



DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received:

FEB 29 REC'D
28

Application No.:

Address of Subject Property:

1283 Briarcliff Rd

Applicant: Karen Scorbilian

E-Mail: karen@scorbilianarchitectural.com

Applicant Mailing Address: 219 Fairfield St.

Applicant Phone(s): (404) 723 0927

Fax:

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

Owner(s): Robin Madley

E-Mail: robin.madley@gmail.com

Scott Madley

E-Mail: scott.madley@gmail.com

Owner(s) Mailing Address:

1283 Briarcliff Rd
Atlanta, GA 30306

Owner(s) Telephone Number:

Robin (678) 521-0755 Scott (404) 922 3447

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: $\pm$ 100 years

Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition ☒ Moving a building ☐ Other building changes ☐

New accessory building ☒ Landscaping ☒ Fence/Wall ☐ Other environmental changes ☐

Sign installation or replacement ☐ Other ☐

Description of Work:

See attached project description

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

02/28/2019

Signature of Applicant/Date

Revised 1/26/17

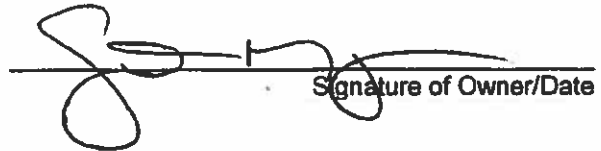
DEPARTMENT OF PLANNING & SUSTAINABILITY

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),

SCOTT MADLEY
being (owner) (owners) of the property 1283 BRIARCLIFF ROAD,
hereby delegate authority to KAREN SOORIKIAN
to file an application in (my) (our) behalf.


Signature of Owner/Date

Please review the following information

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

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. 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 monetary 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. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

Revised 1/28/17

March 1, 2019

Madley Residence
1281 & 1283 Briarcliff Rd NE
Atlanta, GA 30306

Permit No: Application for Certificate of Appropriateness – Single Family Residential Addition

To: **Dekalb County Historic Preservation Commission**

Dear members of the Historic Preservation Commission,

With regards to the Certificate of Appropriateness submittal for the project located at 1283 Briarcliff Rd. NE we are hoping that the members of the Commission will consider allowing for a new curb cut and an extension to the driveway.

This request is being made on behalf of our clients for safety reasons. We understand that by altering the vehicular circulation within the lot we are not following the guidelines in the Design Manual for Druid Hills Local Historic District as it pertains to maintaining existing vehicular circulation.

We hope that the Commission will consider our request for the additional curb cut and driveway extension for the following reasons:

Please reference Sheets L-CO, L-EX, L-EX2, L-EX3, L-EX4, L-1.00, L-1.01 in our submittal.

1. The existing driveway apron and curb cut is located at the very busy intersection of Briarcliff Rd. NE and University Dr. NE.
2. When exiting the existing driveway, the homeowners currently are faced with heavy traffic traveling both directions on Briarcliff Rd. and oncoming traffic turning left and right from University Dr. on to Briarcliff.
3. In addition, there is a large approximately 20" diameter utility pole located about 3 FT off the street curb and to the right of the existing driveway apron. The location of the utility pole makes it very difficult to see vehicular traffic traveling SW on Briarcliff Rd. Please refer to the images on the sheets L-EX3 and L-EX4 contained within our submittal.
4. Along with adding the new curb cut we would like to keep the existing curb cut in place to provide multiple options to safely enter and exit the property and to provide a safe turn around so that backing out is not required for the homeowners, guests and delivery trucks.

Please let us know if you need further clarification or have questions or concerns. Thank you for your consideration

Sincerely,



Brian Field, PLA
FIELD Landscape Architecture LLC
706.461.6631

Attachments: L-CO, L-EX, L-EX2, L-EX3, L-EX4, L-1.00, L-1.01

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1283 Briarcliff Road Project Description



The project involves a whole home renovation and addition, including hardscape alterations and the addition of a garage/studio in the rear of the property. The home is currently being used as a single family residence. The tax records indicate that the home was originally built in 1920, and that its improvement type is 13-triplex 3 family residence. At some point in the home's history, it was converted from a single family residence to the 3 family residence with apartments. Many modifications, interior and exterior, were performed on the home to convert its use. Our goal in this renovation is to restore the home to its roots as a single family residence and remove the non original elements that were altered in the transition period. These items include the non original 2-story box columns, entablature and frieze, a concrete and quarry tile terrace, a front dormer, a rear addition, and retaining walls. We plan to renovate the interior of the existing home and add an addition to include a new basement recreation space, main level kitchen/family room with screened porch, and a second level master suite. Additionally, the owners wish to finish out the expansive attic space for additional space connected to the second level of the home. We plan to replace the non-original front elevation items with a more proportional front entry portico suitable to the home, and new proportional dormers for the finished attic space.

1283 Briarcliff Road
Existing Conditions Documentation



Scenes across the street from the subject property. In the vicinity of 1283 Briarcliff there are several apartment complexes from varying periods of the 20th century, as well as the massive stone wall that surrounds Asa Candler, Jr.'s Briarcliff Mansion that was built in 1922. It was sold to the General Services Administration in the 1940's with a plan to create a Veteran's Hospital. This did not materialize, and instead the property was transformed into a clinic to treat alcohol addiction in the 1950's. 1283 has several clear non-historic alterations to its front facade, including 2 story box columns, a quarry tiled terrace and an ill proportioned dormer. My speculation is that this was done concurrent with the change of the home to a multi family residential use in this period of transition in the neighborhood.

Front elevation of 1283 Briarcliff Rd. The home was built circa 1920 according to the DeKalb County Tax Records. At some point its zoning classification was changed to Triplex Family Residential and was physically divided into apartments. The bathroom plumbing for the separate units still exists in the home, though it is now utilized as a single family residence. The purpose of the project is to restore the home to its roots as a proper single family residence.

1283 Briarcliff in context between its two closest neighboring homes. The home on the far left appears to be a circa 1980's home, and the home on the far right appears to be a very recent build.



Home next door (circa 1980's era)

View between properties of 1283 Briarcliff

Looking directly at subject house from University Drive. Heavy buffer of planted material exists directly in front of house.

View between properties of 1283 Briarcliff

Home next door, at corner of Briardale and Briarcliff, appears to be a recent build.

A succession of homes leading up to the corner of Briardale and Briarcliff, including the one pictured here are mid-20th century ranch style homes.

Streetscape along Briarcliff Road

1283 Briarcliff Road

Existing Conditions Documentation



The front terrace is a non-historic addition, as well as the 2-story boxed columns. Their proportion is ill suited to the scale of the centerpiece of the home, as you can see on the central photograph on this page.



Details at columns, entablature and frieze at front entry piece. As noted in the photographs, the details are clearly non-historic and do not follow classical rules for the construction of columns and entablatures as would have been prevalent at the time of the construction of this home. The entablature sits proud of the furthest extent of the column capital, which a.) is not representative of any of the classical orders and b.) is a departure from the typical construction where the neck of the column would align with the entablature above (not the widest part of the capital).



This photograph is showing the existing main gabled roof of the house.



Picture at left is looking toward the front dormer from the main space of the attic. All main rafters are continuous, and as is notable in the photos on the right the sheathing is cut about 3 to 4" in from the main gable rafters, which appears to indicate that this work was executed later than when the home was originally built. The wood in the gable dormer also appears distinct in age and dimension from that at the main gable. (far left)

1283 Briarcliff Road
Existing Conditions Documentation



Southwest view of house, showing side porch and sunroom.



View of rear corner from southeast.
Transom windows seen on wall perpendicular to sunroom are non-historic.



Rear view of home from back yard. Photograph shows the non historic rear addition on right side of home, the non historic retaining wall and stair, and existing posts from a non historic carport structure that has been removed.

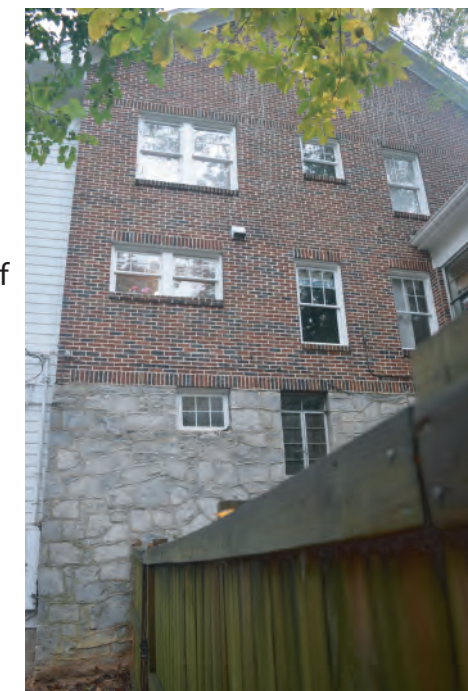


View of rear corner of house from northeast. Shows non-historic addition from period when home was being used as a multi-family residential triplex.



View of northeast elevation. Porch was closed in at some point with metal jalousie windows.

(Right) Northeast elevation of house. (Far right) Front view of porch enclosed with jalousie windows.





Round **PERMA**Cast® Columns

COL. SIZE	A	B	C	D	E	F	G	J	K	L	O	N	R	T	LENGTHS AVAIL. (ft.)
6"	5 5/8"	4 3/8"	9"	1 1/16"	1 1/16"	3/16"	3/4"	1 1/4"	1 3/8"	8"	1"	6 1/4"	3 3/16"	4 7/16"	4, 6, 8
8"	7 7/8"	6 1/4"	10 1/2"	1 7/8"	1 1/4"	3/4"	3/4"	1 1/4"	1 1/2"	9 1/4"	1 1/2"	2 1/4"	4 3/8"	4 1/2"	5, 6, 8, 10, 12
10"	9 5/8"	8 1/8"	13 3/4"	2 3/8"	2 1/8"	3/4"	3/4"	1 1/4"	1 3/4"	11 1/4"	3/4"	2 1/4"	5 1/4"	5"	6, 8, 9, 10, 12
12"	11 1/8"	9 3/8"	16 1/2"	2 3/8"	2 3/8"	7/8"	1 3/16"	1 3/4"	2 1/4"	13 3/4"	3/4"	2 3/8"	6 1/8"	5 3/4"	6, 8, 9, 10, 12, 14, 16, 18
14"	13 3/8"	11 1/8"	19 1/2"	3 3/8"	3 3/8"	1 1/8"	7/8"	2"	2 3/8"	17"	3/4"	2 3/8"	7 3/8"	7"	8, 9, 10, 12, 14, 16, 18, 20
16"	15 3/8"	13 3/8"	22 1/2"	4"	3 1/2"	1 1/8"	1"	2 1/4"	3"	19 3/4"	1"	3"	8 3/8"	8"	8, 10, 12, 14, 16, 18, 20, 22, 24, 26
18"	17 1/2"	15 3/8"	24 3/8"	4"	4"	1 1/8"	1 1/8"	2 3/4"	3 3/8"	22 3/8"	1 1/2"	10 3/4"	9 3/8"	8 3/8"	10, 12, 14, 16, 18, 20, 22, 24, 26, 28
20"	19 1/2"	17 1/8"	27"	4 1/4"	4 1/4"	2"	1 1/16"	2 3/8"	3 3/8"	24 3/8"	1 1/2"	10 3/4"	11 1/4"	9"	10, 12, 14, 16, 18, 20, 22, 24
22"	21 1/8"	19 1/4"	30 3/4"	5 3/8"	4 7/8"	2"	1 7/8"	3"	3 3/4"	27 1/2"	1 1/2"	10 3/4"	12 1/4"	10 1/4"	16, 18, 20, 22, 24, 26
24"	23 3/8"	21 1/4"	33 3/2"	5 3/8"	5 1/4"	2 1/16"	2 3/16"	3 1/2"	4 1/16"	30 1/2"	1 1/2"	10 3/4"	13 1/16"	11 1/16"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
28"	28"	24 1/4"	38"	6 3/4"	6"	2 3/4"	2 1/8"	3 3/4"	4 3/4"	33 3/8"	1 1/2"	10 3/4"	15 1/2"	11 3/4"	20, 22, 24, 26, 28
30"	29 3/4"	26 1/2"	41 1/4"	6 1/2"	5 5/8"	2 1/2"	3 1/16"	4"	4 3/8"	38 1/4"	1 1/2"	10 3/4"	14 3/4"	14 3/4"	20, 22, 24, 26, 28, 30

*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. See page 16 for Parallel dimensions. See page 18 for Decorative Capital dimensions.  Standard Fluted Column (Fluted in mold)
• Split columns are not load bearing.

COLUMN-LOC®

Column-Loc® creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and delivers wind uplift resistance especially important in coastal and high wind areas. Currently available for 8" and 10" round (tapered and no-taper) and square PermaCast® columns. Kits are available with and without threaded rod in lengths up to 12'.



PLUMB-FIT®

To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap now come with the Plumb-Fit® patented* installation system included.

ROUND PERMACAST® PORCH INSTALLATION BRACKET

The HB&G® Porch Installation Bracket includes the bracket and all required hardware. The bracket fits 20" - 30" Plain Round PermaCast® Columns and will secure a 2nd story porch to our PermaCast® Columns. Three brackets are required for each column.



*Patent 9689674

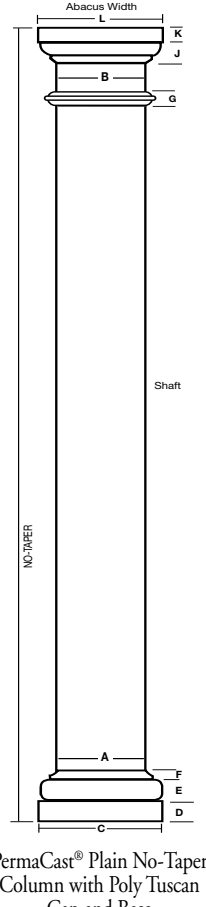
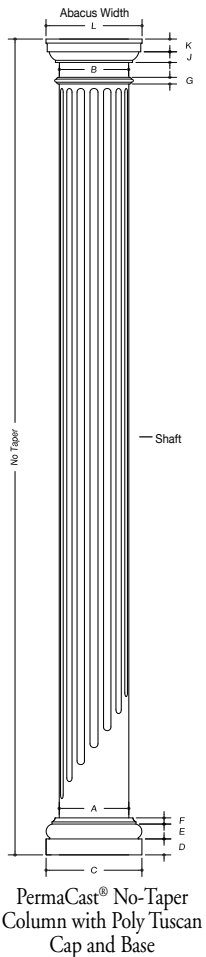
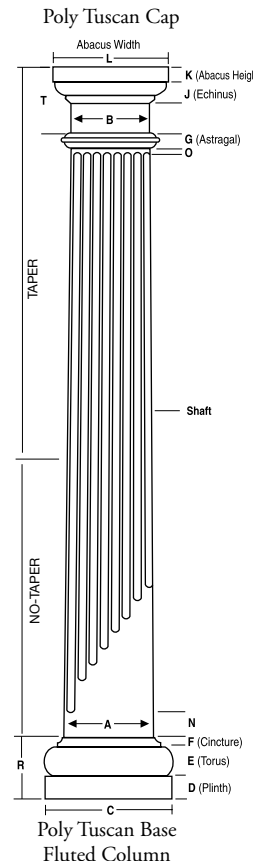
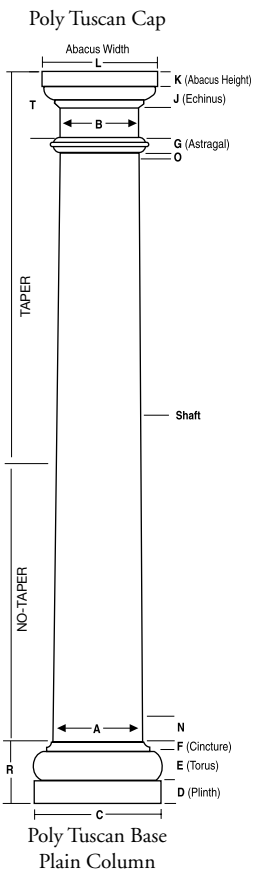
ROUND PERMACAST® INSIDE DIMENSIONS

Inside dimension may vary up to 1/8". Splitting a column will decrease inside dimension 1/8".

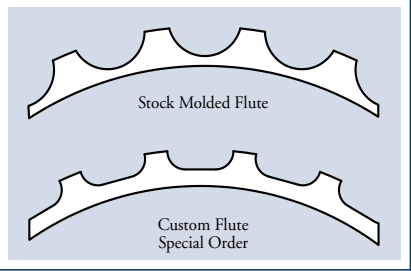


COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3 3/8"	4 7/8"
8"	5 1/2"	6 1/4"
10"	7 3/8"	8 3/8"
12"	8 3/8"	10 3/8"
14"	10 7/8"	12 3/8"
16"	12 3/4"	15"
18"	14 3/4"	16 3/8"
20"	16 3/4"	19"
22"	18 3/4"	20 3/8"
24"	20 3/4"	22 3/8"
28"	22"	26 3/8"
30"	25 1/4"	28 3/8"

*Plain columns only



Fluted Round **PERMA**Cast® Columns



HB&G® OFFERS TWO DISTINCTIVE TYPES OF FLUTES.

Stock Molded Flute: Available in diameters of 8" x 8' - 16" x 12' columns (See price guide for specific lengths available.) The stock molded flute is part of the manufacturing process and cannot be altered.

Custom Flute: The custom flute is milled after the column is manufactured and can be modified to your specific length. All round PermaCast® columns, 6"x 4' - 30"x 30', are available with an optional custom flute. (Call a customer service representative for pricing and lead times.) Adjusted Flutes available.

*ID may vary from "Stock" Flutes



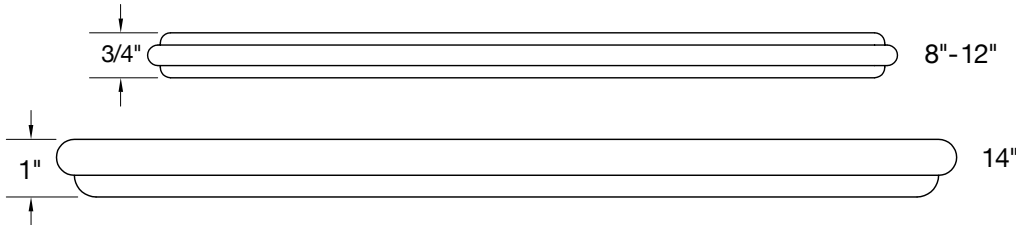
Round No-Taper **PERMA**Cast® Columns

ROUND NO-TAPER PERMACAST® COLUMN DIMENSIONS (IN INCHES)

Col. Size	A	B	C	D	E	F	G	J	K	L	Lengths Available (ft)
6"	5-5/8"	5-5/8"	7-3/4"	1-3/8"	1-1/4"	9/16"	3/4"	5/8"	1-1/8"	8-1/4"	8, 9
8"	7-5/8"	7-5/8"	10-1/2"	1-7/8"	1-3/4"	3/4"	3/4"	1-1/4"	1-1/2"	10-5/8"	6, 8, 9, 10
10"	9-5/8"	9-5/8"	13-1/8"	2-3/8"	2-1/8"	3/4"	3/4"	1-1/4"	1-3/4"	12-13/16"	6, 8, 9, 10, 12
12"	11-5/8"	11-5/8"	16-1/2"	2-7/8"	2-3/8"	7/8"	13/16"	1-1/4"	2"	15-7/8"	6, 8, 9, 10, 12
14"	13-5/8"	13-5/8"	19-1/2"	3-3/8"	3-1/8"	1-1/8"	7/8"	2-1/4"	3"	19-1/8"	6, 8, 9, 10, 12, 14
16"	15-3/4"	15-3/4"	22-1/8"	4"	3-1/2"	1-1/8"	1"	2-1/4"	2-3/4"	22"	6, 8, 9, 10, 12, 14, 16, 18, 20
18"	17-1/2"	17-1/2"	24-5/8"	4"	4"	1-5/8"	1-1/8"	2-3/4"	3-1/8"	24-5/8"	6, 8, 9, 10, 12, 14, 16, 18, 20
24"	24"	24"	33-1/2"	5-3/4"	5-1/4"	2-3/16"	2-3/16"	3-1/2"	4-1/8"	33-3/8"	8, 9, 10, 12, 14, 16, 18, 24

Neck mould not included.
Flashing and Installation Kit not available with No-Taper Tuscan cap and base sets.
• Split columns are not load bearing.

NECK MOULD FOR NO-TAPER COLUMN – SOLD SEPARATELY



PERMA Capitals and Bases

Choosing the right cap and base for your columns is as important as the selection of the column itself. The right cap and base can define the style of the front porch and create an atmosphere that complements your lifestyle. The cap and base options offered by HB&G® are shown on page 9. Please refer to the following data that corresponds with your cap and base selection to ensure that you end up with the products that work best for you.

CAPITAL AND BASE OPTIONS

Most capitals and bases for PermaCast® columns are made of polyurethane and are decorative. The shaft fits through the center of the capital and base and does not alter the height of the shaft. Decorative capitals for round PermaCast® columns will alter the height of the shaft.

TUSCAN CAP AND BASES

The Tuscan style is standard and best complements the PermaCast® column. The Tuscan is available for all round and square shafts. For dimension see pages 11-12, 14-15, and 18.

DECORATIVE CAPITAL

Five styles of decorative capitals are available for all round tapered and square shafts. Using a decorative capital with a round PermaCast® shaft will alter the height of the shaft. Decorative capitals do not alter the height of the shaft when used on a square PermaCast® Column.

ATTIC BASE

Attic Bases are used for a more ornate look and come in 1 or 2 pieces depending on their size.

COLONIAL CAP AND BASE

Referred to as our low profile cap and base, the Colonial is designed specifically for use in applications where railing will be attached to the column. Available for PermaCast® round and square shafts 6"-12".

CROWN CAP

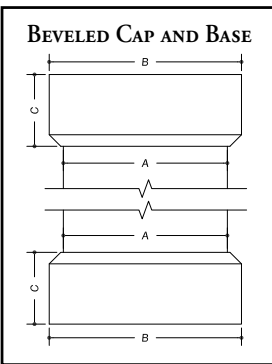
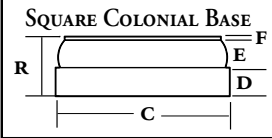
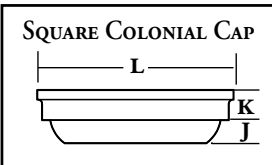
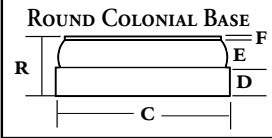
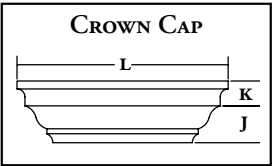
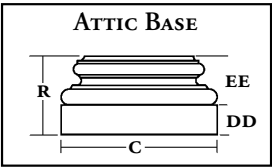
Available for PermaCast® Square shafts 6-12".

PERMATUFF® CAP AND BASE

A durable hard shell base combined with a poly cap. Designed for high traffic applications. Available for PermaCast® round shafts 8"-12".

BEVELED CAP AND BASE

Designed to deliver a popular, more contemporary appearance, beveled caps and bases are available for PermaCast® Square shafts 6-12".



DIMENSIONS OF ATTIC BASE FOR ROUND AND SQUARE COLUMNS									
COLUMN SIZE	ROUND ATTIC				COLUMN SIZE	SQUARE ATTIC			
	C	DD	EE	R		C	DD	EE	R
6"	8 1/16"	1 3/8"	2 3/4"	4 1/8"	6"	8 7/16"	1 3/8"	2 7/8"	4 1/4"
8"	10 1/8"	1 7/8"	3 1/4"	5 1/8"	8"	11"	1 7/8"	3 1/4"	5 1/8"
10"	13"	2 1/2"	3 3/8"	6 3/8"	10"	13 3/8"	2 3/8"	4"	6 3/8"
12"	16 1/8"	3"	4 1/2"	7 1/2"	12"	17"	2 3/4"	4 1/2"	7 1/4"
14"	19 1/4"	3 3/8"	5 3/8"	8 3/4"	14"	N/A	N/A	N/A	N/A
16"	21 3/4"	4"	6 1/2"	10 1/2"	16"	22 1/4"	4"	6 1/4"	10 3/4"
18"	25"	4 3/8"	7 1/4"	11 5/8"	18"	N/A	N/A	N/A	N/A
20"	27 1/16"	4 7/8"	8 1/4"	13 1/8"	20"	N/A	N/A	N/A	N/A
22"	30 1/4"	5 3/8"	9 1/4"	14 3/8"	22"	N/A	N/A	N/A	N/A
24"	33 1/2"	6"	10 1/4"	16 1/4"	24"	N/A	N/A	N/A	N/A
28"	38"	6 3/4"	11 3/8"	18 3/8"	28"	N/A	N/A	N/A	N/A
30"	41 1/4"	6 1/2"	11 1/4"	17 3/4"	30"	N/A	N/A	N/A	N/A

CROWN CAP* FOR SQUARE COLUMN DIMENSIONS			
Column Size	K	J	L
6"	1 9/16"	2 5/16"	11 1/4"
8"	1 9/16"	2 5/16"	13 1/4"
10"	1 9/16"	2 5/16"	15 1/4"
12"	1 9/16"	2 5/16"	17 1/4"

*Made from Polyurethane

COLONIAL ROUND CAP AND BASE DIMENSIONS*								
Col. Size	C	D	E	F	J	K	L	R
6"	7 1/4"	1 3/8"	1 1/4"	1/4"	1"	1 1/4"	7"	2 7/8"
8"	9 1/8"	1 1/2"	1 5/16"	1/4"	1 1/16"	1 3/8"	9"	3"
10"	11 3/16"	1 1/2"	1 1/4"	1/4"	1 1/16"	1 3/8"	10 9/16"	3"
12"	13 3/8"	1 1/2"	1 1/4"	1/4"	1 1/16"	1 3/8"	12"	3"

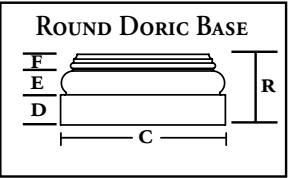
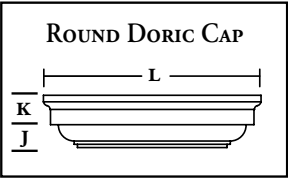
*Low profile option.

COLONIAL SQUARE CAP AND BASE DIMENSIONS*								
Col. Size	C	D	E	F	J	K	L	R
6"	8 5/8"	1 1/4"	1 1/16"	7/16"	5/8"	1"	7 15/16"	2 3/4"
8"	10 5/8"	1 1/4"	1 1/16"	7/16"	15/16"	1"	9 5/16"	2 3/4"
10"	12 5/8"	1 1/4"	1 1/16"	7/16"	15/16"	1 1/4"	12 5/8"	2 3/4"
12"	14 5/8"	1 1/4"	1 1/16"	7/16"	1"	1 3/8"	14 5/8"	2 3/4"

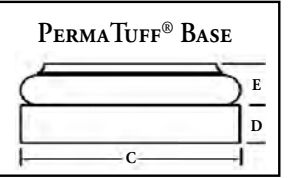
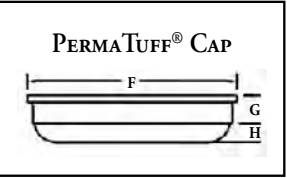
*Low profile option.

BEVELED CAP & BASE SET*			
Size	A	B	C
6"	6"	8-1/8"	3-1/2"
8"	8"	10-1/8"	3-1/2"
10"	10"	12-1/8"	5-1/2"
12"	12"	14-1/8"	5-1/2"

*For Square PermaCast® Columns
See Installation Kit on page 16.



DORIC CAP AND BASE DIMENSIONS								
Column Size	C	D	E	F	J	K	L	R
8"	10 9/8"	1 7/8"	1 5/8"	7/8"	1"	1 3/8"	10"	4 1/16"
10"	12 15/16"	2 3/8"	2 1/16"	1 1/8"	1 1/16"	1 11/16"	12 1/2"	5 9/16"
12"	15 1/2"	2 7/8"	2 1/2"	1 3/8"	1 9/16"	2"	15"	6 11/16"
14"	18 1/8"	3 5/16"	2 7/8"	1 9/16"	1 13/16"	2 3/8"	17 1/2"	7 13/16"
16"	20 7/8"	3 3/4"	3"	2 1/4"	1 9/16"	2 3/4"	20 1/2"	9"
18"	23 1/4"	4"	3 1/2"	2 1/2"	1 3/4"	3"	23 1/8"	10"



TUSCAN PERMATUFF® BASE AND POLY CAP DIMENSIONS						
Col. Size	C	D	E	F	G	H
8"	10-1/4"	1-7/8"	2-3/8"	9-1/4"	1-1/2"	1-1/4"
10"	12-7/8"	2-3/8"	2-7/8"	11-1/4"	1-3/4"	1-1/4"
12"	15-1/4"	2-3/4"	3-1/4"	13-3/4"	2-1/4"	1-3/4"

*Not Available Split

DECORATIVE CAPITAL DIMENSIONS FOR ROUND TAPERED AND SQUARE COLUMNS (IN INCHES)

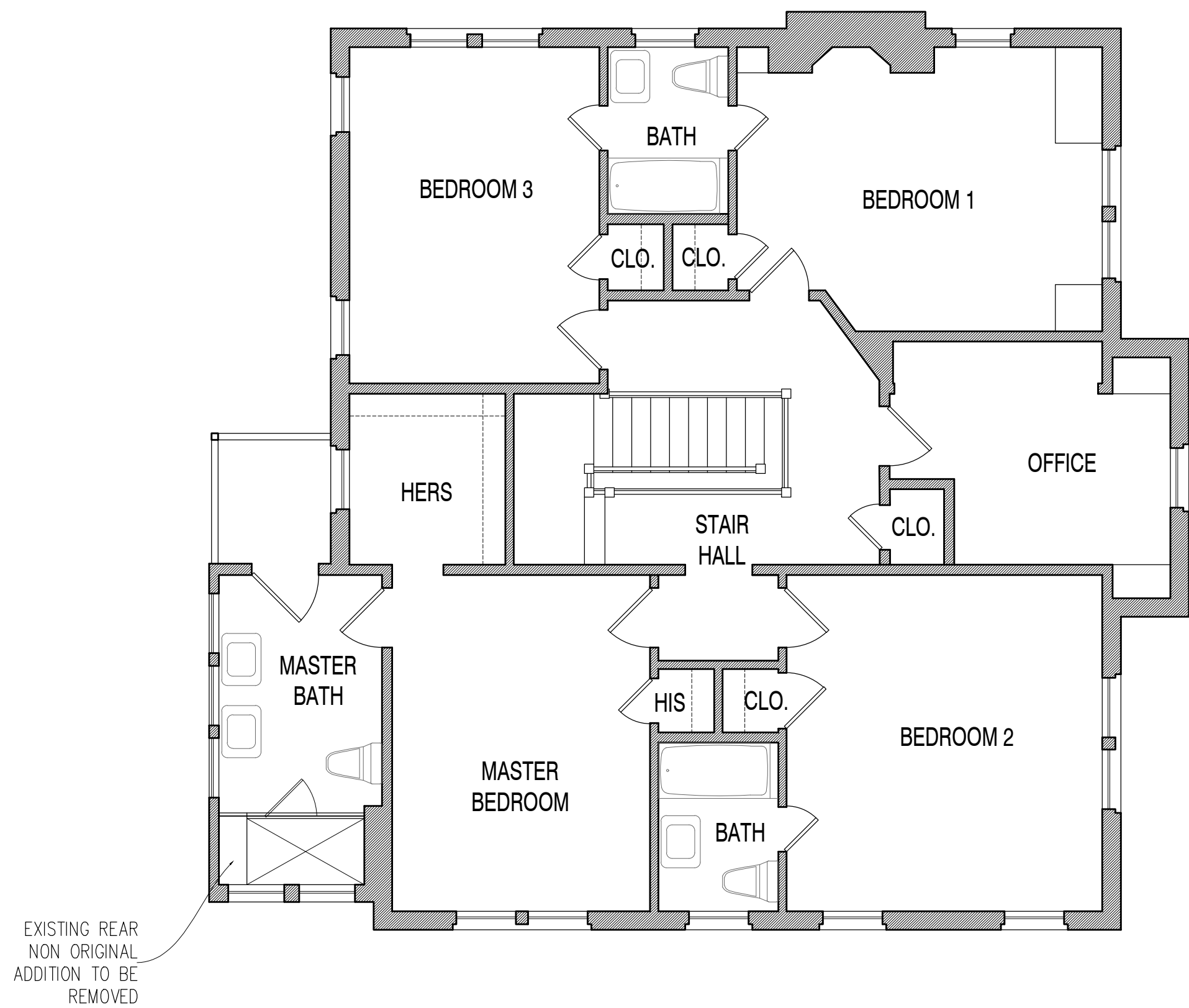
Size of Columns (Diameter at bottom of shaft)		6"		8"		10"		12"		14"	16"		18"	20"	22"	24"	28"	30"
		ROUND	SQUARE	ROUND	SQUARE	ROUND	SQUARE	ROUND	SQUARE	ROUND	ROUND	SQUARE	ROUND	ROUND	ROUND	ROUND	ROUND	ROUND
Roman Ionic	Height		3 3/16"	3 5/16"	4 1/8"	4"	4 7/8"	4 5/8"	6 1/4"	5 5/8"	6 1/4"	8 1/8"	9 1/2"	9 1/2"	9 5/16"	9 7/16"		
	Abacus		10 1/8"	8 1/8"	11 11/16"	10 3/4"	14 3/4"	12 1/2"	16 7/8"	15 1/8"	22 3/16"	19 13/16"	26"	25 1/4"	25 1/16"	26 3/8"		
	Projection	N/A	3 1/4"	3 1/8"	3"	4 1/8"	4 1/8"	5"	6 1/4"	7 7/8"	8"	8 1/2"	11 1/4"	11 1/4"	10"	9 7/8"	N/A	N/A
	O/S to O/S Inside Dia.*		12 1/8"	10 1/2"	13 15/16"	13 3/16"	17 1/4"	16 1/2"	23 3/8"	22 9/16"	24 3/8"	32 1/8"	31 3/16"	31 3/4"	33"	34"		
Greek Ionic	Height		5 1/2"	4 1/8"	6 1/4"	5 5/8"	6 1/4"	6 9/16"	9 1/4"	7"	10 3/8"	11"	10 5/16"	11 3/8"	13 7/8"	13 7/8"		19 1/4"
	Abacus		10 1/8"	7 5/16"	12 3/8"	10 11/16"	16"	14 3/8"	17 3/4"	15 1/8"	22 3/16"	26 3/16"	22 3/16"	25 1/8"	29"	29"		42 1/2"
	Projection	N/A	4 5/8"	3 3/8"	4 7/8"	5"	5 7/8"	7 1/2"	7 1/4"	6 1/2"	10 1/4"	10 3/4"	9 1/2"	11 1/4"	15 1/2"	15 1/2"	N/A	19 1/2"
	O/S to O/S Inside Dia.*		14 1/2"	11 7/8"	17 9/16"	14 5/16"	20 7/8"	20 11/16"	26 3/8"	20 11/16"	29 1/4"	36 3/16"	29 3/8"	31 3/4"	43 1/2"	43 1/2"		60 3/4"
Temple of the Winds	Height		8 7/16"	8"	11 1/2"	10 9/16"	13 7/8"	11 5/8"	20 1/2"	16 1/4"	18 1/4"	21 5/16"	21 7/8"	23"	24 3/8"	27 7/8"		
	Abacus		12 3/8"	11 7/8"	15 1/2"	13 7/16"	21 3/16"	16"	14 3/8"	15 3/8"	22 3/16"	26"	22 3/16"	25 1/4"	35 1/4"	37 1/4"		
	Projection	N/A	4 3/8"	5 1/2"	5 5/8"	6"	8"	7"	9 7/8"	10 7/8"	11 1/8"	11 1/8"	12"	15 1/2"	14 7/8"	16 1/8"	N/A	N/A
	O/S to O/S Inside Dia.*		12 1/8"	11 7/8"	15 1/2"	13 7/16"	21 3/16"	16 9/16"	25 3/4"	23 3/8"	26"	29 3/16"	28 3/8"	34 3/4"	35 1/4"	37 1/4"		
Roman Corinthian	Height		10 3/4"	8 11/16"	13 1/16"	11 5/16"	17 3/4"	14 3/8"	20 1/8"	17 7/8"	22 3/16"	26 1/2"	26 9/16"	28 7/16"	31 7/8"	34 1/4"		
	Abacus		13 1/4"	12 1/16"	18"	14 5/8"	22 3/8"	18 7/8"	26 1/4"	22 3/16"	32 3/8"	37 1/2"	38 7/8"	41 1/8"	40 1/4"	45 1/4"		
	Projection		4 1/4"	4 3/4"	6"	6 1/4"	7 7/8"	8 1/4"	8 7/8"	8 7/8"	14 1/4"	13 3/8"	17 1/2"	16 3/4"	16"	17 1/2"	N/A	N/A
	O/S to O/S Inside Dia.*		13 1/4"	12 1/16"	18"	14 5/8"	22 3/8"	18 7/8"	26 1/4"	22 3/16"	32 3/8"	37 1/2"	38 7/8"	41 1/8"	40 1/4"	45 1/4"		
Scaevola	Height		3 1/4"	3 3/8"	5"	4 1/8"	5 1/16"	5 1/16"	6 1/2"	5 3/4"	7 1/16"	8 5/16"	8 1/4"	8 3/8"	10 3/4"	11 1/2"	12 1/4"	15 1/4"
	Abacus		11 1/4"	9 7/8"	16 9/16"	14 1/4"	17 7/8"	16 3/8"	20 7/8"	18 1/4"	23 3/4"	26"	28 5/8"	28 1/2"	32"	36"	38 3/4"	46 1/4"
	Projection		3 3/8"	3 3/8"	5 1/8"	5 3/8"	5 3/8"	6"	5 1/4"	6 1/8"	8 3/4"	5 1/4"	10 1/4"	10 3/4"	10 1/8"	12 1/2"	13 3/4"	16 1/8"
	O/S to O/S Inside Dia.*		11 3/8"	10"	16 9/16"	14 1/4"	18 1/16"	16 3/8"	20 7/8"	18 1/8"	23 1/4"	26"	28 5/8"	28 5/8"	32"	36"	38 1/2"	46 1/4"

*Inside Diameter
• See page 9 for images.
NOTE: Installation Kit available.

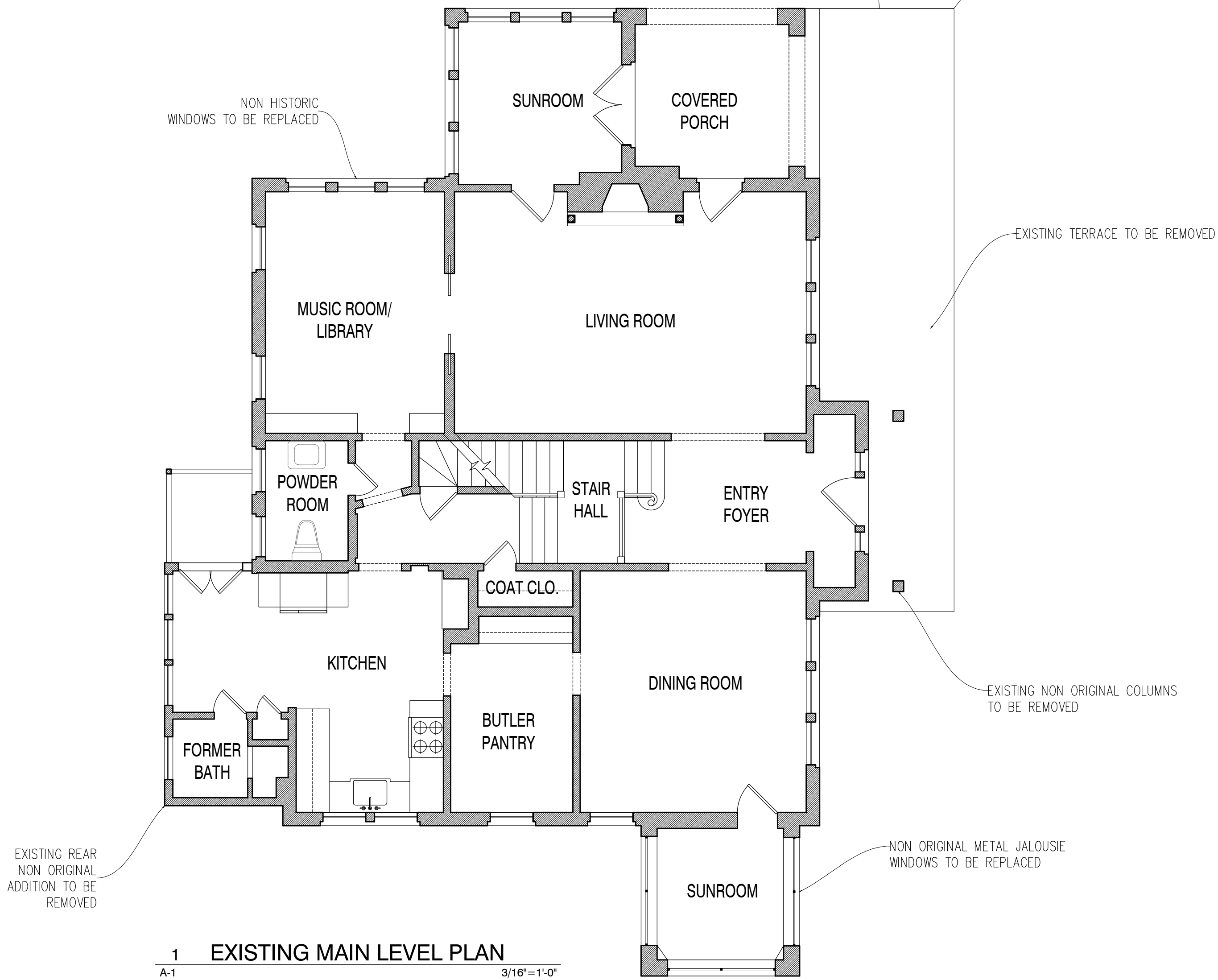
Splitting Options



Q C D H K



2
A-1
EXISTING SECOND LEVEL PLAN
3/16"=1'-0"



1
A-1
EXISTING MAIN LEVEL PLAN
3/16"=1'-0"

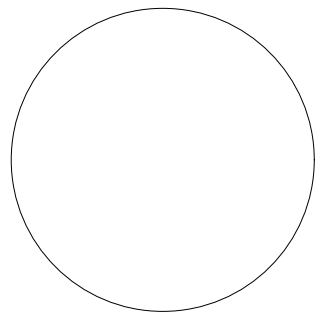
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EXISTING
MAIN LEVEL AND
SECOND LEVEL
PLANS

Date: 03-01-2019

Revisions: REV

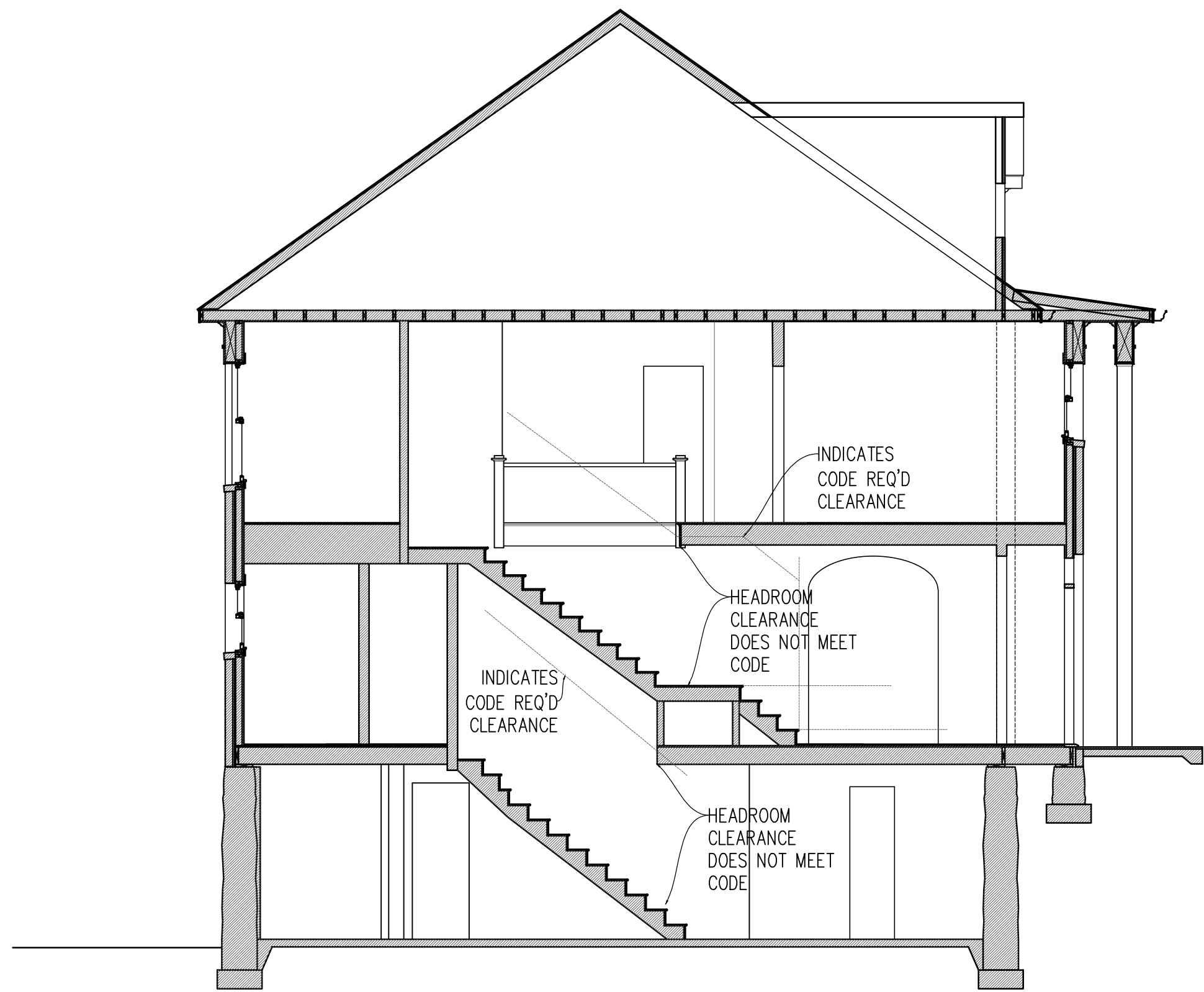
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Drawn: KBS

Checked: KBS

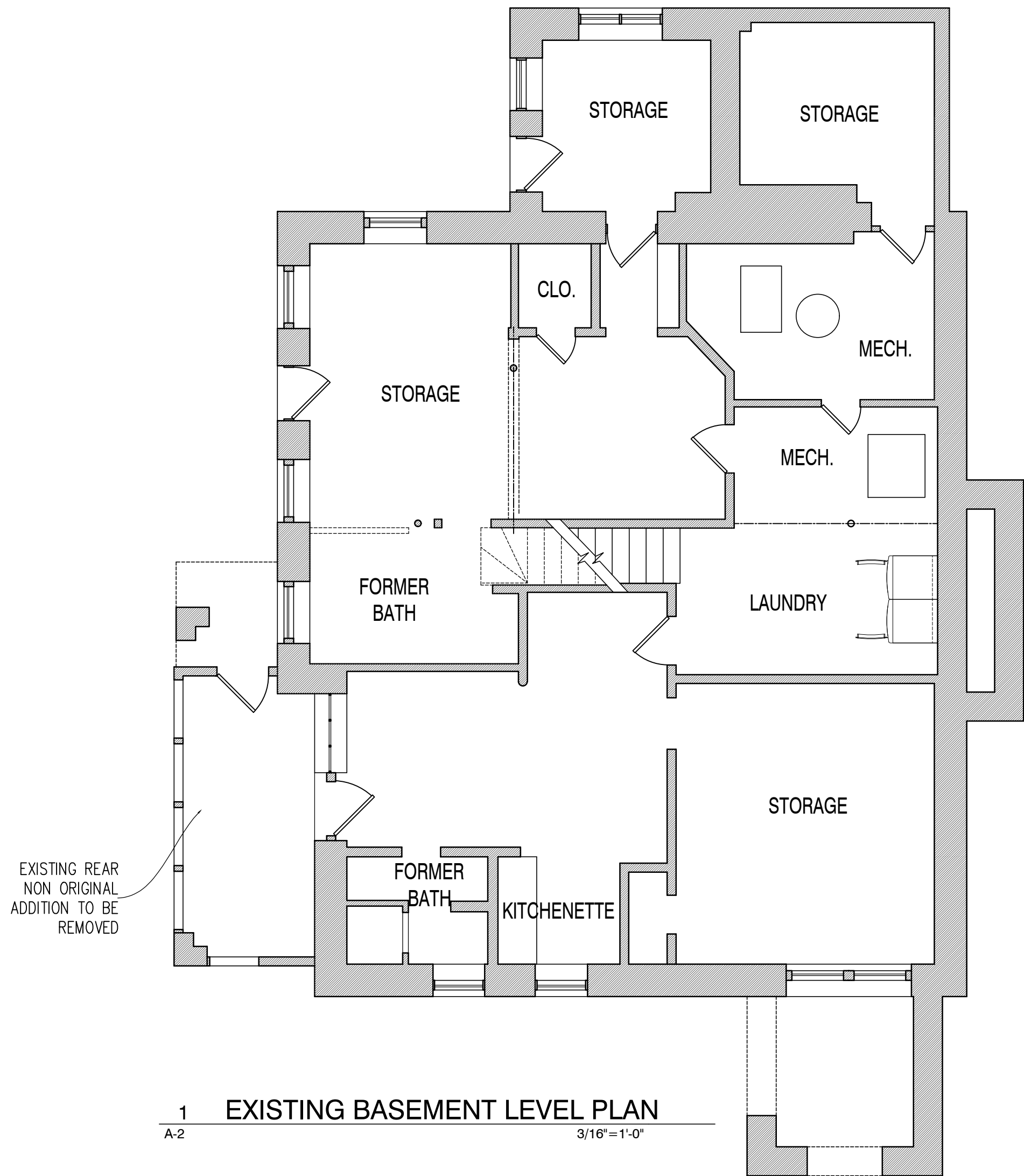
A-1



2
A-2

EXISTING BUILDING SECTION AT CENTER HALL STAIR

3/16"=1'-0"



1
A-2

EXISTING BASEMENT LEVEL PLAN

3/16"=1'-0"

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EXISTING
BASEMENT LEVEL
PLAN AND
BUILDING SECTION

Date: 03-01-2019

Revisions: REV

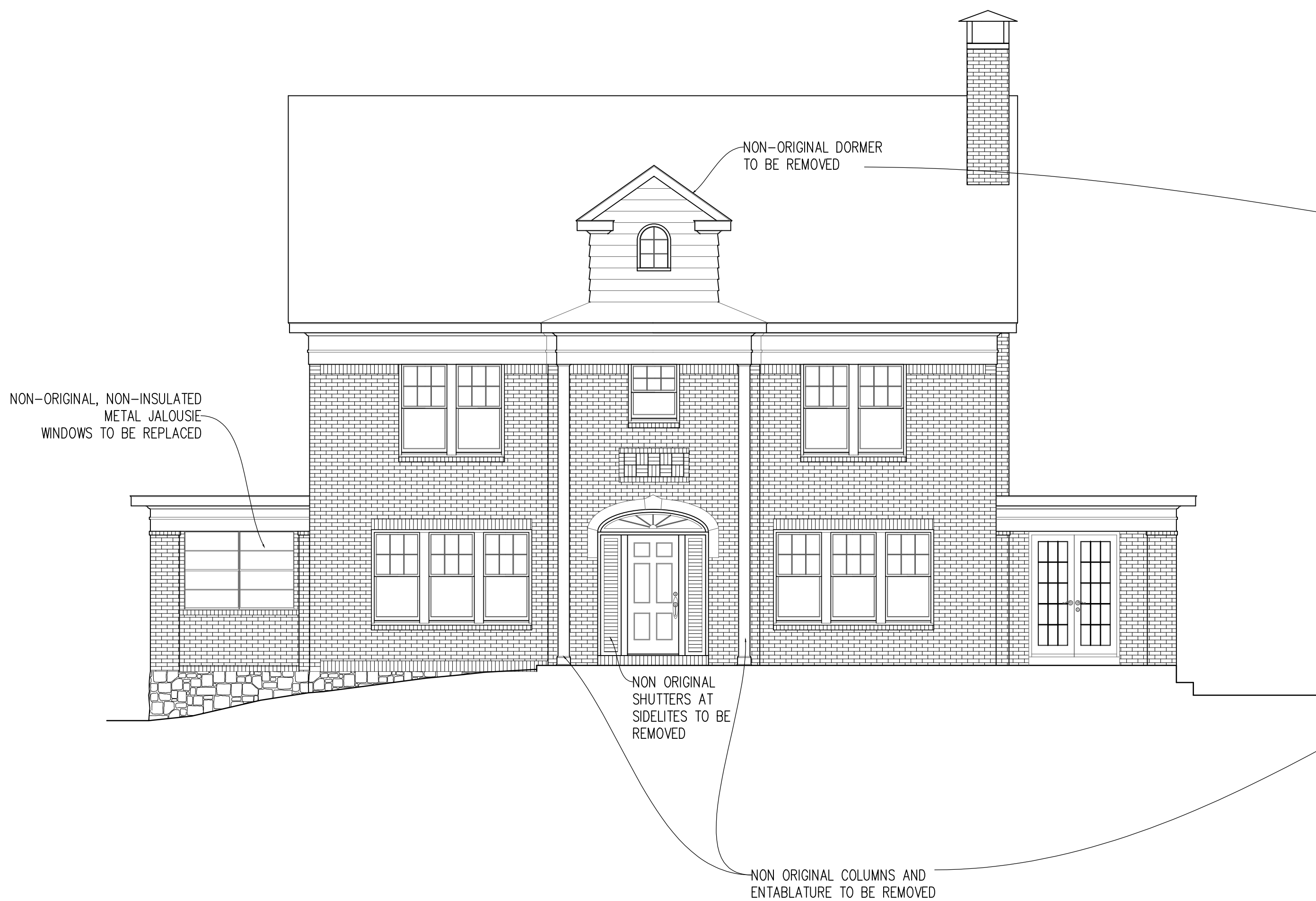
Job Number: 18-12

Scale: 3/16"=1'-0"

Drawn: KBS

Checked: KBS

A-2



1
A-3

EXISTING FRONT ELEVATION

3/16"=1'-0"



2
A-3

EXISTING DRIVEWAY SIDE ELEVATION

3/16"=1'-0"

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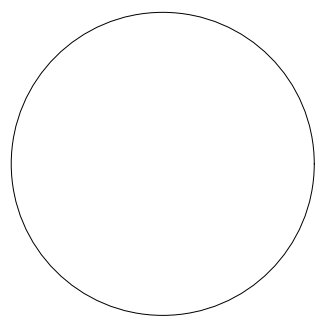
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EXISTING FRONT
AND DRIVEWAY
SIDE ELEVATION

Date: 03-01-2019

Revisions: REV

Job Number: 18-12

Scale: 3/16"=1'-0"

Drawn: KBS

Checked: KBS

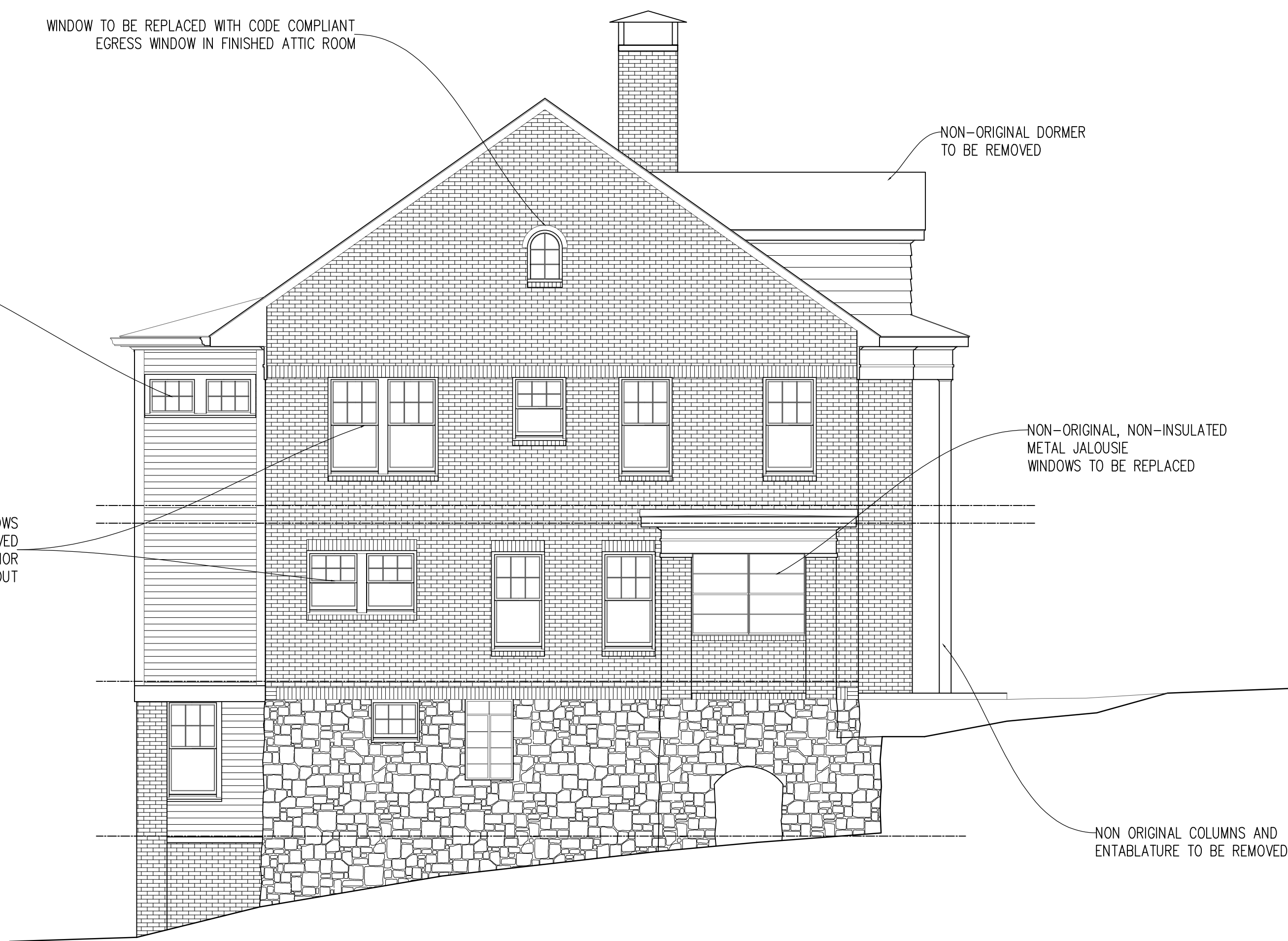
A-3



1
A-4

EXISTING REAR ELEVATION

3/16"=1'-0"



2
A-4

EXISTING SIDE ELEVATION

3/16"=1'-0"

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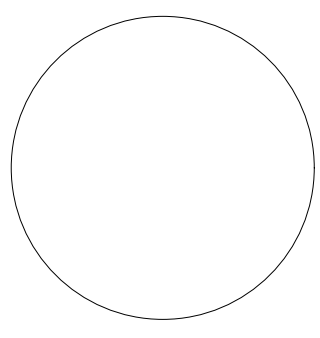
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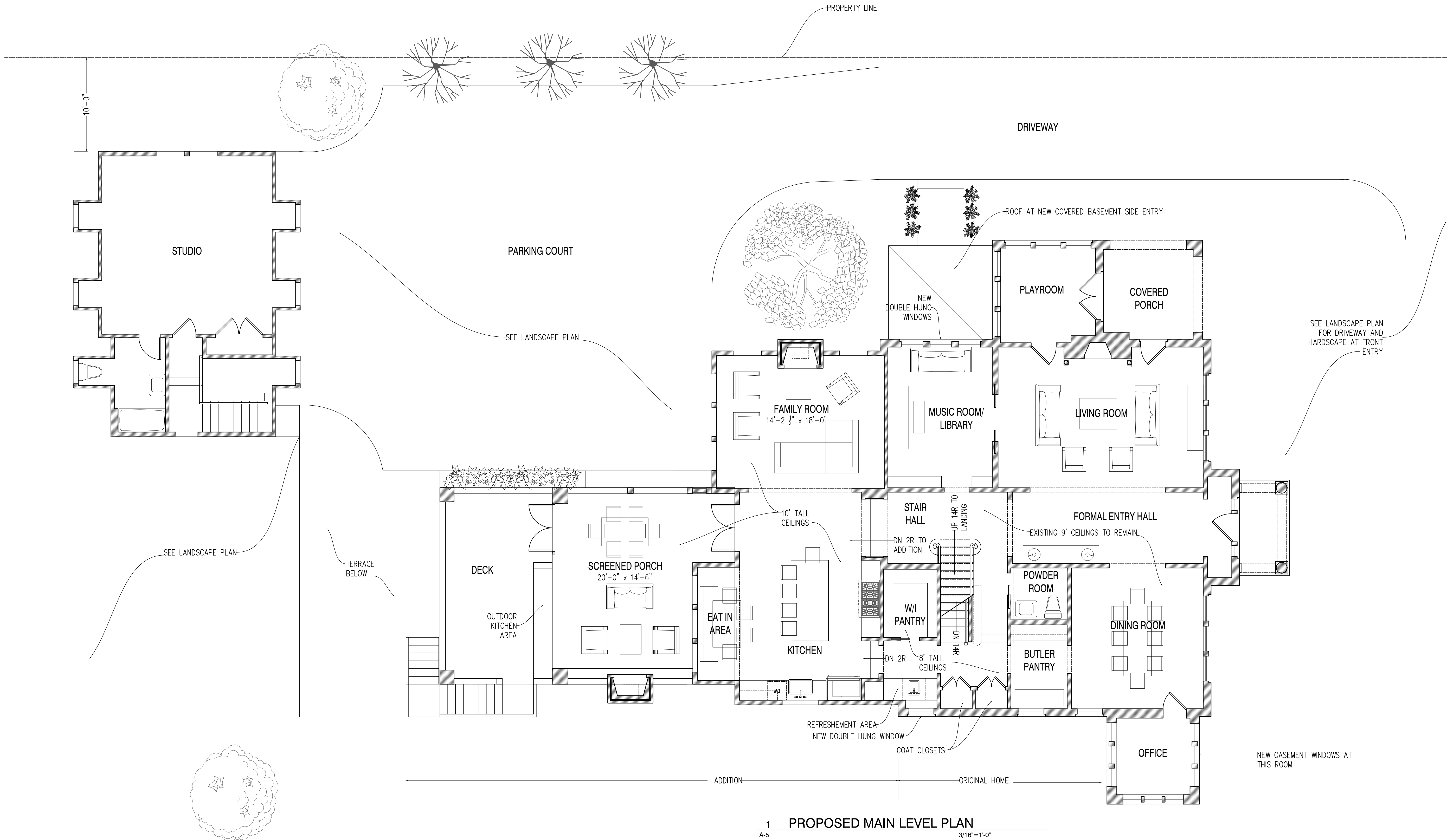
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EXISTING REAR
AND SIDE
ELEVATION

Date:	03-01-2019
Revisions:	REV
Job Number:	18-12
Scale:	3/16"=1'-0"
Drawn:	KBS
Checked:	KBS



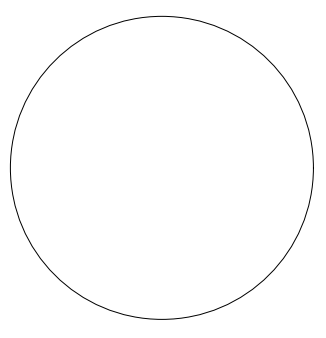
1 PROPOSED MAIN LEVEL PLAN
A-5 3/16"=1'-0"

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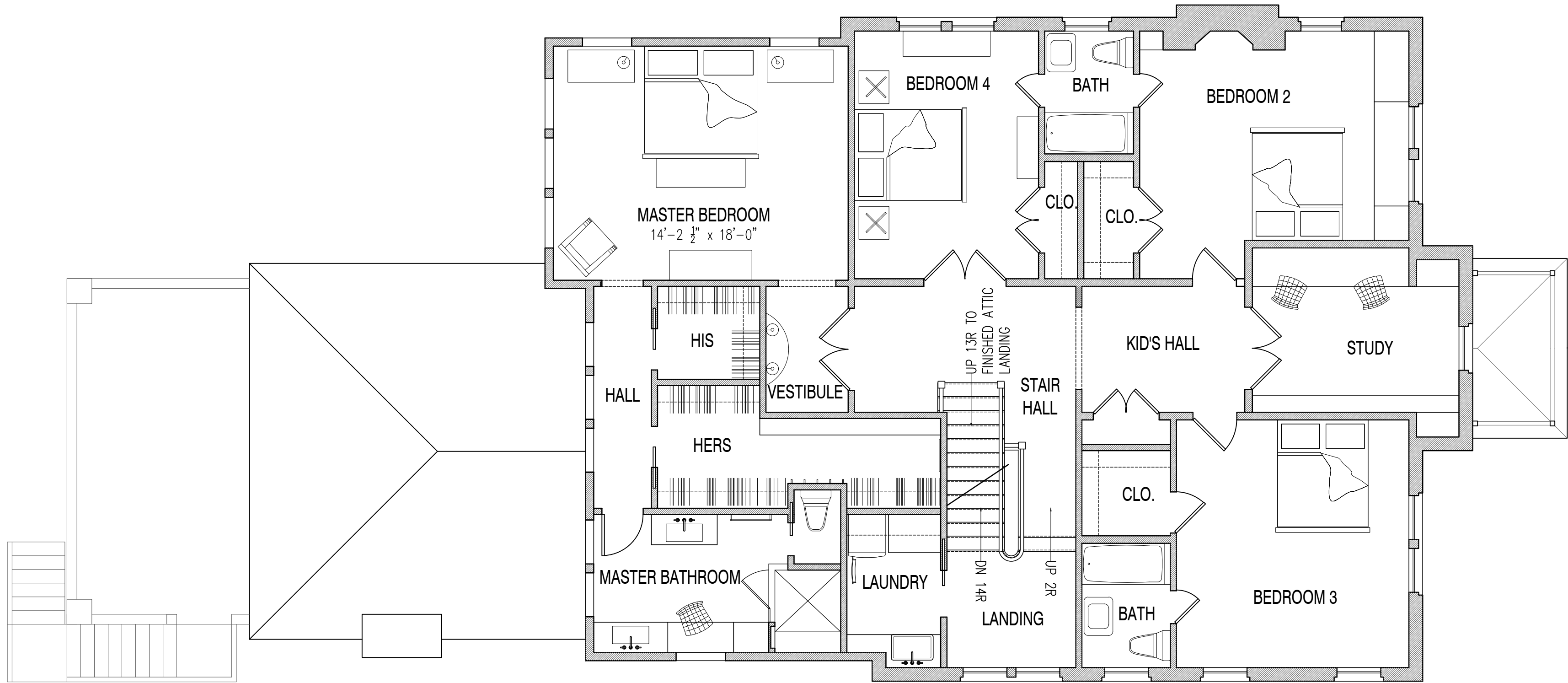
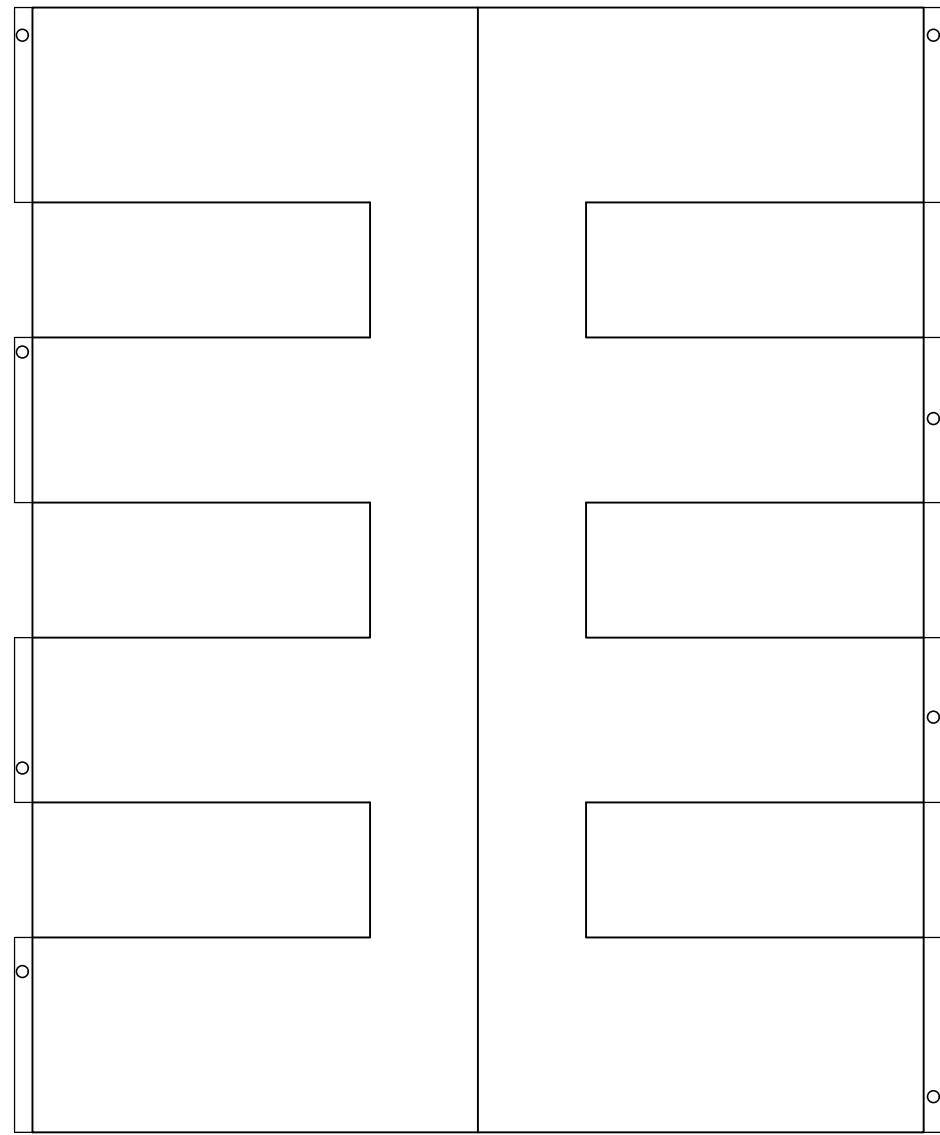


PROPOSED
MAIN LEVEL
PLAN

Date: 03-01-2019
Revisions: REV

Job Number: 18-12
Scale: 3/16"=1'-0"
Drawn: KBS
Checked: KBS

A-5



1
A-6

PROPOSED SECOND LEVEL PLAN

3/16"=1'-0"

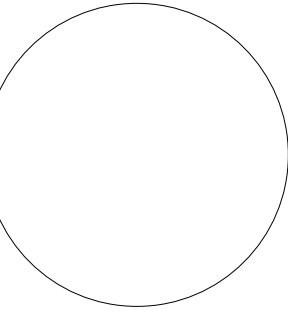
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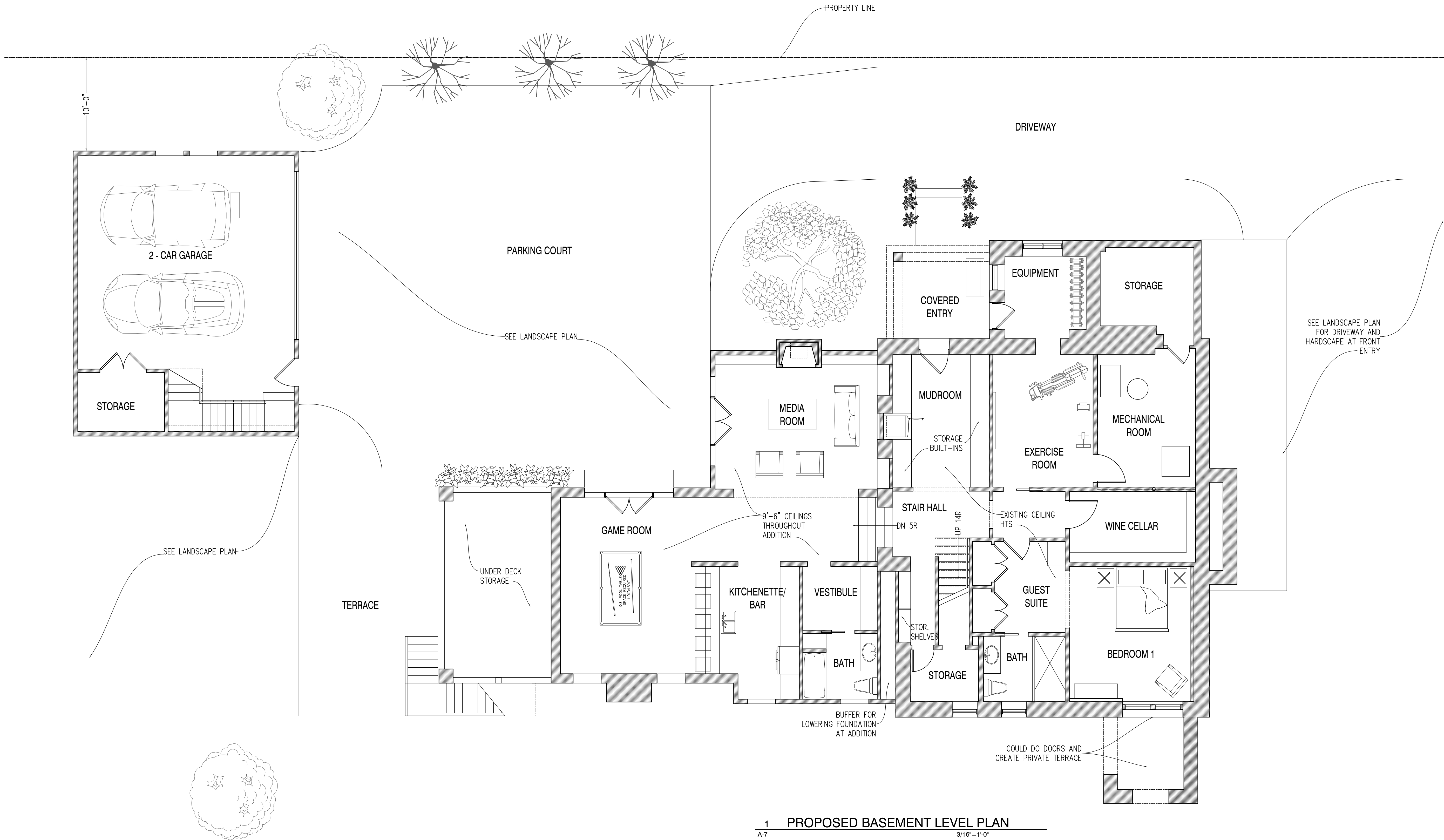
The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of the work.



PROPOSED
SECOND LEVEL

Date: 03-01-2019
Revisions: REV

Job Number: 18-12
Scale: 3/16"=1'-0"
Drawn: KBS
Checked: KBS



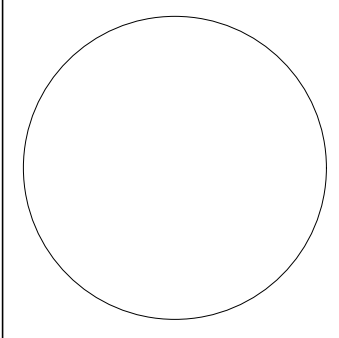
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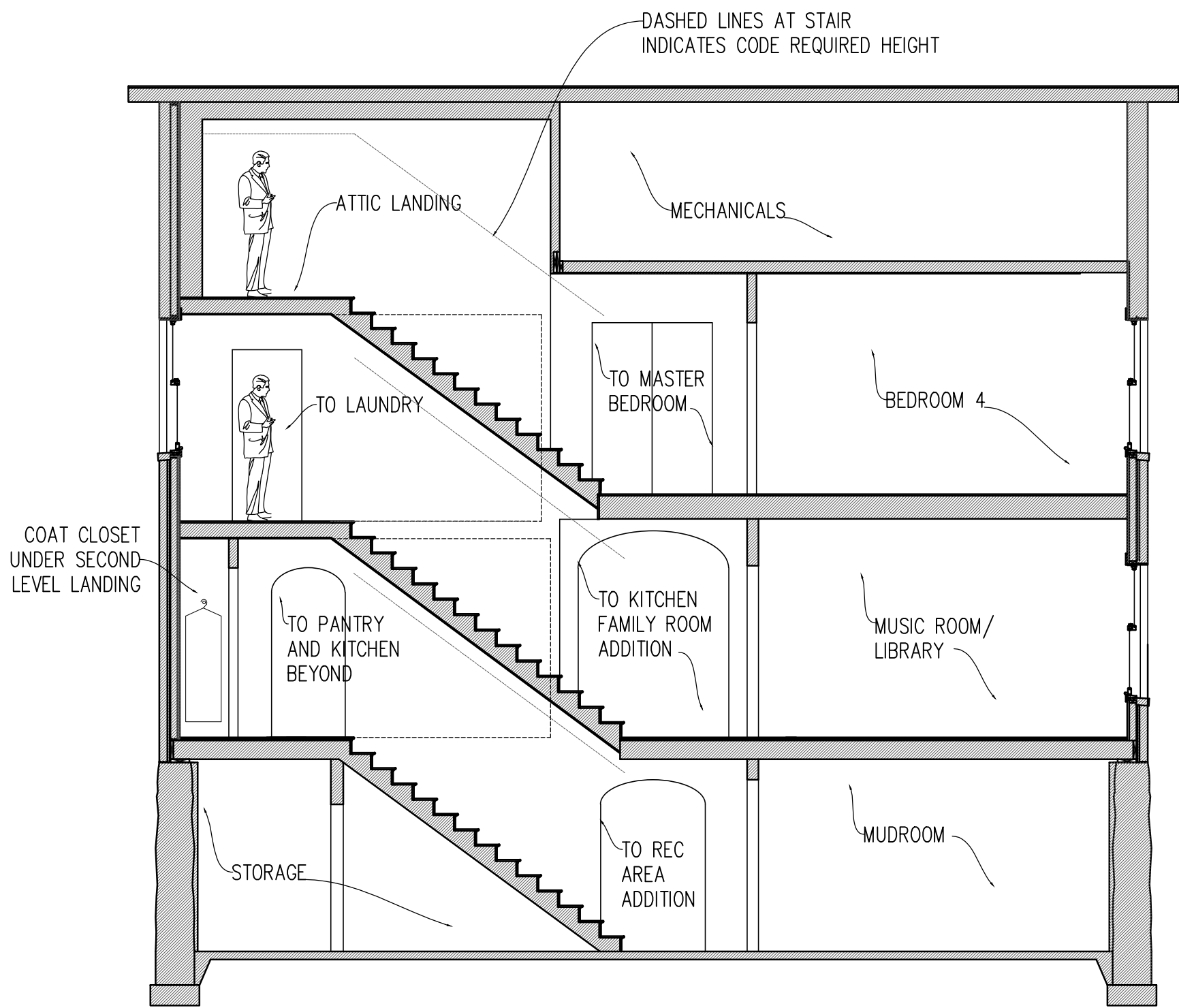


PROPOSED
BASEMENT
PLAN

Date: 03-01-2019
Revisions: REV

Job Number: 18-12
Scale: 3/16" = 1'-0"
Drawn: KBS
Checked: KBS

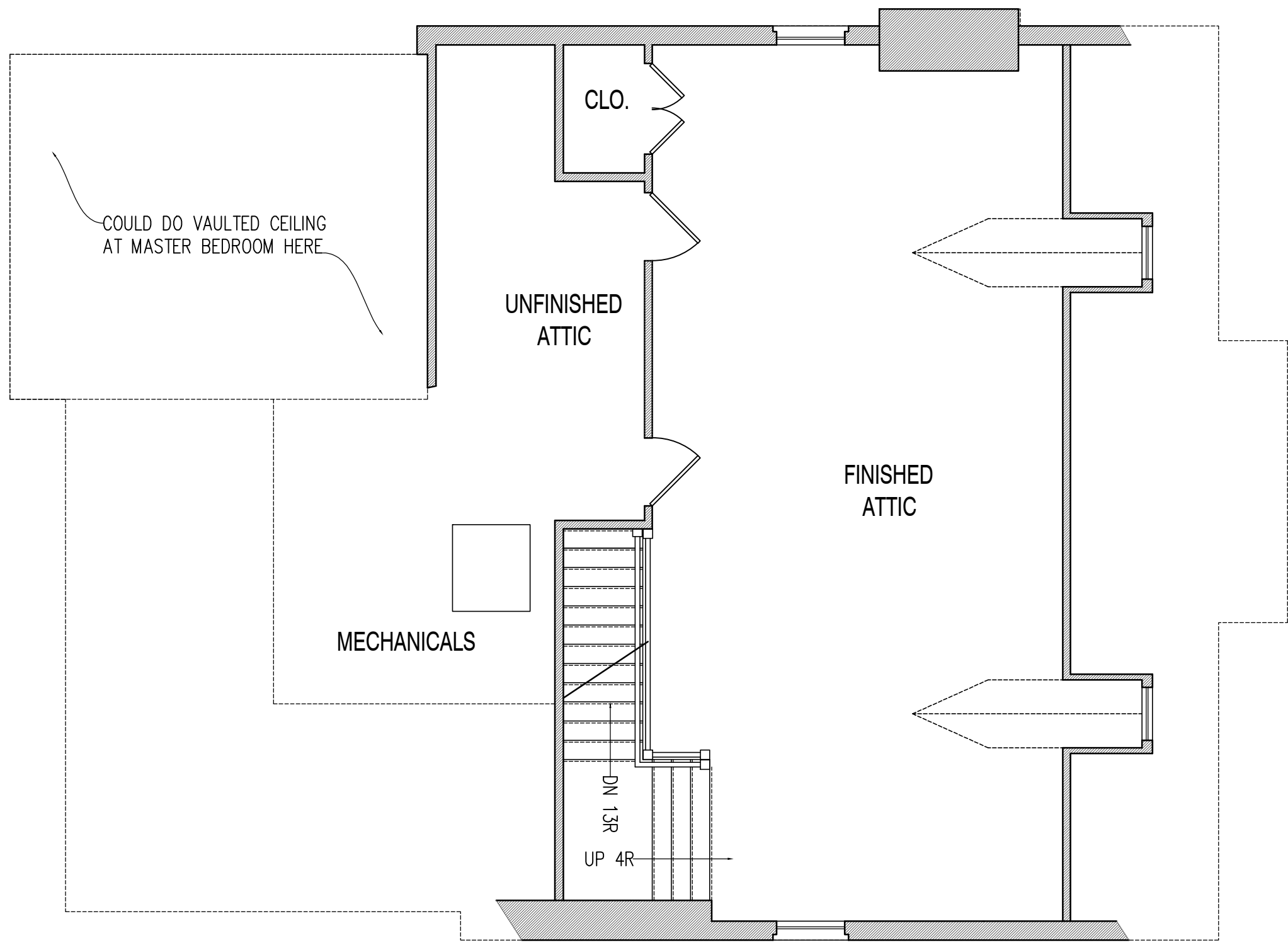
A-7



1 PROPOSED BUILDING SECTION AT NEW STAIR
A-8 3/16"=1'-0"



3 PROPOSED REAR GARAGE ELEVATION
A-8 3/16"=1'-0"



2 PROPOSED FINISHED ATTIC LEVEL PLAN
A-8 3/16"=1'-0"



4 PROPOSED FRONT GARAGE ELEVATION
A-8 3/16"=1'-0"



NEW CASEMENT
WINDOWS TO REPLACE
EXISTING NON ORIGINAL
METAL JALOUSIE WINDOWS

HB&G PERMACAST ROUND TAPERED PLAIN
COLUMN WITH ROUND DORIC CAP AND BASE
14" DIAMETER x 9'-3 1/2" TALL -
THE GOAL IS TO CREATE AN ARCHITECTURALLY
COMPATIBLE ENTRY STRUCTURE TO BE IN
HARMONY WITH THE HISTORIC FABRIC OF
THE DRUID HILLS NEIGHBORHOOD WHILE
BEING DISTINGUISHABLE.
THE HB&G PERMACAST COLUMN DISTINGUISHES THE NEW
CONSTRUCTION MATERIALS FROM HISTORIC MATERIALS

WHILE REMOVING THE NON HISTORIC, NON COMPATIBLE DORMER AND
FRONT COLUMNS TO THE HOME, OUR PLAN IS TO REPLACE THESE
WITH ARCHITECTURAL CHANGES THAT ARE COMPATIBLE AND IN THE
SPIRIT OF THE ARCHITECTURE OF THE DRUID HILLS NEIGHBORHOOD
FABRIC. OUR GOAL IS TO EXPAND THE VIABILITY, LONGEVITY, AND
UTILITY OF THE HOME FOR A 21ST CENTURY FAMILY LIVING IN THIS
EARLY 20TH CENTURY HOME WHILE MAINTAINING AND HIGHLIGHTING
ITS CHARACTER DEFINING TRAITS. NEW DORMERS ARE ADDED TO A
NEWLY FINISHED ROOM IN THE ATTIC AND EXPRESS THIS NEW USE
OF THE SPACE IN THE CONTINUUM OF THE HISTORIC HOME'S LIFE.

1 PROPOSED FRONT ELEVATION
A-9 3/16"=1'-0"

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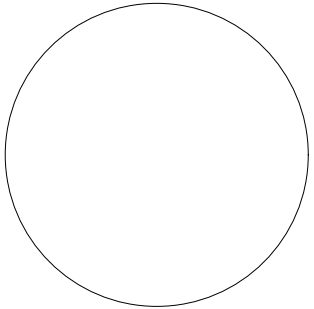
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The Contractor shall verify all
dimensions and existing
conditions of the site before
proceeding with each phase
of the work.



PROPOSED
FRONT
ELEVATION

Date: 03-01-2019

Revisions: REV

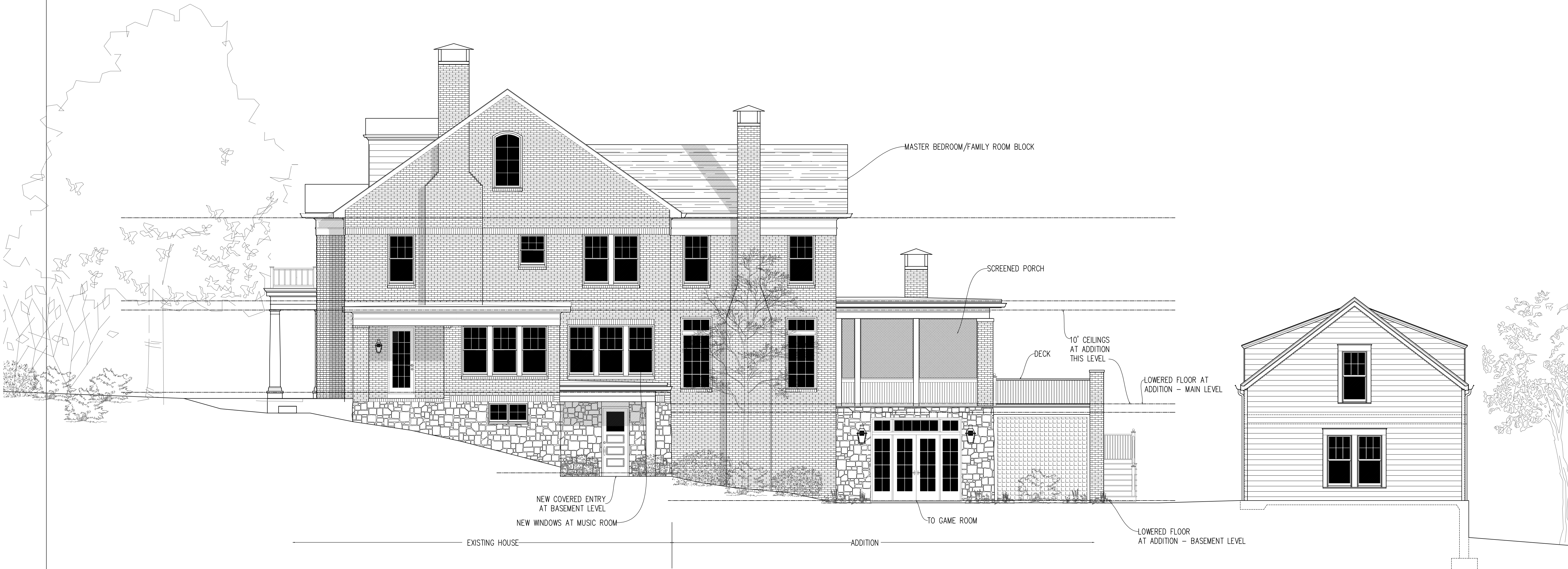
Job Number: 18-12

Scale: 3/16"=1'-0"

Drawn: KBS

Checked: KBS

A-9



1 PROPOSED DRIVEWAY SIDE ELEVATION
A-10 3/16"=1'-0"

659 Auburn Avenue
Suite # G-8
Atlanta, GA 30312
Phone: 404-723-0927
karen@soorikianarchitecture.com

SOORIKIAN
ARCHITECTURE

MADLEY RESIDENCE
1283 BRIARCLIFF ROAD DECATUR, GA 30306

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The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of the work.

PROPOSED
DRIVEWAY
SIDE ELEVATION

Date: 03-01-2019
Revisions: REV

Job Number: 18-12
Scale: 3/16"=1'-0"
Drawn: KBS
Checked: KBS

A-10



1 PROPOSED REAR ELEVATION
A-11 3/16"=1'-0"

659 Auburn Avenue
Suite # G-8
Atlanta, GA 30312
Phone: 404-723-0927
karen@soorikianarchitecture.com

S O O R I K I A N
ARCHITECTURE

MADLEY RESIDENCE
1283 BRIARCLIFF ROAD
DECATUR, GA 30306

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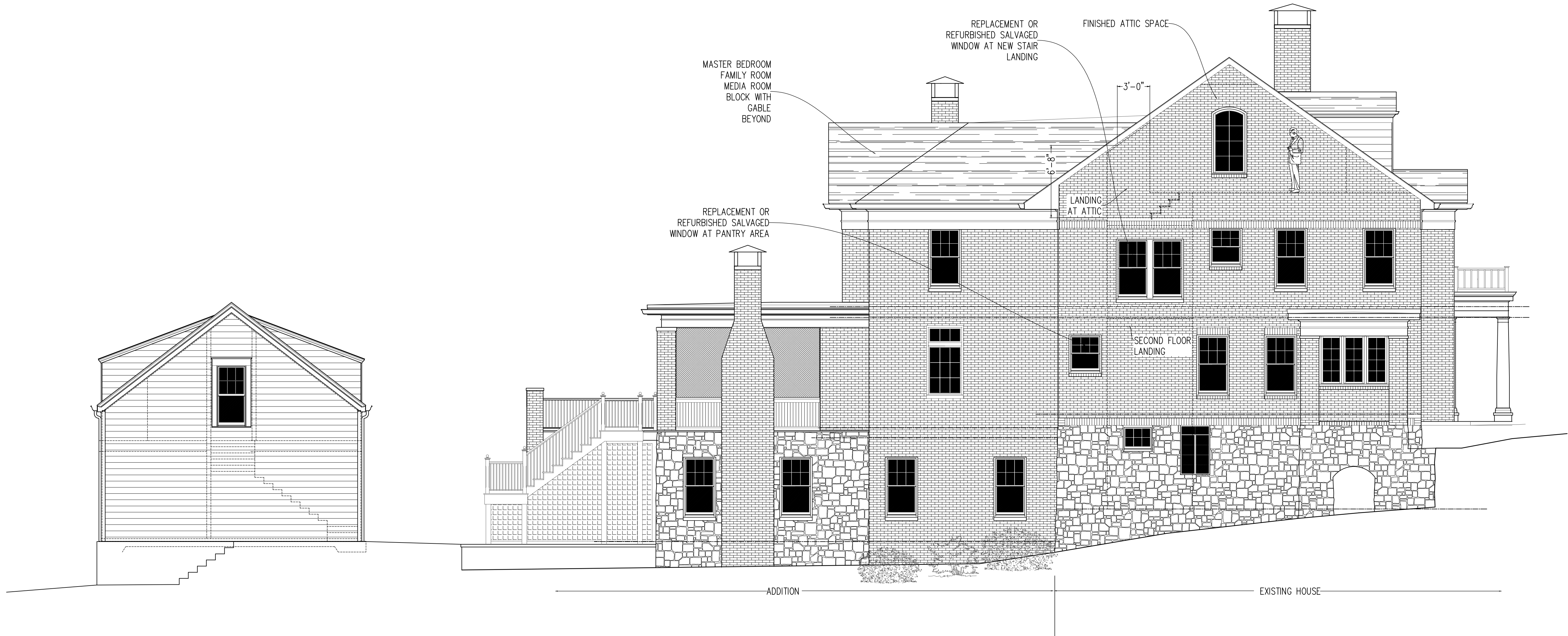
The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of the work.

PROPOSED
REAR
ELEVATION

Date: 03-01-2019
Revisions: REV

Job Number: 18-12
Scale: 3/16"=1'-0"
Drawn: KBS
Checked: KBS

A-11



1 PROPOSED SIDE ELEVATION
A-12 3/16" = 1'-0"

659 Auburn Avenue
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Atlanta, GA 30312
Phone: 404-723-0927
karen@soorikianarchitecture.com

SOORIKIAN
ARCHITECTURE

MADLEY RESIDENCE

1283 BRIARCLIFF ROAD DECATUR, GA 30306

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The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of the work.

PROPOSED
SIDE ELEVATION

Date: 03-01-2019

Revisions: REV

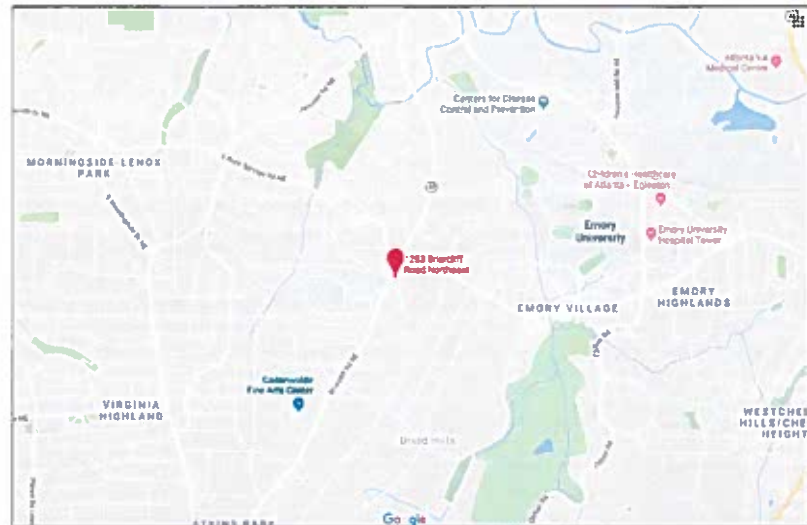
Job Number: 18-12

Scale: 3/16" = 1'-0"

Drawn: KBS

Checked: KBS

A-12



VICINITY MAP / N.T.S.

OWNER:
SCOTT AND ROBIN MADLEY
1281 & 1283 BRIARCLIFF RD NE
ATLANTA, GA 30306
(404) 922 3447

LANDSCAPE ARCHITECT:
FIELD LANDSCAPE ARCHITECTURE
659 AUBURN AVENUE NE #G-9
ATLANTA, GA 30312
(706) 461 6631

ARCHITECT:
SOORIKIAN ARCHITECTURE
659 AUBURN AVENUE NE #G-8
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(404) 723 0927

SURVEYOR:
DEKALB SURVEYS
407 W PONCE DE LEON AVE #B
DECATUR, GA 30030
(404) 373-9003

MADLEY RESIDENCE

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
FOR A FAMILY RESIDENCE LOCATED AT

1281 & 1283 BRIARCLIFF RD NE
ATLANTA, GA 30306

24 HR CONTACT:
SCOTT AND ROBIN MADLEY
1281 & 1283 BRIARCLIFF RD NE
ATLANTA, GA 30306
(404) 922 3447

ZONING: R-85
MINIMUM LOT SIZE: 12,000 SF (0.275 AC)
SETBACKS
FRONT: 35 FT
SIDE: 8.5 FT
REAR: 40 FT
MAX COVERAGE: 35%

- LIST OF DRAWINGS:**
1. L-CO - COVER SHEET
 2. L-EX - SURVEY BY DEKALB SURVEYS
 3. L-EX2 - EXISTING SITE PHOTOS
 4. L-EX3 - EXISTING SITE PHOTOS - TRAFFIC CIRCULATION
 5. L-EX4 - EXISTING SITE PHOTOS - AERIAL VIEW OF TRAFFIC CIRCULATION
 6. L-1.00 - SITE PLAN
 7. L-1.01 - LANDSCAPE PLAN
 8. L-1.02 - MATERIALS IMAGES
 9. L-1.03 - VEHICULAR + PEDESTRIAN GATES

APPLICABLE CODES:
INTERNATIONAL BUILDING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)(2015)
INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)(2015)
INTERNATIONAL FIRE CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)
INTERNATIONAL PLUMBING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)(2015)
INTERNATIONAL MECHANICAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2015)
INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)(2015)
NATIONAL ELECTRICAL CODE, 2017 EDITION, WITH NO GEORGIA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011)(2012)
2012 NFPA 101 - LIFE SAFETY CODE WITH STATE AMENDMENTS (2013)
INTERNATIONAL SWIMMING POOL & SPA CODE (ISPPC), 2012 EDITION, WITH 2014 AMENDMENTS

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(404) 373-9003

OWNER:
SCOTT AND ROBIN MADLEY
1281 & 1283 BRIARCLIFF RD NE
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(404) 922 3447



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PROJECT:
MADLEY RESIDENCE

1281 & 1283 BRIARCLIFF RD NE
ATLANTA, GA 30306

DRAWING TITLE:
COVER SHEET

DRAWN BY: AD
CHECKED BY: BF

SCALE:

RELEASES:
1. 3/1/19 HPC

SHEET:

L-CO



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PROJECT:
MADLEY RESIDENCE

1281 & 1283 BRIARCLIFF RD NE
ATLANTA, GA 30308

DRAWING TITLE:
SURVEY BY DEKALB SURVEYS

DRAWN BY:
AD

CHECKED BY:
BF

SCALE: NOT TO SCALE

RELEASES:
1. 3/1/19 HPC

SHEET:

L-EX

SURVEY HAS BEEN ENLARGED FROM 1"=50' TO 1"=30'

JN:18 696

GENERAL NOTES:

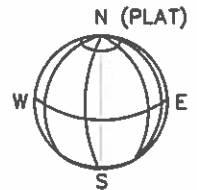
- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

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 hereon.

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.

TREE SYMBOLS
X = DIAMETER IN INCHES (X) HARDWOOD

IMPERVIOUS CALCULATIONS 1283 BRIARCLIFF ROAD	
ZONING: R-85	
HOUSE = 1,878 S.F.	
DRIVE = 3,827 S.F.	
GRAVEL = 588 S.F.	
WALLS = 107 S.F.	
BRICK = 331 S.F.	
CONC. PADS = 369 S.F.	
SHED = 100 S.F.	
DECK = 30 S.F.	
IMPERVIOUS TOTAL = 7,230 S.F.	
LOT COVERAGE	
7,230 S.F. / 25,684 S.F. = 28.1%	



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

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REPRODUCED, PUBLISHED OR
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WRITTEN PERMISSION OF THIS
SURVEYOR



REFERENCE: PB 17 PG 94
DB 24960 PG 36
DB 26314 PG 2
SURVEY FOR DEVON NOBIS BY GEORGIA LAND SURVEYING
CO., INC. DATED 10-5-2004

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A
FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB
COUNTY, GEORGIA 13089C0062J EFFECTIVE DATE MAY 16, 2013

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC

SOUTH PROPERTY LINE IS BEARING BASIS
FROM SURVEY FOR DEVON NOBIS BY GEORGIA LAND
SURVEYING CO., INC. DATED 10-5-2004

TOTAL AREA: 38,576 SQ FT, 0.886 AC

CALCULATED PLAT CLOSURE: 1:262,005

FIELD DATA:

DATE OF FIELD SURVEY 12-6-2018

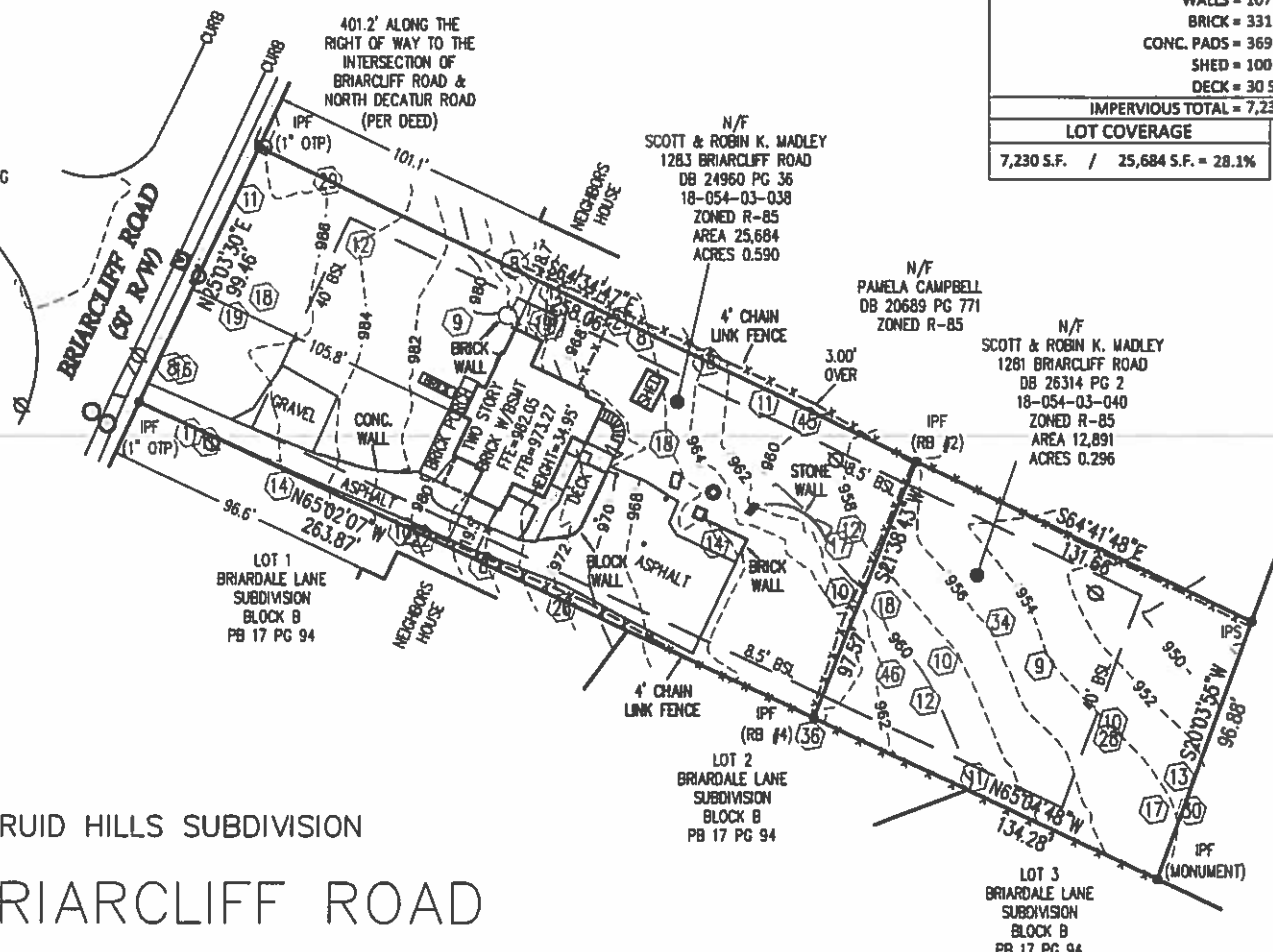
THE CALCULATED POSITIONAL TOLERANCE BASED ON
REDUNDANT LINEAR MEASUREMENTS OF OBSERVED
POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

SURVEY FOR
SCOTT MADLEY
PART OF LOT 41, BLOCK 11, DRUID HILLS SUBDIVISION

1281 & 1283 BRIARCLIFF ROAD

DEKALB COUNTY, GEORGIA
LAND LOT 54, DIST 18
DATE: DECEMBER 11, 2018





NORTHEAST VIEW, BACK YARD



NORTHWEST VIEW, BACK OF RESIDENCE



SOUTHEAST VIEW, FRONT OF RESIDENCE



NORTHWEST VIEW, FRONT YARD

FIELD/ LANDSCAPE ARCHITECTURE

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w: fieldla.com

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DECATUR, GA 30030
(404) 373-9003

OWNER:
SCOTT AND ROBIN MADLEY
1281 & 1283 BRIARCLIFF RD NE
ATLANTA, GA 30306
(404) 822 3447



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PROJECT:
MADLEY RESIDENCE

1281 & 1283 BRIARCLIFF RD NE
ATLANTA, GA 30306

DRAWING TITLE:
EXISTING SITE PHOTOS

DRAWN BY: AD	CHECKED BY: BF
-----------------	-------------------

SCALE:

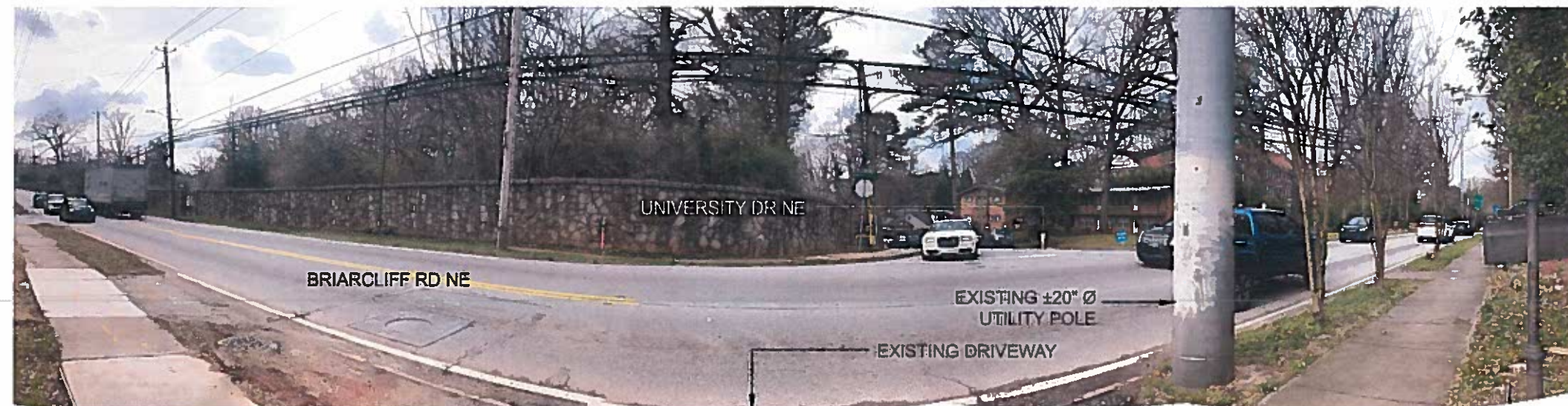
RELEASES:
1. 3/1/19 HPC

SHEET:

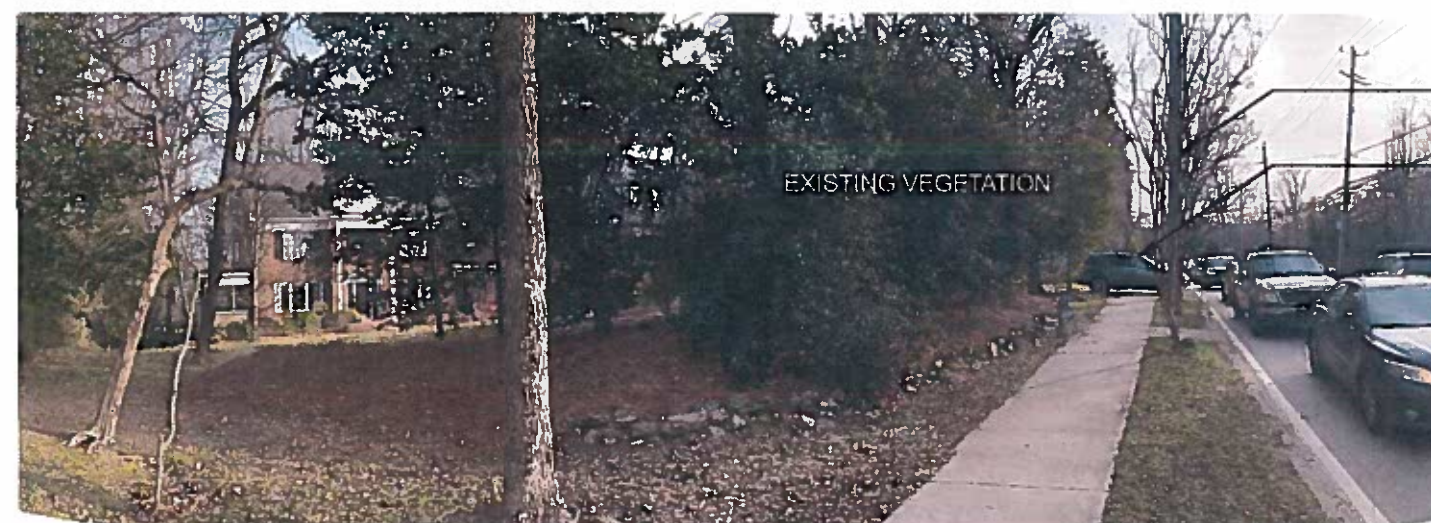
L-EX2



EXISTING DRIVEWAY EXIT TO BRIARCLIFF ROAD
PHOTO TAKEN 5 FT FROM EDGE OF ROADWAY



EXISTING DRIVEWAY EXIT TO BRIARCLIFF ROAD
PHOTO TAKEN 10 FT FROM EDGE OF ROADWAY



RESIDENCE TO BRIARCLIFF ROAD

FIELD LANDSCAPE ARCHITECTURE

659 Auburn Avenue NE #G-9
Atlanta, GA 30312

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w: fieldia.com

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OWNER:
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PROJECT:
MADLEY RESIDENCE

1281 & 1283 BRIARCLIFF RD NE
ATLANTA, GA 30306

DRAWING TITLE:
EXISTING SITE PHOTOS -
TRAFFIC CIRCULATION

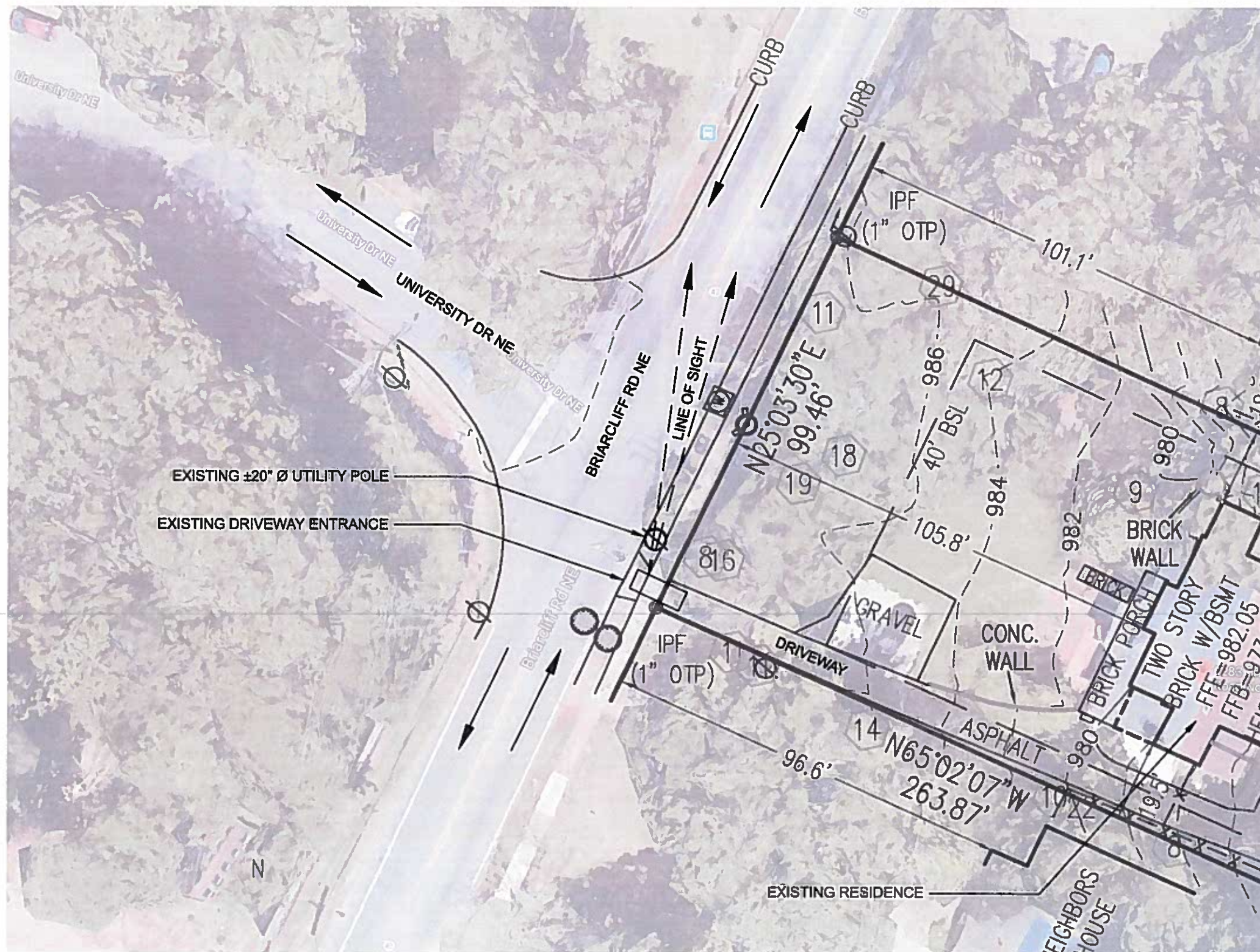
DRAWN BY: AD	CHECKED BY: BF
-----------------	-------------------

SCALE:

RELEASES:
1. 3/1/19 HPC

SHEET:

L-EX3



AERIAL VIEW OF SITE AND ADJACENT STREETS

FIELD / LANDSCAPE ARCHITECTURE

659 Auburn Avenue NE #G-9
Atlanta, GA 30312

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w: fieldla.com

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ATLANTA, GA 30312
(404) 723 0827

SURVEYOR:
DEKALB SURVEYS
407 W PONCE DE LEON AVE #B
DECATUR, GA 30030
(404) 373-8003

OWNER:
SCOTT AND ROBIN MADLEY
1281 & 1283 BRIARCLIFF RD NE
ATLANTA, GA 30308
(404) 922-3447



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PROJECT:

MADLEY RESIDENCE

1281 & 1283 BRIARCLIFF RD NE
ATLANTA, GA 30308

DRAWING TITLE:

EXISTING SITE PHOTOS -
AERIAL VIEW OF TRAFFIC
CIRCULATION

DRAWN BY: AD
CHECKED BY: BF

SCALE:

RELEASES:
1. 3/1/19 HPC

SHEET:

L-EX4

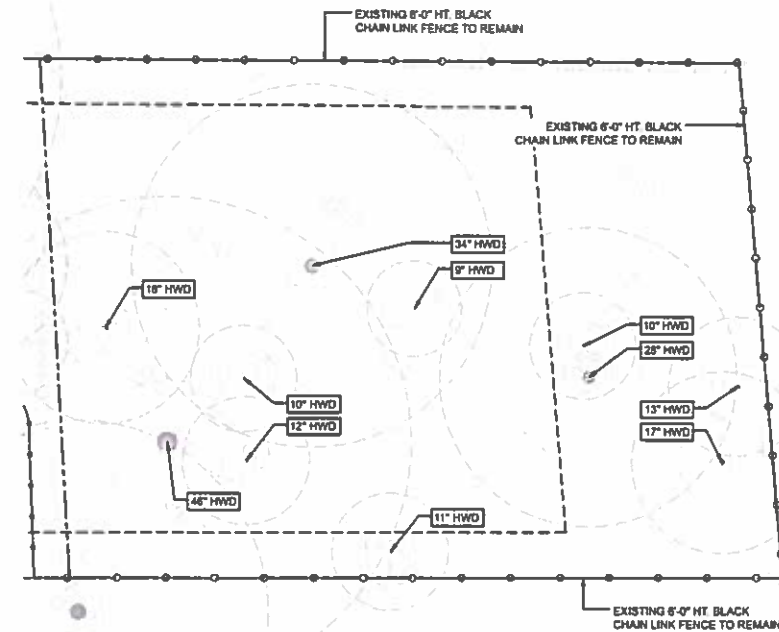
ZONING
R-4S
FRONT: 35'
SIDES: 8.5'
REAR: 40'
MAX LOT COVERAGE: 35%
TOTAL LAND AREA OF COMBINED LOTS: 38,577 SF (1.886 AC)

PROPOSED LOT COVERAGE
HOUSE: 3,154 SF
GARAGE: 736 SF
DRIVEWAY: 6,387 SF
FRONT WALLS, STAIRS, + PATIO: 343 SF
RECTANGULAR PAVERS: 207 SF
SIDE STAIRS: 71 SF
BACK WALLS + PAVING: 671 SF
FIRE PIT: 188 SF
IRREGULAR PAVERS: 190 SF
TOTAL PROPOSED LOT COVERAGE: 18,947 SF (28%)
MAXIMUM LOT COVERAGE: 35%

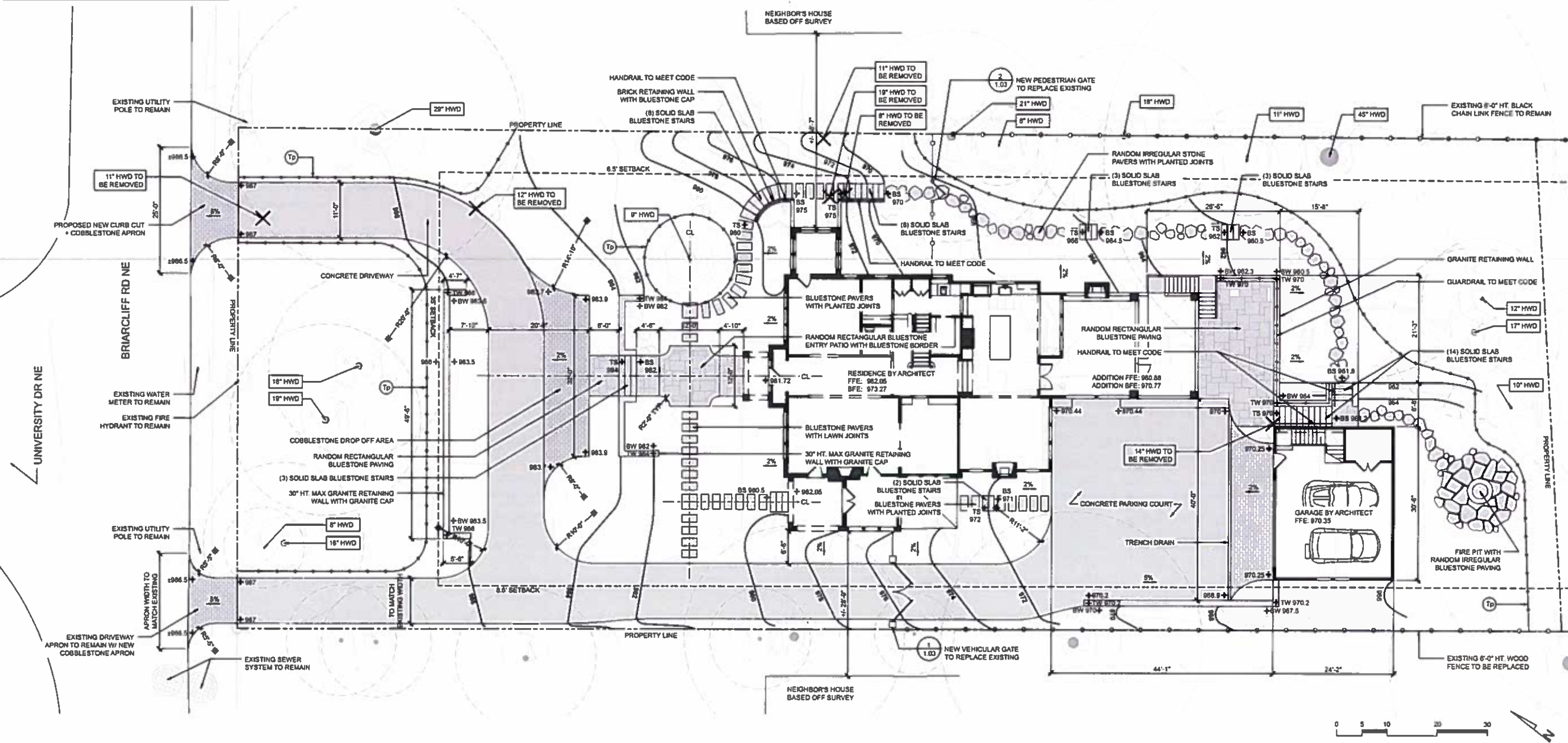
TOTAL ACREAGE OF SITE: .846 AC (36,577 SF)
TOTAL AREA DISTURBED: .427 AC (18,630 SF)

LEGEND
TP (TREE PROTECTION FENCE)
PROPERTY LINE
SET BACKS
CRITICAL ROOT ZONE
STRUCTURAL ROOT PLATE

CONTEXT PLAN
SCALE = 1/32" = 1'-0"



REAR YARD TREE INVENTORY
SCALE = 1/16" = 1'-0"



FIELD/ LANDSCAPE
ARCHITECTURE

659 Auburn Avenue NE #G-9
Atlanta, GA 30312

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w: fieldla.com

ARCHITECT:
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659 AUBURN AVENUE NE #G-9
ATLANTA, GA 30312
(404) 723 0827

SURVEYOR:
DEKALB SURVEYS
407 W PONCE DE LEON AVE #B
DECATUR, GA 30030
(404) 373-9003

OWNER:
SCOTT AND ROBIN MADLEY
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PROJECT:
MADLEY RESIDENCE

1281 & 1283 BRIARCLIFF RD NE
ATLANTA, GA 30306

DRAWING TITLE:
SITE PLAN

DRAWN BY:
AD

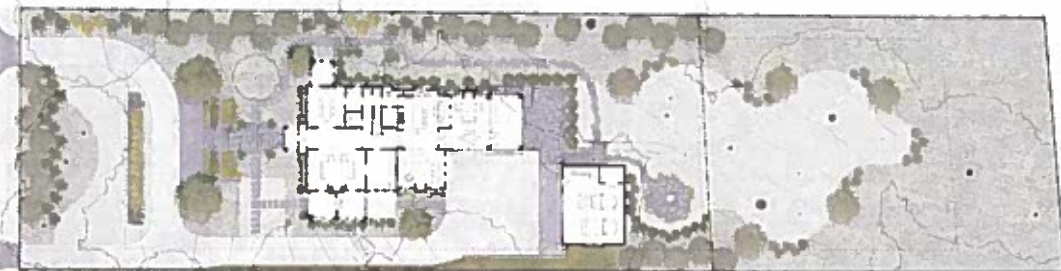
CHECKED BY:
BF

SCALE: 1" = 10'-0"

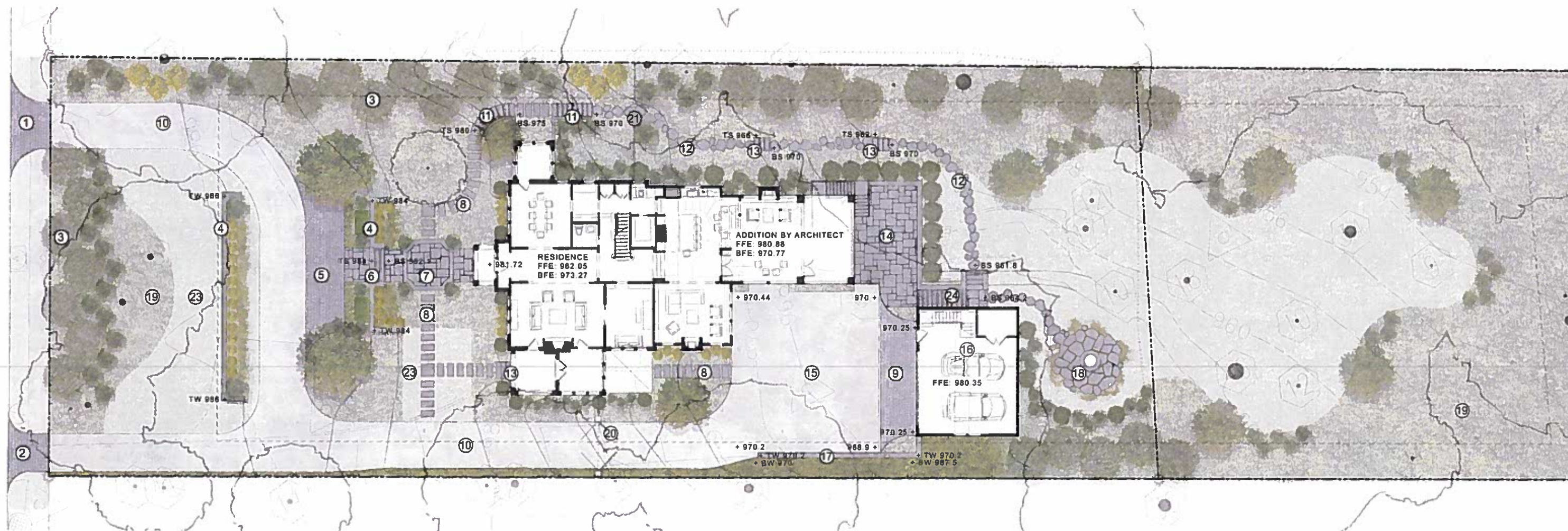
RELEASES:
1. 3/1/19 HPC

SHEET:
L-1.00

BRIARCLIFF ROAD
(30' R/W)



Context plan
Not to scale



LEGEND

1. New driveway entrance with decorative cobble apron
2. Existing driveway entrance to remain with new decorative cobble apron
3. New + existing evergreen screen planting
4. 30" H max. granite retaining wall with granite cap
5. 20'-0" wide driveway drop-off
6. (3) solid slab bluestone stairs with granite retaining wall
7. Random rectangular bluestone entrance patio
8. Rectangular bluestone steppers with planted joints
9. Cobblestone paving
10. Concrete driveway
11. (8) solid slab bluestone stairs + granite retaining wall with granite cap
12. Random irregular crab orchard steppers with planted joints
13. (3) solid slab bluestone stairs
14. Random rectangular bluestone terrace with granite walls
15. Concrete parking court
16. Carriage house by architect
17. Granite retaining wall with granite cap
18. Firepit with random irregular bluestone paving
19. Understory planting
20. 11' W vehicular gate to replace existing
21. 3' W pedestrian gate to replace existing
22. Lawn
24. (14) solid slab bluestone stairs with granite cheek walls

0 8 16 24 32
scale 3/32" = 1'-0"



Bluestone steppers with planted joints



Solid slab stone landscape steps



Bluestone paving



Random irregular crab orchard steppers with planted joints



Granite ashlar retaining wall



Solid slab bluestone landscape steps - split face



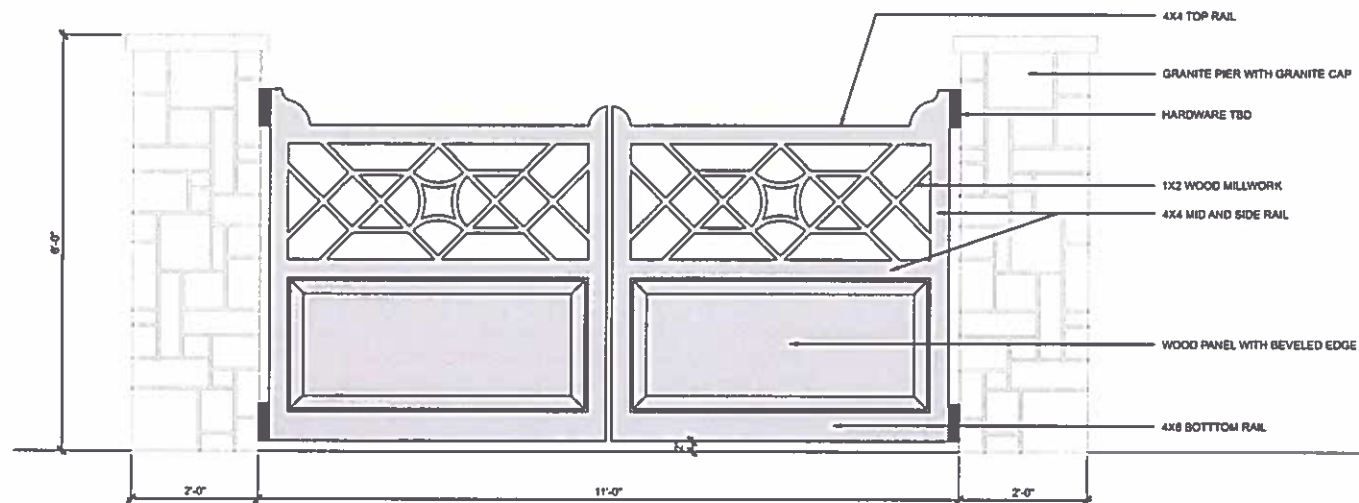
Cobblestone paving - running bond



Solid slab bluestone stairs with granite retaining wall

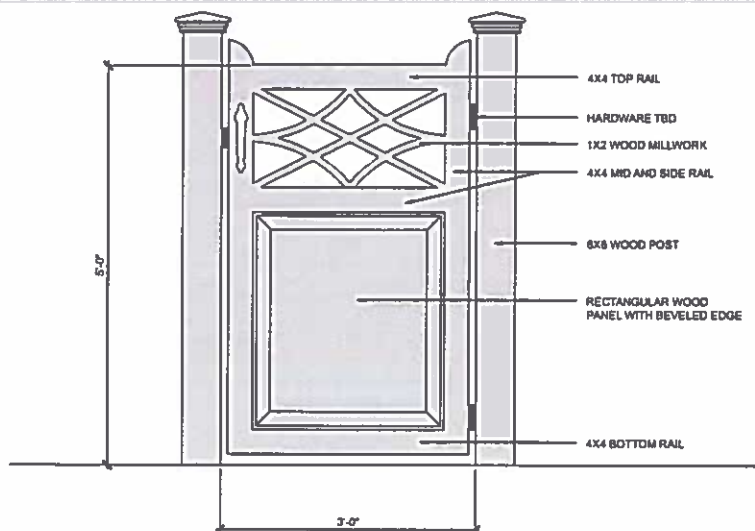
Madley residence
1281 + 1283 Briarcliff Rd Ne
Atlanta, Ga 30306

Contact:
Scott and RbinMadley
1281 + 1283 Briarcliff Rd Ne
Atlanta, Ga 30306
(404) 922 3447



OPTION 1

1 VEHICULAR GATE
SCALE: NTS



OPTION 1

2 PEDESTRIAN GATE
SCALE: NTS



OPTION 2, EXISTING GATE TO REMAIN



OPTION 2, GATE TO MATCH EXISTING VEHICULAR GATE

FIELD / LANDSCAPE ARCHITECTURE

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(404) 373-9003

OWNER:
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ATLANTA, GA 30306
(404) 922 3447



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PROJECT:
MADLEY RESIDENCE

1281 & 1283 BRIARCLIFF RD NE
ATLANTA, GA 30306

DRAWING TITLE:
VEHICULAR + PEDESTRIAN
GATES

DRAWN BY: AD
CHECKED BY: BF

SCALE: 1" = 10'-0"

RELEASES:
1. 3/1/19 HPC

SHEET:

L-1.03