

DeKalb County Historic Preservation Commission

Monday, October 20, 2025- 6:00 P.M.

Staff Report

Regular Agenda

- K. 1370 Emory Road, Meredith and Luigi D'Arienzo. Modify roof, remove chimney, expand portions of the first and second story, replace siding, and replace rear deck on a historic house. **1247805.**

Built in 1929 (18 054 11 012)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

- 04-99 1370 Emory Road (DH), Robert D. Terry. Install rear chain-link fence. **Approved**
05-99 1370 Emory Road (DH), Robert D. Terry. Expand second story; re-side upper level with brick matching that on the ground level; expand rear porch and add screens to the porch. **Approved.**
03-00 1370 Emory Road (DH), Robert D. Terry. Modification to previously approved plan. Rear addition; patio and landscaping in rear; change windows to 6 or 8 lights over a single pane. **Approved.**
07-00 1370 Emory Road (DH), Robert D. Terry. Modification of previously approved plan to expand living space in attic. **Approved.**

Summary

The applicant proposes the following work:

1. Raise roof ridgeline of the side addition roof to match the roof ridgeline of the main structure. The roof of the addition on the East elevation of the house will be raised to match the roof ridge of the main structure. The roof will be raised from approximately
2. Remove chimney. The historic chimney will be removed from the Southern side of the main house.
3. Extend the Northwest corner of the second story of the house towards the rear of the property.
4. Extend the first floor towards the rear of the property.
5. Replace siding. The existing aluminum siding will be removed and replaced with cement board siding.
6. Remove and replace deck with a covered patio. The existing wood deck on the rear of the house will be removed and replaced with a covered flagstone patio. The patio will be constructed on a 4" slab base and will be covered by a metal standing seam slanted flat roof on cedar columns.

Recommendation

Approve with Modifications. Staff recommends that the expansions of the first and second stories toward the rear of the property, the replacement of the aluminum siding with cement board siding, the removal of the nonhistoric rear deck, and the construction of the covered patio be approved, as this work appears to meet the guidelines, with the modification that the proposal to raise the roof ridge of the side addition of the house and the removal of the historic chimney be denied in accordance with Guidelines 5.0, 6.1.2, 6.1.5, and 6.1.6.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 6.1.1 *Exterior Materials* (p50) Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.
- 6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.
- 6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out-of-view of public right-of-way—to create this space.
- 6.1.6 *Roofs, Chimneys, and Dormers* (p57) Guideline - Original chimneys often add to the character of historic houses and should be properly maintained; they should not be covered with stucco or any other material, unless historically covered. A chimney that is no longer in use still functions as an important element in the overall composition of a house and should not be covered, partially or completely removed, or replaced.
- 7.0 *Additions & New Construction - Preserving Form & Layout* The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.

- 7.2 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.
- 7.2.1 *Building Orientation and Setback* (p66) Guideline - The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.
- 7.2.2 *Directional Emphasis* (p67) Guideline - A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.
- 7.2.3 *Shape: Roof Pitch* (p68) Guideline - The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Building Elements* (p68) Guideline - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.
- 7.2.4 *Massing* (p69) Guideline - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.
- 7.2.5 *Proportion* (p70) Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.
- 7.2.6 *Rhythm* (p71) Guideline - New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.
- 7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.
- 7.2.7 *Scale/Height* (p72) Guideline - A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence. Dominant patterns of cornice lines, string courses, and water tables can be referenced to help create a consistent appearance.
- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.

7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.

Chief Executive Officer

Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director

Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: September 22, 2025

Date Received: _____

Address of Subject Property: 1370 Emory Road NE

Applicant: Meredith & Luigi D'Arienzo

E-Mail: meredith.dariento@gmail.com

Applicant Mailing Address: 1370 Emory Road NE, Atlanta, GA 30306-2406

Applicant Phone: (404) 550 - 0444

Applicant's relationship to the owner: Owner ☒

Architect ☐

Contractor/Builder ☐

Other ☐

Owner(s): Meredith D'Arienzo

Email: meredith.dariento@gmail.com

Owner(s): Luigi D'Arienzo

Email: luigi@tuscanatyourtable.com

Owner(s) Mailing Address: 1370 Emory Road NE, Atlanta, GA 30306-2406

Owner(s) Telephone Number: (404) 550 - 0444

Approximate date of construction of the primary structure on the property and any other structures affected by this project: Jan 2026

Nature of work (check all that apply):

New construction ☐

New Accessory Building ☐

Other Building Changes ☐

Demolition ☐

Landscaping ☐

Other Environmental Changes ☐

Addition ☒

Fence/Wall ☐

Other ☐

Moving a Building ☐

Sign Installation ☐

Description of Work:

We request a certificate of appropriateness for the following modifications:

- Raise the ridgeline of the roof on approximately the east third of the house (or right side, if standing on the sidewalk facing the house) to match the existing ridgeline on the balance of the house in order to create an additional full-height bedroom, office, and bathroom on the second floor;
 - Remove non-functioning chimney that comes through roofline;
 - Extend the northwest corner of the second floor to be in line with the current back façade in order to create a walk-in closet for the master bedroom;
 - Remove existing aluminum siding; remove previous layer of siding currently covered by aluminum siding; and replace with a cement board siding with a 7" reveal and corner boards;
 - Reconstruct a portion of the first-floor wall on the back of the house farther back (north) in order to enlarge the kitchen and dining room;
 - Replace aging composite decking behind house with a flagstone patio on concrete 4" slab base, with cedar columns and metal standing seam roof.
- Materials, detailing, ceiling heights, and window types (six-over-one and eight-over-one simulated divided light aluminum-clad windows, with muntins between the glass) will all match existing.

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 and pjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Meredith D'Arienzo

Digitally signed by Meredith D'Arienzo
Date: 2025.09.22 11:21:55 -04'00'

Signature of Applicant: _____

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: _____

being owner(s) of the property at: _____

hereby delegate authority to: _____

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

Signature of Owner(s): _____

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 via email. 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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by emailing **plansustain@dekalbcountyga.gov** AND **pvjennings@dekalbcountyga.gov**.
2. Complete and submit the application via email. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3(HPC Calendar). **Email the application and supporting documents to plansustain@dekalbcountyga.gov AND pvjennings@dekalbcountyga.gov**. If all documents are not provided the application will not be complete and will not be accepted.
3. Once the application has been received, the Administrative Specialist for the Department of Planning and Sustainability will provide a sign template and instructions on how to post the required signage on the property at least ten days before the preservation commission meeting. If the applicant does not post the required signage and provide evidence of posting within ten days before the preservation commission meeting, their application may be deferred or denied due to improper public notification.
4. The Preservation Planner may visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
6. 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 Historic Preservation 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.
7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

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. One copy 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 404-687-3945 or via e-mail at pvjennings@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".

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

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
- f. 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, 1/4"=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., Hardie-plank) 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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - o Representative photos
 - o Letters of support/opposition
 - o Architectural drawings
 - o Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process.

I have reviewed the HPC calendar.

Supplement to Application for Certificate of Appropriateness

1370 Emory Road NE

Submitted by Luigi and Meredith D'Arienzo, Owners

Description

The existing home was built in 1929 and is finished with brick and white siding (aluminum and cement board).

Scope of Proposed Work

We request a certificate of appropriateness for the following modifications:

- Raise the ridgeline of the roof on approximately the east third of the house (or right side, if standing on the sidewalk facing the house) to match the existing ridgeline on the balance of the house in order to create an additional full-height bedroom, office, and bathroom on the second floor;
- Remove non-functioning chimney that comes through roofline;
- Extend the northwest corner of the second floor to be in line with the current back façade in order to create a walk-in closet for the master bedroom;
- Remove existing aluminum siding; remove previous layer of siding currently covered by aluminum siding; and replace with a cement board siding with a 7" reveal and corner boards;
- Reconstruct a portion of the first-floor wall on the back of the house farther back (north) in order to enlarge the kitchen and dining room;
- Replace aging composite decking behind house with a flagstone patio on concrete 4" slab base, with cedar columns and metal standing seam roof.

Materials, detailing, ceiling heights, and window types (six-over-one and eight-over-one simulated divided light aluminum-clad windows, with muntins between the glass) will all match existing.

Adherence to Druid Hills Design Guidelines

The proposed addition preserves historic materials and features of the house.

- The existing brick on the front façade and entryway will remain intact.
- 8" red brick will be used on the proposed knee wall on the back of the house to match the current knee wall on the back of the house.
- The white aluminum siding on the second floor (and the previous layer of siding that is covered by the aluminum siding) will be replaced with a cement board siding with a 7" reveal and corner boards to maintain the existing appearance and create

continuity throughout the second floor. This will match the existing cement board siding on the rear of the house.

The proposed addition preserves the historic character of the home and the area of influence.

- The proposed addition will maintain the character of the home through the use of matching materials and design. The resulting proportions will be compatible with other houses in the vicinity and will not dominate the original structure. The addition will result in a more symmetrical, balanced front façade, which maintains the rhythmic patterns of houses in the area of influence.
- One new window on the second story of the front façade will match the size of the existing second-story window on the front façade, with a six-over-one double-hung aluminum-clad window with muntins between the glass. New windows on the east façade will be six-over-one and eight-over-one double-hung aluminum-clad windows with muntins between the glass.
- The new roof over the front of the house will have the same pitch as the existing pitch on the balance of the front of the house; materials will be architectural shingles to match the existing roof and maintain the character of the area of influence. The roof over the back of the house will be reconfigured to have a uniform pitch throughout and to maximize ceiling height on the second story. A metal standing seam roof will be used in the back due to low slope.

NO.	REVISIONS	DATE

MAGNETIC
N

LEGEND

B	DENOTES BUILDING LINE
P/W	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
C	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
CB	DENOTES CABLE BOX
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT

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. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS REIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 105,494 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.

REFERENCE MATERIAL

- WARRANTY DEED IN FAVOR OF LUIGI D'ARIENZO AND MEREDITH D'ARIENZO DEED BOOK 29328 PAGE 40 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.

SURVEYOR'S CERTIFICATE

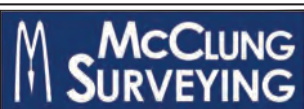
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT 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 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 O.C.G.A. Section 15-6-67.

Michael R. Noles

Michael R. Noles Georgia RLS No. 2646 12-29-21



Michael R. Noles
Georgia RLS #2646
Member SAMSOG



McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR
JAMES R. HALL

1370 EMORY ROAD
ATLANTA, GEORGIA

TOTAL AREA= 0.585± ACRES
OR 25,464± SQ. FT.



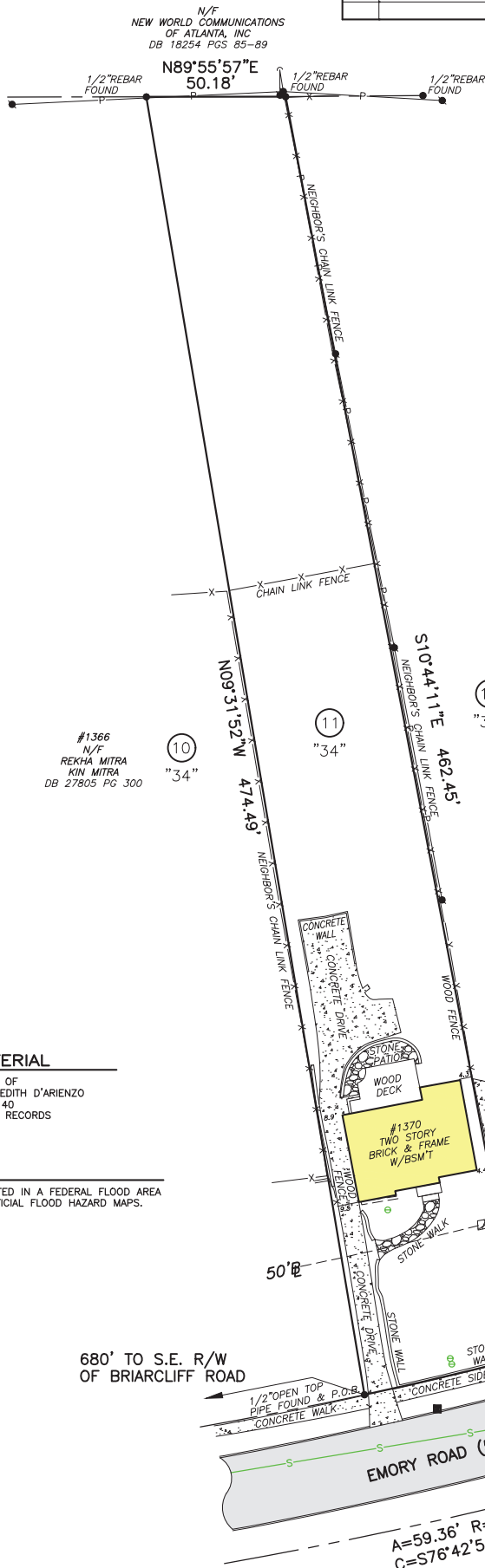
SCALE IN FEET

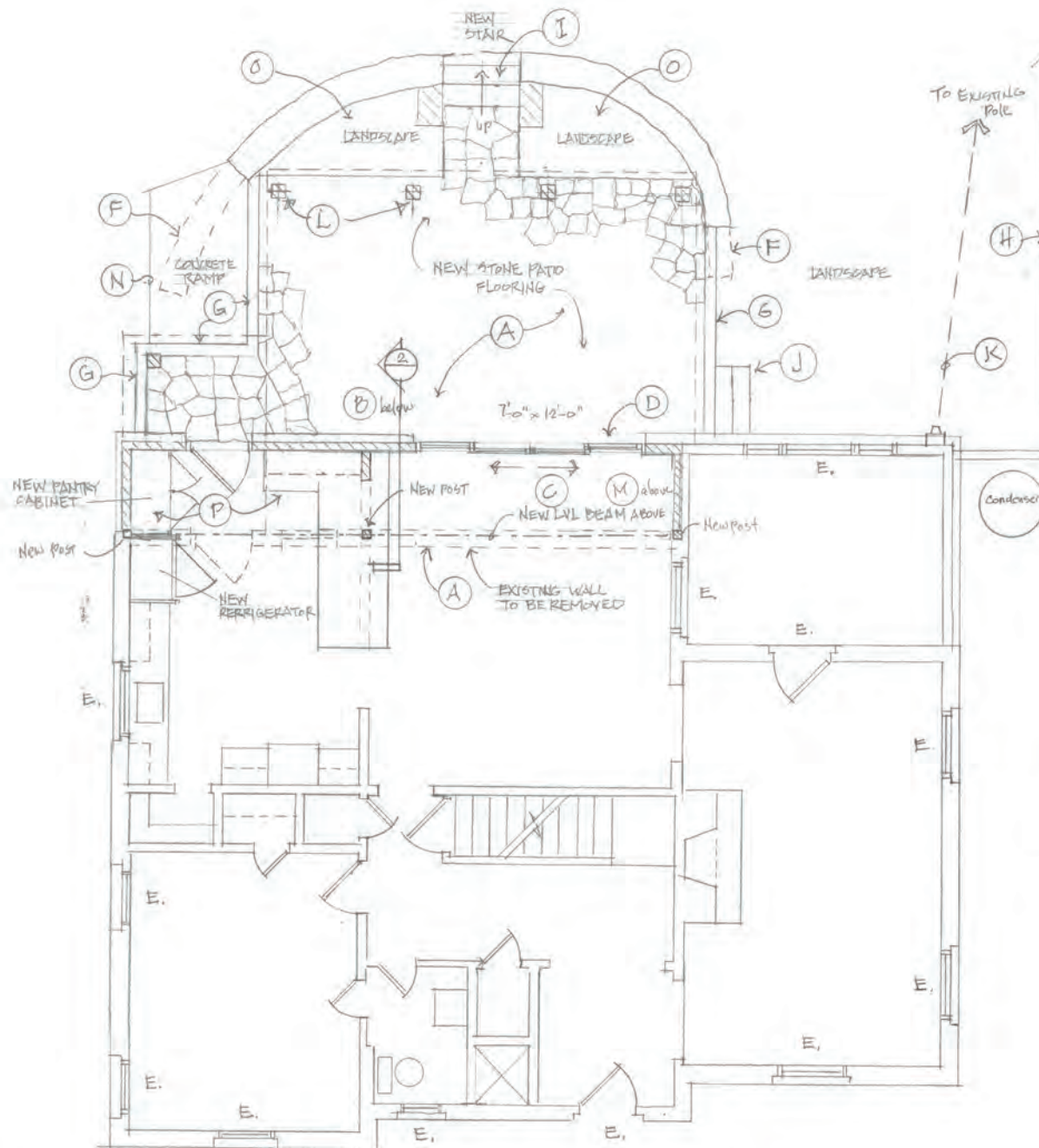
LOT 11, BLOCK "34"
DUID HILLS

LAND LOT 54
18TH DISTRICT
DEKALB COUNTY, GEORGIA
PLAT PREPARED: 12-29-21
FIELD: 12-28-21 SCALE: 1"=30'

JOB#257579

PB 8
PG. 40

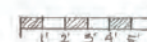




First Floor Work Summary

- Remove existing wood decking and concrete pavers in existing Patio area. Remove wood cover over existing exterior stairwell. Remove existing north wall of kitchen and dining room. Provide temporary supports for existing floor, walls and roof areas above. Refer to 2nd floor plan and notes for information regarding additional demolition and structural modifications on level 2 and at the roof. Remove and store existing window and kitchen door for reinstallation in new exterior wall to be constructed ~4' to the north.
- Remove and infill existing basement stair door and window opening to exterior stair well with reinforced concrete or CMU retaining wall. Confirm reinforcement and grouting requirements with structural engineer. Install Grace "Bituthene 4000" waterproofing system and drainage mat on the exterior of basement wall and backfill existing exterior stairwell opening with structural grade fill material. Raise grade in Patio area with structural fill to support new 5" slab on grade, reinforced with 6X6 welded wire mesh to receive thick set stone finished flooring at patio area and pressure treated wood sleepers and wood finished subfloor and oak flooring to match existing finishes at new interior spaces in the Dining Room and Kitchen.
- Modify level 2 floor framing to transfer new and existing floor and roof loads from the existing to the new north wall. Install new wall base, floor and ceiling finishes to match existing in the kitchen and dining rooms. Confirm framing requirements with structural engineer. See wall section and plan for proposed location of new LVL beam and posts to replace existing wall.
- Construct new north wall for kitchen and dining room. Frame new wall to include reinstalled kitchen door and new four panel Pella 'Lifestyle' Aluminum clad wood sliding door unit. New exterior wall construction to be structural wood framing with plywood or composite wood sheathing, exterior air and weather barrier and R-15 batt insulation. Provide new face brick finish at base of wall and painted composite lap siding above to match material noted for installation at level 2. New exterior wall to support new Patio roof above and continuation of roof above expansion space in kitchen and dining room. See note L below.
- Install new schedule 40 PVC perforated drain in gravel bed with filter fabric across rear of building north of new Patio. Tie new downspouts into new drain pipe and extend solid drain pipe to tie into existing drainage line east of the building.
- Remove and save modular concrete block retaining wall units on ends of existing wall as shown on plan.
- Construct 8" wide reinforced concrete curb walls with footings on east and west sides of new patio slab. Top of curb to slope at 1% grade into planters on north side of Patio. Top surface to be light broom finished.
- Existing wooden fence to remain.
- Install new concrete stair up to parking area from patio. Confirm grading and layout of parking area with Owner.
- Install new concrete steps down from new patio to landscaped area.
- Install new electrical service and meter in location shown with new weather head at second floor addition. Electrical contractor to determine appropriate service size in conjunction with Georgia Power Company.
- Construct new roof above Patio - to consist of 6" x 6" appearance grade textured cedar posts anchored to floor slab with Simpson APVB66 (or equal) post bases. Roof beams to be 6" X 12" appearance grade textured cedar beams framing between posts and from the posts to the new north wall. Decking to be supported on 4" X 6" appearance grade textured cedar purlins at 36" O.C. Decking to consist of 2 X 6 tongue and grooved textured cedar deck boards, textured face down. Assemble posts, beams and purlins with "Connect Post and Beam Connectors" (or equal). Provide 2, 3 and 4 way connectors as required. Provide stain finish on all exposed appearance grade wood.
- Frame new roofing area extension from the new north wall back to the existing and new walls on level 2. This roof area can consist of standard structural wood framing and 3/4" plywood decking below roofing materials. Roofing to be standing seam metal system as noted on 2nd floor plan.
- Install new 5" thick concrete sidewalk with turned down edge on driveway side of deck. Reinforce sidewalk with welded wire mesh reinforcement. Coordinate grades with owner at parking area revisions.
- Provide planting soil mix in planter areas between existing retaining wall and new patio floor. Owner to provide and install plant material.
- Install new kitchen pantry, base and wall cabinets at kitchen addition. Install new countertop at existing island extended to north. Finishes, design and materials to match existing materials.

D'ARIENZO RESIDENCE RENOVATION
1370 EMORY ROAD - ATLANTA



FIRST FLOOR PLAN

1/4" = 1'-0" SEPT. 20, 2025

1 of 5

HALL

- Replace base trim at wall with infill doors.
- Paint walls and ceiling.

STORAGE

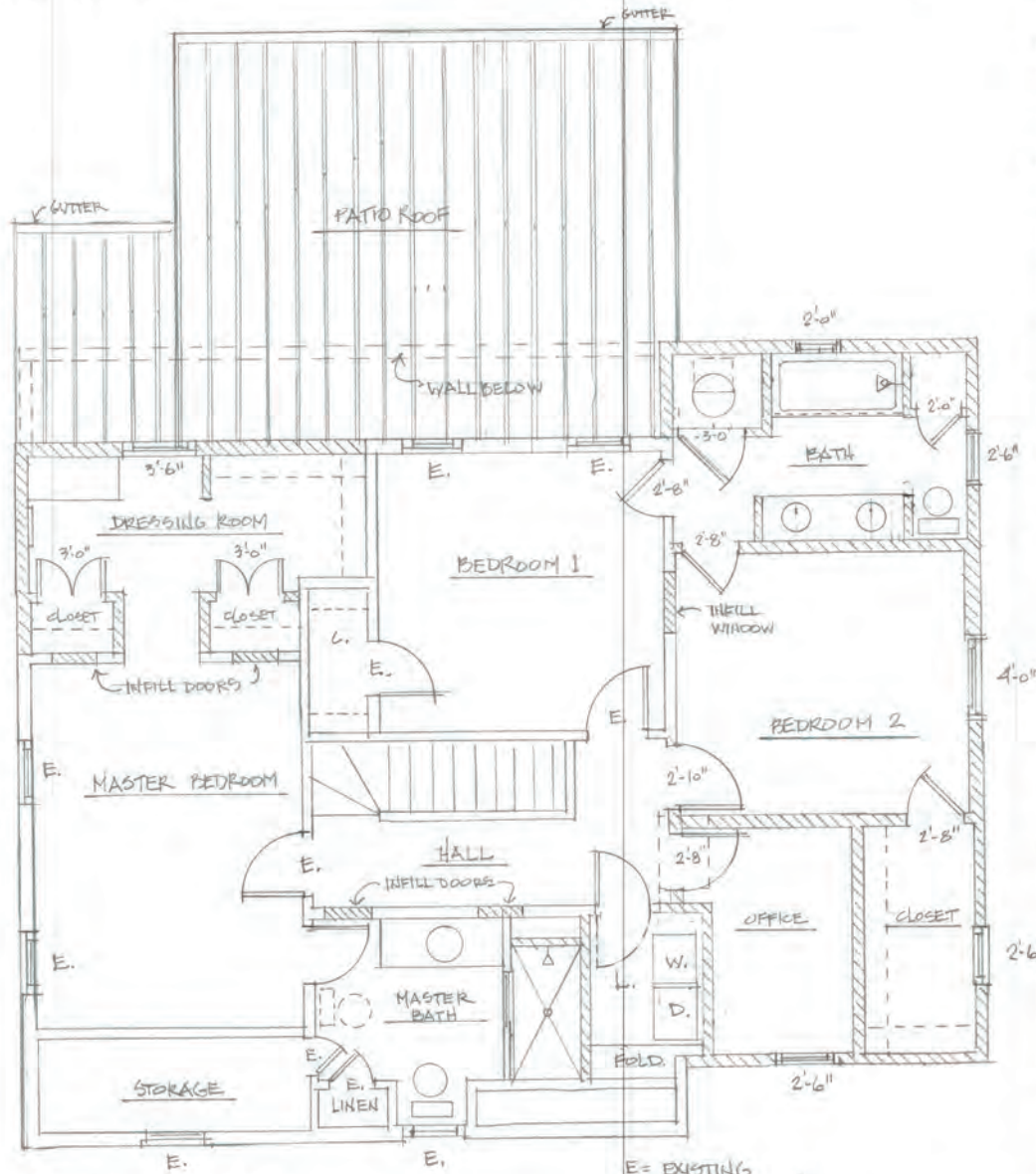
- Repaint existing door to Storage Room.

MASTER BEDROOM

- Patch or replace trim as required to make changes noted elsewhere.
- Patch or replace existing ceiling as required for new roof framing at dressing room.
- Paint walls and ceiling.

PATIO ROOF

- Provide blocking in exterior wall for support of Metal Patio roof structure. See additional notes of First Floor Plan.
- Install prefinished 18" wide X full length smooth finish interlocking aluminum standing seam metal roofing panels (PAC-Clad "Snap-Clad" or equal) over ice and water-shield underlayment on 2X6 tongue and groove cedar wood decking screwed to 4X6 cedar purlins at 36" OC. Purlins to span between 6X12 Cedar wood beams framing to 6X6 cedar columns and new wall constructed on level 1. Roof slope to be 1"V.: 1'-0"H. Install new painted aluminum gutters and downspouts discharging to underground drainage pipe.



Second Floor Work Summary

DRESSING ROOM

- Construct new exterior wall on North side of Dressing Room. Construct new walls or extend existing low walls up to new roof elevation at east and west sides of room. Add new aluminum clad wood window in north elevation.
- Demolish existing exterior walls, window and roof at new Dressing Room area.
- Exterior wall finish at level 2 to be new 7" exposed cementitious lap siding (Hardie 8.5" Select Cedarmill or equal), with painted wood, fip or smooth Hardie plank trim, painted aluminum gutters and downspouts.
- Reinforce existing or add new floor joists as required to frame new floor area at existing attic space where Dressing Room is being added. Finished flooring to be stained oak to match existing Master Bedroom.
- Frame new roof area above Dressing Room with asphalt shingle roofing to match existing roof color.
- Install new walls, stained wood trim and doors to match existing in Master Bedroom. Install painted wood closet rods with 16" wood shelf above rod at locations indicated on plan.

BEDROOM 1 (EXISTING)

- Reframe roof above bedroom 1, replace ceiling, see elevation.
- Infill existing window opening in east wall.
- Install new door to bathroom in new wall framing for Bath.
- Repaint bedroom and closet.

BATH (NEW)

- Demolish existing roof and brick gable end wall on east side of building as required to construct addition. Remove roof above office on level 1.
- Install new floor joists on east side of level 2 for support of Bath, Expanded Bedroom, Office and Closet. New finished floor to align with existing floors in Hall and Bedroom 1. Repair and repaint ceilings in Living Room and Office on level below.
- Construct new exterior walls and windows on north, east and south sides of expansion. See note for Dressing Room for more information on wall construction. Replace or extend existing walls up on west side of addition to support new roof framing above. Extend existing walls at office to support new roof above second floor. Provide 3/8" Corian jambs and trim at tub window.
- Install new plumbing fixtures to consist of 72" X 36" acrylic alcove tub (Kohler 'Avec' or equal) with tub filler/shower fixture with diverter (Kohler 'Purist' or equal); new sliding opacified glass frameless tub/shower door; new toilet; two underhung ceramic lavatories in millwork vanity with quartzite stone countertop. Coordinate all fixtures with tub.
- Interior finishes to be 2" X 2" glazed ceramic floor tile; 4" h. Tile base; 3" X 6" subway tile walls at tub alcove; painted GWB walls and ceiling. Provide 5 - 18" deep painted plywood shelves with edge banding in linen closet. Install two new 24" w. X. 42" h. frameless polished edge mirrors centered above lavatories.
- Lighting to include one waterproof recessed fixture resistant LED fixture at tub; three recessed LED fixtures in Bath and three wall mounted LED sconces at lavatories.
- Install new 35 gallon low-boy electric water heater with leak pan and leak detection sensor below wall bracket mounted fan-coil unit with electric heat in mechanical closet. Use new water heater to serve all fixtures on the Second Floor. Condenser for ACU to be located on grade on east side of house.
- Install new weatherhead for new electrical service on north wall. See additional note on First Floor plan.

EXPANDED BEDROOM - 2

- Demolish existing carpet, walls, roof and brick gable end wall on east side of building.
- Reinforce existing or install new floor joists. New finished floor in bedroom and closet to align with existing floor in Hall and finish to match stained oak in Hall.
- Construct new exterior walls and window. See note above for exterior wall finishes.
- Interior finishes to be painted GWB and stained wood trim and doors to match existing in balance of house. Install new wooden closet rods and 16" wide painted wood shelving on two walls in Closet.

OFFICE

- See notes above regarding demolition and construction on new exterior walls, windows and roof for east addition. Demolish and remove existing chimney down to below level of second floor.
- Finished flooring in Office to be carpet and pad per Owner selection. Walls and ceiling to be painted GWB. Base and door trim to be stained wood to match existing.

LAUNDRY

- Reverse door swing of existing door as shown.
- Install new power, water supplies and drain for relocated existing washing machine currently in basement. Install power and new wall vent to serve existing dryer currently in basement.
- Interior finishes to be painted GWB walls and ceiling. 12" X 12" vinyl floor tile, painted wood base to match existing. Install new 18" deep plastic laminate clad folding shelf. Install one new surface mounted decorative light fixture.

MASTER BATH

- Demolish existing fixtures and finishes in current Bath. Demolish wall at existing tub.
- Infill existing door openings to hall and enlarge existing door opening to Master Bedroom.
- Construct new walls at shower.
- Construct new walk in shower with 3/8" monolithic clear glass sliding door and sidelight; shower fixture with fixed rain head, diverter, side bar and hand shower, Kohler 'Purist' or equal; 2" X 2" ceramic floor tiles and 3" X 6" subway wall tile in running bond pattern. Recessed amenity shelf to have Corian interior finishes all sides.
- Install new 60" vanity with underhung ceramic lavatory and quartzite stone top, style, hardware, and color to be selected by Owner. Install new toilet and paper dispenser.
- Interior finishes to include painted GWB, new 2" X 2" ceramic tile flooring and 4" h. Ceramic tile base. Install one new 58" w. X 42" polished edge frameless mirrors centered above lavatory with 2 - 4" holes for sconce junction boxes. Repaint existing Linen closet.
- Lighting to include one waterproof recessed LED fixture at shower; one adjustable recessed LED fixture at toilet; one recessed LED fixture in lavatory area and two LED wall sconces at lavatory.

D'ARIZENZO RESIDENCE RENOVATION
1370 EMORY ROAD



SECOND FLOOR PLAN

1/4" = 1'-0" SEPT. 20, 2025 2 of 5



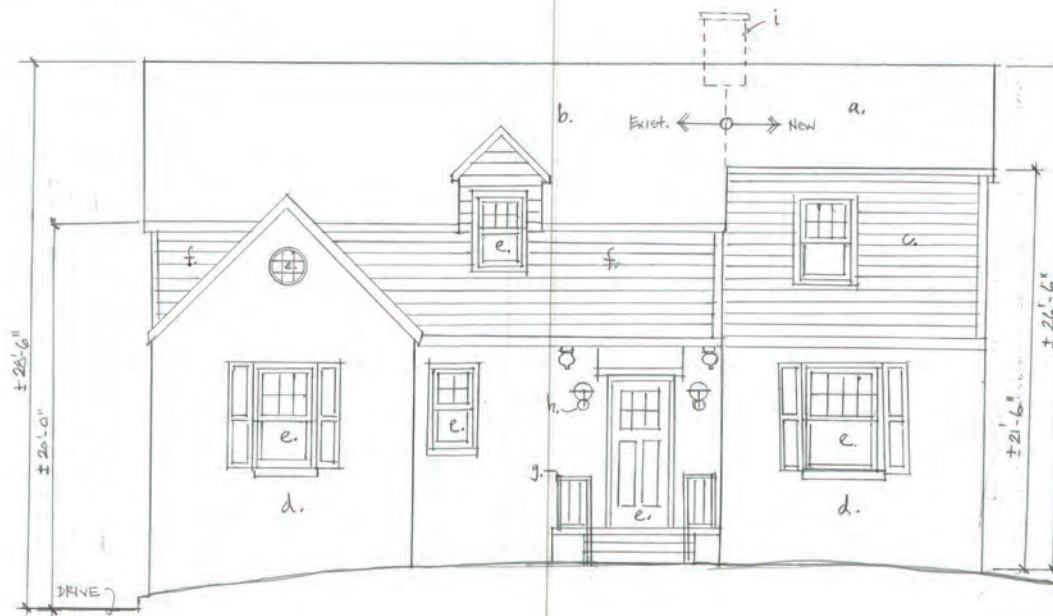
East Elevation Work Summary

- New 8" reinforced concrete curb wall at new patio deck, rubbed finish.
- Remove existing roofing at dormer. Replace with new roof shingles to match balance of building.
- Demolish existing roof and gable end over living room (shown dashed). Construct new exterior walls at level 2 addition. See note C for South Elevation for more information.
- Patch and point existing brick to remain.
- Prep and repaint existing windows and trim to remain.
- Remove and replace existing siding with new air and weather barrier and siding to match selection for addition. See note C for South Elevation.
- Prep and paint existing guardrail and handrails at stair.
- Clean existing MSE wall to remain.
- Remove existing chimney to below finished floor at level 2.
- New stained cedar timber roof structure at Patio and kitchen door with standing seam roofing, prefinished aluminum gutters, downspouts and edge metal.
- New 28" diameter painted wood attic vent.

EAST ELEVATION
1/4" = 1'-0"

South Elevation Work Summary

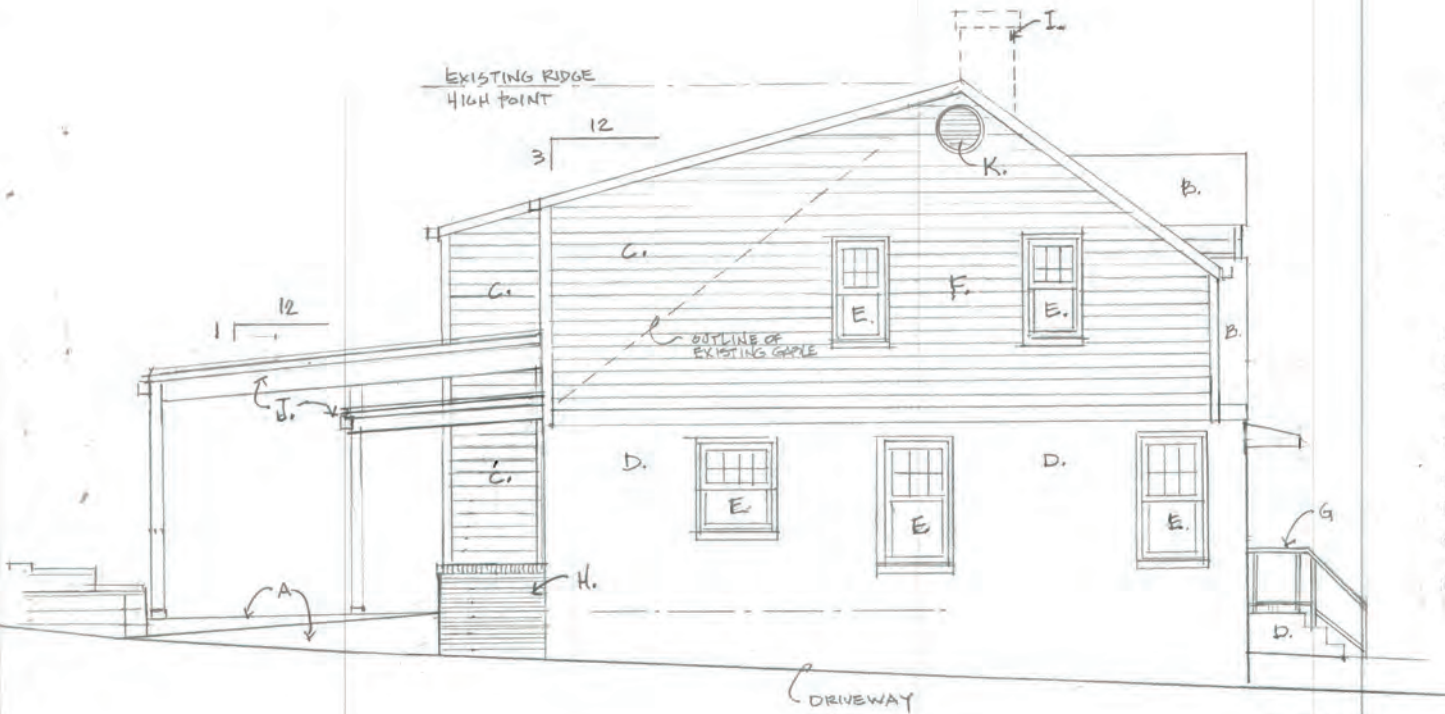
- New roof and roof framing at bedroom expansion. New roof deck to align with existing to remain. Install new 30 year warranty asphalt shingles, color to be determined.
- Remove and replace existing shingle roof with new materials to match selection at addition.
- New exterior wall at addition. Construction to be structural wood stud framing with exterior plywood of MDX sheathing; air and weather barrier; paint finished 7" exposure cementitious lap siding (Hardie 8.5" select CedarMill or equal), with painted wood, fro or Hardie plank smooth trim boards. Provide new aluminum clad wood widow (Andersen E-series or equal); painted wood or fro shutters to match existing.
- Patch and point existing brick to remain.
- Prep and repaint existing windows and trim to remain.
- Remove and replace existing siding with new air and weather barrier and siding to match selection for addition. See note C above for more information.
- Prep and paint existing guardrail and handrails at stair.
- Provide two new wall mounted sconces at entry door. Fixture to be determined.
- Remove existing chimney to below finished floor at level 2.



SOUTH ELEVATION
1/4" = 1'-0"

D'ARIENZO RESIDENCE RENOVATION
1370 EMORY ROAD - ATLANTA 20 SEPT. 2025

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West Elevation Work Summary

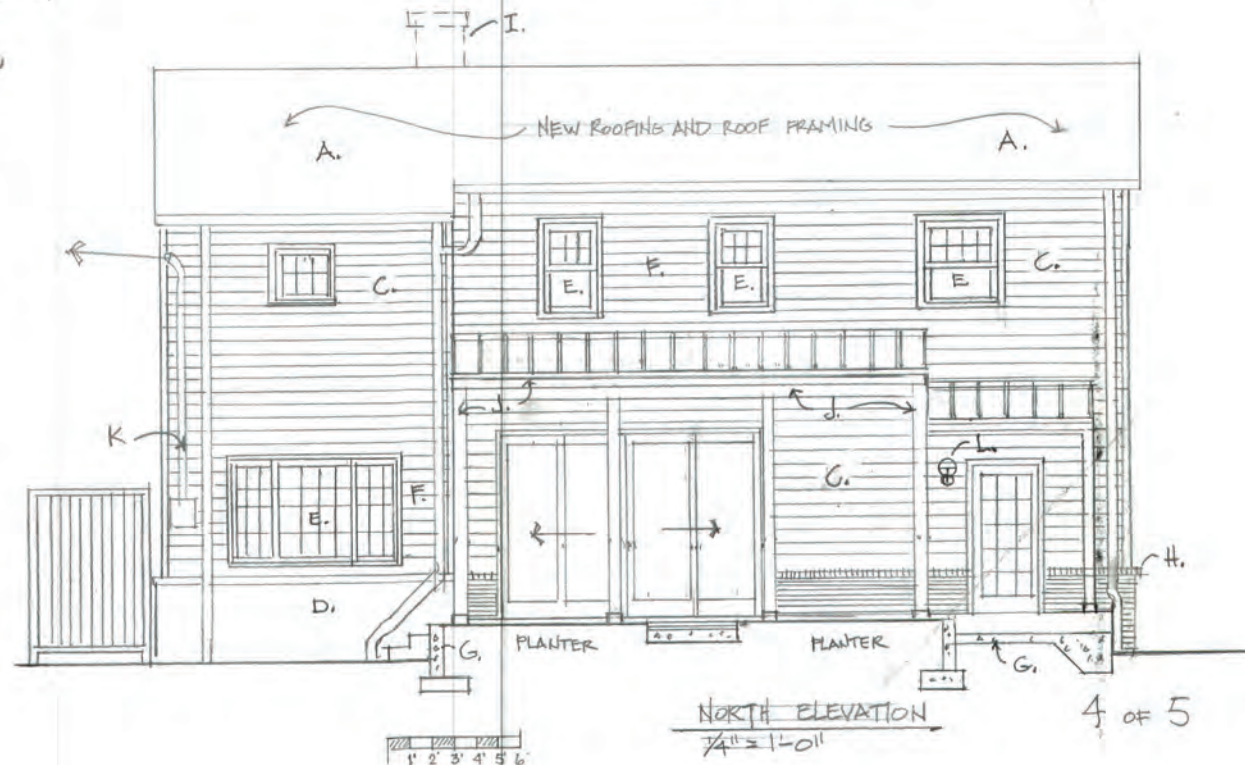
- A. New 8" reinforced concrete curb wall **and turn down slab**, at new patio floor and ramp, rubbed finish.
- B. Remove and replace existing shingle roof with new materials to match selection at additions.
- C. New exterior wall at **Kitchen / Dining Room expansion, Level 2** Dressing Room and Bath (beyond) additions. Construction to be structural wood stud framing with exterior plywood or MDX sheathing; Air and weather barrier; **insulation**; paint finished 7" exposure cementitious plank lap siding (Hardie 8.5" Select CedarMill or equal), with painted wood, frp or Hardie plank smooth trim boards.
- D. Patch and tuck point existing brick to remain.
- E. Paint existing windows and trim to remain.
- F. Remove and replace existing siding with new air-weather barrier and siding to match selection for addition. See note C above.
- G. Prep and paint existing guardrail and handrails at stair.
- H. New brick veneer knee wall at Kitchen / Dining Room Expansion - to match existing.
- I. **Remove existing fireplace to below finished floor at level 2.**
- J. New stained cedar timber roof structure at Patio and kitchen door with standing seam roofing, prefinished aluminum gutters, downspouts and edge metal.
- K. New 28" diameter painted wood attic vent.

WEST ELEVATION
1/4" = 1'-0"

July 22, 2025

North Elevation Work Summary

- A. New roof and roof framing at new Bath expansion, existing Bedroom 1 and Dressing Room. Install new 30 year warranty Architectural asphalt shingles over new ice and water shield underlayment on new plywood or MDX decking. Revised and new framing to be designed by a structural engineer registered in the state of Georgia. Provide new prefinished aluminum gutters and downspouts connected to underground schedule 40 PVC drainage piping connected to storm sewer.
- B. Not used.
- C. New exterior walls at **Kitchen / Dining Room expansion, Level 2** Dressing Room and Bath additions. Construction to be structural wood stud framing with 1/2" exterior plywood or MDX sheathing; Air and weather barrier; **insulation**; paint finished 7" exposure cementitious plank lap siding (Hardie 8.5" Select CedarMill or equal), with painted wood, frp or Hardie plank smooth trim boards. **Reinstall existing kitchen door in new wall with new trim.** Provide new aluminum clad wood windows, Andersen "Series E" or equal where indicated. Provide new aluminum clad wood 4-panel sliding door a Dining Room expansion, Andersen "Lifestyle" or equal.
- D. Patch and tuck point existing brick to remain.
- E. Paint existing windows and trim to remain.
- F. Remove and replace existing siding with new air-weather barrier and siding to match selection for addition. See note C above.
- G. New 8" reinforced concrete curb wall and turned down slab at new patio floor and ramp, rubbed finish.
- H. New brick veneer knee wall at Kitchen / Dining Room Expansion - to match existing.
- I. **Remove existing fireplace to below finished floor at level 2.**
- J. New stained cedar timber roof structure at Patio and kitchen door with standing seam roofing, prefinished aluminum gutters, downspouts and edge metal.
- K. Install new weatherhead and electrical service panel and meter. Coordinate with power company.
- L. Provide new wall mounted sconce fixture at Kitchen door.



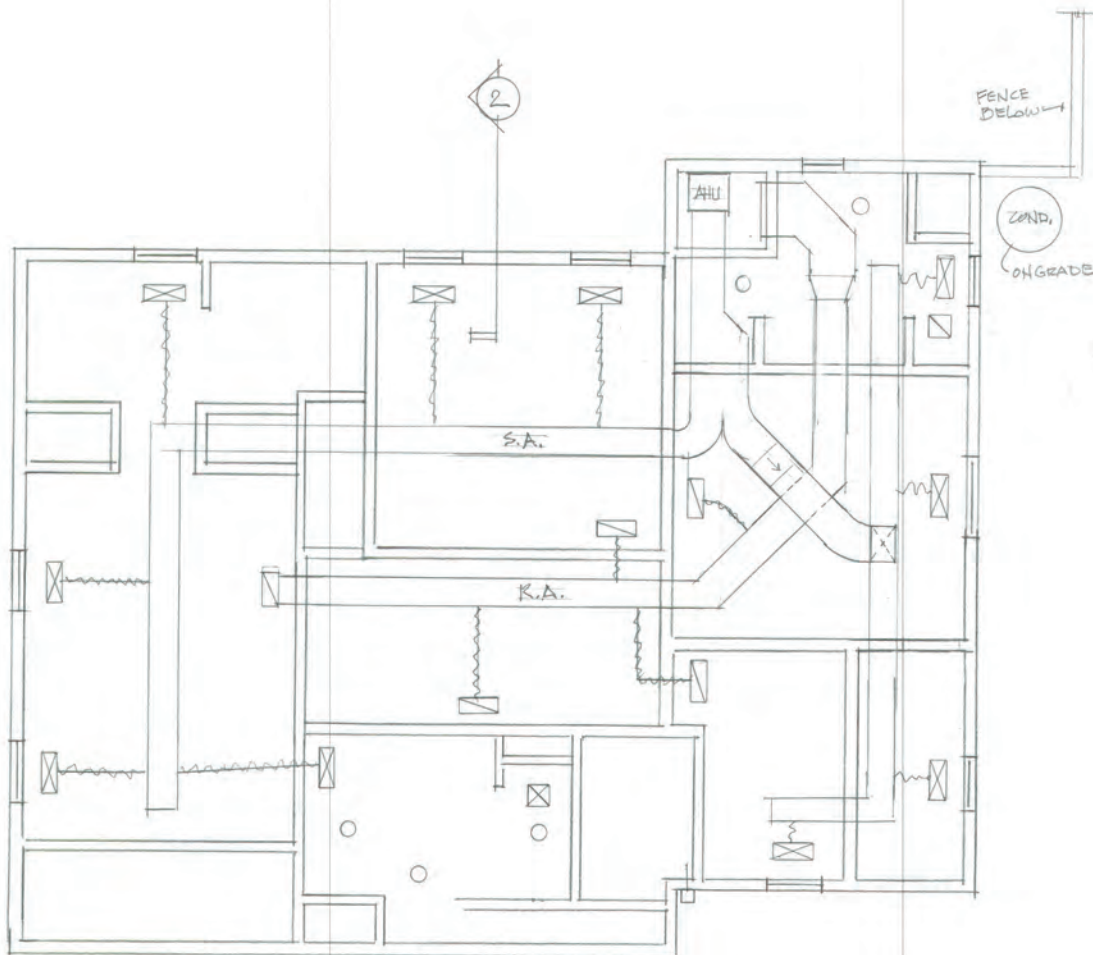
NORTH ELEVATION
1/4" = 1'-0"

4 of 5

D'ARIELLO RESIDENCE RENOVATION

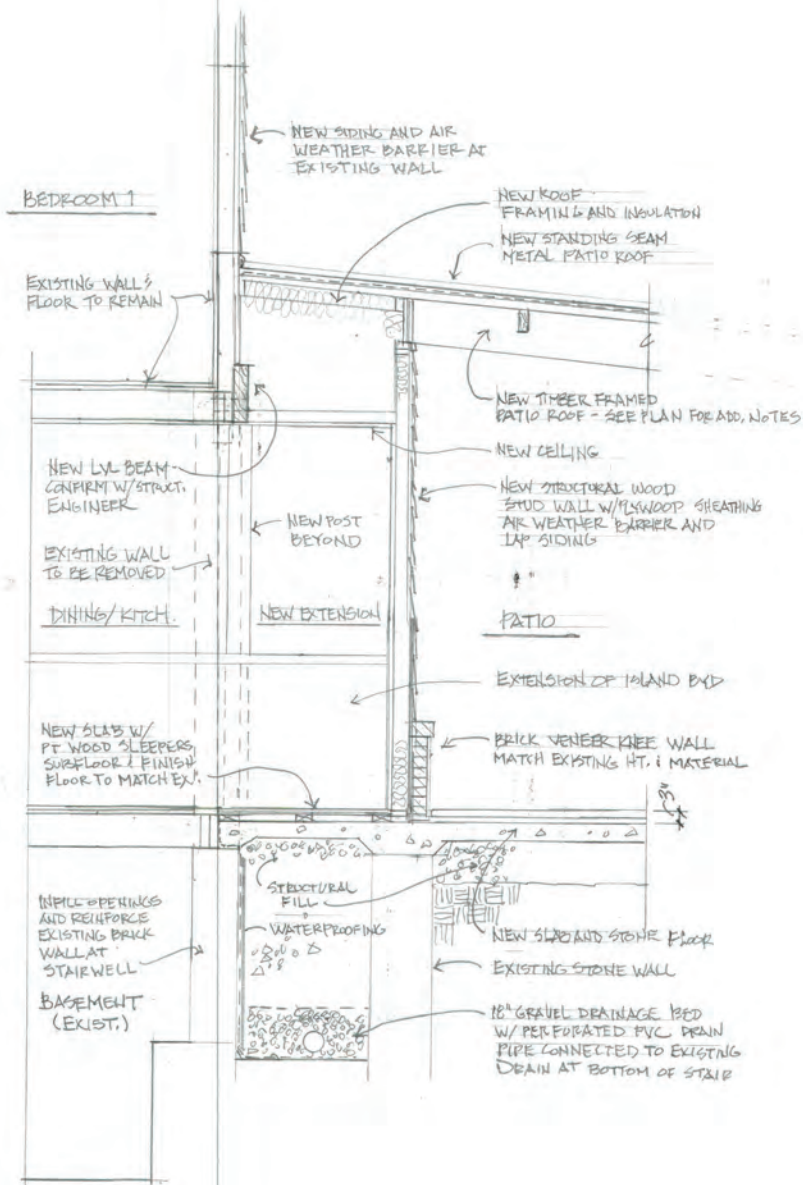
1970 EMORY ROAD - ATLANTA

20 SEPT, 2025



D'ARIENZO RENOVATION
1370 EMORY ROAD

① MECHANICAL SCHEMATIC PLAN
1/4" = 1'-0"



② WALL SECTION
1/2" = 1'-0"
SEPT. 20, 2025

5 of 5

Existing Conditions of the House and Property

External Views of the Home and Property



Front Façade (South Elevation) Showing Adjacent Houses



Closer View of Front Façade (South Elevation)



South and East Elevations



South and West Elevations



West Elevation Seen from Rear of House



Rear Façade (North Elevation)



East Elevation

Area of Interest: Houses in the Immediate Vicinity of 1370 Emory Road NE



1366 Emory Road NE



1376 Emory Road NE



1373 Emory Road NE



1369 Emory Road NE



1365 Emory Road NE

Materials



Rear Façade with Knee Wall and Hardie Plank Siding



Close-up of Bricks on Knee Wall on Rear Façade



Six-Over-One Window on Front Façade to Match