

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: 1377 Briarcliff Rd NE, Atlanta GA 30306 (Tract 2)

Applicant: Roma Ventures, LLC E-Mail: Info@roma-ventures.com

Applicant Mailing Address: PO Box 80372, Chamblee GA 30366

Applicant Phone(s): 520-241-8473 Fax: _____

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

Owner(s): Roma Ventures, LLC E-Mail: Info@roma-ventures.com

_____ E-Mail: _____

Owner(s) Mailing Address: PO Box 80372, Chamblee GA 30366

Owner(s) Telephone Number: 520-241-8473

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

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:

Construction of new single family home. Demolition and construction of adjacent home were approved in May.

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

6/4/18

Signature of Applicant/Date

Revised 1/26/17

ROMA VENTURES

1385 BRIARCLIFF RD. NE. LOT #2,
ATLANTA, GA 30306
A NEW CONSTRUCTION

A-0

MATTISON
ARCHITECT

A NEW HOME BY
ROMA VENTURES
1385 BRIARCLIFF RD. NE. LOT #2
ATLANTA, GA 30306

PROJECT DESCRIPTION & SCOPE:

BUILD A NEW WOOD FRAMED CONSTRUCTION OF A 4432 SQFT. SINGLE FAMILY HOME WITH BRICK VENEER, HARDIE SIDING, AND AN ARCHITECTURAL ASPHALT SHINGLE ROOF. THE FIRST FLOOR HAS FOYER AND LIVING SPACES, THE SECOND FLOOR HAS 4 BEDROOMS AND 3 BATHS. THE BASEMENT HAS A 3 CAR GARAGE, FLEX ROOM AND 1 OFFICE AND 1 BATH.

GENERAL NOTES

- ALL CONSTRUCTION OFFICES SHALL BE PERMITTED SEPARATELY.
- THIS BUILDING SHALL BE A NON-SMOKING FACILITY
- THE CURRENT EDITION OF THE NFPA CODES AND STANDARDS AS ADOPTED AND MODIFIED BY THE STATE FIRE MARSHAL, NFPA 101 LIFE SAFETY CODE 2012 EDITION, INTERNATIONAL FIRE CODE 2009 EDITION, OCGA TITLES 25 AND 30 GEORGIA ACCESSIBILITY CODE
- DOORS SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE CHAPTER 7, SEC. 7.2.1, 2012 EDITION
- THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY WORK INDICATED IN THE CONSTRUCTION DOCUMENTS THAT CANNOT BE PERFORMED IN ACCORDANCE WITH THE DOCUMENTS DUE TO EXISTING FIELD CONDITIONS
- THE GENERAL CONTRACTOR SHALL VERIFY ALL CLEARANCES, DIMENSIONS AND SIZES PRIOR TO ORDERING OR PURCHASING ASSEMBLIES OR FIXTURES FOR CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE & LOCAL CODES & REGULATIONS
- THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. CARE SHALL BE TAKEN TO PROTECT ALL UTILITIES WHICH ARE TO REMAIN
- THE GENERAL CONTRACTOR IS RESPONSIBLE FAR ALL TEMPORARY CONSTRUCTION AND ALL STAGING, SCHEDULING, MATERIAL DELIVERIES AND OTHER ITEMS THAT AFFECT THE SEQUENCE OF CONSTRUCTION OR SCHEDULING THE CONSTRUCTION PROJECT.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- THE BUILDING AND SITE SHALL BE KEPT IN A CLEAN AND ORDERLY MANNER AT ALL TIMES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF DEBRIS IN A CONSISTENT AND LEGAL MANNER.
- FIRE SUPPRESSION SYSTEM TO BE PROVIDED IN ACCORDANCE WITH THE NFPA 17A 2012 EDITION.

DESIGNED IN COMPLIANCE WITH:

INTERNATIONAL BUILDING CODE (IBC), 2012 ED., WITH 2014 & 2015 GEORGIA STATE AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE, 2012 ED., WITH 2015 GEORGIA STATE AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2012 ED., WITH 2015 GEORGIA STATE AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2012 ED., WITH 2014 & 2015 GEORGIA STATE AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2012 ED., WITH 2014 & 2015 GEORGIA STATE AMENDMENTS
NATIONAL ELECTRICAL CODE, 2014 ED., WITH NO GEORGIA STATE AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 ED., WITH 2011 & 2012 GEORGIA STATE SUPPLEMENTS & AMENDMENTS
NFPA 101 - LIFE SAFETY CODE, 2012 ED, WITH GEORGIA STATE AMENDMENTS

TABLE OF CONTENTS:

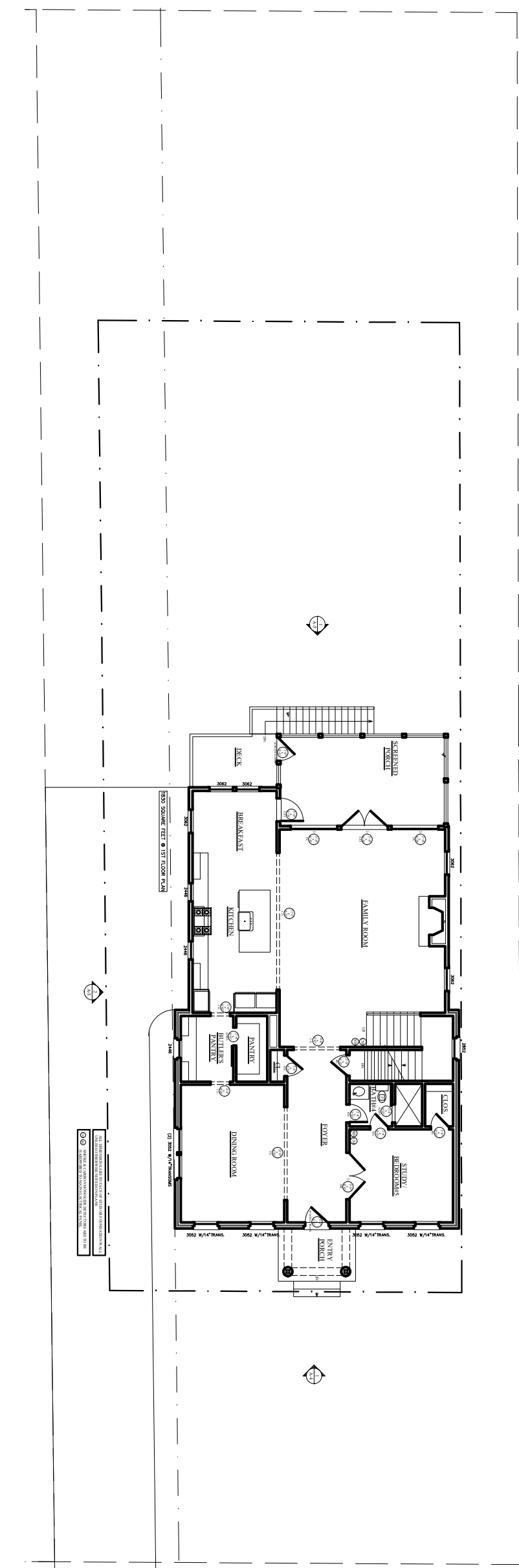
		ADDITIONAL DRAWINGS BY OTHERS
A-0	COVER SHEET	SURVEY
A-0.1	STREET SCAPE	DEMO PLAN
A-1	FIRST FLOOR PLAN	SITE PLAN
A-2	SECOND FLOOR PLAN	STRUCTURAL FRAMING PLANS
A-3	ROOF PLAN AND BASEMENT FLOOR PLAN	
A-4	FRONT ELEVATION AND RIGHT SIDE ELEVATION	
A-5	LEFT SIDE ELEVATION AND REAR ELEVATION	

AREA OF SPACE:

1830 SQFT @ FINISHED 1ST FLOOR PLAN	794 SQFT @ GARAGE & MECH./STOR.
1830 SQFT @ FINISHED 2ND FLOOR PLAN	67 SQFT @ OUTDOOR FRONT ENTRY
772 SQFT @ FINISHED BASEMENT FLOOR PLAN	255 SQFT @ OUTDOOR COVERED PORCH
4432 TOTAL FINISHED SQFT	80 SQFT @ OUTDOOR GRILL DECK

PROJECT TEAM:

ARCHITECT	CONTRACTOR/ DEVELOPER
CHAD M. MATTISON, ARCHITECT, INC. CHAD MATTISON, GA #RA011066 4246 PEACHTREE ROAD BROOKHAVEN, GA 30319 CHAD@MATTISONARCHITECT.COM	xxx



IFF ROAD

2
A-0
KEY PLAN
SCALE - 1/16"=1'-0"



1
A-0
FRONT EXTERIOR ELEVATION
SCALE - 1/8"=1'-0"

ISSUED FOR PERMIT
RELEASED FOR CONSTRUCTION

THESE DRAWINGS ARE INTENDED FOR THE USE BY THE SPECIFIED OWNER AND ADDRESS LISTED ON THE CORRESPONDING TITLED SHEETS. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER OWNER OR ADDRESS. DO NOT REPRODUCE WITHOUT NOTIFICATION OR PERMISSION FROM CHAD M. MATTISON, ARCHITECT, INC.

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBERS. FRAMING MEMBERS & DIAGRAMS ARE TO BE VERIFIED BY LICENSED ENGINEER OR LUMBER DISTRIBUTOR. CONTRACTOR IS TO IMMEDIATELY NOTIFY ARCHITECT IF DISCREPANCIES EXIST BETWEEN ARCHITECTURAL DRAWINGS AND EXISTING FIELD CONDITIONS

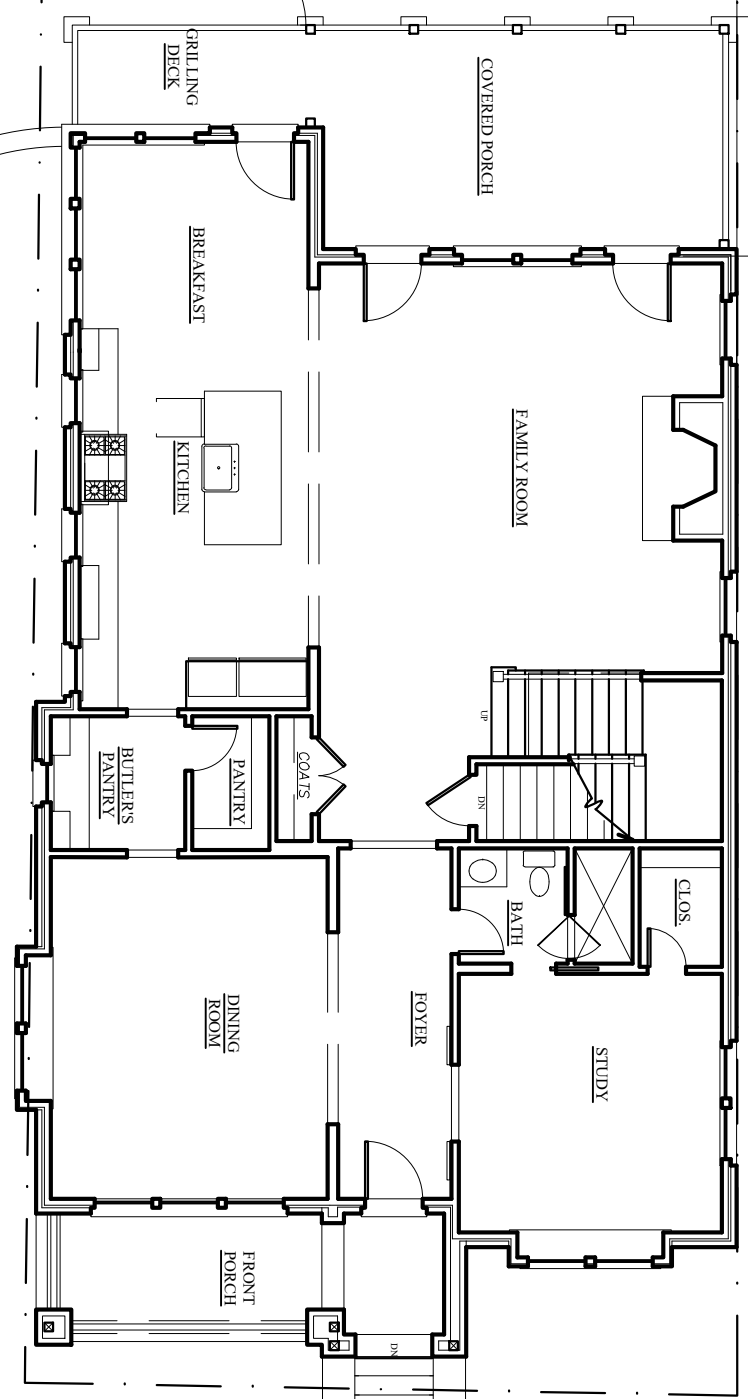
DRAWN BY: CM
CHECKED BY: CMM
DATE: 6.05.2018
REVISIONS:

COVER SHEET

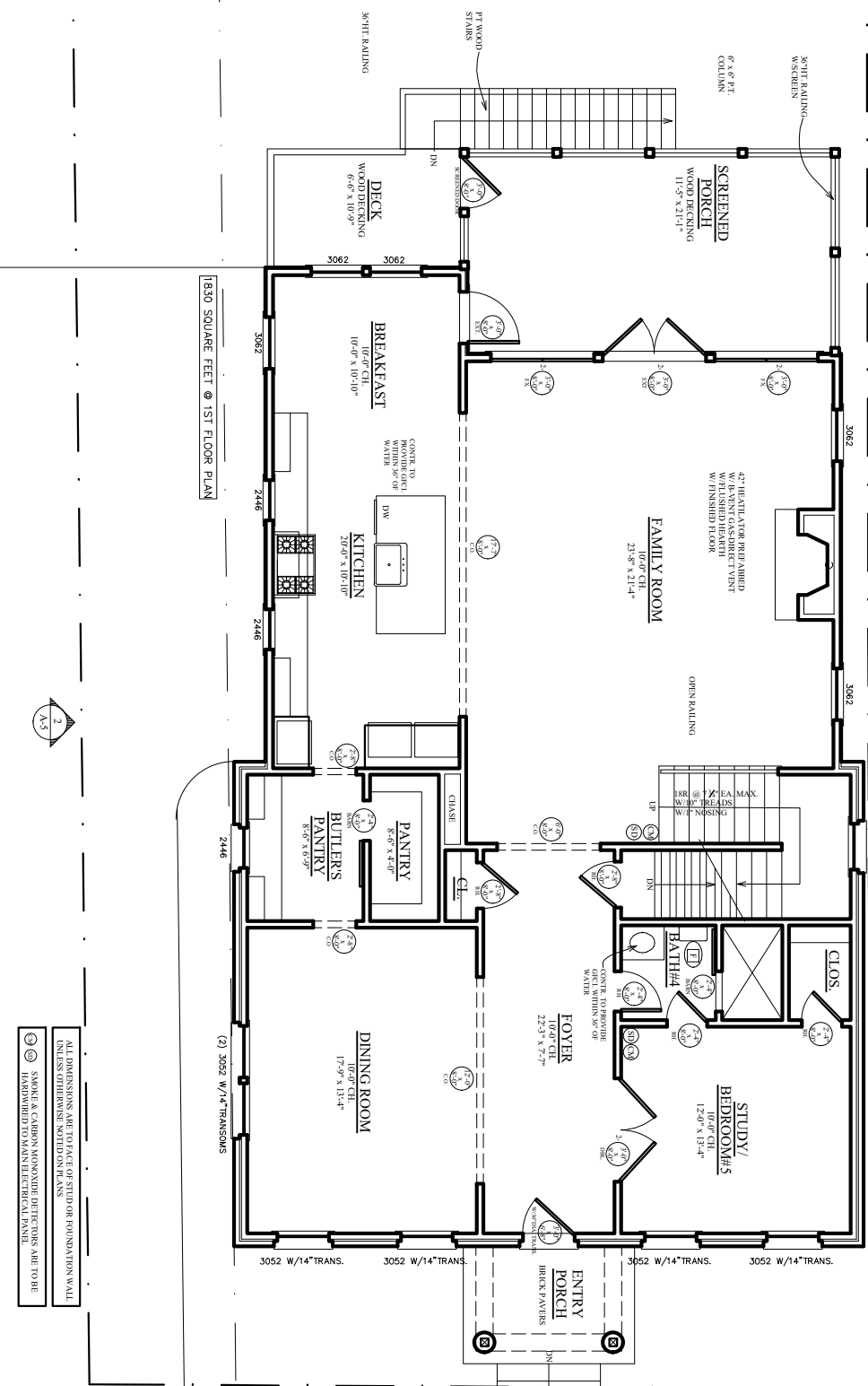
SCALE:
AS NOTED

MATTISON
ARCHITECT

HARVARD ROAD



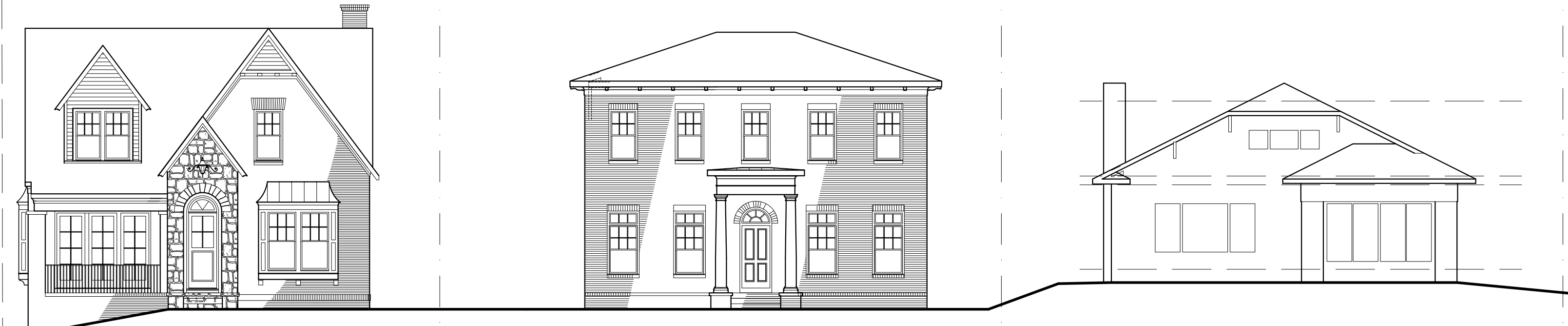
LOT #1



LOT #2

BRIARCLIFF ROAD

1 STREET SCAPE FLOOR PLAN
A-0.1



2 STREET SCAPE ELEVATION
A-0.1

THESE DRAWINGS ARE INTENDED FOR THE USE BY THE SPECIFIED OWNER AND ADDRESS LISTED ON THE CORRESPONDING TITLED SHEETS. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER OWNER OR PERMITS WITHOUT THE WRITTEN PERMISSION FROM CHAD M. MATTISON, ARCHITECT, INC.

A-0.1

MATTISON
ARCHITECT

A NEW HOME BY
ROMA VENTURES
1385 BRIARCLIFF RD. NE. LOT #2
ATLANTA, GA 30306

DRAWN BY:	CMM , CM
CHECKED BY:	CMM
DATE:	6.05.2018
REVISIONS:	

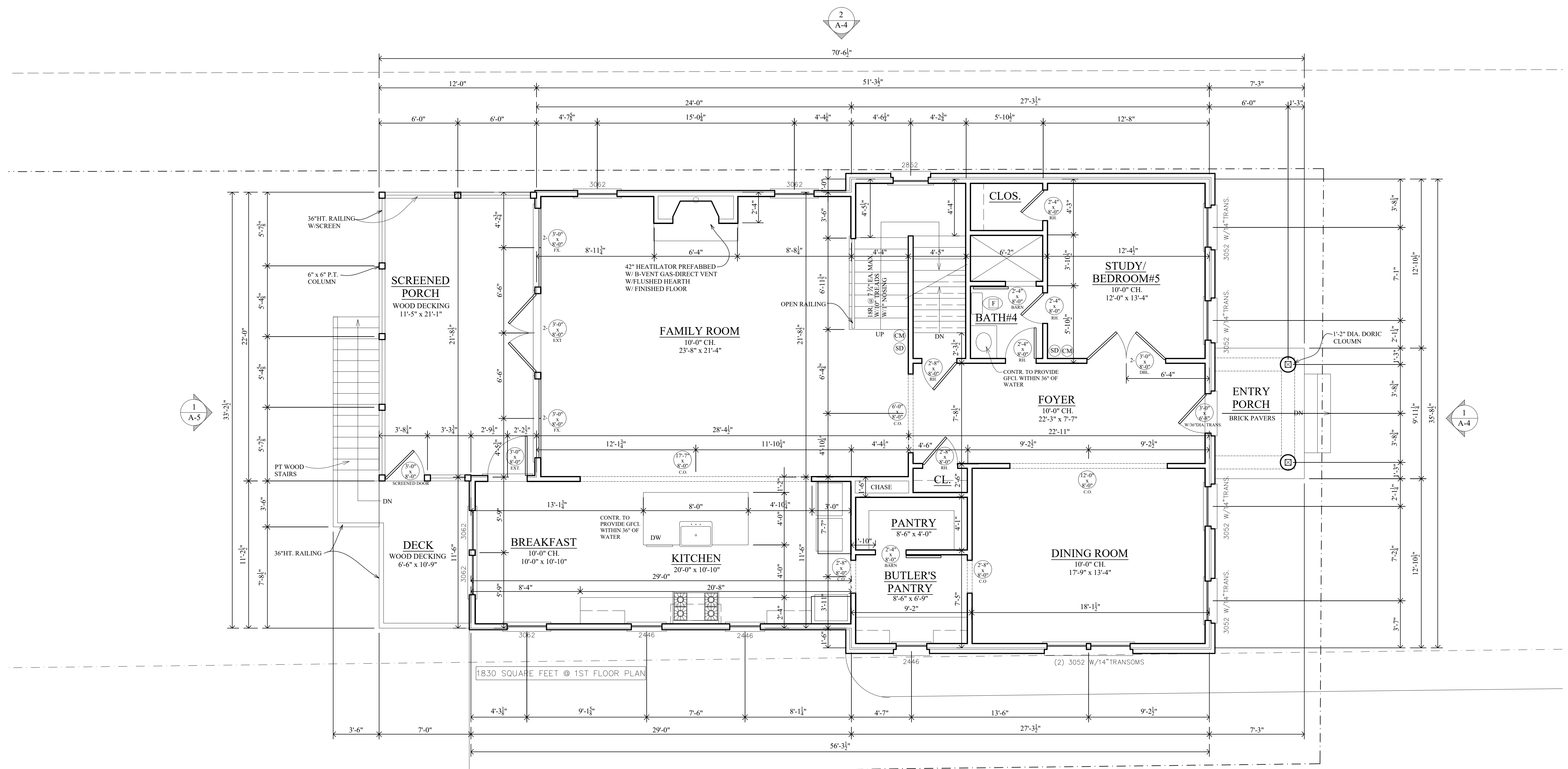
STREET SCAPE
SCALE: 1" = 10'-0"

ISSUED FOR PERMIT
RELEASED FOR CONSTRUCTION

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBERS. FRAMING MEMBERS & DIAGRAMS ARE TO BE VERIFIED BY LICENSED ENGINEER OR LUMBER DISTRIBUTOR. CONTRACTOR IS TO IMMEDIATELY NOTIFY ARCHITECT IF DISCREPANCIES EXIST BETWEEN ARCHITECTURAL DRAWINGS AND EXISTING FIELD CONDITIONS

MATTISON
ARCHITECT

THESE DRAWINGS ARE INTENDED FOR THE USE BY THE SPECIFIED OWNER AND ADDRESS LISTED ON THE CORRESPONDING TITLED SHEETS. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER OWNER OR PERMISSION FROM CHAD M. MATTISON, ARCHITECT, INC.



1830 SQUARE FEET @ 1ST FLOOR PLAN

ALL DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL UNLESS OTHERWISE NOTED ON PLANS
(S) (SD) SMOKE & CARBON MONOXIDE DETECTORS ARE TO BE HARDWIRED TO MAIN ELECTRICAL PANEL

1 FIRST FLOOR PLAN
A-1

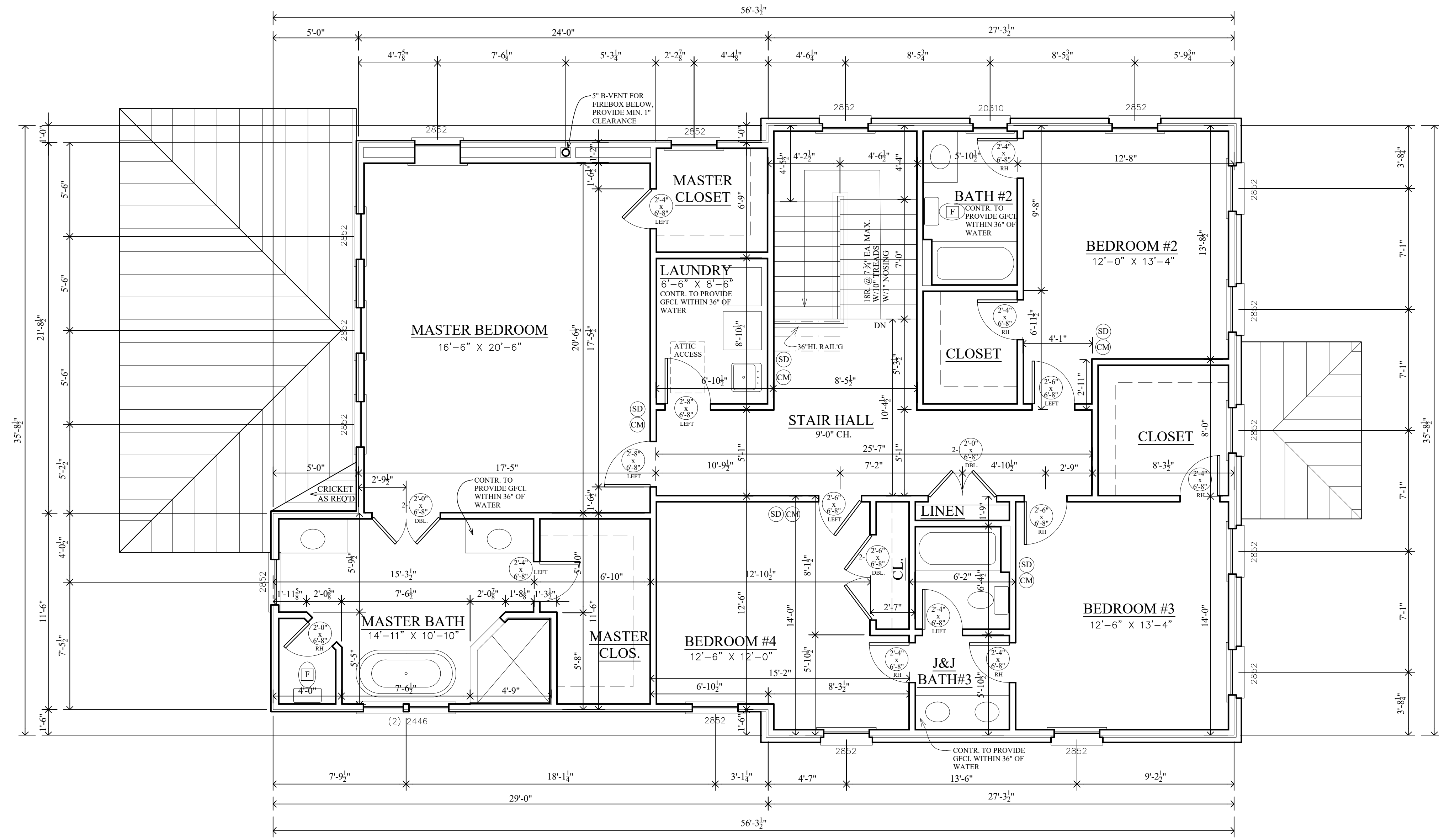
ISSUED FOR PERMIT
RELEASED FOR CONSTRUCTION

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBERS. FRAMING MEMBERS & DIAGRAMS ARE TO BE VERIFIED BY LICENSED ENGINEER OR LUMBER DISTRIBUTOR. CONTRACTOR IS TO IMMEDIATELY NOTIFY ARCHITECT IF DISCREPANCIES EXIST BETWEEN ARCHITECTURAL DRAWINGS AND EXISTING FIELD CONDITIONS

DRAWN BY:	CM
CHECKED BY:	CMM
DATE:	6.05.2018
REVISIONS:	

FLOOR PLAN
SCALE:

THESE DRAWINGS ARE INTENDED FOR THE USE BY THE SPECIFIED OWNER AND ADDRESS LISTED ON THE CORRESPONDING TITLED SHEETS. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER OWNER OR PROJECT WITHOUT THE WRITTEN PERMISSION FROM CHAD M. MATTISON, ARCHITECT, INC.



1830 SQUARE FEET @ 2ND FLOOR PLAN

ALL DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL UNLESS OTHERWISE NOTED ON PLANS

(M) (SD) SMOKE & CARBON MONOXIDE DETECTORS ARE TO BE HARDWIRED TO MAIN ELECTRICAL PANEL

1 SECOND FLOOR PLAN
A-2

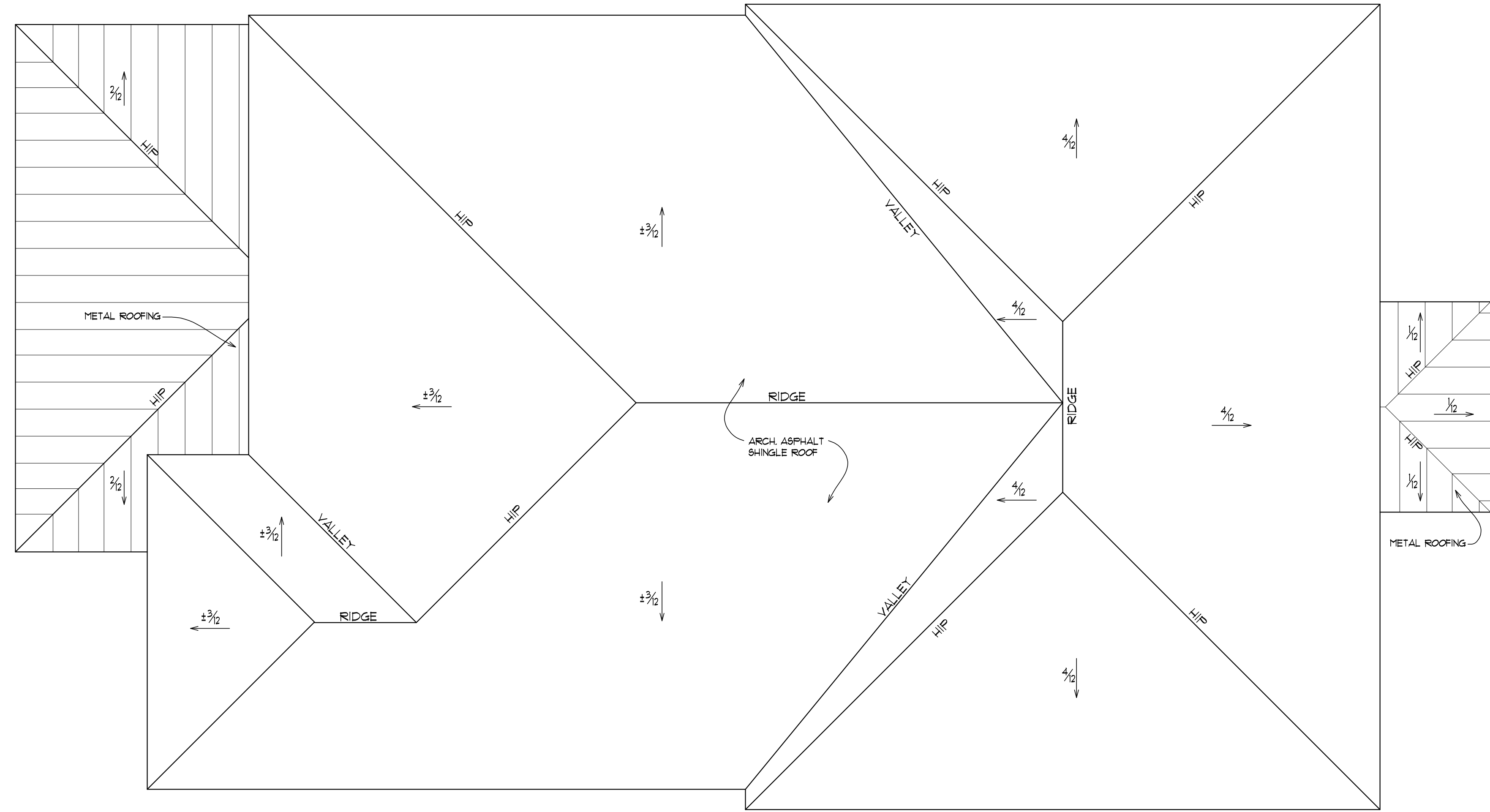
ISSUED FOR PERMIT
RELEASED FOR CONSTRUCTION

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBERS. FRAMING MEMBERS & DIAGRAMS ARE TO BE VERIFIED BY LICENSED ENGINEER OR LUMBER DISTRIBUTOR. CONTRACTOR IS TO IMMEDIATELY NOTIFY ARCHITECT IF DISCREPANCIES EXIST BETWEEN ARCHITECTURAL DRAWINGS AND EXISTING FIELD CONDITIONS

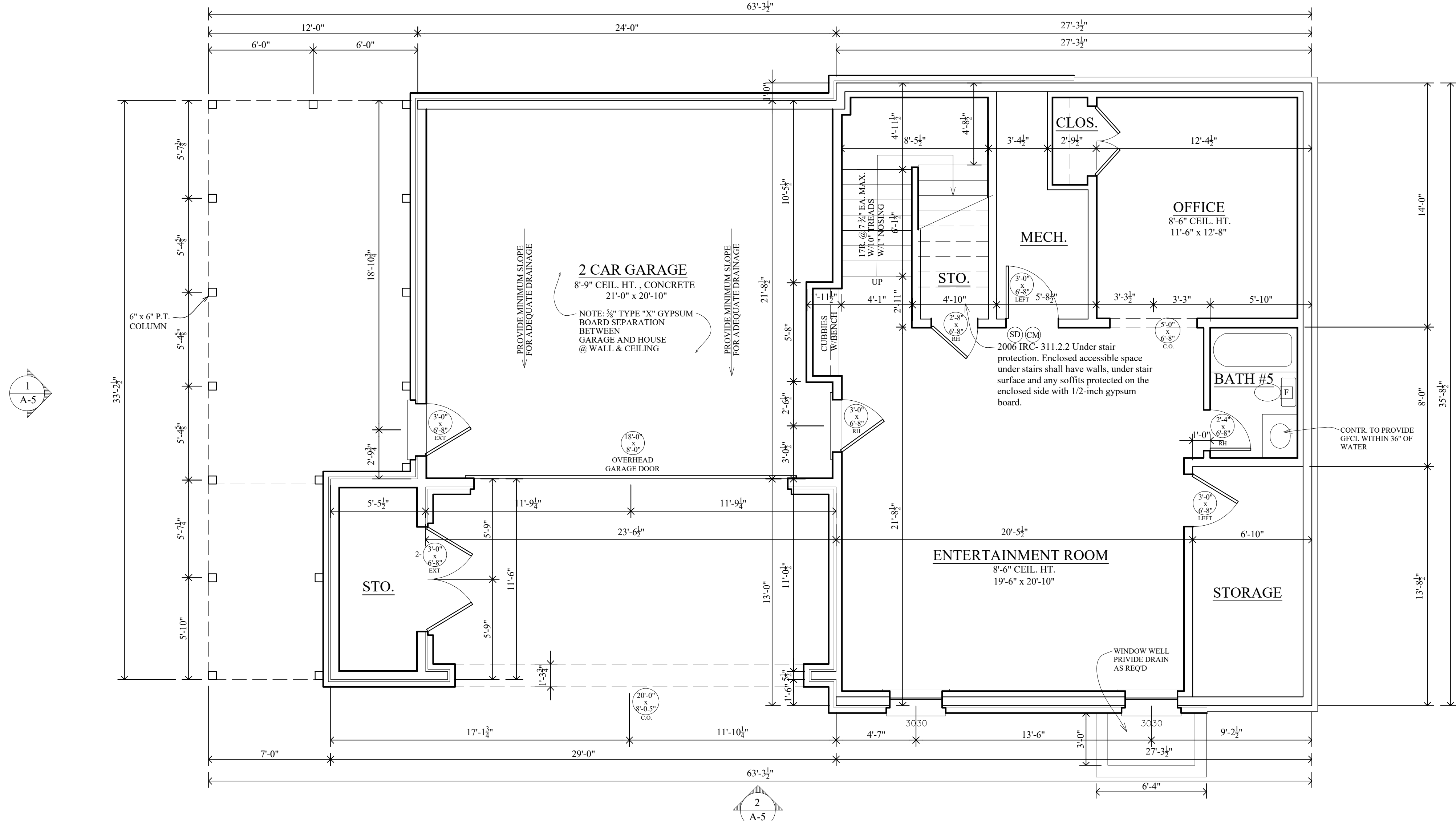
DRAWN BY:	CM
CHECKED BY:	CMM
DATE:	6.05.2018
REVISIONS:	

FLOOR PLAN
SCALE:

THESE DRAWINGS ARE INTENDED FOR THE USE BY THE SPECIFIED OWNER AND ADDRESS LISTED ON THE CORRESPONDING TITLED SHEETS. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER OWNER OR PROJECT WITHOUT THE WRITTEN PERMISSION FROM CHAD M. MATTISON, ARCHITECT, INC.



2 ROOF PLAN
A-3



1 BASEMENT PLAN
A-3

772 SQUARE FEET @ FINISHED BSMT. FLOOR PLAN
794 SQUARE FEET @ GARAGES & MECH./STORAGE

ALL DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL UNLESS OTHERWISE NOTED ON PLANS

SMOKE & CARBON MONOXIDE DETECTORS ARE TO BE HARDWIRED TO MAIN ELECTRICAL PANEL

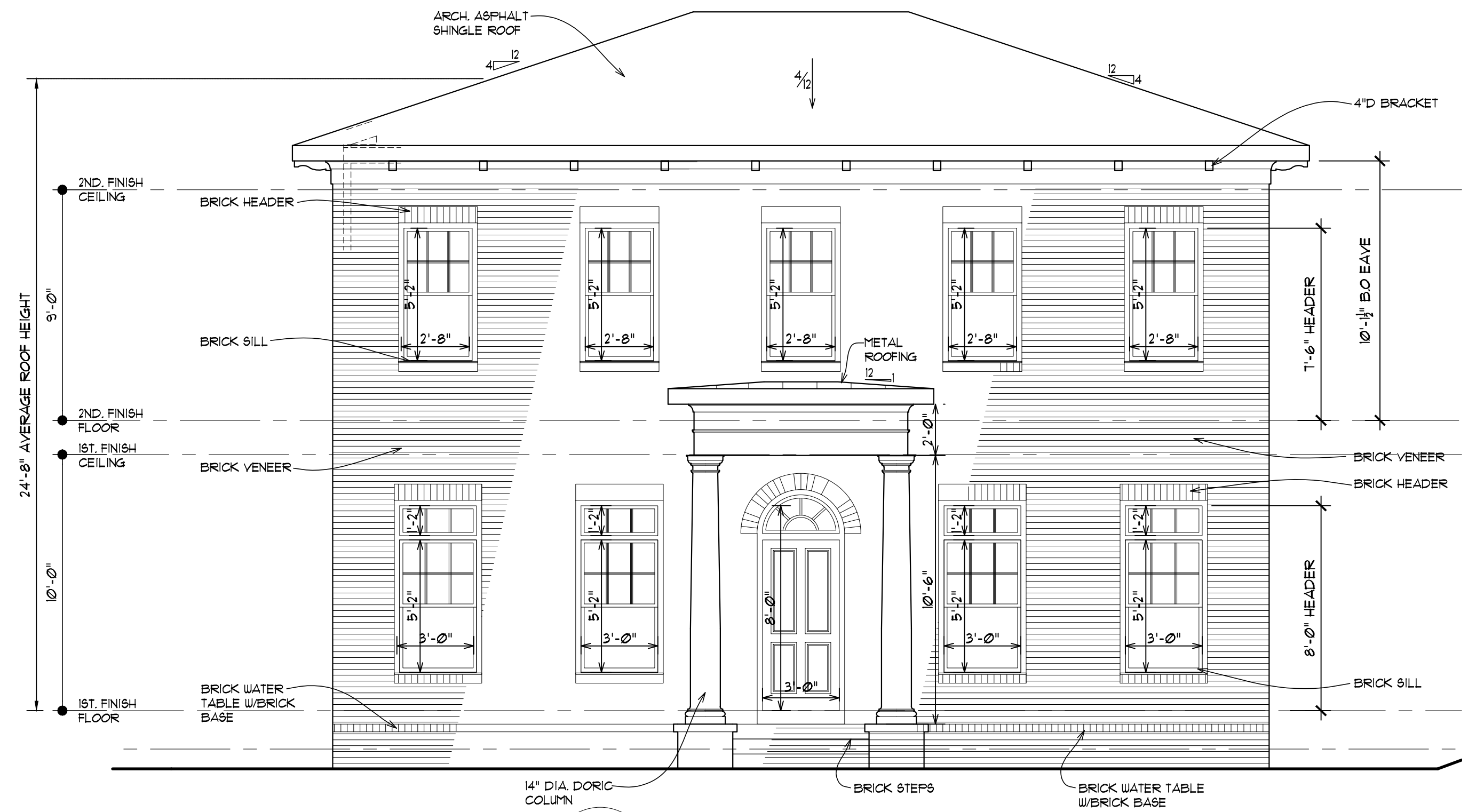
ISSUED FOR PERMIT
RELEASED FOR CONSTRUCTION

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBERS. FRAMING MEMBERS & DIAGRAMS ARE TO BE VERIFIED BY LICENSED ENGINEER OR LUMBER DISTRIBUTOR. CONTRACTOR IS TO IMMEDIATELY NOTIFY ARCHITECT IF DISCREPANCIES EXIST BETWEEN ARCHITECTURAL DRAWINGS AND EXISTING FIELD CONDITIONS

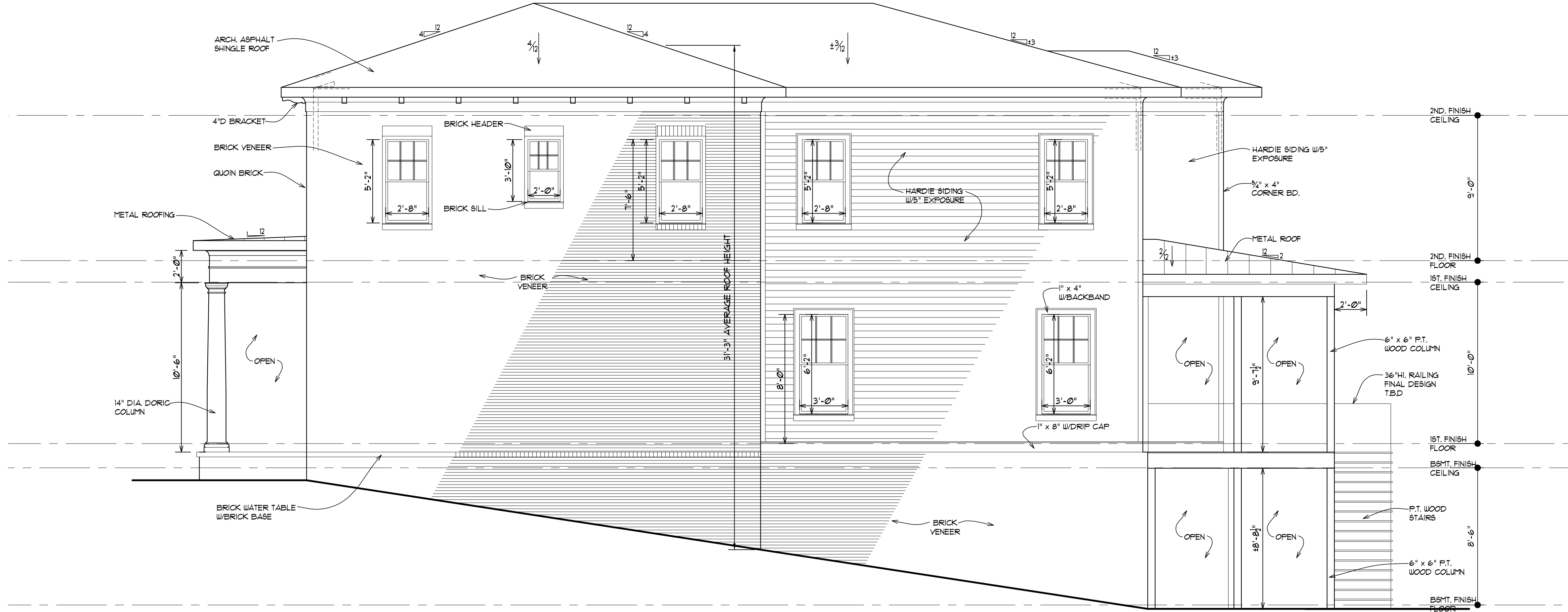
DRAWN BY:	CM
CHECKED BY:	CMM
DATE:	6.05.2018
REVISIONS:	

BASEMENT PLAN & ROOF PLAN
SCALE:

THESE DRAWINGS ARE INTENDED FOR THE USE BY THE SPECIFIED OWNER AND ADDRESS ARE LISTED ON THE CORRESPONDING TITLED SHEETS. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER OWNER OR PROJECT WITHOUT THE WRITTEN PERMISSION FROM CHAD M. MATTISON, ARCHITECT, INC.



1 FRONT ELEVATION
A-4



2 RIGHT SIDE ELEVATION
A-4

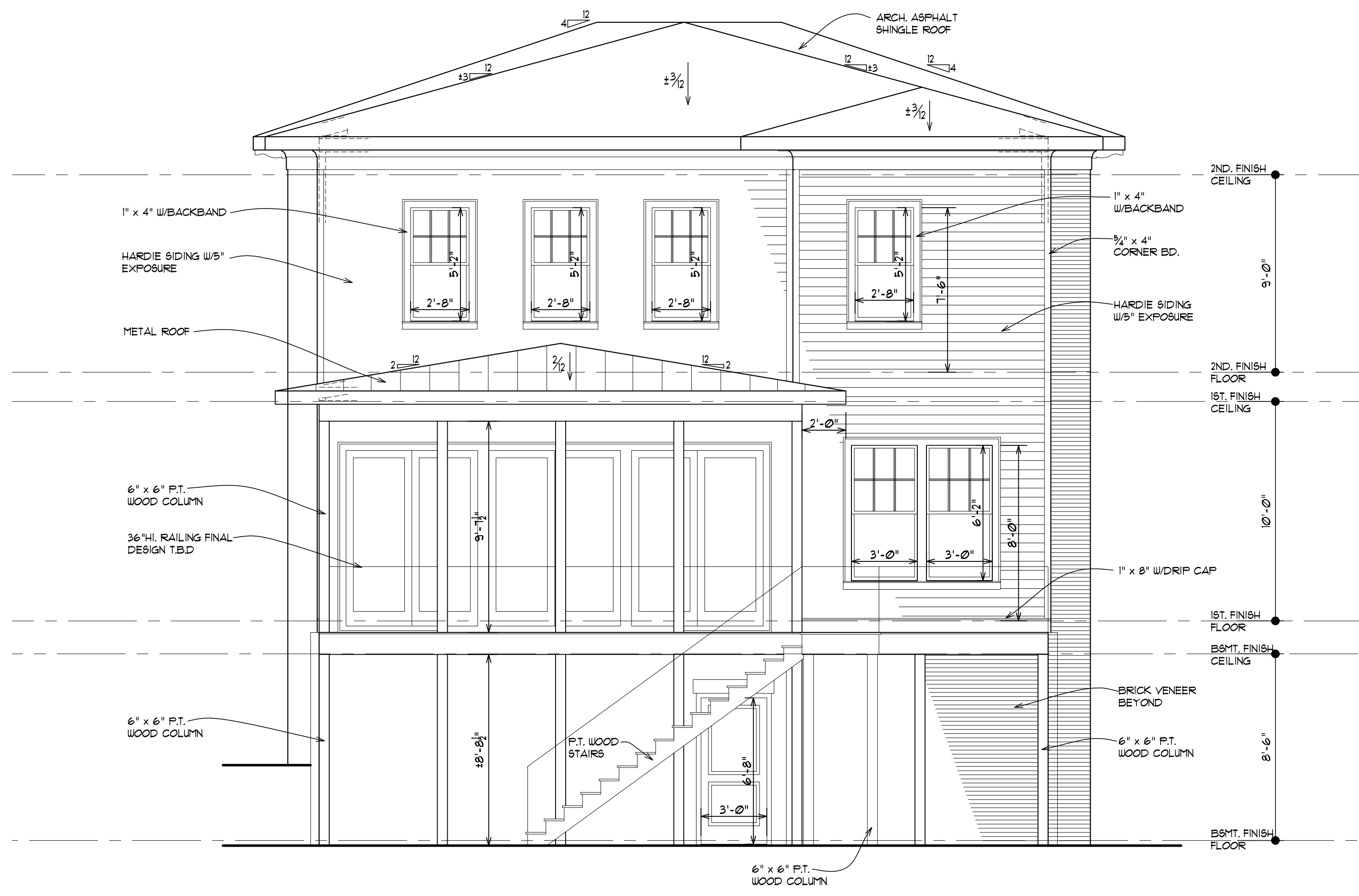
ISSUED FOR PERMIT
RELEASED FOR CONSTRUCTION

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBERS. FRAMING MEMBERS & DIAGRAMS ARE TO BE VERIFIED BY LICENSED ENGINEER OR LUMBER DISTRIBUTOR. CONTRACTOR IS TO IMMEDIATELY NOTIFY ARCHITECT IF DISCREPANCIES EXIST BETWEEN ARCHITECTURAL DRAWINGS AND EXISTING FIELD CONDITIONS

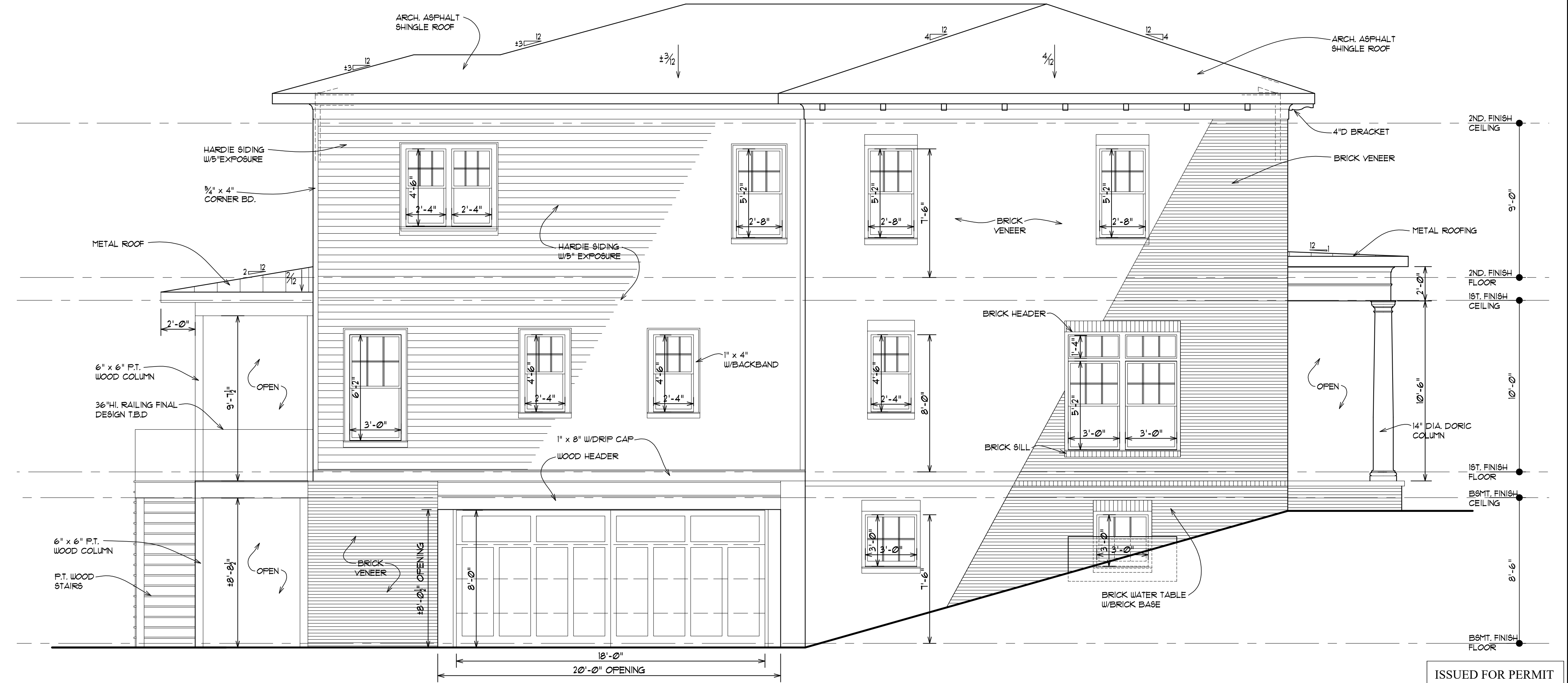
DRAWN BY:	CM
CHECKED BY:	CMM
DATE:	6.05.2018
REVISIONS:	

ELEVATIONS
SCALE:

THESE DRAWINGS ARE INTENDED FOR THE USE BY THE SPECIFIED OWNER AND ADDRESS LISTED ON THE CORRESPONDING TITLED SHEETS. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER OWNER OR PROJECT WITHOUT THE WRITTEN PERMISSION FROM CHAD M. MATTISON, ARCHITECT, INC.



1 REAR ELEVATION
A-5



2 LEFT SIDE ELEVATION
A-5

ISSUED FOR PERMIT
RELEASED FOR CONSTRUCTION

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBERS. FRAMING MEMBERS & DIAGRAMS ARE TO BE VERIFIED BY LICENSED ENGINEER OR LUMBER DISTRIBUTOR. CONTRACTOR IS TO IMMEDIATELY NOTIFY ARCHITECT IF DISCREPANCIES EXIST BETWEEN ARCHITECTURAL DRAWINGS AND EXISTING FIELD CONDITIONS

DRAWN BY:	CM
CHECKED BY:	CMM
DATE:	6.05.2018
REVISIONS:	

ELEVATIONS
SCALE:

1377 Briarcliff Updates – Front Elevation

May HPC Meeting



Current

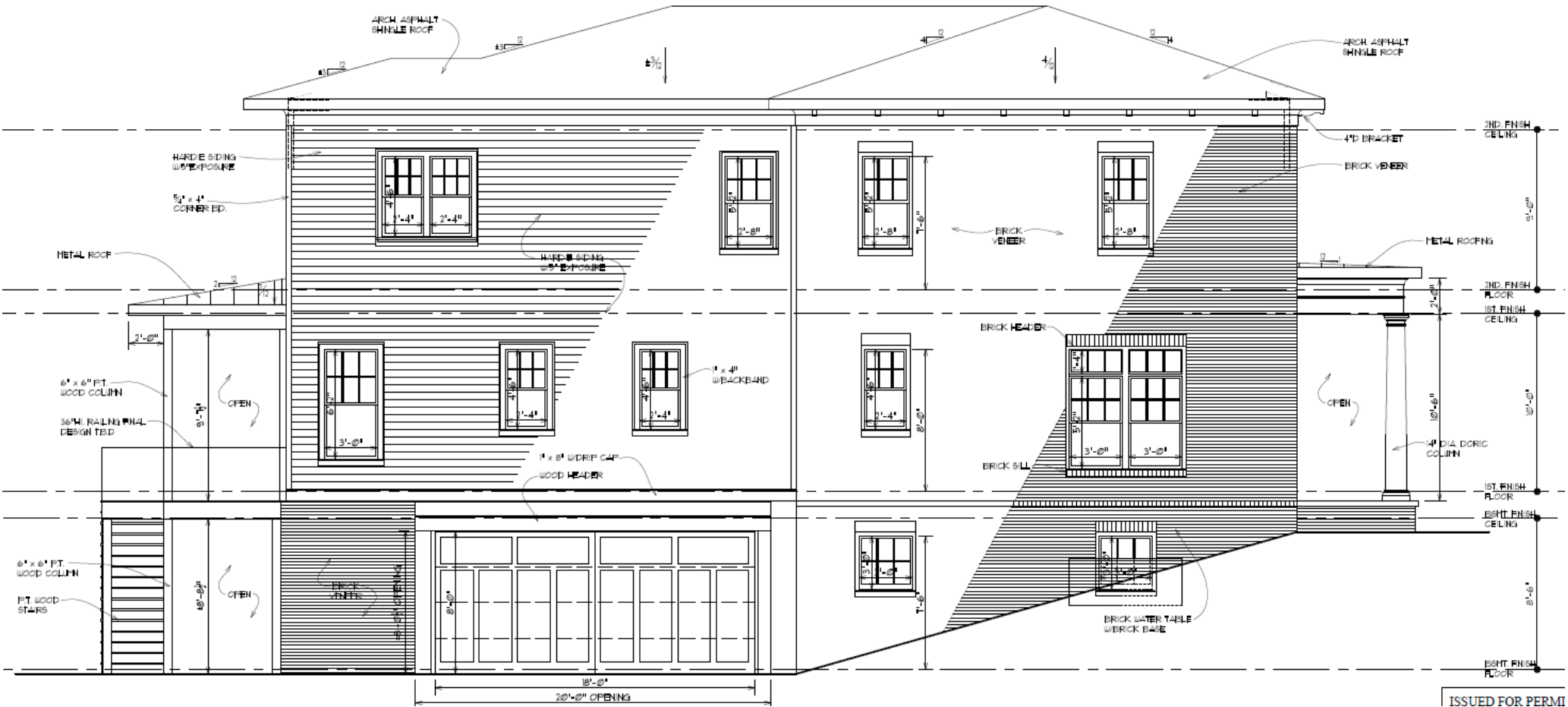


1377 Briarcliff Updates – Left Elevation

May HPC Meeting



Current



1377 Briarcliff Updates – Rear Elevation

May HPC Meeting



Current





NEARBY HOMES







