

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	0.:
Address of Subject Property: 1331	Emory Rd. NE Atlanta, GA	A 30306
Applicant: Falcon Murty		E-Mail: falcon@falcondesignbuild.com
Applicant Mailing Address: 2838	Washington St. Avondale E	Estates, GA 30002
Applicant Phone(s): 404.229.210	2	Fax:
		ractor/Builder □ Other □
Owner(s): Cora MacBeth and		**************************************
Owner(s)	emien Bianey	
		E-Mail:
Owner(s) Mailing Address: 1331 E	mory Rd. NE Atlanta, GA	30306
Owner(s) Telephone Number: 404	229.2102	
1050	ction of the primary structure on t	the property and any secondary structures affected by this
Nature of work (check all that apply)	:	
New construction ☐ Demolition New accessory building ☐ Land Sign installation or replacement ☐	□ Addition ☑ Moving a bous a bous □ Fence/Wall □ □ Other □	uilding □ Other building changes ☑ Other environmental changes □
Description of Work:		
		n to include new front porch, screened porch, living room,
owners' suite, and deck on main le	vel. Terrace level addition to inclu	ude a carport, a family room, and a porch.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov An incomplete application will not be accepted.

O4.28.2021
Signature of Applicant/Date



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, _	Simon Blakey and Cora Ma	cBeth		
being o	wner(s) of the property at	1331 Emory Rd NE, Atlanta,	GA 30306	·
hereby	delegate authority to Falco	n Murty		
to file ar	n application for a certificate	of appropriateness in my/ou	r behalf.	
			λ.	
		V		Cora C. MacBeth
				Signature of Owner(s)
				March 26th, 2021

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, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. 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 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 and you will need to apply for a new certificate if you still intend to do the work.

Date

PROJECT TEAM:

Project Manager and Contact:

TBD

Owners:

Cora MacBeth and Simon Blakey 1331 Emory Rd. NE Atlanta, GA 30306

Designer:

Falcon Murty 404.229.2102

falcon@falcondesignbuild.com

General Contractor:

Falcon Design Build PO Box 4052 Decatur, GA 30031 RLCO003987

PROJECT DESCRIPTION:

Renovation and addition to existing single family residence. Addition to include new front porch, screened porch, living room, owners' suite, and deck on main level. Terrace level addition to include a carport, a family room, and a porch.

	Sheet List	
Sheet Number	Sheet Name	

A0.0	COVER
A0.1	SITE
A1.0	EXISTING ELEVATIONS
A1.1	PHOTOS
A2.0	ELEVATIONS

FALCONDESIGNBUILD.COM FALCONDESIGNBUILD.COM

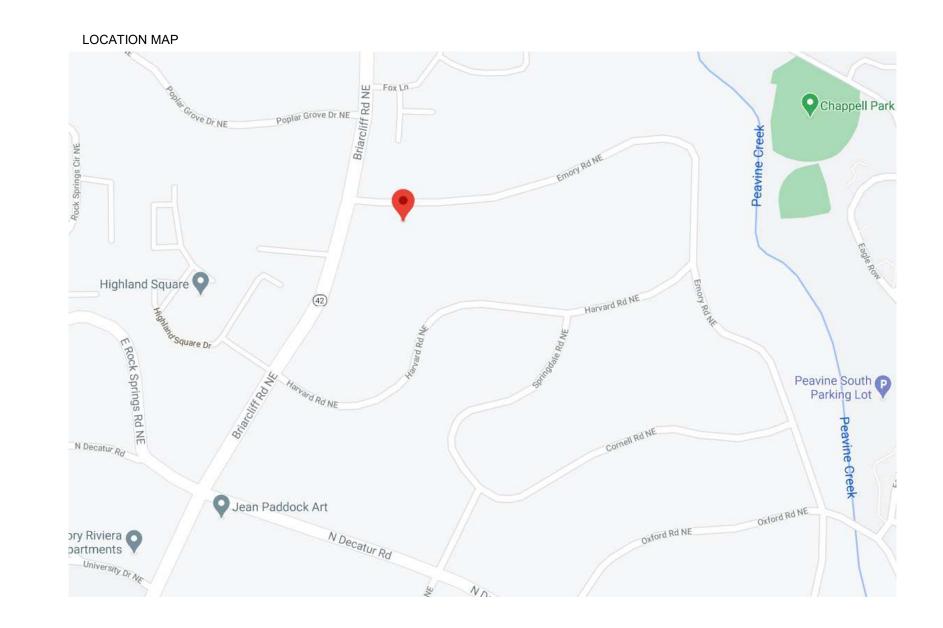
PROPOSED

GENERAL NOTES:

- 1. All materials, hardware and fixtures will be UL listed.
- 2. All dimensions must be verified by contractor before construction begins.
- 3. Drawings scaled unless otherwise noted.
- 4. All work to be completed in a workman like manner and in accordance with accepted construction standards.
- 5. The drawings illustrate general work/scope requirements and do not elaborate on installation techniques. All work performed shall meet or exceed industry standards, be performed in accordance with the manufacturer's recommendations, and shall conform to all provisions of state, county and city codes, building laws, ordinance rules and regulations.
- 6. Outlets and utilities indicated on plan are minimum requirements. Additional telephone or outlets may be required by code. General Contractor to verify all locations in field.
- 7. Debris resulting from the construction shall be removed entirely from the construction site on a daily basis to a waste area provided by the contractor.
- 8. Unless otherwise noted, all details, sections and notes shown on the contract drawings are intended to be typical and shall apply to similar conditions elsewhere.
- 9. All omissions or conflicts between the various elements of the contract drawings and or specifications shall be brought to the attention of the architect before proceeding with any work involved.
- 10. The contractor shall verify all job site conditions and related dimensions.
- 11. The contractor shall be responsible for the protection of and the safety in and around the job site and of adjacent properties.
- 12. Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor.
- 13. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale.
- 14. Manufacturer's specifications for installation of materials shall be followed.
- 15. General contractor to determine the actual location of all utilities.
 Information shown on the drawings is diagrammatic and in no way warranted to indicate the true conditions.

APPLICABLE CODES:

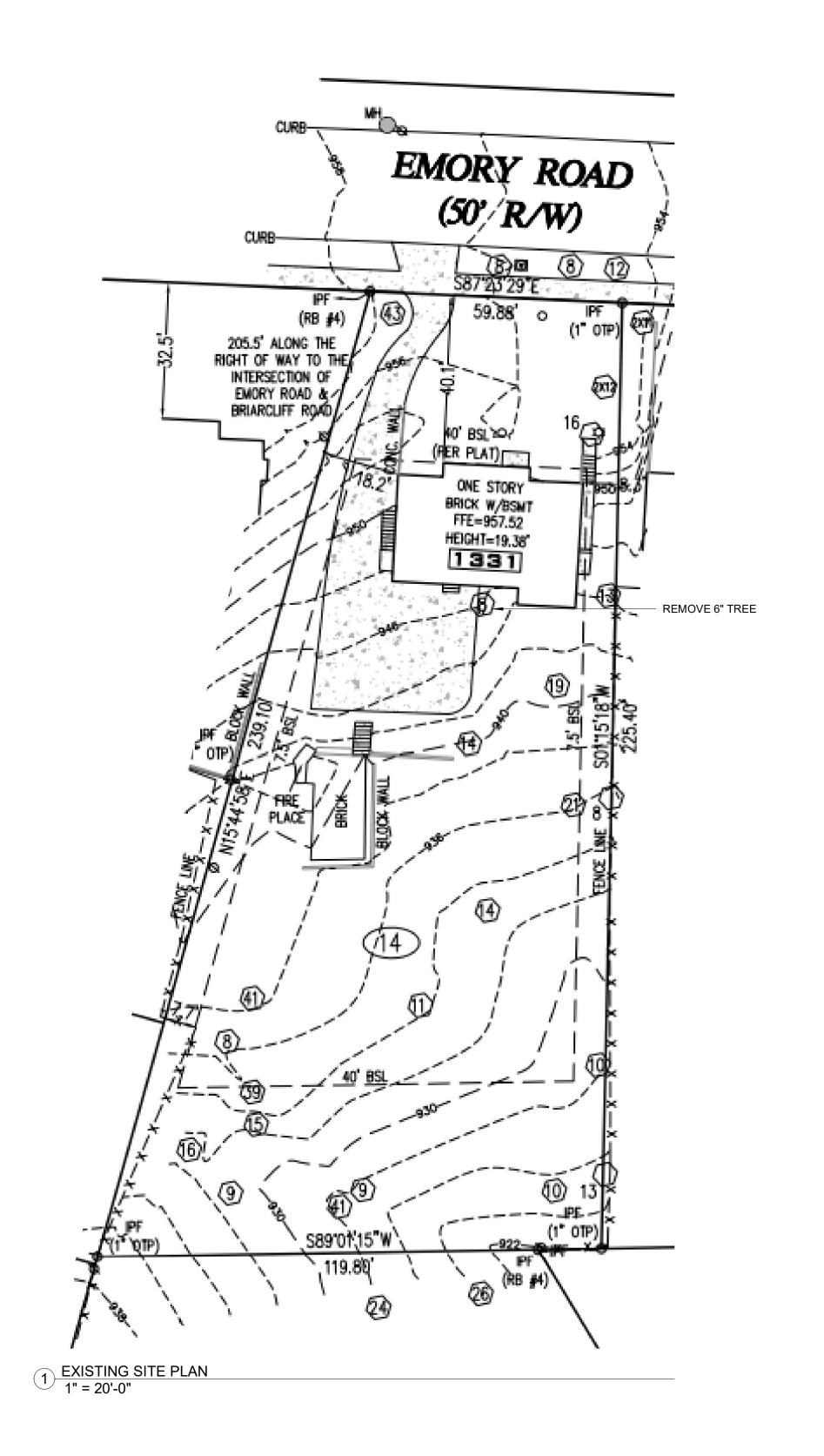
- International Building Code, 2018 Edition, with Georgia Amendments (2020)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020)
- International Fire Code, 2018
 Edition, with Georgia
 Amendments (2020)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
- National Electrical Code, 2017 Edition, with no Georgia Amendments
- International Energy Code, 2015 Edition, with Georgia Supplements and Amendments (2020)

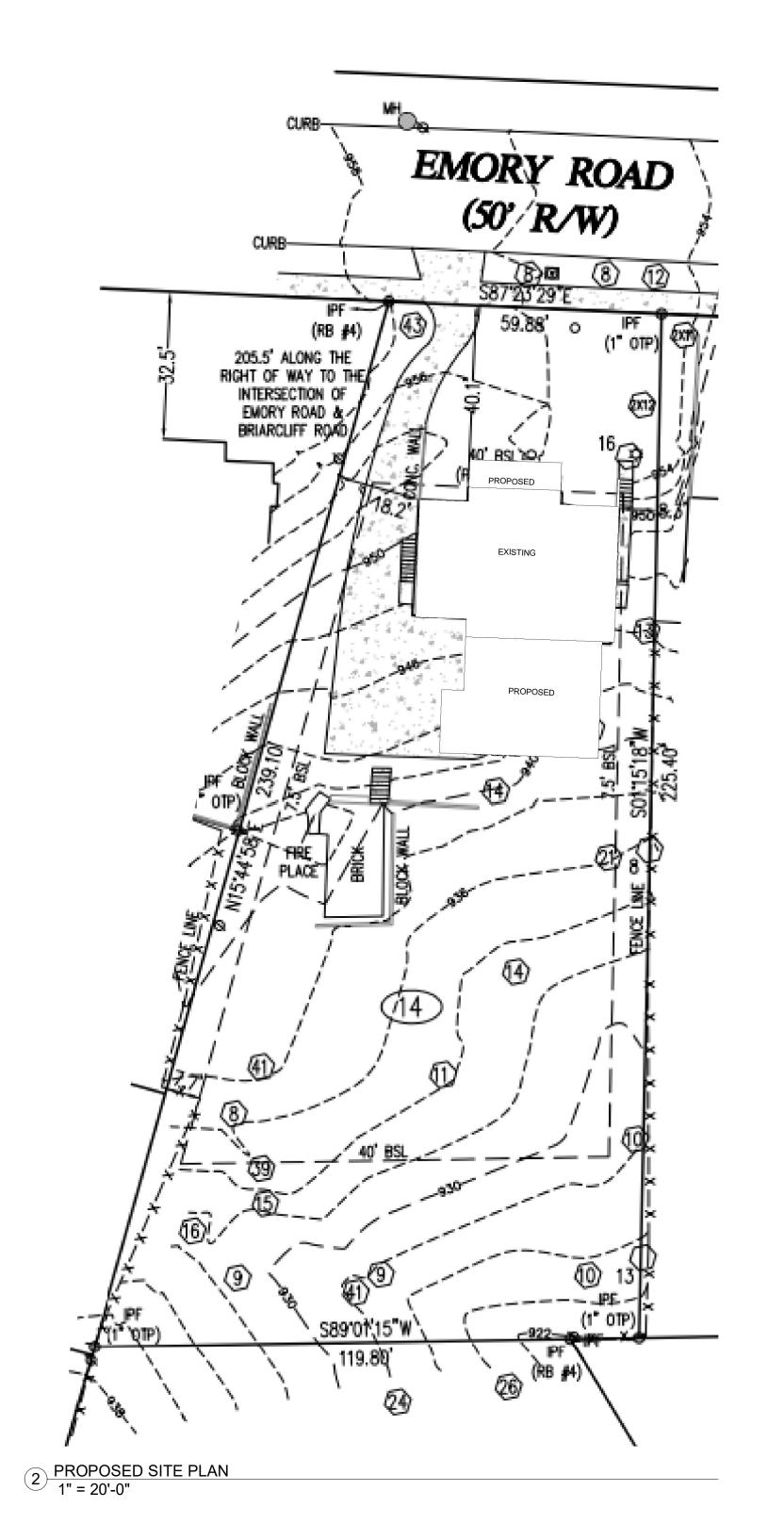


MacBeth-Blakey Residence 1331 Emory Rd. NE Atlanta, GA 30306

No.	Description	Date
4	225R1_MacBeth	n-Blakey
	COVE	3
roject	number	225F
Date		04.26.202
		Λ (1
Drawn	by	Auth

1/4" = 1'-0"





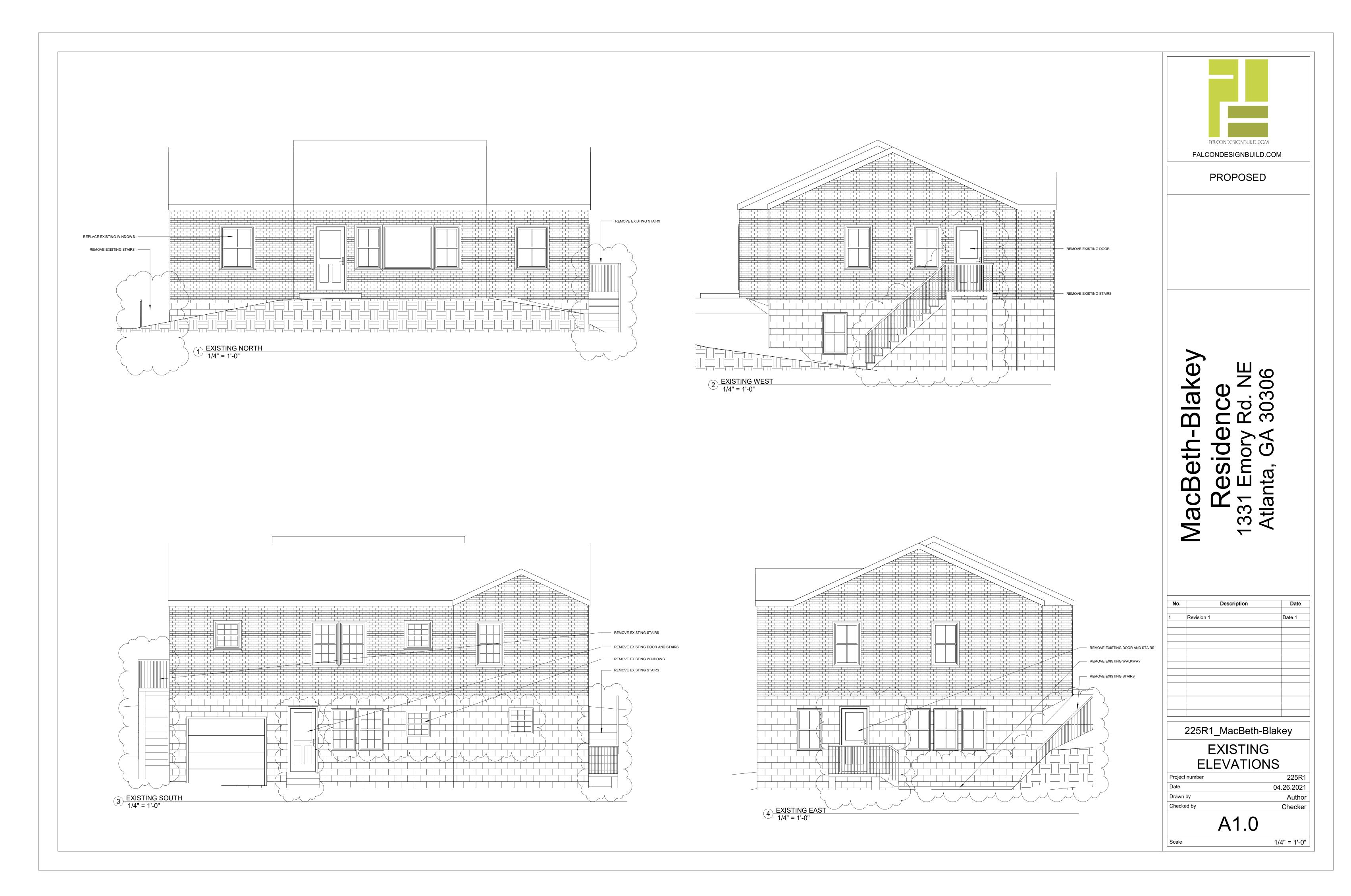


Residence
1331 Emory Rd. NE

	Description	Date
4	225R1_MacBeth-B	lakey
	SITE	
	SIIL	
Project	number	225F
Date		04.26.202
	ру	Auth
Drawn	<u>*</u>	

Scale

1" = 20'-0"









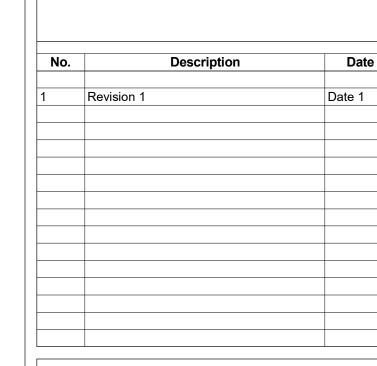
REMOVE EXISTING DOOR, STAIRS, AND WINDOWS

REMOVE TREE

PROPOSED

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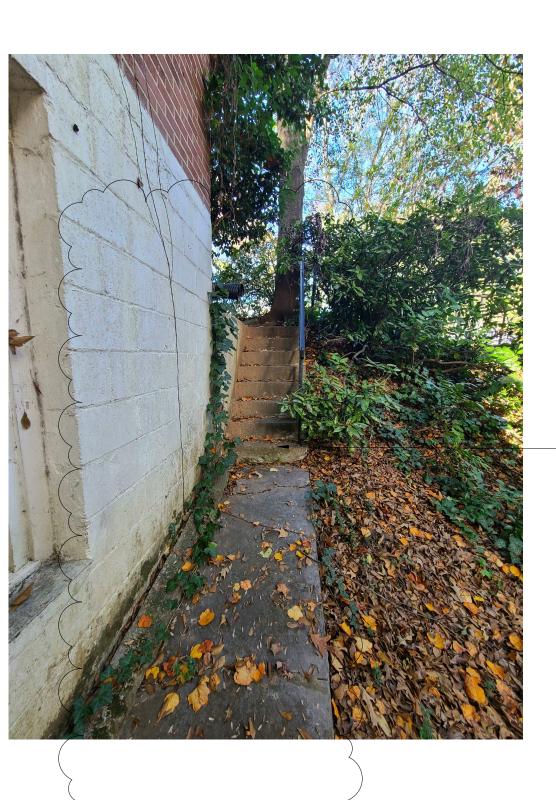
225R1_MacBeth-Blakey

PHOTOS

225R1 04.26.2021 Drawn by Checked by

A1.1

REMOVE EXISTING DOOR AND STAIRS



REMOVE EXISTING STAIRS AND WALKWAY

