

DeKalb County Historic Preservation Commission

Monday, April 15th, 2024- 6:00 P.M.

Staff Report

Regular Agenda

I. 2066 North Ponce de Leon Avenue, Marnie Zagranski. Renovate historic home. **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

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.

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

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 and pjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: 

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: 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

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

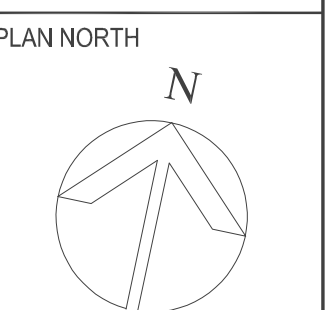
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COOK RESIDENCE - PROPOSED PLANS
2066 N. PONCE DE LEON AVENUE
ATLANTA, GEORGIA 30307

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



JOB NUMBER
22-034

SHEET NUMBER
A0.0

INDEX OF DRAWINGS

LEGEND

INDICATES SHEET INCLUDED IN THIS ISSUE
REVISION NUMBER
LATEST ISSUE

08.23.23	A0.0	COVER SHEET AND INDEX OF DRAWINGS	02.12.24	A0.1	EXISTING RESIDENCE
08.23.23	1 OF 10	COVER	02.12.24	A0.2	DOOR AND WINDOW SCHEDULE
08.23.23	2 OF 10	EXISTING CONDITIONS	02.12.24	A2.0	DEMOLITION AND NEW BASEMENT PLAN
08.23.23	3 OF 10	DEMOLITION PLAN	02.12.24	A2.1	DEMOLITION FLOOR PLAN GARAGE
08.23.23	4 OF 10	TREE REMOVAL PLAN	02.12.24	A2.2	DEMOLITION FLOOR PLAN MAIN LEVEL
08.23.23	5 OF 10	SITE PLAN	02.12.24	A1.3	DEMOLITION FLOOR PLAN SECOND LEVEL
08.23.23	6 OF 10	WALL PLAN	02.12.24	A3.0	PROPOSED GARAGE LOWER FLOOR PLAN - GARAGE
08.23.23	7 OF 10	LANDSCAPE PLAN	02.12.24	A3.1	PROPOSED FLOOR PLAN - MAIN LEVEL - MAIN HOUSE
08.23.23	8 OF 10	WATER QUALITY PLAN	02.12.24	A3.2	PROPOSED FLOOR PLAN GUEST HOUSE GARAGE LEVEL
08.23.23	9 OF 10	SITE PLAN ENLARGEMENT	02.12.24	A3.3	PROPOSED FLOOR PLAN - SECOND LEVEL - MAIN HOUSE
08.23.23	10 OF 10	NOTES AND DETAILS	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

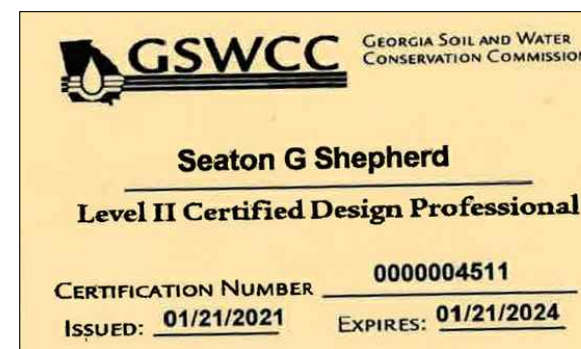
DESIGNER:
GRANT SHEPHERD & ASSOCIATES, INC.
735 LONGLEAF BOULEVARD, ST A
LAWRENCEVILLE, GA 30096
770-418-9823
WILLIAM G. SHEPHERD

Project Narrative

- 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 (201) -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).

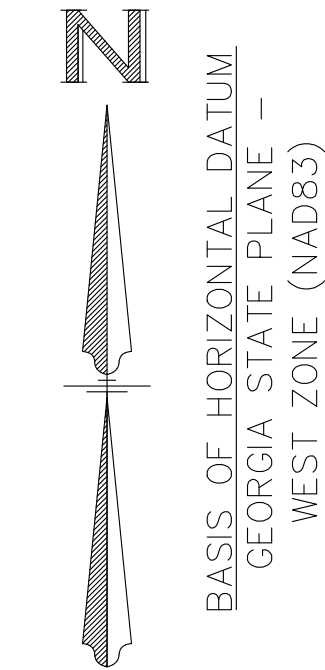
DATE OF PRINT/PDF: 06/21/2023		
No. #	DATE / BY	DESCRIPTION
No. 1	06/21/2023 EP	SITE PLAN SUBMITTAL

Site Layout Plan For:
 CityScape Housing
 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

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
 COA/LSF 000459

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



BASIS OF HORIZONTAL DATUM:
GEORGIA STATE PLANE -
WEST ZONE (NAD83)

Symbols & Abbreviations

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

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



Map or Plat and Survey References

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

Map or Plat Closure Statement & Notes

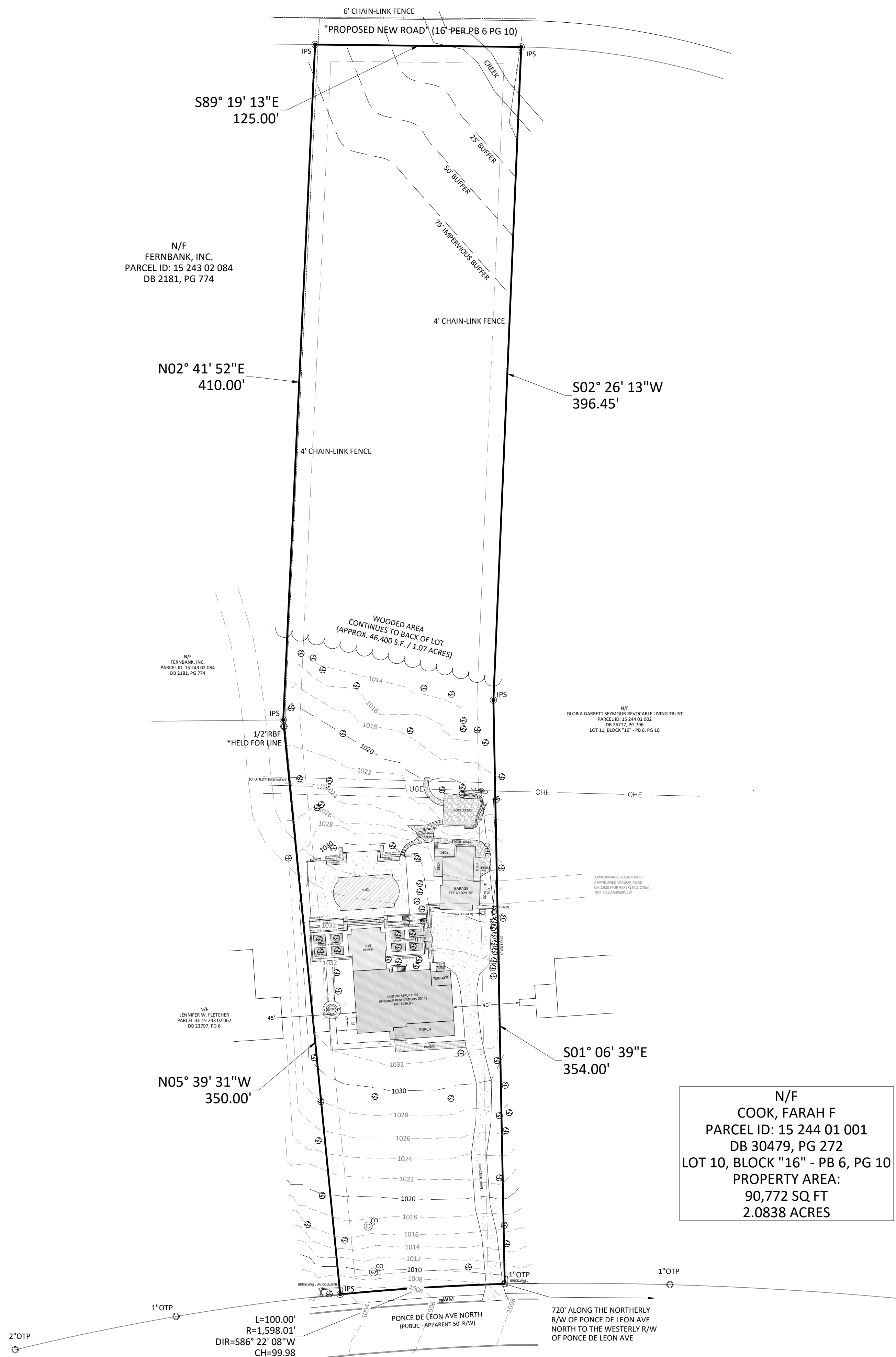
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 333,737 FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE 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 TITLE 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 OR ABOVE GROUND 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.



No. #	DATE / BY	DESCRIPTION
No. 1	06/21/2023 EP	SITE PLAN SUBMITTAL



N/F
COOK, FARAH F
PARCEL ID: 15 244 01 001
DB 30479, PG 272
LOT 10, BLOCK "16" - PB 6, PG 10
PROPERTY AREA:
90,772 SQ FT
2.0838 ACRES

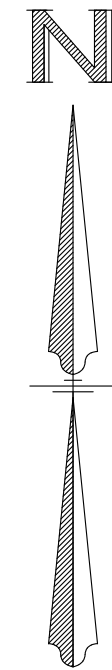
FEMA Note

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.

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.GSBSURVEYING.COM
C.O.A./L.S.F. 000459

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
JWW Sheet No. 02 OF 10



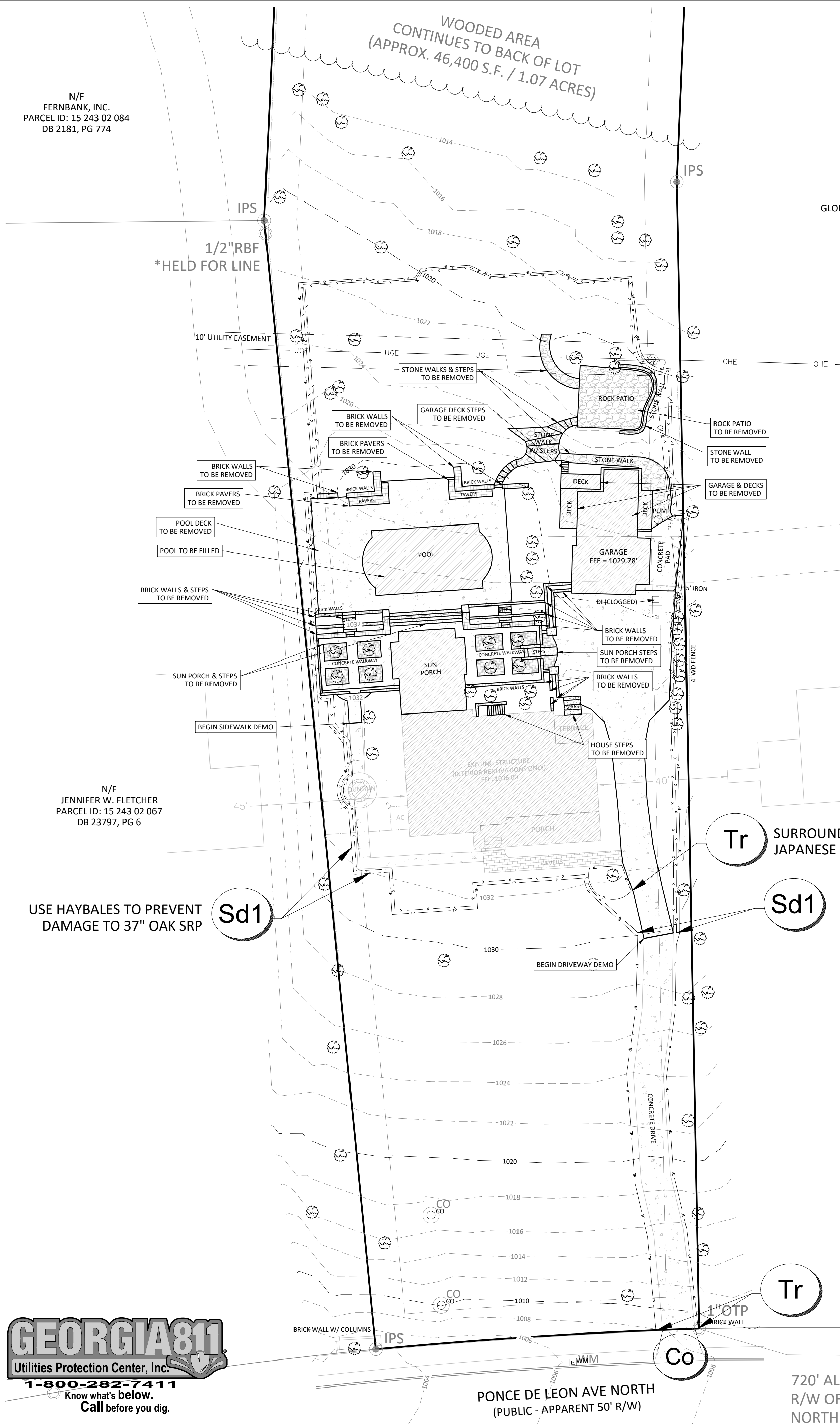
BASIS OF HORIZONTAL DATUM
 GEORGIA STATE PLANE -
 WEST ZONE (NAD83)

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

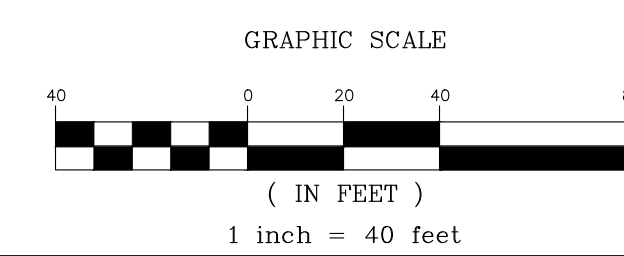


DATE OF PRINT/PDF: 06/21/2023		
No. #	DATE / BY	DESCRIPTION
No. 1	06/21/2023 EP	SITE PLAN SUBMITTAL



Lot Coverage

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.



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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

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

Tree Inventory

ON-SITE TREES

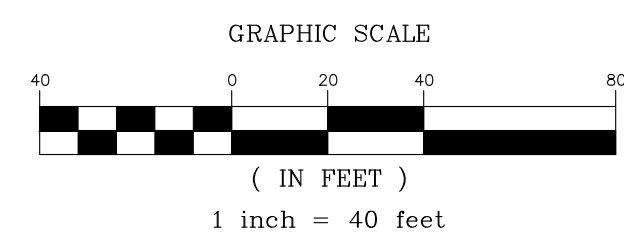
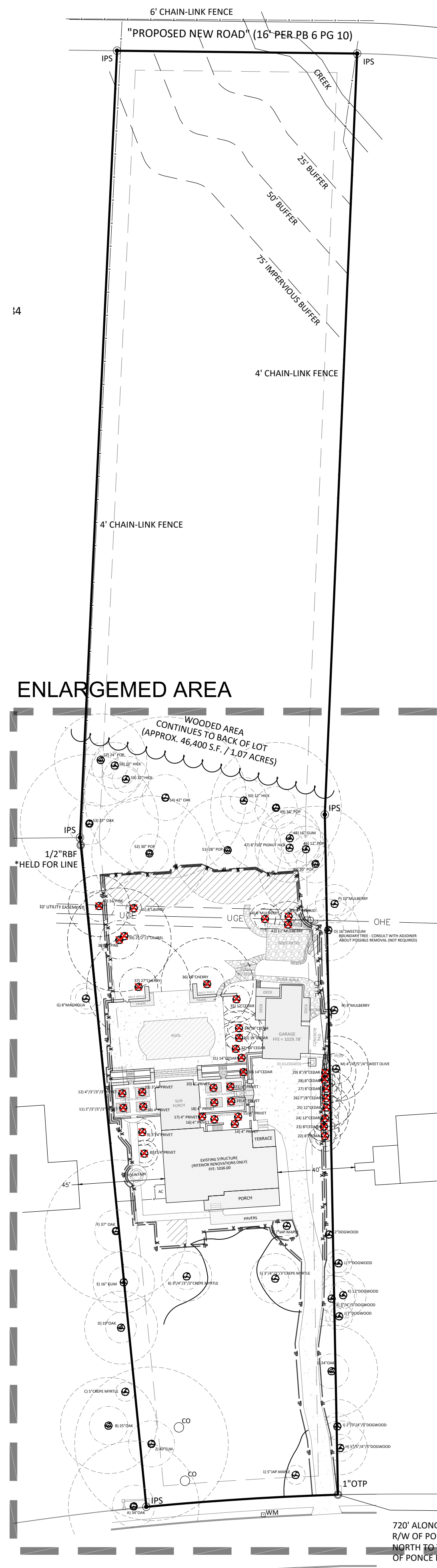
NO	SIZE & SPECIES	STATUS	CRZ IMPACT
1)	5" JAPANESE MAPLE	SAVED	0%
2)	40" ELM	SAVED	0%
3)	24" OAK	SAVED	0%
4)	3"3/4"5" DOGWOOD	SAVED	0%
5)	3"3/3"3/4" CRAPE MYRTLE	SAVED	0%
6)	3"3/3"3/4" CRAPE MYRTLE	SAVED	0%
7)	7" JAPANESE MAPLE	SAVED	0%
8)	3"4" PRIVET	REMOVED	N/A
9)	3"4" PRIVET	REMOVED	N/A
10)	4" PRIVET	REMOVED	N/A
11)	2"3/3"3/3" PRIVET	REMOVED	N/A
12)	3"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"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

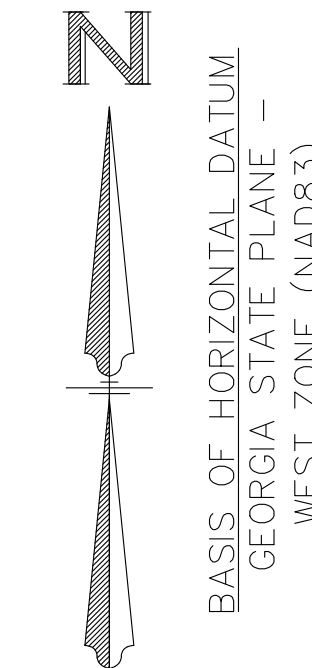
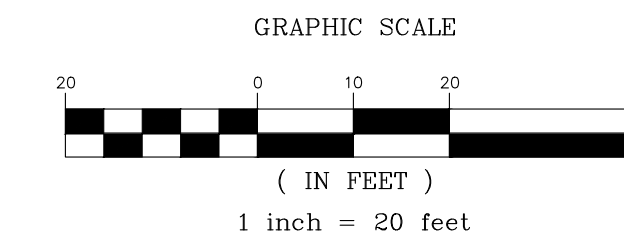
OFF-SITE TREES

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		
No. #	DATE / BY	DESCRIPTION
No. 1	06/21/2023 EP	SITE PLAN SUBMITTAL



720' ALC
R/W OF
NORTH



Site Layout Plan For:
CityScape Housing
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

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

GRANT SHEPHERD & ASSOCIATES, INC.
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PHONE: 770.418.9823 FAX: 770.418.9289
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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

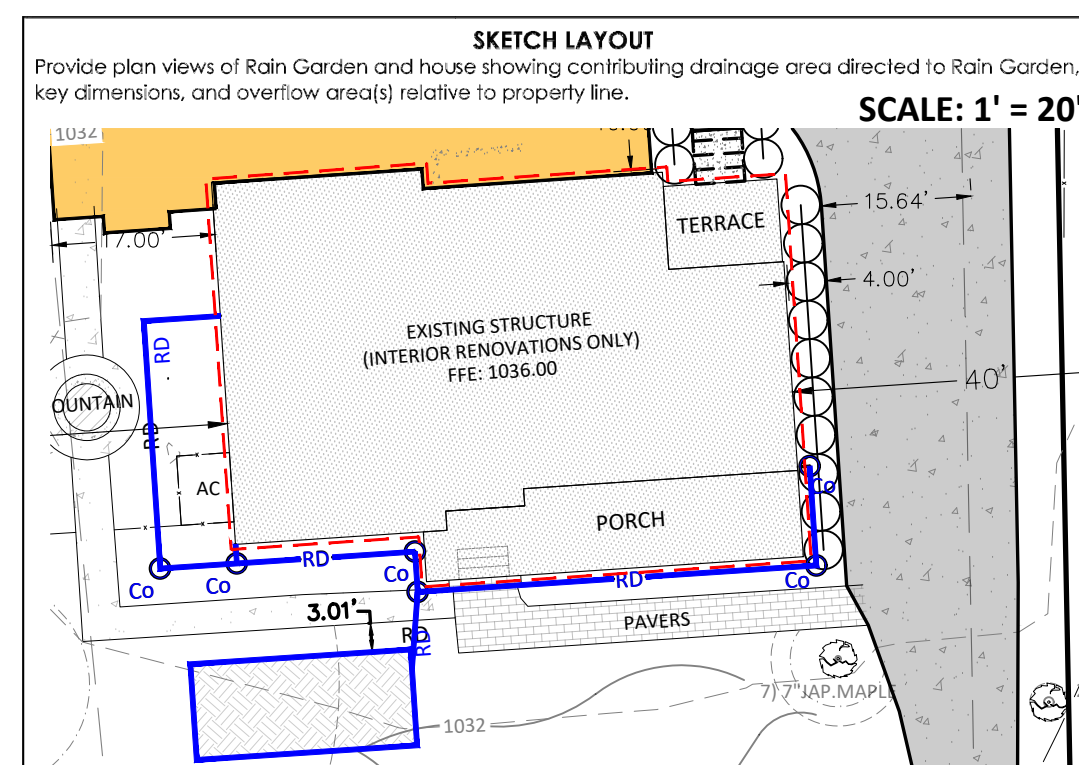
AREA	SQUARE FOOTAGE	LOT PERCENTAGE
EXISTING LOT COVERAGE TO REMAIN	4,009 S.F.	4.4 %
PROPOSED LOT COVERAGE	12,842 S.F.	14.1 %
TOTAL	16,851 S.F.	18.5 %

Details Note

DETAILS FOR WATER QUALITY ON PAGE 10

Rain Garden 1 Calculations

EXISTING LOT COVERAGE



AREA	SQUARE FOOTAGE
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.

PROPOSED RAIN GARDEN DIMENSIONS	LENGTH: 23'	WIDTH: 10'
TOTAL RAIN GARDEN AREA:	230 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

Contributing Drainage Area (square feet)	Depth of Amended Soil (inches)			
	18	24	30	36
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.

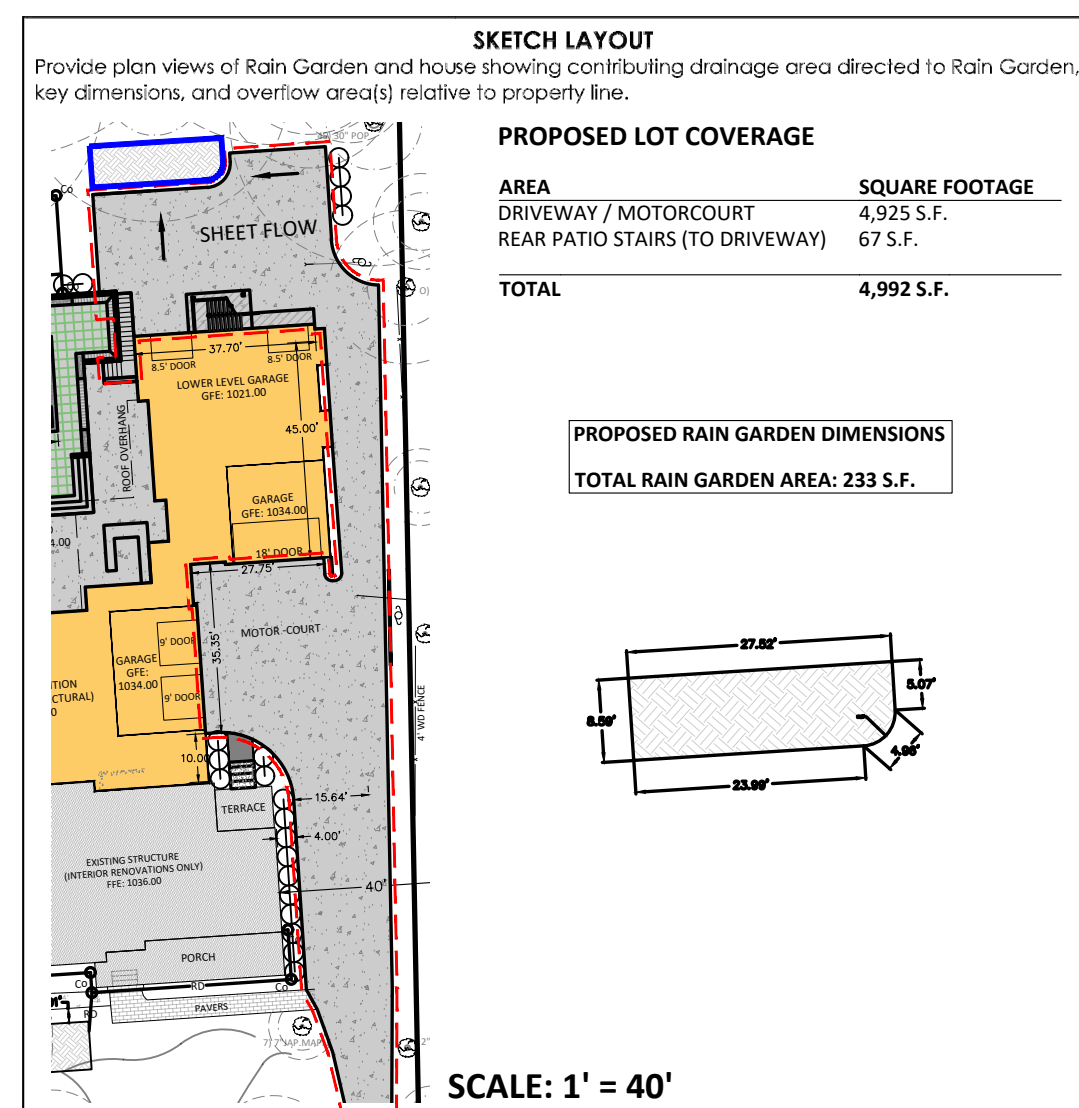
Contributing Drainage Area:	4,009	Sq Ft
Depth of Soil Media:	24	Inches
Area of Rain Garden:	230	Sq Ft

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



AREA	SQUARE FOOTAGE
DRIVEWAY / MOTORCOURT	4,925 S.F.
REAR PATIO STAIRS (TO DRIVEWAY)	67 S.F.
TOTAL	4,992 S.F.

PROPOSED RAIN GARDEN DIMENSIONS	LENGTH: 27'	WIDTH: 8'
TOTAL RAIN GARDEN AREA:	233 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

PROPOSED LOT COVERAGE - DRIVEWAY

Contributing Drainage Area (square feet)	Depth of Amended Soil (inches)			
	18	24	30	36
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.

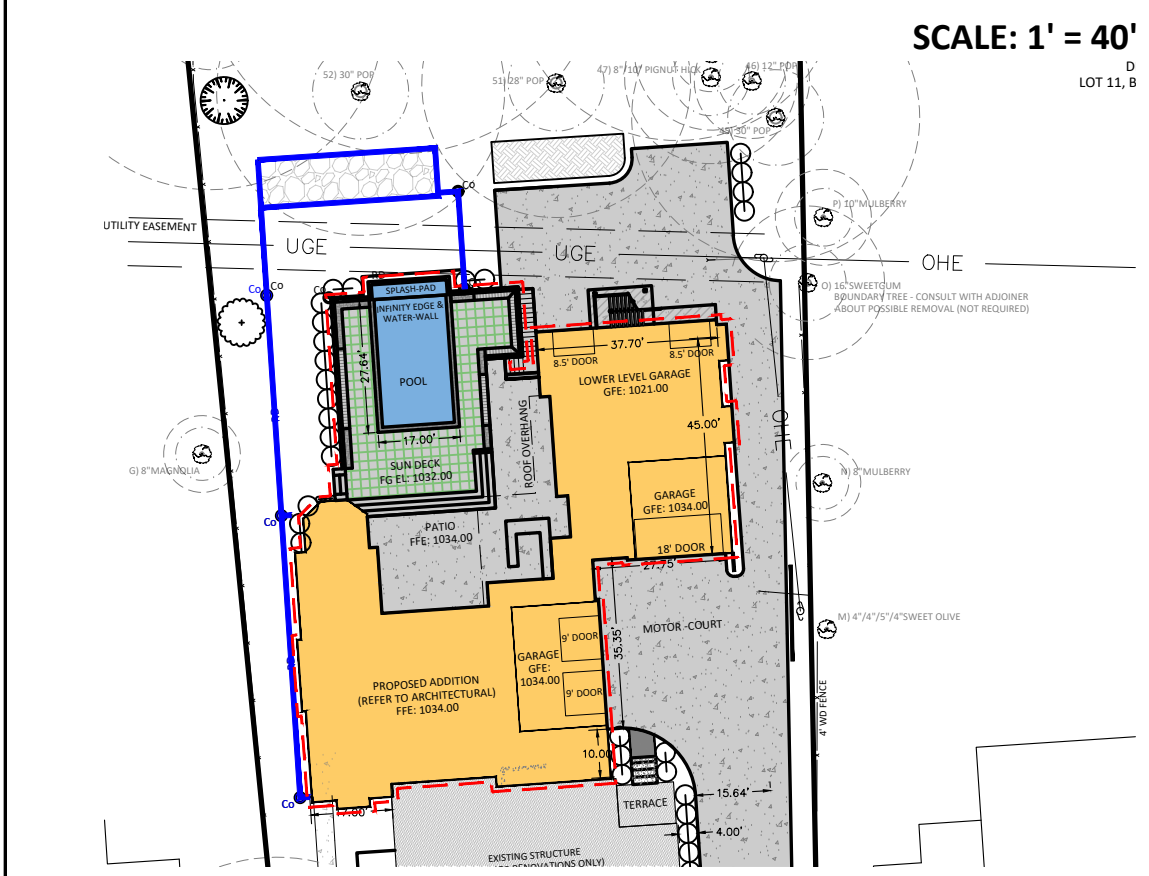
Contributing Drainage Area:	4,992	Sq Ft
Depth of Soil Media:	36	Inches
Area of Rain Garden:	230	Sq Ft

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



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

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

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 COA/LSF 000459

Site Layout Plan For:
 CityScope 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

No. #	DATE / BY	DESCRIPTION
No. 1	06/21/2023 EP	SITE PLAN SUBMITTAL

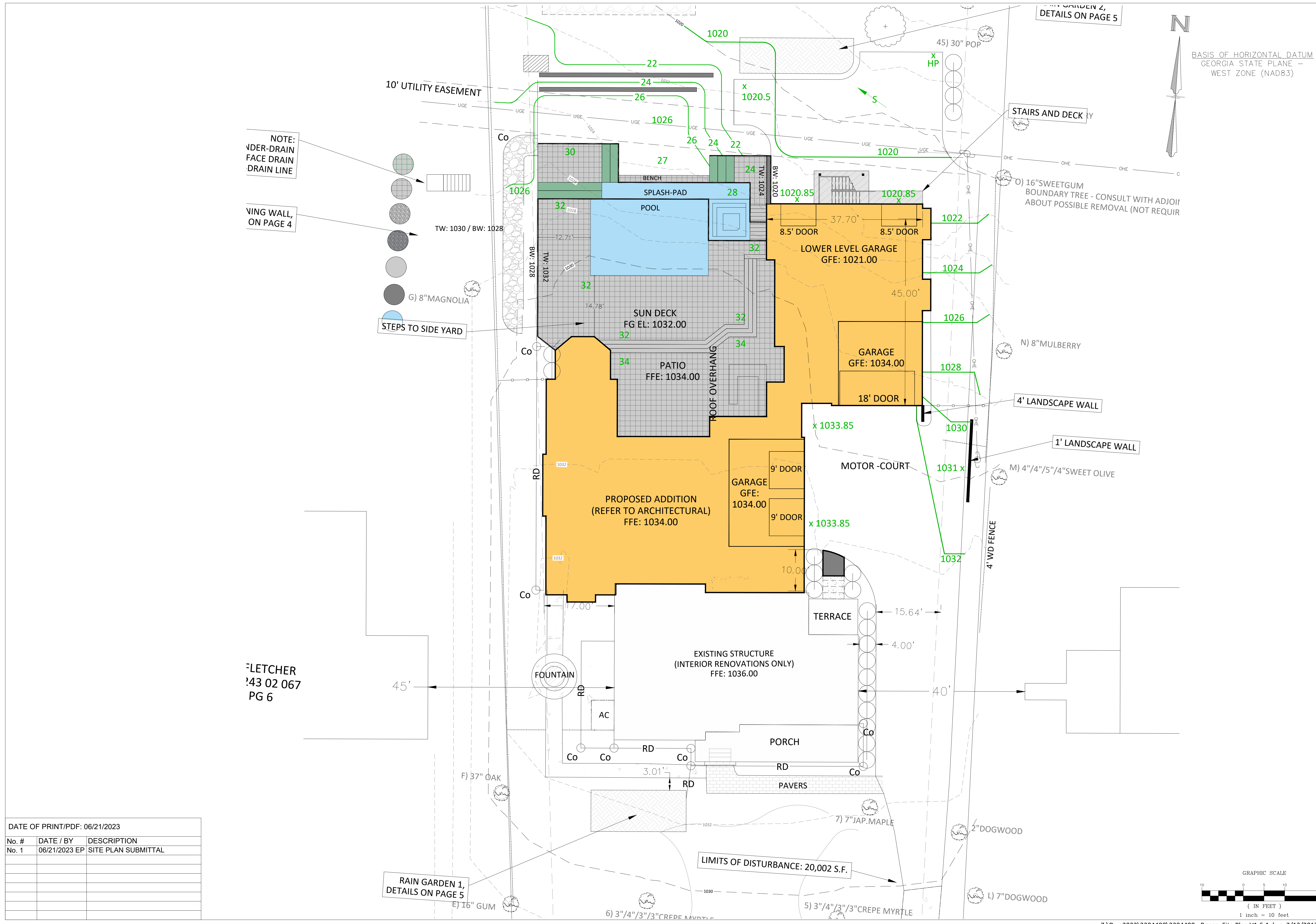
No. #	DATE / BY	DESCRIPTION
No. 1	06/21/2023 EP	SITE PLAN SUBMITTAL

DATE OF PRINT/PDF: 06/21/2023

FLETCHER
143 02 067
PG 6

No. #	DATE / BY	DESCRIPTION
No. 1	06/21/2023 EP	SITE PLAN SUBMITTAL

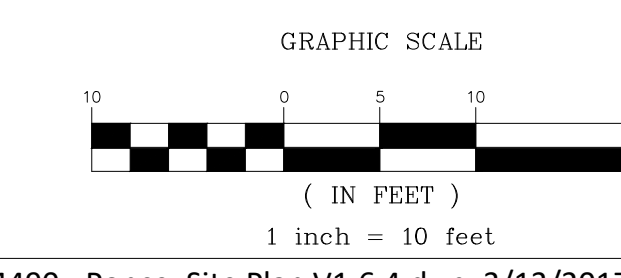
Z:\Dwg2022\2204490\2204490 - Ponce, Site Plan V1.6.4.dwg 3/13/2017 4:37 PM



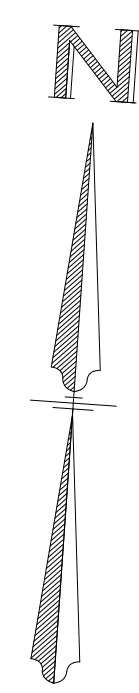
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Site Layout Plan For:
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 Land Lots 243 & 244 of the 15th Land District
 DeKalb County, Georgia

SITE PLAN ENLARGEMENT
 Sheet / Drawing Scale
 1" = 10'
 Unless Otherwise Noted
 GSA Project No.
 22-04-490
 Drawn By / Field Crew
 Crew No. 1
 EP
 Sheet No. 09 OF 10



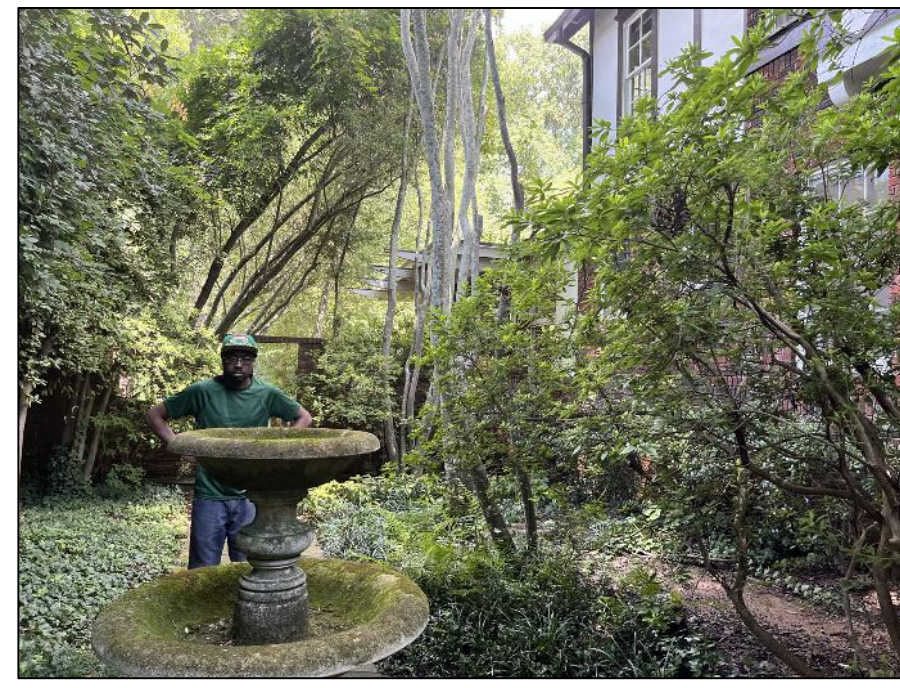
BASIS OF HORIZONTAL DATUM
 GEORGIA STATE PLANE -
 WEST ZONE (NAD83)



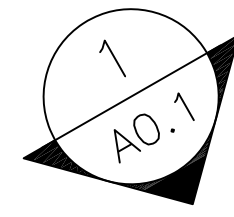
RAIN GARDEN 2,
 DETAILS ON PAGE 5

RAIN GARDEN 1,
 DETAILS ON PAGE 5

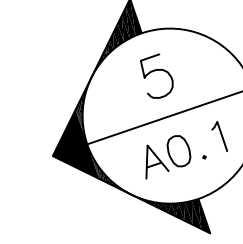
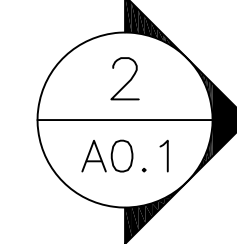
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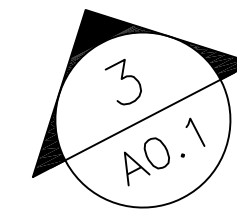
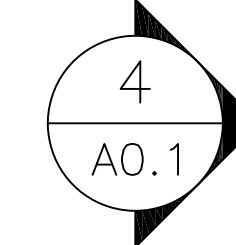
1. EXISTING SIDE YARD



2. EXISTING FRONT ELEVATION



5. EXISTING REAR ELEVATION



2 EXISTING AS-BUILT OVERVIEW
A0.1 Scale: 1/8"=1'-0"



3. EXISTING SIDE YARD



4. EXISTING GARAGE



SEAL

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

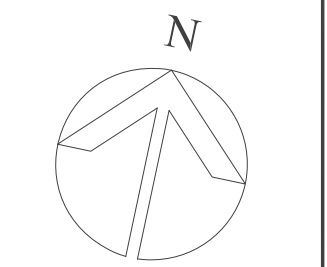
REVIEWS & REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

EXISTING AS-BUILT OVERVIEW

PLAN NORTH



JOB NUMBER
22-034

SHEET NUMBER

A0.1



DOOR SCHEDULE

Table with columns: DOOR SCHEDULE, DOOR, FRAME, and REMARKS. It lists various door types such as CARRIAGE GARAGE DOOR, EXTERIOR ENTRY DOOR, and INTERIOR 1-PANEL DOOR with their respective specifications and materials.

NOTES

- 1. OPTIONAL: Factory Fabricated Solid Hot Rolled Steel, Hot Dipped Galvanized Insulated Doors, Safety (Tempered) Glass Units, Weatherstripping and Black Threshold...
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 Bolt 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. TEMPERED GLASS, LOW E GLASS, INSULATED WITH ARGON
8. Provide Blocking As Required Barn Door Hardware To Support
9. Garage Doors Basis of Design CLCPAT
10. All Glass Door Sliding Panels To be Installed Per Manufacturers Recommendations

WINDOW SCHEDULE

Table with columns: WINDOW SCHEDULE, WINDOW, FRAME, and REMARKS. It lists various window types such as DOUBLE-HUNG, DOUBLE-HUNG-HISTORIC, and INTERIOR 1-PANEL DOOR with their respective specifications and materials.

- 1. BASIS OF DESIGN of MAIN HOUSE: Ultimate Double Hung G2, by Marvin Single Hung, Transom, Picture window complete with hardware, glazing, certified mull, 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 Sightline 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 Sil Drip Pan at Sil Window Finish: Black. Provide and Install Casement Locking and Handle Hardware, Simulated Divided Light, Factory Finish: Black/All 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-Side Doors Complete with Frame, Panels, Tempered Glazing, and Operating Hardware by Marvin and as Selected by Owner. Coordinate with Shop Drawing.

SPECIFICATIONS

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 mull, 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 101/1.S.2/A440-08, Standard/Specification for windows, doors and skylights
2.AAMA 450-10, Voluntary Performance Rating Method for Mullied Fenestration Assemblies
C.WDMA I.S.4: Industry Standard for Water Repellent 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.
Part 2 Products
2.1 Manufactured Units
A.Description: Ultimate Double Hung G2 (and related stationary units) as manufactured by Marvin, Warroad, Minnesota.
2.2 Frame Description
1.Interior: Non Finger-jointed Pine or finger-jointed core with non finger-jointed Pine veneer; Kiln-dried to moisture content no greater than 12 percent at the time of fabrication
2.Water repellent, preservative treated in accordance with ANSI/WDMA I.S.4.
A.Frame exterior alum. clad with 0.050" (1.3mm) thick extruded alum. Frame thickness: 1 1/16" (17mm) head and jams
B.Frame depth:Frame depth had an overall 5 21/32" jamb (144mm). 4 9/16" (116mm) jamb depth from the nailing fin plane to the interior face of the frame for new construction.
C.Sill assembly including the sill liner: 2 7/32" (56mm)
D.Factory-applied historic profile extrusion
2.3 Sash Description
1.Interior: Non Finger-jointed Pine or finger-jointed core with non finger-jointed Pine veneer; Kiln-dried to moisture content no greater than 12 percent at the time of fabrication
2.Water repellent preservative treated with accordance with WDMA I.S.4.
F.Sash exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum
A.Sash thickness: 1 3/4" (44mm). Corner slot and tenoned.
B.Operable sash tilt to interior for cleaning or removal
C.Sash Options:
a.Standard: Equal Sash
D.Exterior Cope Profile: Putty
E.Interior Sash Sticking
1.Standard: Ogee
2.4 Glazing
A.Select quality complying with ASTM C1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E2190.
B.Glazing method: Insulating glass
C.Glazing seal: Silicone bedding on interior and exterior
D.Glass fill: Air with capillary tubes, Argon
E.Glass Type: Clear, Tempered, Laminated, Low E3 with Argon
2.5 Certified Mulling
A.Direction mull limits:1 High (can be 2 or more units wide in an assembly)
1.Max mullion span is 71 1/2"; max tributary width 45 1/4".
2.CUDH NG 2.0 to CUDH NG 2.0 only
3.Certified to Design Pressure 50
A.Direction mull limits: 1 Wide (can be 2 or more units high in an assembly)
1.Max mullion span is 69 3/4" ; max tributary height 53 19/32" (1361mm)
2.CUDH NG 2.0 over CUDH NG 2.0 only
3.Certified to Design Pressure 50
B.Multiple Wide x Multiple High assemblies with 1" LVL
1.Max mullion span is 75 11/16" ; max tributary width is 45 1/4" (1149mm)
2.LVL must be in vertical mull
3.Certified to Design Pressure 50
C.If any units have a lower design pressure the entire assembly will have the lowest design pressure of any unit or mull in the assembly.
2.6 Finish
A.Exterior: Aluminum clad. Fluoropolymer modified acrylic topcoat over a primer. Meets AAMA 2605 requirements.
1.Custom colors: To be Selected
B.Interior Finish options:
1.Prime: Factory-applied water-borne acrylic primer. Meets WDMA TM-11 requirements.
2.Painted Interior Finish. Factory-applied water-borne acrylic enamel. Available on Pine product only. Available in White or Designer Black. Meets WDMA TM-14 requirements.
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.Custom/hardwood colors: 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.Custom/hardwood 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.Black & 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
A.Operating units:
1.Jambs: Foam-filled bulb
2.Header and bottom rail: Hollow bulb
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 1/2" Aluminum Screen Frame. Option: Extruded Aluminum Screen Frame.
2.Window frame height greater than 54 1/2" 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 window 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 Lined 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
E.Lock Status Sensor (Optional)
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.Custom/hardwood colors (available with traditional design): Satin Taupe, White, Bronze, Matte Black
3.For CUDH-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 of Condition: Before installation, verify openings are plumb, square and of proper dimensions. Report frame defects or unsuitable conditions to the General contractor before proceeding.
3.2 Installation
A.Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.
B.Install sealant and related backing materials at perimeter of unit or assembly.
C.Install accessory items as required.
D.Use finish nails to apply wood trim and moldings.
3.3 Field Quality Control
A.Remove visible labels and adhesive residue according to manufacturer's instruction.
B.Unless otherwise specified, air leakage resistance tests shall be conducted at a uniform static pressure of 75 Pa (~1.57 psf). The maximum allowable rate of air leakage shall not exceed 2.3 L/sm² (~0.45 cfm/ft²)
C.Unless otherwise specified, water penetration resistance testing shall be conducted per AAMA 502 and ASTM E1105 at 2/3 of the fenestration products design pressure (DP) rating using "Procedure B" - cyclic static air pressure difference. Water penetration shall be defined in accordance with the test method(s) applied.
3.4 Cleaning
A.Remove visible labels and adhesive residue according to manufacturer's instruction.
B.Wash windows and glass in a clean condition.
3.5 Protecting Installed Construction
A.Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.
End of Section



SEAL

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

REVIEWS & REVISIONS

Table with columns for revision number, date, and description. It is currently empty.

02.23.24 Historic Preservation

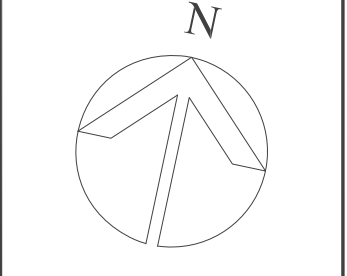
02.12.24 Pricing Package

10.25.23 Demolition House Plans

SHEET TITLE

DOOR AND WINDOW SCHEDULE

PLAN NORTH

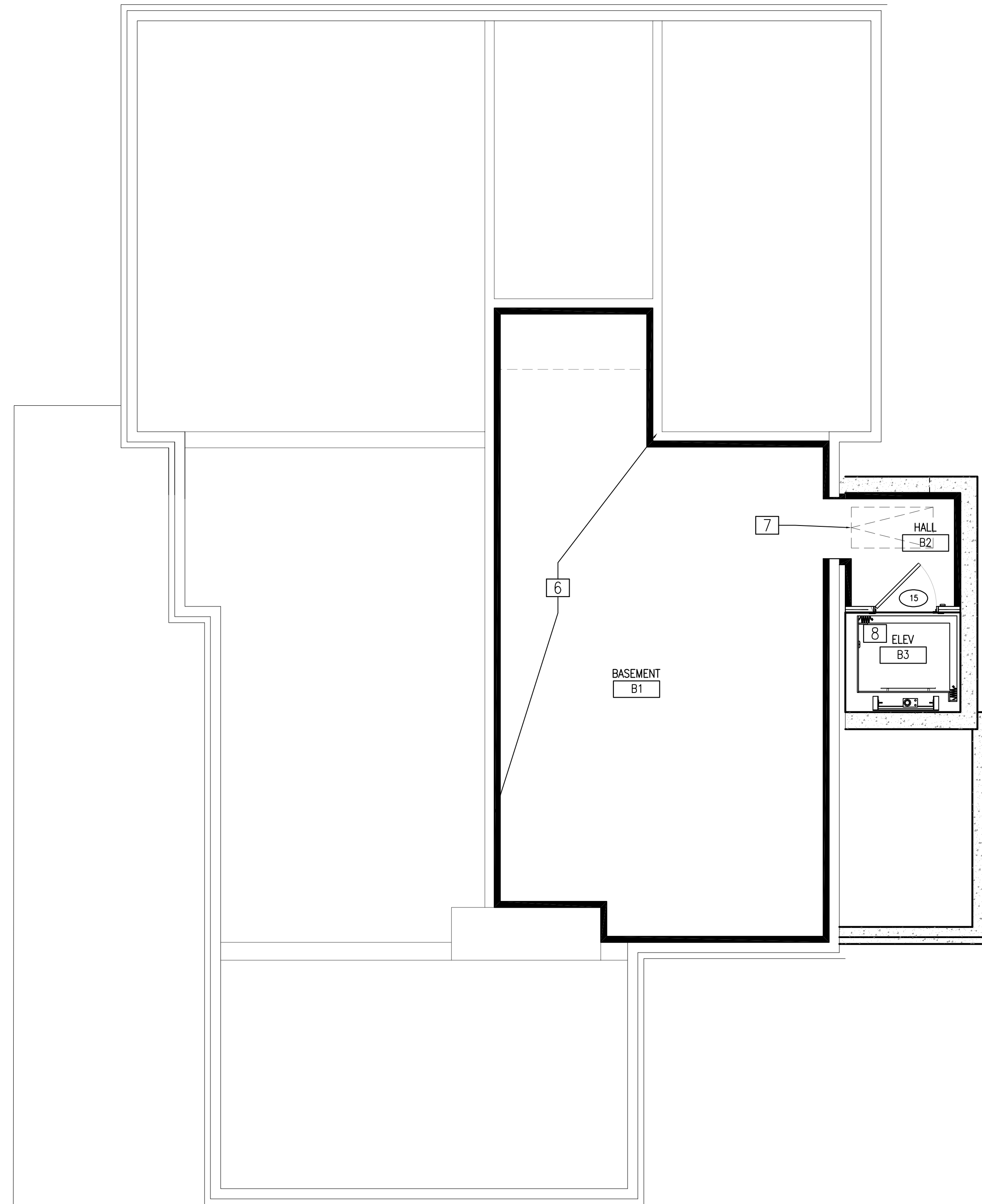
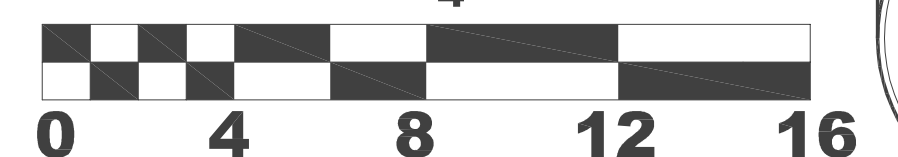


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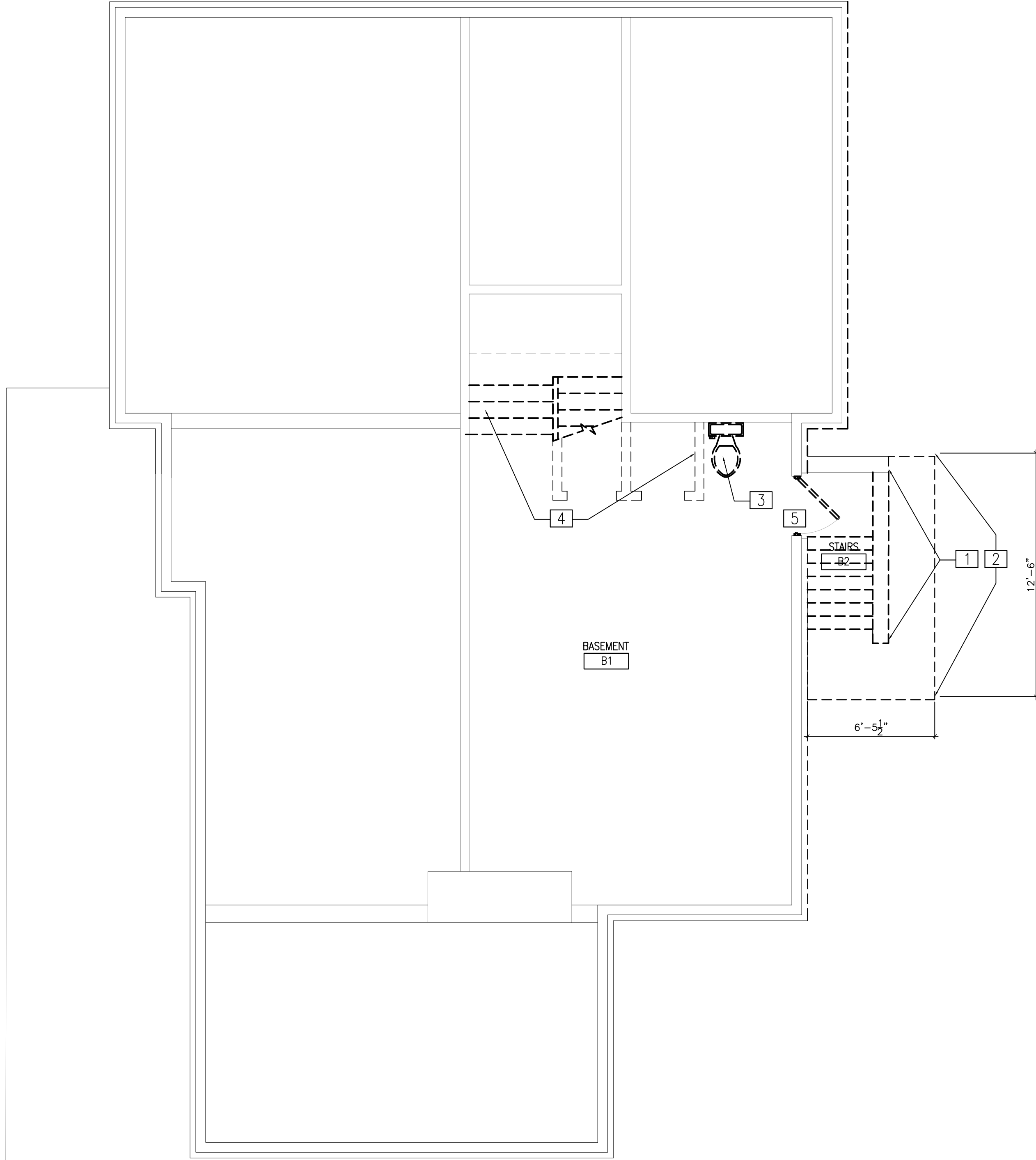
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SCALE BAR 1/4"=1'

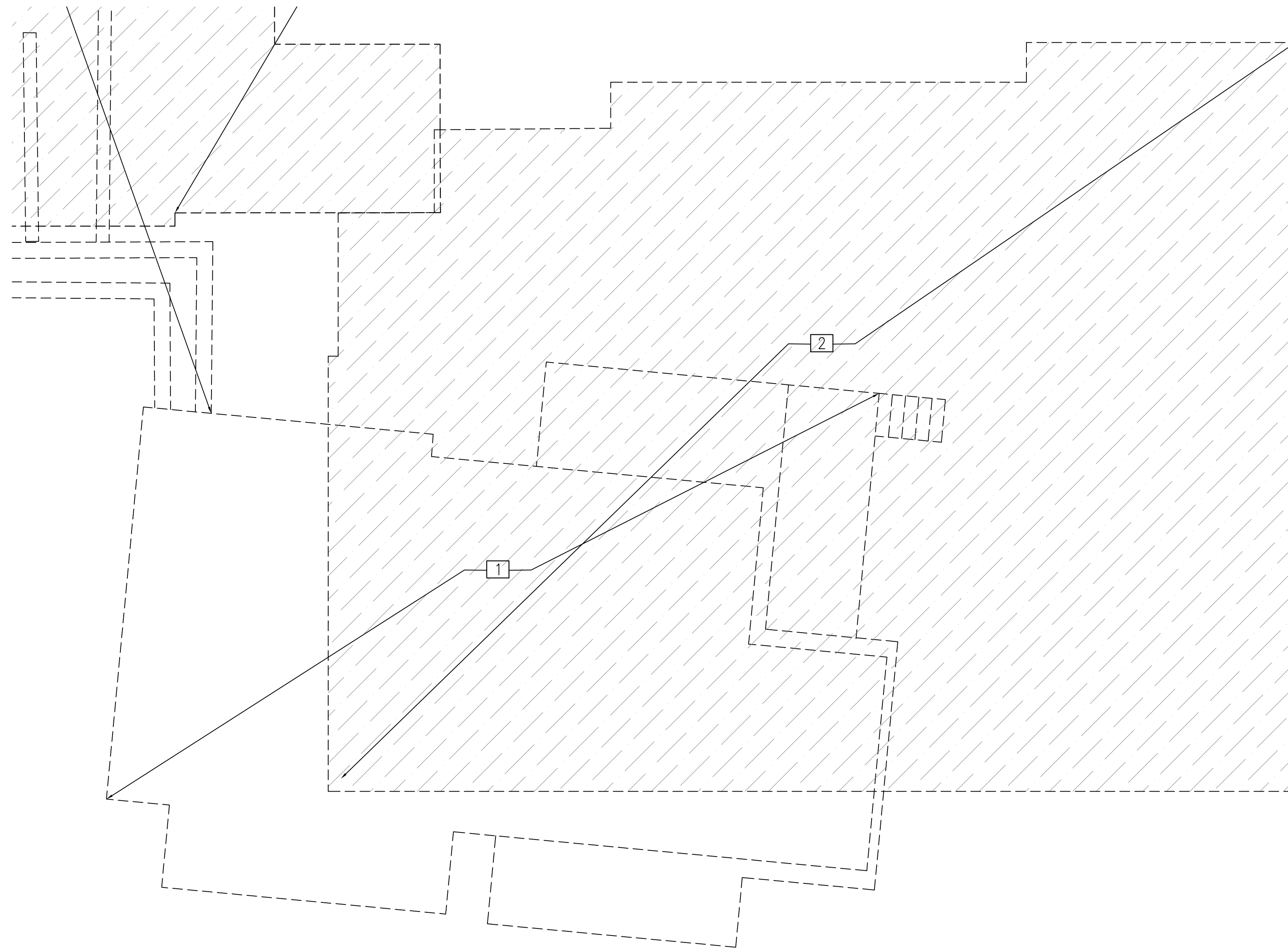
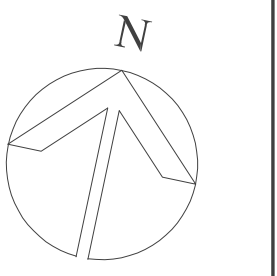


2 PROPOSED FLOOR PLAN - NEW BASEMENT
 A2.0 SCALE: 1/4"=1'-0"



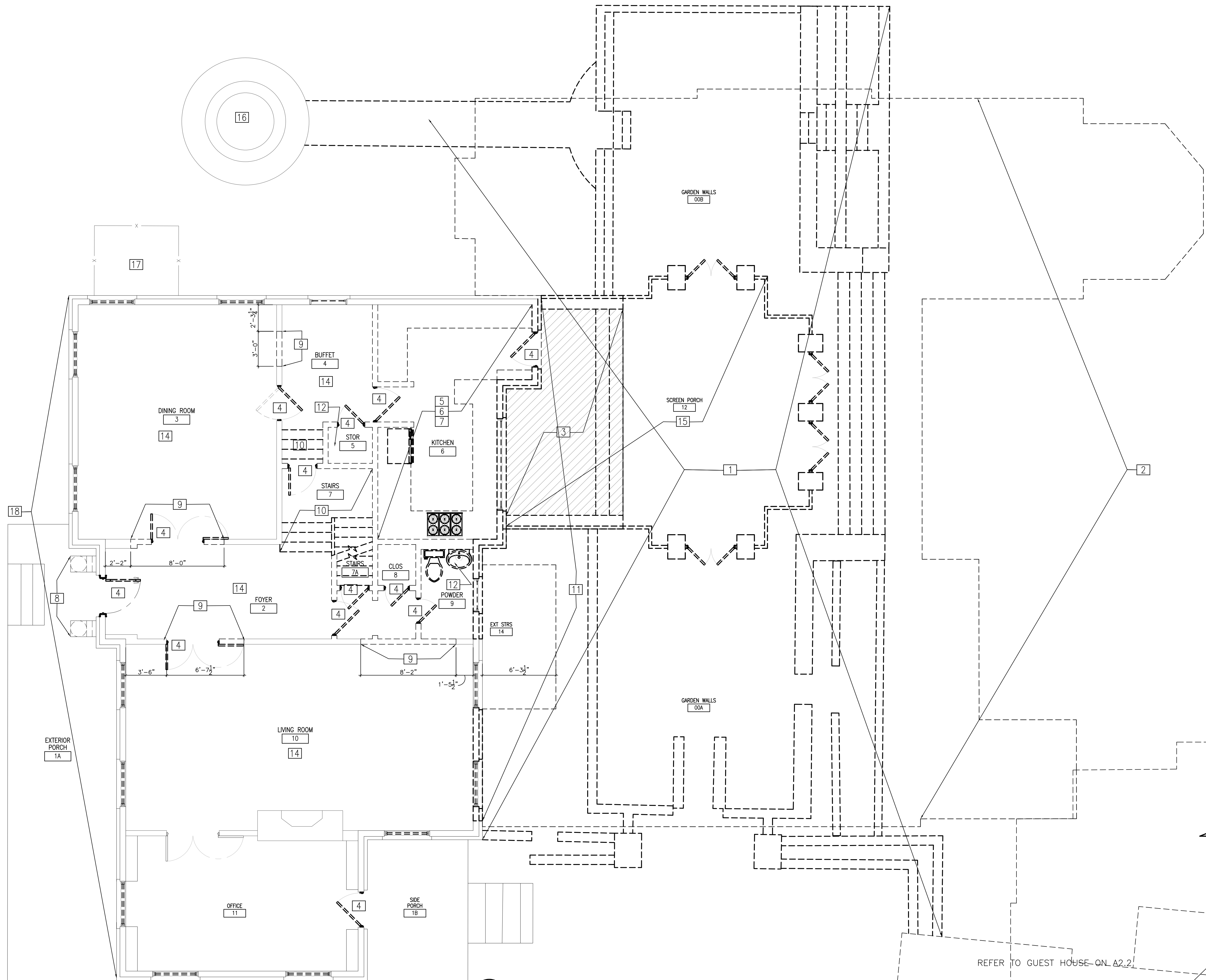
1 DEMOLITION PLAN - EXISTING BASEMENT
 A2.0 SCALE: 1/4"=1'-0"

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 & PRODUCTS FOR CONSTRUCTION. IT IS THE GC'S RESPONSIBILITY TO COORDINATE WITH SUBCONTRACTORS, SUPPLIERS, & 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 & ELECTRICAL, HVAC, & PLUMBING, SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES. ALL OPENINGS IN WALLS, FLOORS, CEILINGS WHERE DUCTS & PIPING WERE REMOVED SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES, & THE ENTIRE WALL SHALL BE REFINISHED FROM CORNER TO CORNER.</p> <p>7. GC TO HAUL ALL MATERIALS FROM THE CONSTRUCTION SITE & 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>PLAN LEGEND</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>Existing Wood Door and Frame to be Removed, unless Otherwise Noted.</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 Manufacturer.</p> <p>A. General Contractor is to Provide and Install a 4-Stop Residential Elevator with 4 Openings.</p> <p>Basis of Design: Luxury Lift LLT Traction Reserve Series BY Residential Elevator OR Equal Product May be Provided for Owner Review and Approval.</p> <p>STOP 1: Terrace Level Interior STOP 2: Main Level Lower Level STOP 3: Main Level Upper Level STOP 4: Second Level Interior</p> <p>Load Capacity: 950 lb Min.</p> <p>Specify: The manufacturer shall furnish 1 Luxury Lift LLT 950 traction residential elevator(s) as manufactured by Residential Elevators, Inc. for Hoistway plan HP-4.</p> <p>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)</p> <p>C. Cab & Hall Stations: To Be Determine Car Operating Panel (COP) with LED Floor Position Indicator.</p> <p>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.</p> <p>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 1 specified, 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.</p> <p>b. LED recessed lights shall be in the car ceiling.</p> <p>c. Cab shall be equipped with a solid hardwood handrail.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p> <p>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>



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

GENERAL NOTES	PLAN KEYNOTES
<p>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.</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 & ELECTRICAL, HVAC, & PLUMBING, SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES. ALL OPENINGS IN WALLS, FLOORS, CEILINGS WHERE DUCTS & PIPING WERE REMOVED SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES, & THE ENTIRE WALL SHALL BE REFINISHED FROM CORNER TO CORNER.</p> <p>7. GC TO HAUL ALL MATERIALS FROM THE CONSTRUCTION SITE & SHALL BE HAULED TO A LEGAL DUMPING SITE.</p> <p>8. 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.</p>	<p>1 Existing 2-Car Garage, Guest Unit Above, and Exterior Deck to be Fully Removed.</p> <p>2 Area of Excavation for New Garage and Guest House Building, Refer to Civil Package For Additional Information.</p>
<p>PLAN LEGEND</p> <p>— Existing Exterior Wall to Remain</p> <p>— Existing Interior Wall to Remain</p> <p>— Existing Wood Stud Framed Wall to be Removed</p> <p>— Existing Exterior Garden Walls to be Removed</p> <p>— Existing Wood Door and Frame</p> <p>— Existing Wood Door and Frame to be Removed unless Otherwise Noted.</p> <p>— New Wood Door and Frame</p> <p>— Existing Wood Window and Frame</p> <p>1 Key Notes</p>	



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

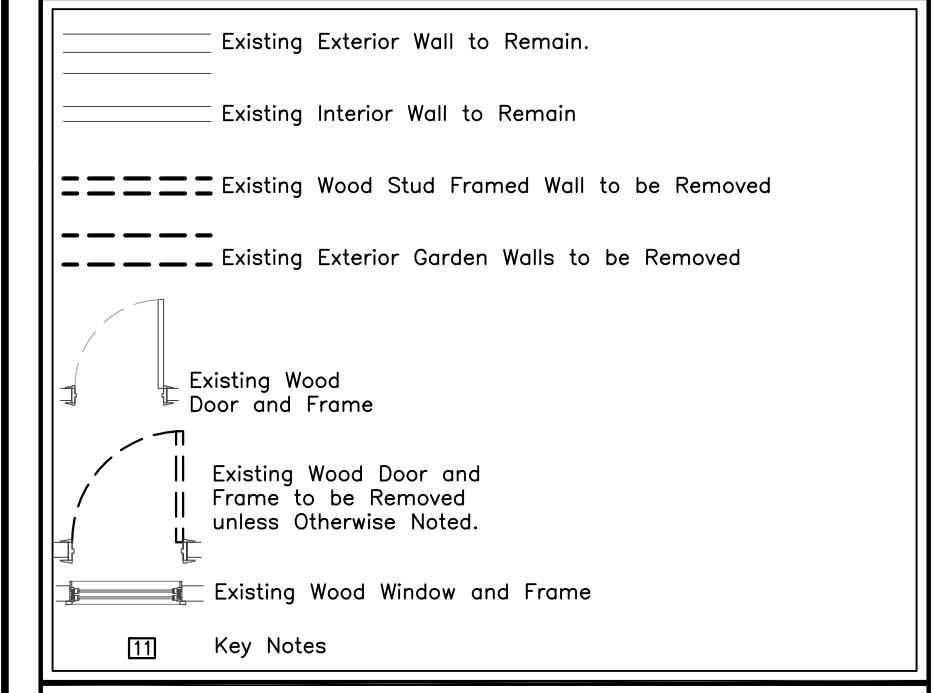
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DEMOLITION PERTAINING TO ENTIRE HOUSE:

- ALL EXISTING WINDOWS, BRICK MOUNDS, 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.
- ELECTRICAL - REMOVE ALL EXISTING DOWN LIGHTING.
- REMOVE AND REPLACE ALL EXISTING TO REMAIN ELECTRICAL SWITCHES, OUTLETS, AND FACE PLATES WITH NEW REFER TO REFLECTED CEILING FOR ADDITIONAL INFORMATION.
- ALL EXISTING RADIATORS TO BE REMOVED.
- ALL EXISTING INTERIOR WOOD MOULDINGS, BASEBOARDS, CROWN, WAINSCOT, AND CASINGS (DOOR AND WINDOW) TO BE REMOVED.
- ALL NON-WOOD FLOORS TO BE REMOVED.
- ALL ORIGINAL DOOR HARDWARE TO BE SAVED AND RETURNED TO THE OWNER.
- ALL EXISTING AIR VENTS TO BE REMOVED.
- ALL DAMAGED PLASTER TO BE FULLY REMOVED.
- ALL DAMAGED WOOD ROT IN FRAMING TO BE REMOVED AND REPLACED.

PLAN LEGEND



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 Casad 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



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

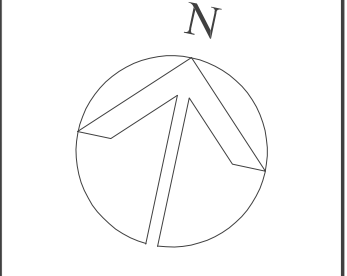
REVIEWS & REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

DEMOLITION FLOOR PLAN - MAIN LEVEL

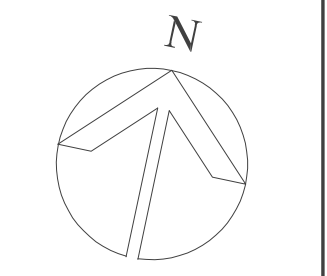
PLAN NORTH



JOB NUMBER
22-034

SHEET NUMBER

A2.2



GENERAL NOTES

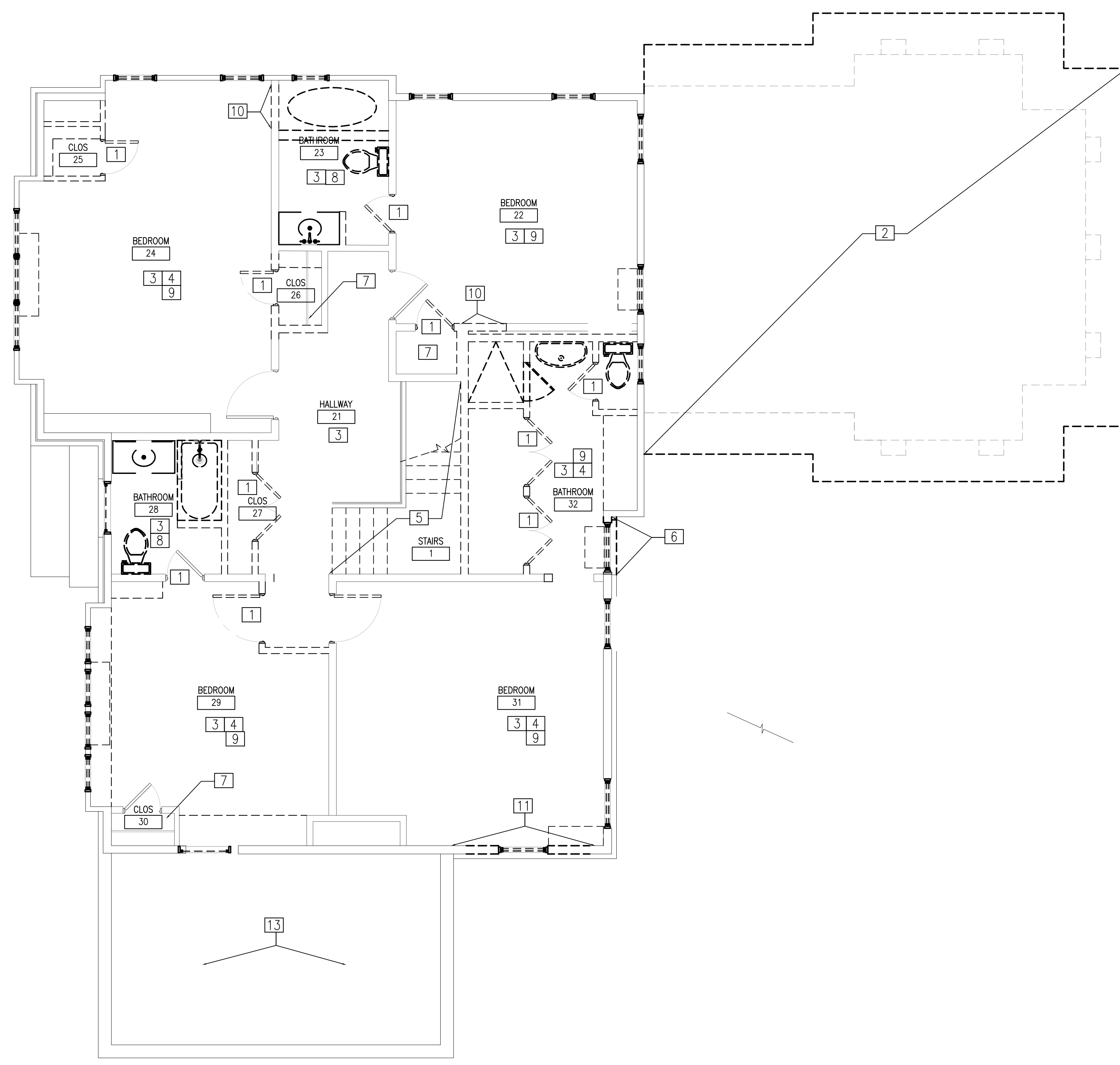
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PLAN LEGEND

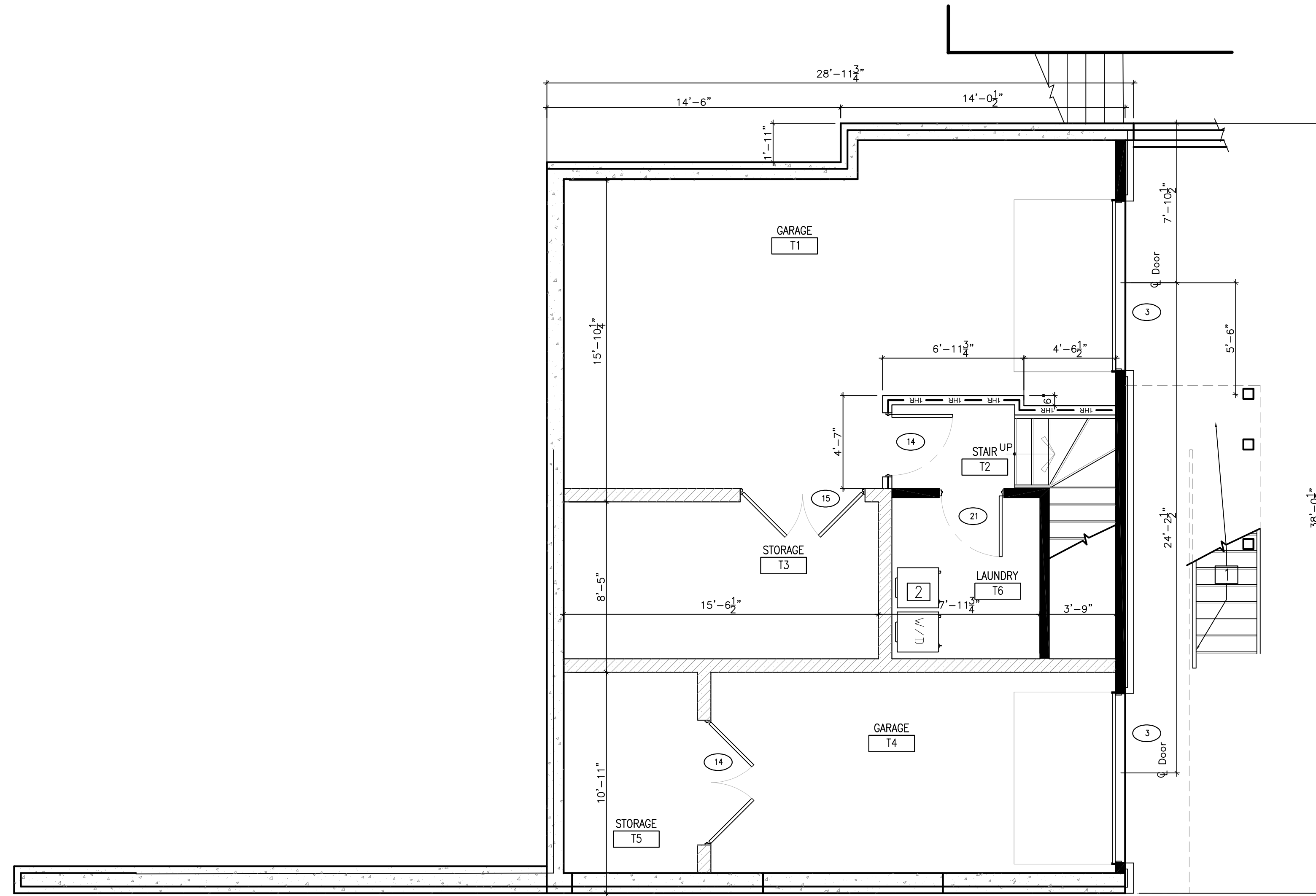
- Existing Exterior Wall to ReSecond.
- Existing Interior Wall to ReSecond
- Existing Interior Wall to be Removed
- New 2"x4" Wood Stud Framing at 16" o.c. with 1/2" Gypsum Board on Each Side, Unless Otherwise Noted
- Existing Wood Door and Frame
- Existing Wood Door and Frame to be Removed
- New Wood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



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



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

REVIEWS & REVISIONS

NO.	DATE	DESCRIPTION

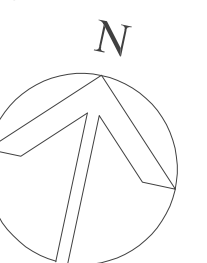
02.12.24 Pricing Package

10.25.23 Demolition House Plans

SHEET TITLE

GARAGE
 LOWER FLOOR
 PLAN –
 GARAGE

PLAN NORTH



JOB NUMBER

22-034

SHEET NUMBER

A3.0

GENERAL NOTES

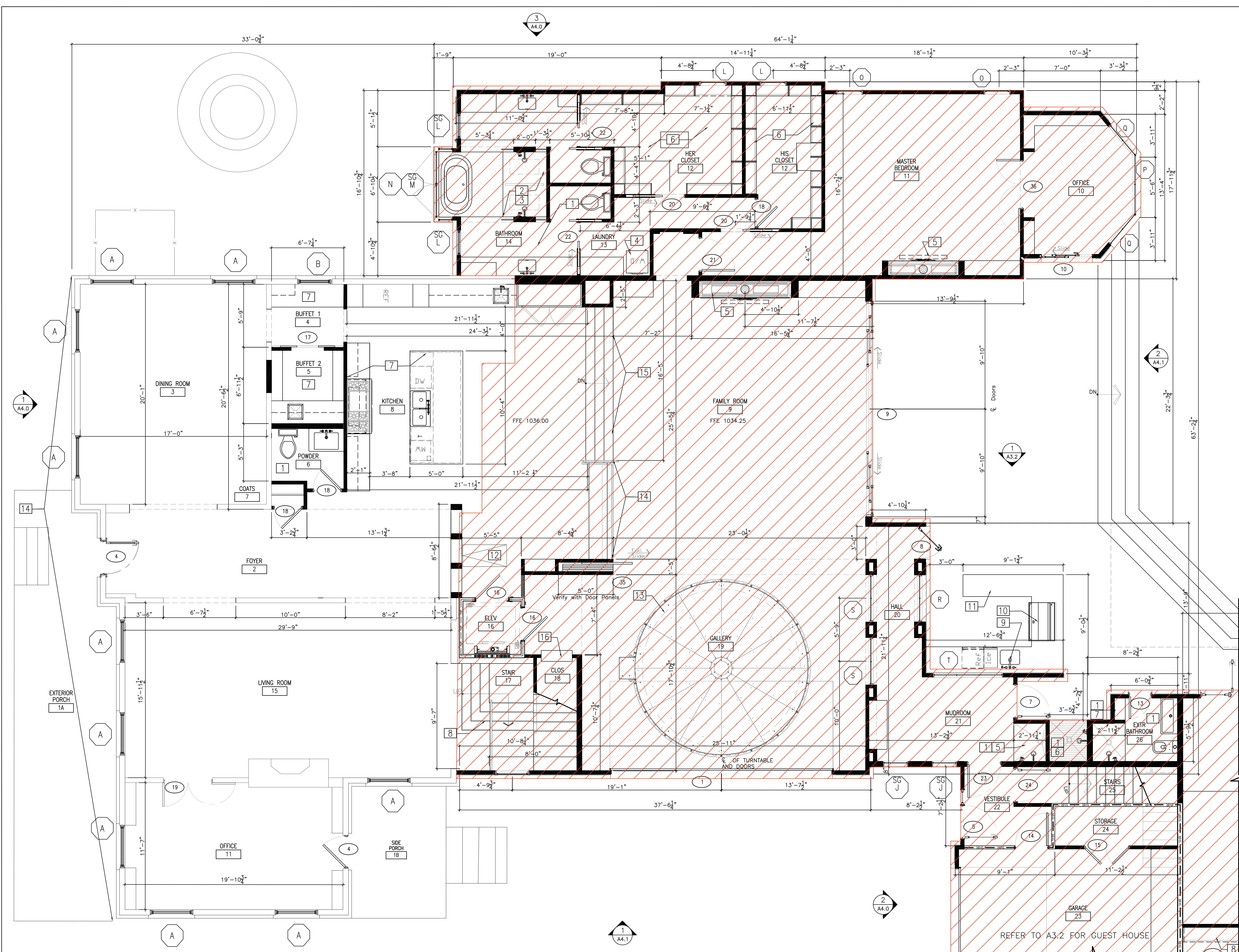
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PLAN LEGEND

- 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

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



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

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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 3" 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

- All New Plumbing Fixtures to be Determined by Interiors
- Depressed Slab for Flush Tile Shower. GC to Install Owner Provided Linear Shower Drain w/ Drain Flange
- 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 Ties as Directed by Interiors
- Provide Washer and Dryer Hook-up
- New Fireplace as Directed by Interiors
- New Closets as Directed by Interiors
- Appliances, Plumbing Fixtures, Cabinets and Counter Tops as Directed by Interiors
- Stair Design as Directed by Interiors
- Exterior Grade Sink and Faucet to be Installed
- Extend Gas for New Grilling Kitchen
- Grilling Kitchen and Bar, Final Finish Material to be Determined.
- Wood Framed Access Door and Stair
- Recessed Gallery Turntable, Coordinate Recessed with Table Specifications as Provided by the Owner
- 30" High Guardrail - Horizontal Flat Steel Design to be Determined
- Polished 800 Grit Colored Additive Formed Concrete Steps
- Custom 34" Wood Frame Hide-Away Door/Bookcase
- Reinstall Removed Brick with New Weatherization Film, Brick Ties, Mortars, Flashing, and Weeps.

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



SEAL

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



SEAL

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

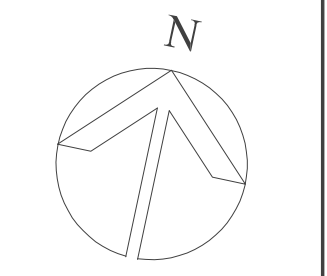
REVIEWS & REVISIONS

02.23.24 Historic Preservation
02.12.24 Pricing Package
10.25.23 Demolition House Plans

SHEET TITLE

NEW FLOOR PLAN - GUEST HOUSE GARAGE LEVEL

PLAN NORTH



JOB NUMBER 22-034

SHEET NUMBER

A3.2

GENERAL NOTES

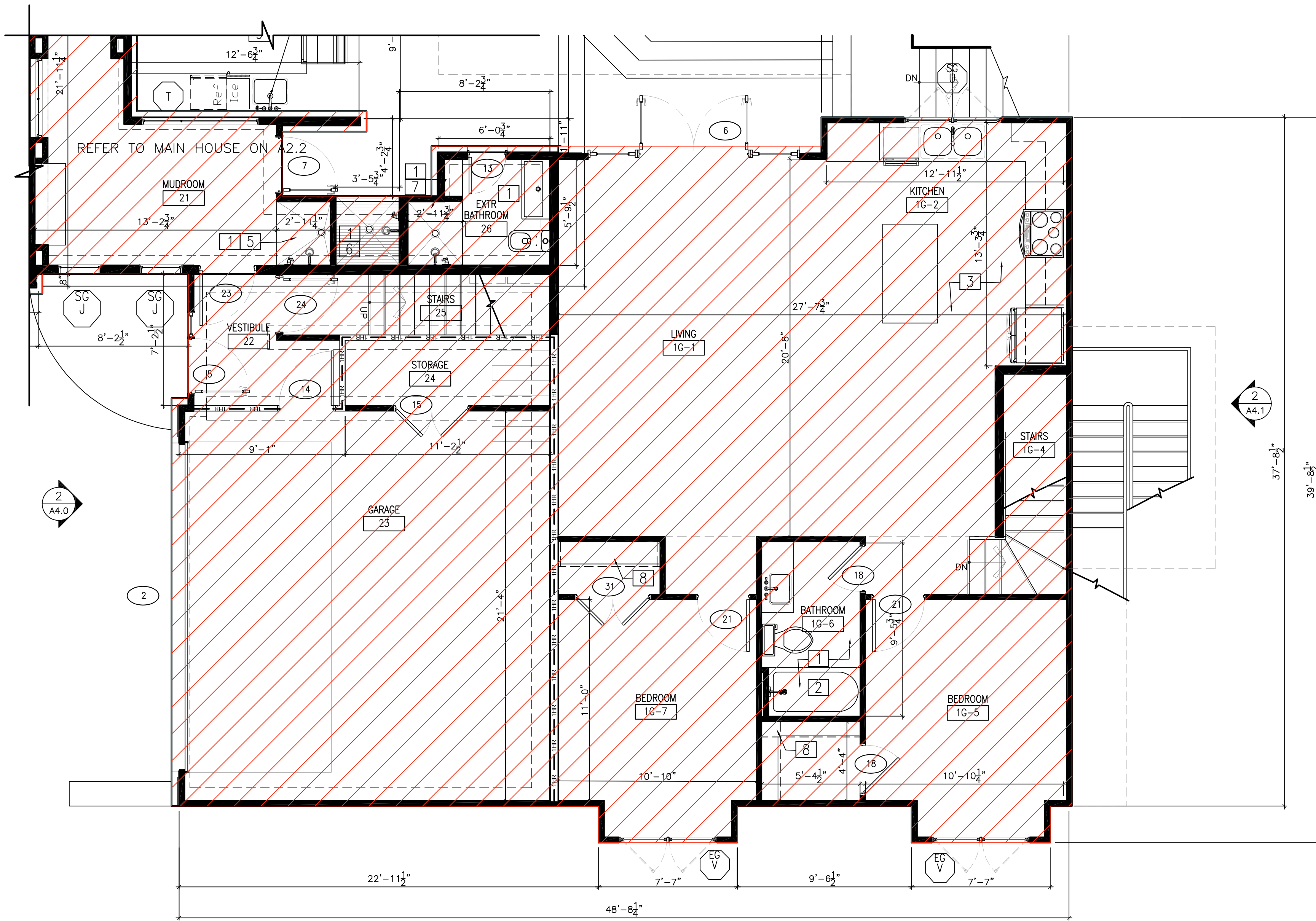
- UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR (GC) IS TO PROVIDE ALL MATERIALS & PRODUCTS FOR CONSTRUCTION. IT IS THE GC'S RESPONSIBILITY TO COORDINATE WITH SUBCONTRACTORS, SUPPLIERS, & OWNER FOR ITEMS TO BE SUPPLIED BY OTHERS.
- FIELD VERIFY THAT EXISTING CONDITIONS ARE AS NOTED IN THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS.
- TEMPORARILY SHORE AND BRACE ANY EXISTING ELEMENTS AND SUPERSTRUCTURE THAT HAVE ANY STRUCTURAL ELEMENTS AND ARE TO REMAIN DURING DEMOLITION.
- PROTECT ALL EXISTING WALLS AND CEILING 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.
- 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.
- ALL EXISTING WALLS, FLOORS, CEILING THAT ARE REMOVED, DAMAGED OR DISMANTLED FOR THE INSTALLATION OR DEMOLITION OF THE WORK DESCRIBED HEREIN, INCLUDING BUT NOT LIMITED TO GENERAL TRADES & ELECTRICAL, HVAC, & PLUMBING, SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES. ALL OPENINGS IN WALLS, FLOORS, CEILING WHERE DUCTS & PIPING WERE REMOVED SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES, & THE ENTIRE WALL SHALL BE REFINISHED FROM CORNER TO CORNER.
- GC TO HAUL ALL MATERIALS FROM THE CONSTRUCTION SITE & SHALL BE HAULED TO A LEGAL DUMPING SITE.
- ALL EXISTING WINDOWS, BRICK MOUNDS, 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

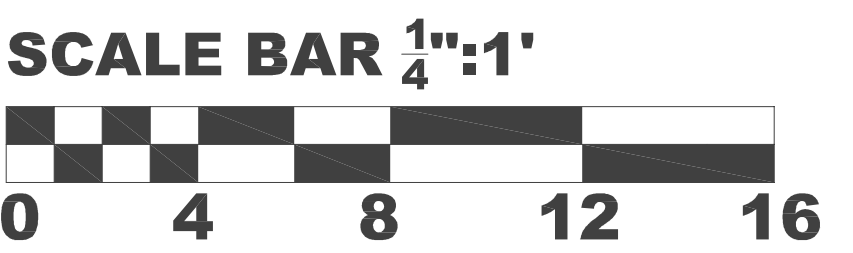
- Exterior Bearing Wall: 7/16" APA Sheathing with Weatherization Film on 2"x6" Wood Stud Framing at 16" o.c. with 5/8" Gypsum Board on Inside Side. Unless Otherwise Noted
- Interior Bearing Wall: 2"x6" Wood Stud Framing at 16" o.c. with 5/8" Gypsum Board on Each Side. Unless Otherwise Noted
- Interior Wall: 2"x4" Wood Stud Framing at 16" o.c. with 5/8" 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

- All New Plumbing Fixtures to be Determined by Interiors
- GC to Provide & Install 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
- Kitchen Appliances, Plumbing Fixtures and Cabinets as Directed by Interiors
- Stair Design as Directed by Interiors
- Depressed Slab for Flush Tile Dog Wash. GC to Install Owner Provided Linear Shower Drain w/ Drain Flange.
- Depressed Slab for Outdoor Shower. GC to Install Owner Provided Linear Shower Drain w/ Drain Flange.
- Depressed Slab for Flush Tile Shower. GC to Install Owner Provided Linear Shower Drain w/ Drain Flange.
- Provide/Install Custom Closet System As Directed by Owner.



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





SEAL

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GENERAL NOTES

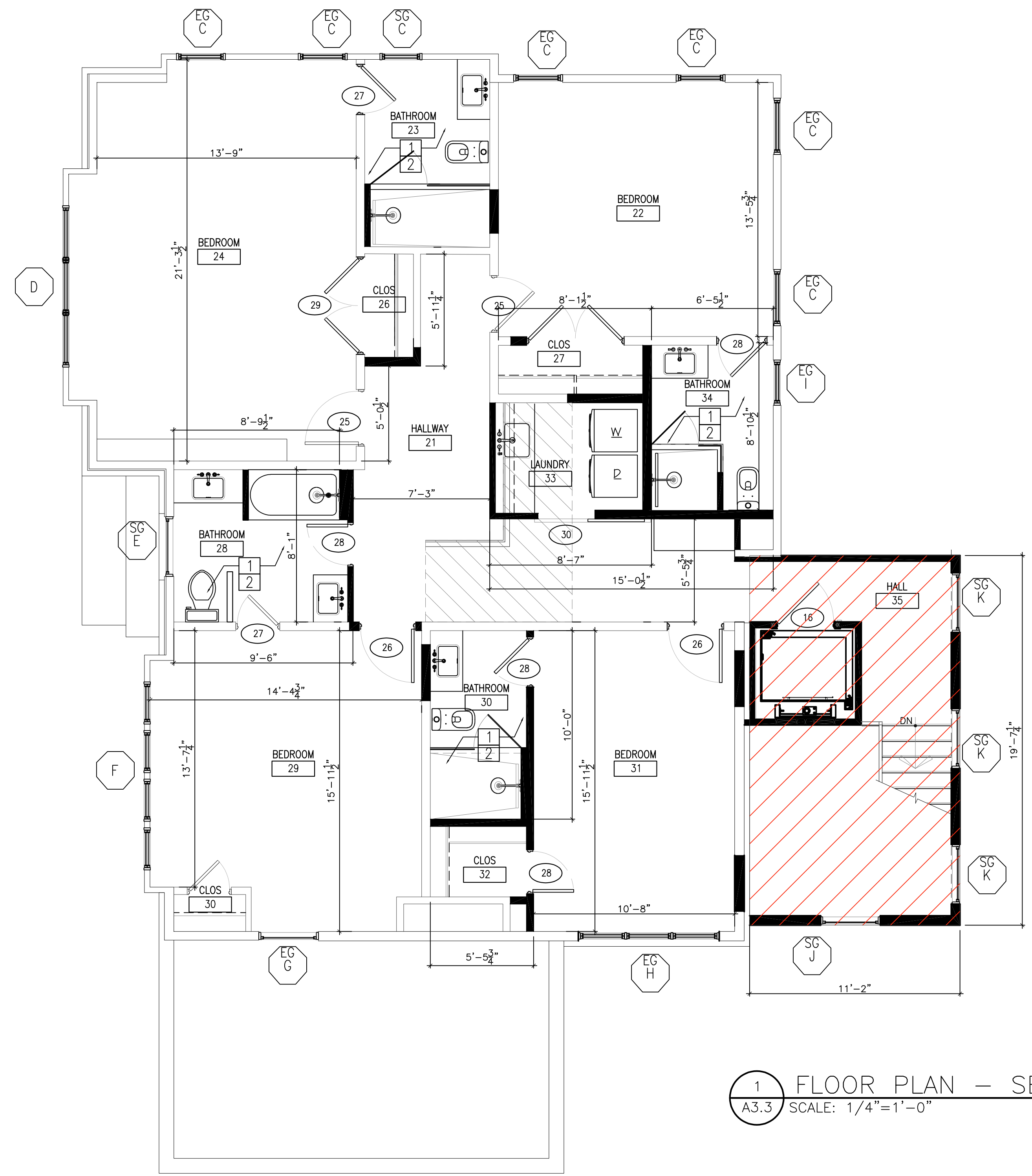
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- ALL EXISTING WALLS, FLOORS, CEILINGS THAT ARE REMOVED, DAMAGED OR DISMANTLED FOR THE INSTALLATION OR DEMOLITION OF THE WORK DESCRIBED HEREIN, INCLUDING BUT NOT LIMITED TO GENERAL TRADES & ELECTRICAL, HVAC, & PLUMBING, SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES. ALL OPENINGS IN WALLS, FLOORS, CEILINGS WHERE DUCTS & PIPING WERE REMOVED SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES, & THE ENTIRE WALL SHALL BE REFINISHED FROM CORNER TO CORNER.
- GC TO HAUL ALL MATERIALS FROM THE CONSTRUCTION SITE & SHALL BE HAULED TO A LEGAL DUMPING SITE.
- 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.

PLAN LEGEND

- Exterior Bearing Wall: 7/16" APA Sheathing with Weatherization Firm 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 3/8" 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 (WINDING PER R310.1.4)
- Window Type Requiring Tempered Safety Glass (PER R310.1)
- Key Notes

PLAN KEYNOTES

- All New Plumbing Fixtures to be Determined by Interiors
- 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
- Stair Design as Directed by Interiors
- Provide/Install Custom Closet System As Directed By Owner.



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



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

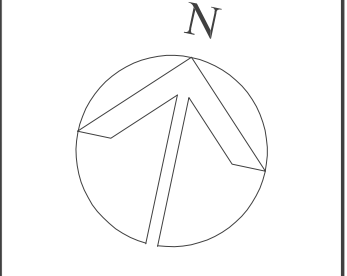
REVIEWS & REVISIONS

02.23.24 Historic Preservation
02.12.24 Pricing Package
10.25.23 Demolition House Plans

SHEET TITLE

FLOOR PLAN – SECOND LEVEL MAIN HOUSE

PLAN NORTH



JOB NUMBER
22-034

SHEET NUMBER

A3.3

GENERAL NOTES

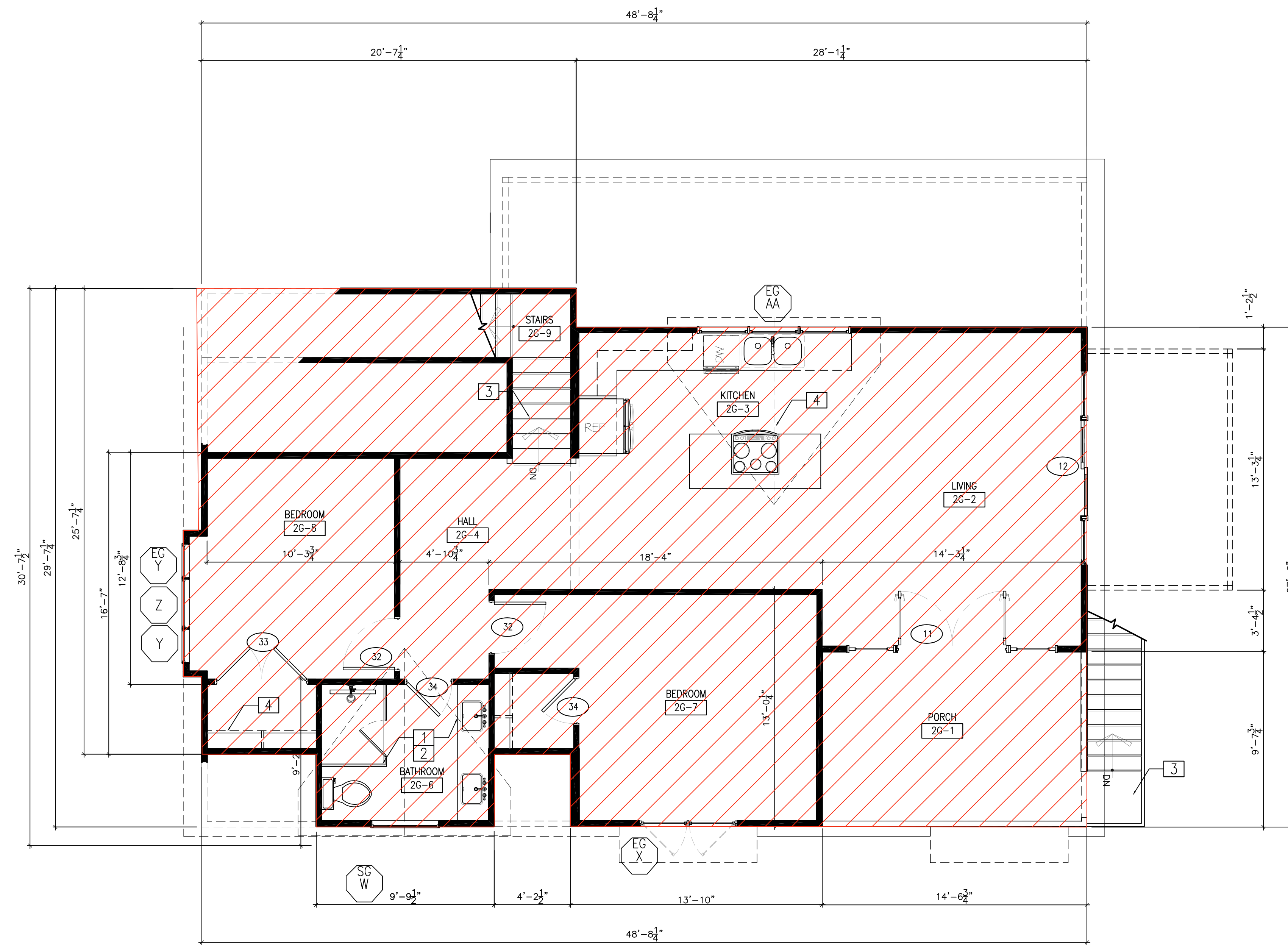
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- TEMPORARILY SHORE AND BRACE ANY EXISTING ELEMENTS AND SUPERSTRUCTURE THAT HAVE ANY STRUCTURAL ELEMENTS AND ARE TO REMAIN DURING DEMOLITION.
- PROTECT ALL EXISTING WALLS AND CEILINGS TO REMAIN ADJACENT TO DEMOLITION AREAS, AS TO PREVENT WATER AND 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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- GC TO HAUL ALL MATERIALS FROM THE CONSTRUCTION SITE & SHALL BE HAILED TO A LEGAL DUMPING SITE.
- ALL EXISTING WINDOWS, BRICK MOULDINGS, 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 3/2" Gypsum Board on Each Side, unless Otherwise Noted. Install 3/4" 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 RESIZE OPENINGS SIZE MINIMUMS PER R310.1.4
- SC WINDOW TYPE REQUIRING TEMPERED SAFETY GLASS PER R310.1.1
- Key Notes

PLAN KEYNOTES

- All New Plumbing Fixtures to be Determined by Interiors
- 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
- Stair Design as Directed by Interiors
- Provide/Install Custom Closet System As Directed by Owner.



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

ADDITION

SCALE BAR 1/4"=1'

0 4 8 12 16

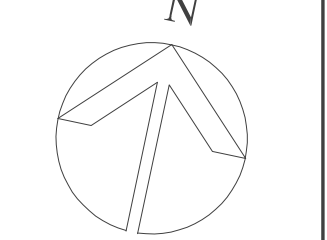
REVIEWS & REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

NEW FLOOR PLAN - GARAGE & UPPER LEVEL

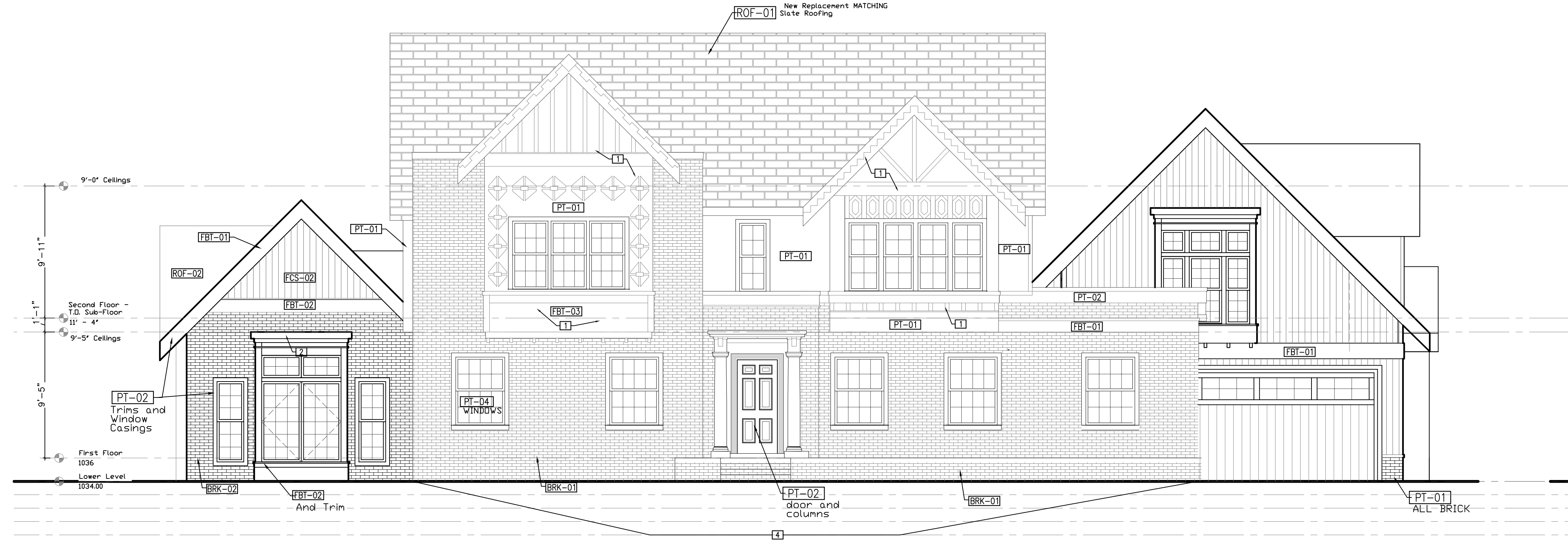
PLAN NORTH



JOB NUMBER
22-034

SHEET NUMBER

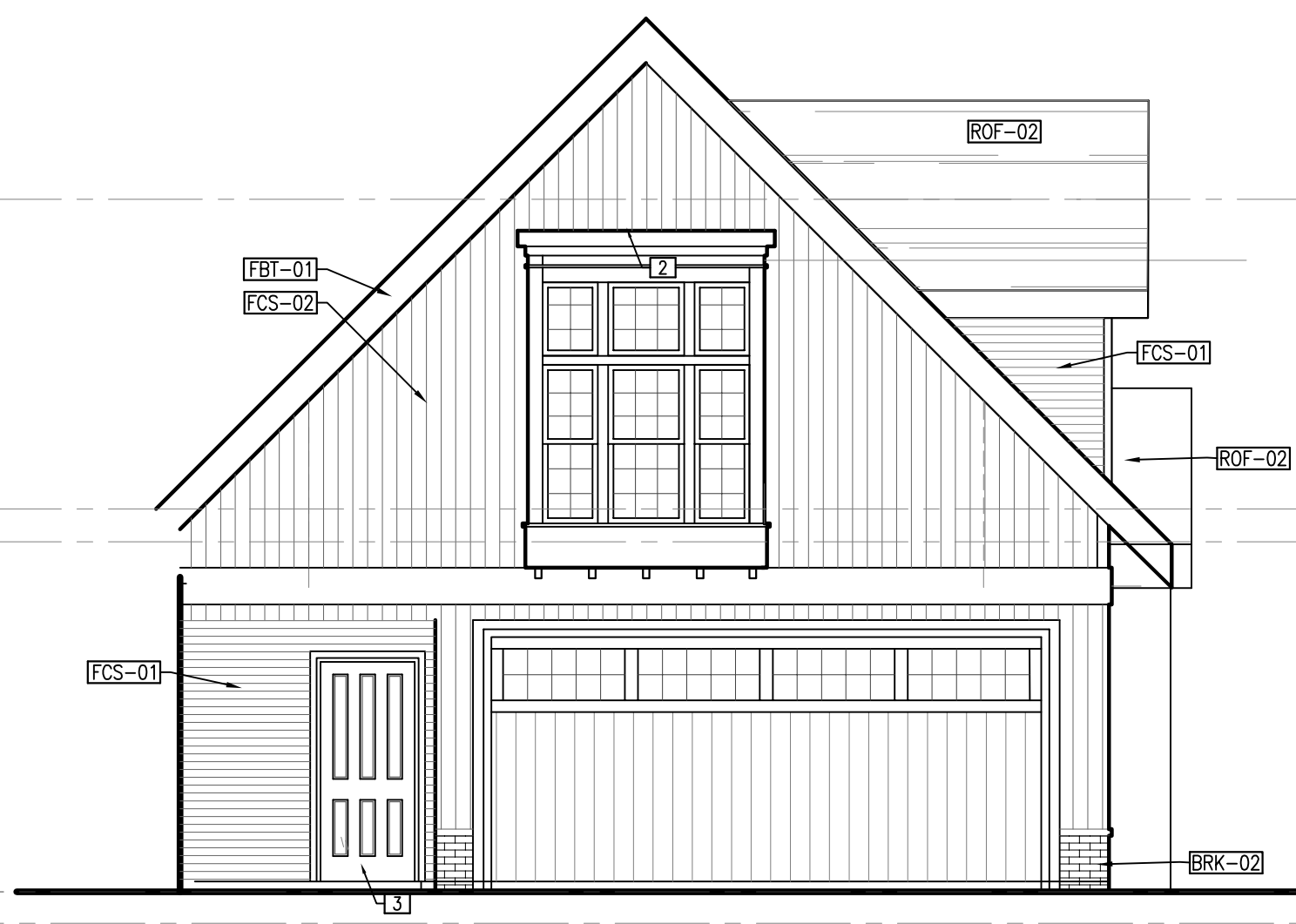
A3.4



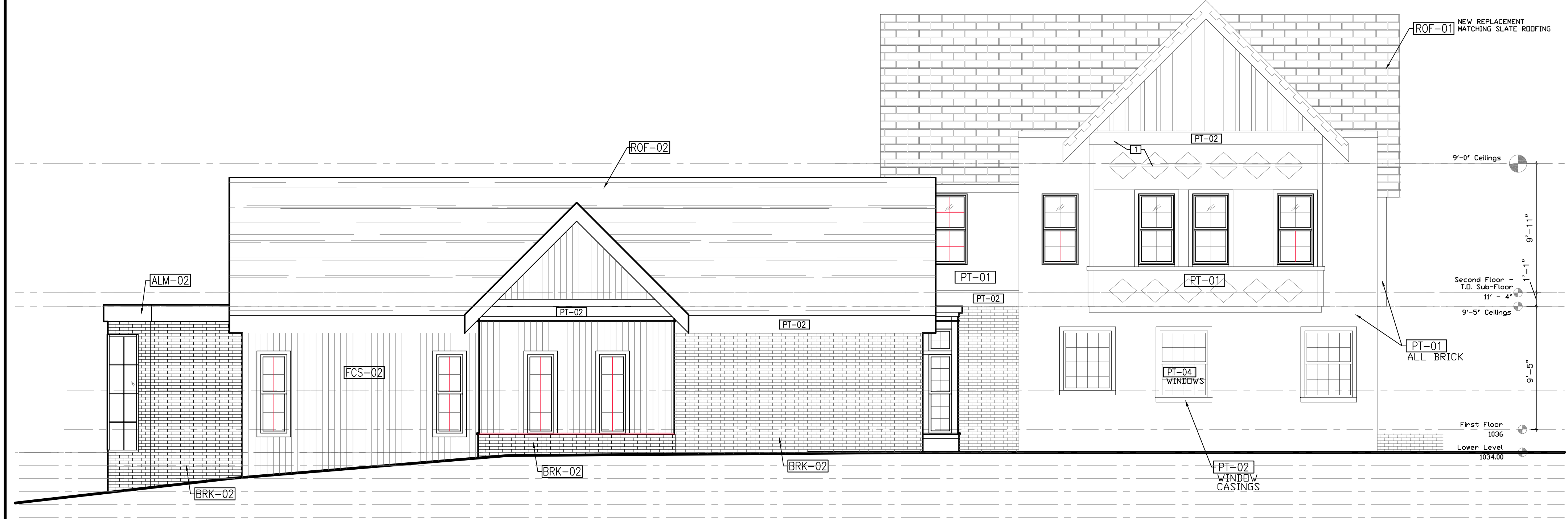
1 FRONT ELEVATION
 A4.0 SCALE: 3/16" = 1'-0"

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 Fiber Cement - Vertical Installation Basis of Design: James Hardie Color: TBD
FBT-01	3/4" x 9" Fiber Cement Band Basis of Design: James Hardie Color: TBD
FBT-02	3/4" x 3" Fiber Cement Band Basis of Design: James Hardie Color: TBD
FBT-03	3/4" 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 Demold Rear Brick to be Replaced 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"

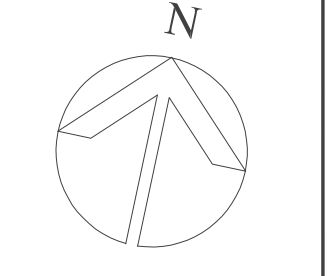
REVIEWS & REVISIONS

DATE	DESCRIPTION
02.23.24	Historic Preservation
02.12.24	Pricing Package
10.25.23	Demolition House Plans

SHEET TITLE

EXTERIOR ELEVATIONS

PLAN NORTH

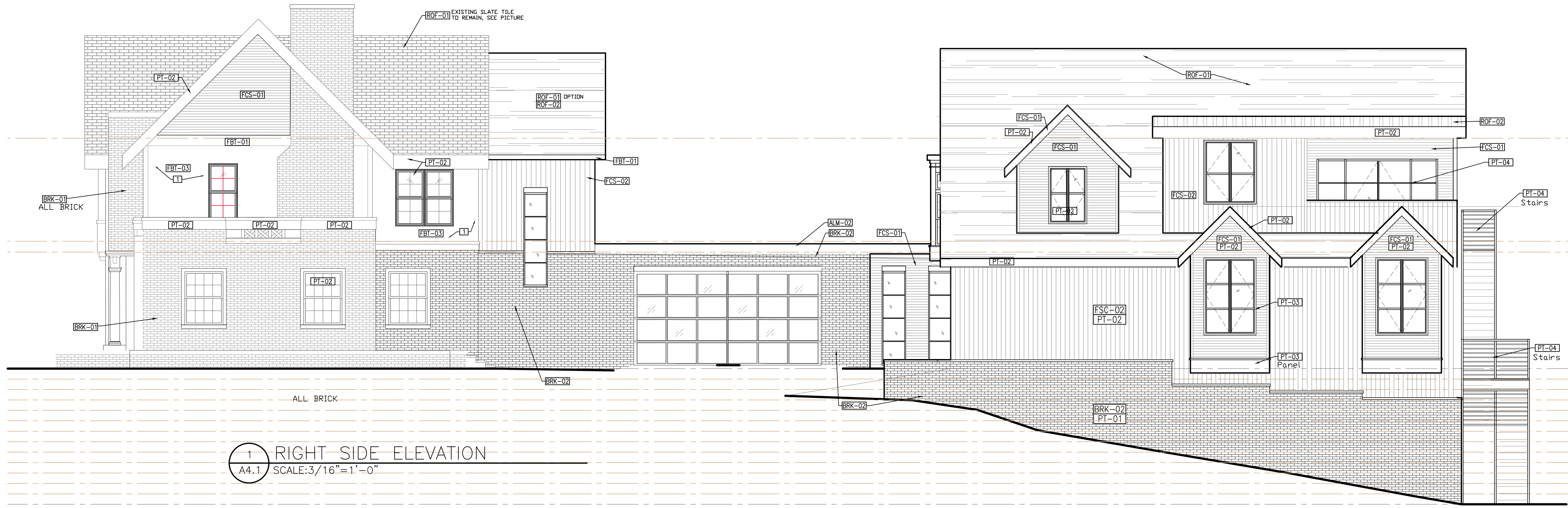


JOB NUMBER
22-034

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	3/8" Fiber Cement Band Basis of Design: James Hardie Color: TBD
FBT-02	3/8" Fiber Cement Band Basis of Design: James Hardie Color: TBD
BRK-01	Product: Brick - Existing Color: Match Existing Grout: Match Existing Existing Removed Demised 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"

REVIEWS & REVISIONS

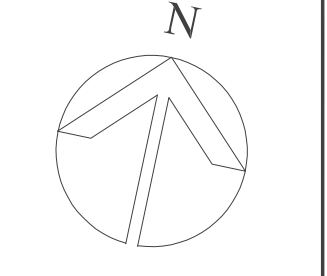
NO.	DATE	DESCRIPTION

02.12.24 Pricing Package
 10.25.23 Demolition House Plans

SHEET TITLE

EXTERIOR ELEVATIONS

PLAN NORTH

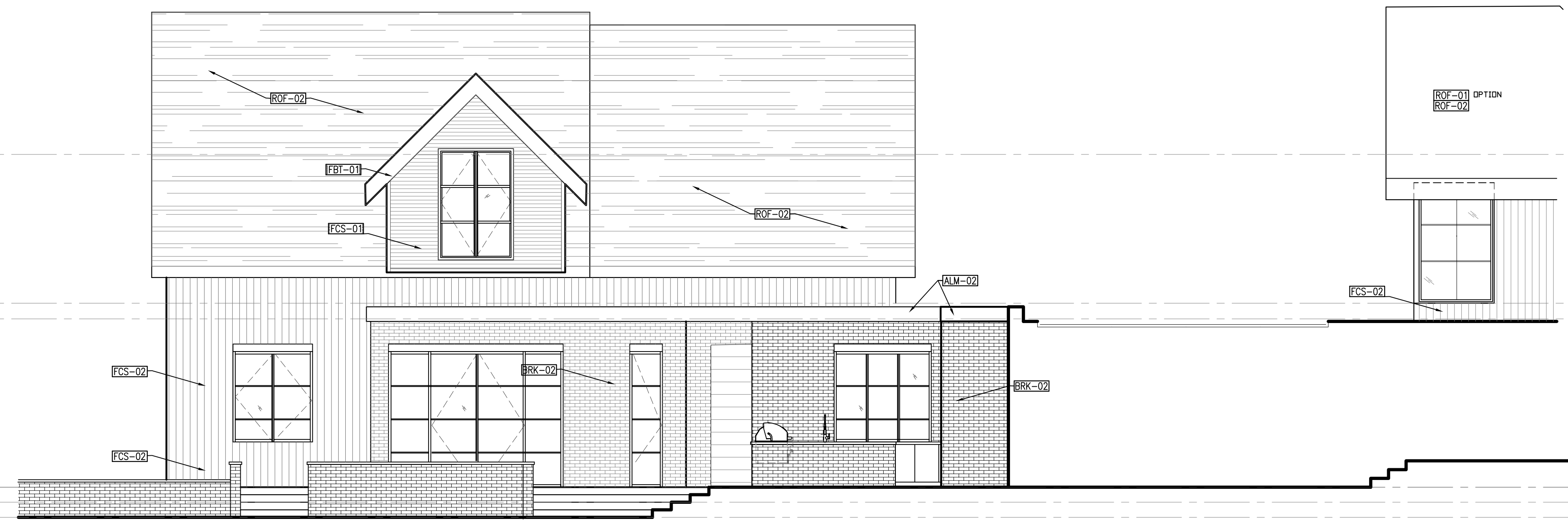


JOB NUMBER
 22-034

SHEET NUMBER

A4.1

MATERIAL LEGEND	
FCS-01	5.25" Lap Siding - Smooth Fiber Cement - Horizontal Installation Basis of Design: Arizon by James Hardie Color: TBD
FCS-02	8" Vertical Ship-Lap Basis of Design: James Hardie Color: TBD
FBT-01	3/8" Fiber Cement Band Basis of Design: James Hardie Color: TBD
FBT-02	3/8" Fiber Cement Band Basis of Design: James Hardie Color: TBD
BRK-01	Product: Brick - Existing Color: Match Existing Grout: Match Existing Existing Removed Demoad 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 REAR RIGHT ELEVATION
 A4.2 SCALE: 3/16" = 1'-0"

REVIEWS & REVISIONS

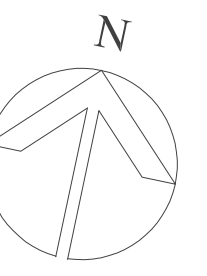
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02.12.24 Pricing Package
 10.25.23 Demolition House Plans

SHEET TITLE

EXTERIOR ELEVATIONS

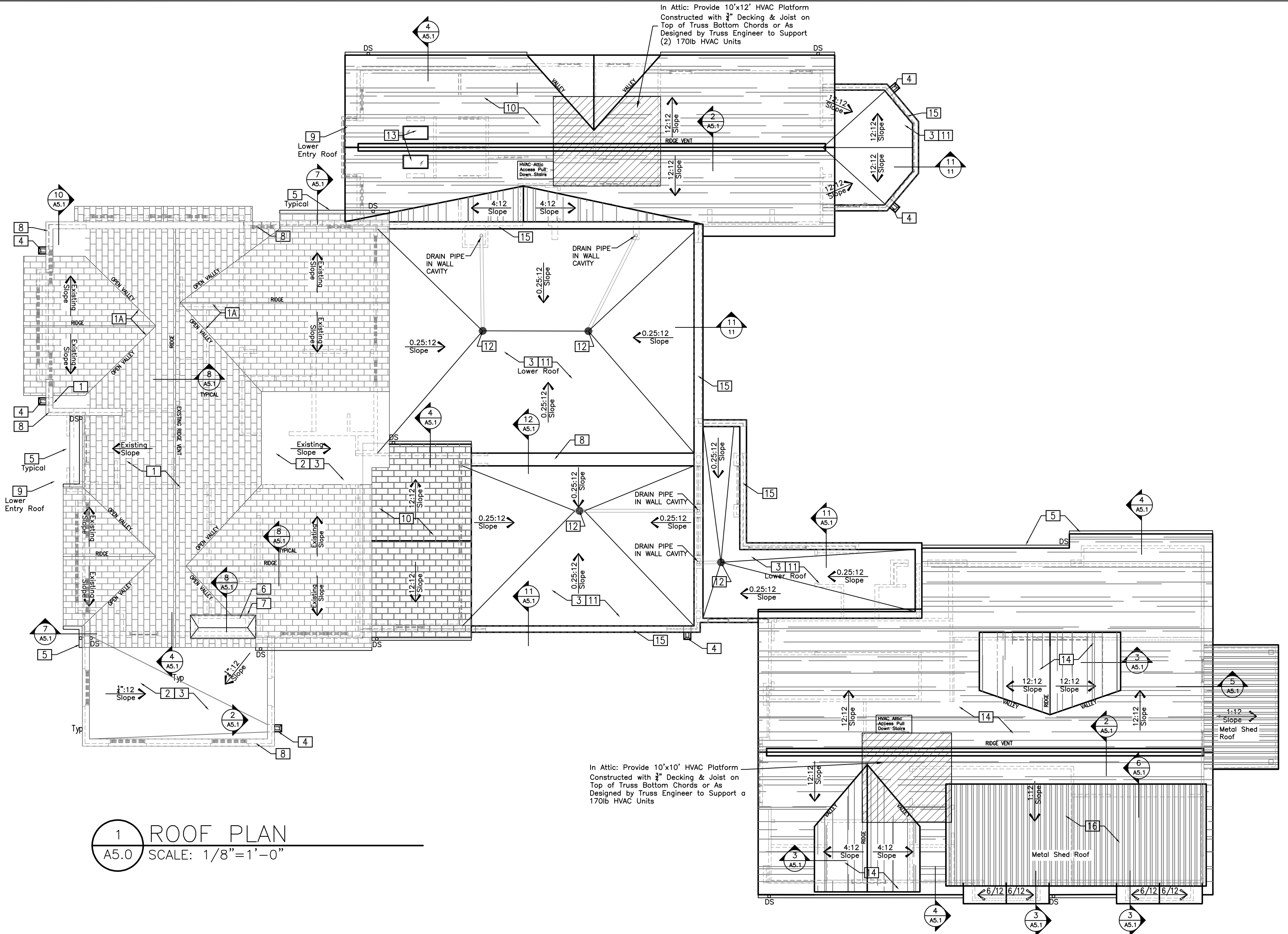
PLAN NORTH



JOB NUMBER
 22-034

SHEET NUMBER

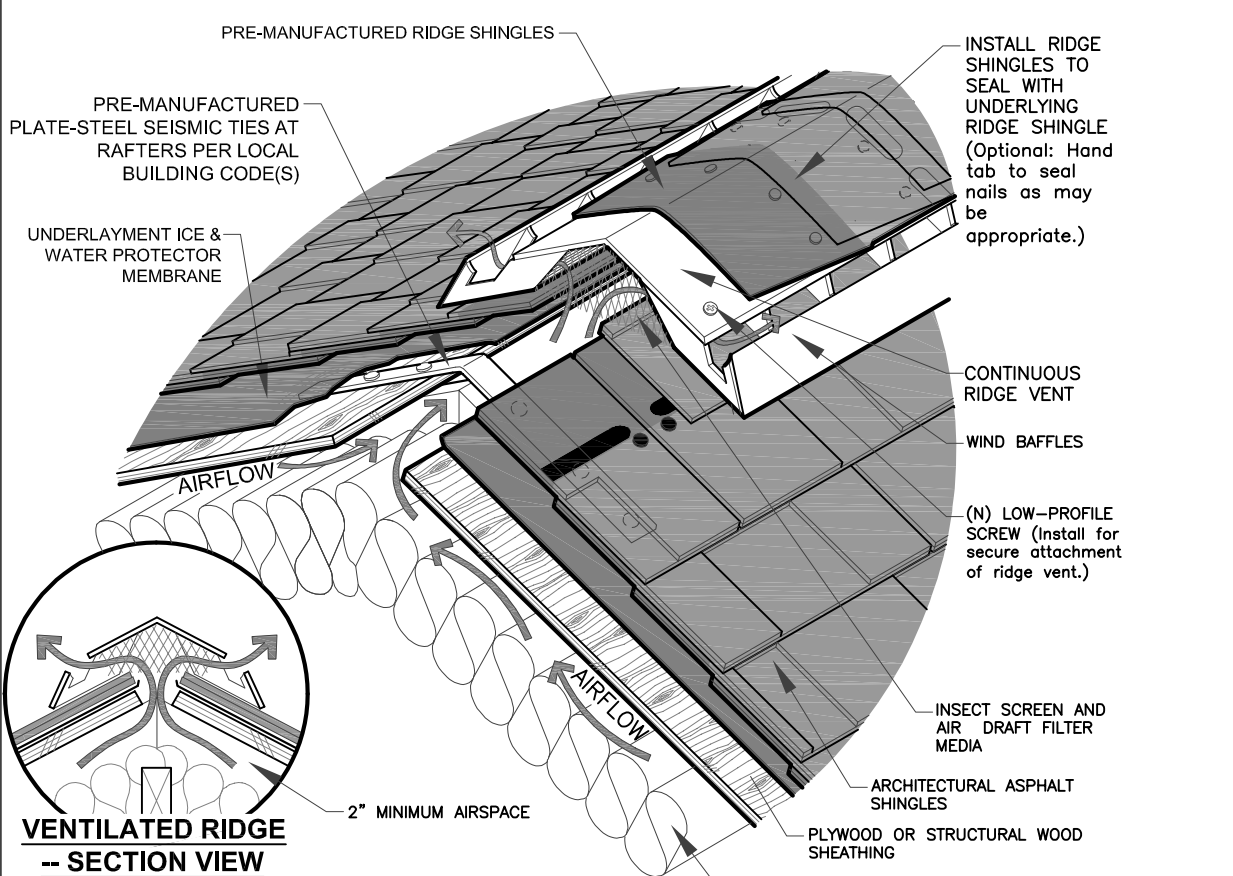
A4.2



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

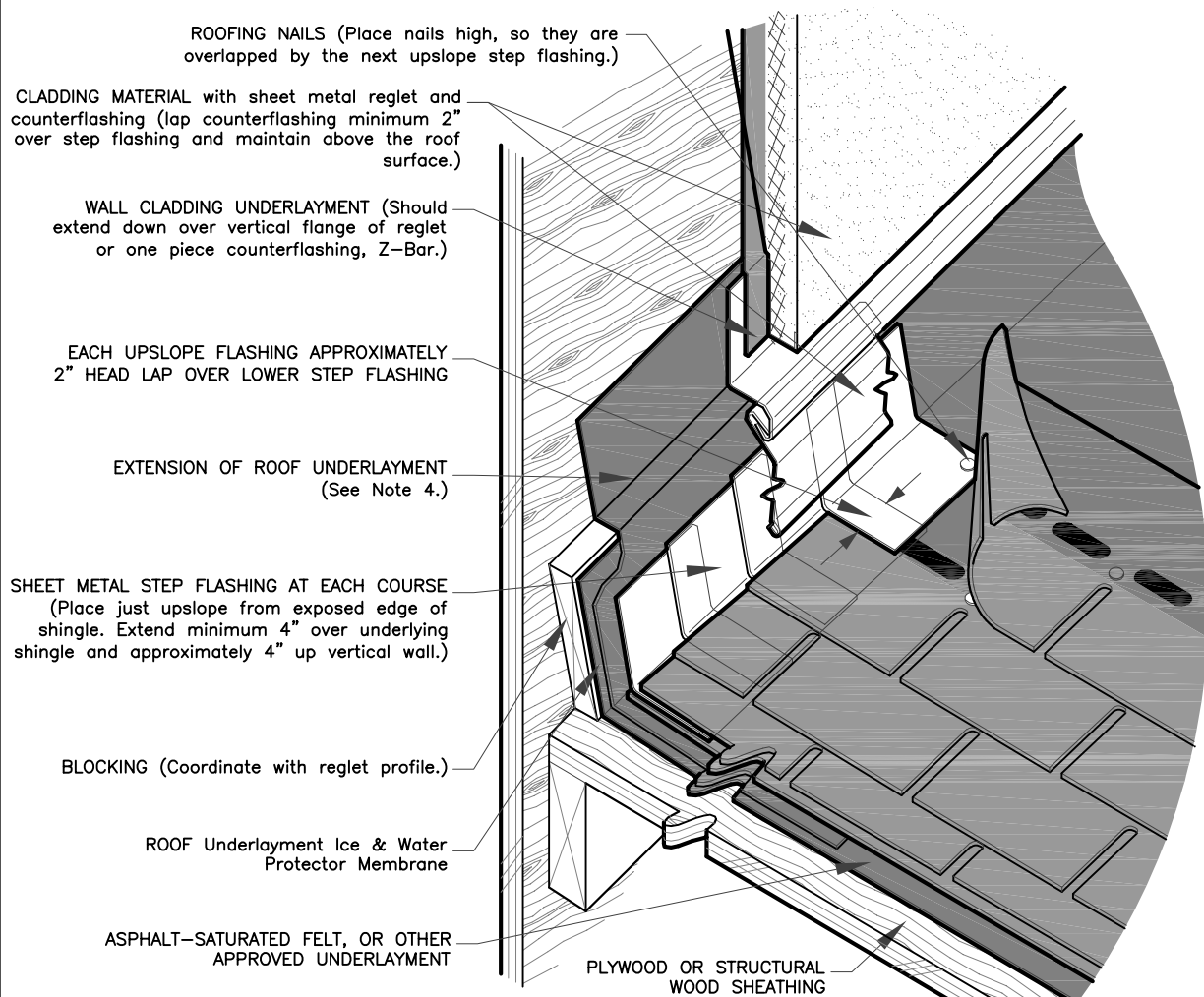
LEGEND	TPO ROOFING	STANDING SEAM METAL ROOF	SLATE ROOFING	SLATE ROOF
<p>PARAPET WALL DS- DRAIN SPOUT KEY NOTE SYMBOL</p>	<p>1. ALL EXISTING ROOFING AND MEMBRANE TO BE REMOVED AND REPLACED WITH NEW THERMOPLASTIC MEMBRANE ROOFING</p> <p>1.1. SUMMARY A. Provide thermoplastic membrane roofing.</p> <p>1.2. SUBMITTALS B. Product Data: Submit manufacturer's product data and installation instructions for each material and product used. C. Shop Drawings: Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction. D. Warranty: Submit manufacturer's standard warranty. Include labor and materials to repair or replace defective materials. E. Warranty Period: 20 years from date of completion.</p> <p>1.3. QUALITY ASSURANCE 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. B. Listing: UL Class A external fire exposure.</p> <p>1.4. INSTALLATION A. All work surfaces should be clean, dry, and free of dirt, dust, debris, oils, loose, and/or embedded gravel, un-anchored coatings, deteriorated membrane, and other contaminants that may result in a surface that will not adhere to the membrane. B. Comply with roof system manufacturer's instructions and recommendations; clean, prime and prepare substrate. C. Install insulation with tightly butted joints and neatly fitted around penetrations. D. Begin roof installation only in presence of manufacturer's representative. Minimize seams & shingle overlaps to shed water. E. Overlap air/vapor retarder components a minimum of 6" for side and end laps. Adhere laps together with compatible adhesive. F. Seal perimeter and penetration areas with foam sealant. 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 wall protection over an additional layer of membrane at locations indicated and where required to provide access to roof mounted equipment. H. Overlap roof membrane a minimum of 3" for end laps and 6" for side laps. Adhere laps together and cover joint with 4" wide EverGuard Flashing Strip heat-welded. Membranes are provided with top lines along the side laps. I. Best practice is to install membrane so that the side laps run across the roof slope lapped toward drainage points. J. All exposed sheet corners must be flashed a minimum of 1" K. Use full-width rolls throughout the field and perimeter of the roof. Half sheets are not necessary. L. Membrane laps shall be heat-welded together. All welds shall be continuous, where lap welds or partial welds. Welds shall be free of burns and scorch marks. M. Weld shall be a minimum of 1" in width for automatic machine welding and a minimum 2" in width for hand welding. N. Roof membrane must be mechanically attached along the base of walls with screws and plates 6" on center. O. Adhesives should be applied to membrane at the rates listed on the label. P. Use appropriate bonding adhesive for substrate surface, applied with a solvent-resistant roller, brush or squeegee. 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>1.1. SUBSTITUTION LIMITATIONS 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. b. Substitute manufacturers will be approved by written addendum to project drawings. Voluntary alternatives will not be considered. Substitutions will not be permitted after the bid date of this project. c. Metal panels proposed for substitution shall fully comply with specified requirements in appearance, assembly, and performance. 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>1.2. MANUFACTURED UNITS A. McElroy Metal Max-Rib Panel: 1. Profile: Major longitudinal ribs 3/4" (45 mm) deep, spaced 9" (229 mm) on center; minor longitudinal ribs centered between major ribs. 2. Size: 36" (914 mm) cover width, lengths indicated on drawings.</p> <p>2.1. QUALIFICATION The Contractor shall provide qualified workers, trained and experienced in installing slate roofing systems of this configuration, and shall submit documentation of 3 years of work of this type. The Contractor shall be familiar with and shall perform work in accordance with MRCA G405. A list of installations made shall be provided, identifying when, where, and for whom the installations were made.</p> <p>1.2. DELIVERY, STORAGE AND HANDLING Materials shall be delivered in manufacturer's unopened bundles and containers with the manufacturer's brand and name marked clearly thereon. Shingles shall be stored in accordance with manufacturer's printed instructions. Roll goods shall be stored on end in an upright position. Immediately before laying, roofing felt shall be stored for 24 hours in an area maintained at a temperature not lower than 10° C / 50° F.</p> <p>1.3. PROJECT/SITE CONDITIONS 1.3.1 Units of Work Units of work shall be established, including removal of existing materials, preparation of existing surfaces and application of underlayment and flashing, and related temporary and/or permanent flashing so that the unit of work can be completed prior to the end of each working day.</p> <p>1.3.4 Temporary Protection Materials Materials shall be provided and maintained on the site at all times for temporary roofing, flashing, and other protection when delays and/or changed weather conditions do not permit completion of each unit of work prior to the end of each working day. Materials which have been used for temporary roofing, flashing and other protection shall be removed and discarded.</p> <p>1.4. WARRANTY A warranty 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>2.1. MATERIALS 2.1.1 Existing Slate Existing suitable existing slate materials shall be salvaged and reused wherever possible. New slate being incorporated into existing slate roofs shall match existing as closely as possible...</p> <p>2.2. SLATE Slate shall conform to ASTM D 408. Slate shall be Grade A, (ASTM 51), hard, dense rock, porous or drilled for two nails each. Crooked slate shall not be used. Exposed corners shall be full. Broken corners on covered ends which sacrifice racking strength or the laying of a watertight roof will not be allowed.</p> <p>2.1. PROTECTION OF ROOF SURFACES Equipment (such as potted ridge ladders) and techniques shall be used which prevent damage to roof as a result of foot or material traffic. Contractor shall be responsible for controlling pregress of new or existing slate beyond what is indicated. The progression of work shall be laid out and presented to the Contracting Officer to prevent other trades from working on an above completed roofing. 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Contact Black Diamond Slate LLC (877-229-9277) for sample submittals.</p> <p>2.1.3 Underlayment Membrane 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>2.1.3.2 Elastic Membrane Underlayment 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, interwoven with a disposable fabric reinforcement. The tensile strength and elongation values shall be not less than 17 MPa / 250 psi when tested in accordance with ASTM D 412 and flexibility shall be unaffected when tested in accordance with ASTM D 148.</p> <p>2.1.3.3 Elastic Membrane Accessories 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>2.1.4 Nails Nails shall be large-headed slater's solid copper nails of Number 10 or 11 gauge metal. Nails shall be 36 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 longer and heavier 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 rake edges, hips, ridges, and eaves prone to wind damage shall be of the ring shank design.</p> <p>2.1.5 Flashing Flashing shall be 0.57kg / 20 ounce, light cold-rolled temper (#00) 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>2.1.6 Elastic Cement 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>2.1.7 Acid Neutralizing Wash [ONLY if existing areas of slate are to be cleaned and left in service] Acid neutralizing wash shall be non-destructive wash formulated to neutralize the effects of acid deposits resulting from the post burning of fossil fuels (particularly coal). The wash shall not change the color, texture, or life of the slate roof, copper flashing and accessories. Underlayment, adhesives or the wall surfaces of the building.</p> <p>2.1.8 Sealants Sealants, where required, shall be in accordance with the slate manufacturer's recommendations.</p> <p>3.1. 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<p>DRAINAGE SIZING DATA</p> <p>A. ROOF SQUARE FOOTAGE = 262 SQ. FT. 1. LEADER SIZE: 6" B. RAINFALL RATE = 6" C. ROOF DRAIN VERTICAL REQUIREMENT = 9,000 SQ. FT. D. DRAINS REQUIRED = 262 SF / 9,000 SF = .02 (1) E. ACTUAL DRAINS PROVIDED = 1</p>	<p>2.1. MATERIALS 1. Thermoplastic Polyolefin Sheet (TPO) Roofing: 1.1. Type: Fully adhered. 2. Membrane: TPO, 60 mils, fabric reinforced. 2.1. Full Sheet Size: 10'x10' 2.2. Color: White 3. Cover Board over Insulation: Cementitious backer board, mechanically fastened. 4.1.1. Overlayment board with a water-resistant and silicone treated gypsum core with glass fiber fibers embedded on both sides, and pre-primed on one side. GF-Base-Deck-Prime Roof Board, distributed by GAF-Belco Thickness: 3/8", Thermal Resistance (R value) of: 0.56 4.1.2. Insulation: Rigid Polystyrene 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 psf) or Grade 3 (25 psf). 4.1.3. Roof insulation thickness must be determined by the thermal value required for each project and may be subject to code approval limitations. 4.1.2. R-Value = 30 4.2. Insulation Profile: Tapered Where Noted on Roof Plan 5. Vapor Retarder: Reinforced polyethylene, 6 Mil 5.1. GAF EverGuard Vapor Retarder or equal 6.1. Thickness: 60 Mil 6.2. Color: White 6.3. 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 50in, EverGuard Extreme TPO Detailing Membrane, by GAF 6.4. Extruded aluminum termination bar with angled top coulk negative and/or top edge flange. 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 7.1. Pre-Molded Accessories: a. Inside Corners: pre-molded corner flashing for inside corners. Color: white, 60-mil thick. b. Outside Corners: one-piece injection molded corner flashing used for flashing outside corners. Color: white, 60-mil thick.</p>	<p>3.1. EXECUTION 3.1.1 INSTALLATION A. All work surfaces should be clean, dry, and free of dirt, dust, debris, oils, loose, and/or embedded gravel, un-anchored coatings, deteriorated membrane, and other contaminants that may result in a surface that will not adhere to the membrane. B. Comply with roof system manufacturer's instructions and recommendations; clean, prime and prepare substrate. C. Install insulation with tightly butted joints and neatly fitted around penetrations. D. Begin roof installation only in presence of manufacturer's representative. Minimize seams & shingle overlaps to shed water. E. Overlap air/vapor retarder components a minimum of 6" for side and end laps. Adhere laps together with compatible adhesive. F. Seal perimeter and penetration areas with foam sealant. 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 wall protection over an additional layer of membrane at locations indicated and where required to provide access to roof mounted equipment. H. Overlap roof membrane a minimum of 3" for end laps and 6" for side laps. Adhere laps together and cover joint with 4" wide EverGuard Flashing Strip heat-welded. Membranes are provided with top lines along the side laps. I. Best practice is to install membrane so that the side laps run across the roof slope lapped toward drainage points. J. All exposed sheet corners must be flashed a minimum of 1" K. Use full-width rolls throughout the field and perimeter of the roof. Half sheets are not necessary. L. Membrane laps shall be heat-welded together. All welds shall be continuous, where lap welds or partial welds. Welds shall be free of burns and scorch marks. M. Weld shall be a minimum of 1" in width for automatic machine welding and a minimum 2" in width for hand welding. N. Roof membrane must be mechanically attached along the base of walls with screws and plates 6" on center. O. Adhesives should be applied to membrane at the rates listed on the label. P. Use appropriate bonding adhesive for substrate surface, applied with a solvent-resistant roller, brush or squeegee. 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>2.2. MANUFACTURED UNITS A. McElroy Metal Max-Rib Panel: 1. Profile: Major longitudinal ribs 3/4" (45 mm) deep, spaced 9" (229 mm) on center; minor longitudinal ribs centered between major ribs. 2. Size: 36" (914 mm) cover width, lengths indicated on drawings.</p> <p>2.3. MATERIALS B. Material: Galvalume steel sheet conforming to ASTM A792, AZ55 coating for bare; AZ25 coating for painted; 26 gauge sheet thickness. C. Galvanized Steel Sheet: ASTM A653, G90 steel sheet, zinc coated galvanized by hot dip process, structural quality. D. METAL ROOF PANEL ACCESSORIES 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. B. Flashing and Trim: Match material, thickness, and finish of metal panel face sheet. 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. D. Joint Sealant: Manufacturer's standard or recommended liquid and preformed sealers and tapes, and as follows: 1. Tape Sealers: Manufacturer's standard non-curing butyl tape, name 809.2. 2. Copied Joint Sealant: non-curing butyl, name 809.2. E. Steel sheet miscellaneous framing components: astm c 645, with astm a 653/6 63m, g60 hot-dip galvanized zinc coating. F. METAL ROOF PANEL ACCESSORIES A. General: Provide factory fabricated and finished metal panels and accessories meeting performance requirements, indicated profiles, and structural requirements. B. Fabricate metal panel joints configured to accept sealant providing weatherlight seal and preventing metal-to-metal contact and minimizing noise resulting from thermal movement. C. Form panels in continuous lengths to full length of detailed runs, except where otherwise indicated on approved shop drawings. 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 substrates. E. FINISHES A. Two coat oil applied, based 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 0.9 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. B. Metal Panel Color: Black</p>	<p>2.1.2.1 Standard Thickness Roofing Slate Slate 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 3/4 to 1 inch.</p> <p>2.1.2.3 Slate Colors Slate shall be unglazed 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>2.1.3 Underlayment Membrane 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>2.1.3.2 Elastic Membrane Underlayment 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, interwoven with a disposable fabric reinforcement. The tensile strength and elongation values shall be not less than 17 MPa / 250 psi when tested in accordance with ASTM D 412 and flexibility shall be unaffected when tested in accordance with ASTM D 148.</p> <p>2.1.3.3 Elastic Membrane Accessories 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>2.1.4 Nails Nails shall be large-headed slater's solid copper nails of Number 10 or 11 gauge metal. Nails shall be 36 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 longer and heavier 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 rake edges, hips, ridges, and eaves prone to wind damage shall be of the ring shank design.</p> <p>2.1.5 Flashing Flashing shall be 0.57kg / 20 ounce, light cold-rolled temper (#00) copper conforming to ASTM B 370. 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<p>KEY NOTES</p> <p>1 EXISTING HISTORIC BLEND VERMONT SLATE ROOF TO BE REMOVED AND REPLACED WITH NEW MATCHING SLATE. 1A REPLACE ALL RAKE DRIPS, VALLEYS, EAVE DIPS, AND STEP FLASHING WITH NEW COPPER MATERIAL, ALL FASTENED BY COPPER NAILS. 2 AT EXISTING FLAT ROOF LOCATIONS, EXISTING ROOFING MATERIAL TO BE REMOVED AND REPLACED WITH NEW THERMOPLASTIC SINGLE PLY ROOFING (TPO), 60 MIL COLOR: WHITE, REFER TO SPECIFICATIONS, PROVIDE BASE FLASHING WITH 2 PIECE COUNTERFLASHING. 3 POLYSTYRENE FOAM CORE RIGID FLAT ROOF INSULATION BOARDS, REFER TO SPECIFICATIONS, PROVIDE BASE FLASHING WITH 2 PIECE COUNTERFLASHING. 4 NEW STANDARD LEADER HEAD AND DOWNSPOUT, BASIS OF DESIGN LEADER: BARRON CONDUCTOR HEAD BY COPPER CRAFT, INCLUDE A 4" DOWNSPOUT. FINISH: PRE-FINISHED ALUMINUM. 5 NEW PRE-FINISHED 6" HALF ROUND DOUBLE BEAD ROOF GUTTER AND RIFT DOWNSPOUT. 6 REMOVE AND REPLACE CHIMNEY CAP, NEW PRE-FINISHED CHIMNEY CAP TO FIT EXISTING CHIMNEY STACK. 7 PROVIDE NEW COPPER STEP-DOWN FLASHING ALONG EXISTING CHIMNEY STACK. PROVIDE ROOF CROCKET AS REQUIRED. 8 REMOVE AND REPLACE COPING WITH NEW TWO WALLS OF SAME HEIGHTS. REPLACE NAILS WITH NEW PRESSURE TREATED NAILS AND WATERPROOFING MEMBRANE. 9 REMOVE AND REPLACE PAINTED METAL CAP WITH NEW PRE-FINISHED CAP AT LOWER ENTRY ROOF. 10 NEW HISTORIC BLEND VERMONT SLATE ROOFING ON NEW ICE AND WATER SHIELD ON F EXTERIOR GRADE PLYWOOD. PROVIDE PREFINISHED STARTER AND DRIP EDGE. 11 NEW THERMOPLASTIC SINGLE PLY ROOFING (TPO), 60 MIL, COLOR: WHITE. REFER TO SPECIFICATIONS. PROVIDE BASE FLASHING WITH 2 PIECE COUNTERFLASHING. 12 ROOF DRAIN WITH COPE STAIN. INSTALL IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. CONNECT TO ROOF DRAIN PIPE. CONNECT DRAIN PIPE TO STORM WATER DRAINAGE OUTSIDE OF THE RESIDENCE. 13 2"x4" ALUMINUM SKYLIGHTS. COORDINATE OPENING WITH SKYLIGHT. 14 40-YEAR ARCHITECTURAL ASPHALT SHINGLE ROOFING ON ICE & WATER PROTECTOR MEMBRANE. UNDERLAYMENT (NON-PERFORATED) ALL ON 5/8" MIN. APA RATED EXTERIOR GRADE ROOF SHEATHING. 15 NEW COPING WITH TWO WALLS OF SAME HEIGHTS. PROVIDE NAILS AND PRESSURE TREATED NAILS AND WATERPROOFING MEMBRANE.</p>	<p>2.1. MATERIALS 1. Thermoplastic Polyolefin Sheet (TPO) Roofing: 1.1. Type: Fully adhered. 2. Membrane: TPO, 60 mils, fabric reinforced. 2.1. Full Sheet Size: 10'x10' 2.2. Color: White 3. Cover Board over Insulation: Cementitious backer board, mechanically fastened. 4.1.1. Overlayment board with a water-resistant and silicone treated gypsum core with glass fiber fibers embedded on both sides, and pre-primed on one side. GF-Base-Deck-Prime Roof Board, distributed by GAF-Belco Thickness: 3/8", Thermal Resistance (R value) of: 0.56 4.1.2. Insulation: Rigid Polystyrene 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 psf) or Grade 3 (25 psf). 4.1.3. Roof insulation thickness must be determined by the thermal value required for each project and may be subject to code approval limitations. 4.1.2. R-Value = 30 4.2. Insulation Profile: Tapered Where Noted on Roof Plan 5. Vapor Retarder: Reinforced polyethylene, 6 Mil 5.1. GAF EverGuard Vapor Retarder or equal 6.1. Thickness: 60 Mil 6.2. Color: White 6.3. 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 50in, EverGuard Extreme TPO Detailing Membrane, by GAF 6.4. Extruded aluminum termination bar with angled top coulk negative and/or top edge flange. 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 7.1. Pre-Molded Accessories: a. Inside Corners: pre-molded corner flashing for inside corners. Color: white, 60-mil thick. b. Outside Corners: one-piece injection molded corner flashing used for flashing outside corners. Color: white, 60-mil thick.</p>	<p>3.1. EXECUTION 3.1.1 INSTALLATION A. All work surfaces should be clean, dry, and free of dirt, dust, debris, oils, loose, and/or embedded gravel, un-anchored coatings, deteriorated membrane, and other contaminants that may result in a surface that will not adhere to the membrane. B. Comply with roof system manufacturer's instructions and recommendations; clean, prime and prepare substrate. C. Install insulation with tightly butted joints and neatly fitted around penetrations. D. Begin roof installation only in presence of manufacturer's representative. Minimize seams & shingle overlaps to shed water. E. Overlap air/vapor retarder components a minimum of 6" for side and end laps. Adhere laps together with compatible adhesive. F. Seal perimeter and penetration areas with foam sealant. 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 wall protection over an additional layer of membrane at locations indicated and where required to provide access to roof mounted equipment. H. Overlap roof membrane a minimum of 3" for end laps and 6" for side laps. Adhere laps together and cover joint with 4" wide EverGuard Flashing Strip heat-welded. Membranes are provided with top lines along the side laps. I. Best practice is to install membrane so that the side laps run across the roof slope lapped toward drainage points. J. All exposed sheet corners must be flashed a minimum of 1" K. Use full-width rolls throughout the field and perimeter of the roof. Half sheets are not necessary. L. Membrane laps shall be heat-welded together. All welds shall be continuous, where lap welds or partial welds. Welds shall be free of burns and scorch marks. M. Weld shall be a minimum of 1" in width for automatic machine welding and a minimum 2" in width for hand welding. N. Roof membrane must be mechanically attached along the base of walls with screws and plates 6" on center. O. Adhesives should be applied to membrane at the rates listed on the label. P. Use appropriate bonding adhesive for substrate surface, applied with a solvent-resistant roller, brush or squeegee. 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>2.2. MANUFACTURED UNITS A. McElroy Metal Max-Rib Panel: 1. Profile: Major longitudinal ribs 3/4" (45 mm) deep, spaced 9" (229 mm) on center; minor longitudinal ribs centered between major ribs. 2. Size: 36" (914 mm) cover width, lengths indicated on drawings.</p> <p>2.3. MATERIALS B. Material: Galvalume steel sheet conforming to ASTM A792, AZ55 coating for bare; AZ25 coating for painted; 26 gauge sheet thickness. C. Galvanized Steel Sheet: ASTM A653, G90 steel sheet, zinc coated galvanized by hot dip process, structural quality. D. METAL ROOF PANEL ACCESSORIES 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. B. Flashing and Trim: Match material, thickness, and finish of metal panel face sheet. 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. D. Joint Sealant: Manufacturer's standard or recommended liquid and preformed sealers and tapes, and as follows: 1. Tape Sealers: Manufacturer's standard non-curing butyl tape, name 809.2. 2. Copied Joint Sealant: non-curing butyl, name 809.2. E. Steel sheet miscellaneous framing components: astm c 645, with astm a 653/6 63m, g60 hot-dip galvanized zinc coating. F. METAL ROOF PANEL ACCESSORIES A. General: Provide factory fabricated and finished metal panels and accessories meeting performance requirements, indicated profiles, and structural requirements. B. Fabricate metal panel joints configured to accept sealant providing weatherlight seal and preventing metal-to-metal contact and minimizing noise resulting from thermal movement. C. Form panels in continuous lengths to full length of detailed runs, except where otherwise indicated on approved shop drawings. 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 substrates. E. FINISHES A. Two coat oil applied, based 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 0.9 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. B. Metal Panel Color: Black</p>	<p>2.1.2.1 Standard Thickness Roofing Slate Slate 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 3/4 to 1 inch.</p> <p>2.1.2.3 Slate Colors Slate shall be unglazed 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>2.1.3 Underlayment Membrane 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>2.1.3.2 Elastic Membrane Underlayment 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, interwoven with a disposable fabric reinforcement. The tensile strength and elongation values shall be not less than 17 MPa / 250 psi when tested in accordance with ASTM D 412 and flexibility shall be unaffected when tested in accordance with ASTM D 148.</p> <p>2.1.3.3 Elastic Membrane Accessories 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>2.1.4 Nails Nails shall be large-headed slater's solid copper nails of Number 10 or 11 gauge metal. Nails shall be 36 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 longer and heavier 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 rake edges, hips, ridges, and eaves prone to wind damage shall be of the ring shank design.</p> <p>2.1.5 Flashing Flashing shall be 0.57kg / 20 ounce, light cold-rolled temper (#00) 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>2.1.6 Elastic Cement 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>2.1.7 Acid Neutralizing Wash [ONLY if existing areas of slate are to be cleaned and left in service] Acid neutralizing wash shall be non-destructive wash formulated to neutralize the effects of acid deposits resulting from the post burning of fossil fuels (particularly coal). The wash shall not change the color, texture, or life of the slate roof, copper flashing and accessories. Underlayment, adhesives or the wall surfaces of the building.</p> <p>2.1.8 Sealants Sealants, where required, shall be in accordance with the slate manufacturer's recommendations.</p> <p>3.1. PROTECTION OF ROOF SURFACES Equipment (such as potted ridge ladders) and techniques shall be used which prevent damage to roof as a result of foot or material traffic. Contractor shall be responsible for controlling pregress of new or existing slate beyond what is indicated. The progression of work shall be laid out and presented to the Contracting Officer to prevent other trades from working on an above completed roofing. Personnel who are working on the roof shall have proper shoes which will not further damage slates and those slates shall be made of a material which will aid in preventing falls.</p>
<p>REVIEWS & REVISIONS</p> <p>02.12.24 Piling Package 10.25.23 Demolition House Plans</p> <p>SHEET TITLE</p> <p>PLAN NORTH</p> <p>JOB NUMBER 22-034</p> <p>SHEET NUMBER A5.0</p>	<p>2.1. MATERIALS 1. Thermoplastic Polyolefin Sheet (TPO) Roofing: 1.1. Type: Fully adhered. 2. Membrane: TPO, 60 mils, fabric reinforced. 2.1. Full Sheet Size: 10'x10' 2.2. Color: White 3. Cover Board over Insulation: Cementitious backer board, mechanically fastened. 4.1.1. Overlayment board with a water-resistant and silicone treated gypsum core with glass fiber fibers embedded on both sides, and pre-primed on one side. GF-Base-Deck-Prime Roof Board, distributed by GAF-Belco Thickness: 3/8", Thermal Resistance (R value) of: 0.56 4.1.2. Insulation: Rigid Polystyrene 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 psf) or Grade 3 (25 psf). 4.1.3. Roof insulation thickness must be determined by the thermal value required for each project and may be subject to code approval limitations. 4.1.2. R-Value = 30 4.2. Insulation Profile: Tapered Where Noted on Roof Plan 5. Vapor Retarder: Reinforced polyethylene, 6 Mil 5.1. GAF EverGuard Vapor Retarder or equal 6.1. Thickness: 60 Mil 6.2. Color: White 6.3. 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 50in, EverGuard Extreme TPO Detailing Membrane, by GAF 6.4. Extruded aluminum termination bar with angled top coulk negative and/or top edge flange. 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 7.1. Pre-Molded Accessories: a. Inside Corners: pre-molded corner flashing for inside corners. Color: white, 60-mil thick. b. Outside Corners: one-piece injection molded corner flashing used for flashing outside corners. Color: white, 60-mil thick.</p>	<p>3.1. EXECUTION 3.1.1 INSTALLATION A. All work surfaces should be clean, dry</p>		

TYPICAL ROOF DETAILS



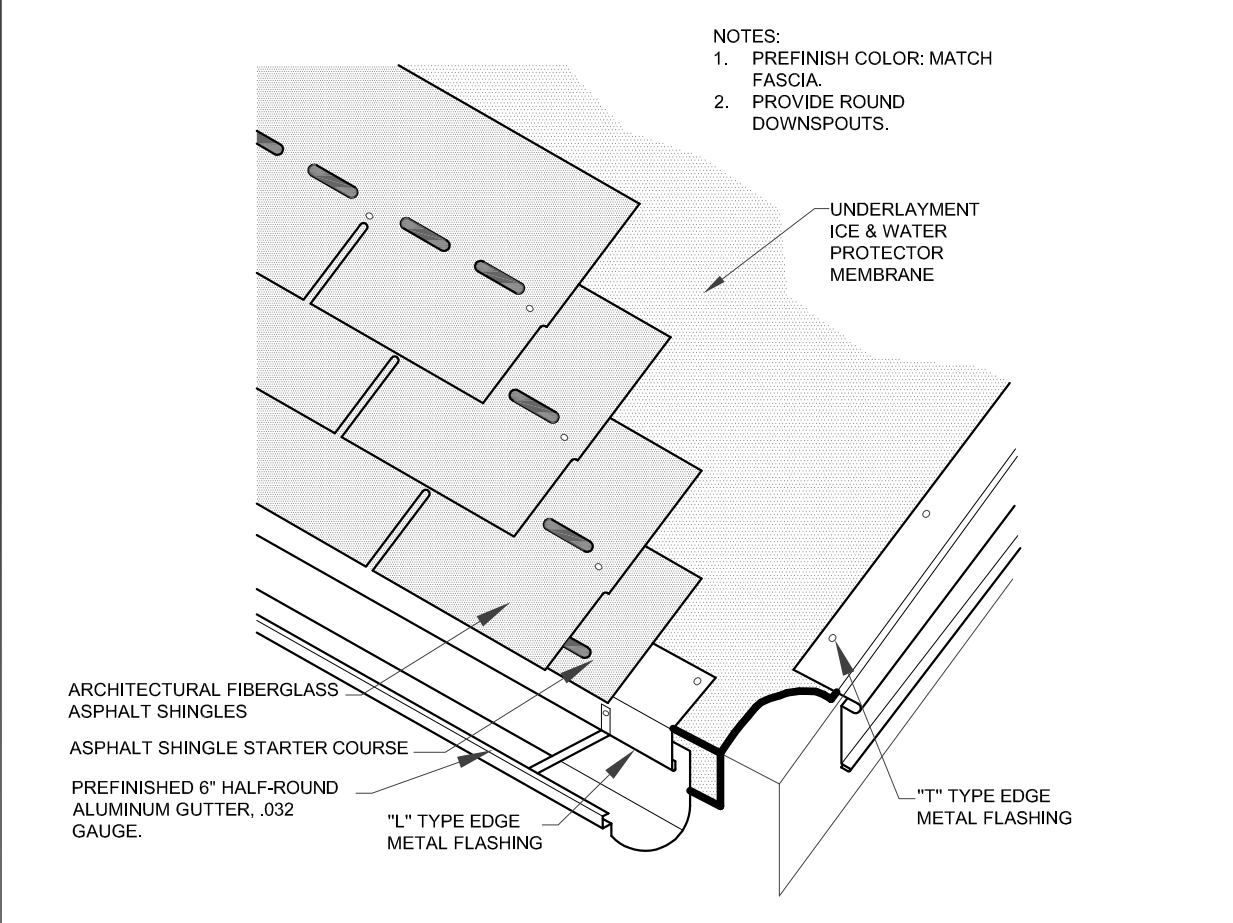
2 RIDGE DETAIL TYPICAL
A5.1 NOT TO SCALE

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 longevy 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.



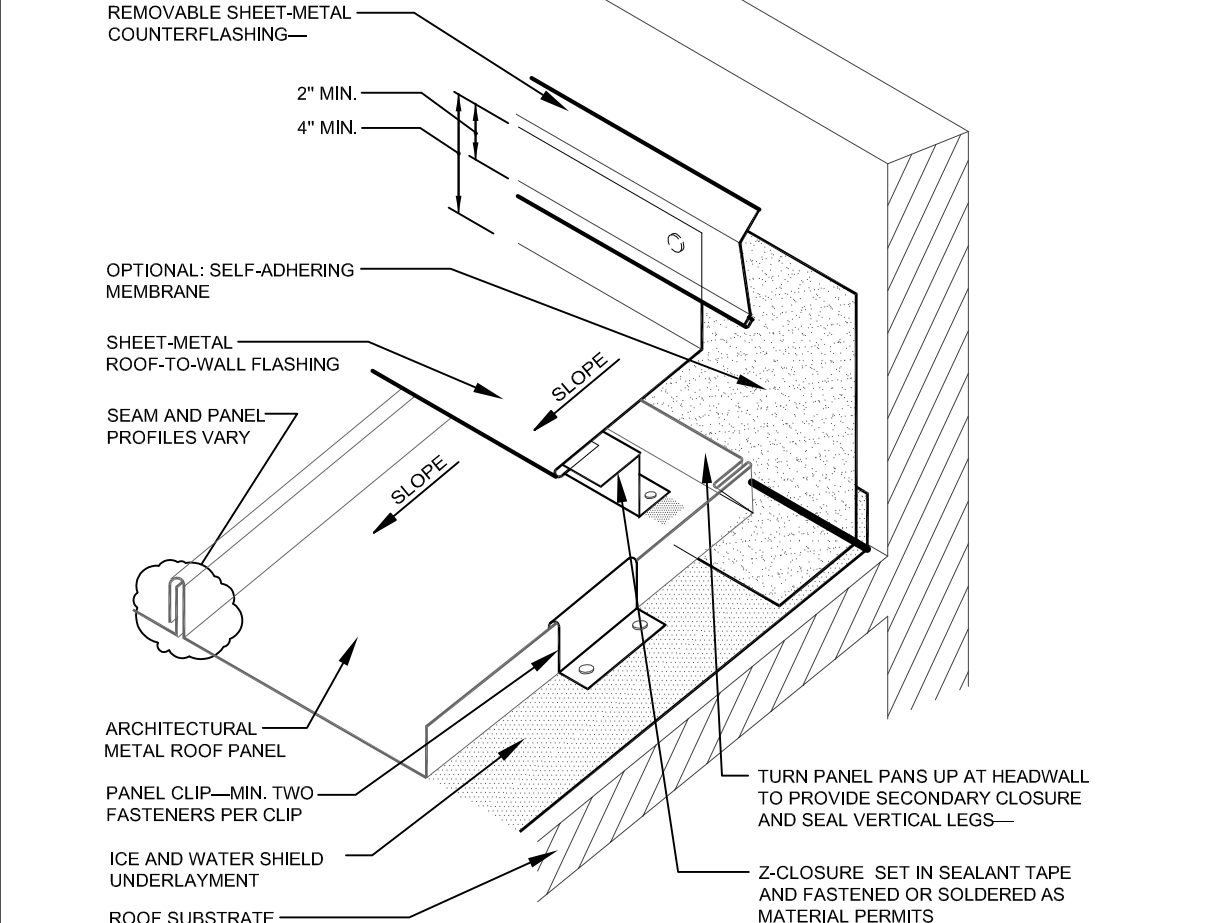
3 COUNTER/STEP DOWN FLASHING
A5.1 NOT TO SCALE

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 longevy 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.

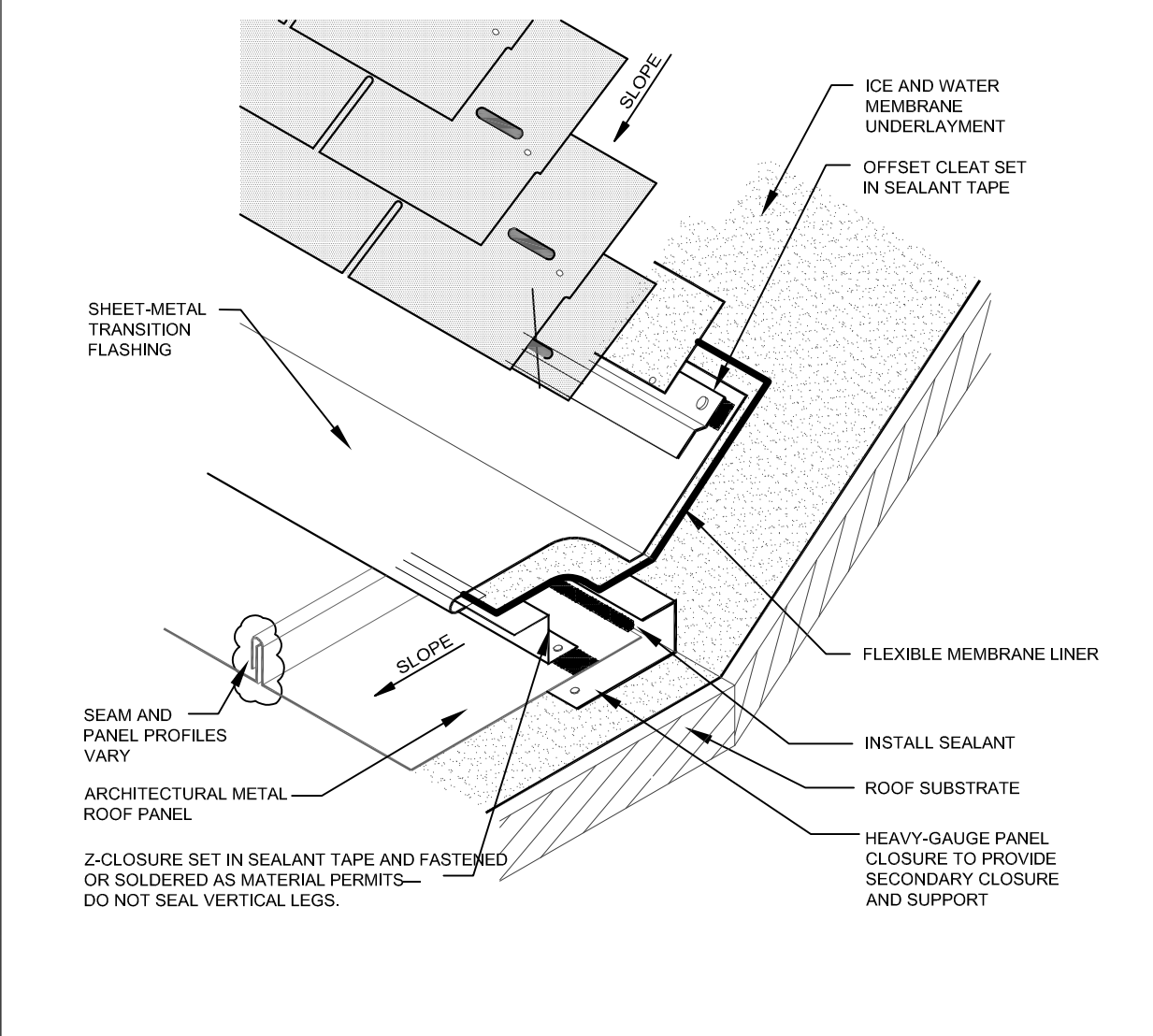


4 GUTTER AND EDGE DETAIL
A5.1 NOT TO SCALE

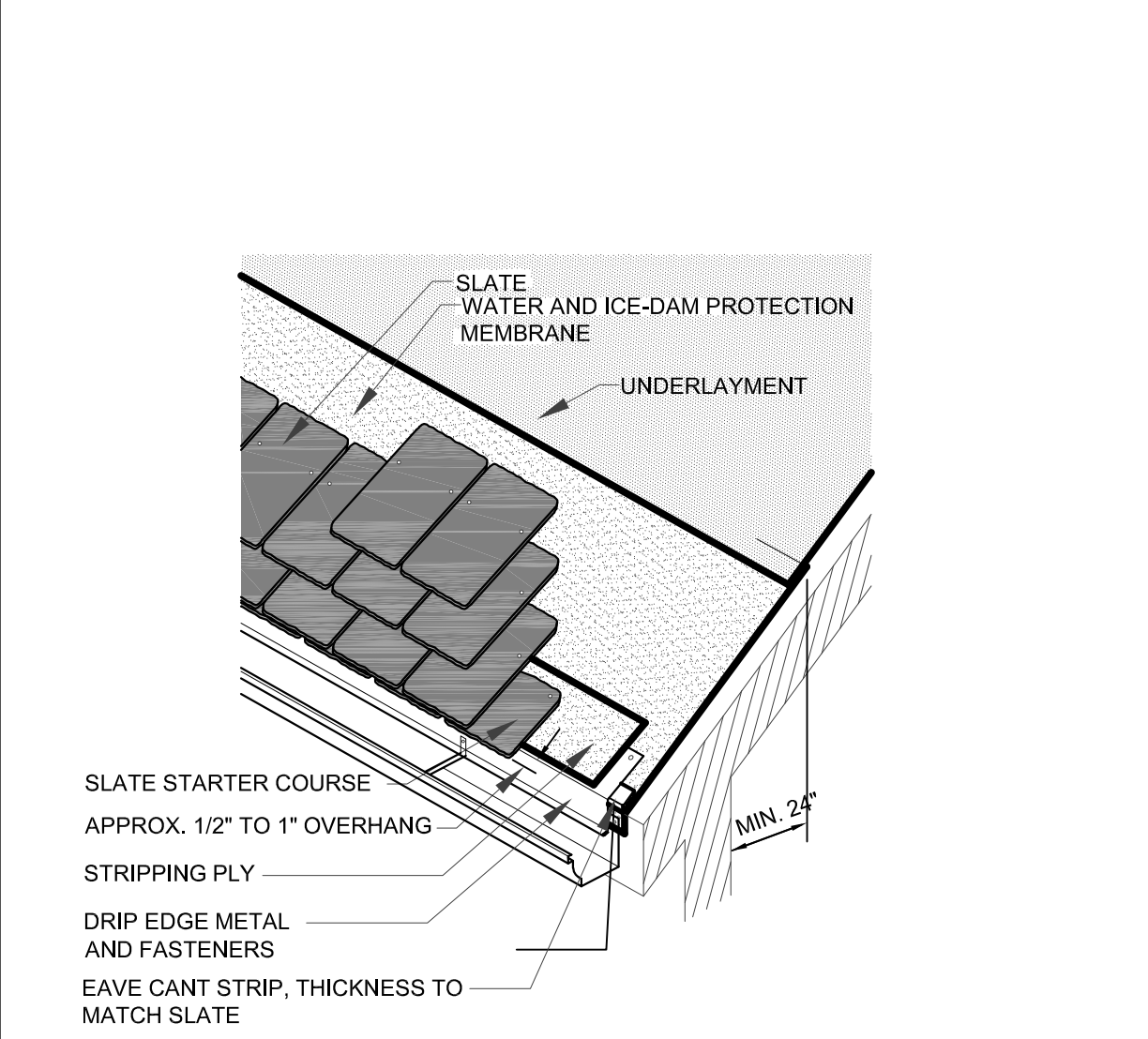
Notes:
1. PREFINISH COLOR: MATCH FASCIA.
2. PROVIDE ROUND DOWNSPOUTS.



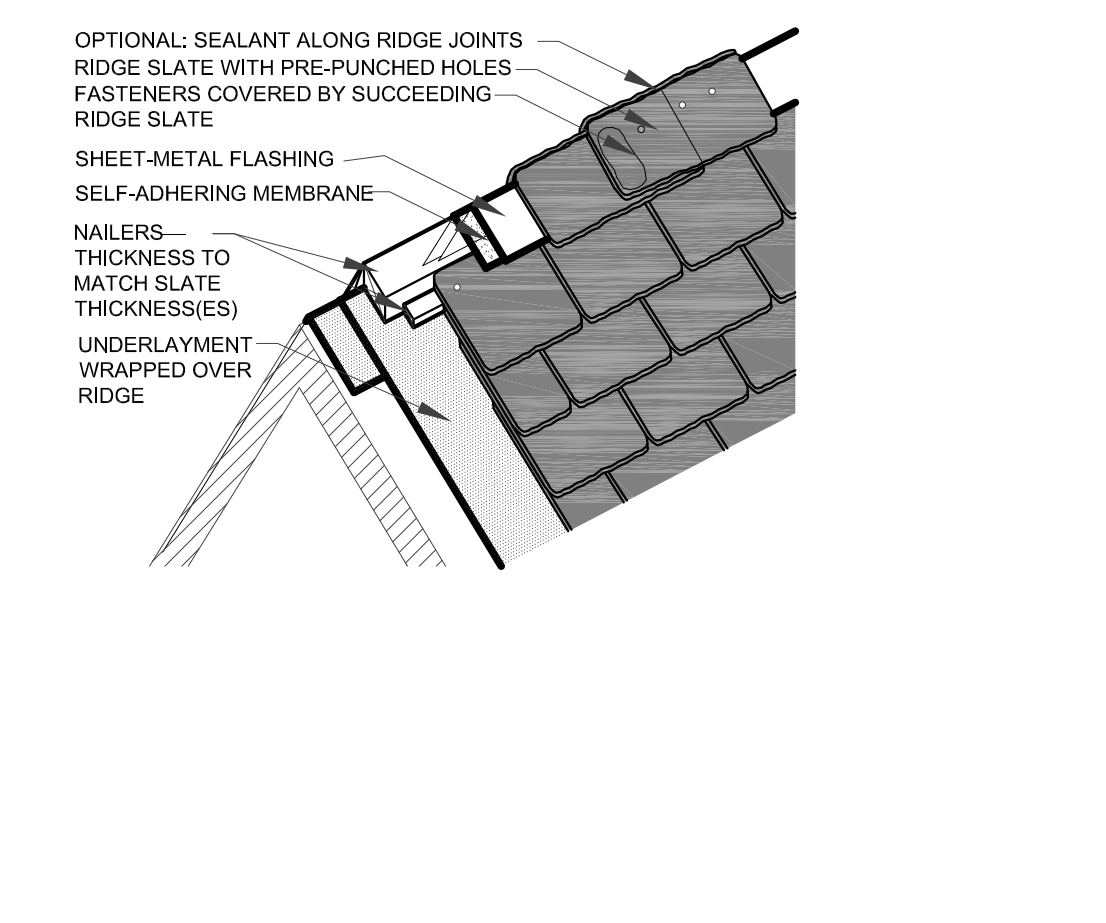
5 ROOF TO WALL TRANSITION
A5.1 NOT TO SCALE



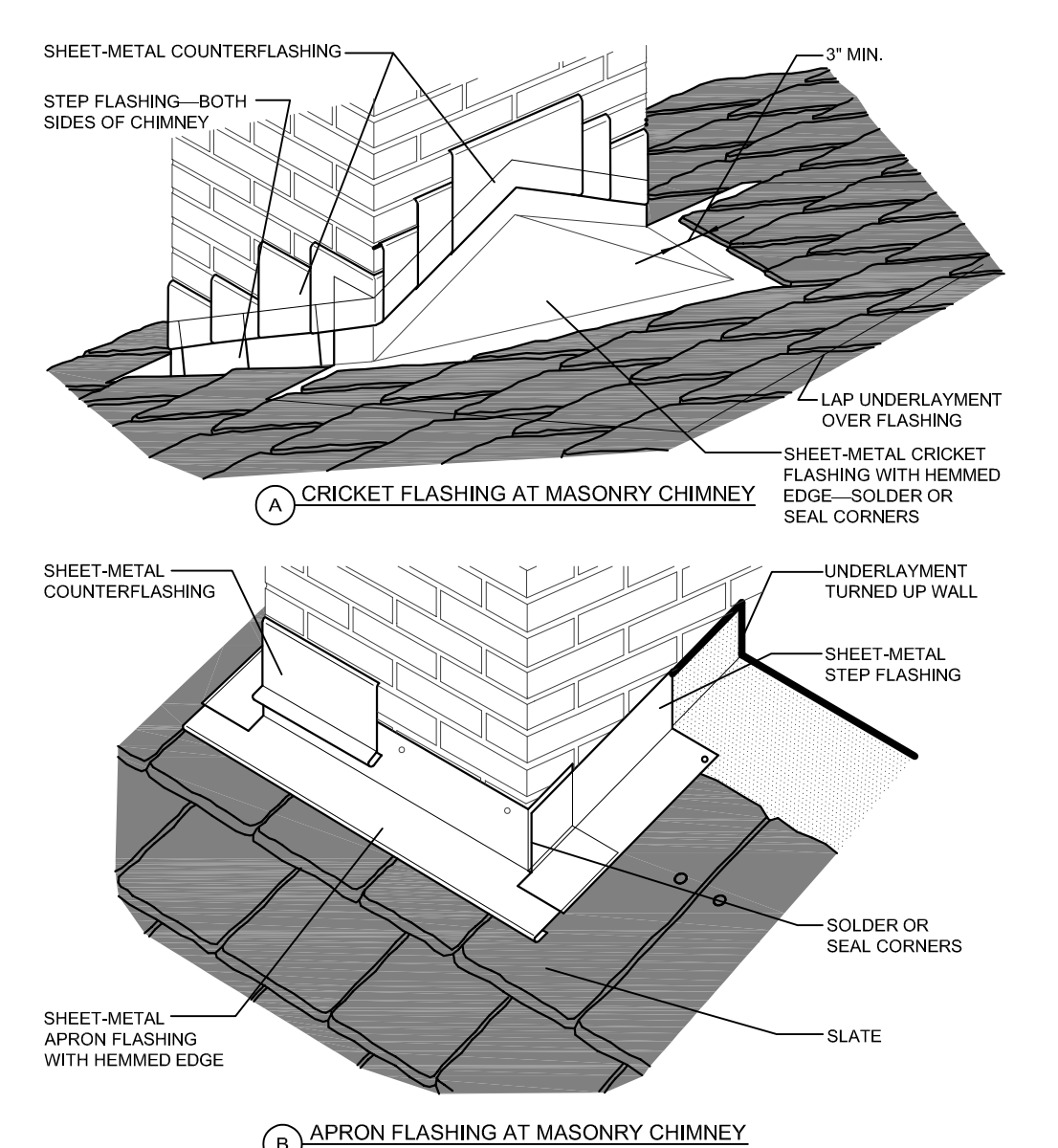
6 METAL ROOF SLOPE TRANSITION
A5.1 NOT TO SCALE



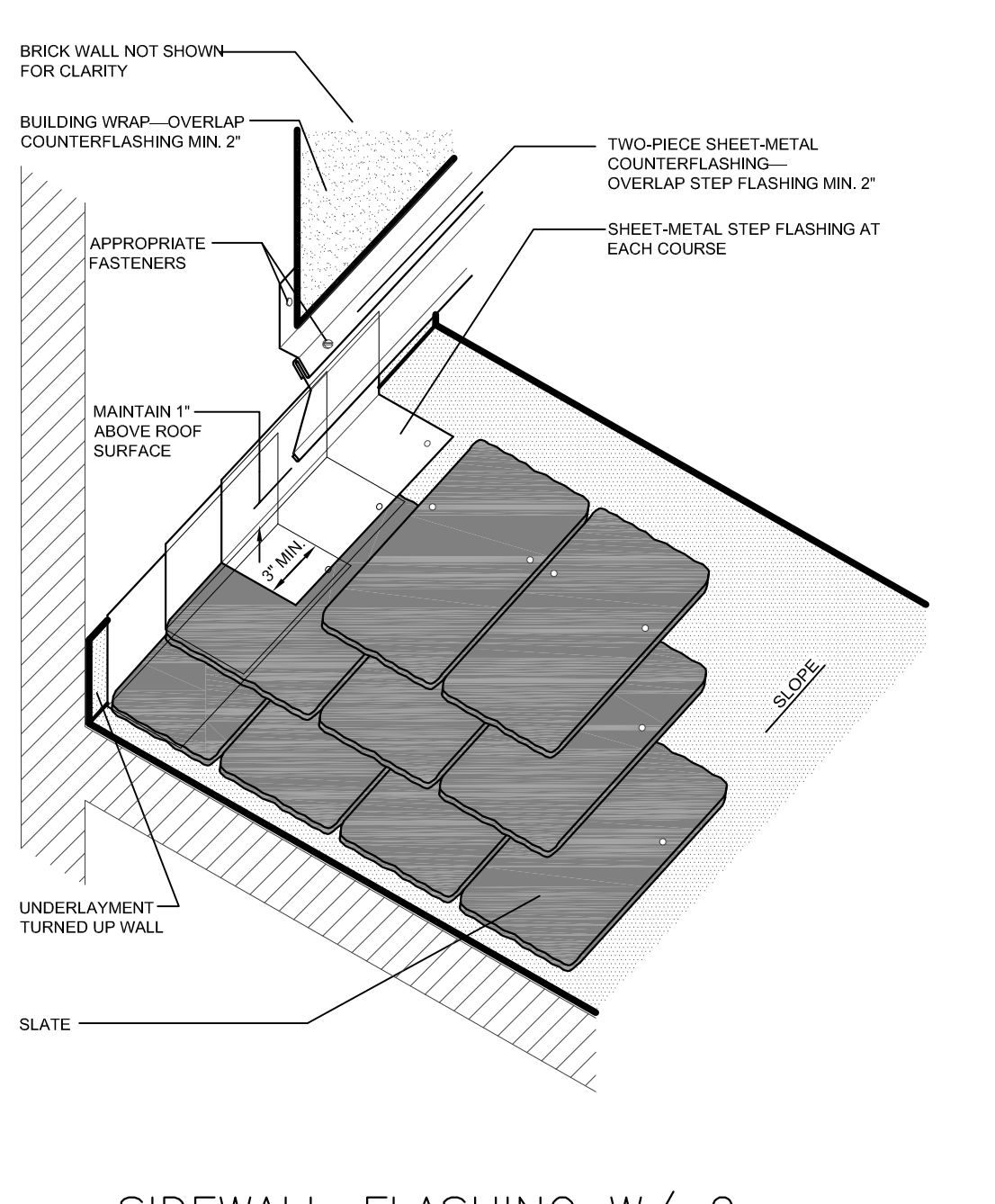
7 RIDGE DETAIL TYPICAL
A5.1 NOT TO SCALE



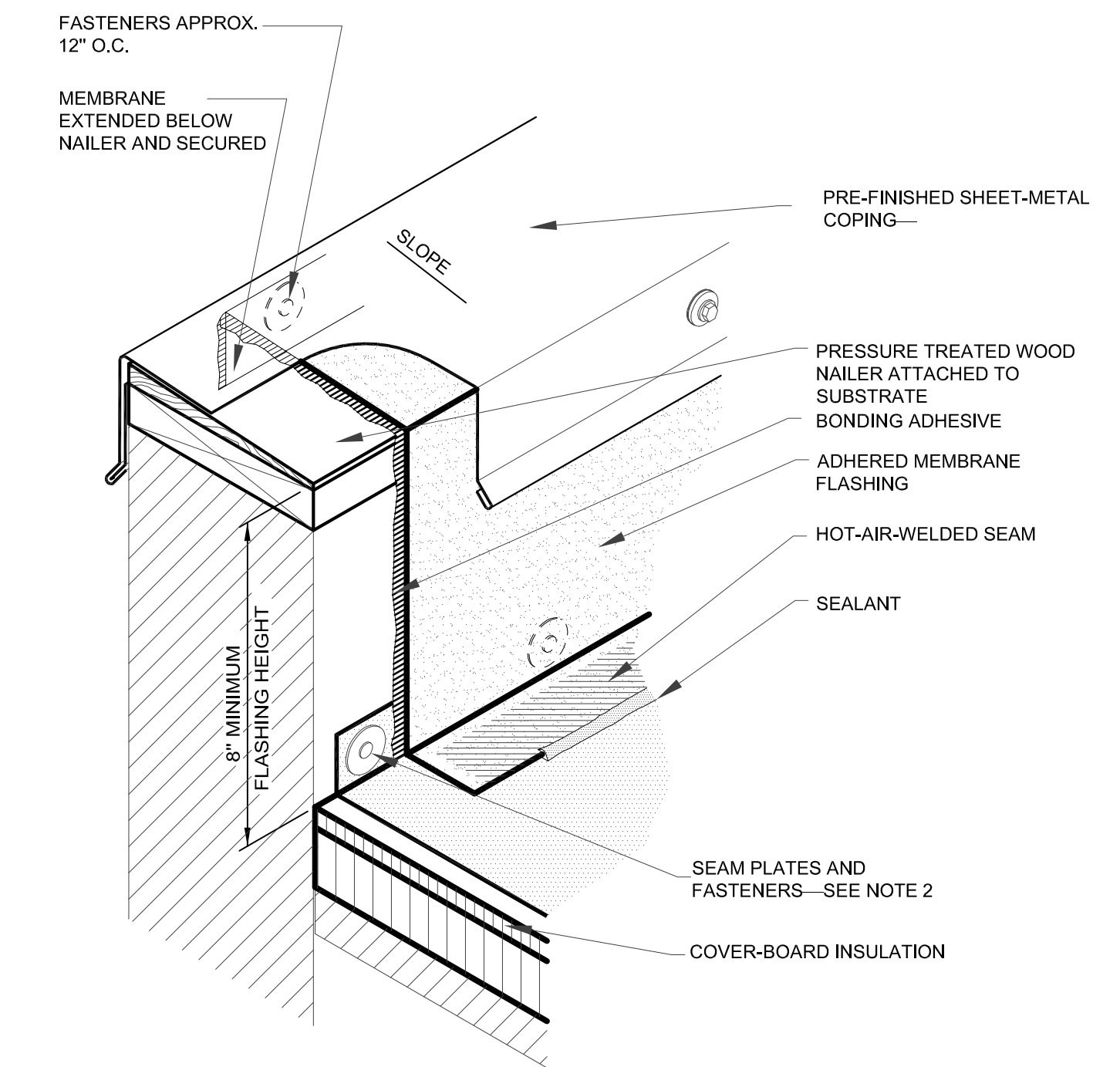
8 SLATE RIDGE DETAIL TYPICAL
A5.1 NOT TO SCALE



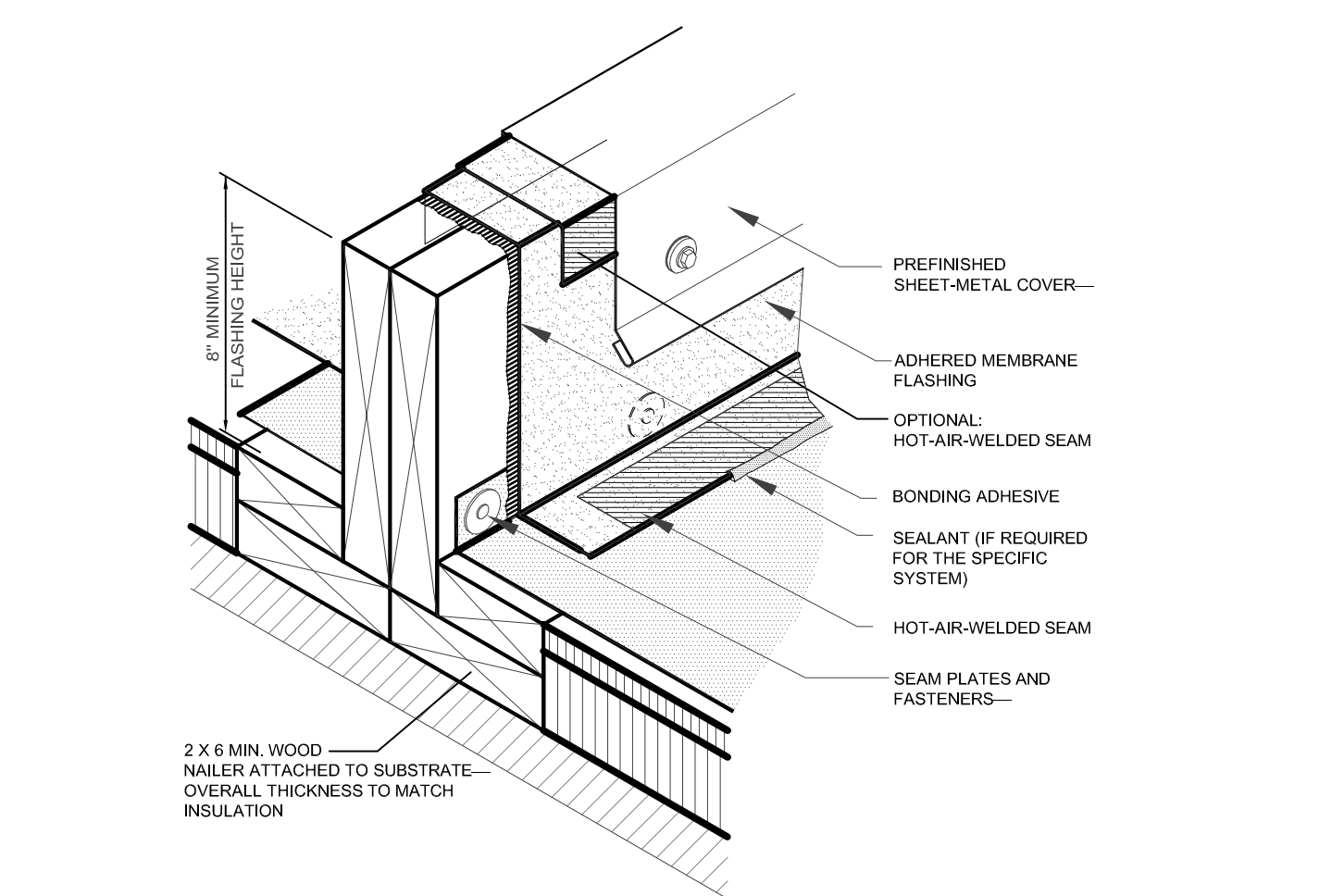
9 MASONRY CHIMNEY STACK
A5.1 NOT TO SCALE



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



1075 BALDWIN DRIVE
MILTON, CA 94009
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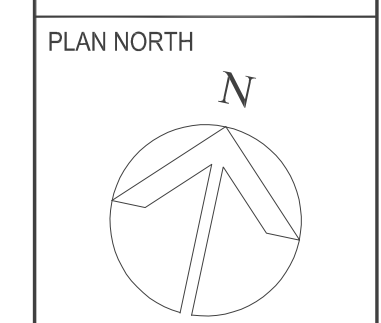
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COOK RESIDENCE - PROPOSED PLANS
2066 N. PONCE DE LEON AVENUE
ATLANTA, GEORGIA 30307

REVIEWS & REVISIONS

02.12.24 Pricing Package
10.25.23 Demolition House Plans

SHEET TITLE
ROOF DETAILS



JOB NUMBER
22-034

SHEET NUMBER
A5.1







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](#)

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

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



dccullis@dekalbcountyga.gov
470.542.3023 County Cell



DeKalbCountyGa.gov/planning