

# DeKalb County Historic Preservation Commission

Monday, October 20, 2025- 6:00 P.M.

## *Staff Report*

### Consent Agenda

F. 1686 East Clifton Road, Ian Porter. Demolish an existing deck and construct a new deck on the rear of a nonhistoric house. **1247802.**

Built in 1950 - Nonhistoric (18 003 03 019)

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

### Summary

The applicant proposes demolishing and constructing a deck on a nonhistoric house. The existing deck on the rear of the house will be demolished and a larger, enclosed porch with exterior stairs will be constructed in its place. The proposed enclosed porch will measure 14' 6.5" by 26' 4" and will be constructed with an asphalt shingle, gable roof, supported by 6x6 columns on brick column bases, and enclosed with screen mesh. In addition to the enclosed porch, a window on the lower-level of the rear façade will be replaced with a set of sliding doors that will lead to the basement interior.

### Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.

### Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 11.0 *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer  
Lorraine Cochran-Johnson

Interim Director  
Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: 09/19/2025 Date Received: \_\_\_\_\_

Address of Subject Property: 1686 E Clifton Rd NE, Atlanta, GA 30307

Applicant: Ian Porter E-Mail: porterconstructiongroup@gmail.com

Applicant Mailing Address: 11 Lakeshore Dr, Avondale Estates, GA 30002

Applicant Phone: (229) 407-0400

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

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Owner(s): David Lassiter Email: davelassiter1982@gmail.com

Owner(s): Anne Lassiter Email: anneparker1302@gmail.com

Owner(s) Mailing Address: 1686 E Clifton Rd NE, Atlanta, GA 30307

Owner(s) Telephone Number: \_\_\_\_\_

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 11/1/25

Nature of work (check all that apply):  
New construction  New Accessory Building  Other Building Changes   
Demolition  Landscaping  Other Environmental Changes   
Addition  Fence/Wall  Other   
Moving a Building  Sign Installation

Description of Work:

The project involves the demolition of the existing rear deck and the construction of a larger screened porch with a new roof structure and exterior stair to grade. The work also includes replacing one main-level window with sliding doors and finishing the basement interior with new partition walls, plumbing, and electrical. All exterior work is located at the rear of the house and is not visible from the public right-of-way.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

DocuSigned by:  
Signature of Applicant: Ian Porter  
82721392B80A433...



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 Lassiter

being owner(s) of the property at: 1686 E Clifton Rd NE, Atlanta, GA 30307

hereby delegate authority to: Ian Porter

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

Signed by: David B Lassiter
Signature of Owner(s): 756E1F9AB4D9446...

Date: 9/19/2025

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.



## DEPARTMENT OF PLANNING & SUSTAINABILITY

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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 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.



**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**Design Checklist for a Certificate of Appropriateness**

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

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945 or via e-mail at [pvjennings@dekalbcountyga.gov](mailto:pvjennings@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”.
- 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



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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., 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
- 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



**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**14. Garages / Accessory Buildings**

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

**15. Demolitions**

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

**Application Process Checklist**

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

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

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

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

I have reviewed the HPC calendar.



# CITY OF ATLANTA

Project Name: 1686 E CLIFTON ROAD NE  
 Project Address: 1686 E CLIFTON ROAD NE, ATLANTA, GA 30307

Contractor Name/Number: TBD  
 Architect Name/Number: SKETCHHAUS, 404-254-4137  
 Engineer Name/Number: N/A

International Building Code, 2018 Edition, with Georgia Amendments (2024)  
 International Residential Code, 2018 Edition, with Georgia Amendments (2024)  
 International Fire Code, 2018 Edition  
 International Plumbing Code, 2018 Edition, with Georgia Amendments (2024)  
 International Mechanical Code, 2018 Edition, with Georgia Amendments (2024)  
 International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2022)  
 National Electrical Code, 2020 Edition, with Georgia Amendments (2021)  
 International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2023)  
 International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2023)

## SCOPE OF WORK: INTERIOR RENOVATION & NEW COVERED, SCREENED DECK

**DESCRIPTION OF WORK:** Partition walls demold in basement and new walls built. New double exterior doors in basement. On main level 10' wide window replaced with 10' slider doors. Some new plumbing and electrical in basement. Old deck in back to be demold and new larger deck built with stairs to grade.

Number of Stories in Existing Building: 2  
 Number of Stories in Proposed Building: 2  
 Existing Total Heated Square Footage: 1573  
 Proposed Total Heated Square Footage: 2412

SHEET LIST	
SHEET NUMBER	SHEET NAME
A001	COVER SHEET
A100	EXISTING FLOOR PLANS
A101	EXISTING FLOOR PLANS
A102	PROPOSED FLOOR PLANS
A103	PROPOSED FLOOR PLANS
A202	PROPOSED ELEVATIONS
A203	PROPOSED ELEVATIONS

- GENERAL NOTES:**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHAVA MPS.
  - CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO TAYLOR WORKSHOP LLC, FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
  - ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
  - ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
  - CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
  - IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
  - ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
  - ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
  - ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

### ALL STRUCTURE TO BE REVIEWED BY PROFESSIONAL ENGINEER

ABBREVIATIONS			
<b>A</b>	ACCS ABOVE CONCRETE SLAB	<b>F</b>	FP FIREPROOF FINISH(DI) FLOOR
<b>ALUM</b>	ALUMINUM	<b>FL</b>	FL FLOOR
<b>ASP</b>	ADJ ADJACENT	<b>FLUOR</b>	FLUORESCENT
<b>ARCH</b>	ARCHITECTURAL	<b>FD</b>	FLOOR DRAIN
<b>AT</b>	ACOUSTICAL TILE	<b>FDN</b>	FOUNDATION
<b>B</b>		<b>FIXT</b>	FIXTURE
<b>BLK</b>	BLOCK	<b>FLR</b>	FLOOR
<b>BLKG</b>	BLOCKING	<b>FR</b>	FRAME
<b>BOT</b>	BOTTOM	<b>FT</b>	FEET
<b>BETWN</b>	BETWEEN	<b>FE</b>	FIRE EXTINGUISHER
<b>BRG</b>	BEARING	<b>G</b>	
<b>BLDG</b>	BUILDING	<b>GA</b>	GAUGE
<b>C</b>		<b>GC</b>	GENERAL CONTRACTOR
<b>CJ</b>	CONTROL JOINT	<b>GLV</b>	GALVANIZER
<b>CLG</b>	CEILING	<b>GL</b>	GLASS
<b>CMU</b>	CONCRETE MASONRY UNIT	<b>GWB</b>	GYP SUM WALL BOARD
<b>CONC</b>	CONCRETE	<b>GB</b>	GRAB BAR
<b>CONT</b>	CONTINUOUS	<b>GR</b>	GRADE
<b>CLO</b>	CLOSET	<b>GYP</b>	GYP SUM BOARD
<b>CLD</b>	CLEAR	<b>GYP BD</b>	GYP SUM BOARD
<b>COL</b>	COLUMN	<b>H</b>	
<b>COORD</b>	COORDINATE	<b>HM</b>	HOLLOW METAL
<b>CP</b>	CAPRET	<b>HP</b>	HIGH POINT
<b>CER</b>	CERAMIC TILE	<b>H</b>	HANDRAIL
<b>CTR</b>	CENTER	<b>HC</b>	HOLLOW CORE
<b>D</b>		<b>HDW</b>	HARDWARE
<b>DP</b>	DAMP-PROOFING	<b>HT</b>	HEIGHT
<b>DN</b>	DOWN	<b>HVAC</b>	HEATING, VENTILATION AIR CONDITIONING
<b>DIA</b>	DIAMETER	<b>PTD</b>	PAINTED PARTITION
<b>DS</b>	DOWNSPOUT	<b>Q</b>	
<b>DET</b>	DETAIL	<b>QTY</b>	QUANTITY
<b>DKWG</b>	DRAWING	<b>QTY</b>	QUANTITY
<b>DEPT</b>	DEPARTMENT	<b>R</b>	
<b>DF</b>	DRINKING FOUNTAIN	<b>RAD</b>	RADIUS
<b>E</b>		<b>REQD</b>	REQUIRED
<b>EXP</b>	EXPOSED	<b>REF</b>	REINFORCED
<b>EF</b>	EACH FACE	<b>REL</b>	RELOCATE
<b>EJ</b>	EXPANSION JOINT	<b>REV</b>	REVISE w/ REVISION
<b>EW</b>	EACH WAY	<b>RO</b>	ROUGH OPENING
<b>EWG</b>	ELECTRICAL DRINKING FOUNTAIN	<b>R</b>	RISER
<b>EL</b>	ELEVATION	<b>LTO</b>	LIGHTING
<b>ELEC</b>	ELECTRICAL CONTRACTOR	<b>LVR</b>	LOUVER
<b>ELECT</b>	ELECTRICAL	<b>LAM</b>	LAMINATE
<b>EXIST</b>	EXISTING	<b>LAV</b>	LAVATORY
<b>EXPAN</b>	EXPANSION	<b>LP</b>	LOW POINT
<b>EA</b>	EACH	<b>JAN</b>	JANITOR
<b>ELEV</b>	ELEVATOR	<b>JOT</b>	JOINT
<b>ENCL</b>	ENCLOSE	<b>JT</b>	JOINT
<b>ENG</b>	ENGINEER	<b>JT</b>	JOINT
<b>EQ</b>	EQUAL	<b>JT</b>	JOINT
<b>EQUIP</b>	EQUIPMENT	<b>JT</b>	JOINT
		<b>JT</b>	JOINT

## ROOM SCHEDULE

NUMBER	NAME	AREA
BASEMENT		
01	PLAYROOM	429 SF
03	BEDROOM/OFFICE	272 SF
04	BATHROOM	50 SF
05	W.I.C.	45 SF
06	STORAGE	525 SF
08	MUDROOM	40 SF
09	PANTRY STORAGE	102 SF
MAIN LEVEL		
07	DECK	370 SF

### DOOR NOTES:

- CONTRACTOR SHALL FIELD VERIFY DIMENSIONS FOR ALL EXISTING DOORS SCHEDULED FOR REPLACEMENT PRIOR TO ORDERING.
- CONTRACTOR SHALL FIELD VERIFY DIMENSIONS FOR ALL NEW DOORS SCHEDULED TO MATCH EXISTING DOORS PRIOR TO ORDERING.
- SCHEDULED DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE LOCATED 4" MIN FROM ADJACENT WALL FACE OF FINISH.

## DOOR SCHEDULE

DOOR NUMBER	WIDTH	HEIGHT	PHASE CREATED	PHASE DEMOLISHED
BASEMENT				
1	3' - 0"	6' - 8"	Existing	New Construction
2	3' - 0"	6' - 8"	Existing	New Construction
3	3' - 0"	6' - 8"	Existing	New Construction
4	3' - 0"	6' - 8"	Existing	None
5	2' - 6"	6' - 8"	New Construction	None
6	3' - 0"	6' - 8"	New Construction	None
7	2' - 8"	6' - 8"	New Construction	None
10	6' - 0"	6' - 8"	New Construction	None
11	2' - 8"	6' - 8"	New Construction	None
12	2' - 8"	6' - 8"	New Construction	None
13	2' - 8"	6' - 8"	New Construction	None
14	2' - 6"	6' - 8"	New Construction	None
18	2' - 6"	6' - 8"	New Construction	None
19	3' - 0"	6' - 8"	New Construction	None
MAIN LEVEL				
15	5' - 0"	6' - 8"	Existing	None
16	2' - 8"	6' - 8"	Existing	None
17	2' - 8"	6' - 8"	Existing	None

### WINDOW NOTES:

- CONTRACTOR SHALL FIELD VERIFY DIMENSIONS, HEAD HEIGHTS & SILL HEIGHTS FOR ALL EXISTING WINDOWS SCHEDULED FOR REPLACEMENT PRIOR TO ORDERING.
- CONTRACTOR SHALL FIELD VERIFY DIMENSIONS, HEAD HEIGHTS & SILL HEIGHTS FOR ALL NEW WINDOWS SCHEDULED TO MATCH EXISTING DOORS PRIOR TO ORDERING.

## WINDOW SCHEDULE

WINDOW NUMBER	TYPE MARK	WIDTH	HEIGHT	HEAD HEIGHT	PHASE CREATED	PHASE DEMOLISHED
BASEMENT						
1	44	2' - 6"	3' - 8"	6' - 8"	Existing	None
2	44	2' - 6"	3' - 8"	6' - 8"	Existing	None
3	44	2' - 6"	3' - 8"	6' - 8"	Existing	None
4	41	2' - 6"	4' - 2"	6' - 8"	Existing	None
5	40	4' - 10"	4' - 2"	6' - 8"	Existing	None
6	41	2' - 6"	4' - 2"	6' - 8"	Existing	None
MAIN LEVEL						
7	40	4' - 10"	4' - 2"	6' - 8"	Existing	New Construction
07	41	2' - 6"	4' - 2"	6' - 8"	Existing	None

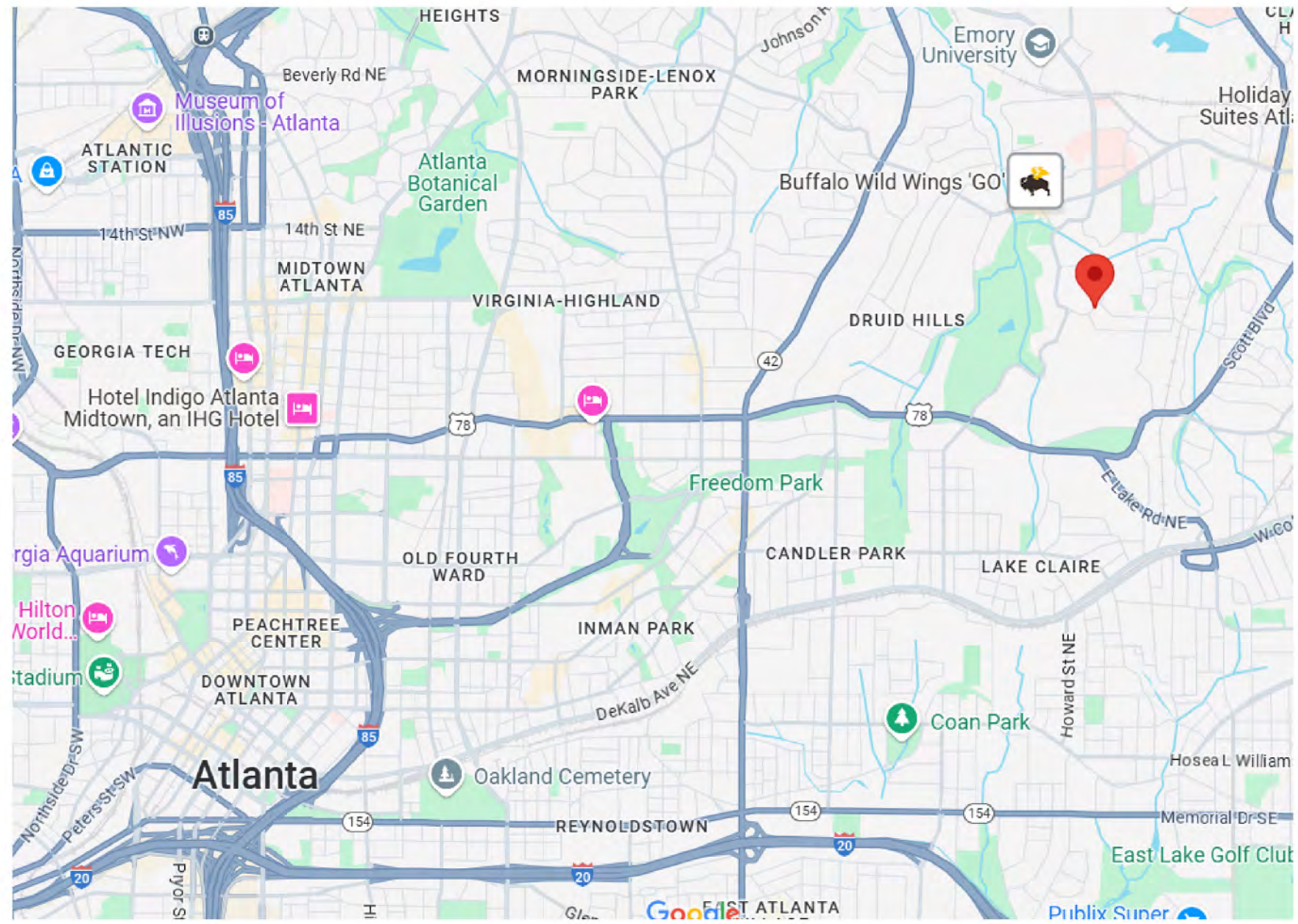
## SYMBOL LEGEND

XXX 001	ROOM NAME ROOM NUMBER	⊙	COLUMN LINE
X	DOOR NUMBER TAG	⊕	CENTERLINE
Y	WINDOW NUMBER TAG	⊕	BEARING OR FLOOR ELEVATION
X	ELEVATION NUMBER ON SHEET SHEET NUMBER	⊕	DEMOLITION TAG
X X	SECTION NUMBER ON SHEET SHEET NUMBER	☁	REVISION CLOUD
X X	DETAIL NUMBER ON SHEET SHEET NUMBER		

## REFERENCE IMAGES:



## LOCATION:



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1686 E CLIFTON ROAD NE  
 1686 E CLIFTON ROAD NE, ATLANTA, GA 30307

Revisions		
NO.	ISSUE	DATE
RESERVED FOR REGISTRATION/STAMP		

## COVER SHEET

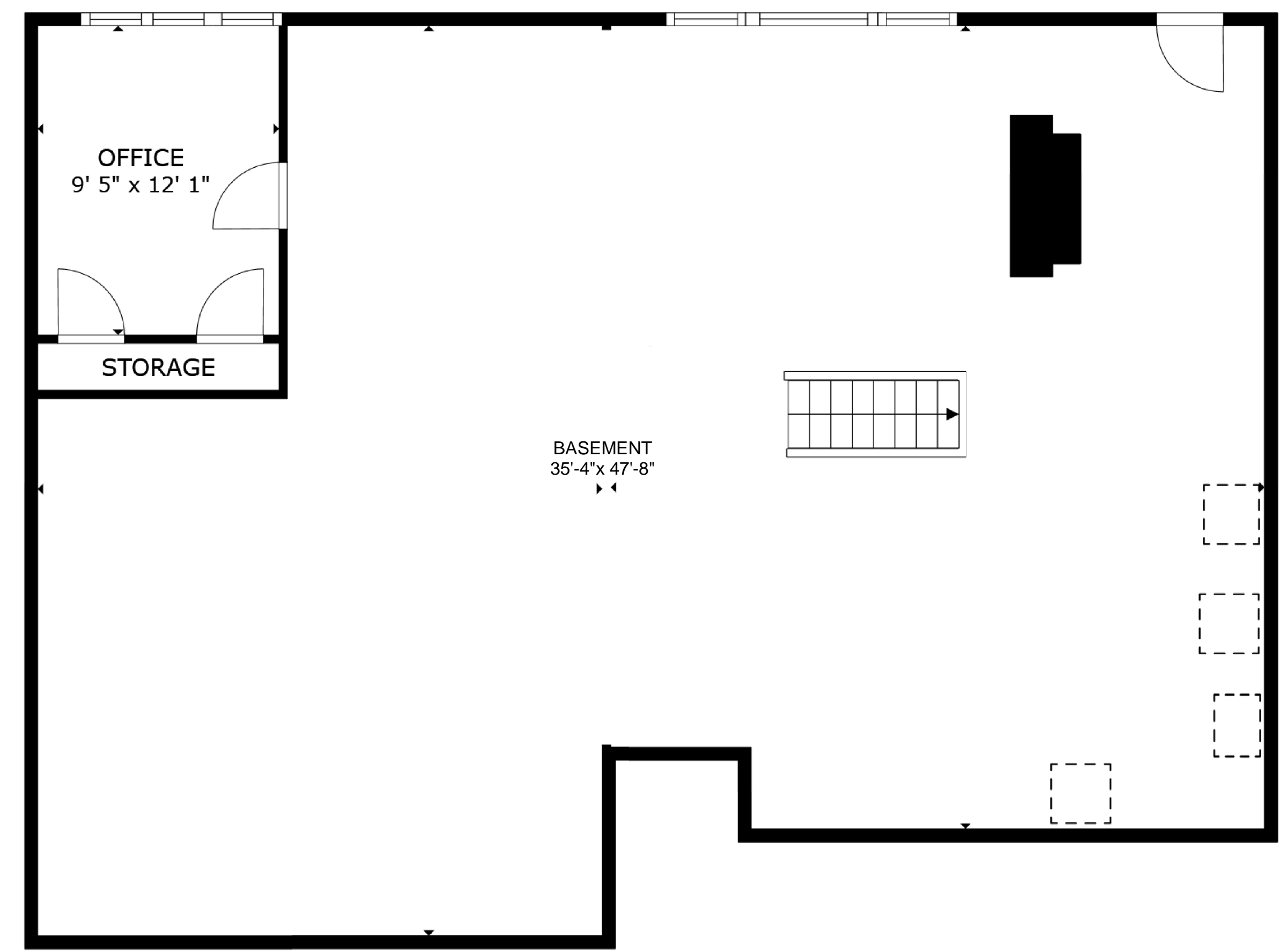
Sheet Information		Sheet
Date	04/09/25	
Drawn	PD	
Checked	Checker	
Approved	Approver	

**A001**

ISSUED FOR CONSTRUCTION



**1686 E CLIFTON ROAD NE**  
**1686 E CLIFTON ROAD NE, ATLANTA, GA 30307**



① EXISTING BASEMENT  
1/4" = 1'-0"

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Revisions		
NO.	ISSUE	DATE

**EXISTING FLOOR PLANS**

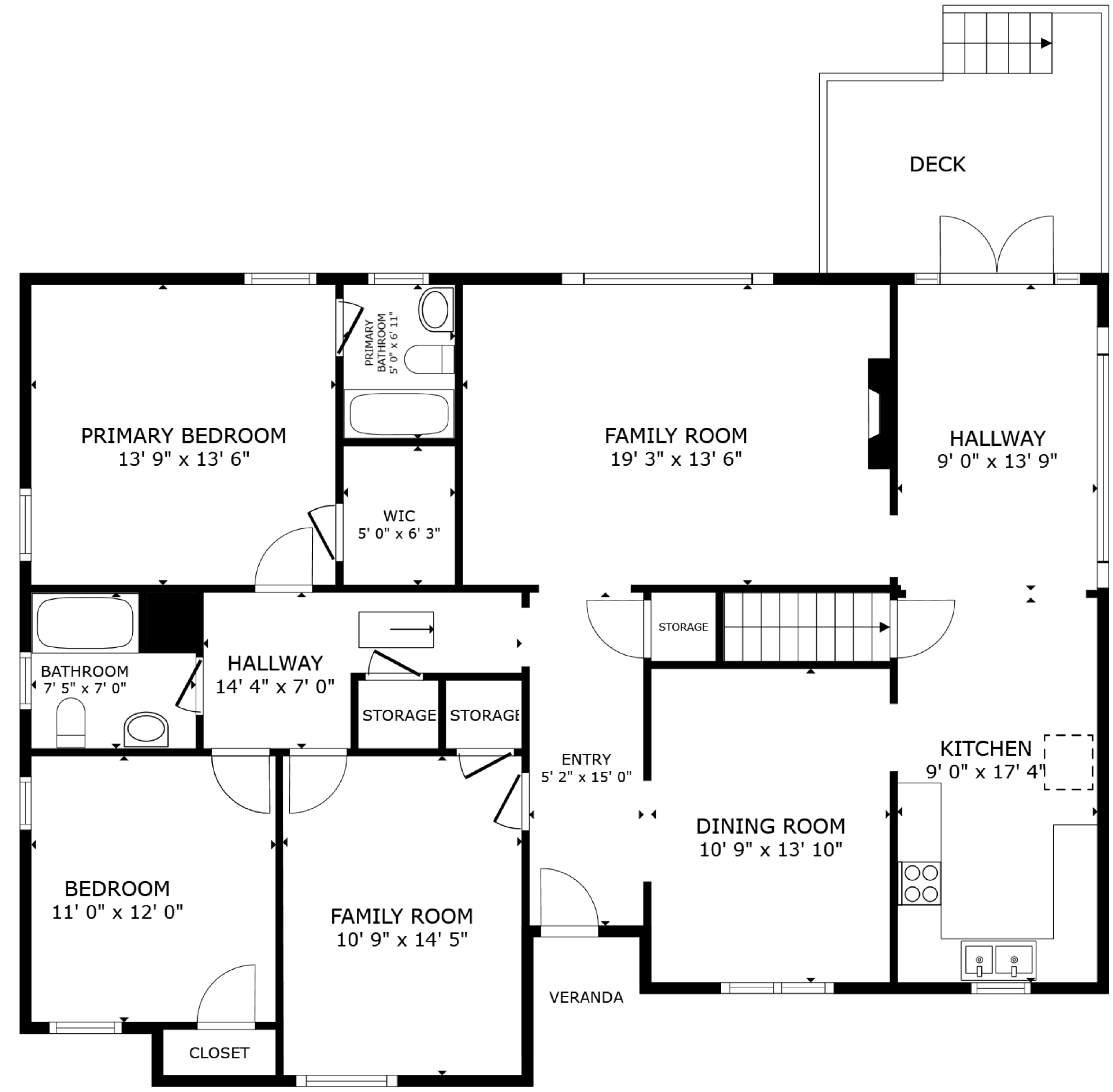
Sheet Information		Sheet
Date	04/09/25	<b>A100</b>
Drawn	Author	
Checked	Checker	
Approved	Approver	

**ISSUED FOR CONSTRUCTION**



# 1686 E CLIFTON ROAD NE

1686 E CLIFTON ROAD NE, ATLANTA, GA 30307



① EXISTING MAIN LEVEL  
1/4" = 1'-0"

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Title  
**EXISTING FLOOR PLANS**

Sheet Information		Sheet
Date	04/09/25	A101
Drawn	Author	
Checked	Checker	
Approved	Approver	

**ISSUED FOR CONSTRUCTION**

# FLOOR PLAN NOTES

THE GC SHALL ABIDE BY AND BE RESPONSIBLE FOR ALL REQUIREMENTS STATED IN THE AIA DOCUMENT A201-GENERAL CONDITIONS (CURRENT ISSUE), UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE. NO ALLOWANCE WILL BE MADE ON BEHALF OF THE CONTRACTOR OR SUBCONTRACTORS FOR FAILURE TO VISIT THE SITE.

THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR. IN PARTICULAR, THE CONTRACTOR SHALL MAINTAIN A DUST-FREE ENVIRONMENT WITHIN THE MAGNET VAULT.

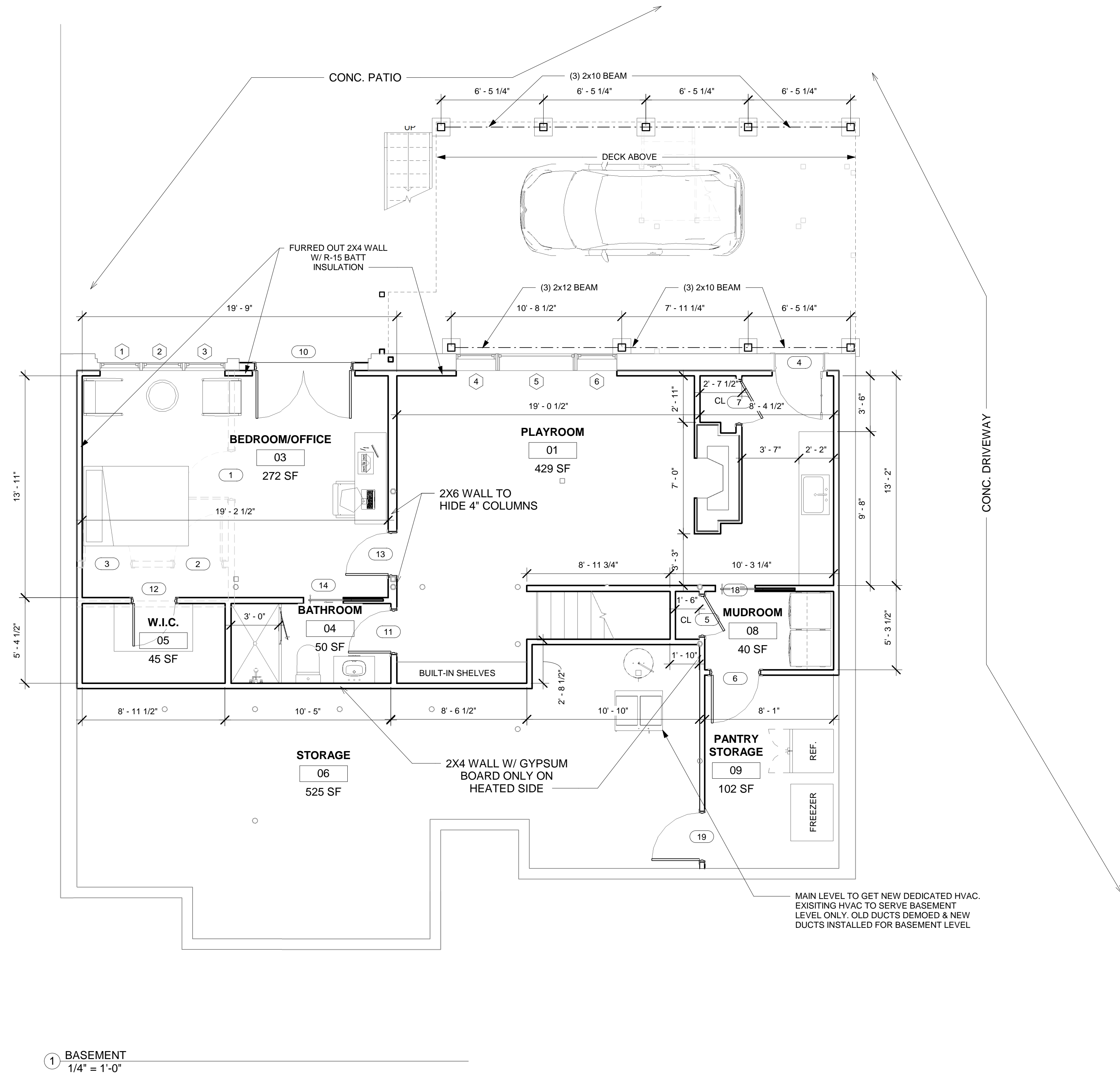
HE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES.

# ROOM SCHEDULE

NUMBER	NAME	AREA
<b>BASEMENT</b>		
01	PLAYROOM	429 SF
03	BEDROOM/OFFICE	272 SF
04	BATHROOM	50 SF
05	W.I.C.	45 SF
06	STORAGE	525 SF
08	MUDROOM	40 SF
09	PANTRY STORAGE	102 SF
<b>MAIN LEVEL</b>		
07	DECK	370 SF



1 BASEMENT  
1/4" = 1'-0"

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**1686 E CLIFTON ROAD NE**  
1686 E CLIFTON ROAD NE, ATLANTA, GA 30307



Revisions		
NO.	ISSUE	DATE

Sheet Information		Title
Date	04/09/25	<b>PROPOSED FLOOR PLANS</b>
Drawn	Author	
Checked	Checker	
Approved	Approver	

**ISSUED FOR CONSTRUCTION**

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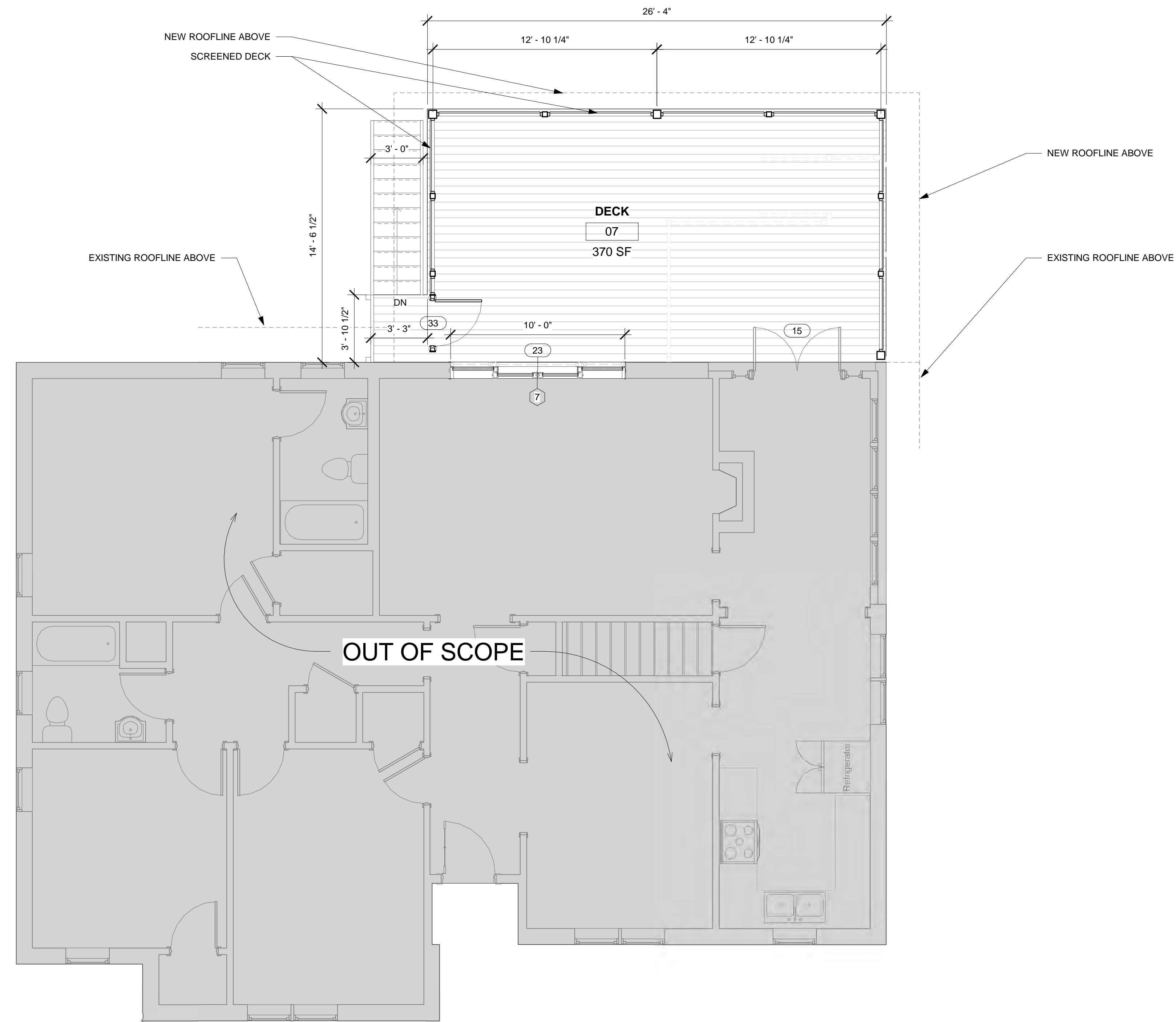
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**1686 E CLIFTON ROAD NE**  
 1686 E CLIFTON ROAD NE, ATLANTA, GA 30307

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Revisions

NO.	ISSUE	DATE

PROPOSED  
FLOOR PLANS

Sheet Information Sheet

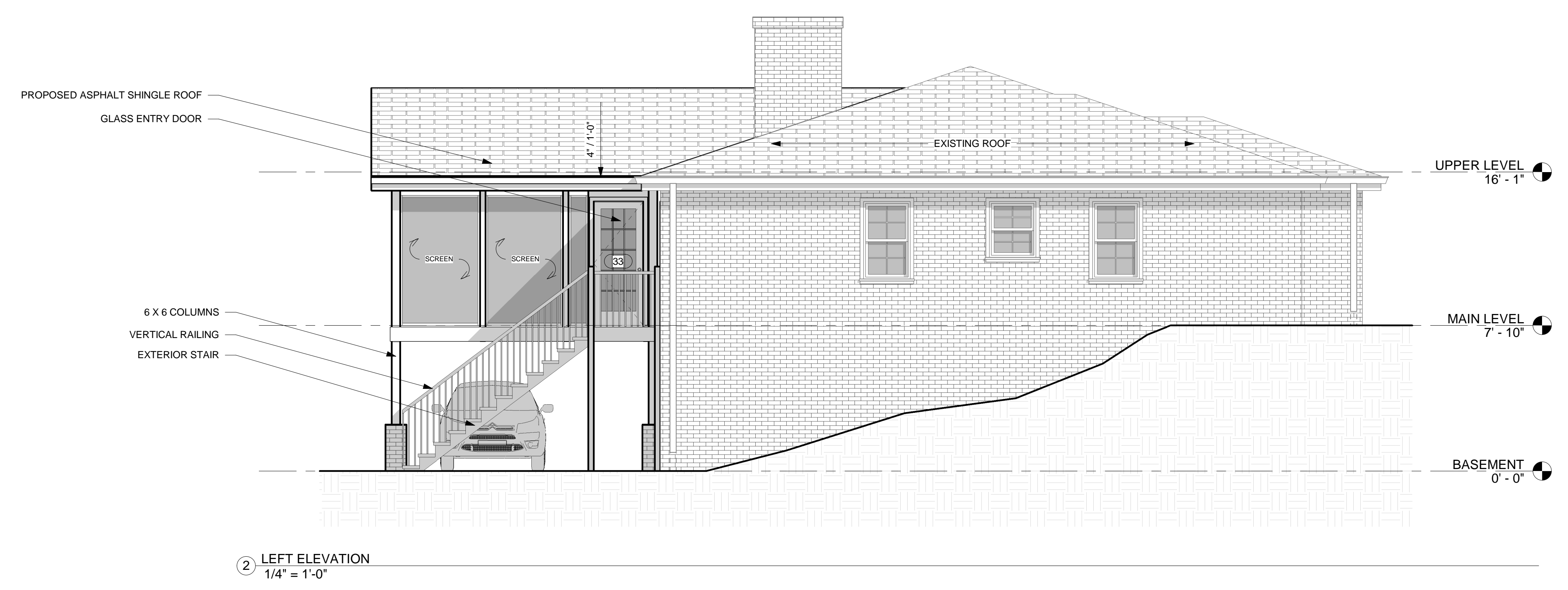
Date	04/09/25
Drawn	Author
Checked	Checker
Approved	Approver

A103

ISSUED FOR CONSTRUCTION



**1686 E CLIFTON ROAD NE**  
 1686 E CLIFTON ROAD NE, ATLANTA, GA 30307



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NO.	ISSUE	DATE

**PROPOSED ELEVATIONS**

Sheet Information		Sheet
Date	04/09/25	A202
Drawn	Author	
Checked	Checker	
Approved	Approver	

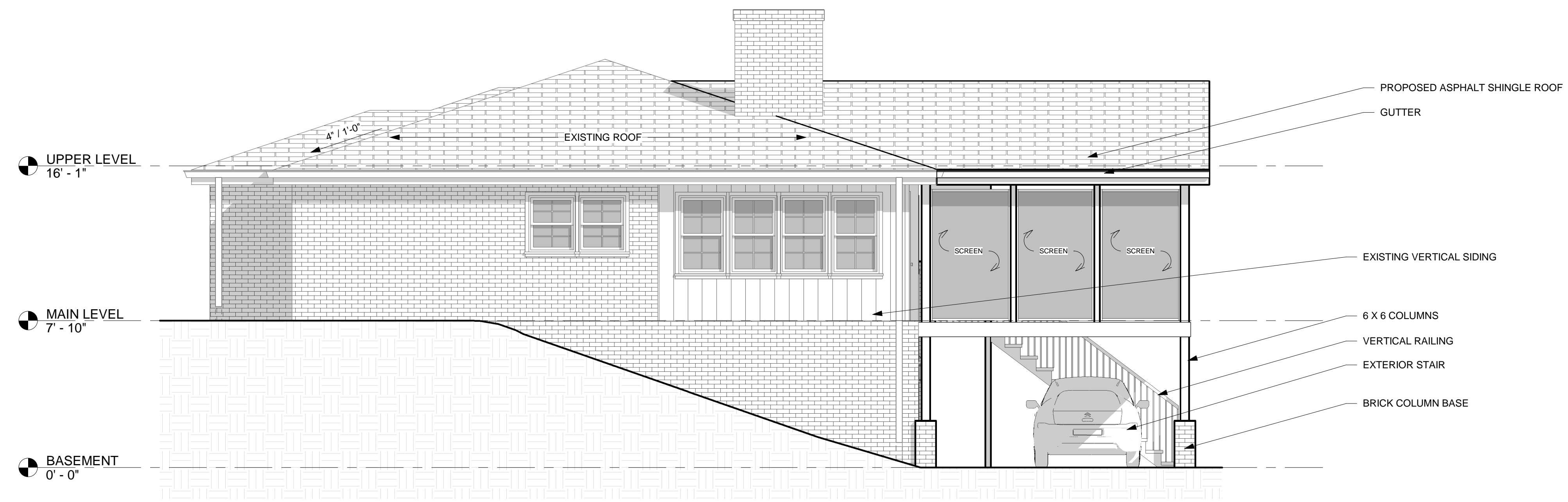
**ISSUED FOR CONSTRUCTION**

1686 E CLIFTON ROAD NE

1686 E CLIFTON ROAD NE, ATLANTA, GA 30307



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



2 RIGHT ELEVATION  
1/4" = 1'-0"

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Revisions		
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Sheet Information		Title
Date	04/09/25	PROPOSED ELEVATIONS
Drawn	Author	
Checked	Checker	
Approved	Approver	

ISSUED FOR CONSTRUCTION

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

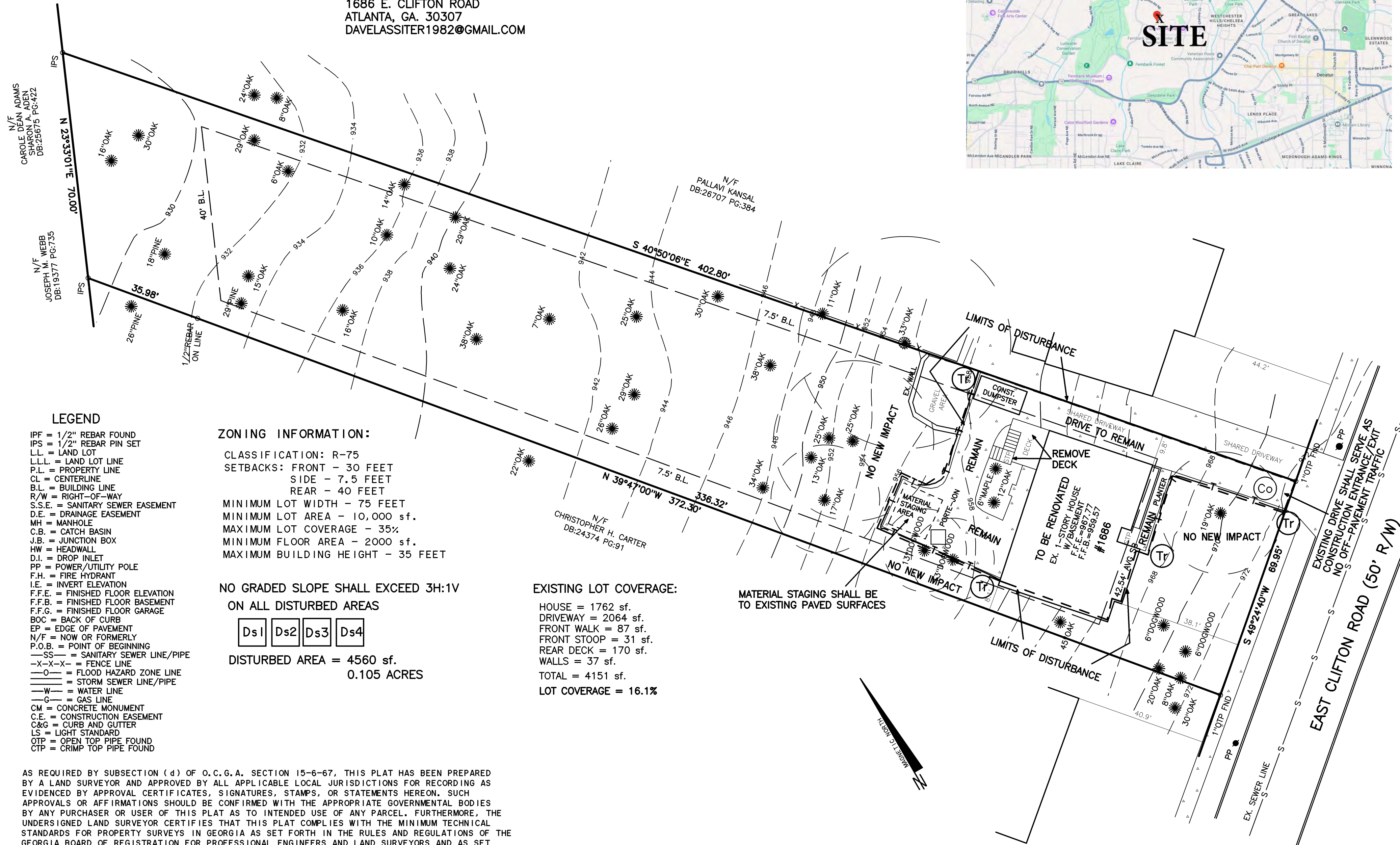
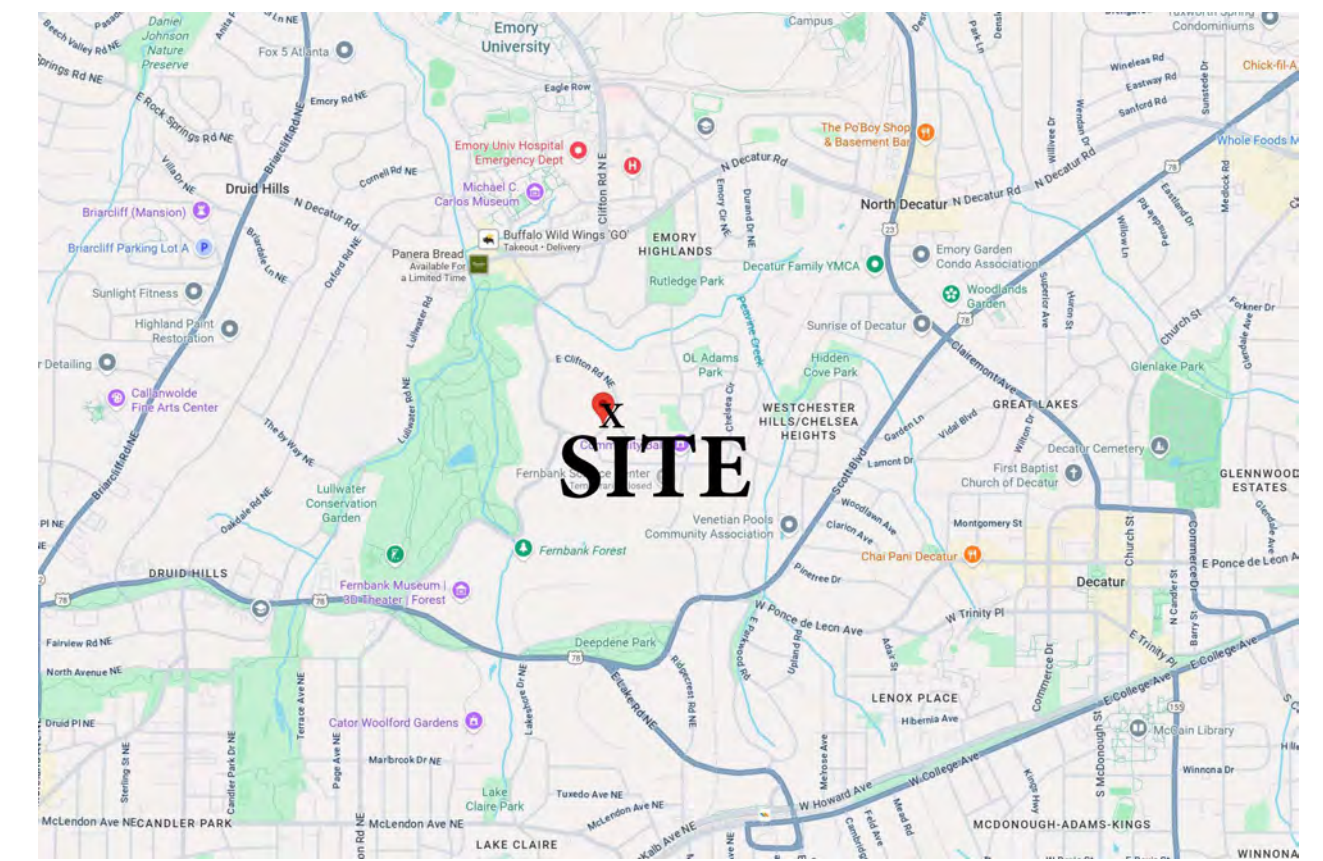
**FLOOD HAZARD STATEMENT**

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

**LOT AREA:**  
25,733 sf.  
0.591 ACRES

**OWNERS:**  
DAVID & ANNE LASSITER  
1686 E. CLIFTON ROAD  
ATLANTA, GA. 30307  
DAVELASSITER1982@GMAIL.COM

**24 HR CONTACT:(CONTRACTOR:**  
IAN PORTER  
PORTER CONSTRUCTION GROUP  
PORTERCONSTRUCTIONGROUP@GMAIL.COM  
(229)407-0400  
2033 RIDGEDALE RD NE  
ATLANTA, GA. 30317

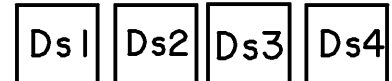


**LEGEND**

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
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- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
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- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
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- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X- = FENCE LINE
- O = FLOOD HAZARD ZONE LINE
- = STORM SEWER LINE/PIPE
- W- = WATER LINE
- G- = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND

**ZONING INFORMATION:**  
CLASSIFICATION: R-75  
SETBACKS: FRONT - 30 FEET  
SIDE - 7.5 FEET  
REAR - 40 FEET  
MINIMUM LOT WIDTH - 75 FEET  
MINIMUM LOT AREA - 10,000 sf.  
MAXIMUM LOT COVERAGE - 35%  
MINIMUM FLOOR AREA - 2000 sf.  
MAXIMUM BUILDING HEIGHT - 35 FEET

NO GRADED SLOPE SHALL EXCEED 3H:1V  
ON ALL DISTURBED AREAS



DISTURBED AREA = 4560 sf.  
0.105 ACRES

**EXISTING LOT COVERAGE:**  
HOUSE = 1762 sf.  
DRIVEWAY = 2064 sf.  
FRONT WALK = 87 sf.  
FRONT STOOP = 31 sf.  
REAR DECK = 170 sf.  
WALLS = 37 sf.  
TOTAL = 4151 sf.  
LOT COVERAGE = 16.1%

MATERIAL STAGING SHALL BE TO EXISTING PAVED SURFACES

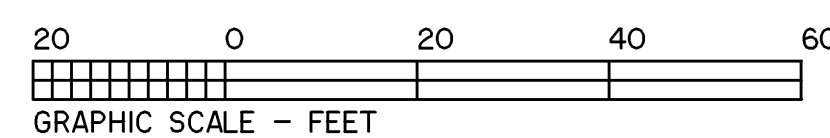
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Robert W. Richardson*

ROBERT W. RICHARDSON, GA RLS #3419



07/29/25  
DATE



<b>ALPHA LAND SERVICES</b> P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		EXISTING CONDITIONS PLAN FOR: <b>1686 EAST CLIFTON ROAD</b> TAX PARCEL# 18 003 03 019	
REVISION:	LAND LOT: 3	LOT: 19	BLOCK: 45
	DISTRICT: 18TH	SUB: DRUID HILLS	
	DEKALB COUNTY		
	GEORGIA		
FIELD DATE: 05/28/25	AREA = 0.591 ACRES		
PLAT DATE: 07/29/25	JOB No. 25245EX		
REF. PLAT: PB. 18 P. 52			



The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

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DRIVEWAY = 2064 sf.  
FRONT WALK = 87 sf.  
FRONT STOOP = 31 sf.  
REAR DECK = 170 sf.  
WALLS = 37 sf.  
TOTAL = 4151 sf.  
LOT COVERAGE = 16.1%

**PROPOSED LOT COVERAGE:**

HOUSE = 1762 sf.  
DRIVEWAY = 1955 sf.  
FRONT WALK = 87 sf.  
FRONT STOOP = 31 sf.  
WALLS = 37 sf.  
NEW REAR DECK = 425 sf.  
TOTAL = 4297 sf.  
LOT COVERAGE = 16.7%

**WATER QUALITY EVALUATION:**

ADDED/REPLACED AREA = 425 sf.  
425 < 1000; NO TREATMENT REQUIRED

**TREE INVENTORY:**

**SAVED:**

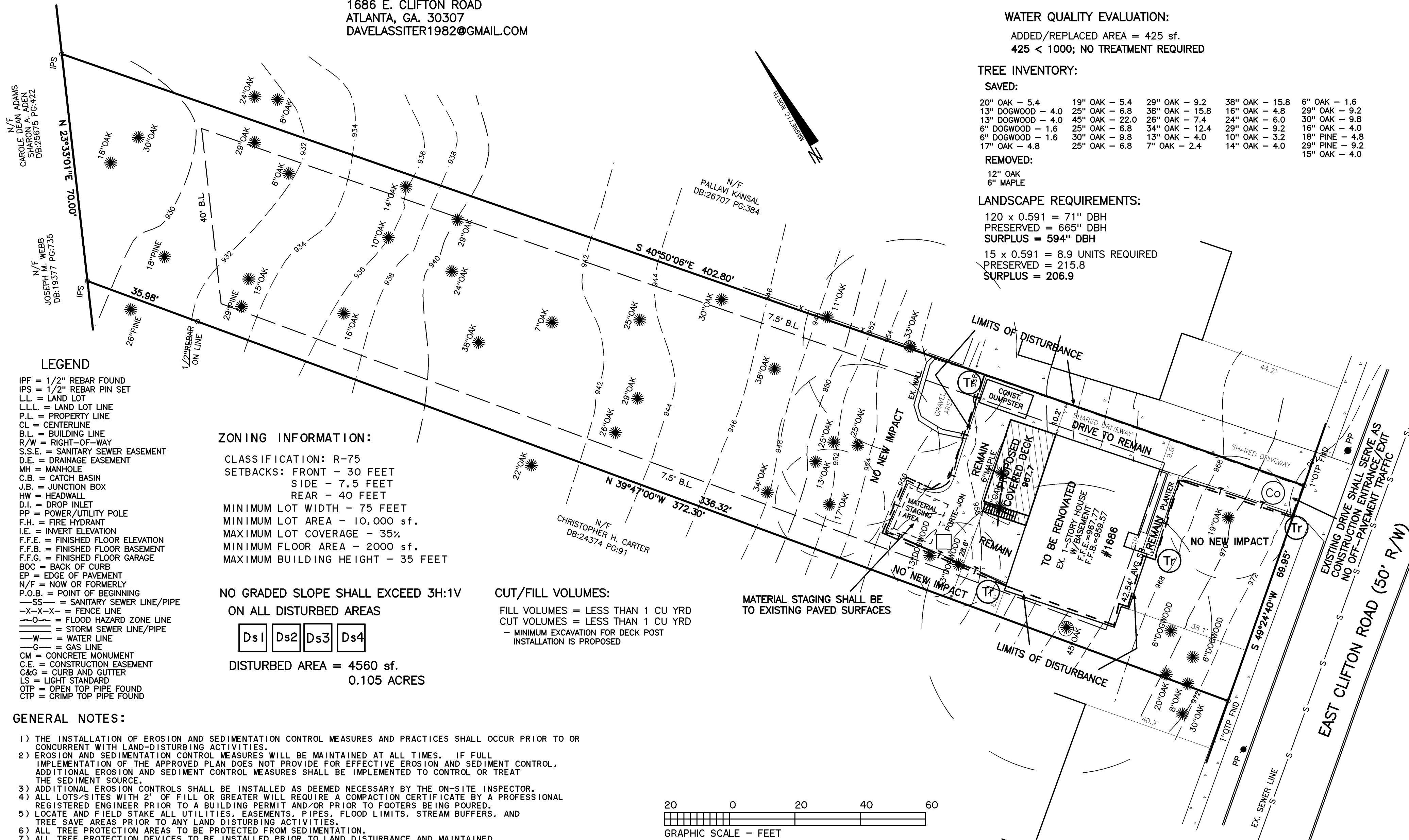
20" OAK - 5.4	19" OAK - 5.4	29" OAK - 9.2	38" OAK - 15.8	6" OAK - 1.6
13" DOGWOOD - 4.0	25" OAK - 6.8	38" OAK - 15.8	16" OAK - 4.8	29" OAK - 9.2
13" DOGWOOD - 4.0	45" OAK - 22.0	26" OAK - 7.4	24" OAK - 6.0	30" OAK - 9.8
6" DOGWOOD - 1.6	25" OAK - 6.8	34" OAK - 12.4	29" OAK - 9.2	16" OAK - 4.0
6" DOGWOOD - 1.6	30" OAK - 9.8	13" OAK - 4.0	10" OAK - 3.2	18" PINE - 4.8
17" OAK - 4.8	25" OAK - 6.8	7" OAK - 2.4	14" OAK - 4.0	29" PINE - 9.2

**REMOVED:**

12" OAK  
6" MAPLE

**LANDSCAPE REQUIREMENTS:**

120 x 0.591 = 71" DBH  
PRESERVED = 665" DBH  
SURPLUS = 594" DBH  
15 x 0.591 = 8.9 UNITS REQUIRED  
PRESERVED = 215.8  
SURPLUS = 206.9



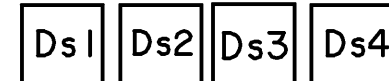
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MINIMUM LOT AREA - 10,000 sf.  
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MAXIMUM BUILDING HEIGHT - 35 FEET

NO GRADED SLOPE SHALL EXCEED 3H:1V  
ON ALL DISTURBED AREAS



DISTURBED AREA = 4560 sf.  
0.105 ACRES

**CUT/FILL VOLUMES:**

FILL VOLUMES = LESS THAN 1 CU YRD  
CUT VOLUMES = LESS THAN 1 CU YRD  
- MINIMUM EXCAVATION FOR DECK POST INSTALLATION IS PROPOSED

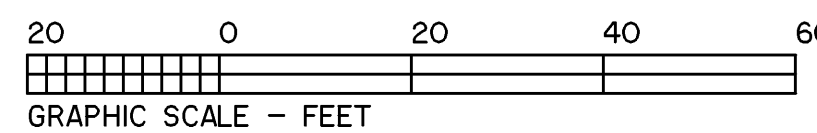
MATERIAL STAGING SHALL BE TO EXISTING PAVED SURFACES

**GENERAL NOTES:**

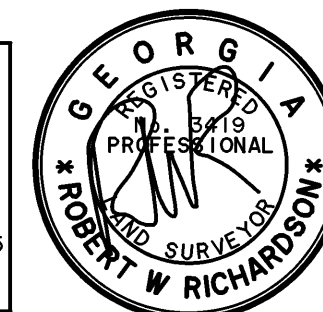
- 1) THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- 2) EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- 3) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- 4) ALL LOTS/SITES WITH 2" OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
- 5) LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- 6) ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- 7) ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- 8) ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- 9) A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- 10) A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- 11) DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- 12) WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- 13) ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S)
- 14) NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
- 15) WORK HOURS AND CONSTRUCTION DELIVERIES ARE:

MONDAY-FRIDAY 7:00am-7:00pm  
SATURDAY 8:00am-5:00pm

16) I ROBERT W. RICHARDSON CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.



**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
ROBERT W. RICHARDSON  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER 0000089322  
ISSUED 10/13/2019 EXPIRES 10/11/2025  
SIGNATURE DATE 07/29/25



**ALPHA LAND SERVICES**  
P.O. BOX 1651  
LOGANVILLE, GA. 30052  
ENGINEERING \* LAND SURVEYING  
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

SITE PLAN FOR:  
**1686 EAST CLIFTON ROAD**  
TAX PARCEL# 18 003 03 019

LAND LOT: 3	LOT: 19	BLOCK: 45
DISTRICT: 18TH	SUB: DRUID HILLS	
DEKALB COUNTY		
GEORGIA		
FIELD DATE: 05/28/25	AREA = 0.591 ACRES	
PLAT DATE: 07/29/25	JOB No. 252455.1	

- INSTALLATION SPECIFICATIONS:**
- INSTALLATION, PRODUCT SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
  - LOOSEN COMPACTED SOIL TO A MINIMUM DEPTH OF THREE (3) INCHES PRIOR TO APPLICATION.
  - DRY STRAW OR HAY SHALL BE IN CLEAN CONDITION AND APPLIED BY HAND OR MACHINE TO A THICKNESS OF TWO (2) TO FOUR (4) INCHES. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.
  - MULCH ON SLOPES GREATER THAN 3% SHOULD BE ANCHORED WITH EMULSIFIED ASPHALT OR OTHER SUITABLE TACKIFIER.
  - ADDITIONAL MULCHING IS REQUIRED IF THE MINIMUM THICKNESS IS NOT ACHIEVED OR IF SOIL COVERAGE IS LESS THAN 90%.

**Ds1 DISTURBED AREA STABILIZATION WITH MULCHING**

- INSTALLATION SPECIFICATIONS:**
- INSTALLATION, SEED SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
  - ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY TO ALLOW PROPER GERMINATION AND STABILIZATION.
  - SOIL SURFACES MAY NEED TO BE TILLED, PITTED, OR OTHERWISE SCARIFIED TO ALLOW FOR PROPER SEED LODGING AND GERMINATION.
  - APPLY LIME AT A RATE OF ONE TON PER ACRE AS NEEDED.
  - APPLY 10-10-10 FERTILIZER TO SOILS WITH LOW FERTILITY AT A RATE OF 500 TO 700 POUNDS PER ACRE.
  - SEEDS SHALL BE PLANTED AT A DEPTH OF TEN TIMES THE SEED DIAMETER.
  - ACCEPTABLE PLANTING METHODS INCLUDE HYDRO-SEEDING, DRILLING, AND BROADCAST SPREADING BY MACHINE OR HAND.

SPECIES	PLANTING RATES PER ACRE*	TYPICAL PLANTING MONTHS															
		J	F	M	A	M	J	J	A	S	O	N	D				
BARLEY	144 LBS									X	X	X	X	X	X		
ANNUAL LESPEDEZA	40 LBS	X	X	X	X	X											
WEEPING LOVEGRASS	4 LBS	X	X	X	X	X											
BROWNTOP MILLET	40 LBS					X	X	X	X								
OATS	128 LBS												X	X	X		
RYE	168 LBS											X	X	X	X	X	
ANNUAL RYEGRASS	40 LBS	X	X	X									X	X	X	X	X
SUDANGRASS	60 LBS			X	X	X	X	X	X								
WHEAT	180 LBS											X	X	X	X		

\* PLANTING RATES SHOWN ARE FOR BROADCAST APPLICATIONS. REDUCE THESE RATES BY 50% FOR SEED DRILLING.

**Ds2 DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING**

- PLANTING SPECIFICATIONS:**
- INSTALLATION, SEED SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
  - PERMANENT VEGETATION SHALL INCLUDE GROUND PREPARATION, LIMING, FERTILIZING, SEEDING, AND MULCHING.
  - INTERIM EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL AT LEAST 70% OF THE EXPOSED SURFACE IS SUFFICIENTLY STABILIZED.
  - PREPARE THE LAND FOR SEEDING BY APPLYING LIME AND FERTILIZER AND DISKING THE SURFACE TO A MAXIMUM DEPTH OF FOUR (4) INCHES. FINISHED SURFACE SHALL BE SMOOTH, UNIFORM, AND FREE OF DEBRIS SUCH AS TRASH, ROCKS, ROOTS, AND WEEDS.
  - MULCH SHALL BE APPLIED UNIFORMLY WITHIN 24 HOURS OF SEEDING.
  - REFER TO THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA FOR ADDITIONAL PLANTING SPECIFICATIONS AND ALTERNATIVE VEGETATIVE COVER SUCH AS TREES AND SHRUBS.

SPECIES	PLANTING RATES PER ACRE*	TYPICAL PLANTING MONTHS															
		J	F	M	A	M	J	J	A	S	O	N	D				
BAHIA	60 LBS	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
BERMUDA (HULLED)	10 LBS	X	X	X	X	X											
BERMUDA (UNHULLED)	10 LBS	X	X										X	X	X		
TALL FESCUE	50 LBS			X	X							X	X	X	X		
WEEPING LOVEGRASS	4 LBS	X	X	X	X	X											
SERICEA LESPEDEZA	60 LBS	X	X	X	X	X											

\* PLANTING RATES SHOWN ARE FOR BROADCAST APPLICATIONS. REDUCE THESE RATES BY 50% FOR SEED DRILLING.

- LIME AND FERTILIZER APPLICATION:**
- GRADED AREAS REQUIRE LIME APPLICATION.
  - AGRICULTURAL LIME SHALL BE APPLIED AT A RATE OF ONE (1) TO TWO (2) TONS PER ACRE UNLESS SOIL TESTS SUGGEST OTHERWISE. REPEAT APPLICATION EVERY FIVE (5) YEARS OR AS NEEDED.

TYPE OF SPECIES	PLANTING YEAR	RECOMMENDED N-P-K	FERTILIZER RATE PER ACRE
COOL SEASON GRASSES	1	6-12-12	1500 LBS
	2	6-12-12	1000 LBS
	MAINTENANCE	10-10-10	400 LBS
COOL SEASON GRASSES AND LEGUMES	1	6-12-12	1500 LBS
	2	0-12-12	1000 LBS
	MAINTENANCE	0-10-10	400 LBS
WARM SEASON GRASSES	1	6-12-12	1500 LBS
	2	6-12-12	800 LBS
	MAINTENANCE	10-10-10	400 LBS
WARM SEASON GRASSES AND LEGUMES	1	6-12-12	1500 LBS
	2	0-10-10	1000 LBS
	MAINTENANCE	0-10-10	400 LBS

\* PERMANENT SEEDING MAY BE SUBSTITUTED WITH SOODING (Ds4) AT THE DISCRETION OF THE PROPERTY OWNER AND LOCAL INSPECTOR.

**Ds3 DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING**

- INSTALLATION SPECIFICATIONS:**
- INSTALLATION, PRODUCT SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
  - LOOSEN COMPACTED SOIL TO A MINIMUM DEPTH OF THREE (3) INCHES PRIOR TO APPLICATION.
  - DRY STRAW OR HAY SHALL BE IN CLEAN CONDITION AND APPLIED BY HAND OR MACHINE TO A THICKNESS OF TWO (2) TO FOUR (4) INCHES. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.
  - MULCH ON SLOPES GREATER THAN 3% SHOULD BE ANCHORED WITH EMULSIFIED ASPHALT OR OTHER SUITABLE TACKIFIER.
  - ADDITIONAL MULCHING IS REQUIRED IF THE MINIMUM THICKNESS IS NOT ACHIEVED OR IF SOIL COVERAGE IS LESS THAN 90%.

**Ds4 DISTURBED AREA STABILIZATION WITH SOODING**

- INSTALLATION SPECIFICATIONS:**
- INSTALLATION, SEED SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
  - ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY TO ALLOW PROPER GERMINATION AND STABILIZATION.
  - SOIL SURFACES MAY NEED TO BE TILLED, PITTED, OR OTHERWISE SCARIFIED TO ALLOW FOR PROPER SEED LODGING AND GERMINATION.
  - APPLY LIME AT A RATE OF ONE TON PER ACRE AS NEEDED.
  - APPLY 10-10-10 FERTILIZER TO SOILS WITH LOW FERTILITY AT A RATE OF 500 TO 700 POUNDS PER ACRE.
  - SEEDS SHALL BE PLANTED AT A DEPTH OF TEN TIMES THE SEED DIAMETER.
  - ACCEPTABLE PLANTING METHODS INCLUDE HYDRO-SEEDING, DRILLING, AND BROADCAST SPREADING BY MACHINE OR HAND.

**Table 1. Fertilizer Requirements for Soil Surface Application**

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./sq.ft.)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

**Table 2. Sod Planting Requirements**

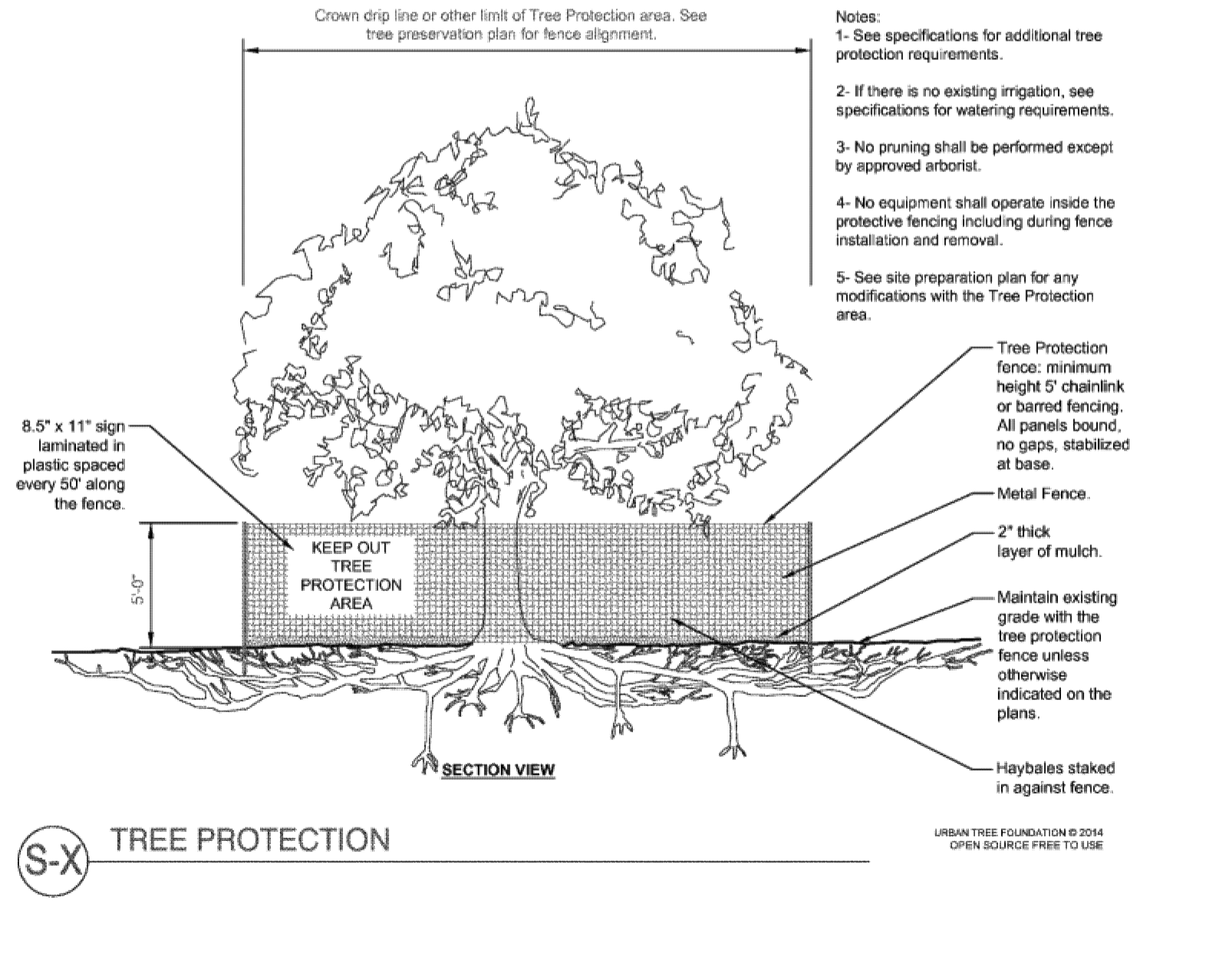
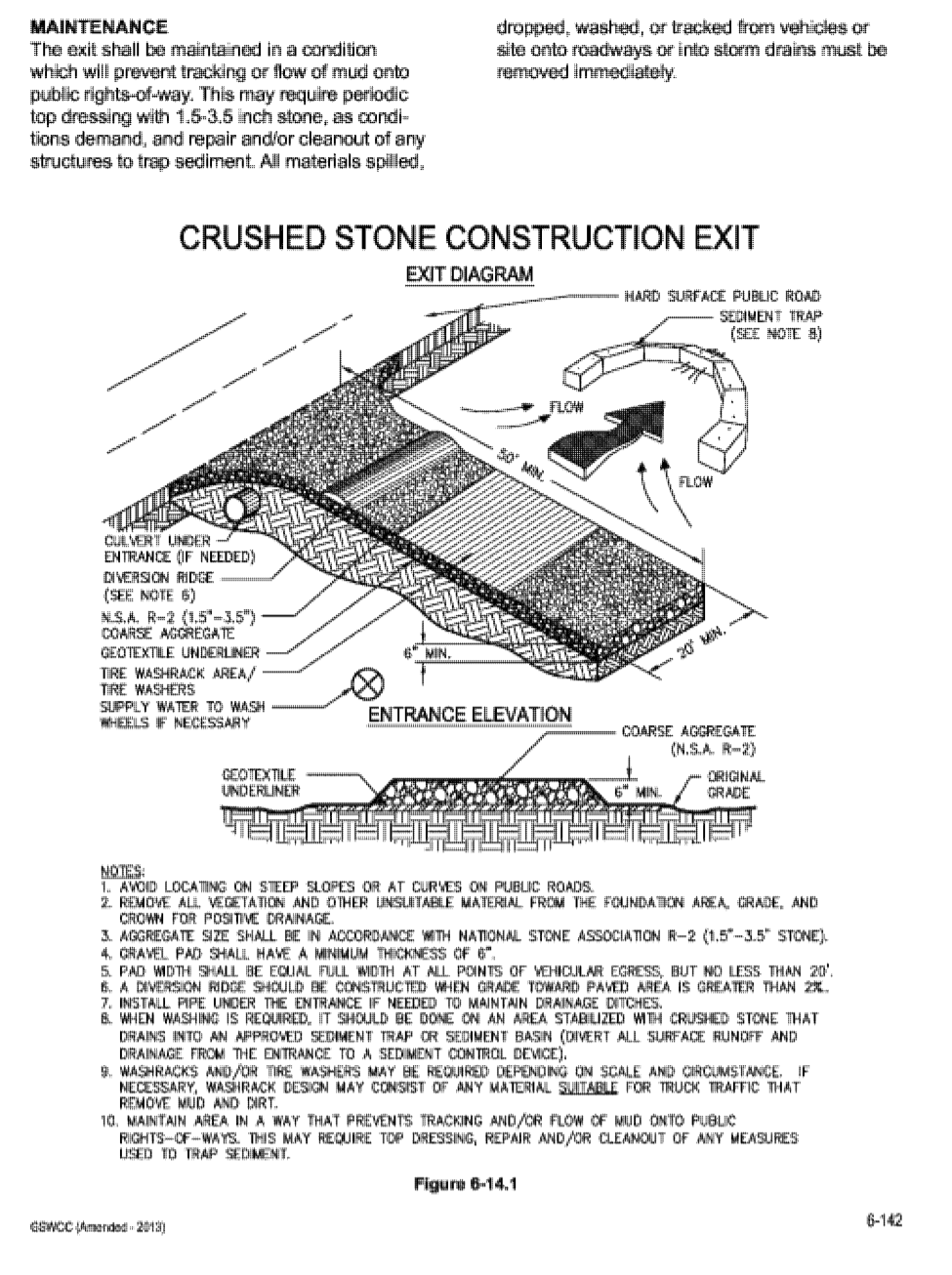
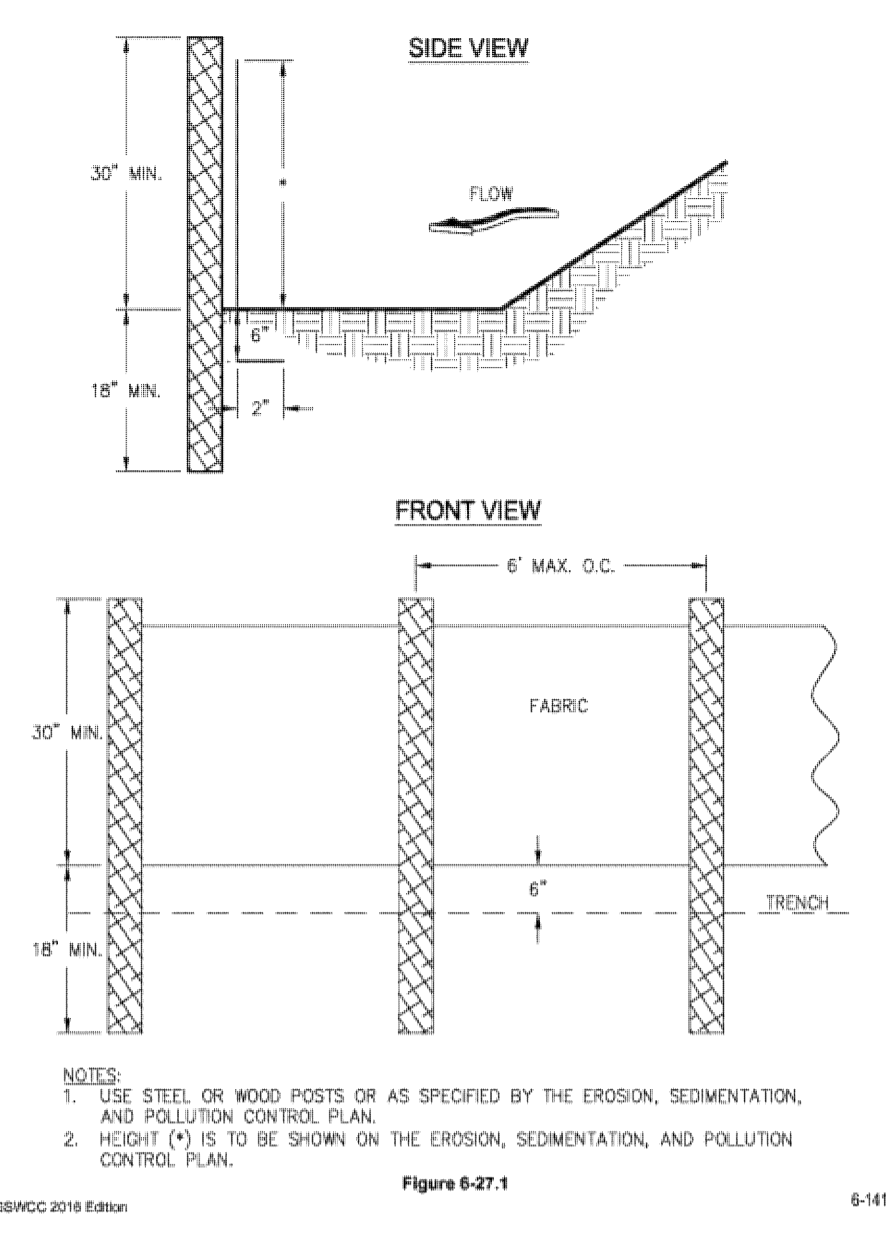
Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L, P.C. P.C. P.C.	Warm weather
Bahia	Pensacola	P.C.	Warm weather
Centipede	---	P.C.	Warm weather
St. Augustine	Common Bitterblue Raleigh	C	Warm weather
Zoysia	Emerald Myer	P.C.	Warm weather
Tall Fescue	Kentucky 31	M-L, P	Cool weather

**Table 3. Fertilizer Requirements for Sod**

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool season grasses	First	6-12-12	1500	50-100
	Second	6-12-12	1000	---
	Maintenance	10-10-10	400	30
Warm season grasses	First	6-12-12	1500	50-100
	Second	6-12-12	800	50-100
	Maintenance	10-10-10	400	---

- MAINTENANCE**
- Re-sod areas where an adequate stand of sod is not obtained.
  - New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
  - Apply one ton of agricultural lime as indicated.

**SILT FENCE Sd1-NS (TYPE A and B)**



ALPHA LAND SERVICES  
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ENGINEERING \* LAND SURVEYING  
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION: \_\_\_\_\_

REF. PLAT: PB. 18 P. 52

LAND LOT: 3  
DISTRICT: 18TH  
DEKALB COUNTY  
FIELD DATE: 05/28/25  
PLAT DATE: 07/29/25

LOT: 19 BLOCK: 45  
SUB: DRUID HILLS  
AREA = 0.591 ACRES  
JOB No. 25245S2

PAGE 3 OF 3  
NOTES & DETAILS FOR:  
**1686 EAST CLIFTON ROAD**  
TAX PARCEL# 18 003 03 019

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ROBERT W. RICHARDSON  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER 0000089322  
ISSUED 10/11/2019 EXPIRES 10/11/2029  
SIGNATURE DATE

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR  
ROBERT W. RICHARDSON