



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: 2/1/2018 Application No.: _____
Address of Subject Property: 934 Lullwater Road, Atlanta, Georgia 30307
Applicant: Paul Gilroy E-Mail: paulgilroy@att.net
Applicant Mailing Address: 561 Ridgecrest Rd, Atlanta, Ga. 30307
Applicant Phone(s): 678-793-1023 Fax: _____
Applicant's relationship to the owner: Owner ☒ Architect: ☐ Contractor/Builder ☐ Other ☐
Owner(s): Paul Gilroy E-Mail: paulgilroy@att.net
Roseanne McGuinness E-Mail: Roseanne.mcguinness@gmail.com
Owner(s) Mailing Address: 561 Ridgecrest Rd, Atlanta, Ga. 30307
Owner(s) Telephone Number: 678-793-1023

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: Primary structure built 1923/Secondary structure date unknown

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:

The owners wish to work within the same footprint that currently exists in order to repair, restore and renovate the home which has had deferred maintenance and alterations which are not of good design or quality. The owners wish to replace the existing left side addition with a structure on the same footprint that is more appropriate and allows for light upstairs. Many upstairs bedrooms have no windows for egress or light and dormers must be added to rectify that.

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.

DocuSigned by:

Paul Gilroy

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2/1/2018

DocuSigned by:

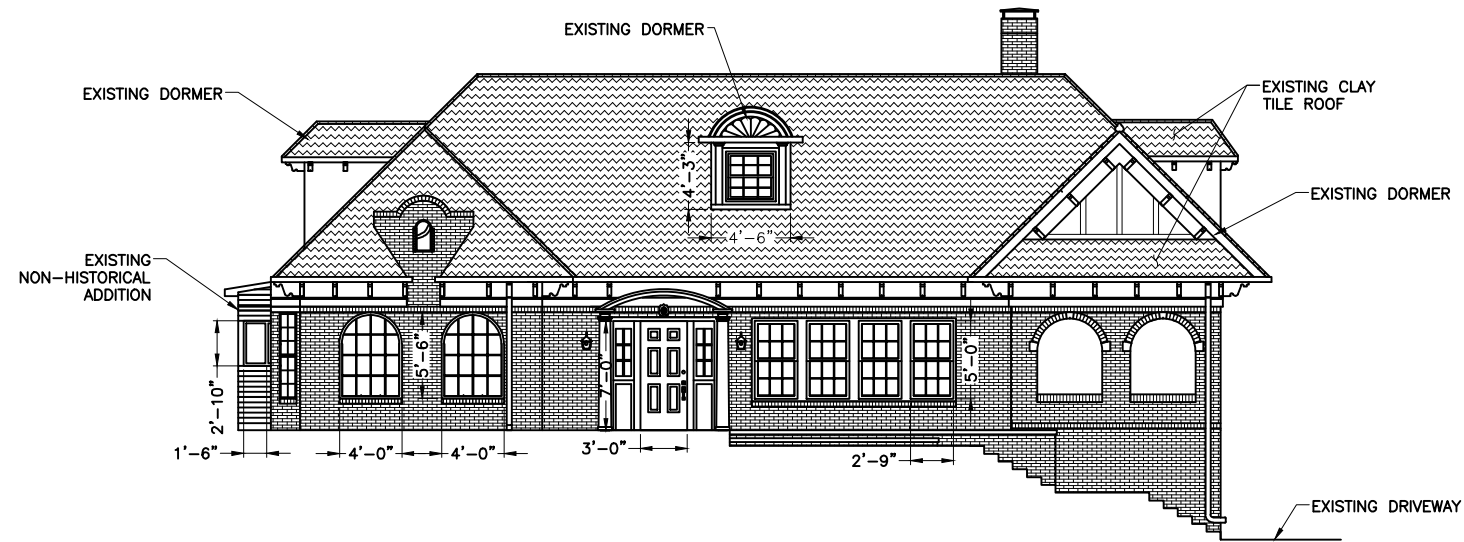
Roseanne McGuinness

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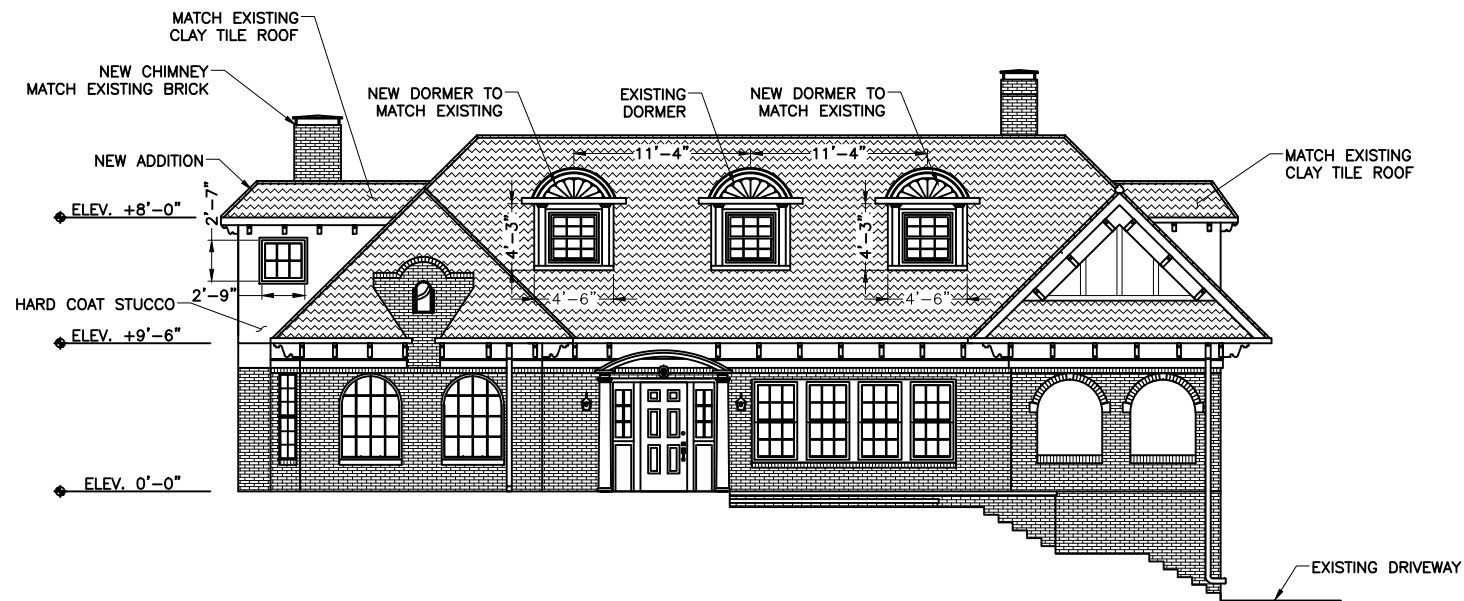
2/1/2018

Signature of Applicant/Date

Revised 1/26/17



FRONT ELEVATION AS-BUILT
SCALE: 3/16" = 1'-0"



FRONT ELEVATION (2) NEW DORMERS
SCALE: 3/16" = 1'-0"

NOTE:

MAJOR ORIGINAL ROOF LINES TO STAY IN-PLACE WITH THE ADDITION OF NEW DORMERS THAT ARE TO BE COMPATIBLE WITH THE EXISTING HISTORIC STRUCTURE. ALL MATERIALS ARE TO MATCH EXISTING. TRIM DETAILS TO MATCH AROUND NEW WINDOWS AND DOORS.

Kurt Ptacek, Architect
133 Pearl Street
Atlanta, Georgia 30316

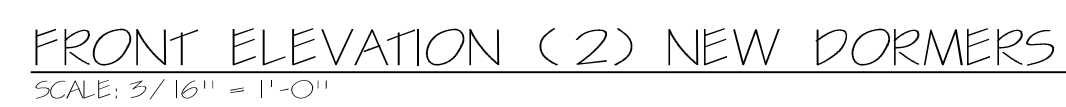
REV.	DATE	BY	DESCRIPTION
0	03/01/18		FOR REVIEW

DESIGNER: K. PTACEK
DRAWN BY: BMC

PRIVATE RESIDENCE
934 LULLWATER ROAD
FRONT ELEVATIONS
924 LULLWATER ROAD
FULTON COUNTY, ATLANTA, GA

SHEET NO.:

A1



MAJOR ORIGINAL ROOF LINES TO STAY IN-PLACE WITH THE ADDITION OF NEW DORMERS THAT ARE TO BE COMPATIBLE WITH THE EXISTING HISTORIC STRUCTURE. ALL MATERIALS ARE TO MATCH EXISTING. TRIM DETAILS TO MATCH AROUND NEW WINDOWS AND DOORS.

Kurt Placek, Architect
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Atlanta, Georgia 30316

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DESIGNER: K. PTACEK			DRAWN BY: BMC

PRIVATE RESIDENCE
934 LULLWATER ROAD
FRONT ELEVATIONS

924 LULLWATER ROAD
FULTON COUNTY, ATLANTA, GA

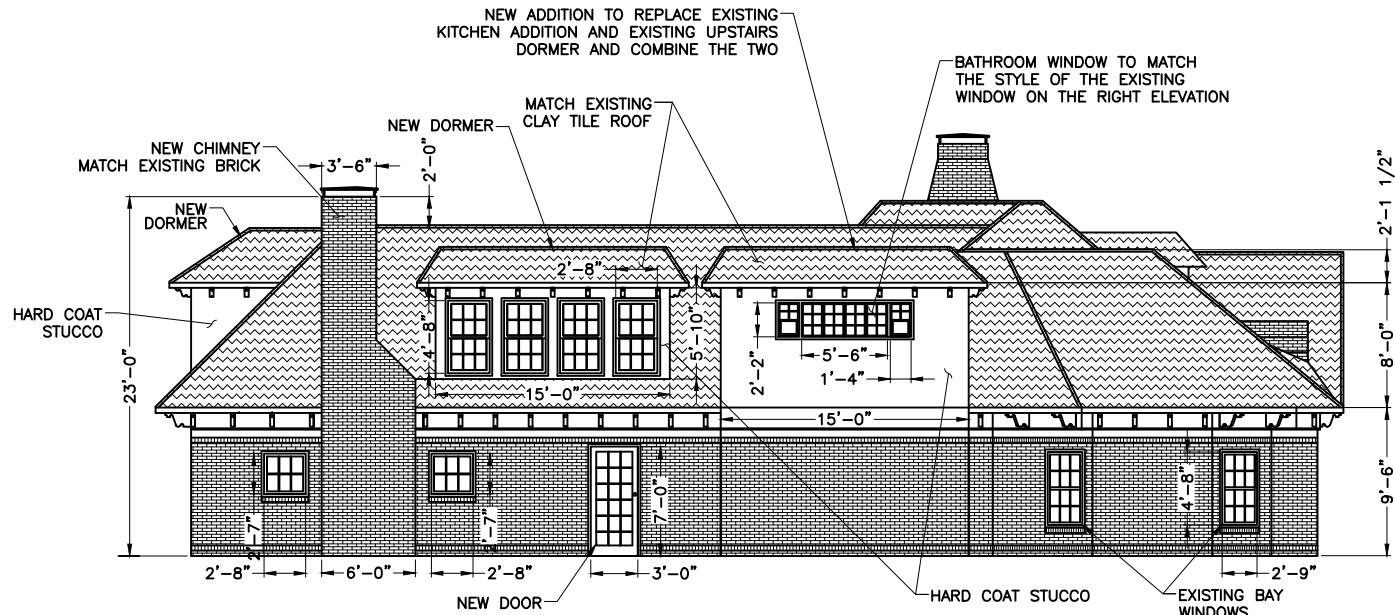
SHEET NO.:	
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A1



LEFT ELEVATION AS-BUILT
SCALE: 3/16" = 1'-0"

NOTE:
ALL FLAT ROOFS ON NEW DORMERS WILL BE
HANDLED WITH A CURB AND GUTTER SYSTEM (TYP)



NOTE:
WINDOWS TO EITHER SIDE OF THE CHIMNEY ARE TO MATCH
THE EXISTING WINDOWS MOVED FROM THE OPPOSITE WALL.

LEFT ELEVATION PROPOSED NEW DORMERS/ REBUILT ADDITION w BRICK
SCALE: 3/16" = 1'-0"

NOTE:
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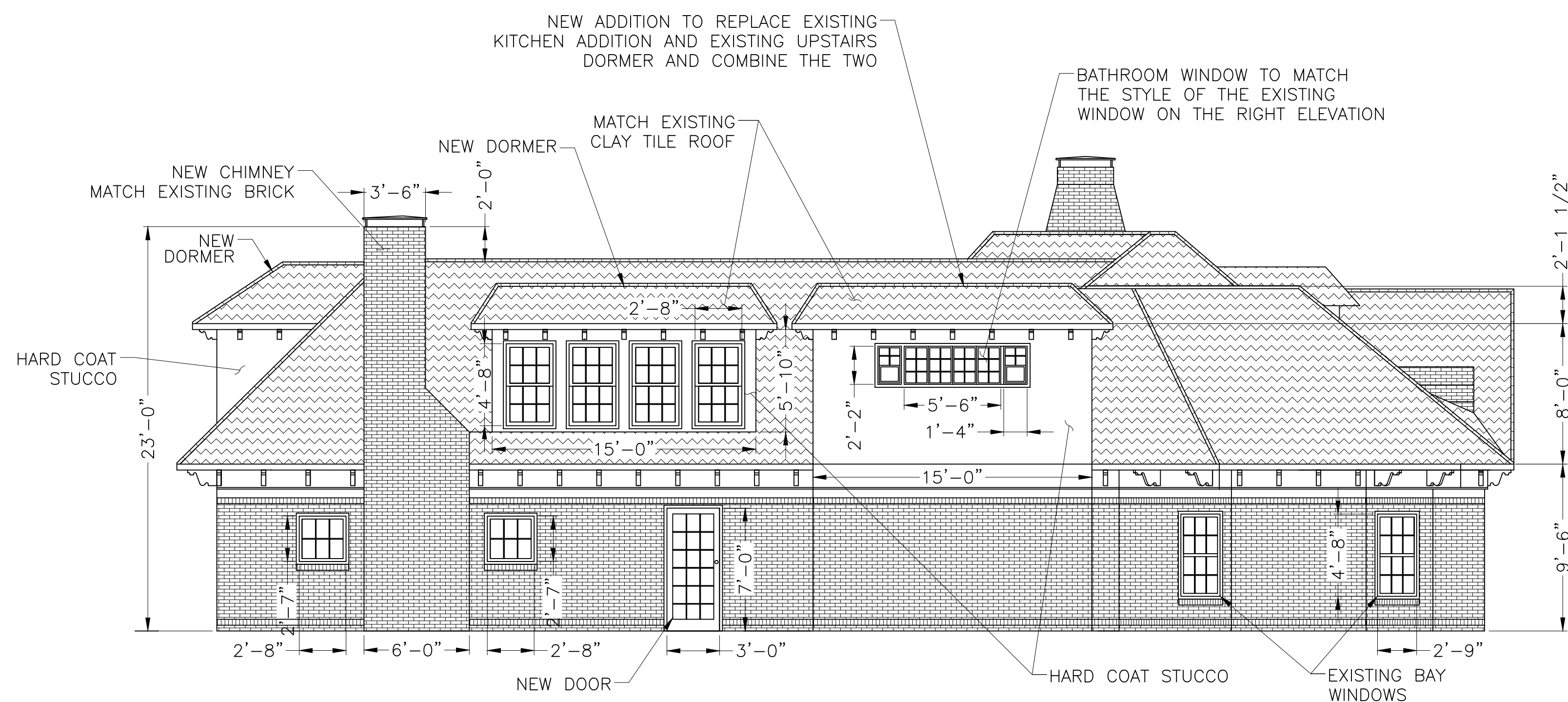
DESIGNER: K. PTACEK
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PRIVATE RESIDENCE
934 LULLWATER ROAD
LEFT ELEVATIONS
924 LULLWATER ROAD
FULTON COUNTY, ATLANTA, GA



LEFT ELEVATION AS-BUILT
SCALE: 3/16" = 1'-0"

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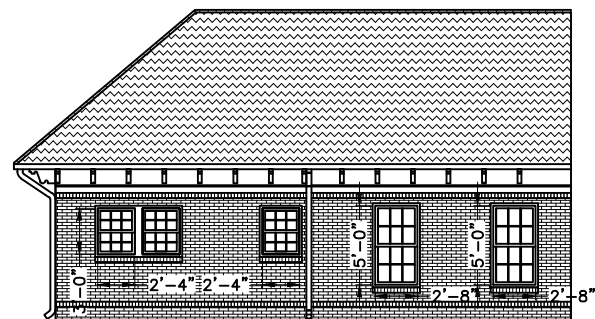
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PRIVATE RESIDENCE
934 LULLWATER ROAD
LEFT ELEVATIONS

924 LULLWATER ROAD
FULTON COUNTY, ATLANTA, GA

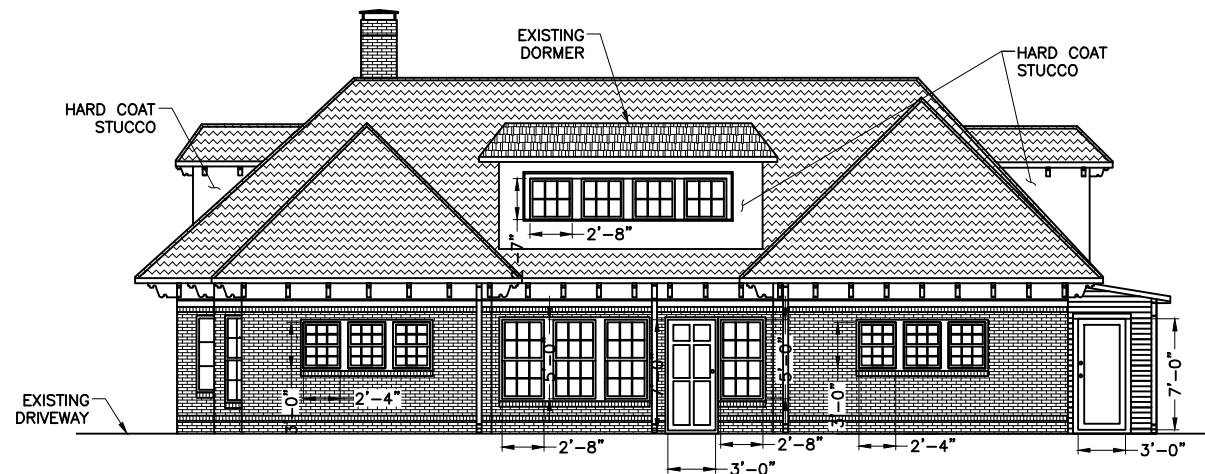
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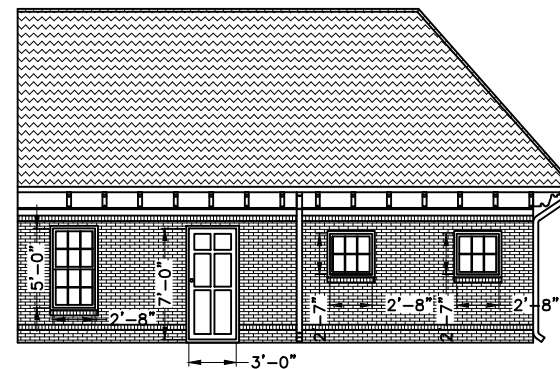


VIEW FROM COURTYARD
INTERIOR

REAR ELEVATION LEFT WING AS-BUILT
SCALE: 3/16" = 1'-0"



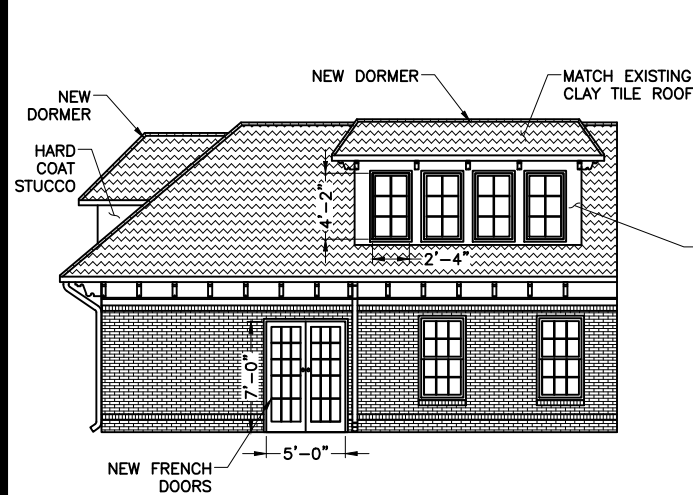
REAR ELEVATION AS-BUILT
SCALE: 3/16" = 1'-0"



VIEW FROM COURTYARD
INTERIOR

REAR ELEVATION RIGHT WING AS-BUILT
SCALE: 3/16" = 1'-0"

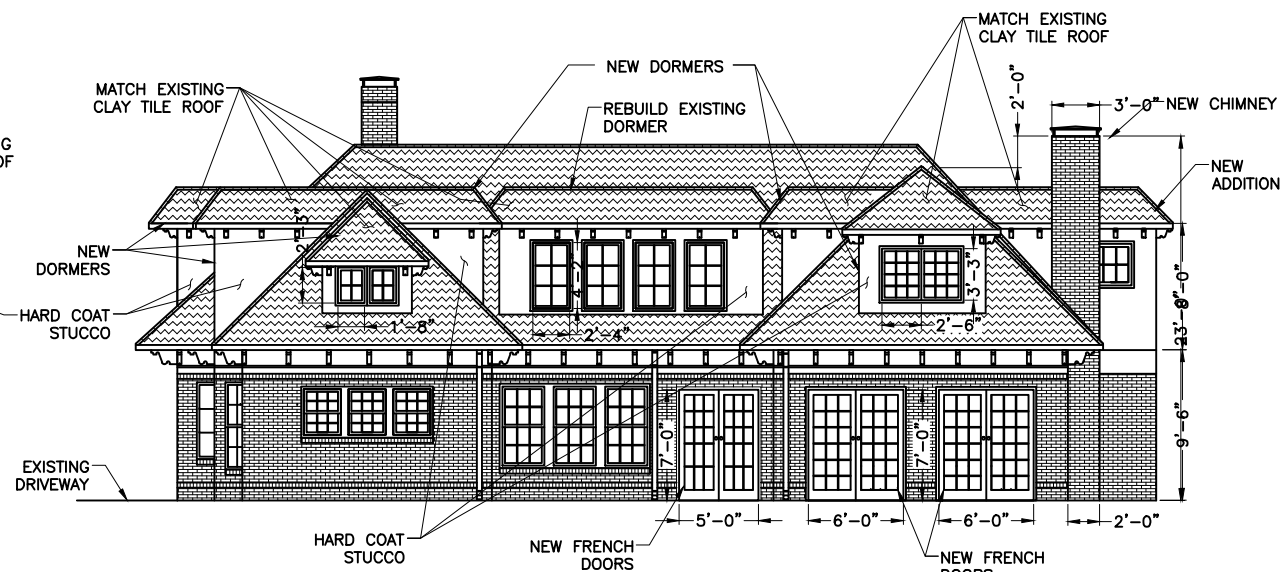
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NOTE:
DORMER WINDOWS TO BE CASEMENTS THAT MEET EGRESS
CODES AND MATCH STYLE OF EXISTING CASEMENTS.

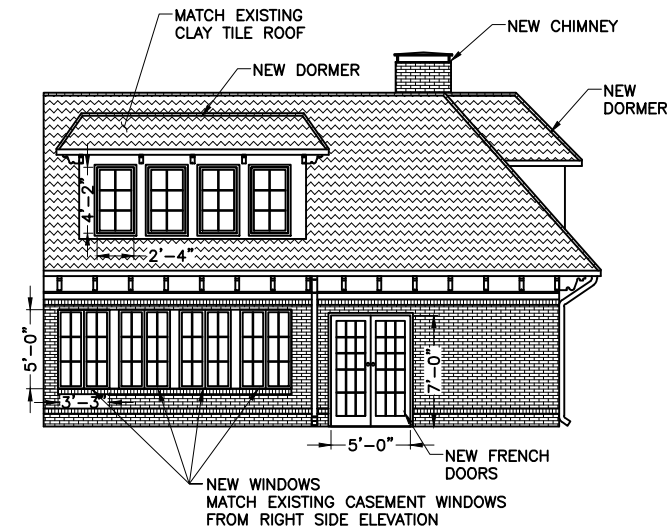
VIEW FROM COURTYARD INTERIOR

REAR ELEVATION LEFT WING PROPOSED NEW DORMERS
SCALE: 3/16" = 1'-0"



NOTE:
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REAR ELEVATION PROPOSED NEW DORMERS
SCALE: 3/16" = 1'-0"



NOTE:
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VIEW FROM COURTYARD INTERIOR

REAR ELEVATION RIGHT WING PROPOSED NEW DORMERS
SCALE: 3/16" = 1'-0"

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Atlanta, Georgia 30316

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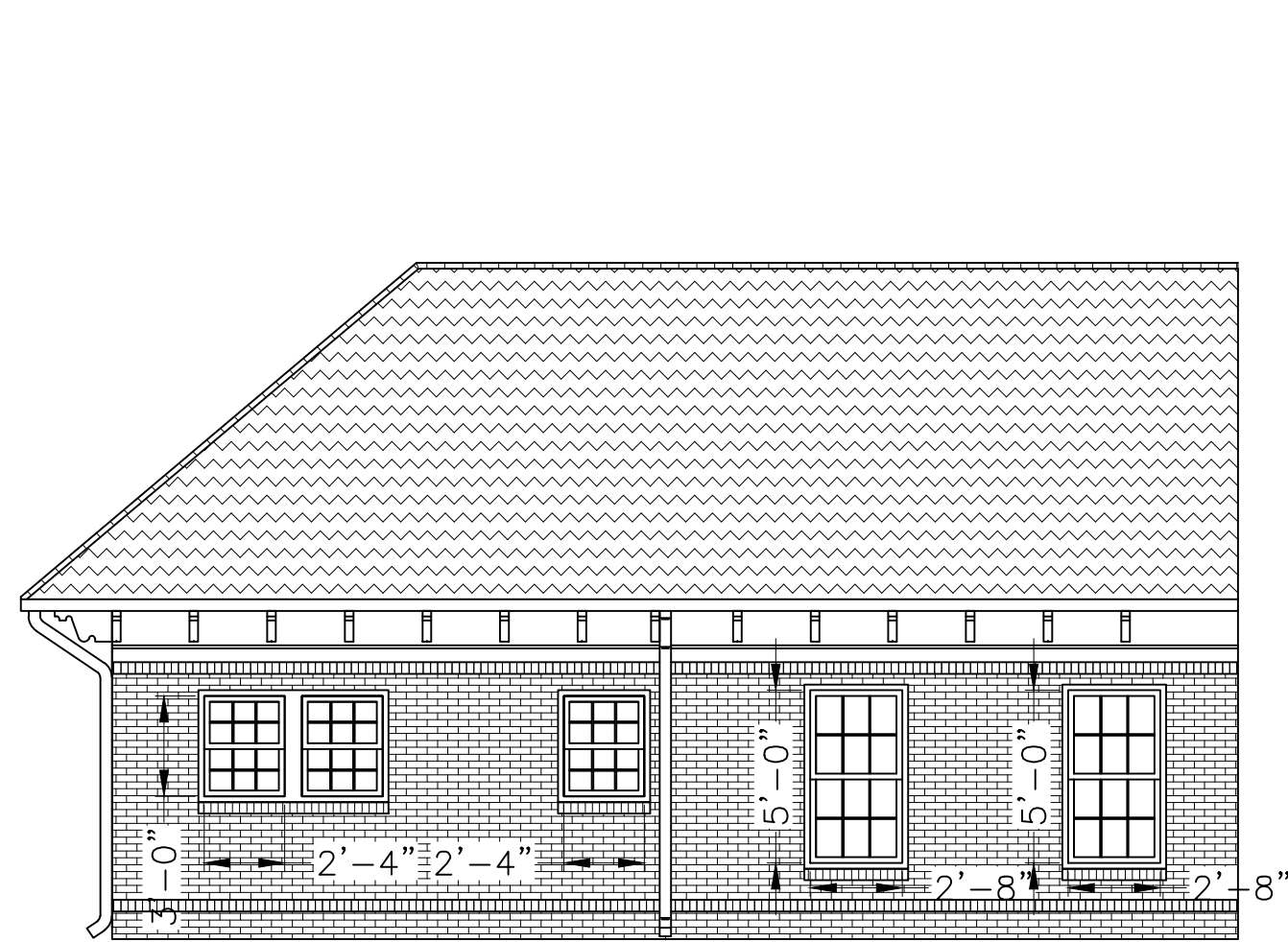
PRIVATE RESIDENCE

934 LULLWATER ROAD
REAR ELEVATIONS

924 LULLWATER ROAD
FULTON COUNTY, ATLANTA, GA

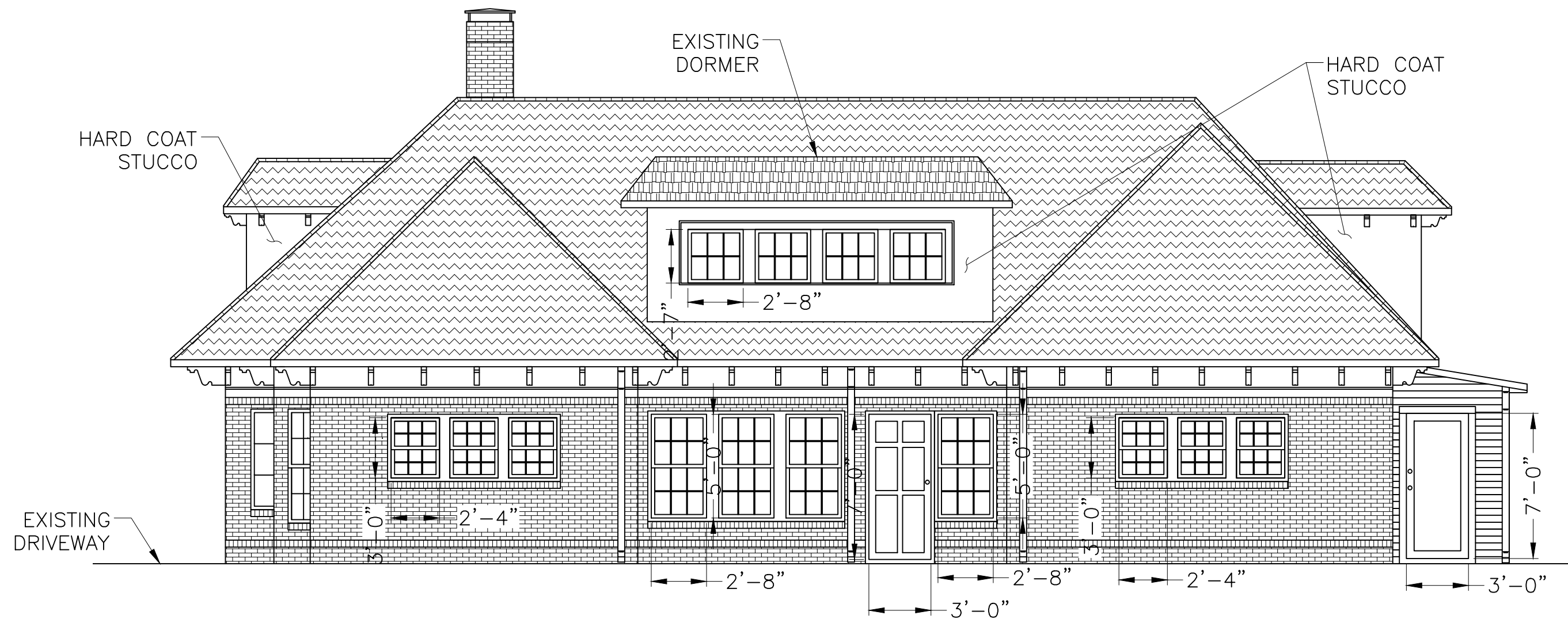
SHEET NO.:

A3



VIEW FROM COURTYARD
INTERIOR

REAR ELEVATION LEFT WING AS-BUILT
SCALE: 3/16" = 1'-0"



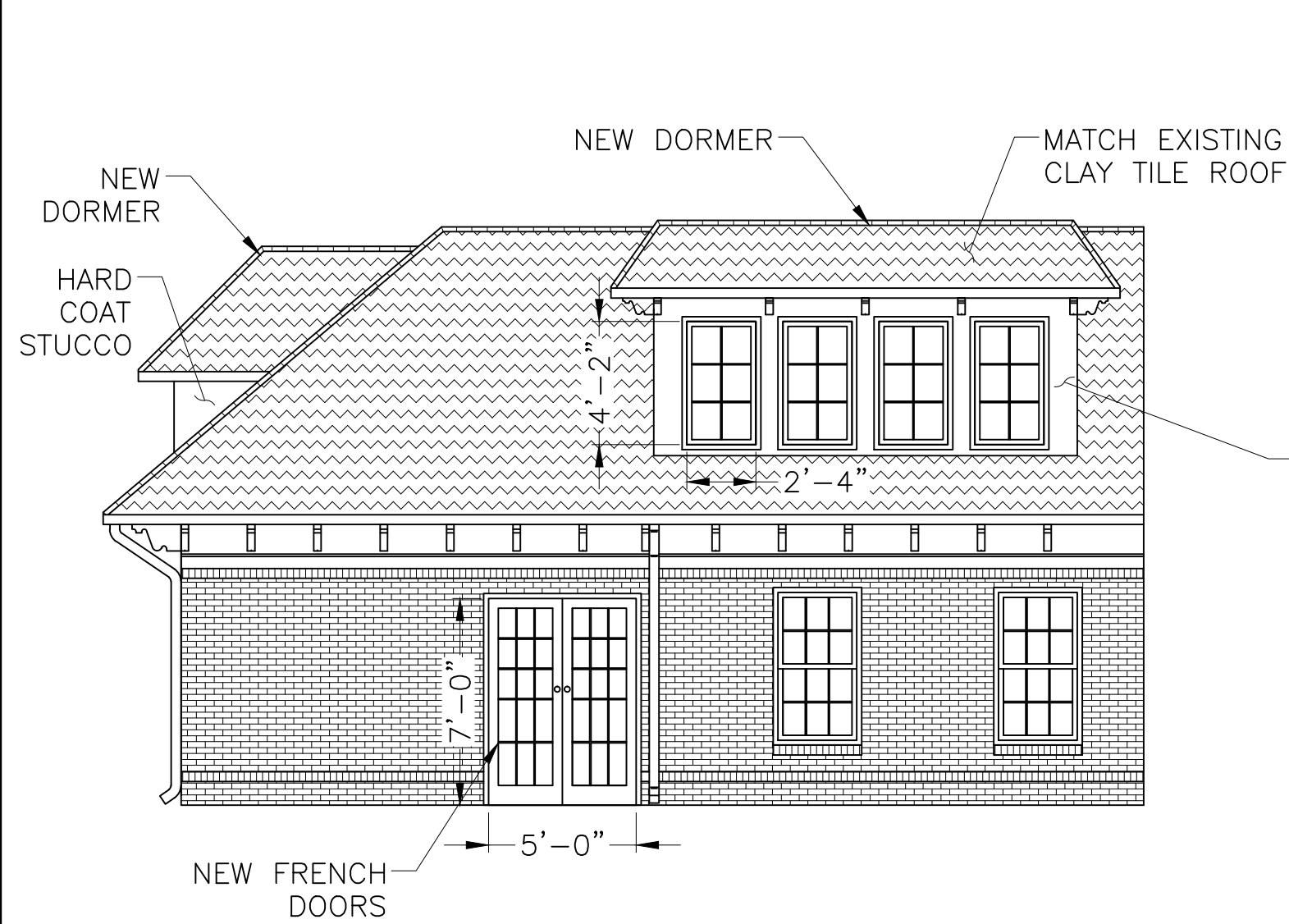
REAR ELEVATION AS-BUILT
SCALE: 3/16" = 1'-0"



VIEW FROM COURTYARD
INTERIOR

REAR ELEVATION RIGHT WING AS-BUILT
SCALE: 3/16" = 1'-0"

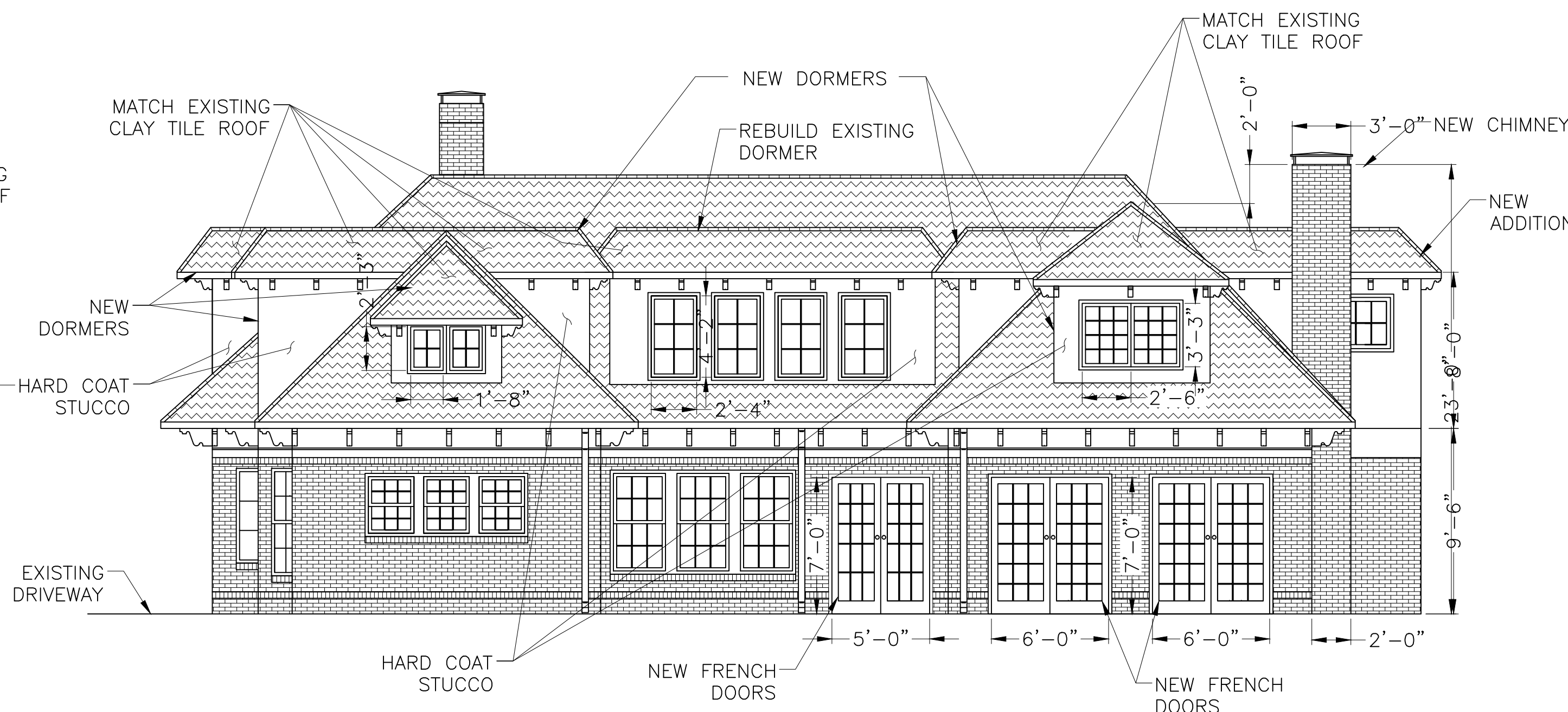
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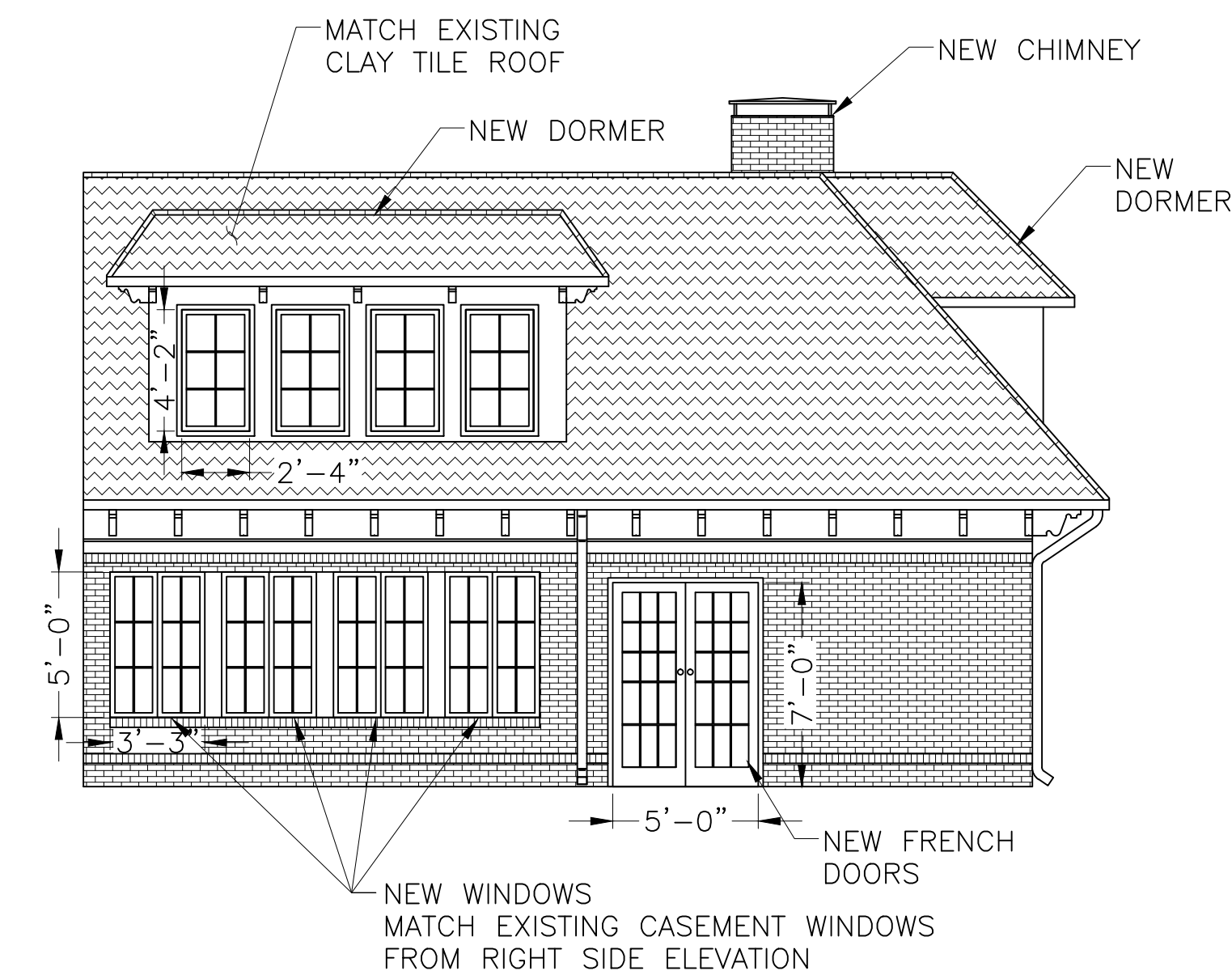
VIEW FROM COURTYARD INTERIOR

REAR ELEVATION LEFT WING PROPOSED NEW DORMERS
SCALE: 3/16" = 1'-0"



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REAR ELEVATION PROPOSED NEW DORMERS
SCALE: 3/16" = 1'-0"



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VIEW FROM COURTYARD INTERIOR

REAR ELEVATION RIGHT WING PROPOSED NEW DORMERS
SCALE: 3/16" = 1'-0"

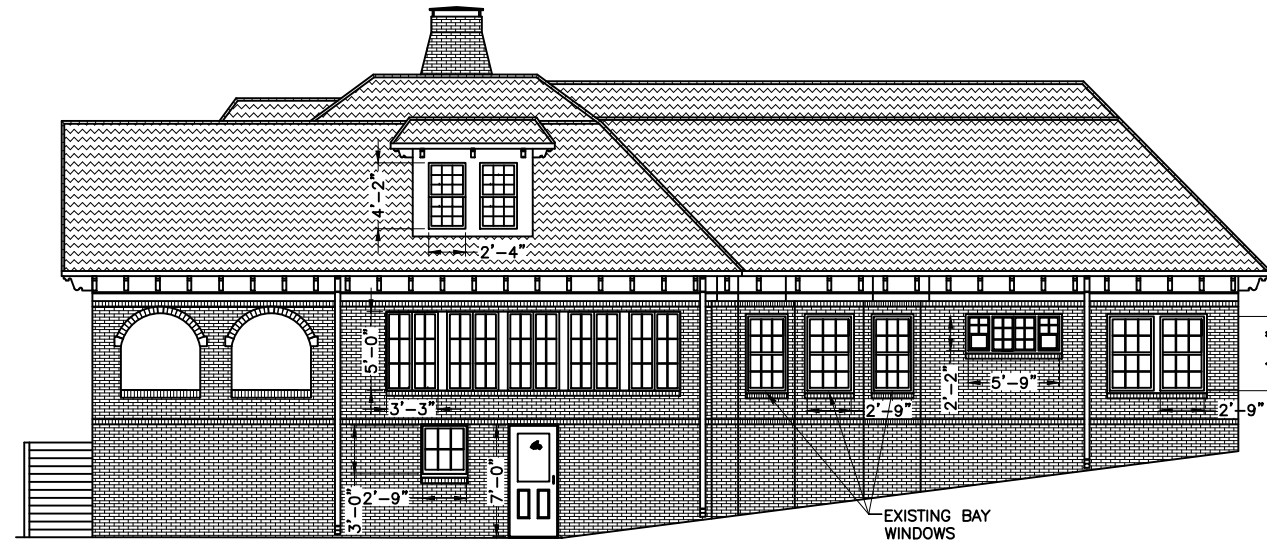
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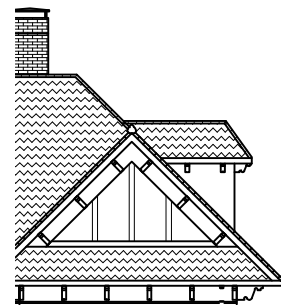
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PRIVATE RESIDENCE
934 LULLWATER ROAD
REAR ELEVATIONS
924 LULLWATER ROAD
FULTON COUNTY, ATLANTA, GA

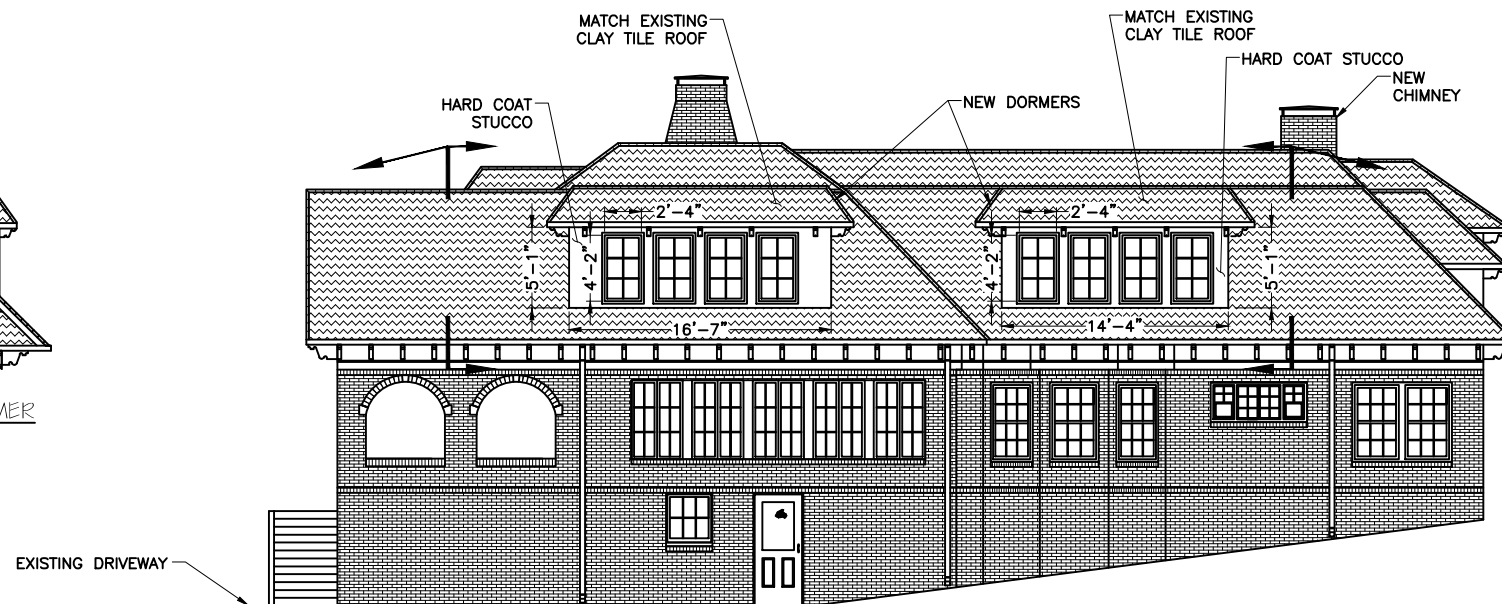


RIGHT ELEVATION AS-BUILT
SCALE: 3/16" = 1'-0"

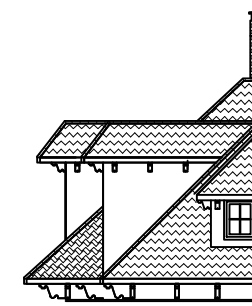
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SIDE VIEW LEFT DORMER



RIGHT ELEVATION PROPOSED NEW DORMERS
SCALE: 3/16" = 1'-0"



SIDE VIEW RIGHT DORMER

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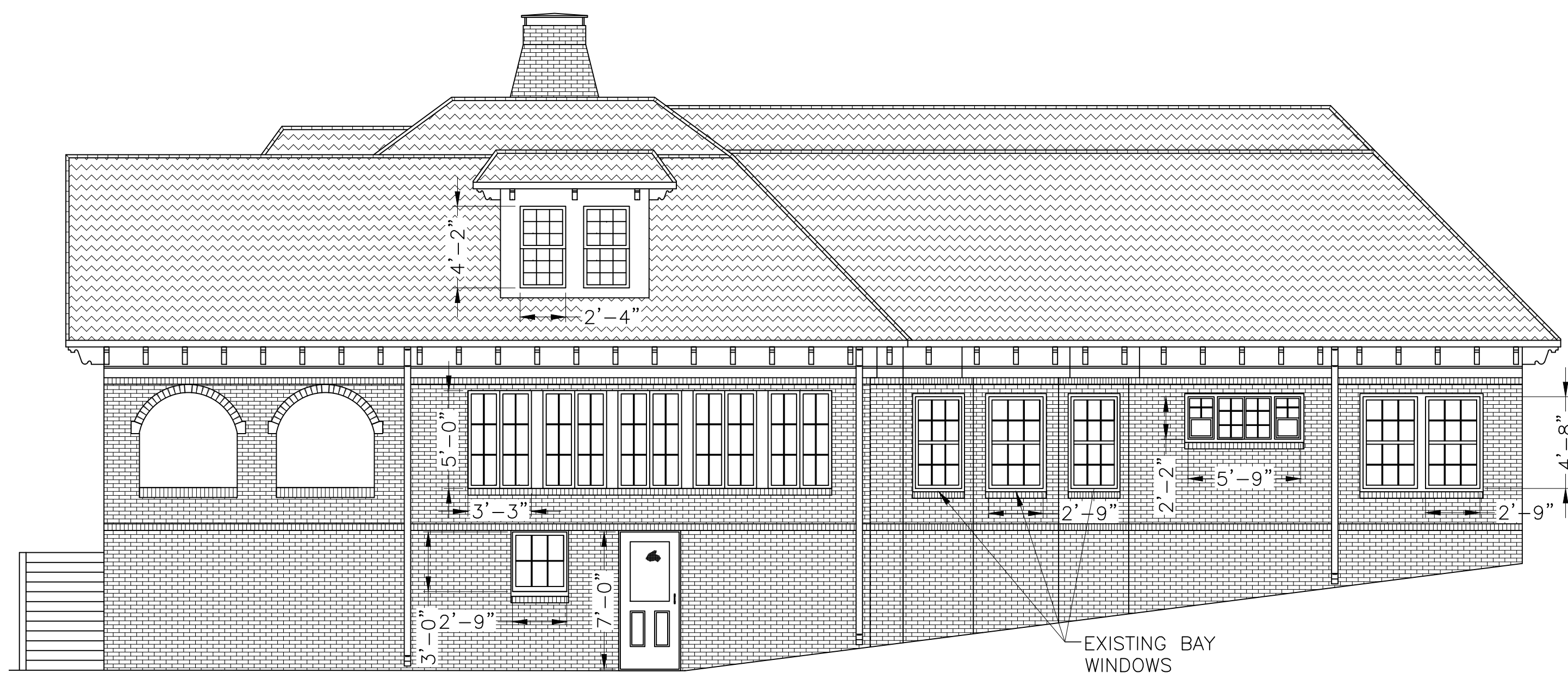
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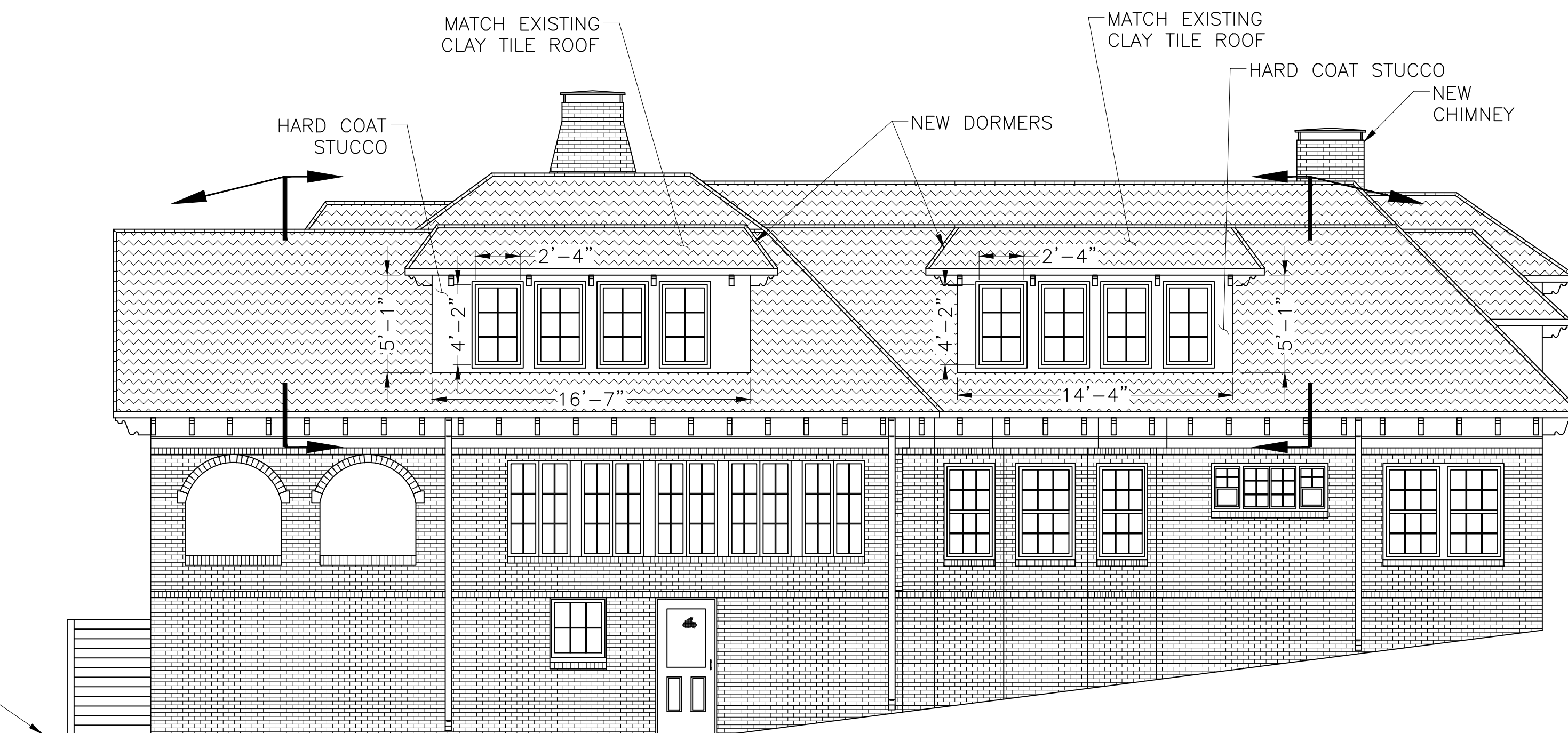
PRIVATE RESIDENCE
934 LULLWATER ROAD
RIGHT ELEVATIONS
924 LULLWATER ROAD
FULTON COUNTY, ATLANTA, GA

SHEET NO.:
A2

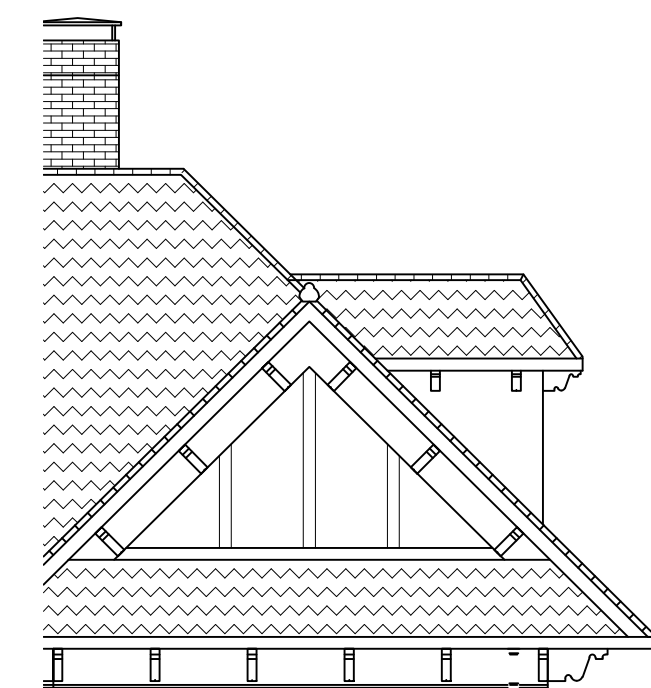


RIGHT ELEVATION AS-BUILT
SCALE: 3/16" = 1'-0"

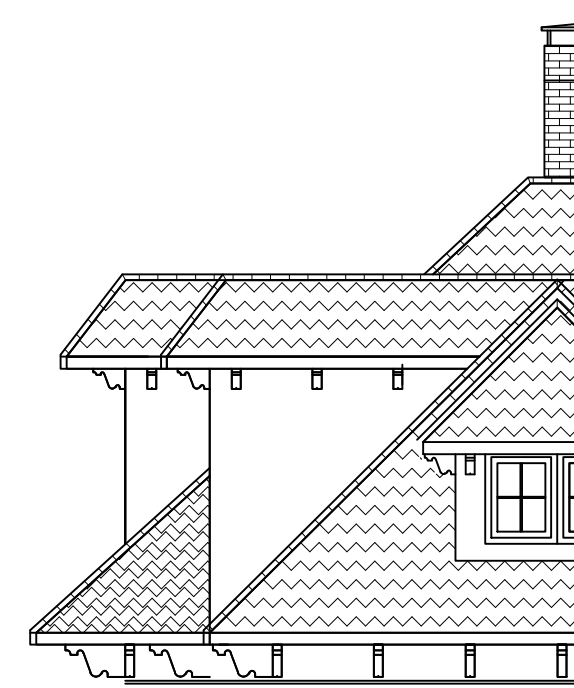
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RIGHT ELEVATION PROPOSED NEW DORMERS
SCALE: 3/16" = 1'-0"



SIDE VIEW LEFT DORMER



SIDE VIEW RIGHT DORMER

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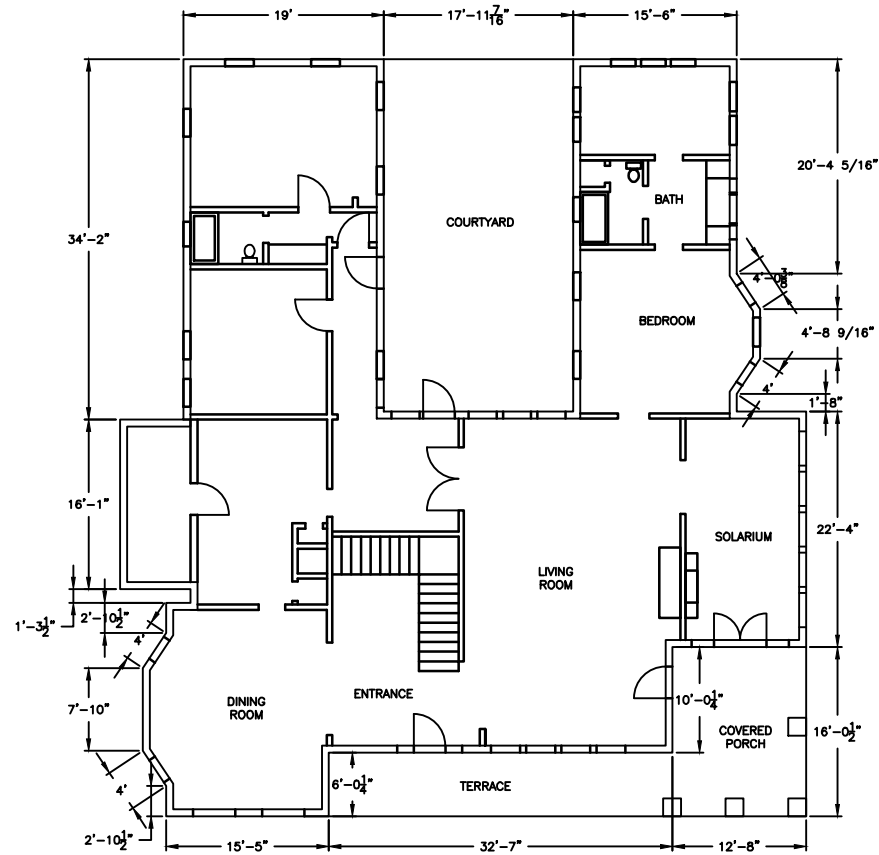
PRIVATE RESIDENCE

934 LULLWATER ROAD
RIGHT ELEVATIONS

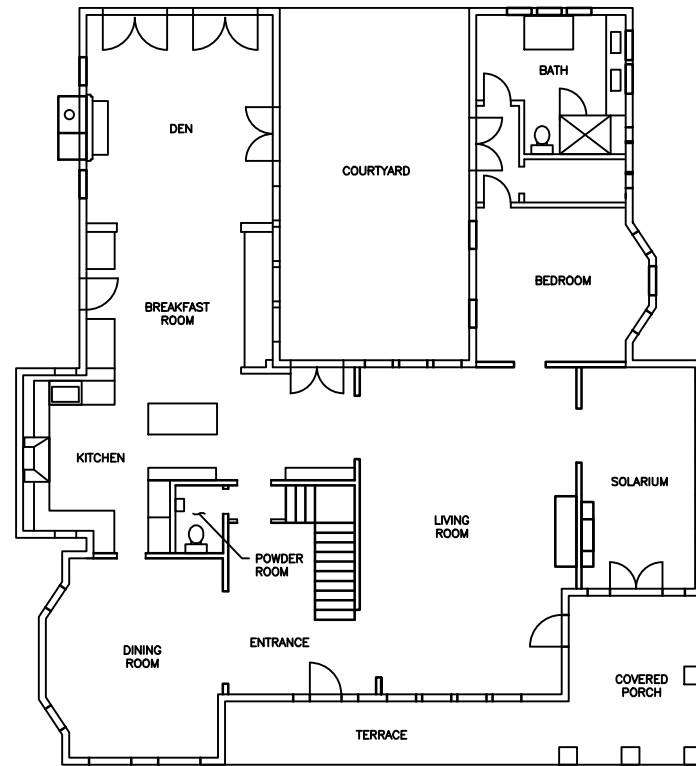
924 LULLWATER ROAD
FULTON COUNTY, ATLANTA, GA

SHEET NO.:

A2



AS-BUILT FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

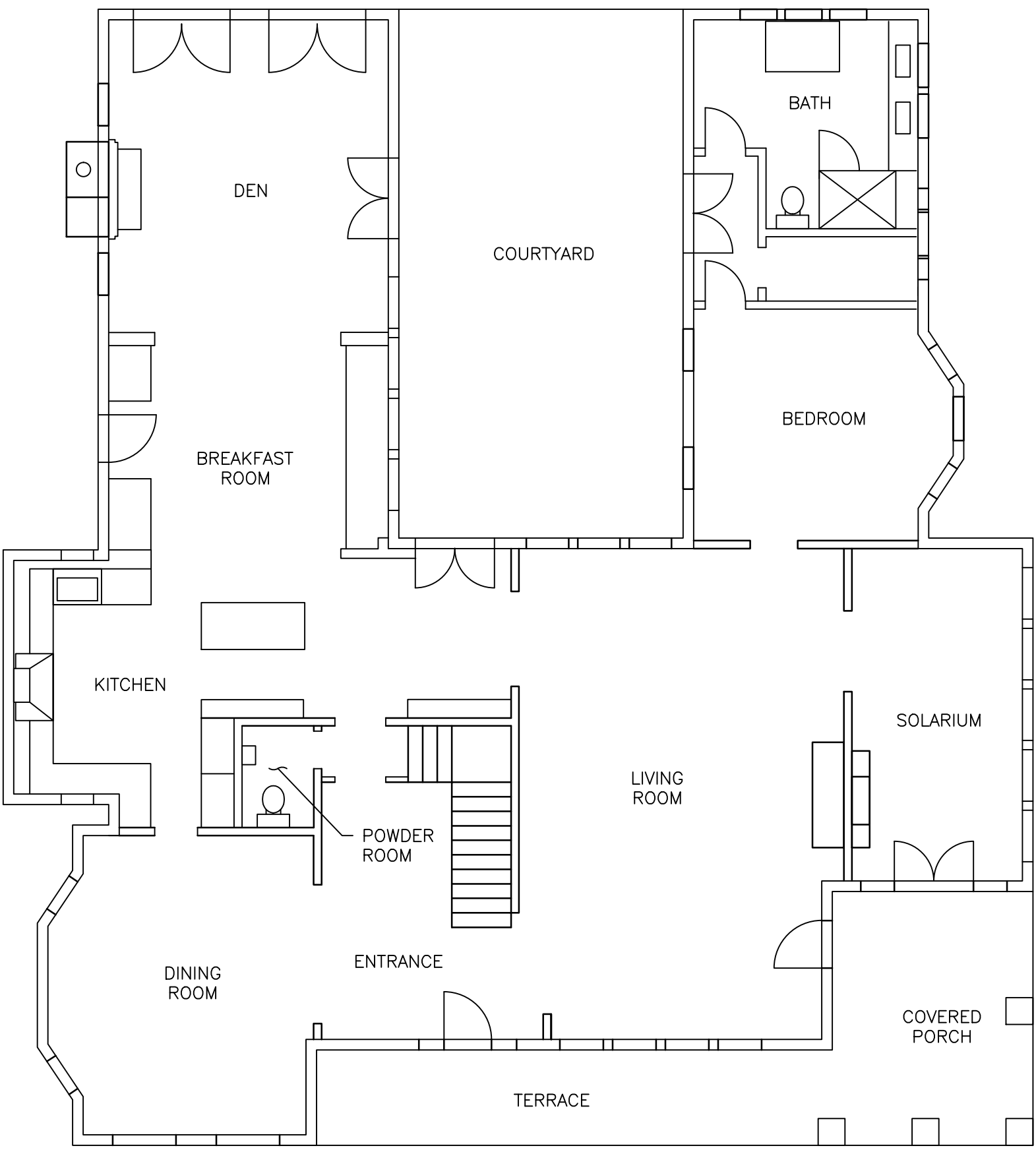
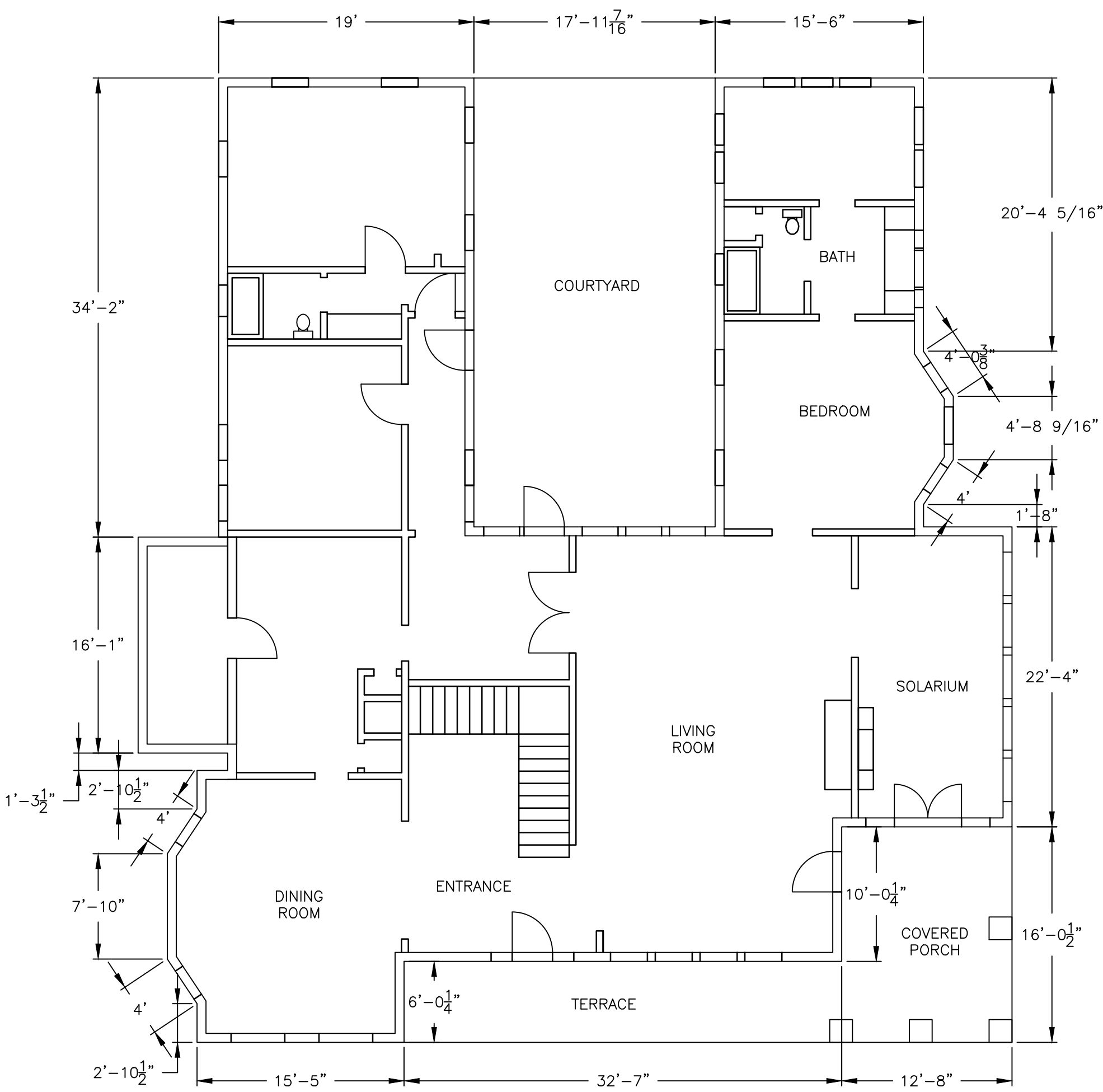


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRIVATE RESIDENCE
934 LULLWATER ROAD
FLOOR PLANS
924 LULLWATER ROAD
FULTON COUNTY, ATLANTA, GA

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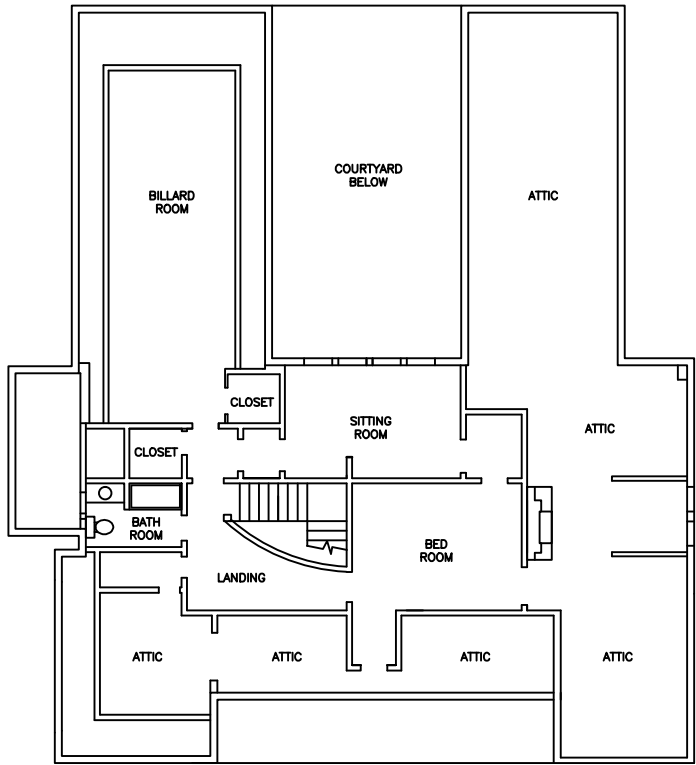


PRIVATE RESIDENCE
934 LULLWATER ROAD
FLOOR PLANS

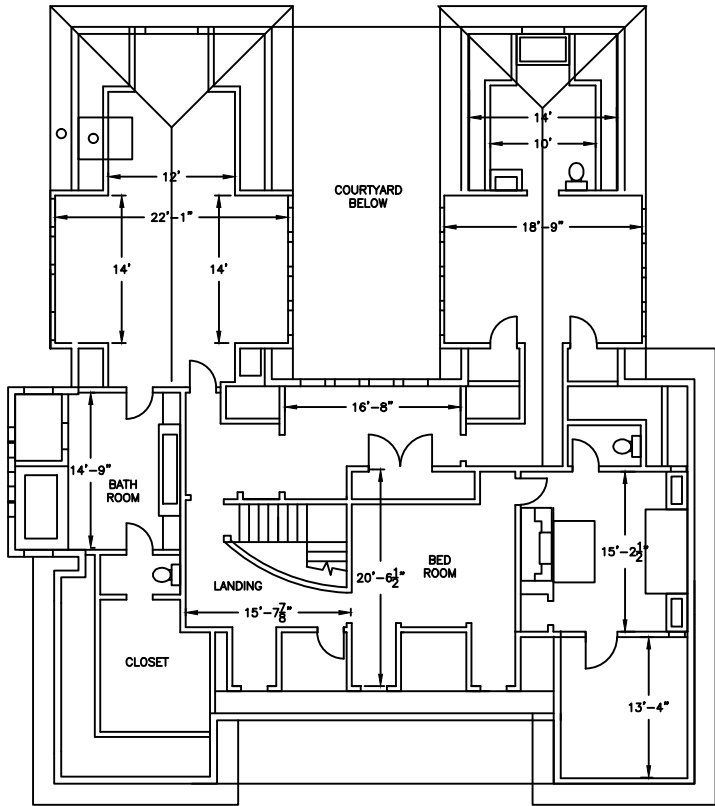
924 LULLWATER ROAD
FULTON COUNTY, ATLANTA, GA

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Atlanta, Georgia 30316



AS-BUILT SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRIVATE RESIDENCE

934 LULLWATER ROAD

FLOOR PLANS

924 LULLWATER ROAD
FULTON COUNTY, ATLANTA, GA

SHEET NO.:

A6

Kurt Ptacek, Architect

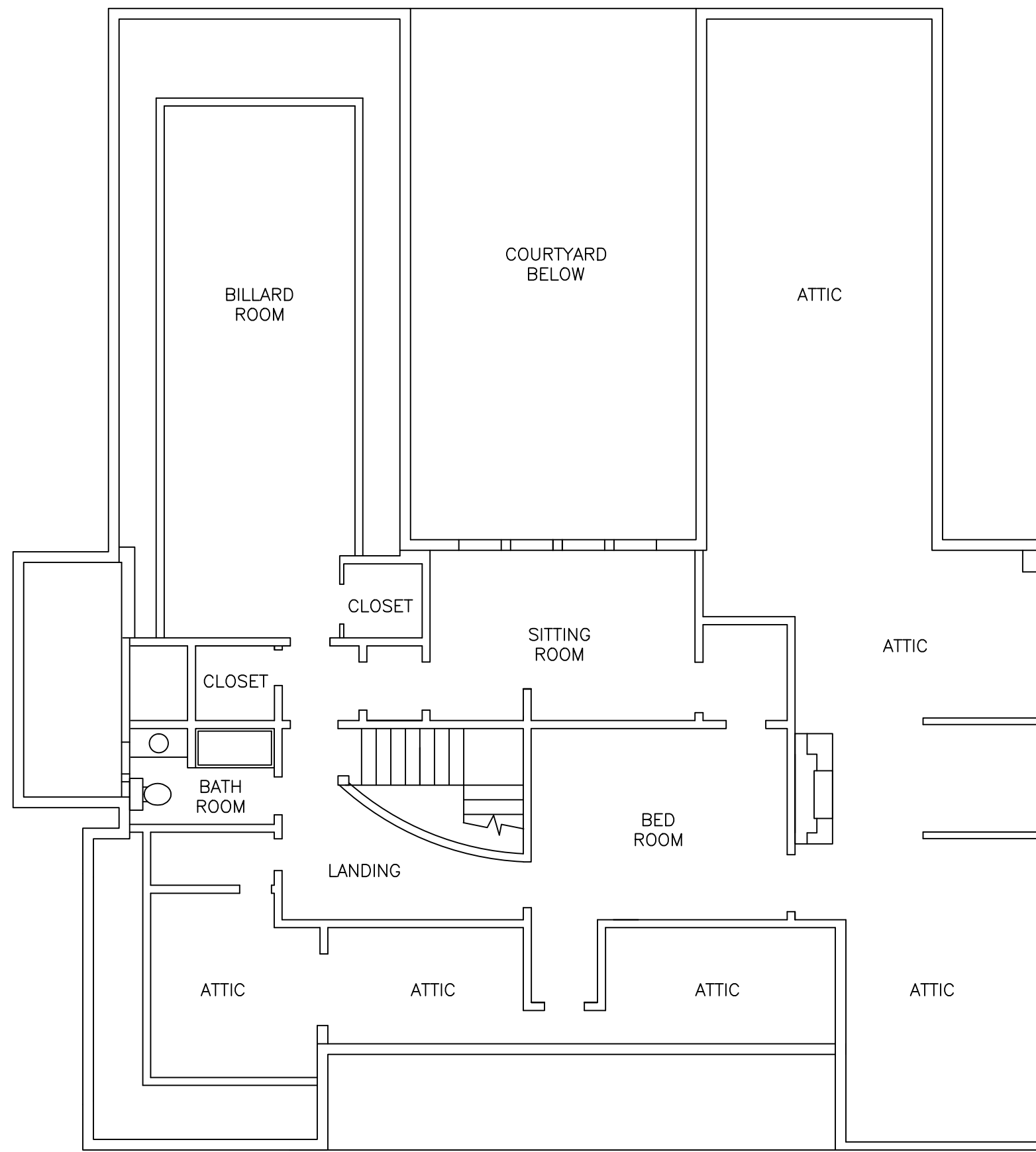
133 Pearl Street

Atlanta, Georgia 30316

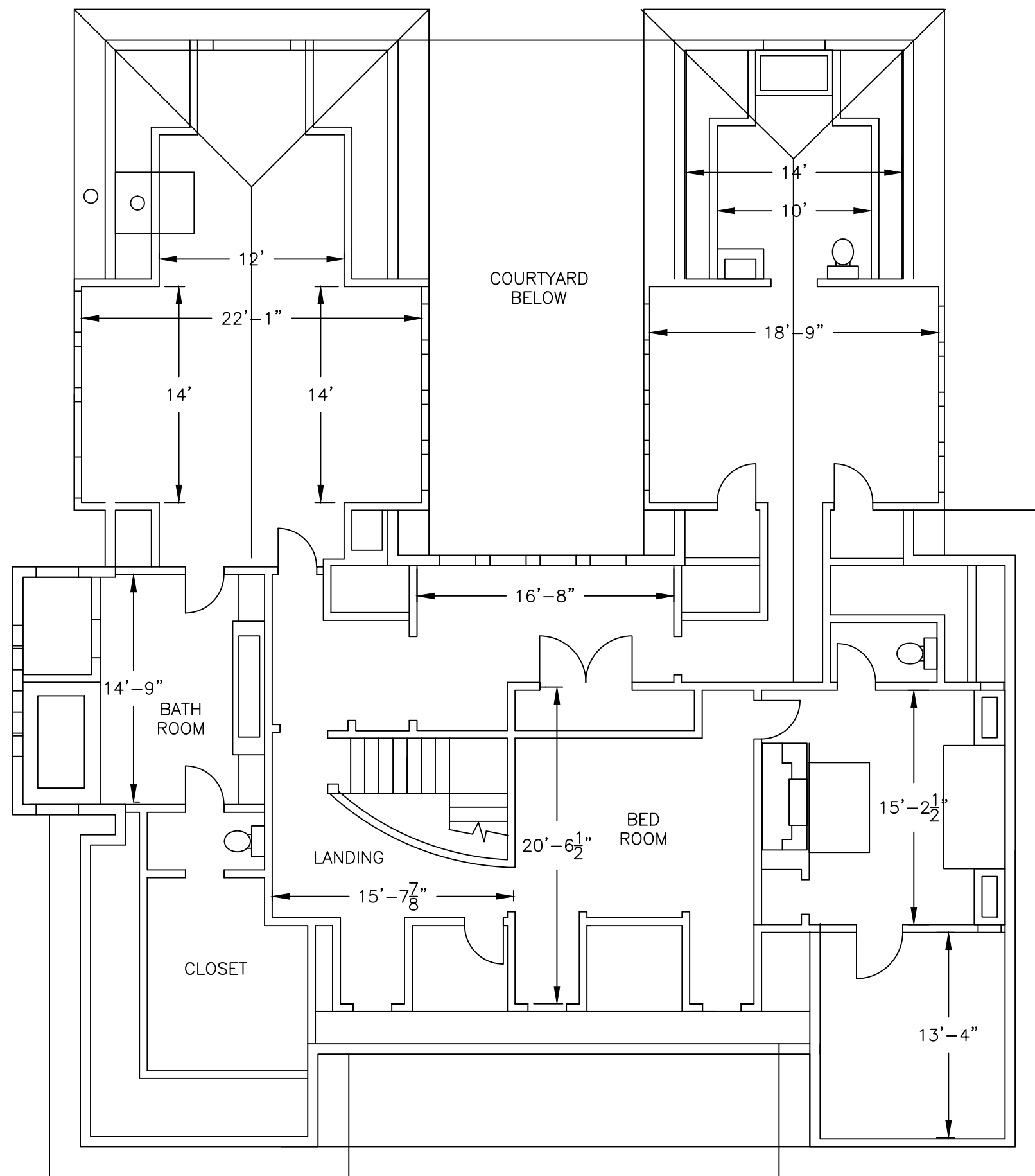
REV. DATE BY DESCRIPTION

0 02/08/18 FOR REVIEW

DESIGNER: K. PTACEK DRAWN BY: BMC



AS-BUILT SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRIVATE RESIDENCE
934 LULLWATER ROAD
FLOOR PLANS
924 LULLWATER ROAD
FULTON COUNTY, ATLANTA, GA

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