

DeKalb County Historic Preservation Commission

Wednesday, September 23, 2026- 6:00 P.M.

Staff Report

Consent Agenda

- A. 238 Chelsea Circle, Jaun Ramirez. Construct an addition on the rear of a nonhistoric house.
1248302.

1959 - Nonhistoric (18 004 10 025)

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

- 04-18 238 Chelsea Circle (DH), Sarah & Michael Imming. Paint a brick house. 22242. Approved with Modification.
03-21 238 Chelsea Circle (DH), Juan Ramirez. Build a rear addition, replace all windows, and build a small storage closet on the left side of the carport. 1244768. **Approved.**
10-23 238 Chelsea Circle, Sarah Imming. Replace windows. 1246695. **Approved.**

Summary

The applicant proposes construction an addition on the rear of a nonhistoric house; this is a modification of previously approved scope of work to construct a rear addition from March of 2021. An 885 square foot, L-shape addition will be constructed on the rear of the nonhistoric house. The addition will be constructed with an asphalt shingle, hipped roof, a central, brick chimney with metal cap, cement siding, and double-hung windows. A set of sliding doors and fix window panels will be installed on the rear portion of the addition facing outwards towards the backyard, leading out to a 285 square foot wood deck and stairs to be constructed on the rear of the addition. An overhanging, gable asphalt shingle roof will be constructed over the deck and connecting to the main block of the addition. A new, 527 square foot concrete porch and patio will be installed on the rear of the existing carport and will be connected to the proposed wood deck by a proposed steppingstone walkway.

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.
- 7.2 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.
- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 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.
- 17.2 *Horizontal emphasis* – Guideline – New construction and additions should preserve and reinforce the streetscape character of Chelsea Heights by maintaining the predominant horizontal building emphasis of the neighborhood. Primary building facades should create a horizontal emphasis versus a vertical emphasis.
- 17.9 *Additions* – Recommendation – Place an addition at the rear of a building or set back from the front to minimize the visual impact on the original structure to allow the original proportions and character to remain prominent and to differentiate the old from the new.

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: 08/20/26 Date Received: _____

Address of Subject Property: 238 Chelsea Circle, Decatur, GA 30030

Applicant: _____ E-Mail: [REDACTED]

Applicant Mailing Address: [REDACTED]

Applicant Phone: [REDACTED]

Applicant's relationship to the owner: Owner ☐ Architect ☐ Contractor/Builder ☒ Other ☐

Owner(s): _____ Email: [REDACTED]

Owner(s): _____ Email: [REDACTED]

Owner(s) Mailing Address: _____

Owner(s) Telephone Number: [REDACTED]

Approximate date of construction of the primary structure on the property and any other structures affected by this project: built in 1959

Nature of work (check all that apply):

New construction	☐	New Accessory Building	☐	Other Building Changes	☐
Demolition	☒	Landscaping	☐	Other Environmental Changes	☐
Addition	☒	Fence/Wall	☐	Other	☐
Moving a Building	☐	Sign Installation	☐		

Description of Work:

The project scope of work consists of a new addition of a family room, master bathroom, laundry and mudroom to the rear of the existing structure. The existing unfinished basement will be partly finished and some interior renovation work on the existing main level will be done

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pyiennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: [Signature]

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: Michael Imming

being owner(s) of the property at: 238 Chelsea Cir Decatur, GA 30030

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: 8/11/2026

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.**

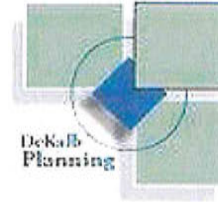
If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of 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.



Michael L. Thurmond
Chief Executive Officer

**DeKalb County Historic Preservation
Commission**
330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 or (404) 371-2813 (Fax)



Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: Juan Ramirez

Address of Property: 238 Chelsea Circle

Date(s) of hearing if any: March 15, 2021

Case Number: _____

☒ Approved ☐ Denied ☐ Deferred ☐ For Comment Only

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 Historic Preservation Projects, including the Standards for Rehabilitation therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

Build rear addition and replace all windows.

Application is approved ☐ with conditions or modifications ☒ without conditions or modifications

Conditions or modifications (if applicable):

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.

☐ The applicant has not provided sufficient information for the Preservation Commission to approve the application.

Specifically, the Preservation Commission finds as follows:

Deferral:

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

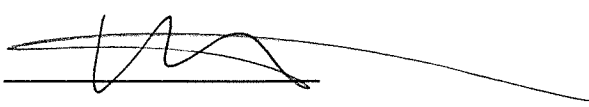
The application will be re-heard by the Historic Preservation Commission at its meeting on

_____.

Date:

3/18/21

Signature: _____


Chair, DeKalb County
Historic Preservation Commission

ARCHITECTURAL SYMBOLS

ELEVATION SYMBOL

ELEVATION REFERENCE NUMBER

SHEET ON WHICH THE ELEVATION IS DRAWN

SECTION SYMBOL

SECTION/ DETAIL REFERENCE NUMBER

SHEET ON WHICH THE SECTION/DETAIL IS DRAWN

ELEVATION SYMBOL

ELEVATION REFERENCE NUMBER

SHEET ON WHICH THE ELEVATION IS DRAWN

DRAWING NAME SYMBOL

DRAWING REFERENCE NUMBER

DRAWING NAME

DRAWING SCALE

DRAWING NAME SYMBOL

DRAWING REFERENCE NUMBER

DRAWING NAME

DRAWING SCALE

NORTH

PROJECT TEAM

OWNER:
MICHAEL IMMING & SARAH PHELAN
238 CHELSEA CIRCLE
DECATUR, GA 30030
CONTACT: 813 786 1875

CONTRACTOR AND PROJECT DESIGNERS:
STUDIO d+c, INC.
309 WOODVIEW DRIVE
DECATUR, GA 30030
CONTACT: JUAN RAMIREZ
OFFICE: 403 377 7346
CELL: 770 318 2782
FAX: 404 377 9860
EMAIL: jramirez@studiod-c.com
WEB: www.studiod-c.com

PROJECT DESCRIPTION

THE EXISTING STRUCTURE LOCATED AT 238 CHELSEA CIRCLE, DECATUR, GEORGIA WAS ORIGINALLY CONSTRUCTED AS A WOOD FRAMED, BRICK FACED, RANCH STYLE, SINGLE FAMILY RESIDENCE.

THE PROJECT SCOPE OF WORK CONSISTS OF AN ADDITION OF A FAMILY ROOM, MASTER BATHROOM, LAUNDRY AND MUDROOM. THE EXISTING UNFINISHED BASEMENT WILL BE PARTLY FINISHED AND SOME INTERIOR RENOVATION WORK ON THE EXISTING MAIN LEVEL WILL BE DONE.

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC), 2024 EDITION WITH GEORGIA STATE AMENDMENTS (2026)

INTERNATIONAL RESIDENTIAL CODE (IRC), 2024 EDITION WITH GEORGIA STATE AMENDMENTS (2026)

INTERNATIONAL FIRE CODE (IFC), 2024 EDITION (NO GEORGIA AMENDMENTS)

INTERNATIONAL PLUMBING CODE (IPC), 2024 EDITION WITH GEORGIA STATE AMENDMENTS (2026)

INTERNATIONAL MECHANICAL CODE (IMC), 2024 EDITION WITH GEORGIA STATE AMENDMENTS (2026)

INTERNATIONAL FUEL GAS CODE (IFGC), 2024 EDITION WITH GEORGIA STATE AMENDMENTS (2026)

NEC NATIONAL ELECTRICAL CODE (NEC), 2023 EDITION WITH GEORGIA AMENDMENTS (2026)

INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC), 2024 EDITION WITH GEORGIA AMENDMENTS (2026)

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

ZONING SUMMARY

PROJECT NAME : NEW ADDITION AND RENOVATION
IMMING-RESIDENCE

ADDRESS : 238 CHELSEA CIRCLE , DECATUR, GA 30030

STRUCTURE DESCRIPTION: THREE BEDROOMS, 2 BATHS , ONE STORY WOOD FRAMED SINGLE FAMILY RESIDENCE WITH UNFINISHED BASEMENT. THE MAIN EXTERIOR MATERIALS ARE BRICK AND WOODSIDING, ASPHALT SHINGLES ARE USED AS THE MAIN ROOFING MATERIAL.

ZONING: R-75 (SINGLE-FAMILY RESIDENTIAL)

USE: DETACHED SINGLE-FAMILY DWELLING

TOTAL LOT AREA: 17,236 SF

TOTAL FLOOR AREA SUMMARY:
FLOOR AREA LEVEL 1 W/ ADDITION: 2226 SF
FLOOR AREA FINISHED BASEMENT: 829 SF
FLOOR AREA UNFINISHED BASEMENT AND UNFINISH OUTDOOR STORAGE : 689SF
CARPORT & PORCHES: 666 SF
NEW DECK: 285 SF

FRONT SETBACK:
EXISTING TO REMAIN, WILL NOT CHANGE, 30'-0"

SIDE SETBACKS:
EXISTING TO REMAIN, WILL NOT CHANGE, 7'-6"

BACK SETBACK:
EXISTING TO REMAIN, WILL NOT CHANGE, 40'-0"

BUILDING HEIGHT:
MAX BUILDING HEIGHT FRONT: 16'-1", SIDE: 24'-7, 35' ALLOWED

IMPERVIOUS CALCULATIONS:
SEE A1.00 (SURVEY) FOR EXISTING
SEE A1.01 (PROPOSED SITE PLAN) FOR PROPOSED

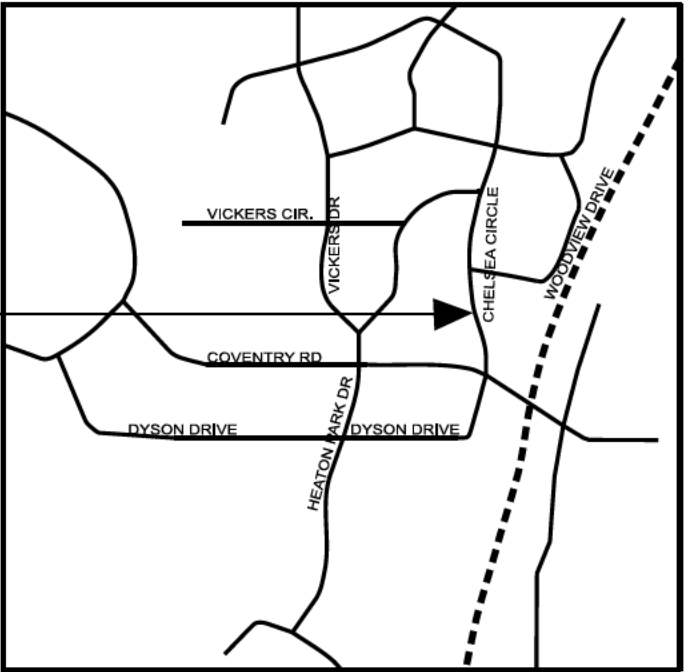
NOTE: THIS PROJECT RENOVATION/ADDITION WILL NOT DESTROY OR DISTURB THE ADJACENT SOIL OR ROOT SYSTEMS OF EXISTING TREES . NO TREES WILL BE REMOVED.

DRAWING INDEX

G0.01	COVER SHEET
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A2.01	EXISTING/ DEMOLITION PLAN- LEVEL 1
A2.02	EXISTING/ DEMOLITION- ROOF
A3.00	NEW FLOOR PLAN - BASEMENT
A3.01	NEW FLOORPLAN - LEVEL 1
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A4.03	NEW ELEVATIONS
A4.04	NEW ELEVATIONS
A9.01	PHOTOS OF EXISTING STRUCTURE
A9.02	PHOTOS OF EXISTING STRUCTURE

LOCATION MAP

N.T.S.



309 Woodview Drive

Consultants

NEW ADDITION AND RENOVATION
IMMING RESIDENCE
238 CHELSEA CIRCLE
DECATUR, GA 30030

PRINTING & REVISIONS

08/21/26 COA
Application Submittal

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

Sheet Title	COVER SHEET
Sheet Number	G0.01

RESERVED FOR THE SUPERIOR COURT CLERK

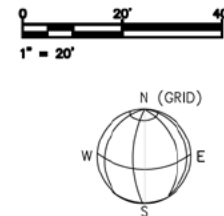
GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3: Underground utilities not shown hereon 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 red 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
BSL BUILDING SETBACK LINE (PRIMARY)
FFE FINISHED FLOOR ELEVATION
LLL LAND LOT LINE
PP POWER POLE
GW GUIDE WIRE
R/W RIGHT OF WAY
C.P. CALCULATED POINT
IPF IRON PIN FOUND
PS 1/2" REBAR SET
OTP OPEN TOP PIPE
CTP CRIMP TOP PIPE
SW SIDE WALK
BOLLARD
OHP OVERHEAD POWER
UP UNDERGROUND POWER
GAS UNDERGROUND GAS
UW UNDERGROUND WATER
UT UNDERGROUND TELEPHONE
UNDERGROUND SEWER
FH FIRE HYDRANT
CB CATCH BASIN
DWCB DOUBLE WING CATCH BASIN
SWCB SINGLE WING CATCH BASIN
MH MANHOLE
JB 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
ICV IRRIGATION CONTROL VALVE
BENCHMARK
CONCRETE PAD
ASPHALT
STONE
GRAVEL

- TREE SYMBOLS
X = DIAMETER IN INCHES
HARDWOOD
PINE



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

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REFERENCE: DEED BOOK 25086 PG 562
PLAT BOOK 4 PG 32

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C062K EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 25086 PG 562
PROPERTY OWNERS AT TIME OF SURVEY: SARAH FUELAN IMMING & MICHAEL IMMING
PARCEL NUMBER: 18-004-10-025

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 (NAVD88)
THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE COPS NETWORK

TOTAL AREA: 17,230 SQ FT, 0.396 AC
CALCULATED PLAT CLOSURE: 1:229,923

FIELD DATA:

DATE OF FIELD SURVEY 6-18-2026

EQUIPMENT USED:
TRIMBLE S5 ROBOTIC TOTAL STATION
TRIMBLE R2 GPS RECEIVER

238 CHELSEA CIRCLE	
ZONING: R-75	
HOUSE	= 1,493 S.F.
CARPORT	= 423 S.F.
STOCKP	= 110 S.F.
PATIO	= 132 S.F.
CONCRETE DRIVEWAY	= 928 S.F.
STACKWALLS	= 65 S.F.
BLOCKWALLS	= 9 S.F.
GRAVEL	= 42 S.F.
CONCRETE PADS	= 100 S.F.
STEPS	= 53 S.F.
SHEDS	= 198 S.F.
BRICK	= 14 S.F.
PAVERS	= 20 S.F.
CONCRETE FLUME	= 38 S.F.
IMPERVIOUS TOTAL	= 3,626 S.F.
LOT AREA	= 17,230 S.F.
LOT COVERAGE (%) = 21.0	

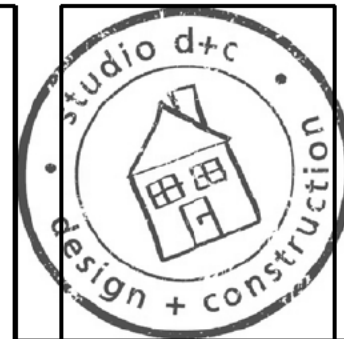
BOUNDARY, TREE & TOPOGRAPHIC SURVEY FOR
MICHAEL IMMING
LOTS 10 & 11, BLOCK 6, CHELSEA HEIGHTS SUBDIVISION

238 CHELSEA CIRCLE

DEKALB COUNTY, GEORGIA
LAND LOT 4, DIST 18
DATE: SEPTEMBER 1, 2020; JULY 8, 2026 (UPDATE)

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

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



309 Woodview Drive
Decatur, GA 30030

Consultants

NEW ADDITION AND RENOVATION IMMING RESIDENCE 238 CHELSEA CIRCLE DECATUR, GA 30030

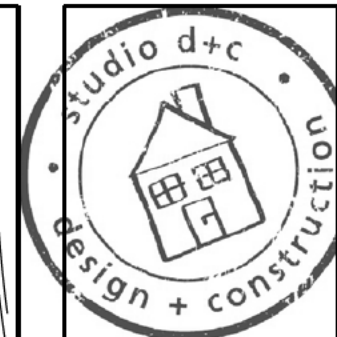
PRINTING & REVISIONS

08/21/26 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
IMMING RESIDENCE
238 CHELSEA CIRCLE
DECATUR, GA 30030

PRINTING & REVISIONS

08/21/26 COA
Application Submittal

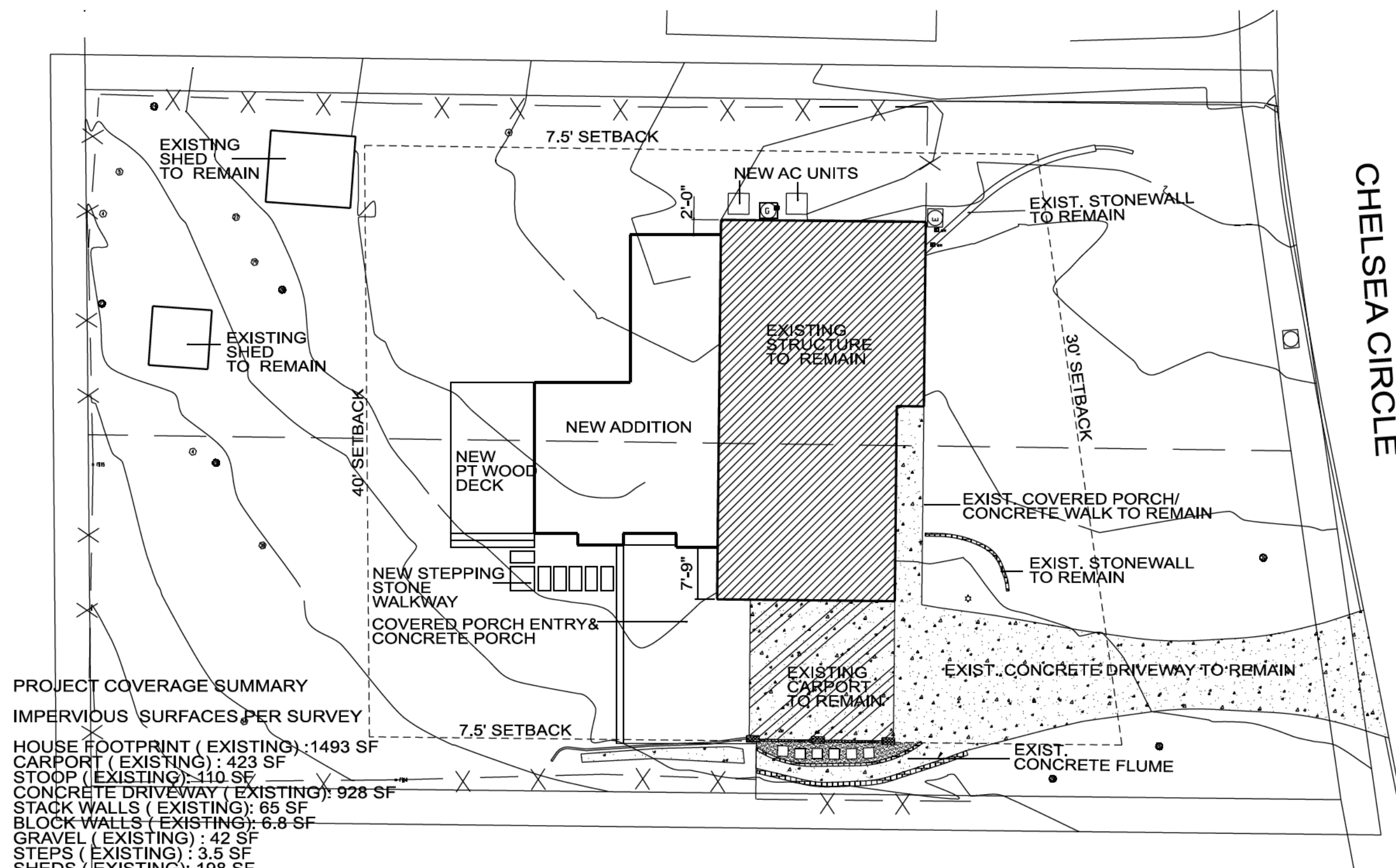
XX/XX/XX Construction
Documents
XX/XX/XX Released for
Construction

Sheet Title
PROPOSED
SITE PLAN &
LOT COVERAGE

Sheet Number

A1.01

CHELSEA CIRCLE



PROJECT COVERAGE SUMMARY

IMPERVIOUS SURFACES PER SURVEY

HOUSE FOOTPRINT (EXISTING): 1493 SF
CARPORT (EXISTING): 423 SF
STOOP (EXISTING): 110 SF
CONCRETE DRIVEWAY (EXISTING): 928 SF
STACK WALLS (EXISTING): 65 SF
BLOCK WALLS (EXISTING): 6.8 SF
GRAVEL (EXISTING): 42 SF
STEPS (EXISTING): 3.5 SF
SHEDS (EXISTING): 198 SF
PAVERS (EXISTING): 20 SF
CONCRETE FLUME (EXISTING): 38 SF
NEW AC PAD : 10 SQF
NEW ADDITION: 885 SQF
NEW DECK & STAIRS: 285 SQF
NEW STEPPING STONE WALKWAY: 49 SQF
NEW COVERED PORCH AT ADDITION ENTRY AND CONCRETE PORCH : 527 SQF

TOTAL: 5083.3 SQF

TOTAL PROPOSED LOT COVERAGE: 5083.3 SQF

LOT COVERAGE: 29.5%

LOT SIZE: 17,230 SQF

MAXIMUM LOT COVERAGE ALLOWED: 35 %

NOTE: THIS PROJECT WILL NOT DESTROY
OR DISTURB THE ADJACENT
SOIL, ROOT SYSTEMS OF EXISTING TREES
OR VEGETATION.
NO TREES WILL BE REMOVED.

24 HOURS CONTACT- EROSION & SEDIMENT CONTROL
JUAN RAMIREZ, STUDIO D+C, INC.
770 318 2782



1
A 1.01

PROPOSED SITE PLAN & LOT COVERAGE

SCALE: 1/16"=1'-0"



Consultants

NEW ADDITION AND RENOVATION
IMMING RESIDENCE
238 CHELSEA CIRCLE
DECATUR, GA 30030

PRINTING & REVISIONS

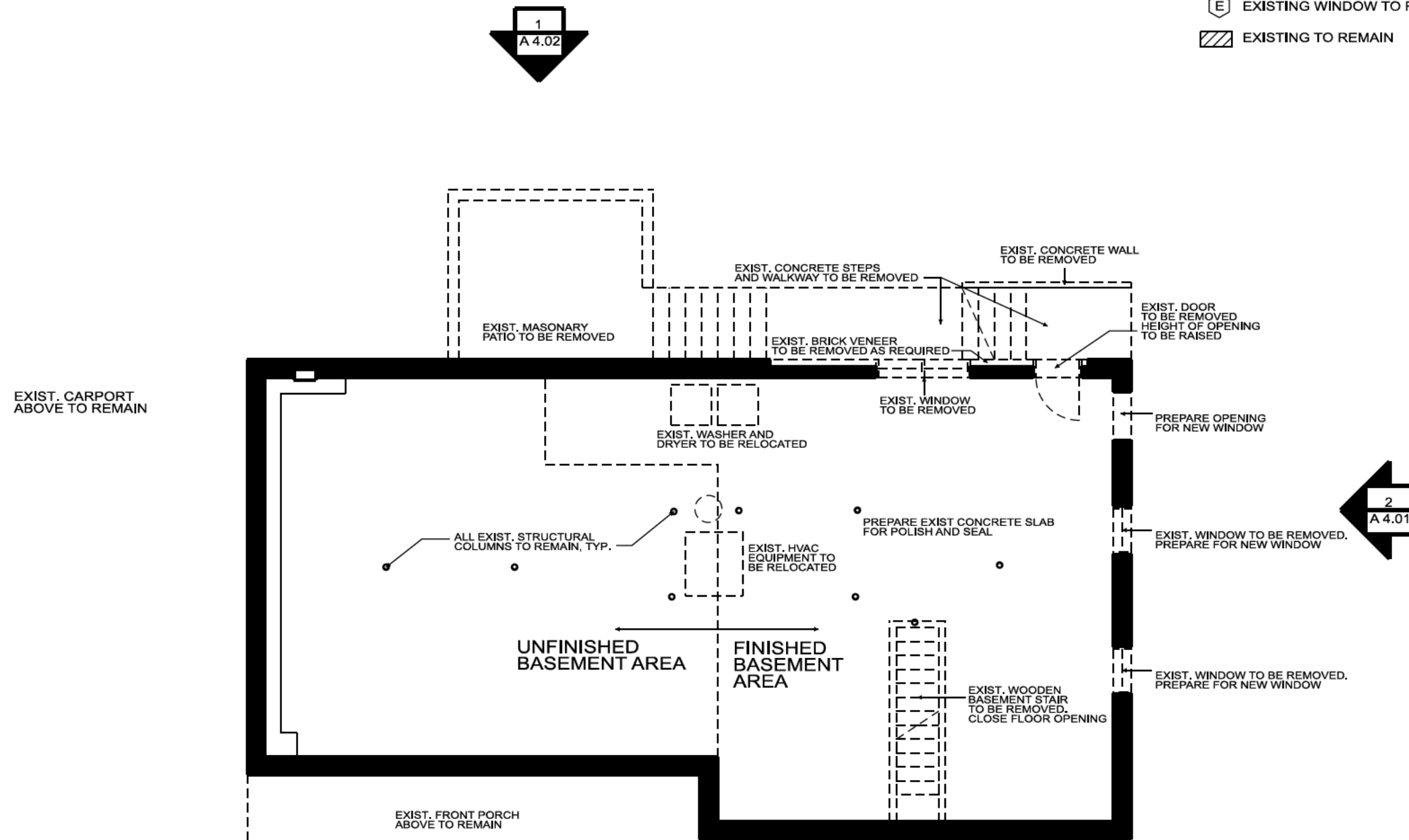
08/21/26 COA
Application Submittal

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



1
A 2.00

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

1
A 4.01

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A2.01

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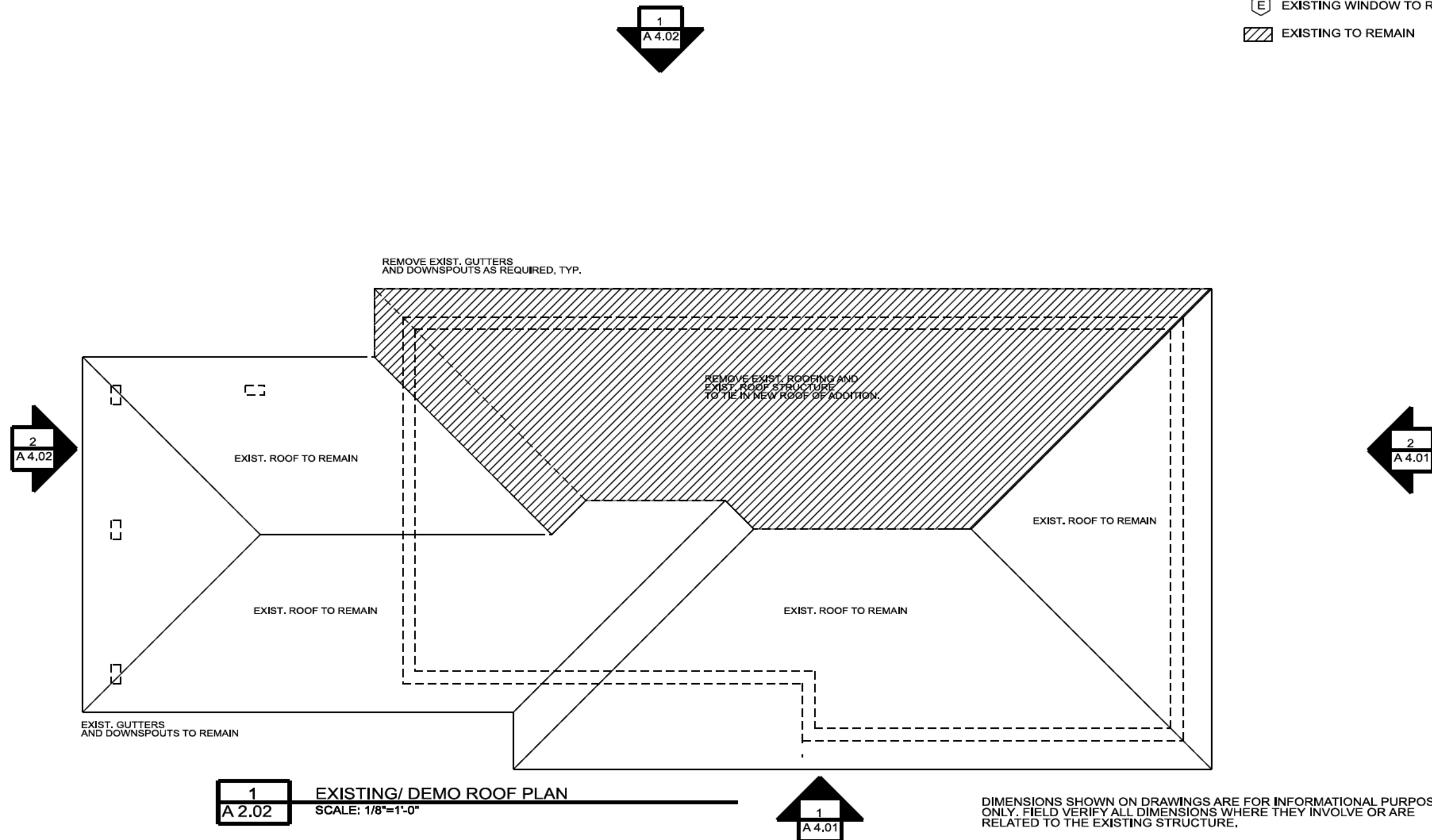
Sheet Title
EXISTING/ DEMO
ROOF PLAN

Sheet Number

A2.02

LEGEND :

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





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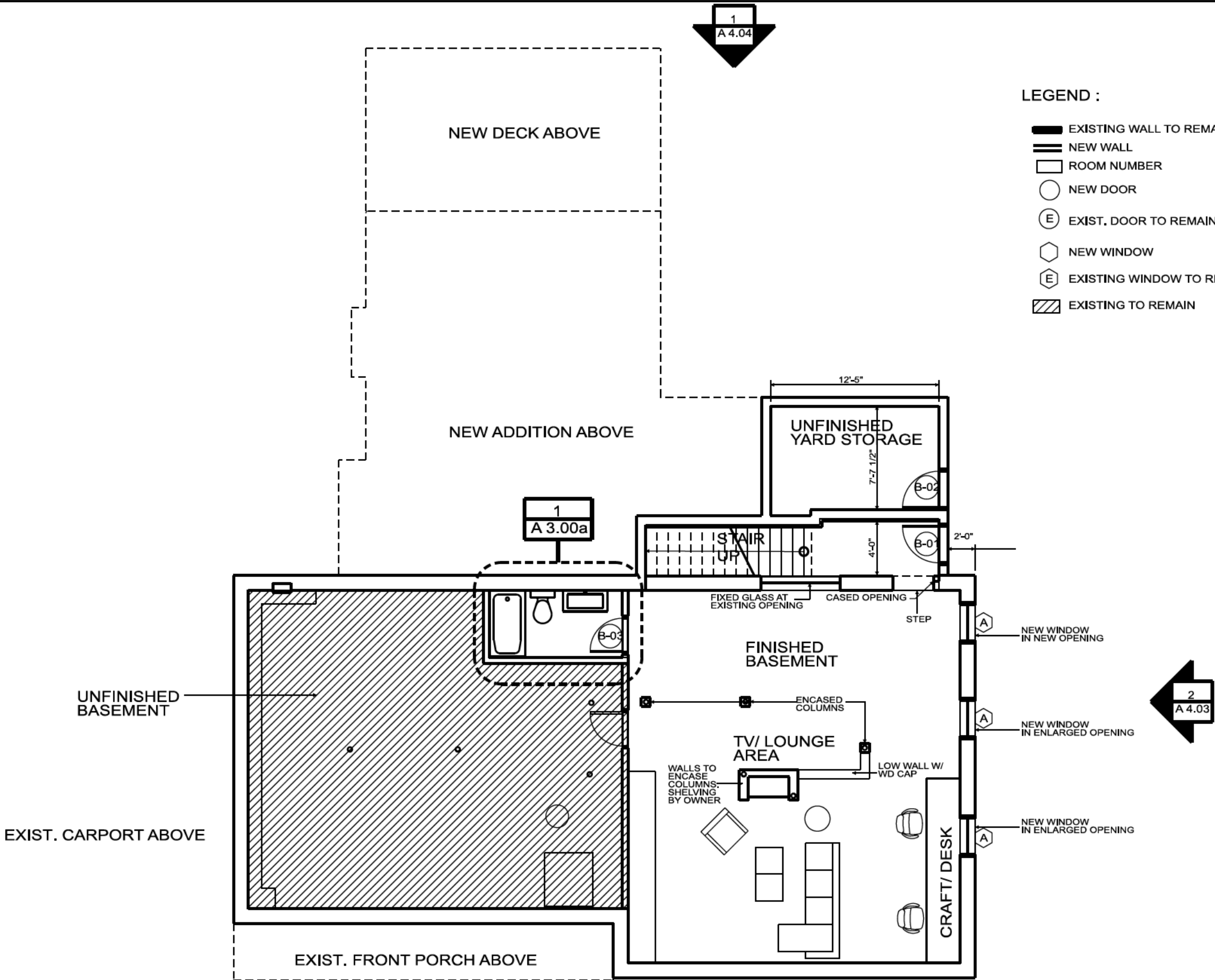
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Sheet Title	
NEW FLOOR PLAN BASEMENT	
Sheet Number	A3.00

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



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

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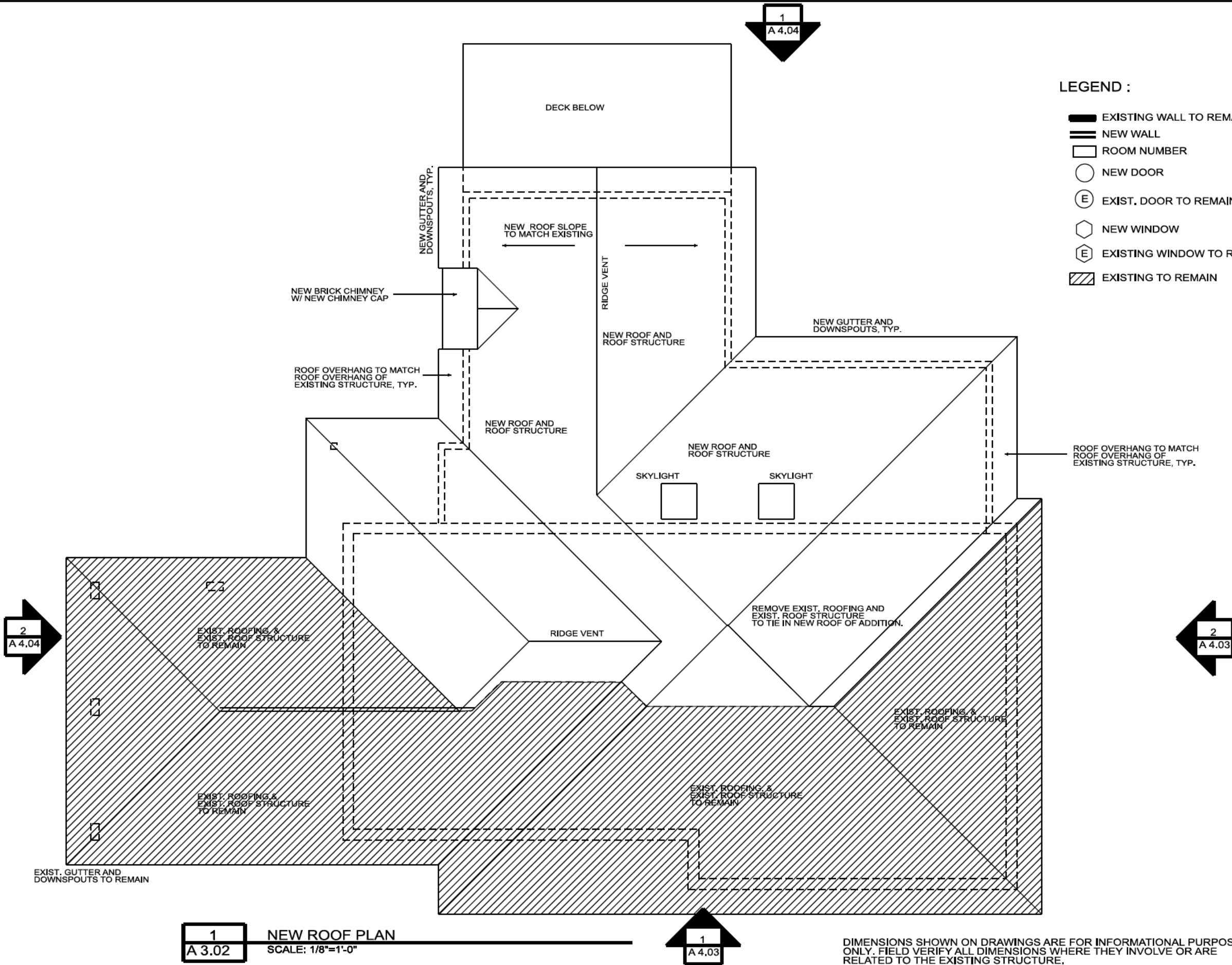
Sheet Title
EXISTING/ DEMO
ROOF PLAN

Sheet Number

A3.02

LEGEND :

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





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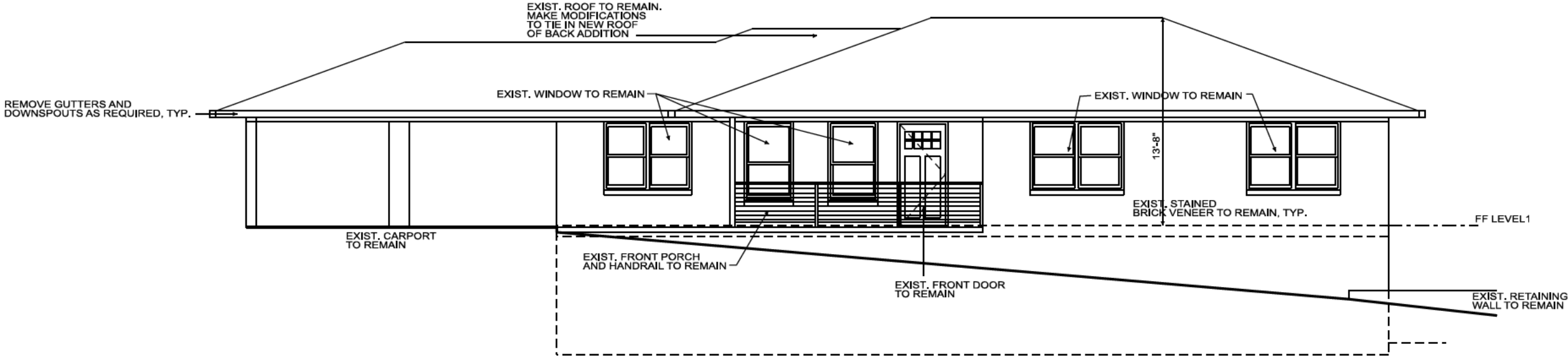
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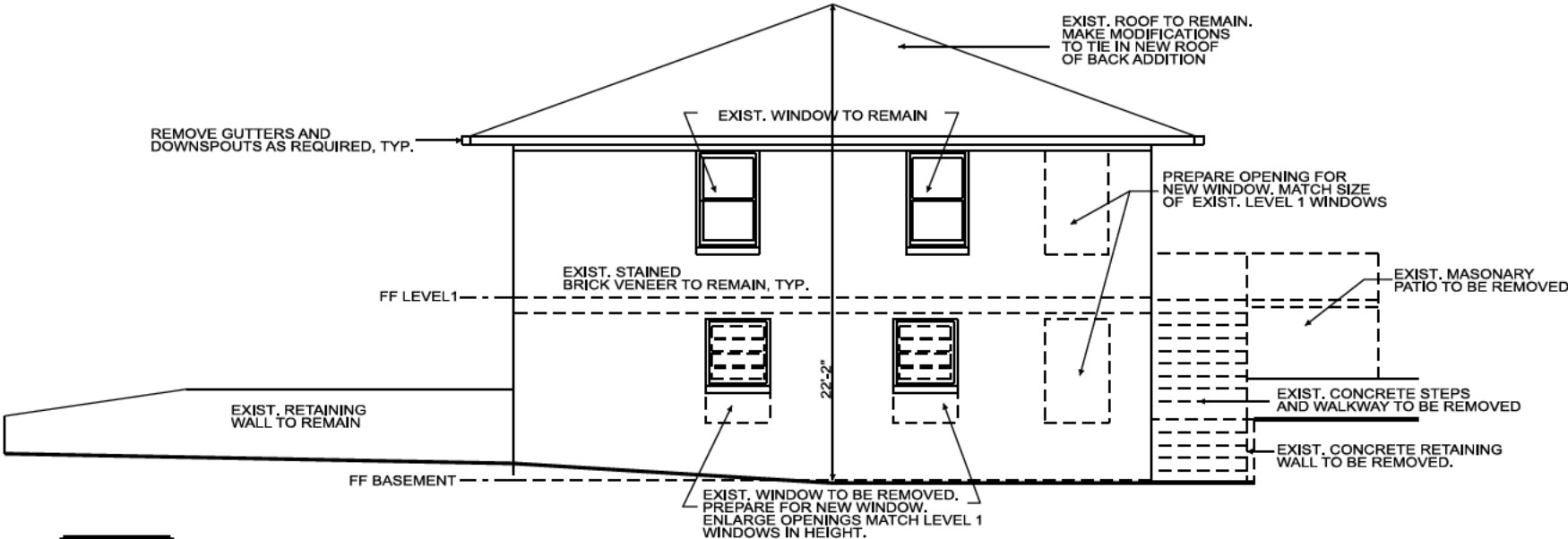
Sheet Title
ELEVATIONS

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"

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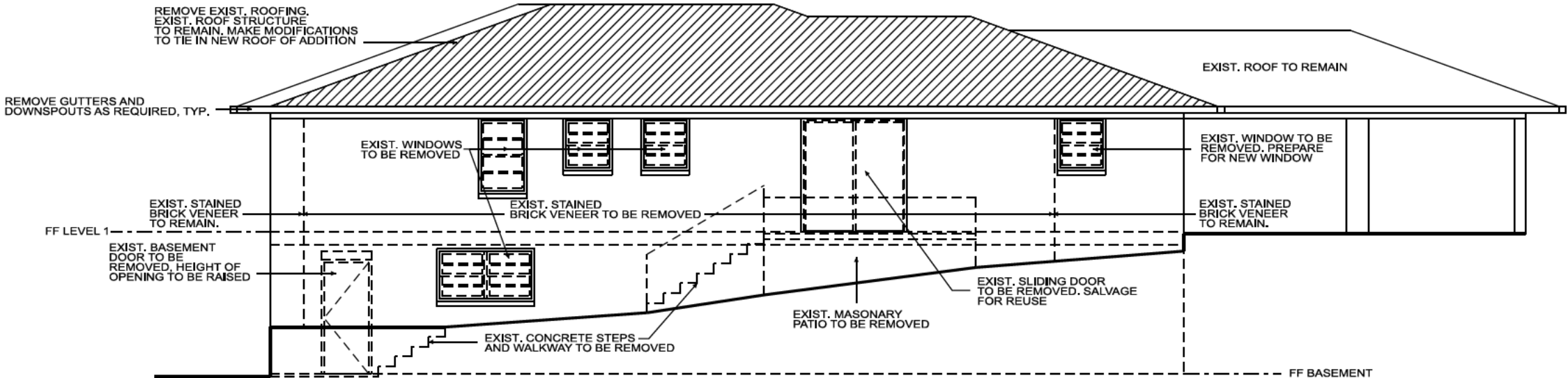
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Documents

XX/XX/XX Released for
Construction

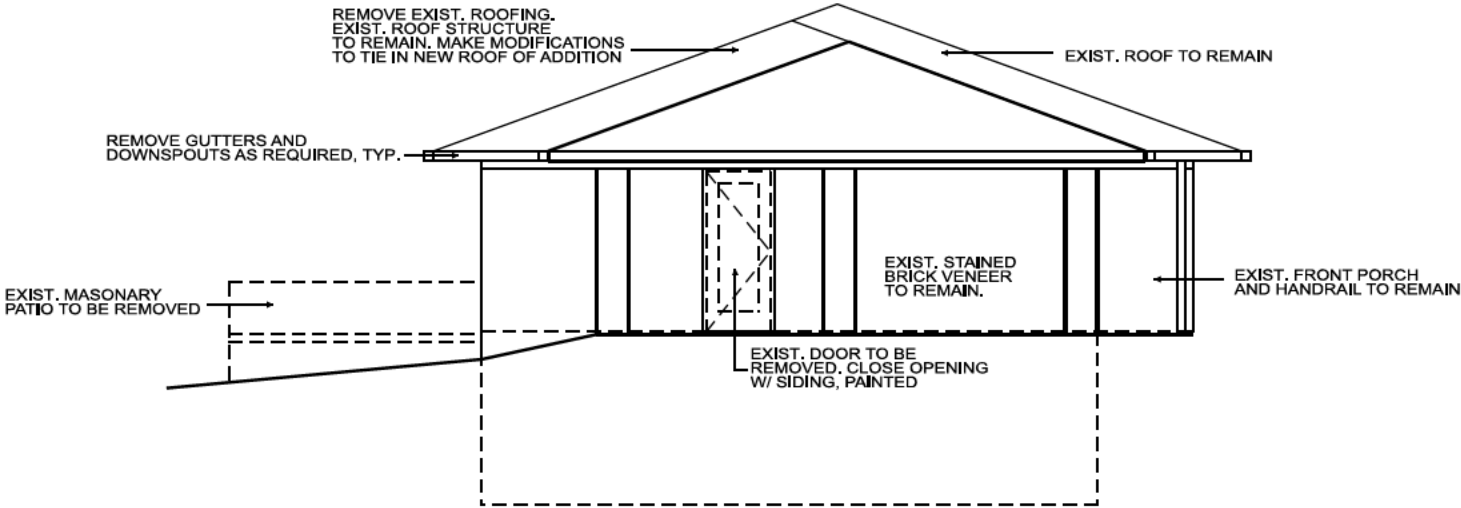
Sheet Title
EXISTING/ DEMO
ELEVATIONS

Sheet Number

A4.02

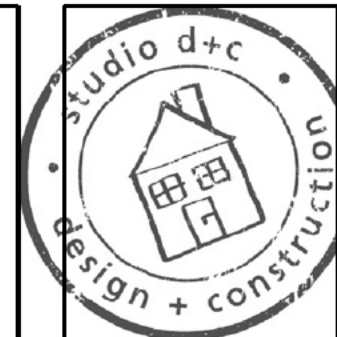


1
A 4.02
EXISTING/ DEMOLITION ELEVATION- WEST
SCALE: 1/8"=1'-0"



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

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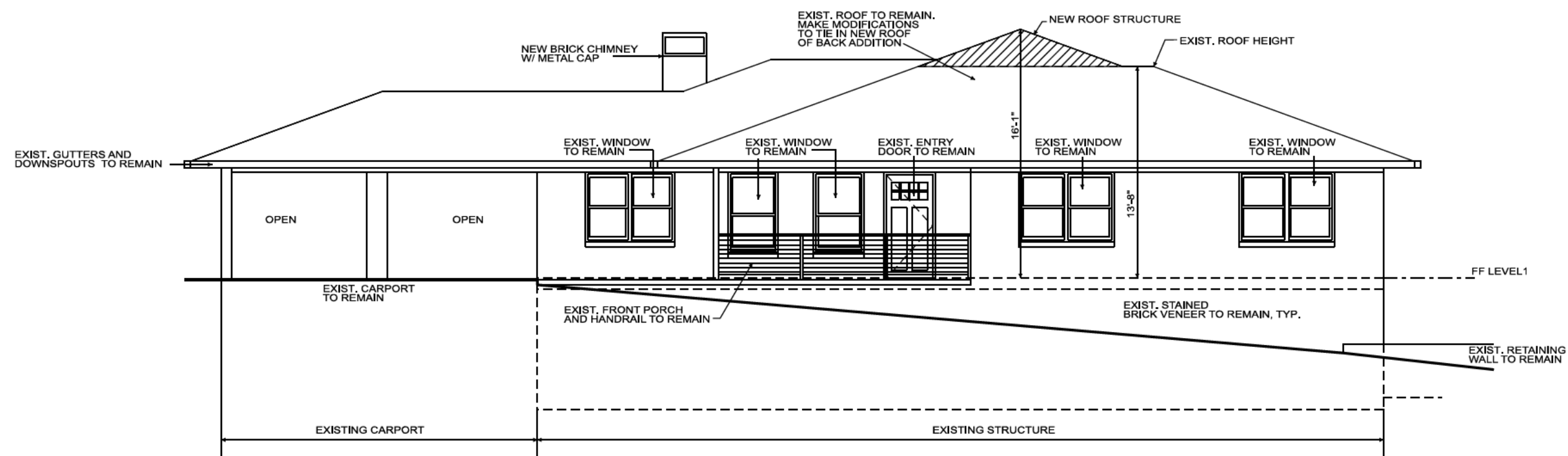
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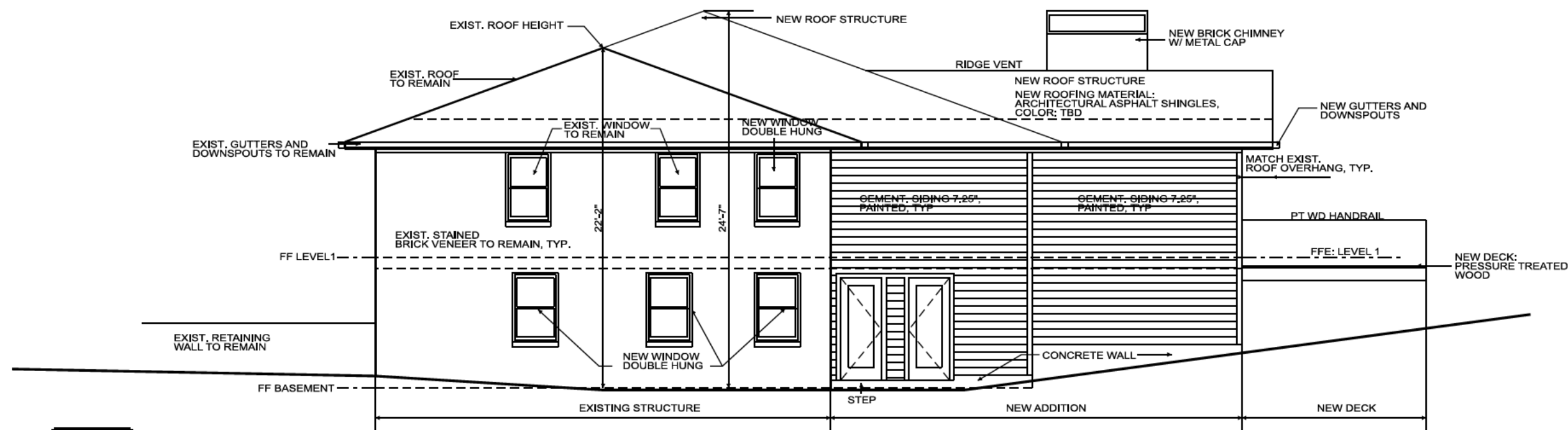
Sheet Title
NEW ELEVATIONS

Sheet Number

A4.03

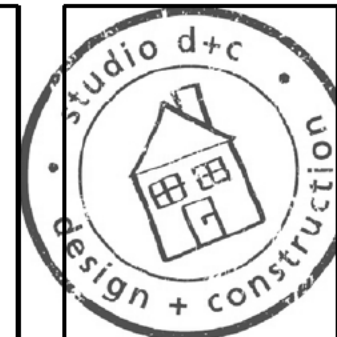


1
A 4.03
NEW FRONT ELEVATION- EAST
SCALE: 1/8"=1'-0"



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

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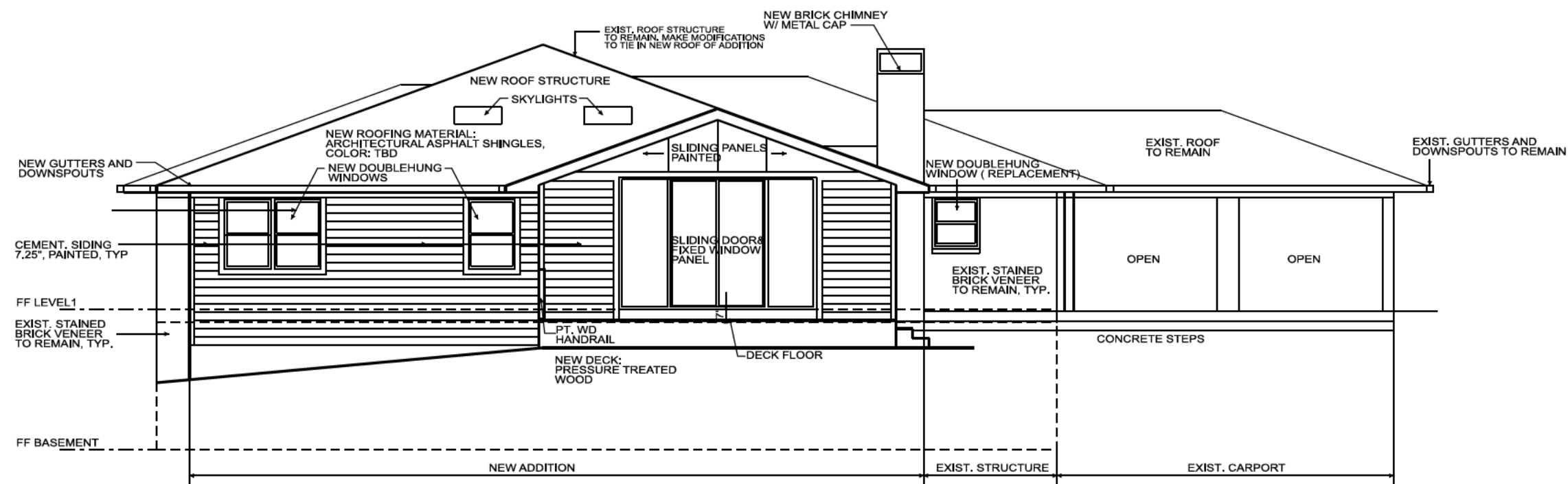
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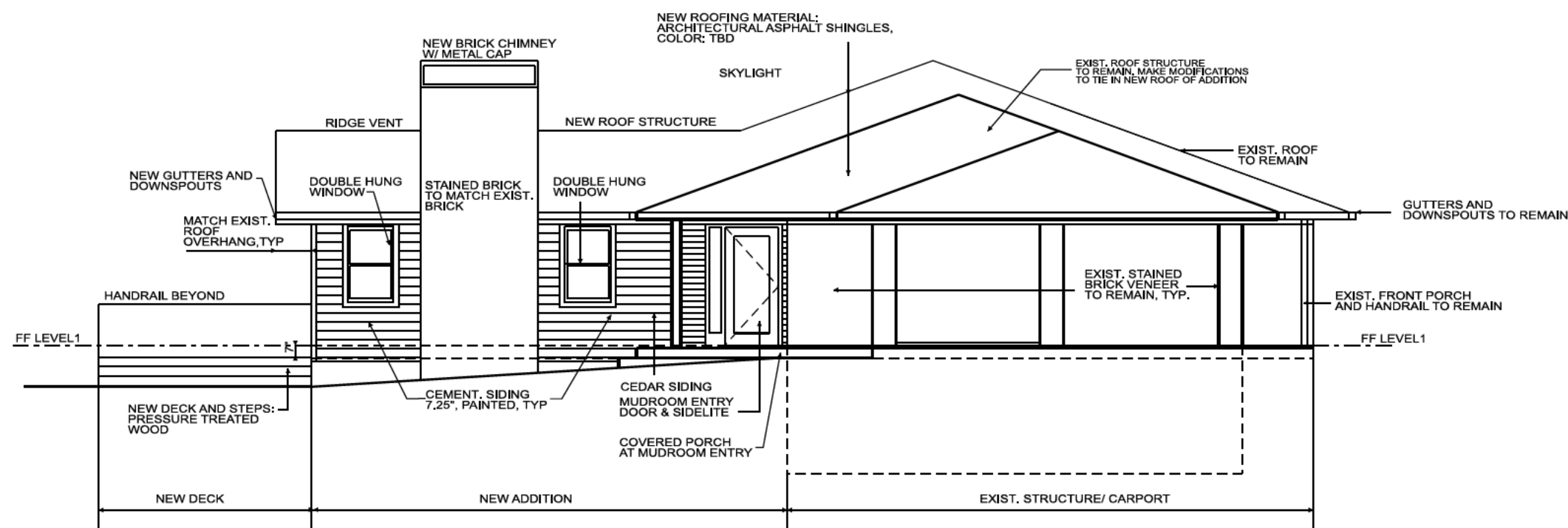
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Sheet Title
NEW ELEVATIONS
Sheet Number
A4.04



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



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

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



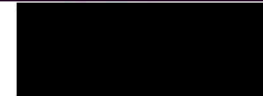
2 EAST FACADE- FRONT
A 9.01 SCALE: N/A



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



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



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PHOTOS OF EXISTING STRUCTURE
Sheet Number
A9.01



1
A 9.02

NORTH FACADE -SIDE
SCALE: N/A



2
A 9.02

WEST FACADE- BACK
SCALE: N/A



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Sheet Title
PHOTOS OF
EXISTING
STRUCTURE

Sheet Number

A9.02