

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1534 W Decatur Road

Applicant: Matthew Stoddard / Lullwater Wharf LLC E-Mail: mat@thelullwaterfirm.com

Applicant Mailing Address: 5447 Roswell Road Atlanta GA 30342

Applicant Phone(s): 919-280-4925 Fax: 404-264-1149

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

Owner(s): Lullwater Wharf, LLC E-Mail: mat@thelullwaterfirm.com

E-Mail: _____

Owner(s) Mailing Address: 5447 Roswell Road Atlanta GA 30342

Owner(s) Telephone Number: 919-280-4925

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1960s

Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition ☐ Moving a building ☐ Other building changes ☒
New accessory building ☐ Landscaping ☐ Fence/Wall ☐ Other environmental changes ☐
Sign installation or replacement ☐ Other ☐

Description of Work:

Renovation to an existing non-historic two story office building. Scope is removal of wall panels and replacement with painted grey brick. Windows will be replaced with windows of same size - i.e. no changes to windows. Existing footprint not changed. Door openings not changed. Signage will be changed to new Firm name but will be same size or smaller.

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.


Signature of Applicant/Date

Revised 1/26/17

Lullwater Wharf, LLC

Office Building

1534 North Decatur Road

Atlanta, Georgia 30307

GENERAL NOTES:

1. THESE DRAWINGS ARE THE PROPERTY OF R. G. SCOTT AND ASSOCIATES, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. THESE DRAWINGS ARE TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT.
2. DO NOT SCALE FROM THESE DRAWINGS.
3. CONTRACTOR SHALL REVIEW ALL DRAWINGS/SPECIFICATIONS AND VERIFY ALL DIMENSIONS/CONDITIONS AT SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING WITH THE PROJECT.
4. CONTRACTOR TO REVIEW AND BASE THEIR BID UPON THE REQUIREMENTS OF THE BUILDING MANAGEMENT AS NOTED IN THEIR 'RULES OF THE SITE FOR TENANT CONTRACTOR'S WORK, AND A SITE VISIT TO VERIFY AS BUILT CONDITIONS.
5. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL CODES AND ORDINANCES.
6. THESE DRAWINGS DO NOT PURPORT TO SHOW ALL OBJECTS EXISTING AT THE SITE. PRIOR TO COMMENCEMENT THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS SUCH AS EXISTING UTILITIES TO DETERMINE ALL REQUIREMENTS FOR DISCONNECTING, CAPPING AND/OR PROTECTING ALL SUCH WORK.
7. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A SCHEDULE FOR ALL LONG LEAD TIME ITEMS ON THE PROJECT AND SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND OWNER AS TO ANY ITEM WHICH MAY CAUSE THE PROJECT TO BE DELAYED PRIOR TO ORDERING THAT ITEM.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE FIRE EXTINGUISHERS IN HIS WORK SPACE TO COMPLY WITH ALL FIRE REGULATIONS THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REGULATIONS IN THE EXECUTION OF THEIR WORK.
9. CONTRACTOR SHALL COMPLY WITH THE OWNER RESTRICTIONS REGARDING ALL CORING, DRILLING, INTERRUPTION OF BUILDING SERVICES, ETC. CONTRACTOR MUST BE SCHEDULE WITH BUILDING MANAGEMENT.
10. ALL PROTRUSIONS OR OPENINGS IN A RATED FIRE WALL SHALL BE SEALED WITH FIRE STOPPING MATERIAL AS REQUIRED.
11. FIELD CHANGES REQUESTED BY THE TENANT MUST BE REVIEWED BY THE OWNER, ARCHITECT, PRICED BY THE CONTRACTOR AND APPROVED BY TENANT PRIOR TO IMPLEMENTATION.
12. ALL BLOCKING IN WALLS OR ABOVE CEILING SHALL BE FIRE TREATED TO MEET LOCAL CODES.
13. INSTALL BLOCKING AS REQUIRED FOR WALL MOUNTED (TOILET) ACCESSORIES IN RESTROOMS.

14. ALL DIMENSIONS SHALL BE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
15. FRAME DOOR OPENINGS WITH DOUBLE 20 GAGE STUDS. SCREW SHEETROCK OFF TO STUDS 6" O.C. AT DOOR JAMBS.
16. HARDWARE SPECIFICATIONS MUST BE COORDINATED THROUGH ARCHITECT AND STRICTLY ADHERED TO.
17. PUBLIC AREAS INCLUDING HALLWAYS, CARPETING, MARBLE FLOORING AND ELEVATOR LOBBIES ARE TO BE PROTECTED AT ALL TIMES. ANY FINISHES DAMAGED DURING CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR PRIOR TO LEAVING THE SITE. THIS INCLUDES ALL SHELL DOORS TO STAIRS, HVAC AND ELECTRICAL ROOMS, JANITOR'S SERVICE ROOMS AND RESTROOMS DOORS. ALL BASE BUILDING FINISH MATERIALS IF AVAILABLE, MUST BE PURCHASED AND/OR COORDINATED THROUGH BUILDING MANAGEMENT.
18. CONTRACTOR IS RESPONSIBLE FOR DAILY CLEAN-UP OF THEIR AREAS (I.E. CEILING TILE REPLACEMENTS, TRASH REMOVAL, CARPET VACUUM, ETC.) TO INCLUDE REMOVAL OF FOOD AND DRINK CONTAINERS AS THE BUILDING DOES NOT FURNISH CONSTRUCTION CLEAN-UP SERVICES.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF SITE DISPOSAL OF ALL CONTAINER, PALLETS, CONSTRUCTION DEBRIS, ETC. THE PROPERTY COMPACTOR AND ENCLOSURE SHALL NOT BE USED FOR DISPOSAL OF ANY KIND. PLACEMENT OF CONSTRUCTION DUMPSTER MUST BE COORDINATED WITH BUILDING MANAGEMENT.
20. THERE WILL BE NO SMOKING, CHEWING TOBACCO OR ALCOHOLIC BEVERAGES PERMITTED ON THE PREMISES. PLEASE SMOKE IN DESIGNATED AREAS ONLY.
21. STORAGE OF WORK TOOLS, BOXES OR CONSTRUCTION MATERIALS IN EQUIPMENT AND/OR MECHANICAL ROOMS IS PROHIBITED.
22. COORDINATE SPRINKLER SYSTEM INSTALLATION WITH ALL TRADES.
23. ALL EXPOSED ELECTRICAL FIXTURES SUCH AS EXIT LIGHTS, FIRE ALARMS, WALL OR CEILING MOUNTED CLOCKS, ETC. SHALL BE CENTERED ON ARCHITECTURAL FEATURES AS INDICATED ON REFLECTED CEILING PLANS.
24. THE ARCHITECT'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA AND/OR SAMPLES SHALL NOT RELIEVE THE CONTRACTOR OR HIS SUB-CONTRACTOR OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, NOR SHALL ANY SUCH REVIEW RELIEVE RESPONSIBILITY FOR ANY ERROR AND/OR OMISSIONS IN THE SUBMITTALS.
25. IT IS THE INTENT OF THE CONTRACT DRAWINGS TO INCLUDE LABOR, MATERIALS, EQUIPMENT AND OTHER SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
26. ALL DRAWINGS AND DETAILS INCORPORATING EXISTING CONDITIONS ARE REPRESENTATIVE OF EXISTING CONDITIONS ONLY. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE DETAILS WITH THE ACTUAL CONDITIONS AND COORDINATE WITH THE ARCHITECT ANY DEVIATIONS OF THE DETAILS REQUIRED EXECUTE THE INTENT OF THESE DETAILS.

PROJECT DIRECTORY:

Architect:
R. G. Scott & Associates, Inc.
Robert G. Scott
4615 Fowler Trail
Cumming, GA 30041
770.401.5909
rscott89@bellsouth.net

Building Management:

Project Management:

General Contractor:
C&W Contracting Services
Curtis Costley
1395 South Marietta Pkwy
Building 100 Suite 124
Marietta, GA 30067
678-412-0011

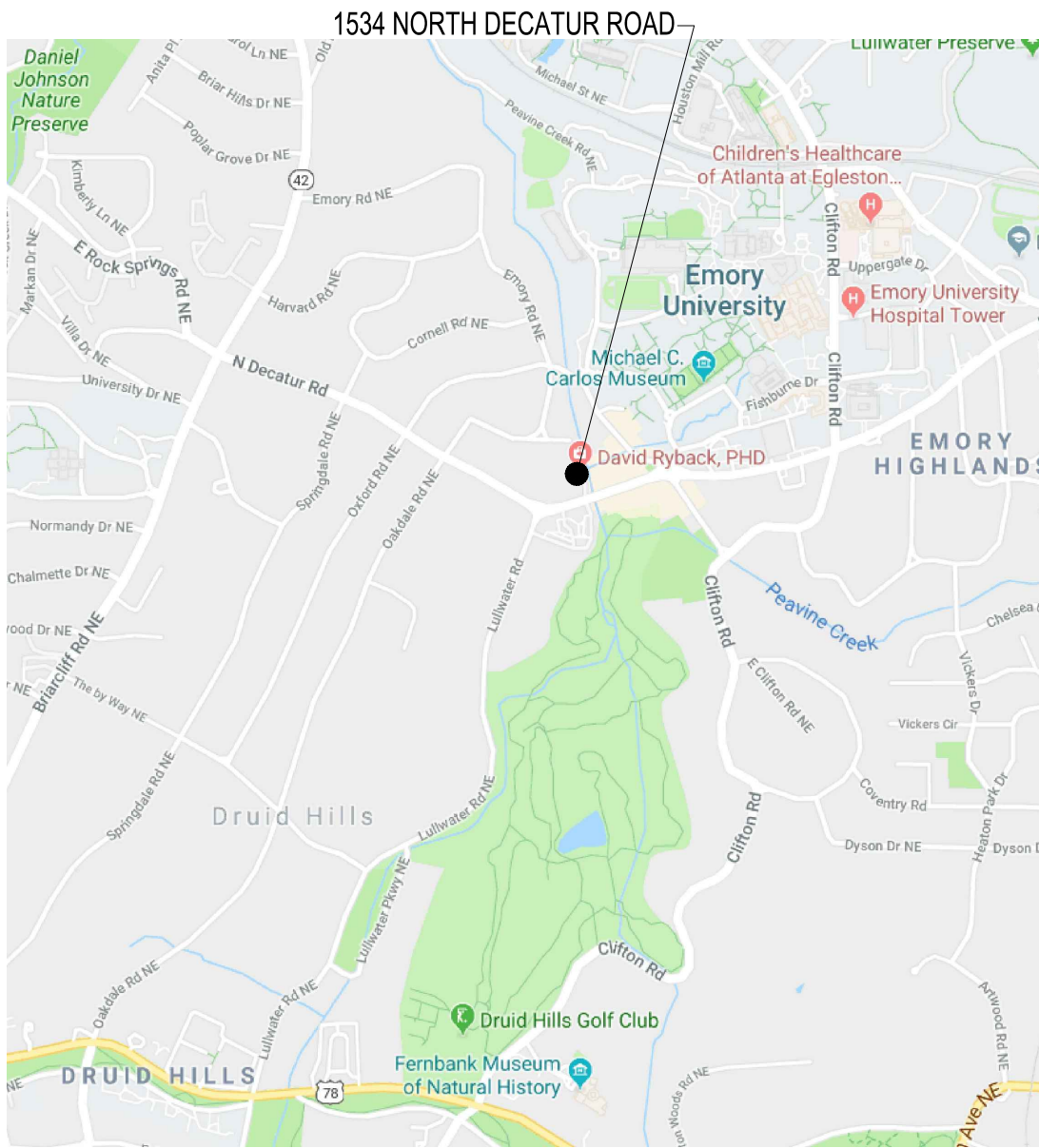
INDEX:

- A0.0 COVER SHEET
- Civil SITE PLAN
- A1.0 ARCHITECTURAL SITE PLAN
- A1.1 DEMOLITION PLAN
- A1.2 FIRST FLOOR PLAN
- A1.3 SECOND FLOOR PLAN
- A1.4 ROOF PLAN
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS
- A2.2 BRICK COURSING
- A2.3 STREET FRONT ELEVATIONS
- A3.0 BUILDING SECTIONS
- A3.1 WALL SECTIONS

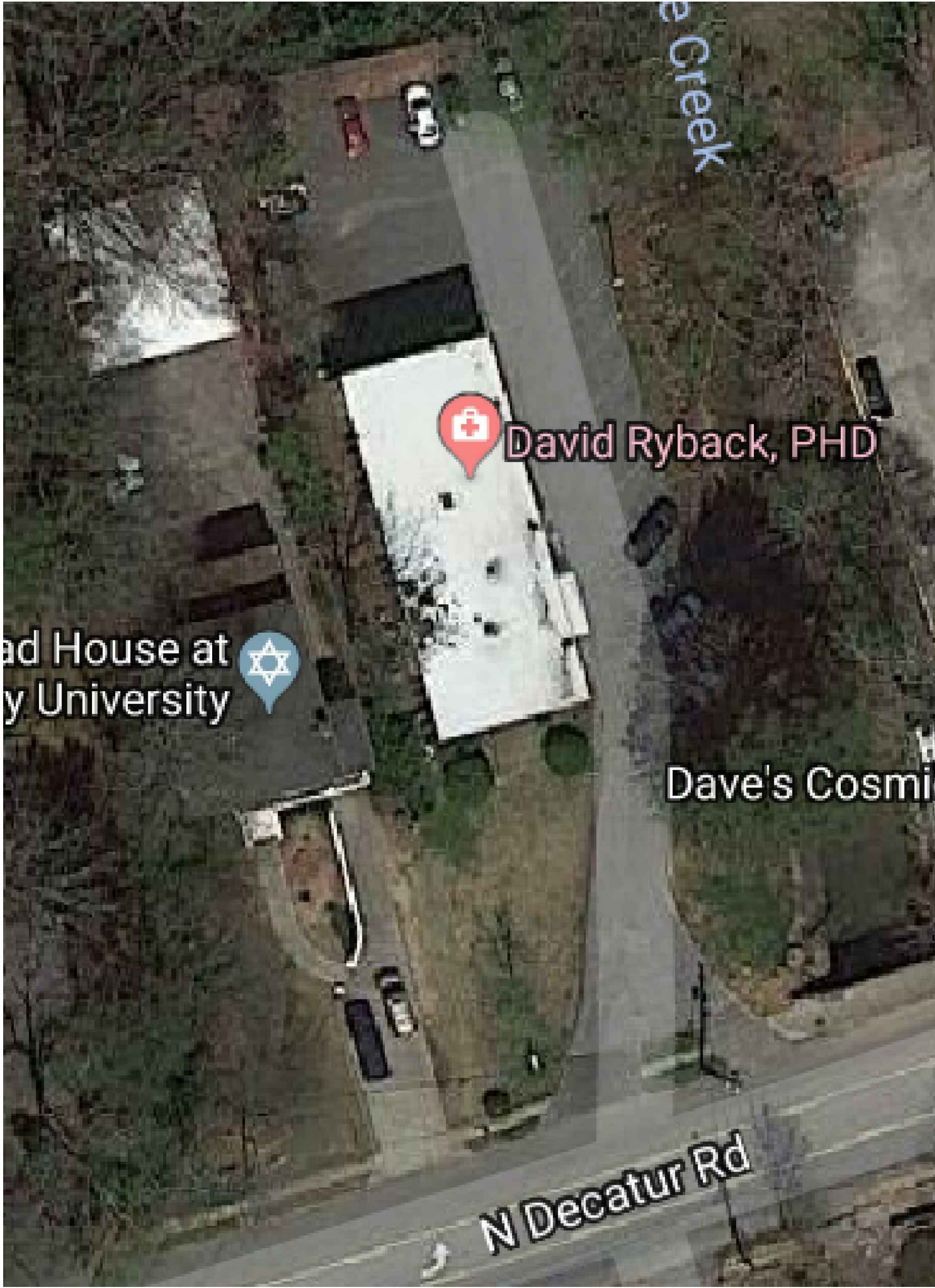
NARRATIVE:

THE RENOVATION OF AN EXISTING OFFICE BUILDING FOR USE OF OWNER/TENANT. ALL INTERIOR CONSTRUCTION TO BE REMOVED FOR NEW CONSTRUCTION. EXISTING WINDOWS TO BE REMOVED AND WALLS TO BE REWORKED FOR NEW WINDOWS. BUILDING WILL HAVE NEW BRICK VENEER ON NEW METAL STUD WALL AND/OR ON EXISTING CMU WALL CONSTRUCTION. THESE DRAWINGS ARE A WORK IN PROGRESS WITH THE INTENT TO SHOW SCOPE OF WORK IN THE BUILDING.

LOCATION MAP



AERIAL VIEW:



KEY PLAN:

SECOND FLOOR

FIRST FLOOR



R. G.
Scott &
Associates

Architects

PO Box 18056
Atlanta, GA
30316
(770)401-5909

TENANT NAME

Lullwater Wharf,
LLC

1534 North Decatur Road
Atlanta, GA 30307

COVER
SHEET

project number

■ 201833

date

■ 1/3/2019

seals

printings

■ 9/27/2018 COA Set

■ 1/3/2019 Rev. Elevations

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THIS DRAWING AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT WRITTEN PERMISSION OF SAID ARCHITECT.

sheet number

■ A0.0

of

■ 201816

RESERVED FOR CLERK OF THE SUPERIOR COURT

SURVEY ORDERED BY: DAVID AYNES
FIELDWORK COMPLETED ON: APRIL 2, 2018
A SEARCH WAS MADE FOR NGS MONUMENTS
AND NONE WERE FOUND WITHIN 500' OF SITE.
A DEKALB COUNTY SURVEY MONUMENT WAS FOUND
ALTHOUGH SURVEYOR COULD NOT FIND ANY DATA
ON THIS MONUMENT.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS
AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED
OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF
A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES
NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT
TIME OF SURVEY. ADDITIONAL UTILITIES MAY
EXIST ABOVE OR BELOW GROUND. THE SURVEYOR
ACCEPTS NO RESPONSIBILITY FOR THE
COMPLETENESS OF THIS DATA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 45,785 FEET AND AN ANGULAR
ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED
USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND
TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY
THE F.E.M.A., A PORTION OF THIS PROPERTY IS
LOCATED IN A FLOOD HAZARD AREA (ZONE AE)
AS PER COMMUNITY - PANEL NUMBER 13089C0062J
DATED: MAY 16, 2013

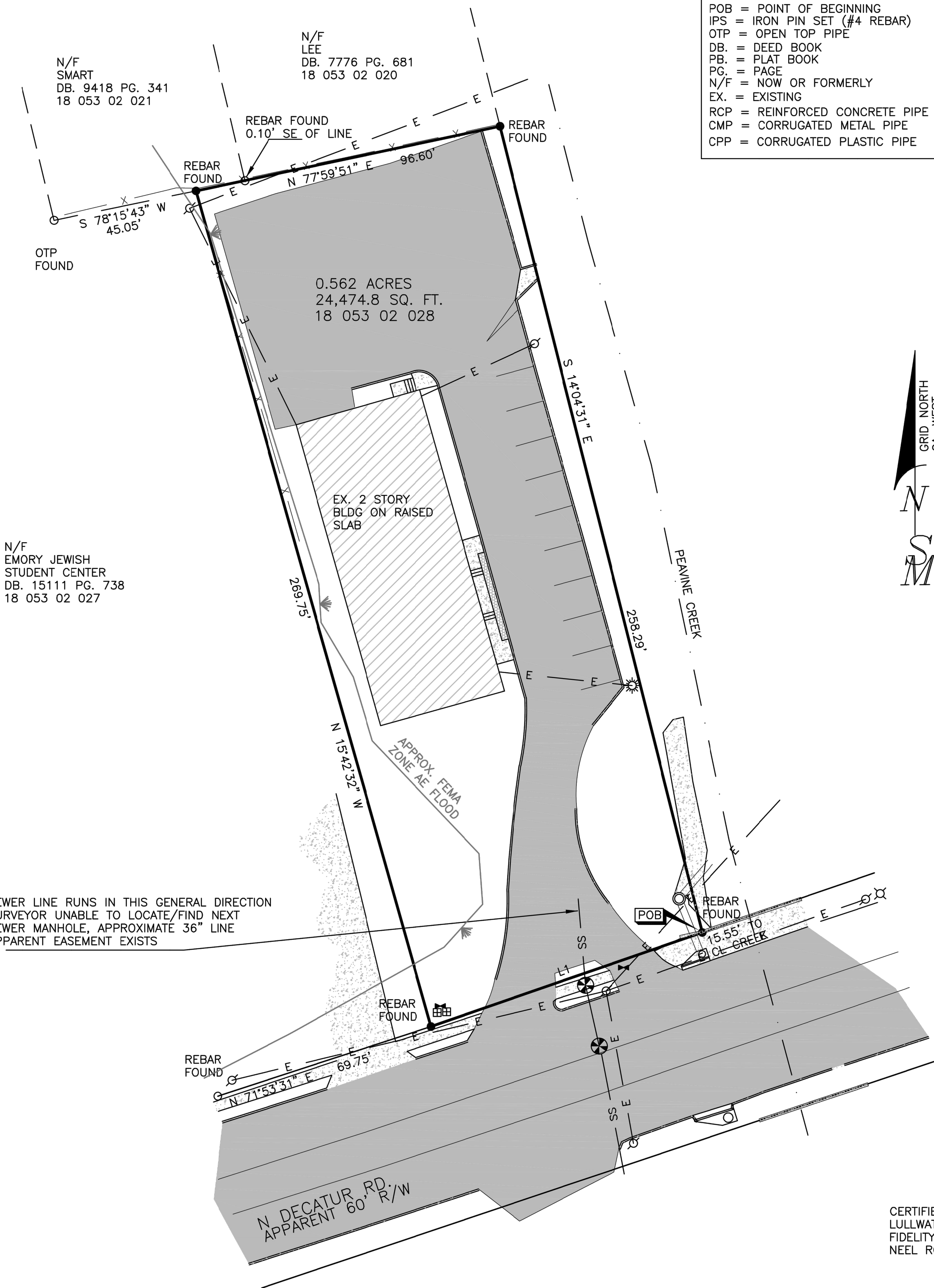
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON
THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE
MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES,
LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not
subdivide or create a new parcel or make any changes to any real property boundaries.
The recording information of the documents, maps, plats, or other instruments which
created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT
IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH
LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF
THE LAND. 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.



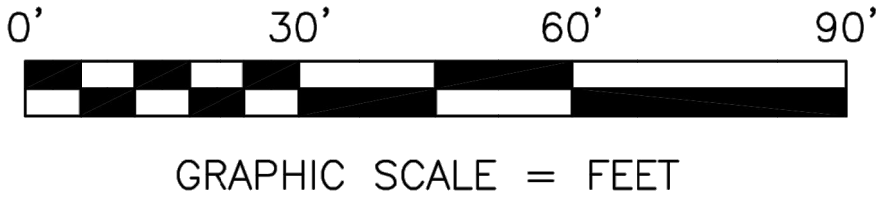
Tim L. Miller GA. RLS # 3150 Date: 4-9-18



LEGEND	
CONCRETE POWER POLE	---
WOODEN POWER POLE	---
EX. OVERHEAD POWER LINES	E
LIGHT POLE	---
EX. FENCE	X
POB = POINT OF BEGINNING	
IPS = IRON PIN SET (#4 REBAR)	
OTP = OPEN TOP PIPE	
DB. = DEED BOOK	
PB. = PLAT BOOK	
PG. = PAGE	
N/F = NOW OR FORMERLY	
EX. = EXISTING	
RCP = REINFORCED CONCRETE PIPE	
CMP = CORRUGATED METAL PIPE	
CPP = CORRUGATED PLASTIC PIPE	
EX. WATER METER	---
EX. WATER VALVE	---
SANITARY SEWER MANHOLE	---
SEWER CLEAN-OUT	---
EX. SINGLEWING CATCH BASIN	---
JUNCTION BOX	---
EX. BUILDING	---
EX. ASPHALT	---
EX. CONCRETE	---
EX. WALL	---



PROPERTY LINE DATA	
LINE	BEARING
L1	S 70°52'16" W 89.19'



CERTIFIED TO:
LULLWATER WHARF, LLC, IBERIABANK,
FIDELITY TITLE INSURANCE COMPANY,
NEEL ROBINSON, STRAFFORD, LLC

SIBLEY-MILLER
SURVEYING & PLANNING INC.
2062 HWY. 42 NORTH
MCDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

CIVIL
SITE
PLAN

BOUNDARY SURVEY
LULLWATER WHARF, LLC,
0.562 ACRES
LAND LOT 53, 18th. DISTRICT
DUID HILLS
DEKALB COUNTY, GEORGIA

PROJECT NO.: B18020
BOUNDARY

DRAWN BY: TLM

SCALE: 1" = 30'

DATE: 4-5-18

CODE REVIEW NOTES:

INTERIOR FINISH CODE COMPLIANCE REPORT

- A. Chapter 3: Occupancy Classification: Mixed: Assembly/Business
- B. Chapter 6: Type of Construction: II-B; Sprinklered: No
- C. Suite Area: 3,893sf first and second floor, Building total: 7,786
- D. Floor Level: Second.
- E. Seismic Use Group I; Seismic Design Category: C
- F. All Buildings described in these plans shall be constructed in compliance with the following listed codes:

LSC Table 7.3.1.2 Floors are per occupant
See schedule: First Floor : 39; Second Floor : 39

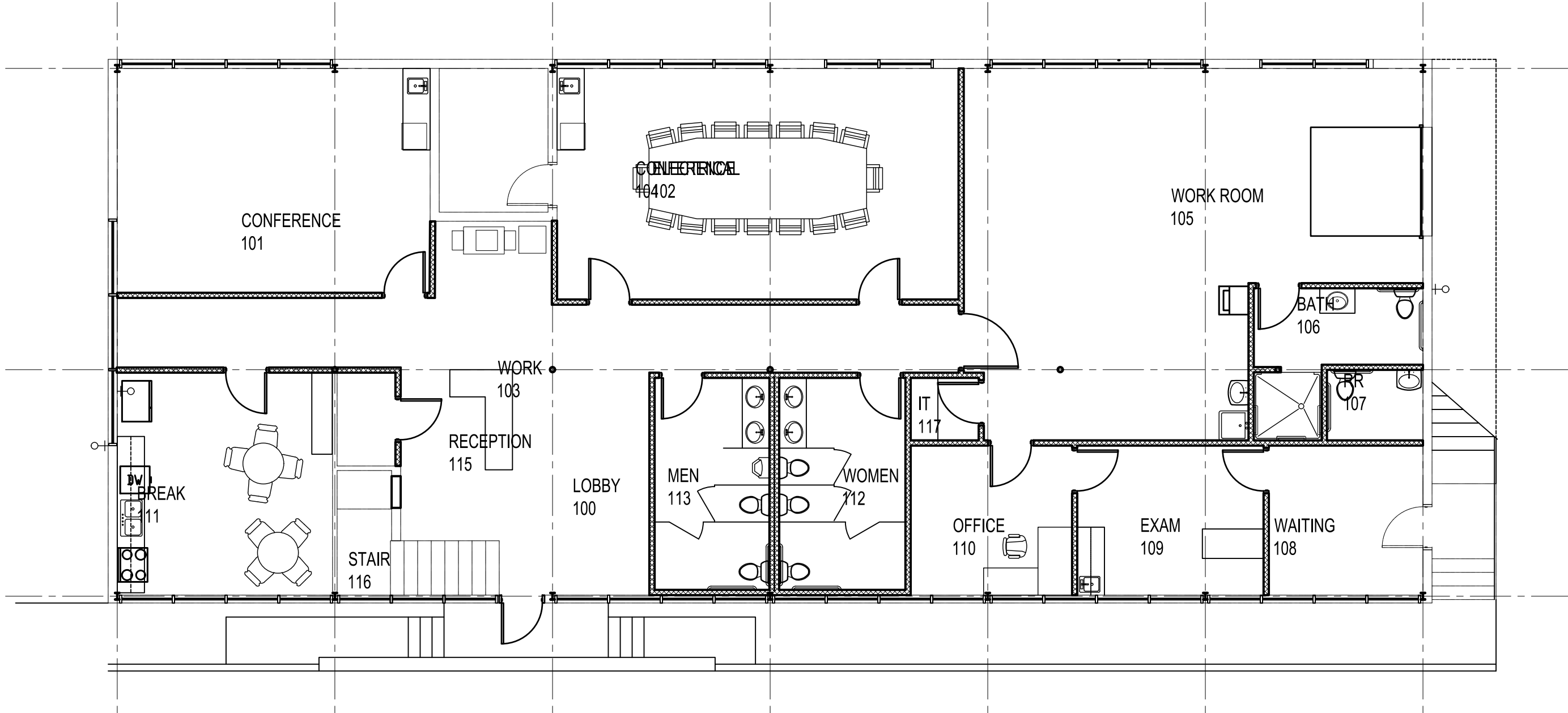
LSC Table 7.3.3.11 Egress width per occupant served:
Occupant Load - 39, minimum number of exits = 1 each floor (2 provided); Max travel distance = 200' (LSC 38.2.6)

Chapter 29- Plumbing Systems
6 Plumbing fixtures in public corridor.

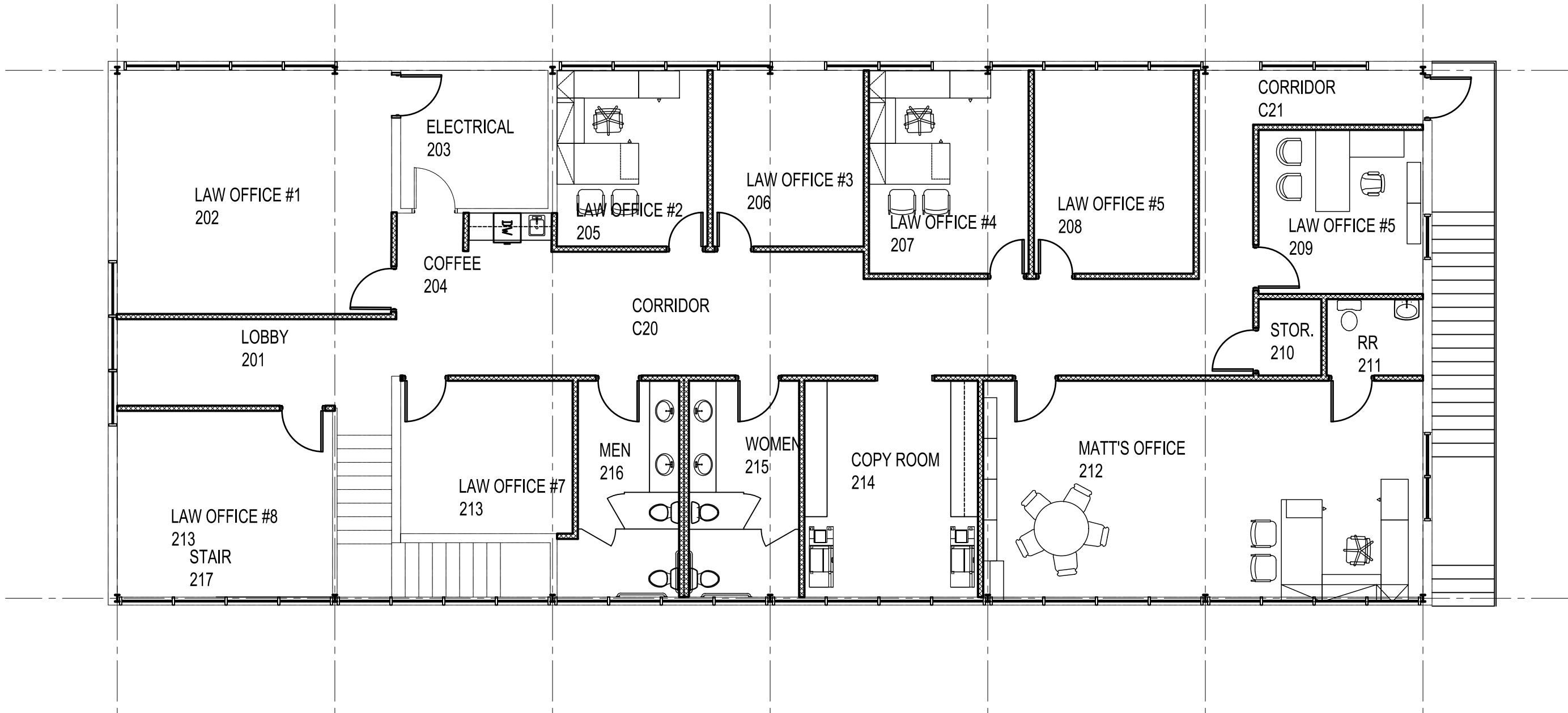
5lb FIRE EXTINGUISHER WALL MOUNT BRACKET

CODES

- International Building Code - 2012 Edition with 2014, 2015, 2017 & 2018 Georgia Amendments
- International Fire Code - 2012 Edition, with 2014 Georgia Amendments
- International Plumbing Code - 2012 Edition with 2014 & 2015 Georgia Amendments
- International Mechanical Code - 2012 Edition with 2014 & 2015 Georgia Amendments
- International Fuel Gas Code - 2012 Edition 2014 & 2015 Georgia Amendments
- National Electrical Code - 2017 Edition
- International Energy conservation Code - 2009 Edition with 2011 and 2012 Georgia Amendments
- NFPA Life Safety Code NFPA 101 2012
- 2010 ADA Standards for Accessible Design - Department of Justice 2010



SCALE: 1/4" = 1'-0" 0 2' 4' 8' 12' A First Floor Plan Scale 1/8" = 1'-0"



SCALE: 1/4" = 1'-0" 0 2' 4' 8' 12' B Second Floor Plan Scale 1/8" = 1'-0"

R. G. Scott & Associates Architects

PO Box 18056
Atlanta, GA 30316
(770)401-5909

TENANT NAME
Lullwater Wharf, LLC

1534 North Decatur Road
Atlanta, GA 30307

LIFE SAFETY PLANS

project number
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1/3/2019 Rev. Elevations

drawn by

checked by

revisions

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