

DeKalb County Historic Preservation Commission

Monday, May 18, 2026- 6:00 P.M.

Staff Report

Regular Agenda

F. 1181 Cameron Court, Alan Clark. Construct an addition on the side of a historic house. **1248128.**

Built in 1924 (18 001 08 045)

This property is in the Druid Hills Character Area #1 and the Cameron Court National Register Historic District.

Summary

The applicant proposes the following work:

1. Remove a side-deck. The existing 16'x19' wood deck, located on the side elevation of the house towards the Eastern property line, will be demolished. The tax records do not list the date of construct for the deck; however, it is not likely that the deck is original to the house as it is not characteristic of construction when the property was built. The windows and door located on the Eastern elevation of the house, leading out to the deck, will be removed and infilled.
2. Construct an addition on the side of a historic house. A multi-level addition will be constructed on the side elevation of the house, toward the Eastern property line where the nonhistoric deck is currently located. The addition will extend roughly 40' from the side elevation of the house toward the Eastern property line and will be in-line with the front façade of the historic house. The addition will be a split-level, with the lower level connecting to the historic house and a cross-gable asphalt shingle roof measuring roughly 18' in height from grade to edge. A portion of the roof over the lower level of the addition, facing toward Cameron Court, will be metal rather than asphalt shingles. The addition will be constructed with a brick exterior foundation and Hardi plank siding to match the house.
3. Construct a new deck on the front-façade of the proposed addition. A 6'x7' wood deck will be constructed between the proposed addition and the historic house on the front façade facing towards Cameron Court. The deck will be constructed with wood railing and stairs leading out to the front lawn and an exterior door will be installed leading out onto the proposed deck.

Recommendation

Approve with Modifications. Staff recommend that the demolition of the existing nonhistoric deck be approved, as the removal of the deck appears to meet the guidelines and will not have a substantial adverse effect on the historic district. Staff recommend that the proposed addition and deck be denied in accordance with Guidelines 5.0, 7.0, and 7.3.1, as the addition and deck will be added to the front façade, visible from the Right of Way, and appear to dominate the historic structure.

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.

- 6.1.3 *Entrances and Porches* (p54) Guideline - Original doors should be retained unless deteriorated beyond repair. Screen and storm doors should not detract from the character of the house and should be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door should be similar to the original in design and materials.
- 6.1.4 *Windows* (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.
- 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.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.

7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: APRIL 06, 2026

Subject Property Address: 1181 CAMERON COURT | ATLANTA GA

Property Parcel ID No: 18-001-08-045

Date(s) of Construction on all structures on the property: 1924
(This information can be found in the DeKalb County property accessory and tax records database.)

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 checked="" 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:

- REMOVE REAR DECK
- BUILD NEW PRIMARY BEDROOM, BATHROOM & CLOSET
- ADD NEW LAUNDRY ROOM SPACE ON MAIN FLOOR

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 Alan P. Clark Applicant/Owner Signature 04/01/2026 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: ANNETTE QUINN

being owner(s) of the property at: 1181 CAMERON COURT | ATLANTA GA

hereby delegate authority to: ALAN CLARK ARCHITECTS, LLC

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

Signature of Owner(s): *Annette Quinn* Date: *Apr 2, 2026*

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

AN ADDITION AND RENOVATION FOR
ANNETTE QUINN

1181 CAMERON COURT, NE
ATLANTA, GEORGIA 30306

DEKALB COUNTY HISTORIC PRESERVATION COMMISSION REVIEW

APRIL 01, 2026



CODE COMPLIANCE INFORMATION

CURRENT STATE MINIMUM CODES FOR CONSTRUCTION

THE FOLLOWING ARE THE CURRENT STATE MINIMUM STANDARD CODES FOR CONSTRUCTION AS ADOPTED BY THE BOARD OF COMMUNITY AFFAIRS.

CURRENT MANDATORY CODES AS ADOPTED BY DCA

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FIRE CODE, 2018 EDITION
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENT
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2023 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS

FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101), IFC GEORGIA AMENDMENTS OR THE GEORGIA ACCESSIBILITY CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE.

CURRENT PERMISSIVE CODES AS ADOPTED BY DCA

- DISASTER RESILIENT BUILDING CODE IBC APPENDIX
- DISASTER RESILIENT BUILDING CODE IRC APPENDIX
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- NATIONAL GREEN BUILDING STANDARD, 2008 EDITION, WITH GEORGIA AMENDMENTS

PROJECT TEAM

ARCHITECT
ALAN CLARK ARCHITECTS, LLC
424 MANOR RIDGE DRIVE, NW
ATLANTA GA 30305
CONTACT: ALAN P. CLARK, AIA
CELL (404) 219-4642
EMAIL ALAN@ALANCLARKARCHITECTS.COM

STRUCTURAL ENGINEER
STABILITY ENGINEERING
CONTACT: JAMES BREEDEN, PE
1376 CHURCH STREET SUITE 200
DECATUR, GA 30030
MOBILE (404) 394-6848
OFFICE (404) 377-9316 ext 117
JBREEDEN@STABILITYENGINEERING.COM

CONTRACTOR
TO BE DETERMINED

OWNER OF RECORD

ANNETTE QUINN
1181 CAMERON COURT NE
ATLANTA, GEORGIA 30306

INDEX OF DRAWINGS

ARCHITECTURE (BY ALAN CLARK ARCHITECTS, LLC)

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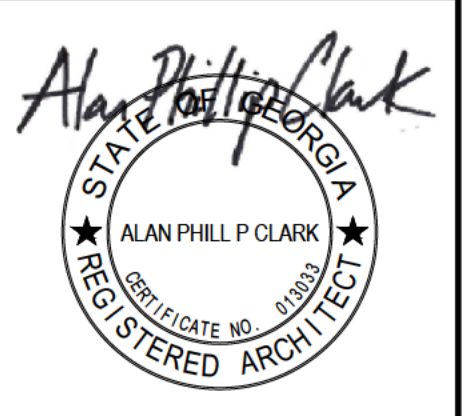
| REVISIONS | DATE |
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THIS DRAWING IS THE PROPERTY OF ALAN CLARK ARCHITECTS, LLC (ACA, LLC) AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. THE DIMENSION OF WHICH ARE 24" X 36".

IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS AND RELATED FIELD CONSTRUCTION CRITERIA.

NOTE TO GENERAL CONTRACTOR: ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS & SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING. THE ARCHITECT WILL PROMPTLY CORRECT THE SAME IN WRITING. WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.



A RENOVATION FOR
ANNETTE QUINN
1181 CAMERON COURT, NE
ATLANTA GEORGIA 30306

| | |
|------------|-------------|
| DATE | 04/01/2026 |
| DRAWN BY | APC/WAC |
| JOB NUMBER | 0277 |
| SHEET NAME | TITLE SHEET |

T-1
SHEET NUMBER

ARCHITECTURAL SYMBOLS

5 ——— Wall Type

A Window Type

100 Door Type

ELEVATION Elevation height

Room Name Room Name
Floor Finish (and Finish Material)

1 / A1 Elevation designation

1 / A1 Section designation

X / X Detail bubble

1 ROOM NAME Drawing tag
SCALE

ZONING INFORMATION

1181 CAMERON COURT
 ZONED R-85
 PER DEKALB COUNTY ZONING
 ADDRESS: 1181 CAMERON COURT ATLANTA, GA 30306
 ACREAGE: 0.29
 ZONING USE R-85
 LAND USE: TN
 HISTORIC DISTRICT: DRUID HILLS HISTORIC DISTRICT
 TAX DISTRICT: 04 - UNINCORPORATED
 MINIMUM YARD REQUIREMENTS SHALL APPLY:
 FRONT YARD: THERE SHALL BE A FRONT YARD HAVING A DEPTH OF NOT LESS THAN 40 FEET.
 (MAIN ARTERY STREET)
 MINIMUM YARD (SECONDARY STREET) 35 FEET
 SIDE YARD: THERE SHALL BE ONE SIDE YARDS, HAVING A WIDTH OF NOT LESS THAN 8.5 FEET.
 REAR YARD: THERE SHALL BE A REAR YARD OF NOT LESS THAN 40 FEET.

ACCESSORY STRUCTURES:
 ACCESSORY STRUCTURES OTHER THAN FENCES, WHEN PERMITTED, SHALL BE PLACED TO THE REAR OF THE MAIN STRUCTURE WITHIN THE BUILD-ABLE AREA OF THE LOT.

MAXIMUM LOT COVERAGE:
 MAXIMUM LOT COVERAGE WITHIN THIS DISTRICT SHALL NOT EXCEED 35 PERCENT OF TOTAL LOT AREA.

CONSTRUCTION TYPE:

WOOD FRAME, WITH BRICK/STONE BASE, WOOD SIDING FINISH

GENERAL NOTES

- ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL AND MECHANICAL
 - DO NOT SCALE DRAWINGS**
 - THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM ARCHITECT.
 - IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
 - DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FOUNDATION OR FACE OF FRAMING, UNLESS NOTED OTHERWISE.
 - IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
 - ANY DISCREPANCIES CONTAINED WITHIN THE FOLLOWING DRAWINGS/DOCUMENTS ARE TO BE IMMEDIATELY REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.
 - ANY DEVIATIONS FROM THE FOLLOWING DOCUMENTS SHOULD BE REPORTED IMMEDIATELY TO ARCHITECT.
 - ALL STRUCTURAL MEMBERS TO BE VERIFIED, DESIGNED, AND SIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE WHICH THE PROJECT IS BEING CONSTRUCTED.
 - ALL WOOD IN CONTACT WITH CONCRETE AND/OR EXPOSED TO THE EXTERIOR ELEMENTS TO BE PRESSURE TREATED.
 - ALL SHEATHING AND DECKING USED ON EXTERIOR ENVELOPE TO BE OF "EXTERIOR GRADE"
 - CERTIFIED U.L. FIRE SEPARATION/RATED ASSEMBLIES TO BE USED WHERE REQUIRED BY CODE.
 - G.C. TO VERIFY & ADHERE TO FIREPLACE MANUFACTURER AND CODE REQUIREMENTS FOR MIN. CLEARANCES OF COMBUSTIBLE MATERIALS AROUND FIREPLACE, INCLUDING, BUT NOT LIMITED TO, FRAMING, SURROUNDING MATERIAL, HEARTH, & FLUE.
 - ALL TOILETS MUST HAVE VENTILATION FAN ABOVE IN CEILING IN ACCORDANCE WITH GOVERNING BUILDING CODE.
 - ALL BEDROOMS MUST HAVE SMOKE DETECTORS LOCATED OUTSIDE BEDROOM DOOR IN ACCORDANCE W/ GOVERNING BUILDING CODE.
 - TEMPERED GLASS TO BE USED IN DOORS & WINDOWS AS REQUIRED BY GOVERNING BUILDING CODE. G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO FINAL ORDER.
 - EXTERIOR PORCHES SHOULD BE SLOPED 1/8" PER FOOT MINIMUM TO ALLOW FOR DRAINAGE OF WATER & TO PREVENT PONDING OF WATER.
 - G.C. TO VERIFY W/ ELEVATOR AND/OR LIFT MANUFACTURING COMPANIES REQUIREMENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL & ELECTRICAL, PERTAINING TO SPECIFIED ELEVATOR/LIFT BEFORE CONSTRUCTION - IF G.C. SUBSTITUTES SPECIFIED ELEVATOR/LIFT FOR ANOTHER MANUF. AND/OR MODEL NOTIFY ARCHITECT IMMEDIATELY (BEFORE PROCEEDING) TO DISCUSS POSSIBLE IMPACT ON CONSTRUCTION DOCUMENTS.
 - IT IS RECOMMENDED THAT SPECIFICATIONS AND PLANS BE CONSIDERED AS COMPLIMENTARY. WHERE THE G.C. FINDS A DISCREPANCY BETWEEN THE TWO, THE G.C. SHOULD IMMEDIATELY CALL ANY/ALL DISCREPANCY (IES) TO THE ATTENTION OF THE ARCHITECT OR ENGINEER AND REQUEST THAT A WRITTEN CLARIFICATION BE ISSUED. WHERE THE ARCHITECT OR ENGINEER FINDS A DISCREPANCY, SAID DISCREPANCY SHOULD IMMEDIATELY BE CALLED TO THE ATTENTION OF THE G.C., CLARIFYING THE DISCREPANCY, AND ISSUE A WRITTEN CLARIFICATION OF THE REQUIREMENT.
- IF AN INSTANCE OF CONFLICT OCCURS, UNITED STATES CASE LAW GENERALLY SUPPORTS WRITTEN SPECIFICATIONS AS RULING OVER GRAPHIC INFORMATION.
- G.C. TO VERIFY GRADE AGAINST HOUSE/STRUCTURE SLOPES AWAY TO DRAIN WATER AWAY FROM STRUCTURE.
 - G.C. TO VERIFY MASONRY WEEP-HOLES @ 33" O.C., MAX.
 - G.C. TO USE METAL MASONRY TIES. G.C. TO VERIFY W/ STRUCTURAL 0.29 x 7/8" GALV. METAL TIES TO BE USED. EACH METAL TIE MAY NOT SUPPORT AN AREA GREATER THAN 3'-0" SQUARE FEET WITH A MAXIMUM SPACING OF 16" O.C VERTICALLY AND 24" O.C. MAX. HORIZONTALLY.
 - G.C. TO VERIFY R-VALUES W/ LOCAL JURISDICTIONS AND GOVERNING CODES AND BE COMPLIANT WITH 2015 NEC CODE REQUIREMENTS AT A MINIMUM
- G.C. TO VERIFY SOIL CONDITIONS BEFORE POURING FOUNDATION.
 - TYPICAL SLAB ON GRADE TO BE 4" P.I.P. CONCRETE SLAB W/ 6 X 6 X 1/4" W.W.F. OVER 6 MIL. POLY VAPOR BARRIER OVER 4" GRAVEL BED OVER COMPACTED SOIL. G.C. TO VERIFY WITH APPROVED STRUCTURAL BEFORE POURING SLAB.
 - ALL WINDOW & DOOR SHOP DRAWINGS REQUIRED TO BE REVIEWED & APPROVED BY ARCHITECT AND OWNER PRIOR TO PLACING ORDER.
 - G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO ORDERING.
 - G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF GUTTERS & DOWNSPOUTS PRIOR TO INSTALLATION.
 - G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF VENTS, INCLUDING BUT NOT LIMITED TO, DRYER VENTS / EXHAUST VENTS, WHICH ARE LOCATED ON EXTERIOR WALLS.
 - G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATION OF EXTERIOR LIGHTING PRIOR TO INSTALLATION OF JUNCTION BOXES.
 - G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATIONS OF INTERIOR AND EXTERIOR ELECTRICAL SWITCHES PRIOR TO INSTALLATION OF JUNCTION BOXES.
 - G.C. TO COORDINATE ELECTRICAL & PLUMBING REQUIREMENTS FOR APPLIANCES, INCLUDING, BUT NOT LIMITED TO REFRIGERATORS & FREEZERS, OVENS, STOVES, GRILLS, VENT HOODS, ICE MAKERS, AND DISHWASHERS.
 - G.C. TO VERIFY ALL STRUCTURAL MEMBERS NOTED IN ARCHITECTURAL DRAWINGS, INCLUDING, BUT NOT LIMITED TO STUDS, JOISTS, AND RAFTER SIZES AND SPACING, WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK IN QUESTION.
 - ALL EXTERIOR MATERIALS, COLORS, STAINS, ETC. TO BE SUBMITTED TO ARCHITECT & OWNER FOR REVIEW & APPROVAL, PRIOR TO FINAL ORDER & INSTALLATION. MATERIAL MOCK-UPS MIGHT BE NECESSARY FOR REVIEW & APPROVAL.
 - ALL SILLS & TOPS OF HEADER TRIM @ EXTERIOR WINDOWS TO SLOPE MIN. 5 DEGREES TO SHED WATER PROPERLY.
 - ALL WINDOW AND DOOR DIMENSIONS ON SCHEDULE DIMENSIONED TO SASH. IT IS THE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ROUGH OPENING SIZES AND REQUIREMENTS WITH THE CHOSEN WINDOW MANUFACTURER.
 - EACH ITEM OF MATERIAL AND EQUIPMENT SHALL EQUAL OR EXCEED THAT DESCRIBED OR INDICATED. THE CONTRACTOR IS HELD DIRECTLY RESPONSIBLE FOR ALL WORK DONE BY SUBCONTRACTORS.
 - NO VARIATIONS OR DEVIATIONS FROM THE DETAILS AS DRAWN ARE PERMITTED WITHOUT WRITTEN AUTHORIZATION OR AN ALTERNATE APPROVED DETAIL FURNISHED BY THE ARCHITECT OR OWNERS. UNLESS SPECIFICALLY STATED OTHERWISE, ALL MATERIALS PROVIDED UNDER THIS CONTRACT SHALL BE NEW AND FREE FROM DEFECTS.
 - ALL DIMENSIONS ARE WITNESSED TO THE OUTSIDE FACE OF CMU, OR STUD, CENTER OF COLUMNS, TOP OF STRUCTURAL CONCRETE SLAB OR MASONRY OPENINGS OF WINDOWS AND DOORS UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL DEVELOP A COMPLETE SCHEDULE FOR COMPLETION OF THE WORK. THIS SCHEDULE SHALL BE REVIEWED WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.
 - FIELD VERIFY ALL DIMENSIONS.
 - GENERAL CONTRACTOR SHALL HOLD EXTERIOR GRADES A MINIMUM OF 6" BELOW FINISH FLOOR AND PROVIDE A 5% SLOPE OF GRADE AWAY FROM BUILDING EXTERIOR.
 - ALL CONCRETE SHALL BE PROPORTIONED TO DEVELOP 3000 PSI AT 28 DAYS AND HAVE A MAXIMUM SLUMP OF 4".
 - ALL LUMBER IN CONTACT WITH THE GROUND, CONCRETE, MASONRY, OR THE EXTERIOR SHALL BE PRESSURE TREATED.
 - PROVIDE WOOD BLOCKING SUPPORT FOR GRAB BARS, TOILET AND ACCESSORIES, AS REQUIRED BY EACH MANUFACTURER.
 - ALL DOOR AND WINDOW OPENINGS TO BE COUNTER FLASHED W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.
 - CAULK WITH SEALANT AT ALL JOINTS AT DISSIMILAR MATERIALS. CAULK PANEL ENDS OF SIMILAR MATERIALS WHEN EXPOSED TO AIR INFILTRATION.
 - METAL FLASHING SHALL BE PROVIDED AT ALL VERTICAL MATERIAL TRANSITIONS W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.
 - ALL FLOOR FINISH CHANGES TO OCCUR AT CENTERLINE OF DOORS (U.N.O.).
 - INSTALL ALL PRODUCTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
 - IF ASBESTOS, TRANSITE, LEAD, MERCURY, PCBs, SILICA, MOLD, OR OTHER HAZARDOUS CONSTRUCTION MATERIAL(S) IS DISCOVERED DURING CONSTRUCTION, AND/OR DEMOLITION OF EXISTING WORK, CONTRACTOR TO NOTIFY ARCHITECT AND CLIENT IMMEDIATELY. CONTRACTOR TO CONSULT HAZARDOUS MATERIAL SPECIALIST FOR REMOVAL OR ENCAPSULATION UPON FINDING ABOVE CONSTRUCTION MATERIALS. COMPANIES INVOLVED IN ANY FACET OF A DEMOLITION, A RENOVATION, OR EVEN A CURRENT CONSTRUCTION PROJECT THAT FAIL TO GRASP THIS SALIENT FACT EXPOSE THEMSELVES TO LITIGATION FROM INJURED PARTIES AS A RESULT OF CONTACT (REAL OR PERCEIVED) WITH HAZARDOUS MATERIALS.
 - CONTRACTOR TO ENSURE ALL GFCI/AFCI CIRCUIT PROTECTION TO BE INSTALLED PER 2020 NEC CODE REQUIREMENTS. REFERENCE PLANS FOR LOCATIONS.

ABBREVIATIONS

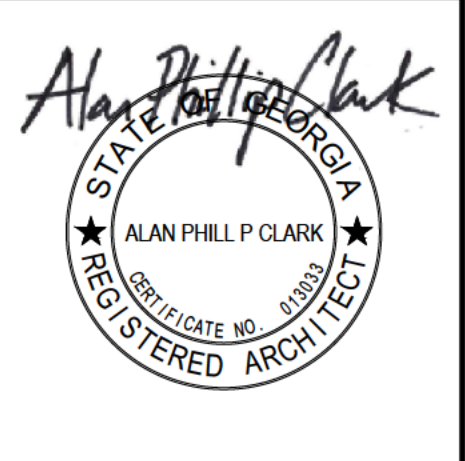
| | |
|------------|---------------------------|
| AFF | ABOVE FINISH FLOOR |
| ABV | ABOVE |
| ARCH | ARCHITECTURAL / ARCHITECT |
| BYND | BEYOND |
| BTM | BOTTOM |
| B.O. | BOTTOM OF |
| BL | BUILD LINE |
| CLG | CEILING |
| CTR | CENTER |
| CL | CENTER LINE |
| CLO/ CLOS | CLOSET |
| CONC | CONCRETE |
| CMU | CONCRETE MASONRY UNIT |
| CONT | CONTINUOUS |
| COORD | COORDINATE |
| DEG | DEGREE |
| DIFF | DIFFERENCE/ DIFFERENT |
| DIM | DIMENSION(S) |
| DWG | DRAWING |
| DBL | DOUBLE |
| DN | DOWN |
| EA | EACH |
| EL | ELEVATION |
| ELEV | ELEVATOR |
| ELLIP | ELLIPTICAL |
| EXT | EXTERIOR |
| FIN | FINISH |
| FLR | FLOOR |
| GEN | GENERAL |
| GC | GENERAL CONTRACTOR |
| HGT | HEIGHT |
| INT | INTERIOR |
| LVL | LEVEL |
| MANUF | MANUFACTURER |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MIN | MINIMUM |
| OC | ON CENTER |
| OW | OPEN WEB |
| PL | PLATE |
| PIP | POURED IN PLACE |
| PDR | POWDER ROOM |
| PT | PRESSURE TREATED |
| R | RADIUS |
| RCP | REFLECTED CEILING PLAN |
| REF | REFERENCE |
| REP | REPRESENTATIVE |
| REQ'D/ REQ | REQUIRED/ REQUIREMENTS |
| SECT | SECTION |
| SPECS | SPECIFICATIONS |
| ST/ STOR | STORAGE |
| STRUCT | STRUCTURAL/ STRUCTURE |
| THK | THICK |
| TBD | TO BE DETERMINED |
| TO | TOP OF |
| TYP | TYPICAL |
| T&G | TOUNGE & GROOVE |
| UNO | UNLESS NOTED OTHERWISE |
| VIF | VERIFY IN FIELD |
| WWF | WELDED WIRE FABRIC |

*** IF ANY DISSIMILAR METALS ARE SHOWN AS BEING IN CONTACT WITH EACH OTHER, CONTRACTOR TO PROVIDE "MATERIAL" TO ELIMINATE GALVANIC ACTION.

REVISIONS DATE

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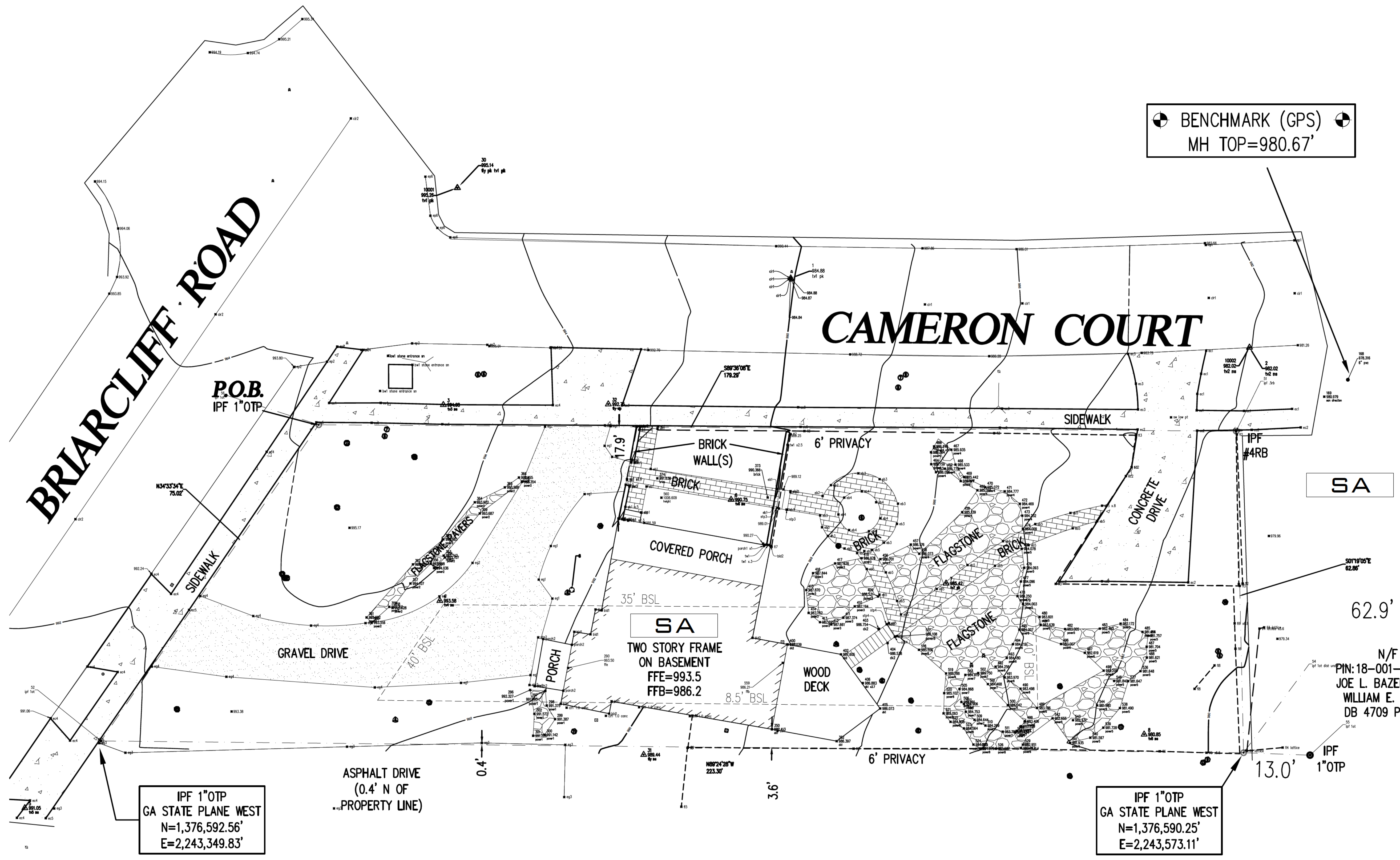
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A RENOVATION FOR
 ANNETTE QUINN
 1181 CAMERON COURT, NE
 ATLANTA GEORGIA 30306

DATE 04/01/2026
 DRAWN BY APC/WAC
 JOB NUMBER 0277
 SHEET NAME NOTES & SYMBOLS

T-2
 SHEET NUMBER



⊕ BENCHMARK (GPS)
MH TOP=980.67'

IPF 1"OTP
GA STATE PLANE WEST
N=1,376,592.56'
E=2,243,349.83'

IPF 1"OTP
GA STATE PLANE WEST
N=1,376,590.25'
E=2,243,573.11'

N/F
PIN:18-001-08-046
HEATHER LANTZ ROWLES &
MATTHEW MARK ROWLES
DB 30884 PG 671

N/F
PIN:18-001-08-044
JOE L. BAZEMORE &
WILLIAM E. KRAPE
DB 4709 PG 367

1 SURVEY (BY OTHERS)
SCALE:1" = 10'-0"

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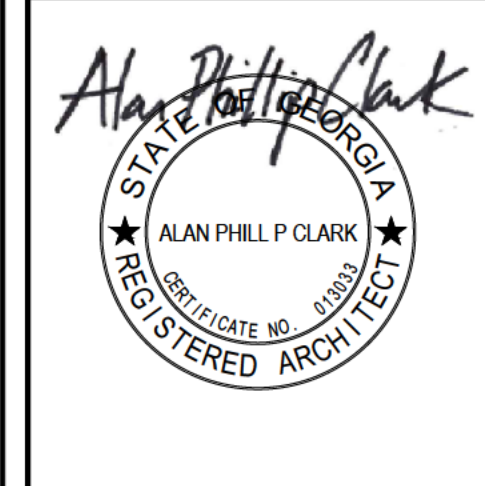
| REVISIONS | DATE |
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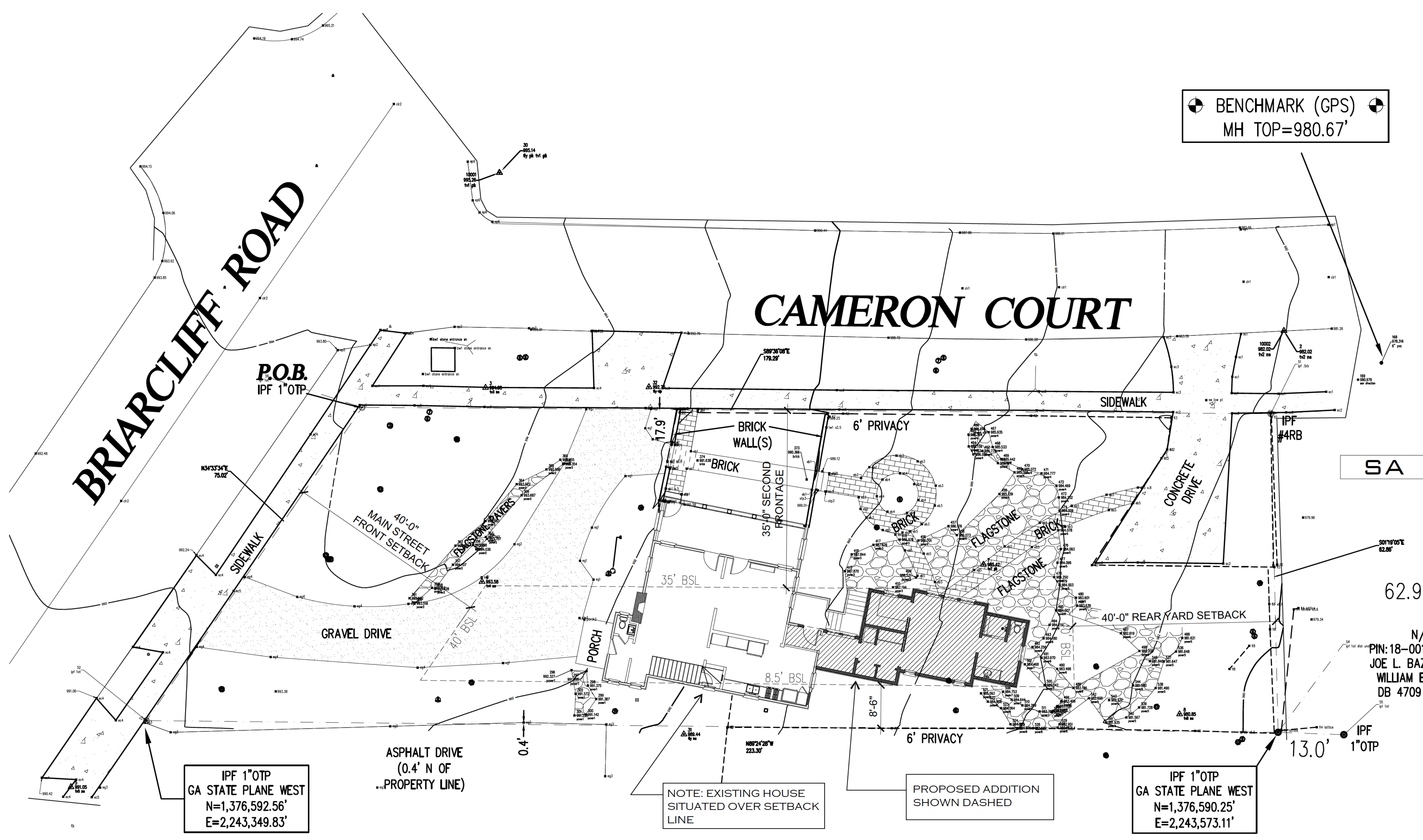


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A RENOVATION FOR
ANNETTE QUINN
1181 CAMERON COURT, NE
ATLANTA GEORGIA 30306

DATE: 04/01/2026
DRAWN BY: APC/WAC
JOB NUMBER: 0277
SHEET NAME: EXISTING SURVEY

C-1
SHEET NUMBER



☉ BENCHMARK (GPS) ☉
MH TOP=980.67'

IPF 1"OTP
GA STATE PLANE WEST
N=1,376,592.56'
E=2,243,349.83'

ASPHALT DRIVE
(0.4' N OF
PROPERTY LINE)

NOTE: EXISTING HOUSE
SITUATED OVER SETBACK
LINE

PROPOSED ADDITION
SHOWN DASHED

IPF 1"OTP
GA STATE PLANE WEST
N=1,376,590.25'
E=2,243,573.11'

N/F
PIN: 18-001-08-046
HEATHER LANTZ ROWLES &
MATTHEW MARK ROWLES
DB 30884 PG 671

N/F
PIN: 18-001-08-046
JOE L. BAZEMO
WILLIAM E. KRA
DB 4709 PG 3

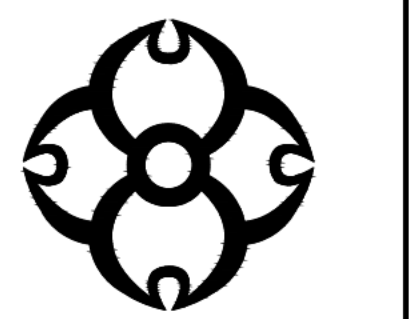
1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

| REVISIONS | DATE |
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A RENOVATION FOR
ANNETTE QUINN
1181 CAMERON COURT, NE
ATLANTA GEORGIA 30306

| | |
|------------|------------|
| DATE | 04/01/2026 |
| DRAWN BY | APC/WAC |
| JOB NUMBER | 0277 |
| SHEET NAME | SITE PLAN |

C-2
SHEET NUMBER

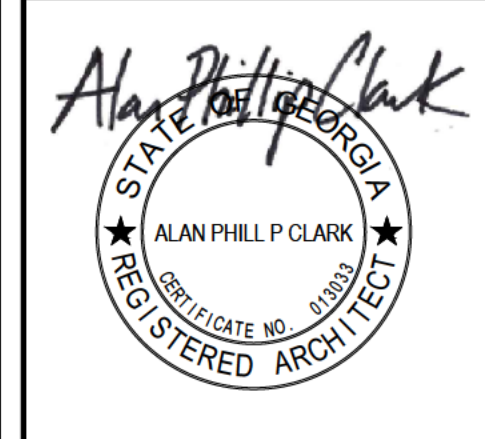
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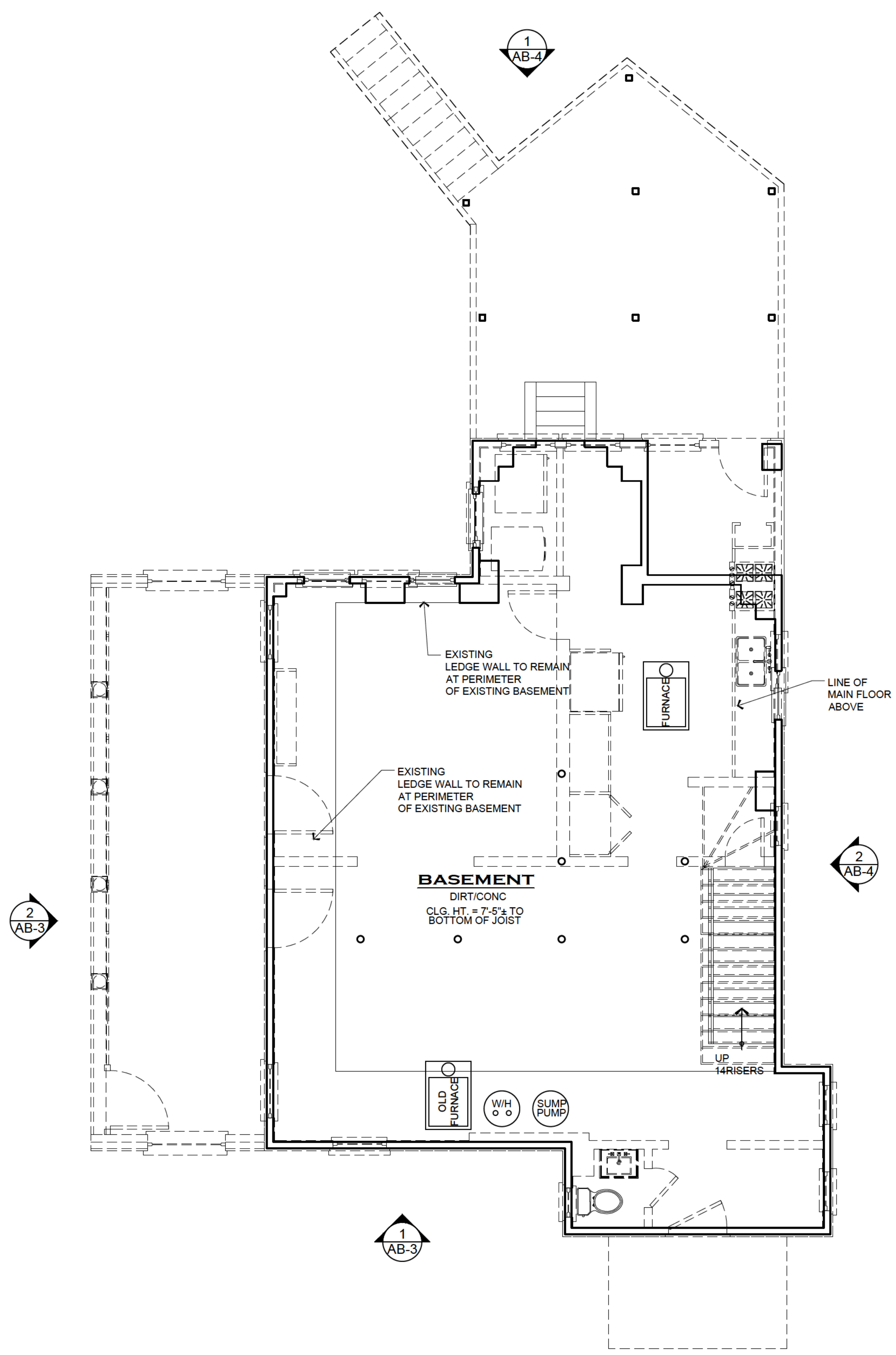
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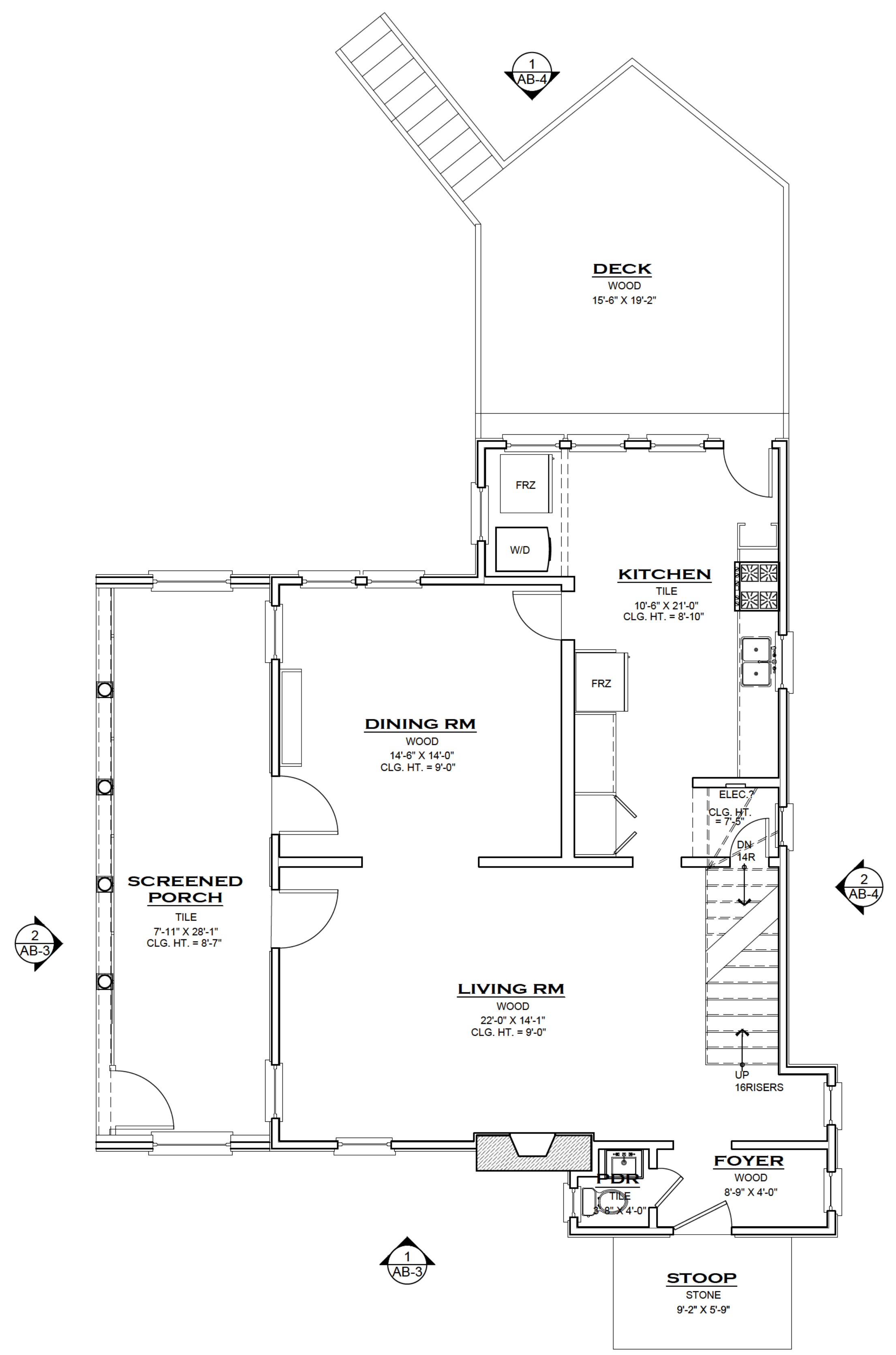
A RENOVATION FOR
ANNETTE QUINN
1181 CAMERON COURT, NE
ATLANTA GEORGIA 30306

| | |
|------------|---------------------------|
| DATE | 04/01/2026 |
| DRAWN BY | APC/WAC |
| JOB NUMBER | 0277 |
| SHEET NAME | EXISTING FIRST FLOOR PLAN |

AB-1
SHEET NUMBER



1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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

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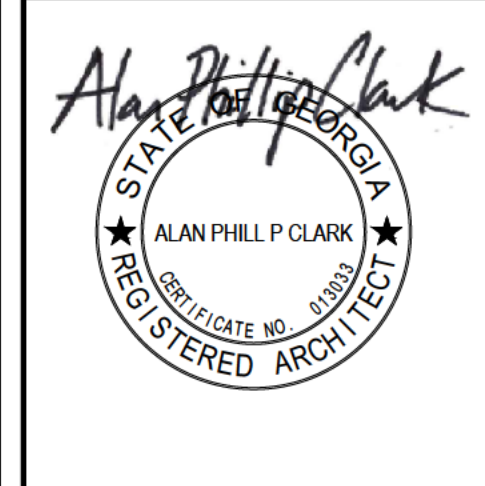
| REVISIONS | DATE |
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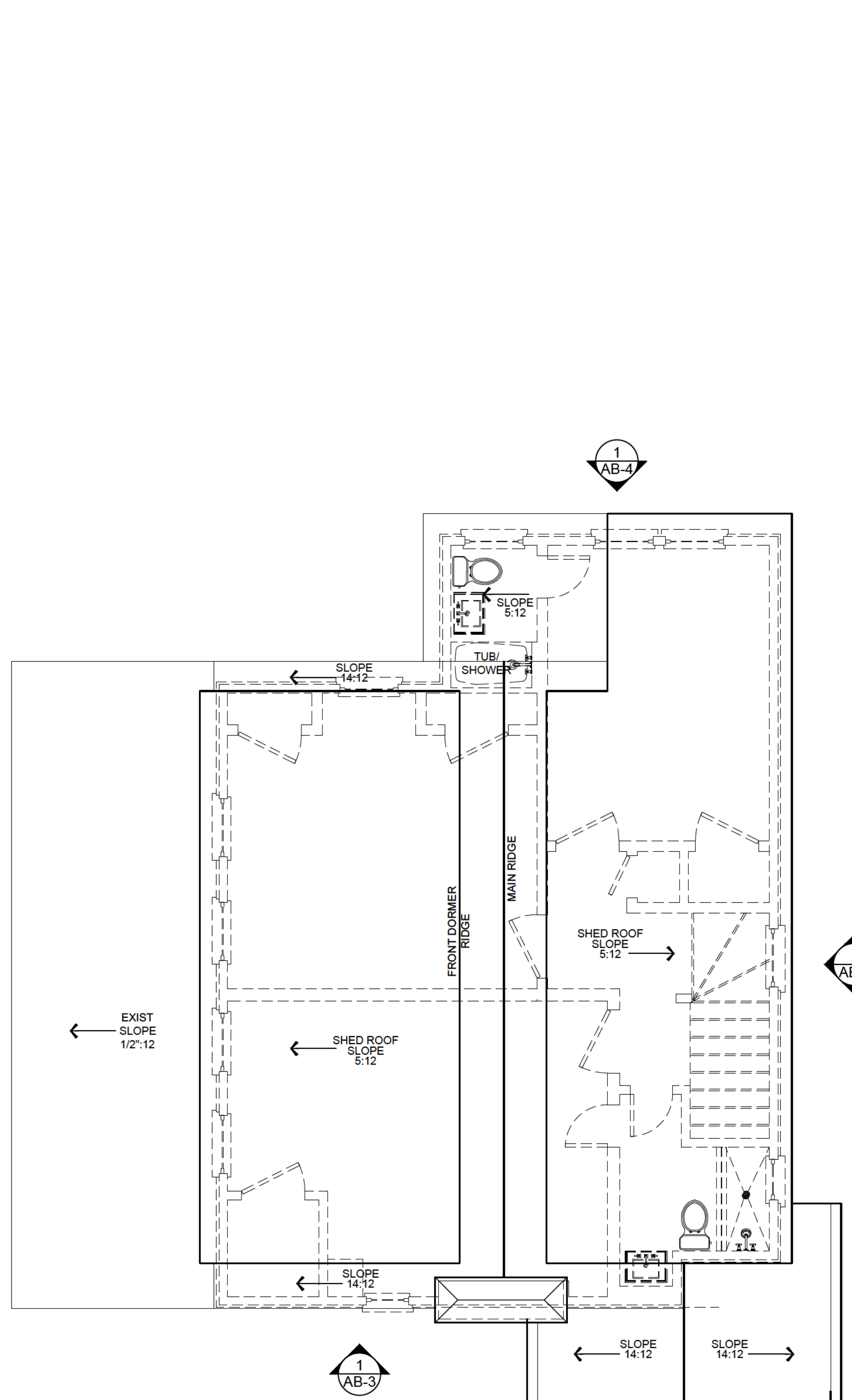


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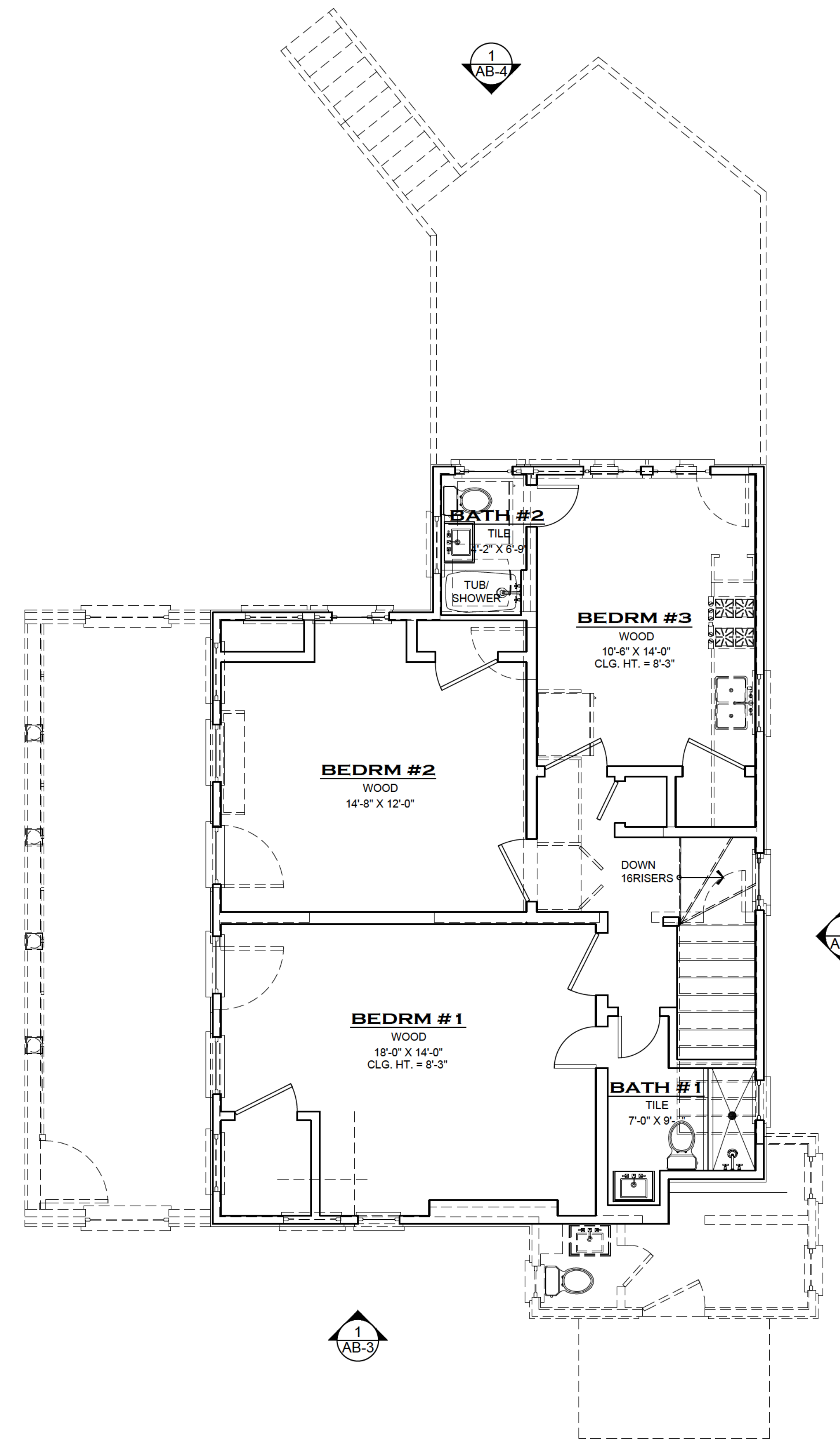
**A RENOVATION FOR
ANNETTE QUINN
1181 CAMERON COURT, NE
ATLANTA GEORGIA 30306**

| | |
|------------|----------------------------|
| DATE | 04/01/2026 |
| DRAWN BY | APC/WAC |
| JOB NUMBER | 0277 |
| SHEET NAME | EXISTING SECOND FLOOR PLAN |

AB-2
SHEET NUMBER

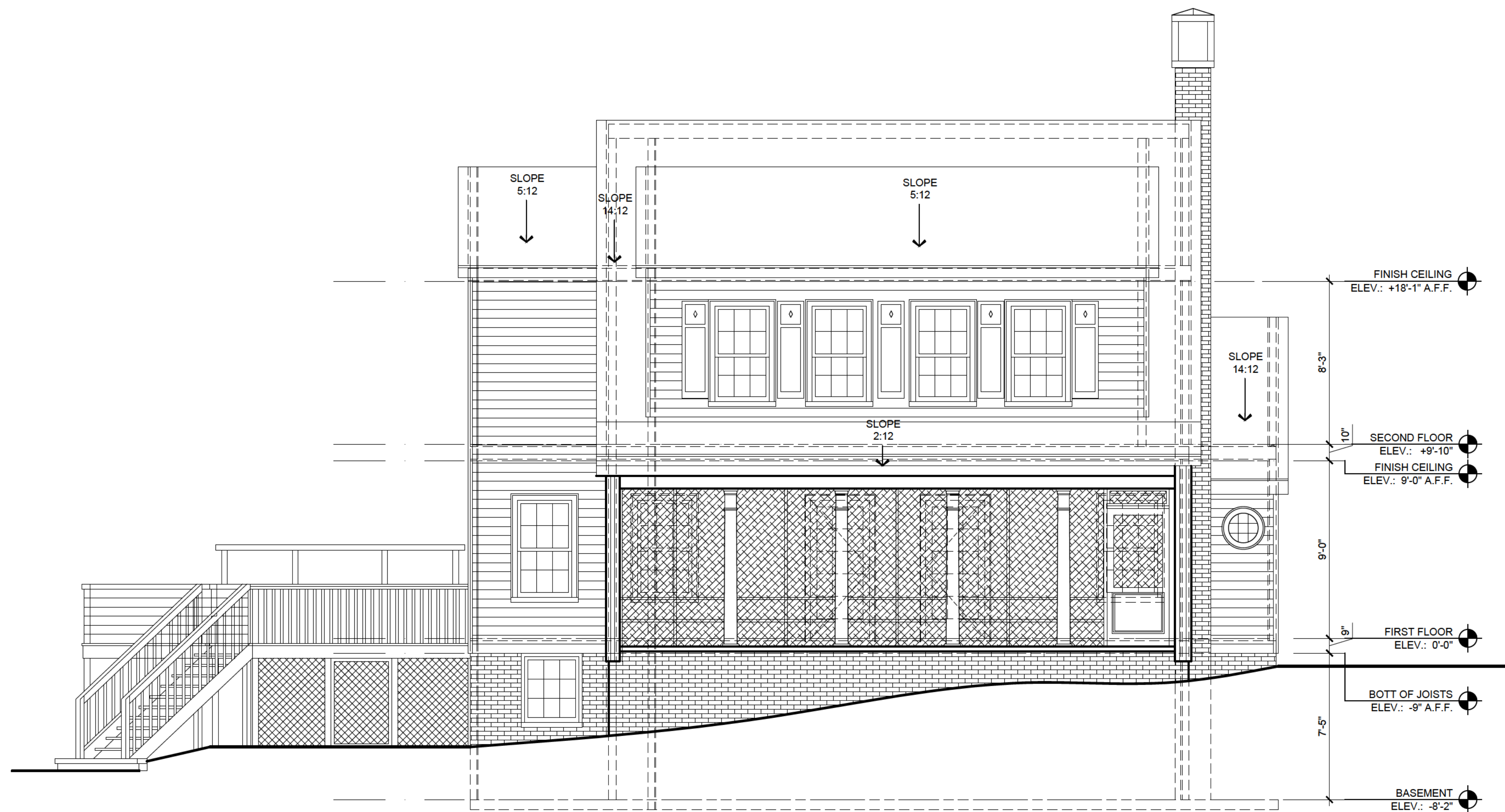


1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

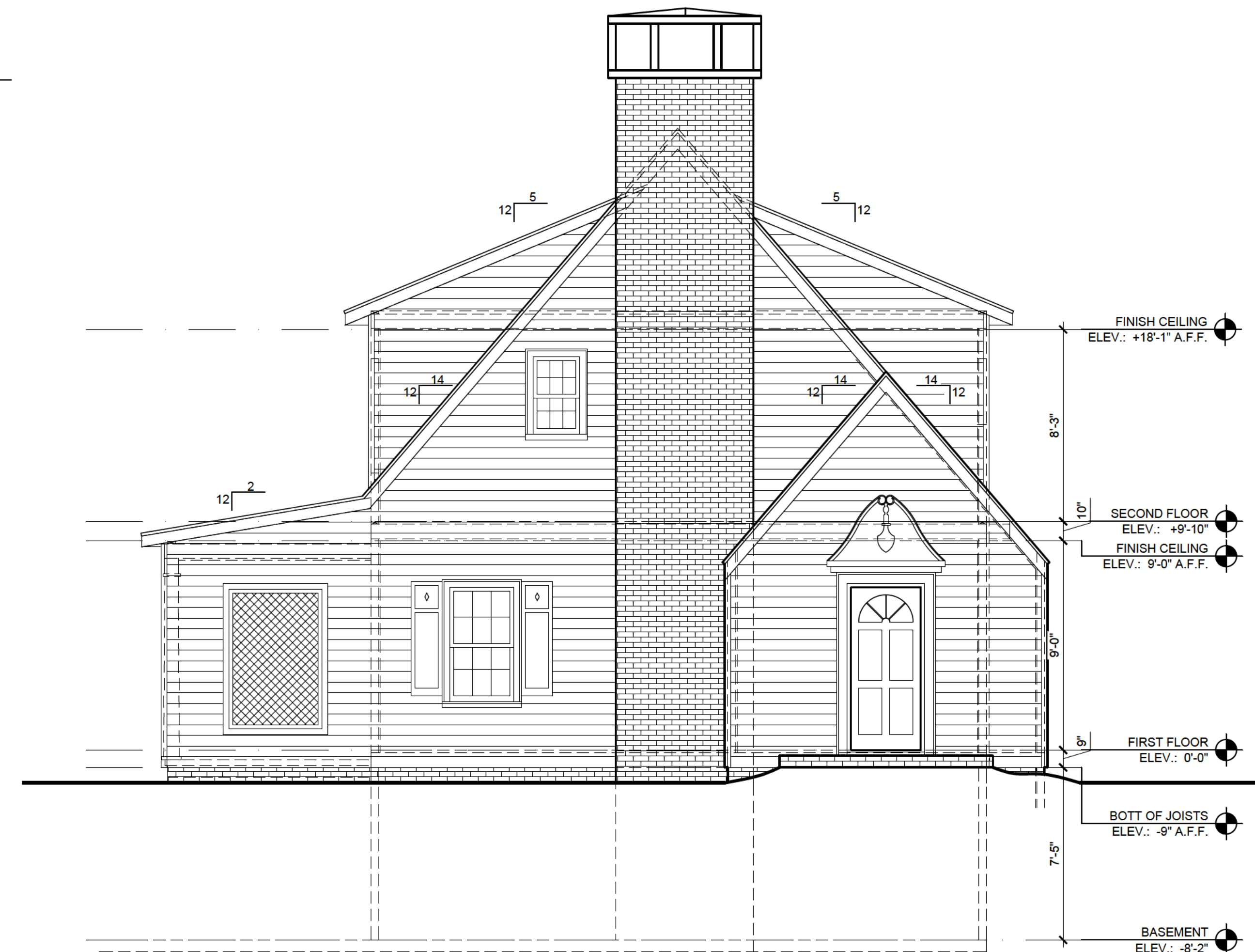


1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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2 EXISTING EXTERIOR ELEVATION
FACING CAMERON COURT
SCALE: 1/4" = 1'-0"



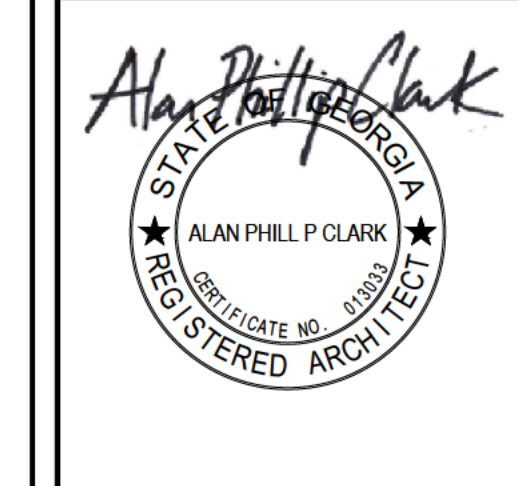
1 EXISTING EXTERIOR ELEVATION
FACING BRIARCLIFF ROAD
SCALE: 1/4" = 1'-0"

| REVISIONS | DATE |
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ATLANTA GEORGIA 30306

DATE: 04/01/2026
DRAWN BY: APC/WAC
JOB NUMBER: 0277
SHEET NAME: EXISTING EXTERIOR ELEVATIONS

AB-3
SHEET NUMBER

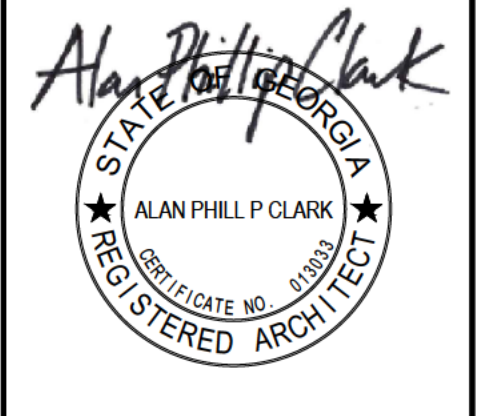
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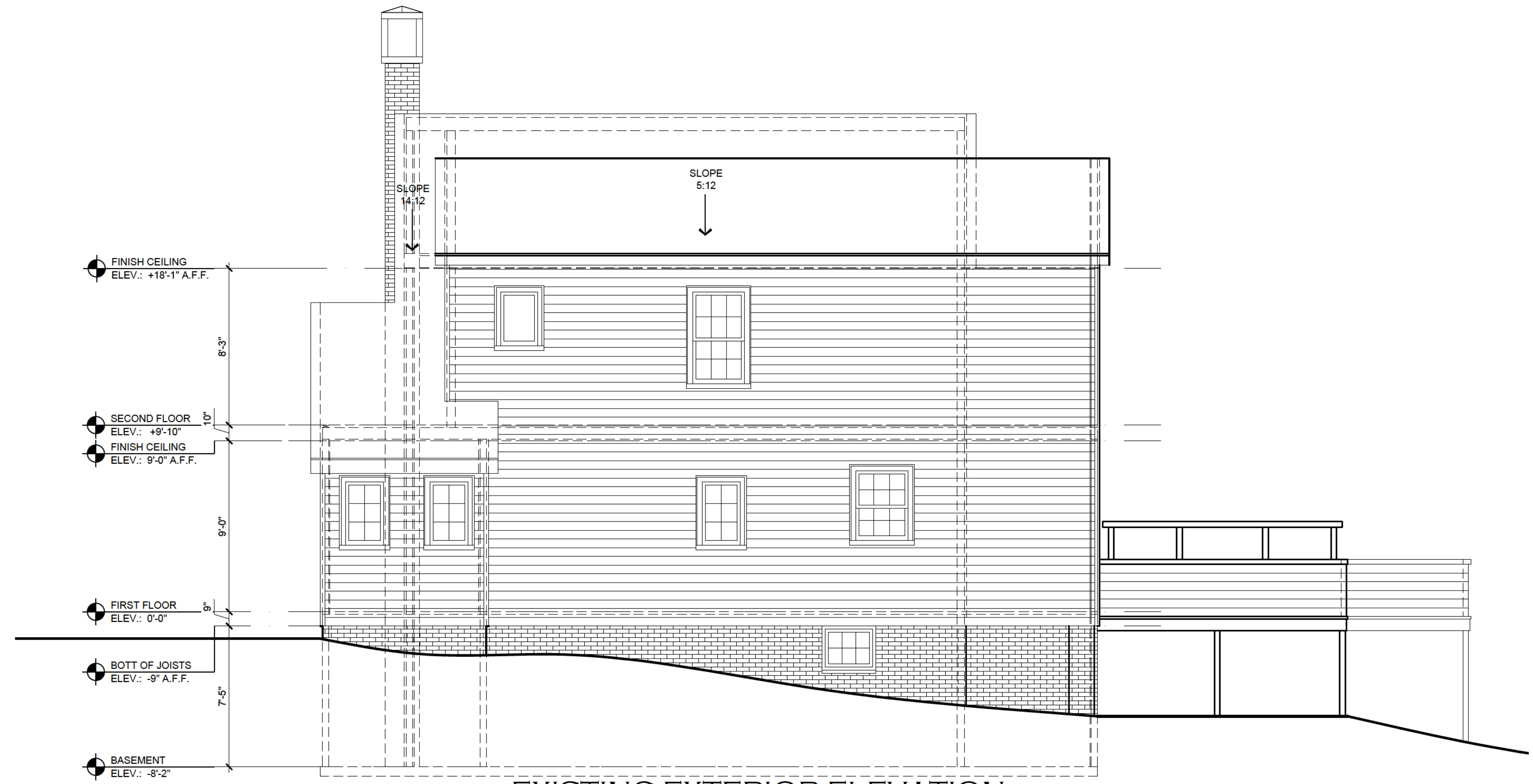


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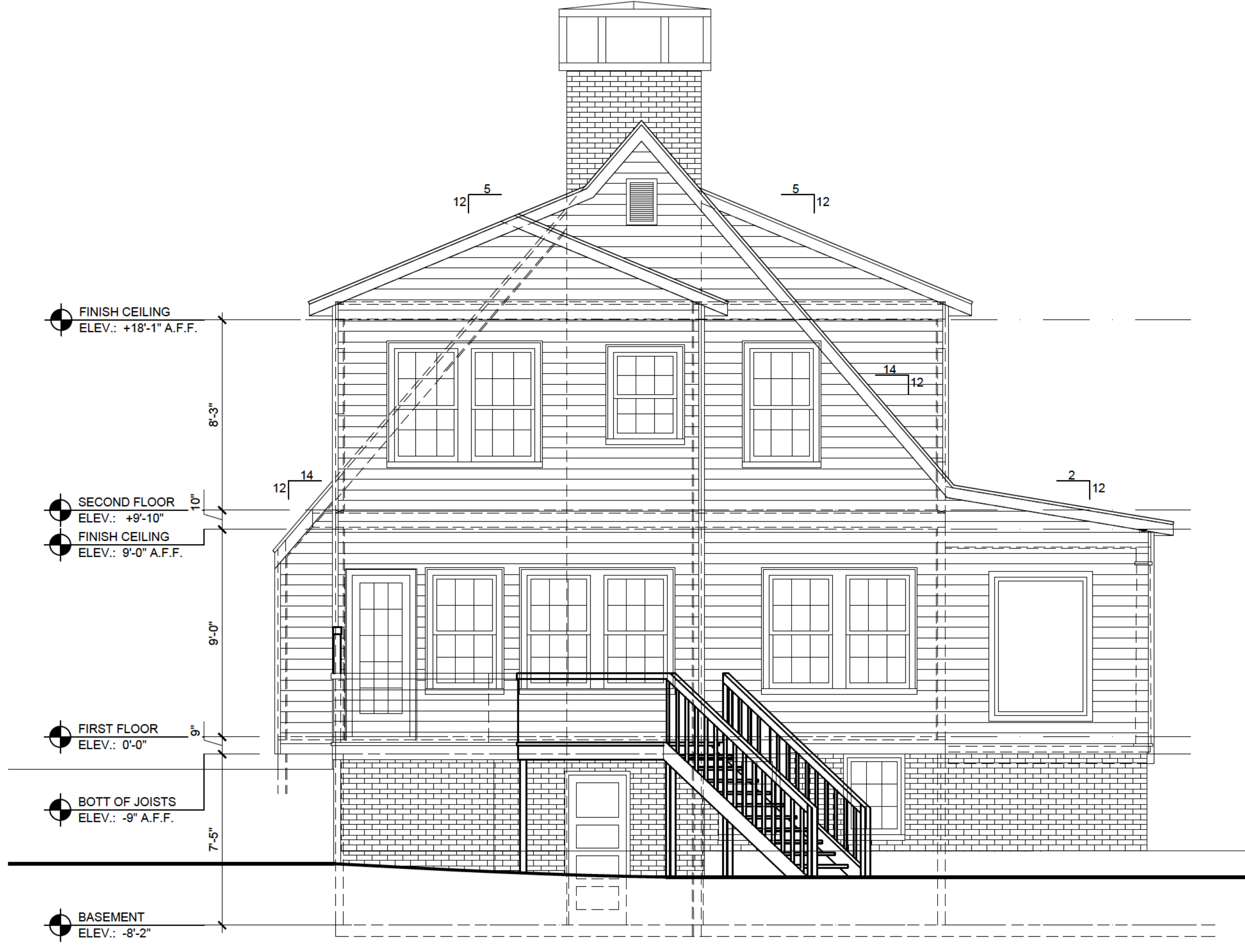
A RENOVATION FOR
ANNETTE QUINN
1181 CAMERON COURT, NE
ATLANTA GEORGIA 30306

| | |
|------------|------------------------------|
| DATE | 04/01/2026 |
| DRAWN BY | APC/WAC |
| JOB NUMBER | 0277 |
| SHEET NAME | EXISTING EXTERIOR ELEVATIONS |

AB-4
SHEET NUMBER



2 EXISTING EXTERIOR ELEVATION
SIDE YARD
SCALE: 1/4" = 1'-0"



1 EXISTING EXTERIOR ELEVATION
REAR ELEVATION
SCALE: 1/4" = 1'-0"

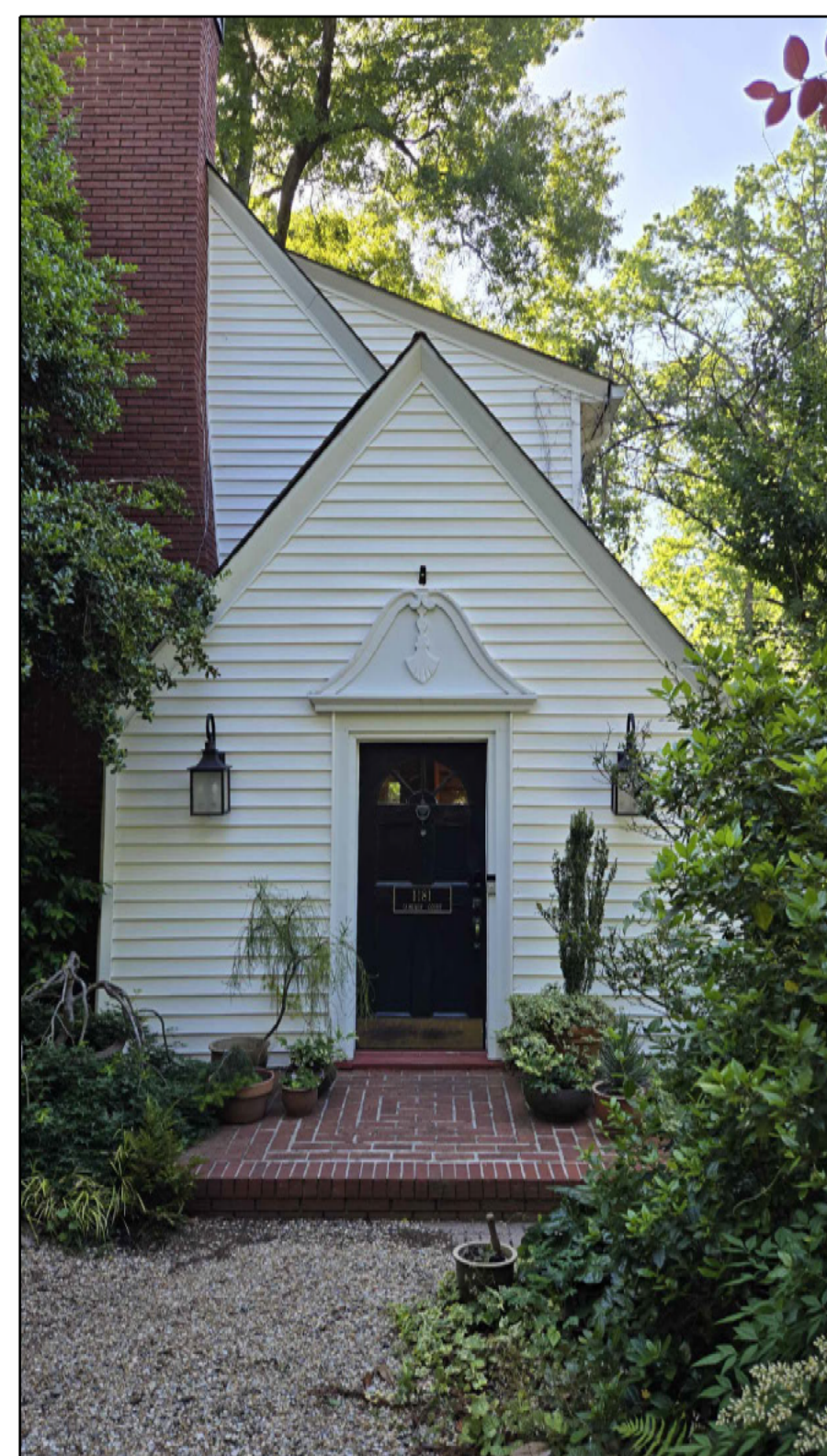
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BACK DECK



BACK DECK



FRONT



FRONT



FRONT



SCR. PORCH

EXISTING CONDITION
PHOTOGRAPHS

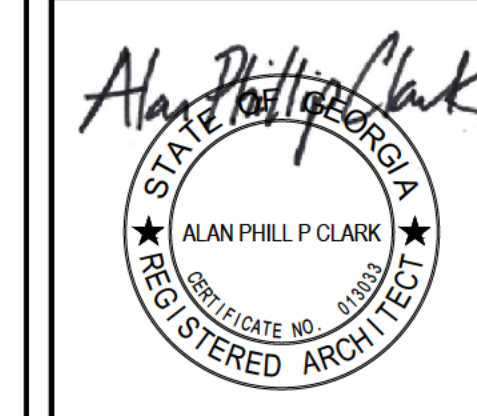
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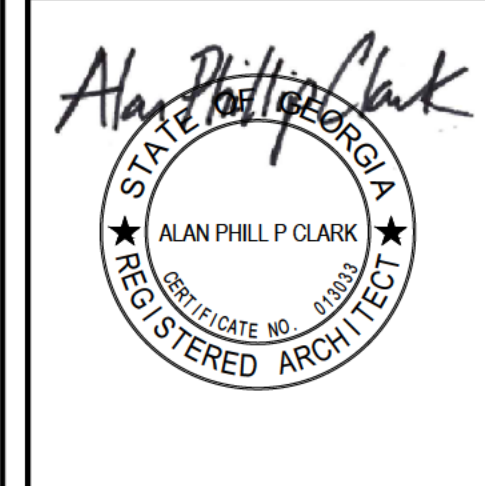
A RENOVATION FOR
ANNETTE QUINN
1181 CAMERON COURT, NE
ATLANTA GEORGIA 30306

| | |
|------------|-------------------------------|
| DATE | 04/01/2026 |
| DRAWN BY | APC/WAC |
| JOB NUMBER | 0277 |
| SHEET NAME | EXISTING CONDITIONS PHOTOS |

AB-5
SHEET NUMBER

| REVISIONS | DATE |
|-----------|------|
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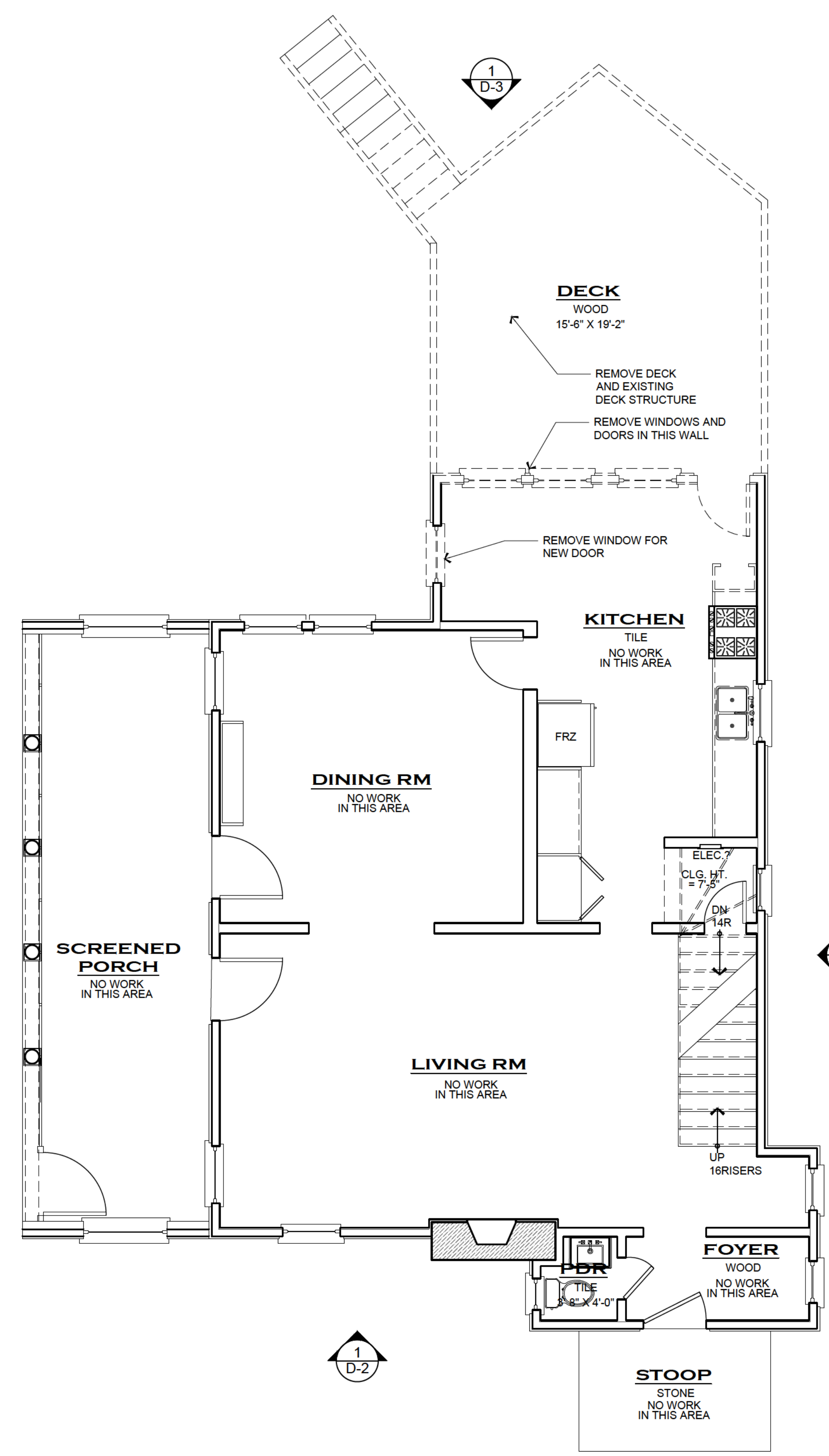
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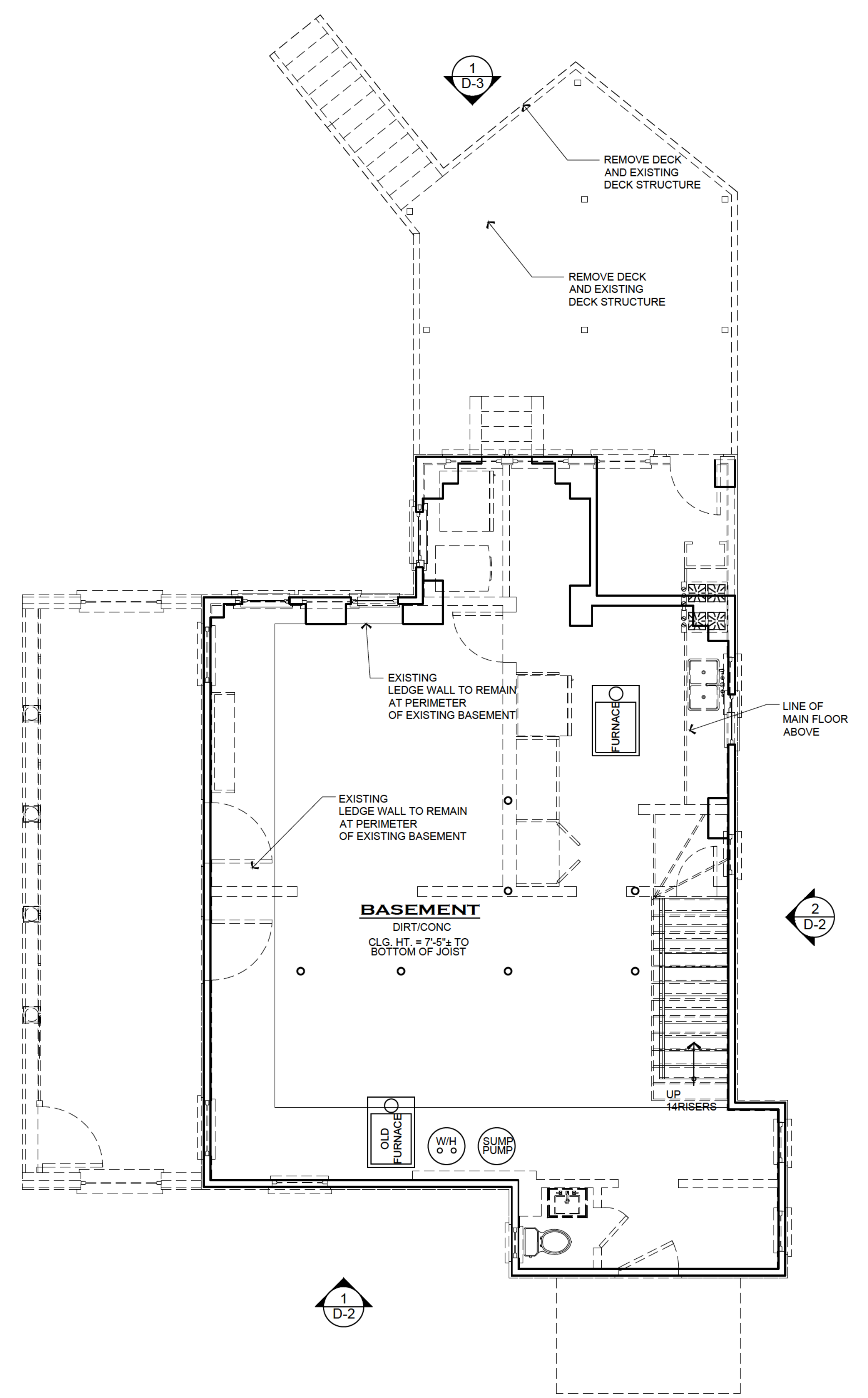
A RENOVATION FOR
 ANNETTE QUINN
 1181 CAMERON COURT, NE
 ATLANTA GEORGIA 30306

| | |
|------------|------------------|
| DATE | 04/01/2026 |
| DRAWN BY | APC/WAC |
| JOB NUMBER | 0277 |
| SHEET NAME | DEMOLITION PLANS |

D-1
 SHEET NUMBER



2 DEMOLITION MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

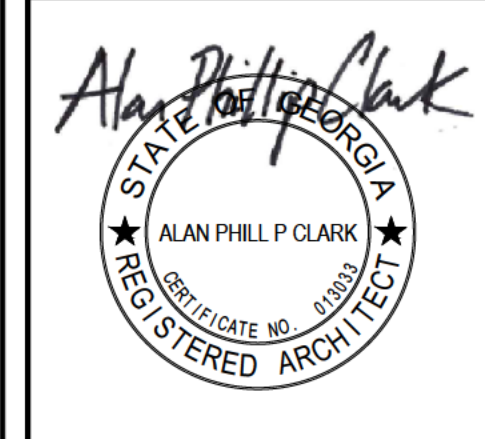


1 DEMOLITION BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

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| REVISIONS | DATE |
|-----------|------|
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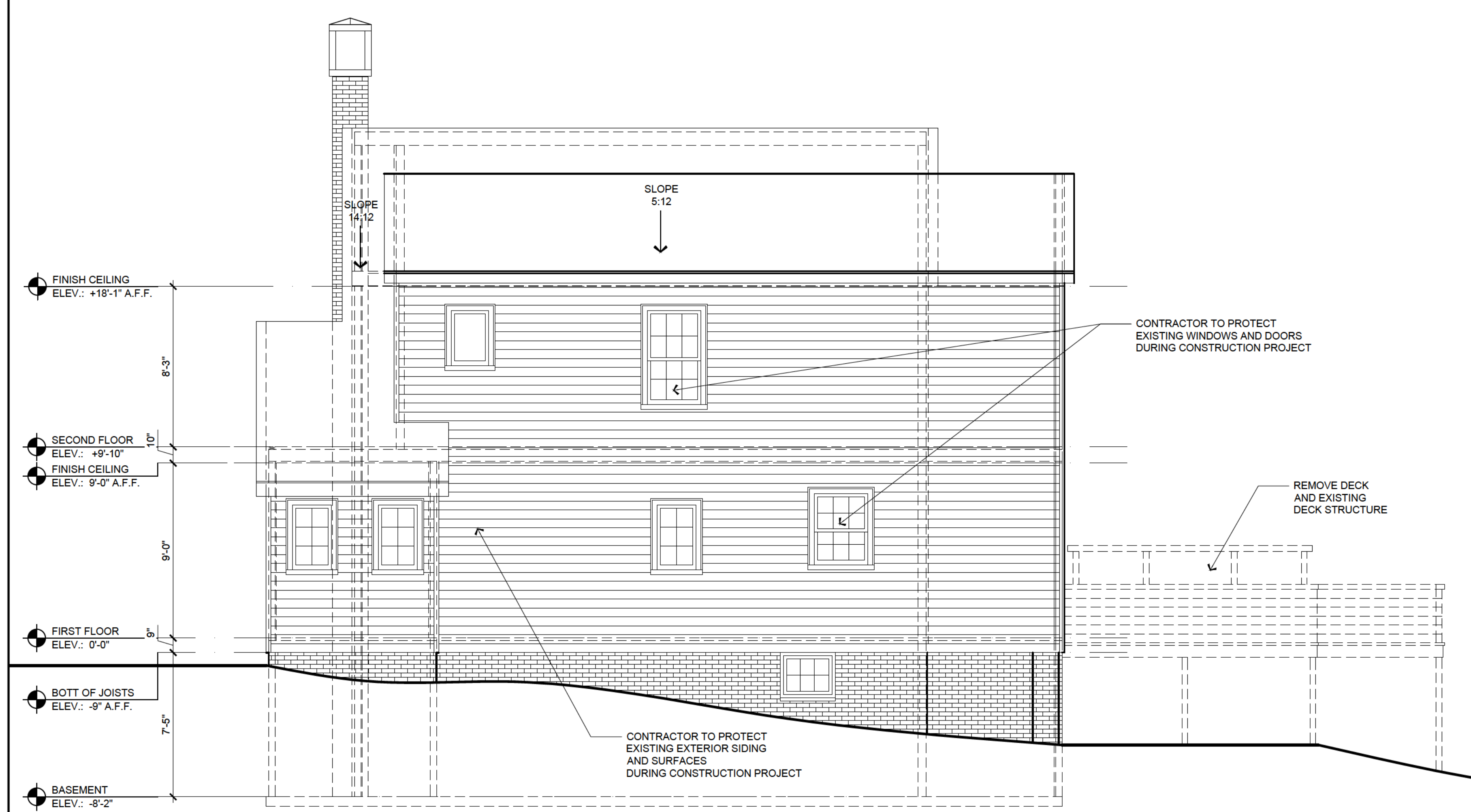
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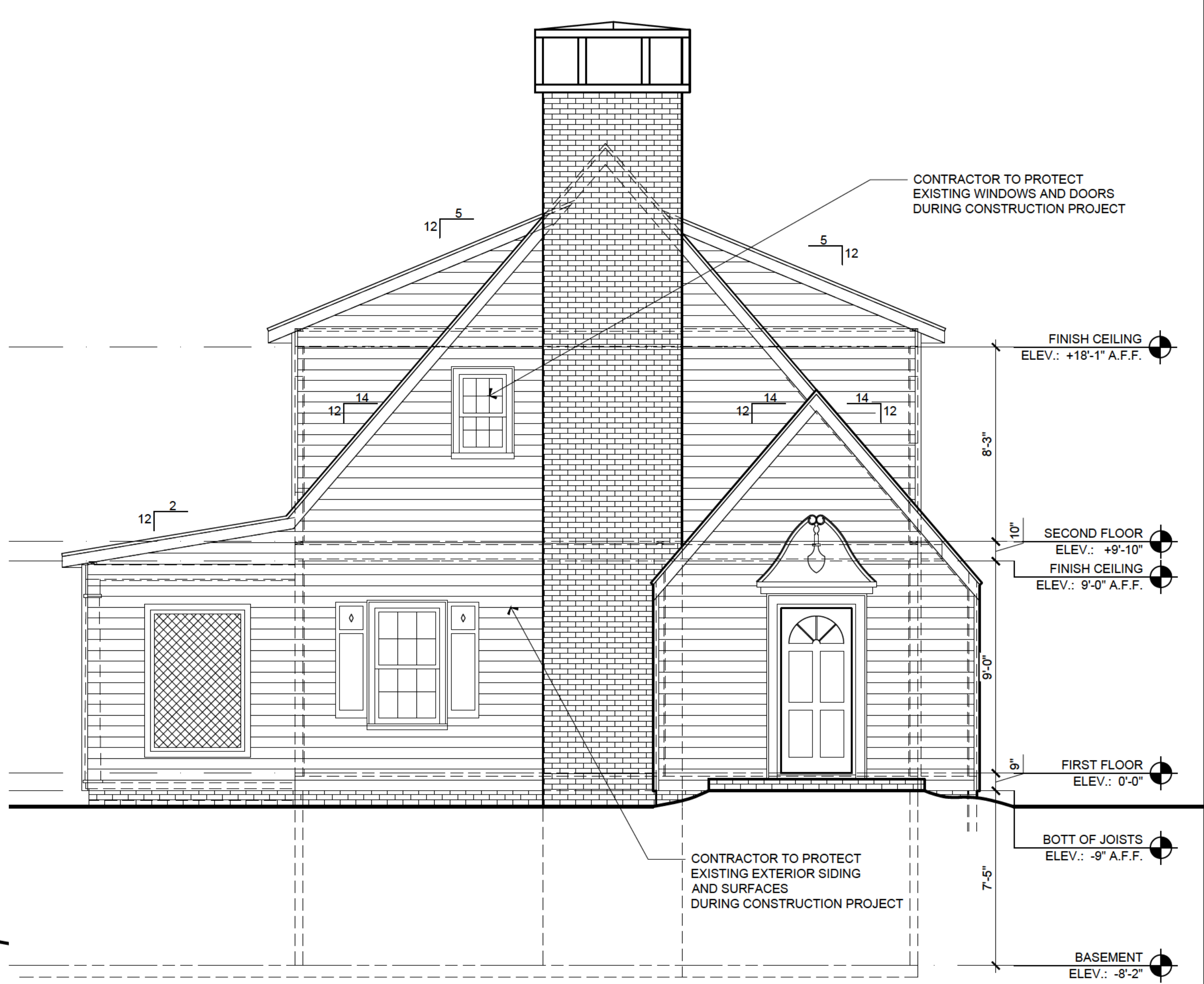
A RENOVATION FOR
 ANNETTE QUINN
 1181 CAMERON COURT, NE
 ATLANTA GEORGIA 30306

DATE: 04/01/2026
 DRAWN BY: APC/WAC
 JOB NUMBER: 0277
 SHEET NAME: DEMOLITION EXT. ELEVATIONS

D-2
 SHEET NUMBER



2 DEMOLITION EXTERIOR ELEVATION
 SIDE YARD
 SCALE: 1/4" = 1'-0"

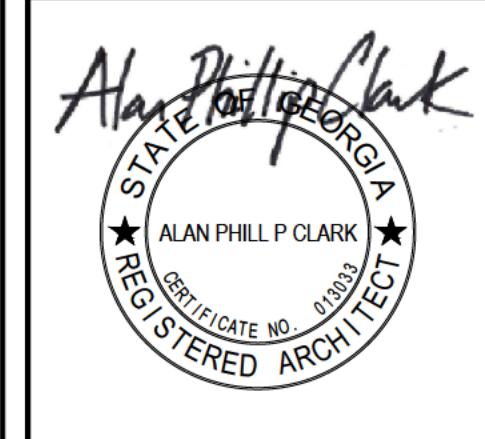


1 DEMOLITION EXTERIOR ELEVATION
 FACING BRIARCLIFF ROAD
 SCALE: 1/4" = 1'-0"

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| REVISIONS | DATE |
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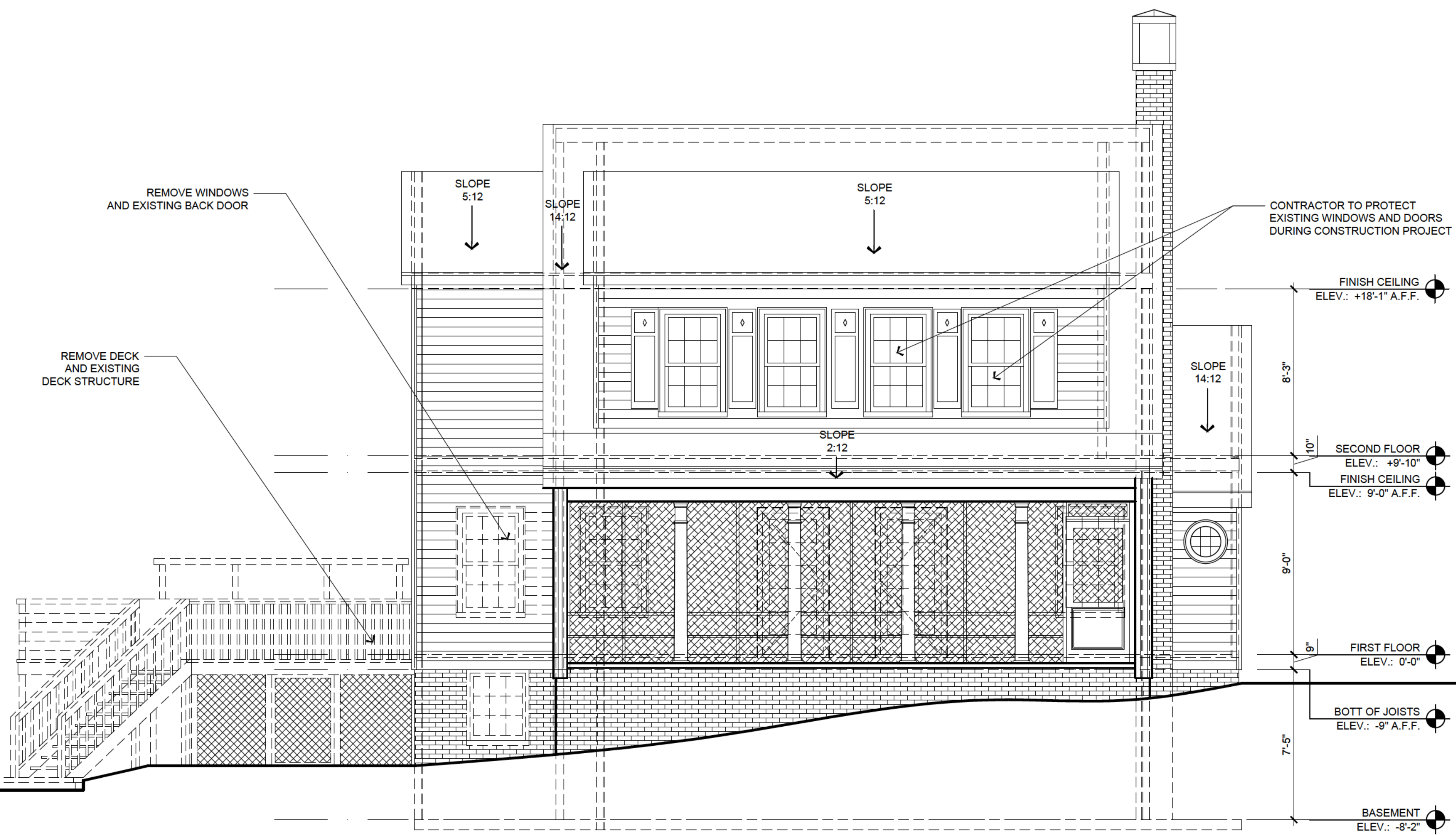
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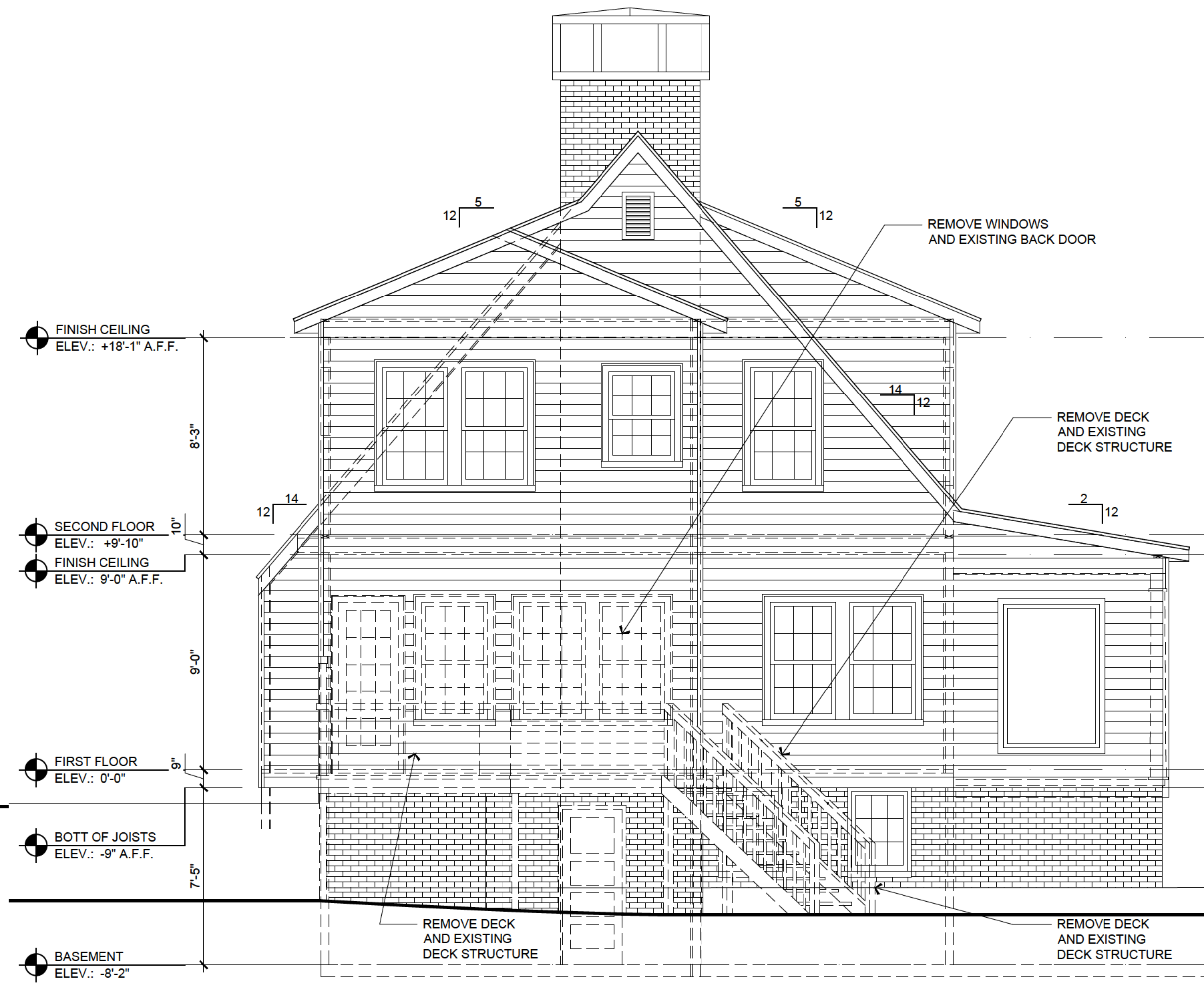
A RENOVATION FOR
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 ATLANTA GEORGIA 30306

DATE: 04/01/2026
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 SHEET NAME: DEMOLITION EXT. ELEVATIONS

D-3
 SHEET NUMBER

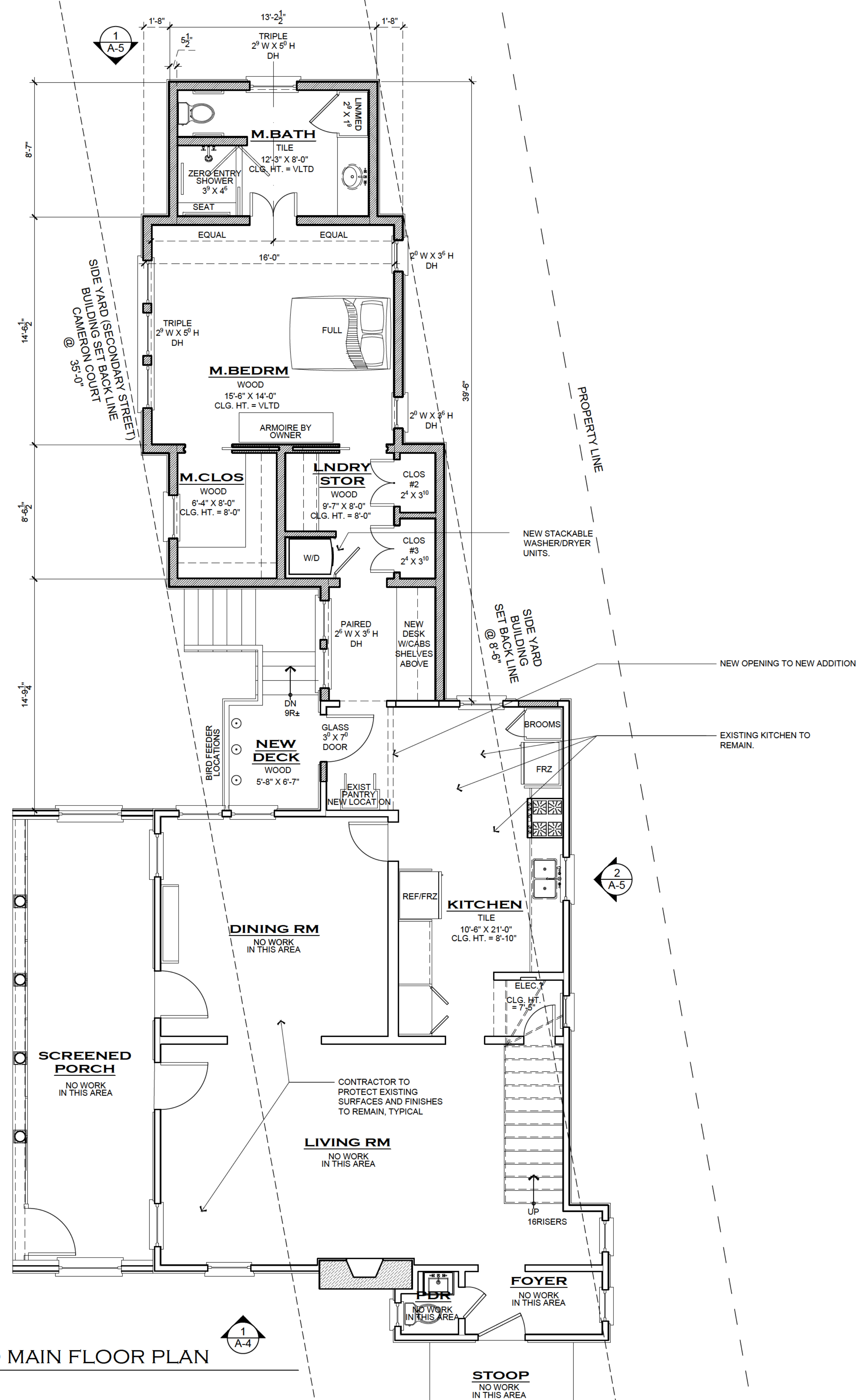


2 DEMOLITION EXTERIOR ELEVATION
 FACING CAMERON COURT
 SCALE: 1/4" = 1'-0"



1 DEMOLITION EXTERIOR ELEVATION
 REAR ELEVATION
 SCALE: 1/4" = 1'-0"

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

| GENERAL NOTES | |
|--|--|
| 1. EXISTING WOOD STUD WALL | |
| 2. NEW 2 x 4 & 2 x 6 WOOD STUD WALL | |
| 3. NEW BRICK VENEER | |
| 4. NEW STONE VENEER | |
| 5. ALL DIMENSIONS ARE PLUS OR MINUS | |
| 6. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS | |
| 7. FIRE AND CARBON MONOXIDE DETECTORS PLACED ACCORDING TO IRC R313 AND GEORGIA AMENDMENTS. | |

| SYMBOLS LEGEND | |
|--------------------------|--|
| SMOKE DETECTOR | |
| CARBON MONOXIDE DETECTOR | |
| EXHAUST FAN | |
| GROUND FAULT INTERRUPTER | |
| ARC FAULT INTERRUPTER | |

| SQUARE FOOTAGE | |
|--|----------|
| EXISTING SQUARE FOOTAGE CALCULATIONS | |
| UNHEATED BASEMENT | 848 SF |
| MAIN FLOOR (HEATED) | 898 SF |
| MAIN FLOOR (UNHEATED-SCR. PORCH) | 225 SF |
| SECOND FLOOR (HEATED) | 785 SF |
| FIRST FLOOR (NEW ADDITIONAL SF) | 518 SF |
| NEW MAIN FLOOR HEATED SF (EXISTING + NEW) | 1,416 SF |
| TOTAL HEATED AREA (MAIN + SECOND + ADDITION) = | 2,201 SF |

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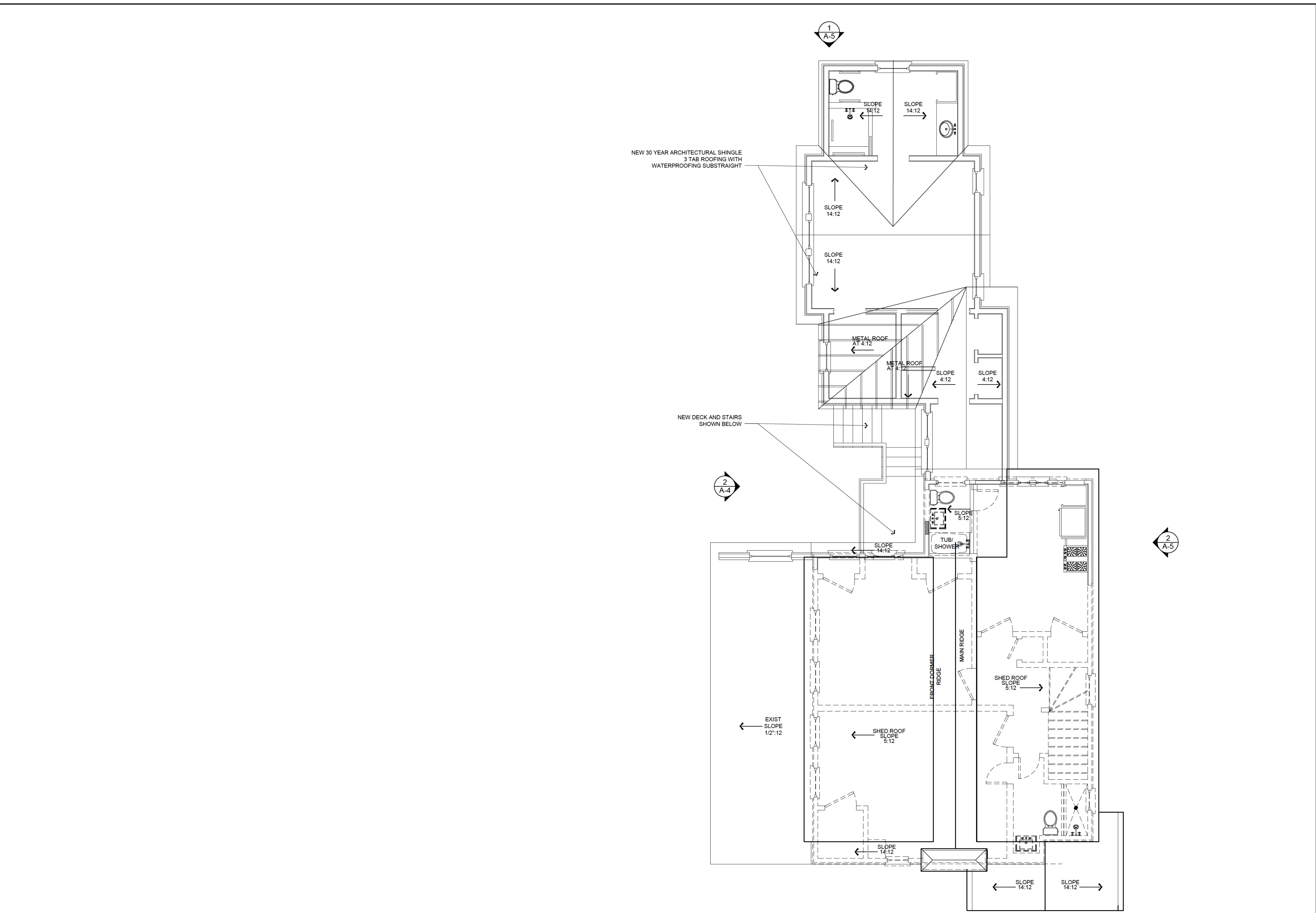
A RENOVATION FOR ANNETTE QUINN
1181 CAMERON COURT, NE
ATLANTA GEORGIA 30306

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|------------|-----------------|
| DATE | 04/01/2026 |
| DRAWN BY | APC/WAC |
| JOB NUMBER | 0277 |
| SHEET NAME | MAIN FLOOR PLAN |

A-2

SHEET NUMBER

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

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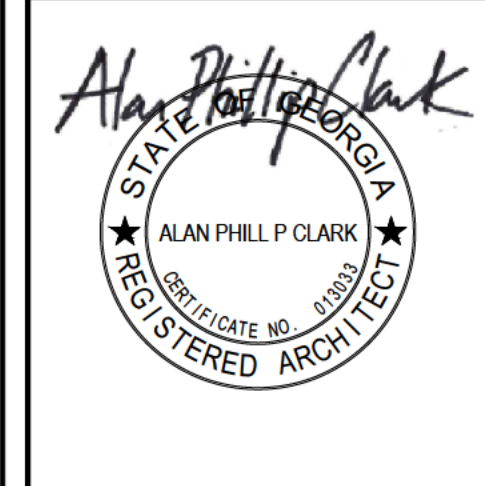
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A RENOVATION FOR
ANNETTE QUINN
1181 CAMERON COURT, NE
ATLANTA GEORGIA 30306

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|------------|------------|
| DATE | 04/01/2026 |
| DRAWN BY | APC/WAC |
| JOB NUMBER | 0277 |
| SHEET NAME | ROOF PLAN |

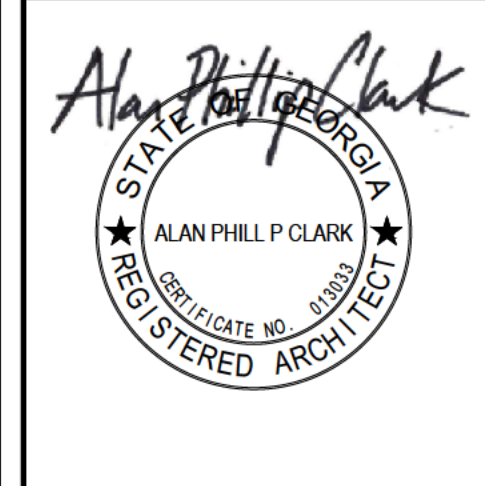
A-3
SHEET NUMBER

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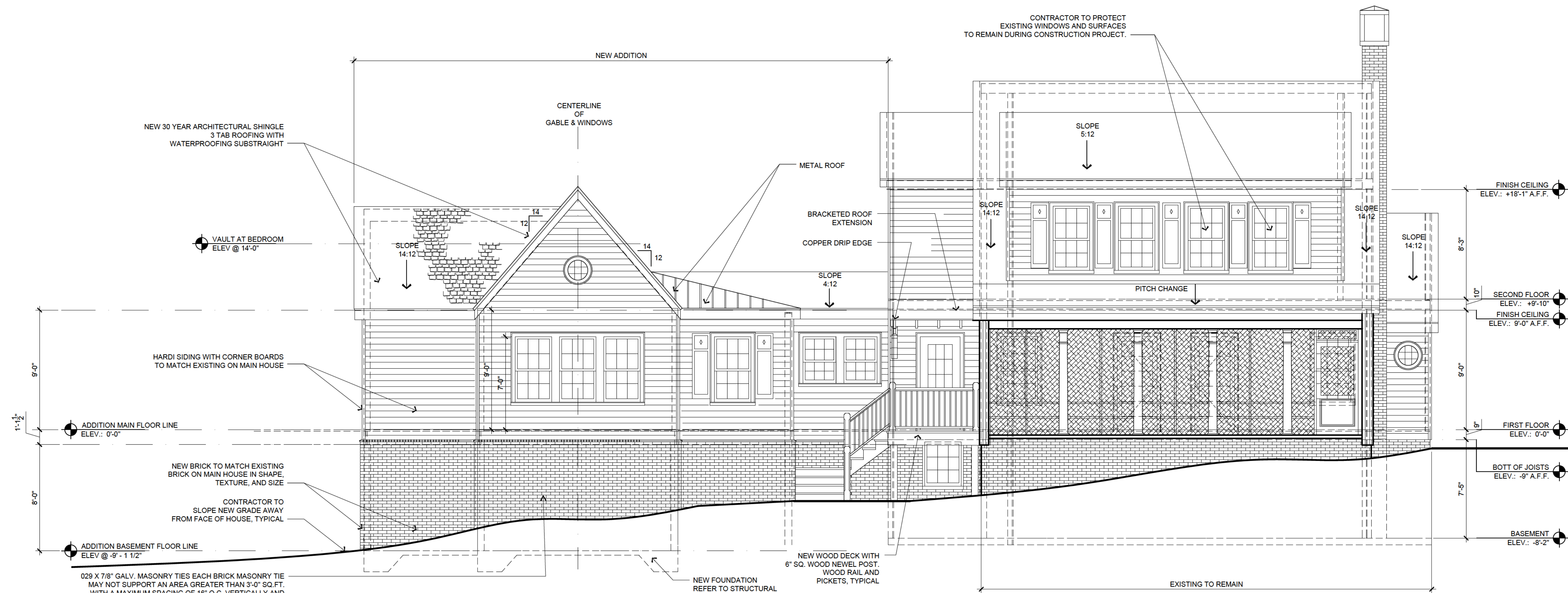


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**A RENOVATION FOR
ANNETTE QUINN
1181 CAMERON COURT, NE
ATLANTA GEORGIA 30306**

DATE: 04/01/2026
DRAWN BY: APC/WAC
JOB NUMBER: 0277
SHEET NAME: EXTERIOR ELEVATIONS

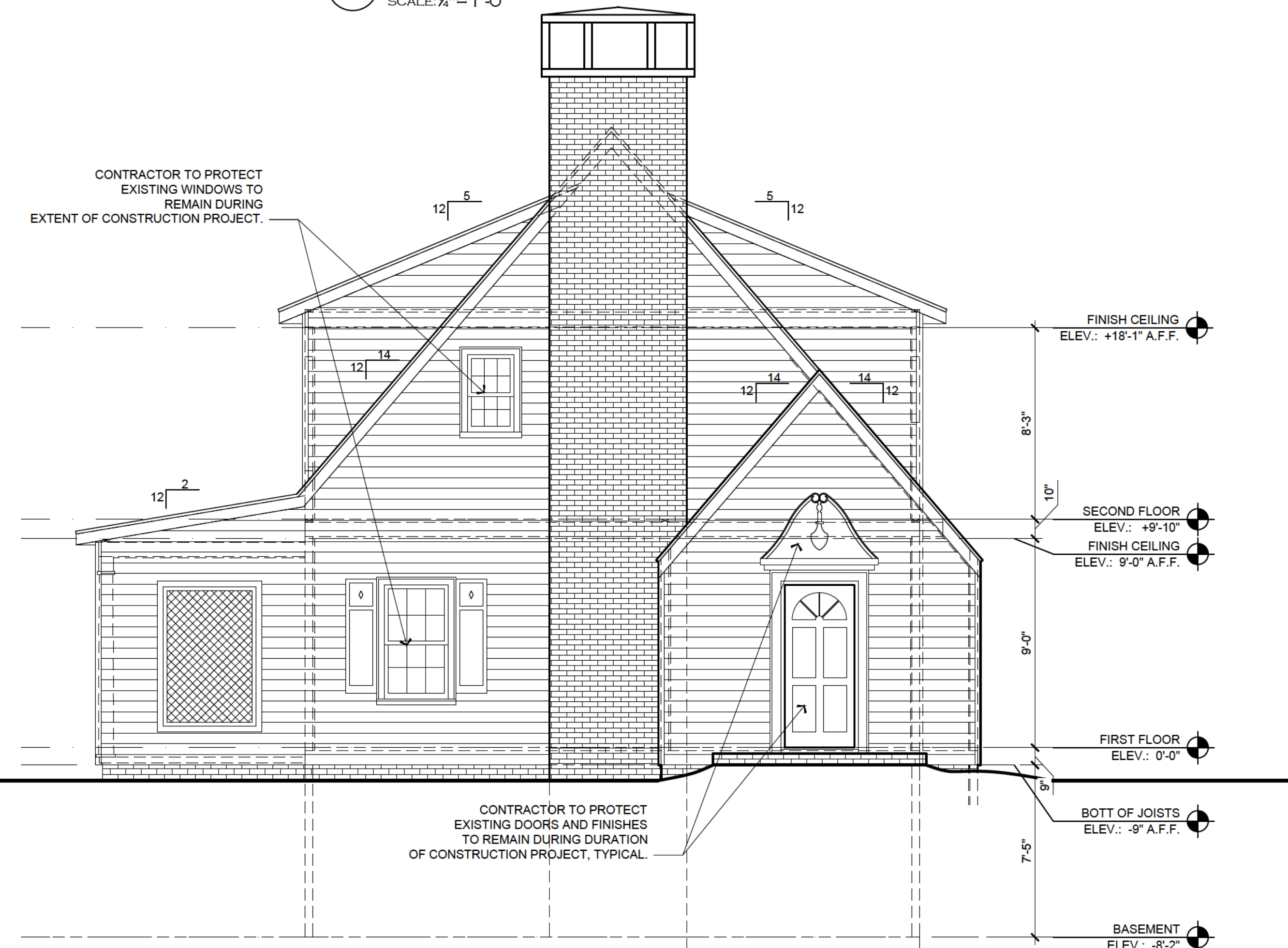
A-4
SHEET NUMBER



029 X 7/8" GALV. MASONRY TIES EACH BRICK MASONRY TIE MAY NOT SUPPORT AN AREA GREATER THAN 3'-0" SQ.FT. WITH A MAXIMUM SPACING OF 16" O.C. VERTICALLY AND 24" O.C. MAX. HORIZONTALLY (TYP)

GENERAL NOTE ON BRICK CONSTRUCTION:
ALL BRICK VENEER MUST BE PROPERLY FLASHED AND INSTALLED WITH ANCHORS. WEEP HOLES INSTALLED AT EVERY 33 INCHES ON CENTER AROUND PERIMETER (SLAB/BASEMENT) AND OVER ANY DOOR OR WINDOW EXCEEDING 30 INCHES.

2 PROPOSED EXTERIOR ELEVATION @ CAMERON COURT
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION @ BRIARCLIFF ROAD
SCALE: 1/4" = 1'-0"

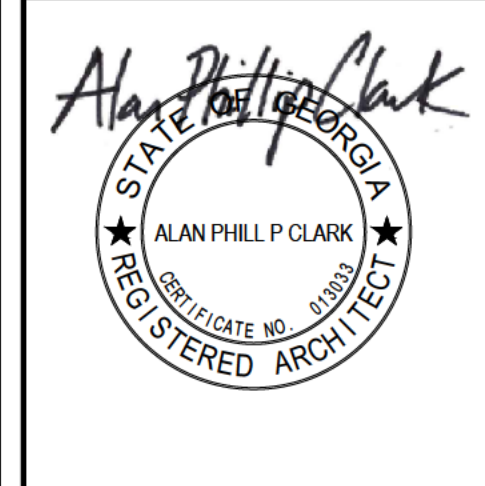
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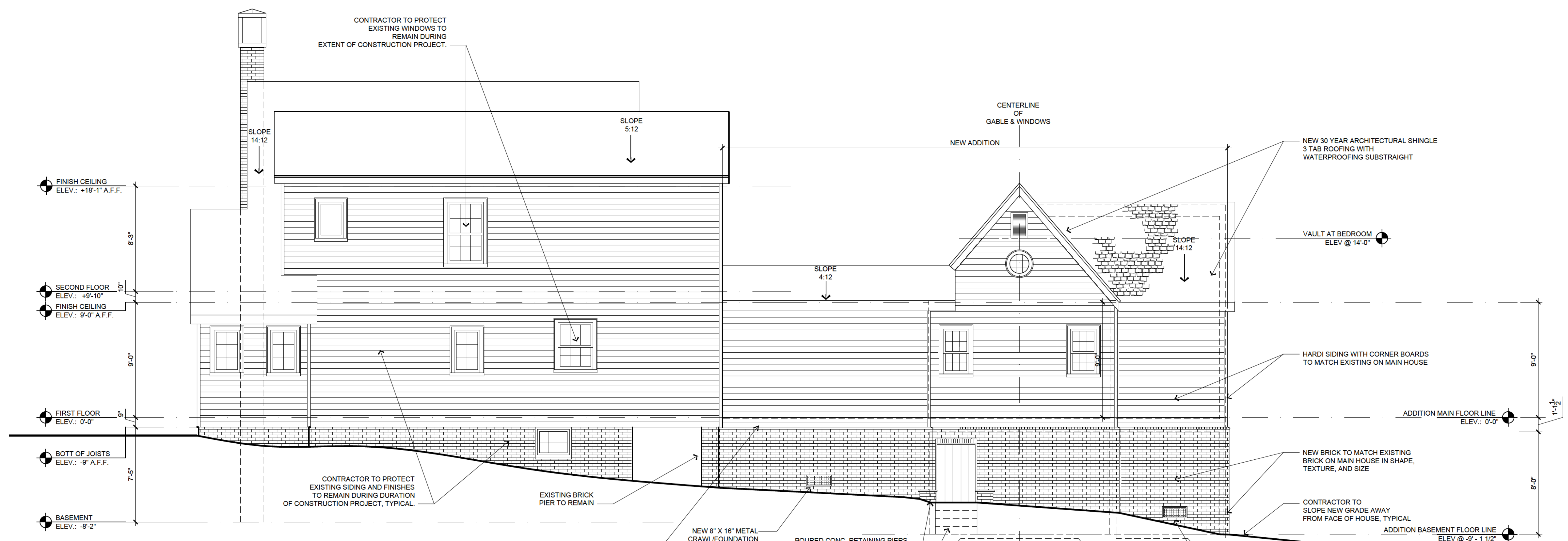


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A RENOVATION FOR
ANNETTE QUINN
1181 CAMERON COURT, NE
ATLANTA GEORGIA 30306

DATE: 04/01/2026
DRAWN BY: APC/WAC
JOB NUMBER: 0277
SHEET NAME: EXTERIOR ELEVATIONS

A-5
SHEET NUMBER

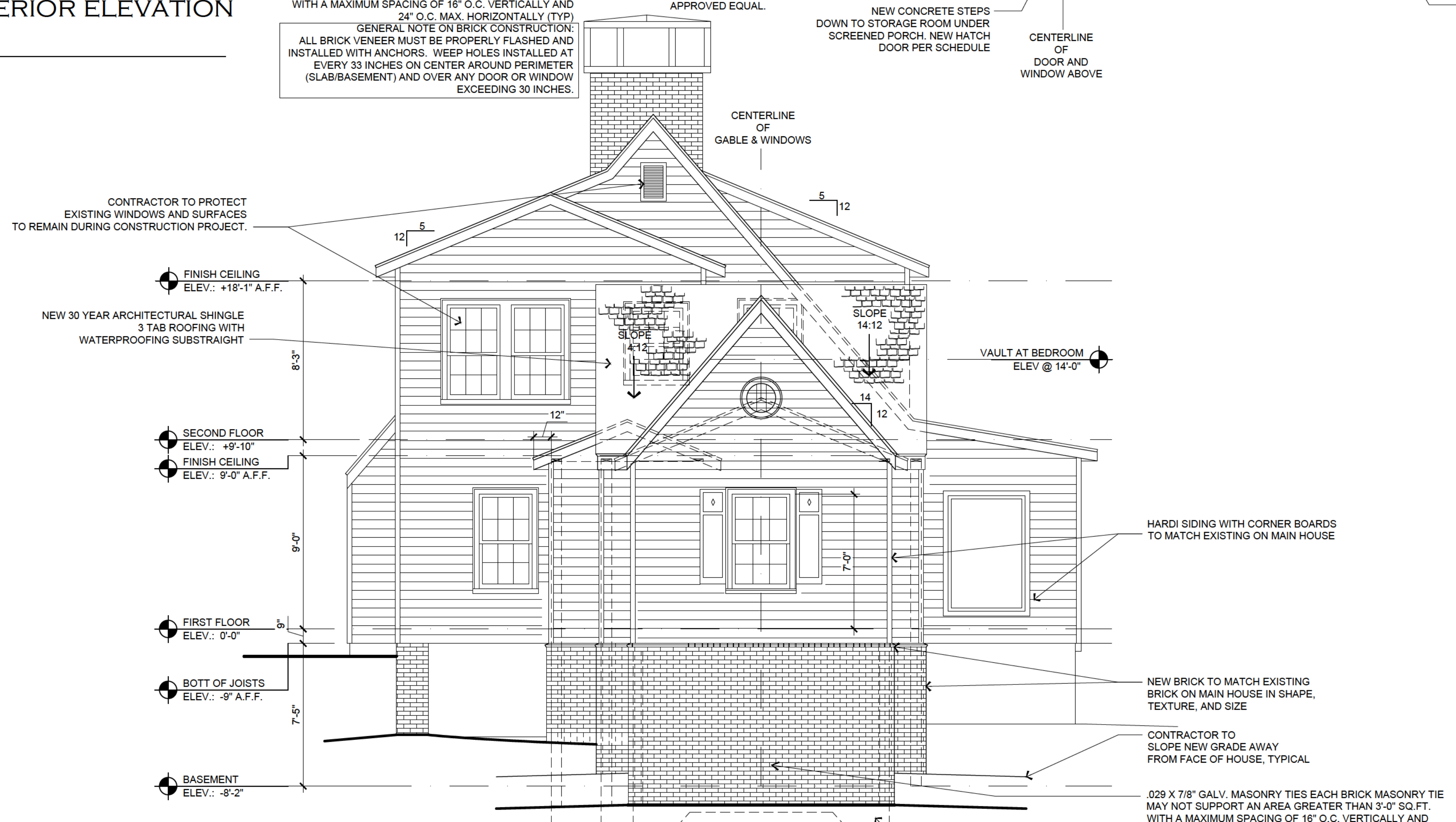


PROPOSED EXTERIOR ELEVATION AT SIDE YARD

2 SCALE: 1/4" = 1'-0"

025 X 7/8" GALV. MASONRY TIES EACH BRICK MASONRY TIE MAY NOT SUPPORT AN AREA GREATER THAN 3'-0" SQ. FT. WITH A MAXIMUM SPACING OF 16" O.C. VERTICALLY AND 24" O.C. MAX. HORIZONTALLY (TYP)

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PROPOSED EXTERIOR ELEVATION REAR ELEVATION

1 SCALE: 1/4" = 1'-0"

NEW FOUNDATION REFER TO STRUCTURAL ENGINEERING DOCUMENTS (FORTHCOMING)

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