

DeKalb County Historic Preservation Commission

Monday, April 20, 2026- 6:00 P.M.

Staff Report

New Construction Agenda

F. 1680 East Clifton Road, Alexander Tahinos. Demolish a historic house and construct a nonhistoric house. **1248054**

Built in 1925 (18 003 03 020)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

- 05-14 1680 East Clifton Road (DH), Dave Price. Demolish house. 19251 **For comment only**
- 09-14 1680 East Clifton Road (DH), Dave Price of Price Residential Design. Build accessory building in backyard. 19458 **Approved Overturned by the BOC**
- 11-14 1680 East Clifton Road (DH), Dave Price of Price Residential Design. Modify existing CoA to change cladding and other design elements. 19552 Approved **Effectively voided by the BOC's overturning of the application this one modified**
- 02-15 1680 East Clifton Road (DH), Dave Price of Price Residential Design. Build accessory building in backyard. 19730 **Approved after 45 days Overturned by the BOC**
- 07-15 1680 East Clifton Road (DH), Christopher H. Carter. Build accessory structure in the backyard, install a pebble/grass drive and install landscaping. 19831 **Approved with modification**
- 07-15 1680 East Clifton Road (DH), Christopher H. Carter. Demolish and replace the house. 19971 **Denied**
- 09-15 1680 East Clifton Road (DH), Christopher H. Carter. Demolish and replace the house. 20181 **Denied**
- 02-16 1680 East Clifton Road (DH), Christopher H. Carter. Demolish and replace the house. 20590 **Denied**
- 12-16 1680 East Clifton Road (DH), Ian Bogost. Install a guardrail on top of the front yard retaining wall along the driveway or install a fence around the front yard. 21176 **Denied**

Summary

The applicant proposes demolishing a historic house and construct a nonhistoric house on the property. The proposed new construction will be a three-story house with front-facing gable roofing and false timber elements.

Recommendation

Defer. The applicant has requested deferral, as the required signage for public notification was not properly posted. Staff recommends deferring the application in order to ensure that public notification requirements are met for the application prior to being reheard at the next scheduled Commission meeting.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 7.0 Additions & New Construction - Preserving Form & Layout The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings

are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.2 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.
 - 7.2.1 *Building Orientation and Setback* (p66) Guideline - The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.
 - 7.2.2 *Directional Emphasis* (p67) Guideline - A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.
 - 7.2.3 *Shape: Roof Pitch* (p68) Guideline - The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are present.
 - 7.2.3 *Shape: Building Elements* (p68) Guideline - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.
 - 7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.
 - 7.2.4 *Massing* (p69) Guideline - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.
 - 7.2.5 *Proportion* (p70) Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.
 - 7.2.6 *Rhythm* (p71) Guideline - New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.
 - 7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.
 - 7.2.7 *Scale/Height* (p72) Guideline - A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence. Dominant patterns of cornice lines, string courses, and water tables can be referenced to help create a consistent appearance.

- 7.2.8 *Individual Architectural Elements (p73) Guideline* - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 7.3.2 *New Construction and Subdivision Development (p75) Guideline* - To be compatible with its environment, new construction should follow established design patterns of its historic neighbors, including building orientation, setback, height, scale, and massing.
- 7.3.2 *New Construction and Subdivision Development (p75) Guideline* - New construction should respect the historic character that makes the area distinctive, but it should not be a mere imitation of historic design.
- 7.3.3 *Demolition and Relocation (p75) Guideline* - Demolition of a historic structure should not occur and should be avoided. Demolition of a historic structure may only be permitted in the event that public safety and welfare requires the removal of the building or structure, the building has lost its architectural and historical value, and/or the building does not contribute to the historical or architectural character of the historic district and its removal will not adversely impact the integrity of the historic streetscape and the historic district.
- 7.3.3 *Demolition and Relocation (p76) Guideline* – In applying for the demolition of a historic structure, the applicant must submit a historic structure report with a statement regarding the feasibility that the structure may be rehabilitated. The historic structure report must be completed by a Secretary of the Interior qualified licensed preservation architect or licensed structural engineer.
- 7.3.3 *Demolition and Relocation (p76) Guideline* – If approved, the demolition of a historic structure should be completed in a manner that will preserve the historic landscape of the area and not cause harm or have an adverse impact on the historic district.
- 7.3.3 *Demolition and Relocation (p76) Guideline* – If approved, the demolition of a historic structure should be completed in a manner that will salvage historic material and architectural details, such as timber, windows, doors, flooring, and other fixtures, that may be recycled or reused for future construction.
- 7.3.3 *Demolition and Relocation (p76) Guideline* – The demolition of a historic or a nonhistoric structure shall not be approved unless plans for a new structure to replace the existing structure are also submitted and approved as well. The demolition of a historic or a nonhistoric structure shall not be approved if there are no plans to construct a new structure in the existing structure’s place.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: March 16, 2026

Subject Property Address: _____

Property Parcel ID No: _____

Date(s) of Construction on all structures on the property: _____
(This information can be found in the DeKalb County property accessory and tax records database.)

Nature of Work (check all that apply):


- | | | |
|-------------------|------------------------|-----------------------------|
| New construction | New Accessory Building | Other Building Changes |
| Demolition | Landscaping | Other Environmental Changes |
| Addition | Fence/wall | Other |
| Moving a building | Sign Installation | |

Description of Work:

We propose to replace the existing dilapidated house with a similarly massed home and in a similar Tudor style. The house is massed to be within the same general proportions and composition as other in the area. We have also improved upon its historic applicability in terms of proportion and composition but with small tweaks that render it referencing not copying older styling. The foundations of the existing home have been inspected by an engineer and found that the unreinforced brick foundation to be in a condition of progressive failure and that rehabilitation of the foundation, or the retrofitted work, would be dangerous for any technician.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.

***PLEASE REVIEW THE FILING GUIDELINES BEGINNING ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION.**

Owner Agent  Applicant/Owner Signature 03/10/2026 Date

To Be Completed by Staff: _____ Date Received: _____

**CERTIFICATE OF APPROPRIATENESS APPLICATION FEE:
CURRENTLY NO FEE**

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

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: 03/10/26

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 via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

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, a Certificate of Occupancy will not be issued. 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.

Please check the box below to confirm that the applicant has completed the following:

- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed the DeKalb County Tree Ordinance.
- ✓ Reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

The applicant has completed the check list above and understands the process to obtain a Certificate of Appropriateness



Consulting Engineers
P.O. Box 2506
Suwanee, Georgia 30024
678.541.0608

May 2, 2014

Mr. Chris Carter



REF: 168o East Clifton Rd.
Structural Investigation

Dear Mr. Carter:

As requested, we visited the above referenced location on May 22, to examine the foundation system after a reviewer from your lender examined this dwelling, asking for an engineering review. This we have done. We examined the foundation of this dwelling with due regard to good engineering practice, our understanding of construction practices when this dwelling was originally constructed, and with regard to requirements of the current International Residential Code (IRC). We offer the following observations and comments:

1. This dwelling is a wood frame single family home, constructed approximately 80-90 years ago. This dwelling has a brick veneer, and an asphalt composite shingle roof.
2. This dwelling is founded upon an unreinforced brick foundation. The site is slopes steeply from front to rear, resulting in a two story basement. The lowest level of the basement has been converted into a two car garage, though one of the garage doors has been filled in with a wood frame wall.
3. We entered all rooms in this dwelling, finding nearly all rooms have sagging or sloping floors. When we examined the exterior of this dwelling, we observed cracks in brick masonry, old repairs and sections of bricks replaced, walls not straight, window and door openings not square, and other problems as well.
4. The left side foundation wall has had large portions of the brick masonry replaced at and near the driveway pavement. It appears large lateral movements occurred here, and possibly portions of the foundation wall collapsed and were filled in. This is a symptom of severe stress, and in fact indicates failure of the brick wall at this location. We cannot state with any confidence this area has the strength necessary to safely resist the applied vertical and lateral loads, much less the loads imposed by the backfill soils. It is our opinion the left side foundation wall is in danger of collapse. Any attempt to correct the condition of this wall by improving any masonry work is likely to initiate a collapse.
5. Conditions similar to the left foundation wall exist on the right side foundation wall as well, with shear failures, cracking and some patching visible.
6. The front foundation wall, supporting the front wall of the living space above, is more than 13 feet tall. As the front yard of this location is graded to less than 18" below the first floor, there remains not less than 11'-6" of fill against the foundation wall.

7. The top of the front foundation wall leans inward not less than 8", and has numerous large cracks and open mortar joints. These issues constitute a failure of the foundation wall, rendering it not only unstable, but also evidence this wall cannot safely resist the lateral loads imposed by the soils against it. Evidence of water leaks from left front corner to right can be observed.
8. Prior to our visit, and by appearance some years ago, someone attempted to add lateral support for this wall, and installed a number of steel "H" columns near the inside face of the wall, along with steel pipe buttresses behind each. The "H" columns and the pipe buttresses have been embedded through the basement floor slab, encased in concrete. As the wall is leaning inward, the columns were installed inward of the upper edge of the foundation wall, and set plumb. We cannot determine from a visual examination the condition or capacity of the concrete anchoring the steel members, or the capacity intended by the designer.
9. Between the columns, which are spaced between 6'-8" and 9'-4" on center, a number of wood beams, 2 x 12, have been installed, oriented flat with edges facing the brick wall. These 2 x 12's are spaced approx. 22" apart, running between the steel posts, from bottom of post to top. Various spacers were originally placed between the inner edge of these 2 x 12's and the inner surface of the brick wall, though many have fallen or been removed. As such, this system is has little or no effect on the stability of the foundation wall system.
10. When we analyzed this bracing system according to the IRC and good engineering practice, we found the 2 x 12's are not adequate to resist the lateral loads imposed by backfill soils against the foundation wall. We conclude this system was never capable of properly stabilizing this wall, and the condition of progressive failure has not been cured.

It is our opinion from this analysis and review, this dwelling is not suitable for occupancy in this condition. Further, attempting repairs or stabilization of the foundation wall using portions of the bracing system now in place will provide a temporary solution at best, as loose bricks and open mortar joints, along with persistent leaks are not repaired by simply improving the components of the bracing system.

We are uncertain that replacing the wood portions of this bracing system can be performed in a safe manner. It is likely any removal of the existing wood lateral supports may cause the wall to move further and precipitate a collapse. Due to the location of the room with the bracing system, and the path of travel necessary to exit the dwelling in the event of danger, we fear any workmen present should a collapse be initiated would not be able to exit to safety in time. This danger cannot be overemphasized.

Likewise the condition of the left and right exterior foundation walls show severe stress that attempts to correct in place may result in further severe damage or collapse. An attempt to relieve stress on the foundation system by excavating and removing the soils currently against the walls could also result in a collapse of the front wall, or failure of the side walls, just through the introduction of localized shocks and dynamic or impact loads during excavation and soil removal.

We conclude, after completing our review of the foundation system at 1680 East Clifton Rd, the foundation system of this dwelling is not safe. Further, any attempt to render it safe will expose those working near these walls to the danger of injury or death should walls or portions thereof collapse. A complete or even partial collapse of the foundation wall will likely initiate a cascading collapse of the entire dwelling.

It is our opinion this dwelling should be demolished, and replaced with a new dwelling, using foundations and structural systems capable of safely and permanently resisting dead loads,, live loads, wind forces, seismic forces, and lateral earth pressures as defined and specified by the IRC.

Please review our comments, and conclusions, and let us know if further questions arise.

With regards,

PEACH STATE BUILDING CONSULTANTS, INC.



Michael D. Muntean, P.E.
President



SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Christopher Carter	File No.: 311259	
Property Address: 1680 E Clifton Rd NE	Case No.:	
City: Atlanta	State: GA	Zip: 30307-1276
Lender: RoundPoint Mortgage Company		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: April 14, 2014



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Borrower: Christopher Carter	File No.: 311259	
Property Address: 1680 E Clifton Rd NE	Case No.:	
City: Atlanta	State: GA	Zip: 30307-1276
Lender: RoundPoint Mortgage Company		



Basement Structure Reinforcement



Basement Structure Reinforcement



Basement Structure Reinforcement



Basement Structure Reinforcement



Additional Subject Side View



Additional Subject Side View

RCP LEGEND				
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	NOTES:
○ RA	CEILING / WALL RECESSED LIGHT FIXTURE (RX alpha = public area, RH numeric = rcp, TYP)	☒	SUPPLY DIFFUSER	
⊞	CEILING RECESSED LIGHT FIXTURE, MULTIPLE CONFIGURATION (SEE SCHEDULE)	⬆	RETURN REGISTER	
○ SI	CEILING SURFACE MOUNT LIGHT FIXTURE OR PENDANT, WALL SURFACE MOUNT LIGHT FIXTURE	↑	TRANSFER GRILLE	
⊞ F1	FLOOR SURFACE MOUNT LIGHT FIXTURE SHOW ON PLAN AND RCP	⬆	SUPPLY GRILLE	
○ F1	FLOOR RECESSED LIGHT FIXTURE SHOW ON PLAN, SLAB EDGE, AND RCP	⬆	RETURN GRILLE	
---	LINEAR LIGHT FIXTURE - HORIZONTAL	---	LINEAR WALL MOUNTED DIFFUSER/RETURN (SEE MECHANICAL DRAWINGS FOR SUPPLY/RETURN)	
○ VLI	LINEAR LIGHT FIXTURE - VERTICAL	---	LINEAR CEILING DIFFUSER	
AX	TRACK LIGHT AX: TRACK (W/ RECESSED CONDUIT) SX: LIGHT FIXTURE, RECESSED BOX	⊞	MECH ACCESS PANEL (TRIMLESS U.O.N)	
○ PK1	PUCK LIGHT (SEE KITCHEN DWG FOR QUANTITY/LOCATION)	WTXXX	WINDOW TREATMENT HARDWARE	
○ D1	DECORATIVE LIGHT (PLUG-IN) Floor, Desk, Table Lamp	WFAXX	WINDOW TREATMENT FABRIC	
⊞ ST1	STEP LIGHT, RECESSED	⊞ SP	START POINT	
○ EX1	EXTERIOR CEILING MOUNT LIGHT FIXTURE Recessed, Surface Mount	ALIGN	ALIGNMENT	
⊞ EX1	EXTERIOR WALL MOUNT LIGHT FIXTURE Recessed, Surface Mount	---	FULL HEIGHT MILL WORK TO THE UNDERSIDE OF CEILING SOFFIT	
---	EXTERIOR LINEAR LIGHT FIXTURE	---	BACK OF HOUSE LIGHTING AND DEVICES SEE MEP DRAWINGS AND SPECIFICATIONS	
⊞ EX1	EXTERIOR FLOOR MOUNT LIGHT FIXTURE	8'-6" A.F.F. GWB/PT	CLEAR HEIGHT FROM FINISH FLOOR TO FINISHED PAINTED CEILING	
⊞ EX1	EXTERIOR BOLLARD LIGHT FIXTURE	7'-6" A.F.F. ACT	CLEAR HEIGHT FROM FINISH FLOOR TO FINISHED ACOUSTICAL TILE CEILING	
EM	EMERGENCY SURFACE MOUNT FIXTURE	7'-6" A.F.F. WD	CLEAR HEIGHT FROM FINISH FLOOR TO FINISHED WOOD CEILING	
EM	EMERGENCY RECESSED LIGHT	7'-6" A.F.F. DAG/PT	CLEAR HT FROM FINISH FLR TO UNDERSIDE SLAB, PAINT OVER DIRECT APPLIED CEILING	
⊞ 2	SINGLE-POLE (100V) AND DOUBLE-POLE (200V AND 240V) SWITCH	7'-6" A.F.F. UOS/PT	FINISH CLEAR HT FROM FINISH FLR TO UNDERSIDE SLAB, PAINTED	
⊞ 3	THREE-WAY and FOUR-WAY SWITCH	7'-6" A.F.F. UOS/SLR	CLEAR HT FROM FINISH FLR TO UNDERSIDE SLAB, EXPOSED CONCRETE WITH SEALER	
⊞ S	SWITCH FOR SWITCHED OUTLET	7'-6" A.F.F. UOS	CLEAR HT FROM FINISH FLR TO UNDERSIDE SLAB, NO SEALER	
⊞ EX	SWITCH FOR EXTERIOR FIXTURES	MR	ELEVATOR CAB MIRROR	
J	J-BOX, RECESSED U.O.N.	X	REQUEST TO EXIT SENSOR	
⊞	WALL MOUNTED EXIT SIGN CEILING MOUNTED EXIT SIGN (SHADED AREA INDICATES SIDE OF EXIT TEXT; ARROW INDICATES DIRECTIONAL ARROW REQ ON SIGN FACES)	●	CONCEALED SPRINKLER HEAD	
⊞	CEILING MOUNT SMOKE / CARBON MONOXIDE, SMOKE, AND CARBON MONOXIDE DETECTORS	⊙	SPRINKLER HEAD EXPOSED UPRIGHT	
⊞	WALL MOUNT SMOKE / CARBON MONOXIDE, SMOKE, AND CARBON MONOXIDE DETECTORS	⊞	WALL MOUNTED SPRINKLER HEAD	
⊞	SMOKE / CARBON MONOXIDE SPEAKER / STROBE			
⊞ SP	FIRE ALARM SPEAKER / STROBE			
⊞	CEILING MOUNTED A/V SPEAKER			

OUTLET LOCATION PLAN LEGEND		
SYMBOL	DESCRIPTION	NOTES
⊞	SIMPLEX WALL RECEPTACLE (HEIGHT GIVEN WHEN NOT STANDARD HT AFF)	
⊞ 48"	DUPLEX WALL RECEPTACLE (HEIGHT GIVEN WHEN NOT STANDARD HT AFF)	
⊞ 48"	QUAD WALL RECEPTACLE (HEIGHT GIVEN WHEN NOT STANDARD HT AFF)	
⊞	SWITCHED DUPLEX RECEPTACLE, DUPLEX (HEIGHT GIVEN WHEN NOT STANDARD HT AFF)	
⊞ 48"	WET LOC GFCI WALL RECEPTACLE, DUPLEX AND QUAD (HT GIVEN WHEN NOT STD HT AFF)	
WP	WEATHERPROOF GFCI WALL RECEPTACLE, DUPLEX AND QUAD (HT GIVEN WHEN NOT STD HT AFF)	
⊞	FLOOR RECESSED RECEPTACLE, SIMPLEX, DUPLEX AND QUAD	
⊞	SWITCHED FLOOR RECESSED RECEPTACLE, DUPLEX	
WP	EXTERIOR WEATHERPROOF GFCI OUTLET, DUPLEX BOLLARD STYLE	
WP	EXTERIOR WEATHER PROOF GFCI DUPLEX OUTLET WITH LIGHTING, BOLLARD STYLE	
▽	DATA WALL OUTLET (HEIGHT GIVEN WHEN NOT STD HT AFF)	
▽ 48"	TELEPHONE WALL OUTLET (HEIGHT GIVEN WHEN NOT STD HT AFF)	
▽	COMBINATION DATA/TELEPHONE WALL OUTLET (HEIGHT GIVEN WHEN NOT STD HT AFF)	
⊞	COMBINATION DUPLEX ELECTRICAL/DATA/TELEPHONE and ELECTRICAL/USB OUTLETS TV LOC., WALL, (CABLE + TV POWER + TV DATA) (HT GIVEN WHEN NOT STD HT AFF, SEE ELEC DWG FOR SPCS)	
⊞	FLOOR RECESSED DATA, TELEPHONE, DATA/TELEPHONE, AND TV LOCATION OUTLETS	
⊞	USB OUTLET	
⊞	SPECIAL OUTLET (SEE DESCRIPTION PER PLAN)	
⊞	EMERGENCY SHUT-OFF	
⊞	INTERCOM (SEE G-04 FOR STANDARD MOUNTING HEIGHT)	
⊞	CARD READER	
⊞	AUDIO VISUAL EQUIPMENT (COORD W/ CONSULTANT)	
⊞	THERMOSTAT	
⊞	REMOTE TEMPERATURE SENSOR	
CAM	SECURITY CAMERA	
FACP	FIRE ALARM CONTROL PANEL	
EP	ELECTRICAL PANEL	
LV	LOW VOLTAGE	
ND	NETWORK INTERFACE DEVICE PANEL	
---	BACK OF HOUSE SEE MEP DRAWINGS & SPECIFICATIONS	

LEGEND SYMBOLS, TAGS, HATCHES			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊞	EARTH	☁	REVISION CLOUD
⊞	TERRAZZO	⚠	REVISION DESIGNATION
⊞	CONCRETE	⊞	PARTITION TYPE
⊞	BRICK	Room name 101	ROOM NAME ROOM NUMBER
⊞	STONE (CUT AND SURFACE)	101	DOOR NUMBER
⊞	CONCRETE MASONRY UNIT (CUT AND LARGE SCALE)	⊞	EXTERIOR CLADDING TYPE
⊞	GLASS	(W1) (CL1)	WINDOW OR CLOSET TYPE
⊞	SAND / PLASTER / CEMENT GROUT	ti	EXTERIOR GLAZING TYPE
⊞	STEEL	FEC	FIRE EXTINGUISHER CABINET
⊞	ALUMINUM	EP	ELECTRICAL PANEL
⊞	CERAMIC OR QUARRY TILE	AP	ACCESS PANEL
⊞	FINISH WOOD	Ref	ELEVATION DESIGNATION SHEET NUMBER
⊞	MILLWORK	1 Ref	ELEVATION DESIGNATION SHEET NUMBER
⊞	BLOCKING OR ROUGH WOOD	1 Ref	ELEVATION DESIGNATION SHEET NUMBER
⊞	PLYWOOD	1 Ref	ELEVATION DESIGNATION SHEET NUMBER
⊞	RIGID INSULATION	1 Ref	ELEVATION DESIGNATION SHEET NUMBER
⊞	SEMI-RIGID INSULATION	1 Ref	ELEVATION DESIGNATION SHEET NUMBER
⊞	INSULATION (BATT)	1 Ref	ELEVATION DESIGNATION SHEET NUMBER
⊞	ACOUSTICAL TILE	1 Ref	ELEVATION DESIGNATION SHEET NUMBER
⊞	CARPET AND PAD	1 Ref	ELEVATION DESIGNATION SHEET NUMBER
⊞	PLASTIC LAMINATE	1 Ref	ELEVATION DESIGNATION SHEET NUMBER
⊞	METAL (SMALL SCALE)	1 Ref	ELEVATION DESIGNATION SHEET NUMBER
⊞	Gypsum BOARD (LARGE SCALE)	1 Ref	ELEVATION DESIGNATION SHEET NUMBER
⊞	RATED SHAFTWALL AT DUCT (SMALL SCALE)	1 Ref	ELEVATION DESIGNATION SHEET NUMBER
---	CONTRACT LIMIT LINE (C.C.L.)		
---	PROPERTY LINE (P.P.L.)		
---	DEMISING WALL BETWEEN UNITS		
---	CENTERLINE		

Abbreviations	
	DESCRIPTION
ABV	ABOVE
AFV	ABOVE FINISHED FLOOR
ACC	ACCESS
AD	ACCESS DOOR or AREA DRAIN
AP	ACCESS PANEL
ACT	ACOUSTICAL TILE
ADD	ADDENDUM
AD	ADJACENT or ADJUSTABLE
AGGR	AGGREGATE
A/C	AIR CONDITIONER
AB	AIR INFILTRATION BARRIER
AL	ALUMINUM
ACI	AMERICAN CONCRETE INSTITUTE
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AWG	AMERICAN WIRE GAUGE
& AND	
APPX	APPENDIX
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
@	AT PER
BOH	BACK OF HOUSE
BP	BASE PLATE
BB	BASEBOARD

Abbreviations	
	DESCRIPTION
BA	BATHROOM
BM	BEAM
BRG	BEARING
BR	BEDROOM
BM	BENCHMARK
BTWN	BETWEEN
BLKG	BLOCKING
BD	BOARD
B.O.	BOTTOM OF
BC	BRICK COURSING
BLDG	BUILDING
CAB	CABINET
CPT	CARPET
CI	CAST IRON
CB	CATCH BASIN
CLG	CEILING
CEM	CEMENT
CL	CENTERLINE
CT	CERAMIC TILE
CO	CLEAN OUT
CUR	CLEAN UTILITY ROOM
CLR	CLEAR(ANCE)
CL	CLOSET
CW	COLD WATER
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS or CONTINUE

Abbreviations	
	DESCRIPTION
CJ	CONTROL JOINT
CONV	CONVECTOR
CG	CORNER GUARD
DP	DAMP PROOFING
D	DEEP or DEPTH
DEG	DEGREE
DTL	DETAIL
DIAG	DIAGONAL
DIA / Ø	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DR	DINING ROOM
DBL	DOUBLE
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
DF	DRINKING FOUNTAIN
EA	EACH
E.O.P.	EDGE OF PLANK
EP	ELECTRIC PANEL
EWC	ELECTRIC WATER COOLER
ELFC	ELECTRICAL OR ELECTRIC
EL	ELEVATION
ELEV	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT

Abbreviations	
	DESCRIPTION
EXH	EXHAUST
GALV	GALVANIZED
GA	GAUGE
GEN	GENERAL
GL	GLASS or GLAZING
GB	GRAB BAR
GND	GROUND
GYP	GYPSPUM BOARD
GWB	GYPSPUM WALL BOARD
HR	HAND RAIL
HC	HANDICAPPED
HB	HARD BOARD
HDWR	HARDWARE
HWD	HARDWOOD
HVAC	HEATING, VENTILATING, and AIR CONDITIONING
HT	HEIGHT
HP	HIGH POINT
HCW	HOLLOW CORE WOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
INCAND	INCANDESCENT
INCL	INCLUDE(D), (ING)
INSUL	INSULATE(D), (ING), (ION)
INT	INTERIOR

Abbreviations	
	DESCRIPTION
ID	INTERIOR DIAMETER
INV	INVERT
INV EL	INVERT ELEVATION
JC	JANITOR CLOSET
JT	JOINT
JB	JUNCTION BOX
K	KITCHEN
KO	KNOCKOUT
L	LAMINATE
LAV	LAVATORY
LAV	LAVATORY
LH	LEFT HAND
LWT	LIGHTWEIGHT
LO	LINE OF
LR	LIVING ROOM
LKR	LOCKER
LP	LOW POINT
MH	MANHOLE
MFR	MANUFACTURE(R)
MAS	MASONRY
MO	MASONRY OPENING
M.E.	MATCH EXISTING
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MC	MEDICINE CABINET
MBR	MEMBER

Abbreviations	
	DESCRIPTION
MTL	METAL
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MC	MISCELLANEOUS CHANNEL
MTD	MOUNTED
MOV	MOVABLE
MUL	MULLION
NFPA	NATIONAL FIRE PROTECTION ASSOC
NRC	NOISE REDUCTION COEFFICIENT
NOM	NOMINAL
N/A	NOT APPLICABLE
N.L.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
NO. / #	NUMBER
O.C.	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OZH	OUNCE
OD	OUTSIDE DIAMETER
OA	OVERALL
OD	OVERFLOW DRAIN
OS	OVERFLOW SCUPPER
OH	OVERHEAD
OS	OVERFLOW SCUPPER
OH	OVERHEAD

Abbreviations	
	DESCRIPTION
PT / PNT	PAINT(ED) / PTD
PR	PAIR
PNL	PANEL
WTWT	PARTITION
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PL	PLATE or PROPERTY LINE
PLWD	PLYWOOD
PVC	POLYVINYL CHLORIDE or COATING
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
QUANT /	QUANTITY
QTY	
QT	QUARRY TILE
RAD	RADIUS
RAD	RADIUS or RADIATOR
R	RADIUS or RISER
RE	REFER TO
REF	REFERENCE
RCP	REFLECTED CEILING PLAN
REINF	REINFORCEMENT

Abbreviations	
	DESCRIPTION
REQD	REQUIRED
RET	RETURN
RA	RETURN AIR
RH	RIGHT HAND
RD	ROOM DRAIN
RM	ROOM
RO	ROUGH OPENING
SAD	SADDLE
SAN	SANITARY
SCHED	SCHEDULE
S & B	SEALANT AND BACKER ROD
SECT	SECTION
SV	SHEET VINYL
SIM	SIMILAR
SUR	SOILED UTILITY ROOM
SCW	SOLID CORE WOOD
STC	SOUND TRANSMISSION COEFFICIENT
SPKR	SPEAKER
SPEC	SPECIFICATION
SQ	SQUARE
SF	SQUARE FOOT
STL	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
SD	STORAGE DRAIN

Abbreviations	
	DESCRIPTION
SFT	STRUCTURAL FACED TILE
SUSP	SUSPENDED
SW	SWITCH
TEL	TELEPHONE
TV	TELEVISION
TEMP	TEMPERED
TERR	TERRAZZO
THK	THICK
T.O.	TOP OF
T.O.S.	TOP OF STEEL OR SLAB
T	TREAD
TYP	TYPICAL
UC	UNDERCUT
UL	UNDERWRITERS LABORATORY
UNEX	UNEXCAVATED
UON	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
VERT	VERTICAL
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
VOL	VOLUME

Abbreviations	
	DESCRIPTION
WC	WATER CLOSET
WH	WATER HEATER
WP	WATERPROOF
WT	WEIGHT
WWF	WELDED WIRE MESH (FABRIC)
W	WIDE or WIDTH
WO	WINDOW OPENING
WGL	WIRE GLASS
W/	WITH
W/O	WITHOUT
WD	WOOD

Abbreviations	
	DESCRIPTION
WC	WATER CLOSET
WH	WATER HEATER
WP	WATERPROOF
WT	WEIGHT
WWF	WELDED WIRE MESH (FABRIC)
W	WIDE or WIDTH
WO	WINDOW OPENING
WGL	WIRE GLASS
W/	WITH
W/O	WITHOUT
WD	WOOD



REV	DATE	ISSUE
1	03/10/26	HPC Application

Owner	
Chris Carter	
Consultants	
Structural	TBD
Mechanical	TBD
Landscape	TBD
Code	TBD
Interior designer	TBD

Location plan
1680 E. Clifton rd.
Atlanta, GA 30307
block: N/A
log: 18-003-03-020

1680 E. Clifton rd.

NOT FOR CONSTRUCTION

PROJECT NO. 2513 SCALE: 1/4" = 1'-0"

Legends, Notes, & Abbreviations

G-002

REV	DATE	ISSUE
1	03/10/26	HPC Application

Owner

Chris Carter

Consultants

Structural
TBD

Mechanical
TBD

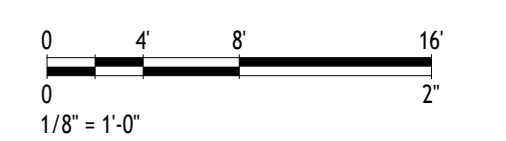
Landscape
TBD

Code
TBD

Interior designer
TBD

Location plan

1680 E. Clifton rd.
Atlanta, GA 30307
block: N/A
lot: 18 003 03 020



1680 E. Clifton rd.

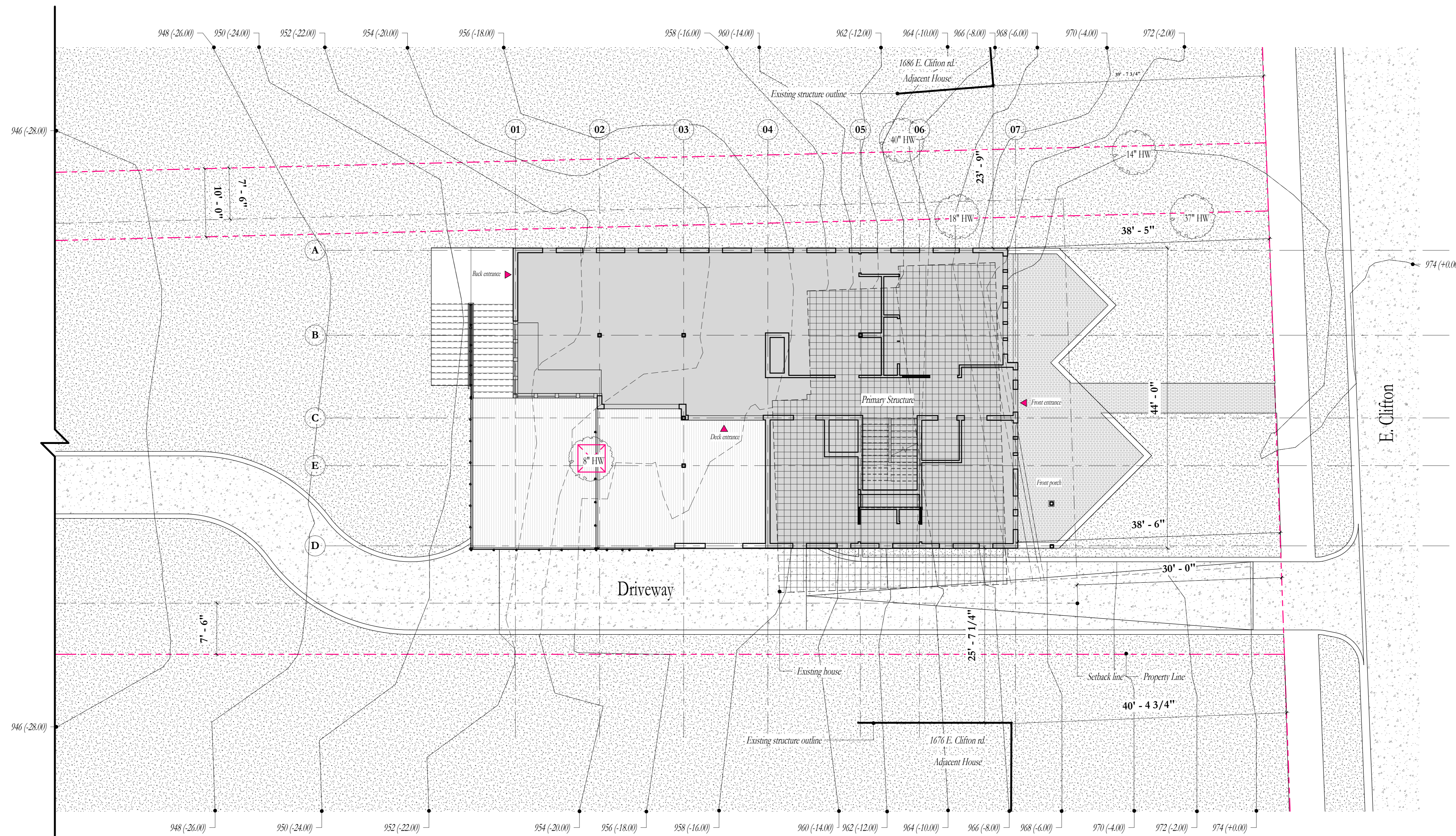
**NOT FOR
CONSTRUCTION**

PROJECT NO. 2513 SCALE: 1/8" = 1'-0"

Site Plan - Primary

A-001

page: of:



01 Site plan - Dependent 1

A-001 1/8" = 1'-0"

REV	DATE	ISSUE
1	03/10/26	HPC Application

Owner

Chris Carter
[Redacted]

Consultants

Structural
TBD

Mechanical
TBD

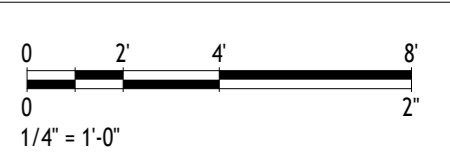
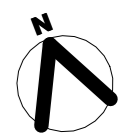
Landscape
TBD

Code
TBD

Interior designer
TBD

Location plan

1680 E. Clifton rd.
Atlanta, GA 30307
block: N/A
log: 18.003.03.020



1680 E. Clifton rd.

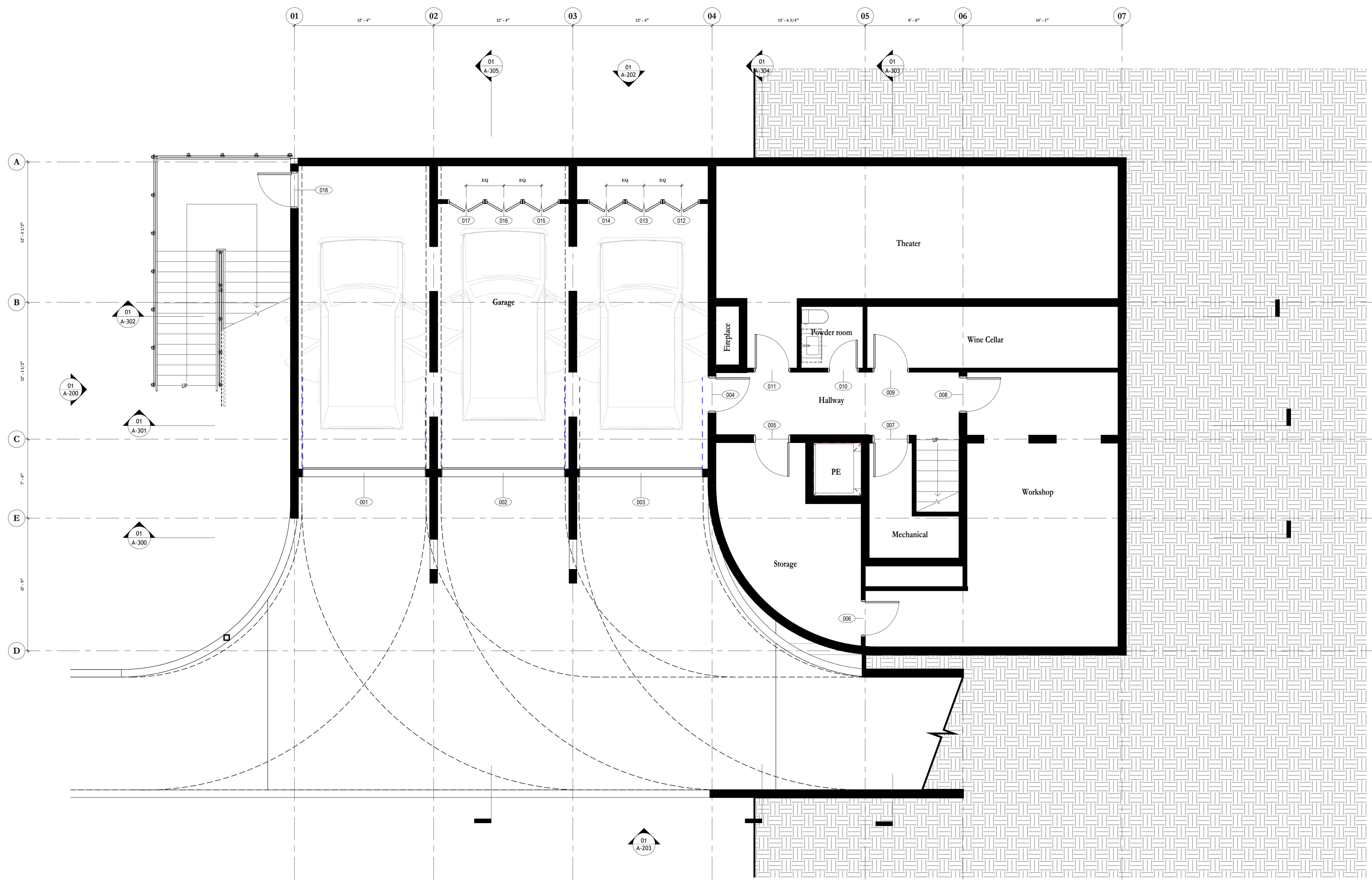
NOT FOR CONSTRUCTION

PROJECT NO. 2513 SCALE: 1/4" = 1'-0"

Basement 02 floor plan

A-100

page: of:



3/9/2026 10:00:55 PM

REV	DATE	ISSUE
1	03/10/26	HPC Application

Owner

Chris Carter
[Redacted]

Consultants

Structural
TBD

Mechanical
TBD

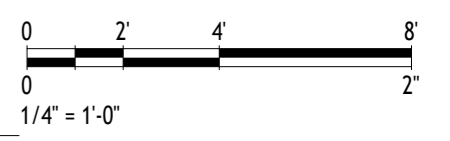
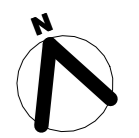
Landscaping
TBD

Code
TBD

Interior designer
TBD

Location plan

1680 E. Clifton rd.
Atlanta, GA 30307
block: N/A
log: 18 003 03 020



1680 E. Clifton rd.

NOT FOR CONSTRUCTION

PROJECT NO. 2513 SCALE: 1/4" = 1'-0"

Basement 01 floor plan

A-101

page: of:



1 B01 - Basement floor
A-101 1/4" = 1'-0"

3/9/2026 10:00:56 PM

REV	DATE	ISSUE
1	03/10/26	HPC Application

Owner

Chris Carter

Consultants

Structural
TBD

Mechanical
TBD

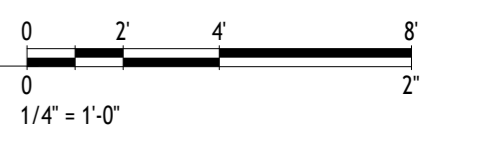
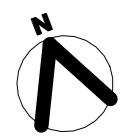
Landscape
TBD

Code
TBD

Interior designer
TBD

Location plan

1680 E. Clifton rd.
Atlanta, GA 30307
block: N/A
log: 18 003 03 020



1680 E. Clifton rd.

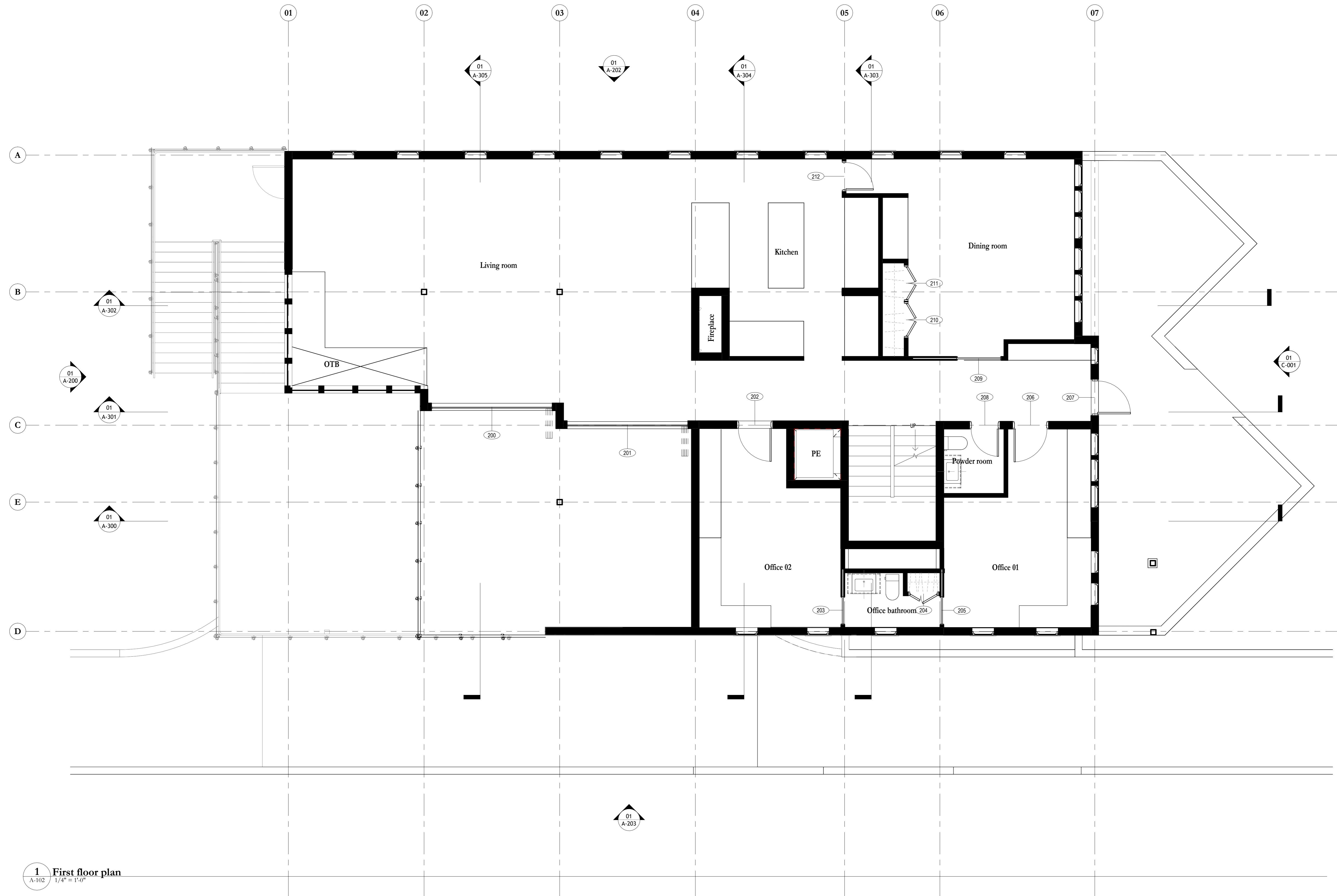
**NOT FOR
CONSTRUCTION**

PROJECT NO. 2513 SCALE: 1/4" = 1'-0"

First floor plan

A-102

page: of:



1 First floor plan
A-102 1/4" = 1'-0"

REV	DATE	ISSUE
1	03/10/26	HPC Application

Owner

Chris Carter
[Redacted]

Consultants

Structural
TBD

Mechanical
TBD

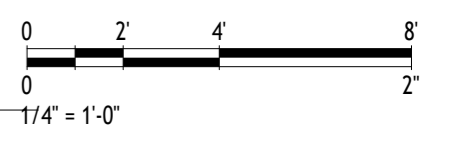
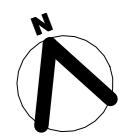
Landscape
TBD

Code
TBD

Interior designer
TBD

Location plan

1680 E. Clifton rd.
Atlanta, GA 30307
block: N/A
log: 18 003 03 020



1680 E. Clifton rd.

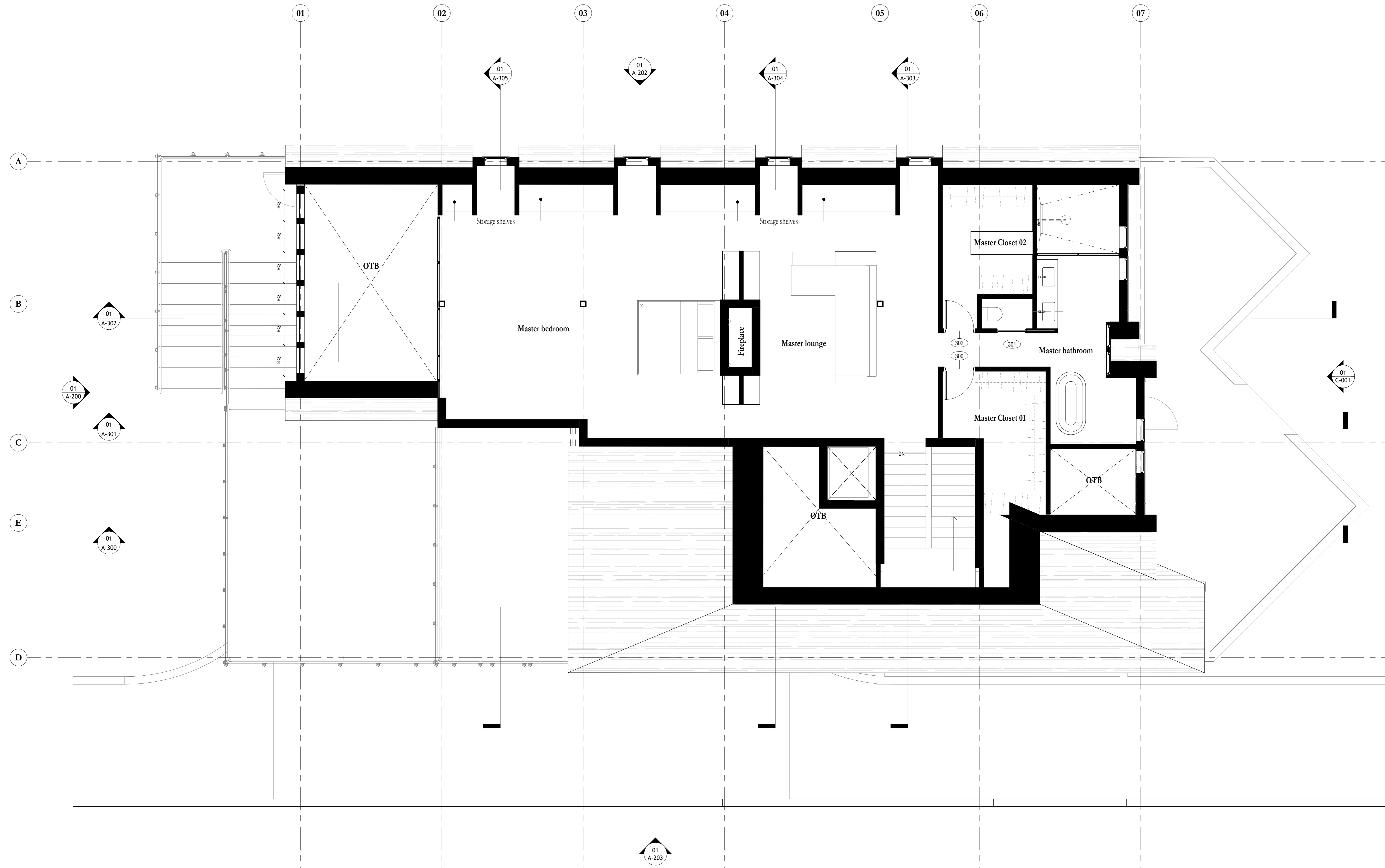
NOT FOR CONSTRUCTION

PROJECT NO. 2513 SCALE: 1/4" = 1'-0"

Second floor plan

A-103

page: of:



01 Second floor plan
A-103 1/4" = 1'-0"

3/9/2026 10:00:57 PM

REV	DATE	ISSUE
1	03/10/26	HPC Application



01 North Architectural Building Elevation
A-200 1/4" = 1'-0"

Owner

Chris Carter

Consultants

Structural
TBD

Mechanical
TBD

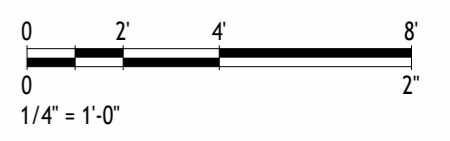
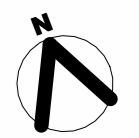
Landscape
TBD

Code
TBD

Interior designer
TBD

Location plan

1680 E. Clifton rd.
Atlanta, GA 30307
block: N/A
log: 18 003 03 020



1680 E. Clifton rd.

NOT FOR CONSTRUCTION

PROJECT NO. 2513 SCALE: 1/4" = 1'-0"

North elevation

A-200

page: of:

REV	DATE	ISSUE
1	03/10/26	HPC Application

Owner

Chris Carter

Consultants

Structural
TBD

Mechanical
TBD

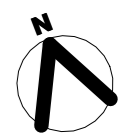
Landscape
TBD

Code
TBD

Interior designer
TBD

Location plan

1680 E. Clifton rd.
Atlanta, GA 30307
block: N/A
log: 18 003 03 020



1680 E. Clifton rd.

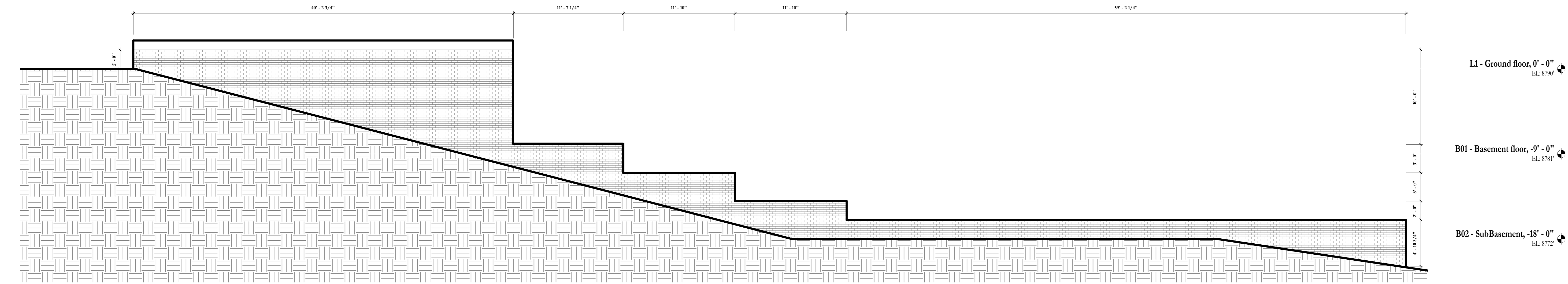
**NOT FOR
CONSTRUCTION**

PROJECT NO. 2513 SCALE: 3/16" = 1'-0"

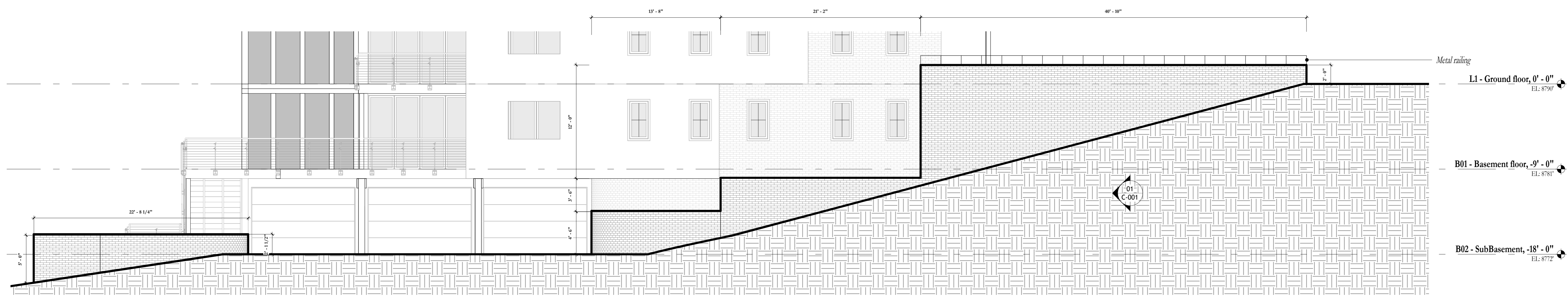
Driveway

A-501

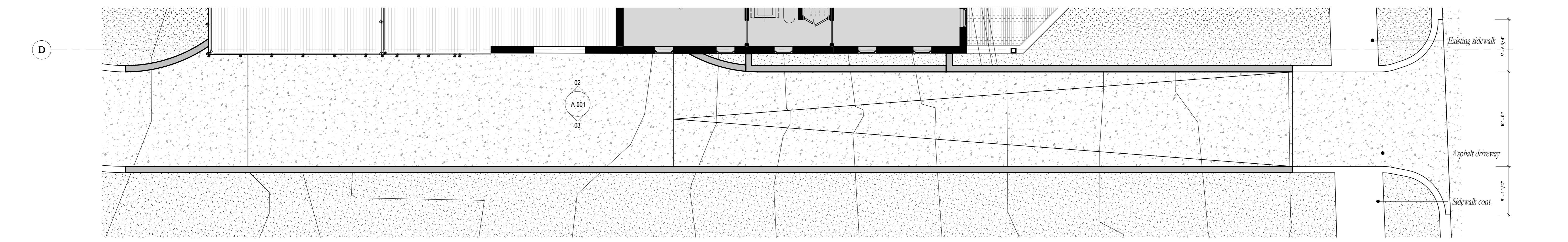
page: of:



03 Retaining wall West
A-501 3/16" = 1'-0"



02 Retaining wall East
A-501 3/16" = 1'-0"



01 Driveway plan
A-501 3/16" = 1'-0"

From:



Sign Template & Instructions - G. 1680 East Clifton Road_1248054

Date:

Monday, April 13, 2026 1:06:55 PM

Attachments:

[image001.png](#)
[image003.png](#)

Hi Paige,

Yes, please defer for us. Thank you.

We will be sure to follow the clearly defined rules for next month.

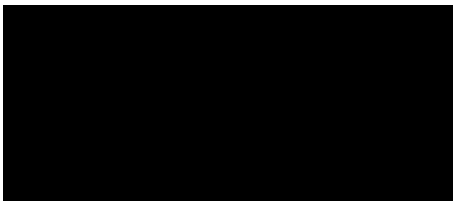
Apologies for this, thank you for allowing us to defer.

Thank you,

-Alex-

Alex Tahinos

Founder



On Mon, Apr 13, 2026 at 12:56 Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

| Good Afternoon,