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DeKalb County GEORGIA

RECEIVED
By Rachel Bragg at 3:09 pm, Jan 26, 2021

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: 1/25/2021 Application No.: _____

Address of Subject Property: 1194 Villa Dr NE, Atlanta, GA 30306

Applicant: Melissa Bentley dba Honeycomb Properties LLC E-Mail: melissa@honeycombproperties.net

Applicant Mailing Address: 1180 Winding Creek TRL Sandy Springs, GA 30328

Applicant Phone(s): 404-550-3921 Fax: _____

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

****

Owner(s): Honeycomb Properties, LLC E-Mail: melissa@honeycombproperties.net

_____ E-Mail: _____

Owner(s) Mailing Address: 1180 Winding Creek TRL Sandy Springs, GA 30328

Owner(s) Telephone Number: 404-550-3921

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

Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition ☐ Moving a building ☐ Other building changes ☒
New accessory building ☐ Landscaping ☒ Fence/Wall ☒ Other environmental changes ☐
Sign installation or replacement ☐ Other ☐

Description of Work:

Complete renovation interior and exterior w/ new roof, paint stucco repair and replacement, new front door entrance, open concept floor-plan, removal of garden house and enclosing covered garage and new hardscape and landscape plan.

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 An incomplete application will not be accepted.

DocuSigned by:
Melissa Bentley
47E9EDB18C90404...

Signature of Applicant/Date

Revised 10/5/2020

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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 _____,

hereby delegate authority to _____

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

_____
Signature of Owner(s)

_____
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 (404/371- 2155). 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.

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How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may pick this up at the DeKalb County Department of Planning and Sustainability, 330 West Ponce de Leon Avenue, Third Floor, in Decatur, or you may make your request by mail, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at https://www.dekalbcountyga.gov/planning-and-sustainability/forms

2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Email the application and supporting documents to plansustain@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.

3. The Preservation Planner will post a sign on the property at least ten days before the preservation commission meeting.

4. The Preservation Planner will visit the property as part of their review. The commission members may view the property from the right-of-way.

5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. In most months, the Historic Preservation Commission meets on the third Monday at 7 p.m. at the Maloof Auditorium, 1300 Commerce Drive in Decatur. In unusual circumstances meeting dates and location may be changed.

6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.

5. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.

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

Revised 8/26/2019

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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 404-371-2155, e-mail dccullis@dekalbcountyga.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"	✔ Y N
I have reviewed the DeKalb County Tree Ordinance	✔ Y N
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers	✔ Y N

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
e. 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

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4. Fences & Retaining Walls

a. Placement on lot;
b. Height of fence or wall. If retaining wall, height on both sides;
c. Material;
d. Railing if necessary

5. Elevations and Floor Plans <<Indicate all unverified numbers with +/- signs>>

a. Plans for all floors (drawn to scale, ¼"=1' preferred);
b. House orientation on site plan;
c. Scalable elevations for front, rear, left, right;
d. Height, grade to ridge;
e. Streetscape comparison showing heights of two flanking houses on each side;
f. Height from grade to first floor level at all four corners;
g. Height from grade or finished floor line to eaves at all four corners;
h. Ceiling heights of each floor, indicating if rough or finished;
i. Height of space between the ceiling and finished floor above;
j. Two people of 5'-6" and 6' height shown;
k. Landscaping plan

6. Additions

a. Placement shown on elevations and floor plan;
b. Visibility from rights-of-way and paths;
c. Photos of all facades;
d. Design proportioned to main house;
e. Landscaping plan;
f. Materials and their combinations

7. Roof Plan

a. Shape and pitch of roof;
b. Roofing material;
c. Overhang;
d. Louvers and vents;
e. Chimney height and material

8. Dormers

a. Construction details provided;
b. Shape and size of dormer (show dimensions on drawings);
c. Overhang;
d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

a. Profile;
b. Visibility from right-of-way;
c. Material (plastic lens or glass);
d. Shown in plan and elevation to scale

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10. Façade

a. Consistency in style;
b. Materials and their combinations
    brick size and color
    stone type and color
    fiber-cement (e.g. Hardieplank) or wood siding
    shake or shingle
    other
c. Height of foundation at corners;
d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
e. Detailing: soldier course, brackets, fascia board; water table;
f. Height from grade to roof ridge;
g. Dimensions, proportions and placement of windows, doors

11. Entrance

a. Height and width of door;
b. Design of door (e.g. 6-panel, craftsman);
c. Material of door;
d. Overhang;
e. Portico height;
f. Size and height of columns or posts;
g. Railing

12. Windows

a. Consistent with original as well as the area of influence;
b. Size and proportion similar to original;
c. Pane orientation and size similar to original;
d. Type (e.g. double hung, casement);
e. Fenestration on walls visible from right-of-way;
f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
g. Material of window and any cladding;
h. Width of muntins compared to original (show dimensions on drawings);
i. Shutters or canopies
j. Dimensions of windows and doors.

13. Materials

a. Show all materials and label them on drawings;
b. Provide samples of brick or stone;
c. Provide samples if new or unusual materials

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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

Lee May
Interim Chief Executive Officer

DeKalb County Government
Historic Preservation Commission

330 Ponce De Leon Avenue Suite 500
Decatur, GA 30030
404/371-2155 or 404/371-2835(Fax)

April 28, 2016

CERTIFICATE OF APPROPRIATENESS

SITE ADDRES 1194 Villa DR
Atlanta, GA 30306

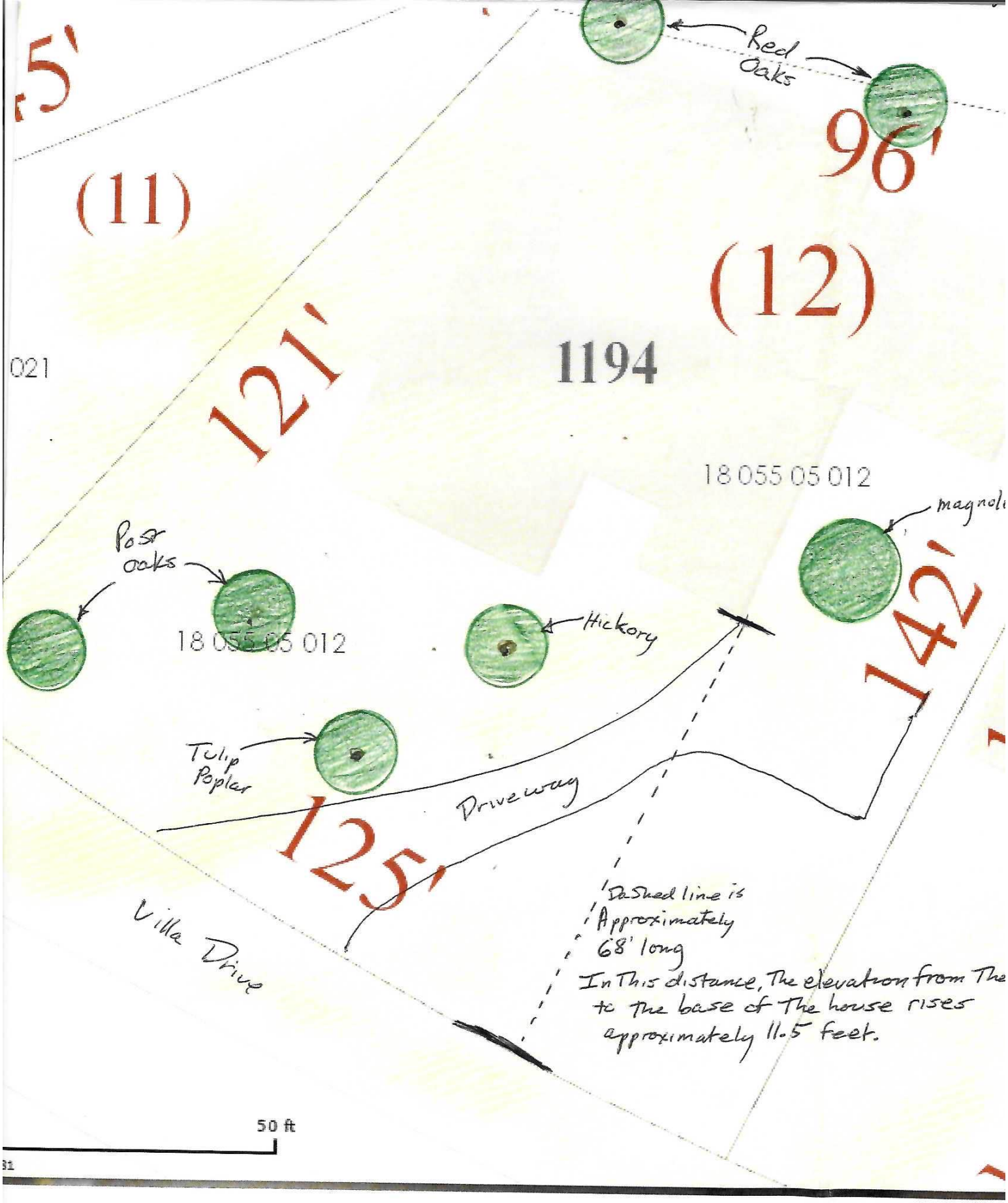
PARCEL ID: 18-055-05-012
APPLICATION DA March 30, 2016

APPLICAN'
MAILING ADDRE

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON APRIL 18, 2016, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

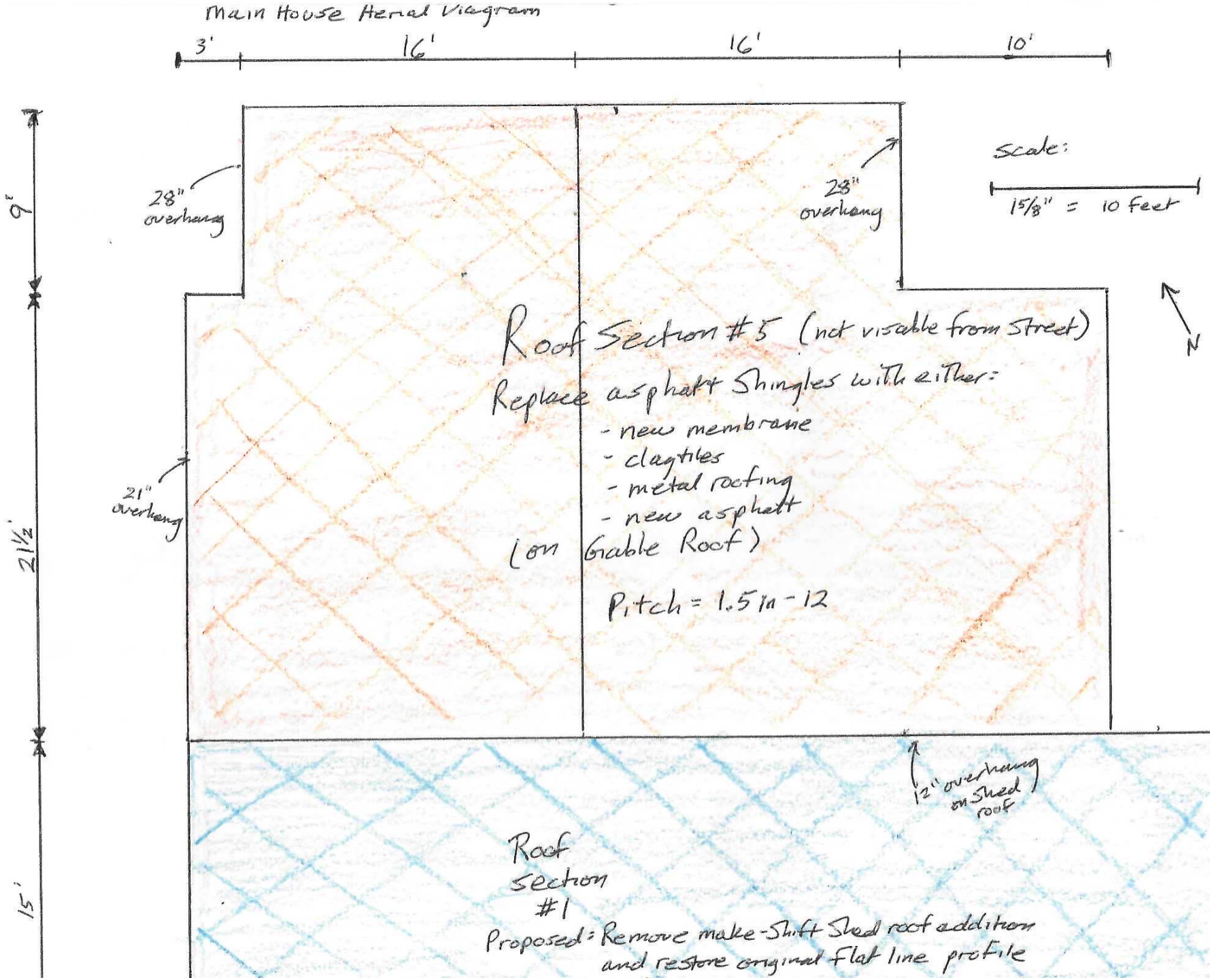
ACTION: MODIFIED APPROVAL

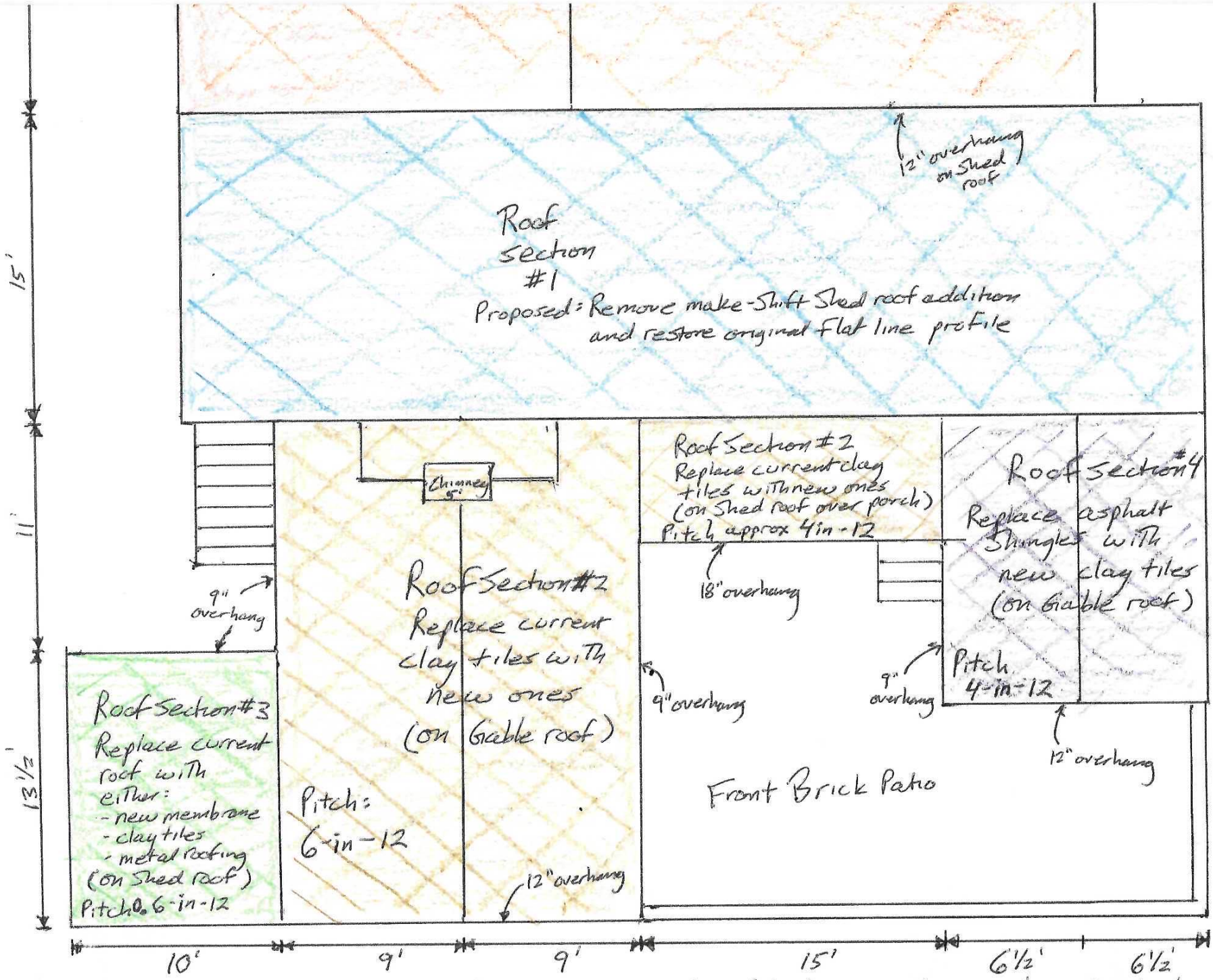
1. Restore original roofline by removing the added roof and fascia, installing metal coping on the top of the newly-exposed parapet and installing membrane roofing material on the flat roof section concealed behind the parapet.
2. Reroof the sections of roof designated
a. 1 with membrane,
b. 2 & 4 with clay tile,
c. 3 & 5 with standing seam metal,
d. 6 with either clay or standing seam metal.
3. Replace soffits with metal as needed and fascia with cementitious siding as needed.
4. Repair stucco and add new stucco where necessary, finishing it to match the existing stucco.
5. Veneer other masonry on the property with stucco to match that on the house.
6. Paint all stucco.
7. Install gutters and downspouts, but without conductor boxes.
8. No corbels will be installed.
9. Remove the trees identified as 1, 3 and 4.



Red Oaks
96'
(11)
(12)
1194
121'
021
18 055 05 012
magnol
Post oaks
18 055 05 012
Hickory
142'
Tulip Poplar
Driveway
125'
Villa Drive
Dashed line is Approximately 68' long
In This distance, The elevation from The to The base of The house rises approximately 11.5 feet.
50 ft

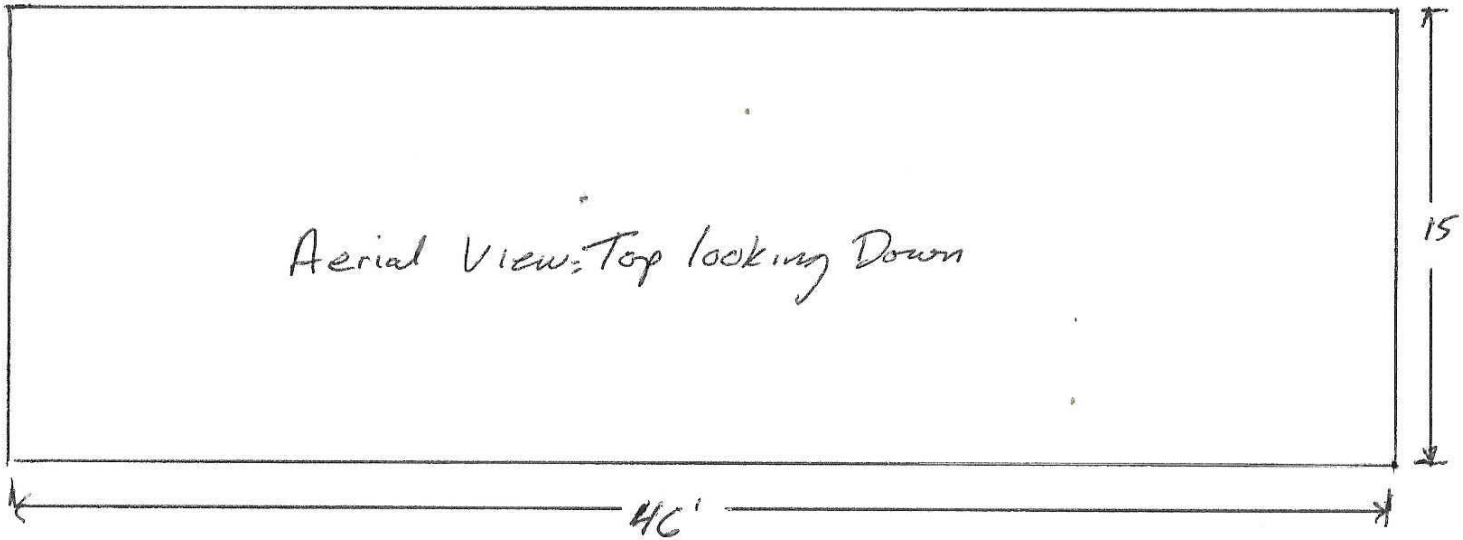
Main House Aerial Diagram

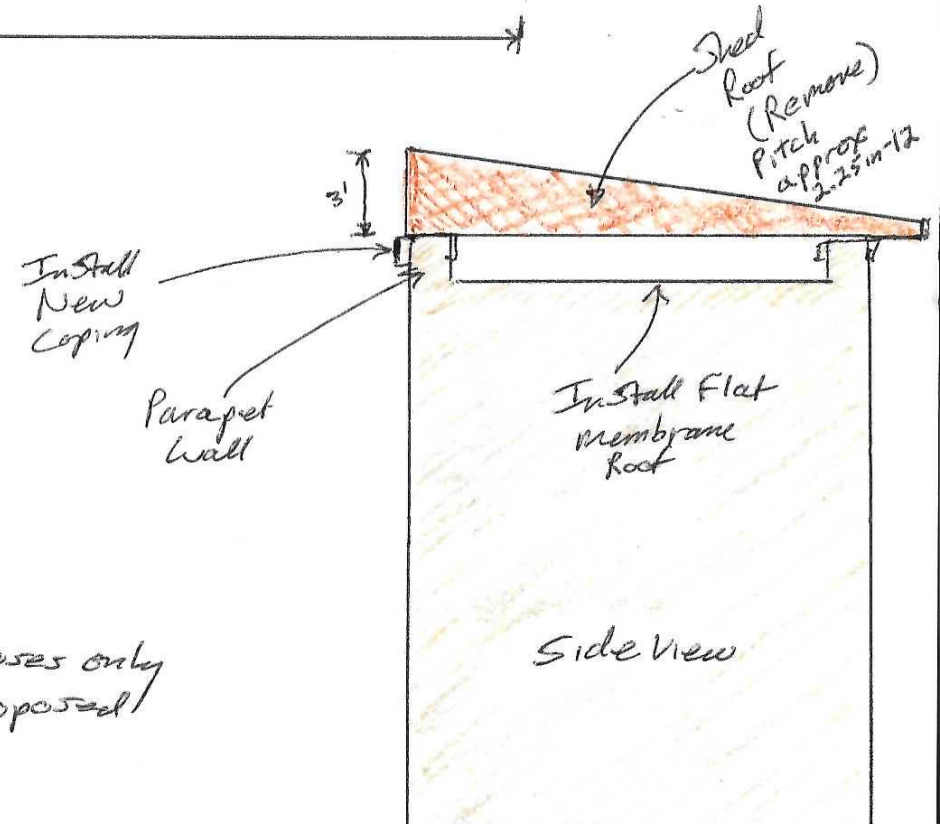




* Note: Colors are for identification purpose only and don't represent current or proposed colors

Roof Section #1 (Remove Shed roof & restore back original roof line)



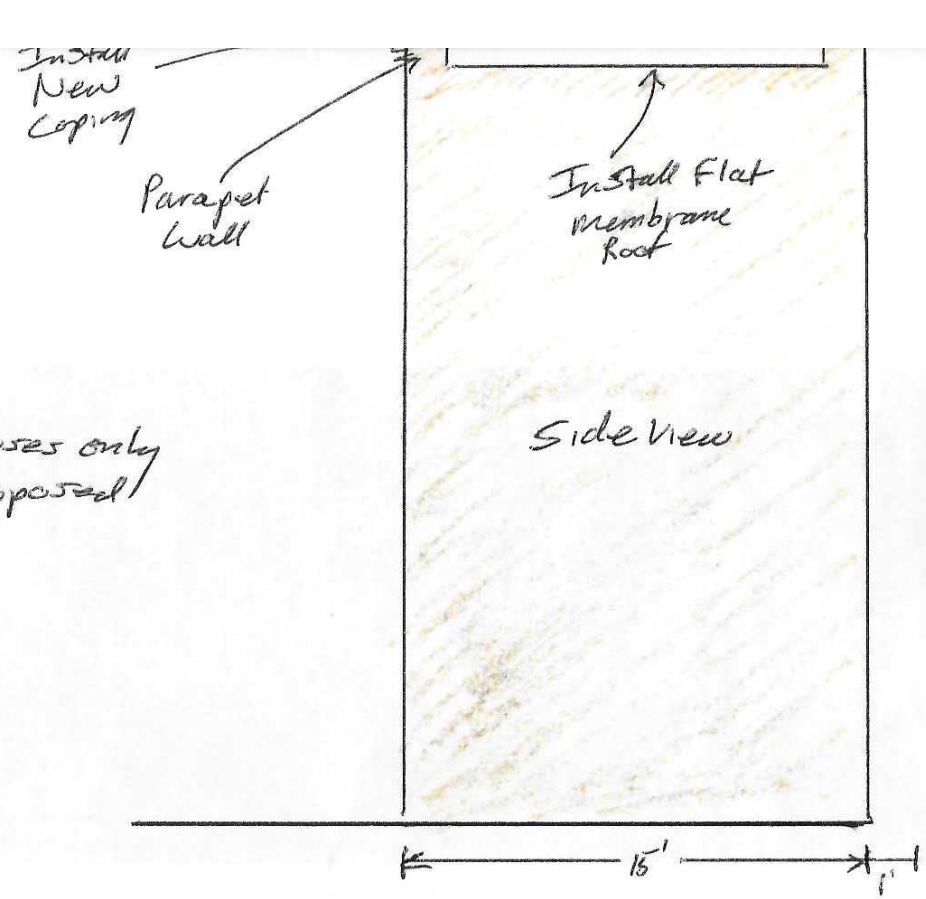


Scale

1 5/8" = 10 Feet

N

* Note: Colors are for identification purposes only and don't represent current or proposed colors.



Scale

1 5/8" = 10 Feet

N

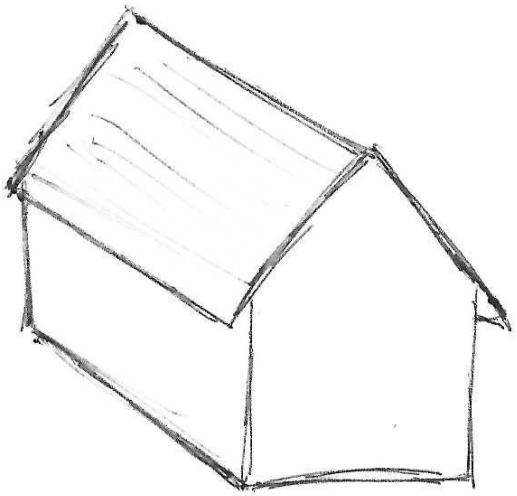
* Note: Colors are for identification purposes only and don't represent current or proposed colors.

scale:

10 Feet

Garden Shed - west side of middle of house

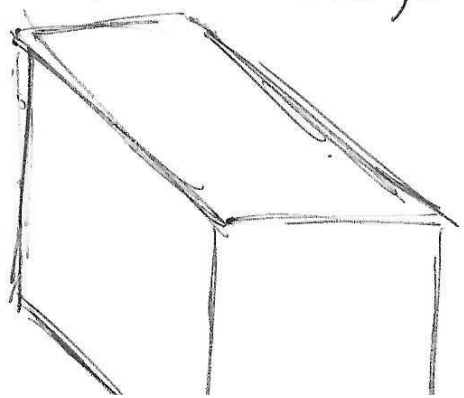
Current Shape Design
(Gable roof)



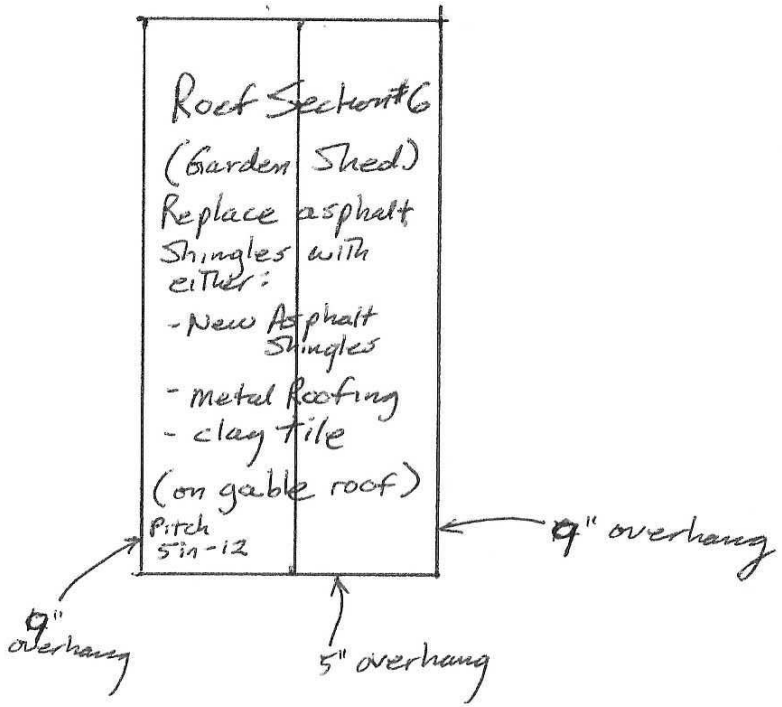
19'

May keep current gable roof or replace with

Possible Option:
Flat roof design with membrane.



Current
Aerial View

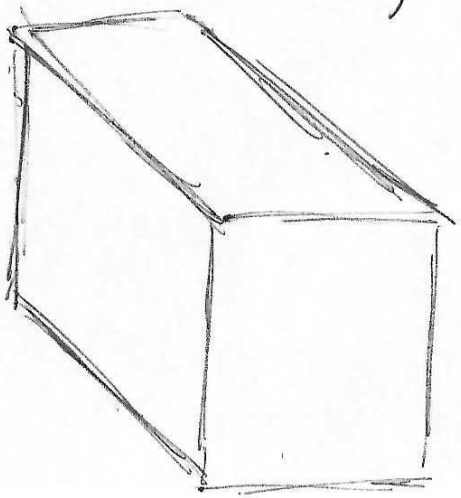


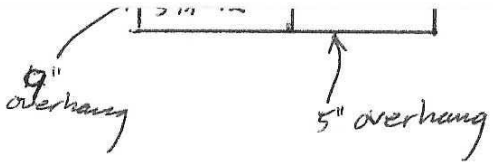
scale:

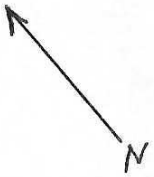
May keep current gable roof or replace with

Possible Option:

Flat roof design with membrane.



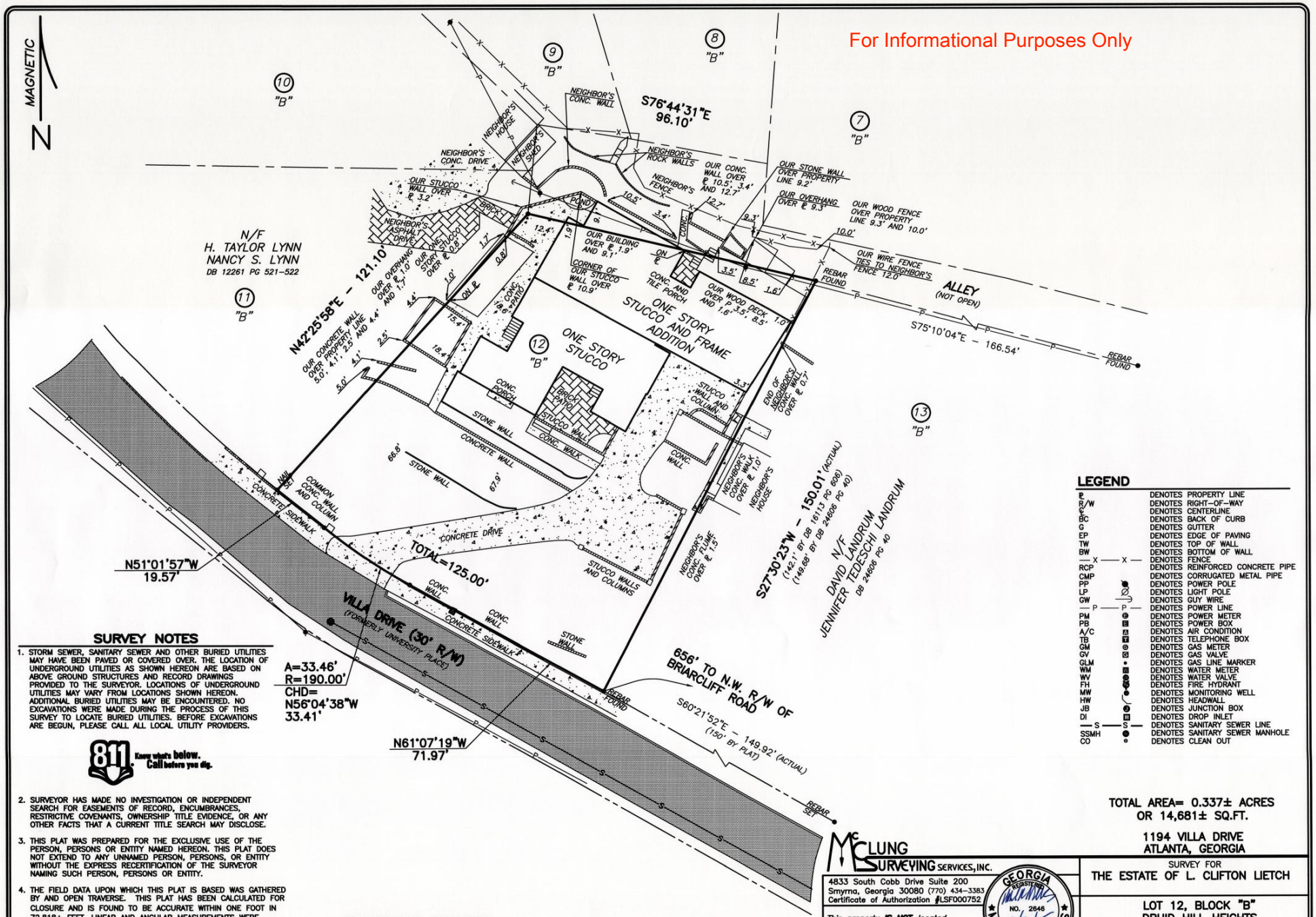




scale:

1 5/8" = 10 feet

For Informational Purposes Only



LEGEND

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

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 AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.

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.
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 AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 72,818+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.

REFERENCE MATERIAL

1. QUITCLAIM DEED IN FAVOR OF
L. CLIFTON LIETCH
DEED BOOK 16113 PAGE 606
DEKALB COUNTY, GEORGIA RECORDS

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

DP	No.	Revision	Date
DB:			

TOTAL AREA= 0.337± ACRES
OR 14,681± SQ.FT.

1194 VILLA DRIVE
ATLANTA, GEORGIA

McCLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSF000752

This property **IS NOT** located in a Federal Flood Area as indicated by F.I.R.M Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

GEORGIA REGISTERED NO. 2646 LAND SURVEYOR MICHAEL R. NOLES 11/20/15

Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#240803

SURVEY FOR
THE ESTATE OF L. CLIFTON LIETCH

LOT 12, BLOCK "B"
DRUID HILL HEIGHTS
PLAT-2

LAND LOT 55
DISTRICT 18TH
DEKALB COUNTY
GEORGIA

PB 8
PG 12

PLAT PREPARED: 11-20-15
FIELD: 11-19-15 SCALE: 1"=20'

SINGLE-FAMILY HOME RENOVATION

1194 VILLA DR. NE
ATLANTA, GA 30306

SCOPE OF WORK: COMPLETION OF A RENOVATION TO A 3,300 SF SINGE-FAMILY HOME CONSISTING OF: WALL RELOCATIONS IN SEVERAL ROOMS AND THE REPLACEMENT OF ALL THE INTERIOR & EXTERIOR FINISHES, WINDOWS, AND FIXTURES TO HIGHLIGHT THE HOME'S EXISTING STYLE & CHARACTER.

OWNER'S AGENT:

RELOTZ - CHARLIE HIGHTOWER

ADDRESS: 7421 DOUGLAS BLVD. UNIT N #418 DOUGLASVILLE, GA 30135

PHONE: 844-473-5689 (4RELOTZ)

EMAIL: TEAM@RELOTZ.COM

PROJECT TEAM

ARCHITECT:

NAME: ROBYN RENEE THOMAS - ROBYN STUDIOS ARCHITECTURE & INTERIORS, LLC
ADDRESS: 2929 POST RD. UNIT #453, WINSTON GA 30187
PHONE: 404-913-3661
EMAIL: ROBYN@ROBYNSTUDIOS.COM

SHEET INDEX

LABEL	TITLE
T-00	TITLE PAGE
EC01	EXISTING CONDITIONS FLOOR PLANS
A-01	PROPOSED FLOOR PLANS
A-02	NEIGHBORING PROPERTIES
A-03	ELEVATIONS & 3D VIEW
A-04	3D VIEWS
A-05	3D VIEWS
A-06	PROJECT SCHEDULES - FOR QUANTITIES ONLY
A-07	LIGHTING SCHEDULE

APPLICABLE CODES

- GEORGIA STATE MINIMUM STANDARD BUILDING CODE (2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GA STATE AMENDMENTS) (2020)
- GEORGIA STATE MINIMUM STANDARD MECHANICAL CODE (2018 INTERNATIONAL MECHANICAL CODE (IMC) WITH GA STATE AMENDMENTS) (2020)
- GEORGIA STATE MINIMUM STANDARD ELECTRICAL CODE (2017 NATIONAL ELECTRICAL CODE (NEC) PLUBLISHED AS NFPA 70 WITH NO GEORGIA STATE AMENDMENTS) (2020)
- GEORGIA STATE MINIMUM STANDARD ENERGY CODE (2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH GEORGIA STATE SUPPLEMENTS AND AMENDMENTS) (2020)
- GEORGIA STATE MINIMUM STANDARD PLUMBING CODE (2018 INTERNATIONAL PLUMBING CODE (IPC) WITH GEORGIA STATE AMENDMENTS) (2020)
- GEORGIA STATE MINIMUM STANDARD FUEL & GAS CODE (2018 INTERNATIONAL FUEL GAS CODE (IFCG) WITH GEORGIA STATE AMENDMENTS) (2020)
- NFPA 101 - LIFE SAFETY CODE 2018 EDITION WITH GA STATE AMENDMENTS (2020)

GENERAL ROOM NOTES

1. BEDROOMS: 4
2. BATHROOMS: 4.5
3. LIVING AREA SQUARE FOOTAGE: SEE SHEET A-03

GENERAL NOTES

1. THIS SET HAS BEEN PRODUCED WITHIN AN EXPEDITED SCHEDULE PER THE CLIENT'S REQUEST. THEREFORE, THE DIMENSIONS AND CONTENTS OF THE ROOMS SHOWN REQUIRE SITE VERIFICATION FOR ACCURATE SIZING.
2. DEMOLITION AND SCOPE OF WORK ITEMS ARE NOT LISTED.
3. ANY QUANTITY TAKE OFFS FOR THE PURPOSE OF ESTIMATING OR PURCHASING ARE SUBJECT TO FIELD VERIFICATION AND SHOULD NOT BE BASED SOLELY ON THESE DRAWINGS.

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ISSUED FOR REVIEW

DATE: 1/25/2021

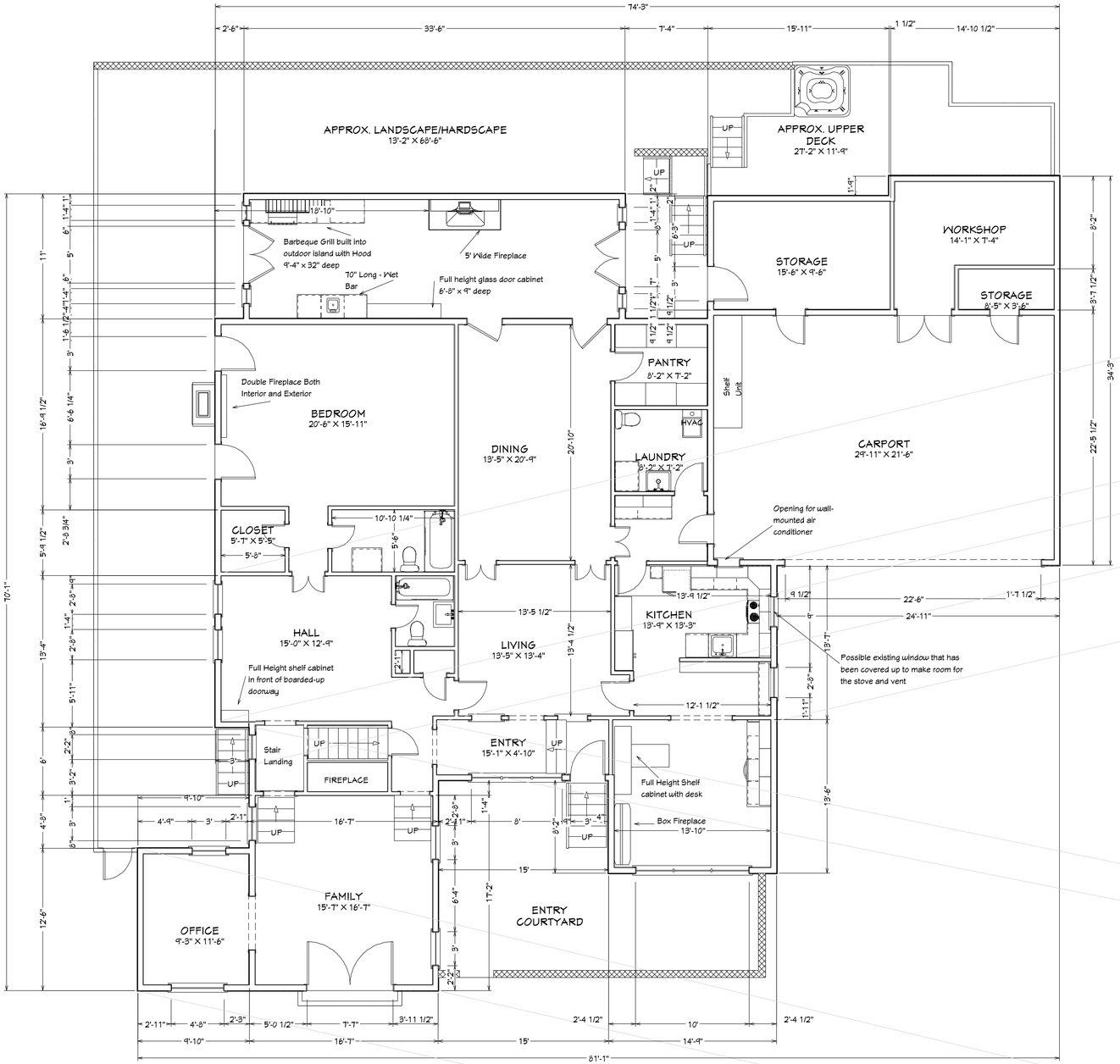
PREPARED FOR:
RELOTZ
CHARLIE HIGHTOWER
844-473-5689

PROJECT:
RENOVATION

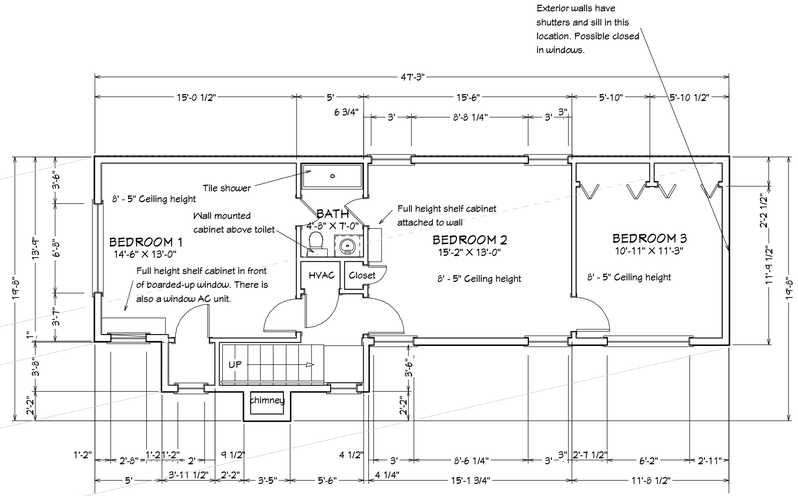
1194 VILLA DR.
ATLANTA, GA 30306

TITLE PAGE

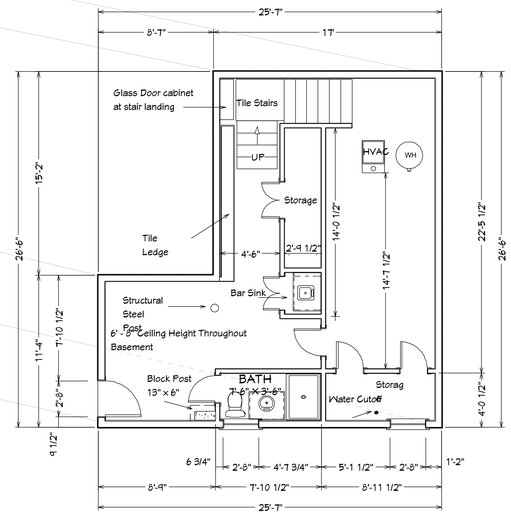
T-00



1 - FLOOR PLAN - FIRST FLOOR
SCALE: 3/16" = 1'-0"



2 - FLOOR PLAN - SECOND FLOOR
SCALE: 3/16" = 1'-0"



3 - FLOOR PLAN - BASEMENT
SCALE: 3/16" = 1'-0"

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EXISTING CONDITIONS FLOOR PLANS

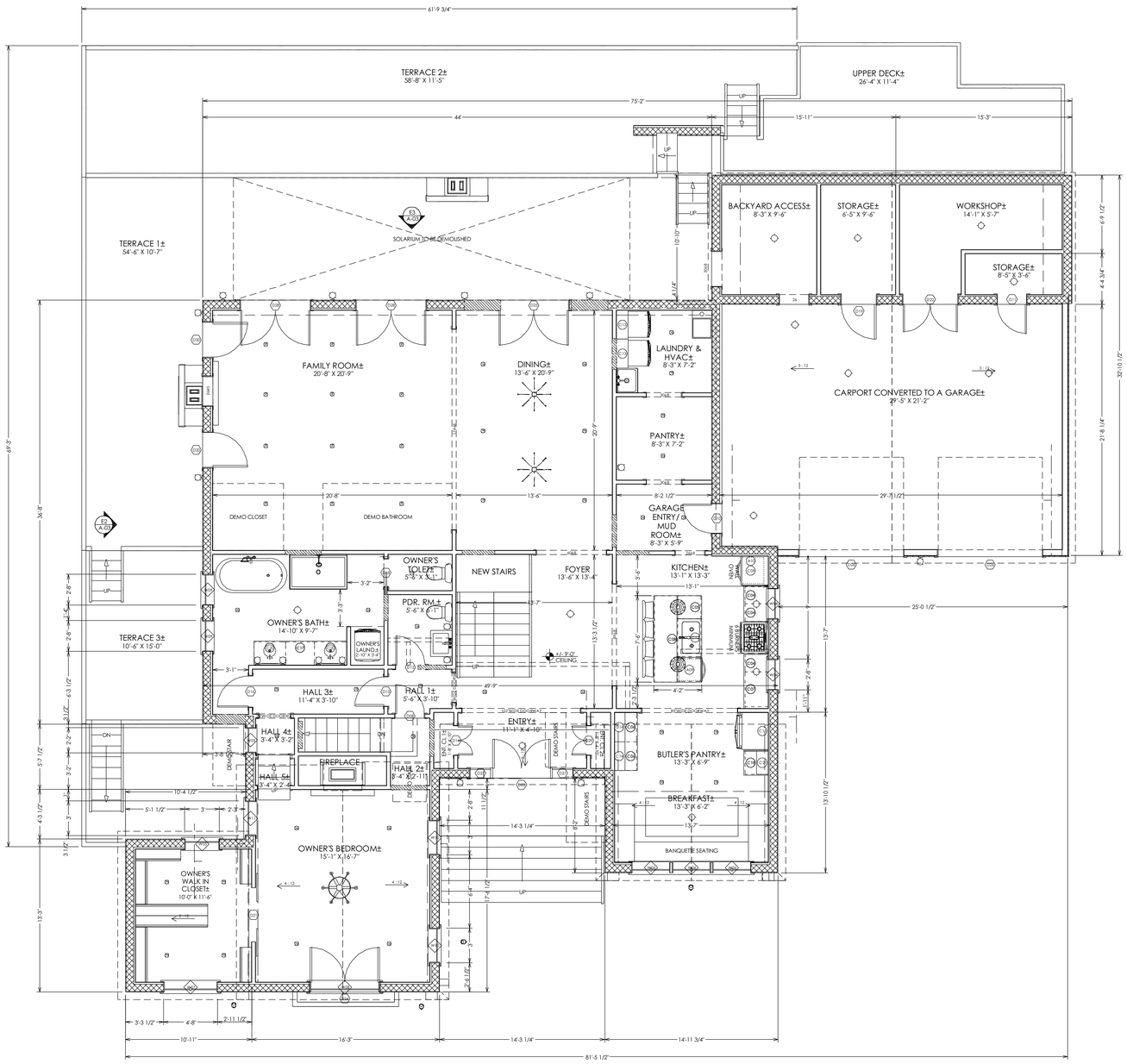
EC01

CLOSED IN OPENINGS

OUTLINE OF
DEMOLISHED ITEMS

NOTES

1. EXISTING PAVING AT SIDEWALK AND DRIVEWAY TO BE CLEANED AND REPLACED WITH LIKE MATERIAL WHERE IN NEED OF REPAIR.
2. EXISTING RETAINING WALLS TO REMAIN IN PLACE AND BE CLAD IN STUCCO TO MATCH THE HOUSE.
3. EXISTING LANDSCAPING TO REMAIN.
4. EXISTING HARDSCAPE TO THE REAR OF THE PROPERTY TO BE REPAIRED OR REPLACED WITH MATERIALS THAT COMPLEMENT THE STYLE OF THE HOUSE AND MEET PERVIOUS REQUIREMENTS.
5. THE UPPER TERRACE (TERRACE 2) HARDSCAPE IS TO BE DEMO'ED AND REPLACED WITH LARGE SCALE CONCRETE PAVERS WITH STRIPS OF GRASS IN BETWEEN.



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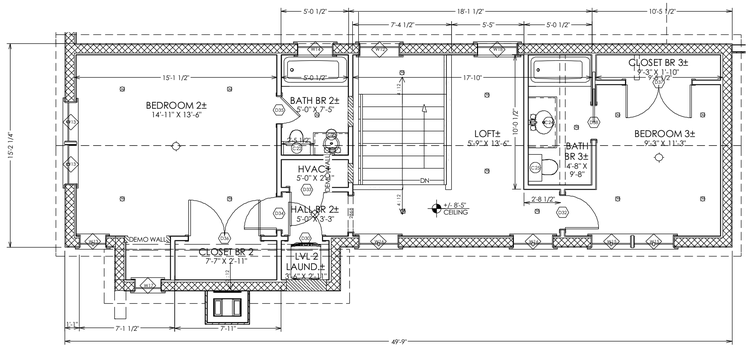
1 - FLOOR PLAN - FIRST FLOOR
SCALE: 3/16" = 1'-0"



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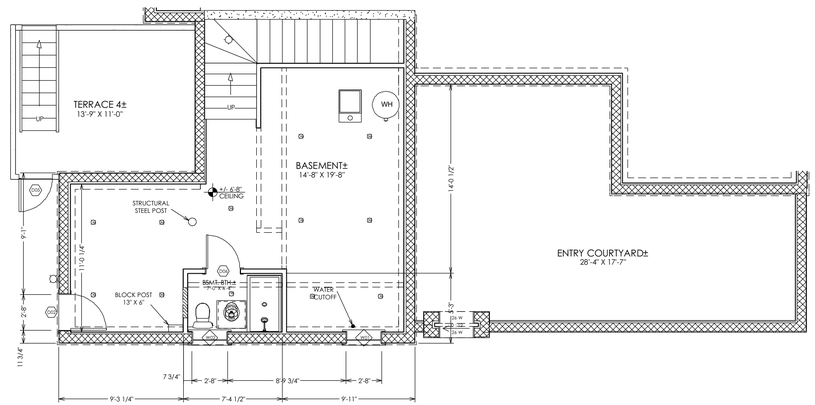
2 - FLOOR PLAN - SECOND FLOOR
SCALE: 3/16" = 1'-0"



N

3 - FLOOR PLAN - BASEMENT
SCALE: 3/16" = 1'-0"

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PROPOSED FLOOR PLANS

A-01

EXISTING FRONT ELEVATION
NOT TO SCALE

1181 N DECATUR RD - TO THE LEFT OF THE SUBJECT PROPERTY

1208 VILLA DRIVE - TO THE RIGHT OF THE SUBJECT PROPERTY

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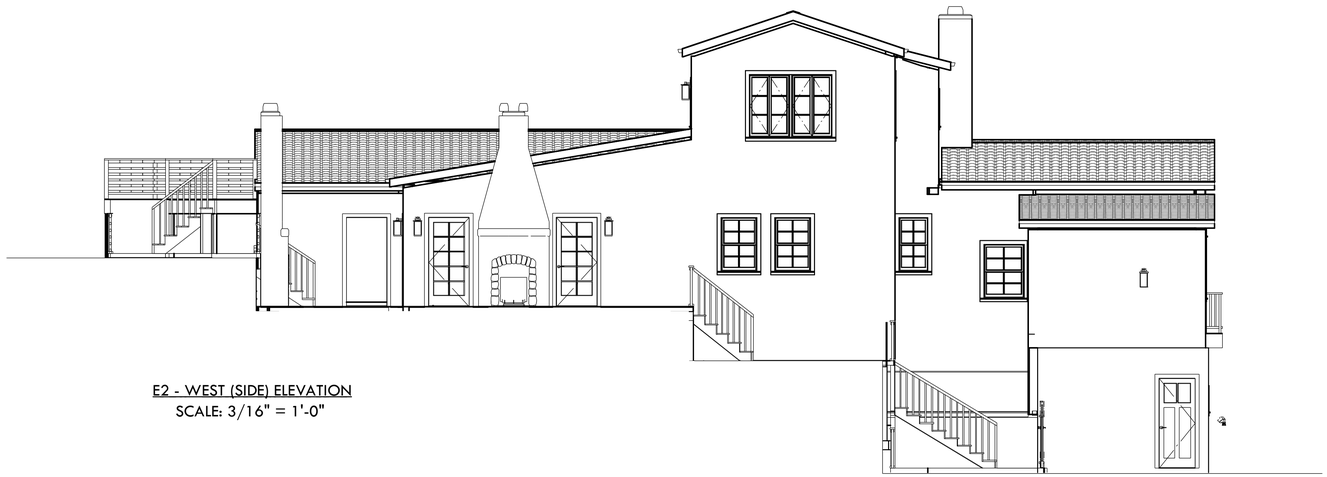
NEIGHBORING PROPERTIES

A-02

E1 - SOUTH (FRONT) ELEVATION
SCALE: 3/16" = 1'-0"



E2 - WEST (SIDE) ELEVATION
SCALE: 3/16" = 1'-0"

E3 - NORTH (BACK) ELEVATION AT FAMILY ROOM WALL
SCALE: 3/16" = 1'-0"

EXISTING FRONT ELEVATION
NOT TO SCALE

3D VIEW LOOING TOWARD THE NORTHWEST CORNER

EXTERIOR DOORS

1. SEE SHEET A-05 FOR THE INSPIRATION IMAGE TO SHOW THE INTENDED WINDOW PANE PATTERNS

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ELEVATIONS & 3D VIEW

A-03

LOOKING INTO FOYER FROM ENTRY

LOOKING INTO FAMILY ROOM FROM DINING ROOM

LOOKING INTO KITCHEN FROM FOYER

LOOKING INTO BUTLER'S PANTRY & BREAKFAST AREA FROM KITCHEN

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3D VIEWS

A-04

OWNER'S BATH

OWNER'S BEDROOM LOOKING TOWARD FRONT OF HOUSE

FRONT DOOR LANDING

AT LOFT LOOKING TOWARD ROOF TERRACE

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3D VIEWS

A-05

ROOM SCHEDULE			
NUMBER	FLOOR	ROOM NAME	AREA, INTERIOR (SQ FT)
R01	0	BASEMENT	412
R02	0	ENTRY COURTYARD	1
R09	1	ENTRY	53
R10	1	ENT. CL 1	8
R11	1	ENT. CL 2	8
R12	1	FOYER	179
R13	1	BUTLER'S PANTRY	90
R14	1	BREAKFAST	82
R15	1	KITCHEN	173
R17	1	GARAGE ENTRY/MUD ROOM	47
R18	1	PANTRY	59
R19	1	DINING	280
R20	1	HALL 1	20
R21	1	HALL 2	14
R22	1	FAMILY ROOM	429
R23	1	HALL 3	43
R24	1	HALL 4	10
R25	1	HALL 5	8
R26	1	PDR. RM.	33
R27	1	STAIRS TO BSMT.	29
R28	1	OWNER'S FIREPLACE	19
R29	1	OWNER'S TOLET	17
R30	1	OWNER'S LAUND.	10
R31	1	OWNER'S BATH	128
R32	1	OWNER'S WALK IN CLOSET	115
R33	1	OWNER'S BEDROOM	250
R34	1	OWNER'S SHOWER	15
R35	2	STAIRS	67
R36	2	LOFT	113
R37	2	LVL 2 LAUND.	10
R38	2	HALL BR 2	16
R39	2	HVAC	10
R40	2	BEDROOM 2	212
R41	2	CLOSET BR 2	22
R42	2	BATH BR 2	37
R43	2	BEDROOM 3	112
R44	2	BATH BR 3	45
R45	2	CLOSET BR 3	17
TOTALS:			3193

DOOR SCHEDULE					
NUMBER	FLOOR	ROOM NAME	QTY	WIDTH	DESCRIPTION
D02	0	BASEMENT	1	32 "	EXT. HINGED-DOOR E20
D05	0	TERRACE 4	1	30 "	EXT. HINGED-FRAMED
D06	0	BSMT. BTH./BASEMENT	1	30 "	HINGED-DOOR P04
D08	1	STAIRS TO BSMT./HALL 1	1	30 "	HINGED-DOOR P04
D10	1	CARPORT CONVERTED TO A GARAGE/GARAGE ENTRY/MUD ROOM	1	30 "	EXT. HINGED-DOOR E21
D11	1	STORAGE/CARPORT CONVERTED TO A GARAGE	1	30 "	EXT. HINGED-DOOR P04
D12	1	PDR. RM./HALL 1	1	30 "	HINGED-DOOR P04
D13	1	HALL 3/HALL 1	1	30 "	HINGED-DOOR P04
D14	1	ENT. CL 1/ENTRY	1	30 "	DOUBLE HINGED-DOOR P04
D16	1	OWNER'S BATH/HALL 3	1	32 "	HINGED-DOOR P04
D18	1	OWNER'S TOLET/OWNER'S BATH	1	28 "	POCKET-DOOR P04
D19	1	STORAGE/CARPORT CONVERTED TO A GARAGE	1	36 "	EXT. HINGED-DOOR P04
D20	1	FAMILY ROOM/TERRACE 1	2	36 "	EXT. HINGED-1310 FRENCH
D21	1	OWNER'S BEDROOM/OWNER'S WALK IN CLOSET	1	56 "	DOUBLE BARN-DOOR P04
D22	1	WORKSHOP/CARPORT CONVERTED TO A GARAGE	1	56 1/2 "	EXT. DOUBLE HINGED-DOOR P04
D23	1	ENTRY	1	60 "	EXT. DOUBLE HINGED-DOOR F03
D24	1	OWNER'S BEDROOM/BALCONY	1	72 "	EXT. DOUBLE HINGED-DOOR F05
D25	1	DINING/TERRACE 1	1	72 "	EXT. DOUBLE HINGED-DOOR F05
D26	1	CARPORT CONVERTED TO A GARAGE	2	108 "	GARAGE-GARAGE DOOR CHD05
D27	1	ENTRY	2	21 "	EXT. FIXED-DOOR F03
D28	1	FAMILY ROOM/TERRACE 1	2	72 "	EXT. DOUBLE HINGED-DOOR F05
D29	1	ENTRY/ENT. CL 2	1	30 "	DOUBLE HINGED-DOOR P04
D30	2	HALL BR 2/LVL 2 LAUND.	1	30 "	HINGED-DOOR P04
D32	2	LOFT/BEDROOM 3	1	30 "	HINGED-DOOR P04
D33	2	HVAC/HALL BR 2	1	30 "	HINGED-DOOR P04
D34	2	HALL BR 2/BEDROOM 2	1	29 "	HINGED-DOOR P04
D35	2	BATH BR 2/BEDROOM 2	1	24 "	HINGED-DOOR P04
D36	2	CLOSET BR 2/BEDROOM 2	1	64 "	DOUBLE HINGED-DOOR P04
D37	2	BEDROOM 3/CLOSET BR 3	1	58 1/2 "	DOUBLE HINGED-PANEL
D38	2	BATH BR 3/BEDROOM 3	1	30 "	POCKET-DOOR P04

DOORS

1. SEE SHEET A-05 AND FINISHES & FIXTURE PACKAGE FOR DOOR STYLE SELECTIONS

WINDOW SCHEDULE				
NUMBER	FLOOR	ROOM NAME	QTY	DESCRIPTION
W01	0	BASEMENT	1	FIXED GLASS
W02	0	BSMT. BTH.	1	FIXED GLASS
W03	1	HALL 4/TERRACE 3	1	DOUBLE HUNG
W04	1	KITCHEN	2	DOUBLE HUNG
W05	1	OWNER'S WALK IN CLOSET/TERRACE 3	1	DOUBLE HUNG
W06	1	BREAKFAST	3	DOUBLE CASEMENT-LHL/RHR
W07	1	OWNER'S WALK IN CLOSET	1	DOUBLE CASEMENT-LHL/RHR
W08	1	OWNER'S BEDROOM/BALCONY	1	FIXED GLASS-AT
W09	1	OWNER'S BATH/TERRACE 3	2	DOUBLE HUNG
W10	1	OWNER'S BEDROOM	2	DOUBLE HUNG
W11	1	OWNER'S BEDROOM/TERRACE 3	1	DOUBLE HUNG
W12	2	STAIRS	1	DOUBLE HUNG
W13	2	BEDROOM 2	3	DOUBLE CASEMENT-LHL/RHR
W14	2	BATH BR 2	1	DOUBLE HUNG
W15	2	BEDROOM 3	2	DOUBLE CASEMENT-LHL/RHR
W16	2	LOFT	2	DOUBLE CASEMENT-LHL/RHR
W17	2	BEDROOM 2	1	DOUBLE HUNG
W18	2	LOFT	1	DOUBLE HUNG

WINDOWS

1. SEE THE ELEVATIONS ON SHEET A-02 AND THE FINISHES & FIXTURES PACKAGE FOR WINDOW STYLE SELECTIONS

CABINET SCHEDULE							
NUMBER	FLOOR	ROOM NAME	QTY	WIDTH	DEPTH	HEIGHT	DESCRIPTION
C01	0	BSMT. BTH.	1	24 "	24 "	34 "	BASE CABINET
C04	1	KITCHEN	3	18 "	24 "	36 "	BASE CABINET
C05	1	KITCHEN	1	24 "	24 "	36 "	BASE CABINET
C06	1	BUTLER'S PANTRY	2	30 "	24 "	36 "	BASE CABINET
C07	1	KITCHEN	1	36 "	24 "	36 "	BASE CABINET
C08	1	KITCHEN	1	90 "	24 "	36 "	BASE CABINET
C09	1	KITCHEN	1	30 "	27 "	90 "	UTILITY CABINET
C12	1	KITCHEN	1	39 "	24 "	36 "	BASE CABINET
C13	1	LAUNDRY & HVAC	2	30 "	12 "	36 "	WALL CABINET
C14	1	BUTLER'S PANTRY	2	30 "	12 "	36 "	WALL CABINET
C15	1	BUTLER'S PANTRY	1	38 "	27 "	36 "	WALL CABINET
C17	1	OWNER'S BATH	1	30 "	24 "	36 "	BASE CABINET
C18	1	BUTLER'S PANTRY	1	24 "	24 "	36 "	BASE CABINET
C19	1	FOYER	1	39 "	24 "	84 "	UTILITY CABINET
C20	1	OWNER'S BATH	2	33 "	24 "	36 "	BASE CABINET
C21	1	BUTLER'S PANTRY	1	24 "	12 "	36 "	WALL CABINET
C22	2	BATH BR 2	1	24 "	12 "	18 "	WALL CABINET
C23	2	BATH BR 2	1	30 "	19 "	34 "	BASE CABINET
C24	2	BATH BR 3	1	44 "	24 "	34 "	BASE CABINET
C25	2	BATH BR 3	1	24 "	12 "	18 "	WALL CABINET

CABINETS

1. SEE SHEET A-05 AND FINISHES & FIXTURE PACKAGE FOR CABINET STYLE SELECTIONS

FIXTURE SCHEDULE					
NUMBER	FLOOR	ROOM NAME	QTY	WIDTH	DESCRIPTION
A01	0	BASEMENT	1	20 "	20" GAS FURNACE [20W29D]
A02	0	BASEMENT	1	26 "	LARGE GAS WH
A03	0	BSMT. BTH.	1	52 9/16 "	RECT (LOW THRESHOLD) [52 9/16]
A04	0	BSMT. BTH.	1	6 9/16 "	HOOP
A05	0	BSMT. BTH.	1	27 "	STANDARD
A06	0	BSMT. BTH.	1	14 "	BOWL
A08	1	FAMILY ROOM	1	66 "	FLUSH FIREPLACE W/ MANTEL
A09	1	KITCHEN	1	23 3/4 "	CHEFSERIES DISHWASHER
A10	1	KITCHEN	1	29 3/4 "	CHEFSERIES WALL OVEN
A11	1	KITCHEN	1	33 3/16 "	DOUBLE UNDERMOUNT SINK
A12	1	KITCHEN	1	32 1/8 "	GAS RANGE [32 1/8W]
A13	1	BUTLER'S PANTRY	1	36 "	DOUBLE DOOR REFRIGERATOR 1
A14	1	LAUNDRY & HVAC	1	20 "	20" GAS FURNACE [20W29D]
A17	1	PDR. RM.	1	27 "	PEDESTAL SINK 01
A18	1	PDR. RM.	1	30 "	STANDARD
A19	1	OWNER'S BEDROOM	1	66 "	FLUSH FIREPLACE W/ MANTEL
A20	1	OWNER'S LAUND.	1	27 "	FRONT LOADING STACKABLE CLOTHES WASHER
A21	1	OWNER'S SHOWER	1	6 9/16 "	HOOP
A22	1	OWNER'S SHOWER	1	60 "	RECTANGULAR SHOWER PAN [60]
A23	1	OWNER'S BATH	1	74 1/4 "	SLIPPER BATHTUB
A24	1	OWNER'S TOLET	1	30 "	STANDARD TOILET
A25	1	OWNER'S BATH	2	12 7/16 "	BOWL (UNDERMOUNT) SINK [12 7/16W]
A26	1	LAUNDRY & HVAC	2	27 "	FRONT LOADING STACKABLE CLOTHES WASHER
A27	1	LAUNDRY & HVAC	1	26 "	FREESTANDING FARMHOUSE SINK
A28	1	KITCHEN	1	30 "	UTILITY CABINET
A29	2	LVL 2 LAUND.	1	27 "	FRONT LOADING STACKABLE CLOTHES WASHER
A30	2	BATH BR 2	1	14 "	BOWL
A31	2	BATH BR 2	1	26 "	STANDARD
A32	2	BATH BR 2	1	59 1/2 "	STANDARD TUB 2 [59 1/2W]
A33	2	BATH BR 3	1	56 1/16 "	STANDARD TUB 2 [56 1/16W]
A34	2	BATH BR 3	1	30 "	STANDARD TOILET
A35	2	BATH BR 3	1	20 3/4 "	OVAL UNDERMOUNT SINK [20 3/4W]

GENERAL NOTES

1. THESE SCHEDULES HAVE BEEN PROVIDED FOR QUANTITIES ONLY. ALL SIZING AND PLACEMENT MUST BE FIELD VERIFIED.
2. ANY QUANTITY TAKE OFFS FOR THE PURPOSE OF ESTIMATING OR PURCHASING ARE SUBJECT TO FIELD VERIFICATION AND SHOULD NOT BE BASED SOLELY ON THESE DRAWINGS.

ROBYNSTUDIOS
ARCHITECTURE & INTERIORS

ROBYN RENEE THOMAS, RA
2929 Post Rd. Unit #453
Winston. GA 30180
P: (404) 913-3661
E: robyn@robynstudios.com
www.robynstudios.com
GA CERTIFICATE NO: RA012875

CONTRACT ADMINISTRATION SERVICES ARE NOT INCLUDED IN THE SCOPE OF WORK PROVIDED BY ROBYN STUDIOS. THEREFORE, ROBYN STUDIOS IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE AND IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE. THESE DRAWINGS ARE THE PROPERTY OF ROBYN STUDIOS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FOR ANY USE OTHER THAN THE COMPLETION OF THE PROJECT OUTLINED HEREIN.

ISSUED FOR REVIEW

DATE: 1/25/2021

PREPARED FOR:
RELOTZ
CHARLIE HIGHTOWER
844-473-5689

PROJECT:
RENOVATION

1194 VILLA DR.
ATLANTA, GA 30306

PROJECT SCHEDULES - FOR QUANTITIES ONLY

A-06

LIGHTING SCHEDULE

2D SYMBOL	3D ELEVATION	NUMBER	FLOOR	ROOM NAME	QTY	DESCRIPTION
		E01	0		1	MAX WALL SCONCE
		E02	0	BSMT. BTH.	1	HTTPS://WWW.WAYFAIR.COM/MERCURY-ROW5C2%AE-ABAOKORO-1-LIGHT-MINI-PENDANT-MCRR6421.HTML?REFID=3D_CHIEFARCHITEC
		E03	1	PDR. RM.	2	ALDRIDGE SCONCE
		E04	1	ENTRY	1	ALLEN CHANDELIER 12
		E05	1	BREAKFAST	1	ALLEN ISLAND CHANDELIER 8
		E06	1	KITCHEN	2	ALLEN PENDANT
		E07	1	FOYER	1	ALLEN CHANDELIER 12
		E08	1	OWNER'S BATH	1	ALLEN SEMI-FLUSH MOUNT
		E09	1	KITCHEN	2	ARTICHOKE PENDANT
		E10	1	OWNER'S BEDROOM	1	BARREL STAVE BALL CHANDELIER
		E11	1		3	MAX WALL SCONCE
R4		E12	1	FOYER	2	RECESSED DOWN LIGHT 4
		E13	1	PANTRY	1	ALDRIDGE SCONCE
R4		E14	1	HALL 1	1	RECESSED DOWN LIGHT 4
R4		E15	1	HALL 3	2	RECESSED DOWN LIGHT 4
R4		E16	1	HALL 4	1	RECESSED DOWN LIGHT 4
R4		E17	1	OWNER'S BATH	2	RECESSED DOWN LIGHT 4
R4		E18	1	OWNER'S TOLET	1	RECESSED DOWN LIGHT 4
R4		E19	1	OWNER'S WALK IN CLOSET	4	RECESSED DOWN LIGHT 4
R4		E20	1	OWNER'S BEDROOM	4	RECESSED DOWN LIGHT 4
R4		E21	1	PDR. RM.	1	RECESSED DOWN LIGHT 4
R4		E22	1	STAIRS TO BSMT.	1	RECESSED DOWN LIGHT 4
R4		E23	1	BUTLER'S PANTRY	4	RECESSED DOWN LIGHT 4

LIGHTING SCHEDULE

2D SYMBOL	3D ELEVATION	NUMBER	FLOOR	ROOM NAME	QTY	DESCRIPTION
R4		E24	1	GARAGE ENTRY/MUD ROOM	2	RECESSED DOWN LIGHT 4
R4		E25	1	LAUNDRY & HVAC	2	RECESSED DOWN LIGHT 4
R4		E26	1	PANTRY	2	RECESSED DOWN LIGHT 4
R4		E27	1	DINING	6	RECESSED DOWN LIGHT 4
R4		E28	1	FAMILY ROOM	12	RECESSED DOWN LIGHT 4
		E29	1	CARPORT CONVERTED TO A GARAGE	4	HOUNSWORTH FLUSH MOUNT
		E30	1	BACKYARD ACCESS	1	HOUNSWORTH FLUSH MOUNT
		E31	1	STORAGE	2	HOUNSWORTH FLUSH MOUNT
		E32	1	WORKSHOP	1	HOUNSWORTH FLUSH MOUNT
		E33	1		4	SPOT LIGHT
		E34	2	BATH BR 3	1	BRYANT SCONCE 3
R4		E35	2	BEDROOM 2	4	RECESSED DOWN LIGHT 4
		E36	2	BEDROOM 2	1	ALLEN SEMI-FLUSH MOUNT
R4		E37	2	BATH BR 2	1	RECESSED DOWN LIGHT 4
		E38	2	HALL BR 2	1	ALLEN SEMI-FLUSH MOUNT
R4		E39	2	LOFT	4	RECESSED DOWN LIGHT 4
R4		E40	2	BATH BR 3	1	RECESSED DOWN LIGHT 4
		E41	1	DINING	2	HTTPS://WWW.WAYFAIR.COM/LANGLEY-STREET%E2%84%A2-GAVIN-8-LIGHT-CANDLE-STYLE-CHANDELIER-LGLY3355.HTML?REFID=3D_CHIEFARCHITEC
		E42	0	BASEMENT	1	HOUNSWORTH FLUSH MOUNT
		E43	2	BATH BR 2	1	BRYANT SCONCE 3
R4		E44	2	STAIRS	1	RECESSED DOWN LIGHT 4
R4		E45	2	BEDROOM 3	4	RECESSED DOWN LIGHT 4
		E46	2	BEDROOM 3	1	ALLEN SEMI-FLUSH MOUNT

LIGHTING SCHEDULE

2D SYMBOL	3D ELEVATION	NUMBER	FLOOR	ROOM NAME	QTY	DESCRIPTION
R4		E47	0	BASEMENT	11	RECESSED DOWN LIGHT 4
R4		E48	0	BSMT. BTH.	1	RECESSED DOWN LIGHT 4
		E49	1	TERRACE 1	6	MAX WALL SCONCE
		E50	1	OWNER'S BATH	4	ALDRIDGE SCONCE

GENERAL NOTES

1. THESE SCHEDULES HAVE BEEN PROVIDED FOR QUANTITIES ONLY. ALL SIZING AND PLACEMENT MUST BE FIELD VERIFIED.
2. THE FIXTURES SHOWN ARE TO REPRESENT THE RECOMMENDED STYLE AND PLACEMENT FOR EACH AREA.
3. ANY QUANTITY TAKE OFFS FOR THE PURPOSE OF ESTIMATING OR PURCHASING ARE SUBJECT TO FIELD VERIFICATION AND SHOULD NOT BE BASED SOLELY ON THESE DRAWINGS.

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ISSUED FOR REVIEW

DATE: 1/25/2021

PREPARED FOR:
RELOTZ
CHARLIE HIGHTOWER
844-473-5689

PROJECT:
RENOVATION

1194 VILLA DR.
ATLANTA, GA 30306

LIGHTING SCHEDULE

A-07

After recording, return to:
Whit J. Wood, Esq.
Campbell & Brannon, LLC
3060 Peachtree Road, #1735
Atlanta, GA 30305

CROSS REFERENCE:
DEED BOOK 12261, PAGE 521, DEKALB COUNTY RECORDS, AND DEED BOOK 25317, PAGE 1, DEKALB COUNTY RECORDS.

STATE OF GEORGIA
COUNTY OF FULTON

BOUNDARY LINE AGREEMENT

THIS AGREEMENT is entered into this 28 day of February, 2017, by and between **H. TAYLOR LYNN AND NANCY S. LYNN,** (hereinafter "first party") and **MARY T. FARMS, LLC** (hereinafter "second party");

WHEREAS, the first party is the owner of property located at 1181 North Decatur Road, Atlanta, Georgia and being more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the second party is the owner of property located 1194 Villa Drive, Atlanta, Georgia and being more particularly described on Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, said properties are shown on survey by McClung Surveying Services, Inc. dated February 22, 2016, which survey is attached hereto as Exhibit "C".

WHEREAS, the parties hereto are desirous of establishing the location of the common boundary line between their respective properties.

NOW, THEREFORE, in consideration of the mutual covenants and benefits each to the other, the within property owners covenant and agree as follows:

The hereinafter described course and distance which is the Southeasterly property line of the first party and the partial Northwesterly line of the second party shall constitute the dividing line between the properties of the parties:

South 42 degrees 25 minutes 58 seconds West 121.10 feet

Each party does hereby quitclaim to the other such areas respectively adjoining said line as are required to establish the same as a boundary.

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 55 of the 18th District of DeKalb County, Georgia, and being Lots 10 and 11, Block B of Druid Hills Heights, as shown on plat recorded in Plat Book 8, Page 12, DeKalb County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

WITNESS, the hands and seals of the undersigned the date first written above.

Witness

Notary Public

(SEAL)
H. TAYLOR LYNN

(SEAL)
NANCY S. LYNN

LAURA M. PERCAPIO
MY COMMISSION EXPIRES
DEC
27
2019
DEKALB CO., GEORGIA
NOTARY PUBLIC

Witness

Notary Public

MARY F. FARMS, LLC, an Illinois limited liability company

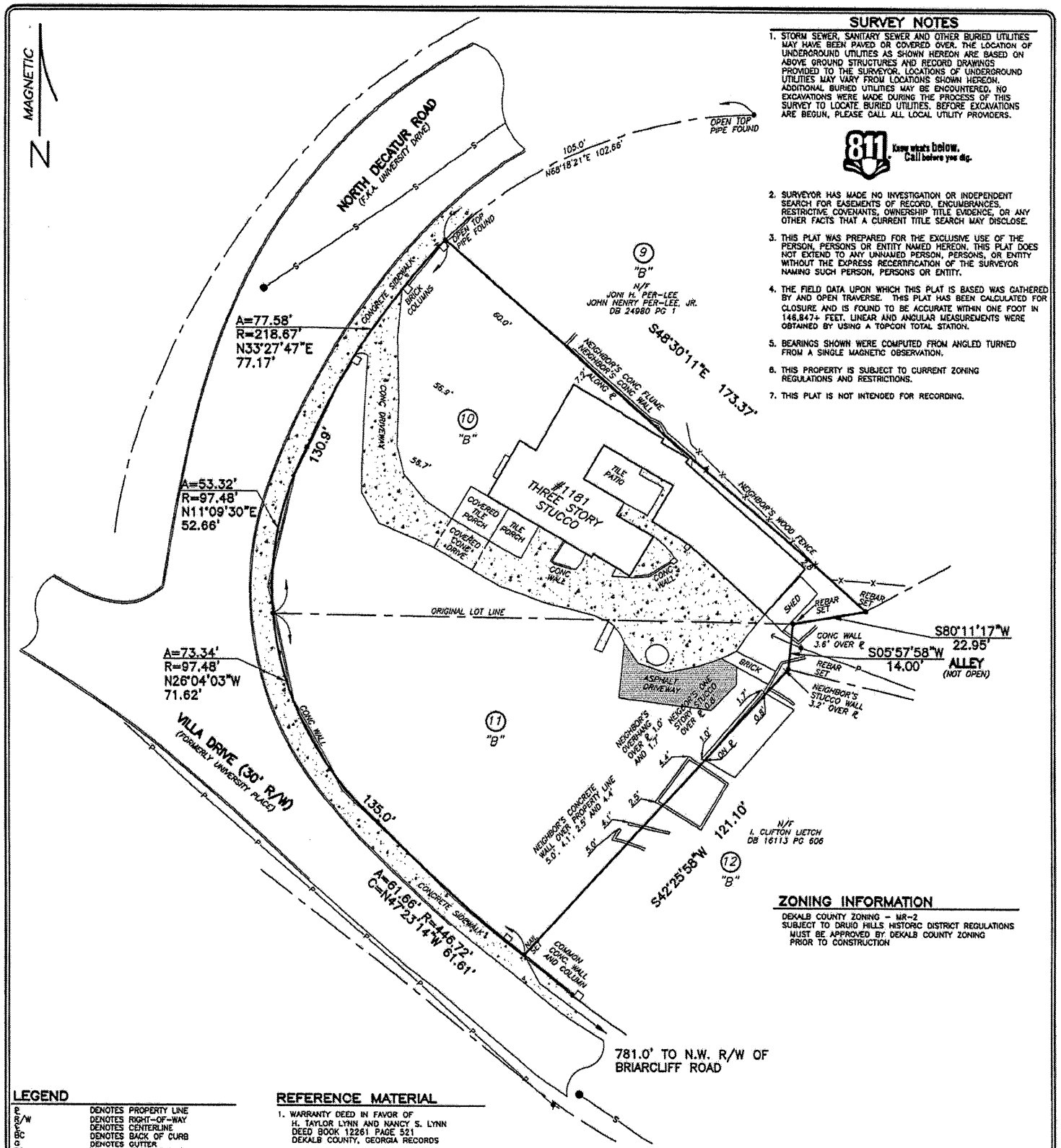
By: (SEAL)
Barry J. Zgonena, its Managing Member

TERRANCE D DOWNS
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires June 14, 2020

EXHIBIT "B"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 55 of the 18th District of DeKalb County, Georgia, and being Lot 12, Block B of Druid Hills Heights, as shown on plat recorded in Plat Book 8, Page 12, DeKalb County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

Subject to Boundary Line Agreement executed herein.



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 AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.

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.
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 AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 146,847+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.

ZONING INFORMATION

DEKALB COUNTY ZONING - MR-2
SUBJECT TO DRUID HILLS HISTORIC DISTRICT REGULATIONS MUST BE APPROVED BY DEKALB COUNTY ZONING PRIOR TO CONSTRUCTION

LEGEND

℄	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
℄	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
— x — x —	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
— P — P —	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
— S — S —	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF H. TAYLOR LYNN AND NANCY S. LYNN DEED BOOK 12261 PAGE 521 DEKALB COUNTY, GEORGIA RECORDS

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

GB	No.	Revision	Date
	1	REVISE PROPERTY LINE	3-2-16

TOTAL AREA= 0.506± ACRES
OR 22,038± SQ.FT.

1181 NORTH DECATUR ROAD
ATLANTA, GEORGIA

McCLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSF000752

This property IS NOT located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

This original of this document was sealed and signed by Michael R. Holes L.S. #2646 on 3-2-16. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Holes
Georgia RLS #2646
Member SAMSOG
JOB#241418

SURVEY FOR
H. TAYLOR
NANCY LYNN

LOTS 10 & 11, BLOCK "B"
DRUID HILLS HEIGHTS

LAND LOT 55
DISTRICT 18TH.
DEKALB COUNTY
GEORGIA

PLAT PREPARED: 2-22-16
FIELD: 2-18-16 SCALE: 1"=20'

PB 6
PG 12

1194
PUBLIC NOTICE
AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
1194 VILLA DRIVE NE
WILL BE CONSIDERED BY THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION ON FEB 16 , 2020
AT 6:00 PM VIA ZOOM.
JOIN FROM PC, MAC, LINUX, IOS OR ANDROID:
HTTPS://DEKALBCOUNTYGA.ZOOM.US/J/
818 719 1748
OR TELEPHONE:
DIAL:
USA 602 333 0032
USA 8882709936 (US TOLL FREE)
CONFERENCE CODE: 691303
THE AGENDA AND A COPY OF THE APPLICATION CAN BE FOUND ON THE DEKALB COUNTY DEPARTMENT OF PLANNING AND SUSTAINABILITY WEBSITE AT:
HTTPS://WWW.DEKALBCOUNTYGA.GOV/PLANNING-AND-SUSTAINABILITY/PLANNING-SUSTAINABILITY.
FOR INFORMATION CALL 404/371-4915 OR 404/981-7257