# DeKalb County Historic Preservation Commission

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

*Staff Report*

***Regular Agenda***

I. 1343 Briarcliff Road, Susan Habib. Modify a previously approved COA to construct an addition on the rear of a historic house. **1248276.**

Built in 1929 (18 054 02 008)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

03-17 1343 Briarcliff Road (DH), Brent Potter. Rear addition. 21438. **Withdrawn.**
11-25 1343 Briarcliff Road, Susan Habib. Demolish a nonhistoric garage, rear addition, and deck, replace driveway, and construct an addition on the rear of a historic house. 1247855. **Approved.**

## Summary

The applicant proposes the following the modification to a previous approved application for work on the rear of a historic property:

1. Convert rear porch to a sunroom. The existing rear porch will be enclosed with cement board columns, cement board panels, wood windows, a wood side door, and a hipped asphalt shingle roof over wood raters with over-hanging tails. The dimensions of the porch will remain the same and will not be modified.
2. Construct a second story porch. A wood porch will be constructed on the rear of the second story of the historic house, towards the center bay of the structure. The porch will be constructed with wood decking and guard rails, supported by wood columns with cement board covers. The railing on the porch will measure roughly 3' in height. The windows on the second story, center bay of the house, leading on to the proposed porch, will be removed and replaced with a set of French doors.
3. Modify window design. The new window style will be updated to match the French casement windows used elsewhere on the home.

## Recommendation

MOVE TO CONSENT AGENDA.

Approve. These proposed changes do not appear to have a substantial adverse effect on 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.

*6.1.4* *Windows* (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.

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.

*7.2.8* *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.

DeKalb County
GEORGIA

Department of Planning & Sustainability
Current Planning Zoning Division
178 Sams Street
Decatur, GA 30030

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana Njoku

# Application for Certificate of Appropriateness

Date submitted: 8/16/2026 Date Received: _____

Address of Subject Property: _____

Applicant: Susan Habib E-Mail [redacted]

Applicant Mailing Address: 1343 Briarcliff Rd NE, Atlanta, GA 30306

Applicant Ph [redacted]

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

**********

Owner(s): Susan Habib Email [redacted]

Owner(s): _____ Email: _____

Owner(s) Mailing Address: 1343 Briarcliff Rd NE, Atlanta, GA 30306

Owner(s) Telephone Number [redacted]

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1929

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:

Updates to the existing approved COA include the following:
1. Cover the exterior rear porch and convert it into a sun room.
2. Add a small porch off the second story.
3. Update the new window style to match the French casement windows used elsewhere in the home.

No additional lot coverage is requested; all work will remain within existing impervious calculations.

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 pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.**

Signature of Applicant: _____

# Decision of the DeKalb County Historic Preservation Commission

**Name of Applicant**: Susan Habib

**Address of Property**: 1343 Briarcliff Road

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

**Case Number**: 1247855

**☑ 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**:

Demolish a nonhistoric garage, rear addition, and deck, replacing a driveway, and constructing an addition on the rear of a historic house. A portion of the existing driveway and the entire garage will be completely demolished and will be graded/replaced with sod to address stormwater control issues on the site. Existing retaining walls in the rear of the property will also be removed. The rear addition and deck will be demolished, and a new addition (approx. 470 square feet) and open deck (approx. 196 square feet) will be constructed in their place.

The addition shall comprise two stories and a basement level and will consist of a brick veneer at the basement level matching existing brick siding elsewhere; the ground floor and second-story portions shall be finished with cement board lap siding. New asphalt shingles are proposed on the addition's roof, closely matching existing slate shingles in the front.

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 ☐ / or, 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:** 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: 1343 BRIARCLIFF RD
ATLANTA, GA 30306-

Parcel ID: 18-054-02-008

Application Date: November 04, 2025

Applicant: Susan Habib

Mailing Address: 1343 Briarcliff Road NE
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**

Demolish a nonhistoric garage, rear addition, and deck, replacing a driveway, and constructing an addition on the rear of a historic house. A portion of the existing driveway and the entire garage will be completely demolished and will be graded/replaced with sod to address stormwater control issues on the site. Existing retaining walls in the rear of the property will also be removed. The rear addition and deck will be demolished, and a new addition (approx. 470 square feet) and open deck (approx. 196 square feet) will be constructed in their place.

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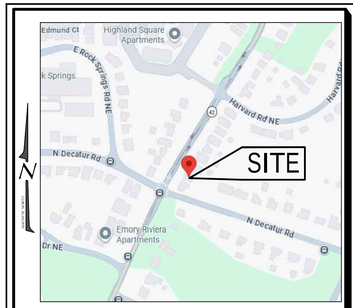
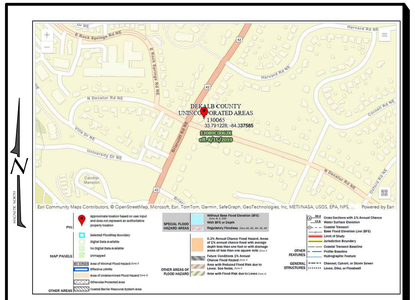
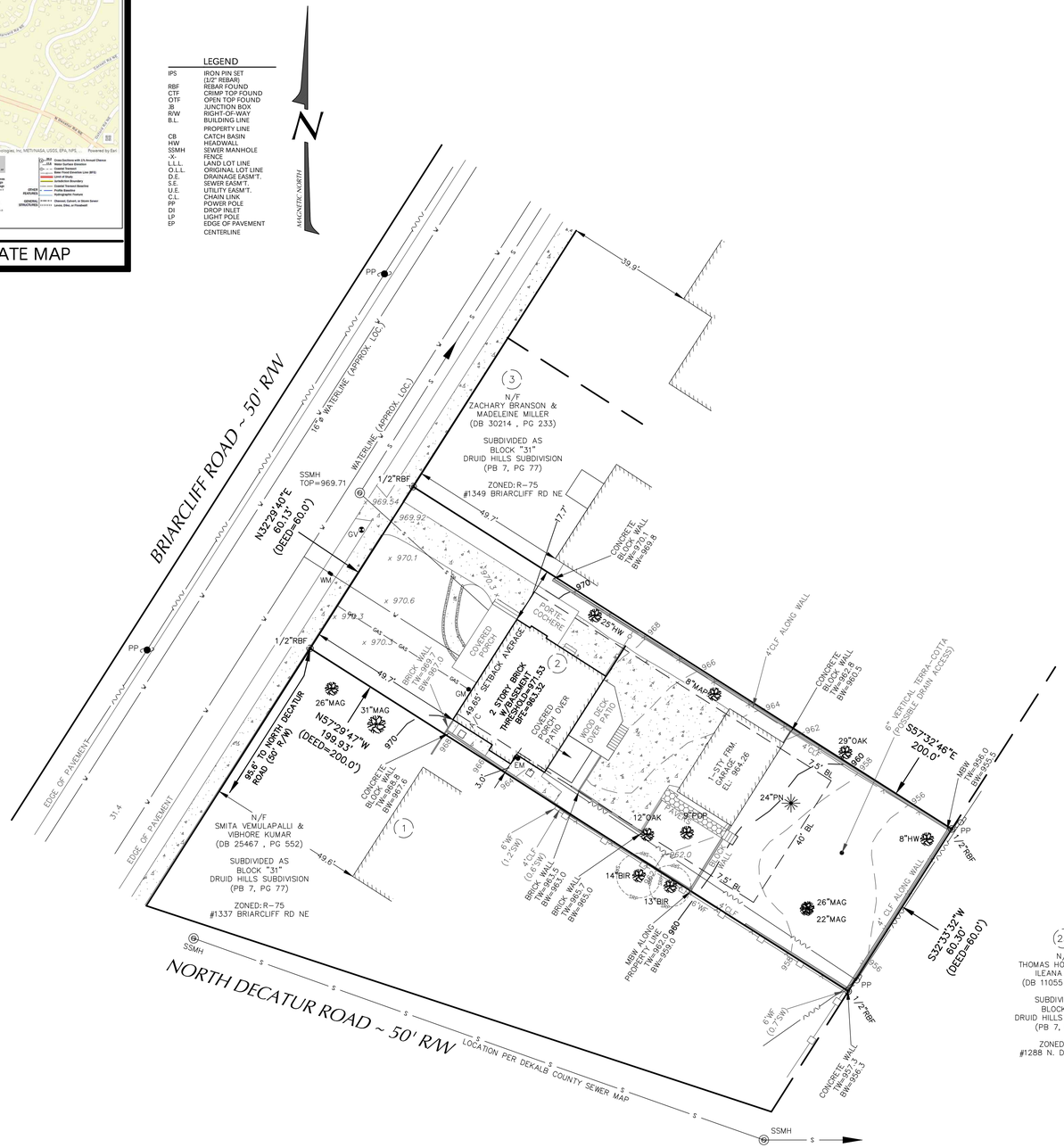



LOCATION MAP




FLOOD INSURANCE RATE MAP

| LEGEND | |
|---|---|
| IPS | IRON PIN SET (1/2" REBAR) |
| RBF | REBAR FOUND |
| CTF | CRIMP TOP FOUND |
| OTF | OPEN TOP FOUND |
| JB | JUNCTION BOX |
| R/W | RIGHT-OF-WAY |
| B.L. | BUILDING LINE |
| | PROPERTY LINE |
| CB | CATCH BASIN |
| HW | HEADWALL |
| SSMH | SEWER MANHOLE |
| -X- | FENCE |
| L.L.L. | LAND LOT LINE |
| O.L.L. | ORIGINAL LOT LINE |
| D.E. | DRAINAGE EASM'T. |
| S.E. | SEWER EASM'T. |
| U.E. | UTILITY EASM'T. |
| C.L. | CHAIN LINK |
| PP | POWER POLE |
| DI | DROP INLET |
| LP | LIGHT POLE |
| EP | EDGE OF PAVEMENT |
| | CENTERLINE |




## SITE INFORMATION:

*1343 BRIARCLIFF ROAD*
*TOTAL AREA: 0.28 ACRES*

*R-75 (DEKALB COUNTY) REQUIREMENTS*
*DRUID HILLS HISTORIC DISTRICT*
*LOT WIDTH: 75' FEET MIN.*
*MINIMUM LOT AREA: 10,000 S.F.*
*MINIMUM YARD ADJACENT TO PUBLIC STREET:*
*FRONT YARD: 35 FEET.*
*INTERIOR SIDE YARD SETBACKS: 7.5 FEET.*
*REAR YARD: 40 FEET.*
*MINIMUM FLOOR AREA: 1,800 S.F.*
*MAXIMUM LOT COVERAGE: 35 PERCENT*
*MINIMUM PARKING: 2*
*MAXIMUM BUILDING HEIGHT: 35 FEET*

*UTILITIES:*
*GAS - ATLANTA GAS LIGHT CO.*
*TELEPHONE - AT&T*
*POWER - GEORGIA POWER*

*THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB COUNTY FLOOD INSURANCE RATE MAP #13089C0062K, EFFECTIVE DATE: 8/13/2019.*

GRAPHIC SCALE
20 0 20 40 60
1 INCH = 20 FEET

EXISTING CONDITIONS
SCALE : 1" = 20'

811 Know what's below. Call before you dig. Dial 811. or call 800-282-7411

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
VIRGIL F. GADDY
Level II Certified Design Professional
CERTIFICATION NUMBER 0000004448
ISSUED: 1/8/09 EXPIRES: 1/24/27

*I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION"*

*VIRGIL F. GADDY JR.* *DATE* 2/27/26

GEORGIA REGISTERED No. 17324 PROFESSIONAL ENGINEER V. F. GADDY

GEORGIA REGISTERED No. 2661 PROFESSIONAL LAND SURVEYOR GADDY, JR. 2/27/26

REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| | | | |


gaddy surveying & design, inc.
1215 Pleasant Hill Road
Lawrenceville, Georgia 30044
Phone: (770) 931-5900
FAX - (770) 931-5903


*1343 BRIARCLIFF ROAD NE*
*LOT 2, BLOCK "31"*
*DRUID HILLS SUBDIVISION*
*(PLAT BOOK 7, PAGE 77 )*
*LAND LOT 54 ~ 18TH DISTRICT*
*DEKALB COUNTY, GEORGIA*

| DATE | DRAWN | CHECKED |
|---|---|---|
| 2-27-26 | CV | VFG |

SCALE: 1" = 20'

SHEET TITLE

EXISTING CONDITIONS

PROJECT NUMBER
EHC-25-011

1
DRAWING NUMBER

LOCATION MAP

FLOOD INSURANCE RATE MAP

## LEGEND

| | |
|---|---|
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| | CENTERLINE |

## LOT COVERAGE

*LOT COVERAGE CALCULATIONS (IN Sq.Ft.):*

*LOT AREA = 12,041*

*EX. DWELLING AREA = 1,238.3*
*EX. PORTE-COCHERE = 184.6*
*EX. DRIVEWAY = 704.0*
*EX. C.PORCH/STEPS = 232.6*
*EX. WALKWAY = 128.9*
*EX. STEPS = 8.0*
*TOTAL EXISTING IMPERVIOUS AREA = 2,496.4*

*IMPERVIOUS AREA TO BE REMOVED*
*R. C.PORCH = 108.0*
*R. DECK/STEPS = 249.1*
*R. DRIVEWAY = 1,305.8*
*R. GARAGE = 619.5*
*R. PAVERS = 74.8*
*R.WALLS/STEPS = 294.5*
*R. CONCRETE = 169.2*
*TOTAL REMOVED IMPERVIOUS AREA = 2,820.9*

*NEW. ADDITION/STEPS = 499.7*
*NEW. DECK/STEPS = 198.6*
*NEW. CONC. DRIVEWAY = 975.9*
*NEW. FOUNDATION WALL = 12.0*
*TOTAL NEW IMPERVIOUS AREA = 1,686.2*

*TOTAL PROPOSED IMPERVIOUS AREA = 4,182.6*
*LOT COVERAGE = 34.73%*

## *EROSION CONTROL MEASURES:*

1. *THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.*
2. *EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.*
3. *MAINTENANCE STATEMENT - EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.*
4. *ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.*
5. *DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.*
6. *VEGETATIVE PLANS - FOR ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES WILL INCLUDE: SPECIES, PLANTING DATES, SEEDING, FERTILIZER AND MULCHING RATES.*
7. *SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION CONTROL AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL.)*
8. *SILT FENCE ALSO INDICATES LIMITS OF DISTURBANCE.*

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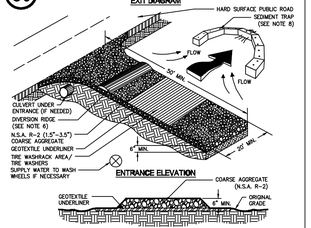
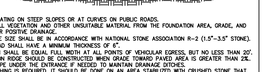
*THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.L.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB COUNTY FLOOD INSURANCE RATE MAP #13089C0062K, EFFECTIVE DATE: 8/13/2019.*

## CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM




ENTRANCE ELEVATION



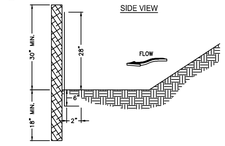

NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT WILL NOT CAUSE TRACKING.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Co MODIFIED

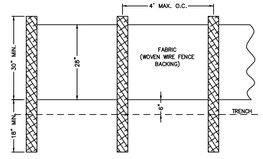
ATTACH GARDEN HOSE TO EXISTING HOSE BIB FOR MANDATORY TIRE WASH AREA. USE TEMPORARY CONSTRUCTION EXIT UNTIL FRONT PORTION OF DRIVEWAY IS REMOVED.

## SILT FENCE - TYPE SENSITIVE

SIDE VIEW




FRONT VIEW

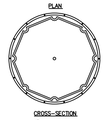



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

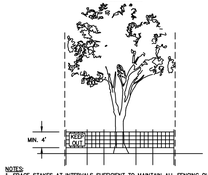
## TREE PROTECTION

"SNOW" FENCE

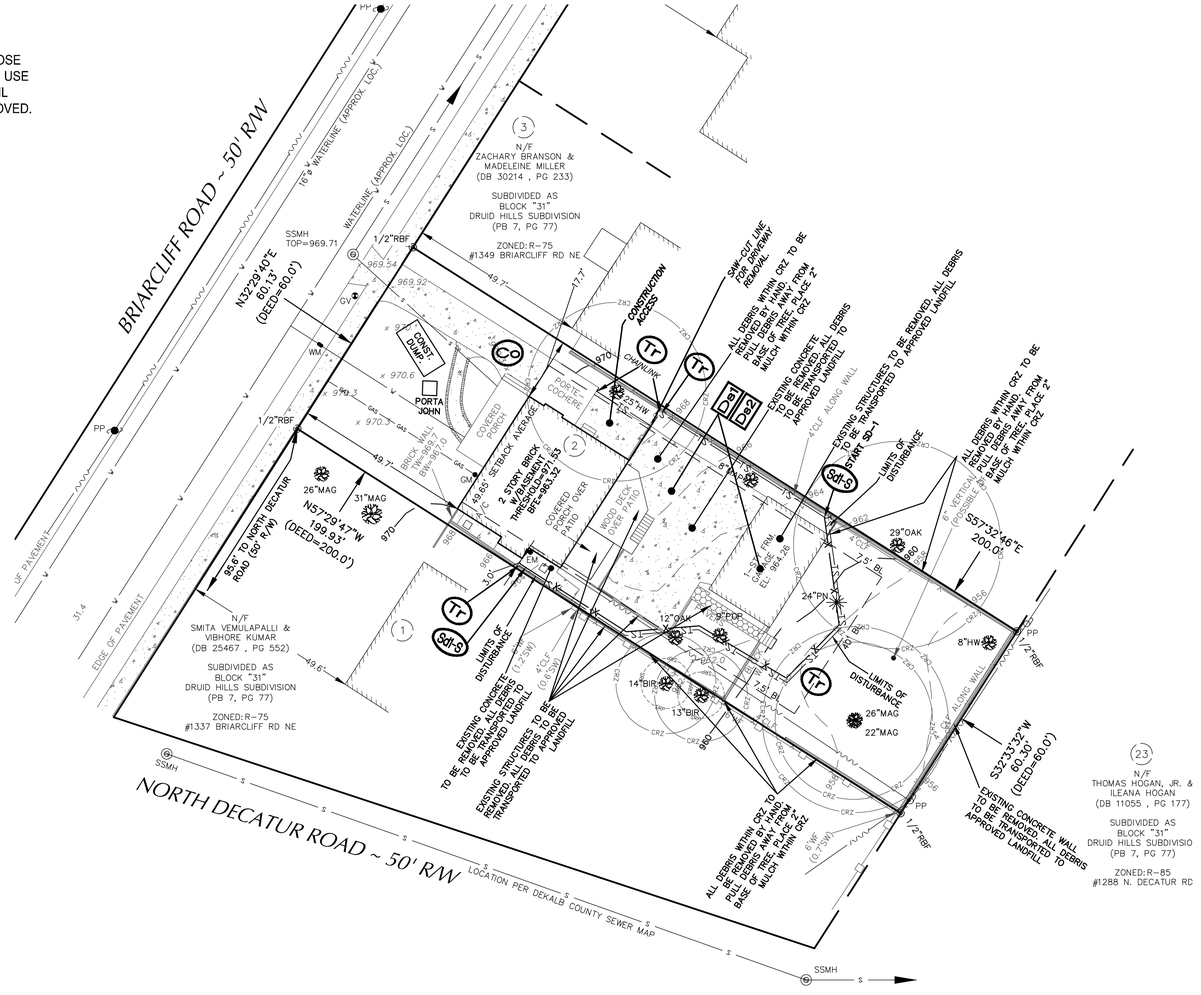
PLAN



CROSS-SECTION




NOTES:
1. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER--REBAR IS NOT TO BE USED FOR STAKES).
2. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
3. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
4. FENCE SHALL BE ORANGE VINYL "SNOW FENCE," 4' HIGH MINIMUM.


BRIARCLIFF ROAD ~ 50' R/W
NORTH DECATUR ROAD ~ 50' R/W
LOCATION PER DEKALB COUNTY SEWER MAP
16'± WATERLINE (APPROX. LOC.)
SSMH TOP=969.71
N32°29'40"E 60.13' (DEED=60.0')
1/2"RBF
969.54
969.92
49.7
17.1'
3
N/F
ZACHARY BRANSON & MADELEINE MILLER
(DB 30214 , PG 233)
SUBDIVIDED AS BLOCK "31" DRUID HILLS SUBDIVISION (PB 7, PG 77)
ZONED:R-75
#1349 BRIARCLIFF RD NE
CONST. ENTR.
CONSTRUCTION ACCESS
SAW-CUT LINE FOR DRIVEWAY REMOVAL
ALL DEBRIS WITHIN CRZ TO BE REMOVED BY HAND; PULL DEBRIS AWAY FROM BASE OF TREE; REPLACE 2" MULCH WITHIN CRZ
EXISTING CONCRETE TO BE REMOVED; ALL DEBRIS TO BE TRANSPORTED TO APPROVED LANDFILL
EXISTING STRUCTURES TO BE REMOVED; ALL DEBRIS TO BE TRANSPORTED TO APPROVED LANDFILL
START SD-1
LIMITS OF DISTURBANCE
Co
TT
Sdf-S
Det
Det1
Det2
PORTA JOHN
COVERED PORCH
2 STORY BRICK W.BASEMENT, 1-1/2 STORY & CRAWL SPACE BFE=963.32
49.65' SETBACK AVERAGE
PORTE-COCHERE
WOOD DECK OVER CRAWL SPACE
COVERED PORCH OVER CRAWL SPACE P.MTD
BRICK WALL
EM
GAS
GV
WM
CATV
UP
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LOCATION MAP

FLOOD INSURANCE RATE MAP

## LEGEND

| | |
|---|---|
| IPS | IRON PIN SET (1/2" REBAR) |
| RBF | REBAR FOUND |
| CTF | CRIMP TOP FOUND |
| OTF | OPEN TOP FOUND |
| JB | JUNCTION BOX |
| R/W | RIGHT-OF-WAY |
| B.L. | BUILDING LINE |
| | PROPERTY LINE |
| CB | CATCH BASIN |
| HW | HEADWALL |
| SSMH | SEWER MANHOLE |
| -X- | FENCE |
| L.L.L. | LAND LOT LINE |
| O.L.L. | ORIGINAL LOT LINE |
| D.E. | DRAINAGE EASM'T. |
| S.E. | SEWER EASM'T. |
| U.E. | UTILITY EASM'T. |
| C.L. | CHAIN LINK |
| PP | POWER POLE |
| DI | DROP INLET |
| LP | LIGHT POLE |
| EP | EDGE OF PAVEMENT |
| | CENTERLINE |

MAGNETIC NORTH

## LOT COVERAGE

*LOT COVERAGE CALCULATIONS (IN Sq.Ft.):*

*LOT AREA = 12,041*

*EX. DWELLING AREA = 1,238.3*
*EX. PORTE-COCHERE = 184.6*
*EX. DRIVEWAY = 704.0*
*EX. C.PORCH/STEPS = 232.6*
*EX. WALKWAY = 128.9*
*EX. STEPS = 8.0*
*TOTAL EXISTING IMPERVIOUS AREA = 2,496.4*

*NEW ADDITION/STEPS = 499.7*
*NEW DECK/STEPS = 198.6*
*NEW CONC. DRIVEWAY = 975.9*
*NEW FOUNDATION WALL = 12.0*
*TOTAL NEW IMPERVIOUS AREA = 1,686.2*

*TOTAL IMPERVIOUS AREA = 4,182.6*
*LOT COVERAGE = 34.73%*

## DIRT STATEMENT

| | |
|---|---|
| *CUT =* | *50 CY* |
| *FILL =* | *10 CY* |
| *NET =* | *40 cu. yd. CUT* |
| *TOTAL SITE AREA =* | *0.28 ac.* |
| *LIMITS OF DISTURBANCE =* | *3,601.0 sq.ft (0.08 ac.)* |

## WATER QUALITY (RRv)

*1,686.2 S.F. < 2,000 S.F.*
*;THEREFORE, WATER QUALITY (RRv) NOT REQUIRED*

## TREE CALCULATIONS

*SEE SHEET #4 FOR TREE CALCULATIONS AND INFORMATION*

## *EROSION CONTROL MEASURES:*

1. *THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.*
2. *EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.*
3. *MAINTENANCE STATEMENT - EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.*
4. *ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTOR(S).*
5. *DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.*
6. *VEGETATIVE PLANS - FOR ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES WILL INCLUDE; SPECIES, PLANTING DATES, SEEDING, FERTILIZER AND MULCHING RATES.*
7. *SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION CONTROL AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL.)*
8. *SILT FENCE AND TREE SAVE INDICATES LIMITS OF DISTURBANCE.*

## *SITE INFORMATION:*

*1343 BRIARCLIFF ROAD*
*TOTAL AREA: 0.28 ACRES*

*R-75 (DEKALB COUNTY) REQUIREMENTS*
*DRUID HILLS HISTORIC DISTRICT*

| | |
|---|---|
| *LOT WIDTH:* | *75' FEET MIN.* |
| *MINIMUM LOT AREA:* | *10,000 S.F.* |
| *MINIMUM YARD ADJACENT TO PUBLIC STREET:* | |
| *FRONT YARD:* | *35 FEET.* |
| *INTERIOR SIDE YARD SETBACKS:* | *7.5 FEET.* |
| *REAR YARD:* | *40 FEET.* |
| *MINIMUM FLOOR AREA:* | *1,800 S.F.* |
| *MAXIMUM LOT COVERAGE:* | *35 PERCENT* |
| *MINIMUM PARKING:* | *2* |
| *MAXIMUM BUILDING HEIGHT:* | *35 FEET* |

*UTILITIES:*
*GAS - ATLANTA GAS LIGHT CO.*
*TELEPHONE - AT&T*
*POWER - GEORGIA POWER*

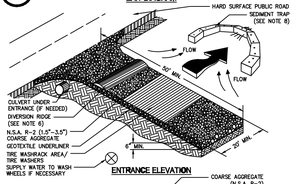
*THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.L.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB COUNTY FLOOD INSURANCE RATE MAP #13089C0062K, EFFECTIVE DATE: 8/13/2019.*

## *DeKALB COUNTY SITE NOTES:*

1. *The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land disturbing activities.*
2. *Erosion & sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.*
3. *Additional erosion and sediment control measures will be installed if deemed necessary by the inspector.*
4. *All lots/sites with 2' of fill or greater will require a compaction certificate by a professional registered engineer prior to building permit and / or footers being poured.*
5. *Locate and field stake all utilities, easements, pipes, flood limits, stream buffer, and tree save areas prior to any land disturbing activities.*
6. *All tree protection fence to be protected from sedimentation.*
7. *All tree protection devices to be installed prior to land disturbance and maintained until final landscaping.*
8. *All tree protection fencing to be inspected daily and repaired or replaced as needed.*
9. *A final as-built lot survey required prior to issuance of Certificate of Occupancy/Certificate of Completion.*
10. *A final as-built water quality certificate required prior to Certificate of Occupancy/Certificate of Completion.*
11. *Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right-of-way.*
12. *Water quality BMP(s) to be installed at the time of final landscaping.*
13. *All collected water shall be directed to the water quality BMP(s).*
14. *No water quality BMP(s) allowed in undisturbed stream buffers or tree save/ critical root zones.*
15. *Work hours and construction deliveries are:*
    *Monday-Friday 7:00am-7:00pm*
    *Saturday 9:00am-5:00pm*
16. *Disturbed areas left idle shall be stabilized with temporary vegetation after 14 days; after 30 days permanent vegetation shall be established.*
17. *See chart for all temporary and permanent vegetative practices including species, planting dates, seeding, fertilizer and mulching rates.*
18. *Silt fence shall be "Type C" as per the manual for Erosion Control and Sediment Control in Georgia, and be wire reinforced (see attached detail.)*
19. *There are no known existing or proposed inert waste bury pits on site.*
20. *Contact AT&T @ 770-391-2810 before starting construction.*
21. *No parking, storage, or other construction activities are to occur within tree protection areas.*
22. *Contractor to provide positive 2% slope away from foundation structure at all times.*
23. *Refer to DeKalb standard details 709, 710 and 103 for private driveway entrance installation. Driveway must be built per 709 & 103 DeKalb county detail.*
24. *Safety restraints are required at the top of walls 30" or more.*
25. *Cut and fill slopes shall not exceed 3H:1V on residential projects and shall not exceed 2H:1V on all other projects.*
26. *Existing house is connected to existing water line & existing sanitary sewer - no addt'l connections are needed.*
27. *Overflow from water quality BMP(s) shall not adversely affect adjacent properties.*

## CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM




ENTRANCE ELEVATION

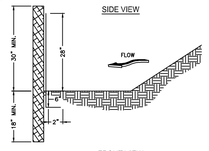
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHALL BE CONSTRUCTED TOWARDS AN EXISTING SEDIMENT TRAP WHERE ALL EGRESS IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

MODIFIED

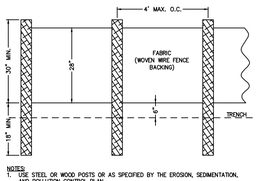
ATTACH GARDEN HOSE TO EXISTING HOSE BIB FOR MANDATORY TIRE WASH AREA. USE TEMPORARY CONSTRUCTION EXIT UNTIL FRONT PORTION OF DRIVEWAY IS REMOVED.

## SILT FENCE - TYPE SENSITIVE

SIDE VIEW




FRONT VIEW



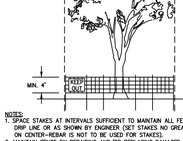

NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

## TREE PROTECTION

"SNOW" FENCE

PLAN

CROSS-SECTION




NOTES:
1. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 8 FEET ON CENTER--REBAR IS NOT TO BE USED FOR STAKES).
2. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
3. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
4. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

## GRASSING SCHEDULE

(HYDROSEEDING RATES)

### Dst MULCHING RATES

MATERIALS: CHOOSE ONE OF THE FOLLOWING
1. DRY STRAW OR HAY - APPLY AT A DEPTH OF 2 TO 4 INCHES
2. WOOD WASTE - APPLY AT A DEPTH OF 2 TO 3 INCHES
3. CUTBACK ASPHALT - APPLY AT 1200 GALLONS PER ACRE
4. POLYETHYLENE FILM - SECURE OVER BANKS

NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON MAY BE ACCOMPLISHED WITH: STRAW OR HAY-2.5 TONS/ACRE WOOD WASTE, BARK, SAWDUST-2.5" DEEP (APPROX. 6.8 TONS/ACRE)

NOTE: SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA FOR ADDITIONAL SEED TYPES.

### Dv2 TEMPORARY VEGETATION

| SPECIES | RATE/1000 S.F. | DATES | LIME | FERTILIZER (LBS./ACRE) N - P2O5 - K2O |
|---|---|---|---|---|
| WINTER RYE | 3.5--2 LBS. | 8/1-11/1, 3/1-4/1 | 1 TON/ACRE | 60 - 90 \| 120 - 180 \| 120 - 180 |
| *MISTING LOVEGRASS | 2-3 LBS | 3/1 - 9/1 | 1 TON/ACRE | 60 - 90 \| 120 - 180 \| 120 - 180 |
| WHEAT | 2-3 LBS | 9/1 - 12/15 | 1 TON/ACRE | 60 - 90 \| 120 - 180 \| 120 - 180 |
| RYEGRASS, ANNUAL | 2-3 LBS | 8/1 - 1/30 | 1 TON/ACRE | 60 - 90 \| 120 - 180 \| 120 - 180 |

*HYDROSEED ON ALL 2:1 (H:V) SLOPES.

### Dv2 PERMANENT VEGETATION

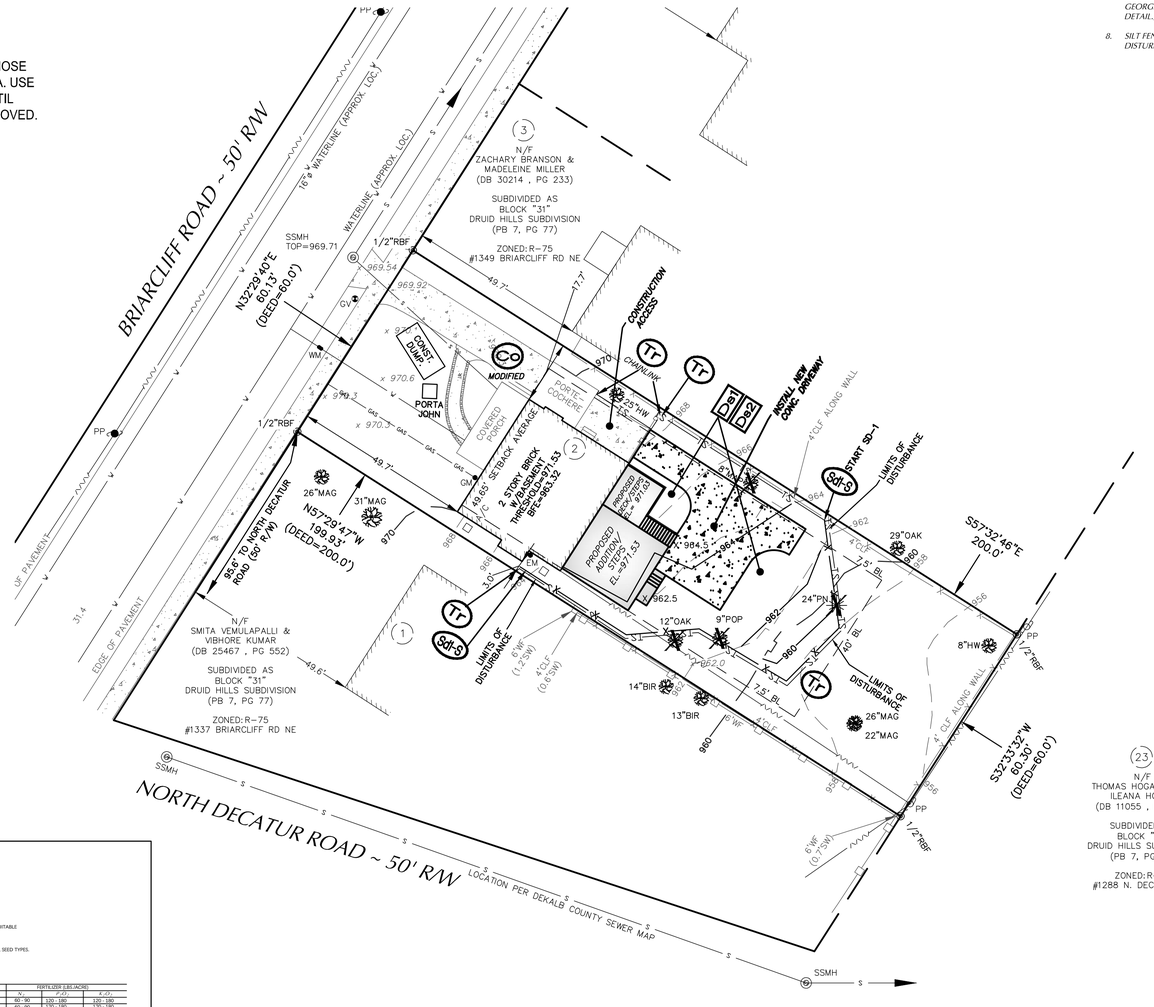
| SPECIES | RATE/1000 S.F. | DATES | LIME | FERTILIZER (LBS./ACRE) N - P2O5 - K2O |
|---|---|---|---|---|
| HULLED BERMUDA | 2 LBS. | 3/21 - 9/1 | 1 TON/ACRE | 60 - 90 \| 120 - 180 \| 120 - 180 |
| *UNHULLED BERMUDA | 2 LBS. | 3/15 - 9/15 | 1 TON/ACRE | 60 - 90 \| 120 - 180 \| 120 - 180 |
| FESCUE | 5 - 10 LBS. | 9/1 - 11/1 | 1 TON/ACRE | 60 - 90 \| 120 - 180 \| 120 - 180 |
| BAHIA, PENSACOLA | 0.7 - 1.4 LBS. | 3/1 - 12/31 | 1 TON/ACRE | 60 - 90 \| 120 - 180 \| 120 - 180 |

### Dv2 SOD PLANTING REQUIREMENTS

| GRASS | VARIETIES | REPLACEMENT AREA | GROWING SEASON |
|---|---|---|---|
| BERMUDAGRASS | COMMON<br>TIFGREEN<br>TIFGREEN<br>TIFLAWN | M.L. P.C.<br>P.C.<br>P.C. | WARM WEATHER |
| BAHIAGRASS | PENSACOLA | P.C. | WARM WEATHER |
| CENTIPEDE | | P.C. | WARM WEATHER |
| ST. AUGUSTINE | COMMON<br>SEVILLE<br>RALEIGH | C | WARM WEATHER |
| ZOYSIA | EMERALD<br>MYER | P.C. | WARM WEATHER |
| TALL FESCUE | KENTUCKY 31 | M.L. P.C. | COOL WEATHER |

### FERTILIZER REQUIREMENTS FOR SOD

| TYPES OF SPECIES | PLANTING TO SOD | FERTILIZER (N-P-K) | RATE (lbs./acre) | NITROGEN TOP DRESSING RATE (lbs./acre) |
|---|---|---|---|---|
| COOL SEASON GRASSES | FIRST<br>SECOND MAINTENANCE | 6-12-12<br>6-12-12<br>10-10-10 | 1500<br>1000<br>400 | 50-100<br>50<br>50 |
| WARM SEASON GRASSES | FIRST<br>SECOND MAINTENANCE | 6-12-12<br>6-12-12<br>10-10-10 | 1500<br>800<br>400 | 50-100<br>50-100<br>50 |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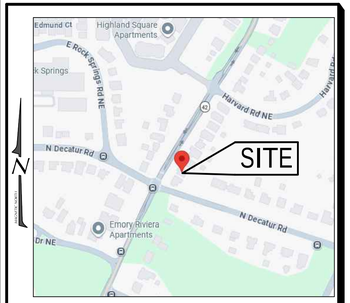


LOCATION MAP

LEGEND

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|---|---|
| IPS | IRON PIN SET (1/2" REBAR) |
| RBF | REBAR FOUND |
| CTF | CRIMP TOP FOUND |
| OTF | OPEN TOP FOUND |
| JB | JUNCTION BOX |
| R/W | RIGHT-OF-WAY |
| B.L. | BUILDING LINE |
| | PROPERTY LINE |
| CB | CATCH BASIN |
| HW | HEADWALL |
| SSMH | SEWER MANHOLE |
| -X- | FENCE |
| L.L.L. | LAND LOT LINE |
| O.L.L. | ORIGINAL LOT LINE |
| D.E. | DRAINAGE EASM'T. |
| S.E. | SEWER EASM'T. |
| U.E. | UTILITY EASM'T. |
| C.L. | CHAIN LINK |
| PP | POWER POLE |
| DI | DROP INLET |
| LP | LIGHT POLE |
| EP | EDGE OF PAVEMENT |
| | CENTERLINE |

GRID NORTH

MAGNETIC NORTH

## LOT COVERAGE

*LOT COVERAGE CALCULATIONS (IN Sq.Ft.):*

*LOT AREA = 12,041*

*EX. DWELLING AREA = 1,238.3*
*EX. PORTE-COCHERE = 184.6*
*EX. DRIVEWAY = 704.0*
*EX. C.PORCH/STEPS = 232.6*
*EX. WALKWAY = 128.9*
*EX. STEPS = 8.0*
*TOTAL EXISTING IMPERVIOUS AREA = 2,496.4*

*NEW ADDITION/STEPS = 499.7*
*NEW DECK/STEPS = 198.6*
*NEW CONC. DRIVEWAY = 975.9*
*NEW FOUNDATION WALL = 12.0*
*TOTAL NEW IMPERVIOUS AREA = 1,686.2*

*TOTAL IMPERVIOUS AREA = 4,182.6*
*LOT COVERAGE = 34.73%*

## *SITE INFORMATION:*

*1343 BRIARCLIFF ROAD*
*TOTAL AREA: 0.28 ACRES*

*R-75 (DEKALB COUNTY) REQUIREMENTS*
*DRUID HILLS HISTORIC DISTRICT*

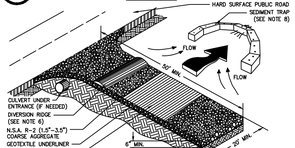
| | |
|---|---|
| *LOT WIDTH:* | *75' FEET MIN.* |
| *MINIMUM LOT AREA:* | *10,000 S.F.* |
| *MINIMUM YARD ADJACENT TO PUBLIC STREET:* | |
| *FRONT YARD:* | *35 FEET.* |
| *INTERIOR SIDE YARD SETBACKS:* | *7.5 FEET.* |
| *REAR YARD:* | *40 FEET.* |
| *MINIMUM FLOOR AREA:* | *1,800 S.F.* |
| *MAXIMUM LOT COVERAGE:* | *35 PERCENT* |
| *MINIMUM PARKING:* | *2* |
| *MAXIMUM BUILDING HEIGHT:* | *35 FEET* |

*UTILITIES:*
*GAS - ATLANTA GAS LIGHT CO.*
*TELEPHONE - AT&T*
*POWER - GEORGIA POWER*

*THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB COUNTY FLOOD INSURANCE RATE MAP #13089C0062K, EFFECTIVE DATE: 8/13/2019.*

## CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM




ENTRANCE ELEVATION

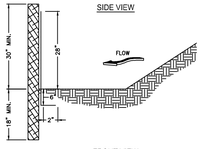
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. PAD LENGTH SHALL BE AS REQUIRED, BUT NOT LESS THAN 50' TOWARDS AREA AS IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

## MODIFIED

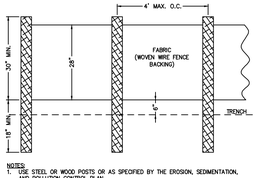
ATTACH GARDEN HOSE TO EXISTING HOSE BIB FOR MANDATORY TIRE WASH AREA. USE TEMPORARY CONSTRUCTION EXIT UNTIL FRONT PORTION OF DRIVEWAY IS REMOVED.

## SILT FENCE - TYPE SENSITIVE

SIDE VIEW




FRONT VIEW

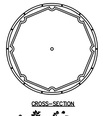



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

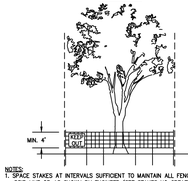
## TREE PROTECTION

"SNOW" FENCE

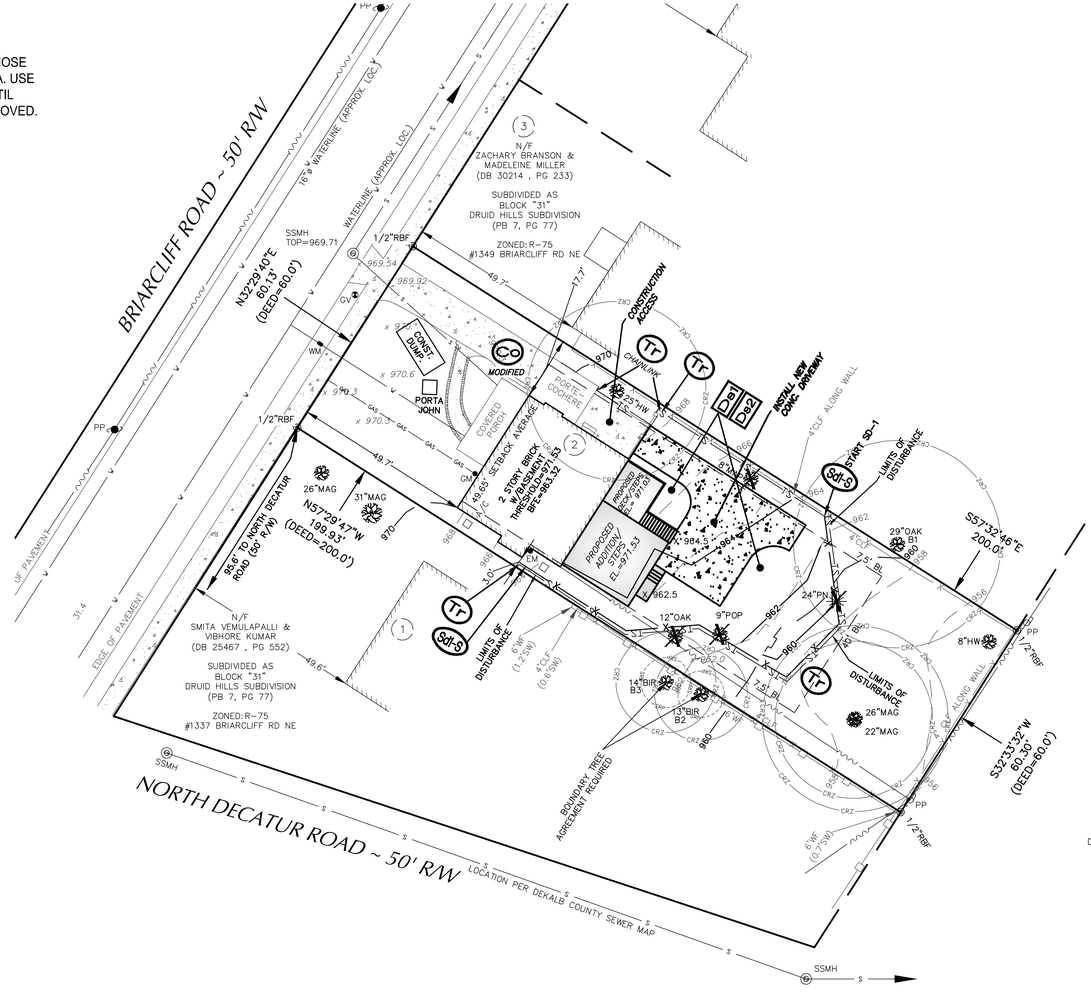
PLAN



CROSS-SECTION




NOTES:
1. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 8 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
2. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
3. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
4. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.




GRAPHIC SCALE

20 0 20 40 60

1 INCH = 20 FEET

TREE PLAN

SCALE : 1" = 20'

811 Know what's below. Call before you dig. Dial 811. or call 800-282-7411

## *DeKALB COUNTY TREE NOTES:*

1. *No person engaged in the construction of any structure(s) or improvement(s) or any activity shall encroach or place solvents, material, construction machinery or temporary soil deposits within six(6) feet of the area outside the critical root zone, as defined herein, of any existing significant tree within a Tree Save Area, transitional or undisturbed buffer zone.*
2. *All Tree Fence and other tree protection devices must remain in functioning condition until completion of the project or until the certificate of occupancy is issued.*
3. *A tree that is designated to be saved. but is damaged during construction, SHALL be replaced with 4" caliper trees equal to be unit value of the tree removed. Any specimen tree damaged SHALL be replaced with 4" caliper trees equal to 1.5 times the DBH of the damaged specimen tree.*
4. *All tree protection areas to be protected from sedimentation.*
5. *All tree protection devices, including critical root zone (CRZ) protection, to be installed prior to the start of land disturbance, and maintained until final landscaping.*
6. *All tree protection fencing to be inspected daily, and repaired or replaced as needed.*
7. *No parking, storage or other construction activities are to occur within tree protection areas (CRZ).*
8. *All required vegetation must be maintained for two growing seasons after the date of final inspection.*
9. *Apply 2" to 4" mulch on tree CRZ.*
10. *NO TREES TO BE REMOVED DURING DEMOLITION.*

## *EROSION CONTROL MEASURES:*

1. *THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.*
2. *EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.*
3. *MAINTENANCE STATEMENT - EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.*
4. *ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTOR(S).*
5. *DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.*
6. *VEGETATIVE PLANS - FOR ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES WILL INCLUDE; SPECIES, PLANTING DATES, SEEDING, FERTILIZER AND MULCHING RATES.*
7. *SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION CONTROL AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL.)*
8. *SILT FENCE AND TREE SAVE INDICATES LIMITS OF DISTURBANCE.*

## *DeKALB COUNTY SITE NOTES:*

1. *The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land disturbing activities.*
2. *Erosion & sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.*
3. *Additional erosion and sediment control measures will be installed if deemed necessary by the inspector.*
4. *All lots/sites with 2' of fill or greater will require a compaction certificate by a professional registered engineer prior to building permit and / or footers being poured.*
5. *Locate and field stake all utilities, easements, pipes, flood limits, stream buffer, and tree save areas prior to any land disturbing activities.*
6. *All tree protection fence to be protected from sedimentation.*
7. *All tree protection devices to be installed prior to land disturbance and maintained until final landscaping.*
8. *All tree protection fencing to be inspected daily and repaired or replaced as needed.*
9. *A final as-built lot survey required prior to issuance of Certificate of Occupancy/Certificate of Completion.*
10. *A final as-built water quality certificate required prior to Certificate of Occupancy/Certificate of Completion.*
11. *Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right-of-way.*
12. *Water quality BMP(s) to be installed at the time of final landscaping.*
13. *All collected water shall be directed to the water quality BMP(s).*
14. *No water quality BMP(s) allowed in undisturbed stream buffers or tree save critical root zone.*
15. *Work hours and construction deliveries are:*
    *Monday-Friday 7:00am-7:00pm*
    *Saturday 9:00am-5:00pm*
16. *Disturbed areas left idle shall be stabilized with temporary vegetation after 14 days; after 30 days permanent vegetation shall be established.*
17. *See chart for all temporary and permanent vegetative practices including species, planting dates, seeding, fertilizer and mulching rates.*
18. *Silt fence shall be "Type C" as per the manual for Erosion Control and Sediment Control in Georgia, and be wire reinforced (see attached detail.)*
19. *There are no known existing or proposed inert waste bury pits on site.*
20. *Contact AT&T @ 770-391-2810 before starting construction.*
21. *No parking, storage, or other construction activities are to occur within tree protection areas.*
22. *Contractor to provide positive 2% slope away from foundation structure at all times.*
23. *Refer to DeKalb standard details 709, 710 and 103 for private driveway entrance installation. Driveway must be built per 709 & 103 DeKalb county detail.*
24. *Safety restraints are required at the top of walls 30" or more.*
25. *Cut and fill slopes shall not exceed 3H:1V on residential projects and shall not exceed 2H:1V on all other projects.*
26. *Existing house is connected to existing water line & existing sanitary sewer - no addt'l connections are needed.*
27. *Overflow from water quality BMP(s) shall not adversely affect adjacent properties.*

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
VIRGIL F. GADDY
Level II Certified Design Professional
CERTIFICATION NUMBER 0000004448
ISSUED: 1/8/09 EXPIRES: 1/24/27

*I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION"*

*VIRGIL F. GADDY JR.* *DATE* 2/27/26

GEORGIA REGISTERED No. 17324 PROFESSIONAL ENGINEER V. F. GADDY

GEORGIA REGISTERED No. 2661 PROFESSIONAL LAND SURVEYOR V. F. GADDY, JR.

2/27/26


(770) 931-5920


| REVISIONS | | | |
|---|---|---|---|
| NO. | DATE | BY | DESCRIPTION |
| | | | |


gaddy surveying & design, inc.
1215 Pleasant Hill Road
Lawrenceville, Georgia 30044
Phone: (770) 931-5920
FAX - (770) 931-5903


# 1343 BRIARCLIFF ROAD NE

*LOT 2, BLOCK "31"*
*DRUID HILLS SUBDIVISION*
*(PLAT BOOK 7, PAGE 77 )*
*LAND LOT 54 ~ 18TH DISTRICT*
*DEKALB COUNTY, GEORGIA*

| DATE | DRAWN | CHECKED |
|---|---|---|
| 2-27-26 | CV | VFG |

SCALE: 1" = 20'

SHEET TITLE

TREE PLAN

PROJECT NUMBER
EHC-25-011

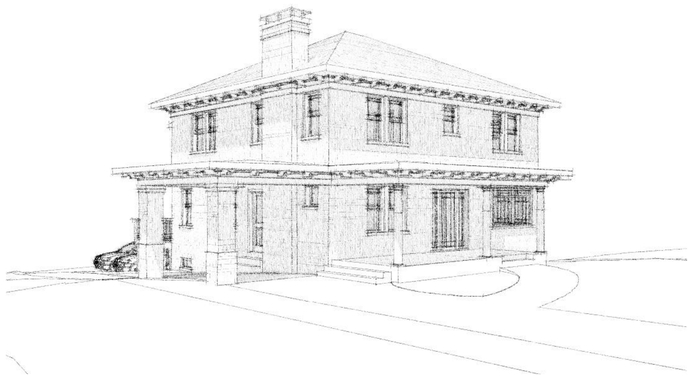
4
DRAWING NUMBER

# HABIB RESIDENCE

**DEKALB COUNTY**

## SINGLE FAMILY DWELLING - RENOVATION

## SUSAN & MATTHEW HABIB



## GENERAL NOTES:

1. G.C. SHALL VISIT JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BID. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION TO THE OWNER AND ARCHITECT BY THE G.C. PRIOR TO THE START OF ANY WORK.
2. G.C. SHALL COORDINATE ALL WORK TO BE PERFORMED. G.C. IS TO COORDINATE WORKING HOURS, DELIVERIES, TRASH REMOVAL, STORAGE, ETC. WITH THE OWNER.
3. G.C. SHALL REMOVE ALL DEBRIS AND LEAVE JOB SITE CLEAN UPON COMPLETION OF WORK.
4. G.C. SHALL BEAR FULL RESPONSIBILITY AND COSTS FOR THE FOLLOWING:
   - ALL PERMITS, LICENSES, AND FEES.
5. PRIOR TO BEGINNING WORK THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. SHOULD DAMAGE OCCUR TO ANY UTILITIES AS A RESULT OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR REPAIRS AND ALL COSTS.
6. CONSULT WITH OWNER FOR ALL EQUIPMENT, FIXTURE, & FINISH SELECTIONS.
7. ELECTRICAL CONTRACTOR TO PROVIDE ALL REQUIRED INFORMATION TO JURISDICTION FOR ALL ELECTRICAL SYSTEMS, PANELS, AND EQUIPMENT INCLUDING SIZE OF SERVICE AND LOCATION OF EQUIPMENT.
   ALL OUTLETS AT KITCHEN COUNTERTOPS TO BE AFCI GFIC COMBINATION.
8. MECHANICAL CONTRACTOR TO PROVIDE ALL REQUIRED INFORMATION TO JURISDICTION FOR ALL MECHANICAL SYSTEMS INCLUDING SIZE OF DUCTS, TYPE AND SIZE OF MECHANICAL EQUIPMENT AND LOCATION OF ALL EQUIPMENT.
9. PLUMBING CONTRACTOR TO PROVIDE ALL REQUIRED INFORMATION TO JURISDICTION FOR ALL PLUMBING SYSTEMS INCLUDING TYPE, SIZE, AND LOCATION OF COMPONENTS ASSOCIATED WITH PLUMBING SYSTEMS

## CODE INFORMATION:

**PROJECT DESCRIPTION**
SINGLE FAMILY DWELLING - RENOVATION

**JURISDICTION**
DEKALB COUNTY

**APPLICABLE CODES INCLUDE AND NOT LIMITED TO:**
2018 INTERNATIONAL BUILDING CODE W/ GA AMENDMENTS 2020, 2022, 2024, 2025
2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO-FAMILY DWELLINGS W/ GA AMENDMENTS 2020, 2024
2018 INTERNATIONAL PLUMBING CODE W/ GA AMENDMENTS 2020, 2022, 2023, 2024
2018 INTERNATIONAL MECHANICAL CODE W/ GA AMENDMENTS 2020, 2024
2018 INTERNATIONAL FUEL GAS CODE W/ GA AMENDMENTS 2020, 2024
2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ GA AMENDMENTS 2020, 2022, 2023
2018 INTERNATIONAL EXISTING BUILDING CODE W/ GA AMENDMENTS
2018 INTERNATIONAL FIRE CODE W/ GA AMENDMENTS (CONTACT STATE FIRE MARSHAL)
2023 NFPA NATIONAL ELECTRICAL CODE W/ GA AMENDMENTS 2021
2018 NFPA LIFE SAFETY CODE W/ 2020 GA AMENDMENTS
GEORGIA HANDICAPPED ACCESSIBILITY LAW 120-3-20

**FLOOR AREA CALCULATION:**

| | |
|---|---|
| SECOND LEVEL | 1652 |
| FIRST LEVEL | 1694 |
| **TOTAL** | **2801 sq ft** |

**BUILDING HEIGHT:**
TWO STORY: 27'-11"

**OCCUPANCY CLASSIFICATION:**
SINGLE FAMILY RESIDENCE

**DESIGN LOADS:**
**FLOOR:** LIVE 20psf DEAD 40psf
**ROOF:** LIVE 20psf DEAD 20psf

**OCCUPANT LOAD:**
N/A

**CONSTRUCTION TYPE:**
TYPE VB

## ABBREVIATIONS:

| | |
|---|---|
| **AFF.** | ABOVE FINISHED FLOOR |
| **ALUM.** | ALUMINUM |
| **CJ.** | CONTROL JOINT |
| **CL.** | CENTER LINE |
| **CLG.** | CEILING |
| **CLR.** | CLEAR |
| **CO.** | CARBON MONOXIDE DETECTOR |
| **CONC.** | CONCRETE |
| **CONT.** | CONTINUOUS |
| **DS.** | DOWNSPOUT |
| **EJ.** | EXPANSION JOINT |
| **EP.** | ELECTRICAL PANEL |
| **EQ.** | EQUAL |
| **EQUIP.** | EQUIPMENT |
| **EX.** | EXTERIOR |
| **EXT.** | EXISTING |
| **FD.** | FLOOR DRAIN |
| **FFE.** | FINISH FLOOR ELEVATION |
| **G.C.** | GENERAL CONTRACTOR |
| **GALV.** | GALVANIZED |
| **GYP. BD.** | GYPSUM BOARD |
| **MFR.** | MANUFACTURER |
| **N.I.C.** | NOT IN CONTRACT |
| **P.T.** | PRESSURE TREATED |
| **O.C.** | ON CENTER |
| **REV.** | REVERSE |
| **SD.** | SMOKE DETECTOR |
| **SPECS.** | SPECIFICATIONS |
| **TYP.** | TYPICAL |

## GRAPHIC SYMBOLS:

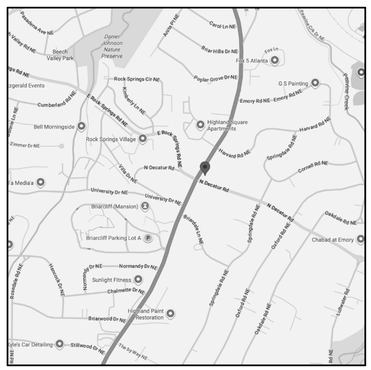
1 / A-1 — DETAIL REFERENCE

1 / A-1 — SECTION REFERENCE

1 / A-1 — EXTERIOR ELEVATION REFERENCE

1 / A-1 — INTERIOR ELEVATION REFERENCE

## VICINITY MAP




## DRAWING INDEX

**ARCHITECTURAL**


| | |
|---|---|
| A-1.1 | Site Plan |
| A-1.2 | Site Plan |
| A-2.1 | Demolition Plan |
| A-2.2 | Floor Plans |
| A-2.3 | Floor Plans |
| A-2.4 | Floor Plans |
| A-2.5 | Floor Plans |
| A-2.6 | Reflected Ceiling Plans |
| A-2.7 | Reflected Ceiling Plans |
| A-3.1 | Exterior Elevations |
| A-3.2 | Exterior Elevations |
| A-3.3 | Exterior Elevations |
| A-3.4 | Exterior Elevations |
| A-4.1 | Building Sections |
| A-4.2 | Building Sections |



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108 Fifth Avenue
Decatur, Georgia 30030
404-488-2273 voice
rawlingsdesign@icloud.com
www.rawlingsdesign.com



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**Revisions**

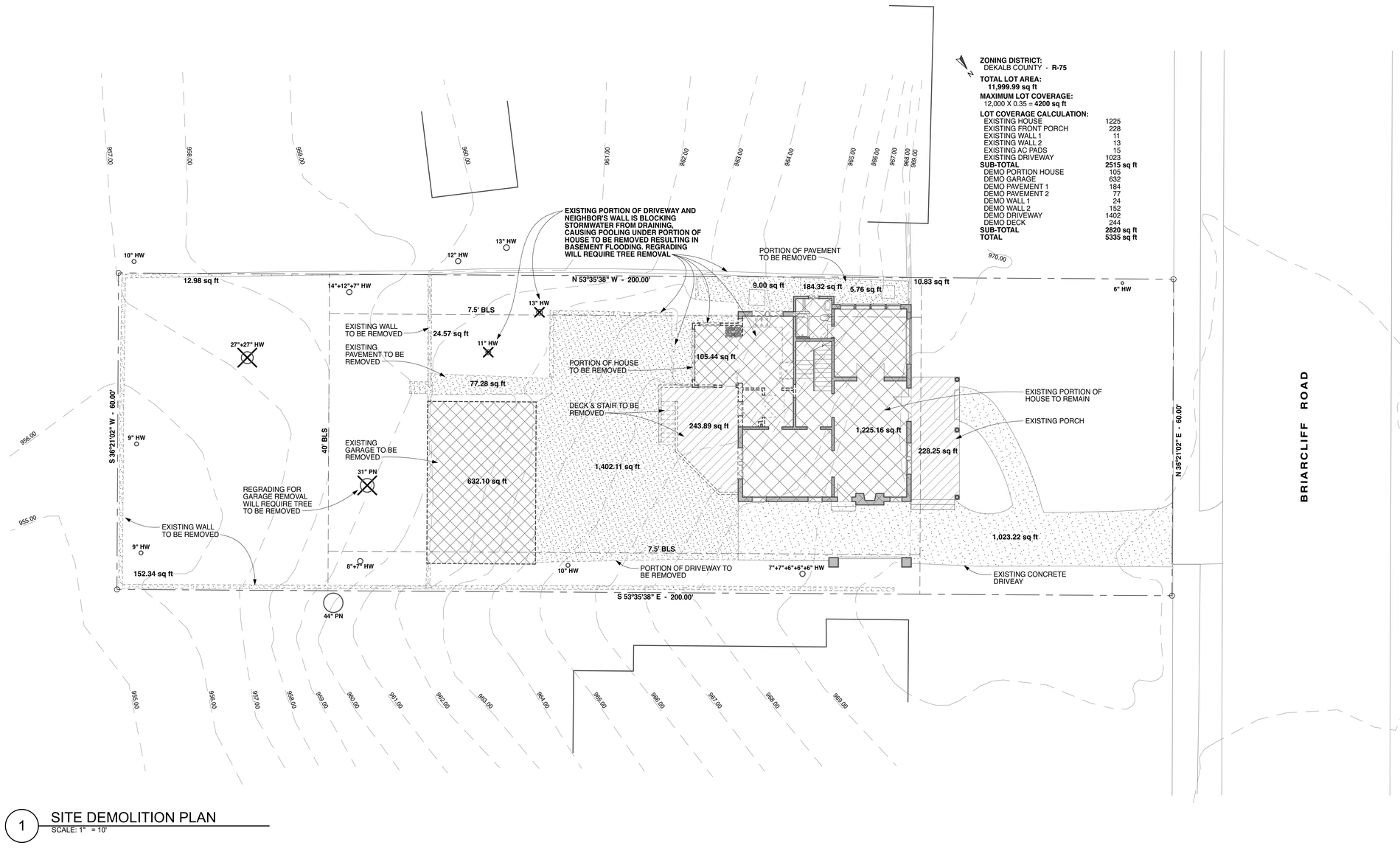
**Drawing Date:**
8/14/26

**RELEASED FOR CONSTRUCTION**

**Project Number:**
2522

**HABIB RESIDENCE**
1343 BRIARCLIFF ROAD NE
ATLANTA, GA 30306
**SUSAN & MATTHEW HABIB**

**Drawing Description:**




1 SITE DEMOLITION PLAN
SCALE: 1" = 10'

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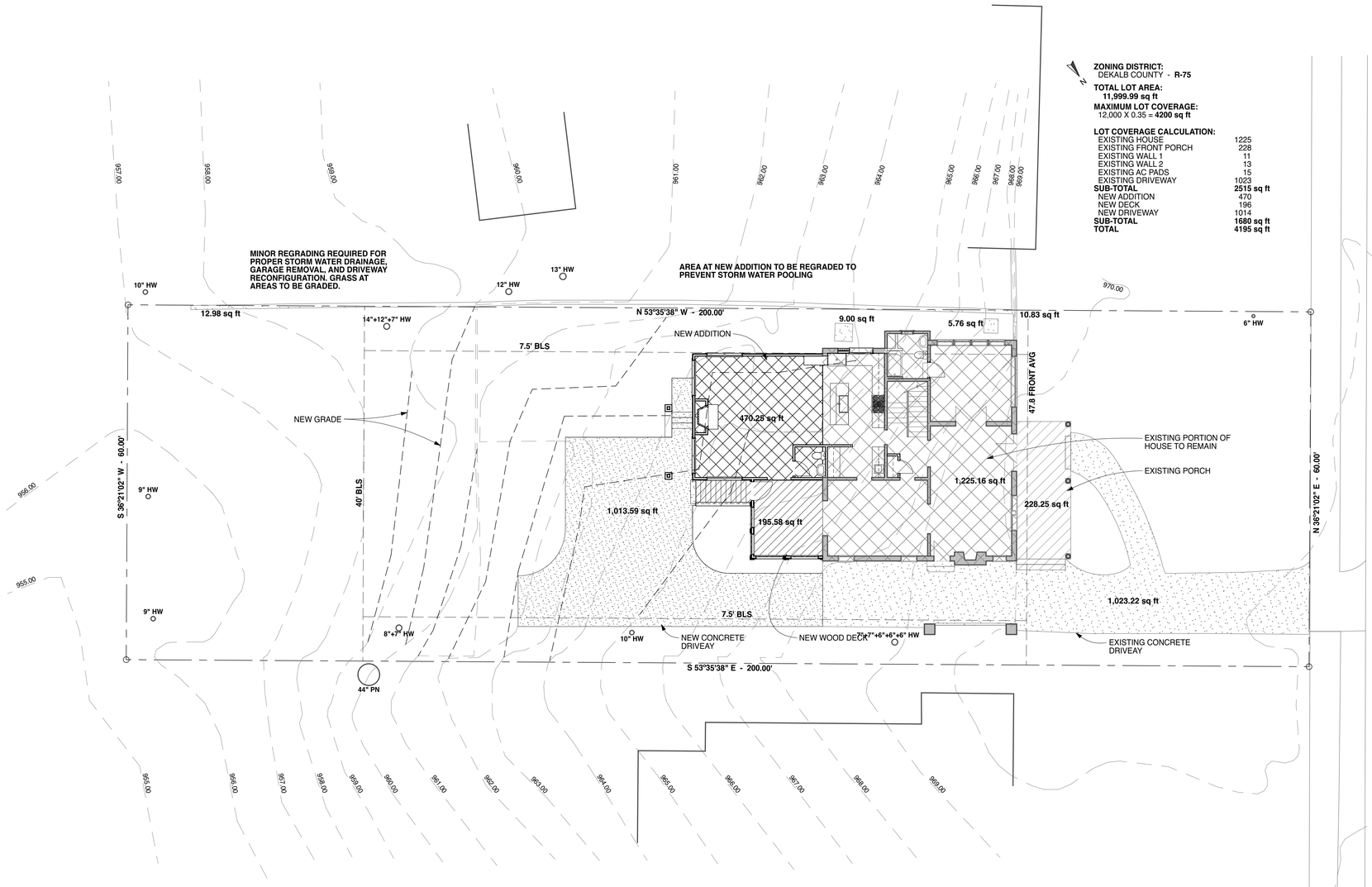
1343 BRIARCLIFF ROAD NE
ATLANTA, GA 30306
SUSAN & MATTHEW HABIB

**Drawing Description:**
Site Plan

**A-1.1**




1 SITE PLAN
SCALE: 1" = 10'

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**Revisions**

**Drawing Date:**
8/14/26

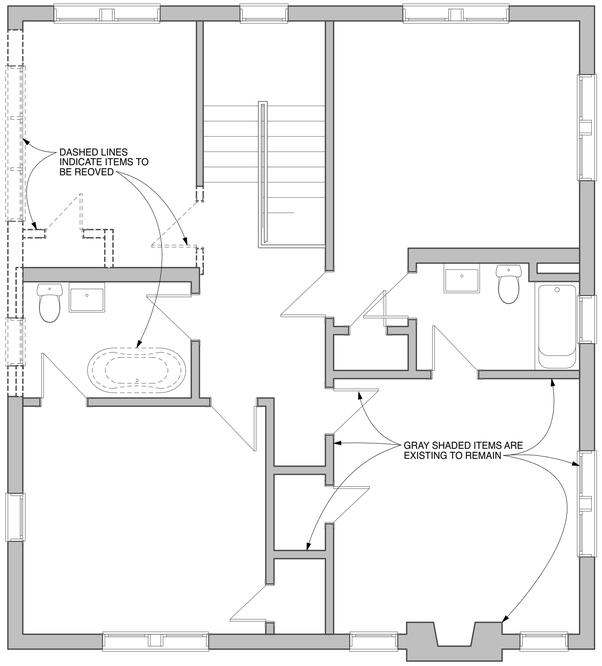
**RELEASED FOR CONSTRUCTION**

**Project Number:**
2522

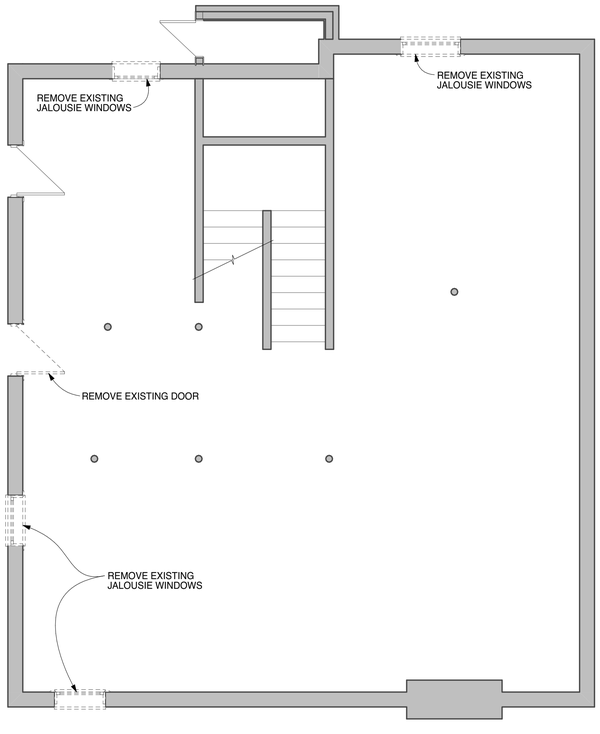
**HABIB RESIDENCE**
1343 BRIARCLIFF ROAD NE
ATLANTA, GA 30306
SUSAN & MATTHEW HABIB

**Drawing Description:**
Site Plan

**A-1.2**



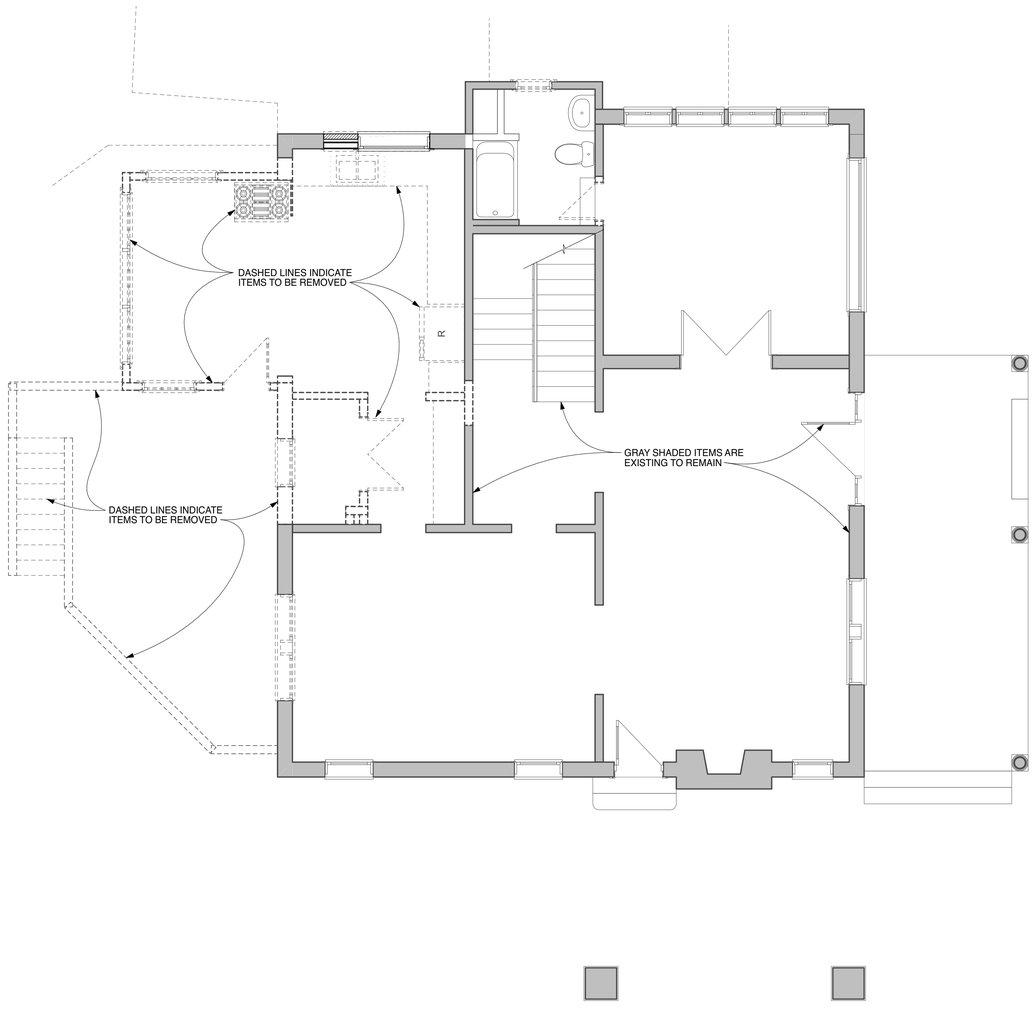

3 SECOND LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"




1 BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

1
A-3.2

1
A-3.3




1
A-3.4

2 FIRST LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

1
A-3.1

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**Revisions**

**Drawing Date:**
8/14/26

**RELEASED FOR CONSTRUCTION**

**Project Number:**
2522

**HABIB RESIDENCE**
1343 BRIARCLIFF ROAD NE
ATLANTA, GA 30306
**SUSAN & MATTHEW HABIB**

**Drawing Description:**
Demolition Plan

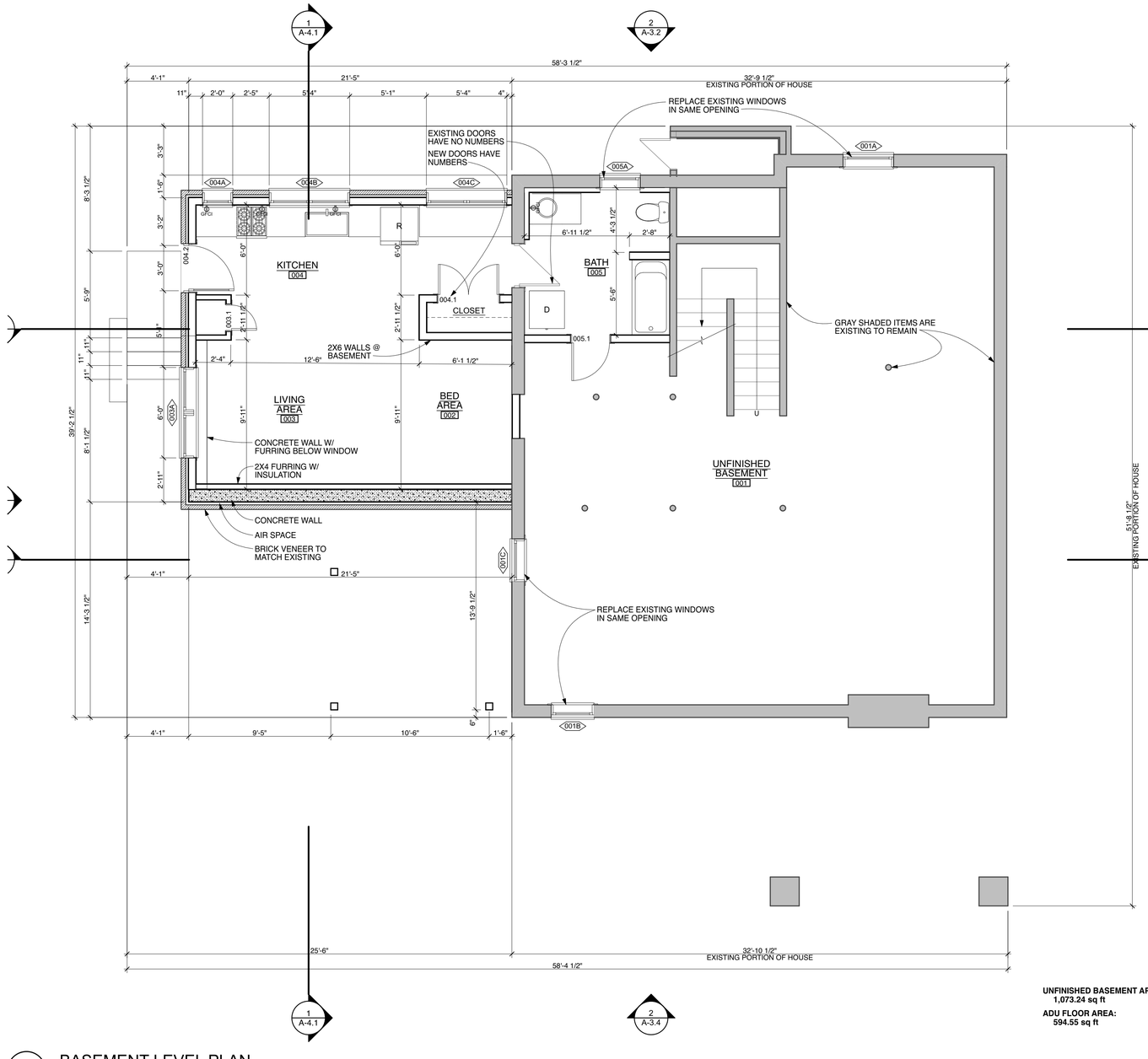
**A-2.1**

**WINDOW SCHEDULE**

| NO. | WIDTH | HEIGHT | ELEV | TYPE | MATERIAL | FINISH | GLAZING | DETAILS | | | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | HEAD | JAMB | SILL | MULLION | |
| 001A | 3'-4" | 2'-8" | | FIXED | | | TEMPERED | | | | | |
| 001B | 2'-10" | 1'-8" | | FIXED | | | TEMPERED | | | | | |
| 001C | 2'-10" | 2'-8" | | FIXED | | | TEMPERED | | | | | |
| 003A | 6'-0" | 3'-6" | | DOUBLE HUNG | | | TEMPERED | | | | | |
| 004A | 2'-0" | 3'-0" | | CASEMENT | | | | | | | | |
| 004B | 5'-4" | 3'-0" | | DOUBLE HUNG | | | | | | | | |
| 004C | 5'-4" | 3'-0" | | DOUBLE HUNG | | | | | | | | |
| 005A | 2'-8" | 3'-0" | | CASEMENT | | | TEMPERED | | | | | |

**DOOR SCHEDULE**

| NO. | WIDTH | HEIGHT | DOOR | | | FRAME | | | | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | TYPE | LABEL | MATERIAL | TYPE | HEAD | JAMB | SILL | MATERIAL | |
| 003.1 | 1'-8" | 6'-8" | | | | | | | | | |
| 004.1 | 4'-0" | 6'-8" | | | | | | | | | |
| 004.2 | 3'-0" | 6'-8" | | | | | | | | | |
| 005.1 | 2'-6" | 6'-8" | | | | | | | | | |




1 BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"

**UNFINISHED BASEMENT AREA:**
**1,073.24 sq ft**

**ADU FLOOR AREA:**
**594.55 sq ft**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**HABIB RESIDENCE**
1343 BRIARCLIFF ROAD NE
ATLANTA, GA 30306
**SUSAN & MATTHEW HABIB**

**Drawing Description:**
Floor Plans

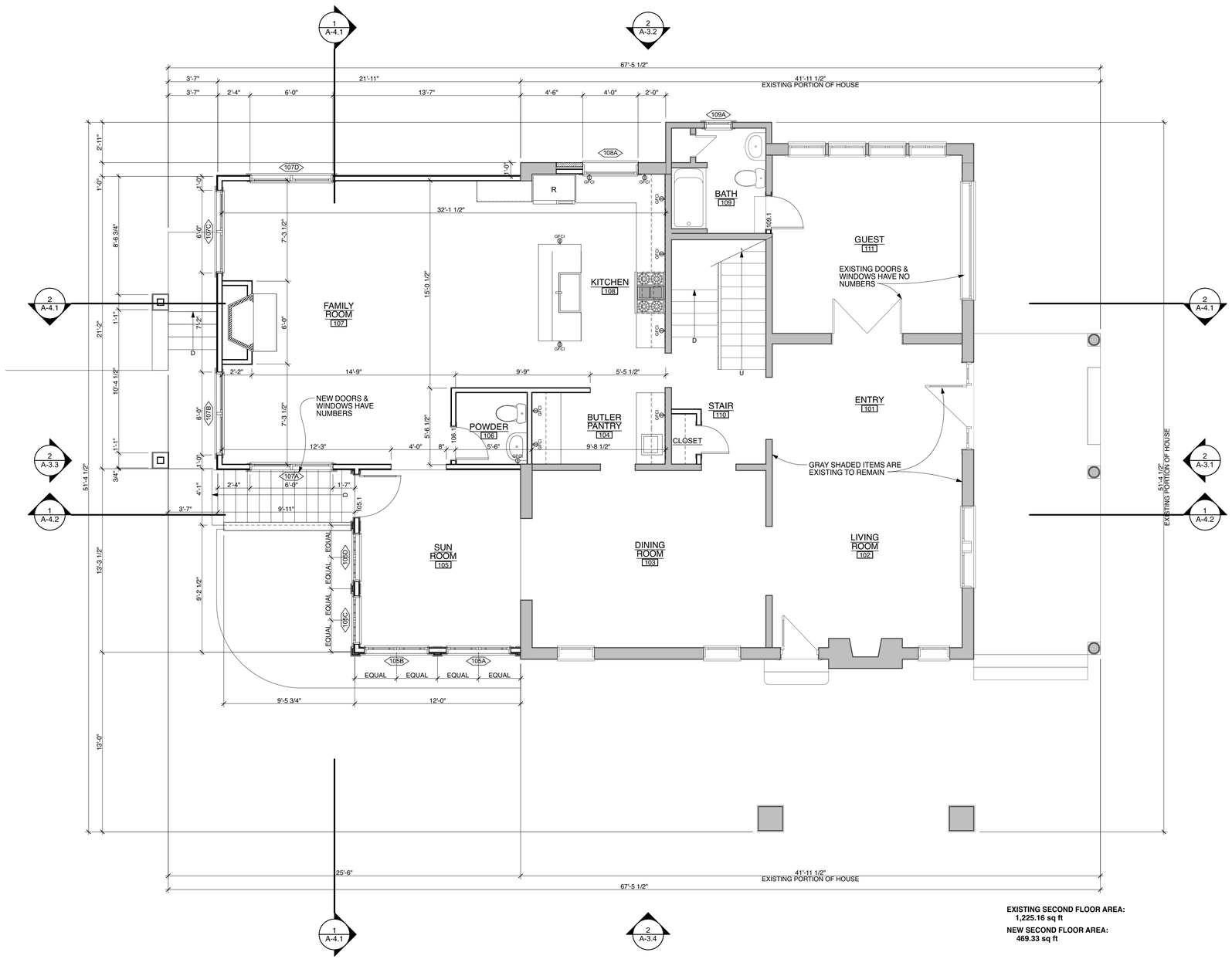
**A-2.2**

**WINDOW SCHEDULE**

| NO. | WIDTH | HEIGHT | ELEV | TYPE | MATERIAL | FINISH | GLAZING | DETAILS | | | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | HEAD | JAMB | SILL | MULLION | |
| 105A | 4'-8" | 6'-0" | | DOUBLE HUNG | | | | | | | | |
| 105B | 4'-8" | 6'-0" | | DOUBLE HUNG | | | | | | | | |
| 105C | 3'-6" | 6'-0" | | DOUBLE HUNG | | | | | | | | |
| 105D | 3'-6" | 6'-0" | | DOUBLE HUNG | | | | | | | | |
| 107A | 6'-0" | 5'-2" | | CASEMENT | | | TEMPERED | | | | | |
| 107B | 6'-0" | 5'-2" | | CASEMENT | | | | | | | | |
| 107C | 6'-0" | 5'-2" | | CASEMENT | | | | | | | | |
| 107D | 6'-0" | 5'-2" | | CASEMENT | | | | | | | | |
| 108A | 4'-0" | 4'-0" | | FIXED | | | | | | | | |
| 109A | 2'-0" | 3'-6" | | FIXED | | | | | | | | |

**DOOR SCHEDULE**

| NO. | WIDTH | HEIGHT | DOOR | | | FRAME | | | | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | TYPE | LABEL | MATERIAL | TYPE | HEAD | JAMB | SILL | MATERIAL | |
| 105.1 | 3'-0" | 7'-0" | | | | | | | | | |
| 106.1 | 2'-4" | 6'-8" | | | | | | | | | |
| 109.1 | 2'-4" | 6'-8" | | | | | | | | | |
| 110.1 | 2'-0" | 6'-8" | | | | | | | | | |




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

**EXISTING SECOND FLOOR AREA:**
**1,225.16 sq ft**

**NEW SECOND FLOOR AREA:**
**469.33 sq ft**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**Project Number:**
2522

**HABIB RESIDENCE**
1343 BRIARCLIFF ROAD NE
ATLANTA, GA 30306
**SUSAN & MATTHEW HABIB**

**Drawing Description:**
Floor Plans

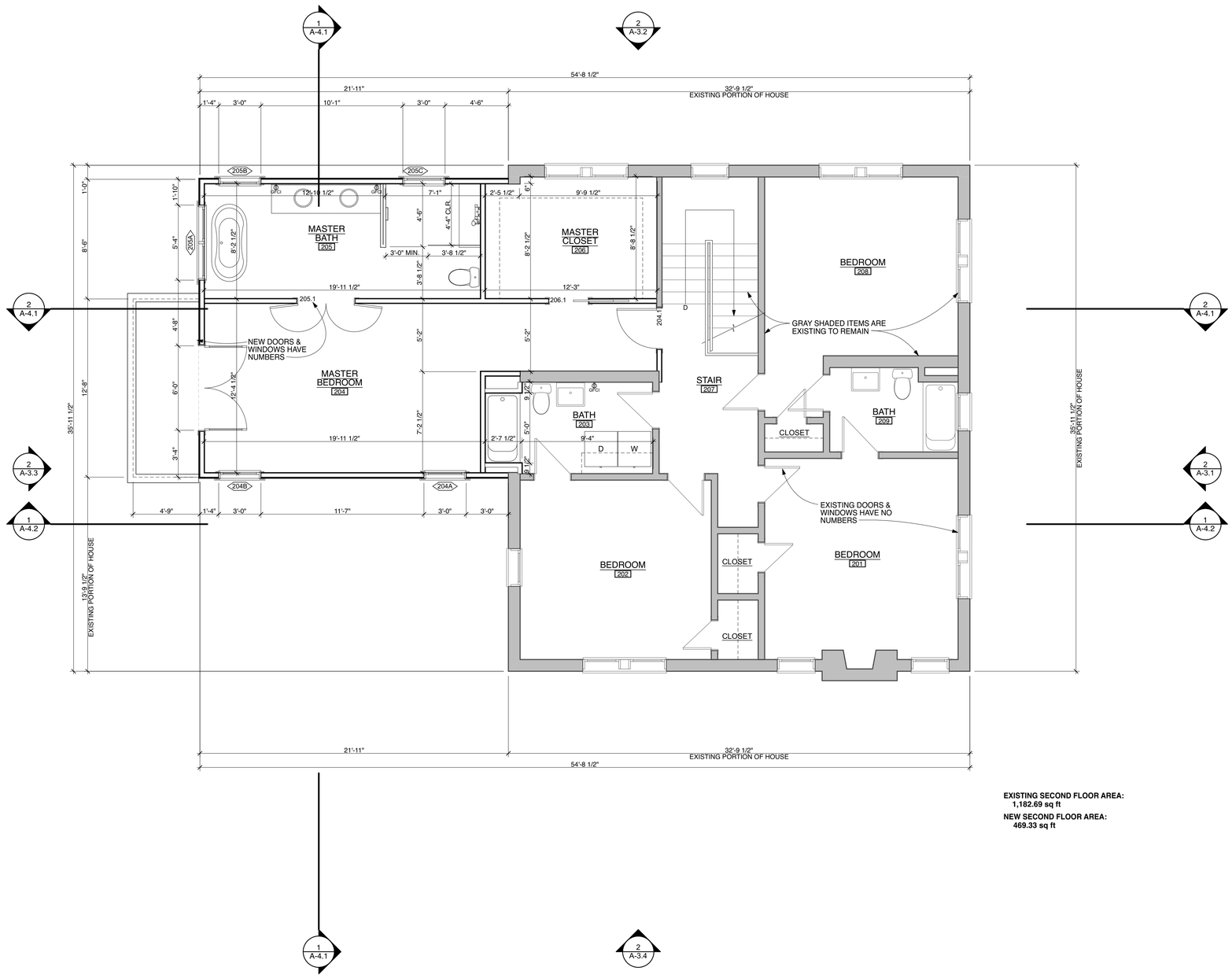
**A-2.3**

**WINDOW SCHEDULE**

| NO. | WIDTH | HEIGHT | ELEV | TYPE | MATERIAL | FINISH | GLAZING | DETAILS | | | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | HEAD | JAMB | SILL | MULLION | |
| 204A | 3'-0" | 5'-2" | | DOUBLE HUNG | | | | | | | | EGRESS |
| 204B | 3'-0" | 5'-2" | | DOUBLE HUNG | | | | | | | | EGRESS |
| 205A | 5'-4" | 5'-2" | | DOUBLE HUNG | | | TEMPERED | | | | | |
| 205B | 3'-0" | 5'-2" | | DOUBLE HUNG | | | TEMPERED | | | | | |
| 205C | 3'-0" | 1'-6" | | FIXED | | | TEMPERED | | | | | |

**DOOR SCHEDULE**

| NO. | WIDTH | HEIGHT | DOOR | | | FRAME | | | | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | TYPE | LABEL | MATERIAL | TYPE | HEAD | JAMB | SILL | MATERIAL | |
| 204.1 | 2'-10" | 6'-8" | | | | | | | | | |
| 205.1 | 4'-0" | 6'-8" | | | | | | | | | |
| 206.1 | 2'-10" | 6'-8" | | | | | | | | | |




1 SECOND LEVEL PLAN
SCALE: 1/4" = 1'-0"

**EXISTING SECOND FLOOR AREA:**
**1,182.69 sq ft**

**NEW SECOND FLOOR AREA:**
**469.33 sq ft**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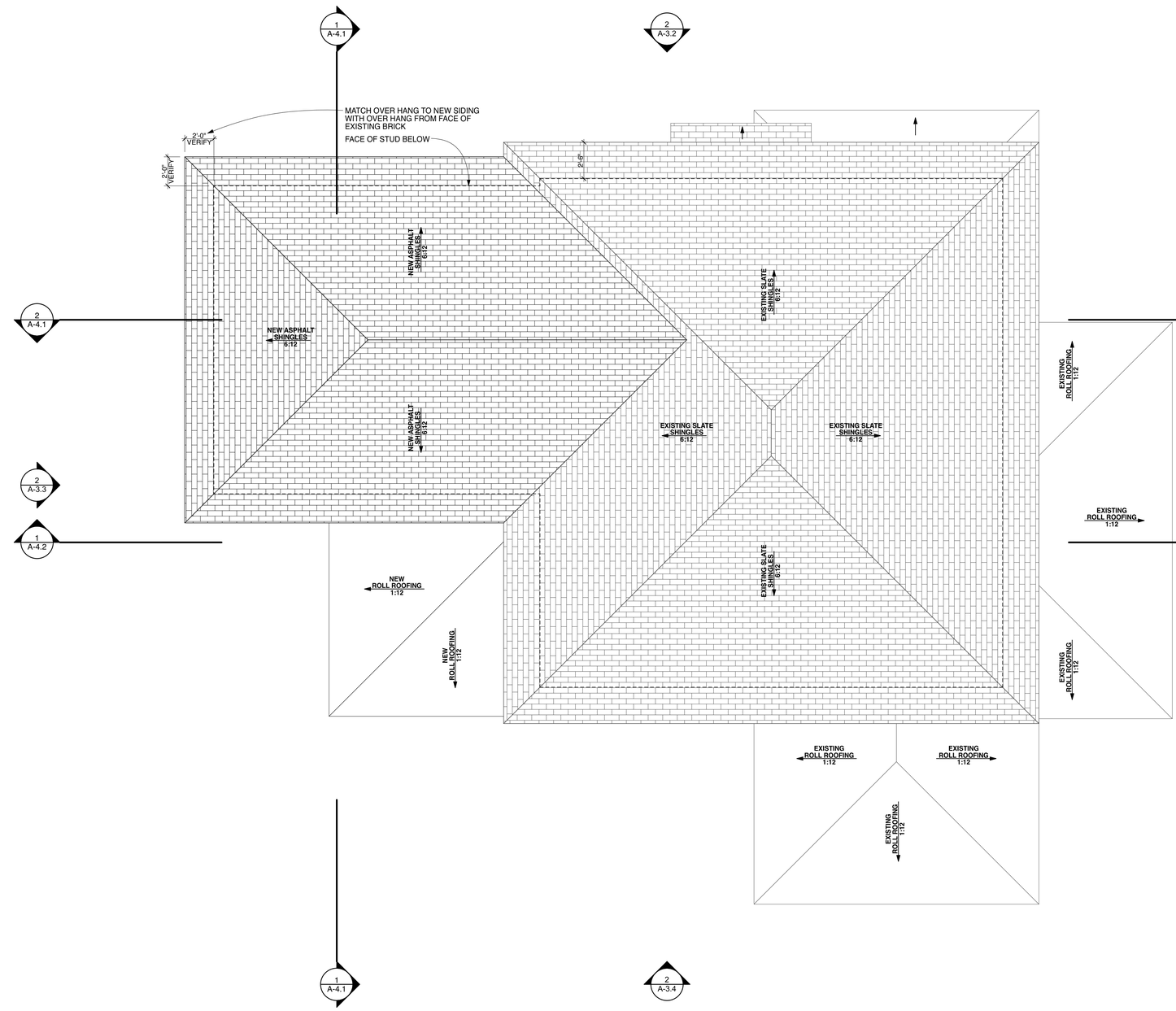
ATLANTA, GA 30306
**SUSAN & MATTHEW HABIB**

**Drawing Description:**
Floor Plans

**A-2.4**




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

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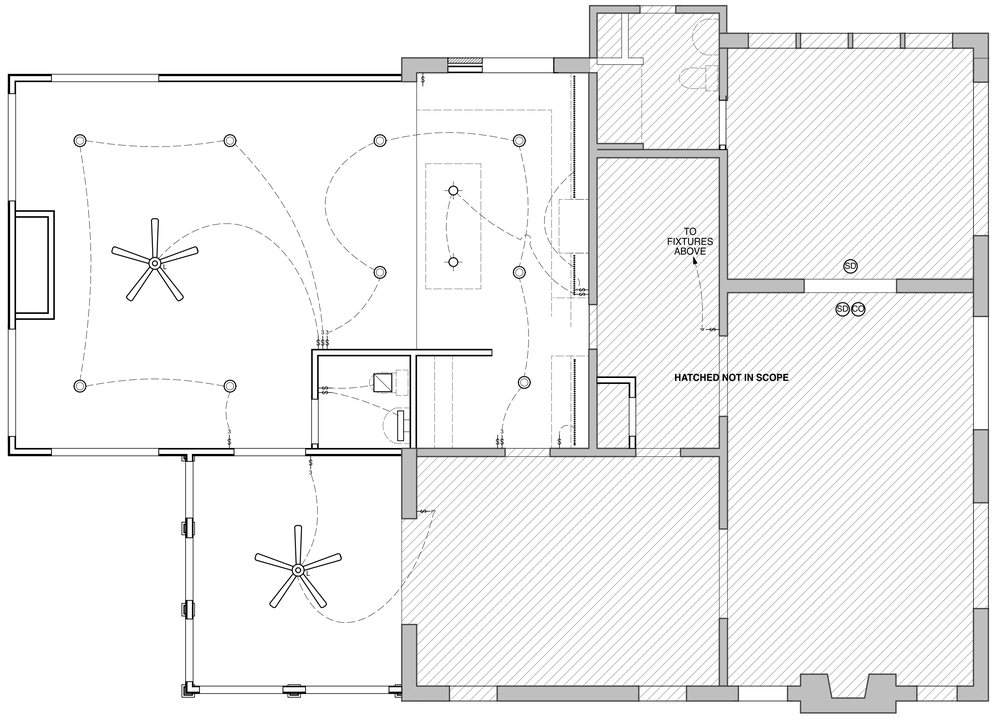
ATLANTA, GA 30306
**SUSAN & MATTHEW HABIB**

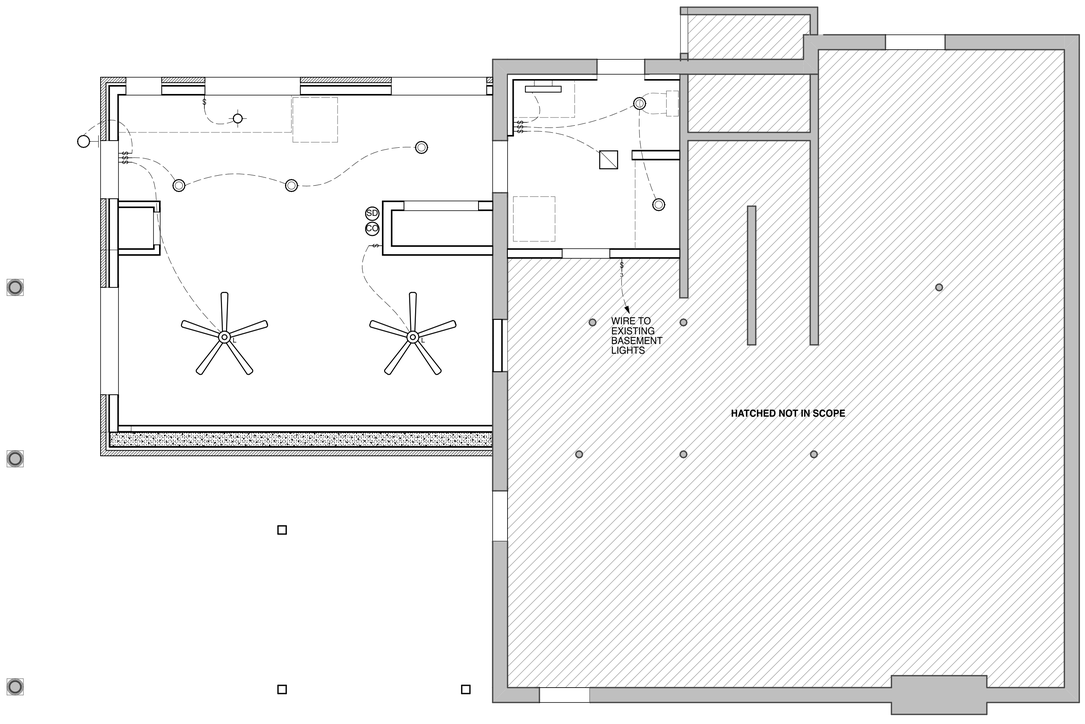
**Drawing Description:**
Floor Plans

**A-2.5**

| REFLECTED CEILING PLAN LEGEND | |
|---|---|
| CAN LIGHT FIXTURE - 6" | |
| CAN LIGHT FIXTURE - 6" WALL WASHER | |
| CAN LIGHT FIXTURE - 4" | |
| CAN LIGHT FIXTURE - 4" WALL WASHER | |
| PENDANT LIGHT FIXTURE | |
| VANITY LIGHT FIXTURE | |
| WALL MOUNTED FIXTURE | |
| WALL MOUNTED SECURITY LIGHT FIXTURE | |
| WALL SCONSE LIGHT FIXTURE | |
| LED TAPE/ ROPE LIGHT FIXTURE | |
| EXHAUST FAN, "L" INDICATES LIGHT KIT | L |
| SMOKE DETECTOR | SD |
| CARBON MONOXIDE DETECTOR | CO |
| JUNCTION BOX | JB |
| CEILING FAN, "L" INDICATES LIGHT KIT | |
| LIGHT SWITCH - SINGLE, 3 WAY, 4 WAY, JAMB SWITCH | 3 4 JS |




2 FIRST LEVEL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"




1 BASEMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

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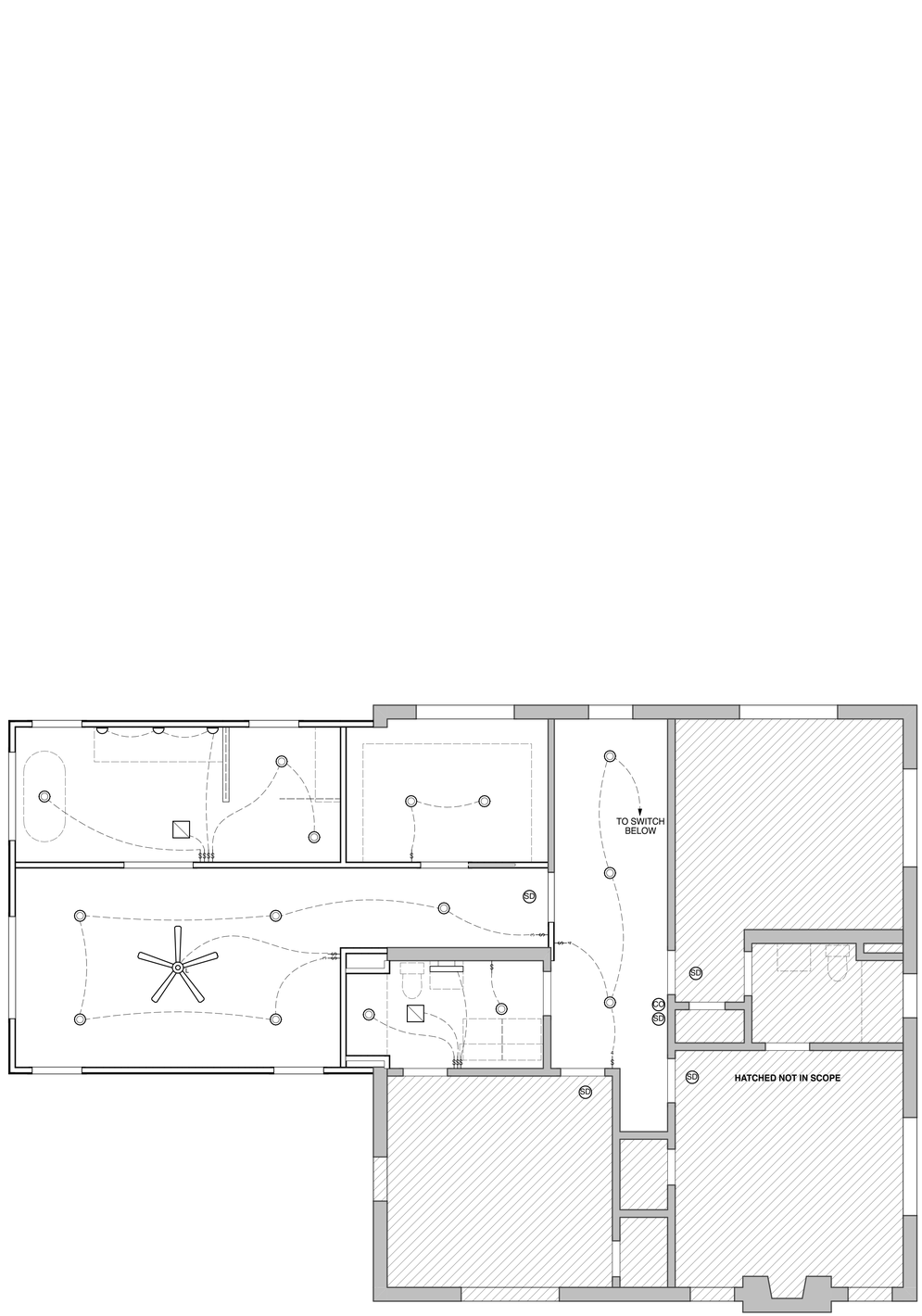
1343 BRIARCLIFF ROAD NE
ATLANTA, GA 30306

**SUSAN & MATTHEW HABIB**

**Drawing Description:**
Reflected Ceiling Plans

**A-2.6**

| REFLECTED CEILING PLAN LEGEND | |
|---|---|
| CAN LIGHT FIXTURE - 6" | |
| CAN LIGHT FIXTURE - 6" WALL WASHER | |
| CAN LIGHT FIXTURE - 4" | |
| CAN LIGHT FIXTURE - 4" WALL WASHER | |
| PENDANT LIGHT FIXTURE | |
| VANITY LIGHT FIXTURE | |
| WALL MOUNTED FIXTURE | |
| WALL MOUNTED SECURITY LIGHT FIXTURE | |
| WALL SCONSE LIGHT FIXTURE | |
| LED TAPE/ ROPE LIGHT FIXTURE | |
| EXHAUST FAN, "L" INDICATES LIGHT KIT | L |
| SMOKE DETECTOR | SD |
| CARBON MONOXIDE DETECTOR | CO |
| JUNCTION BOX | JB |
| CEILING FAN, "L" INDICATES LIGHT KIT | L |
| LIGHT SWITCH - SINGLE, 3 WAY, 4 WAY, JAMB SWITCH | 3 4 JB |




1 SECOND LEVEL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

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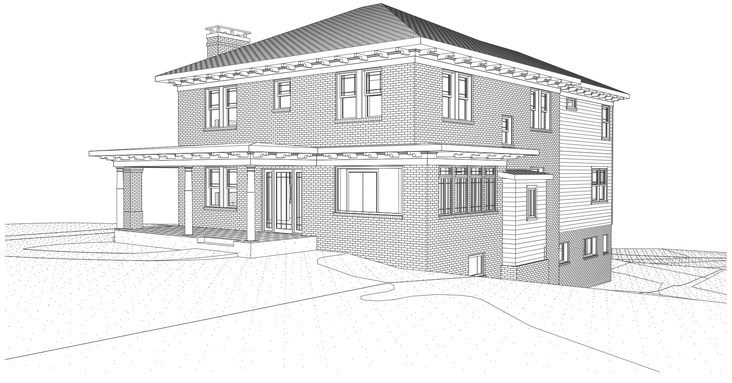
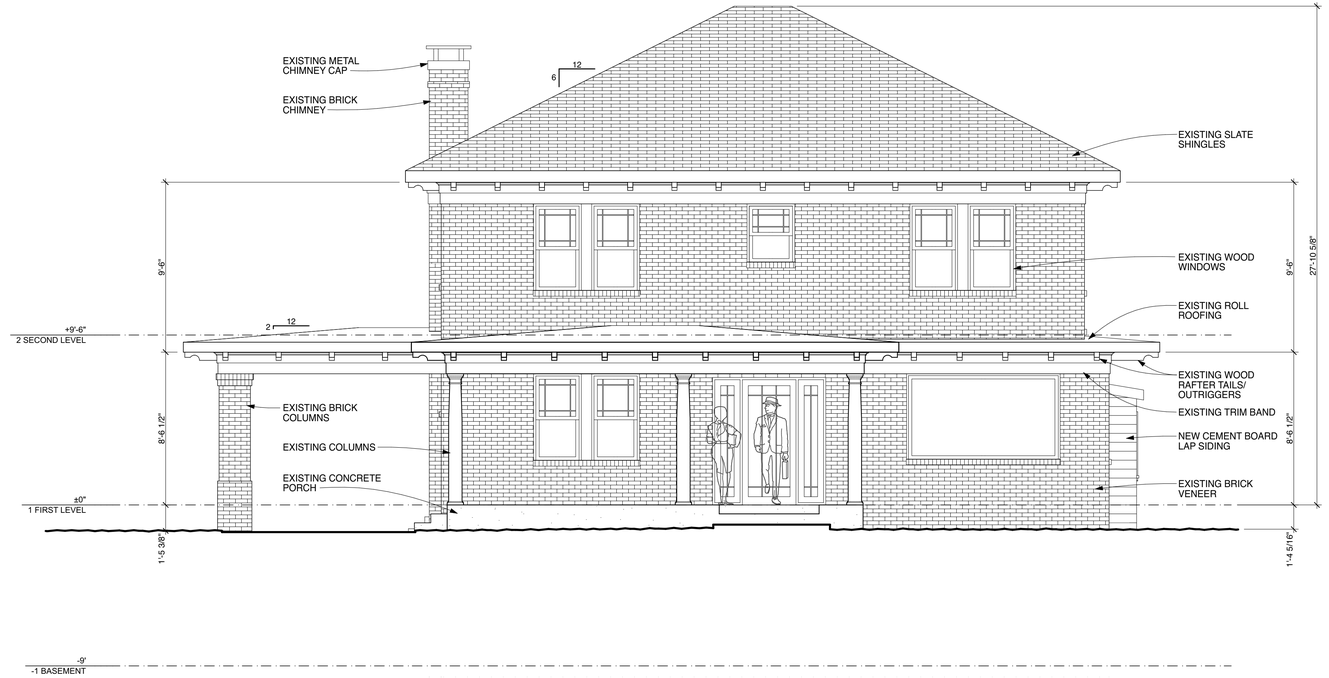
ATLANTA, GA 30306
**SUSAN & MATTHEW HABIB**

**Drawing Description:**
Reflected Ceiling Plans

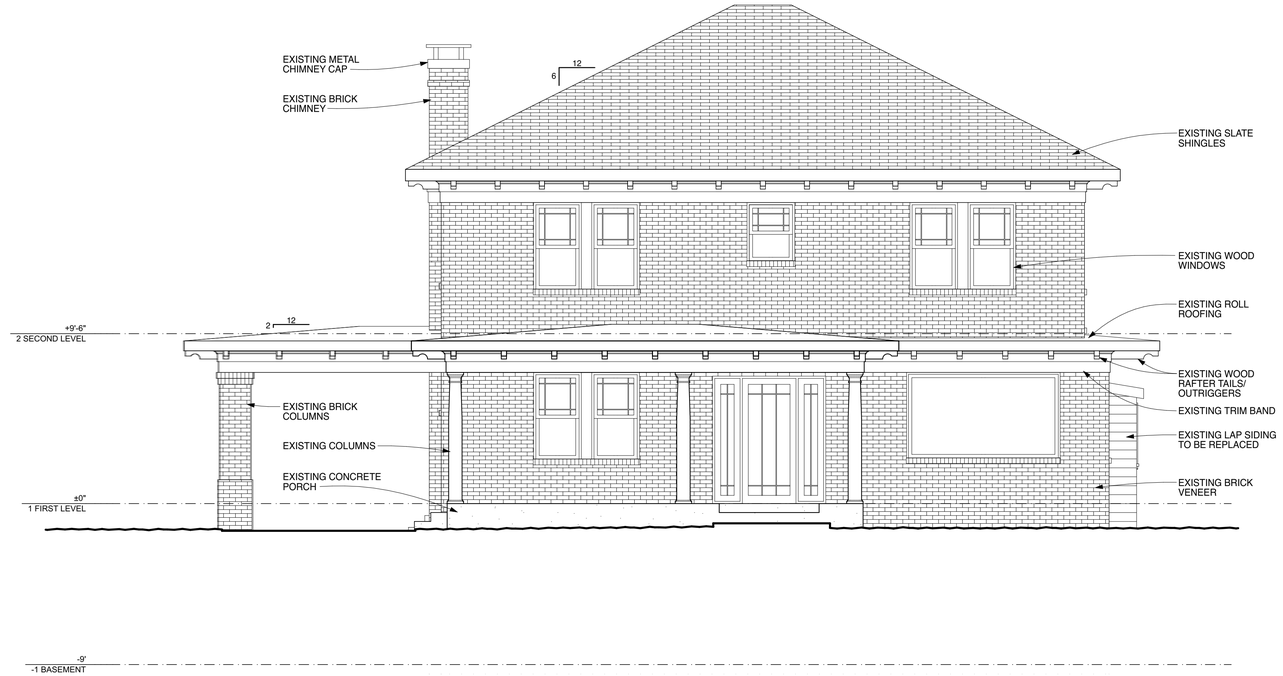
**A-2.7**






2 PROPOSED FRONT ELEVATION

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




1 EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"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**HABIB RESIDENCE**
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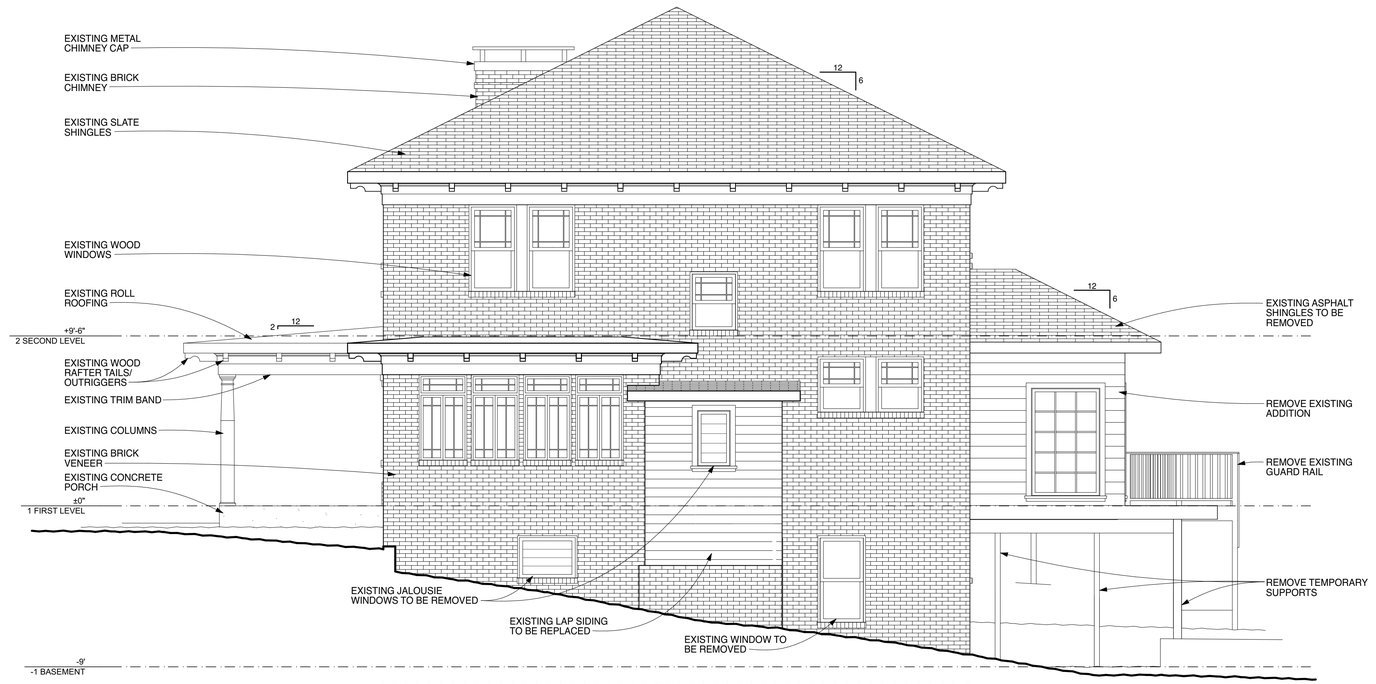
SUSAN & MATTHEW HABIB

**Drawing Description:**
Exterior Elevations

**A-3.1**

2 PROPOSED RIGHT ELEVATION

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




1 EXISTING RIGHT ELEVATION

SCALE: 1/4" = 1'-0"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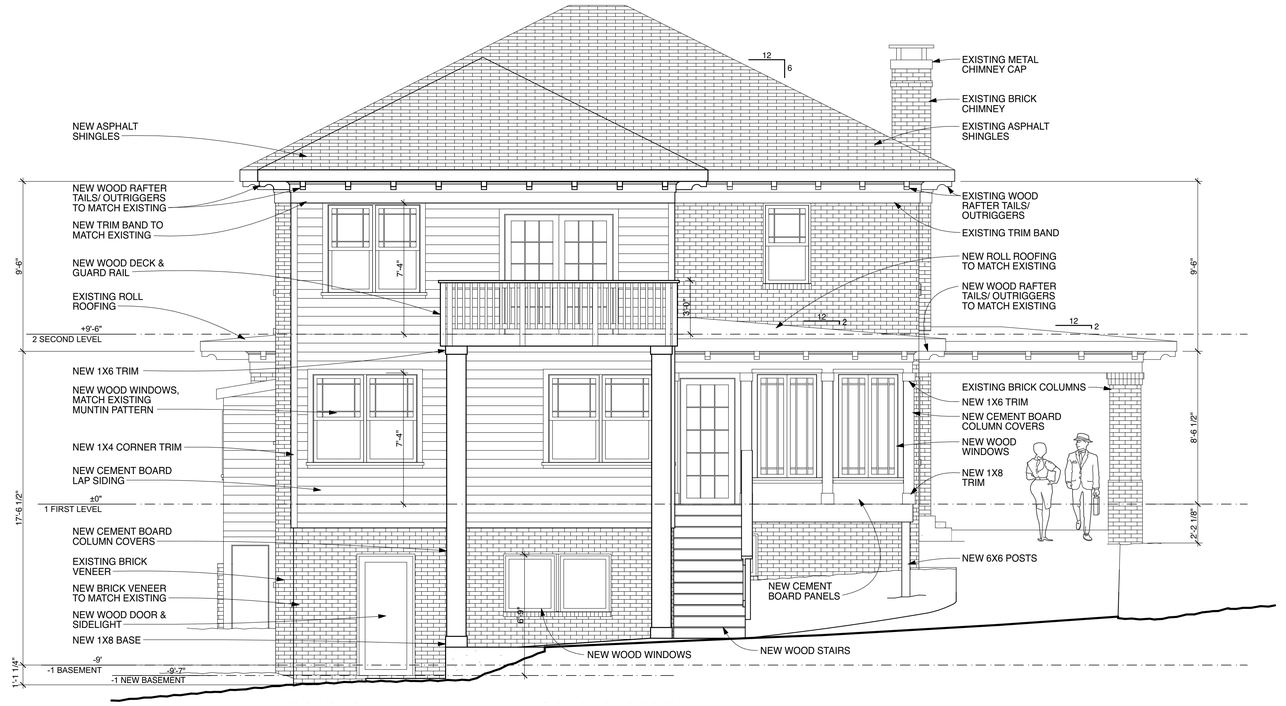
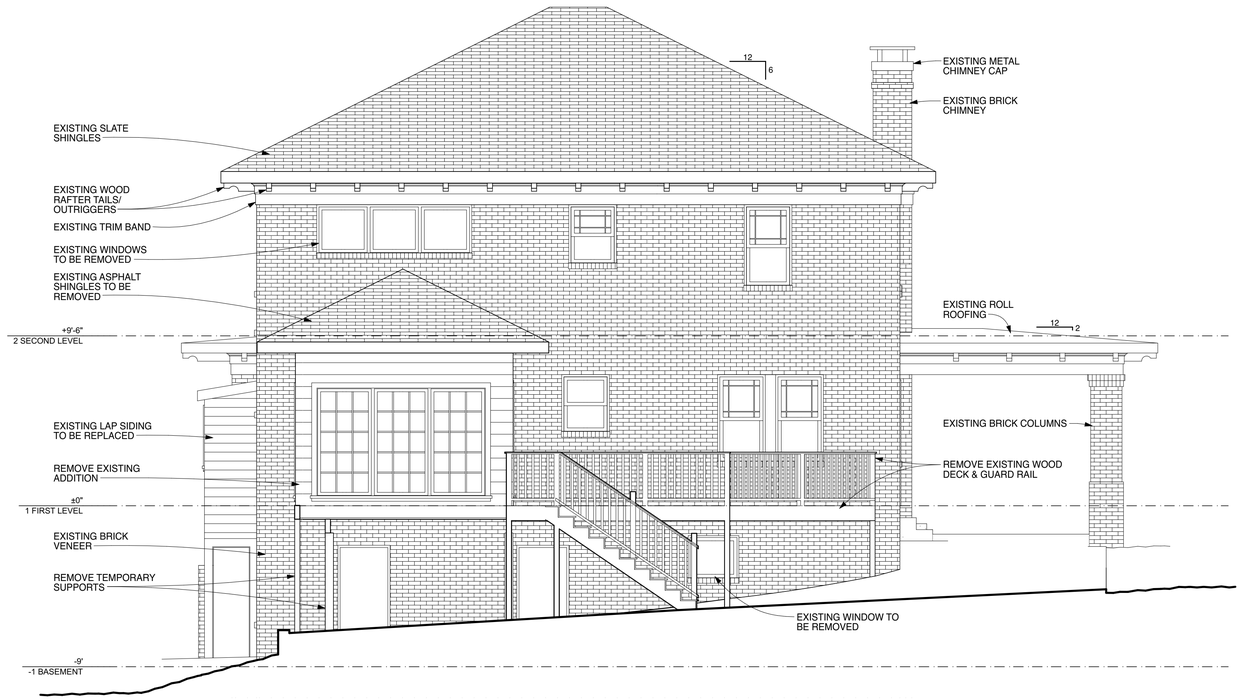
**SUSAN & MATTHEW HABIB**

**Drawing Description:**
Exterior Elevations

**A-3.2**




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




1 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"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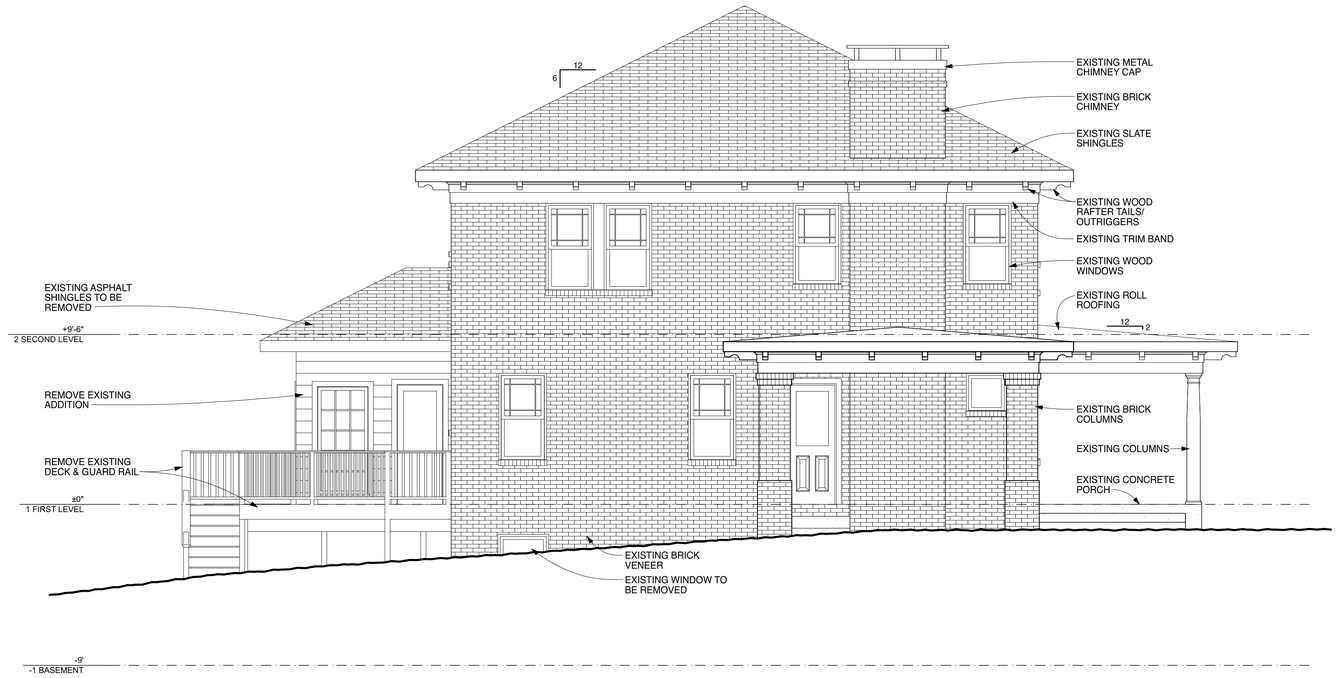
1343 BRIARCLIFF ROAD NE
ATLANTA, GA 30306
**SUSAN & MATTHEW HABIB**

**Drawing Description:**
Exterior Elevations

**A-3.3**

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




1 EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"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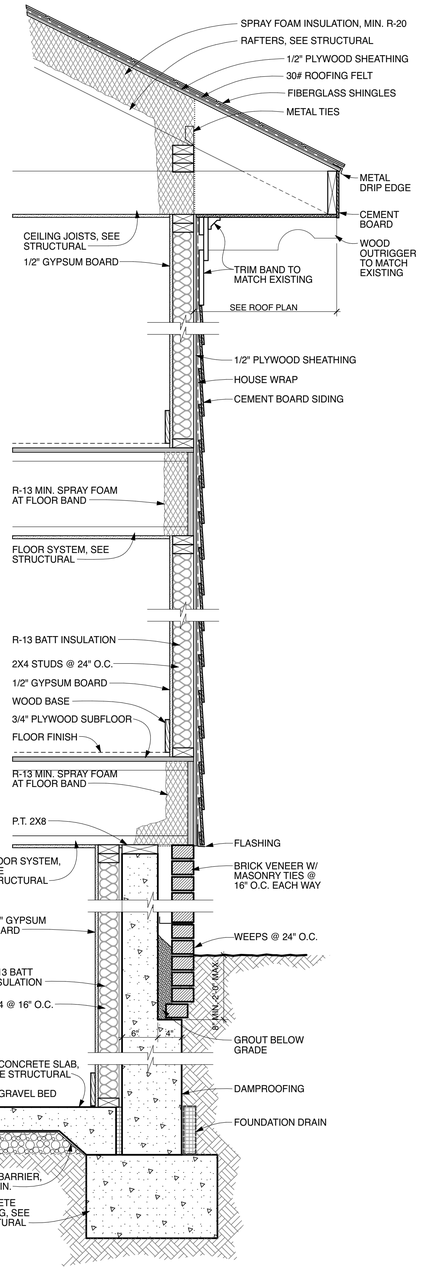
ATLANTA, GA 30306

**SUSAN & MATTHEW HABIB**

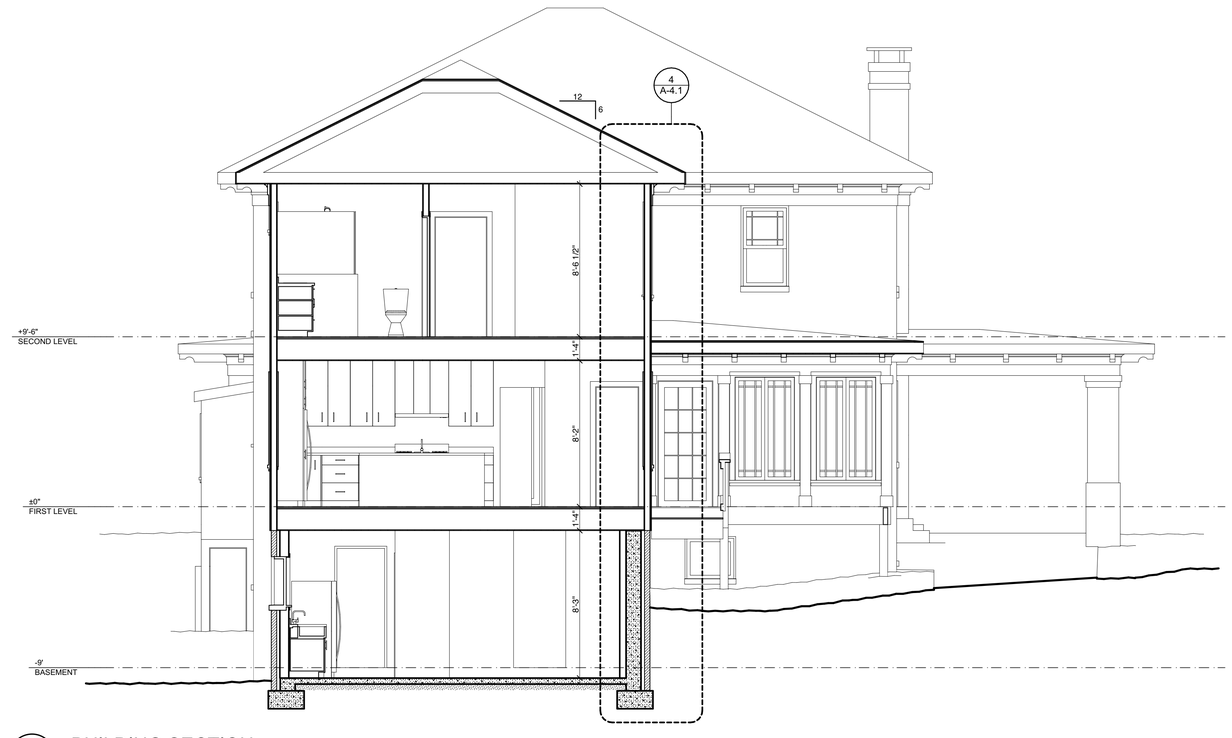
**Drawing Description:**
Exterior Elevations

**A-3.4**




4 WALL SECTION
SCALE: 1" = 1'-0"

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




1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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1343 BRIARCLIFF ROAD NE
ATLANTA, GA 30306
SUSAN & MATTHEW HABIB

**Drawing Description:**
Building Sections

**A-4.1**

1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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ATLANTA, GA 30306
SUSAN & MATTHEW HABIB

**Drawing Description:**
Building Sections

# A-4.2