

Chief Executive Officer Michael Thurmond

## **DEPARTMENT OF PLANNING & SUSTAINABILITY**

	Dir	ector
Andrew A.	Baker.	AICP

# Application for Certificate of Appropriateness

Date Received:	Application No.:	
Address of Subject Property:936 Clifton Rd I	NE, Atlanta, GA 30307	
Applicant: David and Katherine Zanaty	E-Mail: <u>kat</u> h	nerine@yellowbirdpm.com
Applicant Mailing Address:936 Clifton Rd NE	E, Atlanta, GA 30307	
Applicant Phone(s): 404-561-4245	Fax:	N/A
Applicant's relationship to the owner: Owner IX A	rchitect:  Contractor/Builder  Oth	er 🗆
Owner(s): David and Katherine Zanat	yE-Mail:	katherine@yellowbirdpm.com
	E-Mail:	
Owner(s) Mailing Address: 936 C	lifton Rd NE, Atlanta, GA 30307	
Owner(s) Telephone Number:	-4245	
Approximate age or date of construction of the prim project:Original structure 1978 with later rel		secondary structures affected by this
Nature of work (check all that apply):		
New construction □       Demolition □       Addition □         New accessory building □       Landscaping □         Sign installation or replacement □       Other ⊠	□ Moving a building □ Other bu Fence/Wall □ Other environmenta	uilding changes □ Il changes □
Description of Work:		
we would like to replace the rotte	and replacing with the same brick. As ed wood railing with a new iron railing to like to add a privacy screen on one sid	part of this work, o increase safety e of the terrace

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 <a href="mailto:plansustain@dekalbcountyga.gov">plansustain@dekalbcountyga.gov</a> An incomplete application will not be accepted.

Revised 10/5/2020

# 936 Clifton Road NE Existing Conditions Photos – 2021



Previous addition shows design style intent for new added element.



View from backyard. Brown stains are from water penetration issues being addressed in remediation work underway.



View on back terrace looking back at the house.



Window above kitchen sink.

# <u>Lanaty</u> Terrace Renovation

# ABBREVIATIONS:

HR.

HT.

HVAC

INSUL.

JT.

L.A.

MAX.

MECH.

MFR.

MIN

М.О.

M.R.

MSL

MTD.

MTL.

N.I.C.

0.A.

O.C.

OD

OPP.

ORD

OSB

PT

PTD.

R.A.

R.D.

RO SIM.

STL.

STO.

T&G

T.B.

T.P.

T/SF

TYP.

U.N.O.

VCT VEST.

VIF

W/

W/O

WΗ

WD

WWF

THRU

T/

REINF

REQD.

P. LAM.

PLYWD.

NA

HM HOLLOW METAL	& @ A/C ADJ. AFF ALUM. ASF ASL B/ BD. BFE BLDG. BM. CB CI C.J. CLR CMU COL. CONC. CONST. CON.	AND AT AIR CONDITIONING ADJUSTABLE ABOVE FINISHED FLOOR ALUMINUM ABOVE SUBFLOOR ABOVE SEA LEVEL BOTTOM OF BOARD BASE FLOOD ELEVATION BUILDING BEAM CATCH BASIN CAST IRON CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONSTRUCTION CONTRUCTION CONTINUOUS CORRIDOR DOUBLE DETAIL DOWN DOWNSPOUT DRAWINGS EXPANSION JOINT ELECATICAL ELEVATION ELECTRICAL ELEVATOR EDGE OF SLAB EQUAL EQUIPMENT ELECTRIC WATER COOLER EXISTING EXTERIOR FIRE EXTINGUISHER/CABINET FINISHED FLOOR ELEVATION FINISH FLOOR FACE OF FIRE RETARDANT TREATED FOOT/FEET FLOOD VENT GALVANIZED GYPSUM WALL BOARD HOULOW METAL
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HOUR HEIGHT HEATING/VENTILATING/ AIR CONDITIONING INSULATION JOINT LANDSCAPE ARCHITECTURE MAXIMUM MECHANICAL MANUFACTURER MINIMUM MASONRY OPENING MOISTURE RESISTANT MEAN SEA LEVEL MOUNTED METAL NOT APPLICABLE NOT IN CONTRACT OUTSIDE AIR ON CENTER OUTSIDE DIAMETER OPPOSITE OVERFLOW ROOF DRAIN ORIENTED STRAND BOARD PLASTIC LAMINATE PLYWOOD PRESSURE TREATED PAINTED **RETURN AIR** ROOF DRAIN REINFORCED/REINFORCING REQUIRED ROUGH OPENING SIMILAR STEEL STORAGE TOP OF .. TONGUE AND GROOVE TOWEL BAR THROUGH TOILET PAPER HOLDER TOP OF SUBFLOOR TYPICAL UNLESS NOTED OTHERWISE VINYL COMPOSITION TILE VESTIBULE VERIFY IN FIELD WITH ... WITHOUT WATER HEATER WOOD WELDED WIRE FABRIC

XXX XX

DETAIL INDICATOR

SECTION/DETAIL

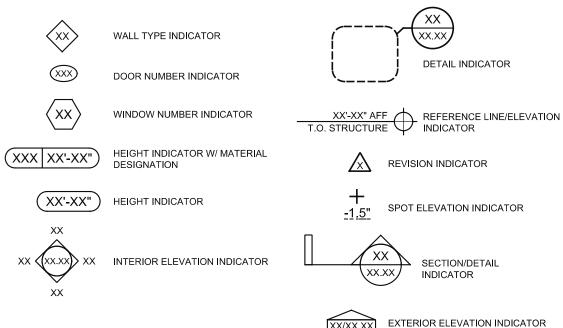
INDICATOR

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# **GENERAL NOTES:**

- 1. All new and modified construction is to be built in compliance and conformity with all governing building codes and regulations. Any known non conformities between the work described in these Construction Documents and the applicable building codes and regulations is to be reported promptly to the Architect.
- 2. This document set is intended to illustrate the Intent of the Design for Contractor construction coordination purposes only. No claims are made to suggest that all systems, assemblies, constructions and installation detailing have been fully coordinated and documented due to the inevitable presence of nonobvious existing conditions which may require additional coordination and also the possibility of unforeseen alternate system selections during cost reduction exercises, regular manufacturer changes to product design or installation recommendations, or other conditions not reasonably predictable. It is the responsibility of the Contractor to coordinate these items with all contracted and subcontracted work as part of the General Conditions of the work to be done.
- 3. Where discrepancies or otherwise unclear information is found in the design and construction documentation that could have visible, structural or other areas of impact on the acceptable execution of the design intent, it is the responsibility of the Contractor to clarify design intent with the Architect before proceeding with the construction and/or installation of those elements.
- 4. While every attempt is made to accurately document existing conditions, where applicable, in preparation of new design documents, these conditions are not always possible to represent or coordinate in the design documents. It is the responsibility of the Contractor to report any and all design intent altering discrepancies between Construction Documentation and Jobsite Conditions to the Architect for resolution.
- 5. All work is to meet or exceed all relevant published or commonly accepted industry standards of practice, construction, installation and performance, whether or not these standards are referenced specifically within these design documents.
- 6. In lieu of specific reference standards for a particular element, it is the expectation of this project that all work will be executed in such a way as to provide a final product that is Straight, Level and Plumb within the context of its location. Any reasons that the designs contained in these documents cannot be executed to meet this basic standard must be pointed out to the Architect to coordinate any necessary changes before construction of the effected elements.
- 7. In no case is the contractor empowered to make design-intent altering changes to elements described in whole or part in these documents without consultation and prior approval from the owner and Architect. Changes made without prior approval will be considered to be non-compliant with the design intent and may be rejected on that basis.
- 8. All materials to be used for construction are to be in good condition, straight, clean, and free of natural or manmade defects prior to use unless specifically noted otherwise.
- 9. All finish materials and assemblies are to be handled, manufactured, finished and installed in such a way to leave a final construction assembly that is free of perceptible natural or manmade defects or blemishes unless specifically noted otherwise. Any materials damaged by construction processes are to be repaired or replaced as needed to provide blemish-free final construction installations.
- 10. All visible connections, joinery and intersections between materials are to be executed and installed in such a way that these connections are tight-fitting with minimal gaps between materials. This may require materials to be scribed to fit tightly against irregular adjacent materials, miter cuts to be adjusted to allow a gap-free joint, and other craftsmanship measures to be applied to provide the level of construction quality required.
- 11. Work deemed to be unacceptable by the architect on the basis of the requirements outlined here may be required to be repaired or replaced at the contractors expense before final payments will be approved.
- 12. It is the responsibility of the Contractor to provide and maintain integrity of existing or new structural system at all times. Shoring or bracing is to be used in locations where building remediation exercises have the potential to compromise existing or new structural support conditions.

# SYMBOL LEGEND:



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# PROJECT DESCRIPTION

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THE PROJECT CONSISTS OF A RENOVATION OF A ??? SF TERRACE AT THE REAR OF A ?.??? SF EXISTING HOUSE. THE TERRACE IS ABOVE AN EXISTING GARAGE, AND THE RENOVATION INCLUDES A NEW WATERPROOFING SYSTEM, RAILING, SCREENWALL, AND WINDOW.

- 13. It is the responsibility of the Contractor to repair or replace any and all materials and systems installed new or intended to remain that become damaged or otherwise compromised during any demolition and construction exercises. Replacement materials or systems are to match existing conditions or new specifications as outlined in the Construction Contract Documents for new constructions.
- 14. Drawings are not to be measured or scaled for purposes of material placement or location. Written dimensions on drawings may conflict with scaled measurements due to printing distortions or for intentional purposes of drawing clarity and will supercede visual measurements. Contractor is to notify Architect of conflicts in dimensional record for clarification before installation of materials.
- 15. Dimensions given to existing construction are to face of existing finish unless noted otherwise.
- 16. Dimensions given to new construction are to face of framing unless noted otherwise.
- 17. Dimensions given to doors are to edge of nominal leaf size unless noted otherwise. Coordinate necessary rough opening dimensions w/ product manufactures written installation recommendations
- 18. Contractor is to provide Lien Release Documentation to Owner for all contracted and subcontracted work and purchasing at time of pay request.
- 19. All new constructions and finishes to be built to match and be continuous with existing constructions where indicated. Identical materials, profiles, finishes and installation practices are to be used where possible to ensure continuity of existing and new construction.
- 20. Where new finished floor, wall, or ceiling surfaces are to be continuous with existing finished surfaces, new construction is to be coordinated and aligned with existing construction to provide smooth, continuous final finish across transition. Where current construction practices would generate assemblies that would differ from existing constructing assemblies, new construction is to be made to provide final finish flush and aligned with existing finishes and free of visible deviation at transition.
- 21. All Manufacturers's published installation instructions and recommendations are to be used at applicable units and assemblies to ensure and establish full manufacturer's warranties at job completion. Contractor is to provide Warranty information to Owner for applicable systems at job completion.
- 22. All Plumbing fixtures and fittings, Toilet and Bathroom accessories and partitions are to be removed where necessary for construction purposes and stored in a protected manner for reinstallation in finished construction. Where replacement is necessary, all Plumbing fixtures and fittings, Toilet and Bathroom accessories and partitions are to match existing respective elements unless noted otherwise.
- 23. All existing expansion and movement control joints in exterior and interior material assemblies are to be maintained or rebuilt in existing condition locations unless noted otherwise.
- 24. It is the responsibility of the Contractor to provide and maintain effective and adequate building weather protection throughout construction duration. Damages resulting from the lack of weather protection will be repaired at the expense of the contractor
- 25. Coordinate new structural elements and systems with existing structural elements, systems and existing construction to remain.
- 26. Coordinate new mechanical elements and systems with existing mechanical elements, systems and new and existing construction to remain.
- 27. Coordinate new plumbing elements and systems with existing plumbing elements, systems and new and existing construction to remain.
- 28. Coordinate new electrical elements and systems with existing electrical elements, systems and new and existing construction to remain.
- 29. It is the responsibility of the Contractor to maintain the safety of the work site for the construction duration.



PROJECT MAP 1932 BOULDERVIEW DRIVE SE ATLANTA, GA 30316

# ARCHITECT:

HAGAN ARCHITECTS, INC. 575 Boulevard, SE, Suite 7 Atlanta, Georgia 30312

Contact: Amy Higgins, AIA 404.998.5450 ahiggins@haganarchitects.com

# OWNER:

MJ HOWARD GROUP 1361 Metropolitan Ave SE Atlanta, Georgia 30316

Contact: Michael Howard 404.9131.6260 michael@mjhowardgroup.com

# CONTRACTOR:

TURN RIGHT SERVICES LLC 2365 Rosebud Road Grayson, Georgia 30017

Contact: Kristin Maldonado 770.285.7817 kristin.maldonado@turnrightservices.com

# CODES IN EFFECT:

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ZONING ANALYSIS:		
ZONING: R-75 / LO	T SIZE: 10,908 SF	
ALLOWABLE LOT COVERAGE: 3818 SF (35%)		
EXISTING LOT COVERAGE: 1975 SF (18.1)		
PROPOSED LOT COVERAGE: 2607 SF (23.9%)		
NO CHANGE PROPOSED TO BUILDING HEIGHT		
CONSTRUCTION TYPE: \	/B (UNSPRINKLERED)	
SQUARE FOOTAGE C	HART:	
HEATED AREA (MEASURE	ED TO EXT. FACE OF WALL):	
EXISTING HOUSE :	1053 SF	
PROPOSED ADDITION:	589 SF	
ATTIC WITH 7'-0" HEAD HE (COUNTED AT 50%):	EIGHT 0 SF	
TOTAL HEATED AREA:	1642 SF	
F.A.R.:	1642/10,908 = 0.15	
UNHEATED AREA:		
PROPOSED DECK:	270 SF	

# SHEET INDEX:

COVER SHEET AND GENERAL NOTES
ARCHITECTURAL SITE PLAN
DEMOLITION PLAN
PROPOSED TERRACE PLAN
PROPOSED ELEVATIONS
ENLARGED ELEVATIONS
ENLARGED ELEVATIONS
BUILDING SECTIONS
WALL SECTIONS
WALL SECTIONS

• International Building Code, 2018 Edition, with 2020 Georgia amendments

• International Residential Code, 2018 Edition, with 2020 Georgia amendments

International Fire Code, 2018 Edition, with no amendments

• International Plumbing Code, 2018 Edition, with 2020 Georgia amendments

• International Mechanical Code, 2018 Edition, with 2020 Georgia amendments

• International Fuel Gas Code, 2018 Edition, with 2020 Georgia amendments

• National Electrical Code, 2020 Edition, with no Georgia amendments

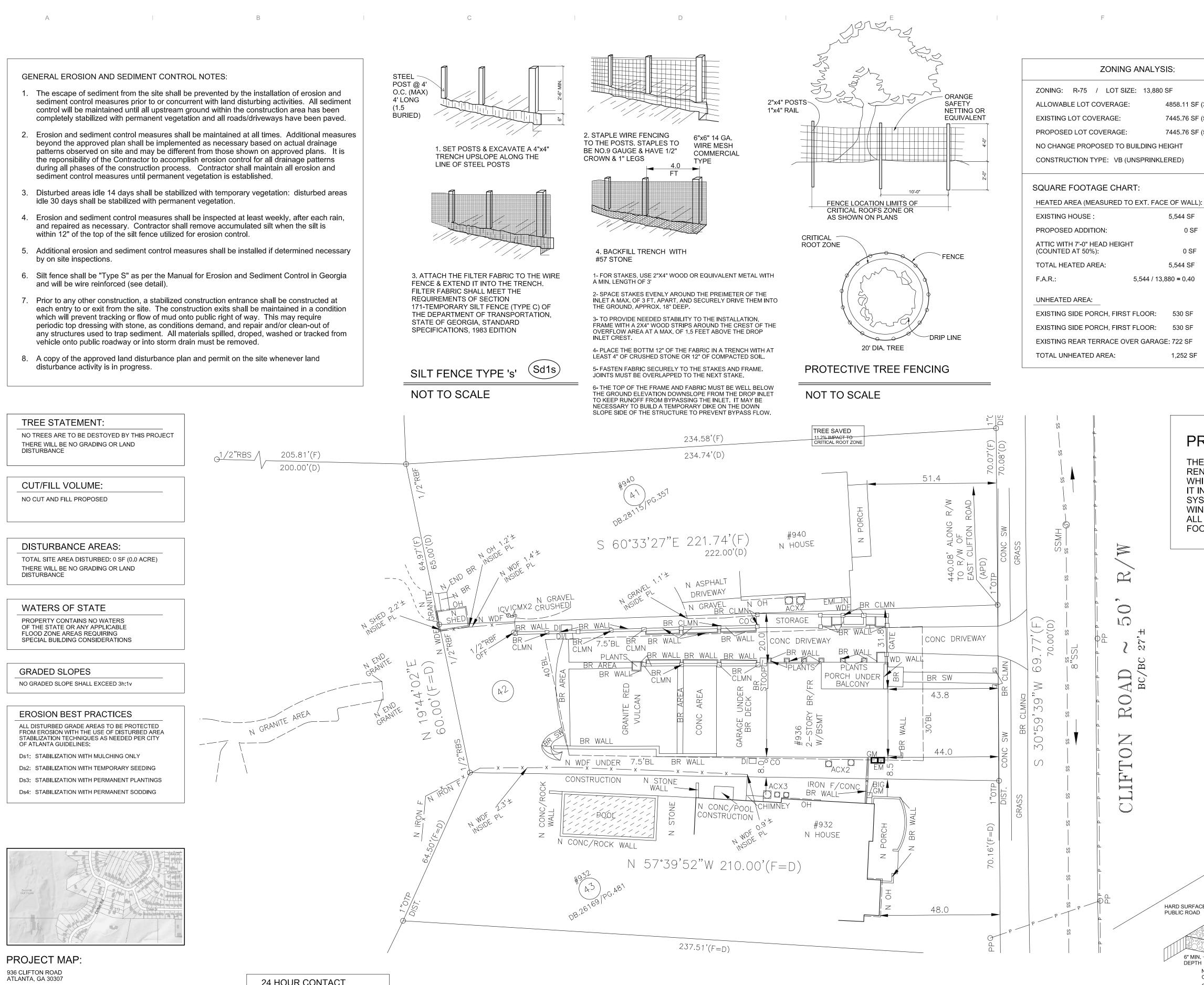
• International Swimming Pool and Spa Code, 2018 Edition, with 2020 Georgia amendments • International Energy Conservation Code, 2015 Edition, with

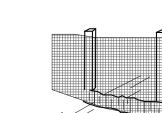
2020 Georgia Supplements and Amendments

• 2018 NFPA 101 Life Safety Code with 2020 Georgia amendments

A Home Renovation Katherine and **David Zanaty** 936 Clifton Rd NE Atlanta, Georgia 30307 404.561.4245 oject Number 202122 Sheet Issue Date: Sheet Plot Date: June 23, 2022 Revisions Sheet COVER SHEET AND GENERAL NOTES **ISSUED FOR** CONSTRUCTION Copyright©2022 Hagan Architects, Inc. All rights reserved All information contained herein is the exclusive property of Hagan Architects, Inc. and is not to be used in whole or in part for any work, coordination or constructions other than that which is described in these documents without specific written consent

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24 HOUR CONTACT MJ HOWARD GROUP 404-931-6260

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# CALL BEFORE YOU DIG - IT'S THE LAW (DIAL 811)

SITE PLAN SCALE: 1" = 20-0

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# ZONING ANALYSIS:

4858.11 SF (35.00%) 7445.76 SF (53.64%) 7445.76 SF (53.64%)

5,544 SF 0 SF 0 SF 5,544 SF 5,544 / 13,880 = 0.40 530 SF

530 SF 1,252 SF ARCHITECT: HAGAN ARCHITECTS, INC. 575 Boulevard, SE, Suite 7 Atlanta, Georgia 30312

Contact: Tim Hagan, AIA 404 998 5450 thagan@haganarchitects.com

OWNER: Katherine and David Zanaty 936 Clifton Rd Atlanta, Georgia 30307

Contact: Katherine Zanaty 404.561.4245 katherine@yellowbirdpm.com

CONTRACTOR: MICHAEL JORDAN HOMES 3002 Peachtree Rd NW Atlanta, Georgia 30305

Contact: Michael Jordan 770.597.1977 michael@michaeljordanhomes.com

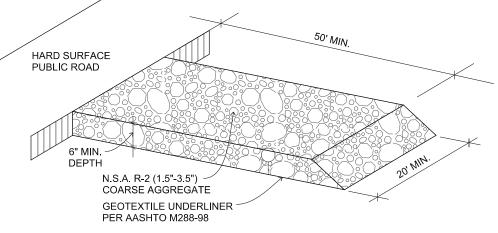
# Hagan Architects 575 Boulevard Avenue SE Atlanta, Georgia 30312 404.998.5450 telephone info@haganarchitects.com

# **PROJECT DESCRIPTION**

THE PROJECT CONSISTS OF THE RENOVATION OF A 722 SF REAR TERRACE, WHICH IS OVER A GARAGE. IT INCLUDES A NEW WATERPROOFING SYSTEM, RAILING, SCREEN WALL AND WINDOW. ALL WORK HAPPENS ON THE EXISTING

FOOTPRINT. NO IMPACT TO TREES.

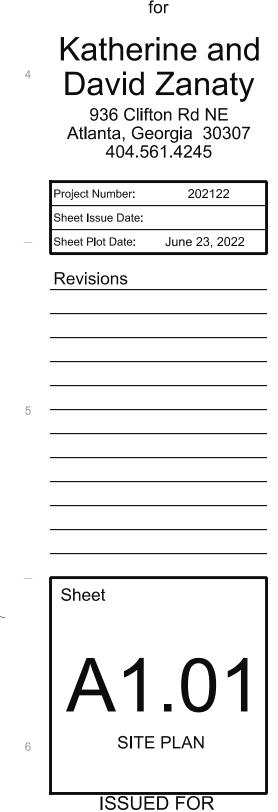
CLIFTON ROAD $\sim 50^{\circ}$	$BC/BC 27^{+}\pm$		



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CONSTRUCTION EXIT (Co) DETAIL (Co)

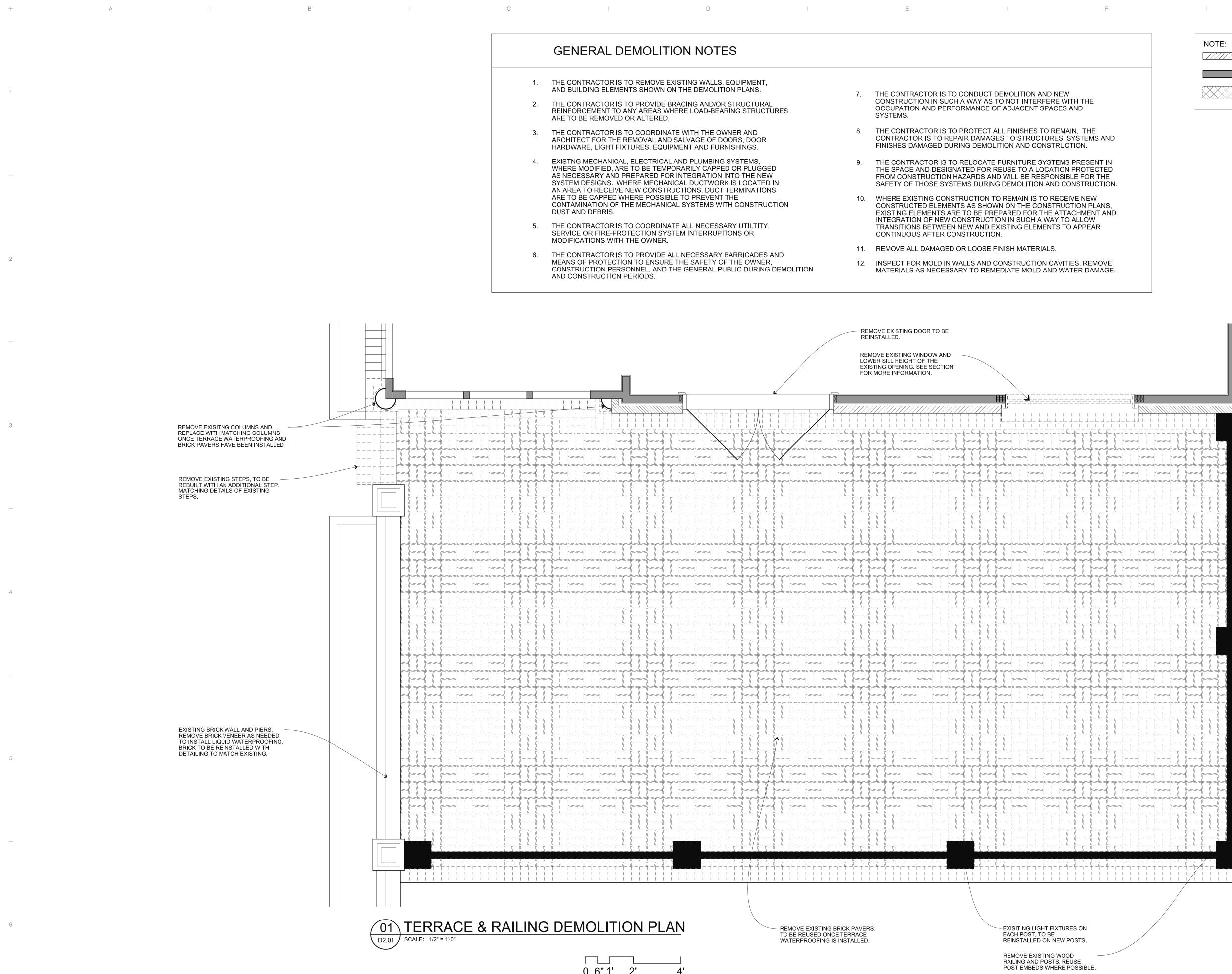
NOT TO SCALE



A Home Renovation

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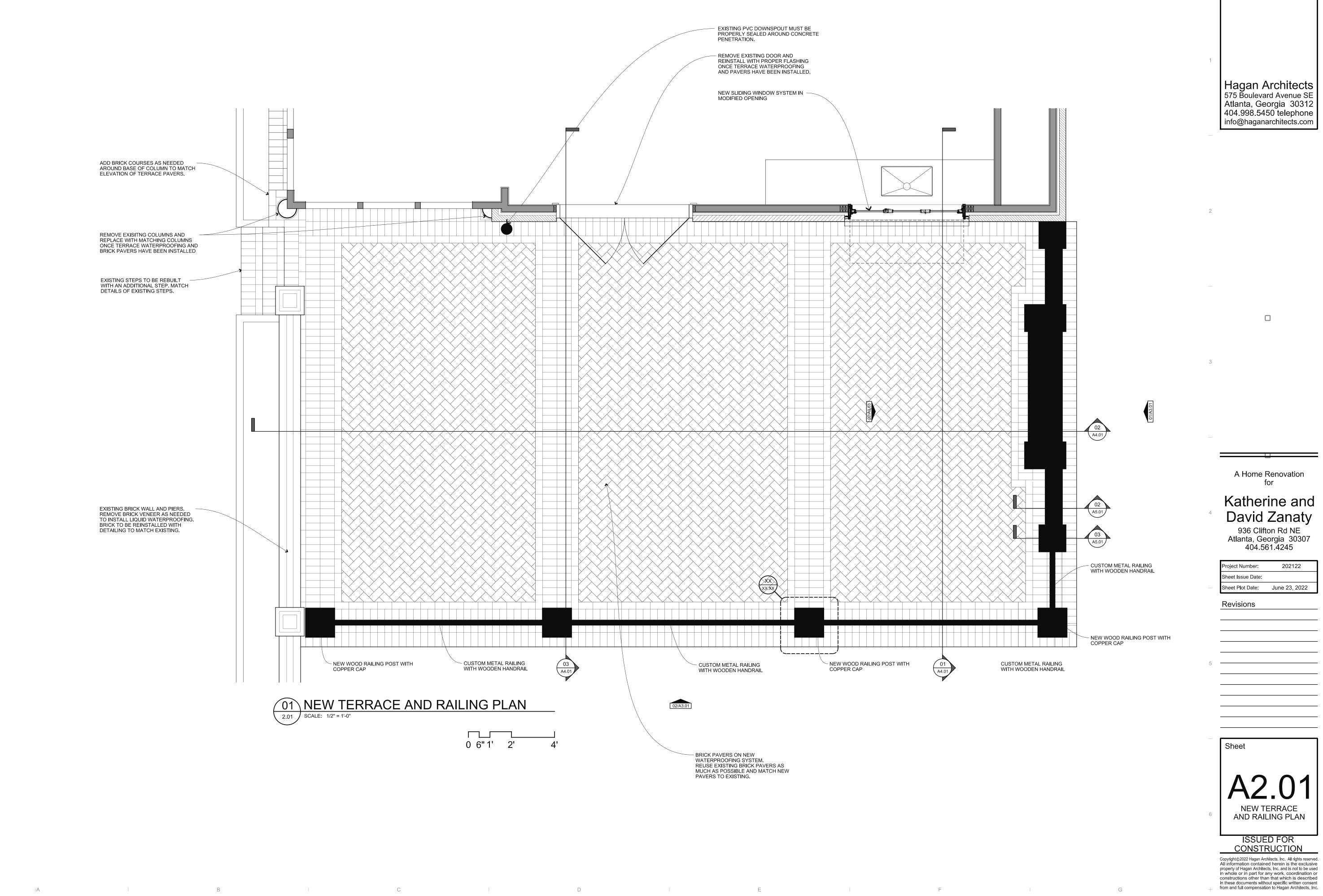
# NOTE: HATCHED AREAS INDICATE **\_\_\_\_\_** EXISTING CONSTRUCTIONS TO REMAIN SHADED WALL AREAS INDICATE NEW CONSTRUCTIONS TO BE BUILT DENOTES AREA OUTSIDE |Hagan Architects 575 Boulevard Avenue Sl Atlanta, Georgia 30312 404.998.5450 telephone info@haganarchitects.com ╌╷═╴╣╌═┙╚╴═┥┞┈═╌╷═╴╣└╌═┚╚ A Home Renovation for Katherine and **David Zanaty** 936 Clifton Rd NE Atlanta, Georgia 30307 404.561.4245 Project Number 202122 Sheet Issue Date: Sheet Plot Date: June 23, 2022 Revisions Sheet **TERRACE & RAILING** DEMOLITION PLAN

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EXISTING HOUSE	
NEW SCREEN WALL WITH TELEVISION CABINET	>
CUSTOM METAL RAILING WITH WOODEN HANDRAIL	
NEW WOOD RAILING POST WITH COPPER CAP	
CLADDING ON EXISTING GARAGE TO REMAIN	

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01 SOUTH ELEVATION 3.01 SCALE: 1/4" = 1-0"

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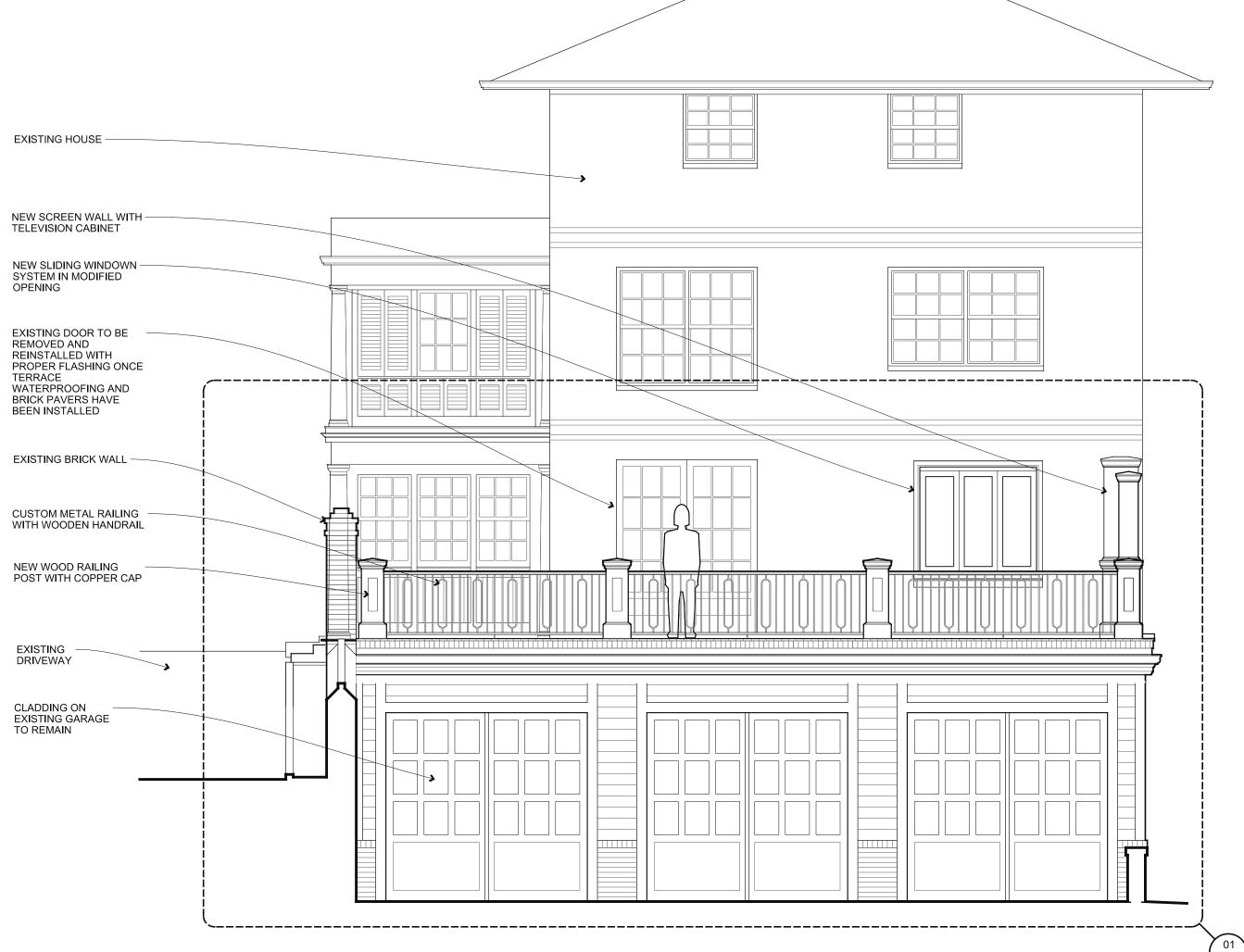
**6**" 1' 2' 4'

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02 WEST ELEVATION 3.01 SCALE: 1/4" = 1'-0"

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0 6" 1' 2' 4'

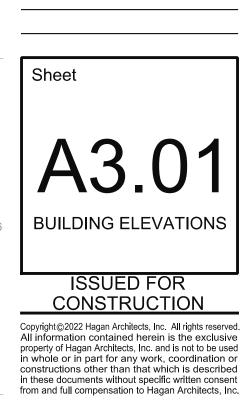


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Hagan Architects 575 Boulevard Avenue SE Atlanta, Georgia 30312 404.998.5450 telephone info@haganarchitects.com 2 3 A Home Renovation for Katherine and David Zanaty 936 Clifton Rd NE Atlanta, Georgia 30307 404.561.4245 202122 Project Number: Sheet Issue Date: Sheet Plot Date: June 23, 2022 Revisions

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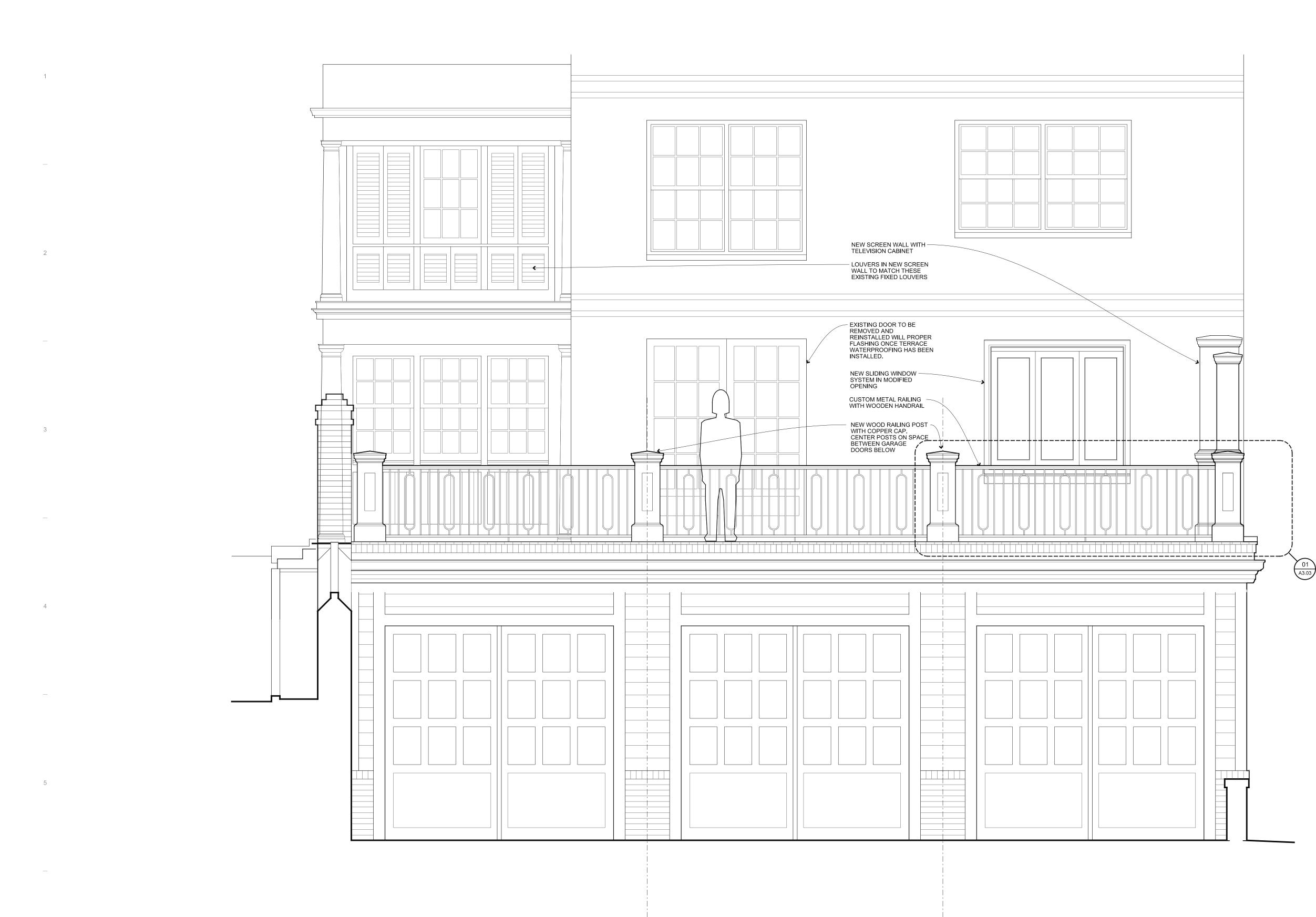
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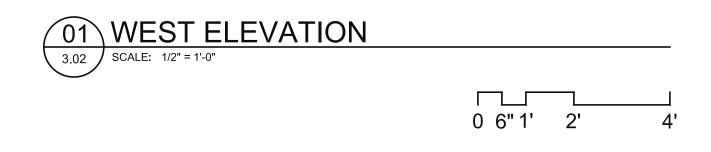
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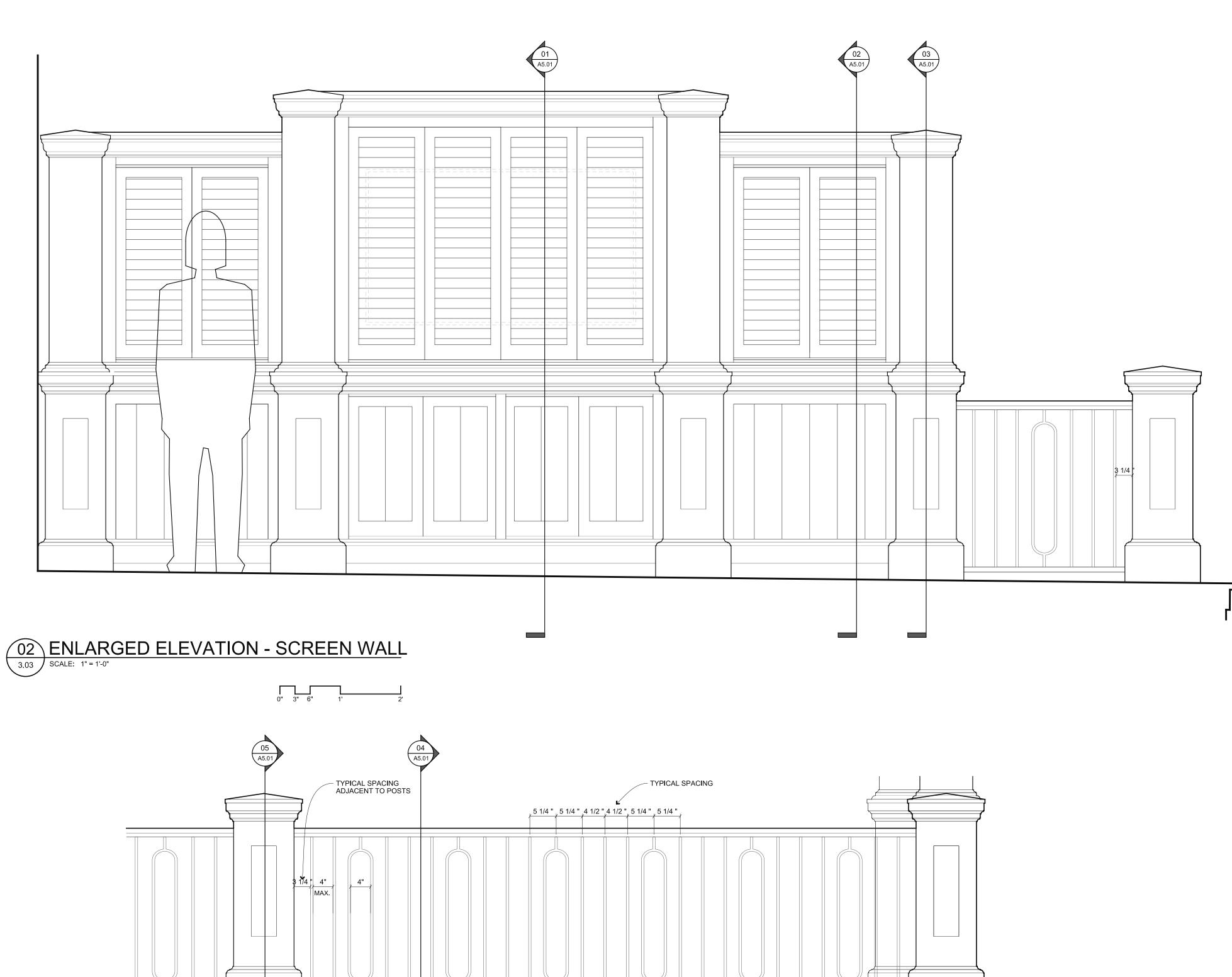
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	A Home Renovation for
4	Katherine and David Zanaty 936 Clifton Rd NE Atlanta, Georgia 30307 404.561.4245
	Project Number: 202122
	Sheet Issue Date:
_	Sheet Plot Date: June 23, 2022
	Revisions
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	Sheet
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	WEST ELEVATION
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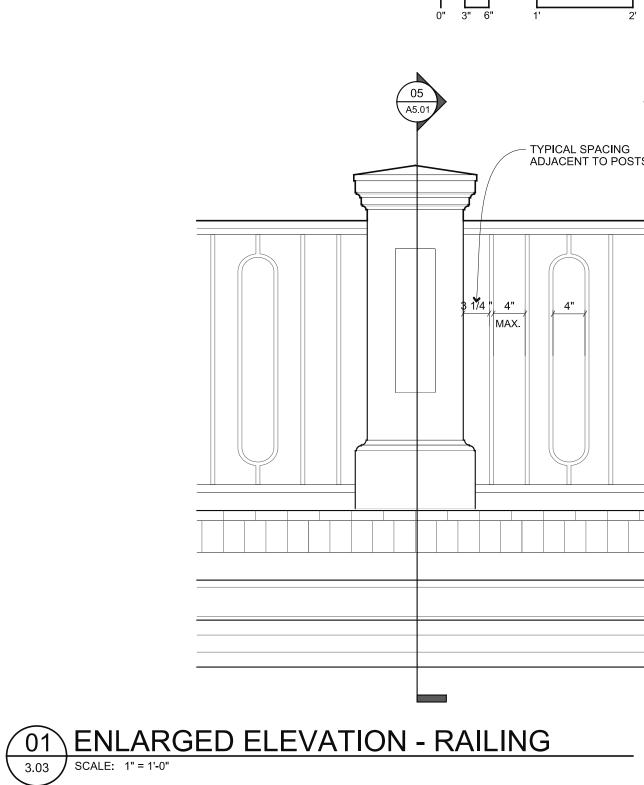
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0" 3" 6" 1'

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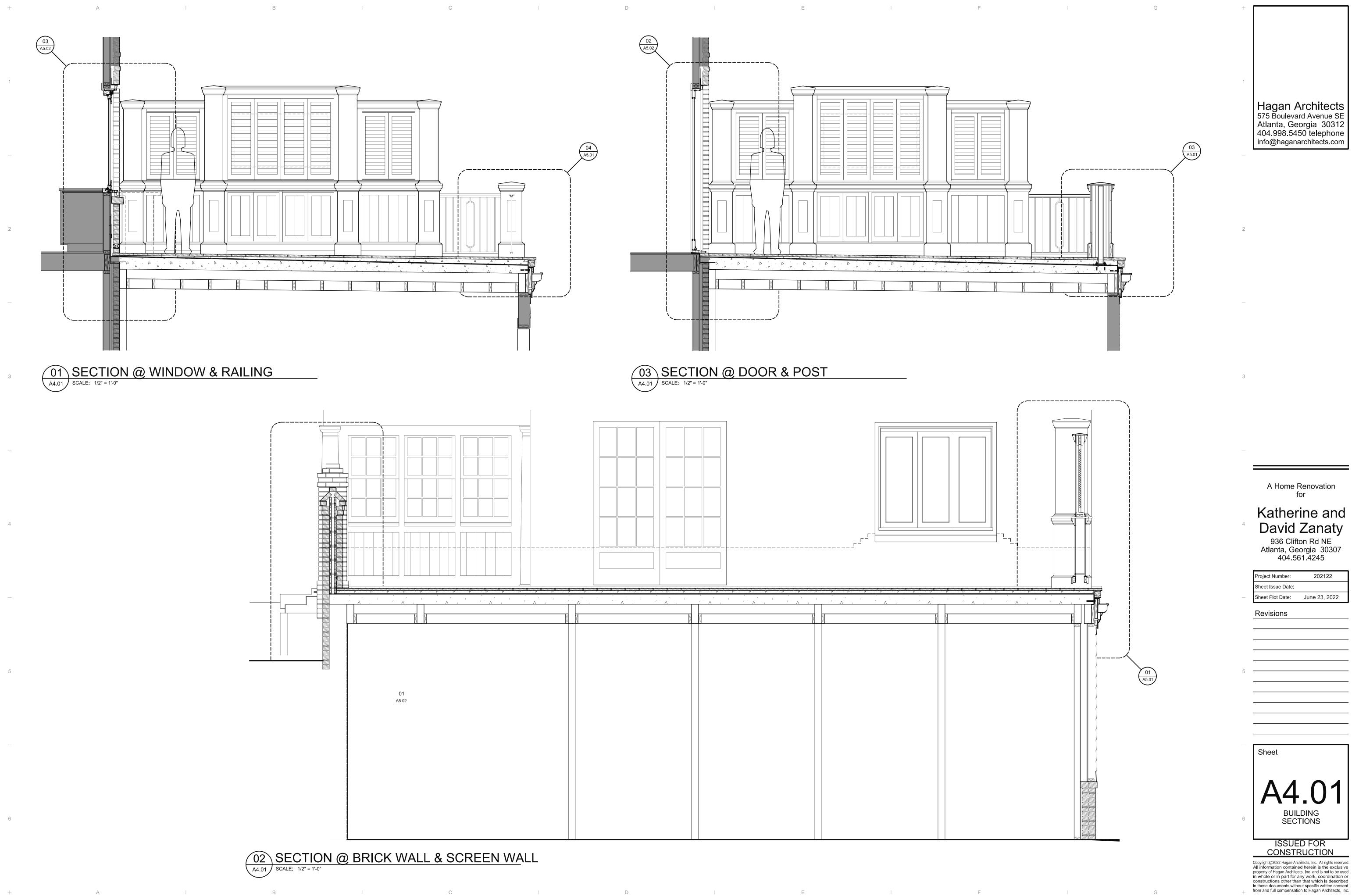
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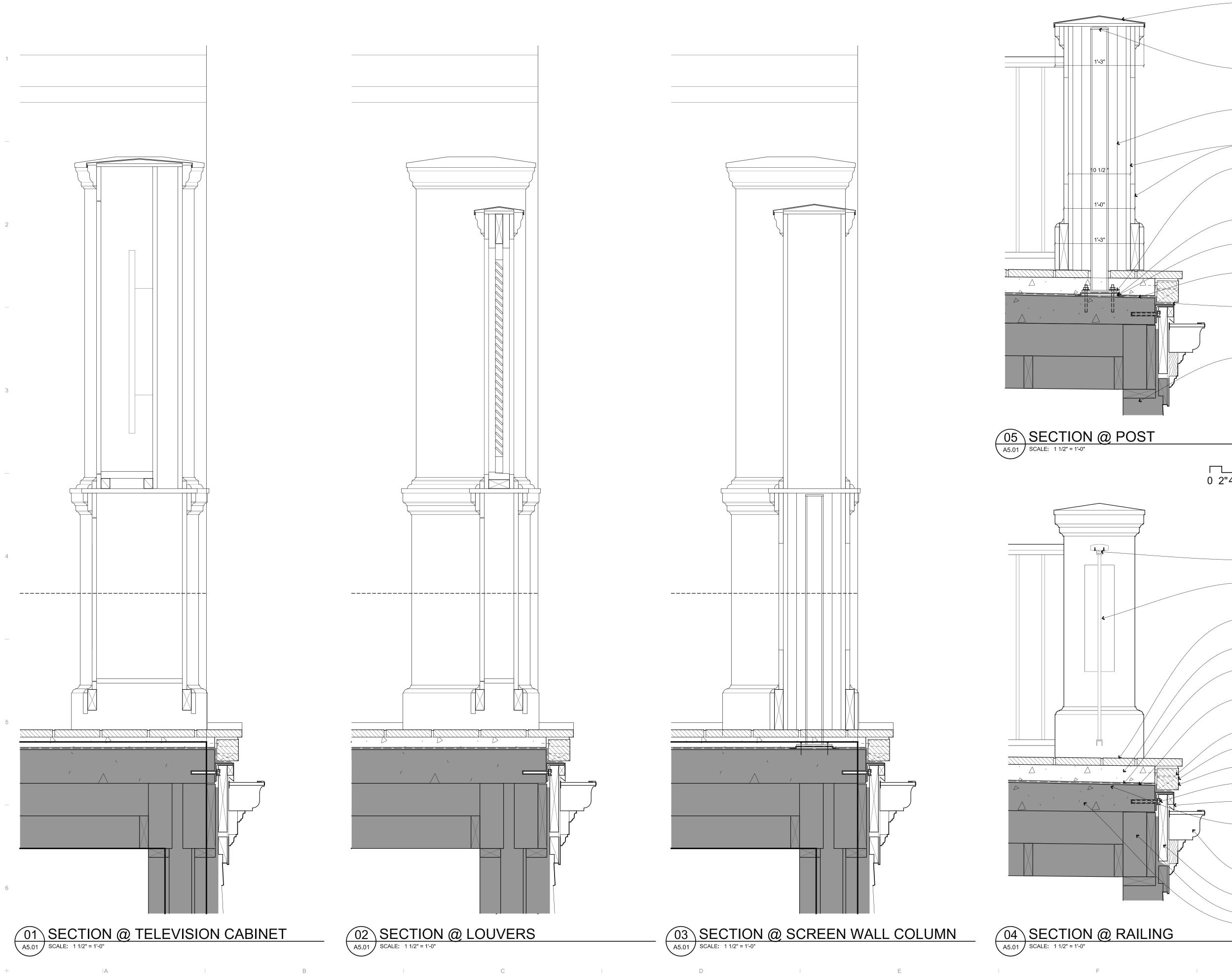
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	A Home Renovation for
4	Katherine and David Zanaty 936 Clifton Rd NE Atlanta, Georgia 30307 404.561.4245
	Project Number:202122Sheet Issue Date:Sheet Plot Date:June 23, 2022
5	Revisions
6	Sheet A33.03 ENLARGED ELEVATION ISSUED FOR CONSTRUCTION
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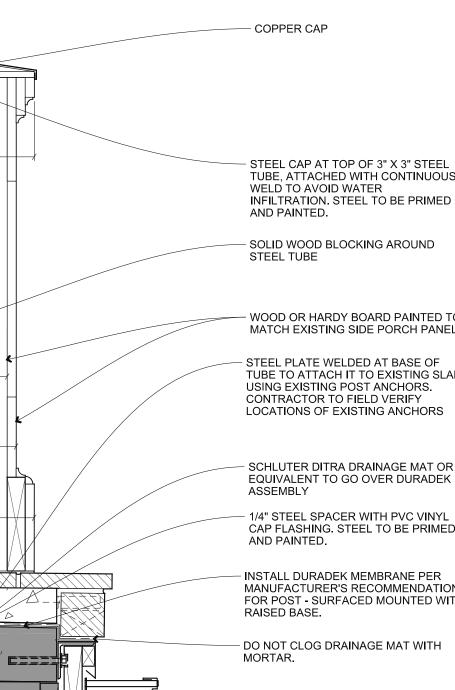




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TUBE, ATTACHED WITH CONTINUOUS WELD TO AVOID WATER INFILTRATION. STEEL TO BE PRIMED

- SOLID WOOD BLOCKING AROUND

WOOD OR HARDY BOARD PAINTED TO MATCH EXISTING SIDE PORCH PANELS

- STEEL PLATE WELDED AT BASE OF TUBE TO ATTACH IT TO EXISTING SLAB USING EXISTING POST ANCHORS. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING ANCHORS

- SCHLUTER DITRA DRAINAGE MAT OR EQUIVALENT TO GO OVER DURADEK

1/4" STEEL SPACER WITH PVC VINYL CAP FLASHING. STEEL TO BE PRIMED AND PAINTED.

– INSTALL DURADEK MEMBRANE PER MANUFACTURER'S RECOMMENDATIONS FOR POST - SURFACED MOUNTED WITH

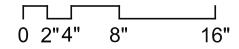
DO NOT CLOG DRAINAGE MAT WITH MORTAR.

- EXISTING STRUCTURE TO REMAIN

SEE DETAIL 04/A501 BELOW FOR ADDITIONAL NOTES THAT APPLY TO THIS DETAIL



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- MAINTAIN CHASE FOR WIRING FOR LIGHTING AT EACH POST. REUSE EXISTING LIGHT FIXTURES. - CUSTOM METAL RAILING WITH WOODEN HANDRAIL

REUSE THE EXISTING PAVERS AS MUCH AS POSSIBLE, AND MATCH NEW PAVERS TO EXISTING.

- MORTAR BED COUNTER-SLOPING SUCH THAT BRICK PAVERS SLOPE 1/8" PER FOOT AWAY FROM HOUSE SCHLUTER DITRA DRAINAGE MAT OR EQUIVALENT. SUBSTITUTIONS TO BE APPROVED BY ARCHITECT AND

ENGINEER. DURADEK MEMBRANE TO BE INSTALLED
 PER MANUFACTURER'S WARRANTY
 REQUIREMENTS FOR CONCRETE
 APPLICATIONS.

– BRICK TIES @ 24" O.C. ATTACHED TO MORTAR BED. STAGGER WITH WEEPS

 NEW BRICK ROWLOCK TO MATCH COLOR OF EXISTING BRICK PAVERS. – WEEP CELL VENTS @ 24" O.C. STAGGER WITH BRICK TIES.

- 3" X 3" STEEL ANGLE BOLTED TO EXISTING

SLAB WITH EPOXY - PVC COATED METAL FLASHING PER

DURADEK MEMBRANE MANUFACTURER'S RECOMMENDATIONS.

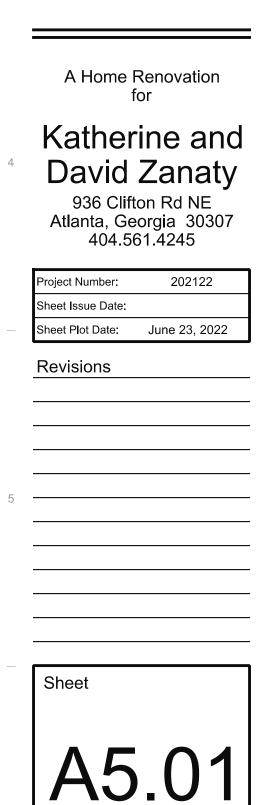
- EXISTING LIGHT-WEIGHT CONCRETE TOPPING SLAB SLOPING 1/4" PER FOOT AWAY FROM HOUSE.

- GUTTER 4" DEEP AND 5" WIDE, DROPPING 1/2" FROM NORTH TO SOUTH, NEW TRIM BELOW TO FOLLOW SLOPE OF GUTTER.

- NEW BLOCKING ATTACHED TO EXISTING STRUCTURE - EXISTING STRUCTURE TO REMAIN. — EXISTING SLAB TO REMAIN.

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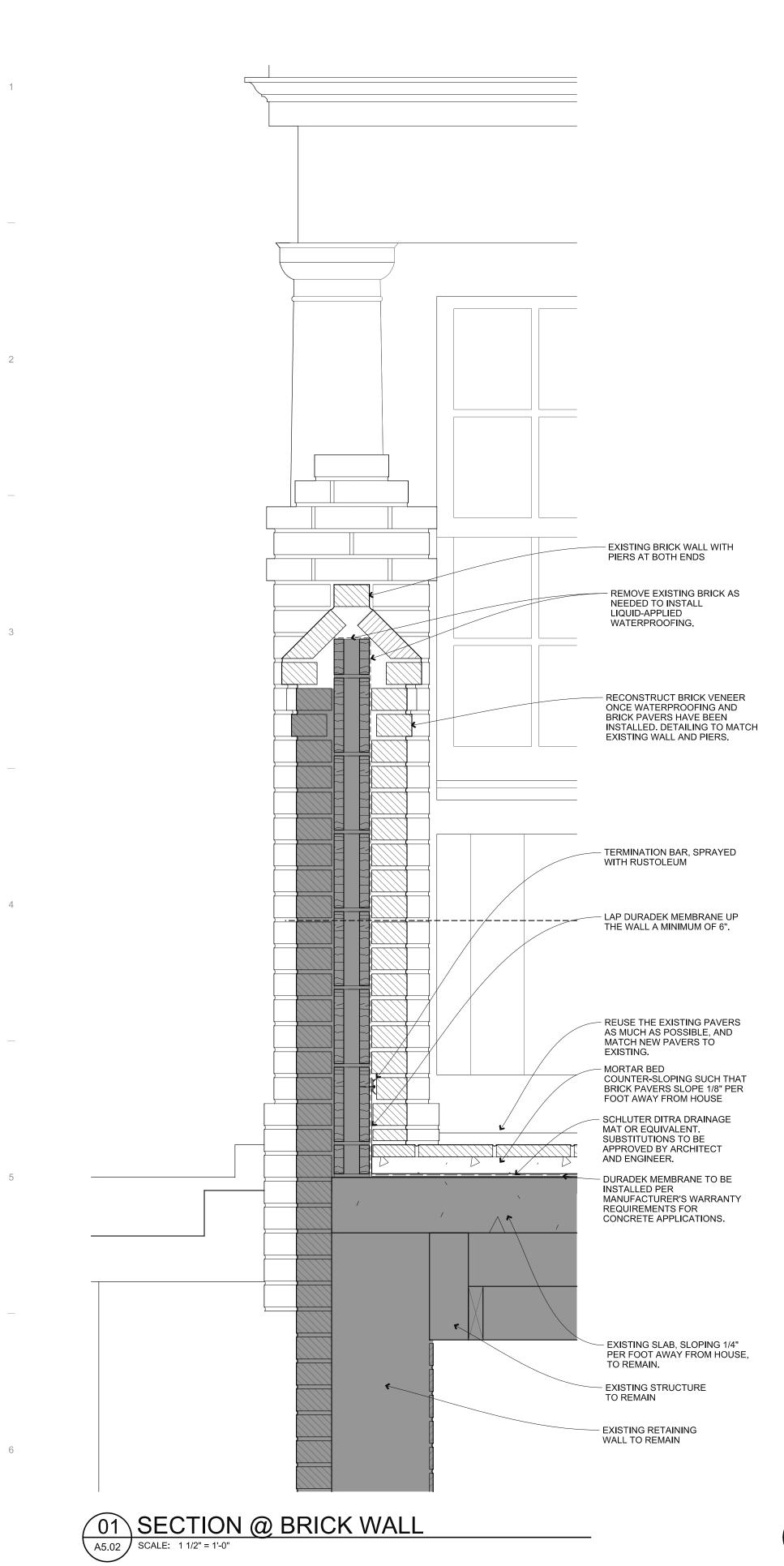
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WALL SECTIONS **ISSUED FOR** 

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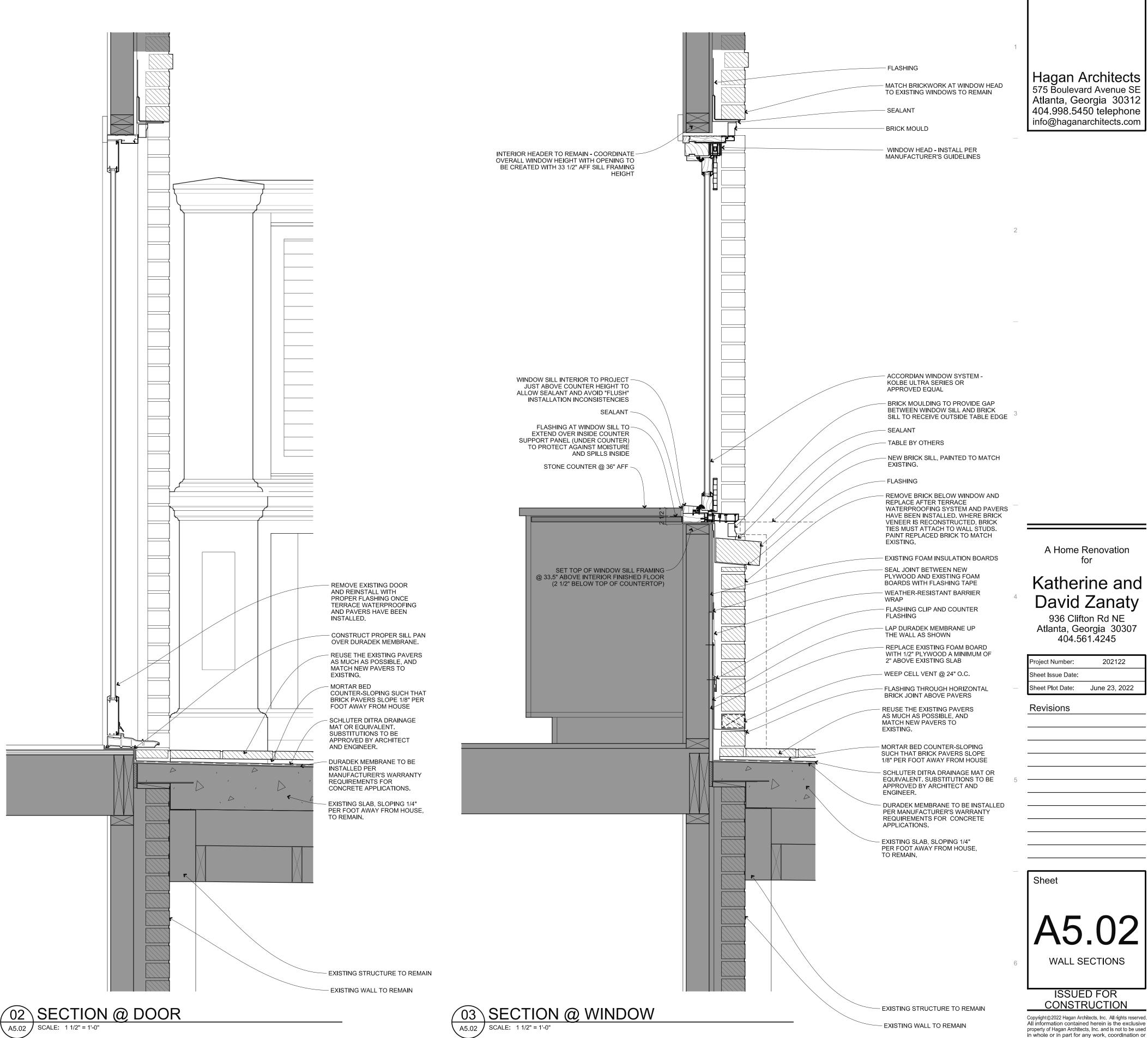
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constructions other than that which is described in these documents without specific written consent from and full compensation to Hagan Architects, Inc.

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