

DeKalb County Historic Preservation Commission

Monday, May 18, 2026- 6:00 P.M.

Staff Report

Consent Agenda

- A. 334 Durand Falls Drive, Juan Ramirez. Modify a COA to construct an addition on the rear of a nonhistoric house. **1248127.**

Built in 1964 - Nonhistoric (18 004 17 038)

This property is in the Chelsea Height Character Area but is not in a National Register Historic District.

- 04-25 334 Durand Falls, Juan Ramirez. Replace roof, door, and windows, and construct a rear addition and a second story addition on a nonhistoric house. 1247500. **Approved.**

Summary

The applicant proposes modifying the plans for a previously approved rear addition on a nonhistoric house. The previously approved plans included the construction of a rear addition and a second-story addition, and the replacement of the roof, windows, and doors of a nonhistoric house. The applicant proposes reducing the size of the rear one-story addition, the rear porch addition, and outdoor storage space. The rear one-story addition will be reduced from 815 square feet to 317 square feet in size, and the rear porch and storage area will be reduced from the previously approved 294 square feet to 213 square feet. The location of the rear covered porch will be modified as well and will no longer be attached directly to the rear of the one-story rear addition but will be connected to the rear of the addition and connect to the rear of the existing structure as well. No other modifications are proposed to the previously approved work, and no new work is proposed aside from the stated modifications.

Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 7.0 Additions & New Construction - Preserving Form & Layout The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the

neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.
- 11.0 *Nonhistoric Properties* (p94) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: _____

Subject Property Address: 334 Durand Falls Drive, Decatur, GA, 30030

Property Parcel ID No: 18 004 17 038

Date(s) of Construction on all structures on the property: 1964
(This information can be found in the DeKalb County property accessory and tax records database.)

Nature of Work (check all that apply):

- | | | | | | |
|-------------------|-------------------------------------|------------------------|--------------------------|-----------------------------|-------------------------------------|
| New construction | <input type="checkbox"/> | New Accessory Building | <input type="checkbox"/> | Other Building Changes | <input checked="" type="checkbox"/> |
| Demolition | <input checked="" type="checkbox"/> | Landscaping | <input type="checkbox"/> | Other Environmental Changes | <input type="checkbox"/> |
| Addition | <input checked="" type="checkbox"/> | Fence/wall | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Moving a building | <input type="checkbox"/> | Sign Installation | <input type="checkbox"/> | | |

Description of Work:

The project scope of work consists of the interior renovation of the existing structure, a rear addition (family room, screen porch and open deck) and a second floor addition (master suite). The exterior of the existing structure will be updated with a new roof and new doors & windows.
While all exterior work will be completed in Phase 1, the interior built-out of the second floor addition (master suite) will occur in Phase 2 of construction.
This project received a COA in April 2025. Since then the scope of work got modified to reduce the back addition. The second floor addition and changes to the existing structure are mostly the same.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.

***PLEASE REVIEW THE FILING GUIDELINES BEGINNING ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION.**

Owner Agent See attached
Applicant/Owner Signature _____ Date _____

To Be Completed by Staff: _____ Date Received: _____

**CERTIFICATE OF APPROPRIATENESS APPLICATION FEE:
CURRENTLY NO FEE**

**DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

I/ We: Christopher Fawcett and Ivo Ruck

being owner(s) of the property at: 334 Durand Falls Drive, Decatur, GA

hereby delegate authority to: Juan Ramirez, Studio d+c, Inc.

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): 

Date: 04/16/26

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

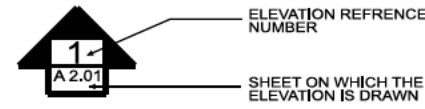
Before making any changes to your approved plans, contact the preservation planner via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.**

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

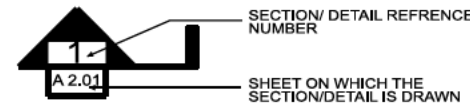
If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

ARCHITECTURAL SYMBOLS

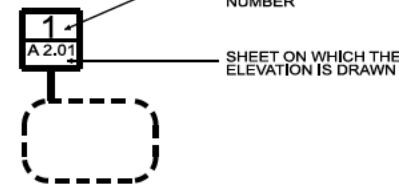
ELEVATION SYMBOL



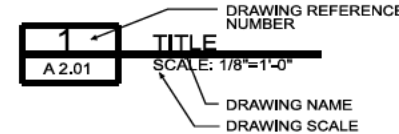
SECTIONS SYMBOL



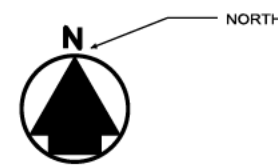
ELEVATION SYMBOL



DRAWING NAME SYMBOL



DRAWING NAME SYMBOL



ZONING SUMMARY

PROJECT NAME : NEW ADDITION & RENOVATION
FAWCETT RESIDENCE
ADDRESS : 334 DURAND FALLS DRIVE, DECATUR, GA 30030

STRUCTURE DESCRIPTION: FOUR BEDROOM, 3 BATHROOMS, TWO STORY WOOD FRAMED SINGLE FAMILY RESIDENCE. THE MAIN EXTERIOR MATERIALS ARE BRICK AND WOOD SIDING. ASPHALT SHINGLES ARE USED AS THE MAIN ROOFING MATERIAL.

ZONING: R-75
USE: DETACHED SINGLE-FAMILY DWELLING

TOTAL LOT AREA: 21,634 SF

TOTAL LOT COVERAGE SUMMARY- IMPERVIOUS SURFACES:

SEE A1.00 SURVEY &
A1.01 PROPOSED SITE PLAN

TOTAL FLOOR AREA SUMMARY:

FLOOR AREA FINISHED BASEMENT: 501 SF (EXIST. TO REMAIN)
FLOOR AREA LEVEL 1: 1517 SF (GARAGE NOT INCLUDED)
317 SF NEW BACK ADDITION (SCREENED PORCH NOT INCLUDED)
FLOOR AREA LEVEL 2: 954 SF, EXIST. TO REMAIN
785 SF NEW SECOND FLOOR ADDITION
FLOOR AREA GARAGE: 291 SF, EXIST. TO REMAIN
FLOOR AREA NEW REAR PORCH ADDITION AND OUTDOOR STORAGE: 213 SF

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020), (2022),(2024)

INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020), (2024)

INTERNATIONAL FIRE CODE (IFC), 2018 EDITION (NO GEORGIA AMENDMENTS)

INTERNATIONAL PLUMBING CODE (IPC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020), (2022), (2023),(2024)

INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020),(2024)

INTERNATIONAL FUEL GAS CODE (IFGC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020), (2022)

NFPA NATIONAL ELECTRICAL CODE (NEC), 2020 EDITION WITH GEORGIA STATE AMENDMENTS (2021)

INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS), 2018 EDITION WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2015 EDITION WITH GEORGIA STATE SUPPLEMENTS AND AMENDMENTS (2020),(2022),(2023)

2024 NFPA 101 LIFE SAFETY CODE WITH ALL GEORGIA STATE AMENDMENTS

GEORGIA ACCESSIBILITY CODE- GAC 120-3-20

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

PROJECT DESCRIPTION

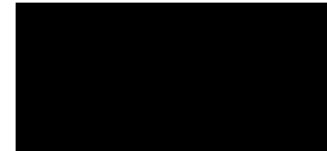
THE EXISTING STRUCTURE LOCATED AT 334 DURAND FALLS DRIVE, DECATUR, GA, WAS CONSTRUCTED IN 1964 AS A WOOD FRAMED SINGLE FAMILY RESIDENCE.

THE PROJECT SCOPE OF WORK CONSISTS OF THE INTERIOR RENOVATION OF THE EXISTING STRUCTURE, A REAR ADDITION (FAMILY ROOM AND SCREENED PORCH) AND A SECOND FLOOR ADDITION (MASTER SUITE) THE EXTERIOR OF THE EXISTING STRUCTURE WILL BE UPDATED WITH A NEW ROOF AND NEW DOORS & WINDOWS.

PROJECT TEAM

OWNER:
CHRIS FAWCETT & IVO RUCK
334 DURAND FALLS DRIVE
DECATUR, GA 30030

CONTRACTOR AND PROJECT DESIGNERS:



FRONT SETBACK:

EXISTING TO REMAIN, WILL NOT CHANGE. 35'-0"

SIDE SETBACKS:

EXISTING TO REMAIN, WILL NOT CHANGE. 7'-6"

REAR SETBACK:

EXISTING TO REMAIN, WILL NOT CHANGE. 40'-0"

BUILDING HEIGHT:

EXISTING TO REMAIN, WILL NOT CHANGE
ROOF OF NEW SECOND FLOOR ADDITION WILL ALIGN WITH THE ROOF OF THE EXISTING STRUCTURE.

NOTE: THIS PROJECT RENOVATION/ADDITION WILL NOT DESTROY OR DISTURB THE ADJACENT SOIL OR ROOT SYSTEMS OF EXISTING TREES .

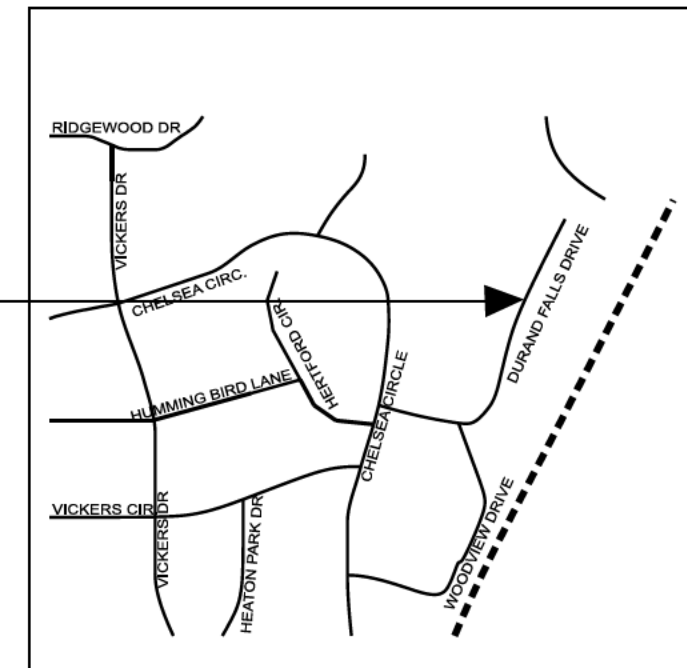
NO TREES WILL BE REMOVED OR DAMAGED

DRAWING INDEX

- G0.01 COVER SHEET
- A1.00 PROPERTY SURVEY
- A1.01 PROPOSED SITE PLAN
- A2.00 EXISTING/ DEMOLITION PLAN- BASEMENT
- A2.01 EXISTING/ DEMOLITION PLAN- LEVEL 1
- A2.02 EXISTING/ DEMOLITION PLAN- LEVEL 2
- A2.03 EXISTING/ DEMOLITION PLAN- ROOF
- A3.00 NEW FLOOR PLAN- BASEMENT
- A3.01 NEW FLOOR PLAN - LEVEL 1
- A3.02 NEW FLOOR PLAN- LEVEL 2
- A3.03 NEW ROOF PLAN
- A4.01 EXISTING/ DEMOLITION ELEVATIONS
- A4.02 EXISTING/ DEMOLITION ELEVATIONS
- A4.03 NEW ELEVATIONS
- A4.04 NEW ELEVATIONS
- A9.01 PHOTOS OF EXISTING STRUCTURE
- A9.02 PHOTOS OF EXISTING STRUCTURE
- A9.03 PROPOSED FRONT DOOR, GARAGE DOOR AND HANDRAIL

LOCATION MAP

N.T.S.



PROJECT LOCATION:
334 DURAND FALLS DRIVE
DECATUR , GA 30030



Consultants

**NEW ADDITION AND RENOVATION
FAWCETT RESIDENCE
334 DURAND FALLS DRIVE
DECATUR, GA 30030**

PRINTING & REVISIONS

04/17/26 COA
Application Submittal

XX/XX/XX Construction Documents
XX/XX/XX Released for Construction

Sheet Title	COVER SHEET
Sheet Number	G0.01

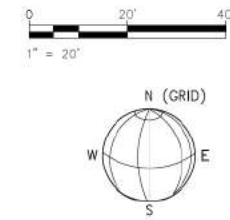
GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown herein may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named herein.

PLAT NOTES:
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein.
 RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION



LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- EOP EDGE OF PAVEMENT
- CURB BACK OF CURB
- BSL BUILDING SETBACK LINE (PRIMARY)
- FFF FINISHED FLOOR ELEVATION
- LLL LAND LOT LINE
- IP POWER POLE
- SW GUIDE WIRE
- RAW RIGHT OF WAY
- C.P. CALCULATED POINT
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- DHP OVERHEAD POWER
- UP UNDERGROUND POWER
- GAS- GAS UNDERGROUND GAS
- UW UNDERGROUND WATER
- UT UNDERGROUND TELEPHONE
- UNDERGROUND SEWER
- FH FIRE HYDRANT
- FDC FIRE DEPT. CONNECTION
- CB CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- SWCB SINGLE WING CATCH BASIN
- MH MANHOLE
- IB JUNCTION BOX
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- CO CLEANOUT
- EM ELECTRIC METER
- AC AIR CONDITIONING UNIT
- TELEPHONE BOX
- ICB IRRIGATION CONTROL BOX
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- CONCRETE PAD
- ASPHALT
- STONE
- GRAVEL

(M) MEASURED
 (D) DEED
 (P) PLAT



PREPARED BY:
 DEKALB SURVEYS, INC.
 407 WEST PONCE DE LEON AVENUE
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003

© 2025 THIS 18 X 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR



REFERENCE: DEED BOOK 25215 PG 178
 PLAT BOOK 37 PG 115

FLOOD HAZARD NOTE: THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0062K EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DE 25215 PG 178
 PROPERTY OWNER AT TIME OF SURVEY: MARY EMMA MCCONAUGHEY DB 18193 PG 94 PB 49 PG 20

THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83/2011). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
 THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE CORS NETWORK

TOTAL AREA: 21,634 +/- SQ FT, 0.50 +/- AC
 CALCULATED PLAT CLOSURE: 1:148,930

FIELD DATA:

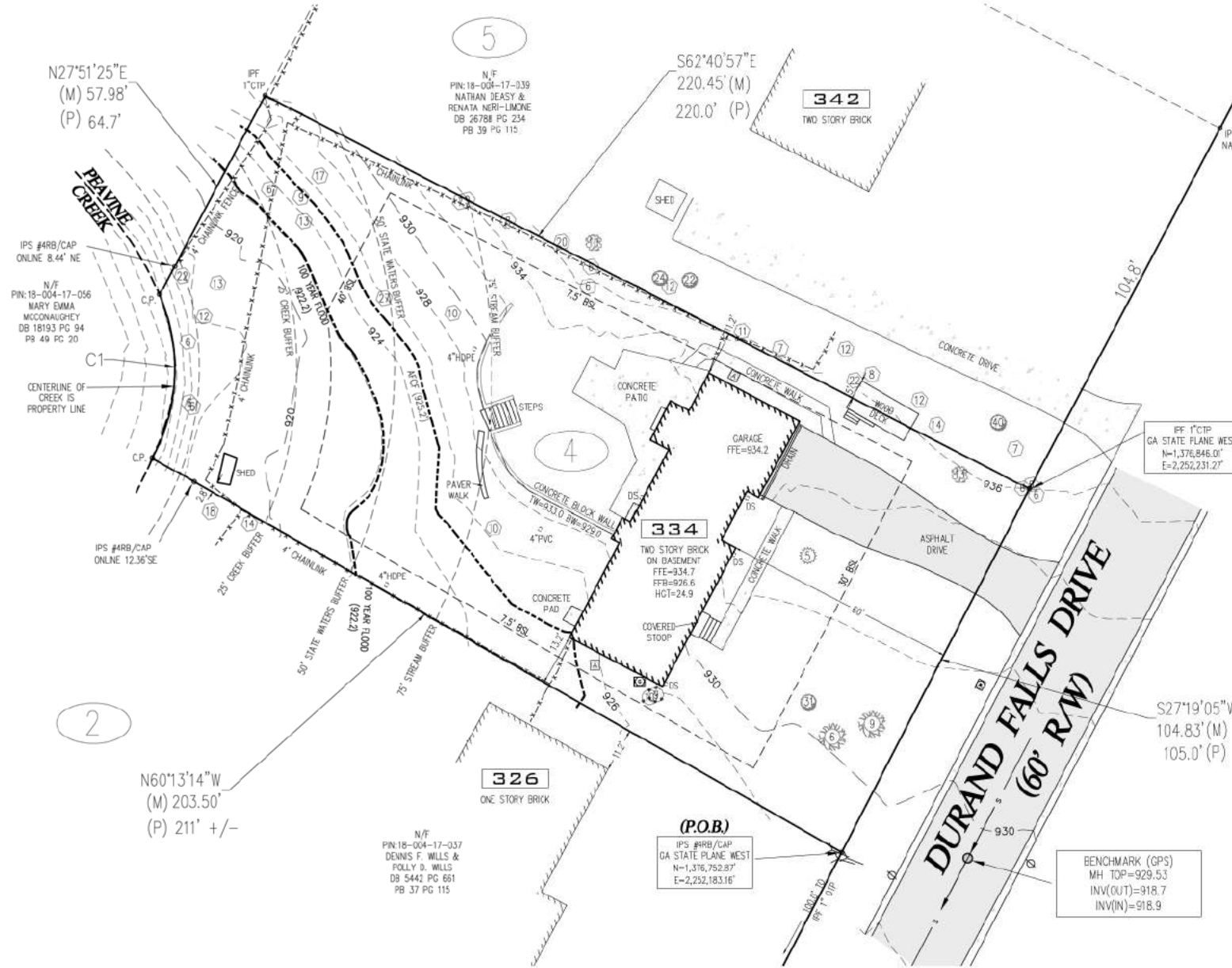
DATE OF FIELD SURVEY 2-20-2025
 EQUIPMENT USED: TRIMBLE S5 ROBOTIC TOTAL STATION
 TRIMBLE R2 GPS RECEIVER

334 DURAND FALLS DRIVE IMPERVIOUS CHAIR	
ZONING: R-75 (DEKALB COUNTY)	
HOUSE = 2,062 S.F.	
ASPHALT DRIVE = 1,081 S.F.	
WOOD DECK / STEPS = 69 S.F.	
FRONT CONCRETE WALK = 139 S.F.	
FRONT STOOP / STEPS = 34 S.F.	
REAR CONCRETE PATIO / WALK = 737 S.F.	
REAR CONCRETE PAD = 15 S.F.	
REAR CONC. BLOCK WALL / STEPS = 127 S.F.	
REAR PAVER WALK = 22 S.F.	
SHED = 24 S.F.	
AC PAD = 7 S.F.	
IMPERVIOUS TOTAL = 4,317 S.F.	
LOT AREA = 21,634 S.F.	
LOT COVERAGE (%) = 20.0	

BOUNDARY & TOPOGRAPHIC SURVEY FOR
 CHRISTOPHER FAWCETT & IVO RUCK
 LOT 4, BLOCK B, DURAND FALLS ESTATES SUBDIVISION

334 DURAND FALLS DRIVE

DEKALB COUNTY, GEORGIA
 LAND LOT 4, DIST 18
 DATE: MARCH 5, 2025



Curve #	Length	Radius	Direction	Chord Length
C1	43.48	48.08	N02°25'50"E	42.01

BUILDING HEIGHT SHOWN IS MEASURED FROM THE MEAN FINISHED GROUND LEVEL AT THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF

1
A 1.00 PROPERTY SURVEY
 SEE GRAPHIC SCALE



Consultants

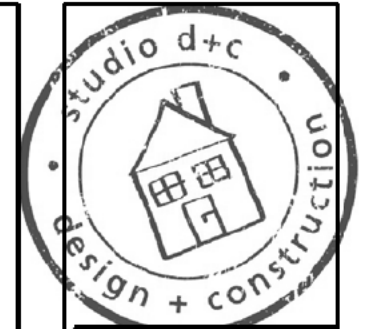
NEW ADDITION AND RENOVATION
FAWCETT RESIDENCE
334 DURAND FALLS DRIVE
DECATUR, GA 30030

PRINTING & REVISIONS

04/17/26 COA
 Application Submittal

XX/XX/XX Construction Documents
 XX/XX/XX Released for Construction

Sheet Title
PROPERTY SURVEY
Sheet Number
A1.00



Consultants

NEW ADDITION AND RENOVATION
FAWCETT RESIDENCE
 334 DURAND FALLS DRIVE
 DECATUR, GA 30030

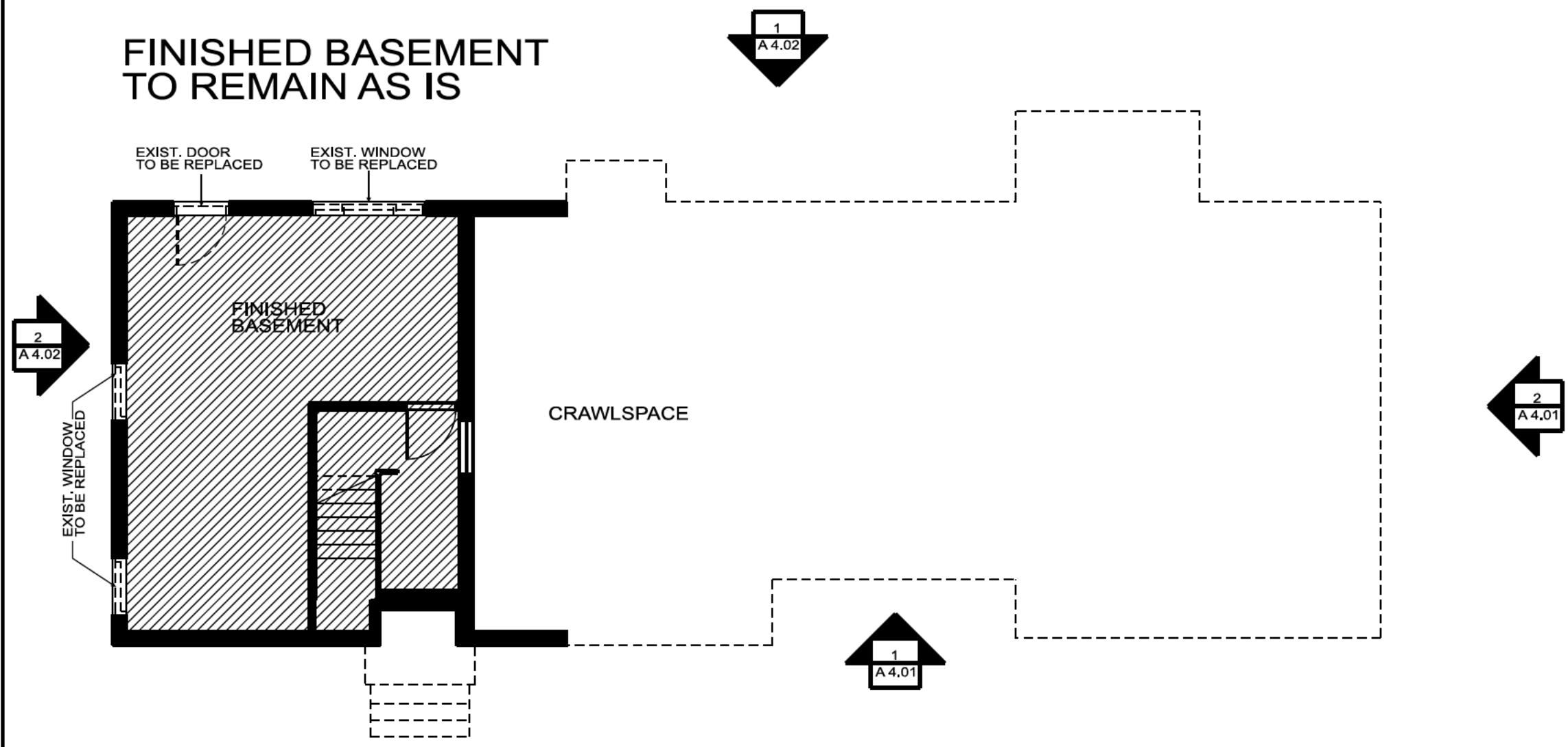
PRINTING & REVISIONS
 04/17/26 COA
 Application Submittal
 XX/XX/XX Construction Documents
 XX/XX/XX Released for Construction

Sheet Title
EXISTING/ DEMO FLOOR PLAN BASEMENT
Sheet Number
A2.00

LEGEND :

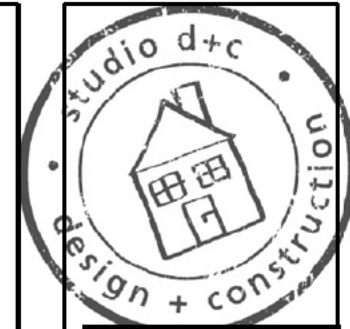
- EXISTING WALL TO REMAIN
- NEW WALL
- ROOM NUMBER
- NEW DOOR
- EXIST. DOOR TO REMAIN
- NEW WINDOW
- EXISTING WINDOW TO REMAIN
- EXISTING TO REMAIN

FINISHED BASEMENT TO REMAIN AS IS



DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.

1	EXISTING/ DEMO FLOOR PLAN - BASEMENT
A 2.00	SCALE: 1/8"=1'-0"



Consultants

**NEW ADDITION AND RENOVATION
 FAWCETT RESIDENCE
 334 DURAND FALLS DRIVE
 DECATUR, GA 30030**

PRINTING & REVISIONS

04/17/26 COA
 Application Submittal

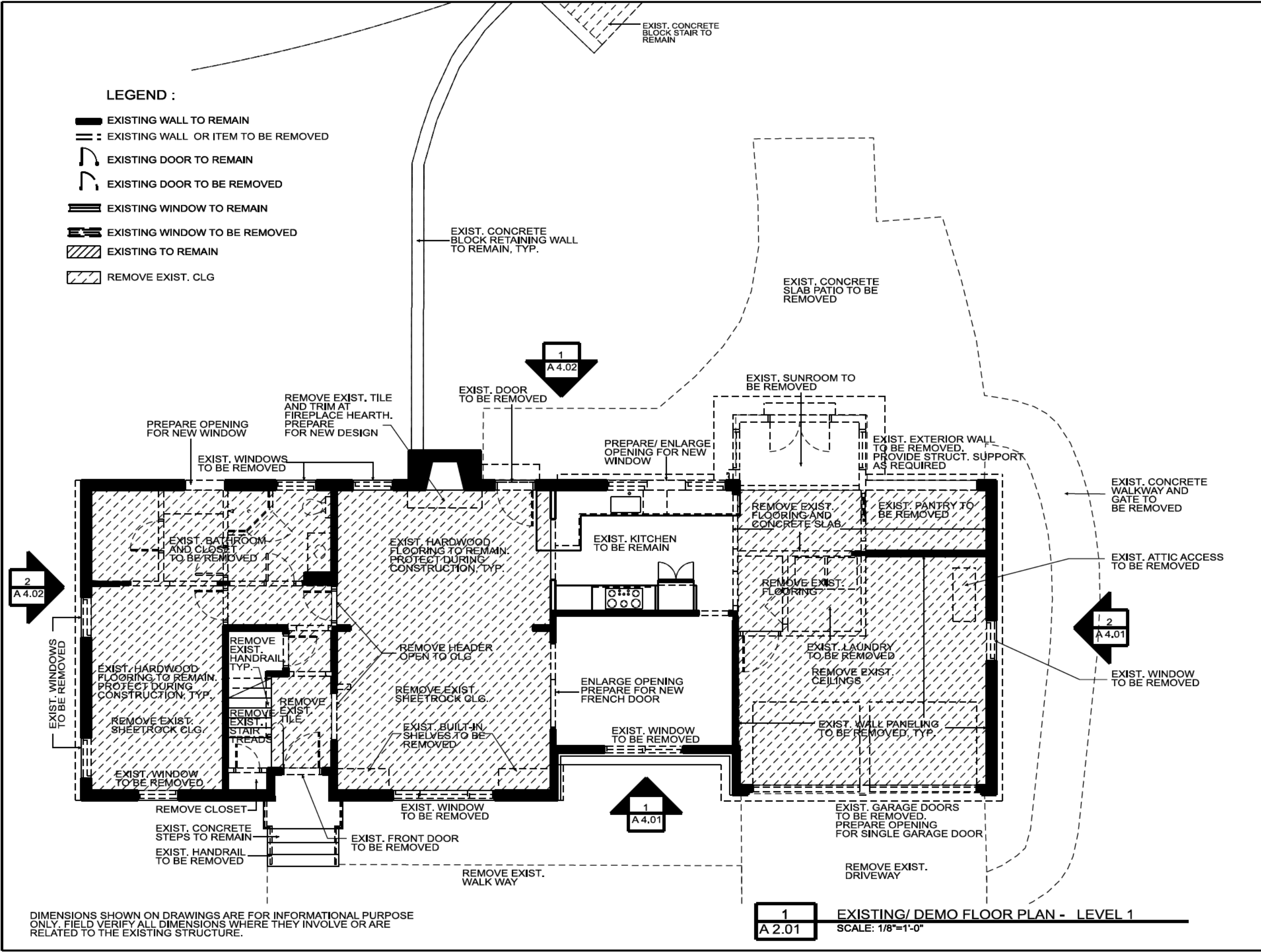
XX/XX/XX Construction Documents
 XX/XX/XX Released for Construction

Sheet Title
 EXISTING/ DEMO
 FLOOR PLAN
 LEVEL 1
 Sheet Number

A2.01

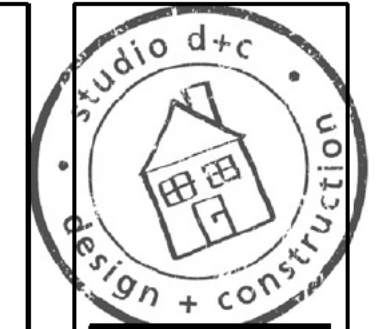
LEGEND :

- EXISTING WALL TO REMAIN
- EXISTING WALL OR ITEM TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING TO REMAIN
- REMOVE EXIST. CLG



DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.

1
A 2.01 EXISTING/ DEMO FLOOR PLAN - LEVEL 1
 SCALE: 1/8"=1'-0"



Consultants

NEW ADDITION AND RENOVATION
FAWCETT RESIDENCE
 334 DURAND FALLS DRIVE
 DECATUR, GA 30030

PRINTING & REVISIONS

04/17/26 COA
 Application Submittal

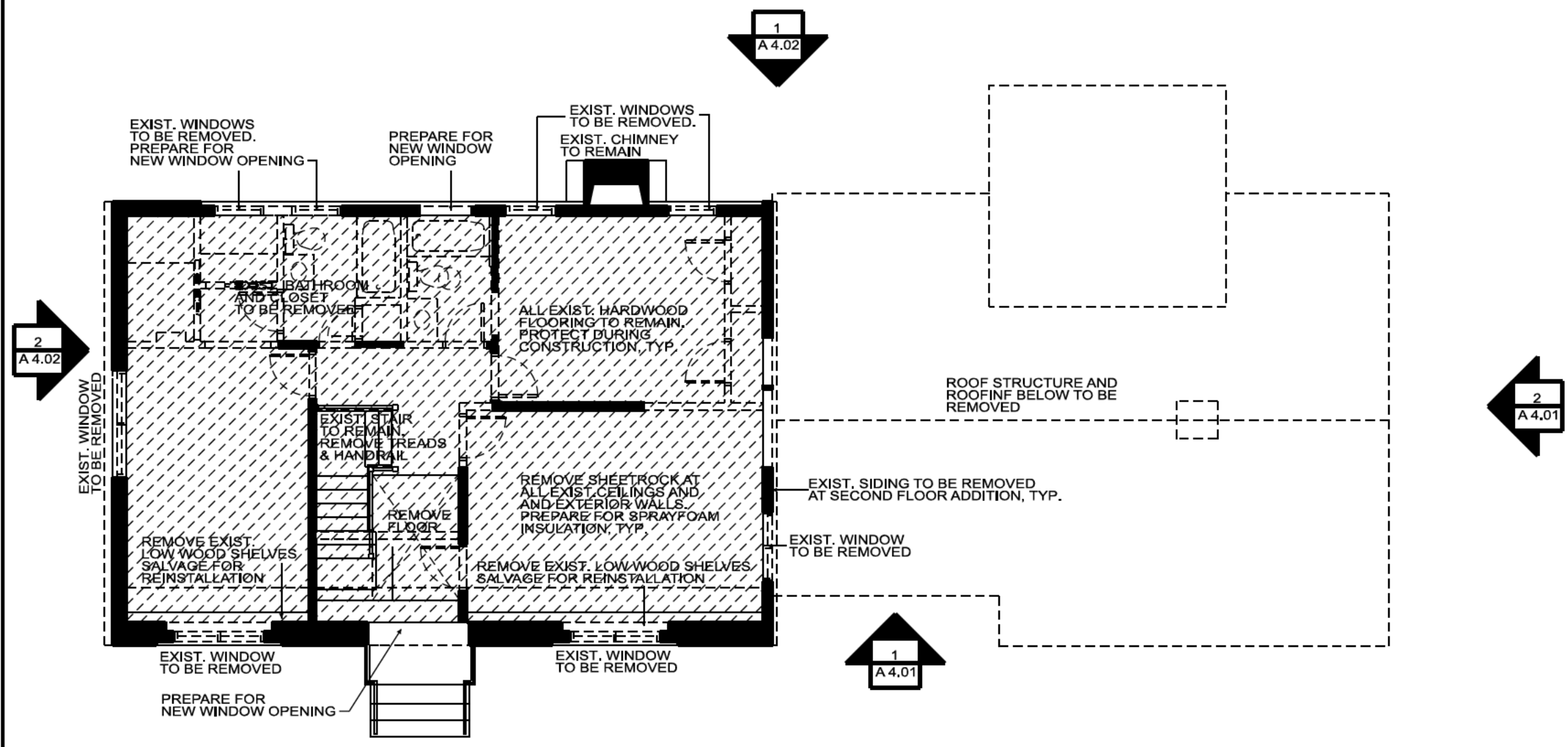
XX/XX/XX Construction
 Documents

XX/XX/XX Released for
 Construction

Sheet Title	EXISTING/ DEMO FLOOR PLAN LEVEL 2
Sheet Number	A2.02

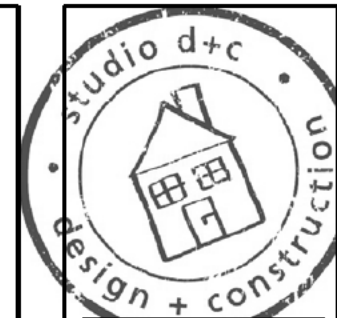
LEGEND :

- EXISTING WALL TO REMAIN
- EXISTING WALL OR ITEM TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING TO REMAIN
- REMOVE EXIST. CLG



DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.

1
A 2.02 EXISTING/ DEMO FLOOR PLAN - LEVEL 2
 SCALE: 1/8"=1'-0"



Consultants

NEW ADDITION AND RENOVATION
FAWCETT RESIDENCE
 334 DURAND FALLS DRIVE
 DECATUR, GA 30030

PRINTING & REVISIONS

04/17/26 COA
 Application Submittal

XX/XX/XX Construction
 Documents

XX/XX/XX Released for
 Construction

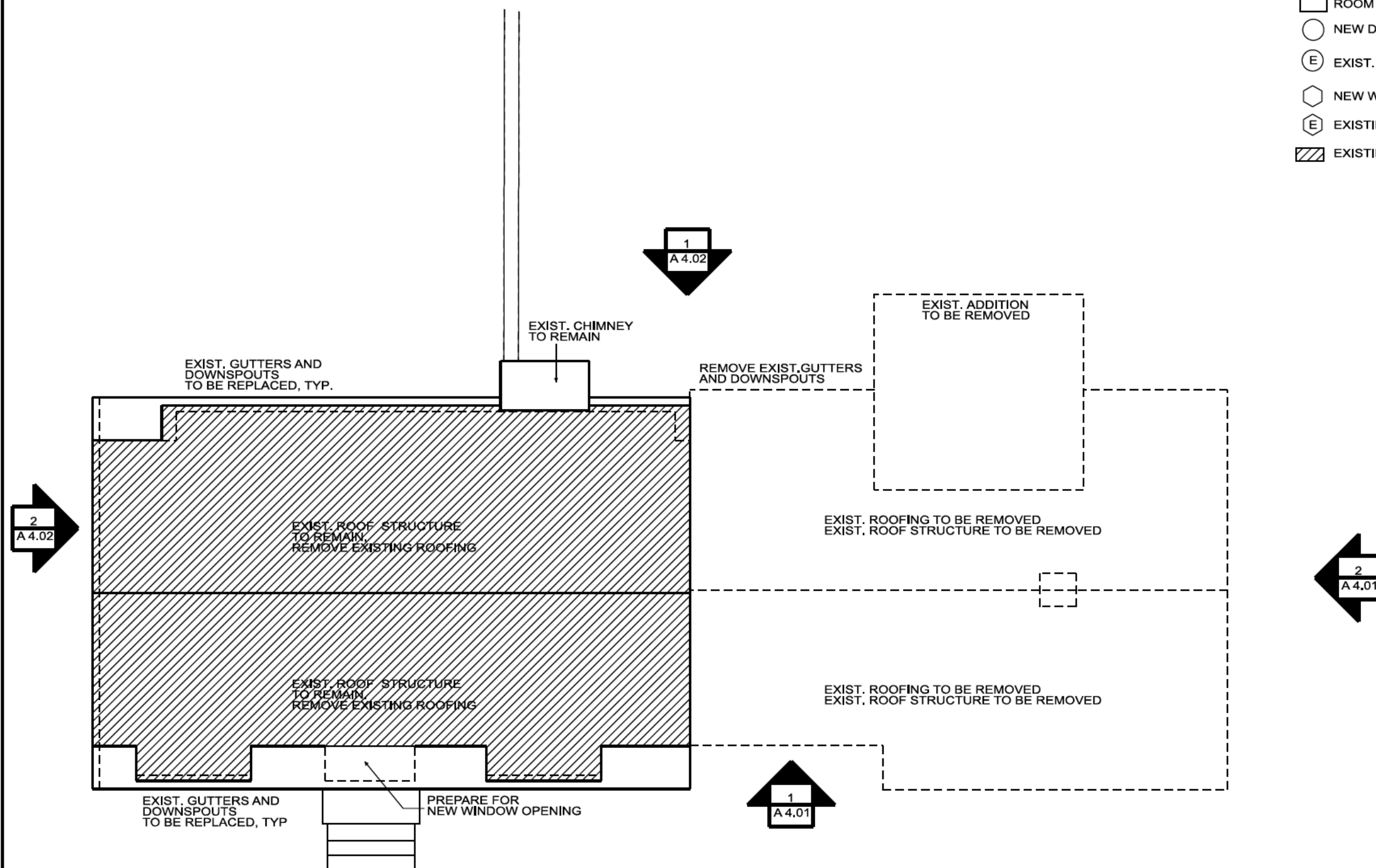
Sheet Title
 EXISTING/ DEMO
 ROOF PLAN

Sheet Number

A2.03

LEGEND :

- EXISTING WALL TO REMAIN
- NEW WALL
- ROOM NUMBER
- NEW DOOR
- EXIST. DOOR TO REMAIN
- NEW WINDOW
- EXISTING WINDOW TO REMAIN
- EXISTING TO REMAIN



DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.

1
 A 2.02 EXISTING/ DEMO ROOF PLAN
 SCALE: 1/8"=1'-0"



Consultants

NEW ADDITION AND RENOVATION
FAWCETT RESIDENCE
 334 DURAND FALLS DRIVE
 DECATUR, GA 30030

PRINTING & REVISIONS

04/17/26 COA
 Application Submittal

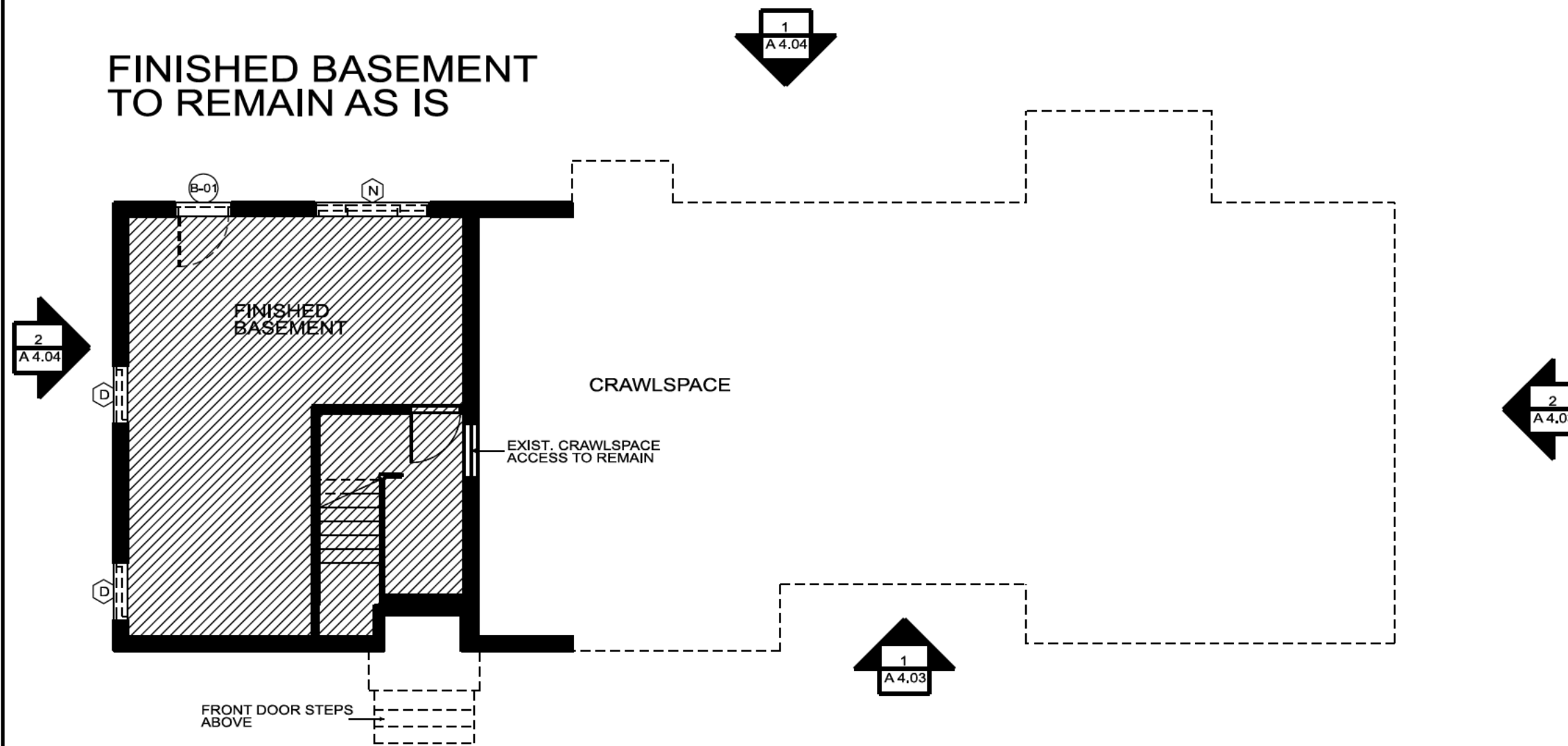
XX/XX/XX Construction
 Documents

XX/XX/XX Released for
 Construction

Sheet Title	NEW FLOOR PLAN BASEMENT
Sheet Number	A3.00

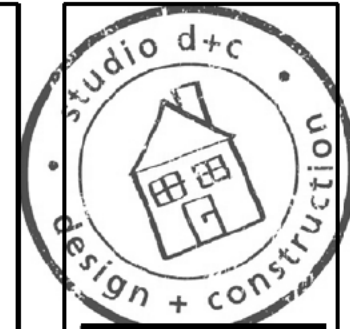
- EXISTING WALL TO REMAIN
- NEW WALL
- ROOM NUMBER
- NEW DOOR
- EXIST. DOOR TO REMAIN
- NEW WINDOW
- EXISTING WINDOW TO REMAIN
- EXISTING TO REMAIN

**FINISHED BASEMENT
 TO REMAIN AS IS**



DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.

1
A 3.00 NEW FLOOR PLAN - BASEMENT
 SCALE: 1/8"=1'-0"



Consultants

**NEW ADDITION AND RENOVATION
FAWCETT RESIDENCE
334 DURAND FALLS DRIVE
DECATUR, GA 30030**

PRINTING & REVISIONS

04/17/26 COA
Application Submittal

XX/XX/XX Construction
Documents

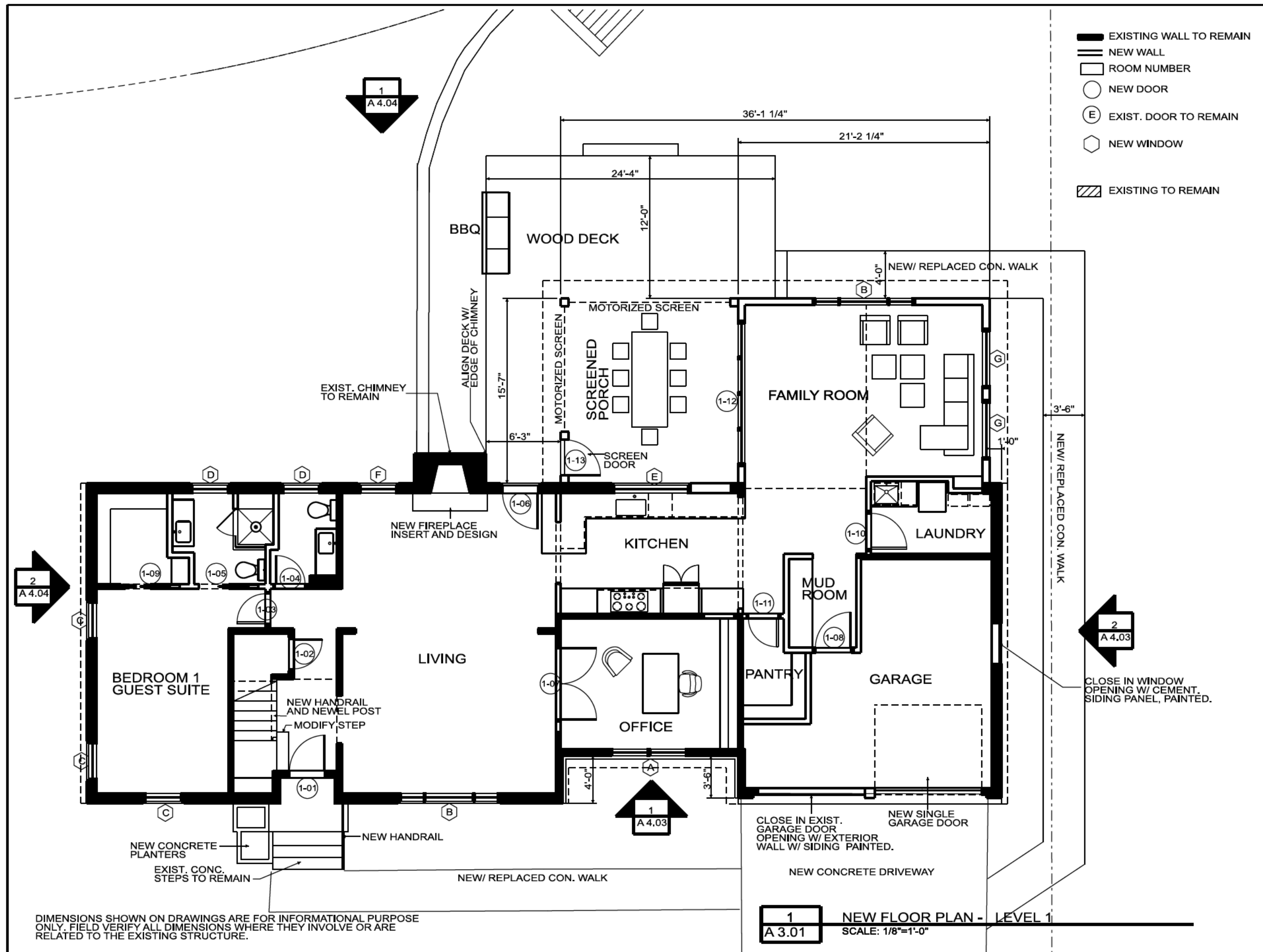
XX/XX/XX Released for
Construction

Sheet Title
**NEW FLOOR PLAN
LEVEL 1**

Sheet Number

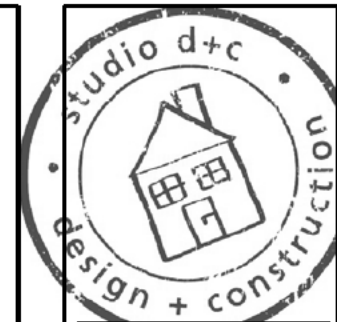
A3.01

- EXISTING WALL TO REMAIN
- NEW WALL
- ROOM NUMBER
- NEW DOOR
- EXIST. DOOR TO REMAIN
- NEW WINDOW
- EXISTING TO REMAIN



DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.

1
A 3.01 **NEW FLOOR PLAN - LEVEL 1**
SCALE: 1/8"=1'-0"



Consultants

NEW ADDITION AND RENOVATION
FAWCETT RESIDENCE
 334 DURAND FALLS DRIVE
 DECATUR, GA 30030

PRINTING & REVISIONS

04/17/26 COA
 Application Submittal

XX/XX/XX Construction Documents
 XX/XX/XX Released for Construction

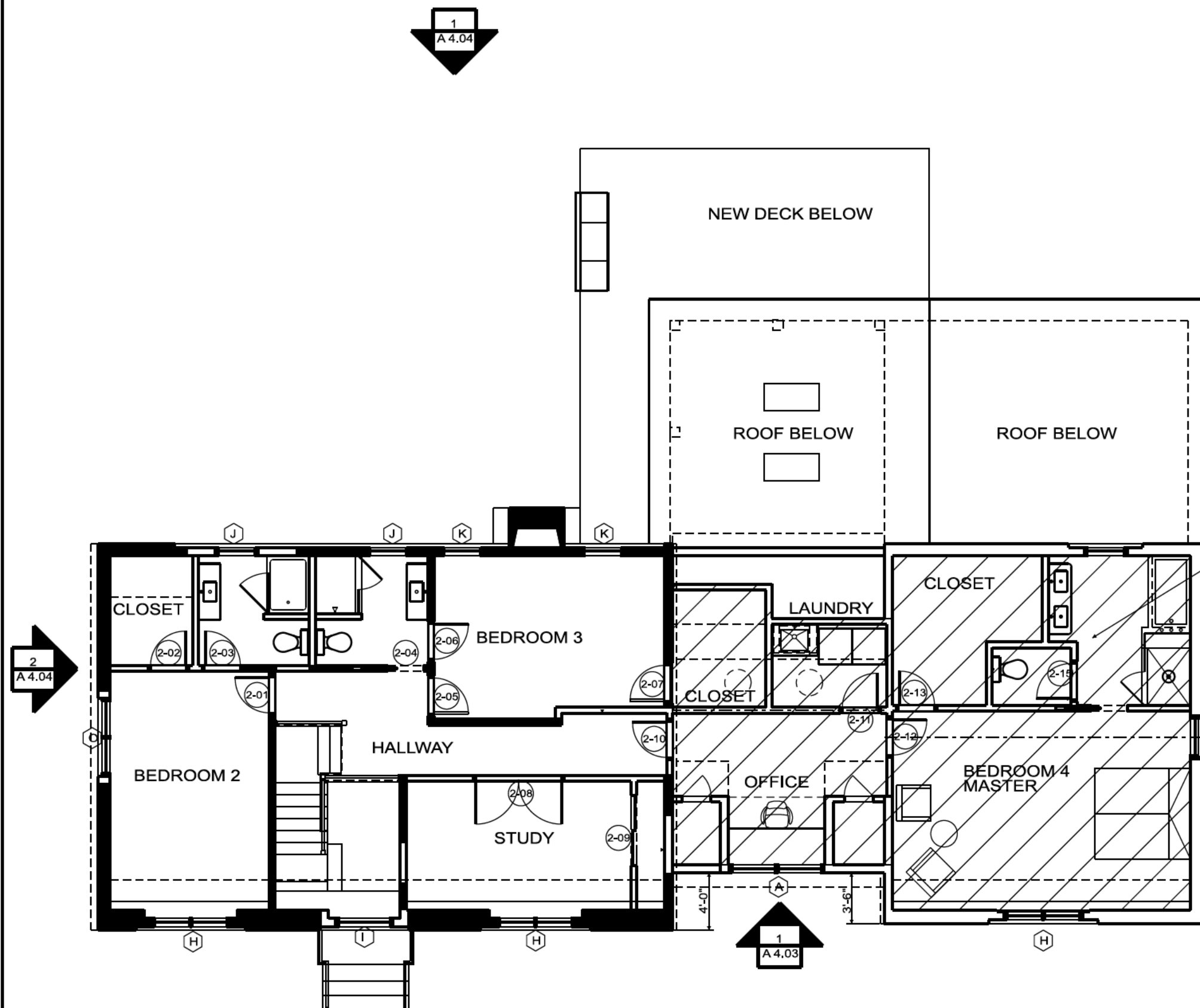
Sheet Title
 NEW FLOOR PLAN
 LEVEL 2

Sheet Number

A3.02

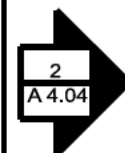
- EXISTING WALL TO REMAIN
- NEW WALL
- ROOM NUMBER
- NEW DOOR
- EXIST. DOOR TO REMAIN
- NEW WINDOW
- EXISTING WINDOW TO REMAIN
- EXISTING TO REMAIN

INTERIOR BUILT-OUT
 OF SECOND FLOOR
 ADDITION IN PHASE 2



DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.

1
 A 3.02 NEW FLOOR PLAN - LEVEL 2
 SCALE: 1/8"=1'-0"



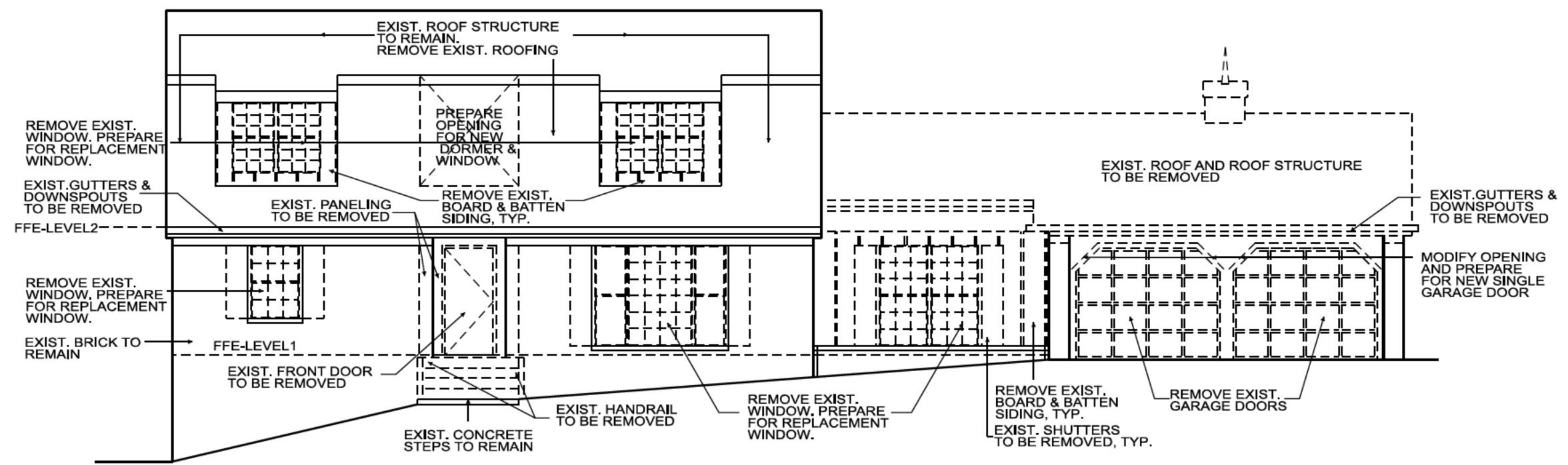


Consultants

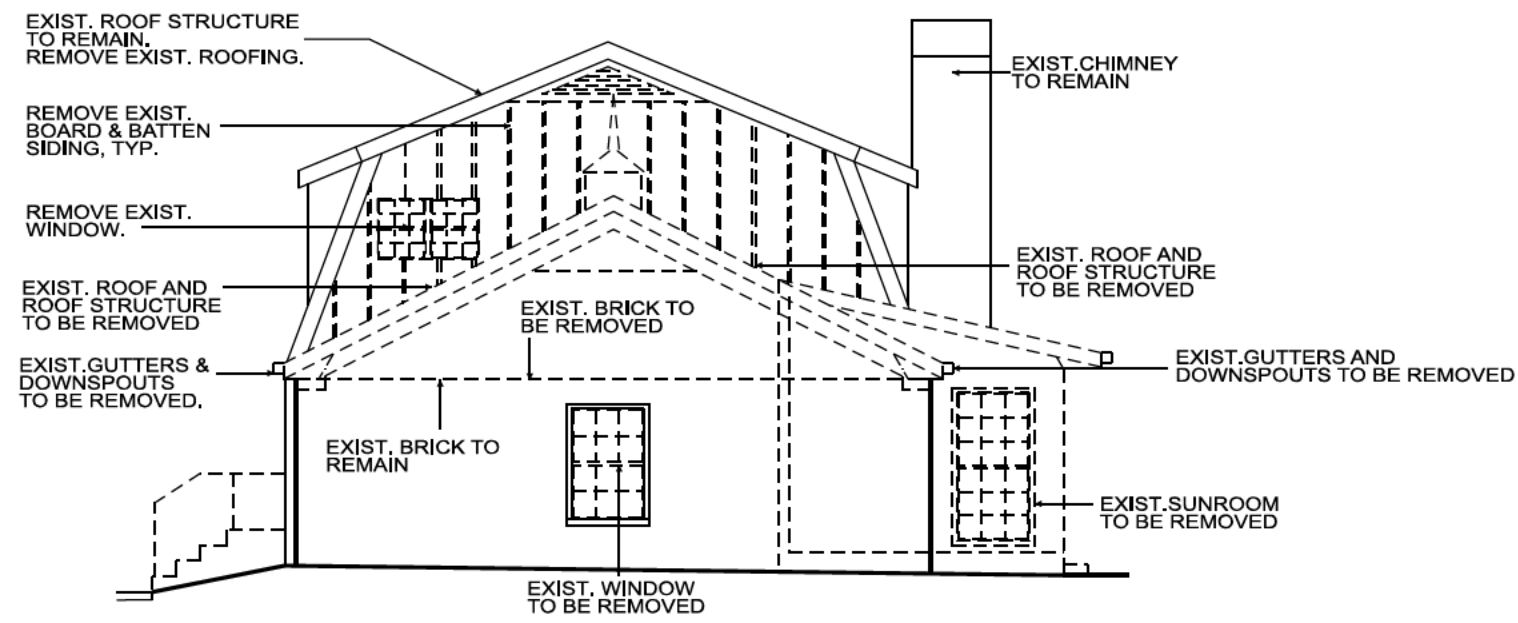
**NEW ADDITION AND RENOVATION
 FAWCETT RESIDENCE
 334 DURAND FALLS DRIVE
 DECATUR, GA 30030**

PRINTING & REVISIONS
 04/17/26 COA
 Application Submittal
 XX/XX/XX Construction Documents
 XX/XX/XX Released for Construction

Sheet Title EXISTING ELEVATIONS
Sheet Number A4.01

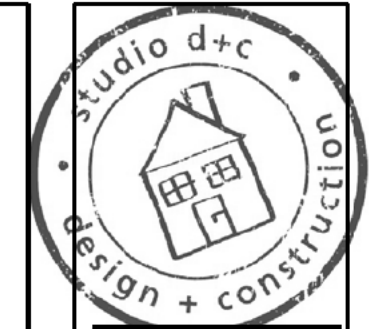


1
A 4.01 **EXISTING/ DEMOLITION FRONT ELEVATION- EAST**
 SCALE: 1/8"=1'-0"



2
A 4.01 **EXISTING/ DEMOLITION ELEVATION- NORTH**
 SCALE: 1/8"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.



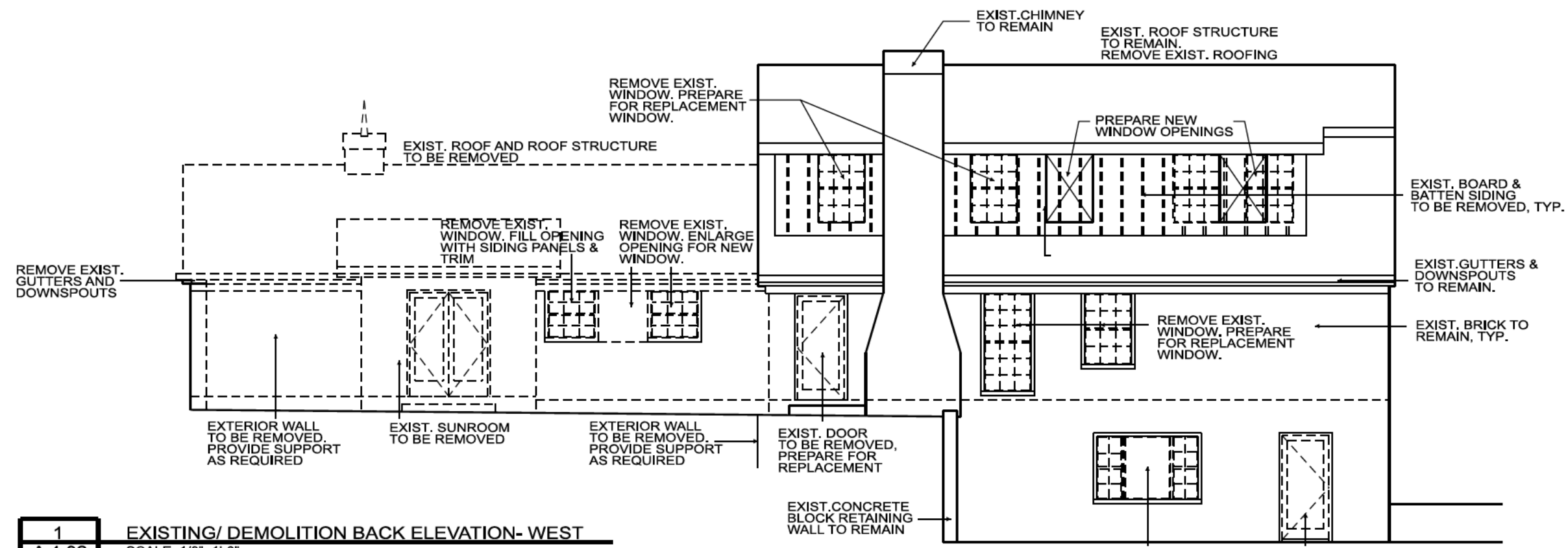
Consultants

NEW ADDITION AND RENOVATION
FAWCETT RESIDENCE
 334 DURAND FALLS DRIVE
 DECATUR, GA 30030

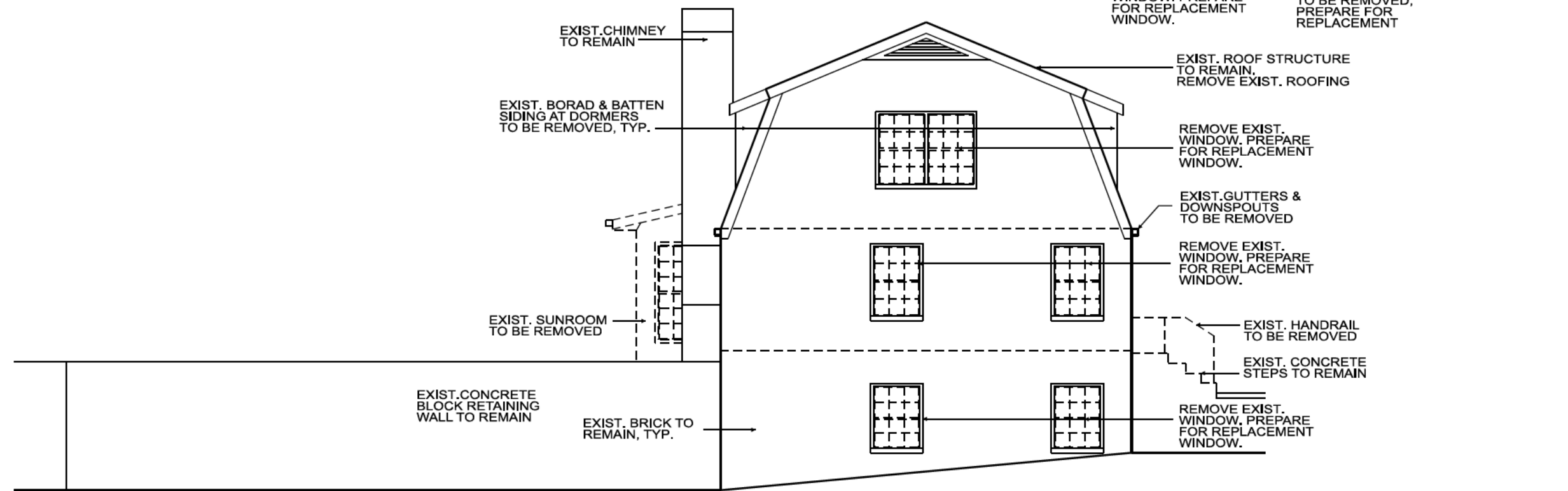
PRINTING & REVISIONS

04/17/26 COA
 Application Submittal
 XX/XX/XX Construction Documents
 XX/XX/XX Released for Construction

Sheet Title EXISTING ELEVATIONS
Sheet Number A4.02



1
A 4.02 EXISTING/ DEMOLITION BACK ELEVATION- WEST
 SCALE: 1/8"=1'-0"



2
A 4.02 EXISTING/ DEMOLITION ELEVATION- SOUTH
 SCALE: 1/8"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.

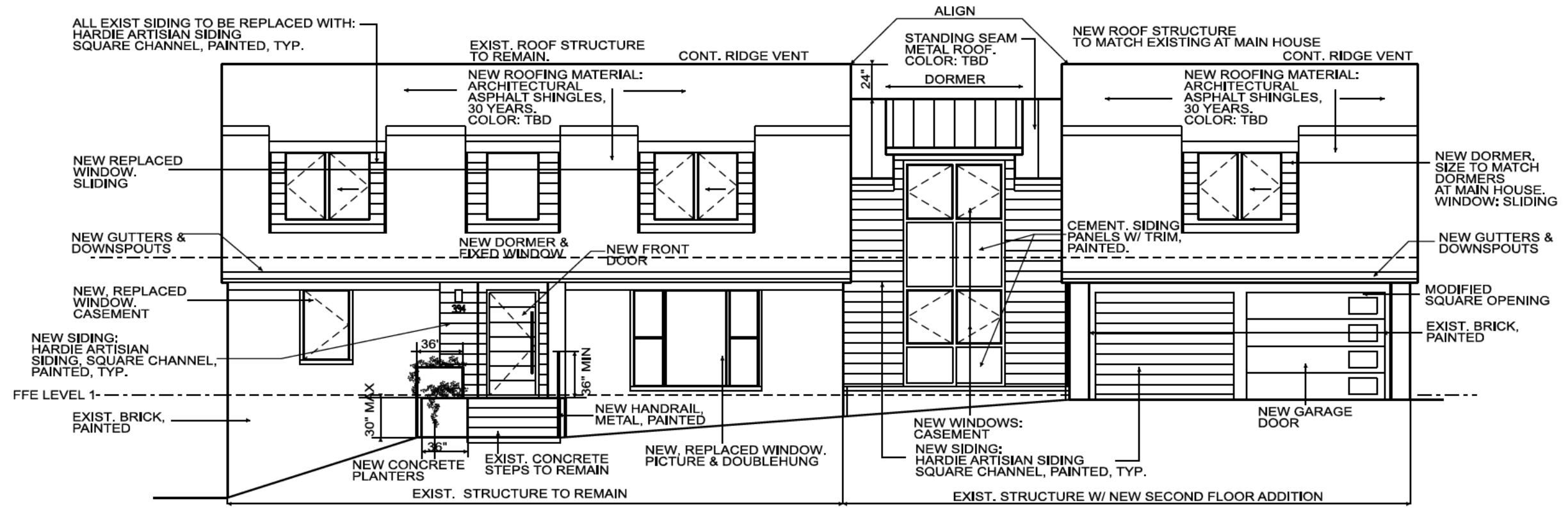


Consultants

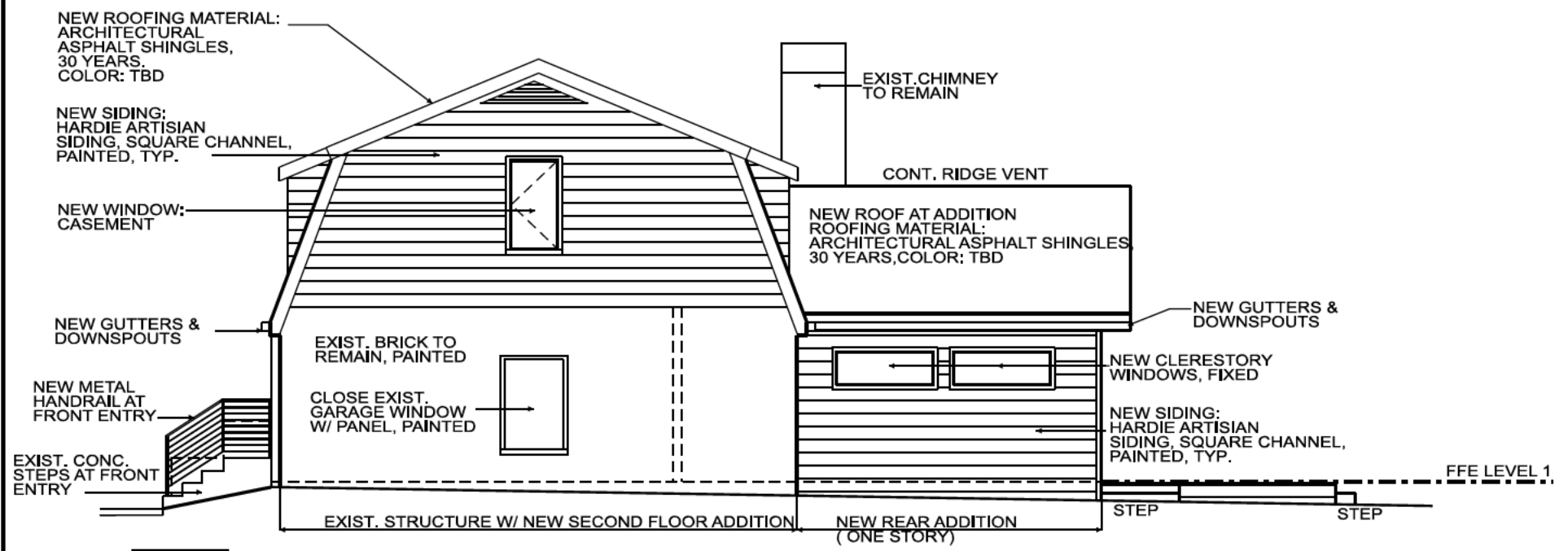
NEW ADDITION AND RENOVATION
FAWCETT RESIDENCE
 334 DURAND FALLS DRIVE
 DECATUR, GA 30030

PRINTING & REVISIONS
 04/17/26 COA
 Application Submittal
 XX/XX/XX Construction Documents
 XX/XX/XX Released for Construction

Sheet Title
 NEW ELEVATIONS
 Sheet Number
A4.03

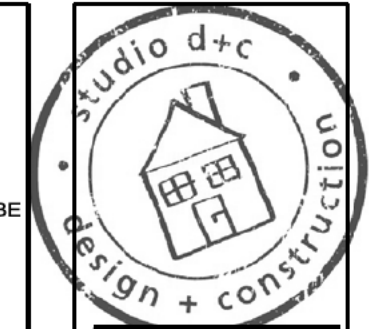


1
A 4.03 NEW FRONT ELEVATION- EAST
 SCALE: 1/8"=1'-0"



2
A 4.03 NEW ELEVATION- NORTH
 SCALE: 1/8"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.



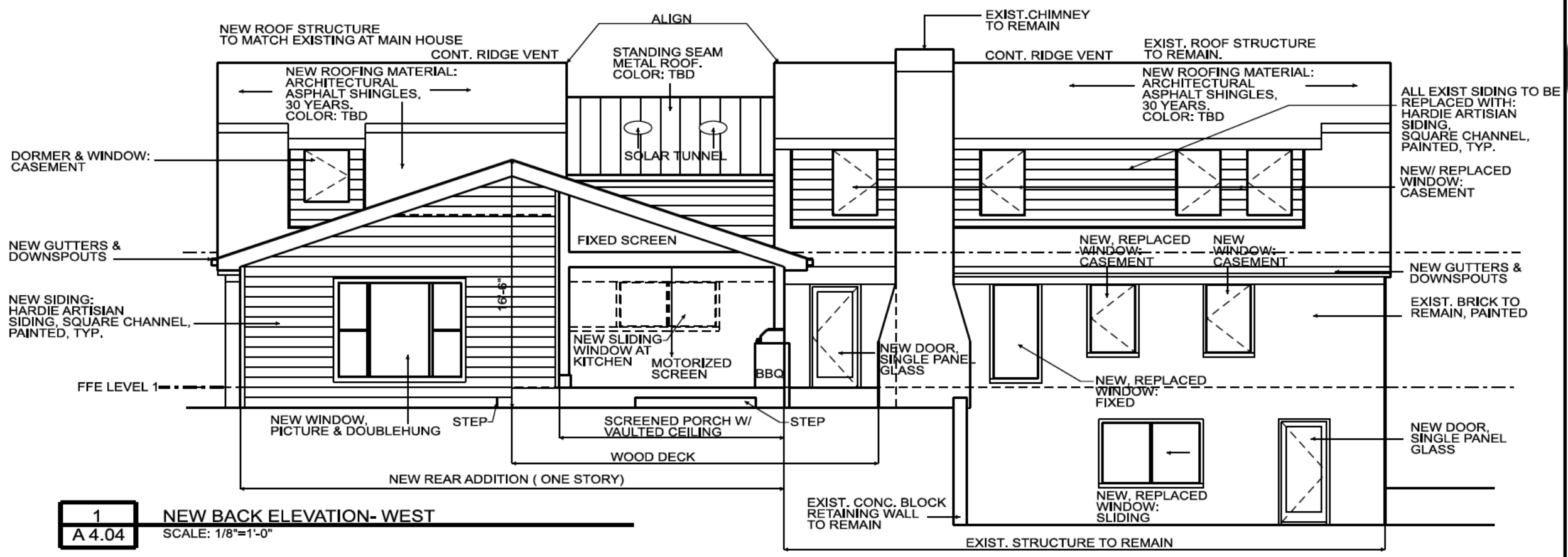
Consultants

NEW ADDITION AND RENOVATION
FAWCETT RESIDENCE
 334 DURAND FALLS DRIVE
 DECATUR, GA 30030

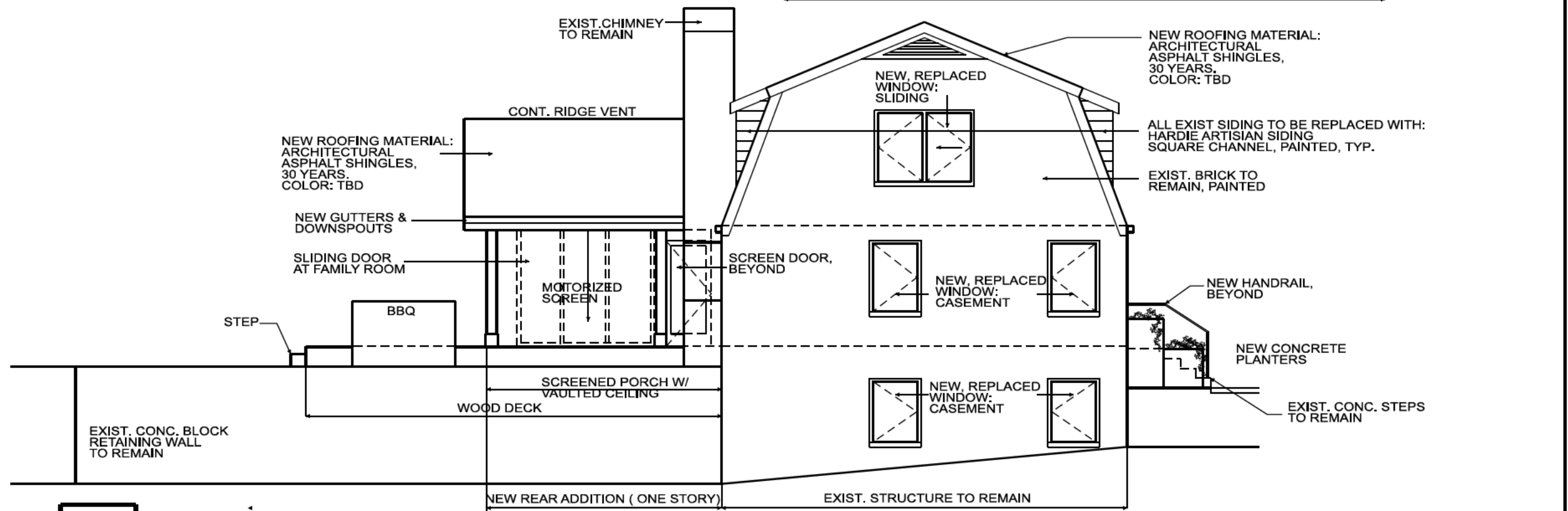
PRINTING & REVISIONS

04/17/26 COA
 Application Submittal
 XX/XX/XX Construction Documents
 XX/XX/XX Released for Construction

Sheet Title NEW ELEVATIONS
Sheet Number A4.04



1
A 4.04 NEW BACK ELEVATION- WEST
 SCALE: 1/8"=1'-0"



2
A 4.04 NEW ELEVATION- SOUTH
 SCALE: 1/8"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.



1 EAST FACADE - FRONT
A 9.01 SCALE: N/A



2 EAST FACADE- FRONT
A 9.01 SCALE: N/A



3 NORTH FACADE - SIDE
A 9.01 SCALE: N/A



4 SOUTH FACADE- SIDE
A 9.01 SCALE: N/A



Consultants

**NEW ADDITION AND RENOVATION
 FAWCETT RESIDENCE
 334 DURAND FALLS DRIVE
 DECATUR, GA 30030**

PRINTING & REVISIONS

04/17/26 COA
 Application Submittal

XX/XX/XX Construction
 Documents

XX/XX/XX Released for
 Construction

Sheet Title
 PHOTOS OF
 EXISTING
 STRUCTURE

Sheet Number

A9.01



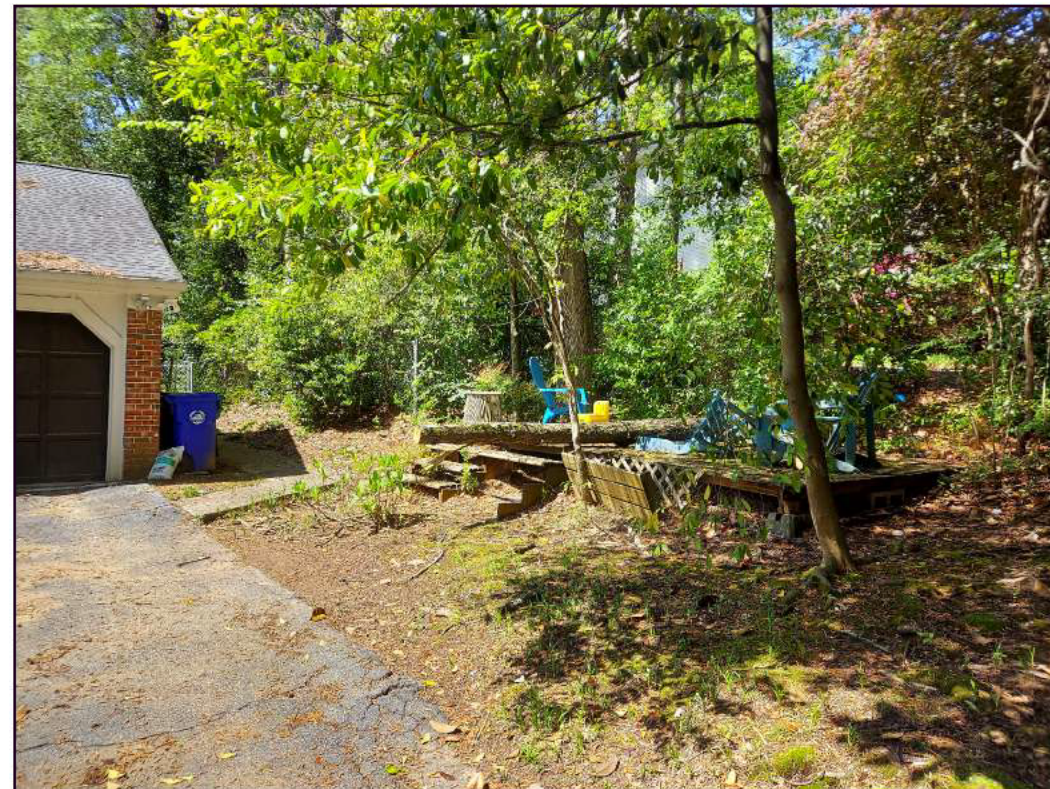
1 WEST FACADE - REAR
A 9.02 SCALE: N/A



2 WEST FACADE- REAR
A 9.02 SCALE: N/A



3 WEST FACADE - REAR
A 9.02 SCALE: N/A



4 WOODEN DECK TO BE REMOVED - FRONT
A 9.02 SCALE: N/A



Consultants

NEW ADDITION AND RENOVATION
FAWCETT RESIDENCE
 334 DURAND FALLS DRIVE
 DECATUR, GA 30030

PRINTING & REVISIONS

04/17/26 COA
 Application Submittal

XX/XX/XX Construction
 Documents

XX/XX/XX Released for
 Construction

Sheet Title
 PHOTOS OF
 EXISTING
 STRUCTURE

Sheet Number

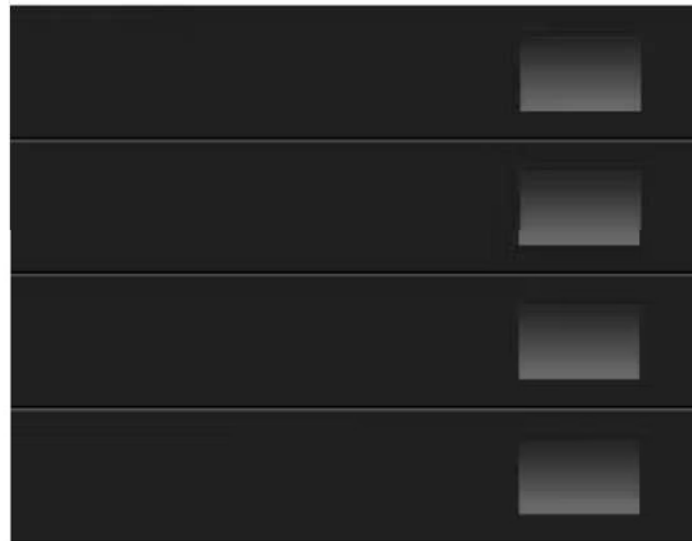
A9.02



PROPOSED FRONT DOOR STYLE:
WOOD OR FIBERGLASS DOOR,
WITH HORIZONTAL GROOVES,
PAINTED



PROPOSED FRONT ENTRY HANDRAIL:
METAL HANDRAIL WITH HORIZONTAL
RAILS, PAINTED.



PROPOSED GARAGE DOOR STYLE:
FLUSH 4 PANEL GARAGE DOOR WITH
VERTICAL WINDOWS, CLEAR.



Consultants

NEW ADDITION AND RENOVATION
FAWCETT RESIDENCE
334 DURAND FALLS DRIVE
DECATUR, GA 30030

PRINTING & REVISIONS

04/17/26 COA
Application Submittal

XX/XX/XX Construction
Documents

XX/XX/XX Released for
Construction

Sheet Title
PROPOSED
FRONT DOOR,
GARAGE DOOR &
HANDRAIL
Sheet Number

A9.03