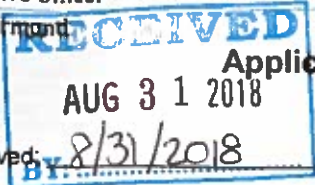


Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP



Application for Certificate of Appropriateness

Date Received: 8/31/2018 Application No.: \_\_\_\_\_

Address of Subject Property: 846 Woods Road NE, Atlanta, GA 30307

Applicant: Natalie Beasman E-Mail: nbeasman@southernco.com

Applicant Mailing Address: 846 Woods Road NE, Atlanta, GA 30307

Applicant Phone(s): (404) 831-9935 Fax: \_\_\_\_\_

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

Owner(s): Natalie Beasman E-Mail: nbeasman@southernco.com

Anthony Beasman E-Mail: tonybeasman@gmail.com

Owner(s) Mailing Address: 846 Woods Road NE, Atlanta, GA 30307

Owner(s) Telephone Number: (404) 831-9935

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1951/1970

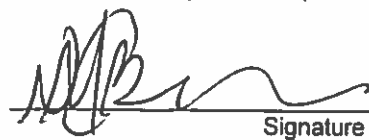
Nature of work (check all that apply):

- 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:

Renovation of 1950's ranch with 1970's addition. Replace the roof structure over the 1970's addition and rearrange interior walls in the addition. Addition of detached garage.

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

# PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE DEMOLITION AND RENOVATION OF A NON-ORIGINAL, EARLY 1970'S ADDITION AT THE NORTH SIDE OF THE HOUSE, THE ADDITION OF A BEDROOM AND FAMILY ROOM TO THE REAR OF THE HOUSE, AND A NEW DETACHED GARAGE IN THE REAR YARD.

THE RENOVATION WILL INCLUDE REPLACEMENT OF ALL ROOFING, WINDOWS AND SIDING ON THE ENTIRE HOUSE. THE ORIGINAL HOUSE WILL BE CLAD IN BOARD ON BATTEN, TO MATCH EXISTING. THE ADDITIONS WILL BE CLAD IN LAP SIDING AND MODULAR STONE TO MATCH THE EXISTING. THE ADDITIONS ARE PROPOSED TO HAVE LOW SLOPE, SINGLE PLY ROOFING. THE ORIGINAL STRUCTURE IS PROPOSED TO HAVE STANDING SEAM METAL ROOFING.

**PROJECT AREA SUMMARY:**

EXISTING HOUSE, SLAB ON GRADE:	2,378 SF
DEMOLITION AND REBUILD, SLAB ON GRADE:	824 SF
ADDITIONS TO REAR OF HOUSE, SLAB ON GRADE:	879 SF
TOTAL PROPOSED HOUSE, SLAB ON GRADE:	3,257 SF
DETACHED GARAGE, SLAB ON GRADE:	672 SF

# GENERAL NOTES

**GENERAL NOTES:**

ALL WORK IS TO CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES OF AGENCIES HAVING JURISDICTION OVER THIS PROJECT.

THE CONTRACTOR SHALL KEEP A NEAT AND ORDERLY JOBSITE AND SHALL KEEP THE PREMISES FREE FROM DEBRIS AND WASTE MATERIALS.

THE CONTRACTOR SHALL PROVIDE A PORTABLE WATER CLOSET ON SITE FOR CONSTRUCTION WORKER USE FOR THE DURATION OF THE PROJECT.

CONTRACTOR TO GRADE AREAS REQUIRED FOR CONSTRUCTION. PROVIDE BACKFILL AND COMPACT APPROPRIATELY FOR PROPOSED SLAB ON GRADE.

**DEMOLITION NOTES:**

ALL MATERIAL NOTED FOR DEMOLITION SHALL BE DISPOSED OF PROPERLY.

CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES AND MATERIALS, INCLUDING SUBSTRATES AND/OR ADJACENT SURFACES WHEN NECESSARY, IF DAMAGED DURING DEMOLITION OR CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL WORK WHICH IS TO REMAIN.

**SCOPE RESPONSIBILITY:**

- OWNER WILL PROVIDE ALL LIGHT FIXTURES AND CEILING FANS; CONTRACTOR TO PROVIDE CONDUIT, WIRING, AND CONNECTIONS.
- OWNER WILL PROVIDE NEW WINDOWS AND DOORS FOR CONTRACTOR TO INSTALL; CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING DIMENSIONS FOR REPLACEMENT DOORS AND WINDOWS.
- OWNER WILL PROVIDE TILE FOR FLOORING AND WALLS IN BATHROOMS.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROCURING NECESSARY CONSTRUCTION PERMITS TO BE PAID FOR BY THE OWNER.
- LANDSCAPING AND LANDSCAPE MATERIALS ARE NOT TO BE INCLUDED IN PROJECT.

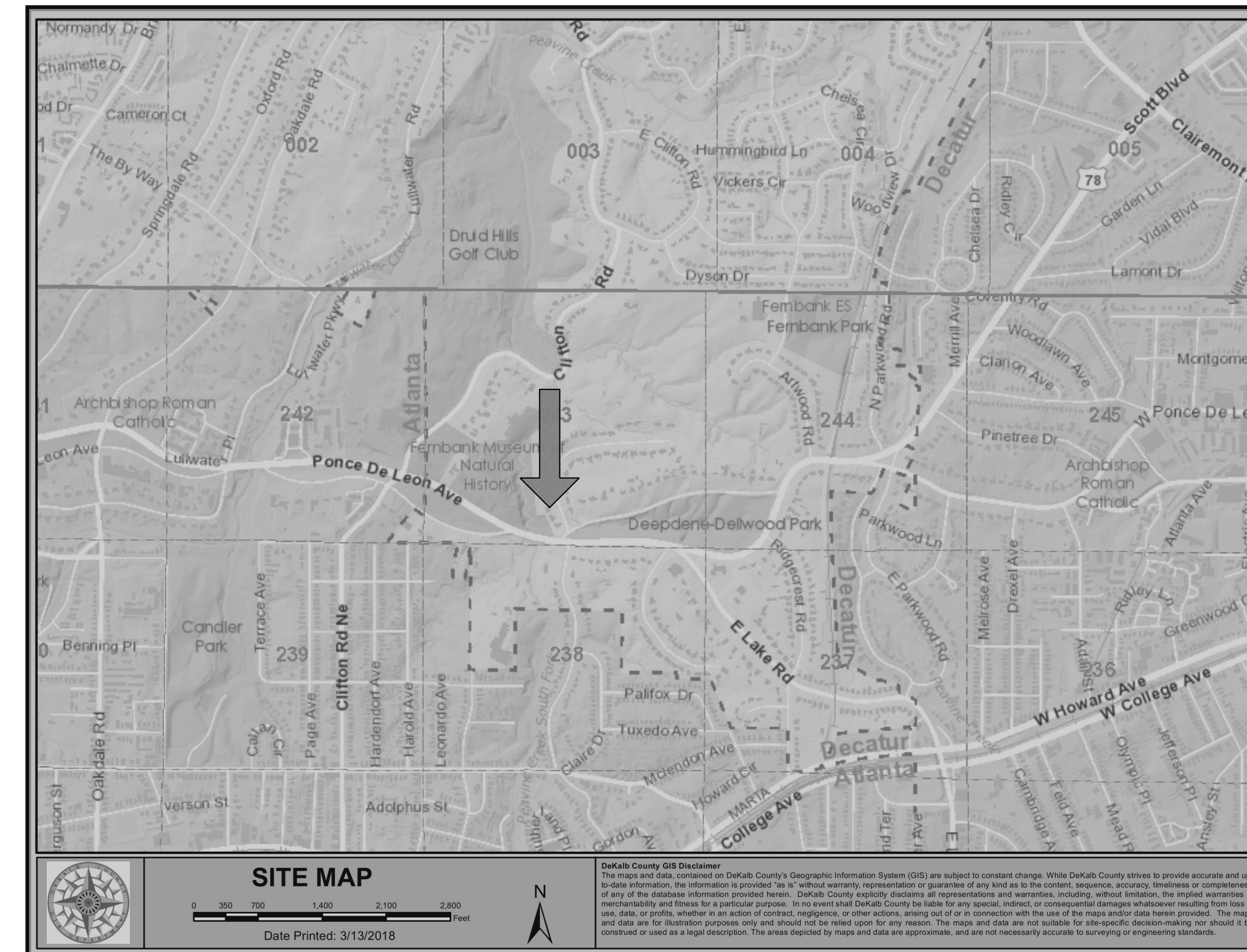
# APPLICABLE CODES

INTERNATIONAL BUILDING CODE, 2012 EDITION, WITH 2014 GEORGIA AMENDMENTS  
 INTERNATIONAL FIRE CODE, 2012 EDITION, WITH 2014 GEORGIA AMENDMENTS  
 INTERNATIONAL PLUMBING CODE, 2012 EDITION, WITH 2014 GEORGIA AMENDMENTS  
 INTERNATIONAL MECHANICAL CODE, 2012 EDITION, WITH 2014 GEORGIA AMENDMENTS  
 INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH 2014 GEORGIA AMENDMENTS  
 NATIONAL ELECTRIC CODE, 2014 EDITION (NO GEORGIA AMENDMENTS)  
 INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, WITH 2011 & 2012 GEORGIA SUPPLEMENTS AND AMENDMENTS  
 2012 EDITION OF LIFE SAFETY CODE; NFPA 101  
 GEORGIA HANDICAPPED ACCESSIBILITY LAW 120-3-20

# ZONING SUMMARY

ZONING CLASSIFICATION:	R-85	HISTORIC DISTRICT OF DRUID HILLS
MIN. LOT AREA:	12,000 SF	
MIN. LOT WIDTH:	85 FEET	
MAX. LOT COVERAGE:	35%	
FRONT YARD SETBACK:	35 FEET	
SIDE YARD SETBACK:	8.5 FEET	
REAR YARD SETBACK:	40 FEET	
MAX. BLDG. HEIGHT:	35 FEET	
MAX. ACC. BLDG. HEIGHT:	25 FEET	
OPEN SPACE:	20%	

# LOCATION AREA PLAN



# INDEX OF DRAWINGS

NO.	SHEET TITLE	ISSUED
A0	COVER SHEET	08/28/18
A1	SITE PLAN: EXISTING	08/28/18
A2	SITE PLAN: PROPOSED	08/28/18
A3	AREA OF INFLUENCE	08/28/18
A4	EXISTING/DEMOLITION FLOOR PLAN	08/28/18
A5	PROPOSED FLOOR PLAN	08/28/18
A6	ELEVATIONS	08/28/18
A7	ELEVATIONS	08/28/18
A8	PROPOSED GARAGE PLANS AND ELEVATIONS	08/28/18
A9	EXISTING AND PROPOSED CONDITIONS	08/28/18
A10	PROPOSED MATERIALS AND COLORS	08/28/18

# LOCATION AREA PLAN DETAIL



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**CLIENT**  
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 404.831.9935

**PROJECT**  
 846 Barton Woods Road  
 Beasman Residence  
 PROJECT NO. 2017001

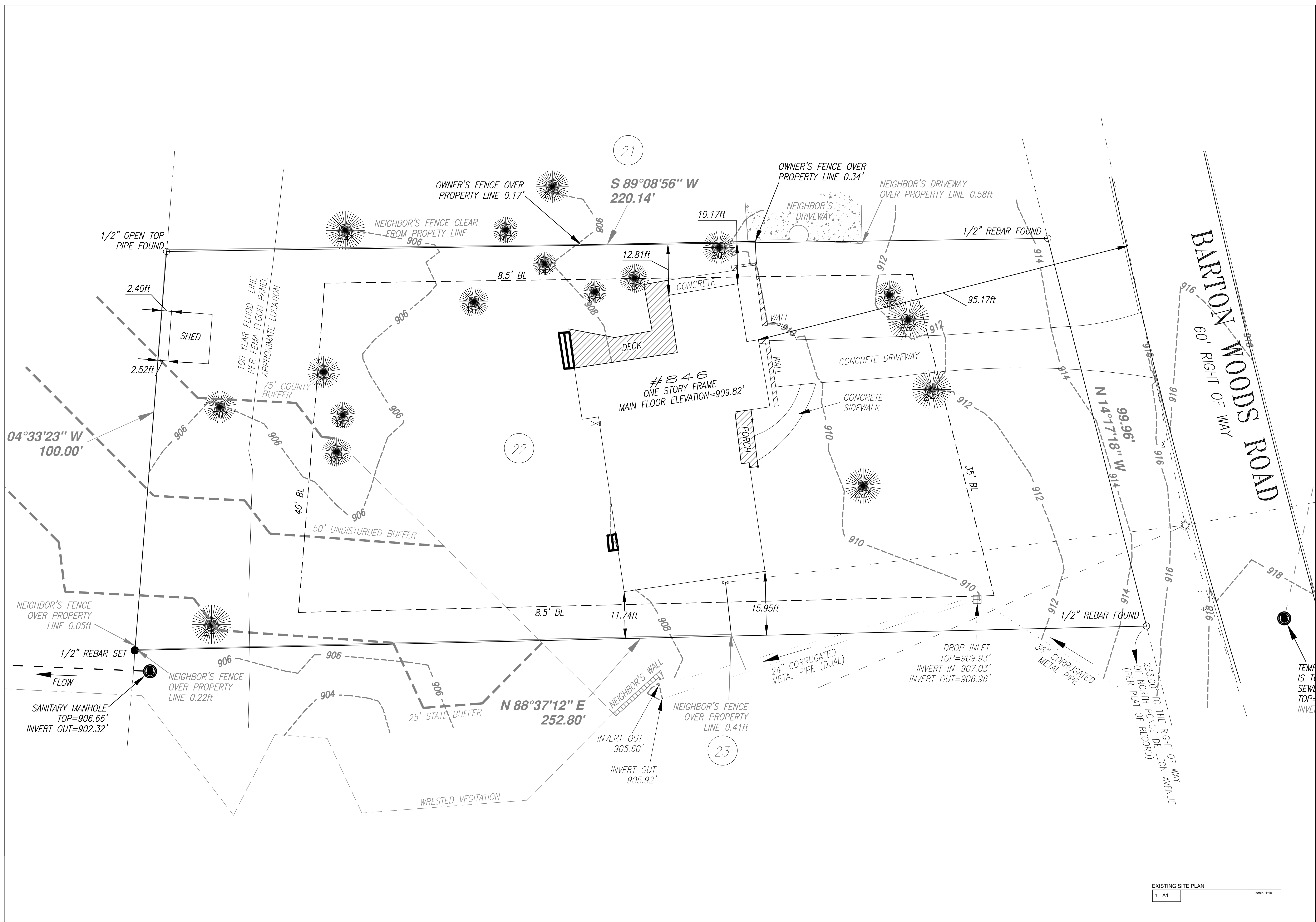
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**COVER SHEET**

**A0**



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# EXISTING SITE PLAN

EXISTING SITE PLAN  
1 A1  
SCALE: 1/8" = 1'-0"

# A1

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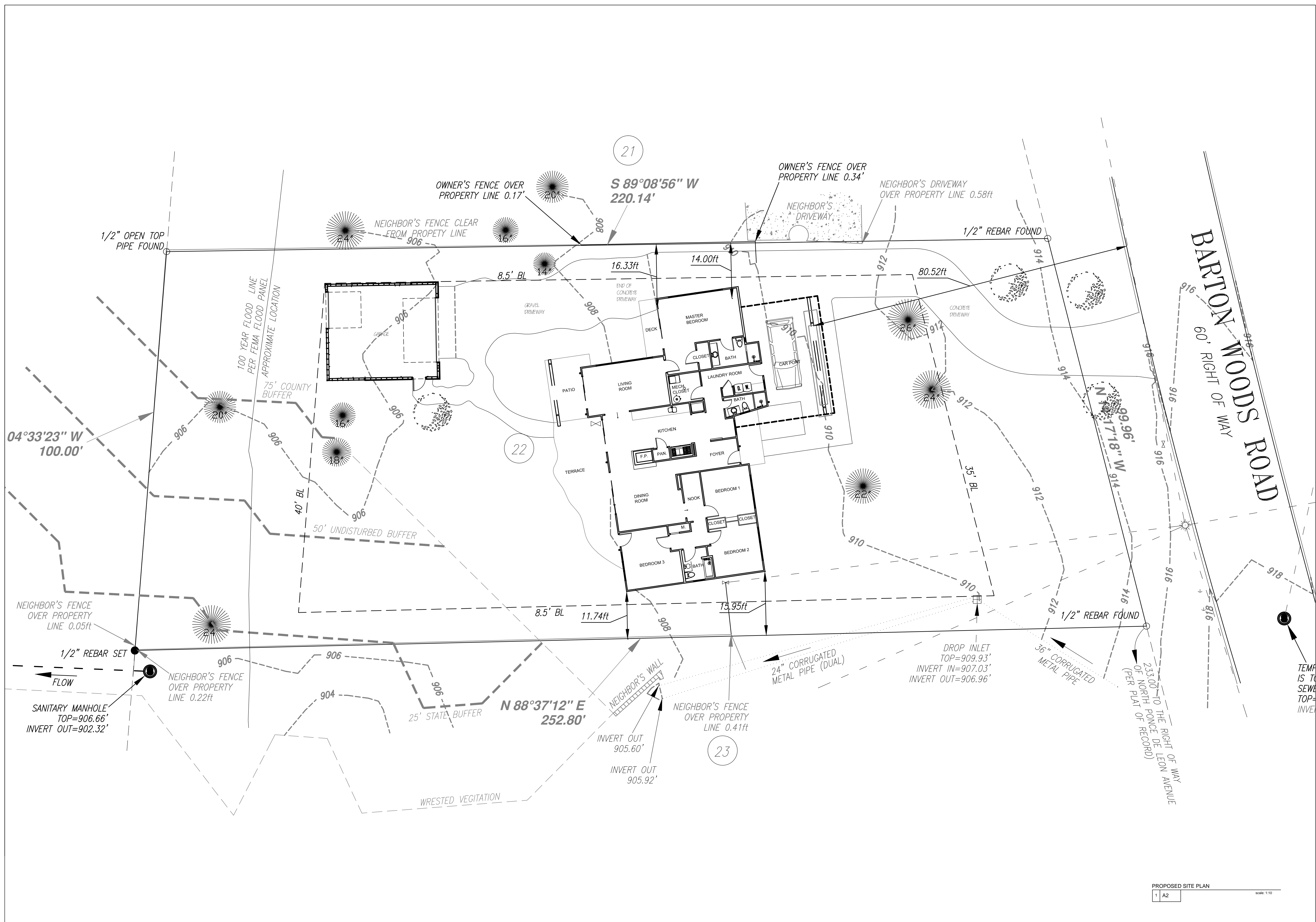
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# PROPOSED SITE PLAN

# A2

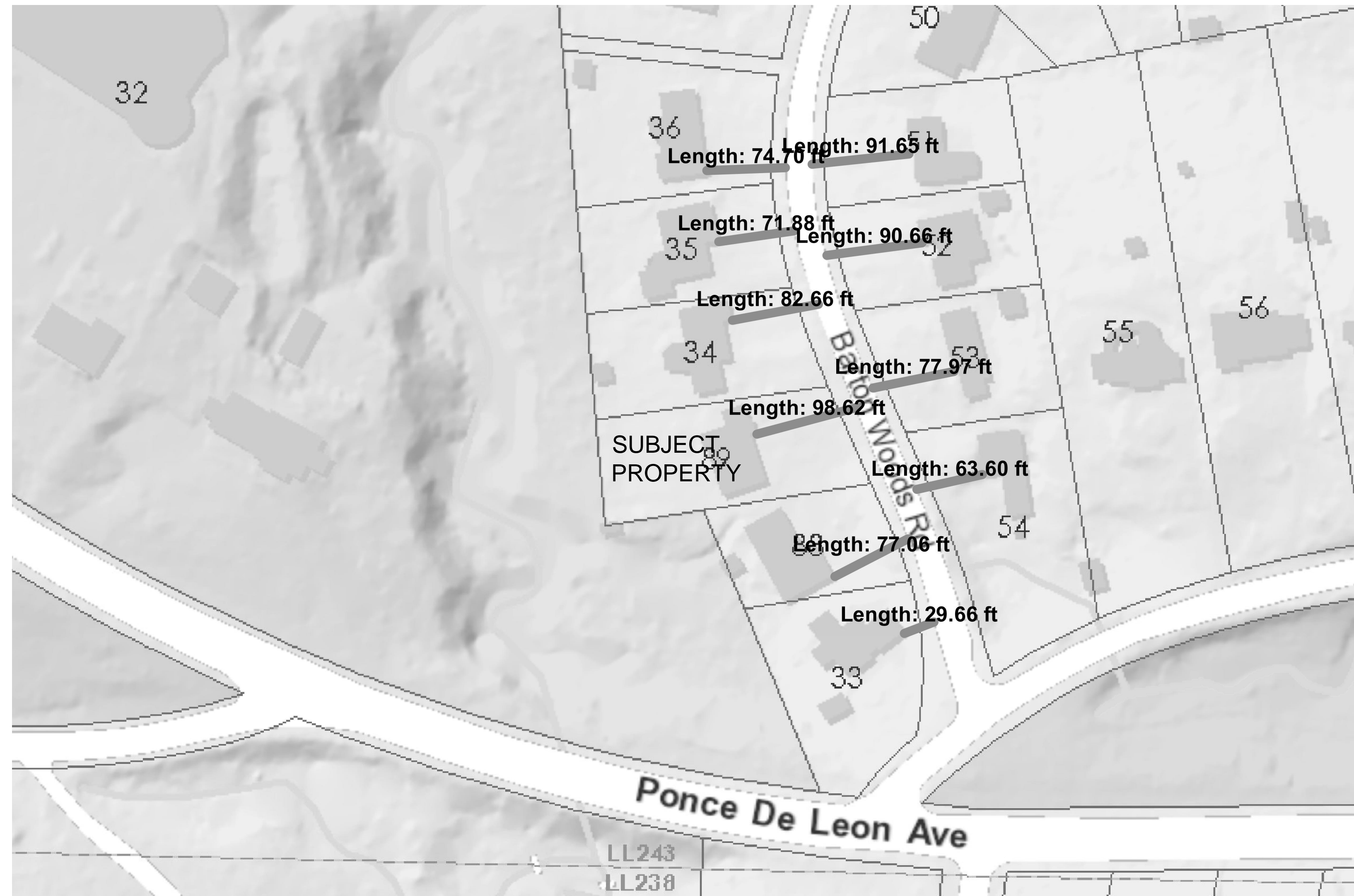
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PROPOSED SITE PLAN  
1 A2  
SCALE: 1/8" = 1'-0"



STREET VIEW - ADJACENT HOMES  
 2 A3 scale: NTS



SETBACK FROM STREET - AREA OF INFLUENCE  
 1 A3 scale: NTS



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AREA OF INFLUENCE

A3



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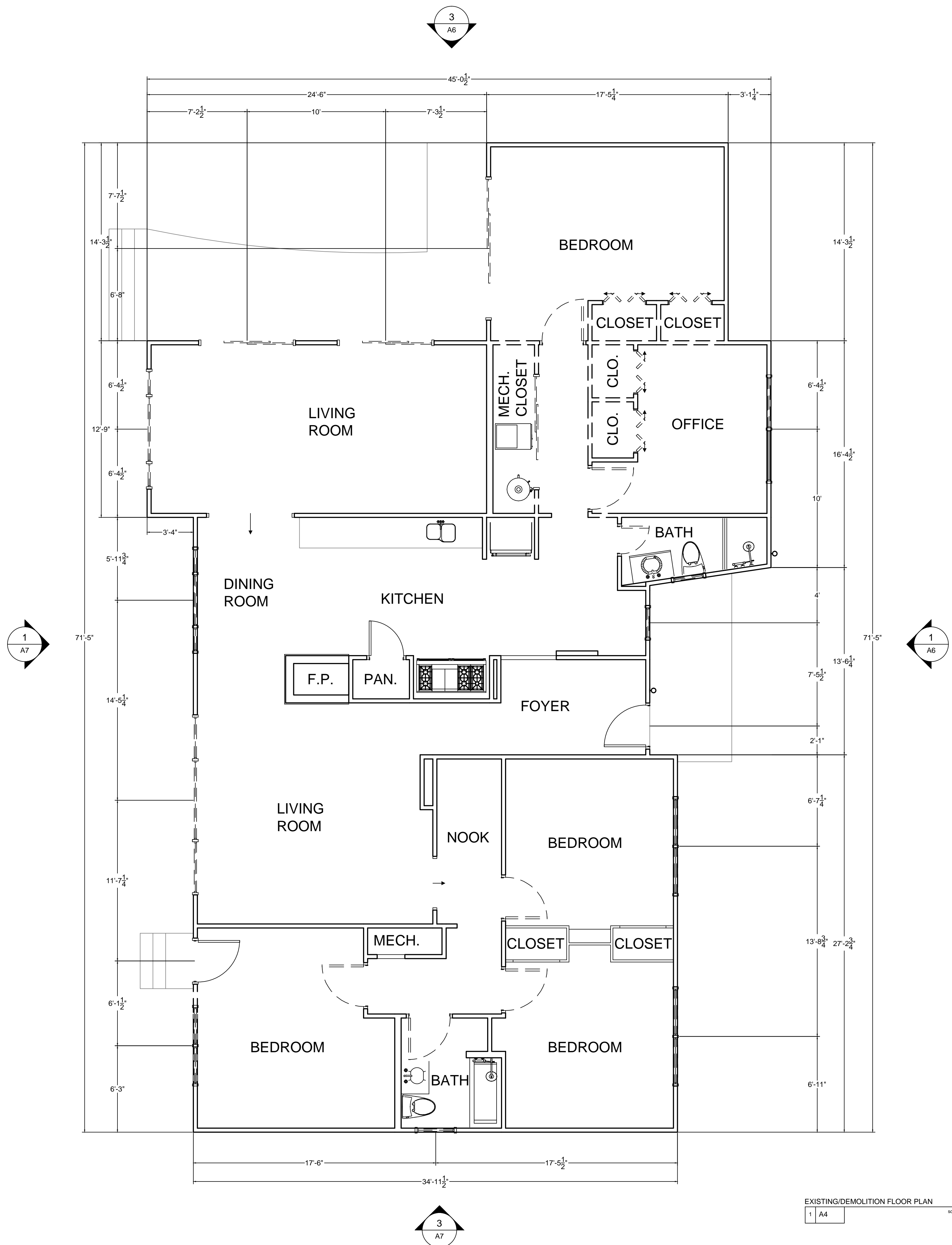
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# EXISTING/ DEMOLITION FLOOR PLAN

## A4

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EXISTING/DEMOLITION FLOOR PLAN  
1 A4  
SCALE: 1/4"=1'-0"



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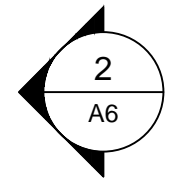
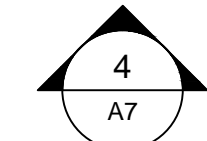
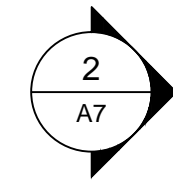
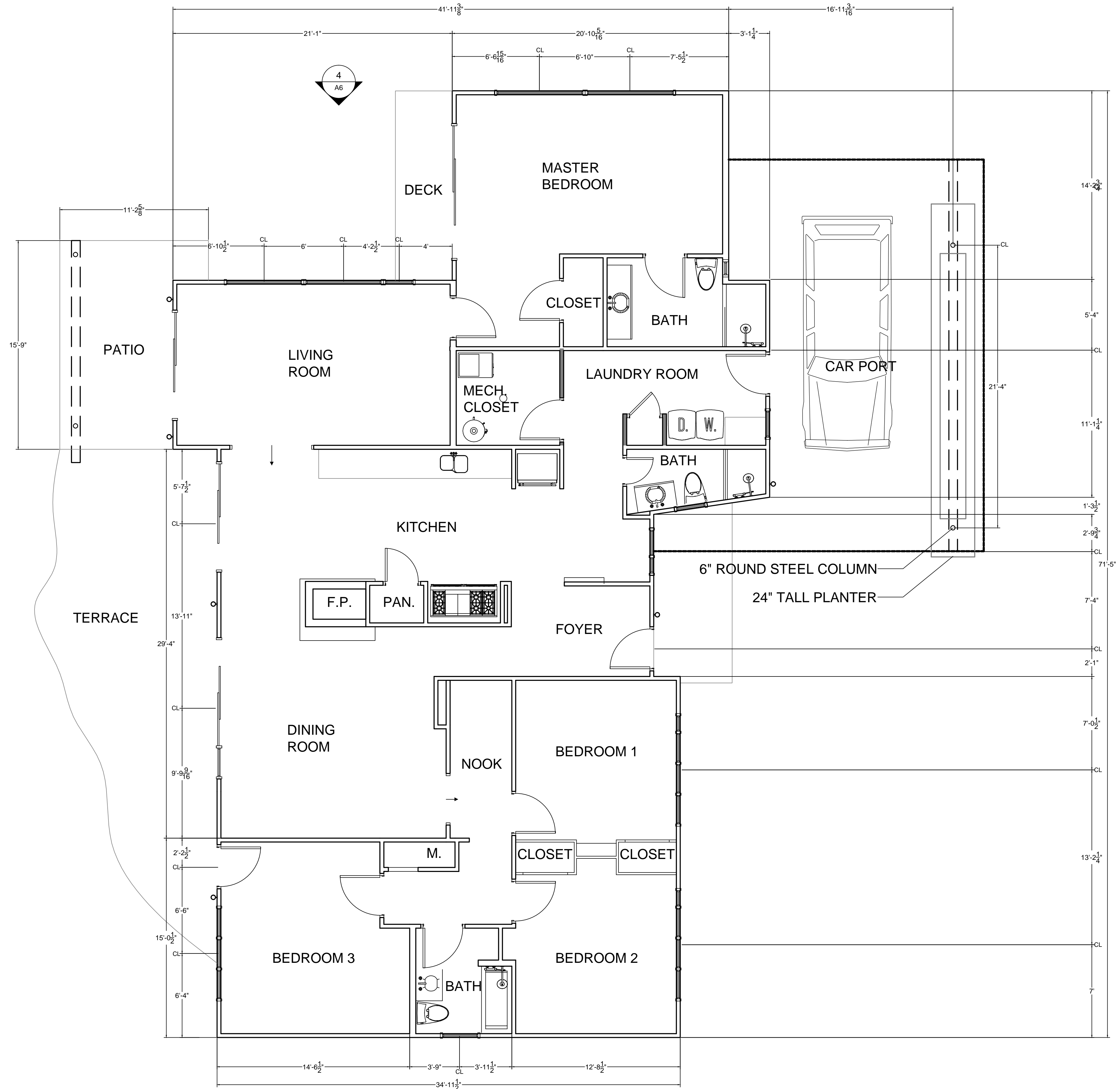
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PROPOSED  
FLOOR PLAN

A5

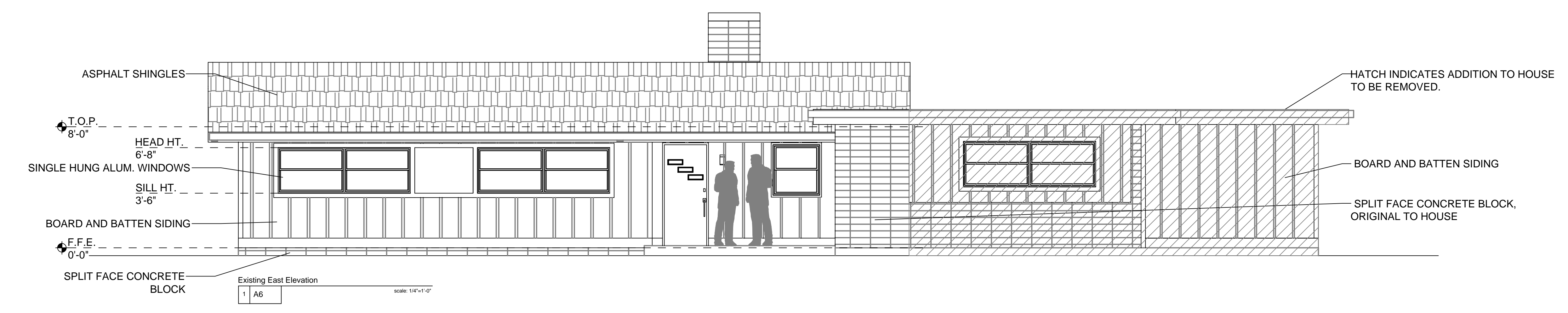
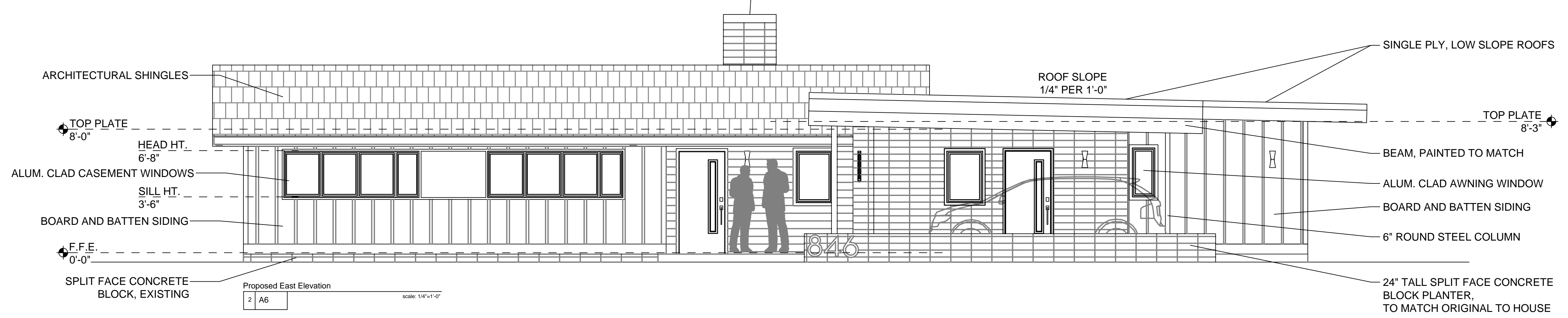
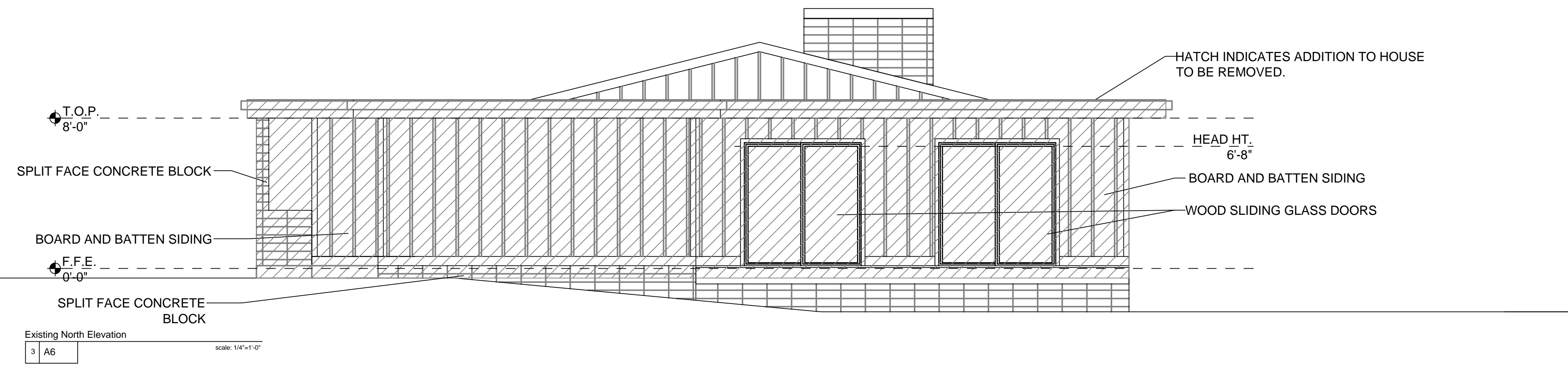
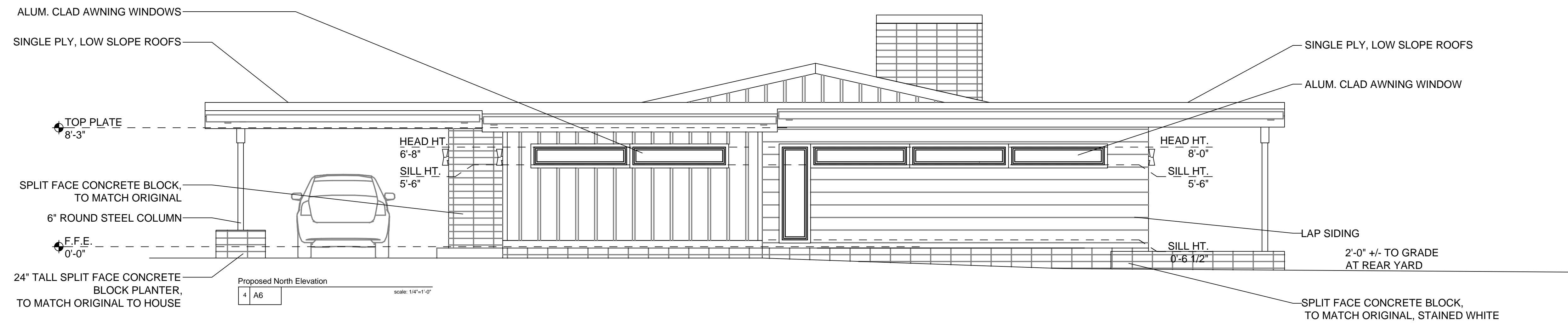
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PROPOSED FLOOR PLAN  
1 A5  
SCALE: 1/4"=1'-0"



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ELEVATIONS

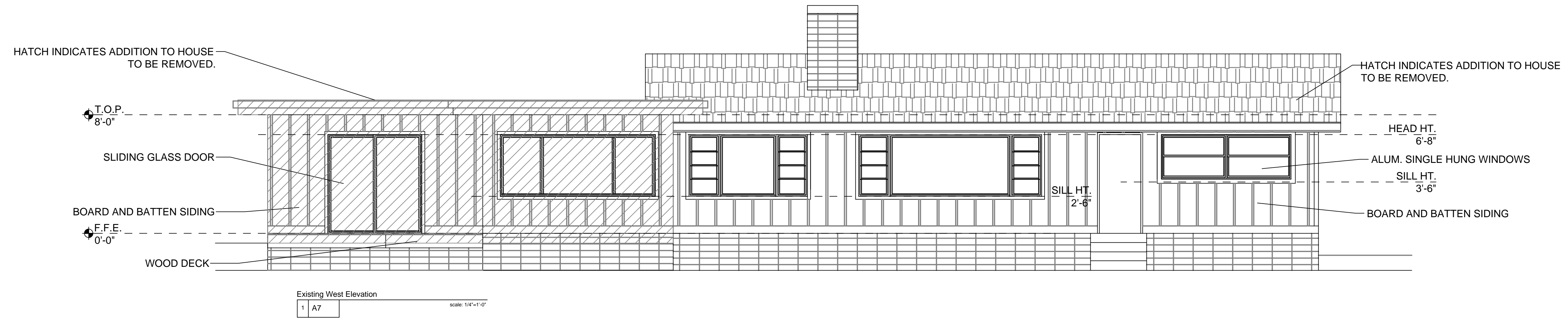
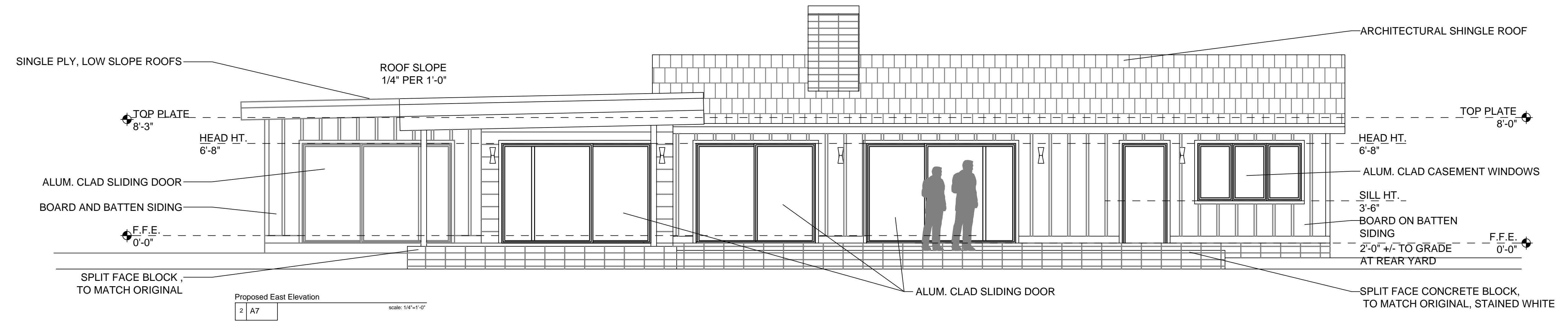
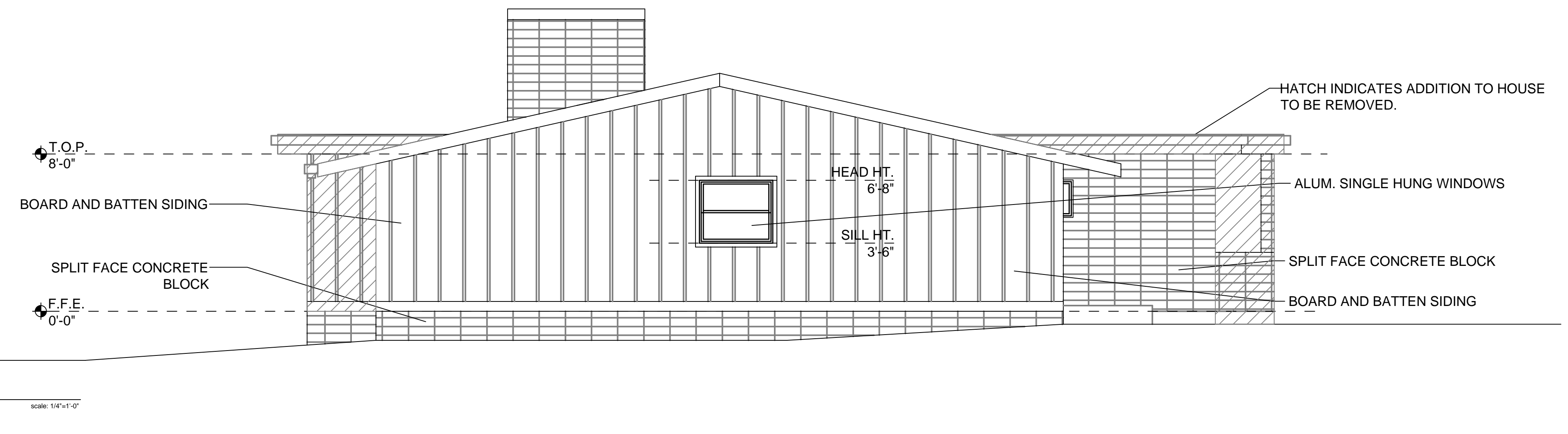
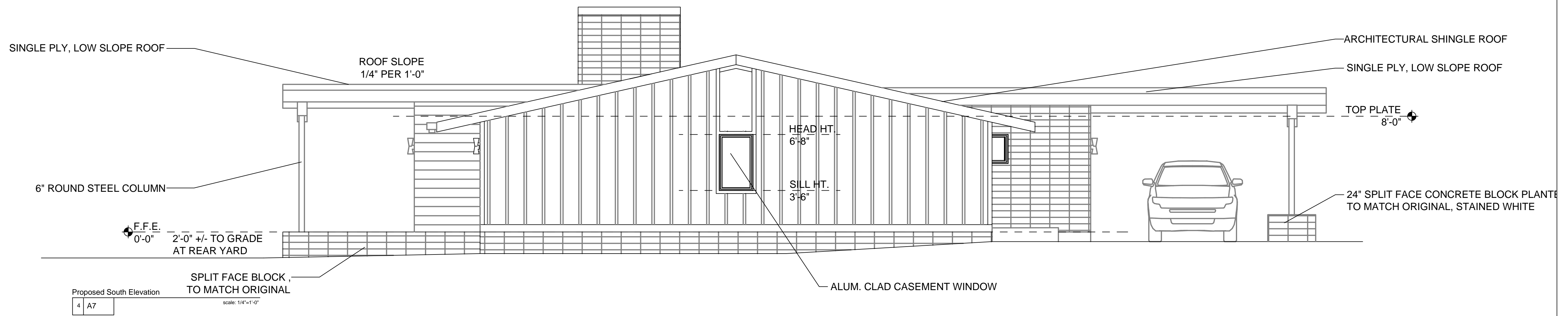
A6

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# ELEVATIONS

## A7

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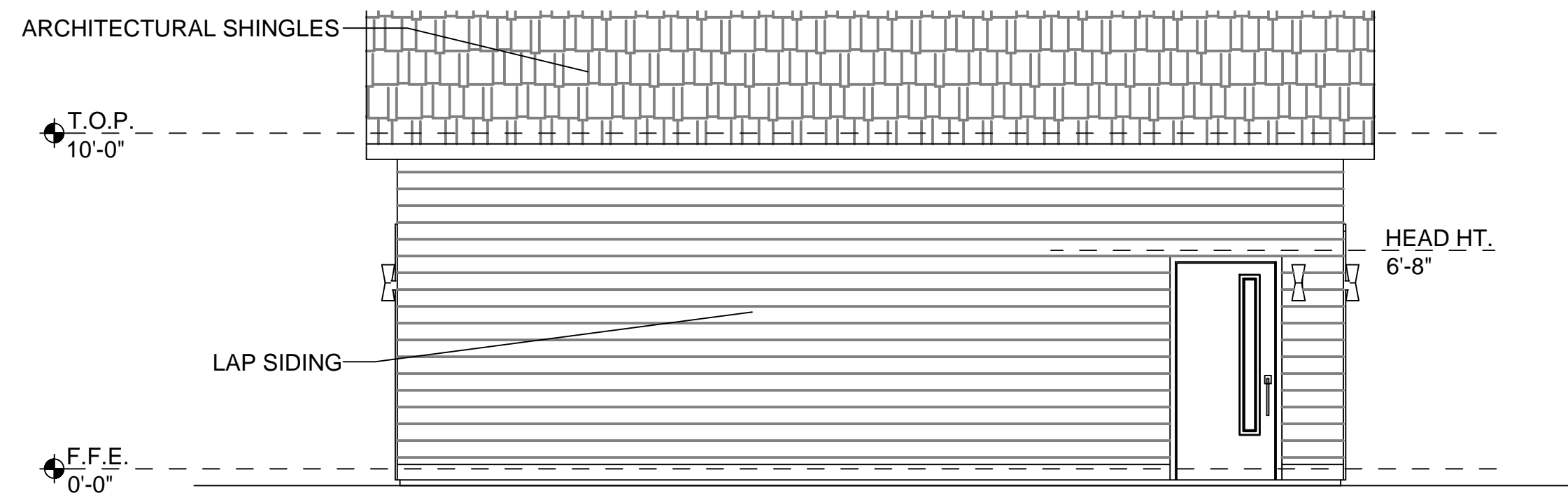
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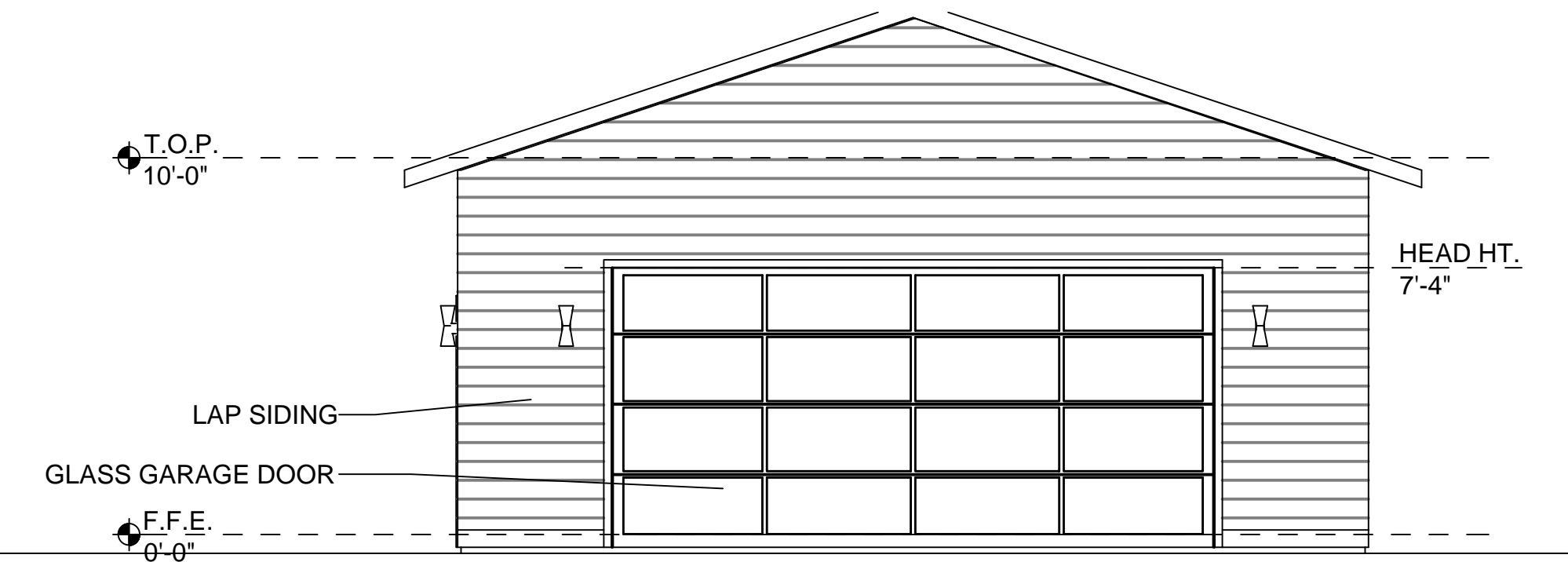
PROPOSED  
GARAGE PLANS  
AND ELEVATIONS

A8

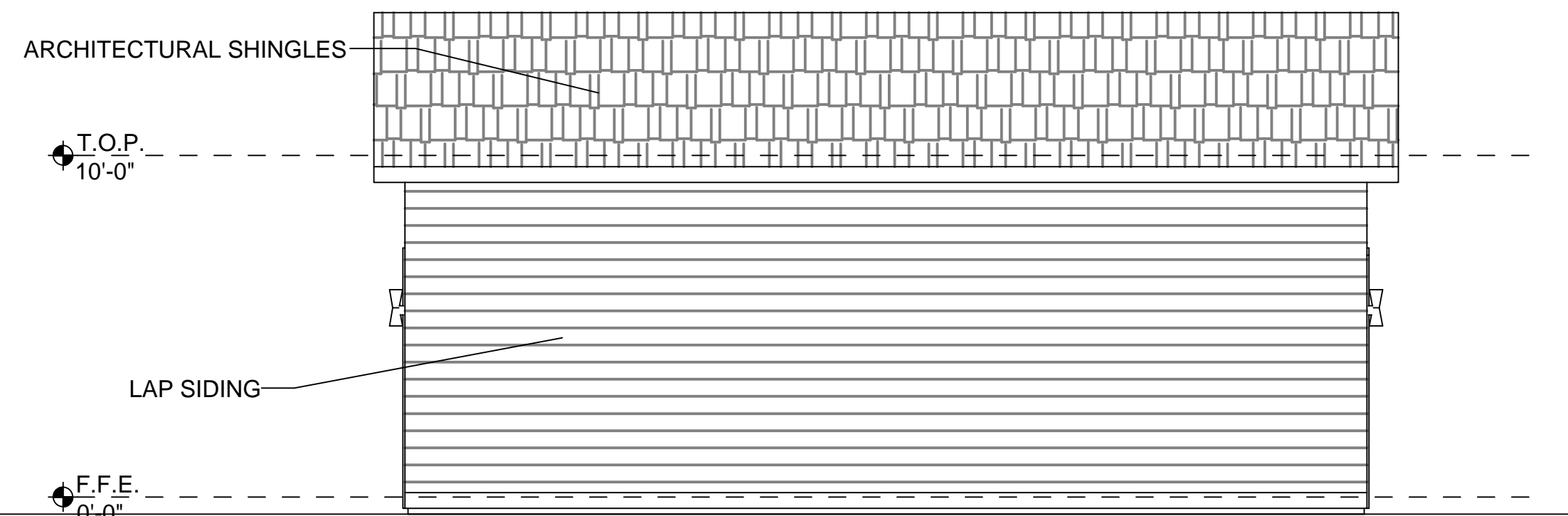
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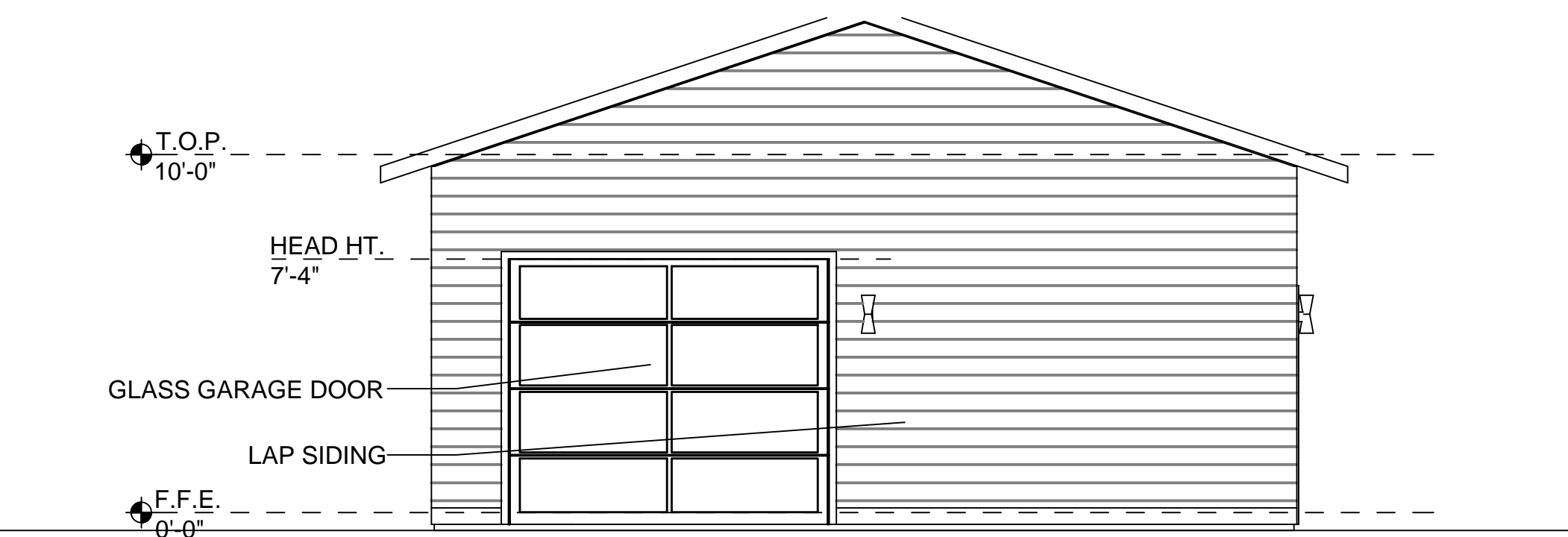
Proposed South Elevation  
4 A8 scale: 1/4"=1'-0"



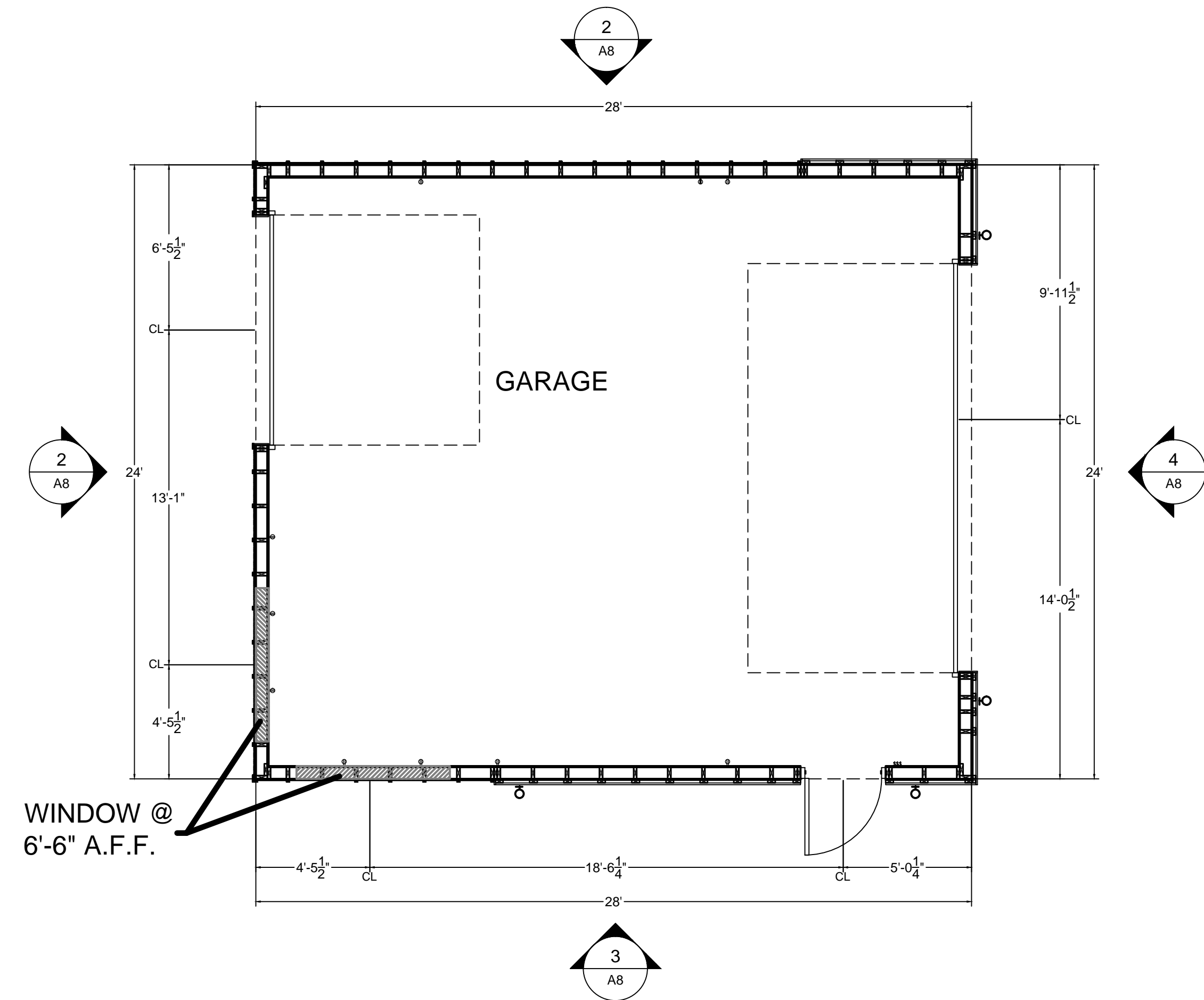
Proposed West Elevation  
3 A8 scale: 1/4"=1'-0"



Proposed North Elevation  
2 A8 scale: 1/4"=1'-0"



Proposed East Elevation  
1 A8 scale: 1/4"=1'-0"



Proposed Floor Plan - Garage  
1 A8 scale: 1/4"=1'-0"



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EXISTING NORTH FACADE

4 | A9



EXISTING REAR FACADE

3 | A9



PROPOSED SOUTH FACADE

2 | A9



EXISTING FRONT FACADE

1 | A9



PROPOSED NE CORNER VIEW

7 | A9



PROPOSED SW CORNER VIEW

6 | A9



PROPOSED SE CORNER VIEW

5 | A9

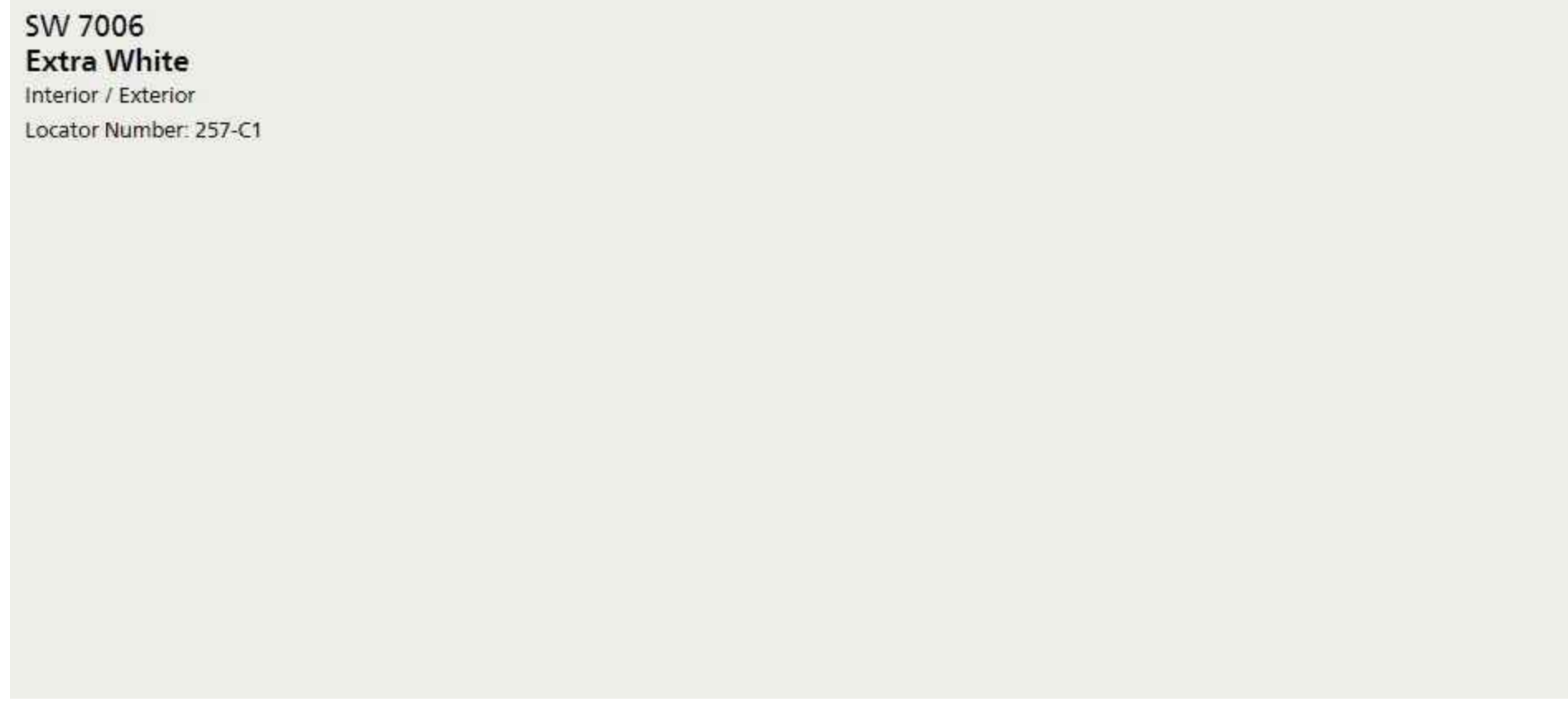
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EXISTING AND  
PROPOSED  
CONDITIONS



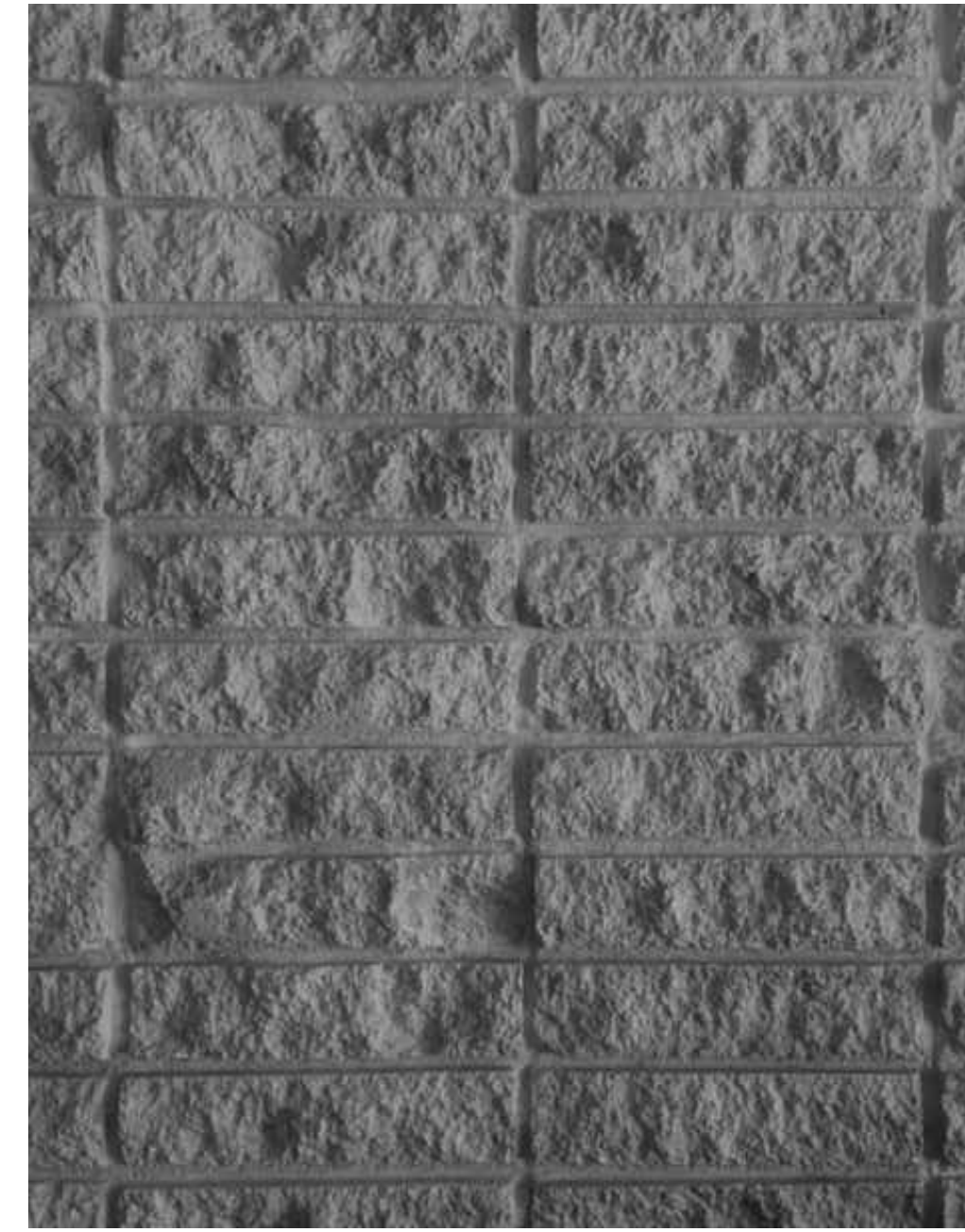
BOARD AND BATTEN COLOR  
13 A10



LAP SIDING COLOR  
12 A10



SPLIT FACE CONCRETE BLOCK COLOR  
11 A10



SPLIT FACE CONCRETE BLOCK  
10 A10



ARCHITECTURAL SHINGLES  
9 A10



BOARD AND BATTEN - FIBER CEMENTITIOUS  
8 A10



LAP SIDING - FIBER CEMENTITIOUS  
7 A10



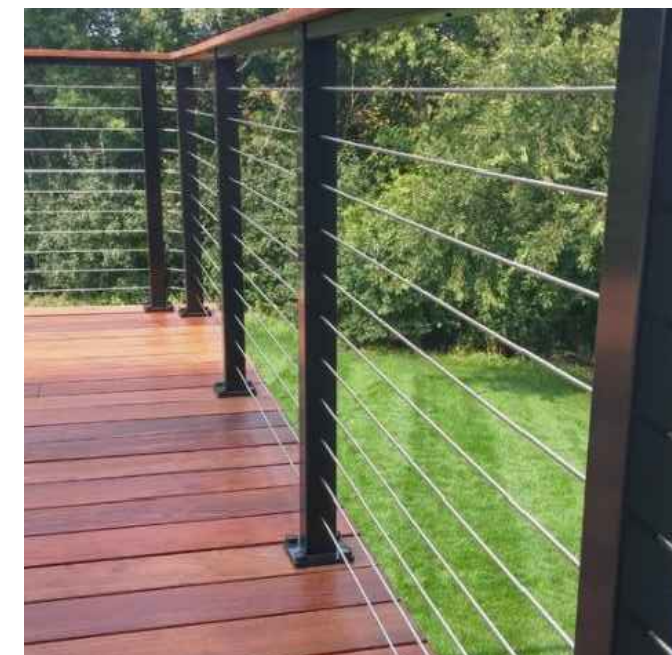
EXTERIOR WALL SCONCE  
6 A10



CASEMENT/AWNING WINDOWS  
5 A10



GARAGE DOOR  
4 A10



TERRACE CABLE RAILING  
3 A10



TERRACE PAVERS  
2 A10



DRIVEWAY AND SIDE GATE/FENCE  
1 A10



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PROPOSED  
MATERIALS  
AND COLORS

A10