

Structural Assessment

Campbell Lane Building – West Broad Campus

1573 West Broad, Athens, Georgia 30606

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Executive Summary

The West Broad Street School Campus was originally founded in the 1890s and was originally a school created for the education of Black students. Various buildings were constructed during the early 20th century and were utilized as the first Black school in Georgia to receive accreditation. In the late 1930s, the schoolhouse along Minor Street, as it stands today, was constructed. The West Broad Building was constructed in the early 1950s and was to be utilized as a cafeteria and large meetings space. The Campbell Lane Building was originally constructed in the late 1950s and was utilized as classroom space. By 1963, the Campbell Building transitioned to Rutland Academy, following desegregation in the region. The building was used by Rutland Academy up until 2009.

For the past 15 years, the Campbell Lane Building has been vacant and unused by the district. During those years, there have been instances of fires, vandalism, vagrant occupation, and deterioration caused by lack of maintenance. Instances of organic growth can be observed entering through window openings. Deterioration of roofing has led to active water leaks in various locations around the roof. Waterproofing seals at existing roof penetrations are expected to have failed permitting additional access points for water infiltration. The exterior windows have been damaged and broken due to illegal entry and fire damage. Many of these windows have been boarded up, however some remain open at the upper level, exposing the interior to the elements.

There are areas of structural steel framing which show signs of extensive corrosion, located in various locations throughout the building at both levels. These areas align with deteriorating roof panels and improperly sealed joints.

The report is limited to structural observations and evaluations. Any evaluation or modification to architectural, mechanical, electrical, and plumbing systems are not included and shall be performed by a licensed professional. Evaluation of the surrounding grade shall be performed by a licensed civil engineer. The site visits were limited to the existing conditions that could be visually observed at the time of the inspection, and it is possible that not all conditions have been noticed.

The building appears to be structurally sound for existing loading conditions. However, if these issues are not repaired, the structural integrity of the buildings may be compromised.

Observations

Foresite Group was provided images of original construction documents. The documents were originally prepared by Aeck Associates Architects Atlanta, Hudson Sheffer Associate Architects, and Morris Boehmig & Tindel Incorporated Structural and Consulting Engineers. These drawings are dated January 1958. No proceeding revisions were included, and the documents provided are not considered completed as-builts. Our team performed on-site visual observation to compare the existing conditions with the construction documents at our disposal. It appears the on-site conditions are in line with the construction documents with minimal variations. It appears the most notable difference from the on-site conditions and the original construction documents is the addition of a two-stop elevator at the exterior of the building to the south of stair tower #2. Observation of the construction of the added elevator tower was not performed as access was not available.

The Campbell Lane Building is a two-story building constructed utilizing wide-flange steel columns supporting wide-flange steel beams. The North and South façade consist of large windows which bear at a water table above grade. This water table is similarly reflected at the upper level.

Foundation Level - Construction

According to the construction documents, the building is supported by shallow spread footings. These footings are located concentrically with the steel columns. A continuous isolated footing is located beneath the concrete masonry unit (CMU) walls at the exterior perimeter of the building.

First Floor - Construction

Wide flange columns are 6" deep and are spaced at 8'-0" on center. The columns are uniformly located along the East-West direction of the building. At the exterior water table, the masonry walls terminate at a steel angle fastened between the columns. At the corridor, stacked masonry block walls are located between each column and terminate at a height approximately 7'-0" above finished floor, creating a transom window space into each classroom area. The first floor slab is a 4" thick ground supported slab.

Second Floor - Construction

The second floor construction consists of 12" deep wide flange beams, spaced at 8'-0" on center, spanning from exterior walls to the primary building corridor. Variation in beam flange width occurs for support of CMU walls on the second floor. Along the corridor, 8" deep beams frame perpendicular to the steel columns. The steel columns are continuous from the level below. The corridor walls are CMU between the steel columns and terminate approximately 7'-0" above finished floor, creating a transom window spacing into each classroom area.

Floor deck was constructed using 2" deep form boards (Tectum) which span between bulb tees. The bulb tees are spaced 2'-9" on center and are located perpendicular to the primary floor framing. Wire mesh fabric is draped within a 2 ½" deep concrete topping overtop of the form boards. A steel angle serves as the edge framing at the North and South ends of the floor deck.

Roof - Construction

The roof is constructed using 12" deep wide flange beams spaced at 8'-0" on center, spanning from exterior walls to the primary building corridor. Along the corridor, 8" deep beams frame perpendicular to the steel columns.

The roof deck appears to have similar construction to the second floor. The documents provided do not indicate the composition of the roof deck. It is assumed the roof deck consists of the 2" thick form boards and is topped with roofing material. No concrete was observed at the roof level. The edge of the deck extends beyond the face of the building. The deck is supported by tapered steel beam ends. No steel framing was observed at the attachment of the North and South walls to the roof deck.

Stair Towers – Construction

The stair towers consist of load bearing CMU walls with wide flange framing at window openings. The stairs are constructed using concrete cast in place to create the treads, landings, and columns.

Deficiencies and Deterioration

First Floor

Various areas of CMU penetrations and missing pieces could be observed throughout the first floor. Several of these penetrations appeared to be original for pipe and duct penetration. Some appeared to be due to demolition to access components within the wall.

Room 121 had signs of the most recent fire. Smoke staining was apparent on the CMU walls as well as the underside of the floor deck and framing above. The smoke exposure appeared to extend to the adjacent shared restroom vestibules at the east side of the room. No deformations or deterioration was observed of the steel framing.

Within room 118 at the exterior door, organic vine growth was observed infiltrating from the exterior across the underside of the floor. It was unclear whether the growth was coming from an opening from the window or within a damaged window seal. The window was covered with plastic. Large areas of rust stains and steel rusting could be observed at the east end exterior wall. The extension of the infiltration appears to be limited to the first bay of floor between the exterior wall and the first steel beam joist. The steel corrosion appears to not have impacted the full section of the component.

Some minor steel corrosion was observed near the plumbing chase between room 113 and room 115.

Minor spots of rust-colored stains were located through the entirety of the first floor.

Second Floor

Extensive water infiltration was observed from the roof at the second floor. The extent within each area varied in size from small to large.

Extreme infiltration was observed throughout room 215. Linear corrosion and deterioration of the roof deck was observed along the exterior wall. The steel beam corrosion at the exterior wall location appears to be contained at the intersection with the stairwell. A large molding stain could be observed along the adjacent interior wall. The area is similarly damaged on the opposite wall side within room 212.

Extreme infiltration was observed along the exterior wall of room 209. The infiltration has caused deterioration of the roof deck as well as extensive corrosion of the steel components within the first adjacent bay. The exposure has also run down the height of the wall and appears to have extended through the second floor. This is apparent from the corrosion observed within the lower level room 118.

Rooms 203, 204, 207 and 210 all had similar deterioration observed. The rust-colored stains at the roof deck propagated to affect the steel framing.

The hallway has various spots of similar deterioration, predominately at roof penetrations and openings.

The roof of stair 2 at the east end of the building appears to have the most extensive areas of damage and deterioration. Steel framing is corroded and appears to have section loss. The damage is most apparent at the perimeter of the stair tower walls but extends the center beam line as well. No areas of the exposed brick appeared to have any water damage, cracking, or deterioration.

Roof

Access to the roof was not available at the time of the observation. Drone photos were provided for use to review. The photos show multiple areas of water and organic accumulation, many underneath the branches of mature trees. There are multiple skylights along the spine of the building and align with the corridor. Deterioration of the roof deck can be observed within the hallway at each skylight location and mechanical penetration.

Exterior Canopies

The exterior canopies were observed to have failing roof decking leading to corrosion of the steel framing components.

Code Review

The predominant adopted building code at the time of original construction is the 1958 Uniform Building Code (UBC). Specification of the code within the drawings provided does not indicate the specific code used for design and the following is assumed.

Table 33-A: Classrooms shall have a minimum 20 square feet per student. The square footage of the building, neglecting the stair towers result in an original occupancy of 740 students. This does not account for areas dedicated to restrooms, support areas, corridors. Group A occupancy is for Assembly Buildings which exceed 1,000 occupants. Group B occupancy is, "Any assembly building without a stage and having an occupant load of 300 or more in the building." (UBC 1958 Section 701 Division 2). An Assembly Building is defined as, "A building used in whole or in part, for the gathering together of persons for such purposes as deliberation, worship, entertainment, amusement, drinking or dining, or awaiting transportation." (UBC 1958 Section 403). As the school was originally designed for young students, the building is assumed to have been originally classified as Group C Occupancy, which is defined as, "Any building used for school or day-care purposes more than four hours per week, involving assemblage for instruction, education, or recreation and not classed in Group A occupancies or in Divisions 1 and 2 of Group B occupancies." (UBC 1958 Section 801). The following summarizes the assumed original design conditions.

1958 Uniform Building Code (UBC)		
Group C Occupancy – Type 1 Construction		
Live Load		Table 23
Classroom	40 psf	
Stairways	100 psf	
Roof	20 psf	
Partitions	20 psf	Section 2302(b)
Wind Pressure	15 psf	Section 2307(b)

The International Existing Building Code (IEBC), Edition 2024, is used to make determinations of the design requirements for existing building assessment. The following definitions are utilized to assist in these determinations and are per IEBC:

Alteration – “Any construction or renovation to an existing structure other than a repair or addition.”

Three levels of alterations are defined by the IEBC and is defined by the level of work expected to be performed and has a direct correlation to the work area. Based on the proposed future program, it is anticipated either no alterations will be made, or a Level 2 or 3 Alteration will be performed.

Level 2 and Level 3 Alterations require all components to meet or exceed the requirements of the currently adopted building code (IBC) if the gravity load is increased by more than 5 percent (IEBC Section 805.2) and the lateral load is increased by more than 10 percent (IEBC Section 805.3). Voluntary lateral force-resisting system alterations may be permitted (IEBC Section 805.4).

Change of Use – “A change in the use of a building or a portion of a building, within the same group classification, for which there is a change in application of the code requirements.”

It is expected the building will be converted from conventional classrooms to CTAE classrooms, such as construction labs. This constitutes a Change of Use and shall comply with IEBC Chapter 6 (IEBC Section 1001.2.1).

Repair – “The reconstruction, replacement or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.”

The requirements for repair appear limited to the corrosion of steel components and the surrounding decking materials due to water infiltration.

Substantial Structural Alteration – “An alteration in which the gravity load-carrying structural elements altered within a 5-year period support more than 30 percent of the total floor and roof area of the building or structure. The areas to be counted toward the 30 percent shall include mezzanines, penthouses, and in-filled courts and shafts tributary to the altered structural elements.”

Square footage per floor – 7,400 sf

30% of area – 2,220 sf

Single Column Tributary – $8'-0" \times \frac{1}{2}(8'-0" + 26'-5") = 276 \text{ sf}$

Alteration of a single Column does not constitute a Substantial Structural Alteration.

However, if 8 columns were removed, a Substantial Structural Alteration would occur. This equates to approximately every other column along the corridor on one side only being removed.

Substantial Structural Damage – “A condition where any of the following apply: 1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its predamage condition; 2. The capacity of any vertical component carrying gravity load, or any group of such components, that has a tributary area more than 30 percent of the total area of the structure’s floor(s) and roof(s) has been reduced more than 20 percent from its predamage condition, and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the International Building Code for new buildings of similar structure, purpose and location; 3. The capacity of any structural component carrying snow load or any group of such components, that supports more than 30 percent of the roof area of similar construction has been reduced more than 20 percent from its predamage condition, and the remaining capacity with respect to dead, live and snow loads is less than 75 percent of that required by the International Building Code for new buildings of similar structure, purpose and location.”

No observed damage, with the exception of the effects of water infiltration.

Technically Infeasible – “An alteration of a facility that has little likelihood of being accomplished because the existing structural conditions require the removal of alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.”

Alterations may be considered Technically Infeasible based on the proposed changes.

Work Area – “That portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by this code.”

The work area is not defined at this time and would be variable based on the proposed program. It is assumed the work area may vary from 0 percent to exceeding 50 percent.

The current adopted building code for Athens-Clarke County is the International Building Code (IBC), 2024 Edition, which includes the Minimum Design Loads and Associated Criteria for Buildings and Other Structures, ASCE 7-22). The following defines the design criteria.

2024 International Building Code (IBC)			
Available square footage (neglect stair towers)	2 levels with 7,400 SF each	14,800 SF	
Occupancy	Educational Group E	Section 305	
Classroom Area	20 SF 740 students	Table 1004.5	
Shops and other Vocational Room Areas	50 SF 296 students		
Risk Category	III	Table 1604.5	
	“Group E or Group I-4 occupancies or combination thereof, with an occupant load greater than 250”		
Dead Loads (in addition to self-weight)			
Floor			
Miscellaneous	5 psf		
Ceiling/MEP	10 psf		
Roof			
Miscellaneous	5 psf		
Insulation	5 psf		
Ceiling/MEP	5 psf		
Roofing	5 psf		
Live Loads			
Schools			
Classrooms	40 psf	Table 1607.1	
Corridors above first floor	80 psf		
First-floor corridors	100 psf		
Stairs and Exits	100 psf		
Roofs	20 psf		
Partitions	20 psf	ASCE 7-22 Section 4.3.2	
Manufacturing, Light	125 psf	Proposed Table 1607.1	
Laboratory, Scientific	100 psf	Proposed ASCE 7-22 Table C4-1	
Bearing Pressure Capacity	2,000 psf		

Wind Loads		ASCE 7-22
Ultimate Wind Speed	113 MPH	
Nominal Wind Speed	87.5 MPH	
Importance Factor	1	
Exposure Category	B	
Exposure Category	Enclosed Building	
Seismic Load		ASCE 7-22
Importance Factor	1.25	
Short Period Mapped Spectral Response Coefficient, Ss	0.270g	
1-Second Period Mapped Spectral Response Coefficient, S1	0.094g	
Site Class	D (assumed)	
Short Period Design Spectral Response Coefficient, SDs	0.220g	
1-Second Period Design Spectral Response Coefficient, SD1	0.133g	
Seismic Design Category	C	
Basic Seismic-Force Resisting System	Steel Systems not Specifically Detailed for Seismic Resistance	
Response Modification Factor, R	3.00	
Analysis Procedure	Equivalent Lateral Force Procedure	

Material Specifications:

Steel

Specification	ASTM A373-58T
Yield Strength, Fy	32 ksi

*Existing Drawings define steel strength as 20 ksi (0.6 times 32 ksi). 32 ksi is based on values per Table 1.1a – Historical Summary of ASTM Specifications for Structural Steel, AISC Design Guide 15. Historical Load combinations and use of Allowable Stress Design reduces by a factor of 0.6

Concrete

Slab on Grade	2,500 psi
Foundations	3,000 psi
Reinforcement	20ksi

Structural Analysis

The building has been analyzed considering the proposed use of the building for school classrooms. The change of use as vocational classrooms, which will require larger live loads, has been reviewed as well. Analysis has been performed utilizing RAM Structural Systems. The following results summarize the design stress of structural components for gravity loading only.

Steel Beams			
Size	Floor	Yield Strength Fy	Controlling Unit Check
W12x22	Level 2	32ksi	87%
W12x19	Level 2	32ksi	74%
W8x15	Level 2	32ksi	82%
W8x10	Level 2	32ksi	60%
C5x9	Level 2	32ksi	97%
Box Beam 17"x6"x1/4"	Level 2	32ksi	<10%
W12x19	Roof	32ksi	41%
W12x14	Roof	32ksi	56%
W8x10	Roof	32ksi	38%
W6x8.5	Roof	32ksi	<10%
Box Beam 17"x6"x1/4"	Roof	32ksi	<10%
Steel Columns			
W6x16	Level 2	32ksi	81%
W6x16	Roof	32ksi	79%

When considering future loading conditions, the comparison of live loads equates to an increase in live load of approximately 50% (40psf + 15psf compared to 100 psf). By inspection, current stress ratios exceeding 70% will exceed maximum capacities and will require augmentation to support proposed live loads.

When considering applicable lateral loads (wind and seismic) determination of the lateral force resisting system in each of the orthogonal directions is required. Based on the documents provided, steel moment frames are in the north-south direction at every column location (spaced at 8'-0" on center). In the east-west direction a clear and definitive lateral force resisting system is not defined. Steel beams framing to the columns in this direction are not fixed, as is not indicated in the documents nor located while in the field. The documents also do not indicate connection between any CMU walls and steel framing.

Without a defined lateral force resisting system in the East-West direction, analysis was performed assuming the columns were designed as a Cantilevered Column system. The following results summarize the design stress of the structural columns for lateral loading only.

Size	Floor	Yield Strength Fy	Controlling Unit Check
W6x16 (Lateral - NS)	Level 2	32ksi	85%
W6x16 (Lateral - EW)	Level 2	32ksi	226%
W6x16 (Lateral - NS)	Roof	32ksi	79%
W6x16 (Lateral - EW)	Roof	32ksi	104%

The foundations are generally acceptable except for the overturning due to lateral loading in the East-West direction. The foundations are reasonably designed but any additional loading to the components will cause overstress.

Foundations				
Size (Length x Width x Thickness)	Reinforcement	Reinforcement Fy	Soil Bearing	Capacity
3 1/2'x3 1/2'x11" (Gravity)	8#4 EW	20ksi	1770psf	88.5%
3 1/2'x3 1/2'x11"(Lateral - Transverse)	8#4 EW	20ksi	1800psf	90.0%
3 1/2'x3 1/2'x11"(Lateral - Longitudinal)	8#4 EW	20ksi	4100psf	205.0%
4'x4'x11" (Gravity)	5#4 EW	20ksi	1850psf	92.5%
4'x4'x11" (Lateral - Transverse)	5#4 EW	20ksi	1870psf	93.5%
4'x4'x11" (Lateral - Longitudinal)	5#4 EW	20ksi	2700psf	135.0%
Continuous 1'-9"x10"	2#5	20ksi	1725psf	86.3%

Recommendations

Miscellaneous Recommendations

With the removal of the roof deck, it is recommended to provide a steel beam between steel columns at the exterior wall location. Additionally, new steel components shall be provided at all exterior wall openings to provide adequate vertical and lateral support. All CMU walls to remain which have penetrations and damage shall be repaired with solid components.

All joints between concrete slabs (on grade or elevated) shall be resealed following roof replacement. The control joints at the slab on grade within the building shall also be refinished with expansion joint material and sealant.

Lateral Force Resisting System

In the absence of a clear and defined lateral force resisting system in the East-West direction, it is recommended further site evaluation be performed. The CMU walls are laid as a stacked bond. Stacked bond masonry is not acceptable for CMU shear walls in modern construction. No connection between the bottom flange of steel beams and the top of the full height

masonry could be observed. Evaluation should include scanning the walls of possible shear walls to determine the reinforcement and grouting. Additionally, selective demolition may be performed to determine if there is any internal attachment to the bottom flange by way of headed nelson studs or welded reinforcement.

There is no observable deformation or damage that would appear to be a result of any applied lateral loading. It is assumed there is an existing lateral force-resisting system. It is recommended to provide a voluntary lateral force-resisting system alteration to provide additional lateral support for stability under current design loads. This voluntary system may consist of CMU shear walls, steel moment frames, or steel braced frames.

Roof Deck Deterioration

The composition of the roof decking is outdated and is not used in typical modern construction. With the extent of the water infiltration and deterioration of the decking material, it is recommended to remove and replace the extents of the entire roof decking and the supporting steel bulb tees. The roof may be replaced with a minimum 1 ½” deep 18 gage Type B steel roof deck. The new deck shall be welded to all steel framing to meet design requirements.

Floor Deck Deterioration

The form boards do not provide lateral stability but as deterioration continues, issues may occur to a more self-supported concrete deck. Partial removal of the form boards at areas of extensive rust staining is recommended to evaluate the conditions of the concrete deck above. At the finished second floor, no concrete damage is observed, however, joint exposure at the exterior CMU walls appears compromised. Following partial form deck removal and observation of the underside of the deck, if no concrete deterioration is observed, the form deck shall be replaced with like materials. If deterioration is observed, further direction will be required.

Steel Component Deterioration

For rusting steel, clean and prepare steel in accordance with SSPC-SP3. Prime and paint all exposed steel. Any component showing a reduced section by greater than 10 percent shall be removed and replaced along the full length of the component. Appropriate shoring shall be provided as necessary for support of any adjacent components. Evaluation following cleaning may be required to designate areas which require full replacement.

Outdoor Canopies

It is our recommendation that all outdoor canopies be removed and replaced. The canopies can be reasonably replicated using aluminum or steel components.

Athens Community Career Academy (ACCA)

As a part of the improvements at the West Broad School Campus, the Clarke County School District plans to expand the Athens Community Career Academy to the Campbell Lane Building. The program will include placing Career, Technical and Agricultural Education

(CTAE) lab classrooms. It is proposed to include a minimum of three Construction Labs meeting the guidelines of Georgia Department of Education (GaDOE). Construction labs are expected to have a minimum classroom/lab square footage of 2,990 square feet and have direct access to a minimum 1,000 square feet of outdoor covered work areas. The construction lab is expected to include areas for education in electrical and plumbing construction, carpentry, and masonry. Access between the indoor and outdoor classrooms shall be provided by means of wide roll-up doors.

The first floor of the Campbell Lane Building consists of an 8,500 square footprint, which includes two stair towers and an 8'-0" hallway connecting the circulation towers. Considering the elimination of the stair towers, there is a maximum of 7,300 square feet for classroom and circulation space on the first floor. Estimated space requirement for restrooms is approximately 500 square feet and the minimum estimated space required for circulation (hallways, entries) is approximately 1,700 square feet. Space constraints on the first floor will limit the number of Construction Labs. Placement of exterior covered lab space will require coordination with location of the lab layout. Currently there is outdoor space to the northeast and the east ends of the building. Covered walkways may provide access to outdoor classrooms.

It is anticipated that a minimum clear height will be required within the construction labs. It is approximately 9'-3" to the underside of the existing deck and 8'-3" to the bottom of structure. Considering ductwork and building systems requirements, clearances may be assumed to be less than 7'-6". Due to the height limitations, it is possible there may be a concept to elevate the second floor to provide greater clearance. Though this may solve clearance considerations, it will lead to the existing columns requiring augmentation due to an increase in the unbraced length of the column.

The spacing of the columns may inhibit reasonable and efficient layout of the construction lab. Large equipment will have to be positioned to avoid interference with the columns while still providing safe walking space surrounding it. Removal or relocation of columns will be difficult, as every column carries approximately the same amount of gravity and lateral loads. This modification would tend to induce a substantial structural alteration which will require the remainder of the building to be updated to all current codes. Structural components that remain, to include columns and foundations, would likely require augmentation to support the modified loading conditions. This modification may be considered Technically Infeasible.

Placement of a construction lab may also be considered on the second floor, but extensive remediation may be required to provide adequate support for the proposed loading conditions. Access to outdoor classroom space would require a combination of a utility elevator or a heavy-duty ramp to get to the existing ground level. Alternatively, a raised platform may be constructed adjacent to the building. An expansion joint would be required.

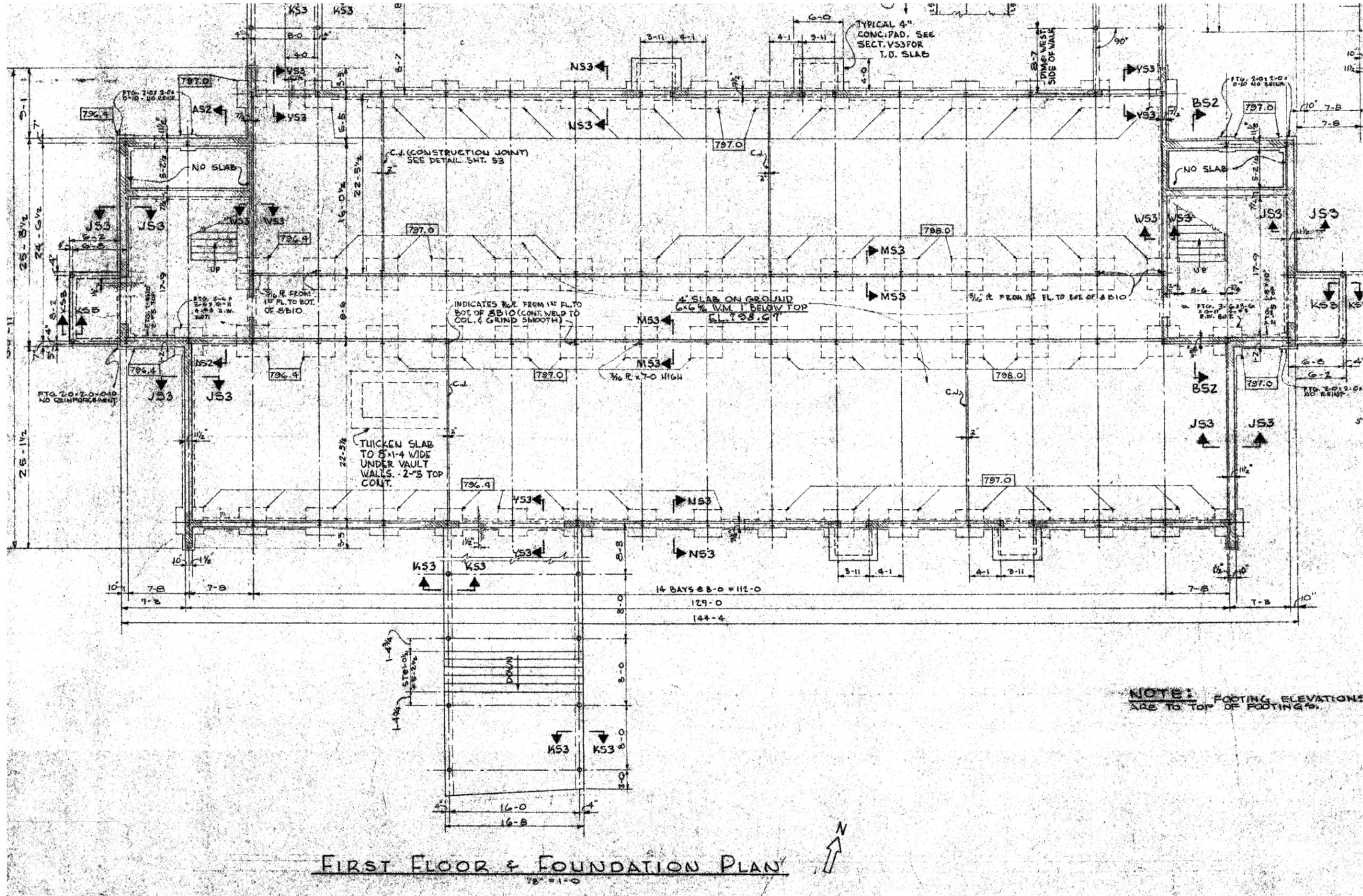
Conclusions

While the structural system appears to be in conformance with construction documents and appears to be in general acceptable condition, it is our opinion that the use of the structure will be limited by the programs intended for use. Extensive augmentation is anticipated to provide an appropriate area for program use. The limitations of the column spacing may make space planning difficult for all construction trades and may hinder the functionality of the program. At a minimum, a voluntary lateral force-resisting system and fully replaced roof decking shall be installed to provide additional lateral stability to extend the life of the structure.

APPENDICES

ORIGINAL DRAWING IMAGES
DRONE IMAGES
OVERALL SITE IMAGE
ANALYSIS CALCULATIONS
PHOTO LOG

ORIGINAL DRAWING IMAGES



NOTE: FOOTING ELEVATIONS ARE TO TOP OF FOOTING.

FIRST FLOOR & FOUNDATION PLAN

DRONE IMAGES



DRONE IMAGES



OVERALL SITE IMAGE

