

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: _____

Date Received: _____

Address of Subject Property: _____

Applicant: _____ E-Mail: _____

Applicant Mailing Address: _____

Applicant Phone: _____

Applicant's relationship to the owner: Owner



Architect



Contractor/Builder



Other



Owner(s): _____ Email: _____

Owner(s): _____ Email: _____

Owner(s) Mailing Address: _____

Owner(s) Telephone Number: _____

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

Nature of work (check all that apply):

New construction ☐

New Accessory Building ☐

Other Building Changes ☐

Demolition ☐

Landscaping ☐

Other Environmental Changes ☐

Addition ☐

Fence/Wall ☒

Other ☐

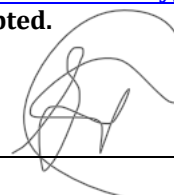
Moving a Building ☐

Sign Installation ☐

Description of Work:

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

Signature of Applicant: _____



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

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

I/ We: _____

being owner(s) of the property at: _____

hereby delegate authority to: _____

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

Signature of Owner(s): _____

Date: _____

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.**

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

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

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Design Checklist for a Certificate of Appropriateness

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

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945 or via e-mail at pvjennings@dekalbcountyga.gov.

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

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

I have reviewed the DeKalb County Tree Ordinance.

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

1. General

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

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

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

3. Driveways and Walkways

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

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4. Fences & Retaining Walls

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

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

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

6. Additions

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

7. Roof Plan

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

8. Dormers

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

9. Skylights

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

10. Façade

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

11. Entrance

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

12. Windows

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

13. Materials

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

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14. Garages / Accessory Buildings

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

15. Demolitions

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

Application Process Checklist

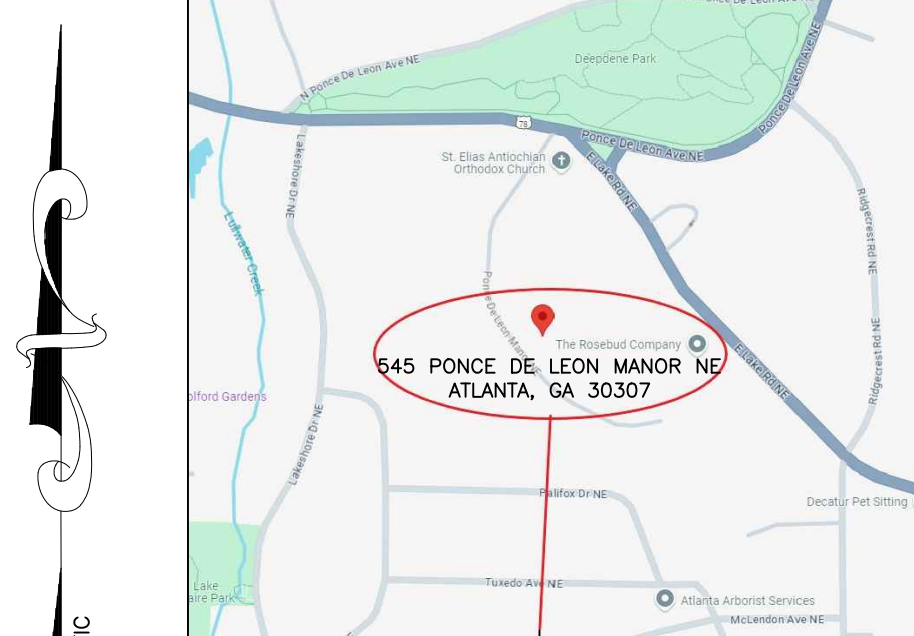
This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

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

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

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

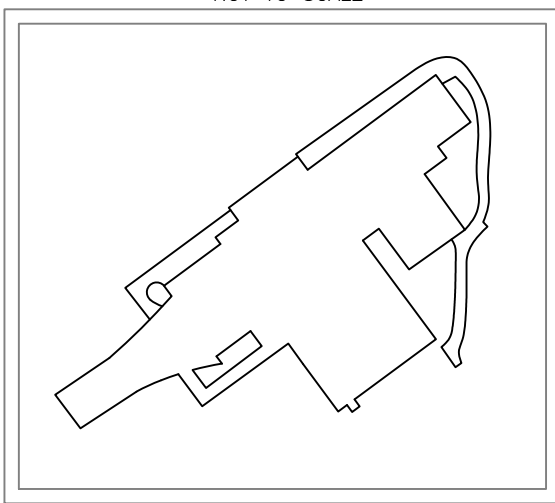
I have reviewed the HPC calendar.



SITE LOCATION MAP
NOT TO SCALE

ELEVATIONS SHOWN HEREON RELATIVE TO THE
NORTH AMERICAN VERTICAL DATUM OF 1988

EXISTING LOT COVERAGE DETAIL
NOT TO SCALE



AVERAGE FRONT
SETBACK APPLIES FOR VACANT
LOTS AND NEW CONSTRUCTION

553 = 42.02'
539 = 45.68'
545 = (42.02' + 45.68') / 2 = 43.85'

ZONING NOTE:

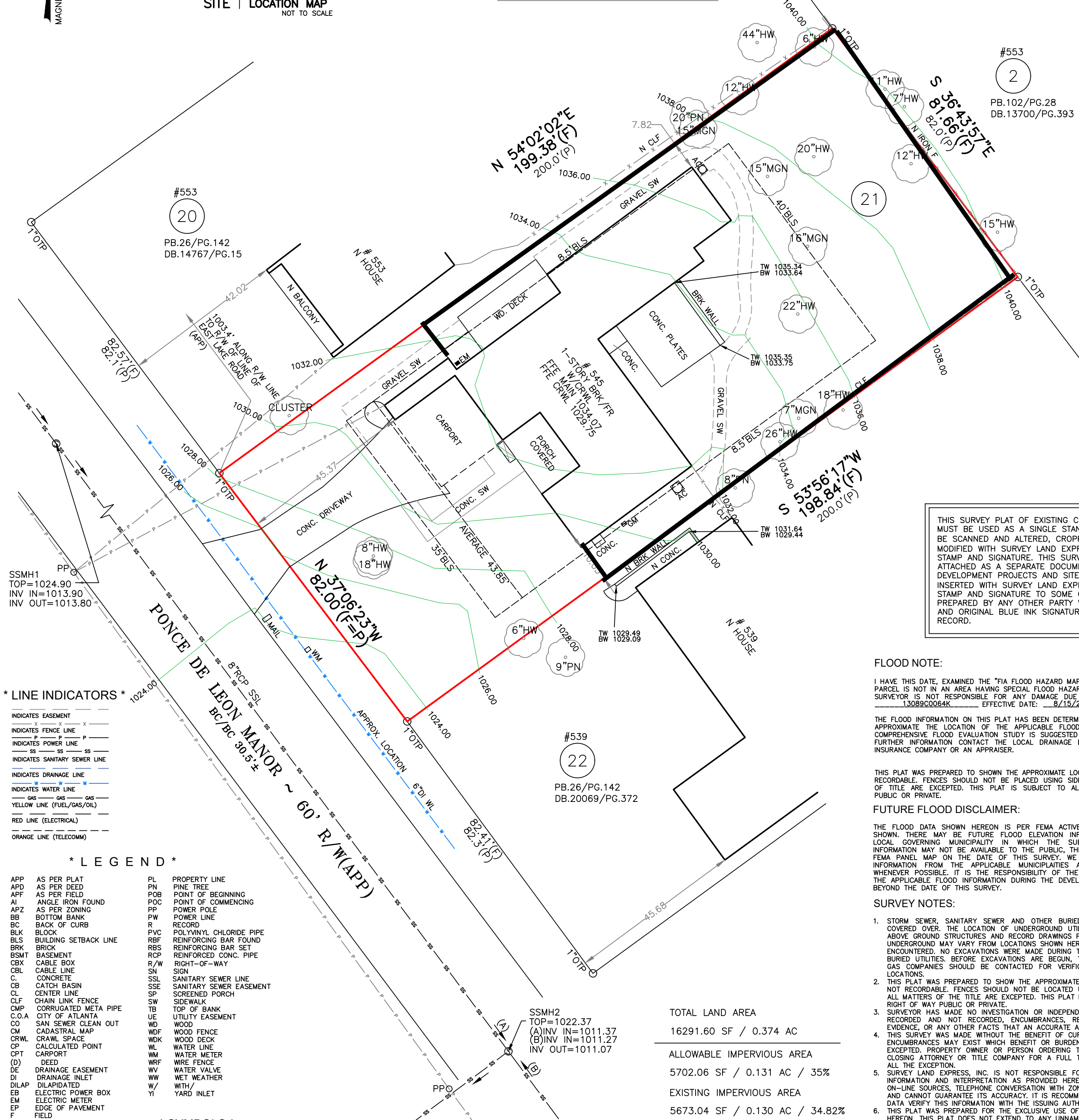
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.
ZONING INFORMATION SHOWN HEREON WAS
DERIVED FROM ONLINE SOURCE MUNICODE.

PROPERTY IS ZONED R-85
UNINCORP. DEKALB COUNTY

BUILDING SETBACKS:

FRONT 35'
FRONT AVERAGE 43.85'
SIDE 8.5'
REAR 40'

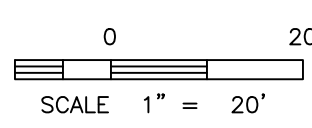
LOT COVERAGE 35%
MAX BUILDING HEIGHT 35'



- * LINE INDICATORS *
- INDICATES EASEMENT
 - INDICATES FENCE LINE
 - INDICATES POWER LINE
 - INDICATES SANITARY SEWER LINE
 - INDICATES DRAINAGE LINE
 - INDICATES WATER LINE
 - GAS (GAS)
 - YELLOW LINE (FUEL/GAS/OIL)
 - RED LINE (ELECTRICAL)
 - ORANGE LINE (TELECOMM)

- * LEGEND *
- APP AS PER PLAT
 - APD AS PER DEED
 - APF AS PER FIELD
 - AI ANGLE IRON FOUND
 - APZ AS PER ZONING
 - BB BOTTOM BANK
 - BC BACK OF CURB
 - BLK BLOCK
 - BLS BUILDING SETBACK LINE
 - BRK BRICK
 - BSMT BASEMENT
 - CBX CABLE BOX
 - CBL CABLE LINE
 - C CONCRETE
 - CB CATCH BASIN
 - CL CENTER LINE
 - CLF CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - C.O.A CITY OF ATLANTA
 - CO SAN SEWER CLEAN OUT
 - CM CADASTRAL MAP
 - CRWL CRAWL SPACE
 - CP CALCULATED POINT
 - CPT CARPORT
 - D DEED
 - DE DRAINAGE EASEMENT
 - DI DRAINAGE INLET
 - DILAP DILAPIDATED
 - EB ELECTRIC POWER BOX
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - F FIELD
 - FC FENCE CORNER
 - FH FIRE HYDRANT
 - FR FRAME
 - GL GAS LINE
 - GM GAS METER
 - GV GAS VALVE
 - GW GUY WIRE
 - HDW HEAD WALL
 - HW HARDWOOD TREE
 - IP IRON PIN
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - ROD IRON ROD FOUND
 - IVM IRRIGATION VALVE
 - JB JUNCTION BOX
 - LLL LAND LOT LINE
 - MAG MAGNETIC READING IP
 - MH MAGNOLIA TREE
 - MAN HOLE
 - MTF METAL FENCE
 - N N'BORS
 - OH OVERHANG
 - OTP OPEN TOP PIPE FOUND
 - P PORCH
 - (P) PLAT
 - PC PROPERTY CORNER
 - PL PROPERTY LINE
 - PN PINE TREE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - PP POWER POLE
 - PW POWER LINE
 - R RECORD
 - PVC POLYVINYL CHLORIDE PIPE
 - REB REINFORCING BAR FOUND
 - RBS REINFORCING BAR SET
 - RCP REINFORCED CONC. PIPE
 - R/W RIGHT-OF-WAY
 - SN SIGN
 - SSL SANITARY SEWER LINE
 - SSE SANITARY SEWER EASEMENT
 - SP SCREENED PORCH
 - SW SIDEWALK
 - TB TOP OF BANK
 - UE UTILITY EASEMENT
 - WD WOOD
 - WDF WOOD FENCE
 - WOK WOOD DECK
 - WL WATER LINE
 - WM WATER METER
 - WF WIRE FENCE
 - WV WATER VALVE
 - WW WET WEATHER
 - W/ WITH
 - YI YARD INLET

- * SYMBOLS *
- ELECTRIC PANEL/METER
 - WATER METER
 - AIR CONDITIONER
 - GAS METER
 - JUNCTION BOX
 - SANITARY SEWER MANHOLE
 - STORM MANHOLE
 - TRAFFIC/INFO SIGN
 - GAS MARKER
 - LAMP POST
 - METAL POST
 - WATER VALVE
 - HEADWALL
 - STAIRS
 - DRAINAGE INLET
 - FIRE HYDRANT
 - R/W MONUMENT



IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY
MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT
BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR
MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S
STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY
ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO
DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE
INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S
STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS
PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL
AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF
RECORD.

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED
PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION
SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID
13089C0064K EFFECTIVE DATE: 8/15/2019 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY
APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR
COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR
FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND
INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT
RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS
OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY
PUBLIC OR PRIVATE.

FUTURE FLOOD DISCLAIMER:

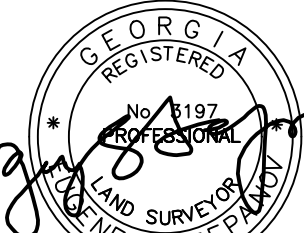
THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS
SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE
LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT
INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT
FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD
INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON
WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY
THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE,
BEYOND THE DATE OF THIS SURVEY.

SURVEY NOTES:

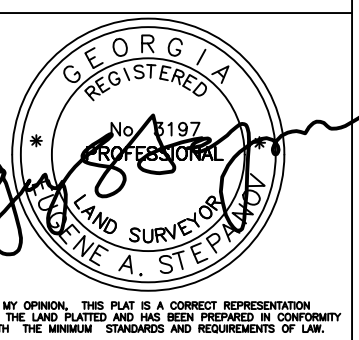
- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR
COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON
ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF
UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE
ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE
BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER,
GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD
LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS
NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE.
ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND
RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD
RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE
EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND
ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE
EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT
CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING
ALL THE EXCEPTION.
- SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING
INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING
ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC.
AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS
DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED
HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT
THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

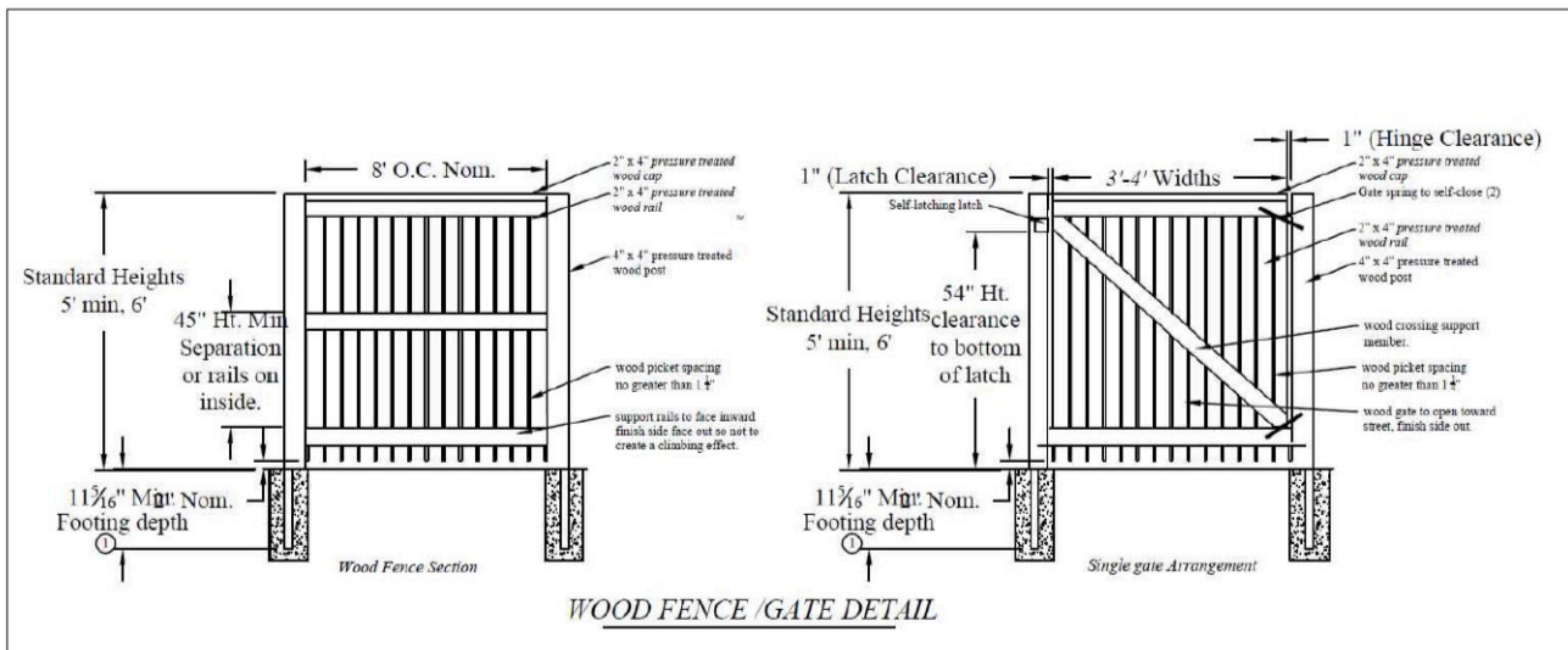
TOTAL LAND AREA	
16291.60 SF / 0.374 AC	
ALLOWABLE IMPERVIOUS AREA	
5702.06 SF / 0.131 AC / 35%	
EXISTING IMPERVIOUS AREA	
5673.04 SF / 0.130 AC / 34.82%	

LOT 21		BLOCK		EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1
PONCE DE LEON MANOR SUBDIVISION		UNIT		
LAND LOT 238		15TH DISTRICT		
DEKALB COUNTY, GEORGIA		DB.28727/PG.109		
FIELD WORK DATE OCTOBER 22, 2024		PRINTED/SIGNED OCTOBER 24, 2024		ARLENE DEAN
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 17" x 22"		
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.				PROPERTY ADDRESS: 545 PONCE DE LEON MANOR NE ATLANTA, GA 30307
VY COORD #20241778 DWG #20241778		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.





NEW MagnaLatch® Top Pull

With its release knob out of reach of children, the MagnaLatch Top Pull sets the standard for safety gates around swimming pools, childcare centers or wherever safety is critical. No wonder it's the world's most trusted safety gate latch.

NEW MagnaLatch® Vertical Pull

Perfect for pet security gates and general gates around the home, MagnaLatch Vertical Pull offers the same innovative design as MagnaLatch Top Pull, only in a smaller, more compact model.

Top Pull model
Product Code: ML3TPKA

Vertical Pull model
Product Code: ML3VPKA

MagnaLatch Series 3 - For metal, wood, and vinyl gates

PREVIOUS SKU	NEW SKU	MODEL FEATURE	COLOR
MLTPS2BGA	ML3TPKA	Top Pull - 6-Pin Lock - Keyed Alike	Black
MLVPS2BGA	ML3VPKA	Vertical Pull - 6-Pin Lock - Keyed Alike	Black
MTSTOKS2	MTSTOKS3KAP	Top Pull KIT* - 6-Pin Lock - Keyed Alike	Black
MLSPACER	MLSPACER	2" Gap Spacer - Works with ML2 & ML3	Black

*KIT includes (1) ML3TPKA + (1)pr TCATS3BT + (1) TCACAPS3 safety cap
NOTE: For white models or round post adapter kit, use MagnaLatch Series 2.

What's next?

MAGNALatch® ALERT

with integrated alarm.

In a first for MagnaLatch, the range will soon include the new top-of-the-line MagnaLatch ALERT. This electronic model features an audible alarm and flashing lights, so you can hear and see from a distance, or even from the house, when a gate fitted with MagnaLatch is left open or undatched.

It's like being able to keep an eye on safety, even when your back is turned. Put simply, it offers unparalleled security for toddlers around pools and other critical safety areas.

Combine MagnaLatch® and TruClose® Series 3 hinges for ultimate safety & security.

Because MagnaLatch's innovative magnetic triggering offers absolutely no resistance to closing, when partnered with our best-selling gate hinges, you'll have the ultimate in reliable, safe & secure performance.

- DGD patented tension adjustment
- Adjust tension from either end
- No visible fasteners on latch or hinge
- Decorative trim covers included with all Series 3 hinges

Available in: Black, Chrome, Brushed

D & D Technologies
World's most trusted gate hardware

North & South America
7731 Woodwind Dr. Huntington Beach, CA 92647
Tel: (714) 677-1300 Fax: (714) 677-1299
E-mail: info@ddtechusa.com

Available at:

ISSUED FOR CONSTRUCTION

COSMIC
DESIGN STUDIO

www.cosmicdesign.studio (404)-400-3652

PROTOPAPADAKIS
SWIMMING POOL

545 PONCE DE LEON MANOR NE, ATLANTA, GA 30307

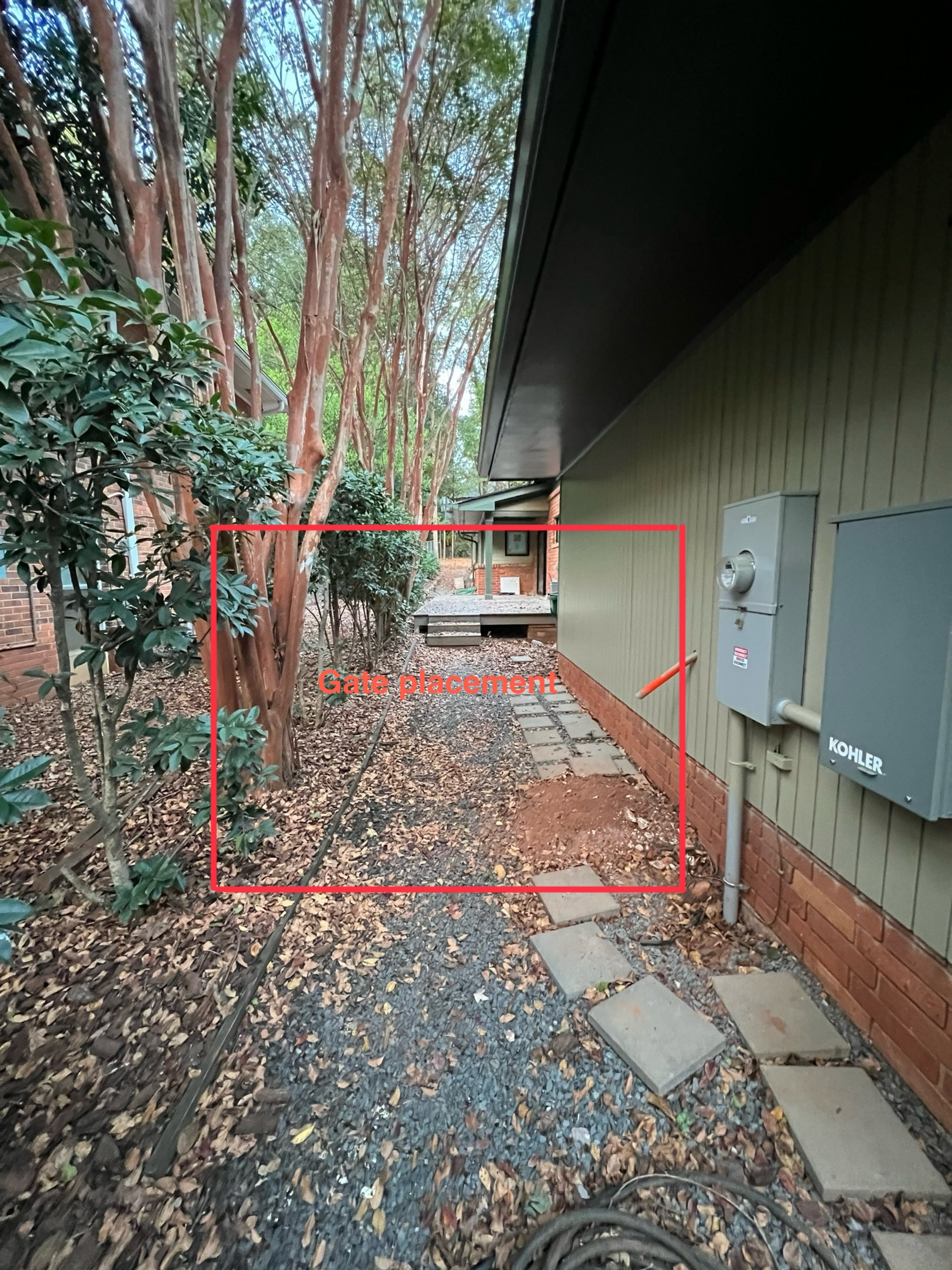
No.	Description	Date

FENCE DETAILS

Project number 250220
Date 04/30/2025
Drawn by RS
Checked by CC

SP-7

Scale



Gate placement

Gate placement





