



**DeKalb County Zoning Board of Appeals**  
Department of Planning & Sustainability  
178 Sams Street,  
Decatur, GA 30030



Lorraine Cochran-Johnson

**Wednesday, May 13, 2025**

Juliana  
Njoku

**Planning Department Staff Analysis**

Chief Executive Officer

Director

**D1. Case No: A-26-1247945**

**Parcel ID(s): 18 054 03 017**

**Commission District 02 Super District 06**

**Applicant:** Chris and Lane Carter  
1320 Briardale Lane NE  
Atlanta, GA 30306

**Owner:** Chris and Lane Carter  
1320 Briardale Lane NE  
Atlanta, GA 30306

**Project Name:** 1320 Briardale Lane – Residential Additions

**Location:** 1320 Briardale Lane, Atlanta, GA 30306

**Requests:** Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side yard setback from 8.5 feet to six feet and rear yard setback from 40 feet to 23 feet, increase lot coverage from 35% to 36% (Currently 38.4%), and to allow an accessory structure in the side yard, to facilitate construction of residential additions in the R-85 (Residential Medium Lot-85) zoning district and Druid Hills Historic District.

**Staff Recommendation:** Approval with conditions

**Conditions:**

1. The following information about this variance shall be noted on any site plan submitted for building permit review in DeKalb County for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. Any permit drawings submitted for review shall be substantially consistent with the site layout and improvements presented with this application, including the covered rear patio structure and the approximate 8-foot by 12-foot side yard plunge pool.

## **STAFF FINDINGS:**

The subject property is an existing single-family residential property located within the R-85 (Residential Medium Lot-85) zoning district and the Druid Hills Historic District. The applicant proposes to construct a covered structure over an existing rear patio and to install a small 8-foot by 12-foot plunge pool in the side yard. The house was constructed in 1927 and positioned unusually close to the rear of the lot. The packet also includes a survey and site materials indicating a lot area of approximately 14,010 square feet and existing lot coverage of approximately 38.4 percent.

**1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.**

The subject property exhibits an unusual physical condition arising from the existing placement of the principal structure near the rear portion of the lot. The house predates current zoning standards and is positioned substantially closer to the rear property line than would be permitted today. Because the existing structure already occupies the portion of the lot that would ordinarily accommodate rear yard improvements, the buildable area for compliant additions and accessory features is constrained in a way not generally present on surrounding properties. This condition appears inherent to the developed site and was not created by the present owner(s).

**2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:**

The requested relief appears limited to facilitating modest residential improvements rather than intensifying the use of the property. The covered structure is proposed over an existing rear patio, and the pool is described as approximately 8-foot by 12-foot plunge pool. The applicant states that the rear of the lot cannot accommodate a pool because the principal structure extends toward the back of the property, and the pool area is proposed away from the street with a stone wall providing screening and safety. Based on the materials submitted, the request appears tied to the unusual site configuration and is limited in scope and scale and does not constitute a grant of special privilege inconsistent with other properties in the same zoning district.

**3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:**

The proposed improvements are residential in nature and generally compatible with the use of the subject property and surrounding neighborhood context. The application materials state that the work is intended to maintain appropriate scale and appearance, avoid negative impacts on neighboring properties, and support continued residential use of the principal structure. Dekalb County's Historic Preservation Committee (HPC) has approved the related design, and the submitted neighbor support letter indicates affirmative support from nearby property owners who do not believe the improvements will negatively affect the area. Based on the current record, staff finds there may be no material detriment to the public welfare or injury to nearby properties or improvements within the zoning district.

**4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:**

Strict application of the setback and yard placement requirements may create an undue and unnecessary hardship because the existing house placement limits the areas in which the applicants can reasonably locate the proposed covered patio improvement and side yard pool. The rear of the lot may not be able to accommodate a pool due to the location of the existing house and that the covered structure over the existing patio cannot be completed without setback relief.

**5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:**

The spirit and purpose of the zoning ordinance are served when variance relief allows reasonable use of a residential property without undermining neighborhood character or established development patterns. The owners seek modest improvements accessory to an existing single-family residence, not a change in use or a substantial intensification of development. The application materials emphasize compatibility with the surrounding neighborhood, and the HPC approval further supports the conclusion that the proposed improvements can be accommodated in a manner consistent with the historic district context.

**FINAL STAFF ANALYSIS:**

The subject property presents an unusual site condition based on the existing placement of the residence near the rear portion of the lot. The requested relief is tied to modest residential improvements consisting of a covered rear patio structure and a small side yard plunge pool. The record includes HPC approval for the related proposal and written support from neighboring property owners. Staff finds that the application presents sufficient grounds for approval of the requested variance relief, subject to conditions ensuring consistency with the submitted plans and all other applicable approvals. The requested relief is directly related to the physical constraints of the site, which were not caused by the owner, and represents the minimum necessary to afford relief, and will not be materially detrimental to the public welfare or injurious to nearby properties. The variance request is consistent with the spirit and intent of the zoning ordinance and supports the policies of DeKalb County Comprehensive Plan related to maintaining neighborhood character and encouraging reinvestment in an existing residential area.

**Staff Recommendation:** Approval with conditions

**Conditions:**

1. The following information about this variance shall be noted on any site plan submitted for building permit review in DeKalb County for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. Any permit drawings submitted for review shall be substantially consistent with the site layout and improvements presented with this application, including the covered rear patio structure and the approximate 8-foot by 12-foot side yard plunge pool.



**DeKalb County Department of Planning & Sustainability**

178 Sams Street  
Decatur, GA 30030

Phone: (404) 371-2155  
dekalbcountyga.gov/planning

Lorraine Cochran-Johnson  
Chief Executive Officer

Cedric Hudson  
Interim Director



**ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES,  
SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE  
DECISIONS)**

Applicant and/or Authorized Representative: Chris and Lane Carter

Mailing Address: 1320 Briardale Lane NE

City/State/Zip Code: Atlanta, GA 30306

Email: [REDACTED]

Telephone Home: [REDACTED] Business: [REDACTED]

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: Chris and Lane Carter

Mailing Address: 1320 Briardale Lane NE Atlanta, GA 30306

Email: [REDACTED] Telephone: [REDACTED] Business: [REDACTED]

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 1320 Briardale Lane City: Atlanta State: GA Zip: 30306

District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: 18 054 03 017

Zoning Classification: \_\_\_\_\_ Commission District & Super District: \_\_\_\_\_

**CHECK TYPE OF HEARING REQUESTED:**

VARIANCE (From Development Standards causing undue hardship upon owners of property.)

SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)

OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

**\*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.\***

Email [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) with any questions.

**AUTHORIZATION OF THE PROPERTY OWNER**

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct. I hereby certify that I am the owner of the property subject to the application.

11/16/2025

DATE:

SIGNATURE:

  
Lane Carter

12-28-25

  
Chris P. Carter

**Chris and Lane Carter**

1320 Briardale Lane  
Atlanta, GA 30306



November 17, 2025

**DeKalb County Planning & Sustainability Department**

Zoning Division  
1800 Century Boulevard, NE  
Atlanta, GA 30345

**RE: Letter of Intent for Variance Requests**

Property Address: **1320 Briardale Lane, Atlanta, GA 30306**

Parcel ID: 18 054 03 017

**To Whom It May Concern,**

We respectfully submit this Letter of Intent in support of our application for three (3) variances related to planned improvements to our home.

Our house was built in 1927 and is positioned on the extreme rear of the lot...much further than current zoning standards allow. Because of this historic placement, any reasonable improvement to the rear or side of the home creates hardship and requires setback variances.

**Variance Request #1 – Rear Setback reduced from 40' to 8'6" for Covered Patio structure**

We request a variance to add a covered structure over our existing rear patio. This improvement will provide weather protection, enhance usability, while maintaining the architectural character of our historic home. Due to the home's placement close to the rear property line, this addition cannot be completed without a variance.

**Variance Request #2 – Side Setback reduced from 8'6" to 6'6" for Covered Patio structure**

**Variance Request #3 – Approval for pool in the side yard.**

We also request a variance to install a small 8' x 12' plunge pool in the side yard. The rear of the lot cannot accommodate a pool because the historic home extends to the back of the property. The proposed pool area sits far from the street, is modest in scale, and will not impact visibility from the public right-of-way. The pool area is also fully protected by a 36" tall stone wall for safety. (see attached image)

### **Justification for Variances**

The variances are necessary due to the unique, nonconforming location of our historic home. Our goal is to make modest, reasonable improvements that remain consistent with the character of the house and surrounding neighborhood. These updates will:

- Improve functionality of the property
- Maintain an appropriate scale and appearance
- Avoid negative impacts on neighboring properties
- Support the preservation and continued use of a historic home

We appreciate the County's consideration of these requests and will gladly provide any additional information needed.

Respectfully,

[REDACTED]

[REDACTED]

## Decision of the DeKalb County Historic Preservation Commission

**Name of Applicant:** Chris and Lane Carter

**Address of Property:** 1320 Briardale Lane

**Date(s) of hearing if any:** November 17, 2025

**Case Number:** 1247861

**Approved**       **Denied**       **Deferred**

**Approval:** The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.

**Additional pertinent factors:**

Reapproval of a previously issued Certificate of Appropriateness to construct an addition on the front façade of a nonhistoric house. The plans that were previously approved are the same, with the modification that a covering will be constructed over the patio on the rear of the property and an 8'x12' pool is constructed in the side yard with a stone privacy fence installed in front to shield the pool from the Right of Way.

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Application is approved with conditions or modifications  /without conditions or modifications

**Conditions or modifications (if applicable):**

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**Denial:** The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district  / or, the applicant has not provided sufficient information for the Preservation Commission to approve the application . Specifically, the Preservation Commission finds as follows:

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**Deferral:** The Preservation Commission has deferred action on this application for the following reasons:

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The application will be re-heard by the Historic Preservation Commission at its meeting on

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Date:

12/2/25

Signature:



**Chair, DeKalb County  
Historic Preservation Commission**



**Dekalb County Historic Preservation Commission**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

**(404) 371-2155 or (404) 371-2813 (Fax)**

Lorraine Cochran-Johnson  
Chief Executive Officer

**CERTIFICATE OF APPROPRIATENESS**

December 04, 2025

Site Address: 1320 BRIARDALE LN  
ATLANTA, GA 30306-

Parcel ID: 18-054-03-017

Application Date: November 04, 2025

Applicant: Chris & Lane Carter

Mailing Address: 1320 Briardale Lane Northeast  
Atlanta, GA 30306

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**THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON November 17, 2025, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:**

**ACTION: Approval**

Reapproval of a previously issued Certificate of Appropriateness to construct an addition on the front façade of a nonhistoric house. The plans that were previously approved are the same, with the modification that a covering will be constructed over the patio on the rear of the property and an 8'x12' pool is constructed in the side yard with a stone privacy fence installed in front to shield the pool from the Right of Way.



To Whom It May Concern,

We are neighbors of Chris and Lane Carter at 1320 Briardale Lane, and we are writing in support of their requested variances for planned improvements to their home.

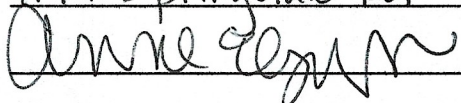
We understand the Carters are seeking approval for:

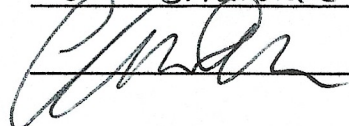
1. A rear setback variance to add a covered structure over their existing back patio, and
2. A side setback variance to install a small 8' x 12' plunge pool.

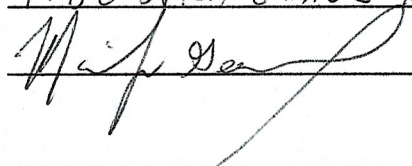
Based on our knowledge of their property and the unique placement of their historic home, we believe these improvements are reasonable and will not negatively impact neighboring properties or the character of the community.

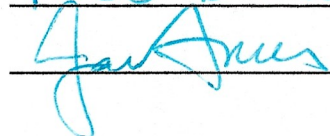
We support their efforts to maintain and improve their historic home and respectfully ask that their variance requests be approved.

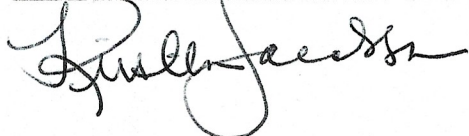
Sincerely,


Anne Elzemeyer  
1177 Springdale Rd  


Carolina Gordon  
1319 Briardale Ln NE  


MARILYN GEEWAX  
1180 SPRINGDALE RD NE  


Jane Ames  
1265 Briardale  


KIRSTEN JACOBSON  
1196 SPRINGDALE RD NE  
ATLANTA GA 30306  


KIRK LARSON  
1184 SPRINGDALE RD  
ATLANTA 30306  


# CARTER RESIDENCE

1320 BRIARDALE LANE  
ATLANTA, GEORGIA 30306

REVISIONS  
24 JAN 2024  
09 SEPT 2025  
20 APRIL 2025

## SCOPE OF WORK

THE PROJECT IS AN ADDITION TO THE FRONT OF AN EXISTING HOUSE. THE ADDITION CONSISTS OF A MASTER BEDROOM, BATHROOM, AND ENTRYWAY ON THE MAIN LEVEL AND AN ADDITIONAL BEDROOM ON THE SECOND LEVEL. THERE IS ALSO A PORCH ADDITION ON THE REAR OF THE HOUSE AND A POOL AND STONE WALL ON THE SIDE OF THE HOUSE.

## DRAWING LIST

| ARCHITECTURAL |                     |
|---------------|---------------------|
| T-1           | TITLE SHEET         |
| A1-0          | SITE PLAN           |
| A2-0          | BASEMENT PLAN       |
| A2-1          | FIRST FLOOR PLAN    |
| A2-2          | SECOND FLOOR PLAN   |
| A2-3          | ROOF PLAN           |
| A3-1          | ELEVATIONS          |
| A3-2          | ELEVATIONS          |
| AB-1          | AS-BUILT PLANS      |
| AB-2          | AS-BUILT ELEVATIONS |
| AB-3          | AS-BUILT ELEVATIONS |

## GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY WORK INDICATED IN THE CONSTRUCTION DOCUMENTS THAT CANNOT BE PERFORMED IN ACCORDANCE WITH THE DOCUMENTS DUE TO EXISTING FIELD CONDITIONS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL CLEARANCES, DIMENSIONS AND SIZES PRIOR TO ORDERING OR PURCHASING ASSEMBLIES OR FIXTURES FOR CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, & LOCAL BUILDING CODES, REGULATIONS AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. CARE SHALL BE TAKEN TO PROTECT ALL UTILITIES WHICH W ARE TO REMAIN.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION AND ALL STAGING, SCHEDULING, MATERIAL DELIVERIES AND OTHER ITEMS THAT AFFECT THE SEQUENCE OF CONSTRUCTION OR SCHEDULING THE CONSTRUCTION PROJECT.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER/GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM THE ARCHITECT.
- IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
- DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FOUNDATION OR FACE OF FRAMING, UNLESS OTHERWISE NOTED AS "FINISHED"
- IT IS THE RESPONSIBILITY OF THE OWNER AND /OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
- ANY DISCREPANCIES CONTAINED WITHIN THESE DRAWINGS ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT
- THE INFORMATION CONTAINED WITHIN THESE DOCUMENTS ARE ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY STANDARD CONSTRUCTION PRACTICES WHICH WILL PROVIDE A STRUCTURALLY SOUND AND WEATHERPROOF STRUCTURE.
- ALL CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES AND STANDARD PRACTICES.
- CONTRACTOR WILL FOLLOW ALL MANUFACTURERS' INSTALLATION INSTRUCTION AND SPECIFICATIONS
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- ALL EFFORTS SHALL BE TAKEN TO ASSURE A "QUIET" FLOOR SYSTEM, (GLUE AND SCREW PLYWOOD DECKING TO JOISTS). PROVIDE CROSS BRACING AT JOISTS AS REQUIRED.
- DIMENSIONS GIVEN AT EACH WINDOW ARE NOMINAL AND REFER TO SASH SIZES. CONTRACTOR TO REVIEW WINDOW ORDER WITH ARCHITECT TO CLARIFY DIMENSIONAL DIFFERENCES BETWEEN MANUFACTURER'S SIZES AND THOSE CALLED OUT ON DRAWINGS. CONTRACTOR TO MAKE REQUIRED ADJUSTMENT FOR ROUGH OPENING DIMENSION.
- ALL SMOKE DETECTORS SHALL BE INSTALLED HARDWIRED WITH BATTERY BACKUP ON ALL FLOORS. COORDINATE LOCATION WITH CODE REQUIREMENTS AND OWNER.
- PLUMBING AND MECHANICAL VENTS SHALL BE GROUPED TO MINIMIZE ROOF PENETRATIONS.
- CONTRACTOR SHALL PROVIDE EXHAUST FANS VENTED TO THE OUTDOORS FOR EVERY TOILET AND PLACEMENT BY CODE.
- THE BUILDING SITE SHALL BE KEPT CLEAN AND IN AN ORDERLY MANNER AT ALL TIMES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF DEBRIS IN A CONSISTENT AND LEGAL MANNER.
- CONTRACTOR SHALL PROVIDE PORT-A-LET AND BE MAINTAINED PER CITY CODES.
- GENERAL CONTRACTOR SHALL INSPECT ACTUAL SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING CONSTRUCTION. GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ARCHITECT VERY OF ANY NON-TYPICAL CONDITIONS REGARDING SOILS, GROUND WATER, EXISTING STRUCTURAL CONDITIONS, OR ANY OTHER ISSUE, WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN.

## CONTACT INFORMATION

### ARCHITECT

GREG HARRELL  
GREG HARRELL ARCHITECT LLC  
15 FRANKLIN ST #100  
AVONDALE ESTATES, GA 30002  
404-509-3136  
GREG@GREGHARRELLARCHITECT.COM

### CLIENT

CHRIS AND LANE CARTER  
CHRISANDLANECARTER@GMAIL.COM

## AREA CALCULATIONS

|   |       |      |
|---|-------|------|
| EXISTING FIRST FLOOR CONDITIONED SPACE:         | 1811  | S.F. |
| NEW FIRST FLOOR CONDITIONED SPACE:              | 613   | S.F. |
| EXISTING SECOND FLOOR                           | 617   | S.F. |
| NEW SECOND FLOOR CONDITIONED SPACE:             | 606   | S.F. |
| TOTAL CONDITIONED SPACE:                        | 3647  | S.F. |
| NEW BASEMENT CONDITIONED SPACE:                 | 467   | S.F. |
| REAR PORCH:                                     | 420   | S.F. |
| REAR SHED                                       | 142   | S.F. |
| TOTAL LOT AREA:                                 | 14010 | S.F. |
| TOTAL IMPERVIOUS AREA: SEE SURVEY FOR BREAKDOWN | 4957  | S.F. |
| LOT COVERAGE                                    |       |      |
| 4957 SQ. FT/ 14010 SQ FT TOTAL LOT AREA = 35.4% |       |      |
| FAR CALCULATION:                                |       |      |
| 3647 SQ. FT/ 14010 SQ FT TOTAL LOT AREA = 26.0% |       |      |

## WALL LEGEND

|  |                       |
|--|-----------------------|
|  | 2 X 4 WOOD FRAME WALL |
|  | 2 X 6 WOOD FRAME WALL |
|  | STONE VENEER          |
|  | BRICK VENEER          |

## APPLICABLE CODES

- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- NATIONAL ELECTRIC CODE, 2017 EDITION,
- INTERNATIONAL ENERGY CODE, 2015 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FIRE CODE, 2018 EDITION WITH GEORGIA AMENDMENTS
- 2018 NFPA 101- LIFE SAFETY CODE WITH STATE AMENDMENTS
- GEORGIA ACCESSIBILITY CODES

## GENERAL NOTES

## LIFE SAFETY CODE LEGEND

- EGRESS WINDOW - CLEAR OPENING: MIN. AREA 5.7 SF, MIN HEIGHT 24", MIN. WIDTH 20". MAX. SILL HEIGHT = 44" AFF.
- SMOKE/CARBON MONOXIDE DETECTOR - HARD WIRED
- TEMPERED GLASS
- EXHAUST FAN REQUIRED
- GROUND FAULT INTERRUPT REQUIRED
- ARC FAULT INTERRUPT REQUIRED



PROPOSED FRONT ELEVATION  
SCALE: 3/16"=1'-0"

CARTER RESIDENCE  
1320 BRIARDALE LANE  
ATLANTA, GA 30306

GREG HARRELL ARCHITECT, LLC  
15 FRANKLIN STREET  
AVONDALE ESTATES, GA 30002  
GREG@GREGHARRELLARCHITECT.COM

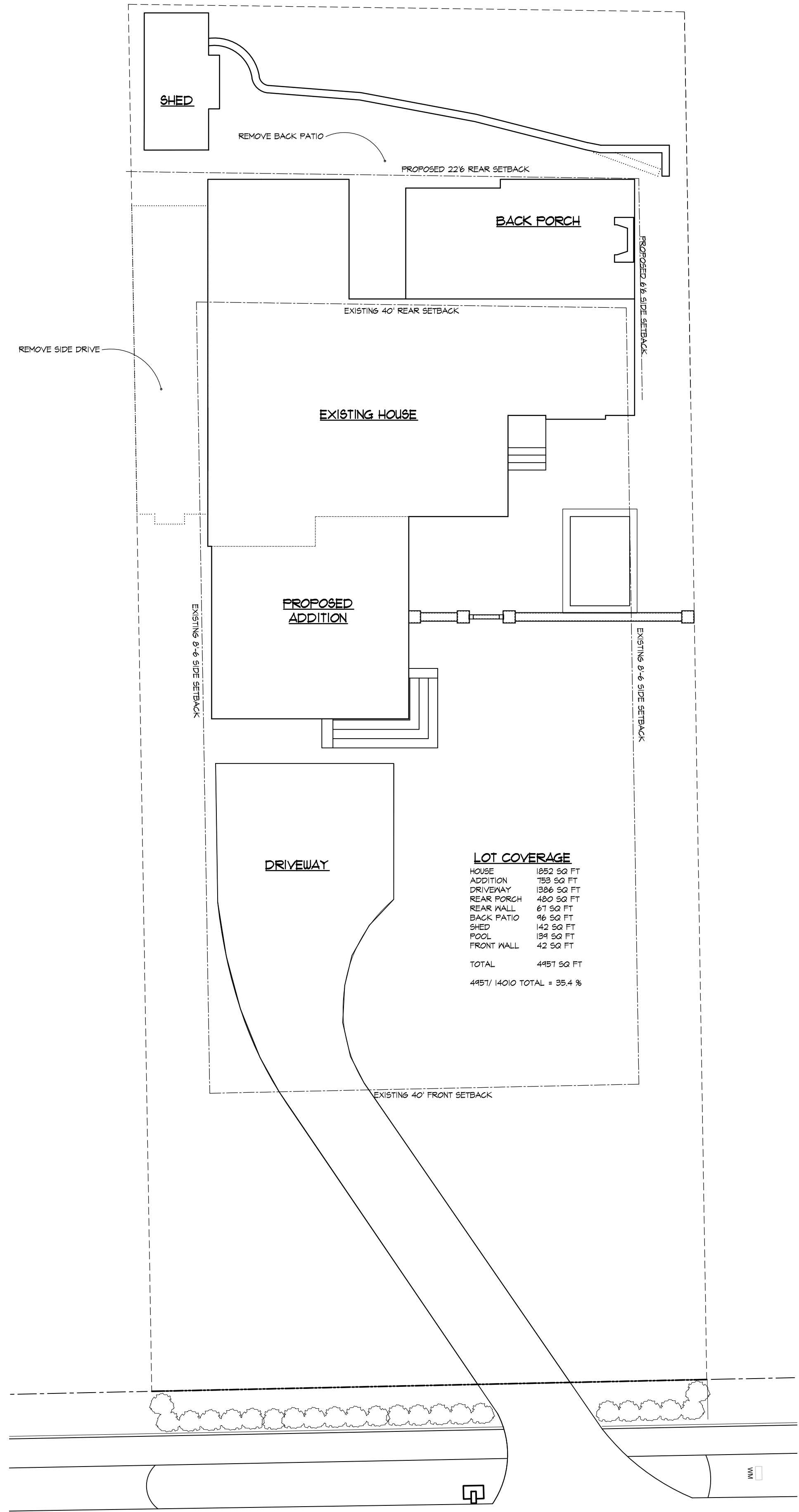
TEL: 404.509.3136

These drawings are intended for the use of the client and are not to be used for any other purpose or address. Do not reproduce without notification or permission from Greg Harrell Architect.

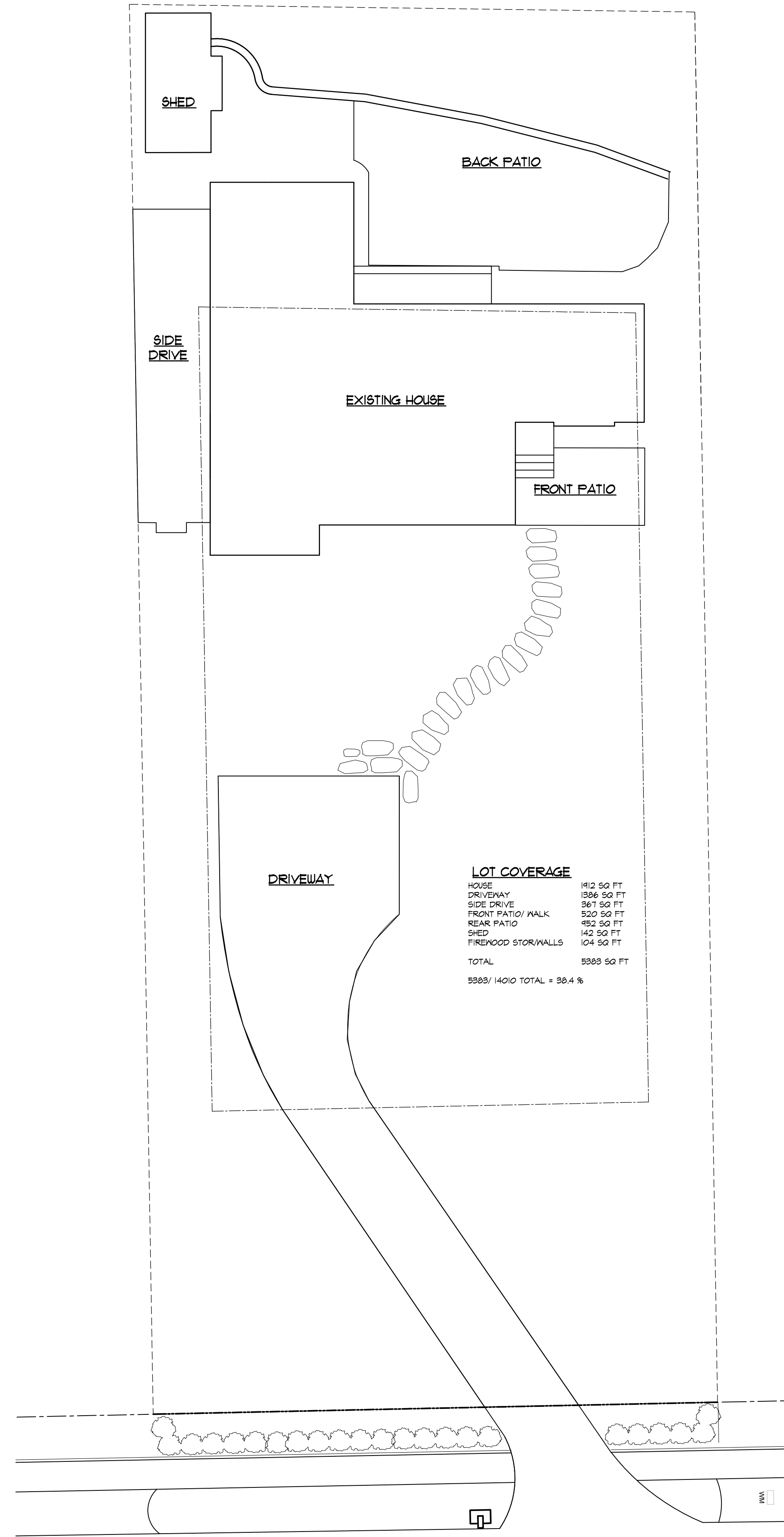
Contractor to field verify all dimensions and structural members. Fixing members furnished engineer or under direction. Contractor to coordinate with architect if discrepancies exist between architectural drawings and existing field conditions. Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE:  
20 APRIL 2025  
DRAWN BY:  
GH  
JOB:  
CARTER  
SHEET:  
T-1

ISSUED FOR REVIEW



2 PROPOSED SITE PLAN  
SCALE: 3/32" = 1'-0"



1 EXISTING SITE PLAN  
SCALE: 3/32" = 1'-0"

REVISIONS

|               |
|---------------|
| 24 JAN 2024   |
| 09 SEPT 2025  |
| 20 APRIL 2025 |

CARTER RESIDENCE  
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ATLANTA, GA 30306

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15 FRANKLIN STREET  
AVONDALE ESTATES, GA 30002  
GREG@GREGHARRELLARCHITECT.COM  
TEL: 404.509.3136

ISSUED FOR REVIEW

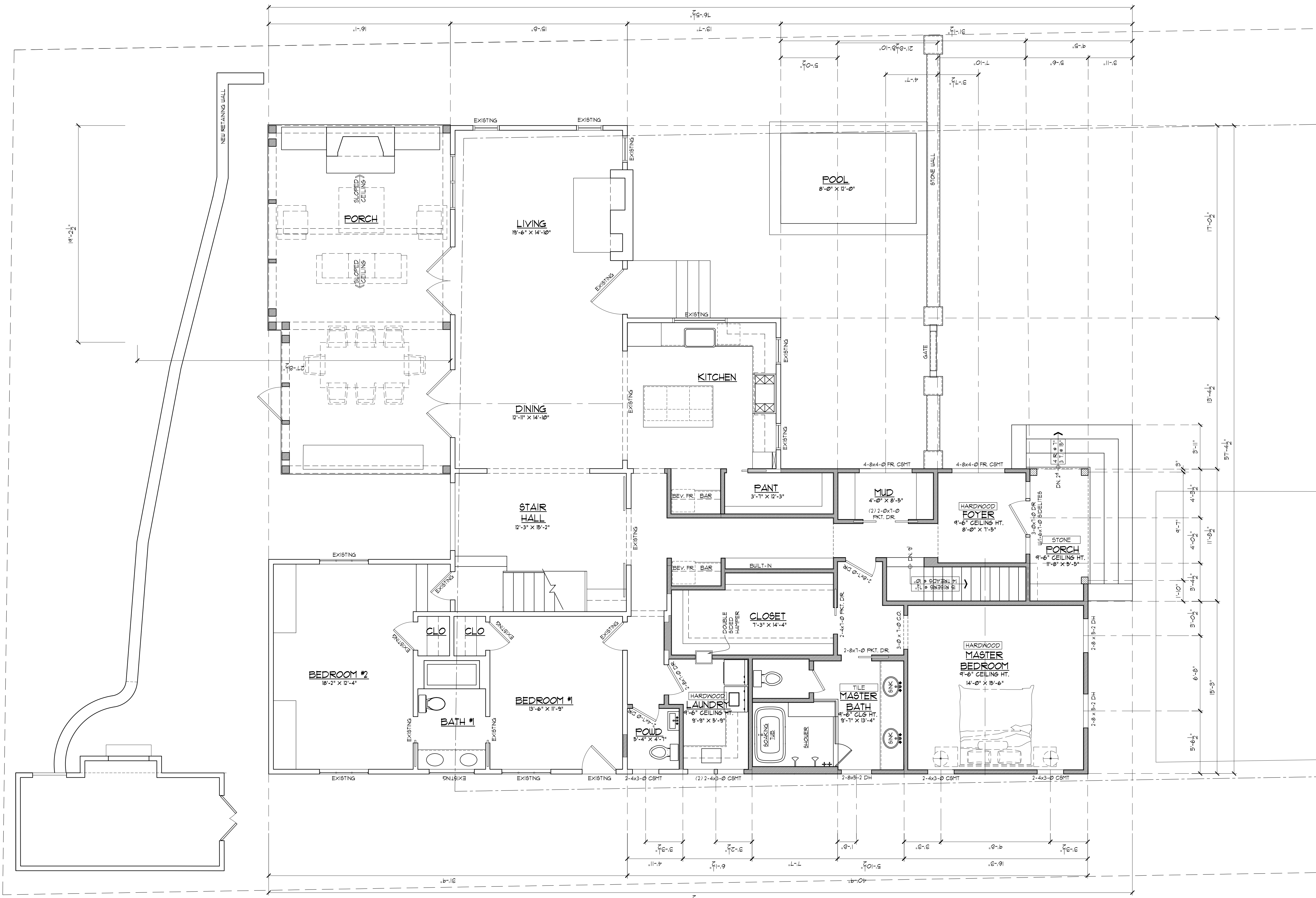
These drawings are intended for the use by the architect owner and contractor based on the corresponding sized sheets. These drawings are not to be used by any other party or address. Do not reproduce without notification or permission from Greg Harrell Architect, LLC.

Contractor to field verify all dimensions and structural members. Fixing members, licensed engineer or under direction. Contractor to be responsible for all structural work. Architect is not responsible for any structural work between architectural drawings and existing field conditions.

Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

|           |               |
|-----------|---------------|
| DATE:     | 20 APRIL 2026 |
| DRAWN BY: | GH            |
| JOB:      | CARTER        |
| SHEET:    | A2-1          |





REVISIONS

|               |
|---------------|
| 24 JAN 2024   |
| 09 SEPT 2025  |
| 20 APRIL 2025 |

CARTER RESIDENCE  
 1320 BRIARDALE LANE  
 ATLANTA, GA 30306

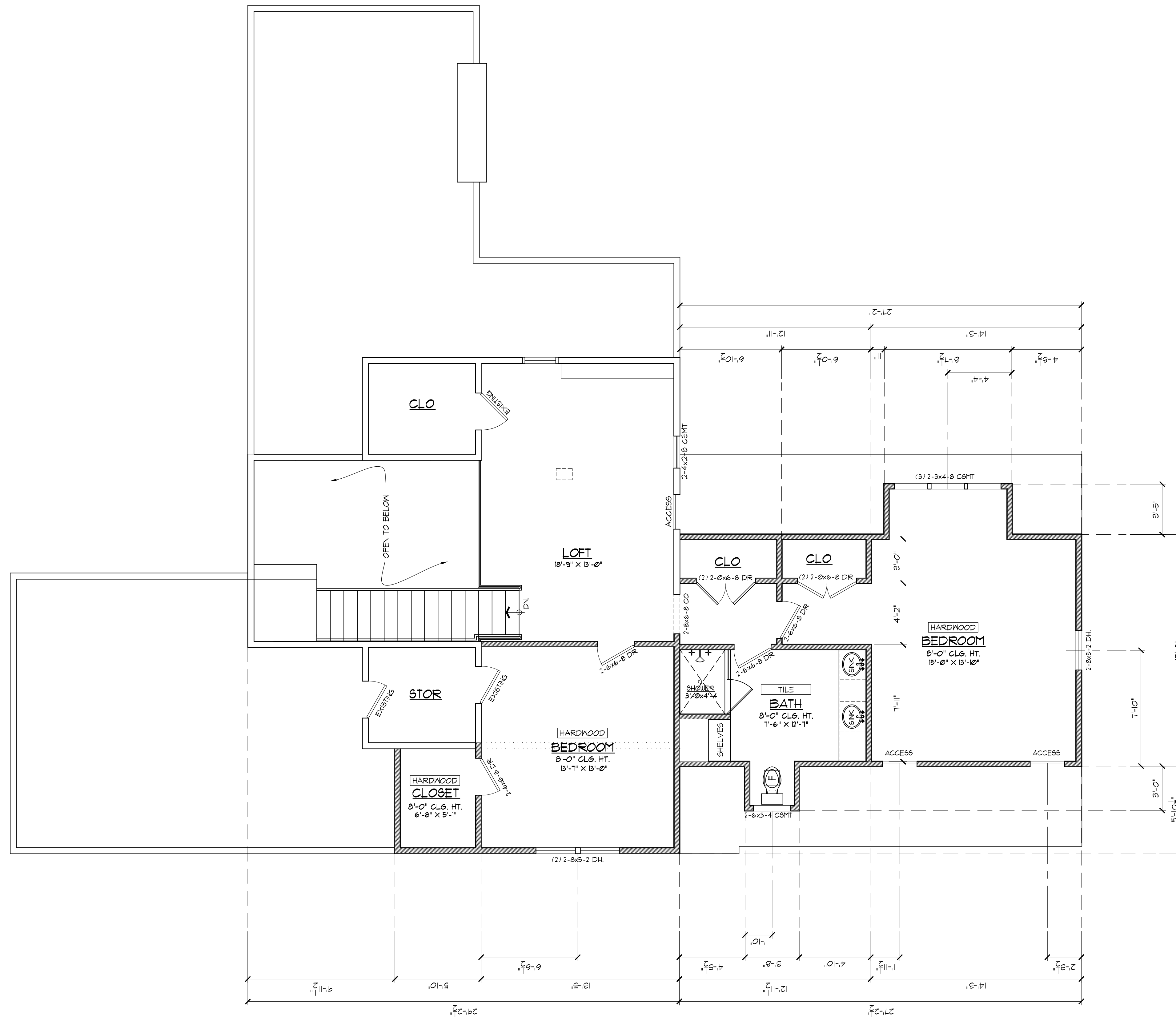
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 AVONDALE ESTATES, GA 30002  
 TEL: 404.509.3136  
 GREG@GREGHARRELLARCHITECT.COM

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PROPOSED FIRST FLOOR PLAN  
 SCALE: 1/4"=1'-0"



PROPOSED 2ND FLOOR PLAN  
SCALE: 1/4"=1'-0"

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| 20 APRIL 2025 |

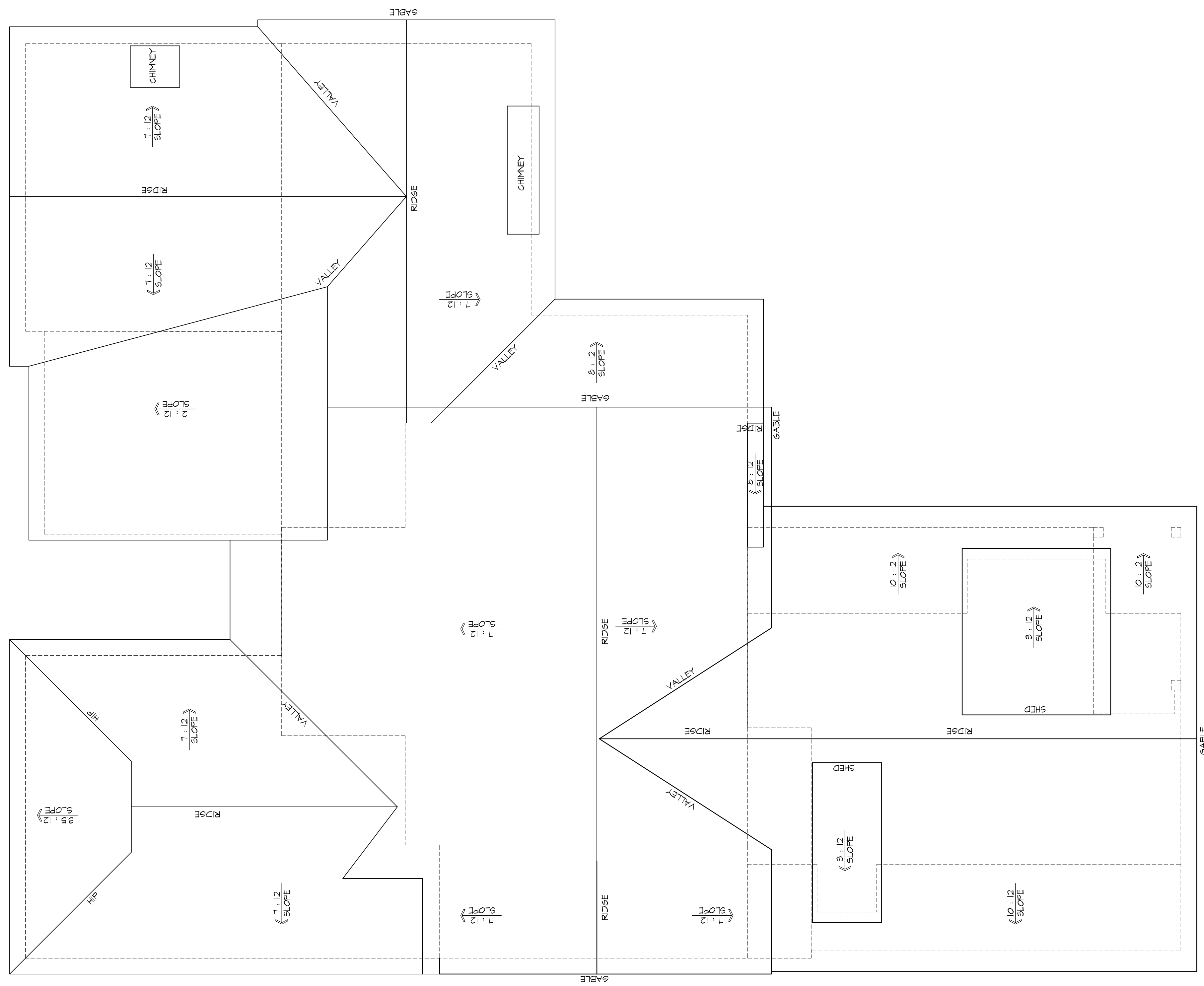
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1 ROOF PLAN  
 SCALE: 1/4" = 1'-0"

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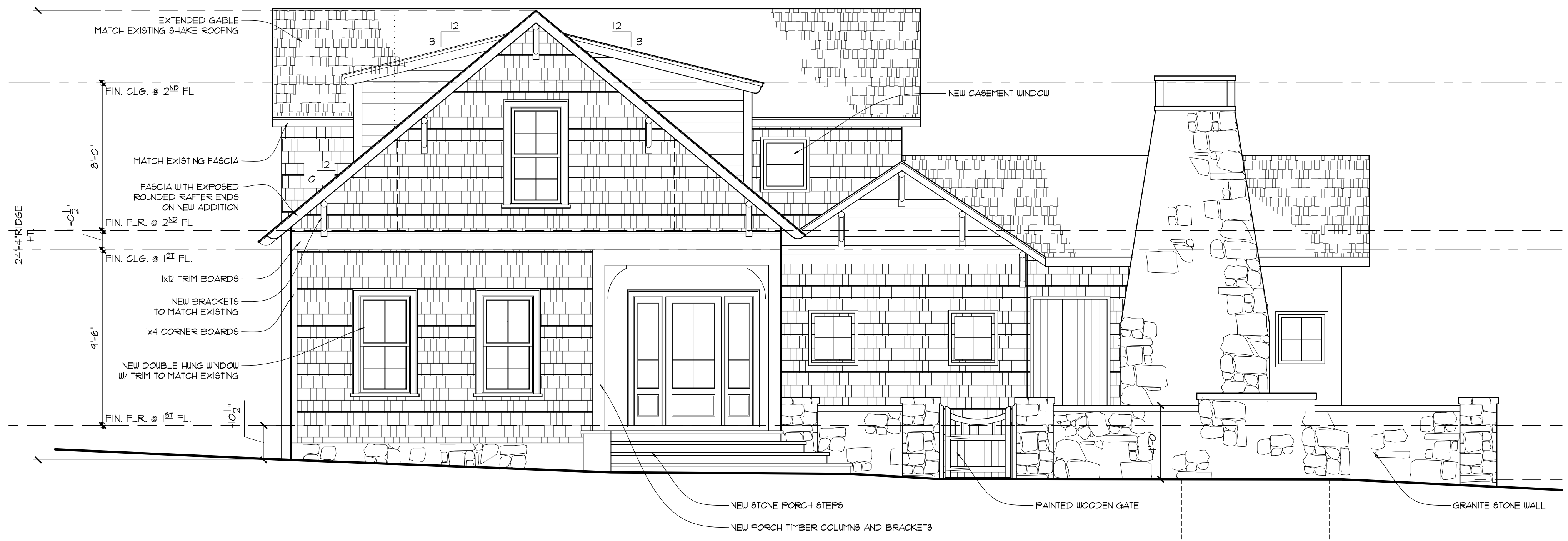
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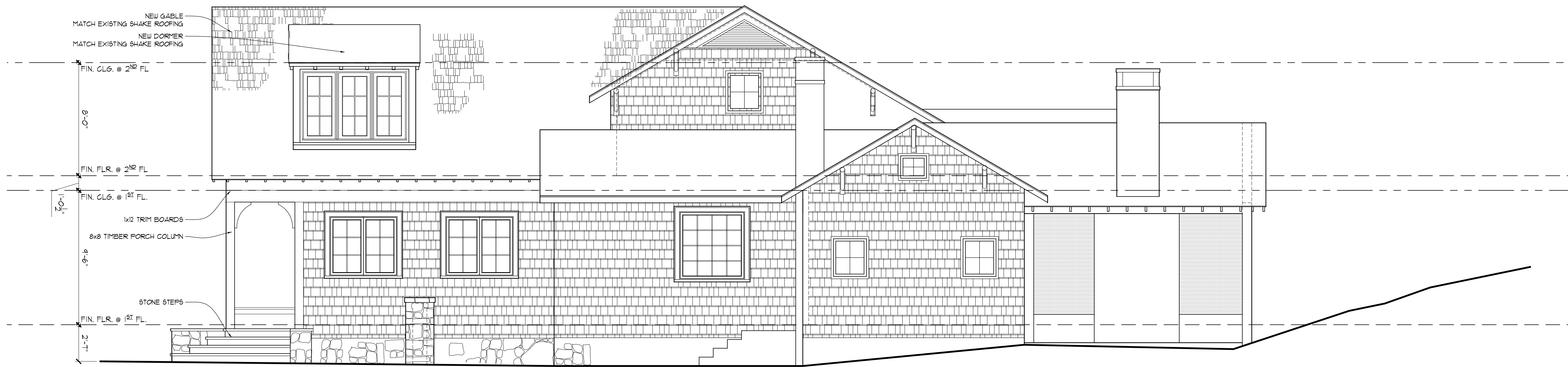
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1 FRONT ELEVATION  
 SCALE: 1/4"=1'-0"



2 RIGHT SIDE ELEVATION  
 SCALE: 1/4"=1'-0"

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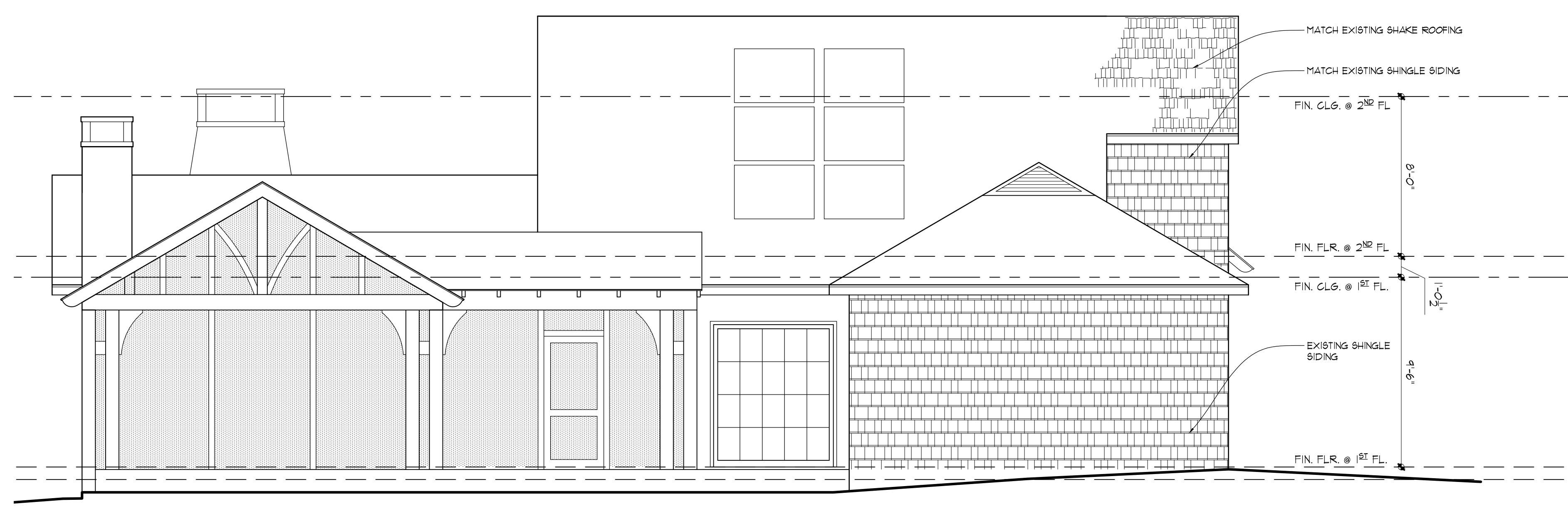
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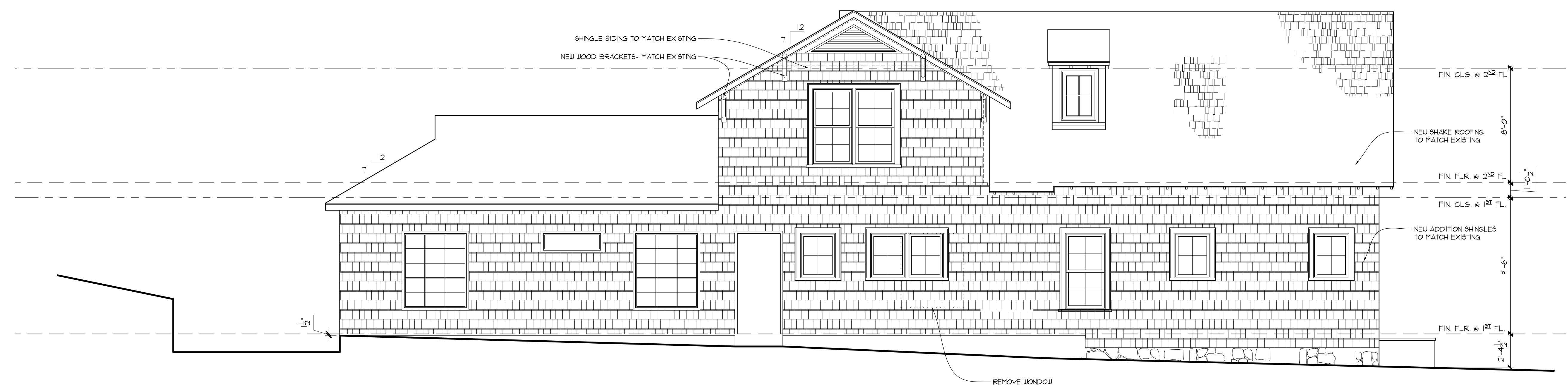
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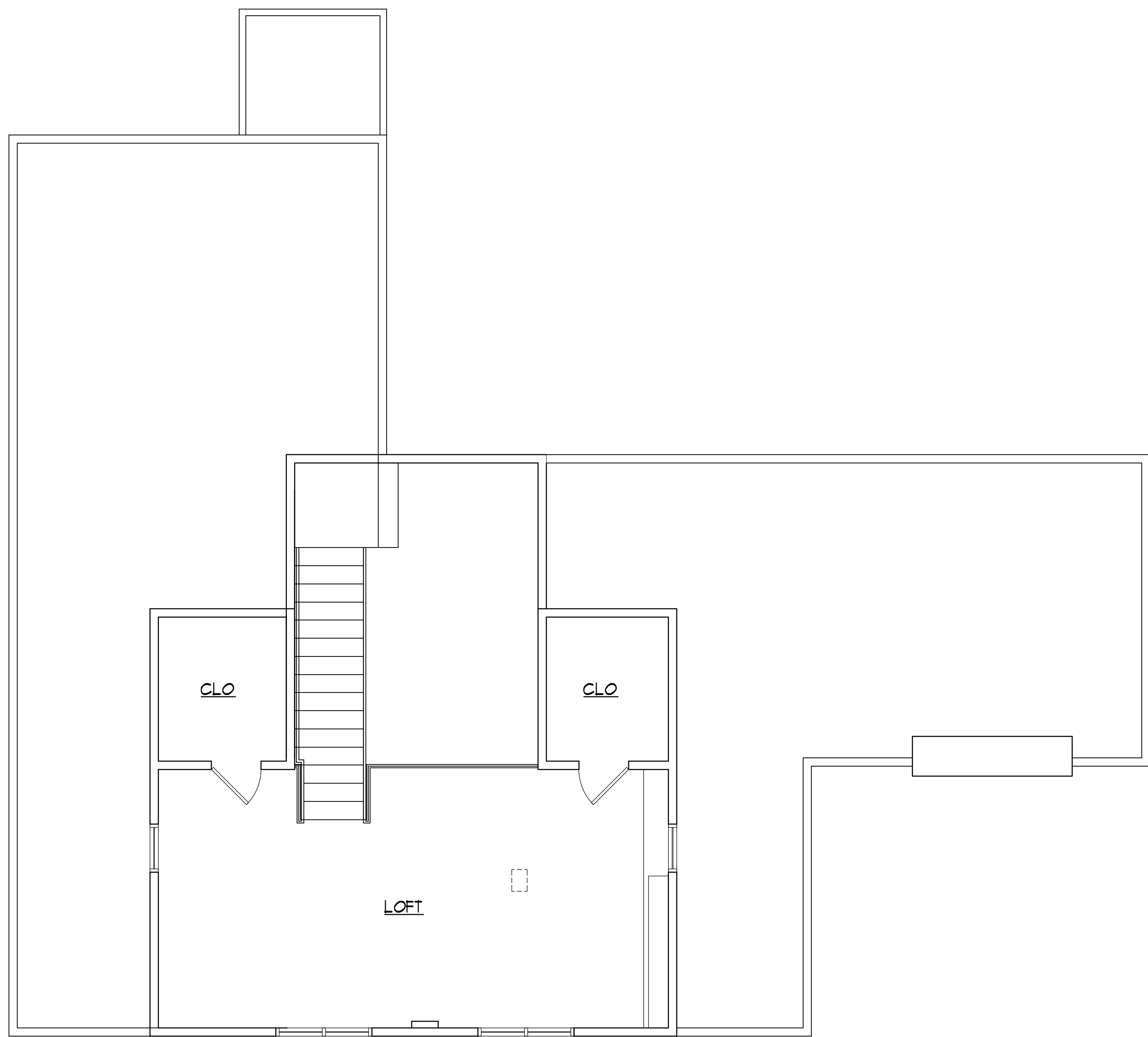


2 REAR ELEVATION/ SECTION  
 SCALE: 1/4"=1'-0"

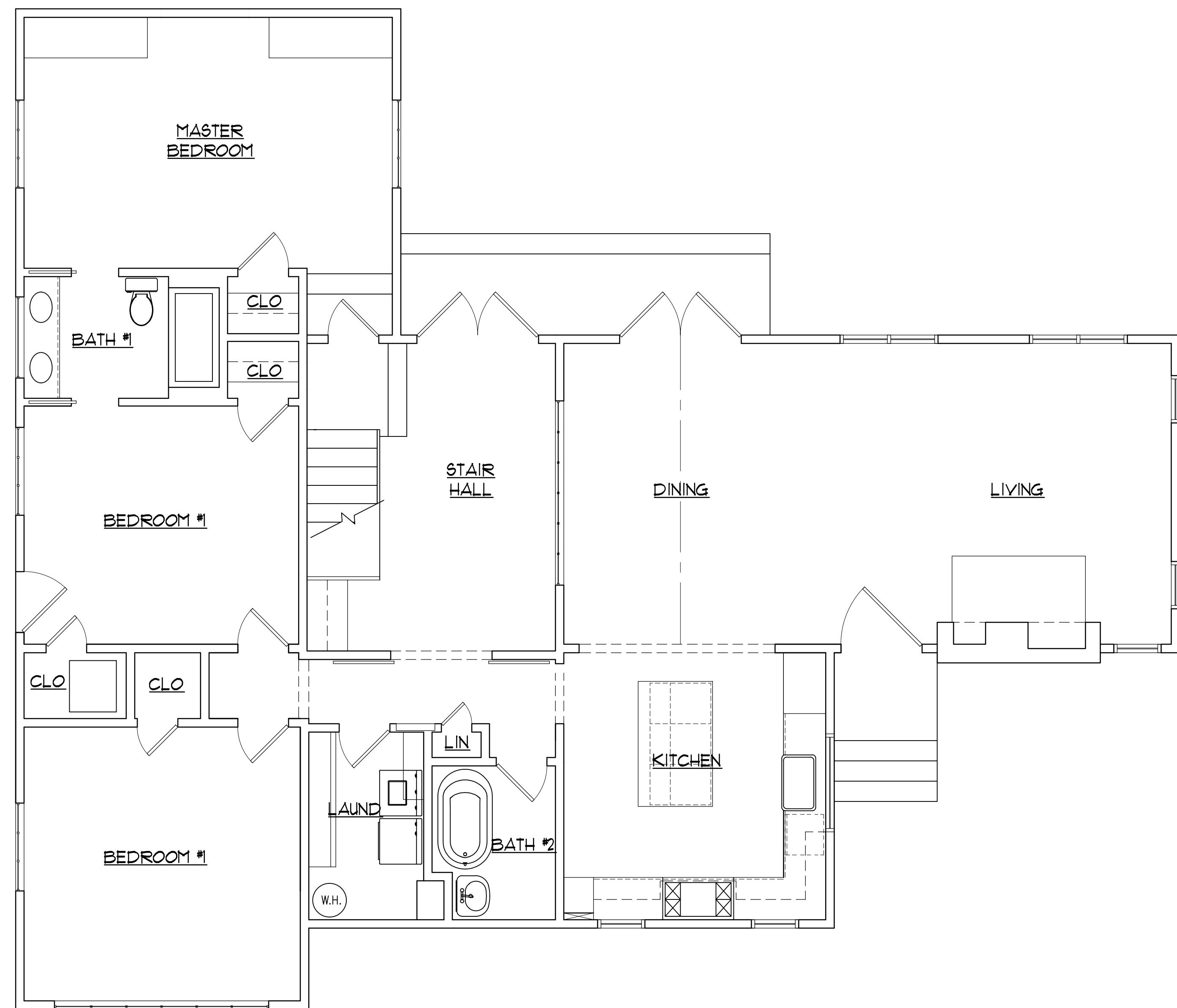


1 LEFT SIDE ELEVATION  
 SCALE: 1/4"=1'-0"

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2 AS-BUILT SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



1 AS-BUILT 1ST FLOOR PLAN  
SCALE: 1/4"=1'-0"

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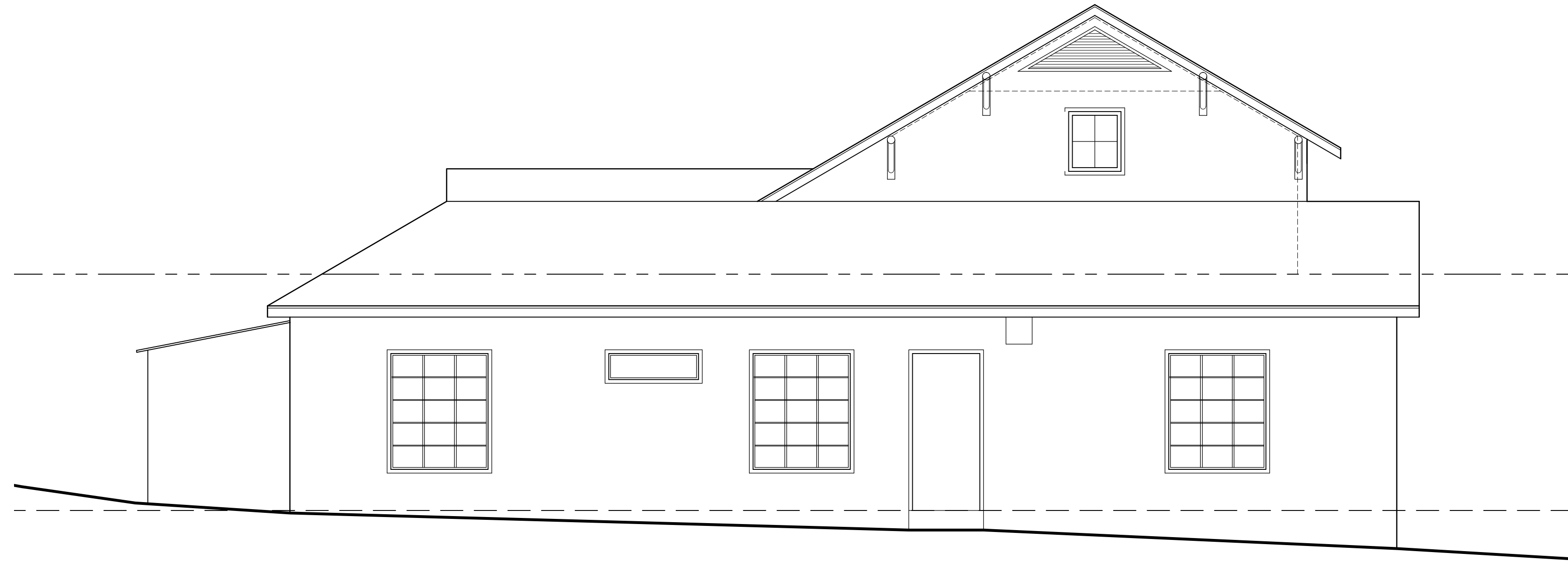
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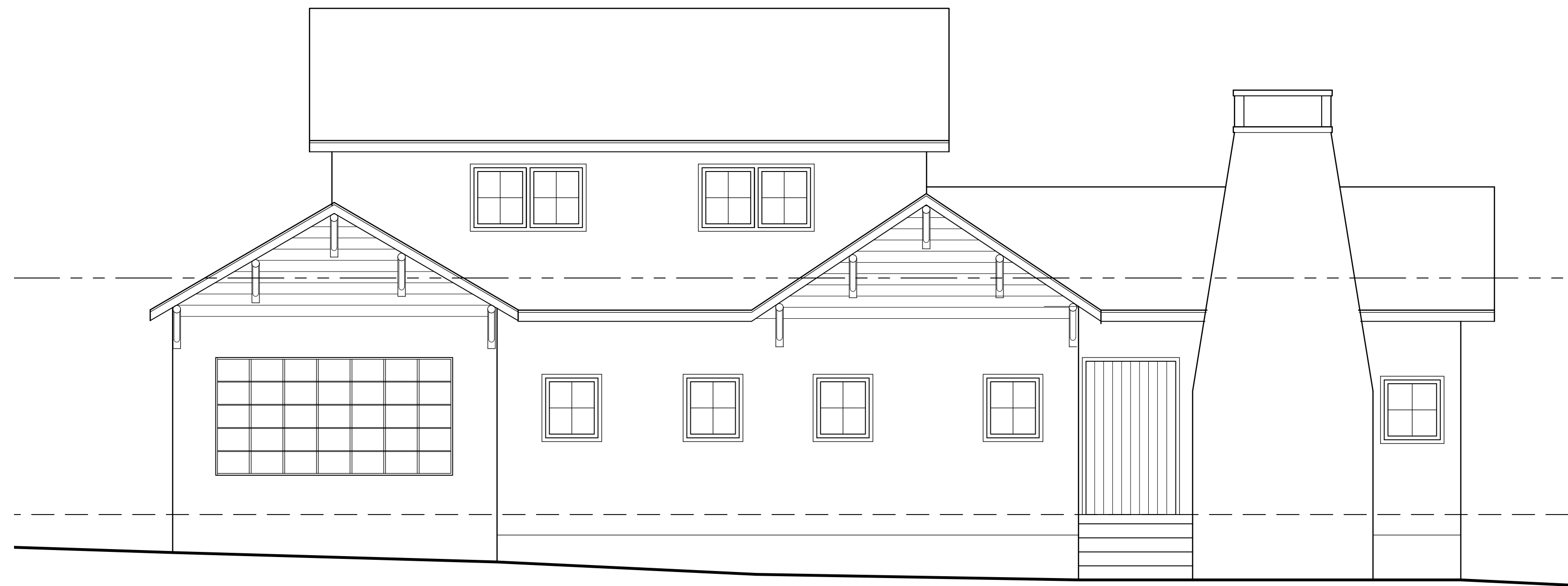
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2 AS-BUILT LEFT ELEVATION  
 AB-2 SCALE: 1/4"=1'-0"



1 AS-BUILT FRONT ELEVATION  
 AB-2 SCALE: 1/4"=1'-0"

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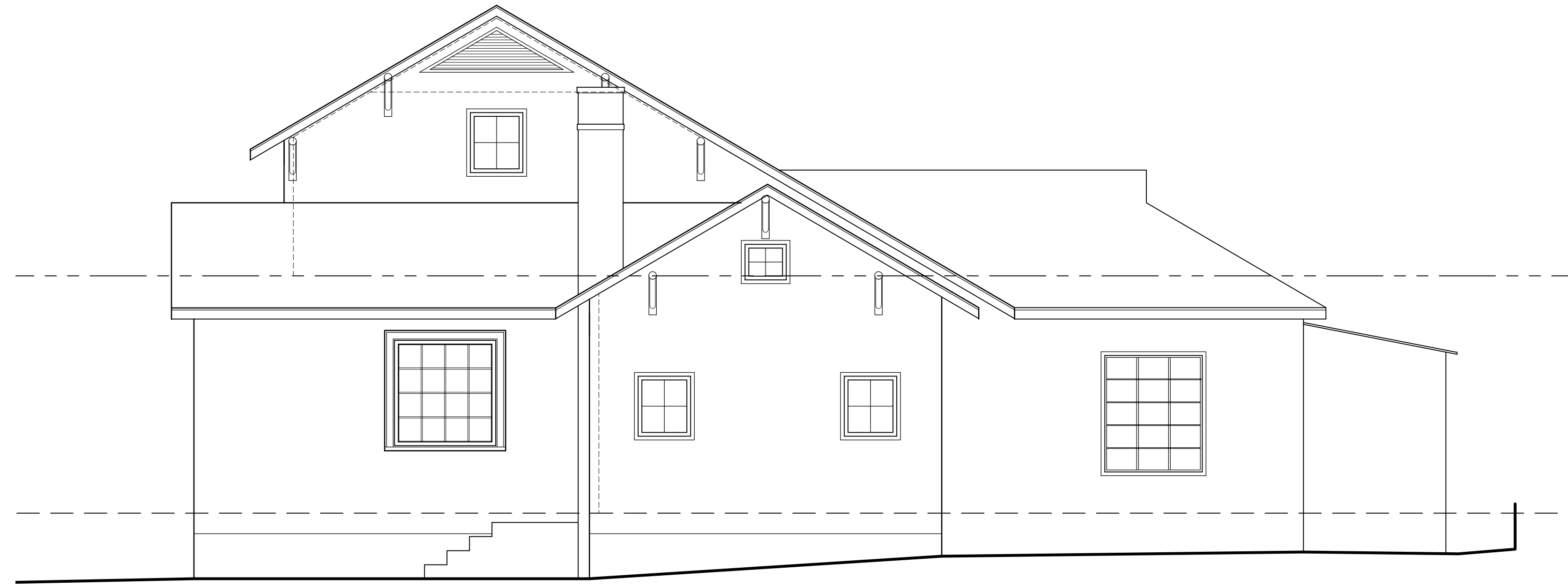
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2 AS-BUILT RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



1 AS-BUILT REAR ELEVATION  
SCALE: 1/4"=1'-0"

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AB-3