



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: _____ Application No. _____

Address of Subject Property: 949 BRIARCLIFF RD. ATLANTA, GA 30306

Applicant: GERARD GUNTHER E-Mail: _____

Applicant Mailing Address: 949 BRIARCLIFF RD. ATLANTA, GA 30306

Applicant Phone(s): 404-449-3702 Fax: _____

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

Owner(s): GERARD GUNTHER E-Mail: W0Y5MB@GMAIL.COM

Owner(s) Mailing Address: 949 BRIARCLIFF RD. ATLANTA, GA 30306

Owner(s) Telephone Number: 404-449-3702

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1929

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:
PLANS FOR NEW CONSTRUCTION: DETACHED GARAGE, POOL, POOL HOUSE AND STAIRS OFF OF EXISTING DECK. LANDSCAPE PLANS ALSO ATTACHED. THESE SAME PLANS WERE APPROVED FOR COA IN 2017.

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.

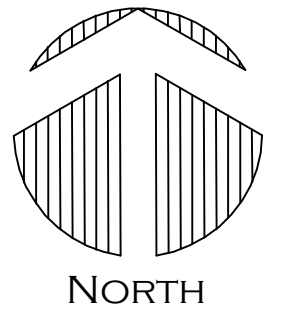
Gerard Gunther
Signature of Applicant/Date

Revised 1/28/17

DETACHED GARAGE FOR THE :

GUNTHER RESIDENCE

949 BRIARCLIFF ROAD, ATLANTA, GEORGIA 30306



PROJECT DESCRIPTION :

- NEW DETACHED GARAGE
- ADDITION OF NEW DECK STAIR

ZONING INFORMATION:

- ZONING - R-85
- MAXIMUM LOT COVERAGE - 35%
- MINIMUM SIDE YARD DEPTH - 8.5 FEET
- MINIMUM REAR YARD DEPTH - 40 FEET

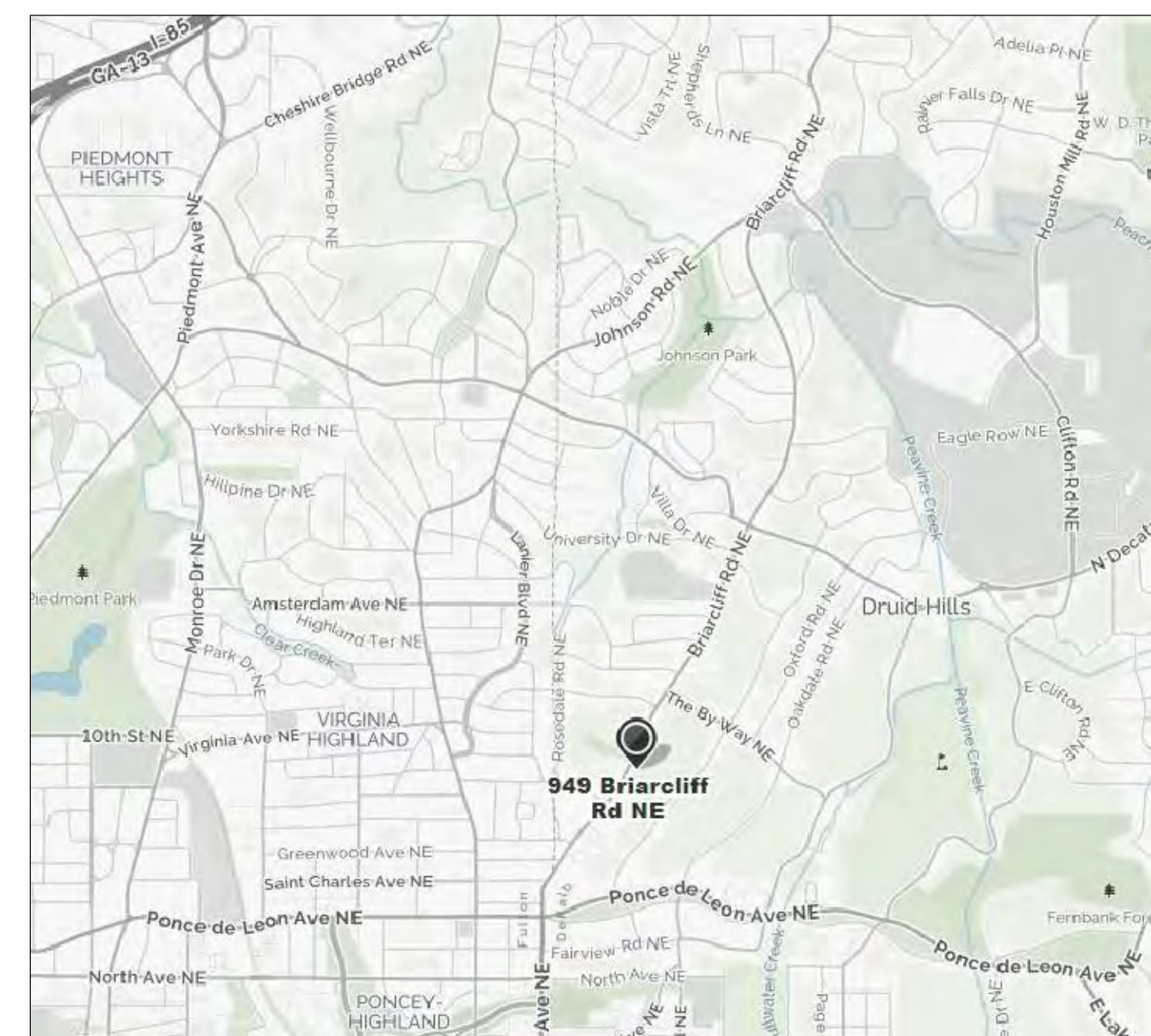
SITE / BUILDING INFORMATION -

- LOT SIZE: 84611 SQ.FT.
- EXISTING IMPERVIOUS AREA ----- 7580 SQ.FT.
- PROPOSED GARAGE ----- 720 SQ.FT.
- PROPOSED DECK STAIR ----- 303 SQ.FT.
- PROPOSED LOT COVERAGE ----- 8403 SQ.FT. (21%)

NOTES:

1. CERTIFICATE OF APPROPRIATENESS WAS APPROVED 5/15/2017 BY THE DEKALB COUNTY HISTORIC COMMISSION.
 2. VARIANCE WAS APPROVED 7/12/2017 BY THE DEKALB COUNTY BOARD OF APPEALS TO INCREASE ALLOWABLE ACCESSORY BUILDINGS AREA TO 1200 SQ.FT.
- GARAGE HEIGHT ----- 11'-4"±

SITE LOCATION MAP



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA STATE AMENDMENTS AND IN ACCORDANCE WITH OTHER APPLICABLE CODES, REGULATIONS, AND ORDINANCES FOR DEKALB COUNTY, GEORGIA.
2. CONSTRUCTION SHALL ADHERE TO ESTABLISHED TRADE PRACTICES AND SHALL BE IN ACCORDANCE WITH MATERIAL MANUFACTURERS' RECOMMENDATIONS AND PRINTED INSTRUCTIONS. ALL CONSTRUCTION SHALL BE EXECUTED IN A WORKMANLIKE MANNER.
3. THESE DRAWINGS ARE INTENDED TO ILLUSTRATE DIMENSIONAL LAYOUT AND GENERAL CONSTRUCTION REQUIREMENTS ONLY. CONSTRUCTION SYSTEMS, CONSTRUCTION METHODS, AND CONSTRUCTION DETAILS BEYOND THE CONTENT OF THESE DRAWINGS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL REVIEW ALL DESIGN DOCUMENTS AND SHALL NOTIFY ARCHITECT IN WRITING OF ANY DIMENSIONAL ERRORS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. ARCHITECT SHALL BE NOTIFIED OF CONSTRUCTION ACTIVITY THAT IS NOT IN CONFORMANCE WITH ITEMS 1 OR 2 ABOVE. ARCHITECT IS NOT LIABLE FOR QUALITY OF WORKMANSHIP BY CONTRACTOR, SUBCONTRACTORS, OR OTHER BUILDING TRADES.
6. UPON COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE ACCURACY OF THESE DRAWINGS, FULL RESPONSIBILITY FOR COORDINATION WITH THE VARIOUS BUILDING TRADES, AND FULL RESPONSIBILITY FOR COORDINATING WITH THE OWNER FOR THE SELECTION OF FINISH MATERIALS, EQUIPMENT AND FIXTURES, AND FINISH COLORS.
7. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
8. WORK THESE DRAWINGS WITH "PROJECT SUMMARY & REQUIREMENTS DOCUMENT DATED 25 SEPT. 2017.

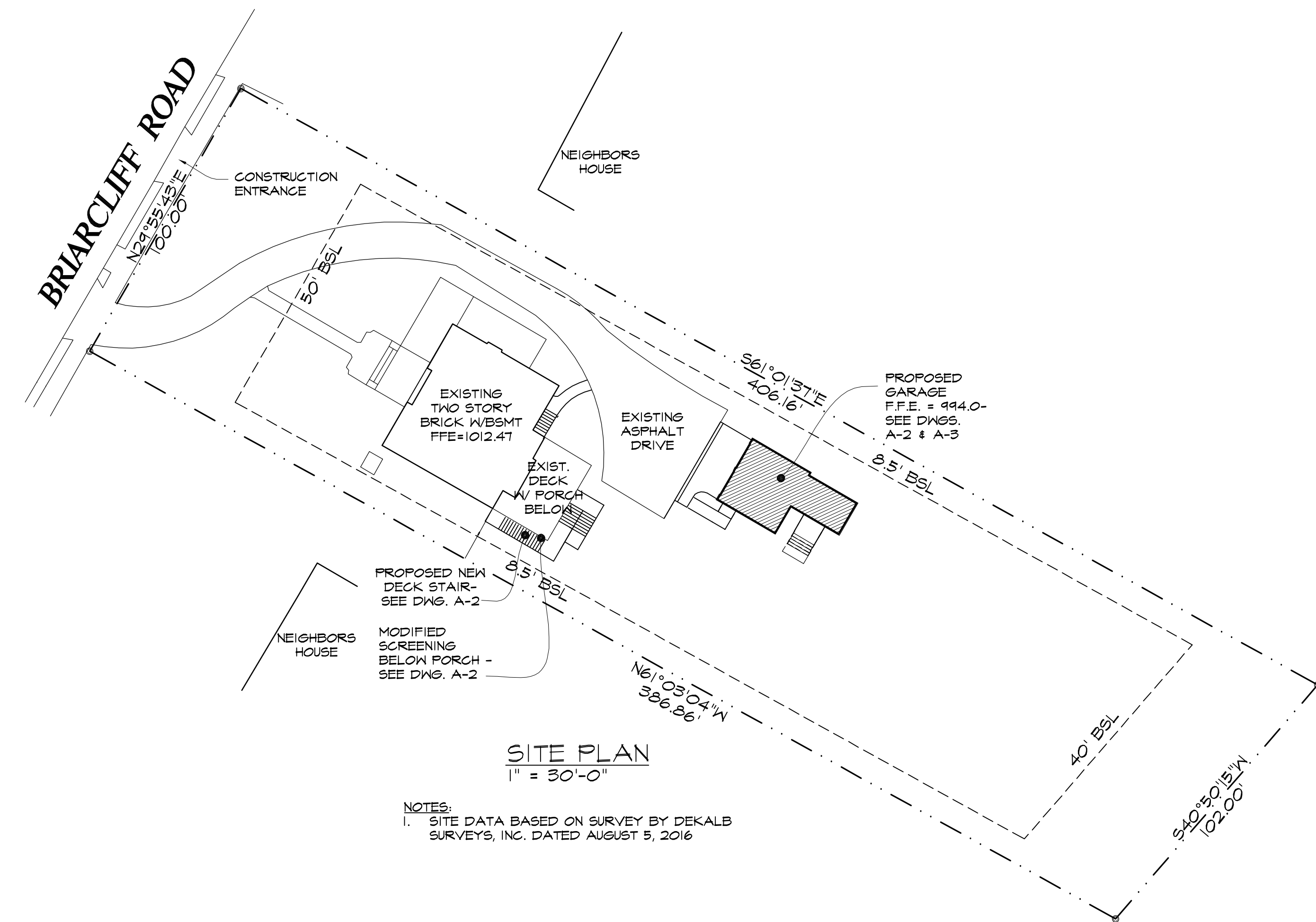
DRAWING LIST

- NOTES:**
1. REFER TO DEKALB SURVEYS 8/5/16 SURVEY FOR CURRENT PROPERTY SURVEY.
 2. REFER TO JVG CIVIL ENGINEERING DRAWINGS AND TO HOOTEN LAND DESIGN INC. DRAWINGS FOR SITE AND LANDSCAPE INFORMATION.

- A-1 COVER SHEET, SITE PLAN, GENERAL NOTES
- A-2 GARAGE PLANS / DETAILS; DECK STAIR PORCH SCREEN DETAILS
- A-3 GARAGE EXTERIOR ELEVATIONS

STABILITY ENGINEERING STRUCTURAL DRAWINGS:

- S-0.0 GENERAL NOTES
- S-0.1 LVL SPECIFICATIONS
- S-1.0 DECK STAIR PLAN & FOOTING PLAN
- S-2.0 GARAGE FDN. & FRAMING PLANS
- S-3.0 POOL HOUSE FDN. & FRAMING PLANS (NOT IN SCOPE)
- S-4.0 SECTIONS AND DETAILS
- S-5.0 SECTIONS AND DETAILS



- NOTES:**
1. SITE DATA BASED ON SURVEY BY DEKALB SURVEYS, INC. DATED AUGUST 5, 2016

RICHARD M. STEVENS, ARCHITECT, LLC

359 Coventry Road
Decatur, Georgia
30030

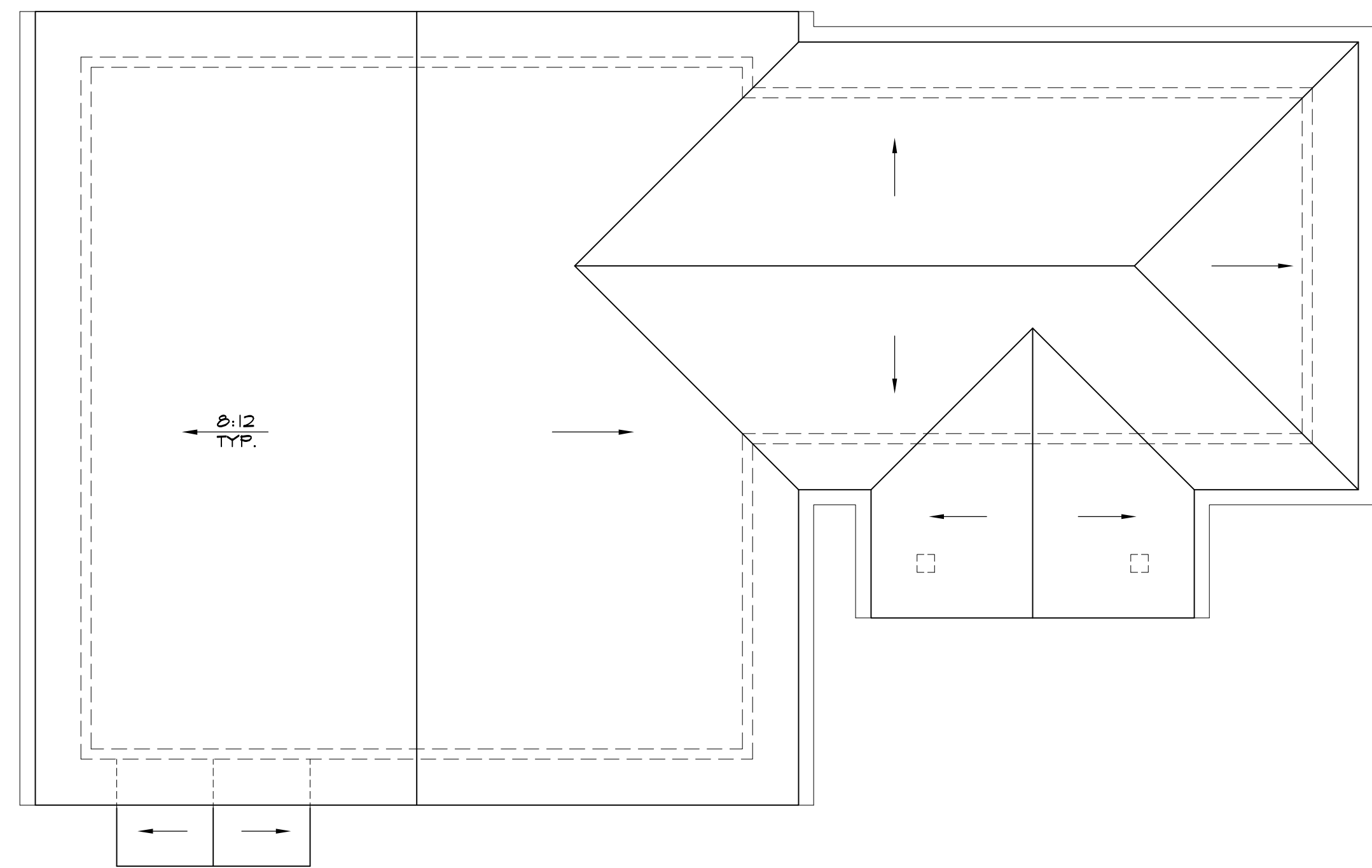
PHONE 404.377.1499
FAX 404.377.9716
www.rmsarchitect.com

GUNTHER RESIDENCE
949 BRIARCLIFF ROAD
ATLANTA, GEORGIA 30306

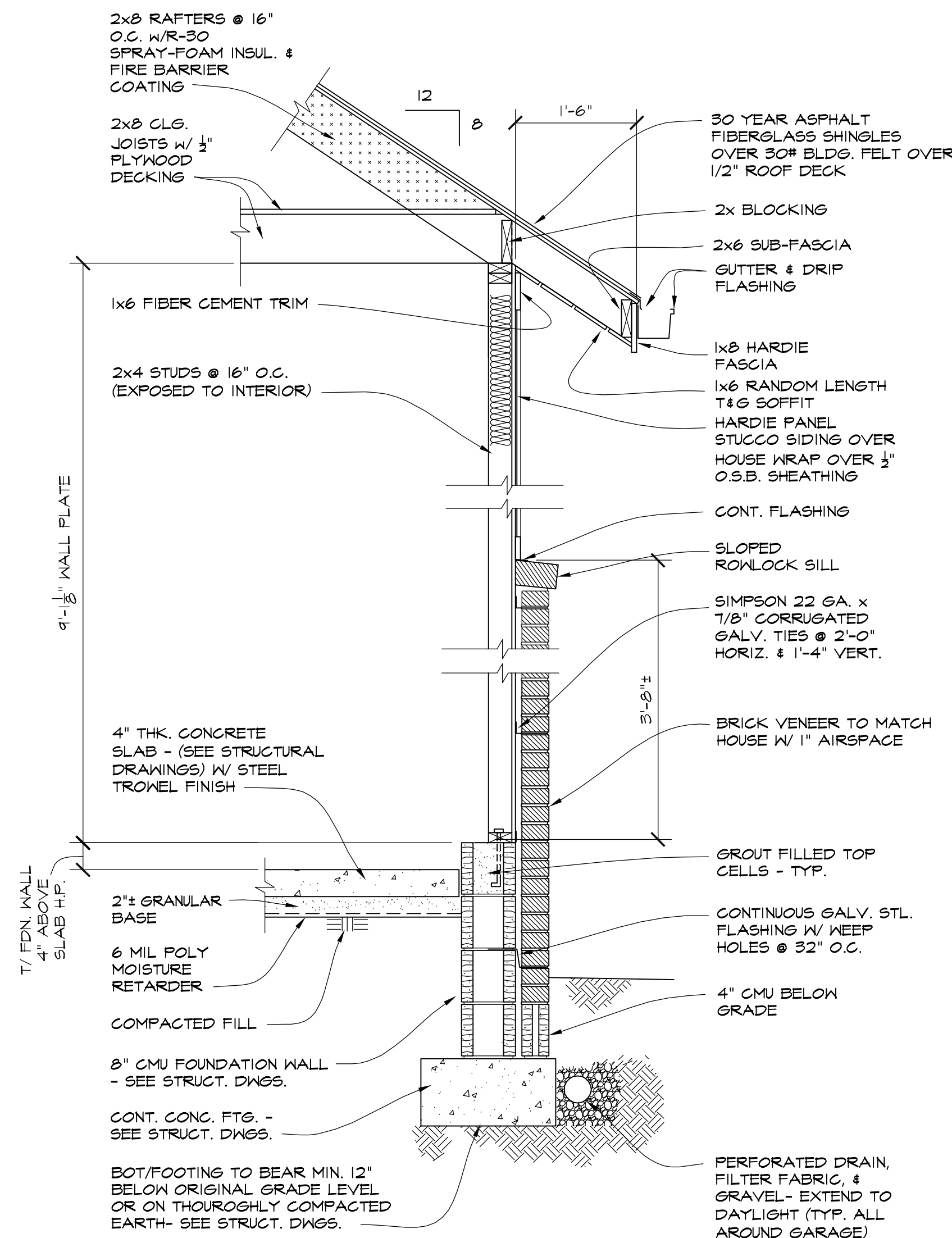
COVER SHEET, SITE PLAN, GENERAL NOTES

REVISION:
0 - 25 SEPT 2017
1 - 13 JULY 2020

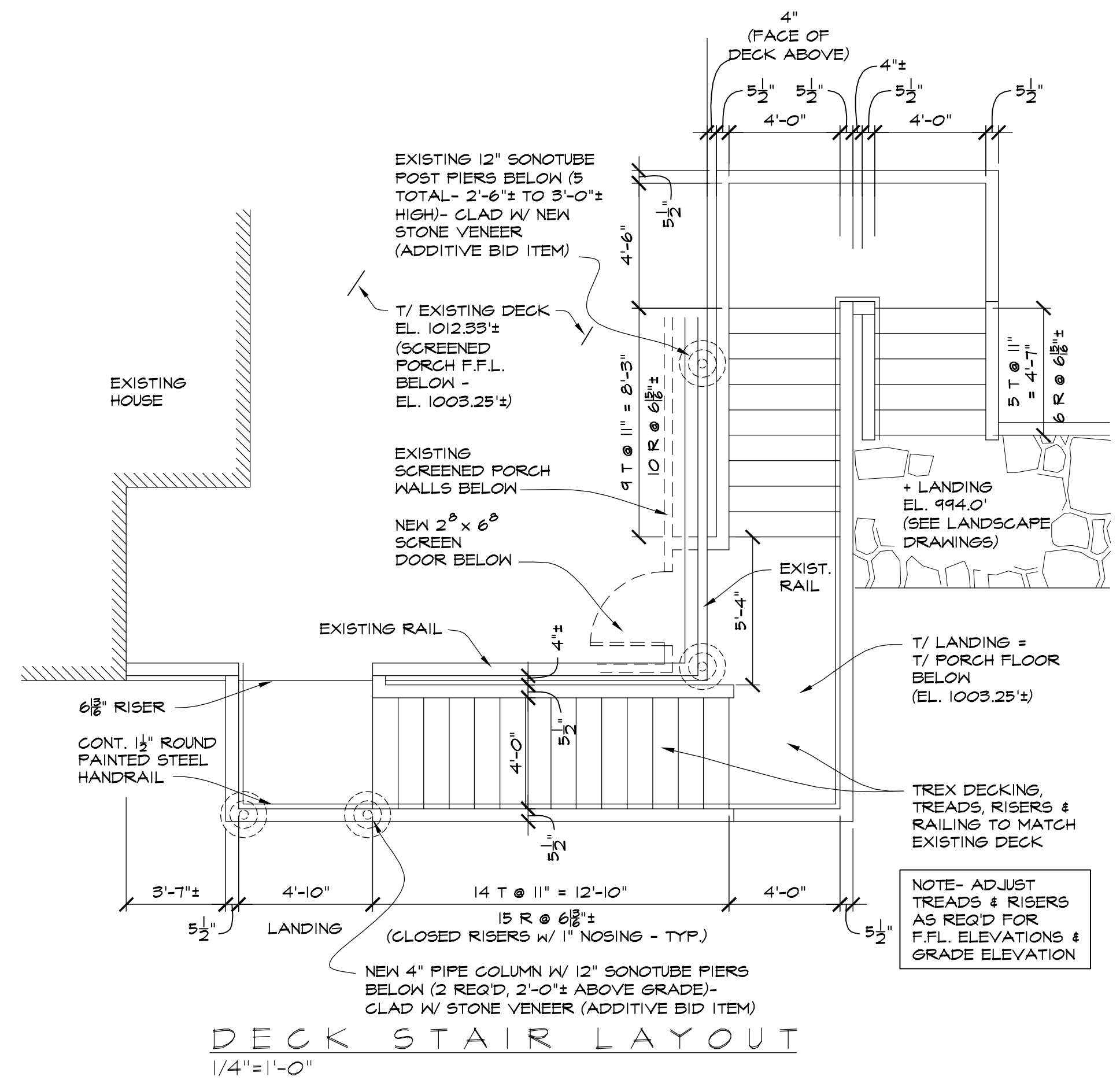
SCALE: AS NOTED
PREPARED BY: RICHARD M. STEVENS, ARCHITECT, LLC
DRAWING NO.: A-1



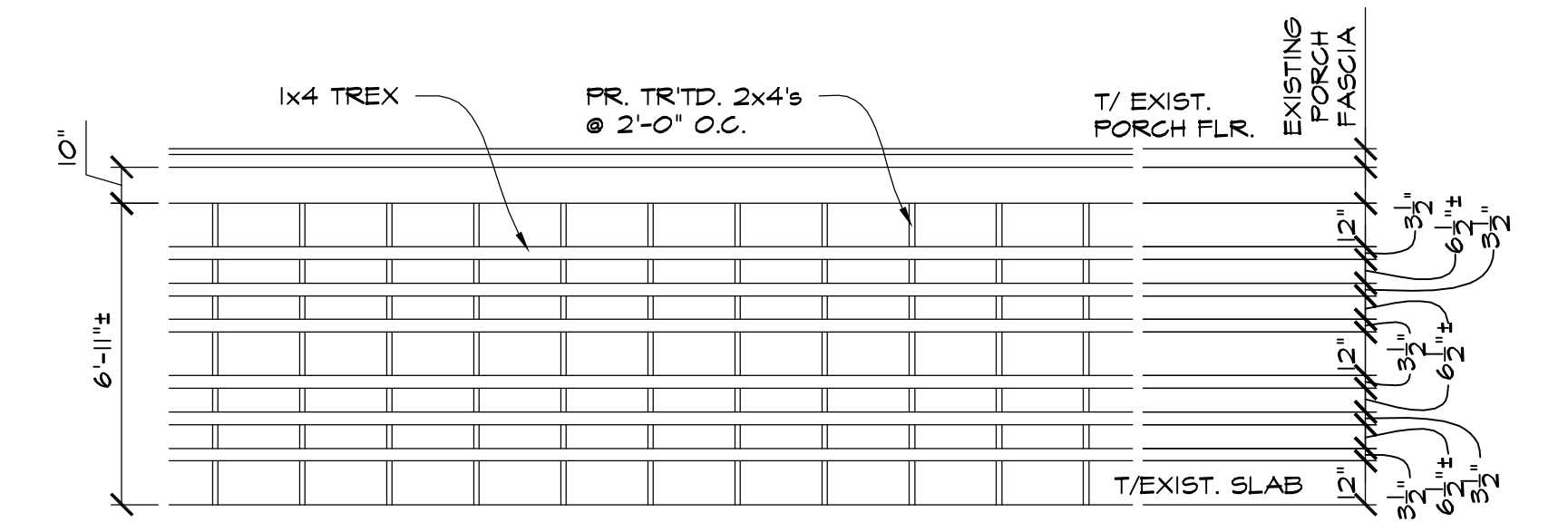
PROPOSED GARAGE - ROOF PLAN
1/4"=1'-0"



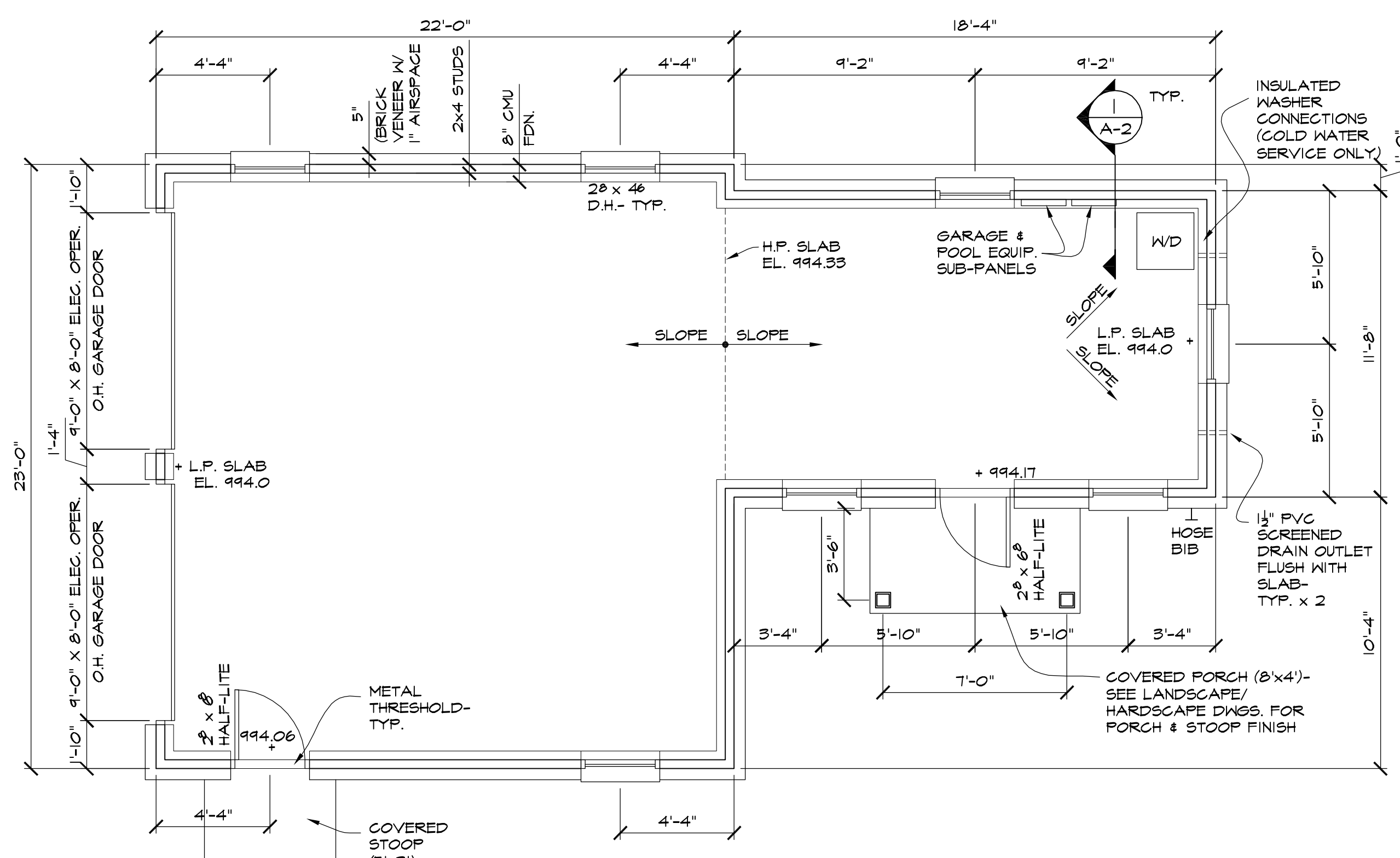
WALL SECTION 1
3/4"=1'-0" A-2



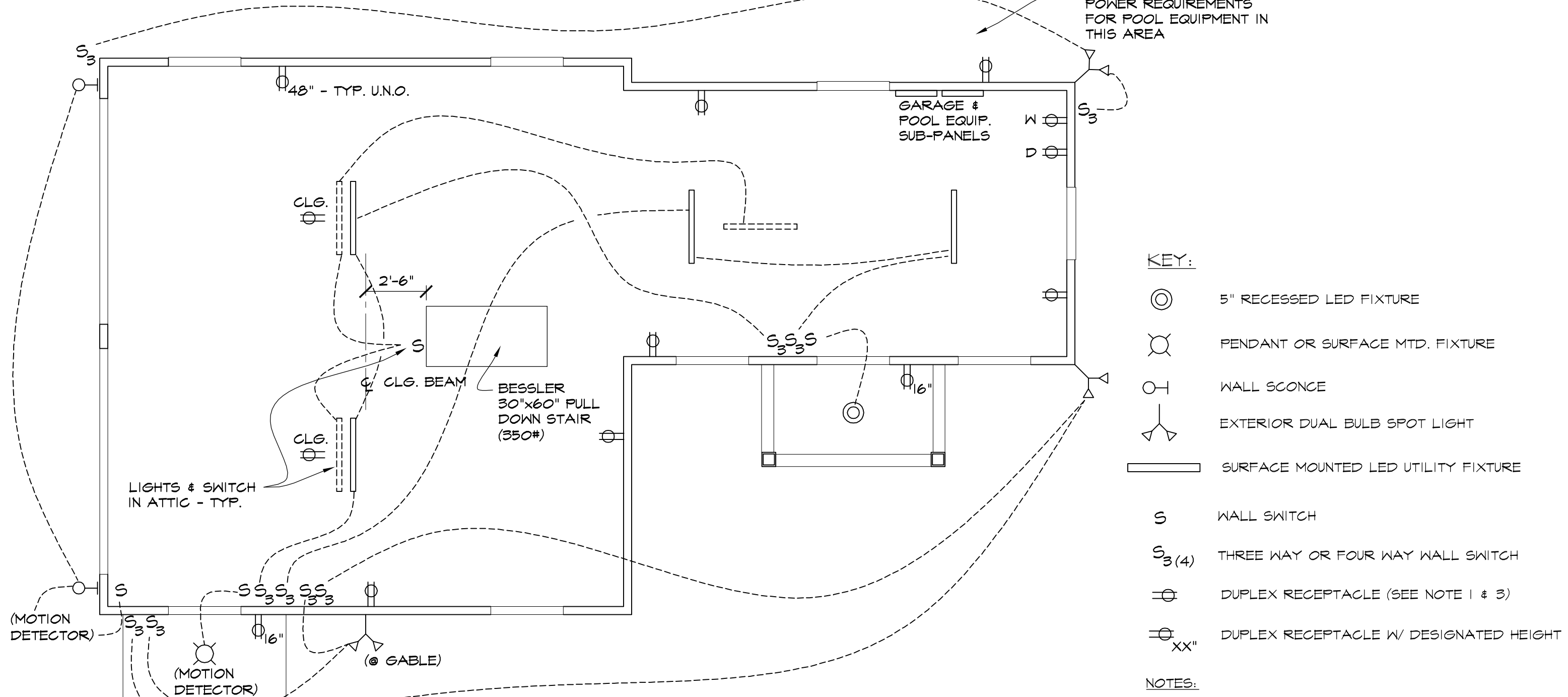
DECK STAIR LAYOUT
1/4"=1'-0"



SCREEN DETAIL
BELOW EXIST. PORCH
1/4"=1'-0"

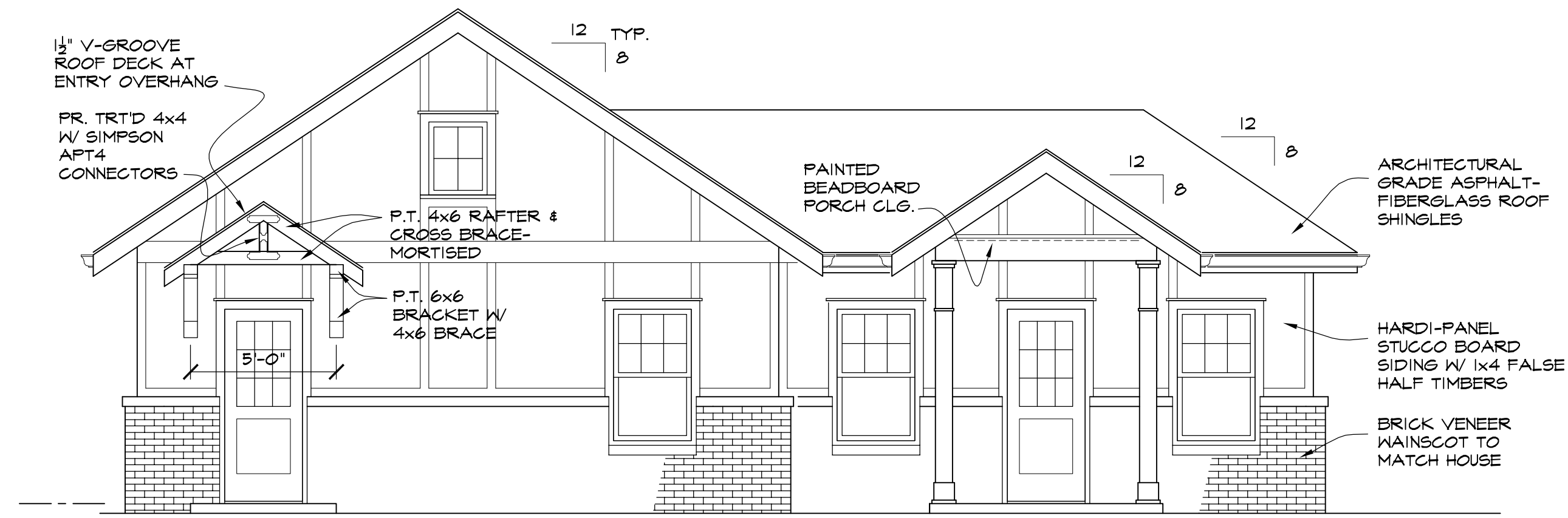


PROPOSED GARAGE - FLOOR PLAN
1/4"=1'-0" 720 SQ. FT.



PROPOSED GARAGE
CEILING / LIGHTING PLAN
1/4"=1'-0"

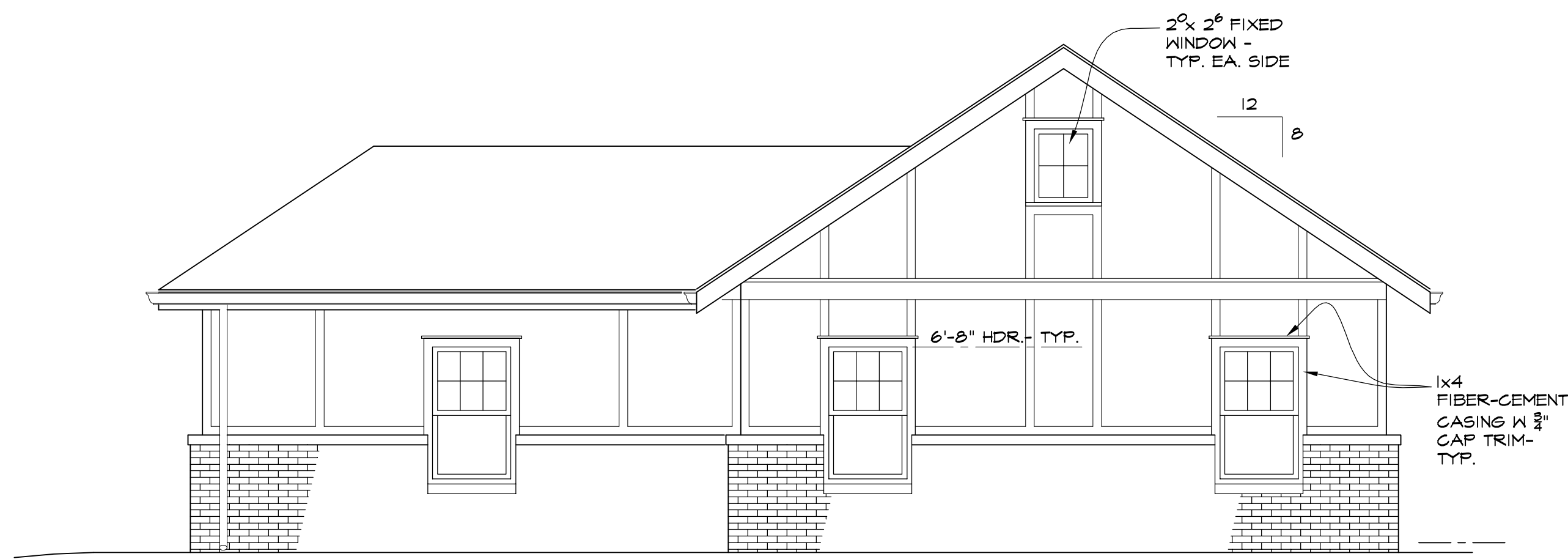
- KEY:**
- ⊙ 5" RECESSED LED FIXTURE
 - ⊙ PENDANT OR SURFACE MTD. FIXTURE
 - WALL SCONCE
 - ⊙ EXTERIOR DUAL BULB SPOT LIGHT
 - SURFACE MOUNTED LED UTILITY FIXTURE
 - S WALL SWITCH
 - S₃(4) THREE WAY OR FOUR WAY WALL SWITCH
 - ⊕ DUPLEX RECEPTACLE (SEE NOTE 1 & 3)
 - ⊕ XX" DUPLEX RECEPTACLE W/ DESIGNATED HEIGHT
- NOTES:**
1. PROVIDE GFI OUTLETS WHERE REQUIRED BY BUILDING CODE.
 2. LIGHT FIXTURES SHALL BE EQUALLY AND SYMMETRICALLY SPACED AND ALIGNED.
 3. SET RECEPTACLES APPROX. 16" A.F.F. UNLESS NOTED OTHERWISE.



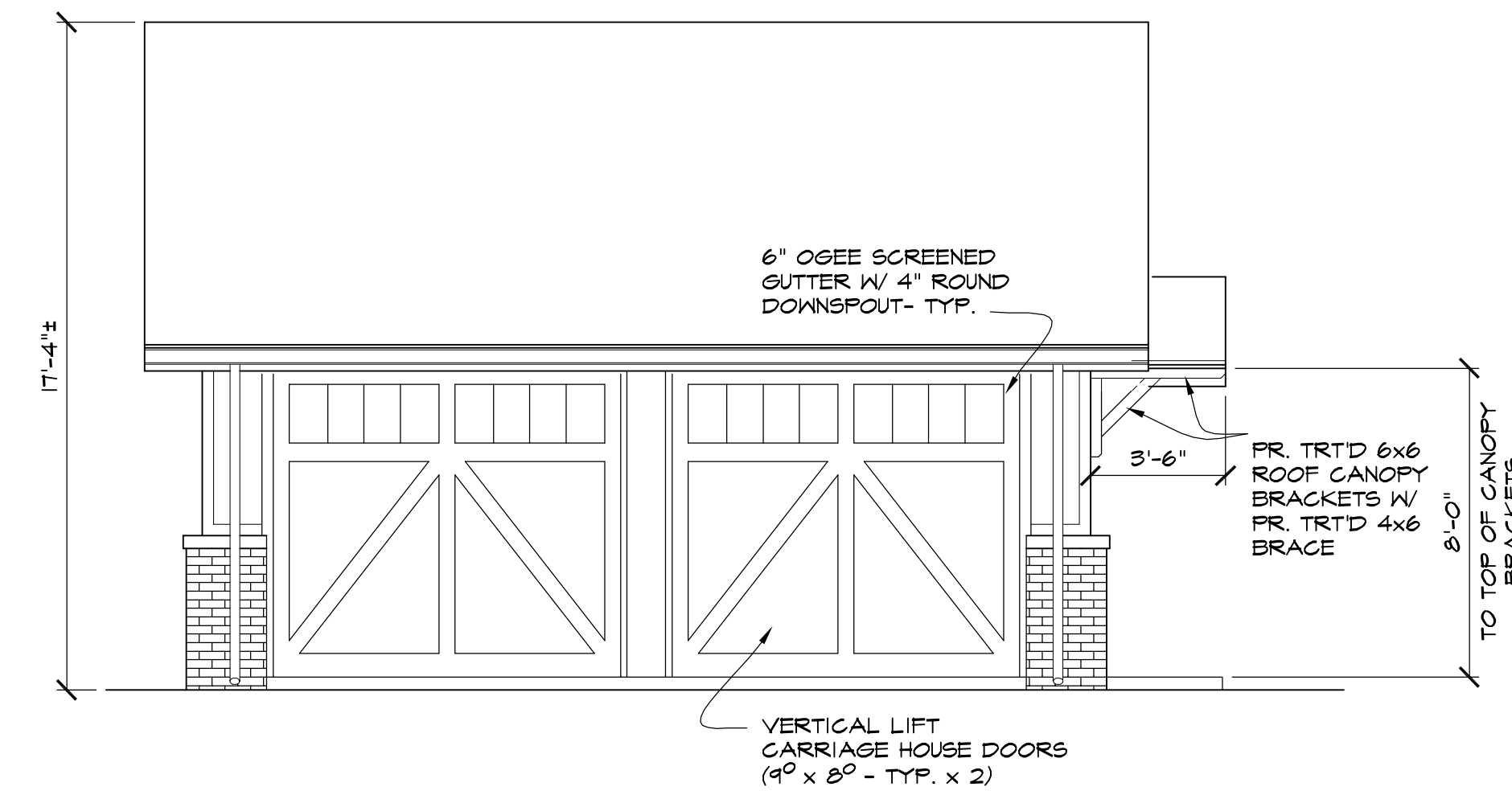
PROPOSED GARAGE - SOUTHWEST ELEVATION
1/4"=1'-0"



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



PROPOSED GARAGE - NORTHEAST ELEVATION
1/4"=1'-0"



PROPOSED GARAGE
FRONT ELEVATION
1/4"=1'-0"

RICHARD M. STEVENS, ARCHITECT, LLC

PHONE 404.377.1499
FAX 404.377.9716
www.rmsarchitect.com

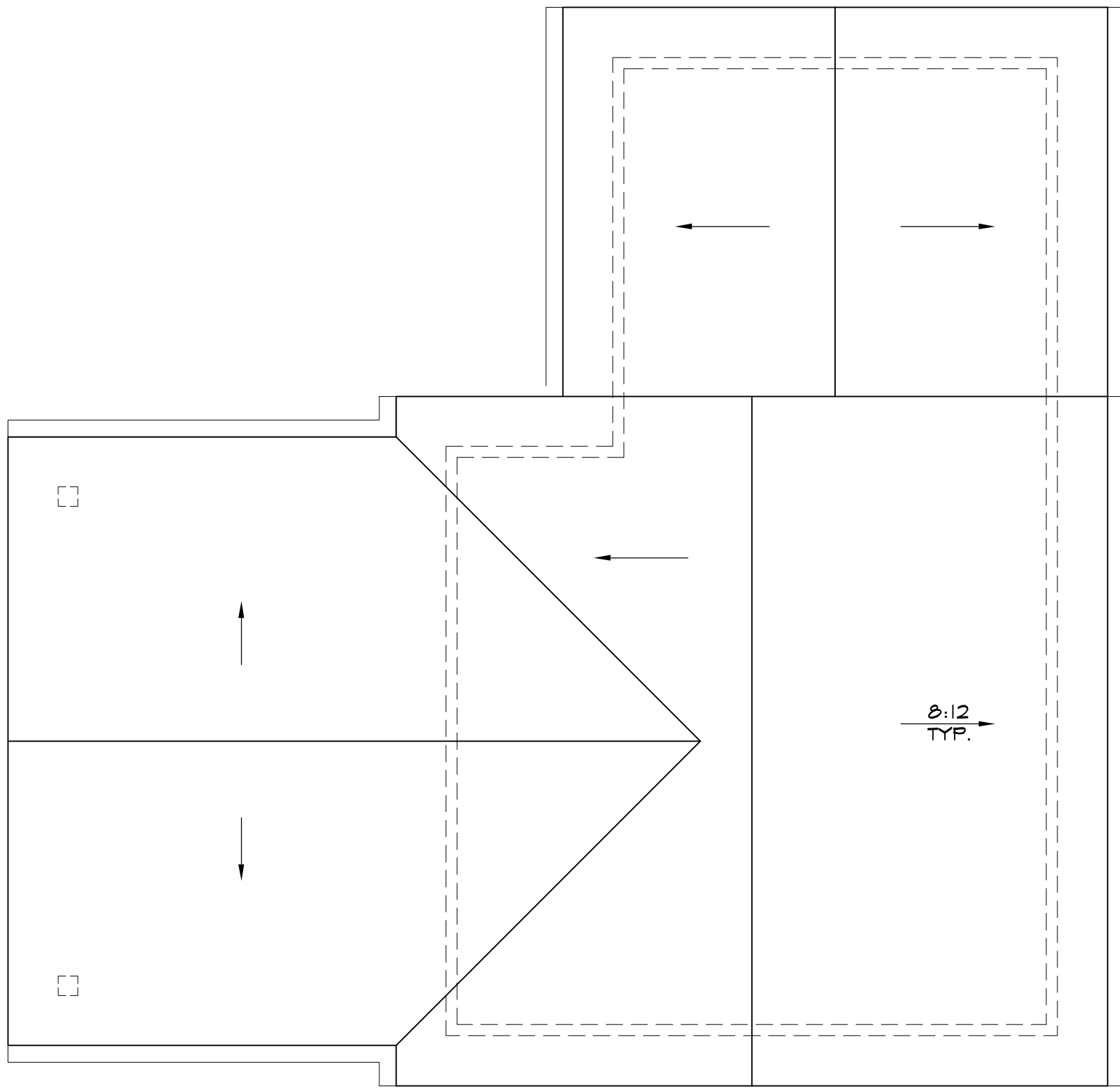
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ATLANTA, GEORGIA 30306

GARAGE EXTERIOR ELEVATIONS

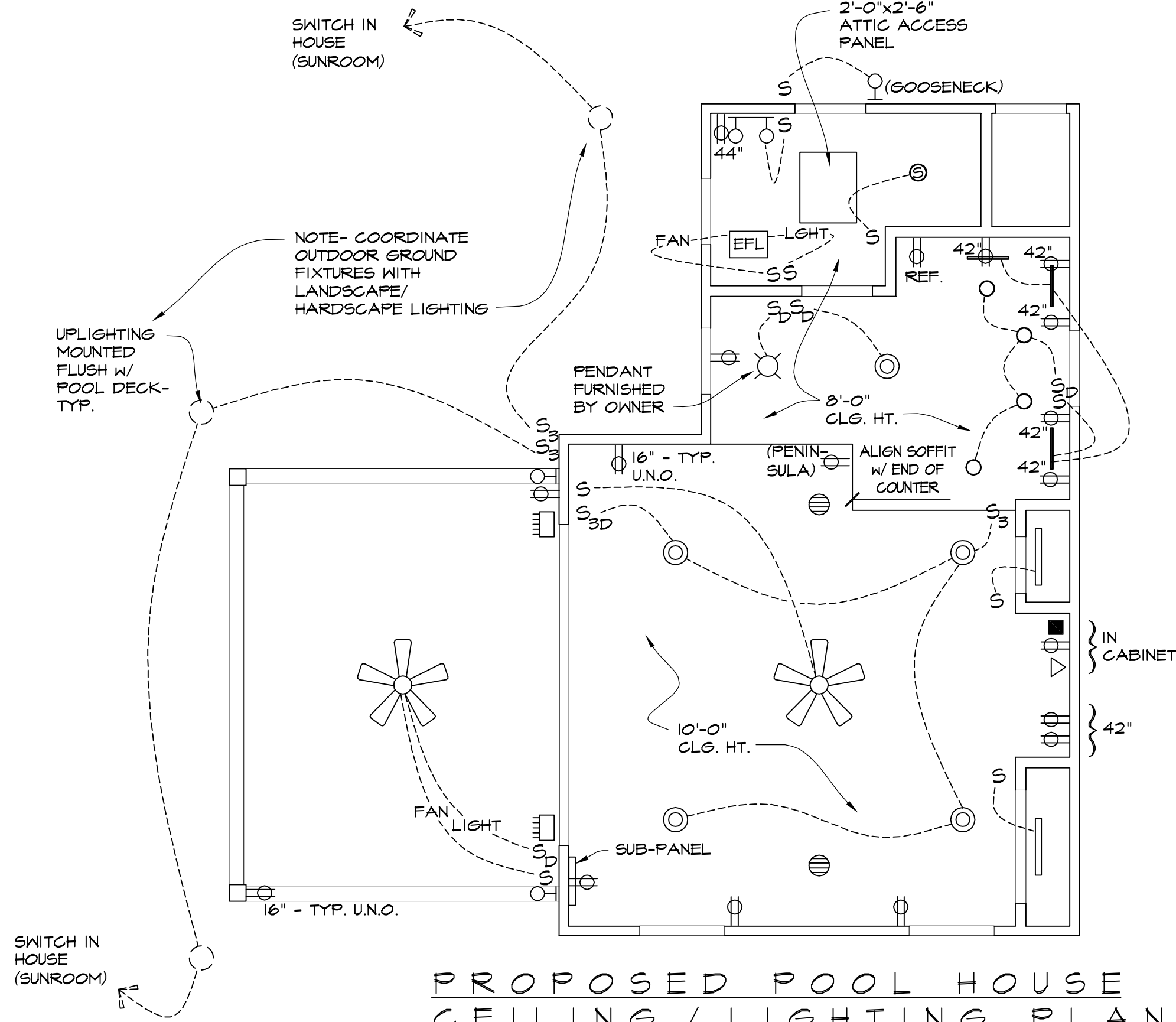
REVISION:
0 - 25 SEPT 2017
1 - 13 JULY 2020

SCALE: AS NOTED
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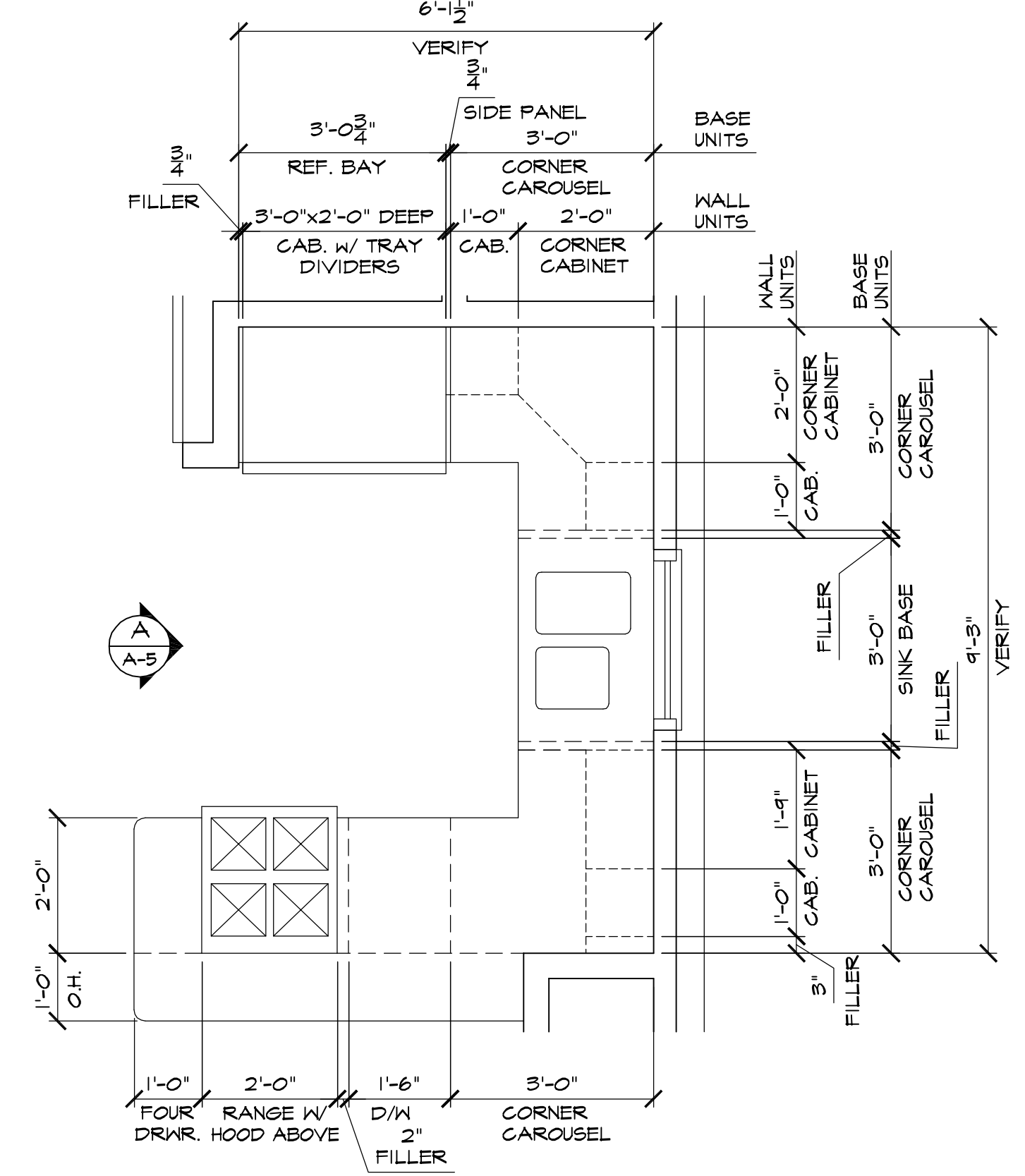
DRAWING NO.: A-3



PROPOSED POOL HOUSE - ROOF PLAN
1/4"=1'-0"



PROPOSED POOL HOUSE
CEILING/LIGHTING PLAN
1/4"=1'-0"



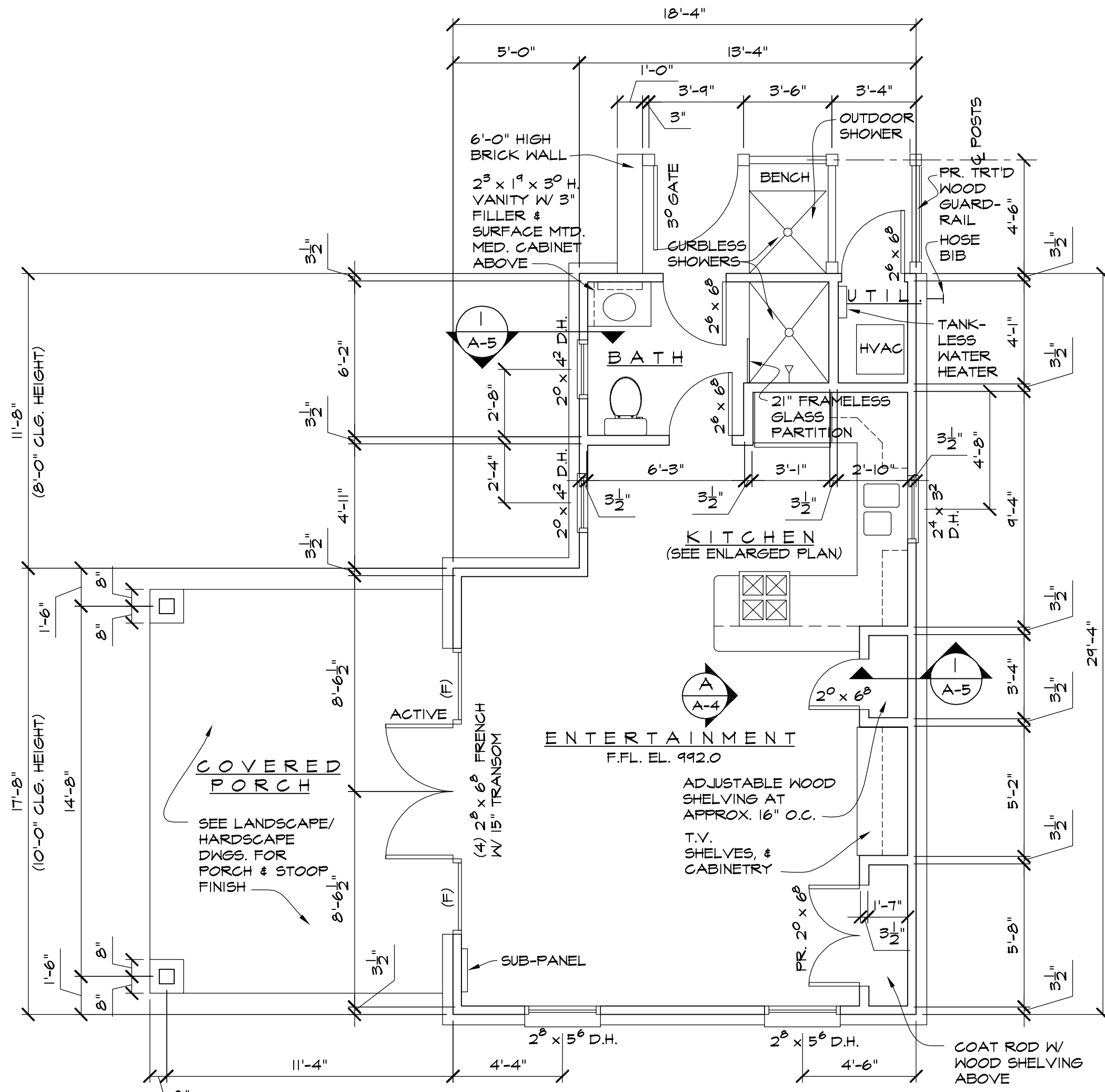
ENLARGED KITCHEN PLAN
1/2"=1'-0"

KEY:

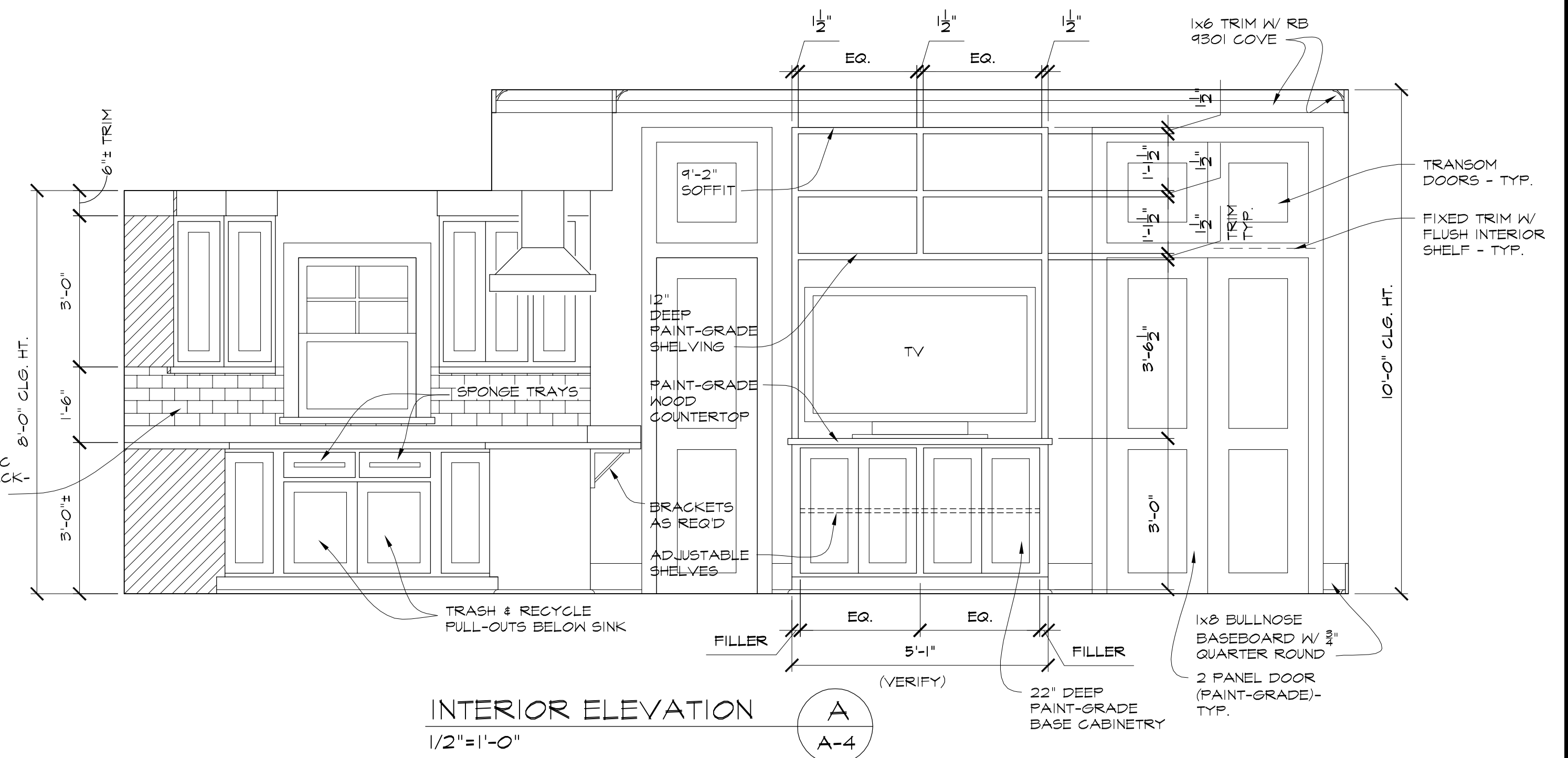
- | | | | | | |
|--|--|--|--|--|--|
| | 52" CEILING FAN (W/ LIGHT KIT WHERE INDICATED) | | UNDER CABINET LIGHTING | | WALL SWITCH |
| | 5" RECESSED LED FIXTURE | | SURFACE MOUNTED LED FIXTURE (LISTED FOR CLOSET INSTALLATION) | | THREE WAY OR FOUR WAY WALL SWITCH |
| | 4" RECESSED LED FIXTURE | | EXTERIOR DUAL BULB SPOT LIGHT | | DIMMER SWITCH |
| | PENDANT OR SURFACE MTD. FIXTURE | | EXHAUST FAN W/ LIGHT (PANASONIC "WHISPER CEILING") | | DUPLEX RECEPTACLE (SEE NOTE 1) |
| | SEALED RECESSED LED FIXTURE | | EXHAUST FAN W/ LIGHT (PANASONIC "WHISPER CEILING") | | DUPLEX RECEPTACLE W/ DESIGNATED HEIGHT |
| | WALL MOUNTED VANITY LIGHT | | CABLE | | FLUSH CEILING SPEAKERS (COORDINATE W/ OWNER) |
| | WALL SCONCE | | ETHERNET (CAT 6) | | BOX SPEAKERS (COORDINATE W/ OWNER) |

NOTES:

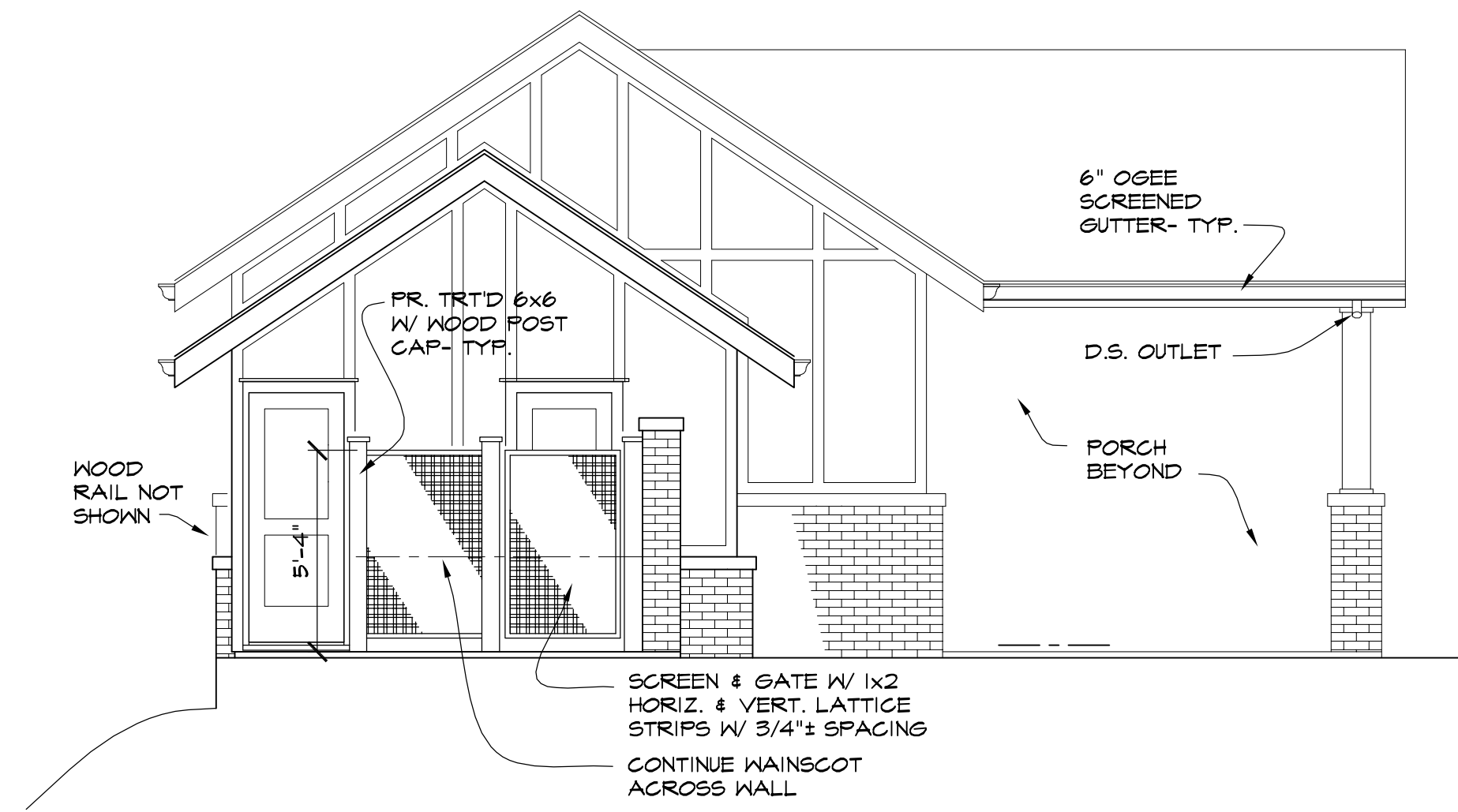
- PROVIDE GFI OUTLETS WHERE REQUIRED BY BUILDING CODE.
- LIGHT FIXTURES SHALL BE EQUALLY AND SYMMETRICALLY SPACED AND ALIGNED.



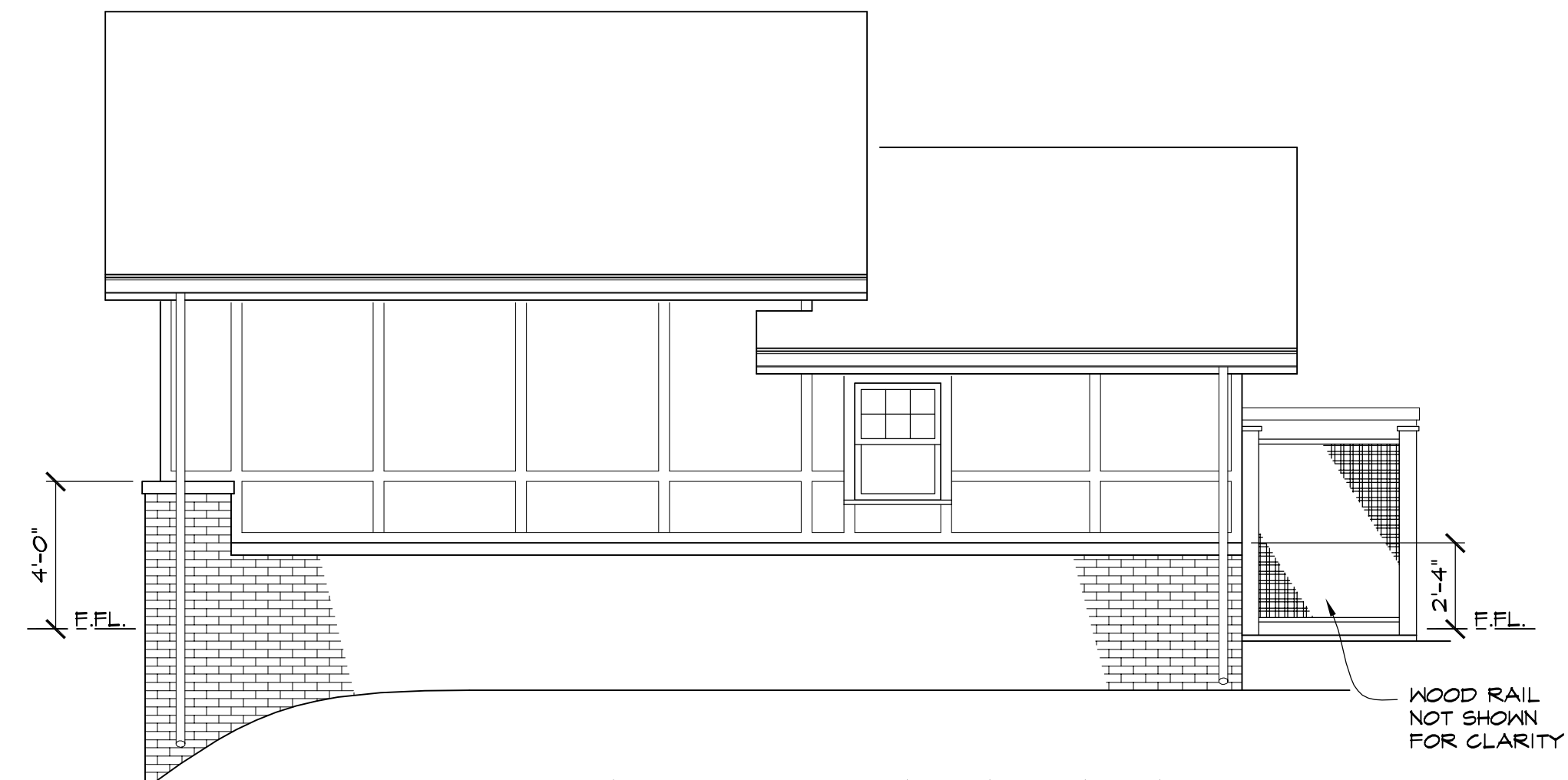
PROPOSED POOL HOUSE - FLOOR PLAN
1/4"=1'-0"
479 SQ. FT.



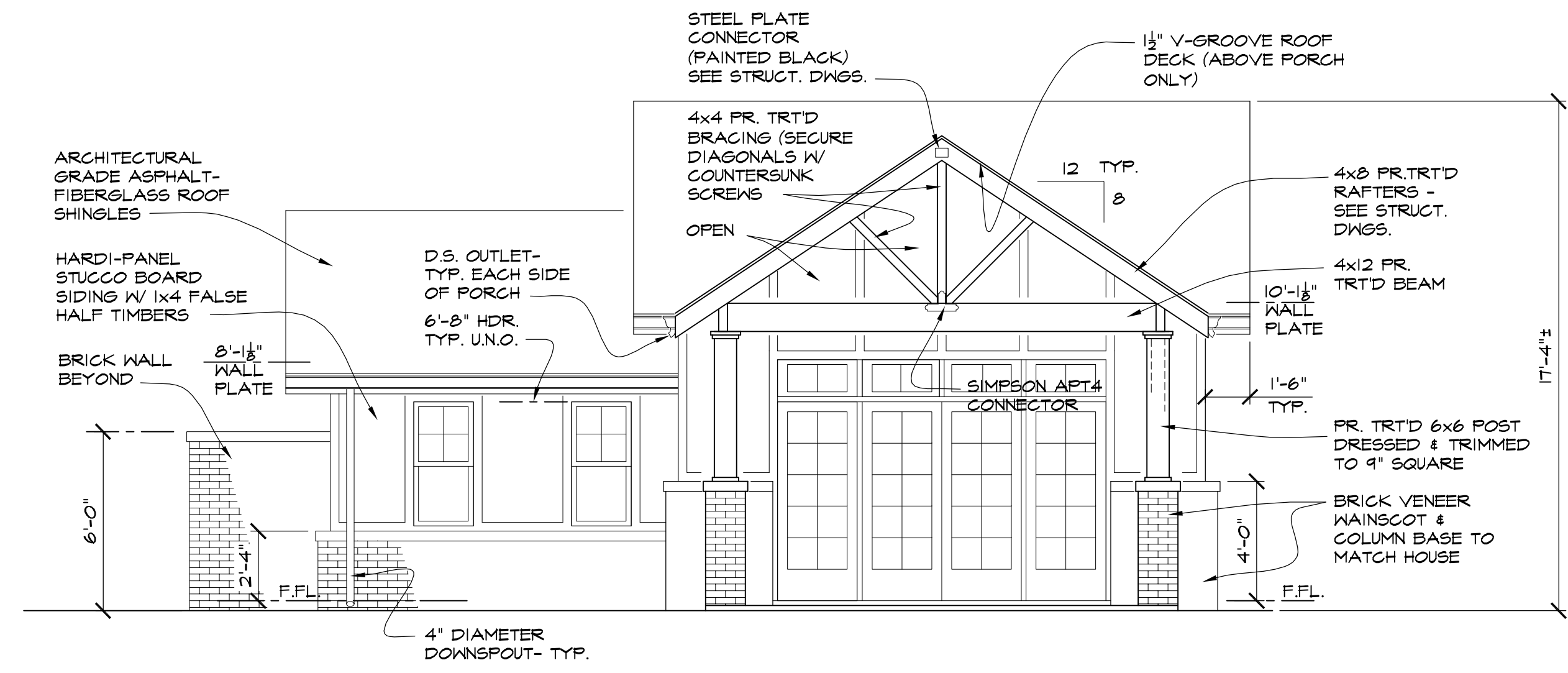
INTERIOR ELEVATION
1/2"=1'-0"



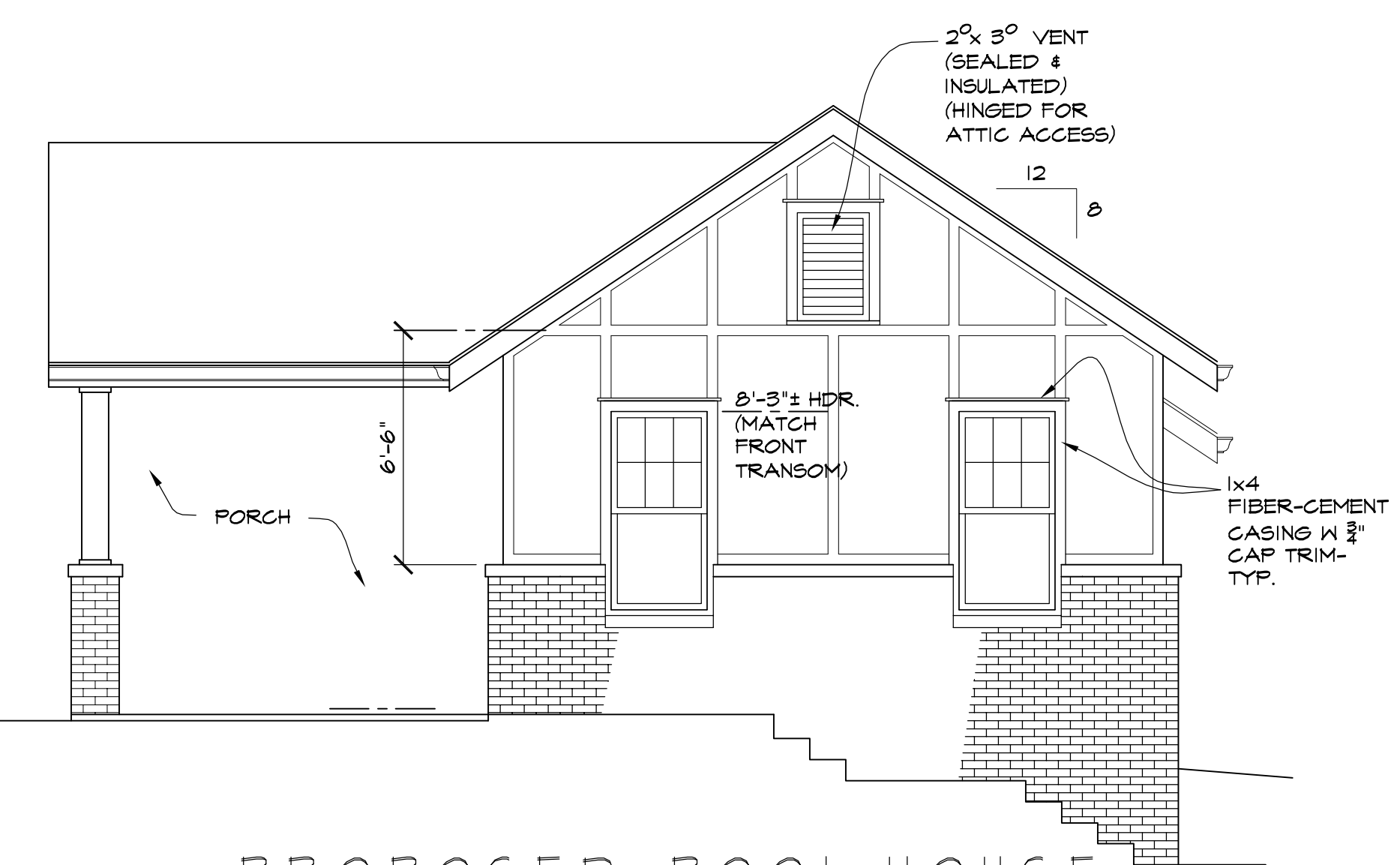
PROPOSED POOL HOUSE
NORTHEAST ELEVATION
1/4" = 1'-0"



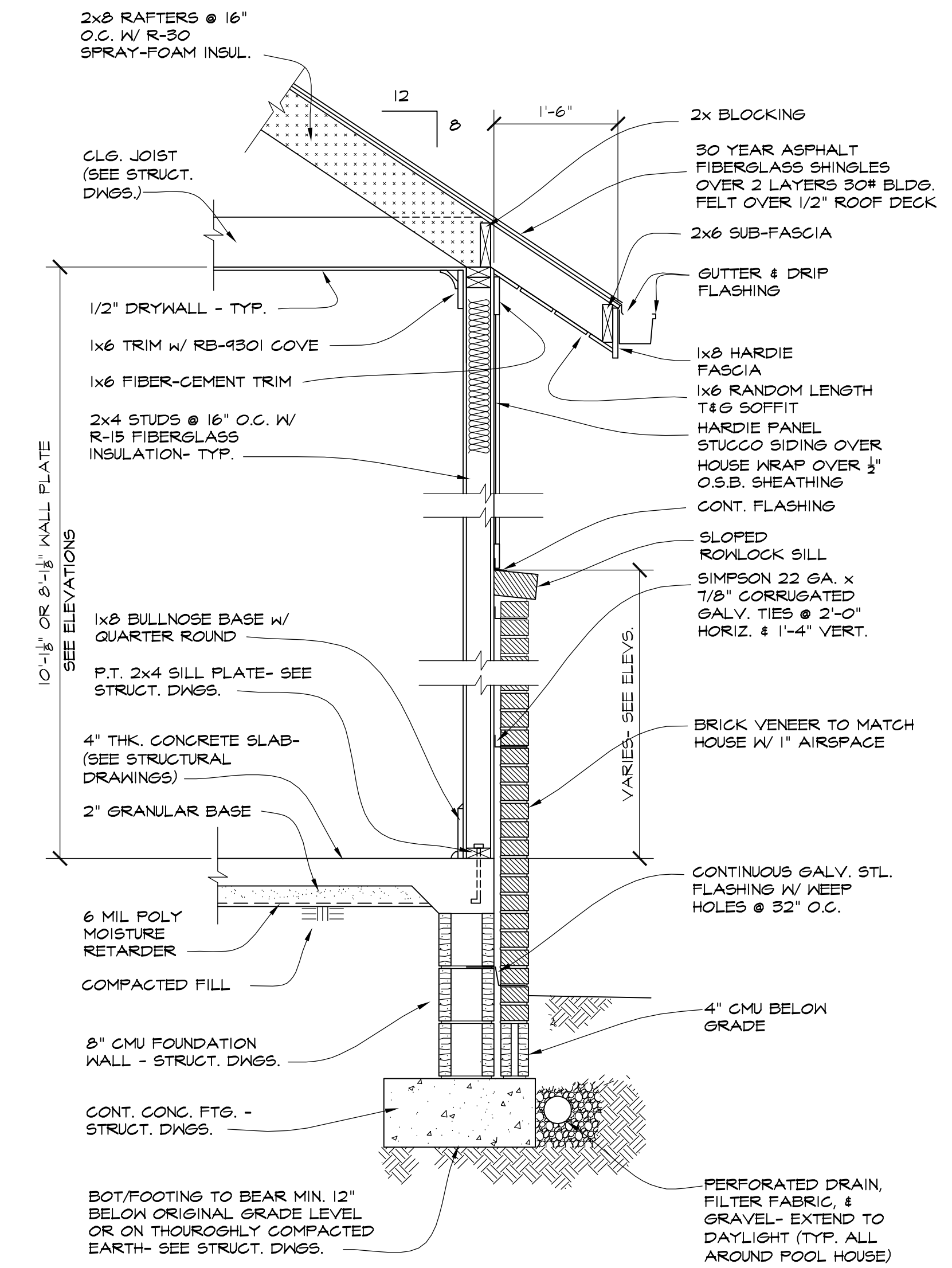
PROPOSED POOL HOUSE
REAR ELEVATION
1/4" = 1'-0"



PROPOSED POOL HOUSE
FRONT ELEVATION
1/4" = 1'-0"



PROPOSED POOL HOUSE
SOUTHWEST ELEVATION
1/4" = 1'-0"



WALL SECTION
A-5
3/4" = 1'-0"

RICHARD M. STEVENS, ARCHITECT, LLC

559 Coventry Road
Decatur, Georgia
30030
PHONE 404.377.1499
FAX 404.377.9716
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POOL HOUSE EXTERIOR ELEVATIONS, WALL SECT.

REVISION:
0 - 25 SEPT 2017

SCALE:
AS NOTED

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PRINTED AND PUBLISHED BY RICHARD M. STEVENS, ARCHITECT, LLC
DRAWING NO.:

A-5

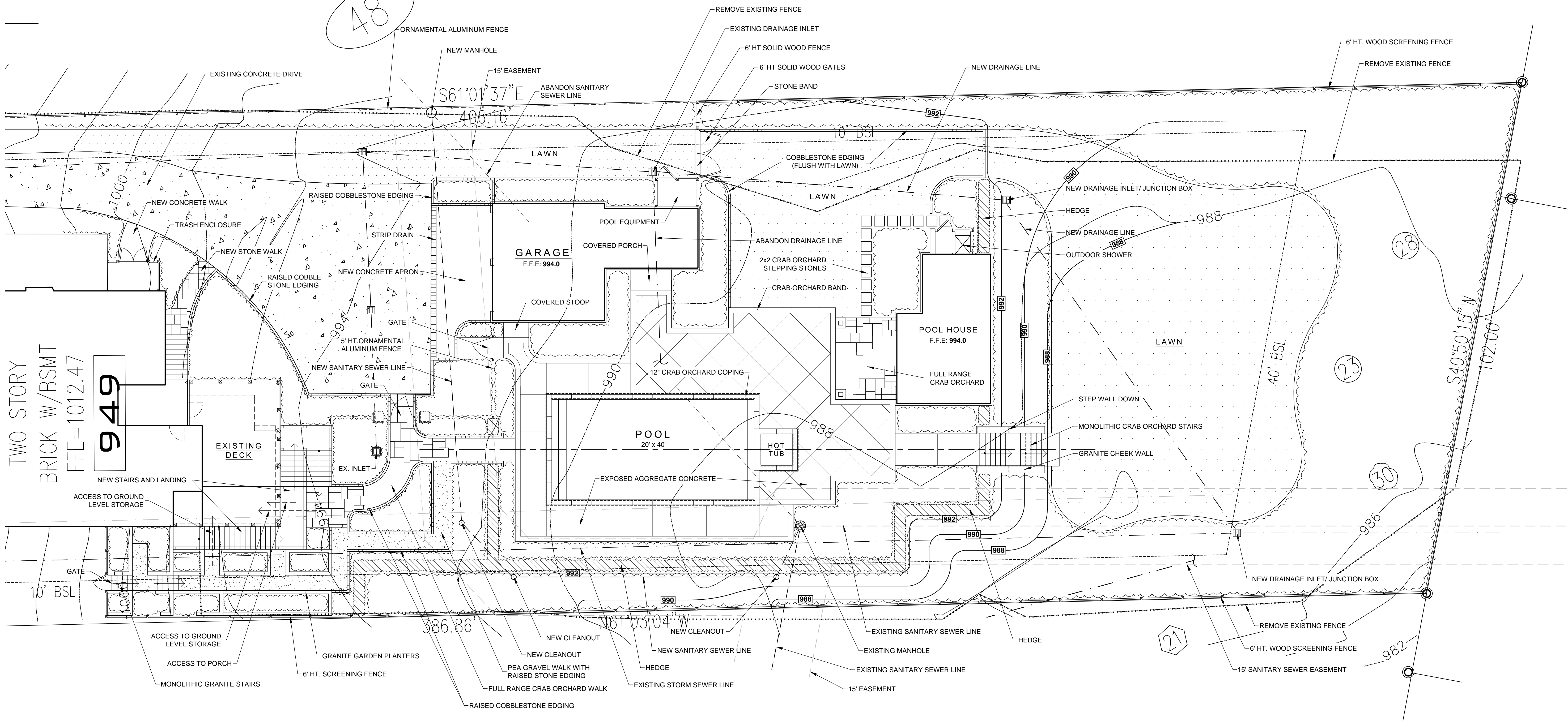
INDIVIDUAL HOUSE

TWO STORY BRICK W/BSMT
FFE=1012.47
949

INDIVIDUAL HOUSE

46

48



HOOTEN
LAND DESIGN, INC.



Donald Hooten, Landscape Architect, ASLA
406 Ponce de Leon Place
Decatur, Georgia 30030
404-373-9816
www.hootenlanddesign.com

REVISIONS:

DATE	DESCRIPTION

DRAWN BY:

DMH

APPROVED BY:

DPH

SHEET NAME:

DESIGN DEVELOPMENT

GUNTHER RESIDENCE
949 BRIARCLIFF RD.
DEKALB COUNTY, GA

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SCALE	DATE
1" = 10'-00"	01 MAR 2017

SHEET NO.

L-1

