

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: 10/13/2025 Date Received: _____
Address of Subject Property: 2150 EAST LAKE ROAD, NE, ATLANTA, GA 30307
Applicant: CYNTHIA KAREGEANNES E-Mail: CMK@YOURHOMEARCHITECT.COM
Applicant Mailing Address: 4108 ALLENHURST DRIVE, PEACHTREE CORNERS, GA 30092
Applicant Phone: 770-337-3213

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

Owner(s): FRANCISCO DUQUE Email: franciscohduque@gmail.com
Owner(s): ALI SCHWARZ DUQUE Email: alibschwarz27@gmail.com
Owner(s) Mailing Address: 2150 EAST LAKE ROAD, NE, ATLANTA, GA 30307
Owner(s) Telephone Number: FRANCISCO: 917-470-8079 ALI: 347-239-1938

Approximate date of construction of the primary structure on the property and any other structures affected by this project: JANUARY 2026 _____

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:

ADDITION AND RENOVATION TO A NON-HISTORIC ADU. The existing foundation is inadequate since it does not meet current code and a new slab should be installed instead. The engineer states the current footings can be incorporated into the footprint of the new slab foundation. This requires removal of the existing wall framing in order to construct the slab foundation.

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.

Signature of Applicant: Cynthia M Kargo

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

I/ We: _____

being owner(s) of the property at: _____

hereby delegate authority to: _____

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

Signature of Owner(s):  _____

Date: _____

Please review the following information

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

Before making any changes to your approved plans, contact the preservation planner 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

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.

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

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.

DUQUE RESIDENCE
2150 EAST LAKE ROAD, NE
ATLANTA, GA 30307

PROJECT DESCRIPTION
ADDITION AND RENOVATION TO A NON-HISTORIC HOUSE
ADDITION AND RENOVATION TO A NON-HISTORIC ADU

SHEET INDEX

- GIS MAP SHOWING LOCATION OF PROPERTY
- S-1 EXISTING SITE PLAN
- S-2 PROPOSED SITE PLAN
- A-1 PROPOSED MAIN HOUSE PLAN
- A-2 PROPOSED MAIN HOUSE ELEVATIONS
- A-3 PROPOSED ADU PLANS AND ELEVATIONS
- PHOTOS OF EXISTING CONDITIONS
- FINISHES/FIXTURES/COLORS/WINDOWS/DOORS
- BRACKET

YOUR HOME
ARCHITECT

Cynthia M. Karegeannes, RA, NCARB
4108 ALLENHURST DRIVE, NORCROSS, GA 30092
770.337.3213 - cmk@yourhomearchitect.com

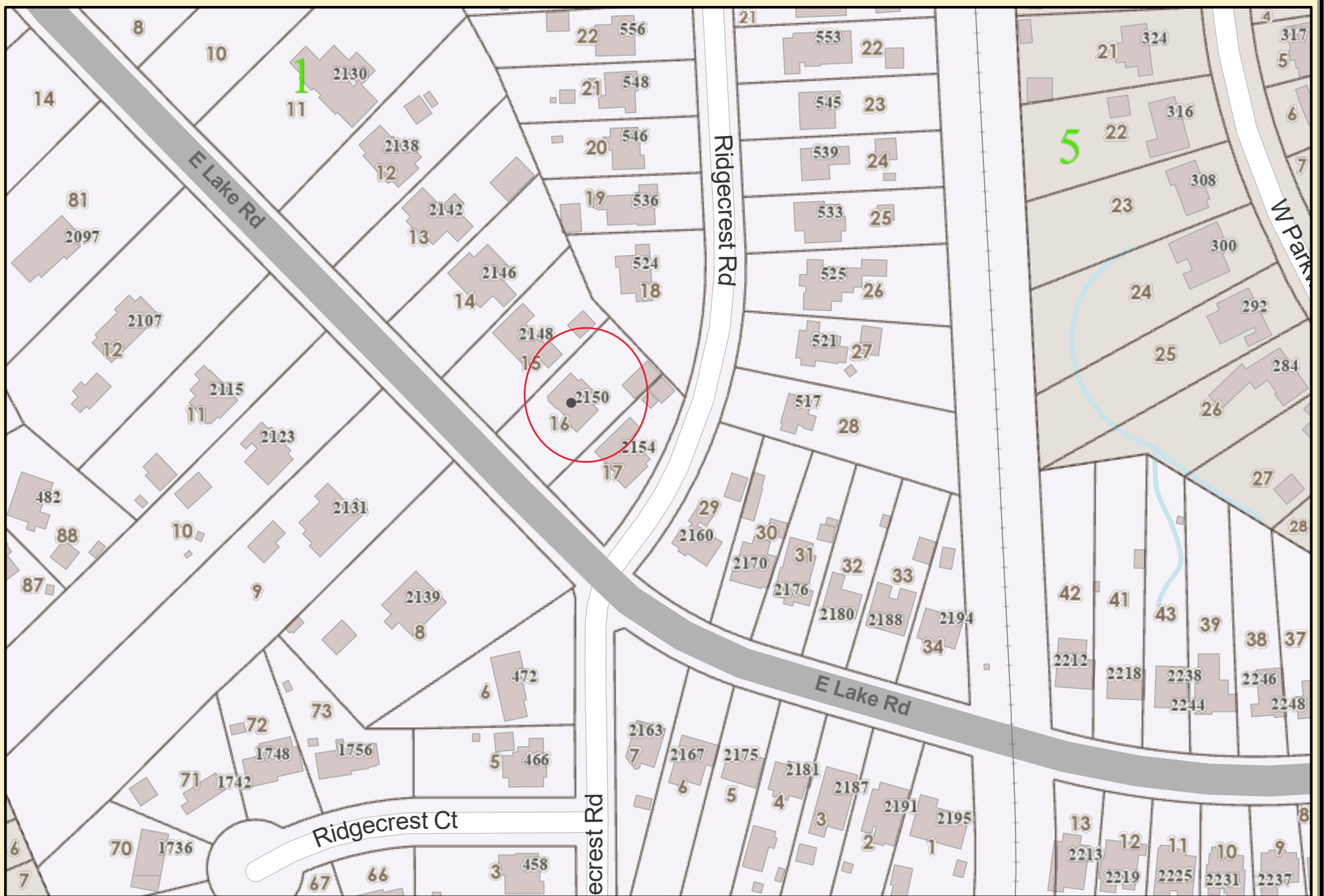
SDUQUE
2150 EAST LAKE ROAD, NE
ATLANTA, GA 30307

DISCLAIMER:
THESE DRAWINGS HAVE BEEN PREPARED AS
AN ARCHITECTURAL GUIDE ONLY. THE DRAWINGS
SHOULD BE REVIEWED PRIOR TO CONSTRUCTION
BY A LICENSED GENERAL CONTRACTOR OR
ENGINEER. THE CONTRACTOR ASSUMES ALL
RESPONSIBILITY FOR THE CONSTRUCTION
OF THIS PROJECT. VERIFY ALL THE DIMENSIONS
IN THE FIELD PRIOR TO AND DURING CONSTRUCTION

PROJECT ARCHITECT
CMK
RELEASE DATE
10 15 2025

PROPOSED

A-0



DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06
mi

Date Printed: 4/22/2025



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL

DISTANCES ARE HORIZONTAL GROUND DISTANCES.

THE SURVEY DIMENSIONS ARE BASED ON THE U.S. FOOT (39.37 INCHES = 1 METER)

EQUIPMENT USED:
THEODOLITE READING DIRECTLY TO 02 SECONDS,
ELECTRONIC DISTANCE METER READINGS DIRECTLY TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 30,672 FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 145,300 FEET.

THIS PROPERTY HAS BEEN FIELD SURVEYED.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND MAY BE SUBJECT TO OTHER EASEMENTS AND ENCUMBRANCES NOT SHOWN THAT MAY OR MAY NOT BE OF RECORD.

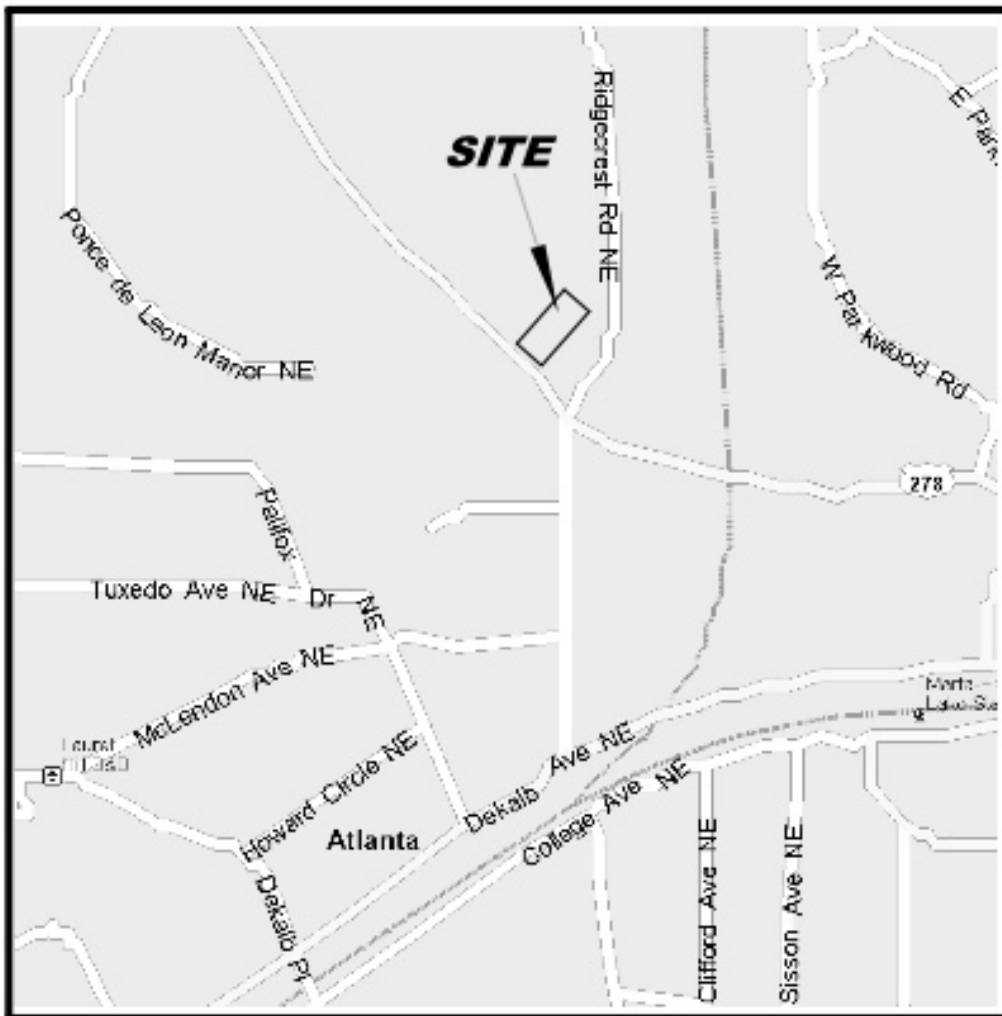
LEGEND

- REBAR FOUND OR SET (RBF) (RBS)
- CORNER CALCULATED OR SET (IPS)
- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)

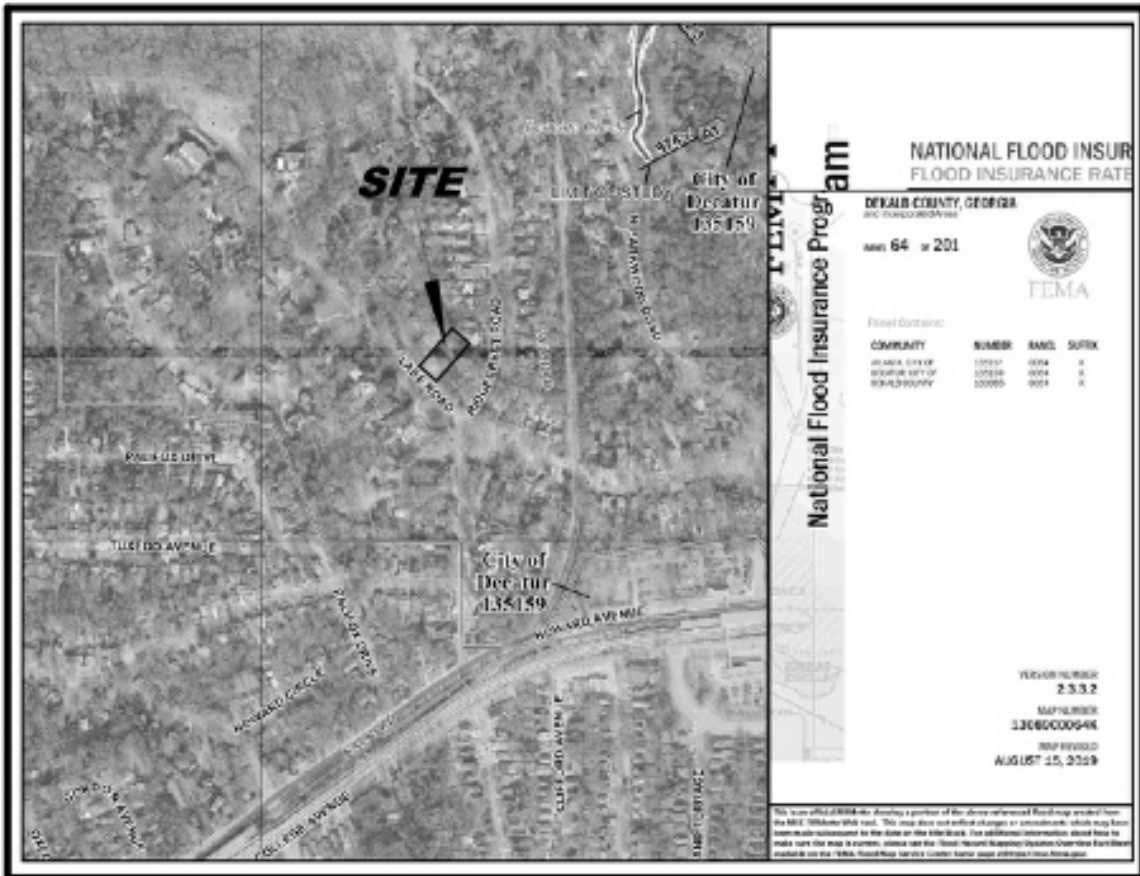
SUBJECT LOT IS
LOT 16 BLOCK 22
TAX FINANCING COMPANY, INC
SUBDIVISION
AS RECORDED IN
PLAT BOOK 17 PAGE 116
RERECORDED IN
PLAT BOOK 21 PAGE 139
TAX ID 15 237 01 016

SITE REFERENCES:

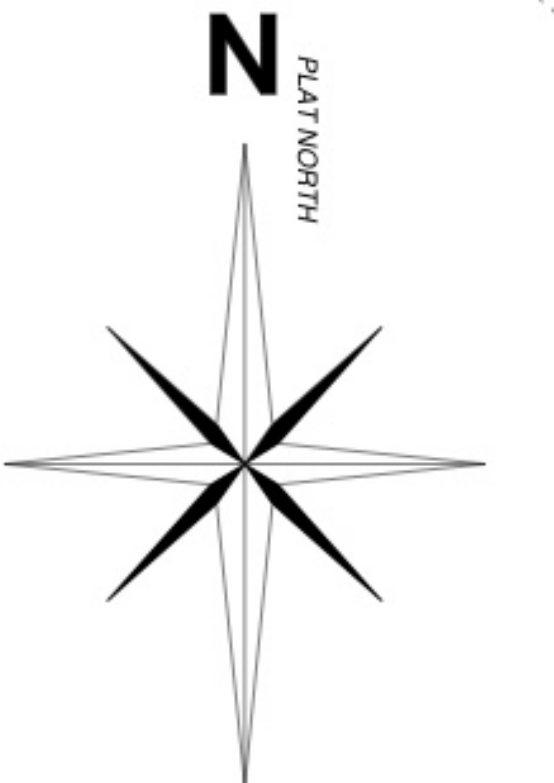
- DEED BOOK 24267 PAGE 350
- DEED BOOK 20107 PAGE 526
- DEED BOOK 11029 PAGE 123
- DEED BOOK 11002 PAGE 280
- DEED BOOK 6670 PAGE 455
- PLAT BOOK 17 PAGE 116
- PLAT BOOK 21 PAGE 139
- TAX MAPS AND TAX DATA AVAILABLE ONLINE FROM THE DEKALB COUNTY WEB SITE.



LOCATION MAP
NOT TO SCALE



NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13089C0064H PANEL 64 OF 201 COVERING DEKALB COUNTY, GEORGIA DATED AUGUST 15, 2019.



Graphic Scale

NOTE FOR POLAR SHIFT:
THE MIGRATION OF THE MAGNETIC POLES ON EARTH ARE SAID TO BE IN THE PROCESS OF REVERSING. THE LAST TIME EARTH'S POLES REVERSED WAS 780,000 YEARS AGO. CURRENTLY A WARNING SYSTEM IS BEING DEVELOPED DURING THE ACCELERATION TO WARN WHEN THEY MOVE OVER 40 DEGREES. (MAVSTAR OBSERVATORY)

FLOOR AREA
RATIO F.A.R.
2187 SQ.FT. OR
11.9% OF LOT

LOT AREA
0.422 ACRES +/-
18,399 SQ.FT. +/-

UNDERGROUND UTILITY DISCLAIMER

Information regarding the reported presence, size, character and location of existing underground utilities and structures is shown herein. There is no warranty of the accuracy of this information as it relates to underground facilities and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown herein may be inaccurate and such underground utilities and structures not shown may be encountered. The Owner, his employees, his contractors and his contractors shall hereby duly understand that the surveyor is not responsible for the correctness or sufficiency of the information shown herein as it relates to underground utilities and structures. The accuracy of the accuracy contained in this paragraph shall not apply to the utilities and/or structures of any kind which are visible from the surface. All such above ground utilities and/or structures have been field located and are accurately depicted herein.

PLAT CERTIFICATION NOTICE

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR HEREON. RENAMING THE PLAT TO SAID OTHER PERSON, PERSONS OR ENTITIES.

IMPERVIOUS
AREA
6414 SQ.FT. OR
34.9% OF LOT

R GRVL & STEPS	246
SLATE PATIO	534
HOUSE FOOTPRINT	2187
F PRCH, STEPS & W/LK	216
BRICK PAD	258
DRIVE	2004
SHED	103
SCREEN PORCH	152
1 STORY FRAME	241
GARAGE	438
F WALL	35

STATE WATERS NOTE

THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY CONSTRUCTION OR OTHER WORK THE PROPERTY OWNER AND/OR THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT THIS PROPERTY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY BE REQUIRED.

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



LAMAR K. BURKHALTER GA. R.L.S. #2581 02/21/24 DATE

MATTERS OF TITLE ARE EXCEPTED
COPYRIGHT AARROW SURVEYING 2024

EXISTING SITE PLAN



ACCORDING TO THE DEKALB COUNTY RECORDS THIS SITE IS ZONED R85 AND IS LOCATED WITHIN THE NORTH DRUID HILLS HISTORIC DISTRICT.

NOTE THAT ANY BUILDING SETBACKS SHOWN ARE SUBJECTIVE AND HAVE BEEN INTERPOLATED FROM ZONING INFORMATION OR PLATS OF RECORD. THESE BUILDING SETBACKS MAY CHANGE WHEN REVIEWED BY THE LOCAL GOVERNING AUTHORITY.

PURSUANT TO THE OFFICIAL CODE OF GEORGIA ANNOTATED SECTION 44-1-15 IT IS UNLAWFUL FOR ANY PERSON WILLFULLY AND KNOWINGLY TO REMOVE, DESTROY, INJURE, OR DISPLACE ANY PROPERTY CORNER MONUMENT EXCEPT UNDER THE AUTHORITY OF A REGISTERED LAND SURVEYOR.

BOUNDARY/ASBUILT SURVEY FOR:
**FRANCISCO DUQUE
& ALI SCHWARZ-DUQUE**

LOCATED AT:

#2150 EAST LAKE ROAD, NE
LAND LOT 237 OF THE 15TH DISTRICT
DEKALB COUNTY, GEORGIA



AARROW SURVEYING
LICENSE NO. LSF000595

2245 COUNTRY WALK
SNELLVILLE, GEORGIA 30039
PH. AND FAX 770-982-9900

SHEET 01 OF 01

REVISIONS:
02/21/24: UPDATE POST CONSTRUCTION
REMODEL WITH IMPERVIOUS CALCULATIONS

LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL

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- WATER METER (WM)
- GAS METER (GM)

SUBJECT LOT IS
LOT 16 BLOCK 22
TAX FINANCING COMPANY, INC
SUBDIVISION
AS RECORDED IN
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LOT 15
N/F
JANE E. ERKES &
EDWARD E. ERKES
DB 24195 PG 395
TAX ID 15 237 01 015

PROPOSED
FLOOR AREA RATIO
F.A.R. 2187 SQ.FT. OR
11.9% OF LOT

LOT AREA
0.422 ACRES +/-
18,399 SQ.FT. +/-

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PROPOSED
IMPERVIOUS AREA
6311 SQ.FT. OR
34.3% OF LOT

STEP STONES	78
SLATE PATIO	485
HOUSE FOOTPRINT	2187
HOUSE ADDITION	136
F PRCH, STEPS & WLK	216
BRICK PAD	258
DRIVE	1908
SHED	103
ADU PORCH	56
ADU	344
GARAGE	438
F WALL	35

STATE WATERS NOTE

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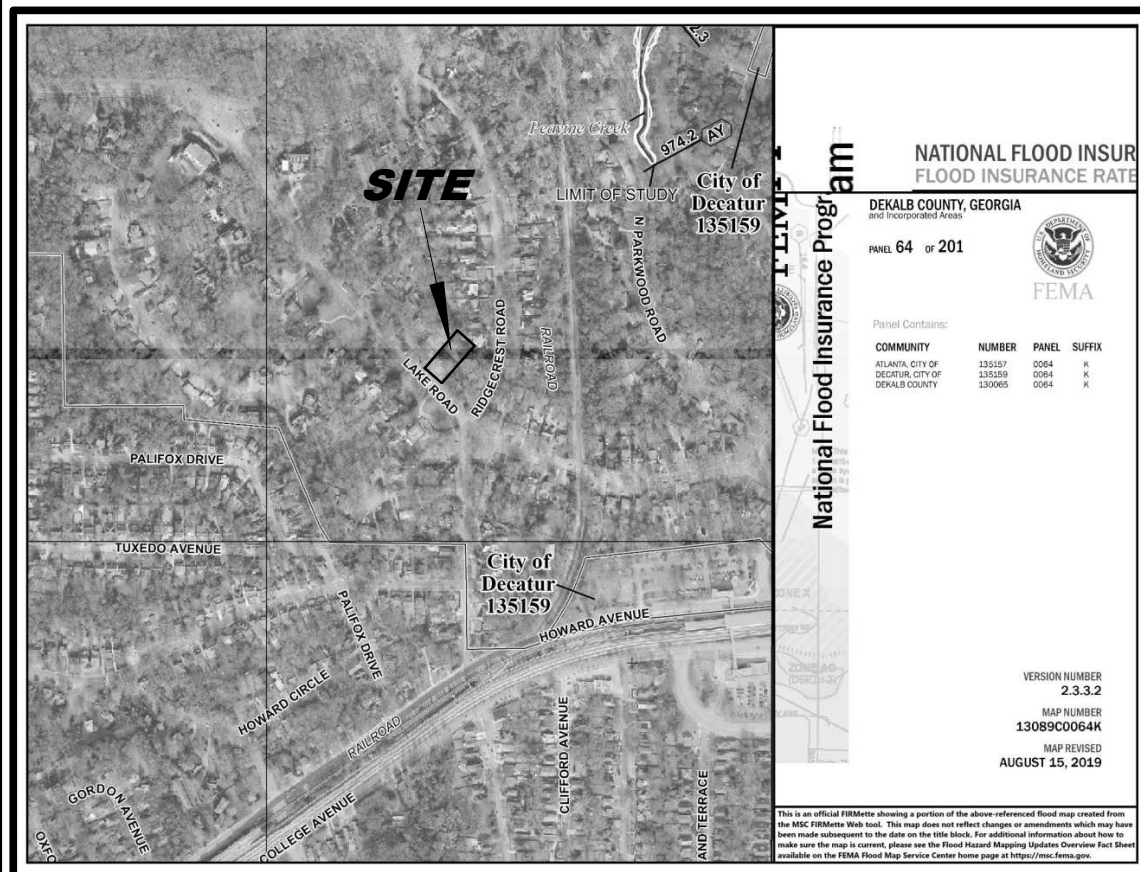


LANNES K. BURKHALTER GA. R.L.S. #2581 02/21/24
DATE

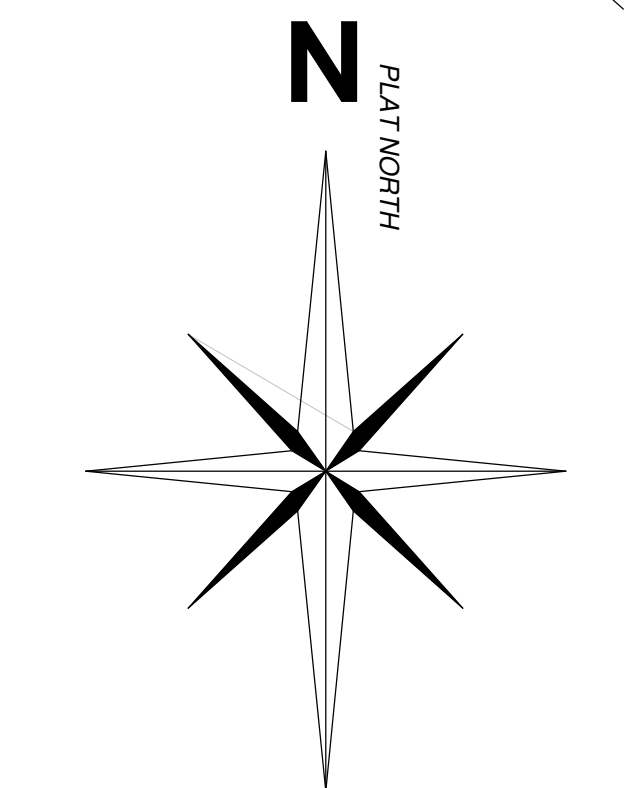
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LOCATION MAP
NOT TO SCALE

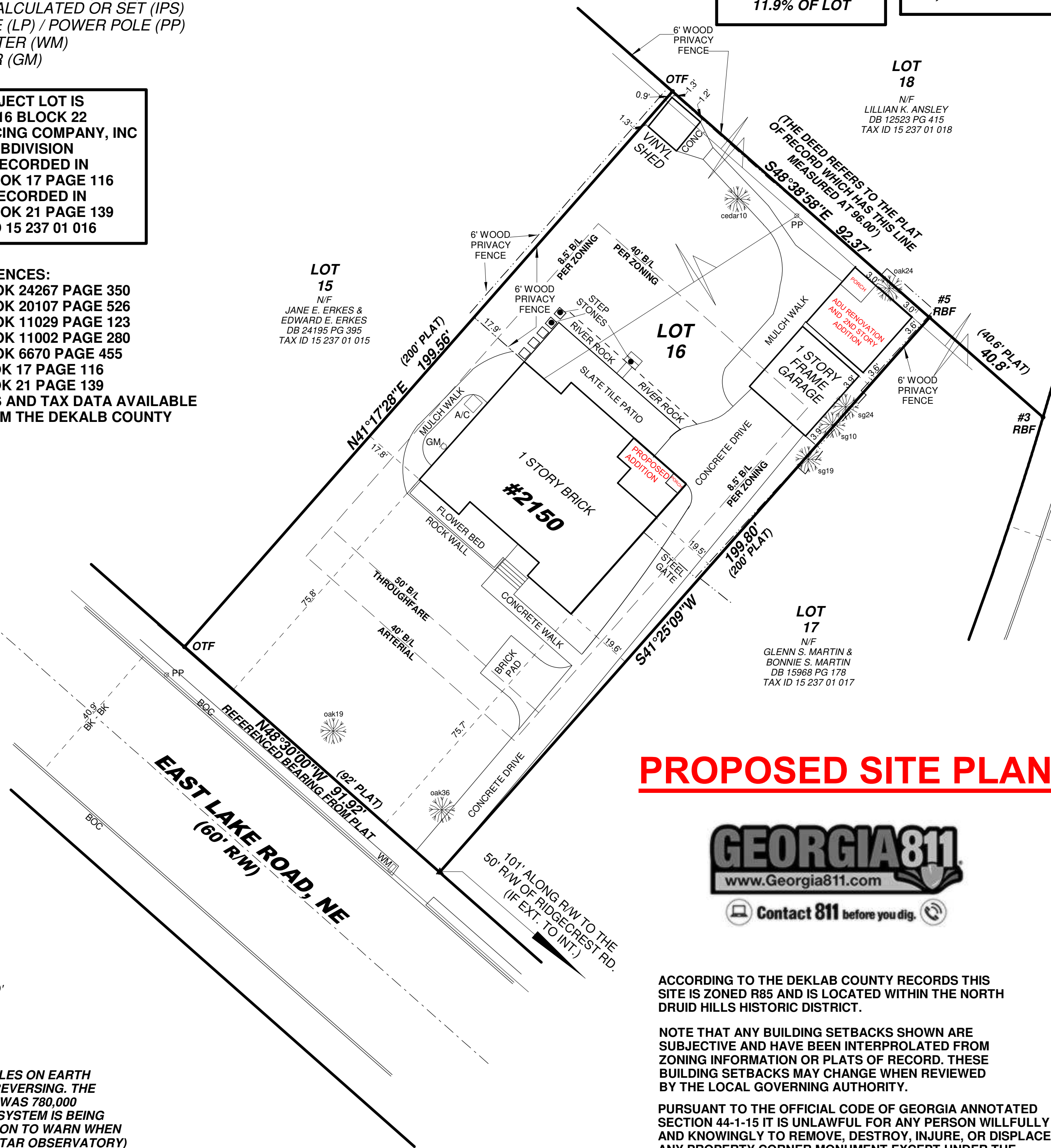


NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13089C0064H PANEL 64 OF 201 COVERING DEKALB COUNTY, GEORGIA DATED AUGUST 15, 2019.



Graphic Scale
20' 0' 10' 20' 40'
1" = 20'

NOTE FOR POLAR SHIFT:
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PROPOSED SITE PLAN



ACCORDING TO THE DEKALB COUNTY RECORDS THIS SITE IS ZONED R85 AND IS LOCATED WITHIN THE NORTH DRUID HILLS HISTORIC DISTRICT.

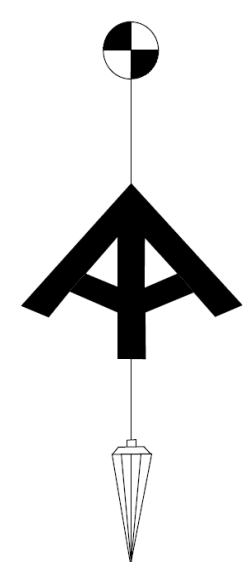
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JOB NUMBER: 160024
SCALE: 1" = 20'
DATE: 04/25/16
DRAWN BY: KB
PC: KB LP: KB
CHECKED BY: KB
AARROW PLAT DATE: 03/04/24

BOUNDARY/ASBUILT SURVEY FOR:
**FRANCISCO DUQUE
& ALI SCHWARZ-DUQUE**

LOCATED AT:
**#2150 EAST LAKE ROAD, NE
LAND LOT 237 OF THE 15TH DISTRICT
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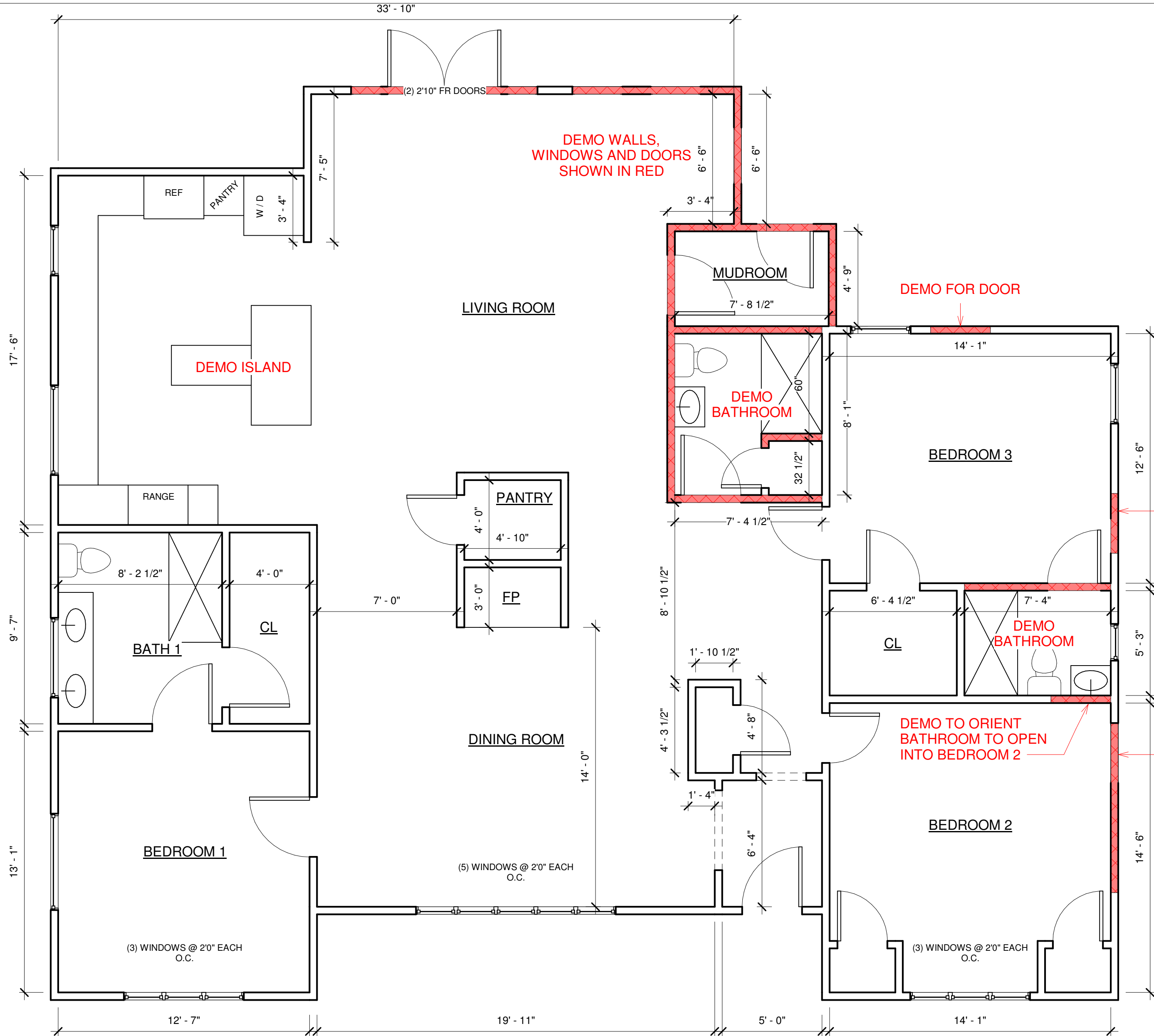


AARROW SURVEYING
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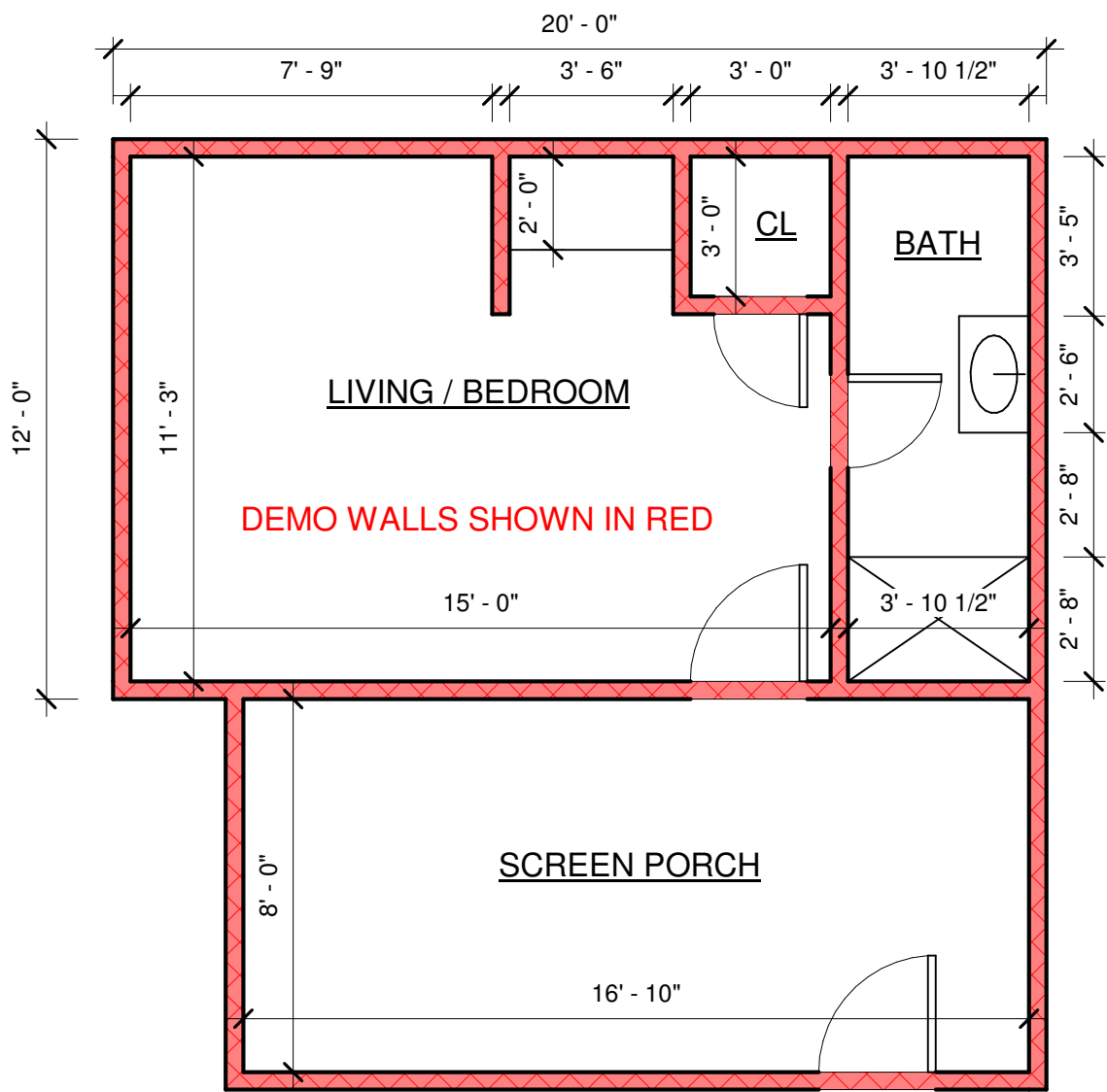
2245 COUNTRY WALK
SNELLVILLE, GEORGIA 30039
PH. AND FAX 770-982-9900

SHEET 01 OF 01

REVISIONS:
02/12/24: UPDATE POST CONSTRUCTION
REMODEL WITH IMPERVIOUS CALCUS



EXISTING FIRST FLOOR



EXISTING ADU

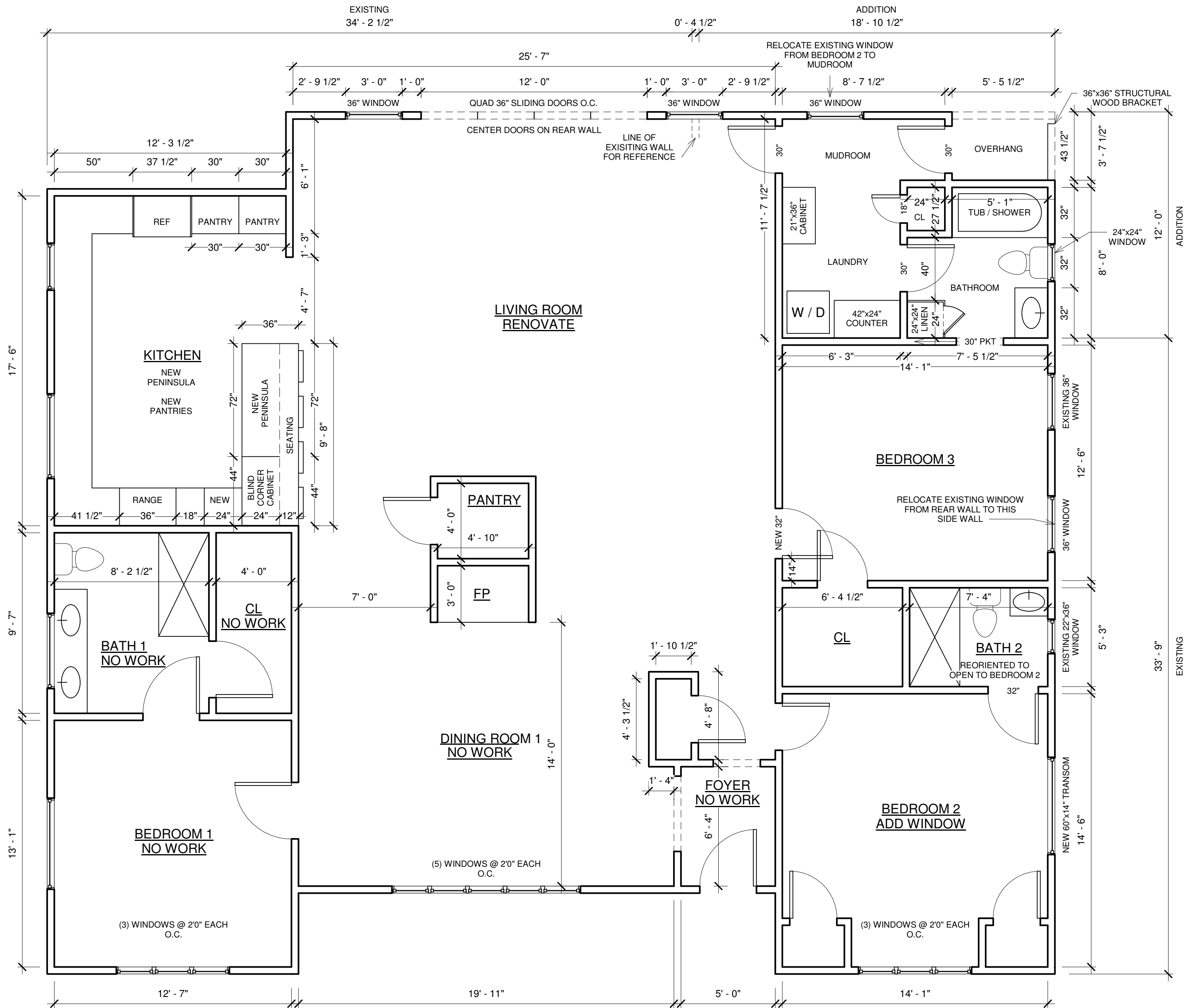
AS BUILT FLOOR PLANS WITH DEMO NOTES

VERIFY ALL DIMENSIONS IN THE FIELD
PRIOR TO AND DURING CONSTRUCTION 1/4" = 1'0"

NOT RELEASED FOR CONSTRUCTION

PROPOSED MAIN HOUSE FLOOR PLAN

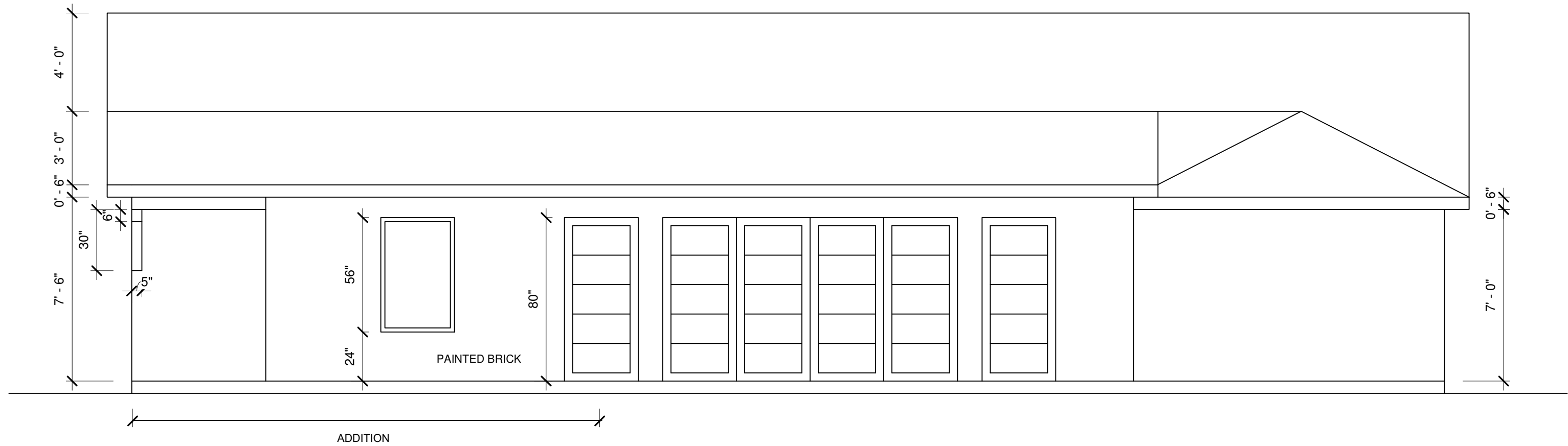
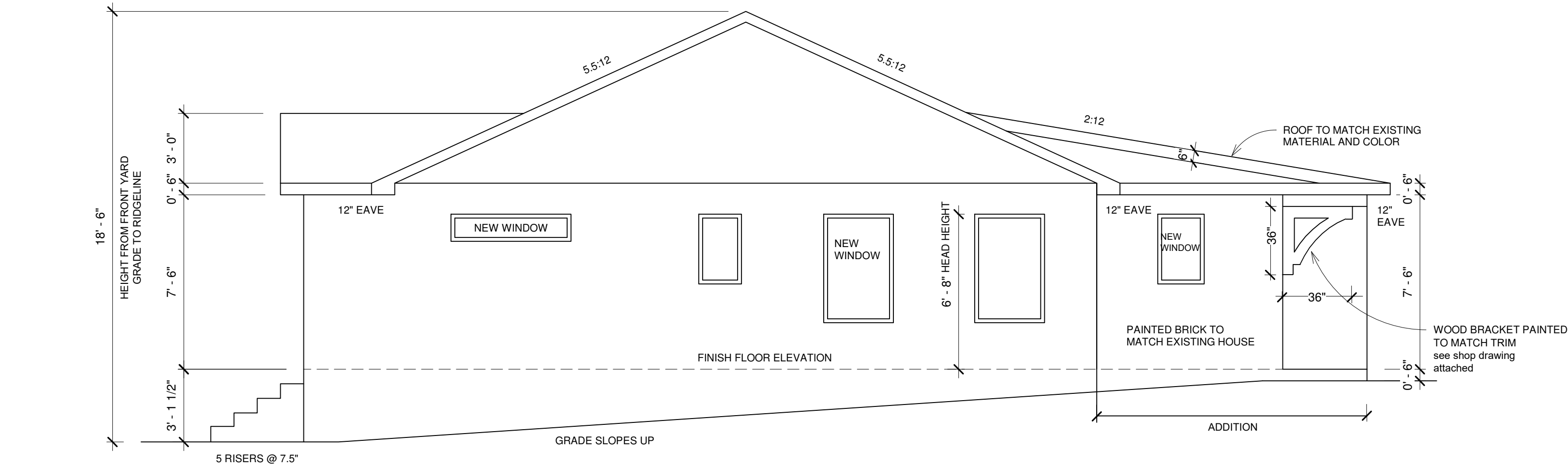
VERIFY ALL DIMENSIONS IN THE FIELD
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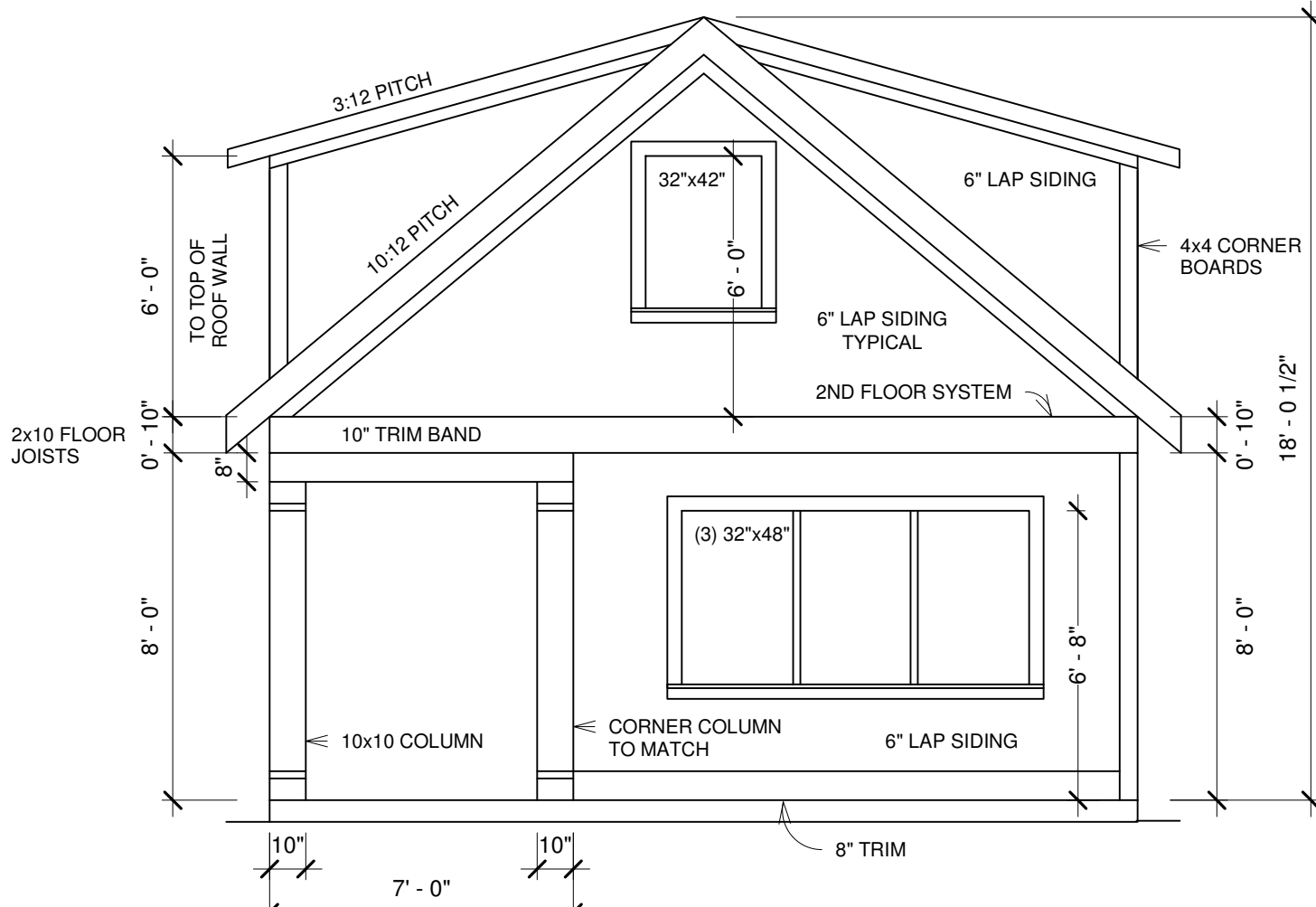


NOT RELEASED FOR CONSTRUCTION

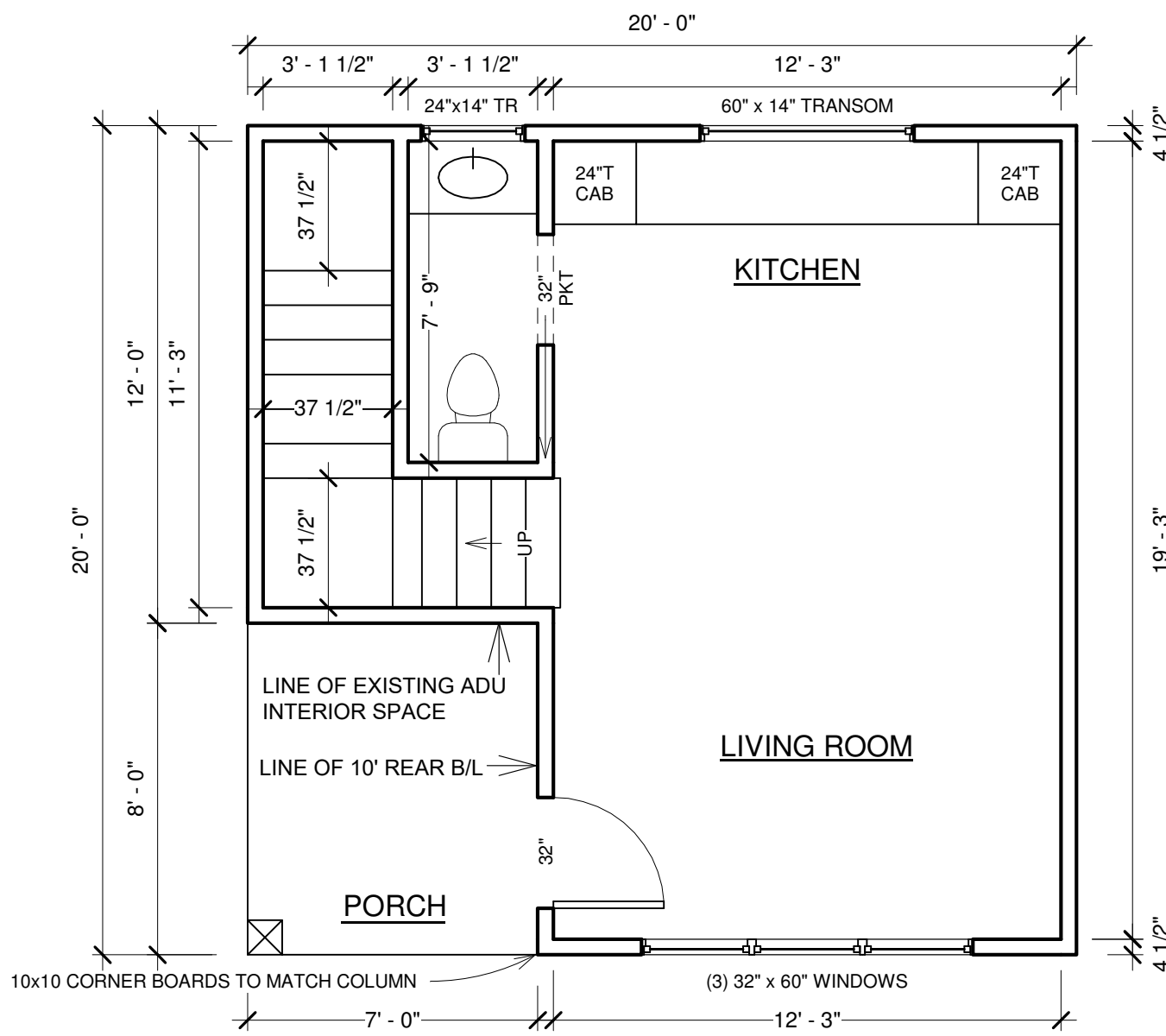
PROPOSED ELEVATIONS

VERIFY ALL DIMENSIONS IN THE FIELD
PRIOR TO AND DURING CONSTRUCTION 1/4" = 1'0"

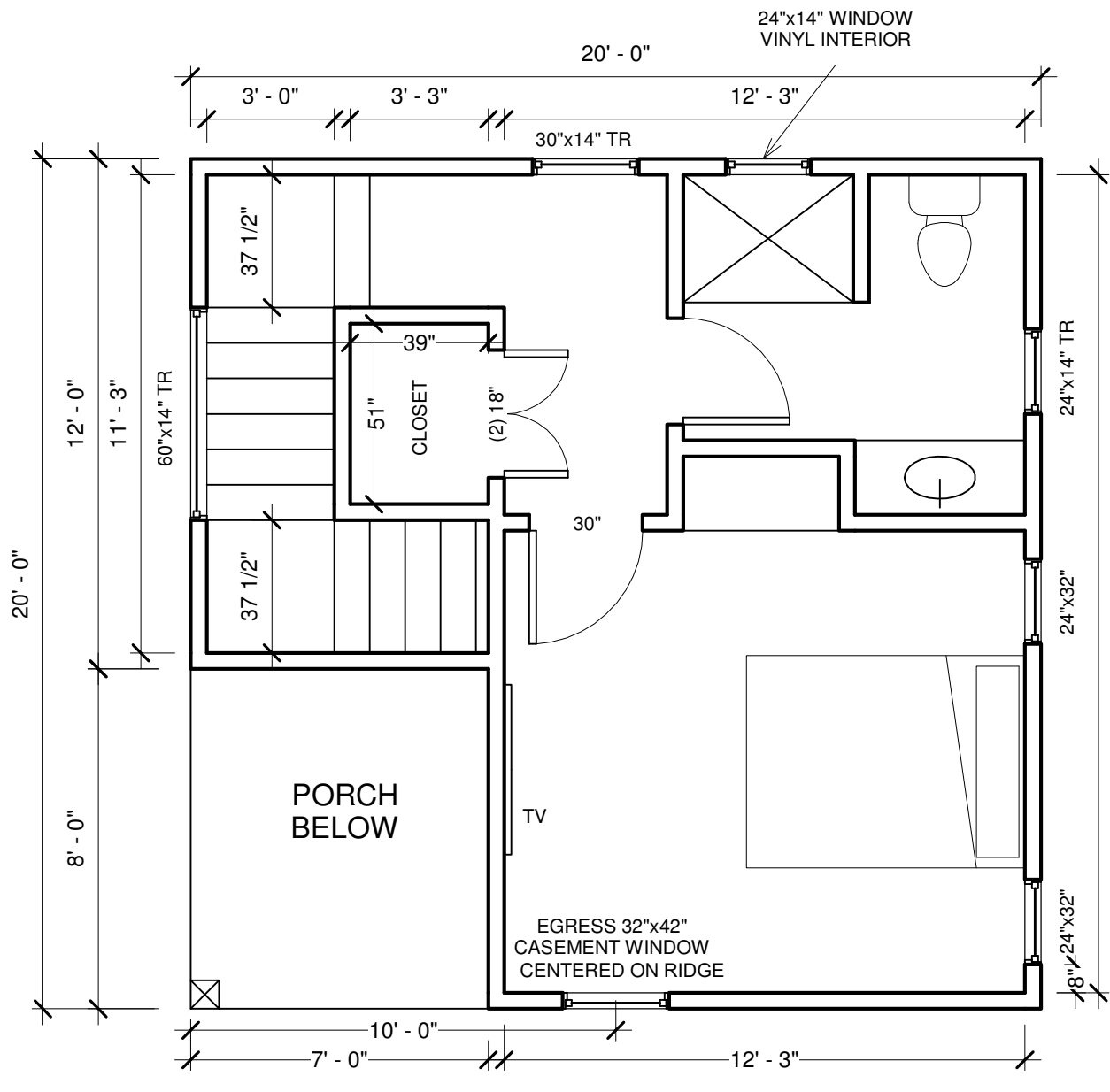




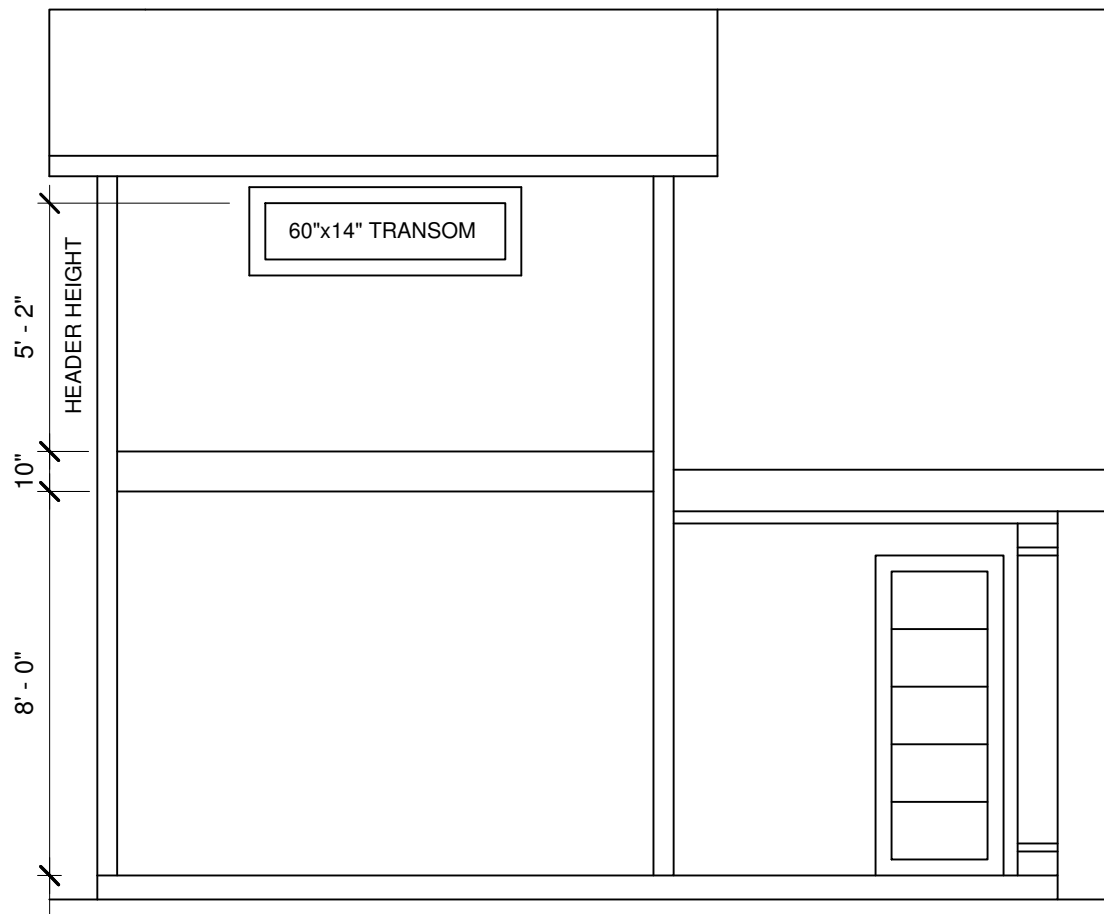
FRONT ELEVATION



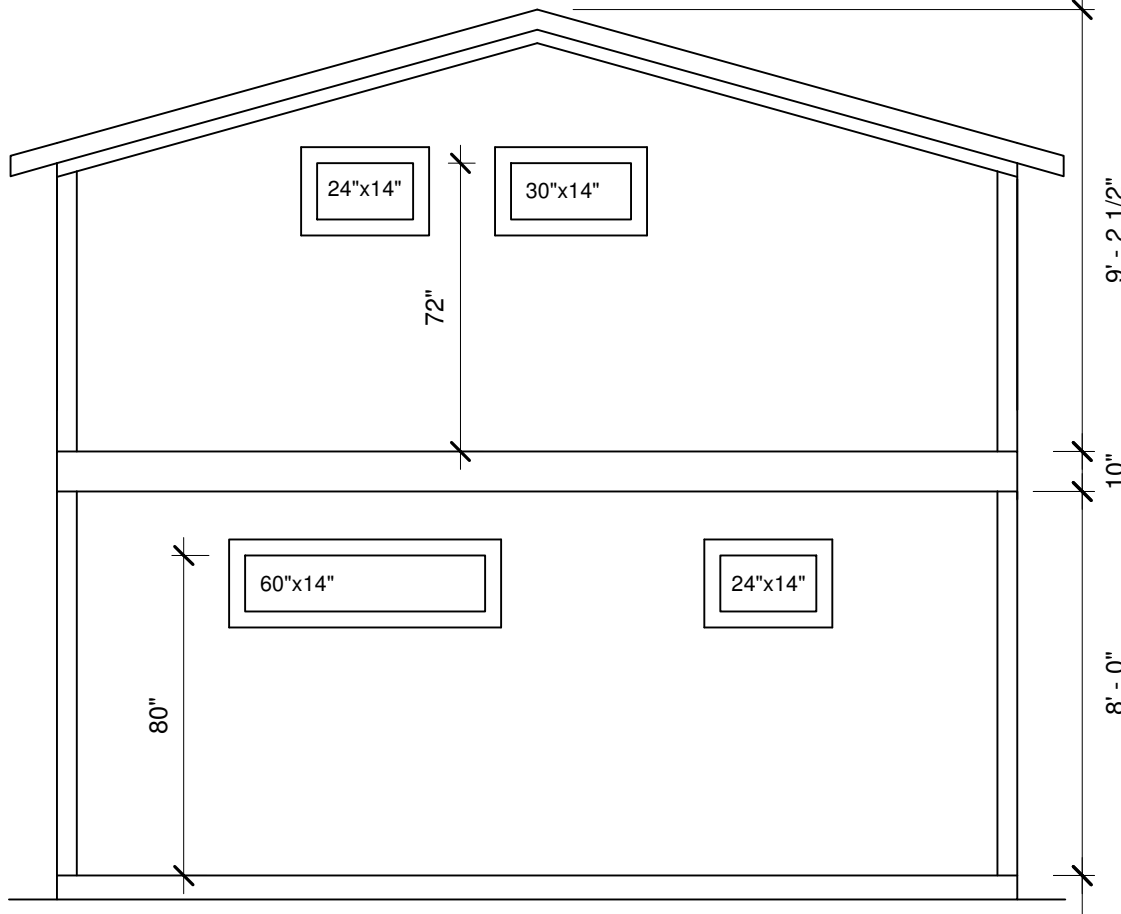
PROPOSED ADU MAIN FLOOR



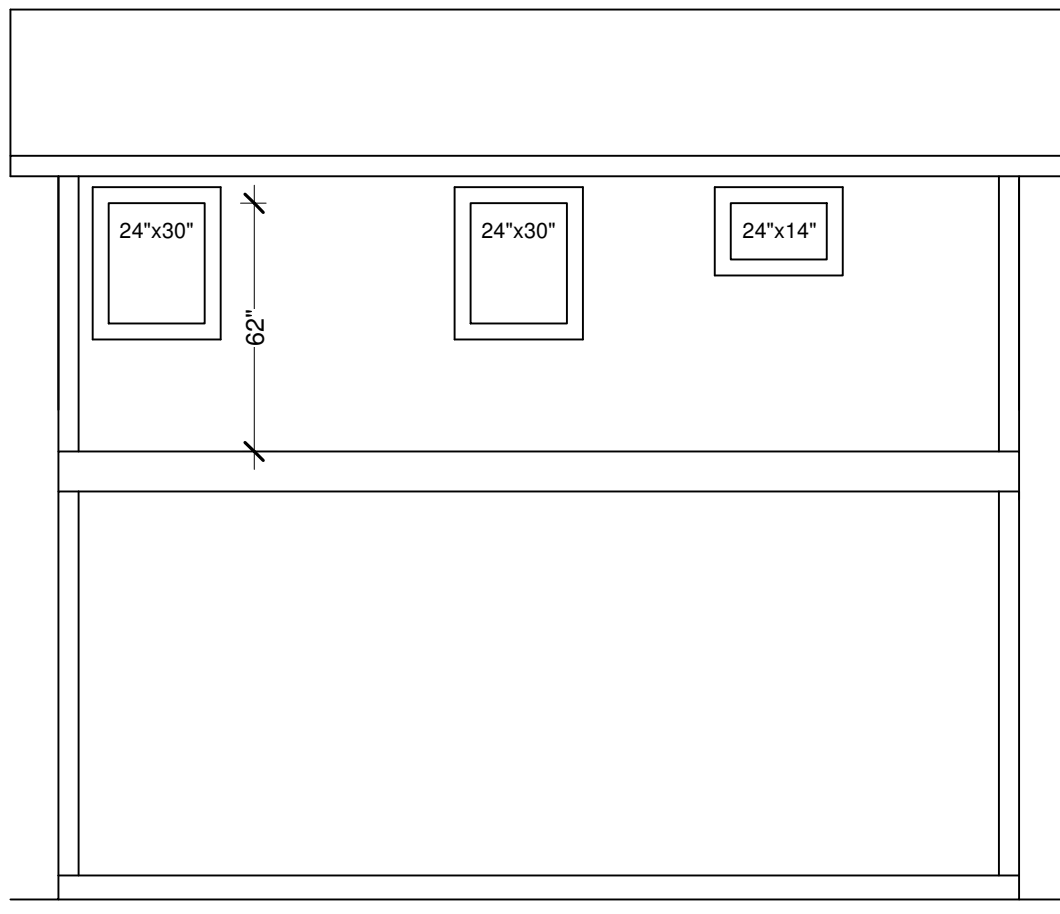
PROPOSED ADU 2ND FLOOR



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

PROPOSED ADU

VERIFY ALL DIMENSIONS IN THE FIELD
PRIOR TO AND DURING CONSTRUCTION 1/4" = 1'0"

NOT RELEASED FOR CONSTRUCTION

PHOTOS OF EXISTING CONDITIONS

2150 East Lake Road, NE

Main House



Front



Rear



Left side



Right side

2150 East Lake Road, NE
Accessory Dwelling Unit



View from Street showing Garage in front of ADU



Left Side of ADU



Right Side of ADU



Rear of ADU



FINISHES/FIXTURES/COLORS/WINDOWS/DOORS

SW 7010

White Duck

TRIM

Expert Pick

SW 6235

Foggy Day

BODY COLOR MAIN
HOUSE AND ADU



PEWTER ROOF TO MATCH EXISTING



EXTERIOR
DOORS



EXTERIOR WINDOWS



EXTERIOR
LIGHTING

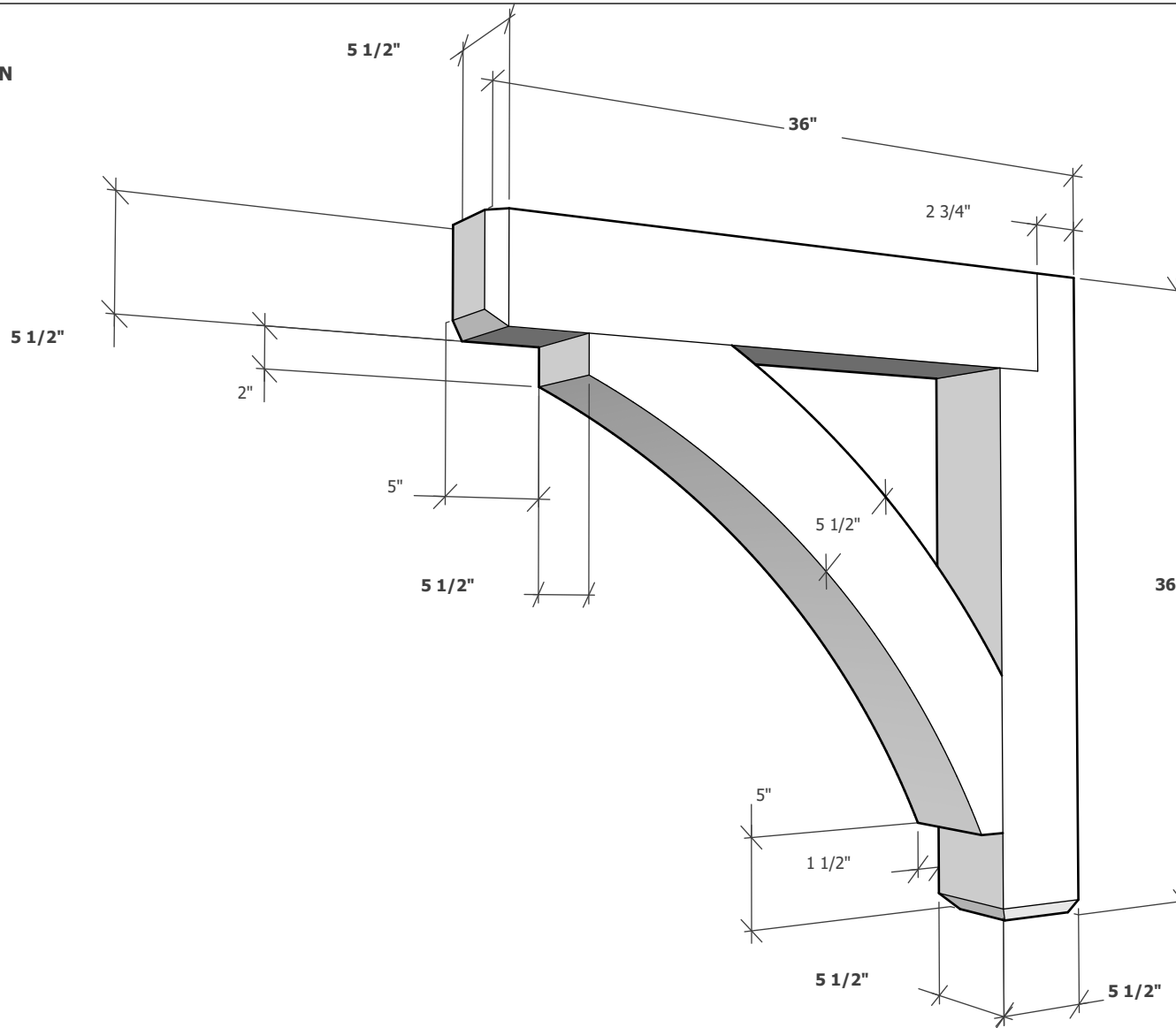


EXTERIOR TRANSOMS

**Cynthia Karegeannes Custom Cedar Bracket per drawing - P 36 x H 36 x T 5 1-2 x BT 5 1-2 Smooth Finish -
STRUCTURAL DESIGN**

Qty. 1

STRUCTURAL DESIGN



1 **Scale:** Not To Scale



1-800-915-5110

Drawing approval:

If all measurements and design on this product are correct, please sign.

X

Please review the custom drawing(s) below. If you wish to make changes, please DO NOT select the signature button on the drawing. Go to the "ACTIONS" tab above and select the "DECLINE" option, and let us know what changes need to be made to the product(s). If you have any questions please call a sales representative at 1-800-915-5110.

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