

# DeKalb County Historic Preservation Commission

Monday March 18<sup>th</sup>, 2024- 6:00 P.M.

## *Staff Report*

### Regular Agenda

- P. 2066 North Ponce de Leon Avenue, Marnie Zagranski. Renovate historic home, demolish and construct garage, install pool and garden walls, and extend driveway. **1246932**

Built in 1925; pool built in 1974 – Nonhistoric (15 244 01 001)

This property is in the Druid Hills Character Area 1 and the Druid Hills National Register Historic District.

- 7-23 2066 North Ponce de Leon Avenue, Marnie Zagranski, MPZ Architects, PC. Demolish garage/apartment Rear addition, replace swimming pool and deck, paint house, replace all windows, extend driveway, add retaining walls, and install a rain garden. 1246537 **Part approved, part deferred, part denied**
- 8-23 2066 North Ponce de Leon Avenue, Marnie Zagranski, MPZ Architects, PC. Replace all windows. 1246537 **Approved**

### Summary

Tax records show the garage as having been built in 1939, but staff considers this to be highly unlikely. (Tax records are occasionally incorrect.) Staff's opinion is that the garage was built in the 1960s or later.

The house is about 150' feet from the ROW and 25' above the street on the crest of the hill. Since the house is set on the crest of the ridge most of the previously approved changes will take place behind the ridge and will not be visible from the right-of-way.

The application includes the items approved in July and August 2023 as well as the two new items listed below.

Those approved previously are:

- a) Replace all the windows.
- b) Replace the garage/apartment with an attached garage/pool house. The upper part of the structure will be visible up the driveway.
- c) Build a rear addition. The height of the addition varies from two-stories, to one-story, to one-and-one-half stories.
- d) Replace the swimming pool and deck. The pool has been infilled with soil and planted with grass.
- e) Add rear yard retaining walls.
- f) Extend the driveway to serve the garages.
- g) Remove thirty-six trees behind the house. None of these are overstory trees and most are privet, cedar, cherry, mulberry, pine and similar. The area beyond the construction zone is heavily wooded with oak, hickory, poplar and other overstory trees.

The applicant proposes to:

1. Re-approve those items approved in July and August of 2023. That COA will expire July of this year and the re-approval will extend it until March of next year.

2. Repair the brickwork. Quoting the applicant: *The Owner wants to repair the brick as the mortar has deteriorated and it will become a structural concern during window and roofing replacement and repairs. It all started when we had a roofer review the roof to quote us on repairing it. There is some major interior ceiling damage being caused by water penetrating the roof and parapet walls. When he went on the roof, he said he will attempt to repair the roof because the brick parapet walls were deteriorated and falling apart, and he cannot guarantee the work because the water would easily penetrate through the walls. We had a mason and structural engineer come to review the structural integrity of the brick and they both agreed, the brick walls, mainly the mortar is deteriorated, and the penetration of water is probable. They are concern about the structure. You can see in the video we attached how brittle the mortar is. Therefore, the Owner would like to take down all the brick, any weatherization membrane, ties if any, damaged sheathing, and rebuild the walls back reusing the existing brick. We are removing a good size portion of the brick in the rear enough to were the mason feels good about being able to replace all the brick in the fronts area of the house if some of the brick gets damaged in the removal process.*
3. Replace the slate roof. Quoting the applicant: *During the roofing inspection the roofer noted several slate pieces needed to be replaced, and when the repairs do occur on the roof several of the tiles along the parapet walls would also need to be replaced. The Owner would like to replace the entire slate roof with a new slate roof, using the same colors and pattern as existing in order to avoid obvious repair due to the old versus new.*

#### Recommendation

1. **Approve.** These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.
2. **Deferral.** This is a complicated issue and requires more discussion. If the applicant does not agree to the deferral staff recommends denial based on Guideline 6.1.1.
3. **Denial.** Guideline 6.1.5 says the historic roofing should be preserved. Removal would have substantial adverse effect on the house and district. Staff would recommend to the applicant that highly visible damage should be replaced using slates from elsewhere on the roof and any required modern slate can be used in less visible areas.

#### 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.
- 6.1.1 *Exterior Materials* (p50) Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.
- 6.1.1 *Exterior Materials* (p51) Guideline - Original stucco should be retained to the greatest extent possible without the application of any surface treatment including paint. Stucco facing requires periodic maintenance and should be repaired with a stucco mixture that matches the original material in both appearance and texture.

- 6.1.4 updated Guideline- Existing historic windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware may be repaired or replaced. If repaired or replaced, alterations should be made with in-kind material and in the same design. Historic windows that have separate panes of glass should be replaced with simulated or true divided lights. Non-historic windows should be replaced with in-kind material and design or wood or wood-composite material in the same design. Material exceptions may be made for preexisting aluminum or steel framed windows. 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 - Historic roofing materials, such as clay tile and slate, should be repaired rather than replaced, if at all possible. While repair or replacement with like materials is often considered to be cost prohibitive, it should be remembered that life expectancies of these roofs (slate, 60 to 125 years and longer; clay tile, 100+ years) is considerably greater than most replacement materials. Clay tile and slate roofs are always character-defining features of their buildings; therefore, if replacement is necessary, new materials should match as closely as possible the scale, texture, and coloration of the historic roofing material.
- 6.3 *Accessory Buildings* (p59) Guideline - Garages, garage apartments, and other accessory buildings that have historic or architectural significance should be preserved as significant site elements. Rehabilitation treatments should follow the design guidelines provided in Section 6.1.1 Building Elements and Details. For construction of new accessory buildings see Section 7.0 Additions and New Construction.
- 6.8 *Exterior Colors* (p60) Guideline - The initial painting or other surface treatment of masonry and stucco will be reviewed by the preservation commission, and shall not be precluded if brought in a retroactive application. The specific color of the paint, however, will not be reviewed. Appropriate paint colors are usually related to the style and type of the property in question. (Approved 6-18-2018)
- 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.
- 7.2.1 *Building Orientation and Setback* (p66) Guideline - The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.
- 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.
- 7.2.4 *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.
- 7.2.7 *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.

- 7.2.7 *Scale/Height* (p72) Guideline - A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence. Dominant patterns of cornice lines, string courses, and water tables can be referenced to help create a consistent appearance.
- 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) 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.



Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

### Application for Certificate of Appropriateness

Date submitted: 02.03.24 Date Received: \_\_\_\_\_  
Address of Subject Property: 2066 North Ponce De Leon Avenue, Atlanta, GA 30307  
Applicant: Marnie Zagranski, MPZ Architects, PC E-Mail: Marnie@MPZArchitects.com  
Applicant Mailing Address: 1029 Baldwin Drive, Milton, GA 30009  
Applicant Phone: 404-663-8863

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

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Owner(s): Farah Cook Email: fcook@handprintgroup.com  
Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_  
Owner(s) Mailing Address: 536 Bishop Way NE, Atlanta, GA 30312  
Owner(s) Telephone Number: (202) 247-0729

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1925

Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input type="checkbox"/>
Demolition	<input checked="" type="checkbox"/>	Landscaping	<input checked="" type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input checked="" type="checkbox"/>	Fence/Wall	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

Renovate existing residence by providing all new windows, paint of existing woodtrim and panels, replacement of existing roof with equivalent material, repair deteriorating brick, add an addition to the west, north, and east side existing residence. Remove existing 2-car garage with apartment, and replace with new 2-car garage at front, 2-car garage in the rear, a guest/pool house, and add new addition with living space to the rear of the existing house. Add new pool and garden walls. Extend existing Driveway to rear of new addition.

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](mailto:plansustain@dekalbcountyga.gov) and [pjennings@dekalbcountyga.gov](mailto:pjennings@dekalbcountyga.gov). An incomplete application will not be accepted.

Signature of Applicant: \_\_\_\_\_



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DEPARTMENT OF PLANNING & SUSTAINABILITY

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**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: Farah Cook

being owner(s) of the property at: 2066 North Ponce De Leon Avenue, Atlanta, GA 30307

hereby delegate authority to: Marnie Zagranski, MPZ Architects, PC

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

Signature of Owner(s): 

Date: 2/23/2024

**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.



**September-11, 2023**

**2066 N. PONCE DE LEON AVE NE,  
ATLANTA, GA-30307**

**Subject: Structural Engineering Assessment Inspection and integrity report for the brick veneer at main building of this existing two story with basement single family residential house.**

The site visit has been made in presence of homeowner **Mr. Ralph Cook Jr.** Upon our visit and visual inspection from walking around the house. We have discovered and analyzed based on identified structural deficiencies. We have evaluated the brick structural assessment of the existing brick veneer that we further innovate with this comprehensive report and recommendation.

#### STRUCTURAL INTIGRITY:

Based on owner's request due to deteriorated brick veneer and water leaking at several locations We found the following:

1. Found the 8"x4"x2" brick veneers been used as the siding and cladding for weather protection, are way too old. However, the bricks are strong enough to satisfy more than 3000 psi compressive strength.
2. Found the mortar/grout at the brick joints does not have Cementitious Strength to keep the necessary bonding adhesive strength between the bricks. Found evidence that the mortar deteriorated over time due to natural causes, such as moisture and freezing and thawing cycles. Existing mortars can be taken off by scrapping with straw and ball pen even.
3. Found evidence of Signs of mortar failure at several places such as Disintegration, Cracking, Blistering and Warping. Found evidence of the mortar falling out and water leaking.
4. The existing brick veneer appears as the stacked bricks with tilting condition, can be collapsed by little shake or little vibration. It does not have enough strength to resist the Wind force and out of plan Wind load w/106mph and or out of plan Seismic force w/Category C.
5. Collapsing brick veneer will be causing failure of original structural wood stud backing.

#### RECOMMENDATION:

- It requires to repair, re-strengthen and or replace the brick veneers completely to re-store the structural value of the veneer siding.
- Repair or replace the brick veneer with properly maintaining the IRC-2018, special items are: Weep holes, Air space, Expansion Joints, Lateral Brick Ties onto structural wood stud backing, Mortar Types, Joint Tooling, Flashings and Proper Size Lintels.
- Repair or replacement drawing and design shall be done by professional structural engineer.



# FLEACTO ENGINEERING

*Building the future with ideas...*

4493 Burns Road NW, Lilburn GA-30047  
Phone: 678-979-6464, Email: fleacto@aol.com

## LIMITATIONS

This letter report is for the exclusive use of the designers of the project described herein and may only be applied to this specific project. Our conclusions and recommendations have been prepared using generally accepted standards of Structural Engineering practice in the State of Georgia. No other warranty is expressed or implied. Our firm is not responsible for conclusions, opinions, or recommendations of others. The right to rely upon this letter report and the data within may not be assigned without Fleacto Engineering, LLC. written permission. Our conclusions and recommendations are based upon information furnished us, data obtained from the described exploration and our experience. We note that detailed architectural/building/structural plans, etc., were not available. Certain parts of the structures may have been obscured and inaccessible due to inherent nature of a building. Therefore, the conclusions and recommendations do not reflect variations in structural that may exist elsewhere in the building/Site. Should such variations become apparent during remedial work/construction, it will be necessary to re-evaluate our conclusions and recommendations. If the project conditions should change, the recommendations contained herein, must be considered invalid unless our firm reviews the changes, and our recommendations are either verified or modified in writing.

## CLOSURE

I, the undersigned, do acknowledge full proficiency with the provisions of new codes, other applicable laws and ordinances related to the above-mentioned structural Inspection and recommendation. Any questions please contact Structural Engineer of Fleacto Engineering LLC at 678-979-6464.

Respectfully,  
Stamp/Seal



Date: 09/16/23

Nurudeen Olayiwola/P.E.  
Project Manager  
Fleacto Engineering/www.fleacto.com  
Ph:678-979-6464

# Pemberton Turk Masonry

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6414 Crosscreek Lane  
FLOWERY BRANCH, GA 30542  
(770) 540-2434  
NICOLAS@PEMBERTONTURK.COM

OCTOBER 9, 2023

For the exterior masonry for the site located at 2066 N Ponce De Leon, Atlanta it is our professional opinion that the mortar has lost too much structural integrity to be repaired safely. The best option would be to demo the existing brick where needed, existing brick salvaged, and reinstalled with new mortar, wall ties, and flashing. As it is now the exterior masonry may not be safe to leave without repairs.

Sincerely,

Nicolas Pemberton



# THE COOK HOUSE



2066 North Ponce de Leon Avenue, Atlanta, GA 30307



SEAL

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COOK RESIDENCE - PROPOSED PLANS  
2066 N. PONCE DE LEON AVENUE  
ATLANTA, GEORGIA 30307

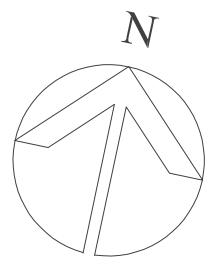
REVIEWS & REVISIONS

02.23.24 Historic Preservation  
02.12.24 Pricing Package  
10.25.23 Demolition House Plans

SHEET TITLE

COVER SHEET  
INDEX OF  
DRAWINGS

PLAN NORTH



JOB NUMBER  
22-034

SHEET NUMBER

A0.0

## INDEX OF DRAWINGS

### LEGEND

INDICATES SHEET INCLUDED IN THIS ISSUE  
REVISION NUMBER  
LATEST ISSUE

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06.23.23	2 OF 10	EXISTING CONDITIONS
06.23.23	3 OF 10	DEMOLITION PLAN
06.23.23	4 OF 10	TREE REMOVAL PLAN
06.23.23	5 OF 10	SITE PLAN
06.23.23	6 OF 10	WALL PLAN
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06.23.23	10 OF 10	NOTES AND DETAILS

02.12.24	A0.1	EXISTING RESIDENCE
02.12.24	A0.2	DOOR AND WINDOW SCHEDULE
02.12.24	A2.0	DEMOLITION AND NEW BASEMENT PLAN
02.12.24	A2.1	DEMOLITION FLOOR PLAN GARAGE
02.12.24	A2.2	DEMOLITION FLOOR PLAN MAIN LEVEL
02.12.24	A1.3	DEMOLITION FLOOR PLAN SECOND LEVEL
02.12.24	A3.0	PROPOSED GARAGE LOWER FLOOR PLAN - GARAGE
02.12.24	A3.1	PROPOSED FLOOR PLAN - MAIN LEVEL - MAIN HOUSE
02.12.24	A3.2	PROPOSED FLOOR PLAN GUEST HOUSE GARAGE LEVEL
02.12.24	A3.3	PROPOSED FLOOR PLAN - SECOND LEVEL - MAIN HOUSE
02.12.24	A3.4	PROPOSED FLOOR PLAN UPPER LEVEL - GARAGE
02.12.24	A4.0	PROPOSED EXTERIOR ELEVATIONS
02.12.24	A4.1	PROPOSED EXTERIOR ELEVATIONS
02.12.24	A4.2	PROPOSED EXTERIOR ELEVATIONS
02.12.24	A5.0	ROOF PLAN
02.12.24	A5.1	ROOF DETAILS



# RESIDENTIAL SITE PLAN FOR:

CityScape Housing  
2066 North Ponce De Leon Avenue,  
Atlanta, Georgia 30307

Being Lot 10, Block "16" of Druid Hills Subdivision  
Land Lots 243 & 244 of the 15th Land District  
DeKalb County, Georgia

## Contacts

OWNER:  
FARAH F COOK  
202-247-0729

DEVELOPER:  
CITYSCAPE HOUSING  
235 PEACHTREE STREET, SUITE 400  
ATLANTA, GA 30303  
404-391-5507

DESIGNER:  
GRANT SHEPHERD & ASSOCIATES, INC.  
735 LONGLEAF BOULEVARD, ST A  
LAWRENCEVILLE, GA 30096  
770-418-9823  
WILLIAM G. SHEPHERD

## Project Narritive

1. Provide site construction staging area
  - 1.1. Truck access - No. 57 stone shall be placed and maintained during construction.
  - 1.2. Concrete wash out basin.
  - 1.3. Haul off dumpster.
2. Provide erosion control measures.
  - 2.1. Place silt fence and tree save fence in accordance with municipal requirements.
3. Demolish existing garage building, garage decks, sun porch, pool, pool deck, brick walls, steps, and back portion of driveway (see Demolition Plan)
4. Remove necessary vegetation and grade lot to accommodate new residence.
5. Construct a 2 story house addition partially on slab and partially on basement
  - 5.1. Establish sanitary sewer & water connection from existing utility lines
6. Add appropriate hardscaping, landscaping, and stabilize grade post construction.
  - 6.1. Lay concrete drive and sidewalk
  - 6.2. Provide green infrastructure to handle storm water runoff from residence (rain gardens).
  - 6.3. Grass all disturbed areas.
  - 6.4. Plant recompense trees.

## Applicable Building Codes

- INTERNATIONAL BUILDING CODE, 2018 ADDITION, WITH GEORGIA AMENDMENTS (2014), (2015), (2017), (2018)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2014), (2015), (2017)
- INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2014)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2014), (2015)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2015)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2014), (2015)
- NATIONAL ELECTRIC CODE, 2017 EDITION, WITH NO GEORGIA AMENDMENTS (EFFECTIVE 1/1/2018)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011), (2012)
- INTERNATIONAL SWIMMING POOL & SPA CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2011) -GEORGIA ACCESSIBILITY CODES
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)



## Erosion Control Notes

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH; DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).

DATE OF PRINT/PDF: 06/21/2023		
No. #	DATE / BY	DESCRIPTION
No. 1	06/21/2023 EP	SITE PLAN SUBMITTAL

Site Layout Plan For:

CityScape Housing  
Site Address: 2066 North Ponce De Leon Avenue, Atlanta, GA 30307  
Being Lot 10, Block "16", of Druid Hills Subdivision  
Land Lots 243 & 244 of the 15th Land District  
DeKalb County, Georgia

COVER

Sheet / Drawing Scale  
N/A  
\*Unless Otherwise Noted\*

GSA Project No.  
22-04-490

Drawn By / Field Crew  
Crew No. 1

EP

Sheet No. 01 OF 10

C.O.A./LSF 000459

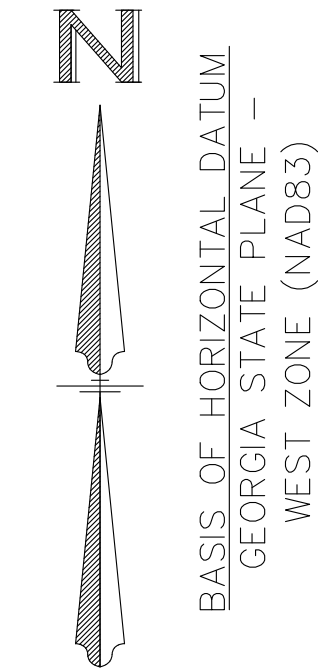
GRANT SHEPHERD & ASSOCIATES, INC.

Construction Layout • GPS Modeling  
Land Surveying • Site Development

735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046  
PHONE: 770.418.9823 FAX: 770.418.9289  
www.gsasurveying.com



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



### Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY RETRACEMENT SURVEY", AND COMPLETED ON "05-27-2022" UTILIZING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
- THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

### Map or Plat 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 surveyor certifies that :  
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY 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. 15-6-67.

PRESENTED BEFORE ME THIS 14 DAY OF JUNE IN THE YEAR OF 2022.

*Seaton G. Shepherd, Jr.*

SEATON G. SHEPHERD, JR., GA RLS No. 2136



DATE OF PRINT/PDF: 06/21/2023		
No. #	DATE / BY	DESCRIPTION
No. 1	06/21/2023 EP	SITE PLAN SUBMITTAL

### Symbols & Abbreviations

PP POWERPOLE	(R) RECORD DATA
GUY WIRE	(M) MEASURED DATA
LIGHT POLE	(C) CALCULATED DATA
STREET LIGHT POLE	R/W RIGHT OF WAY
ELEC. TRANSFORMER	BSL BLDG SETBACK LINE
OHE-OVERHEAD ELECTRIC	BC BACK OF CURB
WATER VALVE	EP EDGE OF PAVEMENT
WATER METER	EC EDGE OF CONCRETE
FIRE HYDRANT	R PROPERTY LINE
SANITARY SEWER PIPING	D.E. DRAINAGE EASEMENT
SEWER MANHOLE	L.E. LANDSCAPE EASEMENT
CLEAN OUT	S.S.E. SANITARY SEWER ESMT
STORM DRAIN PIPING	IPS IRON PIN SET
STORM DRAIN MANHOLE	RBF REBAR FOUND
STORM INLET	CTP CRIMP TOP PIPE
CURB INLET	OTP OPEN TOP PIPE
DROP INLET	P.O.C. POINT OF COMMENCEMENT
FENCE LINE	P.O.B. POINT OF BEGINNING
SIDEWALK	IRON PIN FOUND
TREE	IRON PIN SET
T.B.M. TEMPORARY BENCH MARK	P.K. NAIL FOUND
	P.K. NAIL SET
	FND X MARK / SCRIBE
	SET X MARK / SCRIBE

### Map or Plat and Survey References

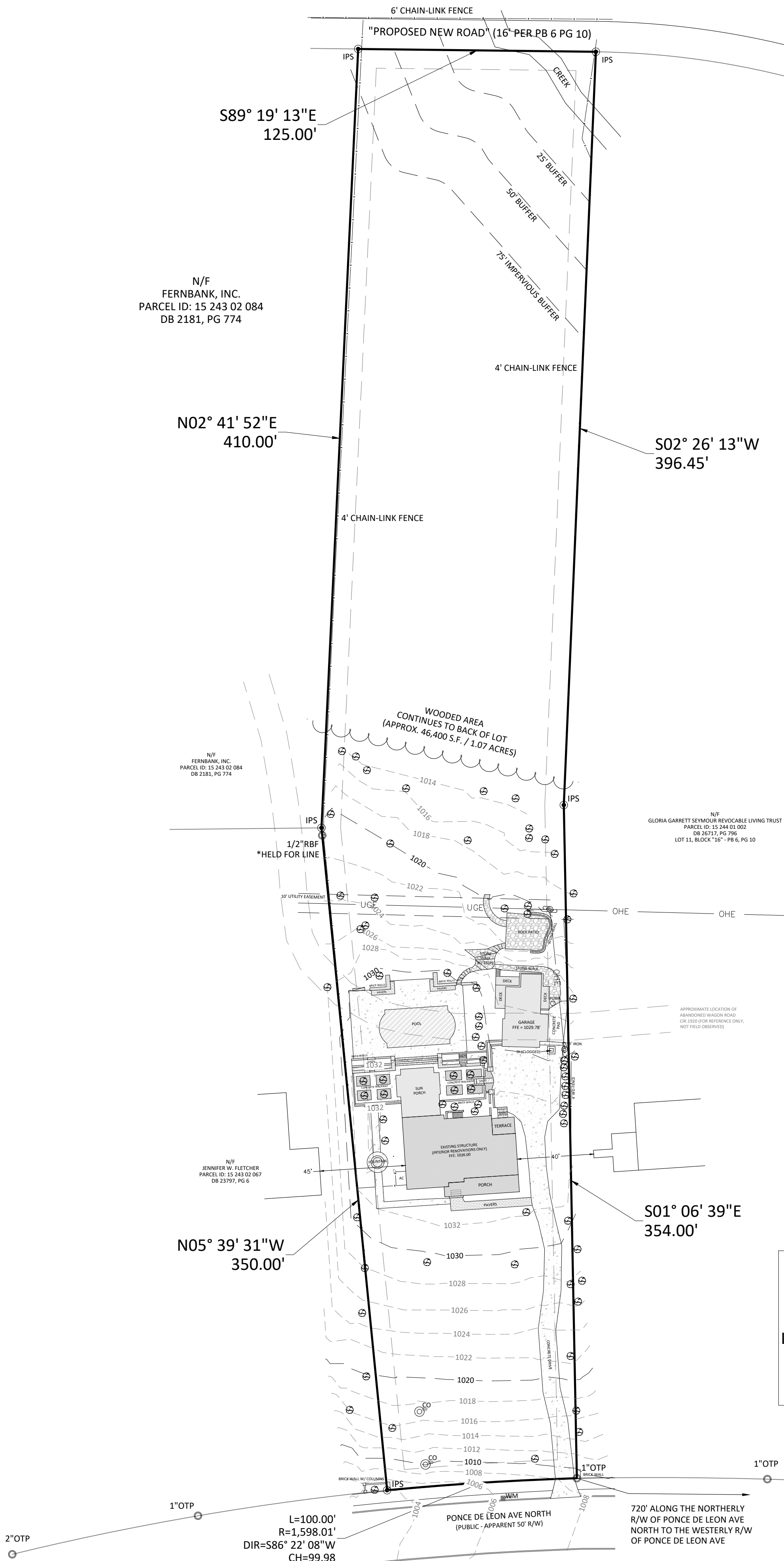
- PLAT BOOK 6, PAGE 10, DEKALB COUNTY, GEORGIA PUBLIC RECORDS.

### Map or Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 333,737 FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF NAVD83, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK. VERTICAL RELIEF SHOWN HEREIN BY 2' CONTOUR INTERVALS.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLES SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

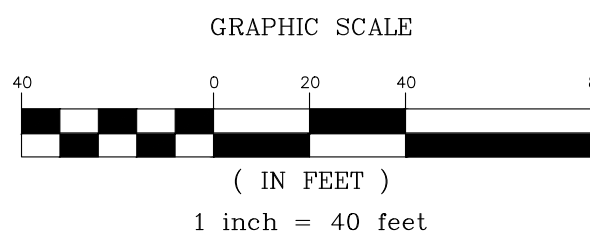
### Utility Notes

- THE UTILITIES SHOWN HEREIN ARE BASED ON (VISIBLE OBSERVATIONS) / (LOCATION OF MARKINGS PROVIDED BY: )
- THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
- AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.



### FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C0064K, CONTAINING A LATEST DATE OF 08-15-2019. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

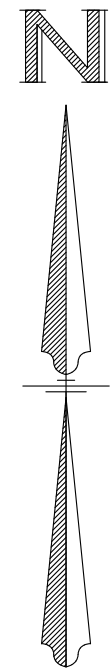


Site Layout Plan For:  
CityScape Housing  
2066 North Ponce De Leon Avenue, Atlanta, GA 30307  
Being Lot 10, Block "16", of Druid Hills Subdivision  
Land Lots 243 & 244 of the 15th Land District  
DeKalb County, Georgia

### EXISTING CONDITIONS

Sheet / Drawing Scale	1" = 40'
*Unless Otherwise Noted*	
GSA Project No.	22-04-490
Drawn By / Field Crew	Crew No. 1
IWW	
Sheet No.	02 OF 10

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PHONE: 770.418.9823 FAX: 770.418.9289  
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BASIS OF HORIZONTAL DATUM  
GEORGIA STATE PLANE -  
WEST ZONE (NAD83)

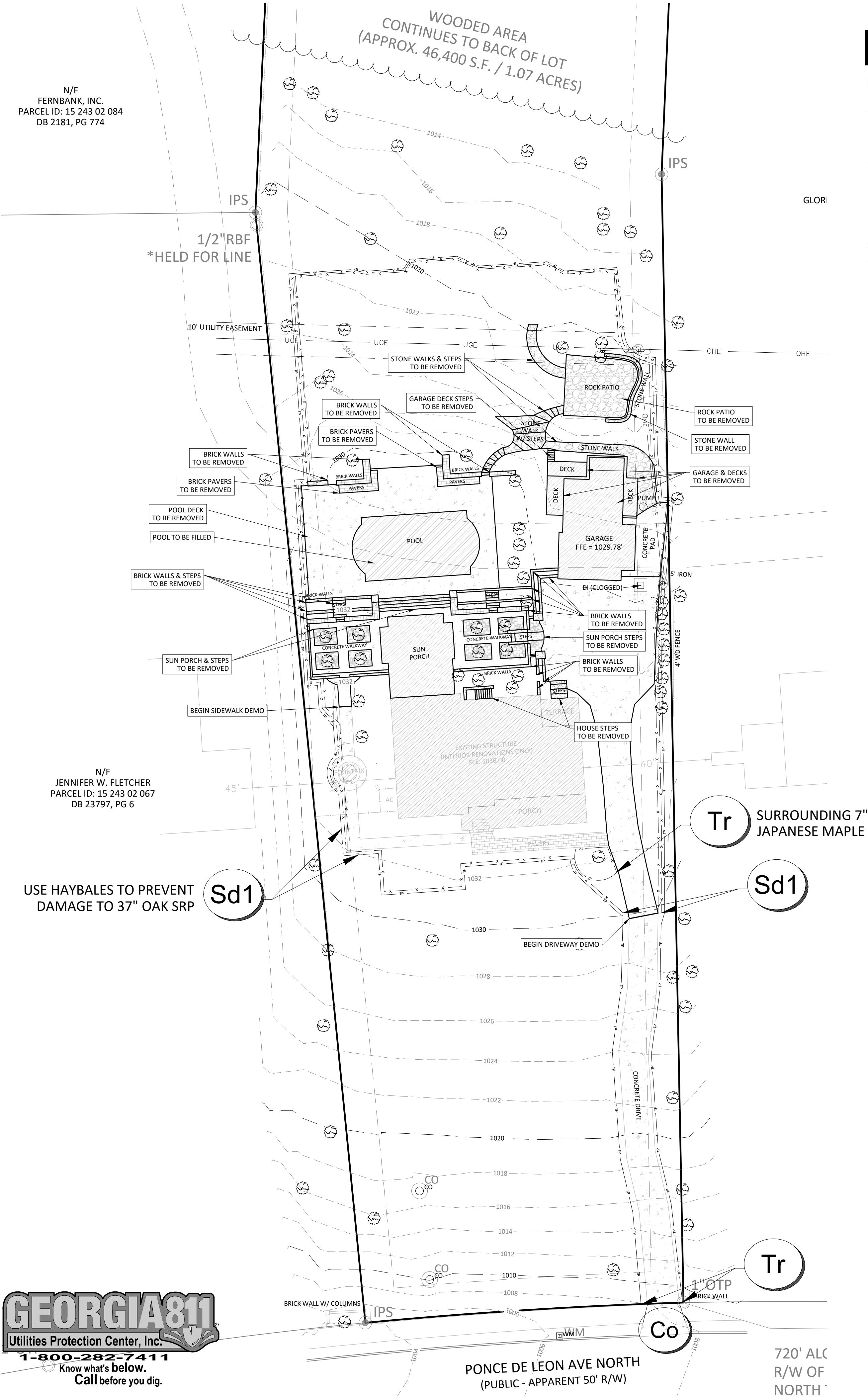
N/F  
FERNBANK, INC.  
PARCEL ID: 15 243 02 084  
DB 2181, PG 774

N/F  
JENNIFER W. FLETCHER  
PARCEL ID: 15 243 02 067  
DB 23797, PG 6

USE HAYBALES TO PREVENT  
DAMAGE TO 37" OAK SRP



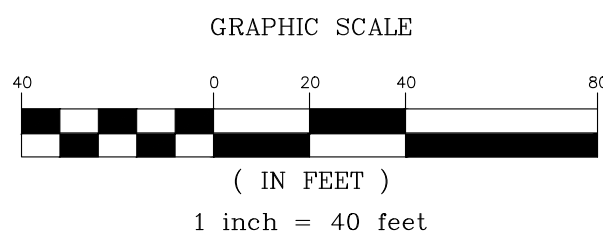
DATE OF PRINT/PDF: 06/21/2023		
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### Lot Coverage

#### EXISTING IMPERVIOUS AREA TO BE REMOVED

AREA	SQUARE FOOTAGE	ESTIMATED DEBRIS
DRIVEWAY	1,973 S.F.	1,973 C.F.
CONCRETE PAD	213 S.F.	213 C.F.
HOUSE STEPS	44 S.F.	75 C.F.
SUN PORCH & STEPS	1,243 S.F.	1,243 C.F.
BRICK WALLS	316 S.F.	1,264 C.F.
BRICK PAVERS	77 S.F.	34 C.F.
POOL DECK	1,418 S.F.	1,418 C.F.
POOL	738 S.F.	750 C.F.
GARAGE	740 S.F.	2,000 C.F.
GARAGE DECKS	200 S.F.	250 C.F.
GARAGE DECK STEPS	8 S.F.	10 C.F.
STONE WALKS & STEPS	443 S.F.	450 C.F.
ROCK PATIO	389 S.F.	400 C.F.
STONE WALL	36 S.F.	144 C.F.
TOTAL	7,838 S.F.	10,224 C.F.



### Site Layout Plan For:

CityScape Housing  
Site Address: 2066 North Ponce De Leon Avenue, Atlanta, GA 30307  
Being Lot 10, Block "16", of Druid Hills Subdivision  
Land Lots 243 & 244 of the 15th Land District  
DeKalb County, Georgia

#### DEMOLITION PLAN

Sheet / Drawing Scale

1" = 40'

\*Unless Otherwise Noted\*

GSA Project No.

22-04-490

Drawn By / Field Crew

Crew No. 1

EP

Sheet No.

03

OF

10

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## Tree Inventory

## ON-SITE TREES

NO	SIZE & SPECIES	STATUS	CRZ IMPACT
1)	5" JAPANESE MAPLE	SAVED	0 %
2)	40" ELM	SAVED	0 %
3)	24" OAK	SAVED	0 %
4)	3"/4"/5" DOGWOOD	SAVED	0 %
5)	3"/3"/3"/4" CRAPE MYRTLE	SAVED	0 %
6)	3"/3"/3"/4" CRAPE MYRTLE	SAVED	0 %
7)	7" JAPANESE MAPLE	SAVED	0 %
8)	3"/4" PRIVET	REMOVED	N/A
9)	3"/4" PRIVET	REMOVED	N/A
10)	4" PRIVET	REMOVED	N/A
11)	2"/3"/3"/3" PRIVET	REMOVED	N/A
12)	3"/3"/3"/4" PRIVET	REMOVED	N/A
13)	3"/4" PRIVET	REMOVED	N/A
14)	4" PRIVET	REMOVED	N/A
15)	4" PRIVET	REMOVED	N/A
16)	4" PRIVET	REMOVED	N/A
17)	4" PRIVET	REMOVED	N/A
18)	4" PRIVET	REMOVED	N/A
19)	4" PRIVET	REMOVED	N/A
20)	4" PRIVET	REMOVED	N/A
21)	4" PRIVET	REMOVED	N/A
22)	8" CEDAR	REMOVED	N/A
23)	8" CEDAR	REMOVED	N/A
24)	12" CEDAR	REMOVED	N/A
25)	12" CEDAR	REMOVED	N/A
26)	7"/8" CEDAR	REMOVED	N/A
27)	8" CEDAR	REMOVED	N/A
28)	8" CEDAR	REMOVED	N/A
29)	8"/8" CEDAR	REMOVED	N/A
30)	14" CEDAR	REMOVED	N/A
31)	14" CEDAR	REMOVED	N/A
32)	14" CEDAR	REMOVED	N/A
33)	14" CEDAR	REMOVED	N/A
34)	10" CEDAR	REMOVED	N/A
35)	12" CEDAR	REMOVED	N/A
36)	24" CHERRY	REMOVED	N/A
37)	27" CHERRY	REMOVED	N/A
38)	27" PINE	REMOVED	N/A
39)	2"/2"/2" LAUREL	REMOVED	N/A
40)	16" PINE	REMOVED	N/A
41)	4" LAUREL	REMOVED	N/A
42)	12" MULBERRY	REMOVED	N/A
43)	4" REDBUD	REMOVED	N/A
44)	8" MULBERRY	REMOVED	N/A
45)	30" POPLAR	SAVED	13.3 %
46)	12" POPLAR	SAVED	0 %
47)	8"/10" PIGNUT HICKORY	SAVED	5.9 %
48)	16" GUM	SAVED	0 %
49)	34" POPLAR	SAVED	0 %
50)	12" HICKORY	SAVED	0 %
51)	28" POPLAR *	SAVED *	32.6 % *
52)	30" POPLAR *	SAVED *	24.0 % *
53)	37" OAK	SAVED	0 %
54)	42" OAK	SAVED	4.9 %
55)	12" HICKORY	SAVED	0 %
56)	12" HICKORY	SAVED	0 %
57)	24" POPLAR	SAVED	0 %

\* TREE PRESCRIPTION REQUIRED

## OFF-SITE TREES

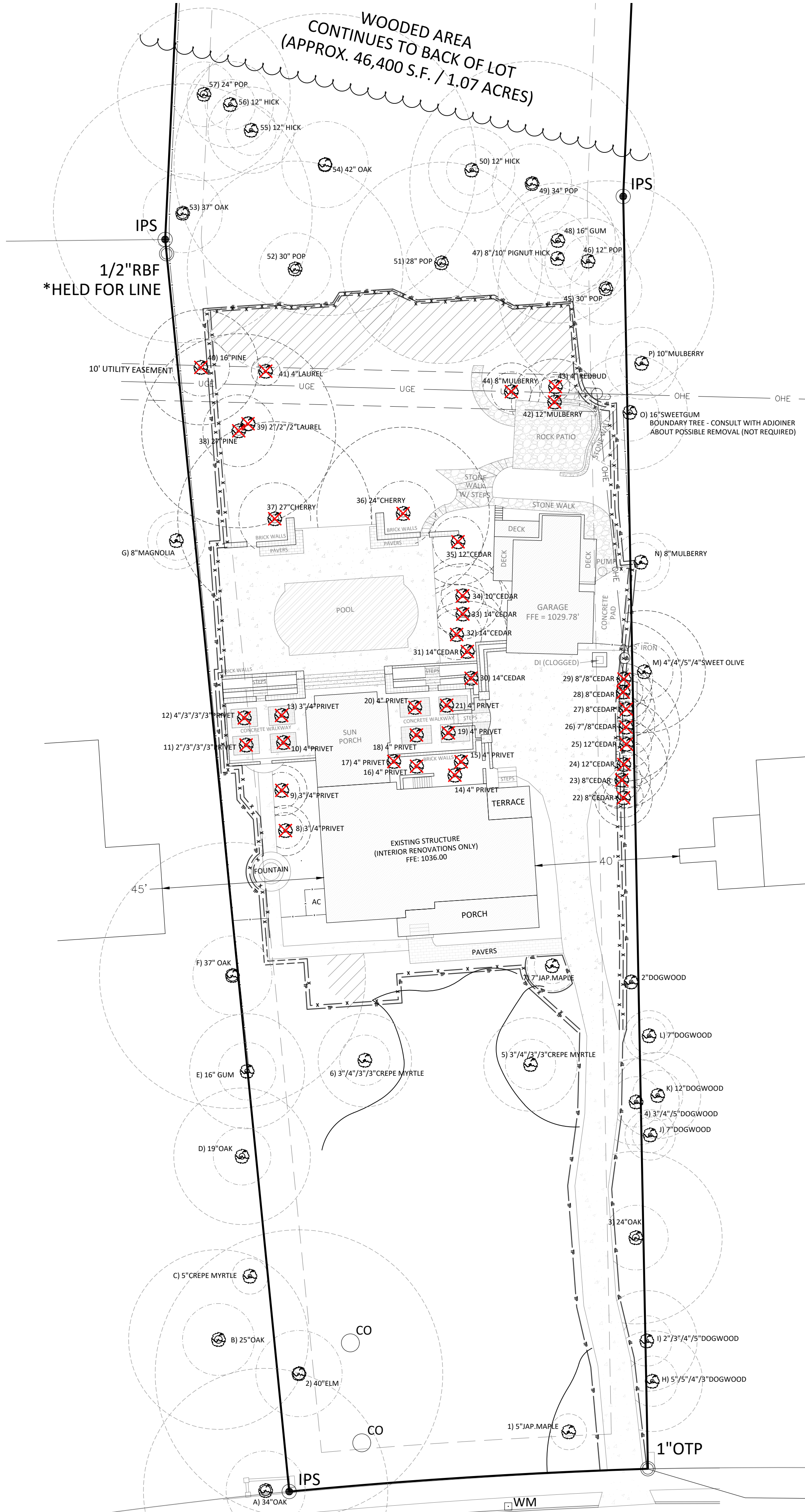
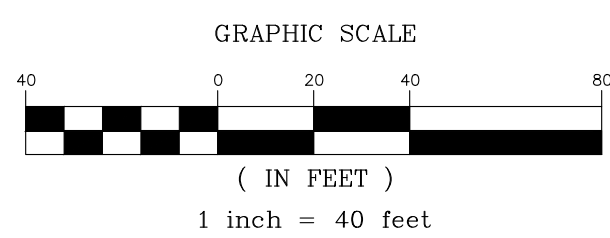
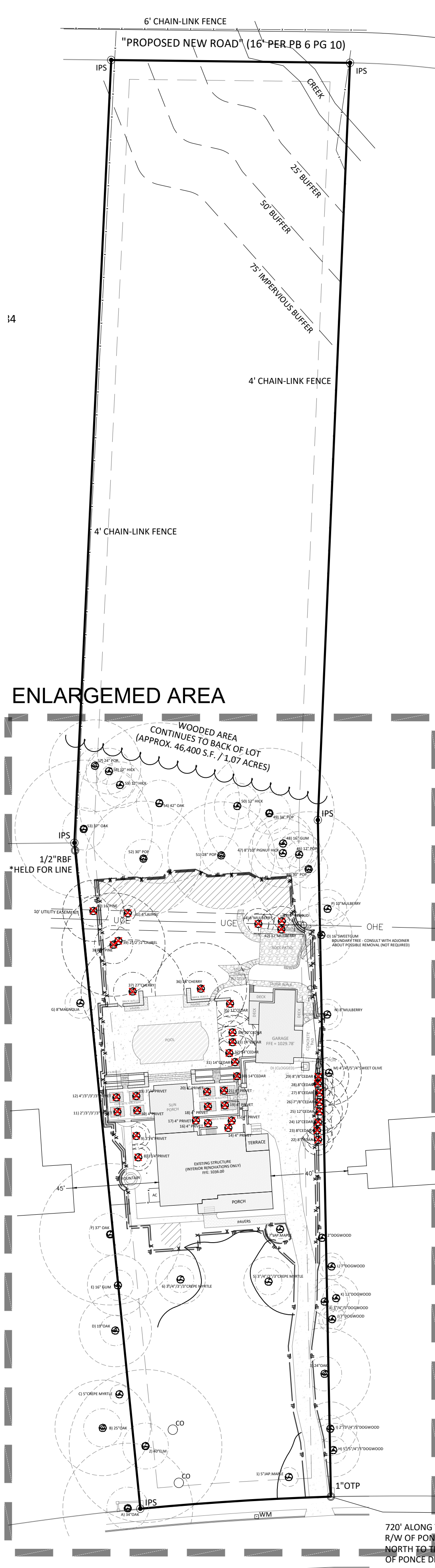
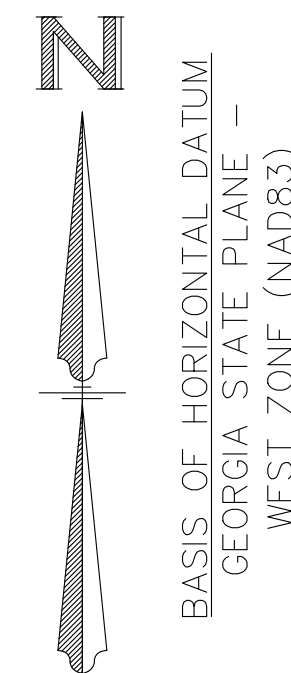
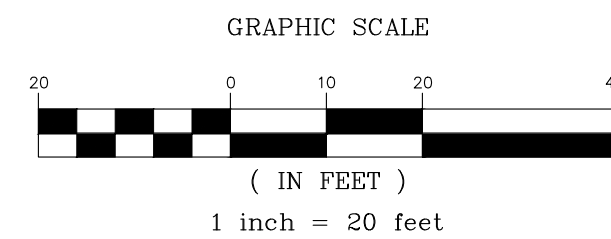
NO.	SIZE & SPECIES	STATUS	CRZ IMPACT
A)	34" OAK	SAVED	0 %
B)	25" OAK	SAVED	0 %
C)	5" CRAPE MYRTLE	SAVED	0 %
D)	19" OAK	SAVED	0 %
E)	16" GUM	SAVED	0 %
F)	37" OAK	SAVED	3.6 %
G)	8" MAGNOLIA	SAVED	0 %
H)	3"/4"/5"/5" DOGWOOD	SAVED	0 %
I)	2"/3"/4"/5" DOGWOOD	SAVED	0 %
J)	7" DOGWOOD	SAVED	0 %
K)	12" DOGWOOD	SAVED	0 %
L)	7" DOGWOOD	SAVED	0 %
M)	4"/4"/4"/5" SWEET OLIVE	SAVED	0 %
N)	8" MULBERRY	SAVED	0 %
O)	16" SWEETGUM	SAVED	15.9 %
P)	10" MULBERRY	SAVED	0 %

DATE OF PRINT/PDF: 06/21/2023

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## ENLARGED AREA

720' ALC  
R/W OF  
NORTH "

Site Layout Plan For:  
CityScape Housing  
Site Address: 2066 North Ponce De Leon Avenue, Atlanta, GA 30307  
Being Lot 10, Block "16", of Druid Hills Subdivision  
Land Lots 243 & 244 of the 15th Land District  
DeKalb County, Georgia

## TREE REMOVAL PLAN

Sheet / Drawing Scale

1" = 20'

\*Unless Otherwise Noted\*

GSA Project No.

22-04-490

Drawn By / Field Crew

Crew No. 1

EP

Sheet No.

04

OF

10

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Lot Coverage

EXISTING LOT COVERAGE TO REMAIN

AREA	SQUARE FOOTAGE	LOT PERCENTAGE
HOUSE	1,858 S.F.	2.0 %
PORCH	330 S.F.	0.4 %
TERRACE	103 S.F.	0.1 %
PAVER WALKWAY	207 S.F.	0.2 %
CONCRETE WALKWAY & FOUNTAIN	345 S.F.	0.4 %
TERRACE STEPS	29 S.F.	0.0 %
DRIVEWAY (REMAINING PORTION)	1,137 S.F.	1.3 %
TOTAL	4,009 S.F.	4.4 %

PROPOSED LOT COVERAGE

AREA	SQUARE FOOTAGE	LOT PERCENTAGE
HOUSE ADDITION	4,616 S.F.	5.1 %
DRIVEWAY / MOTOR COURT	4,944 S.F.	5.4 %
REAR PATIO	1,080 S.F.	1.2 %
REAR PATIO STEPS (TO SUN DECK)	139 S.F.	0.2 %
REAR PATIO STAIRS (TO DRIVEWAY)	55 S.F.	0.1 %
SUN DECK	1,377 S.F.	1.5 %
POOL & SPLASH-PAD	534 S.F.	0.6 %
SUN DECK STAIRS (TO BACKYARD)	96 S.F.	0.1 %
TOTAL	12,842 S.F.	14.1 %

TOTAL EXISTING & PROPOSED LOT COVERAGE

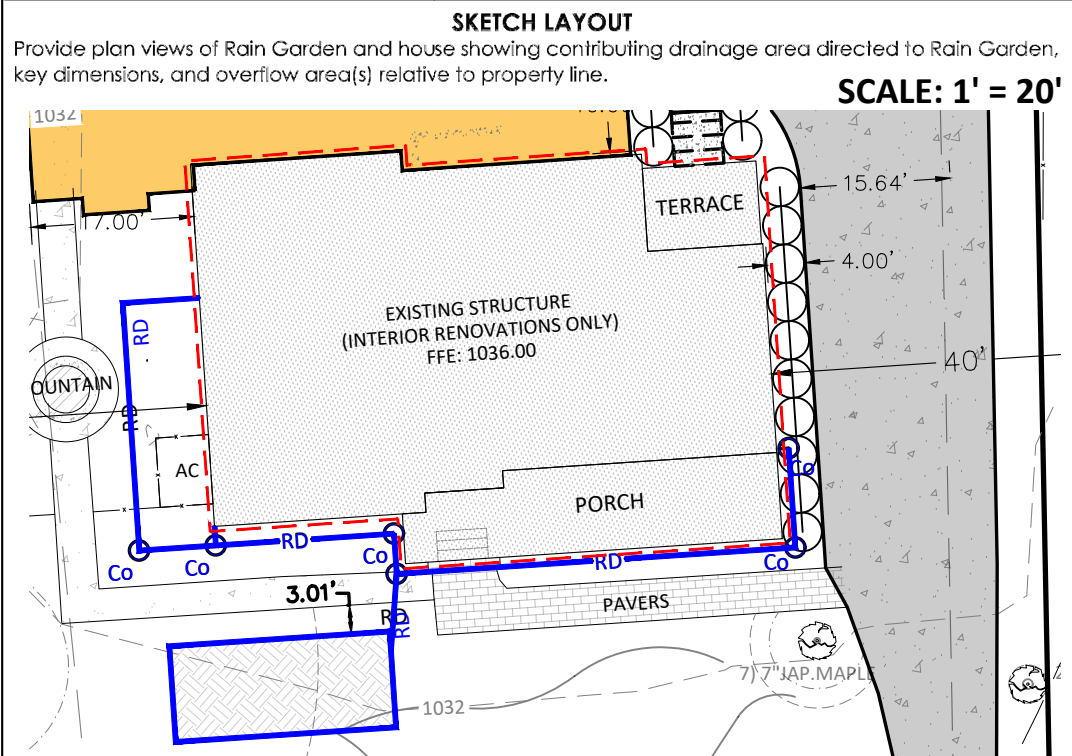
AREA	SQUARE FOOTAGE	LOT PERCENTAGE
EXISTING LOT COVERAGE TO REMAIN	4,009 S.F.	4.4 %
PROPOSED LOT COVERAGE	12,842 S.F.	14.1 %
TOTAL	16,851 S.F.	18.5 %

Details Note

DETAILS FOR WATER QUALITY ON PAGE 10

Rain Garden 1 Calculations

EXISTING LOT COVERAGE



EXISTING LOT COVERAGE TO REMAIN		PROPOSED RAIN GARDEN DIMENSIONS	
AREA	SQUARE FOOTAGE	LENGTH: 23'	WIDTH: 10'
HOUSE	1,858 S.F.		
PORCH	330 S.F.		
TERRACE	103 S.F.		
PAVER WALKWAY	207 S.F.		
CONCRETE WALKWAY & FOUNTAIN	345 S.F.		
TERRACE STEPS	29 S.F.		
DRIVEWAY	1,137 S.F.		
TOTAL	4,009 S.F.		

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	RAIN GARDEN SPECIFICATIONS PAGE 2 OF 4
--	---------------	--

ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL

EXISTING LOT COVERAGE

SIZING CALCULATION:				
Contributing Drainage Area (square feet)	Depth of Amended Soil (inches)			
	18	24	30	36
	Area of Rain Garden (square feet)			
100	6.6	5.7	5.1	4.6
500	35	30	25	23
1000	65	60	50	45
2000	135	115	100	90
3000	200	170	150	140
4000	260	230	200	185
5000	330	290	255	230

Measure contributing drainage area and read area for given media depth.

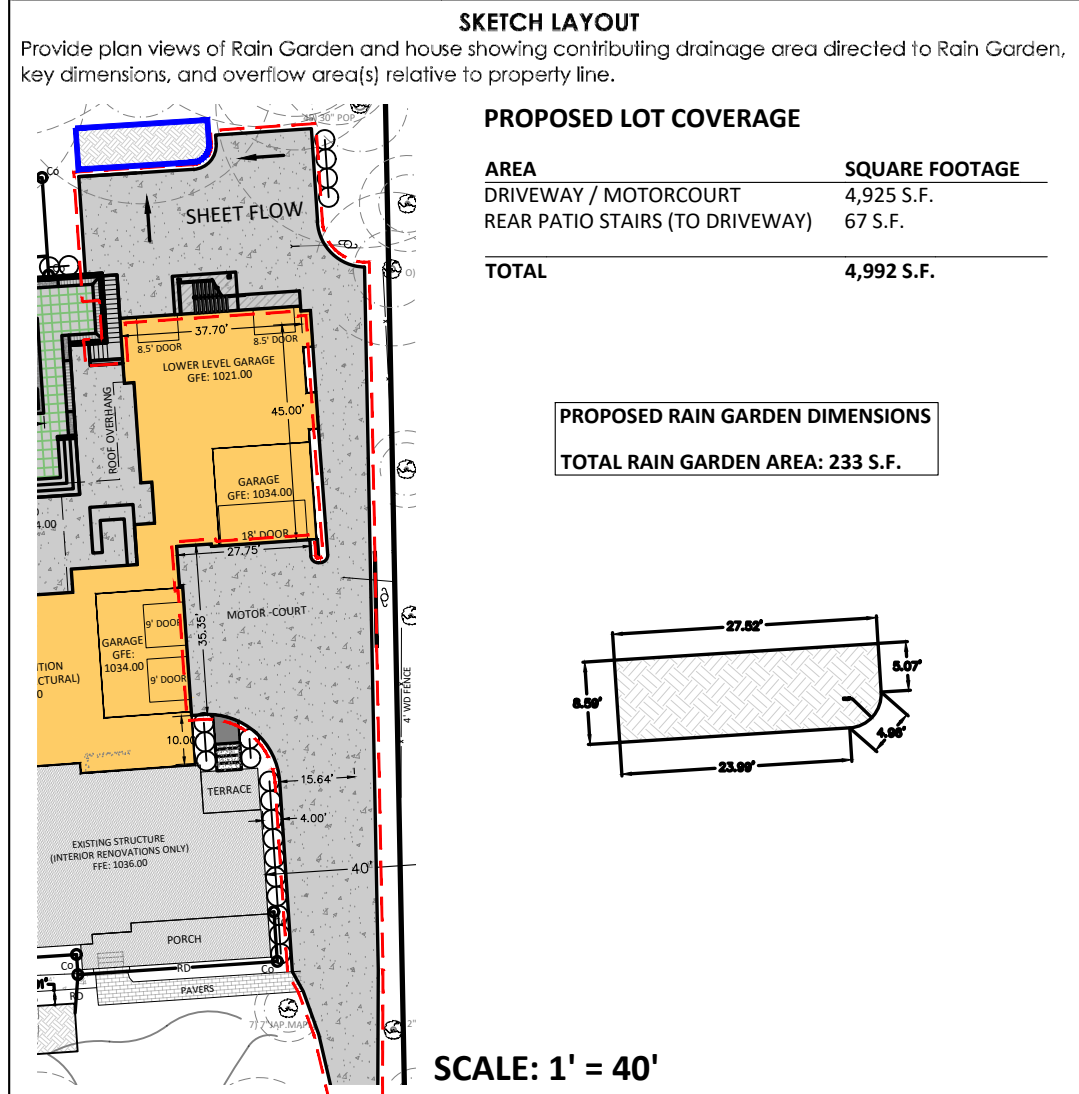
Contributing Drainage Area:	4,009	Sq Ft
Depth of Soil Media:	24	Inches
Area of Rain Garden:	230	Sq Ft

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	RAIN GARDEN SPECIFICATIONS PAGE 3 OF 4
--	---------------	--

ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL

Rain Garden 2 Calculations

PROPOSED LOT COVERAGE - DRIVEWAY



CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	RAIN GARDEN SPECIFICATIONS PAGE 2 OF 4
--	---------------	--

ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL

PROPOSED LOT COVERAGE - DRIVEWAY

SIZING CALCULATION:				
Contributing Drainage Area (square feet)	Depth of Amended Soil (inches)			
	18	24	30	36
	Area of Rain Garden (square feet)			
100	6.6	5.7	5.1	4.6
500	35	30	25	23
1000	65	60	50	45
2000	135	115	100	90
3000	200	170	150	140
4000	260	230	200	185
5000	330	290	255	230

Measure contributing drainage area and read area for given media depth.

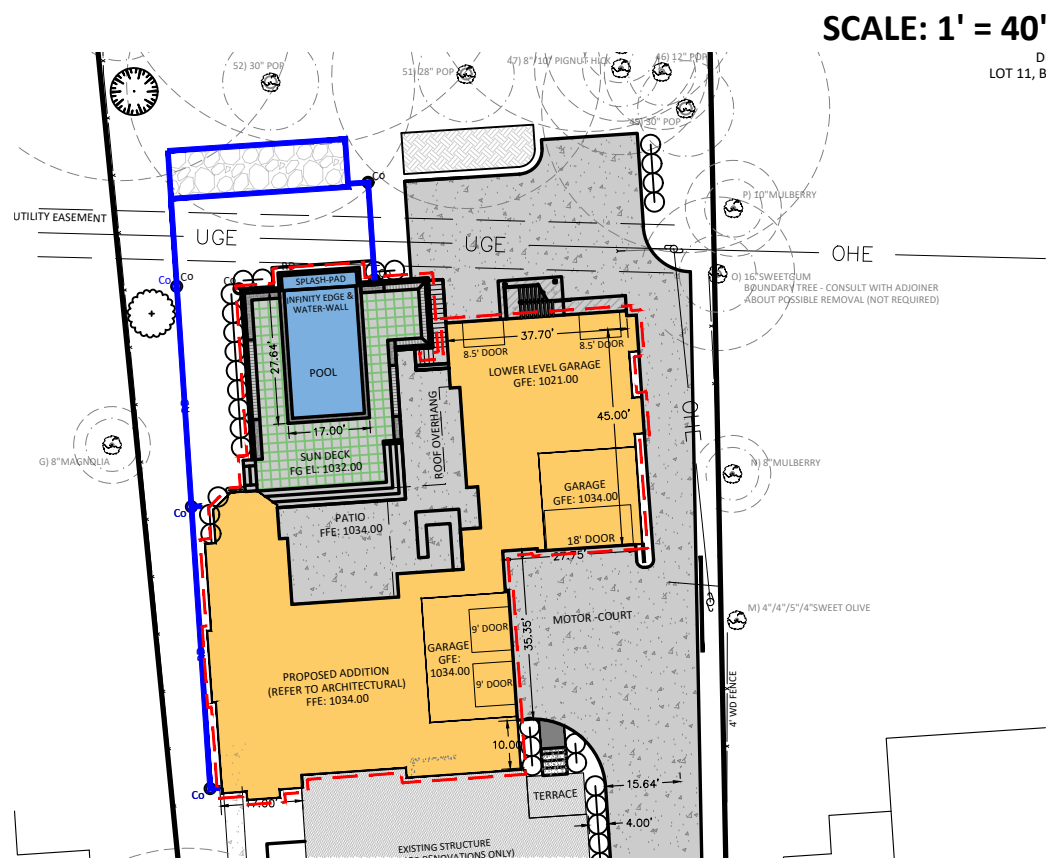
Contributing Drainage Area:	4,992	Sq Ft
Depth of Soil Media:	36	Inches
Area of Rain Garden:	230	Sq Ft

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	RAIN GARDEN SPECIFICATIONS PAGE 3 OF 4
--	---------------	--

ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL

Infiltration Trench Calculations

PROPOSED LOT COVERAGE - HOUSE ADDITION & REAR YARD



PROPOSED LOT COVERAGE	
AREA	SQUARE FOOTAGE
HOUSE ADDITION	4,616 S.F.
REAR PATIO	1,060 S.F.
REAR PATIO STEPS (TO SUN DECK)	139 S.F.
SUN DECK	859 S.F.
POOL & SPLASH PAD	534 S.F.
TOTAL	7,208 S.F.

TOTAL IMPERVIOUS AREA FOR WATER QUALITY DESIGN 7,208 S.F.

RAINFALL TO BE TREATED 1.2"

REQUIRED WATER QUALITY VOLUME 720.8 CF

INFILTRATION TRENCH:

LENGTH: 37'

WIDTH: 10'

GRAVEL DEPTH: 5'

VOLUME IN PIT 1,850 C.F.

TOTAL WITH 40% VOIDS: 740 C.F.

VOLUME PROVIDED 740 C.F. > 720.8 C.F. REQUIRED

Site Layout Plan For:  
CityScape Housing  
Site Address: 2066 North Ponce De Leon Avenue, Atlanta, GA 30307  
Being Lot 10, Block "16", of Druid Hills Subdivision  
Land Lots 243 & 244 of the 15th Land District  
DeKalb County, Georgia

WATER QUALITY PLAN

Sheet / Drawing Scale  
1" = 20'  
\*Unless Otherwise Noted\*  
GSA Project No.  
22-04-490

Drawn By / Field Crew  
Crew No. 1

EP  
Sheet No. 08 OF 10

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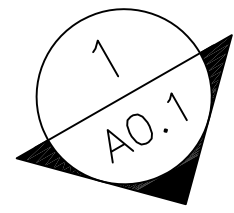




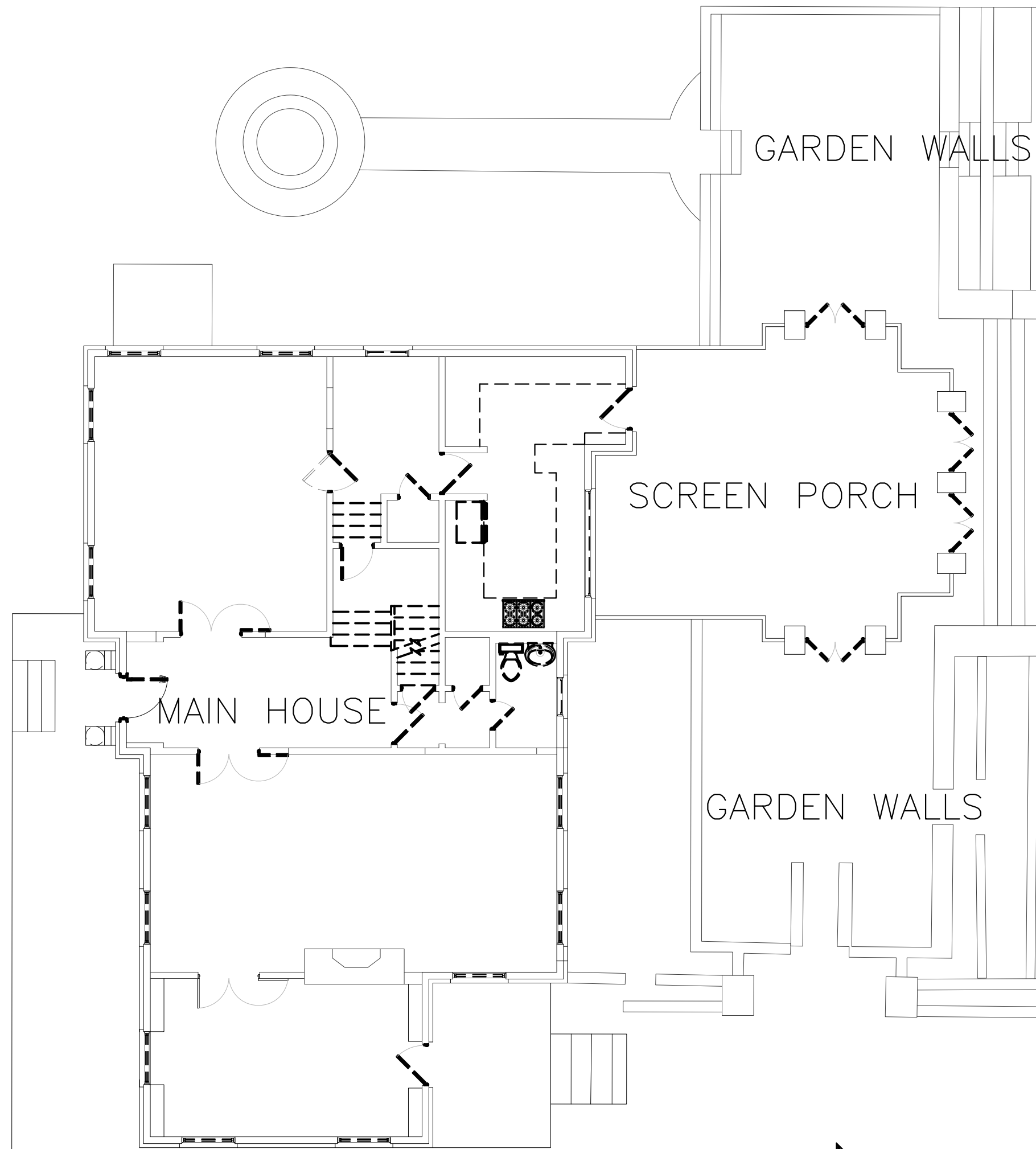
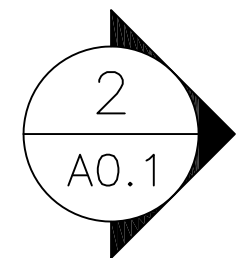




1. EXISTING SIDE YARD



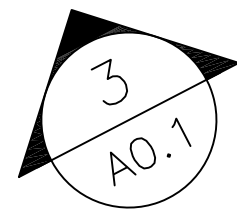
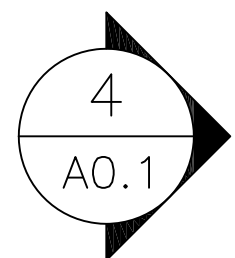
2. EXISTING FRONT ELEVATION



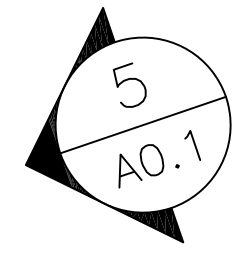
2 EXISTING AS-BUILT OVERVIEW  
Scale: 1/8"=1'-0"



3. EXISTING SIDE YARD



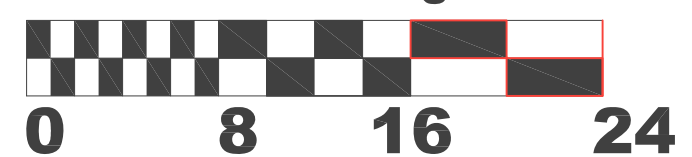
4. EXISTING GARAGE



5. EXISTING REAR ELEVATION



SCALE BAR 1/8"=1'



SEAL

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COOK RESIDENCE - PROPOSED PLANS  
2066 N. FENCE DE LEON AVENUE  
ATLANTA, GEORGIA 30307

REVIEWS & REVISIONS

02.23.24 Historic Preservation

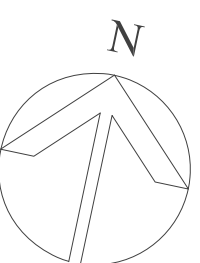
02.12.24 Pricing Package

10.25.23 Demolition House Plans

SHEET TITLE

EXISTING  
AS-BUILT  
OVERVIEW

PLAN NORTH



JOB NUMBER

22-034

SHEET NUMBER

A0.1



DOOR SCHEDULE							
DOOR SCHEDULE		DOOR		FRAME			
Door No.	Description	SIZE W/H	FINISH	GLASS	CONSTRUCTION	FINISH	REMARKS
1	CARRIGE GARAGE DOOR-Avante Sleek	20'-0"x8'-4"	GLASS/ALUM	T	ALUMINUM	BLACK ANODIZED	AUTOMATIC GARAGE DOOR OPENER, PROVIDE SIDE MOUNTED GARAGE DOOR OPENERS. 1" INSULATED.
2	CARRIGE GARAGE DOOR- Avante Sleek	17'-8"x8'-4"	GLASS/ALUM	T	ALUMINUM	BLACK ANODIZED	AUTOMATIC GARAGE DOOR OPENER, PROVIDE SIDE MOUNTED GARAGE DOOR OPENERS.
3	CARRIGE GARAGE DOOR - Canyon Basis	8'-4"x8'-4"	ALUM		COMPOSITE	Black Finish	AUTOMATIC GARAGE DOOR OPENER, PROVIDE SIDE MOUNTED GARAGE DOOR OPENERS
4	EXTERIOR ENTRY DOOR W/ WOOD INLAY	EXISTING	REFINISH		WOOD	Prime & Paint	REPLACE KEYED DEADBOLT ENTRY LOCK
5	EXTERIOR ENTRY DOOR W/ GLASS INLAY	3'-0"x8'-0"	FACTORY	T	COMPOSITE	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK
6	EXTERIOR ENTRY DOOR W/ GLASS INLAY	PR3'-0"x8'-0"	FACTORY	T	FIBERGLASS	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK
7	EXTERIOR ENTRY DOOR W/ GLASS INLAY	3'-0"x8'-0"	FACTORY	T	FIBERGLASS	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK
8	EXTERIOR ENTRY DOOR W/ GLASS INLAY	2'-10"x8'-0"	FACTORY	T	FIBERGLASS	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK
9	EXTERIOR MULTI-SLIDING (4 PANEL) GLASS DOOR SYSTEM	20'-0"x8'-0"	FACTORY	T	FIBERGLASS	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK, DUAL PANE INSULATED LOW-E GLASS
10	EXTERIOR MULTI-SLIDING (2 PANEL) GLASS DOOR SYSTEM	(2) 2'-4"x8'-0"	FACTORY	T	FIBERGLASS	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK, DUAL PANE INSULATED LOW-E GLASS
11	EXTERIOR ENTRY DOORS 2/ GLASS INLAY AND SIDE LIGHTS.	PR2'-10"x8'-0" with 30" SideLights	FACTORY	T	FIBERGLASS	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK, DUAL PANE INSULATED LOW-E GLASS
12	EXTERIOR SLIDING DOORS 2/ GLASS INLAY AND SIDE LIGHTS.	PR2'-8"x8'-0" with 30" SideLights	FACTORY	T	FIBERGLASS	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK, DUAL PANE INSULATED LOW-E GLASS
13	EXTERIOR ENTRY DOOR W/ GLASS INLAY	2'-0"x8'-0"	FACTORY	T	FIBERGLASS	FACTORY	PROVIDE KEYED DEADBOLT ENTRY LOCK, DUAL PANE INSULATED LOW-E GLASS
14	INTERIOR 1-PANEL DOOR	3'-0"x8'-0"	PAINT		STL	PAINT	20-MIN FIRE-RATED
15	INTERIOR 1-PANEL DOOR	PR3'-0"x8'-0"	PAINT		WOOD	PAINT	
16	INTERIOR 1-PANEL /GLASS VISION	3'-0"x8'-0"	PAINT		STL	PAINT	20-MIN FIRE-RATED
17	INTERIOR STEEL GLASS BARN DOORS	(PR)16'-0"x8'-0"	FACTORY	T	STL	Factory	BARN DOOR HARDWAREDIST - HEAVY DUTY
18	INTERIOR 1-PANEL DOOR	2'-4"x8'-0"	PAINT		WOOD	PAINT	
19	EXISTING STAIN GRADE WOOD	EXISTING	REFINISH		EXISTING	REFINISH	
20	INTERIOR 1-PANEL POCKET DOOR	2'-8"x8'-0"	PAINT	T	WOOD	PAINT	POCKET DOOR HARDWARE , HEAVY DUTY
21	INTERIOR 1-PANEL DOOR	2'-10"x8'-0"	PAINT		WOOD	PAINT	
22	INTERIOR 1-PANEL POCKET DOOR	2'-4"x8'-0"	PAINT		WOOD	PAINT	POCKET DOOR HARDWARE , HEAVY DUTY
23	INTERIOR 1-PANEL DOOR	3'-0"x8'-0"	PAINT		WOOD	PAINT	
24	INTERIOR 1-PANEL DOOR W/ GLASS INLAY	3'-0"x8'-0"	PAINT	T	WOOD	PAINT	
25	INTERIOR 1-PANEL DOOR	2'-10"x6'-8"(M.E.)	PAINT		EXISTING	PAINT	FIELD VERIFY FOR FINAL DIMENSIONS
26	INTERIOR 1-PANEL DOOR	2'-10"x6'-8"	PAINT		WOOD	PAINT	MATCH DOOR NO. 25
27	INTERIOR 1-PANEL DOOR	2'-4"x6'-8"(M.E.)	PAINT		WOOD	PAINT	FIELD VERIFY FOR FINAL DIMENSIONS
28	INTERIOR 1-PANEL DOOR	2'-4"x6'-8"	PAINT		WOOD	PAINT	MATCH DOOR NO. 27
29	INTERIOR 1-PANEL DOOR	(2)2'-4"x6'-8"(M.E.)	PAINT		WOOD	PAINT	FIELD VERIFY FOR FINAL DIMENSIONS
30	INTERIOR STEEL GLASS BARN DOORS	3'-0'-0"x6'-8"	PAINT		WOOD	PAINT	BARN DOOR HARDWAREDIST - HEAVY DUTY
31	INTERIOR 1-PANEL DOOR	(PR)2'-0"x8'-0"	PAINT		WOOD	PAINT	
32	EXISTING RELOCATED INTERIOR 1-PANEL DOO	2'-10"x6'-8"(M.E.)	PAINT		WOOD	PAINT	FIELD VERIFY FOR FINAL DIMENSIONS
33	EXISTING RELOCATED INTERIOR 1-PANEL DOO	PR2'-0"x6'-8"(M.E.)	PAINT		WOOD	PAINT	FIELD VERIFY FOR FINAL DIMENSIONS
34	EXISTING RELOCATED INTERIOR 1-PANEL DOO	2'-4"x6'-8"(M.E.)	PAINT		SAVE	PAINT	FIELD VERIFY FOR FINAL DIMENSIONS
35	MULTI-SLIDING STACKING GLASS PANEL SYSTEM (5 Panels)	23'-0"x8'-0"	FACTORY	T	FIBERGLASS	FACTORY	SAFETY TEMPERED GLASS
NOTES							
1. OPTIONAL: Factory Fabricated Solid Hot Rolled Steel, Hot Dipped Galvanized Insulated Doors. Safety (Tempered) Glass Units, Weatherstripping and Black Threshold . Finish: Black. Provide Door Hardware with Deadbolt, Simulated Divided Light, Factory Finish: Black							
2. High-Density Fiberglass Door and Window System Basis of Design: Product: Modern, Manuf: Marvin, Low E Dual Pane Insulated Glass							
3. All Handles To be Lever Style, Color: Black							
4. All Door Styles To be 2-Panel With Inlay, Unless Noted Otherwise							
5. All Doors to be Equipped with Residential Duty Ball Bearing Architectural Hinges. Provide Security Pin at Exterior Doors							
6. Automatic Garage Door Openers Shall be Listed and Labeled in Accordance with UL 325							
7. T=TEMPERED GLASS, LOW E GLASS, INSULATED WITH ARGON							
8. Provide Blocking As Required Barn Door Hardware To Support							
9. Garage Doors Basis of Design CLOPAY							
10. All Glass Door Sliding Panels To Be Installed Per Manufacturers Recommendations							

WINDOW SCHEDULE									
WINDOW SCHEDULE		WINDOW		FRAME					
WINDOW LABEL	Description	SIZE WxH	CONSTRUCTION	U-FACTOR	SHGC	BLUENESS A-F	CASING FINISH	SPECIFICATIONS	
A	DOUBLE-HUNG - HISTORIC	MATCH EXISTING	ALUM/WOOD	0.29	0.22	EX	PAINT	MARVIN	
B	DOUBLE-HUNG	36"x54"	ALUM/WOOD	0.29	0.22	36"	PAINT	MARVIN	
C	DOUBLE-HUNG	MATCH EXISTING	ALUM/WOOD	0.29	0.22	EX	PAINT	MARVIN	
D	DOUBLE-HUNG - HISTORIC	(3)MATCH EXISTING	ALUM/WOOD	0.29	0.22	EX	PAINT	MARVIN	
E	DOUBLE-HUNG - HISTORIC	MATCH EXISTING	ALUM/WOOD	0.29	0.22	EX	PAINT	MARVIN	
F	DOUBLE-HUNG - HISTORIC	(4)MATCH EXISTING	ALUM/WOOD	0.29	0.22	EX	PAINT	MARVIN	
G	DOUBLE-HUNG	MATCH EXISTING	ALUM/WOOD	0.29	0.22	EX	PAINT	MARVIN	
H	DOUBLE-HUNG	(3)MATCH EXISTING	ALUM/WOOD	0.29	0.22	EX	PAINT	MARVIN	
I	DOUBLE-HUNG	MATCH EXISTING	ALUM/WOOD	0.29	0.22	EX	PAINT	MARVIN	
J	FIXED	24"x96"	FIBERGLASS	0.29	0.22		PAINT		
K	FIXED	24"x60"	FIBERGLASS	0.29	0.22	12"	PAINT		
L	DOUBLE-HUNG	20"x72"	FIBERGLASS	0.29	0.22	12"	FACTORY		
M	DOUBLE-HUNG	36"x72"	FIBERGLASS	0.29	0.22	12"	FACTORY		
N	FIXED	(2)36"x20"	FIBERGLASS	0.29	0.22	76"	FACTORY		
O	DOUBLE-HUNG	28"x72"	FIBERGLASS	0.29	0.22	12"	FACTORY		
P	FIXED	66"x108"	FIBERGLASS	0.29	0.22	0"	FACTORY		
Q	FIXED	32"x108"	FIBERGLASS	0.29	0.22	0"	FACTORY		
R	FIXED	48"x108"	FIBERGLASS	0.29	0.22	0"	FACTORY		
S	FIXED	48"x108"	FIBERGLASS	0.29	0.22	0"	FACTORY		
T	FIXED	72"x72"	FIBERGLASS	0.29	0.22	36"	FACTORY		
U	CASEMENT	(2)30"x72"	FIBERGLASS	0.29	0.22	36"	FACTORY		
V	CASEMENT	(2)28"x72"	FIBERGLASS	0.29	0.22	36"	FACTORY		
W	CASEMENT	(2)20"x60	FIBERGLASS	0.29	0.22	36"	FACTORY		
X	CASEMENT	(2)28"x66"	FIBERGLASS	0.29	0.22	42"	PAINT		
Y	DOUBLE HUNG	24"x60"	FIBERGLASS	0.29	0.22	36"	PAINT		
Z	FIXED	34"x60"	FIBERGLASS	0.29	0.22	36"	PAINT		
AA	CASEMENT	(2)28"x84"	FIBERGLASS	0.29	0.22	42"	PAINT		
1. BASIS OF DESIGN at MAIN HOUSE: Ultimate Double Hung G2, by Marvin Single Hung, Transom, Picture window complete with hardware, glazing, certified muls, weather strip, insect screen, grilles-between-the-glass, simulated divided lite, jamb extension, combination storm/screen, and standard or specified anchors, trim, attachments, factory-applied historic casing(s) and accessories									
2. OPTIONAL: Factory Fabricated Solid Hot Rolled Steel, Hot Dipped Galvanized Insulated Casement and Fixed Window/Frame with Narrow Sillline Contoured Face Frame and Sash, Double Insulated Safety (Tempered) Glass Units, Dry Gasket Glazed with Snap on Aluminum Glazing Beads, Glazed from Inside Factory, Provide a Sill Drip Pan at Sill Window Finish: Black. Provide and Install Casement Locking and Handle Hardware, Simulated Divided Light. Factory Finish: BlackAll Steel window complete with hardware, glazing, weather strip, insect screen, jamb extension, sheet rock return, j-channel, standard or specified anchors, trim and attachments									
3. GLASS: Glazing Method: Insulating glass, Glass Type: Low E3 with air or Argon gas, Glass Type: Annealed									
4. SAFETY GLASS (SG) : Glazing Method: Insulating glass, C. Glass Type: Low E3 with air or Argon gas, Glass Type: Annealed exterior and tempered safety glass per R301.1									
5. OPTIONAL: High-Density Fiberglass Multi-Slide Doors Complete with Frame, Panels, Tempered Glazing, and Operating Hardware by Marvin and as Selected by Owner. Coordinate with Shop Drawing.									

MARVIN Ultimate Double Hung G2 for Historic Window Replacement

Part 1 General

1.1 Section Includes

A.Ultimate Double Hung G2, Single Hung, Transom, Picture window complete with hardware, glazing, certified muls, weather strip, insect screen, grilles-between-the-glass, simulated divided lite, jamb extension, combination storm/screen, and standard or specified anchors, trim, attachments, factory-applied historic casing(s) and accessories

1.2 References

A.American Society for Testing Materials (ASTM):

1.E283: Standard Test method for Rate of Air Leakage through Exterior Windows, Curtain Walls and Doors

2.F 2090-17: Standard Specifications for Windows Fall Prevention Devices with Emergency Escape (egress) Release Mechanisms

B.American Architectural Manufacturer's Association/Window and Door Manufacturer's Association (AAMA/WDMA/CSA):

1.AAMA/WDMA/CSA 101/I.S.2/A440-08, Standard/Specification for windows, doors and skylights

2.AAMA 450-10, Voluntary Performance Rating Method for Mullled Fenestration Assemblies

C.WDMA I.S.4: Industry Standard for Water Repellant Preservative Treatment for Millwork

D.Sealed Insulating Glass Manufacturer's Association/Insulating Glass Certification Council (SIGMA/IGCC)

E.American Architectural Manufacturer's Association (AAMA): 2605: Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels

F.National Fenestration Rating Council (NFRC):

1.101: Procedure for Determining Fenestration Product thermal Properties

2.200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence

H.Window Covering Manufacturer's Association

1.A100.1: American National Standard for Safety of Corded Window Coverings Products

1.3 Submittals

A.Product Data: Submit production data for certified options, performance rating information may be provided via quote, performance rating summary (NFRC Data), or certified performance grade summary (WDMA Hallmark data).

1.4 Quality Assurance

A.Requirements: consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:

1.Egress, emergency escape and rescue requirements

2.Windows fall prevention and/or window opening control device requirements

1.5 Storage and Handling

A.Prime & seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation

1.6 Warranty

Complete and current warranty information is available at Marvin.com/warranty. The following summary is subject to the terms, condition, limitations and exclusions set forth in the Marvin Windows and Door Limited Warranty and Products in Coastal Environments Limited Warranty Supplement:

A.Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.

B.Standard exterior aluminum cladding finish is warranted against manufacturing defects resulting in chalk, fade and loss of adhesion (peel) per the American Architectural Manufacturer's Association (AAMA) Specification 2605-11 Section 8.4 and 8.9 for twenty (20) years from the original date of purchase.

C.Factory-applied interior finish is warranted to be free from finish defects into a period of five (5) years from the original date of purchase.

D.Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

2.7 Hardware

A.Locking system that provides locking, unlocking, balancing, and tilting of the sash members

B.Lock Actuator Assembly

1.Material

a.Zinc die-cast

b.Available finishes: Satin Taupe, White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, or Satin Nickel

2.Design Feature and Components

a.To unlock unit, turn the handle 135°

b.Lock automatically locks when both sash are closed.

c.To tilt the bottom sash for wash mode, the bottom sash must be unlocked and raised a few inches; push the button on top of the lock handle and rotate the handle 180°

d.To tilt the top sash for wash mode, the bottom sash must be tilted and/or removed from the frame; lower the top sash to a good working height, retract the tilt latches on the top rail and tilt sash inward out of the frame

e.Custodial hardware colors (available with traditional design): Satin Taupe, White, Bronze, Matte Black

C.Bottom Rail Lock Actuator Assembly – Lift Lock (Optional for Single Hung)

1.Material

a.Zinc die-cast

b.Available finishes: Satin Taupe, White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, or Satin Nickel

2.Design Feature and Components

a.Does not contain Check Rail Lock Actuator Assembly or Strike Assembly

b.Available in Traditional and Contemporary designs

c.To unlock unit, lift the lock

d.Lock automatically locks when bottom sash is closed.

e.To tilt the bottom sash for wash mode, raise the bottom sash and manually retract the latches.

f. Custodial hardware colors (available with traditional design): Satin Taupe, White, Bronze, Matte Black

D.Latches

1.Bottom sash latch

a.Material

i. Bolt: Glass-filled nylon

ii.Latch housing: Acetal

iii.Sash latch reinforcement: Stainless steel

2.Top sash tilt latch

a.Material

i. Bolt: Glass-filled nylon

ii.Latch housing: Glass-filled nylon

3.Latches accommodate travel of sash in frame, and tilting into wash-mode

4.Color: Beige (manual latch for Lift Lock also available in White and Black)

E.Strike Assembly

1.Material

f.Zinc die-cast strike plate and injection-molded Acetal housing and button

g.Available finishes: Satin Taupe, White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, or Satin Nickel

2.Strike assembly accommodates locking/unlocking

F.Balance System (balance system determined by sash weight)

1.Block & tackle balances

2.Hybrid spiral balances

G.Factory-applied Window Opening Control Device (WOCD) is a sash limiter that prevents the window opening more than 4" vertically. It meets ASTM F2090-17 specifications for window fall prevention standards. The system consists of two single action devices that allows for egress (when applied to an egress size window) by bypassing the 4" stop feature.

1.Material

a.WOCD device: zinc die-cast

b.WOCD strike plate: nylon

2.2 WOCD's applied to each double and single hung window and will be recessed into the stiles of the top sash

3.Default color matches lock handle

4.Strike plate mounted to the bottom sash check rail

5.Strike plate color to match weather strip

H.Sash Limiter

1.Bottom Sash Limiter (Acetal)

a.Available on all operator configurations, and StormPlus IZ3

b.Selectable bottom sash locations, 4", 6" or 8" Net Clear Opening (NCO)

c.Non-tilt hardware is default, and a sash removal tool is required in order to by-pass the Sash limiter for sash removal (tilt wash mode)

d.Standard application is factory applied. Available for field retrofit applications.

e.Color: Will align with the Exterior Weather Strip Package selection

2.Top Sash Limiter (Extruded PVC)

a.Available on all operator configurations, with the exception Single Hung configurations. This includes StormPlus IZ3

b.Standard application is factory applied. Available for field applications

c.Color: Will align with the Interior Weather Strip Package selection

2.8 Weather Strip

A.Operating units:

1.Jambs: Foam-filled bulb

2.Header: Continuous dual leaf

3.Bottom rail and check rail: Hollow bulb

B.Stationary units:

1.Jambs: Foam for picture units; foam-filled bulb for transom unit

2.Header and bottom rail: Hollow bulb

2.9 Jamb Extension

A.Jamb extensions are available for various wall thickness factory-applied up to a 14" (356mm) wide

B.Finish: Match interior frame finish

2.10 Head/Seat Board (For use with Bow and Bay units)

A.Factory-installed (head board) (seat board) for wall thickness indicated or required

B.Finish: Match interior finish

2.11 Insect Screen

A.Factory-installed full or half screen. Half screen covers sash opening.

1.Screen Mesh: Marvin Bright View™

B.Optional Screen mesh: Charcoal Aluminum Wire

C.Screen Frame

1.Window frame height less than or equal to 54 ½" Aluminum Screen Frame. Option: Extruded Aluminum Screen Frame.

2.Window frame height greater than 54 ½" Extruded Screen Frame. Option: None.

D.Aluminum frame finish:

1.Color: Matches exterior aluminum clad color

2.12 Simulated Divided Lites (SDL)

A.7/8" (22mm) wide

B.Exterior muntins: 0.050" (1.3mm) thick extruded aluminum

C.Interior muntins: Pine

D.Muntins adhere to glass with closed-cell copolymer acrylic foam tape

E.Exterior sticking: Putty

F.Interior Sticking:

1.Standard: Ogee

G.Patterns: Rectangular, diamond, custom lite cut

H.Finish – exterior matches exterior aluminum clad colors, interior matches interior wood species and color

2.13 Grilles-Between-the-Glass (GBG)

A.23/32" (18mm) contoured aluminum bar

1.Exterior Colors: Exterior matches exterior aluminum clad colors. The exterior GBG color is designed to best match the Marvin aluminum clad color when used with Low E glass. The use of different types of glazing may alter the exterior GBG color appearance

2.Interior Colors: White is the default color. Optional colors: Bronze, Pebble Gray, Sierra, White

B.Optional flat aluminum spacer bar. Contact your Marvin representative.

C.Pattern: Rectangular, Cottage, Custom lite layout

2.14 Accessories and Trim

A.Installation Accessories:

1.Factory-installed vinyl nailing/drip cap

2.Installation brackets: 6 3/8" (162mm), 9 3/8" (283mm), 15 3/8" (390mm)

3.Masonry brackets: 6" (152mm)

B.Aluminum Extrusions:

1.Casing Profile: Brick Mould Casing (BMC)

2.Aluminum clad Extrusion: Frame Expander, Jamb Extender, Mullion Cover, Mullion Expander, Subsill, Subsill End Cap and Lineal Cap

3.Finish: Fluoropolymer modified acrylic topcoat applied over primer. Meets AAMA 2605 requirements

4.Available in all exterior aluminum clad colors

C.Historic casing, factory-applied profiles: Ridgeland, Flat, BMC, Custom

a.Subsill factory-applied

D.Exterior Sash Lugs Standard Option

1.Standard Profile: Ogee

2.Available on Top Sash

3.Color: Available in all exterior clad color options

a.Color shall be the same as top sash clad color

4.Standard application is factory applied. Available for field applications

2.15 Lock Status Sensor (Optional)

A.Lock Status Sensor

1.Unit is factory-prepared for an integrated lock status sensor system. Sensor and Magnet mounted inside the boundaries of the overall frame size. Refer to Lock Status Sensor Installation Instructions.

2.Lock Status Sensor may be wired or wireless.

a.For wired option, check with local codes on potential contractor requirements for low voltage networking connections

b.Wireless option available. Requires purchase of secondary transmitter for operation. Marvin will prep for this option.

3.For CUOH-NG 2.0 products, the sensor will always be located on the right-hand side of the check rail (from the exterior) for the bottom sash. For the top sash, the sensor will be located in the header parting stop of the frame on the right side (from the exterior).

4.Actuator (magnet) for the sensor will be located on the stile for the top sash. For the bottom sash, it will be integrated into the locking hardware on the same side as the sensor

B.Lock Status Sensor Option Includes:

1.Sensor – Reed

2.Actuator – Neodymium Magnet

3.Actuator Cover (Casement and Double Only)

a.Colors: Black: Bare, stain and designer black; White: PIF-White and Prime

3

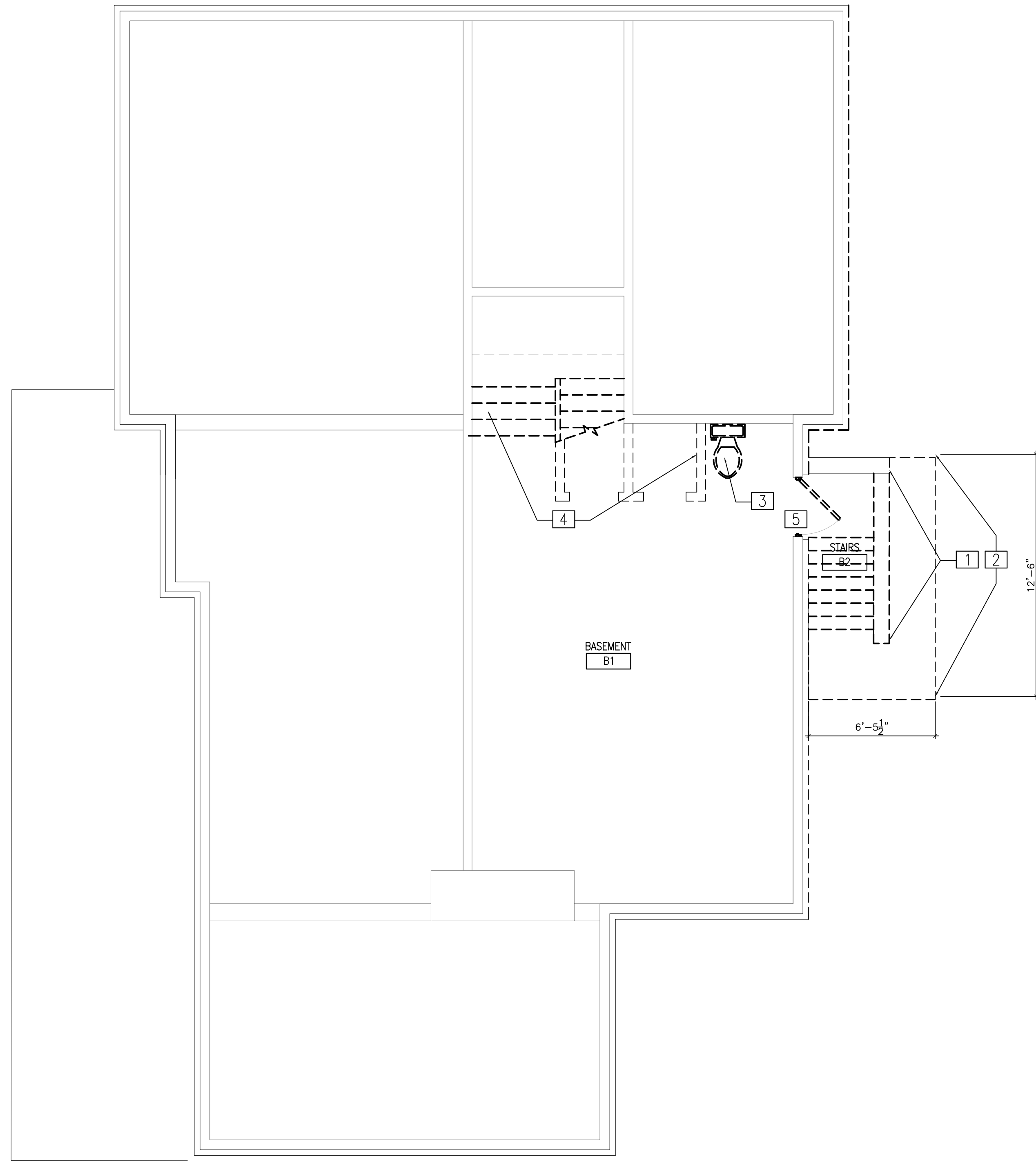
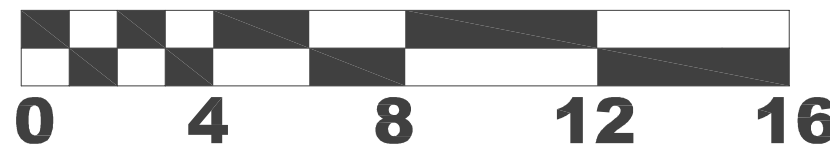
Part 3 Execution

3.1 Examination

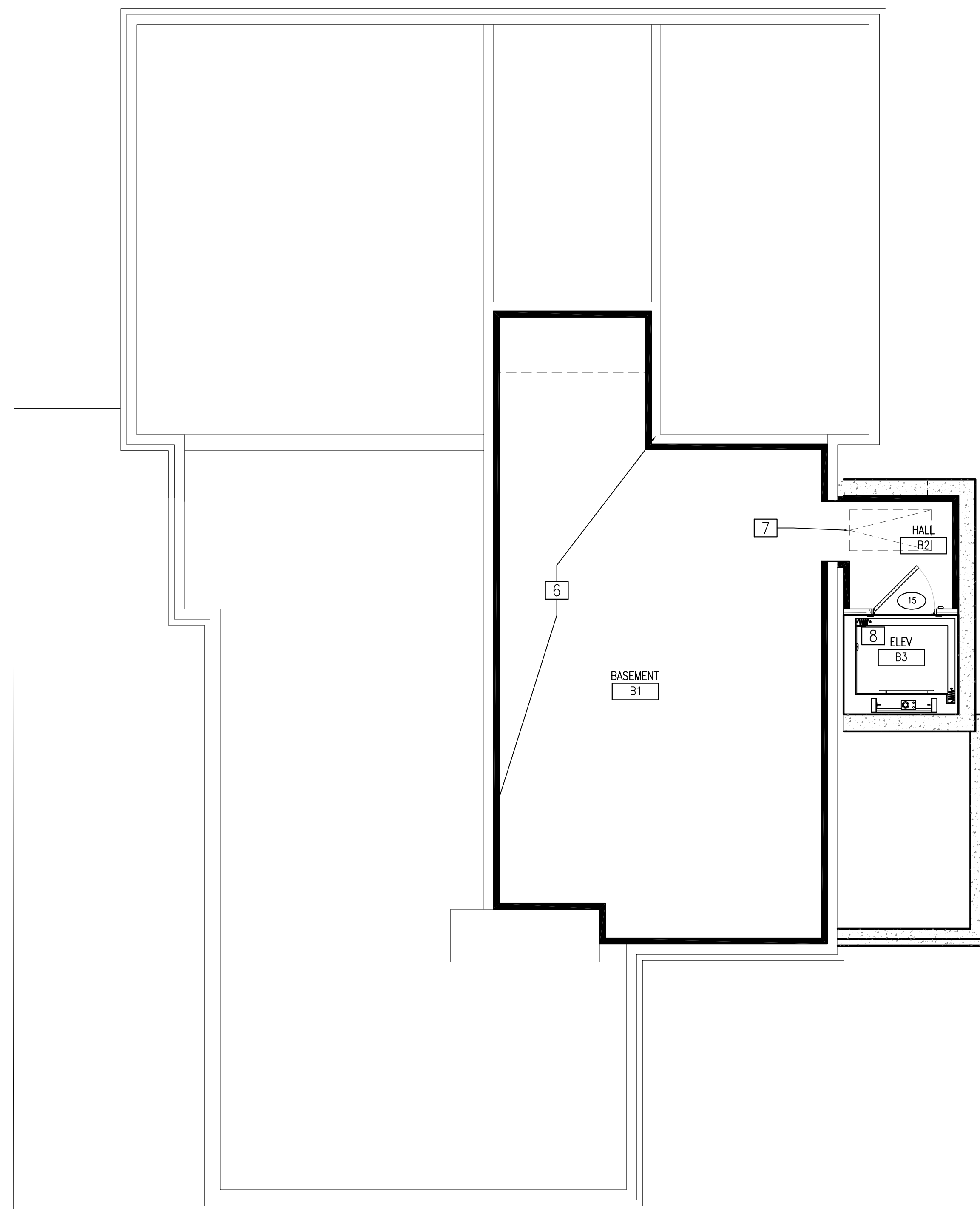
A.Verification



SCALE BAR 1/4"=1'



1 DEMOLITION PLAN - EXISTING BASEMENT  
A2.0 SCALE: 1/4"=1'-0"



2 PROPOSED FLOOR PLAN - NEW BASEMENT  
A2.0 SCALE: 1/4"=1'-0"

GENERAL NOTES	PLAN LEGEND	PLAN KEYNOTES	PLAN KEYNOTES	PLAN KEYNOTES	PLAN KEYNOTES
<p>1. UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR (GC) IS TO PROVIDE ALL MATERIALS &amp; PRODUCTS FOR CONSTRUCTION. IT IS THE GC'S RESPONSIBILITY TO COORDINATE WITH SUBCONTRACTOR'S, SUPPLIERS, &amp; OWNER FOR ITEMS TO BE SUPPLIED BY OTHERS.</p> <p>2. FIELD VERIFY THAT EXISTING CONDITIONS ARE AS NOTED IN THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS.</p> <p>3. TEMPORARILY SHORE AND BRACE ANY EXISTING ELEMENTS AND SUPERSTRUCTURE THAT HAVE ANY STRUCTURAL ELEMENTS AND ARE TO REMAIN DURING DEMOLITION.</p> <p>4. PROTECT ALL EXISTING WALLS AND CEILINGS TO REMAIN ADJACENT TO DEMOLITION AREAS, AS TO PREVENT WATER AND ENVIRONMENTAL DAMAGE, HOLES, SCRATCHES, CRACKS, OR ANY OTHER DAMAGES NOT IDENTIFIED AT THE BEGINNING OF CONSTRUCTION TO THE SURFACES OR STRUCTURE.</p> <p>5. DUE TO THE NATURE OF RENOVATIONS IT IS IMPERATIVE THE CONTRACTOR VERIFY ALL EXISTING CONDITIONS INCLUDING ALL DIMENSIONS PRIOR TO DEMOLITION, FABRICATION OF BUILDING COMPONENTS.</p> <p>6. ALL EXISTING WALLS, FLOORS, CEILINGS THAT ARE REMOVED, DAMAGED OR DISMANTLED FOR THE INSTALLATION OR DEMOLITION OF THE WORK DESCRIBED HEREIN, INCLUDING BUT NOT LIMITED TO GENERAL TRADES &amp; ELECTRICAL, HVAC, &amp; PLUMBING, SHALL BE REPLACED WITH NEW CONSTRUCTION &amp; SHALL MATCH EXISTING CONSTRUCTION &amp; ADJACENT SURFACES &amp; FINISHES. ALL OPENINGS IN WALLS, FLOORS, CEILINGS WHERE DUCTS &amp; PIPING WERE REMOVED SHALL BE REPLACED WITH NEW CONSTRUCTION &amp; SHALL MATCH EXISTING CONSTRUCTION &amp; ADJACENT SURFACES &amp; FINISHES, &amp; THE ENTIRE WALL SHALL BE REFINISHED FROM CORNER TO CORNER.</p> <p>7. GC TO HAUL ALL MATERIALS FROM THE CONSTRUCTION SITE &amp; SHALL BE HAULED TO A LEGAL DUMPING SITE.</p> <p>8. ALL EXISTING WINDOWS, BRICK MOUNTS, SILLS, AND CASINGS TO BE REMOVED. REPLACE WINDOWS TO MATCH EXISTING AT FRONT ELEVATION ONLY, WINDOWS AT SIDE ELEVATION AND REAR TO BE AS NOTED.</p>	<p>Reinforced Concrete Foundation</p> <p>8" Concrete Masonry Walls</p> <p>1 Hour Fire-Rate 2"x6" Wood Stud @ 16" o.c. Bearing Wall, 5/8" Type X Gypsum Wall Board on Both Sides</p> <p>2"x6" Wood Stud @ 16" o.c. Bearing Wall</p> <p>Existing Wood Door and Frame</p> <p>New Wood Door and Frame</p> <p>Existing Wood Window and Frame</p> <p>Key Notes</p>	<p>1 Existing Concrete Retaining Wall and Steps to be Removed.</p> <p>2 Existing Area to be Excavated to Basement Grade for New Elevator and Landing.</p> <p>3 Existing Toilet and Plumbing to be Removed.</p> <p>4 Existing Wooden Stairs and Framing to be Removed</p> <p>5 Existing Door and Frame to be Removed</p> <p>6 New 2x4 Wood Frame Walls, with Insulation and Vapor Barrier. Provide Pressure Treated Wood Sill.</p> <p>7 Line of 24"x48" Folding Floor Wood Access Stairs, 300 lb Capacity.</p>	<p>8 New Residential Elevator Confirm with Elevator Manufacture. A. General Contractor is to Provide and Install a 4-Stop Residential Elevator with 4 Openings. Basis of Design: Luxury Lift LLL Traction Reserve Series BY Residential Elevator OR Equal Product May be Provided for Owner Review and Approval. STOP 1: Terrace Level Interior STOP 2: Main Level Lower Level STOP 3: Main Level Upper Level STOP 4: Second Level Interior Load Capacity: 950 lb Min. Specify: The manufacturer shall furnish 1 Luxury Lift LLL 950 traction residential elevator(s) as manufactured by Residential Elevators, Inc. for Hoistway plan HP-4. B. Design Characteristics: Traction elevator(s) shall have: Capacity: 950 lb -Standard Speed: 40 fpm Travel Distance: 20 Feet (Field Verify.) Landing Served: 4, with openings at Front and Side Door Size: 36"w x 80" h Cab Size: 43"w x 50"d x 108"h Minimum 8'-6" overhead clearance for standard height cab (9'-6" for 8'-0" cabs) Hoistway Pit: 8" Minimum Controller Location: Overhead in shaft (Standard); Attic Mount (Optional) Std. Cab Interiors: Reserve (Basis of Design for Pricing) C. Cab &amp; Hall Stations: To Be Determine Car Operating Panel (COP) with LED Floor Position Indicator. a. Finish to be Determined Hall Station with Call Button and Position Indicator. b. Remote Keypad For 1 Floor only in Lieu of Hall Station. Location to be Selected by Owner. c. Finish to be Determined Recessed Phone Box, Included with Phone Jack. D. Cab: Standard Residential Elevator shall be suitably finished on the interior side with natural wood grain; constructed of 3/4" 7 ply custom cabinet grade materials. a. Ceiling to be same species as walls unless 1specified, and 1" plywood on platform unfinished and ready for floor covering (flooring by others.).</p>	<p>a. Cab is standard equipped with one folding aluminum scissor gate (gold tone finish) at each side of the cab for a total of two (2) doors. It is provided with a gate switch to prevent operation unless the gate is closed. b. LED recessed lights shall be in the car ceiling. c. Cab shall be equipped with a solid hardwood handrail. d. Guide Rails: Shall be two (2) 8 lb. planed T Section with smooth splices located on one load bearing hoistway wall. Guide rails shall be fastened at 7'-0" intervals by steel brackets. Counterweight rails shall be furnished to guide the counterweight frame. D. Machine: Motor to be 2 HP hoist motor with a VFD drive, with brake. Brake shall be spring applied and electrically released and shall release only when drive motor is engaged. E. Operation: Controls shall be momentary pressure and completely automatic. Each entrance shall be furnished with a call station. The car shall be furnished with a pushbutton station with one button for each level served. The car push button station shall also contain an emergency stop switch, alarm bell, and light switch, and integrated phone. (required by ASME/ANSI A17.1 National Safety Codes for Elevator - Section 5.3 Private Residence Elevators.) Car and hall pushbutton stations to be Finish by Interior Designer. F. Controller: The controller components shall be enclosed in a metal cabinet. It shall contain the following components: Power relays and overload device suitable for the size motor and power supply. A microprocessor unit for all logical control and safety circuits. All components to be protected by fused circuits. An emergency, battery UPS operated circuit, shall be incorporated in the control logic to automatically provide emergency lighting and lower the lift in the event of an electric power failure. Batteries to be maintained at full charge by a trickle charge circuit during normal operation. All Equip with a. Programmable Logic Controller, b. Non-Selective Collective Automatic Operation, c. Self Diagnostic System with Digital Display</p>	<p>d. Automatic Car Lighting e. Single Floor Designated Car Homing f. Uninterruptible Power Supply (UPS) for Car Lowering and Automatic Gate Operation in the Event of Power Failure, g. Manual Lowering Device. G. Hoistway Door Interlocks: Electrical/mechanical door locks shall be furnished for all hall doors to prevent elevator operation unless all doors are closed and to prevent opening of door when car is not at that landing. Car Frame/ Suspension: The steel car frame shall be attached to and suspended by three (3) 3/8" dia. heavy duty aircraft cables. The cables shall be fastened to the pit structure on one end and pass over the U groove sheave to shackles attached to the car frame and safety device. Should one or more cables break or slacken, a broken rope safety mechanism shall apply two cams to wedge against the elevator guide rails and bring the car to a complete stop. A. Safety Devices a. Slack Chain Safety Device (Symmetry Elevating Solutions b. Motor Controller Supply, Located in Controller c. Car Light Supply, Located in Controller d. Upper and Lower Final Limits e. Pit Stop Switch f. Car Top Stop Switch g. In-Car Emergency Stop Switch and Alarm h. Safety Switch for Car Gate(s) i. Battery Back-up Emergency Car Light and Alarm j. (4) RH Electromechanical Hoistway Door Interlocks H. Installation: Installation to be performed by authorized elevator contractor. All work must be completed in accordance with installation and operating instructions provided by the manufacturer of the elevator and must be in compliance with requirements of the American Standard Safety Code, National Electrical Code, and state and local building codes.</p>

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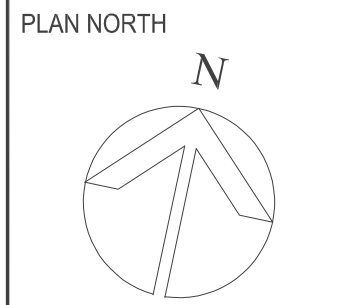
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ATLANTA, GEORGIA 30307

REVIEWS & REVISIONS
06.23.23 DeKalb County Application Certificate of Appropriateness

SHEET TITLE

DEMOLITION  
FLOOR PLAN  
— GARAGE

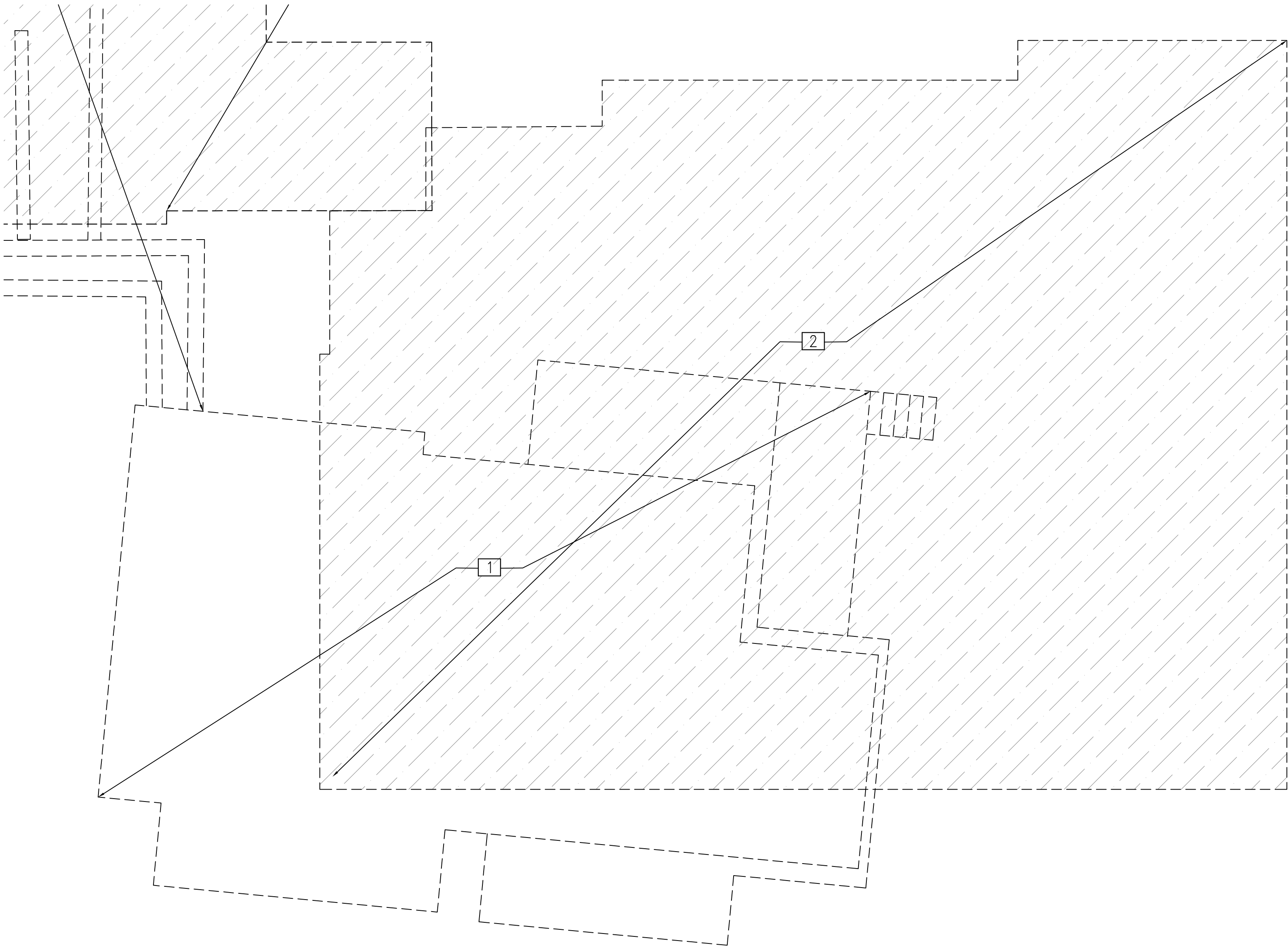


JOB NUMBER  
22-034

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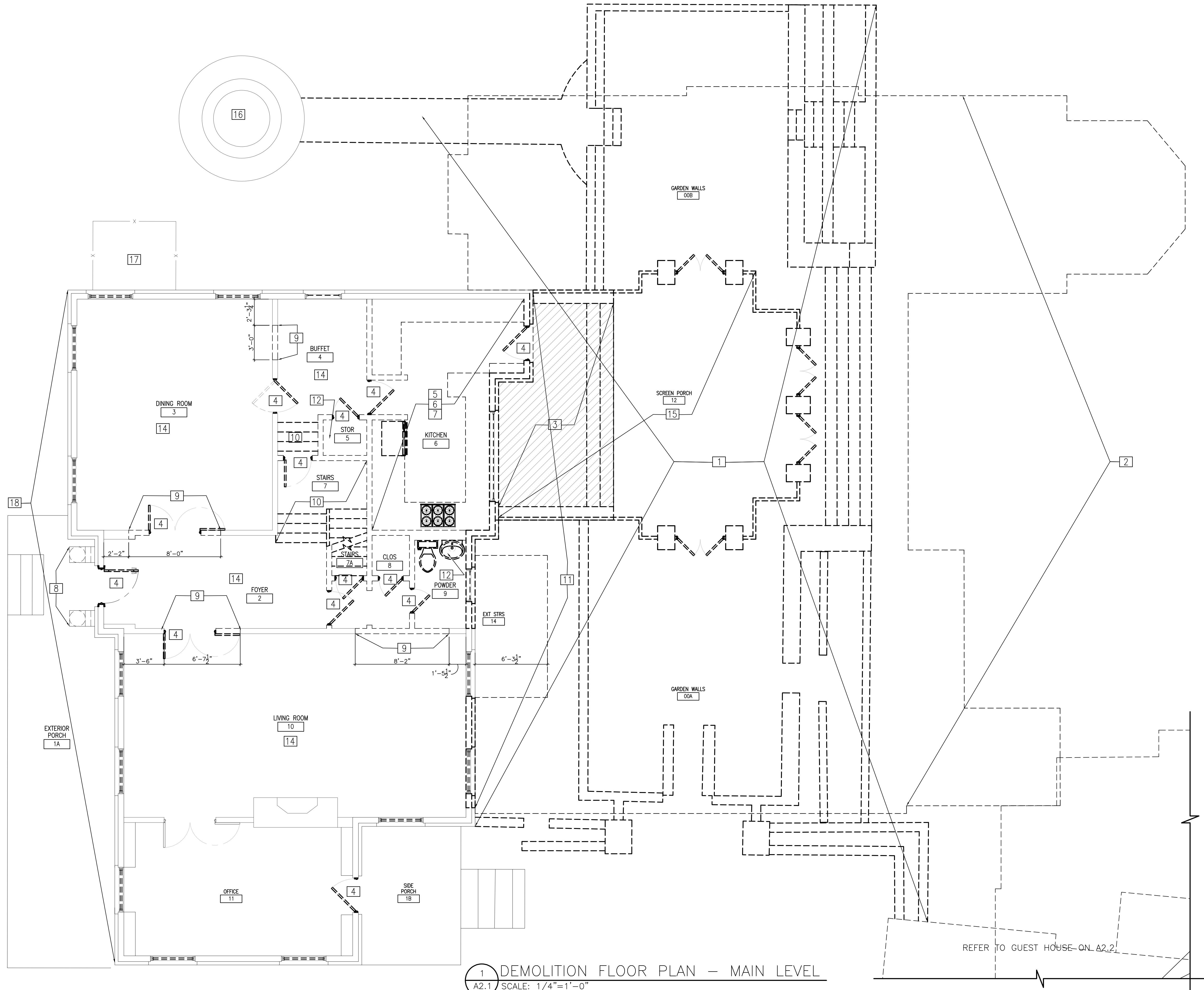
A1.2

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PLAN LEGEND	
<div><div><div>Existing Exterior Wall to Remain.</div><div>Existing Interior Wall to Remain</div><div>Existing Wood Stud Framed Wall to be Removed</div><div>Existing Exterior Garden Walls to be Removed</div><div>Existing Wood Door and Frame</div><div>New Wood Door and Frame</div><div>Existing Wood Window and Frame</div></div><div><div>Existing Wood Door and Frame to be Removed unless Otherwise Noted.</div><div>Key Notes</div></div></div>	



1 DEMOLITION PLAN — GARAGE  
A1.2 SCALE: 1/4"=1'-0"





1 DEMOLITION FLOOR PLAN – MAIN LEVEL  
A2.1 SCALE: 1/4"=1'-0"

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7. GC TO HAUL ALL MATERIALS FROM THE CONSTRUCTION SITE & SHALL BE HAULED TO A LEGAL DUMPING SITE.

#### DEMOLITION PERTAINING TO ENTIRE HOUSE:

1. ALL EXISTING WINDOWS, BRICK MOULDS, SILLS, AND CASINGS TO BE REMOVED. REPLACE WINDOWS TO MATCH EXISTING AT FRONT ELEVATION ONLY. WINDOWS AT SIDE ELEVATION AND REAR TO BE AS NOTED.
2. ELECTRICAL - a. REMOVE ALL EXISTING DOWN LIGHTING.
3. REMOVE AND REPLACE ALL EXISTING REMAIN ELECTRICAL SWITCHES, OUTLETS, AND FACE PLATES WITH NEW REFER TO REFLECTED CEILING FOR ADDITIONAL INFORMATION.
4. ALL EXISTING RADIATORS TO BE REMOVED.
5. ALL EXISTING INTERIOR WOOD MOULDINGS, BASEBOARDS, CROWN, WAINSCOT, AND CASINGS (DOOR AND WINDOW) TO BE REMOVED.
6. ALL NON-WOOD FLOORS TO BE REMOVED.
7. ALL ORIGINAL DOOR HARDWARE TO BE SAVED AND RETURNED TO THE OWNER.
8. ALL EXISTING AIR VENTS TO BE REMOVED.
9. ALL DAMAGED PLASTER TO BE FULLY REMOVED.
10. ALL DAMAGED WOOD ROT IN FRAMING TO BE REMOVED AND REPLACED.

#### PLAN LEGEND

- Existing Exterior Wall to Remain.
- Existing Interior Wall to Remain
- Existing Wood Stud Framed Wall to be Removed
- Existing Exterior Garden Walls to be Removed
- Existing Wood Door and Frame
- Existing Wood Door and Frame to be Removed unless Otherwise Noted.
- Existing Wood Window and Frame
- Key Notes

#### PLAN KEYNOTES

- Existing Brick Garden Walls, Pathways, Steps and Gates to be Removed
- Existing Area To be Excavated for New Addition. Refer to Civil Package for Additional Information
- HATCHED: Existing BlueStone Pavers and Concrete Steps to be Removed.
- Existing Door and Frame to be Removed.
- Existing Kitchen Cabinets, Counter Top, Sink, and Faucet to be Removed
- Existing Appliances to be Removed
- All Flooring to be Removed & Replaced with New.
- Existing Wood Columns and Moulding Units to be Stripped and Sanded Smooth, Primed and Painted. Remove and Replace all Wood Rot Units
- Existing Plastered Wall Area and Frame to be Removed to Provide a New Cased Opening
- Existing Wood Stairs, Landing, Railing, and Framing to be Removed.
- Existing Exterior Rear Brick Wall, Windows, and Doors on Main Level to be Removed from Floor to Second Floor Framing Unless otherwise Noted. Existing Brick to be Stored for Reuse.
- Existing Wood Shelving to be Removed.
- Existing Plumbing and Plumbing Fixtures to be Removed
- All Existing Lighting in Room to be Removed. All Chandeliers, Wall Sconces, Wall Mounted Fixtures are to be Returned to Owner.
- All Existing Screen Porch Walls, Brick Columns, Framing, and Roofing to be Removed
- Existing Water Fountain to Remain, Power Wash
- Existing Mechanical Units and Fencing to be Removed
- Existing Brick and Mortar to be Removed, Stored, and Reinstalled. Per A3.1



SEAL

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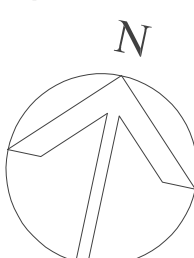
#### REVIEWS & REVISIONS

02.23.24 Historic Preservation  
02.12.24 Pricing Package  
10.25.23 Demolition House Plans

#### SHEET TITLE

DEMOLITION  
FLOOR PLAN –  
MAIN LEVEL

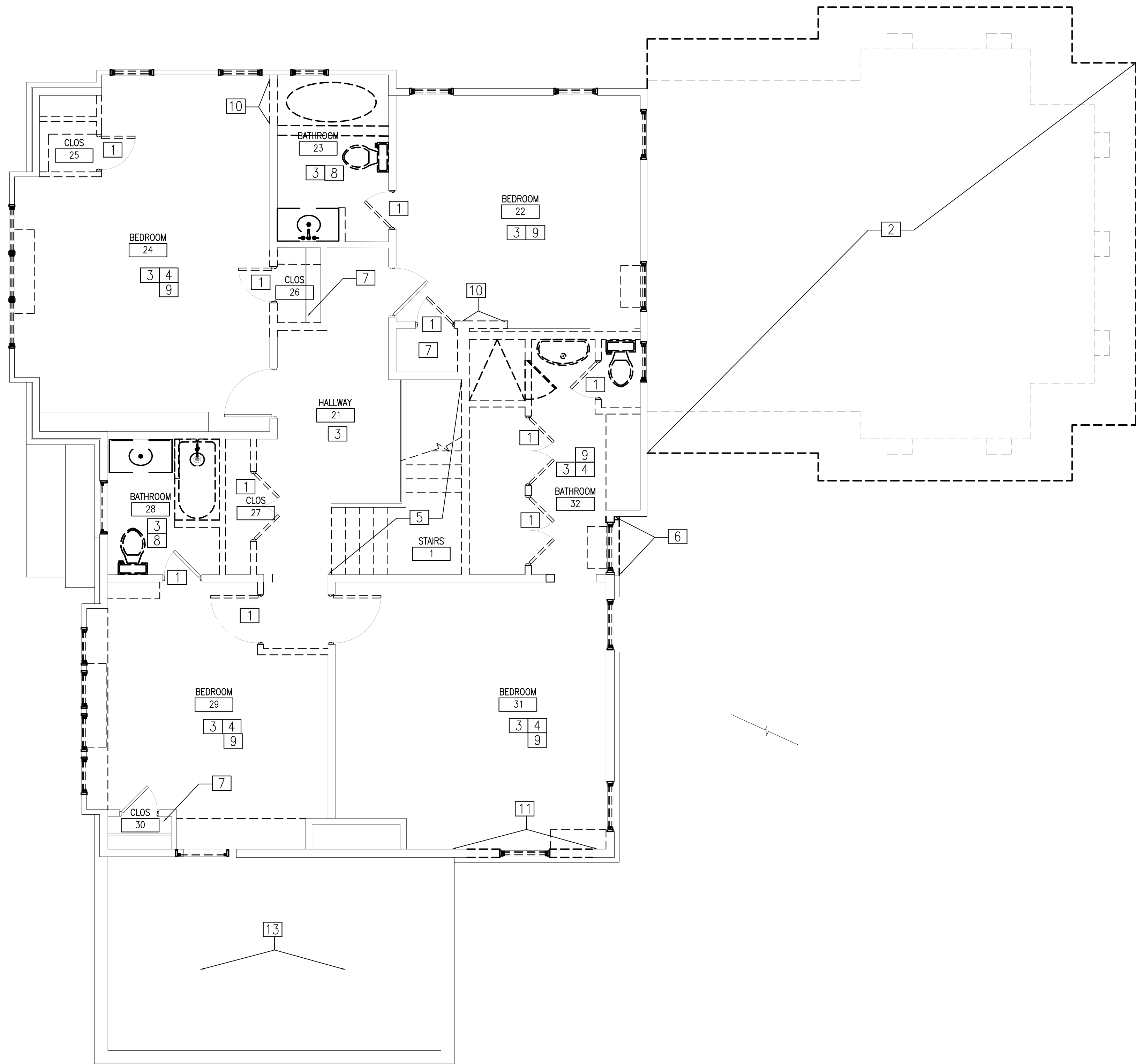
#### PLAN NORTH



JOB NUMBER  
22-034

#### SHEET NUMBER

A2.2



1 DEMOLITION FLOOR PLAN – SECOND LEVEL  
A2.3 SCALE: 1/4"=1'-0"

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  7. ALL DAMAGED PLASTER TO BE FULLY REMOVED.
  8. ALL DAMAGED WOOD ROT IN FRAMING TO BE REMOVED AND REPLACED.

PLAN LEGEND

- Existing Exterior Wall to ReSecond.
- Existing Interior Wall to ReSecond
- Existing Interior Wall to be Removed
- New 2"x4" Wood Stud Framing at 16" o.c. with 1/2" Gypsum Board on Each Side, Unless Otherwise Noted
- Existing Wood Door and Frame
- Existing Wood Door and Frame to be Removed
- New Wood Door and Frame
- Existing Wood Window and Frame
- Remove Wood Window and Frame
- NEW Wood Window and Frame
- KEYNOTE Symbol

KEY NOTE

- Existing Door and Frame to be Removed.
- All Existing Screen Porch Walls, Brick Columns, Framing, and Roofing to be Removed
- All Flooring to be Removed
- Existing Plastered Wall Area and Frame to be Removed to Provide a New Cased Opening
- Existing Wood Stairs, Landing, Railing, and Framing to be Removed.
- Existing Exterior Rear Stucco Wall and Windows to be Removed from Floor to Attic Floor Framing to Accommodate an Opening for a New Addition .
- Existing Wood Shelving to be Removed.
- Existing Plumbing and Plumbing Fixtures to be Removed
- All Existing Lighting in Room to be Removed. All Chandeliers, Wall Sconces, Wall Mounted Fixtures are to be Returned to Owner.
- Provide a New Opening to Accommodate a New Door and Frame
- Provide a New Opening to Accommodate a New Door and Frame
- Existing Low Roofing Material to be Removed and Prepare Sheathing to Receive New Roofing



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REVIEWS & REVISIONS

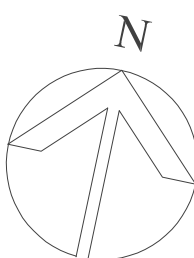
02.12.24 Pricing Package

10.25.23 Demolition House Plans

SHEET TITLE

DEMOLITION  
FLOOR PLAN –  
SECOND LEVEL

PLAN NORTH



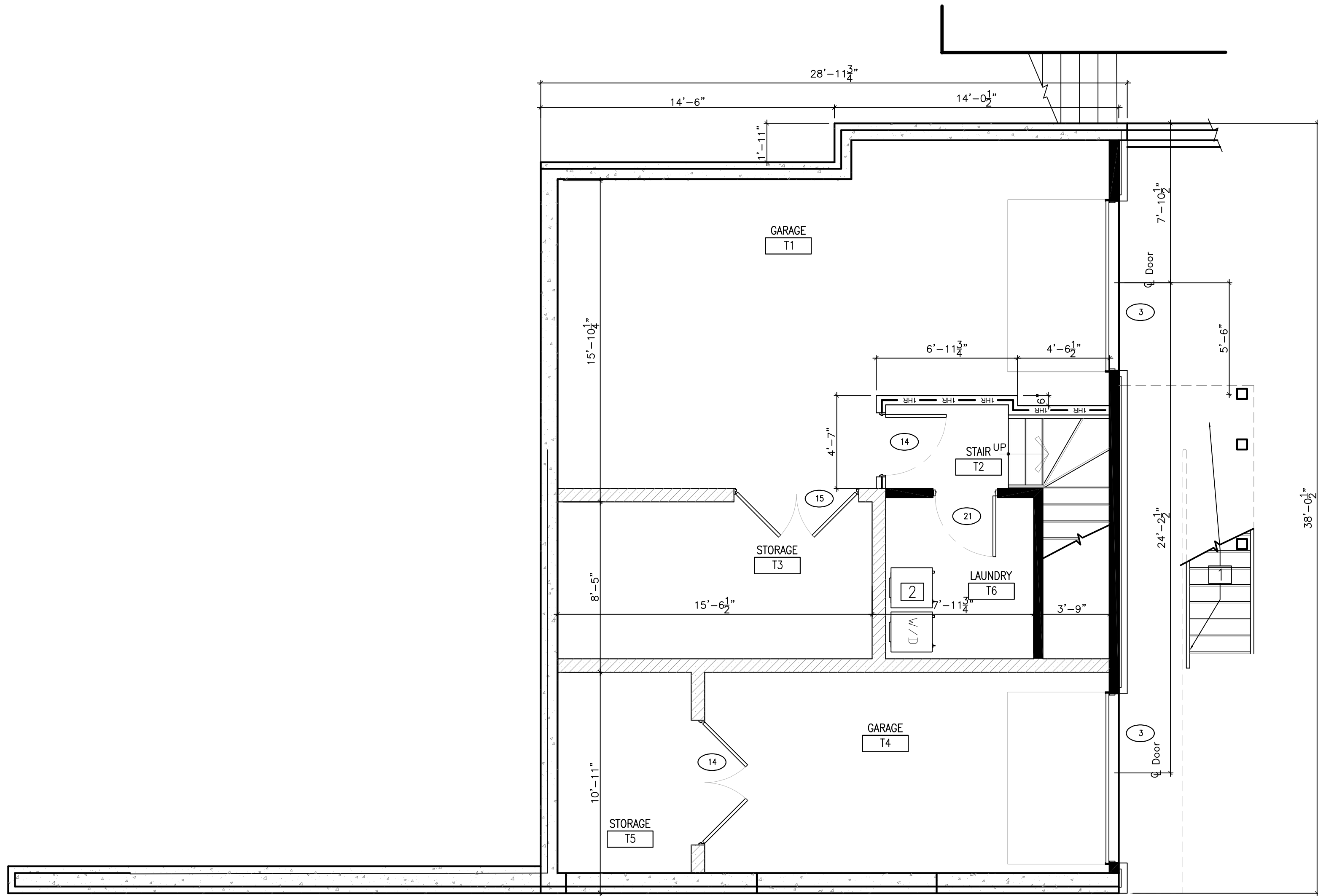
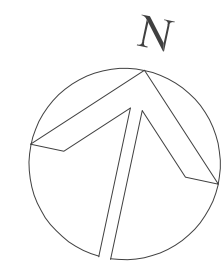
JOB NUMBER

22-034

SHEET NUMBER

A2.3





1 LOWER LEVEL PLAN – REAR GARAGE  
A3.0 SCALE: 1/4"=1'-0"

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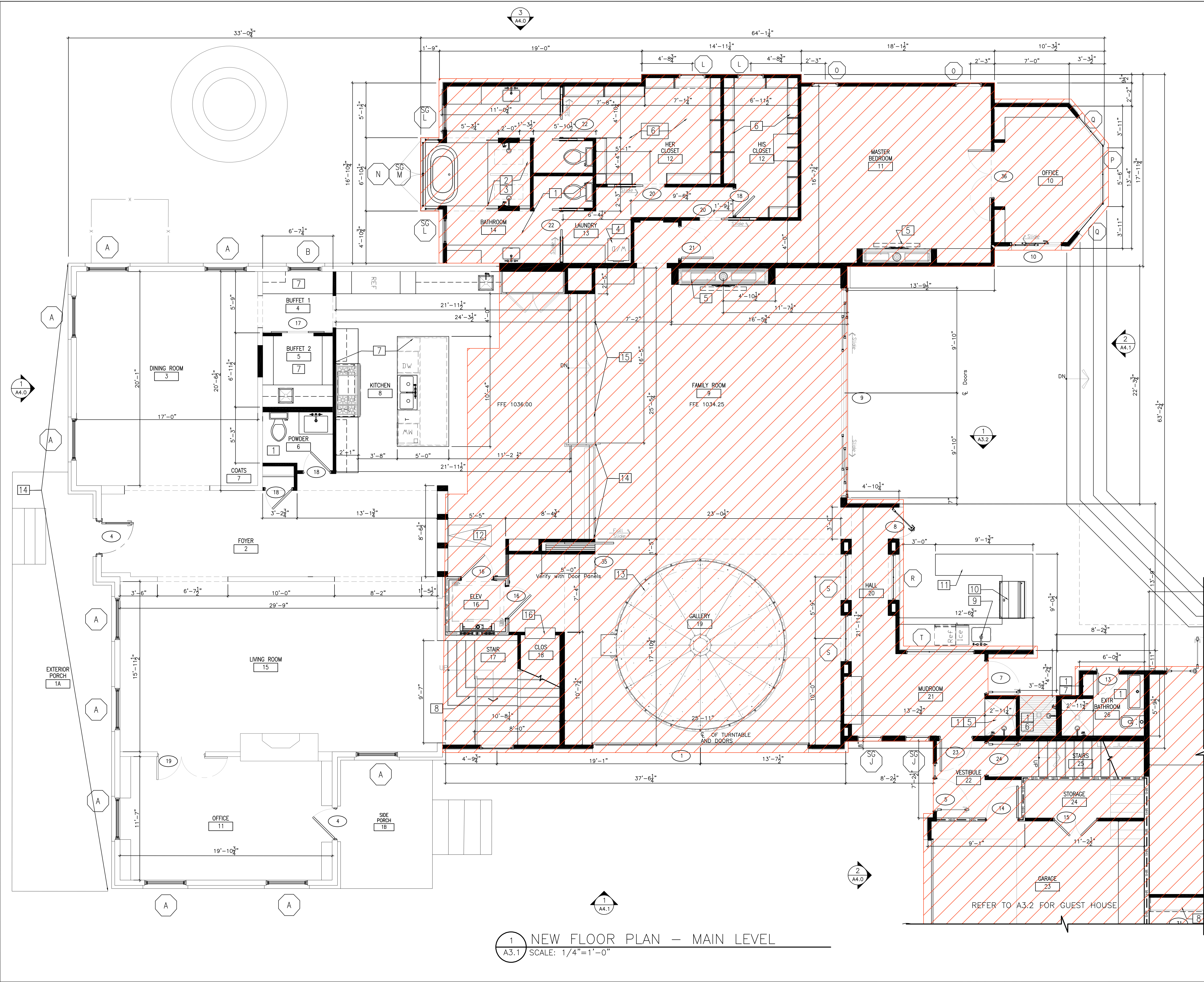
PLAN LEGEND

- Reinforced Concrete Foundation
- 8" Concrete Masonry Walls
- 1 Hour Fire-Rate 2"x6" Wood Stud @ 16" o.c. Bearing Wall, 5/8" Type X Gypsum Wall Board on Both Sides
- 2"x6" Wood Stud @ 16" o.c. Bearing Wall
- New Wood Door and Frame
- New Window and Frame
- Key Notes

PLAN KEYNOTES

- 1 New Painted Steel Frame Stairs with Horizontal Railing. Designed by Fabricator, Coordinate Columns and Footings with Stair Fabricator.
- 2 Provide Washer and Dryer Installation Hook-up Kit.





1 NEW FLOOR PLAN – MAIN LEVEL  
A3.1 SCALE: 1/4"=1'-0"

GENERAL NOTES

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2. FIELD VERIFY THAT EXISTING CONDITIONS ARE AS NOTED IN THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS.
3. TEMPORARILY SHORE AND BRACE ANY EXISTING ELEMENTS AND SUPERSTRUCTURE THAT HAVE ANY STRUCTURAL ELEMENTS AND ARE TO REMAIN DURING DEMOLITION.
4. PROTECT ALL EXISTING WALLS AND CEILINGS TO REMAIN ADJACENT TO DEMOLITION AREAS, AS TO PREVENT WATER AND ENVIRONMENTAL DAMAGE, HOLES, SCRATCHES, CRACKS, OR ANY OTHER DAMAGES NOT IDENTIFIED AT THE BEGINNING OF CONSTRUCTION TO THE SURFACES OR STRUCTURE.
5. DUE TO THE NATURE OF RENOVATIONS IT IS IMPERATIVE THE CONTRACTOR VERIFY ALL EXISTING CONDITIONS INCLUDING ALL DIMENSIONS PRIOR TO DEMOLITION, FABRICATION OF BUILDING COMPONENTS.
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7. GC TO HAUL ALL MATERIALS FROM THE CONSTRUCTION SITE & SHALL BE HAULED TO A LEGAL DUMPING SITE.
8. ALL EXISTING WINDOWS, BRICK MOUNTAINS, SILLS, AND CASINGS TO BE REMOVED. REPLACE WINDOWS TO MATCH EXISTING AT FRONT ELEVATION ONLY. WINDOWS AT SIDE ELEVATION AND REAR TO BE AS NOTED.

PLAN LEGEND

- Exterior Bearing Wall: 7/16" APA Sheathing with Weatherization Film on 2"x6" Wood Stud Framing at 16" o.c. with 5/8" Gypsum Board on Inside Side. Unless Otherwise Noted
- Interior Bearing Wall: 2"x6" Wood Stud Framing at 16" o.c. with 5/8" Gypsum Board on Each Side. Unless Otherwise Noted
- Interior Wall: 2"x4" Wood Stud Framing at 16" o.c. with 1/2" Gypsum Board on Each Side, unless Otherwise Noted. Install 5/8" Moisture Resistant at all Bathrooms and/or Wet Walls.
- Interior Wall: 1-Hour Fire Rated Wall With 5/8" Type "X" Gypsum Wall Board on Each Side.
- Wood Frame and Solid Core Wood 2-Panel Interior Doors, Sized on Plan
- Steel Hot-Rolled Exterior Door and Frame
- Window and Frame, Refer to Schedule
- Window Type Requiring Rescue Openings Size Minimums per R310.1.4
- Window Type Requiring Tempered Safety Glass per R310.1
- Key Notes

PLAN KEYNOTES

- 1 All New Plumbing Fixtures to be Determined by Interiors
- 2 Depressed Slab for Flush Tile Shower. GC to Install Owner Provided Linear Shower Drain w/ Drain Flange
- 3 GC to Provide & Install 1/2" "Durock" Cement Backer Board at Shower Wall & Ceiling Enclosure. G.C. to Provide Labor & Materials Required to Install New Wall Tiles as Directed by Interiors
- 4 Provide Washer and Dryer Hook-up
- 5 New Fireplace as Directed by Interiors
- 6 New Closets as Directed by Interiors
- 7 Appliances, Plumbing Fixtures, Cabinets and Counter Tops as Directed by Interiors
- 8 Stair Design as Directed by Interiors
- 9 Exterior Grade Sink and Faucet to be Installed
- 10 Extend Gas for New Grilling Kitchen
- 11 Grilling Kitchen and Bar, Final Finish Material to be Determined.
- 12 Wood Framed Access Door and Stair
- 13 Recessed Gallery Turntable, Coordinate Recessed with Table Specifications as Provided by the Owner
- 14 30" High Guardrail – Horizontal Flat Steel Design to be Determined
- 15 Polished 800 Grit Colored Additive Formed Concrete Steps
- 16 Custom 34" Wood Frame Hide-Away Door/BookCase
- 17 Reinstall Removed Brick with New Weatherization Film, Brick Ties, Mortars, Flashing, and Weeps.

ADDITION

SCALE BAR 1/4"=1'

0 4 8 12 16

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COOK RESIDENCE - PROPOSED PLANS  
2066 N. PONCE DE LEON AVENUE  
ATLANTA, GEORGIA 30307

REVIEWS & REVISIONS

02.23.24	Historic Preservation
02.12.24	Pricing Package
10.25.23	Demolition House Plans

SHEET TITLE

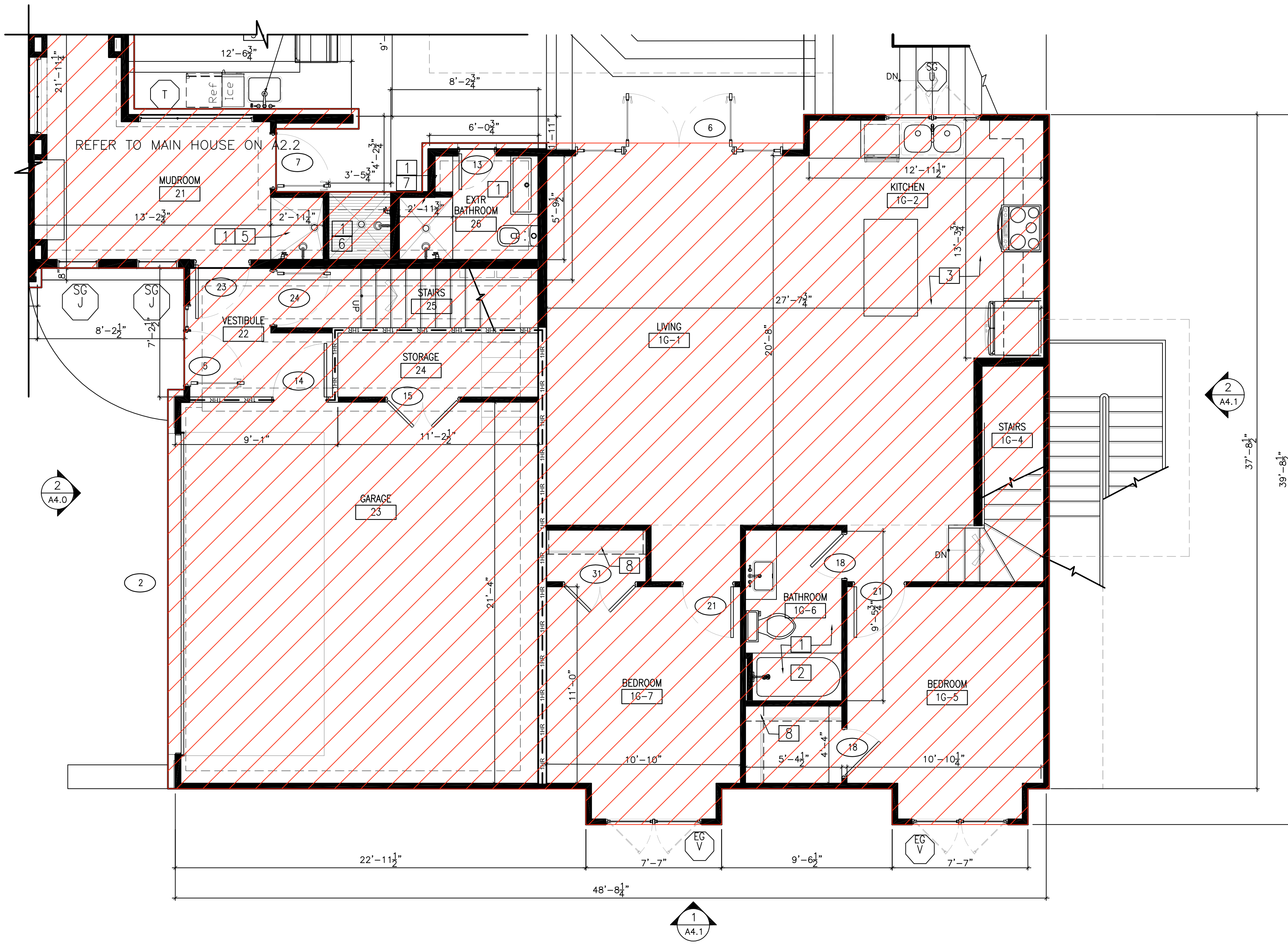
NEW FLOOR PLAN – MAIN LEVEL

PLAN NORTH

JOB NUMBER  
22-034

SHEET NUMBER  
A3.1





1 NEW FLOOR PLAN – GARAGE LEVEL  
SCALE: 1/4"=1'-0"

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR (GC) IS TO PROVIDE ALL MATERIALS & PRODUCTS FOR CONSTRUCTION. IT IS THE GC'S RESPONSIBILITY TO COORDINATE WITH SUBCONTRACTOR'S, SUPPLIERS, & OWNER FOR ITEMS TO BE SUPPLIED BY OTHERS.

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4. PROTECT ALL EXISTING WALLS AND CEILINGS TO REMAIN ADJACENT TO DEMOLITION AREAS, AS TO PREVENT WATER AND ENVIRONMENTAL DAMAGE, HOLES, SCRATCHES, CRACKS, OR ANY OTHER DAMAGES NOT IDENTIFIED AT THE BEGINNING OF CONSTRUCTION TO THE SURFACES OR STRUCTURE.

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PLAN LEGEND

Exterior Bearing Wall: 7/16" APA Sheathing with Weatherization Film on 2"x6" Wood Stud Framing at 16" o.c. with 5/8" Gypsum Board on Inside Side. Unless Otherwise Noted

Interior Bearing Wall: 2"x6" Wood Stud Framing at 16" o.c. with 5/8" Gypsum Board on Each Side. Unless Otherwise Noted

Interior Wall: 2"x4" Wood Stud Framing at 16" o.c. with 1/2" Gypsum Board on Each Side, unless Otherwise Noted. Install 5/8" Moisture Resistant at all Bathrooms and/or Wet Walls.

Interior Wall: 1-Hour Fire Rated Wall With 5/8" Type "X" Gypsum Wall Board on Each Side.

Wood Frame and Solid Core Wood 2-Panel Interior Doors, Sized on Plan

Steel Hot-Rolled Exterior Door and Frame

Window and Frame, Refer to Schedule

WINDOW TYPE REQUIRING RESCUE OPENINGS SIZE MINIMUMS PER R310.1.4

WINDOW TYPE REQUIRING TEMPERED SAFETY GLASS PER R310.1.1

Key Notes

PLAN KEYNOTES

1 All New Plumbing Fixtures to be Determined by Interiors

2 GC to Provide & Install 2" "Durrock" Cement Backer Board at Shower Wall & Ceiling Enclosure, G.C. to Provide Labor & Materials Required to Install New Wall Tiles as Directed by Interiors

3 Kitchen Appliances, Plumbing Fixtures and Cabinets as Directed by Interiors

4 Stair Design as Directed by Interiors

5 Depressed Slab for Flush Tile Dog Wash. GC to Install Owner Provided Linear Shower Drain w/ Drain Flange.

6 Depressed Slab for Outdoor Shower. GC to Install Owner Provided Linear Shower Drain w/ Drain Flange.

7 Depressed Slab for Flush Tile Shower. GC to Install Owner Provided Linear Shower Drain w/ Drain Flange.

8 Provide/Install Custom Closet System As Directed By Owner.



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COOK RESIDENCE - PROPOSED PLANS  
2066 N. Ponce de Leon Avenue  
ATLANTA, GEORGIA 30307

REVIEWS & REVISIONS

02.23.24 Historic Preservation  
02.12.24 Pricing Package  
10.25.23 Demolition House Plans

SHEET TITLE

NEW FLOOR PLAN – GUEST HOUSE GARAGE LEVEL

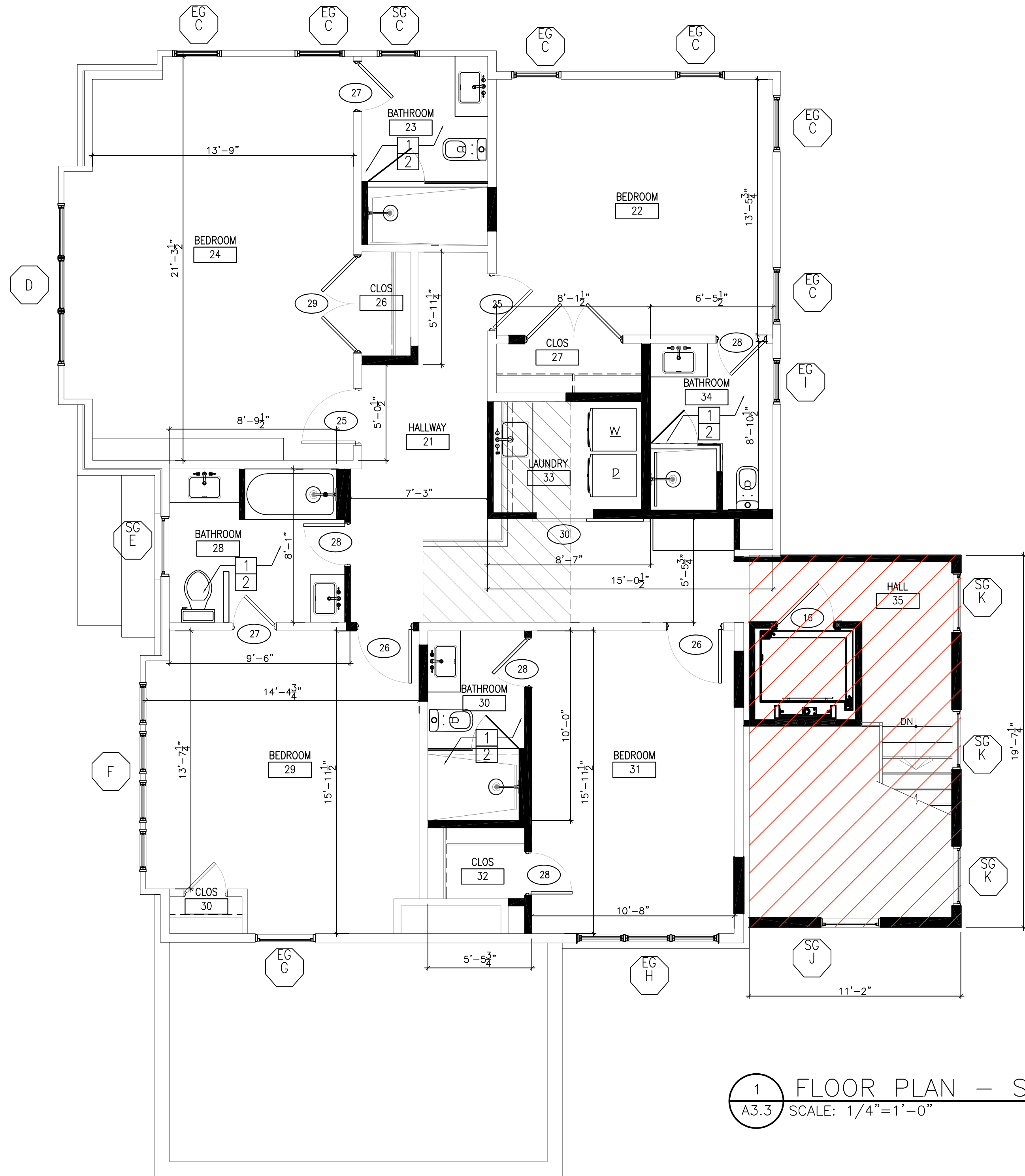
PLAN NORTH

N

JOB NUMBER  
22-034

SHEET NUMBER  
A3.2





1 FLOOR PLAN – SECOND LEVEL  
A3.3 SCALE: 1/4"=1'-0"

GENERAL NOTES

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PLAN LEGEND

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Interior Wall: 2"x4" Wood Stud Framing at 16" o.c. with 1/2" Gypsum Board on Each Side, unless Otherwise Noted. Install 5/8" Moisture Resistant at all Bathrooms and/or Wet Walls.

Interior Wall: 1-Hour Fire Rated Wall With 5/8" Type "X" Gypsum Wall Board on Each Side.

Wood Frame and Solid Core Wood 2-Panel Interior Doors, Sized on Plan

Steel Hot-Rolled Exterior Door and Frame

Window and Frame, Refer to Schedule

EG WINDOW TYPE REQUIRING RESCUE OPENINGS SIZE PER R310.1.4

SC WINDOW TYPE REQUIRING TEMPERED SAFETY GLASS PER R310.1

Key Notes

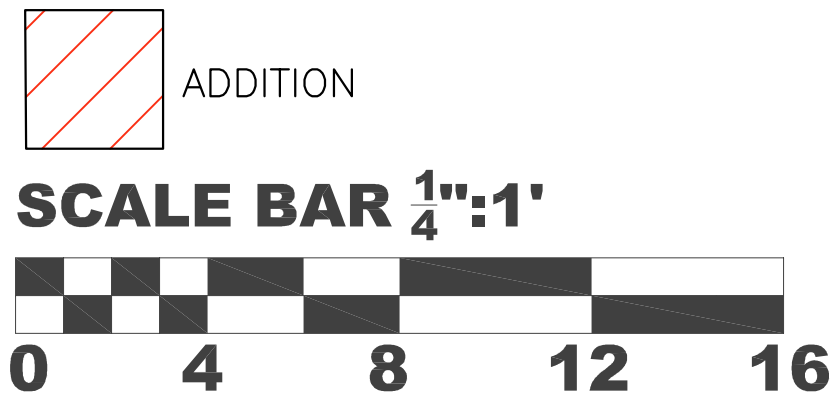
PLAN KEYNOTES

1 All New Plumbing Fixtures to be Determined by Interiors

2 GC to Provide & Install 1/2" "Durock" Cement Backer Board at Shower Wall & Ceiling Enclosure. G.C. to Provide Labor & Materials Required to Install New Wall Tiles as Directed by Interiors

3 Stair Design as Directed by Interiors

4 Provide/Install Custom Closet System As Directed By Owner.



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COOK RESIDENCE - PROPOSED PLANS  
2066 N. PONCE DE LEON AVENUE  
ATLANTA, GEORGIA 30307

REVIEWS & REVISIONS

02.23.24 Historic Preservation

02.12.24 Pricing Package

10.25.23 Demolition House Plans

SHEET TITLE

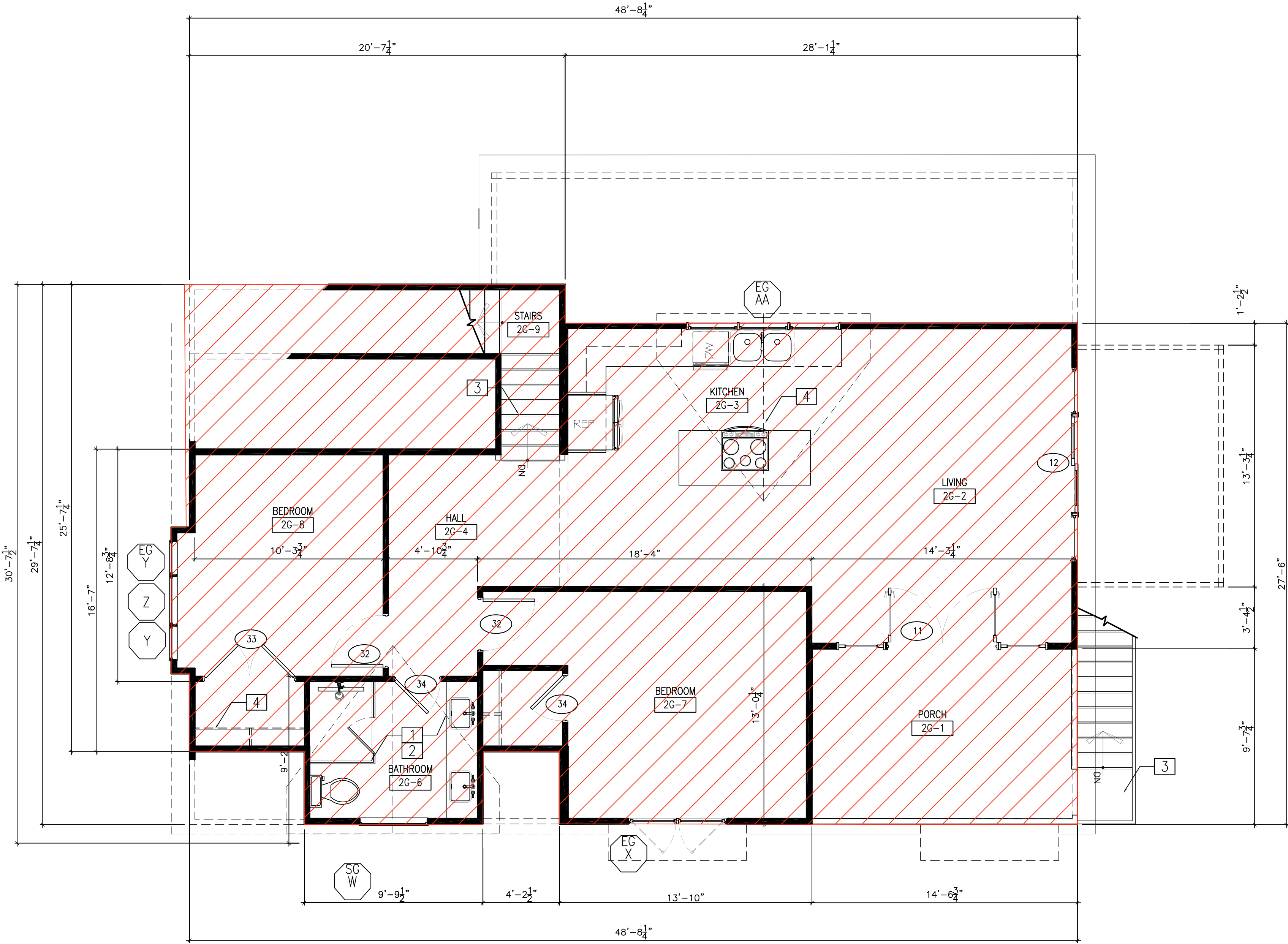
FLOOR PLAN – SECOND LEVEL MAIN HOUSE

PLAN NORTH

N

JOB NUMBER  
22-034

SHEET NUMBER  
A3.3



1 NEW FLOOR PLAN – GARAGE LEVEL  
A3.4 SCALE: 1/4"=1'-0"

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR (GC) IS TO PROVIDE ALL MATERIALS & PRODUCTS FOR CONSTRUCTION. IT IS THE GC'S RESPONSIBILITY TO COORDINATE WITH SUBCONTRACTORS, SUPPLIERS, & OWNER FOR ITEMS TO BE SUPPLIED BY OTHERS.

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PLAN LEGEND

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Interior Wall: 2"x4" Wood Stud Framing at 16" o.c. with 1/2" Gypsum Board on Each Side, unless Otherwise Noted. Install 5" Moisture Resistant at all Bathrooms and/or Wet Walls.

Interior Wall: 1-Hour Fire Rated Wall With 5/8" Type "X" Gypsum Wall Board on Each Side.

Wood Frame and Solid Core Wood 2-Panel Interior Doors, Sized on Plan

Steel Hot-Rolled Exterior Door and Frame

Window and Frame, Refer to Schedule

EG WINDOW TYPE REQUIRING RESCUE OPENINGS SIZE MINIMUMS PER R310.1.4

SD WINDOW TYPE REQUIRING TEMPERED SAFETY GLASS PER R310.1.1

Key Notes

PLAN KEYNOTES

1 All New Plumbing Fixtures to be Determined by Interiors

2 GC to Provide & Install 1/2" "Durock" Cement Backer Board at Shower Wall & Ceiling Enclosure. G.C. to Provide Labor & Materials Required to Install New Wall Tiles as Directed by Interiors

3 Stair Design as Directed by Interiors

4 Provide/Install Custom Closet System As Directed By Owner.

ADDITION

SCALE BAR 1/4"=1'

0

4

8

12

16

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COOK RESIDENCE - PROPOSED PLANS  
2066 N. PONCE DE LEON AVENUE  
ATLANTA, GEORGIA 30307

REVIEWS & REVISIONS

02.23.24 Historic Preservation

02.12.24 Pricing Package

10.25.23 Demolition House Plans

SHEET TITLE

NEW FLOOR PLAN – GARAGE & UPPER LEVEL

PLAN NORTH

N

JOB NUMBER  
22-034

SHEET NUMBER  
A3.4





1 FRONT ELEVATION  
A4.0 SCALE: 3/16" = 1'-0"

MATERIAL LEGEND	
FCS-01	5.25" Lap Siding - Smooth Fiber Cement - Horizontal Installation Basis of Design: Artisan by James Hardie Color: TBD
FCS-02	8" Vertical Ship-Lap Basis of Design: James Hardie Color: TBD
FBT-01	3"x9" Fiber Cement Band Basis of Design: James Hardie Color: TBD
FBT-02	3"x3" Fiber Cement Band Basis of Design: James Hardie Color: TBD
FBT-03	3"x Fiber Cement Panel, Size Varies Basis of Design: James Hardie Color: TBD
BRK-01	Product: Brick - Existing Color: Match Existing Grout: Match Existing Existing Removed Demolded Rear Brick to be Replacement Brick for the Front Facade
BRK-02	Product: Brick - Full Veneer Color: Match Existing Running Bond, Prime and Paint
ROF-01	Product: Existing Slate Roof Color: Match Existing Layout, Field Slates, Eaves, Valleys, and Ridge Existing Slate Roof to be Removed and Replaced to Match Existing
ROF-02	Product: Titan XT Manuf: TAMKO Color: Shadow Grey
ALM-01	Product: Standing Seam Metal Roof Color: Black
ALM-02	Product: Prefinished Aluminum Coping Cap Color: Black
KEY NOTES	
1 Existing Decorative Woodwork Trim to be Fully Sanded Down to Original, Primed and Painted	
2 New Bay Window Unit with Trimmed Cap and Fiber Cement Panel Base.	
3 New Exterior Grade Solid Wood Entry Door	
4 Existing Brick and Mortar to be Removed, Stored, and Reinstalled. The Existing Brick Reinstalled, on Galvanized Brick Ties, Flashing, and Weeps	



2 GARAGE ELEVATION  
A4.0 SCALE: 3/16" = 1'-0"



3 LEFT ELEVATION  
A4.0 SCALE: 3/16" = 1'-0"



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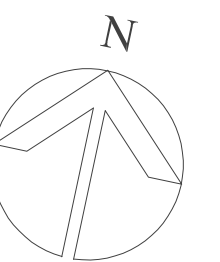
REVIEWS & REVISIONS

02.23.24 Historic Preservation  
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SHEET TITLE

EXTERIOR  
ELEVATIONS

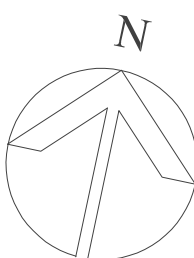
PLAN NORTH



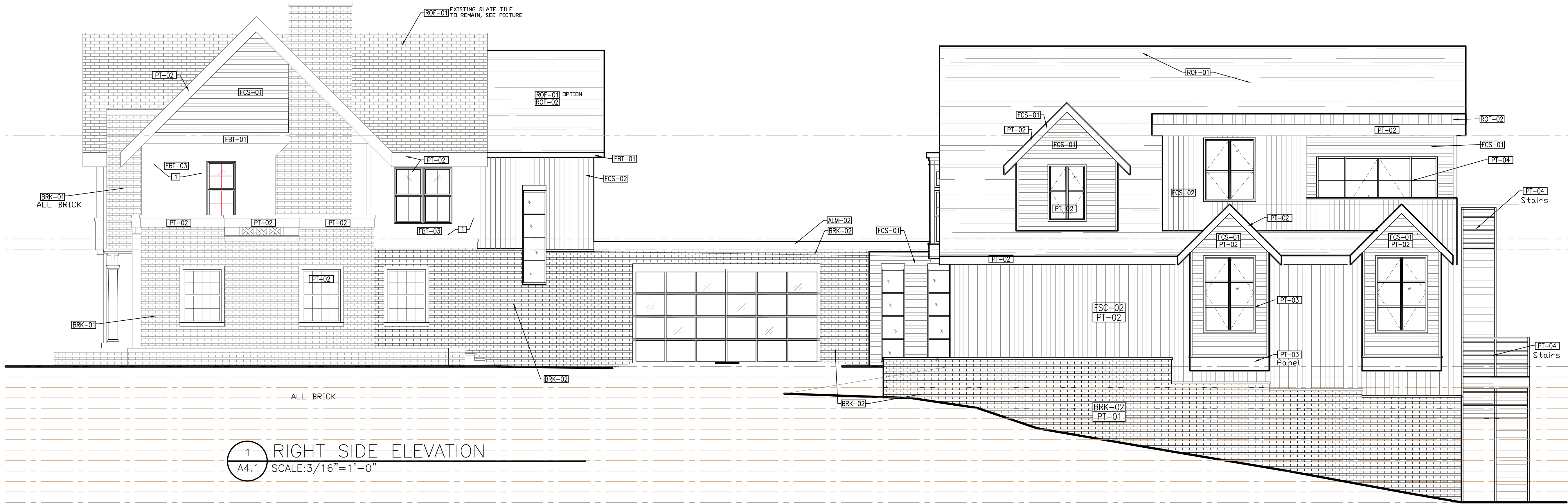
JOB NUMBER  
22-034

SHEET NUMBER

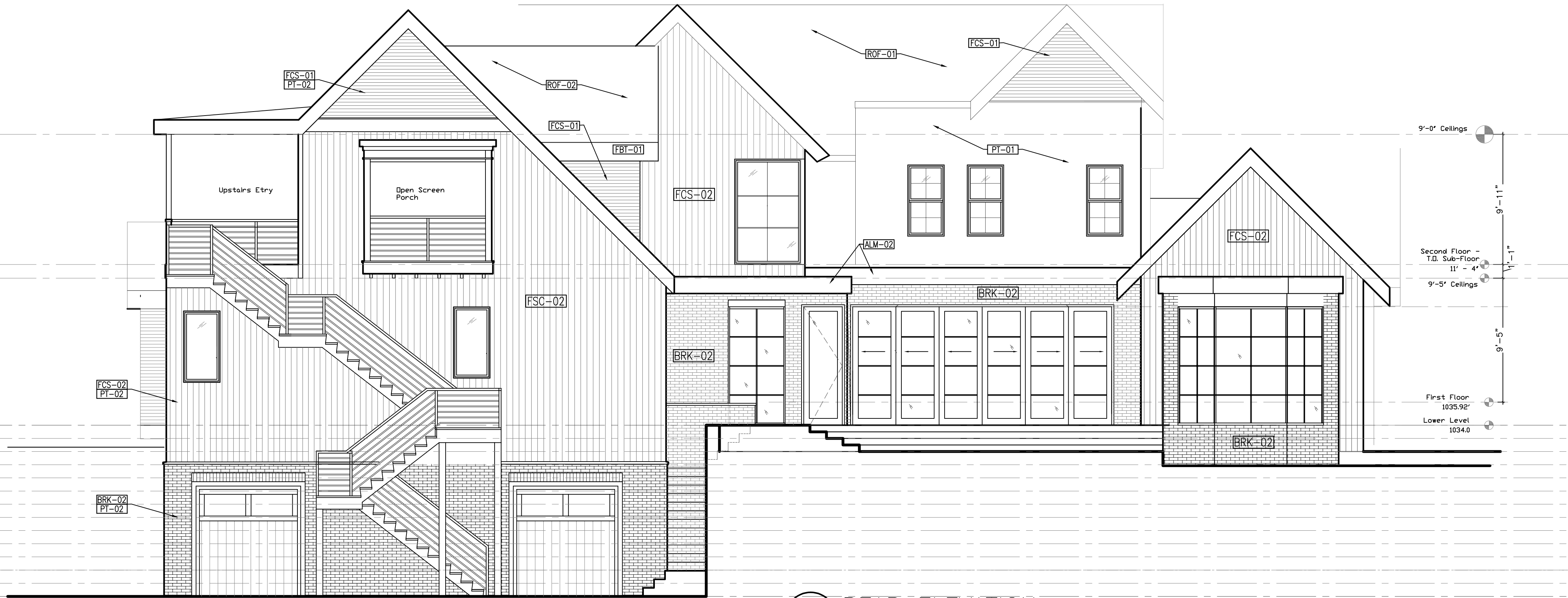
A4.0



MATERIAL LEGEND	
FCS-01	5.25" Lap Siding - Smooth Fiber Cement - Horizontal Installation Basis of Design: Artisan by James Hardie Color: TBD
FCS-02	8" Vertical Ship-Lap Fiber Cement - Vertical Installation Basis of Design: James Hardie Color: TBD
FBT-01	3"x9" Fiber Cement Band Basis of Design: James Hardie Color: TBD
FBT-02	3"x3" Fiber Cement Band Basis of Design: James Hardie Color: TBD
BRK-01	Product: Brick - Existing Color: Match Existing Grout: Match Existing Existing Removed Demolded Rear Brick to be Replacement Brick for the Front Facade
BRK-02	Product: Brick - Full Veneer Color: Match Existing Running Bond, Prime and Paint
ROF-01	Product: Existing Slate Roof Color: Match Existing Layout, Field Slates, Eaves, Valleys, and Ridge Existing Slate Roof to be Removed and Replaced to Match Existing
ROF-02	Product: Titan XT Manuf: TAMKO Color: Shadow Grey
ALM-01	Product: Standing Seam Metal Roof Color: Black

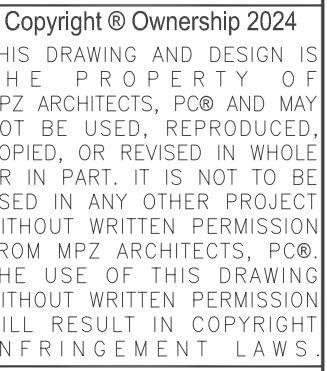


1 RIGHT SIDE ELEVATION  
A4.1 SCALE: 3/16" = 1'-0"

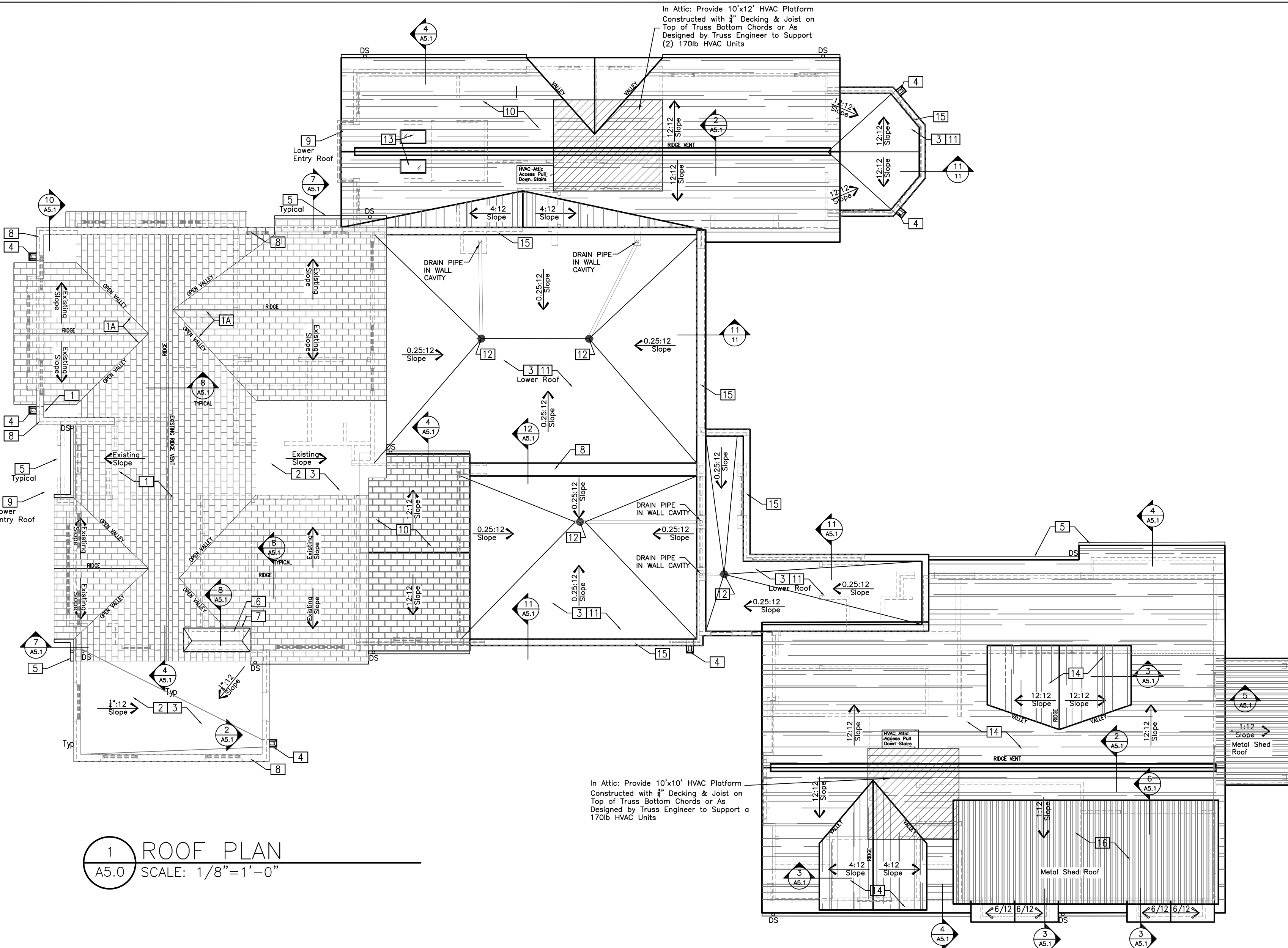


2 REAR ELEVATION  
A4.1 SCALE: 3/16" = 1'-0"







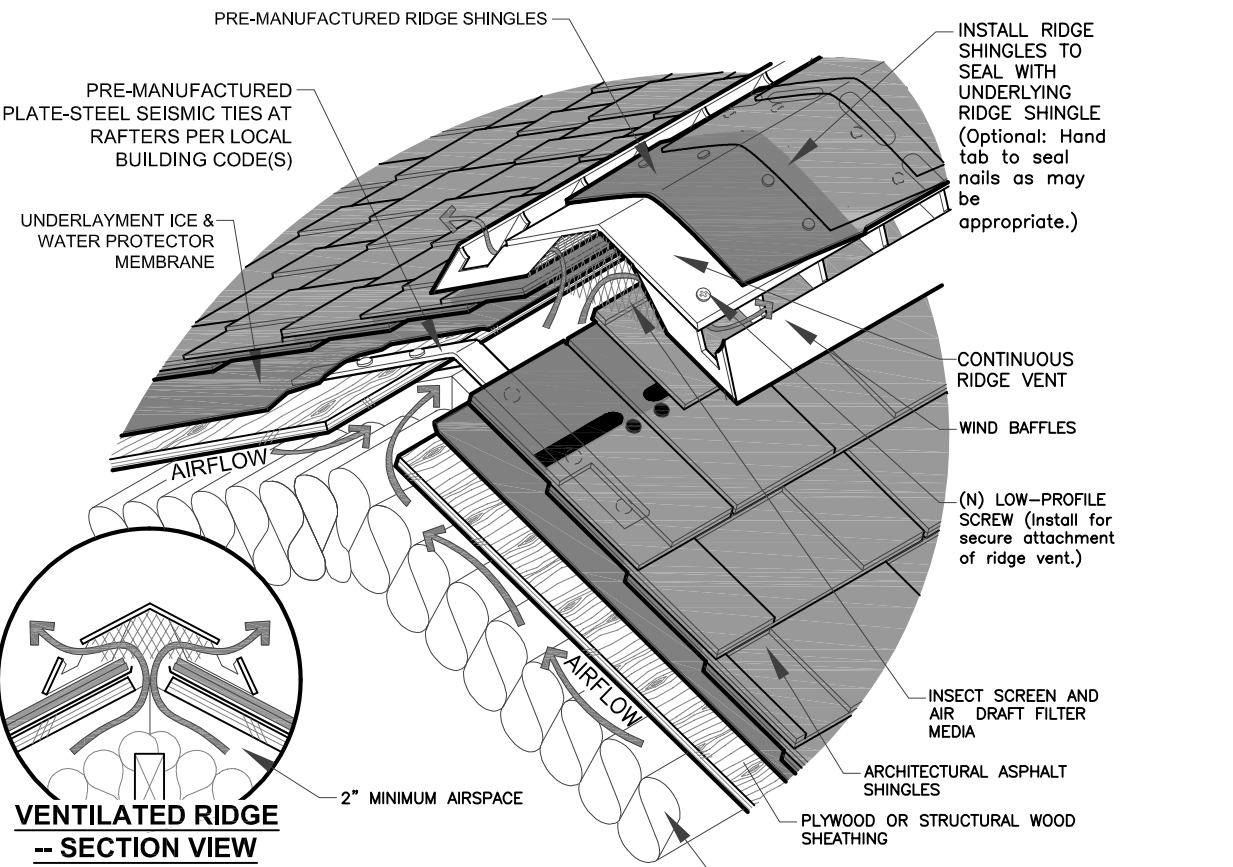


1 ROOF PLAN  
A5.0 SCALE: 1/8"=1'-0"

LEGEND	TPO ROOFING	STANDING SEAM METAL ROOF	SLATE ROOFING	SLATE ROOF		
<p>PARAPET WALL</p> <p>DS- DRAIN SPOUT</p> <p>KEY NOTE SYMBOL</p>	<p><b>1. ALL EXISTING ROOFING AND MEMBRANE TO BE REMOVED AND REPLACED .</b></p> <p><b>2. THERMOPLASTIC MEMBRANE ROOFING</b></p> <p><b>1.1 GENERAL</b></p> <p>1.1.1 SUMMARY</p> <p>A. Provide thermoplastic membrane roofing.</p> <p>1.2 SUBMITTALS</p> <p>B. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.</p> <p>C. Shop Drawings: Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.</p> <p>D. Warranty: Submit manufacturers standard warranty. Include labor and materials to repair or replace defective materials.</p> <p>D.1. Warranty Period: 20 years from date of completion</p> <p>1.3 QUALITY ASSURANCE</p> <p>A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.</p> <p>B. Listing: UL Class A external fire exposure:</p> <p><b>2.1 MATERIALS</b></p> <p>1. Thermoplastic Polyolefin Sheet (TPO) Roofing:</p> <p>1.1. Type: Fully adhered.</p> <p>2. Membrane: TPO, 60 mils, fabric reinforced.</p> <p>2.1. Full Sheet Size: 10'x100'</p> <p>2.2. Color: White</p> <p>3. Cover Board over Insulation: Cementitious backer board, mechanically fastened.</p> <p>3.1. Overlayment board with a water-resistant and silicone treated gypsum core with glass fiber facers embedded on both sides, and pre-primed on one side. GF Dens-Deck Prime Roof Board, distributed by GAF® Board Thickness: 3/8". Thermal Resistance (R value) of: 0.58</p> <p>4. Insulation: Rigid Polysocyanurate board, with a strong white fibrous glass facer. A foam core insulation board covered on both sides with a medium weight fiber-reinforced felt facing meeting ASTM C 1289, Type II, Class 1, Grade 2 (20 psi) or Grade 3 (25 psi).</p> <p>4.1.1. Roof insulation thickness must be determined by the thermal value required for each project and may be subject to code approval limitations</p> <p>4.1.2. R-Value = 30</p> <p>4.2. Insulation Profile: Tapered Where Noted on Roof Plan</p> <p>5. Vapor Retarder: Reinforced polyethylene, 6 Mil</p> <p>5.1. GAF EverGuard Vapor Retarder or equal</p> <p>5.2. Thickness: 60 Mil</p> <p>6. Color: White</p> <p>6.1. A smooth type, unreinforced thermoplastic polyolefin based membrane for use as an alternative flashing/reinforcing material for penetrations and corners. Required wherever preformed vent boots cannot be used, available in white, 0.055 inches (55 mils) nominal thickness and sheet size: 24in x 50ft. EverGuard Extreme® TPO Detailing Membrane, by GAF®</p> <p>6.4. Extruded aluminum termination bar with angled lip coupler and lower leg bulk stiffener. Pre-punched slotted holes at 6" on center or 8" on center. 1/2" x 10" with 0.090" cross section, DRILL-TEC™ Termination Bar, by GAF®</p> <p>6.5. TPO Reinforced Overlayment Strip: A heat-weldable, reinforced thermoplastic polyolefin membrane. It is available in 10'x60' 6" x 100' in colors. It can be used to cover and laps on FlashBACK and SAT TPO systems and to strip in flat metal flashings on details such as TPO coated top edges, gravel stops, and scuppers.</p> <p>7. WALL &amp; CURB ACCESSORIES</p> <p>7.1 Pre-Molded Accessories:</p> <p>a. Inside Corners: A pre-molded corner flashing for inside corners. Color: white, 60-mil thick.</p> <p>b. Outside Corners: A one-piece injection molded corner flashing used for flashing outside corners. Color: white, 60-mil thick.</p>	<p>c. TPO Curb Wap Corners: Fabricated flashings are made of 60-mil thick reinforced membrane designed to reduce installation time to flash a curb when compared to conventional methods. Each corner is fabricated with a 4" wide base flange and a 12" overall height. One curb requires 4 corners for a complete installation.</p> <p>d. TPO Underlayment: A pre-molded flashing for use in a variety of corner details, including inside and outside corners. Color: white, 60-mil thick.</p> <p>e. Pipe Flashings: A pre-molded white flashing used for pipe penetrations. Available for 3/4"-8" diameter pipes with clamping rings included.</p> <p><b>8. SCUPPERS</b></p> <p>8.1 Coated-metal wall scuppers must be provided with 4" minimum wide flanges, with additional corner pieces pop-riveted to the flanges to create a continuous flange. All flange corners must be rounded.</p> <p>8.2 Install wall scuppers over the roof and flashing membrane and secure to the roof deck with 60-mil fasteners 6" o.c., a minimum of 2 fasteners per side.</p> <p>8.3 All corners must be reinforced with top universal corners or field-fabricated from non-reinforced materials.</p> <p>8.4 Strip-in scupper with flashing membrane target sheet</p> <p>8.5 Alternately, a wall scupper box may be field-flashed using non-reinforced flashing membrane heat-welded to membrane on the wall face and roof deck. Fully adhere to the scupper box and terminate on the outside wall face with a termination bar and flexseal® coule grade sealant.</p> <p><b>3. EXECUTION</b></p> <p><b>3.1 INSTALLATION</b></p> <p>A. All work surfaces should be clean, dry, and free of dirt, dust, debris, oils, loose, and/or embedded gravel, un-adhered coatings, deteriorated membrane, and other contaminants that may result in a surface that is not sound or is uneven.</p> <p>B. Comply with roof system manufacturer's instructions and recommendations; clean, prime and prepare substrate.</p> <p>C. Install insulation with tightly butted joints and neatly fitted around penetrations.</p> <p>D. Begin roof installation only in presence of manufacturer's representative. Minimize seams &amp; shingle overlaps to shed water.</p> <p>E. Overlay air/vapor retarder components a minimum of 6" for side and end laps. Adhere laps together with compatible adhesive.</p> <p>F. Seal perimeter and penetration areas with foam sealant.</p> <p>G. Install insulation boards over the air/vapor barrier and mechanically attach the boards to the deck or adhere the boards to the air/vapor retarder with compatible adhesive to achieve the desired roof system uplift resistance. Install walkway protection over an additional layer of membrane at locations indicated and where required to provide access to roof mounted equipment.</p> <p>H. Overlay roof membrane a minimum of 3" for end laps; for face-to-back membrane, butt ends together and cover joint with 8" EverGuard Flashing Strip heat-welded. Membranes are provided with lap lines along the side laps.</p> <p>I. Best practice is to install membrane so that the side laps run across the roof slope lapped toward drainage points.</p> <p>J. All exposed sheet corners must be rounded a minimum of 1"</p> <p>K. Use full-width rolls throughout the field and perimeter of the roof. Half sheets are not necessary.</p> <p>L. Membrane laps shall be heat-welded together. All welds shall be continuous, without lap voids or partial welds. Welds shall be free of burns and scorch marks.</p> <p>M. Weld shall be a minimum of 1" in width for automatic machine welding and a minimum 2" in width for hand welding.</p> <p>N. Roof membrane must be mechanically attached along the base of walls with screws and plates 6" on center.</p> <p>O. Adhesives should be applied to membrane at the rates listed on the roll.</p> <p>P. Use appropriate bonding adhesive for substrate surface, applied with a solvent-resistant roller, brush, or squeegee.</p> <p>Q. Adhere approximately one half of the membrane sheet at a time. One half of the sheet's length shall be folded back in turn to allow for adhesive application. Lay membrane into adhesive once the bonding adhesive is tacky to the touch.</p>	<p><b>1. Substitution Limitations</b></p> <p>a. Requests for approval must be submitted in writing at least ten (10) days prior to bid date, and are accompanied by all related test reports and design calculations listed in section 1.4 and Design and Performance criteria Section 2.2.</p> <p>b. Substitute manufacturers will be approved by written addendum to all orders. Voluntary alternates will not be considered. Substitutions will not be permitted after the bid date of this project.</p> <p>c. Metal panels proposed for substitution shall fully comply with specified requirements in appearance, assembly, and performance.</p> <p>3. Forming: Use continuous and rolling method. No end laps are permitted on panels without architect approval. No portable roll forming machines will be permitted on this project, no installer-owner or installer-owned machines will be permitted. It is the intent of the Architect to provide factory-manufactured panel systems only for this project.</p> <p><b>2.2 MANUFACTURED UNITS</b></p> <p>A. McElroy Metal Max-Rib Panel:</p> <p>1. Profile: Major longitudinal ribs 3/4" (45 mm) deep, spaced 9" (229 mm) on center; minor longitudinal ribs centered between major ribs.</p> <p>2. Size: 36" (914 mm) cover width, lengths indicated on drawings.</p> <p><b>2.3 MATERIALS</b></p> <p>B. Material: Galvalume steel sheet conforming to ASTM A792, A255 coating for bare; AZ55 coating for painted; 26 gauge sheet thickness.</p> <p>C. Galvanized Steel Sheet: ASTM A653, G90 steel sheet, zinc coated galvanized by hot dip process, structural quality.</p> <p>D. METAL ROOF PANEL ACCESSORIES</p> <p>A. General: Provide complete metal panel assembly incorporating trim, copings, fasciae, gutters and downspouts, and miscellaneous flashings, in (manufacturer's standard profiles) [profiles as indicated]. Provide required fasteners, closure strips, and sealants as indicated in manufacturer's written instructions.</p> <p>B. Flashing and Trim: Match material, thickness, and finish of metal panel face sheet.</p> <p>C. Panel Fasteners: Self-lapping screws and other acceptable corrosion-resistant fasteners recommended by metal panel manufacturer. Where exposed fasteners cannot be avoided, supply fasteners with EPDM or neoprene gaskets, with heads matching color of metal panels by means of factory-applied coating.</p> <p>D. Joint Sealers: Sealers/manufacturer's standard or recommended liquid and structural requirements, and as follows:</p> <p>1. Tape Sealers: manufacturer's standard non-curing butyl tapes, oasma 809.2.</p> <p>2. Concealed Joint Sealant: non-curing butyl, oasma 809.2.</p> <p>E. Steel sheet miscellaneous framing components: astm c 645, with astm a 653/a 653n, g60 hot-dip galvanized zinc coating.</p> <p><b>2.5 FABRICATION</b></p> <p>A. General: Provide factory fabricated and finished metal panels and accessories meeting performance requirements, indicated profiles, and structural requirements.</p> <p>B. Fabricate metal panel joints configured to accept sealant, providing weathertight seal and preventing metal-to-metal contact and minimizing resulting thermal movement.</p> <p>C. Form panels in continuous lengths for full length of detailed runs, except where otherwise indicated on approved shop drawings.</p> <p>D. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's written instructions, approved shop drawings, and project drawings. Form from materials matching metal panel substrate.</p> <p><b>2.6 FINISHES</b></p> <p>A. Two coat oil applied, baked, on full strength (70% resin, PVF2 fluorocarbon) coating consisting of a nominal 0.25 mil dry film thickness primer, and a nominal dry film thickness of 0.7 -0.8 mil color coat for a total of 1.0 to 1.1 mil total system dry film thickness. Finish to be selected from manufacturer's standard color selection. The back side of the material should be 0.25 mil primer and 0.25 mil polyester wash coat.</p> <p>1. Metal Panel Color: Black</p>	<p><b>B. Installation Tolerances:</b> Variation from Level: Maximum 1/8" in 20 feet</p> <p>C. Underlayment Installation</p> <p>1. Underlayment to be supplied by metal panel manufacturer.</p> <p>2. Self-adhered High-Temperature Underlayment: Provide self-adhering, cold-applied, sheet underlayment, a minimum of 40 mils thick adhesive, with release-paper backing. Provide primer when recommended by underlayment manufacturer.</p> <p>3. Thermal Stability: Stable after testing at 240 degree F; ASTM D1970.</p> <p>4. Low-Temperature Flexibility: Passes after testing at minus 20 degree F.</p> <p>5. Apply underlayment over the entire metal surface.</p> <p>D. Flashing and Trim Installation: Comply with performance requirements, manufacturer's written installation instructions, and the SMACNA "Architectural Sheet Metal Manual". Provide concealed fasteners where possible, and metal units to true level. Install work with laps, joints, and seams that will be permanently weathertight.</p> <p><b>END OF SECTION</b></p>	<p><b>2.1.2.1 Standard Thickness Roofing Slate</b></p> <p>Side shall MATCH EXISTING in thickness, SIZE, AND COLORS. Contact Black Diamond Slate LLC (877-229-9277) for standard size availability. Optional thickness slate may be 3/8 to 1/2 inch and 1/2 to 1 1/2 inch.</p> <p><b>2.1.2.3 Slate Colors</b></p> <p>Slate shall be unflaming and non-weathering in nature. Color shall be Black, Dark Gray, Light Gray, Green, Gray/Green, Purple, Red, or equivalent to existing slate). Contact Black Diamond Slate LLC (877-229-9277) for sample submittals.</p> <p><b>2.1.3 Underlayment Membrane</b></p> <p>An underlayment membrane shall be furnished on all surfaces to be covered with slate. Membrane shall consist of high strength composite self-adhering membrane.</p> <p><b>2.1.3.2 Elastomeric Membrane Underlayment</b></p> <p>Membrane shall be a cold applied composite self-adhering membrane of not less than 0.10mm / 0.004 inch high strength polyethylene film with slip resistant embossing, coated on one side with a thick layer of adhesive-consistency rubberized asphalt, interwound with a disposable silicone coated release sheet. The tensile strength and elongation values shall be not less than 17 MPa / 250 psi when tested in accordance with ASTM D 412 and pliability shall be unaffected when tested in accordance with ASTM D 148.</p> <p><b>2.1.3.3 Elastomeric Membrane Accessories</b></p> <p>Two component urethane, mastic and primer shall be as approved by the membrane manufacturer. Flashing, expansion joint covers, temporary UV protection and corner fillets shall be as recommended by the membrane manufacturer.</p> <p><b>2.1.4 Nails</b></p> <p>Nails shall be large-headed slater's solid copper nails of Number 10 or 11 gauge metal. Nails shall be 3d for slates 450mm / 18 inch or less in length. 4d nails shall be used for slates 500mm / 20 inch or longer, and 6d nails shall be used for slates on hips and ridges. Thicker slates require 8d nails. The proper gauge nails. The proper size shall be determined by adding 25mm / 1 inch to twice the thickness of the slate. Nails shall be of sufficient length to adequately penetrate the roof sheathing. Nails used to retain copper flashing and slate at rise edges, hips, ridges, and eaves prone to wind damage shall be of the ring shank design.</p> <p><b>2.1.5 Flashing</b></p> <p>Flashing shall be 0.57kg / 20 ounce, light cold-rolled temper (H00) copper conforming to ASTM B 370. Flashing shall be in accordance with the requirements as specified in Section 07600 FLASHING AND SHEET METAL.</p> <p><b>2.1.6 Elastic Cement</b></p> <p>Elastic cement shall be an approved brand of waterproof elastic slater's cement colored to match as nearly as possible the general color of the slate.</p> <p><b>2.1.7 Acid Neutralizing Wash</b></p> <p>[ONLY if existing areas of slate are to be cleaned and left in service]</p> <p>Acid neutralizing wash shall be non-destructive wash formulated to neutralize the effects of acid deposits resulting from the past burning of fossil fuels (particularly coal). The wash shall not change the color, appearance, or life of the slate roof, copper flashing and accessories, underlayment, adhesives or the wall surfaces of the building.</p> <p><b>2.1.8 WARRANTY</b></p> <p>Material and workmanship shall be furnished against defects in material and workmanship of slate roof assembly, including related metal flashing for a period of 10 years from the date of final acceptance of the work.</p> <p><b>2.1. MATERIALS</b></p> <p><b>2.1.1 Existing Slate</b></p> <p>Slate shall conform to ASTM C 406. Slate shall be Grade A, (ASTM S1), hard, dense rock, pitted or drilled for two nails each. Crooked slate shall not be used. Exposed corners shall be full. Broken corners on covered ends which sacrifice nailing strength or the lying of a watertight roof will not be allowed.</p>	<p><b>3.2 SLATE REMOVAL</b></p> <p>[ONLY where work involves partial replacement or repair of roof]</p> <p>Contractor shall verify each slate for tightness and continued use. Testing shall be done with broad, flat-nosed, slate's piers. Slates fastened with non-copper fasteners shall be re-fastened with proper copper fasteners.</p> <p><b>3.3 PREPARATION OF SURFACES</b></p> <p>Roof deck surfaces shall be smooth, clean, firm, dry, and free from loose boards, large cracks, and projecting ends that might damage the roofing. Foreign particles shall be cleaned from interlocking areas to ensure proper seating and to prevent water damming. Prior to installation of slate, vents and other projections through roofs shall be properly flashed and secured in position, and projecting nails shall be driven firmly home.</p> <p><b>3.4 ROOFING FELT</b></p> <p>Felt shall be laid in horizontal layers with joints lapped toward eaves and at ends at least 50 mm 2 inches, and secured along laps and at ends as necessary to hold the felt in place and protect the structure until covered with the slate. Felt shall be preserved unbroken, tight and whole. Felt shall lap hips and ridges at least 300mm / 12 inches to form a double thickness and shall be lapped 50mm 2 inches over the metal of valleys or built-in gutters.</p> <p><b>3.5 ELASTOMERIC MEMBRANE UNDERLAYMENT</b></p> <p>[A composite self-adhering membrane will be used in areas where ice build-up (ice dams) and wind driven rains are potential problems. In such areas, underlayment installation will be detailed on the drawings. List these paragraphs to meet project requirements.]</p> <p><b>3.5.1 Surface Preparation</b></p> <p>Dust, dirt, loose nails and other protrusions shall be removed. Priming is not required for wood or metal surfaces but is necessary on concrete or masonry surfaces.</p> <p><b>3.5.2 Membrane Application</b></p> <p>Membrane shall be applied according to manufacturer's instructions. Membrane shall be adhered directly to roof deck. The membrane shall be cut into 3 to 4.5 meter / 10 to 15 foot lengths and shall be re-rolled. The release paper shall be peeled back 300 to 600mm / 1 to 2 feet; the membrane shall be aligned on the lower edge of the roof and the first 300 to 600mm / 1 to 2 feet shall be placed. The release paper under the membrane shall be peeled from the membrane. The membrane shall be pressed in place. For ice dam protection, membrane shall be applied to reach a joint above the highest expected level of ice dams; refer to drawings for extent. Ends and edges shall be overlapped a minimum of 150mm / 6 inches. Membrane shall not be folded onto an exposed face of the roof edge.</p> <p><b>3.5.3 Valley and Ridge Application</b></p> <p>Vertical wall installations shall receive primer prior to the application of membrane. Primer shall be applied at a coverage rate of 6-9 sq. meters/L / 250-350 sq. ft./gal. Membrane shall be turned up walls and corners as indicated on the drawings. Vertical membrane terminations shall be mechanically fastened. Vertical terminations shall receive a troweling of mastic as approved by the membrane manufacturer. Membrane may be folded onto the fascia, provided it will be covered by a gutter metal edge or other material.</p> <p><b>3.7 SLATING</b></p> <p><b>3.7.1 Repair and Replacement</b></p> <p>Existing reusable slates removed from the repair area shall be intermingled with new slates to provide a smooth visual transition between new and existing areas. Slating shall be applied as shown.</p> <p><b>END OF SECTION</b></p>



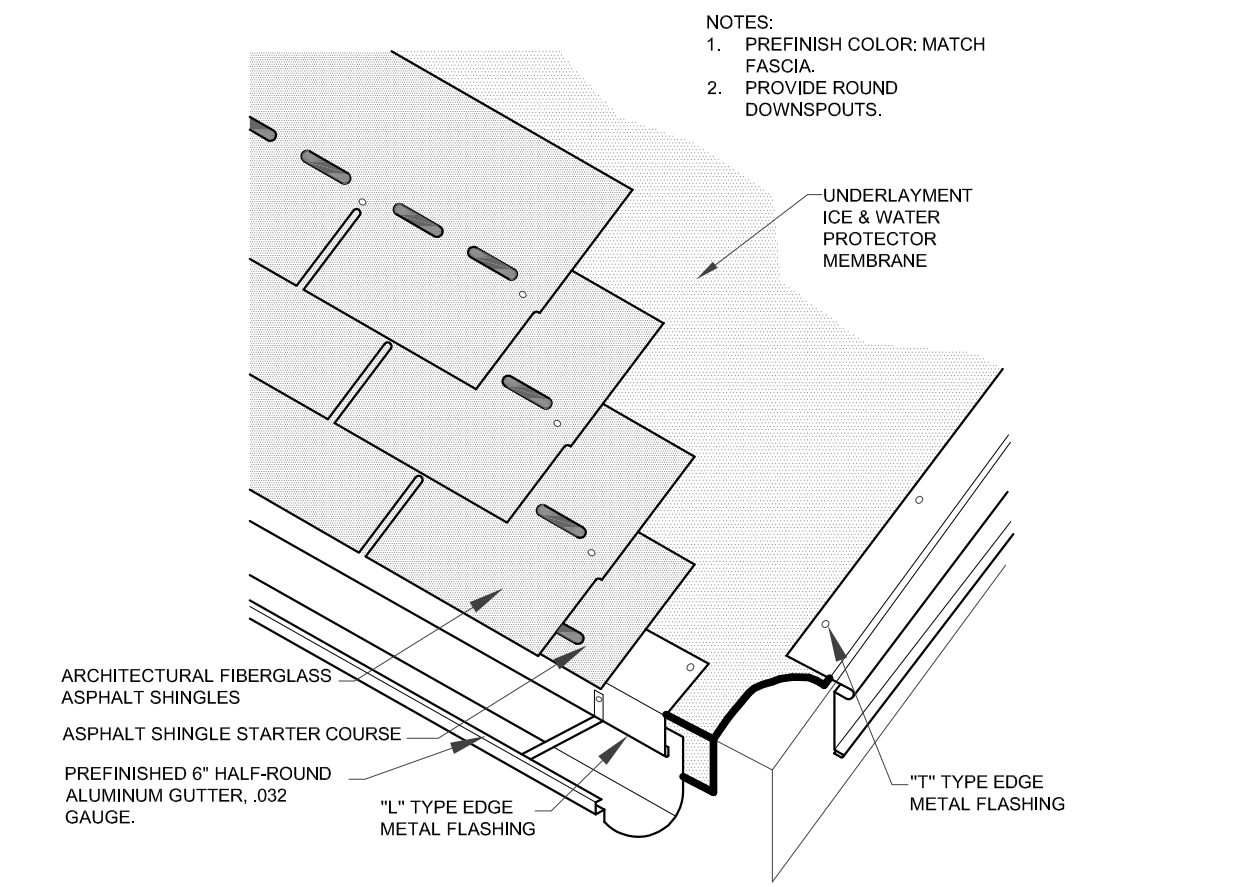
TYPICAL ROOF DETAILS



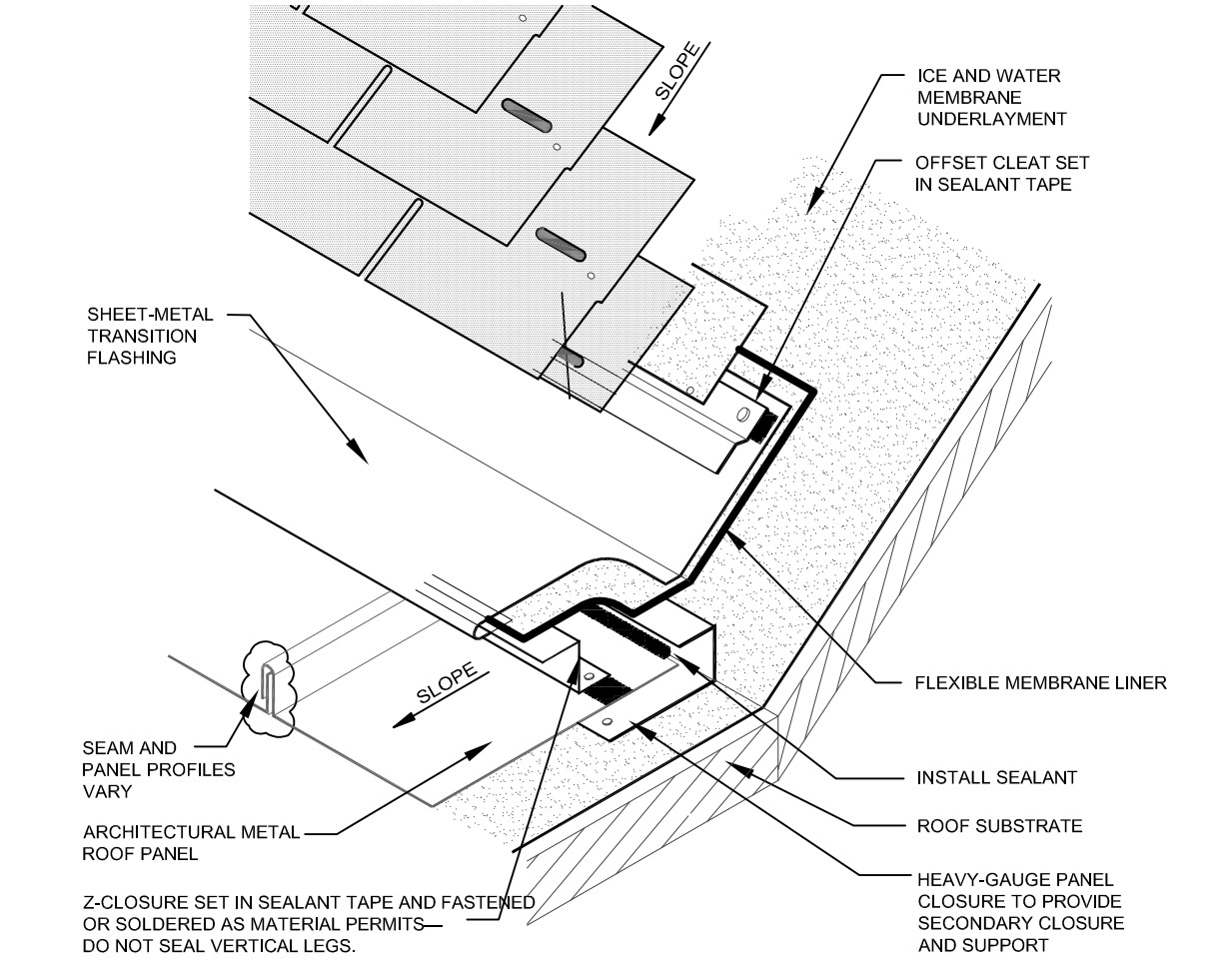
Notes:

1. Provide Ice & Water Protector membrane, such as IKO Armourguard or Stormshield, at downslope eaves, valleys, crickets, around penetrations, and rake edges. Consult local Building Code requirements.
2. To determine airflow requirements and/or ventilation, including vent sizes/needs, refer to local building codes.
3. Sheet metal ventilators are suggested to be a minimum of 26-gauge pre-finished/painted galvanized steel, 16 oz. copper, .032-inch thick pre-finished aluminum, or an equivalent longevity non-corrosive metal suitable for weathertight jointing or soldered fabrication.
4. If exposed fasteners are placed through the ridge ventilator's downslope flange, they should be weathertight, gasketed fasteners (e.g. ring-shank nails or screws).
5. Note that the above illustration of a ridge vent depicts one type or style of shingle-over ridge ventilator, but there are numerous different types and profiles on the market.
6. Dimensions shown are recommended minimums and are intended to be approximate to allow for reasonable tolerances due to field conditions.
7. The profile of specific components, their configuration or sequencing, can vary with the roof system, with climatic differences, and regional or area practices.
8. Illustration of components (e.g. heavy-plate steel ridge ties), fasteners, fastener number, spacing, etc. is a generic example of one option to allow for ridge ventilation and not intended to depict any particular product, architecture, nor engineering. See local Building Code and Structural Engineer as may be required.

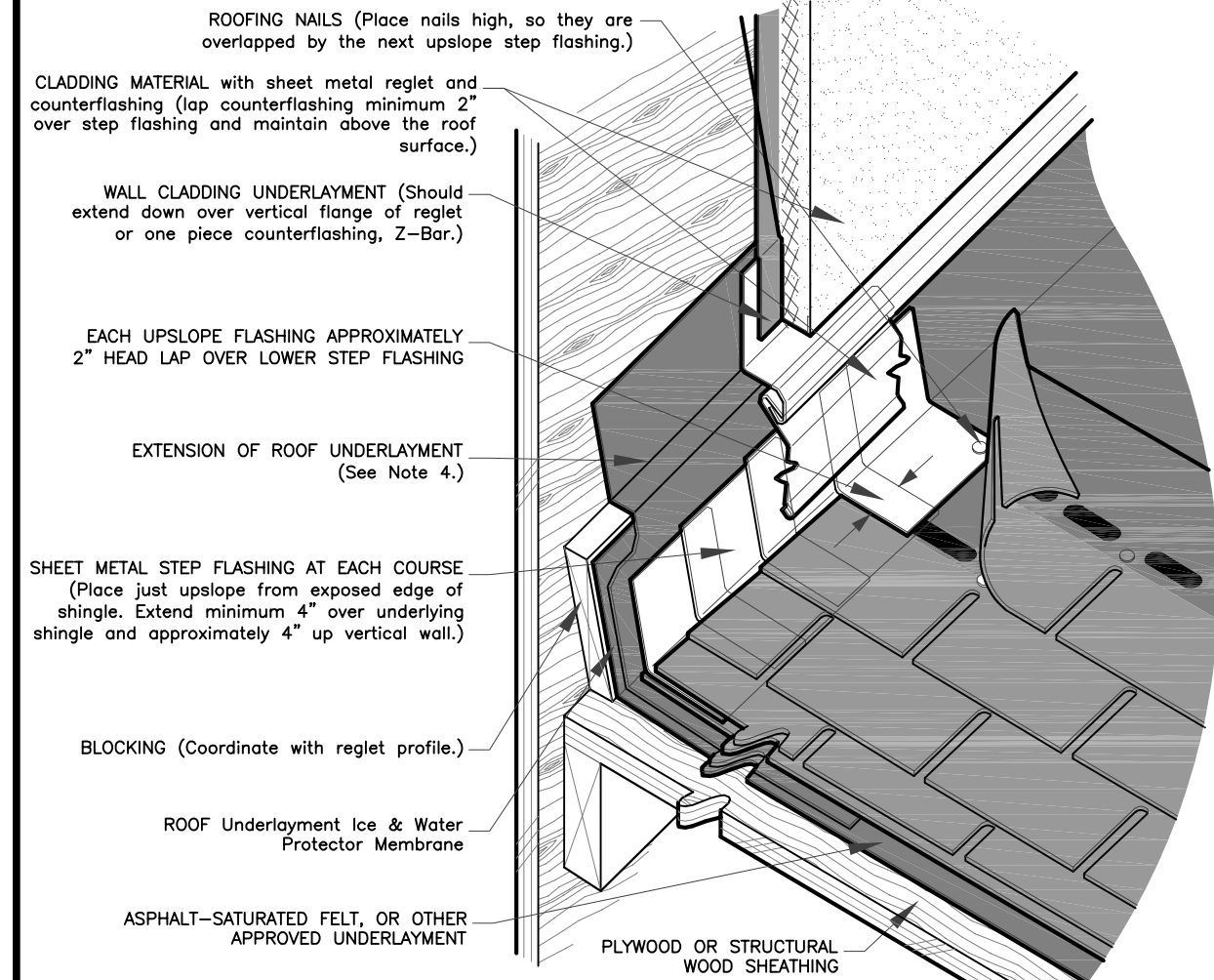
2 RIDGE DETAIL TYPICAL  
A5.1 NOT TO SCALE



4 GUTTER AND EDGE DETAIL  
A5.1 NOT TO SCALE



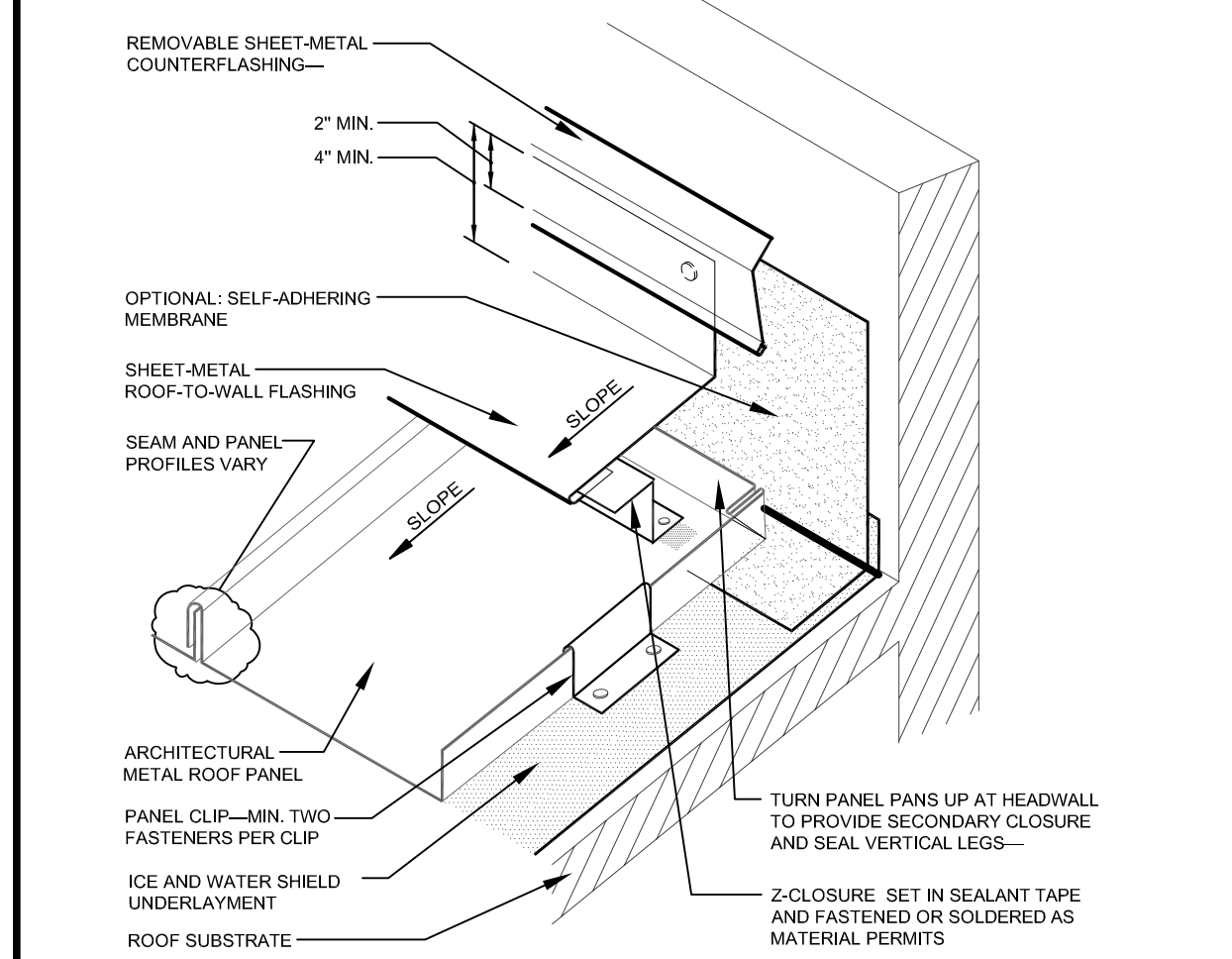
6 METAL ROOF SLOPE TRANSITION  
A5.1 NOT TO SCALE



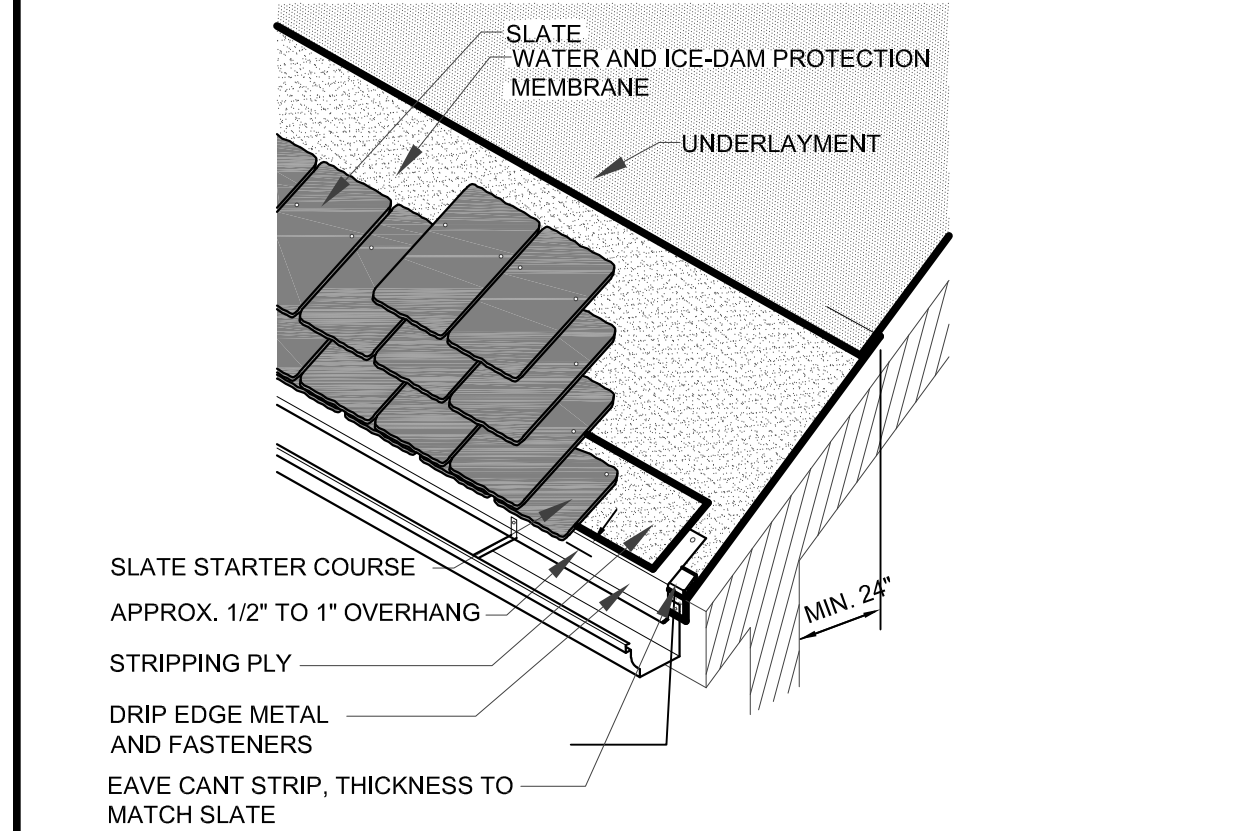
Notes:

1. Detail drawn showing Marathon. Also applies to other styles.
2. Provide Ice & Water Protector membrane, such as IKO Armourguard or Stormshield, at downslope eaves, valleys, crickets, around penetrations, and rake edges. Consult local Building Code requirements.
3. Sheet metal step flashing is suggested to be a minimum of 26-gauge pre-finished/painted galvanized steel, 16 oz. copper, .032-inch thick pre-finished aluminum, or an equivalent longevity non-corrosive metal.
4. Vertical flange of step flashing should be lapped a minimum of 2". Sheet metal counterflashing may be optional where wall cladding or siding overlaps step flashing.
5. Dimensions shown are recommended minimums and are intended to be approximate to allow for reasonable tolerances due to field conditions.

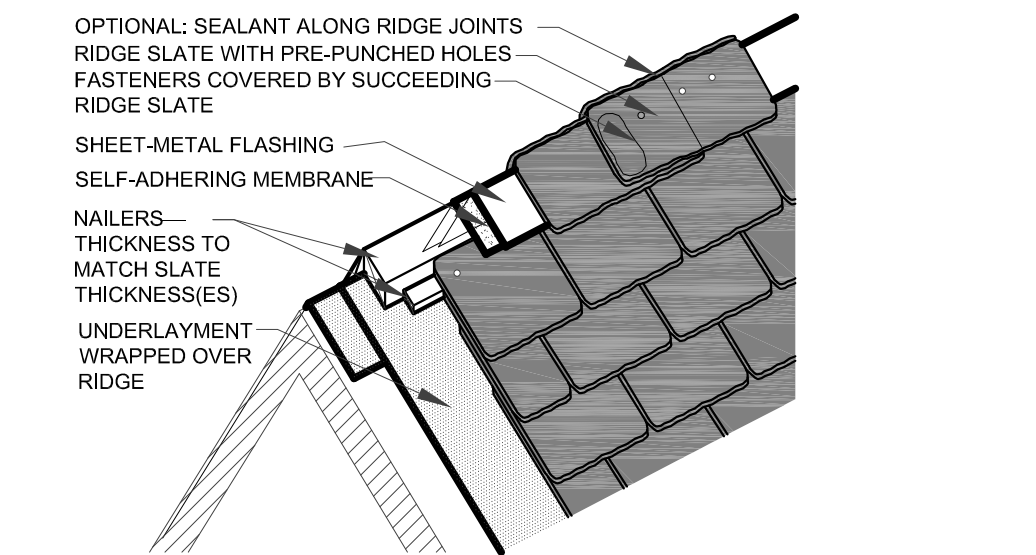
3 COUNTER/STEP DOWN FLASHING  
A5.1 NOT TO SCALE



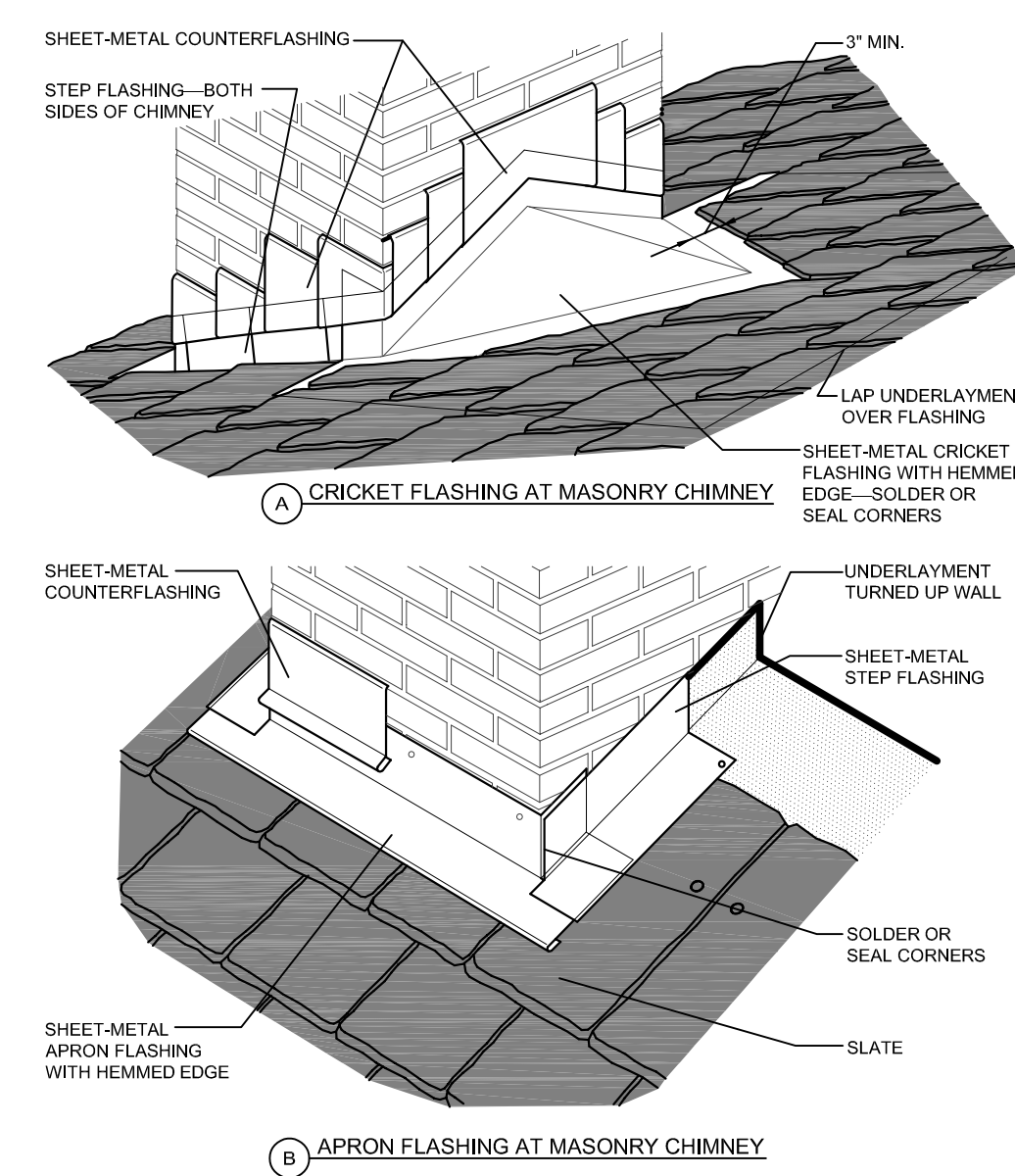
5 ROOF TO WALL TRANSITION  
A5.1 NOT TO SCALE



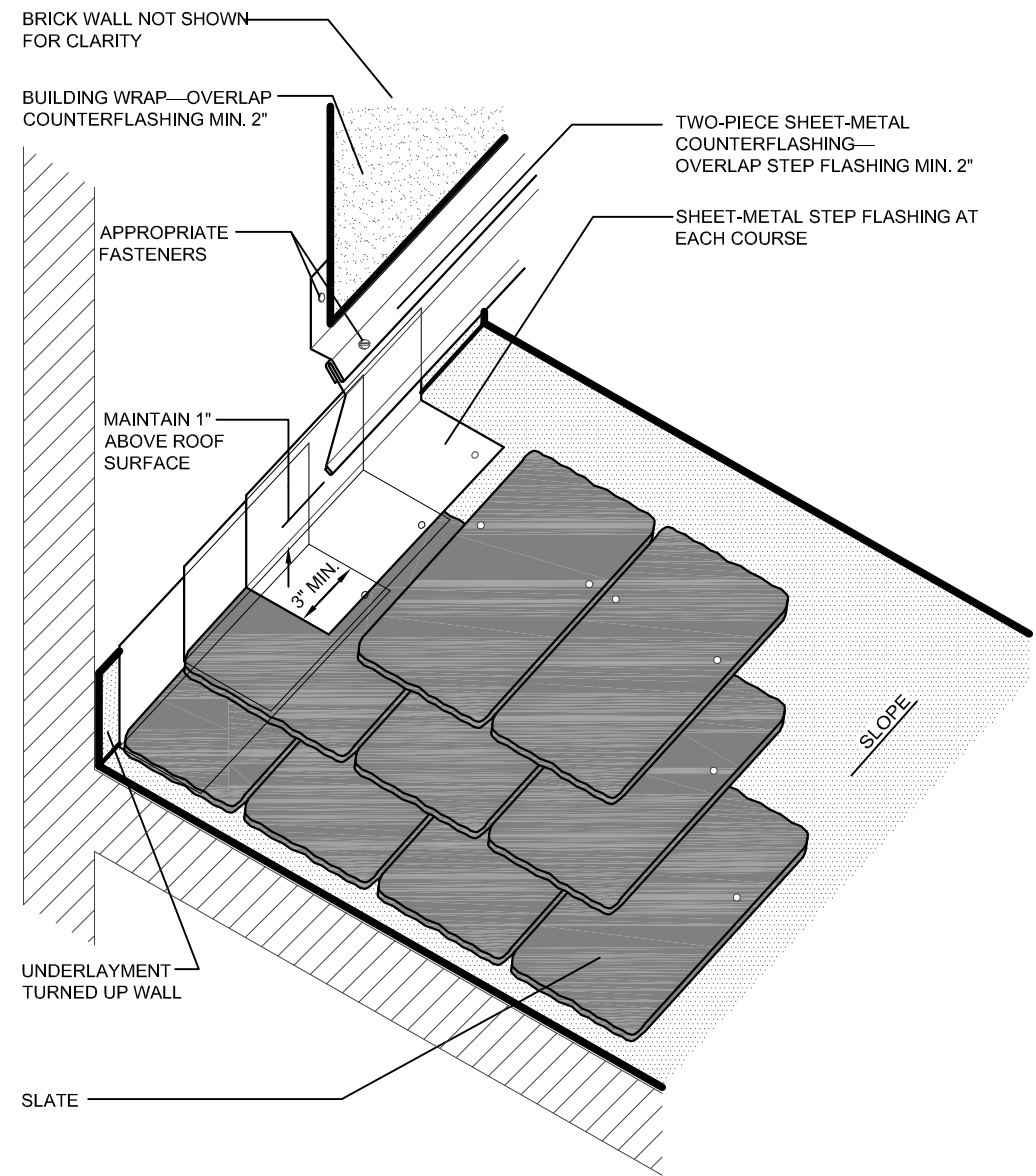
7 RIDGE DETAIL TYPICAL  
A5.1 NOT TO SCALE



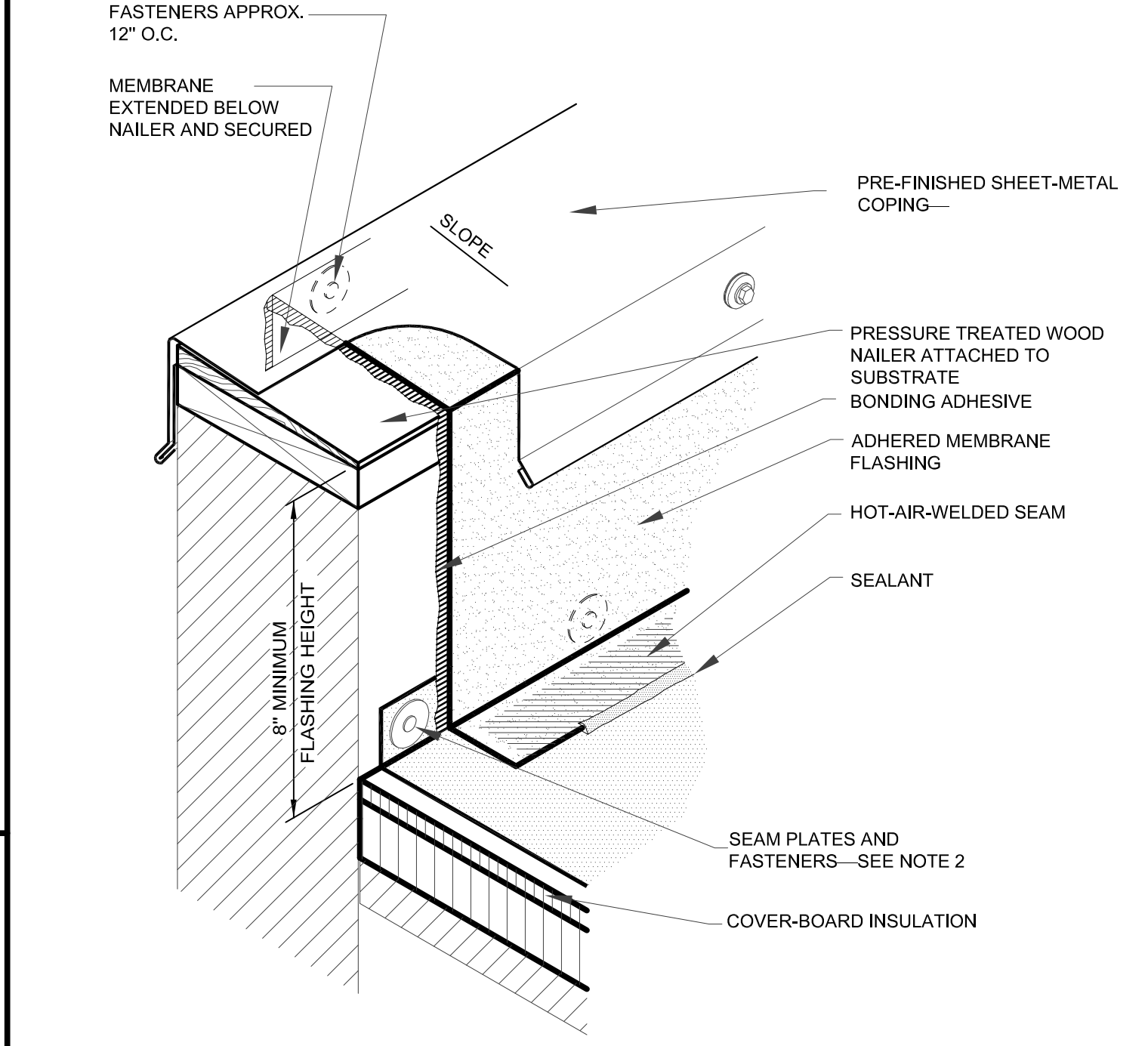
8 SLATE RIDGE DETAIL TYPICAL  
A5.1 NOT TO SCALE



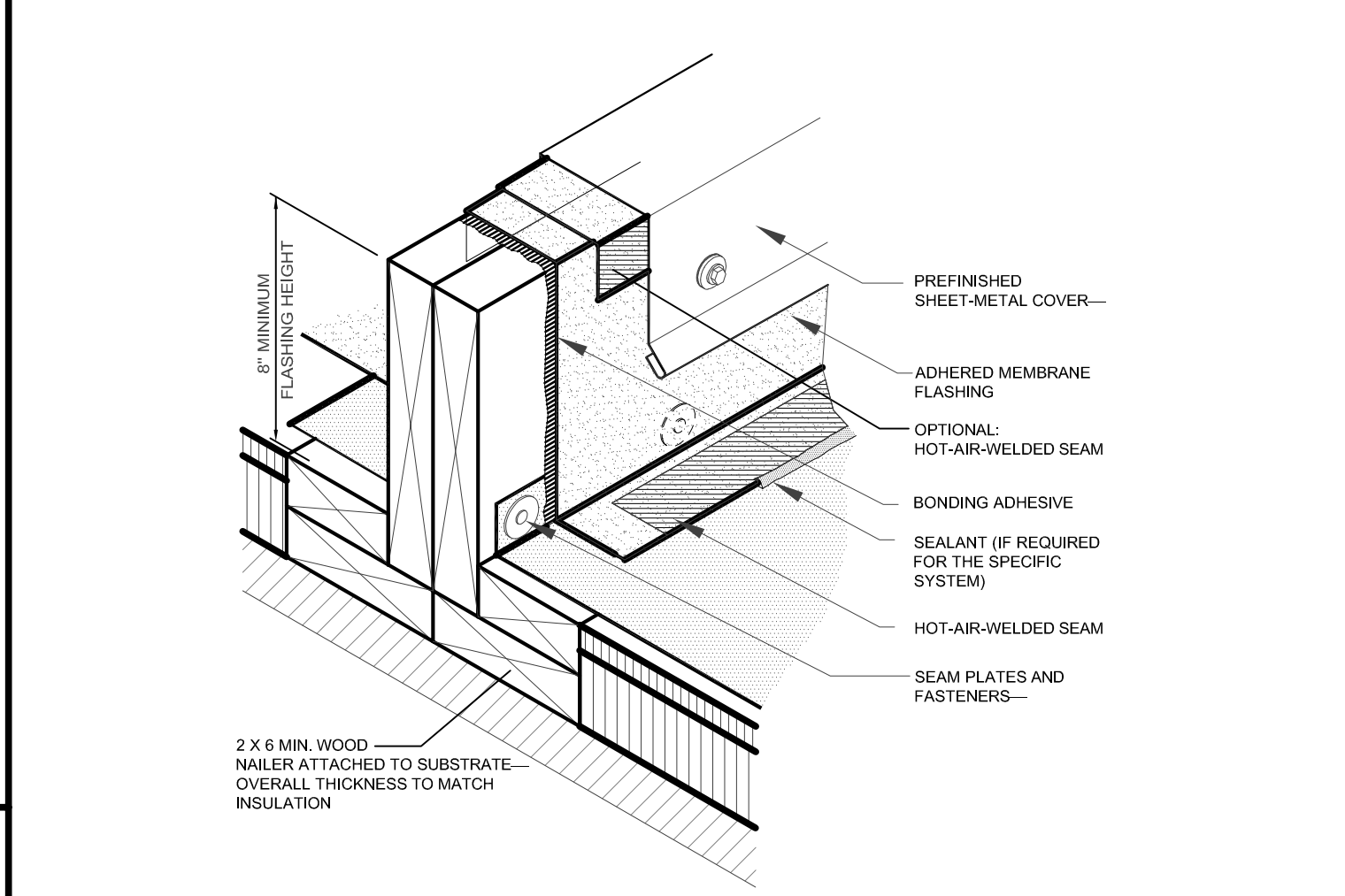
9 MASONRY CHIMNEY STACK  
A5.1 NOT TO SCALE



10 SIDEWALL FLASHING W/ 2  
PIECE COUNTER FLASHING  
A5.1 NOT TO SCALE



11 PARAPET WALL TYPICAL  
A5.1 NOT TO SCALE



12 ROOF DIVIDER BASE FLASHING  
A5.1 NOT TO SCALE











**From:** [Marnie Zagranski](#)  
**To:** [Cullison, David](#)  
**Subject:** RE: 2066 N Ponce de Leon Ave certificate of appropriateness  
**Date:** Monday, March 11, 2024 11:08:43 AM  
**Attachments:** [image001.png](#)

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David,

Yes of course.

Item 1. the Owner wants to repair the brick as the mortar has deteriorated and it will become a structural concern during window and roofing replacement and repairs. It all started when we had a roofer review the roof to quote us on repairing it. There is some major interior ceiling damage being caused by water penetrating the roof and parapet walls. When he went on the roof, he said he will attempt to repair the roof because the brick parapet walls were deteriorated and falling apart, and he cannot guarantee the work because the water would easily penetrate through the walls.

We had a mason and structural engineer come to review the structural integrity of the brick and they both agreed, the brick walls, mainly the mortar is deteriorated, and the penetration of water is probable. They are concern about the structure. You can see in the video we attached how brittle the mortar is. Therefore, the Owner would like to take down all the brick, any weatherization membrane, ties if any, damaged sheathing, and rebuild the walls back reusing the existing brick. We are removing a good size portion of the brick in the rear enough to were the mason feels good about being able to replace all the brick in the fronts area of the house if some of the brick gets damaged in the removal process.

Item 2: During the roofing inspection the roofer noted several slate pieces needed to be replaced, and when the repairs do occur on the roof several of the tiles along the parapet walls would also need to be replaced. The Owner would like to replace the entire slate roof with a new slate roof, using the same colors and pattern as existing in order to avoid obvious repair due to the old versus new.

I hope this clarifies things, Please let me know if you have any other questions or you need to me provide you with additional information.

Marnie Zagranski  
MPZ Architects, PC  
C: 404.663.8863

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**From:** Cullison, David <dccullis@dekalbcountyga.gov>  
**Sent:** Monday, March 11, 2024 9:58 AM  
**To:** Marnie Zagranski <Marnie@mpzarchitects.com>  
**Subject:** 2066 N Ponce de Leon Ave certificate of appropriateness



Good morning, Marnie.

In reviewing your application for a certificate of appropriateness I see that much of it is a reiteration of what was approved last year. Can you please identify for me the items that are new or have changed?

Thank you.



Government Services Center  
178 Sams Street  
Decatur, GA 30030

*David C. Cullison*

**Senior Planner**

Planning & Sustainability Department  
Current Planning Division

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