



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: 880 Clifton Road, NE Atlanta, GA 30307

Applicant: Mark F Arnold E-Mail: markarnoldarchitect@gmail.com

Applicant Mailing Address: 1126 N Highland Ave., NE Atlanta, GA 30306

Applicant Phone(s): (404) 617-1520 Fax: \_\_\_\_\_

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

Owner(s): Matt Veneri E-Mail: \_\_\_\_\_

Laura Veneri E-Mail: lkveneri@gmail.com

Owner(s) Mailing Address: 880 Clifton Road, NE Atlanta, GA 30307

Owner(s) Telephone Number: (404) 872-0452 Home (404) 345-7934 Mobile

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1925

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:

Please see attached narrative.

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.

6/23/2021

Signature of Applicant/Date

Revised 1/26/17



**Application for Certificate of Appropriateness for 880 Clifton Road, NE**  
*DeKalb County Historic Preservation Commission*

**Background Information**

880 Clifton Road is a circa 1925 Gothic Tudor style house located on Clifton Road adjacent to Druid Hills Country Club golf course between Ponce de Leon Avenue and East Clifton Road. The brick exterior consists of mingled light and dark brown tones with limestone detailing at the entrance portico. The fenestration is primarily 6-over-6 wood double-hung windows of various sizes painted dark brown. The roof over the main portions of the house is a greenish tone clay barrel tile and there are a couple of metal awning roofs on the back side of the house over a square bay and back door entrance.

Overall, the house and site are well maintained and in excellent condition.



*Existing Front Elevation*



*Existing Back Elevation*

**Description of Proposed Work**

The proposed scope of work is limited to the back of the house and consists of a two story addition that will not be visible from the street. On the first floor, the 239 sf addition will connect the under-utilized room in the middle of the house with the kitchen. On the second floor, the 141 sf addition will enable the construction of a new private bathroom to serve the middle bedroom.

The exterior finishes shall match those of the existing house with a brick veneer exterior wall, wood double-hung windows with 6-over-6 simulated divided lites, reuse and/or reconfiguration of the existing metal awning roofs, and clay barrel tile roofing.



*Proposed Back Elevation*



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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, Laura Veneri

being owner(s) of the property at 880 Clifton Rd, NE

hereby delegate authority to Mark Arnold

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s)

8/22/21

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, 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.

**OWNER**

MATT & LAURA VENERI  
880 CLIFTON ROAD, NE  
ATLANTA, GA 30306  
404-345-7934  
lkveneri@gmail.com

**ARCHITECT**

MARK ARNOLD, ARCHITECT  
1126 N. HIGHLAND AVENUE, NE  
ATLANTA, GA 30306  
404-939-3690  
intownarchitect@gmail.com  
Georgia Registration RA008398

**STRUCTURAL**

KOBLASZ & KENNISON ENGINEERING, P.C.  
12195 HIGHWAY 92, SUITE 114-340  
WOODSTOCK, GA 30188  
770-655-4007  
gary@kk-eng.com  
Registration PE 036653

**SURVEY**

McCLUNG SURVEYING SERVICES, INC.  
4833 SOUTH COBB DRIVE, SUITE 200  
SMYRNA, GA 30080  
770-434-3383

**SCOPE OF WORK**

FIRST AND SECOND FLOOR RENOVATIONS AND ADDITIONS TO INCLUDE ENLARGED BREAKFAST ROOM /ENTRY, ENLARGED BEDROOM, NEW BATHROOM. AND NEW ROOF TERRACE.

NO CHANGE TO EXISTING LOT COVERAGE

**APPLICABLE CODES**

- 2012 International Residential Code wGeorgia Amendments
- 2012 International Plumbing Code, 2012 Edition, with Georgia Amendments
- 2012 International Building Code wGeorgia amendments
- 2012 International Fire Code wGeorgia amendments
- 2012 NFPA 101
- 2012 IMC with Georgia amendments
- 2017 National Electrical Code
- Chapter 120-3-3 Rules and Regulations for the State Minimum Fire Safety Standards
- Chapter 120-3-20 Georgia Accessibility Code
- Chapter 120-3-11 Georgia Rules and Regulations NFPA 30 and 30A
- 2013 NFPA 13 and 13R
- 2013 NFPA 72

**DRAWING INDEX**

- A-0.00 PROJECT DATA, EXISTING SURVEY
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- A-2.03 EXISTING & PROPOSED EXTERIOR ELEVATIONS
- A-3.01 BUILDING SECTIONS & WALL SECTIONS
- A-3.02 BUILDING SECTIONS & WALL SECTIONS

**ZONING ANALYSIS**

880 Clifton Road, NE Atlanta, Georgia 30306  
DeKalb County, Land Lot 243, 15th District, Lot 51, Block '48'  
R-75, Single Family Residential District

	ZONING REQ.	EXISTING	PROPOSED
MIN. LOT WIDTH	75'	69.9'	NO CHANGE
MIN. LOT AREA	10,000 SF	30,414 SF	NO CHANGE
FRONT YARD SET BACK	35'-0"	68.4'	NO CHANGE
INTERIOR SIDE YARD SET BACK	7'-6"	12.6' & 16.9'	NO CHANGE
REAR YARD SET BACK	40'-0"	188.5'	182'
BUILDING HEIGHT	35'-0"	32.4'	NO CHANGE
MAXIMUM LOT COVERAGE	35%	31.6% (9,600 / 30,414)	NO CHANGE

**CERTIFICATE OF APPROPRIATENESS**



DeKalb County  
GEORGIA  
Michael L. Thurmond  
Chief Executive Officer

DeKalb County Historic Preservation Commission  
330 Ponce De Leon Avenue, Suite 300  
Decatur, GA 30030  
(404) 371-2155 or (404) 371-2813 (Fax)



**CERTIFICATE OF APPROPRIATENESS**

December 18, 2019

Site Address: 880 CLIFTON RD ATLANTA, GA 30306

Parcel ID: 15-243-01-004

Application Date:

Applicant: Mark Arnold

Mailing Address: 1126 N Highland Ave Atlanta, GA 30306

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON November 18, 2019, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

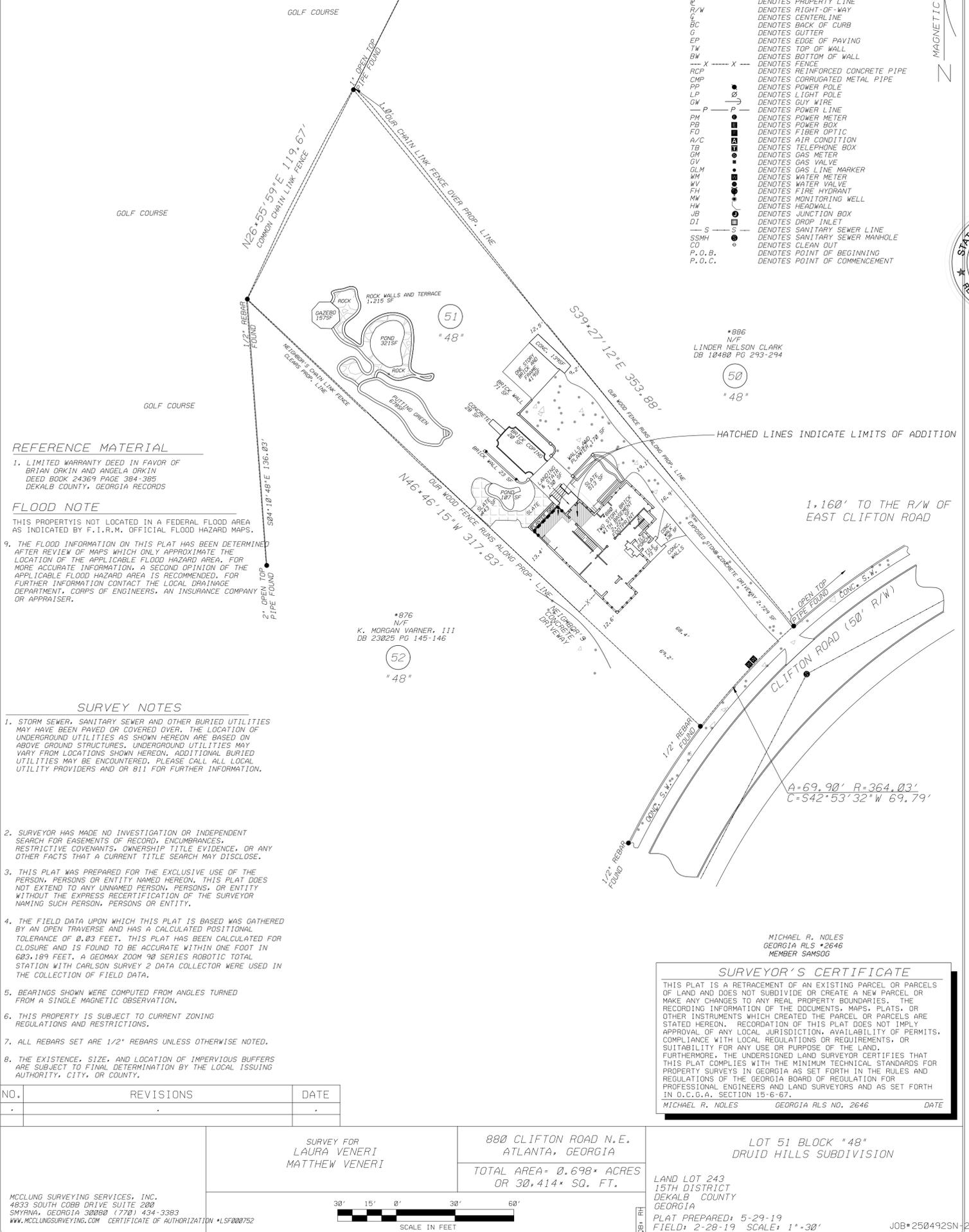
**ACTION:** Approval

Build a small two-story addition on the rear of the house.

**LOT COVERAGE TABLE**

VENERI RESIDENCE, 880 CLIFTON ROAD, NE 30306			
Item	Existing	Proposed	
House Footprint	1,994	2,224	
Tile Porch & Stair	360	130	
Driveway	2,729	2,729	
Garage	419	419	
Gazebo	157	157	
Ponds	321	321	
	107	107	
Putting Green	678	678	
Rock Walls & Terrace at Rear	1,215	1,215	
Concrete	139	139	
	28	28	
	136	136	
Brick Coping	20	20	
Slate at Pond	443	443	
Slate Terrace	513	513	
Planters	50	50	
	50	50	
Brick Wall	71	71	
Walls and Planter	170	170	
	9,600 SF	9,600 SF	

**ARCHITECTURAL SITE PLAN**



**LEGEND**

- Ⓢ DENOTES BUILDING LINE
- Ⓛ DENOTES PROPERTY LINE
- Ⓜ DENOTES RIGHT-OF-WAY
- Ⓛ DENOTES CORRUGATED METAL PIPE
- Ⓛ DENOTES BACK OF CURB
- Ⓛ DENOTES GUTTER
- Ⓛ DENOTES EDGE OF PAVING
- Ⓛ DENOTES TOP OF WALL
- Ⓛ DENOTES BOTTOM OF WALL
- Ⓛ DENOTES FENCE
- Ⓛ DENOTES REINFORCED CONCRETE PIPE
- Ⓛ DENOTES CORRUGATED METAL PIPE
- Ⓛ DENOTES POWER POLE
- Ⓛ DENOTES LIGHT POLE
- Ⓛ DENOTES GUY WIRE
- Ⓛ DENOTES POWER LINE
- Ⓛ DENOTES POWER METER
- Ⓛ DENOTES POWER BOX
- Ⓛ DENOTES FIBER OPTIC
- Ⓛ DENOTES AIR CONDITION
- Ⓛ DENOTES TELEPHONE BOX
- Ⓛ DENOTES GAS METER
- Ⓛ DENOTES GAS VALVE
- Ⓛ DENOTES GAS LINE MARKER
- Ⓛ DENOTES WATER METER
- Ⓛ DENOTES WATER VALVE
- Ⓛ DENOTES FIRE HYDRANT
- Ⓛ DENOTES MONITORING WELL
- Ⓛ DENOTES HEADWALL
- Ⓛ DENOTES JUNCTION BOX
- Ⓛ DENOTES DROP INLET
- Ⓛ DENOTES SANITARY SEWER LINE
- Ⓛ DENOTES SANITARY SEWER MANHOLE
- Ⓛ DENOTES CLEAN OUT
- Ⓛ DENOTES POINT OF BEGINNING
- Ⓛ DENOTES POINT OF COMMENCEMENT

**REFERENCE MATERIAL**

- LIMITED WARRANTY DEED IN FAVOR OF BRIAN ORKIN AND ANGELA ORKIN DEED BOOK 24369 PAGE 384-385 DEKALB COUNTY, GEORGIA RECORDS

**FLOOD NOTE**

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

- THE FLOOD INFORMATION ON THIS PLAN HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

**SURVEY NOTES**

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 603,189 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

**SURVEYOR'S CERTIFICATE**

THIS PLAN IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN D.C.G.A. SECTION 15-6-67.

MICHAEL R. NOLES  
GEORGIA RLS NO. 2646  
MEMBER SAMSOG

DATE

**NO. REVISIONS DATE**

SURVEY FOR LAURA VENERI MATTHEW VENERI

880 CLIFTON ROAD N.E. ATLANTA, GEORGIA

LOT 51 BLOCK '48' DRUID HILLS SUBDIVISION

TOTAL AREA= 0.698\* ACRES OR 30,414\* SQ. FT.

LAND LOT 243 15TH DISTRICT DEKALB COUNTY GEORGIA

PLAT PREPARED: 5-29-19  
FIELD: 2-28-19 SCALE: 1"=30'

McCLUNG SURVEYING SERVICES, INC.  
4833 SOUTH COBB DRIVE SUITE 200  
SMYRNA, GEORGIA 30080 (770) 434-3383  
WWW.MCCLUNGSURVEYING.COM CERTIFICATE OF AUTHORIZATION \*LSF000752

SCALE IN FEET

30' 15' 0' 30' 60'

ISSUED FOR CONSTRUCTION

STATE OF GEORGIA  
MARK FREDRICK ARNOLD  
REGISTERED ARCHITECT  
CERTIFICATE NO. 088988

RENOVATIONS AND ADDITIONS FOR

MATT & LAURA VENERI RESIDENCE  
880 CLIFTON ROAD, NE ATLANTA, GEORGIA 30306

PRINT DATE 04/19/21  
REVISIONS

SHEET A0.00  
PHASE

**OWNER**

MATT & LAURA VENERI  
880 CLIFTON ROAD, NE  
ATLANTA, GA 30306  
404-345-7934  
lkveneri@gmail.com

**ARCHITECT**

MARK ARNOLD, ARCHITECT  
1126 N. HIGHLAND AVENUE, NE  
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404-939-3690  
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Registration PE 036653

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R-75, Single Family Residential District

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**DeKalb County**  
Michael L. Thurmond  
Chief Executive Officer  
December 18, 2019

**DeKalb County Historic Preservation Commission**  
330 Ponce De Leon Avenue, Suite 300  
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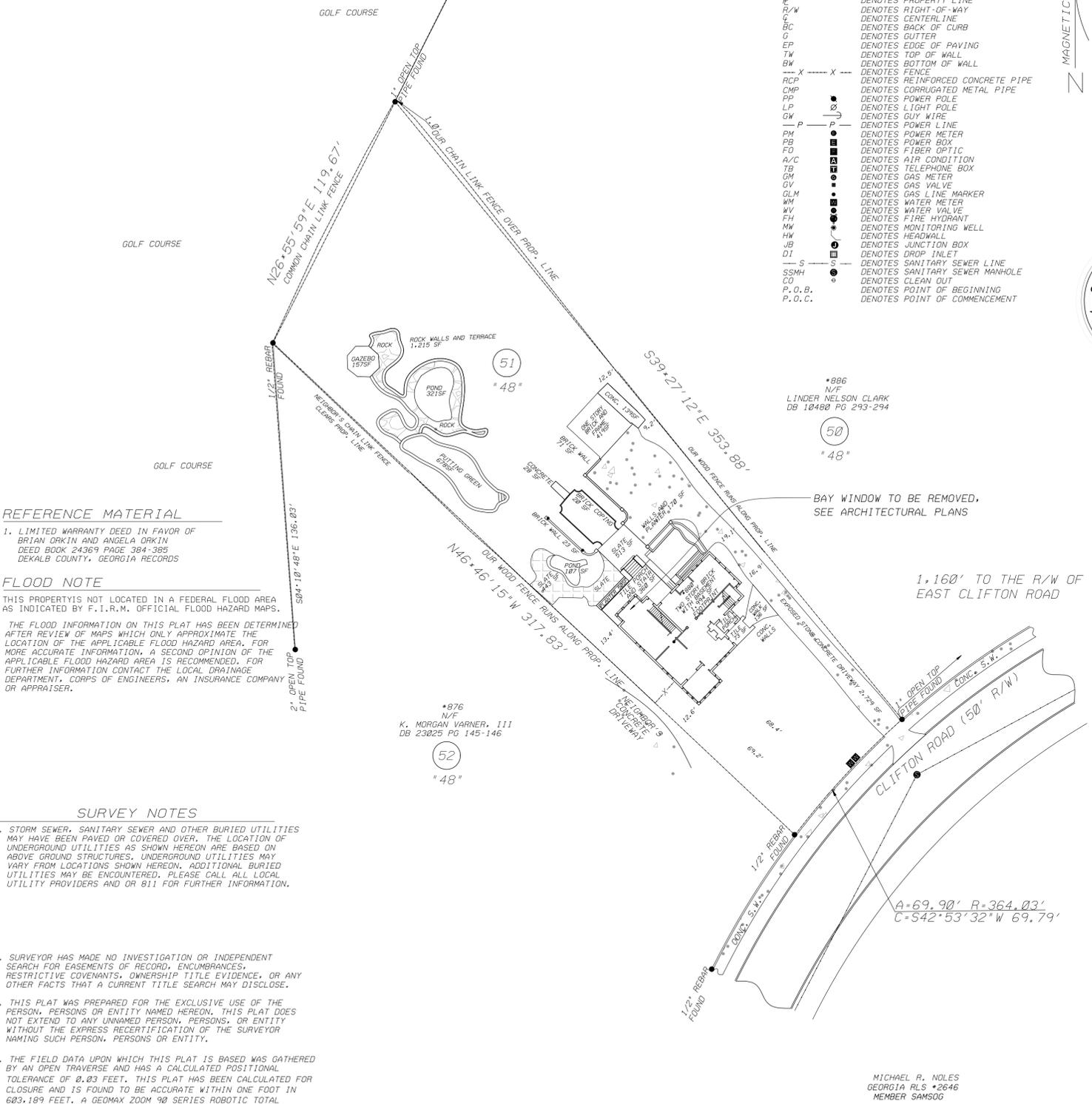
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**PROPERTY SURVEY**



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NO.	REVISIONS	DATE

SURVEY FOR LAURA VENERI MATTHEW VENERI

880 CLIFTON ROAD N.E. ATLANTA, GEORGIA

LOT 51 BLOCK '48' DRUID HILLS SUBDIVISION

TOTAL AREA= 0.698\* ACRES OR 30,414\* SQ. FT.

McCLUNG SURVEYING SERVICES, INC. 4833 SOUTH COBB DRIVE SUITE 200 SMYRNA, GEORGIA 30080 (770) 434-3383 WWW.MCCLUNGSURVEYING.COM CERTIFICATE OF AUTHORIZATION \*LSF200752

30' 15' 0' 30' 60' SCALE IN FEET

LAND LOT 243 15TH DISTRICT DEKALB COUNTY GEORGIA

PLAT PREPARED: 5-29-19 FIELD: 2-28-19 SCALE: 1"=30'

JOB#250492SN-2K

**SURVEYOR'S CERTIFICATE**

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FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN D.C.G.A. SECTION 15-6-67.

MICHAEL R. NOLES GEORGIA RLS NO. 2646 DATE

ISSUED FOR CONSTRUCTION

STATE OF GEORGIA  
MARK FREDRICK ARNOLD  
REGISTERED ARCHITECT

RENOVATIONS AND ADDITIONS FOR

MATT & LAURA VENERI RESIDENCE  
880 CLIFTON ROAD, NE ATLANTA, GEORGIA 30306

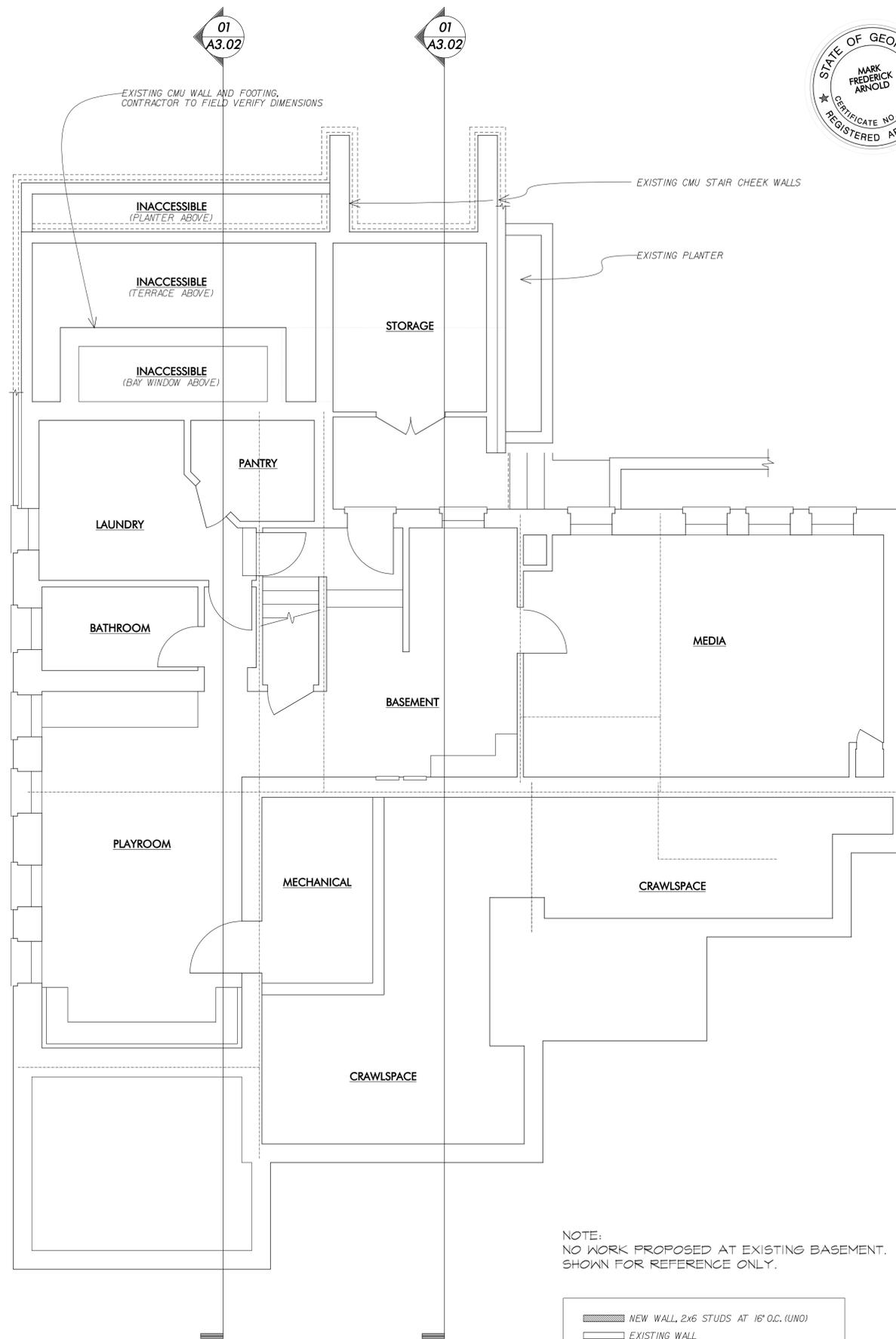
PRINT DATE 04/19/21  
REVISIONS

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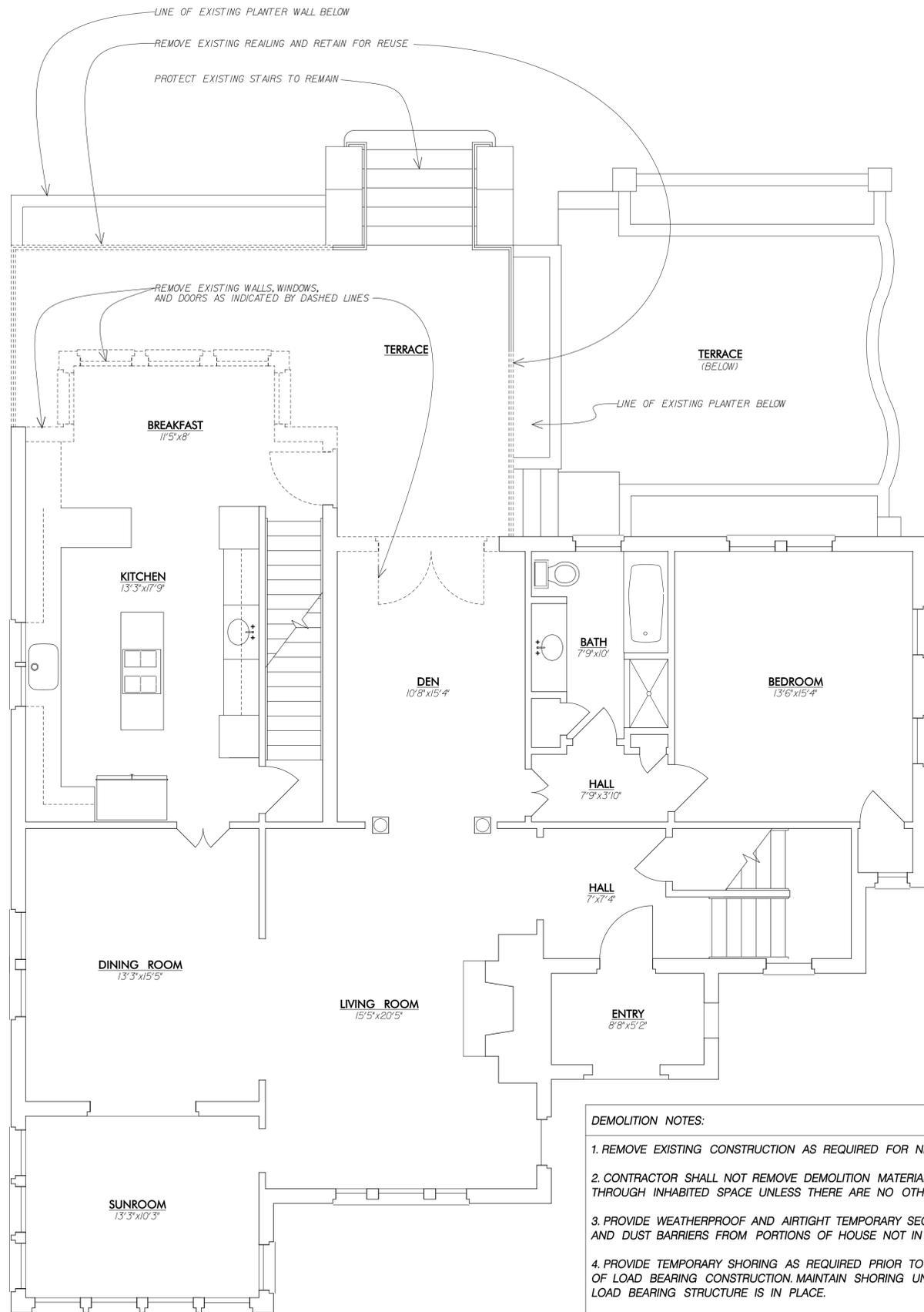
SHEET A0.01  
PHASE

**DEMOLITION NOTES:**

1. REMOVE EXISTING CONSTRUCTION AS REQUIRED FOR NEW WORK.
2. CONTRACTOR SHALL NOT REMOVE DEMOLITION MATERIALS THROUGH INHABITED SPACE UNLESS THERE ARE NO OTHER OPTIONS.
3. PROVIDE WEATHERPROOF AND AIRTIGHT TEMPORARY SECURITY AND DUST BARRIERS FROM PORTIONS OF HOUSE NOT IN WORKSCOPE.
4. PROVIDE TEMPORARY SHORING AS REQUIRED PRIOR TO REMOVAL OF LOAD BEARING CONSTRUCTION. MAINTAIN SHORING UNTIL NEW LOAD BEARING STRUCTURE IS IN PLACE.
5. REMOVE EXISTING WALL & CEILING FINISHES AS REQUIRED FOR INSTALLATION OF ELECTRICAL WIRING.
6. EXISTING SURFACES TO REMAIN THAT ARE DAMAGED BY AGE, SELECTIVE DEMOLITION, AND/OR CONSTRUCTION ACTIVITY SHALL BE PATCHED AND RE-FINISHED TO MATCH EXISTING CONDITIONS.
7. PROTECT ALL EXISTING TREES THROUGHOUT CONSTRUCTION.

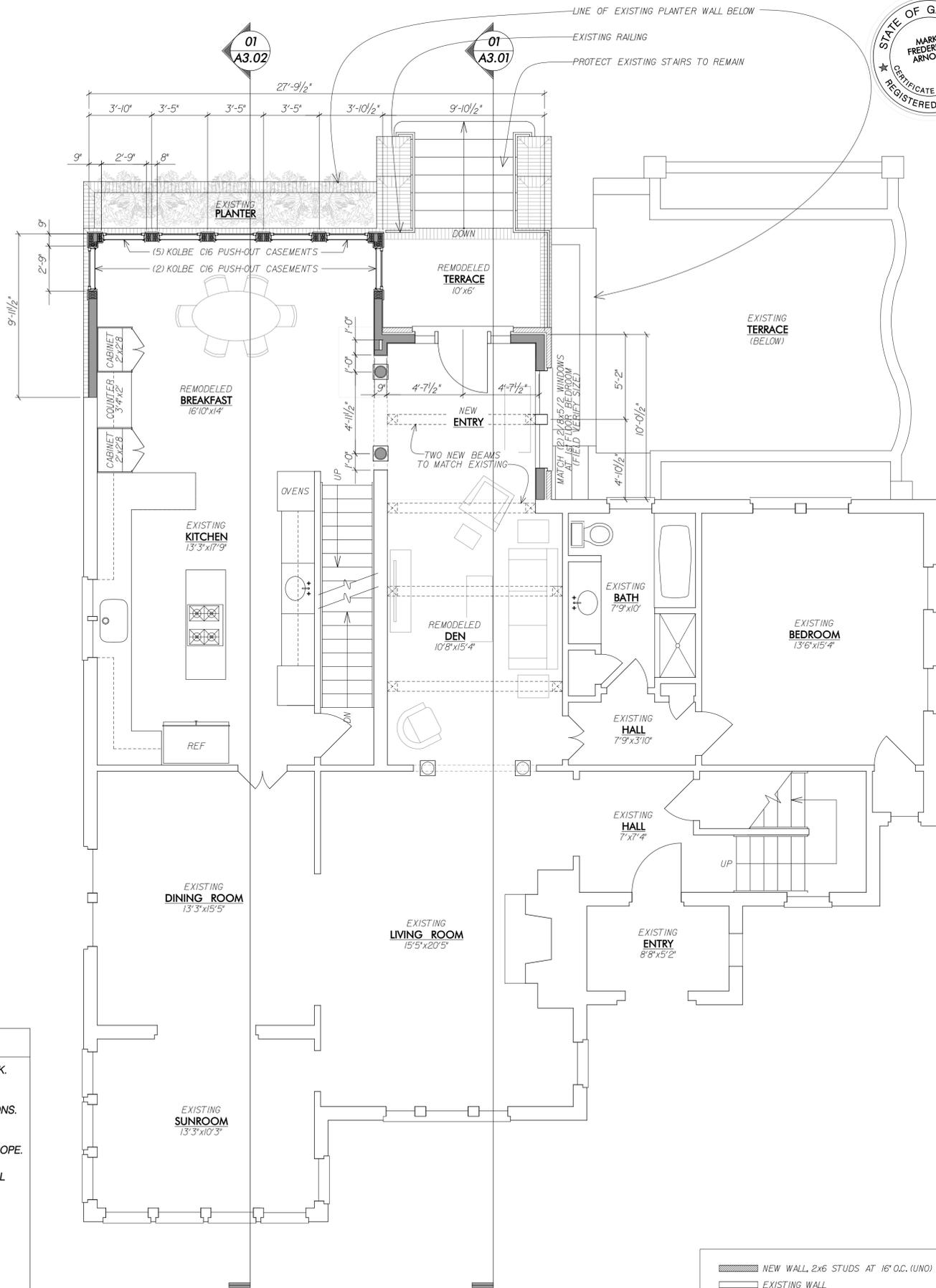


**01** BASEMENT / CRAWLSPACE PLAN  
A-1.00 SCALE: 1/4" = 1'-0"



- DEMOLITION NOTES:**
1. REMOVE EXISTING CONSTRUCTION AS REQUIRED FOR NEW WORK.
  2. CONTRACTOR SHALL NOT REMOVE DEMOLITION MATERIALS THROUGH INHABITED SPACE UNLESS THERE ARE NO OTHER OPTIONS.
  3. PROVIDE WEATHERPROOF AND AIRTIGHT TEMPORARY SECURITY AND DUST BARRIERS FROM PORTIONS OF HOUSE NOT IN WORKSCOPE.
  4. PROVIDE TEMPORARY SHORING AS REQUIRED PRIOR TO REMOVAL OF LOAD BEARING CONSTRUCTION. MAINTAIN SHORING UNTIL NEW LOAD BEARING STRUCTURE IS IN PLACE.
  5. REMOVE EXISTING WALL & CEILING FINISHES AS REQUIRED FOR INSTALLATION OF ELECTRICAL WIRING.
  6. EXISTING SURFACES TO REMAIN THAT ARE DAMAGED BY AGE, SELECTIVE DEMOLITION, AND/OR CONSTRUCTION ACTIVITY SHALL BE PATCHED AND RE-FINISHED TO MATCH EXISTING CONDITIONS.
  7. PROTECT ALL EXISTING TREES THROUGHOUT CONSTRUCTION.

**01** EXISTING FIRST FLOOR PLAN  
A-1.01 SCALE: 1/4" = 1'-0"



- NEW WALL, 2x6 STUDS AT 16" O.C. (UNO)
- EXISTING WALL
- LINE OF EXISTING WALLS TO BE REMOVED

**02** PROPOSED FIRST FLOOR PLAN  
A-1.01 SCALE: 1/4" = 1'-0"



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RENOVATIONS AND ADDITIONS FOR  
**MATT & LAURA VENERI RESIDENCE**  
880 CLIFTON ROAD, NE ATLANTA, GEORGIA 30306

PRINT DATE  
04/19/21  
REVISIONS



SHEET  
A1.01

PHASE









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**01** EXISTING EAST SIDE ELEVATION  
 A-2.02 SCALE: 1/4" = 1'-0"



**02** PROPOSED EAST SIDE ELEVATION  
 A-2.02 SCALE: 1/4" = 1'-0"

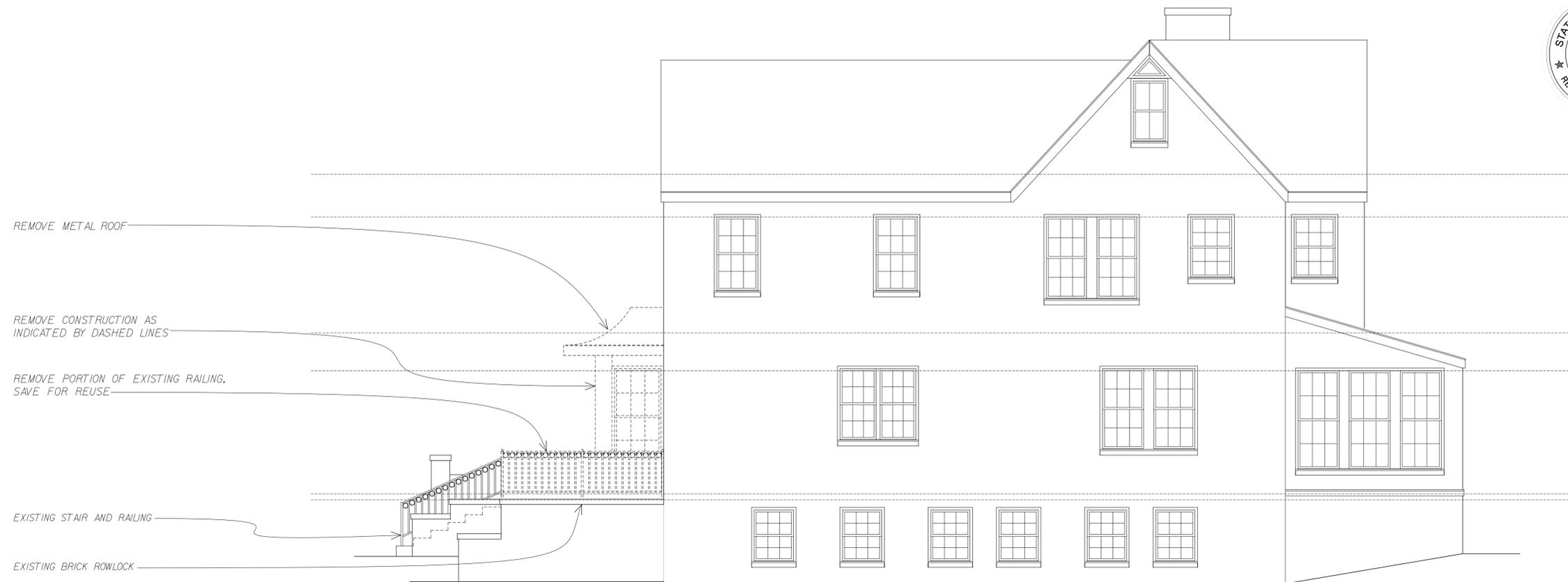
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PRINT DATE  
 04/19/21  
 REVISIONS



SHEET  
**A2.02**

PHASE



**01** EXISTING WEST SIDE ELEVATION  
 A-2.03 SCALE: 1/4" = 1'-0"



**02** PROPOSED WEST SIDE ELEVATION  
 A-2.03 SCALE: 1/4" = 1'-0"





**01** EXISTING REAR ELEVATION  
A-2.04 SCALE: 1/4" = 1'-0"



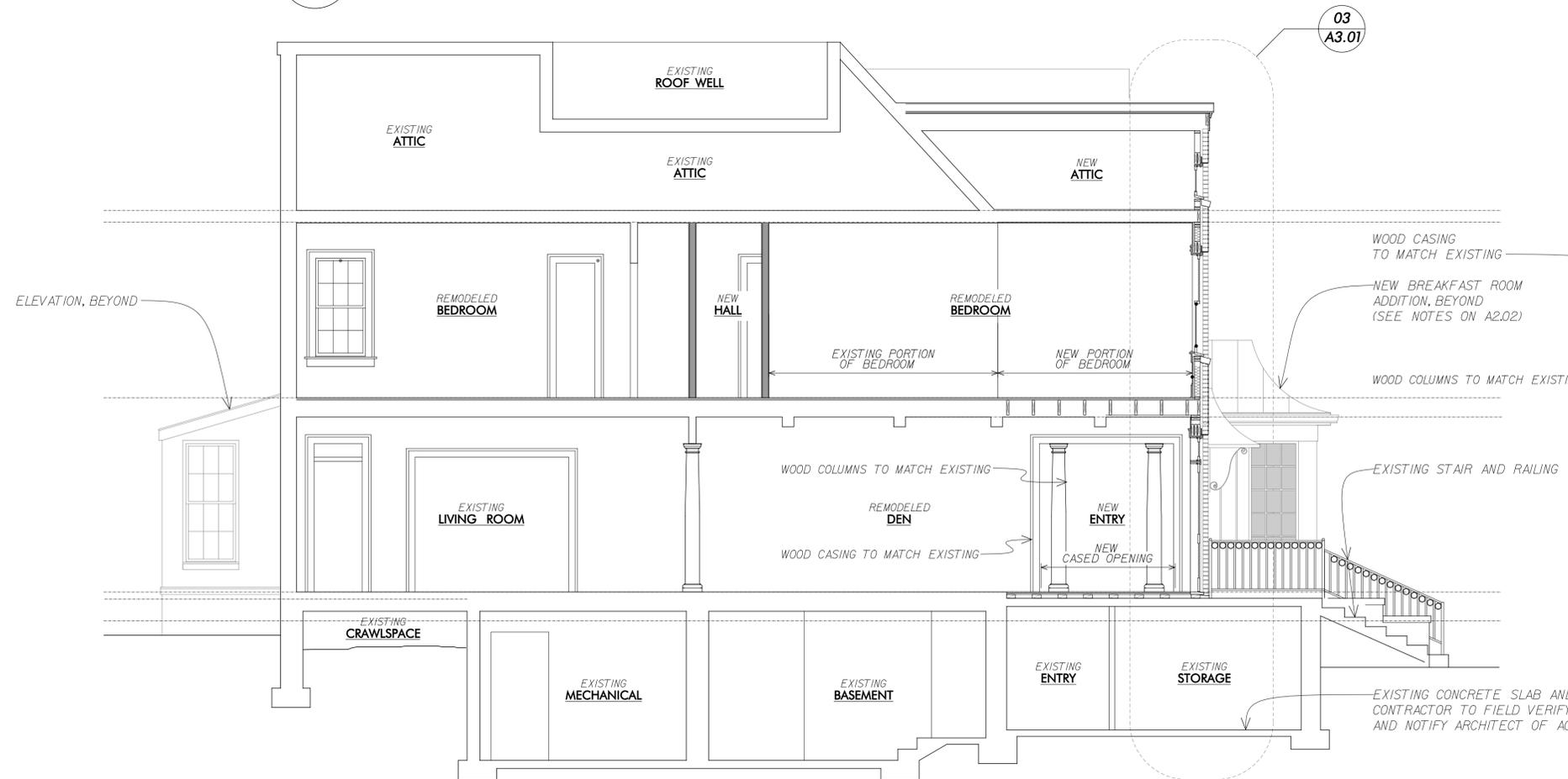
**02** PROPOSED REAR ELEVATION  
A-2.04 SCALE: 1/4" = 1'-0"

RELOCATED DOUBLE-HUNG WINDOWS OR NEW TO MATCH EXISTING

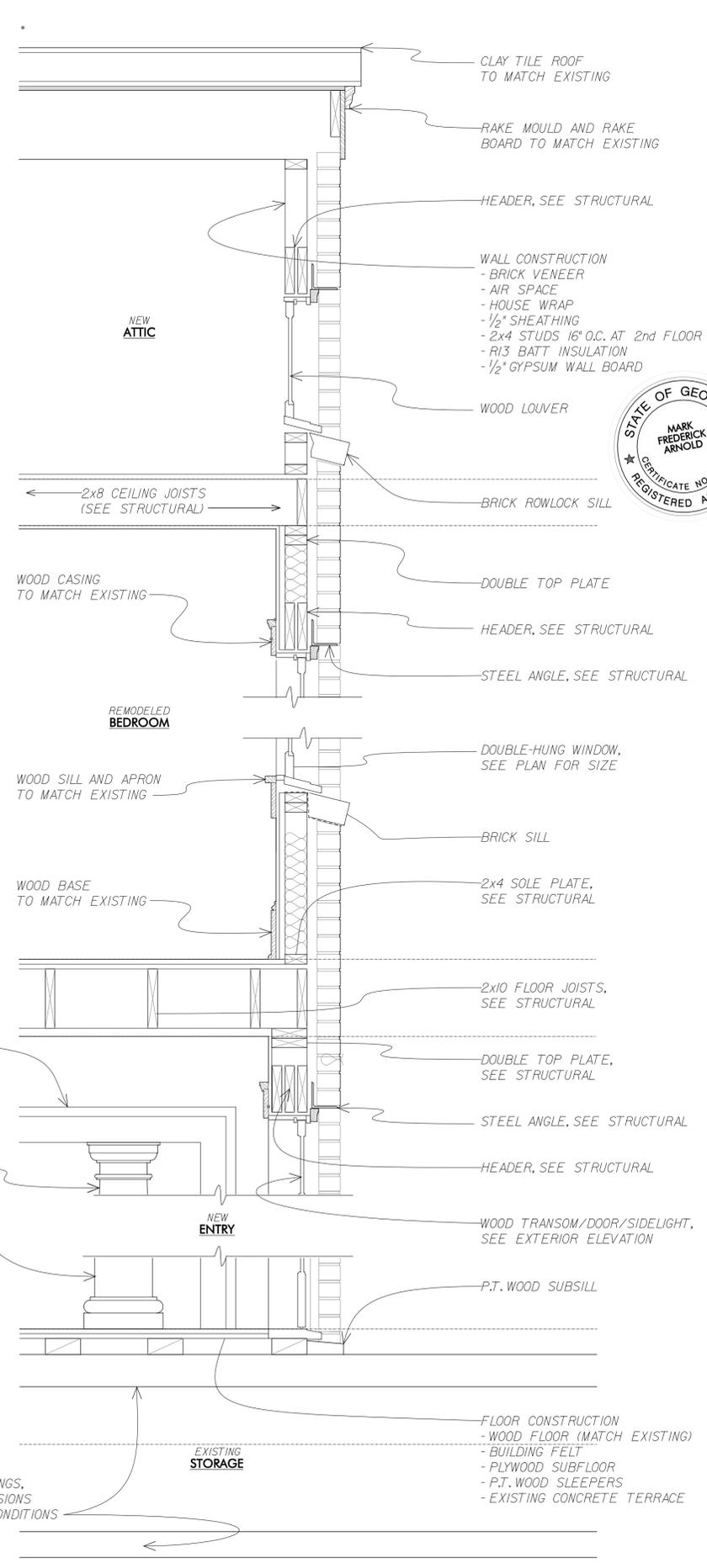




**01 EXISTING FRONT ELEVATION**  
 A-3.01 SCALE: 1/4" = 1'-0" NOTE: NO WORK AT FRONT ELEVATION; SHOWN FOR REFERENCE ONLY

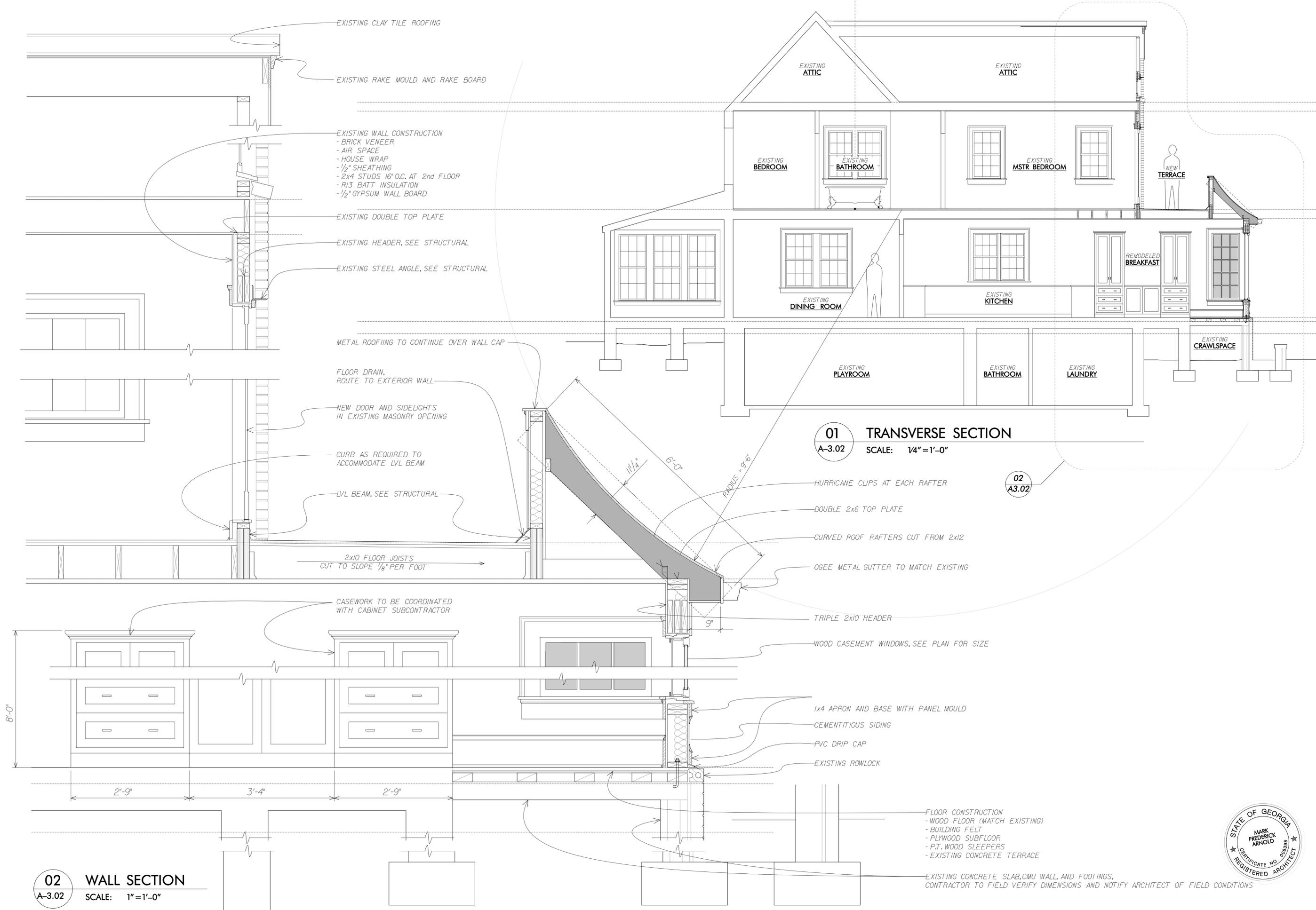


**02 TRANSVERSE SECTION**  
 A-3.01 SCALE: 1/4" = 1'-0"



**03 WALL SECTION**  
 A-3.01 SCALE: 1" = 1'-0"





**01** TRANSVERSE SECTION  
 A-3.02 SCALE: 1/4" = 1'-0"

**02** A3.02

**02** WALL SECTION  
 A-3.02 SCALE: 1" = 1'-0"

EXISTING CLAY TILE ROOFING  
 EXISTING RAKE MOULD AND RAKE BOARD  
 EXISTING WALL CONSTRUCTION  
 - BRICK VENEER  
 - AIR SPACE  
 - HOUSE WRAP  
 - 1/2" SHEATHING  
 - 2x4 STUDS 16" O.C. AT 2nd FLOOR  
 - R13 BATT INSULATION  
 - 1/2" GYPSUM WALL BOARD

EXISTING DOUBLE TOP PLATE  
 EXISTING HEADER, SEE STRUCTURAL  
 EXISTING STEEL ANGLE, SEE STRUCTURAL

METAL ROOFING TO CONTINUE OVER WALL CAP  
 FLOOR DRAIN, ROUTE TO EXTERIOR WALL  
 NEW DOOR AND SIDELIGHTS IN EXISTING MASONRY OPENING  
 CURB AS REQUIRED TO ACCOMMODATE LVL BEAM  
 LVL BEAM, SEE STRUCTURAL  
 2x10 FLOOR JOISTS CUT TO SLOPE 1/8" PER FOOT

CASEWORK TO BE COORDINATED WITH CABINET SUBCONTRACTOR

HURRICANE CLIPS AT EACH RAFTER  
 DOUBLE 2x6 TOP PLATE  
 CURVED ROOF RAFTERS CUT FROM 2x12  
 OGEE METAL GUTTER TO MATCH EXISTING  
 TRIPLE 2x10 HEADER  
 WOOD CASEMENT WINDOWS, SEE PLAN FOR SIZE  
 1x4 APRON AND BASE WITH PANEL MOULD  
 CEMENTITIOUS SIDING  
 PVC DRIP CAP  
 EXISTING ROWLOCK

FLOOR CONSTRUCTION  
 - WOOD FLOOR (MATCH EXISTING)  
 - BUILDING FELT  
 - PLYWOOD SUBFLOOR  
 - P.T. WOOD SLEEPERS  
 - EXISTING CONCRETE TERRACE

EXISTING CONCRETE SLAB, CMU WALL, AND FOOTINGS,  
 CONTRACTOR TO FIELD VERIFY DIMENSIONS AND NOTIFY ARCHITECT OF FIELD CONDITIONS