DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1079 OXFORD ROAD

Applicant: Alan Clark, AIA E-Mail: alan@alanclarkarchitects.com

Applicant Mailing Address: 726 SOUTH CANDLER STR
DECATUR GA 30030

Applicant Phone(s): 404) 219-4842 Fax: N/A

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

****

Owner(s): RICHARD HENNEMAN E-Mail: rhenneman@gmail.com

_____ E-Mail: _____

Owner(s) Mailing Address: 1079 OXFORD ROAD
ATLANTA GA 30306

Owner(s) Telephone Number: 771. 630-7092

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1920s

Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition ☐ Moving a building ☐ Other building changes ☒
New accessory building ☐ Landscaping ☐ Fence/Wall ☐ Other environmental changes ☐
Sign installation or replacement ☐ Other ☐

Description of Work:

(1) - Add new windows in back of house to match other windows in Kitchen/Family room addition

(2) - Remove existing side door & replace with new glass door.

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

Alan Clark AIA
Signature of Applicant/Date

Revised 1/26/17

DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

(I) / (We), RICHARD HENNEMAN

being (owner) (owners) of the property 1079 OXFORD ROAD,

hereby delegate authority to ALAN P. CLARK, AIA

to file an application in (my) (our) behalf.

R.A.L.

Signature of Owner/Date

Please review the following information

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

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

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void. You will need to apply for a new certificate if you still intend to do the work.

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

Revised 1/26/17

DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may pick this up at the DeKalb County Department of Planning and Sustainability, 330 West Ponce de Leon Avenue, Suite 300 floor, in Decatur, or you may make your request by mail, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability.

2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). If all documents are not provided the application will not be complete and will not be accepted.

3. A sign will be provided when the Certificate of Appropriateness is accepted. The applicant must post the sign on the subject property in a visible location, no more than ten feet from the road, at least ten days before the meeting.

4. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. In most months, the Historic Preservation Commission meets on the third Monday at 7 p.m. at the Maloof Auditorium, 1300 Commerce Drive in Decatur. In unusual circumstances meeting dates and location may be changed.

5. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.

5. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make presentations, but presentations are not required. The commissioners may have questions for the applicant.

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

Revised 1/26/17

DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

Sign Posting Requirements for a Certificate of Appropriateness

The DeKalb County Code requires that citizens who may be affected by the approval of a Certificate of Appropriateness must be notified of the hearing where that decision will take place. The notification is accomplished by requiring the applicant to post one or more signs on the property for which a certificate of appropriateness is being considered. The sign gives the date, time, and location of the meeting and the telephone number of the county historic preservation planner. The sign must be posted no later than ten days before the date of the preservation commission meeting and must remain in place until after the meeting.

When an applicant submits an application for a Certificate of Appropriateness, the applicant must request a sign from the Planning Department. If the property is bounded by more than one public street, a sign must be posted facing each street. It is the applicant's responsibility to obtain and post the sign appropriately. If you file your application by mail or fax, you must make arrangements to pick up the sign.

The sign must be posted prominently in the center of the front yard, facing the street, and within ten feet of the street or sidewalk, although the sign may not be posted <u>between</u> the street and the sidewalk. It is best to attach the sign to a four-foot tall stake, but attaching it to an existing support is usually acceptable. The sign <u>may not</u> be posted inside a house except in the case of a purpose-built commercial structure where front yard posting is impossible or impractical.

The signs are made of relatively thin cardstock. They should either be waterproofed or additional support should be added. The sign may be laminated, covered with clear plastic, or secured to heavier backing, such as heavy cardboard or plywood. If the sign is destroyed or becomes illegible during the ten day posting period, the applicant must contact the historic preservation planner for a replacement sign, which must be posted as soon as possible.

If the sign is not posted, is not posted for the full ten day period, or is posted inappropriately, the DeKalb County Historic Preservation Commission may deny the application or may defer consideration of the application until the following month.

Revised 1/26/17

DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. Three copies of drawings at scale (plus nine reduced sets) should be submitted. Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-371-2155, e-mail dccullis@dekalbcountyga.gov. Applicants are also referred to the DeKalb County website, http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability.

I have reviewed the "Design Manual for the Druid Hills Local Historic District" Y N
I have reviewed the DeKalb County Tree Ordinance Y N
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers
Y N

1. General

a. Label all drawings with the address of the site, owners' name, and contact phone number.
b. Number all drawings.
c. Include a graphic scale on reductions.
d. Date all revisions.
e. Indicate all unverified numbers with +/- signs
e. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include

a. Topographical plan with significant trees sized and located;
b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
c. Distance between houses;
d. Façade width to finished face of material;
e. Grading and elevations across site;
f. Dirt removal or regrading if more than 18";
g. Tree protection plan;
h. Tree removal and replacement plan

3. Driveways and Walkways

a. Location and relationship to house;
b. Width;
c. Material;
d. Curb cut and apron width

4. Fences & Retaining Walls

a. Placement on lot;
b. Height of fence or wall. If retaining wall, height on both sides;
c. Material;
d. Railing if necessary

5. Elevations and Floor Plans <<Indicate all unverified numbers with +/- signs>>

a. Plans for all floors (drawn to scale, ¼"=1' preferred);
b. House orientation on site plan;
c. Scalable elevations for front, rear, left, right;
d. Height, grade to ridge;
e. Streetscape comparison showing heights of two flanking houses on each side;
f. Height from grade to first floor level at all four corners;
g. Height from grade or finished floor line to eaves at all four corners;
h. Ceiling heights of each floor, indicating if rough or finished;
i. Height of space between the ceiling and finished floor above;
j. Two people of 5'-6" and 6' height shown;
k. Landscaping plan

6. Additions

a. Placement shown on elevations and floor plan;
b. Visibility from rights-of-way and paths;
c. Photos of all facades;
d. Design proportioned to main house;
e. Landscaping plan;
f. Materials and their combinations

7. Roof Plan

a. Shape and pitch of roof;
b. Roofing material;
c. Overhang;
d. Louvers and vents;
e. Chimney height and material

8. Dormers

a. Construction details provided;
b. Shape and size of dormer (show dimensions on drawings);
c. Overhang;
d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

a. Profile;
b. Visibility from right-of-way;
c. Material (plastic lens or glass);
d. Shown in plan and elevation to scale

10. Façade

a. Consistency in style;
b. Materials and their combinations
    brick size and color
    stone type and color
    fiber-cement (e.g. Hardieplank) or wood siding
    shake or shingle
    other
c. Height of foundation at corners;
d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
e. Detailing: soldier course, brackets, fascia board; water table;
f. Height from grade to roof ridge;
g. Dimensions, proportions and placement of windows, doors

11. Entrance

a. Height and width of door;
b. Design of door (e.g. 6-panel, craftsman);
c. Material of door;
d. Overhang;
e. Portico height;
f. Size and height of columns or posts;
g. Railing

12. Windows

a. Consistent with original as well as the area of influence;
b. Size and proportion similar to original;
c. Pane orientation and size similar to original;
d. Type (e.g. double hung, casement);
e. Fenestration on walls visible from right-of-way;
f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
g. Material of window and any cladding;
h. Width of muntins compared to original (show dimensions on drawings);
i. Shutters or canopies
j. Dimensions of windows and doors.

13. Materials

a. Show all materials and label them on drawings;
b. Provide samples of brick or stone;
c. Provide samples if new or unusual materials

14. Garages / Accessory Buildings

a. Visibility from street;
b. Placement on site;
c. Scale, style appropriate for house;
d. Show dimensions on drawings;
e. Materials;
f. Square footage appropriate for lot size;
g. Garage door size and design
h. Show height from grade to eaves and to top of roof

15. Demolitions

a. Provide documentation from engineer concerning feasibility of rehabilitation;
b. Provide photographs of structure to be demolished;
c. Provide plan for proposed redevelopment

Revised 1/26/17

AN RENOVATION FOR
RICHARD HENNEMAN

1079 OXFORD ROAD ATLANTA, GEORGIA 30306

DEKALB COUNTY HISTORIC PRESERVATION COMMISSION REIVEW

SEPTEMBER 25, 2020

BUILDING CODE INFORMATION

THE FOLLOWING WILL BE THE STATE OF GEORGIA'S MINIMUM STANDARD CONSTRUCTION CODES:

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) (EFFECTIVE JANUARY 1, 2020)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) (EFFECTIVE JANUARY 1, 2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) (EFFECTIVE JANUARY 1, 2020)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) (EFFECTIVE JANUARY 1, 2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) (EFFECTIVE JANUARY 1, 2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) (EFFECTIVE JANUARY 1, 2020)
- NATIONAL ELECTRICAL CODE, 2017 EDITION, WITH NO GEORGIA AMENDMENTS (EFFECTIVE JANUARY 1, 2018).
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GA SUPPLEMENTS AND AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)
- NFPA 101
- LIFE SAFETY CODE 2018 EDITION WITH STATE AMENDMENTS (2020) (EFFECTIVE JANUARY 1, 2020)

CODE INTERPRETATIONS
2012 INTERNATIONAL BUILDING CODE INTERPRETATIONS:
2016-IBC-0001: ASSEMBLY OCCUPANCIES
2016-IBC-0002: FLAMDXX AND TYPE III CONSTRUCTION
2016-IBC-0002A: FLAMDXX ADDENDUM: IAPMO UER-0173
2012 INTERNATIONAL RESIDENTIAL CODE INTERPRETATIONS:
2016-IRC-0001: FOURTH STORY INCREASE FOR DWELLINGS
2017-IRC-0002: STRUCTURAL COMPOSITE LUMBER (SCL) AND THE IRC
2018-IRC-0003: PROJECTIONS ADJACENT TO TOWNHOME PROPERTY LINES
2012 LIFE SAFETY CODE INTERPRETATIONS:
2016-LSC-0001: SIMULTANEOUS - NON-SIMULTANEOUS USE AREAS
2016-LSC-0002: DESIGN OCCUPANT LOAD REDUCTION

PROJECT TEAM

ARCHITECT
ALAN CLARK ARCHITECTS, LLC
CONTACT: ALAN P. CLARK, AIA
726 SOUTH CANDLER STREET
DECATUR, GEORGIA 30030
404-219-4642

STRUCTURAL ENGINEER
NOT APPLICABLE

CONTRACTOR
TO BE DETERMINED

OWNER OF RECORD

RICHARD HENNEMAN
1079 OXFORD ROAD
ATLANTA, GEORGIA 30306
771-630-7092
EMAIL:rhenneman@gmail.com

INDEX OF DRAWINGS

ARCHITECTURE (BY ALAN CLARK ARCHITECTS, LLC)

T-1 TITLE PAGE
T-2 NOTES, SYMBOLS
AB-1 EXISTING AFFECTED FLOOR PLAN & EXTERIOR ELEVATIONS
AB-2 EXISTING PHOTOGRAPHS (REAR AND SIDE OF HOUSE)
D-1 DEMOLITION AFFECTED FLOOR PLAN & EXTERIOR ELEVATIONS
A-1 PROPOSED AFFECTED FLOOR PLAN & EXTERIOR ELEVATIONS

STRUCTURAL (BY STABILITY ENGINEERING)
NOT IN SCOPE

SCOPE OF WORK

INSTALL NEW WINDOWS AT BREAKFAST ROOM AT REAR SIDE OF HOUSE TO MATCH EXISTING WINDOWS. INSTALL NEW EXTERIOR DOOR AND SCREEN DOOR AT BREAKFAST ROOM AT SIDE OF HOUSE.

FOR DEKALB COUNTY HISTORIC PRESERVATION COMMISSION REVIEW ONLY

REVISIONS	DATE

COPYRIGHT © 2020
ALAN PHILLIP CLARK ARCHITECTS, LLC
ALL RIGHTS RESERVED.

THIS DRAWING IS THE PROPERTY OF ALAN PHILLIP CLARK ARCHITECTS, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR DISTRIBUTED OR VIEWED, OR USED FOR ANY PURPOSE IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS AND RELATED FIELD CONDITIONS.

NOTE TO GENERAL CONTRACTOR:
ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS & SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING. THE ARCHITECT WILL PROMPTLY CORRECT THE SAME IN WRITING. WORK DONE BY THE CONTRACTOR INVOLVING UNRESOLVED DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

STATE OF GEORGIA
ALAN PHILLIP CLARK
REGISTERED ARCHITECT

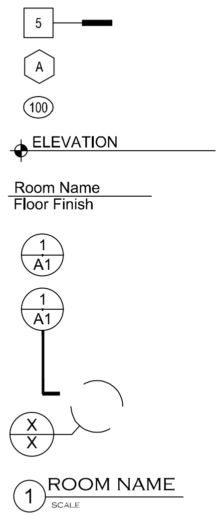
ALAN PHILLIP CLARK
ARCHITECTS, LLC
WWW.ALANCLARKARCHITECTS.COM
@ALANCLARKARCHITECTS
[INSTAGRAM]

A RENOVATION FOR
RICHARD HENNEMAN
1079 OXFORD ROAD
ATLANTA GEORGIA 30306

DATE	09/25/2020
DRAWN BY	APC/WAC
JOB NUMBER	0188
SHEET NAME	TITLE SHEET

T-1
SHEET NUMBER

ARCHITECTURAL SYMBOLS



Wall Type
Window Type
Door Type
Elevation height
Room Name (and Finish Material)
Elevation designation
Section designation
Detail bubble
Drawing tag

ZONING INFORMATION

1079 OXFORD ROAD
ZONED R-85
PER ATLANTA, GA

MINIMUM YARD REQUIREMENTS SHALL APPLY:
FRONT YARD: THERE SHALL BE A FRONT YARD HAVING A DEPTH OF NOT LESS THAN 50 FEET.
SIDE YARD: THERE SHALL BE TWO SIDE YARDS, ONE ON EACH SIDE OF THE MAIN BUILDING, EACH HAVING A WIDTH OF NOT LESS THAN 8.5 FEET.
REAR YARD: THERE SHALL BE A REAR YARD OF NOT LESS THAN 40 FEET.

ACCESSORY STRUCTURES: ACCESSORY STRUCTURES OTHER THAN FENCES,WHEN PERMITTED, SHALL BE PLACED TO THE REAR OF THE MAIN STRUCTURE WITHIN THE BUILD-ABLE AREA OF THE LOT.

MAXIMUM LOT COVERAGE: MAXIMUM LOT COVERAGE WITHIN THIS DISTRICT SHALL NOT EXCEED 35 PERCENT OF TOTAL LOT AREA.

CONSTRUCTION TYPE:
WOOD FRAME, WITH BRICK BASE, BRICK, STUCCO FINISH AND WOOD HALF TIMBERING.

GENERAL NOTES

1) ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL AND MECHANICAL

2) DO NOT SCALE DRAWINGS

3) THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM ARCHITECT.

4) IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.

5) DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FOUNDATION OR FACE OF FRAMING, UNLESS NOTED OTHERWISE.

6) IT IS THE RESPONSIBILITY OF THE OWNER AND/ OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.

7) ANY DISCREPANCIES CONTAINED WITHIN THE FOLLOWING DRAWINGS/DOCUMENTS ARE TO BE IMMEDIATELY REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.

8) ANY DEVIATIONS FROM THE FOLLOWING DOCUMENTS SHOULD BE REPORTED IMMEDIATELY TO ARCHITECT.

9) ALL STRUCTURAL MEMBERS TO BE VERIFIED, DESIGNED, AND SIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE WHICH THE PROJECT IS BEING CONSTRUCTED.

10) ALL WOOD IN CONTACT WITH CONCRETE AND/OR EXPOSED TO THE EXTERIOR ELEMENTS TO BE PRESSURE TREATED.

11) ALL SHEATHING AND DECKING USED ON EXTERIOR ENVELOPE TO BE OF "EXTERIOR GRADE"

12) CERTIFIED U.L. FIRE SEPARATION/RATED ASSEMBLIES TO BE USED WHERE REQUIRED BY CODE.

13) G.C. TO VERIFY & ADHERE TO FIREPLACE MANUFACTURER AND CODE REQUIREMENTS FOR MIN. CLEARANCES OF COMBUSTIBLE MATERIALS AROUND FIREPLACE, INCLUDING, BUT NOT LIMITED TO, FRAMING, SURROUNDING MATERIAL, HEARTH, & FLUE.

14) ALL TOILETS MUST HAVE VENTILATION FAN ABOVE IN CEILING IN ACCORDANCE WITH GOVERNING BUILDING CODE.

15) ALL BEDROOMS MUST HAVE SMOKE DETECTORS LOCATED OUTSIDE BEDROOM DOOR IN ACCORDANCE W/ GOVERNING BUILDING CODE.

16) TEMPERED GLASS TO BE USED IN DOORS & WINDOWS AS REQUIRED BY GOVERNING BUILDING CODE. G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO FINAL ORDER.

17) EXTERIOR PORCHES SHOULD BE SLOPED 1/8" PER FOOT MINIMUM TO ALLOW FOR DRAINAGE OF WATER & TO PREVENT PONDING OF WATER.

18) G.C. TO VERIFY W/ ELEVATOR AND/OR LIFT MANUF. ALL REQUIREMENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL & ELECTRICAL, PERTAINING TO SPECIFIED ELEVATOR/LIFT BEFORE CONSTRUCTION - IF G.C. SUBSTITUTES SPECIFIED ELEVATOR/LIFT FOR ANOTHER MANUF. AND/OR MODEL NOTIFY ARCHITECT IMMEDIATELY (BEFORE PROCEEDING) TO DISCUSS POSSIBLE IMPACT ON CONSTRUCTION DOCUMENTS.

19) G.C. TO VERIFY GRADE AGAINST HOUSE/STRUCTURE SLOPES AWAY TO DRAIN WATER AWAY FROM STRUCTURE.

20) G.C. TO VERIFY MASONRY WEEPHOLES @ 33" O.C., MAX.

21) G.C. TO USE METAL MASONRY TIES. G.C. TO VERIFY W/ STRUCTURAL 0.29 x 7/8" GALV. METAL TIES TO BE USED. EACH METAL TIE MAY NOT SUPPORT AN AREA GREATER THAN 3'-0" SQUARE FEET WITH A MAXIMUM SPACING OF 16" O.C VERTICALLY AND 24" O.C. MAX. HORIZONTALLY.

22) G.C. TO VERIFY R-VALUES W/ LOCAL JURISDICTIONS AND GOVERNING CODES BEFORE INSULATION.

23) TYPICAL INSULATING "R-VALUES:" ROOF: R=30, FLOOR/CEILING: R= 21 EXTERIOR WALLS: R=21

24) G.C. TO VERIFY SOIL CONDITIONS BEFORE POURING FOUNDATION.

25) TYPICAL SLAB ON GRADE TO BE 4" P.I.P. CONCRETE SLAB W/ 6 X 6 X $^{10}/_{10}$ W.W.F. OVER 6 MIL. POLY VAPOR BARRIER OVER 4" GRAVEL BED OVER COMPACTED SOIL. G.C. TO VERIFY WITH APPROVED STRUCTURAL BEFORE POURING SLAB.

26) ALL WINDOW & DOOR SHOP DRAWINGS REQUIRED TO BE REVIEWED & APPROVED BY ARCHITECT AND OWNER PRIOR TO PLACING ORDER.

27) G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO ORDERING.

28) G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF GUTTERS & DOWNSPOUTS PRIOR TO INSTALLATION.

29) G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF VENTS, INCLUDING BUT NOT LIMITED TO, DRYER VENTS / EXHAUST VENTS, WHICH ARE LOCATED ON EXTERIOR WALLS.

30) G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATION OF EXTERIOR LIGHTING PRIOR TO INSTALLATION OF JUNCTION BOXES.

31) G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATIONS OF INTERIOR AND EXTERIOR ELECTRICAL SWITCHES PRIOR TO INSTALLATION OF JUNCTION BOXES.

32) G.C. TO COORDINATE ELECTRICAL & PLUMBING REQUIREMENTS FOR APPLIANCES , INCLUDING, BUT NOT LIMITED TO REFRIGERATORS & FREEZERS, OVENS, STOVES, GRILLS, VENT HOODS, ICE MAKERS, AND DISHWASHERS.

33) G.C. TO VERIFY ALL STRUCTURAL MEMBERS NOTED IN ARCHITECTURAL DRAWINGS, INCLUDING, BUT NOT LIMITED TO STUDS, JOISTS, AND RAFTER SIZES AND SPACING, WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK IN QUESTION.

34) ALL EXTERIOR MATERIALS, COLORS, STAINS, ETC. TO BE SUBMITTED TO ARCHITECT & OWNER FOR REVIEW & APPROVAL, PRIOR TO FINAL ORDER & INSTALLATION. MATERIAL MOCK-UPS MIGHT BE NECESSARY FOR REVIEW& APPROVAL.

35) ALL SILLS & TOPS OF HEADER TRIM @ EXTERIOR WINDOWS TO SLOPE MIN. 5 DEGREES TO SHED WATER PROPERLY.

36) ALL WINDOW AND DOOR DIMENSIONS ON SCHEDULE DIMENSIONED TO SASH. IT IS THE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ROUGH OPENING SIZES AND REQUIREMENTS WITH THE CHOSEN WINDOW MANUFACTURER.

37) EACH ITEM OF MATERIAL AND EQUIPMENT SHALL EQUAL OR EXCEED THAT DESCRIBED OR INDICATED. THE CONTRACTOR IS HELD DIRECTLY RESPONSIBLE FOR ALL WORK DONE BY SUBCONTRACTORS.

38) NO VARIATIONS OR DEVIATIONS FROM THE DETAILS AS DRAWN ARE PERMITTED WITHOUT WRITTEN AUTHORIZATION OR AN ALTERNATE APPROVED DETAIL FURNISHED BY THE ARCHITECT OR OWNERS. UNLESS SPECIFICALLY STATED OTHERWISE, ALL MATERIALS PROVIDED UNDER THIS CONTRACT SHALL BE NEW AND FREE FROM DEFECTS.

39) ALL DIMENSIONS ARE WITNESSED TO THE OUTSIDE FACE OF CMU, OR STUD, CENTER OF COLUMNS, TOP OF STRUCTURAL CONCRETE SLAB OR MASONRY OPENINGS OF WINDOWS AND DOORS UNLESS NOTED OTHERWISE.

40) THE CONTRACTOR SHALL DEVELOP A COMPLETE SCHEDULE FOR COMPLETION OF THE WORK. THIS SCHEDULE SHALL BE REVIEWED WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.

41) FIELD VERIFY ALL DIMENSIONS.

42) GENERAL CONTRACTOR SHALL HOLD EXTERIOR GRADES A MINIMUM OF 6" BELOW FINISH FLOOR AND PROVIDE A 5% SLOPE OF GRADE AWAY FROM BUILDING EXTERIOR.

43) ALL CONCRETE SHALL BE PROPORTIONED TO DEVELOP 3000 PSI AT 28 DAYS AND HAVE A MAXIMUM SLUMP OF 4".

44) ALL LUMBER IN CONTACT WITH THE GROUND, CONCRETE, MASONRY, OR THE EXTERIOR SHALL BE PRESSURE TREATED.

45) PROVIDE WOOD BLOCKING SUPPORT FOR GRAB BARS, TOILET AND ACCESSORIES, AS REQUIRED BY EACH MANUFACTURER.

46) ALL DOOR AND WINDOW OPENINGS TO BE COUNTER FLASHED W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.

47) CAULK WITH SEALANT AT ALL JOINTS AT DISSIMILAR MATERIALS. CAULK PANEL ENDS OF SIMILAR MATERIALS WHEN EXPOSED TO AIR INFILTRATION.

48) METAL FLASHING SHALL BE PROVIDED AT ALL VERTICAL MATERIAL TRANSITIONS W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.

49) ALL FLOOR FINISH CHANGES TO OCCUR AT CENTERLINE OF DOORS (U.N.O.).

50) INSTALL ALL PRODUCTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
ABV	ABOVE
ARCH	ARCHITECTURAL / ARCHITECT
BYND	BEYOND
BTM	BOTTOM
B.O.	BOTTOM OF
BL	BUILD LINE
CLG	CEILING
CTR	CENTER
CL	CENTER LINE
CLO/ CLOS	CLOSET
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
COORD	COORDINATE
DEG	DEGREE
DIFF	DIFFERENCE/ DIFFERENT
DIM	DIMENSION(S)
DWG	DRAWING
DBL	DOUBLE
DN	DOWN
EA	EACH
EL	ELEVATION
ELEV	ELEVATOR
ELLIP	ELLIPTICAL
EXT	EXTERIOR
FIN	FINISH
FLR	FLOOR
GEN	GENERAL
GC	GENERAL CONTRACTOR
HGT	HEIGHT
INT	INTERIOR
LVL	LEVEL
MANUF	MANUFACTURER
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
OC	ON CENTER
OW	OPEN WEB
PL	PLATE
PIP	POURED IN PLACE
PDR	POWDER ROOM
PT	PRESSURE TREATED
R	RADIUS
RCP	REFLECTED CEILING PLAN
REF	REFERENCE
REP	REPRESENTATIVE
REQ'D/ REQ	REQUIRED/ REQUIREMENTS
SECT	SECTION
SPECS	SPECIFICATIONS
ST/ STOR	STORAGE
STRUCT	STRUCTURAL/ STRUCTURE
THK	THICK
TBD	TO BE DETERMINED
TO	TOP OF
TYP	TYPICAL
T&G	TOUNGE & GROOVE
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WWF	WELDED WIRE FABRIC

*** IF ANY DISSIMILAR METALS ARE SHOWN AS BEING IN CONTACT WITH EACH OTHER, CONTRACTOR TO PROVIDE "MATERIAL" TO ELIMINATE GALVANIC ACTION.

DRAWING NOTES

CONSTRUCTION DOCUMENT SET ISSUANCE NOTE:
ALL SHEETS RELEASED FOR CONSTRUCTION ARE PRINTED ON 24" X 36" SIZED WHITE COLORED SHEETS. DO NOT SCALE DRAWINGS. IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR AND/OR ARCHITECT IF YOU ARE WORKING OFF SET SMALLER THAN 24" X 36" IN SIZE.
IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL WORK IS BEING PERFORMED OFF OF THE MOST CURRENT DRAWINGS ISSUED. VERIFY DRAWINGS THAT ARE BEING USED ARE THE MOST CURRENT RELEASE BY COMPARING THE DATES LISTED ABOVE (ON SHEET "T.1.0") WITH THE DATES LISTED IN THE TITLE BLOCK OF EACH INDIVIDUAL SHEET. IF THE DATES DO NOT MATCH THEN YOU ARE NOT WORKING ON THE MOST CURRENT ISSUED DRAWING. IF THERE IS ANY QUESTION AS TO WHICH SHEETS ARE THE MOST CURRENT CONTACT THE ARCHITECT IMMEDIATELY.

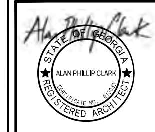
FOR DEKALB COUNTY HISTORIC PRESERVATION COMMISSION REVIEW ONLY

REVISIONS	DATE

COPYRIGHT © 2020
ALAN PHILLIP CLARK ARCHITECTS, LLC
ALL RIGHTS RESERVED.

THIS DRAWING IS THE PROPERTY OF ALAN PHILLIP CLARK ARCHITECTS, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. THE DIMENSION OF WHICH ARE 24" X 36". IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS AND RELATED FIELD CONSTRUCTION CRITERIA.

NOTE TO GENERAL CONTRACTOR: ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS & SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING. THE ARCHITECT WILL PROMPTLY CORRECT THE SAME IN WRITING. WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

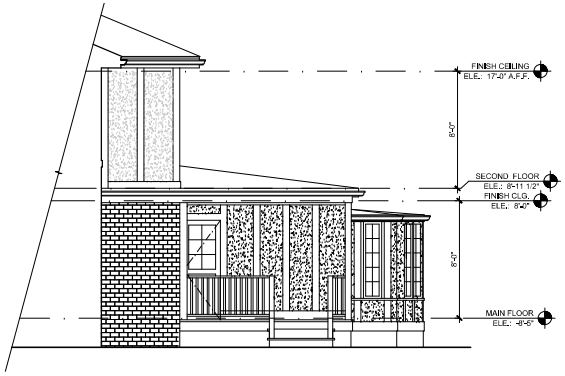


ALAN PHILLIP CLARK
ARCHITECTS, LLC
WWW.ALANCLARKARCHITECTS.COM
@ALANCLARKARCHITECTS
[INSTAGRAM]

A RENOVATION FOR
RICHARD HENNEMAN
1079 OXFORD ROAD
ATLANTA GEORGIA 30306

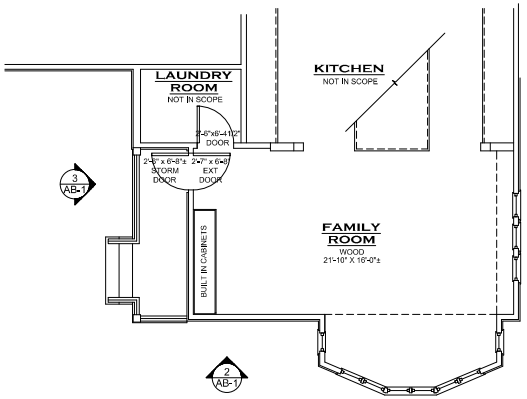
DATE	09/25/2020
DRAWN BY	APC/WAC
JOB NUMBER	0188
SHEET NAME	NOTES & SYMBOLS

SHEET NUMBER
T-2



3 EXISTING AFFECTED EXTERIOR ELEVATION - SIDE PORCH
SCALE: ¼" = 1'-0"

2 EXISTING AFFECTED EXTERIOR ELEVATION - REAR
SCALE: ¼" = 1'-0"



1 EXISTING AFFECTED FLOOR PLAN
SCALE: ¼" = 1'-0"

FOR DEKALB COUNTY HISTORIC PRESERVATION COMMISSION
REVIEW ONLY

REVISIONS	DATE

COPYRIGHT © 2020
ALAN PHILLIP CLARK ARCHITECTS, LLC
ALL RIGHTS RESERVED.

THIS DRAWING IS THE PROPERTY OF ALAN PHILLIP CLARK ARCHITECTS, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR DISTRIBUTED OR MANDATED BY ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS AND RELATED FIELD CONSTRUCTION CRITERIA.

NOTE TO GENERAL CONTRACTOR: ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS & SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING. THE ARCHITECT WILL PROMPTLY CORRECT THE SAME IN WRITING. WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

STATE OF GEORGIA
ALAN PHILLIP CLARK
PROVISIONAL
REGISTERED ARCHITECT

ALAN PHILLIP CLARK
ARCHITECTS, LLC
WWW.ALANCLARKARCHITECTS.COM
@ALANCLARKARCHITECTS
[INSTAGRAM]

A RENOVATION FOR
RICHARD HENNEMAN
1079 OXFORD ROAD
ATLANTA GEORGIA 30306

DATE	09/25/2020
DRAWN BY	APC/WAC
JOB NUMBER	0188
SHEET NAME	EXISTING AFFECTED PLAN & EXTERIOR ELEVS

AB-1
SHEET NUMBER

4 REAR ELEVATION

3 SIDE FROM DRIVEWAY

2 FRONT ELEVATION

1 SIDE ENTRANCE

FOR DEKALB COUNTY HISTORIC PRESERVATION COMMISSION REVIEW ONLY

REVISIONS	DATE

COPYRIGHT © 2020
ALAN PHILLIP CLARK ARCHITECTS, LLC
ALL RIGHTS RESERVED.

THIS DRAWING IS THE PROPERTY OF ALAN PHILLIP CLARK ARCHITECTS, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR ALTERATION OF WHEREVER, OF IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS AND RELATED FIELD CONSTRUCTION.

NOTE TO GENERAL CONTRACTOR: ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS & SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING. THE ARCHITECT WILL PROMPTLY CORRECT THE SAME IN WRITING. WORK DONE BY THE CONTRACTOR INVOLVING ANY UNCORRECTED DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

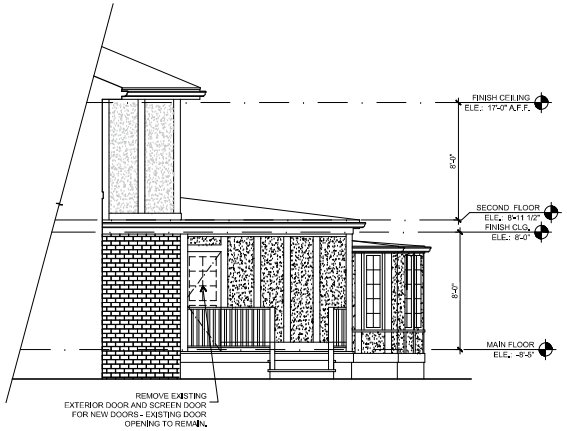
STATE OF GEORGIA
ALAN PHILLIP CLARK
REGISTERED ARCHITECT

ALAN PHILLIP CLARK
ARCHITECTS, LLC
WWW.ALANCLARKARCHITECTS.COM
@ALANCLARKARCHITECTS
[INSTAGRAM]

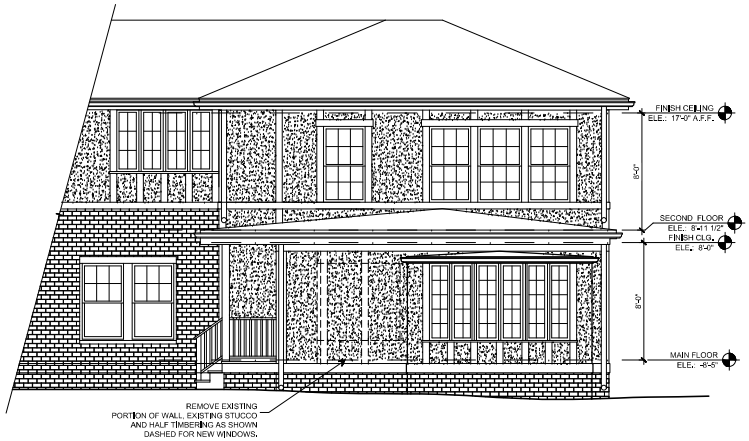
A RENOVATION FOR
RICHARD HENNEMAN
1079 OXFORD ROAD
ATLANTA GEORGIA 30306

DATE	09/25/2020
DRAWN BY	APC/WAC
JOB NUMBER	0188
SHEET NAME	EXISTING PHOTOGRAPHS

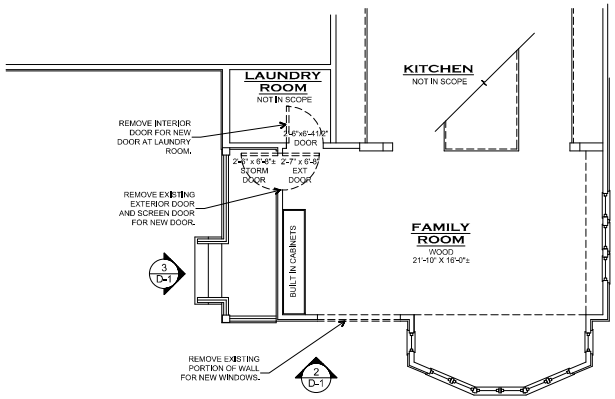
AB-2
SHEET NUMBER



3 DEMOLITION AFFECTED EXTERIOR ELEVATION - SIDE PORCH
SCALE: 1/4" = 1'-0"



2 DEMOLITION AFFECTED EXTERIOR ELEVATION - REAR
SCALE: 1/4" = 1'-0"



1 DEMOLITION AFFECTED FLOOR PLAN
SCALE: 1/4" = 1'-0"

FOR DEKALB COUNTY HISTORIC PRESERVATION COMMISSION
REVIEW ONLY

REVISIONS	DATE

COPYRIGHT © 2020
ALAN PHILLIP CLARK ARCHITECTS, LLC
ALL RIGHTS RESERVED.

THIS DRAWING IS THE PROPERTY OF ALAN PHILLIP CLARK ARCHITECTS, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR IN ANY FORM OR MANNER, OR USED IN ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS AND RELATED FIELD CONSTRUCTION CRITERIA.

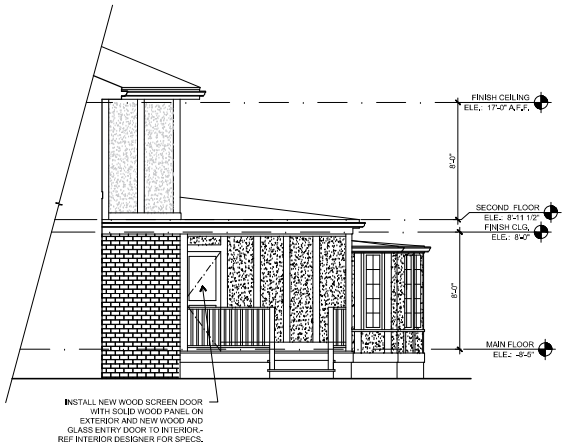
NOTE TO GENERAL CONTRACTOR: ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS & SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING. THE ARCHITECT WILL PROMPTLY CORRECT THE SAME IN WRITING. WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

ALAN PHILLIP CLARK
ARCHITECTS, LLC
WWW.ALANCLARKARCHITECTS.COM
@ALANCLARKARCHITECTS
[INSTAGRAM]

A RENOVATION FOR
RICHARD HENNEMAN
1079 OXFORD ROAD
ATLANTA GEORGIA 30306

DATE	09/25/2020
DRAWN BY	APC/WAC
JOB NUMBER	0188
SHEET NAME	DEMO AFFECTED PLAN & EXTERIOR ELEVS

D-1
SHEET NUMBER

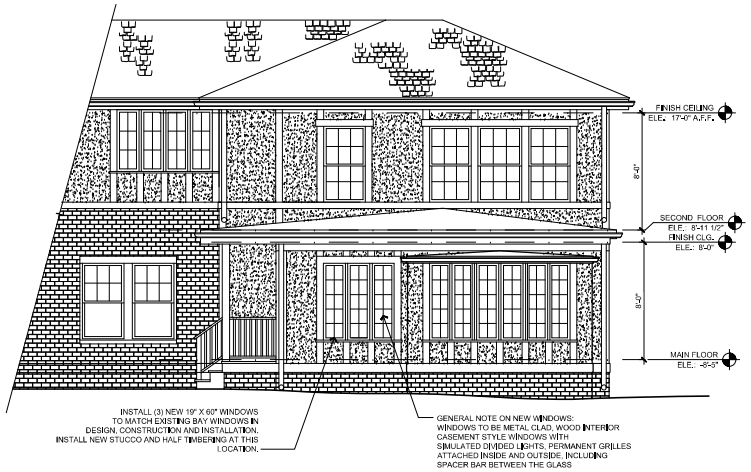


NEW SIDE EXTERIOR DOOR
BY ROUGE VALLEY
31" X 80"
STIANED WOOD

NEW LAUNDRY DOOR
BY ROUGE VALLEY
34" X 80"
STIANED WOOD
WITH FROSTED GLASS
PANEL

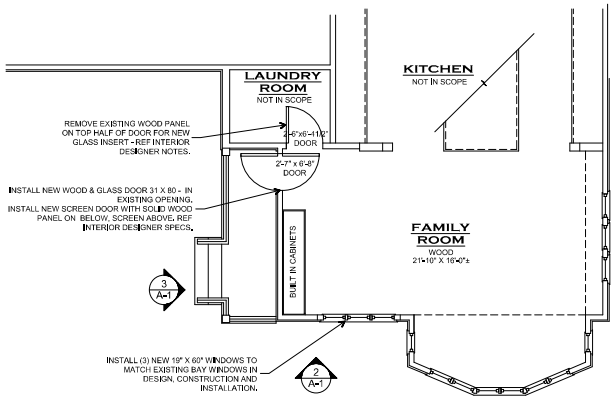
3 PROPOSED AFFECTED EXTERIOR ELEVATION - SIDE PORCH

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



2 PROPOSED AFFECTED EXTERIOR ELEVATION - REAR

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



1 PROPOSED AFFECTED FLOOR PLAN

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

FOR DEKALB COUNTY HISTORIC PRESERVATION COMMISSION
REVIEW ONLY

REVISIONS	DATE

COPYRIGHT © 2020
ALAN PHILLIP CLARK ARCHITECTS, LLC
ALL RIGHTS RESERVED.

THIS DRAWING IS THE PROPERTY OF ALAN PHILLIP CLARK ARCHITECTS, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR THE DESIGN OF WHICH IS USED, IN ANY WAY. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS AND RELATED FIELD CONSTRUCTION CONDITIONS.

NOTE TO GENERAL CONTRACTOR: ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS & SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING. THE ARCHITECT WILL PROMPTLY CORRECT THE SAME IN WRITING. WORK DONE BY THE CONTRACTOR INVOLVING ANY UNRESOLVED DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

ALAN PHILLIP CLARK
ARCHITECTS, LLC
WWW.ALANCLARKARCHITECTS.COM
@ALANCLARKARCHITECTS
[INSTAGRAM]

A RENOVATION FOR
RICHARD HENNEMAN
1079 OXFORD ROAD
ATLANTA GEORGIA 30306

DATE	09/25/2020
DRAWN BY	APC/WAC
JOB NUMBER	0188
SHEET NAME	PROPOSED AFFECTED PLAN & EXTERIOR ELEVS.

A-1

SHEET NUMBER