



DeKalb County  
GEORGIA

404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Address of Subject Property: 1061 Rosedale Ave., Atlanta, GA. 30306

Applicant: Kate and Charles Guanci E-Mail: kateguanci@gmail.com

Applicant Mailing Address: 1061 Rosedale Ave., Atlanta, GA. 30306

Applicant Phone(s): 904-514-2781 Fax: \_\_\_\_\_

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

Owner(s): Kate and Charles Guanci E-Mail: kateguanci@gmail.com

E-Mail: \_\_\_\_\_

Owner(s) Mailing Address: 1061 Rosedale Ave., Atlanta, GA. 30306

Owner(s) Telephone Number: 904-514-2781

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1920

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:

Renovation throughout. Add 2nd Story to house and garage. Add 3rd bay to garage by incorporation of breezeway.  
Add Stair to terrace level on interior. Relocate driveway. Add retaining wall at perimeter of property. New decorative  
railing at entry stairs from street. Convert sunporch to screened porch at front of house.

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.

 11/1/19  
Signature of Applicant/Date

Revised 1/26/17

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),

being (owner) (owners) of the property \_\_\_\_\_,  
hereby delegate authority to \_\_\_\_\_  
to file an application in (my) (our) behalf.

  
Signature of Owner/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 (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, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. 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 monetary 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. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

# RENOVATION AND ADDITION OF THE GUANCI RESIDENCE

1061 ROSEDALE RD. NE, ATLANTA, GA. 30306  
 PHONE: 904-514-2781; EMAIL: kateguanci@gmail.com

**BPD**

**BRIAN  
PATTERSON  
DESIGNS  
INC.**

2343 EASTWAY ROAD  
DECATUR, GA 30033

H. 404-882-9220  
C. 404-731-5463

DESIGN  
CONSULTATION

RESIDENTIAL  
RENOVATIONS

RESIDENTIAL  
NEW CONSTRUCTION

MODEL HOMES

© COPYRIGHT  
BRIAN PATTERSON  
DESIGNS, INC.  
THIS DRAWING IS THE  
DESIGNER'S AND MAY  
NOT BE REPRODUCED  
OR COPIED WITHOUT  
WRITTEN PERMISSION

## CONTENTS: RENOVATION & ADDITION

### BUILDING DATA:

NAME OF PROJECT: RENOVATION & ADDITION OF THE GUANCI RESIDENCE  
 ADDRESS: 1063 ROSEDALE RD NE, ATLANTA, GEORGIA 30306  
 CLIENT: KATE AND CHARLES GUANCI  
 PROPOSED USE: RESIDENTIAL  
 OWNER/CONTACT PERSON: KATE GUANCI  
 DESIGNER OF RECORD:  
 DISCIPLINE: NAME: TELEPHONE NO.  
 RESIDENTIAL DESIGNER BRIAN PATTERSON DESIGNS, INC. (404)731-5463  
**BUILDING DATA**  
 APPLICABLE CODES: INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY  
 DWELLINGS 2006 WITH THE FOLLOWING AMENDMENTS: 2007, 2008, 2009, 2010  
 OCCUPANCY: RESIDENTIAL

### ARCHITECTURAL DRAWINGS:

I-CS COVER SHEET

### CIVIL DRAWINGS

L-1 SURVEY  
 L-2 SITE PLAN  
 L-3 SITE PLAN DETAILS

### DEMOLITION PLANS

D-1.0 EXISTING DEMOLITION PLAN - LEVEL ONE  
 D-1.1 EXISTING DEMOLITION PLAN - LEVEL TWO  
 D-1.2 EXISTING DEMOLITION PLAN - TERRACE LEVEL

D-2.0 EXISTING DEMOLITION ROOF PLAN

D-5.0 EXISTING DEMOLITION LEFT SIDE ELEVATION  
 D-5.1 EXISTING DEMOLITION REAR & FRONT ELEVATIONS  
 D-5.2 EXISTING DEMOLITION RIGHT SIDE ELEVATION  
 D-5.3 EXISTING DEMOLITION FRONT & REAR GARAGE ELEVATIONS

### NEW CONSTRUCTION PLANS

A-1.0 NEW CONSTRUCTION PLAN - LEVEL ONE  
 A-1.01 NEW CONSTRUCTION PLAN- STAIRS FROM LEVEL ONE TO STREET  
 A-1.1 NEW CONSTRUCTION PLAN - LEVEL TWO  
 A-1.2 NEW CONSTRUCTION PLAN - TERRACE LEVEL

A-2.0 NEW CONSTRUCTION ROOF PLAN - MAIN HOUSE

A-6.0 NEW CONSTRUCTION - LEFT SIDE ELEVATION  
 A-6.1 NEW CONSTRUCTION - REAR AND FRONT ELEVATIONS  
 A-6.2 NEW CONSTRUCTION - RIGHT SIDE ELEVATION

### PROJECT TEAM:

**RESIDENTIAL DESIGNER:**  
 BRIAN PATTERSON DESIGNS, INC.  
 BRIAN PATTERSON  
 2343 EASTWAY ROAD  
 DECATUR, GA 30033  
 TEL: 404-524-4577  
 FAX: 404-524-4593  
 EMAIL: BPDZIGNS@BELLSOUTH.NET

**CONTRACTOR:**  
 FITZGERALD CONSTRUCTION  
 BOB FITZGERALD  
 P.O. BOX 550768  
 ATLANTA, GA. 30355  
 FITZBUILDERS@GMAIL.COM  
 770-873-5572

**STRUCTURAL ENGINEER:**

### REVISIONS

NO.	REMARKS

### PRINTED

DATE	REMARKS

8/28/19	ISSUE FOR PERMITS
8/29/19	HISTORIC REVIEW
8/29/19	HISTORIC REVIEW

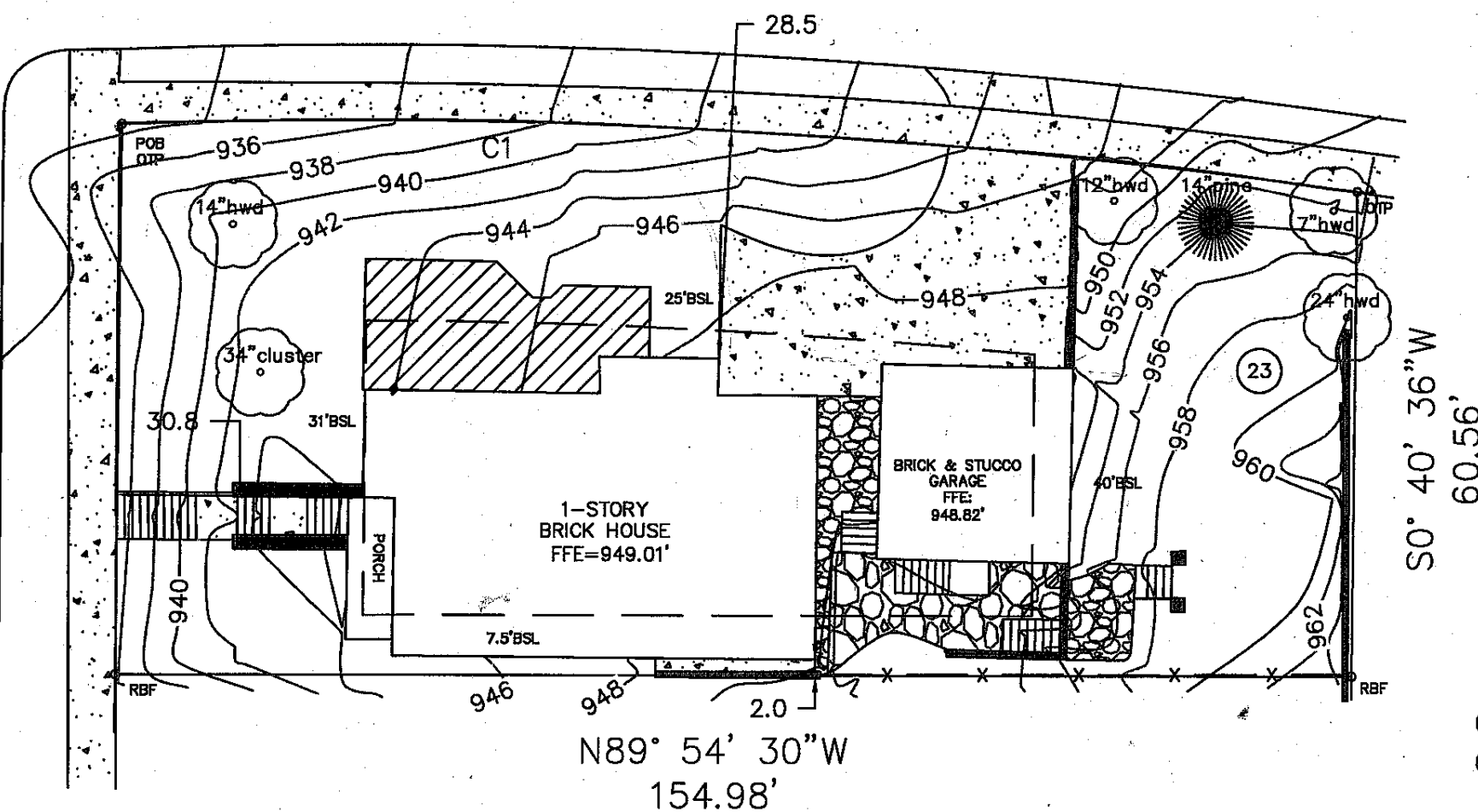
\* NOT ISSUED FOR CONSTRUCTION

<b>DATE</b> 8/28/19	<b>SHEET</b> I-CS	<b>COVER SHEET</b> <b>GUANCI RESIDENCE</b> KATE & CHARLES GUANCI 1061 ROSEDALE ROAD ATLANTA, GA 30306	<small>DRAWN BY</small> CECED	<small>CHECKED BY</small> JOB NO. 0061
------------------------	----------------------	---	----------------------------------	---



STILLWOOD DRIVE ~ 50' R/W  
31'± BC/BC

ROSEDALE ROAD ~ 60' R/W  
31'± BC/BC  
NO° 34' 08"E  
68.61'



(24)

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

FRONT DISTANCE MEASUREMENTS TAKEN FROM DEKALB COUNTY GIS  
(1055) 29.5 + (1051) 32.6 / 2 = 31'

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	878.00'	155.44'	155.24'	S 86°55'59"E

N89° 54' 30"W  
154.98'

(22)

- \* LEGEND \***  
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- |                             |                              |
|-----------------------------|------------------------------|
| AKA ALSO KNOWN AS           | N NEIGHBOR'S                 |
| APD AS PER DEED             | N/F NOW OR FORMERLY          |
| APP AS PER PLAT             | NAIL NAIL FOUND              |
| BSL BUILDING (SETBACK) LINE | P PLAT (BOOK/PAGE)           |
| CP COMPUTED POINT           | POB POINT OF BEGINNING       |
| CTP CRIMP TOP PIPE FOUND    | POC POINT OF COMMENCEMENT    |
| D DEED (BOOK/PAGE)          | R RADIUS LENGTH              |
| DW DRIVEWAY                 | R/W RIGHT-OF-WAY             |
| EP EDGE OF PAVEMENT         | RBF REINFORCING BAR FOUND    |
| FFE FINISH FLOOR ELEVATION  | (1/2" UNO)                   |
| FKA FORMERLY KNOWN AS       | RBS 1/2" REINFORCING BAR SET |
| IPF IRON PIN FOUND          | SW SIDEWALK                  |
| L ARC LENGTH                | SSE SANITARY SEWER EASEMENT  |
| LL LAND LOT                 | SSCO SANITARY SEWER CLEANOUT |
| LLL LAND LOT LINE           | -X- FENCE LINE               |

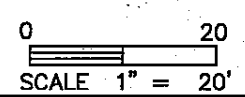
PROPERTY ADDRESS:  
1081 Rosedale Rd NE  
Atlanta, GA 30306

LAND AREA:  
10369 SF  
0.238 AC

IMPERVIOUS AREA:  
DW: 964  
GARA: 589  
PATIO: 681  
HSE: 1875  
DECK: 496

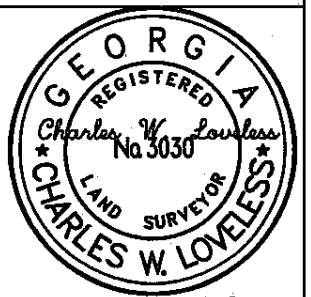
EXIST= 4605 ~ 44%

ZONING: R-75



PLAT PREPARED FOR:  
Kate & Charles Guanci, Jr.

LOT 23 BLOCK 1 SUBDIVISION STILLWOOD		
LAND LOT 1	18th DISTRICT	BY:
DeKALB COUNTY, GEORGIA	FIELD: DATE 10-5-2016	TH
UNINCORP	DRWN: DATE 10-5-2016	TW
PLAT BOOK 8, PAGE 120	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
DEED BOOK , PAGE	LSF000867 ~ INFO@SURVEYSYSTEMSATLANTA.COM	



SURVEY SYSTEMS & ASSOC., INC.  
657 Lake Drive, Snellville, GA 30039 ~ COA # LSF000867 ~ INFO@SURVEYSYSTEMSATLANTA.COM  
CELL 770-558-7895 ~ OFFICE 404-760-0010

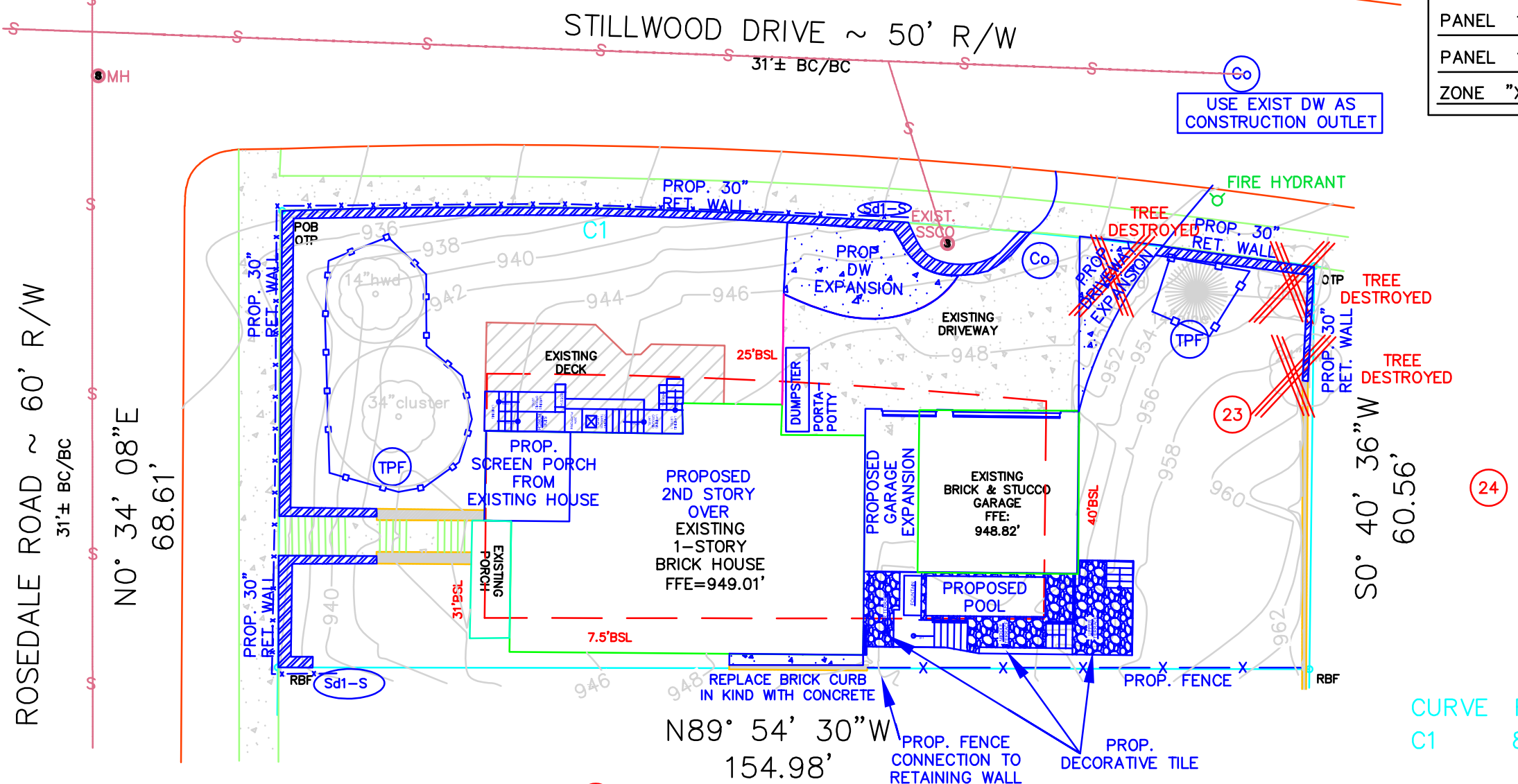
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 55128 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

AS-T.S. SURVEY

**FLOOD HAZARD STATEMENT**  
 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.

PANEL 13121C0261G EFFECTIVE DATE: 05/16/2013  
 PANEL 13089C0061J EFFECTIVE DATE: 05/16/2013  
 ZONE "X"



**DISTURBED AREA**  
 10369 SF=  
 0.238 AC

CURVE RADIUS LENGTH CHORD CH.BEARING  
 C1 878.00' 155.44' 155.24' S 86°55'59"E

- \* LEGEND \***  
 NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- |                             |                                      |
|-----------------------------|--------------------------------------|
| AKA ALSO KNOWN AS           | N NEIGHBOR'S                         |
| APD AS PER DEED             | N/F NOW OR FORMERLY                  |
| APP AS PER PLAT             | NAIL NAIL FOUND                      |
| BSL BUILDING (SETBACK) LINE | P PLAT (BOOK/PAGE)                   |
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| FFE FINISH FLOOR ELEVATION  | RBS 1/2" REINFORCING BAR SET         |
| FKA FORMERLY KNOWN AS       | SW SIDEWALK                          |
| IPF IRON PIN FOUND          | SSE SANITARY SEWER EASEMENT          |
| L ARC LENGTH                | SSCO SANITARY SEWER CLEANOUT         |
| LL LAND LOT                 | -X- FENCE LINE                       |
| LLL LAND LOT LINE           |                                      |



PROPERTY ADDRESS:  
 1061 Rosedale Rd NE  
 Atlanta, GA 30306

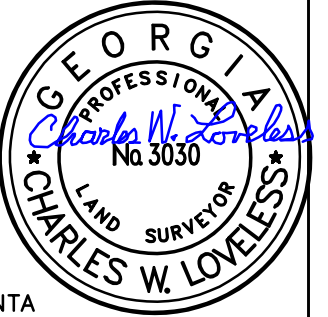
LAND AREA:  
 10369 SF = 0.238 AC

IMPERVIOUS AREA:  
 DW: 964 SF  
 DW-: 75 SF  
 DW+: 402 SF  
 GARA: 589 SF  
 GARA: +196 SF  
 PATIO: 1267 SF  
 PATIO (POOL AREA): -166 SF  
 PATIO (POOL AREA): +40 SF  
 HSE: 1875 SF  
 DECK: 496 SF  
 PORCH: 104 SF  
 SW: 312 SF  
 EXIST= 5607 SF~54%  
 RETAINING WALLS: +339 SF  
 PROP= 6343 SF~61%  
 ZONING: R-75

SITE PLAN PAGE 1 OF 2 PREPARED FOR:  
 Kate & Charles Guanci, Jr.

LOT 23	BLOCK 1	SUBDIVISION STILLWOOD
LAND LOT 1	18th DISTRICT	
DeKALB COUNTY, GEORGIA	FIELD:DATE	10-5-2016
UNINCORP	DRWN:DATE	10-5-2016
PLAT BOOK 8, PAGE 120	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
DEED BOOK , PAGE		

SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.



SURVEY SYSTEMS ATLANTA  
 2156 W Park Ct, Ste D, Stone Mtn, GA 30087  
 COA #LSF000867, info@SurveySystemsAtlanta.com  
 Cell 678-591-6064 ~ Office 404-760-0010

SITE PLAN 8-1-2019  
 REVISIONS:  
 8-6-2019

24 HR CONTACT:  
 Kate Guanci  
 kate.guanci@gmail.com



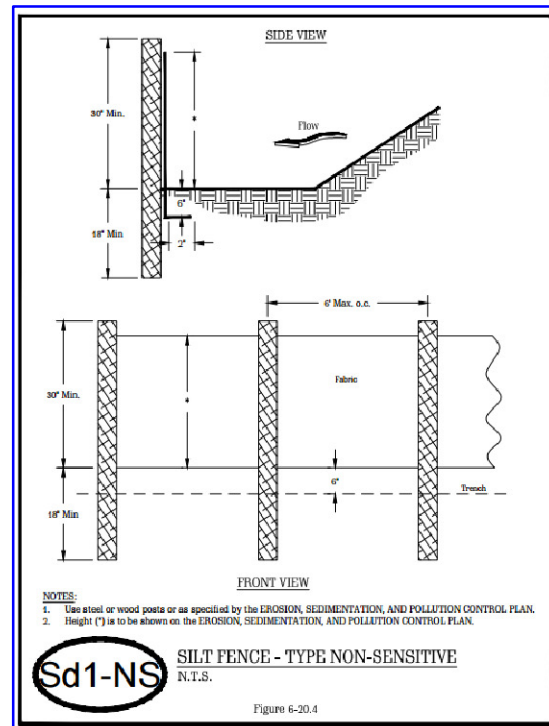
**IF YOU DIG GEORGIA...  
CALL US FIRST!  
UTILITIES PROTECTION CENTER  
811  
IT'S THE LAW  
1-800-282-7411**

**CUT-OFF & CAP ALL UTILITIES  
AT THE PROPERTY LINE  
FOR FUTURE USE**

**NO UTILITY WORK  
PROPOSED**

**NO GRADING  
NO CUT, NO FILL**

**NO PROPOSED GRADING  
EXCEEDING TWO (2)'.  
CONTOURS SHOWN ARE  
EXISTING.  
MAX 3H:1V SLOPES**

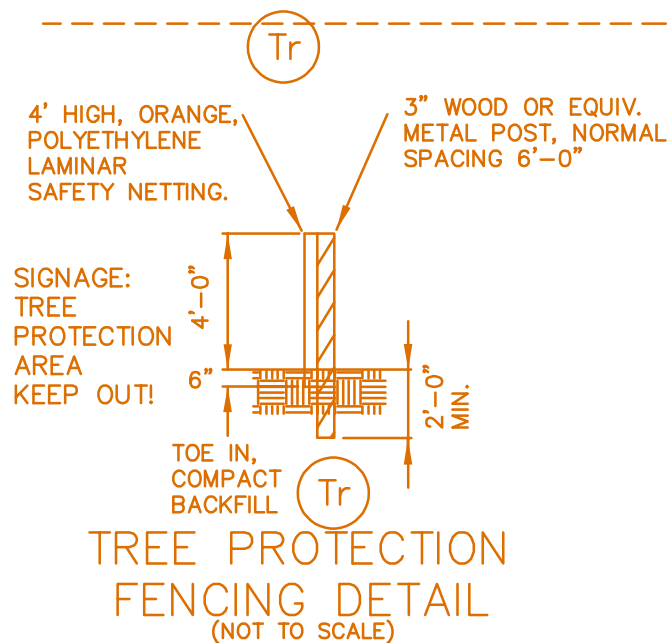


**NO TREES REMOVED  
PROTECT ALL TREES**

The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land disturbing activities. Erosion and sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control additional erosion and sediment control measures shall be implemented to control or treat the sediment source. Additional erosion controls shall be installed as deemed necessary by the on-site inspector.

All lots/sites with 2' of fill or greater will require a compaction certificate by a professional registered engineer prior to a building permit and/or prior to footers being poured. Locate and field stake all utilities, easements, pipes flood limits, stream buffers, and tree save areas prior to any land disturbing activities. All tree protection areas to be protected from sedimentation. All tree protection devices to be installed prior to land disturbance and maintained until final landscaping. All tree protection fencing to be inspected daily and repaired or replaced as needed. A final as-built lot survey required prior to issuance of Certificate of Occupancy. A final as-built water quality certificate required prior to Certificate of Occupancy. Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right-of-way. Water quality BMP(s) to be installed at the time of final landscaping. All collected water shall be directed to the water quality BMP(s). No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone. Work hours and construction deliveries are: o Monday-Friday 7:00am-7:00pm o Saturday 8:00am-5:00pm I Charles W. Loveless certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision.

**INDICATES TREE PROTECTION FENCE**



**TREE PROTECTION SIGNS** are to be placed at least every 50' along the length of the Tree Protection Fence. The signs should be in a language so that all workers on site are able to understand.

**DeKALB COUNTY - NOTES**

1. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
2. ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
4. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR OTHER RIGHT OF WAY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
6. CALL FOR FINAL INSPECTION AT (404) 371-4913

**TREE PROTECTION AREA  
KEEP OUT!**

TREE ENCLOSED BY THIS FENCE ARE PROTECTION BY PLANNING CONDITIONS AND ARE SUBJECTS OF A TREE PRESERVATION ORDER. TOWN & COUNTRY PLANNING ACT 1980

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

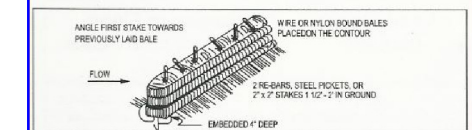
THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS

- THE PROTECTION FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTION AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

**Hay or Straw Bales (Sd1-Hb)**



- Place in a single row, lengthwise, on the contour.
- Embed in the soil to a depth of 4 inches.
- Secure with stakes or bars driven through the bales or by other adequate means.
- Place in areas of low rate sheet flow.
- For use on projects with a duration of three months or less.



**Figure 1. Straw Bale Barrier Installation Requirements**

**EROSION CONTROL LEGEND  
APPLY TO ALL DISTURBED AREAS**

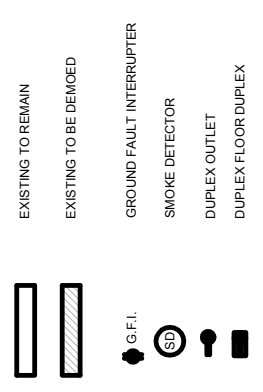
<b>Ds1</b>	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
<b>Ds2</b>	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
<b>Ds3</b>	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
<b>Ds4</b>	DISTURBED AREA STABILIZATION (WITH SODDING)
<b>Du</b>	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

PROPERTY ADDRESS: 1061 Rosedale Rd NE Atlanta, GA 30306	SITE PLAN PAGE 2 OF 2 PREPARED FOR: Kate & Charles Guanci, Jr.		 
	LOT 23 BLOCK 1 SUBDIVISION STILLWOOD		
LAND LOT 1 18th DISTRICT	BY:		
DeKALB COUNTY, GEORGIA	FIELD:DATE 10-5-2016	TH	
UNINCORP	DRWN:DATE 10-5-2016	TW	
PLAT BOOK 8, PAGE 120	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		
DEED BOOK , PAGE			
<p>SURVEY SYSTEMS &amp; ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.</p>			
<p>SURVEY SYSTEMS ATLANTA 2156 W Park Ct, Ste D, Stone Mtn, GA 30087 COA #LSF000867, info@SurveySystemsAtlanta.com Cell 678-591-6064 ~ Office 404-760-0010</p>			

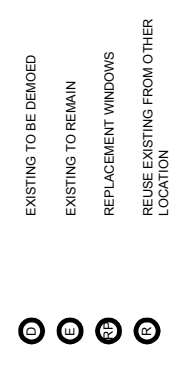
**GENERAL NOTES:**

- 1. TYPICAL DOOR CASINGS: 5.5"
- 2. TYPICAL BASE: 7.5" H
- 3. CROWN: 2-PIECE (4'-6" HEIGHT)
- 4. EXTERIOR - 24" OVERHANGS

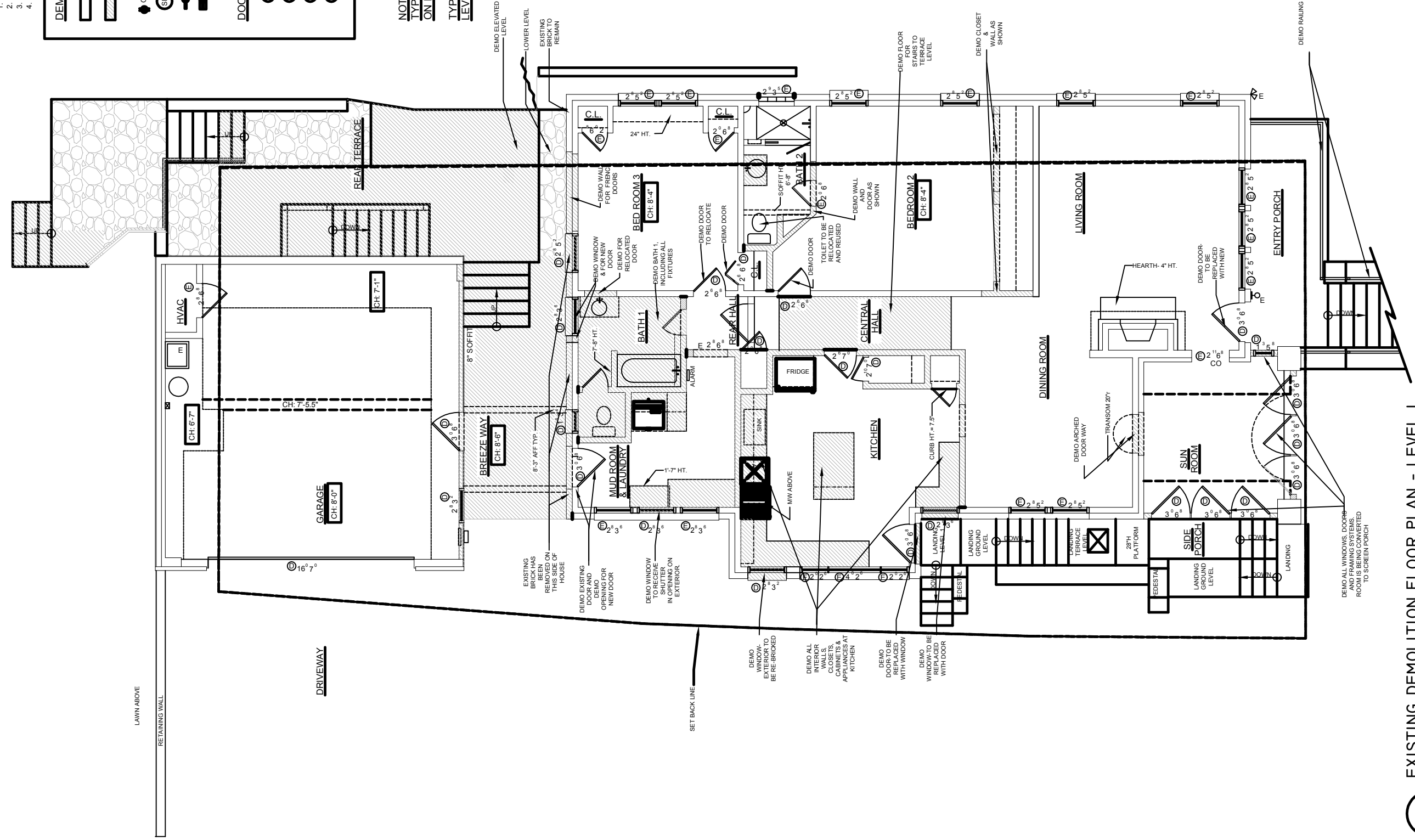
**DEMOLITION LEGEND:**



**DOOR/WINDOW LEGEND:**



**NOTE:**  
TYPICAL HEADER HEIGHT AT WINDOWS ON LEVEL 1 IS 6'-11-5/8"  
TYPICAL HEADER HEIGHT AT DOORS ON LEVEL 1 IS 6'-8"



**EXISTING DEMOLITION FLOOR PLAN - LEVEL 1**

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

REVISIONS	
NO.	REMARKS

PRINTED	
DATE	REMARKS
8/28/19	SCHEMATIC PRICING
9/25/19	HISTORIC REVIEW
11/7/19	HISTORIC REVIEW

EXISTING DEMO-FLOOR PLAN-LEVEL ONE  
 GUANCI RESIDENCE  
 1061 ROSEDALE RD  
 ATLANTA, GA. 30306

**BPD**  
**BRIAN PATTERSON DESIGNS INC.**  
 2843 EASTWAY ROAD  
 DECATUR, GA 30033  
 H. 404-486-7000  
 C. 404-731-5463

- DESIGN CONSULTATION
- RESIDENTIAL RENOVATIONS
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- MODEL HOMES

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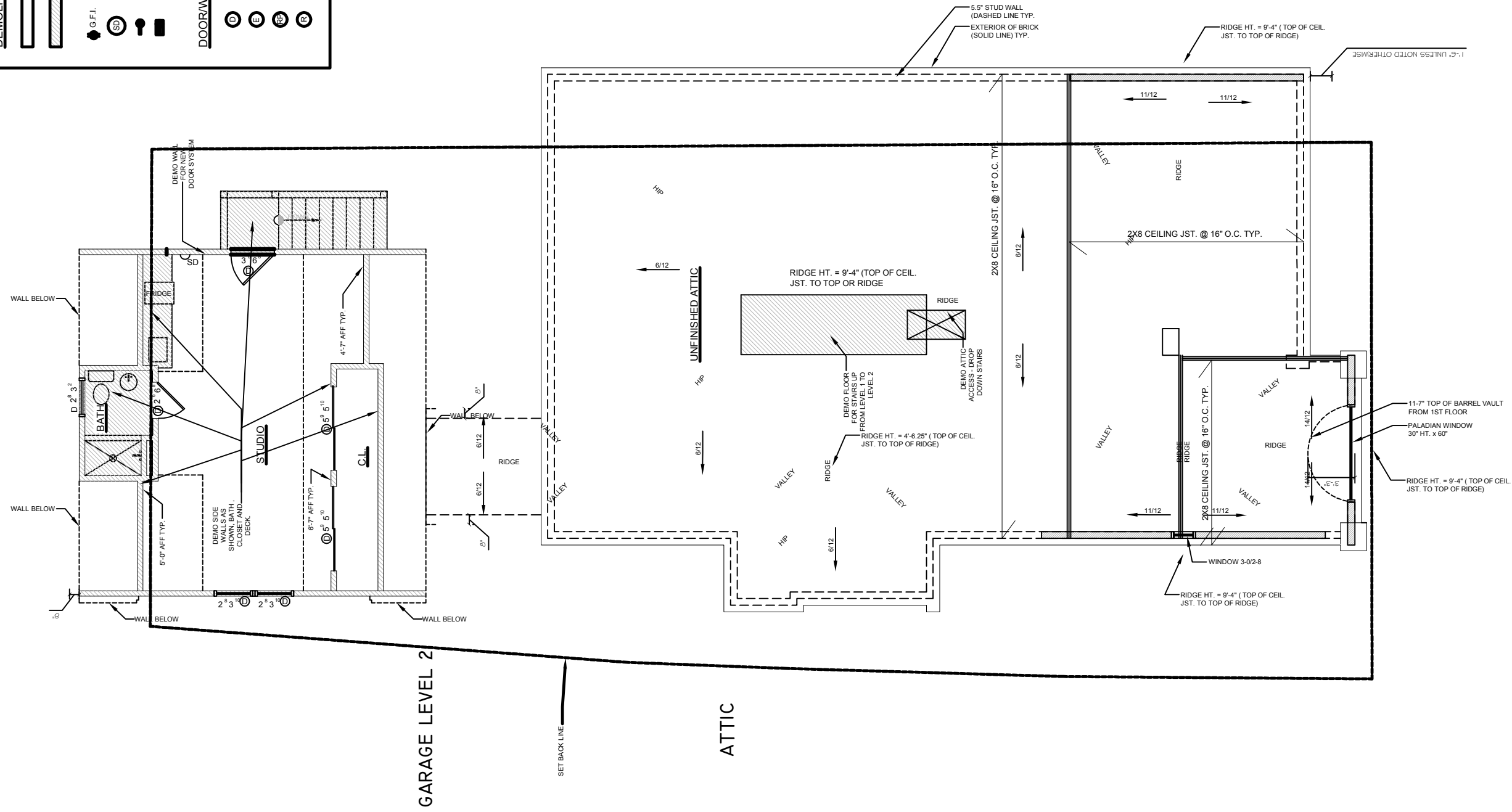
\* NOT ISSUED FOR CONSTRUCTION

**DEMOLITION LEGEND:**

- EXISTING TO REMAIN
- EXISTING TO BE DEMOED
- GROUND FAULT INTERRUPTER
- SMOKE DETECTOR
- DUPLEX OUTLET
- DUPLEX FLOOR DUPLEX

**DOOR/WINDOW LEGEND:**

- EXISTING TO BE DEMOED
- EXISTING TO REMAIN
- REPLACEMENT WINDOWS
- REUSE EXISTING FROM OTHER LOCATION



**EXISTING DEMOLITION ATTIC & GARAGE LEVEL 2 PLAN**

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

REVISIONS

NO.	REMARKS

PRINTED

DATE	REMARKS
8/28/19	SCHEMATIC PRICING
9/25/19	HISTORIC REVIEW
11/7/19	HISTORIC REVIEW

EXISTING DEMO ATTIC & GARAGE LEVEL 2 PLAN

GUANCI RESIDENCE  
1061 ROSEDALE RD. NE  
ATLANTA, GA. 30306

DATE 8/28/19  
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11/7/19	HISTORIC REVIEW

EXISTING DEMOLITION PLAN-TERRACE LEVEL  
 GUANCI RESIDENCE  
 1061 ROSEDALE RD. NE  
 ATLANTA, GA. 30306

DATE 8/28/19  
 SHEET  
 D-1-2  
 DRAWN WBR  
 CHECKED CAC  
 JOB NO. 0061

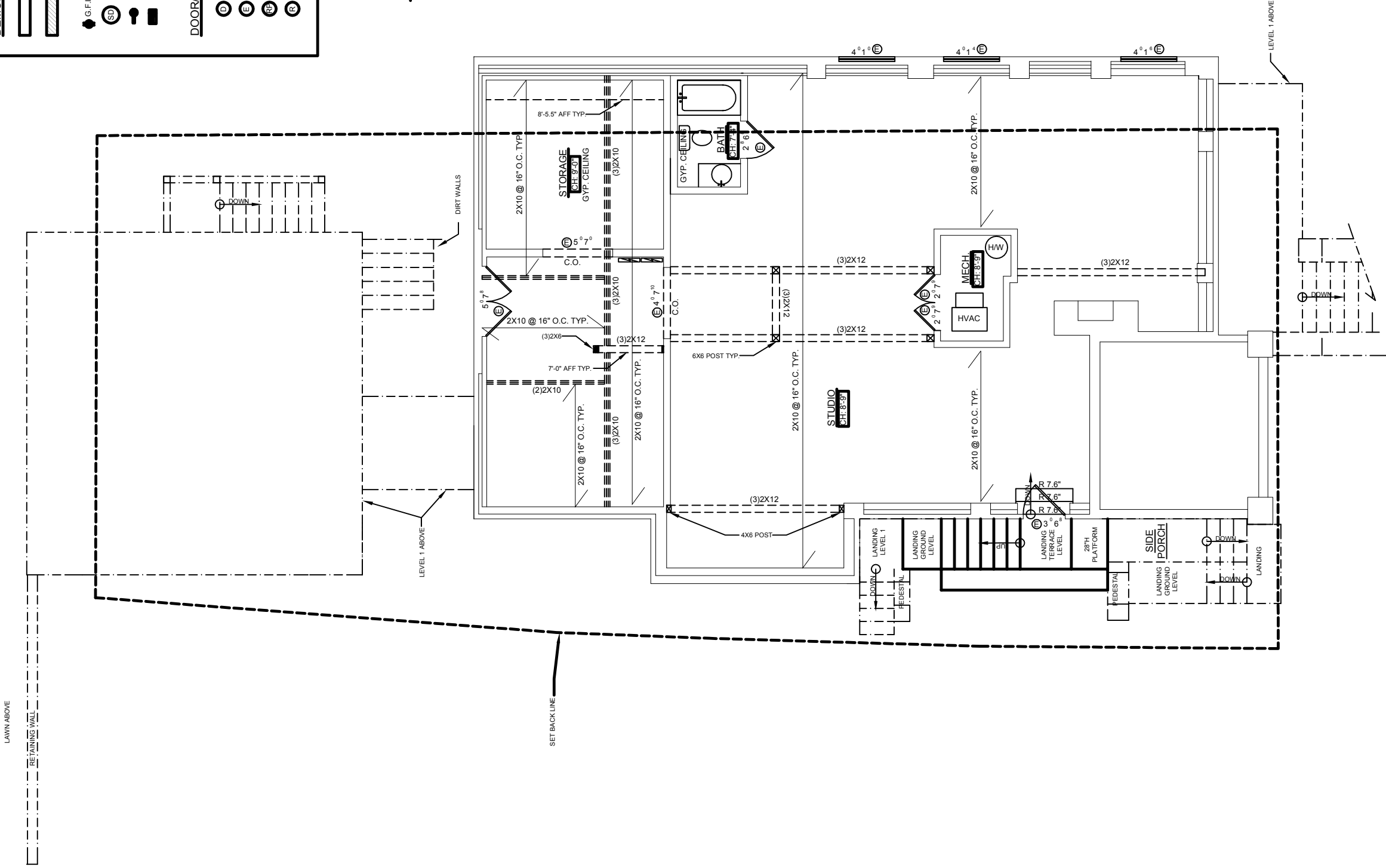
**DEMOLITION LEGEND:**

EXISTING TO REMAIN  
 EXISTING TO BE DEMOED  
 GROUND FAULT INTERRUPTER  
 SMOKE DETECTOR  
 DUPLEX OUTLET  
 DUPLEX FLOOR DUPLEX

**DOOR/WINDOW LEGEND:**

EXISTING TO BE DEMOED  
 EXISTING TO REMAIN  
 REPLACEMENT WINDOWS  
 REUSE EXISTING FROM OTHER LOCATION

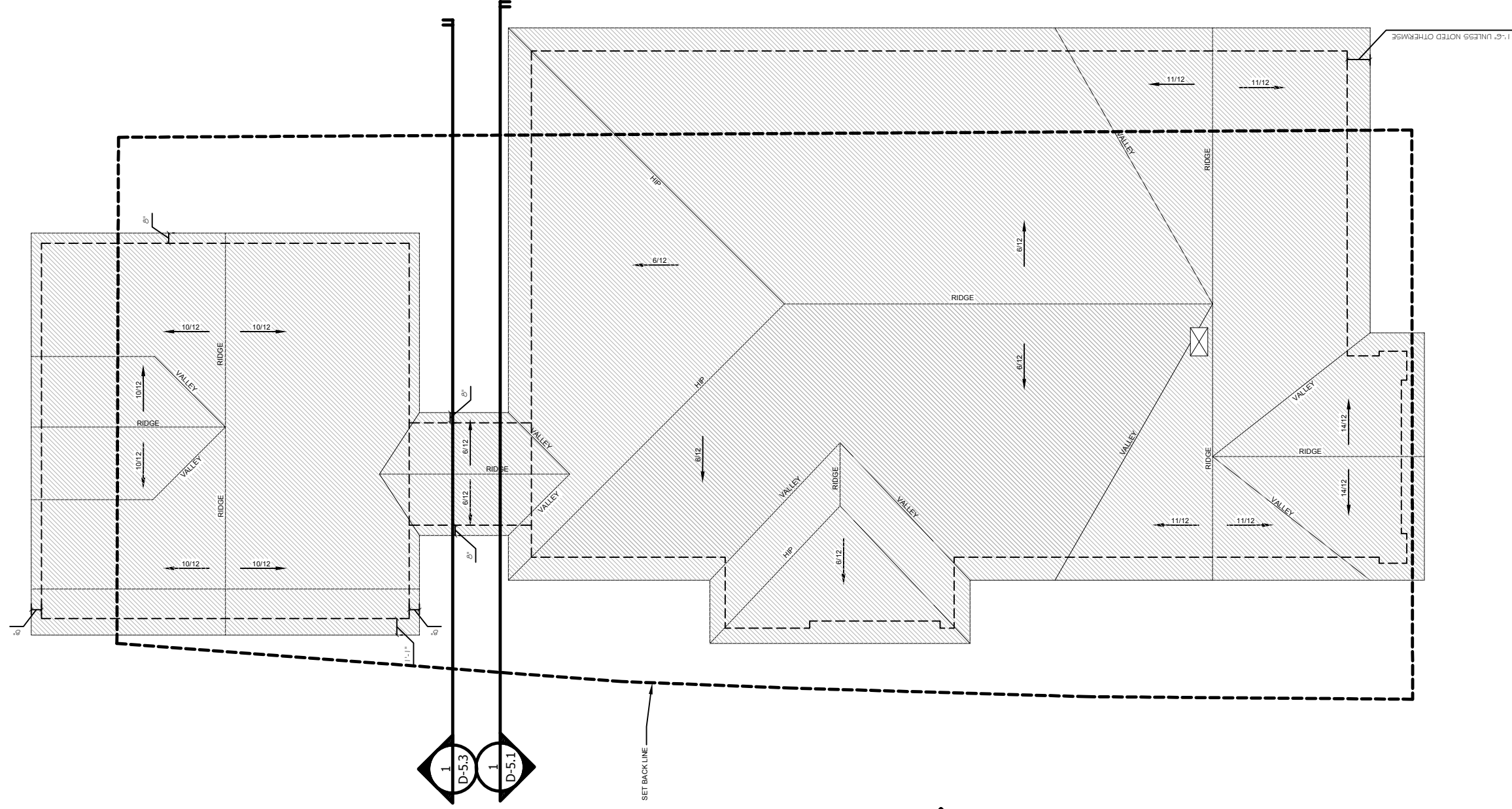
NOTE:  
SOLID MASONRY WALLS TYP.



**1** EXISTING DEMOLITION FLOOR PLAN - TERRACE LEVEL  
 SCALE: 1/8" = 1'-0"



EXISTING TO REMAIN  
EXISTING TO BE DEMOED



1 EXISTING DEMOLITION ROOF PLAN  
SCALE: 1/8" = 1'-0"



DATE 8/28/19  
SHEET D-2.0

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CHECKED BY  
JOB NO. 0001

EXISTING DEMOLITION ROOF PLAN  
GUANCI RESIDENCE  
1061 ROSEDALE RD. NE  
ATLANTA, GA. 30306

PRINTED  
DATE REMARKS  
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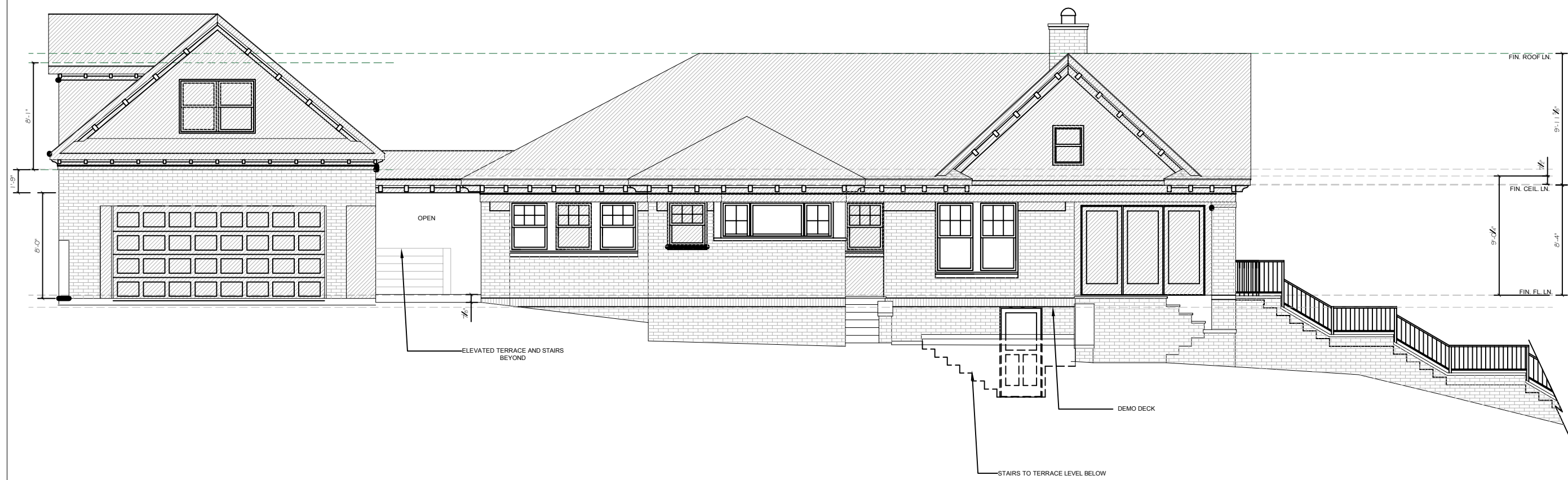
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1 EXISTING/DEMOLITION-LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

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8/28/19	HISTORIC REVIEW
8/27/19	HISTORIC REVIEW

EXISTING DEMO LEFT SIDE ELEVATION

GUANCI RESIDENCE  
1061 ROSEDALE RD. NE  
ATLANTA, GA. 30306

DATE  
8/28/19

SHEET

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DATE	REMARKS
8/28/19	SCHEMATIC PRICING
8/28/19	HISTORIC REVIEW
8/27/19	HISTORIC REVIEW

DEMO 



**1** EXISTING DEMOLITION REAR ELEVATION  
SCALE: 1/8" = 1'-0"



**2** EXISTING DEMOLITION FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

EXISTING DEMO REAR & FRONT ELEVATIONS

GUANCI RESIDENCE  
1061 ROSEDALE RD. NE  
ATLANTA, GA. 30306

DATE	8/28/19
SHEET	D-5.1
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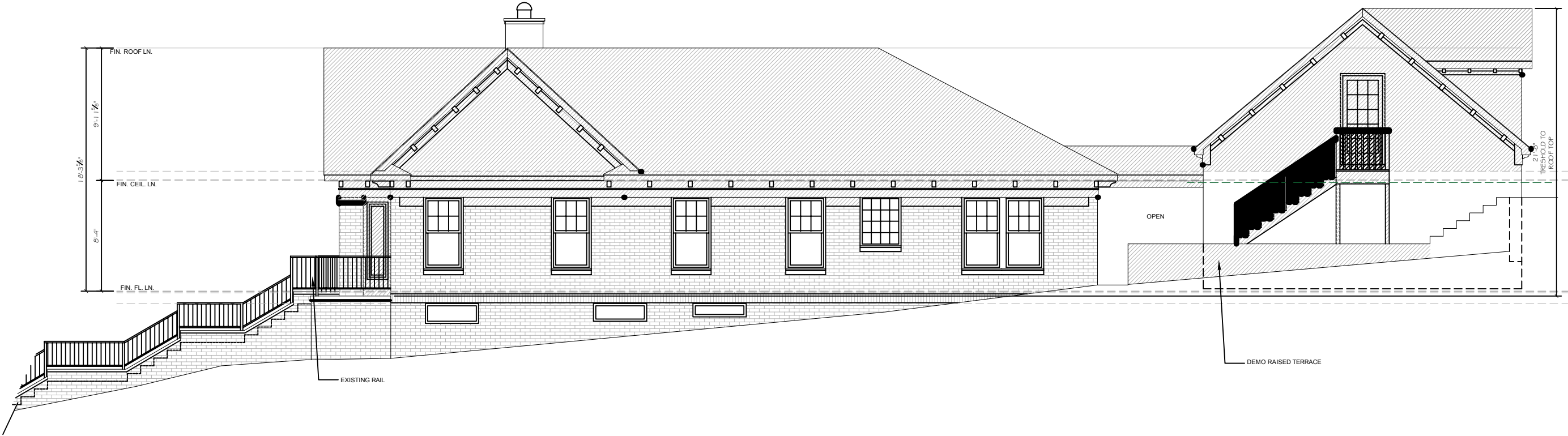
REVISIONS

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DATE	REMARKS
8/28/19	SCHEMATIC PRICING
8/29/19	HISTORIC REVIEW
8/30/19	HISTORIC REVIEW

DEMO 



EXISTING DEMOLITION RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

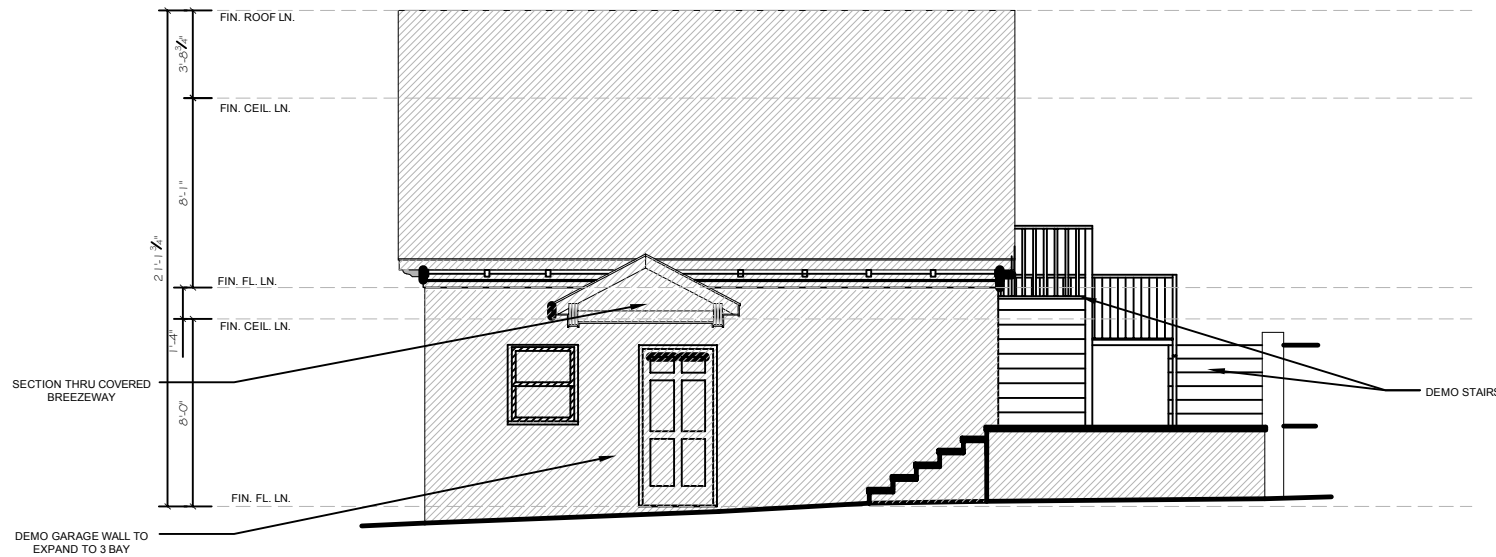
EXISTING DEMO RIGHT SIDE ELEVATION

GUANCI RESIDENCE  
1061 ROSEDALE RD. NE  
ATLANTA, GA. 30306

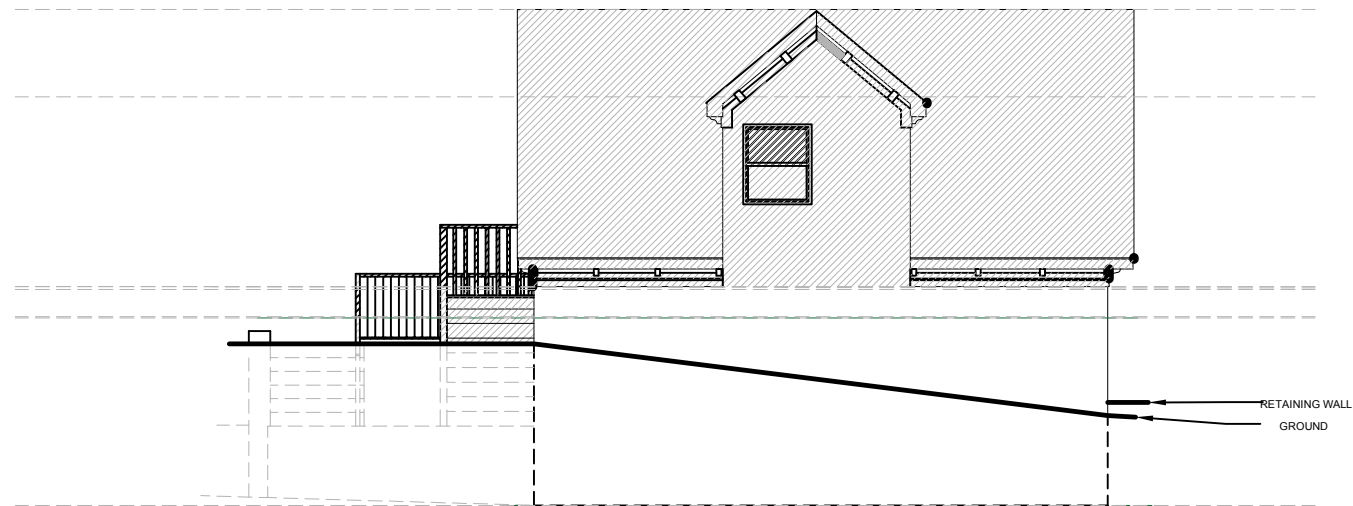
DATE	8/28/19
SHEET	D-5.2
DRAWN	WR
CHECKED	
JOB NO.	0001

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DEMO 



**1** EXISTING DEMOLITION FRONT GARAGE ELEVATION  
SCALE: 1/8" = 1'-0"



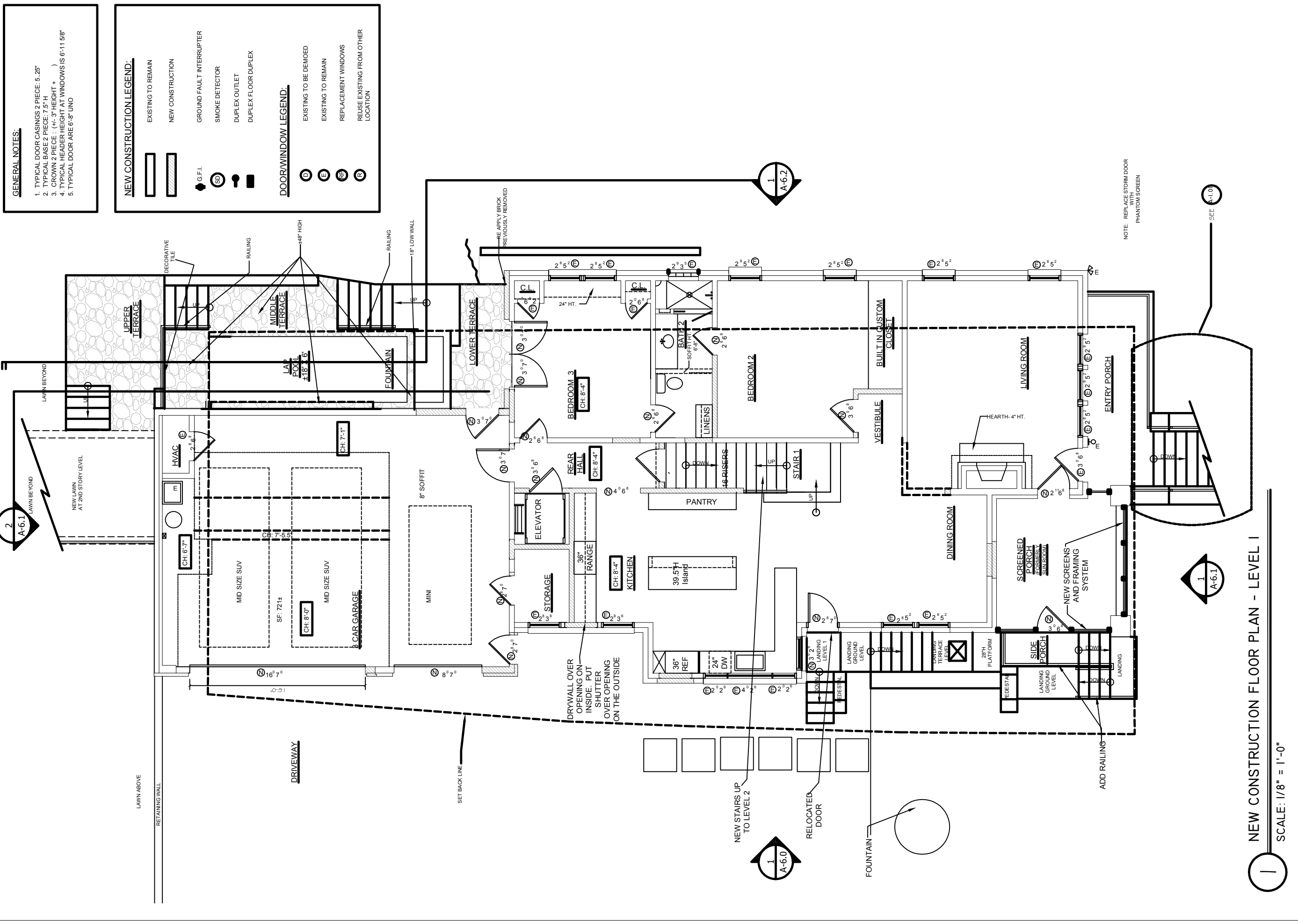
**2** EXISTING DEMOLITION REAR GARAGE ELEVATION  
SCALE: 1/8" = 1'-0"

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NO.	REMARKS
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DATE	REMARKS
8/28/19	SCHEMATIC PRICING
8/29/19	HISTORIC REVIEW
8/27/19	HISTORIC REVIEW

EXISTING DEMO- FRONT & REAR GARAGE ELEVATIONS  
GUANCI RESIDENCE  
1061 ROSEDALE RD. NE  
ATLANTA, GA. 30306

DATE	8/28/19
SHEET	D-5,3
DRAWN	WR
CHECKED	
DATE	

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**GENERAL NOTES:**

1. TYPICAL DOOR CASINGS 2 PCE: 5.25"
2. TYPICAL BASE 2 PCE: 7.5" H
3. CROWN 2 PCE: (+/-) 3" HEIGHT + )
4. TYPICAL HEADER HEIGHT AT WINDOWS IS 6'-11.5/8"
5. TYPICAL DOOR ARE 6'-8" UNC

**NEW CONSTRUCTION LEGEND:**

- EXISTING TO REMAIN (Symbol: thin line)
- NEW CONSTRUCTION (Symbol: thick line)
- GROUND FAULT INTERRUPTER (Symbol: G.F.I. icon)
- SMOKE DETECTOR (Symbol: SD icon)
- DUPLEX OUTLET (Symbol: duplex icon)
- DUPLEX FLOOR DUPLEX (Symbol: duplex floor icon)

**DOOR/WINDOW LEGEND:**

- EXISTING TO BE DEMO'D (Symbol: D in circle)
- EXISTING TO REMAIN (Symbol: E in circle)
- REPLACEMENT WINDOWS (Symbol: RW in circle)
- REUSE EXISTING FROM OTHER LOCATION (Symbol: R in circle)

**NEW CONSTRUCTION FLOOR PLAN - LEVEL 1**  
SCALE: 1/8" = 1'-0"

DATE: 8/28/19  
SHEET: A-1.0

DRAWN: WJR  
CHECKED: (blank)  
JOB NO. 3001

NEW CONSTRUCTION FLOOR PLAN-LEVEL ONE  
GUANCI RESIDENCE  
1061 ROSEDALE RD  
ATLANTA, GA. 30306

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9/25/19	HISTORIC REVIEW
11/7/19	HISTORIC REVIEW

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**GENERAL NOTES:**

1. TYPICAL DOOR CASINGS 2 PIECE: 5.25"
2. TYPICAL BASE 2 PIECE: 7.5" H
3. CROWN 2 PIECE: (+/- 3" HEIGHT + )
4. TYPICAL HEADER HEIGHT AT WINDOWS IS 6'-11 5/8"
5. TYPICAL DOOR ARE 6'-8"

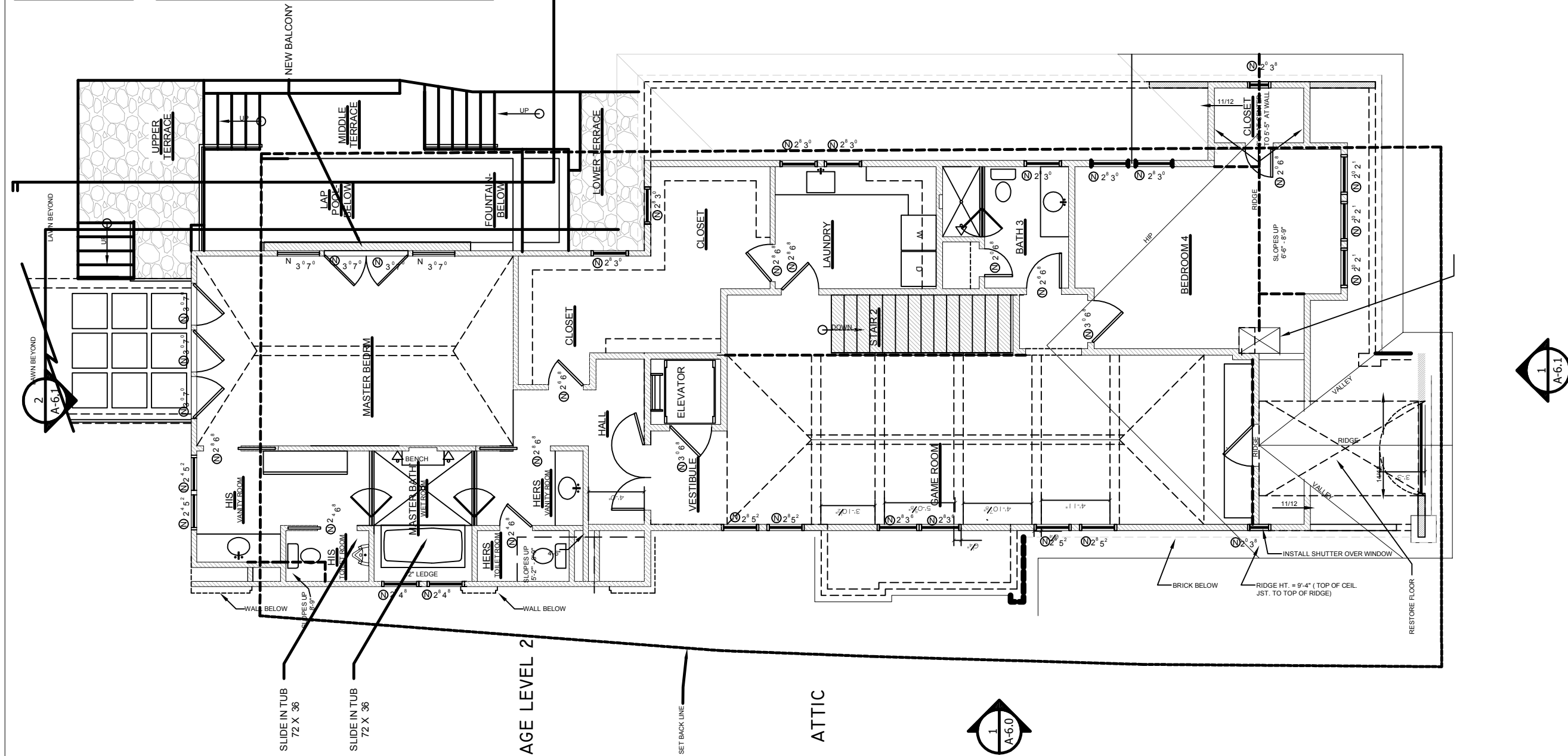
**NEW CONSTRUCTION LEGEND:**

EXISTING TO REMAIN  
NEW CONSTRUCTION

GROUND FAULT INTERRUPTER  
SMOKE DETECTOR  
DUPLEX OUTLET  
DUPLEX FLOOR DUPLEX

**DOOR/WINDOW LEGEND:**

EXISTING TO BE DEMOED  
EXISTING TO REMAIN  
REPLACEMENT WINDOWS  
REUSE EXISTING FROM OTHER LOCATION



**NEW CONSTRUCTION ATTIC & GARAGE LEVEL 2 PLAN**  
SCALE: 1/8" = 1'-0"

DATE	8/28/09
SHEET	A-1.1
DRAWN	WB
CHECKED	[Signature]
JOB NO.	0001
NEW CONSTRUCTION ATTIC & GARAGE LEVEL 2 PLAN	
GUANCI RESIDENCE 1061 ROSEDALE RD ATLANTA, GA. 30306	

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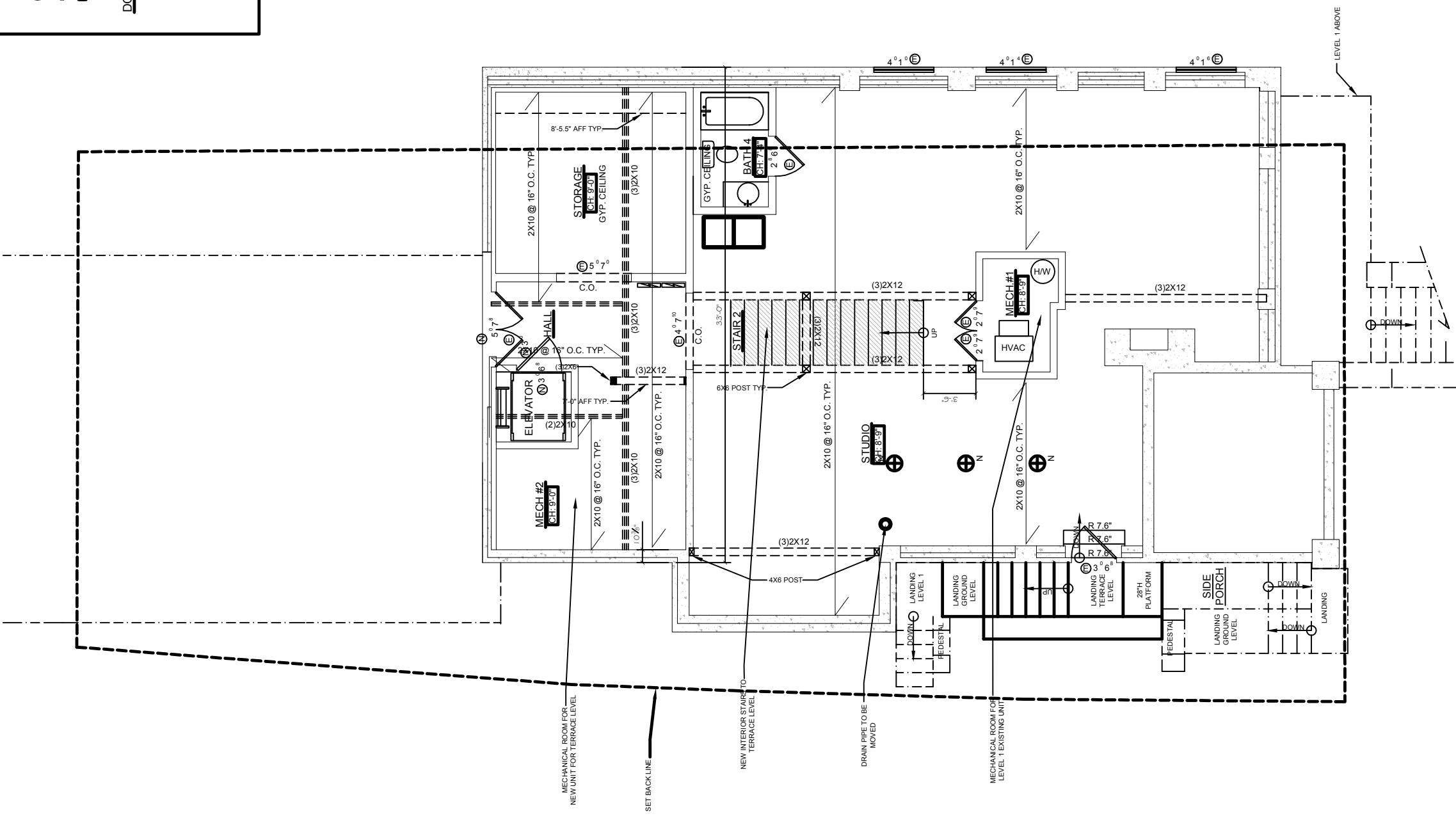
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- SD SMOKE DETECTOR
  - DUPLICATE OUTLET
  - DUPLICATE FLOOR DUPLICATE
- DOOR/WINDOW LEGEND:**
- D EXISTING TO BE DEMOED
  - R EXISTING TO REMAIN
  - W REPLACEMENT WINDOWS
  - R REUSE EXISTING FROM OTHER LOCATION



**1** NEW CONSTRUCTION FLOOR PLAN - TERRACE LEVEL

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

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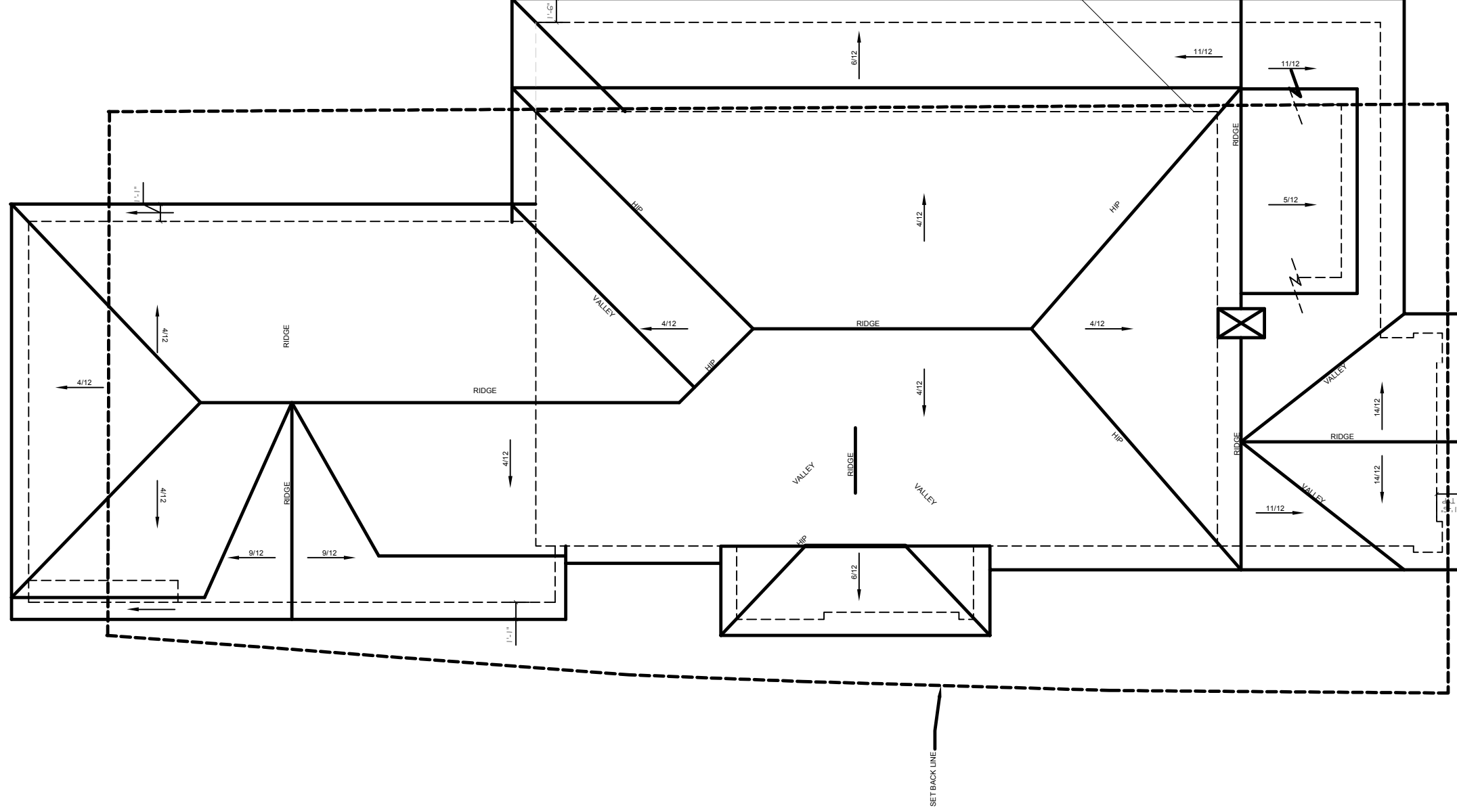
DATE	REMARKS
8/28/19	SCHEMATIC PRICING
9/25/19	HISTORIC REVIEW
11/7/19	HISTORIC REVIEW

NEW CONSTRUCTION PLAN - TERRACE LEVEL

GUANCI RESIDENCE  
106 IROSEDALE RD  
ATLANTA, GA. 30306

DATE	8/28/19
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JOB NO.	0001
SCALE	

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NEW CONSTRUCTION ROOF PLAN

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

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11/7/19	HISTORIC REVIEW

NEW CONSTRUCTION ROOF PLAN

GUANCI RESIDENCE  
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ATLANTA, GA. 30306

DATE 8/28/19	DESIGNER WR
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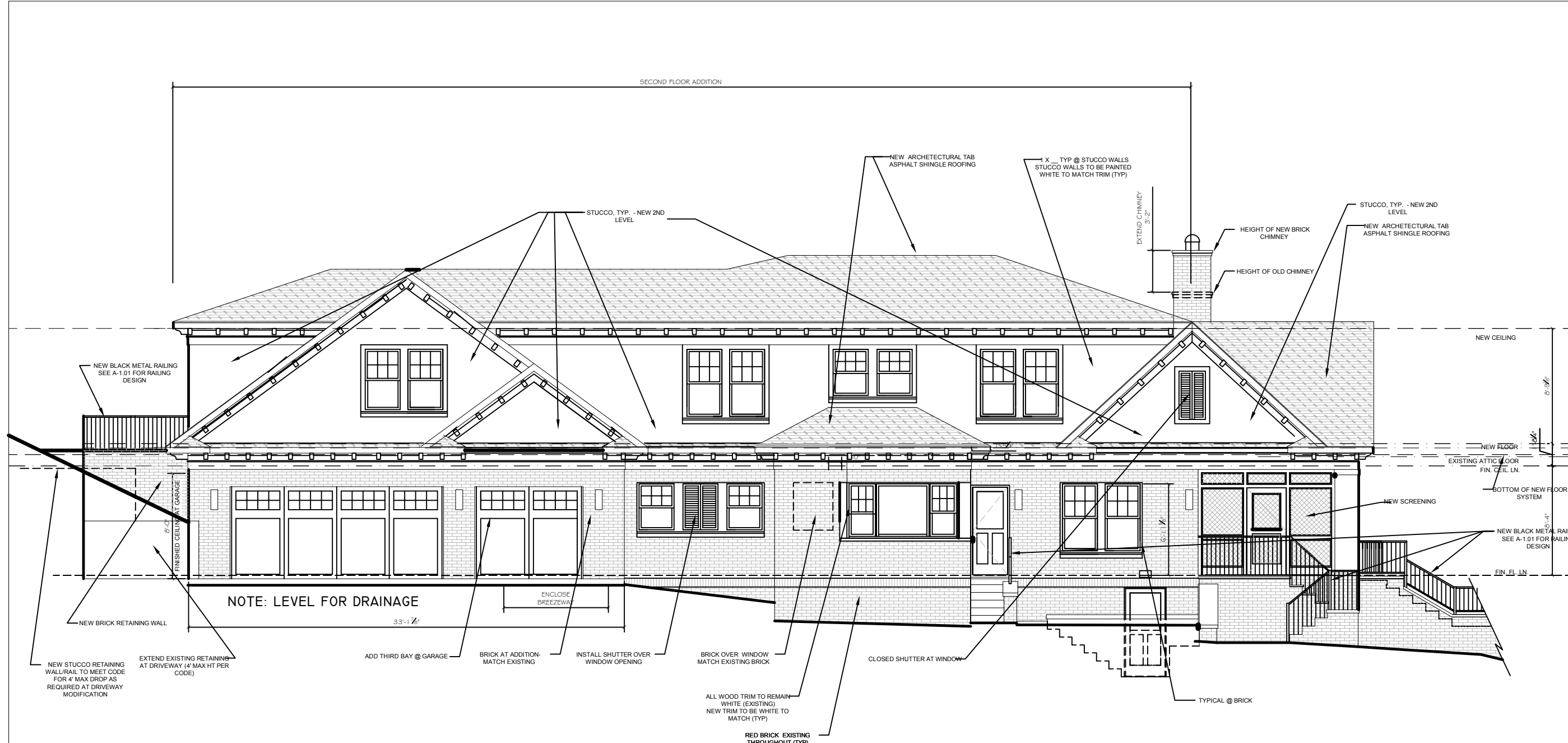
DATE	REMARKS
8/28/19	SCHEMATIC PRICING
8/28/19	HISTORIC REVIEW
8/28/19	HISTORIC REVIEW

NEW CONSTRUCTION- LEFT SIDE ELEVATION

GUANCI RESIDENCE  
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ATLANTA, GA. 30306

DATE	8/28/19
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DATE	8/28/19
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**1** NEW CONSTRUCTION-LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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8/29/19	HISTORIC REVIEW

NEW CONSTRUCTION RIGHT SIDE ELEVATION

GUANCI RESIDENCE  
1061 ROSEDALE RD  
ATLANTA, GA. 30306

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## NEW CONSTRUCTION RIGHT SIDE ELEVATION

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

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10-16-19	HISTORIC REVIEW



NEIGHBOR BEHIND 1061 ROSEDALE

SIDE ELEVATION 1061 ROSEDALE

SCALE: 1/16" = 1'-0"

HEIGHT COMPARISON WITH RIGHT SIDE NEIGHBOR

GUANCI RESIDENCE  
1061 ROSEDALE RD  
ATLANTA, GA. 30306

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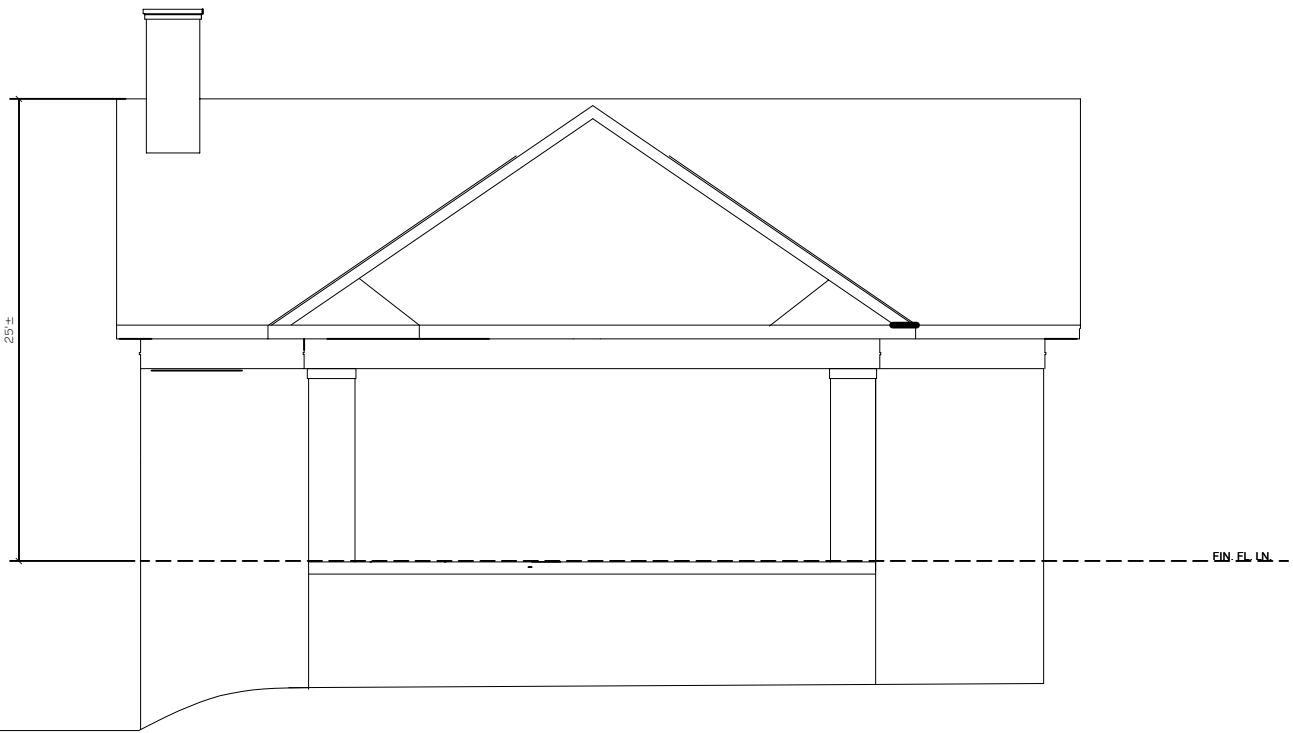
HEIGHT COMPARISON WITH RIGHT SIDE NEIGHBOR

GUANCI RESIDENCE  
1061 ROSEDALE RD  
ATLANTA, GA. 30306



FRONT ELEVATION 1061 ROSEDALE

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



NEIGHBOR TO RIGHT OF 1061 ROSEDALE

- PAINTED WOOD
- NEW FLOOR
- FIN. CEIL. LN.
- FIN. FL. LN.

DATE	SHEET	DRAWN	CHECKED	DATE	JOB NO.	SCALE
10-16-19						





1055





1055



















