

DeKalb County Historic Preservation Commission

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

Staff Report

Consent Agenda

A. 309 Durand Falls Drive, Juan Ramierz. Enclose rear window. **1246921.**

Built 1966 - Nonhistoric (18 004 17 046)

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

Summary

The applicant proposes enclosing a 6-over-6, double-hung window located on the rear of the property. The window will be closed with cementitious paneling and trim, leaving the brick details surrounding the fenestration exposed. All other proposed work is interior and not under the Historic Preservation Commission's preview.

Recommendation

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

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 6.1.4 *Windows* (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.
- 11.0 *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.



DeKalb County
GEORGIA

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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 02/16/24

Date Received: _____

Address of Subject Property: 309 Durand Falls Drive, Decatur, GA 30030

Applicant: Juan Ramirez- Studio d+c, Inc

E-Mail: jramirez@studiod-c.com

Applicant Mailing Address: 309 Woodview Drive, Decatur, GA 30030

Applicant Phone: 770 318 2782

Applicant's relationship to the owner: Owner ☐

Architect ☐

Contractor/Builder ☒

Other ☐

Owner(s): Diana Marko

Email: diana.marko@gmail.com

Owner(s): Chris Dimotta

Email: dimotta@hotmail.com

Owner(s) Mailing Address: 309 Durand Falls Drive, Decatur, GA 30030

Owner(s) Telephone Number: (856) 266 1489

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1966

Nature of work (check all that apply):

New construction ☐

New Accessory Building ☐

Other Building Changes ☒

Demolition ☒

Landscaping ☐

Other Environmental Changes ☐

Addition ☐

Fence/Wall ☐

Other ☐

Moving a Building ☐

Sign Installation ☐

Description of Work:

The scope of work of this project consists of an interior renovation of the first and second floor. A window in the rear of the structure will be closed in.

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

Signature of Applicant: _____



DeKalb County

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

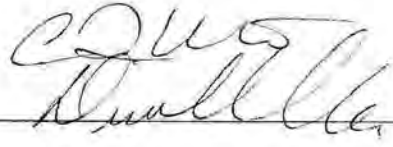
This form is required if the individual making the request is not the owner of the property.

I/ We: CHRIS DIMOTTA + DIANA MARKO

being owner(s) of the property at: 309 Durand Falls Drive, Decatur, GA 30030

hereby delegate authority to: Juan Ramirez, Studio d+c, Inc.

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

Signature of Owner(s): 

Date: 4/7/24

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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by email plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <https://www.dekalbcountyga.gov/planning-and-sustainability/forms>
2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3 (HPC Calendar). Email the application and supporting documents to plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
3. The Preservation Planner will post a sign on the property at least ten days before the preservation commission meeting or coordinate sign posting with the applicant.
4. The Preservation Planner will visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

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

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945, e-mail pviennings@dekalbcountyga.gov and rlbragg@dekalbcountyga.gov.

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

I have reviewed the "Design Manual for the Druid Hills Local Historic District".

Yes

I have reviewed the DeKalb County Tree Ordinance.

Yes

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

Yes

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- f. Include photos of the existing condition of the property.

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

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width



4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

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

- a. Plans for all floors (drawn to scale, $\frac{1}{4}''=1'$ preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

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



10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g., 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g., double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

14. Garages / Accessory Buildings

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

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - Representative photos
 - Letters of support/opposition
 - Architectural drawings
 - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process.

Yes

I have reviewed the HPC calendar.

Yes

ARCHITECTURAL SYMBOLS

ELEVATION SYMBOL

ELEVATION REFERENCE NUMBER

SHEET ON WHICH THE ELEVATION IS DRAWN

SECTIONSYMBOL

SECTION/ DETAIL REFERENCE NUMBER

SHEET ON WHICH THE SECTION/DETAIL IS DRAWN

ELEVATION SYMBOL

ELEVATION REFERENCE NUMBER

SHEET ON WHICH THE ELEVATION IS DRAWN

DRWAING NAME SYMBOL

DRAWING REFERENCE NUMBER

TITLE

SCALE: 1/8"=1'-0"

DRAWING NAME

DRAWING SCALE

DRWAING NAME SYMBOL

DRAWING REFERENCE NUMBER

TITLE

SCALE: 1/8"=1'-0"

DRAWING NAME

DRAWING SCALE

DRWAING NAME SYMBOL

DRAWING REFERENCE NUMBER

TITLE

SCALE: 1/8"=1'-0"

DRAWING NAME

DRAWING SCALE

ZONING SUMMARY

PROJECT NAME : INTERIOR RENOVATION
DIMOTTA- MARKO RESIDENCE

ADDRESS : 309 DURAND FALLS DRIVE, DECATUR, GA 30030

STRUCTURE DESCRIPTION:
FIVE BEDROOMS, 4 BATHROOMS, TWO STORY
WOOD FRAMED SINGLE FAMILY RESIDENCE WITH FINISHED BASEMENT.
THE MAIN EXTERIOR MATERIALS ARE BRICK AND WOOD SIDING,
ASPHALT SHINGLES ARE USED AS THE MAIN ROOFING MATERIAL.

ZONING: R-75

USE: DETACHED SINGLE-FAMILY DWELLING

TOTAL LOT AREA: 0.4 ACRES

TOTAL LOT COVERAGE SUMMARY- IMPERVIOUS SURFACES:
EXIST. TO REMAIN- NO CHANGES

TOTAL FLOOR AREA SUMMARY:
EXIST. TO REMAIN- NO CHANGES

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION WITH GEORGIA
STATE AMENDMENTS (2020)

INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION WITH GEORGIA
STATE AMENDMENTS (2020)

INTERNATIONAL FIRE CODE (IFC), 2018 EDITION (NO GEORGIA
AMENDMENTS)

INTERNATIONAL PLUMBING CODE (IPC), 2018 EDITION WITH GEORGIA STATE
AMENDMENTS (2020)

INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION WITH GEORGIA STATE
AMENDMENTS (2020)

INTERNATIONAL FUEL GAS CODE (IFGC), 2018 EDITION WITH GEORGIA STATE
AMENDMENTS (2020)

NFPA NATIONAL ELECTRICAL CODE (NEC), 2020 EDITION
(NO GEORGIA AMENDMENTS)

INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS), 2018 EDITION
WITH GEORGIA AMENDMENTS

INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2015 EDITION WITH
GEORGIA STATE SUPPLEMENTS AND AMENDMENTS (2020)

2018 NFPA 101 LIFE SAFETY CODE WITH ALL GEORGIA STATE AMENDMENTS

GEORGIA ACCESSIBILITY CODE- GAC 120-3-20

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

PROJECT DESCRIPTION

THE EXISTING STRUCTURE LOCATED AT 309 DURAND FALLS DRIVE, DECATUR, GA,
WAS CONSTRUCTED IN 1966 AS A WOOD FRAMED SINGLE FAMILY RESIDENCE.

THE PROJECT SCOPE OF WORK CONSISTS OF AN INTERIOR RENOVATION OF THE FIRST AND
SECOND FLOOR.

PROJECT TEAM

OWNER:
DIANA MARKO & CHRIS DIMOTTA
309 DURAND FALLS DRIVE
DECATUR, GA 30030

CONTRACTOR AND PROJECT DESIGNERS:
STUDIO d+c, INC.
309 WOODVIEW DRIVE
DECATUR, GA 30030
CONTACT: JUAN RAMIREZ
OFFICE: 403 377 7346
CELL: 770 318 2782
EMAIL: jramirez@studlod-c.com
WEB: www.studlod-c.com

FRONT SETBACK:
EXISTING TO REMAIN, WILL NOT CHANGE.

SIDE SETBACKS: EXISTING TO REMAIN, WILL NOT CHANGE.

REAR SETBACK:
EXISTING TO REMAIN, WILL NOT CHANGE.

BUILDING HEIGHT :
EXISTING PRINCIPAL STRUCTURE TO REMAIN, WILL NOT CHANGE.

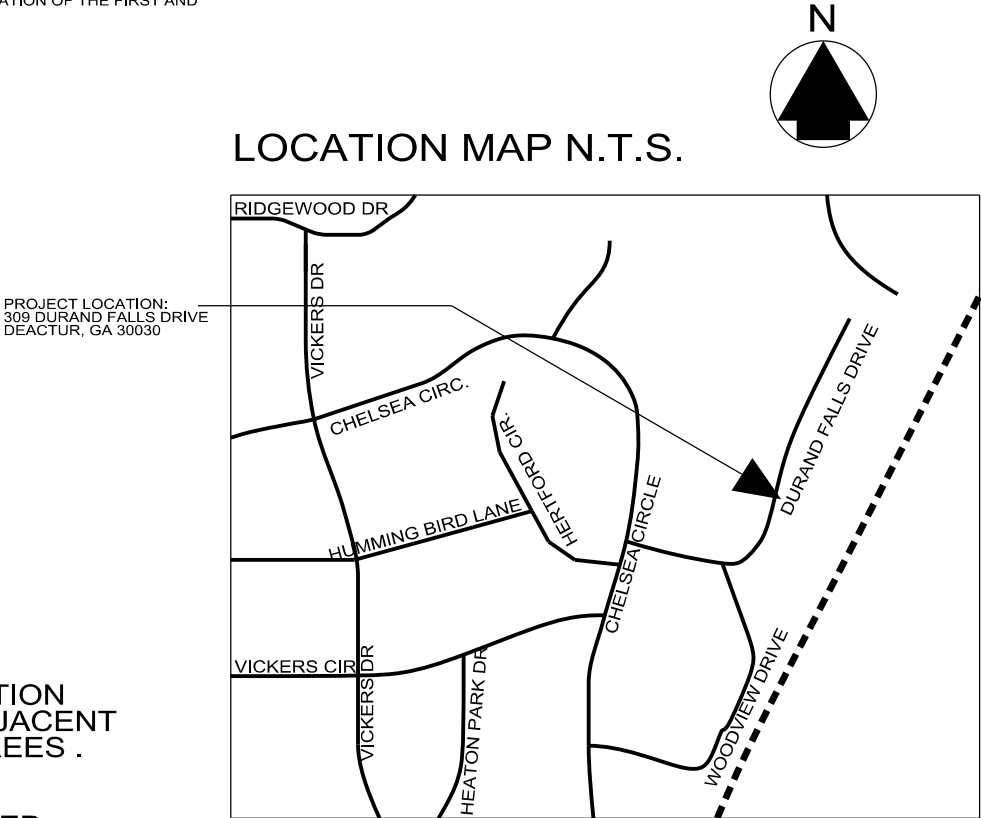
NOTE: THIS PROJECT RENOVATION/ADDITION
WILL NOT DESTROY OR DISTURB THE ADJACENT
SOIL OR ROOT SYSTEMS OF EXISTING TREES .

NO TREES WILL BE REMOVED OR DAMAGED

DRAWING INDEX

G0.01	COVER SHEET
A2.01	EXISTING/ DEMOLITION PLAN- LEVEL 1
A2.02	EXISTING/ DEMOLITION PLAN- LEVEL 2
A3.01	NEW FLOOR PLAN - LEVEL 1
A3.01a	ENLARGED FLOOR PLAN- LEVEL 1
A3.01b	INTERIOR ELEVATIONS
A3.01c	INTERIOR ELEVATIONS
A3.02	NEW FLOOR PLAN- LEVEL 2
A4.01	REAR ELEVATION, EXISTING & NEW
A7.01	WINDOW & DOOR SCHEDULE
A9.01	PHOTOS OF EXISTING STRUCTURE

LOCATION MAP N.T.S.



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

INTERIOR RENOVATION
DIMOTTA-MARKO RESIDENCE
309 Durand Falls Drive
Decatur, GA 30030

PRINTING & REVISIONS

02/14/24 COA Application
Submittal

XX/XX/XX Construction
Documents

XX/XX/XX Released for
Construction

Sheet Title	COVER SHEET
Sheet Number	G0.01



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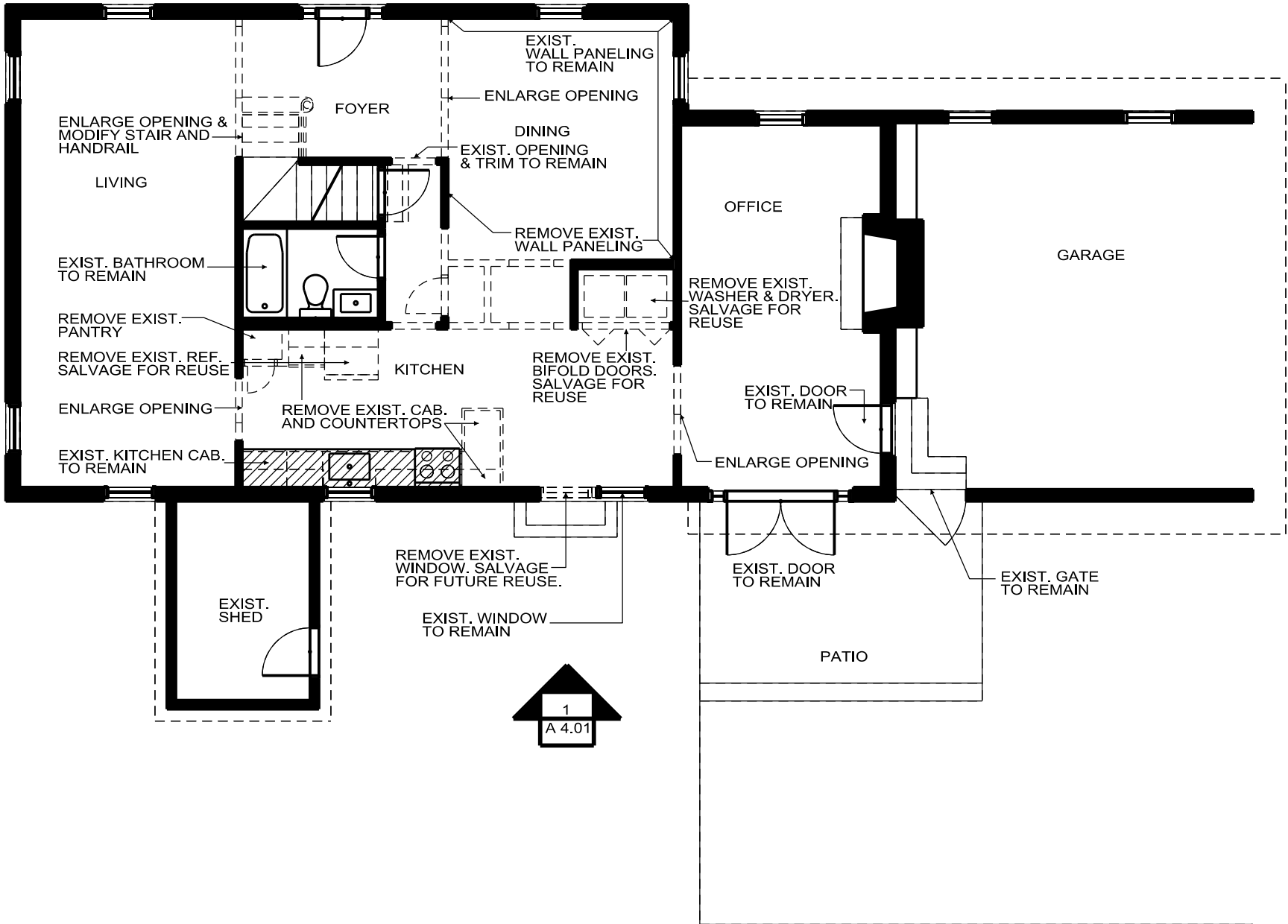
PRINTING & REVISIONS

02/14/24 COA Application
Submittal
XX/XX/XX Construction
Documents
XX/XX/XX Released for
Construction

Sheet Title	EXISTING/ DEMO PLAN- LEVEL 1
Sheet Number	A2.01

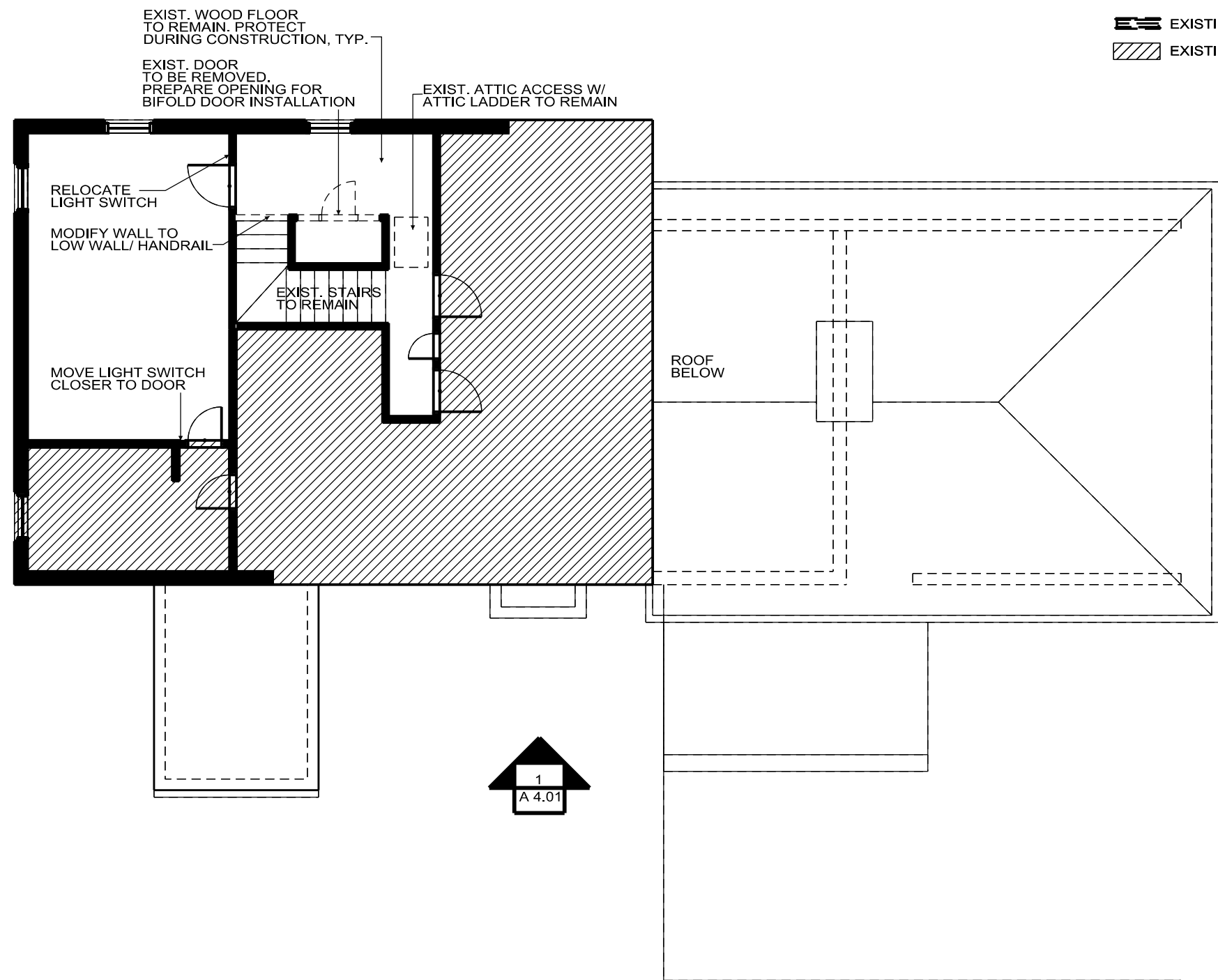
LEGEND :

- EXISTING WALL TO REMAIN
- EXISTING WALL OR ITEM TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING TO REMAIN



1	EXISTING/DEMO PLAN- LEVEL 1
A2.01	SCALE: 1/8"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.



- LEGEND :
- EXISTING WALL TO REMAIN
 - EXISTING WALL OR ITEM TO BE REMOVED
 - EXISTING DOOR TO REMAIN
 - EXISTING DOOR TO BE REMOVED
 - EXISTING WINDOW TO REMAIN
 - EXISTING WINDOW TO BE REMOVED
 - EXISTING TO REMAIN



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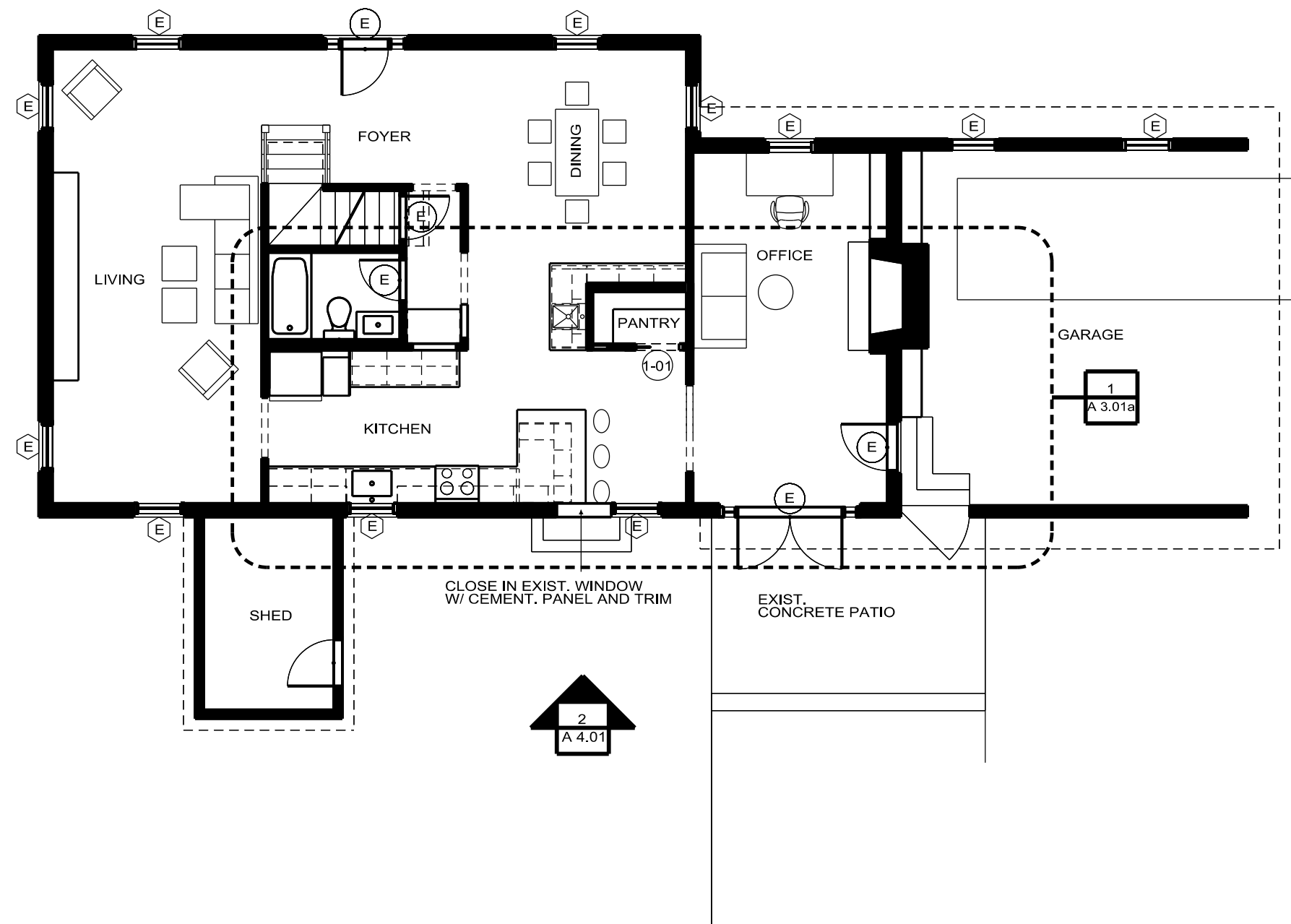
PRINTING & REVISIONS

02/14/24 COA Application Submittal
XX/XX/XX Construction Documents
XX/XX/XX Released for Construction

Sheet Title
EXISTING/ DEMO PLAN- LEVEL 2
Sheet Number
A2.02

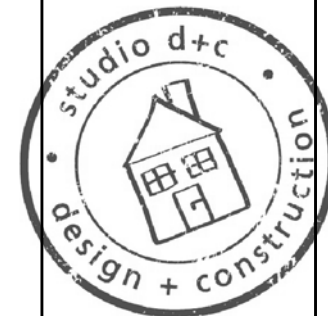
1	EXISTING/DEMO PLAN- LEVEL 2
A2.02	SCALE: 1/8"=1'-0"

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LEGEND :

- EXISTING WALL TO REMAIN
- NEW WALL
- ROOM NUMBER
- NEW DOOR
- EXIST. DOOR TO REMAIN
- NEW WINDOW
- EXISTING WINDOW TO REMAIN
- EXISTING TO REMAIN



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Sheet Title	NEW FLOOR PLAN LEVEL 1
Sheet Number	A3.01

1	NEW FLOOR PLAN- LEVEL 1
A3.01	SCALE: 1/8"=1'-0"

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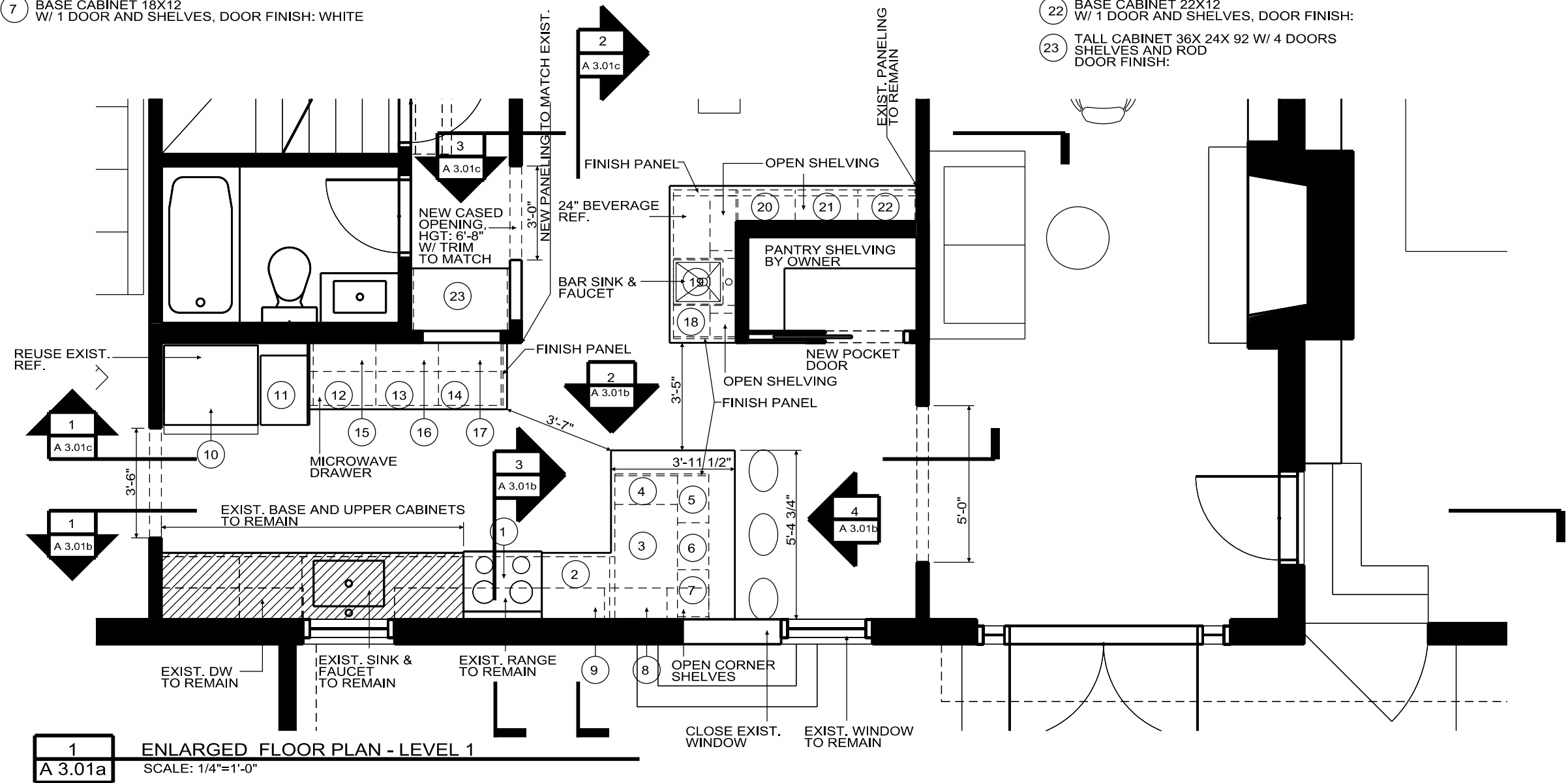
CABINET INVENTORY

CABINET DIMENISONS: WIDTH X DEPTH (TYP.)
BASE CABINETS HEIGHT: 34.5" TYPICAL, NOTED IF OTHERWISE
WALL CABINETS HEIGHT: NOTED

- 1 CUSTOM RANGE HOOD FOR 30" BUILT-IN HOOD
COORD.DIMENSIONS WITH HOOD SPECS
FINISH:
- 2 BASE CABINET 26X24
W/ 3 DRAWERS (7.5/7.5/ 15) DRAWER FINISH: WHITE
- 3 CORNER CABINET 44X24 WITH SHELVES
1 DOOR 18", 1 FILLER 2" - DOOR FINISH: WHITE
- 4 BASE CABINET 11X24
W/ 1 DOOR. PULL-OUT SYSTEM FOR BAKING SHEETS,
DOOR FINISH: WHITE
- 5 BASE CABINET 18X12
W/ 1 DOOR AND SHELVES, DOOR FINISH: WHITE
- 6 BASE CABINET 18X12
W/ 1 DOOR AND SHELVES, DOOR FINISH: WHITE
- 7 BASE CABINET 18X12
W/ 1 DOOR AND SHELVES, DOOR FINISH: WHITE

- 8 UPPER CABINET 24X12
W/ 1 DOOR AND SHELVES, DOOR FINISH: WHITE
MATCH HEIGHT AND CROWN MOLDING OF EXIST. CABINETS
- 9 UPPER CABINET 24X12
W/ 1 DOOR AND SHELVES, DOOR FINISH: WHITE
MATCH HEIGHT AND CROWN MOLDING OF EXIST. CABINETS
- 10 ABOVE REFRIGERATOR CABINET 36X24X20 (V.I.F)
W/ 2 DOORS AND SHELF, DOOR FINISH: WHITE
- 11 TALL CABINET 18X 24X 92 W/ 2 DOORS
SHELVES AND PULL OUTS
DOOR FINISH: WHITE
- 12 BASE CABINET 24X24
W/ 1 MICROWAVE SHELF AND 1 DRAWER
(12", COORD. DIM. W/ MICROWAVE SPECS) DRAWER FINISH: WHITE
- 13 BASE CABINET 24X24
W/ 3 DRAWERS (9,9,12), DRAWER FINISH: WHITE
- 14 BASE CABINET 24X24
W/ 3 DRAWERS (9,9,12), DRAWER FINISH: WHITE

- 15 UPPER CABINET 24X12
W/ 1 DOOR AND SHELVES, DOOR FINISH: WHITE
MATCH HEIGHT AND CROWN MOLDING OF EXIST. CABINETS
- 16 UPPER CABINET 24X12
W/ 1 DOOR AND SHELVES, DOOR FINISH: WHITE
MATCH HEIGHT AND CROWN MOLDING OF EXIST. CABINETS
- 17 UPPER CABINET 24X12
W/ 1 DOOR AND SHELVES, DOOR FINISH: WHITE
MATCH HEIGHT AND CROWN MOLDING OF EXIST. CABINETS
- 18 BASE CABINET 12X24
W/ 1 DOOR,PULL- OUT SYSTEM FOR BOTTLES
DOOR FINISH:
- 19 SINK CABINET FOR BAR SINK 18X24
W/ 1 DOOR, DOOR FINISH:
- 20 BASE CABINET 22X12
W/ 1 DOOR AND SHELVES, DOOR FINISH:
- 21 BASE CABINET 24X12
W/ 1 DOOR AND SHELVES, DOOR FINISH:
- 22 BASE CABINET 22X12
W/ 1 DOOR AND SHELVES, DOOR FINISH:
- 23 TALL CABINET 36X 24X 92 W/ 4 DOORS
SHELVES AND ROD
DOOR FINISH:



DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE
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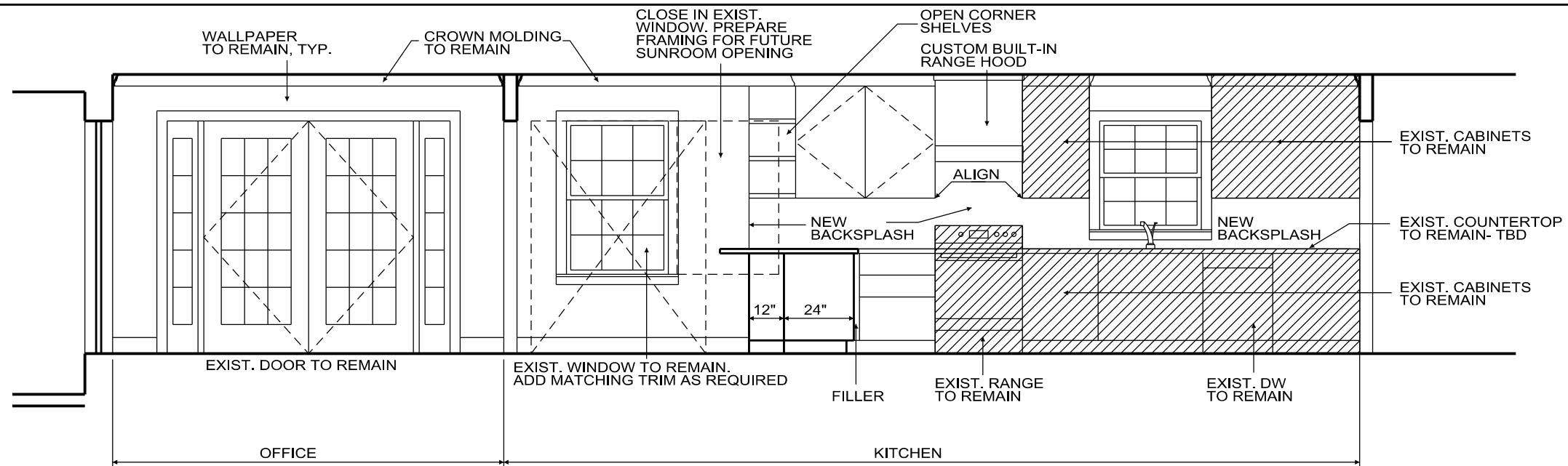
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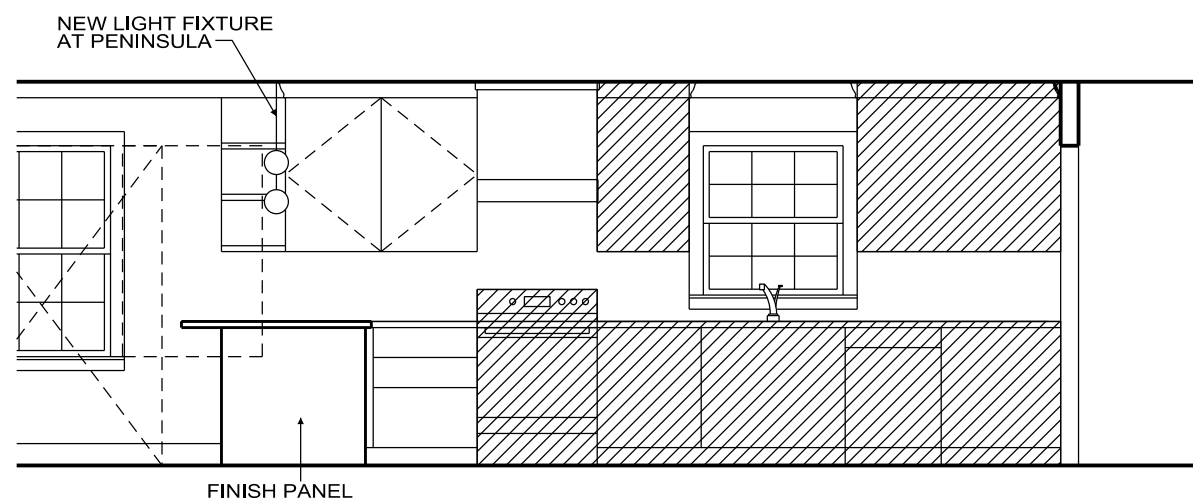
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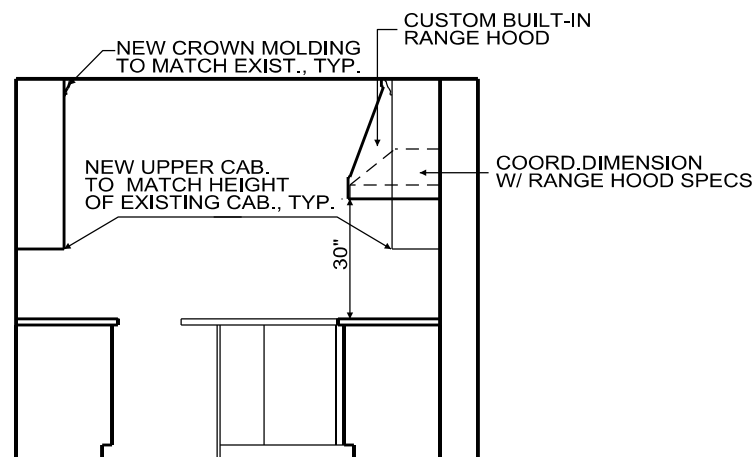
Sheet Title
ENLARGED
FLOOR PLAN
LEVEL 1
Sheet Number
A3.01a



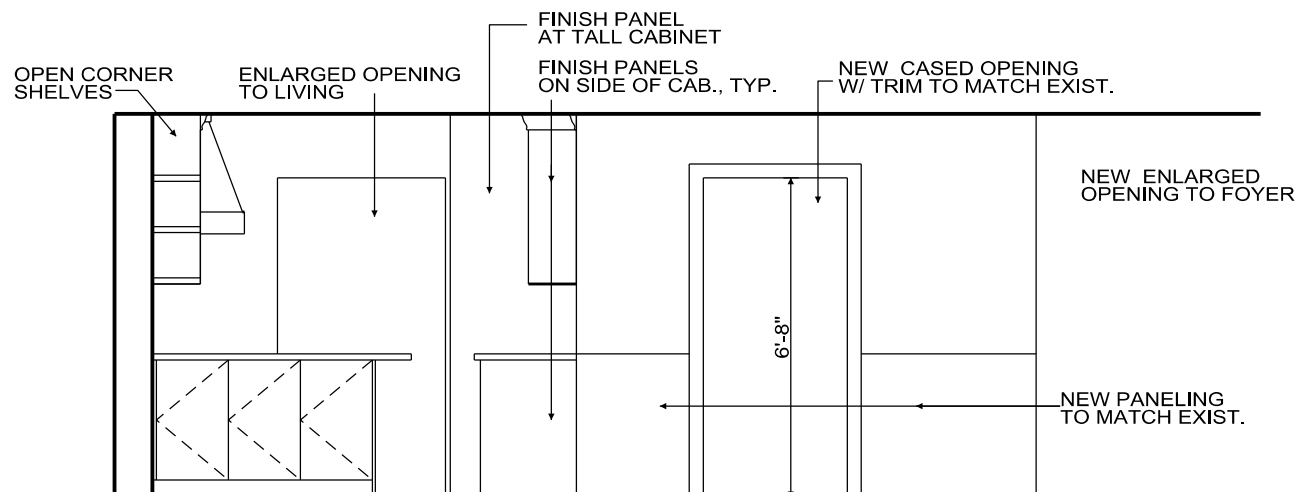
1
A 3.01b ELEVATION/ SECTION - LEVEL 1
SCALE: 1/4"=1'-0"



2
A 3.01b ELEVATION AT KITCHEN
SCALE: 1/4"=1'-0"

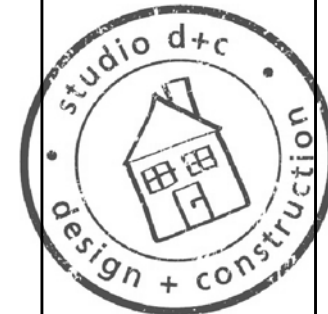


3
A 3.01b SECTION AT RANGE HOOD
SCALE: 1/4"=1'-0"



4
A 3.01b ELEVATION AT BACK OF PENINSULA
SCALE: 1/4"=1'-0"

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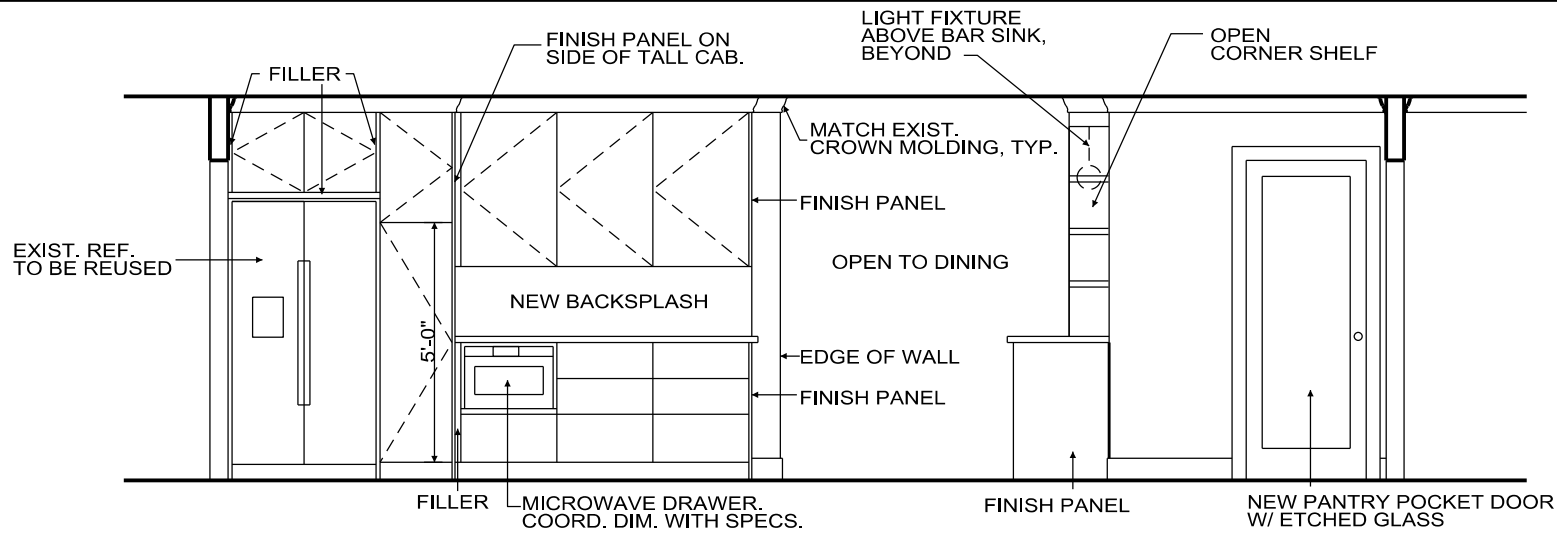
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Sheet Title
INTERIOR
ELEVATIONS

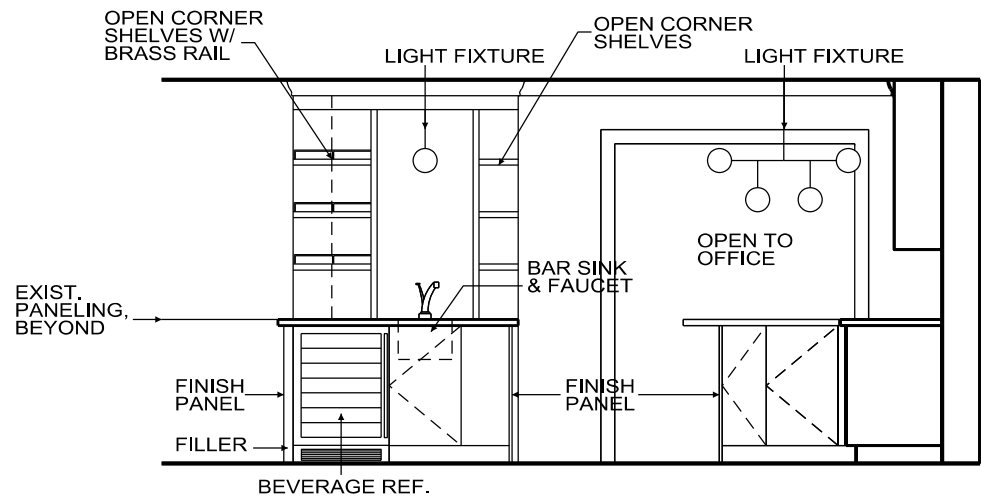
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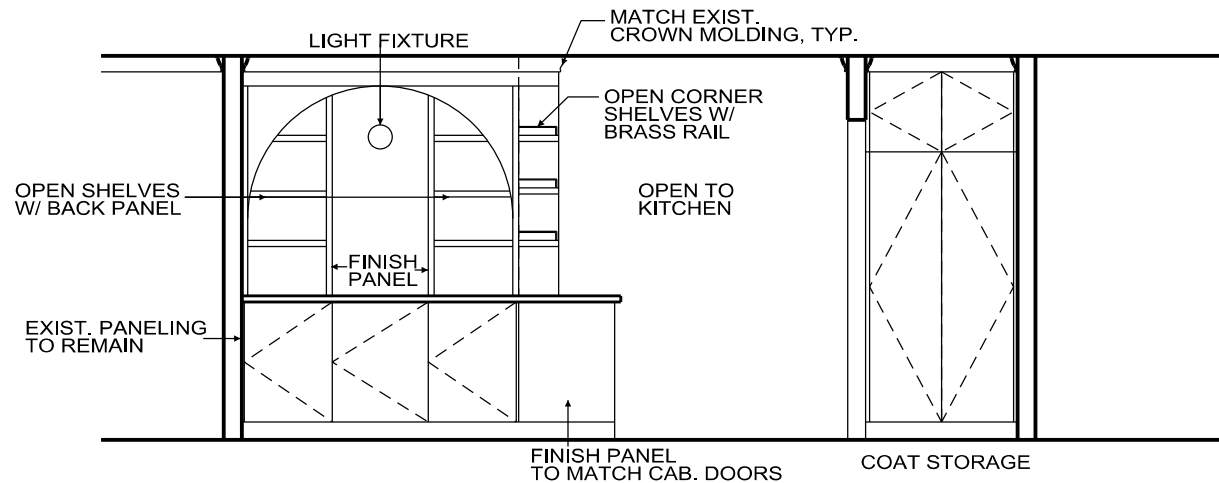
OP



1
A 3.01c ELEVATION AT KITCHEN
SCALE: 1/4"=1'-0"



2
A 3.01c ELEVATION AT BAR AND PENINSULA
SCALE: 1/4"=1'-0"



3
A 3.01c ELEVATION AT DINING
SCALE: 1/4"=1'-0"

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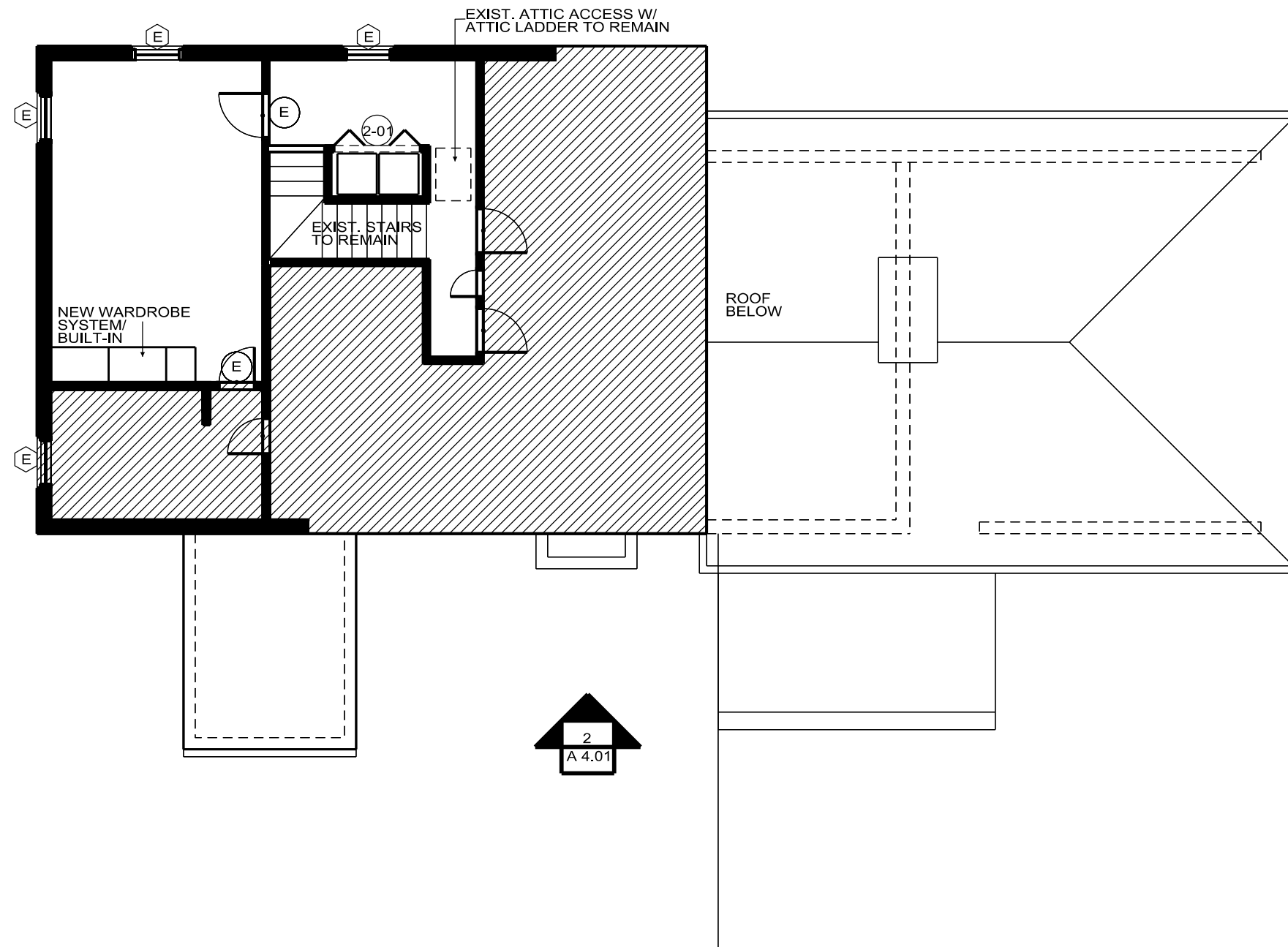
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Sheet Title	INTERIOR ELEVATIONS
Sheet Number	A3.01c



LEGEND :

- EXISTING WALL TO REMAIN
- NEW WALL
- ROOM NUMBER
- NEW DOOR
- EXIST. DOOR TO REMAIN
- NEW WINDOW
- EXISTING WINDOW TO REMAIN
- EXISTING TO REMAIN



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Sheet Title	NEW FLOOR PLAN LEVEL 2
Sheet Number	A3.02

1	NEW FLOOR PLAN- LEVEL 2
A3.02	SCALE: 1/8"=1'-0"

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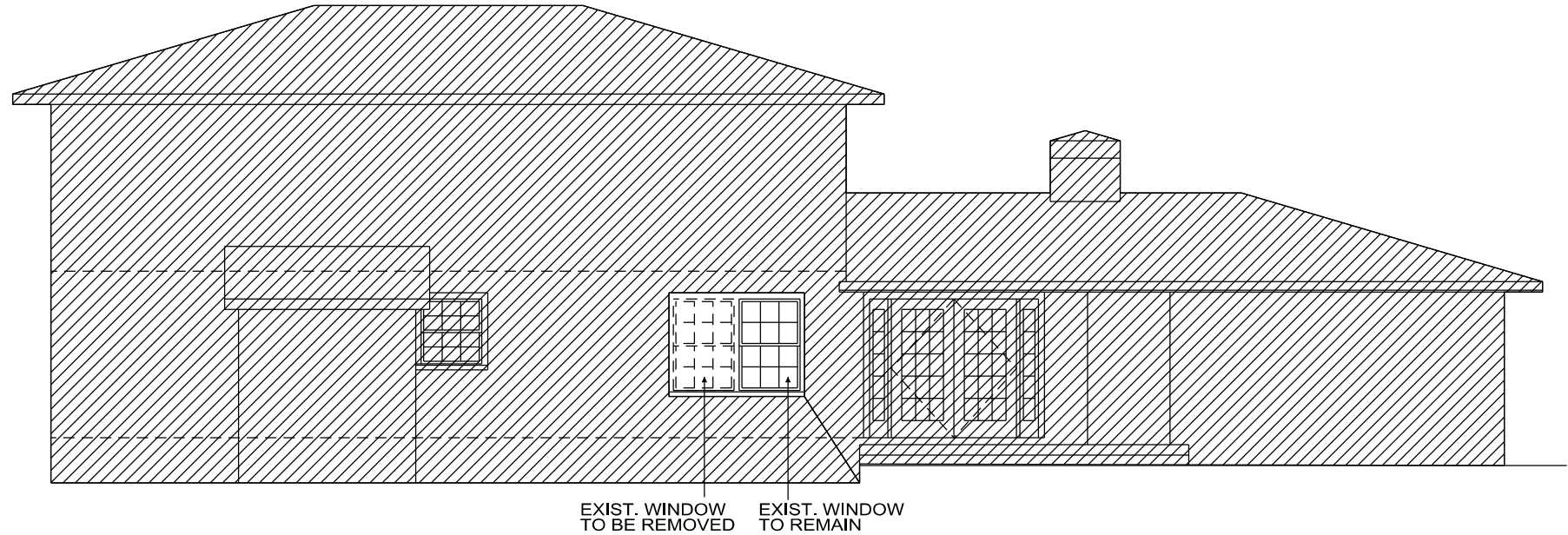
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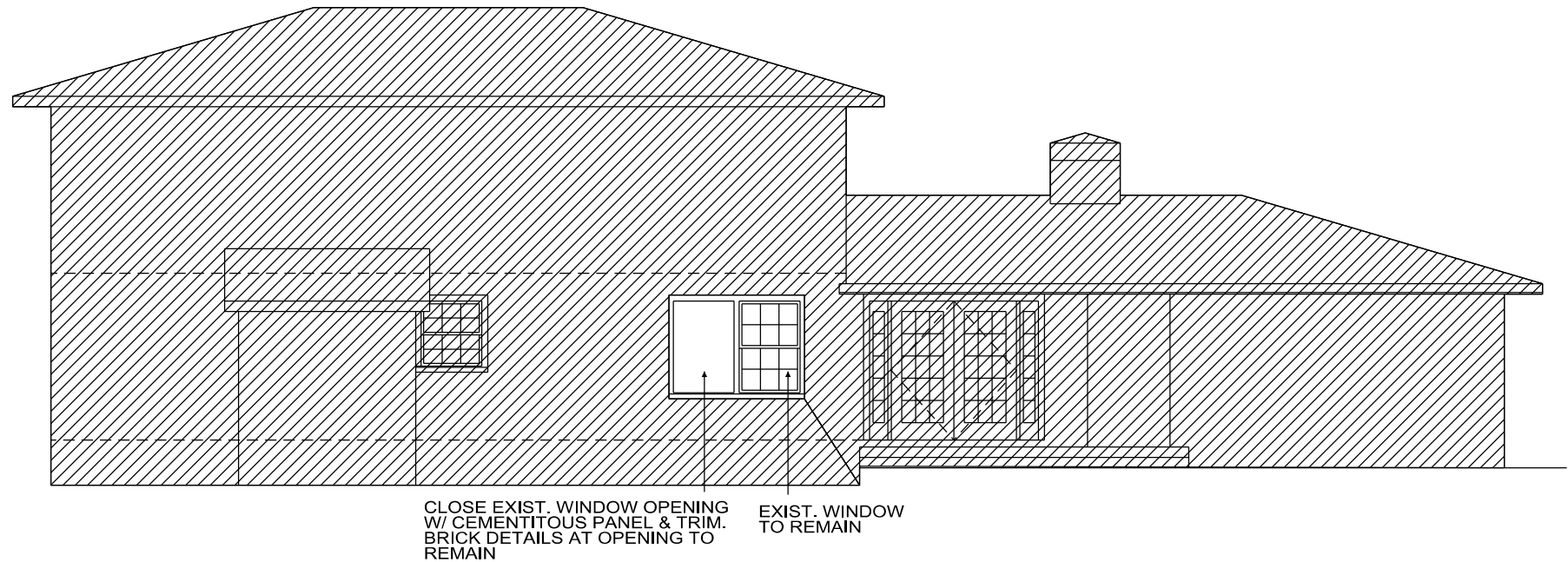
Sheet Title
REAR ELEVATION
EXIST. AND NEW

Sheet Number

A4.01



1
A 4.01 **EXISTING/ DEMOLITION ELEVATION- REAR (EAST)**
SCALE: 1/8"=1'-0"



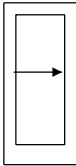
2
A 4.01 **NEW ELEVATION- REAR (EAST)**
SCALE: 1/8"=1'-0"

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DOOR SCHEDULE

DOOR						FRAME	DETAILS			NOTES
DOOR No.	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	TYPE	HEAD	JAMB	SILL	
LEVEL 1										
1-01	A	2'-6"	6'-8"	WD/MDF	PAINTED					POCKET DOOR RAIL & HARDWARE
LEVEL 2										
2-01	REUSE EXIST.	BIFOLD	DOOR FROM LAUNDRY CLOSET	ON LEVEL 1						

POCKET DOOR RAIL & HARDWARE



A

POCKET DOOR
1- PANEL W/ ETCHED GLASS
PRIMED, INTERIOR

NOTES :

- 1. FOR ALL INTERIOR DOORS REPLACING EXISTING DOORS FIELD VERY DIMENSIONS PRIOR TO ORDERING.
- 2. HARDWARE TO BE COORD. W/ OWNER
- 3. ALL DOOR DIMENSIONS ARE NOMINAL TOTAL OPENINGS. FINAL DIMENSIONS ARE TO BE V.I.F. AND DOORS TO BE UNDERCUT 1/4" A.F.F. OR AS REQUIRED FOR FINISHED FLOOR.
- 4. INSTALL HEADER AND JAMBS AS REQUIRED AT ALL NEW DOOR LOCATIONS



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DOOR & WINDOW SCHEDULE
Sheet Number
A7.01



EXIST. WINDOW TO BE CLOSED
W/ CEMENTITIOUS PANEL & TRIM.
BRICK DETAILS AT OPENING TO REMAIN

1
A 9.01

EXIST. REAR ELEVATION- EAST
SCALE: N/A



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Sheet Title
PHOTOS OF EXISTING STRUCTURE
Sheet Number
A9.01