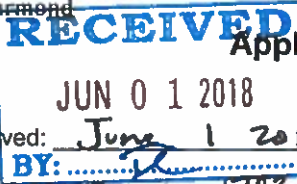


Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP



Application for Certificate of Appropriateness

Date Received: June 1 2018 Application No.: _____
BY: [Signature]
Address of Subject Property: 1783 S. Ponce de Leon Ave., Atlanta GA 30307
Applicant: Michael DeCarlo E-Mail: mike@decarlohawkor.com
Applicant Mailing Address: 2470 Hosea L. Williams Drive, Atlanta GA 30317

Applicant Phone(s): 678-595-9002 Fax: _____

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

Owner(s): POP Custom Homes, Tyler Kitchens E-Mail: tyler@popcustomhomes.com
POP Custom Homes, Jonathan Rich E-Mail: jr.rich@jrichatlanta.com
Owner(s) Mailing Address: 1266 W. Paces Ferry Road, Atlanta GA 30327

Owner(s) Telephone Number: 678-521-6120

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1928

Nature of work (check all that apply):

- New construction Demolition Addition Moving a building Other building changes
- New accessory building Landscaping Fence/Wall Other environmental changes
- Sign installation or replacement Other

Description of Work:

Restore and renovate the existing historic house. Demolish the dilapidated back porch and kitchen addition in favor of a new addition (garage, mud room, kitchen, family room, 2nd floor master suite). Demolish the existing non-historic detached garage and reconfigure the rear driveway accordingly. Front part of property is in unincorporated DeKalb historic district; rear part of property is in non-historic City of Atlanta.

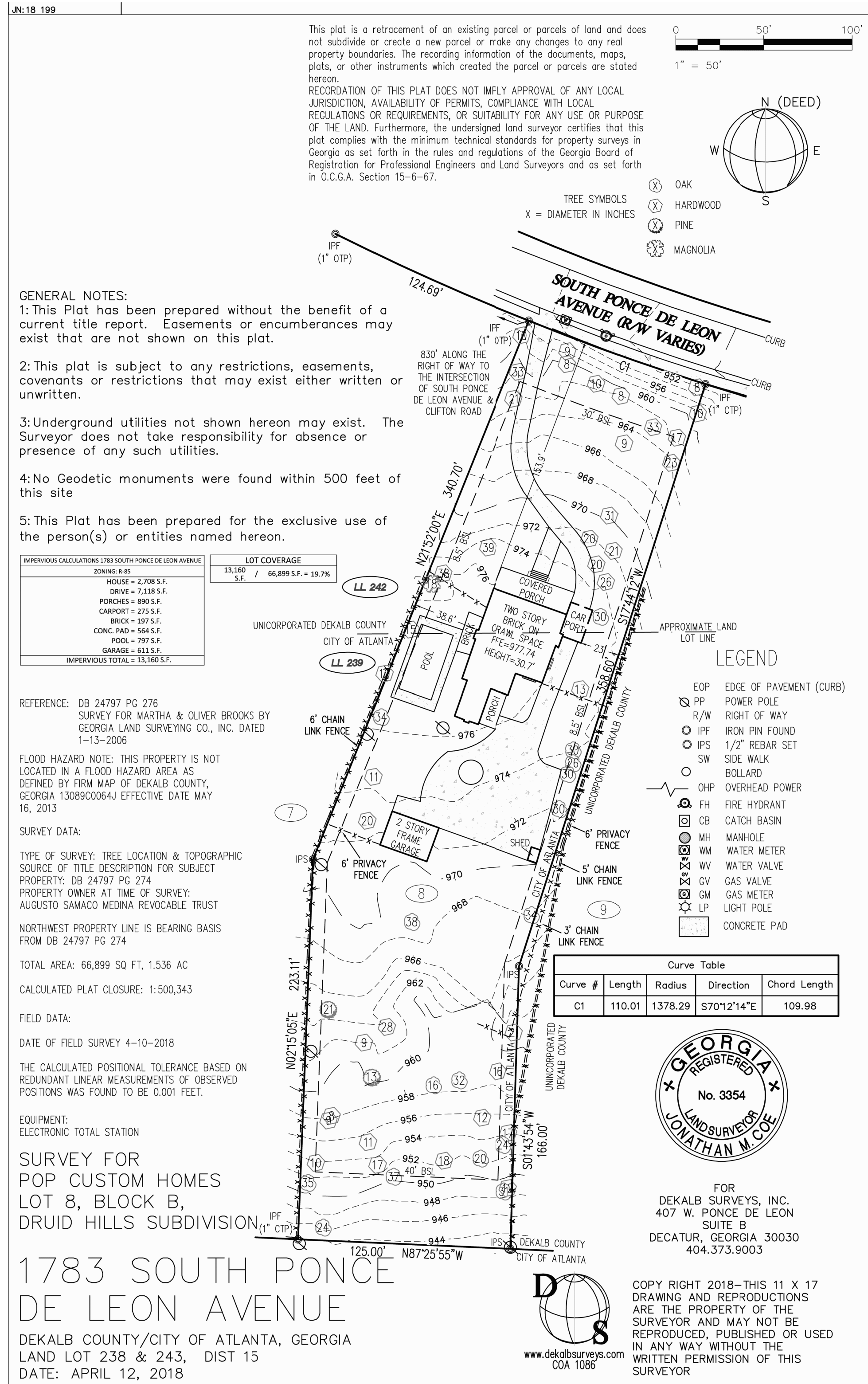
This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

M DeCarlo 6/1/18
Signature of Applicant/Date

RESIDENTIAL ADDITION & RENOVATION AT 1783 S. PONCE DE LEON

DECARLO
HAWKER

ARCHITECTURE & DESIGN
2470 H. L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678.595.9802
www.decarlohawker.com



PROJECT DESCRIPTION:
Restore and renovate the existing historic house. Demolish the dilapidated back porch and kitchen addition in favor of a new addition (garage, mud room, kitchen, family room, second floor master suite). Demolish the existing non-historic detached garage and reconfigure the rear driveway accordingly.

Front part of property and house is in Unincorporated DeKalb County Druid Hills Historic District. Rear part of property and house is in City of Atlanta (no historic district).

APPLICABLE CODES:
2012 International Residential Code with Georgia Amendments

CODE INFORMATION:
Project Address: 1873 S. Ponce de Leon Ave. Atlanta, GA 30307

Zoning: R-85
Occupancy: R-3, Single-Family Res.
Construction Type: Type VB
Building Height: Main House: 29'-8" max. (Existing - no change) (Complies with 35'-0" max.)
Building Area: Basement: 1,030 s.f. existing + 0 s.f. new = 1,030 s.f. total
Ground Floor: 2,446 s.f. existing + 650 s.f. new = 3,096 s.f. total
Second Floor: 2,161 s.f. existing + 711 s.f. new = 2,873 s.f. total
TOTAL MAIN HOUSE: 5,637 s.f. existing + 1,361 s.f. new = 6,998 s.f. total
Detached Garage: 1,222 s.f. existing - 1,222 s.f. proposed (demolished) = 0 s.f.
TOTAL ON PROPERTY: 6,859 s.f. existing + 139 s.f. new = 6,998 s.f. total

(Heated square footage indicated for Main House as per Zoning Code definitions - not including garages & porches)
(Gross square footage indicated for Accessory Buildings as per Zoning Code definitions - not including garages & porches)

Lot Coverage: Existing: 13,160 s.f.
Proposed Changes:
Demo Detached Garage: -611 s.f.
Demo Rear of House: -560 s.f.
Demo Side Patio: -197 s.f.
Demo Swimming Pool: -565 s.f.
Demo Rear Driveway: -5,160 s.f.
New Rear House Additions: +1,825 s.f.
New Screened Porch House Addition: +343 s.f.
New Side Patios & Sloops: +580 s.f.
New Rear Driveway: +1,557 s.f.
TOTAL DIFFERENCE PROPOSED: -2,788 s.f.
13,160 s.f. existing + -2,788 s.f. new = 10,372 s.f. proposed

Lot Coverage Ratio: 10,372 s.f. / 66,899 s.f. = 0.155
(Complies with 0.350 or 17,238 s.f. max.)
Site Area: 66,899 s.f. (1.54 acres)

PROJECT CONTACTS:
OWNERS: Tyler Kitchens & Jonathan Rich
POP Custom Homes
1266 W. Faces Ferry Road #265
Atlanta, GA 30327
(678) 521-6120
tyler@popcustomhomes.com
ARCHITECT: Mike DeCarlo
DeCarlo Hawker Architecture
2470 H. L. Williams Drive NE
Atlanta, GA 30317
(678) 595-9002
mike@decarlohawker.com

DRAWING INDEX:
T1.1 Title Sheet, Code Information, Site Survey
D0.1 Demolition Site Plans
AO.1 Proposed Site Plans & Details
D1.0 Basement Demolition Plan
D1.1 Ground Floor Demolition Plan
D1.2 Second Floor Demolition Plan
D1.3 Attic Level & Roof Demolition Plan
A1.0 Basement Floor Plan - Proposed
A1.1 Ground Floor Plan - Proposed
A1.2 Second Floor Plan - Proposed
A1.3 Attic Floor Plan & Roof Plan - Proposed
A2.1 Exterior Elevations
A2.2 Exterior Elevations
A2.3 Exterior Elevations - Existing
A2.4 Exterior Elevations - Existing

PROJECT GENERAL NOTES:
1. Construction drawings are to show conformity to building codes and for architectural design information only. General Contractor is responsible for all final material selections and for coordination and oversight of construction process.
2. Construction shall meet the requirements of all applicable building codes including any product, drawings, or specifications not provided within the scope of this drawing set.
3. Construction and installation shall follow all manufacturer guidelines and recommendations, including those needed for warranties.
4. All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.
5. Dimensions noted on drawings shall take precedence over scaled dimensions.
6. General Contractor is responsible for verifying engineering issues meet all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.

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1783 S. PONCE DE LEON AVE.
RESIDENCE
ADDITION & RENOVATION FOR POP CUSTOM HOMES
TYLER KITCHENS (678) 521-6120
1783 S. PONCE DE LEON RD
ATLANTA, GA.

JOB NO. 1808
TITLE SHEET
CODE INFO
SITE SURVEY

T1.1

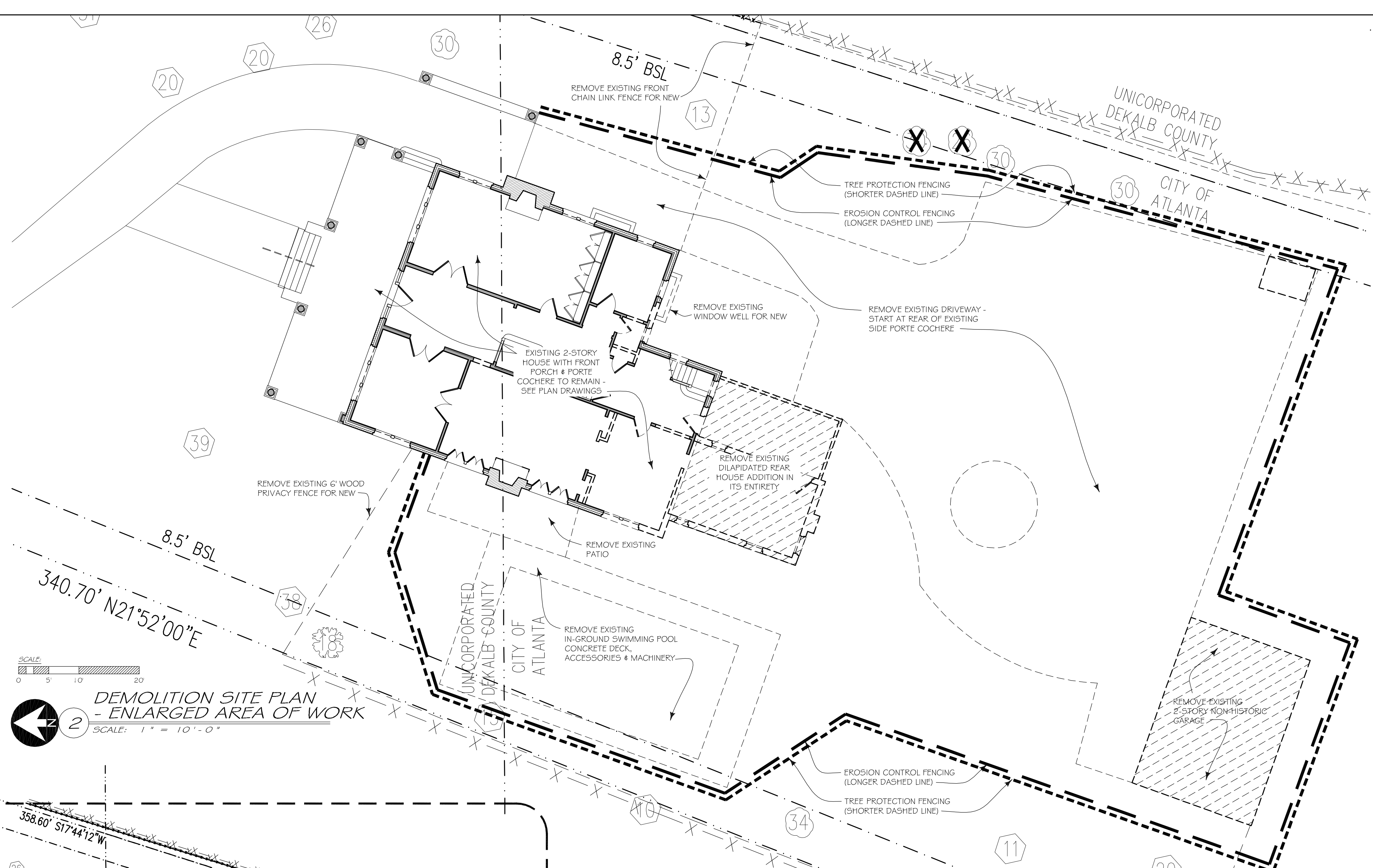
NOT RELEASED FOR CONSTRUCTION

SITE SURVEY
SCALE: AS NOTED

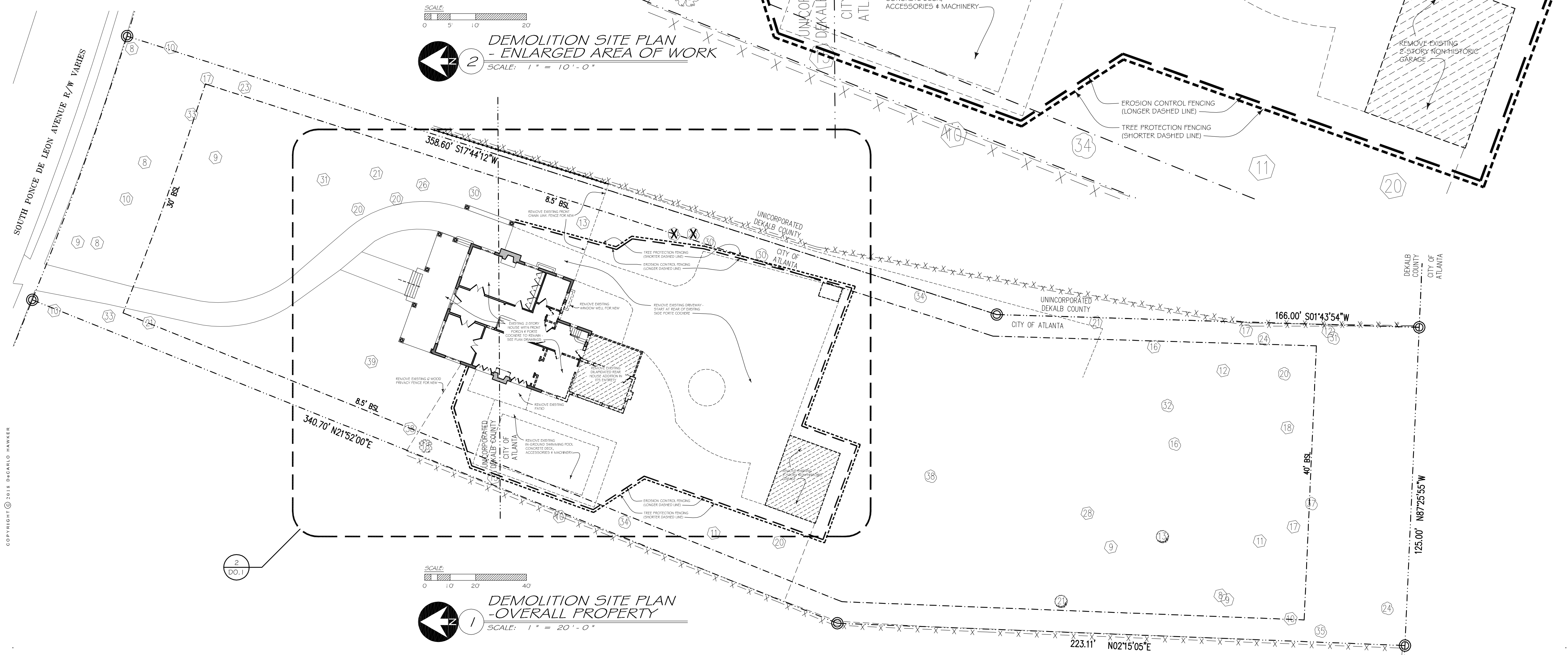
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EXISTING PHOTOS
- DETACHED GARAGE TO BE DEMO'D
SCALE: NONE



SCALE: 1" = 10'-0"
2
DEMOLITION SITE PLAN
- ENLARGED AREA OF WORK



SCALE: 1" = 20'-0"
1
DEMOLITION SITE PLAN
- OVERALL PROPERTY

DECARLO
HAWKER
ARCHITECTURE & DESIGN
2478 W.L. WILLIAMS DRIVE NE
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18 MAY 2018 OWNER REVIEW

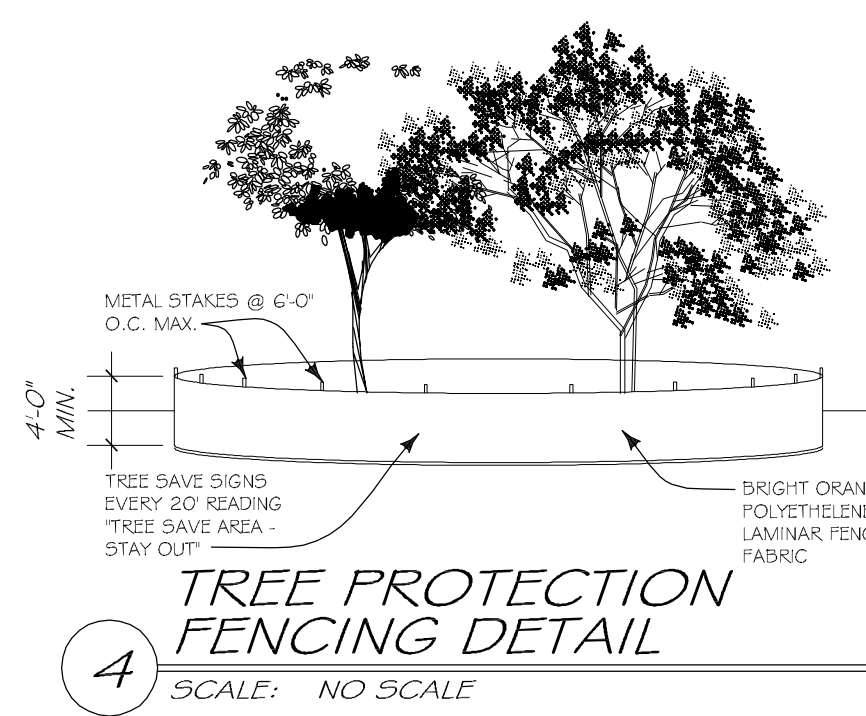
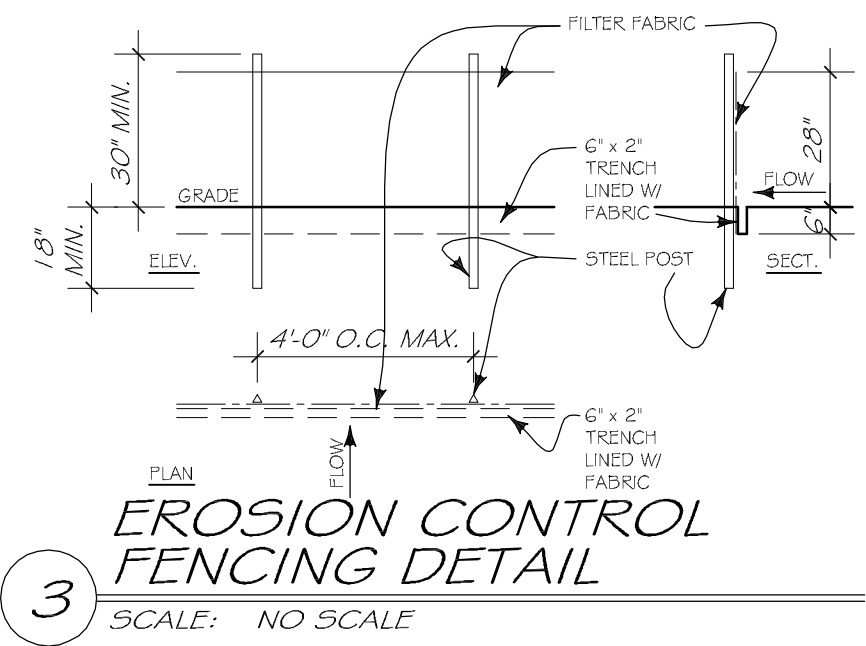
1783 S. PONCE DE LEON AVE.
RESIDENCE
ADDITION & RENOVATION
FOR POP CUSTOM HOMES
TYLER KITCHENS (678) 521-6120
1783 S. PONCE DE LEON RD
ATLANTA, GA.

JOB NO. 1808
DEMOLITION
SITE PLANS

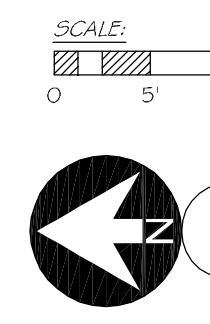
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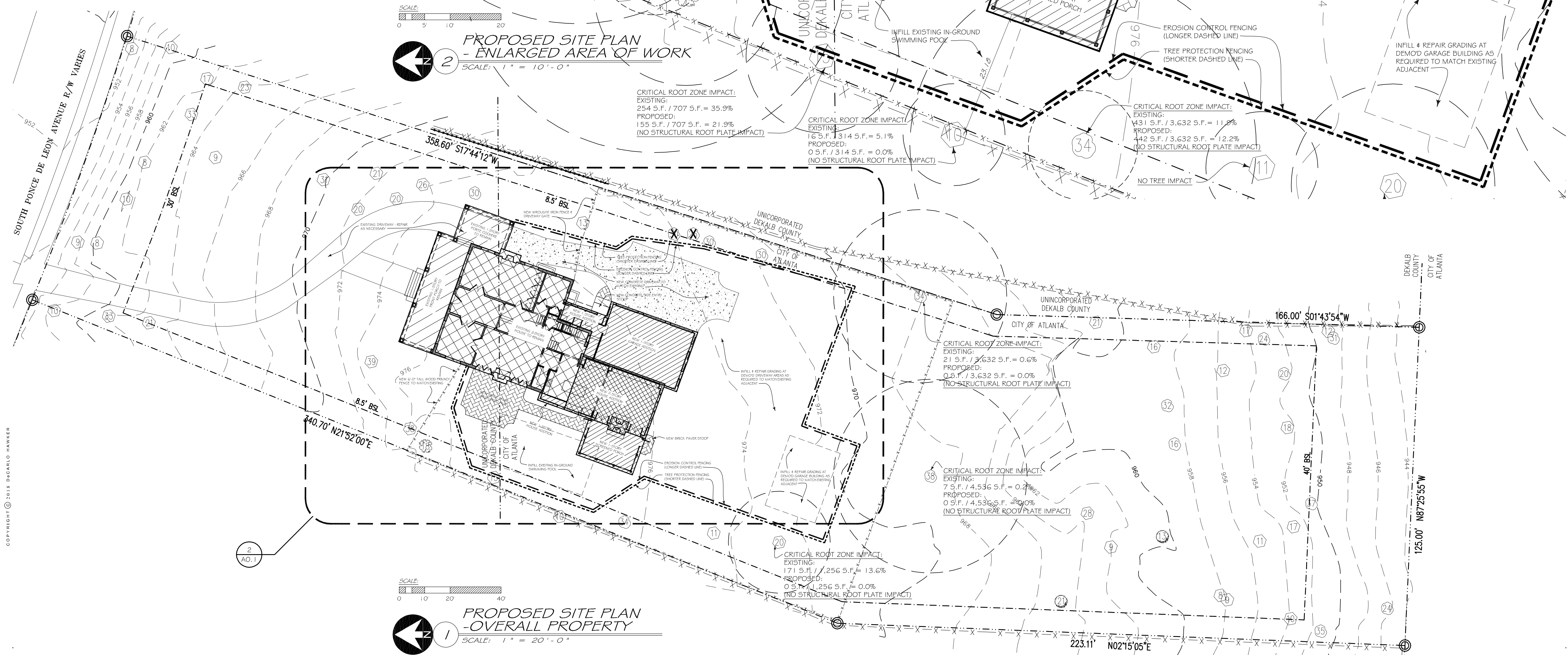
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- SITE PLAN NOTES**
1. NO TREE IMPACT UNLESS NOTED OTHERWISE.
 2. NO RE-GRADING UNLESS NOTED OTHERWISE.
 3. NO GRADED SLOPE SHALL EXCEED 2H:1V.
 4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
 5. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIME. 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 BREAK THE SEDIMENT SOURCE.
 6. 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.
 7. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
 8. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
 9. HAND DIG ONLY SITE EXCAVATION WITHIN TREE CRITICAL ROOT ZONES.



PROPOSED SITE PLAN - ENLARGED AREA OF WORK
SCALE: 1" = 10'-0"



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1783 S. PONCE DE LEON AVE. RESIDENCE


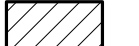
ADDITION & RENOVATION FOR POP CUSTOM HOMES
TYLER KITCHENS (678) 521-6120
1783 S. PONCE DE LEON RD
ATLANTA, GA.

JOB NO. 1808

PROPOSED SITE PLANS

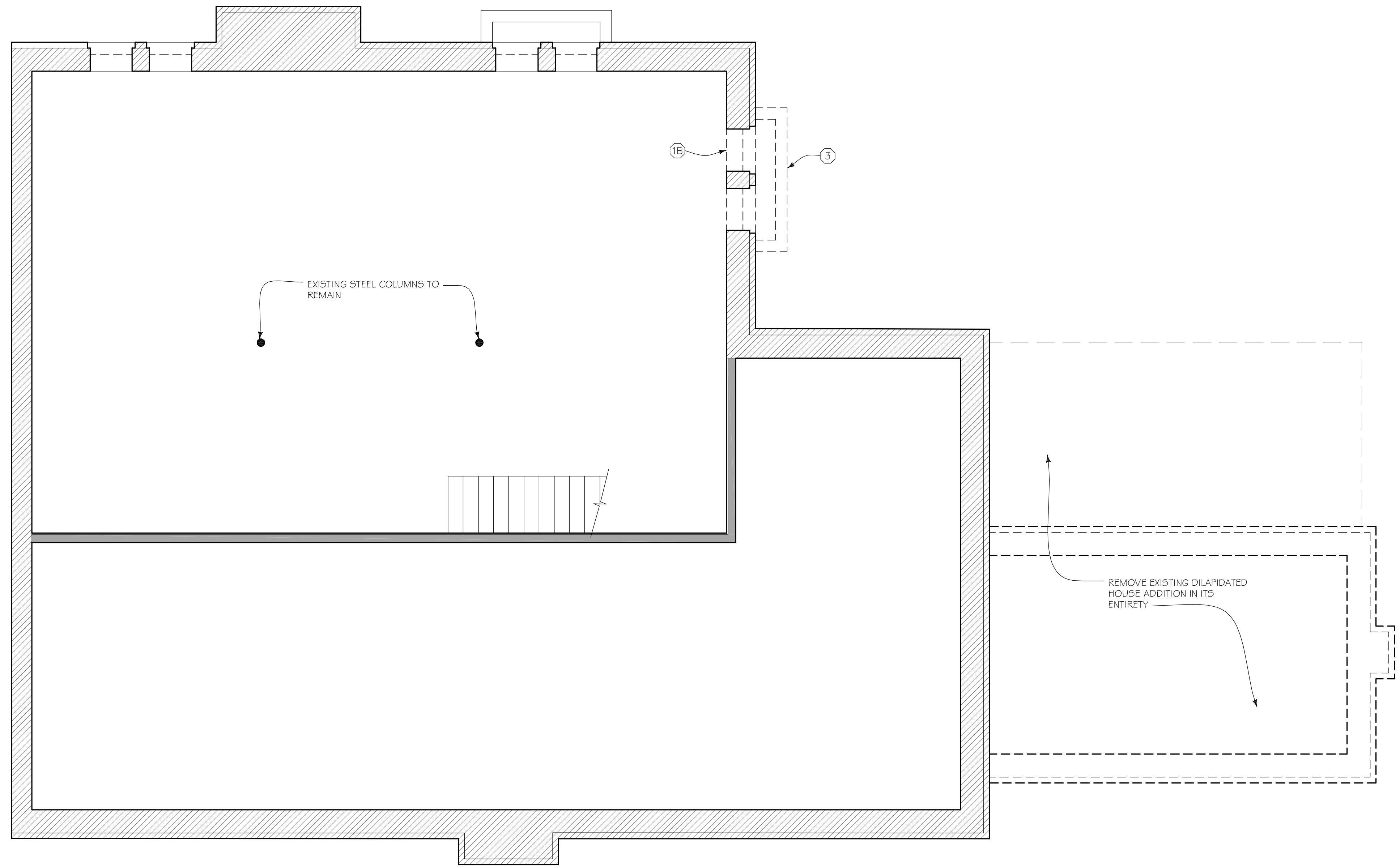
A0.1

WALL LEGEND

	EXISTING WOOD FRAMED WALL
	EXISTING BRICK OR MASONRY WALL

- DEMO KEYNOTES**
- ① REMOVE EXISTING WALL SHOWN DASHED.
 - ①A REMOVE EXISTING WALL FOR NEW OR LARGER OPENING.
 - ①B REMOVE EXISTING WALL AS NECESSARY TO LOWER EXISTING WINDOW SILL - SEE FLOOR PLANS.
 - ①C REMOVE EXISTING BRICK VENEER THIS WALL.
 - ② REMOVE EXISTING DOOR & FRAME - SAVE FOR RE-USE.
 - ②A REMOVE EXISTING DOOR LEAF ONLY - SAVE FOR RE-USE.
 - ③ REMOVE EXISTING WINDOW WELL.
 - ④ REMOVE EXISTING STEEL RAILING.
 - ⑤ REMOVE EXISTING ASPHALT ROOF SHINGLES.

- DEMOLITION GENERAL NOTES**
- | | |
|---|--|
| 1. EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE. | 6. REMOVE & REPAIR ALL DAMAGED FRAMING & CONSTRUCTION. |
| 2. BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS. | 7. REMOVE ALL WALL & CEILING FINISHES DOWN TO STRUCTURE. |
| 3. PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN. | 8. REMOVE ALL TILE FINISHES. |
| 4. REMOVE EXISTING ELECTRICAL, PLUMBING & GAS PIPING IN DEMO'D WALLS - DISCONNECT & CAP PRIOR TO REMOVAL. | 9. REMOVE ALL LIGHTING FIXTURES, PLUMBING FIXTURES & EQUIPMENT UNLESS NOTED OTHERWISE. |
| 5. EXISTING STAIR & RAILING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE. | 10. REMOVE ALL CABINETS UNLESS NOTED OTHERWISE. |
| | 11. REMOVE ALL GUTTERS & DOWNSPOUTS. |



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18 MAY 2018 OWNER REVIEW

1783 S. PONCE DE LEON AVE.
RESIDENCE

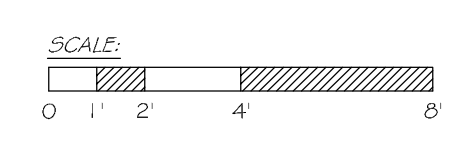
ADDITION & RENOVATION
FOR POP CUSTOM HOMES
TYLER KITCHENS (678) 521-6120
1783 S. PONCE DE LEON RD
ATLANTA, GA.

JOB NO. 1808

BASEMENT
DEMOLITION PLAN

D1.0

NOT RELEASED FOR CONSTRUCTION



WALL LEGEND

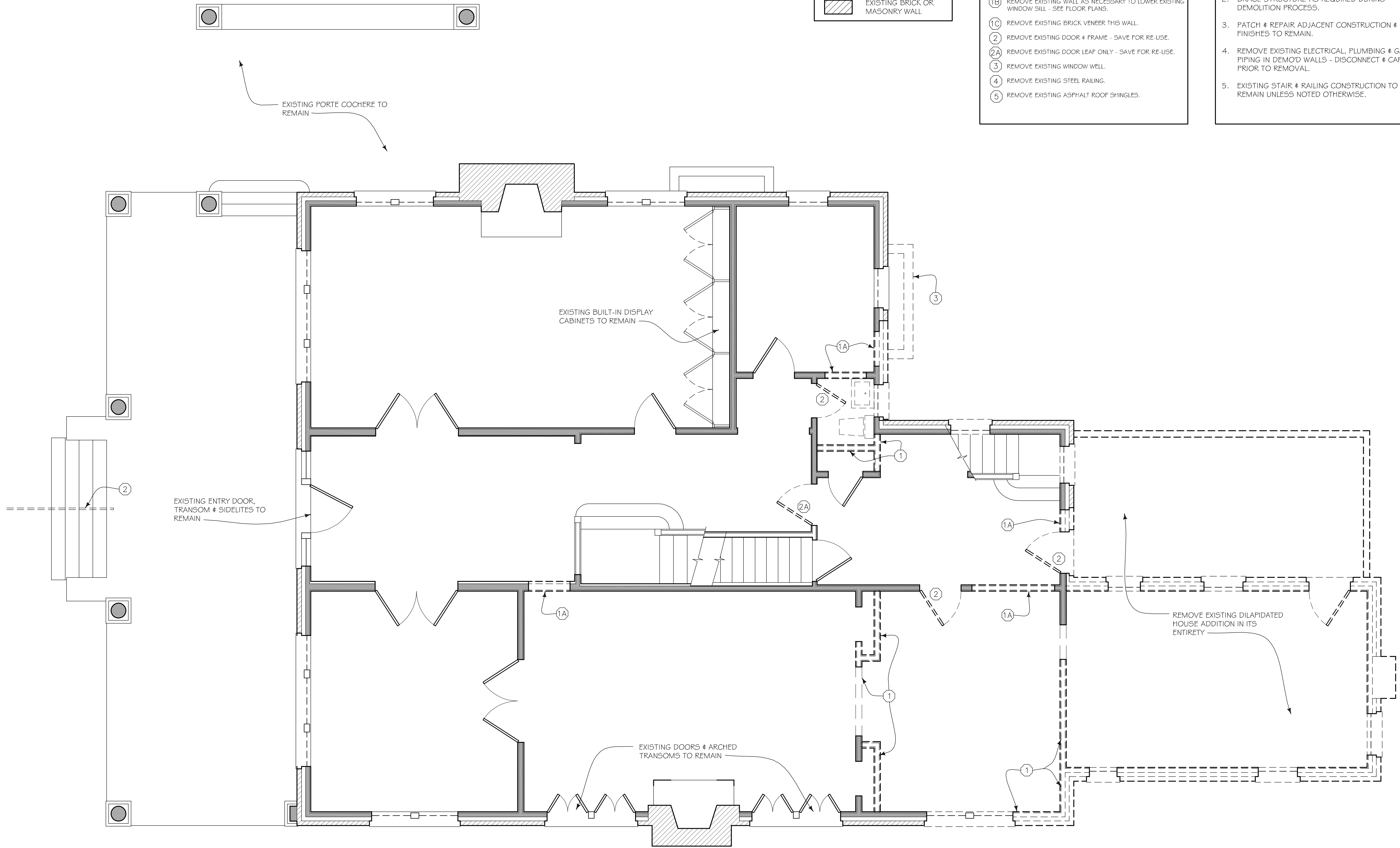
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DEMOLITION GENERAL NOTES

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01 JUN 2018 CERT. OF APPROPRIATENESS
18 MAY 2018 OWNER REVIEW

1783 S. PONCE DE LEON AVE.
RESIDENCE

ADDITION & RENOVATION
FOR POP CUSTOM HOMES
TYLER KITCHENS (678) 521-6120
1783 S. PONCE DE LEON RD
ATLANTA, GA.

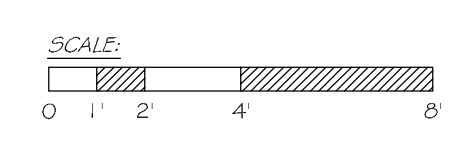
JOB NO. 1808

GROUND FLOOR
DEMOLITION PLAN

D1.1



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GROUND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

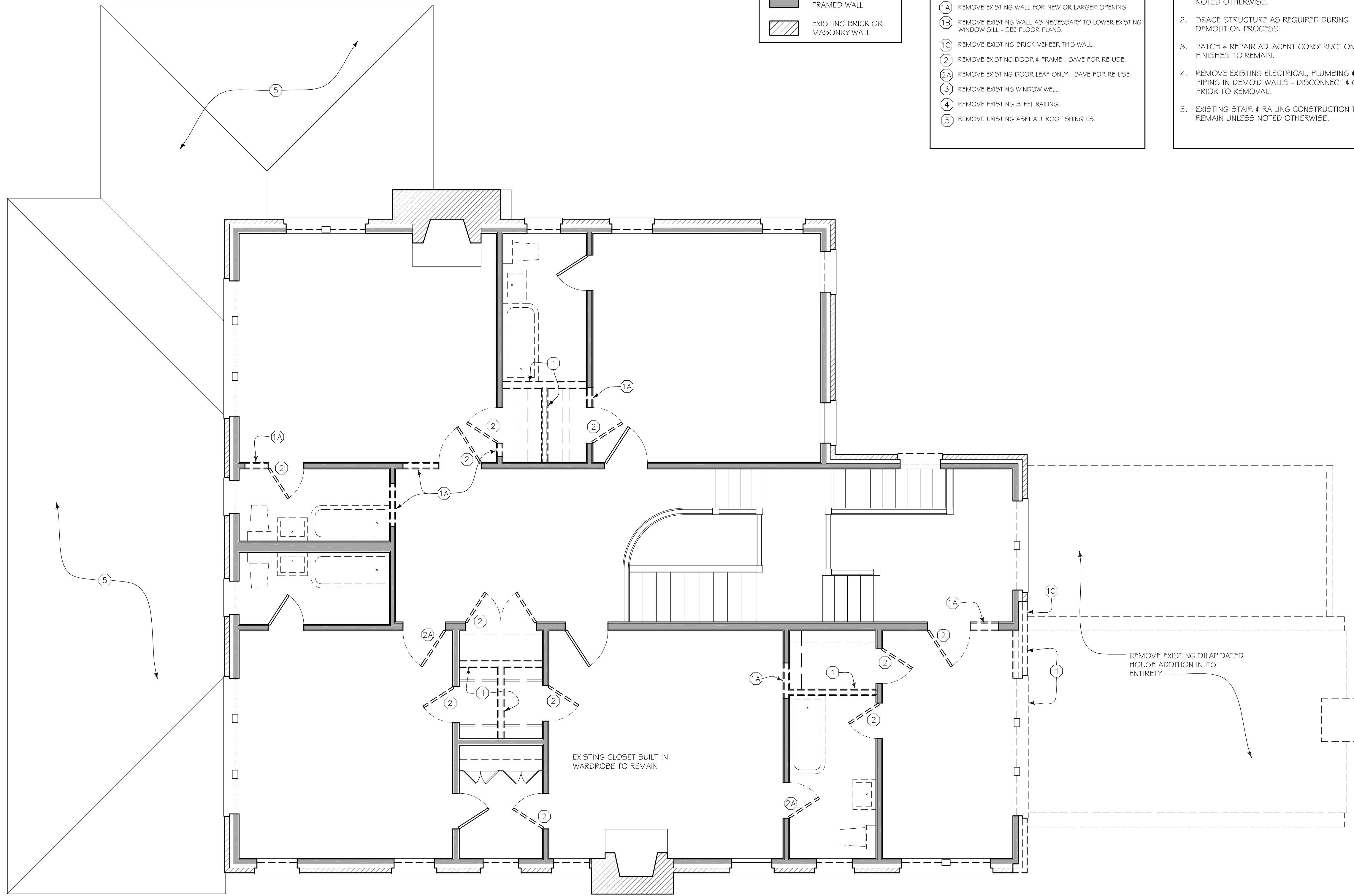
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DEMOLITION GENERAL NOTES

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01 JUN 2018 CERT. OF APPROPRIATENESS
18 MAY 2018 OWNER REVIEW

1783 S. PONCE DE LEON AVE.
RESIDENCE

ADDITION & RENOVATION FOR POP CUSTOM HOMES
TYLER KITCHENS (678) 521-6120
1783 S. PONCE DE LEON RD
ATLANTA, GA.

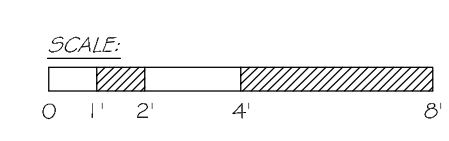
JOB NO. 1808

SECOND FLOOR
DEMOLITION PLAN

D1.2

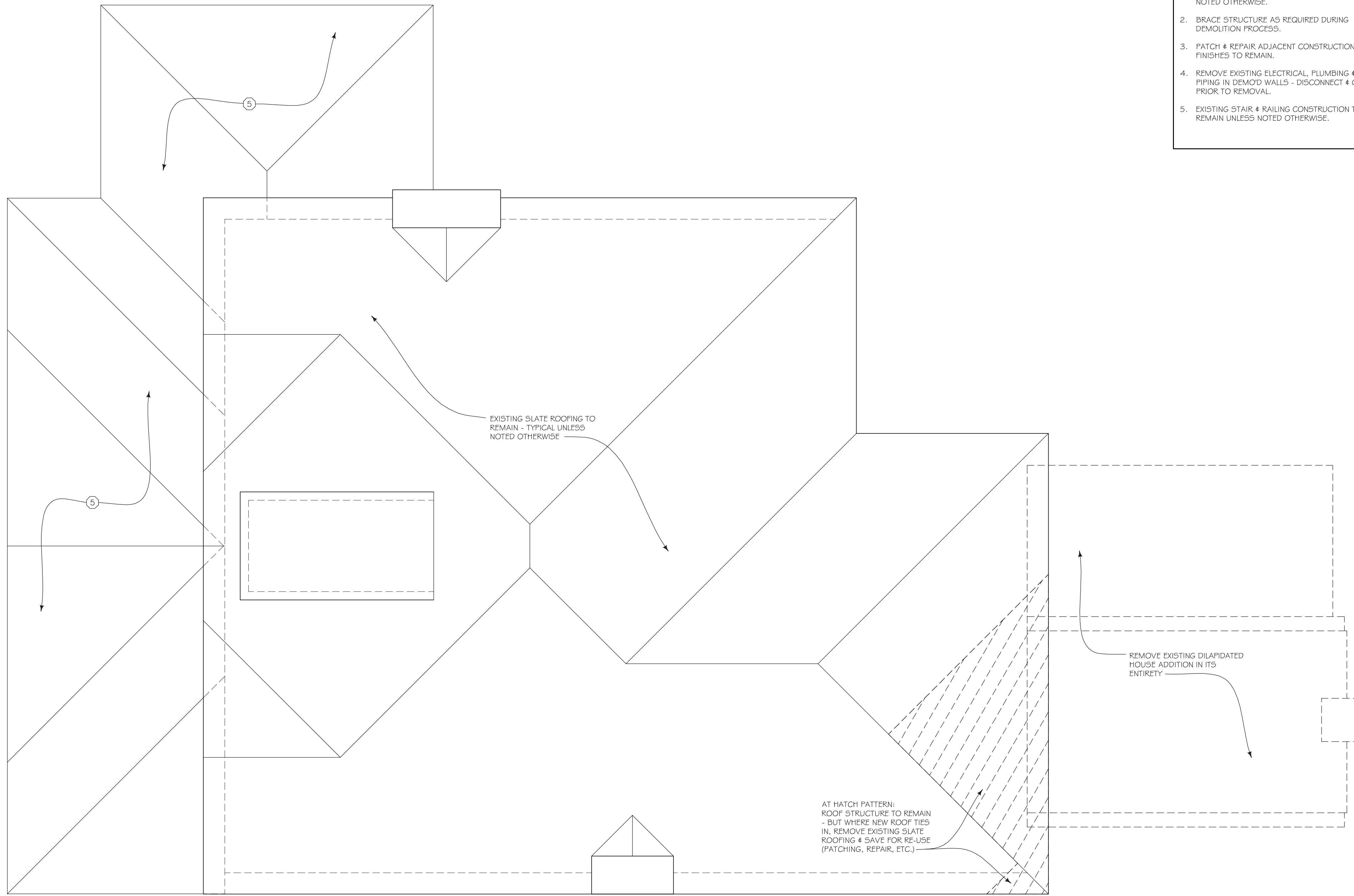
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1 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES	
1. EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.	6. REMOVE & REPAIR ALL DAMAGED FRAMING & CONSTRUCTION.
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01 JUN 2018 CERT. OF APPROPRIATENESS
18 MAY 2018 OWNER REVIEW

1783 S. PONCE DE LEON AVE.
RESIDENCE
ADDITION & RENOVATION FOR POP CUSTOM HOMES
TYLER KITCHENS (678) 521-6120
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ATLANTA, GA.

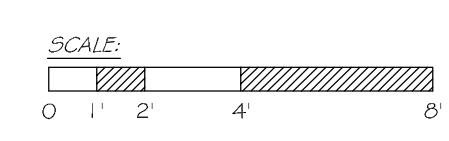
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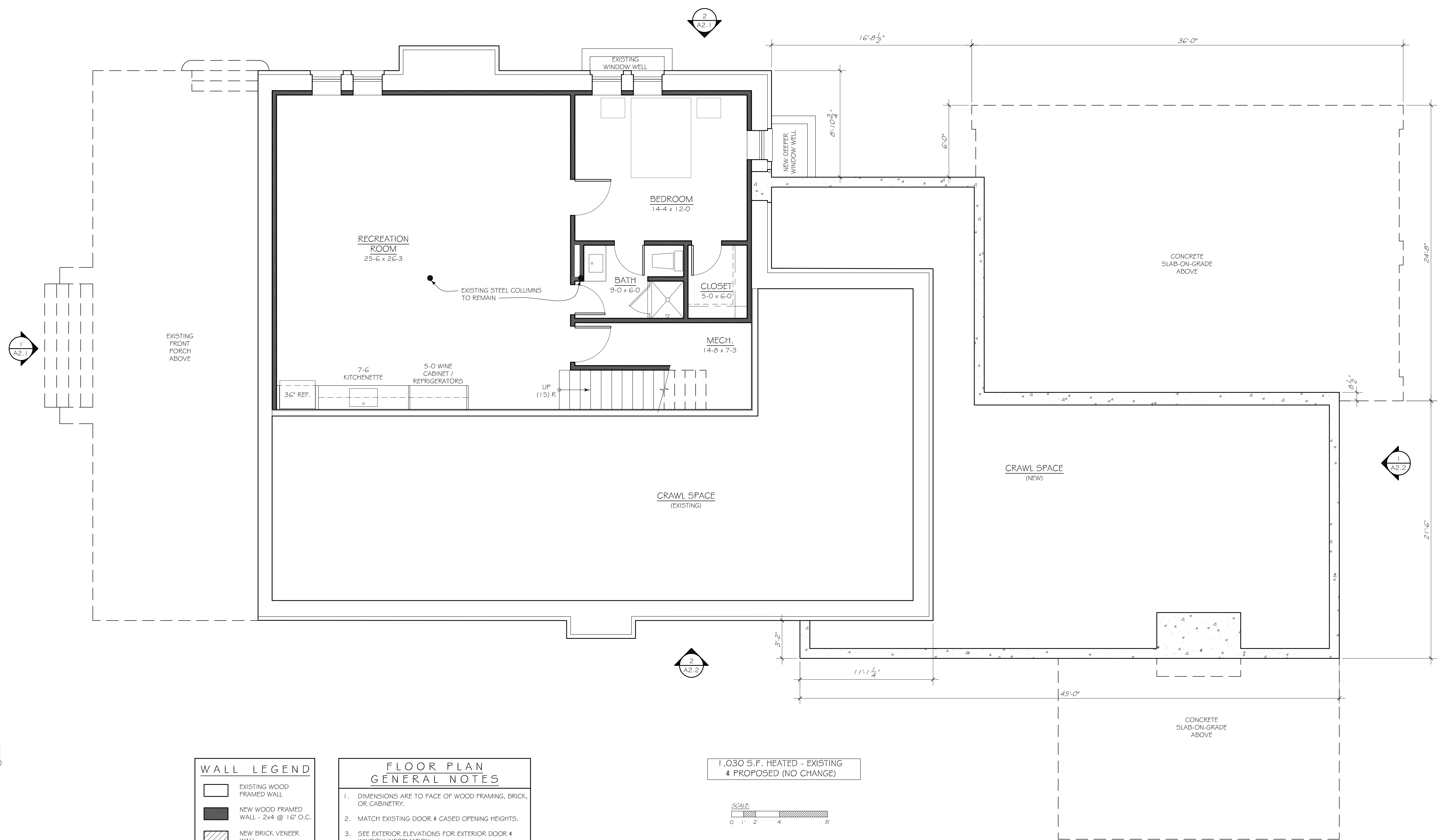
ROOF
DEMOLITION PLAN

D1.3

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24 MAY 2018 OWNER REVIEW
18 MAY 2018 OWNER REVIEW

1783 S. PONCE
DE LEON AVE.
RESIDENCE

ADDITION & RENOVATION
FOR POP CUSTOM HOMES
TYLER KITCHENS (678) 521-6120
1783 S. PONCE DE LEON RD
ATLANTA, GA.

JOB NO. 1808

BASEMENT FLOOR
PLAN

A1.0

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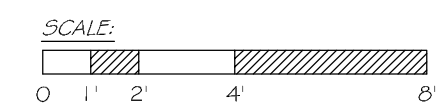
WALL LEGEND

	EXISTING WOOD FRAMED WALL
	NEW WOOD FRAMED WALL - 2x4 @ 16" O.C.
	NEW BRICK VENEER WALL
	NEW CONCRETE WALL

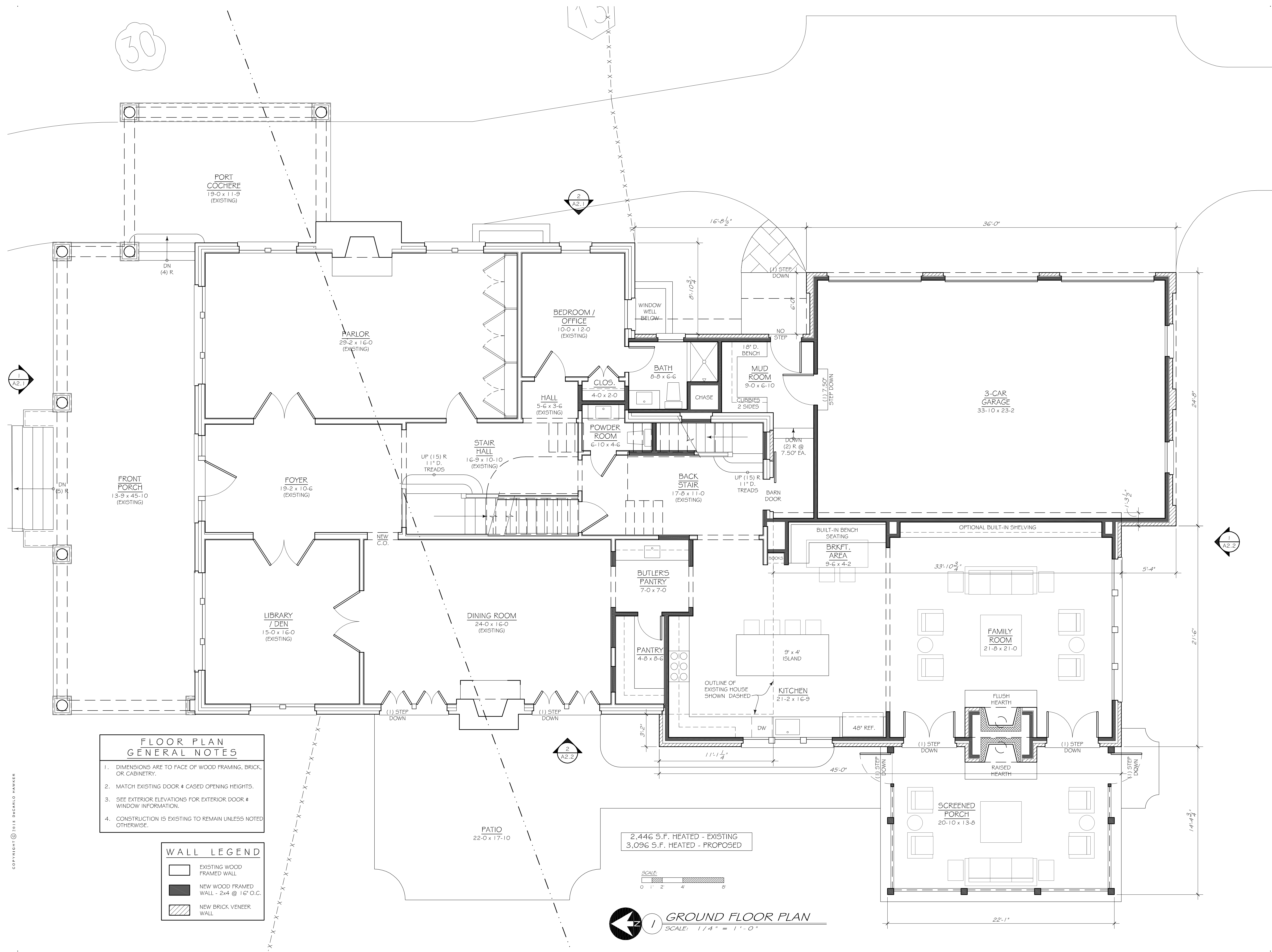
FLOOR PLAN GENERAL NOTES

- DIMENSIONS ARE TO FACE OF WOOD FRAMING, BRICK, OR CABINETS.
- MATCH EXISTING DOOR & CASED OPENING HEIGHTS.
- SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR & WINDOW INFORMATION.
- CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

1,030 S.F. HEATED - EXISTING
& PROPOSED (NO CHANGE)



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



01 JUN 2018 CERT. OF APPROPRIATENESS
24 MAY 2018 OWNER REVIEW
18 MAY 2018 OWNER REVIEW

1783 S. PONCE
DE LEON AVE.
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ADDITION & RENOVATION
FOR POP CUSTOM HOMES
TYLER KITCHENS (678) 521-6120
1783 S. PONCE DE LEON RD
ATLANTA, GA.

JOB NO. 1808

GROUND FLOOR
PLAN

A1.1

NOT RELEASED FOR CONSTRUCTION

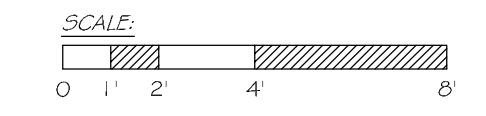
FLOOR PLAN
GENERAL NOTES

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3. SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR & WINDOW INFORMATION.
4. CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

WALL LEGEND

- EXISTING WOOD FRAMED WALL
- NEW WOOD FRAMED WALL - 2x4 @ 16" O.C.
- NEW BRICK VENEER WALL

2,446 S.F. HEATED - EXISTING
3,096 S.F. HEATED - PROPOSED



GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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24 MAY 2018 OWNER REVIEW
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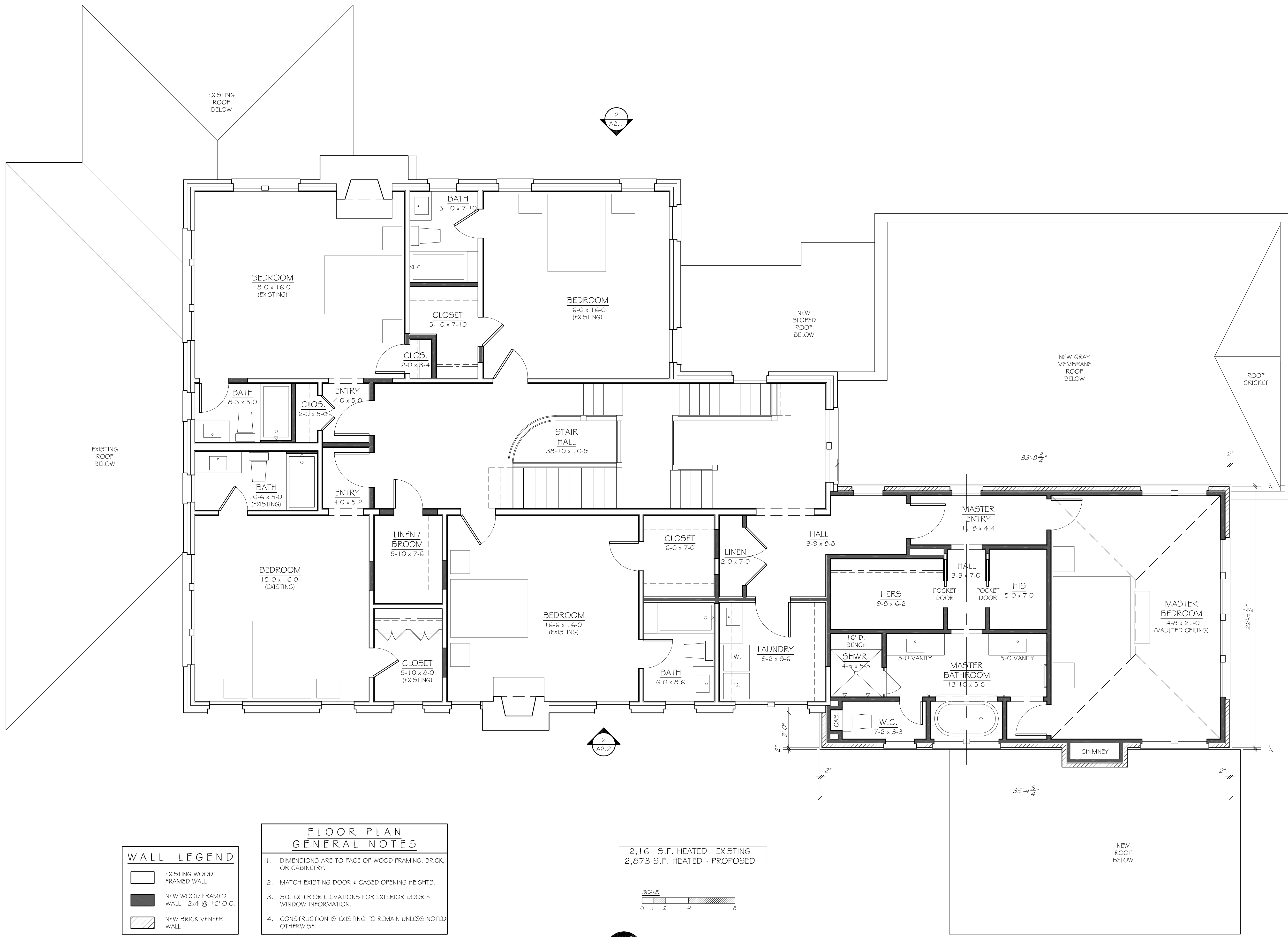
ADDITION & RENOVATION
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1783 S. PONCE DE LEON RD
ATLANTA, GA.

JOB NO. 1808

SECOND FLOOR
PLAN

A1.2

NOT RELEASED FOR CONSTRUCTION

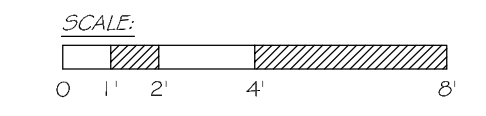


WALL LEGEND

	EXISTING WOOD FRAMED WALL
	NEW WOOD FRAMED WALL - 2x4 @ 16" O.C.
	NEW BRICK VENEER WALL

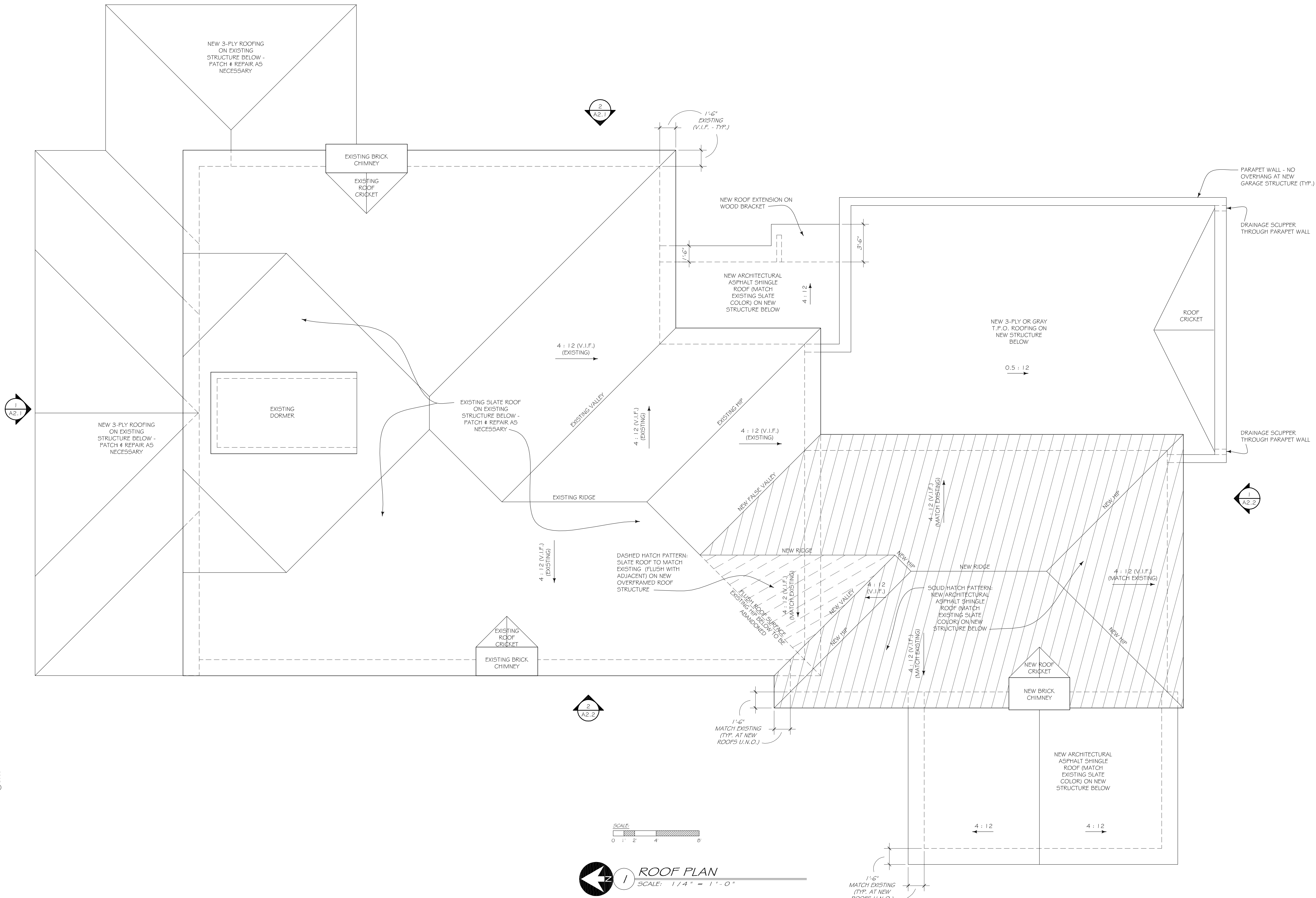
- FLOOR PLAN GENERAL NOTES**
1. DIMENSIONS ARE TO FACE OF WOOD FRAMING, BRICK, OR CABINETRY.
 2. MATCH EXISTING DOOR & CASED OPENING HEIGHTS.
 3. SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR & WINDOW INFORMATION.
 4. CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

2,161 S.F. HEATED - EXISTING
2,873 S.F. HEATED - PROPOSED



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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01 JUN 2018 CERT. OF APPROPRIATENESS
18 MAY 2018 OWNER REVIEW

1783 S. PONCE
DE LEON AVE.
RESIDENCE

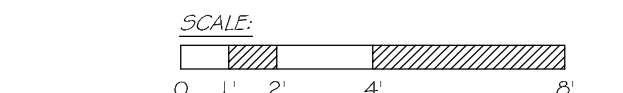
ADDITION & RENOVATION
FOR POP CUSTOM HOMES
TYLER KITCHENS (678) 521-6120
1783 S. PONCE DE LEON RD
ATLANTA, GA.

JOB NO. 1808

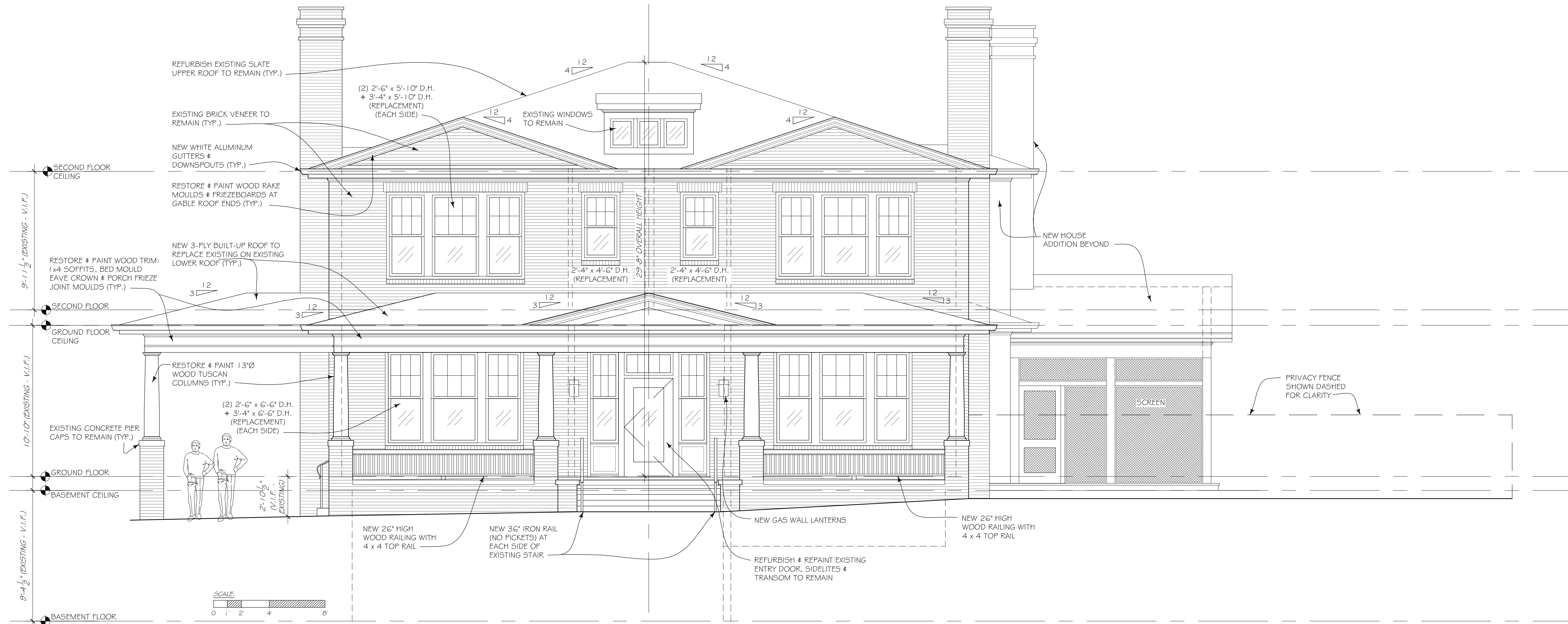
ROOF PLAN

A1.3

NOT RELEASED FOR CONSTRUCTION

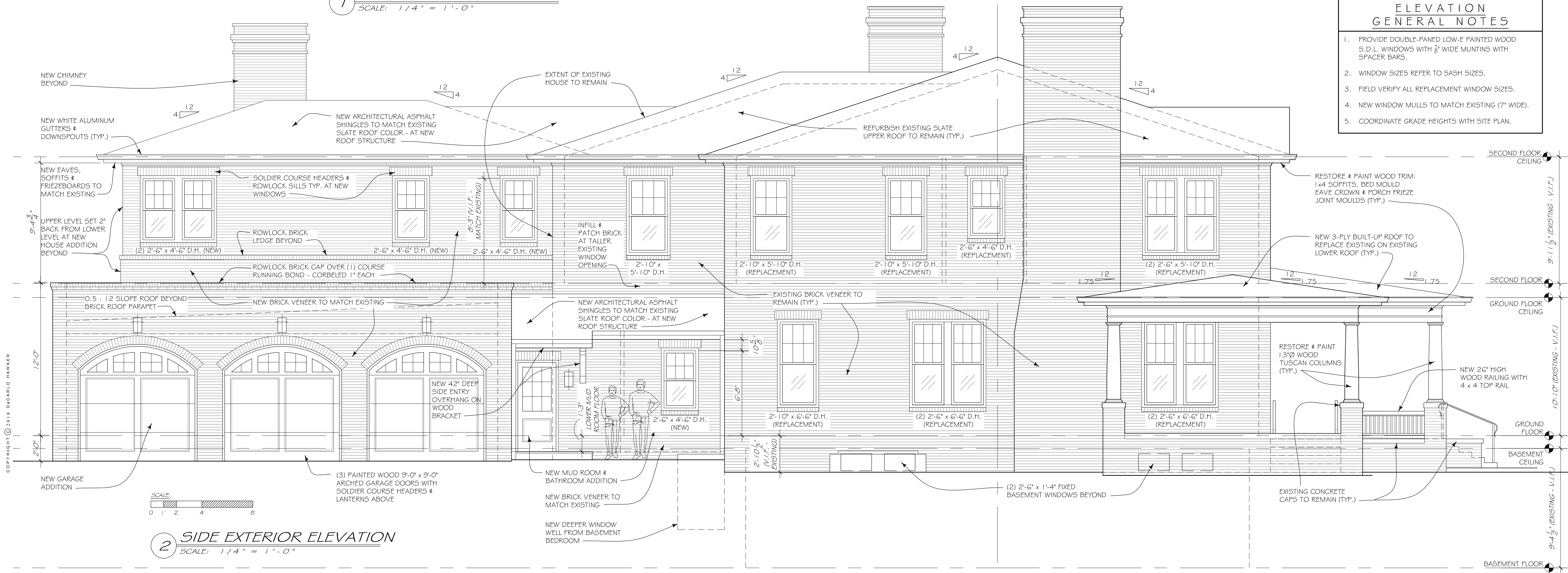


ROOF PLAN
SCALE: 1/4" = 1'-0"



1 FRONT EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

- ELEVATION GENERAL NOTES**
1. PROVIDE DOUBLE-PANED LOW-E PAINTED WOOD S.D.L. WINDOWS WITH 3/8" WIDE MUNTINS WITH SPACER BARS.
 2. WINDOW SIZES REFER TO SASH SIZES.
 3. FIELD VERIFY ALL REPLACEMENT WINDOW SIZES.
 4. NEW WINDOW MULLS TO MATCH EXISTING (7" WIDE).
 5. COORDINATE GRADE HEIGHTS WITH SITE PLAN.



2 SIDE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

01 JUN 2018 CERT. OF APPROPRIATENESS
24 MAY 2018 OWNER REVIEW
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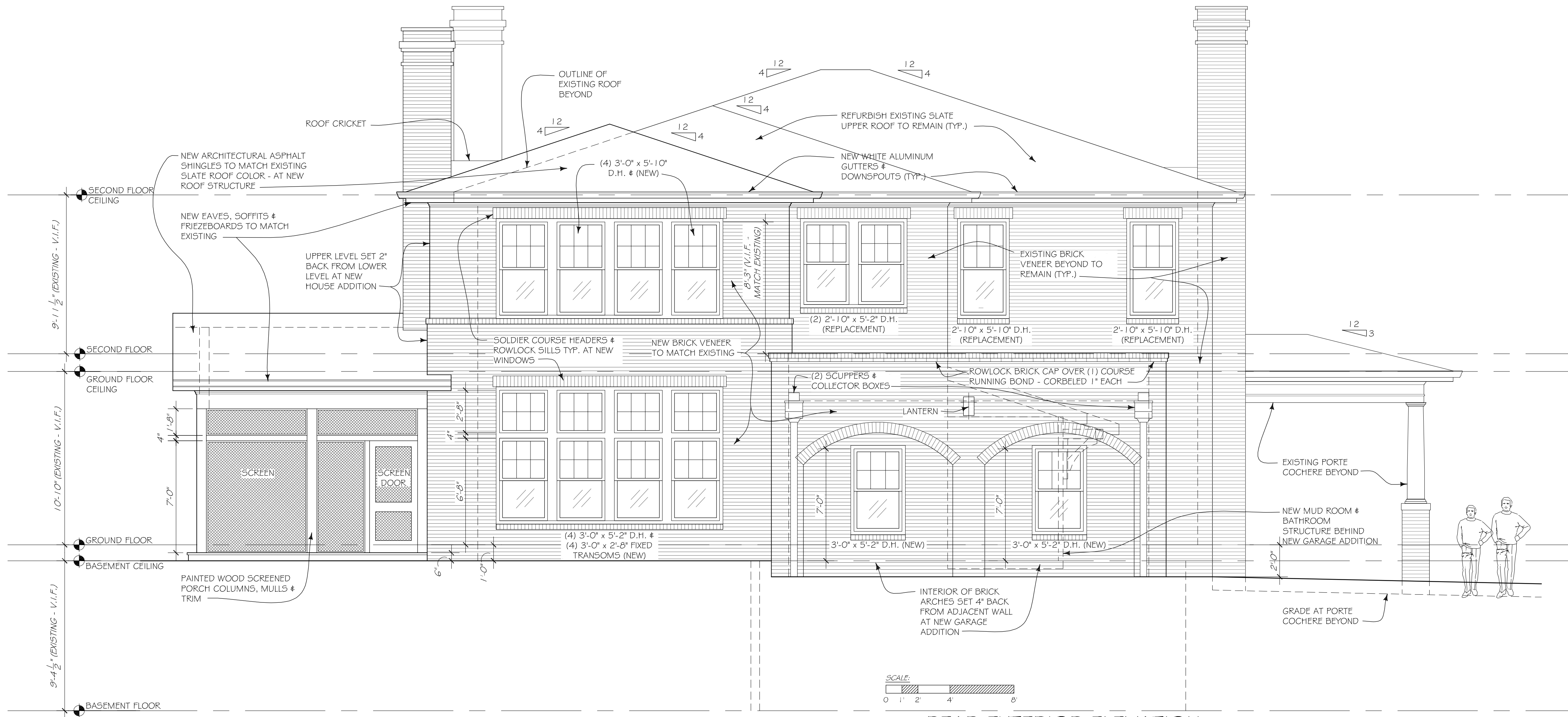
1783 S. PONCE DE LEON AVE.
RESIDENCE

ADDITION & RENOVATION
FOR POP CUSTOM HOMES
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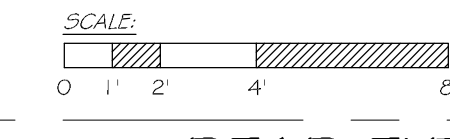
JOB NO. 1808

EXTERIOR
ELEVATIONS

A2.1

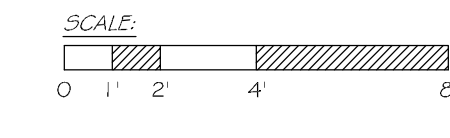
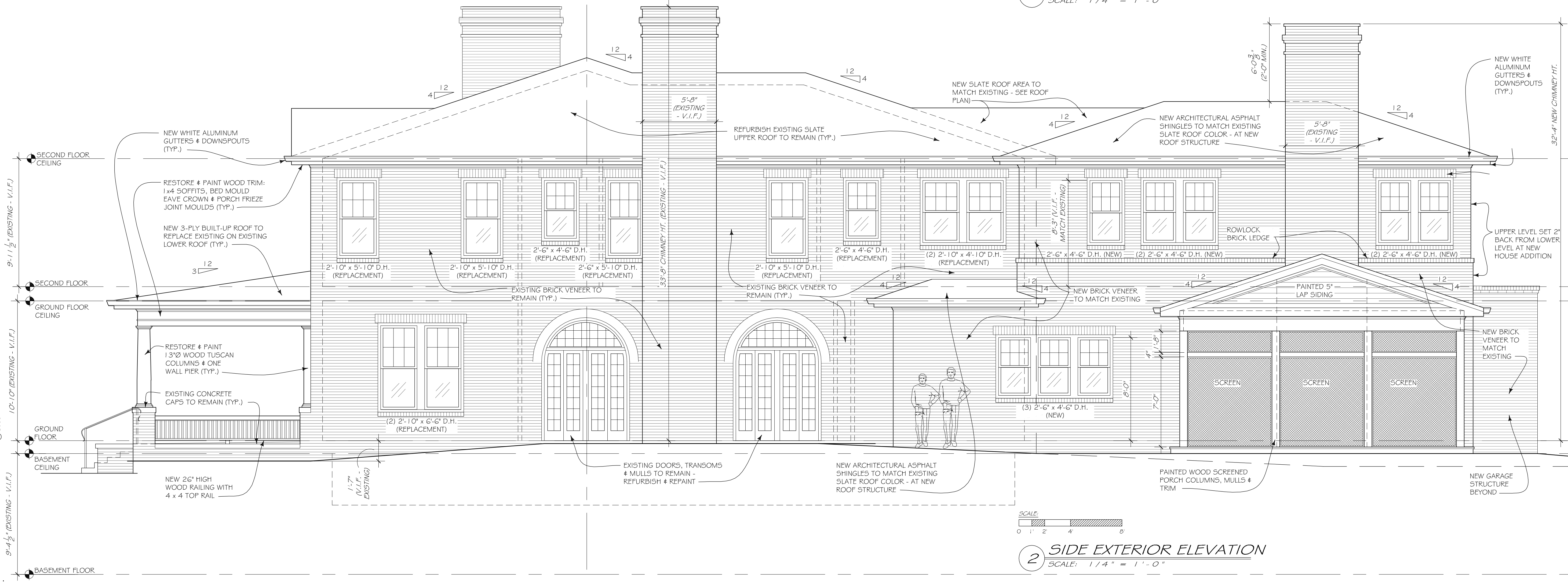


- ELEVATION GENERAL NOTES**
1. PROVIDE DOUBLE-PANED LOW-E PAINTED WOOD S.D.L. WINDOWS WITH 3/8" WIDE MUNTINS WITH SPACER BARS.
 2. WINDOW SIZES REFER TO SASH SIZES.
 3. FIELD VERIFY ALL REPLACEMENT WINDOW SIZES.
 4. NEW WINDOW MULLS TO MATCH EXISTING (7" WIDE).
 5. COORDINATE GRADE HEIGHTS WITH SITE PLAN.



1 REAR EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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2 SIDE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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JOB NO. 1808

EXTERIOR
ELEVATIONS

A2.2

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3 EXISTING PHOTOS
SCALE: NONE



1 FRONT EXTERIOR ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



2 SIDE EXTERIOR ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

DECARLO
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EXTERIOR
ELEVATIONS
- EXISTING

A2.3

NOT RELEASED FOR CONSTRUCTION



3 EXISTING PHOTOS
SCALE: NONE



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EXTERIOR
ELEVATIONS
- EXISTING

A2.4

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1111 11th St NW
1111 11th St NW







