

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

SEP 03 2013

Date Received: _____ Application No.: _____

Address of Subject Property: 1338 N. Decatur Rd

Applicant: BRIDGET ELLIS

E-Mail: bridget@brinkdesign.com

Applicant Mailing Address: 1080 LONGLEY AVE NW, ATLANTA, GA 30318

Applicant Phone(s): 404.542.6139

Fax: _____

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

Owner(s): ROSS NICHOLAS

E-Mail: ROSSNICHOLAS@GMAIL.COM

MARY NICHOLAS "POLLY"

E-Mail: POLLYNICHOLAS@GMAIL.COM

Owner(s) Mailing Address: 1338 N. DECATUR RD
ATLANTA, GA 30306

Owner(s) Telephone Number: 404-983-5163 (ROSS)

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1929

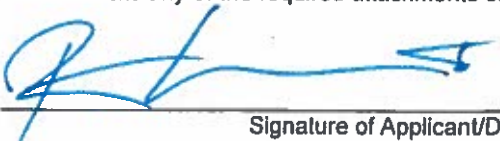
Nature of work (check all that apply):

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:

SEE ACCOMPANYING DOCUMENTS

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.



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),

ROSS NICHOLAS

being (owner) (owners) of the property

1338 N. DECATUR RD

hereby delegate authority to

BRIDGET ELIASS

to file an application in (my) (our) behalf.



8/30/19

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.

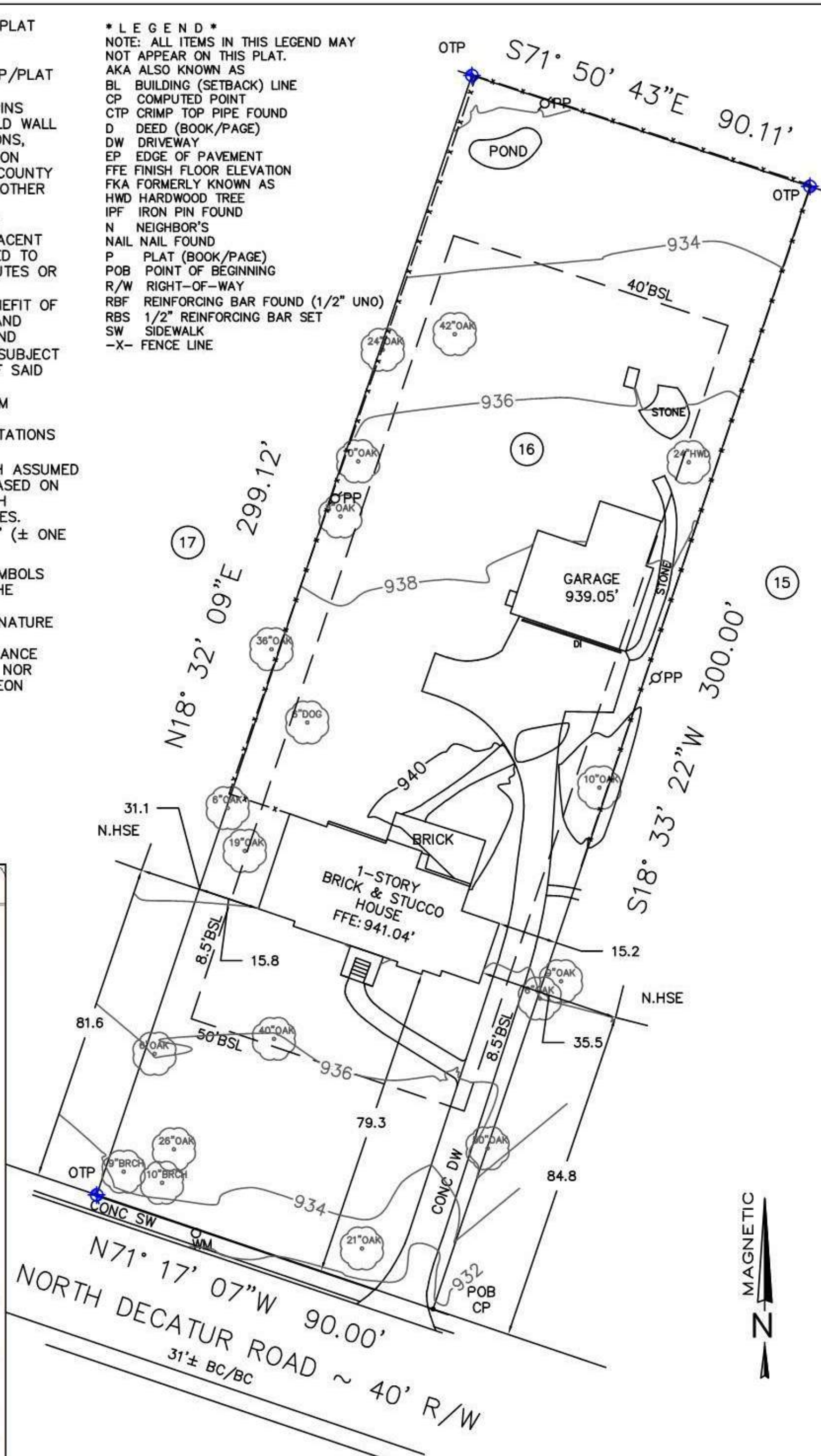
If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void. You will need to apply for a new certificate if you still intend to do the work.

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

8/21/2019 8:56:17 PM

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
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.
~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).
TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE). PORTIONS OF THIS PLAN ARE SCHEMATIC IN NATURE AND HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEYING METHODS. NO RELIANCE UPON THE ACCURACIES OF THE SIZE, SHAPE NOR LOCATION OF THE PLANIMETRICS SHOWN HEREON SHALL BE AFORDED IN ANY MANNER.

LEGEND
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
AKA ALSO KNOWN AS
BL BUILDING (SETBACK) LINE
CP COMPUTED POINT
CTP CRIMP TOP PIPE FOUND
D DEED (BOOK/PAGE)
DW DRIVEWAY
EP EDGE OF PAVEMENT
FFE FINISH FLOOR ELEVATION
FKA FORMERLY KNOWN AS
HWD HARDWOOD TREE
IPF IRON PIN FOUND
N NEIGHBOR'S
NAIL NAIL FOUND
P PLAT (BOOK/PAGE)
POB POINT OF BEGINNING
R/W RIGHT-OF-WAY
RBF REINFORCING BAR FOUND (1/2" UNO)
RBS 1/2" REINFORCING BAR SET
SW SIDEWALK
-X- FENCE LINE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

DEKALB COUNTY, GEORGIA
AND INCORPORATED AREAS

PANEL 62 OF 201

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ATLANTA, CITY OF	135167	0082	J
DECATUR, CITY OF	135169	0082	J
DEKALB COUNTY	135165	0082	J

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
13089C0062J

MAP REVISED
MAY 16, 2013

Federal Emergency Management Agency

PROPERTY ADDRESS:
1338 N Decatur Rd
Atlanta, GA 30306

LAND AREA:
26976 SF
0.619 AC

IMPERVIOUS AREA:
HOUSE: 1480 SF
GARAGE: 875 SF
BRICK PATIO: 325 S F
PORCH: 68 SF
DW: 2430 SF
STONE: 263 SF
POND: 127 SF
EXIST= 5568 SF=20.6%

ZONING: R-85

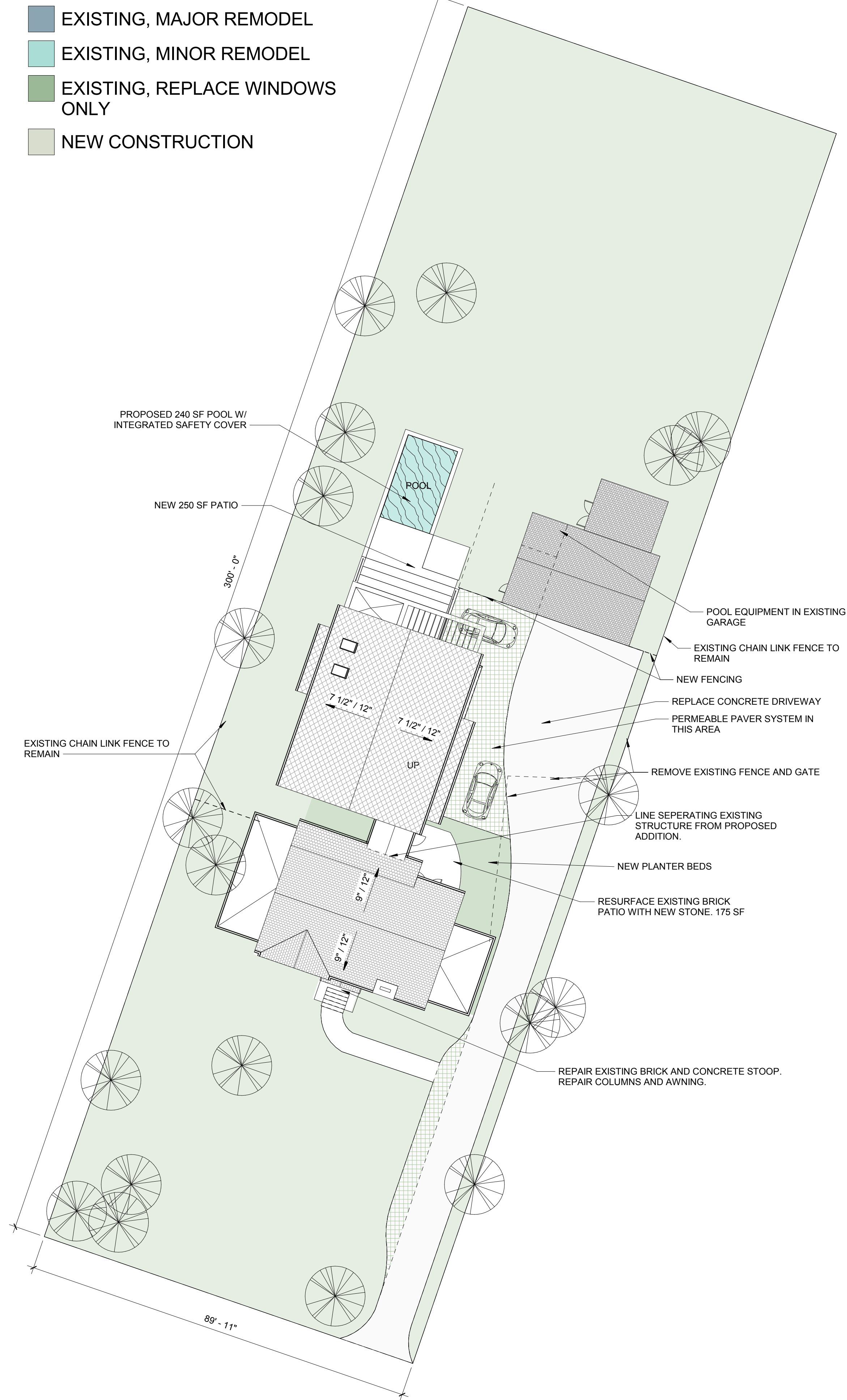
0 30
SCALE 1" = 30'

PLAT PREPARED FOR:			
1338 NORTH DECATUR ROAD			
LOT 16		BLOCK 31	
DRUID HILLS SUBDIVISION			
LAND LOT 54		18th DISTRICT	
DeKALB COUNTY, GEORGIA		FIELD DATE:	7-11-2019 TH
LOCATED IN UNINCORP		DRAWN DATE:	7-15-2019 SS
REFERENCE: PLAT BOOK 7, PAGE 77		ALL MATTERS OF TITLE ARE EXCEPTED ~ NOT FOR RECORDING	
REFERENCE: DEED BOOK 20417, PAGE 544			
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQ ULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,00 USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT			
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STAND AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA R			

SURVEY SYSTEMS
ATLANTA

GEORGIA
PROFESSIONAL
LAND SURVEYOR
No. 3030
CHARLES W. LOVELL

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



1 PROPOSED SITE PLAN
COA.2 1/16" = 1'-0"

ROSS & POLLY NICHOLAS
1338 N. DECATUR RD.
ATLANTA GA 30306
404-983-5163

APPLICATION FOR THE CERTIFICATE OF APPROPRIATENESS

SITE & ROOF PLAN

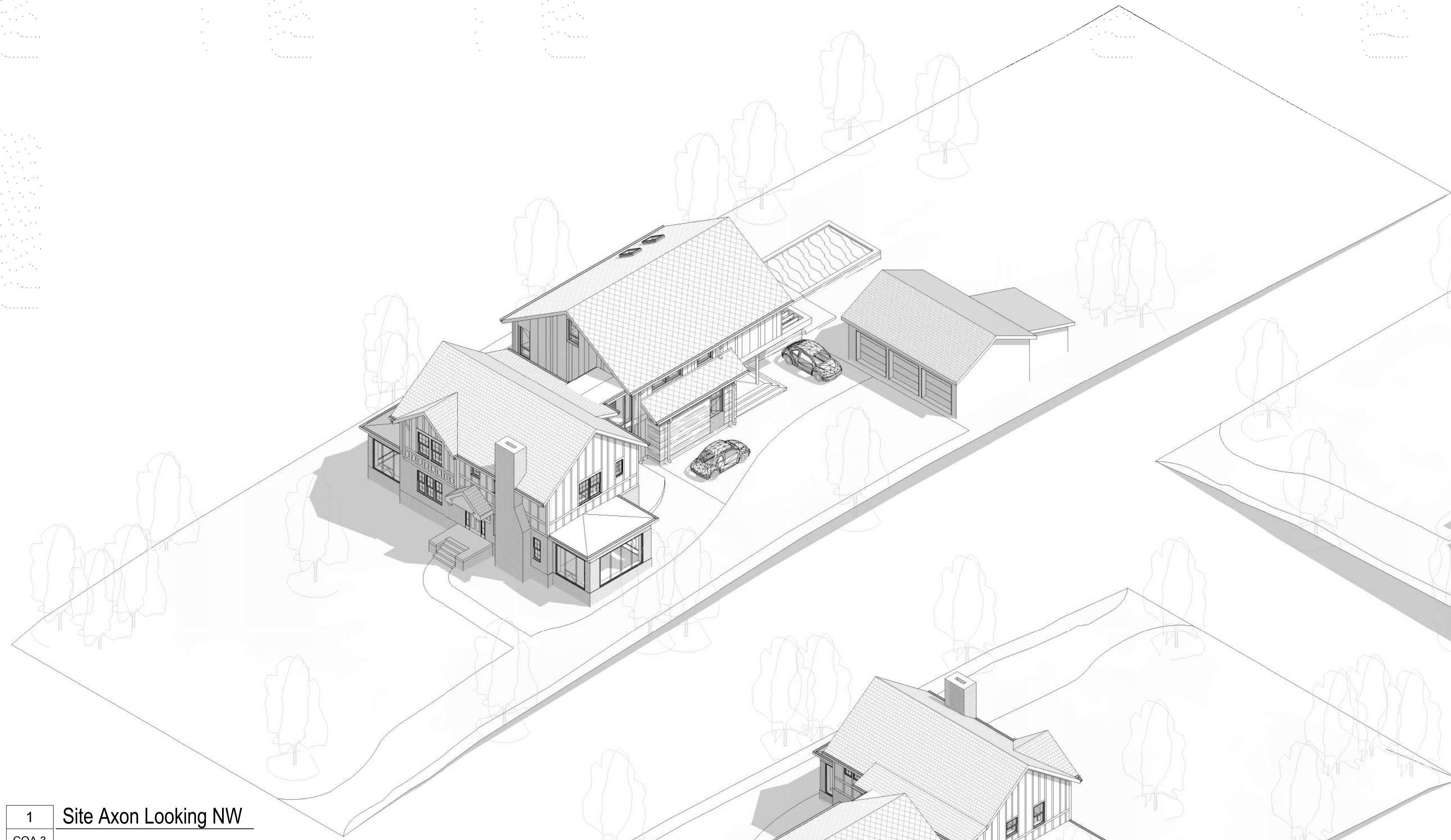
Project number Proj Num
Date Issue Date

COA.2

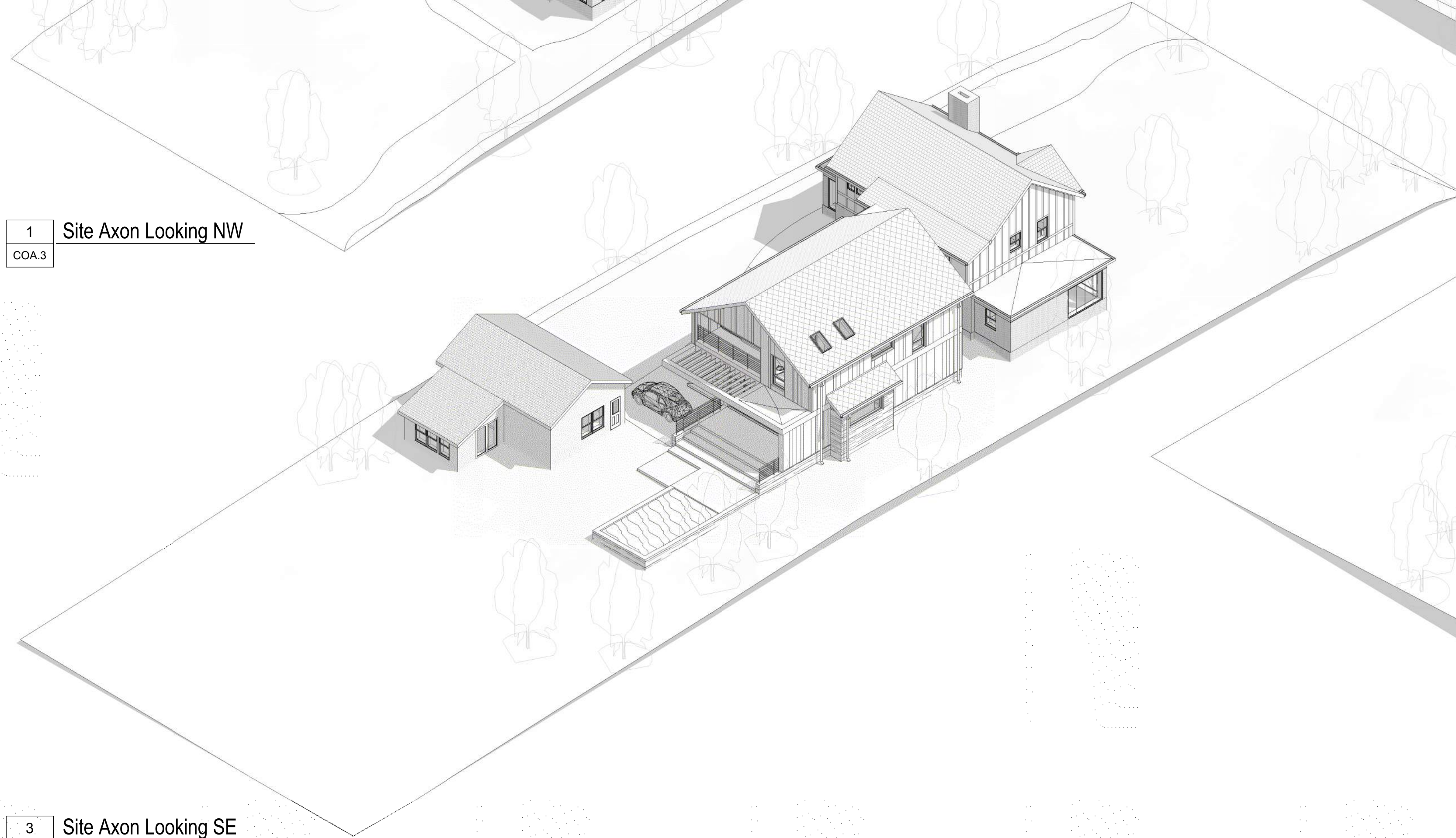
Scale 1/16" = 1'-0"

NOT TO SCALE

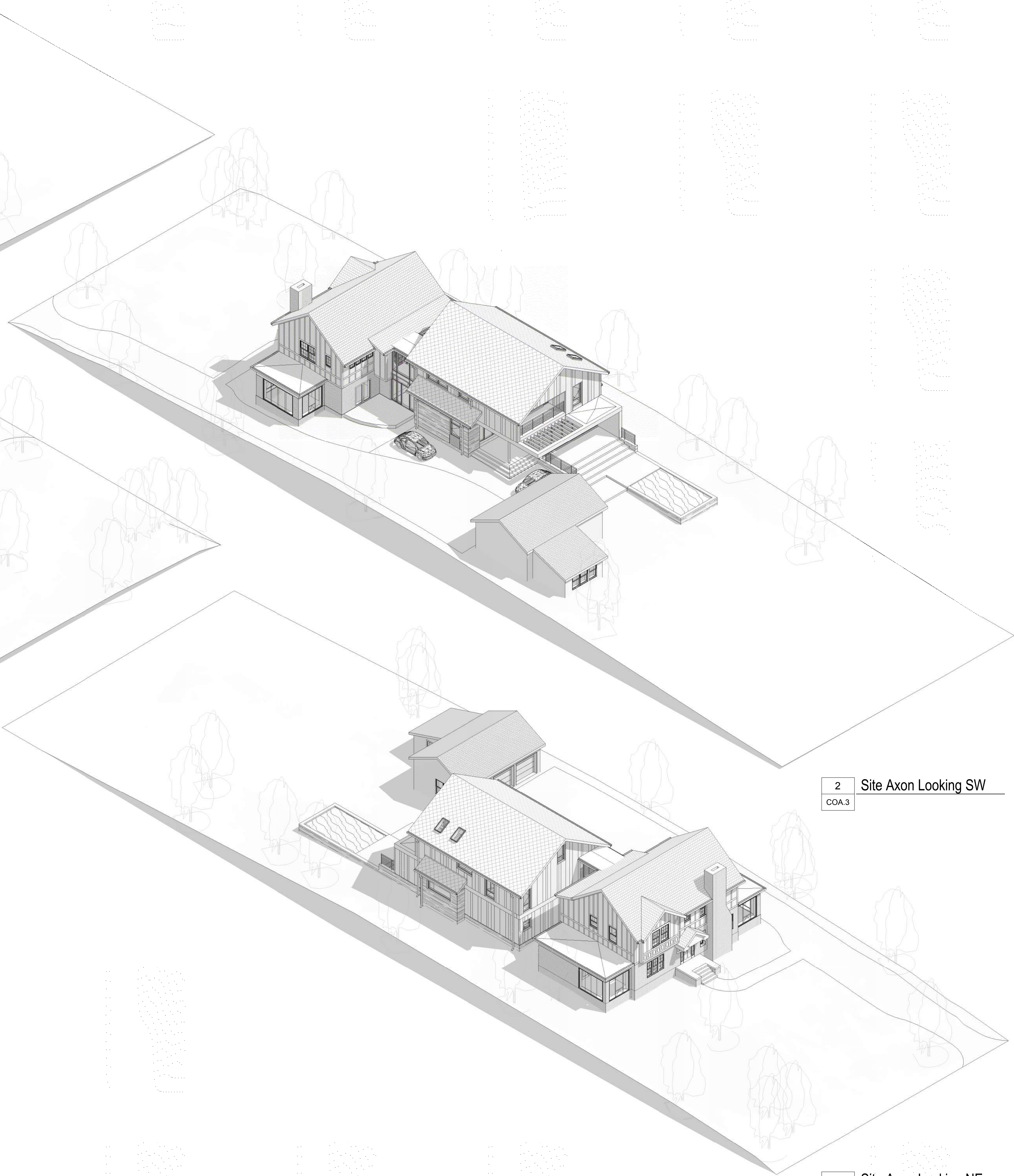
NOT FOR CONSTRUCTION



1 Site Axon Looking NW
COA.3



3 Site Axon Looking SE
COA.3



2 Site Axon Looking SW
COA.3



4 Site Axon Looking NE
COA.3

NOT FOR CONSTRUCTION

ROSS & POLLY NICHOLAS

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ATLANTA GA 30306
404-983-5163

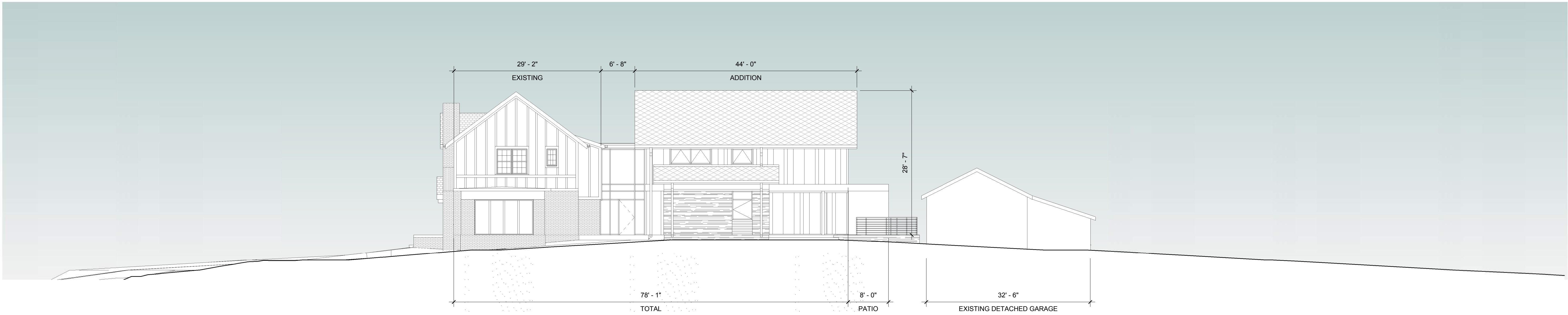
APPLICATION FOR THE CERTIFICATE OF APPROPRIATENESS

SITE AXONS

Project number	Proj Num
Date	Issue Date

COA.3

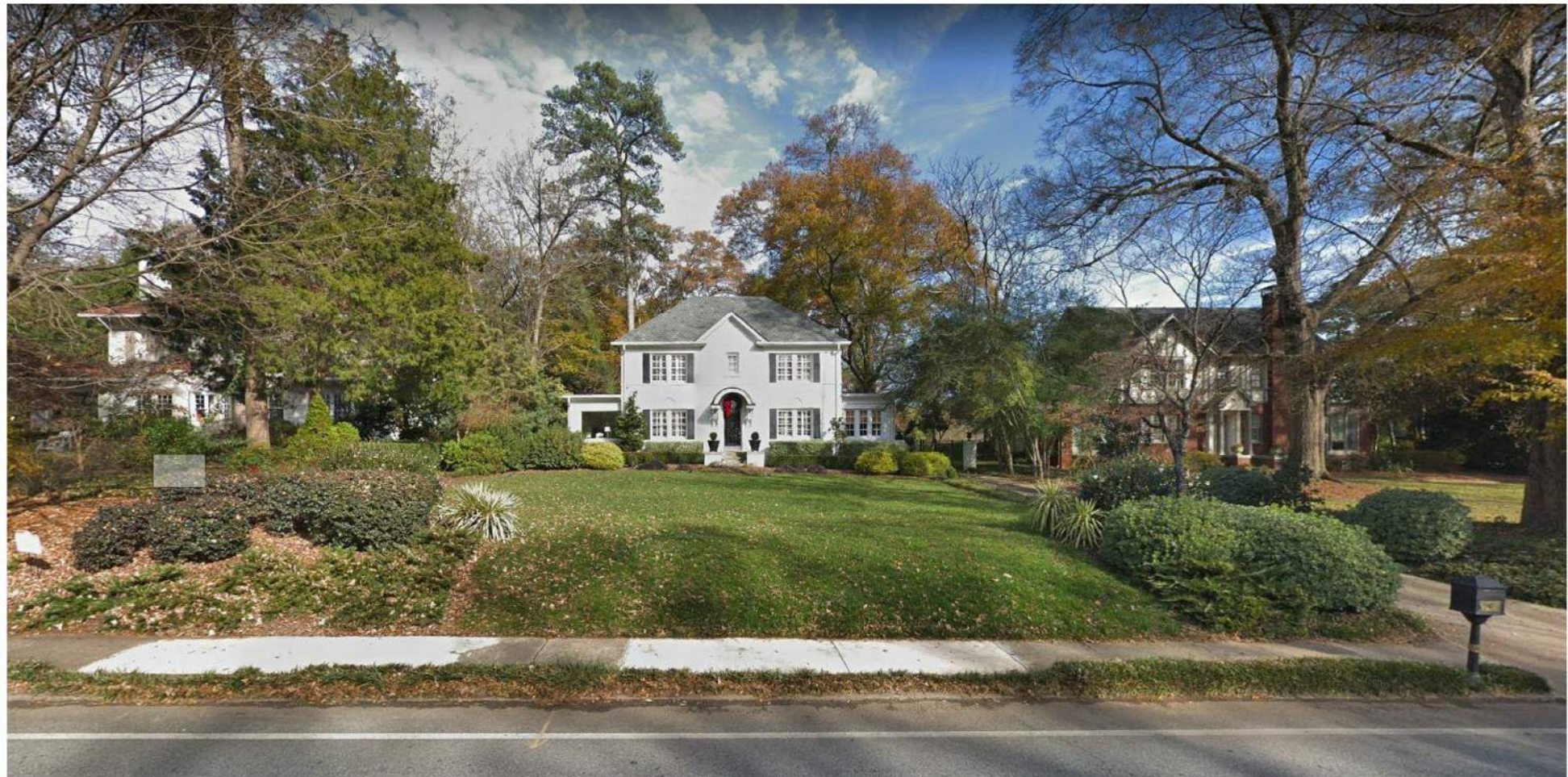
Scale



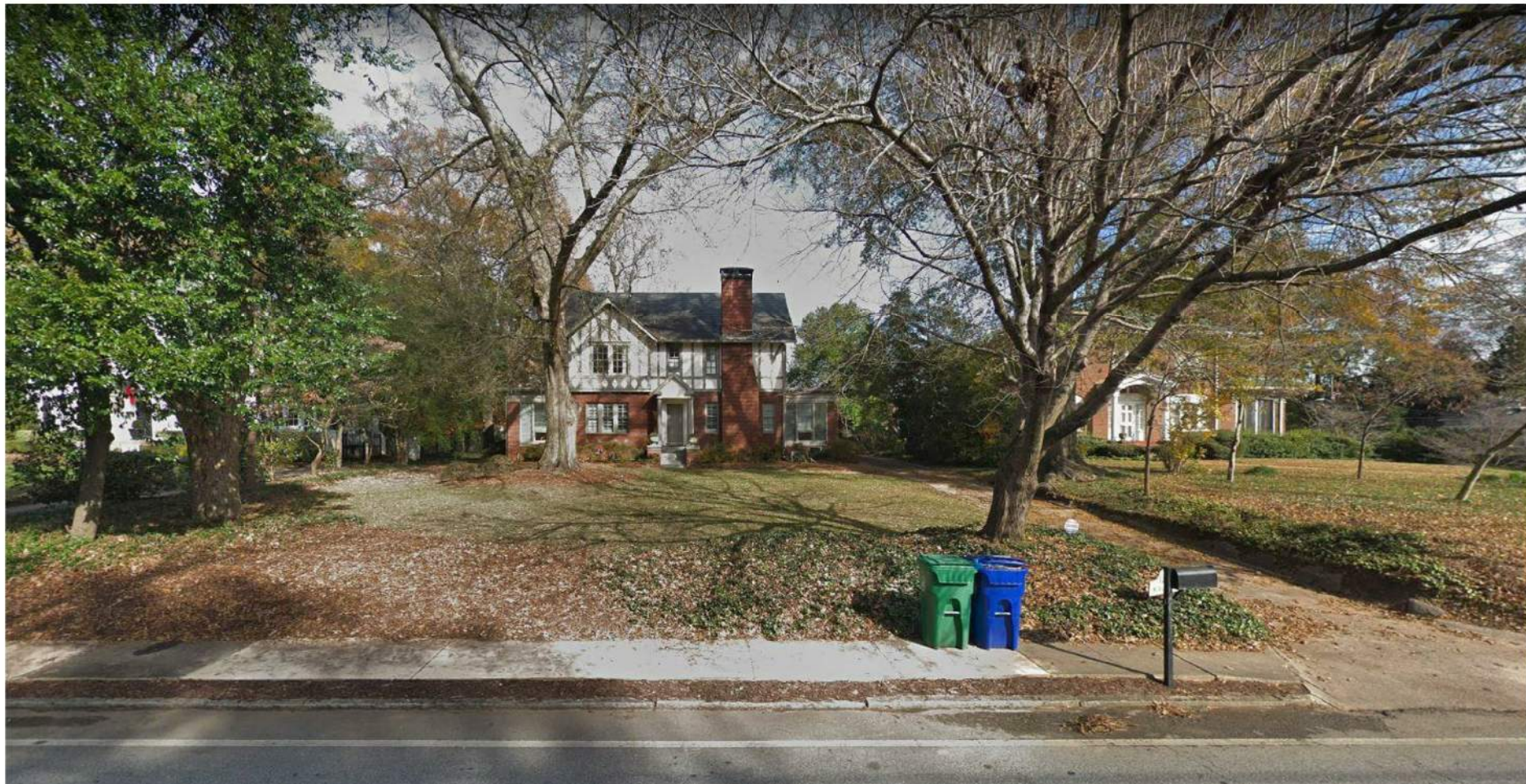
1 SITE SECTION - NORTH / SOUTH - 300' PROPERTY DEPTH
COA.4 1" = 10'-0"



2 SITE SECTION - EAST / WEST - 90' PROPERTY WIDTH
COA.4 1" = 10'-0"



1330 N. DECATUR RD.
APPROX. 30' IN HEIGHT



1338 N. DECATUR RD.
APPROX. 30' IN HEIGHT



1344 N. DECATUR RD.
APPROX. 30' IN HEIGHT

ROSS & POLLY NICHOLAS

1338 N. DECATUR RD.
ATLANTA GA 30306
404-983-5163

APPLICATION FOR THE CERTIFICATE OF APPROPRIATENESS

STREETSCAPE & BUILDING
HEIGHTS

Project number Proj Num
Date Issue Date

COA.4

Scale 1" = 10'-0"

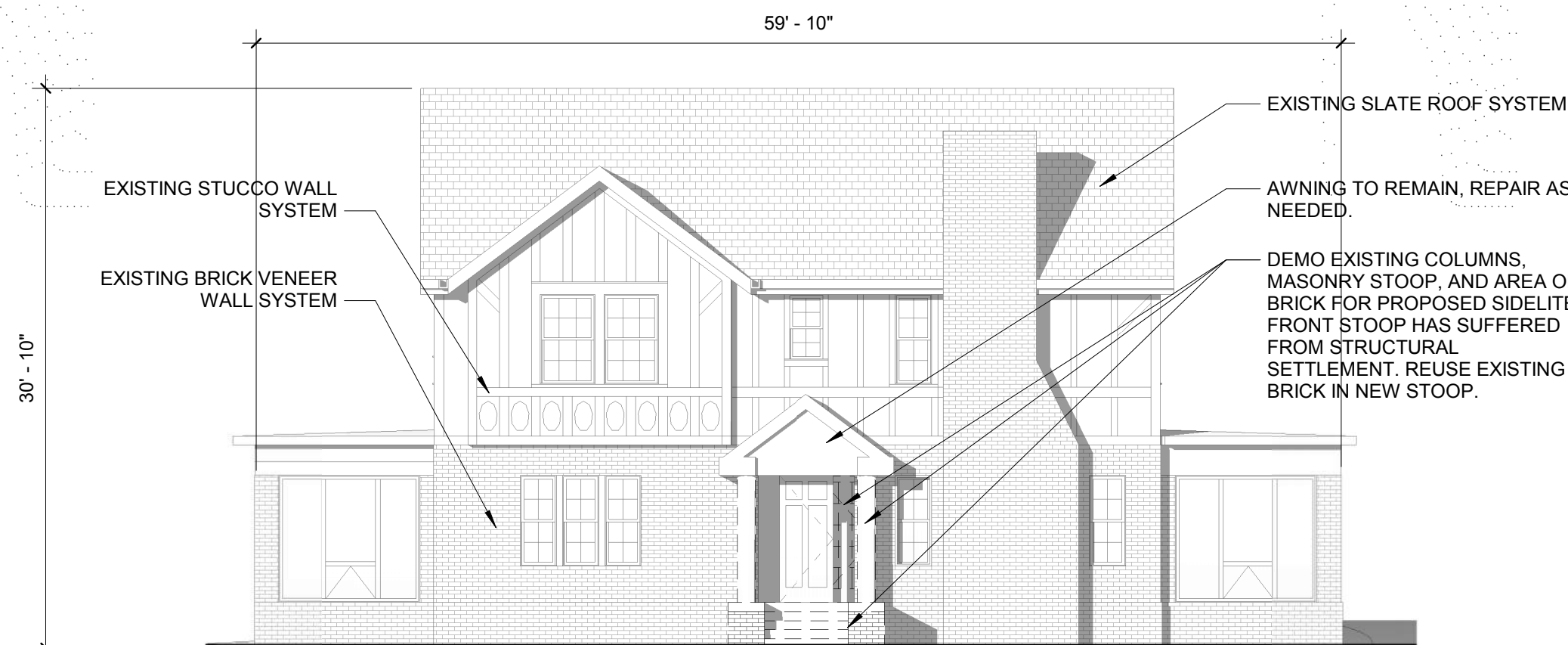
NOT FOR CONSTRUCTION



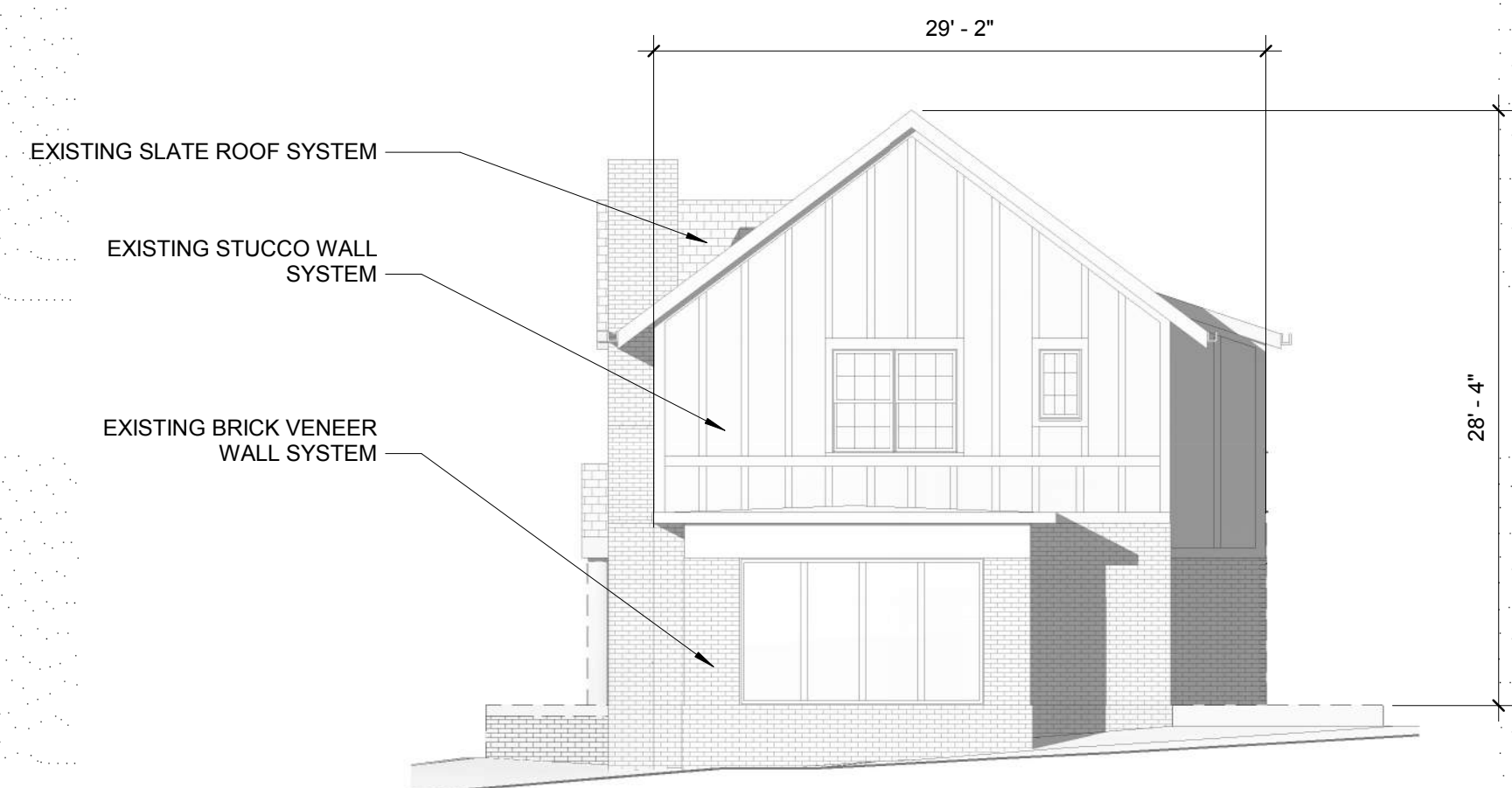
2 LEVEL 02 - EXISTING
COA.5 1/4" = 1'-0"



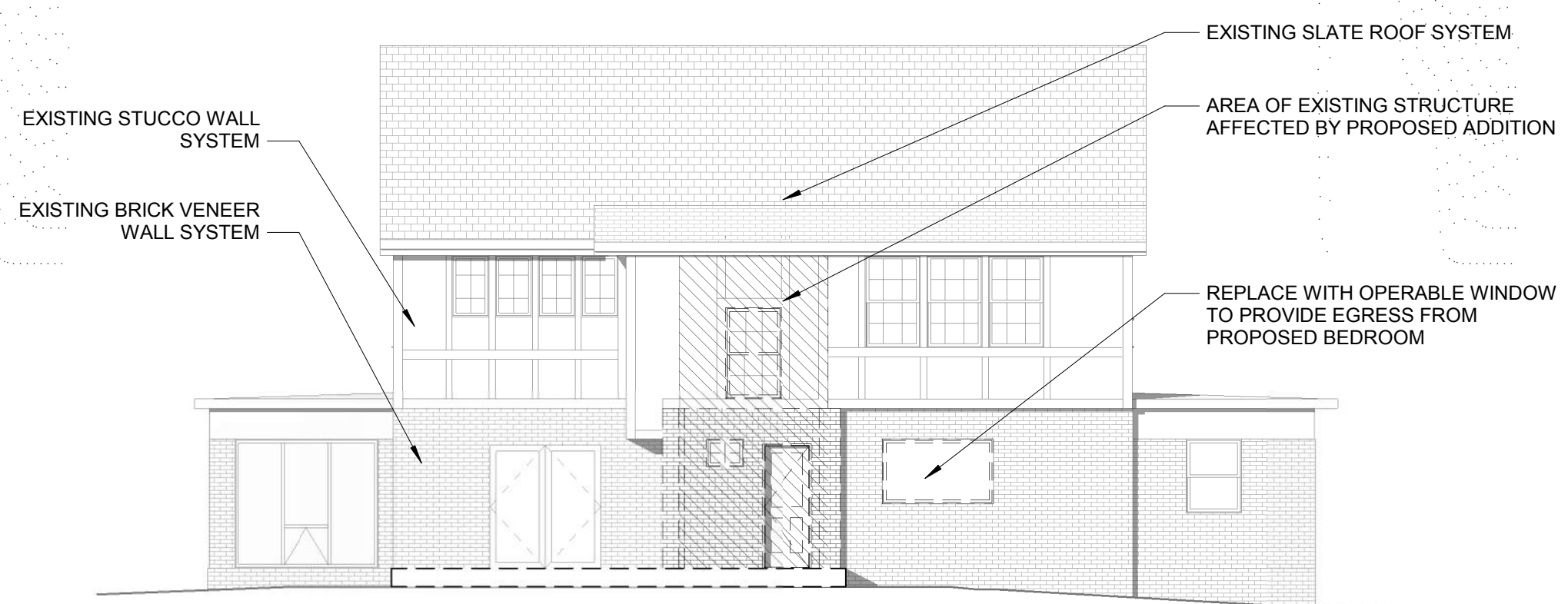
1 LEVEL 01 - EXISTING
COA.5 1/4" = 1'-0"



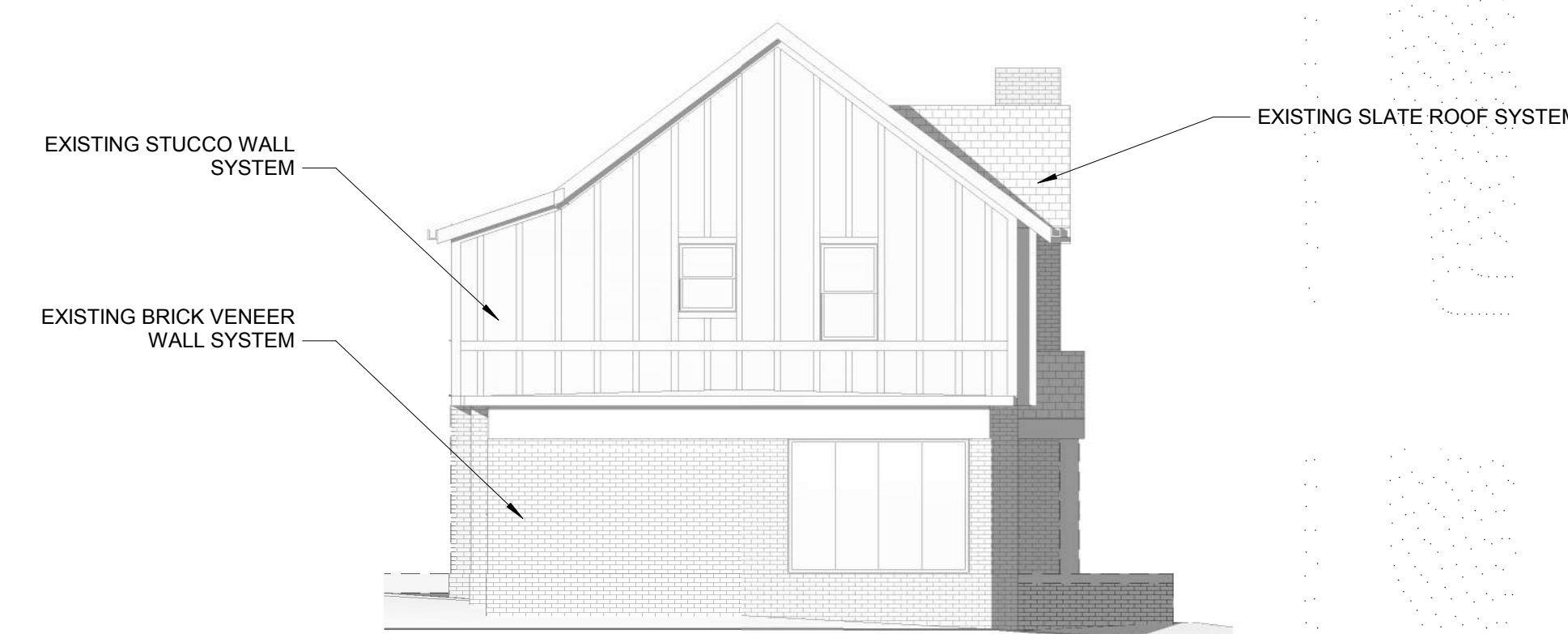
5 SOUTH ELEVATION - EXISTING
COA.5 1/8" = 1'-0"



3 EAST ELEVATION - EXISTING
COA.5 1/8" = 1'-0"



4 NORTH ELEVATION - EXISTING
COA.5 1/8" = 1'-0"



6 WEST ELEVATION - EXISTING
COA.5 1/8" = 1'-0"

ROSS & POLLY NICHOLAS
1338 N. DECATUR RD.
ATLANTA GA 30306
404-983-5163

APPLICATION FOR THE CERTIFICATE OF APPROPRIATENESS

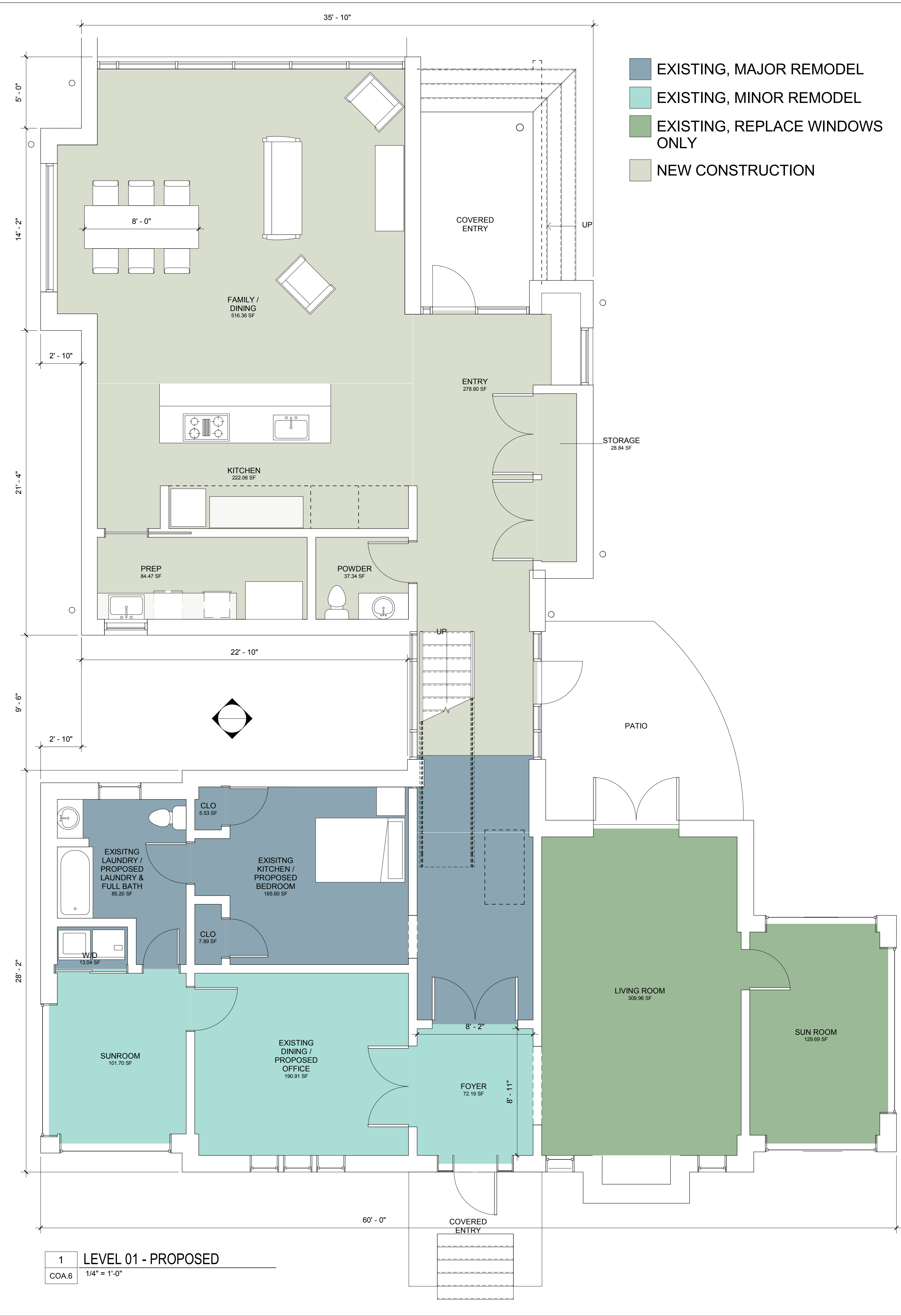
EXISTING PLANS & ELEVATIONS

Project number Proj Num
Date Issue Date

COA.5

Scale As indicated

NOT FOR CONSTRUCTION



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APPLICATION FOR THE CERTIFICATE OF APPROPRIATENESS

PROPOSED FLOOR PLANS

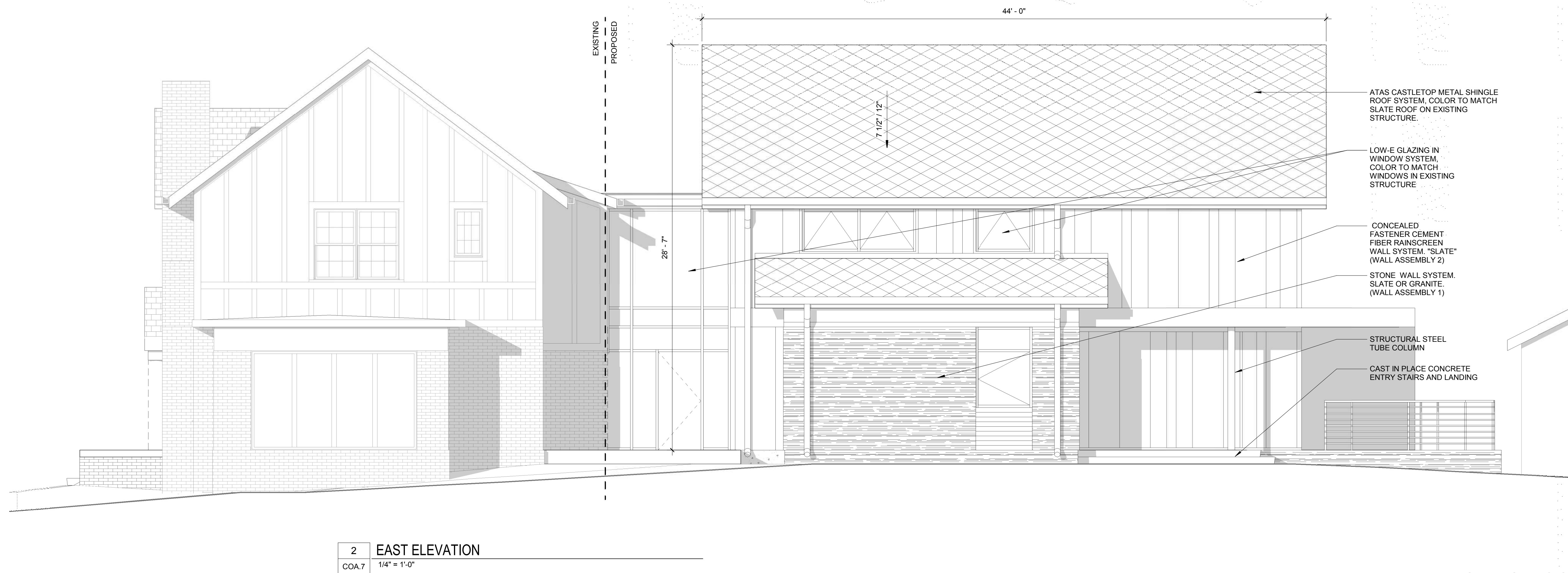
Project number Proj Num
Date Issue Date

COA.6

Scale 1/4" = 1'-0"

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NOT FOR CONSTRUCTION



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APPLICATION FOR THE CERTIFICATE OF APPROPRIATENESS

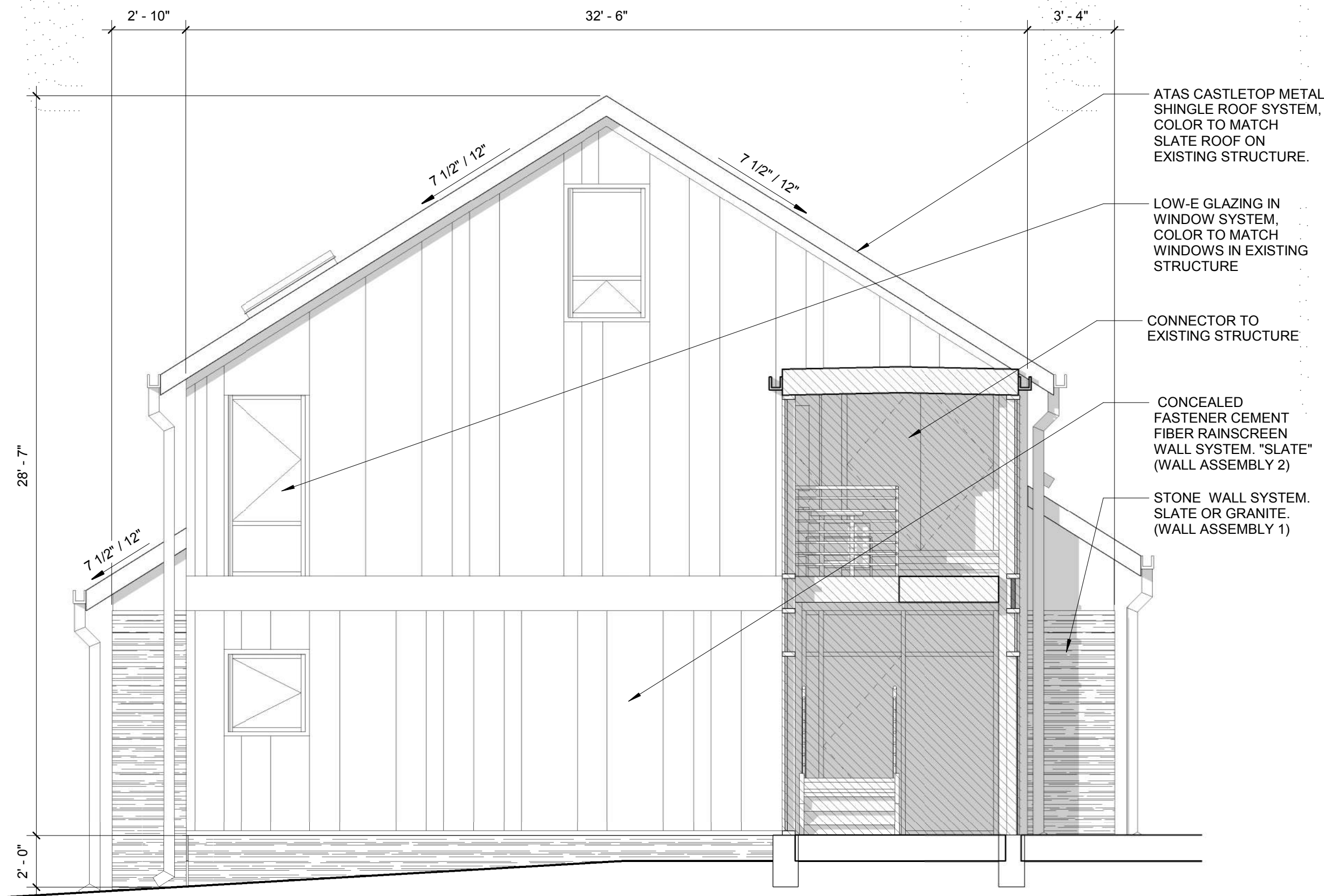
PROPOSED ELEVATIONS

Project number Proj Num
Date Issue Date

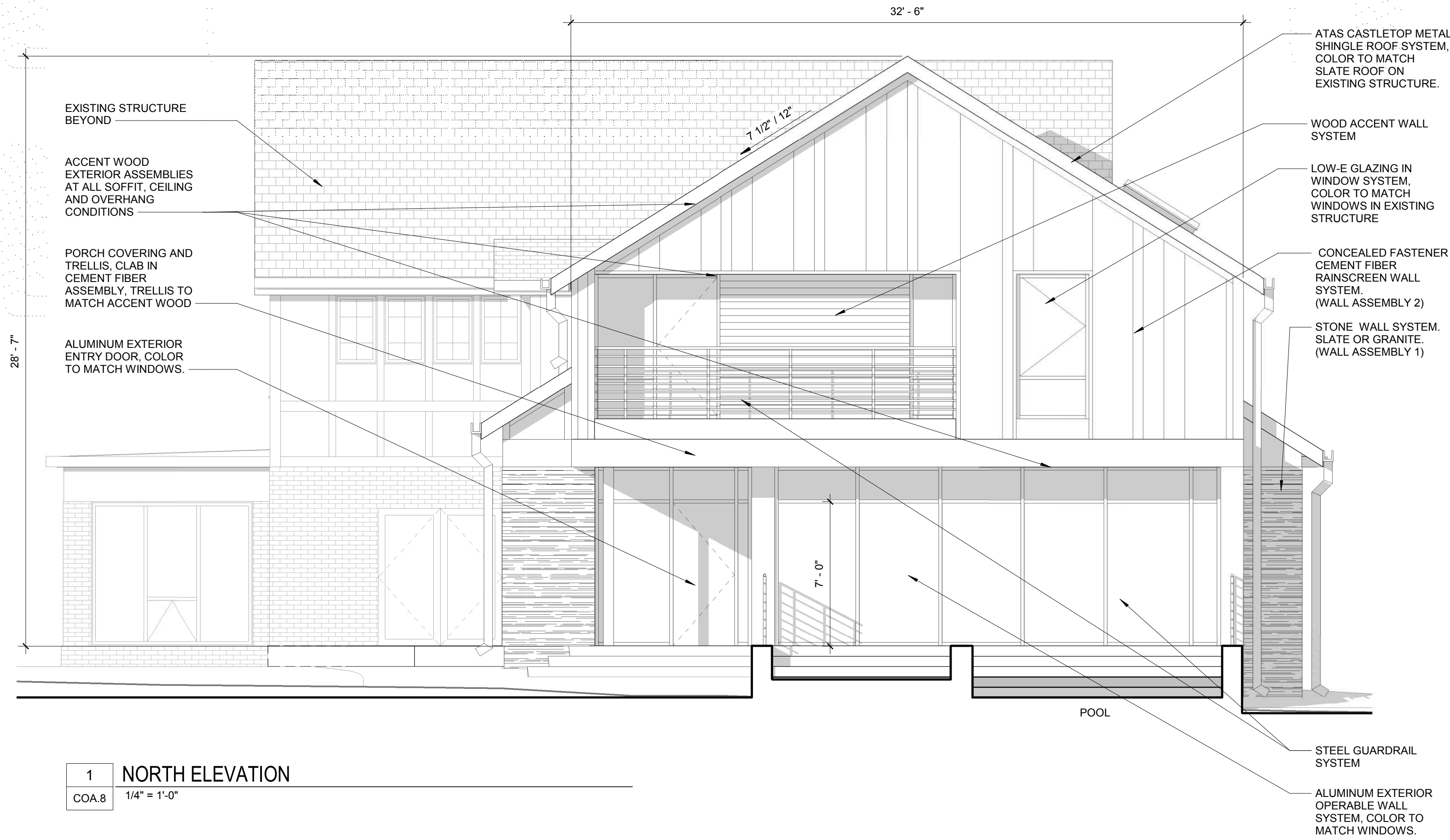
COA.7

Scale 1/4" = 1'-0"

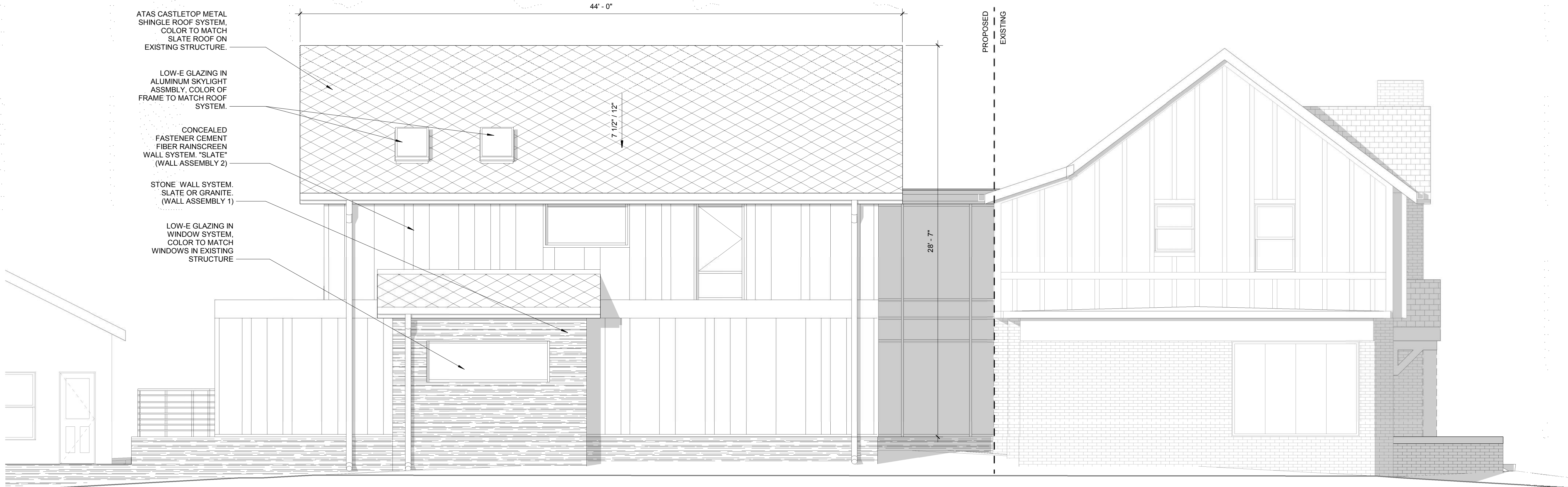
NOT FOR CONSTRUCTION



3 SOUTH ELEVATION - ADDITION
COA.8 1/4" = 1'-0"



1 NORTH ELEVATION
COA.8 1/4" = 1'-0"



2 WEST ELEVATION
COA.8 1/4" = 1'-0"

ROSS & POLLY NICHOLAS
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404-983-5163

APPLICATION FOR THE CERTIFICATE OF APPROPRIATENESS

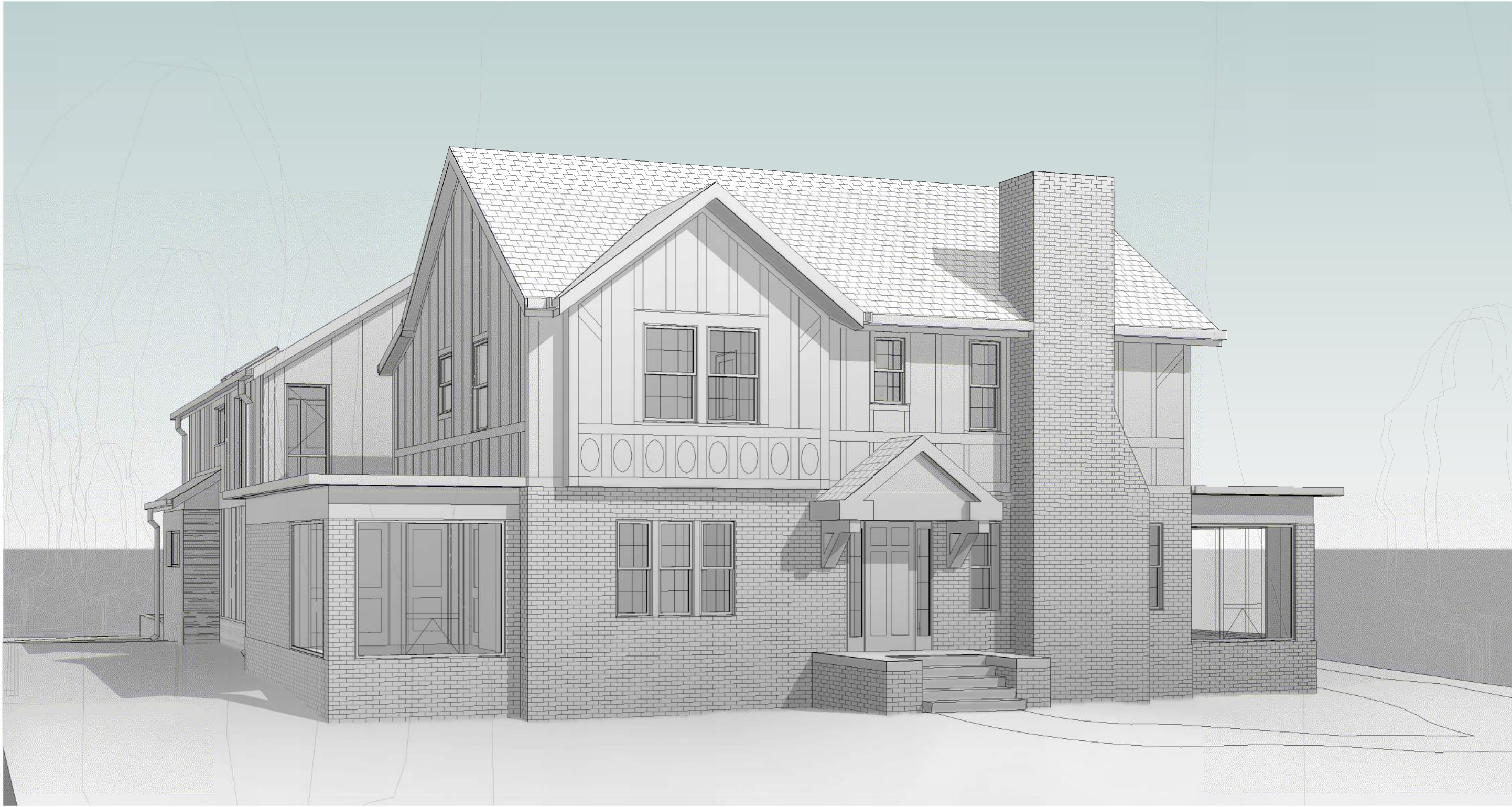
PROPOSED ELEVATIONS

Project number Proj Num
Date Issue Date

COA.8

Scale 1/4" = 1'-0"

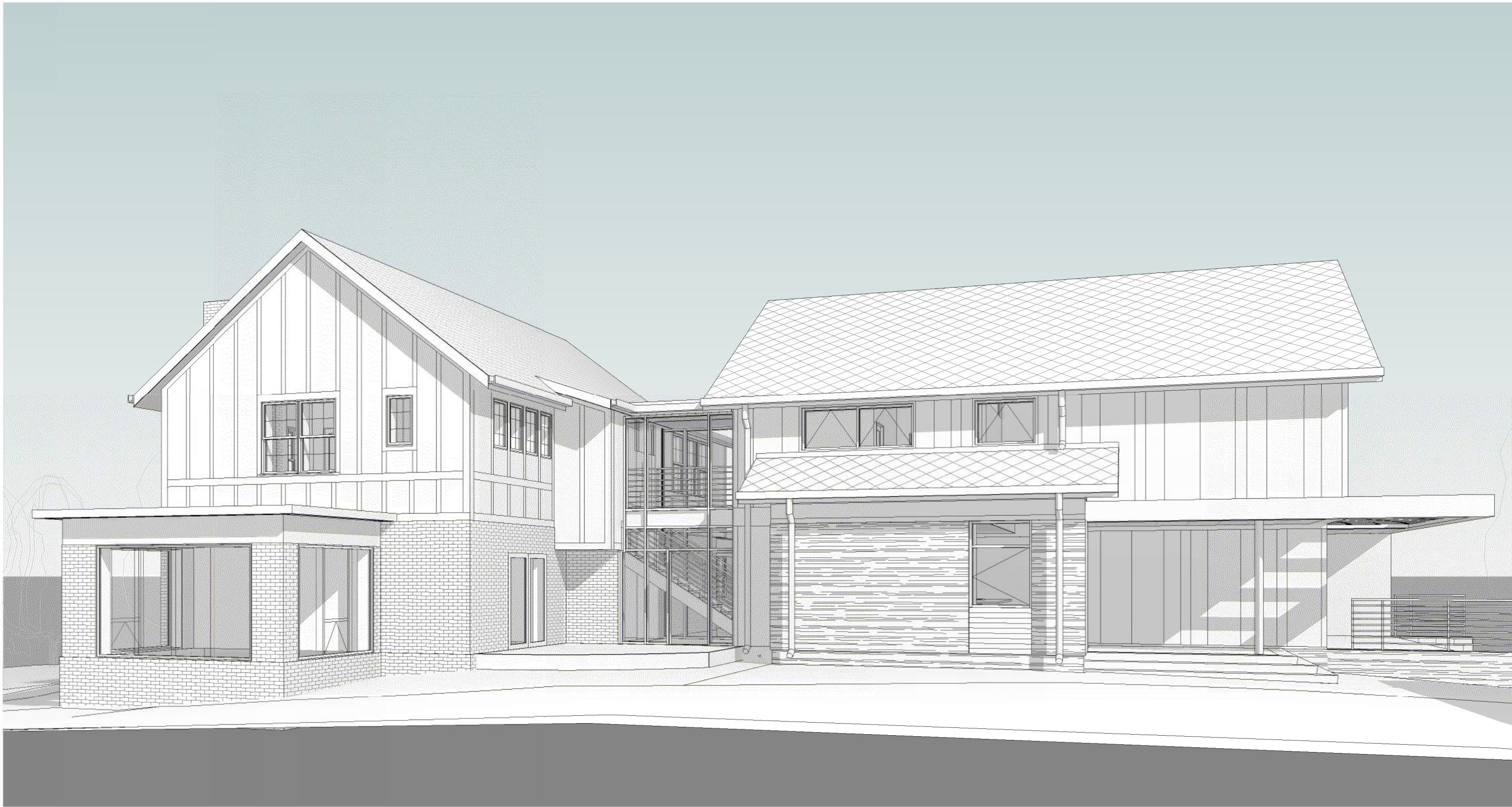
NOT FOR CONSTRUCTION



3 3D View 3
COA.9



4 3D View 4
COA.9



1 3D View 1
COA.9



2 3D View 2
COA.9

ROSS & POLLY NICHOLAS

1338 N. DECATUR RD.
ATLANTA GA 30306
404-983-5163

APPLICATION FOR THE CERTIFICATE OF APPROPRIATENESS

PROPOSED 3D VIEWS

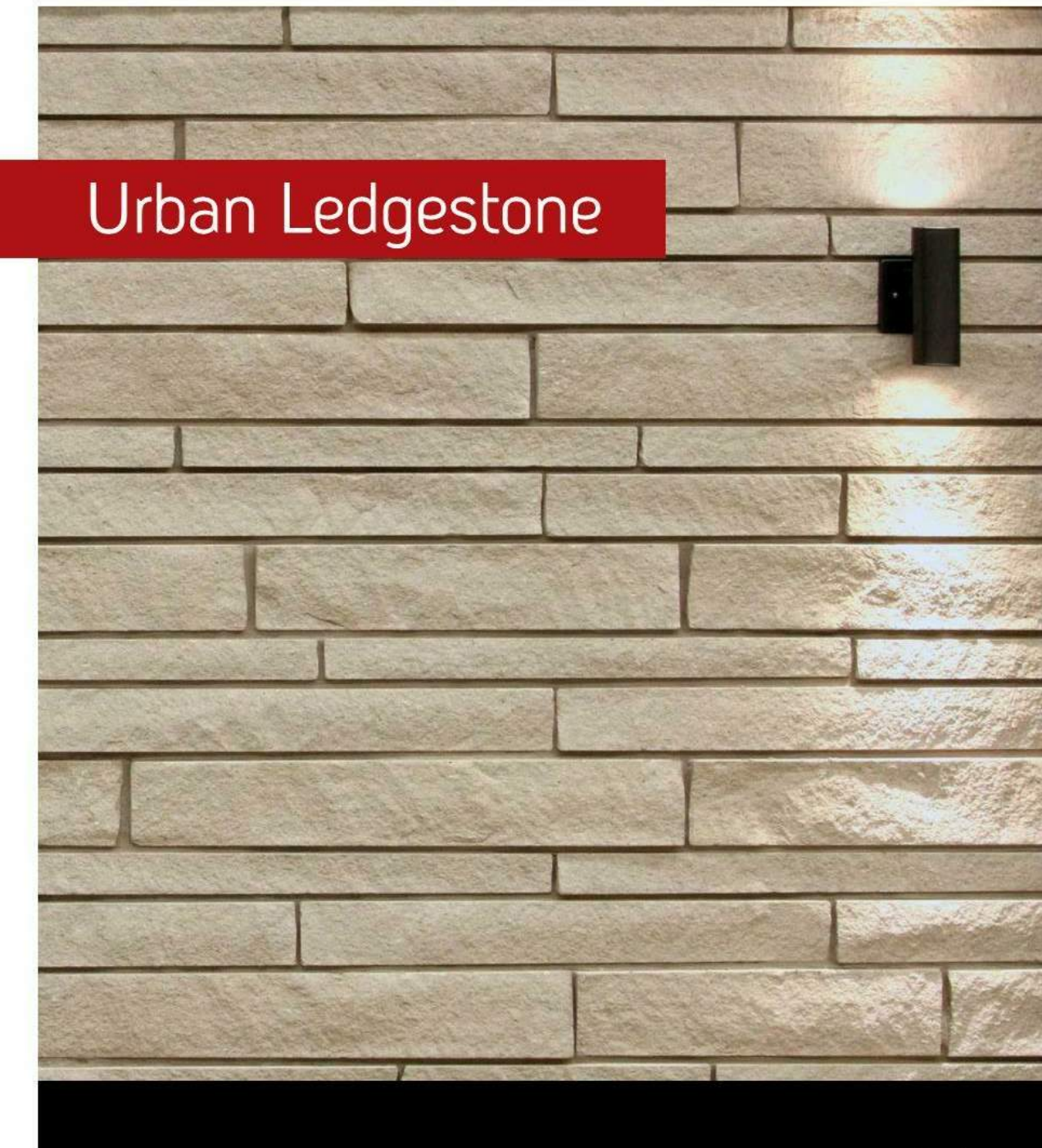
Project number	Proj Num
Date	Issue Date

COA.9

Scale

NOT FOR CONSTRUCTION

WALL ASSEMBLY 1





800.265.8123 | arriscraft.com



Simplicity is beauty.

Introducing a new ledgestone-style Building Stone designed to be simple and unique. Our first product to be laid in a coursed pattern, Urban Ledgestone is incredibly easy and efficient to install. To achieve the coursed pattern, one size of stone is laid in one or more rows, followed by one or more rows of the second size. Masons can pick automatically from skids, working quickly not having to maintain a specific pattern.

Alternatively, Urban Ledgestone can be installed in a more traditional ashlar pattern. Either configuration provides a crisp and modern result, elegant in the simplicity of long, straight lines.

Colors	Sizes			
	Code	Height	Length	Depth
	UL22	59 mm / 2-5/16"	Up to 771.5 mm / 30-3/8"	90 mm / 3-1/2"
	UL35	92 mm / 3-5/8"	Up to 771.5 mm / 30-3/8"	90 mm / 3-1/2"
	UL50	127 mm / 5"	Up to 803 mm / 31-5/8"	90 mm / 3-1/2"
	UL22	59 mm / 2-5/16"	Up to 771.5 mm / 30-3/8"	90 mm / 3-1/2"
	UL35	92 mm / 3-5/8"	Up to 771.5 mm / 30-3/8"	90 mm / 3-1/2"

Photographs represent colour, range and texture as closely as the printing process allows.



WALL ASSEMBLY 2

Cembrit Patina

Cembrit Patina has a natural, textured surface. You can see the fiber and natural characteristics of the raw materials, and you can see and feel the sanding lines on the surface. As the seasons change and the years pass, the natural aging of the fiber cement leaves subtle traces on the surface, and the façade will gradually acquire a distinctive patina.

P-020 Granite

P-050 Graphite

P-070 Flint

Grays

P-222 Pearl

P-313 Tuff

P-325 Magenta

P-333 Adobe

P-343 Ruby

Whites

Reds

P-545 Saffor

P-565 Amber

P-626 Emerald

Yellows

Greens

Rainscreen Cladding

Preventing thermal bridges

As the insulating material is on the outside of the structural wall, it can easily be mounted without interruptions caused by floor slabs. In this way, any thermal bridges that occur at each floor slab can be prevented. These thermal bridges are also the cause of surface condensation that may result in fungus growth.

Dissipating heat from the sun

The ventilated rainscreen cladding system has a cooling effect when temperatures outside are high. Most of the sun's rays are reflected away from the building. Heat passing through the exterior wall panel is partially dissipated by the ventilating effect of the space between the exterior cladding panel and the structural wall. Any residual heat managing to penetrate buildings is very minor.

Rainscreen




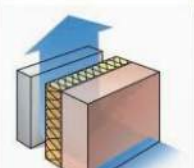
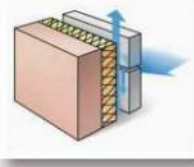
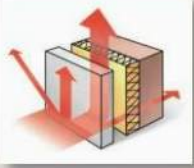
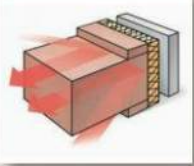
Architectural wall-cladding panels act as a rainscreen on the outside of the building and keep the structural wall absolutely dry. The air space connected to the outside air evacuates water and humidity that might have penetrated behind the wall-cladding panels through its horizontal or vertical joints. This water will never reach the load bearing wall and/or the thermal insulation.

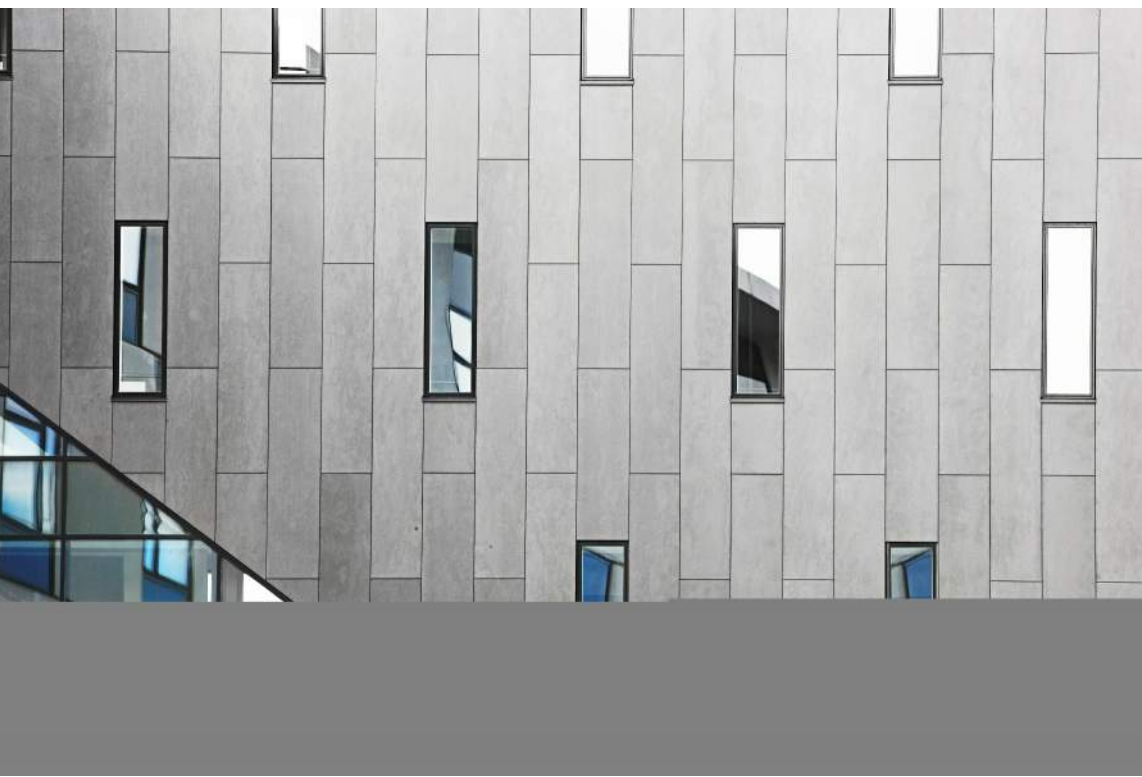
Protecting the basic structure and load-bearing wall against temperature variations

In view of the fact that the insulation material is applied to the outside of the building, changes in temperature are very minor compared with those found in conventional constructions where insulation is applied on the interior. This principle works in summer and winter in both hot and cold climates.

Prevention of internal condensation

Insulation material can be applied to the outside of the structural wall because it is protected effectively by the architectural exterior wall panel. Because of differences in vapor pressure and temperature passing through the wall, condensation has been shown to occur close to the ventilated area and not in the structural wall itself. As a result, the ventilating effect is easily sufficient to dry out the thermal insulating material.





ROOFING

Specifications

CastleTop® SKU: HCT160

Material
032 aluminum, 7mm zinc*, 1.6 oz copper*

Shingle Size
15 3/4" by 15 3/4"; actual exposure is 13 1/2" by 13 1/2"

Shingle Coverage
13 1/2" by 13 1/2"

Texture
Embossed (aluminum only), Smooth (copper and zinc only)

Finish
Kynar 500® PVDF or Hylar 5000® PVDF


Colors
Choice of over 30 stock colors (aluminum only)

Anodized
Clear Satin, Dark Bronze

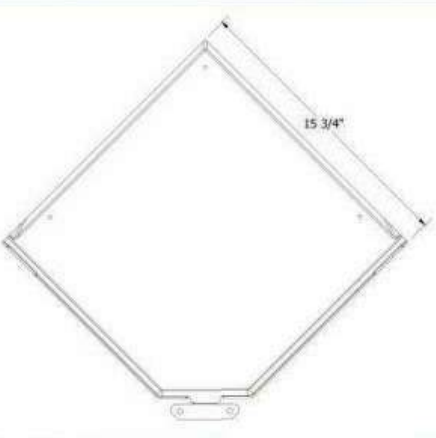
Accessories
A complete line of trims available in matching colors, gauge, and finish or as specified

Fasteners
Concealed fasteners

Minimum Slope
3:12

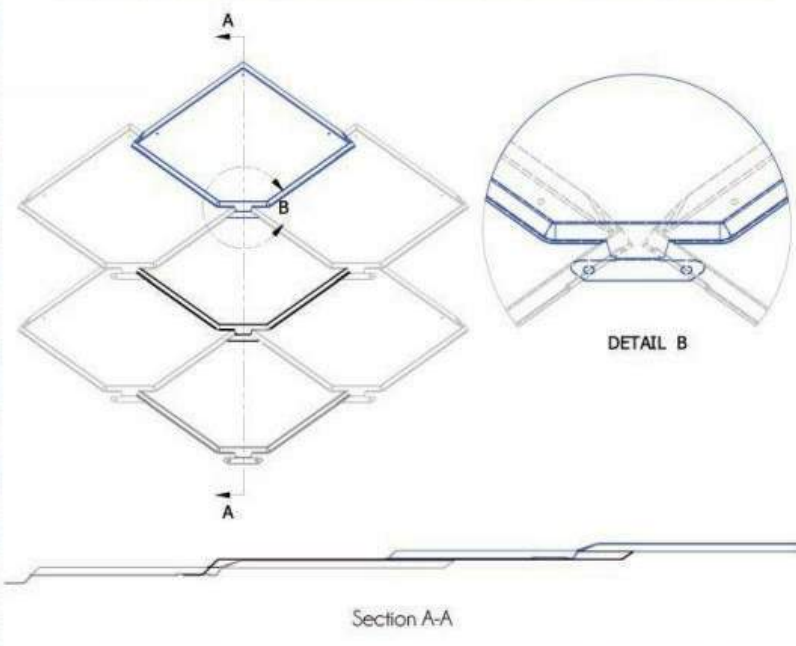


Metal	Gauge	Finish	Color/Texture
Aluminum	032	Kynar 500® Hylar 5000®	31 Colors Embossed
Aluminum	032	Anodized	2 Colors Embossed
Copper	16 oz.	Natural	Smooth
Zinc	7mm	Pre-Weathered	Smooth




Installation Advantages

An overlapping design allows for proper water shedding.



CastleTop shingles have an expanded polystyrene backer board which supports the panel during installation and aids in sound dampening.



Color Chart

Black (02)	Forest Green (11)	Chocolate Brown (04)	Serra Tan (09)	Regal Blue (18)
Classic Bronze (01)	Teal (19)	Burgundy (25)	Rawhide (15)	Slate Blue (21)
Medium Bronze (03)	Hemlock Green (30)	Redwood (07)	Concord Cream (05)	Rocky Grey (16)
Harlequin Green (27)	Patina Green (12)	Mission Red (08)	Almond (36)	Sage Blue (14)
Charcoal Grey (02)	Slate Grey (26)	Dove Grey (13)	Sandstone (06)	Bone White (20)
Antique Patina (24)	Champagne (17)	White Red (17)	Clear Satin Anodized (70)	Acrylic Coated (70)
Copperstone (23)	Shavenshield (28)	Titanium (05)	Dark Bronze Anodized (71)	Acrylic Coated (70)

THE ATAS DIFFERENCE

AIDA Press

- Stationary machine
- Controlled production environment
- 150 ton stamping process

ATAS International, Inc. Allentown, PA • Mesa, AZ
610.395.8445 | www.atas.com | info@atas.com

EXTERIOR MATERIALSELECTIONS

Project number Proj Num
Date Issue Date

COA.10

Scale

ROSS & POLLY NICHOLAS
1338 N. DECATUR RD.
ATLANTA GA 30306
404-983-5163

APPLICATION FOR THE CERTIFICATE OF APPROPRIATENESS

NOT FOR CONSTRUCTION