CITY OF Avondale ESTATES

HISTORIC PRESERVATION COMMISSION

Tuesday, January 6th, 2026

6:00 p.m.

AGENDA

1. Meeting Called To Order
2. Approval Of Minutes From December 2, 2025, Regular Meeting
3. Recognition Of Service To The Historic Preservation Commission: Luis Suazo And Susie Deiters. Introduction Of New Historic Preservation Commission Members: Joe Weishaar And Jenny Norris.
4. Old Business: None
5. New Business:

5.I. 1 Sussex Road- Residential, Compatible Designation

Adam Perry -The proposed project for this 1951 Linear Ranch House consists of (1) addition of a new rear shed dormer and replacement of siding on existing dormers; (2) replacement of windows on the house's second floor; (3) replacement of the existing front entrance door; (4) replacement of the house's roofing with new architectural asphalt shingles; and (5) enlargement of the existing freestanding garage.

Documents:

HPC PACKET 1 SUSSEX RD 1.6.2026.PDF

5.II. 28 Exeter Road - Residential, Preservation Designation

Jacquelynn Edmonds -The proposed project for this 1930 Colonial Revival-style American Small House consists of (1) construction of a new addition with basement garage on the house's rear elevation; (2) removal of the nonhistoric door and windows in the mudroom at the house's front corner and replacement with new windows and solid wall infill; (3) repair/replacement of existing front-elevation dormers; and (4) replacement of the existing driveway and extension of the driveway to the new basement garage.

Documents:

HPC PACKET 28 EXETER RD 1.6.2026.PDF

5.III. 55 Berkeley Road- Residential, Compatible Designation

Henry Hine-The proposed project for this 1961 Ranch House consists of a landscape plan that includes the following hardscape elements: (1) addition of new concrete pavement with cobblestone border and apron on the driveway; (2) addition of a new front walkway and landing at the front porch; (3) addition of a new 6'-wide path with a gate leading from the driveway to the rear yard; (4) addition of cobblestone borders around all planting areas; (5) addition of a hedge along the public sidewalk and driveway; and (6) addition of a fire pit with stone surround in the rear yard. A renovation project and site plan for this property were reviewed and approved by the HPC at the November 2023 meeting.

Documents:

HPC PACKET 55 BERKELEY 1.6.2026.PDF

6. Other Items Deemed Appropriate For Discussion:

7. Adjournment

City of Avondale Estates
Historic Preservation Commission
COA Application Review* **January 6, 2026 HPC Meeting**

Applicant: Adam Perry

Property Address: 1 Sussex Road

Property Type: Residential, Compatible Designation

Project Summary: The proposed project for this 1951 Linear Ranch House consists of (1) addition of a new rear shed dormer and replacement of siding on existing dormers; (2) replacement of windows on the house's second floor; (3) replacement of the existing front entrance door; (4) replacement of the house's roofing with new architectural asphalt shingles; and (5) enlargement of the existing freestanding garage.

Applicable Guidelines: *Historic District Guidelines, Compatible Designation Properties – Additions, p. 39; Other Elements, p. 43; Materials, p. 43.*

Analysis: The project proposes to (1) add a new rear shed dormer and replace siding on existing dormers. The house's three existing shed dormers were added on the front and rear elevations in 2019. A fourth shed dormer matching the existing dormers will be added on the rear elevation. A pair of double-hung windows will be placed in the dormer's rear wall. The new dormer will be finished with horizontal fiber-cement cedar siding. The horizontal siding on the existing dormers will be replaced with the same horizontal fiber-cement cedar siding.

The project also proposes to (2) replace windows on the house's second floor. The architectural plans note that new windows to match existing windows will be installed in the front and rear dormers and in the southwest gable end. The windows will be 1-over-1 double-hung windows. Window materials are not specified.

The project also proposes to (3) replace the existing front entrance door. The existing door has a solid lower panel with an upper glass section. The proposed replacement door material and design are not specified. The proposed front elevation drawing appears to show the same door design.

The project also proposes to (4) replace the house's roofing with new architectural asphalt shingles. The existing roofing is asphalt shingles.

The project also proposes to (5) enlarge the existing freestanding garage. The existing garage is a front-gabled, single-car garage building that appears to be original to the house. The building measures 13' wide across its front elevation, 22' deep, and is approximately 12' in height. The garage is finished with horizontal siding and asphalt shingle roofing. The roof's eaves are open.

The front elevation has a nonhistoric garage door. The proposed enlargement of the garage will include adding a 7'-2" wide and 22' deep section to the building's side elevation, making the garage 20'-2" wide and 22' deep. A new front-gabled roof will be constructed; the roof's eaves will be enclosed. The building's height will be approximately 14'. A new, wider and taller garage door (16'-2" wide to accommodate two cars) will be installed in the front elevation. The building's walls will be finished with horizontal fiber-cement lap siding, and the roof will be finished with architectural asphalt shingles to match the house's roofing.

The *Historic District Guidelines* for *Additions* on *Compatible Designation* properties state that expansion of existing accessory structures shall not exceed a 50% increase of the original footprint. Additions shall be limited to rear and side elevations and shall be secondary in scale to the primary accessory building. Additions to existing accessory structures shall abide by new accessory structures guidelines for placement fully behind or not fully behind the main house. If new accessory structures are not fully behind the main house, the following parameters must be met: accessory structures shall be set back at least 25' from the house's main rear wall; the accessory structure's roof elevation shall be less than that of the main house; and the façade with the garage door shall not face the street unless that façade is 16' wide or less. The proposed addition to the existing garage is 164 SF, which is over a 50% increase in the building's original footprint. The addition is on the side elevation, but the larger and taller roof does not allow the addition to be secondary in scale to the original garage building. The garage is not fully behind the main house but is set back over 25' from the house's main rear wall and the new roof elevation is much less than that of the main house. However, with the addition, the garage's new front elevation will be 20'-2" wide, 4' wider than the required 16' or less. The enlargement of the garage does not meet the guidelines, and the addition should be reduced in size.

The *Historic District Guidelines* for *Other Elements* on *Compatible Designation* properties state that the design and size of new dormers should match that of existing dormers. The proposed rear shed dormer will match the existing three dormers and will be located on the house's rear elevation. The *Guidelines* also state that existing windows and entrances should be maintained to retain the architectural integrity of the house. Replacement windows and doors should match the original design, material, and style of the original structure. The house's existing windows are replacements and, therefore, may be replaced. The proposed replacement windows on the second floor will match the existing windows. Proposed window materials should be provided. Replacement of the front entrance door is also allowed. Materials and design of the replacement door should be provided.

The *Historic District Guidelines* for *Materials* on *Compatible Designation* properties state that new structures on *Compatible* properties may include all materials listed in the *Preservation Designation* section with additional contemporary materials. New roofs shall be of the same material as the original house. The proposed uses of fiber-cement cedar siding on the dormers and fiber-cement lap siding on the garage are allowed for *Compatible* properties; fiber-cement siding should always have a smooth finish. Replacement architectural asphalt shingle roofing on the house and garage is an approved material. These materials meet the guidelines. Proposed

materials of the replacement second-floor windows and the new front entrance door should be provided.

Recommendation: Based on the *Historic District Guidelines* for *Compatible Designation* properties, the project is recommended, with the following additional stipulations:

- Specify the materials of the new second-floor windows.
- Specify the material and design of the new front entrance door.
- Provide information on the type of fiber-cement "cedar siding" that is proposed for the dormers. Any fiber-cement siding should have a smooth finish rather than a wood-grain finish.
- Reduce the size of the garage's addition to be less than a 50% increase in footprint and a front elevation width of 16' or less.

*Reviewed by WLA Studio. This review is based on materials received by the applicant at the time of review. New information from the applicant and/or a site visit to the subject property may amend the recommendation.

Historic Preservation Commission Application for Certificate of Appropriateness COA

21 North Avondale Plaza
Avondale Estates, Georgia 30002
Ph: (404) 294-5400
Fx: (404) 299-8137
www.avondaleestates.org

APPLICANT INFORMATION

Applicant Name: Adam Perry	Address/City/Zip Code: 1 Sussex Rd, Avondale Estates GA 30002
Phone: [redacted]	Email:
Project Address: 1 Sussex Rd, Avondale Estates GA 30002	

If applicant is representing homeowner at the meeting, a notarized statement from the homeowner must be submitted with the application giving applicant permission to represent homeowner.

Applicant Signature: Date: 12/5/25

PROPOSED PROJECT: ☒Residential ☐Commercial

New Construction☐ Renovation/Repair☒ Demolition☐

Description of Project:

The proposed residential renovation at 1 Sussex Rd includes building a dormer on the upstairs rear of the home to add height clearance for the upstairs office along with a twin window on the dormer to allow for natural lighting. There is also plans to expand the detached garage from a 1 car garage to a 2 car. There will be no suite above the garage.

ATTACHMENTS
(Refer to attached checklist for further details)

☒Site plan and scaled drawings of the proposed changes
(Dimensioned site plan, Dimensioned floor plan(s), Material Samples, Material Details, Color Samples, Street Elevation, Side Elevation).

☒A detailed narrative of the proposed project.

☒Materials checklist with all materials including windows and door changes.

☒Sample photos of windows, doors, and garage doors (if applicable).

☒Photos of the structure site to be modified.

☒Photos of the structure as seen from the street.

☒Electronic copy of application packet must be submitted to: lleland@avondaleestates.org

Comments:

Application will be reviewed by the Avondale Estates Historic Preservation Commission and Approved or Denied within 45 days of the submittal date

FOR OFFICE USE ONLY

DATE APPLICATION SUBMITTED:	APPLICATION RECEIVED BY:	TIER DESIGNATION	HPC MEETING DATE FOR APPLICATION:	PARCEL ID#
		☐Preservation ☐Adaptation ☐Conservation ☐Construction		

SEDIMENT CONTROL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1	SEDIMENT BARRIER		+ TYPE (INDICATE TYPE)	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.
Ds1	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds1	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds2	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)		Ds2	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
Co	CONSTRUCTION EXIT		(LABEL)	A CRUSHED STONE PAD LOCATED IN THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.

GRASSING SCHEDULE

SPECIES	RATE/ACRE	PLANTING DATES	FERTILIZER ANALYSIS	FERTILIZER RATE/ACRE
PERENNIAL RYEGRASS (DROUGHT TOLERANT VARIETY)	75 LBS.	I/1 - I2/1	6-12-12	1500 LBS.
LOVEGRASS	4 LBS.	3/1 - 6/1	6-12-12	1500 LBS.
TALL FESCUE GRASS	50 LBS.	8/1 - 10/1	6-12-12	1500 LBS.
COMMON BERMUDA GRASS (UNHULLED)	40 LBS.	11/1 - 4/1	6-12-12	1500 LBS.
COMMON BERMUDA GRASS (HULLED)	20 LBS.	5/1 - 7/1	6-12-12	1500 LBS.
PERENNIAL RYE GRASS (DROUGHT TOLERANT VARIETY)	100 LBS.	10/1 - 1/15 3/1 - 5/30	10-10-10	1500 LBS.
RYE GRASS (NOT TEMPORARY USE ONLY)	168 LBS.	8/1 - 12/1	10-10-10	1500 LBS.
SUDANGRASS (NOT TEMPORARY USE ONLY)	60 LBS.	4/1 - 8/1	10-10-10	1500 LBS.

ITEM	DESCRIPTION	MONTHS OF ACTIVITY 1	2				
1	SILT BARRIER INSTALLATION						
2	CLEARING AND GRUBBING						
3	DEMO						
4							
5							
6	UTILITIES						
7	TEMPORARY GRASSING						
8	BUILDING						
9	CURB AND GUTTERS						
10	SIDEWALKS						
11	BASE AND PAVING						
12	FINAL GRASSING & REMOVAL OF TEMPORARY STRUCTURES						
13	MAINTENANCE OF EROSION CONTROL STRUCTURES						

"NO WATERS OF THE STATE WITHIN 200 FEET OF PROJECT SITE."

"NO INERT OR BURY PITS ON SITE"

"THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTRUBING ACTIVITIES".

"EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE".

"EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY."

"DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION & MULCH: DISTURBED AREAS REMAINING IDLE 30 DAYS, SHALL BE ESTABLISHED WITH PERMANENT VEGETATION.

"SILT FENCE SHALL BE TYPE S AS PER THE MANUAL FOR SEDIMENT & EROSION CONTROL IN GEORGIA".

"ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION."

"ALL EXISTING UTILITIES TO BE REUSED & PROTECTED DURING DEMOLISHING & CONSTRUCTION"

24HR CONTACT/DEVELOPER
LAWRENCE NELSON
770 789 7989
lnelson@lvl3construction.com

PROPERTY OWNER: Ajp And Bfr Revocbale Trust

LEVEL II CERTIFIED DESIGN PROFESSIONAL
TONY DAWSON
CERTIFICATION NUMBER 0000039605
ISSUED: 3/9/2007 EXPIRES: 3/9/2028

811
Know what's below.
Call before you dig.

NO TREES TO BE REMOVED

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM * FLOOD INSURANCE RATE MAP "FIRM" OR FLOODWAY BOUNDARY MAP * COMMUNITY PANEL NUMBER 13089C0069J, DEKALB COUNTY, GEORGIA DATED MAY 16, 2013, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

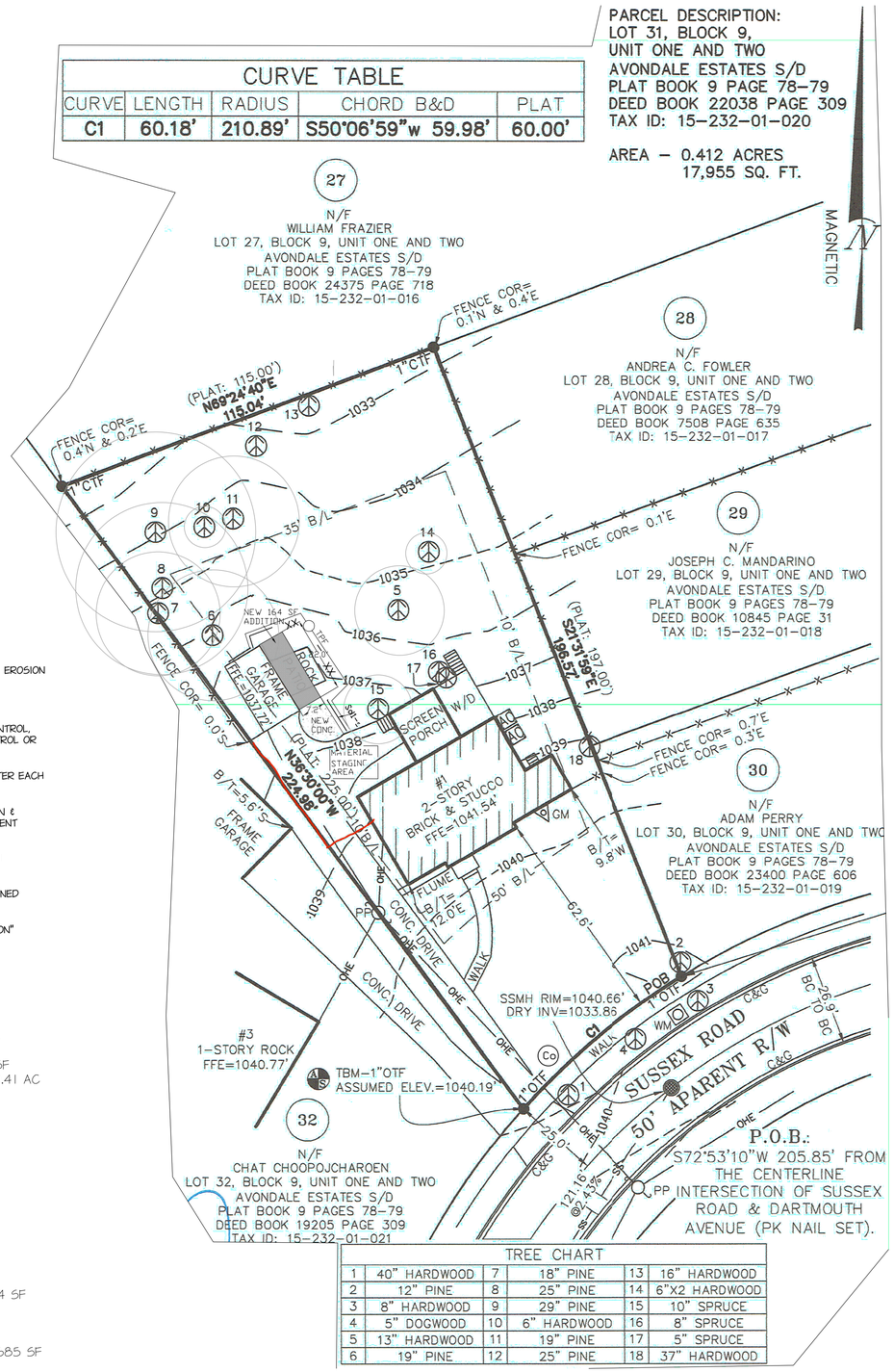
SCOPE OF WORK

1. ADD ADDITION SF TO AN EXISTING GARAGE IN THE REAR TO CREATE A 2 CAR GARAGE..
2. NO GRADING TO BE PREFORMED.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD B&D	PLAT
C1	60.18'	210.89'	S50°06'59"w 59.98'	60.00'

PARCEL DESCRIPTION:
LOT 31, BLOCK 9,
UNIT ONE AND TWO
AVONDALE ESTATES S/D
PLAT BOOK 9 PAGE 78-79
DEED BOOK 22038 PAGE 309
TAX ID: 15-232-01-020

AREA - 0.412 ACRES
17,955 SQ. FT.



TREE CHART						
1	40" HARDWOOD	7	18" PINE	13	16" HARDWOOD
2	12" PINE	8	25" PINE	14	6"X2 HARDWOOD
3	8" HARDWOOD	9	29" PINE	15	10" SPRUCE
4	5" DOGWOOD	10	6" HARDWOOD	16	8" SPRUCE
5	13" HARDWOOD	11	19" PINE	17	5" SPRUCE
6	19" PINE	12	25" PINE	18	37" HARDWOOD

DISTURBED AREA: 0.006 AC

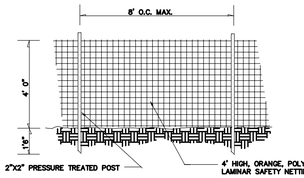
TOTAL BLDG: 2,771 HEATED SF
TOTAL SITE AC: 17,955 SF, 0.41 AC

ZONING: R-3

LOT COVERAGE:

EX. BLDG BASE: 1,435 SF
EX. GARAGE: 257 SF
EX. DRIVEWAY: 1,289 SF
EX. SCREEN PORCH: 196 SF
EX. WOODEN DECK: 120 SF
EX. SW: 140 SF
EX. AC PAD: 9 SF
EX. STEPS: 75 SF
PROP. GARAGE ADDITION: 164 SF

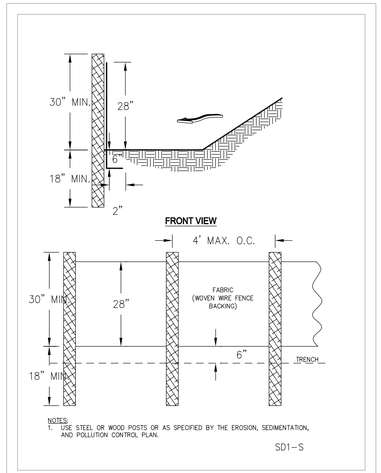
TOTAL LOT COVERAGE SF 3,685 SF
3,685 /17,955= 20.5%



TREE PROTECTION FENCE

N.T.S.

LOCATION MAP (N.T.S.)



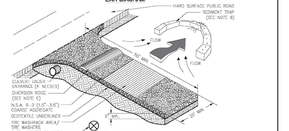
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SD1-S

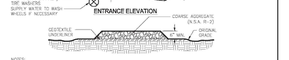
MAINTENANCE
The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



ENTRANCE ELEVATION



NOTES:
1. FENCE LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. CRUSHED STONE SHALL CONFORM TO ACCORDANCE WITH NATIONAL STONE ASSOCIATION #1-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NOT LESS THAN 50'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD FENCE AREA IS GREATER THAN 2%, TO DIVERT RUNOFF AWAY FROM THE EXIT TO A SEDIMENT CONTROL DEVICE.
7. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (ENSEY ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
8. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
9. PROVIDE DRAINAGE AS NECESSARY TO KEEP ENTRANCE FREE OF WATER.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC ROADS/RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1

GSMCC (amended 2013) 6-142

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DUMPSTER AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR R/W

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.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

ALL DEMOLITION DEBRIS TO BE HAULED FROM SITE.

ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.

ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.

ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.

ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.

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.

LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO C.O.

WORK HOURS AND CONSTRUCTION DELIVERIES: M-F 7AM -7PM: SAT 8AM-5PM

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.

LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

0 20 40 Feet

DAWSON ENGINEERING CONSULTANT, LLC
3487 CARLISLE COURT SE
CONYERS, GEORGIA 30013
PH: 678-485-9610
EMAIL: Tony@dawsonec.com
CONTACT: TONY DAWSON

DRAWN BY TLD
CHECKED BY TLD
APPROVED

GEORGIA PROFESSIONAL ENGINEER No. 039605 TONY L. DAWSON

REVISIONS	1	
DATE		
SCALE: 1" = 20'	JOB NO 25241 CP	DATE: 12-5-25

SITE/EROSION/TREE PROTECTION
FOR
1 SUSSEX ROAD
LOCATED AT
LL 232 DISTRICT 15
1 SUSSEX ROAD
AVONDALE EASTATES
DEKALB COUNTY

SITE

SHEET 1 OF 2

EXTERIOR/INTERIOR RENOVATION

LEVEL 3 CONSTRUCTION
1 SUSSEX ROAD
AVONDALE ESTATES, GEORGIA 30002

INDEX OF SHEETS

SHEET NO.	SHEET NAME
	INDEX
C-1.0	INDEX OF DRAWINGS/GENERAL NOTES
	ARCHITECTURAL DRAWINGS
A-1.0	(EXISTING) FRONT AND REAR ELEVATIONS
A-2.0	(EXISTING) LEFT AND RIGHT ELEVATIONS
A-3.0	(PROPOSED) FRONT & REAR ELEVATIONS W/ GENERAL NOTES
A-4.0	(PROPOSED) FRONT & REAR ELEVATIONS W/ GENERAL NOTES
A-5.0	(EXISTING/PROPOSED) FIRST FLOOR PLAN W/ GENERAL NOTES
A-6.0	(EXISTING/PROPOSED) SECOND FLOOR W/ GENERAL NOTES
A-7.0	(EXISTING/PROPOSED) ROOF PLAN W/ GENERAL NOTES
A-8.0	(EXISTING/PROPOSED) DETACHED GARAGE

GENERAL NOTES:

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2X10's WITH 1/2" PLYWOOD FUTCH PLATE UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
13. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA HPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO KDG ATLANTA, LLC FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. 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.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURING 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 QUALITY AND SAFE STRUCTURE.
8. 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.
9. 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.

CONTACTS:

OWNER:

ADAM PERRY
BEN RATOSSA
1 SUSSEX ROAD
AVONDALE ESTAGTES, GEORGIA 30002
(858) 208-9322 CELL

PROJECT DESIGNER:

KNIGHTBUILT DESIGNS, LLC
COREY S. KNIGHT, DESIGNER
355 TALL OAKS DR SE SUITE 204
CONYERS, GEORGIA 30013
(404) 984-4734

CONTRACTOR:

LEVEL 3 CONSTRUCTION
MR. LAWRENCE NELSON, III
PROJECT 1 SUSSEX RD
AVONDALE ESTATES, GA
(770) 789-7989 OFFICE

ARCHITECTURAL SYMBOLS LEGEND

DIRECTION OF VIEW
DETAIL NUMBER
SHEET LOCATION NUMBER

DOOR SYMBOL
SEE DOOR SCHEDULE- SHEET A-8.0

01 ROOM NUMBER.

N.I.C.	NOT IN CONTRACT
F.O.S.	FACE OF STUD
N.T.S.	NOT TO SCALE
T.O.W.	TOP OF WALL
SIM.	SIMILAR - SAME GENERAL INTENT, HOWEVER NOT EXACTLY ALIKE
U.N.O.	UNLESS NOTED OTHERWISE

WALL TYPE INDICATOR

SAB ← SOUND ATTN BATTS IN WALL

CEDAR POSTS

WOOD STUD WALL

APPLICABLE CODES:

OCCUPANCY GROUP CLASSIFICATION:
INTERNATIONAL RESIDENTIALCODE RESIDENTIAL GROUP R-3
GWINNETT COUNTY CONSTRUCTION TYPE DESIGNATION: V-B UNSPRINKLED
ALL WORK, MEANS AND METHODS TO BE IN ACCORDANCE WITH:
THE GWINNETT COUNTY CONSTRUCTION CODE (2015 VERSION)

INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS,
2018 EDITION WITH 2020 GEORGIA AMENDMENTS
(EFFECTIVE JANUARY 2020)

INTERNATIONAL FIRE CODE, IFC
2018 EDITION WITH 2020 GEORGIA AMENDMENTS
(EFFECTIVE JANUARY 2020)

INTERNATIONAL PLUMBING CODE
2018 EDITION WITH 2020/2022 GEORGIA AMENDMENTS
(EFFECTIVE JANUARY 2020)

NATIONAL MECHANICAL CODE
2018 EDITION WITH 2020 GEORGIA AMENDMENTS
(EFFECTIVE JANUARY 2020)

INTERNATIONAL FUEL GAS CODE
2018 EDITION WITH 2020/2022 GEORGIA AMENDMENTS
(EFFECTIVE JANUARY 2020)

NATIONAL ELECTRIC CODE, NEC
2023 EDITION WITH GEORGIA AMENDMENTS
(EFFECTIVE JANUARY 2021)

INTERNATIONAL ENERGY CONSERVATION CODE
2020 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS
(2020,2022)

INTERNATIONAL SWIMMING POOL AND SPA CODE
2018 EDITION WITH 2020 GEORGIA AMENDMENTS
(EFFECTIVE JANUARY 2020)

10.01.2025-PERMIT DRAWINGS RELEASED FOR CONSTRUCTION

BUILDING AREA

(AREA CALCULATED TO OUTSIDE FACE OF STUD WALL

(EXISTING/PROPOSED) FIRST FLOOR	1,435 SQUARE FEET
(EXISTING) SECOND FLOOR	1,001 SQUARE FEET
TOTAL	2,436 SQUARE FEET
(EXISTING/PROPOSED) SECOND FLOOR	1,336 SQUARE FEET
NEW TOTAL	2,771 SQUARE FEET
(EXISTING) SCREENED DECK	196 SQUARE FEET
(EXISTING) DECK	120 SQUARE FEET
NEW COVRD PORCH FRONT ENTRY	217 SQUARE FEET

ARCHITECTURAL DESIGN DRAWING NOTES:

1. THESE ARCHITECTURAL PLANS ARE BASIC RESIDENTIAL DESIGN DRAWINGS. THESE PLANS ARE LIMITED IN SCOPE AND ARE NOT DETAILED CONSTRUCTION DRAWINGS.
2. SPECIFIC BUILDING COMPONANTS, FIXTURES, APPLIANCES, MATERIALS, FINISHES, AND OTHER ITEMS TO BE USED WILL BE DETERMINED BY THE OWNER AND CONTRACTOR AND ARE NOT INDICATED IN THESE DRAWINGS.
3. STRUCTURAL COMPONANTS, SPECIFICATIONS AND DETAILS ARE NOT INICATED IN THESE DRAWINGS. STRUCTURAL ENGINEERING PLANS SHOULD BE CONSULTED TO DETERMINE STRUCTURAL BUILDING COMPONANTS AND CONFIRM THAT BUILDING WILL COMPLY TO STRUCTURAL BUILDING CODE REQUIREMENTS.
4. THE ARCHITECT/DESIGNER ASSUMES NO LIABILITY FOR CONSTRUCTION DETAILS AND METHODS THAT ARE NOT EXPLICITLY SHOWN ON THE DRAWINGS OR THE STRUCTURAL PERFORMANCE OF THE COMPLETED CONSTRUCTION.

ZONING:

ZIP CODE: 30002

CITY OF AVONDALE ESTATES

ZONING: R-12
LAND USE: LOW DENSITY RESIDENTIAL
LOT SIZE: 0.412 ACRES / 17,955 SF
FAR: 2,645 SQFT / 17,955 SQFT = 14%

LOT COVERAGE: N/A / NO CHANGE TO EXISTING FOOTPRINT

APPLICABLE SETBACKS: 50' FRONT, 35' REAR/ 10' SIDES

PROJECT SCOPE OF WORK:

1. ADD ONE SHED DORMERS TO OPEN UP THE SECOND FLOOR LIVING SPACE.
2. THE DISTRICT REGULATIONS FOR THIS RESIDENCE IS CATAGORIZED AS ADAPTATION.
3. THERE IS NOT CHANGE TO THE HEATED FOOTPRINT.

KNIGHTBUILT
DESIGN - DEVELOP - BUILD

KnightBuilt Designs, LLC
355 TALL OAKS DRIVE SE SUITE 204
CONYERS, GEORGIA 30013
PHONE: (404) 984-4734 * Email: csknightdesigner@gmail.com

SEAL

REVISIONS

NO.	DATE	DESCRIPTION

DATE OF THIS PLOT:
Friday, November 7, 2025

RESIDENTIAL RENOVATION
LEVEL 3 CONSTRUCTION
1 SUSSEX ROAD
AVONDALE ESTATES, GEORGIA 30002

DRAWN	CSK
CHECKED	CSK/TNJ
JOB NUMBER	25-056
SCALE	AS NOTED
DATE	10.01.2025

SHEET
C-1.0
1 OF 9

E:\KBD-2025\25-056_Level_3-Sussex Renovation\25-056_LVL-3_Sussex Architecturals

(EXISTING) FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1

(EXISTING) REAR ELEVATION
SCALE: 1/4" = 1'-0"

2

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LEVEL 3 CONSTRUCTION
1 SUSSEX ROAD
AVONDALE ESTATES, GEORGIA 30002

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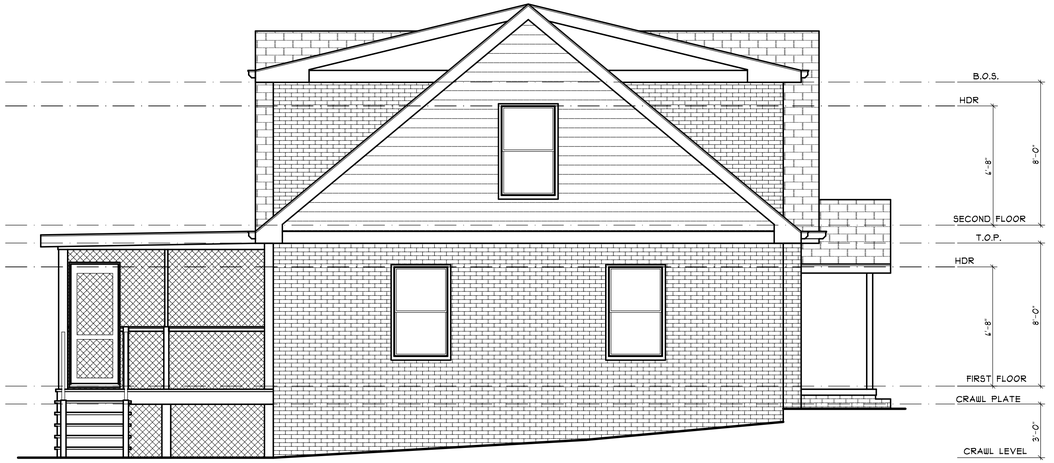
SHEET
A-1.0
2 OF 9

E:\KBD-2025\25-056_Level_3-Sussex Renovation\25-056_LVL_3_Sussex Architecturals



(EXISTING) LEFT ELEVATION
SCALE: 1/4" = 1'-0"

3

(EXISTING) RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

4

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PHONE: (404) 984-4734 * Email: csknightdesigner@gmail.com

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DATE OF THIS PLOT:
Friday, November 7, 2025

RESIDENTIAL RENOVATION
LEVEL 3 CONSTRUCTION
1 SUSSEX ROAD
AVONDALE ESTATES, GEORGIA 30002

DRAWN	CSK
CHECKED	CSK/TNJ
JOB NUMBER	25-056
SCALE	AS NOTED
DATE	10.01.2025

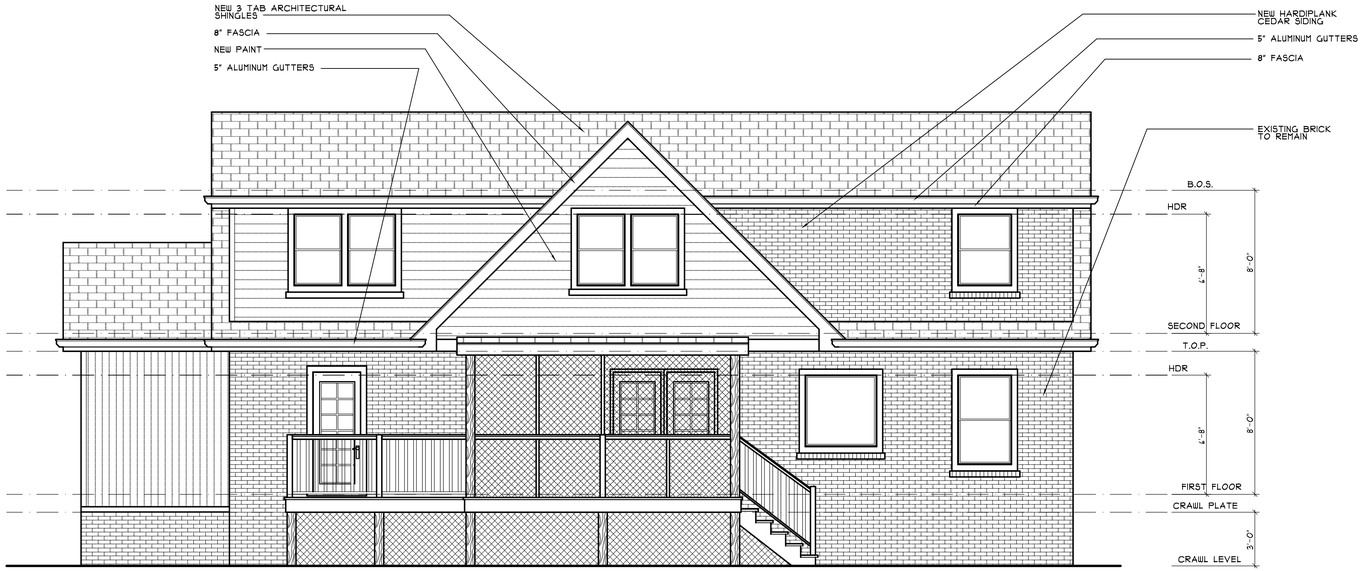
SHEET
A-2.0
4 OF 9

E:\KBD-2025\25-056_Level_3-Sussex Renovation\25-056_LVL-3_Sussex Architecturals

(PROPOSED) FRONT ELEVATION

SCALE: 1/4" = 1'-0"

1



(PROPOSED) REAR ELEVATION

SCALE: 1/4" = 1'-0"

2

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REVISIONS

DATE OF THIS PLOT:
Friday, November 7, 2025

RESIDENTIAL RENOVATION

LEVEL 3 CONSTRUCTION
1 SUSSEX ROAD
AVONDALE ESTATES, GEORGIA 30002

DRAWN	CSK
CHECKED	CSK/TNJ
JOB NUMBER	25-056
SCALE	AS NOTED
DATE	10.01.2025

SHEET

A-3.0

4 OF 9

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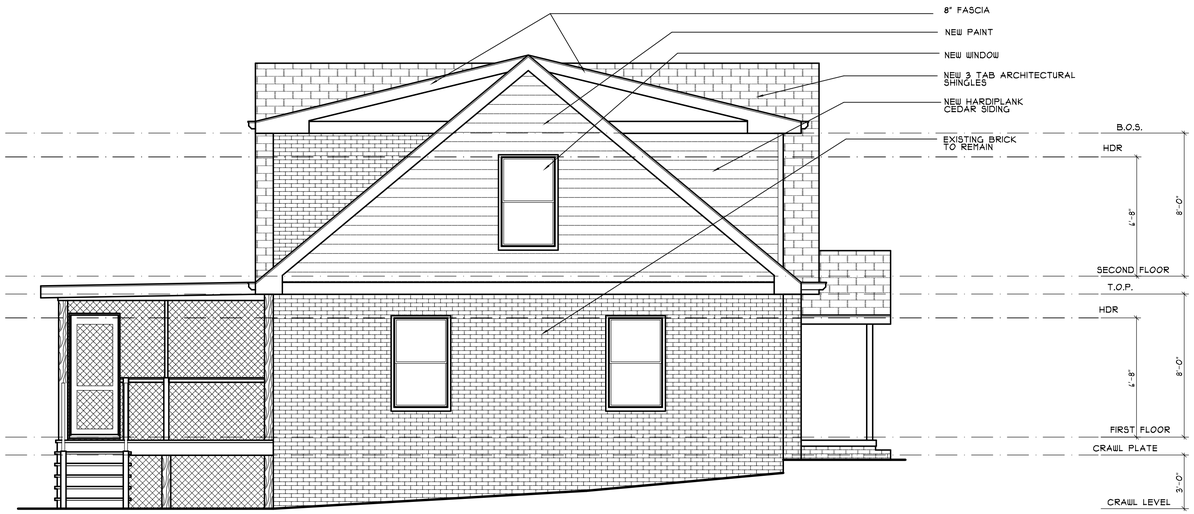
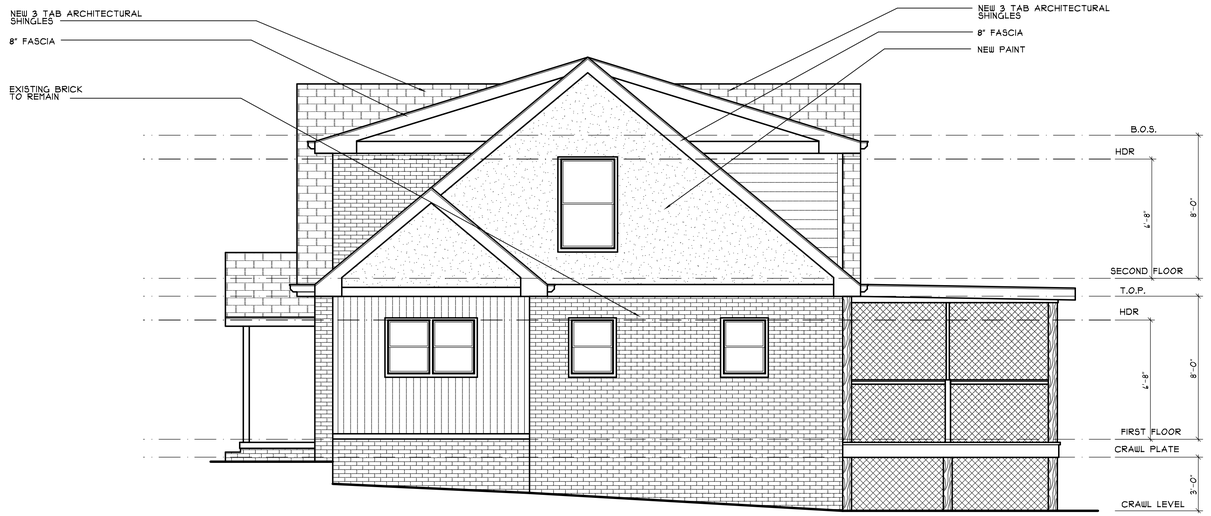


(PROPOSED) LEFT ELEVATION
SCALE: 1/4" = 1'-0"

3



(PROPOSED) RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

4

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REVISIONS

DATE OF THIS PLOT:
Friday, November 7, 2025

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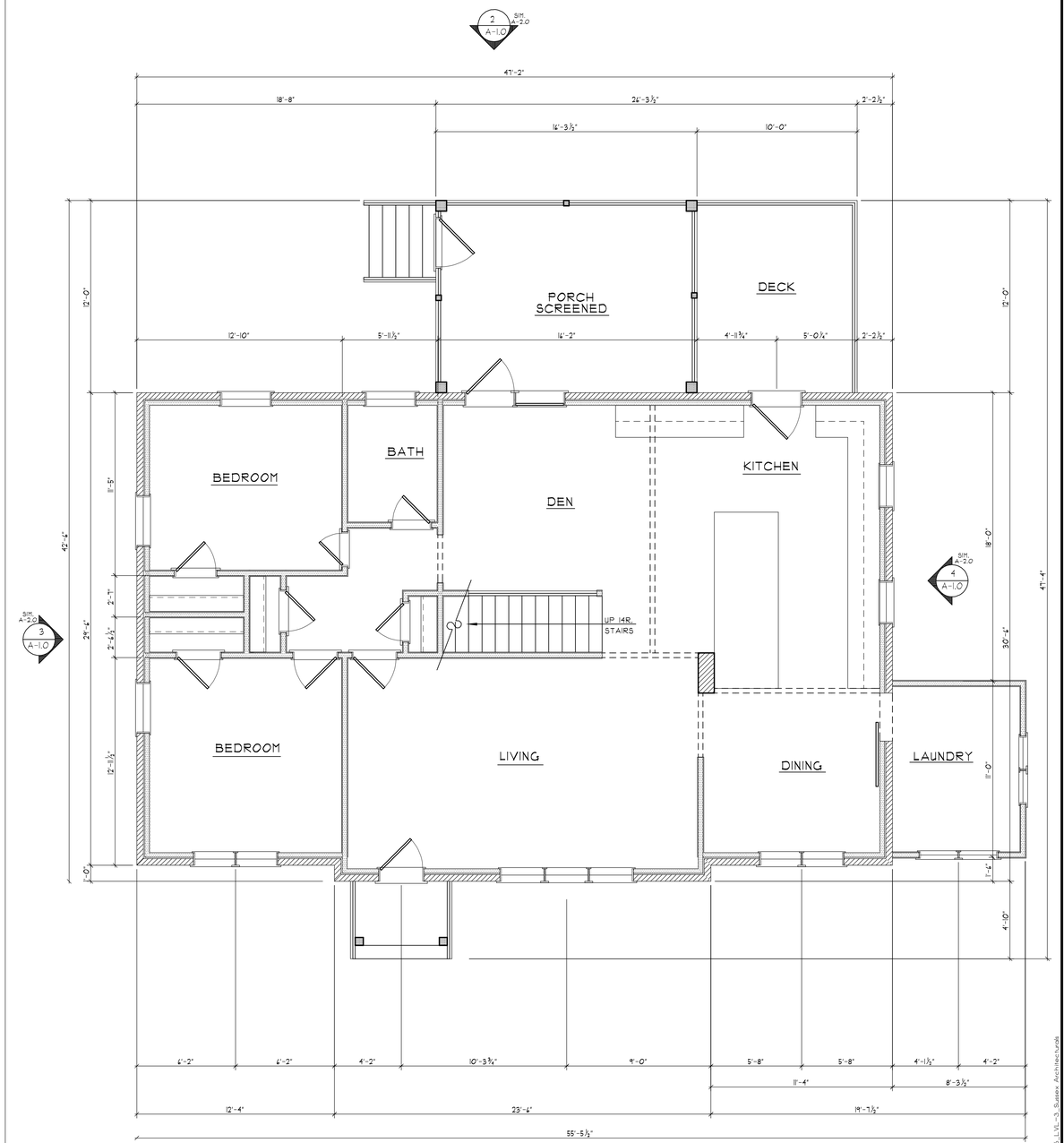
LEVEL 3 CONSTRUCTION
1 SUSSEX ROAD
AVONDALE ESTATES, GEORGIA 30002

DRAWN	CSK
CHECKED	CSK/TNJ
JOB NUMBER	25-056
SCALE	AS NOTED
DATE	10.01.2025

SHEET
A-4.0
5 OF 9

E:\KBD-2025\25-056_Level_3-Sussex Renovation\25-056_LVL-3_Sussex Architecturals



(EXISTING) FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

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SEAL

NO	DATE	DESCRIPTION

REVISIONS

DATE OF THIS PLOT:
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RESIDENTIAL RENOVATION

LEVEL 3 CONSTRUCTION
1 SUSSEX ROAD
AVONDALE ESTATES, GEORGIA 30002

DRAWN	CSK
CHECKED	CSK/TNJ
JOB NUMBER	25-056
SCALE	AS NOTED
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SHEET

A-5.0

4 OF 9

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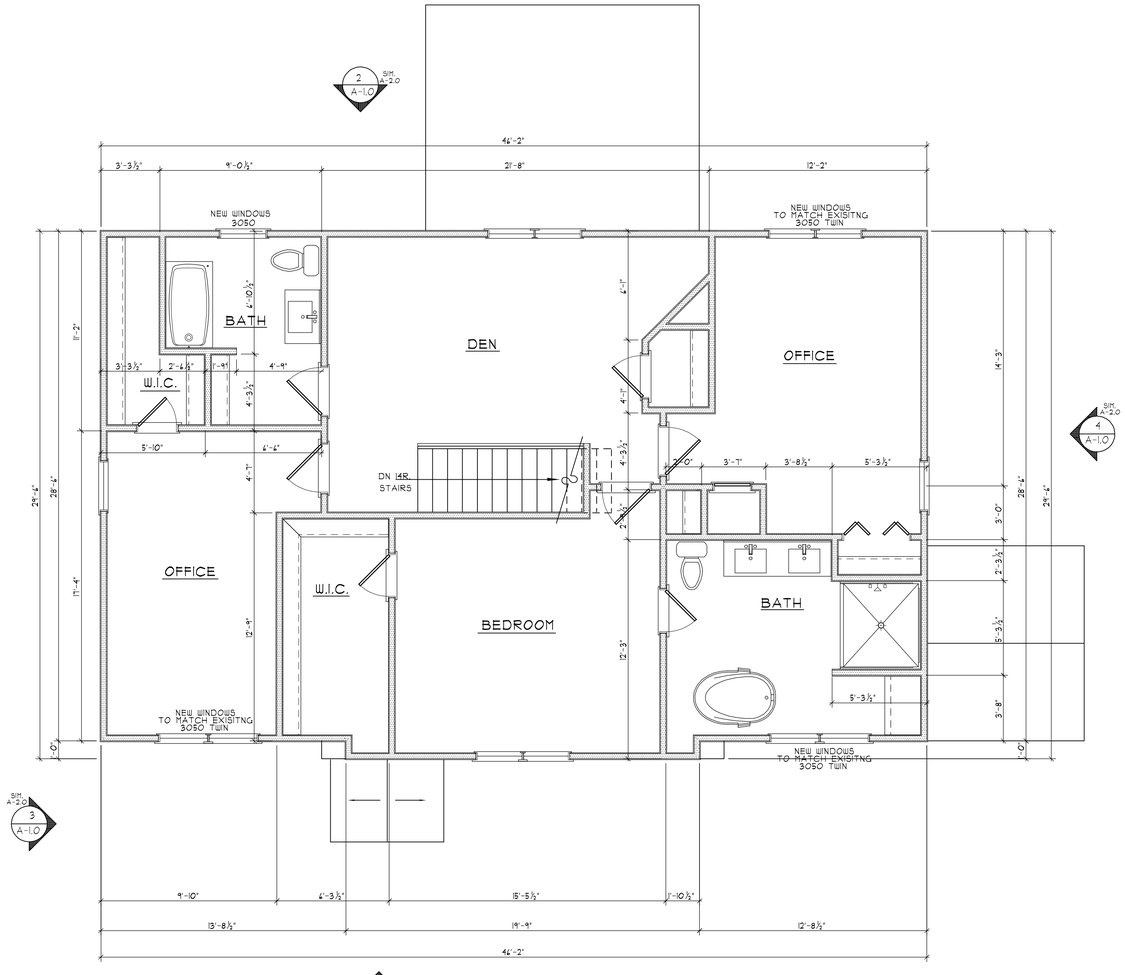
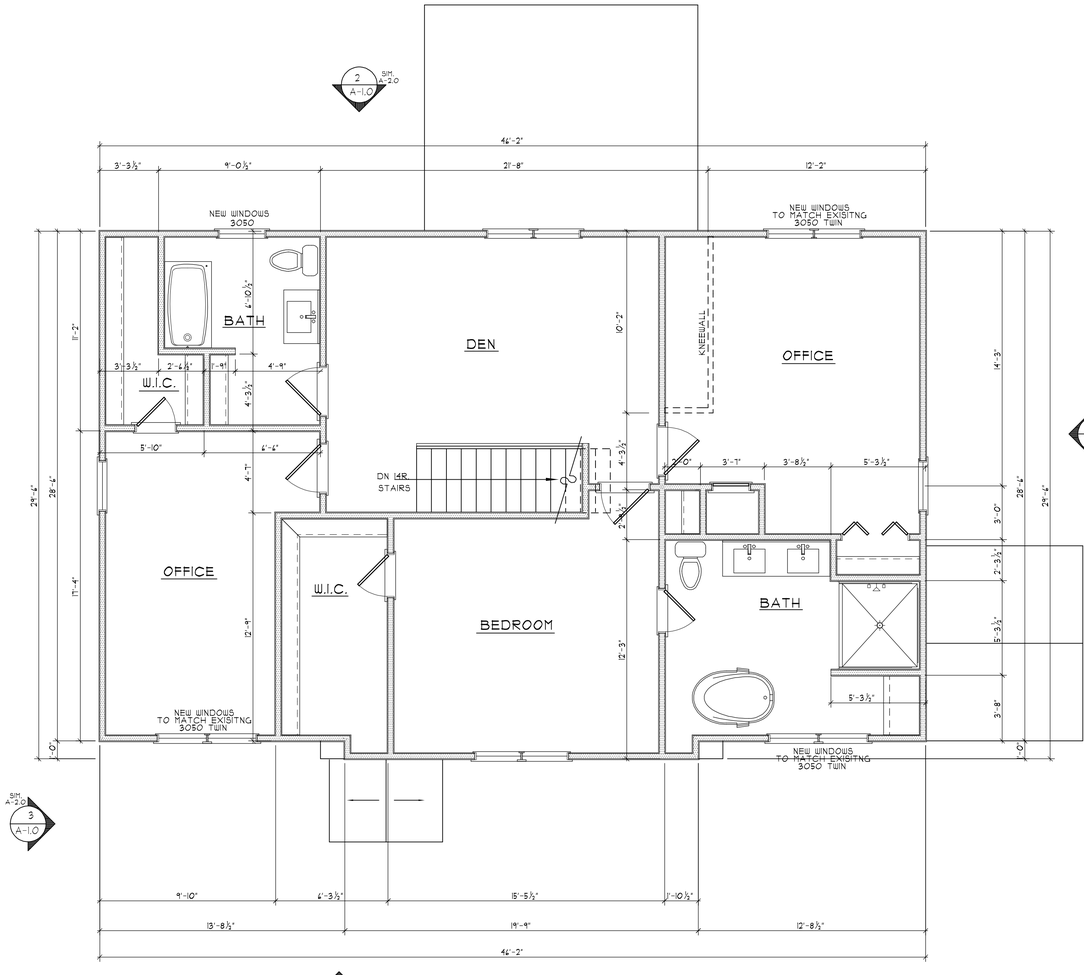


(EXISTING) SECOND FLOOR PLAN 3

SCALE: 1/4" = 1'-0"



(PROPOSED) SECOND FLOOR PLAN 4

SCALE: 1/4" = 1'-0"

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CONYERS, GEORGIA 30013
PHONE: (404) 984-4734 * Email: csknightdesigner@gmail.com

SEAL

NO	DATE	DESCRIPTION

REVISIONS

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RESIDENTIAL RENOVATION
LEVEL 3 CONSTRUCTION
1 SUSSEX ROAD
AVONDALE ESTATES, GEORGIA 30002

DRAWN	CSK
CHECKED	CSK/TNJ
JOB NUMBER	25-056
SCALE	AS NOTED
DATE	10.01.2025
SHEET	A-6.0

7 OF 9

E:\KBD-2025\25-056_Level_3-Sussex Renovation\25-056_LVL-3_Sussex Architecturals

KNIGHTBUILT
DESIGN - DEVELOP - BUILD

KNIGHTBUILT
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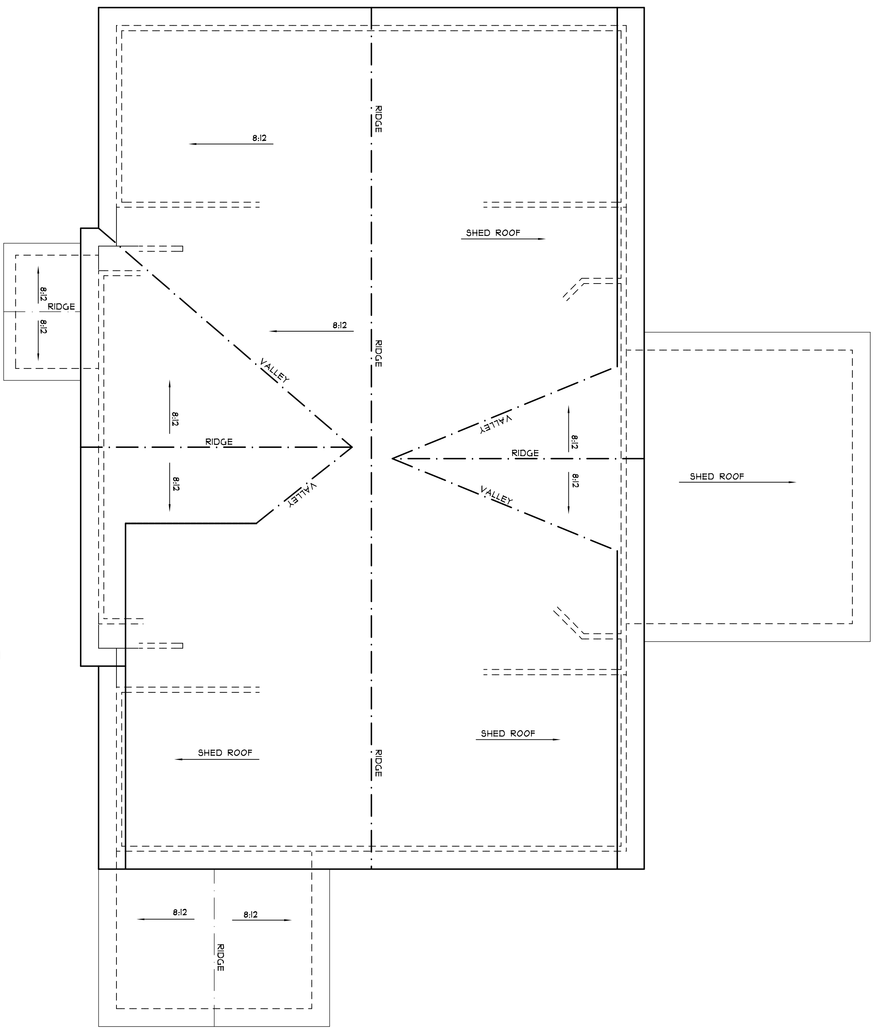
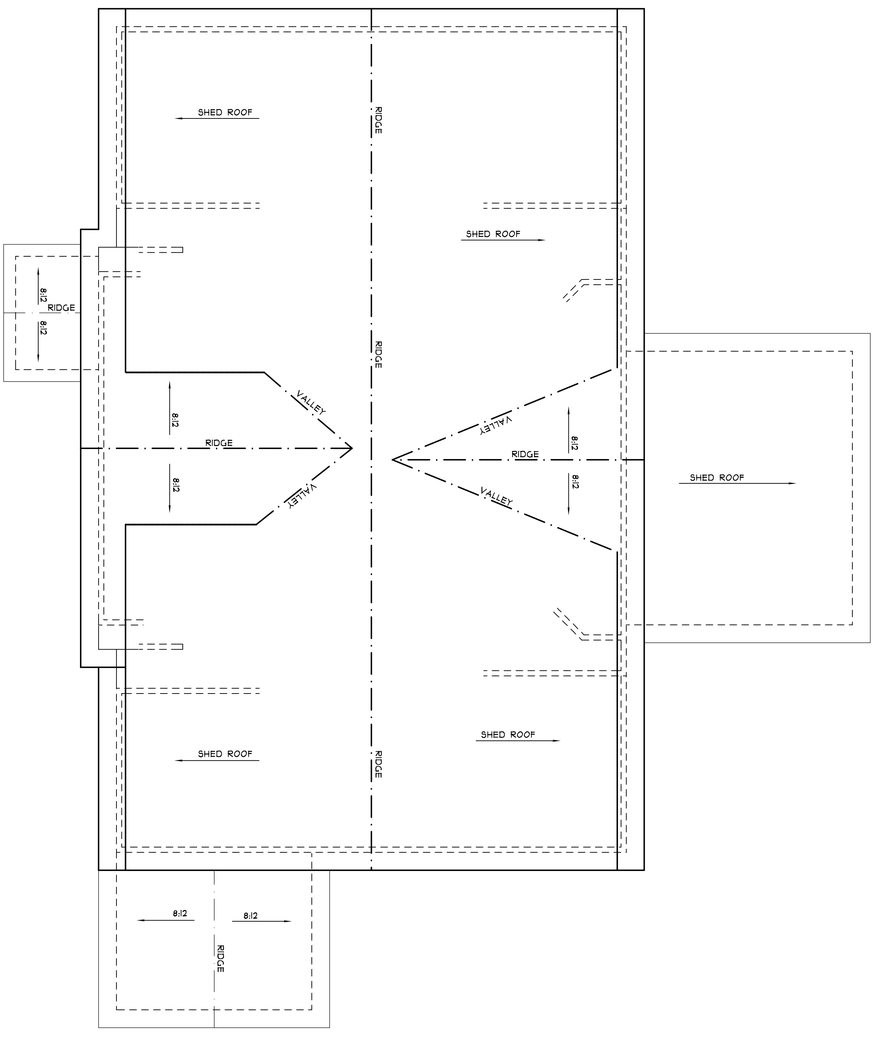


(EXISTING) ROOF PLAN
SCALE: 1/4" = 1'-0"
1



(PROPOSED) ROOF PLAN
SCALE: 1/4" = 1'-0"
2

E:\KBD-2025\25-056_Level_3-Sussex Renovation\25-056_LVL-3_Sussex Architecturals

RESIDENTIAL RENOVATION

LEVEL 3 CONSTRUCTION
1 SUSSEX ROAD
AVONDALE ESTATES, GEORGIA 30002

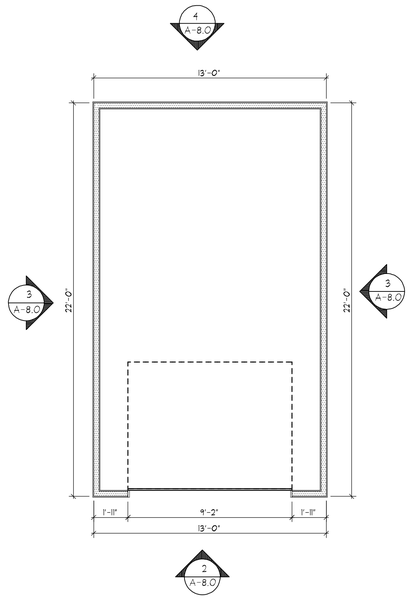
REVISIONS		
NO.	DATE	DESCRIPTION

DATE OF THIS PLOT: Friday, November 7, 2025

SEAL:

KnightBuilt Designs, LLC
355 TALL OAKS DRIVE SE SUITE 204
CONYERS, GEORGIA 30013
PHONE: (404) 984-4734 * Email: csknightdesigner@gmail.com

DRAWN	CSK
CHECKED	CSK/TNJ
JOB NUMBER	25-056
SCALE	AS NOTED
DATE	10/01/2025
SHEET	A-1.0
# OF # SHEETS	

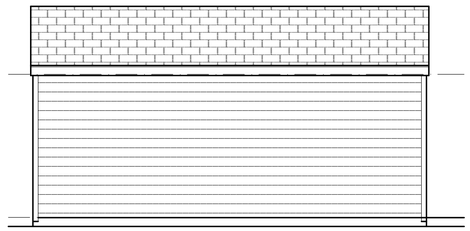


(EXISTING) GARAGE PLAN
SCALE: 1/4" = 1'-0"
1

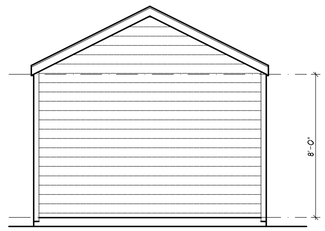
SCOPE OF WORK: GARAGE

REMOVE AND REPLACE SIDE OF THE GARAGE AND EXTEND 1'2"
EXTEND CONC. FOUNDATION, REFRAME, REROOF, SHEETROCK, PAINT, SIDING.

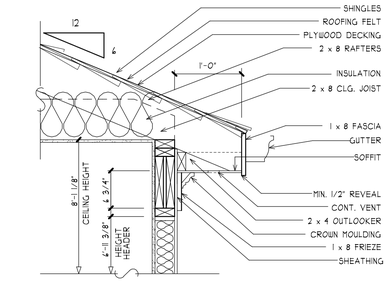
(EXISTING) FRONT
SCALE: 1/4" = 1'-0"
2



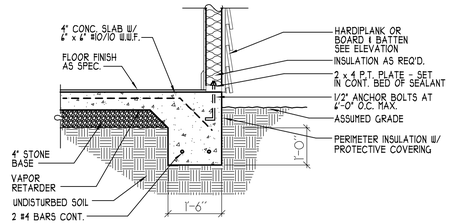
(EXISTING) LEFT/RIGHT-SIM.
SCALE: 1/4" = 1'-0"
3



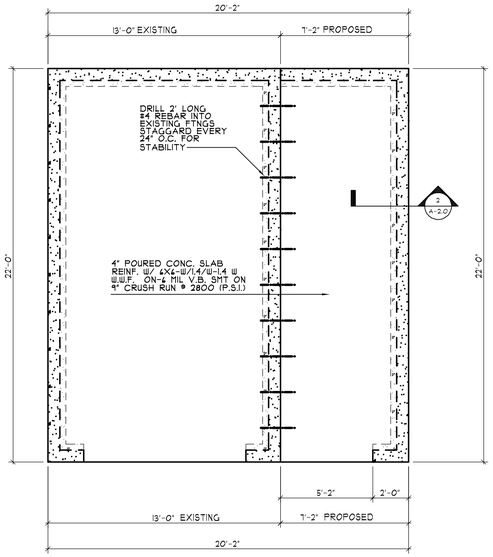
(EXISTING) REAR
SCALE: 1/4" = 1'-0"
4



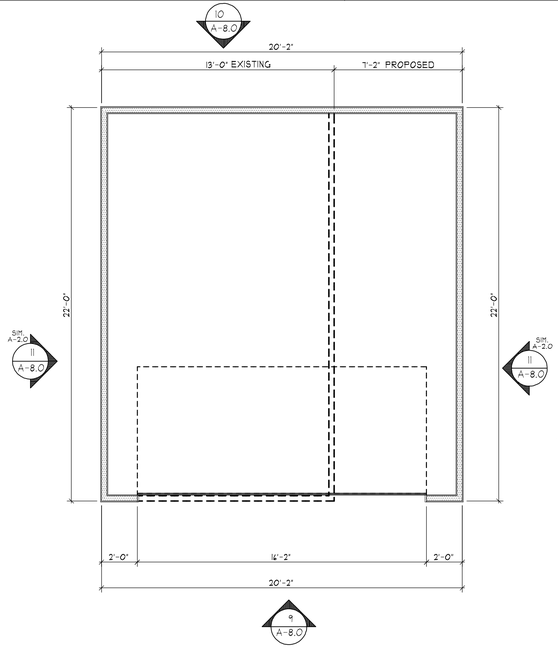
CORNICE DETAIL
6



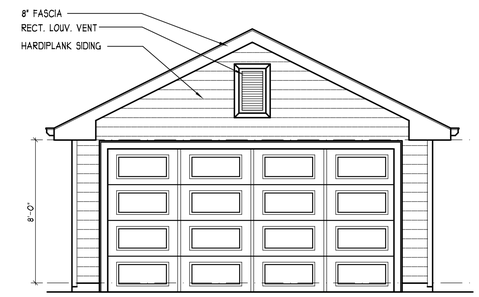
TURN DOWN SLAB DETAIL
5



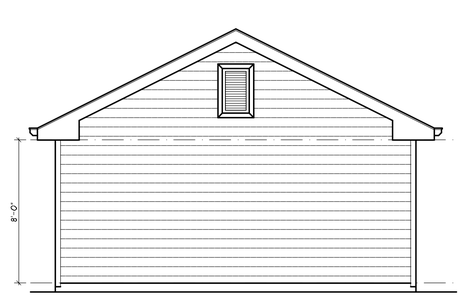
(EXISTING/PROPOSED)
SLAB FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
7



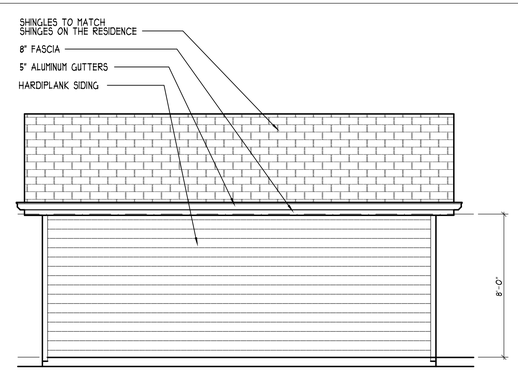
(PROOSED) SLAB FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
8



(PROPOSED) FRONT
SCALE: 1/4" = 1'-0"
9



(PROPOSED) REAR
SCALE: 1/4" = 1'-0"
10



(PROPOSED) LEFT/RIGHT-SIM.
SCALE: 1/4" = 1'-0"
11

KNIGHTBUILT
DESIGN • DEVELOP • BUILD

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355 TALL OAKS DRIVE SE SUITE 204
CONYERS, GEORGIA 30013
PHONE: (404) 984-4734 * Email: csknightdesigner@gmail.com

SEAL

NO.	DATE	DESCRIPTION

REVISIONS

DATE OF THIS PLOT:
Friday, October 3, 2025

RESIDENTIAL RENOVATION
LEVEL 3 CONSTRUCTION
1 SUSSEX ROAD
AVONDALE ESTATES, GEORGIA 30002

DRAWN	CSK
CHECKED	CSK/TNJ
JOB NUMBER	25-056
SCALE	AS NOTED
DATE	10.01.2025
SHEET	A-8.0

E:\KBD-2025\25-056_Level_3-Sussex Renovation\25-056_LVL-3_Sussex Architecturals

LENNOX
LENNOX

City of Avondale Estates
Historic Preservation Commission
COA Application Review* **January 6, 2026 HPC Meeting**

Applicant: Jacquelynn Edmonds

Property Address: 28 Exeter Road

Property Type: Residential, Preservation Designation

Project Summary: The proposed project for this 1930 Colonial Revival-style American Small House consists of (1) construction of a new addition with basement garage on the house's rear elevation; (2) removal of the nonhistoric door and windows in the mudroom at the house's front corner and replacement with new windows and solid wall infill; (3) repair/replacement of existing front-elevation dormers; and (4) replacement of the existing driveway and extension of the driveway to the new basement garage.

Applicable Guidelines: *Historic District Guidelines, Preservation Designation Properties – Porches, p. 26; Windows, p. 28; Additions, p. 31; Site & Setting, pp. 32-33; Materials, p. 35.*

Analysis: The project proposes to (1) construct a new addition with basement garage on the house's rear elevation. The existing rear elevation has an uncovered wood deck that will be removed for the new rear addition. The majority of the existing rear wall at the house's main floor level will be removed and replaced with new interior walls. The new rear addition will consist of a main level of living space with a basement garage. The addition will have a rear-gabled roof finished with asphalt shingles, and its exterior walls and foundation walls will be finished with painted brick veneer to match the house's existing painted brick exterior. Windows in the new addition will be wood, 6-over-6, double-hung windows to match existing windows. A screened porch and open wood deck will be constructed at the rear of the new addition. Entry to the basement garage will be from the addition's rear elevation and under the new screened porch and deck.

The project also proposes to (2) remove the nonhistoric door and windows in the mudroom at the house's front corner and replace them with new windows and solid wall infill. The existing mudroom may have been originally constructed as an open or screened porch, evidenced by the large openings on three sides and the concrete slab floor. The openings have been infilled with a nonhistoric entrance door with sidelights on the front elevation and with aluminum sliding windows and wood paneling on the side and rear elevations. The nonhistoric door and sidelights, windows, and wood paneling will be removed. The openings will then be infilled with double-hung wood windows surrounded by solid walls finished with painted brick veneer to match the existing painted brick walls.

The project also proposes to (3) repair and/or replace the existing front-elevation dormers. The two front dormers are front-gabled with round-arched wood windows. The wood windows are fixed with 3 single lights. The dormers' front elevations are finished with smooth boards while the sides are finished with horizontal lapboard. The dormers will be repaired and/or replaced with in-kind materials as needed.

The project also proposes to (4) replace the existing driveway and extend the driveway to the new basement garage. The existing concrete driveway extends from the street along the house's side elevation and behind the house. A concrete parking area was previously added adjacent to the driveway in the front yard. The existing driveway and front-yard parking addition will be removed. A new concrete driveway will be constructed in the same location as the original driveway. It will extend from the street along the house's side elevation, past the new rear addition, then curve and widen to allow access to the rear-elevation entry of the new basement garage. The new driveway will have a center grass strip from the existing front walkway to the rear of the new screened porch behind the house.

The *Historic District Guidelines* for *Additions* on *Preservation Designation* properties state that additions shall be limited to rear elevations and the rear half of side elevations of the primary structure. The roof and floor elevations of additions shall never exceed the elevation of those of the primary structure. Additions shall not exceed an 80% increase of the house's original footprint. Lot coverage including all impervious elements shall not exceed 40% of the total lot. Additions shall be constructed of materials found on the primary structure, and a visible juncture shall be provided between the new and existing. The proposed addition will be located on the house's rear elevation. The addition will be set back 8 inches on one side and 2 feet on the other side. The addition's rear-gabled roof elevation will be below that of the house's main roof. The 963 SF addition is below 80% of the house's original 1,374 SF footprint. The site plan shows the existing lot coverage to be 26.4%; the proposed lot coverage will be 39.9%. The addition's new painted brick veneer will match the existing painted brick veneer. A visible juncture will be provided with the addition's setbacks and with the addition's brick foundation walls. Besides the setbacks and foundation walls, the addition's finish materials should be slightly differentiated from the house's original materials; for example, the new brick veneer might use bricks with a different texture. The proposed new addition meets the guidelines.

The *Historic District Guidelines* for *Porches* on *Preservation Designation* properties state that all original front and side porches shall be protected, maintained and shall not be removed or altered. Side porches may be enclosed with glazing or screening set behind the primary railings or decorative elements. Other historic elements shall be maintained when adding glazing or screening. While the original porch openings have been previously infilled with a door and windows, these openings are significant historic elements of the house's original design and should not be infilled with solid walls and brick veneer. Because they are part of a side porch, these openings may be enclosed with windows or screening, but the original openings and the concrete floor slab should remain visible to maintain the appearance of these historic porch elements. If other historic elements of the porch are uncovered, such as railings or knee walls, they should also be left intact.

The *Historic District Guidelines* for *Windows* in *Preservation Designation* properties state that all attempts should be made to protect, maintain, and repair original historic windows. When windows are determined to be beyond repair, replacement is allowed. Based on photos in the application, the dormers have elements that need repair and/or replacement. The elements should be repaired to the extent possible but may be replaced with in-kind materials if needed. Repair and/or replacement of dormer elements meets the guidelines.

The *Historic District Guidelines* for *Materials* on *Preservation Designation* properties state that original exterior finishes and structural members shall be protected and maintained and shall not be removed or altered. Repair original elements to the extent possible before replacement. No new synthetic materials may be used on the original portions of a Preservation Designation property. All new additions shall be constructed of materials found on the original home. The proposed in-kind replacement materials on the dormers, and the painted brick veneer and wood windows of the rear addition, meet these guidelines. Materials used for the enclosure of the side porch openings should not be synthetic but should match historic materials.

The *Historic District Guidelines* for *Site & Setting* at *Preservation Designation* properties state that driveways shall be a maximum of 12’ wide; width above 12’ is allowed beyond 20’ of the house’s front elevation. Driveways shall connect via one side of the house from the front yard. Parking areas shall be located within the allowed driveway width or to the rear of the house. Allowed materials include plain or aggregate-finish concrete. The proposed concrete driveway will be the same width (8’-2”) and in the same location as the existing driveway, with the addition of a center grass strip, and will widen to allow access to the garage and parking at the house’s rear. The proposed driveway meets the guidelines.

Recommendation: Based on the *Historic District Guidelines* for *Preservation Designation* properties, the project is recommended with the following stipulations:

- Do not infill the original porch openings in the mudroom; instead, enclose the porch in a manner that allows for the porch openings and concrete floor slab to remain intact and visible. Keep intact any other historic porch elements that may be uncovered. Materials used for enclosure of the porch should match historic materials.
- Choose finish materials for the addition that are slightly different from the house’s original materials; for example, the new brick veneer might use bricks with a different texture.

*Reviewed by WLA Studio. This review is based on materials received by the applicant at the time of review. New information from the applicant and/or a site visit to the subject property may amend the recommendation.

Historic Preservation Commission Application for Certificate of Appropriateness COA

21 North Avondale Plaza
Avondale Estates, Georgia 30002
Ph: (404) 294-5400
Fx: (404) 299-8137
www.avondaleestates.org

APPLICANT INFORMATION

Applicant Name:	Address/City/Zip Code:
Jacquelynn Edmonds	2060 Shaffer Road, Cumming, GA 30041
Phone: 404-944-9727	Email: jedmonds@animusarchitecture.com

Project Address: 28 Exeter Road, Avondale Estates, GA 30002

If applicant is representing homeowner at the meeting, a notarized statement from the homeowner must be submitted with the application giving applicant permission to represent homeowner.

Applicant Signature: J. Edmonds Date: 11/25/25

PROPOSED PROJECT: ☒Residential ☐Commercial

New Construction☐ Renovation/Repair☒ Demolition☐

Description of Project:
Repair of two front dormers, removal of non original door and windows at southwest corner rear addition of two car back-entry garage at basement level with heated floor area on main floor, new driveway, new back screened porch and uncovered deck.

ATTACHMENTS
(Refer to attached checklist for further details)

☒Site plan and scaled drawings of the proposed changes
(Dimensioned site plan, Dimensioned floor plan(s), Material Samples, Material Details, Color Samples, Street Elevation, Side Elevation).

☒A detailed narrative of the proposed project.

☒Materials checklist with all materials including windows and door changes.

☒Sample photos of windows, doors, and garage doors (if applicable).

☒Photos of the structure site to be modified.

☒Photos of the structure as seen from the street.

☐Electronic copy of application packet must be submitted to: lleland@avondaleestates.org

Comments:

Application will be reviewed by the Avondale Estates Historic Preservation Commission and Approved or Denied within 45 days of the submittal date

FOR OFFICE USE ONLY

DATE APPLICATION SUBMITTED:	APPLICATION RECEIVED BY:	TIER DESIGNATION	HPC MEETING DATE FOR APPLICATION:	PARCEL ID#
		☐Preservation ☐Adaptation ☐Conservation ☐Construction		

Jacquelynn Edmonds, RA
Jacque.edmonds@animusarchitecture.com
404.944.9727

November 25, 2025

Re: Renovation and Addition for 28 Exeter Road, Avondale Estates

Detailed Description of Proposed Project:

Existing unfinished basement to have new finished office, laundry, flexible space, guest bedroom and full bathroom. Back addition at basement level to have a new two car back-entry garage.

Existing first floor renovation to include removing non-historic door and windows from "Mudroom" at southwest front corner and replacing with windows matching others on front and driveway side wall. Back addition will have relocated kitchen, family room, and primary bedroom ensuite. A new covered screened porch and uncovered deck will be added to the back of the house addition.

Existing finished attic space to have dividing wall removed and addition of new bathroom. Front rotted dormers to be replaced/ repaired in-kind. All new windows will be of same material and style of existing.

Pictures of existing structure, existing windows, dormer to be repaired, and new window product data follow this project description cover.

If any additional information is needed, please contact me at the e-mail or phone number above.

Thank You,

Jacquelynn Edmonds, R.A.

FRONT OF HOUSE

FRONT GABLES TO BE REPAIRED

jedmonds@animusarchitecture.com | Atlanta, Georgia | 404.944.9727

NON-ORIGINAL DOOR TO BE REMOVED

NON-ORIGINAL WEST SIDE WINDOW AND PLYWOOD PANEL SIDING TO BE REMOVED

NON-ORIGINAL SOUTH (BACK) WINDOW AND PLYWOOD PANEL SIDING TO BE REMOVED

WEST SIDE

WEST SIDE BASEMENT WINDOW
TO BE REPLACED

BACK OF HOUSE

EAST SIDE OF HOUSE

jedmonds@animusarchitecture.com | Atlanta, Georgia | 404.944.9727

DOUBLE HUNG WOOD WINDOWS

Builders® FirstSource

MADE IN GEORGIA

Exclusively manufactured by BFS at our fully integrated plant in Marietta Georgia, we make the glass, the frame and the sash. BFS warrants the window against seal failure. IGMA Certified/Insulated Glass Manufacturers Alliance. TRU-CORE 30 year limited warranty on all sash, frame and trim components.

PLOUGHED FINGER LIFTS TOP & BOTTOM RAIL
ARCHITECTURALLY CORRECT FULL 3" BOTTOM RAIL
ARCHITECTURALLY CORRECT TOP TO BOTTOM STILES

FRAME:

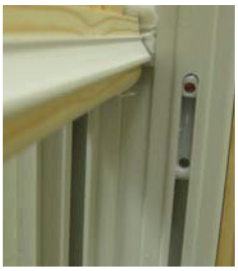
- 4-9/16" Standard Jamb
- Primed Ponderosa Pine Exterior
- Primed Brick Mould Exterior Casing
- 30 YearTRU-CORE Warranty on all frame parts

SASH:

- 9/16" LOE 366 Cardinal Insulated Glass
- 1/1, SDL, or S-TDL (Inset 3)
- Double Bedded and Stop Glazedfor Strength and Durability
- Ponderosa Pine-Primed Exterior
- High Performance Filled and Unfilled Bulb Weather-strip
- Installed Forced Entry Cam Locks
- Limited 10 Year Warranty Against Seal Failure
- 30 Year TRU-CORE Warranty on all sash parts

OPTIONS AVAILABLE:

- GBG— Bronze & White Grilles Between the Glass
- SDL—Simulated Divided Lite Your Choice of 7/8" or 1-3/8"
- Paintable – heat resistant SDL Bars
- Stationary and Picture Units
- Rectangular Transoms
- True Radius, Segment Transoms, Stationary, or Picture Units
- Special Wood and PVC Casings*
- Wide Mulls
- Historic Sill
- Tempered Glass
- Sash locks available in white, bronze and black



Adjustable Balance Shown

Heavy Duty Sash Pins Shown

INSET 3: Shown with Optional S-TDL–Simulated True Stain Grade Wood Divided Lite with Interior Bar

OUR MISSION

DELIVER WHAT YOU NEED,
WHEN YOU NEED IT,
EXACTLY HOW YOU WANT IT.

DOUBLE HUNG WOOD WINDOWS

Builders® FirstSource

ROUGH OPENING DIMENSIONS

									4" SPREAD VERT MULLS		5-1/2"	SPREAD VERTICAL
Size	Single	Twin Width	Triple Width	Trans Height	12" Trans Height	Single True Radius	Twin True Radius	Size	Twin	Triple	Twin	Triple
2/0 x 3/2	26x42	52 x 42	77x42	53	55	55	68	2/0 x 3/2	54x42	82x42	55-1/2x42	85x42
2/0 x 3/10	26x50	52 x 50	77x50	61	63	63	76	2/0 x 3/10	54x50	82x50	55-1/2x50	85x50
2/0 x 4/6	26x58	52 x 58	77x58	69	71	71	84	2/0 x 4/6	54x58	82x58	55-1/2x58	85x58
2/0 x 5/2	26x66	52 x 66	77x66	77	79	79	92	2/0 x 5/2	54x66	82x66	55-1/2x66	85x66
2/0 x 6/2	26x78	52 x 78	77x78	89	91	91	104	2/0 x 6/2	54x78	82x78	55-1/2x78	85x78
2/4 x 3/2	30x42	60 x 42	89x42	53	55	57	72	2/4 x 3/2	62x42	94x42	63-1/2x42	97x42
2/4 x 3/10	30x50	60 x 50	89x50	61	63	65	80	2/4 x 3/10	62x50	94x50	63-1/2x50	97x50
2/4 x 4/6	30x58	60 x 58	89x58	69	71	73	88	2/4 x 4/6	62x58	94x58	63-1/2x58	97x58
2/4 x 5/2	30x66	60 x 66	89x66	77	79	81	96	2/4 x 5/2	62x66	94x66	63-1/2x66	97x66
2/4 x 6/2	30x78	60 x 78	89x78	89	91	93	108	2/4 x 6/2	62x78	94x78	63-1/2x78	97x78
2/8 x 3/2	34x42	68 x 42	101x42	53	55	59	76	2/8 x 3/2	70x42	106x42	71-1/2x42	109x42
2/8 x 3/10	34x50	68 x 50	101x50	61	63	67	84	2/8 x 3/10	70x50	106x50	71-1/2x50	109x50
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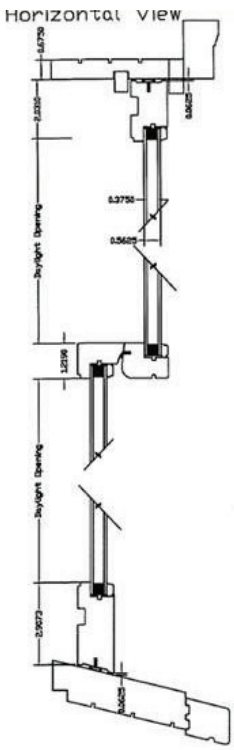
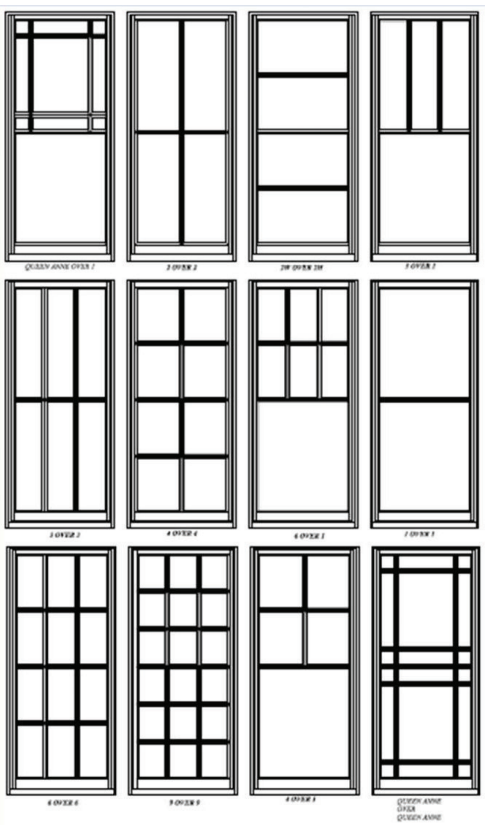
2/8 x 6/2	34x78	68 x 78	101x78	89	91	95	112	2/8 x 6/2	70x78	106x78	71-1/2x78	109x78
3/0 x 3/2	38x42	76 x 42	113x42	53	55	61	80	3/0 x 3/2	78x42	118x42	79-1/2x42	121x42
3/0 x 3/10	38x50	76 x 50	113x50	61	63	69	88	3/0 x 3/10	78x50	118x50	79-1/2x50	121x50
3/0 x 4/6	38x58	76 x 58	113x58	69	71	77	96	3/0 x 4/6	78x58	118x58	79-1/2x58	121x58
3/0 x 5/2	38x66	76 x 66	113x66	77	79	85	104	3/0 x 5/2	78x66	118x66	79-1/2x66	121x66
3/0 x 6/2	38x78	76 x 78	113x78	89	91	97	116	3/0 x 6/2	78x78	118x78	79-1/2x78	121x78

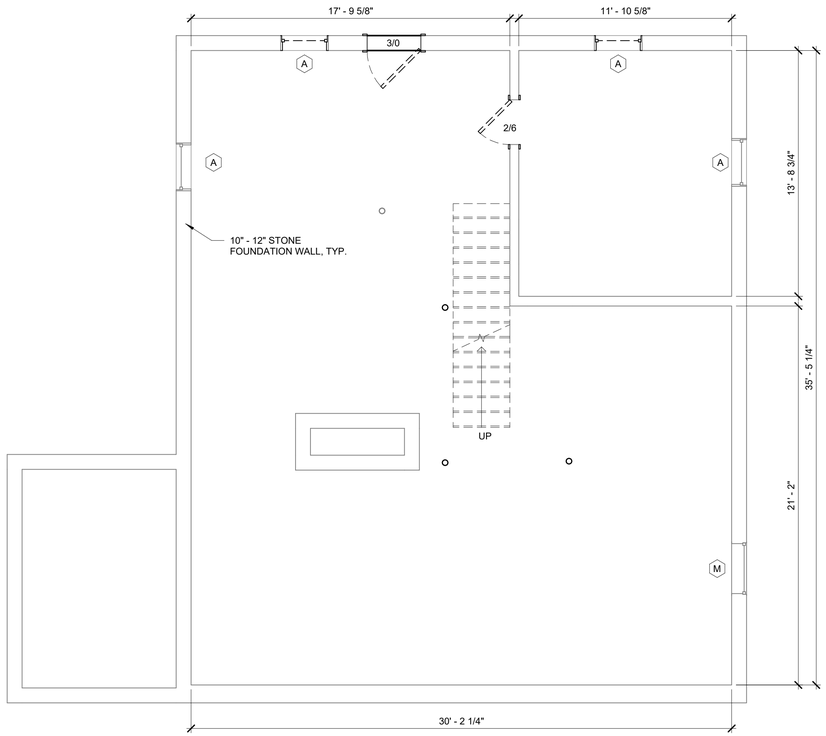
4/0 x 3/2	50x42			53	55	67
4/0 x 3/10	50x50			61	63	75
4/0 x 4/6	50x55			69	71	83
4/0 x 5/2	50x66			77	79	91
4/0 x 6/2	50x78			89	91	103
5/0 x 3/2	62x42			53	55	73
5/0 x 3/10	62x50			61	63	81
5/0 x 4/6	62x58			69	71	89
5/0 x 5/2	62x66			77	79	97
5/0 x 6/2	62x78			89	91	109
6/0 x 4/6	74x58			69	71	95
6/0 x 5/2	74x66			77	79	103
6/0 x 6/2	74x78			89	91	1115

National Fenestration Rating Council®

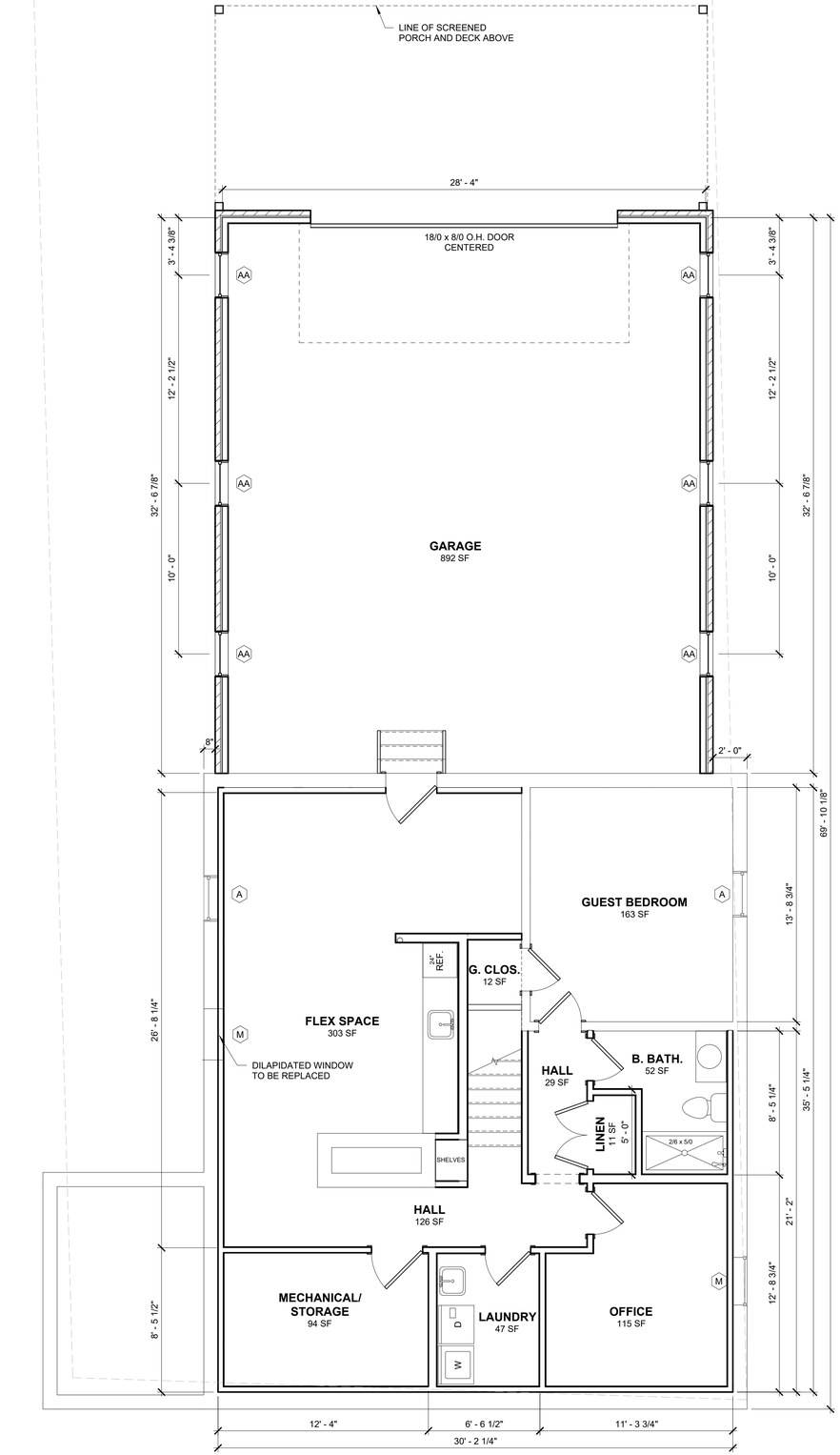
NFRC Factor Results			
Window	U Value	SHGC	VT
Type	Low E	Low E	Low E
Operatable IG	0.34	0.21	0.49
Operatable GBG	0.32	0.19	0.44
Operatable SDL	0.32	0.19	0.44
Fixed IG	0.33	0.22	0.5
Fixed GBG	0.35	0.2	0..44
Fixed SDL	0.35	0.2	0.44







1 EXIST. / DEMO. BASEMENT PLAN - 1,070 SF
1/4" = 1'-0"



2 PROPOSED BASEMENT PLAN - 975 HSF
1/4" = 1'-0"

NOT RELEASED FOR PERMIT

ANIMUS
ARCHITECTURE

REVISED:

24-HOUR CONTACT:
IAN PORTER
229.407.0400

DATE: NOV. 25, 2025

DRAWN BY: J. Edmonds, RA

SCALE: 1/4" = 1'-0"

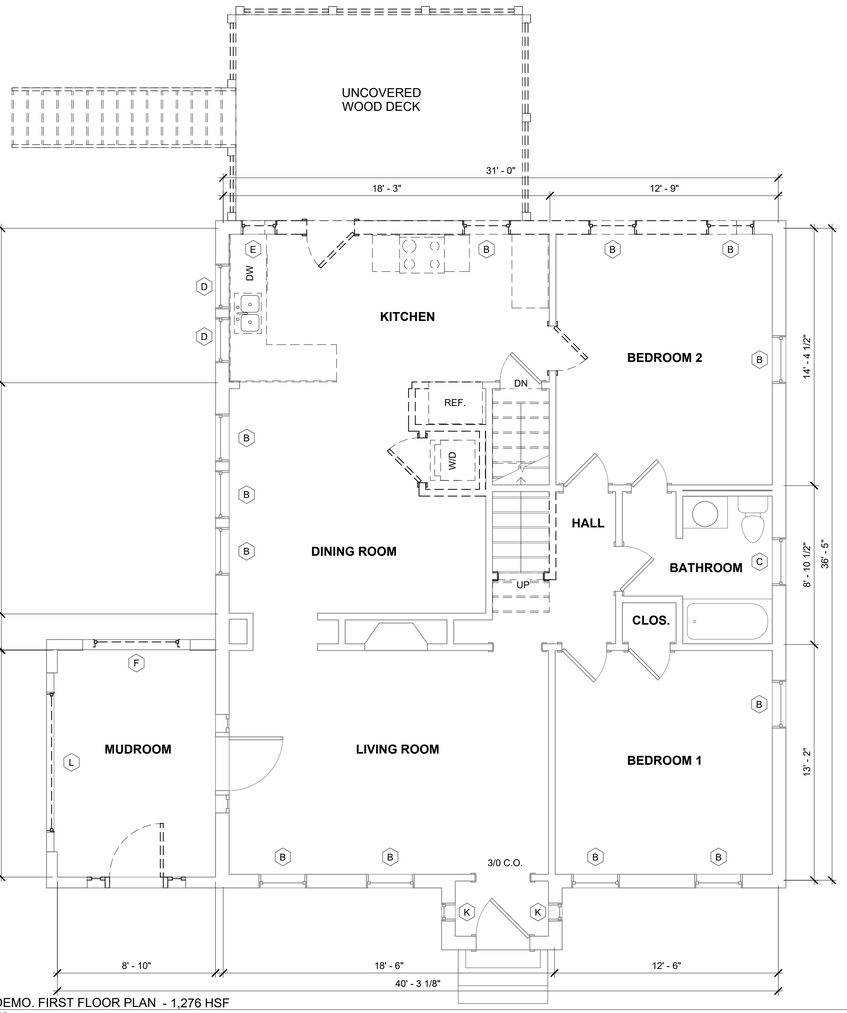
THESE DRAWINGS ARE PROTECTED BY THE COPYRIGHT LAWS OF THE UNITED STATES. THESE DRAWINGS OR ANY PART THEREOF MAY NOT BE USED FOR ANY PURPOSE OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT EXPRESS WRITTEN CONSENT OF ANIMUS ARCHITECTURE, LLC.

EXISTING/ DEMOLITION AND PROPOSED BASEMENT PLANS

THE PORTER RESIDENCE

28 EXETER ROAD, AVONDALE ESTATES, GEORGIA 30002

A1.0



1 EXIST. / DEMO. FIRST FLOOR PLAN - 1,276 HSF
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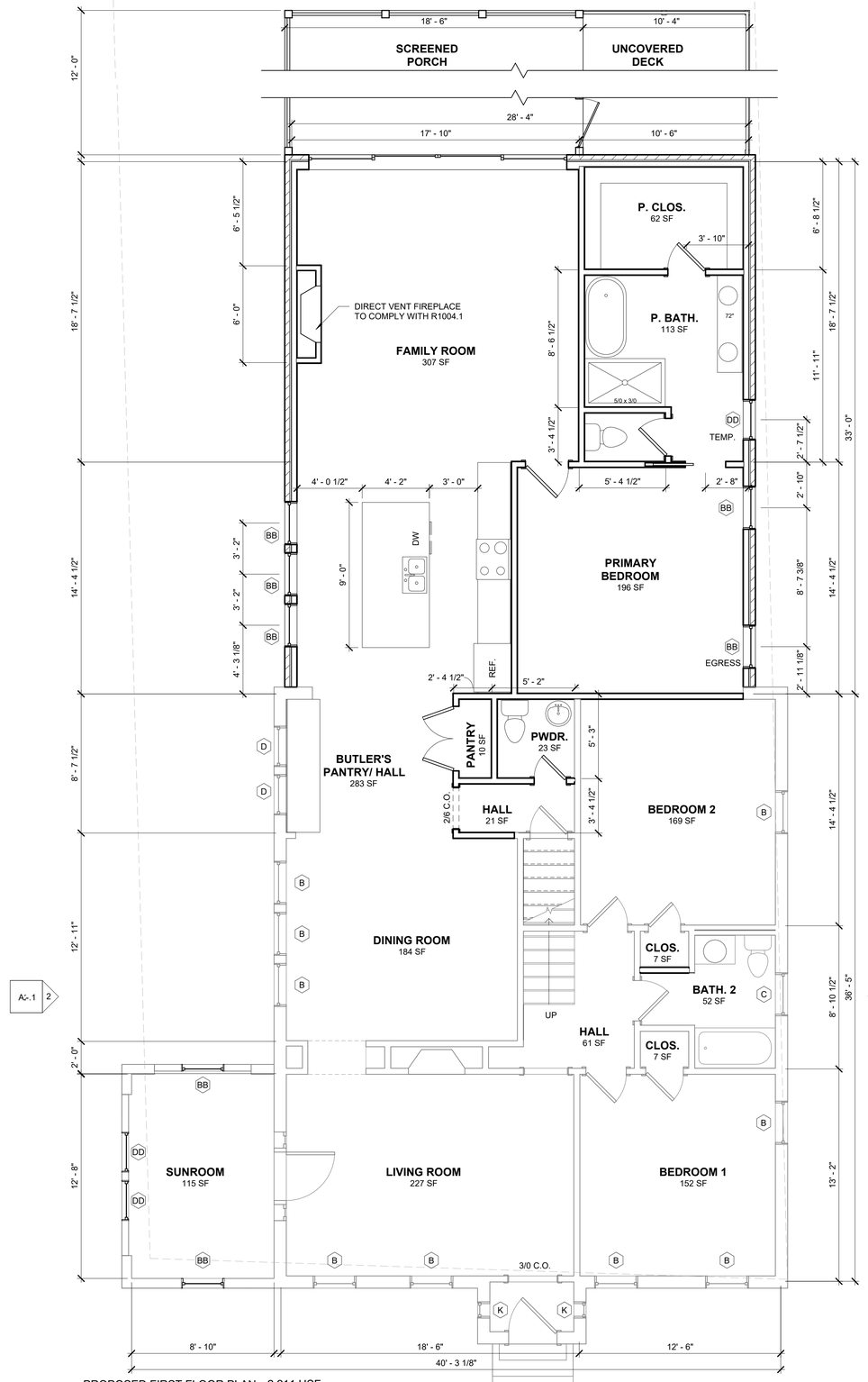

2 PROPOSED FIRST FLOOR PLAN - 2,211 HSF
1/4" = 1'-0"

NOT RELEASED FOR PERMIT

ANIMUS ARCHITECTURE

REVISED:

24-HOUR CONTACT:
IAN PORTER
229.407.0400

DATE: NOV. 25, 2025

DRAWN BY: J. Edmonds, RA

SCALE: 1/4" = 1'-0"

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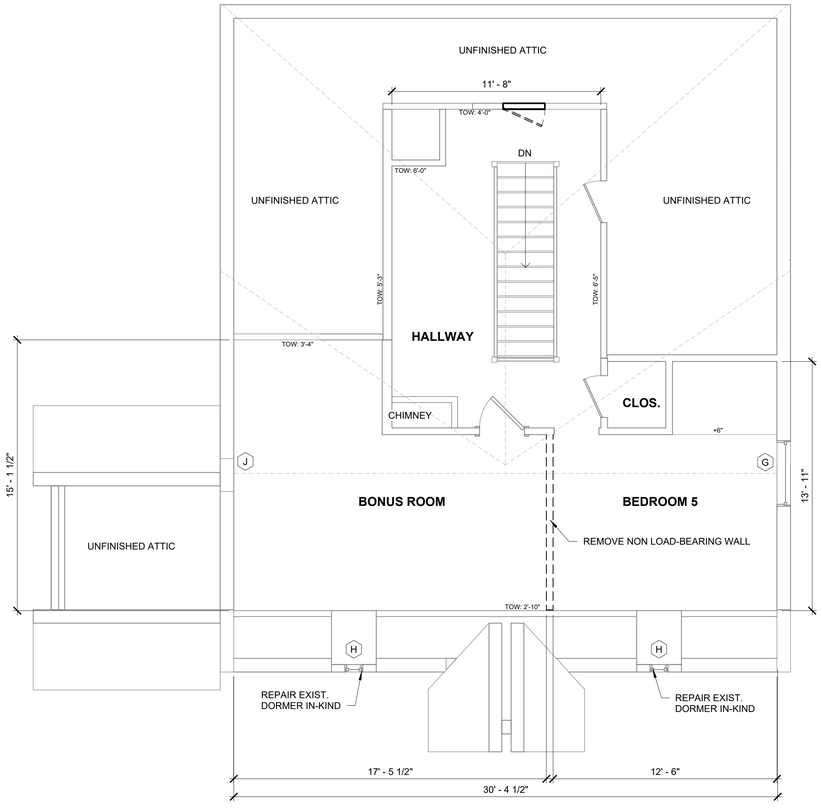
EXISTING/ DEMOLITION AND PROPOSED FIRST FLOOR PLANS

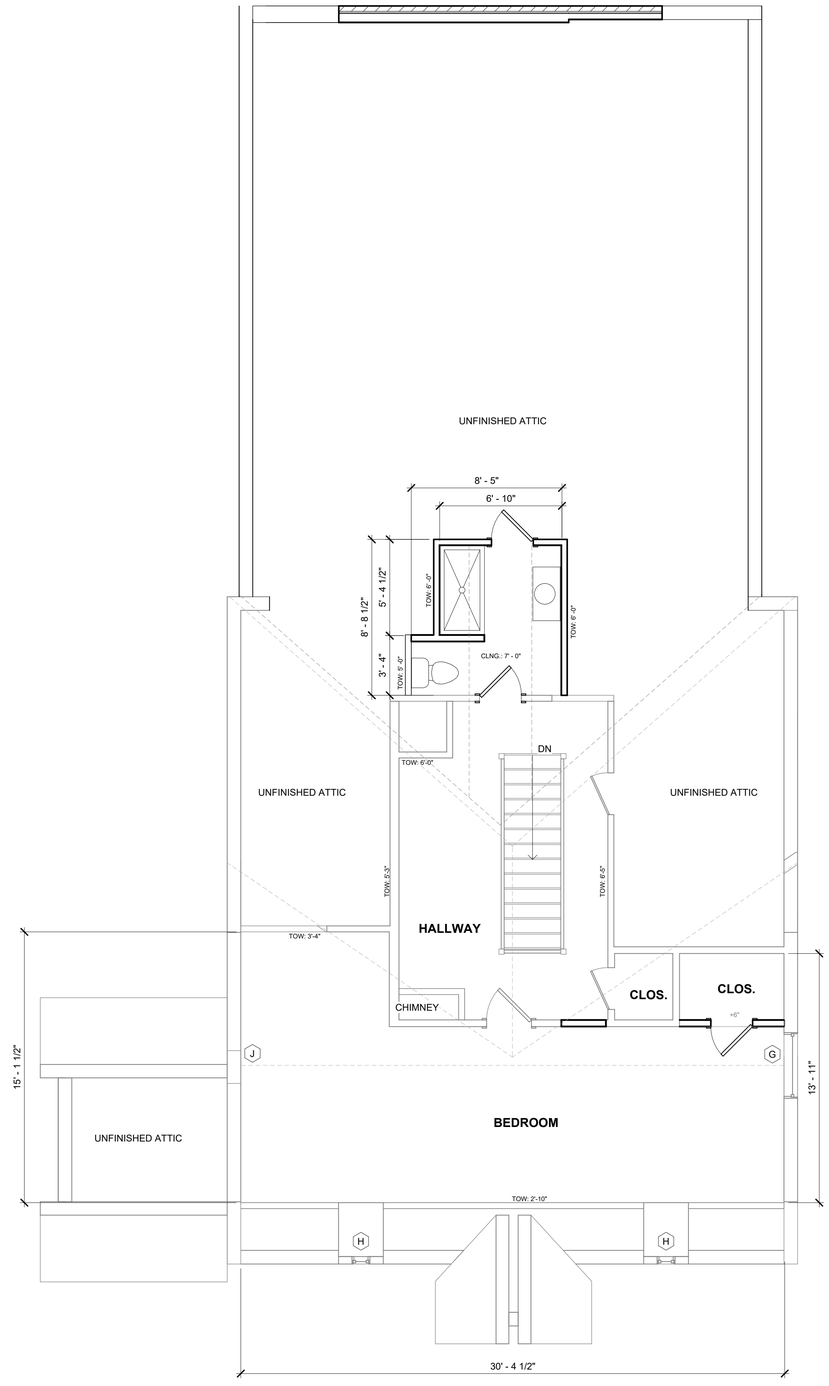
THE PORTER RESIDENCE

28 EXETER ROAD, AVONDALE ESTATES, GEORGIA 30002

A1.1



1 EXIST. / DEMO. ATTIC PLAN
1/4" = 1'-0"



2 PROPOSED ATTIC PLAN
1/4" = 1'-0"

N

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ANIMUS ARCHITECTURE

REVISED:	24-HOUR CONTACT: IAN PORTER 229.407.0400
DATE: NOV. 25, 2025	
DRAWN BY: J. Edmonds, RA	
SCALE: 1/4" = 1'-0"	

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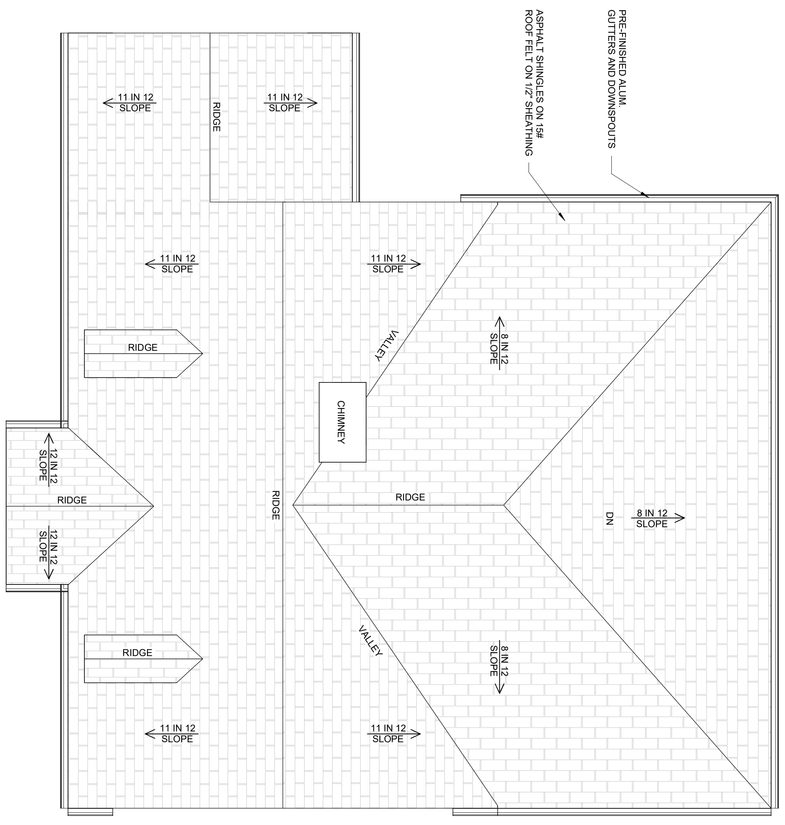
EXISTING/ DEMOLITION AND PROPOSED ATTIC FLOOR PLANS

THE PORTER RESIDENCE

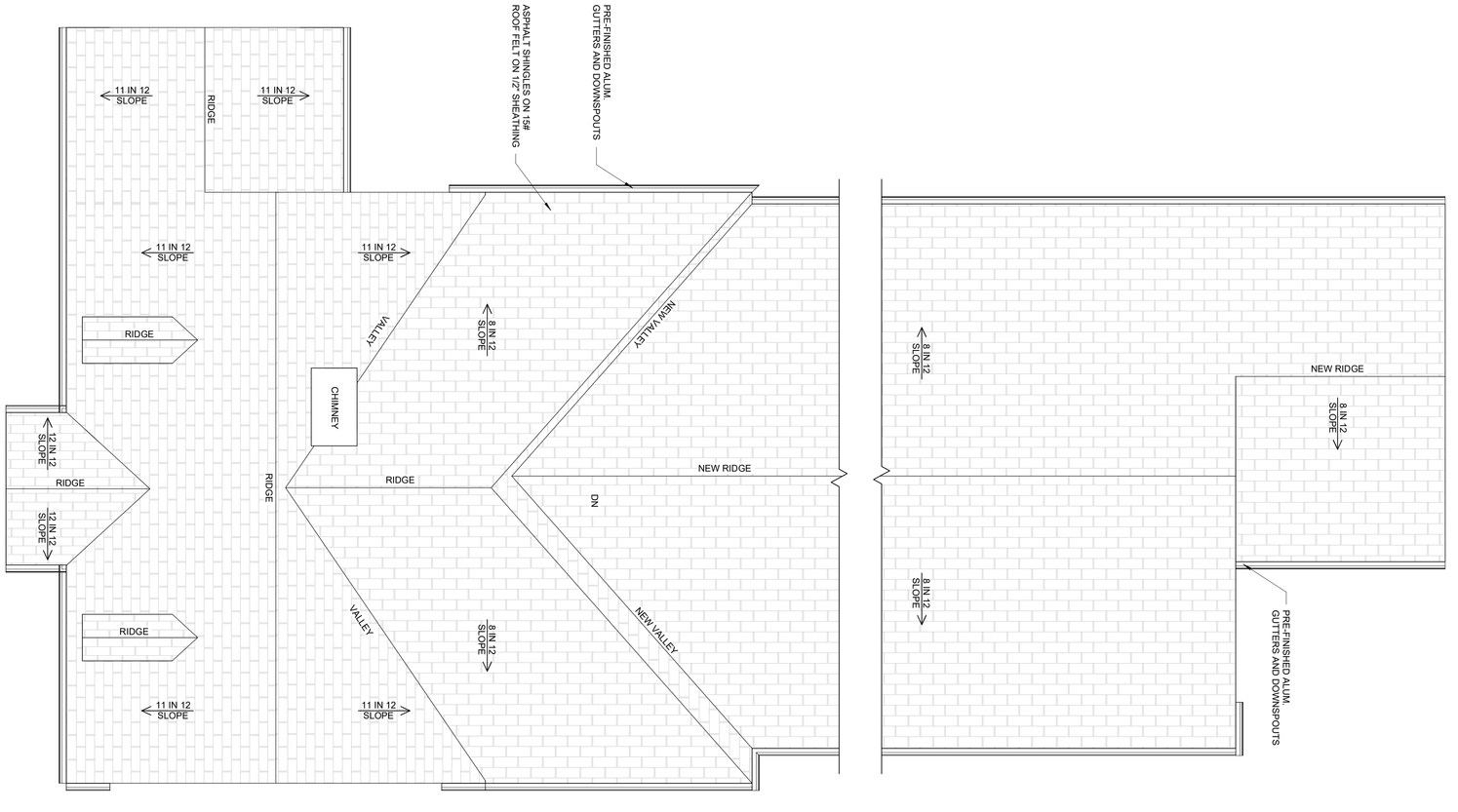
28 EXETER ROAD, AVONDALE ESTATES, GEORGIA 30002

A1.2

1 EXISTING ROOF PLAN
1/4" = 1'-0"



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



N

NOT RELEASED FOR PERMIT

A1.3	EXISTING/ DEMOLITION AND PROPOSED ROOF PLANS THE PORTER RESIDENCE 28 EXETER ROAD, AVONDALE ESTATES, GEORGIA 30002	THESE DRAWINGS ARE PROTECTED BY THE COPYRIGHT LAWS OF THE UNITED STATES. THESE DRAWINGS OR ANY PART THEREOF MAY NOT BE USED FOR ANY PURPOSE OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF ANIMUS ARCHITECTURE, LLC.	DATE: NOV. 25, 2025 DRAWN BY: J. Edmonds, RA SCALE: 1/4" = 1'-0"	REVISED:	ANIMUS ARCHITECTURE 24-HOUR CONTACT: IAN PORTER 229.407.0400

EXISTING WINDOW SCHEDULE

TYPE	QNTY.	WINDOW TYPE	SIZE WIDTH	SIZE HEIGHT	HEAD HEIGHT	LITE PATTERN	MATERIAL	GLAZING	NOTES
A	4	SINGLE-HUNG	2' - 8"	4' - 6"	8' - 0"	6 / 6	WOOD	SINGLE-PANE	
B	12	SINGLE-HUNG	2' - 8"	5' - 2"	7' - 0"	6 / 6	WOOD	SINGLE-PANE	REMOVE ON BACK WALL
C	1	SINGLE-HUNG	2' - 8"	3' - 10"	7' - 0"	6 / 6	WOOD	SINGLE-PANE	INSTALL TEMP. GLAZING
D	2	SINGLE-HUNG	2' - 6"	3' - 2"	7' - 0"	6 / 6	WOOD	SINGLE-PANE	
E	1	SINGLE-HUNG	2' - 0"	3' - 2"	7' - 0"	1 / 1	WOOD	SINGLE-PANE	REMOVE
F	1	SLIDING	4' - 10"	3' - 11"	6' - 8"	FULL	ALUM.	SINGLE-PANE	REMOVE
G	1	SINGLE-HUNG	3' - 8"	4' - 2"	6' - 8"	6 / 6	WOOD	SINGLE-PANE	
H	2	FIXED	1' - 0"	1' - 10"	-	3	WOOD	SINGLE-PANE	REPLACE IN-KIND
J	1	SINGLE-HUNG	1' - 10"	3' - 10"	8' - 4"	4 / 4	WOOD	SINGLE-PANE	
K	2	FIXED	1' - 0"	3' - 2"	7' - 0"	3	WOOD	SINGLE-PANE	
L	1	SLIDING	7' - 10"	3' - 11"	6' - 8"	FULL	ALUM.	SINGLE-PANE	REMOVE
M	2	FIXED	3' - 0"	2' - 4"	8' - 0"	6	WOOD	UNKNOWN	REPLACE IN-KIND

NEW WINDOW SCHEDULE

TYPE	QNTY.	WINDOW TYPE	SIZE WIDTH	SIZE HEIGHT	HEAD HEIGHT	LITE PATTERN	MATERIAL	GLAZING	NOTES
AA	6	SINGLE-HUNG	2' - 8"	4' - 6"	6' - 8"	6 / 6	WOOD	INSUL. / LOW-E	
BB	7	SINGLE-HUNG	2' - 8"	5' - 2"	7' - 0"	6 / 6	WOOD	INSUL. / LOW-E	
DD	3	SINGLE-HUNG	2' - 6"	3' - 2"	7' - 0"	6 / 6	WOOD	INSUL. / LOW-E	

1 EXISTING FRONT ELEVATION
1/4" = 1'-0"

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

3 EXISTING BACFK ELEVATION
1/4" = 1'-0"

4 PROPOSED BACFK ELEVATION
1/4" = 1'-0"

NOT RELEASED FOR PERMIT

ANIMUS ARCHITECTURE

REVISED:

24-HOUR CONTACT:
IAN PORTER
229.407.0400

DATE: NOV. 25, 2025

DRAWN BY: J. Edmonds, RA

SCALE: 1/4" = 1'-0"

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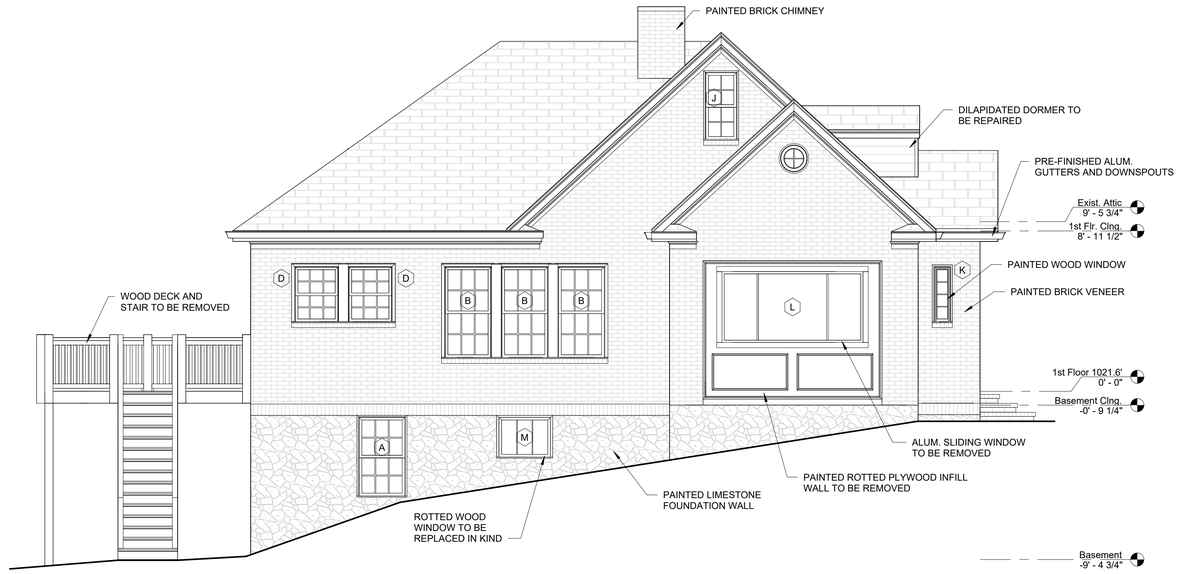
EXIST. AND PROPOSED FRONT & BACK EXTERIOR ELEVATIONS

THE PORTER RESIDENCE

28 EXETER ROAD, AVONDALE ESTATES, GEORGIA 30002

A2.0



1 EXISTING NORTH SIDE ELEVATION
1/4" = 1'-0"

2 PROPOSED NORTH SIDE ELEVATION
1/4" = 1'-0"

NOT RELEASED FOR PERMIT

ANIMUS ARCHITECTURE

REVISED:

24-HOUR CONTACT:
IAN PORTER
229.407.0400

DATE: NOV. 25, 2025

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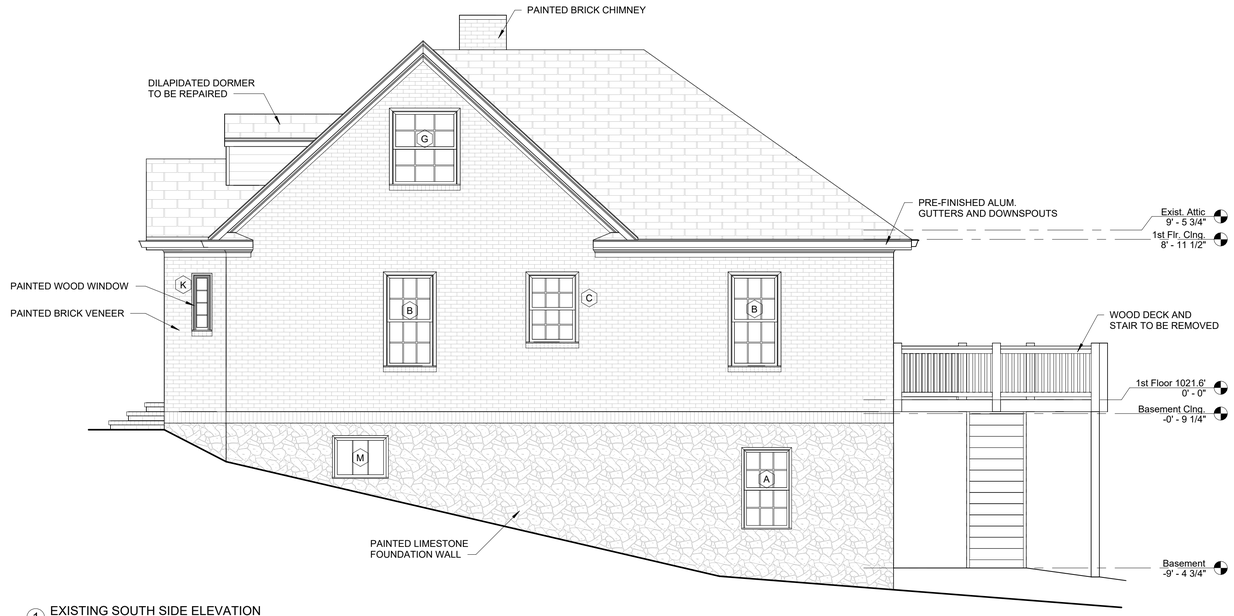
EXISTING AND PROPOSED NORTH SIDE EXTERIOR ELEVATIONS

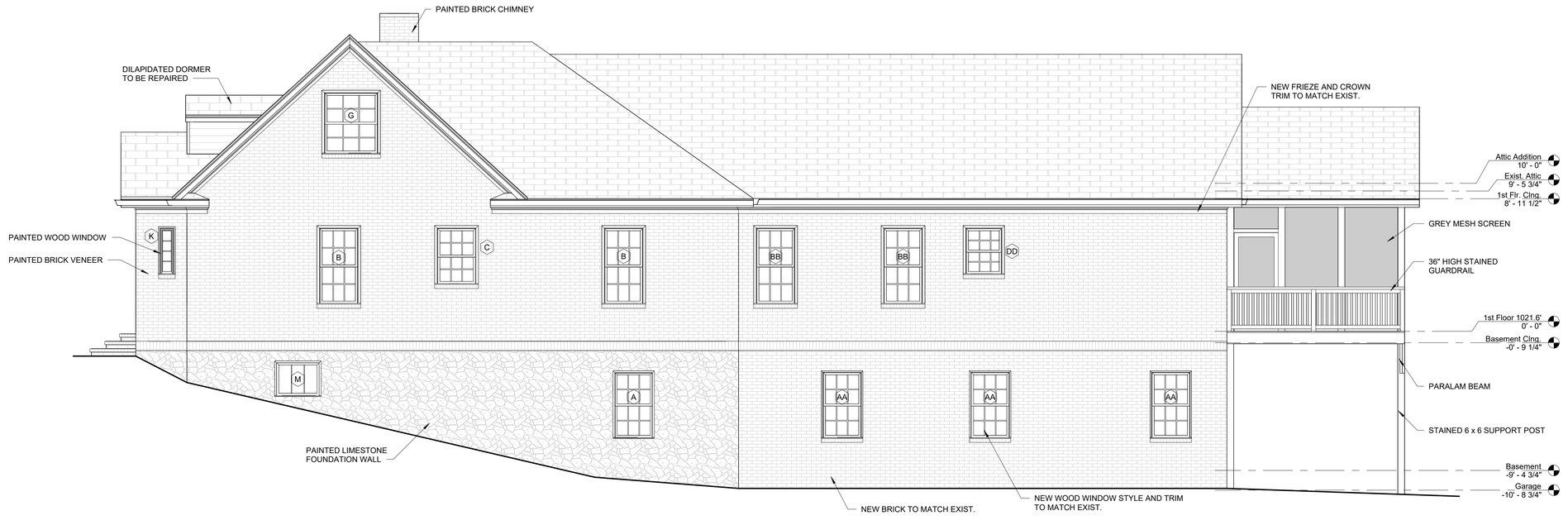
THE PORTER RESIDENCE

28 EXETER ROAD, AVONDALE ESTATES, GEORGIA 30002

A2.1



1 EXISTING SOUTH SIDE ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH SIDE ELEVATION
1/4" = 1'-0"

NOT RELEASED FOR PERMIT

ANIMUS ARCHITECTURE

REVISED:

24-HOUR CONTACT:
IAN PORTER
229.407.0400

DATE: NOV. 25, 2025

DRAWN BY: J. Edmonds, RA

SCALE: 1/4" = 1'-0"

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EXISTING AND PROPOSED SOUTH SIDE EXTERIOR ELEVATIONS

THE PORTER RESIDENCE

28 EXETER ROAD, AVONDALE ESTATES, GEORGIA 30002

A2.2

JN: 25-210.01	FOLDER: EXETER ROAD, 28	FIELD: 8-18-25 bf	DRAFT: 8-24-25 PJB	REVIEW: 08.2925 jc

RESERVED FOR THE SUPERIOR COURT CLERK

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumberances 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.

PLAT NOTES:
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.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION

0 20' 40'
1" = 20'

N (GRID)
W E
S

REFERENCE: PLATBOOK 9 PAGE 78

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0069J EFFECTIVE DATE MAY 16, 2013

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 8270 PG 305
PROPERTY OWNER AT TIME OF SURVEY: SUE ANN STONER PARTRIDGE
PARCEL NUMBER: 15-249-01-015

GRID NORTH (GA WEST) IS BASIS OF BEARING

TOTAL AREA: 10,601 SQ FT, 0.24 ACRES

CALCULATED PLAT CLOSURE: 1:338,918

FIELD DATA:

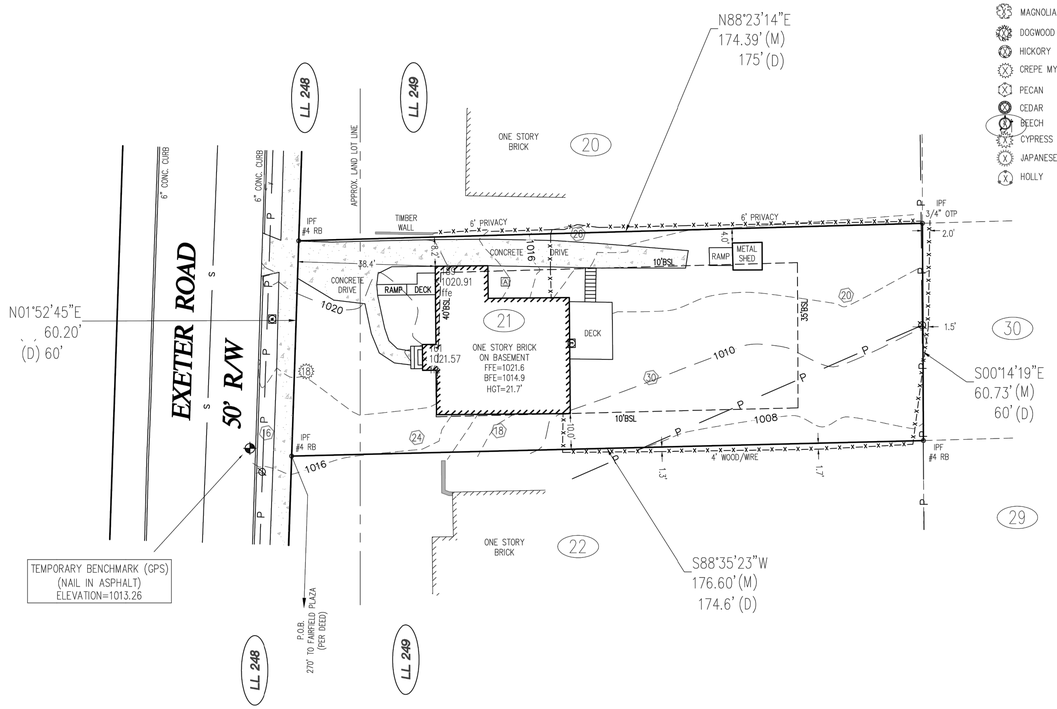
DATE OF FIELD SURVEY 8-18-2025

EQUIPMENT USED:
ELECTRONIC TOTAL STATION

THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83(2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE CORS NETWORK

28 EXETER ROAD
ZONING: R-12
HOUSE = 1,374 S.F.
DRIVE = 1,020 S.F.
FRONT STOOP = 21 S.F.
FRONT RAMP / DECK = 64 S.F.
SHED & RAMP = 96 S.F.
REAR DECK & STEPS = 220 S.F.
IMPERVIOUS TOTAL = 2,795 S.F.
LOT AREA = 10,601 S.F.
LOT COVERAGE (%) = 26.4



LEGEND

TREE SYMBOLS
X = DIAMETER IN INCHES

- OAK
- HARDWOOD
- SWEETGUM
- PINE
- MAPLE
- POPLAR
- MAGNOLIA
- DOGWOOD
- HICKORY
- CREPE MYRTLE
- PECAN
- CEDAR
- BEECH
- CYPRESS
- JAPANESE MAPLE
- HOLLY

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- EOP EDGE OF PAVEMENT
- CURB BACK OF CURB
- BSL BUILDING SETBACK LINE (PRIMARY)
- FFE FINISHED FLOOR ELEVATION
- LLL LAND LOT LINE
- PP POWER POLE
- GW GUIDE WIRE
- R/W RIGHT OF WAY
- C.P. CALCULATED POINT
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- UP UNDERGROUND POWER
- GAS UNDERGROUND GAS
- UW UNDERGROUND WATER
- UT UNDERGROUND TELEPHONE
- S UNDERGROUND SEWER
- FH FIRE HYDRANT
- FDC FIRE DEPT. CONNECTION
- CB CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- SWCB SINGLE WING CATCH BASIN
- MH MANHOLE
- JB JUNCTION BOX
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- CO CLEANOUT
- EM ELECTRIC METER
- AC AIR CONDITIONING UNIT
- TELEPHONE BOX
- ICB IRRIGATION CONTROL BOX
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- CONCRETE PAD
- ASPHALT
- STONE
- GRAVEL

(M) MEASURED
(D) DEED
(P) PLAT

BOUNDARY, TREE & TOPOGRAPHIC SURVEY FOR
IAN PORTER
LOT 21, BLOCK 4, AVONDALE ESTATES S/D

28 EXETER ROAD

CITY OF AVONDALE ESTATES, DEKALB COUNTY, GEORGIA
LAND LOT 248 & 249, DIST 15
DATE: AUGUST 24, 2025

BUILDING HEIGHT SHOWN IS MEASURED FROM THE MEAN FINISHED GROUND LEVEL AT THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF

GEORGIA REGISTERED No. 3354 LAND SURVEYOR JONATHAN M COE

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

DS
www.dekalbsurveys.com
COA 1086

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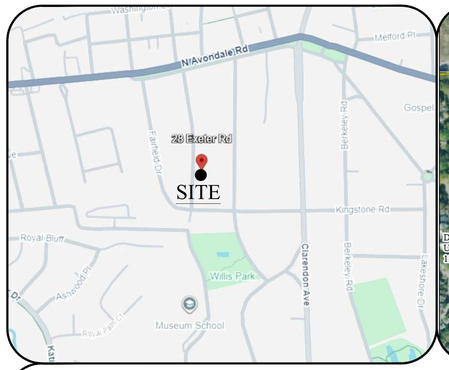
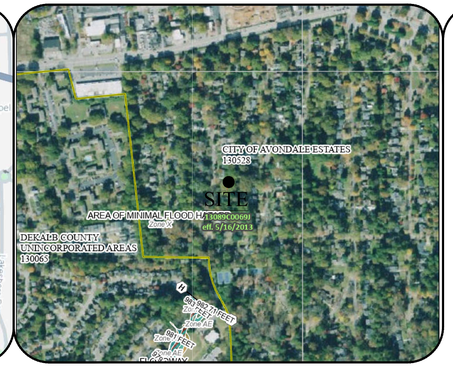
PROJECT
27855.01

SHEET
1 OF 3



Vicinity Map(NTS)



FIRM Panel Vignette (NTS)

ZONING: R-12

MINIMUM FRONTAGE: 60 FT
MINIMUM LOT AREA: 12,000 SF

R-12 SETBACKS
AS PER PLAT

FRONT: 40 FT
STREET SIDE: 25 FT
INTERIOR SIDE: 10 FT
REAR: 35 FT
BUILDING HEIGHT: 35 FT
MAXIMUM COVERAGE: 40%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER / EMERGENCY CONTACT

IAN PORTER
PORTER CONSTRUCTION COMPANY
2033 RIDGEDALE ROAD, ATLANTA GA 3031
IAN@PORTERCONSTRUCTIONGROUP.CO
229-407-0400

SITE NOTES:

1. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1.
2. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
3. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
4. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
5. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
6. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
7. NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY, NEED QUALIFIED CONTRACTOR PERMIT.
8. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
9. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
10. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
11. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

1. NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
2. DO NOT TRENCH IN THE SILT FENCE WITHIN THE C.R.Z OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
3. ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
5. ALL TREE PROTECTION DEVISES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
7. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF AVONDALE ESTATES TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
8. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
9. NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

EROSION & SEDIMENT CONTROL PRACTICES

DS1	DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
DS2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
DS3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
DS4	DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN +5% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.

GENERAL NOTES:

1. PROJECT NARRATIVE: CONSTRUCTION OF ADDITIONS OF EXISTING SINGLE FAMILY RESIDENCE SEE ARCHITECTURAL PLANS FOR MORE DETAIL
2. SITE LOCATION: 28 EXETER RD, AVONDALE ESTATES, GA 30002
3. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
4. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
5. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
6. NO NEW STORM DRAIN PIPES ARE PROPOSED
7. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
8. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

TREE DENSITY TABLE

	TREE QTY	DBH in	TREES REMOVED	DBH in REMAIN
TOTAL	7	134	1	122
	1	16	0	16
	2	18	0	36
	1	20	0	20
	1	24	0	24
	1	26	0	26
	1	30	1	0

SPECIMEN TREES REMOVAL TABLE

	TREES REMOVED	DBH in	TREES REMOVED
TOTAL	1	30	1
	1	30	1

FLOOD HAZARD STATEMENT:

THIS IS TO CERTIFY THAT THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER(S) 13089C0069J FOR CITY OF AVONDALE ESTATES, GEORGIA. (USE 05, 16, 2013 MAP).

EROSION CONTROL NOTES:

1. ALL SILT FENCE SHALL BE TYPE S.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
3. 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 OF TREAT THE SEDIMENT SOURCE.
4. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
5. ALL LOTS 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.
6. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
7. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
8. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
9. NO GRADED SLOPES SHALL EXCEED 3H:1V AND SHALL SLOPE AWAY FROM THE BUILDING.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING; DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
12. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
13. SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.
14. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
    MONDAY - FRIDAY: 7:00AM - 7:00PM
    SATURDAY: 8:00AM - 5:00PM
15. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%+ OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
16. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.D.
17. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
18. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
19. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
20. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
21. MAXIMUM CUT OR FILL SLOPES ARE 3 HORIZONTAL: 1 VERTICAL.
22. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
23. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE INSPECTION.
24. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
25. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
26. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.".
27. DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
28. UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY/COUNTY ARBORIST APPROVAL.

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

USE EXISTING WATER, SEWER AND GAS CONNECTIONS

ARBORIST'S OFFICE MUST BE NOTIFIED IF ANY NEW UTILITY LINES ARE TO BE INSTALLED

PRE-CONSTRUCTION IMPERVIOUS AREA

AREA	Sq.Ft.
LOT AREA	10,601
EXISTING HOUSE	1,374
EXISTING DRIVE	1,020
EXISTING FRONT STOOP	21
EXISTING FRONT RAMP / DECK	64
EXISTING SHED & RAMP	96
EXISTING REAR DECK & STEPS	220
TOTAL COVERAGE	2,795
	26.4%

POST-CONSTRUCTION IMPERVIOUS AREA

AREA	Sq.Ft.
LOT AREA	10,601
PROPOSED HOUSE ADDITION	963
PROPOSED PORCH & DECK	350
PROPOSED DRIVEWAY ADDITIONS	740
EXISTING HOUSE	1,374
EXISTING DRIVE (REMOVAL OF 307)	713
EXISTING FRONT STOOP	21
EXISTING FRONT RAMP / DECK	64
TOTAL COVERAGE	4,225
	39.9%

TOTAL AREA:
10,601 SF / 0.240 AC.

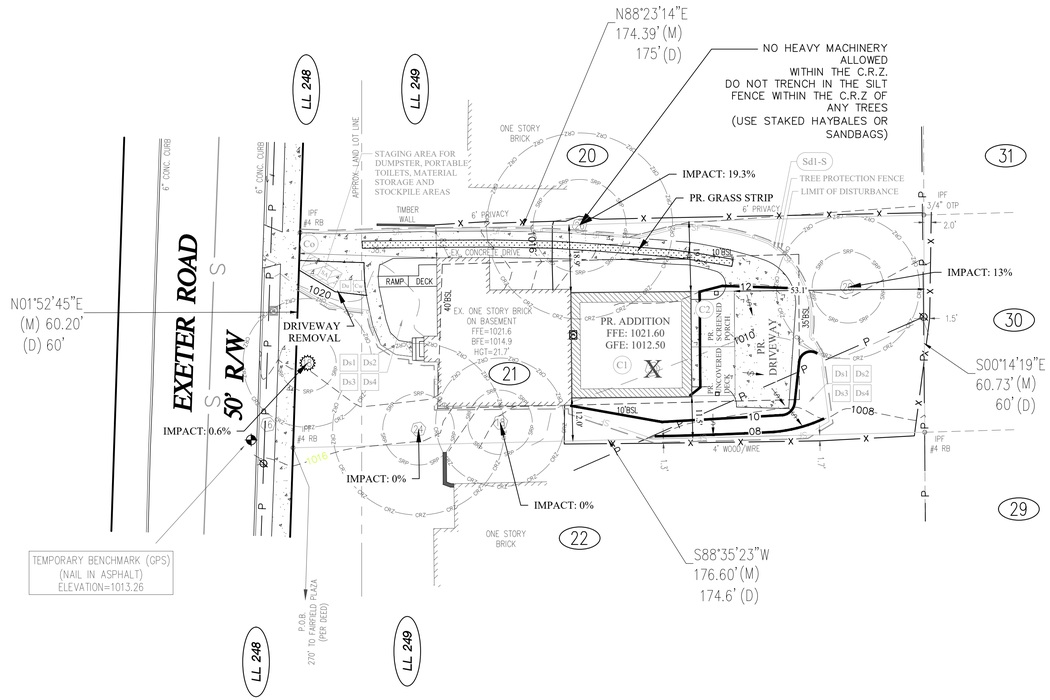
DISTURBED AREA:
6812 SF / 0.156 AC.

SEDIMENT STORAGE

DISTURBED AREA =	6812	SF = 0.156	AC
REQUIRED VOL.=	DIST. AREA X 67 = 10.48		CY
LENGTH OF SILT FENCE (Sd1-S) =	359		LF
SEDIMENT STORAGE PROVIDED =	29.80		CY

CONSTRUCTION LEGEND

Co	CONSTRUCTION EXIT
Cw	CONCRETE WASHDOWN
C1	CONSTRUCTION OF NEW HOUSE ADDITION & PORCH & DECK
C2	CONSTRUCTION OF DRIVEWAY ADDITION
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION



GRID NORTH
GA WEST NAD 83
DATUM NAD 88

SCALE: 1" = 20'

NO.	REVISION	DATE
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SITE PLAN

PREPARED FOR: IAN PORTER,
LOT 21, BLOCK 4, AVONDALE ESTATES S/D
LAND LOT 248 & 249, 15 DISTRICT
28 EXETER ROAD AVONDALE ESTATES GA
DATE 10/17/2025

"I 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 SUPERVISION."

10/28/25
JIARONG LUO, LEVEL II DESIGN PROFESSIONAL # 89028

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA CERTIFICATE No. 1982 LANDSCAPE ARCHITECT JIARONG LUO
10/28/25
FOR THE FIRM
BOUNDARY ZONE, INC.

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THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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TOTAL AREA: 0.24 ACRES / 10,601 SQUARE FEET

BOUNDARY REFERENCE: PB 9, PG 78
FIELDWORK PERFORMED ON 08/18/2025

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 338,918 FEET

GRAPHIC SCALE - IN FEET
10 0 20 40

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE
- SILT FENCE
- TREE PROTECTION
- HAY BALES
- FLOW WELL LINE
- NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- CNTL. CANTILEVER
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE (TYP.)
- L.L. LAND LOT
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- 920 CONTOUR LINE
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- 1036.9 GROUND ELEVATION
- 1038.69 SURFACE ELEVATION
- TW:1069.0 TOP OF WALL ELEVATION
- BW:1069.0 BOTTOM OF WALL ELEVATION
- TF:1069.0 TOP OF FOOTER ELEVATION
- SF SILT FENCE
- DRAINAGE ARROW

TREE LEGEND
- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED

811 Know what's below. Call before you dig.

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PROVIDING SERVICES FOR:
METRO ATLANTA,
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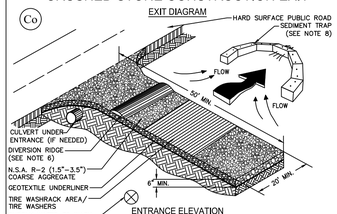
CENTRAL FLORIDA

PROJECT
27855.01

SHEET
2 OF 3

CRUSHED STONE CONSTRUCTION EXIT

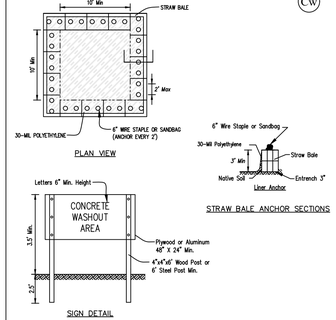
Co



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

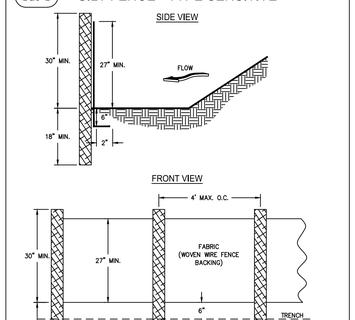
CONCRETE WASHOUT

Cw



NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.
4. Washout of the drum at the construction site is prohibited.

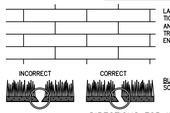
Sd1-S SILT FENCE - TYPE SENSITIVE



NOTES:
1. USE STEEL POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (27") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SOD MAINTENANCE AND INSTALLATION

SOD LAYOUT AND PREPARATION



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING: ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

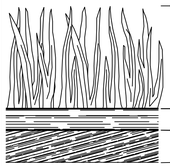
DIRECTIONS FOR INITIAL MAINTENANCE

Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL

Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

Step 3. MOW WHEN THE SOD IS ESTABLISHED -- IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD

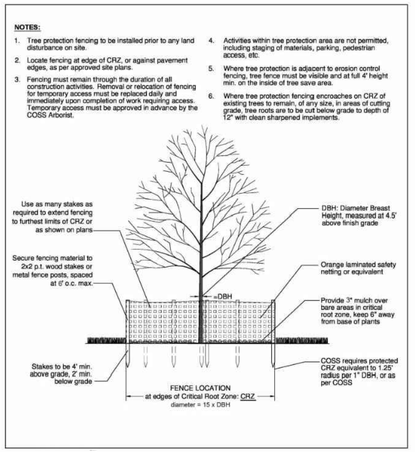


SHOOTS OR GRASS BLADES: GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.

THATCH: GRASS CLIPPINGS AND DEAD LEAVES (UP TO 1/2" THICK).

ROOT ZONE: SOIL AND ROOTS. SHOULD BE 1/2"-3/4" THICK WITH DENSE ROOT MAT FOR STRENGTH.

Figure 2 - **Tree Protection Fencing** (not to scale)



NOTES:
1. Tree protection fencing to be installed prior to any land disturbance on site.
2. Locate fencing at edge of CRZ, or against pavement edges, as per approved site plans.
3. Fencing must remain through the duration of all construction activities. Removal or relocation of fencing for temporary access must be replaced daily and immediately upon completion of work requiring access. Temporary access must be approved in advance by the COSS Arborist.
4. Activities within tree protection area are not permitted, including staging of materials, parking, pedestrian access, etc.
5. Where tree protection is adjacent to erosion control fencing, tree fence must be visible and at full 4' height min. on the inside of tree save area.
6. Where tree protection fencing encroaches on CRZ of existing trees to remain, of any size, in areas of cutting grade, tree roots are to be cut below grade to depth of 12" with clean sharpened implements.

Use as many stakes as required to extend fencing to furthest limits of CRZ or as shown on plans

Secure fencing material to 2x2 p.t. wood stakes or metal fence posts, spaced at 6' o.c. max.

DBH: Diameter Breast Height, measured at 4.5' above finish grade

Orange laminated safety netting or equivalent

DBH

Provide 3" mulch over bare areas in critical root zone, keep 6" away from base of plants

Stakes to be 4' min. above grade, 2' min. below grade

COSS requires protected CRZ equivalent to 1.25' radius per 1" DBH, or as per COSS

FENCE LOCATION at edges of Critical Root Zone: CRZ diameter = 15 x DBH

ACTIVITY SCHEDULE								
NO. OF MONTHS	0	2	4	6	8	10	12	14
HOUSE CONSTRUCTION								
CLEAR AND GRUB								
ROUGH GRADING								
FINISH GRADING								
UTILITIES								
PAVING								
GRASSING/CLEAN UP								
EROSION CONTROL MEASURES								

Ds1 DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.

GRASSING SCHEDULE **Ds2**
(HYDROSEEDING RATES)

SPECIES	RATE/1000S.F.	DATES	LIME	FERTILIZER (LBS./ACRE) N	P205	K20
KY 31	1-1/2 - 2 LBS.	9/1-11/1	1 TON/ACRE	60-90	120-180	120-180
FESCUE	1-1/2 - 2 LBS.	9/1-11/1	1 TON/ACRE	60-90	120-180	120-180
WINTER RYE		3/1-4/1				
*WEEPING LOVEGRASS	2-3 LBS.	3/1-6/5	1 TON/ACRE	60-90	120-180	120-180

*APPLY (1) ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS BY INDICATED BY SOIL TEST.

*HYDROSEED ON ALL 2:1 SLOPES.

NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPLISHED WITH: STRAW OR HAY - 2-1/2 TONS/ACRE. WOOD WASTE, BARK, SAWDUST - 2-3" DEEP (APPROX. 6-9 TONS/ACRE.

Du DUST CONTROL

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON AND OFF-SITE DAMAGE MAY OCCUR WITHOUT TREATMENT.

METHOD AND MATERIALS

A. TEMPORARY METHODS

MULCHES. SEE STANDARD **DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)**. SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO SPECIFICATION **TAC - TACKIFIERS**. RESINS SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

VEGETATIVE COVER. SEE SPECIFICATION **DS2 - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)**.

SPRAY-ON ADHESIVES. THESE ARE USED ON MINER}AL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO SPECIFICATION **TAC - TACKIFIERS**.

TILLAGE. THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE THAT SHOULD BE USED BEFORE WIND ERO}SION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT.

IRRIGATION. THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.

BARRIERS. SOLID BOARD FENCES, SNOWFENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.

CALCIUM CHLORIDE. APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

A. PERMANENT METHODS

PERMANENT VEGETATION. SEE SPECIFICATION **DS3 -DISTURBED AREA**

STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

TOPSOILING. THIS ENTAILS COVERING THE SURFACE WITH LESS EROSIVE SOIL MATERIAL. SEE SPECIFICATION **TP - TOPSOILING**.

STONE. COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE SPECIFICATION **CR-CONSTRUCTION ROAD STABILIZATION**.

Ds3 PERMANENT GRASSING

PERMANENT GRASSING SHALL CONSIST OF GROUND PREPARTATION, LIMING AND FERTILIZATION, SEEDING, AND MULCHING

THE GROUND SHALL BE PREPARED BY PLOWING AND DISKING NOT LESS THAN 4". FERTILIZER AND LIME SHALL BE UNIFORMLY MIXED INTO THE GROUND - FERTILIZER AT A RATE OF 1500 LBS/AC. THE GROUND SHALL BE FINISHED OFF SMOOTH AND UNIFORM BEING FREE OF ROCKS, CLODS, ROOTS, ETC. FERTILIZER MIXED GRADE SHALL BE EITHER 4-12-12 OR 10-10-10. SEEDING SHALL BE DONE WITHIN 24 HOURS OF THE FERTILIZER APPLICATION, WEATHER PERMITTING. SEED SHALL BE UNIFORMLY SPREAD AT THE RATE SHOWN IN THE GRASSING CHART. MULCHING IS REQUIRED AND SHALL BE DONE AFTER SEEDING. MULCH SHALL BE UNIFORMLY SPREAD AT THE RATE SHOWN BELOW MULCHING IS REQUIRED AND SHALL BE DONE IMMEDIATELY AFTER SEEDING. MULCH SHALL BE UNIFORMLY APPLIED OVER THE AREA LEAVING APPROXIMATELY 25% OF THE GROUND SURFACE EXPOSED. MUCHING MATERIAL SHALL BE DRY STRAW OR DRY HAY OF GOOD QUALITY, FREE OF WEED SEEDS. APPLY AT A RATE OF 2.5 TONS PER ACRE. THE RATE OF APPLICATION SHALL BE DOUBLED ON SIDE SLOPES 4:1 AND STEEPER.

Ds4 SODDING (TO MATCH EXISTING SPECIES)

SODDING SHALL CONSIST OF GROUND PREPARATION, LIMING AND FERTILIZATION, AND CERTIFIED SOD OF A VARIETY MATCHING EXISTING GRASS SPECIES, THE GROUND SHALL BE PREPARED BY CLEARING SURFACE OF TRASH, WOODY DEBRIS, STONES, AND CLODS LARGER THAN 1". APPLY AGRICULTURAL LIME AT A RATE OF 0.05 LBS / SF. IRRIGATE SOD AND SOIL TO A DEPTH OF 4" IMMEDIATELY AFTER INSTALLATION. SOD SHOULD NOT BE CUT OR SPREAD IN EXTREMELY WET OR DRY WEATHER. GRASS SPECIES ARE TO MATCH EXISTING SPECIES WHEN REPLACING GRASS LAWNS OF PROPERTY OWNERS.

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DETAILS

PREPARED FOR: IAN PORTER,
LOT 21, BLOCK 4, AVONDALE ESTATES S/D
LAND LOT 248 & 249, 15 DISTRICT
28 EXETER ROAD AVONDALE ESTATES GA
DATE 10/17/2025

PROJECT
27855.01

SHEET
3 OF 3

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TOTAL AREA: 0.24 ACRES / 10,601 SQUARE FEET

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PROVIDING SERVICES FOR:
METRO ATLANTA,
RALEIGH-DURHAM &
CENTRAL FLORIDA

City of Avondale Estates
Historic Preservation Commission
COA Application Review* **January 6, 2026 HPC Meeting**

Applicant: Henry Hine

Property Address: 55 Berkeley Road

Property Type: Residential, Compatible Designation

Project Summary: The proposed project for this 1961 Ranch House consists of a landscape plan that includes the following hardscape elements: (1) addition of new concrete pavement with cobblestone border and apron on the driveway; (2) addition of a new front walkway and landing at the front porch; (3) addition of a new 6'-wide path with a gate leading from the driveway to the rear yard; (4) addition of cobblestone borders around all planting areas; (5) addition of a hedge along the public sidewalk and driveway; and (6) addition of a fire pit with stone surround in the rear yard. *A renovation project and site plan for this property were reviewed and approved by the HPC at the November 2023 meeting*.

Applicable Guidelines: *Historic District Guidelines, Compatible Designation Properties – Site & Setting, pp. 40-41.*

Analysis: The project proposes to (1) add new concrete pavement with cobblestone border and apron on the driveway. The width of the new pavement appears to match the width of the garage door which is approximately 20' wide. The driveway width should be confirmed.

The project also proposes to (2) add a new front walkway and landing at the front porch. The previous front walkway that curved from the front porch to the driveway will be removed. A new landing has been constructed at the new front porch, and a new bluestone walkway will lead in a straight line from the landing to the driveway. A curved cobblestone curb and step will be added at the front of the landing. The new walkway appears to be approximately 4'-5' in width. The width of the walkway and size of the landing should be confirmed.

The project also proposes to (3) add a new 6'-wide path with a gate leading from the driveway to the rear yard. The curving pea-gravel path will lead from the opposite side of the driveway from the front walkway and will extend back along the house's side elevation to the rear yard. A double gate will be located 20' from the house's front corner at the corner of the new storage garage addition. Materials for the gate should be confirmed.

The project also proposes to (4) add cobblestone borders around all planting areas. Planting areas with curved borders will be located along the yard's perimeter and around the house, with grassed lawn in between these planting areas. The cobblestone curbs will be 5" in height.

The project also proposes to (5) add a hedge along the public sidewalk and driveway. This hedge may become a solid border like a fence along the front of the yard. In addition, bluestone stepping stones will be added at the public sidewalk and between the sidewalk and street.

The project also proposes to (6) add a fire pit with stone surround in the rear yard. The fire pit will be behind the house and not visible from the street.

The *Historic District Guidelines* for *Site & Setting* at *Preservation Designation* properties state that Avondale Estates is characterized by large, lush lawns with fences relegated to side and rear yards. The historic design intent was to create a neighborhood that was integrated into "nature" with buildings connected to the street via uninterrupted landscapes.

The *Guidelines* state that driveways shall be a maximum of 12' wide and shall connect via one side of the primary structure from the front yard. With this mid-century Ranch House, the driveway leads straight to the carport (enclosed to create a garage) and is approximately 20' wide to accommodate the two-car carport. This driveway width is wider than specified in the guidelines and its location is different due to its mid-century design and construction. The driveway may need to taper from the house to the street to more closely meet the guidelines.

The *Guidelines* also state that allowed paving materials include gravel, plain or aggregate-finish concrete, and stone, all of which are proposed in the landscape plan. Front walks shall connect to the driveway and shall be between 3'-5' wide. They may connect straight from the front door to the public sidewalk only if original to the property. The proposed bluestone walkway from the front landing straight to the driveway is appropriate.

The *Guidelines* also state that front yard fences, gates, and arbors are not permitted, as they were not original to the design and planning of Avondale Estates. The proposed hedge along the front sidewalk may grow to appear as a fence-like structure. Also, the bluestone stepping stones at the sidewalk and between the sidewalk and street may appear as an additional front walkway. Side yard fences, gates, and arbors are allowed, with fences being set back at least 20' from the house's front wall. The double gate at the pea-gravel path is set back 20' and is appropriately placed.

Recommendation: Based on the *Historic District Guidelines* for *Compatible Designation* properties, the project is recommended with the following additional recommendations:

- Confirm the width of the driveway, front walkway, and size of the landing at the front porch. Consider if the driveway's width should taper toward the street.
- Confirm the materials of the gate.
- Confirm with the HPC that the planted hedge along the front sidewalk is appropriate and will not appear as a fence. Also, confirm that the additional stepping stones at the sidewalk will not appear as an additional front walkway.

---

*Reviewed by WLA Studio. This review is based on materials received by the applicant at the time of review. New information from the applicant and/or a site visit to the subject property may amend the recommendation.

Historic Preservation Commission Application for Certificate of Appropriateness COA

21 North Avondale Plaza
Avondale Estates, Georgia 30002
Ph: (404) 294-5400
Fx: (404) 299-8137
www.avondaleestates.org

APPLICANT INFORMATION

Applicant Name: HENRY HINES	Address/City/Zip Code: 2106 HARVEST PL, STE CONYERS, GA 30013
Phone: [redacted]	Email:
Project Address: 55 BECKLEY RD, AVONDALE ESTATES, GA 30002	

If applicant is representing homeowner at the meeting, a notarized statement from the homeowner must be submitted with the application giving applicant permission to represent homeowner.

Applicant Signature: HNJ Date: 12/3/25

PROPOSED PROJECT: ☐Residential ☐Commercial

New Construction☐ Renovation/Repair☒ Demolition☐

Description of Project:
LANDSCAPING PLAN TO BE APPROVED
REPLACEMENT
WOOD TREE ALTER PLANS TO BE FASTBACKED

ATTACHMENTS
(Refer to attached checklist for further details)

☑Site plan and scaled drawings of the proposed changes
(Dimensioned site plan, Dimensioned floor plan(s), Material Samples, Material Details, Color Samples, Street Elevation, Side Elevation).

☐A detailed narrative of the proposed project.

☐Materials checklist with all materials including windows and door changes.

☐Sample photos of windows, doors, and garage doors (if applicable).

☐Photos of the structure site to be modified.

☐Photos of the structure as seen from the street.

☐Electronic copy of application packet must be submitted to: lleland@avondaleestates.org

Comments:

Application will be reviewed by the Avondale Estates Historic Preservation Commission and Approved or Denied within 45 days of the submittal date

FOR OFFICE USE ONLY

DATE APPLICATION SUBMITTED:	APPLICATION RECEIVED BY:	TIER DESIGNATION ☐Preservation ☐Adaptation ☐Conservation ☐Construction	HPC MEETING DATE FOR APPLICATION:	PARCEL ID#

THE HINE RESIDENCE
SITE & LANDSCAPE CONCEPT PLAN
55 BERKELEY ROAD
AVONDALE ESTATES, GA
30002

SCALE: 3/16" = 1'0"
*PROPERTY BOUNDARIES ARE ASSUMED.

PLAN PREPARED FOR: DOT & HARRY HINE

NORTH ARROW

PLAN PREPARED BY:
SHANA GRIFFIN
LANDSCAPE ARCHITECT &
LANDSCAPE DESIGNER

DATE: NOVEMBER 6, 2025
*PLAN MUST BE VERIFIED WITH PROPERTY CORNERS BEFORE INSTALLATION & CONSTRUCTION OF HARDSCAPE & LANDSCAPE.

REVISED: DECEMBER 2, 2025
- REMOVED TURN-AROUND IN DRIVEWAY & MODIFIED FRONT WALKWAY - STRAIGHT SIDE APPROACH

BERKELEY ROAD

LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
●	JUNCTION BOX
LLL	LAND LOT LINE
☆	LIGHT POLE
MH	MANHOLE
PL	PROPERTY LINE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
C/O	SEWER CLEAN OUT
DE	DRAINAGE EASEMENT
▥	DROP INLET
RBF	REBAR FOUND
R/W	RIGHT-OF-WAY
SE	SANITARY SEWER EASEMENT
CRZ	CRITICAL ROOT ZONE
UE	UTILITY EASEMENT
	FIRE HYDRANT
	SINGLE WING CATCHBASIN
	DOUBLE WING CATCHBASIN
	WATER VALVE
	GAS VALVE
	HEADWALL
	P=PINE TREE HW=HARDWOOD

SOLID LINE=PROPOSED CONTOUR
DASHED LINE=EXISTING CONTOUR

86+4 PROPOSED SPOT ELEV.

SOME TEMP. PLANT SPECIES, SEEDING RATES & PLANTING DATES (Ds2)

SPECIES	RATE PER 1,000 sq. ft.	RATES PER ACRE	PLANTING DATES BY REGION M-L	P	C
RYE (GRAIN)	3.9 lbs.	3 bu.	8/15–11/19	9/15–12/1 3/1–4/1	10/1–11/1
RYEGRASS	0.9 lbs.	40 lbs.	8/15–11/15	9/1–12/15	9/15–1/1
RYE & ANNUAL LESPEDEZA	0.6 lbs 0.6 lbs.	0.5 bu. 24 lbs.	3/1–4/1	9/1–4/1	2/1–3/1
WEEPING LOVEGRASS	0.1 lbs.	4 lbs.	4/1–6/1	4/1–6/1	3/1–6/1
SUDANGRASS	1 lb.	60 lbs.	5/1–8/1	5/1–8/1	4/1–8/1
BROWNTOP MILLET	1.1 lbs.	50 lbs.	4/15–6/15	4/15–7/1	4/15–7/1
WHEAT	4.1 lbs.	3 bu.	9/15–12/1	10/1–12/15	10/15–1/1

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETAION (Ds3)

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N–P–K)	RATE (lbs./acre)	N TOP DRESSING RATE (lbs./acre)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 1000 400	50–100 --- 50
COOL SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500 1000 400	0–50 --- ---
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 800 400	50–100 50–100 30
WARM SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500 1000 400	50 -- --

MULCHING APPLICATION REQUIREMENTS (Ds1)

MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	6"–10"
WOOD WASTE, CHIPS, SAWDUST, BARK	6–9 TON/ACRE	2"–3"
CUTBACK ASPHALT	1200 GAL./ACRE OR (1/4) GAL./SQ.YD.	–
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	–
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	–
GEOTEXTILES, JUTE MATTING, NETTING, etc.	SEE MANUFACTURER'S RECOMMENDATIONS	–

NOTES

ALL LAND DISTURBANCE TO BE STABALIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.

ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.

ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

CALL FOR FINAL INSPECTION AT 404-370-4104

DISTURBED AREA: 0.12 ACRES

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

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.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

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.

LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.

ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.

A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.

ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).

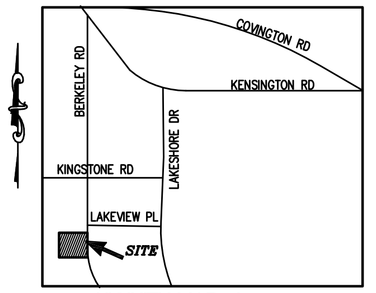
NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY – FRIDAY 7:00AM – 7:00 PM SATURDAY 9:00AM – 5:00PM

THE ESCAPE OF SEDIMENT FROM SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

I JOHN A. STEERMAN 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.



VICINITY MAP nts

GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 27,941 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON – TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13089C0069J DATED 5/16/13.

ZONING: R-12

MIN. LOT AREA: 12,000 SF
MIN LOT FRONTAGE: 60'

SETBACKS:
FRONT–40 FEET
SIDE–10 FEET
REAR–35 FEET

DISTURBED AREA:

2,418 S.F. = 0.05 ACRES

24 HR CONTACT

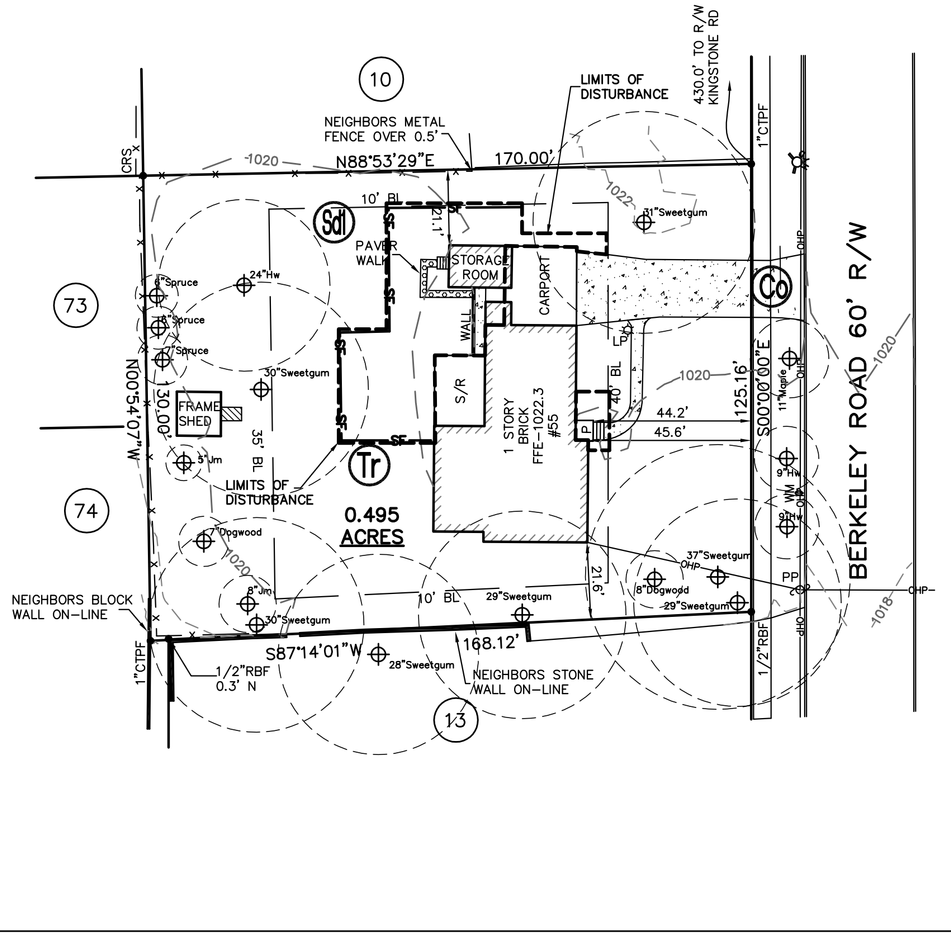
CYNTHIA KAREGEANNES
770–337–3213

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
Mon–Fri 7:00 am – 7:00pm
Saturday 9:00am – 5:00pm

EXISTING LOT COVERAGE:
HOUSE–2,107 SF
FRONT PORCH–27 SF
CARPORT–429 SF
SUNROOM–277 SF
STORAGE ROOM–206 SF
SHED–173 SF
FRONT WALK–145 SF
REAR WALK–129 SF
DRIVEWAY–334 SF
TOTAL–4,327 SF

4,327/21558=20.07%



DEMO PLAN

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A PROFESSIONAL TITLE REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

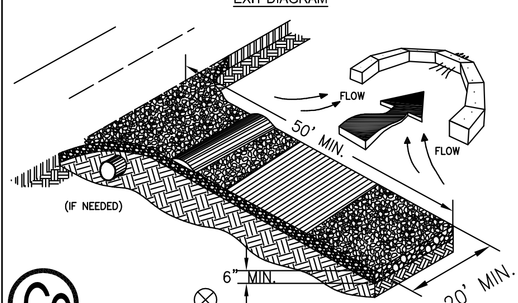
SCI DEVELOPMENT SERVICES WILL NOT TAKE RESPONSIBILITY FOR THE DISCOVERY OF ANY UNDERGROUND UTILITIES WHICH CANNOT BE SEEN DURING A REASONABLE FIELD SURVEY OF THIS SITE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO FURNISH DOCUMENTATION (AS-BUILTS, DEEDS ETC.) REFERRING TO THE EXISTENCE OF ANY SUCH UTILITIES PRIOR TO THE COMMISSION OF THE FIELD SURVEY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

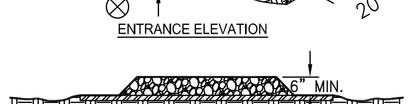
GEORGIA REG. NO. 3576 5/2/24 LAND SURVEYOR JOHN A. STEERMAN

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



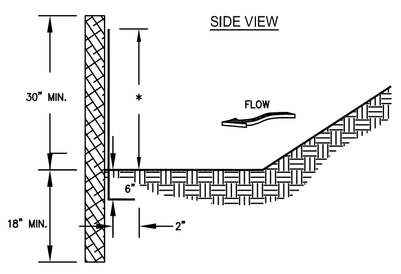
ENTRANCE ELEVATION



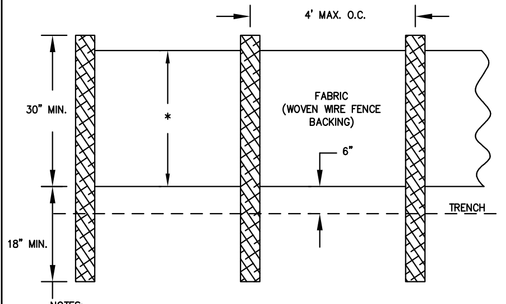
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R–2 (1.5"–3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

SILT FENCE - TYPE SENSITIVE

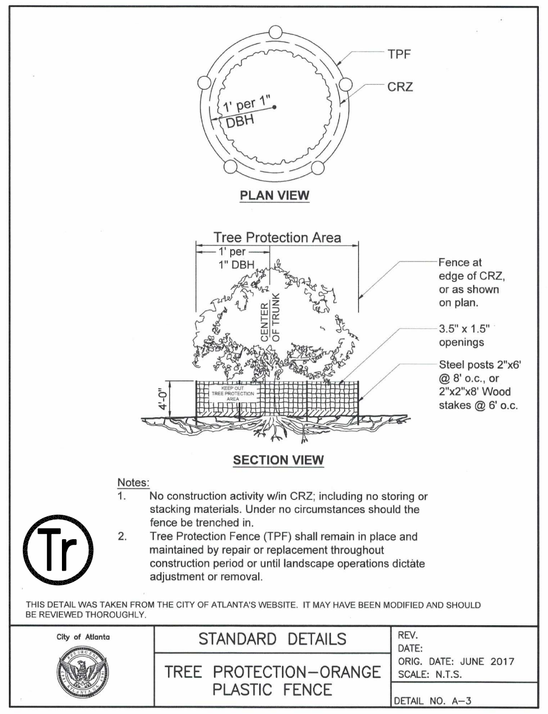
SIDE VIEW



FRONT VIEW



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.



Notes:
1. No construction activity w/in CRZ; including no storing or stacking materials. Under no circumstances should the fence be trenched in.
2. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta	STANDARD DETAILS	REV.
	TREE PROTECTION–ORANGE PLASTIC FENCE	DATE: ORIG. DATE: JUNE 2017
		SCALE: N.T.S.
		DETAIL NO. A–3

EROSION CONTROL LEGEND

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.

SEEDING SCHEDULE

SPECIES	RATE/1000 S.F.	DATES	FERTILIZER	RATE/1000 S.F.
WEEPING LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA (SCARFIED)	0.2 – 0.4 LB 1–2 LB	3/1–6/15	6–12–12	25–35 LB
TALL FESCUEGRASS ANNUAL RYEGRASS	8–10 LB 8–10 LB	9/1–11/1 10/15–3/15	6–12–12 6–12–12	25–35 LB 25–35 LB
COMMON BERMUDAGRASS (HULLED) COMMON BERMUDAGRASS (UNHULLED)	1–2 LB 2–3 LB	4/1–6/15 10/1–3/1	6–12–12 6–12–12	25–35 LB 25–35 LB
STRAW MULCH	90 LB	ANY TIME FOR TEMPORARY COVER		

811 Know what's below Call before you dig 1-800-282-7411

REVISIONS
1. 2. 3. 4. 5.

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2020 WESTSIDE COURT – SUITE E – SNELLVILLE, GEORGIA 30078
(770) 736–7666 FAX (770) 736–4623
MAIL@SURVEYCONCEPTS.NET

DEMO PLAN FOR:
HENRY HINE
55 BERKELEY ROAD
LOTS 11 and 12 SUBDIVISION: AVONDALE ESTATES
LAND LOT 232 15th DISTRICT
CITY OF AVONDALE ESTATES
DEKALB COUNTY, GEORGIA REC. IN PB. 9, PG. 78

DATE	DRAWN	CHECKED
12/20/23	DCP	JAS

SCALE 1"=30'

SHEET TITLE
DEMO PLAN

PROJECT NUMBER
56133

D-1

LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
●	JUNCTION BOX
LLL	LAND LOT LINE
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WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.

ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).

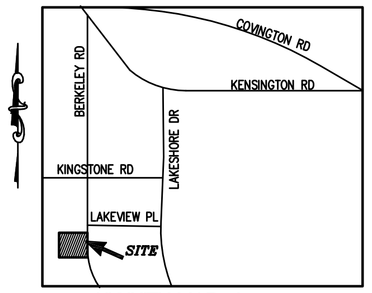
NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY 7:00AM - 7:00 PM SATURDAY 9:00AM - 5:00PM

THE ESCAPE OF SEDIMENT FROM SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

I JOHN A. STEERMAN 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.



VICINITY MAP nts

GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 27,941 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

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THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13089C0069J DATED 5/16/13.

ZONING: R-12

MIN. LOT AREA: 12,000 SF
MIN LOT FRONTAGE: 60'

SETBACKS:
FRONT-40 FEET
SIDE-10 FEET
REAR-35 FEET

DISTURBED AREA:

2,418 S.F. = 0.05 ACRES

24 HR CONTACT

CYNTHIA KAREGEANNES
770-337-3213

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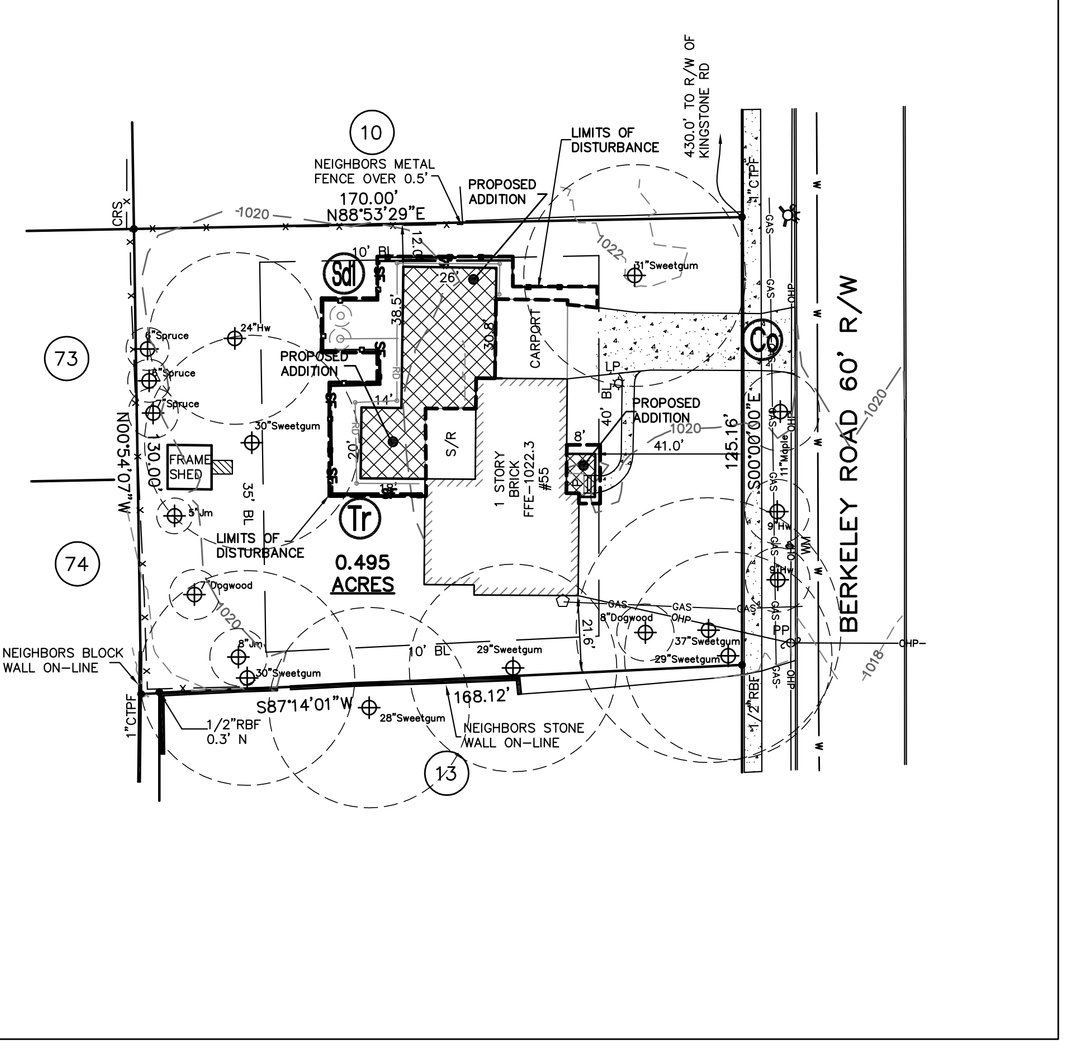
WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
Mon-Fri 7:00 am - 7:00pm
Saturday 9:00am - 5:00pm

EXISTING LOT COVERAGE:
HOUSE-2,107 SF
FRONT PORCH-27 SF
CARPORT-429 SF
SUNROOM-277 SF
STORAGE ROOM-206 SF
SHED-173 SF
FRONT WALK-145 SF
REAR WALK-129 SF
DRIVEWAY-834 SF
TOTAL-4,327 SF

4,327/21558=20.07%

PROPOSED LOT COVERAGE:
HOUSE-2,107 SF
CARPORT-429 SF
SUNROOM-277 SF
STORAGE ROOM-206 SF
SHED-173 SF
FRONT WALK-130 SF
DRIVEWAY-834 SF
ADDITIONS-1153
TOTAL-5,309 SF

5,309/21558=24.62%



SITE PLAN

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A PROFESSIONAL TITLE REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

SCI DEVELOPMENT SERVICES WILL NOT TAKE RESPONSIBILITY FOR THE DISCOVERY OF ANY UNDERGROUND UTILITIES WHICH CANNOT BE SEEN DURING A REASONABLE FIELD SURVEY OF THIS SITE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO FURNISH DOCUMENTATION (AS-BUILTS, DEEDS ETC.) REFERRING TO THE EXISTENCE OF ANY SUCH UTILITIES PRIOR TO THE COMMISSION OF THE FIELD SURVEY.

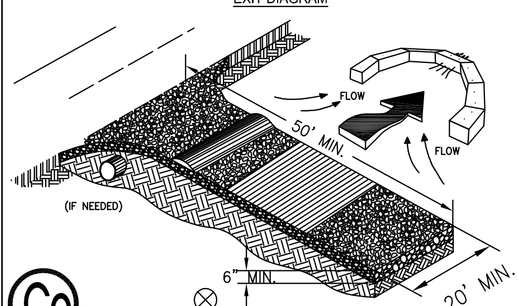
Know what's below
Call before you dig
1-800-282-7411

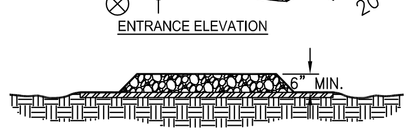
GEORGIA
No. 3576
5/2/24
LAND SURVEYOR
JOHN A. STEERMAN

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM





NOTES:
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3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
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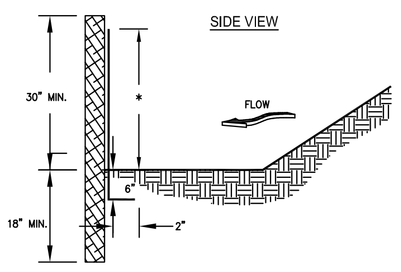
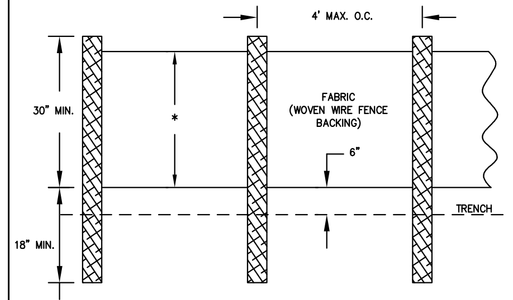
SILT FENCE - TYPE SENSITIVE

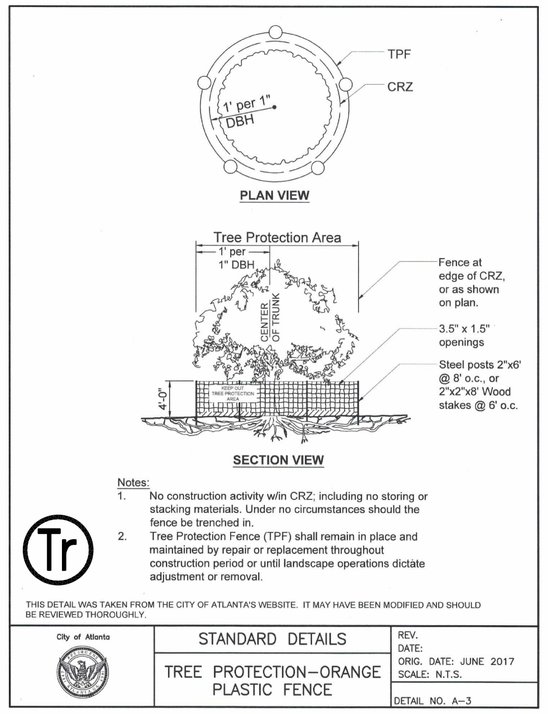
SIDE VIEW



FRONT VIEW



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.



Notes:
1. No construction activity w/in CRZ; including no storing or stacking materials. Under no circumstances should the fence be trenched in.
2. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta	STANDARD DETAILS	REV. DATE:
	TREE PROTECTION-ORANGE PLASTIC FENCE	ORIG. DATE: JUNE 2017
		SCALE: N.T.S.
		DETAIL NO. A-3

EROSION CONTROL LEGEND

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.

SEEDING SCHEDULE

SPECIES	RATE/1000 S.F.	DATES	FERTILIZER	RATE/1000 S.F.
WEEPING LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA (SCARFIED)	0.2 - 0.4 LB 1-2 LB	3/1-6/15	6-12-12	25-35 LB
TALL FESCUEGRASS ANNUAL RYEGRASS	8-10 LB 8-10 LB	9/1-11/1 10/15-3/15	6-12-12 6-12-12	25-35 LB 25-35 LB
COMMON BERMUDAGRASS (HULLED) COMMON BERMUDAGRASS (UNHULLED)	1-2 LB 2-3 LB	4/1-6/15 10/1-3/1	6-12-12 6-12-12	25-35 LB 25-35 LB
STRAW MULCH	90 LB	ANY TIME FOR TEMPORARY COVER		

REVISIONS	
1.	
2.	
3.	
4.	
5.	

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

SITE PLAN FOR:
HENRY HINE
55 BERKELEY ROAD
LOTS 11 and 12 SUBDIVISION: AVONDALE ESTATES
LAND LOT 232 15th DISTRICT
CITY OF AVONDALE ESTATES
DEKALB COUNTY, GEORGIA REC. IN PB. 9, PG. 78

DATE	DRAWN	CHECKED
12/20/23	DCP	JAS

SCALE 1"=30'

SHEET TITLE
SITE PLAN

PROJECT NUMBER
56133

S-1

LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
●	JUNCTION BOX
LLL	LAND LOT LINE
☆	LIGHT POLE
MH	MANHOLE
PL	PROPERTY LINE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
C/O	SEWER CLEAN OUT
DE	DRAINAGE EASEMENT
▥	DROP INLET
RBF	REBAR FOUND
R/W	RIGHT-OF-WAY
SE	SANITARY SEWER EASEMENT
CRZ	CRITICAL ROOT ZONE
UE	UTILITY EASEMENT
	FIRE HYDRANT
	SINGLE WING CATCHBASIN
	DOUBLE WING CATCHBASIN
	WATER VALVE
	GAS VALVE
	HEADWALL
	P=PINE TREE HW=HARDWOOD

SOLID LINE=PROPOSED CONTOUR
DASHED LINE=EXISTING CONTOUR

86+4 PROPOSED SPOT ELEV.

SOME TEMP. PLANT SPECIES, SEEDING RATES & PLANTING DATES (Ds2)

SPECIES	RATE PER 1,000 sq. ft.	RATES PER ACRE	PLANTING DATES BY REGION M-L	P	C
RYE (GRAIN)	3.9 lbs.	3 bu.	8/15–11/19	9/15–12/1 3/1–4/1	10/1–11/1
RYEGRASS	0.9 lbs.	40 lbs.	8/15–11/15	9/1–12/15	9/15–1/1
RYE & ANNUAL LESPEDEZA	0.6 lbs 0.6 lbs.	0.5 bu. 24 lbs.	3/1–4/1	9/1–4/1	2/1–3/1
WEEPING LOVEGRASS	0.1 lbs.	4 lbs.	4/1–6/1	4/1–6/1	3/1–6/1
SUDANGRASS	1 lb.	60 lbs.	5/1–8/1	5/1–8/1	4/1–8/1
BROWNTOP MILLET	1.1 lbs.	50 lbs.	4/15–6/15	4/15–7/1	4/15–7/1
WHEAT	4.1 lbs.	3 bu.	9/15–12/1	10/1–12/15	10/15–1/1

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETAION (Ds3)

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N–P–K)	RATE (lbs./acre)	N TOP DRESSING RATE (lbs./acre)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 1000 400	50–100 — —
COOL SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500 1000 400	0–50 — —
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 800 400	50–100 50–100 30
WARM SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500 1000 400	50 — —

MULCHING APPLICATION REQUIREMENTS (Ds1)

MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	6"–10"
WOOD WASTE, CHIPS, SAWDUST, BARK	6–9 TON/ACRE	2"–3"
CUTBACK ASPHALT	1200 GAL./ACRE OR (1/4) GAL./SQ.YD.	–
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	–
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	–
GEOTEXTILES, JUTE MATTING, NETTING, etc.	SEE MANUFACTURER'S RECOMMENDATIONS	–

NOTES

ALL LAND DISTURBANCE TO BE STABALIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.

ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.

ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

CALL FOR FINAL INSPECTION AT 404-370-4104

DISTURBED AREA: 0.12 ACRES

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

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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.

LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.

ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.

A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

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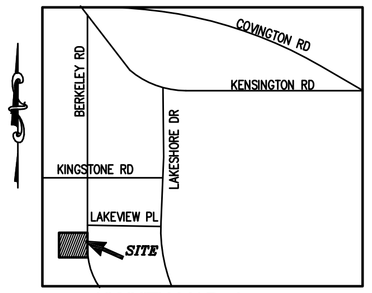

VICINITY MAP nts

ON-SITE TREES

Size/Type	Gross CRZ	Prop. Impact	% Impact to Net CRZ
5"Jap Maple	78	0	0.00%
6"Spruce	113	0	0.00%
6"Spruce	113	0	0.00%
7"Cherry	154	0	0.00%
7"Dogwood	154	0	0.00%
8"Dogwood	201	0	0.00%
8"Jap Maple	201	0	0.00%
24"Hw	1810	0	0.00%
29"Sweetgum	2642	0	0.00%
29" Sweetgum	2642	0	0.00%
30"Sweetgum	2827	0	0.00%
30"Sweetgum	2827	227	8.03%
31"Sweetgum	3019	91	3.01%
37"Sweetgum	4301	0	0.00%

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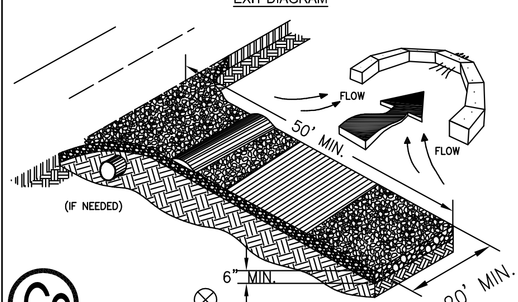
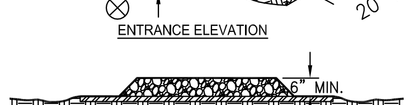


ENTRANCE ELEVATION



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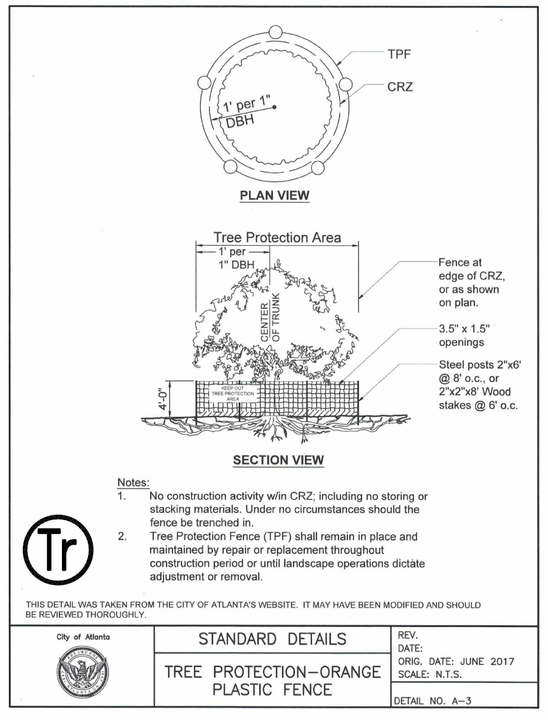
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



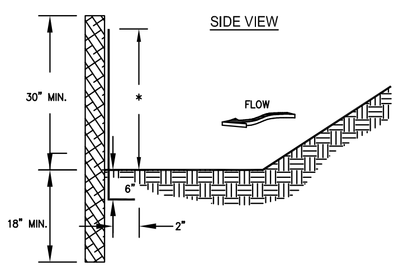
Notes:
1. No construction activity w/in CRZ; including no storing or stacking materials. Under no circumstances should the fence be trenched in.
2. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY

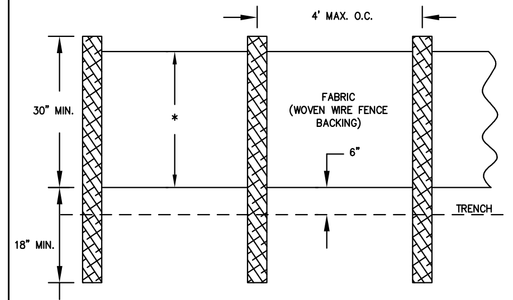
City of Atlanta	STANDARD DETAILS	REV. DATE: ORIG. DATE: JUNE 2017 SCALE: N.T.S.
	TREE PROTECTION–ORANGE PLASTIC FENCE	DETAIL NO. A–3

SILT FENCE - TYPE SENSITIVE

SIDE VIEW



FRONT VIEW



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

EROSION CONTROL LEGEND

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.

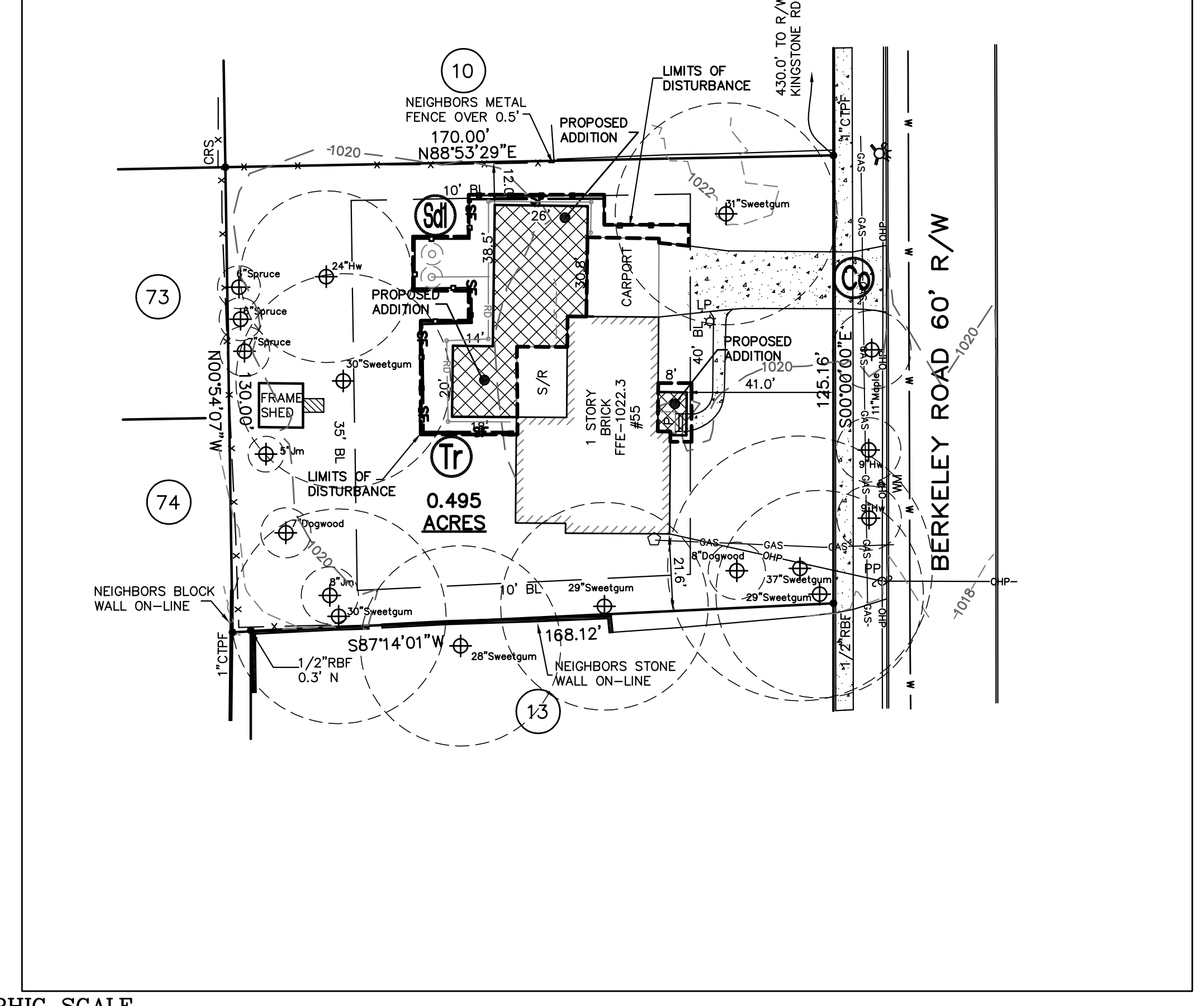
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A PROFESSIONAL TITLE REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

SCI DEVELOPMENT SERVICES WILL NOT TAKE RESPONSIBILITY FOR THE DISCOVERY OF ANY UNDERGROUND UTILITIES WHICH CANNOT BE SEEN DURING A REASONABLE FIELD SURVEY OF THIS SITE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO FURNISH DOCUMENTATION (AS–BUILTS, DEEDS ETC.) REFERRING TO THE EXISTENCE OF ANY SUCH UTILITIES PRIOR TO THE COMMISSION OF THE FIELD SURVEY.

SEEDING SCHEDULE

SPECIES	RATE/1000 S.F.	DATES	FERTILIZER	RATE/1000 S.F.
WEEPING LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA (SCARFIED)	0.2 – 0.4 LB 1–2 LB	3/1–6/15	6–12–12	25–35 LB
TALL FESCUEGRASS ANNUAL RYEGRASS	8–10 LB 8–10 LB	9/1–11/1 10/15–3/15	6–12–12 6–12–12	25–35 LB 25–35 LB
COMMON BERMUDAGRASS (HULLED) COMMON BERMUDAGRASS (UNHULLED)	1–2 LB 2–3 LB	4/1–6/15 10/1–3/1	6–12–12 6–12–12	25–35 LB 25–35 LB
STRAW MULCH	90 LB	ANY TIME FOR TEMPORARY COVER		

811 Know what's below Call before you dig 1-800-282-7411



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

TREE PLAN

GEORGIA REGISTERED No. 3576 5/2/24 LAND SURVEYOR JOHN A. STEERMAN

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REVISIONS	
1.	
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4.	
5.	

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2020 WESTSIDE COURT – SUITE E – SNELLVILLE, GEORGIA 30078
(770) 736–7666 FAX (770) 736–4623
MAIL@SURVEYCONCEPTS.NET

TREE PLAN FOR:
HENRY HINE
55 BERKELEY ROAD
LOTS 11 and 12 SUBDIVISION: AVONDALE ESTATES
LAND LOT 232 15th DISTRICT
CITY OF AVONDALE ESTATES
DEKALB COUNTY, GEORGIA REC. IN PB. 9, PG. 78

DATE	DRAWN	CHECKED
12/20/23	DCP	JAS

SCALE 1"=30'

SHEET TITLE
TREE PLAN

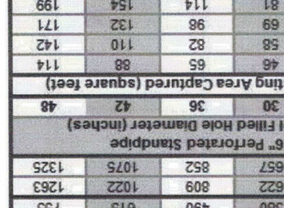
PROJECT NUMBER
56133

T-1

DRY WELLS

Dry wells are seepage tanks set in the ground and surrounded with stone. They are designed to intercept and temporarily store stormwater runoff until it can infiltrate into the soil. Alternately, the pit can be filled with stone. water enters a v-d perforated pipe with a perforated stonepipe in place of the tank.

Dry wells are particularly well suited to receive rooftop runoff entering the tank via an inlet grate (known as[ill]), or detention downspout connection (below right). When properly sized and laid out. Dry wells can provide significant reductions in stormwater runoff and pollution loads. Dry wells can be used to reduce the increased volume of stormwater runoff caused by roofs of buildings. While generally not a significant source of runoff pollution, roofs are one of the most important sources of new or increased runoff volume from land development sites. Dry wells can also be used to indirectly enhance water quality by reducing the amount of stormwater quality design storm runoff volume to be treated by the other, downstream stormwater management practices.



Location

- Dry Wells should be located at least 10 feet from building with full basements and at least 10 feet from property lines.
- To reduce the chance of clogging, Dry wells should drain only impervious surfaces.
- Dry Wells should be located in a lawn or other pervious (unpaved) area and should be designed so that the top of the Dry Well is located as close to the surface as possible.
- Dry wells are not appropriate for areas where high pollutant or sediment loading is anticipated due to the potential of groundwater contamination
- Dry Wells should not be located: (1) above an area with a water table or bedrock less than two feet below the Dry Well bottom; (2) over utilities of any type; or (3) above a septic field. Always call 811 to locate underground utilities before digging.

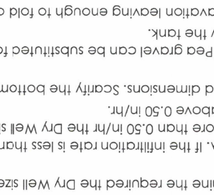
Design

The basic design parameters for a dry well are its storage volume and the permeability rate of the subgrade soils. A dry well must have sufficient storage volume to contain the design runoff volume without overflow, and the soil permeability rate must be sufficient to drain the stored runoff within 72 hours.

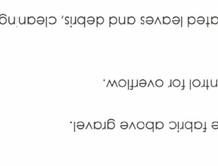
- Consider the drainage area size and the soil infiltration rate when determining the size of the Dry Well. See table on page 3.
- Perform infiltration testing according to Appendix A. If the infiltration rate is ≤ less than 0.25 in/hr Dry Wells cannot be used.

Runoff should be pretreated with at least one of pretreatment options to remove leaves and large particles.

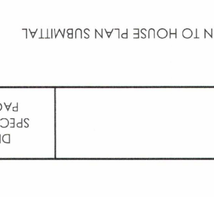
- for rooftop runoff, install a leaf screen in the gutter or downspout before the Dry Well to prevent leaves and other large debris from clogging the Dry Well.
- for non-rooftop runoff, install an in-ground sump grate inlet leaf trap before the Dry Well.



- The height of the tank should not exceed 45 inches unless infiltration testing shows the full volume can be drained in 72 hours or less.
- The sides of the excavation should be trimmed of all large roots that will hamper the installation of the permeable drainage fabric used to line the sides and top of the Dry Well.
- The Dry Well hole should be excavated 1 foot deeper and two feet larger in diameter than the well to allow for 12-inch stone fill jacket.
- The hole sides along the bottom of the Dry Well should be scarified or tilled to a depth of 3 to 4 inches.
- Fill below and around Dry Well with approximately 12 inches of clean washed #57 stone.



- The final 6 inches of the excavation can be filled to the surface in either of two ways:
  - #57 stone aretogges ½ inch to 1- 1/2 inches.
  - With native soil, or pea gravel (#8 stone).
- The landscaped area above the Dry Well can be covered in either of two ways:
  1. With pea gravel (#8 stone) when water enters the Dry Well through a surface feature rather than a pipe. The pea gravel removes sediment and provides additional pretreatment. It can be easily removed and replaced when it becomes clogged.
  2. Alternatively, a Dry Well may be covered with an engineered soil mix and planted with managed turf or other herbaceous vegetation.
- An overflow channel such as a vegetated filter strip or grass channel should allow the excess stormwater runoff generated by large storm events to safely bypass the Dry Well.
- An optional design involves placement of a vertical standpipe connected to the inlet pipe. See figure below.



The table below can be used to size a Dry Well system. Given the tank height and diameter the contributing drainage area in square feet treated can be read. For example, if a 10' by 50' roof is to be treated, the

SIZING CALCULATIONS:

Gravel Bed Depth (inches)	Tank Height (inches)	Tank Inside Diameter (inches)			
		24	30	36	48
		Contributing Area Captured (square feet)			
6	30	258	345	447	692
12	30	285	380	490	755
6	60	461	622	809	1263
12	60	489	657	852	1325

Hole Depth (inches)	6" Perforated Standpipe (Gravel Filled Hole Diameter (inches))			
	24	30	36	48
	Contributing Area Captured (square feet)			
24	38	58	82	110	142
30	46	69	98	132	171
36	53	81	114	154	199
42	61	92	130	176	228
48	76	115	163	219	285
60	76	115	163	219	285

2 Wells Required

Contributing drainage area:	1153	Sq Ft
Tank Diameter:	30	Inches
Tank Height	60	Inches
Gravel Bed Depth	6 or 12 (circle one)	Inches
Alternative Standpipe Design		
Hole Diameter:		Inches
Hole Depth		Inches

ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	DRY WELL SPECIFICATIONS PAGE 3 OF 4

CONSTRUCTION STEPS:

1. Review beneficial Dry Well areas and layout. Dry Wells should not be located: (1) above a water table or bedrock less than two feet below the Dry Well bottom; (2) over any underground utilities; or (3) above a septic field. Ensure outlet daylights at least ten feet from property line.
2. Measure the contributing drainage area to determine the required the Dry Well size using the table on page 2 of this guidance.
3. Perform infiltration testing according to Appendix A. If the infiltration rate is less than 0.25 in/hr Dry Wells cannot be used. If the infiltration rate is more than 0.50 in/hr the Dry Well size may be decreased 10% for every 0.50 in/hr infiltration rate above 0.50 in/hr.
4. Measure elevations and dig the hole to the required dimensions. Scarify the bottom soil surface 3".
5. Place and tamp 6" to 12" of #57 gravel in bottom, fag gravel can be substituted for leveling purposes in the three-inch layer immediately below the tank.
6. Place and secure filter cloth down sides of the excavation leaving enough to fold over the top below the soil and furl.
7. Place tank and install piping. Bond top of tank in place.
8. Cut and route downspouts or other conveyance components, choose pretreatment option(s) chosen (circle selected options in Pretreatment Options Detail figure). If using Option C, ensure that in-line leaf strainer is directed toward previous drea. Strap and support as needed.
9. Create a side overflow at least 10 feet from property lines and ensure overflow it is protected from erosion.
10. Test connections with water flow.
11. Fill gravel jacket around tank and place permeable fabric above gravel.
12. Backfill with soil/sod or pea gravel.
13. Consider aesthetics to appropriate and erosion control for overflow.

MINIMUM MAINTENANCE REQUIREMENTS:

1. Inspect gutters and downspouts; remove accumulated leaves and debris, cleaning pretreatment system(s).
2. If applicable, inspect pretreatment devices for sediment accumulation. Remove accumulated trash and debris.
3. Inspect dry well following a large rainfall event to ensure overflow is operating and flow is not causing problems.

ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	DRY WELL SPECIFICATIONS PAGE 4 OF 4

Runoff should be pretreated with at least one of pretreatment options to remove leaves and large particles.

- for rooftop runoff, install a leaf screen in the gutter or downspout before the Dry Well to prevent leaves and other large debris from clogging the Dry Well.
- for non-rooftop runoff, install an in-ground sump grate inlet leaf trap before the Dry Well.

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- An optional design involves placement of a vertical standpipe connected to the inlet pipe. See figure below.

The table below can be used to size a Dry Well system. Given the tank height and diameter the contributing drainage area in square feet treated can be read. For example, if a 10' by 50' roof is to be treated, the total roof area is 10' x 50' = 500 ft². The runoff from this roof could be managed by a single tank 60" high and 30" in diameter. Alternatively, the runoff could be managed by two tanks, each 30" high and 24" in diameter.

Gravel Bed Depth (inches)	Tank Height (inches)	Tank Inside Diameter (inches)			
		24	30	36	48
		Contributing Area Captured (square feet)			
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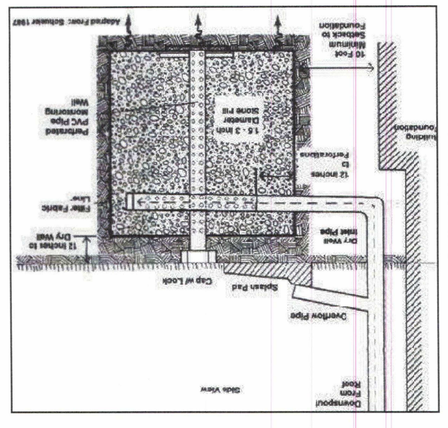
48	76	115	163	219	285
60	76	115	163	219	285

If infiltration tests are conducted and the infiltration rate is faster than 0.5 in/hr, the Dry Well size can be reduced. For every 0.5 in/hr increase in infiltration rate above the 0.5 in/hr baseline, the Dry Well size can be reduced by ten percent (10%) as measured in square feet captured.

- Inspections during construction should ensure the MFD is built according to the approved design and specifications. Detailed inspections should include sign-offs by qualified individuals at critical stages to construction, to ensure construction is acceptable to the professional designer.
- Proper construction methods and pre-planning are essential for the success of any MFD. Over compaction of the underlying soil or the sediment contamination onto the existing subgrade during construction will significantly degrade or effectively eliminate the infiltration capability of the practice.



Maintenance

Effective long-term operation of this infiltration practices requires a dedicated and routine maintenance schedule with clear guidelines and schedules. Proper maintenance will not only increase the expected lifespan of the MFD but will improve aesthetics and property value. Ensure a maintenance plan exists that, at a minimum, consists of the following:

- Inspect gutters and downspouts and remove accumulated leaves and debris.
- Inspect all Dry Well following rainfall events.
- Inspect preventement devices for sediment accumulation. Remove accumulated trash and debris.
- Inspect top layer of filter fabric for sediment accumulation. Remove and replace if clogged.

Ideally, the Dry Well should be protected by an easement, deed restriction, or other legal measures that prevent its neglect, adverse alteration, or removal.

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2020 WESTSIDE COURT – SUITE E – SNELLVILLE, GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

REVISIONS			
1.			
2.			
3.			
4.			
5.			

WATER QUALITY PLAN FOR:

HENRY HINE
55 BERKELEY ROAD
LOTS 11 and 12 SUBDIVISION: AVONDALE ESTATES
LAND LOT 232 15th DISTRICT
CITY OF AVONDALE ESTATES
DEKALB COUNTY, GEORGIA REC. IN PB. 9, PG. 78

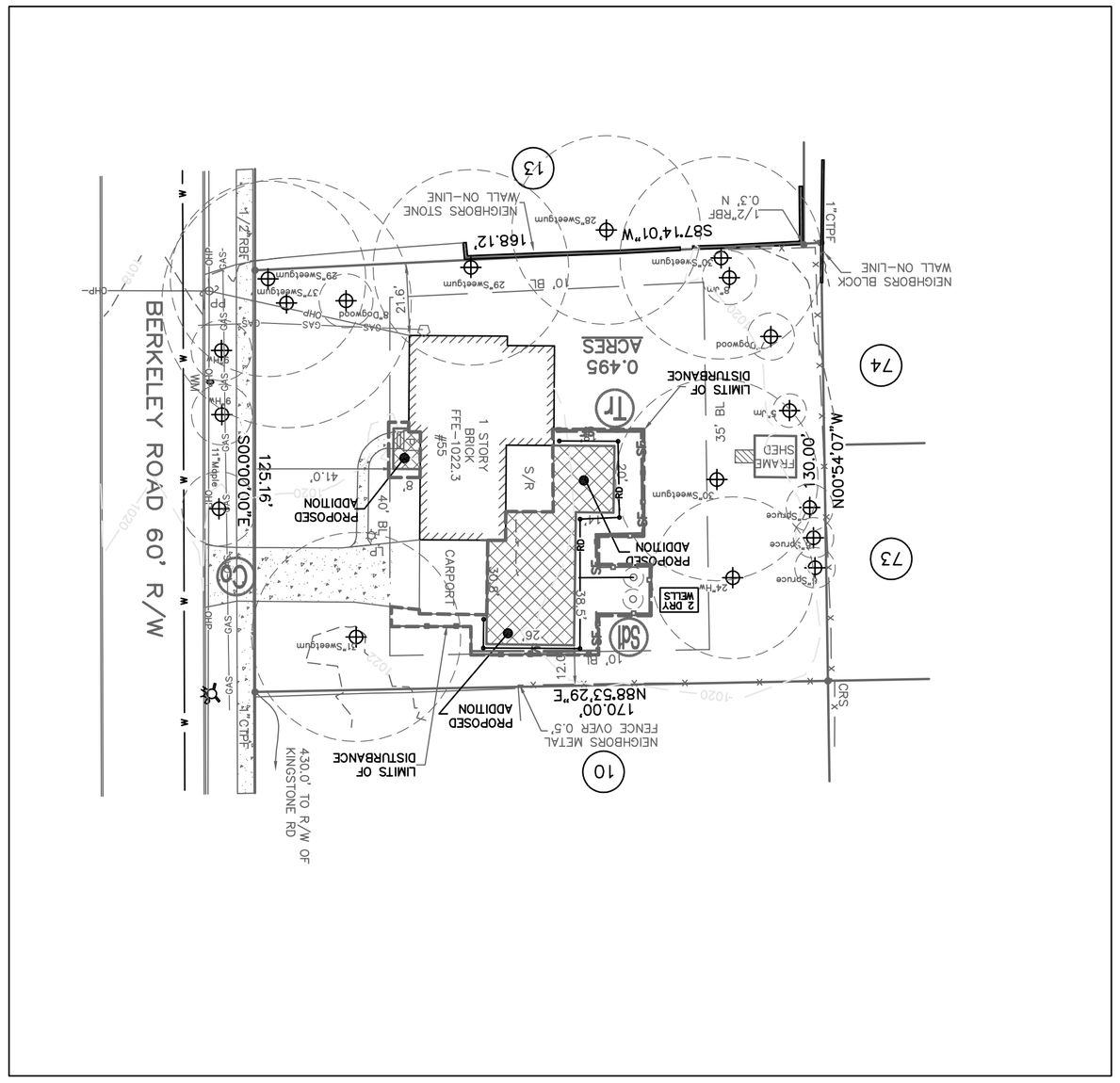
DATE	DRAWN	CHECKED
12/20/23	DCP	JAS
SCALE 1"=30'		

SHEET TITLE
WQ PLAN

PROJECT NUMBER
56133

W-1

WATER QUALITY PLAN



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

GEORGIA REGISTERED LAND SURVEYOR No. 2526 — 12/1/24 — JOSEPH A. STEELMAN