DeKalb County
GEORGIA

(404) 371-2155 (o)
www.dekalbcountyga.gov

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 05/01/26

Subject Property Address: 1080 CLIFTON ROAD, NE, ATLANTA, GA 30307

Property Parcel ID No: 18 003 01 039

Date(s) of Construction on all structures on the property: TO BE DETERMINED
(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:

1. Demolition and removal of a structurally-unsound 2,184 sq. ft. Tudor house, originally constructed in 1929. Plans and an as-bui8lt photo along with a structured analysis and Affidavit from a licensed structured engineer are provided.

2. Demolition and removal of structurally-unsound 2-car garage for which a demolition COA was issued in March, 2025.

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 _____ Date 5/1/26

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: ROBERT BUCKLER

being owner(s) of the property at: 1080 CLIFTON ROAD, NE, ATLANTA, GA 30307

hereby delegate authority to: BRIAN E. DAUGHDRILL

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

Signature of Owner(s): Robert H. Buckler Date: 05/01/26

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 ☐

AFFIDAVIT OF WILLIAM S. TRAIN

COUNTY OF DEKALB
STATE OF GEORGIA

My name is William S. Train, and I am a structural engineer licensed by the State of Georgia. I have a Master of Science in Civil Engineering from the Georgia Institute of Technology and have practiced as a structural engineer in Georgia since July 12, 2001.

In July 2025, I was employed by Robert H. Buckler to conduct a structural analysis of a house located at 1080 Clifton Road in DeKalb County, Georgia. I was asked to determine the structural integrity of the house, identify any structural issues, and render a professional opinion on whether the house could be brought up to current code and rehabilitated.

The house, according to DeKalb County Tax Records, is a 96-year-old structure (built in 1929) that, for the last 20-plus years, appears to have had virtually no maintenance performed. The principal issue with the structure is the amount of water damage that was permitted to occur, unchallenged, by the previous owners. As the attached Structural Summary Analysis shows there was significant rot, termite, and mold damage throughout the entire structure. If the foundation can be repaired, it would be necessary to reframe the entire structure by replacing the floor and ceiling joists and the wall framing including the wall sill plates. Based on my analysis, it is my professional opinion that existing structure and foundation be removed.

WILLIAM S. TRAIN

Sworn to and subscribed before
me this 21st day
of November 2025

Notary

ANTOINE ARTIS
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 11, 2029

My Commission Expires: 01/11/2029

EXHIBIT

SUMMARY OF STRUCTURAL ANALYSIS

I. FOUNDATION

A. Materials

The house is bearing on a shallow foundation with a load bearing grouted brick and block masonry wall on a continuous spread footing on compacted earth. The lowest level is a partial basement/crawl space. The exterior of the house is brick veneer.

B. Condition and Issues

The basement/crawl space wall has cracks in the masonry which has permitted water intrusion into the basement, there is no exterior waterproofing, and the house has no exterior or functional interior perimeter drain.

Stair step cracks in the brick veneer indicate settlement has occurred in the foundation

The basement/drawl space area has high levels of moisture, mold, and asbestos.

II. BASEMENT FLOOR

A. Materials

The concrete slab in the basement area is uneven, has settlement, and has an interior drain which is not functional, the crawl space has no vapor barrier.

B. Condition and Issues

Moisture levels are high due to water intrusion from exterior and no vapor barrier in crawl space. Standing water was observed in several areas.

III. BASEMENT SUPPORTS

A. Materials

The steel columns in the basement are rusted and have an unknown support footing under a basement slab that has setttlement.

B. Condition and Issues

Mold and rot in the stud wall and the untreated wood sill plates, and deflection in the interior first floor framing were observed.

IV. EXTERIOR SILL PLATE

A. Materials

The wood sill plate for the wood stud walls bears on the masonry basement and crawl space walls.

B. Condition and Issues

The wall plates are not preservative treated and show signs of rot due to contact with masonry and exposure to water.

V. FLOOR JOISTS (FIRST FLOOR)

A. Materials

The first floor framing is 1x diagonal subflooring on 2x10 @ 16"o.c. joists. The joists are notched and frame into double 2x10 beams with ledger boards nailed each side and. The beams bear on steel columns, wood columns, and temporary screw jack columns.

B. Condition and Issues

The wood beams are multi-ply and have noticeable deflection. The nails in the ledger boards and beams have slipped due to wood shrinkage, age of the floor and activity, and the beams show separations between multiple members. The wood joists have splits where notched. The subfloor has significant rot and mold where exposed to water intrusion. Where the wood beams bear on the steel columns, the wood has crushed.

IV. EXTERIOR FRAMING (FIRST FLOOR)

A. Materials

The exterior walls are 2x4 @ 16"o.c. wood studs with 1x diagonal wood sheathing and plaster on a wood lath on the interior face. No insulation was observed in the exterior walls.

B. Condition and Issues

The sill plate of the stud walls is not preservative treated, and has areas of rot where bearing on masonry walls and where exposed to water intrusion. In the areas exposed, the wall studs and sill plate are rotted due to exposure to water intrusion. Mold and rot were observed in the exposed areas.

V. INTERIOR FRAMING (FIRST FLOOR)

A. Materials

The interior walls are 2x4 @ 16"o.c wood studs and plaster on a wood lath on both faces of the wall.

B. Condition and Issues

The plaster and wood lath were removed in the kitchen, breakfast room, living room, dining room, stair landing, side porch to expose the wood framing where water stains occurred. The wall studs, wall plate, and subfloor had areas with significant rot, mold, and deterioration.

VI. FLOOR JOISTS (SECOND FLOOR)

A. Materials

The floor joists are 2x10 @ 16"o.c. and bear on the interior and exterior walls with 1x diagonal subflooring and a plaster on lath ceiling.

B. Condition and Issues

The plaster and lath were removed from the walls and ceiling to observe the conditions of the floor and wall framing where water intrusion was observed. The wall studs, wall plates, joists, and subfloor had areas with significant rot and mold.

VII. INTERIOR FRAMING (SECOND FLOOR)

A. Materials

The second floor ceiling joists (attic joists) are 2x8 @ 16"o.c. and bear on the interior and exterior 2x4 stud walls, with a plaster on lath ceiling.

B. Condition and Issues

The plaster and lath were removed from the walls and ceiling to observe the conditions of the floor and wall framing where water intrusion was observed. The wall studs, wall plates, and joists, had areas with significant rot and mold.

VIII. ATTIC FRAMING AND VENTILATON

A. Materials

The attic joists are the second floor ceiling joists and are 2x8 @ 16"o.c. The flooring is ¾" plywood, there is blown-in insulation. Rafter braces post down onto the attic joists where the interior load bearing second floor wall supports are located.

B. Condition and Issues

The attic flooring and joists had areas of water stains, rot, and mold due to leaks in the roof. Indications of rodent infestation was observed. Soffit ventilation was observed with no screens.

IX. ROOFING, RAFTERS, DECKING, GUTTERS, AND FLASHING

A. Materials

The roofing is clay tiles on single ply felt on1x board decking on 2x8 rafters @ 16"o.c. The rafters have intermediate support bracing to the attic framing and interior upper floor walls. Gutters and downspouts are aluminum.

B. Condition and Issues

The roof decking had areas of sagging between rafters, water stains were observed indicating roof leaks. In the eaves, rot was observed in the roof framing where water from the gutters had backed up in the roof soffits. The water intrusion from the roof penetrated the stud walls of the second and first floors. Rot and mold in the upper floor ceiling framing adjacent to the chimney are indications improper flashing around the chimney. Gutters and downspouts are not functioning due to neglect, and require cleaning with repairs or replacement.

X. EXTERIOR

A. Materials

The exterior of the house is brick veneer. The front porch is a tile floor and is exposed to the elements of weather with no covering.

B. Condition and Issues

The brick veneer has areas of missing mortar and cracks in the mortar. Stair-step cracks in the mortar joints was observed at the front left and right corners, an indication of foundation settlement. The tile flooring has cracks due to exposure to the elements.

XI. EXTERIOR WINDOWS AND DOORS

A. Materials

The exterior doors and windows are wood, the windows are single pane glass.

B. Condition and Issues

All doors, windows, frames, and sills, are rotted and warped. The doors and windows are not operational.

XII. HEATING AND AIR

A. Materials

Double 2-ton HVAC unit in the basement.

B. Condition and Issues

Both units are at the end of their serviceable life and do not appear operational.

XIII. ELECTRICAL

A. Materials

Electric panel has 200 amps with appurtenant breakers and 110/220 circuits.

B. Condition and Issues

Circuits do not meet current code and have no GFI receptacles. Original fixtures were present in the house, the degree and condition of original wiring is not known.

XIV. PLUMBING

A. Materials

Water lines are copper, waste lines are cast iron, gas lines are galvanized pipe.

B. Condition and Issues

The house has running water. Drain lines were clogged and not functional.

SUMMARY

The house has extensive structural damage due to water intrusion and years of no maintenance. Repairs would require removal and replacement of structural elements which are essential to the structural frame. It would be technically infeasible to alter individual elements of the structural frame without replacing the entire frame. Foundation settlement would require repairs. Mold and asbestos remediation would require removal of all interior wall coverings. All electrical would need to be brought up to current codes. Proper drainage and water intrusion issues would be required. The recommendation is to remove the structure and foundation in its entirety.

William S. Train, P.E.

[redacted]

December 1, 2025

Attention: Attention: Bobby Buckler

[redacted]

Re: 1080 Clifton Road NE
Atlanta, Georgia 30307

STRUCTURAL ANALYSIS SUMMARY

PURPOSE
We were engaged to provide an assessment of the existing conditions of the existing house at the above referenced location for the purpose of determining the structural integrity of the house, identifying deficiencies, and providing recommendations. We were informed that the house was built in 1929. The house is two story with a basement and partial crawl space, an attic, an open front porch, and an enclosed side porch. Observations of the existing conditions are as follows:

FOUNDATION
The house was constructed on a continuous spread shallow footing foundation on compacted earth with a partial basement/crawl space. The basement wall is multi-wythe load bearing brick and block masonry, with areas of cracks and loose mortar joints, and indications of water intrusion from the exterior, there is no exterior waterproofing and no drainage on the exterior. The basement slab is uneven, has settlement due to erosion of the earth base, and has an existing drain which is blocked with an unknown outlet. The crawl space is exposed earth with high levels of moisture and no vapor barrier. Standing water was observed in areas of the basement and crawl space. The interior basement columns were rusted steel pipe columns embedded in the concrete slab, the depth and dimensions of the supports under the columns are unknown. Vertical displacement of the columns was observed. A temporary screw jack column was installed adjacent to a failed steel column. Asbestos and high levels of mold were

observed. New columns on new footings, exterior and interior drainage, waterproofing of the perimeter walls, moisture control in the crawl space, and asbestos and mold remediation measures are required.

FRAMING

The main floors and upper floors are wood framed with 1x diagonal subflooring on 2x10 @ 16”o.c. joists. The stud walls are 2x4 @ 16”o.c. with plaster on a wood lath on the inside faces of the stud walls. The first floor framing was visible in the basement area. The floor joists are notched and bear on a ledger board that is nailed to double 2x10 beams. The nails in the ledger board have slipped due to wood shrinkage and age and activity, the ledger board and beams have pried apart. At the notch on the joists, the joists have splits. Where the wood beams bear on the steel columns, crushing of the wood was observed.

The exterior face of the stud walls at the main and upper floors is diagonal 1x board sheathing and has brick veneer. Water intrusion was observed in the ceiling and exterior walls in the main floor kitchen, breakfast room, living room, dining room, stair landing, side porch, and the upstairs bedrooms. The plaster and lath were removed in the areas with water stains. The joists, wall studs, subfloor, wall plates, and sheathing that were exposed had <u>extensive</u> rot and deterioration and mold. Where the sheathing was rotted, no brick ties were observed for the brick. Indications of past termite damage was observed. On the front of the house, the ivy was removed on the brick veneer exposing mortar separations and cracks in the mortar and the brick veneer, permitting water intrusion. The stair-step crack pattern in the brick mortar joints is an indication of a degree of foundation settlement. We were informed that in order to treat the mold, complete removal of the plaster and wood lath on the walls and ceilings would be required.

ROOF

The roof is clay tile on felt on 1x decking on 2x8 @ 16”o.c. rafters, all materials original to the house. Attic framing is ¾” flooring on 2x8 @ 16”o.c. joists. Roof leaks have caused rot and mold in the decking, the exterior and interior walls, the ceiling joists of the upstairs bedrooms and the stair hall. The flat roof above the side porch was a granular felt on 1x decking on 2x8 @ 16”o.c. rafters with a 2 foot tall parapet. Water had penetrated the roofing materials, the framing was rotted with mold, and in several areas the wood was completely deteriorated.

SUMMARY AND RECOMMENDATIONS

Years of exposure to water with no maintenance and no ventilation have caused extensive deterioration to the structural elements of the house.

The 2018 International Existing Building Code with Georgia Amendments, Chapter 2, Definitions (pages 12 and 13), states that if more than 33 percent of the vertical elements of the lateral load resisting system is reduced from its pre-damage condition, the structure has Substantial Structural Damage.

It is my opinion that approximately 75 percent of all exterior walls would need to be removed and rebuilt due to the condition of the sill plates and studs, and approximately 50 percent of all interior walls would need to be removed and rebuilt. All areas of wood with rot need to be removed. The wall plates, wall studs, and floor and ceiling joists are elements that are essential parts of the structural frame. It would be technically infeasible to replace partial elements of the stud walls without replacing the entire frame of the stud wall. The rotted floor joists would require removal of the subflooring, in order to remove and replace the joists. Temporary shoring of the structure during the required repair work would be challenging. The brick veneer would need to be completely removed during the process of repairing the exterior walls.

In its present condition the house is uninhabitable, and is unsafe and unsanitary with extensive areas of mold. Accessibility presents life safety concerns due to exposure to mold and due to defective and rotted framing. To structurally rehabilitate the house in its present condition to current codes would not be possible.

The recommendation is to completely remove the existing structure and the foundation. Supporting pictures are available.

William S. Train, P.E. – Structural Engineer

1080 CLIFTON ROAD - SUPPORTING PICTURES

1. Side Porch

2. Breakfast Room

3. Upper Floor Ceiling at Chimney

4. Attic

5. Brick Veneer

6. Basement


08/28/2025 12:25


10/02/2025 12:15


08/28/2025 12:23


08/28/2025 12:23


08/28/2025 12:30


10/02/2025 12:13


10/02/2025 12:20


08/28/2025 12:33


08/28/2025 12:30

7. Drainage

- 
08/28/2025 12:39


08/28/2025 12:38

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

ZONING INFORMATION:

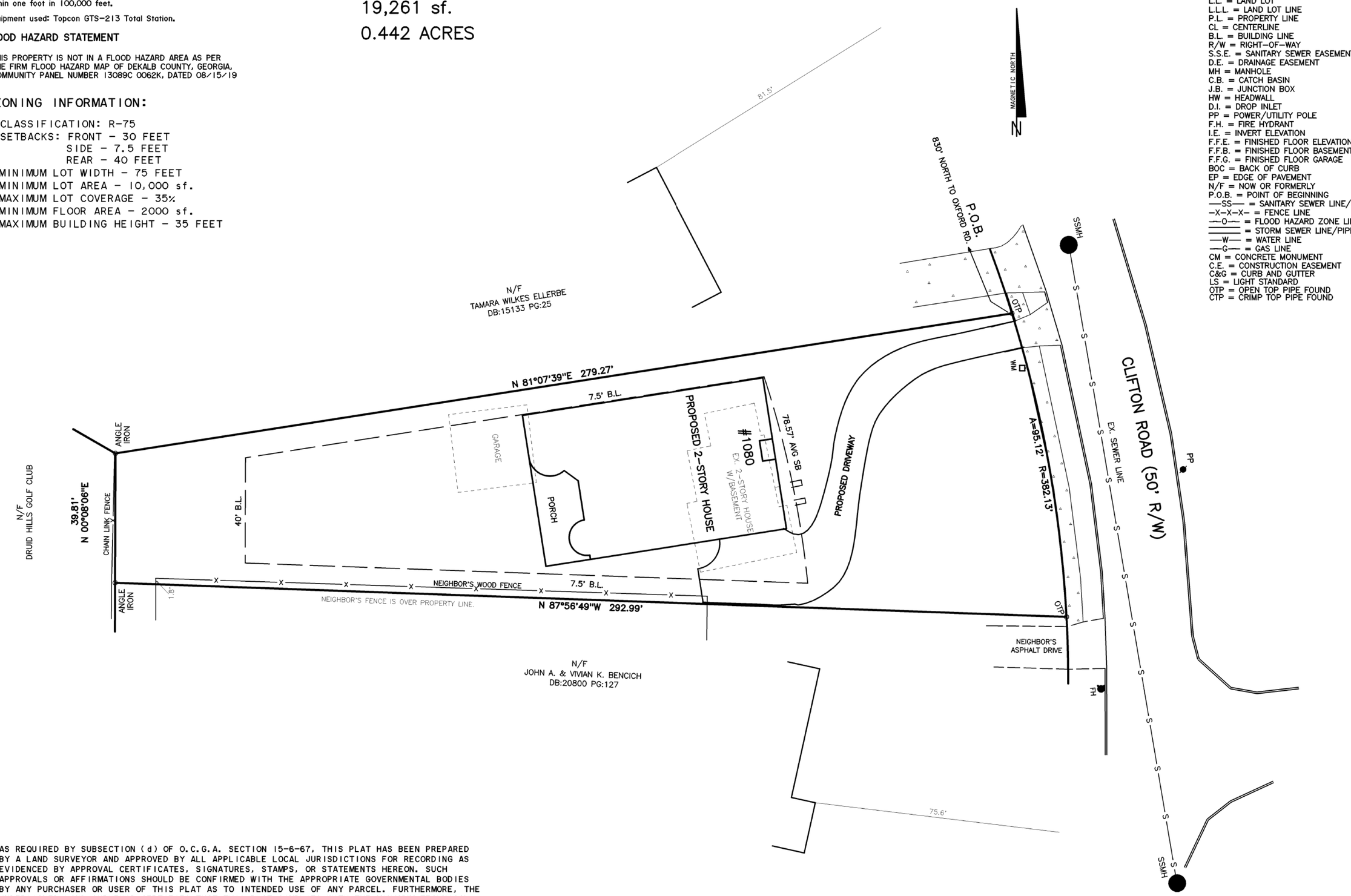
CLASSIFICATION: R-75
SETBACKS: FRONT - 30 FEET
SIDE - 7.5 FEET
REAR - 40 FEET
MINIMUM LOT WIDTH - 75 FEET
MINIMUM LOT AREA - 10,000 sf.
MAXIMUM LOT COVERAGE - 35%
MINIMUM FLOOR AREA - 2000 sf.
MAXIMUM BUILDING HEIGHT - 35 FEET

LOT AREA:

19,261 sf.
0.442 ACRES

LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
—SS— = SANITARY SEWER LINE/PIPE
-X-X-X- = FENCE LINE
—O— = FLOOD HAZARD ZONE LINE
———— = STORM SEWER LINE/PIPE
—W— = WATER LINE
—G— = GAS LINE
CM = CONCRETE MONUMENT
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

ROBERT W. RICHARDSON, GA RLS #3419

02/27/26
DATE

GEORGIA REGISTERED No. 3419 PROFESSIONAL LAND SURVEYOR ROBERT W RICHARDSON

20 0 20 40 60
GRAPHIC SCALE - FEET

ALPHA LAND SERVICES
[redacted]

SITE PLAN FOR:
1080 CLIFTON ROAD
TAX PARCEL# 18 003 01 039

REVISION:
REF. PLAT: PB. P.

LAND LOT: 3
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 10/10/24
PLAT DATE: 02/27/26

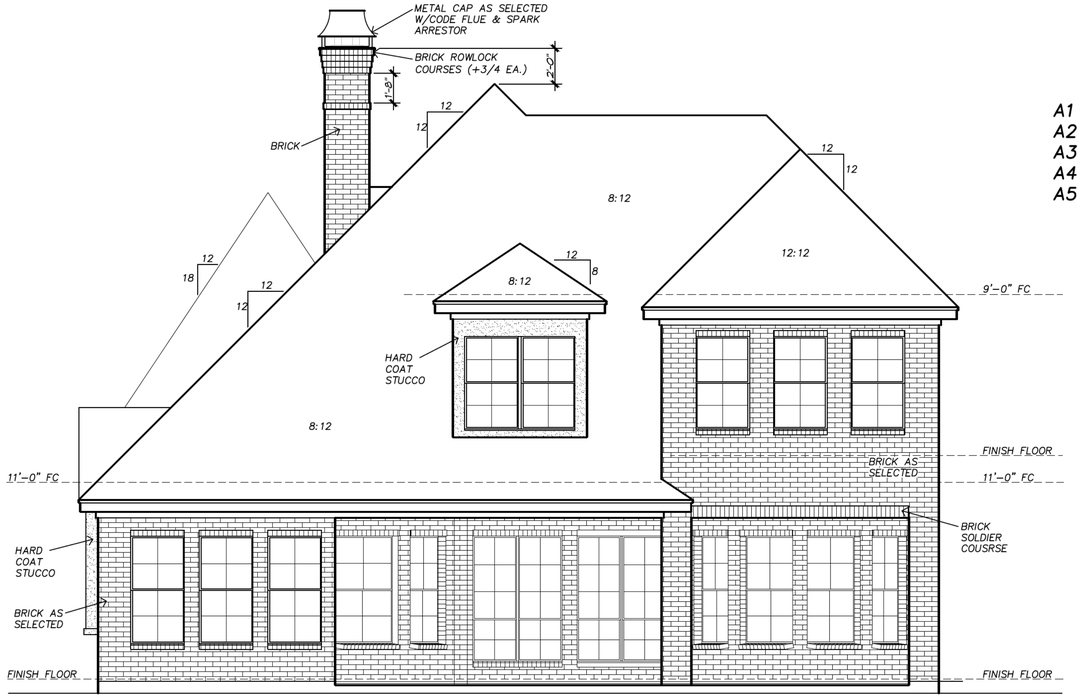
LOT: 20 BLOCK: 48
SUB: DRUID HILLS
AREA = 0.442 ACRES
JOB No. 24479SP

Exterior Materials

1. Brick. Cherokee Brick, Pinehurst
2. Mortar. Ivory
3. Half Timber Areas. Ivory Stucco with Hardie Board Battens
4. Roofing Material. Certainteed Grand Manor, Weathered Wood
5. Front Door. Oak
6. Front Facade Accents. Cream Limestone
7. Dormers. Ivory Stucco

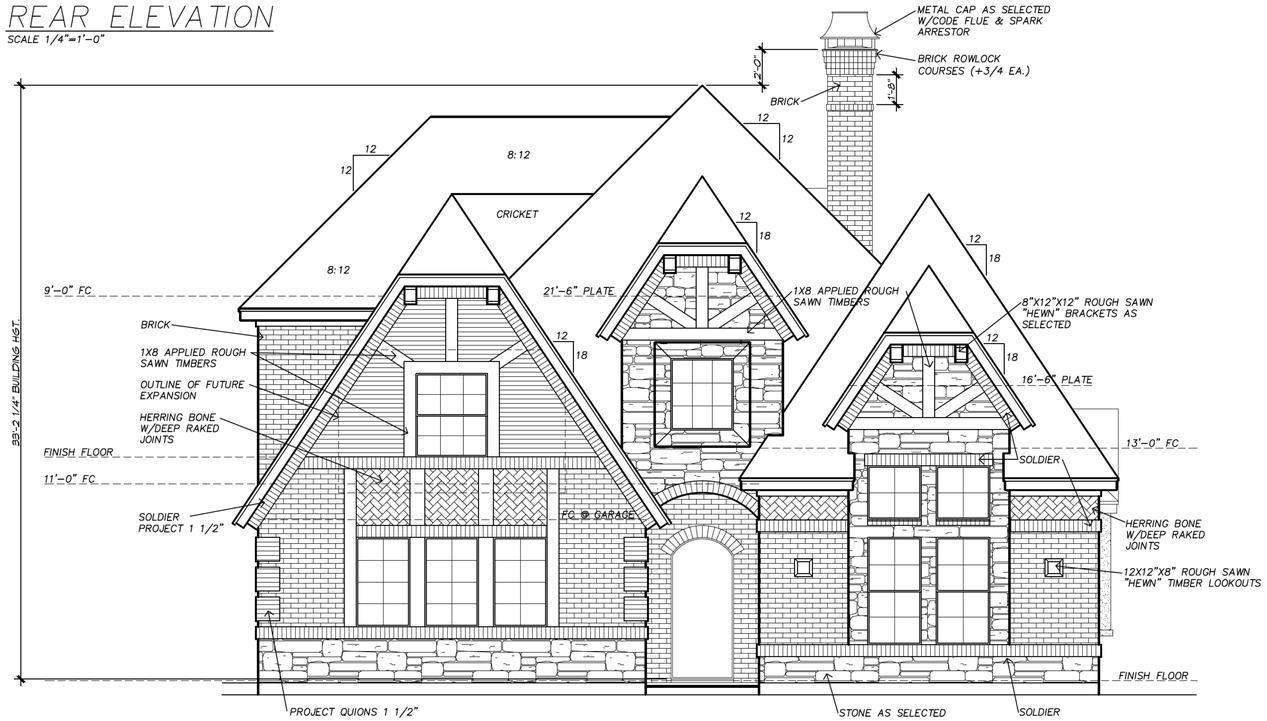
1080 CLIFTON RD.

A1 – FRONT & REAR ELEVATIONS
A2 – LEFT & RIGHT ELEVATIONS
A3 – N/A
A4 – FIRST FLOOR DIMENSION PLAN
A5 – SECOND FLOOR DIMENSION PLAN
A6 – FIRST FLOOR NOTATION PLAN
A7 – SECOND FLOOR NOTATION PLAN
A8 – N/A



REAR ELEVATION

SCALE 1/4"=1'-0"



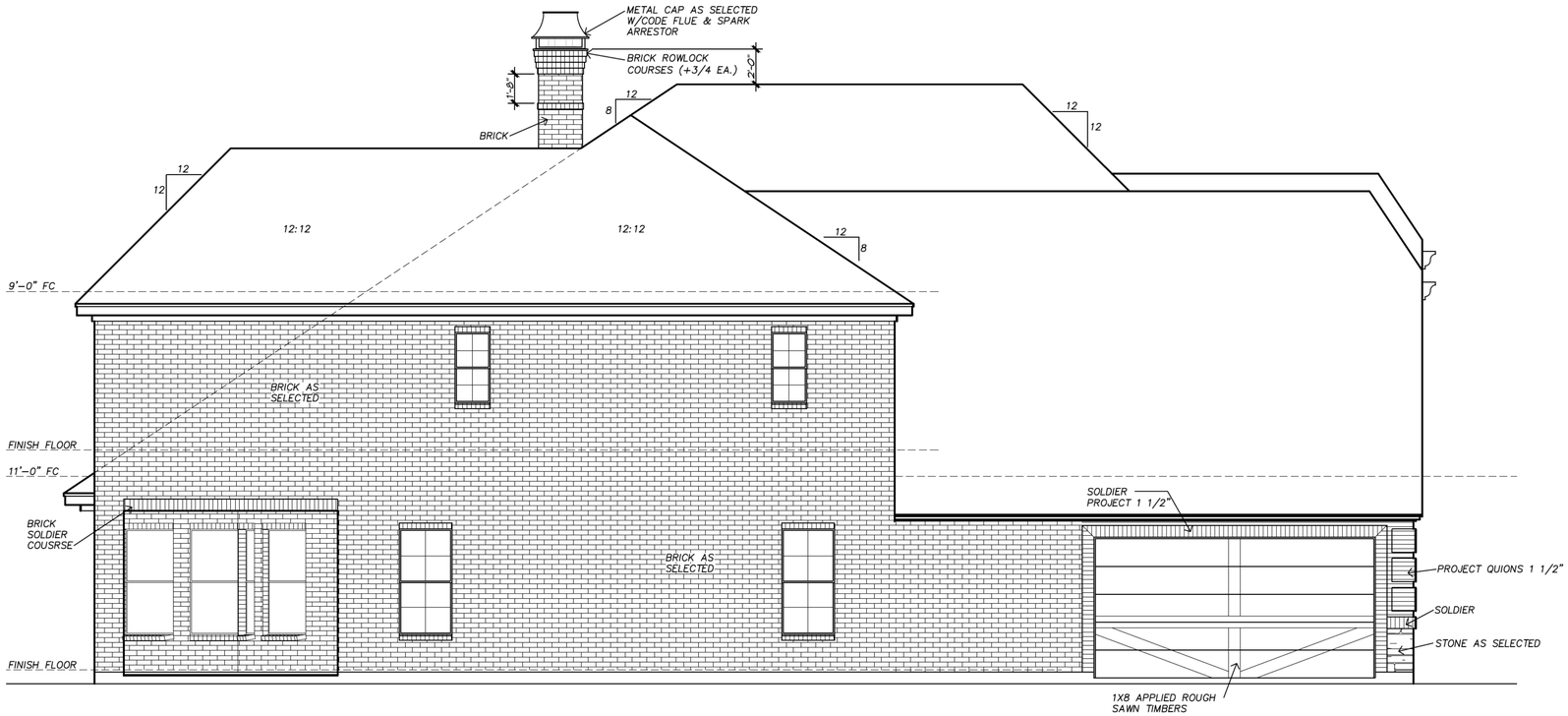
FRONT ELEVATION

SCALE 1/4"=1'-0"

DALLAS DESIGN GROUP & ASSOCIATES

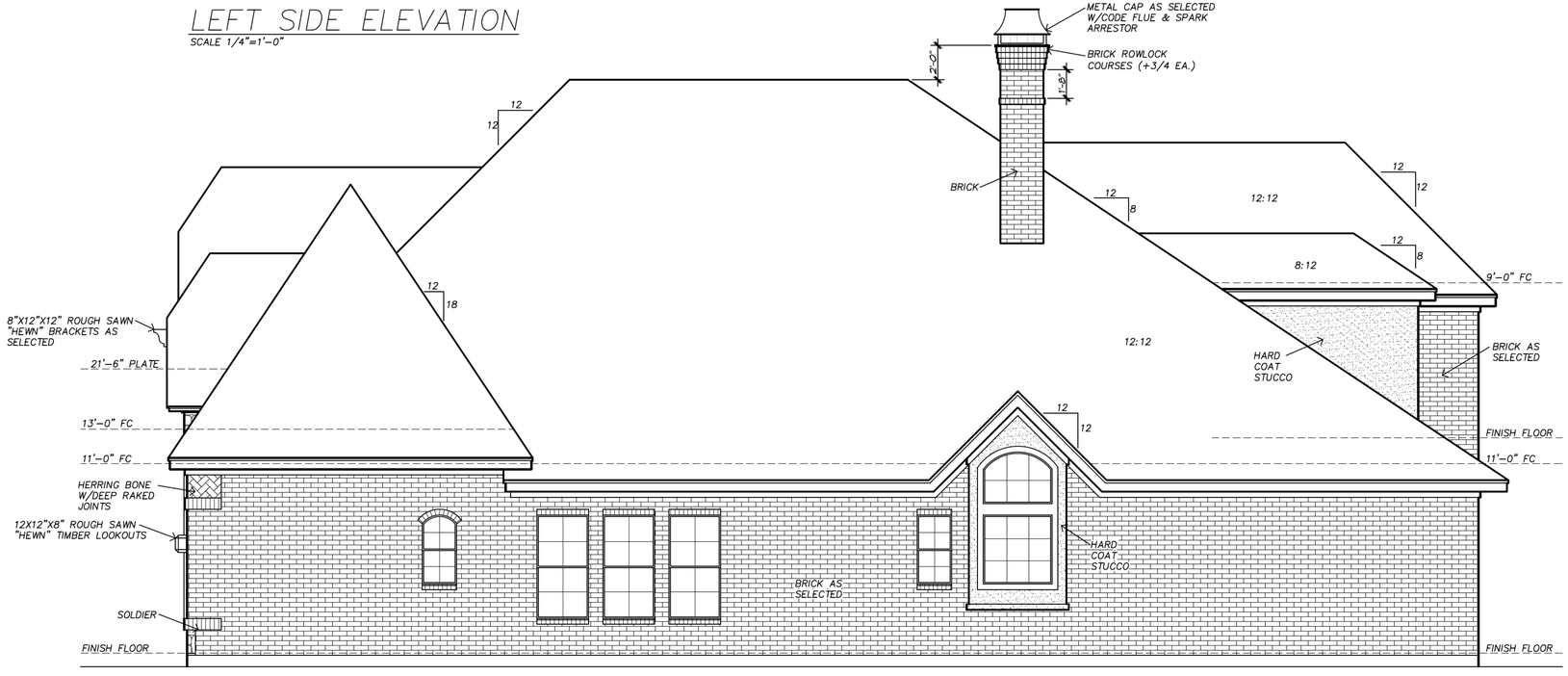
[redacted]

DATE:
3/10/2026
PLAN NO.
BUCKLER
1080 CLIFTON RD.
SHEET NO.
1



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

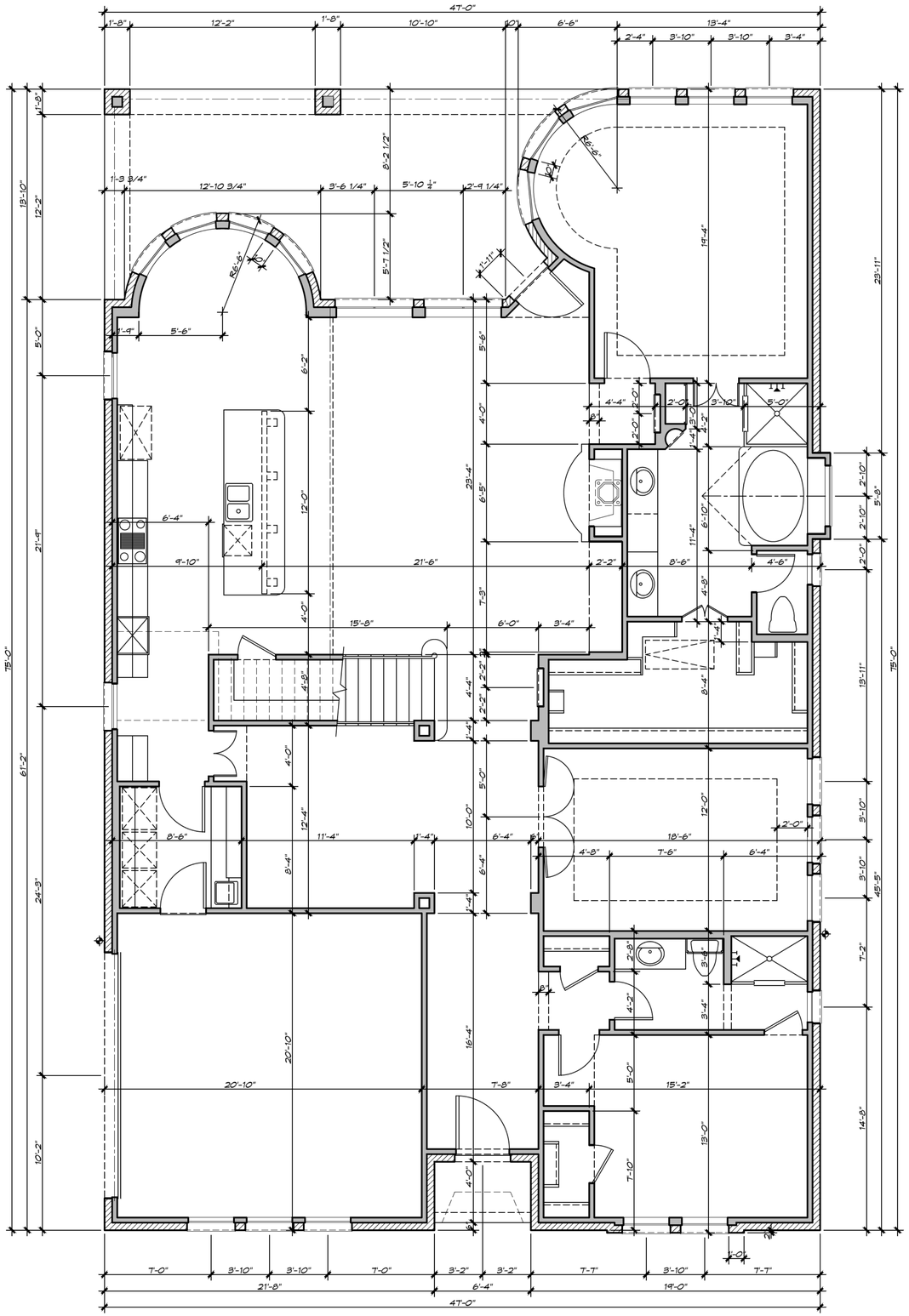


RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

DALLAS DESIGN GROUP & ASSOCIATES

DATE:
3/10/2026
PLAN NO.
BUCKLER
1080 CLIFTON RD.
SHEET NO.
2



GENERAL NOTES

(Where Applicable)

* All exterior walls to be 2x4, 2x6, 2x8, or other as noted, @16" O.C., w/ 1/2" plywood sheathing, w/outer vapor barrier, unless noted otherwise. (Blocked @ Mid span) & as per code.
* Interior walls, 2x4 @ 16" O.C., unless noted otherwise. (Blocked @ Midspan), all plumbing walls to be 2x6.
* All metal fireplaces to be top of the line– double lined (min.)– code units as per mfg. (W/gas logs optional.)
* All fireplaces to have tile, marble, or brick hearths & facing, as per builder & as selected by owner.
* All shelving to be 3/4" W/edging, supported at edges & or, 4' O.C. (Bookshelves to have hidden "Ribbon" lighting– optional)
* All closets to have at least one single rod & two shelves, unless noted otherwise, W/med to top hardware. Most to have 2 rods, 2 or 3 shelves, or more as per builder.
* All exterior doors, garage, and attic doors to be weather stripped.
* All baths, utility, water heater, & pony walls to have full insulation. (Garage common walls and ceiling, when living space above.)
* Kitchen counter tops to be marble or stone w/turned edges as selected. Kitchen cabinets to have compound hinges, edged shelves, solid panels, "Blum" type guides, special hardware, under counter lighting, all sinks w/disposers, down–draft cook top (w/6 optional burners & w/grill as selected). Refrigerator to have water supply w/cut–off. All plugs to be GFI. (As required by code.)
* Stairs to have (optional step lights as selected), continuous handrails w/1 1/2" grip & 36" high, 1" nosing w/4" clear spacing. Guardrails to be 42" high.
* All bath vanities to be marble or stone (w/optional porcelain bowls). Verify heights from 32" to 36". All drawers and cabinet shelves to be lined. (Verify with builder.)
* Linens to have hamper and drawer caulked, lined, waterproofed & vented for moisture. (Medicine cabinets as selected)
* Ridges and valleys are to be braced down to proper support, on through to foundation support.
* Ridges and valleys over 12', to be 2x12, unless noted otherwise. Ends to be cut to frame out w/rafters. (See builder/engineer.)
* Garage ceiling, under stairs, water heaters & chimney drywall to be 5/8" X–sheetrock.
* All ceiling corners at main rooms to have molding. (verify mldg. pkg.)
* Closet, garage, dormer windows to have optional sheers. (some with special lighting.)
* Windows to be wood or metal, double pane insulated– shown in nominal sizes, w/extra caulking & head flashing where required. (See builder.)
* Windows sills & casing to be wood, stone , marble, or drywall.
* All main drywall corners to have Bull–Nose. (optional)
* Connect gutters and down spouts to an underground drainage piping system. (Verify w/owner and builder/engineer.)
* All brick arches & designs w/reinforcing, & w/type "S" mortar.
* Brick columns to have treated wood post centers, or steel as shown. Wood columns to be set on anchored metal plinth & wall ties to brick.
* All brick support over roofs to be designed by a Registered Georgia Structural Engineer, as well as other structural members and assemblies.
* All yard hydrants to be freeze proofed.
* Provide high "R" ratings for all attic floors & walls. (optional)
* All gas appliances to have code vents.
* All water piping, condensate drains, water heaters or storage in the attic to be freeze proofed and insulated. Attic water heaters to have metal pans w/drains.
* A/C ducts should be routed around most usable attic space.
* Dryer vents to be outside.
* Ceiling joists to be sized for 3/4" plywood flooring in attic as directed by builder. Stud wall support below must be sized for proper support.
* Radiant barriers are optional.
* Uniform cornice vents @ entire perimeter, screened w/insulation baffled for air flow.
* Thermostatically controlled roof vents as per mfg's recommendations, to be low rise & color coded to roof materials.
* Framing members shown are suggested minimals. Engineering design takes priority over these schematic drawings. (See builder.)
* All long span ceilings to be stripped 2" O.C., w/1x4 leveling. (optional)
* All rafter spans to be braced 12' O.C. (maximum). (see eng.)
* All ridges and beam connections to have metal clips & nailing. (see eng.)

AREAS

FIRST FLOOR LIVING (AC)	2628	SQ. FT.
SECOND FLOOR LIVING (AC)	1083	SQ. FT.
TOTAL LIVING (AC)	3711	SQ. FT.
2 CAR GARAGE	415	SQ. FT.
PORCH	25	SQ. FT.
PATIO	333	SQ. FT.
TOTAL COVERAGE	4484	SQ. FT.

GENERAL NOTES:

* ALL 3'S @ 45º UNLESS NOTED OTHERWISE
* ALL PLATE LINES AS NOTED ON ELEVATIONS
* ALL FINISHED CEILINGS @ FIRST FLOOR TO BE @ 11'–0" AFF UNLESS NOTED
* ALL FINISHED CEILINGS @ SECOND FLOOR TO BE @ 9'–0" AFF UNLESS NOTED
* ALL WINDOW HDRS @ FIRST & SECOND FLOOR AS NOTED ON NOTATION PLAN
* ALL WATER HEATERS IN ATTIC

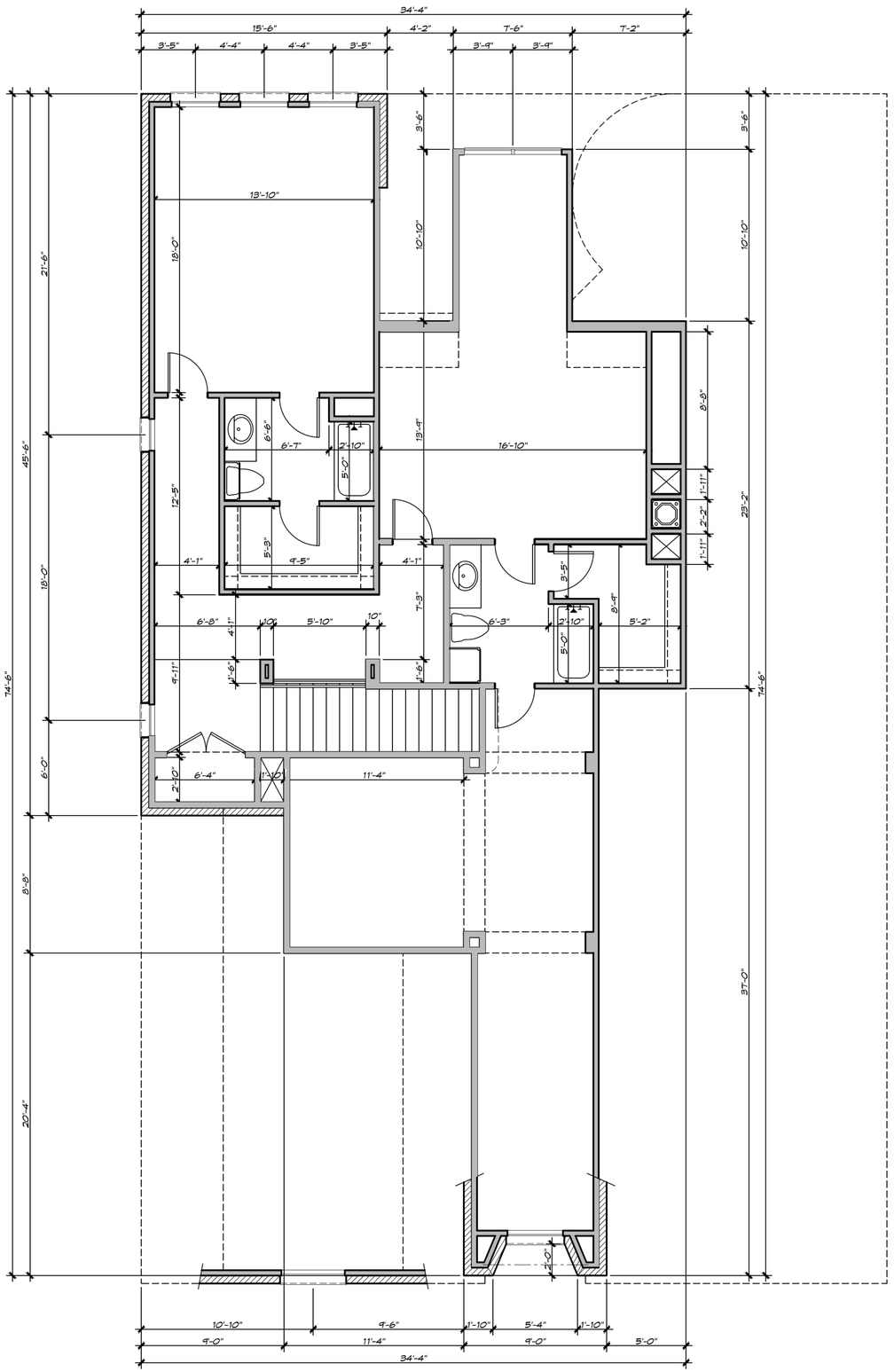
FIRST FLOOR DIMENSION PLAN

SCALE 1/4"=1'–0"

REFERENCE SHEET 6 FOR NOTATION PLAN

DALLAS DESIGN GROUP & ASSOCIATES

DATE:
3/10/2026
PLAN NO.
BUCKLER
1080 CLIFTON RD.
SHEET NO.
4



GENERAL NOTES

(Where Applicable)

* All exterior walls to be 2x4, 2x6, 2x8, or other as noted, @16" O.C., w/ 1/2" plywood sheathing, w/outer vapor barrier, unless noted otherwise. (Blocked @ Mid span) & as per code.
* Interior walls, 2x4 @ 16" O.C., unless noted otherwise. (Blocked @ Midspan), all plumbing walls to be 2x6.
* All metal fireplaces to be top of the line– double lined (min.)– code units as per mfg. (W/gas logs optional.)
* All fireplaces to have tile, marble, or brick hearths & facing, as per builder & as selected by owner.
* All shelving to be 3/4" W/edging, supported at edges & or, 4' O.C. (Bookshelves to have hidden "Ribbon" lighting– optional)
* All closets to have at least one single rod & two shelves, unless noted otherwise, W/med to top hardware. Most to have 2 rods, 2 or 3 shelves, or more as per builder.
* All exterior doors, garage, and attic doors to be weather stripped.
* All baths, utility, water heater, & pony walls to have full insulation. (Garage common walls and ceiling, when living space above.)
* Kitchen counter tops to be marble or stone w/turned edges as selected. Kitchen cabinets to have compound hinges, edged shelves, solid panels, "Blum" type guides, special hardware, under counter lighting, all sinks w/disposers, down–draft cook top (w/6 optional burners & w/grill as selected). Refrigerator to have water supply w/cut–off. All plugs to be GFI. (As required by code.)
* Stairs to have (optional step lights as selected), continuous handrails w/1 1/2" grip & 36" high, 1" nosing w/4" clear spacing. Guardrails to be 42" high.
* All bath vanities to be marble or stone (w/optional porcelain bowls). Verify heights from 32" to 36". All drawers and cabinet shelves to be lined. (Verify with builder.)
* Linens to have hamper and drawer caulked, lined, waterproofed & vented for moisture. (Medicine cabinets as selected)
* Ridges and valleys are to be braced down to proper support, on through to foundation support.
* Ridges and valleys over 12', to be 2x12, unless noted otherwise. Ends to be cut to frame out w/rafters. (See builder/engineer.)
* Garage ceiling, under stairs, water heaters & chimney drywall to be 5/8" X–sheetrock.
* All ceiling corners at main rooms to have molding. (verify mldg. pkg.)
* Closet, garage, dormer windows to have optional sheers. (some with special lighting.)
* Windows to be wood or metal, double pane insulated– shown in nominal sizes, w/extra caulking & head flashing where required. (See builder.)
* Windows sills & casing to be wood, stone , marble, or drywall.
* All main drywall corners to have Bull–Nose. (optional)
* Connect gutters and down spouts to an underground drainage piping system. (Verify w/owner and builder/engineer.)
* All brick arches & designs w/reinforcing, & w/type "S" mortar.
* Brick columns to have treated wood post centers, or steel as shown. Wood columns to be set on anchored metal plinth & wall ties to brick.
* All brick support over roofs to be designed by a Registered Georgia Structural Engineer, as well as other structural members and assemblies.
* All yard hydrants to be freeze proofed.
* Provide high "R" ratings for all attic floors & walls. (optional)
* All gas appliances to have code vents.
* All water piping, condensate drains, water heaters or storage in the attic to be freeze proofed and insulated. Attic water heaters to have metal pans w/drains.
* A/C ducts should be routed around most usable attic space.
* Dryer vents to be outside.
* Ceiling joists to be sized for 3/4" plywood flooring in attic as directed by builder. Stud wall support below must be sized for proper support.
* Radiant barriers are optional.
* Uniform cornice vents @ entire perimeter, screened w/insulation baffled for air flow.
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* Framing members shown are suggested minimals. Engineering design takes priority over these schematic drawings. (See builder.)
* All long span ceilings to be stripped 2" O.C., w/1x4 leveling. (optional)
* All rafter spans to be braced 12' O.C. (maximum). (see eng.)
* All ridges and beam connections to have metal clips & nailing. (see eng.)

AREAS

FIRST FLOOR LIVING (AC)	2628	SQ. FT.
SECOND FLOOR LIVING (AC)	1083	SQ. FT.
TOTAL LIVING (AC)	3711	SQ. FT.
2 CAR GARAGE	415	SQ. FT.
PORCH	25	SQ. FT.
PATIO	333	SQ. FT.
TOTAL COVERAGE	4484	SQ. FT.

GENERAL NOTES:

* ALL 1'S @ 45? UNLESS NOTED OTHERWISE
* ALL PLATE LINES AS NOTED ON ELEVATIONS
* ALL FINISHED CEILINGS @ FIRST FLOOR TO BE @ 11'–0" AFF UNLESS NOTED
* ALL FINISHED CEILINGS @ SECOND FLOOR TO BE @ 9'–0" AFF UNLESS NOTED
* ALL WINDOW HDRS @ FIRST & SECOND FLOOR AS NOTED ON NOTATION PLAN
* ALL WATER HEATERS IN ATTIC

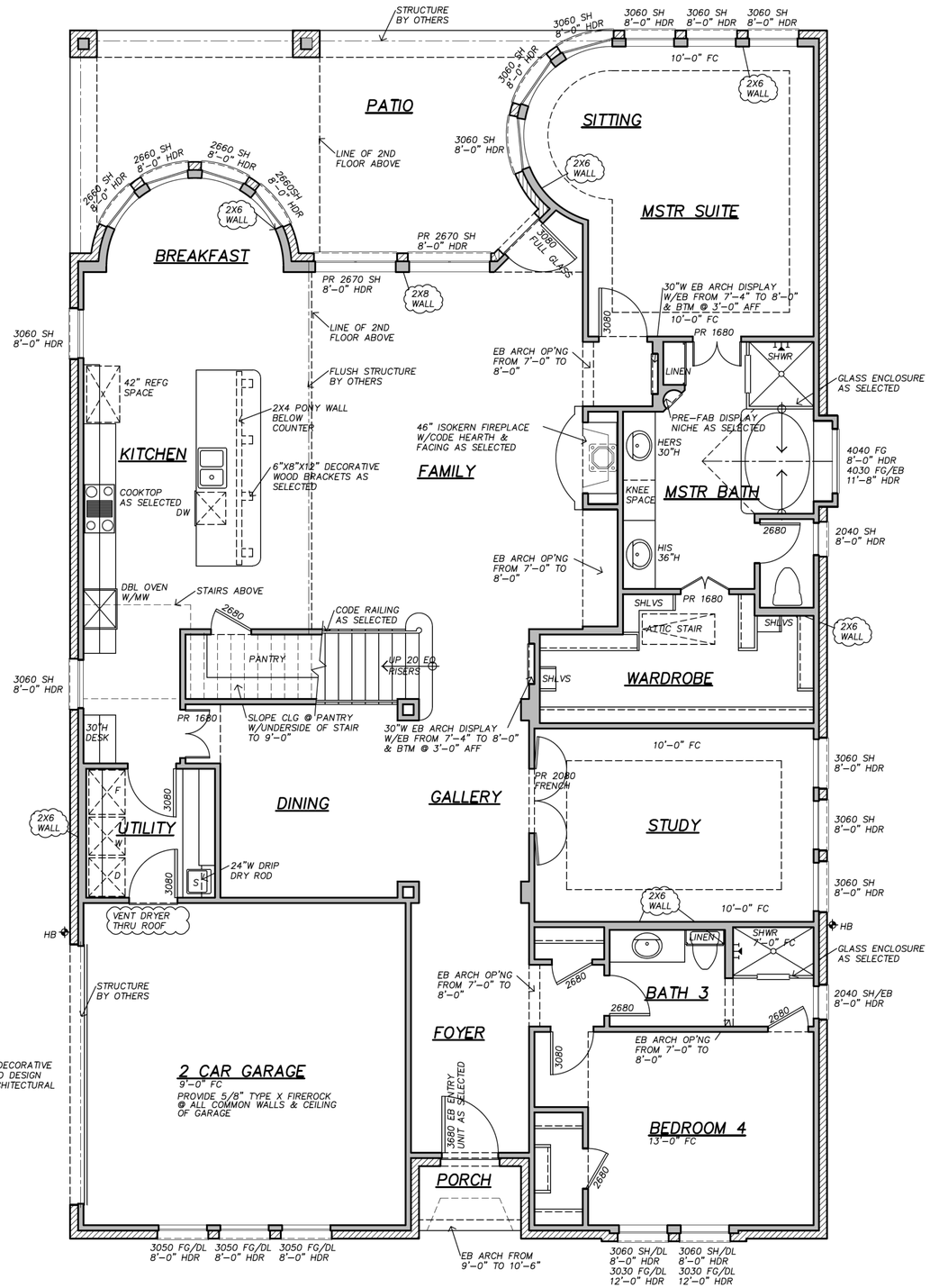
SECOND FLOOR DIMENSION PLAN

SCALE 1/4"=1'–0"

REFERENCE SHEET 7 FOR NOTATION PLAN

DALLAS DESIGN GROUP & ASSOCIATES

DATE:
3/10/2026
PLAN NO.
BUCKLER
1080 CLIFTON RD.
SHEET NO.
5



GENERAL NOTES

(Where Applicable)

* All exterior walls to be 2x4, 2x6, 2x8, or other as noted, @16" O.C., w/ 1/2" plywood sheathing, w/outer vapor barrier, unless noted otherwise. (Blocked @ Mid span) & as per code.
* Interior walls, 2x4 @ 16" O.C., unless noted otherwise. (Blocked @ Midspan), all plumbing walls to be 2x6.
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* All shelving to be 3/4" W/edging, supported at edges & or, 4' O.C. (Bookshelves to have hidden "Ribbon" lighting– optional)
* All closets to have at least one single rod & two shelves, unless noted otherwise, W/med to top hardware. Most to have 2 rods, 2 or 3 shelves, or more as per builder.
* All exterior doors, garage, and attic doors to be weather stripped.
* All baths, utility, water heater, & pony walls to have full insulation. (Garage common walls and ceiling, when living space above.)
* Kitchen counter tops to be marble or stone w/turned edges as selected. Kitchen cabinets to have compound hinges, edged shelves, solid panels, "Blum" type guides, special hardware, under counter lighting, all sinks w/disposers, down–draft cook top (w/6 optional burners & w/grill as selected). Refrigerator to have water supply w/cut–off. All plugs to be GFI. (As required by code.)
* Stairs to have (optional step lights as selected), continuous handrails w/1 1/2" grip & 36" high, 1" nosing w/4" clear spacing. Guardrails to be 42" high.
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* Garage ceiling, under stairs, water heaters & chimney drywall to be 5/8" X–sheetrock.
* All ceiling corners at main rooms to have molding. (verify mldg. pkg.)
* Closet, garage, dormer windows to have optional sheers. (some with special lighting.)
* Windows to be wood or metal, double pane insulated– shown in nominal sizes, w/extra caulking & head flashing where required. (See builder.)
* Windows sills & casing to be wood, stone , marble, or drywall.
* All main drywall corners to have Bull–Nose. (optional)
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* All brick arches & designs w/reinforcing, & w/type "S" mortar.
* Brick columns to have treated wood post centers, or steel as shown. Wood columns to be set on anchored metal plinth & wall ties to brick.
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* ALL WATER HEATERS IN ATTIC

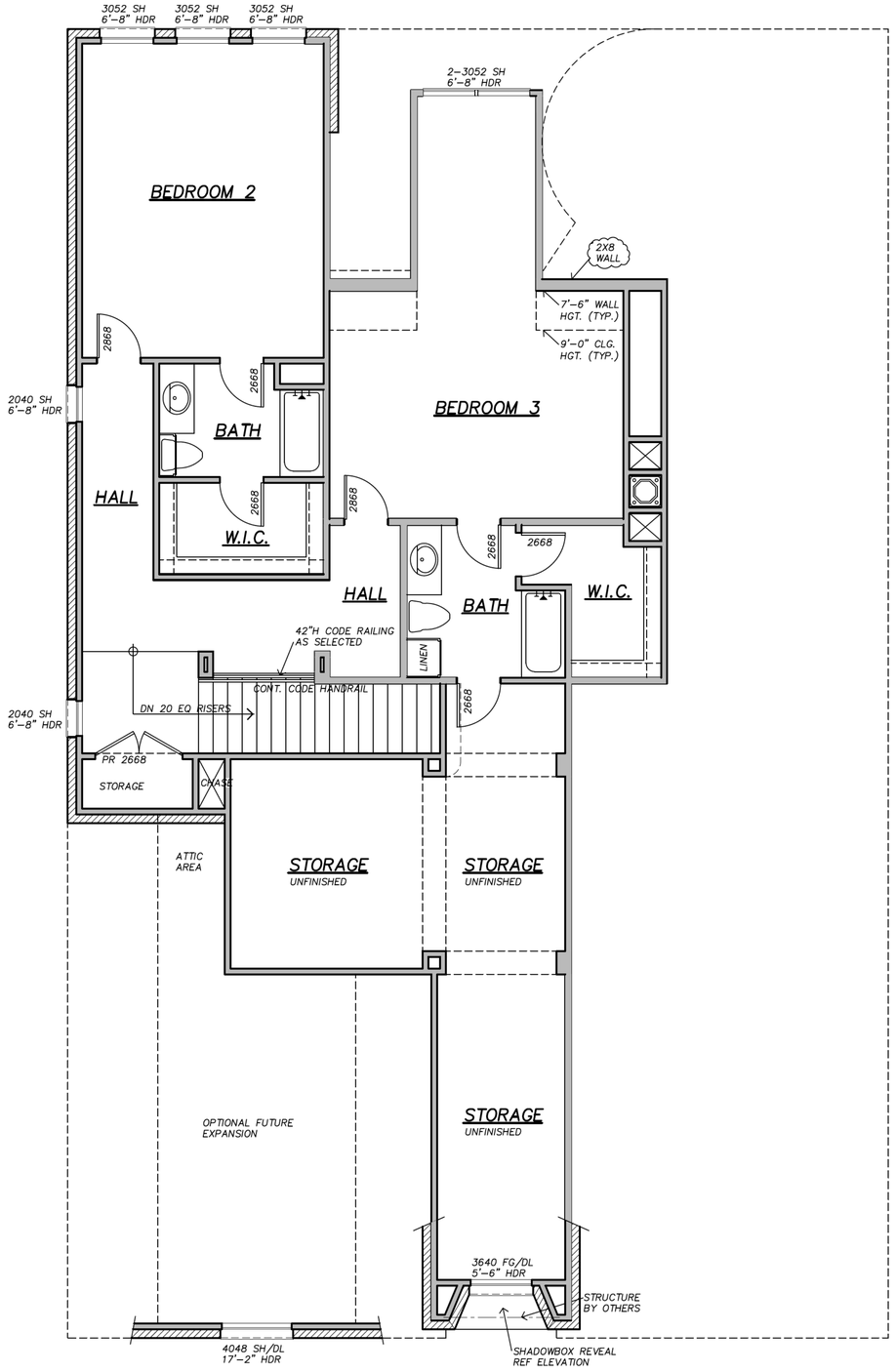
FIRST FLOOR NOTATION PLAN

SCALE 1/4"=1'–0"

REFERENCE SHEET 4 FOR DIMENSION PLAN

DALLAS DESIGN GROUP & ASSOCIATES

DATE:
3/10/2026
PLAN NO.
BUCKLER
1080 CLIFTON RD.
SHEET NO.
6



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AREAS

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* ALL FINISHED CEILINGS @ SECOND FLOOR TO BE @ 9'–0" AFF UNLESS NOTED
* ALL WINDOW HDRS @ FIRST & SECOND FLOOR AS NOTED ON NOTATION PLAN
* ALL WATER HEATERS IN ATTIC

SECOND FLOOR NOTATION PLAN

SCALE 1/4"=1'–0"

REFERENCE SHEET 5 FOR DIMENSION PLAN

DALLAS DESIGN GROUP & ASSOCIATES

DATE:
3/10/2026
PLAN NO.
BUCKLER
1080 CLIFTON RD.
SHEET NO.
7