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By Rachel Bragg at 10:05 am, Feb 12, 2021 Punty Congression

71.2155 (a) 71.4556 (f) pustsyCol.gov Clark Harrison Reliding 320 W. Ponce de Leon Ave Decator, 6A 30020

Chief Executive Officer Michael Thurmond DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Oate Received: Application No.:
Address of Subject Property: 1879 Westminster Way NE
Applicant: Asling Bell (Innovative) E-Mail: abell@innovateaHanta-Co
Applicant Mailing Address: 3040 Amwiler Rd Ste B.
Peuchtree Corners, GA 30360
Applicant Phone(s): 170-480-3524 Fax:
Applicant's relationship to the owner: Owner Architect: (a) Contractor/Builder Other
Owner(s): HAYDN & KATHERINE KISSICK E-Mail: haydn . KISSICK @ emory.
Owner(s) Mailing Address: 1879 Westminster Way NE Atlanta Gr 30307
Owner(s) Telephone Number: 6/7-259-8364
Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project:
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: Convert Renovate existing garage into an office
Plumbing / Electrical / hvac permits also required.
* Please see attached document for full scope of work

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 nine (9) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide nine (9) collated sets on paper no larger than 11" x 17" and one (1) additional set at scale. All documents submitted in hard copy must also be submitted in digital form (pdf format). An application without both the paper and digital forms, or which lacks any of the required attachments, shall be considered incomplete and will not be accepted.

Cusling Bel 2.3.2/
Signature of Applicant/Date

Revised 8/26/2019



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, Haydn & Katherine Kissick		
hoing owner(s) of the property at		ter Way NE, Atlanta, GA 30307
hereby delegate authority to Aislin	g Bell (Innovativ	e Construction Inc)
to file an application for a certificate		
		Signature of Owner(s)
		2/7/21 Date

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 (404/371- 2155). 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.



3040 Amwiler Rd Suite B Atlanta GA 30360 InnovateAtlanta.com

Client: Haydn and Katherine Kissick

1879 Westminster Way NE

Atlanta, GA 30307

Scope of Work for Garage Renovation

Demolition

- Demo all windows
- Demo the front doors of garage
- Cut a trench in the slab from the front to the rear for the plumbing
- Cut out the slab in the bathroom area
- Remove the roof shingles
- Remove collar ties in the framing
- Dig a trench from the outbuilding to the crawlspace of main house
- Remove a portion of the slab in the crawlspace for a waste ejector pump
- Repairs to top of driveway as needed

Framing Scope

- Frame new rafters alongside the existing rafters
 - o Install new collar ties as high as possible
- Frame all walls to code
- Frame an opening for the new door to the exterior
- Frame small loft area above the bathroom
- Frame the bathroom walls

- Frame a closet for a water heater
- !!!!Do not nail the bottom plates to the slab!!!!

Concrete and Excavation

- Pour concrete in the plumbing cutouts after the plumbing inspection has passed
- Repair concrete in the crawl space as needed
- Fill in the trench to the house after the Electrical and plumbing has been completed
- Level the existing slab as well as possible
- Install masonry blocks in the old window openings

Windows and Exterior Doors

- New fixed window (non operable) on the left side of the building
 - o RO approx 2'7 x 2'5
 - No grids
 - Pella brand window, Aluminum Clad with wood interior, fixed and size is 2'7" x 2'5" no grids.
- Double Hung doors on the front entry
 - Double bore (Handleset and lockbox)
 - Fiberglass
 - o Full lite
 - No grids
 - OUTSWING DOORS
 - o 6-0 x 6-8 doors
 - Kwikset basic door knob and deadbolt
 - O Door RO is 96.5 x 84

Siding and Cornice

No work the existing cornice

Roofing and Gutters

- Install 30 year Architectural shingles on the roof
- Drip edge and underlayment
 - Existing shingles are Elk Prestige SABLE
- Save existing gutters

Plumbing

- Rough in (New location and piping)
 - o Commode
 - Lavatory
 - Shower
 - Wetbar sink
- 50 gallon electric water heater
 - This is the only size we can get a stainless steel water heater
- Sewer line from the outbuilding to the house

- ¾" water line from the house to the outbuilding
- Ejector pump
 - Zoeller pump located in the crawl space
 - 1 quiet check valve and ball valve
 - High water alarm with battery backup
 - Connection from the pump to the waste lines in the house
- Fiberglass shower unit

HVAC

- Ductless Mini split
 - Samsung Quantum 12k BTU
 - Line set, communicating wire, and drain
 - Locate the unit over the door if possible
- 1 New vent fan rough ins
- Supply 1 vent fans
 - o Panasonic FV 08 11VF5 Whisper fit EZ 80 or 100 CFM

Electrical

- Demo existing electrical
- 80 amp subpanel
- Add conduit and wiring the to the underground ditch
- Hot water tank circuit
- Mini split power
- Carbon/Smoke detector
- (2) 20 amp GFCI combo circuits for the bathroom and kitchen
- (1) lighting circuit
- (8) 4" LED can lights
 - o 2700k
 - o (6) in main areas
 - o (1) shower
 - o (1) commode
 - o (2) sconces
 - (1) vanity
 - (1) exterior
- Wire for (2) vent fans
- (1) floodlight
- (1) exterior receptacle
- (8) general use receptacles
- (8) toggle switches
- (1) Sump pump circuit
- No low voltage or security wiring is planned

Insulation

- Foam insulation in the walls and ceilings
- Install fire blocking
 - o Fill all holes and penetrations from plumbing, electrical, general construction with approved fire blocking materials

Sheetrock

- New sheetrock / greenboard
- Sheetrock the bathroom ceiling
- No sheetrock on the main ceiling

Trim

- Install painted V groove paneling on the vaulted ceiling in the main room
 - o Install tar paper underlayment before installing the ceiling
- 1x4 Casing
- (2) Masonite paint grade interior doors
- 1x6 Speed baseboards
- Shoe moulding
- Basic Kwikset doorknobs

Shower

- One piece fiberglass shower
- No glass door
- Install a rod for a shower curtain on the shower

Cabinets

- Site built cabinet with open shelves beneath the sink in office area
- Wood floating shelves above the sink
- Bathroom vanity will be a Combo kit (cabinet, sink, and top)

Tile

- Tile the backsplash in above sink at wetbar
- Tile the bathroom floor

Painting

- Paint walls, ceiling, and trim
- Paint Exterior

Appliances

• Install under counter beverage fridge

Flooring

- LVP in main room
 - o Coretec Cairo Oak

General Carpentry

- Install towel bars and toilet paper holders
- Install mirror

Landscaping

- Install Slate chips in front of the entry doors approx 7' out
 - o Instal fabric under the chips
- Install a border of rocks along the chips

COST OF CONSTRUCTION: \$78,364
FIXED PRICE CONTRACT 1.26.21

ZONING: R-75 MIN. LOT AREA: 10,000 SF MIN LOT FRONTAGE: 75'

/1/2"RBF

SPLIT-RAIL

NEIGHBORS WOOD FENCE CLEAR

NEIGHBORS

FENCE CLEAR

SIDE - 7.5 FEET REAR -40 FEET

MAXIMUM COVERAGE: 35%

EXISTING LOT COVERAGE: HOUSE-1,196 SF ST00P-22 SF BRICK WALK/STEPS-178 SF SIDE WALK-21 SF PATIO-98 SF WALL-3 SF GARAGE-365 SF DRIVEWAY-558 SF TOTAL-2,441 SF

2,441/9,382=26.0%

EXISTING GARAGE BUILDING TO BE RENOVATED INTO A HOME OFFICE.

GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 81.817 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10.000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILTY FOR THE COMPLETENESS OF THIS DATA.

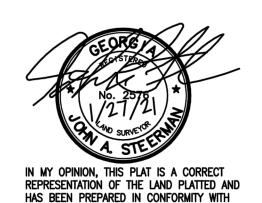
THIS PROPERTY IS SUBJECT TO ALL RIGHT OF ways and easements shown or not shown

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13089C0062K DATED 8/15/19

PROJECT: 55044

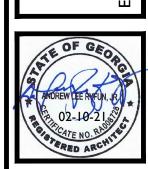
DWG BY: DCP



ALR ARCHITECT

A. LEE RYFUN, Jr. RA 3978 TAMARACK DR NV KENNESAW, GA 3015 P: (678)725-050 E: Lryfun@aol.com

Haydr 1879



RELEASED FOR CONSTRUCTION

REVISIONS

description

1/4" = 1'-0" 02-10-21

SHEET NUMBER

N89*59'00"E

89.79

WALK

35' BL

1 STORY

BRICK

#1879

N/F DEKALB COUNTY

AREA CALCULATIONS

AREA IS CALCULATED FROM EXTERIOR FACE OF EXISTING CMU WALLS: 362.8 SF

CODE INFORMATION

Director: Andrew A. Baker, AICP

Clark Harrison Building

Decatur, GA 30030

Phone: 404.371.2155

DeKalbCountyGA.gov

CEO: Michael Thurmond

330 W. Ponce de Leon Ave.

International Building Code, 2018 Edition, with Georgia Amendments (2020)

Note: The public records referenced Hereon REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND

REFERENCE TO THE SAME DOES NOT AND IS NOT

DEPARTMENT OF PLANNING AND SUSTAINABILITY

INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON

International Residential Code, 2018 Edition, with Georgia Amendments (2020)

International Fire Code, 2018 Edition, with no Georgia Amendments

International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)

International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)

International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)

National Electrical Code, 2017 Edition (No Georgia Amendments)

International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)

International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

2012 NFPA 101- Life Safety Code with State Amendments (2013)

A5.2 - PHOTOS OF PROPERTY

SCOPE OF WORK

DRAWING INDEX

AI - COVER SHEET - SITE PLAN

A5.0 - DISTANCE CALCS. FROM

A5.1 - PHOTOS OF PROPERTY

A4 - BUILDING SECTIONS

A2 - FLOOR PLANS, EXISTING & NEW

A3 - EXISTING and NEW ELEVATIONS

NEIGHBORING HOUSES

THE SCOPE OF THE WORK FOR THIS PROJECT IS TO RENOVATE THE EXISTING DETACHED GARAGE AND TURN IT INTO A HOME OFFICE SPACE WITH BATHROOM. NO KITCHEN RANGE OR STOVE IS IN THE SCOPE OF THE WORK.

NO TREES WILL BE IMPACTED. NO MATERIAL OR EQUIPMENT SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.

THERE WILL BE NO CHANGE TO IMPERVIOUS LOT COVERAGE FOR THIS PROJECT.

THE EXISTING DRIVEWAY SHALL BE USED FOR THE CONSTRUCTION ENTRANCE AND SHALL BE MAINTAINED TO PREVENT MUD AND DUST FROM BEING TRACKED ONTO THE PUBLIC STREET.

INNOVATI

GENERAL NOTES

- I. ALL WORK SHALL BE DONE SATISFACTORILY IN A PROFESSIONAL MANNER SUBJECT TO INSPECTION DURING CONSTRUCTION AND FINAL APPROVAL OF THE ARCHITECT.
- 2. ANY SUBSTITUTION OF MATERIALS OR EQUIPMENT OR ANY ALTERATIONS FROM THE PLANS AND/OR SPECIFICATIONS SHALL BE APPROVED BY THE ARCHITECT IN ADVANCE.
- 3. ALL COLOR SELECTION SHALL BE PERFORMED BY THE ARCHITECT/ OWNER.
- 4. ALL MATERIALS AND INSTALLATIONS SHALL CONFORM TO ALL APPLICABLE CODES.
- 5. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS (INCLUDING DIMENSIONS) AND BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BOTH VERBALLY AND IN WRITING.
- 6. ALL DIMENSIONS ARE TAKEN FROM CENTERLINES OF COLUMNS, FACE OF STUDS OR AS SPECIFICALLY NOTED OTHERWISE.
- 7. ALL DIMENSIONS NOTED AS "CLEAR" SHALL BE TAKEN FROM FINISHED FACES.
- 8. ALL WALLS SHALL BE BRACED OR ANCHORED TO THE STRUCTURE ABOVE AS NECESSARY.

RECESSED LIGHT FIXTURE WALL MOUNTED FIXTURE CEILING MOUNTED FIXTURE/PENDANT GROUND FAULT INTERRUPTER OUTLET DUPLEX OUTLET ABOVE COUNTER SPECIAL PURPOSE OUTLET CEILING FAN W/ LIGHT FIXTURE CEILING FAN W/ LIGHT SWITCH DIMMER LIGHT SWITCH

EXHAUST FAN

CARBON MONOXIDE DETECTOR

ELECTRICAL NOTES:

-CHECK LOCAL CODES FOR MOUNTING HEIGHTS OF ALL ELECTRICAL EQUIPMENT AND DEVICES.

-PROVIDE ADDITIONAL OUTLETS IF NECESSARY TO MEET LOCAL CODES.

-PROVIDE SMOKE AND CARBON MONOXIDE DETECTORS AS NECESSARY TO MEET ALL CODES.

-SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED W/ BATTERY BACK-UP IN THE FOLLOWING LOCATIONS:

-ALL BEDROOMS -OUTSIDE ALL BEDROOM DOORS
-STAIR WELLS -KITCHEN

-HALLWAY -LAUNDRY ROOM
-GARAGES -MECHANICAL ROOM

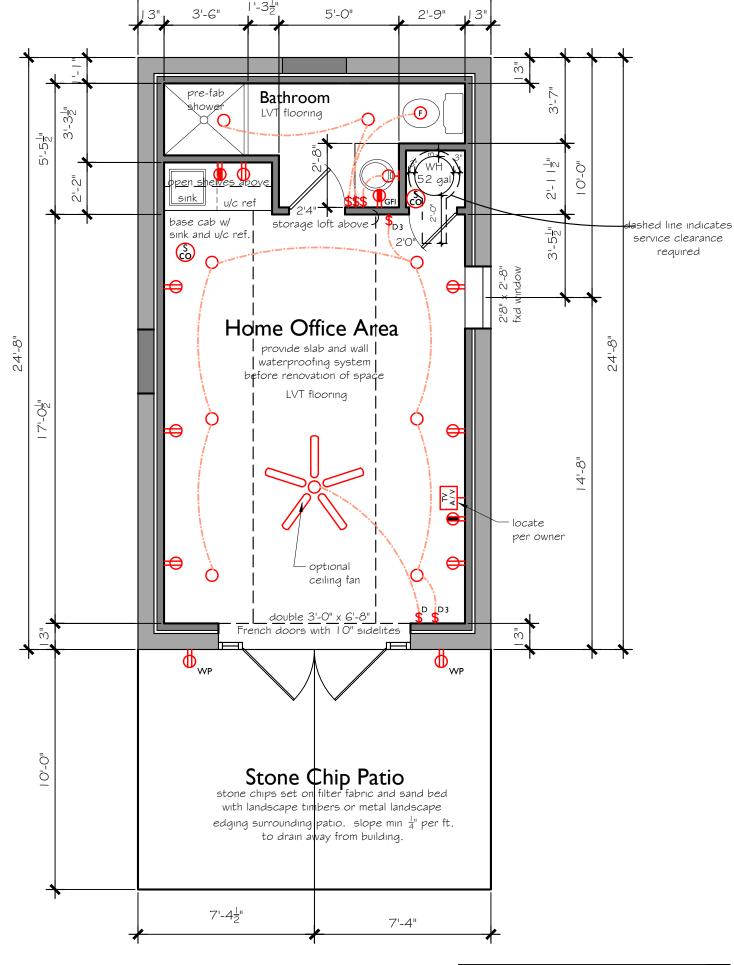
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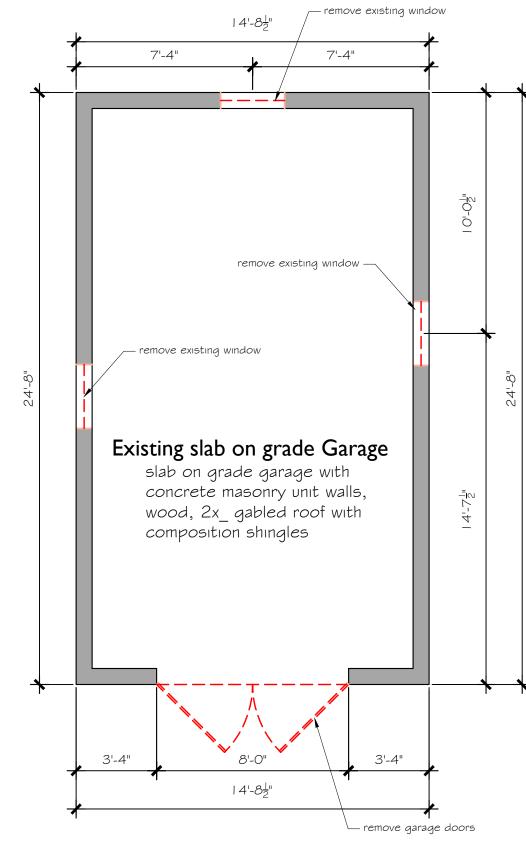
-IF REDUNDANT ELECTRICAL EQUIPMENT IS SHOWN ON PLAN, CONTACT OWNER FOR DIRECTION TO LEAVE AS-IS, OR

TO INSTALL AS SHOWN ON PLAN.

DEMOLITION NOTES

- I. THE DEMOLITION NOTES ON THIS DRAWING ARE PROVIDED SOLELY AS A GUIDE FOR THE CONTRACTOR'S USE IN BIDDING AND BUILDING THE PROJECT. THEY ARE NOT MEANT TO ENCOMPASS ALL ASPECTS OF SELECTIVE DEMOLITION.
- 2. THE CONTRACTOR MUST VISIT THE SITE AND SURVEY ALL CONDITIONS THAT EXIST TO REALIZE THE EXTENT OF THE WORK INVOLVED.
- 3. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN TO PREVENT ANY ACCIDENT FROM OCCURRING DURING DEMOLITION.
- 4. DEMOLITION SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL CODES AND OSHA REGULATIONS.
- 5. REMOVE DEMOLITION REFUSE AS WORK PROGRESSES TO PREVENT ACCUMULATION OF DEBRIS.
- 6. DO NOT OPERATE MECHANICAL VENTILATION EQUIPMENT DURING DEMOLITION WORK IN A MANNER WHICH WOULD INTRODUCE DUST INTO THE SYSTEM. NEVER OPERATE SUCH EQUIPMENT WITH CLOGGED FILTERS OR WITH NO FILTERS. AND RETURN EXPOSED CONSTRUCTION TO NEW APPEARANCE.
- 8. RETURN ALL SALVAGEABLE EQUIPMENT, FIXTURES, ETC., NOT SCHEDULED FOR REUSE, TO THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9. DO NOT DISRUPT UTILITIES TO ADJACENT LOTS/ AREAS EXCEPT WITH THE FULL KNOWLEDGE AND CONSENT OF THE OWNER AND AFFECTED NEIGHBORS.
- 10. VERIFY THE CONDITION OF ALL EXISTING EQUIPMENT, CONSTRUCTION, DEVICES, ETC., WHICH ARE SCHEDULED TO REMAIN. REPORT TO THE OWNER THE EXISTING CONDITIONS.
- I I. IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER SHOULD ANY EXISTING CONDITION BE DISCOVERED DURING DEMOLITION WHICH COULD AFFECT THE TIMELY AND SAFE COMPLETION OF THE REMAINING WORK.





Existing Floor Plan

A2 SCALE: 1/4" = 1'-0"

NO TREES IMPACTED, NO CHANGE TO IMPERVIOUS CALCULATIONS.



NOTE:

<u>DO NOT</u> attach bottom plate of new perimeter stud furring walls to slab and cause damage the slab's waterproofing system.





E: Lryfun@aol.con

Kissick ty, NE alb Co.

An Garage Alteration/Repair for Haydn and Katherine Kiss 1879 Westminster Way, I

24-HOUR CONTACT/CONTRACTOR

Clark Harris
Innovative Construction
3040 Amwiler Rd Suite B
Atlanta, GA 30360

E: charris@innovateatlanta.com P: 404.400.2



RELEASED FOR CONSTRUCTION

REVISIONS

description date

 scale
 I/4" = 1'-0"

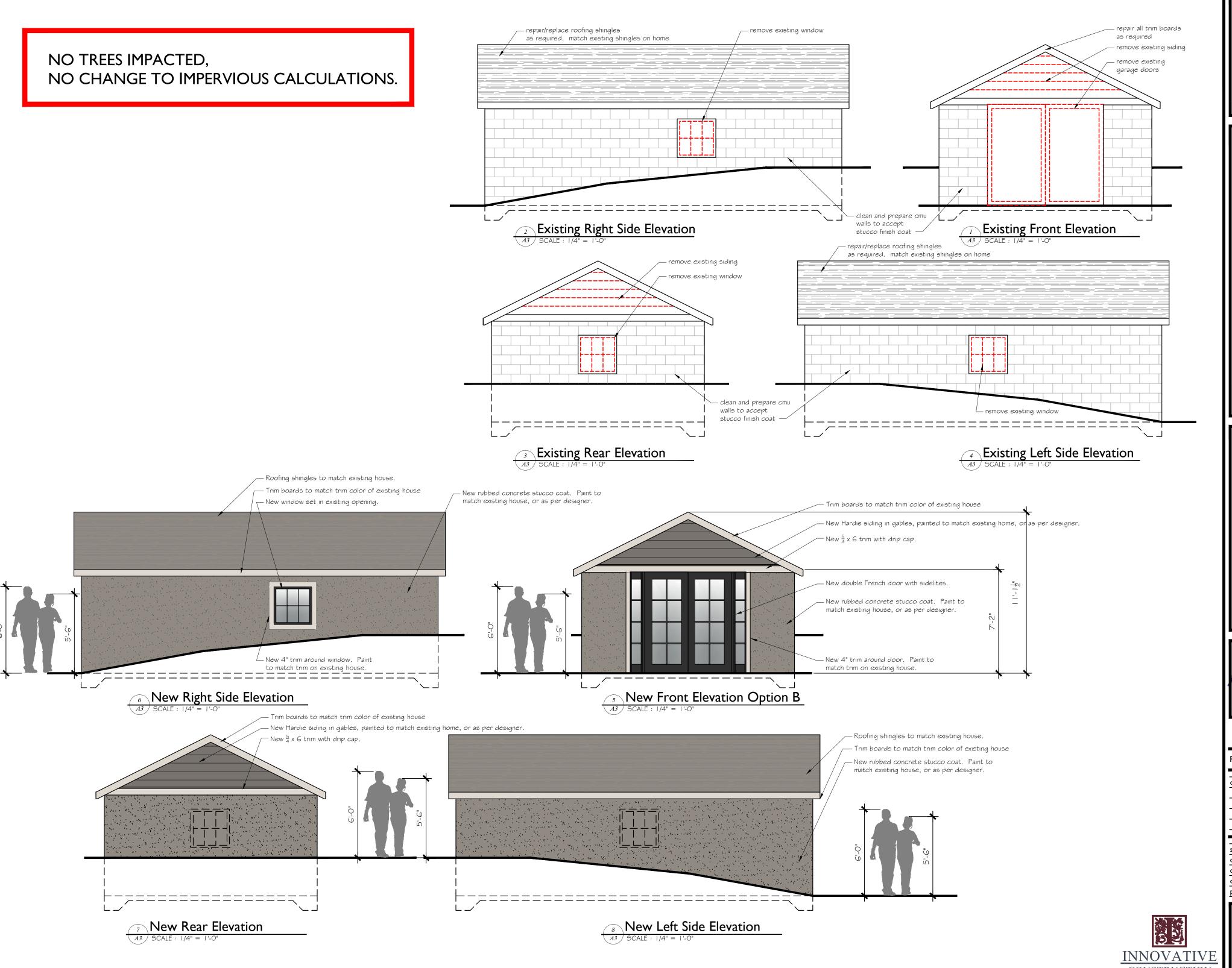
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 checked
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 date
 02-10-21

 project no.
 20580







A. LEE RYFUN, Jr. RA 3978 TAMARACK DR NW KENNESAW, GA 30152 P: (678)725-0500 E: Lryfun@aol.com

> ge Alteration/Repair for: ind Katherine Kissick estminster Way, NE

> > Clark Harris
> > Innovative Construction
> > 3040 Amwiler Rd Suite B
> > Atlanta, GA 30360
> > charris@innovateatlanta.com P: 404,400.2406



RELEASED FOR CONSTRUCTION

REVISIONS

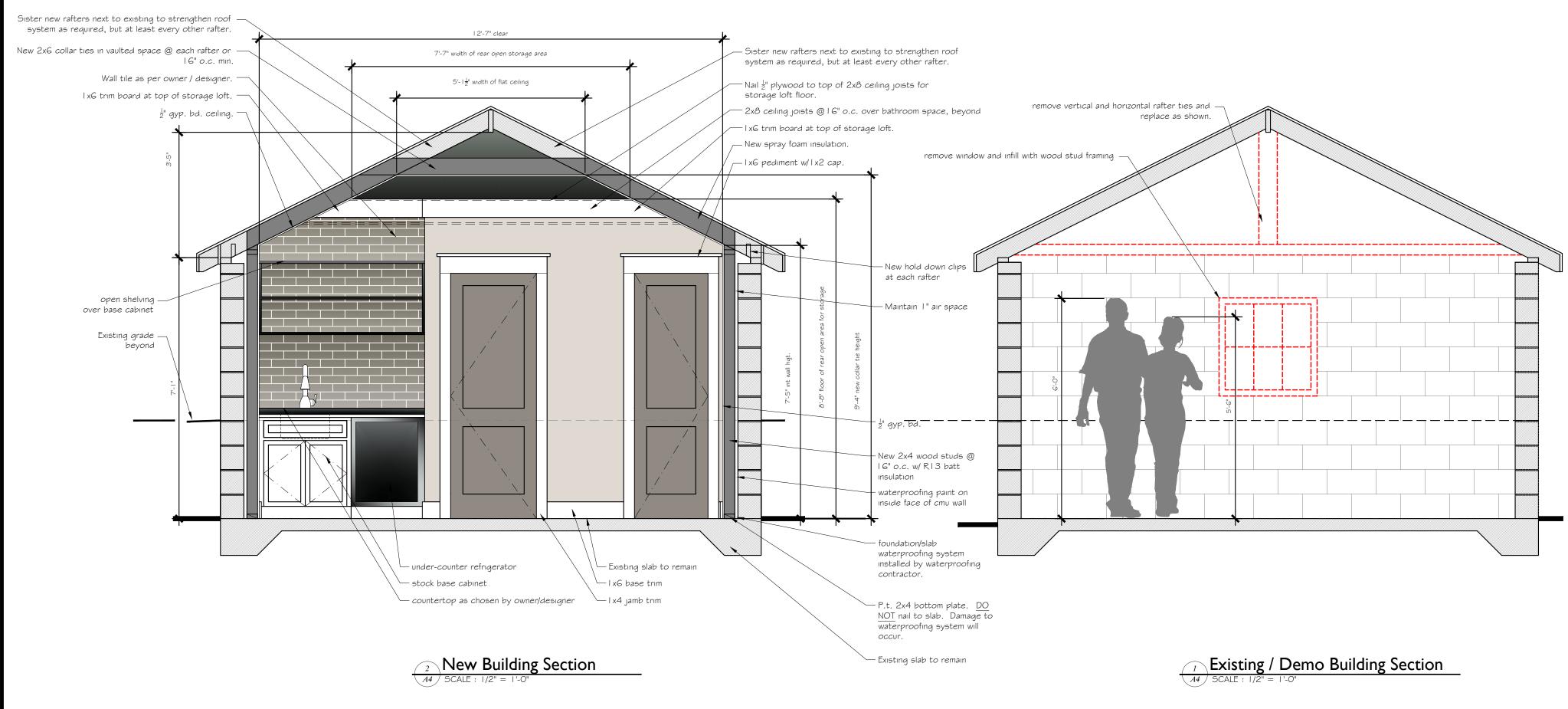
description date

cale 1/4" = 1'-0"

drawn alr checked alr date 02-10-21 project no. 20580

SHEET NUMBER:





An Garage Alteration/Repair for: Haydn and Katherine Kissick 1879 Westminster Way, NE Atlanta, GA 30307 DeKalb Co.

Clark Harris
Clark Harris
Innovative Construction
3040 Amwiler Rd Suite B
Atlanta, GA 30360
E: charris@innovateatlanta.com P: 404.400.240



RELEASED FOR CONSTRUCTION

REVISIONS

description date

scale 1/4" = 1'-0"
drawn alr
checked alr
date 02-10-21

SHEET NUMBER:



NO TREES IMPACTED, NO CHANGE TO IMPERVIOUS CALCULATIONS.

A5.0

DISTANCE FROM NEIGHBORS PROPERTY

HAYDN & KATHERINE KISSICK 1879 WESTMINSTER WAY NE ATLANTA GA 30307



PHOTOS OF EXISTING GARAGE



Front of garage and dirt walkway. Garage is to the left of the back of the main house. New front entry door and slate chips for landing. No concrete.



Back of garage, only scope of work is changing window sash and painting, no excavating, no disturbance of shrubs / trees / ground. No trees impacted.

SHEET NUMBER

A5.2



Main house rear. Garage is to the right in this photo along the fence. No work on main house.