

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: 465 CHELSEA CIRCLE NE, ATLANTA, GA 30307

Applicant: KEVIN MAHER E-Mail: kmaher@placemakerdesign.com

Applicant Mailing Address: 1000 CIRCLE 75 PKWY, SUITE 400
ATLANTA, GA 30339

Applicant Phone(s): 404-386-7625 Fax: —

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

Owner(s): JOYCE HOLBROOK E-Mail: jhulbrook58@comcast.net

WILLIAM HOLBROOK E-Mail: _____

Owner(s) Mailing Address: 465 CHELSEA CIRCLE NE
ATLANTA, GA 30307

Owner(s) Telephone Number: 256-508-6334

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: CONSTRUCTED 2007

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:

- ENCLOSURE OF AN EXISTING BREEZEWAY
- NEW PANTRY ADDITION

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.

Kevin J. Mah 5.28.19
Signature of Applicant/Date

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),

Joyce Holbrook
being (owner) (owners) of the property 465 CHELSEA CIRCLE NE, ATLANTA 30307
hereby delegate authority to KEVIN WAHER
to file an application in (my) (our) behalf.

Joyce Holbrook
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.



EXISTING EAST (FRONT) ELEVATION FOR REFERENCE - NO CHANGES TO FRONT ELEVATION

HOME RENOVATION FOR HOLBROOK RESIDENCE

465 CHELSEA CIRCLE NE
ATLANTA, GEORGIA 30307



HOME RENOVATION FOR
HOLBROOK RESIDENCE
465 CHELSEA CIRCLE NE
ATLANTA, GA 30307

PROJECT SUMMARY

ENCLOSURE OF AN EXISTING BREEZEWAY FROM THE MAIN HOUSE TO THE EXISTING OFFICE. ADDITION OF A NEW PANTRY OFF THE ENCLOSED BREEZEWAY. MINOR ELECTRICAL AND MECHANICAL.
THE HOUSE WAS CONSTRUCTED IN 2007.

GENERAL PROJECT NOTES

1. THESE PLANS DESIGNED IN ACCORDANCE WITH:
INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)
INTERNATIONAL PLUMBING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)
INTERNATIONAL MECHANICAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)
INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)
INTERNATIONAL ELECTRICAL CODE, 2011 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011) (2014)
2. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BIDDING AND/OR CONSTRUCTION
4. ALL MATERIALS INDICATED ARE NEW AND SHALL BE PROVIDED BY CONTRACTOR UNLESS OTHERWISE NOTED
5. DURING THE COURSE OF CONSTRUCTION, IF THE CONTRACTOR UNCOVERS ANY CODE VIOLATION KNOWN TO HIM OR ANY DISCREPANCY WITH THE DESIGN, CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH IMMEDIATELY
6. CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS/ PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRIAL/ASSOCIATION STANDARDS.

ZONING INFORMATION

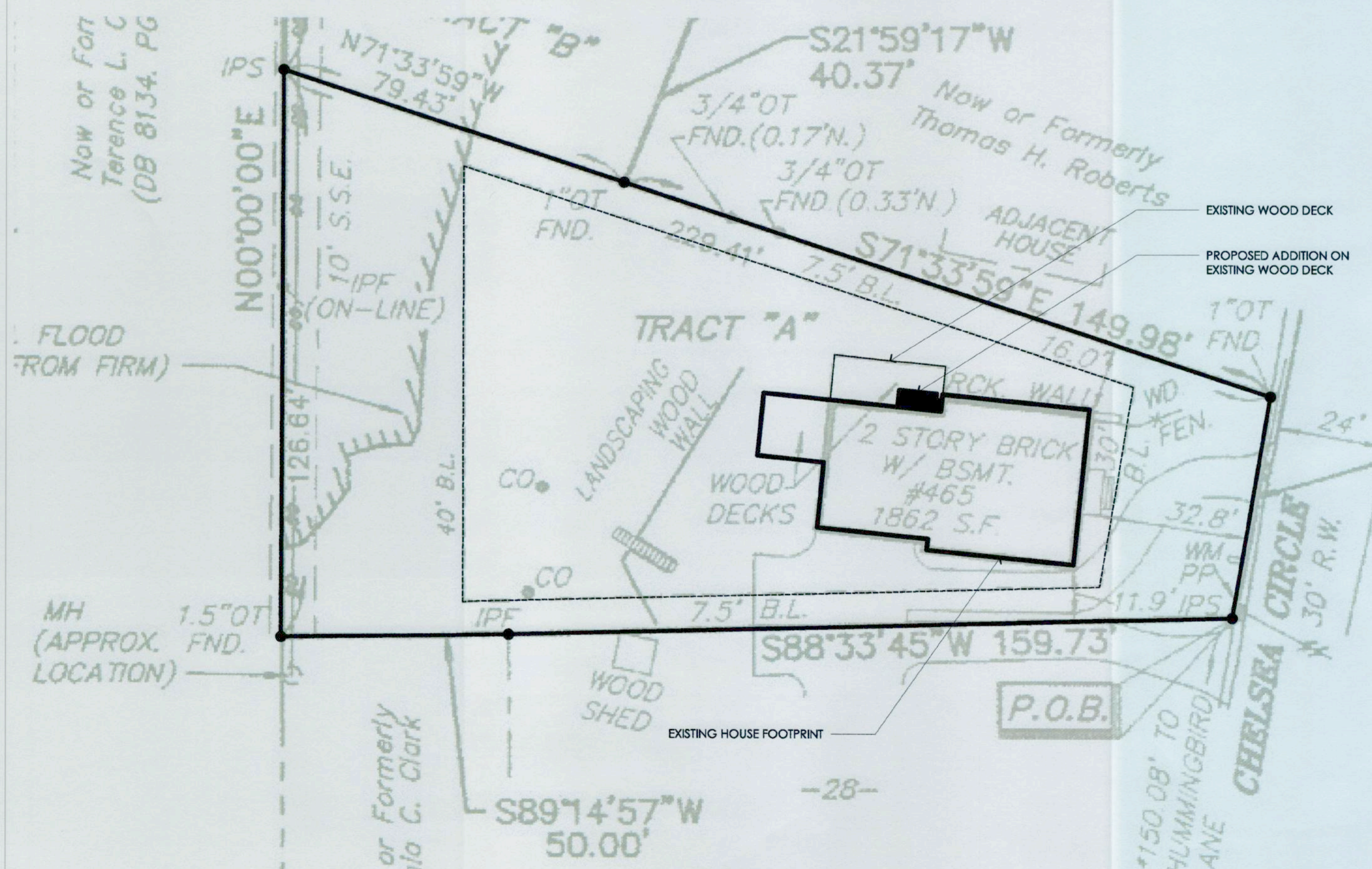
SITE SUMMARY

ZONING:
DEKALB COUNTY: R-75, CHELSEA HEIGHTS CHARACTER AREA

SETBACKS:
FRONT - 30'
SIDE - 7.5'
REAR - 40'

TOTAL LOT AREA:
0.436 ACRES/18,993 S.F.

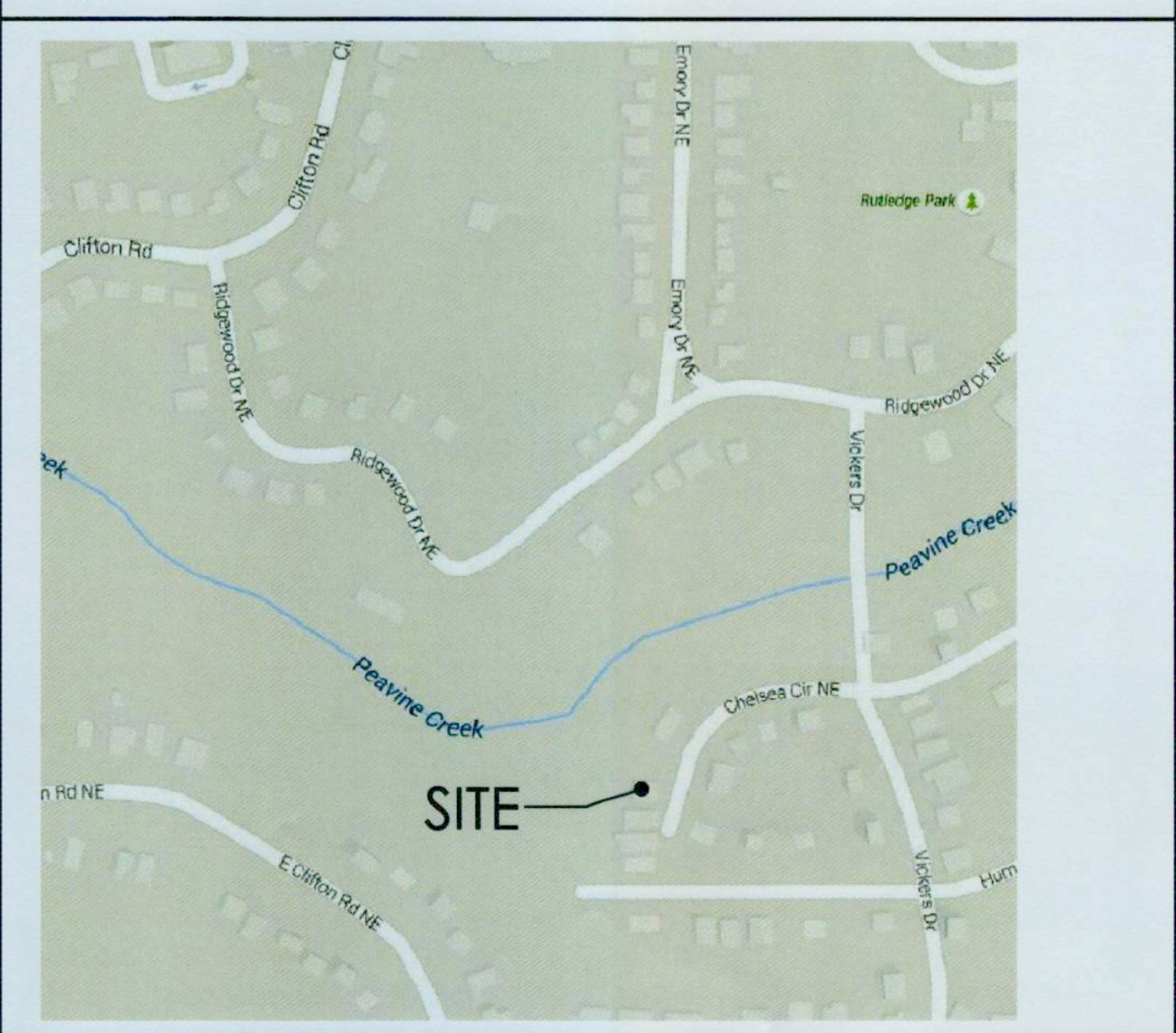
LOT COVERAGE (.35 max.):
LOT COVERAGE IS UNCHANGED BY THIS SCOPE OF WORK



SHEET INDEX

SHT. NO.	DESCRIPTION
A0.0	COVER SHEET & ARCHITECTURAL SITE PLAN
A1.1	FLOOR PLANS
A2.1	EXTERIOR ELEVATIONS & PHOTOS

LOCATION MAP



SITE PLAN NOTES:
1. SITE PLAN IS BASED ON SURVEY BY BARTON SURVEYING, INC.
DATED MAY 12, 2018.
2. NO TREES ARE IMPACTED BY THIS SCOPE OF WORK.

01 SITE PLAN
A0.0 1" = 20'-0"



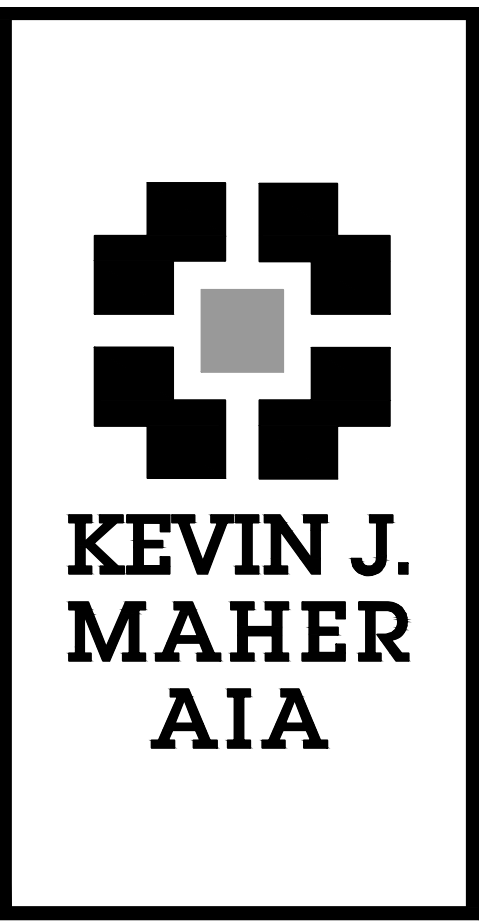
REV #	DATE	DESCRIPTION

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PRELIMINARY DESIGN
KEVIN J. MAHER, AIA
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.386.7625

ISSUE DATE	05/28/2019
DRAWN BY	KJM
CHECKED BY	KJM
PROJECT NO.	00010

COVER SHEET & SITE PLAN
SHEET # **A0.0**



REV #	DATE	DESCRIPTION

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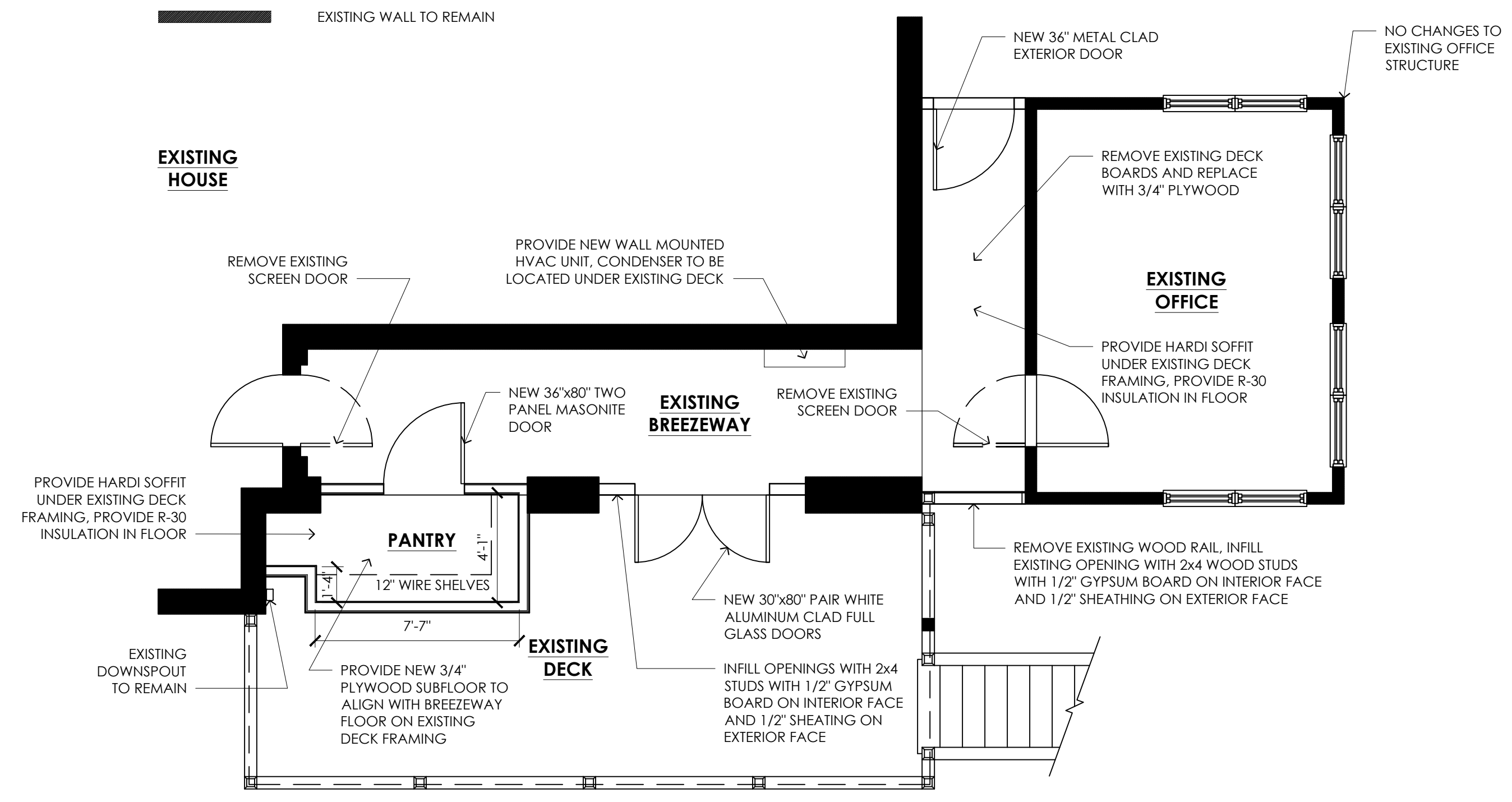
ISSUE DATE	05/28/2019
DRAWN BY	KJM
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PROJECT NO.	00010

FLOOR PLANS AND NOTES

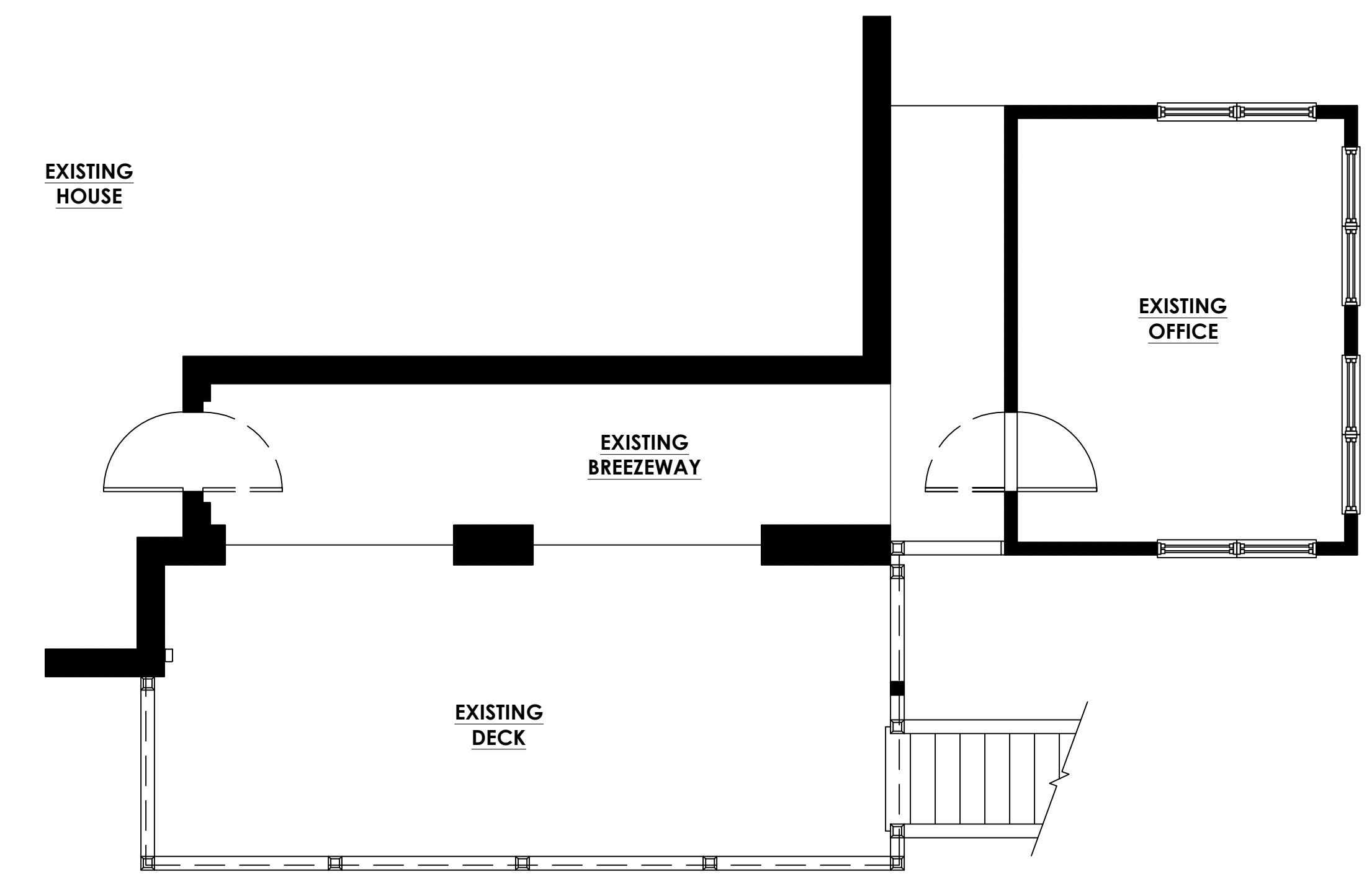
SHEET # **A1.1**

PARTITION LEGEND

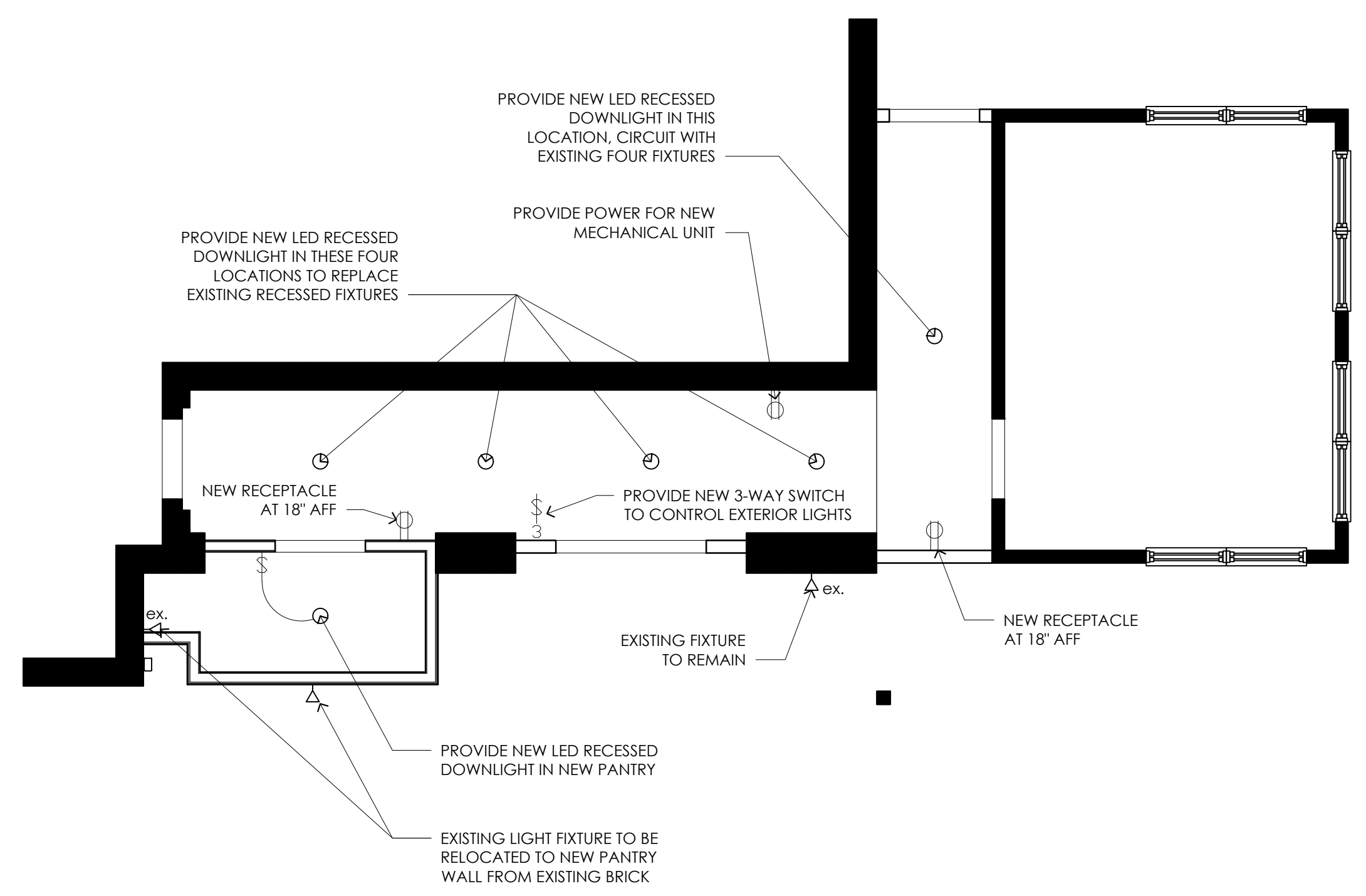
- NEW 2x4 @ 16" O.C. WOOD STUD WALL
- EXISTING WALL TO REMAIN



02 PROPOSED FLOOR PLAN
 A1.1 SCALE: 1/4" = 1'-0"



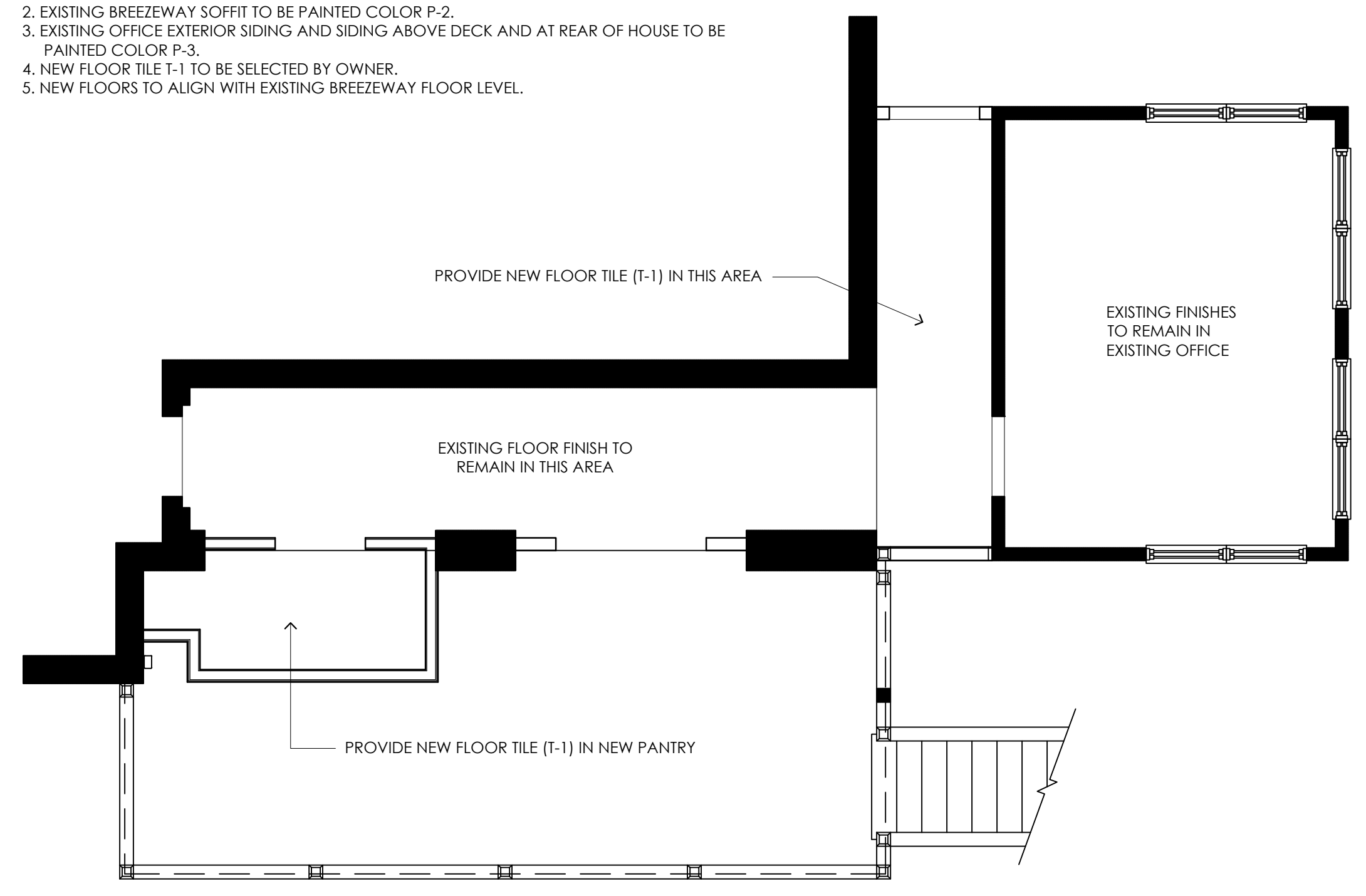
01 EXISTING BREEZEWAY & DECK PLAN
 A1.1 SCALE: 1/4" = 1'-0"



03 PROPOSED LIGHTING & ELECTRICAL PLAN
 A1.1 SCALE: 1/4" = 1'-0"

FINISH NOTES

1. ALL NEW GYPSUM BOARD WALLS TO BE PRIMED AND PAINTED WITH TWO COATS OF PAINT COLOR P-1.
2. EXISTING BREEZEWAY SOFFIT TO BE PAINTED COLOR P-2.
3. EXISTING OFFICE EXTERIOR SIDING AND SIDING ABOVE DECK AND AT REAR OF HOUSE TO BE PAINTED COLOR P-3.
4. NEW FLOOR TILE T-1 TO BE SELECTED BY OWNER.
5. NEW FLOORS TO ALIGN WITH EXISTING BREEZEWAY FLOOR LEVEL.



04 PROPOSED FINISH PLAN
 A1.1 SCALE: 1/4" = 1'-0"



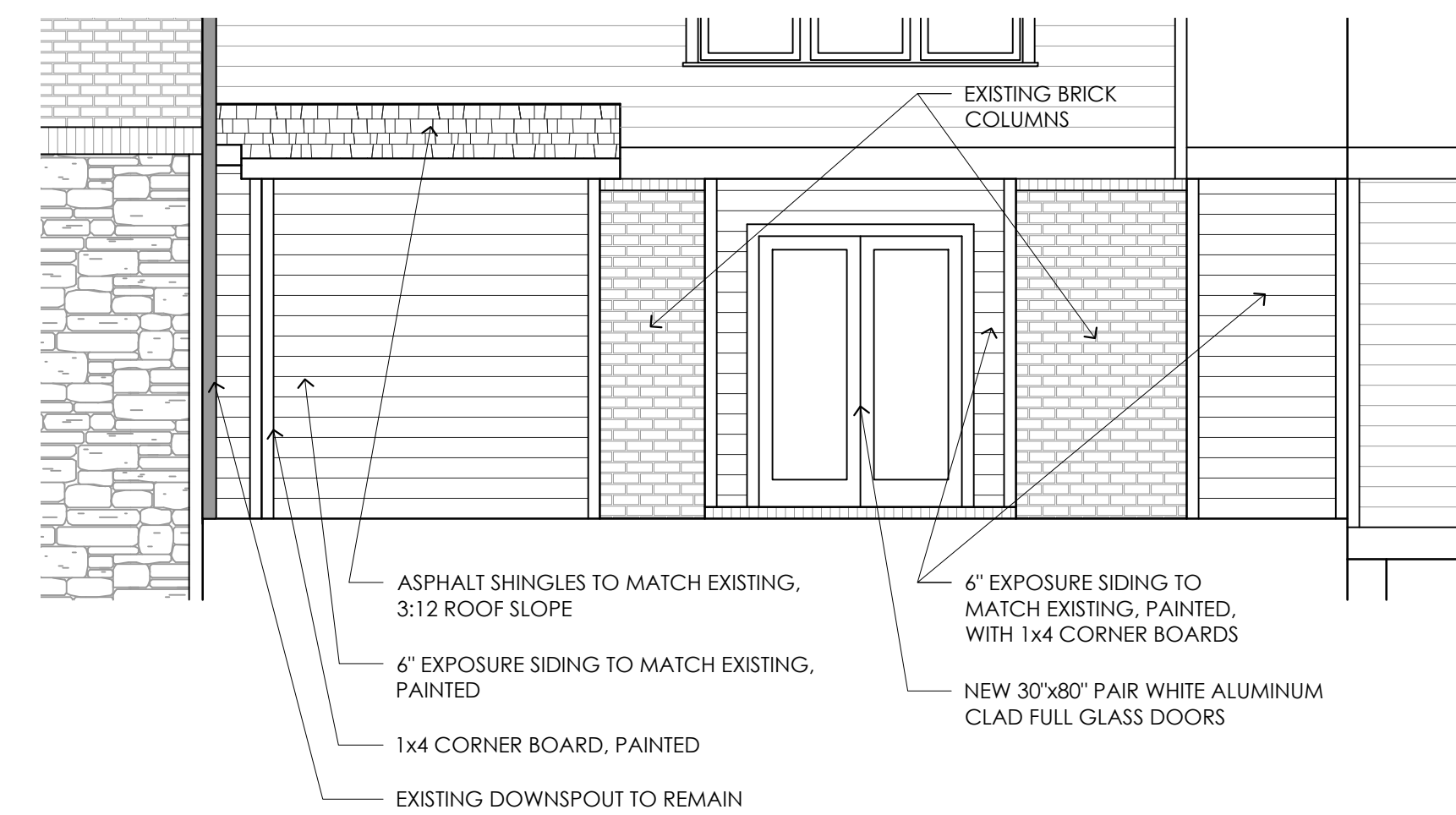
PARTIAL EXISTING NORTH ELEVATION AT ADDITION AND BREEZEWAY ENCLOSURE



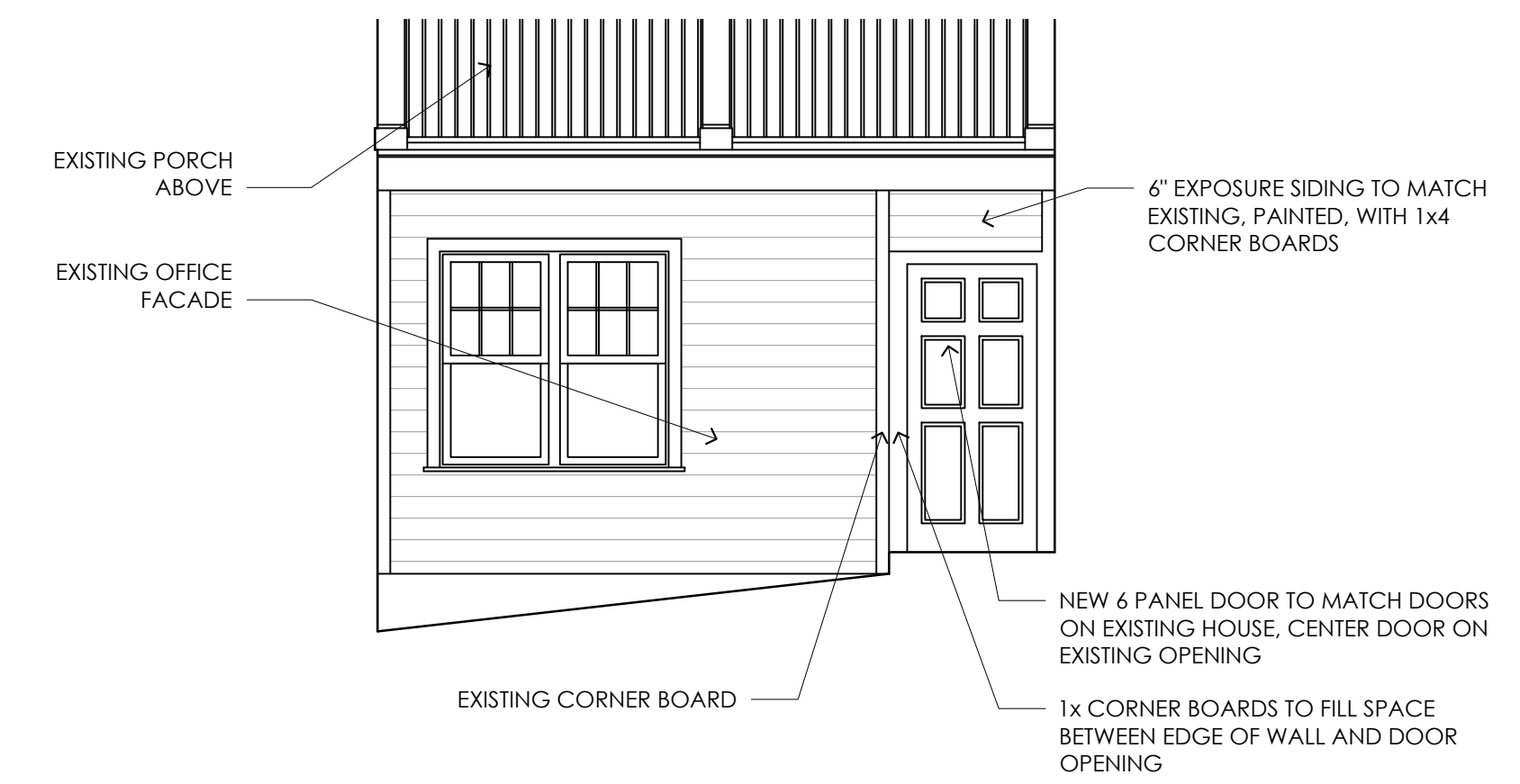
PARTIAL EXISTING NORTH ELEVATION AT ADDITION AND BREEZEWAY ENCLOSURE



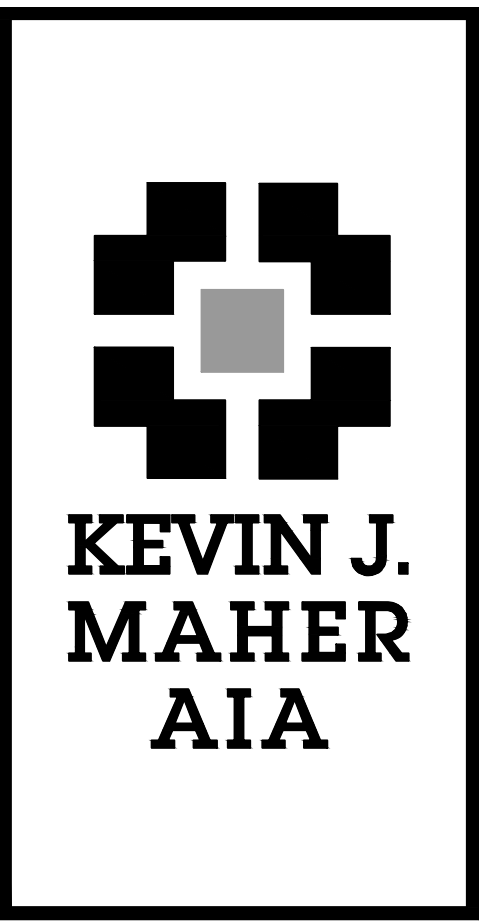
PARTIAL EXISTING SOUTH ELEVATION AT NEW DOOR



01 PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"



02 PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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EXTERIOR ELEVATIONS & PHOTOS

A2.1