DeKalb County Historic Preservation Commission

Monday, November 16, 2026- 6:00 P.M.

Staff Report

Consent Agenda

A. 1437 Cornell Road, Patrick Bell. Driveway, landscape, and hardscape alterations, including removal of a rear concrete wall and a new wood screen. **1248361.**

Built in 1925 (18 054 09 006)

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

11-96 1437 Cornell Road - Doug Robinson - to build garage **Approved**
07-99 1437 Cornell Road (DH), Doug & Diane Robinson. Add three windows on one side and a screened porch on the rear. **Approved**
03-07 1437 Cornell Road (DH), Doug Robinson. Build rear porch, add rear dormer, and railing and door on top of one-story section. 13297. **Approved as modified**
07-07 1437 Cornell Road (DH), Doug Robinson. Replace windows in enclosed porch. 13717. **Approved as amended.**
07-23 1437 Cornell Road, Cynthia Tauxe, Archt PC. Replace nonhistoric front door, steps, and walkway. 1246532. **Approved.**

Summary

The applicant proposes the following work in the backyard of a historic property; all work will be completed on the rear of the property and will not be visible from the Right of Way:

1. Modify driveway. A portion of the existing concrete driveway, located in the backyard near the Eastern property line, and a concrete wall lining it will be removed. A 4" wide mortared brick boarder will be installed along the edge of the exiting driveway, and the concrete material of the driveway will be replaced with exposed concrete aggregate and permeable clay pavers.
2. Construct seating area and walkways. The existing gravel area in the rear yard will be replaced with mulch. A seating area and walkways will be constructed in the area of the backyard near the Eastern property line where the portion of driveway was removed; the seating area and walkways will be constructed with pea gravel and permeable clay pavers.
3. Install cedar wood screen. A 5ft wood screen, constructed on a stone wall, still be installed along the edge of the driveway near the Western property line in the side yard of the property.
4. Install plantings. A variety of plantings will be installed in the backyard, including native species of evergreens and perennials.

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.

9.3 *Vegetation* (p83) Recommendation – The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.

9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use. In the review of the installation of fencing, the front yard shall be defined as the portion of land between the front entrance of the main structure on the property and the Right of Way of which the property is addressed.

9.4 *Enclosures and Walls* (p90) Guideline – The plantings of shrubbery to create a hedge is considered fencing and will require review by the preservation commission.

9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.

9.5 *Parking* (p90) Guideline - Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.

9.5 *Parking* (p90) Guideline - Curb cuts should not be added or expanded in order to protect the character of the district's streets.

9.5 *Parking* (p90) Recommendation - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.

9.5 *Parking* (p90) Recommendation - In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.

9.7 *Residential Landscape Design* (p91) Recommendation - For residential yards, created without the assistance of landscape designers, historic landscape plans for other residential lots within the district should be used for guidance. These plans can be interpreted to create a new landscape plan that is based on historic traditions. Care should be taken to select designs for yards of similar size containing houses of similar style and scale.

9.7 *Residential Landscape Design* (p92) Recommendation - Residential yards, originally created by noted landscape designers, will require special attention. Original plans and specifications should be used, if they can be located, in updating plantings. Suggested steps to follow in the redesign of residential landscapes are noted below:

1) Understand the original landscape design through historic research; for example, try to locate original plans and specifications and historic photographs;
2) Compare the existing landscape with the documented historic landscape;
3) Identify any features that are part of the historic landscape;
4) Be sensitive to the potential of archaeological features (Refer to Chapter 10.0: Archeology);
5) Identify site needs, develop a program for the site (circulation versus planting zone); and
6) Develop an updated plan for the landscape that retains as much historic material, as possible, and accommodates today's functional needs in a manner that is in the spirit of the historic design.

9.7 *Residential Landscape Design* (p92) Guideline – The plantings of individual trees, shrubs, annuals, perennials, and ground covers that are not a part of a landscaping project will not require review by the preservation commission.

NAUGHTON LANDSCAPING CERTIFICATE OF APPROPRIATENESS APPLICATION PACKET

AT

[redacted]

KEY MAP

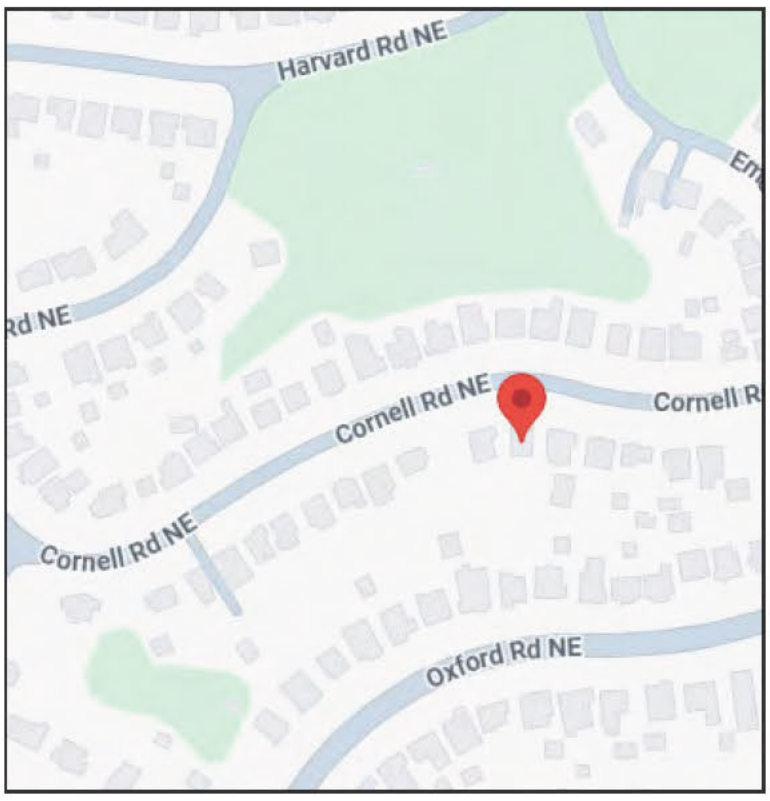


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PROJECT DATA

OWNER:

[redacted]

[redacted]

AUTHORIZED AGENT:

CITY GARDEN COMPANY

[redacted]

PROJECT SCOPE

REMOVE: EXISTING DRIVEWAY, GRAVEL AREA AND REPLACE WITH MULCH, WOOD RETAINING WALL, CONCRETE RETAINING WALL, AND BRICK WALKWAY BETWEEN DRIVEWAY AND SUN ROOM.

INSTALL: EXPOSED AGGREGATE CONCRETE DRIVEWAY, HEAVY-DUTY PERMEABLE CLAY PAVERS, PERMEABLE CLAY PAVERS, MORTARED BRICK BORDER ALONG DRIVEWAY EDGE, STACKED STONE RETAINING WALL WITH CUT STONE CAP, WOOD SCREEN, SOIL TO STABILIZE SLOPES, NON-COMPACTED PEA GRAVEL, LAWN AND APPROVED PLANTINGS.

NO TREES TO BE REMOVED.

PROPERTY INFORMATION

LOT SIZE: 0.309 AC | 13,443+/- SF
PROPERTY ZONE/CLASS: R75, RESIDENTIAL
MAX COVERAGE: 35.0% | 4,705+/- SF | .108 AC
EXISTING COVERAGE: 55.1% | 7,400+/- SF | .170 AC
PROPOSED IMPERVIOUS COVERAGE: 34.8% | 4,682+/- SF | .107 AC
PROPOSED PERVIOUS COVERAGE: 5.7% | 777+/- SF | .018 AC
PROPOSED TOTAL COVERAGE: 40.5% | 5,459+/- SF | .125 AC

ISSUED FOR CONSTRUCTION

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: 10/09/2026 Date Received: _____

Address of Subject Property: [redacted]

Applicant: Patrick Bell E-Mail: [redacted]

Applicant Mailing Address: [redacted]

Applicant Phone: [redacted]

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

Owner(s): Mary Naughton Email: [redacted]

Owner(s): _____ Email: _____

Owner(s) Mailing Address: [redacted]

Owner(s) Telephone Number: [redacted]

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1925

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:

Remove large portion of existing driveway and concrete wall in backyard. Replace remainder of existing driveway with exposed concrete aggregate and Pine Hall Brick heavy-duty StormPave permeable clay pavers. Add 4" wide mortared brick border along driveway edge. Replace existing gravel area in side yard with mulch. Add seating areas and walkways in backyard using non-compacted pea gravel and Pine Hall Brick standard StormPave permeable clay pavers. Add cedar wood screen. See additional documents for plant selection.

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

Signature of Applicant: _____

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945 or via e-mail at pvjennings@dekalbountyga.gov.

Applicants are also referred to the DeKalb County website, http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability.

I have reviewed the "Design Manual for the Druid Hills Local Historic District". Yes

I have reviewed the DeKalb County Tree Ordinance. Yes

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers. Yes

1. **General**
   a. Label all drawings with the address of the site, owners' name, and contact phone number.
   b. Number all drawings.
   c. Include a graphic scale on reductions.
   d. Date all revisions.
   e. Indicate all unverified numbers with +/- signs
   f. Include photos of the existing condition of the property.

2. **Site Plan** (existing and proposed) to include:
   a. Topographical plan with significant trees sized and located;
   b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
   c. Distance between houses;
   d. Façade width to finished face of material;
   e. Grading and elevations across site;
   f. Dirt removal or regrading if more than 18";
   g. Tree protection plan;
   h. Tree removal and replacement plan

3. **Driveways and Walkways**
   a. Location and relationship to house;
   b. Width;
   c. Material;
   d. Curb cut and apron width

14. **Garages / Accessory Buildings**
    a. Visibility from street;
    b. Placement on site;
    c. Scale, style appropriate for house;
    d. Show dimensions on drawings;
    e. Materials;
    f. Square footage appropriate for lot size;
    g. Garage door size and design
    h. Show height from grade to eaves and to top of roof

15. **Demolitions**
    a. Provide documentation from engineer concerning feasibility of rehabilitation;
    b. Provide photographs of structure to be demolished;
    c. Provide plan for proposed redevelopment

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
    - Representative photos
    - Letters of support/opposition
    - Architectural drawings
    - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process. Yes

I have reviewed the HPC calendar. Yes

DeKalb County
GEORGIA

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: _____

being owner(s) of the property at: [redacted]

hereby delegate authority to: City Garden Company

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

Signature of Owner(s): Mary P. Naughton

Date: _____

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.

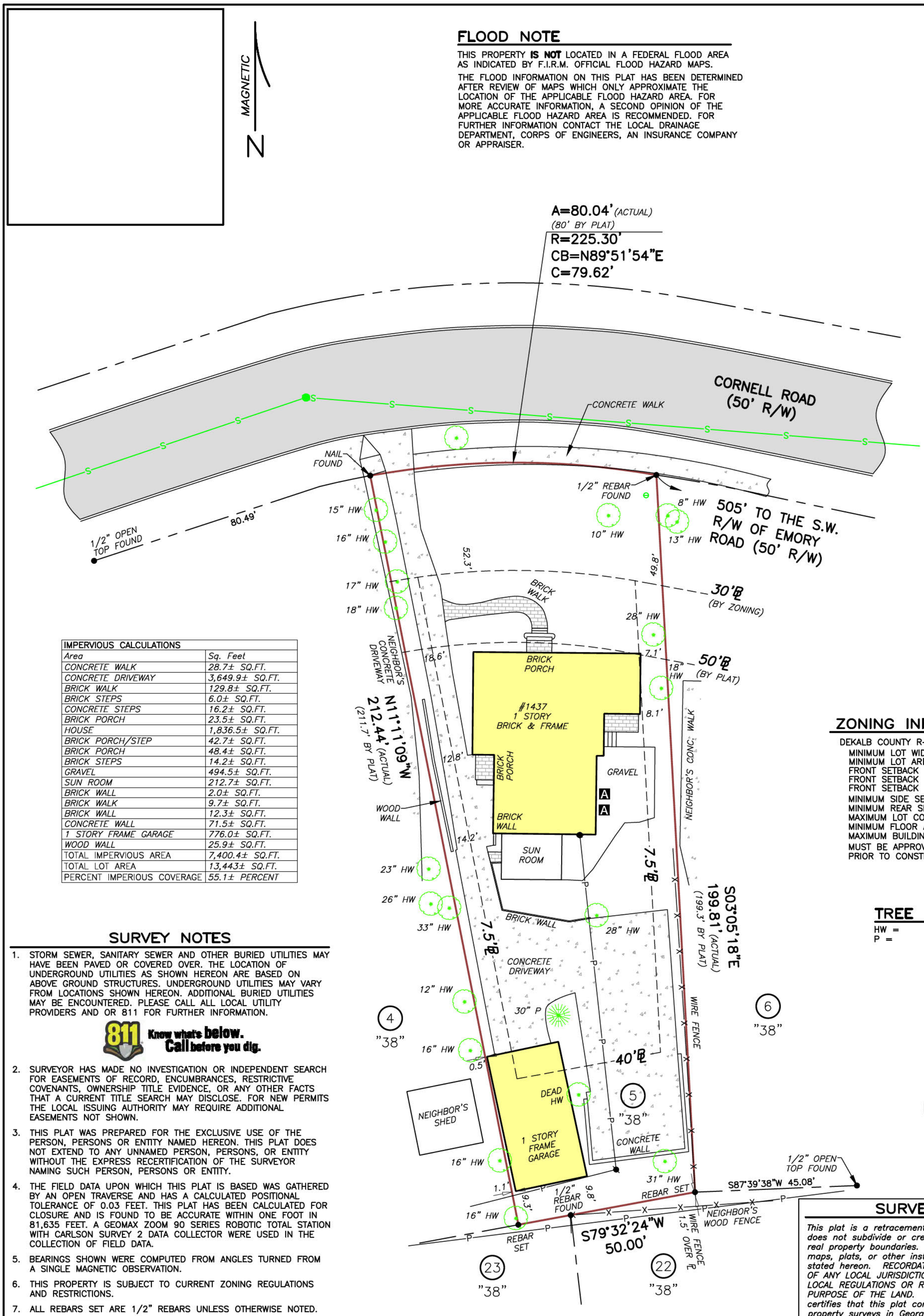
FLOOD NOTE

THIS PROPERTY **IS NOT** LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

LEGEND

BL	BUILDING LINE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
℄	CENTERLINE
BC	BACK OF CURB
G	GUTTER
EP	EDGE OF PAVING
TW	TOP OF WALL
BW	BOTTOM OF WALL
— X — X —	FENCE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE
— P — P —	POWER LINE
PM	POWER METER
PB	POWER BOX
FO	FIBER OPTIC
A/C	AIR CONDITION
CB	CABLE BOX
TB	TELEPHONE BOX
GM	GAS METER
GV	GAS VALVE
GLM	GAS LINE MARKER
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
MW	MONITORING WELL
HW	HEADWALL
JB	JUNCTION BOX
DI	DROP INLET
— S — S —	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
	SUBJECT PROPERTY LINE



IMPERVIOUS CALCULATIONS	
Area	Sq. Feet
CONCRETE WALK	28.7± SQ.FT.
CONCRETE DRIVEWAY	3,649.9± SQ.FT.
BRICK WALK	129.8± SQ.FT.
BRICK STEPS	6.0± SQ.FT.
CONCRETE STEPS	16.2± SQ.FT.
BRICK PORCH	23.5± SQ.FT.
HOUSE	1,836.5± SQ.FT.
BRICK PORCH/STEP	42.7± SQ.FT.
BRICK PORCH	48.4± SQ.FT.
BRICK STEPS	14.2± SQ.FT.
GRAVEL	494.5± SQ.FT.
SUN ROOM	212.7± SQ.FT.
BRICK WALL	2.0± SQ.FT.
BRICK WALK	9.7± SQ.FT.
BRICK WALL	12.3± SQ.FT.
CONCRETE WALL	71.5± SQ.FT.
1 STORY FRAME GARAGE	776.0± SQ.FT.
WOOD WALL	25.9± SQ.FT.
TOTAL IMPERVIOUS AREA	7,400.4± SQ.FT.
TOTAL LOT AREA	13,443± SQ.FT.
PERCENT IMPERIOUS COVERAGE	55.1± PERCENT

ZONING INFORMATION

DEKALB COUNTY R-75

MINIMUM LOT WIDTH: 75 FEET
MINIMUM LOT AREA: 10,000 SQUARE FEET
FRONT SETBACK (MJR. THGHFARE.): 45 FT
FRONT SETBACK (MNR. THGHFARE.): 35 FT
FRONT SETBACK (COLLECTOR ST.): 30 FT
MINIMUM SIDE SETBACK: 7.5 FEET
MINIMUM REAR SETBACK: 40 FEET
MAXIMUM LOT COVERAGE: 35%
MINIMUM FLOOR AREA: 1,600 SQUARE FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MUST BE APPROVED BY DEKALB COUNTY ZONING PRIOR TO CONSTRUCTION

TREE LEGEND

HW = HARDWOOD
P = PINE

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.

811 Know what's below. Call before you dig.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 81,635 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF STREAM BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF [redacted]

GEORGIA REGISTERED NO. 2646 LAND SURVEYOR MICHAEL R. NOLES

Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. 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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles *Georgia RLS No. 2646* *7-16-26*

NO.	REVISIONS	DATE	DB
.	.	.	.

McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR
MARY P. NAUGHTON

[redacted]

TOTAL AREA= 0.309± ACRES OR 13,443± SQ. FT.

20' 10' 0' 20' 40'
SCALE IN FEET

DB: PH

LOT 5 BLOCK "38"
DRUID HILLS

LAND LOT 54
18TH DISTRICT
DEKALB COUNTY, GEORGIA
PLAT PREPARED: 7-16-26
FIELD: 7-14-26 SCALE: 1"=20' JOB#269016

PB 7
PG 77

PROJECT DATA

OWNER:
[redacted]

ADDRESS:
[redacted]

AUTHORIZED AGENT:
CITY GARDEN COMPANY
[redacted]

[redacted]

PROJECT PARCEL AREA:
0.309 AC | 13,443+/- SF

WATER SUPPLY: CITY/PUBLIC

SEWAGE DISPOSAL: CITY/PUBLIC

ZONING: R-75 RESIDENTIAL LOT

REQUIRED BUILDING SETBACKS:
FRONT: 30'
SIDE: 7.5'
REAR: 40'

PROJECT SCOPE:
REMOVE: EXISTING DRIVEWAY, GRAVEL AREA AND REPLACE WITH MULCH, WOOD RETAINING WALL, CONCRETE RETAINING WALL, AND BRICK WALKWAY BETWEEN DRIVEWAY AND SUN ROOM.

INSTALL: EXPOSED AGGREGATE CONCRETE DRIVEWAY, HEAVY-DUTY PERMEABLE CLAY PAVERS, PERMEABLE CLAY PAVERS, MORTARED BRICK BORDER ALONG DRIVEWAY EDGE, STACKED STONE RETAINING WALL WITH CUT STONE CAP, WOOD SCREEN, SOIL TO STABILIZE SLOPES, NON-COMPACTED PEA GRAVEL, LAWN AND APPROVED PLANTINGS.

NO TREES TO BE REMOVED.

LOT COVERAGE:

MAXIMUM LOT COVERAGE:
35.0% | 4,705+/- SF | .108 AC

EXISTING LOT COVERAGE:
55.1% | 7,400+/- SF | .170 AC

PROPOSED IMPERVIOUS COVERAGE:
34.8% | 4,682+/- SF | .107 AC

PROPOSED PERVIOUS COVERAGE:
5.7% | 777+/- SF | .018 AC

PROPOSED TOTAL COVERAGE:
40.5% | 5,459+/- SF | .125 AC

EX. LOT COVERAGE:

EX. CONCRETE WALK:	28.7+/- SF
EX. CONCRETE DRIVEWAY:	3649.9+/- SF
EX. BRICK WALK:	129.8+/- SF
EX. BRICK STEPS:	6.0+/- SF
EX. CONCRETE STEPS:	16.2+/- SF
EX. BRICK PORCH:	23.5+/- SF
EX. HOUSE:	1836.5+/- SF
EX. BRICK PORCH/STEPS:	42.7+/- SF
EX. BRICK PORCH:	48.4+/- SF
EX. BRICK STEPS:	14.2+/- SF
EX. GRAVEL:	494.5+/- SF
EX. SUN ROOM:	212.7+/- SF
EX. BRICK WALL:	2.0+/- SF
EX. BRICK WALK:	9.7+/- SF
EX. BRICK WALL:	12.3+/- SF
EX. CONCRETE WALL:	71.5+/- SF
EX. GARAGE:	776.0+/- SF
EX. WOOD WALL:	25.9+/- SF
TOTAL:	7400.4+/- SF

PROPOSED REMOVAL:

EX. CONCRETE DRIVEWAY:	-3649.9+/- SF
EX. GRAVEL:	-494.5+/- SF
EX. BRICK WALK:	-9.7+/- SF
EX. CONCRETE WALL:	-71.5+/- SF
EX. WOOD WALL:	-25.9+/- SF
TOTAL REMOVED:	-4251.5+/- SF

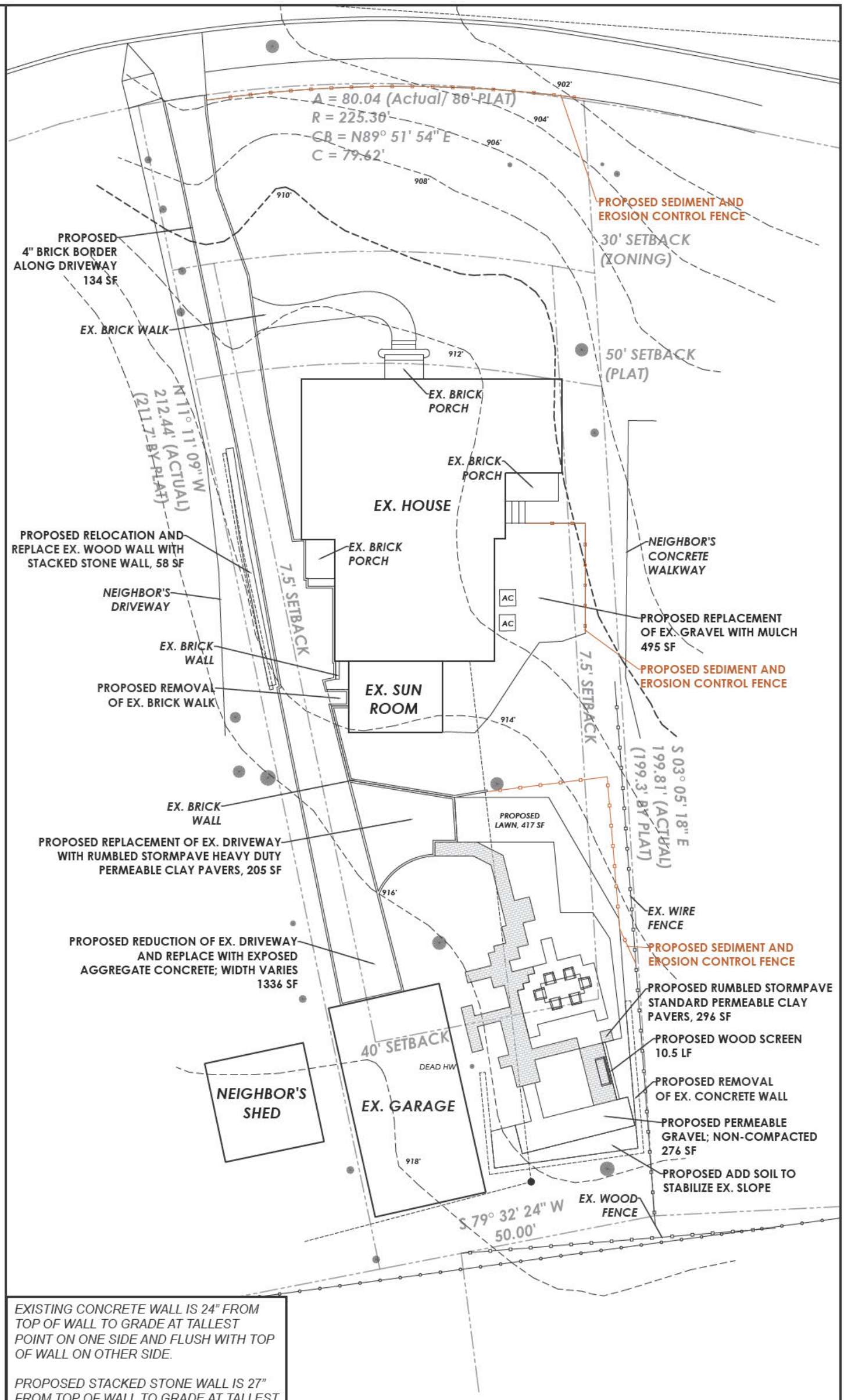
PROPOSED IMPERVIOUS ADDITIONS:

AGGREGATE DRIVEWAY:	1336.4+/- SF
DRIVEWAY BRICK BORDER:	134.1+/- SF
STACKED STONE WALL:	57.5+/- SF
WOOD SCREEN:	5.3+/- SF
TOTAL ADDITIONS:	1533.3+/- SF

PROPOSED PERVIOUS ADDITIONS:

HEAVY-DUTY CLAY PAVERS:	205.0+/- SF
STANDARD CLAY PAVERS:	296.1+/- SF
NON-COMPACTED GRAVEL:	275.6+/- SF
TOTAL ADDITIONS:	776.7+/- SF

NET LOT COVERAGE CHANGE: -1941.5+/- SF



EXISTING CONCRETE WALL IS 24" FROM TOP OF WALL TO GRADE AT TALLEST POINT ON ONE SIDE AND FLUSH WITH TOP OF WALL ON OTHER SIDE.

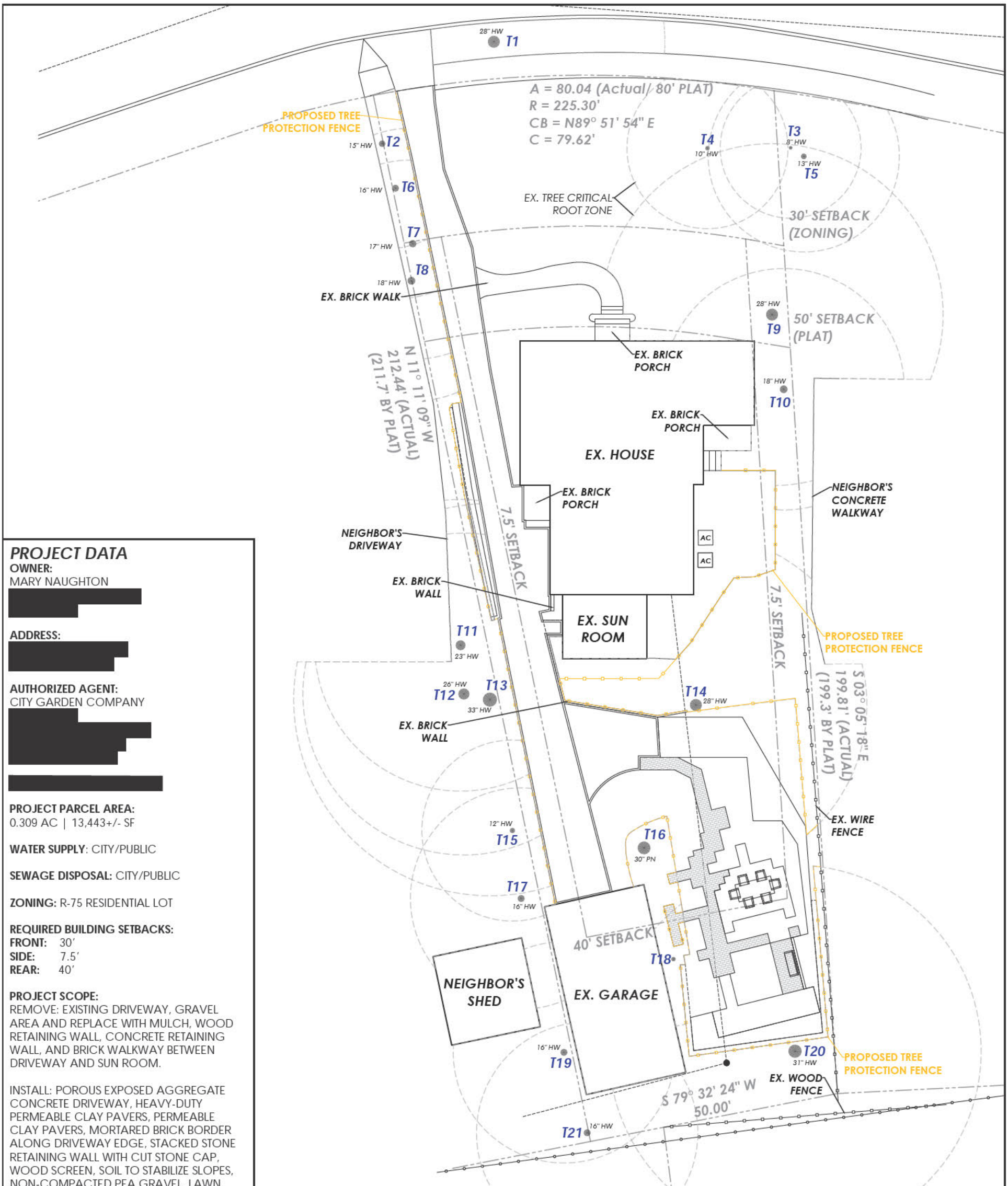
PROPOSED STACKED STONE WALL IS 27" FROM TOP OF WALL TO GRADE AT TALLEST POINT AND 5" FROM TOP OF WALL TO GRADE ON OTHER SIDE.

SILT FENCE/ EROSION CONTROL TO BE INSTALLED NEAR WORK AREA TO PREVENT RUN-OFF. EROSION CONTROL WILL BE INSTALLED TO NOT DAMAGE TREE STRUCTURAL ROOT PLATES.

NO PORTION OF DISTURBED AREA IS LOCATED WITHIN ANY COUNTY OR STATE SPECIAL FLOOD HAZARD AREAS OR STREAM BUFFERS.

NO SOIL TO BE HAULED AWAY FROM SITE. ALL SOIL EXCAVATED TO BE USED ON SITE.

ISSUED FOR CONSTRUCTION



PROJECT DATA

OWNER:
MARY NAUGHTON
[redacted]

ADDRESS:
[redacted]

AUTHORIZED AGENT:
CITY GARDEN COMPANY
[redacted]

PROJECT PARCEL AREA:
0.309 AC | 13,443+/- SF

WATER SUPPLY: CITY/PUBLIC

SEWAGE DISPOSAL: CITY/PUBLIC

ZONING: R-75 RESIDENTIAL LOT

REQUIRED BUILDING SETBACKS:
FRONT: 30'
SIDE: 7.5'
REAR: 40'

PROJECT SCOPE:
REMOVE: EXISTING DRIVEWAY, GRAVEL AREA AND REPLACE WITH MULCH, WOOD RETAINING WALL, CONCRETE RETAINING WALL, AND BRICK WALKWAY BETWEEN DRIVEWAY AND SUN ROOM.

INSTALL: POROUS EXPOSED AGGREGATE CONCRETE DRIVEWAY, HEAVY-DUTY PERMEABLE CLAY PAVERS, PERMEABLE CLAY PAVERS, MORTARED BRICK BORDER ALONG DRIVEWAY EDGE, STACKED STONE RETAINING WALL WITH CUT STONE CAP, WOOD SCREEN, SOIL TO STABILIZE SLOPES, NON-COMPACTED PEA GRAVEL, LAWN AND APPROVED PLANTINGS.

NO TREES TO BE REMOVED.

LOT COVERAGE:

MAXIMUM LOT COVERAGE:
35.0% | 4,705+/- SF | .108 AC

EXISTING LOT COVERAGE:
55.1% | 7,400+/- SF | .170 AC

PROPOSED IMPERVIOUS COVERAGE:
34.8% | 4,682+/- SF | .107 AC

PROPOSED PERVIOUS COVERAGE:
5.7% | 777+/- SF | .018 AC

PROPOSED TOTAL COVERAGE:
40.5% | 5,459+/- SF | .125 AC

TREE DBH NOT VERIFIED

ISSUED FOR CONSTRUCTION

EXISTING TREE DATA TABLE

TREE #	DBH	TYPE	LOCATION	% IMPACTED	STATUS
T1	28 *	HARDWOOD	R.O.W	0.00%	SAVED
T2	15	HARDWOOD	BOUNDARY	0.00%	SAVED
T3	8	HARDWOOD	BOUNDARY	0.00%	SAVED
T4	10	HARDWOOD	ONSITE	0.00%	SAVED
T5	13	HARDWOOD	BOUNDARY	0.00%	SAVED
T6	16	HARDWOOD	BOUNDARY	0.00%	SAVED
T7	17	HARDWOOD	BOUNDARY	0.00%	SAVED
T8	18	HARDWOOD	BOUNDARY	0.00%	SAVED
T9	28	HARDWOOD	BOUNDARY	0.00%	SAVED
T10	18	HARDWOOD	BOUNDARY	0.15%	SAVED
T11	23	HARDWOOD	BOUNDARY	3.47%	SAVED
T12	26	HARDWOOD	BOUNDARY	1.48%	SAVED
T13	33	HARDWOOD	BOUNDARY	1.75%	SAVED
T14	28	HARDWOOD	ONSITE	8.44%	SAVED
T15	12	HARDWOOD	BOUNDARY	0.00%	SAVED
T16	30	PINE	ONSITE	9.43%	SAVED
T17	16	HARDWOOD	BOUNDARY	0.00%	SAVED
T18	6 *	HARDWOOD	ONSITE	0.00%	DEAD
T19	16	HARDWOOD	BOUNDARY	0.00%	SAVED
T20	31	HARDWOOD	ONSITE	0.59%	SAVED
T21	16	HARDWOOD	BOUNDARY	0.00%	SAVED
				TOTAL OF EXISTING DBH:	408"
				TOTAL OF PROPOSED DBH:	408"
				TOTAL TREES SAVED:	21
				TOTAL TREES REMOVED:	21

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ATHENS - ATLANTA
[redacted]

N
0 20 FT
1"=20' ON 11" X 17"

NAUGHTON RESIDENCE PROJECT
[redacted]

PROPOSED TREE PROTECTION PLAN

9 OCTOBER 2026

ISSUED FOR CONSTRUCTION





PROJECT DATA

OWNER:
MARY NAUGHTON
[redacted]

ADDRESS:
[redacted]
ATLANTA, GA 30306

AUTHORIZED AGENT:
[redacted]

CITY GARDEN COMPANY ATHENS - ATLANTA [redacted]	NAUGHTON RESIDENCE PROJECT [redacted]	**EXISTING SITE PHOTOS**	9 OCTOBER 2026	PAGE: 11 OF 16

ISSUED FOR CONSTRUCTION









PROJECT DATA

OWNER:
MARY NAUGHTON
[redacted]

ADDRESS:
[redacted]

AUTHORIZED AGENT:
[redacted]

CITY GARDEN COMPANY ATHENS - ATLANTA [redacted]	NAUGHTON RESIDENCE PROJECT [redacted]	**EXISTING SITE PHOTOS**	9 OCTOBER 2026	PAGE: 12 OF 16

CITY GARDEN COMPANY

Landscape Renovation Proposal

[redacted]



Design Intent

The intent of this renovation is to simplify the landscape while strengthening the relationship between the residence and the garden. Existing paving will be reorganized to improve circulation and reduce unnecessary impervious surface, allowing the landscape to become the primary visual element of the property. Traditional materials, restrained detailing, and layered planting are used to create a garden that feels established, functional, and appropriate to the character of Druid Hills. Stormwater management, outdoor living, and long-term durability have been considered as integral parts of the design rather than separate engineering solutions.

Planting Strategy

The planting design is organized in layers to provide year-round structure while creating seasonal interest through flowering perennials, shrubs, ornamental grasses, and evergreen groundcovers. The palette emphasizes durable, regionally appropriate species selected to complement the established garden character of the property.

Evergreen Structure

Podocarpus • Tea Olive • Gardenia • Camellia • Viburnum • Rounded Boxwood

Flowering Shrubs

Sweetshrub • Annabelle Hydrangea • Macrophylla Hydrangea • Lady Banks Rose

Perennials

Iris • Coneflower (Echinacea) • Woodland Phlox • Garden Phlox • Japanese Anemone • Perennial Geranium • Agastache • White Gaura • Salvia

Ferns & Ground Layer

Autumn Fern • Christmas Fern • Carex • Mondo Grass • Hakone Grass

Seasonal Color

Warm-season annuals • Cool-season annuals

Plant selections may be refined during the construction documentation phase based on nursery availability and field conditions.



Garden Materials



Hardscape

Pine Hall Brick StormPave clay pavers
Exposed aggregate concrete
Indiana pea gravel
Mortared brick edging (driveway border)



Site Elements



Black steel edging
Western red cedar screen
Stacked Fieldstone or Limestone Wall
Steel landscape lighting
Garden bench
Hammock area







Landscape

Hardwood mulch
Tall fescue lawn
Native and adapted planting palette

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