



404.371.2155 (t)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

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: 303 vickers drive, atlanta, ga 30307

Applicant: Chris Henshaw, AIA E-Mail: chris@studioHarchitecture.com

Applicant Mailing Address: 2594 Addison Drive, Doraville, GA 30340

Applicant Phone(s): 404.954.2724 Fax: _____

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

Owner(s): Bruce Friedman E-Mail: bfrie1109@yahoo.com

Jo Ellen Friedman E-Mail: joellenfriedman@gmail.com

Owner(s) Mailing Address: 1208 Reserve NE, Brookhaven, GA 30319

Owner(s) Telephone Number: 281.787.1250

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: built circa 1950

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:

we are renovating and enlarging an existing single-story home (w/ basement) into a 2-story home (w/ basement). an old, non-conforming addition and screened porch are being removed during the remodel, and a new screened porch is being added. no work (other than screened porch) is to take place outside of the footprint of the existing home. the home's existing brick exterior is being retained on all 4 sides. the front porch is to remain, but will be renovated and brought up to code. no variance's will be required for this work.

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



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Signature of Applicant/Date

Revised 1/26/17



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),

BRUCE FRIEDMAN
being (owner) (owners) of the property 303 VICIENS NE,
hereby delegate authority to CHRIS HENSHAW
to file an application in (my) (our) behalf.

Bruce Friedman
Signature of Owner/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 (404/371- 2155). 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, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. 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 monetary 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. You will need to apply for a new certificate if you still intend to do the work.

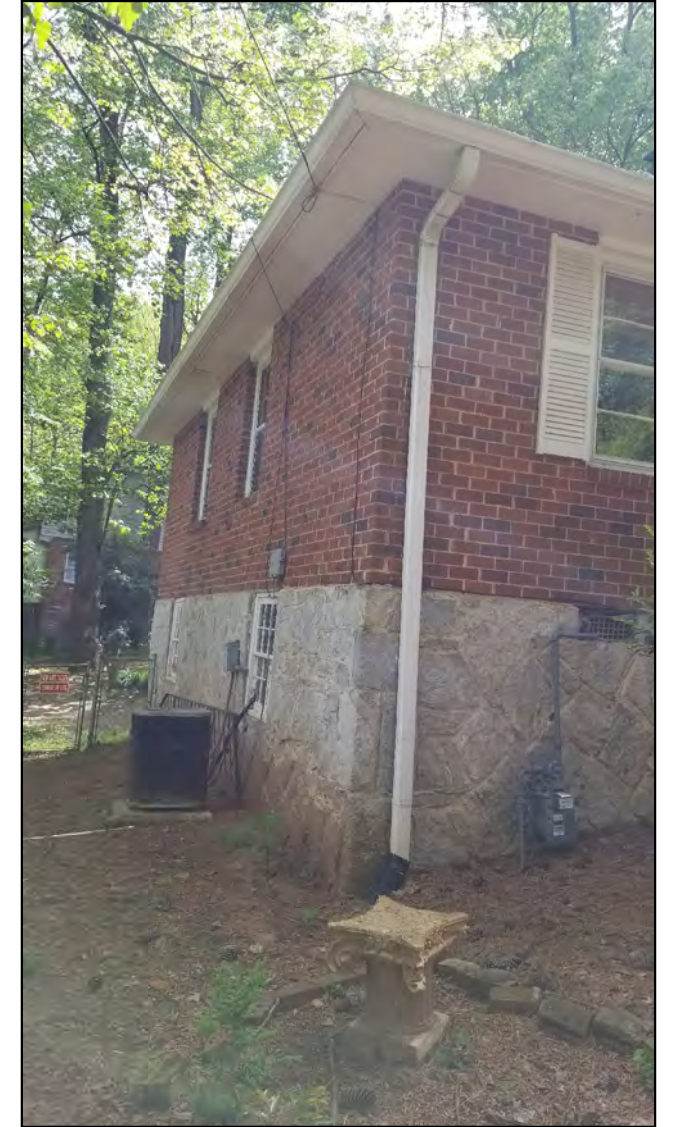
Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.



front of existing home



right side of existing home



left side of existing home



rear of existing home



existing car-port and non-conforming addition which are to be removed

Friedman Residence
303 Vickers Drive
Atlanta, GA 30307

PROJECT DIRECTORY

PROJECT NAME & LOCATION:
Addition / Renovation
303 Vickers Dr.
Atlanta, GA 30307

GENERAL CONTRACTOR:
Level Team Contracting LLC
c/o Scott Burks
1440 Dutch Valley Place
Suite 615
Atlanta, GA 30324

BUILDING DEPARTMENT:
City Of Atlanta
Building Department
55 Trinity Ave
Suite 3900
Atlanta, GA 30303

ARCHITECT:
studioH architecture
Chris Henshaw, A.I.A.
2594 Addison Drive
Doraville, GA 30340
404-954-2724

PROJECT DATA

APPLICABLE CODES:

- International Building Code - 2012 Edition with Georgia State Amendments
- International Residential Code for One-and Two-Family Dwellings, 2012 Edition with Georgia State Amendments
- International Mechanical Code - 2012 Edition with Georgia State Amendments
- International Plumbing Code - 2012 Edition with Georgia State Amendments
- International Fuel Gas Code - 2012 Edition with Georgia State Amendments
- International Fire Code - 2012 Edition with Georgia State Amendments
- National Electric Code - 2017 Edition with No Georgia State Amendments
- International Energy Conservation Code - 2009 Edition with Georgia State Amendments
- NFPA 101 - Life Safety Code - 2012 Edition
- Georgia Accessibility Code, 2010 Edition with Georgia State Amendments

REVISIONS

NUM.	DATE	DESCRIPTION	SHEETS AFFECTED
09-17-19		ISSUED FOR CONSTRUCTION	

INDEX TO DRAWINGS

NUM.	CONTENTS	REV	ORDER
ARCHITECTURAL			
01	TITLE SHEET, INDEX, CODE INFORMATION, PROJECT DIRECTORY	01	
02	SITE PLAN DEMO SITE PLAN PROPOSED	02	
03	FIRST FLOOR DEMO EXISTING EXT. ELEVATIONS	03	
04	FIRST AND SECOND FLOOR PROPOSED	04	
05	ROOF PLANS	05	
06	EXTERIOR ELEVATIONS INTERIOR ELEVATIONS	06	
07	BUILDING SECTIONS / WALL SECTIONS	07	
08	LIGHTING PLAN	08	
09	POWER PLAN	09	
ARCHITECTURAL			
S1	FOUNDATION PLAN/FRAMING PLANS	10	
S2	ROOF FRAMING PLANS	11	
S3	STRUCTURAL DETAILS / SCHEDULES	12	

Friedman Residence

Addition / Renovation

303 Vickers Dr.

Atlanta, GA 30307

Project Description:

We are expanding an existing one-story (plus basement) home into a two-story (plus basement) home. A small extension will be added to the rear footprint of the home and the existing deck will be replaced with a larger one. The home has already received a variance for the work shown in this set.

Proposed Floor Area:

1st floor conditioned = 1960 sq.ft.
2nd floor conditioned = 930 sq.ft.

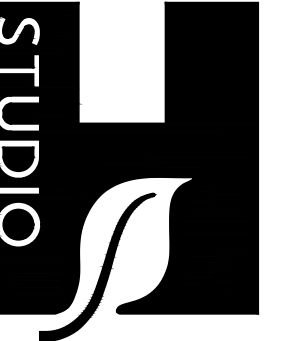
Total conditioned = 2890

FAR: 2890 / 9000 = 0.321



DATE
09-17-19

REVISION



studioH architecture, llc
chris henshaw, AIA
2594 addison drive
doraville, ga 30340

Friedman Residence
Addition / Renovation
303 Vickers Dr.
Atlanta, Georgia 30324

COVER INFORMATION

01

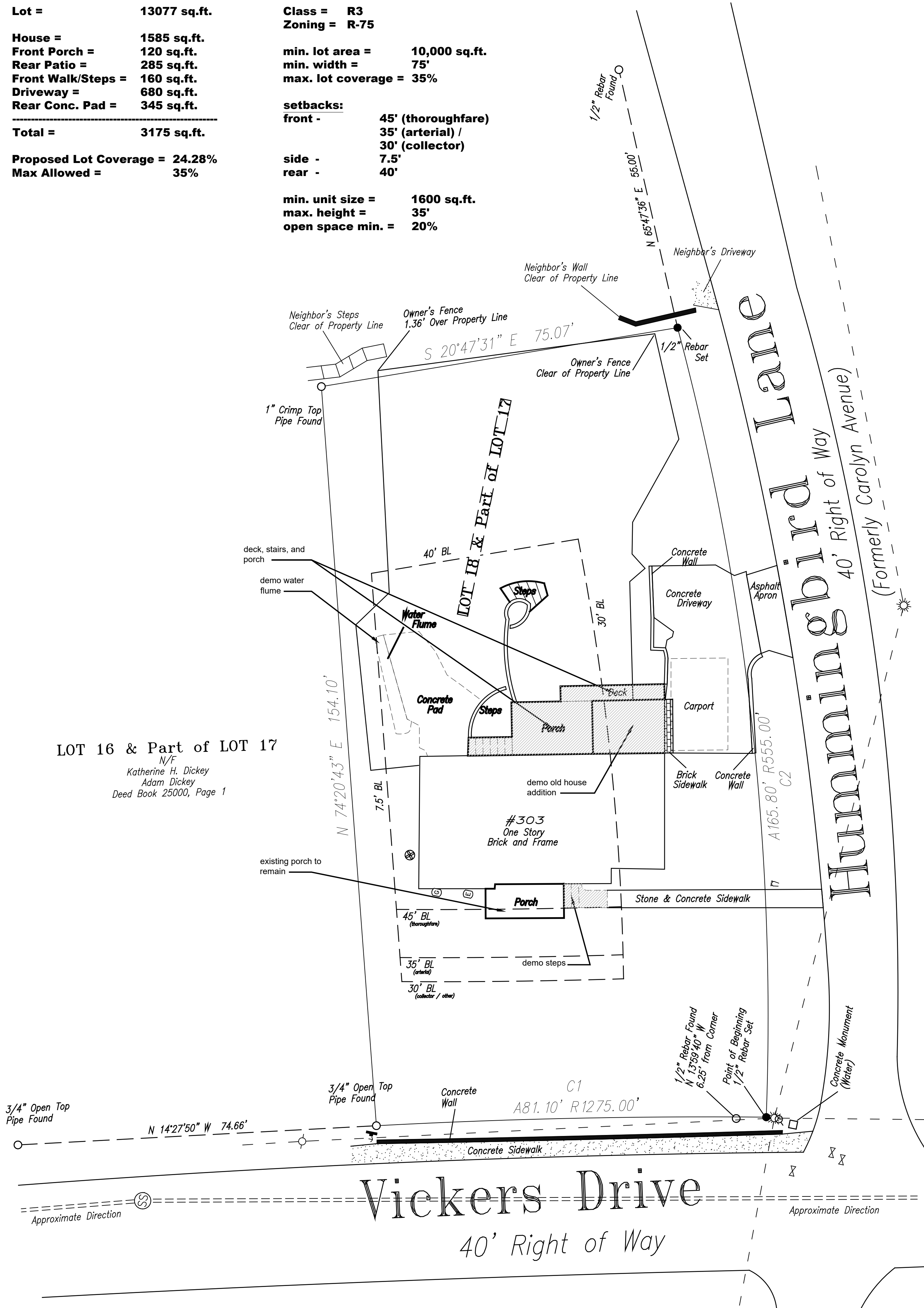
- issued for construction -

Existing Lot information:

Lot = 13077 sq.ft.
 House = 1585 sq.ft.
 Front Porch = 120 sq.ft.
 Rear Patio = 285 sq.ft.
 Front Walk/Steps = 160 sq.ft.
 Driveway = 680 sq.ft.
 Rear Conc. Pad = 345 sq.ft.
 Total = 3175 sq.ft.
 Proposed Lot Coverage = 24.28%
 Max Allowed = 35%

Zoning information:

Class = R3
 Zoning = R-75
 min. lot area = 10,000 sq.ft.
 min. width = 75'
 max. lot coverage = 35%
 setbacks:
 front - 45' (thoroughfare)
 35' (arterial) /
 30' (collector)
 side - 7.5'
 rear - 40'
 min. unit size = 1600 sq.ft.
 max. height = 35'
 open space min. = 20%



1 Demolition - Site Plan
 scale: NTS

Proposed Lot information:

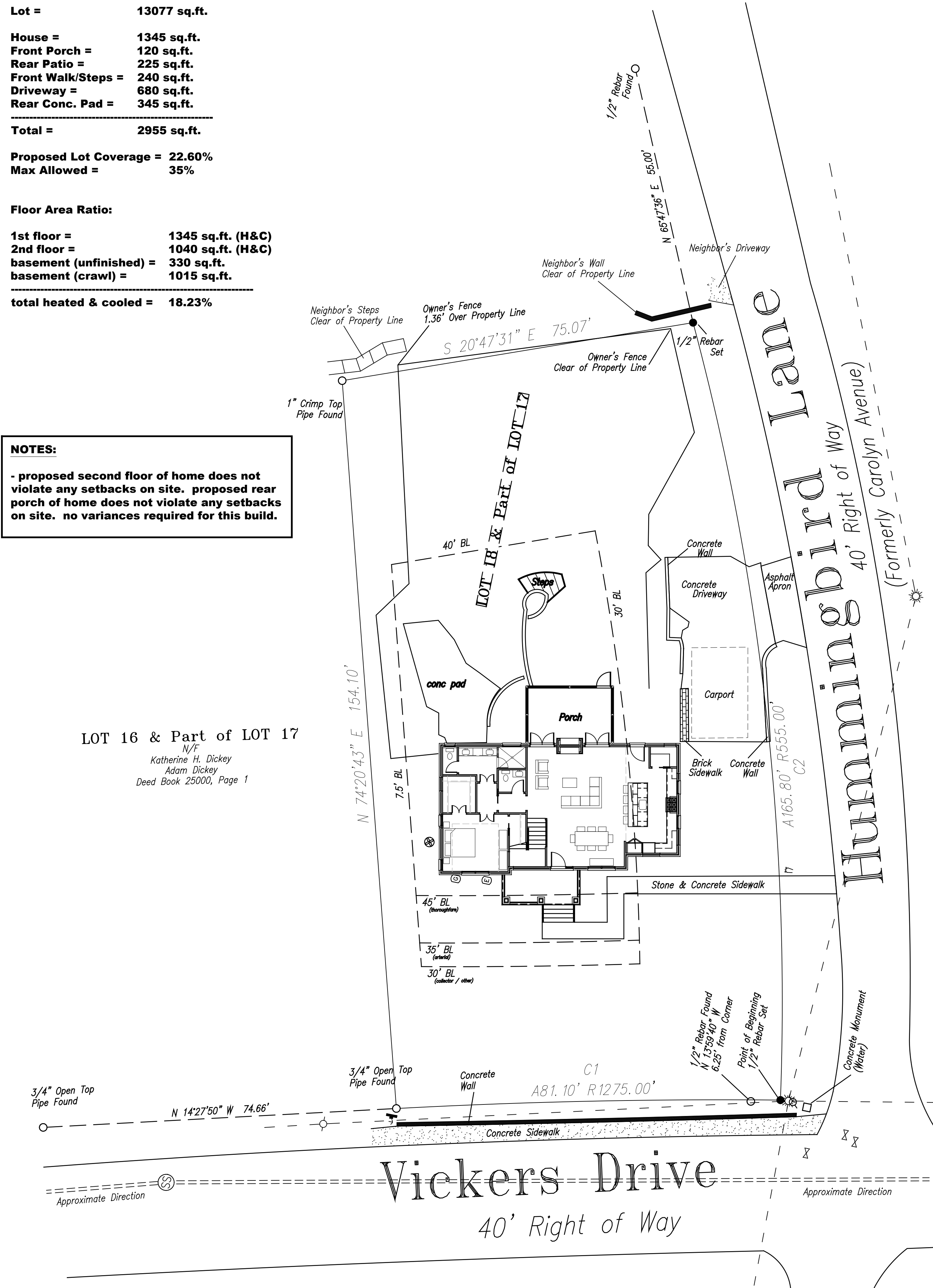
Lot = 13077 sq.ft.
 House = 1345 sq.ft.
 Front Porch = 120 sq.ft.
 Rear Patio = 225 sq.ft.
 Front Walk/Steps = 240 sq.ft.
 Driveway = 680 sq.ft.
 Rear Conc. Pad = 345 sq.ft.
 Total = 2955 sq.ft.
 Proposed Lot Coverage = 22.60%
 Max Allowed = 35%

Floor Area Ratio:

1st floor = 1345 sq.ft. (H&C)
 2nd floor = 1040 sq.ft. (H&C)
 basement (unfinished) = 330 sq.ft.
 basement (crawl) = 1015 sq.ft.
 total heated & cooled = 18.23%

NOTES:

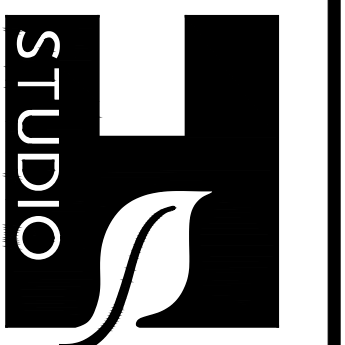
- proposed second floor of home does not violate any setbacks on site. proposed rear porch of home does not violate any setbacks on site. no variances required for this build.



1 Proposed - Site Plan
 scale: NTS



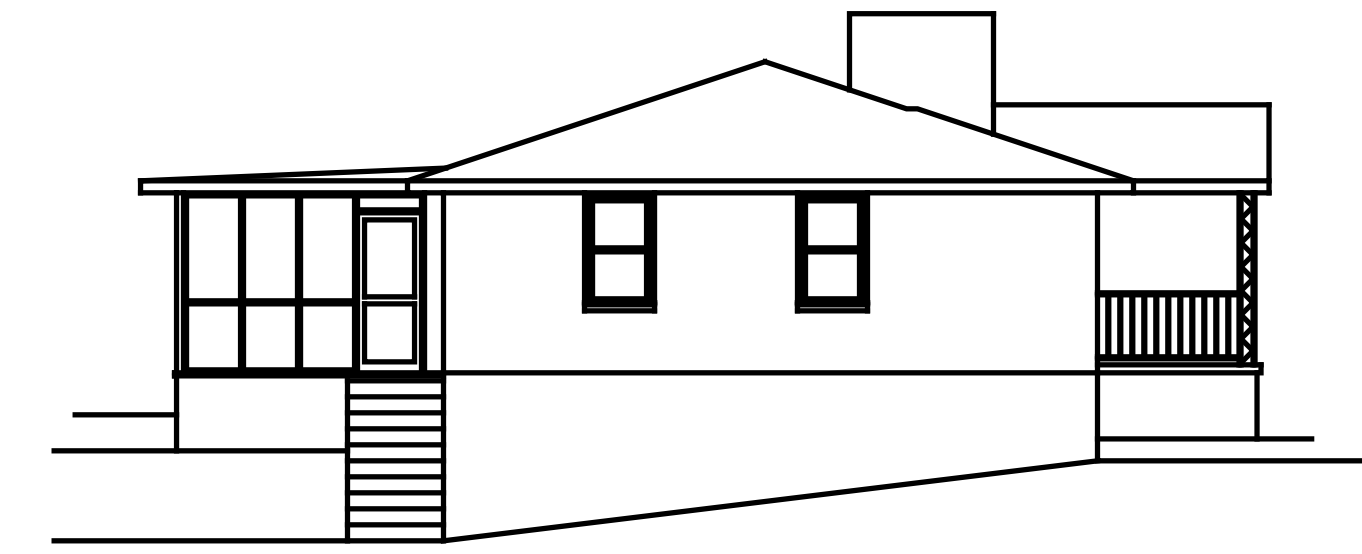
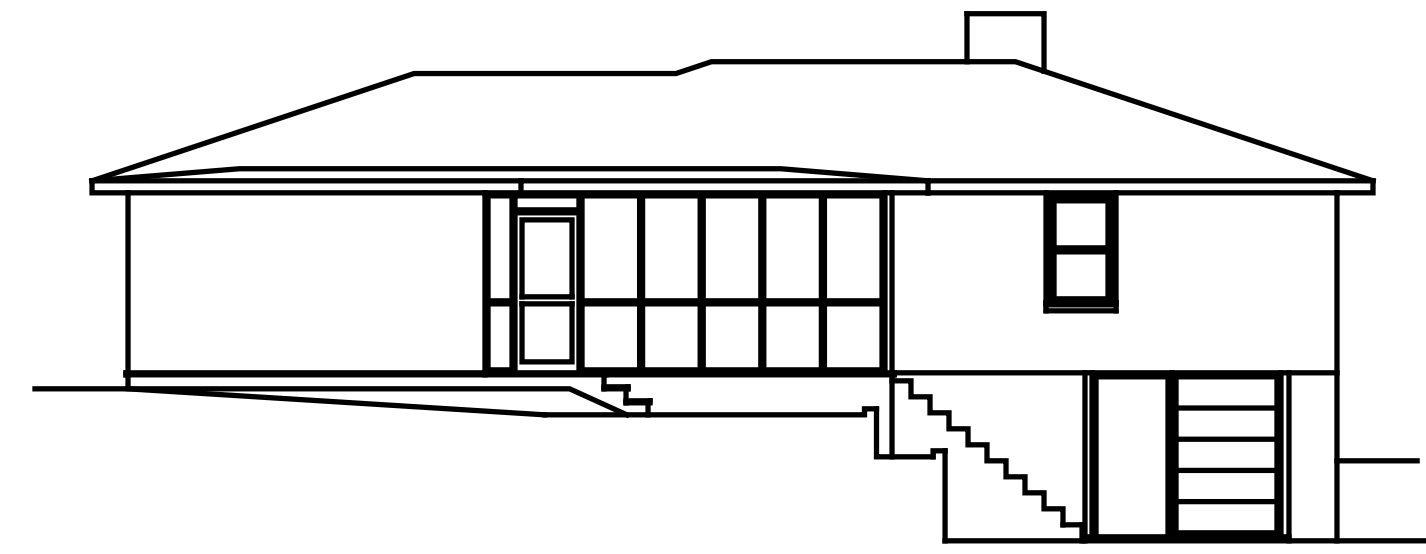
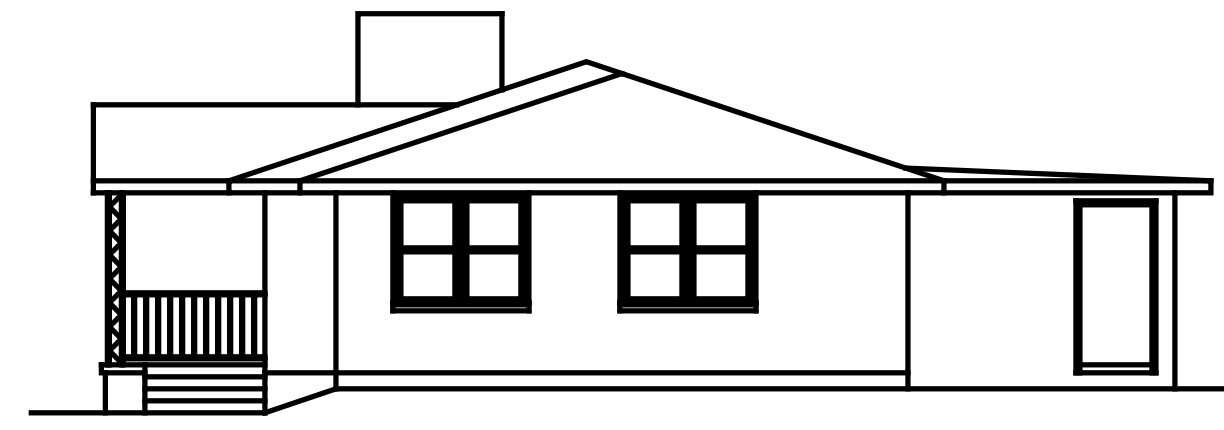
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 REVISION:



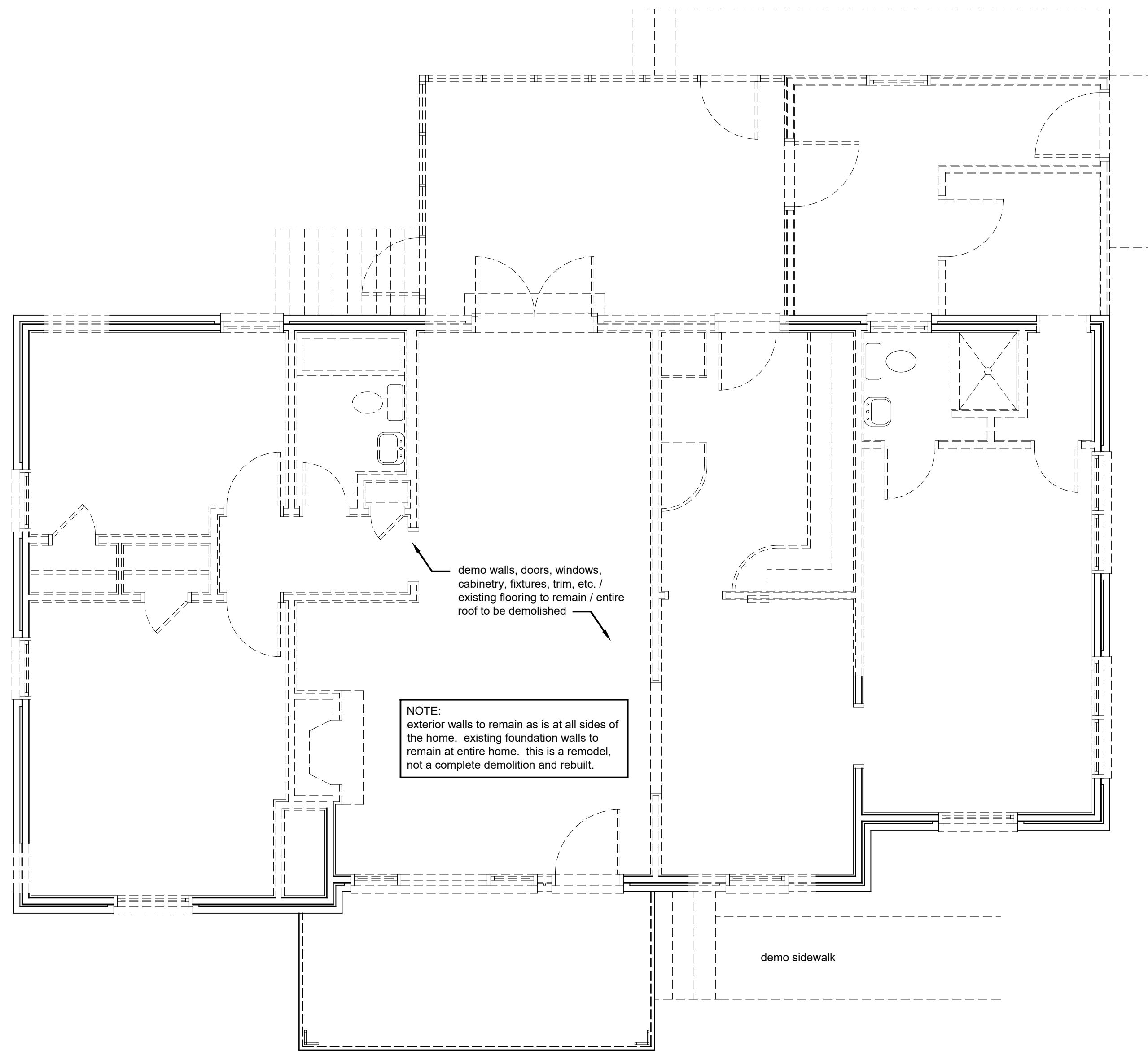
studioH architecture, llc
 chris henshaw, AIA
 2594 addison drive
 doraville, ga 30340

Friedman Residence
 Addition / Renovation
 303 Vickers Dr.
 Atlanta, Georgia 30324

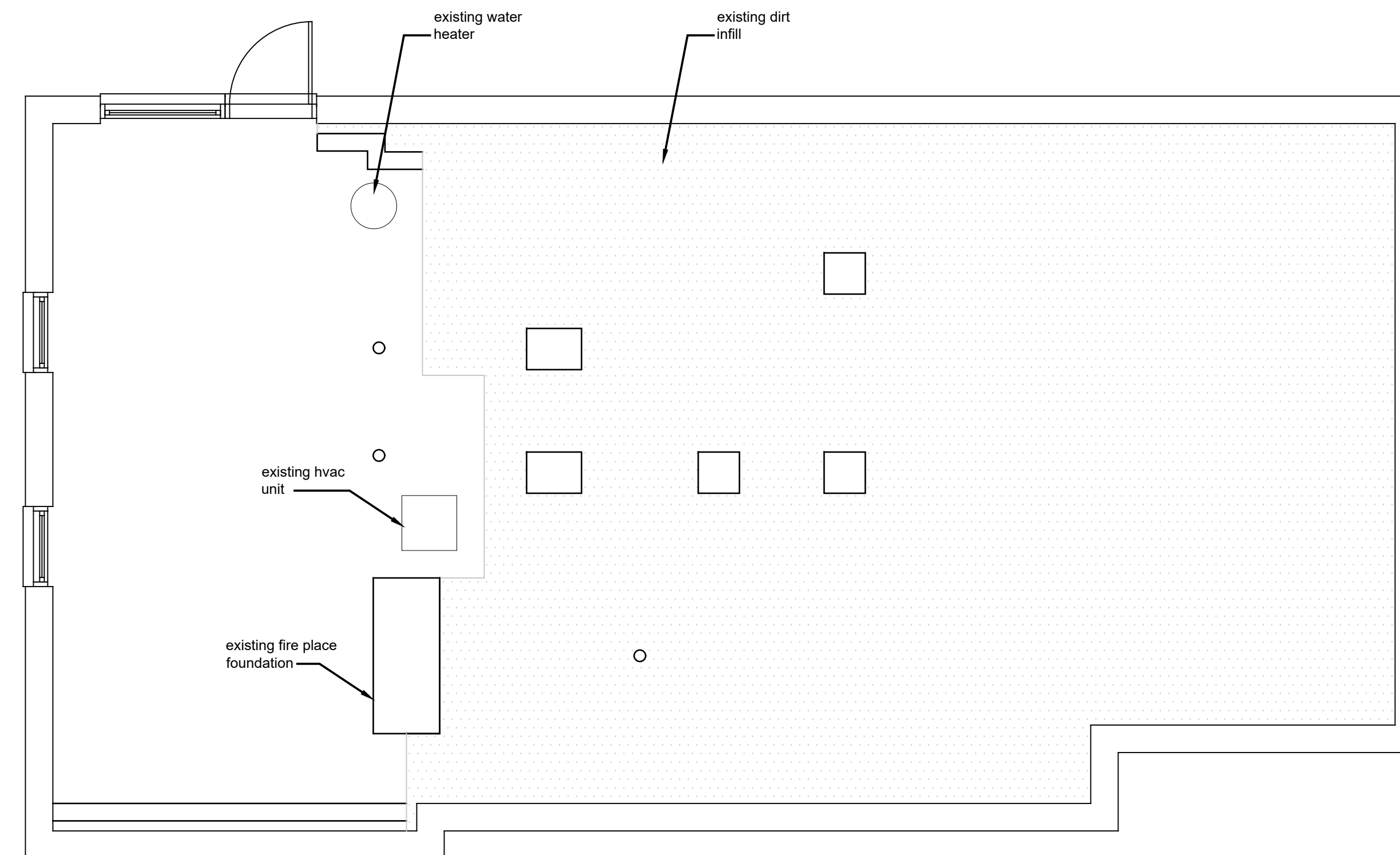
Existing/Demo Site Plan
 Proposed Site Plan



3 Existing Exterior Elevations
scale: 1/8" = 1'-0"



2 Demolition - First Floor Plan
scale: 1/4" = 1'-0"

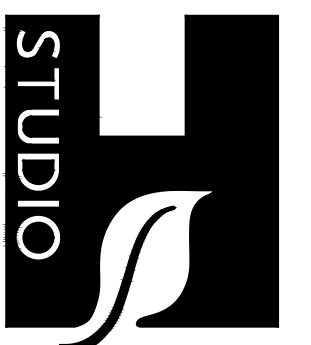


1 Existing - Basement Plan
scale: 1/4" = 1'-0"



DATE
09-17-19

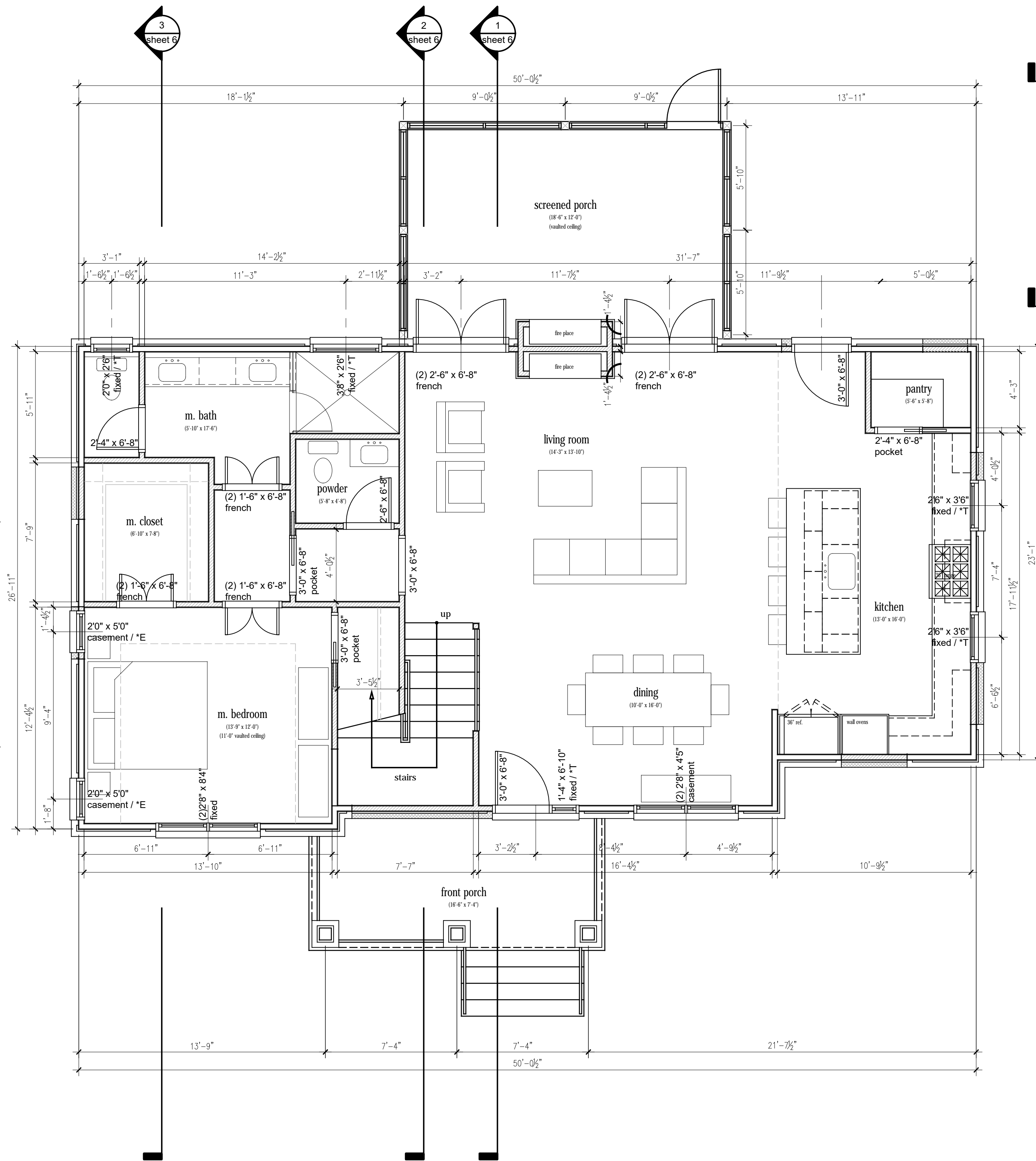
REVISION



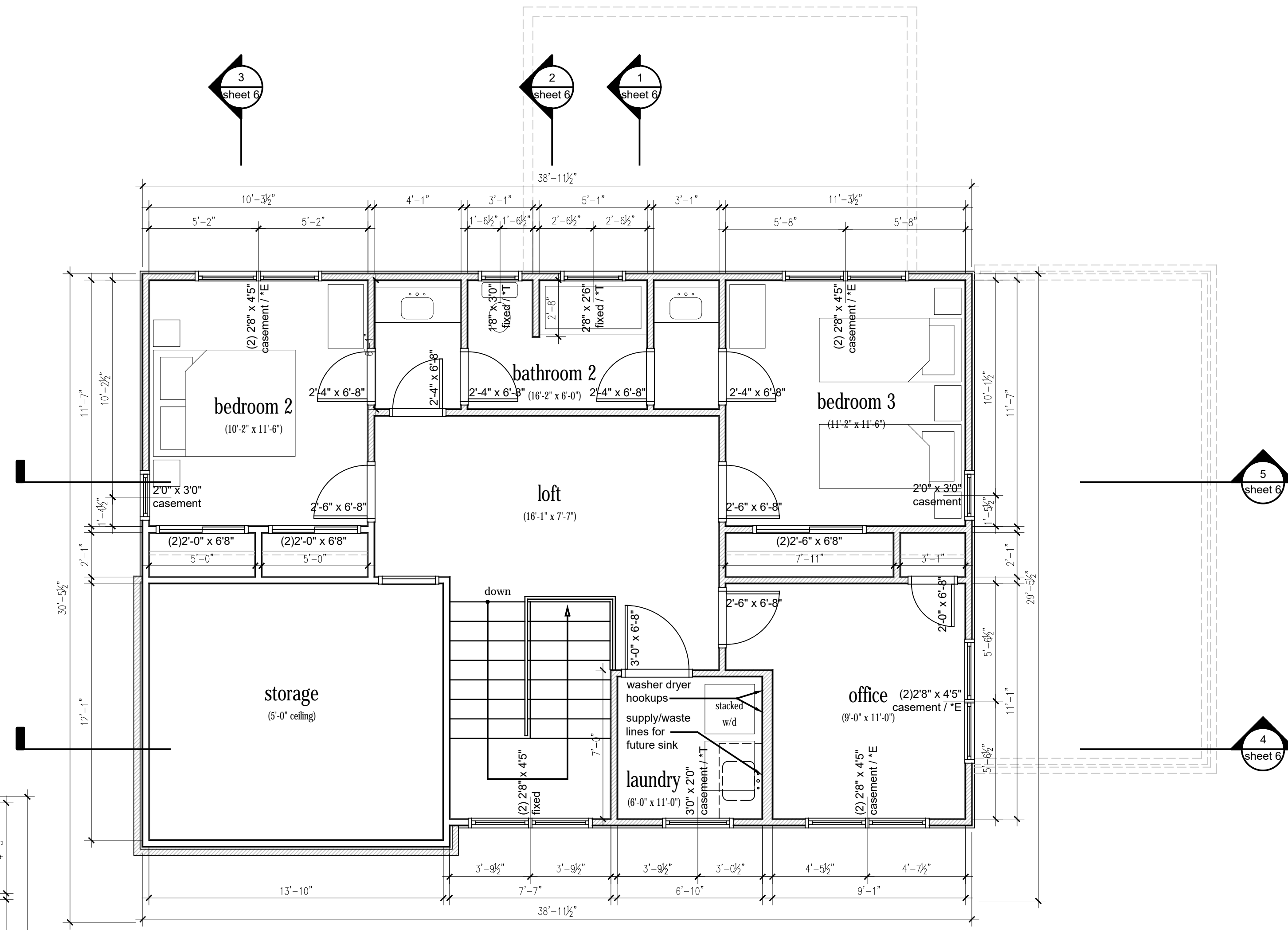
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Existing Elevations
Existing Demo Basement Plan
Proposed Basement Plan



1 Proposed - Lower Level Floor Plan
scale: 1/4" = 1'-0"



2 Proposed - Upper Level Floor Plan
scale: 1/4" = 1'-0"

WINDOW SCHEDULE				
WINDOW NO.	NO. USED	APPROX. SIZE W	APPROX. SIZE H	REMARKS
01	5	(2) 2'-8"	4'-5"	casement
02	2	2'-8"	3'-8"	kitchen, fixed, tempered
03	1	3'-8"	2'-6"	m. shower, fixed, tempered
04	1	2'-0"	2'-6"	m. bath, fixed, tempered
05	2	2'-0"	5'-0"	m. bed, casement
06	1	(2) 2'-8"	5'-4"	m. bed, casement
07	1	(2) 2'-8"	4'-5"	stair landing, fixed
08	1	3'-0"	2'-0"	laundry, casement, tempered
09	2	2'-0"	3'-0"	casement
10	1	2'-8"	2'-6"	fixed, tempered
11	1	1'-8"	3'-0"	fixed, tempered

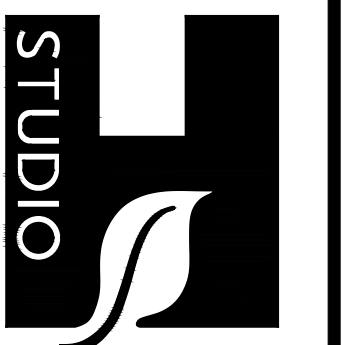
GENERAL WINDOW NOTES:
1) ALL EGRESS WINDOW SILLS TO BE 42" MAX A.F.F.
E* = EGRESS WINDOW
T* = TEMPERED GLASS

DOOR SCHEDULE					
DOOR NO.	NO. USED	APPROX. SIZE W	APPROX. SIZE H	HARDWARE	REMARKS
01	1	3'-0"	6'-8"	lock set, dead bolt	front door w/ 1'-4" tempered/ fixed side light @ pull side
02	1	3'-0"	6'-8"	---	casement opening
03	1	2'-6"	6'-8"	privacy lock set	powder room
04	1	3'-0"	6'-8"	pocket privacy lock set	pocket, hall
05	1	3'-0"	6'-8"	pocket passage set	pocket, closet
06	3	(2) 1'-6"	6'-8"	passage set	french doors
07	1	2'-4"	6'-8"	privacy lock set	m. bathroom
08	1	3'-0"	6'-8"	lock set, dead bolt	exterior back door
09	2	(2) 2'-6"	6'-8"	lock set, dead bolt	french, patio doors
10	1	3'-0"	6'-8"	passage set	laundry room
11	3	2'-6"	6'-8"	privacy lock set	upstairs bedrooms
12	5	2'-4"	6'-8"	privacy lock set	upstairs bathroom
13	1	2'-0"	6'-8"	passage set	closet
14	2	(2) 2'-0"	6'-8"	---	sliding closet doors
15	1	(2) 2'-6"	6'-8"	---	sliding closet doors

GENERAL DOOR NOTES:
1) DEADBOLTS MUST HAVE THROW LOCK ON INTERIOR, NO KEY LOCK ON INTERIOR
2) PREPARE ALL DOORS FOR NEW PAINT/STAIN FINISH.



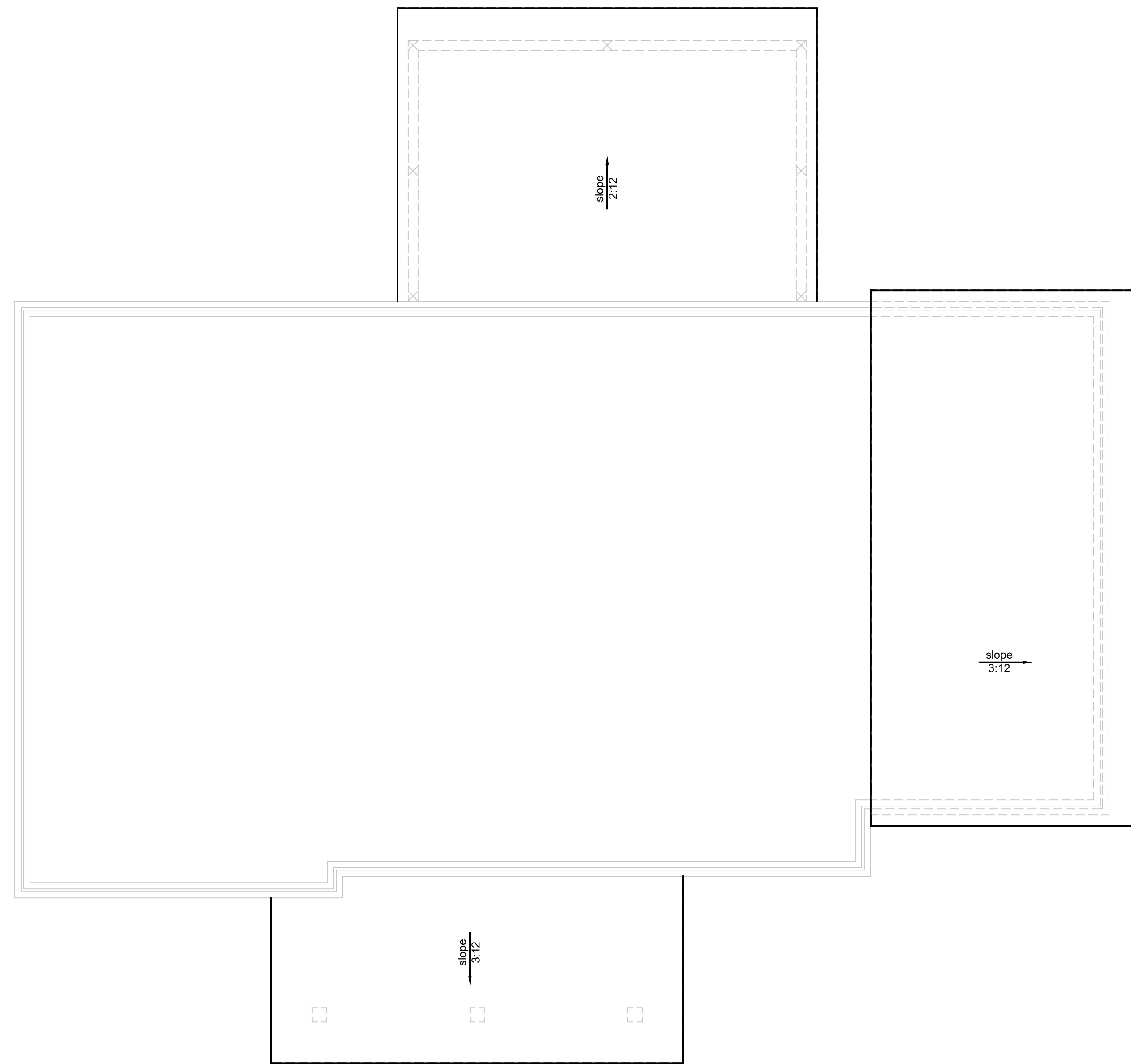
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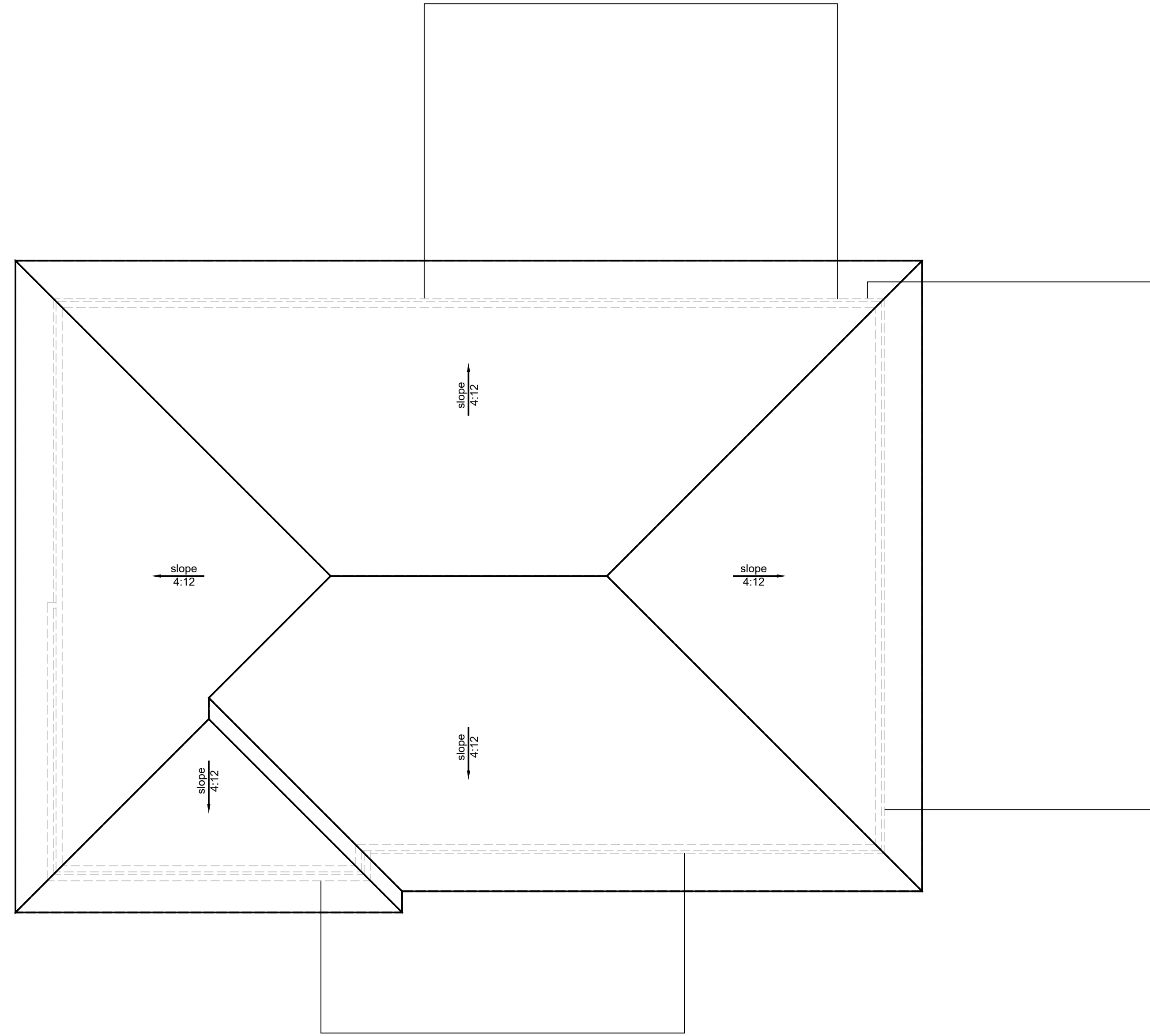
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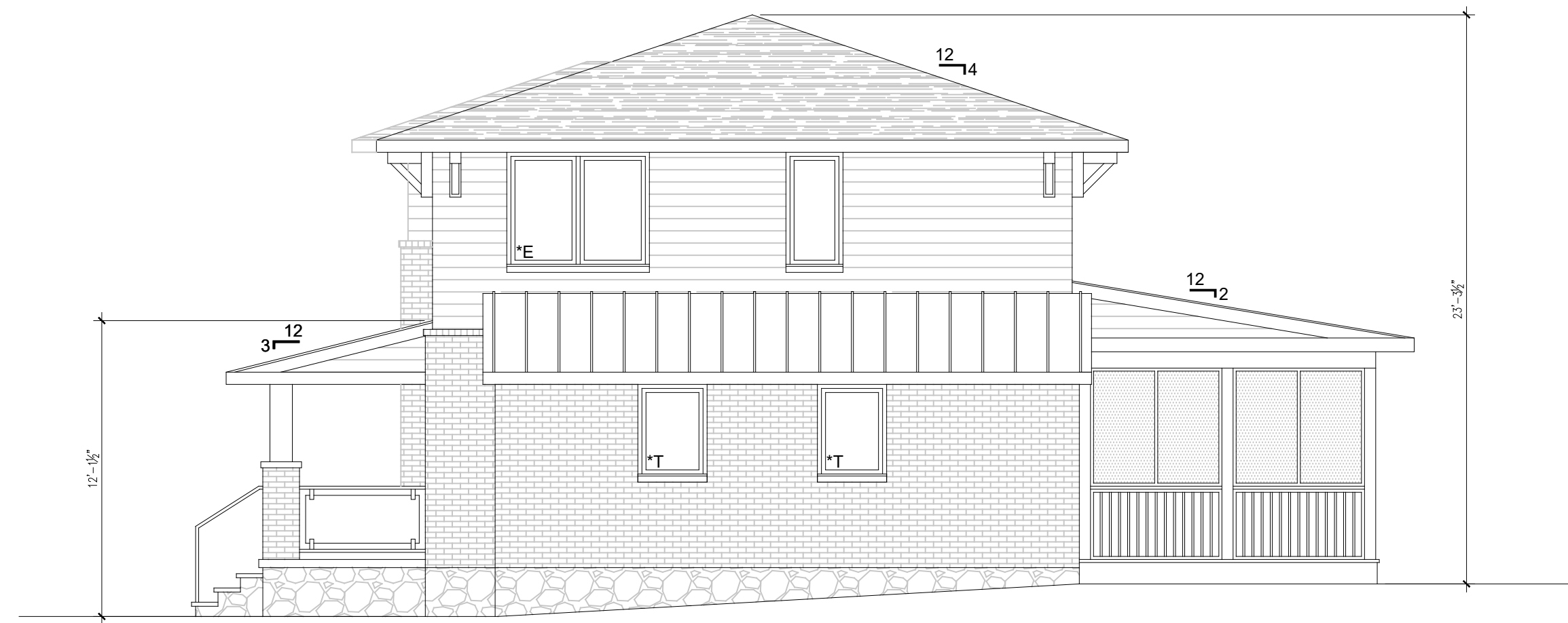
Proposed First Floor Plan
Proposed Second Floor Plan



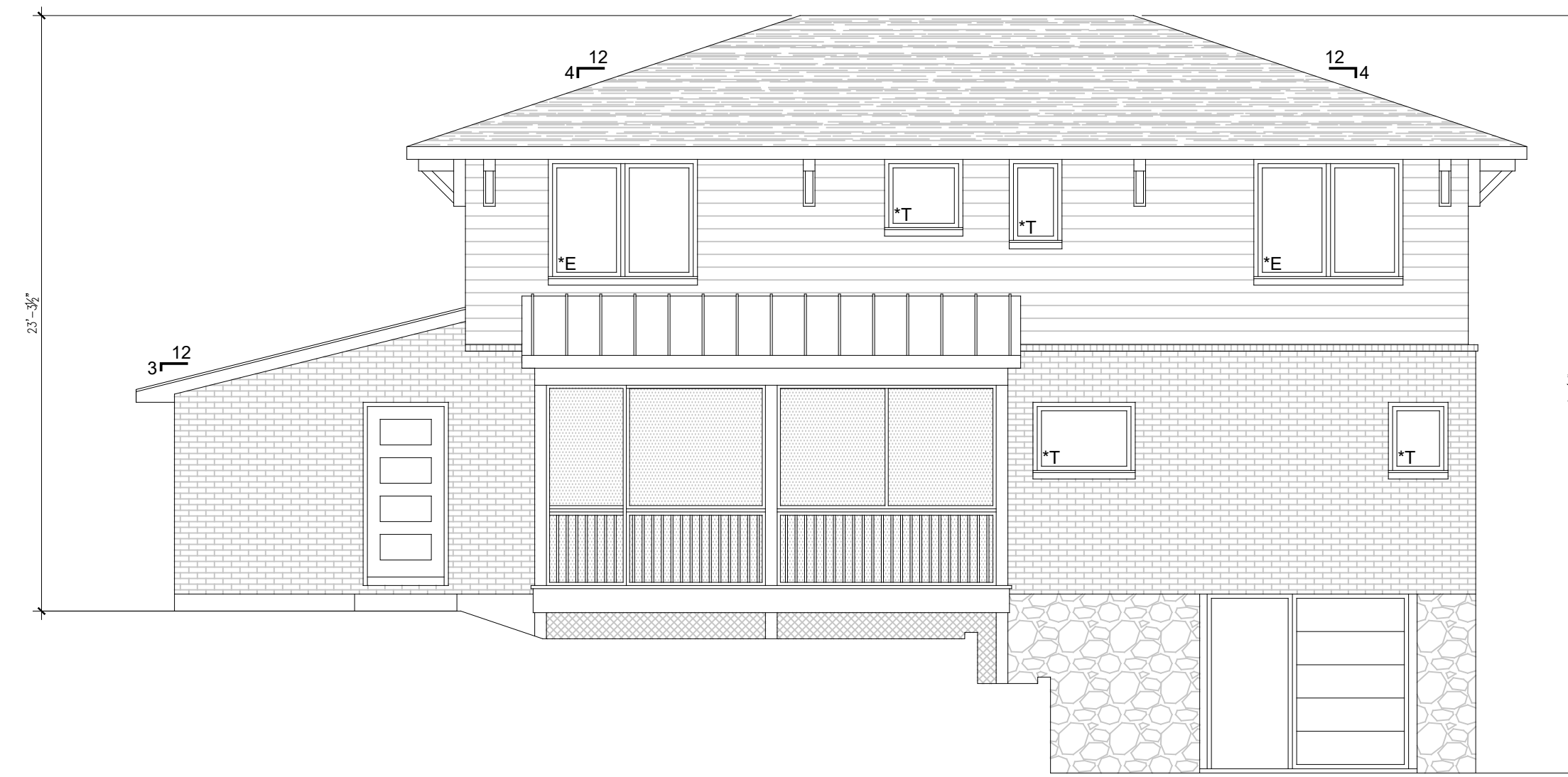
1 Proposed - Lower Roof Plan
scale: 1/4" = 1'-0"



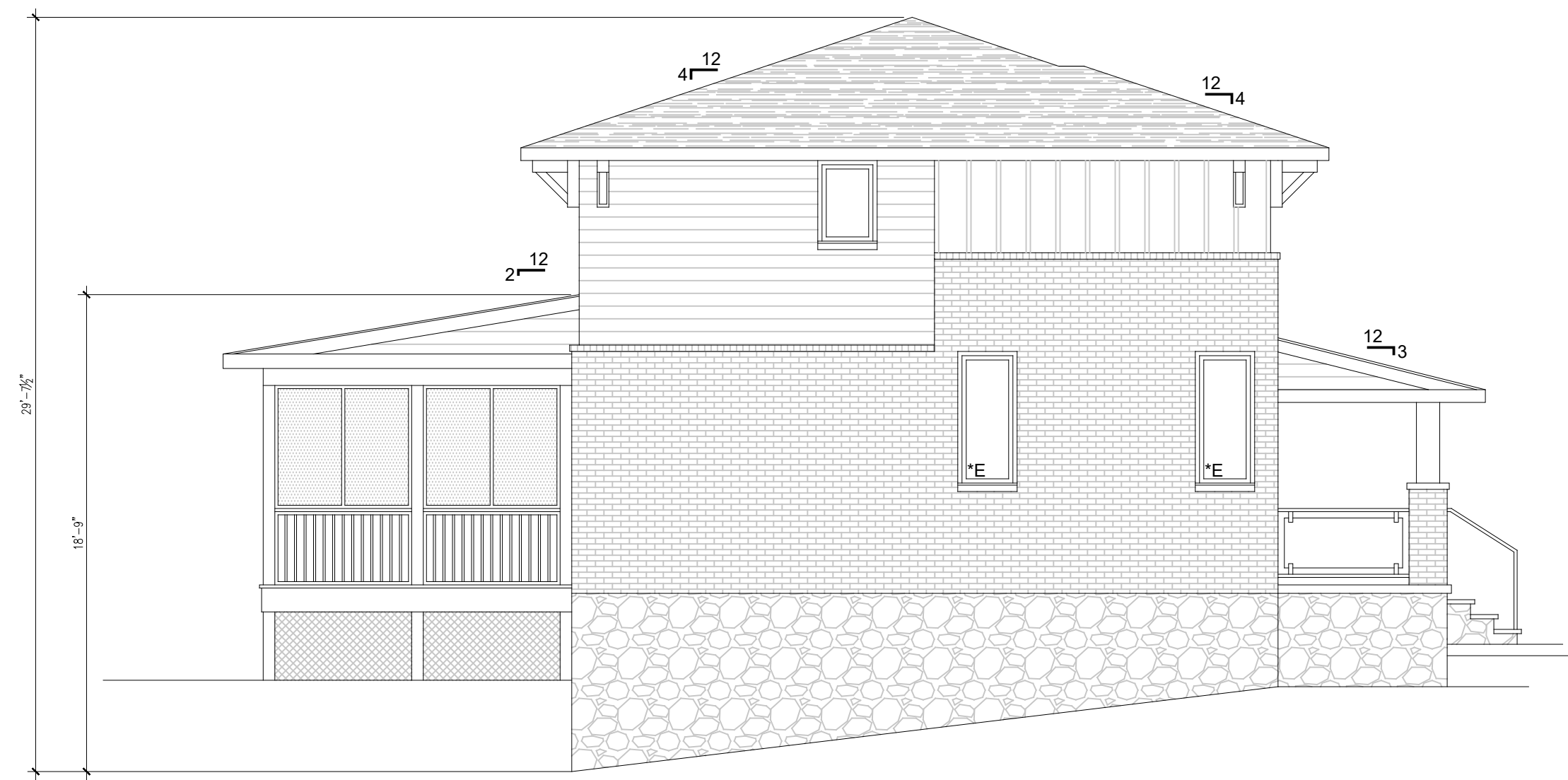
2 Proposed - Upper Roof Plan
scale: 1/4" = 1'-0"



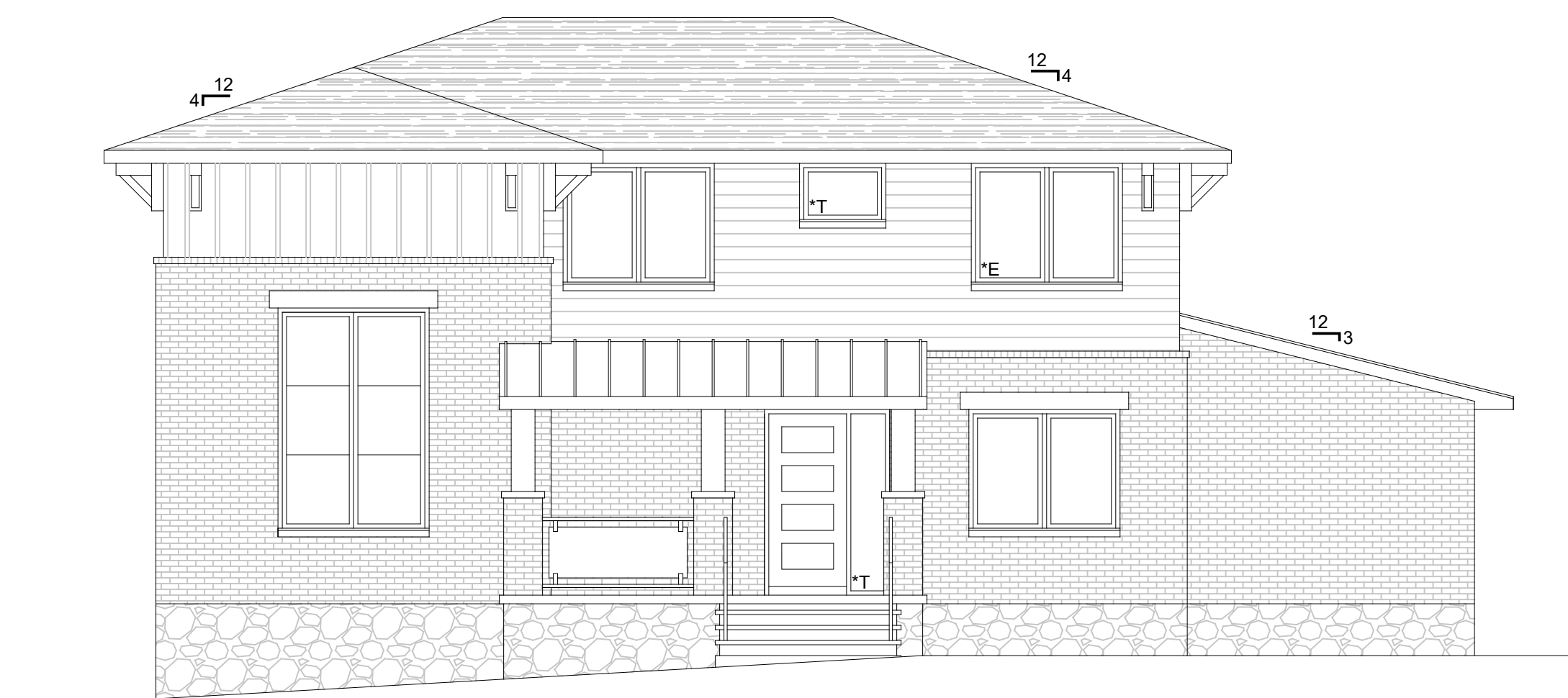
Left Elevation



Rear Elevation



Right Elevation

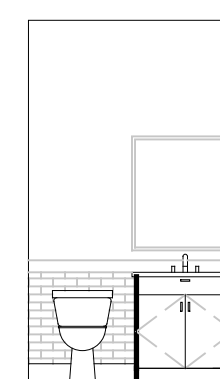


Front Elevation

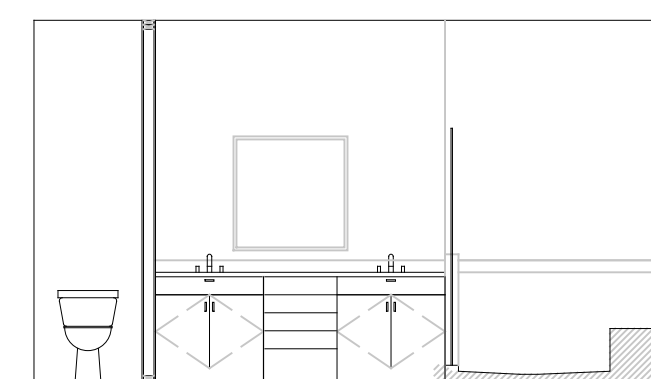
1 Proposed - Exterior Elevations
scale: 3/16" = 1'-0"



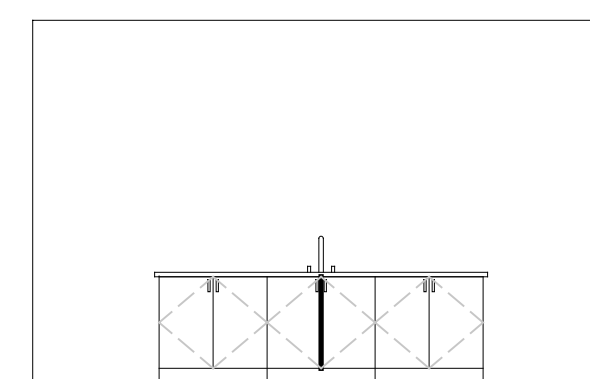
Bath



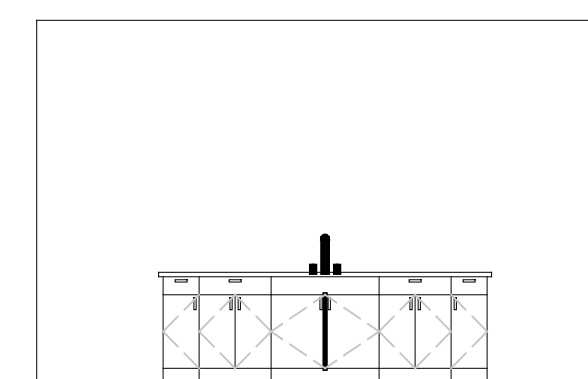
Powder



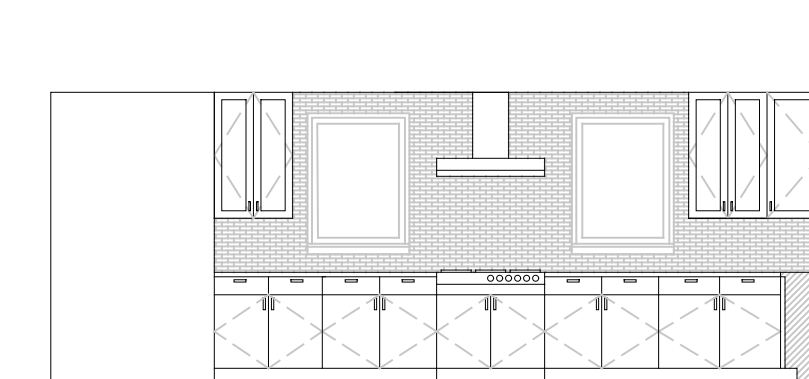
M. Bath



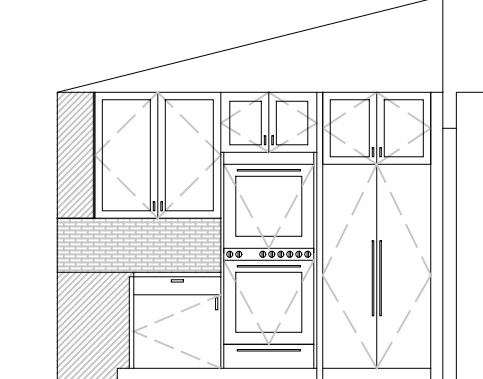
Kitchen Island (rear)



Kitchen Island (front)



Kitchen



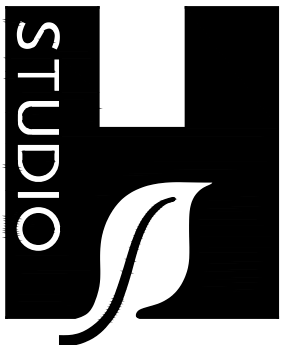
Kitchen

2 Proposed - Interior Elevations
scale: 3/16" = 1'-0"



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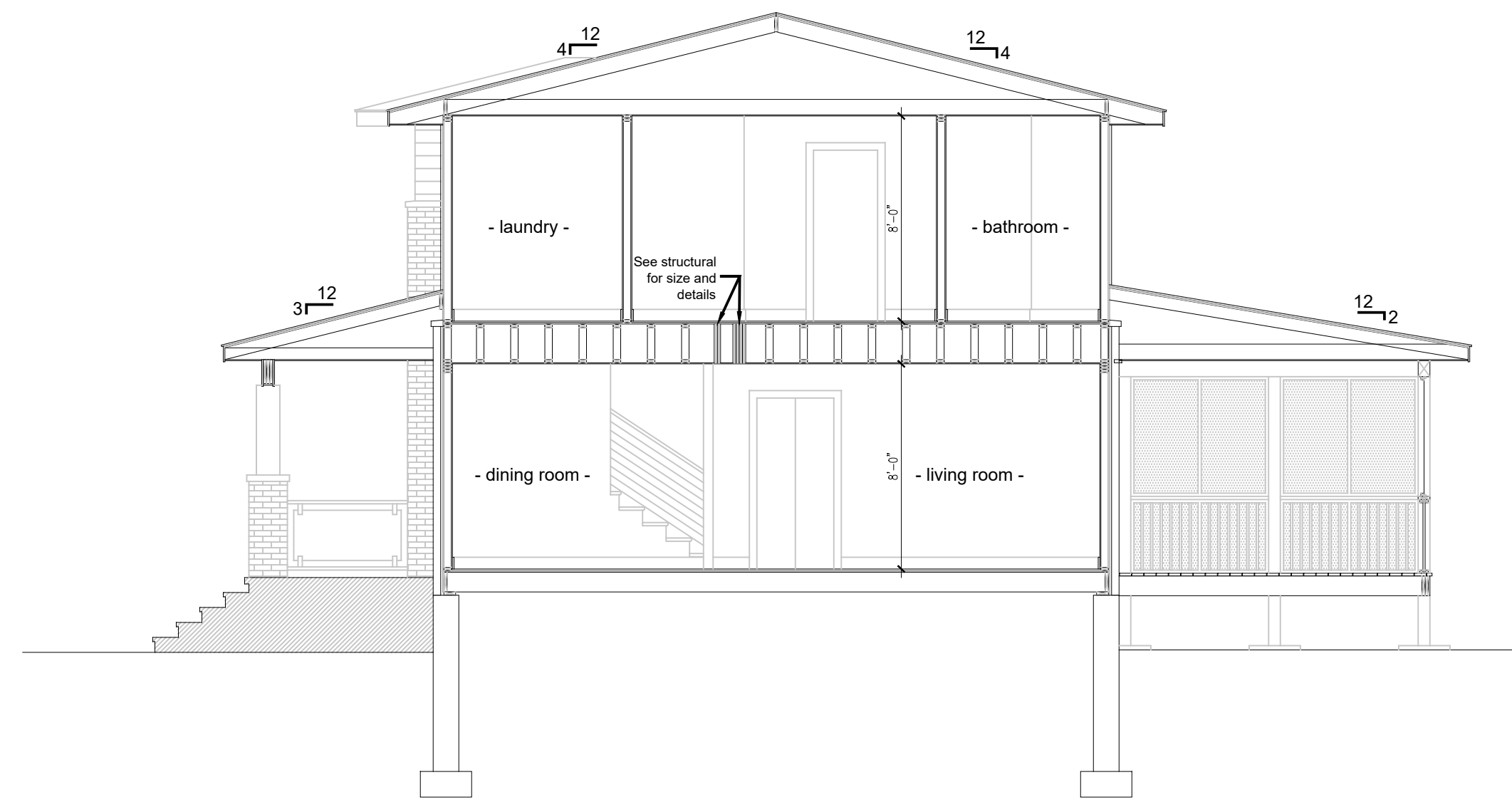
REVISION



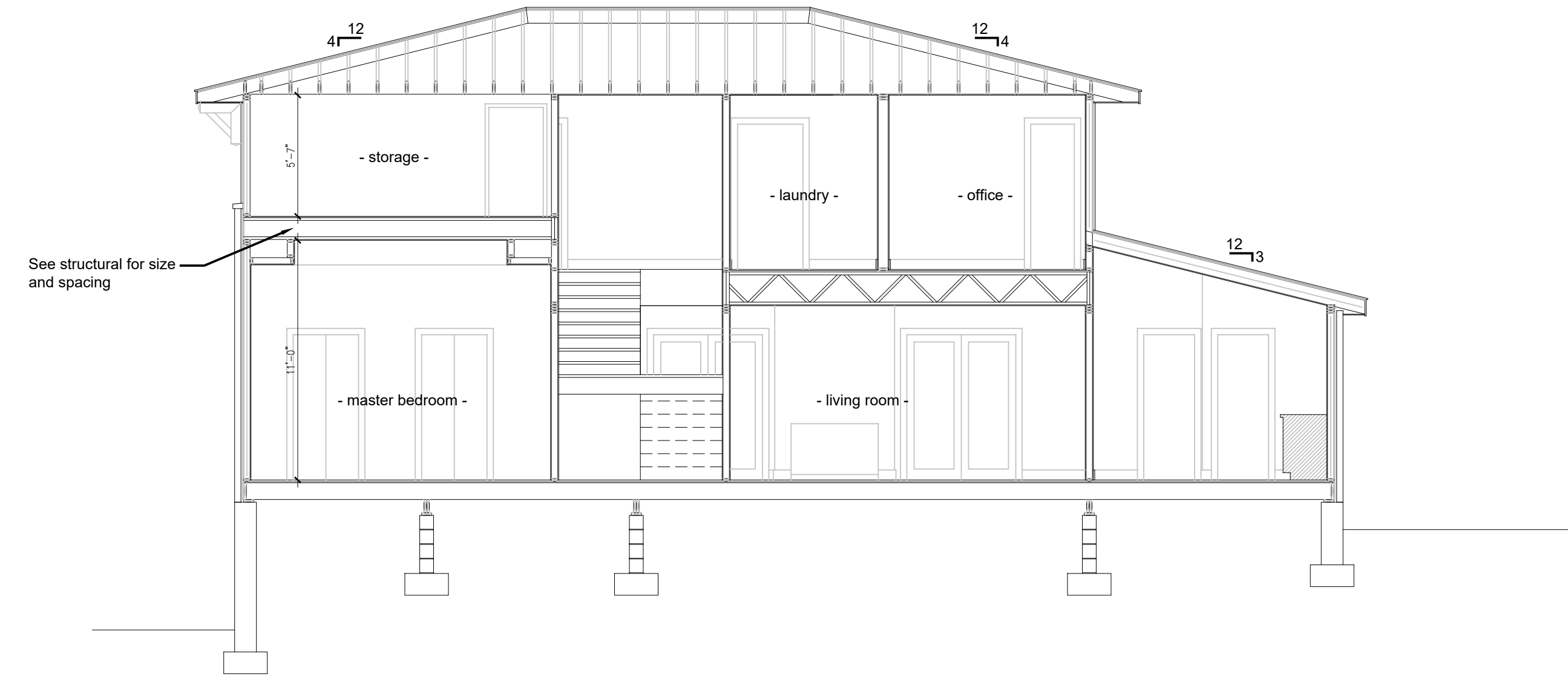
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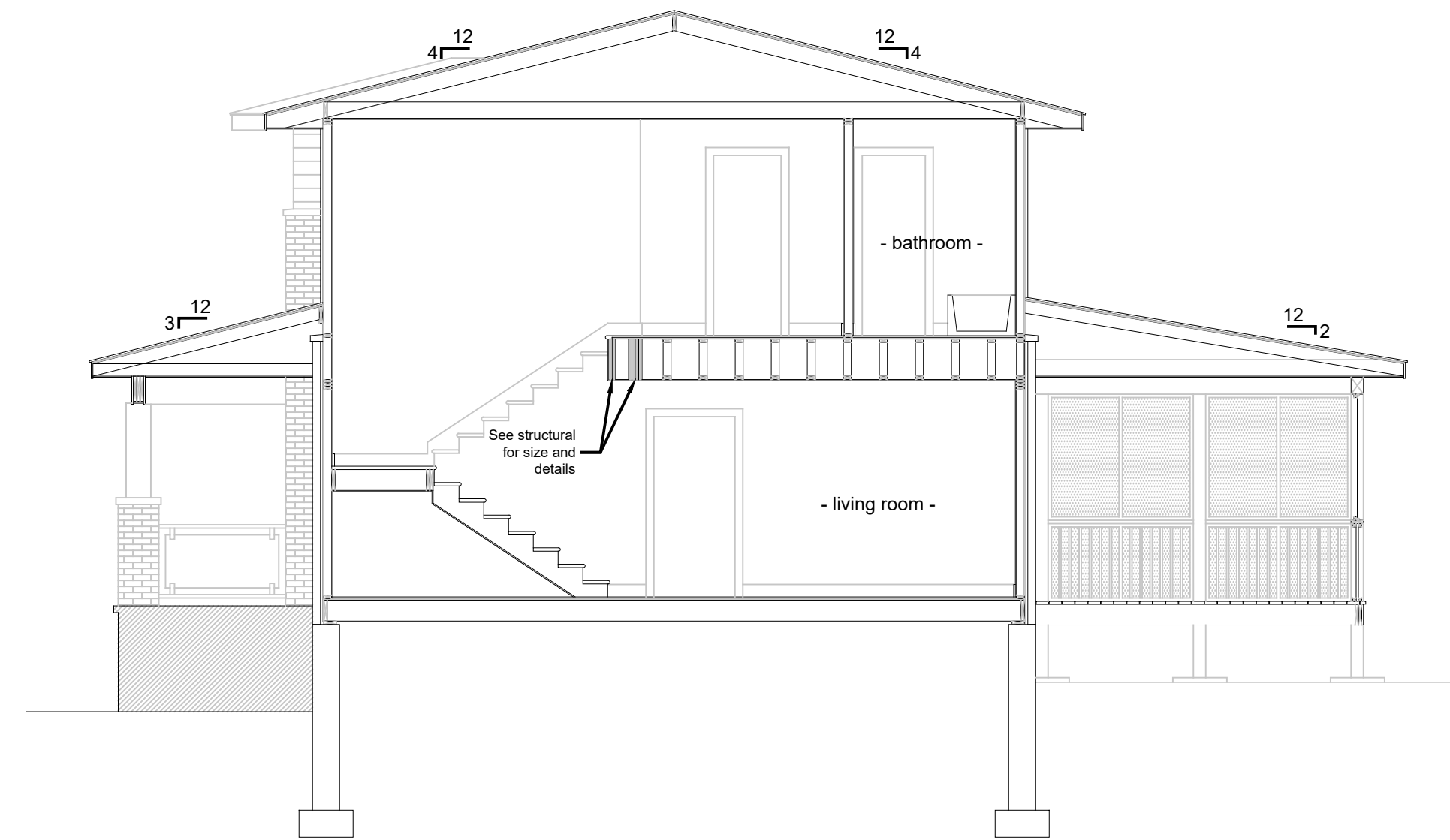
Proposed Exterior Elevations
Interior Elevations



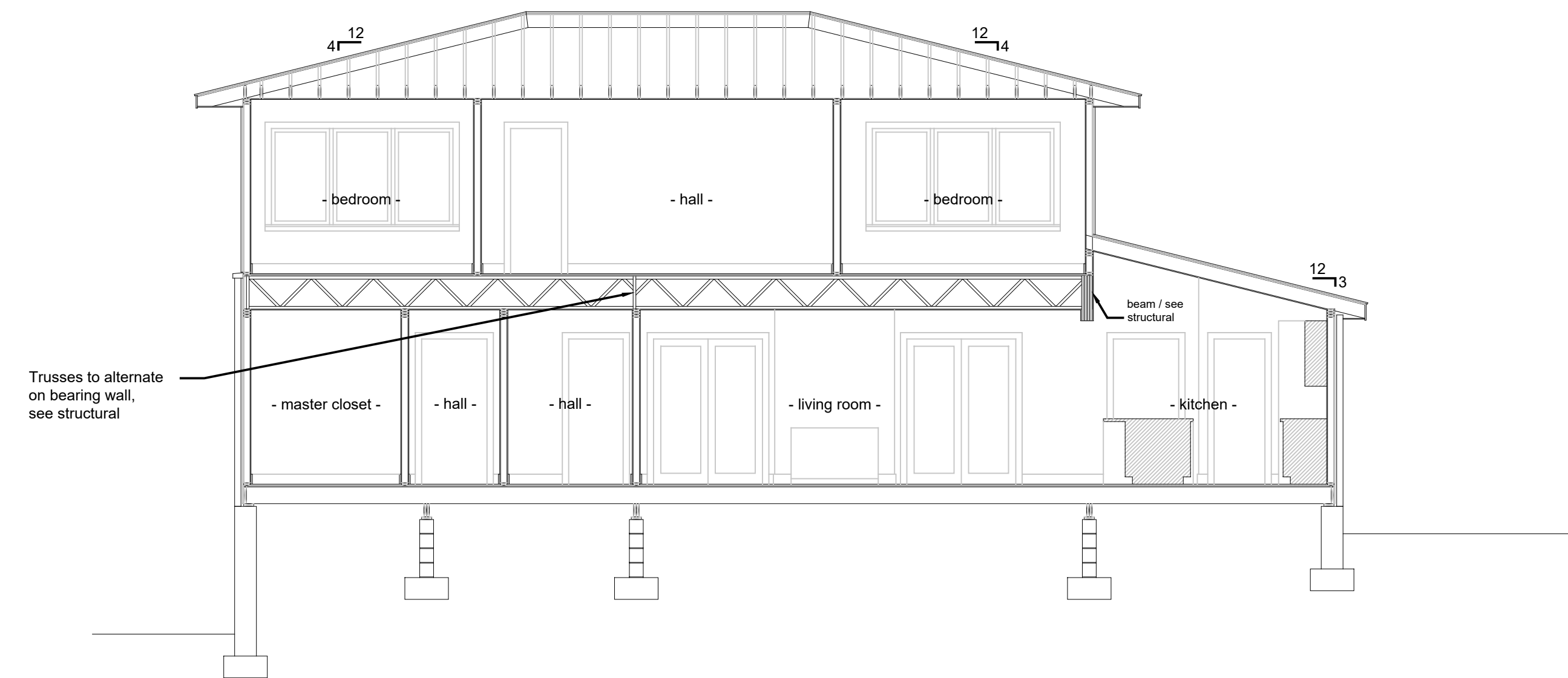
1 Proposed - Section A
scale: 3/16" = 1'-0"



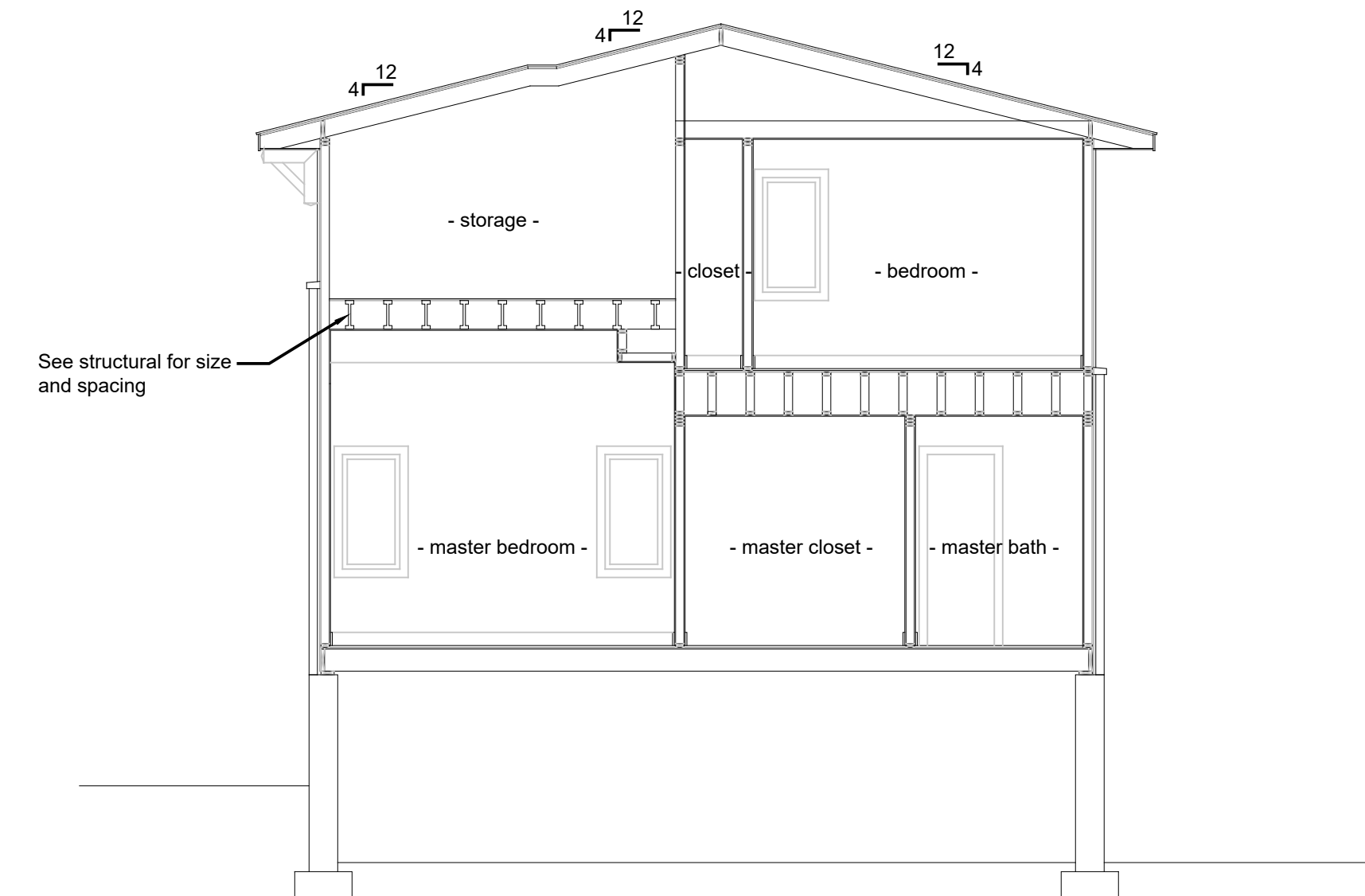
4 Proposed - Section D
scale: 3/16" = 1'-0"



2 Proposed - Section B
scale: 3/16" = 1'-0"



5 Proposed - Section E
scale: 3/16" = 1'-0"

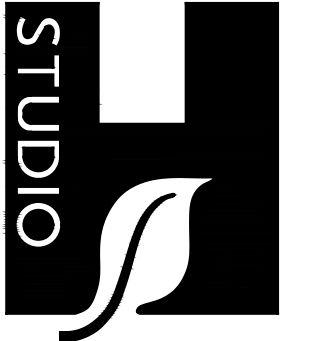


3 Proposed - Section C
scale: 3/16" = 1'-0"

Note:
- See structural drawings for sizes/spacing/details on joists, foundations, columns, and all other structural members



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Building Sections