

# ROOF TOP DECK ADDITION To 35 Lincoln Street Savannah, GA 31401

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### PLAN REVIEW DATA

**PIN #:** 2-004-40-002A

**PROPERTY ADDRESS:** 35 LINCOLN STREET  
(232 E. BROUGHTON ST)  
SAVANNAH, GA 31401

**ZONING:** B-C-1

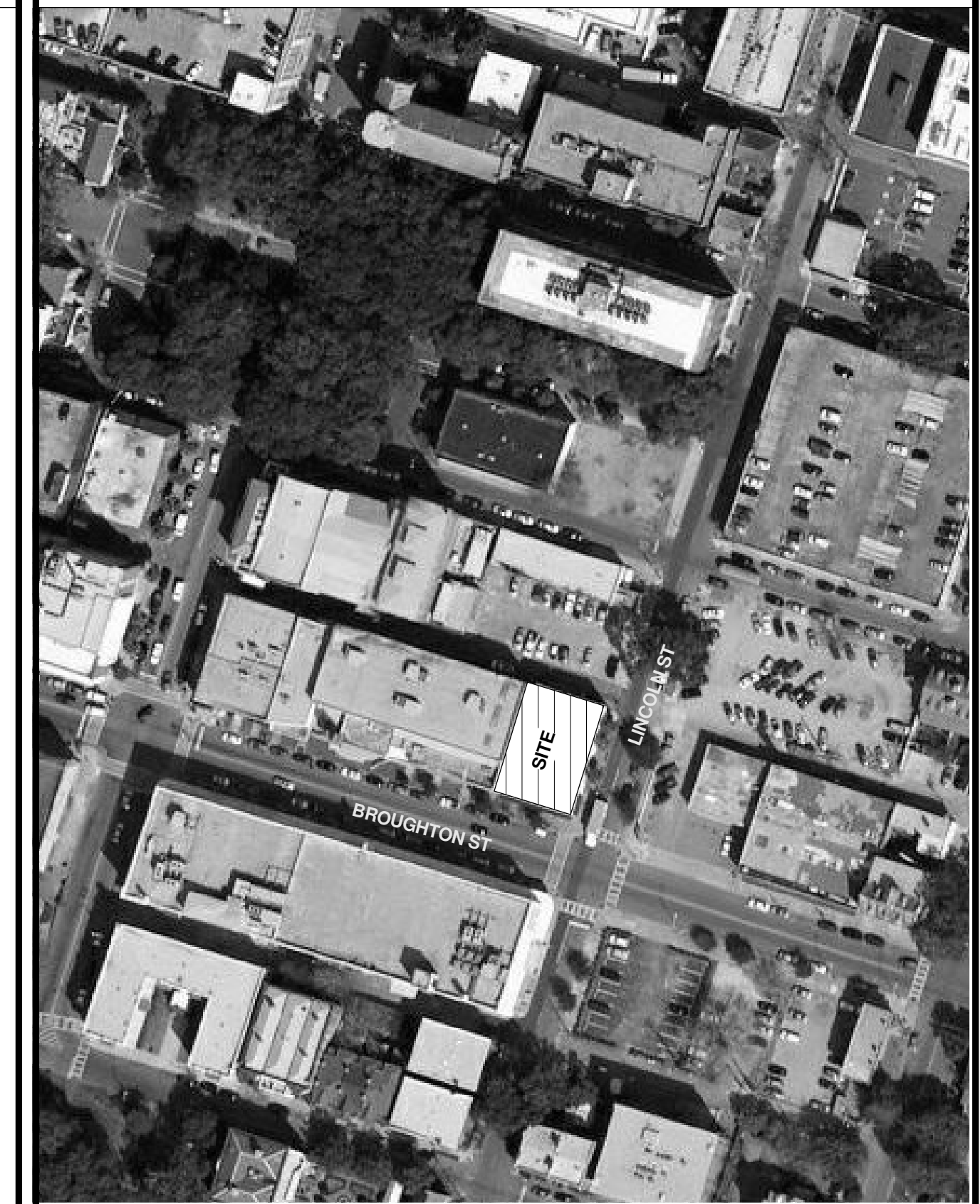
**FLOOD ZONE:** X

**USE AND OCCUPANY:** R

**DESCRIPTION:** NEW ROOF TOP DECK TO SERVING EXISTING SINGLE FAMILY RESIDENCE AT 35 LINCOLN ST.

**APPLICABLE CODES:** INTERNATIONAL RESIDENTIAL CODE 2012  
NATIONAL ELECTRICAL CODE 2011

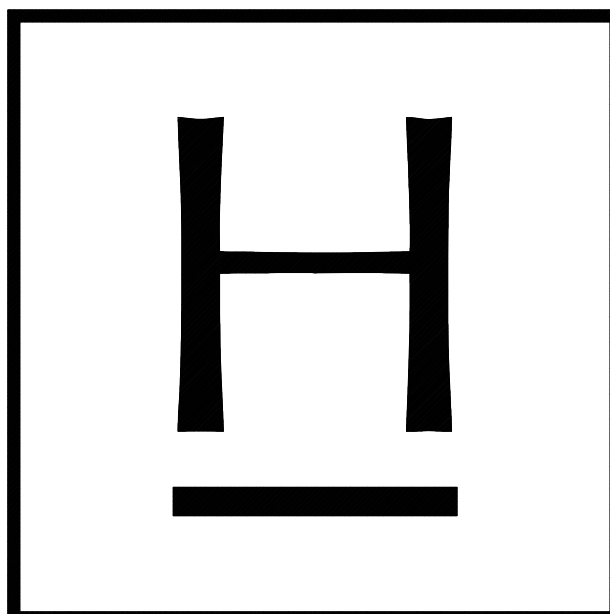
### VICINITY MAP



RENDERING SHOWN ON THIS SHEET IS FOR GRAPHIC REFERENCE ONLY AND IS NOT A CONSTRUCTION DRAWING

### PROJECT CONTACTS

<b>OWNER</b> BEN CARTER ENTERPRISES One Buckhead Plaza 3060 Peachtree Road, NW Suite 1800 Atlanta, GA 30305	<b>ARCHITECT</b> HANSEN ARCHITECTS, P.C. 24 Drayton Street, 9th Floor Savannah, GA 31401 CONTACT: PATRICK L. PHELPS, AIA, LEED A.P. EMAIL: pphelps@hansensavannah.com
<b>PROJECT MANAGER</b> SECRETARIAT INTERNATIONAL 1175 Peachtree Street NE, 100 Colony Square, Suite 400 Atlanta, GA 30361 PH: 404.997.7528 CONTACT: BRETT LUNDY EMAIL: blundy@secretariat-intl.com	<b>STRUCTURAL ENGINEERING</b> Tharpe Structural Design Group, LLC 1020 Bryan Woods Loop - Suite 2 Savannah, Georgia 31410 Ph: 912.656.7540 CONTACT: CODY THARPE EMAIL: cody@tharpestructural.com



**ARCHITECTURE  
HISTORIC PRESERVATION  
INTERIOR DESIGN**

**HANSEN ARCHITECTS, P.C.**  
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Savannah, Georgia 31401  
P 912.234.8056  
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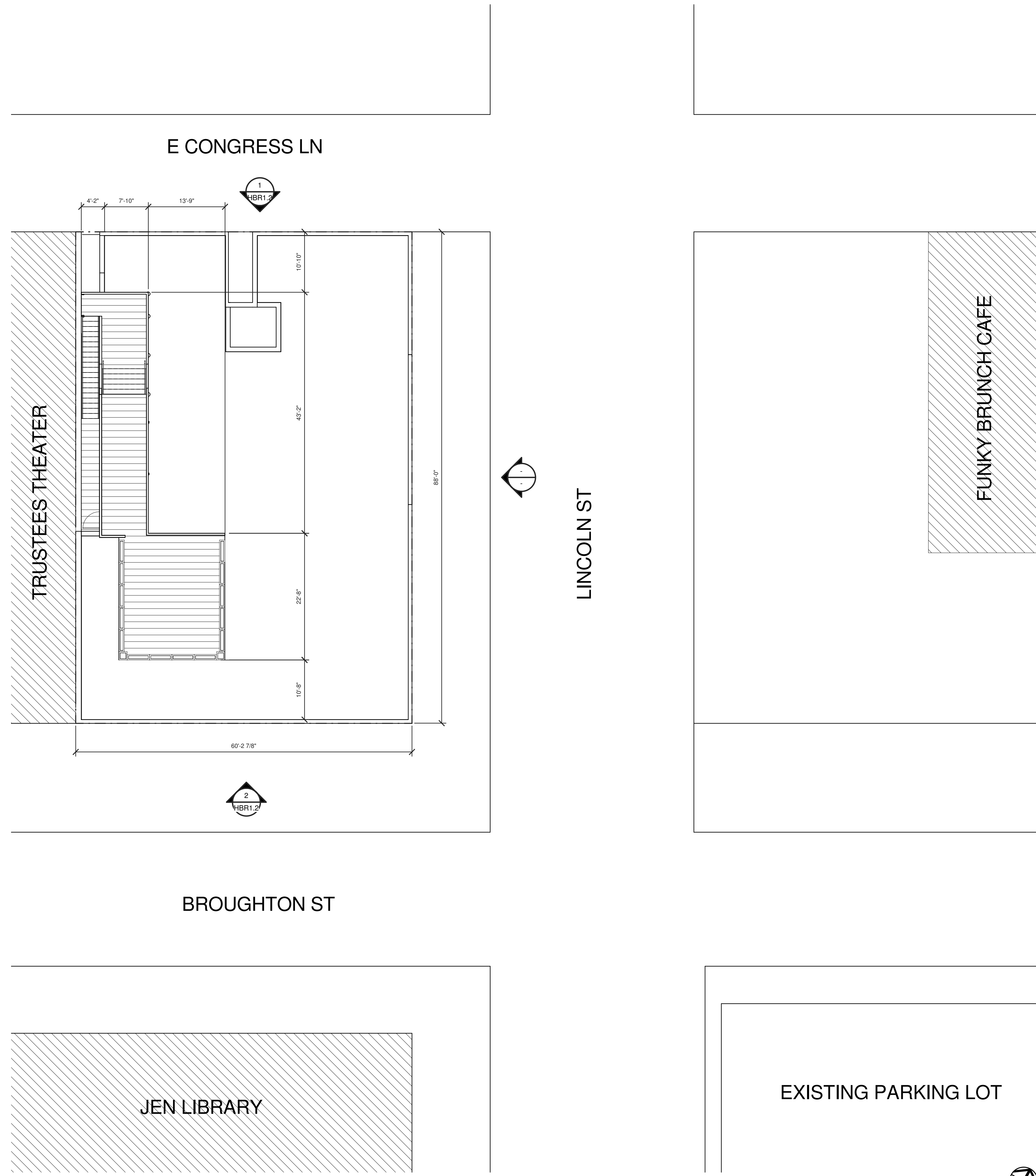


SHEET NO. **\_T1.1**

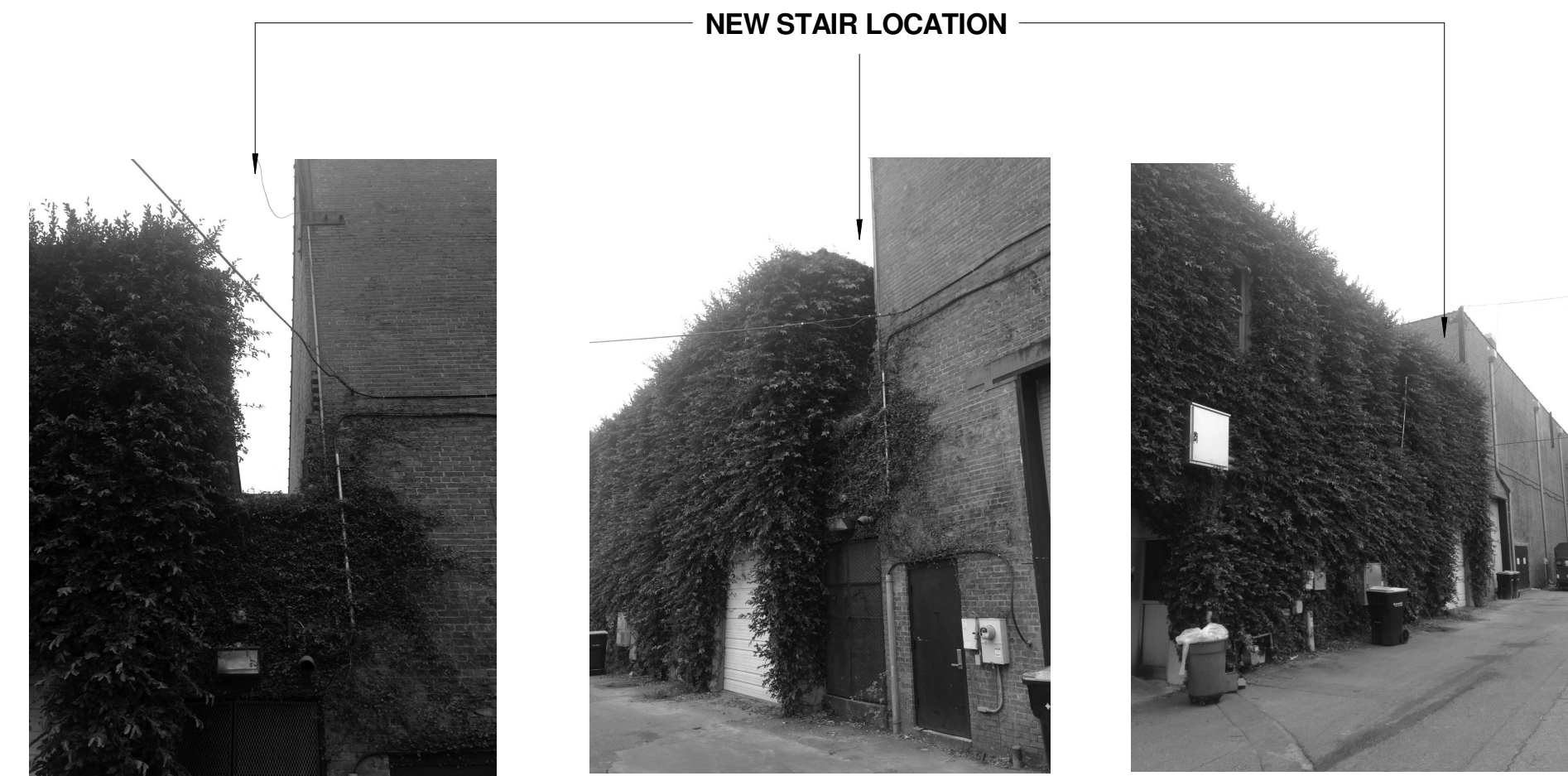
PROJECT NUMBER: 1426

DATE: 9.23.14

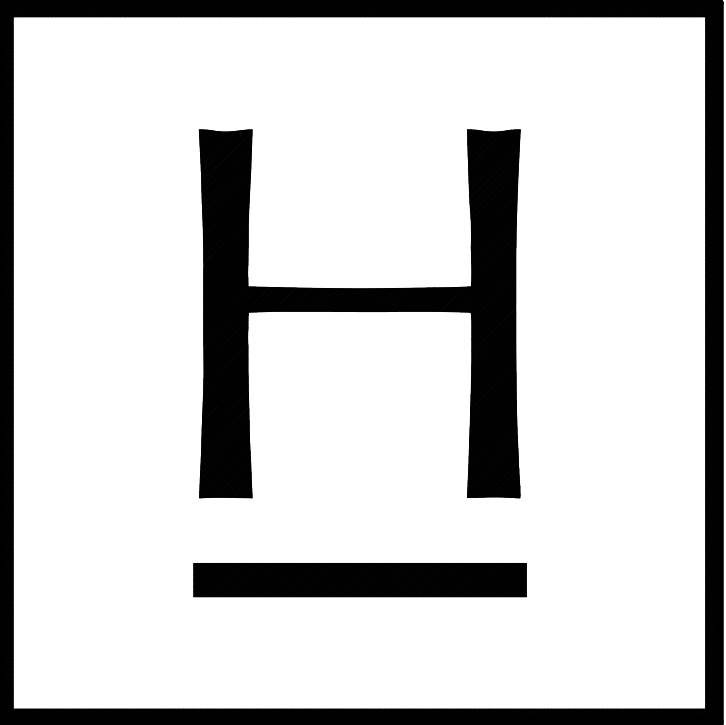
DRAWER:



35 LINCOLN ST

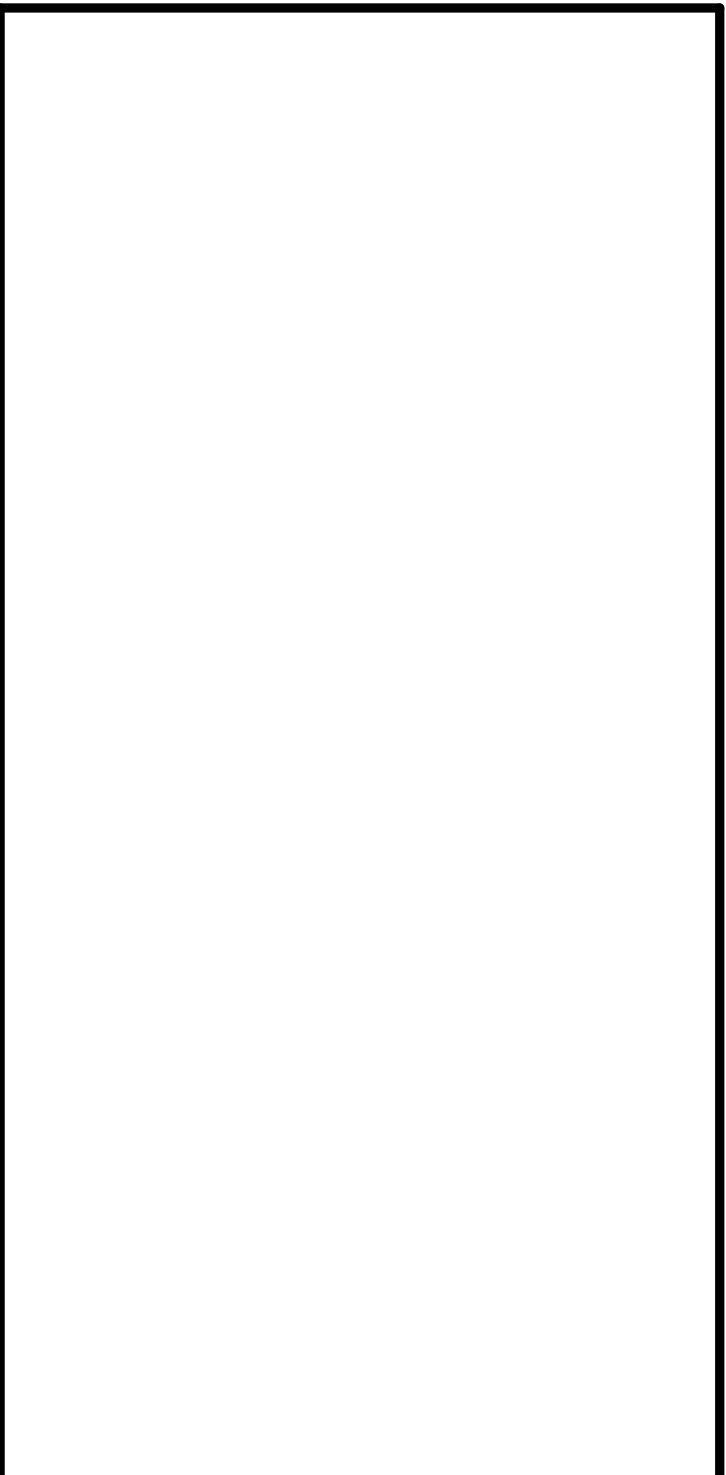


E. CONGRESS LN



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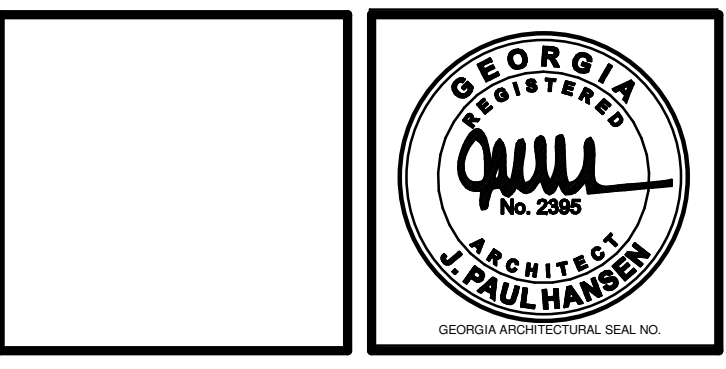
**ROOF TOP DECK ADDITION**  
 AT  
**35 LINCOLN STREET**  
 SAVANNAH, GA 31401



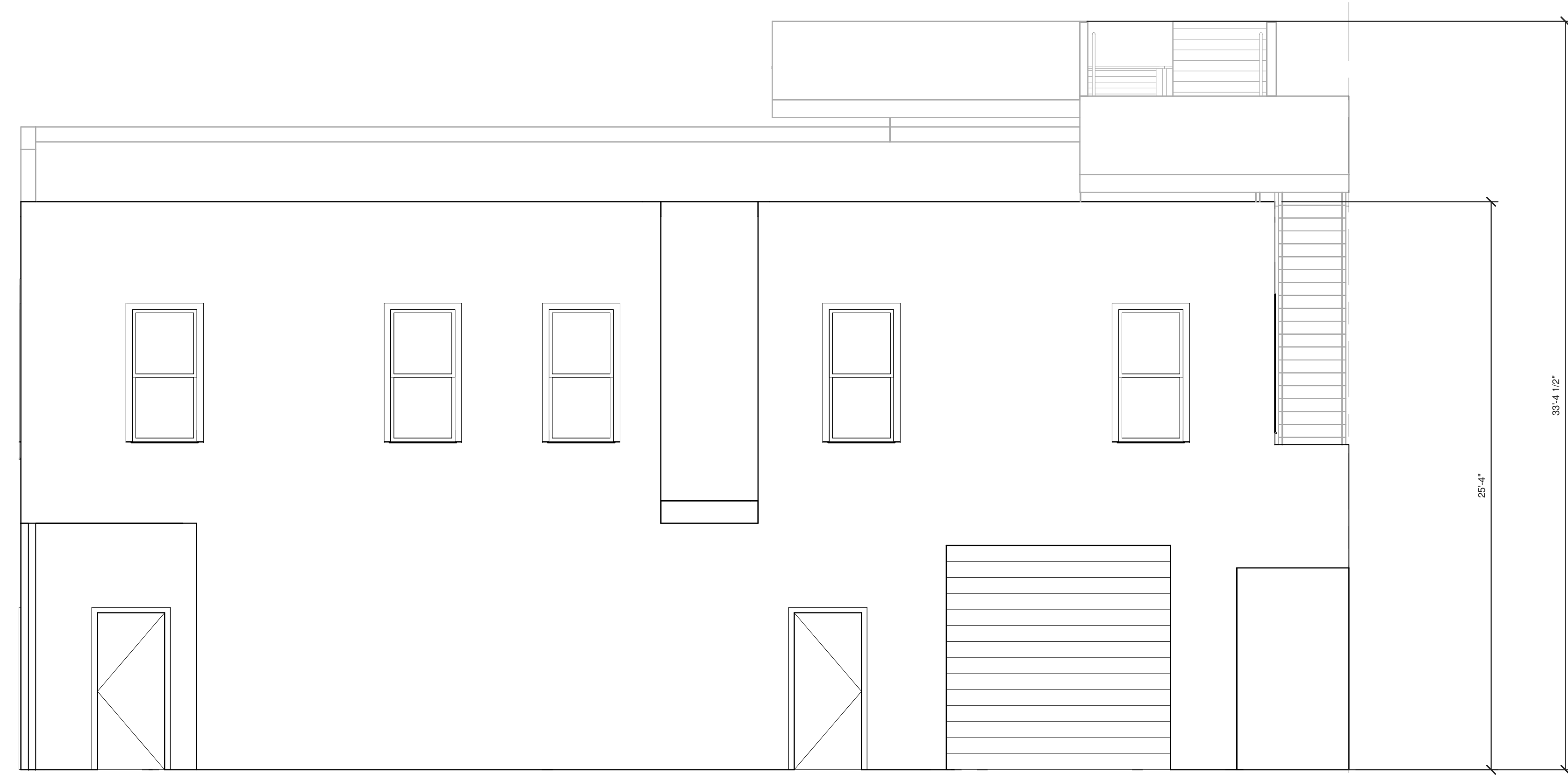
**REVISIONS**


**SHEET TITLE**  
**SITE PLANS AND EXISTING**  
**CONDITIONS**  
**PHOTOGRAPHS**

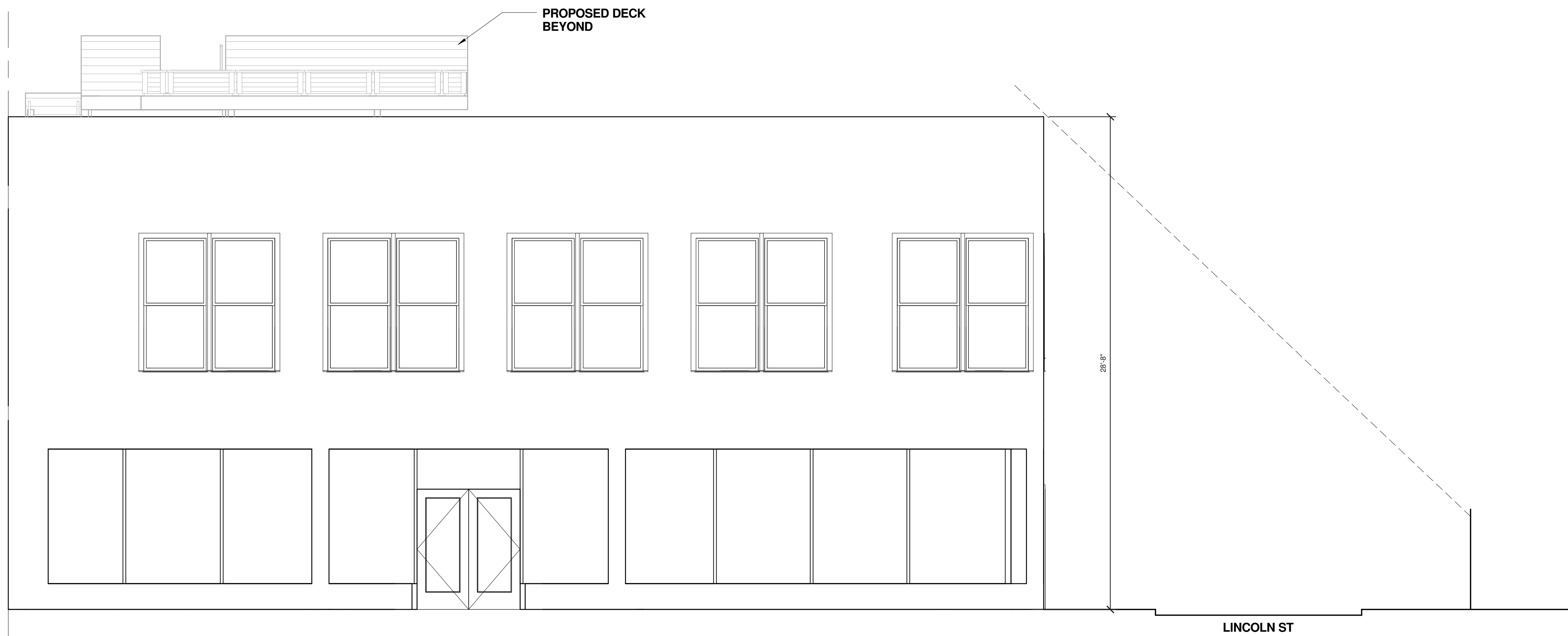
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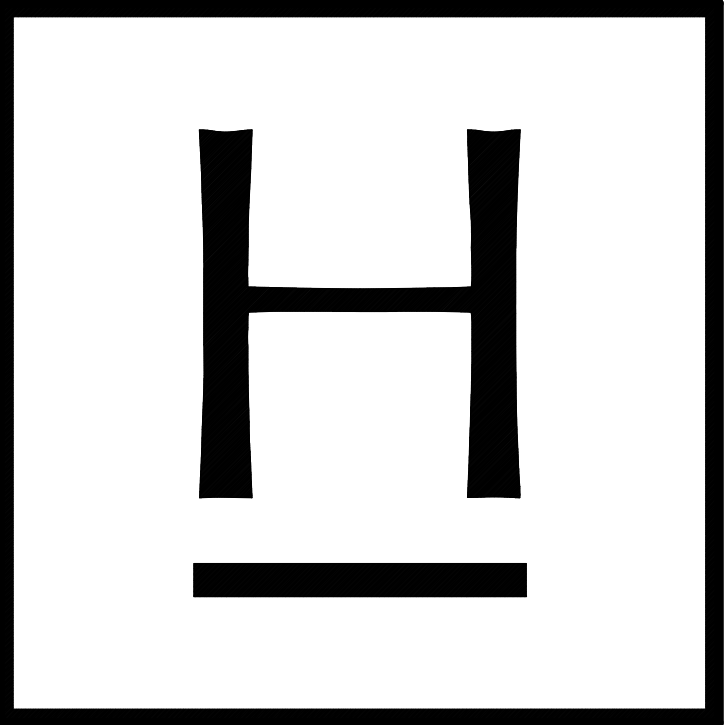
PROJECT NUMBER:	1426	SHEET NO.	<b>HBR1.0</b>
DATE:	9.23.14		
DRAWN BY:	PLP		
CHECKED BY:	Checker		
SCALE:	1" = 10'-0"		
DRAWER:			



1 NORTH ELEVATION  
HBR1.2 1/4" = 1'-0"

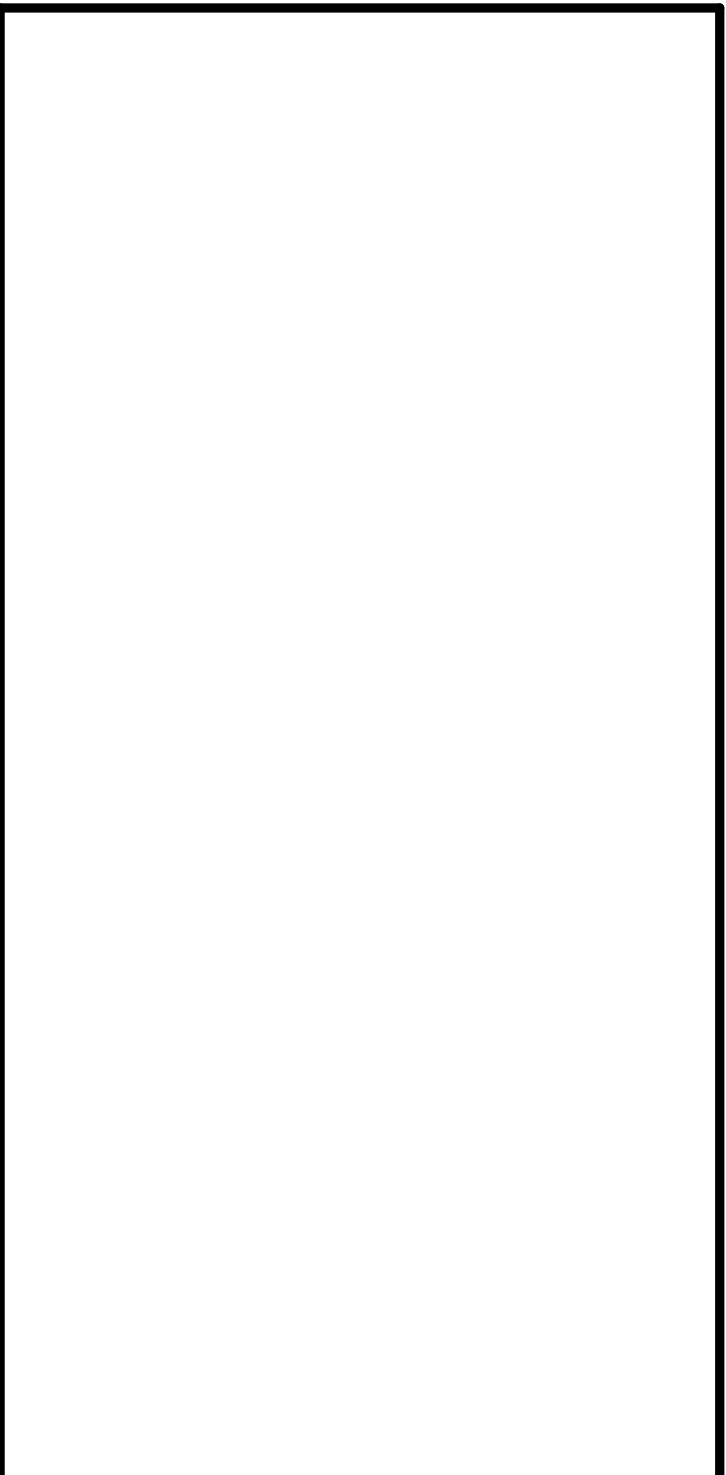


2 SOUTH ELEVATION  
HBR1.2 1/4" = 1'-0"



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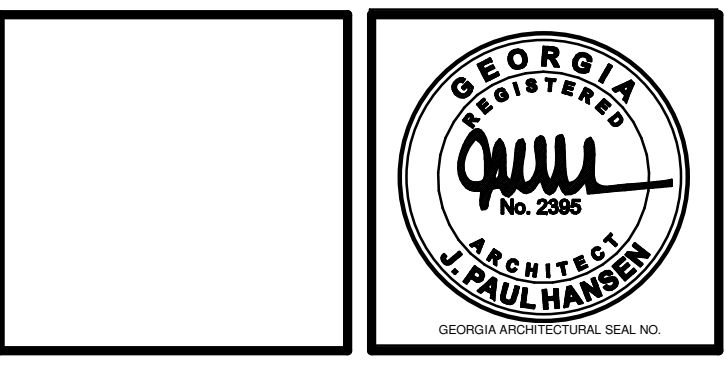
**ROOF TOP DECK ADDITION**  
AT  
**35 LINCOLN STREET**  
SAVANNAH, GA 31401



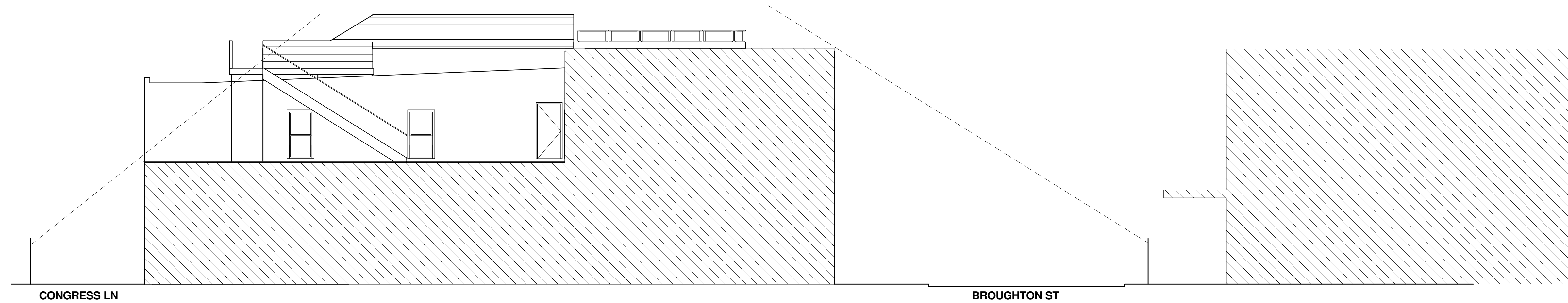
REVISIONS

**SHEET TITLE**  
ELEVATIONS

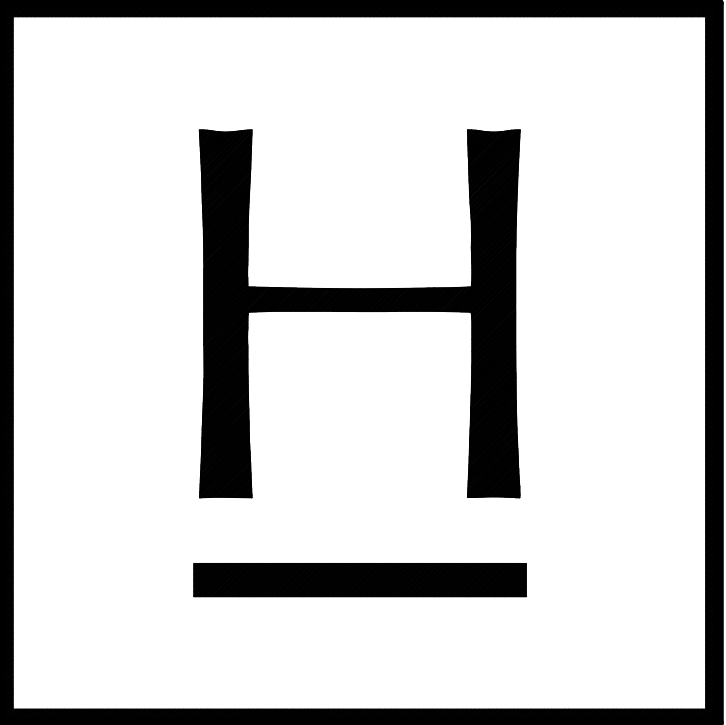
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PROJECT NUMBER:	1426	SHEET NO.	<b>HBR1.2</b>
DATE:	9.23.14		
DRAWN BY:	PLP		
CHECKED BY:	PLP		
SCALE:	1/4" = 1'-0"		
DRAWER:			

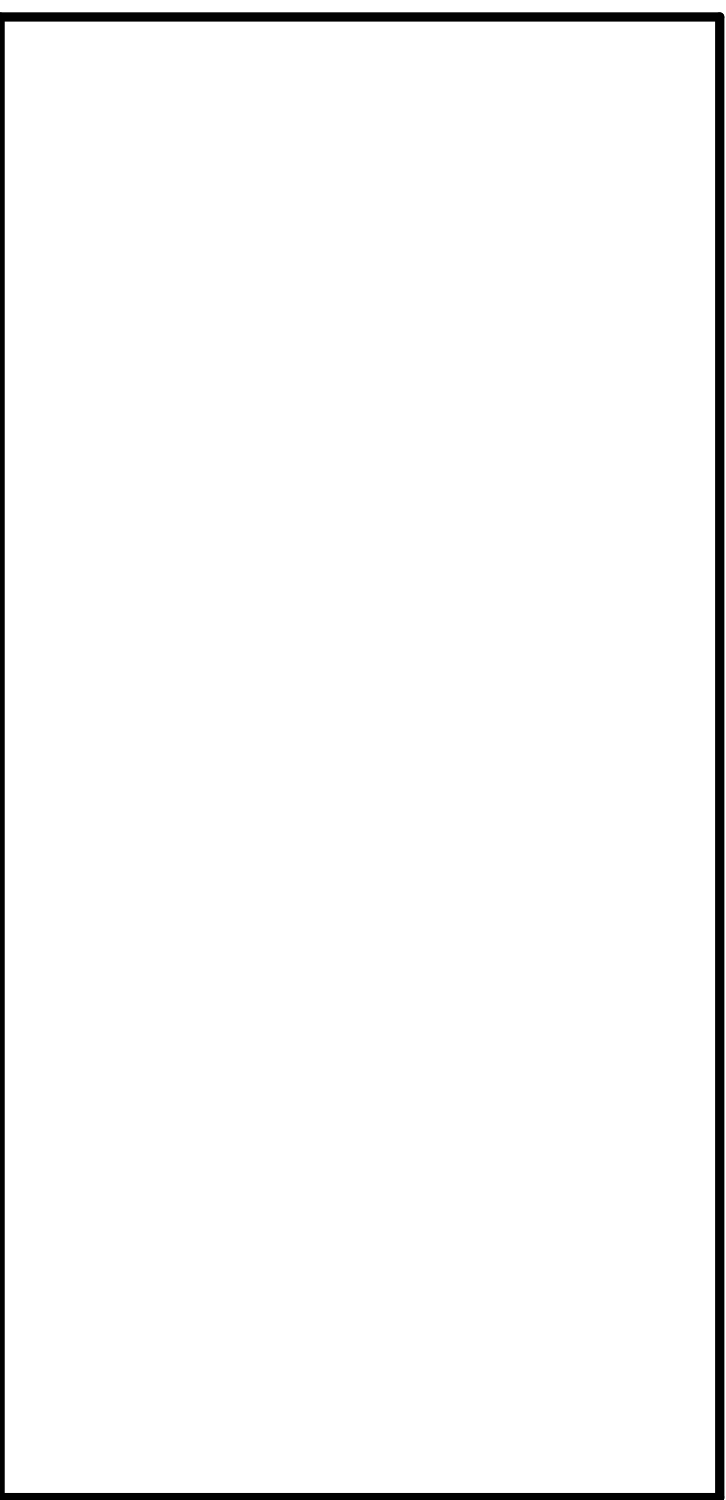


2 VISIBILITY DIAGRAM  
HBR1.3 1/8" = 1'-0"



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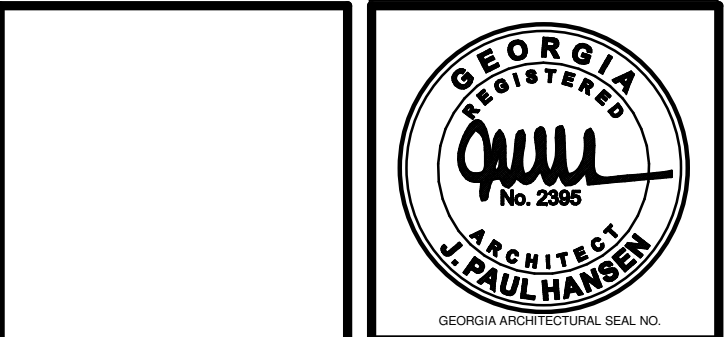
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SAVANNAH, GA 31401



REVISIONS

SHEET TITLE  
**ELEVATIONS**

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PROJECT NUMBER: 1426	SHEET NO.
DATE: 9.23.14	<b>HBR1.3</b>
DRAWN BY: PLP	
CHECKED BY: PLP	
SCALE: 1/8" = 1'-0"	
DRAWER:	



ENLARGED DETAIL INDICATOR



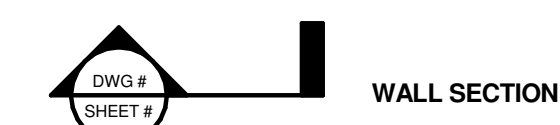
ELEVATION INDICATOR  
EXTERIOR BUILDING ELEVATION



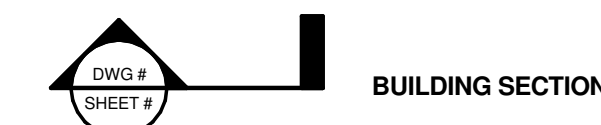
ELEVATION INDICATOR  
SECONDARY ELEVATIONS:  
INTERIOR CABINETRY, ETC.



DETAIL SECTION



WALL SECTION



BUILDING SECTION



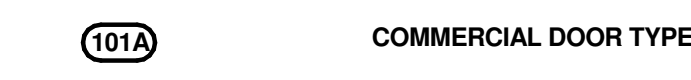
GRID LINES:  
VERTICAL GRIDS = #,  
HORIZONTAL GRIDS = LETTER



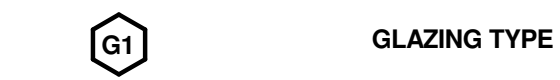
WINDOW TYPE



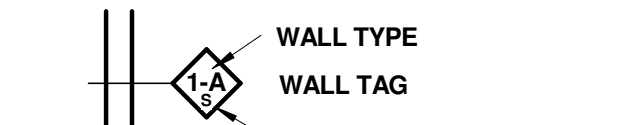
RESIDENTIAL DOOR TYPE



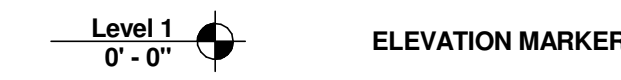
COMMERCIAL DOOR TYPE



GLAZING TYPE



WALL TYPE  
WALL TAG  
PROVIDE SOUND INSULATION



ELEVATION MARKER



ROOM NAME  
AND NUMBER



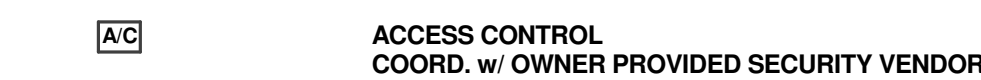
REVISION SYMBOL



REVISION CLOUD



NORTH ARROW



ACCESS CONTROL  
COORD. w/ OWNER PROVIDED SECURITY VENDOR

FIRE RATING LEGEND (SEE WALL TYPES FOR U.L. LISTINGS)



A. ACRE  
A/C AIR CONDITIONING  
ACOUS ACUSTICAL  
ACPS ACUSTICAL CEILING PANEL SYSTEM  
ACT ACUSTICAL CEILING TILE  
ADA AMERICAN DISABILITIES ACT  
ADJ ADJUSTABLE  
AFF ABOVE FINISH FLOOR  
ALT ALTERNATE  
ALUM ALUMINUM  
APPROX APPROXIMATELY  
ARCH ARCHITECT  
AW AT VARIANCE WITH  
AWC ACUSTICAL WALL COVERING  
AWCT ACUSTICAL WALL TILE

BETW BETWEEN  
BLDG BUILDING  
B.O. BOTTOM OF  
B.O.S. BOTTOM OF STEEL  
BRK BRICK  
BRNG BEARING  
B.U.R. BUILT UP ROOF

CAB CABINET  
CG CORNER GUARD  
CH COAT HOOK  
CJ CONTROL JOINT  
CL CENTER LINE  
CLG CEILING  
CLOS CLOSET  
CMU CONCRETE MASONRY UNIT  
CO CLEAN OUT  
CONC CONCRETE  
CONSTR CONSTRUCTION  
CONT CONTINUOUS  
CPT CARPET  
CT CERAMIC TILE  
CU CONDENSING UNIT

DF DRINKING FOUNTAIN  
DIM DIMENSION  
DN DOWN  
DWG DRAWING  
DWR DRAWER

EA EACH  
EDF ELECTRIC DRINKING FOUNTAIN  
EIFS EXTERIOR INSULATION FINISH SYSTEM  
EJ EXPANSION JOINT  
ELEC ELECTRICAL  
E.O.F. EDGE OF FOOTING  
E.O.S. EDGE OF SLAB  
EQ EQUAL  
EQUIP EQUIPMENT  
EWC ELECTRICAL WATER COOLER  
EXIST EXISTING  
EXP EXPANSION  
EXT EXTERIOR

FD FLOOR DRAIN  
FE FIRE EXTINGUISHER  
FEC FIRE EXTINGUISHER CABINET  
FF FINISH FLOOR  
FHC FIRE HOSE CABINET  
F.O.S. FACE OF STUD  
FJ FLOOR JOINT  
FR FIRE RATED  
FRP FIBERGLASS REINFORCED  
FT FOOT/FEET  
FTG FOOTING  
FV FIELD VERIFY  
FWC FABRIC WALL COVERING

GA GAUGE  
GALV GALVANIZED  
GB GRAB BAR  
GFI GROUND FAULT INTERRUPT  
GFRC GLASS FIBER REINFORCED CONCRETE  
GFRG GLASS FIBER REINFORCED GYPSUM  
GVL GRAVEL  
GYP GYPSUM  
GYP BD GYPSUM BOARD

HB HOSE BIB  
HD HAND DRYER  
HDCP HANDICAP  
HDWR HARDWARE  
HM HOLLOW METAL  
HORZ HORIZONTAL  
HR HOUR  
HVAC HEATING / VENTILATION / AIR CONDITIONING

INT INTERIOR  
INSUL INSULATION

JAN JANITOR  
JT JOINT

LAM LAMINATE  
LNF LINOLEUM FLOORING  
LLH LONG LEG HORIZONTAL  
LLV LONG LEG VERTICAL

MIR MIRROR  
MANUF MANUFACTURER  
MATL MATERIAL  
MBR MODIFIED BITUMEN ROOFING  
MC MEDICINE CABINET  
MECH MECHANICAL  
MIN MINIMUM  
MLDG MOULDING  
MO MASONRY OPENING  
MRBL MARBLE  
MR MOISTURE RESISTANT  
MTL METAL

NIC NOT IN CONTRACT  
NO NUMBER  
NTS NOT TO SCALE

OC ON CENTER  
OPH OPPOSITE HAND  
OPP OPPOSITE

PCT PORCELAIN TILE  
PEJ PREFORMED EXPANSION JOINT  
PG BD PEG BOARD  
PL PLATE  
PLY WD PLYWOOD  
PLAM PLASTIC LAMINATE  
PLST PLASTER  
PLUM PLUMBING  
PME PLUMBING / MECHANICAL / ELECTRICAL  
PNL PANEL  
PREFAB PREFABRICATED  
PREMANUF PREMANUFACTURED  
P PAINT  
PT PRESSURE TREATED  
PTD PAPER TOWEL DISPENSER  
PSF POUNDS PER SQUARE FOOT  
PSI POUNDS PER SQUARE INCH  
PVC POLYVINYL CHLORIDE

QT QUARRY TILE  
QTY QUANTITY

R RISER  
R/A RETURN AIR  
RAG RETURN AIR GRILLE  
RB RUBBER BASE  
R&S ROD AND SHELF  
R/W RIGHT OF WAY  
RAD RADIUS  
R/F FL RUBBER FLOOR  
RECPT RECEPTACLE  
REINF REINFORCED / REINFORCING  
RESB RESILIENT BASE  
REQD REQUIRED  
RO ROUGH OPENING

SCHED SCHEDULE  
SCR SCREEN  
SD STORM DRAIN  
SECT SECTION  
SF SQUARE FEET / FOOT  
SIM SIMILAR  
SI SOUND INSULATION  
SPEC SPECIFICATION  
SPKR SPEAKER  
SQ SQUARE  
STD STANDARD  
SS STAINLESS STEEL  
ST STAIN  
STN STONE  
STOR STORAGE  
SWD STACK WASHER / DRYER

T TREAD  
T&G TONGUE AND GROOVE  
TB TACK BOARD  
TEMP TEMPERED  
TERR TERRAZZO  
TLT TOILET  
THRU THROUGH  
TI THERMAL INSULATION  
T.O. TOP OF  
T.O.R. TOP OF ROOFING  
T.O.P. TOP OF PLATE  
T.O.S. TOP OF STEEL  
T.O.W. TOP OF WALL  
TS TACK STRIP  
TTD TOILET TISSUE DISPENSER  
TWAC THROUGH WALL AIR CONDITIONER

U UPHOLSTERY  
UL UNDERWRITERS LABORATORY  
UNO UNLESS OTHERWISE NOTED

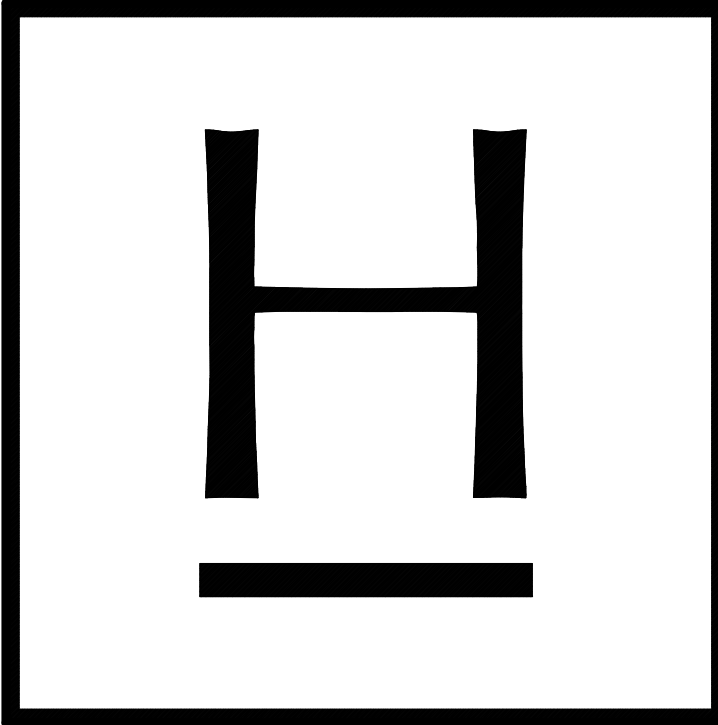
VERT VERTICAL  
VCT VINYL COMPOSITION TILE  
VF VINYL FLOORING  
VIF VERIFY IN FIELD  
VTR VENT THROUGH ROOF  
WVC VINYL WALL COVERING

W WASH  
WASHER WASHING MACHINE  
W/C WATER CLOSET / TOILET  
WD WOOD  
WC WALL COVERING  
WH WATER HEATER  
WHP WALL HUNG HEAT PUMP  
W/O WITHOUT  
WOM WALK OFF MAT  
WWF WELDED WIRE FABRIC  
WSHP WATER SOURCE HEAT PUMP

XFMR TRANSFORMER

GENERAL NOTES

- A. ALL WALLS ARE DIMENSIONED TO FACE OF STUD OR MASONRY UNLESS OTHERWISE NOTED.
- B. PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES, CASEWORK, ACCESSORIES AS REQUIRED.
- C. GENERAL CONTRACTOR SHALL REVIEW & IMPLEMENT U.L. RATED ASSEMBLIES NOTED HEREIN.
- D. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCING WORK.
- E. GENERAL CONTRACTOR TO COORDINATE ALL WORK ASSOCIATED WITH OR AFFECTED EXISTING OCCUPIED TENANT AREAS WITH OWNER FOR SCHEDULING AND IMPLEMENTATION PRIOR TO PROCEEDING WITH WORK.
- F. GENERAL CONTRACTOR SHALL FIELD VERIFY SURVEY LOCATION AND ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE TENANT (IF APPLICABLE) AND THE ARCHITECT.
- G. THE GENERAL CONTRACTOR SHALL OBTAIN PERMITS, APPROVALS, INSPECTIONS, CERTIFICATE FOR COMPLIANCE AND CERTIFICATE OF OCCUPANCY AS REQUIRED.
- H. GENERAL CONTRACTOR SHALL CHECK IN WITH AND COORDINATE ALL WORK WITH THE LANDLORD'S PROJECT PERSONNEL.
- I. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY POWER, LIGHT, AND TELEPHONE IN ACCORDANCE WITH THE LANDLORD'S REQUIREMENTS. GENERAL CONTRACTOR SHALL REMOVE ALL THESE ITEMS AT THE COMPLETION OF WORK OR AS REQUIRED.
- J. GENERAL CONTRACTOR SHALL MAINTAIN ON SITE AT ALL TIMES, ALL APPROVED DRAWINGS INCLUDING ALL REVISIONS AND AGENDA.
- K. GENERAL CONTRACTOR SHALL COMPLETE ALL WORK IN A NEAT AND PROFESSIONAL MANNER.



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**ROOF TOP DECK ADDITION**  
AT  
35 LINCOLN STREET  
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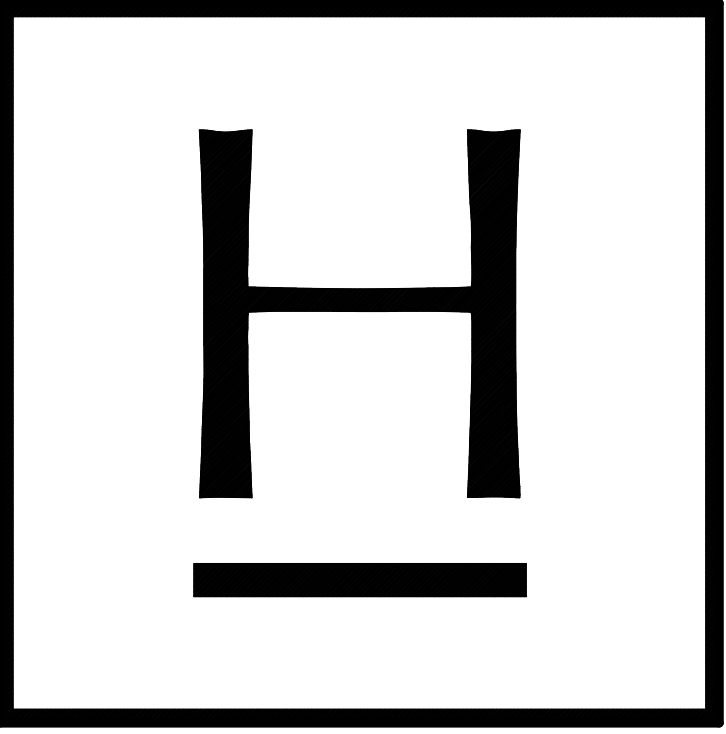
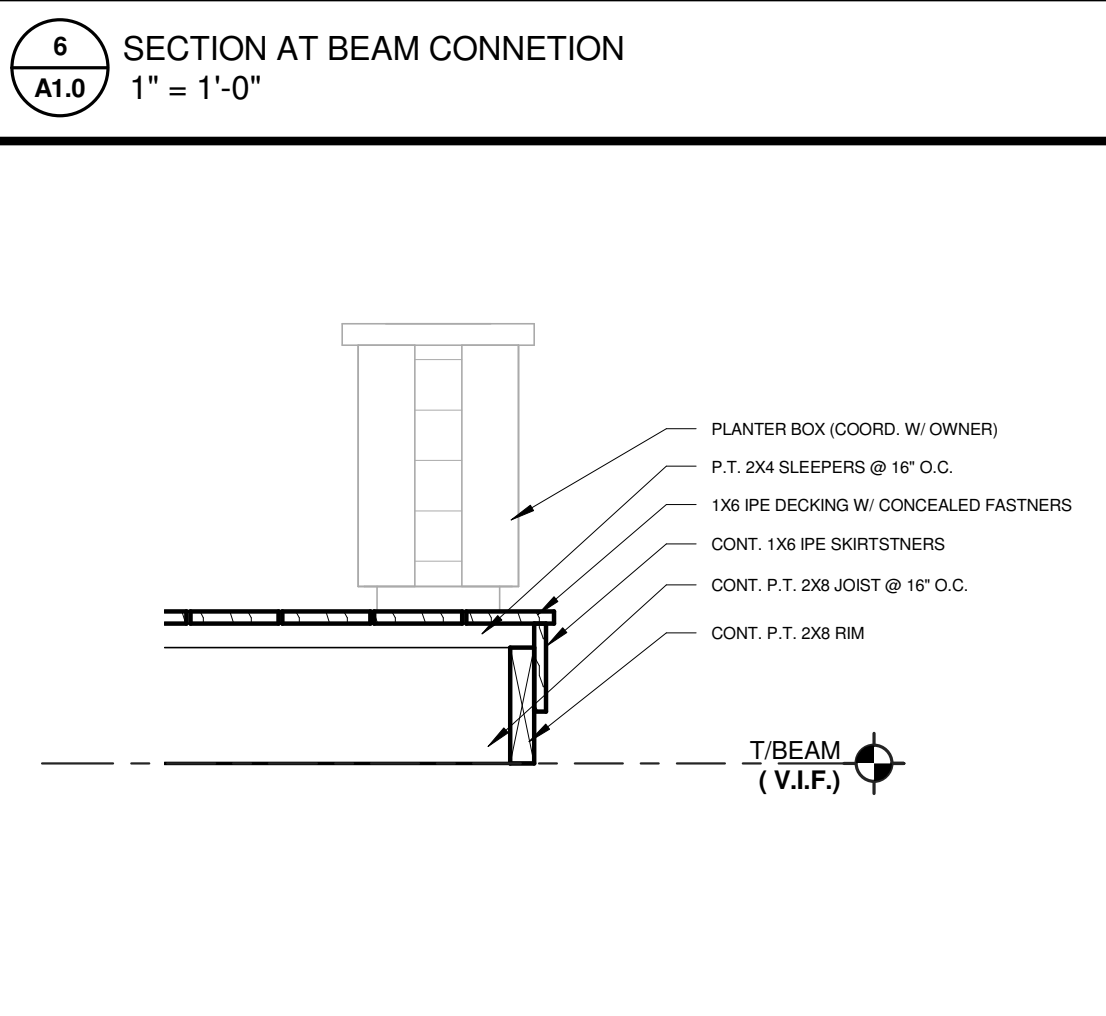
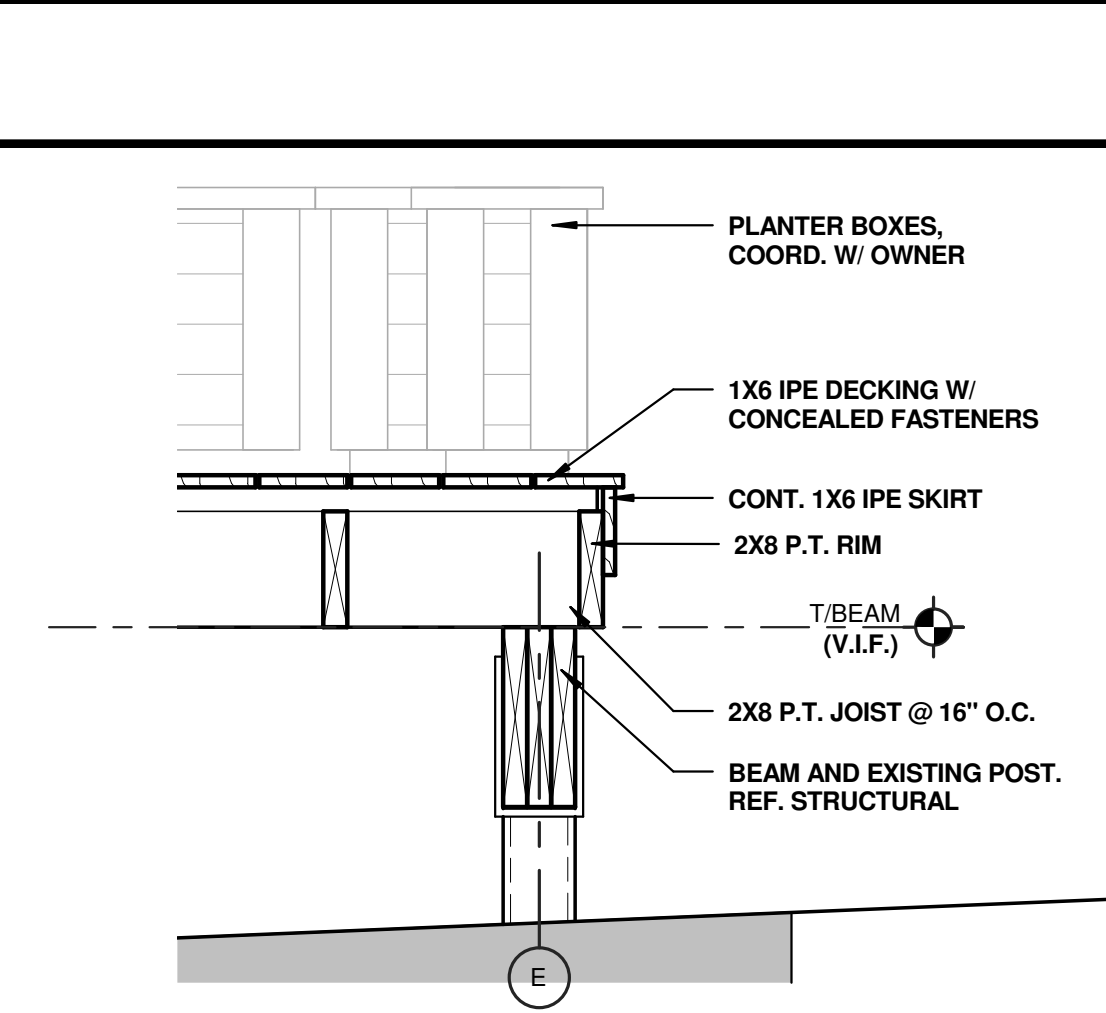
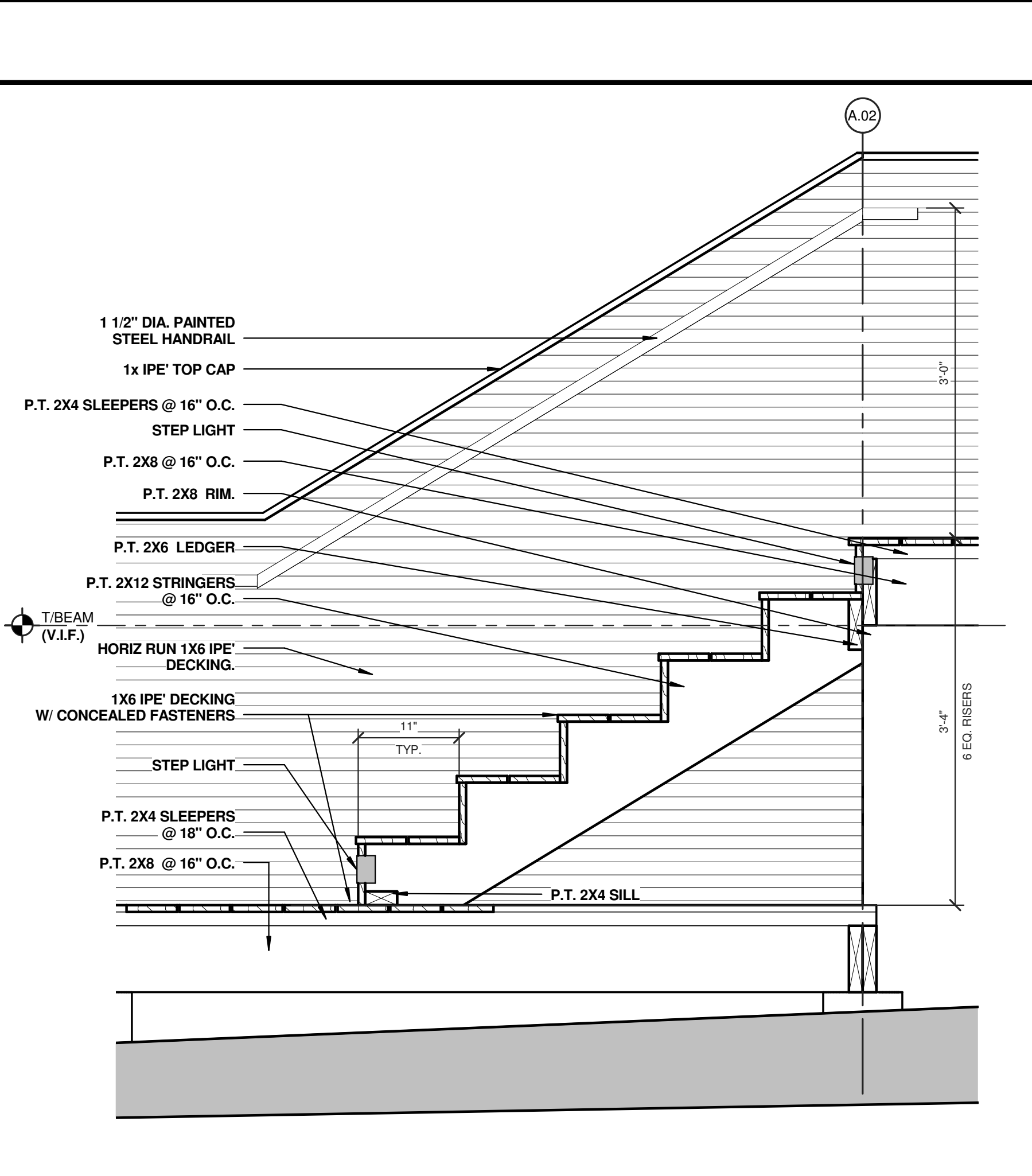
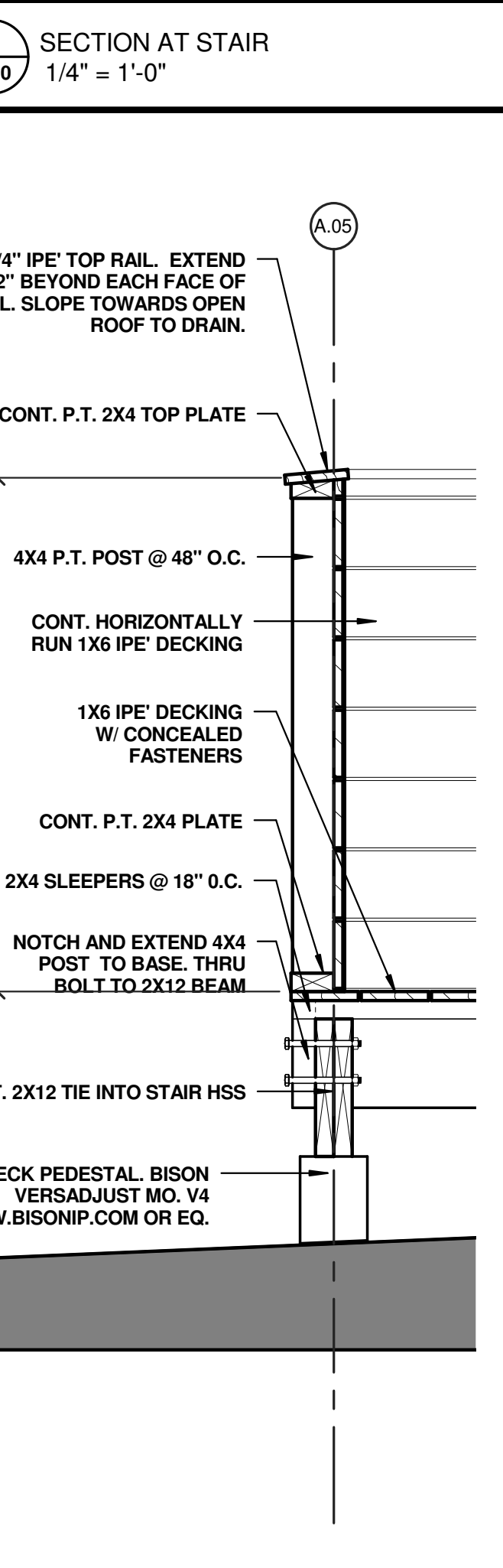
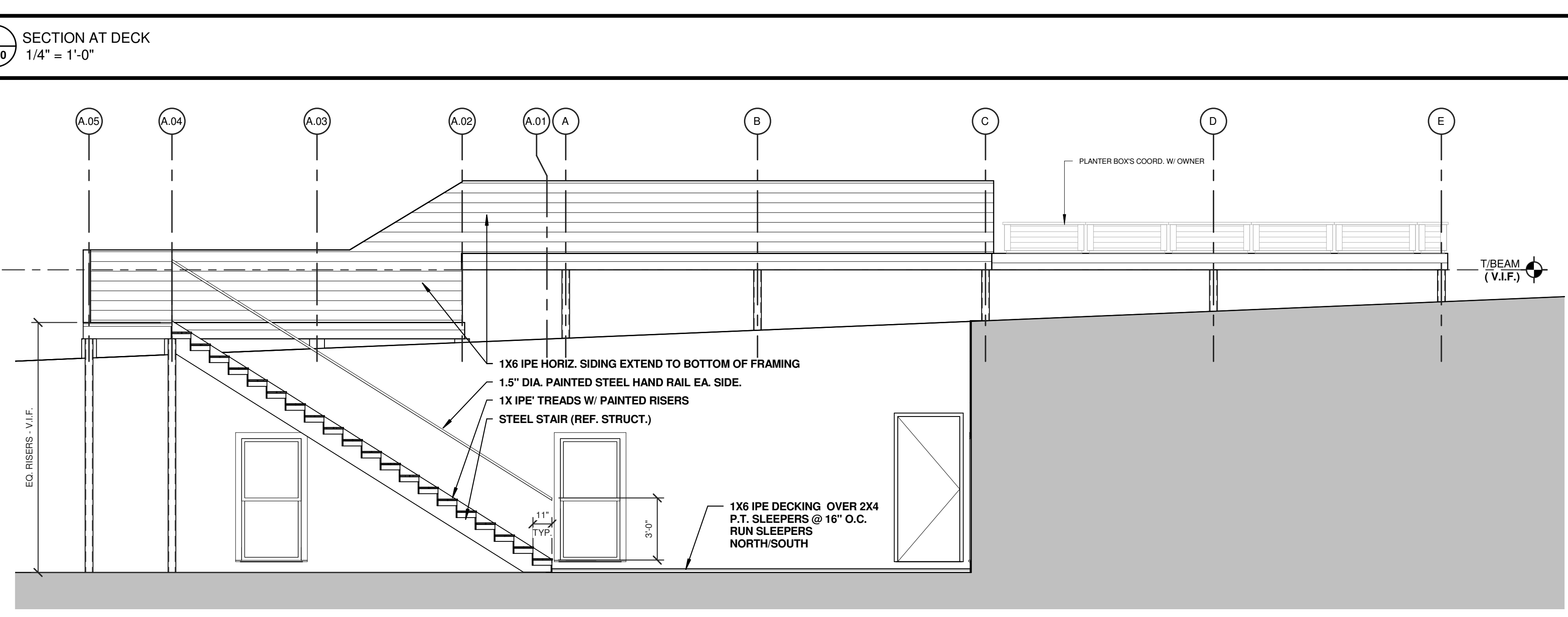
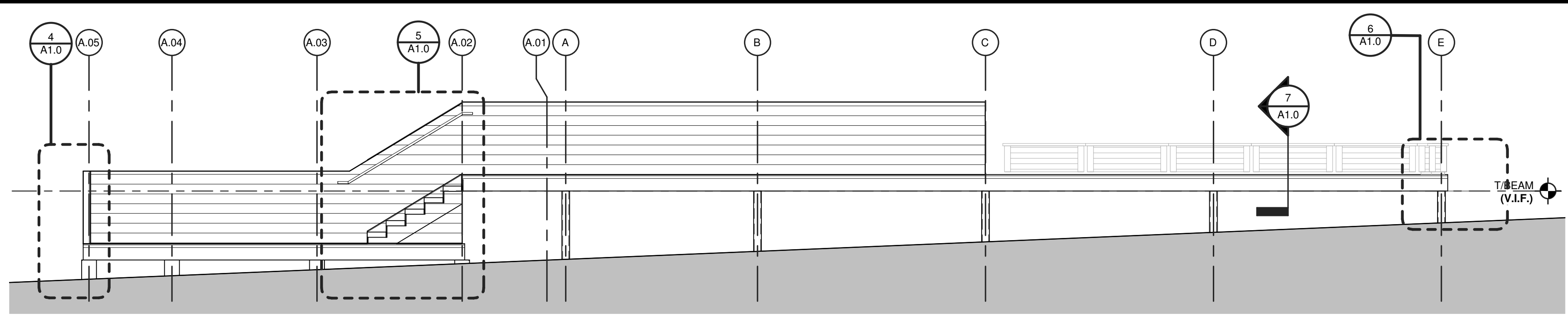
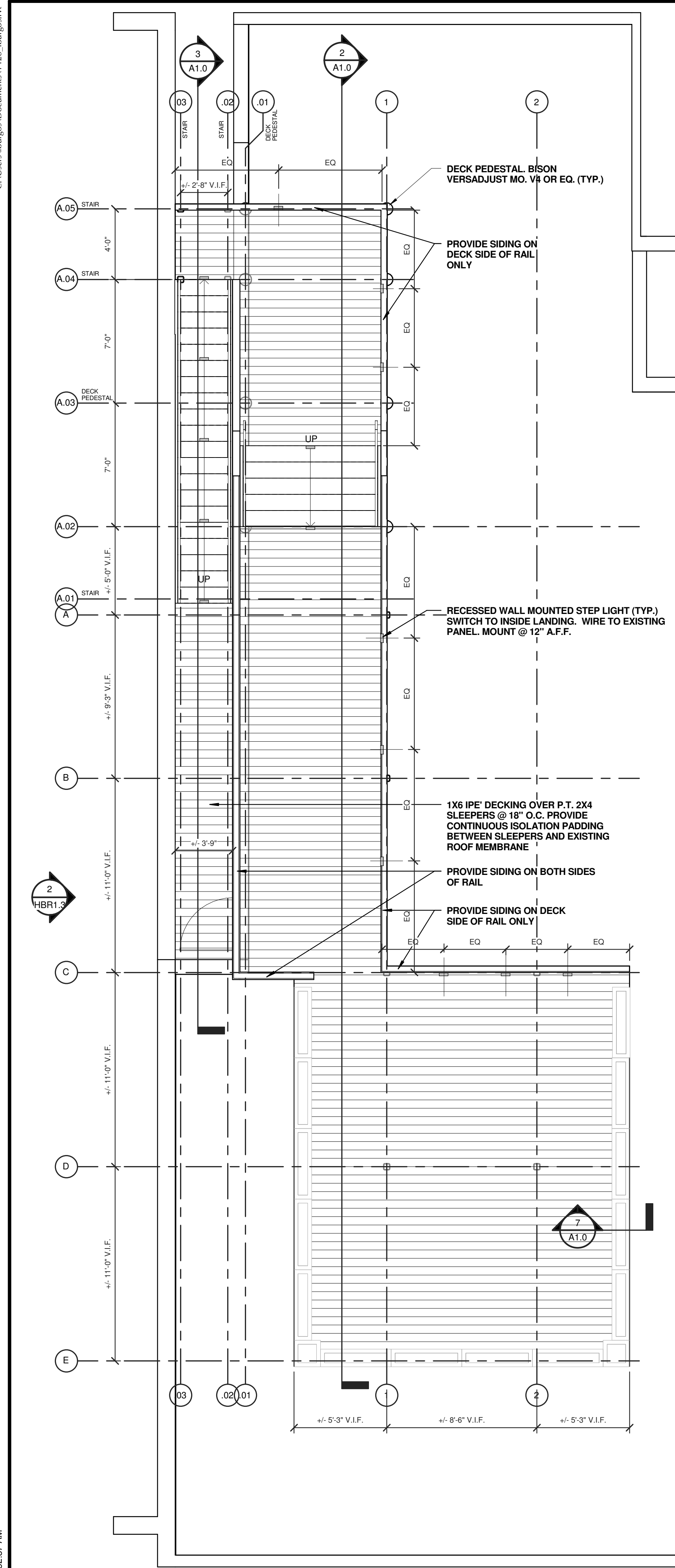
REVISIONS

SHEET TITLE  
GENERAL NOTES

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PROJECT NUMBER: 1426  
DATE: 9.23.14  
DRAWN BY: PLP  
CHECKED BY: PLP  
SCALE: As indicated  
DRAWER:  
SHEET NO. A0.0





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AT  
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REVISIONS

SHEET TITLE  
**PLANS AND DETAILS**

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REGISTERED ARCHITECT  
**J. PAUL HANSEN**  
No. 2395  
GEORGIA ARCHITECTURAL SEAL NO.

PROJECT NUMBER: 1426  
DATE: 9.23.14  
DRAWN BY: PLP  
CHECKED BY: PLP  
SCALE: As indicated  
DRAWER:

SHEET NO.  
**A1.0**



# HISTORIC DISTRICT BOARD OF REVIEW SAVANNAH HISTORIC DISTRICT

## Application for Certificate of Appropriateness

All exterior changes visible from the public right-of-way (including lanes) within the Savannah Historic District require a Certificate of Appropriateness (COA). Applications must be complete before the Board or Staff can begin the review process. Submit this application form, all supplemental documentation as required in the "Instructions: Submittal Criteria Checklist," and a filing fee check with one hard copy and in PDF electronic format. Electronic files can be emailed (10mb limit) or submitted with the application on a disc.

**File No.:** \_\_\_\_\_ (staff only)

**Applicant Mailing Address:**

Name: LUIS BURGOS, HANSEN ARCHITECTS, P.C.  
 Address: 24 DRAYTON ST, 9TH FLOOR  
 City: SAVANNAH State GA Zip 31401  
 Phone: 912-234-8056 E-Mail Address lburgos@hansensavannah.com

**Property Owner Mailing Address:**

Name: BEN CARTER ENTERPRISES  
 Address: ONE BUCKHEAD PLAZA, 3060 PEACH TREE RD, NW  
 City: ATLANTA State GA Zip 30305  
 Phone: 404-997-7528 E-Mail Address blundy@secretariat-intl.com

**Official Correspondence:**  Applicant  Owner  Other \_\_\_\_\_ (Check all that apply)

**Property Information of Proposed Work:** (PIN and Zoning information can be found at [www.sagis.org](http://www.sagis.org).)

Address: 35 LINCOLN ST, SAVANNAH, GA 31401  
 PIN (Property Identification Number): 2-0004-10-002A Zoning: B-C-1

**Scope of Work:** (Check all that apply.)

STAFF REVIEW:		BOARD REVIEW:	
<input type="checkbox"/> Color Change	<input type="checkbox"/> Brick Repointing	<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Signs
<input type="checkbox"/> Roof Repair	<input type="checkbox"/> Shutters	<input type="checkbox"/> Alterations	<input type="checkbox"/> Fences
<input type="checkbox"/> Awnings	<input type="checkbox"/> Windows, Doors	<input checked="" type="checkbox"/> Additions	<input type="checkbox"/> Demolition
<input type="checkbox"/> Stucco Repair	<input type="checkbox"/> Mechanical Screening	<input type="checkbox"/> New Construction	<input type="checkbox"/> Relocation
<b>OTHER:</b>			
<input type="checkbox"/> Amendment to Previous COA Previous Case File Number: _____		<input type="checkbox"/> Other (Description): _____	

**Project Description:** Describe the proposed project and scope of work in detail. Additional pages may be attached. Submit all supplemental documentation as required in the separate "Instructions: Submittal Criteria Checklist."

NEW ROOF TOP DECK TO SERVE EXISTING SINGLE FAMILY RESIDENCE

Questions: Contact Ellen Harris at 912-651-1482 / [harrise@thempc.org](mailto:harrise@thempc.org) or Leah Michalak 912-651-1453 / [michalakl@thempc.org](mailto:michalakl@thempc.org)  
 Email, Hand Deliver or Mail Applications: MPC, Historic Preservation Department, 110 East State Street, Savannah, GA 31401

**2014 Historic District Board of Review Schedule:** (Application deadline is 4 weeks before the scheduled meeting date)

Application Deadline (Due by Close of Business: 5pm)*	Meeting Date
<input type="checkbox"/> December 18, 2013	January 8, 2014
<input type="checkbox"/> January 15, 2014	February 12, 2014
<input type="checkbox"/> February 12, 2014	March 12, 2014
<input type="checkbox"/> March 12, 2014	April 9, 2014
<input type="checkbox"/> April 16, 2014	May 14, 2014
<input type="checkbox"/> May 14, 2014	June 11, 2014
<input type="checkbox"/> June 11, 2014	July 9, 2014
<input type="checkbox"/> July 16, 2014	August 13, 2014
<input type="checkbox"/> August 13, 2014	September 10, 2014
<input type="checkbox"/> September 10, 2014	October 8, 2014
<input checked="" type="checkbox"/> October 15, 2014	November 12, 2014
<input type="checkbox"/> November 12, 2014	December 10, 2014

\* Deadline may be extended an additional 1 week for petitions that were continued or if 'Part I' for New Construction was reviewed at a previous meeting.

**Filing Fee Schedule:** (Check payable to the City of Savannah)

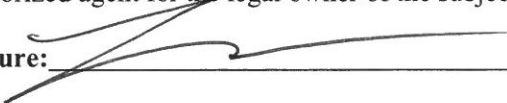
Estimated Cost of Scope of Work	Filing Fee
<input type="checkbox"/> \$0-\$5,000	\$25.00
<input checked="" type="checkbox"/> \$5,001-\$25,000	\$50.00
<input type="checkbox"/> \$25,001-\$50,000	\$100.00
<input type="checkbox"/> \$50,001-\$100,000	\$150.00
<input type="checkbox"/> \$100,001-\$500,000	\$200.00
<input type="checkbox"/> \$500,001-1,000,000	\$300.00
<input type="checkbox"/> Over \$1,000,000	\$500.00
<b>Other</b>	
<input type="checkbox"/> Demolition of a contributing building	\$250.00
<input type="checkbox"/> Appeal of Staff Decision	\$200.00
<input type="checkbox"/> Amendment to previous COA	Estimated cost of scope of work for amendment
<input type="checkbox"/> After-the-Fact (Work completed without a COA)	Double the estimated cost of the scope of work

**Public Notice for Historic District Board of Review Meetings:**

The applicant is responsible for posting the Board Meeting signs provided by the MPC a minimum fifteen (15) days in advance of the meeting. Refer to *Section 8-3030, Subsection (h) Public Notice of the Historic District Ordinance* for additional posting requirements.

**Signature of Legal Owner or Authorized Agent:**

I have read and understand all the information enclosed in this application form. I hereby certify that I am the legal owner or authorized agent for the legal owner of the subject property.

Signature:  Date: 10/8/14

Questions: Contact Ellen Harris at 912-651-1482 / [harrise@thempc.org](mailto:harrise@thempc.org) or Leah Michalak 912-651-1453 / [michalakl@thempc.org](mailto:michalakl@thempc.org)  
 Email, Hand Deliver or Mail Applications: MPC, Historic Preservation Department, 110 East State Street, Savannah, GA 31401