

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1176 Lullwater Road Atlanta, GA 30307

Applicant: Dave Price - Price Residential Design E-Mail: dave@priceresidentialdesign.com

Applicant Mailing Address: 1595 Nottingham Way Atlanta, Georgia 30309

Applicant Phone(s): 404-245-4244 Fax: 404-245-4244

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

Owner(s): David Martin E-Mail: _____

Elizabeth Finnerty Martin E-Mail: _____

Owner(s) Mailing Address: 1136 Lullwater Road Atlanta, Georgia 30307

Owner(s) Telephone Number: _____

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

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:

Build new two-story brick Colonial Revival residence over low-ceiling basement on previously vacant lot with front terrace, side porch, and rear deck. A new conc. driveway to 12' wide front-facing garage door (recessed under side porch) will be provided with minimal grading / tree loss. A short, low boulder wall next to driveway and front yard turnaround will be required, due to existing grade. Variances will also be sought.

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.

6-25-21

Signature of Applicant/Date



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

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, David Martin and Elizabeth Finnerty Martin

being owner(s) of the property at 1176 Lullwater Road Atlanta, GA 30307,

hereby delegate authority to Dave Price - Price Residential Design

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

DocuSigned by:

David Martin

AF6ADF3457684B0...

DocuSigned by:

Elizabeth Finnerty Martin

E1FEDDF46A854EE...

Signature of Owner(s)

6/22/2021 | 12:07 P

Date

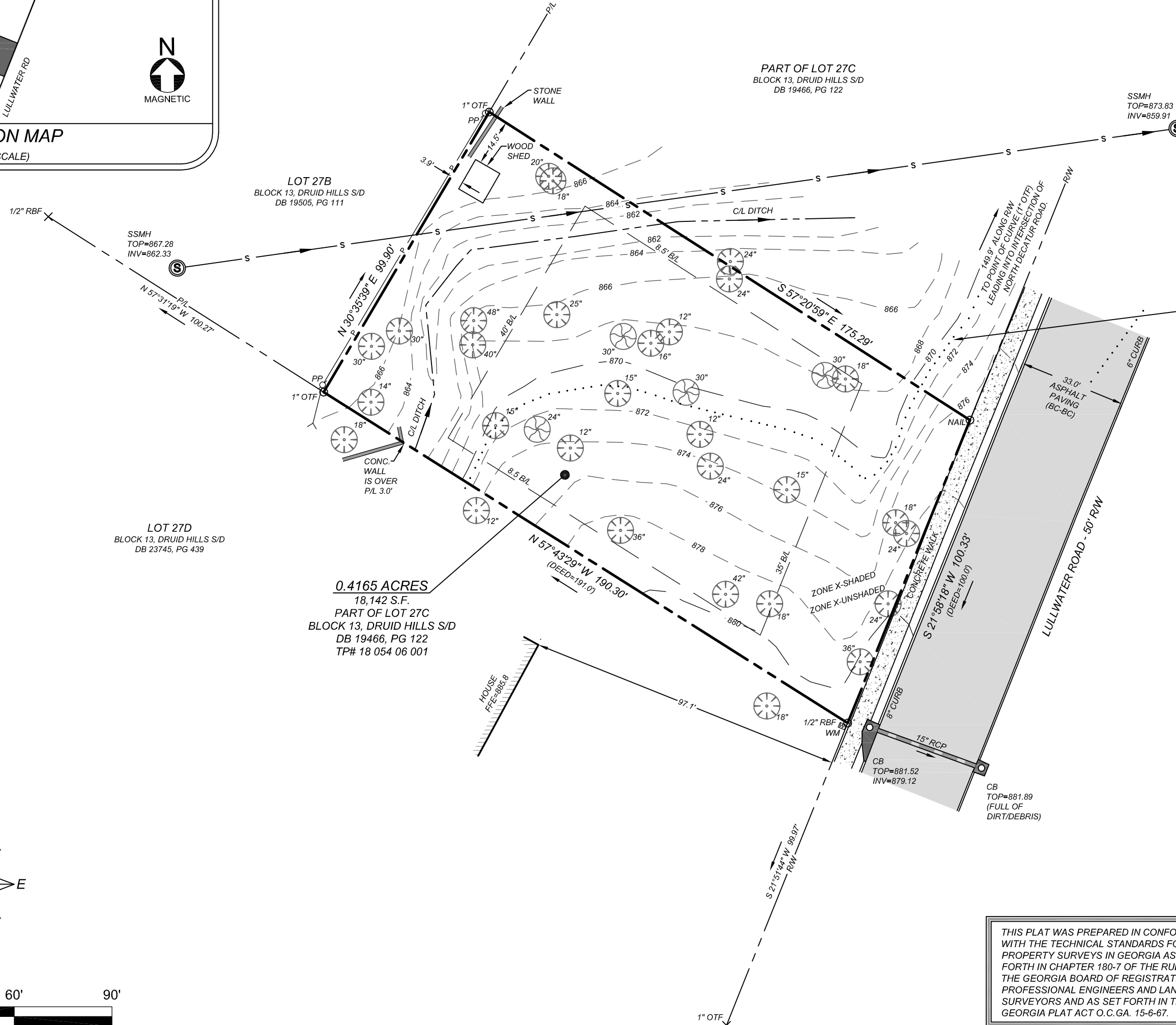
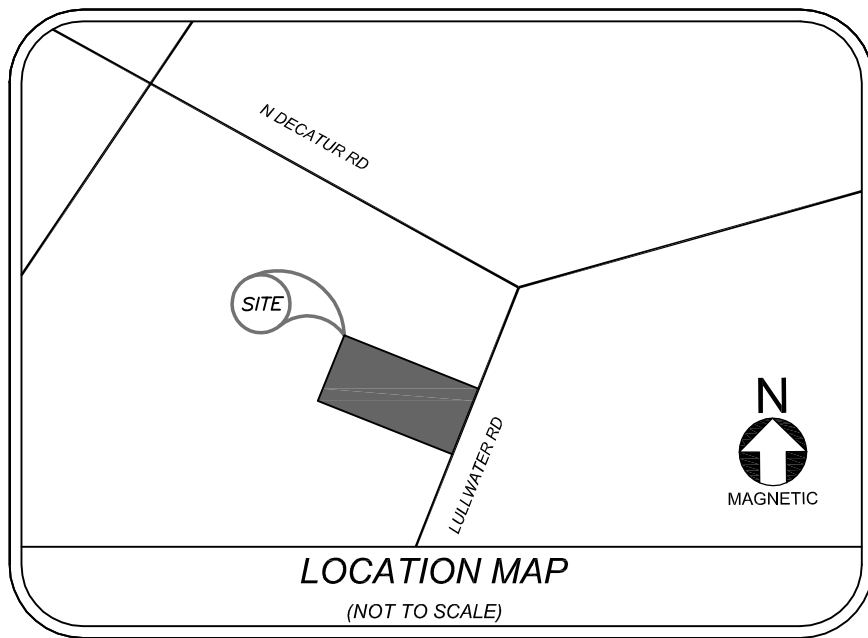
Please review the following information

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.



APPROXIMATE LIMITS OF FUTURE 100 YEAR FLOOD HAZARD AREA PER DEKALB COUNTY GIS MAPS. ELEVATION = 870.7

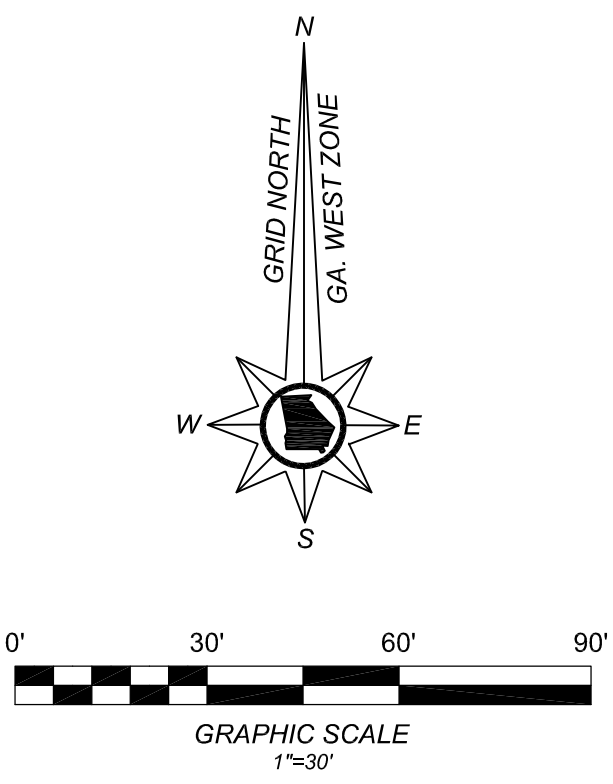
- NOTES:**
1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO DEED BOOK 19466, PAGE 122 OF DEKALB COUNTY RECORDS.
 2. NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13089C0062K, DATED AUGUST 15, 2019.
 3. THE 100 YEAR FLOOD ZONE INDICATED HEREON IS PER DEKALB COUNTY GIS FUTURE FLOOD ZONE MAPS. ELEVATION = 870.7.
 4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
 5. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
 6. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE DEKALB COUNTY ZONING ORDINANCE FOR R-85 ZONING CLASSIFICATION.
 7. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 6/23/21.
 8. VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL. CONTOUR INTERVAL EQUALS TWO FEET.

CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-6 ROBOTIC TOTAL STATION.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 220,401 FEET.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 261,580 FEET AND AN ANGULAR ERROR OF 0.5 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

LEGEND

DRAINAGE STRUCTURES		ABBREVIATIONS	
	SWCB = SINGLE WING CATCH BASIN	BC	BACK OF CURB
	DWCB = DOUBLE WING CATCH BASIN	BH	BUILDING HEIGHT
	JB = JUNCTION BOX	B/L	BUILDING SETBACK LINE
	GI = GRATE INLET	B/W	BOTTOM OF WALL
	CI = CURB INLET	C&G	CURB AND GUTTER
	DI = DROP INLET	CL	CENTERLINE
	HW = HEAD WALL	CMP	CONCRETE MONUMENT FOUND
	SSMH = SANITARY SEWER MANHOLE	CONC	CONCRETE
	SSCO = SANITARY SEWER CLEANOUT	CTF	CRIMP TOP PIPE FOUND
	GT = GREASE TRAP	DB/PG	DEED BOOK / PAGE
	FES = FLARED END SECTION	DE	DRAINAGE EASEMENT
	A/C = AIR CONDITIONING UNIT	DIP	DOUBLE WING CATCH BASIN
	ET = ELECTRIC TRANSFORMER	DYL	DOUBLE YELLOW LINE STRIPING
	CPE = CABLE TV PEDESTAL	EP	EDGE OF PAVING
	FH = FIRE HYDRANT	F.I.R.M.	FEDERAL INSURANCE RATE MAP
	GM = GAS METER	HDPE	HIGH DENSITY POLY ETHYLENE PIPE
	GV = GAS VALVE	HW	HEADWALL
	GUY = GUY WIRE	IPS	INVERT ELEVATION
	TPED = TELEPHONE PEDESTAL	1/2"	1/2" REBAR PIN SET W/CAP
	PP = UTILITY POLE	LL	LAND LOT
	LP = LIGHT POLE	LLL	LAND LOT LINE
	WM = WATER METER	MW	MONITORING WELL
	WV = WATER VALVE	N/O	NOT TO SCALE
	P.S. = PARKING SPACE	N/S	NAL SET
	SD = SATELITE DISH	OTF	OPEN TOP PIPE FOUND
	S.F. = SQUARE FEET	OSD	OUTSIDE DIMENSION
	SSE = SANITARY SEWER EASEMENT	OCS	OUTLET CONTROL STRUCTURE
	TBM = TEMPORARY BENCH MARK	P.B./P.P.	PLAT BOOK/PAGE
	TP# = TAX PARCEL NUMBER	P/L	PROPERTY LINE
	POC = POINT OF COMMENCEMENT	POB	POINT OF BEGINNING
	TW = TYPICAL	P.O.E.	POINT OF ENTRY
	WI = WEIR INLET	PVC	POLYVINYL CHLORIDE PIPE
	CLF = CHAIN LINK FENCE	RFB	REBAR PIN FOUND
	WF = WIRE FENCE	RCP	REINFORCED CONCRETE PIPE
	WOF = WOODEN FENCE	R/W	RIGHT OF WAY
	H = HARDWOOD	S.F.	SQUARE FEET
	P = PINE/CONIFER	S	SANITARY SEWER
	SSE = SANITARY SEWER EASEMENT	SS	SANITARY SEWER
	TBM = TEMPORARY BENCH MARK	SSE	SANITARY SEWER EASEMENT
	TP# = TAX PARCEL NUMBER	TBM	TEMPORARY BENCH MARK
	POC = POINT OF COMMENCEMENT	TP#	TAX PARCEL NUMBER
	TW = TYPICAL	POC	POINT OF COMMENCEMENT
	WI = WEIR INLET	TP#	TAX PARCEL NUMBER
	CLF = CHAIN LINK FENCE	TW	TYPICAL
	WF = WIRE FENCE	WI	WEIR INLET
	WOF = WOODEN FENCE		



THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G. 15-6-67.

NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

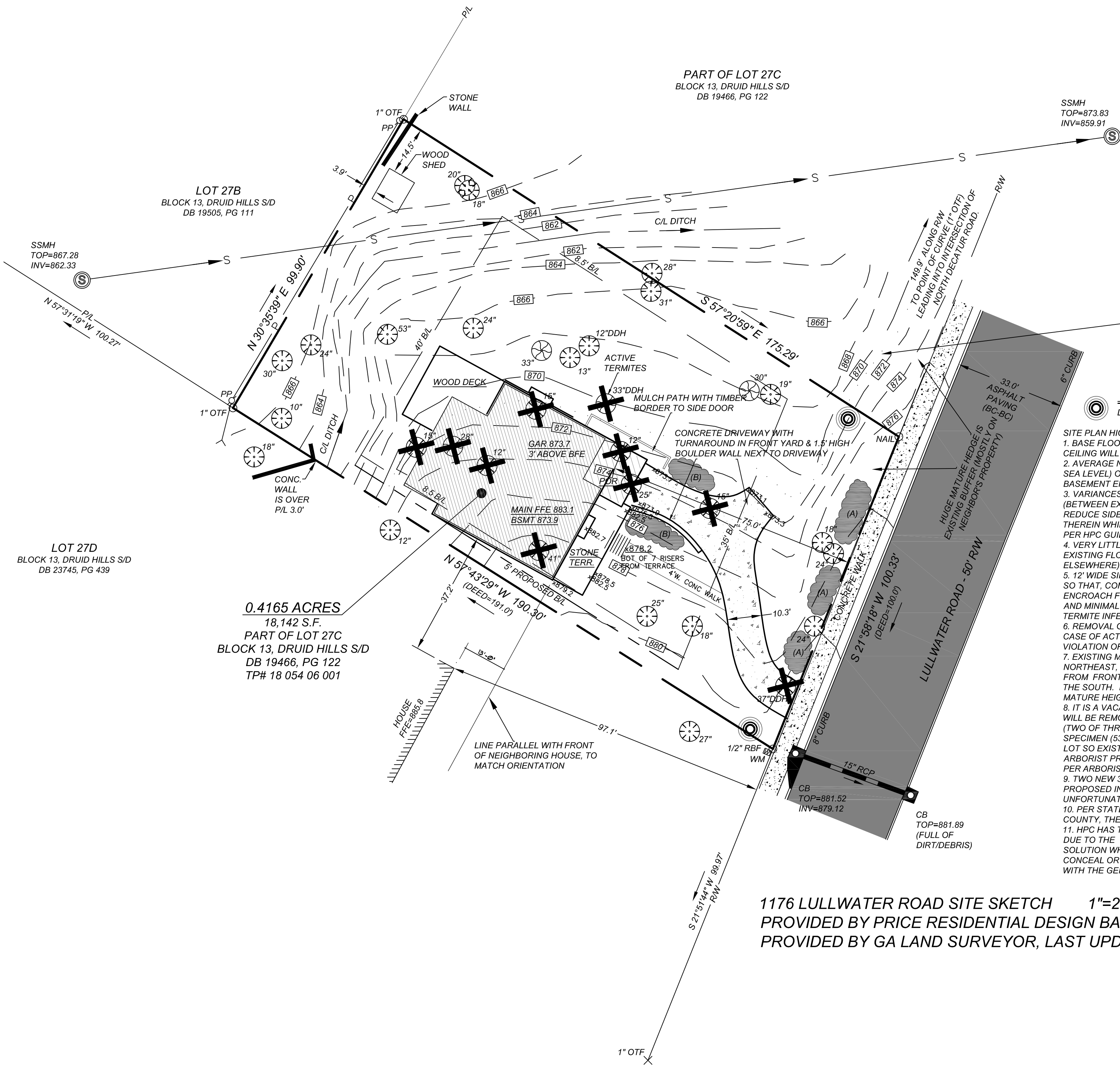
DATE:	ISSUE
OCTOBER 25, 2016	NO. DESCRIPTION DATE
SCALE: 1" = 30'	R-1 REVISE TREES 6/29/21
ACREAGE: 0.4165	
LAND LOT(S): 2	
DISTRICT: 18th	
CITY:	
COUNTY: DEKALB STATE: GEORGIA	
SURVEYED: MAF DRAWN: MWR	
CHECKED: WGH APPROVED: CAM	
PROJECT #: 16-257	

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY FOR:
1176 LULLWATER ROAD
 PART OF LOT 27C, BLOCK 13, DRUID HILLS S/D
 LAND LOT 2, 18th DISTRICT, DEKALB COUNTY, GEORGIA
 TAX PARCEL No. 18 054 06 001



GA
 LAND SURVEYOR
404-384-9577
 GA LAND SURVEYOR, LLC
 3355 ANNANDALE LANE, STE 1
 SUWANEE, GA 30024

SHEET
1
OF
1

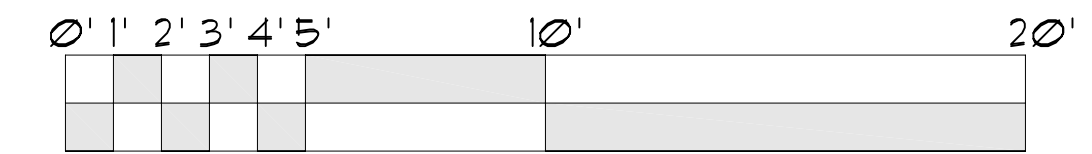


APPROXIMATE LIMITS OF FUTURE 100 YEAR FLOOD HAZARD AREA PER DEKALB COUNTY GIS MAPS. ELEVATION = 870.7

⊙ = NEW 3-5" REPLACEMENT AMERICAN BEECH TREES (SIZE DETERMINED BY AVAILABILITY). TWO PROPOSED IN FRONT YARD.

- SITE PLAN HIGHLIGHTS:**
1. BASE FLOOD ELEVATION IS 870.7 SO LOWEST FLOOR MUST BE 3' ABOVE @ 873.7' (GARAGE). 7.8' HIGH CEILING WILL ALLOW OVERHEAD GARAGE DOOR.
 2. AVERAGE NATURAL GRADE AT 35' FRONT SETBACK IS 874.2'. WHICH IS THE MAXIMUM ELEVATION (ABOVE SEA LEVEL) OF FRONT DOOR THRESHOLD IF THERE IS NO VARIANCE. WITH A 7.7' CEILING HEIGHT IN BASEMENT ENTRY (FROM GARAGE), OUR LOWEST POSSIBLE MAIN FLOOR FFE IS 883.1'.
 3. VARIANCES WILL BE SOUGHT TO RAISE FRONT DOOR THRESHOLD FROM 874.2' TO 883.1' ELEVATION (BETWEEN EX. SOUTHERN NEIGHBOR @ 885.8' & EXISTING SIDEWALK AT FUTURE DRIVEWAY @ 881.5') AND TO REDUCE SIDE YARD SETBACK FROM 8.5' TO 5' DUE TO FLOOD ZONE AND TO PRESERVE EXISTING TREES THEREIN WHILE MAINTAINING BUILDING ORIENTATION AND AS LARGE A FRONT SETBACK AS POSSIBLE (75') PER HPC GUIDELINE 7.2.1.
 4. VERY LITTLE GRADING EXCEPT APPROX. 1 FOOT OF FILL AROUND CORNERS WHICH PROTRUDE INTO EXISTING FLOOD ZONE TO MOVE LINE OUTSIDE OF HOUSE FOOTPRINT (FLOOD CAPACITY WILL BE BALANCED ELSEWHERE). SOME GRADING AND A 1.5' HIGH BOULDER WALL WILL BE REQUIRED NEXT TO DRIVEWAY.
 5. 12' WIDE SINGLE FRONT-FACING DOOR WILL BE RECESSED OVER 8' BEHIND PORCH EDGE IN FULL SHADOW SO THAT, COMPARED TO A MORE TYPICAL SIDE-ENTRY GARAGE AND DRIVEWAY, WORK WILL MINIMALLY ENCROACH FLOOD ZONE, MAINTAINS LOW LOT COVERAGE (23.3%, WELL UNDER 35% MAXIMUM PER CODE), AND MINIMAL LOSS OF EXISTING TREES. ONLY ONE TREE IN FLOOD ZONE WILL BE REMOVED, DUE TO ACTIVE TERMITE INFESTATION.
 6. REMOVAL OF TREES FROM FLOOD ZONE IS PROHIBITED BY DEKALB COUNTY ORDINANCE EXCEPT IN THE CASE OF ACTIVE INSECT INFESTATION SO A FRONT-FACING GARAGE IS THE SOLE MEANS OF AVOIDING A VIOLATION OF THE TREE ORDINANCE IN THIS UNIQUE CASE.
 7. EXISTING MASSIVE HEDGE (MOSTLY ON NEIGHBOR'S LOT) BUFFERS VIEW OF GARAGE DOOR FROM NORTHEAST, EXISTING TREES AND NEW NATURALISTIC SHRUBBERY (A) NEXT TO SIDEWALK BUFFERS VIEW FROM FRONT, AND SHRUBBERY (B) FLANKING DRIVEWAY AT UNDER-PORCH ENTRY BUFFERS VIEW FROM THE SOUTH. NATIVE SHRUBBERY CHOSEN FROM DRUID HILLS RECOMMENDED PLANT MATERIALS LIST - 4-6' MATURE HEIGHT.
 8. IT IS A VACANT LOT OF RECORD IN GOOD STANDING THAT IS FULLY WOODED. OF 28 EXTANT TREES, 10 WILL BE REMOVED, 18 REMAIN. OF THOSE 28, 8 EXTANT TREES ARE OF SPECIMEN SIZE AND 5 WILL REMAIN (TWO OF THREE BEING REMOVED ARE UNHEALTHY, MARKED AS DDH ON THIS PLAN). THE LARGEST SPECIMEN (53" YELLOW-POPLAR) WILL REMAIN AND EXISTING TREES ARE EVENLY DISTRIBUTED AROUND LOT SO EXISTING CANOPY WILL REMAIN AS UNBROKEN AS POSSIBLE. MANY TREES WILL REQUIRE ARBORIST PRESCRIPTIONS, WHICH WE WILL PROVIDE. THIS PLAN HAS BEEN MODIFIED TO SHOW DIAMETERS PER ARBORIST REPORT.
 9. TWO NEW 3-5" REPLACEMENT AMERICAN BEECH TREES (SIZE DETERMINED BY AVAILABILITY) ARE PROPOSED IN FRONT YARD TO REPLACE THE ONE HEALTHY SPECIMEN (41" AMERICAN BEECH) THAT WE UNFORTUNATELY MUST REMOVE.
 10. PER STATE WATER DETERMINATION FORM DATED 10/2/2020 AND VALID FOR ONE YEAR FROM DEKALB COUNTY, THERE IS NO BUFFER REQUIRED.
 11. HPC HAS THE POWER TO ALLOW AN UNCOMMON FRONT-FACING GARAGE IN THIS PECULIAR SITUATION DUE TO THE CONFLICTING TREE PRESERVATION ORDINANCE CREATING A HARDSHIP. WE HAVE PROVIDED A SOLUTION WHICH SAVES THE MAXIMUM AMOUNT OF TREE CANOPY AND HAVE GONE TO GREAT LENGTHS TO CONCEAL OR VISUALLY BUFFER THE VIEW OF THE GARAGE DOOR. THIS DESIGN WILL REMAIN IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF HPC GUIDELINES.

GENERAL NOTE: EXCEPT AS NOTED,
ALL WINDOWS SHALL BE
PRIME WOOD, SGL W/ 3/4"
MUNTINS (AFFIXED TO GLASS), LITE PATTERN AS SHOWN
ALL DRS. SHALL BE WOOD.



PRICE RESIDENTIAL DESIGN
1535 NOTTINGHAM WAY
ATLANTA, GEORGIA
30309
dave@priceresidentialdesign.com
404-245-4244

THERE WILL BE VERY LITTLE GRADING ON SITE IN ORDER TO PRESERVE EXISTING TREES EVENLY DISTRIBUTED AROUND LOT SO EXISTING CANOPY WILL REMAIN AS UNBROKEN AS POSSIBLE. SOME GRADING AND A 15' HIGH BOULDER WALL WILL BE REQUIRED NEXT TO DRIVEWAY. A 12' WIDE SINGLE FRONT-FACING DOOR WILL BE RECESSED OVER 8' BEHIND PORCH EDGE IN FULL SHADOW SO THAT, COMPARED TO A MORE TYPICAL SIDE-ENTRY GARAGE AND DRIVEWAY, WORK WILL MINIMALLY ENCROACH FLOOD ZONE, MAINTAIN A LOW LOT COVERAGE (23.3% WELL UNDER 35% MAXIMUM), AND INCUR MINIMAL LOSS OF EXISTING TREES. ONLY ONE TREE IN FLOOD ZONE WILL BE REMOVED, DUE TO ACTIVE TERMITE INFESTATION. AN EXISTING MASSIVE HEDGE (MOSTLY ON NEIGHBOR'S LOT) BUFFERS VIEW OF GARAGE DOOR FROM NORTHEAST, EXISTING TREES AND NEW NATURALISTIC SHRUBBERY NEXT TO PUBLIC SIDEWALK BUFFERS VIEW FROM FRONT, AND SHRUBBERY FLANKING DRIVEWAY AT UNDER-PORCH ENTRY BUFFERS VIEW FROM THE SOUTH. NATIVE SHRUBBERY CHOSEN FROM DRUID HILLS RECOMMENDED PLANT MATERIALS LIST - 4-6' MATURE HEIGHT.



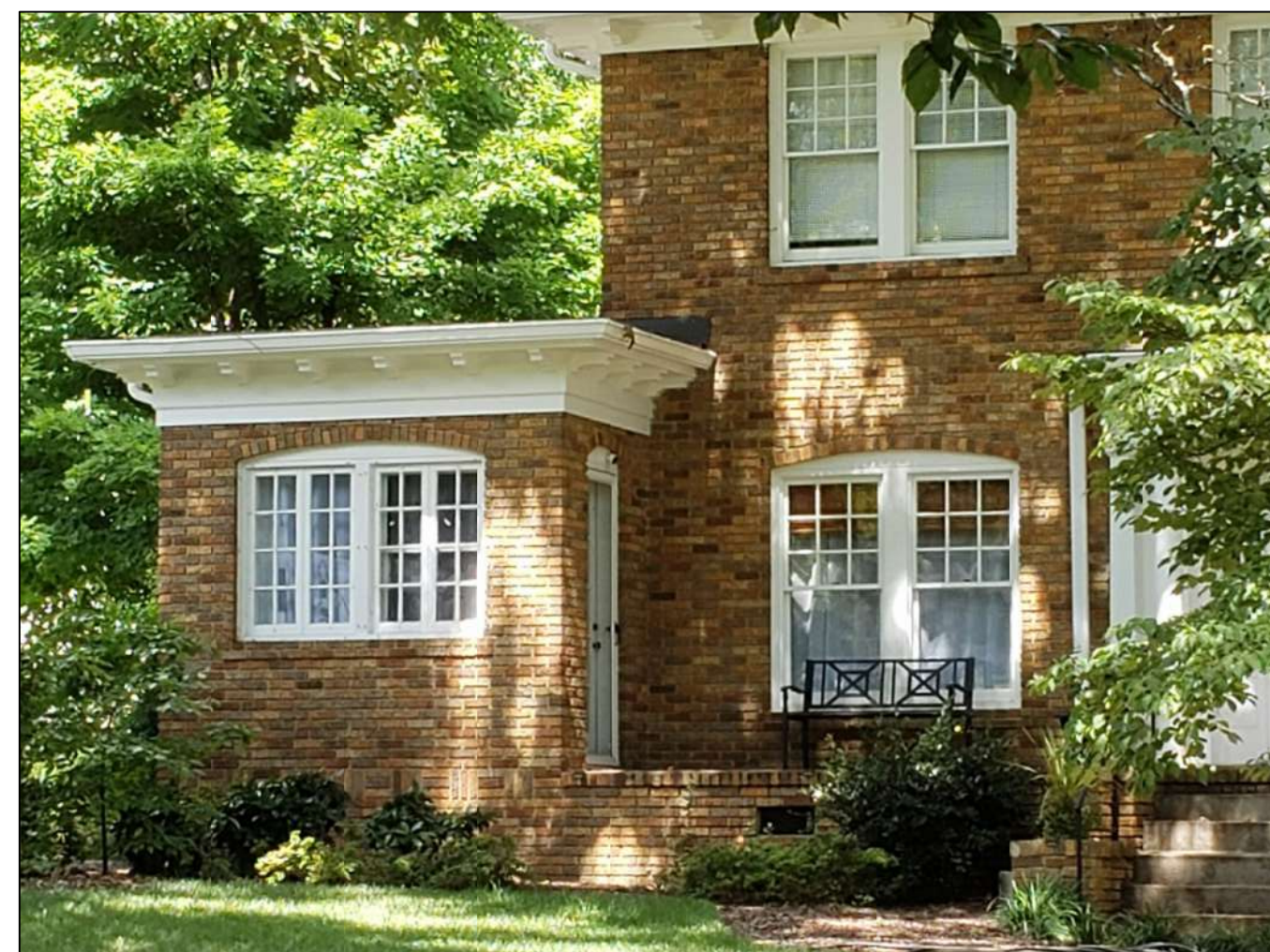
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



**FRONT ELEVATION
ALTERNATE DORMER CONFIGURATION**
SCALE: 1/8" = 1'-0"



- 1146 LULLWATER, THIRD HOUSE DOWN, WITH A NUMBER OF ELEMENTS WE WILL BE EMULATING:
1. THE SIMILARLY SIZED ONE-STORY SOLID 'SIDE PORCH' MASS EXTENSION IN FRONT OF THE MAIN HOUSE (THEIR PORCH IS CONDITIONED SPACE) WITH A DOOR TO THE FRONT TERRACE
2. SEGMENTED ARCHES LIKE I AM PROPOSING TO THE VOID UNDER THE SIDE PORCH
3. BASKET-WEAVE BRICK COURSE AT MAIN FLOOR LEVEL
4. SMALL FRONT ENTRY PORCH ON LARGE FRONT TERRACE INCLUDING FRONT STAIRS WITH CHEEKWALLS.



DUE TO THE EXISTING TOPOGRAPHY, WHICH WILL REMAIN LARGELY AS-IS, THE PROPOSED HOUSE WILL HAVE TWO FULL FLOORS, A BASEMENT AND ATTIC EXPOSED ON THE LOW SIDE OF THE LOT, JUST AS BOTH NEIGHBORS CURRENTLY HAVE. THIS PHOTO IS THE REAR OF THE NORTHERN NEXT-DOOR NEIGHBOR, A VIEW THAT WOULD NORMALLY BE VISIBLE FROM LULLWATER ROAD RIGHT OF WAY BUT IS BLOCKED BY THE SAME EXISTING HEDGE ALONG THE PUBLIC SIDEWALK THAT WILL BUFFER THE VIEW TO OUR PROPOSED HOUSE.

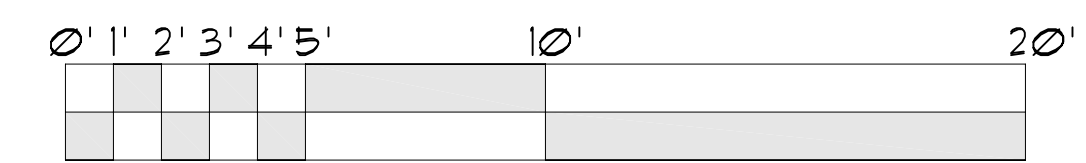
LULLWATER RESIDENCE
1176 LULLWATER ROAD
PRICE RESIDENTIAL DESIGN

LULLWATER RESIDENCE
1176 LULLWATER RD
ATLANTA, GEORGIA
EXTERIOR
ELEVATIONS

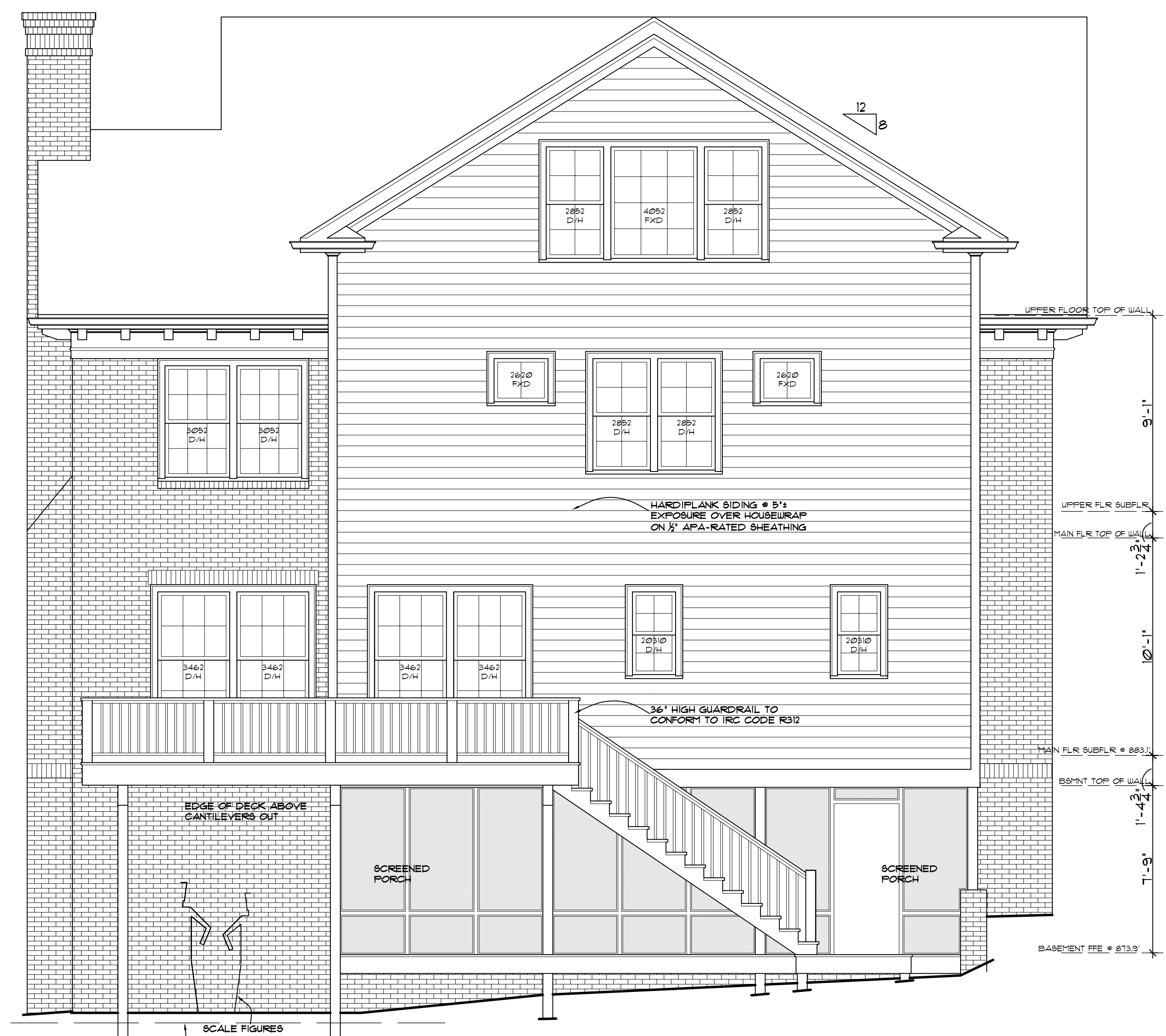
SHEET A-1

JUNE 25, 2021

GENERAL NOTE: EXCEPT AS NOTED,
ALL WINDOWS SHALL BE
FRAMED WOOD, SGL. W/ 3/4"
GLASS, LITE PATTERN AS SHOWN
ALL DRS. SHALL BE WOOD.



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

GARAGE FLOOR IS AT THE LOWEST ELEVATION ALLOWED (3' ABOVE THIS 100-YR BASE FLOOD ELEVATION) AND HAS MINIMUM CEILING HEIGHT FOR OVERHEAD GARAGE DOOR (7'-10" FIN CEILING)



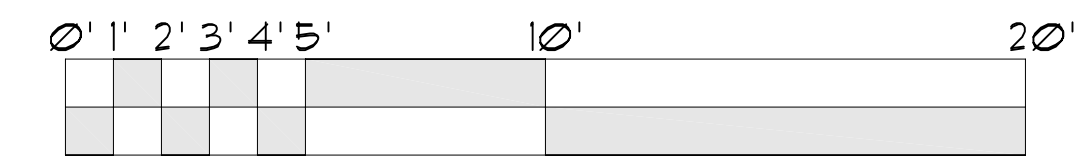
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



SIMPLE BLACK IRON 36" HIGH GUARDRAIL / HANDRAIL W/ MODEST FLOURISH AT NEELS. NO FLOURISH ON INDIVIDUAL SPINDLES FOR US ALTHOUGH THAT IS SHOWN IN THIS EXAMPLE.

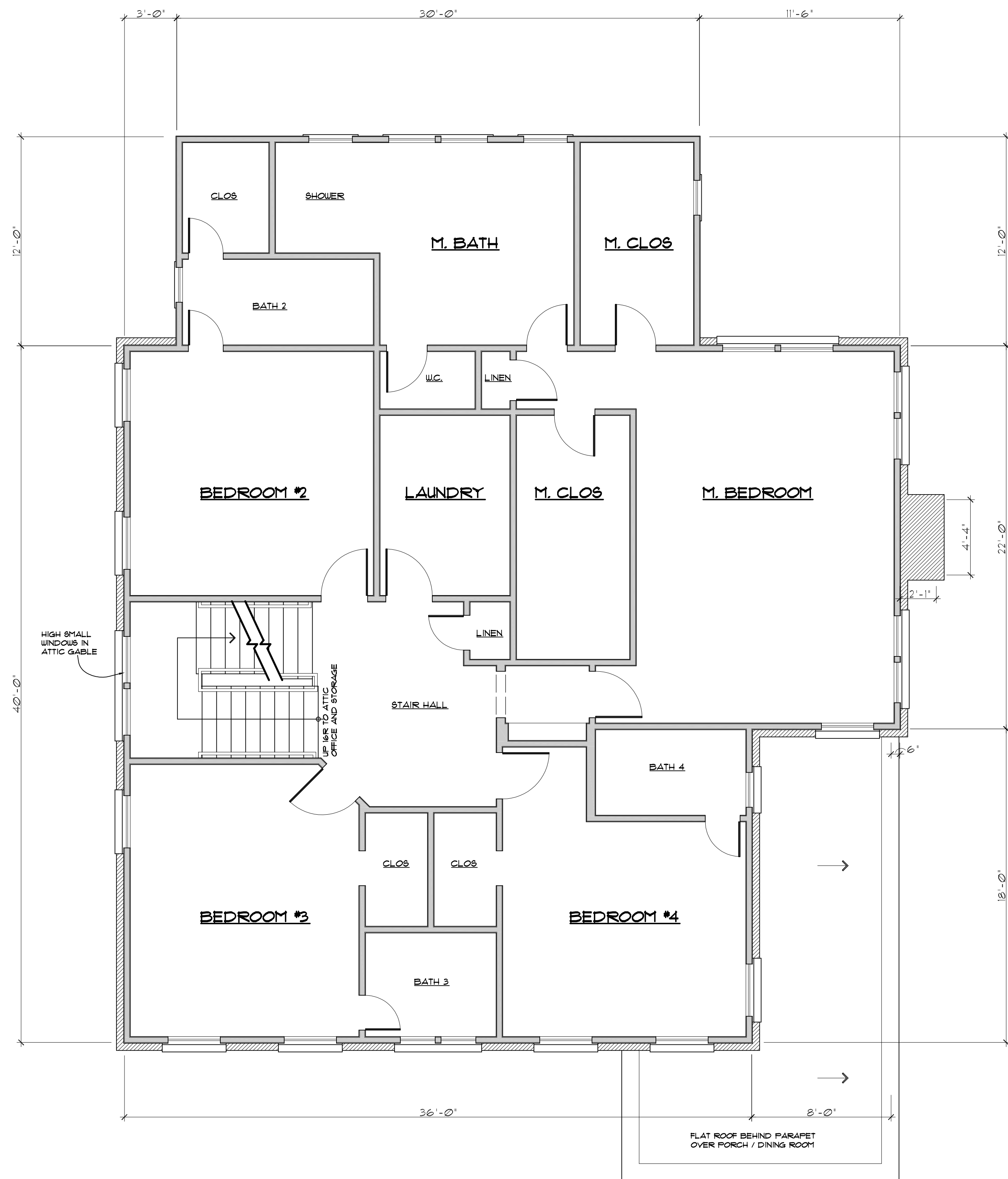
LULLWATER RESIDENCE
 1176 LULLWATER ROAD
PRICE RESIDENTIAL DESIGN

LULLWATER RESIDENCE
1176 LULLWATER RD
ATLANTA, GEORGIA
EXTERIOR ELEVATIONS
SHEET A-2
JUNE 25, 2021

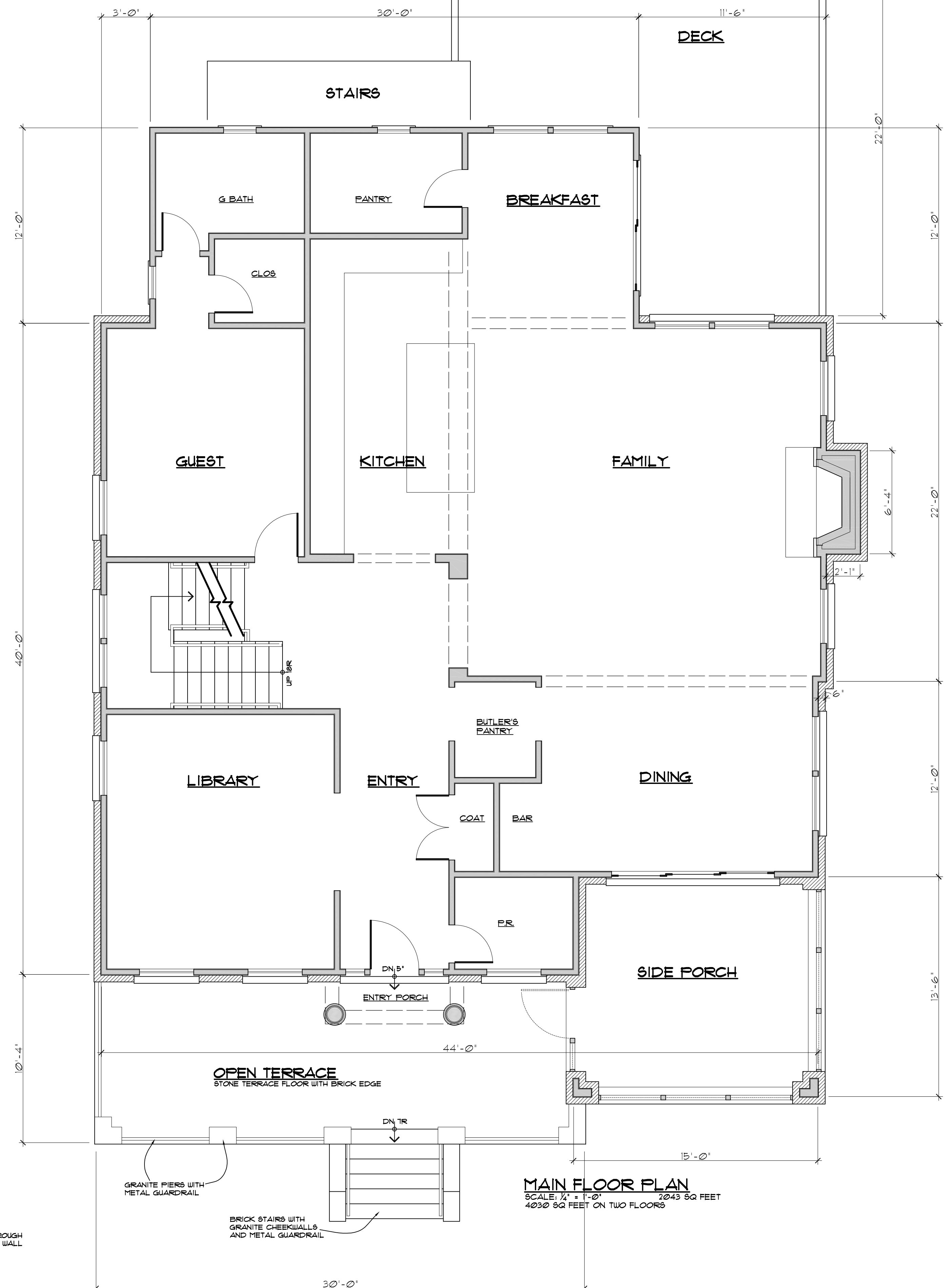


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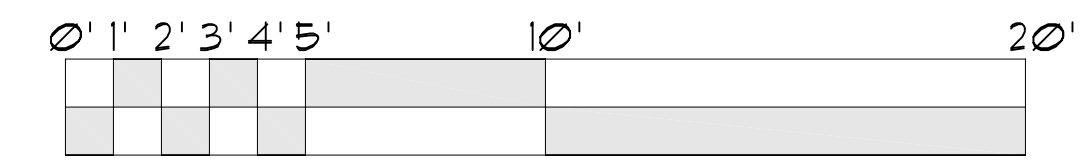
PRICE RESIDENTIAL DESIGN
 LULLWATER RESIDENCE
 1176 LULLWATER ROAD



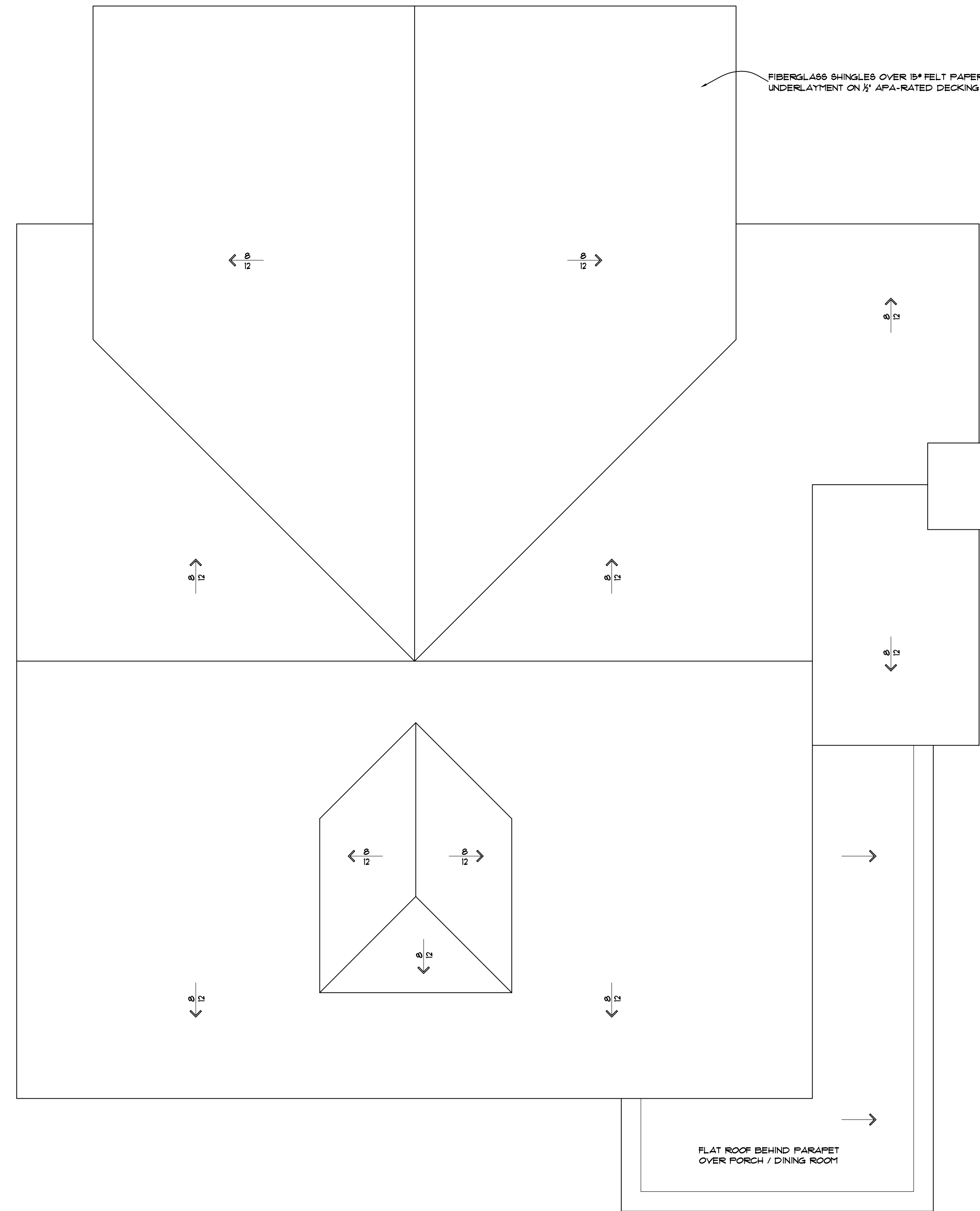
TYPICAL DIMENSION EITHER TO ROUGH FRAMING OR ROUGH FOUNDATION WALL



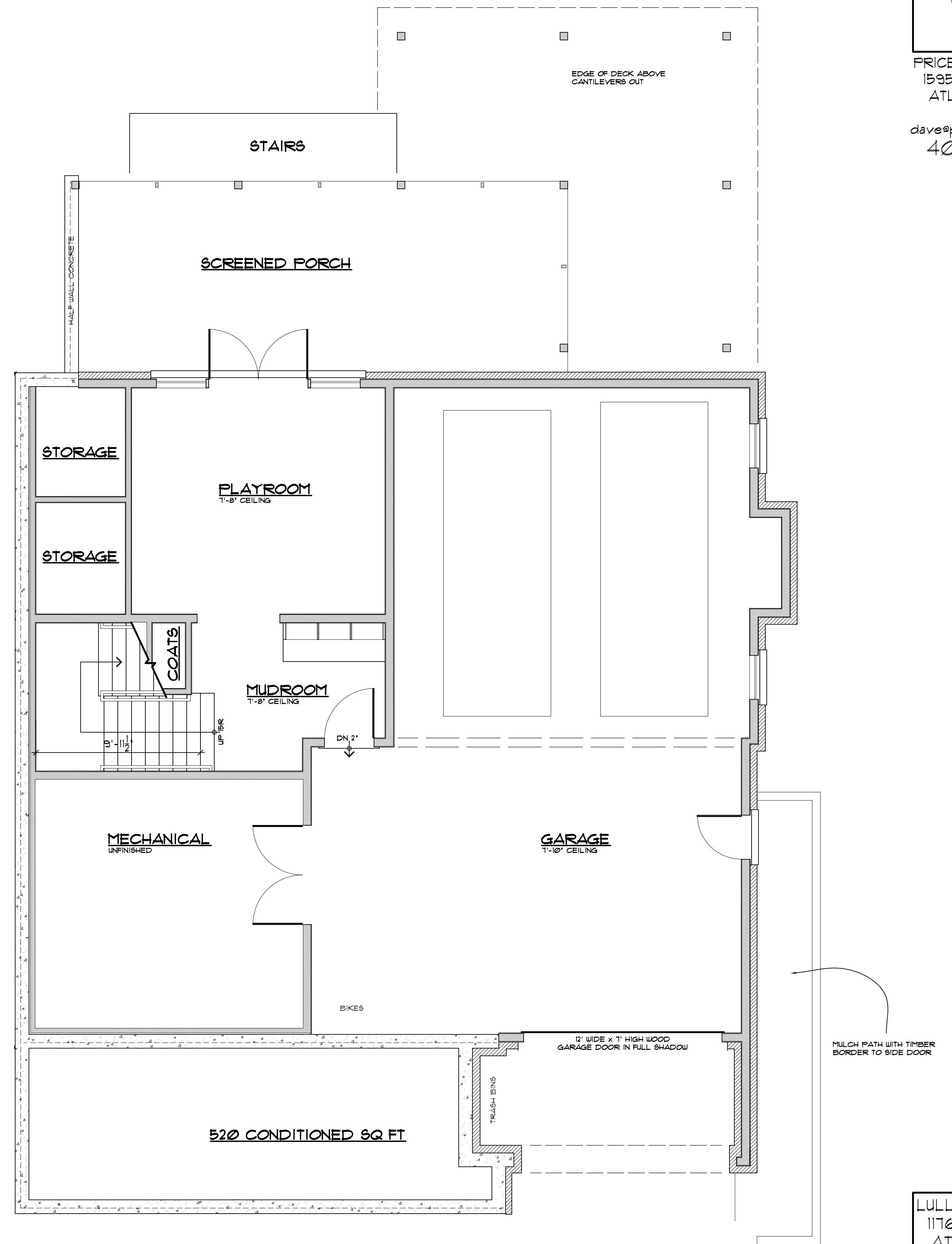
LULLWATER RESIDENCE
 1176 LULLWATER RD
 ATLANTA, GEORGIA
 MAIN AND UPPER
 LEVEL FLOOR PLANS
 SHEET A-3
 JUNE 25, 2021



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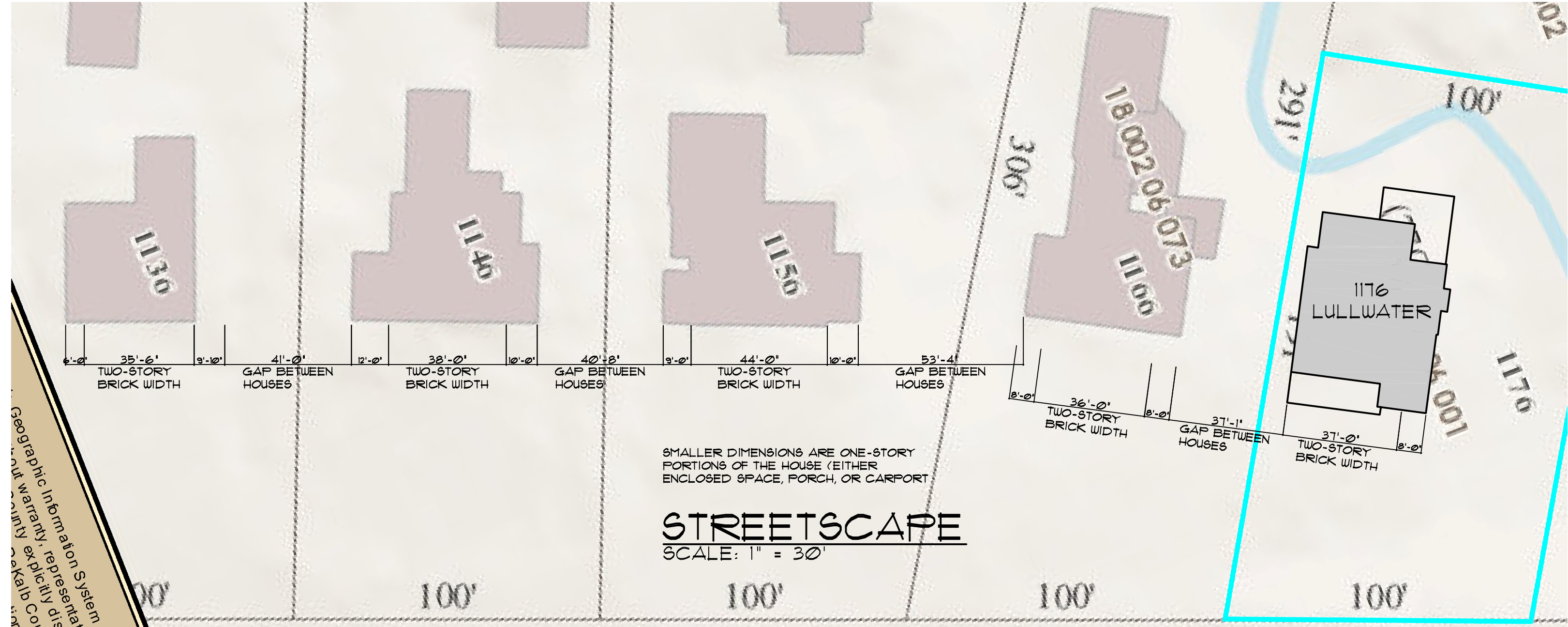
ROOF PLAN
 SCALE: 1/4" = 1'-0"
 520 SQ FEET HEATED (OFFICE, STORAGE) IN ATTIC - UNFLANNED



BASEMENT PLAN
 SCALE: 1/4" = 1'-0"
 520 SQ FEET HEATED SHORT CEILING BECAUSE THRESHOLD HEIGHT AND FLOOD ZONE REGULATIONS CONFLICT

PRICE RESIDENTIAL DESIGN
 LULLWATER RESIDENCE
 1176 LULLWATER ROAD

LULLWATER RESIDENCE
 1176 LULLWATER RD
 ATLANTA, GEORGIA
 BASEMENT AND
 ROOF PLANS
 SHEET A-4
 JUNE 25, 2021



1136

GRADE CALCULATED USING
DEKALB GIS MAP INFORMATION



1146

FRONT WALL BRICK
HEIGHT: 17'-1"
(FROM MAIN FLOOR)



1156 NO WAY TO TAKE A
STRAIGHT PHOTO

FRONT WALL BRICK
HEIGHT: 17'-10"

WHILE WIDTHS ARE CORRECT, ROOF HEIGHT LOOKS MUCH SHORTER THAN IN A DRAWING. THIS RIDGE IS OVER 10' ABOVE EAVE, CALCULATED BY COUNTING BRICKS.



1166

FRONT WALL BRICK
HEIGHT: 17'-4"



1176

FRONT WALL BRICK
HEIGHT: 18'-4"

Price Residential Design
1176 Lullwater Road photo documentation



Both adjacent houses (this is the rear of the house on North Decatur that faces the project) have two full floors with large attics and basement below because of the extreme topography.



This massive mature (camelia?) hedge will be retained for a visual buffer, though it will be pruned back.



This is one of many examples of Colonial Revival houses along this side of Lullwater Road with dormers on the roof. None of the Colonials nearby the project have a dormer, as we propose, but dormers are nonetheless common. There are only Colonial Revivals in the area of influence so we will continue that style in order to retain the directional emphasis, shape, massing, proportion, rhythm, scale/height, and the architectural features that are prevalent nearby.

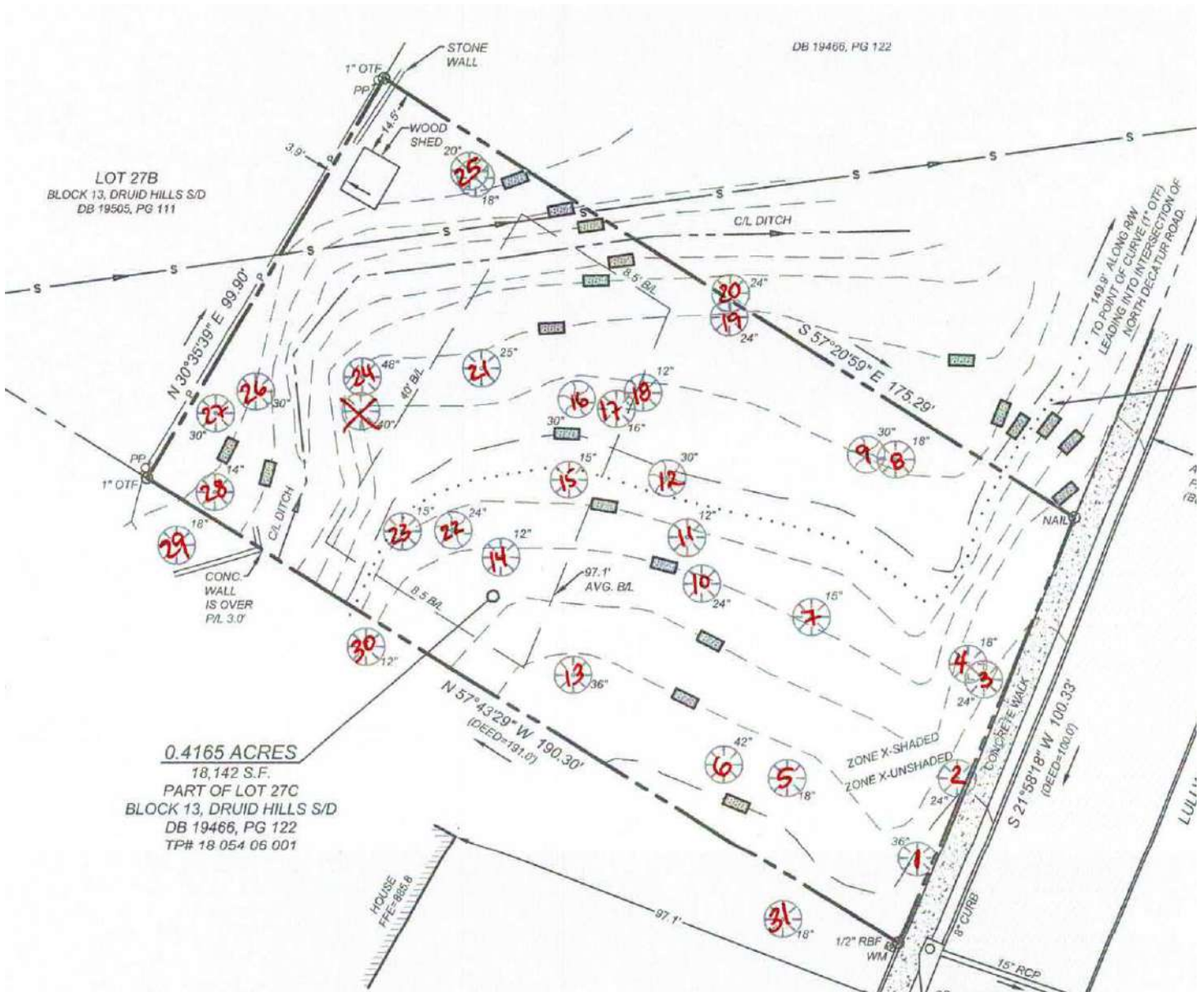
Tree Evaluation Report

1176 Lullwater Road, DeKalb County
July 6, 2021

Description of property:

This is a vacant undeveloped lot with proposed new construction. Twenty-eight trees exist on the site with three boundary trees noted. There are eight specimen-sized trees on the property and one off site.

Observations: All observations were visual and made from the ground. No invasive tests, underground or aerial inspections were performed. The site visits were conducted on July 1, 2021. Diameters were measured at breast height, 4 1/2 feet above the ground (DBH) and current conditions noted.



HRH Trees, LLC
 1125 Oak Brook Way, Atlanta, Georgia 30319
 404-444-5824

PAGE 2
1176 Lullwater Road, DeKalb County

Tree #	Species	Actual DBH	Condition	Specimen	Dead	Buffer	Boundary	Target
1	Water Oak	37"	Bifurcated upper trunk, Covered in vines	Y	N	N	N	Y
2	Water Oak	24"	Covered in vines	N	N	N	N	Y
3	Ash	24"	Covered in vines	N	N	N	N	Y
4	Ash	18"	Covered in vines	N	N	N	N	Y
5	Yellow-poplar	18"	Appears Healthy	N	N	N	N	Y
6	Yellow-poplar	25"	Appears Healthy	N	N	N	N	N
7	Sweetgum	15"	Appears Healthy	N	N	N	N	N
8	Ash	19"	Appears Healthy	N	N	Y	N	N
9	Loblolly Pine	30"	Appears Healthy	Y	N	Y	N	N
10	Yellow-poplar	25"	Appears Healthy	N	N	N	N	N
11	Yellow-poplar	12"	Appears Healthy	N	N	N	N	N
12	Loblolly Pine	33"	Termites at the base, <20% LCR	Y	N	Y	N	N
13	Beech	41"	1 broken limb, Appears Healthy	Y	N	N	N	Y
14	Hardwood	12"	Appears Healthy	N	N	N	N	N
15	Hardwood	15"	Appears Healthy	N	N	N	N	N
16	Loblolly Pine	33"	Appears Healthy	Y	N	Y	N	N
17	Yellow-poplar	13"	Appears Healthy	N	N	Y	N	N
18	Hardwood	12"	Lean >20 degrees, decay in main trunk	N	N	Y	N	N
19	Yellow-poplar	31"	Appears Healthy	Y	N	N	N	N
20	Yellow-poplar	28"	Appears Healthy	N	N	N	N	N
21	Tupelo	24"	Appears Healthy	N	N	Y	N	N
22	Loblolly Pine	28"	Appears Healthy	N	N	N	N	Y
23	Yellow-poplar	15"	Appears Healthy	N	N	N	N	Y
24	Yellow-poplar	53"	Appears Healthy	Y	N	Y	N	N
25	Pecan	8"	Appears Healthy	N	N	Y	N	N
26	Yellow-poplar	24"	Roots starting to become eroded, Appears Healthy	N	N	Y	N	N
27	Yellow-poplar	30"	Appears Healthy	Y	N	Y	N	Y
28	Hardwood	10"	Appears Healthy	N	N	Y	N	N
29	Sweetgum	~18"	Appears Healthy	N	N	Y	Y	Y
30	Hardwood	12"	Appears Healthy	N	N	N	Y	Y
31	Post Oak	27"	Appears Healthy	N	N	N	Y	Y

Highlighted trees are of specimen size for DeKalb County

HRH Trees, LLC

1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824

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1176 Lullwater Road, DeKalb County

Pictures (not in good condition):

Tree 1



Tree 12



Tree 18



Tree 26



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1176 Lullwater Road, DeKalb County

Final Notes:

Consult with the International Society of Arboriculture for specific guidelines on tree removal, pruning and planting, www.isa-arbor.com.

This letter serves as an assessment of the specified trees. I certify that all the statements in this letter are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith. All trees will fail. No arborist can state exactly when, where, or how a tree will fail. Live trees that appear healthy may fall as an "act of God" or with significant weather or environmental conditions that cannot be controlled. All recommendations made in this letter are the sole responsibility of the homeowner to address, thus assuming any risk associated with not performing such recommendations.

This information was generated by Heidi Rieckermann Harrington, Certified Arborist (ISA #NY-1074A), Certified Forester (SAF #2756), HRH Trees, LLC.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

STATE WATER DETERMINATION FORM

AP# _____

FEE PAID: YES NO NO FEE APPLIED

Parcel I.D. Number: _____ Date: _____

Site Address: _____

Property Owner/Requested By: _____

Name/Title of Agent: _____

IF NOT OWNER, Requested By: _____

Phone #: _____ Fax: _____

Address: _____

Type of Water Feature: _____ Site Visited By: _____

River Stream Creek Branch Lake Reservoir Pond Drainage System Spring Well

Is there flow? Yes No (if yes) Surface Subsurface

Is there wretched edge vegetation? Yes No _____

Is there a defined channel? Yes No _____

Is it confined entirely on owner's property? Yes No _____

Are hydric soils present? Yes No _____

Is wetland vegetation present? Yes No _____

Final Determination: State Waters _____

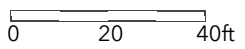
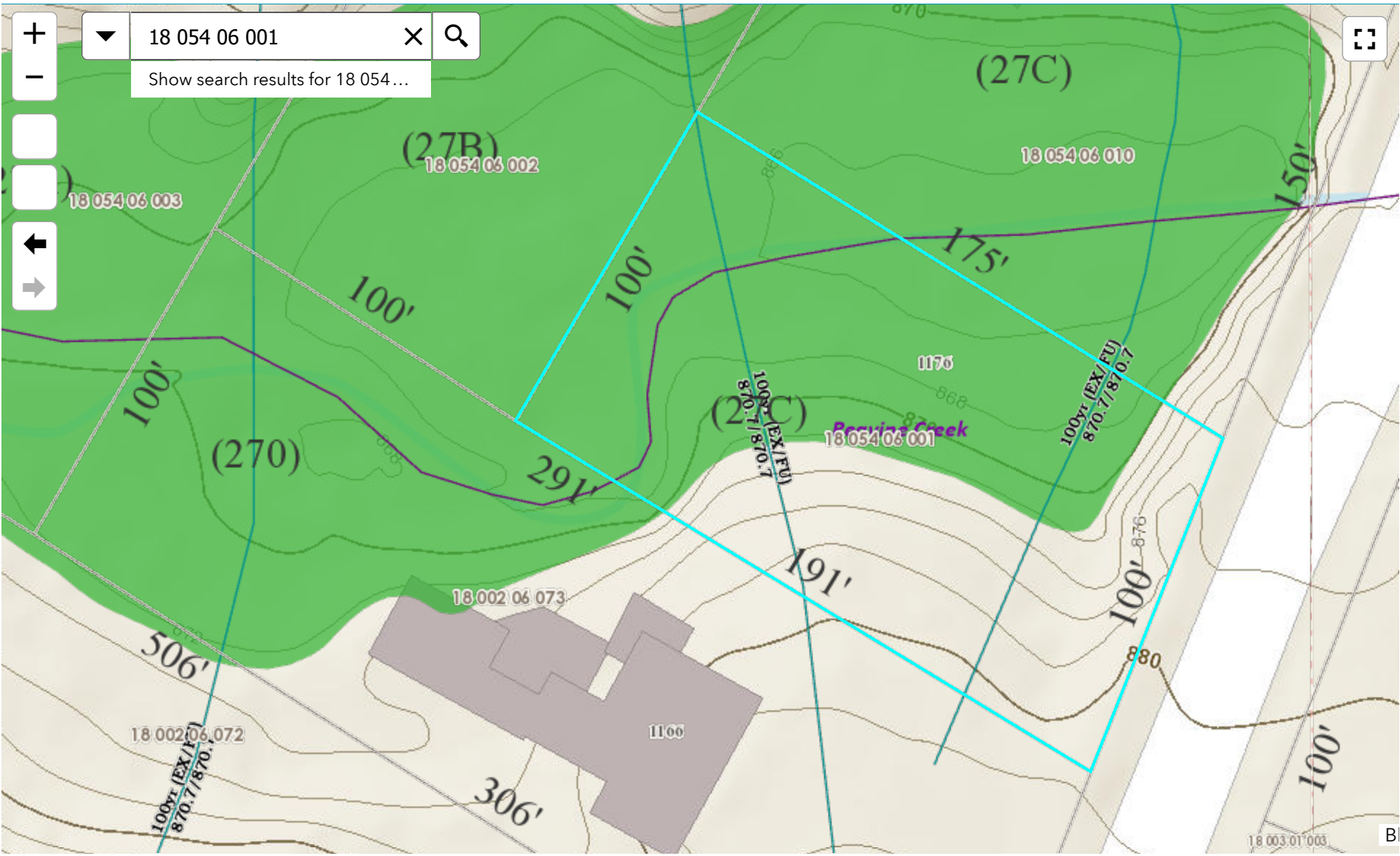
Buffers Required _____

No State Water observed _____

Comments: _____

****This form is only good for 12 months from Date Site Visited. Date Site Visited must be within 6 months of any Land Disturbing Activity Permit Application**

DeKalb County Parcel Viewer



-84.3291 33.7872 Degrees