

DeKalb County Historic Preservation Commission

Monday, March 18th, 2024- 6:00 P.M.

Staff Report

Regular Agenda

J. 1961 Westminster Way, Jessica and Tzvetan Tchoukalov. Construct a second story and modify windows. **1246878.**

Built in 1944 (18 051 03 014)

This property is in the Emory Grove Character Area and is not located in a National Register Historic District.

- 04-17 1961 Westminster Way (DH), Chris & Bethann Williams. Rear addition and removal of shed.14577. **Approved.**
- 12-09 1961 Westminster Way (DH), Matthew Strickland and Lyndsey Darrow. Build retaining wall around backyard. 16136. **Approved.**
- 07-10 1961 Westminster Way (DH), Matt Strickland. Erect shed in backyard. 16510. **Approved.**
- 09-10 1961 Westminster Way (DH), Matt Strickland. Add dirt in backyard and build small retaining wall behind the house. 16654. **Approved.**

Summary

March 2024

The applicant proposes a new design to construct a second story addition to the current one-story house. The second story addition will raise the height of the house from roughly 19' to 25' and raise the height of the historic chimney to be visible above the new roofline. The second story will be single addition and composed of two front-facing shed dormers; the dormer on the left of the addition and centered over the main entryway will be larger and include a series of four (4) double-hung windows with 6-over-6 divided lites while the dormer on the right of the addition will be smaller with a single (1) double-hung windows with 6-over-6 divided lites. Nonfunction shutters will be added either side of the windows on the new dormers to match the existing shutters on the first-floor façade.

The second story will be constructed with architectural shingle roofing and the dormers will be constructed with lap siding to match the existing siding on the rear addition and side-gables. The side-gable on the south elevation of the house will be maintained with creation of a false gable with lap siding to match the existing material. Two casement windows with 6-divdied lites will be installed on the south elevation, one in the center of the false side-gable and a second on the back slope of the addition.

In addition to the construction of the second story addition, the applicant also proposes changes to the existing first floor. These changes include replacing the columns of the front porch with new 6" square load bearing wood columns, raising the left-lower roofline to match the right-lower roofline, creating one continuous horizontal lower roofline, and reopening a currently enclosed window on the north elevation of the house.

February 2024

The applicant proposes constructing a second story addition to the current one-story house. The second story will extend the height of the house from roughly 19' to 25' and expand the front porch outward into the front yard. The second story will be composed of two front-facing adjoined shed dormers with two double-hung windows each above the existing front-porch, and another front-facing shed dormer on the left-side of property with two double-hung windows as well. The second story will be constructed of lap siding with architectural shingle roofing. A brick non-functional chimney will be constructed as well, extending out from the adjoining shed dormers above the front porch.

In addition to the construction of the second story addition, the applicant also proposes changes to the front façade of the existing first floor. These changes include replacing the columns of the front porch with new 6" square load bearing wood columns, adding a new window to the front of the property on the far-left corner, and reopening a previously enclosed window on the side of the property.

Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.
- 6.1.4 *Windows* (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.
- 6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out-of-view of public right-of-way—to create this space.
- 7.0 *Additions & New Construction* - Preserving Form & Layout The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings

are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.2 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.
- 7.2.2 *Directional Emphasis* (p67) Guideline - A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.
- 7.2.3 *Shape: Roof Pitch* (p68) Guideline - The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Building Elements* (p68) Guideline - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.
- 7.2.4 *Massing* (p69) Guideline - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.
- 7.2.5 *Proportion* (p70) Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.
- 7.2.6 *Rhythm* (p71) Guideline - New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.
- 7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.
- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will

have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.

- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 14.0 *Emory Grove Character Area: Compatibility* (p122) Guideline - New construction should be compatible with the predominant minimal Traditional/Colonial Revival housing and should reference important building characteristics such as the horizontal directional emphasis, low to moderate roof pitches, brick veneer exteriors, and front facing gables.
- 14.0 *Emory Grove Character Area: Minimal Detail* (p122) Guideline - This house type was meant to have minimal detail and works best when its streamlined appearance is maintained. The minimal traditional character of the Emory Grove house type should be preserved and attempts to "dress up" houses should be discouraged.



Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1961 Westminster Way NE

Applicant: Jessica and Tzvetan Tchoukalov E-Mail: allenajessica@gmail.com

Applicant Mailing Address: 1961 Westminster Way NE, Atlanta, GA 30307

Applicant Phone: 801-602-6782 Fax: _____

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

Owner(s): Jessica Tchoukalov Email: allenajessica@gmail.com

Owner(s): Tzvetan Tchoukalov Email: gulubsce@gmail.com

Owner(s) Mailing Address: 1961 Westminster Way NE, Atlanta, GA 30307

Owner(s) Telephone Number: 801-602-6782

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project:
constructed in 1945

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:

We are adding a second story to our home current one-story home. The second story will contain
The plans also include reopening an existing window on the side of the house and add one window

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 pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-371-2155, e-mail dccullis@dekalbcountyga.gov and rlbragg@dekalbcountyga.gov.

Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".	Y _____	N _____
I have reviewed the DeKalb County Tree Ordinance.	Y _____	N _____
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.	Y _____	N _____

1. General

- Label all drawings with the address of the site, owners' name, and contact phone number. *See typical border sheet.*
- Number all drawings. *See Drawing Index on sheet T1 for numbered drawings.*
- Include a graphic scale on reductions. *See plans for graphic scale.*
- Date all revisions. *See title block on plans for revisions and dates.*
- Indicate all unverified numbers with +/- signs *See plans for dimensions.*
- Include photos of the existing condition of the property. *See sheet EX5 for existing photographs.*

2. Site Plan (existing and proposed) to include:

- Topographical plan with significant trees sized and located; *See Site Plan on sheet T1. (N/A)*
- Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses); *(N/A)*
- Distance between houses; *(N/A)*
- Façade width to finished face of material; *See drawings 01/EX1 & 01/A1.1 for existing & proposed facade dimensions.*
- Grading and elevations across site; *See Site Plan on sheet T1. (N/A)*
- Dirt removal or regrading if more than 18"; *(N/A)*
- Tree protection plan; *(N/A)*
- Tree removal and replacement plan *(N/A)*

3. Driveways and Walkways

- Location and relationship to house; *See Site Plan on sheet T1 for existing driveway & walkway locations. (N/A)*
- Width; *(N/A)*
- Material; *(N/A)*
- Curb cut and apron width *See Site Plan on sheet T1 for existing curb cut and apron width. (N/A)*

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4. Fences & Retaining Walls

- a. Placement on lot; See Site Plan on sheet T1 for existing wood fence placement. (N/A)
- b. Height of fence or wall. If retaining wall, height on both sides; (N/A)
- c. Material; (N/A)
- d. Railing if necessary (N/A)

5. Elevations and Floor Plans: <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, ¼"=1' preferred); See EX1, A1.1 & A1.2 for floor plans drawn to scale at 1/4" = 1'.
- b. House orientation on site plan; See Site Plan on sheet T1 for house orientation.
- c. Scalable elevations for front, rear, left, right; See EX3, EX4, A3.0 & A3.1 for elevations drawn to scale at 1/4" = 1'.
- d. Height, grade to ridge; See dimensions on EX3, EX4, A3.0, A3.1 & A4.0 for existing & proposed height, grade to ridge.
- e. Streetscape comparison showing heights of two flanking houses on each side; See sheet EX5 for photographs.
- f. Height from grade to first floor level at all four corners; See dimensions on EX3, EX4, A3.0 & A3.1 for heights.
- g. Height from grade or finished floor line to eaves at all four corners; See dimensions on A3.0 & A3.1 for eave heights.
- h. Ceiling heights of each floor, indicating if rough or finished; See ceiling height notes on EX3, EX4, A3.0 & A3.1.
- i. Height of space between the ceiling and finished floor above; See typical dormer section on sheet A4.0.
- j. Two people of 5'-6" and 6' height shown; See figures on sheets EX3, EX4, A3.0 & A3.1.
- k. Landscaping plan (N/A)

6. Additions

- a. Placement shown on elevations and floor plan; See A1.1, A1.2, A3.0 & A3.1 for placement of new 2nd floor addition.
- b. Visibility from rights-of-way and paths; Addition is visible from the right of way.
- c. Photos of all facades; See sheet EX5 for existing photographs.
- d. Design proportioned to main house; Yes.
- e. Landscaping plan; (N/A)
- f. Materials and their combinations See proposed elevations on sheets A3.0 & A3.1 for material designation and notes.

7. Roof Plan

- a. Shape and pitch of roof; See Roof Plan, on sheet A1.3, & Elevations, on sheets A3.0 & A3.1, for shape and pitch of roof.
- b. Roofing material; See notes on sheet A1.3, A3.0, A3.1 & A4.0 for roofing materials.
- c. Overhang; See notes on sheet A1.3. New overhang to match existing roof overhang.
- d. Louvers and vents; See notes on sheet A1.3. All new ridges to have continuous ridge vents.
- e. Chimney height and material See notes on sheet A1.3, A3.0 & A3.1 for chimney height & material.

8. Dormers

- a. Construction details provided; See Typical Dormer Section on sheet A4.0.
- b. Shape and size of dormer (show dimensions on drawings); See dormer dimensions on sheet A1.3.
- c. Overhang; See notes on sheet A1.3. New overhang to match existing roof overhang.
- d. Size of window(s), with nominal size of sash (show dimensions on drawings) See window schedule on sheet A3.0.

9. Skylights

- a. Profile; (N/A)
- b. Visibility from right-of-way; (N/A)
- c. Material (plastic lens or glass); (N/A)
- d. Shown in plan and elevation to scale (N/A)

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10. Façade

- a. Consistency in style; **Yes.**
- b. Materials and their combinations **See proposed elevations on sheets A3.0 & A3.1 for material designation and notes.**
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners; **(N/A)**
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor; **See A3.0, A3.1 & A4.0 for heights.**
- e. Detailing: soldier course, brackets, fascia board; water table; **All details to match existing where applicable.**
- f. Height from grade to roof ridge; **See EX3, EX4, A3.0, A3.1 & A4.0 for existing & proposed height from grade to ridge.**
- g. Dimensions, proportions and placement of windows, doors **See Proposed Exterior Elevations on sheets A3.0 & A3.1.**

11. Entrance

- a. Height and width of door; **Existing door to remain is 3'-0" x 6'-8".**
- b. Design of door (e.g., 6-panel, craftsman); **See existing photographs on sheet EX5. (N/A)**
- c. Material of door; **Existing door to remain is wood and glass.**
- d. Overhang; **Existing to remain. (N/A)**
- e. Portico height; **(N/A)**
- f. Size and height of columns or posts; **New columns to match existing size and height. See sheets A1.1, A3.0 & A3.1.**
- g. Railing **Reuse existing wood handrails where applicable. See sheets A1.1, A3.0 & A3.1.**

12. Windows

- a. Consistent with original as well as the area of influence; **Yes.**
- b. Size and proportion similar to original; **Yes. Size of new windows are similar in size & proportion to existing windows.**
- c. Pane orientation and size similar to original; **Yes.**
- d. Type (e.g., double hung, casement); **See window schedule on sheet A3.0.**
- e. Fenestration on walls visible from right-of-way; **Yes.**
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior; **New muntin pattern to match existing. See elevations on sheets A3.0 & A3.1.**
- g. Material of window and any cladding; **See window schedule on sheet A3.0.**
- h. Width of muntins compared to original (show dimensions on drawings); **See typical muntin detail 03/A4.0.**
- i. Shutters or canopies **New shutters to match existing. See elevations on sheets A3.0 & A3.1.**
- j. Dimensions of windows and doors. **See window schedule on A3.0 for new window dimensions. No new exterior doors.**

13. Materials

- a. Show all materials and label them on drawings; **See plans.**
- b. Provide samples of brick or stone; **New brick chimney to match existing brick.**
- c. Provide samples if new or unusual materials **(N/A)**

DEPARTMENT OF PLANNING & SUSTAINABILITY

14. Garages / Accessory Buildings

- a. Visibility from street; (N/A)
- b. Placement on site; (N/A)
- c. Scale, style appropriate for house; (N/A)
- d. Show dimensions on drawings; (N/A)
- e. Materials; (N/A)
- f. Square footage appropriate for lot size; (N/A)
- g. Garage door size and design (N/A)
- h. Show height from grade to eaves and to top of roof (N/A)

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation; See Koblasz & Kennison letter.
- b. Provide photographs of structure to be demolished; See sheet A1.0 for first floor demolition plan.
- c. Provide plan for proposed redevelopment See plans for proposed addition/alteration.

January 19, 2024

Re: 1961 Westminster Way NE
Atlanta, GA 30307

Dear Jessica Allen and Svet Tchoukalov:

Koblasz & Kennison was requested to review if the existing foundation and framing could support the proposed alterations and addition that is outlined in the architecture plans labeled "The Tchoukalov Residence", dated "01/09/2024". A new second level will be added, and a portion of the existing roof will be removed and replaced.

The existing foundation consists of an exterior foundation wall made of clay brick on a brick rubble footing. The existing walls, floors, and ceiling consist of dimensional lumber. It was determined that the existing foundation and framing is adequate to support the additional loading imposed by the 2nd story addition with the modifications that will be outlined in the plans provided by Koblasz & Kennison Engineering at a later date.

This is based on an assumed 2000 PSF allowable bearing capacity per the 2018 IRC with GA amendments.

Please contact me at 404.860.2600 (ext. 704) if you have any questions.

Sincerely,



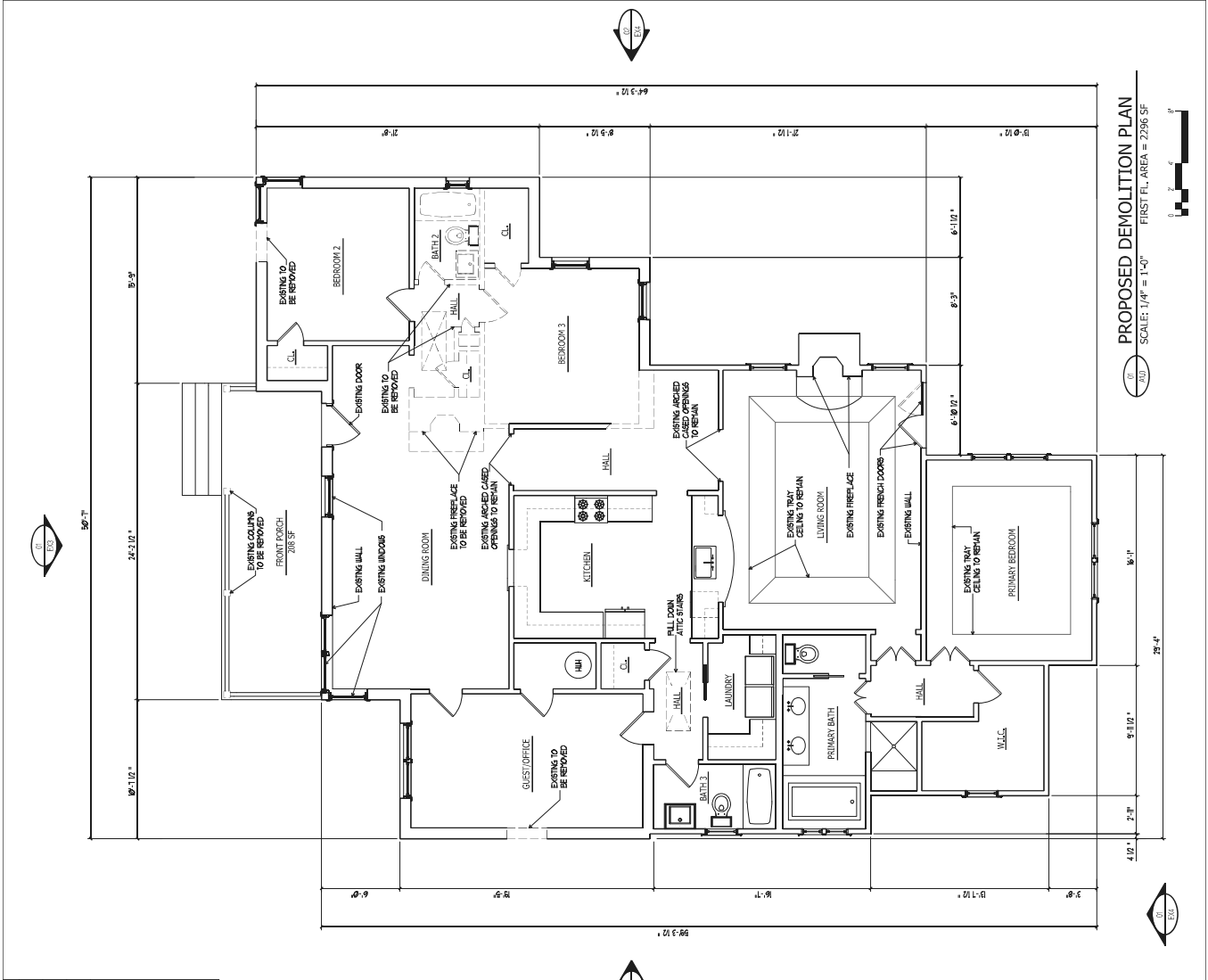
Raman Latorre, EIT
raman@kk-eng.com



January 19, 2024

GENERAL NOTES	DEMOLITION NOTES	WALL SCHEDULE
1. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO DEMOLITION. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA, GEORGIA, ORDINANCE 20-100, AS AMENDED.	1. REMOVE ALL INTERIOR WALLS, CEILING, FLOORING, AND FINISHES. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA, GEORGIA, ORDINANCE 20-100, AS AMENDED.	WALL SCHEDULE
2. FIELD VERIFY EXISTING FINISHES FOR FURTHER REMOVAL. ALL EXISTING FINISHES SHALL BE REMOVED TO THE SUBSTRATE.	2. FIELD VERIFY EXISTING FINISHES FOR FURTHER REMOVAL. ALL EXISTING FINISHES SHALL BE REMOVED TO THE SUBSTRATE.	WALL SCHEDULE
3. ALL EXISTING MATERIALS TO BE REMOVED SHALL BE PROPERLY HANDLED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF ATLANTA, GEORGIA, ORDINANCE 20-100, AS AMENDED.	3. ALL EXISTING MATERIALS TO BE REMOVED SHALL BE PROPERLY HANDLED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF ATLANTA, GEORGIA, ORDINANCE 20-100, AS AMENDED.	WALL SCHEDULE
4. PROVIDE SUFFICIENT BLOCKING UNDER ALL EXISTING MATERIALS TO BE REMOVED TO PREVENT COLLAPSE DURING DEMOLITION.	4. PROVIDE SUFFICIENT BLOCKING UNDER ALL EXISTING MATERIALS TO BE REMOVED TO PREVENT COLLAPSE DURING DEMOLITION.	WALL SCHEDULE
5. INTERIOR ALL PART DETAILS ON ALL NEW WORK AS SHOWN.	5. INTERIOR ALL PART DETAILS ON ALL NEW WORK AS SHOWN.	WALL SCHEDULE

NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS OF WALLS, CEILING, FLOORING, AND FINISHES TO BE REMOVED SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA, GEORGIA, ORDINANCE 20-100, AS AMENDED.



FRANCIS R. IRIZARRY
ARCHITECT
775-262-4378 Fax: 404-353-1301
411 WEST HUNTERD AVENUE SUITE 100, ATLANTA, GA 30309

ARCHITECTS, PLANNERS, & ENGINEERS

DESIGNER
TCHOUKALOV & JESSICA TCHOUKALOV
801-462-6782
tchoukalov@tchoukalov.com

STRUCTURAL ENGINEER
KOBILASH & KENNISON ENGINEERING, P.C.
333 Creakstone Ridge
Woodstock, GA 30188
www.kk-engineering.com



THE TCHOUKALOV RESIDENCE
1961 WESTMINSTER WAY NE
ATLANTA, GA 30307

SINGLE FAMILY RESIDENCE
ALTERATION/ ADDITION

NUMBER	DATE	REVISION
1	01/23/23	ISSUE
2	01/23/23	REVISION
3	01/23/23	REVISION
4	01/23/23	REVISION
5	01/23/23	REVISION
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8	01/23/23	REVISION
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100	01/23/23	REVISION

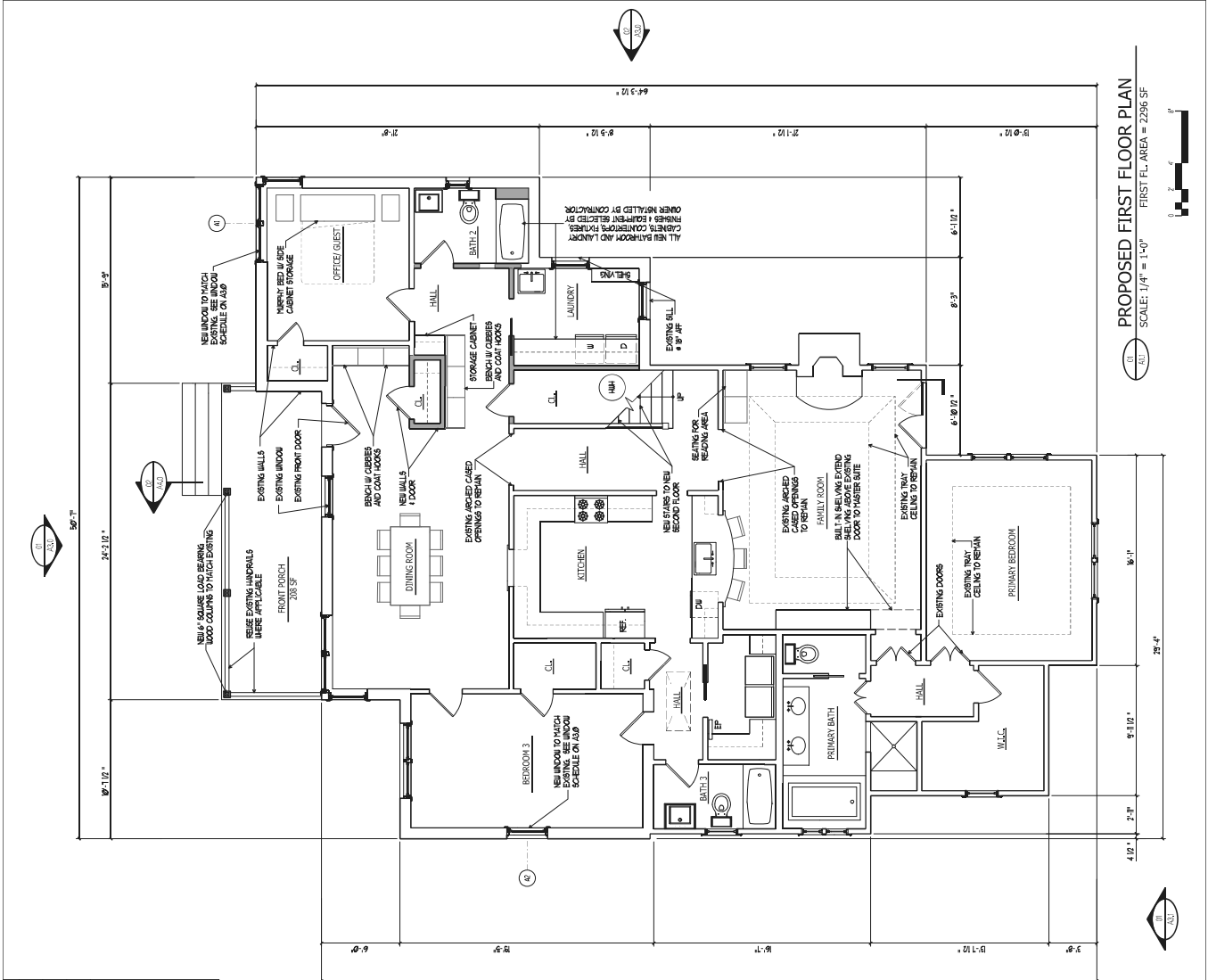
Date	01/23/23
Job Number	2295 SF
Scale	1/4" = 1'-0"
Drawn	FRI
Checked	
Approved	

PROPOSED
DEMOLITION PLAN

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Copyright © 2024, FRANCIS R. IRIZARRY ARCHITECTURE
NOT FOR CONSTRUCTION

GENERAL NOTES	DEMOLITION NOTES	WALL SCHEDULE
1. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK. 2. FIELD VERIFY EXISTING FINISHES FOR PORT BEARINGS. 3. ALL EXISTING BEARINGS TO BE (1) TYPED UP, (2) FIELD VERIFIED, AND (3) FIELD VERIFIED. 4. PROVIDE SUFFICIENT BLOCKING UNDER ALL BEARINGS TO MAINTAIN PROPER SPACING AND ALIGNMENT. 5. PROVIDE SUFFICIENT BLOCKING UNDER ALL BEARINGS TO MAINTAIN PROPER SPACING AND ALIGNMENT. 6. PROVIDE SUFFICIENT BLOCKING UNDER ALL BEARINGS TO MAINTAIN PROPER SPACING AND ALIGNMENT.	1. REMOVE ALL INTERIOR WALLS AND PARTITIONS EXCEPT THOSE INDICATED ON THIS PLAN. 2. REMOVE ALL EXISTING WALLS AND PARTITIONS EXCEPT THOSE INDICATED ON THIS PLAN. 3. REMOVE ALL EXISTING WALLS AND PARTITIONS EXCEPT THOSE INDICATED ON THIS PLAN. 4. REMOVE ALL EXISTING WALLS AND PARTITIONS EXCEPT THOSE INDICATED ON THIS PLAN. 5. REMOVE ALL EXISTING WALLS AND PARTITIONS EXCEPT THOSE INDICATED ON THIS PLAN. 6. REMOVE ALL EXISTING WALLS AND PARTITIONS EXCEPT THOSE INDICATED ON THIS PLAN.	NEUTRAL EXISTING WALLS TO REMAIN EXISTING TO BE REMOVED

NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE OF THE WALL OR TO THE FACE OF THE WALL, AS SHOWN ON THE PLAN.



FRANCIS R. IRIZARRY
STUDIO OF ARCHITECTURE
679-562-6378 Fax: 604-563-1301
411 WEST HUNTERD AVENUE SUITE 100, GAITHERSBURG, MD 20878
ARCHITECTS • INTERIORS • PLANNING

DESIGNER
TCHOUKALOV & JESSICA TCHOUKALOV
TCHOUKALOV ARCHITECTS
801-462-6782
tchoukalov@tchoukalov.com
252-278-1502

STRUCTURAL ENGINEER
KOBILASZ & KENNISON ENGINEERING, P.C.
333 Cranstone Ridge
Woodstock, GA 30188
www.kk-engineering.com

THE TCHOUKALOV RESIDENCE
1961 WESTMINSTER WAY NE
ATLANTA, GA 30307

SINGLE FAMILY RESIDENCE
ALTERATION/ ADDITION

NUMBER	DATE	REVISION
1	01.24.24	REVISED PER CIVIL CONSULTANT
2	02.22.24	REVISED PER ARCHITECT
3	03.22.24	REVISED PER ARCHITECT
4	04.22.24	REVISED PER ARCHITECT
5	05.22.24	REVISED PER ARCHITECT
6	06.22.24	REVISED PER ARCHITECT
7	07.22.24	REVISED PER ARCHITECT
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THE TCHOUKALOV RESIDENCE
1961 WESTMINSTER WAY NE
ATLANTA, GA 30307

SINGLE FAMILY RESIDENCE
ALTERATION/ ADDITION

NUMBER	ISSUE	DATE
1	AS-BUILT PAVING	09.12.23
2	AS-BUILT PAVING	09.12.23
3	SCHEMATIC DESIGN	05.03.23
4	SCHEMATIC DESIGN	09.12.23
5	DESIGN DEVELOPMENT	09.12.23
6	DESIGN DEVELOPMENT REVISED	11.02.23
7	DESIGN DEVELOPMENT REVISED	12.12.23
8	REVISED PDR OR REQUEST	01.02.24

DESIGN
TZYVETAN & JESSICA TCHOUKALOV
TZYVETAN@STUDIOFRA.COM
801-602-6782
galibecce@gmail.com
252-276-1502

STRUCTURAL ENGINEER
KOBILASZ & KENNISON ENGINEERING, P.C.
333 Creakstone Ridge
Woodstock, GA 30188
WWW.K&K-ENG.COM

CALL TO NORTH



THE TCHOUKALOV RESIDENCE
1961 WESTMINSTER WAY NE
ATLANTA, GA 30307

SINGLE FAMILY RESIDENCE
ALTERATION/ ADDITION

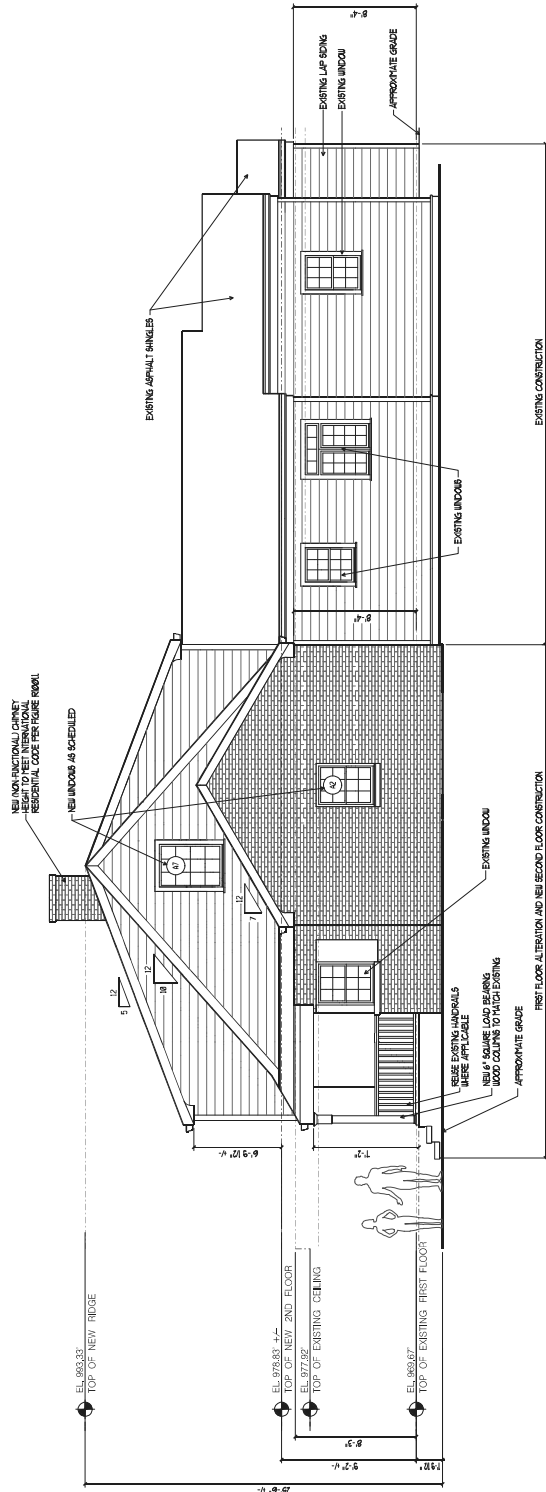
NUMBER	DATE	ISSUE
1	01.24.24	REVISION FOR COUNCIL
2	02.28.24	REVISION FOR COUNCIL
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4	03.01.24	REVISION FOR COUNCIL
5	03.01.24	REVISION FOR COUNCIL
6	03.01.24	REVISION FOR COUNCIL
7	03.01.24	REVISION FOR COUNCIL

Date	01.24.24
Job Number	1961 WESTMINSTER WAY NE
Scale	1/4" = 1'-0"
Drawn	FRI
Checked	
Approved	

PROPOSED
EXTERIOR ELEVATIONS

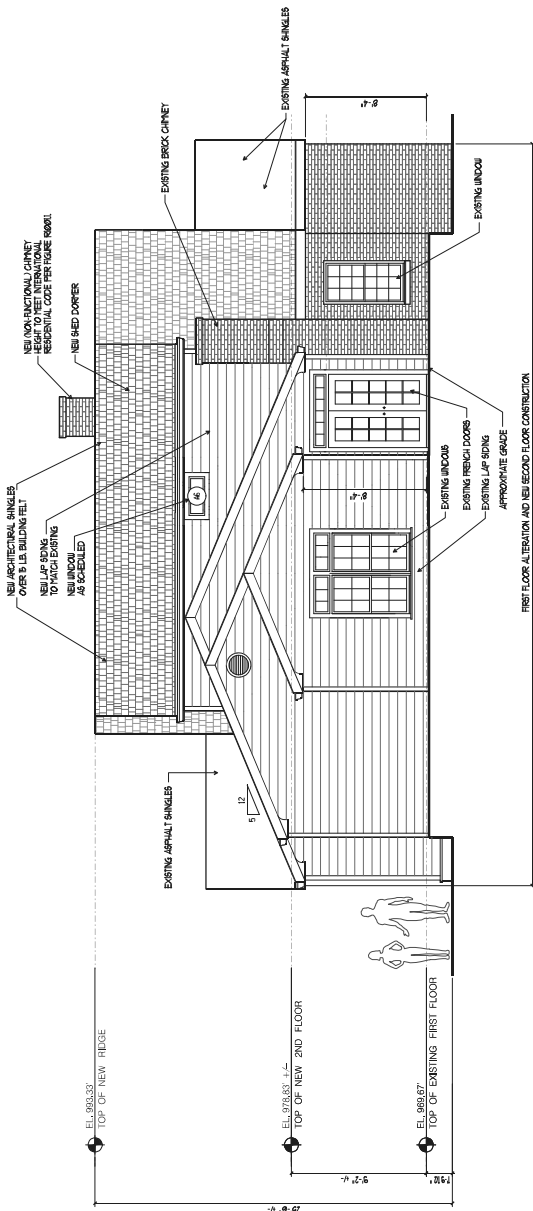
Sheet

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PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

DESIGNER
TYTHERAN & JESSICA TCHOUKALOV
tyttheran@tyttheran.com
801-602-6782
galibecce@gmail.com
252-276-1502

STRUCTURAL ENGINEER
KOBILASZ & KENNISON ENGINEERING, P.C.
333 Creststone Ridge
Woodstock, GA 30188
www.kk-engineering.com

CALL TO NORTH



THE TCHOUKALOV RESIDENCE
1961 WESTMINSTER WAY NE
ATLANTA, GA 30307

SINGLE FAMILY RESIDENCE
ALTERATION/ ADDITION

NUMBER	DATE
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2	04.24
3	06.24
4	09.24
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FRANCIS R. IRIZARRY
STUDIO OF ARCHITECTURE
678-362-6378 Fax: 404-363-1301
411 WEST MONROE AVENUE DECATUR, GA 30030

ARCHITECTS • INTERIORS • PLANNING

DESIGN
TZYVETAN & JESSICA TCHOUKALOV
Tzyvetan@studioofarch.com
801-602-6782
galibecce@gmail.com
225-276-1502

STRUCTURAL ENGINEER
KOBILASZ & KENNISON ENGINEERING, P.C.
333 Creekstone Ridge
Woodstock, GA 30188
www.kk-engineers.com

CALL TO NORTH



THE TCHOUKALOV RESIDENCE
1961 WESTMINSTER WAY NE
ATLANTA, GA 30307

SINGLE FAMILY RESIDENCE
ALTERATION/ ADDITION

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CALLER NORTH



THE TCHOUKALOV RESIDENCE
1961 WESTMINSTER WAY NE
ATLANTA, GA 30307

SINGLE FAMILY RESIDENCE
ALTERATION/ ADDITION[illegible]

Date
Job Number
Scale
Drawn
Checked
Approved

EXISTING
ROOF PLAN

Sheet

EX2

Owners
TZVETAN & JESSICA TCHOUKALOV
jessicaann.saat@gmail.com
801-602-6782
gulubcse@gmail.com
225-276-4502

Structural Engineer
KOBLASZ & KENNISON ENGINEERING, P.C.
333 Creekstone Ridge
Woodstock, GA 30188
support@k-k-eng.com

CALLER NORTH



THE TCHOUKALOV RESIDENCE
1961 WESTMINSTER WAY NE
ATLANTA, GA 30307

SINGLE FAMILY RESIDENCE
ALTERATION/ ADDITION

NUMBER	ISSUE	DATE
1	ASAP PLANS	03.11.03
2	ASAP PLANS	04.03.03
3	SCHEMATIC DESIGN	05.03.03
4	SCHEMATIC DESIGN REVISION	06.03.03
5	DESIGN DEVELOPMENT	06.11.03
6	DESIGN DEVELOPMENT REVISION	11.04.03
7	DESIGN DEVELOPMENT REVISION	12.11.03
8	DESIGN DEVELOPMENT	01.05.04
9	REVISION FOR CONCEPTIST	01.05.04

Date
Job Number
Scale
Drawn
FRI
Checked
Approved

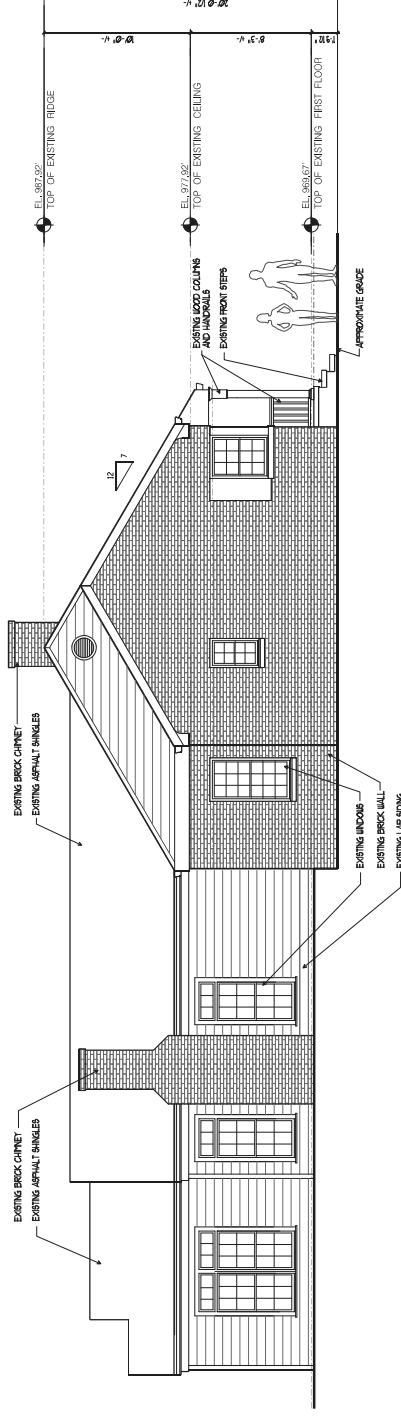
EXISTING
EXTERIOR ELEVATIONS

Sheet

Ex4

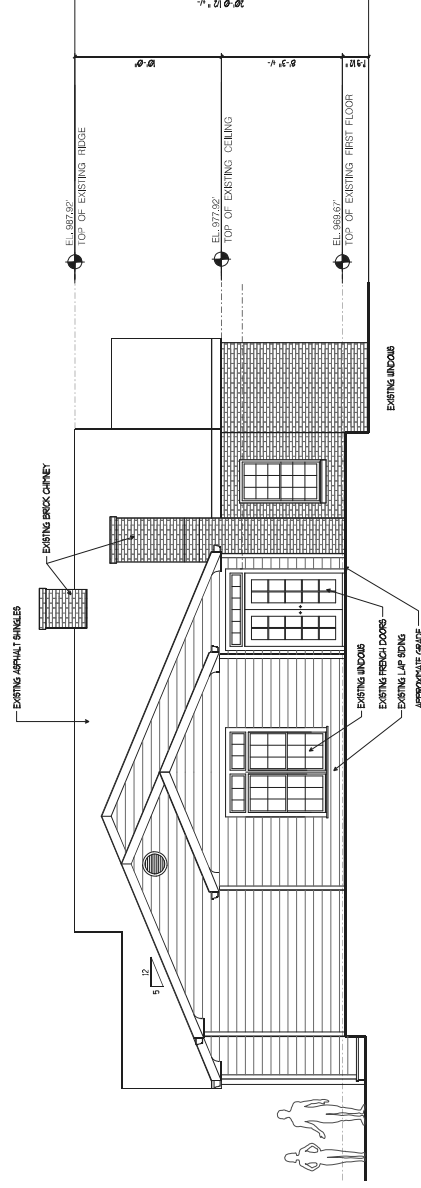
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NOT FOR CONSTRUCTION



EXISTING SOUTH ELEVATION

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



EXISTING WEST ELEVATION

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



FRANCIS R. IRIZARRY
STUDIO OF ARCHITECTURE
678-262-6378 Fax: 404-393-1301
fririzarry@gmail.com
411 West Howard Avenue Decatur, GA 30030

ARCHITECTURE • INTERIORS • PLANNING

DESIGNERS
TZITETIAN & JESSICA TCHOUKALOV
tzitettian@studioofarch.com
601-460-4782
studioofa@gmail.com

STANDARD ENGINEER
KOBALCZ & KENNISON ENGINEERING, P.C.
333 Creststone Ridge
Woodstock, GA 30188
support@kbe-engineer.com



THE TCHOUKALOV RESIDENCE
1961 WESTMINSTER WAY NE
ATLANTA, GA 30307

SINGLE FAMILY RESIDENCE
ALTERATION/ ADDITION

8	REVISED PER CDA CHECKLIST	01-24-24							
7	DESIGN DEVELOPMENT REVIEW	11-24-23							
6	DESIGN DEVELOPMENT REVIEW	11-24-23							
5	DESIGN DEVELOPMENT	06-24-23							
4	SCHEMATIC DESIGN REVIEW	06-24-23							
3	SCHEMATIC DESIGN	06-24-23							
2	SCHEMATIC DESIGN	06-24-23							
1	PERMIT PLANS	03-24-23							
NUMBER	2024								

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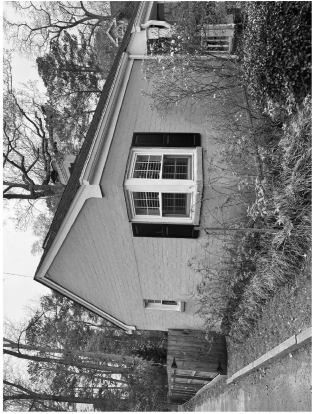
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PHOTOGRAPHS

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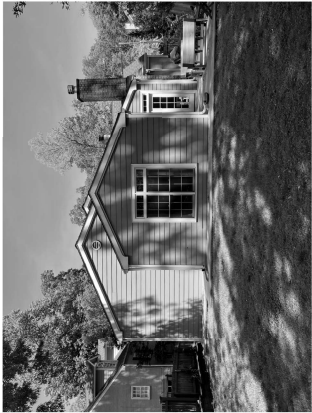
EX5

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NOT FOR CONSTRUCTION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

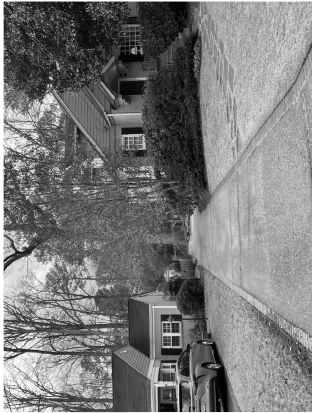


EAST ELEVATION

1961 WESTMINSTER WAY NE



SIDE ELEVATION



FRONT ELEVATION

1957 WESTMINSTER WAY NE

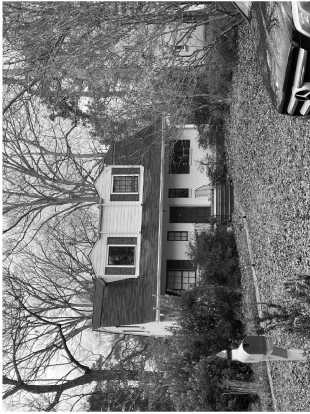


SIDE ELEVATION



FRONT ELEVATION

1973 WESTMINSTER WAY NE



SIDE ELEVATION



FRONT ELEVATION

1960 WESTMINSTER WAY NE

1972 WESTMINSTER WAY NE

FRANCIS R. IRIZARRY
STUDIO OF ARCHITECTURE
678-562-6378 Fax: 404-353-1301
411 WEST HUNTERD AVENUE SUITE 100, ATLANTA, GA 30309

ARCHITECTURAL, INTERIORS, PLANNING

DESIGN
TAVETIAN & JESSICA TCHOUKALOV
TAVETIAN@STOAARCHITECTURE.COM
801-402-6782
gubicec@gmail.com
252-276-1502

STRUCTURAL ENGINEER
KOBILASZ & KENNISON ENGINEERING, P.C.
333 Creakstone Ridge
Woodstock, GA 30188
404-941-5100
www.kk-engineering.com

CALL NORTH



THE TCHOUKALOV RESIDENCE
1961 WESTMINSTER WAY NE
ATLANTA, GA 30307

SINGLE FAMILY RESIDENCE
ALTERATION/ ADDITION

NUMBER	DATE
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