

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: _____ Date Received: _____

Address of Subject Property: _____

Applicant: _____ E-Mail: _____

Applicant Mailing Address: _____

Applicant Phone: _____

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

Owner(s): _____ Email: _____

Owner(s): _____ Email: _____

Owner(s) Mailing Address: _____

Owner(s) Telephone Number: _____

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

Nature of work (check all that apply):

- | | | | | | |
|-------------------|--------------------------|------------------------|--------------------------|-----------------------------|--------------------------|
| New construction | <input type="checkbox"/> | New Accessory Building | <input type="checkbox"/> | Other Building Changes | <input type="checkbox"/> |
| Demolition | <input type="checkbox"/> | Landscaping | <input type="checkbox"/> | Other Environmental Changes | <input type="checkbox"/> |
| Addition | <input type="checkbox"/> | Fence/Wall | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Moving a Building | <input type="checkbox"/> | Sign Installation | <input type="checkbox"/> | | |

Description of Work:

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pjvennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: _____

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: _____

being owner(s) of the property at: _____

hereby delegate authority to: _____

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): _____

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, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. 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 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 and you will need to apply for a new certificate if you still intend to do the work.



Government Services Center
 178 Sams Street
 Decatur, GA 30030
www.dekalbcountyga.gov/planning
 404-371-2155 (o); 404-371-4556 (f)

DEPARTMENT OF PLANNING & SUSTAINABILITY

**DEKALB COUNTY HISTORIC PRESERVATION COMMISSION
 2024 Calendar**

This calendar is subject to change. Please visit the [Department of Planning and Sustainability](http://www.dekalbcountyga.gov/planning) website for the current calendar, agenda, and applications.

<u>Applications Accepted</u>	<u>Filing Deadline</u>	<u>Sign Must Be Posted</u>	<u>HPC Meeting Date</u>	<u>Last Date to File Appeal (approximate)</u>
December 11	December 24	January 06	January 16	February 1
January 8	January 21	February 10	February 20	March 7
February 12	February 24	March 8	March 18	April 3
March 11	March 24	April 5	April 15	May 1
April 8	April 21	May 10	May 20	June 5
May 13	May 26	June 7	June 17	July 3
June 12	June 23	July 5	July 15	July 31
July 8	July 21	August 9	August 19	September 4
August 14	August 25	September 6	September 16	October 2
September 9	September 22	October 11	October 21	November 6
October 14	October 27	November 8	November 18	December 4
November 11	November 22	December 6	December 16	January 2
December 16	December 30	January 10	January 21	February 5

Tuesday meeting due to holiday

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by email plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <https://www.dekalbcountyga.gov/planning-and-sustainability/forms>.
2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3 (HPC Calendar). Email the application and supporting documents to plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
3. The Preservation Planner will post a sign on the property at least ten days before the preservation commission meeting or coordinate sign posting with the applicant.
4. The Preservation Planner will visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945, e-mail pvjennings@dekalbcountyga.gov and rlbragg@dekalbcountyga.gov.

Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- f. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include:

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans: <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, ¼"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g., 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g., double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - Representative photos
 - Letters of support/opposition
 - Architectural drawings
 - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process.

I have reviewed the HPC calendar.

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: James Larson & Mark Dawson
being owner(s) of the property at: 2167 East Lake Road, NE Atlanta, GA 30307
hereby delegate authority to: Brent Drone
to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s):

Date:

8/31/24

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, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. 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 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 and you will need to apply for a new certificate if you still intend to do the work.

**Brent
Drone**

Digitally signed by Brent
Drone
DN: cn=Brent Drone gn=Brent
Drone c=United States l=US
o=Antiquity Architecture &
Design
e=brent@antiquityarch.com
Reason: I am the author of
this document
Location:
Date: 2024-07-31 16:38-04:00

CERTIFICATE OF APPROPRIATENESS

**Photographs of
2167 EAST LAKE ROAD, NE
ATLANTA, GA 30307**

Please find below the eight (8) photos for 2167 East Lake Road NE Atlanta GA 30307:

1. VIEW OF FRONT (note: shutters have been removed since this picture was taken)
2. VIEW OF FRONT at areas of proposed changes
3. VIEW OF FRONT ENTRY where two Ionic half-round pilasters are proposed
4. VIEW OF FRONT & SIDE where new windows and flat pilasters are proposed
5. VIEW OF SIDE GABLE where original cornice, gable trim, louver & wood shingles will be retained
6. VIEW OF SIDE where proposed changes involve introducing windows and replacing non-historic siding with cementitious shingles & pilasters
7. VIEW OF REAR where proposed work includes new SDL French doors, new exterior lanterns and replacing the non-historic siding with cementitious shingles
8. VIEW FROM SIDEWALK showing context with two neighboring houses



1. VIEW OF FRONT (note: shutters have been removed since this picture was taken)



2. VIEW OF FRONT at areas of proposed changes



3. VIEW OF FRONT ENTRY where two Ionic half-round pilasters are proposed



4. VIEW OF FRONT & SIDE where new windows and flat pilasters are proposed



5. VIEW OF SIDE GABLE where original cornice, gable trim, louver & wood shingles will be retained



6. VIEW OF SIDE where proposed changes involve introducing windows and replacing non-historic siding with cementitious shingles & pilasters



7. VIEW OF REAR where proposed work includes new SDL French doors, new exterior lanterns and replacing the non-historic siding with cementitious shingles

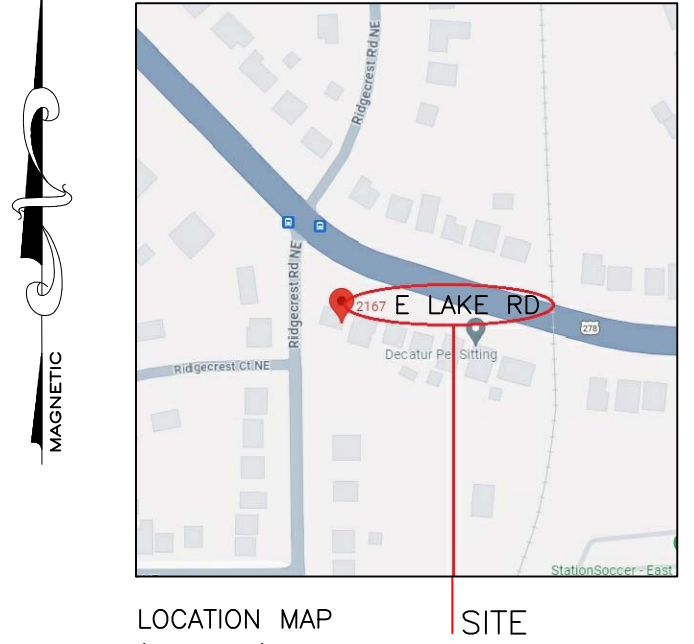


8. VIEW FROM SIDEWALK showing context with two neighboring houses

CERTIFICATE OF APPROPRIATENESS

**List of Materials for
2167 EAST LAKE ROAD, NE
ATLANTA, GA 30307**

- Wood windows & doors by Pella
- Cementitious shingles, corner boards, window/door casings & pilasters flanking new windows by James Hardie or equivalent
- Wood capitals, neck mouldings & bases at pilasters flanking new windows
- Metal & glass light fixtures at rear elevation
- Fiberglass Ionic pilasters flanking front door
- Wood panels in bottom of sidelites flanking front door



FLOOD NOTE:
 I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.
 MAP ID: 1309902004K
 EFFECTIVE DATE: 8/15/2019
 ZONE: X

FUTURE FLOOD DISCLAIMER:
 THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL GOVERNMENT DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

SURVEY NOTES:
 1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
 2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
 3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
 5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CONTACT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
 6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

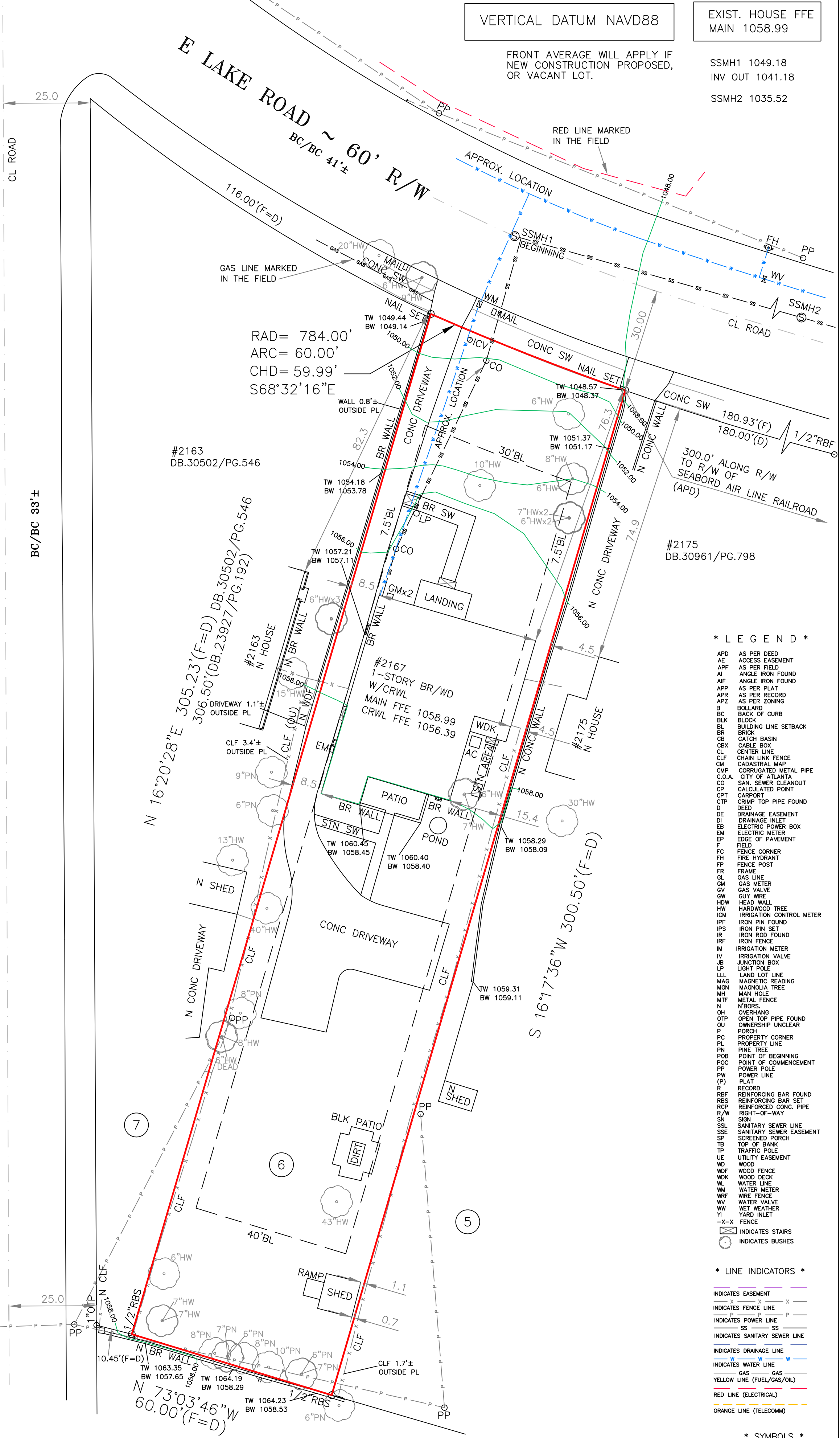
THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT. ZONING INFORMATION SHOWN HEREON WAS DERIVED FROM ONLINE SOURCE Municode.

PROPERTY IS ZONED R-85 UNINCORP. DEKALB COUNTY
 BUILDING SETBACKS:
 FRONT 30'
 SIDE 7.5'
 REAR 40'
 MAX LOT COVERAGE 35%
 MAX BUILDING HEIGHT 35'



LOT 6	BLOCK 24	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1
DRUID HILLS SUBDIVISION		JAMES LARSON
LAND LOT 237	15TH DISTRICT	PROPERTY ADDRESS: 2167 EAST LAKE ROAD NE ATLANTA, GA 30307
DEKALB COUNTY, GEORGIA	DB.23927/PG.192	
FIELD WORK DATE JAN 12, 2023	PRINTED/SIGNED JANUARY 16, 2023	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
AP COORD #20232256	SURVEY LAND EXPRESS, INC	24 LENOX POINT ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM
DWG #20232256	LAND SURVEYING SERVICES	



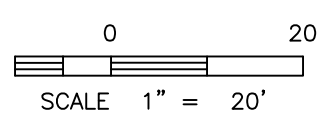
VERTICAL DATUM NAVD88
 FRONT AVERAGE WILL APPLY IF NEW CONSTRUCTION PROPOSED, OR VACANT LOT.
 EXIST. HOUSE FFE MAIN 1058.99
 SSMH1 1049.18
 INV OUT 1041.18
 SSMH2 1035.52

- * LEGEND ***
- APD AS PER DEED
 - AE ACCESS EASEMENT
 - APP AS PER FIELD
 - AI ANGLE IRON FOUND
 - AIF ANGLE IRON FOUND
 - APP AS PER PLAT
 - APR AS PER RECORD
 - APZ AS PER ZONING
 - B BOLLARD
 - BC BACK OF CURB
 - BLK BUILDING LINE SETBACK
 - BR BRICK
 - CBX CATCH BASIN
 - CL CABLE BOX
 - CLF CENTER LINE
 - CM CHAIN LINK FENCE
 - CO CADASTRAL MAP
 - CMP CORRUGATED METAL PIPE
 - C.O.A. CITY OF ATLANTA
 - CS SAN. SEWER CLEANOUT
 - CP CALCULATED POINT
 - CPY CARPORT
 - CPT CRIMP TOP PIPE FOUND
 - D DEED
 - DE DRAINAGE EASEMENT
 - EB DRAINAGE INLET
 - EB ELECTRIC POWER BOX
 - EM ELECTRIC METER
 - EMR EDGE OF PAVEMENT
 - F FIELD
 - FC FENCE CORNER
 - FH FIRE HYDRANT
 - FP FENCE POST
 - FR FRAME
 - CL GAS LINE
 - GM GAS METER
 - GV GAS VALVE
 - GW GUY WIRE
 - HDW HEAD WALL
 - HW HARDWOOD TREE
 - ICM IRRIGATION CONTROL METER
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - IR IRON ROD FOUND
 - IRF IRON FENCE
 - IM IRRIGATION METER
 - IV IRRIGATION VALVE
 - JB JUNCTION BOX
 - LP LIGHT POLE
 - LLL LAND LOT LINE
 - MAG MAGNETIC READING
 - MGN MAGNOLIA TREE
 - MH MAN HOLE
 - MTF METAL FENCE
 - N'BOBS N'BOBS
 - OH OVERHANG
 - OTP OPEN TOP PIPE FOUND
 - OU OWNERSHIP UNCLEAR
 - P PORCH
 - PC PROPERTY CORNER
 - PL PROPERTY LINE
 - PN PINE TREE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PP POWER POLE
 - PW POWER LINE
 - (P) PLAT
 - R RECORD
 - RBS REINFORCING BAR FOUND
 - RBS REINFORCING BAR SET
 - RCP REINFORCED CONC. PIPE
 - R/W RIGHT-OF-WAY
 - SN SIGN
 - SSL SANITARY SEWER LINE
 - SSE SANITARY SEWER EASEMENT
 - SP SCREENED PORCH
 - TB TOP OF BANK
 - TP TRAFFIC POLE
 - UE UTILITY EASEMENT
 - WD WOOD
 - WDF WOOD FENCE
 - WDK WOOD DECK
 - WL WATER LINE
 - WM WATER METER
 - WRF WIRE FENCE
 - WV WATER VALVE
 - WW WET WEATHER
 - YI YARD INLET
 - X-X- FENCE
 - INDICATES STAIRS
 - INDICATES BUSHES
- * LINE INDICATORS ***
- INDICATES EASEMENT
 - INDICATES FENCE LINE
 - INDICATES POWER LINE
 - INDICATES SANITARY SEWER LINE
 - INDICATES DRAINAGE LINE
 - INDICATES WATER LINE
 - GAS - GAS
 - YELLOW LINE (FUEL/GAS/OIL)
 - RED LINE (ELECTRICAL)
 - ORANGE LINE (TELECOMM)
- * SYMBOLS ***
- ELECTRIC PANEL/METER
 - WATER METER
 - AIR CONDITIONER
 - GAS METER
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - STORM MANHOLE
 - TRAFFIC/INFO SIGN
 - GAS MARKER
 - LAMP POST
 - FIRE HYDRANT
 - DRAINAGE INLET

TOTAL LAND AREA
 18109.59 SF / 0.416 AC

ALLOWABLE LOT COVERAGE
 6338.36 SF / 0.146 AC / 35.0%

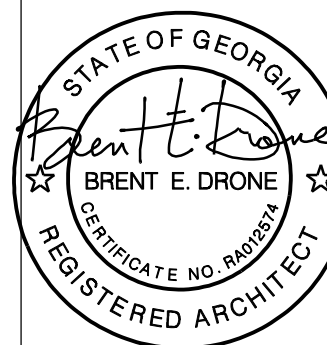
EXISTING LOT COVERAGE
 5747.95 SF / 0.132 AC / 31.74%



PROJECT ADDRESS:
2167 EAST LAKE ROAD, NE
ATLANTA, GA 30307

OWNERS:
JAMES LARSON (404-966-1420)
MARK DAWSON (404-217-8598)

NO.	REVISIONS	DATE



RENOVATION TO LARSON/DAWSON RESIDENCE
 2167 EAST LAKE ROAD, NE
 ATLANTA, GA 30307

ANTIQUITY
ARCHITECTURE & DESIGN



555 ELWOOD DRIVE, NE
ATLANTA, GEORGIA 30306
404-680-9452

Date 31 JULY 2024

Drawn BED

Job 2167 EAST LAKE RD

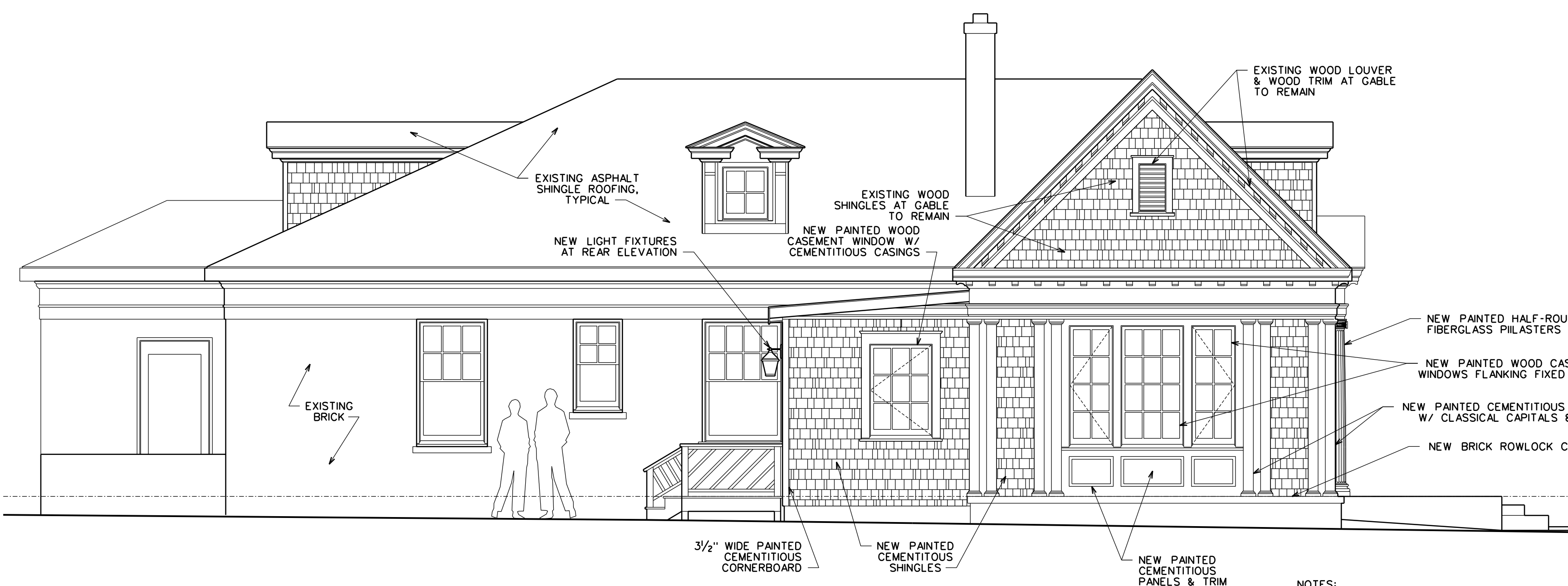
A-2



1 EXISTING LEFT SIDE ELEVATION
A-2 1/4"=1'-0"



2 EXISTING FRONT ELEVATION
A-2 1/4"=1'-0"



3 PROPOSED LEFT SIDE ELEVATION
A-2 1/4"=1'-0"



4 PROPOSED FRONT ELEVATION
A-2 1/4"=1'-0"

- NOTES:
- 1) NEW WOOD WINDOWS WILL BE SIMULATED DIVIDED LITE W/ 7/8" WIDE MUNTINS PERMANENTLY AFFIXED TO EXTERIOR & INTERIOR OF GLASS & W/ A SPACER BAR BETWEEN THE GLASS. ORIGINAL WINDOWS TO REMAIN HAVE 7/8" WIDE MUNTINS.
 - 2) DUE TO THE PROXIMITY TO THE PROPERTY LINE, THE INTERNATIONAL RESIDENTIAL CODE REQUIRES ONE-HOUR FIRE RESISTANCE RATED WALL CONSTRUCTION AT THE PROPOSED LEFT SIDE ELEVATION WHERE MODIFICATIONS OCCUR. THEREFORE, NON-COMBUSTIBLE SHINGLES, PILASTERS & CASINGS ARE INCORPORATED INTO THE DESIGN. FOR CONSISTENCY, THESE NON-COMBUSTIBLE MATERIALS ARE ALSO INCORPORATED AT THE PROPOSED FRONT & REAR ELEVATIONS AT THE AREAS OF WORK INDICATED.
 - 3) NO EXPANSION TO THE EXISTING BUILDING FOOTPRINT WILL OCCUR & NO TREES WILL BE IMPACTED BY THE PROPOSED WORK.

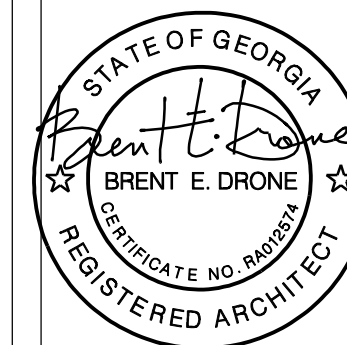


CERTIFICATE OF APPROPRIATENESS DRAWINGS

PROJECT ADDRESS:
2167 EAST LAKE ROAD, NE
ATLANTA, GA 30307

OWNERS:
JAMES LARSON (404-966-1420)
MARK DAWSON (404-217-8598)

NO.	REVISIONS	DATE



RENOVATION TO LARSON/DAWSON RESIDENCE
 2167 EAST LAKE ROAD, NE
 ATLANTA, GA 30307



555 ELWOOD DRIVE, NE
ATLANTA, GEORGIA 30306
404-680-9452

Date 31 JULY 2024

Drawn BED

Job 2167 EAST LAKE RD

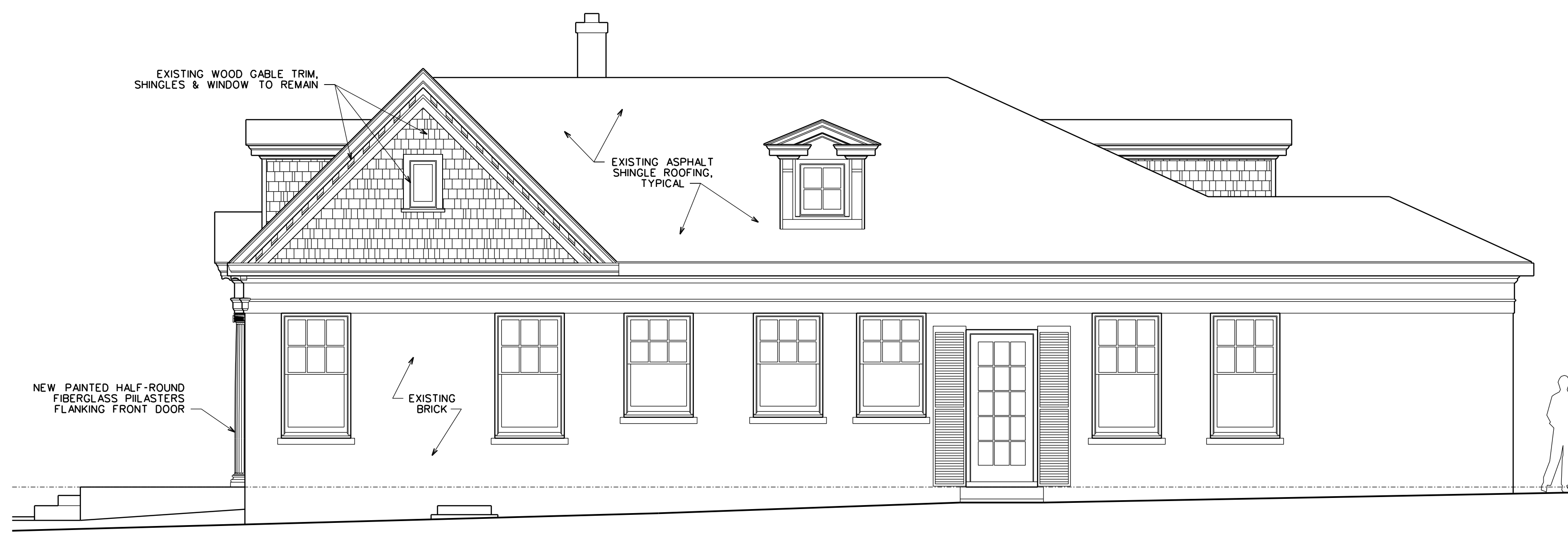
A-3



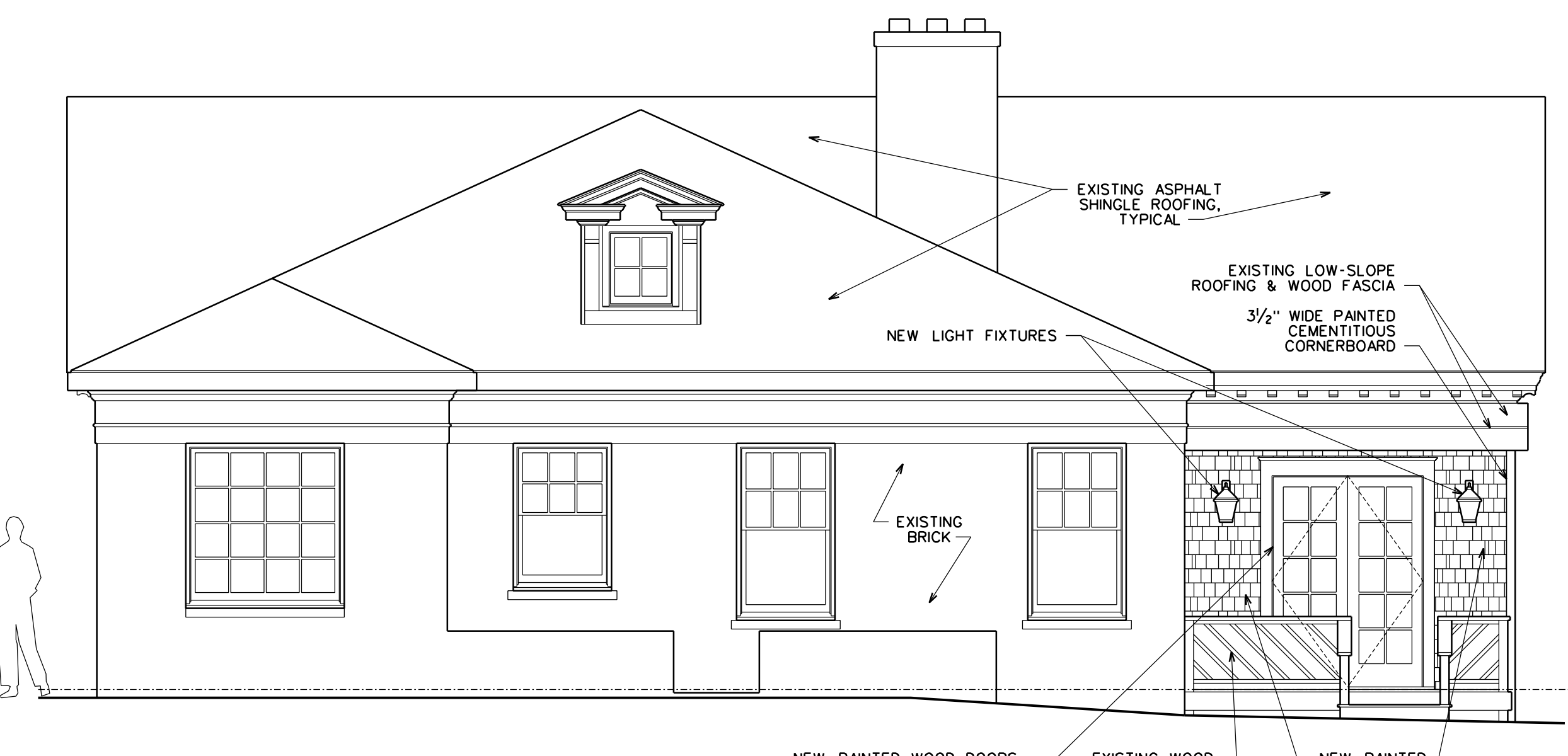
1 EXISTING RIGHT SIDE ELEVATION
A-3 1/4"=1'-0"



2 EXISTING REAR ELEVATION
A-3 1/4"=1'-0"

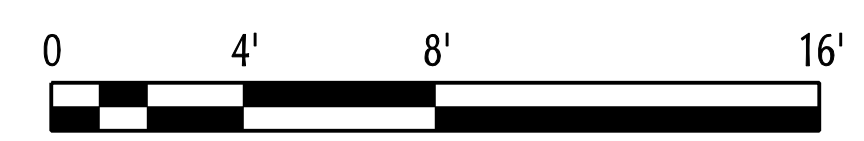


3 PROPOSED RIGHT SIDE ELEVATION
A-3 1/4"=1'-0"



4 PROPOSED REAR ELEVATION
A-3 1/4"=1'-0"

- NOTES:
- 1) NEW WOOD WINDOWS WILL BE SIMULATED DIVIDED LITE W/ 3/8" WIDE MUNTINS PERMANENTLY AFFIXED TO EXTERIOR & INTERIOR OF GLASS & W/ A SPACER BAR BETWEEN THE GLASS. ORIGINAL WINDOWS TO REMAIN HAVE 1/2" WIDE MUNTINS.
 - 2) DUE TO THE PROXIMITY TO THE PROPERTY LINE, THE INTERNATIONAL RESIDENTIAL CODE REQUIRES ONE-HOUR FIRE RESISTANCE RATED WALL CONSTRUCTION AT THE PROPOSED LEFT SIDE ELEVATION WHERE MODIFICATIONS OCCUR. THEREFORE, NON-COMBUSTIBLE SHINGLES, PLASTERS & CASINGS ARE INCORPORATED INTO THE DESIGN. FOR CONSISTENCY, THESE NON-COMBUSTIBLE MATERIALS ARE ALSO INCORPORATED AT THE PROPOSED FRONT & REAR ELEVATIONS AT THE AREAS OF WORK INDICATED.
 - 3) NO EXPANSION TO THE EXISTING BUILDING FOOTPRINT WILL OCCUR & NO TREES WILL BE IMPACTED BY THE PROPOSED WORK.



CERTIFICATE OF APPROPRIATENESS DRAWINGS