

404.371.2155 (o) 404.371.4556 (f) DeKalbCountyGa.gov Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

Chief Executive Officer

### DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Michael Thurmond

Andrew A. Baker, AICP

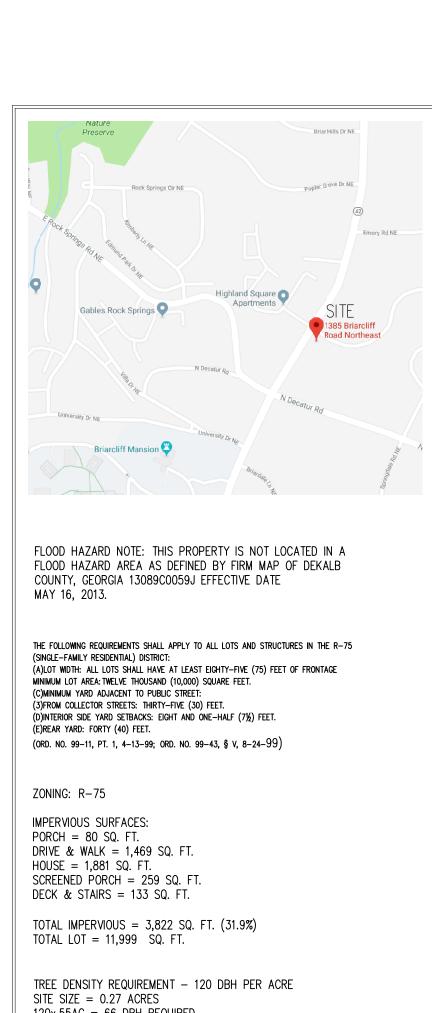
Ap	plication	for	Certificate	of	Ap	pro	priateness
----	-----------	-----	-------------	----	----	-----	------------

Date Received:	Application No.:	
Address of Subject Property: 1377 Briarcliff Rd N	NE, Atlanta GA 3030	06 (Tract 2)
Applicant:Roma Ventures, LLC		E-Mail: Info@roma-ventures.com
Applicant Mailing Address: PO Box 80372, Cha	mblee GA 30366	
Applicant Phone(s): <u>520-241-8473</u>		Fax:
Applicant's relationship to the owner: Owner 2 Arc	chitect:  Contractor/l	Builder  Other
Owner(s): Roma Ventures, LLC	*****	
Owner(s) Mailing Address: PO Box 80372, Cha		E-Mail:
Owner(s) Telephone Number:520-241-8473		
Approximate age or date of construction of the prima project:	ary structure on the pro	perty and any secondary structures affected by this
Nature of work (check all that apply):		
New construction ☑ Demolition ☐ Addition ☐ New accessory building ☐ Landscaping ☐ F Sign installation or replacement ☐ Other ☐	☐ Moving a building Fence/Wall ☐ Other	☐ Other building changes ☐ environmental changes ☐
Description of Work:  Construction of new single family home. Der	molition and constru	ction of adjacent home were approved in May.
This form must be completed in its entirety before	e the Planning Depart	ment accepts it. The form must be accompanied by

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



120x.55AC = 66 DBH REQUIRED5 TREES TO BE REMOVED 4 TREES TO REMAIN 63 DBH TOTAL TO REMAIN 63 INCHES > 32.4 INCHES NOTE: SPECIMEN SIZED TREES SCHEDULED FOR REMOVAL TO BE INSPECTED BY A CERTIFIED ARBORIST. IF NEEDED, REPLACEMENT TO BE PLANTED ON SITE OR PAID INTO TREE BANK. PER ZONING 1–2 2.5" HARDWOOD TREES, OAK OR SIMILAR SHALL BE PLANTED IN FRONT YARD

TOTAL AREA: 12,032 SQ FT, 0.55 AC

 $\widehat{X}$  OAK TREE SYMBOLS (X) HARDWOOD X = DIAMETER IN INCHESSWEETGUM (X) PINE

## LEGEND

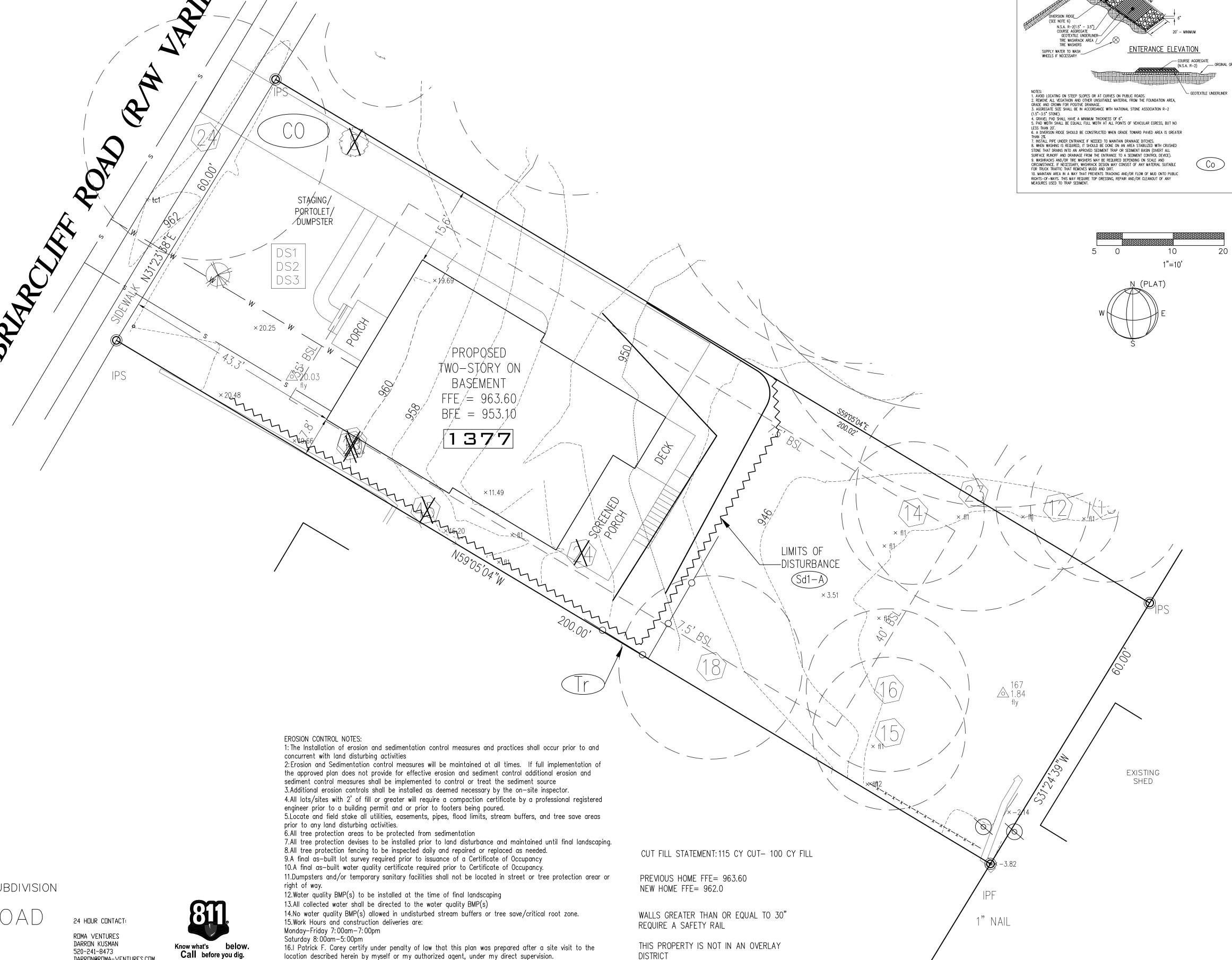
EOP EDGE OF PAVEMENT (CURB) R/W RIGHT OF WAY ○ IPF IRON PIN FOUND (1/2" REBAR) O IPS 1/2" REBAR SET SW SIDE WALK O BOLLARD . 🔎 FH FIRE HYDRANT O CB CATCH BASIN MH MANHOLE W WATER METER ₩ WV WATER VALVE GV GAS VALVE GM GAS METER C LP LIGHT POLE CONCRETE PAD

SITE PLAN FOR: ROMA VENTURES, LLC. LOTS 8 & 9, BLOCK 31, PROPERTY OF EMERICH AND SMITH SUBDIVISION

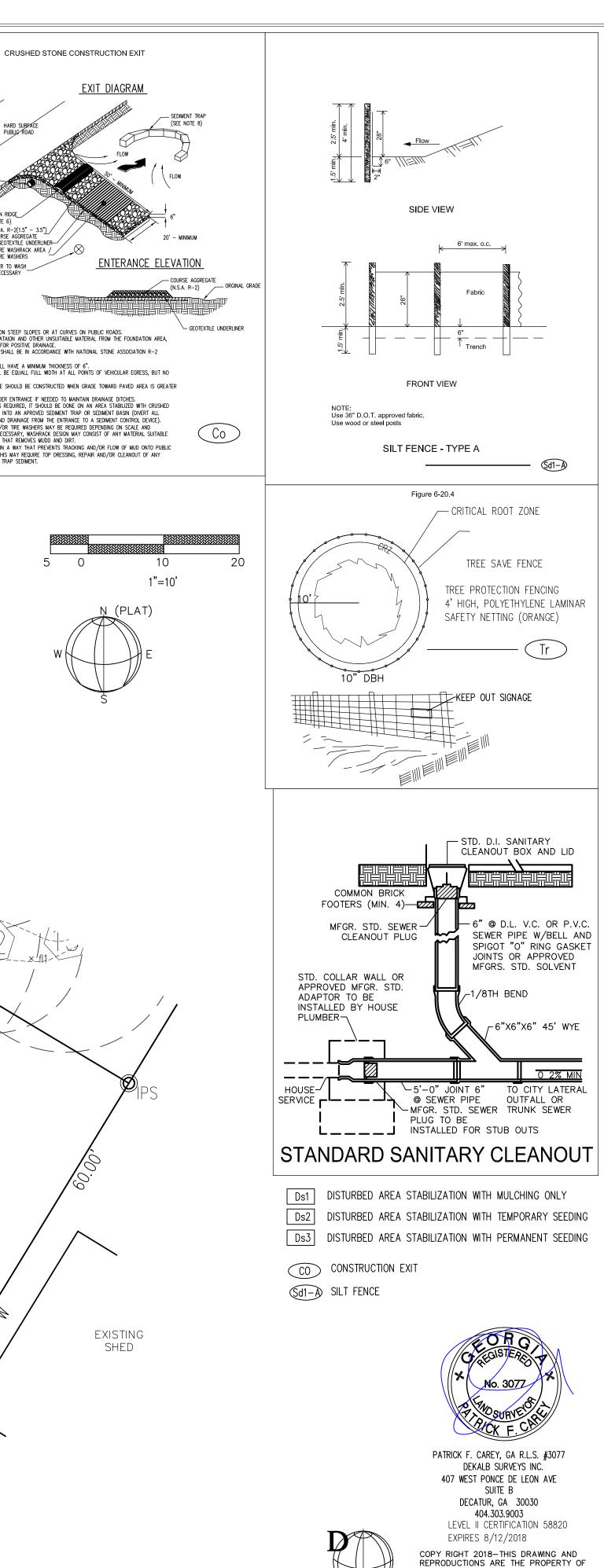
1377 BRIARCLIFF ROAD

DEKALB COUNTY, GEORGIA LAND LOT 54, DIST 18 DATE: JUNE 6, 2018

520-241-8473 Call before you dig. DARRON@ROMA-VENTURES.COM



DISTRICT



THE SURVEYOR AND MAY NOT BE

www.dekalbsurveys.com \*\*DRAWN IN THE U.S.A.\*\*

REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN

DRAWN BY: CMCMM CHECKED BY: 6.05.2018 DATE: **REVISIONS:** 

COVER SHEET

AS NOTED

MATTISON —— A R C H I T E C T——

## 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**

- 2. THIS BUILDING SHALL BE A NON-SMOKING FACILITY
- 3. 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, OCGÁ TITLES 25 AND 30 GEORGIA ACCESSIBILITY CODE
- DOORS SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE
- 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
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE
- THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES BEFORE
- THE GENERAL CONTRACTOR IS RESPONSIBLE FAR ALL TEMPORARY CONSTRUCTION AND ALL STAGING, SCHEDULING, MATERIAL DELIVERIES AND OTHER ITEMS THAT
- 10. 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.
- 11. 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.
- 12. FIRE SUPPRESSION SYSTEM TO BE PROVIDED IN ACCORDANCE WITH THE NFPA 17A 2012 EDITION.

## DESIGNED IN COMPLIANCE WITH:

INTERNATIONAL BUILIDING 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:

- COVER SHEET
- A-0.1FIRST FLOOR PLAN
  - SECOND FLOOR PLAN
  - FRONT ELEVATION AND RIGHT SIDE ELEVATION

STREET SCAPE

ADDITIONAL DRAWINGS BY OTHERS

STRUCTURAL FRAMING PLANS

794 SQFT @ GARAGE & MECH./STOR.

67 SQFT @ OUTDOOR FRONT ENTRY

80 SQFT @ OUTDOOR GRILL DECK

CONTRACTOR/ DEVELOPER

255 SQFT @ OUTDOOR COVERED PORCH

SURVEY

**DEMO PLAN** 

SITE PLAN

- ROOF PLAN AND BASEMENT FLOOR PLAN
- LEFT SIDE ELEVATION AND REAR ELEVATION

- 1. ALL CONSTRUCTION OFFICES SHALL BE PERMITTED SEPARATELY.

- CHAPTER 7, SEC. 7.2.1, 2012 EDITION
- PRIOR TO ORDERING OR PURCHASING ASSEMBLIES OR FIXTURES FOR CONSTRUCTION.
- & LOCAL CODES & REGULATIONS
- COMMENCING WORK. CARE SHALL BE TAKEN TO PROTECT ALL UTILITIES WHICH ARE TO REMAIN
- AFFECT THE SEQUENCE OF CONSTRCUTION OR SCHEDULING THE CONSTRUCTION PROJECT.

## PROJECT TEAM:

AREA OF SPACE:

## ARCHITECT

CHAD M. MATTISON, ARCHITECT,

4432 TOTAL FINISHED SQFT

1830 SQFT @ FINISHED 1ST FLOOR PLAN

1830 SQFT @ FINISHED 2ND FLOOR PLAN

772 SQFT @ FINISHED BASEMENT FLOOR PLAN

CHAD MATTISON, GA #RA011066 4246 PEACHTREE ROAD

BROOKHAVEN, GA 30319 CHAD@MATTISONARCHITECT.COM



IFF ROAD





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

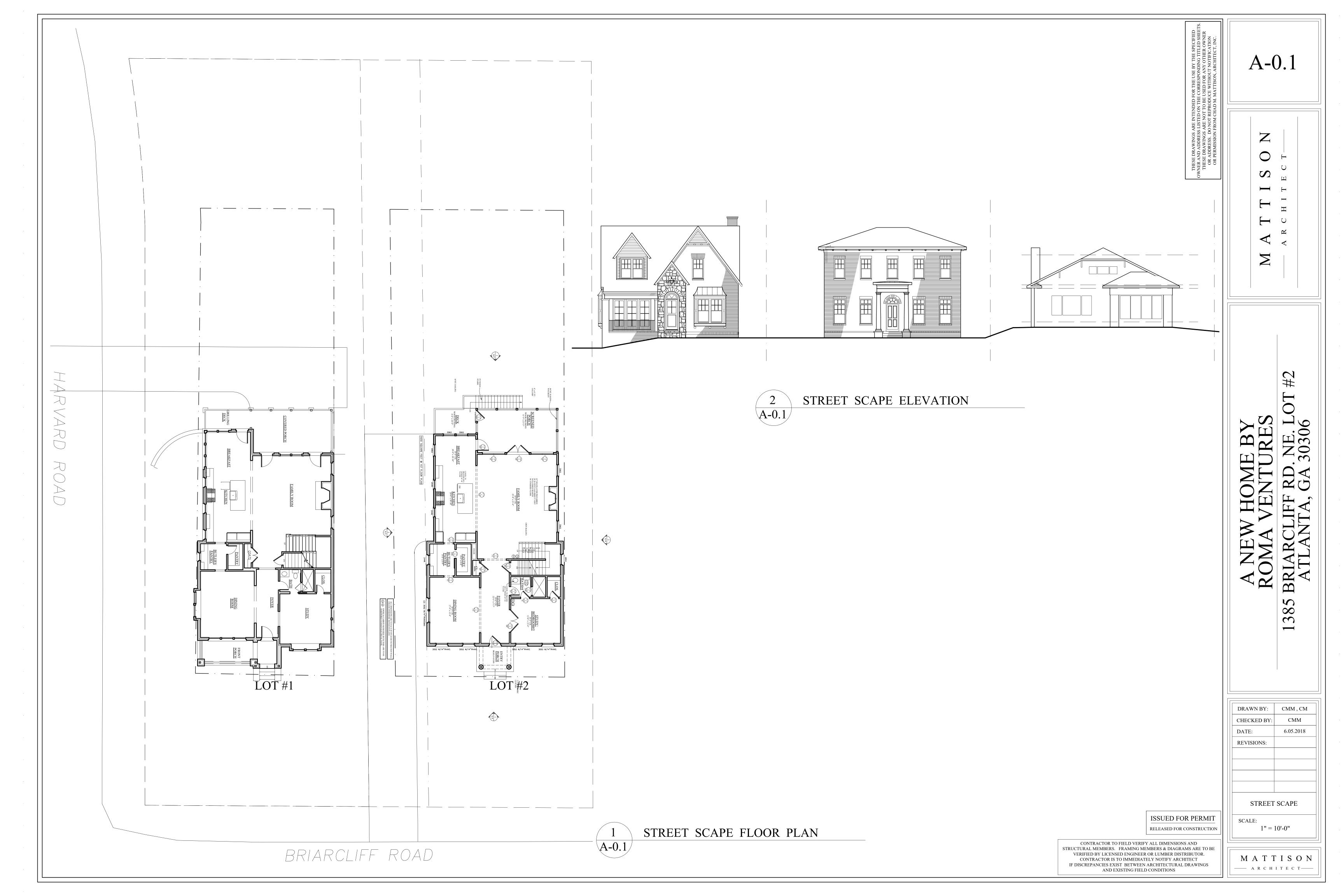


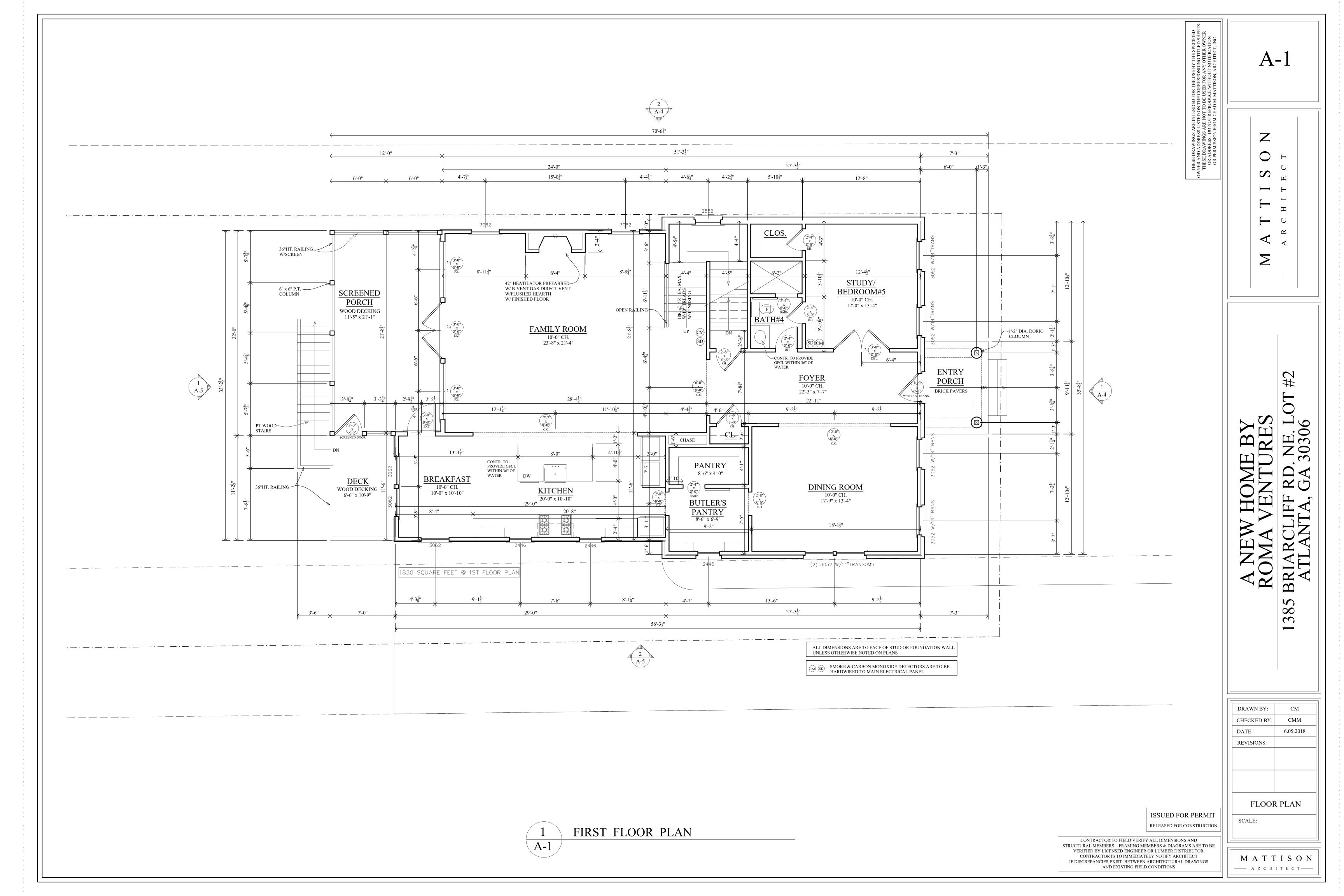




**ISSUED FOR PERMIT** 

RELEASED FOR CONSTRUCTION





385 DRAWN BY: CM

CMM CHECKED BY: DATE: 6.05.2018 **REVISIONS:** 

FLOOR PLAN

SCALE:

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

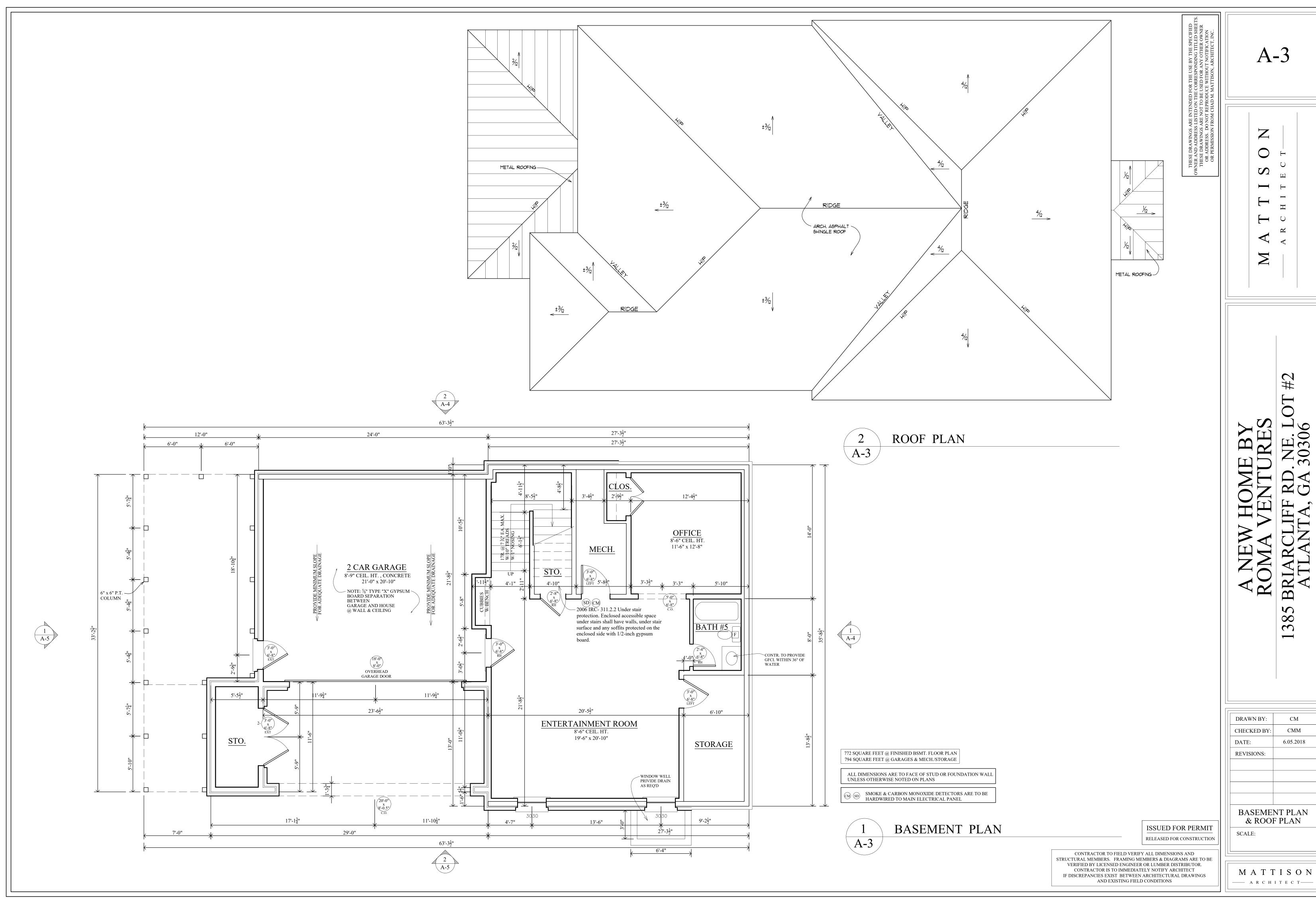
AND EXISTING FIELD CONDITIONS

MATTISON —— A R C H I T E C T——

SECOND FLOOR PLAN

 $27'-3\frac{1}{2}"$ 24'-0"  $8'-5\frac{3}{4}"$ 7'-6 $\frac{1}{8}$ " 8'-5<del>3</del>" 5" B-VENT FOR FIREBOX BELOW, PROVIDE MIN. 1" CLEARANCE MASTER BATH #2
F CONTR. TO
PROVIDE GFCI
WITHIN 36" OF
WATER CLOSET BEDROOM #2
12'-0" X 13'-4" LAUNDRY
6'-6" X 8'-6"
CONTR. TO PROVIDE
GFCI. WITHIN 36" OF
WATER MASTER BEDROOM
16'-6" × 20'-6" **CLOSET** STAIR HALL 9'-0" CH. **CLOSET** CONTR. TO PROVIDE GFCI. WITHIN 36" OF WATER BEDROOM #3 12'-6" X 13'-4" BEDROOM #4 12'-6" X 12'-0" CONTR. TO PROVIDE GFCI. WITHIN 36" OF WATER  $18'-1\frac{1}{4}"$  $3'-1\frac{1}{4}"$ 9'-2 $\frac{1}{2}$ "  $7'-9\frac{1}{2}"$ 13'-6"  $27'-3\frac{1}{2}"$ 29'-0"  $56'-3\frac{1}{2}"$ 1830 SQUARE FEET @ 2ND FLOOR PLAN ALL DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL UNLESS OTHERWISE NOTED ON PLANS

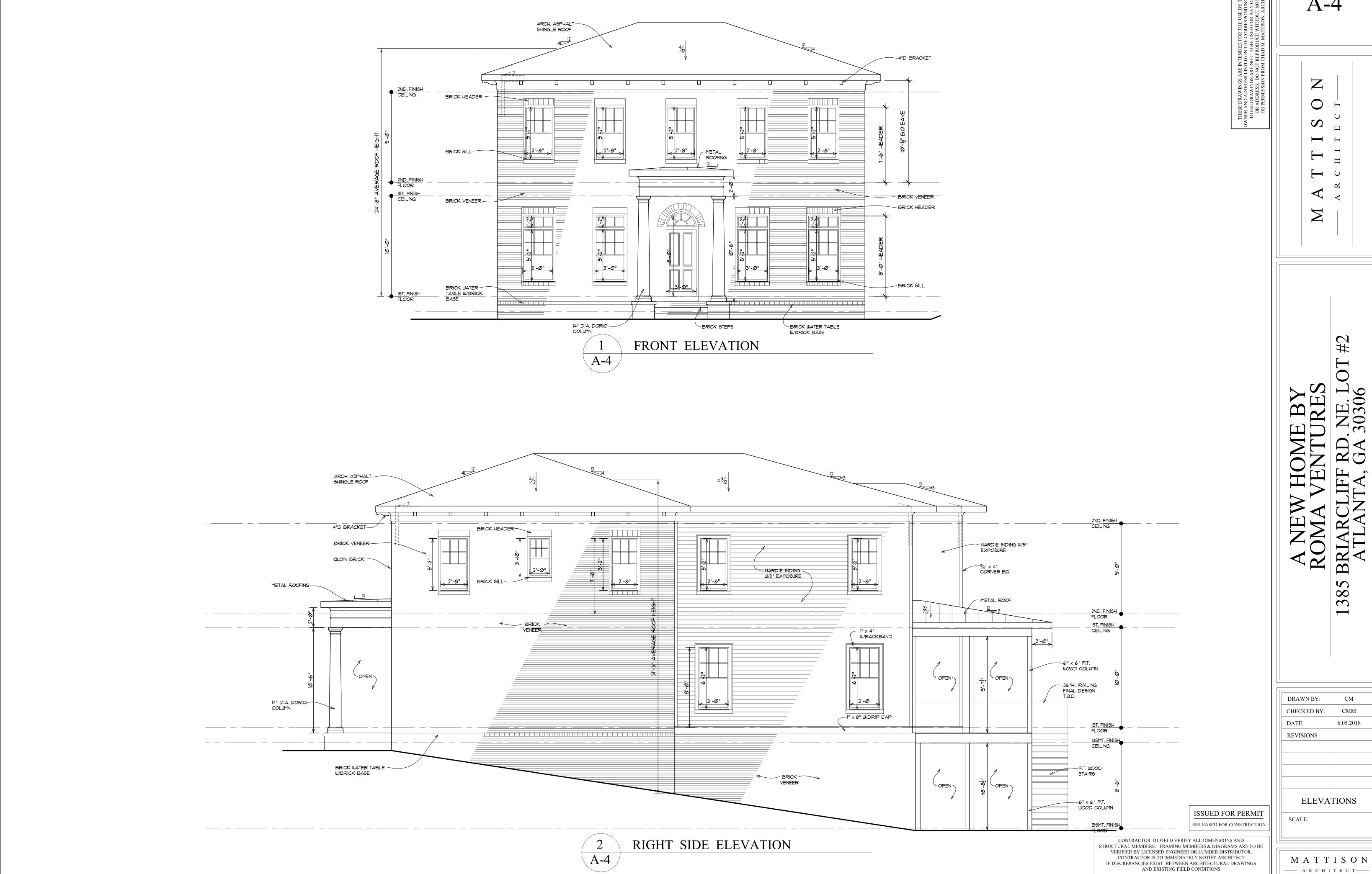
©M SD SMOKE & CARBON MONOXIDE DETECTORS ARE TO BE HARDWIRED TO MAIN ELECTRICAL PANEL



CM CMM 6.05.2018

BASEMENT PLAN & ROOF PLAN

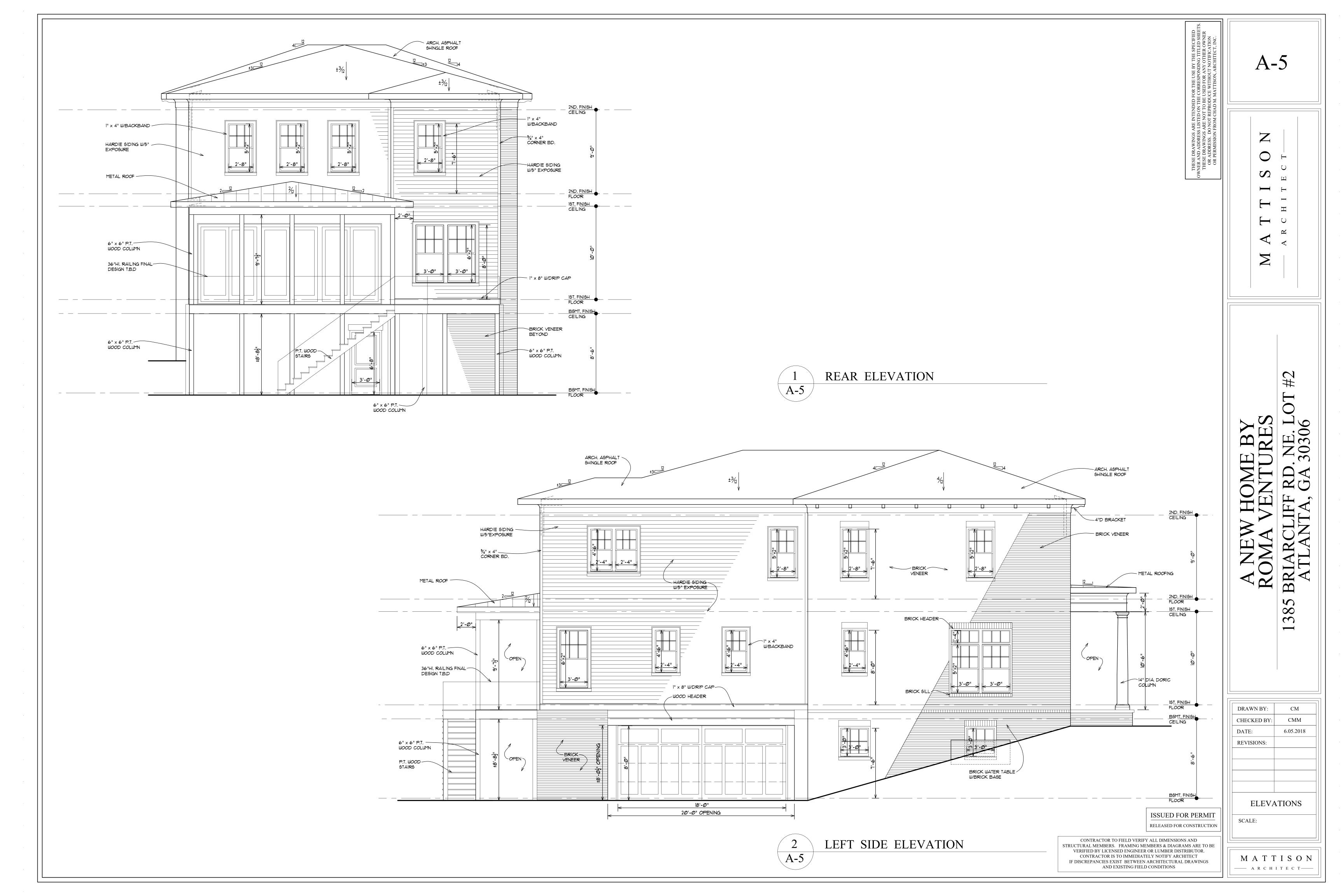
MATTISON



385

CM CMM 6.05.2018 **ELEVATIONS** 

M A T T I S O N



# **1377 Briarcliff Updates – Front Elevation**

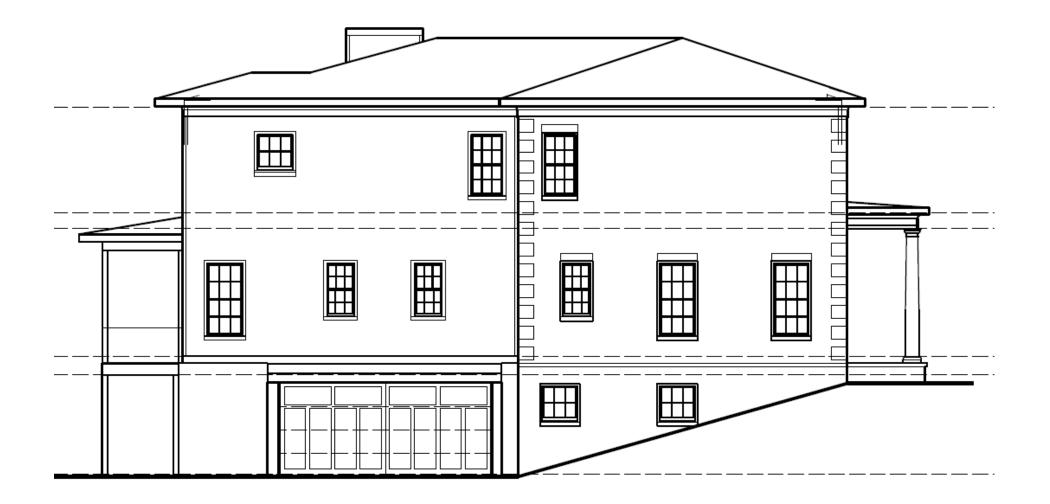
## **May HPC Meeting**





# 1377 Briarcliff Updates – Left Elevation

## **May HPC Meeting**

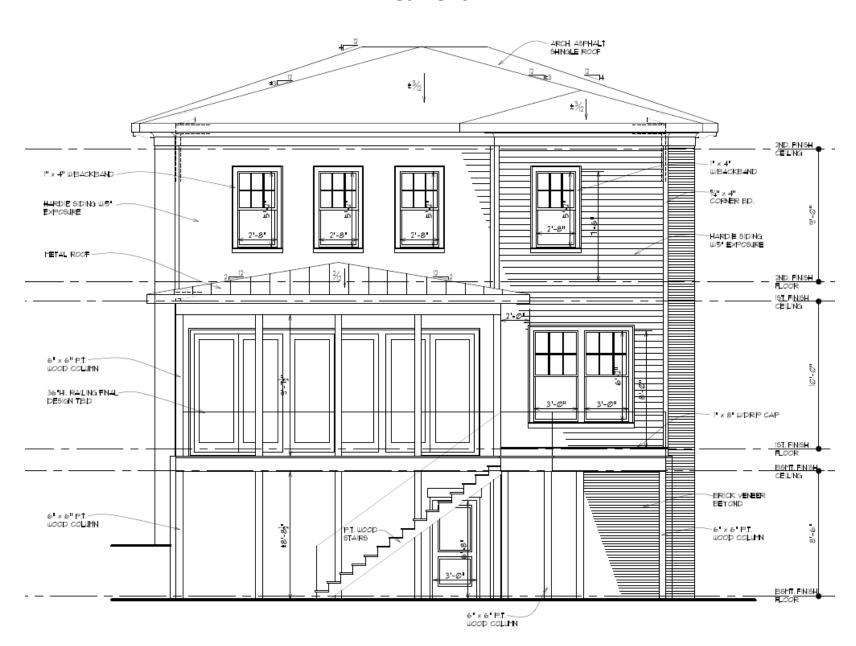




# 1377 Briarcliff Updates – Rear Elevation

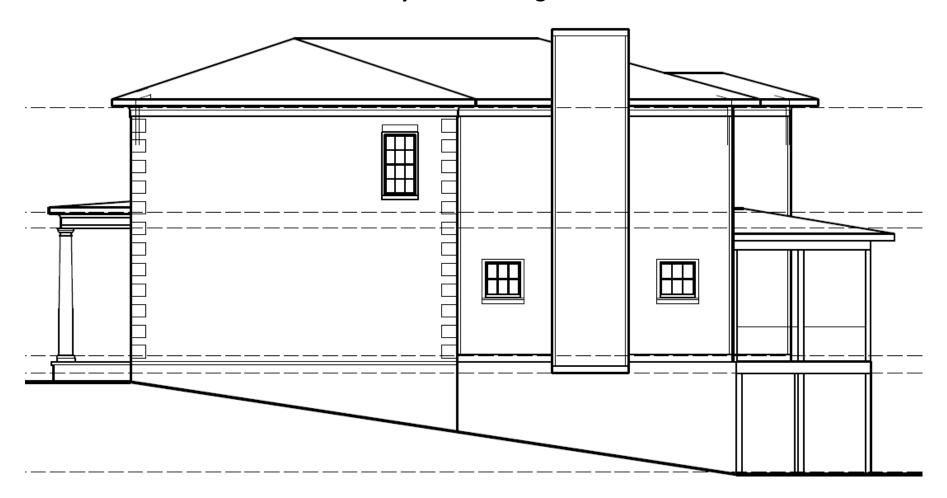
# **May HPC Meeting**

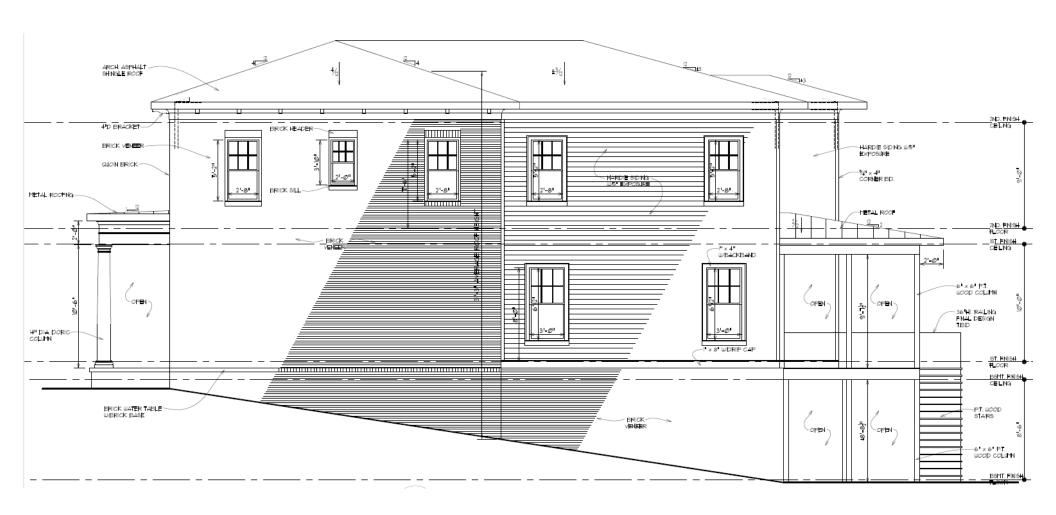




# 1377 Briarcliff Updates – Right Elevation

# **May HPC Meeting**







## DeKalb County Government Historic Preservation Commission



330 Ponce De Leon Avenue Suite 500 Decatur, GA 30030 404/371-2155 or 404/371-2835(Fax)

May 24, 2018

### **CERTIFICATE OF APPROPRIATENESS**

SITE ADDRES 1385 Briarcliff RD

Atlanta, GA 30306

PARCEL ID: 18-054-02-001
APPLICATION DA May 4, 2018

APPLICAN' Roma Ventures
MAILING ADDRE P O Box 80372

Chamble, GEORGIA 30366

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON MAY 21, 2018, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

### **ACTION: MODIFIED APPROVAL**

Demolish the house and build a new house. The new house will be 1½ stories at the front and two stories separated by eaves for most of both sides. The basement level, ground floor, side gables and chimney will be clad with brick. A granite section will be built around the front door. The second story will be clad with Hardie lap siding or similar. The roof will be architectural shingles. Windows will be wood or aluminum-clad wood with simulated divided lights. The cladding on the bay windows will be panels rather than lap siding. Windows in the sided sections will be finished with trim rather than brick mold.



### **NEARBY HOMES**













