

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.

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

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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, ¼"=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:
 - Representative photos
 - Letters of support/opposition
 - Architectural drawings
 - 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
BC	DENOTES CENTERLINE
G	DENOTES BACK OF CURB
EP	DENOTES GUTTER
TW	DENOTES EDGE OF PAVING
BW	DENOTES TOP OF WALL
X	DENOTES BOTTOM OF WALL
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.



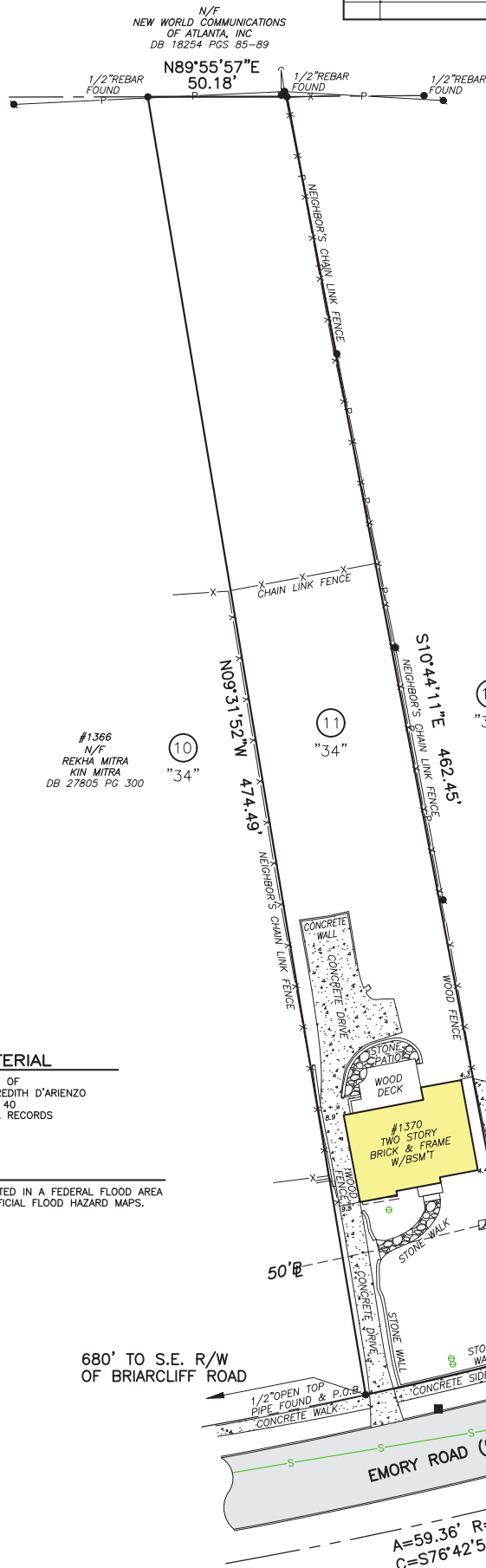
SCALE IN FEET

LOT 11, BLOCK "34"
DUID HILLS

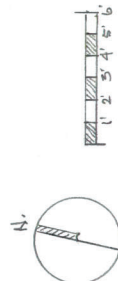
LAND LOT 54
18TH DISTRICT
DEKALB COUNTY, GEORGIA
PLAT PREPARED: 12-29-21
FIELD: 12-28-21 SCALE: 1"=30'

JOB#257579

PB 8
PG 40



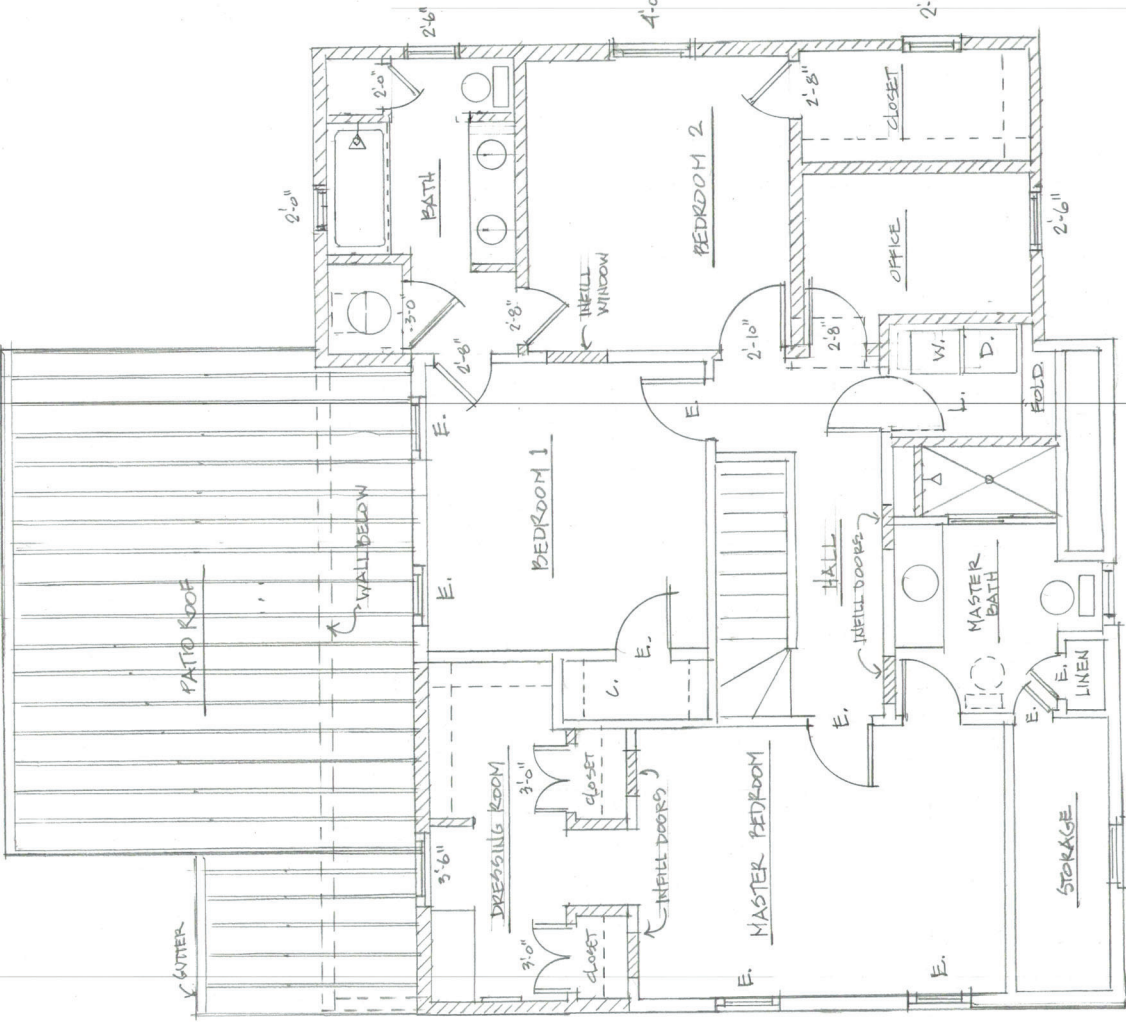
A. Remove existing wood decking and concrete pavers in existing Patio area. Remove wood cover over existing exterior stairwell. Remove existing north wall of kitchen and dining room. Provide temporary supports for existing floor, walls and roof areas above. Refer to 2nd floor plan and notes for information 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.



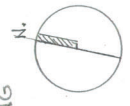
FIRST FLOOR PLAN

Second Floor Work Summary

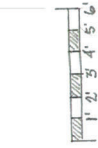
- HALL**
 - Replace base trim at wall with inflated doors.
 - Paint walls and ceiling.
- STORAGE**
 - Repaint existing door to Storage Room.
- MASTER BEDROOM**
 - Patch or replace trim as required to make changes noted elsewhere.
 - Patch or replace existing ceiling as required for new roof framing at 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 1" x 6" 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 2x8 cedar joists at 36" OC. Purfins to span between 6x12 Cedar wood beams framing to 6x6 cedar columns and new wall constructed on level 1. Roof slope to be 1/4".
 - 1-PRH. Install new painted aluminum gutters and downspouts discharging to underground drainage pipe.



D'ARLENZO RESIDENCE RENOVATION
1370 EMORY ROAD



E= EXISTING



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, fir or smooth Hardie plank trim, painted aluminum gutters and downspouts.
- Repurpose 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 "Aveo" or equal) with tub filler/shower fixture with diverter (Kohler "Purist" or equal); new sliding opacified glass frameless tub/shower door; new toilet; two underlayment 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 - 16" deep painted Plywood cabinet with 16" deep 16" wide 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 sources at lavatories.
- Install new 35 gallon low-boy electric water heater with back pan and leak detection sensor below wall bracket mounted fan-coil unit with electric fan and thermostat. New water supply and vent pipes for water heater to be located 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 windows. 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

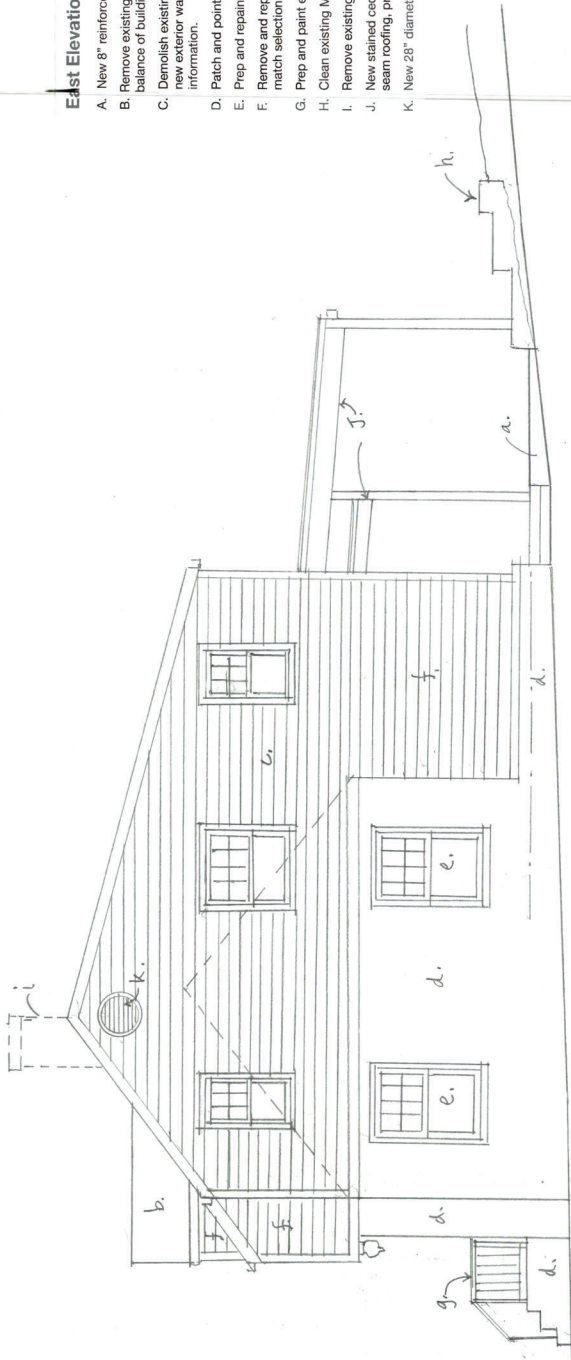
- Reverse door swing of existing door as shown.
- Install new power, water supplies and drain for relocated existing washing machine currently in basement.
- Install power and new wall vent to serve existing dryer currently in basement.
- Interior finishes to be painted GWB walls and ceiling. 12" X 12" 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 slidegilt; shower fixture with fixed rain head, diverter, slide 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 underlayment 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 52" 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 sources at lavatory.

SECOND FLOOR PLAN

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



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 sheathing. MOX is to be used for exterior siding. Hardie 8.5" select Cedarhill 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.

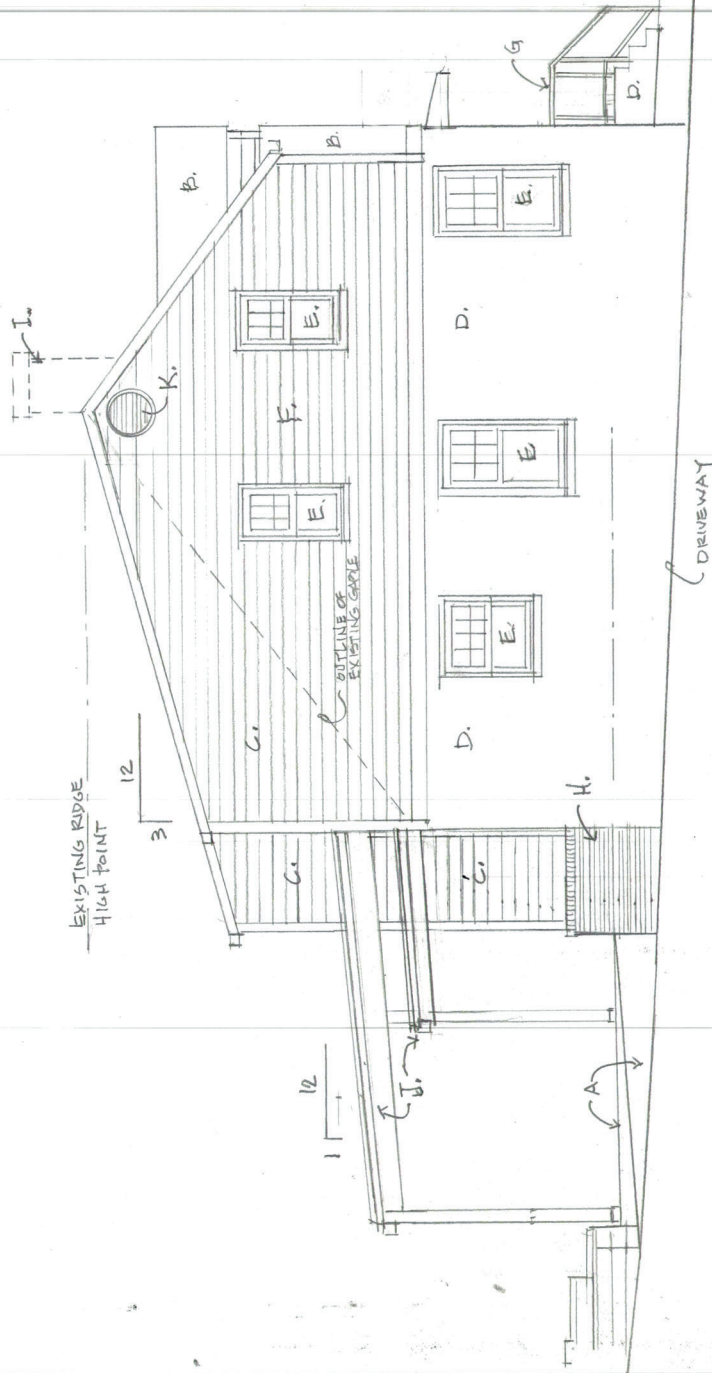
SOUTH ELEVATION
1/4" = 1'-0"

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

3 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.



West Elevation Work Summary

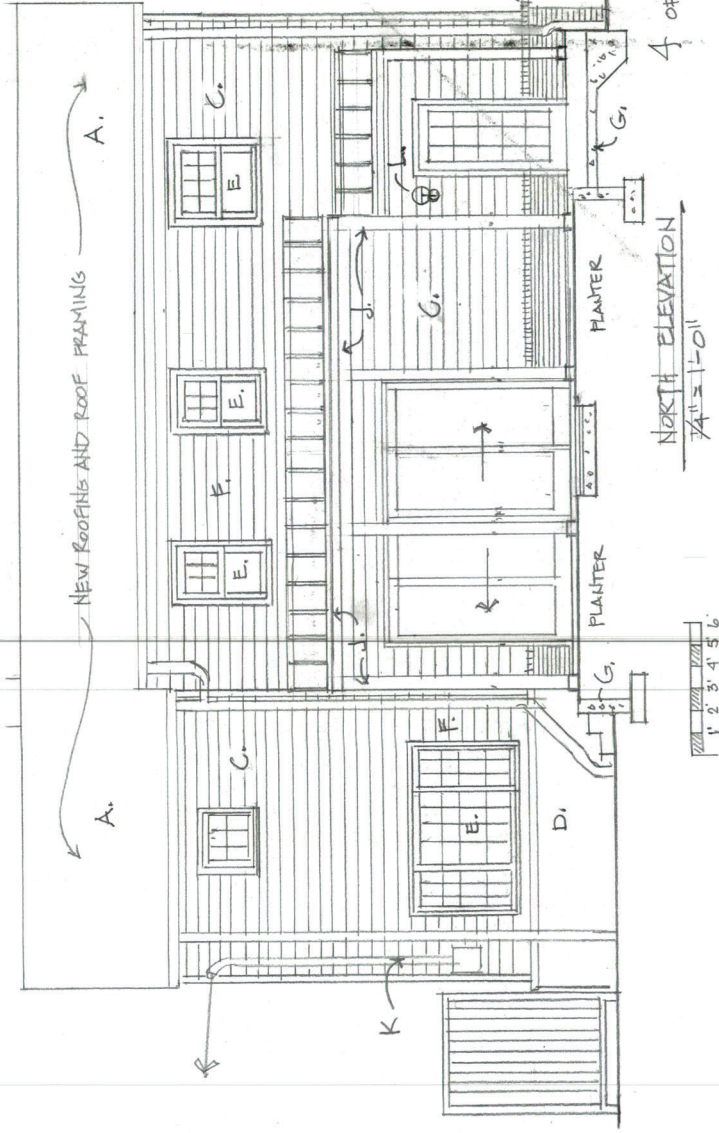
- New 8" reinforced concrete curb wall and turn down slab at new patio floor and ramp. rubbed finish.
- Remove and replace existing shingle roof with new materials to match selection at additions.
- New exterior wall at Kitchen / Dining Room expansion. Level 2 Dressing Room and Bath (beyond) additions. 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, fip or Hardie plank smooth trim boards.
- Patch and tuck point existing brick to remain.
- Paint existing windows and trim to remain.
- Remove and replace existing siding with new air-weather barrier and siding to match selection for addition. See note C above.
- Prep and paint existing guardrail and handrails at stair.
- New brick veneer knee wall at Kitchen / Dining Room Expansion - to match existing.
- Remove existing fireplace 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.

WEST ELEVATION
3/4" = 1'-0"

July 22, 2025

North Elevation Work Summary

- 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.
- Not used.
- 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, fip or Hardie plank smooth trim boards. **Reinstall existing kitchen door in new wall with new trim. Provide new aluminum clad wood windows. Andersen "Series F" or equal where indicated. Provide new aluminum clad wood 4-panel sliding door a Dining Room expansion. Andersen "Lifestyle" or equal.**
- Patch and tuck point existing brick to remain.
- Paint existing windows and trim to remain.
- Remove and replace existing siding with new air-weather barrier and siding to match selection for addition. See note C above.
- New 8" reinforced concrete curb wall and turned down slab at new patio floor and ramp. rubbed finish.
- New brick veneer knee wall at Kitchen / Dining Room Expansion - to match existing.
- Remove existing fireplace 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.
- Install new weatherhead and electrical service panel and meter. Coordinate with power company.
- Provide new wall mounted sconce fixture at Kitchen door.

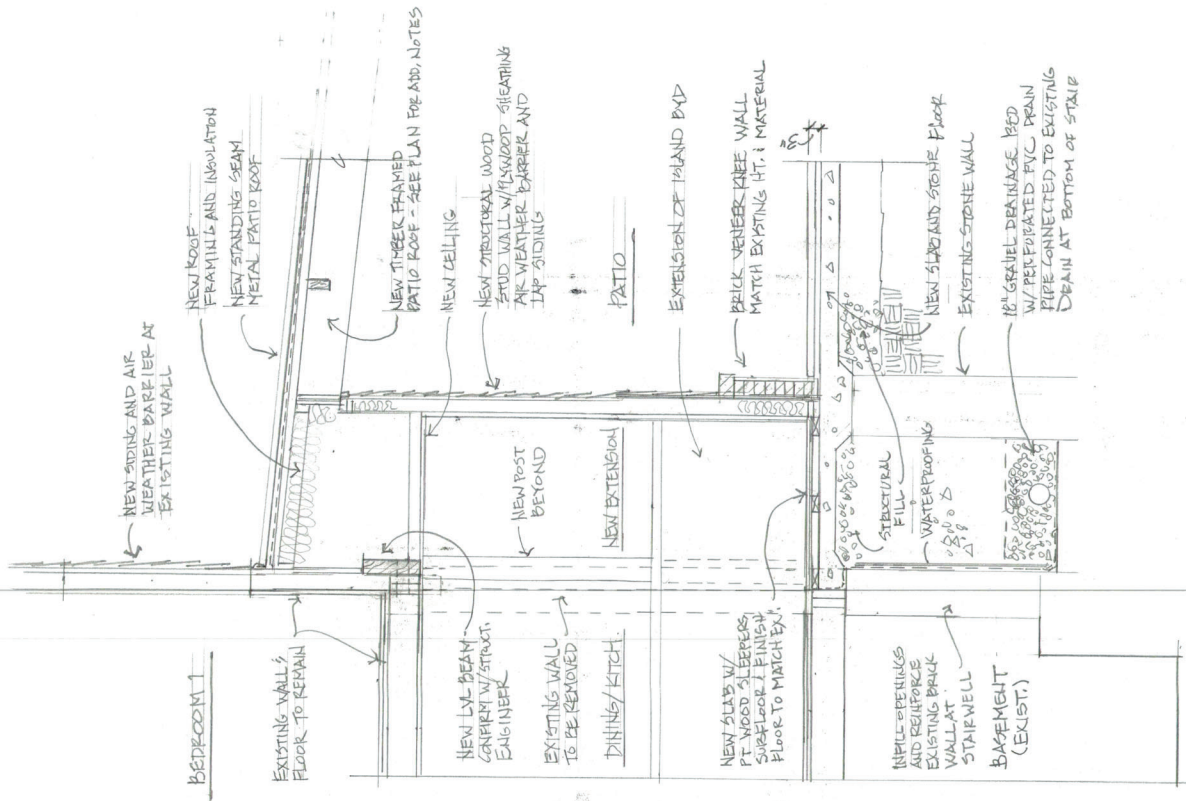
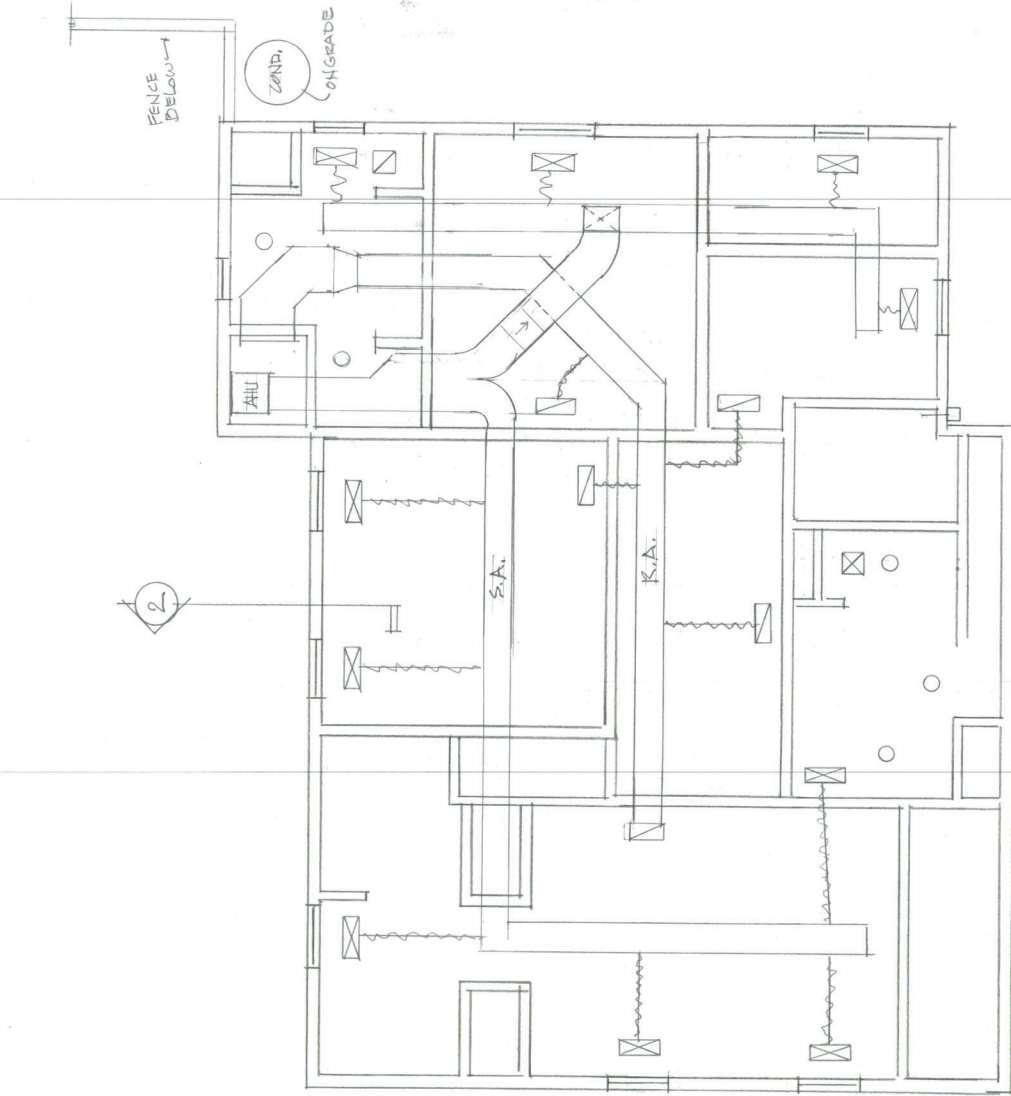


NORTH ELEVATION
3/4" = 1'-0"

D'ARLENO RESIDENCE RENOVATION
1370 EMORY ROAD - ATLANTA 20 SEPT, 2025

D'ARENZO RENOVATION
1970 EMORY ROAD

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



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

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

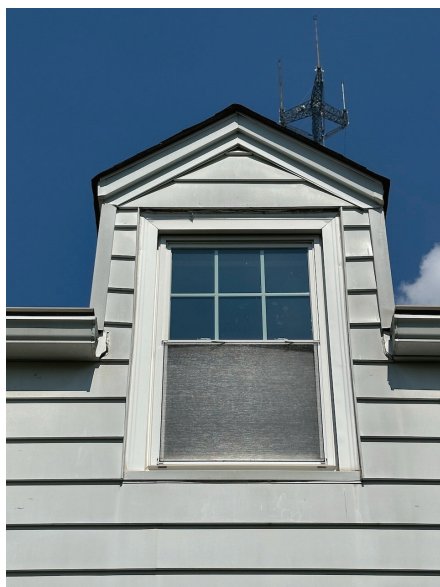
Materials



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

Patio Roof

Brick

HVAC

Linen

Bath

Bedroom 2

Stair

Hall

Chimney
to remain

closet

Desk

Void

Master Bath

Vent

Roof

Possible Window
Here (existing)

Gutter

Linen

w.

b.

Existing Siding
and Window
Beyond

New Attic Vent

New roof over Addition

Extend South roof
Up to meet new addition

New
Windows

Patio Roof
Beyond

Existing Brick
to Remain

New Brick
to Match Existing

