

### HOMES AND AMENITIES

1600 SF - 3000 SF HOMES WITH GARAGE OPTION AND PRIVATE COURTYARD WITH A COMMON BACK YARD CONSISTING OF APPROX. 5 ACRES OF WOODLANDS AND FARM AND A STREAM AND WITHIN BIKING DISTANCE OF COMMERCIAL SERVICES

#### AMENITIES

- 1/2 MILE NATURAL TRAIL SYSTEM
- COMMON HOUSE
- POOL
- 1 TO 1.5 ACRE FARM-GARDENS/ORCHARD/VINEYARD & WOODLAND GARDEN/SMALL ANIMALS
- GARDENER/CARETAKER RESIDENCE WITH FARM SUBSCRIPTION (CSA) FOR HOUSEHOLDS AND CLOSE BY NEIGHBORS
- 5 ACRE WOODLAND
- CONSERVATION EASEMENT PROTECTING FARM AND WOODLANDS IN PERPETUITY

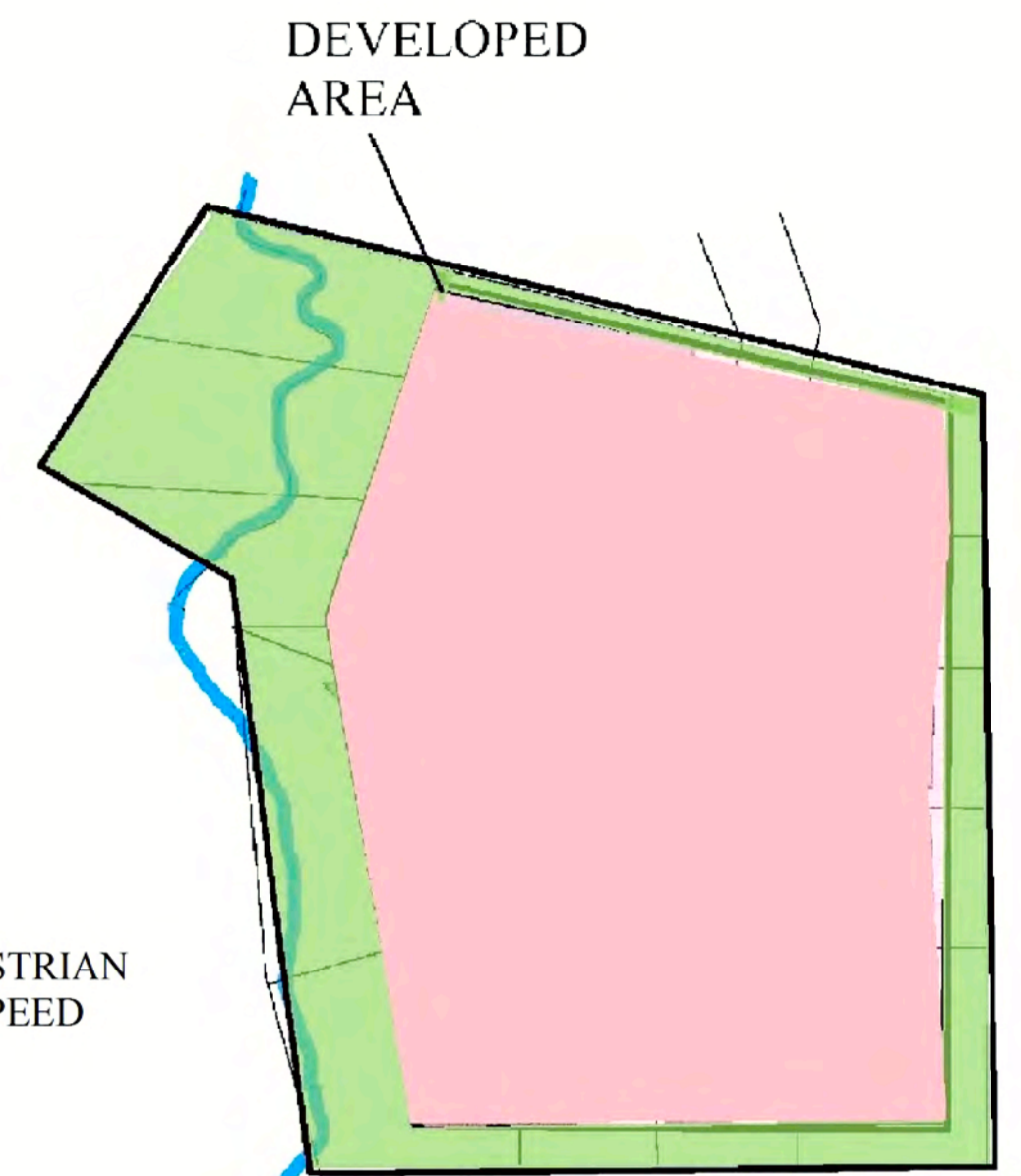
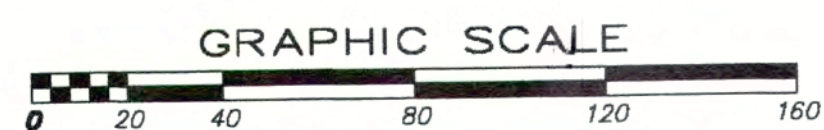
#### GENERAL SCOPE

- 3398 BRIARCLIFF RD DEKALB COUNTY GA
- 8.7 ACRES
- CHARACTER AREA (SUBURBAN)
- EXIST ZONING: R100
- PROPOSED RE-ZONING: RSM SITE PLAN SPECIFIC
- CONSERVATION COMMUNITY DEVELOPMENT: 20 MARKET RATE DWELLING UNITS AND AN AFFORDABLE GARDENER CARETAKER DWELLING UNIT
- CONSERVATION AREA: MIN. 60% OF BUILDABLE AREA - TOTAL 72% WITH CONS. EASEMENT
- DEV. AREA: MAX. 40% OF BUILDABLE AREA
- PEDESTRIAN PRIORITY UNITS FRONT TO PED. PATH/GREEN REAR TO ALLEY/GARAGE WITH SEVERAL UNITS FRONTING PRIVATE DRIVE/WOONERF (SLOW SPEED INTEGRATED WALK/DRIVE)



# PENDERGRAST HISTORIC FARM

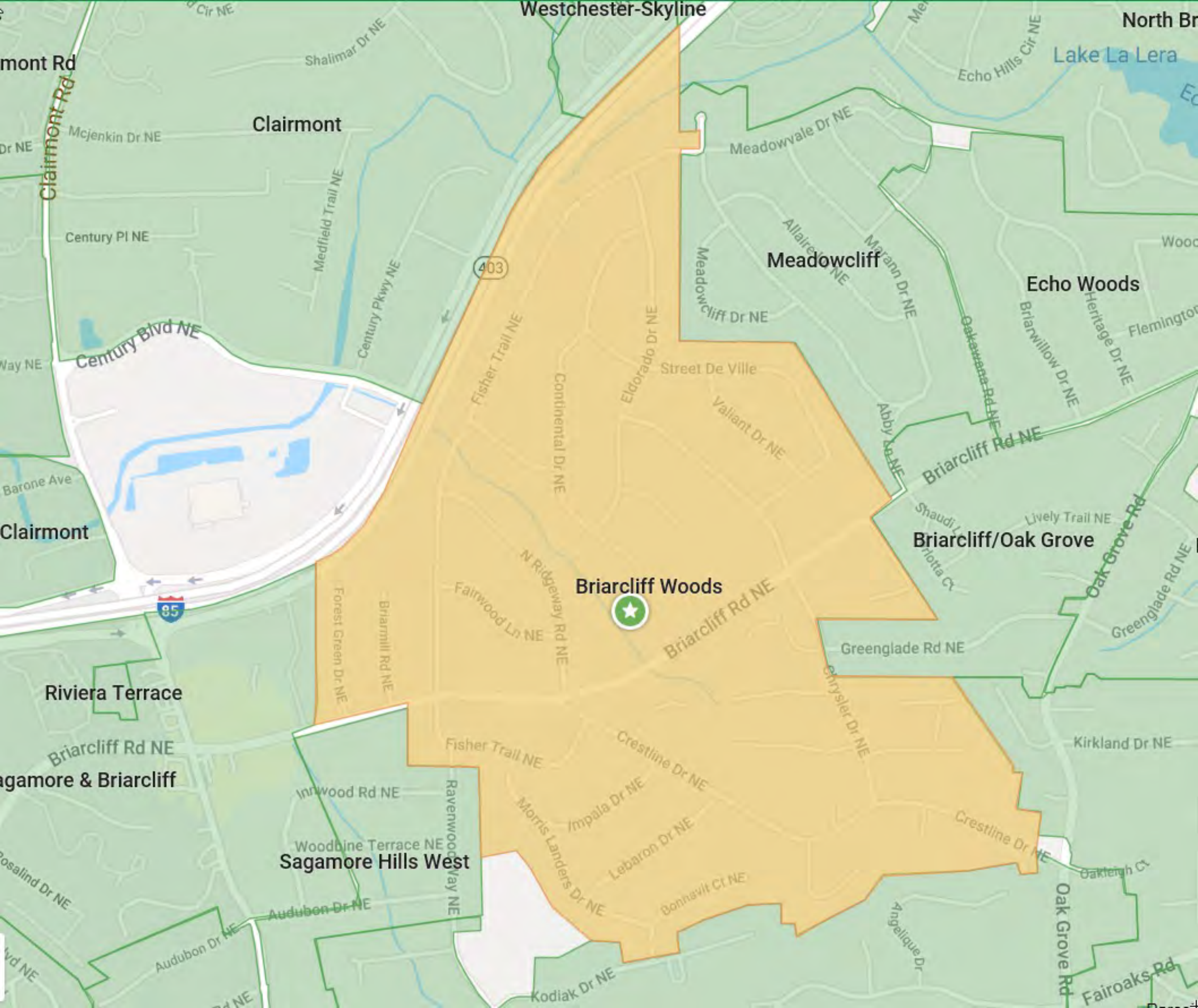
## SITE PLAN CONCEPT 3/27/19



EXISTING ZONING DEVELOPABLE AREA R100 PLAN



CONSERVATION COMMUNITY PLAN  
70% PRESERVATION  
30% DEVELOPED AREA



Westchester-Skyline

North Br

Lake La Lera

Clairmont

Meadowcliff

Echo Woods

Briarcliff Woods

Briarcliff/Oak Grove

Riviera Terrace

Sagamore & Briarcliff

Sagamore Hills West

Clairmont

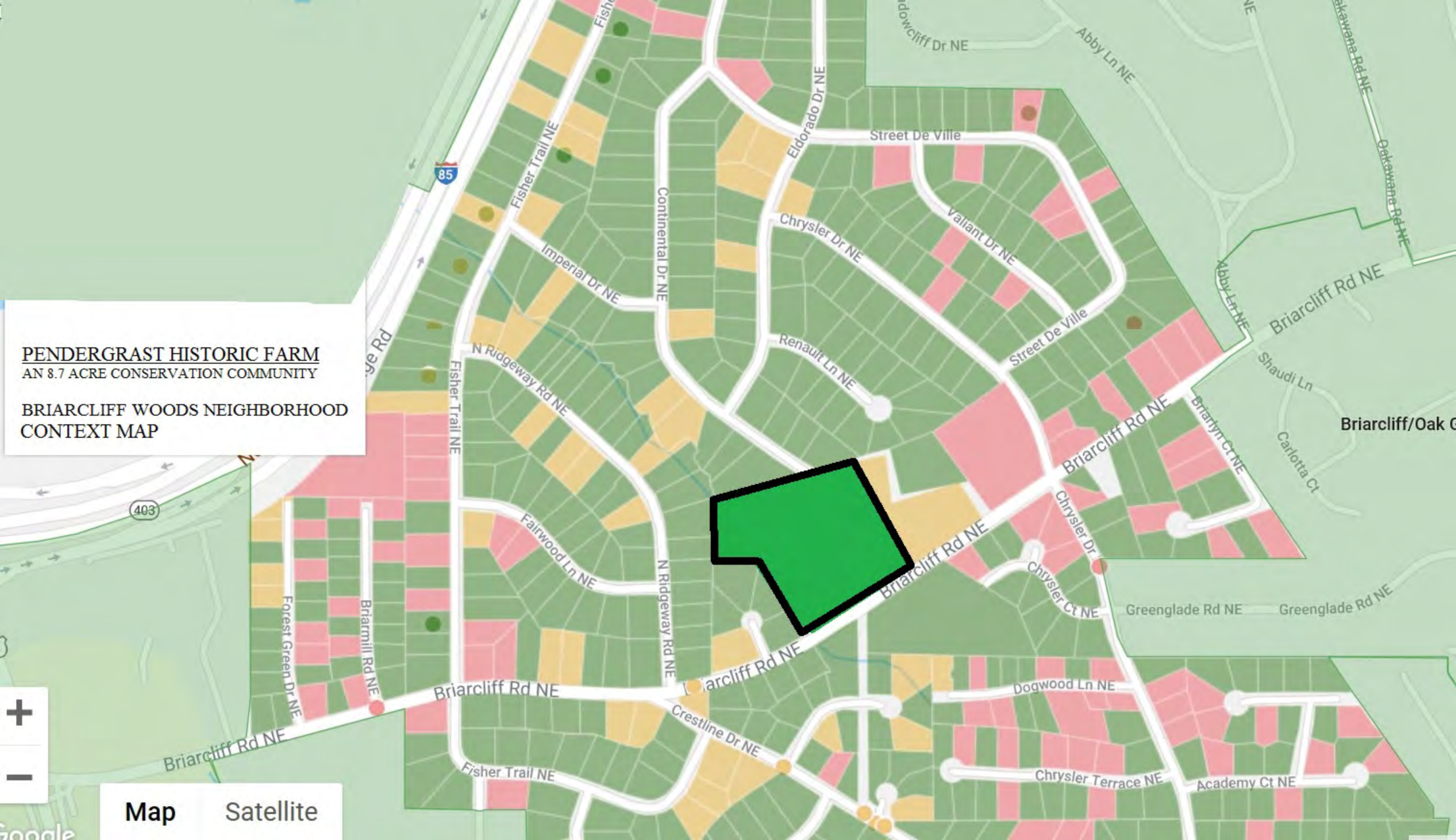
Clairmont Rd

95

403

**PENDERGRAST HISTORIC FARM**  
AN 8.7 ACRE CONSERVATION COMMUNITY

**BRIARCLIFF WOODS NEIGHBORHOOD  
CONTEXT MAP**



Map Satellite

COURSEY  
LAND

4 ACRE  
PARK

8.7 ACRE  
PENDERGRAST  
LAND

2.5 ACRE  
DEV. AREA

WOODLAND

1 ACRE  
GARDENS

Ridgeway Rd NE

Briarcliff Rd NE

Thornclyff Dr NE

Chrysler Dr NE

Chrysler Ct NE

Dogwood Ln NE

Briarcliff Woods

## HOMES AND AMENITIES

1600 SF - 3000 SF HOMES WITH GARAGE OPTION AND PRIVATE COURTYARD WITH A COMMON BACK YARD CONSISTING OF APPROX. 5 ACRES OF WOODLANDS AND FARM AND A STREAM AND WITHIN BIKING DISTANCE OF COMMERCIAL SERVICES

### AMENITIES

- 1/2 MILE NATURAL TRAIL SYSTEM
- COMMON HOUSE
- POOL
- 1 TO 1.5 ACRE FARM-GARDENS/ORCHARD/VINEYARD & WOODLAND GARDEN/SMALL ANIMALS
- GARDENER/CARETAKER RESIDENCE WITH FARM SUBSCRIPTION (CSA) FOR HOUSEHOLDS AND CLOSE BY NEIGHBORS
- 5 ACRE WOODLAND
- CONSERVATION EASEMENT PROTECTING FARM AND WOODLANDS IN PERPETUITY

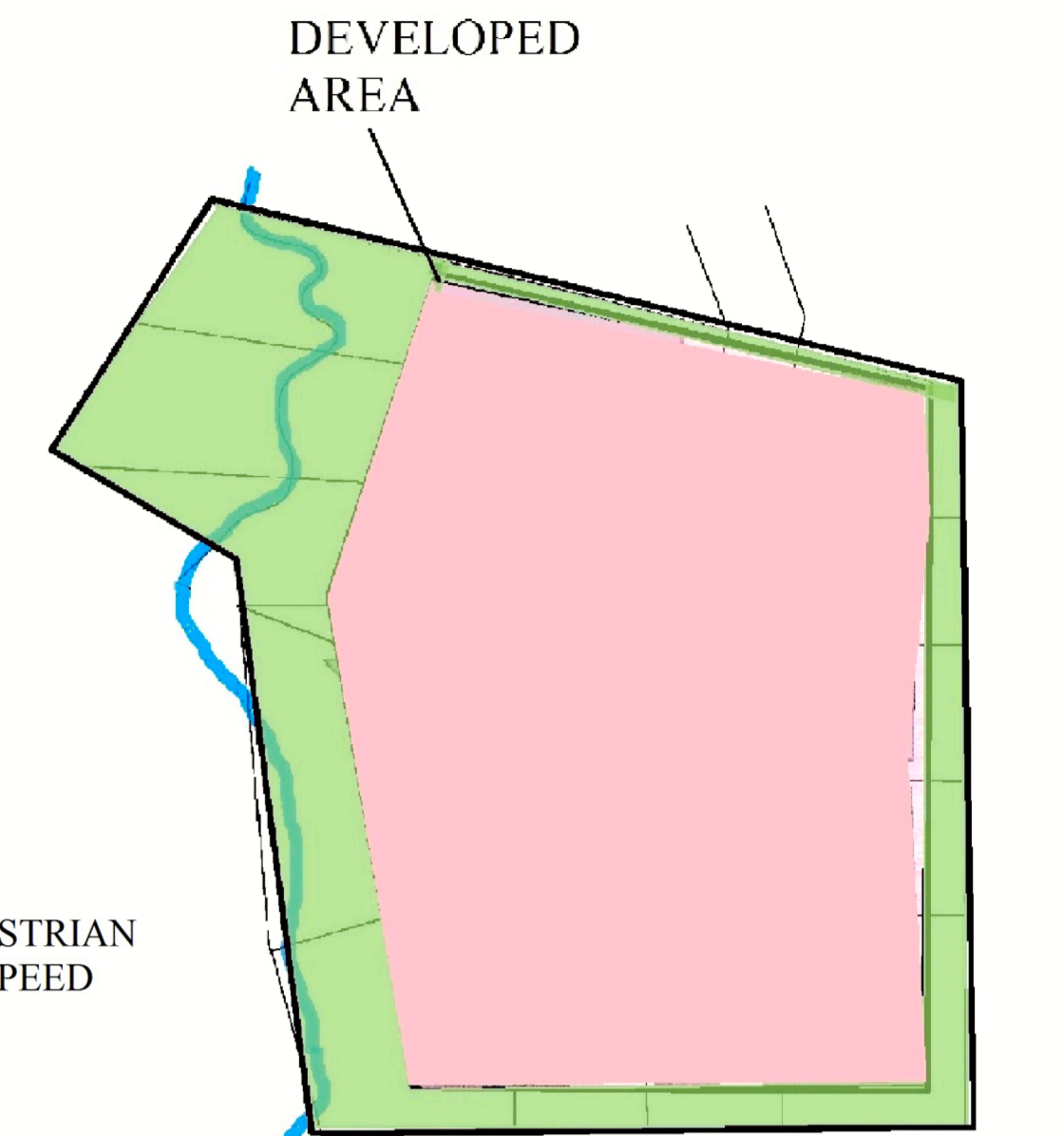
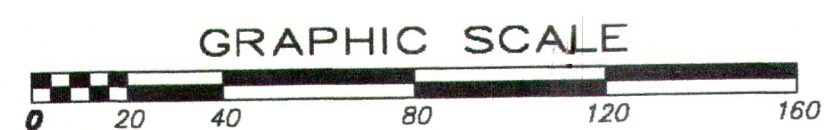
### GENERAL SCOPE

- 3398 BRIARCLIFF RD DEKALB COUNTY GA
- 8.7 ACRES
- CHARACTER AREA (SUBURBAN)
- EXIST ZONING: R100
- PROPOSED RE-ZONING: RSM SITE PLAN SPECIFIC
- CONSERVATION COMMUNITY DEVELOPMENT: 20 MARKET RATE DWELLING UNITS AND AN AFFORDABLE GARDENER CARETAKER DWELLING UNIT
- CONSERVATION AREA: MIN. 60% OF BUILDABLE AREA - TOTAL 72% WITH CONS. EASEMENT
- DEV. AREA: MAX. 40% OF BUILDABLE AREA
- PEDESTRIAN PRIORITY UNITS FRONT TO PED. PATH/GREEN REAR TO ALLEY/GARAGE WITH SEVERAL UNITS FRONTING PRIVATE DRIVE/WOONERF (SLOW SPEED INTEGRATED WALK/DRIVE)



# PENDERGRAST HISTORIC FARM

SITE PLAN CONCEPT 3/27/19



EXISTING ZONING DEVELOPABLE AREA R100 PLAN



CONSERVATION COMMUNITY PLAN 70% PRESERVATION 30% DEVELOPED AREA

## HOMES AND AMENITIES

1600 SF - 3000 SF HOMES WITH GARAGE OPTION AND PRIVATE COURTYARD WITH A COMMON BACK YARD CONSISTING OF APPROX. 5 ACRES OF WOODLANDS AND FARM AND A STREAM AND WITHIN BIKING DISTANCE OF COMMERCIAL SERVICES

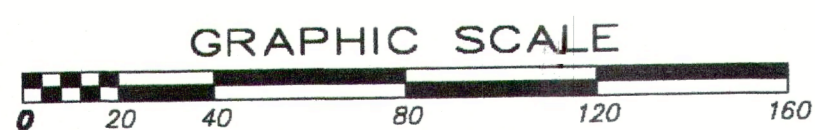
### AMENITIES

- 1/2 MILE NATURAL TRAIL SYSTEM
- COMMON HOUSE
- POOL
- 1 TO 1.5 ACRE FARM-GARDENS/ORCHARD/VINEYARD & WOODLAND GARDEN/SMALL ANIMALS
- GARDENER/CARETAKER RESIDENCE WITH FARM SUBSCRIPTION (CSA) FOR HOUSEHOLDS AND CLOSE BY NEIGHBORS
- 5 ACRE WOODLAND
- CONSERVATION EASEMENT PROTECTING FARM AND WOODLANDS IN PERPETUITY



# PENDERGRAST HISTORIC FARM

SITE PLAN CONCEPT 3/29/19



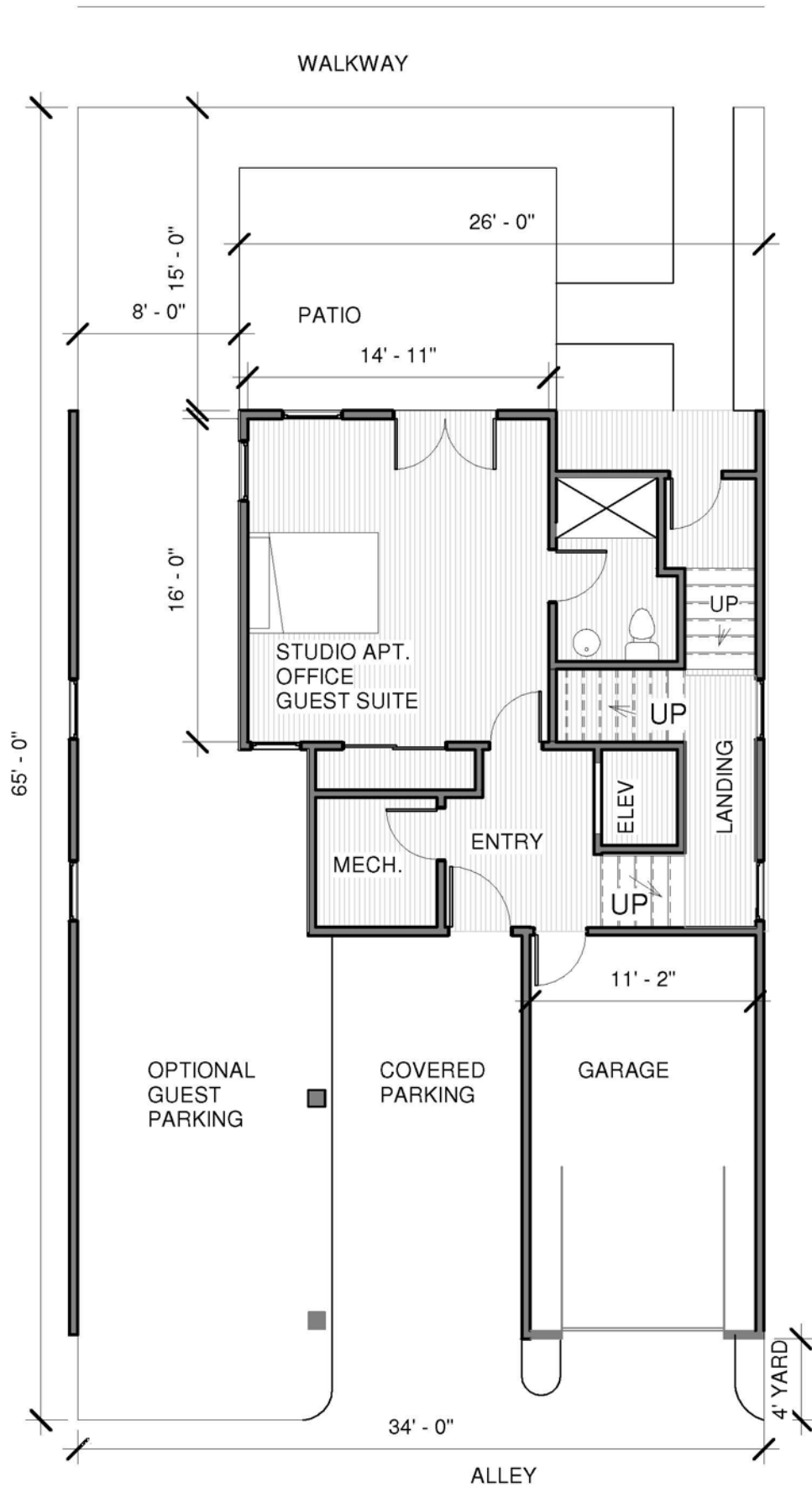
## GARDEN LEGEND

- A. CIRCULATION**
  - A1. ENTRY
  - A2. DRIVEWAY
  - A3. SERVICE CART PATH
  - A4. GARDEN PATH
- B. GARDENER/CARETAKER HOUSE**
- C. HABITAT EVERGREEN HEDGES**
  - C1. 30FT X 100FT
  - C2. 10FT X 100FT
- D. COMPOST AREA**
  - 15FT X 80FT
- E. CHICKENS**
  - E1. MOBILE UNIT
  - E2. PASTURE RUN
  - E3. WOODLAND RUN
- F. BLUEBERRIES - POLLINATOR HABITAT**
- G. CONSTRUCTED WETLAND HABITAT**
- H. GARDEN SHED 20FT X 30FT**
  - GATOR & IMPLEMENT STORAGE, IRRIGATION & CONTAINER STORAGE, POST HARVEST AREA, PRODUCE COOLER, ETC.
- I. PRODUCTION GARDEN - 1/3 ACRE**
- J. MUSCADINE ARBOR/SITTING AREA**
- K. FIRE CIRCLE**
- L. POLLINATOR GARDEN**
- M. HOOPHOUSE - 30FT X 100FT**
  - WITH 30 X 100 STAGING AREA & SUMMER CONTAINER GARDEN
- N. COMMUNITY GARDEN**
- O. ORCHARD**
  - PERIMETER GARDEN TRAIL ORCHARD



**PENDERGRAST FARM LLC**  
**COMMON HOUSE/PEDESTRIAN WAY**  
UNITS 11, 12, 13, 14, 16 and 20 - 6/30/19

FIRST FLOOR  
 GARAGE = 120 S.F.  
 FINISHED SPACE= 643 S.F.



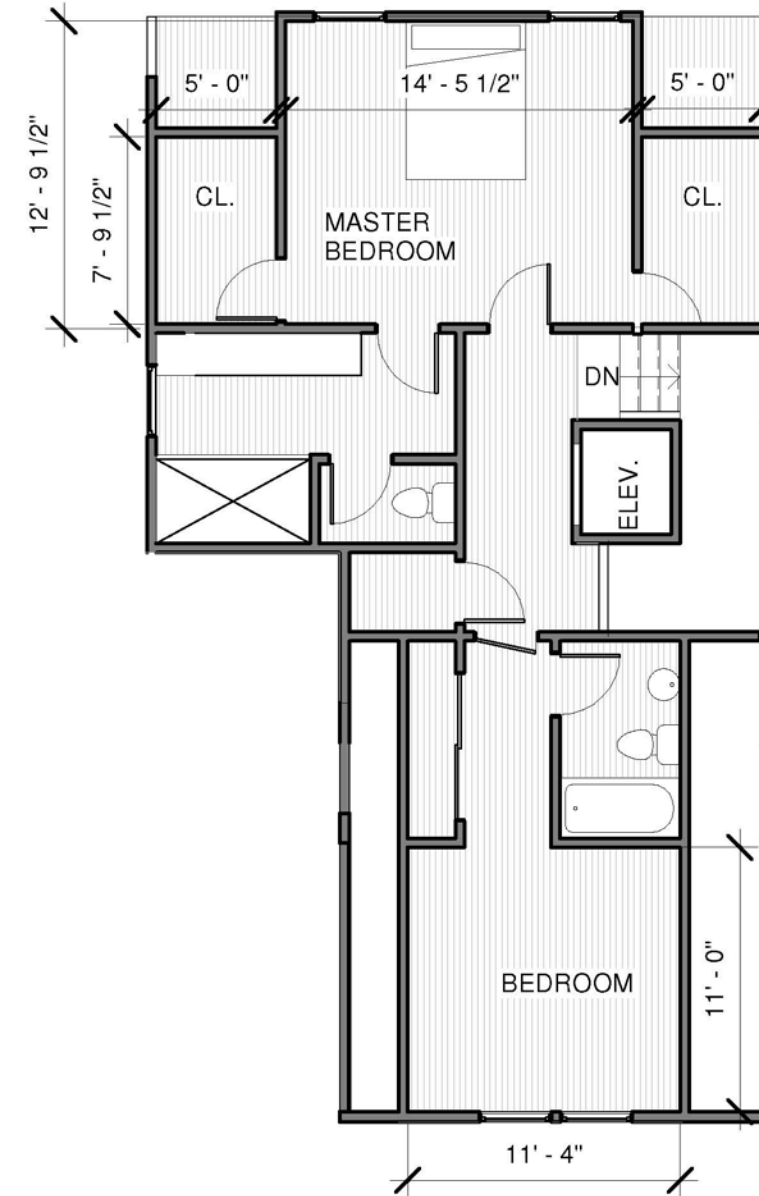
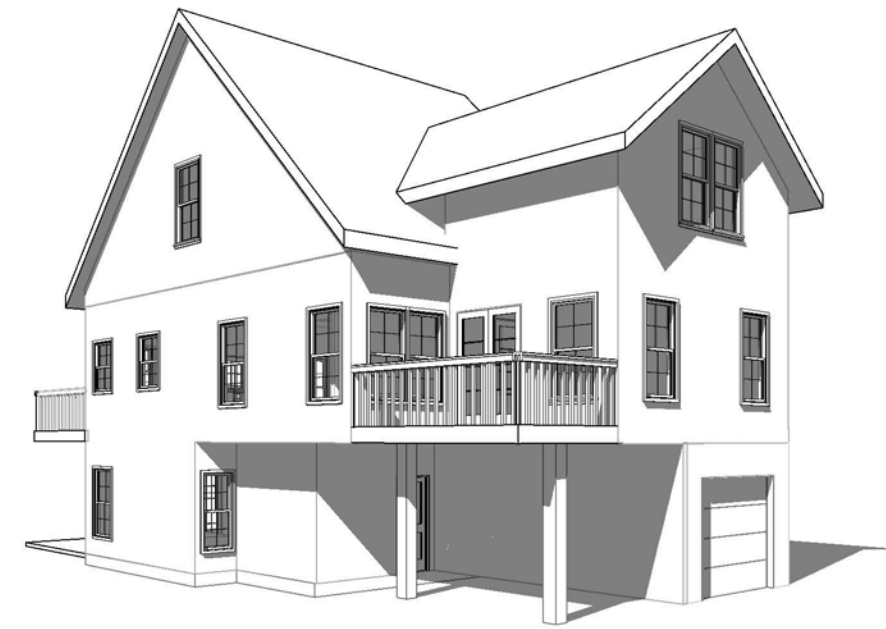
# UNIT A - CONCEPT PLAN

FINISH FLOOR 2339 S.F.

**AGING IN PLACE**  
 UNITS ARE DESIGNED WITH A RESIDENTIAL ELEVATOR OPTION - INSTALLED WITH THE UNIT OR FRAMED FOR FUTURE INSTALLATION



SECOND FLOOR  
 FINISHED SPACE= 916 S.F.



THIRD FLOOR  
 FINISHED SPACE= 780 S.F.

Unnamed

Project no. A 1  
 Date Issue Date  
 Drawn by Author  
 Checked by Checker  
 Scale 1/8" = 1'-0"

**PENDERGRASS FARM**  
 CONCEPT PLANS

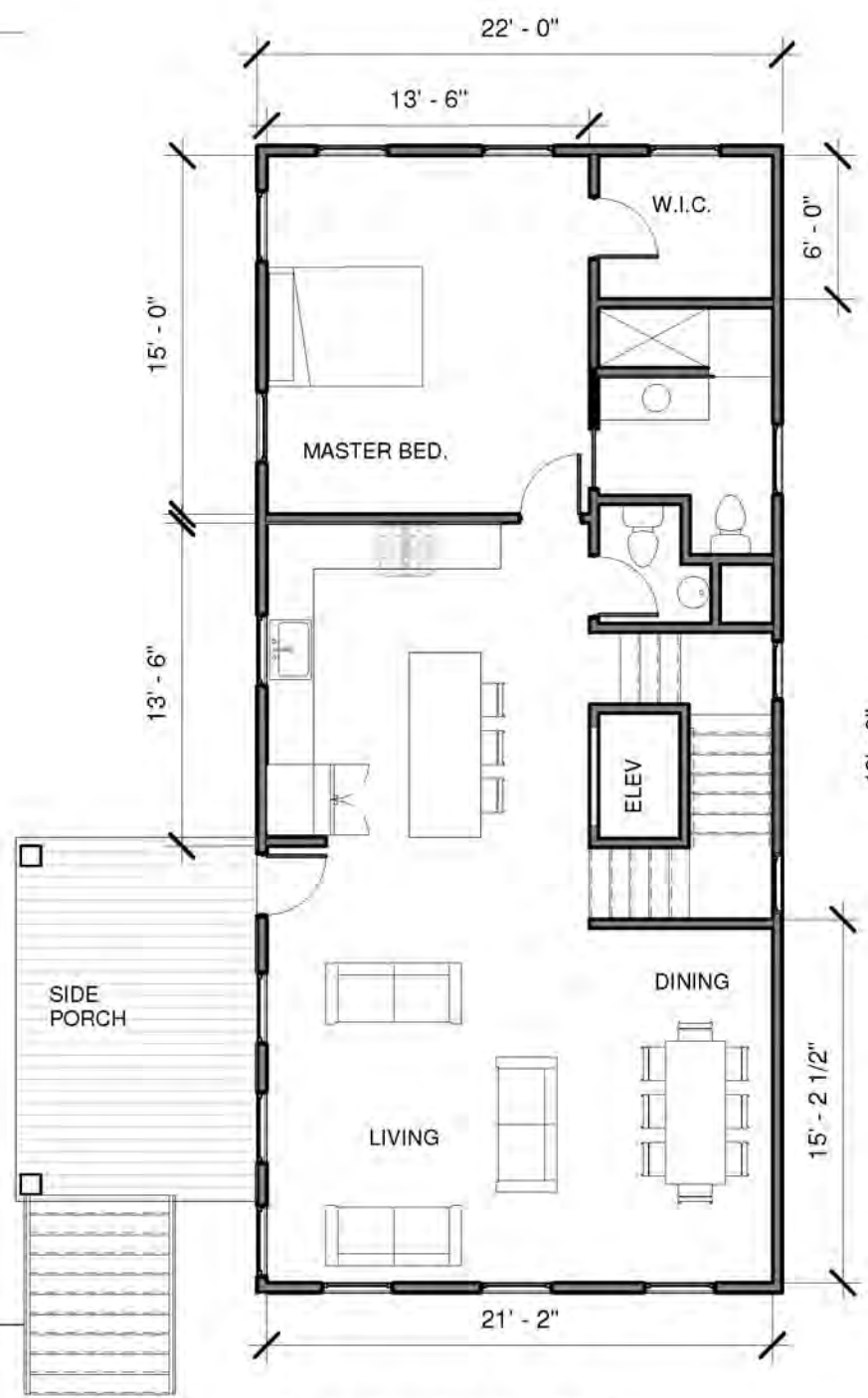
**VILLAGE HABITAT DESIGN BUILD**  
 gramsey@villagehabitatdesign.com  
 9/7/2018 6:32:06 PM



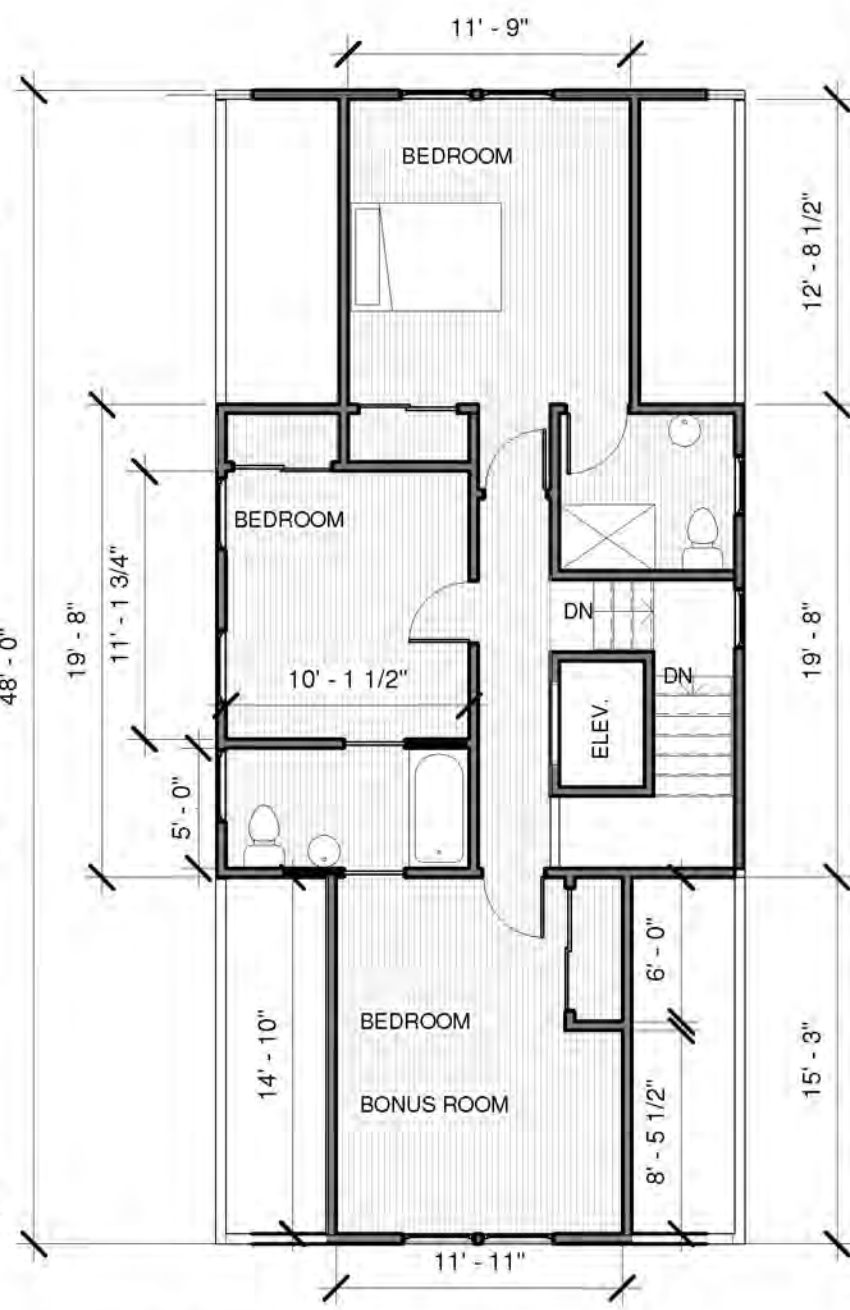




FIRST FLOOR PLAN  
 FINISHED SPACE = 573 S.F.  
 GARAGE = 440 S.F.



SECOND FLOOR PLAN  
 FINISHED SPACE = 938 S.F.



THIRD FLOOR PLAN  
 FINISHED SPACE = 673 S.F.

# UNIT B CONCEPT PLAN

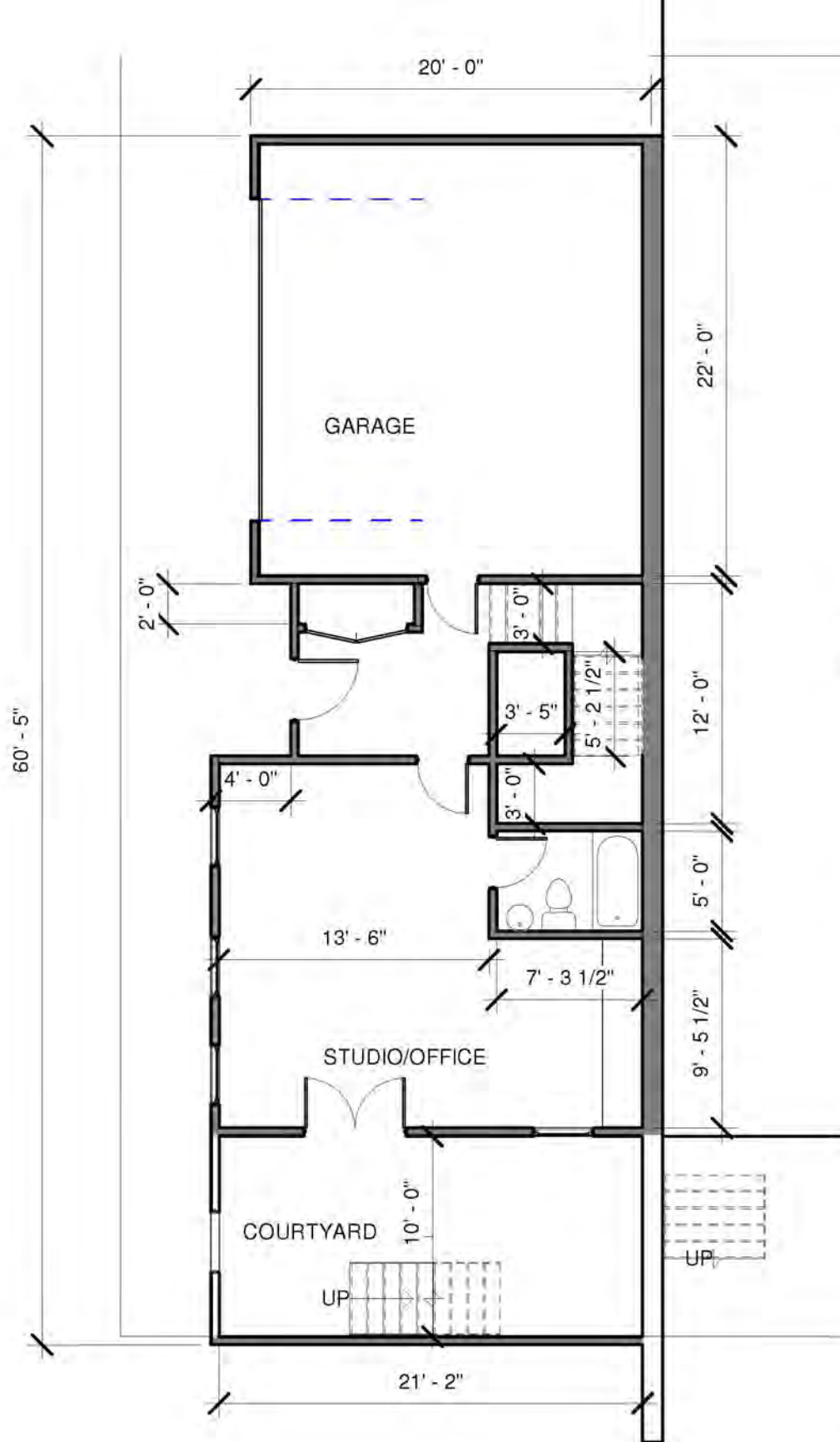
TOTAL FINISHED SPACE 2185 S.F.

**AGING IN PLACE**  
 UNITS ARE DESIGNED WITH A RESIDENTIAL ELEVATOR OPTION INSTALLED WITH THE UNIT OR FRAMED FOR FUTURE INSTALLATION

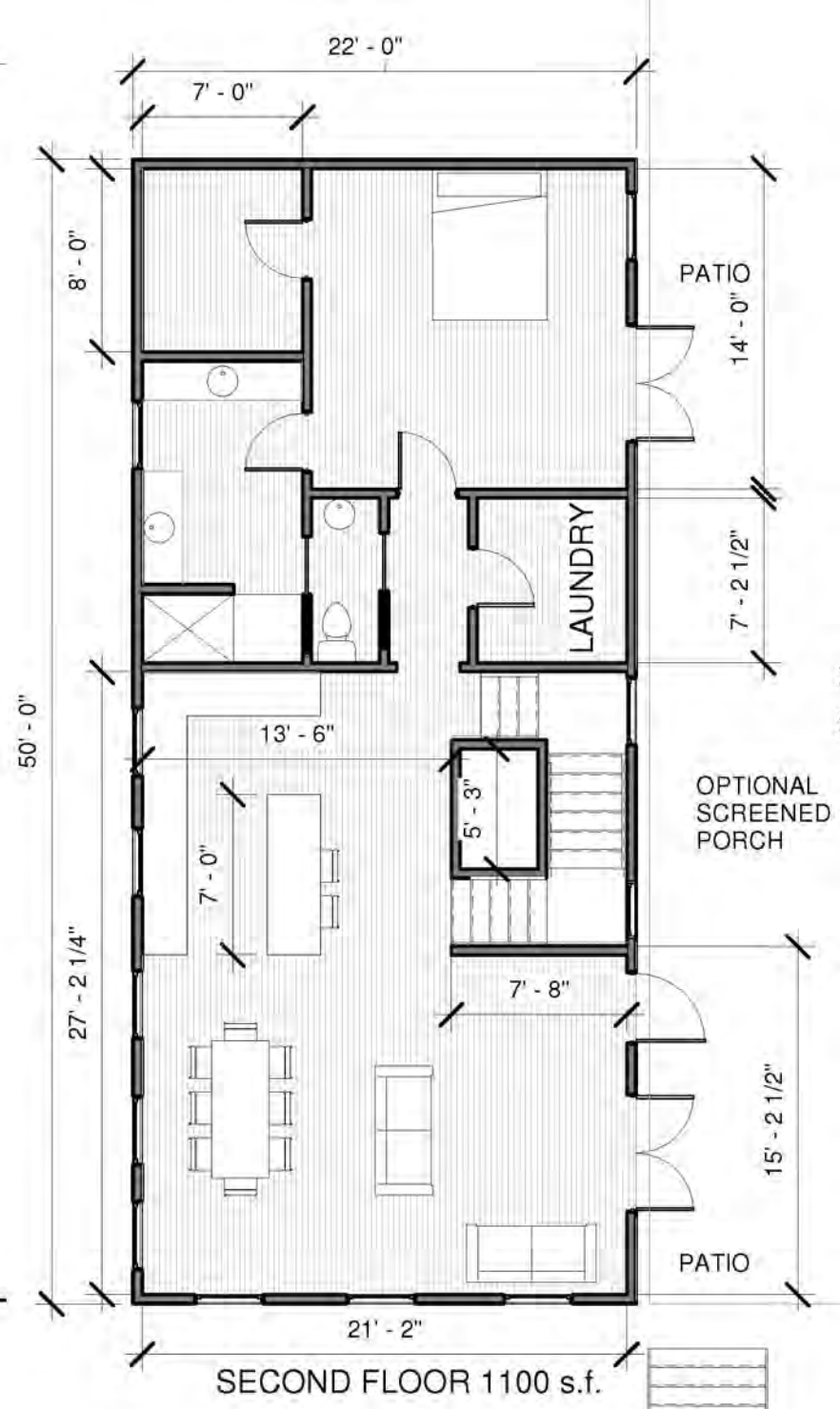


<b>Floor Plans</b>		Project no.	Project Number
		Date	Issue Date
<b>PENDERGRAST CONCEPT</b>		Drawn by	Author
		Checked by	Checker
<b>CONCEPT PLANS</b>		<b>B-1</b>	
		Scale 1/8" = 1'-0"	
<b>VILLAGE HABITAT DESIGN DWELLINGS DESIGN BUILD</b>		<a href="mailto:gramsey@villagehabitatdesign.com">gramsey@villagehabitatdesign.com</a>	
		9/7/2018 6:40:23 PM	





FIRST FLOOR  
 GARAGE = 440 S.F.  
 FINISHED SPACE = 537 S.F.



## UNIT C - CONCEPT PLAN

FINISHED FLOOR AREA = 2282 S.F.



Floor Plans		C-1
Project no.	Project Number	
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

**PENDERGRASS FARM**  
 CONCEPT PLANS

**DWELLINGS DESIGN BUILD**  
 cmhellmann@gmail.com 678 642 6306  
 9/7/2018 7:01:28 PM

