

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Address of Subject Property: 1006 Clifton Road, Atlanta, Ga 30307

Applicant: Eric Rothman (Rothman+Rothman) E-Mail: eric@rothmandesign.net

Applicant Mailing Address: Rothman+Rothman, 2154 Deer Ridge Drive, Tucker, ga  
30087

Applicant Phone(s): (404) 886-0850 Fax: \_\_\_\_\_

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

\*\*\*\*\*  
Owner(s): Zoe Brown E-Mail: teamsoup@aol.com

E-Mail: \_\_\_\_\_

Owner(s) Mailing Address: Same a subject property address

Owner(s) Telephone Number: (817) 300-7984

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: Built in 1951 (67 years)

Nature of work (check all that apply):

- New construction  Demolition  Addition  Moving a building  Other building changes
- New accessory building  Landscaping  Fence/Wall  Other environmental changes
- Sign installation or replacement  Other

Description of Work:

Amend existing interior alteration permit for the following: 1. replace non-historic deck on right (North) side with screen porch, 2. replace rail & deck surface on rear deck, 3. replace non-historic windows and doors on side and rear of house, 4. replace non-historic front door 5. add new window and doors on rear of house  
See Attached for more information

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

\_\_\_\_\_  
Signature of Applicant/Date

Revised 1/26/17

# Certificate of Appropriateness

For

1006 Clifton Road

## Scope of Work:

We are proposing a renovation to 1006 Clifton Road. The original house was built in 1951. Decks were added later to the side and rear of the house. The windows and doors appear to have been replaced on the front and sides of the house. The only original windows appear to be in the back upstairs bedrooms. The replacement windows are from several different times and have varying degrees of quality. The Front door has also been replaced.

## Side Porch

Our application has 3 distinct components. The first is to remove an existing non-historic deck on the north (right) side of the house and replace it with a new screen porch. The new screen porch will be the same width as the current deck but will be set back from the front of the house by approximately 13 feet.



The porch design we are proposing is a one-story porch flanking the two-story house. The new porch will be stepped back from the main mass of the home. This design and relationship is “quite common” in Druid Hills and prevalent in the homes area of influence. The porches

orientation follows the direction of the existing structure and it is scaled down so as not to negatively impact the original massing of the house. The roof pitch and materials will match the main house. The building elements & details of the main house will be carried through the new side porch including the exterior brick, painted concrete lintels and exposed gutter and conductor heads. The new brick for the proposed porch will be similar in size and texture to the main house and brick and mortar will be stained to match the main house.



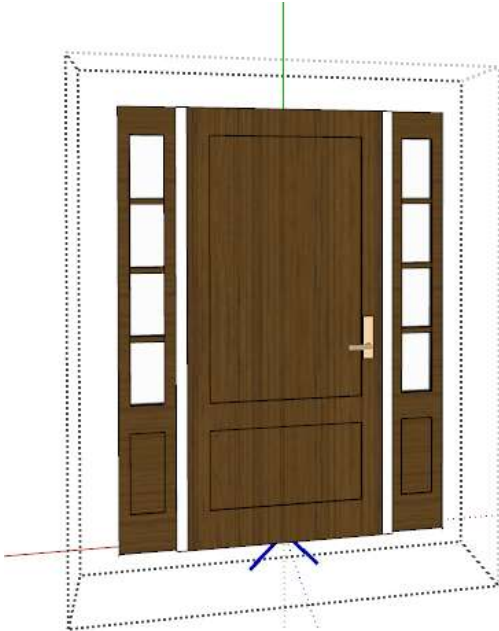
We believe that the side porch does adhere to the guidelines and will not have a negative impact to the Area of Influence or the Historic Character of Druid Hills. The addition is set back from the front façade and is of a much smaller scale so as not to dominate the original structure. The design of the porch, as specified in the guidelines, is compatible with the existing building and does not obscure or alter any character-defining elements of the house. Further the addition has been designed in such a way so that it can be removed at a later date without compromising the historic character of the building.

### Partial Window and Door Replacement and new window openings

The second component of our proposal is the partial window and door replacement. The existing front door is a non-historic 15 light door with a 5 light side lights.



The door we are proposing to install in its place is a solid wood 2-panel door with 4-light side lights with a solid lower panel.



We are also replacing 2 sets of non-historic French doors on the left (south) side of the house and reworking the door and window openings on the rear side of the house. The original rear window double hung windows and all windows on the front of the house will remain. We are also adding new windows in the kitchen and master bath on the rear façade and a new sliding door unit in the living room on the rear façade.

The new windows and doors will be Sierra Pacific aluminum clad windows with simulated divided lights (SDL) and spacer bars. The window muntins will be 7/8" max thickness. Please see the attached photos and drawings specifying the changes. Also included are the specs for the windows we are proposing to use.

We believe the replacement of the front door, side French doors and rear windows comply with the guidelines since none of the replaced windows and doors are original, historic or compatible with the original structure. The new rear door and window openings also comply with the guidelines since all proposed changes are on the rear façade and not visible from the public right of way.

### **Rear deck**

We are proposing changing the decking and railing on the rear deck which is not visible from the public right of way. The new decking will be ipe 1x 6's or a similar appearing material. The rail will be a metal rail system to match the south (left) side balconies.

We believe this proposal adheres to the guidelines because the deck is non-historic and not visible from the public right of way.



1006 Clifton Road  
Brown Residence



1006 Clifton Road from street



House to the right (North) of property





House to left (South) of property



Front facade, before and after



Replace non-historic french doors



Left (South) side elevation



Remove deck & build new  
matching screen porch

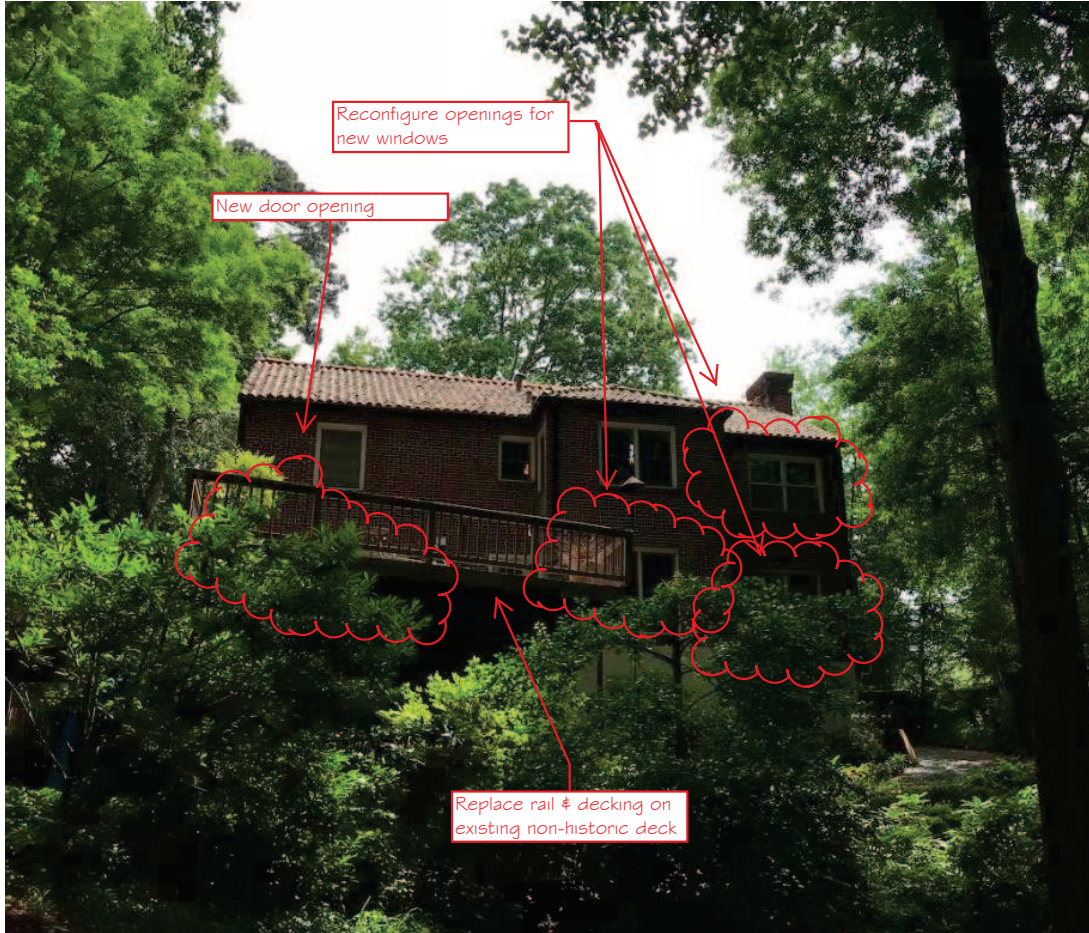


Replace rail & decking

Right (North) side elevation



Side deck being replaced by screen porch

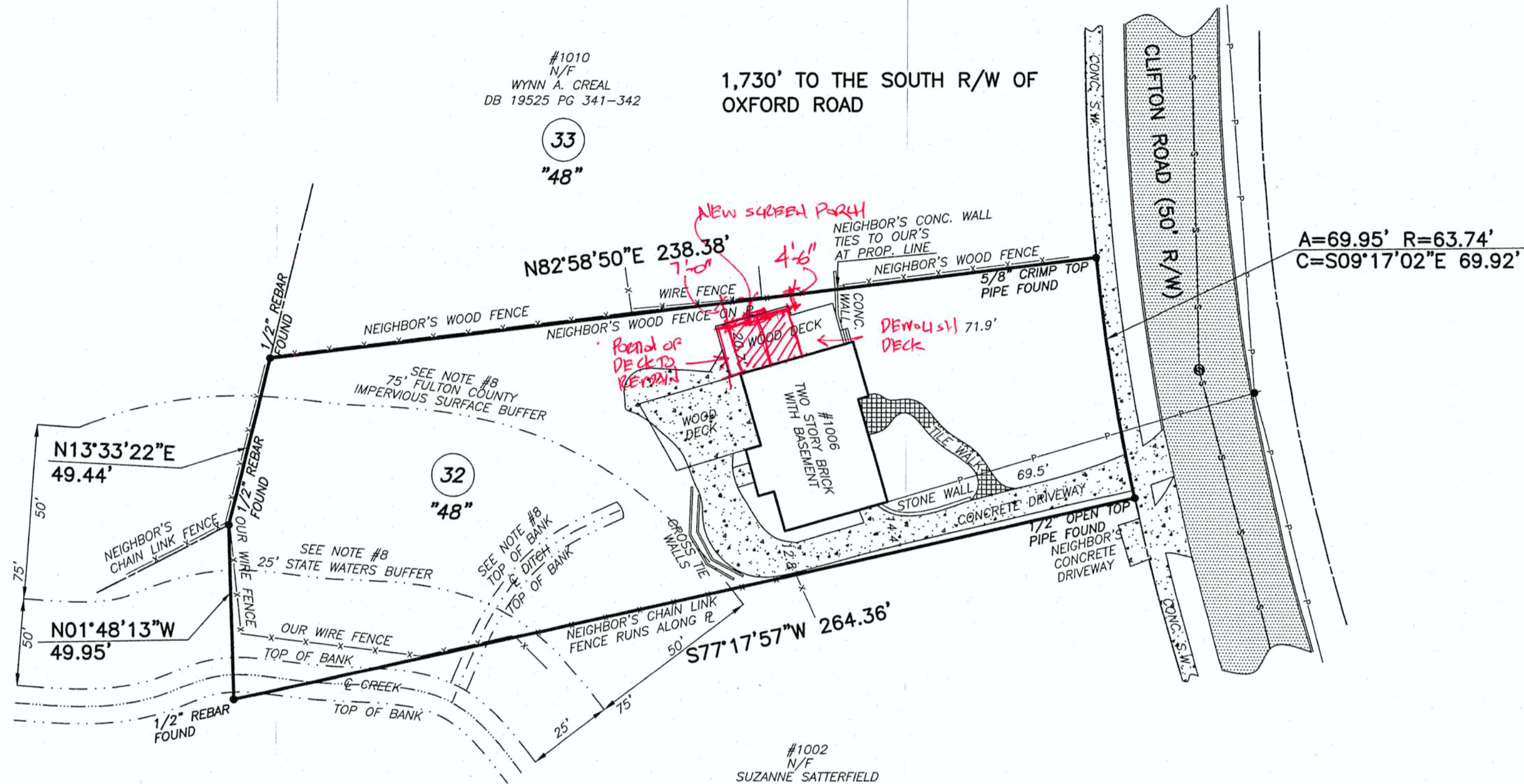


Rear Facade

MAGNETIC  
N  
Z

**SURVEY NOTES**

1. 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.
2. 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.
3. 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 RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 92,949 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
9. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.



**LEGEND**

B	DENOTES	BUILDING LINE
P	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
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

**REFERENCE MATERIAL**

1. WARRANTY DEED IN FAVOR OF REYNALDO MARTORELL AND SUSAN J. MARTORELL DEED BOOK 7764 PAGE 336 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.



Michael R. Noles  
Georgia RLS #2646  
Member SAMSOG

**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 Date 12/1/17

NO.	REVISIONS	DATE

**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  
**ZOE E. BROWN**

1006 CLIFTON ROAD N.E.  
ATLANTA, GEORGIA

TOTAL AREA= 0.482± ACRES  
OR 20,998± SQ. FT.

SCALE IN FEET

LOT 32 BLOCK "48"  
DRUID HILLS

LAND LOT 3  
18TH DISTRICT  
DEKALB COUNTY  
GEORGIA

PLAT PREPARED: 12-1-17  
FIELD: 11-30-17 SCALE: 1"=30'

JOB#246518 PG 114

## SCOPE OF WORK

1. RENOVATE EXISTING 2-STORY RESIDENCE INCLUDING, KITCHEN, 4 BATHS & BASEMENT
2. BUILD NEW SIDE SCREEN PORCH WITH FIREPLACE TO MATCH MAIN HOUSE INCLUDING TILE ROOF, STAINED BRICK & PAINTED CONCRETE UNTELS.
3. REPLACE SELECTED DOORS & WINDOWS ON SIDES & REAR OF HOUSE AS INDICATED.
4. REPLACE NON-HISTORIC FRONT DOOR

## APPLICABLE CODES

1. INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)(2015)
2. NATIONAL ELECTRIC CODE, 2017 EDITION
3. INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011)(2012)

## REQUIRED SHOP DRAWINGS

1. DOORS & WINDOWS
2. CABINETRY
3. PORCH FIREPLACE

## DIMENSIONAL DISCREPANCIES

IN THE EVENT THAT A DIMENSIONAL DISCREPANCY IS DISCOVERED BY THE GENERAL CONTRACTOR, SUB-CONTRACTOR, ENGINEER, CONSULTANT, CLIENT, SUPPLIER OR OTHERS, SAID PARTY SHALL NOTIFY THE DESIGN TEAM LISTED ABOVE. ALL ASSOCIATED WORK SHALL BE SUSPENDED UNTIL A PROPER DETERMINATION & APPROPRIATE RESOLUTION INSTRUCTIONS HAVE BEEN MADE. FAILURE TO REPORT OR SUSPEND WORK SHALL RESULT IN AN ASSUMPTION OF RESPONSIBILITY FOR CORRECTIVE MEASURES REQUIRED TO ACHIEVE DESIGN INTENT.

## BUILDING AREAS

1. CONDITIONED SPACES:	
A. FIRST FLOOR	1,402 SF
B. SECOND FLOOR	1,402 SF
C. BASEMENT	890 SF
2. GARAGE, UNFINISHED SPACES	
3. PORCHES	250 SF
4. DECKS	675 SF

TOTAL CONDITIONED SQUARE FOOTAGE: 3,694 SF

## MECHANICAL ASSUMPTIONS

- A. ELECTRICAL -
1. BRING ELECTRICAL UP TO CODE AS REQUIRED
  2. ALL DECORATIVE FIXTURES (SCONCES, CEILING MOUNT FIXTURES, PENDANTS, CEILING FANS, ETC) BY CLIENT.
  3. ASSUME 45 RECESSED CANS
- B. HVAC
1. INSTALL NEW ZONED HIGH EFFICIENCY HVAC SYSTEM W/ VARIABLE SPEED BLOWER IN BASEMENT TO CONDITION BASEMENT & FIRST FLOOR. DUCTWORK TO BE EXPOSED IN BASEMENT.
  2. RELOCATE 'NEWER' HVAC UNIT TO ATTIC TO CONDITION 2ND FLOOR. RUN NEW DUCTS TO NEW CEILING REGISTERS W/ RETURNS LOW AS POSSIBLE.
  3. VENT RANGE HOOD, DRYER & 5 BATH FANS TO EXTERIOR AS NEEDED.
  4. RUN GAS LINES FOR COOKTOP, HVAC, WATER HEATERS & GAS LANTERN AS NEEDED
  5. RELOCATE CONDENSERS AS INDICATED.
- C. PLUMBING
1. INSTALL (2) NEW WATER HEATERS IN SERIES OR TANKLESS WATER HEATER. PROVIDE RECIRC. PUMP FOR MASTER BATH & AS REQUIRED BY CODE
  2. PLUMB (5) BATHS INCLUDING MASTER BATH & POWDER ROOM
  3. BATH FIXTURE ALLOWANCE OF \$14,000

## ITEMS SUPPLIED BY CLIENT

1. MASTER VANITY
2. DECORATIVE LIGHTING
3. APPLIANCES
4. TILE MATERIALS

# ZOE BROWN RESIDENCE

1006 CLIFTON ROAD, ATLANTA, GEORGIA 30307  
DRUID HILLS, DEKALB COUNTY

## CLIENT INFORMATION

ZOE BROWN  
1006 CLIFTON ROAD  
ATLANTA GA 30307

## DESIGN TEAM

1. ERIC ROTHMAN AND JENNY ROTHMAN  
ROTHMAN & ROTHMAN DESIGN  
2154 DEER RIDGE DRIVE  
STONE MOUNTAIN, GEORGIA 30087  
(404) 886-0850
- 2.

## ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
CLG.	CEILING
DIR.	DIRECTION
EQ	EQUAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
PC	PIECE
PT	PRESURE TREATED
RCP	REFLECTED CEILING PLAN
SIS MT'LS	STANDARD IN-STOCK MATERIALS
SYP	SOUTHERN YELLOW PINE
TBD	TO BE DETERMINED
TEMP.	TEMPORARY

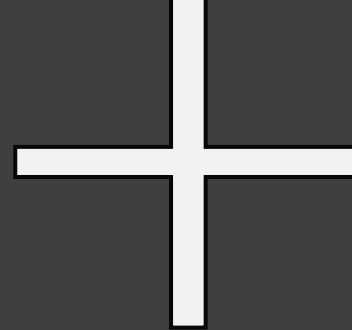
## INDEX OF DRAWINGS

A-1	BASEMENT PLAN W/ DIMENSIONS
A-2	FIRST FLOOR PLAN
A-2d	FIRST FLOOR DIMENSION PLAN
A-3	SECOND FLOOR PLAN
A-3d	SECOND FLOOR DIMENSION PLAN
A-4	EXTERIOR ELEVATIONS BEFORE & AFTER
A-5	EXTERIOR ELEVATIONS BEFORE & AFTER
A-6	KITCHEN DETAIL PLAN & ELEVATIONS



NOT RELEASED FOR CONSTRUCTION

ROTHMAN



ROTHMAN

Rothman + Rothman

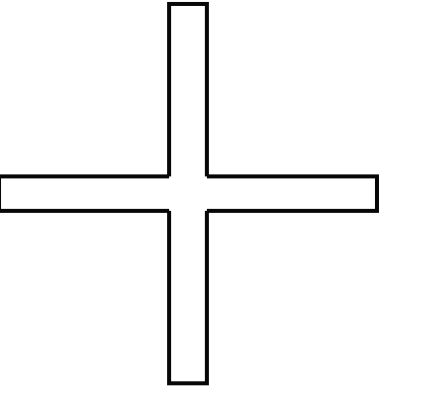
404.886.0850  
www.rothmanandrothman.com

BROWN - ZOE



**CONCEPTUAL PRICING DRAWING**  
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**ROTHMAN**



**ROTHMAN**

**REVISION DATE**

5/09/2018	JES
5/18/2018	ER

**ISSUE DATE**

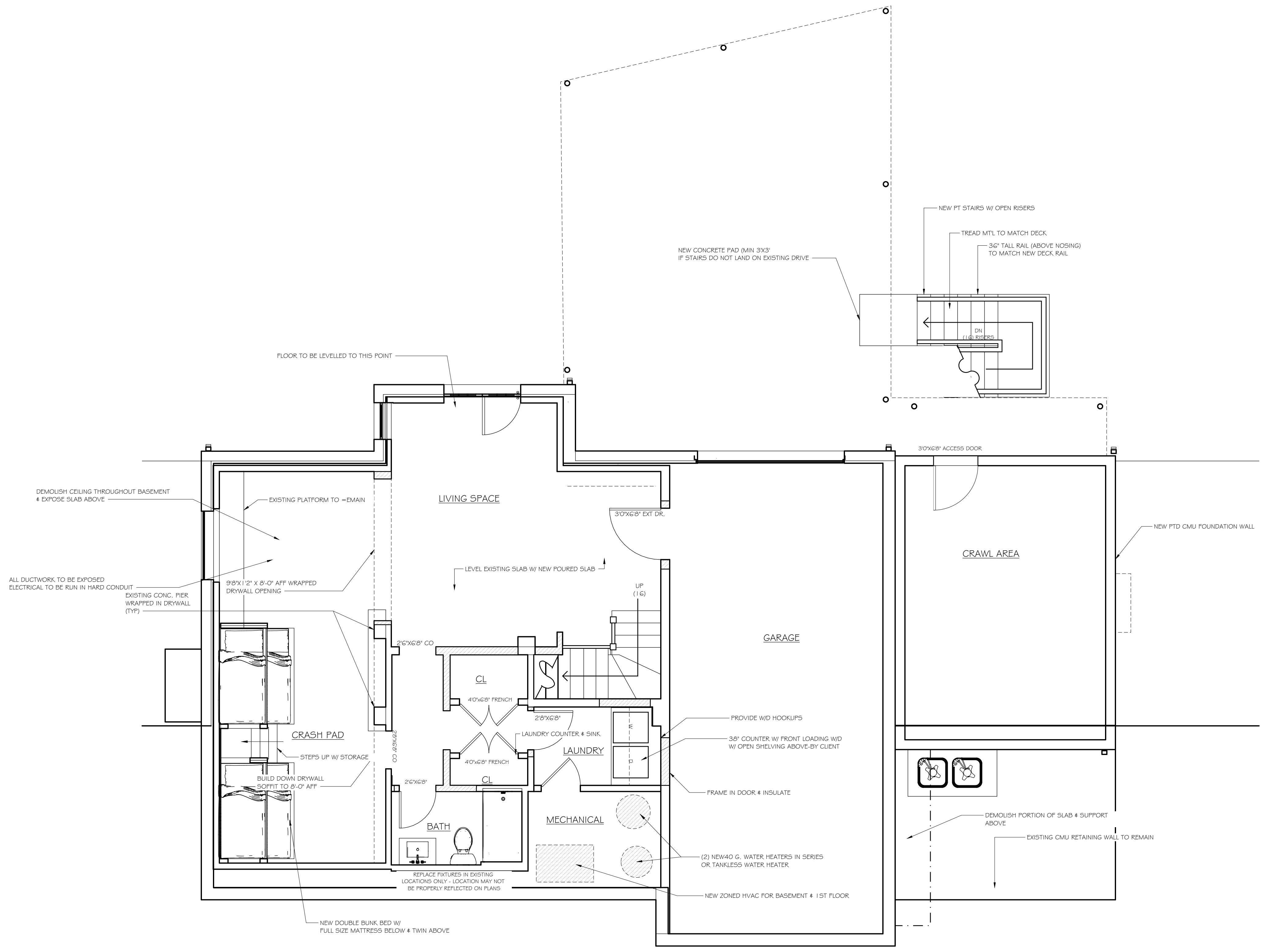

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**BROWN RESIDENCE**  
 1096 CLIFTON ROAD  
 DRUID HILLS

**BASEMENT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

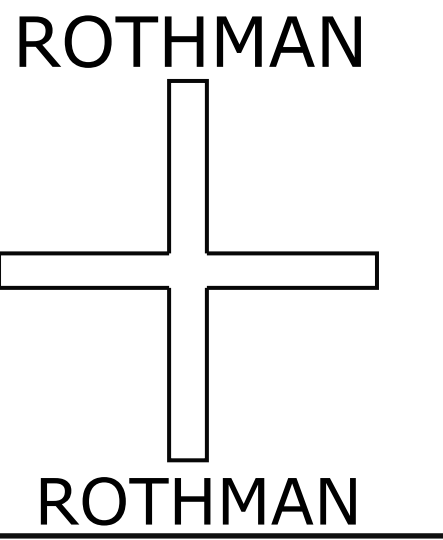
**A**  
 1



**1**  
 A-1 **BASEMENT FLOOR PLAN**  
 scale: 1/4"=1'-0"

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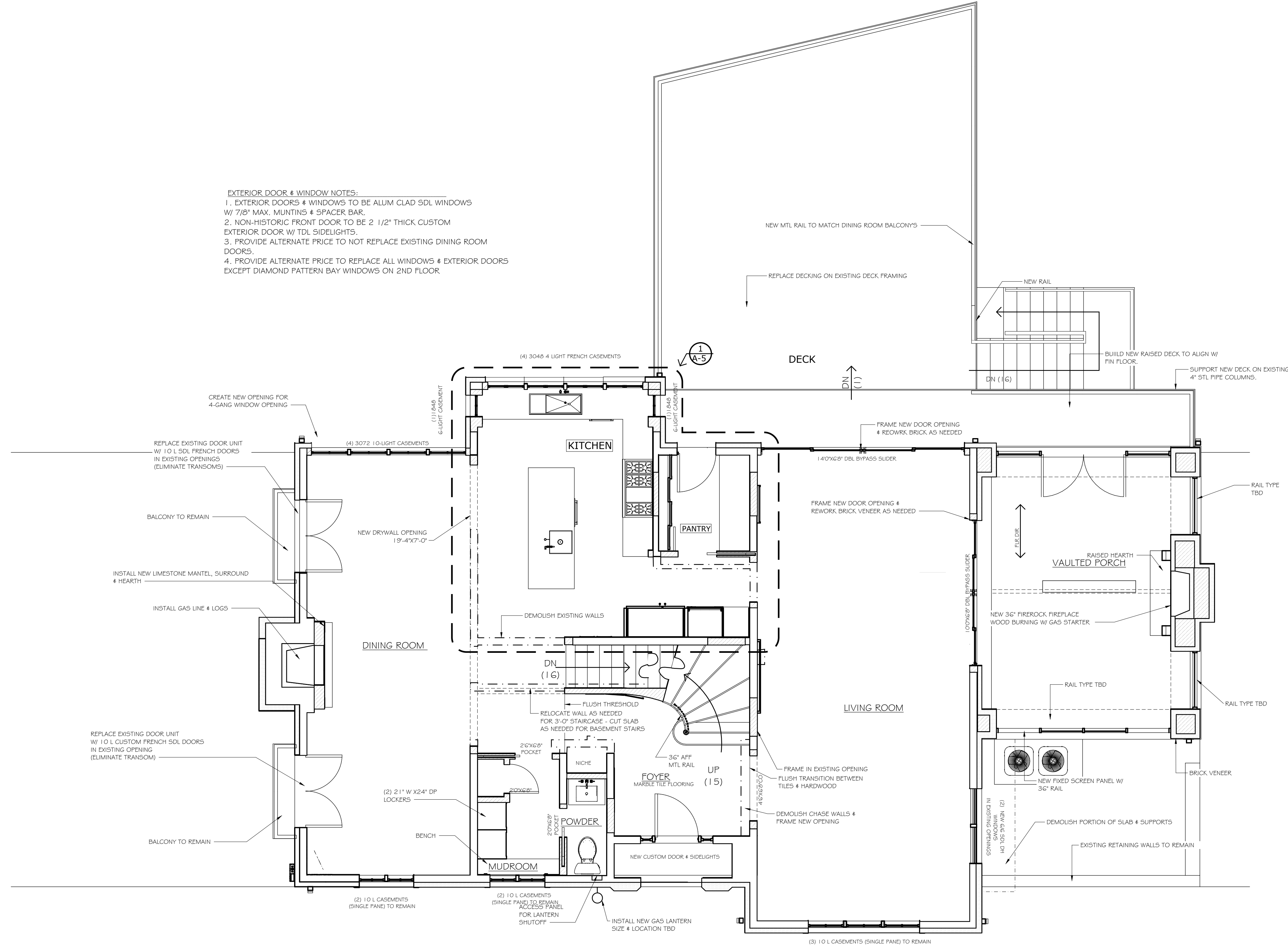
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1ST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

A / 2

- EXTERIOR DOOR & WINDOW NOTES:
1. EXTERIOR DOORS & WINDOWS TO BE ALUM CLAD 5DL WINDOWS W/ 7/8" MAX. MUNTINS & SPACER BAR.
  2. NON-HISTORIC FRONT DOOR TO BE 2 1/2" THICK CUSTOM EXTERIOR DOOR W/ TDL SIDELIGHTS.
  3. PROVIDE ALTERNATE PRICE TO NOT REPLACE EXISTING DINING ROOM DOORS.
  4. PROVIDE ALTERNATE PRICE TO REPLACE ALL WINDOWS & EXTERIOR DOORS EXCEPT DIAMOND PATTERN BAY WINDOWS ON 2ND FLOOR.

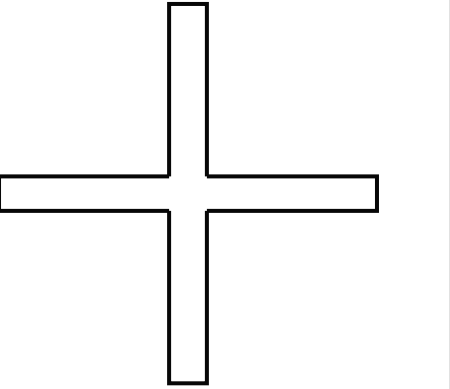


1 FIRST FLOOR PLAN  
 A-2 scale: 1/4" = 1'-0"

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ROTHMAN



ROTHMAN

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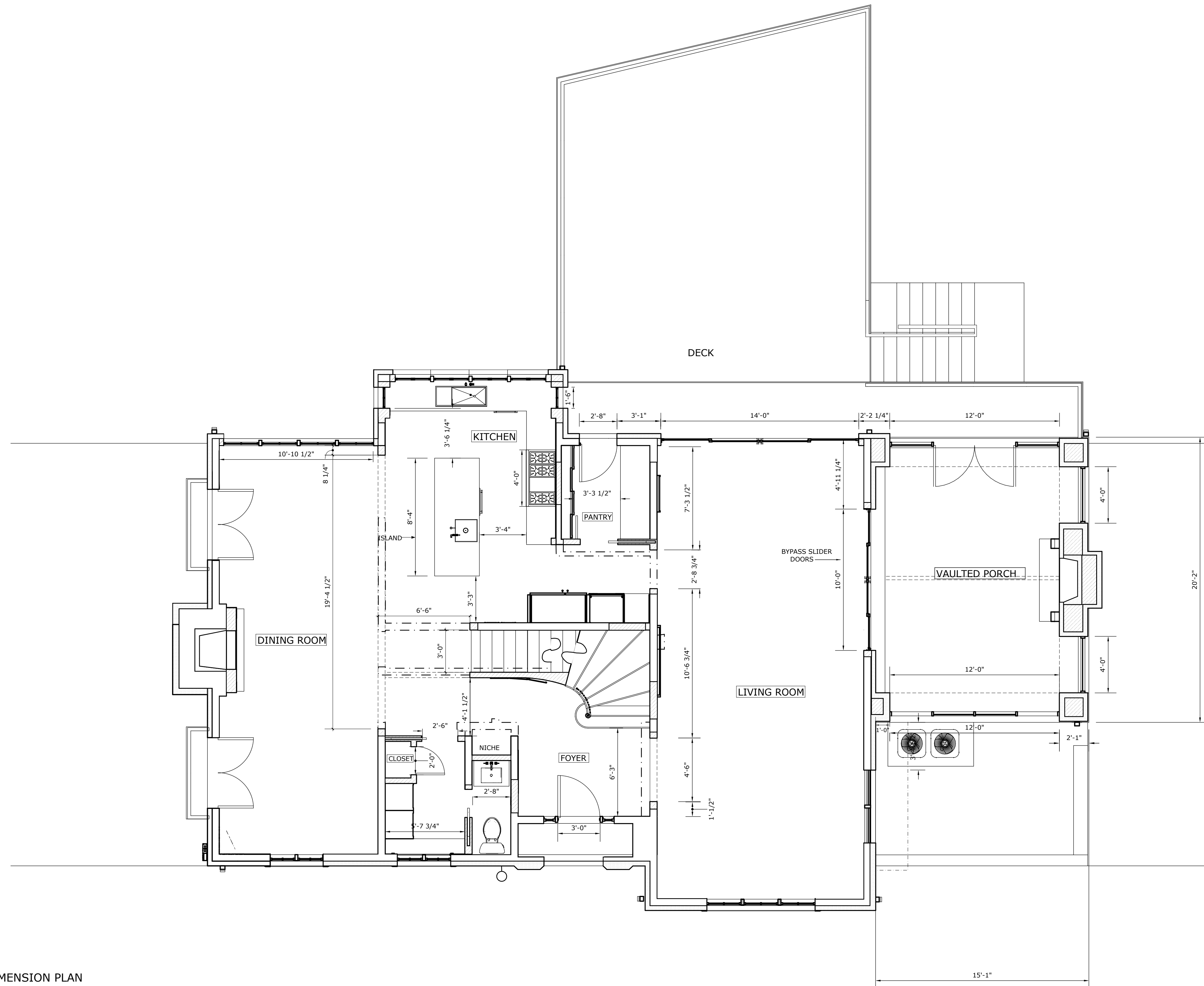
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1ST FLOOR DIMENSION PLAN  
 SCALE: 1/4" = 1'-0"

A  
 2d

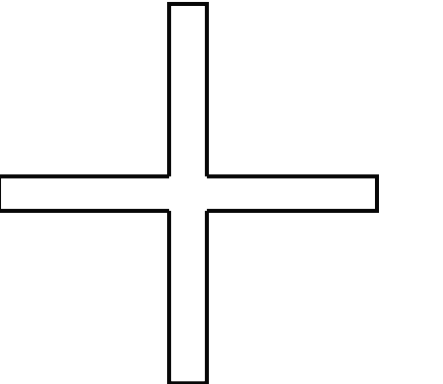


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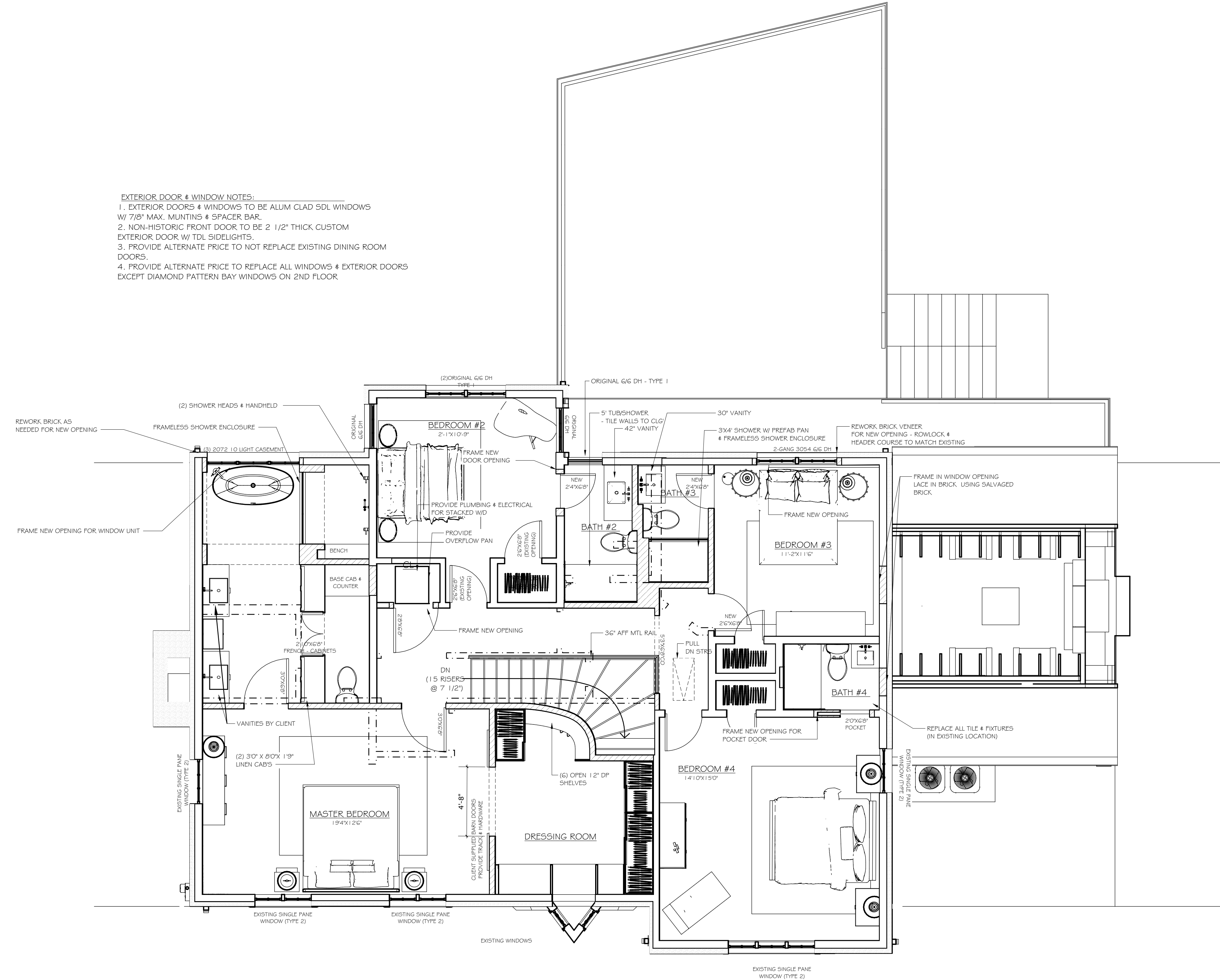
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2ND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

A / 3

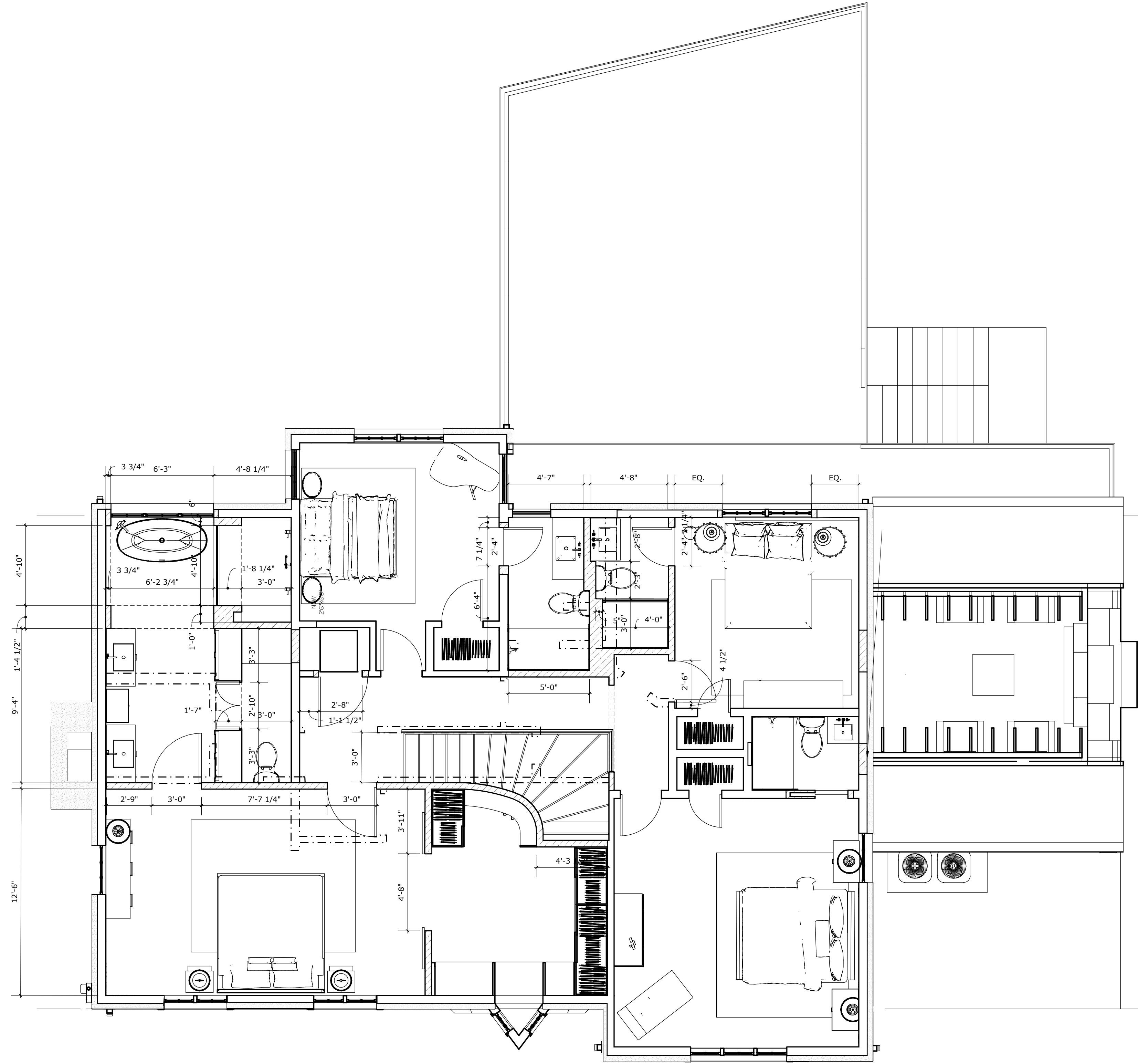
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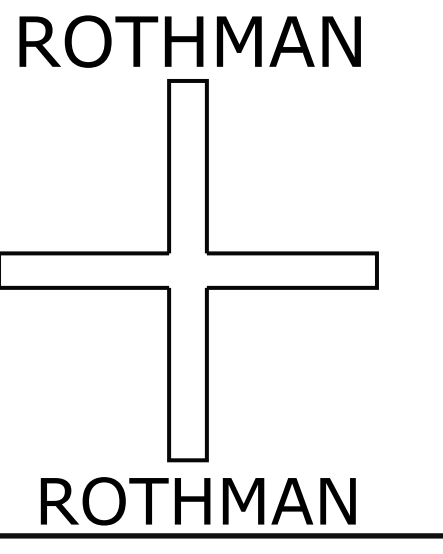
1 SECOND FLOOR PLAN  
 A-3 scale: 1/4" = 1'-0"

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1 SECOND FLOOR DIMENSION PLAN  
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2ND FLOOR DIMENSION PLAN  
 SCALE: 1/4" = 1'-0"

A  
 3d

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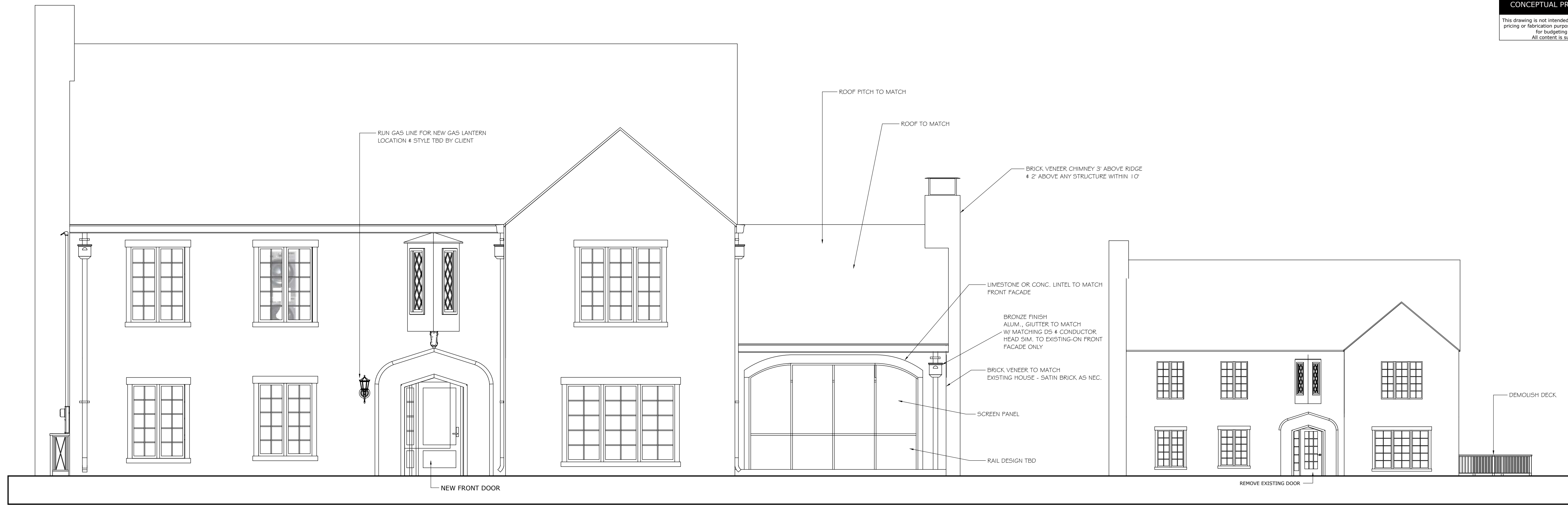
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 1006 CLIFTON ROAD  
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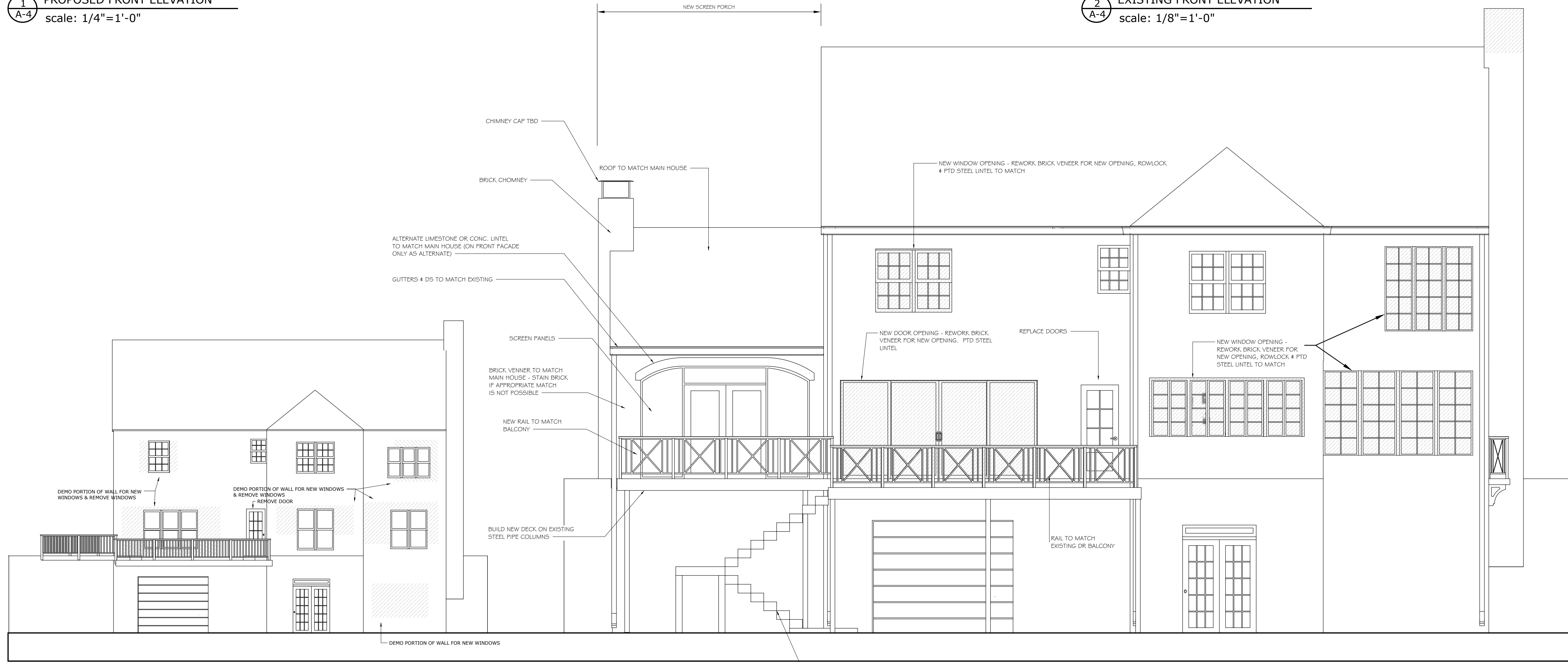
EXTERIOR ELEVATIONS  
 SCALE VARIES

A  
 4



1 PROPOSED FRONT ELEVATION  
 A-4 scale: 1/4"=1'-0"

2 EXISTING FRONT ELEVATION  
 A-4 scale: 1/8"=1'-0"



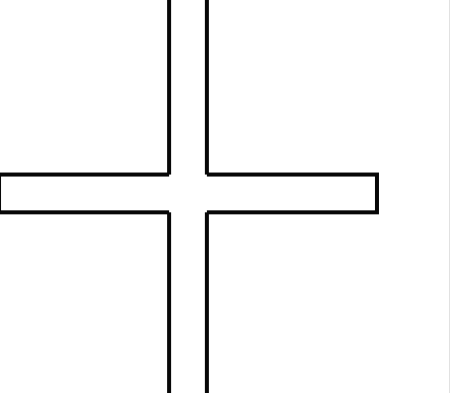
3 EXISTING REAR ELEVATION  
 A-4 scale: 1/8"=1'-0"

4 PROPOSED REAR ELEVATION  
 A-4 scale: 1/4"=1'-0"

**NOT RELEASED FOR CONSTRUCTION**

CONCEPTUAL PRICING DRAWING  
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ROTHMAN



ROTHMAN

REVISION DATE

5/09/2018	JES
5/18/2018	ER

ISSUE DATE

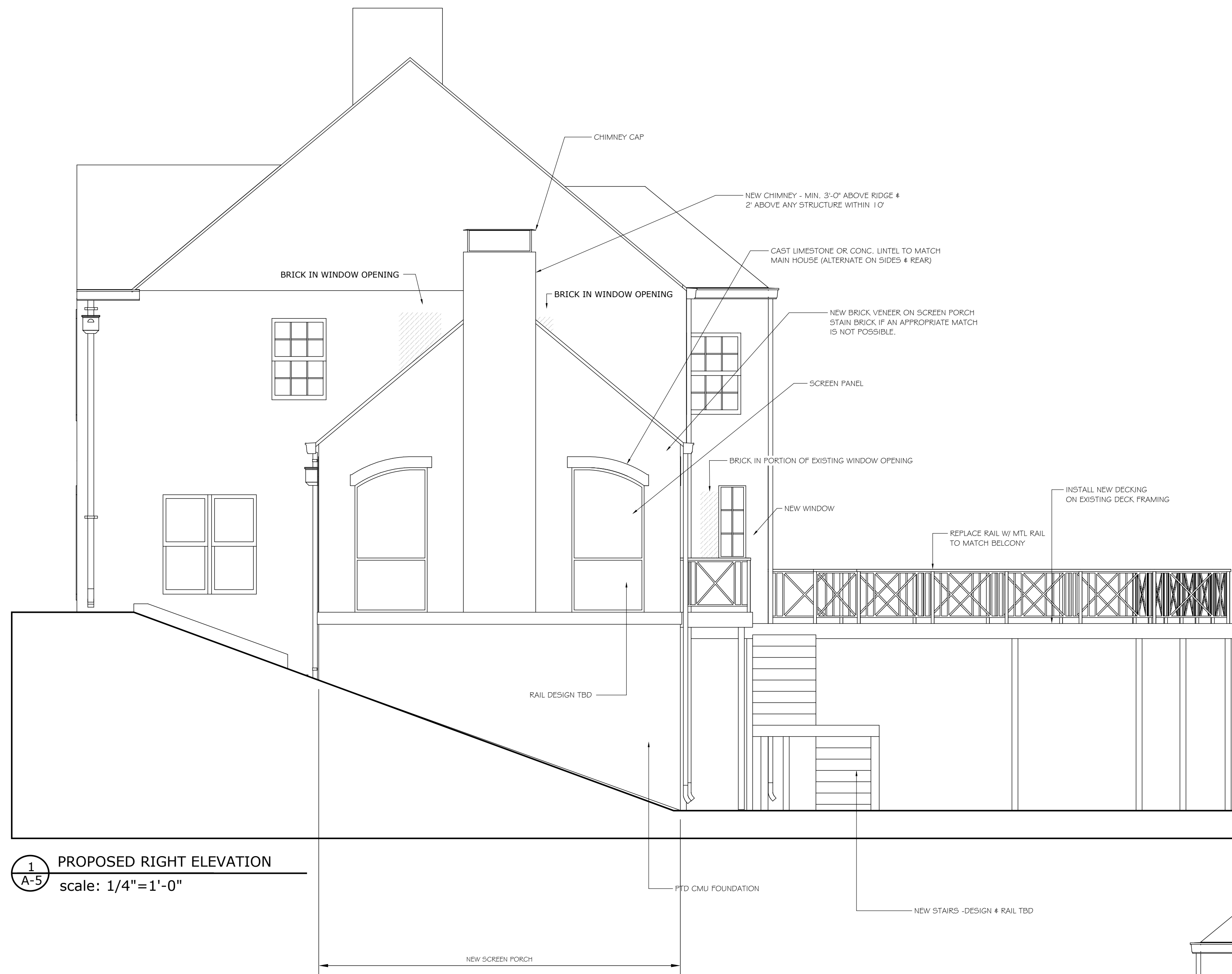
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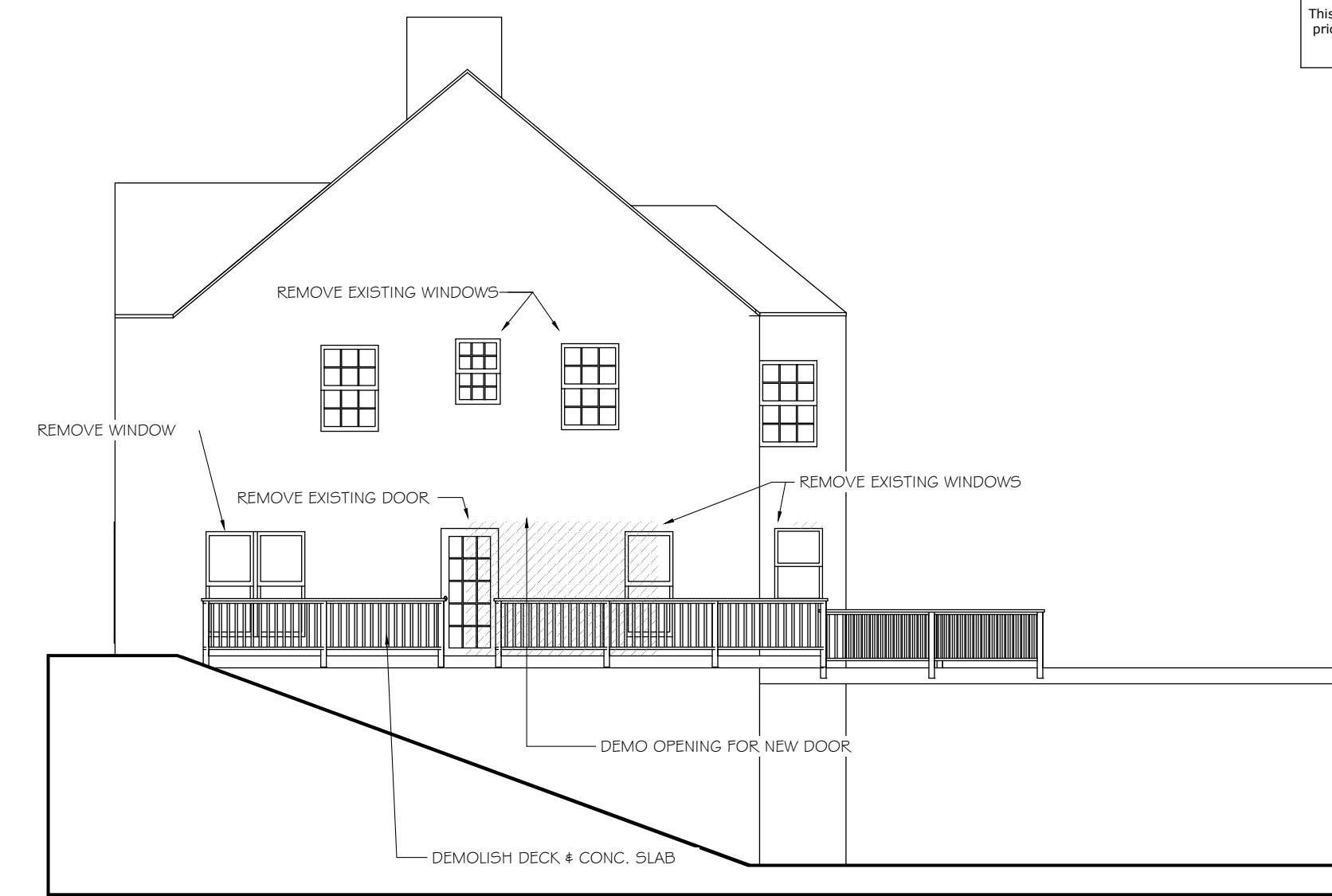
BROWN - ZOE  
 1006 CLIFTON ROAD  
 ATLANTA GA 30307

EXTERIOR ELEVATIONS  
 SCALE VARIES

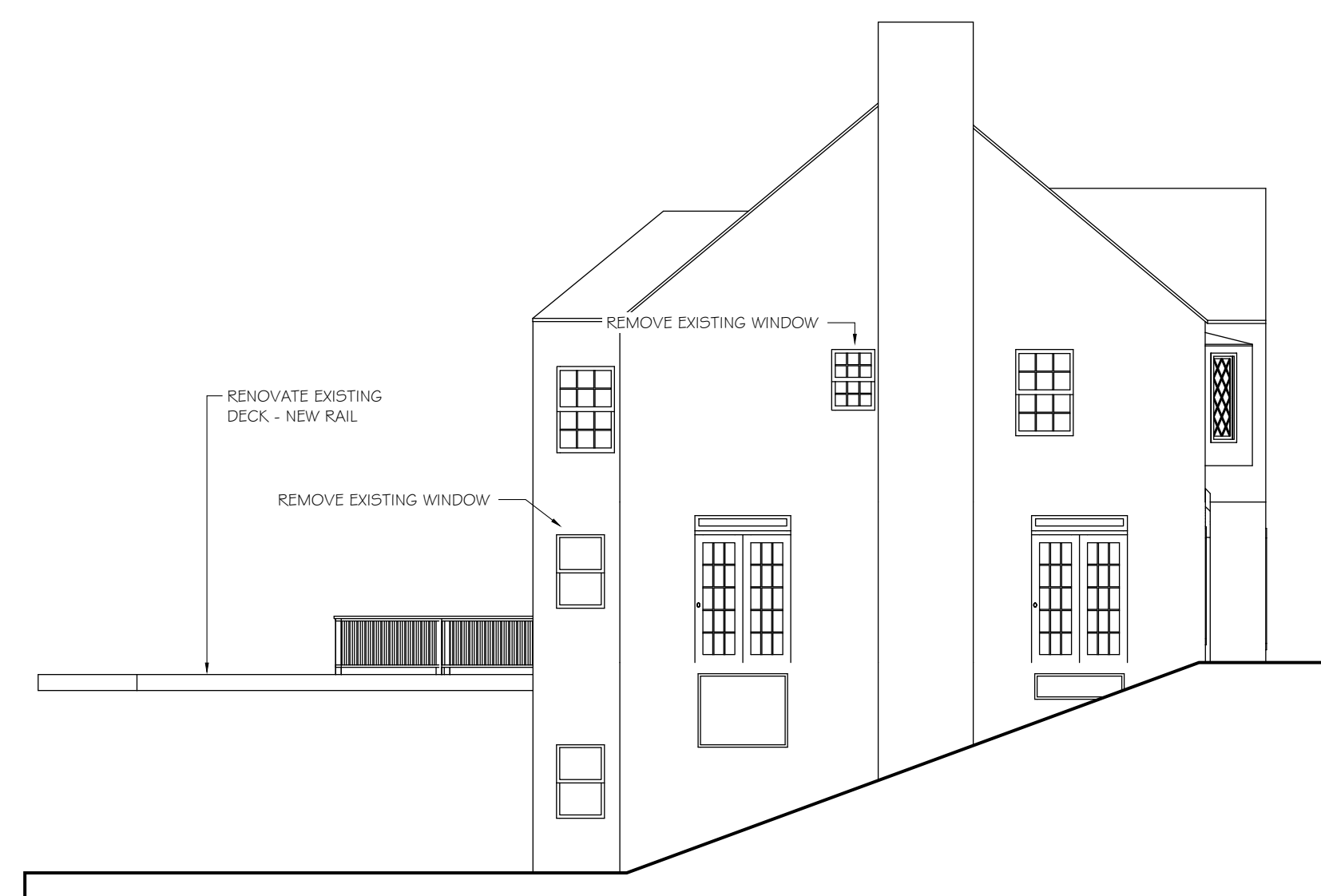
A  
 5



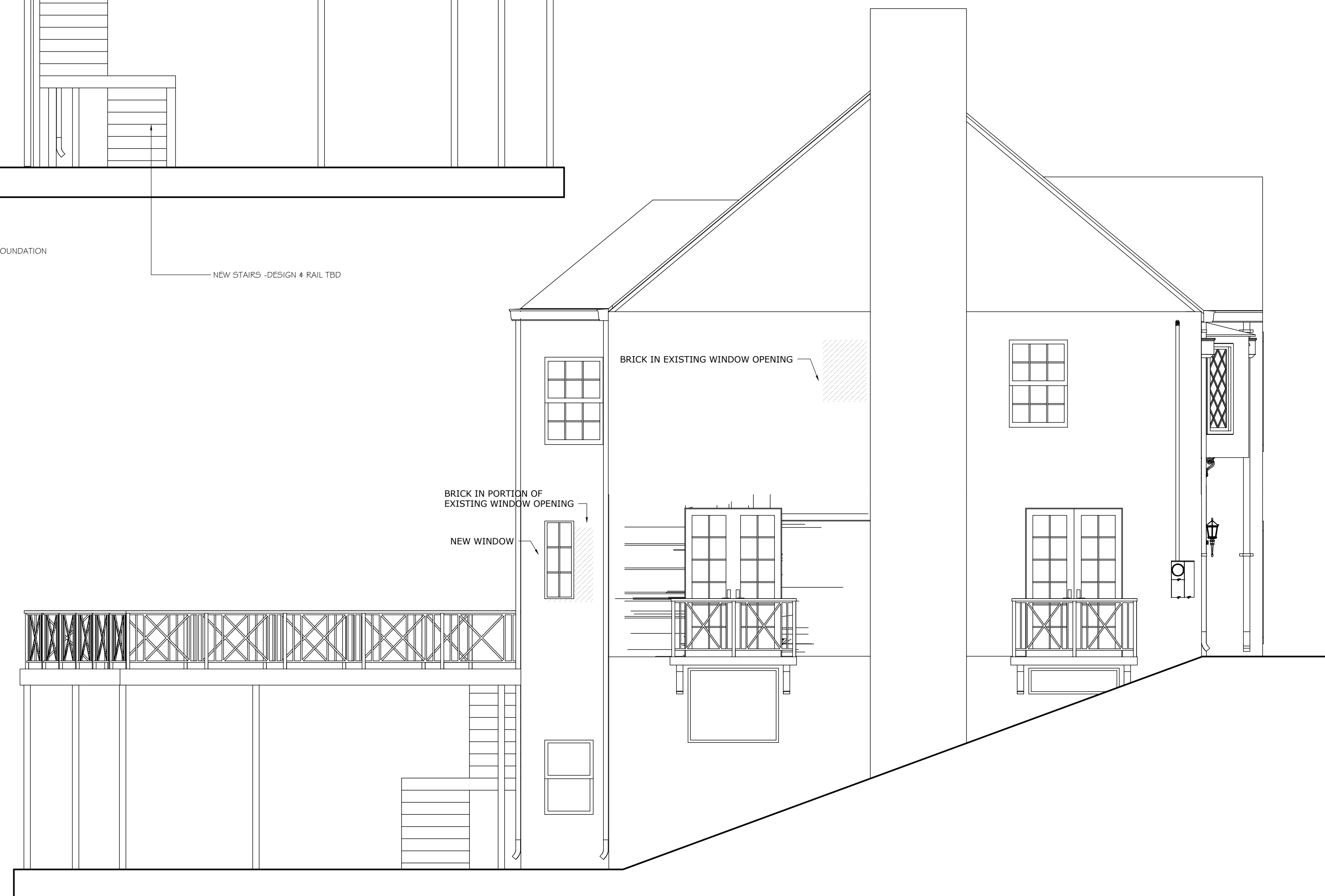
1 PROPOSED RIGHT ELEVATION  
 scale: 1/4"=1'-0"



2 EXISTING RIGHT ELEVATION  
 scale: 1/8"=1'-0"



3 EXISTING LEFT ELEVATION  
 scale: 1/4"=1'-0"

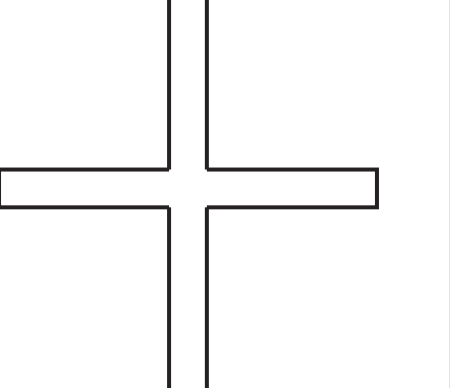


4 PROPOSED LEFT ELEVATION  
 scale: 1/4"=1'-0"

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ROTHMAN



ROTHMAN

REVISION DATE

5/20/18 ER

ISSUE DATE

ISSUE DATE

ISSUE DATE

ISSUE DATE

ISSUE DATE

ISSUE DATE

ISSUE DATE

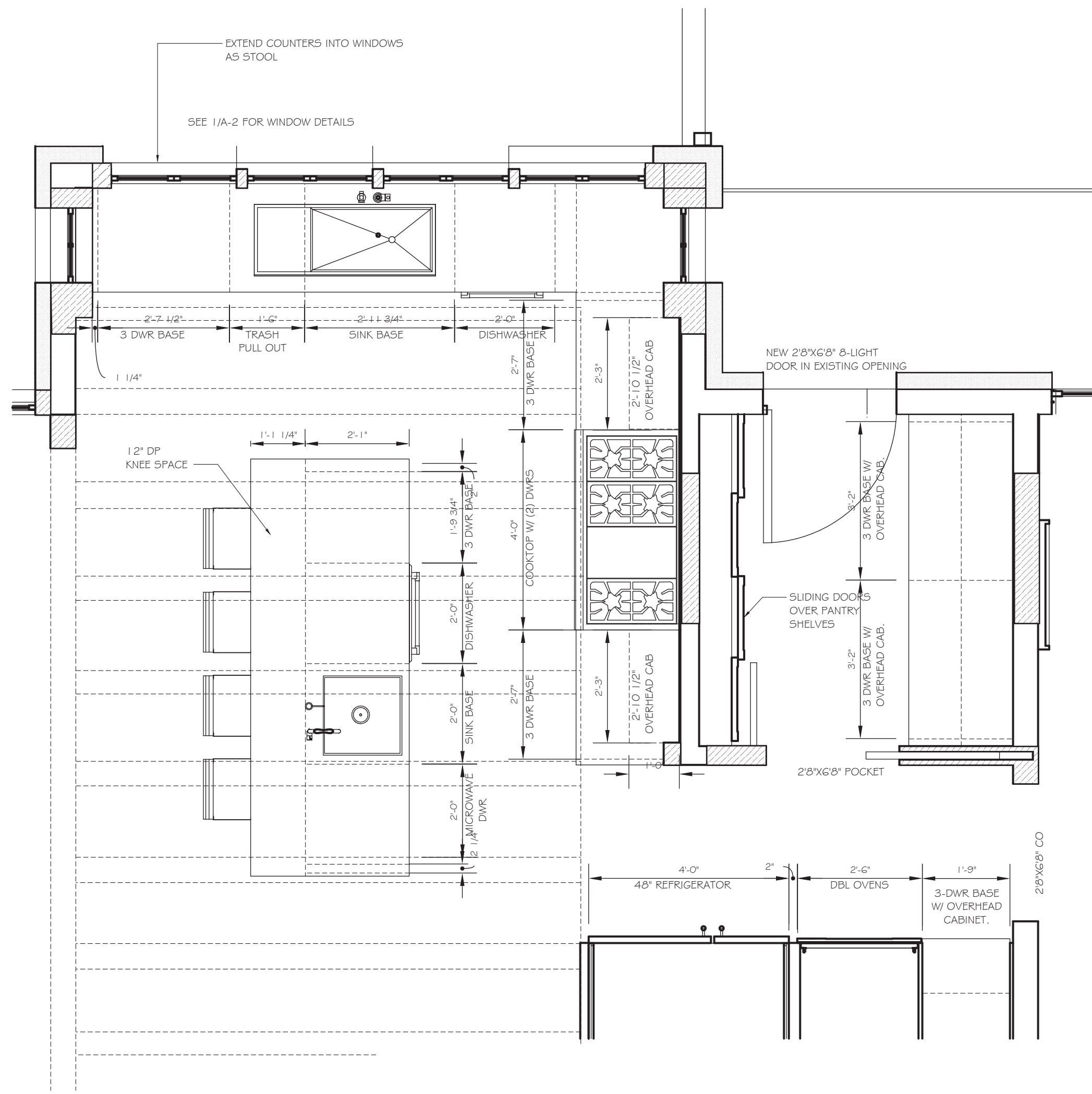
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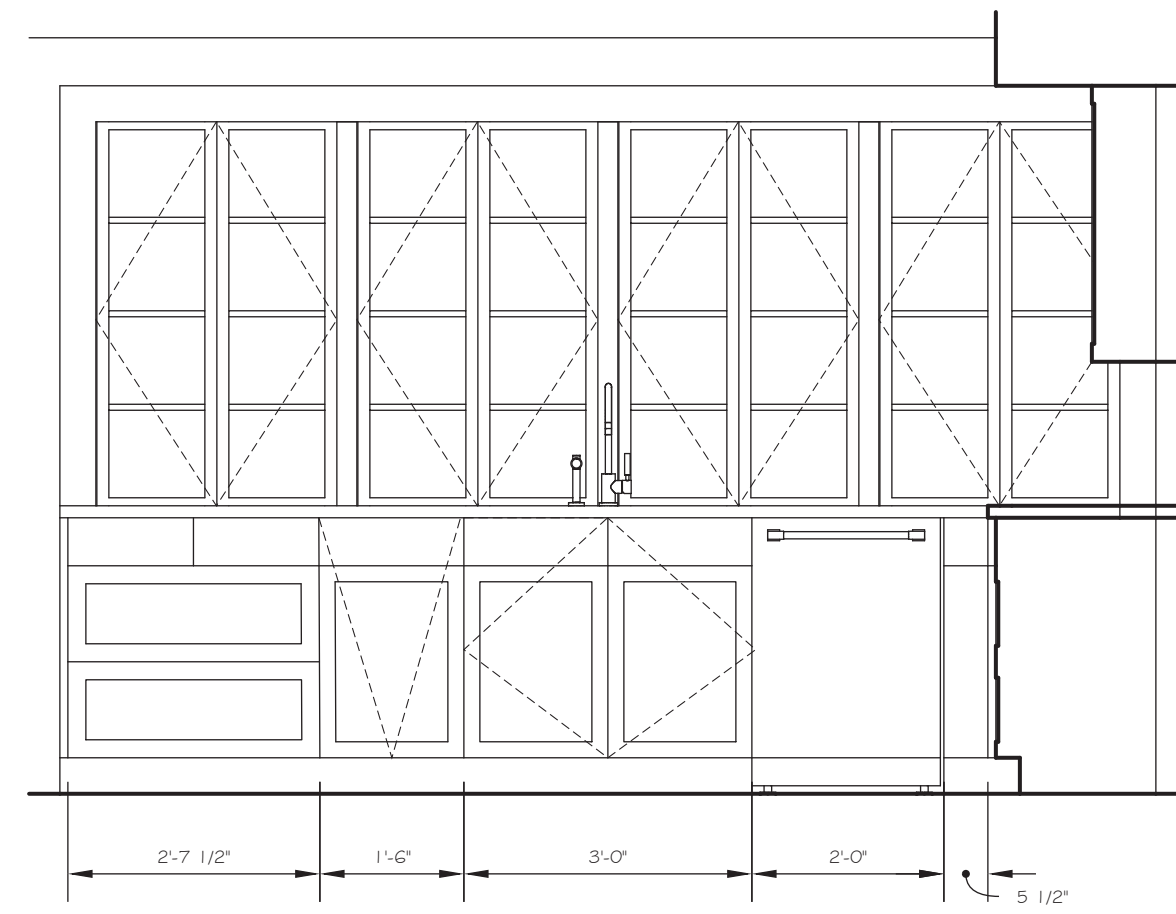
BROWN - ZOE  
 1006 CLIFTON ROAD  
 ATLANTA GA 30307

EXTERIOR ELEVATIONS  
 SCALE: 1/2" = 1'-0"

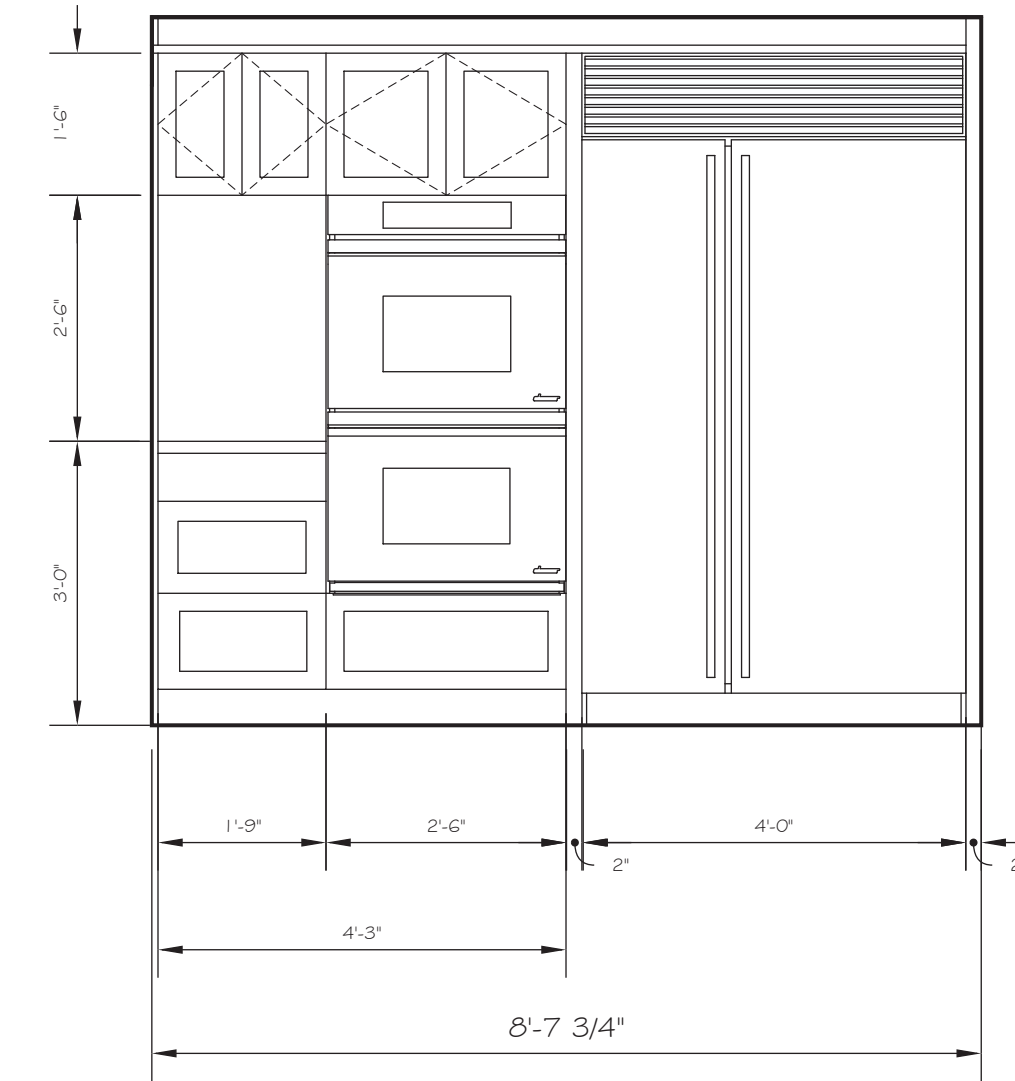
A  
 6



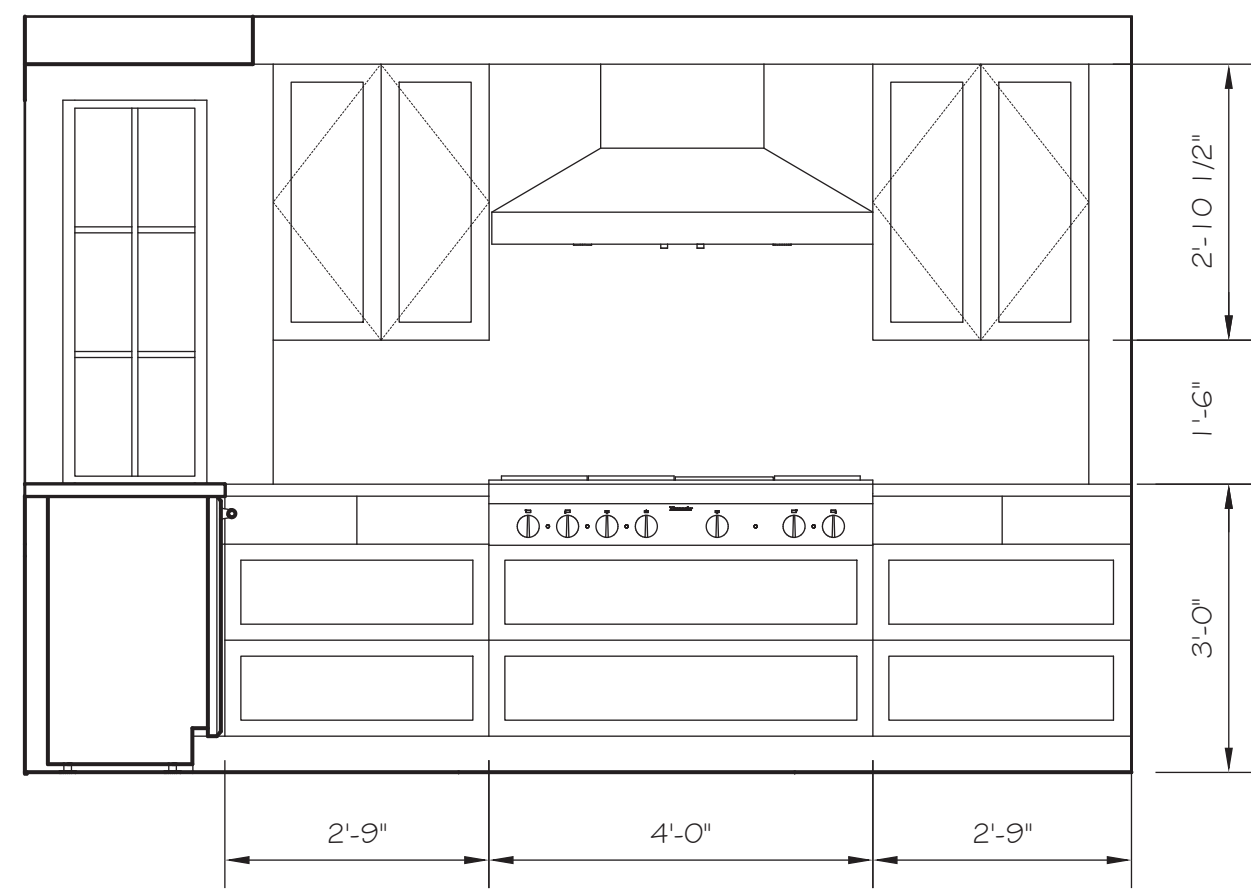
1  
 A-5 KITCHEN DETAIL PLAN  
 scale: 1/2" = 1'-0"



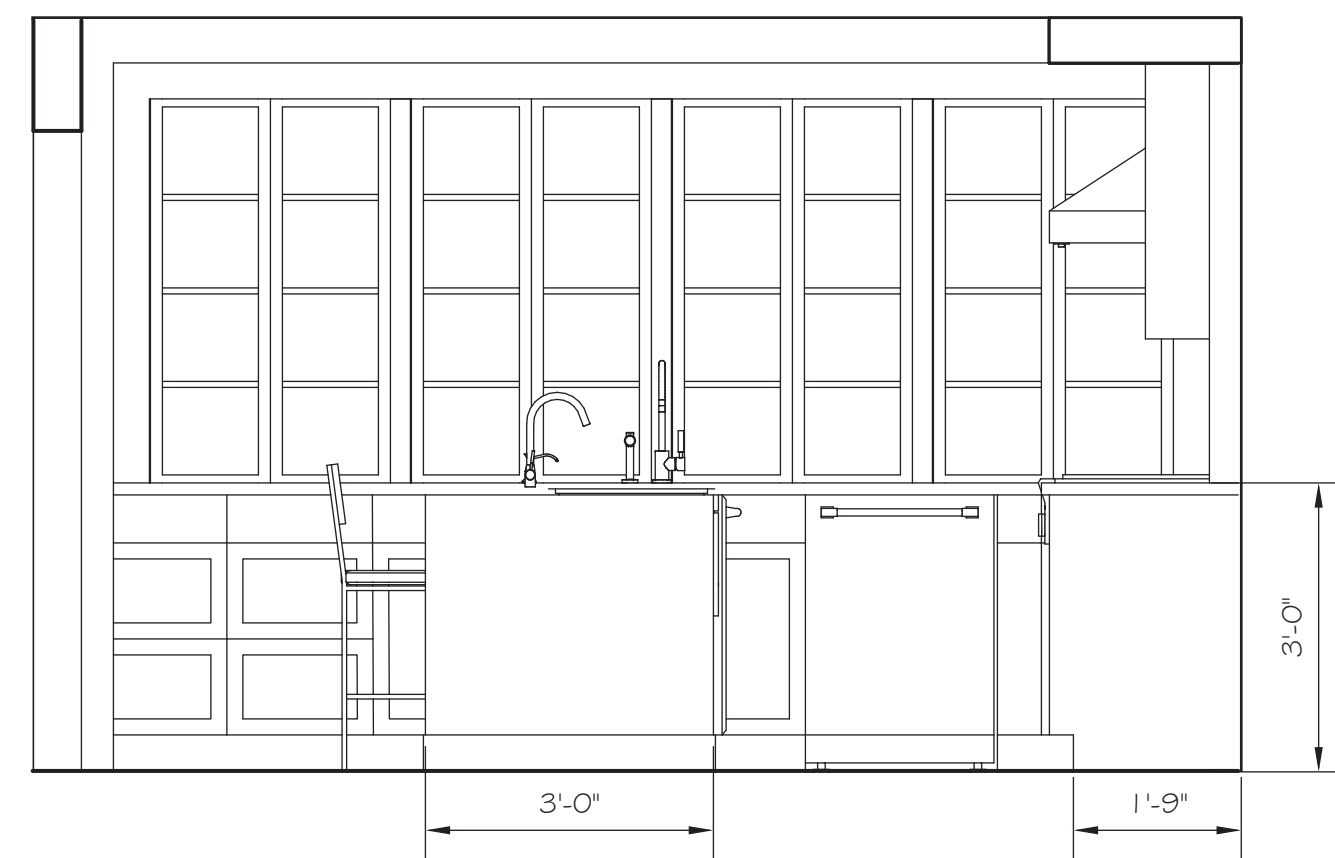
2  
 A-5 SINK WALL ELEVATION  
 scale: 1/2" = 1'-0"



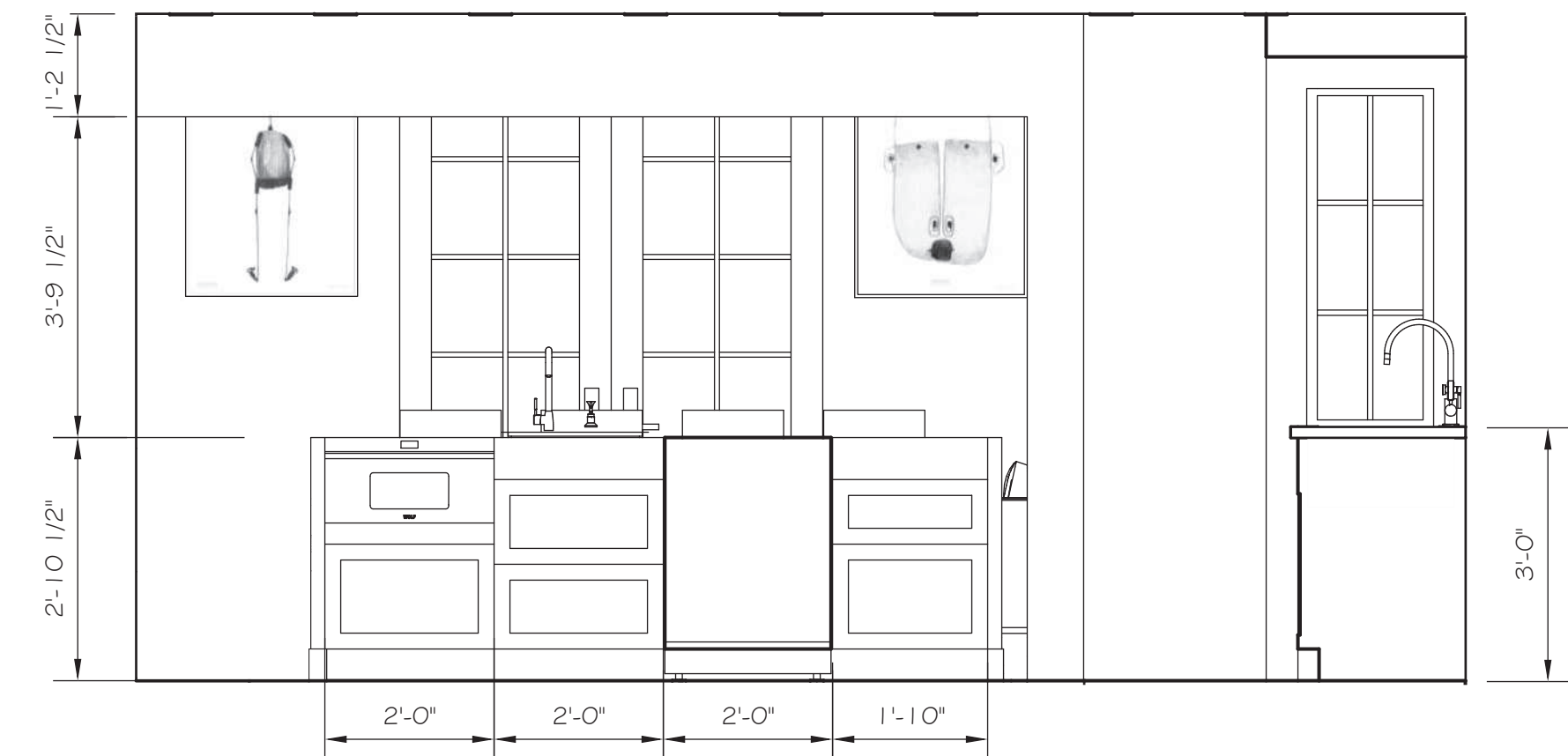
3  
 A-5 REFRIGERATOR WALL ELEVATION  
 scale: 1/2" = 1'-0"



4  
 A-5 RANGE WALL ELEVATION  
 scale: 1/2" = 1'-0"



5  
 A-5 ISLAND SIDE ELEVATION  
 scale: 1/2" = 1'-0"



6  
 A-5 ISLAND ELEVATION  
 scale: 1/2" = 1'-0"

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