



09/19/2017

Petition No. COA2017-0033

Project Type	NEW SINGLE FAMILY RESIDENTIAL
Property Location	5961 Brundage Lane
Petitioner	Carter Lowry Development LLC 2964 Peachtree Road NW STE 540 Atlanta, Ga 30305
Petitioner's Request	Construction of a New Single Family Home

Vicinity Map:



The .16 acre lot is addressed at 5961 Brundage Lane with tax parcel 6254 544.

Existing Site Analysis:

The existing site is positioned as the third lot northeast of the intersection of Brundage lane and Nesbit Street.



Material and Color:

Brick Berkley with Ivory Mortar



Roof- Certainteed Weathered Wood



**Main House:
SW7045
Intellectual Gray**



**Trim & Garage Doors:
SW7043
Worldy Gray**



**Front Door:
Dark Walnut**



Double Hung Wooden
Windows

General Specifications:

Hardiplank Smooth Lap
Siding with 5" Reveal ready to paint

Bronze Custom 1/2 Round Gutters
with Downspout

Lighting: Over-Garage Sconces

Lighting: Front Porch Sconce



Proposed Structure:

The applicant is proposing a new two story single family home. The home will have rear accessed garage and driveway, covered front entrance, and chimney. The drawings below show the front, rear and side elevations, as well as the roof dimensions of the home.



Roofing/Structure:

The proposed structure has a hip roofing system with a roof pitch of 5/12. 3/12 standing seam metal roof at rear deck supported by decorative box columns and wooden railing. Rear deck above garage supported by brick columns. Metal canopy supported by brackets above front entry.

Front Elevation:



Front elevation has:

1. Brick watertable with rowlock at seal
2. Steps to front entry with side railing
3. Brick chimney extends above structure
4. Downspouts seen to right and left
5. Brick siding on front facade
6. Plank siding to left of main structure
7. Band between finished ceiling and roof
8. 1st Floor has 2 double windows with arced brick soldier course surrounding, and a Double French door with wall sconces on either side
9. 2nd Floor has 3 double windows with brick soldier course surrounding top and sides and brick sill at bottom of windows

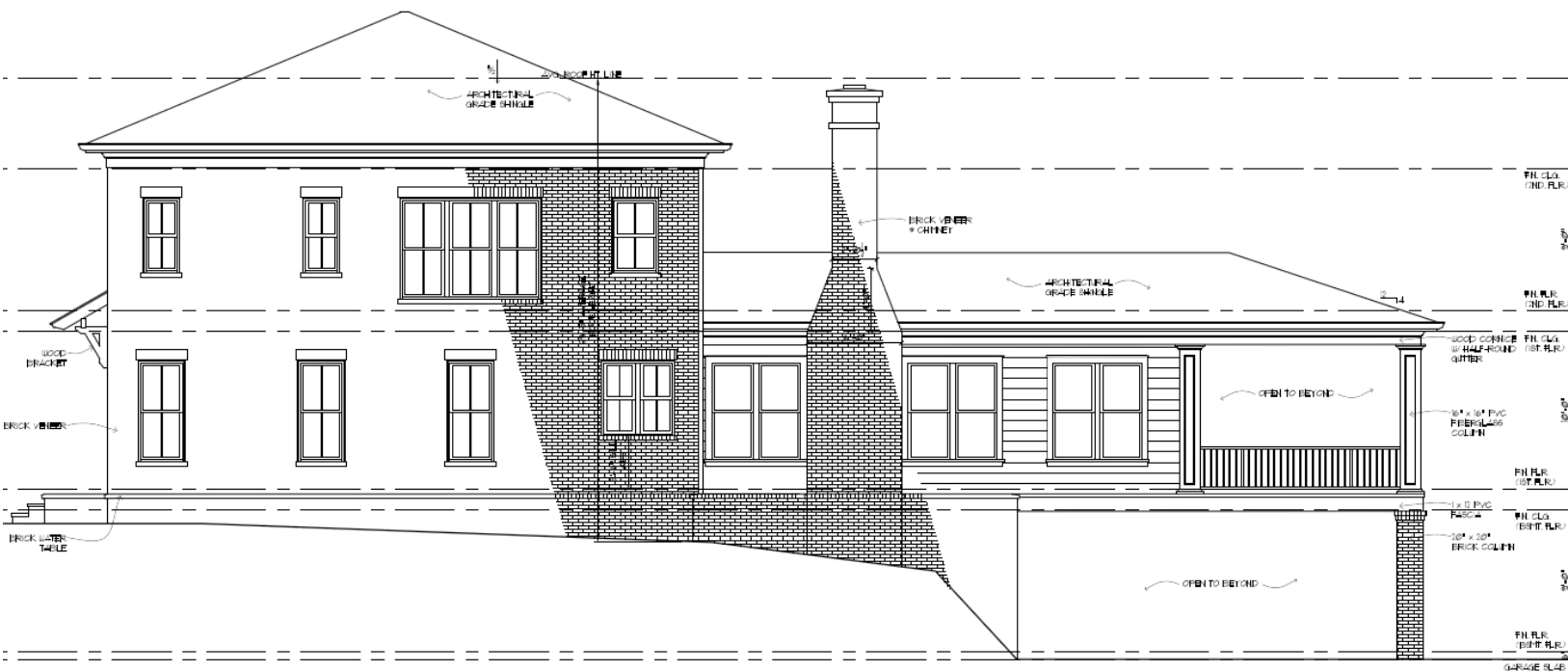
Rear Elevation:



Rear elevation has:

1. Brick watertable with rowlock at seal
2. Brick chimney extends above structure
3. Band between finished ceiling and roof
4. 1x12 PVC Fascia on deck
5. Plank siding at 1st and 2nd story
6. Basement level has 2 car garage carriage doors, and triple window
7. 1st floor has French door with double window expanse and wall sconces on either side, and a triple window
8. 2nd floor has triple window

Right Elevation:



Right elevation has:





1. Brick watertable with rowlock at seal
2. Steps to front entry
3. Brick chimney extends above structure
4. 1x12 PVC Fascia on deck
5. Brick siding at front half of structure
6. Plank siding at rear half of main structure
7. Rear deck extends from structure
8. Band between finished ceiling and roof
9. 1st floor has 3 single windows with brick soldier course above and brick rowlock sill, double window with brick soldier course above and brick rowlock below, and three double windows at rear half of main structure
10. 2nd floor has 3 single windows with brick soldier course above and brick rowlock below, triple window expanse with brick soldier course above and brick rowlock below

Landscaping Plan:



PLANT SCHEDULE LOT 6

TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY
	<i>Buxus microphylla</i> 'Winter Gem' / Globe Winter Gem Boxwood 8	10 gal		7
	<i>Ilex</i> x 'Oak Leaf' / Oak Leaf Holly 5	15 gal		5
	<i>Magnolia grandiflora</i> 'Bracken's Brown Beauty' / Bracken's Southern Magnolia 5	15 gal		5
	<i>Metasequoia glyptostroboides</i> 'Gold Rush' / Dawn Redwood	B & B	7-8' HT.	1

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELDS	QTY
	<i>Chasmanthium latifolium</i> / Wood Oats 12	5 gal		14
	<i>Dietylum myricoides</i> 'Emerald Heights' / Emerald Heights 25	5 gal		7
	<i>Hydrangea macrophylla</i> 'Blue Enchantress' / Largeleaf Hydrangea 18	5 gal		5
	<i>Ilex crenata</i> 'Steeds' / Steeds Japanese Holly 2	7 gal		16

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELDS	SPACING	QTY
	<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag	4" pot		21 p.c.	54 sq
	<i>Cynodon dactylon</i> 'TifGrand' / Shade Tolerant Bermuda Grass				1,236 sq



Recommended Conditions:

Staff recommends approval subject to the following conditions:

1. Any exterior mechanical systems shall be screened in accordance with Architectural & Site Design Standards Section 3.1.10.
2. There shall be a final inspection by City Staff to confirm Architectural Review Board conditions have been met prior to the issuance of a Certificate of Occupancy.