



**RECEIVED**

**By Rachel Bragg at 4:38 pm, Mar 30, 2021**

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: 1011 Oakdale Road, Atlanta, GA 30307

Applicant: Mike DeCarlo E-Mail: mike@decarlohawker.com

Applicant Mailing Address: 2470 Hosea L. Williams Drive, Atlanta, GA 30317

Applicant Phone(s): (678) 595-9002 Fax: \_\_\_\_\_

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

Owner(s): Heather & David Ewing E-Mail: hce.ewing@att.net

E-Mail: \_\_\_\_\_

Owner(s) Mailing Address: 1011 Oakdale Road, Atlanta, GA 30307

Owner(s) Telephone Number: (404) 213-3516

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: Main house built 1920, Main house rear addition built 2007

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:

- Extend the rear roof gable further back (over an existing 1-story flat roof) for a Master Suite addition on the 2nd floor.
- Undergo miscellaneous interior renovations on the existing 2nd floor of the house and interior repairs on the existing ground floor of the house.
- Replace the house's existing original single-paned painted wood windows with new double-paned windows of the same material, sizes and configurations.
- There is no sitework involved in this project.

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.

M De Carlo 3/26/2021  
Signature of Applicant/Date

Revised 1/26/17

**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),

Heather Ewing

being (owner) (owners) of the property 1011 Oakdale Road, Atlanta, GA 30307,

hereby delegate authority to Mike DeCarlo

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

 3/26/21  
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.

# ADDITIONS & RENOVATIONS TO THE EWING RESIDENCE

DECARLO  
HAWKER

ARCHITECTURE & DESIGN  
2470 H.L. WILLIAMS DRIVE NE  
ATLANTA, GEORGIA 30317  
TELEPHONE: 678-595-9002  
www.decarlohawker.com



**PROJECT DESCRIPTION:**

Extend the rear roof gable further back (over an existing 1-story flat roof) for a Master Suite addition on the 2nd floor.

Undergo miscellaneous interior renovations on the existing 2nd floor of the house and interior repairs on the existing ground floor of the house.

Replace the house's existing original single-paned painted wood windows with new double-paned windows of the same material, sizes and configurations.

There is no sitework involved in this project.

**PROJECT CONTACTS:**

**OWNERS:**  
Heather & David Ewing  
1011 Oakdale Rd.  
Atlanta, GA 30307  
(404) 213-3516

**ARCHITECT:**  
Mike DeCarlo  
DeCarlo Hawker Architecture  
2470 H. L. Williams Drive NE  
Atlanta, GA. 30317  
(678) 595-9002  
mike@decarlohawker.com

**PROJECT GENERAL NOTES:**

1. Construction drawings are to show conformity to building codes and for architectural design information only. General Contractor is responsible for all final material selections and for coordination and oversight of construction process.
2. Construction shall meet the requirements of all applicable building codes including any product, drawings, or specifications not provided within the scope of this drawing set.
3. Construction and installation shall follow all manufacturer guidelines and recommendations, including those needed for warranties.
4. All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.
5. Dimensions noted on drawings shall take precedence over scaled dimensions.
6. General Contractor is responsible for verifying engineering issues meet all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.

**DRAWING INDEX:**

T1.1	Title Sheet & Code Information
--	Site Survey
D1.1	Ground Floor Demolition Plan
D1.2	Second Floor Demolition Plan
D1.3	Roof Demolition Plan
A1.1	Ground Floor Plan - Proposed
A1.2	Second Floor Plan - Proposed
A1.3	Roof Plan - Proposed
A2.1	Exterior Elevations
A2.2	Exterior Elevations
A2.3	Exterior Elevations - Existing
A2.4	Exterior Elevations - Existing

**APPLICABLE CODES:**

2018 International Residential Code  
with Georgia Amendments

**CODE INFORMATION:**

Project Address: 1011 Oakdale Rd.  
Atlanta, GA 30307

Zoning: R-85

Occupancy: R-3, Single-Family Res.

Construction Type: Type VB

Building Height: 29'-9 $\frac{3}{4}$ " 2 stories on crawl space (Match existing - no change)  
(Complies with 35'-0" max.)  
(Measured from entry door threshold to highest roof peak)

Building Area: Ground Floor: 2,340 s.f. (existing - no change)  
Second Floor: 1,108 s.f. (existing) + 247 s.f. new = 1,355 s.f. total proposed  
TOTAL MAIN HOUSE: 3,448 s.f. (existing) + 247 s.f. new = 3,695 s.f. total proposed  
(Heated square footage indicated for Main House as per Zoning Code definitions)  
(Square footage does not include attached garages & porches as per Zoning Code definition)

Lot Coverage: No change

Site Area: 57,992 s.f. (1.33 acres)

26 MAR 2021 CERT. OF APPROPRIATENESS

## EWING RESIDENCE

ADDITION & RENOVATION

HEATHER EWING  
(404) 213-3516  
1011 OAKDALE ROAD  
ATLANTA, GA.

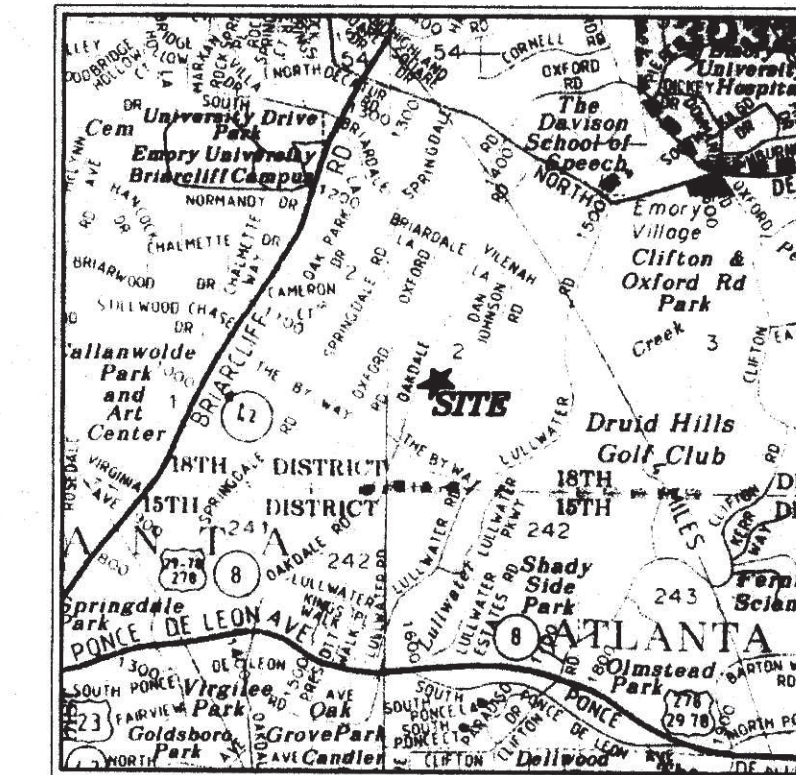
JOB NO. 2104

### TITLE SHEET CODE INFO

# T1.1

NOT RELEASED FOR CONSTRUCTION





VICINITY MAP  
(NOT TO SCALE)

LEGEND

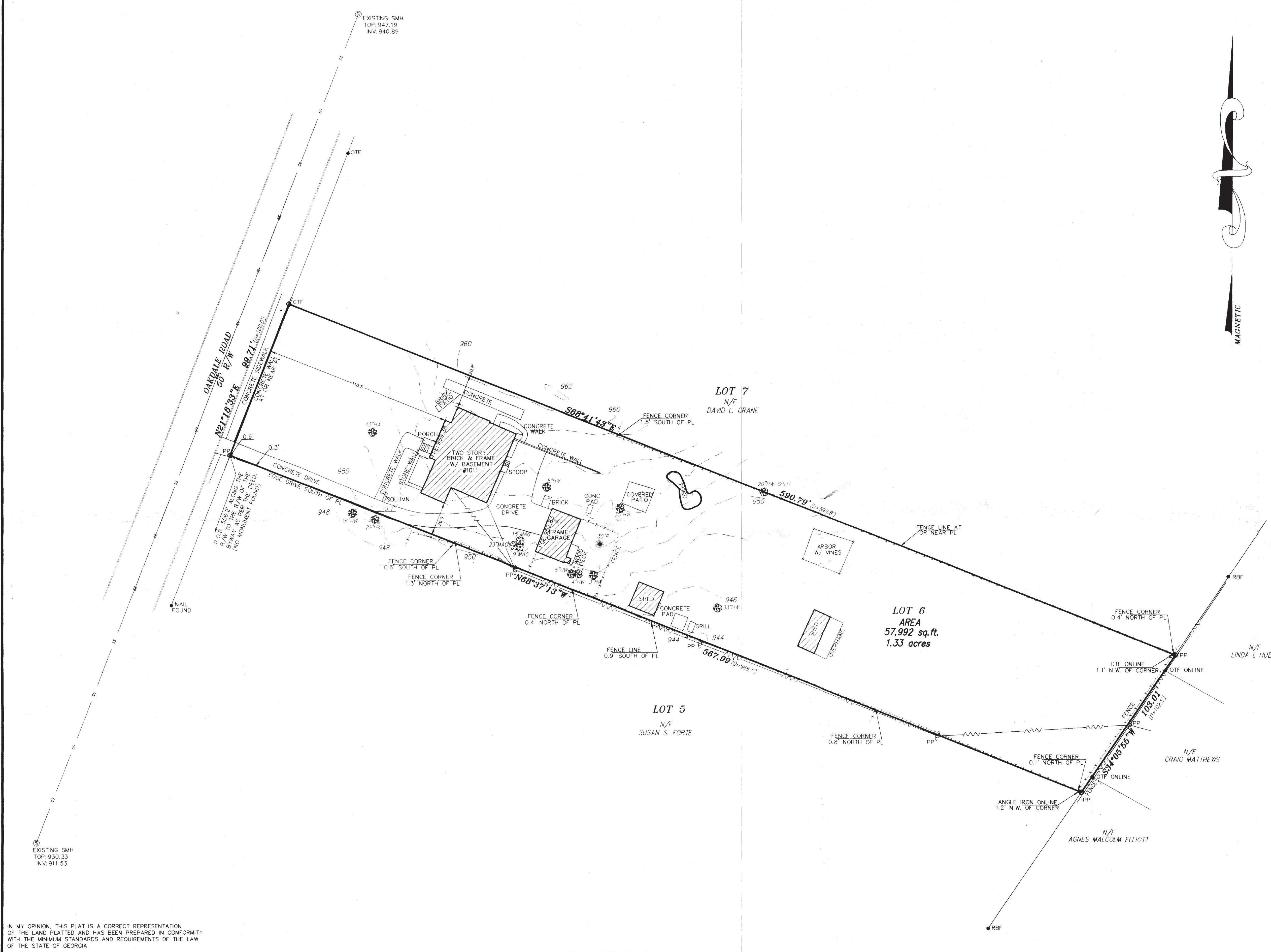
IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	OHUL	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SMH	SEWER MAN HOLE
RB	REINFORCING BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	CB	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LL	LAND LOT	DI	DROP INLET
L	LINE	DL	LAND LOT LINE
R	RADIUS	HW	HEAD WALL
COMC	CONCRETE	CMP	CORRUGATED METAL PIPE
C	CURVE	RCP	REINFORCED CONCRETE PIPE
CO	CLEAN OUT	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LIGHT POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
5. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 17579 - PAGE 276.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13089C0064 H - EFFECTIVE DATE OF MAY 7, 2001. ZONE "X", AS DESCRIBED BY SAID MAP BEING "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD LIMITS".



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 THE LAW OF THE STATE OF GEORGIA.

	PLAT PREPARED FOR	HOME REBUILDERS	DATE	5/22/2006
	OWNER/PURCHASER	HEATHER EWING AND DAVID EWING	SCALE	1" = 30'
	LAND LOT 2	18th DISTRICT	SECTION	DEKALB COUNTY, GEORGIA
	LOT 6	BLOCK 13	UNIT	
SUBDIVISION	DRUID HILLS SUBDIVISION	REVISION	BY:	DATE:
SURVEYED:	DRAFTED:			
PLATTED:	DISC #:			
APPROVED:				

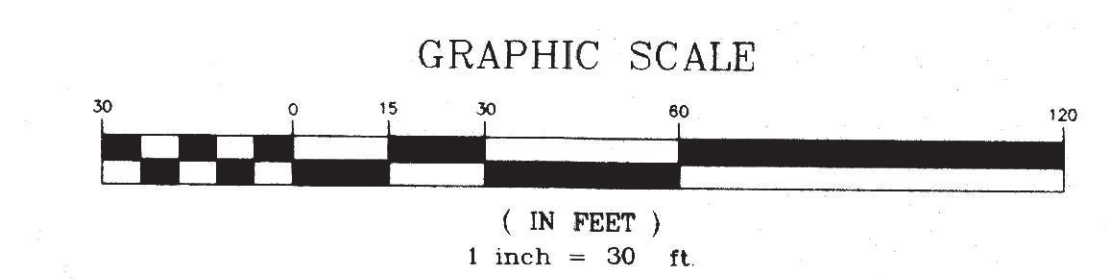
SOLAR LAND SURVEYING COMPANY

P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993  
TELEPHONE (770) 794-9055 FAX (770) 794-9052

The field data upon which this plat is based has a closure of 1 foot in 10,000 feet, an angular error of .03 seconds per angle point and was adjusted using the Least Squares Method. This data has been computed for closure and found to be accurate to 1 foot in 10,000 feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat. No State Plane Coordinate Monument found within 500' of this property.

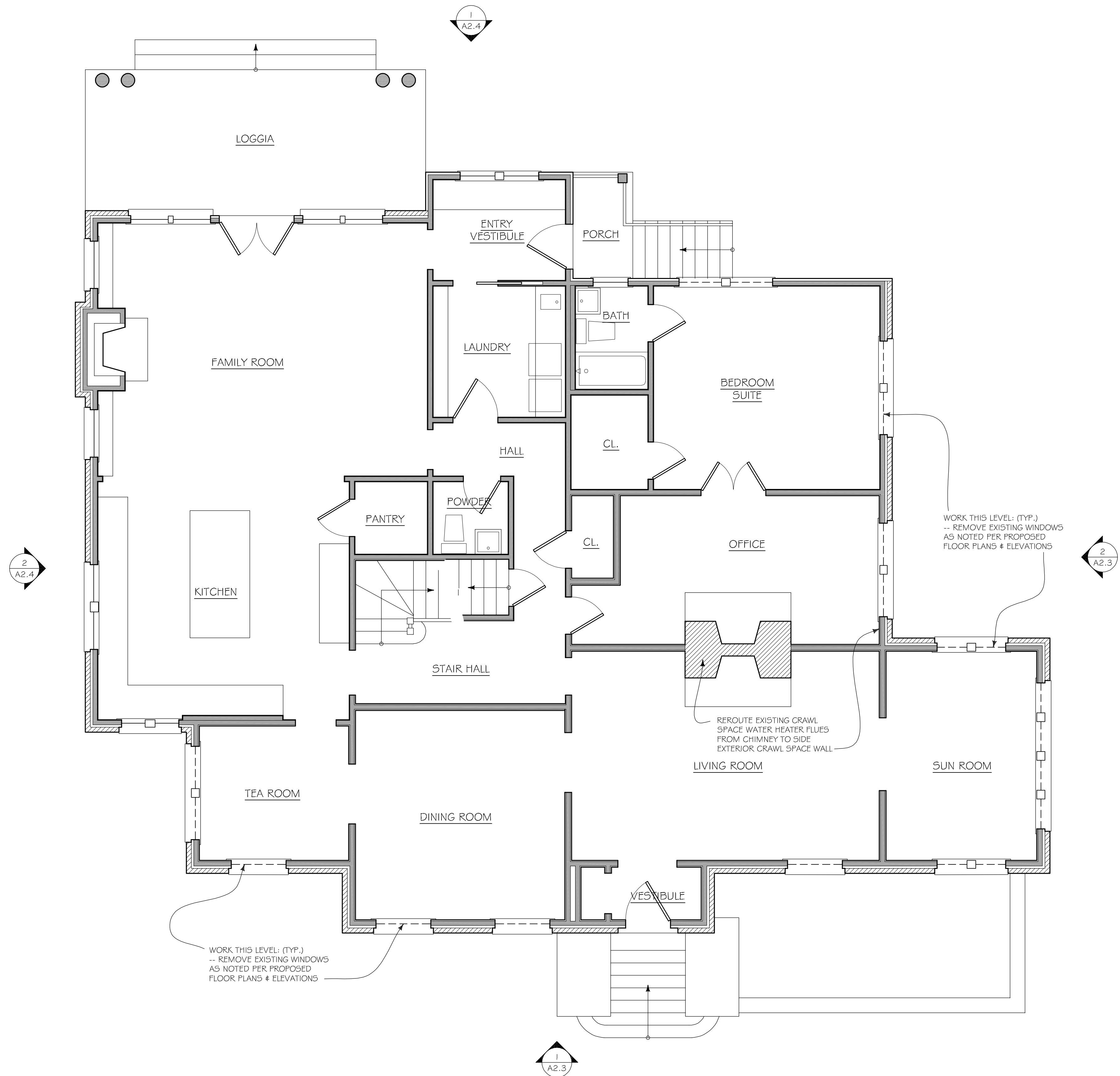
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any other person, persons, or entity without the express recommitment of the surveyor naming such person, persons, or entity.



JOB # 06-5263





26 MAR 2021 CERT. OF APPROPRIATENESS  
01 MAR 2021 AS-BUILT PLANS

EWING  
RESIDENCE

ADDITION & RENOVATION

HEATHER EWING  
(404) 213-3516  
1011 OAKDALE ROAD  
ATLANTA, GA.

JOB NO. 2104

MAIN FLOOR  
AS-BUILT PLANS

D1.1

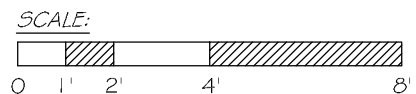
NOT RELEASED FOR CONSTRUCTION

- DEMOLITION GENERAL NOTES**
- EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
  - BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
  - PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
  - REMOVE EXISTING ELECTRICAL, PLUMBING & GAS PIPING IN DEMOD CONSTRUCTION - DISCONNECT & CAP PRIOR TO REMOVAL.

**WALL LEGEND**

	EXISTING WOOD FRAMED WALL
	EXISTING BRICK OR MASONRY WALL
	WALL TO BE REMOVED

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





26 MAR 2021 CERT. OF APPROPRIATENESS  
12 MAR 2021 OWNER REVIEW  
01 MAR 2021 AS-BUILT PLANS

EWING  
RESIDENCE

ADDITION & RENOVATION

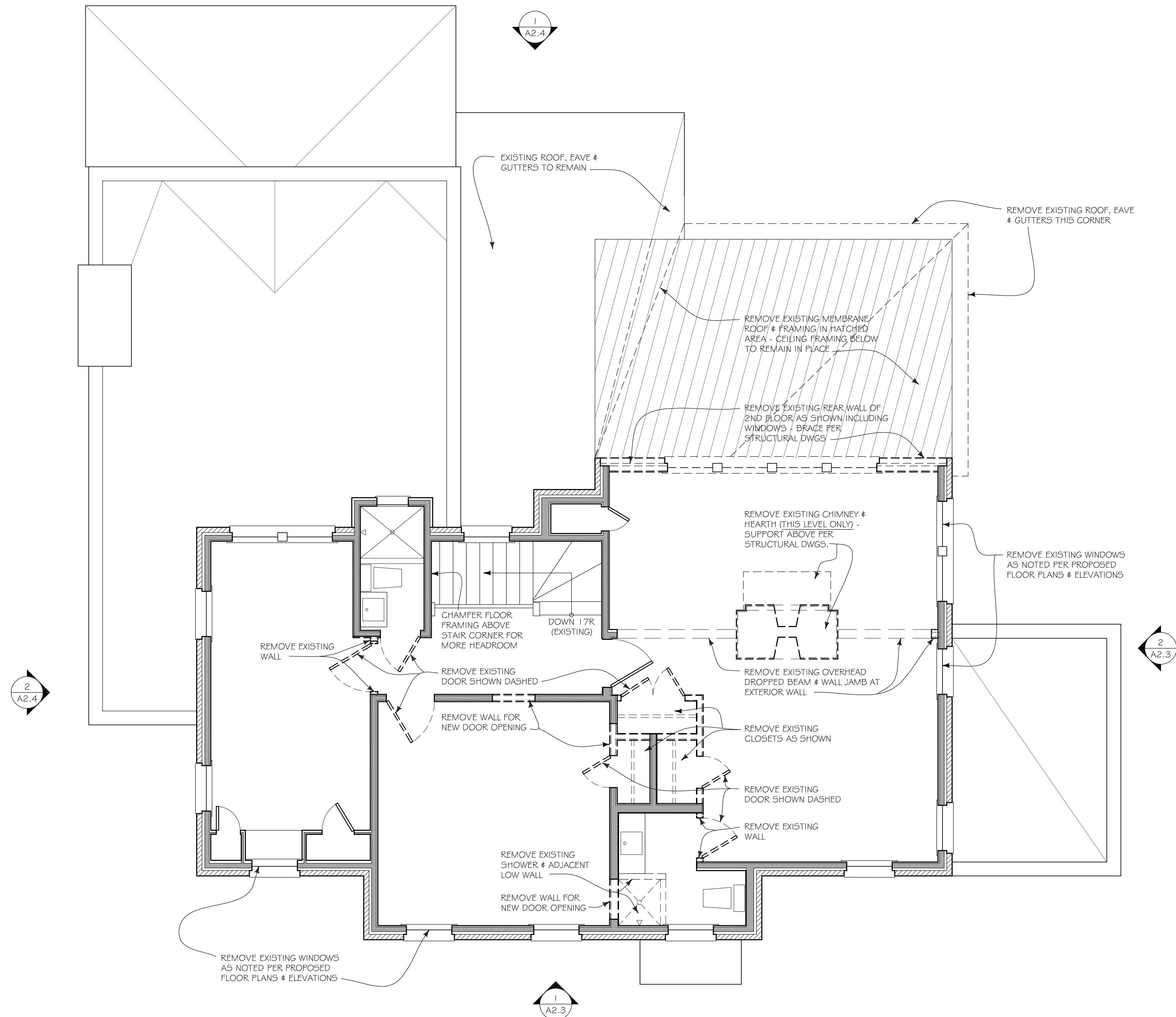
HEATHER EWING  
(404) 213-3516  
1011 OAKDALE ROAD  
ATLANTA, GA.

JOB NO. 2104

SECOND FLOOR  
DEMOLITION PLAN

D1.2



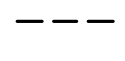
NOT RELEASED FOR CONSTRUCTION



DEMOLITION GENERAL NOTES

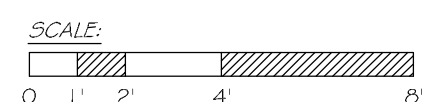
- EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
- BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
- PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
- REMOVE EXISTING ELECTRICAL, PLUMBING & GAS PIPING IN DEMOD CONSTRUCTION - DISCONNECT & CAP PRIOR TO REMOVAL.

WALL LEGEND

-  EXISTING WOOD FRAMED WALL
-  EXISTING BRICK OR MASONRY WALL
-  WALL TO BE REMOVED

1 SECOND FLOOR DEMOLITION PLAN

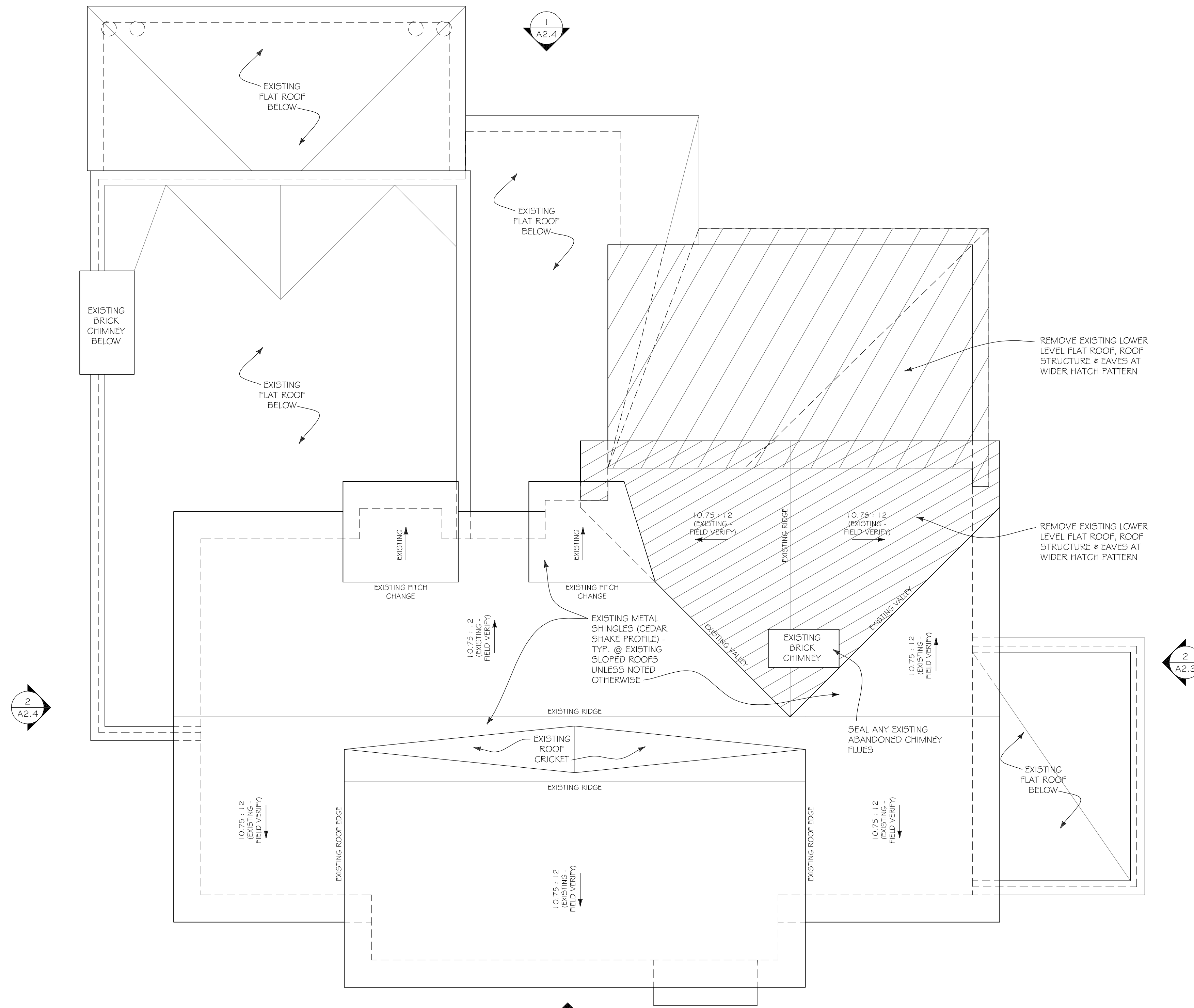
SCALE: 1/4" = 1'-0"





DEMOLITION GENERAL NOTES

1. EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
2. BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
3. PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
4. REMOVE EXISTING ELECTRICAL, PLUMBING & GAS PIPING IN DEMOD CONSTRUCTION - DISCONNECT & CAP PRIOR TO REMOVAL.



26 MAR 2021 CERT. OF APPROPRIATENESS

EWING  
RESIDENCE

ADDITION & RENOVATION

HEATHER EWING  
(404) 213-3516  
1011 OAKDALE ROAD  
ATLANTA, GA.

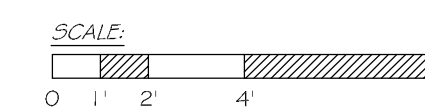
JOB NO. 2104

ROOF  
DEMOLITION PLAN

D1.3

NOT RELEASED FOR CONSTRUCTION

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

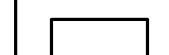

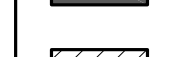




GENERAL NOTES

- DIMENSIONS ARE TO FACE OF WOOD FRAMING, BRICK, OR CABINETRY.
- MATCH EXISTING DOOR, WINDOW & CASED OPENING HEIGHTS UNLESS NOTED OTHERWISE.
- CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

WALL LEGEND

-  EXISTING WALL
-  NEW WOOD FRAMED WALL - 2x4 @ 16" O.C.
-  NEW BRICK WALL

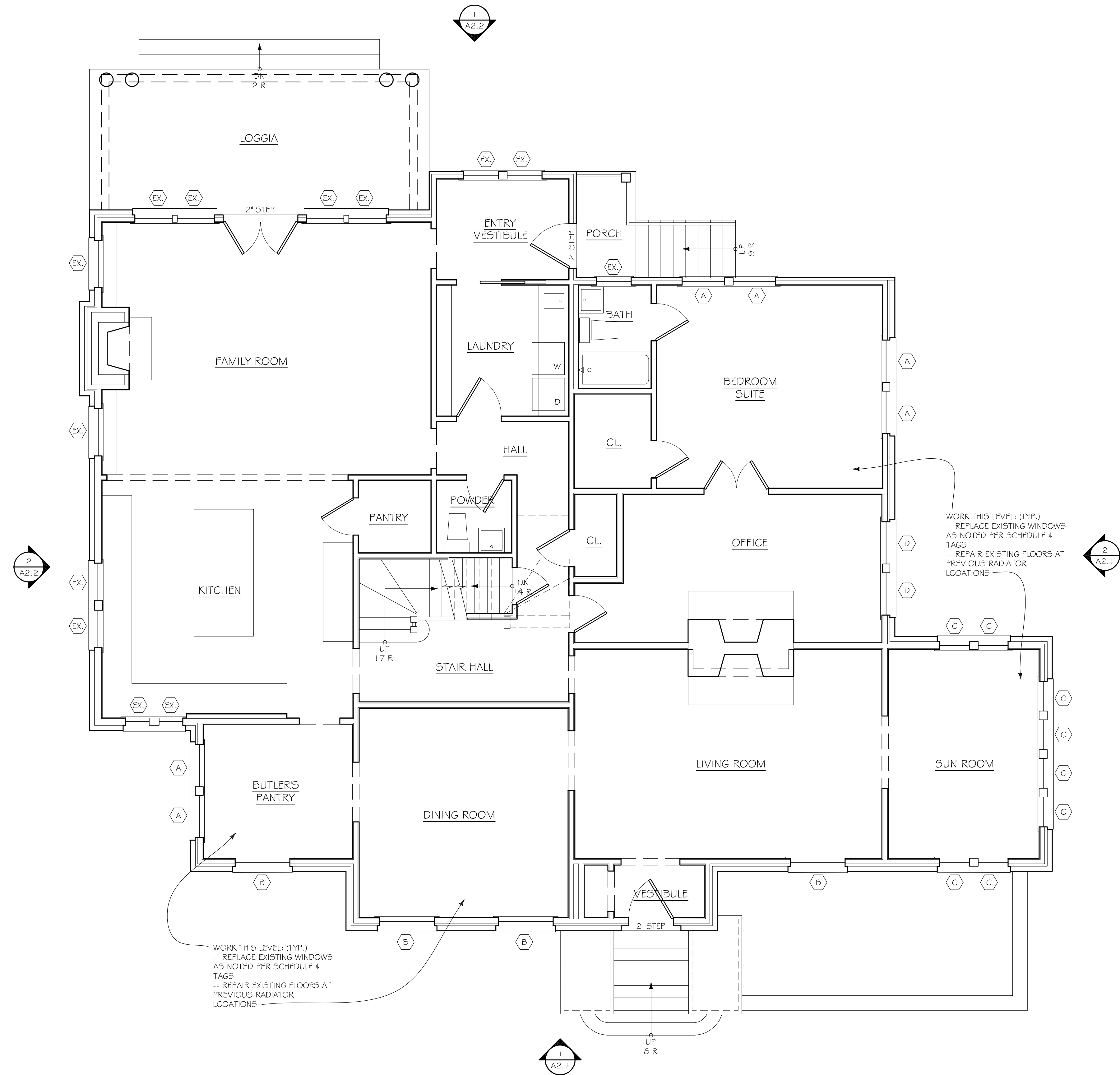
WINDOW SCHEDULE

TYPE	SIZE	TYPE	LOCATION
(A)	2'-10" x 5'-0"	DOUBLE-HUNG SASH REPLACEMENT KIT	THROUGHOUT
(A1)	2'-10" x 5'-0"	NEW WINDOW UNIT	SIDES OF ADDITION
(B)	3'-8" x 5'-0"	DOUBLE-HUNG SASH REPLACEMENT KIT	LOWER FRONT
(C)	2'-0" x 5'-0"	DOUBLE-HUNG SASH REPLACEMENT KIT	LOWER SUN ROOM
(D)	2'-10" x 3'-10"	DOUBLE-HUNG SASH REPLACEMENT KIT	LOWER DRIVE SIDE
(E)	2'-10" x 4'-6"	DOUBLE-HUNG SASH REPLACEMENT KIT	STAIR
(G)	2'-8" x 5'-6"	NEW WINDOW UNIT	REAR OF ADDITION
(EX)	--	EXISTING WINDOW TO REMAIN	CRAWL SPACE & RECENT RENOVATION AREAS

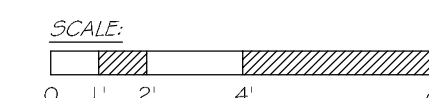
NOTES:

- WINDOW SIZES REFER TO SASH SIZES.
- VERIFY ALL SIZES IN FIELD PRIOR TO ORDERING - MATCH EXISTING.
- PROVIDE PAINTED ALL-WOOD UNITS AT ALL NEW WINDOWS.
- PROVIDE DOUBLE-PANED, LOW-E GLAZING AT ALL NEW WINDOWS.
- PROVIDE 2" WIDE S.D.L. MUNTINS WITH SPACER BARS AT ALL NEW WINDOWS - MATCH EXISTING SIZES & CONFIGURATIONS.
- NEW REAR BALCONY DOORS TO MATCH THESE WINDOW SPECIFICATIONS.

(E) DENOTES EGRESS WINDOW  
(T) DENOTES TEMPERED GLAZING



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



26 MAR 2021 CERT. OF APPROPRIATENESS  
01 MAR 2021 AS-BUILT PLANS

EWING  
RESIDENCE

ADDITION & RENOVATION  
HEATHER EWING  
(404) 213-3516  
1011 OAKDALE ROAD  
ATLANTA, GA.

JOB NO. 2104

MAIN FLOOR  
PLANS

A1.1



**GENERAL NOTES**

- DIMENSIONS ARE TO FACE OF WOOD FRAMING, BRICK, OR CABINETRY.
- MATCH EXISTING DOOR, WINDOW & CASING OPENING HEIGHTS UNLESS NOTED OTHERWISE.
- CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

**WALL LEGEND**

-  EXISTING WALL
-  NEW WOOD FRAMED WALL - 2x4 @ 16" O.C.
-  NEW BRICK WALL

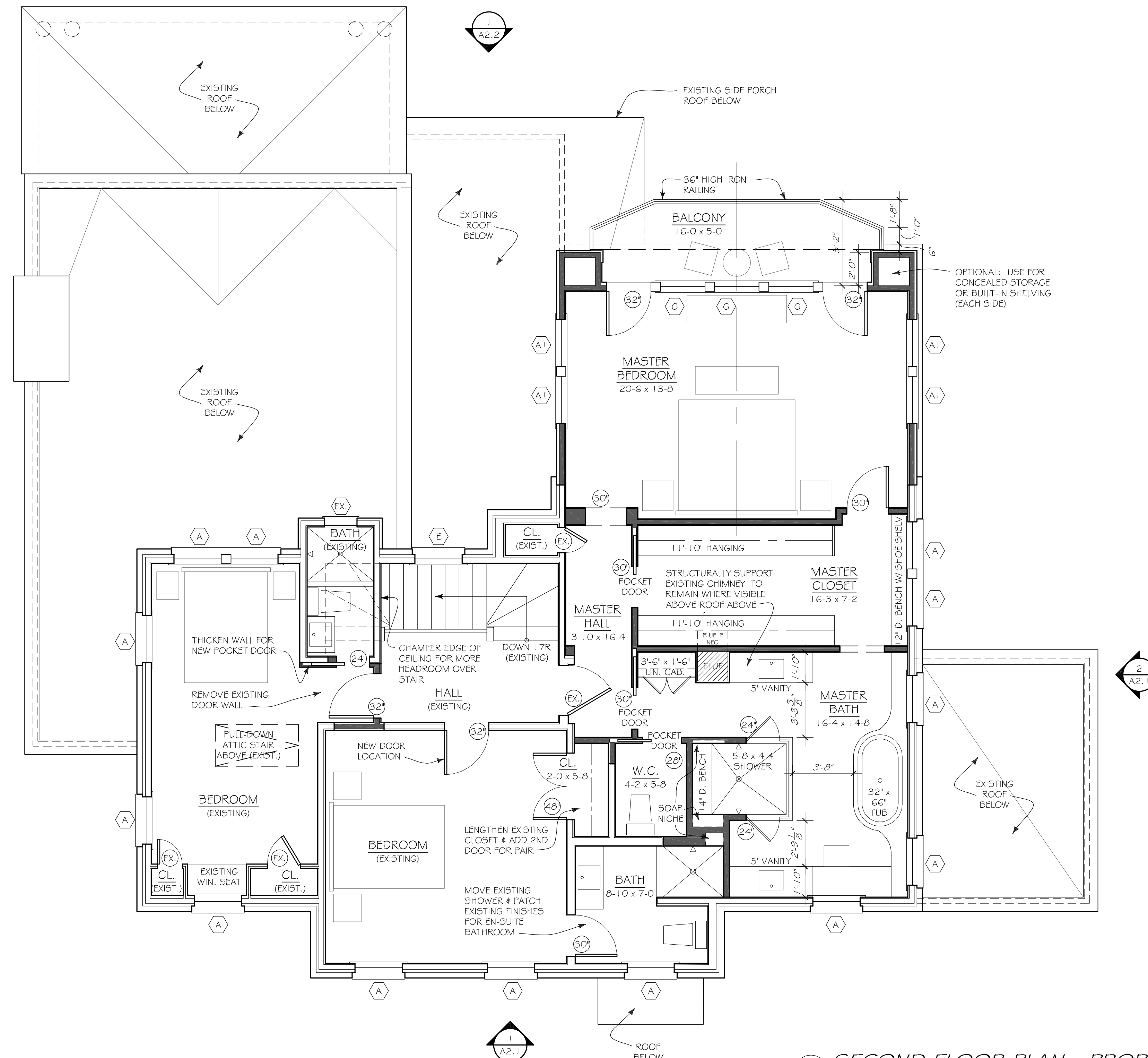
**WINDOW SCHEDULE**

TYPE	SIZE	TYPE	LOCATION
A	2'-10" x 5'-0"	DOUBLE-HUNG SASH REPLACEMENT KIT	THROUGHOUT
A1	2'-10" x 5'-0"	NEW WINDOW UNIT	SIDES OF ADDITION
B	3'-8" x 5'-0"	DOUBLE-HUNG SASH REPLACEMENT KIT	LOWER FRONT
C	2'-0" x 5'-0"	DOUBLE-HUNG SASH REPLACEMENT KIT	LOWER SUN ROOM
D	2'-10" x 3'-10"	DOUBLE-HUNG SASH REPLACEMENT KIT	LOWER DRIVE SIDE
E	2'-10" x 4'-6"	DOUBLE-HUNG SASH REPLACEMENT KIT	STAIR
G	2'-8" x 5'-6"	NEW WINDOW UNIT	REAR OF ADDITION
EX	--	EXISTING WINDOW TO REMAIN	CRAWL SPACE & RECENT RENOVATION AREAS

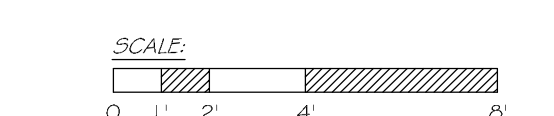
NOTES:

- WINDOW SIZES REFER TO SASH SIZES.
- VERIFY ALL SIZES IN FIELD PRIOR TO ORDERING - MATCH EXISTING.
- PROVIDE PAINTED ALL-WOOD UNITS AT ALL NEW WINDOWS.
- PROVIDE DOUBLE-PANED, LOW-E GLAZING AT ALL NEW WINDOWS.
- PROVIDE 5/8" WIDE S.D.L. MUNTINS WITH SPACER BARS AT ALL NEW WINDOWS - MATCH EXISTING SIZES & CONFIGURATIONS.
- NEW REAR BALCONY DOORS TO MATCH THESE WINDOW SPECIFICATIONS.

(E) DENOTES EGRESS WINDOW  
 (T) DENOTES TEMPERED GLAZING



**1 SECOND FLOOR PLAN - PROPOSED**  
SCALE: 1/4" = 1'-0"



26 MAR 2021 CERT. OF APPROPRIATENESS  
18 MAR 2021 DESIGN REVISIONS  
12 MAR 2021 OWNER REVIEW  
01 MAR 2021 AS-BUILT PLANS

**EWING  
RESIDENCE**

ADDITION & RENOVATION  
HEATHER EWING  
(404) 213-3516  
1011 OAKDALE ROAD  
ATLANTA, GA.

JOB NO. 2104

**SECOND FLOOR  
PLAN  
- PROPOSED**

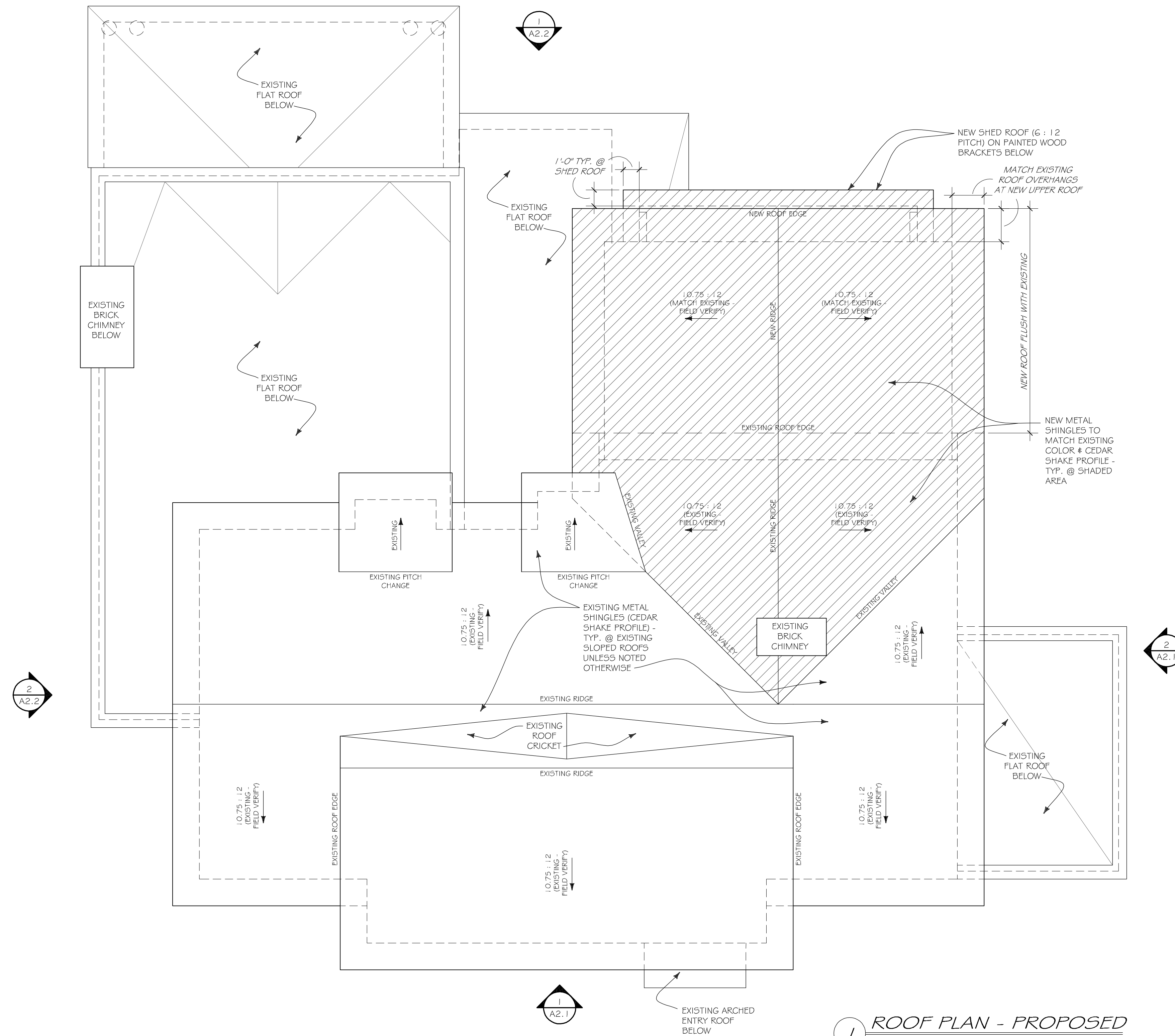
**A1.2**

NOT RELEASED FOR CONSTRUCTION



GENERAL NOTES

1. CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.



26 MAR 2021 CERT. OF APPROPRIATENESS

EWING  
RESIDENCE

ADDITION & RENOVATION

HEATHER EWING  
(404) 213-3516  
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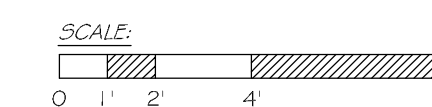
JOB NO. 2104

ROOF PLAN

A1.3

NOT RELEASED FOR CONSTRUCTION

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





26 MAR 2021 CERT. OF APPROPRIATENESS  
18 MAR 2021 DESIGN REVISIONS  
12 MAR 2021 OWNER REVIEW  
01 MAR 2021 AS-BUILTS

EWING  
RESIDENCE

ADDITION & RENOVATION  
1011 OAKDALE ROAD  
ATLANTA, GA.

JOB NO. 2104

EXTERIOR  
ELEVATIONS

A2.1

NOT RELEASED FOR CONSTRUCTION

WINDOW SCHEDULE			
TYPE	SIZE	TYPE	LOCATION
(A)	2'-10" x 5'-0"	DOUBLE-HUNG SASH REPLACEMENT KIT	THROUGHOUT
(A1)	2'-10" x 5'-0"	NEW WINDOW UNIT	SIDES OF ADDITION
(B)	3'-8" x 5'-0"	DOUBLE-HUNG SASH REPLACEMENT KIT	LOWER FRONT
(C)	2'-0" x 5'-0"	DOUBLE-HUNG SASH REPLACEMENT KIT	LOWER SUN ROOM
(D)	2'-10" x 3'-10"	DOUBLE-HUNG SASH REPLACEMENT KIT	LOWER DRIVE SIDE
(E)	2'-10" x 4'-6"	DOUBLE-HUNG SASH REPLACEMENT KIT	STAIR
(G)	2'-8" x 5'-6"	NEW WINDOW UNIT	REAR OF ADDITION
(EX)	-	EXISTING WINDOW TO REMAIN - AT RECENT RENOVATION & CRAWL SPACE AREAS	

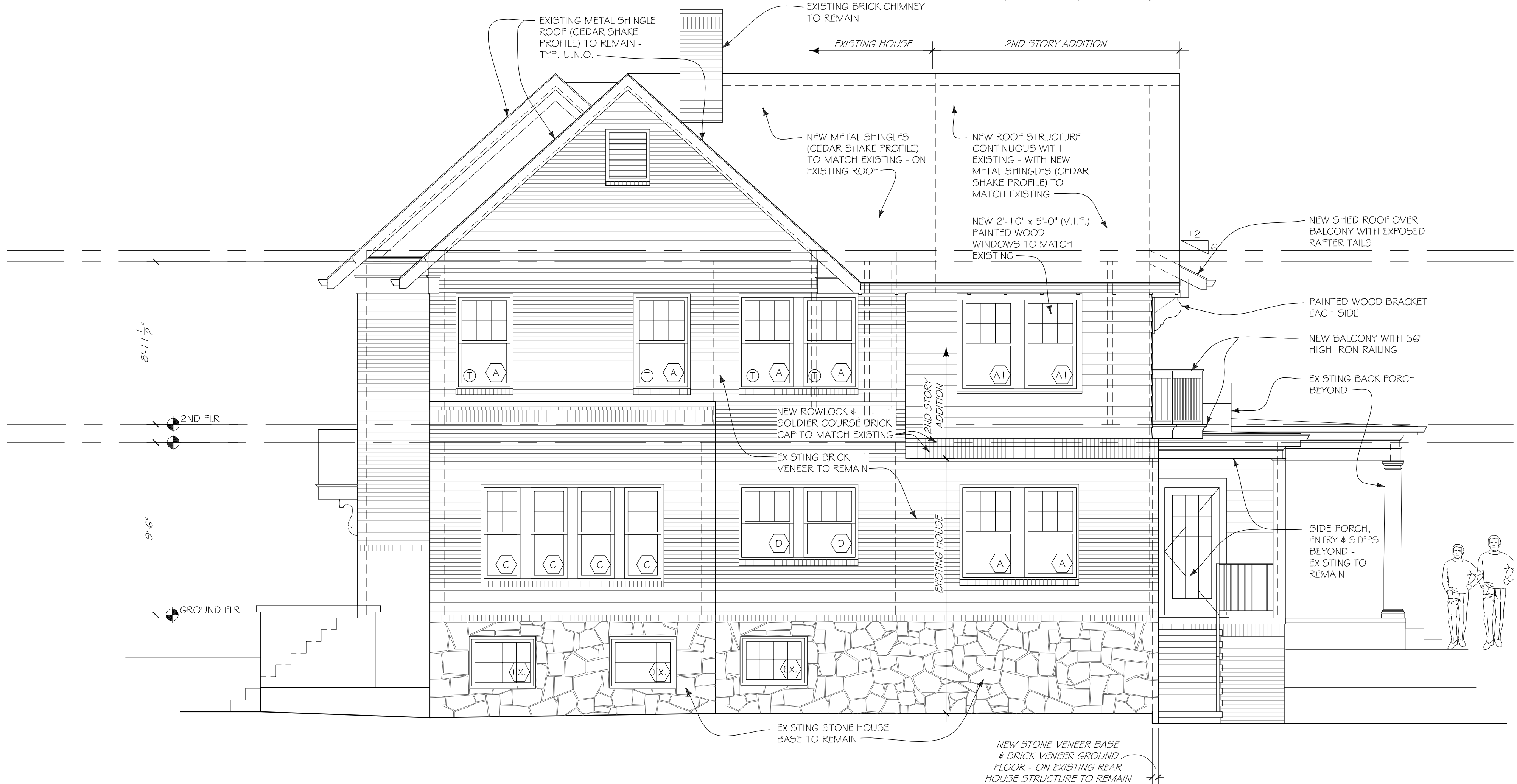
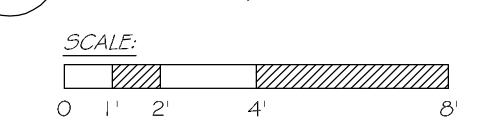
NOTES:

- WINDOW SIZES REFER TO SASH SIZES.
- VERIFY ALL SIZES IN FIELD PRIOR TO ORDERING - MATCH EXISTING.
- PROVIDE PAINTED ALL-WOOD UNITS AT ALL NEW WINDOWS.
- PROVIDE DOUBLE-PANED, LOW-E GLAZING AT ALL NEW WINDOWS.
- PROVIDE 1/2" WIDE S.D.L. MUNTINS WITH SPACER BARS AT ALL NEW WINDOWS - MATCH EXISTING SIZES & CONFIGURATIONS.
- NEW REAR BALCONY DOORS TO MATCH THESE WINDOW SPECIFICATIONS.

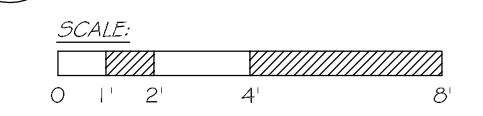
(E) DENOTES EGRESS WINDOW  
(T) DENOTES TEMPERED GLAZING



1 FRONT EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



2 SIDE EXTERIOR ELEVATION @ DRIVEWAY  
SCALE: 1/4" = 1'-0"



26 MAR 2021 CERT. OF APPROPRIATENESS  
18 MAR 2021 DESIGN REVISIONS  
12 MAR 2021 OWNER REVIEW  
01 MAR 2021 AS-BUILTS

EWING  
RESIDENCE

ADDITION & RENOVATION  
1011 OAKDALE ROAD  
ATLANTA, GA.

JOB NO. 2104

EXTERIOR  
ELEVATIONS

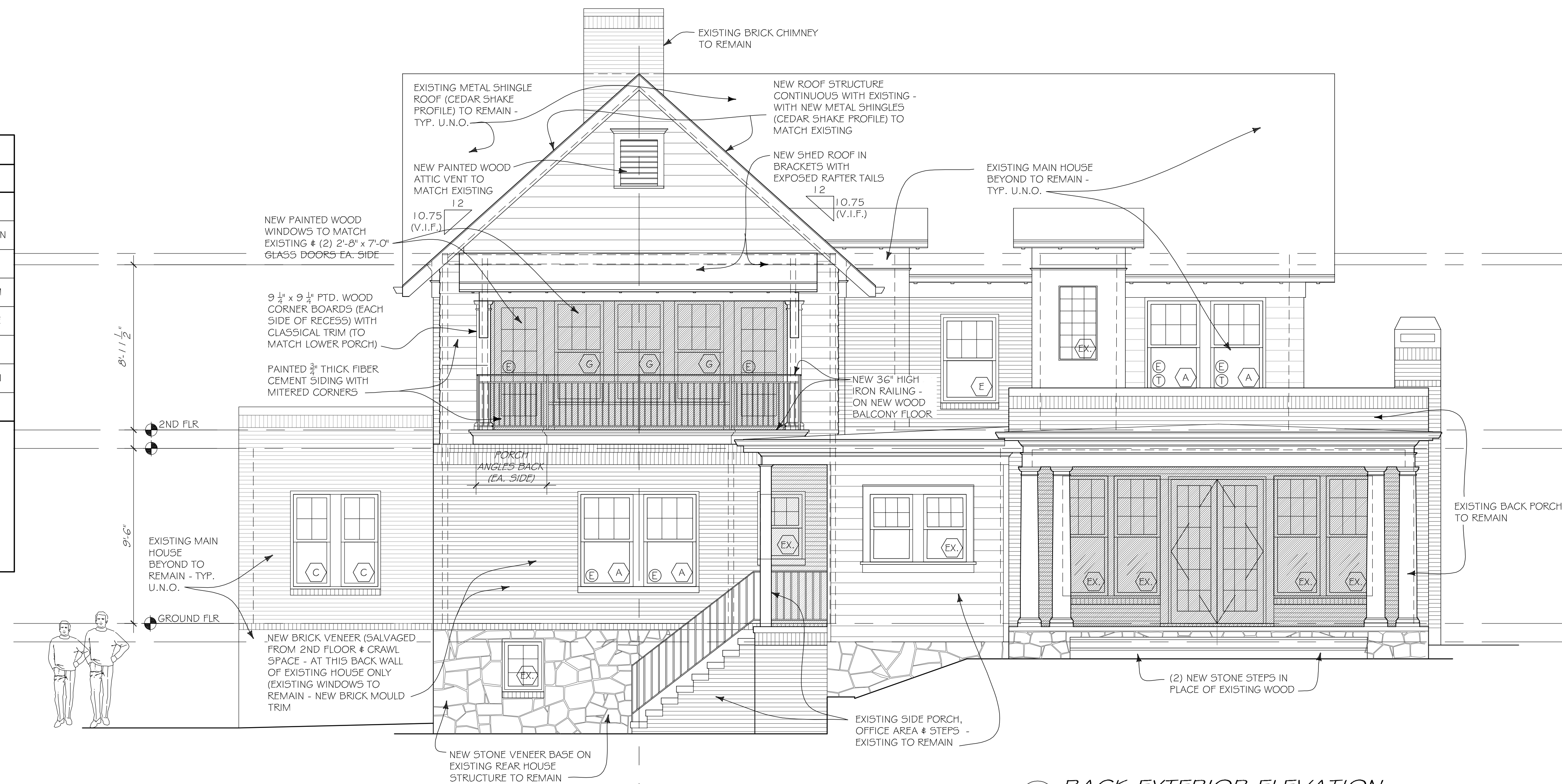
A2.2

NOT RELEASED FOR CONSTRUCTION

WINDOW SCHEDULE			
TYPE	SIZE	TYPE	LOCATION
A	2'-10" x 5'-0"	DOUBLE-HUNG SASH REPLACEMENT KIT	THROUGHOUT
A1	2'-10" x 5'-0"	NEW WINDOW UNIT	SIDES OF ADDITION
B	3'-8" x 5'-0"	DOUBLE-HUNG SASH REPLACEMENT KIT	LOWER FRONT
C	2'-0" x 5'-0"	DOUBLE-HUNG SASH REPLACEMENT KIT	LOWER SUN ROOM
D	2'-10" x 3'-10"	DOUBLE-HUNG SASH REPLACEMENT KIT	LOWER DRIVE SIDE
E	2'-10" x 4'-6"	DOUBLE-HUNG SASH REPLACEMENT KIT	STAIR
G	2'-8" x 5'-6"	NEW WINDOW UNIT	REAR OF ADDITION
EX	-	EXISTING WINDOW TO REMAIN - AT RECENT RENOVATION & CRAWL SPACE AREAS	

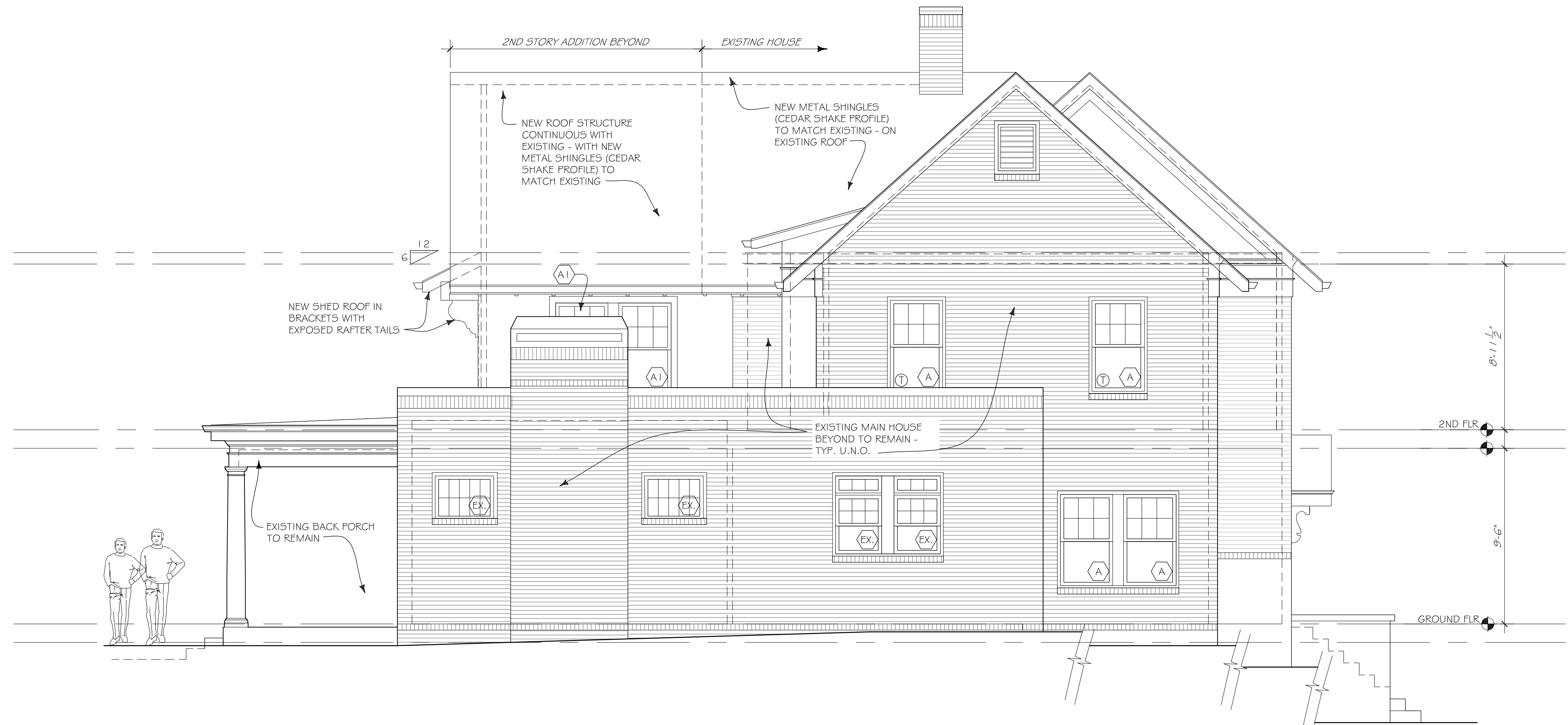
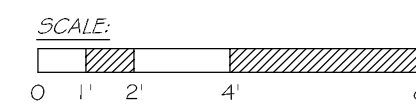
NOTES:  
1. WINDOW SIZES REFER TO SASH SIZES.  
2. VERIFY ALL SIZES IN FIELD PRIOR TO ORDERING - MATCH EXISTING.  
3. PROVIDE PAINTED ALL-WOOD UNITS AT ALL NEW WINDOWS.  
4. PROVIDE DOUBLE-PANED, LOW-E GLAZING AT ALL NEW WINDOWS.  
5. PROVIDE 1/2" WIDE S.D.L. MUNTINS WITH SPACER BARS AT ALL NEW WINDOWS - MATCH EXISTING SIZES & CONFIGURATIONS.  
6. NEW REAR BALCONY DOORS TO MATCH THESE WINDOW SPECIFICATIONS.

(E) DENOTES EGRESS WINDOW  
(T) DENOTES TEMPERED GLAZING



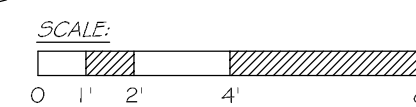
1 BACK EXTERIOR ELEVATION

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



2 SIDE EXTERIOR ELEVATION

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





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ARCHITECTURE & DESIGN  
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FRONT OF HOUSE



FRONT + DRIVEWAY SIDE OF HOUSE



DRIVEWAY SIDE + REAR OF HOUSE



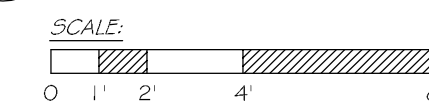
BIRDS-EYE VIEW OF HOUSE (FROM REAR)

3 EXISTING PHOTOGRAPHS  
SCALE: NO SCALE



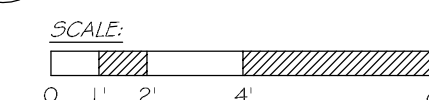
1 FRONT EXTERIOR ELEVATION (EXISTING)

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



2 SIDE EXTERIOR ELEVATION @ DRIVEWAY (EXISTING)

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



26 MAR 2021 CERT. OF APPROPRIATENESS  
01 MAR 2021 AS-BUILTS

EWING  
RESIDENCE

ADDITION & RENOVATION  
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ATLANTA, GA.

JOB NO. 2104

EXTERIOR  
ELEVATIONS  
- EXISTING

A2.3

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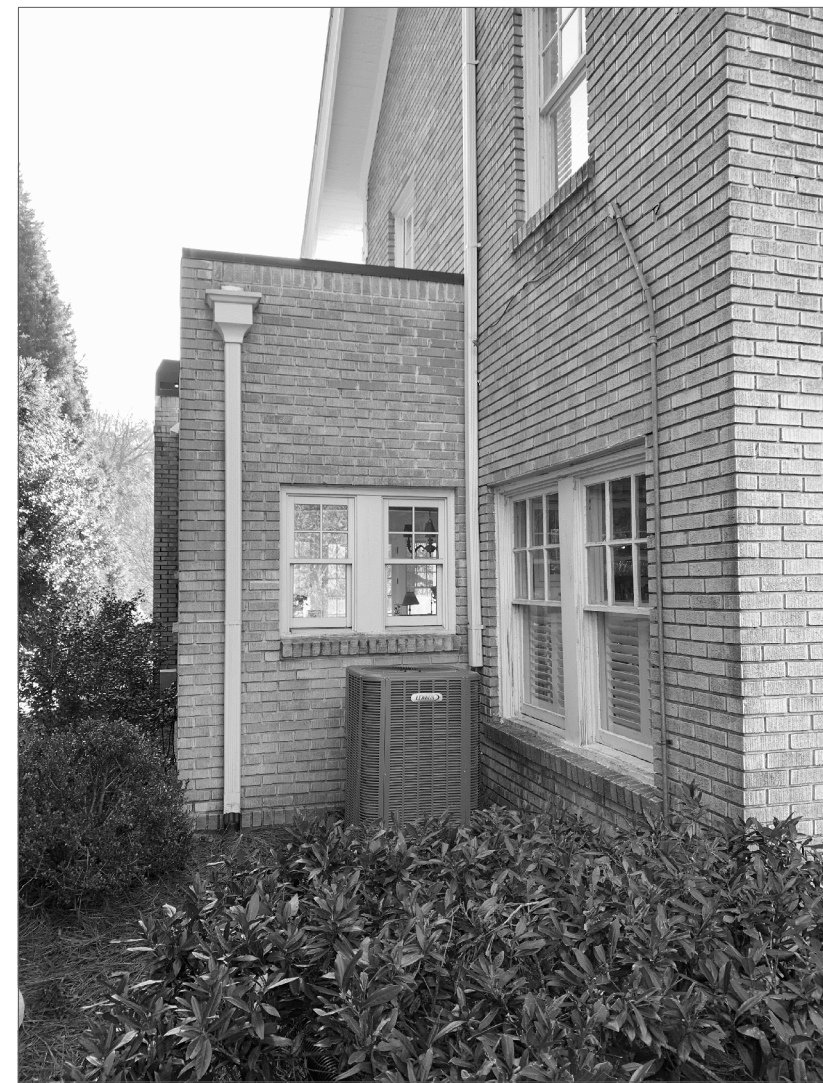




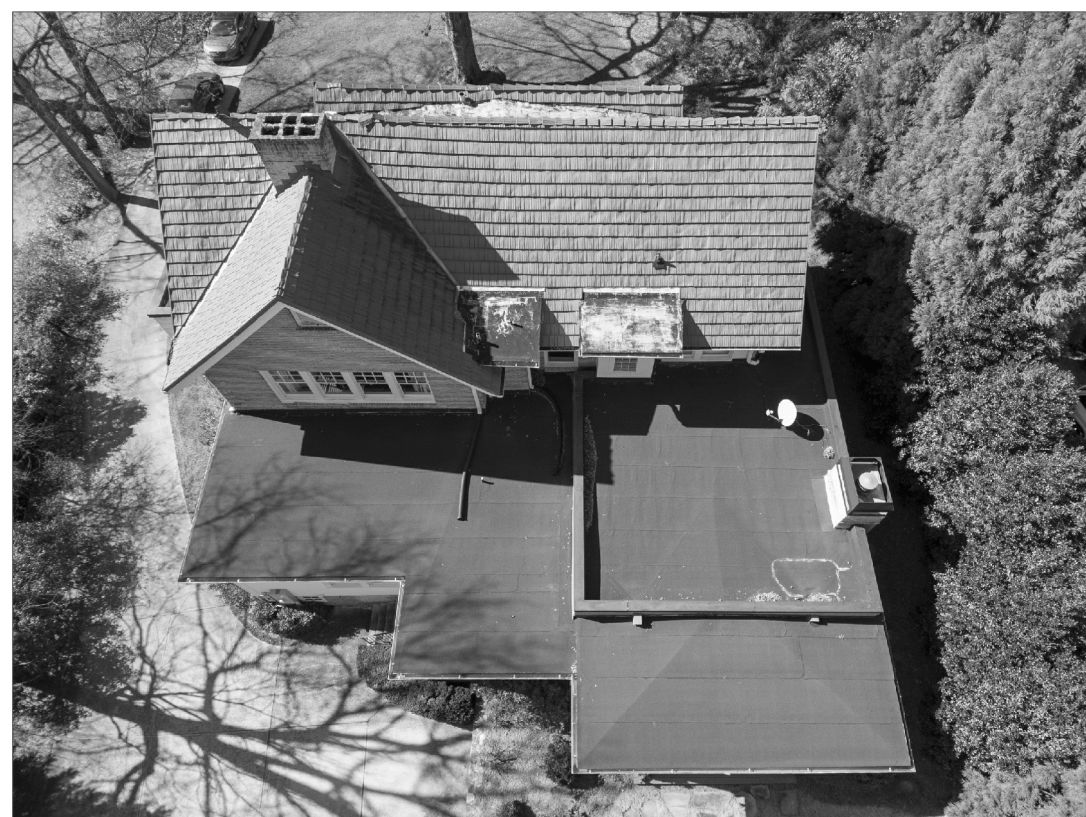
REAR OF HOUSE



DRIVEWAY SIDE & REAR OF HOUSE



SIDE OF HOUSE



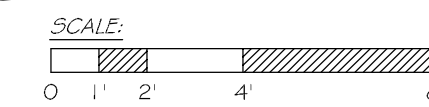
BIRDS-EYE VIEW OF HOUSE (FROM REAR)

**3** EXISTING PHOTOGRAPHS  
SCALE: NO SCALE

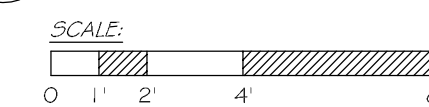
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**1** BACK EXTERIOR ELEVATION (EXISTING)  
SCALE: 1/4" = 1'-0"



**2** SIDE EXTERIOR ELEVATION (EXISTING)  
SCALE: 1/4" = 1'-0"



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2470 H.L. WILLIAMS DRIVE NE  
ATLANTA, GEORGIA 30317  
TELEPHONE: 678.595.9002  
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26 MAR 2021 CERT. OF APPROPRIATENESS  
01 MAR 2021 AS-BUILTS

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EXTERIOR  
ELEVATIONS  
- EXISTING

A2.4

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ARCHITECTURE & DESIGN  
2470 H. L. WILLIAMS DRIVE  
ATLANTA, GA. 30317  
(678) 595-9002  
www.decarlohawker.com

March 26, 2021

**RE: 1011 Oakdale Road – Certificate of Appropriateness Application - Materials List & Existing Photos**

I. Exterior Materials List:

- A. Exterior Walls: Addition:  $\frac{3}{4}$ " thick painted fiber cement siding with mitered corners; Back Wall below Addition: salvaged existing brick (ground floor) and granite to match existing (crawl space).
- B. Roofs: Metal shingles to match existing.
- C. Exterior Doors: Painted all-wood windows to match existing ( $\frac{7}{8}$ " wide simulated divided lites with spacer bars, double glazing) – at new units.
- D. Windows: Painted all-wood windows to match existing ( $\frac{7}{8}$ " wide simulated divided lites with spacer bars, double glazing) – at new units.
- E. Exterior Trim: Painted wood exterior trim and gable vents (where new) to match existing.
- F. New Balcony: Iron railing and painted wood floor.
- G. Sitework: (none)

II. Existing house photos:



Front



Front and driveway side





Rear



Rear and driveway side





Non-driveway side



Birds-eye view at rear of house



III. Existing window photos:

