

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: 08/13/2026 Date Received: _____

Address of Subject Property: 1431 Cornell Rd. NE

Applicant: _____ E-Mail: _____

Applicant Mailing Address _____

Applicant Phone _____

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

Owner(s): _____ Email: _____

Owner(s): _____ Email: _____

Owner(s) Mailing Address: _____

Owner(s) Telephone Number _____

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 2026

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:

Replace existing windows and doors at the home. Re-do existing driveway with approved permeable surface. Proposed new back deck. Proposed new garage.

All new windows and doors will be in keeping with the existing historic style.

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

Signature of Applicant: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is not the owner of the property.

I/ We: Jane R. Kelly & Timothy M Kelly

being owner(s) of the property at: 1431 Cornell Rd NE ATLANTA GA 30306

hereby delegate authority to: Thomas Campbell

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

Signature of Owner(s):

Date:

8-11-26

Please review the following information

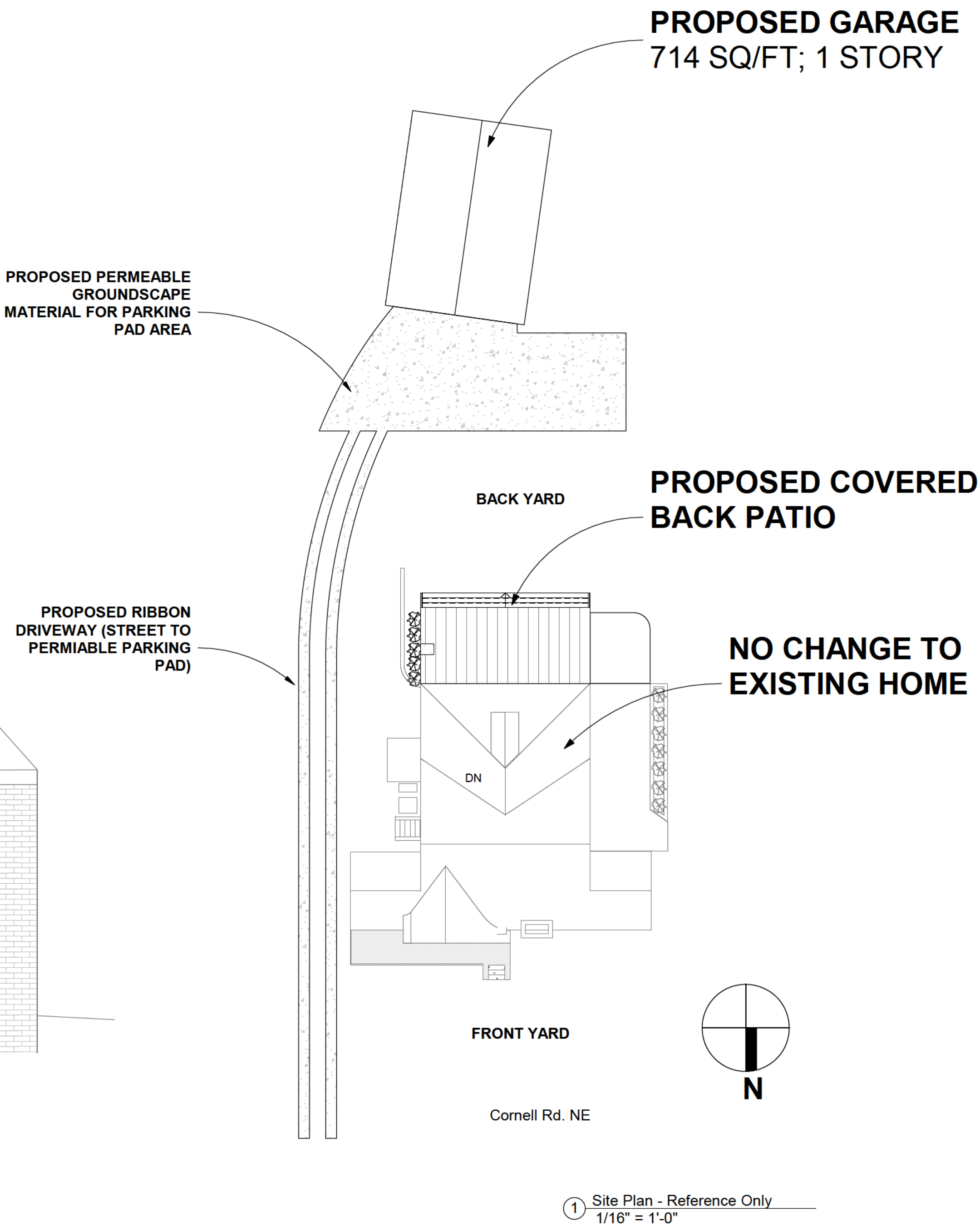
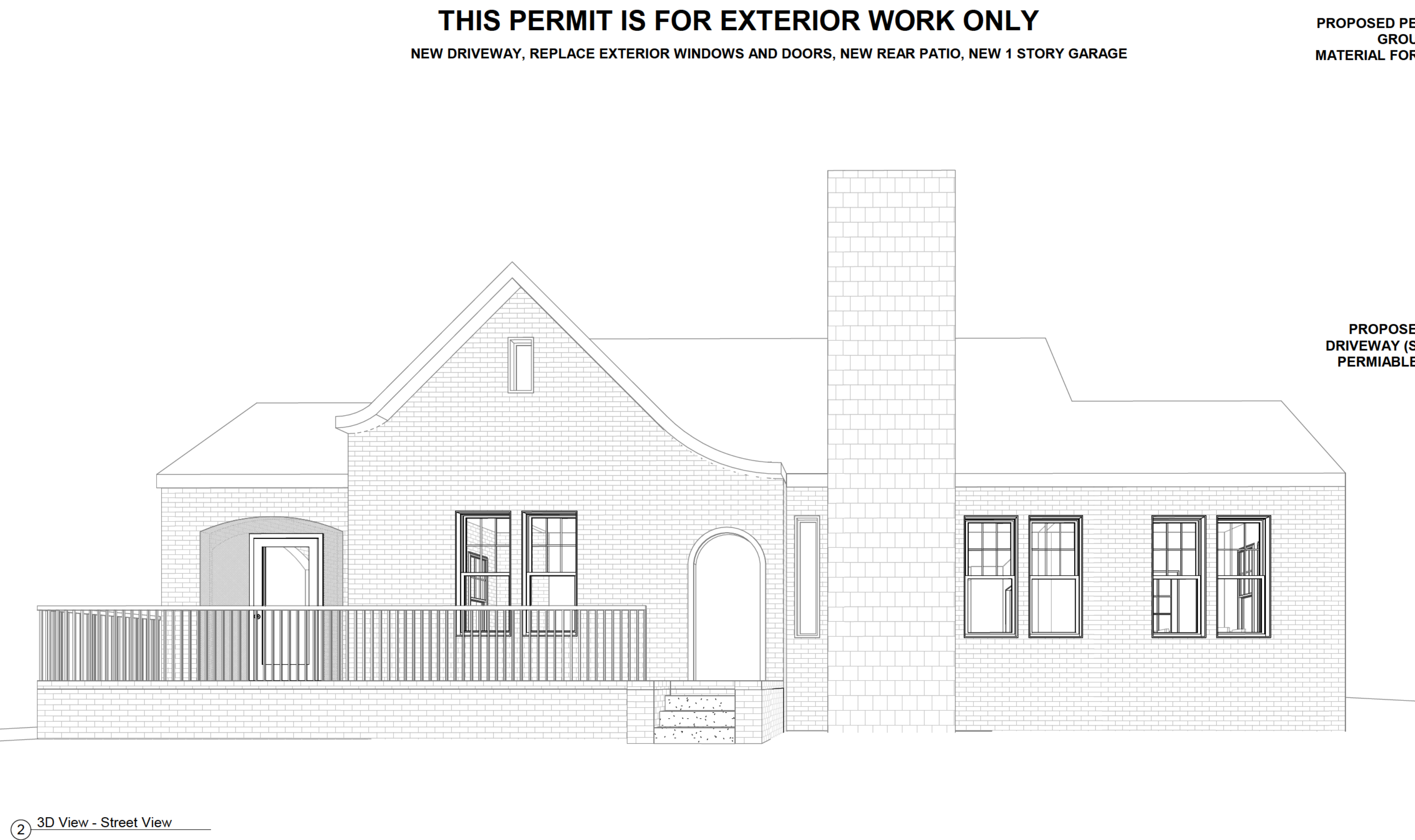
Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

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 which is not in accordance with your certificate, a Stop Work Order may be issued.**

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

Scope Of Work				Applicable Codes	
The scope of work at the project address is for an Addition Permit. The proposed alteration is a new rear covered porch off the rear of the home and also for a new 1 story garage. The work also includes replacing all the exterior windows and doors at the home. There is no interior change to the home outside of accomidating the proposed scope of work described. Any and all work will be designed and built to meet all applicable codes listed. Please see project stats below.				2024 International Residential Code (IRC) with Georgia Amendments 2024 International Building Code (IBC) with Georgia Amendments 2024 International Mechanical Code (IMC) with Georgia Amendments 2024 International Fuel Gas Code (IFGC) with Georgia Amendments 2024 International Plumbing Code (IPC) with Georgia Amendments 2024 International Swimming Pool & Spa Code (ISPSC) with Georgia Amendments 2023 National Electrical Code (NEC) with Georgia Amendments 2024 NFPA 101, Life Safety Code 2018 Edition, with Georgia Amendments	
Proposed Project Stats				Design Firm	Owners
SQ/FT Table (Existing)				i20 Design Phone: (404) 717 9996 Email: thomasc@i20design.com	Tim & Jane Kelly
Location	Heated	Unheated	Total		
Level 1	1518 sq/ft	83 sq/ft - front and side porch	1,539 sq/ft		
SQ/FT Table (Proposed)				Site Notes Zoning Information: Classification: R3 Zoning: R75 Setbacks: 40ft Front, 7.5ft Side, 40ft Rear Maximum Lot Coverage: .35% Maximum Floor Area Ratio: .40% Maximum Height: 35' <i>See civil drawings(survey & siteplan) for all other site information and lot coverage calculations</i>	
Level 1	0 sq/ft	132 sq/ft - Back Porch	132 sq/ft		
	1456 sq/ft	215 sq/ft	1,671 sq/ft		
FAR Calculation: 1456 sq/ft (heated area) / 8,852 sq/ft (Lot Size) = .16 FAR					



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Sheet #	Title	Date Issued
A00's	Cover Sheet & Perspectives	08/13/2026
B00's	Existing Floor Plans & Elevations	
C00's	Proposed Floor Plans & Elevations	
D00's	Sections + Details	
E00's	Electrical Plan	
F00's	Schedules	

Cover Sheet

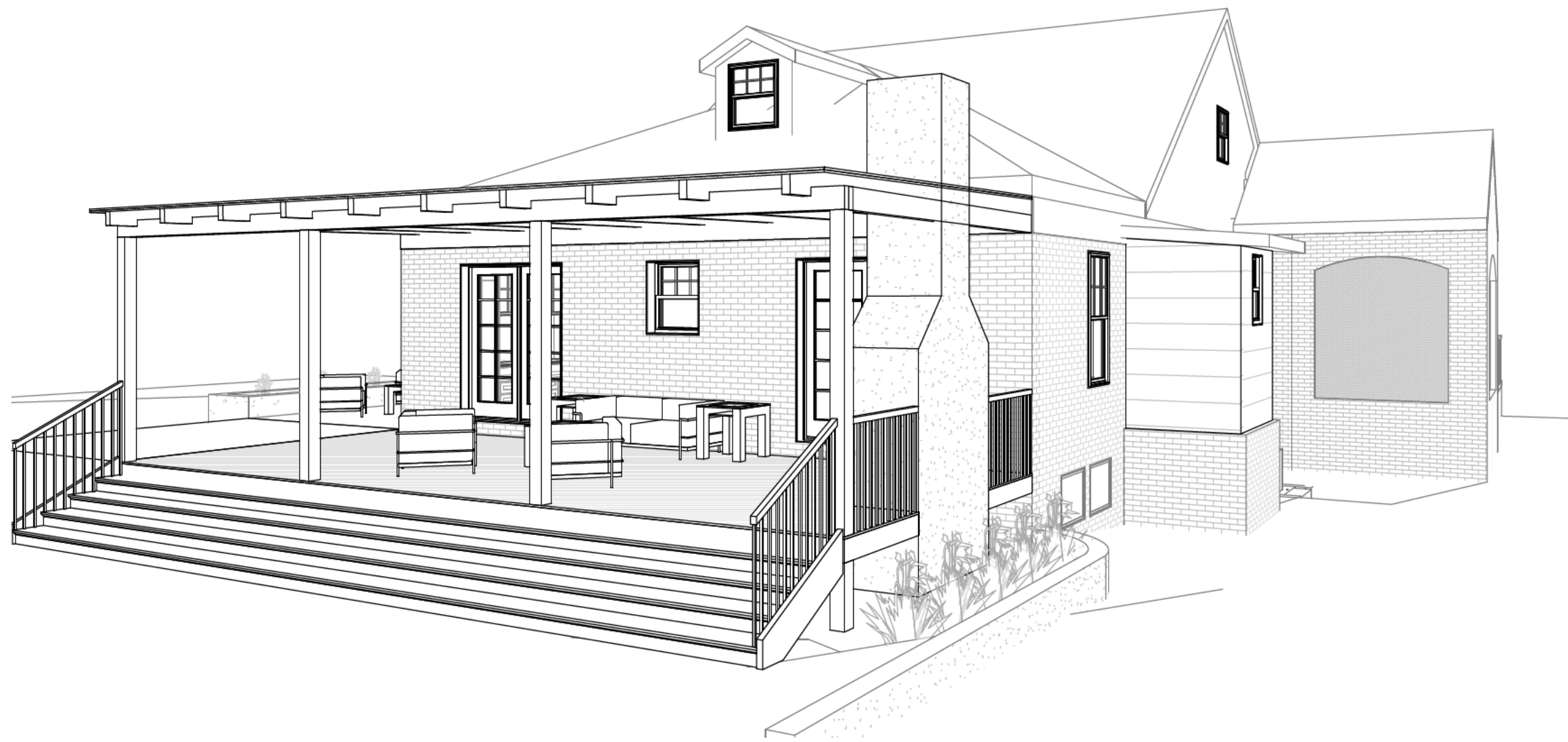
Date 08/13/2026

Drawn By Author

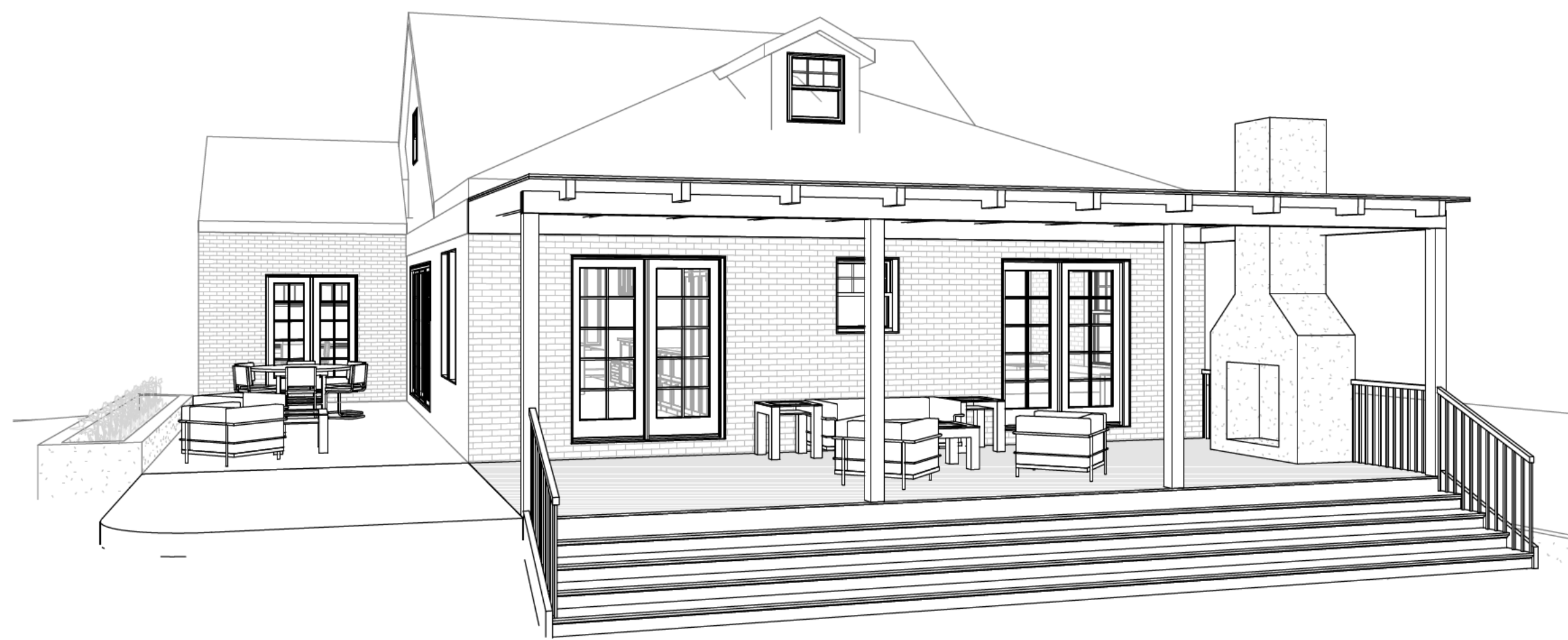
A01

Scale As indicated

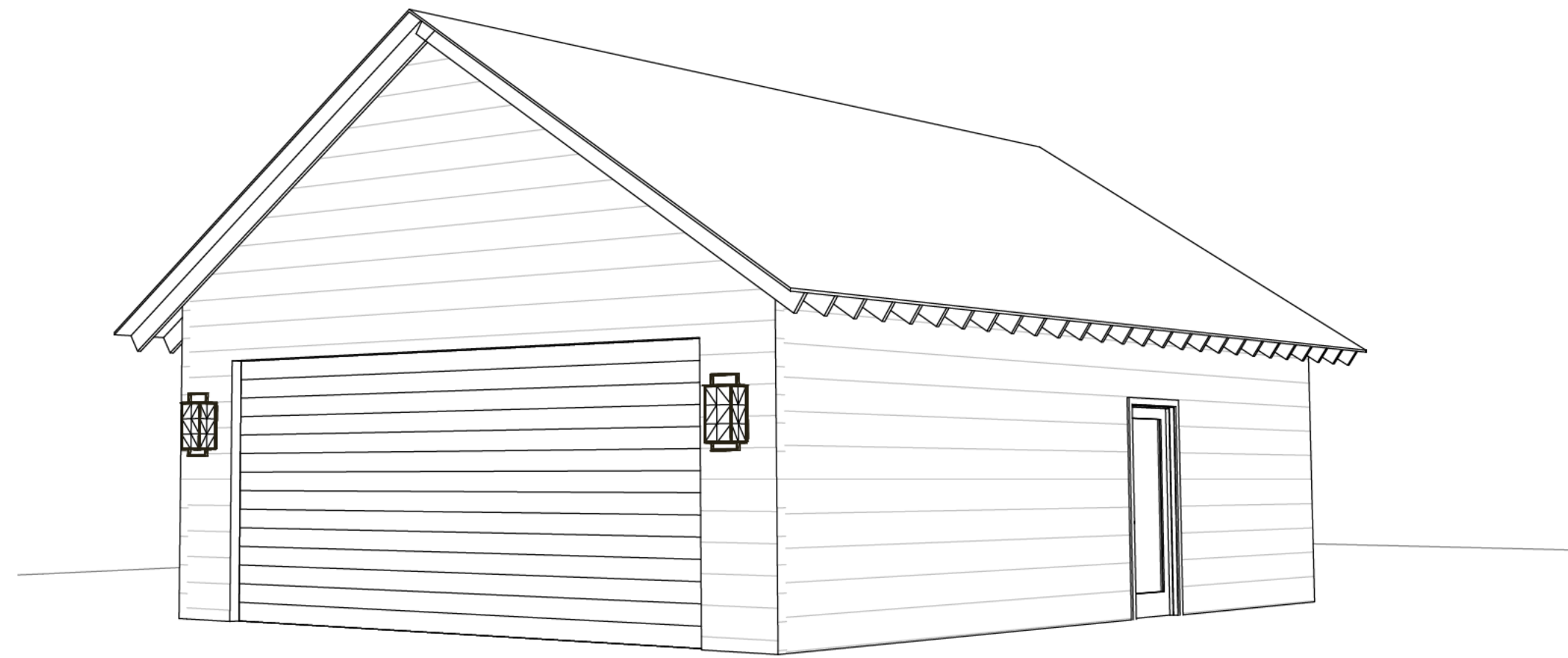
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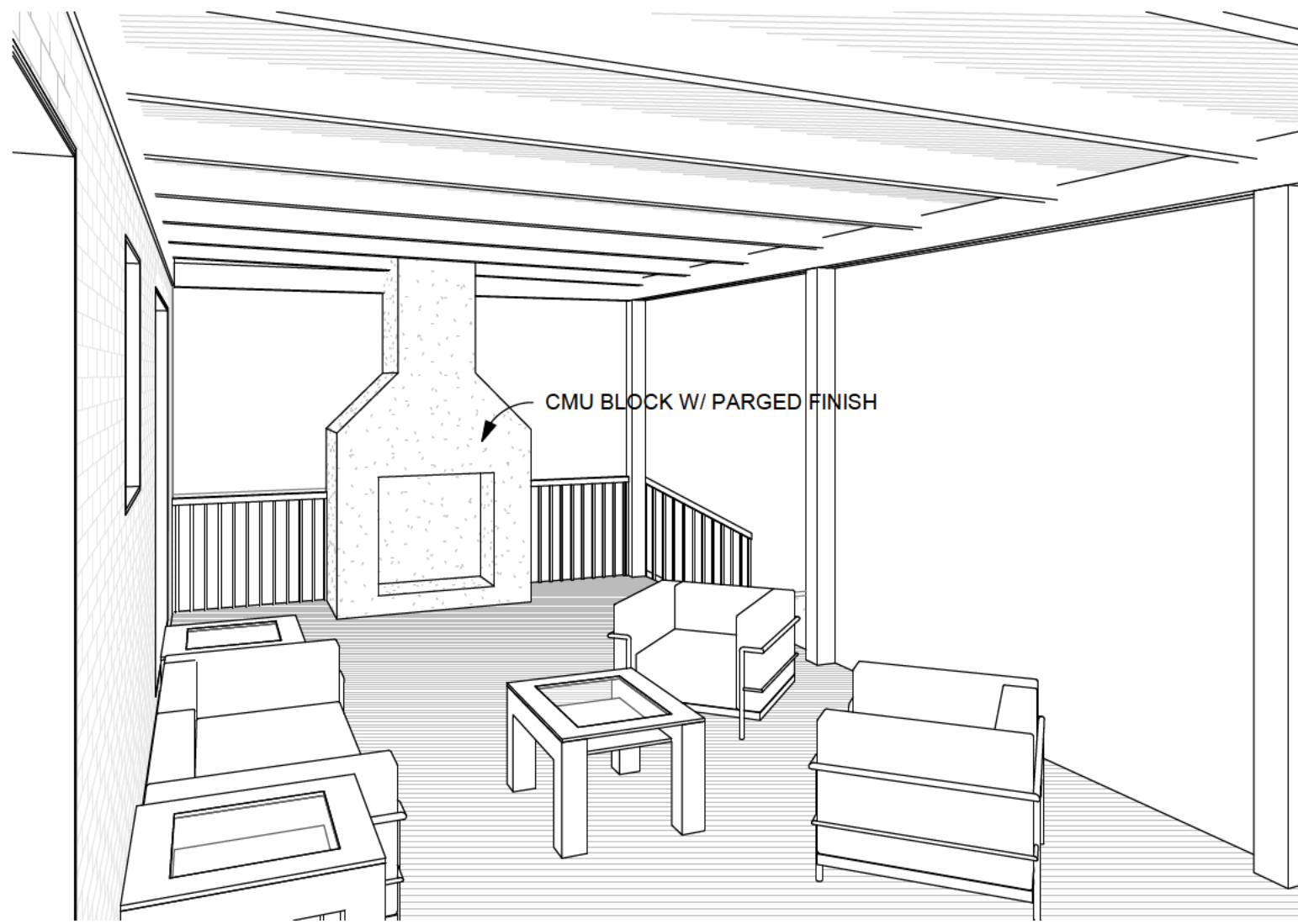
② 3D View - Covered Porch 1



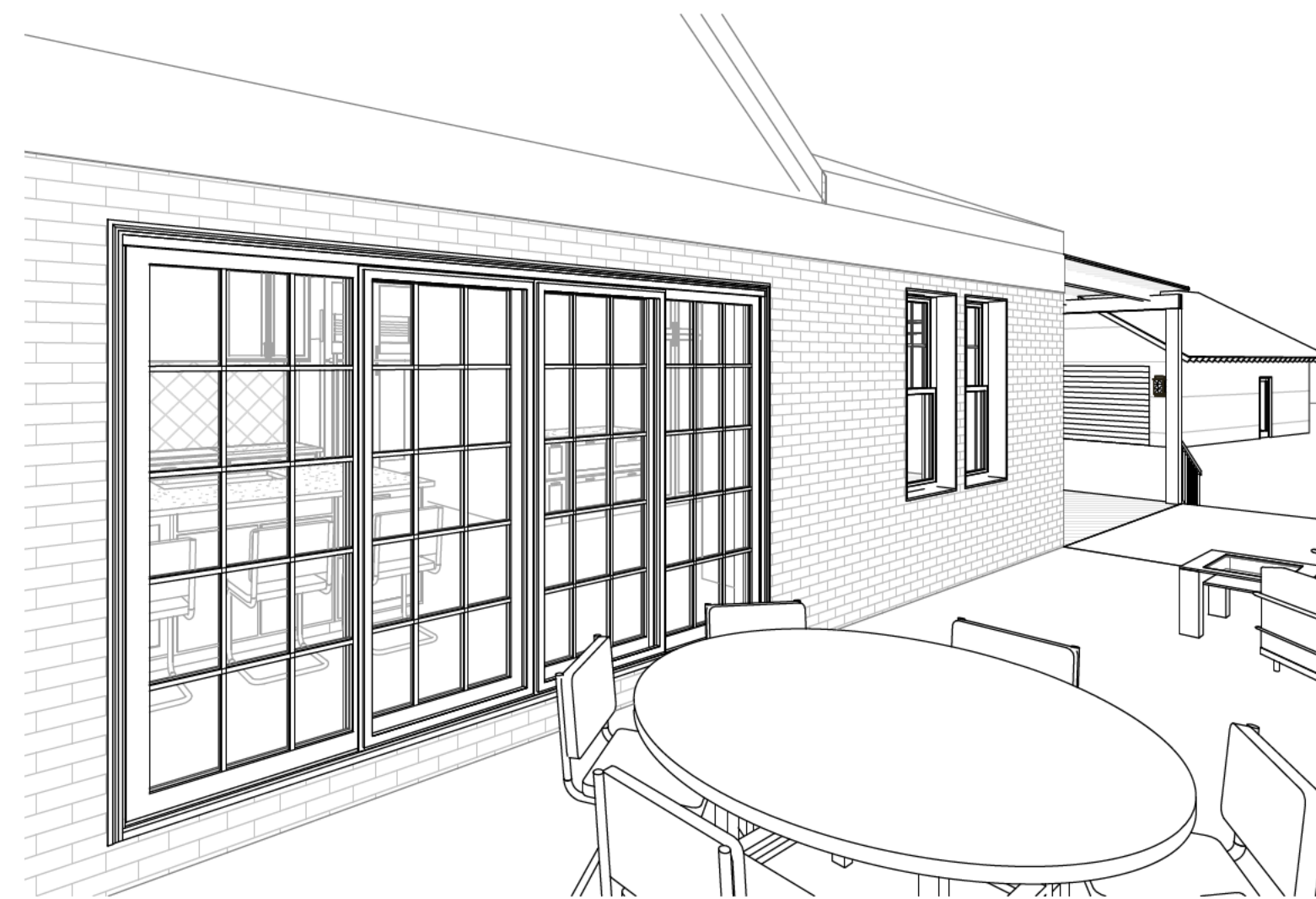
① 3D View - Covered Patio 2



⑤ 3D View - Garage view from house



③ 3D View - Covered Patio 3



④ 3D View - Side Patio



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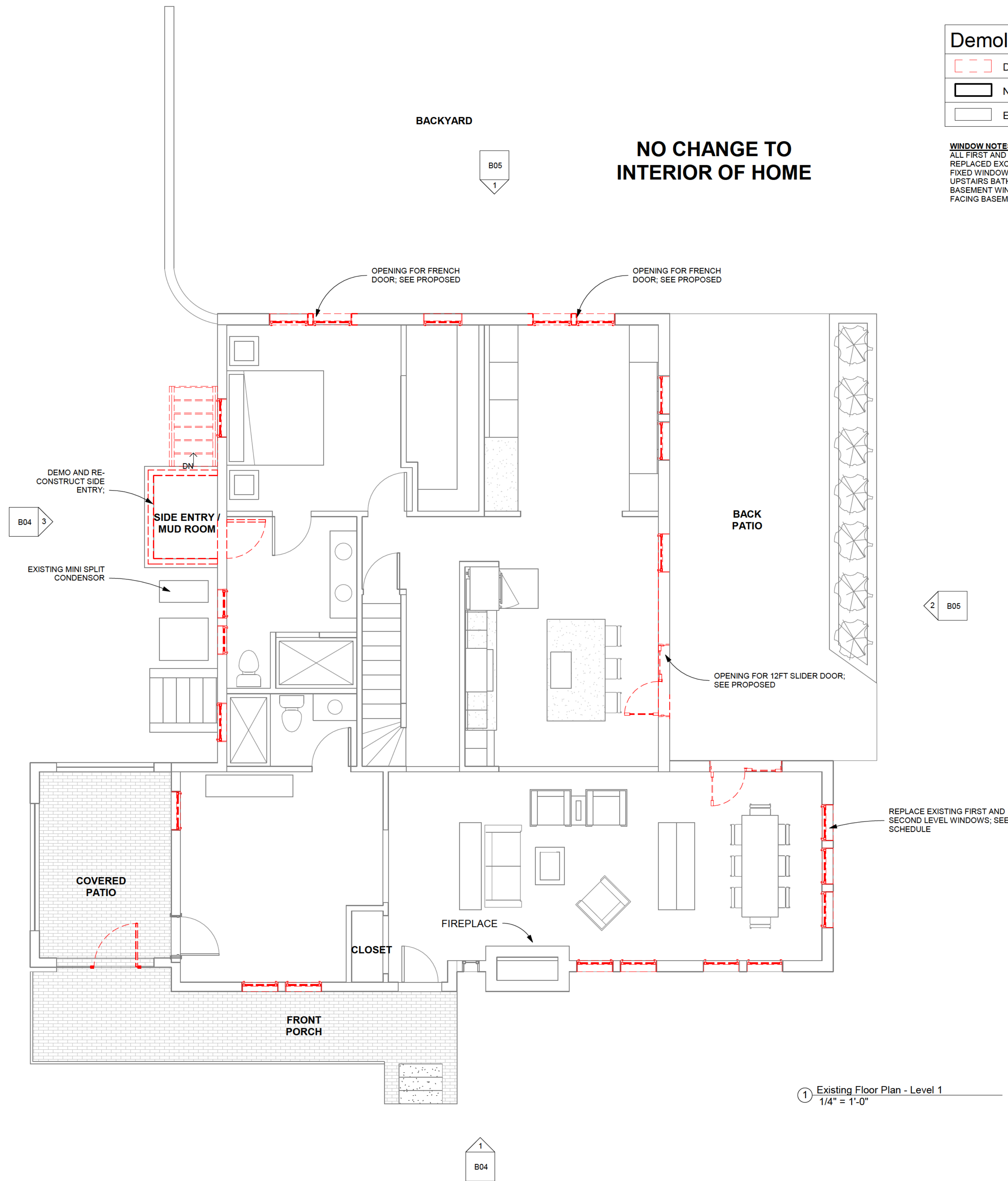
Perspectives

Date 08/13/2026
Drawn By Author

A02

Scale

Not Released For Construction



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Existing Floor Plans

Date 08/13/2026
Drawn By Author

B01

Scale 1/4" = 1'-0"

Not Released For Construction

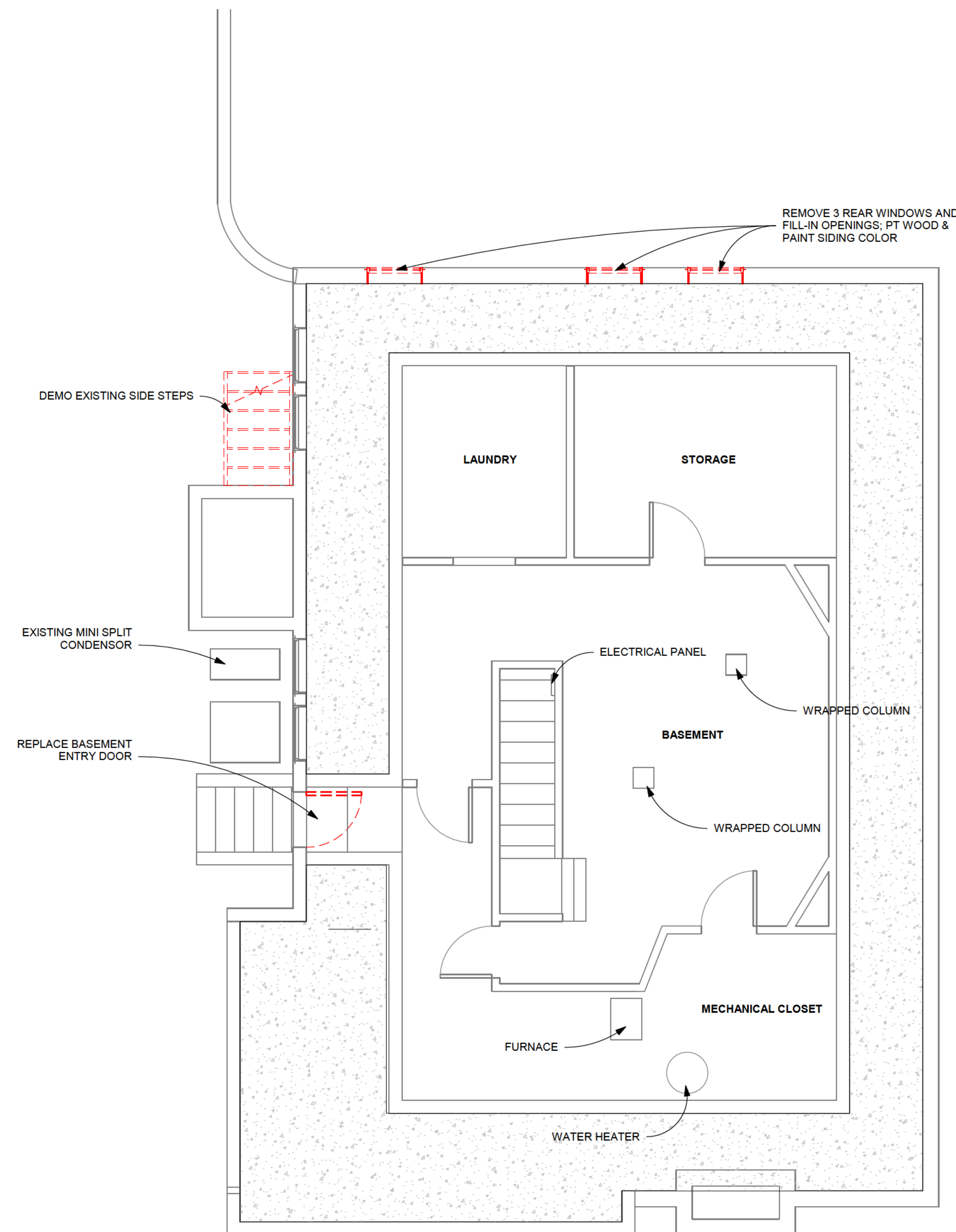
Demolition Legend

	Demo
	New
	Existing

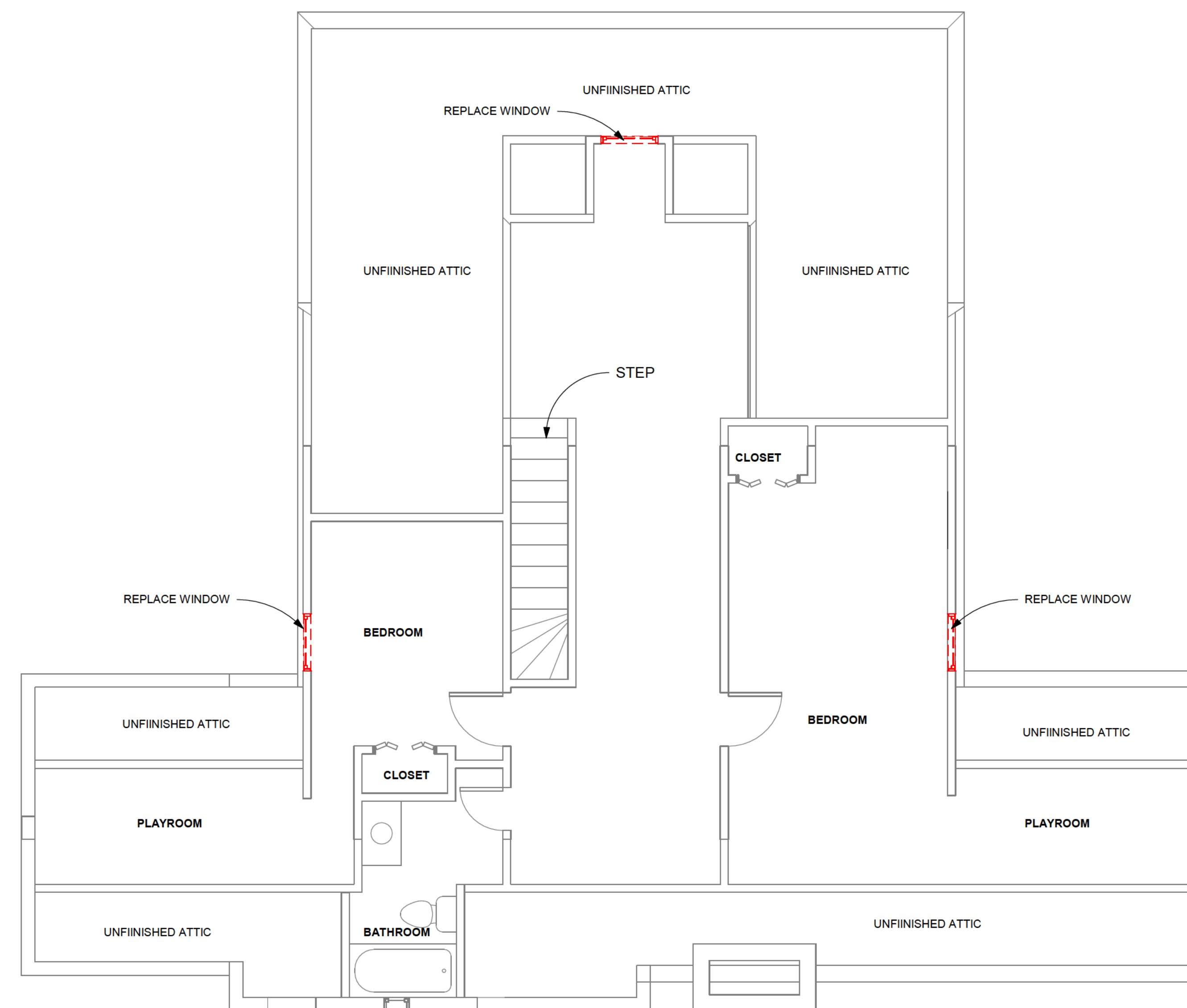
WINDOW NOTES
ALL FIRST AND SECOND LEVEL WINDOWS TO BE
REPLACED EXCEPT FOR THE
FIXED WINDOW NEXT TO FRONT DOOR AND
UPSTAIRS BATHROOM WINDOW.
BASEMENT WINDOWS TO REMAIN. 3 REAR
FACING BASEMENT WINDOWS TO BE FILLED IN.

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② Existing Floor Plan - Basement
1/4" = 1'-0"



① Existing Floor Plan - Level 2
1/4" = 1'-0"

Existing Floor Plans

Date	08/13/2026
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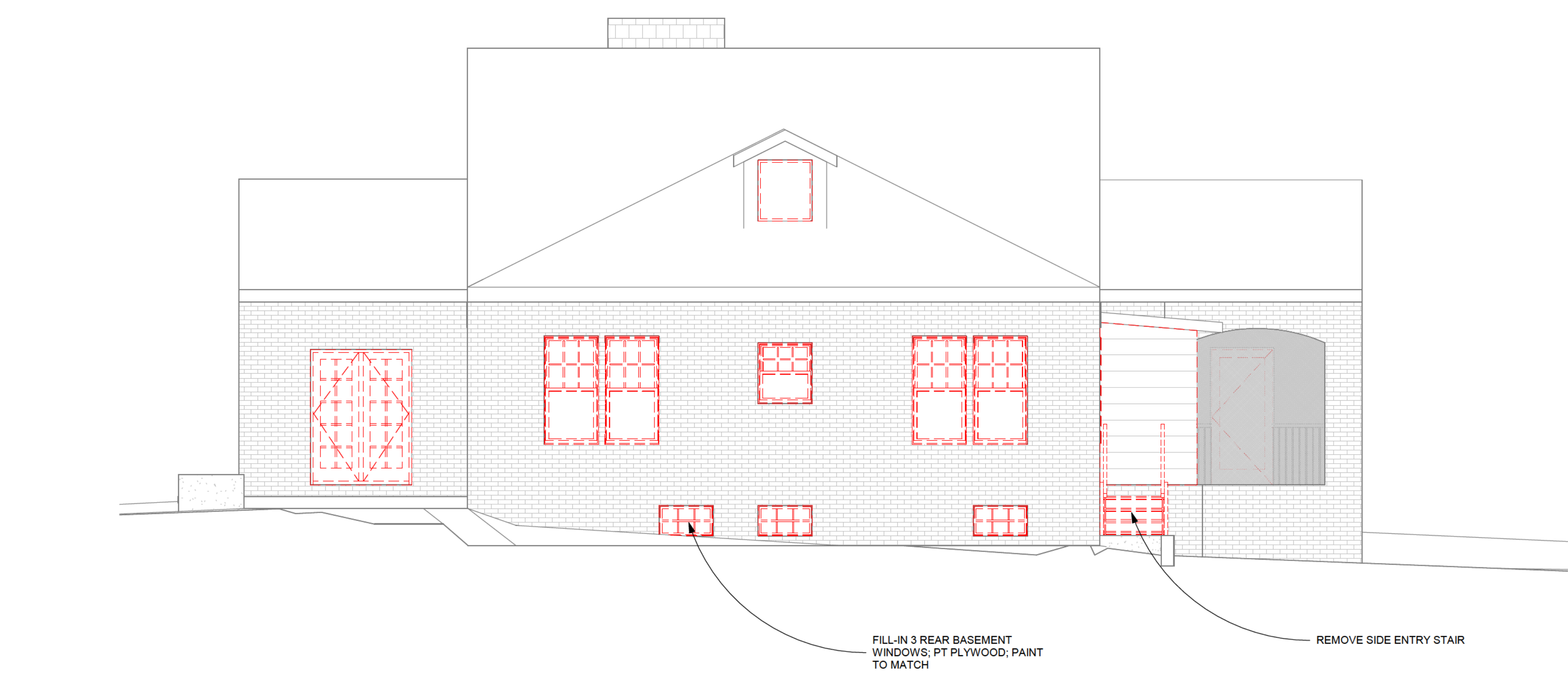
Drawn By	Author
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B02

Scale	1/4" = 1'-0"
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Not Released For Construction





① Existing Elevation - Back / South
1/4" = 1'-0"



② Existing Elevation - Right / West
1/4" = 1'-0"

Demolition Legend	
	Demo
	New
	Existing

WINDOW NOTES
ALL FIRST AND SECOND LEVEL WINDOWS TO BE REPLACED EXCEPT FOR THE FIXED WINDOW NEXT TO FRONT DOOR AND UPSTAIRS BATHROOM WINDOW. BASEMENT WINDOWS TO REMAIN. 3 REAR FACING BASEMENT WINDOWS TO BE FILLED IN.

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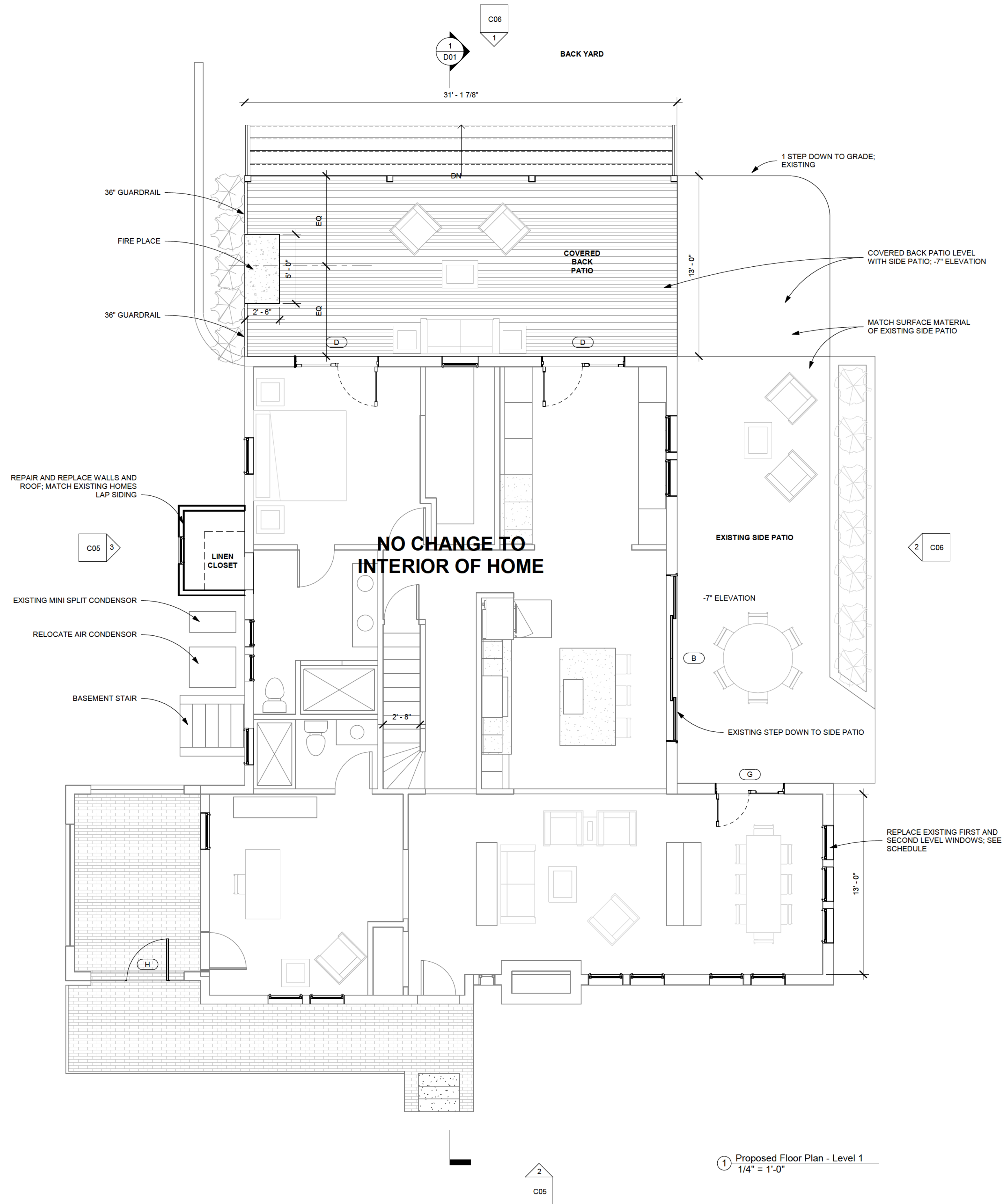
Existing Elevations

Date	08/13/2026
Drawn By	Author

B05

Scale	1/4" = 1'-0"
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Not Released For Construction



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Proposed Floor Plans

Date 08/13/2026

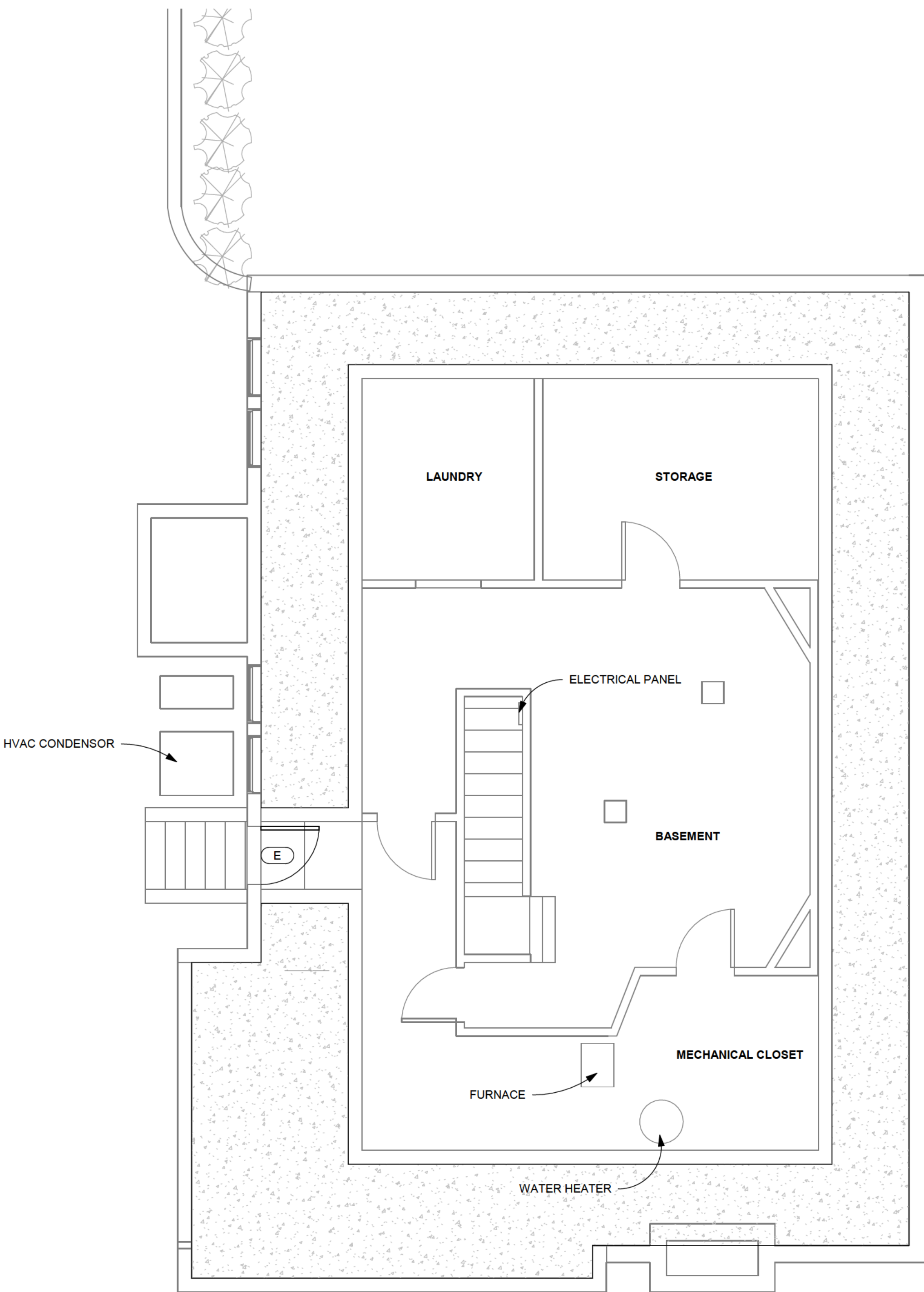
Drawn By i20 Design

C01

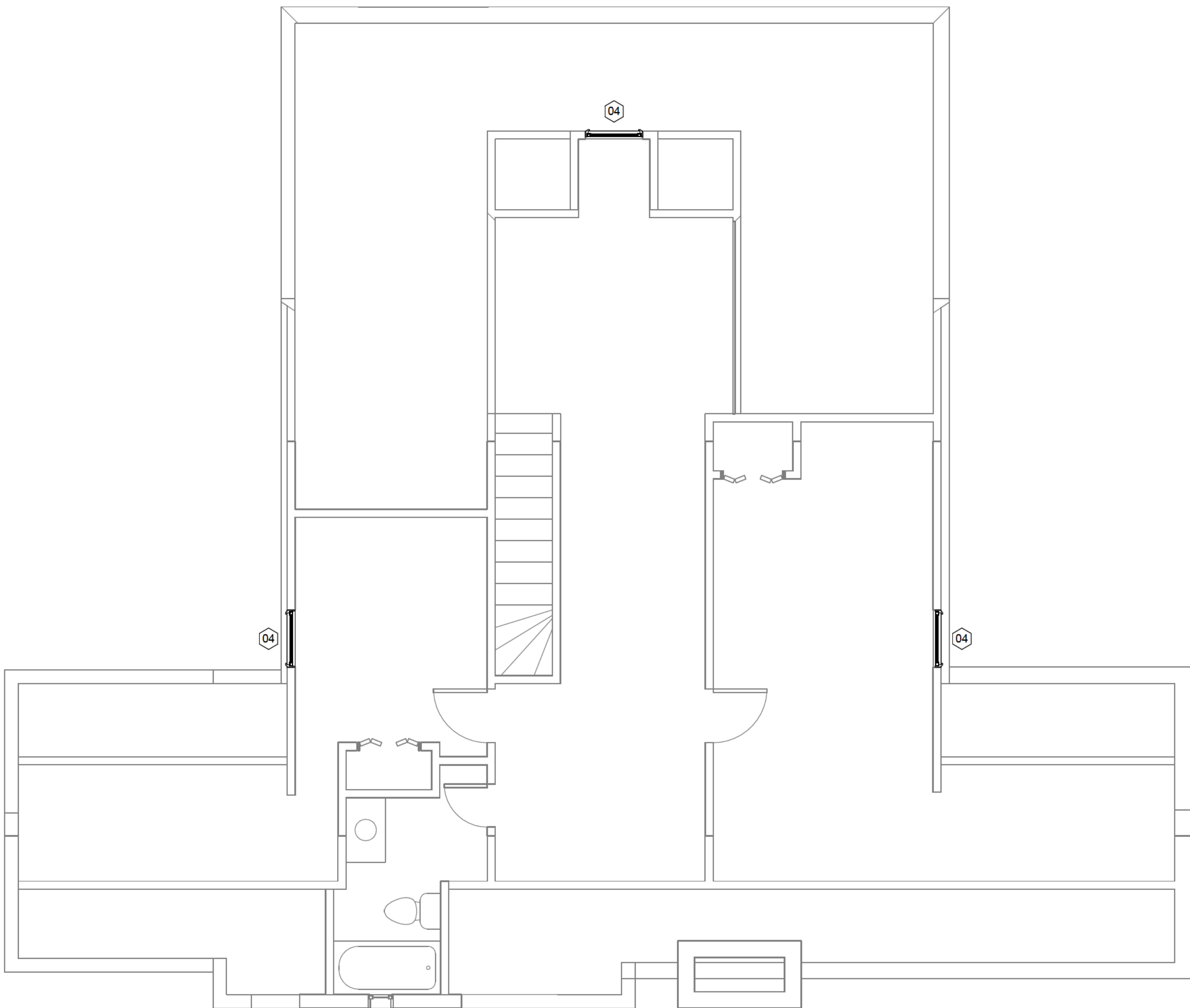
Scale 1/4" = 1'-0"

Not Released For Construction

NO CHANGE TO
BASEMENT OR SECOND
LEVEL FLOOR PLAN



② Proposed Floor Plan - Basement
1/4" = 1'-0"



① Proposed Floor Plan - Level 2
1/4" = 1'-0"

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Proposed Floor
Plans

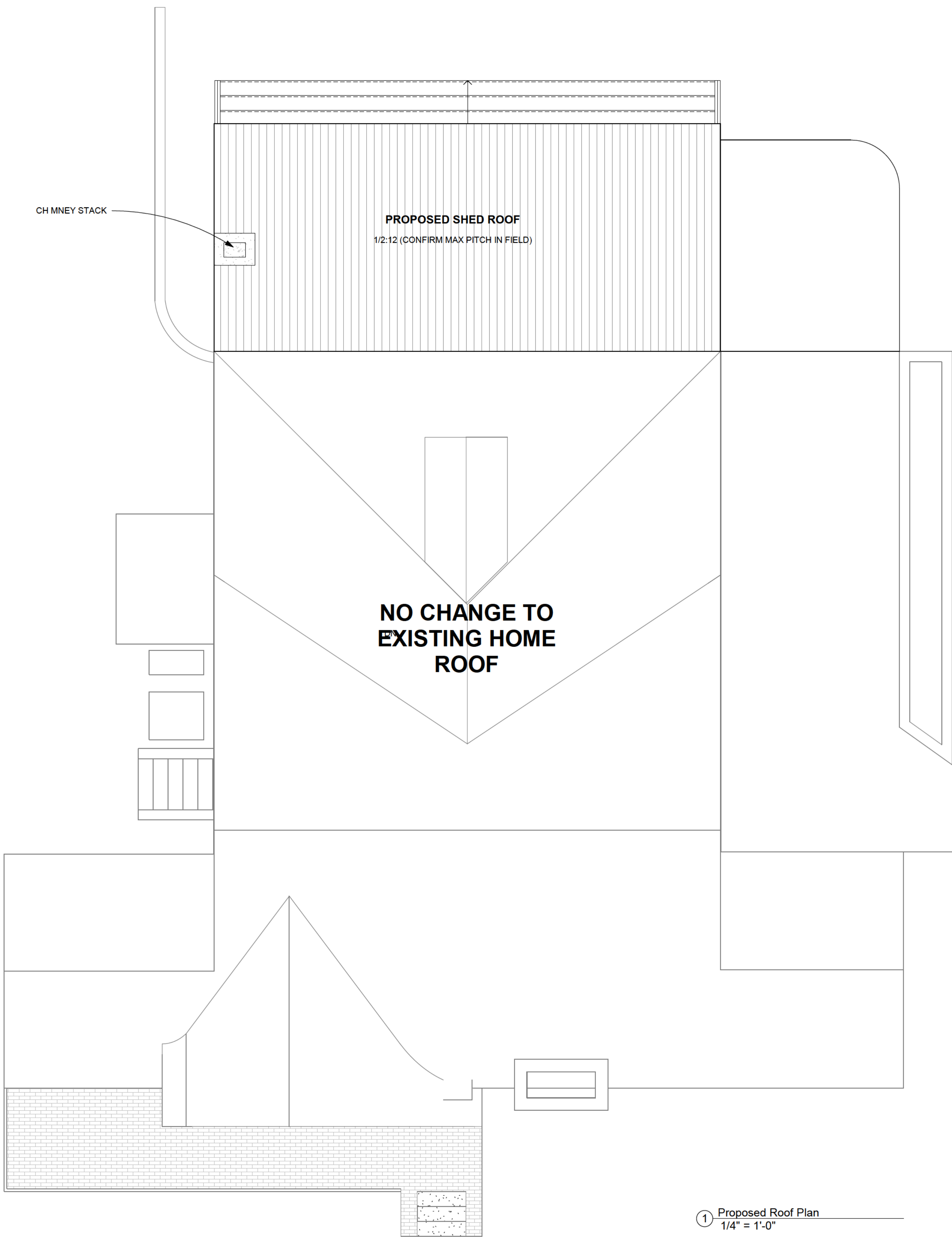
Date 08/13/2026

Drawn By Author

C02

Scale 1/4" = 1'-0"

Not Released For Construction



1 Proposed Roof Plan
1/4" = 1'-0"

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Proposed Roof Plans

Date08/13/2026

Drawn ByAuthor

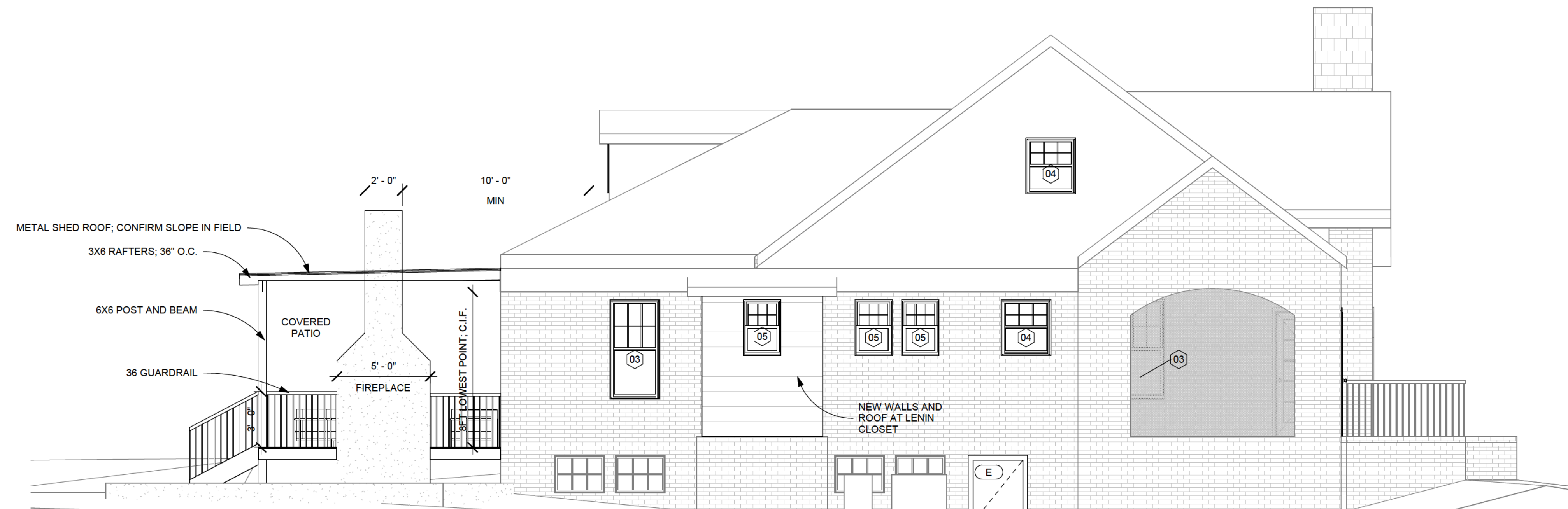
C04

Scale1/4" = 1'-0"

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② Proposed Elevation - Front / North
1/4" = 1'-0"



③ Proposed Elevation - Left / East
1/4" = 1'-0"



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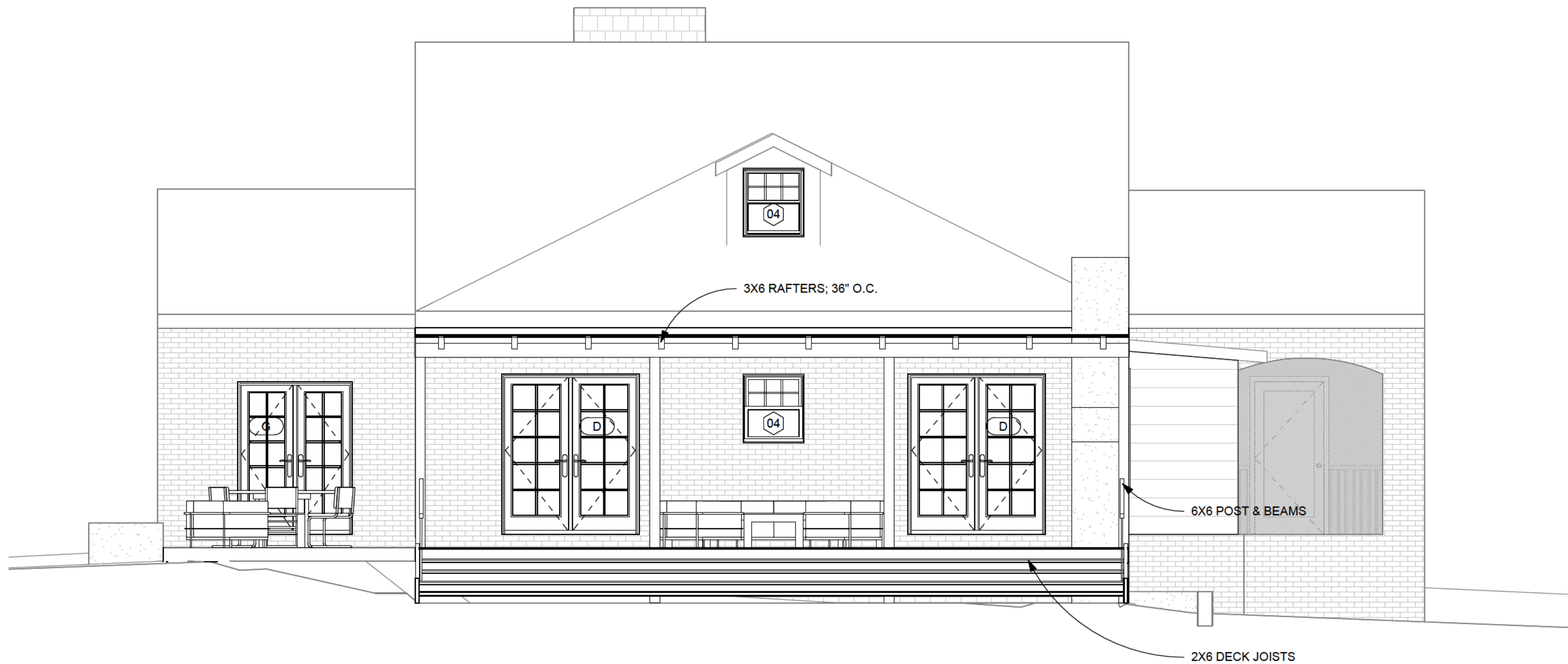
Proposed Elevations

Date 08/13/2026
Drawn By i20 Design

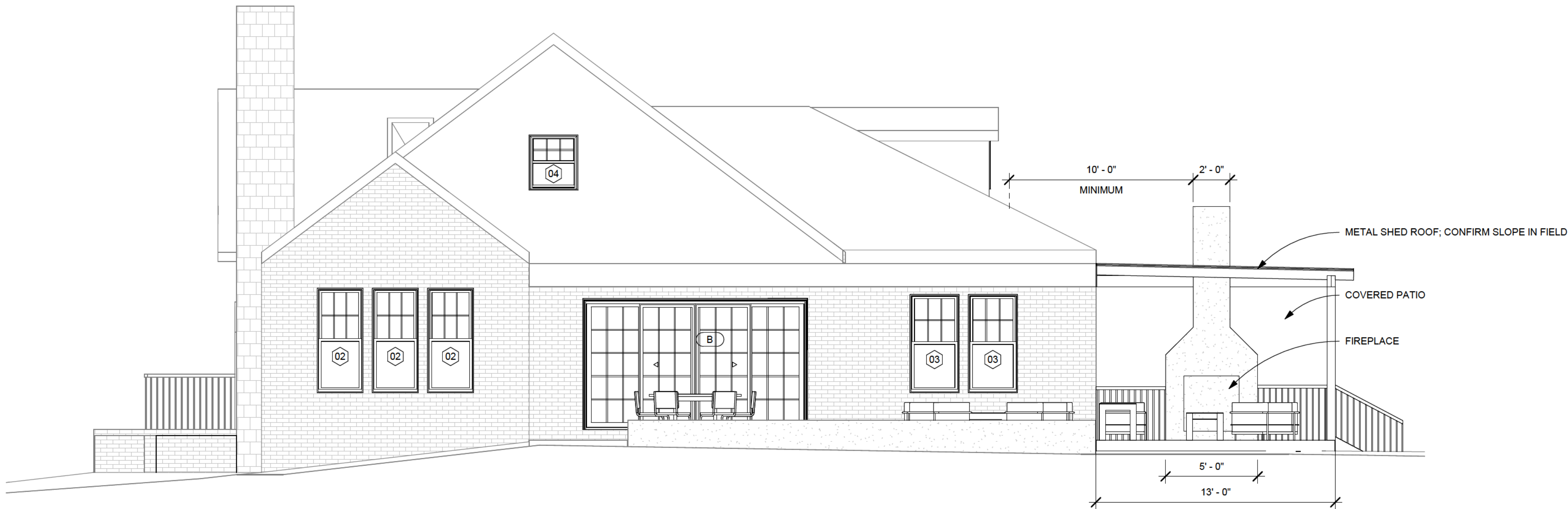
C05

Scale 1/4" = 1'-0"

Not Released For Construction



① Proposed Elevation - Back / South
1/4" = 1'-0"



② Proposed Elevation - Right / West
1/4" = 1'-0"

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Proposed Elevations

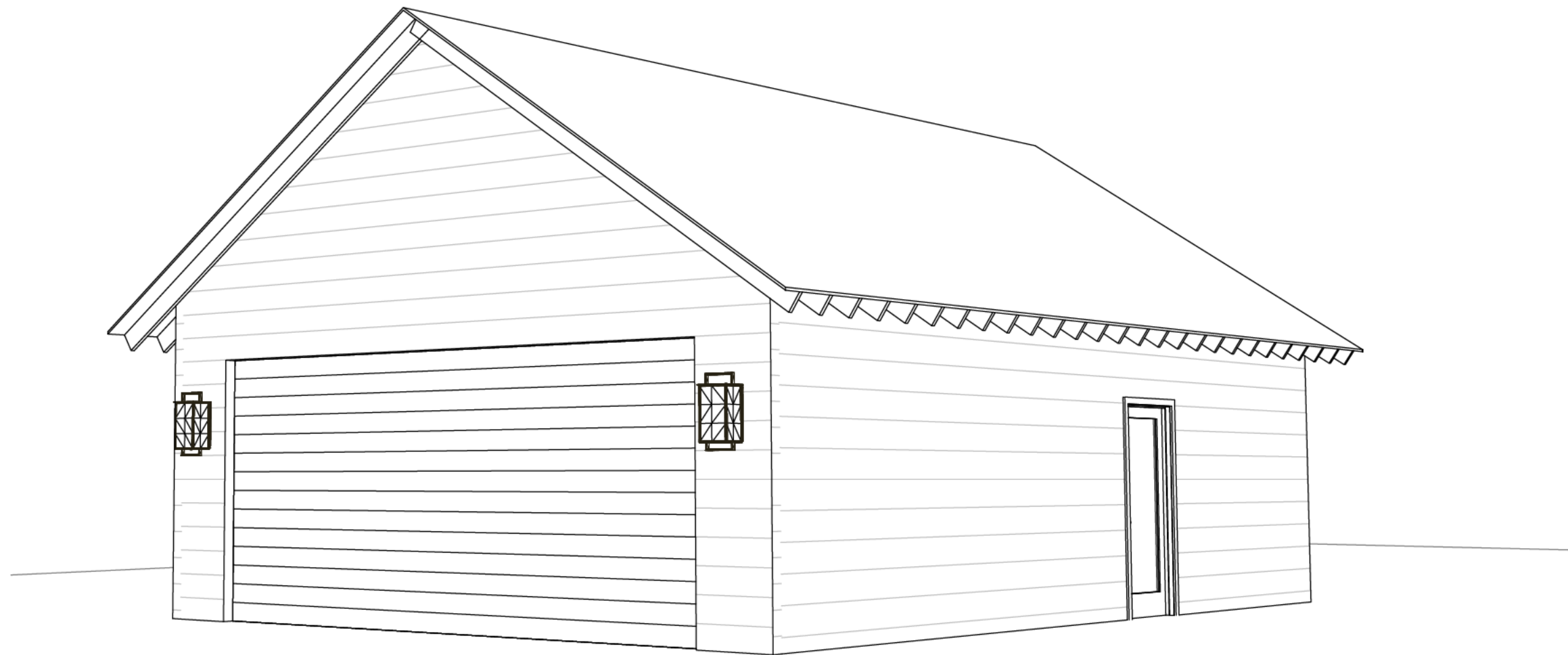
Date 08/13/2026

Drawn By Author

C06

Scale 1/4" = 1'-0"

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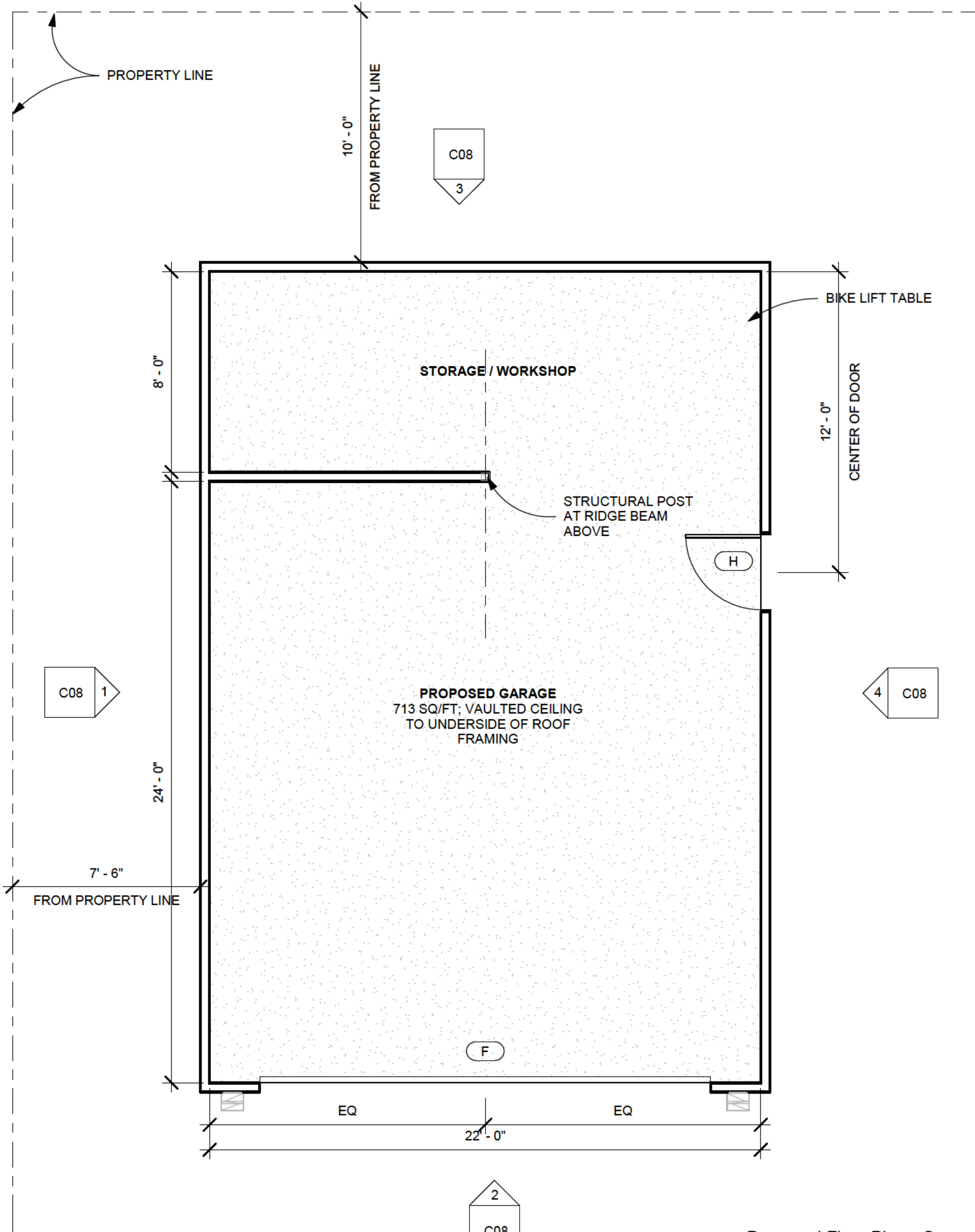
3 3D View - Garage

Electrical Plan Legend	
	Switch
	Outlet
	GFCI Outlet
	Ceiling Fan + Light
	Wall Sconce
	Smoke Detector/Carbon Monoxide Combo (hardwire)
	Ceiling Light
	Can Light
	Exhaust Fan + Can Light Combo
	Exhaust Fan
	Directional Ceiling Light (artwork)

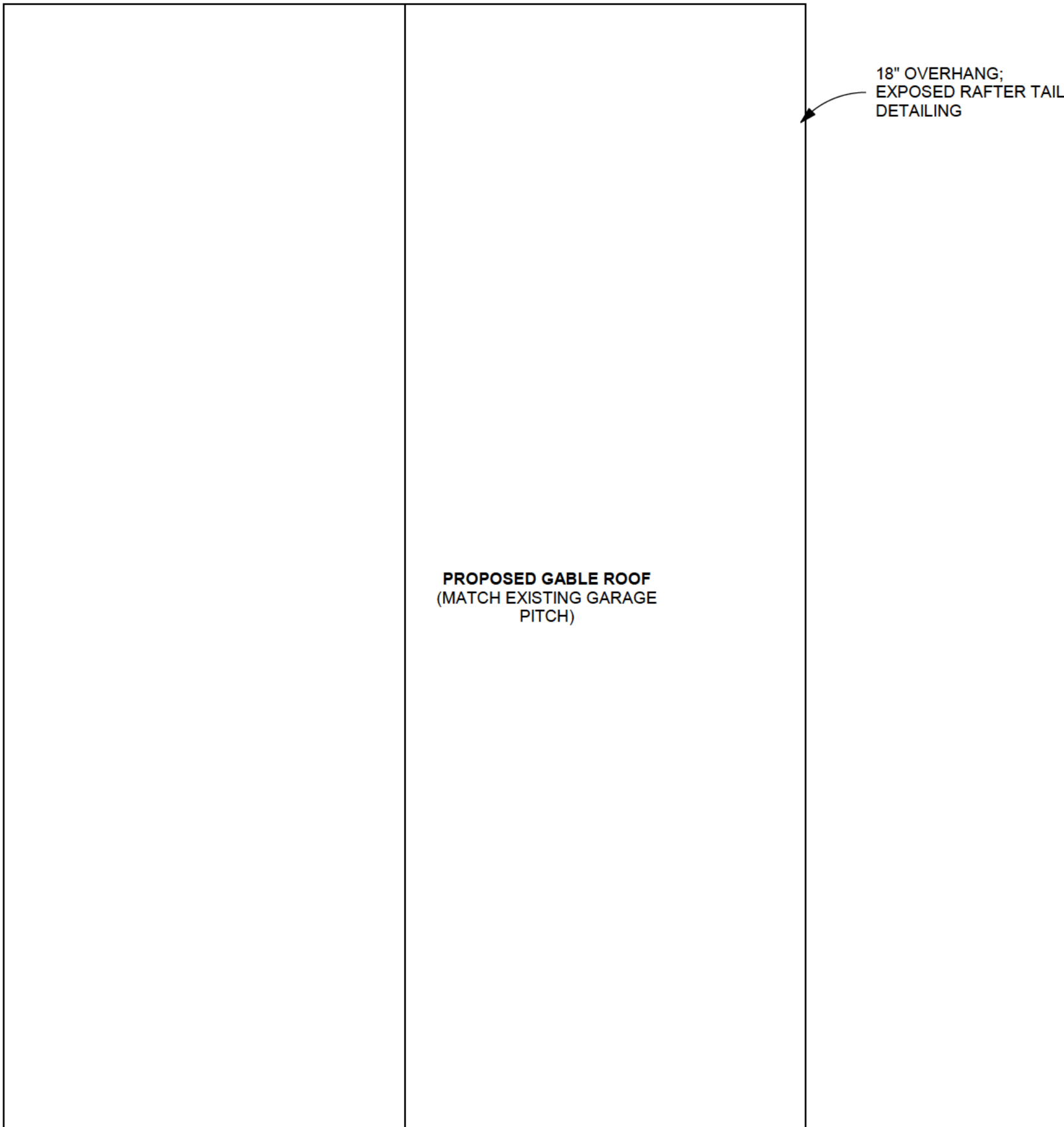
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1 Proposed Floor Plan - Garage
1/4" = 1'-0"



2 Proposed Roof Plan - Garage
1/4" = 1'-0"

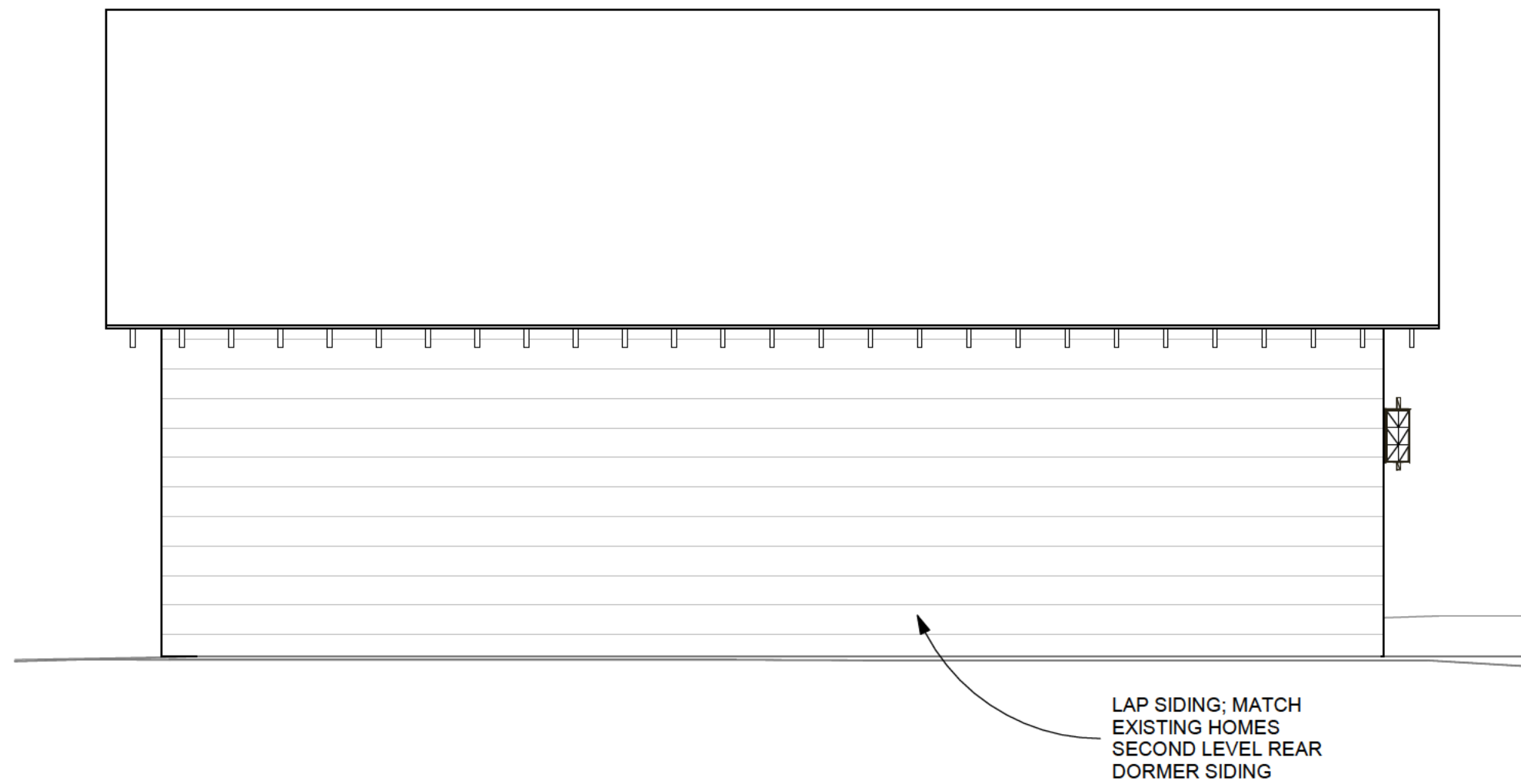
Proposed Plans - Garage

Date 08/13/2026
Drawn By Author

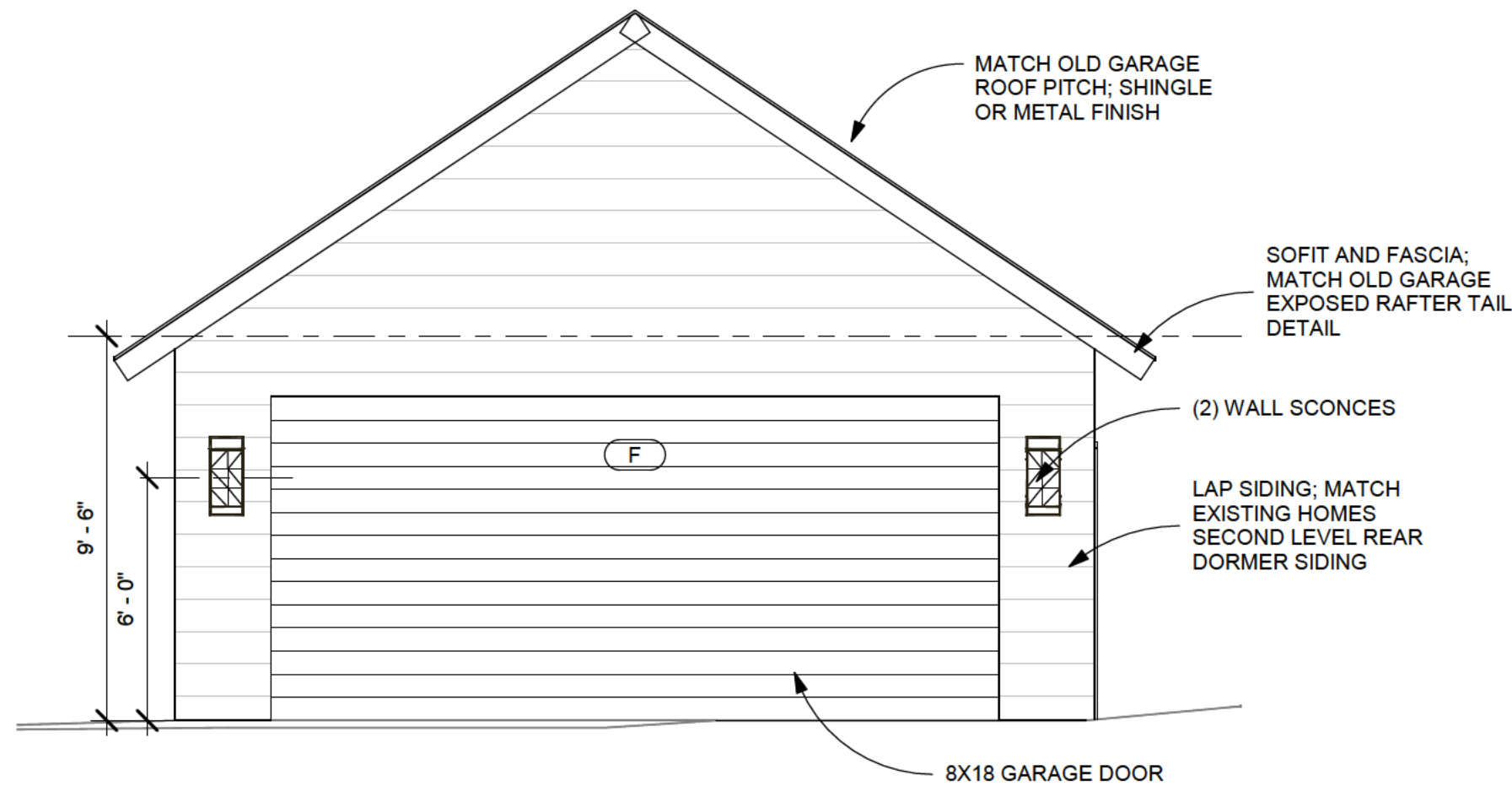
C07

Scale 1/4" = 1'-0"

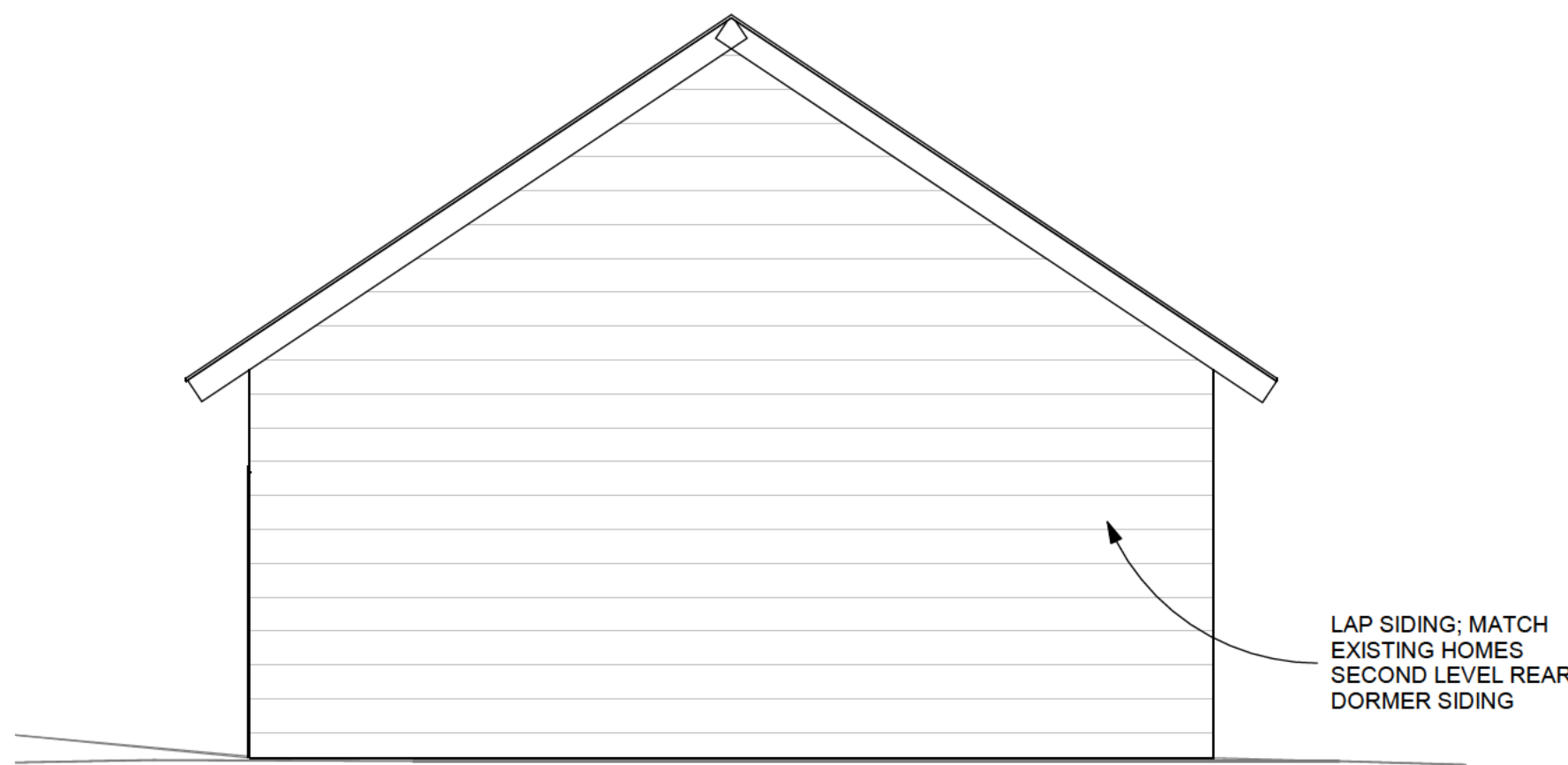
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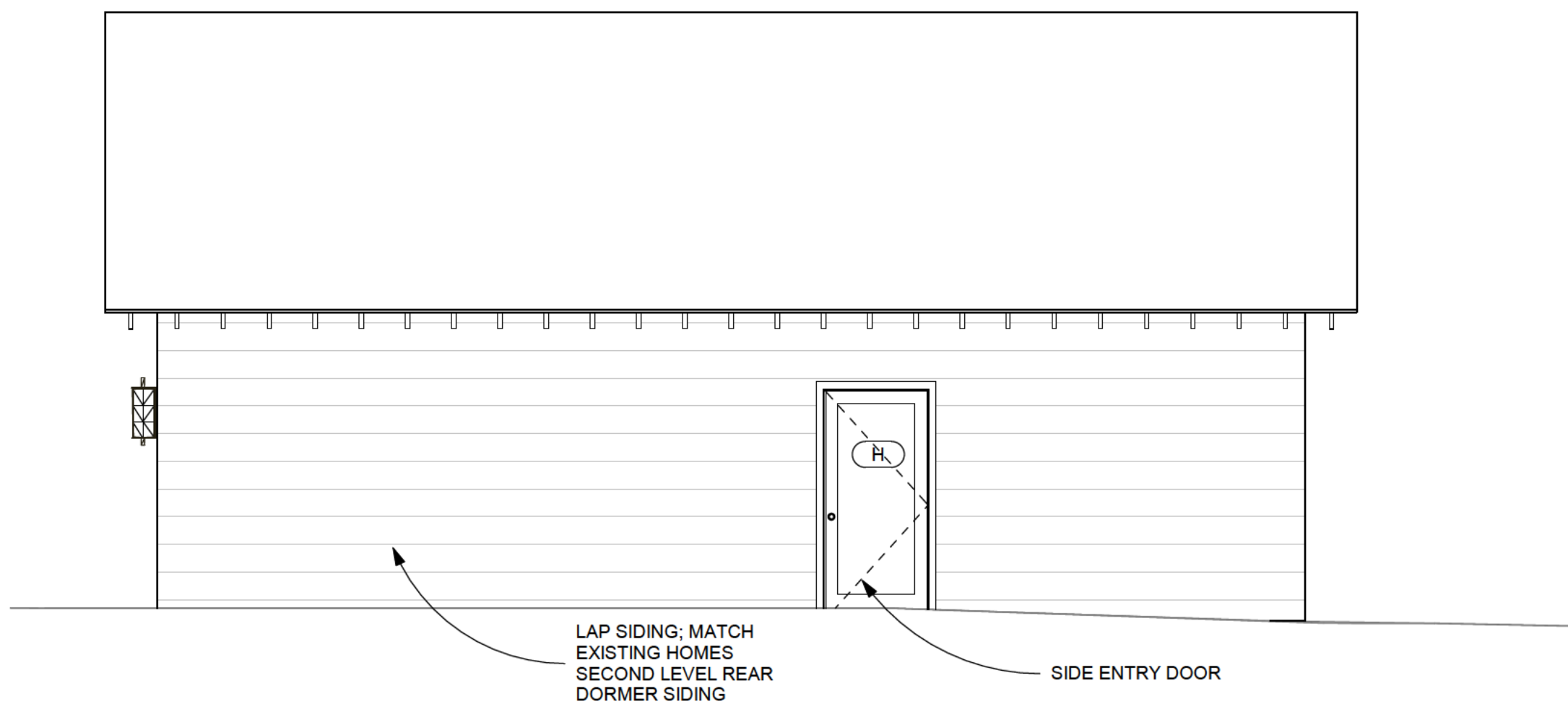
① Proposed Garage Elevation - East
1/4" = 1'-0"



② Proposed Garage Elevation - North
1/4" = 1'-0"



③ Proposed Garage Elevation - South
1/4" = 1'-0"



④ Proposed Garage Elevation - West
1/4" = 1'-0"

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Proposed Elevations - Garage

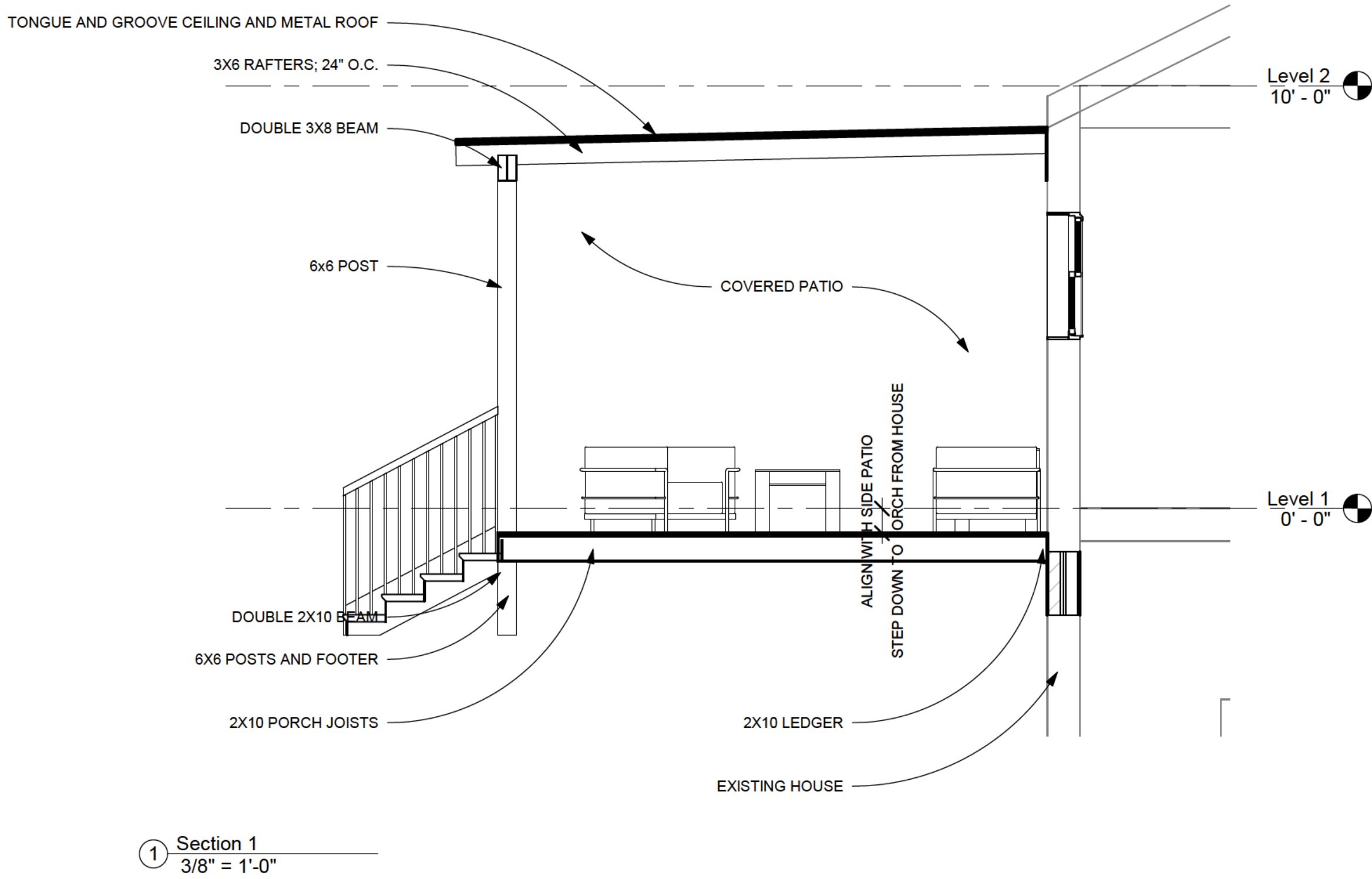
Date 08/13/2026
Drawn By Author

C08

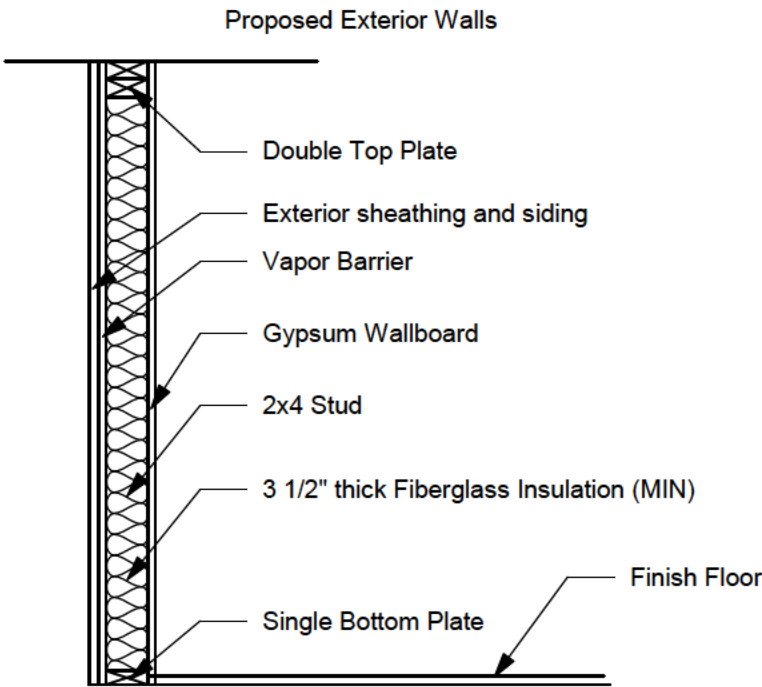
Scale 1/4" = 1'-0"

Not Released For Construction

SHEET IN PROGRESS



R-VALUE CHART - PROPOSED WALLS (MINIMUM REQUIREMENTS)				
Zone Classification	Crawl/Space/Basement Walls	Floors/Ceilings	Exterior Walls (2x4)	Attics/Roofs
Zone 3	R19-25	R25	R13-25	R38



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D00's	Sections + Details	
E00's	Electrical Plan	
F00's	Schedules	



Sections & Details

Date	08/13/2026
Drawn By	i20 Design

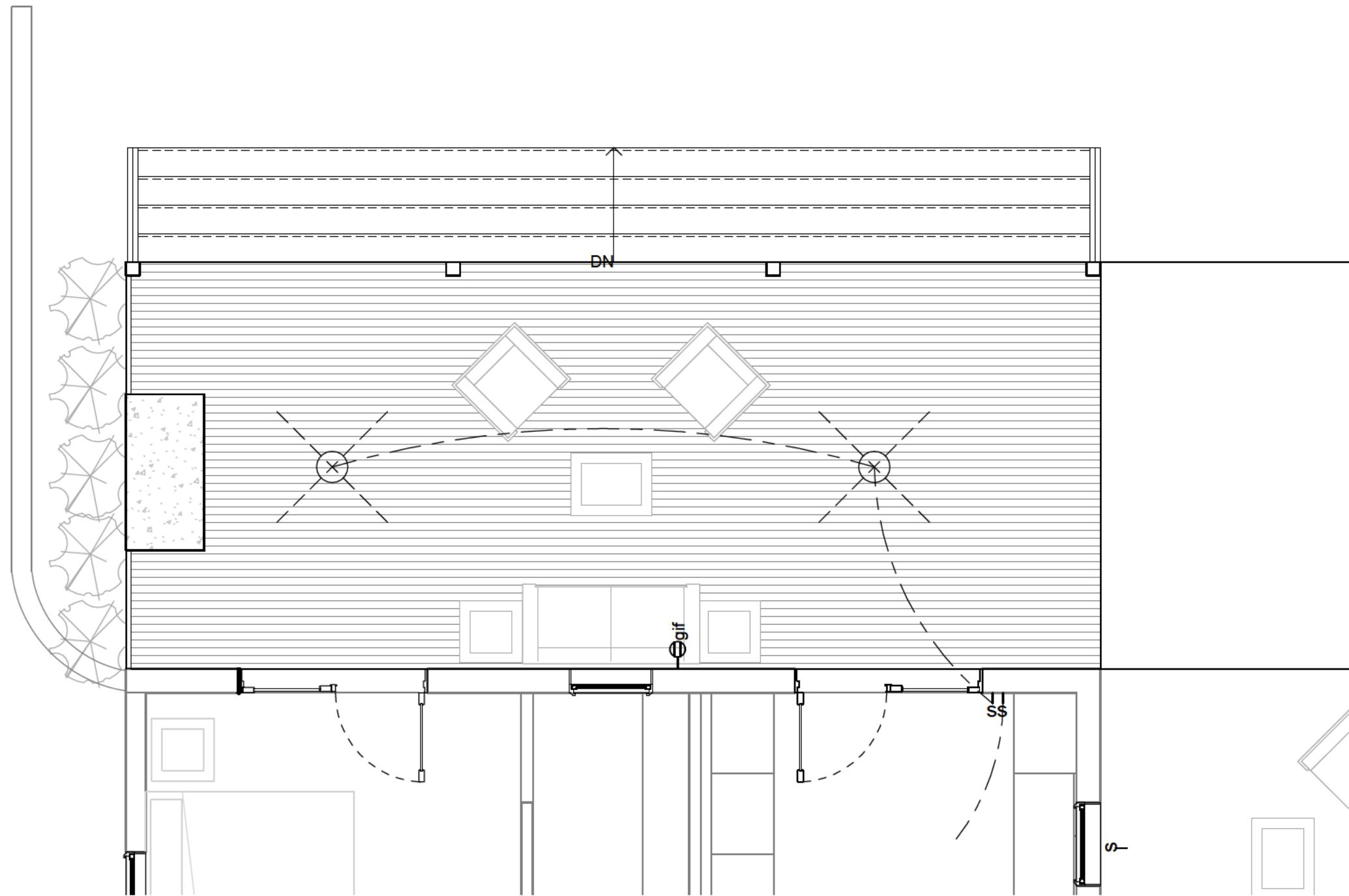
D01

Scale	As indicated
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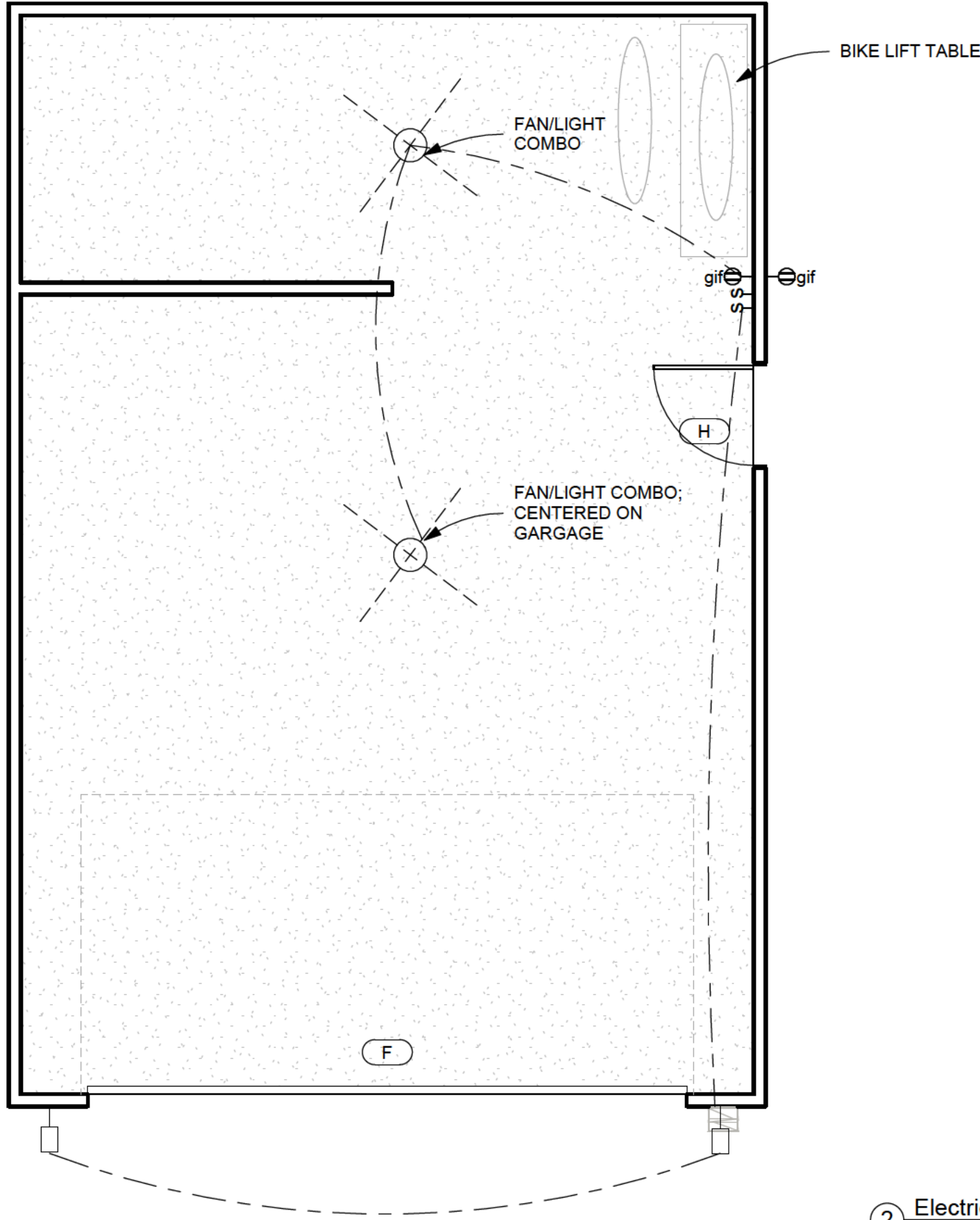
Not Released For Construction

Electrical Plan Legend	
	Switch
	Outlet
	GFCI Outlet
	Ceiling Fan + Light
	Wall Sconce
	Smoke Detector/Carbon Monoxide Combo (hardwire)
	Ceiling Light
	Can Light
	Exhaust Fan + Can Light Combo
	Exhaust Fan
	Directional Ceiling Light (artwork)

Electrical Plan Notes
Electrical layout for proposed covered rear porch and garage only.



1 Electrical Plan
1/4" = 1'-0"



2 Electrical Plan - Garage
1/4" = 1'-0"



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Proposed Electrical Plans

Date	08/13/2026
Drawn By	Author

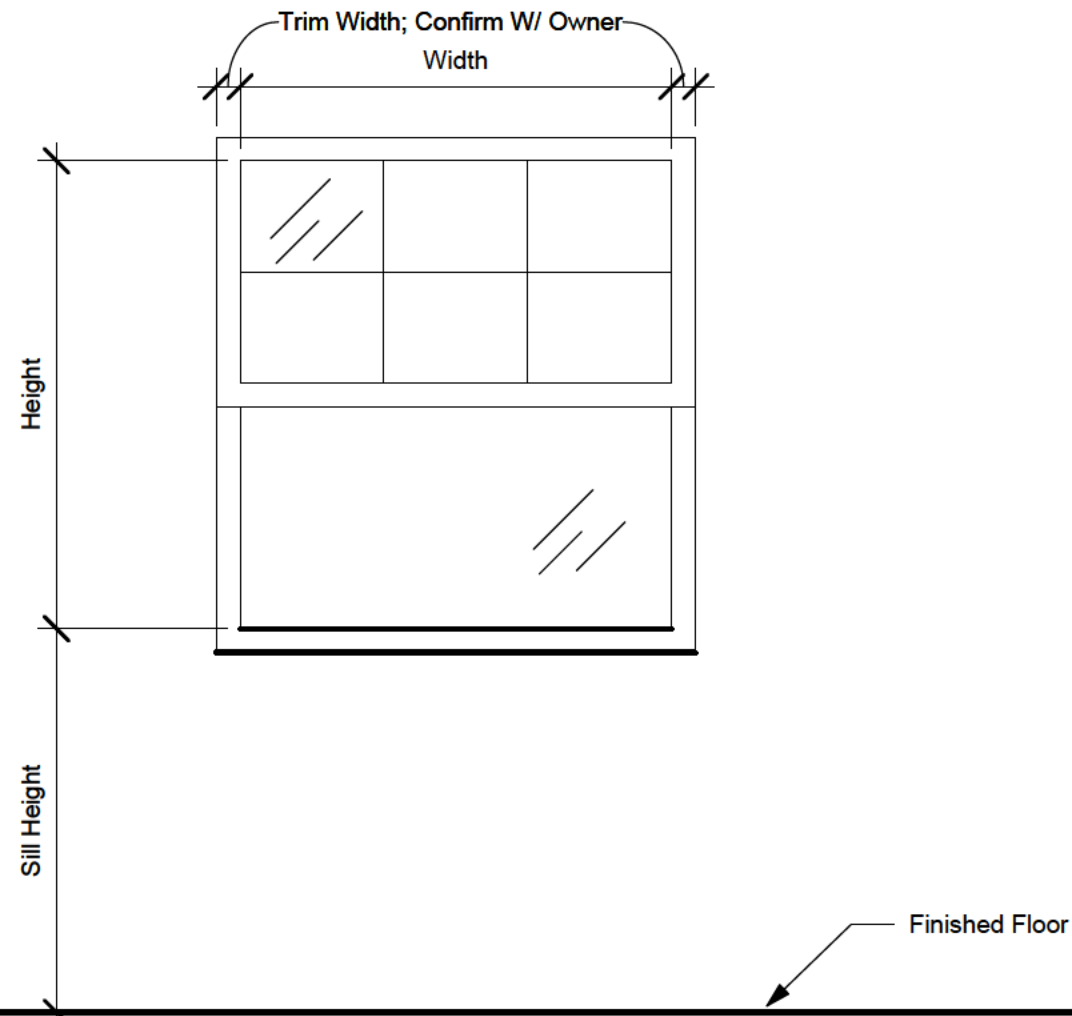
E01

Scale	1/4" = 1'-0"
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Window Schedule						
Mark	Type	Height	Width	Count	Phase Created	Comments
02	DH	5' - 8"	2' - 6"	9	New Construction	Replace existing windows; see window notes on spec
03	DH	5' - 4"	2' - 8"	4	New Construction	Replace existing windows; see window notes on spec
04	DH	3' - 0"	2' - 8"	5	New Construction	Replace existing windows; see window notes on spec
05	DH	3' - 0"	2' - 0"	3	New Construction	Replace existing windows; see window notes on spec

Grand total: 21



DH
Double Hung

Window Notes

Proposed Window & Trim Notes:
(All proposed windows and doors being replaced need to be field verified by window manufacture prior to order)

Manufacture: Windsor
Series: Pinnacle Clad Double-Hung
Exterior Material: .050 Extruded Aluminum Cladding (Standard Color)
Interior Material: Standard Primed Pine
Glass Package: Double-pane Insulated Glass with LoE-366 and Argon Gas
Grids/Muntins: 6-over-1 pattern using Windsor Divided Lite (WDL) with an Inner Spacer Bar
Muntin Profile: Putty Exterior Profile (Required to mimic historic sloped glazing)

Exterior House Door Notes

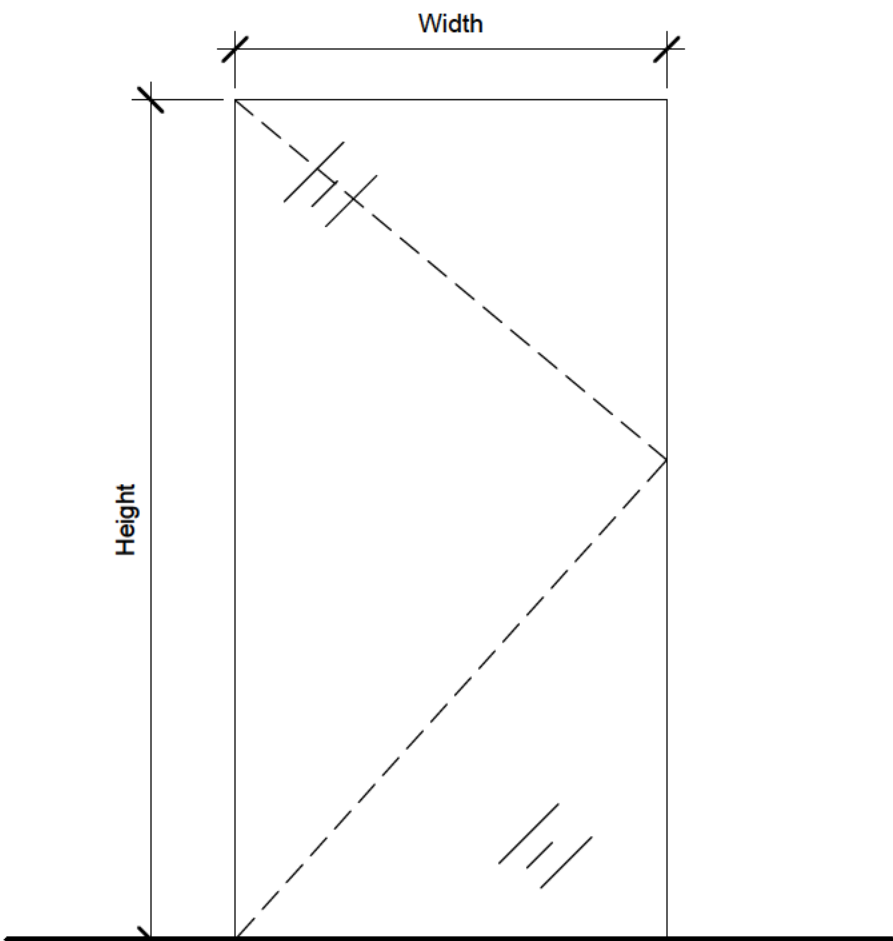
French Door Specs:
Manufacture: Windsor
Series: Pinnacle Clad Swinging Patio Door
Stile & Rail Profile: Traditional French Stile
Exterior / Interior Finish: Match windows
Glass Package: Double-pane Insulated Glass with LoE-366 and Argon Gas.
Grids/Muntins: Windsor Divided Lite (WDL) with Putty Exterior Profile and an Inner Spacer Bar.

4 Panel Slider Door Specs:
Manufacture: Windsor
Series: Pinnacle Clad Sliding Patio Door 4-Panel Configuration where the two middle panels slide outward over the fixed outer panels).
Stile & Rail Profile: Traditional French Sliding
Exterior / Interior Finish: Match windows
Glass Package: Double-pane Insulated Glass with LoE-366 and Argon Gas.
Grids/Muntins: Windsor Divided Lite (WDL) with Putty Exterior Profile and an Inner Spacer Bar.
Sill Option: Bronze Finish Pultruded Fiberglass Sill (Fiberglass sills handle high foot traffic and provide excellent thermal insulation, keeping the door tracking smoothly through Atlanta winters).

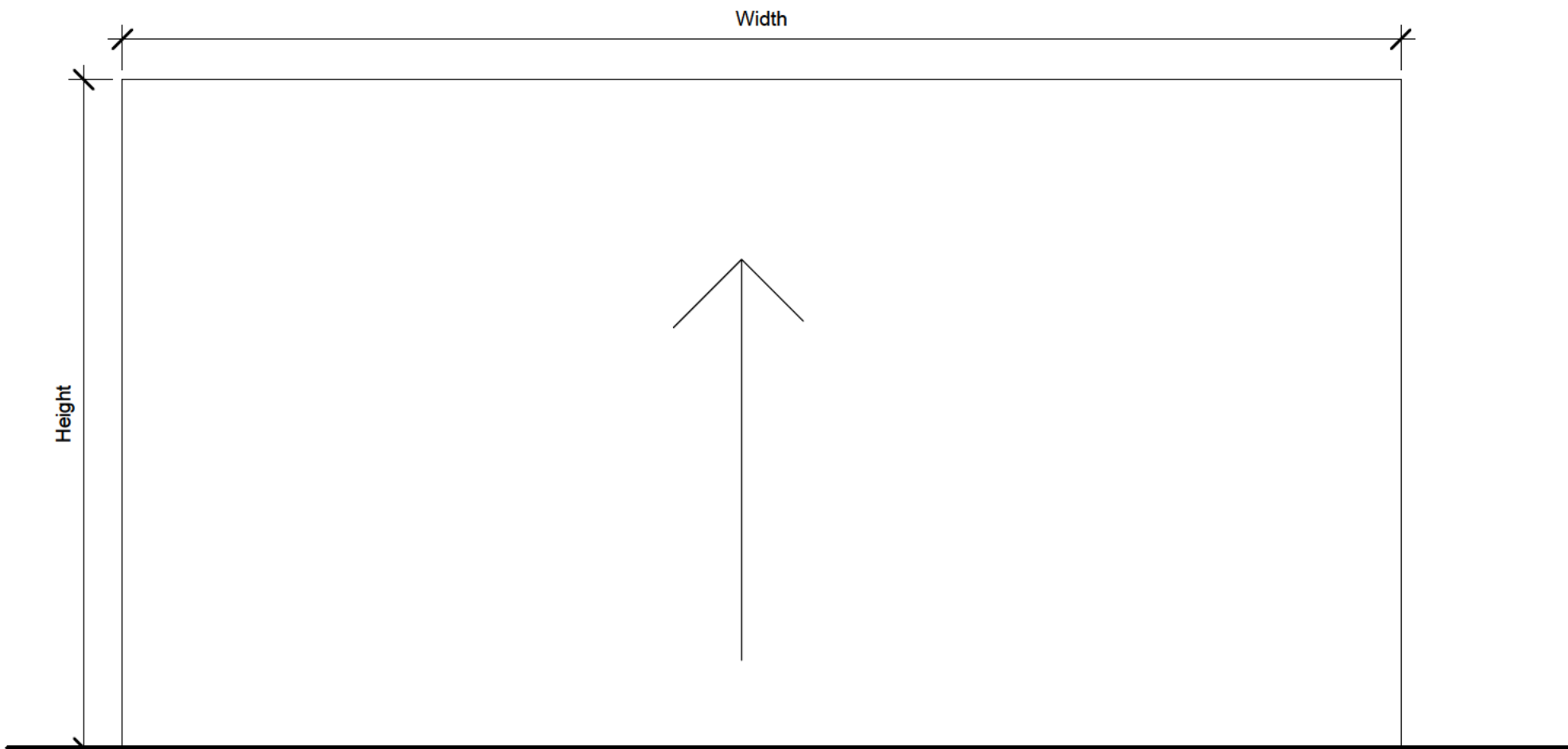
3 INTERIOR FIRST LEVEL DOORS: Re-use 32" existing doors for all proposed interior interior doors. (3) total.

Door Schedule							
Type Mark	Door Type	Width	Height	Phase Created	Function	Count	Comments
B	DSGD	12' - 0"	7' - 0"	New Construction	Exterior	1	Double Sliding Glass Door; Kitchen to side patio
C	OP	2' - 8"	6' - 8"	New Construction	Interior	1	Linen closet opening; remove existing door and trim out opening
D	DFGD	6' - 0"	7' - 0"	New Construction	Exterior	2	French Doors to patio and side door at garage
E	SF	2' - 8"	6' - 8"	New Construction	Exterior	1	Basement Door; Replace existing
F	GD	18' - 0"	8' - 0"	New Construction	Exterior	1	Garage Door
G	DFGD	5' - 0"	6' - 8"	New Construction	Exterior	1	Side patio french door; replace existing door with same size
H	<varies>	3' - 0"	6' - 8"	New Construction	Exterior	2	<varies>

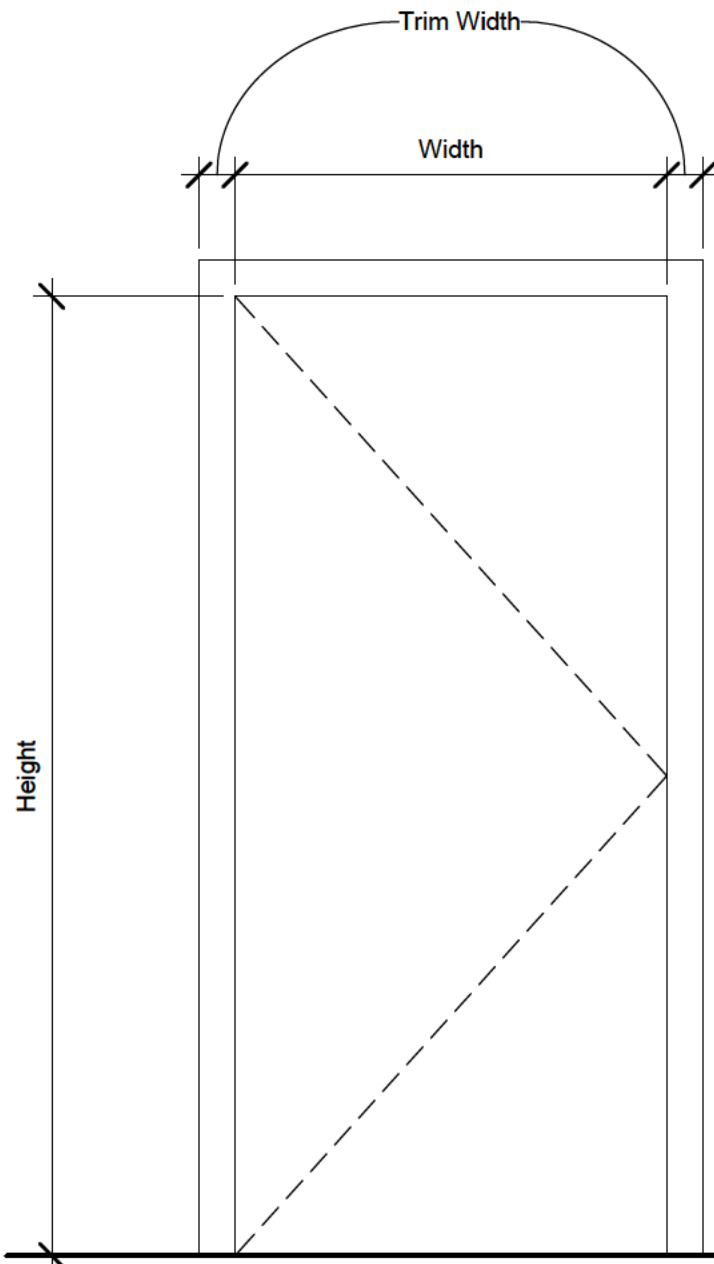
Grand total: 9



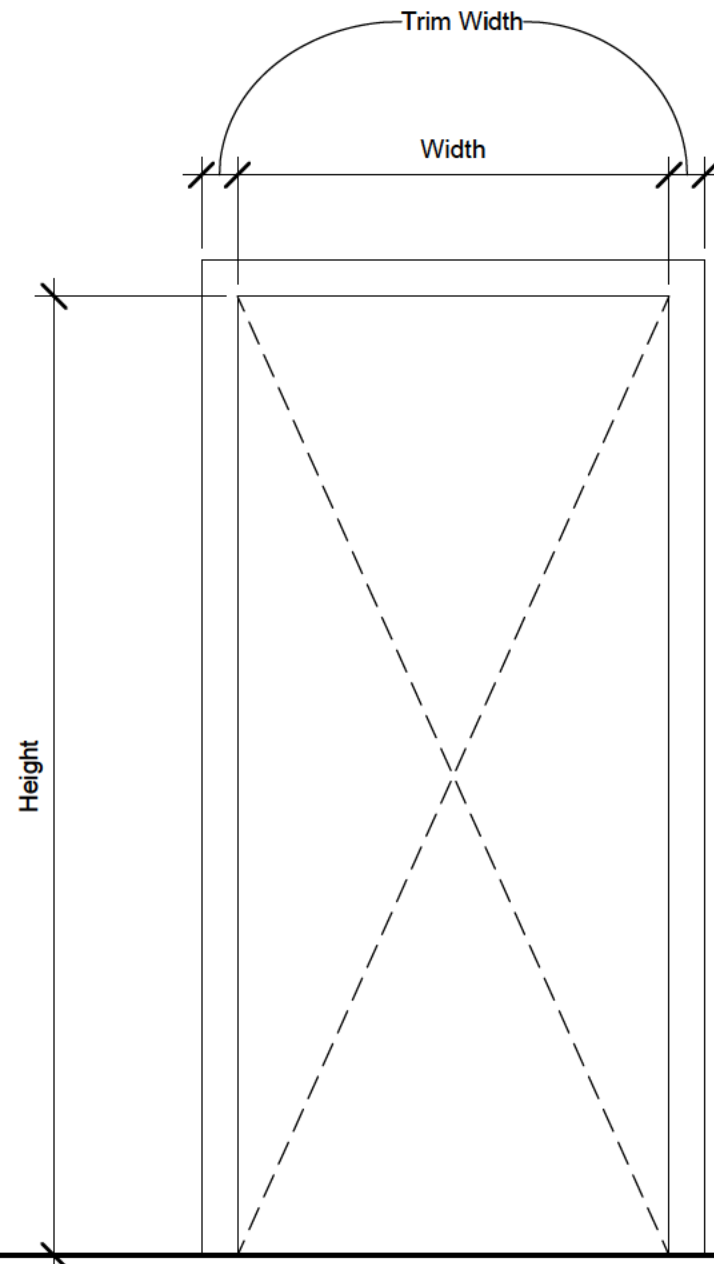
SD
Shower Door



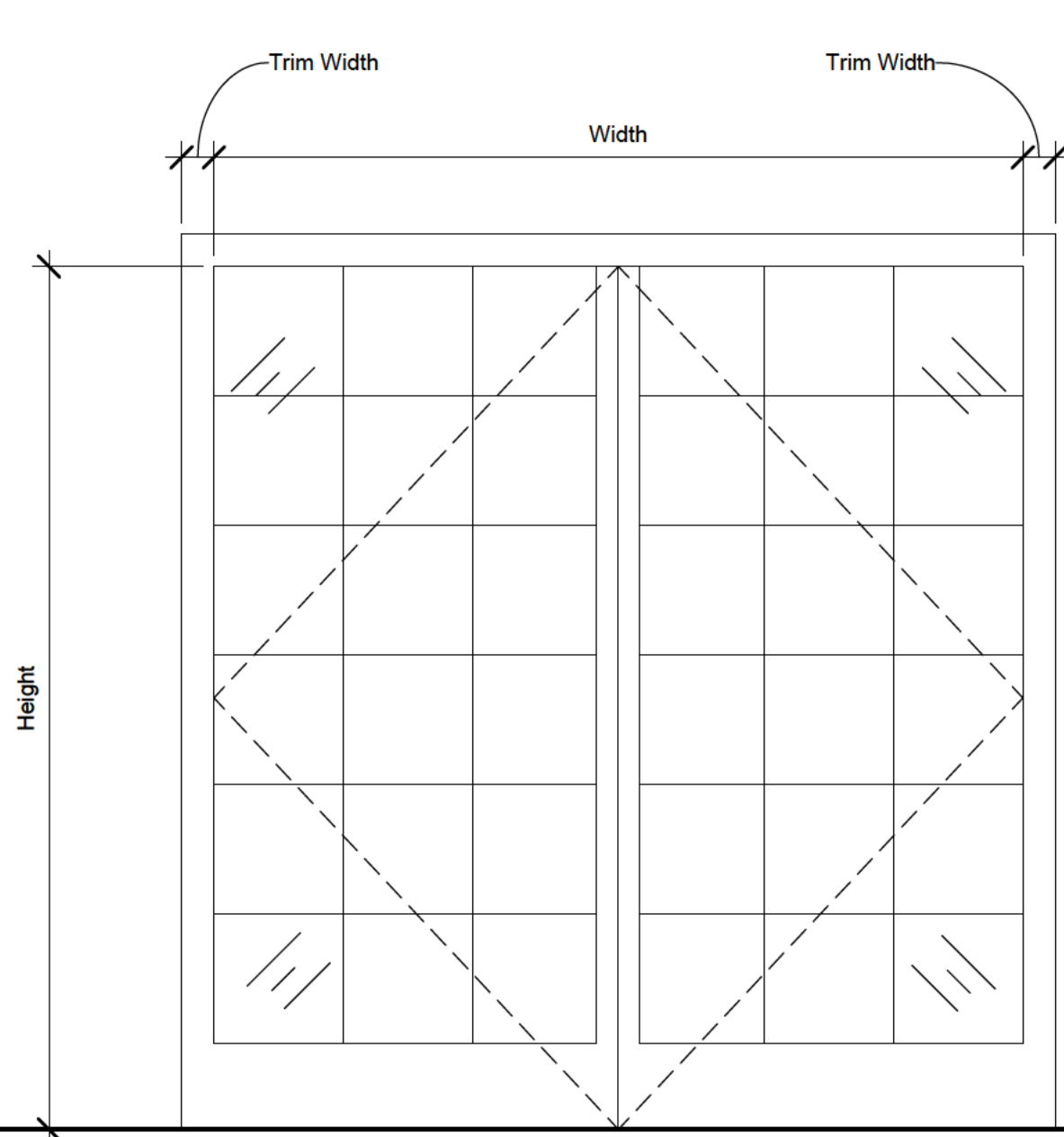
GD
Garage Door



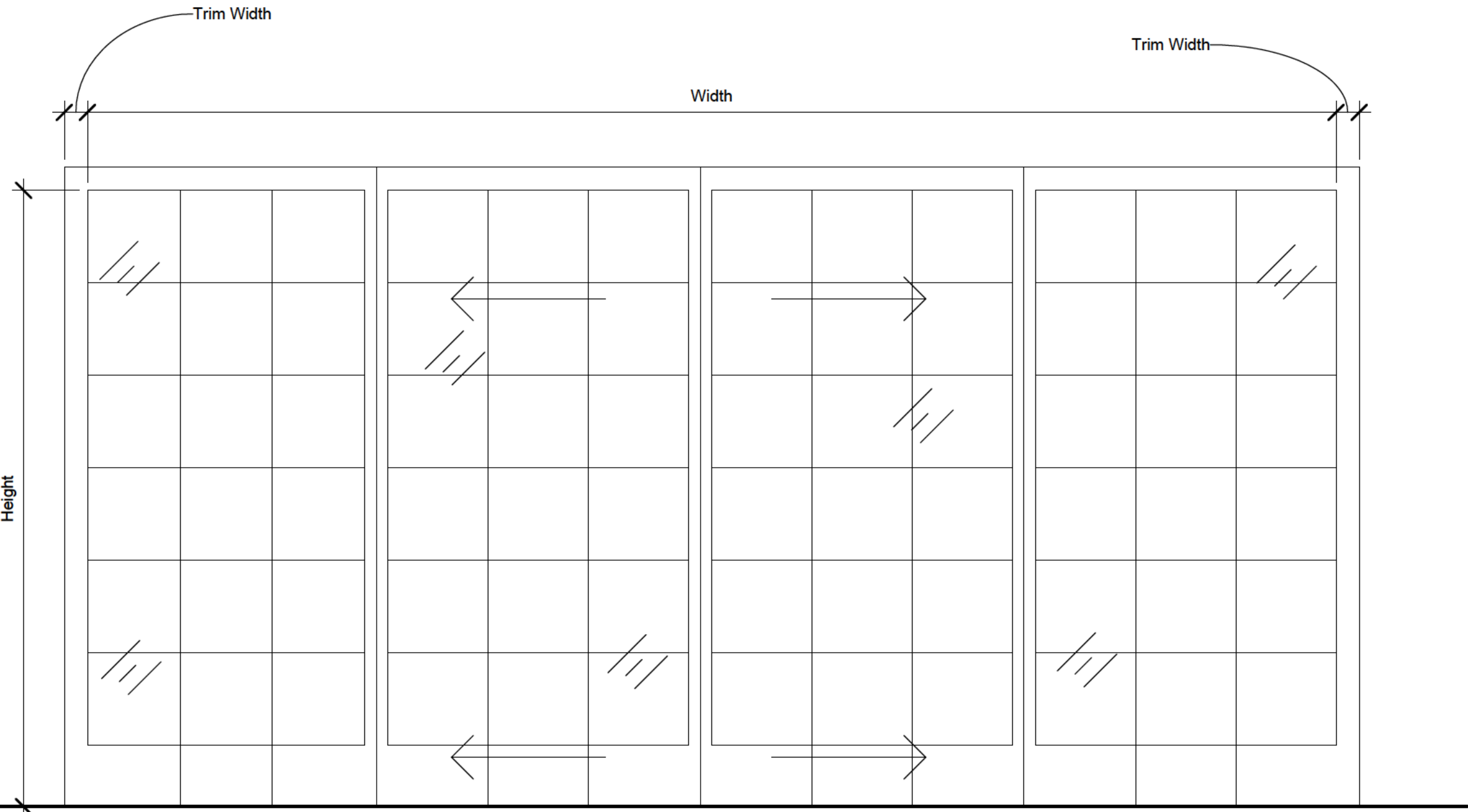
SF
Single Flush Door



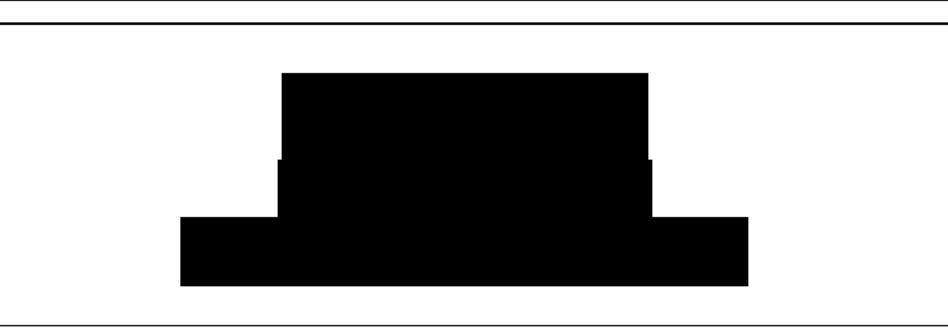
OP
Opening



DFGD
Double Flush Glass Door



DSGD
Double Sliding Glass Door



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Window & Door Schedule

Date	08/13/2026
Drawn By	Author
F01	
Scale	3/4" = 1'-0"

Not Released For Construction