

#### **Department of Planning & Sustainability**

Current Planning Zoning Division 178 Sams Street Decatur, GA 30030

**DEPARTMENT OF PLANNING & SUSTAINABILITY** 

Interim Director

Cedric W. Hudson, MCRP

Chief Executive Officer Lorraine Cochran-Johnson

#### Application for Certificate of Appropriateness

Date submitted:	<u> </u>	Date Re	ceived:			
Address of Subject Property:						=
Applicant:			E-Mail	l:		_
Applicant Mailing Address:						_
Applicant Phone:						
Applicant's relationship to the owner	Owner	Arch	nitect Contr	ractor/Builde	r Other	
*********	*******	******	*********	******	********	
)wner(s):			_ Email:			_
)wner(s):			Email:			_
Owner(s) Mailing Address:						_
Owner(s) Telephone Number:						
Approximate date of construction of t	he primary structu	ire on th	e property and any otl	ner structure:	s affected by this project:	
Nature of work (check all that apply):	New construction		New Accessory Build	ling	Other Building Changes	
	Demolition		Landscaping		Other Environmental Changes	
	Addition		Fence/Wall		Other	
escription of Work:	Moving a Building		Sign Installation			

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 <a href="mailto:plansustain@dekalbcountyga.gov">plansustain@dekalbcountyga.gov</a> and <a href="mailto:pvjennings@dekalbcountyga.gov">pvjennings@dekalbcountyga.gov</a>. An incomplete application will not be accepted.

Signature of Applicant:



#### 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 o	f 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 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.



#### How to Obtain a Certificate of Appropriateness

- 1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by emailing plansustain@dekalbcountyga.gov AND pvjennings@dekalbcountyga.gov.
- 2. Complete and submit the application via email. 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. Applications are accepted for a 10-day period each month. See page 3(HPC Calendar). Email the application and supporting documents to plansustain@dekalbcountyga.gov AND pvjennings@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
- 3. Once the application has been received, the Administrative Specialist for the Department of Planning and Sustainability will provide a sign template and instructions on how to post the required signage on the property at least ten days before the preservation commission meeting. If the applicant does not post the required signage and provide evidence of posting within ten days before the preservation commission meeting, their application may be deferred or denied due to improper public notification.
- 4. The Preservation Planner may 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. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. 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.
- 7. 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.
- 8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.



#### **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 pyjennings@dekalbountyga.gov.

Applicants are also referred to the DeKalb County website, <a href="http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability">http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability</a>.

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

I have reviewed the DeKalb County Tree Ordinance.

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

#### 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



#### 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



#### 10. Façade

- a. Consistency in style;
- b. Materials and their combinations

brick size and color

stone type and color

fiber-cement (e.g., Hardie-plank) 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
- i. 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



#### 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:
  - o 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.

I have reviewed the HPC calendar.

# Peterman & LaFleur Residence Deck

461 Emory Dr NE, Atlanta, GA, 30307

## Project Description

The redesign of an existing rear yard deck into a partially covered & screened porch with elements such as lighting, fans, roof, and a stairway. The redesign of a second floor balcony. The repair of an uncovered deck.

# Zoning Notes

Project Address: 461 Emory Drive Atlanta, GA

30307

Proposed Building Use: Single Family Residence

Site zoning: R- 75

Overlay: Druid Hills Historic District

Inclusionary zoning: n/a

Neighborhood: Druid Hills - District 5

<u>Primary</u>

20%

Front yard setback: 30'- 0"
Side yard setback: 7'- 6"
Rear yard Setback: 40'- 0"
Building height: 35'- 0"

# Applicable Codes

Minimum Open Space

Building/Dwelling Code: IRC 2018 w/Georgia amendments (2024)

Life Safety Code NFPA 101 (2018)

Plumbing Code IPC 2018 w/Georgia Amendments (2024)
Mechanical Code IMC 2018 w/Georgia amendments (2020)

Electrical Code NEC 2020 Fire Code IFC 2018

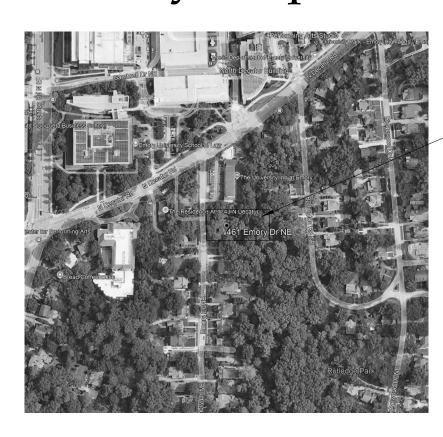
Fuel Gas Code IFGC 2018 w/ Georgia amendments (2022) Energy Code IECC 2015 w/Georgia amendments (2023)

Accessibility Code Georgia Accessibility Code (1997),

Georgia Access Law Chapter 120-3-20

ADAAG 2010

## Vicinity Map



PROJECT SITE

## **Sheet Index**

PROJECT SHEET INDEX				
Sheet		Sheet		
Number	Sheet Name	Issue Date	<b>Current Revisio</b>	
G0.0	COVER SHEET	05/06/25		
G0.1	SURVEY	05/06/25		
G0.2	SITE PLAN	05/06/25		
A1.1	EXISTING FLOOR PLANS	05/06/25		
A1.2	EXISTING ROOF PLANS	05/06/25		
A1.3	PROPOSED FLOOR PLANS	05/06/25		
A1.4	PROPOSED FLOOR PLANS	05/06/25		
A2.1	EXISTING ELEVATIONS	05/06/25		
A2.2	EXISTING ELEVATIONS	05/06/25		
A2.3	PROPOSED ELEVATIONS	05/06/25		
A2.4	PROPOSED ELEVATIONS	05/06/25		

# **Existing Condition**



FRONT



REAR



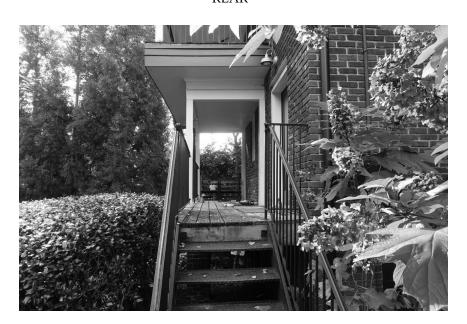
NORTH FACADE



REAR



RFAR



REAR DECK TO BE REDESIGNED



SOUTH FACADE & SUNROOM



REAR UNCOVERED DECK TO BE REPAIRED

# Architecture 182 Elizabeth Street NE Atlanta GA 30307

Atlanta GA 30307 404-274-5900 tarver@mts-architecture.com

MT Studio

	•	

Description

Peterman Lafleur Kesidenc 461 Emory Dr NE

Architectural Stamp

COVER SHEET

Project number	2452
Date	05/06/25
Drawn by	CW
Checked by	TS

G0.0

ARCHITECT	OWNER
MT STUDIO ARCHITECTURE	CARA PETERMAN
182 ELIZABETH STREET NE	TYLER LAFLEUR
ATLANTA, GA 30307	461 EMORY DR NE ATLANTA,
www.mts-architecture.com	GA 30307
404-274-5900	
CONTACT: TARVER SIEBERT	peterman.cara@gmail.com
tarver@mts-architecture.com	lafleurt@gmail.com

### 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 STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY 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

GERALD H. BERNHARD

GEORGIA RLS NO. 2688

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS. ~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE  $\pm 1$  ( $\pm$  ONE

FOOT). TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE

LOCATED BY CONVENTIONAL SURVEY METHODS.

CRITICAL ROOT ZONE (NOT DRIPLINE). NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD

461 EMORY DR NE, ATLANTA, GA 30307

LAND AREA:

IMPERVIOUS AREA:

EXIST= 5,445 SF= 32.3%

ZONING: R-75

16,858 SF 0.387 AC

PLAT PREPARED FOR:

461 EMORY DRIVE

LOT B BLOCK B UNIVERSITY PARK SUBDIVISION LAND LOT 52 18th DISTRICT PARCEL ID: 18 052 03 004 BY: DeKALB COUNTY, GEORGIA FIELD DATE: 12-06-2024 NH

DRAWN DATE: 12-09-2024 AE

SURVEY SYSTEMS ATLANTA 660 LAKE DR, SW, SNELLVILLE. GA 30039 COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM

SSMH®

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REFERENCE: PLAT BOOK XXXXX, PAGE XXX
REFERENCE: DEED BOOK 30712, PAGE 772

ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.

COA #LSF000867, JOBORDERS@SURVEYSATLANTA.C CELL 678-591-6064 ~ OFFICE 404-760-0010 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/-1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALC-ULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY 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.A. 15-6-67.

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0062K

EFFECTIVE DATE: 08/15/2019

ZONE 'X'

DW DRIVEWAY FP FDGF OF PAVEMENT FFE FINISH FLOOR ELEVATION FKA FORMERLY KNOWN AS IPF IRON PIN FOUND L ARC LENGTH LL LAND LOT LLL LAND LOT LINE N NEIGHBOR'S

\* L E G E N D \* NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT. AKA ALSO KNOWN AS N/F NOW OR FORMERLY

APD AS PER DEED NAIL NAIL FOUND APP AS PER PLAT

CP COMPUTED POINT

CTP CRIMP TOP PIPE FOUND

OTP OPEN TOP PIPE FOUND

D DEED (BOOK/PAGE)

P PLAT (BOOK/PAGE) BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING POC POINT OF COMMENCEMENT

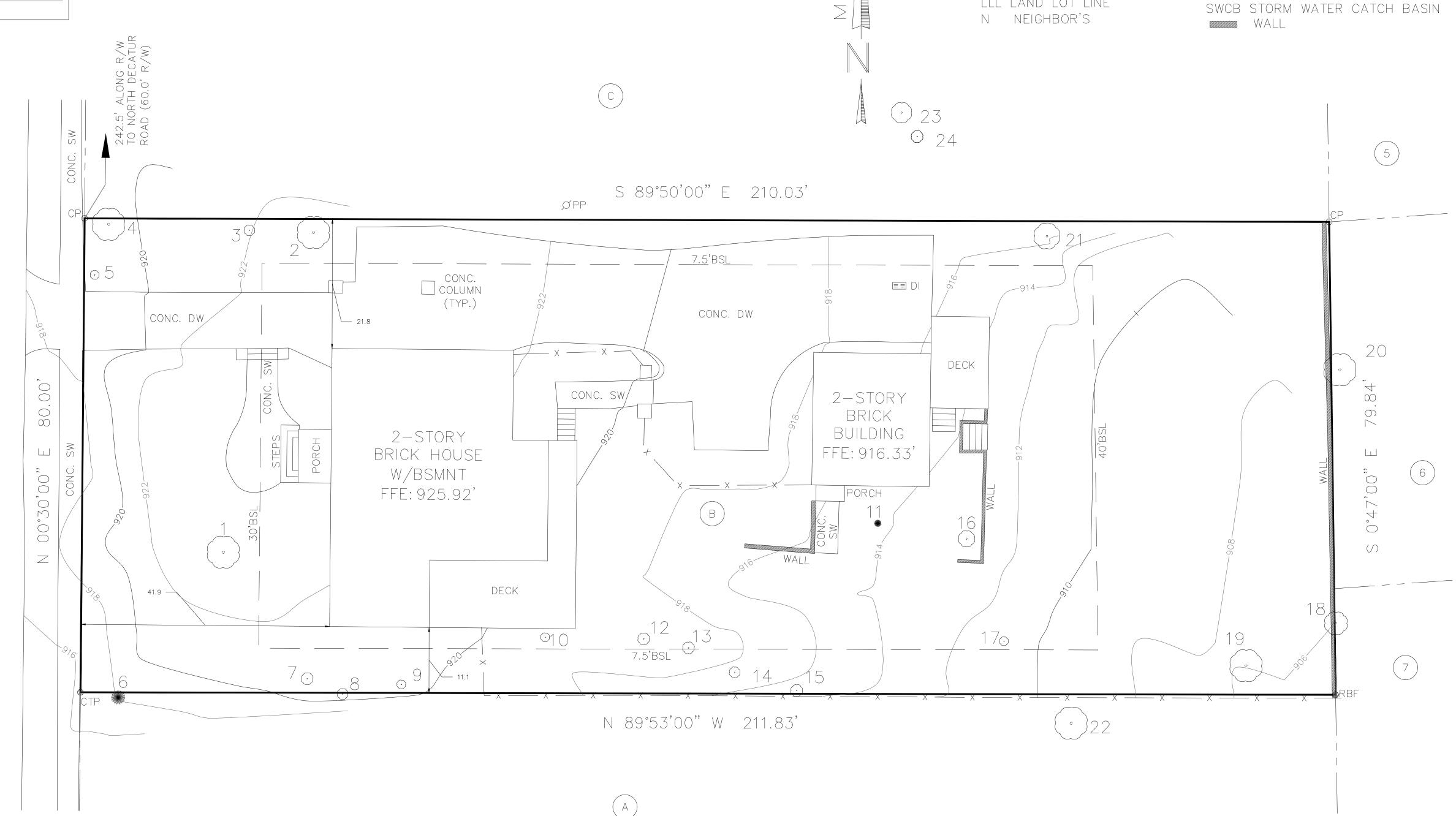
> R RADIUS LENGTH R/W RIGHT-OF-WAY

RBF REINFORCING BAR FOUND (1/2" UNO)

RBS 1/2" REINFORCING BAR SET SW SIDEWALK

SSE SANITARY SEWER EASEMENT SSCO SANITARY SEWER CLEANOUT

-X- FENCE LINE CB CATCH BASIN



IMPERVIOUS (IN SQUARE FEET)		
HOUSE	1403	
BUILDING	444	
CONC . DW	2531	
CONC . SW	269	
PORCH	63	
DECK	531	
STEPS	88	
CONC. COLUMN	27	
WALL	89	
TOTAL IMPERVIOUS	5445	

TREE TABLE				
R.NO.	DIAMETER	TYPE		
1	44	OAK		
2	33	OAK		
3	8	OAK		
4	26	OAK		
5	6	OAK		
6	12	HOLLY		
7	7	OAK		
8	8	OAK		
9	6	OAK		
10	6	OAK		
11	6	PINE		
12	9	CEDAR		

	TREE TABLE				
TR.NO.	DIAMETER	TYPE			
13	9	CEDAR			
14	8	CEDAR			
15	7	OAK			
16	12	OAK			
17	6X5	CEDAR			
18	17	OAK			
19	27	OAK			
20	31	OAK			
21	19	OAK			
22	23	OAK			
23	15	OAK			
24	7X9	OAK			

## Site Plan Notes

- 1. All elevation markers in relation to the residence finish floor elevation of 925.92'
- 2. No trees are affected within the scope of this project

# Erosion & Sediment Control Notes

- 1. Sanitary and storm sewers will not be changed in this scope of work. Any new sanitary sewer lines will connect to existing lines.
- 2. Demolition debris will be disposed of in a manner complying with local codes and ordinances.
- 3. No graded slope shall exceed 2h:1v
- 4. The escape settlement from the site shall be prevented by the installation of erosion and sediment control measures prior to or concurrent with land-disturbing activities.
- 5. Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for full erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
- 6. Disturbed areas left idle for 14 days shall be stabilized with temporary vegetation and mulch; disturbed areas left idle for 30 days shall be stabilized with permanent vegetation.
- 7. Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary to maintain their effectiveness.
- 8. Maintenance Statement: Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary to maintain their effectiveness.
- 9. Additional sediment and erosion control measures shall be installed if determined necessary by on-site inspection.
- 10. Silt fence shall be Type "Sensitive" as per the manual for erosion and sediment control in Georgia, and wire reinforced (see attachment
- 11. Separate permit is required for sidewalk and/or driveway construction in the public right-of-way. Contact Technical Services at (404) 330-6039

# Earthwork Statement

There will be minor earth moving involved in re-grading the back yard below the proposed deck.

(CO) CONSTRUCTION EXIT (CO)

NOTES:

(.5" - 3.5" DIA.)

2. PAD THICKNESS 6" MIN.

DRESSING WITH 2" STONE

6. MAINTAIN A CONDITION

OF MUD ONTO PUBLIC ROADS

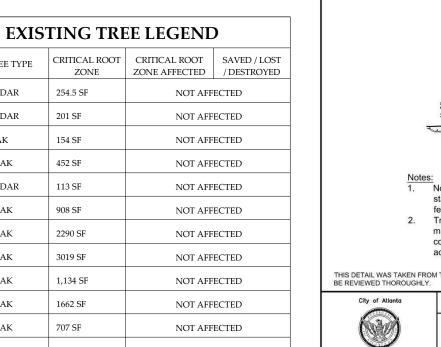
3. MIN. SIZE 20' X 50'

		EXISTING TREE LEGEND				
	TAG	TREE TYPE	CRITICAL ROOT ZONE	CRITICAL ROOT ZONE AFFECTED	SAVED / LOST / DESTROYED	
	1	44" OAK	6,082 SF	NOT AFFECTED		
	2	33" OAK	3,421 SF	NOT AFF	ECTED	
	3	8" OAK	201 SF	NOT AFF	ECTED	
	4	26" OAK	2174 SF	NOT AFF	ECTED	
	5	6" OAK	113 SF	NOT AFF	ECTED	
	6	12" HOLLY	452 SF	NOT AFF	ECTED	
	7	7" OAK	154 SF	NOT AFF	ECTED	
	8	8" OAK	113 SF	NOT AFF	ECTED	
D.	9	6" OAK	113 SF	NOT AFF	ECTED	
	10	6" OAK	113 SF	NOT AFF	ECTED	
	11	6" PINE	113 SF	NOT AFF	ECTED	
	12	9" CEDAR	254.5 SF	NOT AFF	ECTED	

EXISTING DECK COLUMNS & BEAMS

TO REMAIN 🗾

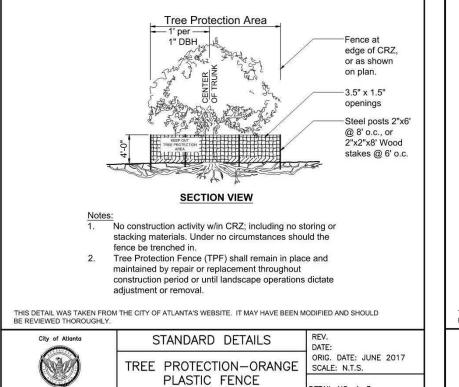
TAG	TREE TYPE	CRITICAL ROOT ZONE	CRITICAL ROOT ZONE AFFECTED	SAVED / LOST / DESTROYED
13	9" CEDAR	254.5 SF	NOT AFFECTED	
14	8" CEDAR	201 SF	NOT AFFECTED	
15	7" OAK	154 SF	NOT AFF	ECTED
16	12" OAK	452 SF	NOT AFF	ECTED
17	6" CEDAR	113 SF	NOT AFFECTED	
18	17" OAK	908 SF	NOT AFFECTED	
19	27" OAK	2290 SF	NOT AFFECTED	
20	31" OAK	3019 SF	NOT AFFECTED	
21	19" OAK	1,134 SF	NOT AFFECTED	
22	23" OAK	1662 SF	NOT AFFECTED	
23	15" OAK	707 SF	NOT AFFECTED	
24	7" OAK	154 SF	NOT AFFECTED	



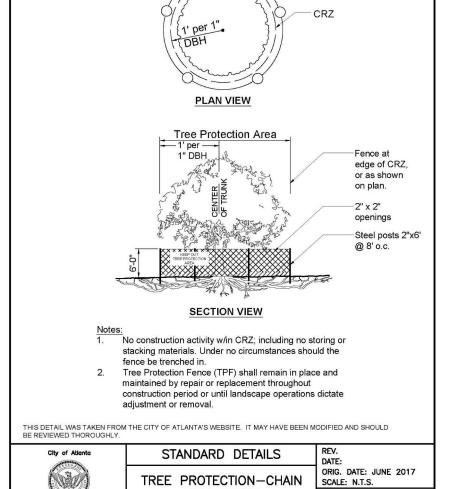
-4' --0" ORANGE

**PROTECTION** 

**FENCE** 



SD-1 SILT FENCE



LINK FENCE

**Legend** 

DISTURBED AREA

DISTURBED AREA

(TEMPORARY SEEDING)

STABILIZATION

465

40' - 0"

REAR SETBACK

STABILIZATION

(MULCHING)

DS1

DS2

**EXISTING** 

PROPOSED

PROPERTY LINE

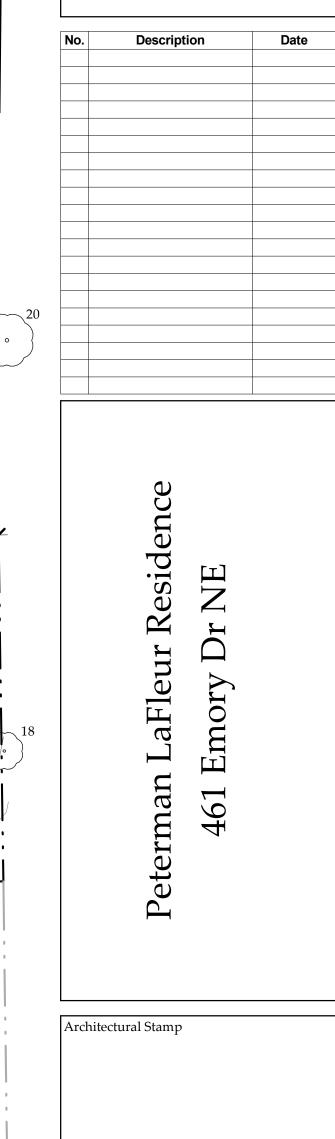
SILT FENCE

**FENCE** 

TREE PROTECTION — - —

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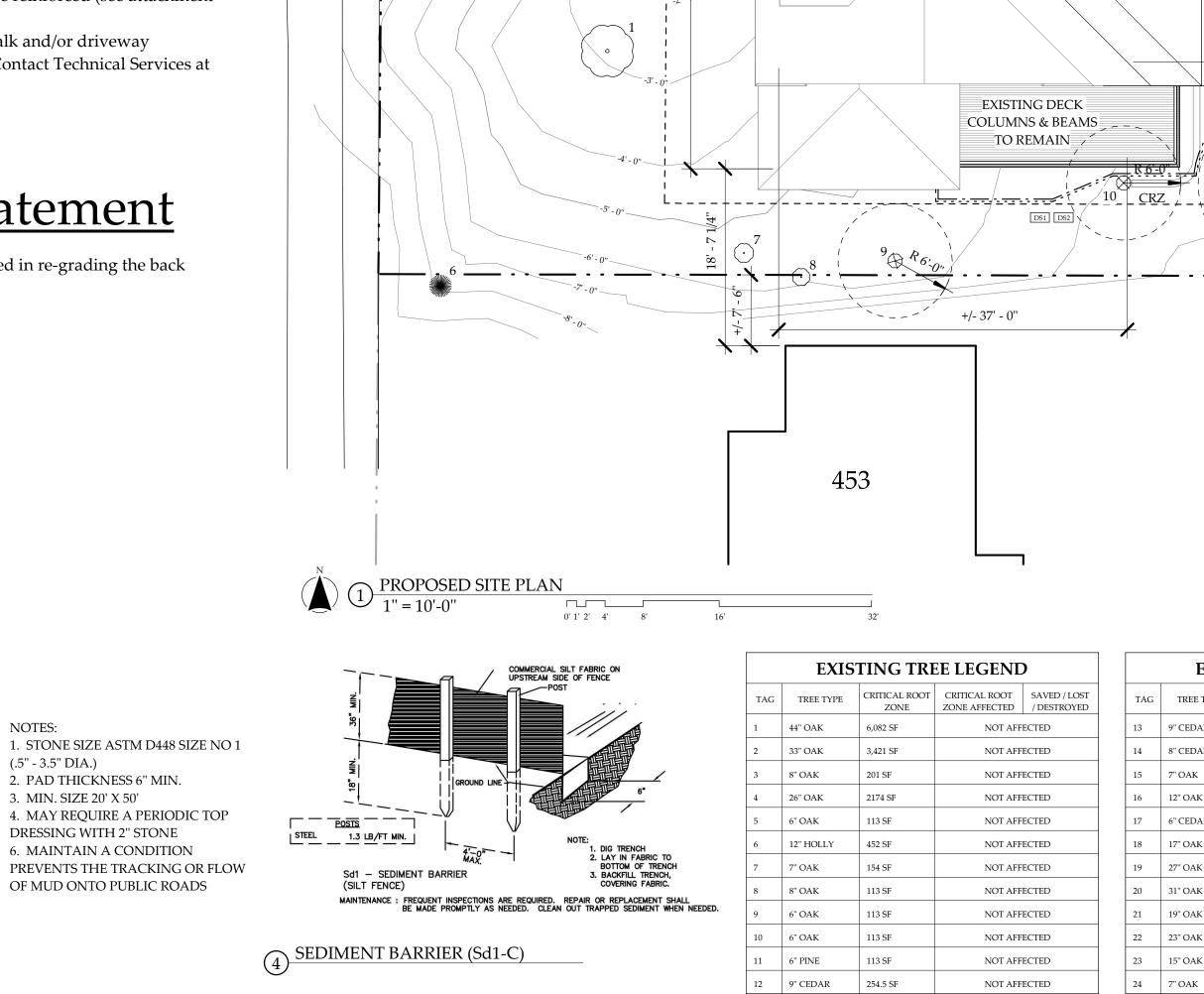
182 Elizabeth Street NE Atlanta GA 30307 404-274-5900 tarver@mts-architecture.com



SITE PLAN

Project number	2452
Date	05/06/25
Drawn by	CW
Checked by	TS

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STAGING

 $\langle$ AREA $\langle \rangle$ 

FRONT SETBACK/

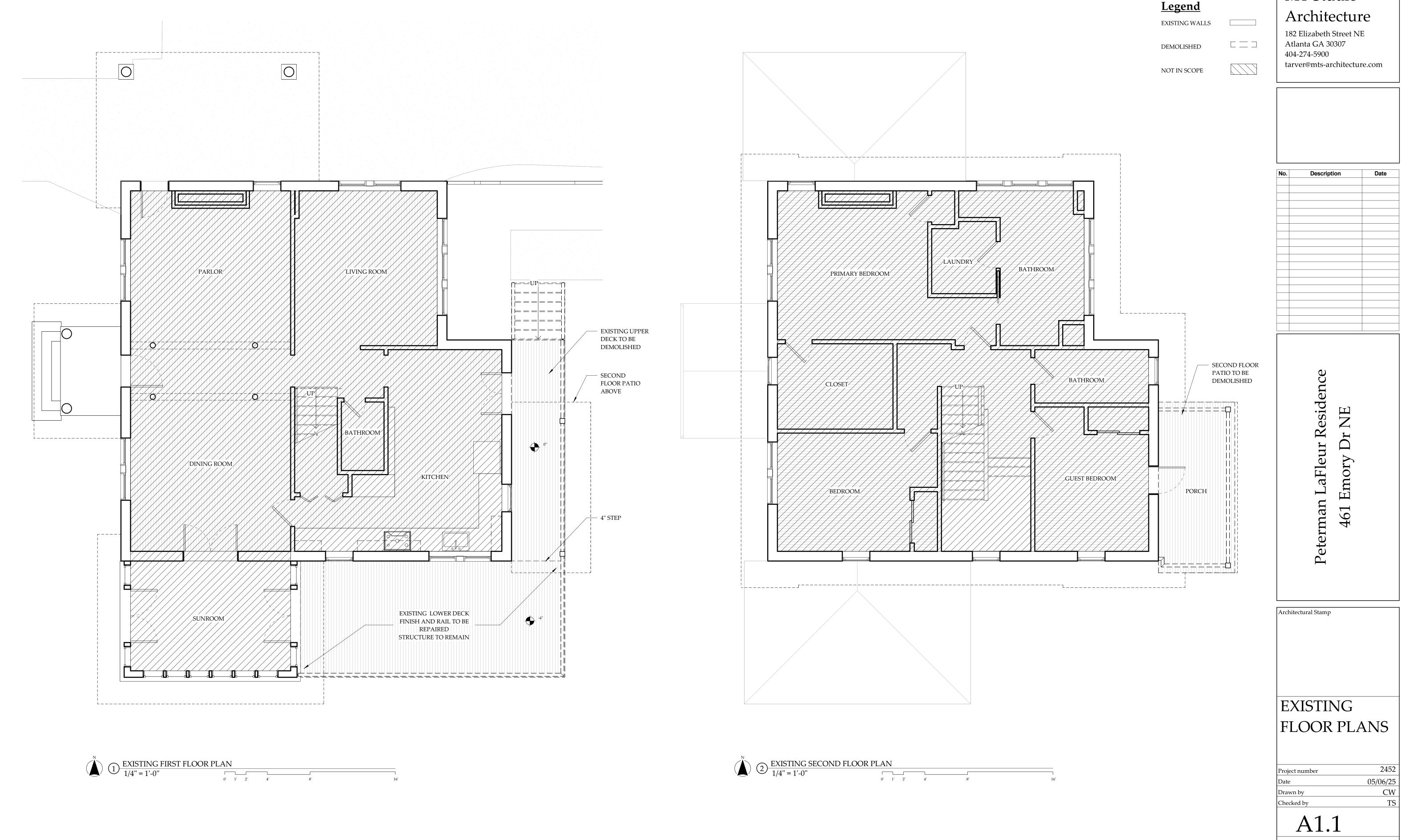
CONSTRUCTION!

DUMPSTER

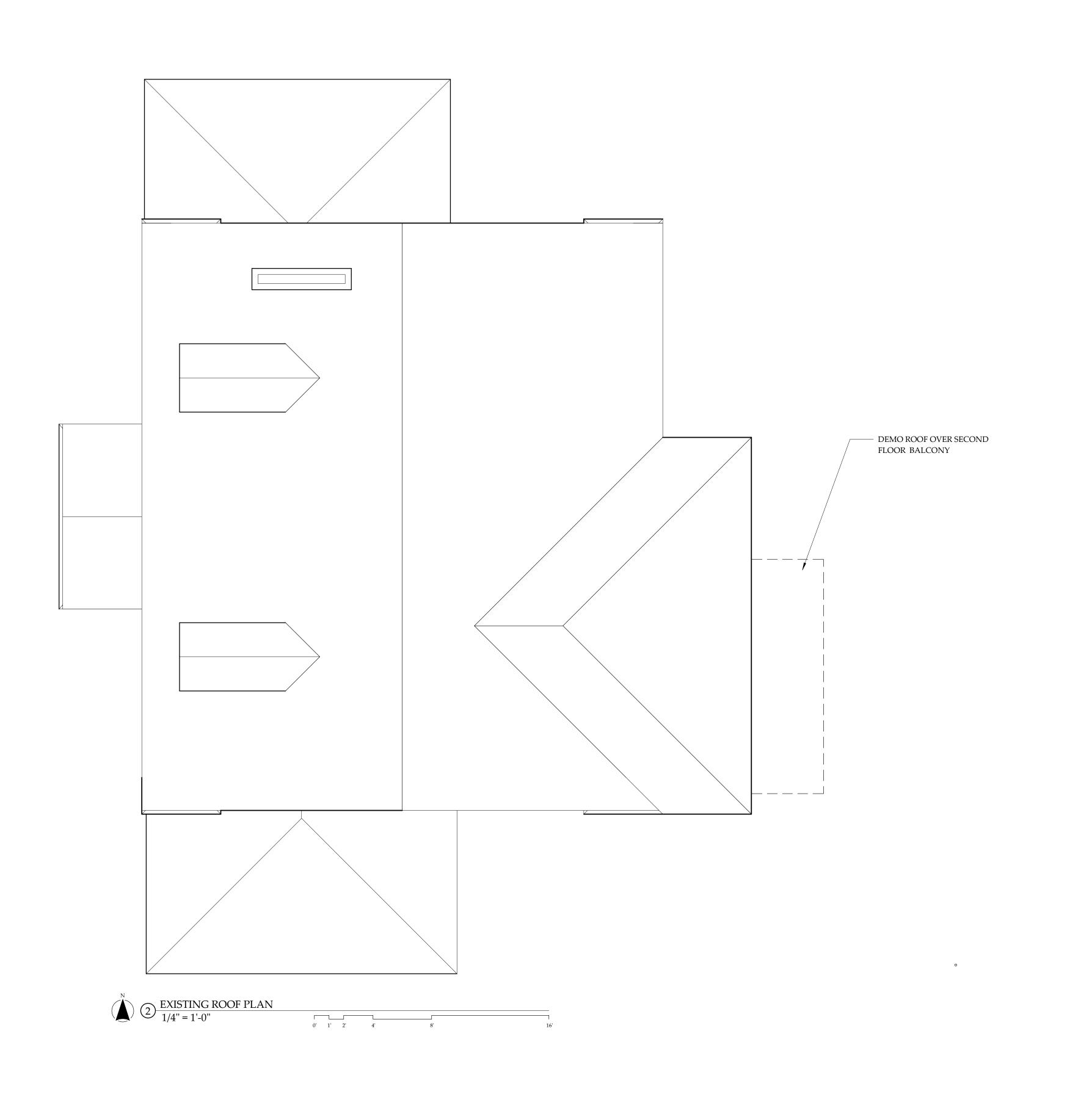
— POSTS — T	5	6" OAK	113 SF	NOT AFFECTED
I.3 LB/FT MIN.  1. DIG TRENCH 2. LAY IN FABRIC TO BOTTOM OF TRENCH 3. BACKFILL TRENCH, COVERING FABRIC.  MAINTENANCE: FREQUENT INSPECTIONS ARE REQUIRED. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. CLEAN OUT TRAPPED SEDIMENT WHEN NEEDED.	6	12" HOLLY	452 SF	NOT AFFECTED
	7	7" OAK	154 SF	NOT AFFECTED
	8	8" OAK	113 SF	NOT AFFECTED
	9	6" OAK	113 SF	NOT AFFECTED
		6" OAK	113 SF	NOT AFFECTED
EDIMENT BARRIER (Sd1-C)	11	6" PINE	113 SF	NOT AFFECTED
	12	9" CEDAR	254.5 SF	NOT AFFECTED

4' - 0" ORANGE TREE

PROTECTION FENCE



MT Studio



EXISTING WALLS

DEMOLISHED

DENIOLIGITE

NOT IN SCOPE

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Description	Date

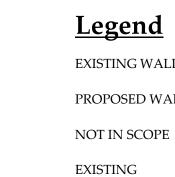
Peterman LaFleur Residence 461 Emory Dr NE

Architectural Stamp

EXISTING ROOF PLANS

Project number	2452
Date	05/06/25
Drawn by	CW
Checked by	TS

A1.2



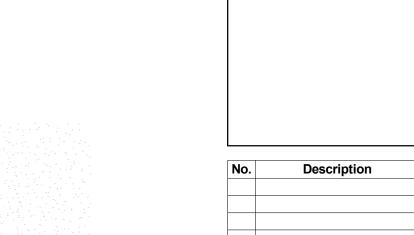
EXISTING WALLS PROPOSED WALLS

PROPOSED

====

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Atlanta GA 30307 404-274-5900 tarver@mts-architecture.com





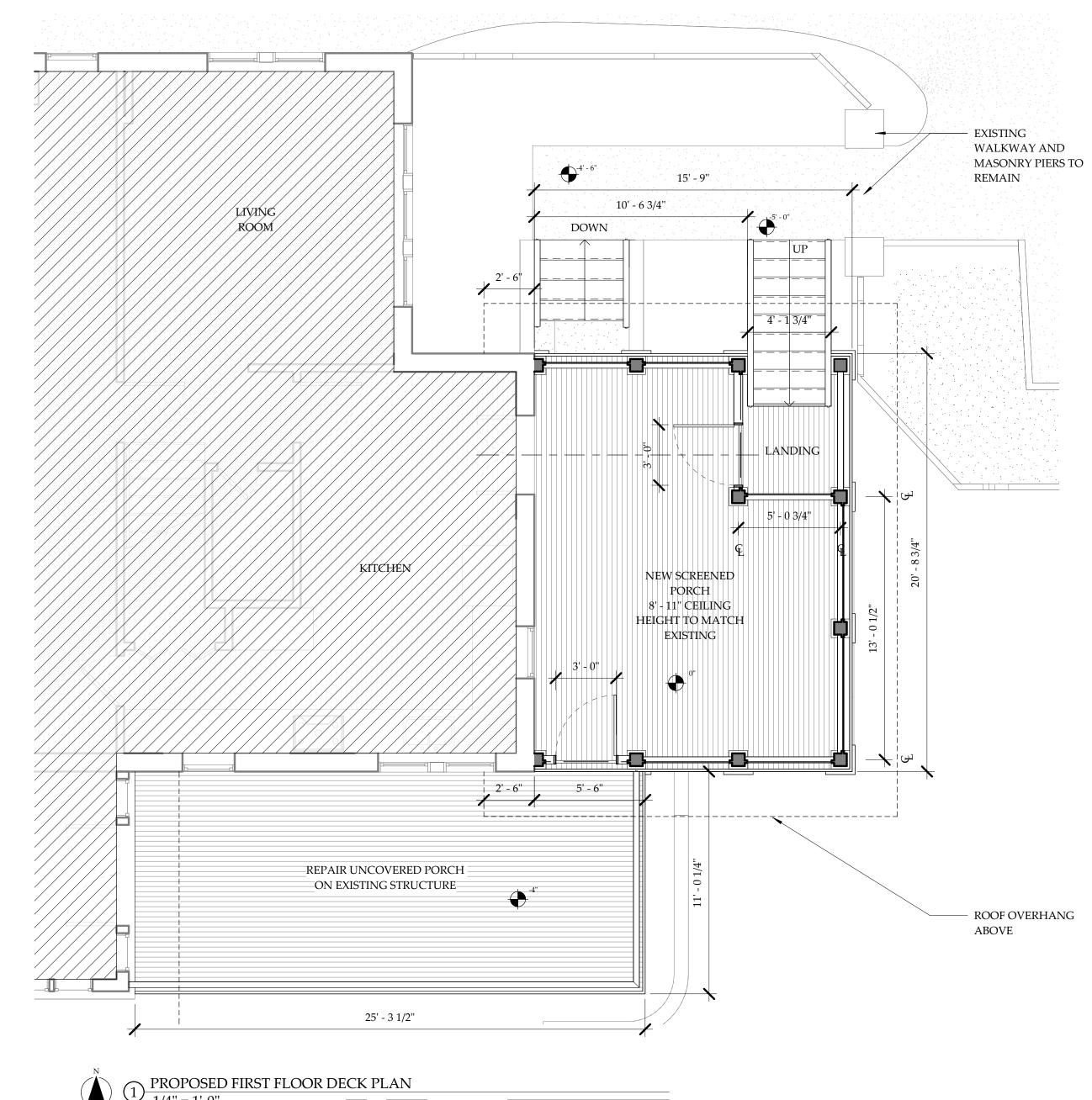
Date

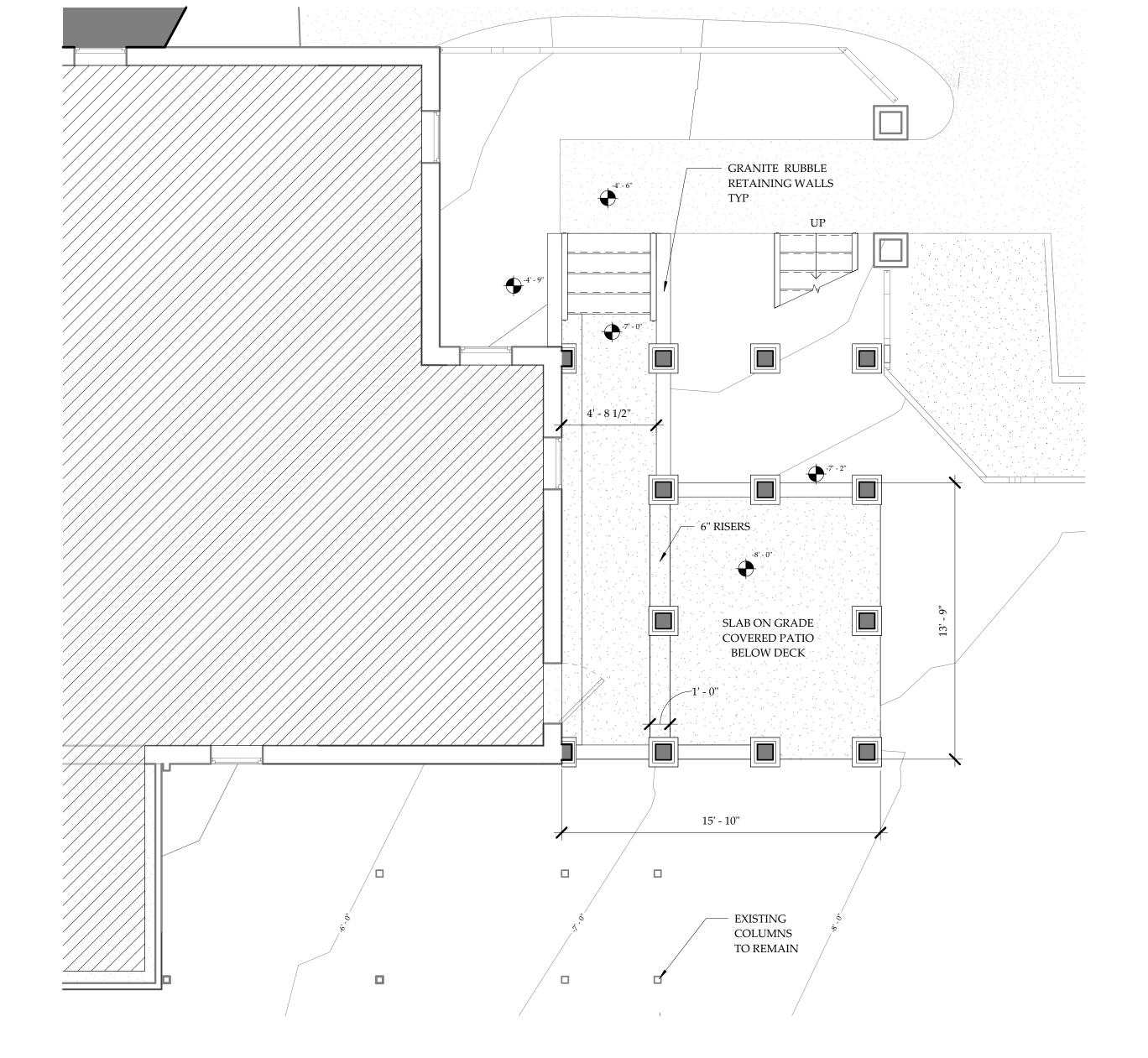
aFleur Residence mory Dr NE 461 Er

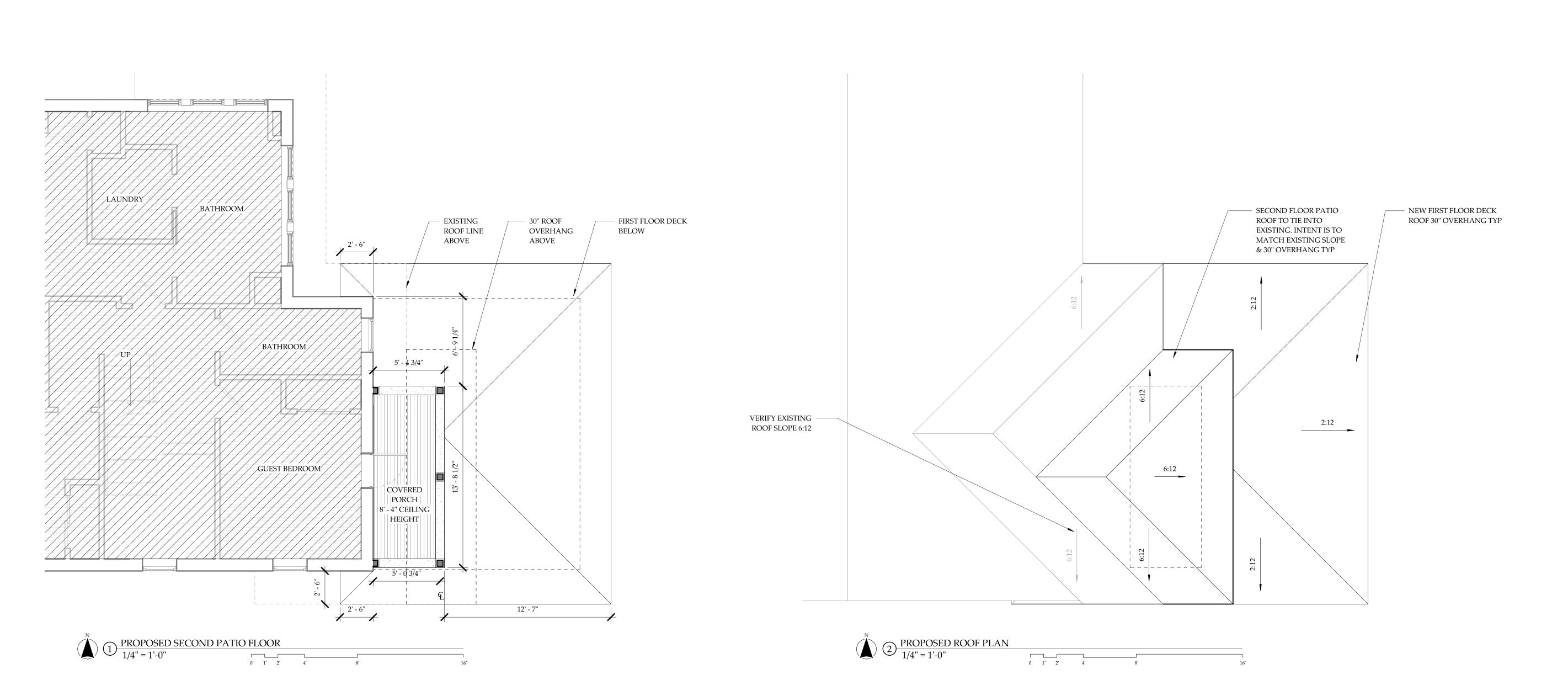
Architectural Stamp

PROPOSED FLOOR PLANS

Project num	nber 245
Date	05/06/2
Drawn by	CV
Checked by	T







EXISTING WALLS

PROPOSED WALLS

PE PE

NOT IN SCOPE

EXISTING

PROPOSED

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No. Description Date

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PROPOSED FLOOR PLANS

Project number 2452

Date 05/06/25

Drawn by CW

Checked by TS

A1.4



EXISTING

DEMOLISHED

### MT Studio Architecture

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Date

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EXISTING ELEVATIONS

Project number	2452
Date	05/06/25
Drawn by	CW
Checked by	TS

A2.1

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EXISTING

DEMOLISHED

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EXISTING ELEVATIONS

Project number	2452
Date	05/06/25
Drawn by	CW
Checked by	TS

A2.2



EXISTING

PROPOSED

### MT Studio Architecture

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No. Description Date

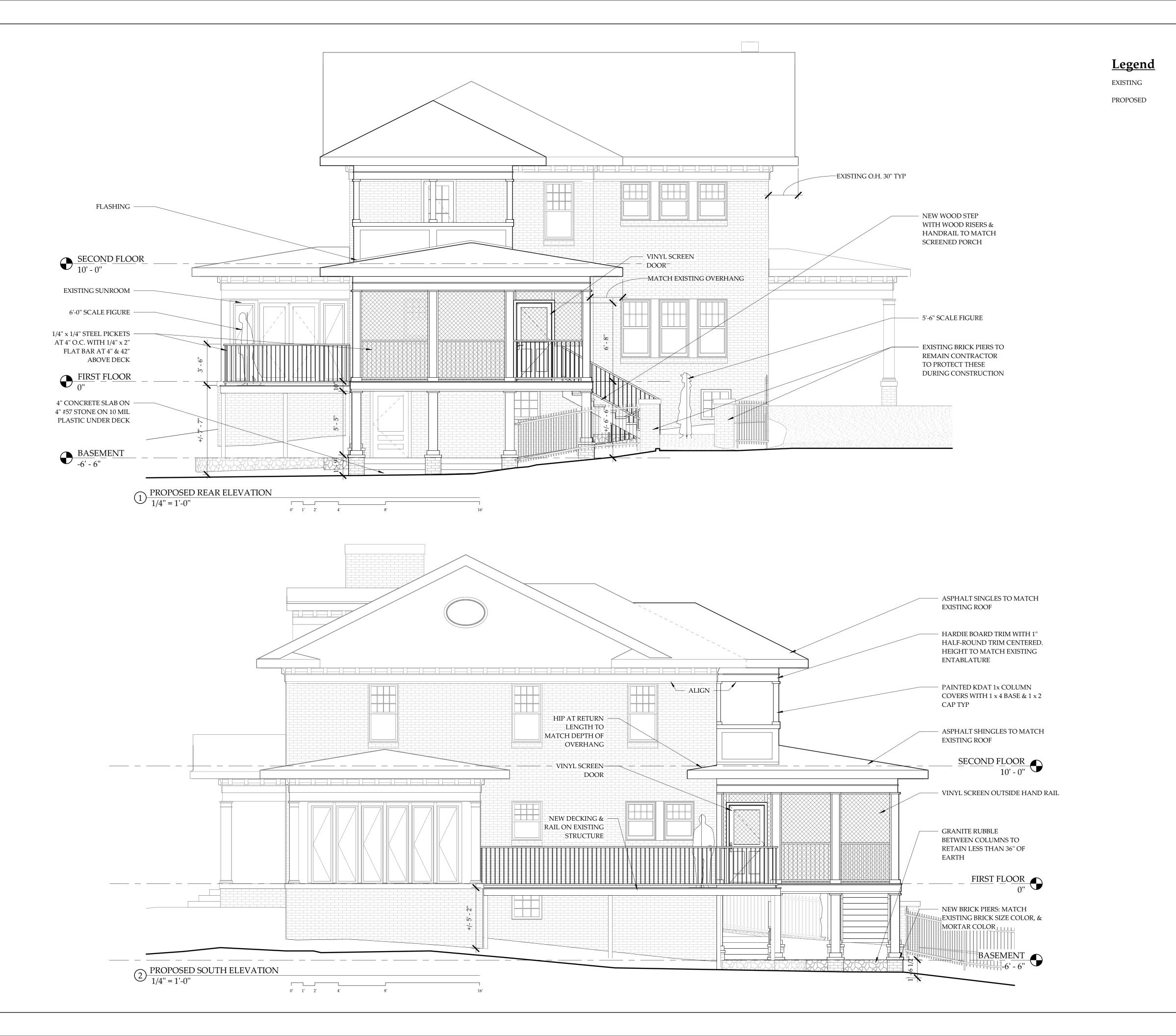
Peterman LaFleur Residence 461 Emory Dr NE

Architectural Stamp

PROPOSED ELEVATIONS

Project number	245
Date	05/06/2
Drawn by	CV
Checked by	T

A2.3



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No. Description Date

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Architectural Stamp

PROPOSED ELEVATIONS

Project number	2452
Date	05/06/25
Drawn by	CW
Checked by	TS

A2.4