

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: 927 Artwood Road, NE Atlanta, Georgia 30307

Applicant: Christiana and Peter Jacxsens E-Mail: christianajacxsens@gmail.com

Applicant Mailing Address: 927 Artwood Road, NE Atlanta, Georgia 30307

Applicant Phone(s): (404) 272-6605 Fax: (404) 614-7500

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

\*\*\*\*\*  
Owner(s): Christiana Jacxsens E-Mail: christianajacxsens@gmail.com

Peter A. Jacxsens E-Mail: petejacxsens@gmail.com

Owner(s) Mailing Address: 927 Artwood Road, NE Atlanta, Georgia 30307

Owner(s) Telephone Number: (404) 272-6605

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1948

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 attached.

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.

*Christiana Jacxsens Peter Jacxsens* 01/17/2020  
Signature of Applicant/Date

Revised 1/26/17

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DEPARTMENT OF PLANNING & SUSTAINABILITY

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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) (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.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may pick this up at the DeKalb County Department of Planning and Sustainability, 330 West Ponce de Leon Avenue, Suite 300 floor, in Decatur, or you may make your request by mail, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.
2. Complete and submit the application. Please provide as much supporting material as possible, (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). If all documents are not provided the application will not be complete and will not be accepted.
3. A sign will be provided when the Certificate of Appropriateness is accepted. The applicant must post the sign on the subject property in a visible location, no more than ten feet from the road, at least ten days before the meeting.
4. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. In most months, the Historic Preservation Commission meets on the third Monday at 7 p.m. at the Maloof Auditorium, 1300 Commerce Drive in Decatur. In unusual circumstances meeting dates and location may be changed.
5. 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 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.
5. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make presentations, but presentations are not required. The commissioners may have questions for the applicant.
7. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### Sign Posting Requirements for a Certificate of Appropriateness

The DeKalb County Code requires that citizens who may be affected by the approval of a Certificate of Appropriateness must be notified of the hearing where that decision will take place. The notification is accomplished by requiring the applicant to post one or more signs on the property for which a certificate of appropriateness is being considered. The sign gives the date, time, and location of the meeting and the telephone number of the county historic preservation planner. The sign must be posted no later than ten days before the date of the preservation commission meeting and must remain in place until after the meeting.

**When an applicant submits an application for a Certificate of Appropriateness, the applicant must request a sign from the Planning Department.** If the property is bounded by more than one public street, a sign must be posted facing each street. It is the applicant's responsibility to obtain and post the sign appropriately. If you file your application by mail or fax, you must make arrangements to pick up the sign.

**The sign must be posted prominently in the center of the front yard, facing the street, and within ten feet of the street or sidewalk, although the sign may not be posted between the street and the sidewalk. It is best to attach the sign to a four-foot tall stake, but attaching it to an existing support is usually acceptable. The sign may not be posted inside a house except in the case of a purpose-built commercial structure where front yard posting is impossible or impractical.**

The signs are made of relatively thin cardstock. They should either be waterproofed or additional support should be added. The sign may be laminated, covered with clear plastic, or secured to heavier backing, such as heavy cardboard or plywood. If the sign is destroyed or becomes illegible during the ten day posting period, the applicant must contact the historic preservation planner for a replacement sign, which must be posted as soon as possible.

**If the sign is not posted, is not posted for the full ten day period, or is posted inappropriately, the DeKalb County Historic Preservation Commission may deny the application or may defer consideration of the application until the following month.**

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**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. Three copies 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 404-371-2155, e-mail [dcullis@dekalbcountyga.gov](mailto:dcullis@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”	Y	N
I have reviewed the DeKalb County Tree Ordinance	Y	N
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers	Y	N

**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
- e. 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

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### 10. Façade

- a. Consistency in style;
- b. Materials and their combinations
  - brick size and color
  - stone type and color
  - fiber-cement (e.g. Hardieplank) 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



## Attachment 1 - Description of Work

**Attachment 1: Description of Work**

**Attachment A: Drawings of House**

- 1. Replacement of Roof**
  - a. **Material and Color:** Landmark CertainTeed, Weathered Wood Architectural Grade HD
- 2. Replacement of Gutters:**
  - a. **Material and Color:** 6in half round gutters with gutter covers. Senox, Dark Bronze
- 3. Exterior Re-Painting of Trim and Shutters**
  - a. **Trim Color:** Sherwin Williams Alabaster
  - b. **Shutter Color:** Sherwin Williams Iron Ore
- 4. Replacement of 5 Basement Windows**
  - a. **Style:** Match of current windows (see Attachment B)
  - b. **Trim Color:** Sherwin Williams Alabaster
- 5. Replacement of Basement Exterior Door**
  - a. **Style:** Solid wood (See Attachment C) with Fiberglass Fullview Storm Door
  - b. **Color:** Sherwin Williams Alabaster
- 6. Replacement of Screens with Windows and Replacement of Screen Door in Mudroom by Back Staircase**
  - a. **Windows:**
    - i. **Style:** Match of current first floor windows (see Attachment D)
    - ii. **Color:** Sherwin Williams Alabaster
  - b. **Door:**
    - i. **Style:** Framed Glass (see Attachment E)
    - ii. **Color:** Sherwin Williams Alabaster
  - c. **Wall and Trim Color:** Sherwin Williams Alabaster
- 7. Enclosure of Area underneath Existing Structure to Create a Bike Storage Garage Area Per Drawings.**
  - a. **Structure:** See Drawings Attachment A
  - b. **Color:** matching brick (Attachment F)
  - c. **Door Style and Color:** Springfield Square and to be all painted trim color (Attachment G)
- 8. Repaving of Existing Driveway and Existing Paved Area**
  - a. **Details:** See Drawings Attachment A & H.
- 9. Landscaping – no tree removal**
  - a. **Details:** See Drawings Attachment H
- 10. Electrical socket on the outside front of the house (hidden from view for landscaping maintenance purposes).**

## Attachment A -- Drawings of House

A PROPOSED RENOVATION FOR  
**THE JACXSENS RESIDENCE**



FRANK G. NEELY DESIGN, INC.  
 1447 PEACHTREE STREET NE  
 SUITE 844  
 ATLANTA, GEORGIA 30309  
 TELEPHONE: (404) 817-0807  
 FRANKNEELY@GMAIL.COM

The Contractor is responsible for verifying all field measurements, quantities, dimensions, drainage, and related field construction criteria. It is the contractor's responsibility to report any discrepancies in the drawing set to Neely Design prior to commencing construction.

THE  
**JACXSENS RESIDENCE**  
 927 ARTWOOD ROAD  
 ATLANTA, GEORGIA

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ARCHITECTURAL DRAWINGS BY FRANK G. NEELY DESIGN, INC.

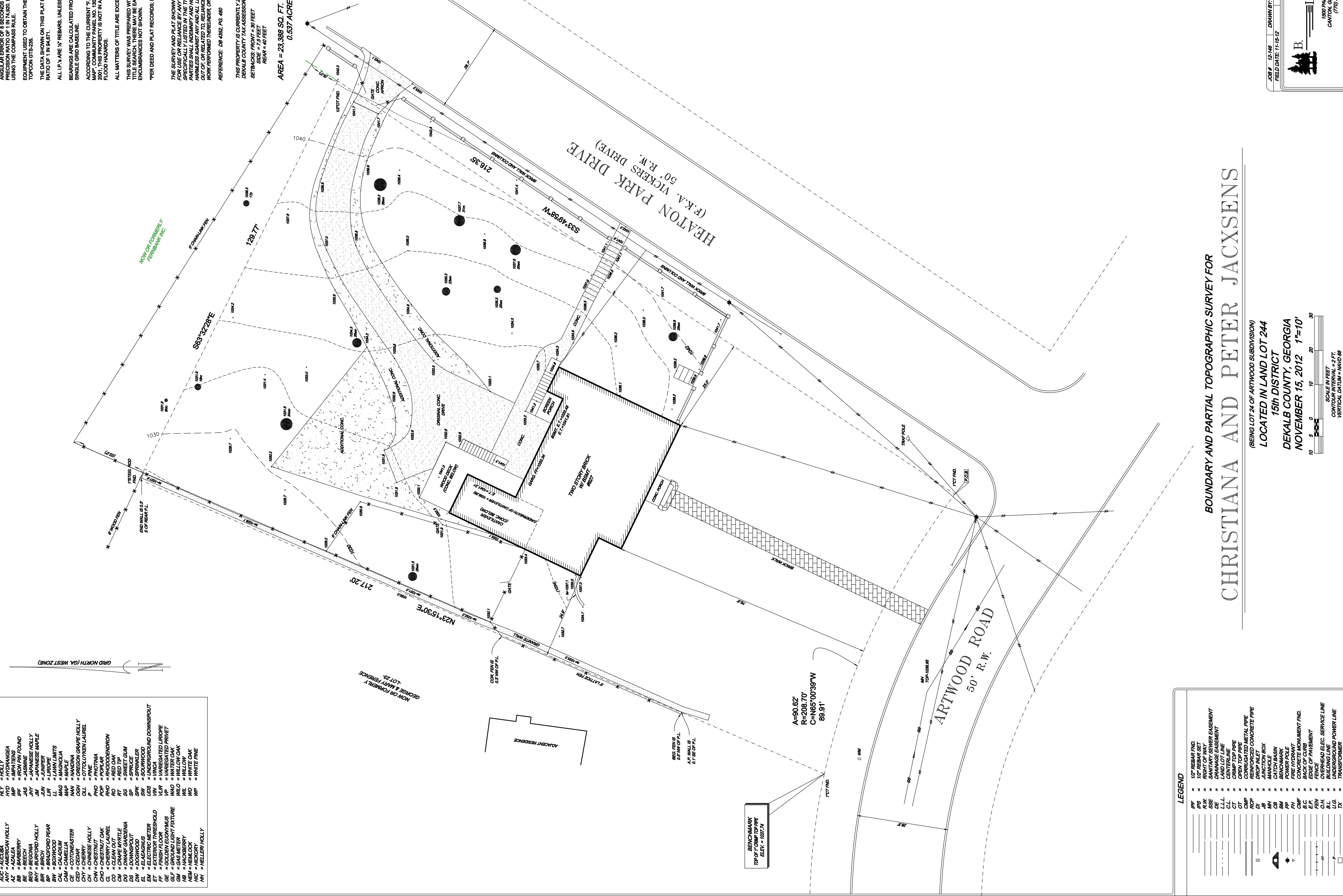
T	TITLE SHEET	A3	UPPER LEVEL PLAN	A9	WINDOW DOOR SCHEDULE	AB 4	EXISTING ROOF PLAN
S	SURVEY	A4	ROOF PLAN	PI	EXISTING PHOTOGRAPHS	AB 5	EXISTING FRONT ELEVATION
DI	DEMO SITE PLAN	A5	FRONT ELEVATION			AB 6	EXISTING RIGHT ELEVATION
CI	SITE PLAN	A6	RIGHT ELEVATION	AB 1	EXISTING BASEMENT PLAN	AB 7	EXISTING REAR ELEVATION
A1	BASEMENT PLAN	A7	REAR ELEVATION	AB 2	EXISTING MAIN PLAN	AB 8	EXISTING LEFT ELEVATION
A2	MAIN LEVEL PLAN	A8	LEFT ELEVATION	AB 3	EXISTING UPPER PLAN		

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ABBREVIATIONS ~	
AB	= ABELIA
AUC	= AUCUBA
AL	= ALBANY
ALY	= ALYSSA
AM	= AMELIA
MP	= IMPATIENS
BB	= BAMBURY
BE	= BEGONIA
BEJ	= BEGONIA
BJ	= BURNING BUSH
BY	= BURNING BUSH
BR	= BRADFORD PEAR
BP	= BRADFORD PEAR
CA	= CALADOM
CM	= CAMELLIA
CE	= CEDAR
CH	= CHERRY
CHN	= CHERRY HOLLY
CHS	= HOLLY
CHD	= CHRISTMUT OAK
CO	= COLEUS
CO	= CLEAN OUT
CM	= CRANEAPPLE
DS	= DOWNSPOUT
DN	= DORISWOOD
EM	= ELECTRIC METER
EN	= ENERGIACAND DOWNSPOUT
FF	= FANSLACK
GE	= GOLDEN ERODYMUS
GL	= GLENN
HA	= HANDBERRY
HB	= HANDBERRY
HC	= HICKORY
HH	= HELLER HOLLY
HOS	= HOSTA
HY	= HOLLY
IMP	= IMPATIENS
IPF	= IRON PINE FOUND
JY	= JAPANESE HOLLY
JM	= JAPANESE MAPLE
LR	= LIRIODENDRON
LAG	= LARIX
MAP	= MAPLE
OSW	= OREGON GRAPE HOLLY
OLL	= OTTOLIVIA/LAUREL
PHO	= PHOTOVA
POP	= POPULAR
POK	= POPULAR
RD	= RED TIP
RO	= RED OAK
RT	= RED TIP
SP	= SPRUCE
SW	= SPINWOOD
SWK	= SPINWOOD
US	= UNREGULATED DOWNSPOUT
VKA	= VARIEGATED LINDBERGH
W	= WILLOW
WLO	= WILLOW OAK
WHL	= WILLOW
WH	= WHITE PINE

**GENERAL NOTES-**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 6 SECONDS PER ANGLE POINT AND A DISTANCE ERROR OF 1/1000. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.  
 EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON OTS-235.  
 THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 84,871.  
 ALL PLATS ARE BY REBAR, UNLESS OTHERWISE INDICATED.  
 BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.  
 ACCORDING TO THE CURRENT F.L.A. OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NO. 1598C-0064-H, DATED MAY 7, 2012, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.  
 ALL MATTERS OF TITLE ARE EXCEPTED.  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A PROFESSIONAL ENGINEER'S EXAMINATION OF OTHER ENCUMBRANCES NOT SHOWN.  
 \*PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.  
 THE SURVEY AND PLAT SHOWS UTILITIES AS NOTED BY THE SURVEYOR AND ANY UNIDENTIFIED UTILITIES NOT SPECIFICALLY LISTED IN THE TITLE UNAUTHORIZED THIRD PARTIES SHALL BE RESPONSIBLE FOR IDENTIFYING AND MARKING AGAINST ANY AND ALL LIABILITY FOR ANY LOSSES ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY INFORMATION OR DATA SHOWN ON THIS PLAT.  
 REFERENCE: DB 4382, PG. 489

THIS PROPERTY IS CURRENTLY ZONED R-7.5 PER DEED RECORDS AND PLAT RECORDS.  
 SETBACKS FRONT = 30 FEET  
 SIDE = 7.5 FEET  
 REAR = 40 FEET  
 AREA = 23,388 SQ. FT.  
 0.537 ACRE



**BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY FOR  
 CHRISTIANA AND PETER JACXSENS**

(BEING LOT 24 OF ARTWOOD SUBDIVISION)  
 LOCATED IN LAND LOT 244  
 15th DISTRICT  
 DEKALB COUNTY, GEORGIA  
 NOVEMBER 15, 2012 1"=10'  
 SCALE IN FEET = 1" = 20'-0"  
 VERTICAL DATUM = NAVD 83

**LEGEND**

1/2" REBAR FND.	1/2" REBAR FND.
1/2" REBAR SET	1/2" REBAR SET
SANITARY SEWER EASEMENT	SANITARY SEWER EASEMENT
LAND LOT EASEMENT	LAND LOT EASEMENT
CENTERLINE	CENTERLINE
OPEN TOP PIPE	OPEN TOP PIPE
CORRUGATED METAL PIPE	CORRUGATED METAL PIPE
CONCRETE PIPE	CONCRETE PIPE
DROP INLET	DROP INLET
ANJUNCTION BOX	ANJUNCTION BOX
CATCH BASIN	CATCH BASIN
BECHMANN	BECHMANN
FIRE HYDRANT	FIRE HYDRANT
MONUMENT FND.	MONUMENT FND.
BACK OF CURB	BACK OF CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT
OVERHEAD ELEC. SERVICE LINE	OVERHEAD ELEC. SERVICE LINE
BUILDING LINE	BUILDING LINE
POWER LINE	POWER LINE
TRANSFORMER	TRANSFORMER

SURVEY  
 SCALE: 1" = 20'-0"

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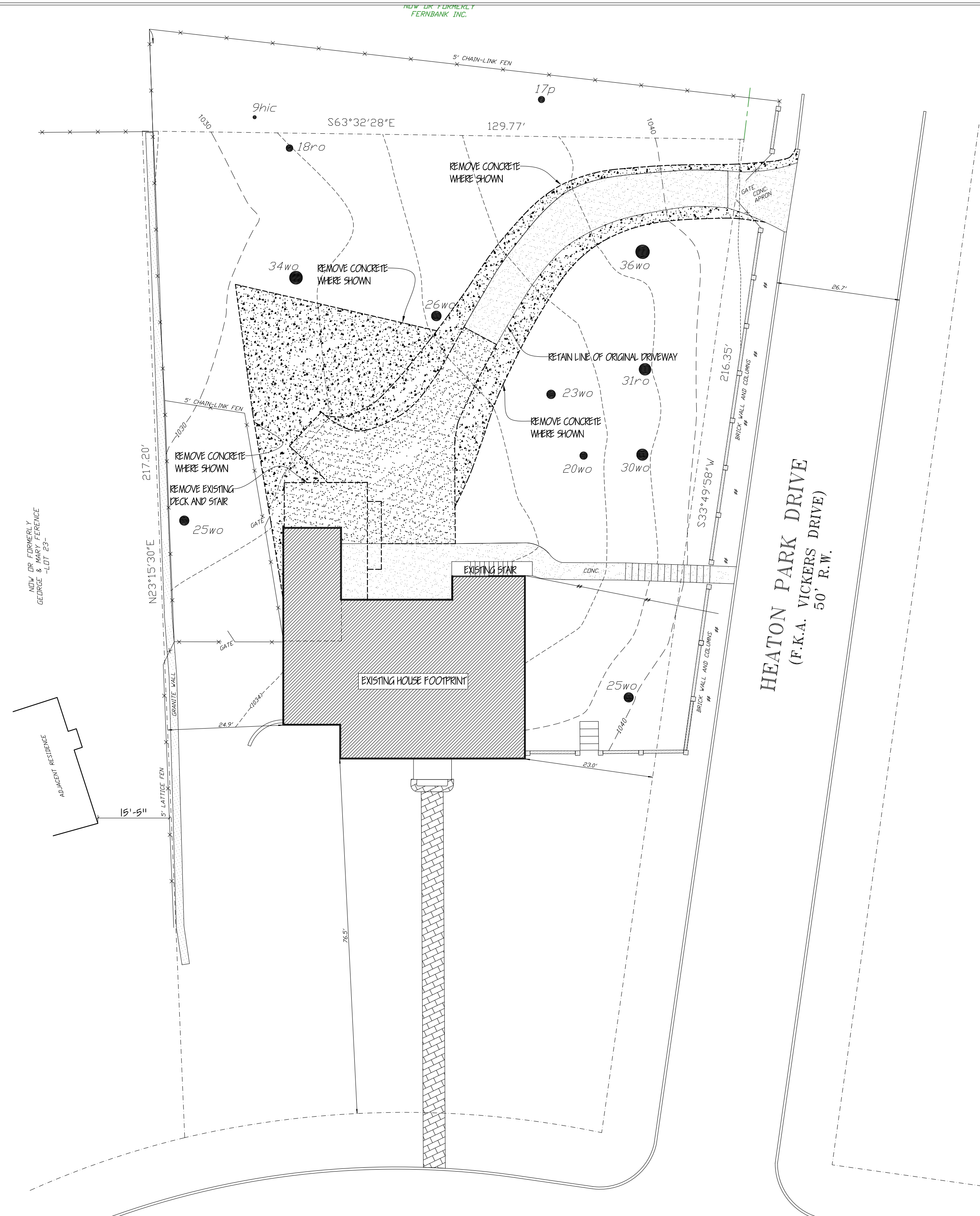
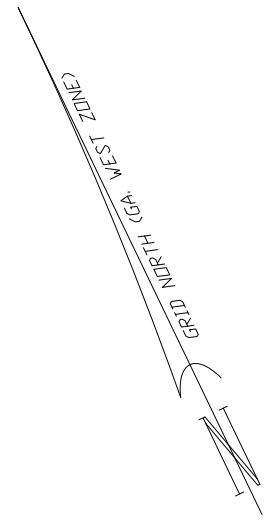
The Contractor is responsible for verifying all field measurements, quantities, dimensions, drainage, and related field construction criteria. It is the contractor's responsibility to report any discrepancies in the drawing set to Neely Design prior to commencing construction.

THE  
**JACXSENS RESIDENCE**  
 927 ARTWOOD ROAD  
 ATLANTA, GEORGIA

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1 SITE DEMO PLAN  
SCALE: 1/16" = 1'-0"

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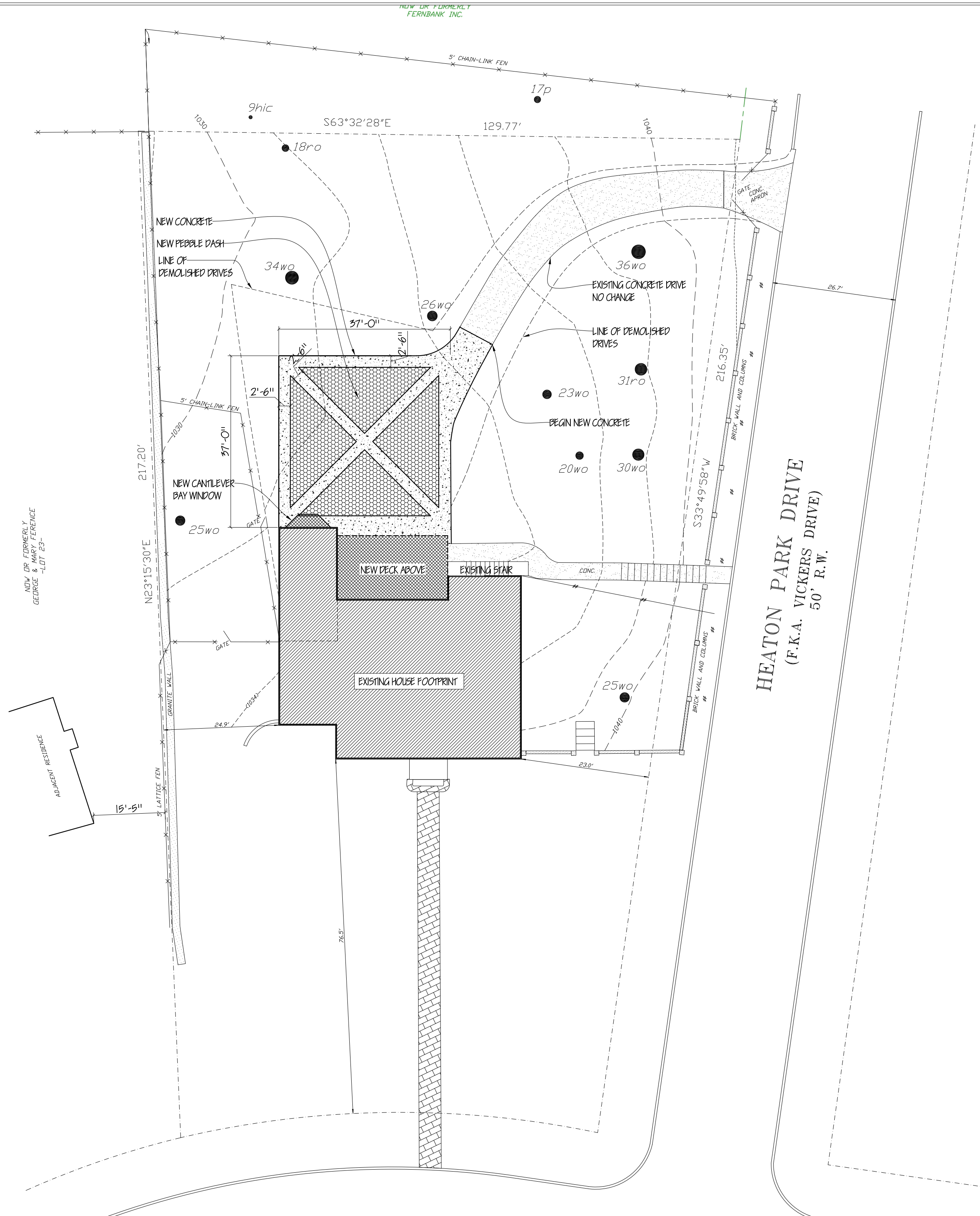
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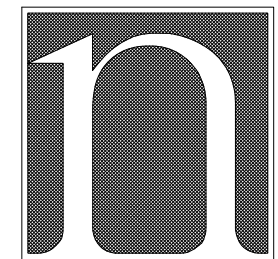


NOW OR FORMERLY  
GEORGE & MARY FERRENCE  
-LOT 23-

ADJACENT RESIDENCE

HEATON PARK DRIVE  
(F.K.A. VICKERS DRIVE)  
50' R.W.

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



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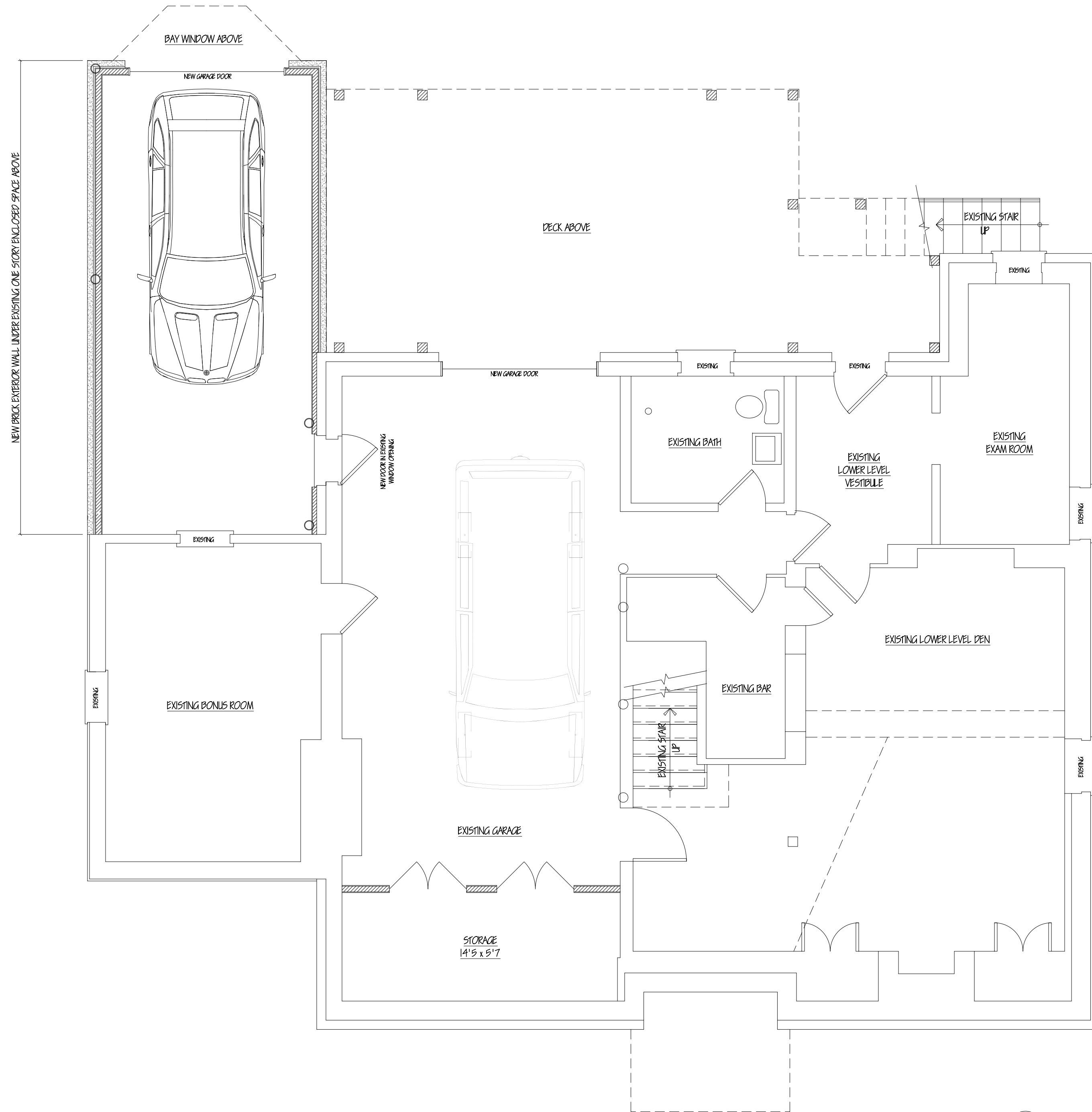
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1 BASEMENT LEVEL PLAN  
SCALE: 1/4" = 1'-0"



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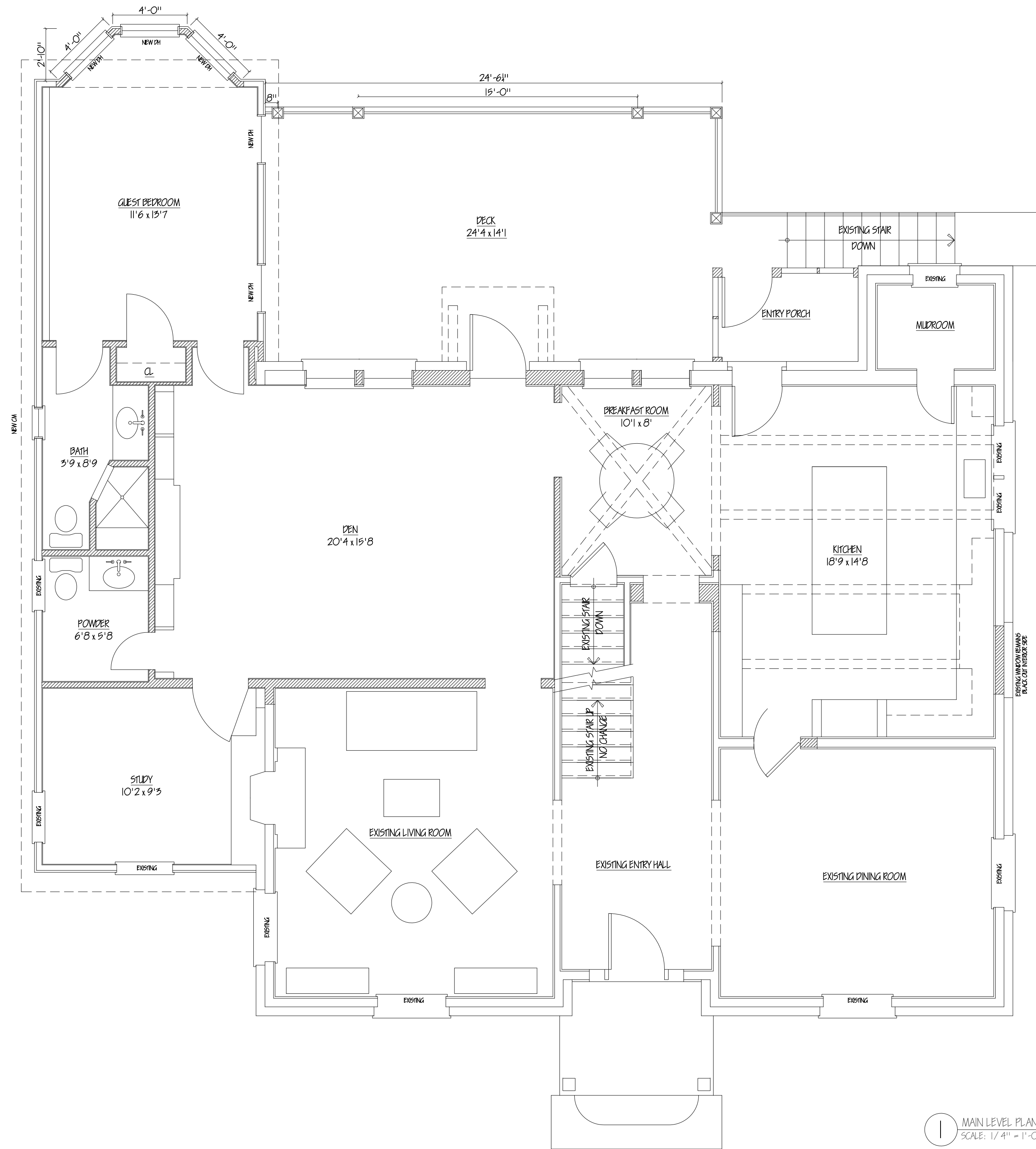
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1 MAIN LEVEL PLAN  
SCALE: 1/4" = 1'-0"



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147 PEACHTREE STREET NE  
SUITE 844  
ATLANTA, GEORGIA 30309  
TELEPHONE: (404) 817-0807  
FRANKNEELY@GMAIL.COM

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THE  
**JACSENS RESIDENCE**  
927 ARTWOOD ROAD  
ATLANTA, GEORGIA

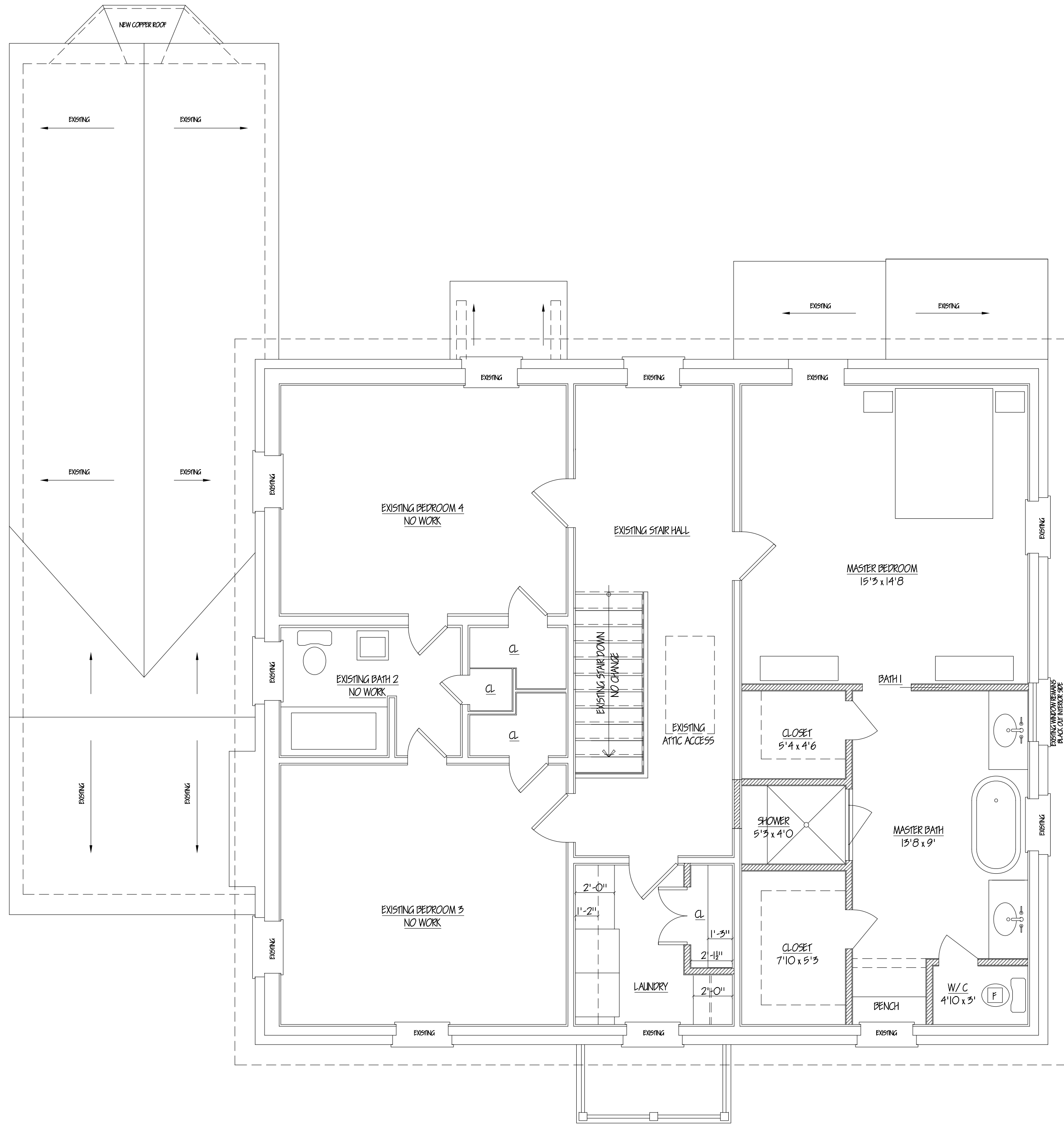
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1 UPPER LEVEL PLAN  
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**NOTES:**

1. APPLY 24" MINIMUM PEEL AND STICK WATER PROOFING MEMBRANE @ ALL EAVES, VALLEYS, RIDGES, AND ROOF TO WALL ABUTMENTS INCLUDING DORMER SIDES. INSTALL PER MANUFACTURE'S SPECIFICATIONS AND WARRANTY REGULATIONS

2. APPLY PEEL AND STICK WATER PROOFING MEMBRANE TO PROVIDE COMPLETE COVERAGE @ ALL LOW SLOPE ROOF AREAS. INSTALL PER MANUFACTURE'S SPECIFICATIONS AND WARRANTY REGULATIONS

3. APPLY 1/4" TITANIUM-UDL 50" OVER ALL REMAINING ROOF SURFACES. INSTALL PER MANUFACTURE'S SPECIFICATIONS AND WARRANTY REGULATIONS, INCLUDING LAPPING AND FASTENING REQUIREMENTS.

4. ALL ROOFING UNLESS OTHERWISE INDICATED, TO BE ARCHITECTURAL ASPHALT SHINGLE.

5. SAMPLES OF ALL ROOFING MATERIALS TO BE APPROVED BY THE OWNER AND DESIGNER

 COPPER FLASHING WITH PEEL AND STICK WATERPROOFING UNDERLAYMENT

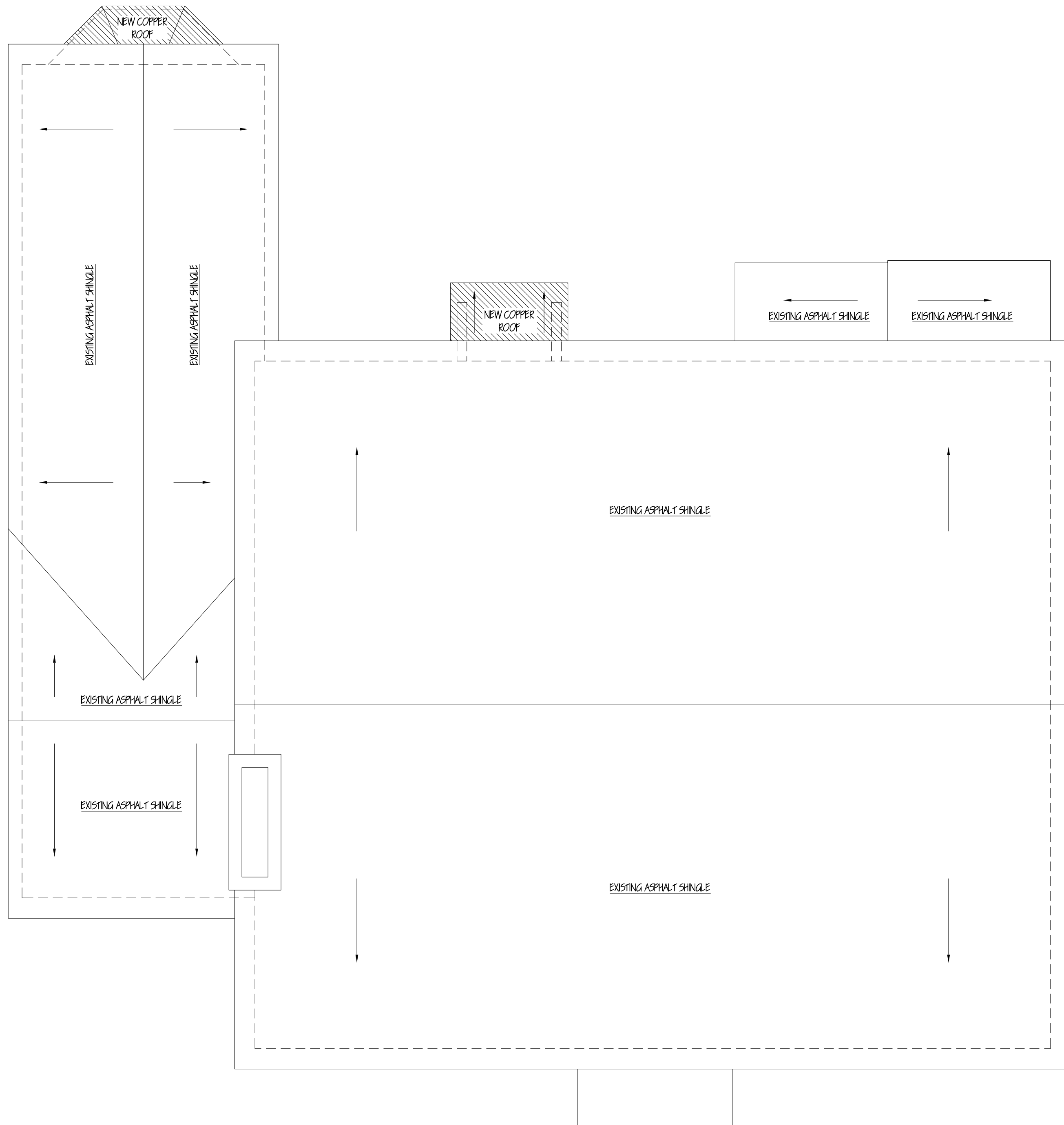
 STANDING SEAM COPPER ROOFING

6. ALL LOW SLOPE ROOFING, FLASHING, COUNTER FLASHING, VALLEY FLASHING, STEP FLASHING, DRIPS EDGES AND ANY SUBSEQUENTLY REQUIRED METAL FABRICATIONS FOR ROOFING WILL BE GALVALUME OF A QUALITY AND GAUGE THAT MEETS OR EXCEEDS CURRENT INDUSTRY STANDARDS OF MATERIAL AND INSTALLATION.

7. ALL VALLEYS TO BE FLASHED IN COPPER.

8. COPPER STEP FLASHING ALONG ALL DORMERS AND ROOF TO WALL INTERSECTIONS

9. MISCELLANEOUS MATERIALS: PROVIDE MATERIALS AND TYPES OF FASTENERS, SOLDER, WELDING RODS, PROTECTIVE COATINGS, SEPARATORS, SEALANTS AND ACCESSORY ITEMS AS RECOMMENDED BY GALVALUME SHEET MANUFACTURER AND FABRICATOR FOR ROOFING WORK, EXCEPT AS OTHERWISE INDICATED.



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

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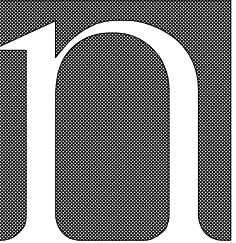
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1 FRONT ELEVATION  
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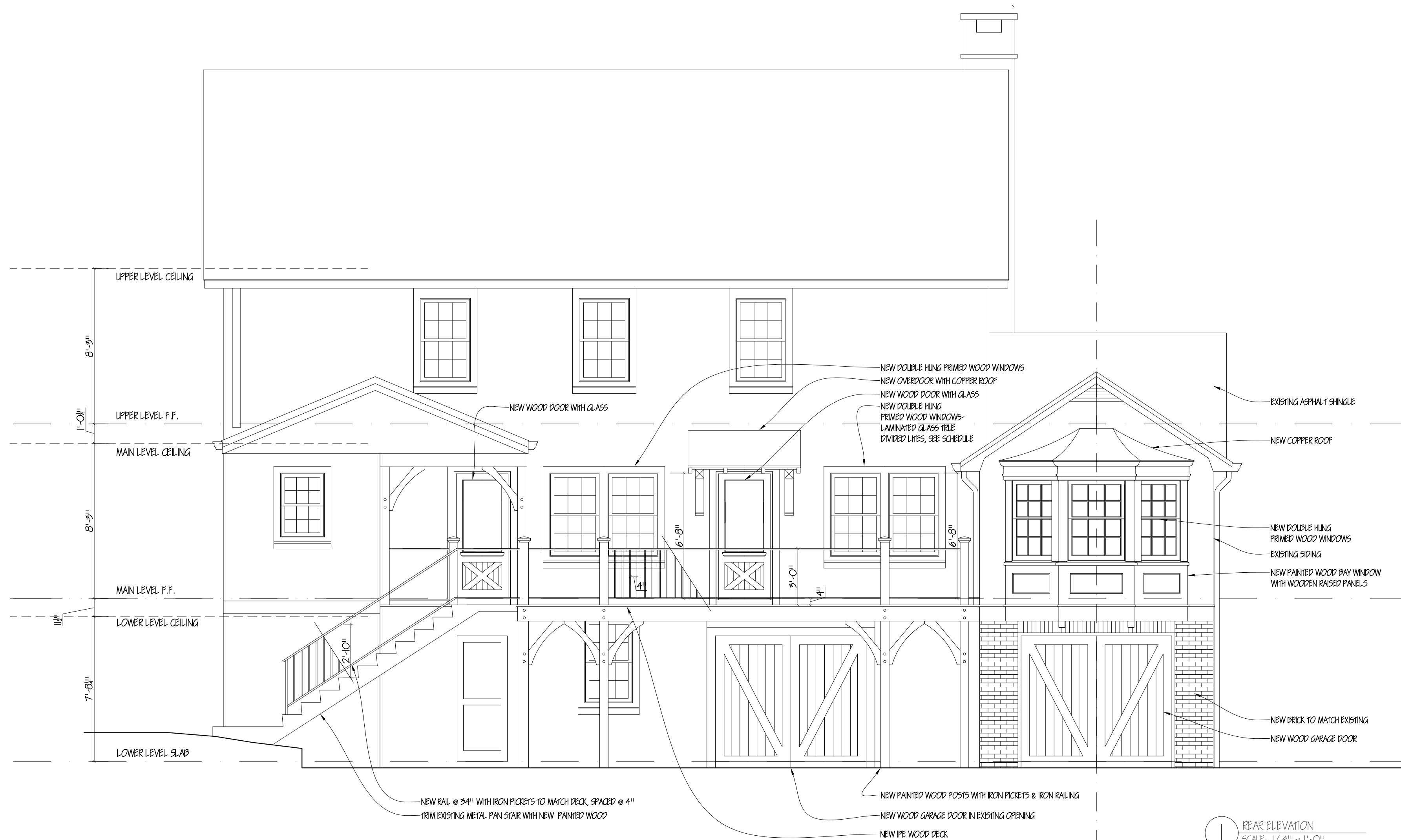
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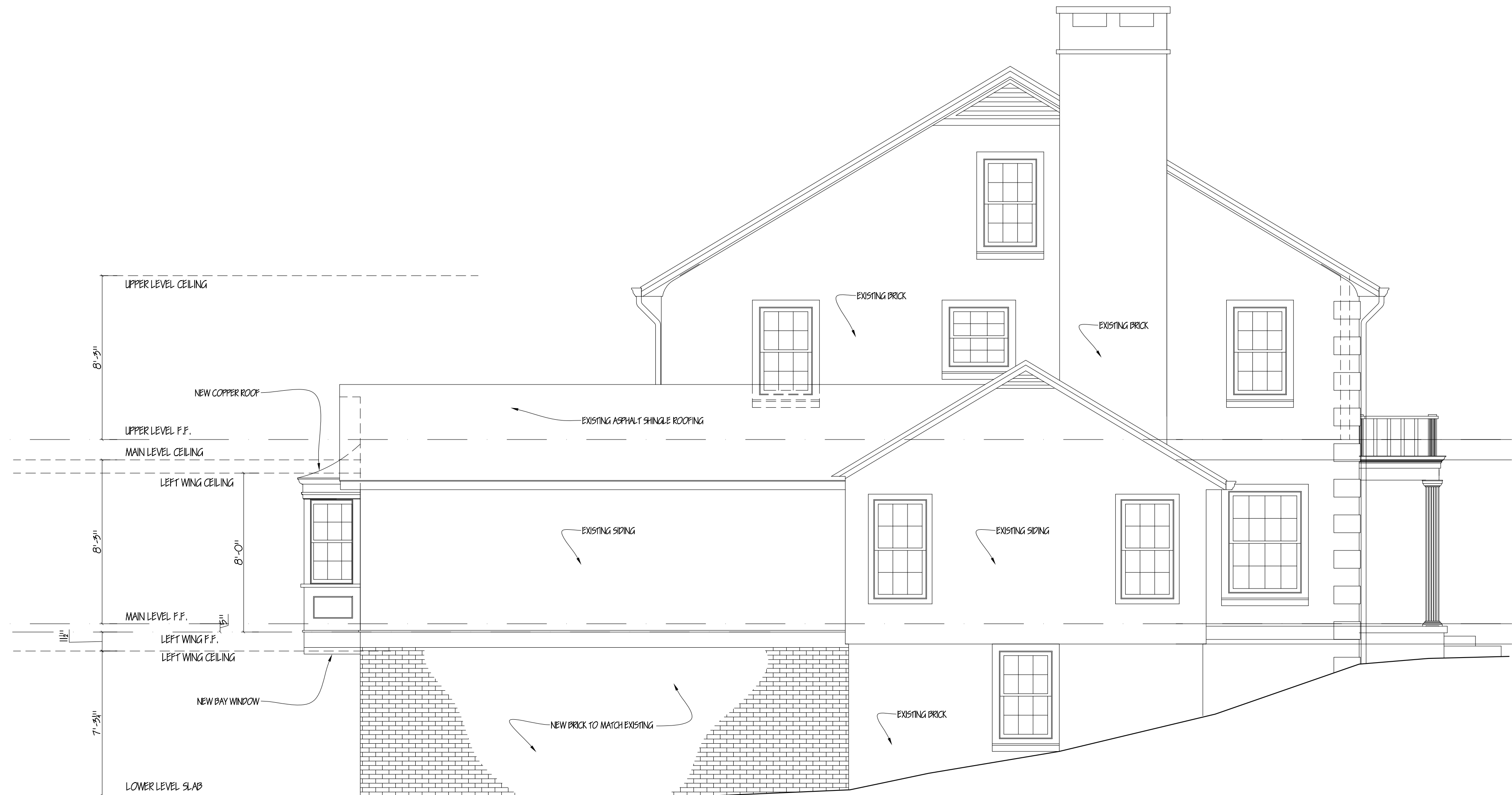
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1 LEFT ELEVATION  
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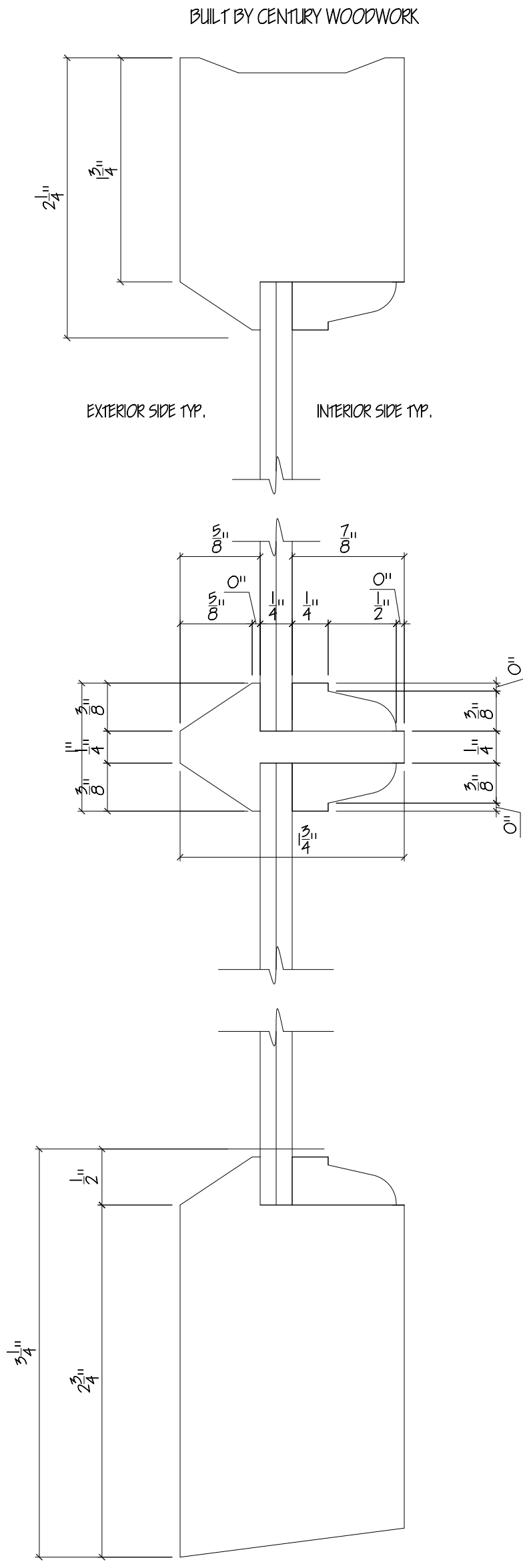
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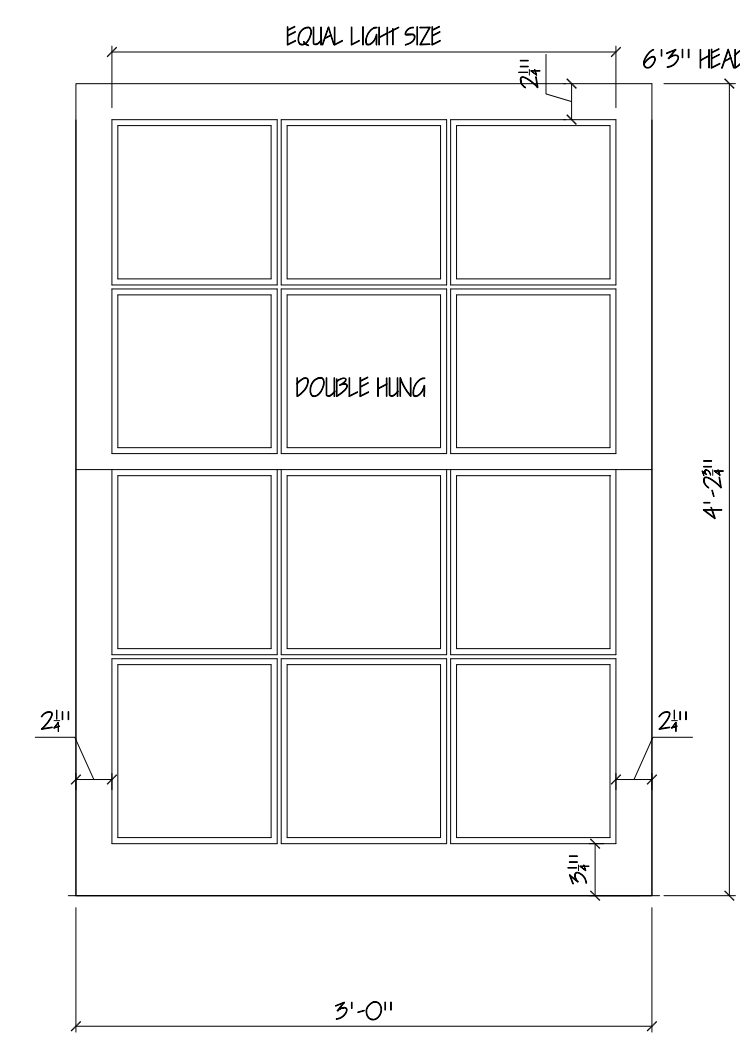
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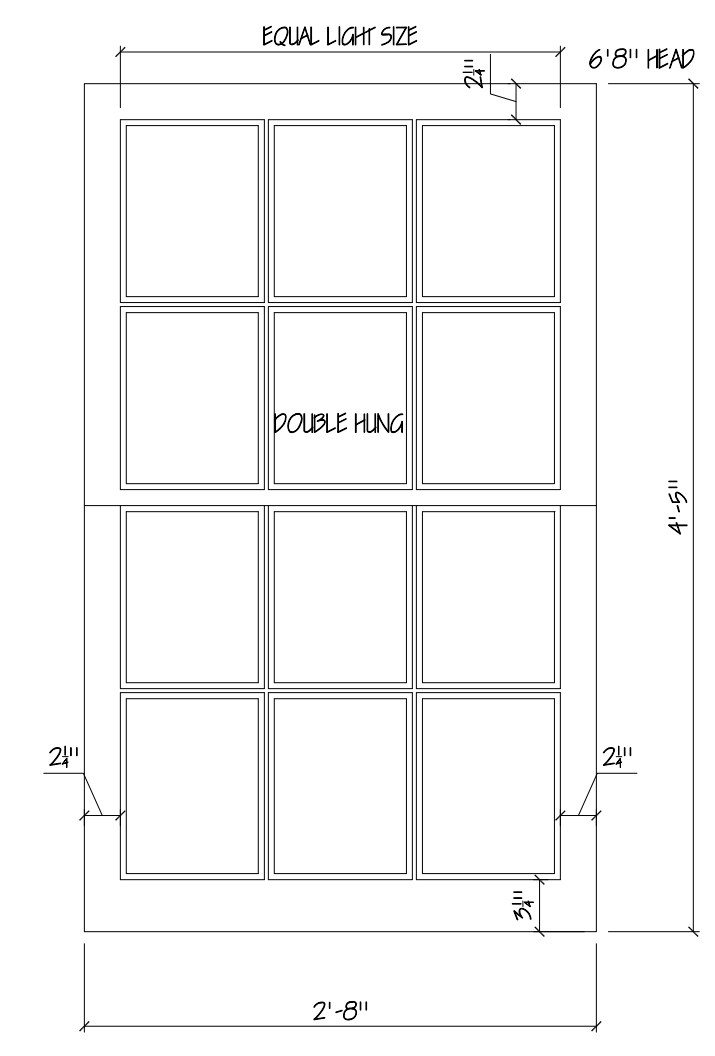
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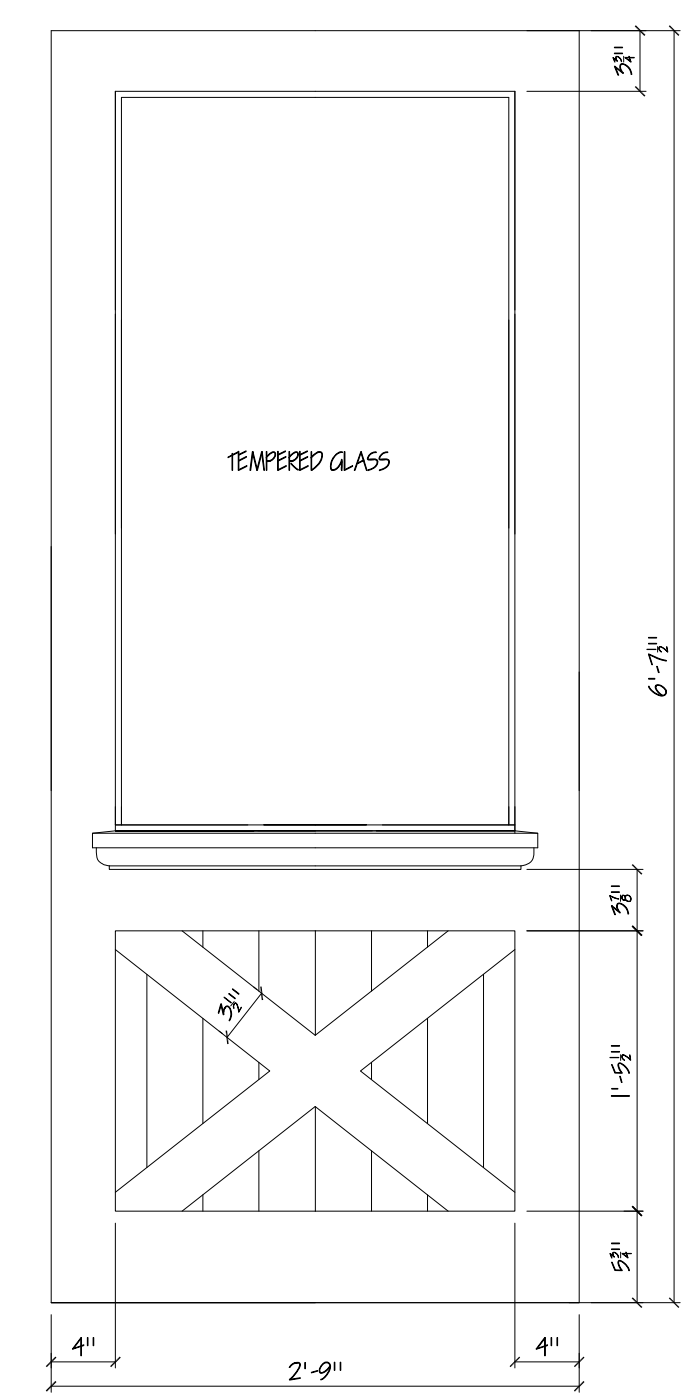
1 WINDOW SECTION  
SCALE: 1" = 0" = 1" = 0"



A



B



C

NOTE:

-WINDOWS TO BE SHOP BUILT- SAMPLE TO BE APPROVED BY DESIGNER AND OWNER.

NOTE:

- OVERALL WINDOW DIMENSIONS ARE THE WIDTH AND HEIGHT OF THE SASH OPENING.
- DIMENSIONS DO NOT SHOW ROUGH OPENINGS. ROUGH OPENING TO BE CALCULATED BY CONTRACTOR OR WINDOW/ DOOR MANUFACTURER TO ACCOUNT FOR JAMBS AND TRACKS
- ALL DOUBLE HUNG WINDOWS TO HAVE WHITE VINYL TRACKS AND TILT OUT SASHES, UNLESS OTHERWISE NOTED.
- ALL MUNTIN PROFILES TO BE APPROVED BY DESIGNER/ OWNER PRIOR TO CONSTRUCTION.
- ALL WINDOW GLASS TO BE TRUE DIVIDED AND INSULATED UNLESS OTHERWISE NOTED, TEMPERED GLASS WHERE REQUIRED BY CODE AND WHERE NOTED.
- SEE DETAIL SECTION FOR MUNTIN PROFILE.
- WINDOW SASH TO BE MILLED FROM MAHOGANY.
- JAMBS TO BE MILLED FROM MAHOGANY.
- SILL HORN, SILL, EXTENDED SILL AND BRICK MOULD TO BE MILLED FROM MARLEY PLASTIC OR MAHOGANY. EXTENDED SILL AND HORNS TO BE 2" THICK.
- NO FINGER-JOINT MATERIAL.
- SASH LOCKS TO BE SUPPLIED BY OWNER AND INSTALLED BY WINDOW MANUFACTURER OR APPROVED BY OWNER PRIOR TO INSTALLATION. NO CRANK HARDWARE TO BE USED. CASEMENT WINDOWS TO HAVE BALL-PIN HINGES AND HAND LOCKING HARDWARE IN BRONZE FINISH.
- ALL SHOP BUILT WINDOWS THAT ARRIVE UNPRIMED MUST BE PRIMED AND HAVE FIRST COAT OF FINISH PAINT ON THE EXTERIOR AND JAMB PRIOR TO INSTALLATION. ALL NEW WINDOWS ARE TO BE PAINTED BOTH SIDES
- DOOR DIMENSIONS REPRESENT OVERALL LEAF SIZE
- EXTERIOR DOORS TO BE MILLED FROM STAIN GRADE MAHOGANY



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1 FRONT ELEVATION  
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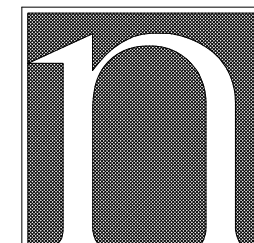
2 RIGHT ELEVATION  
NO SCALE



3 REAR ELEVATION  
NO SCALE



4 LEFT ELEVATION  
NO SCALE



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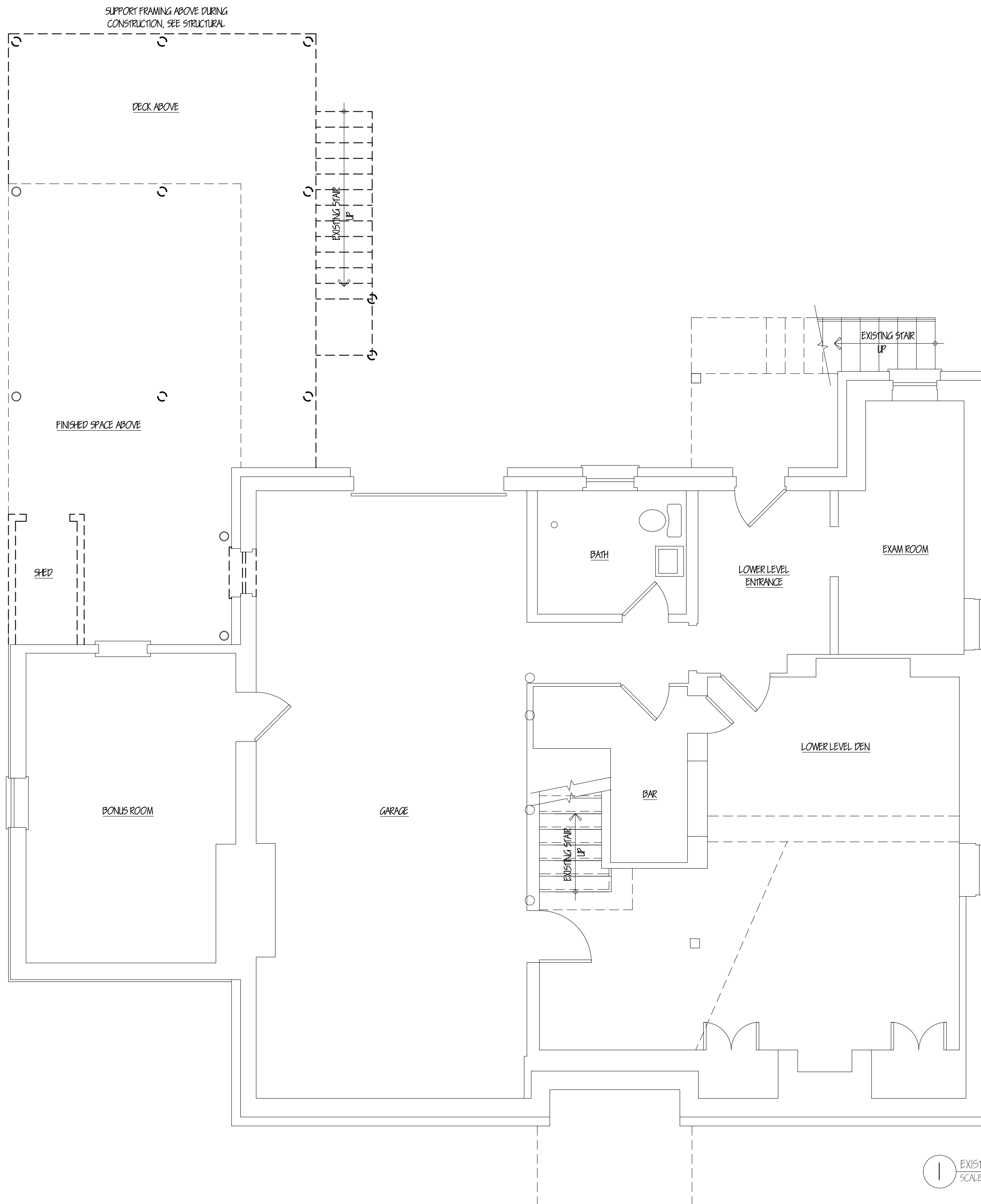
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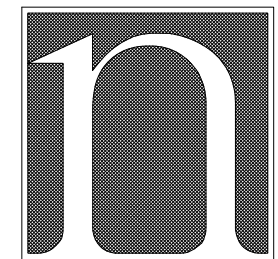
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1 EXISTING BASEMENT LEVEL PLAN  
SCALE: 1/4" = 1'-0"



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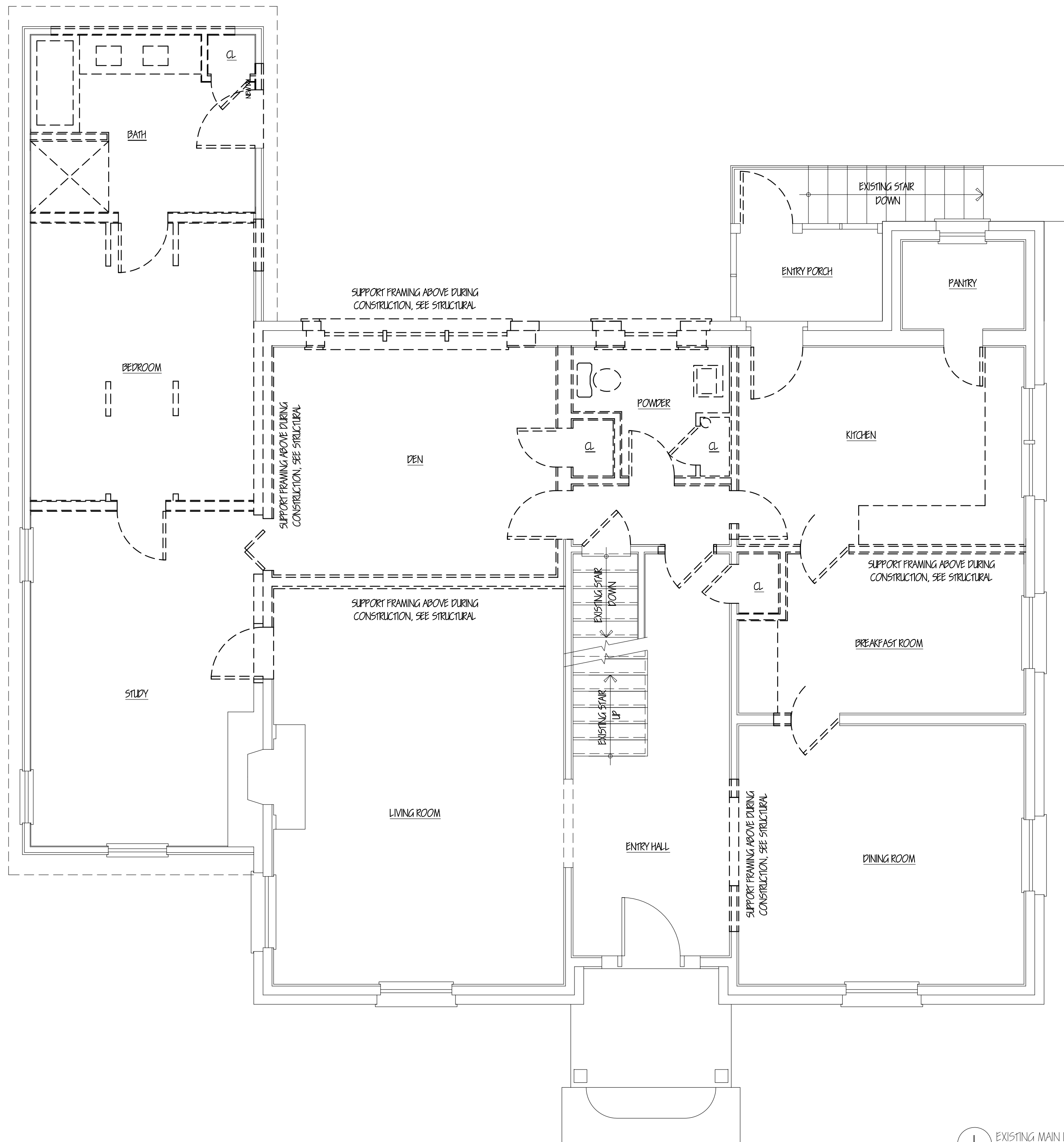
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1 EXISTING MAIN LEVEL PLAN  
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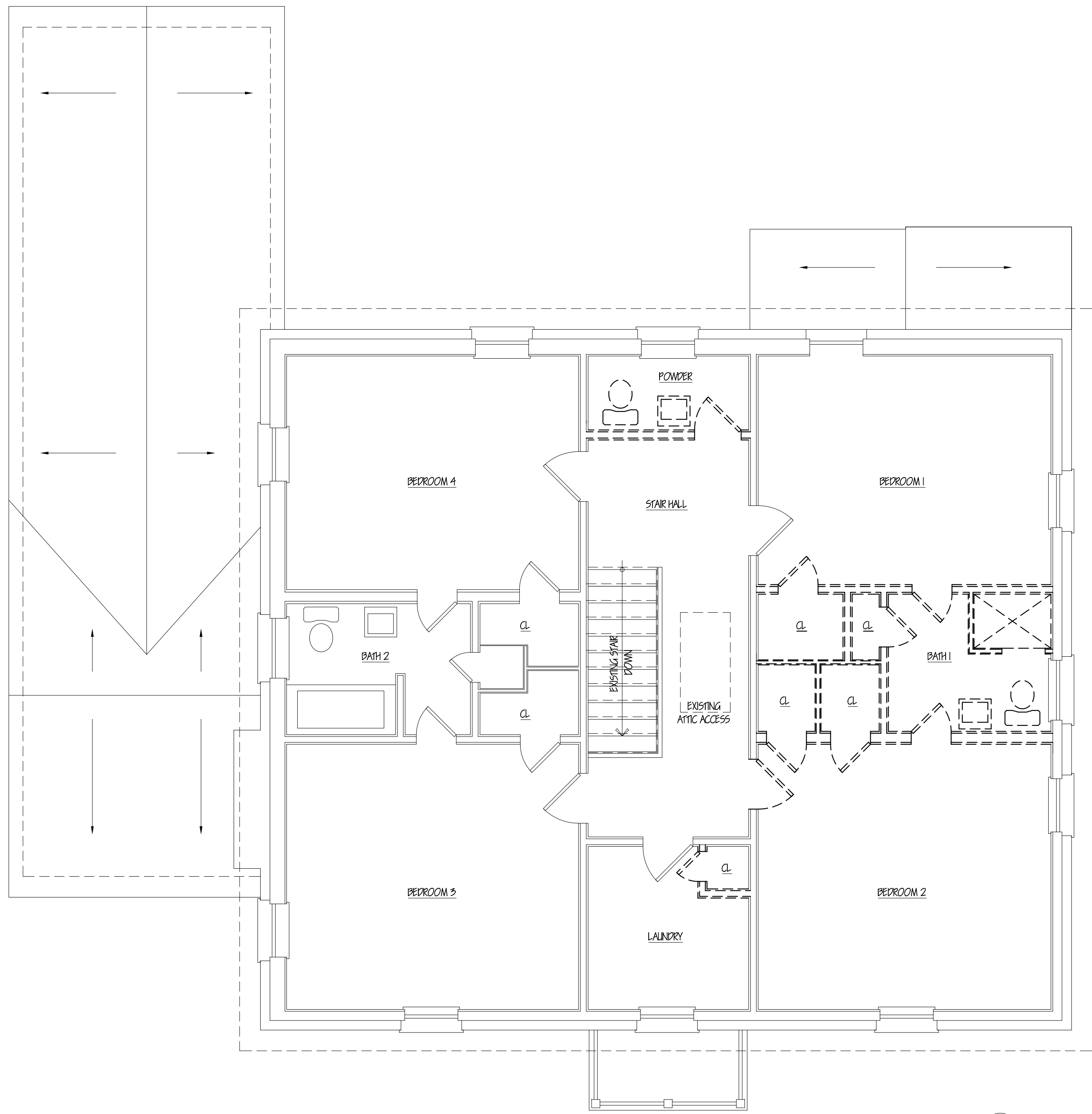
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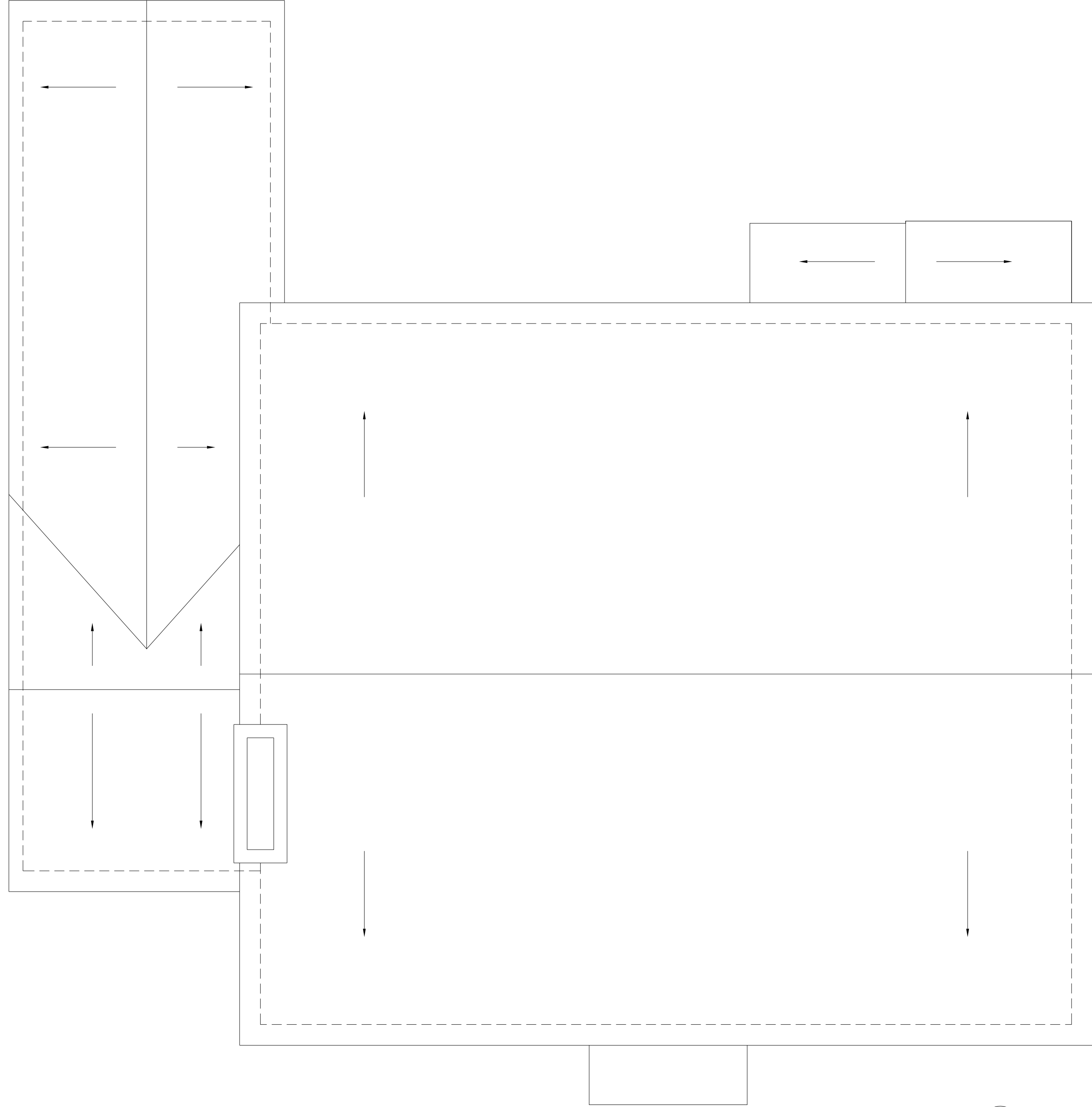
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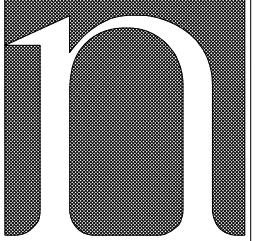
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1 EXISTING FRONT ELEVATION  
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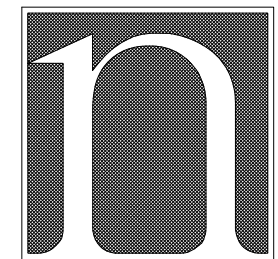
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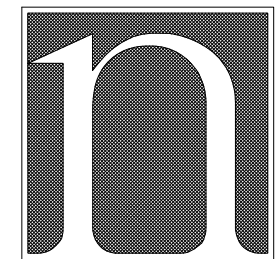
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1 EXISTING REAR ELEVATION  
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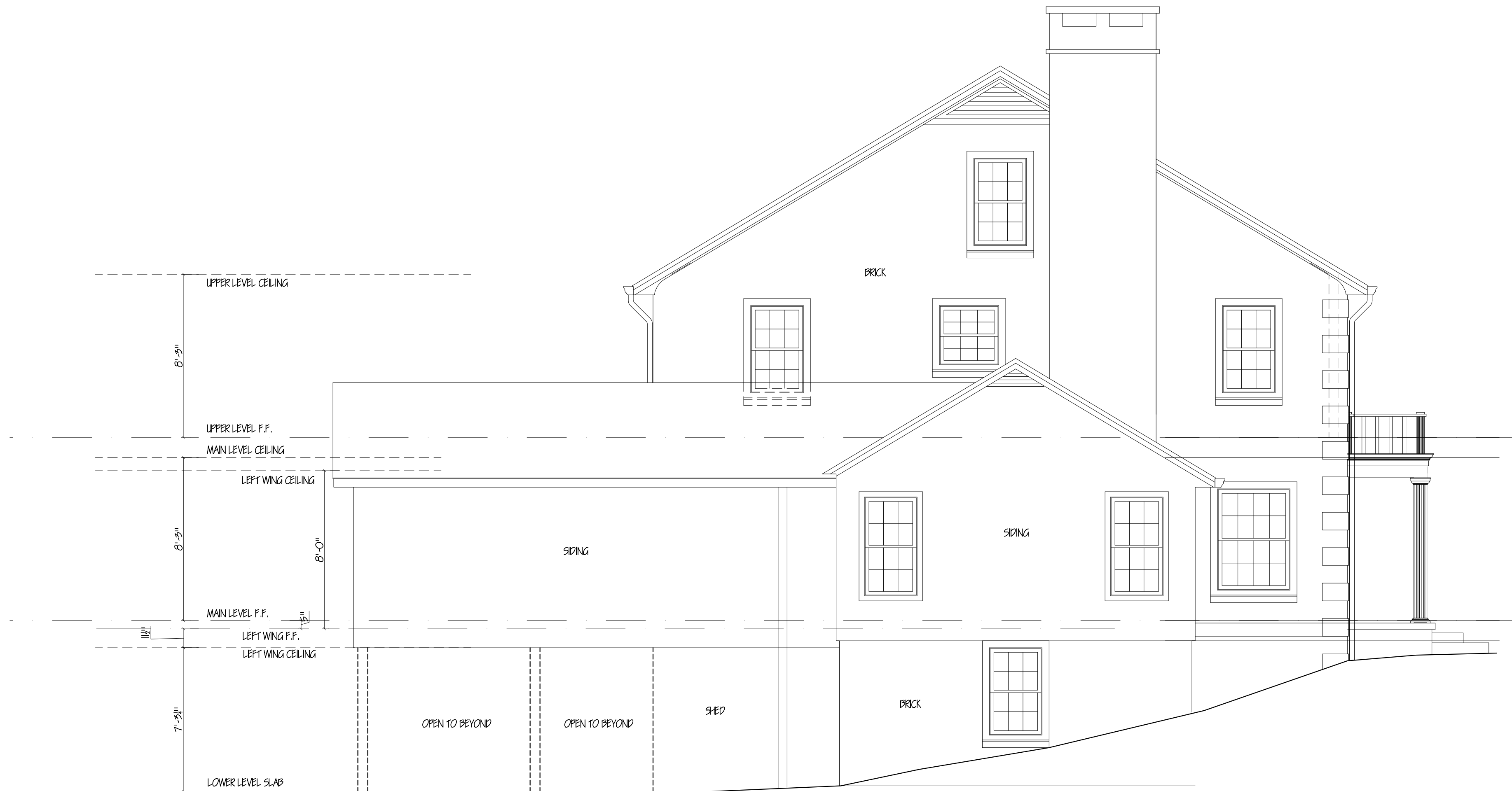
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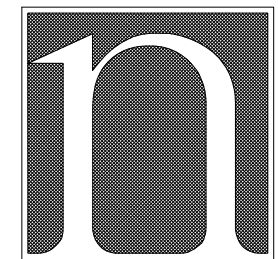
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1 EXISTING LEFT ELEVATION  
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THE  
**JACKSENS RESIDENCE**  
927 ARTWOOD ROAD  
ATLANTA, GEORGIA

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THIS DRAWING  
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FOR

**AB 8**

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Attachment B -- Current Basement Windows





# Attachment C --Replacement Basement Exterior Door



# Attachment D -- Current First Floor Windows

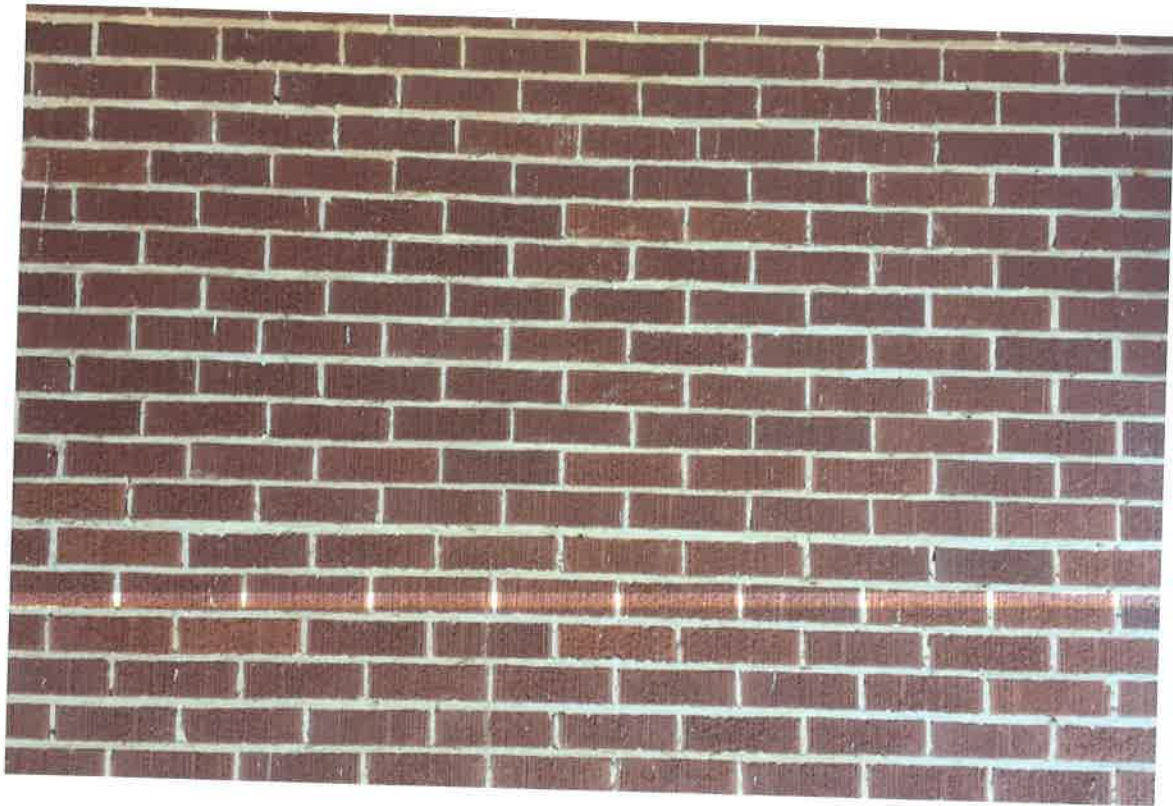




## Attachment E -- Replacement Mudroom Door



# Attachment F -- Current Brick for Matching



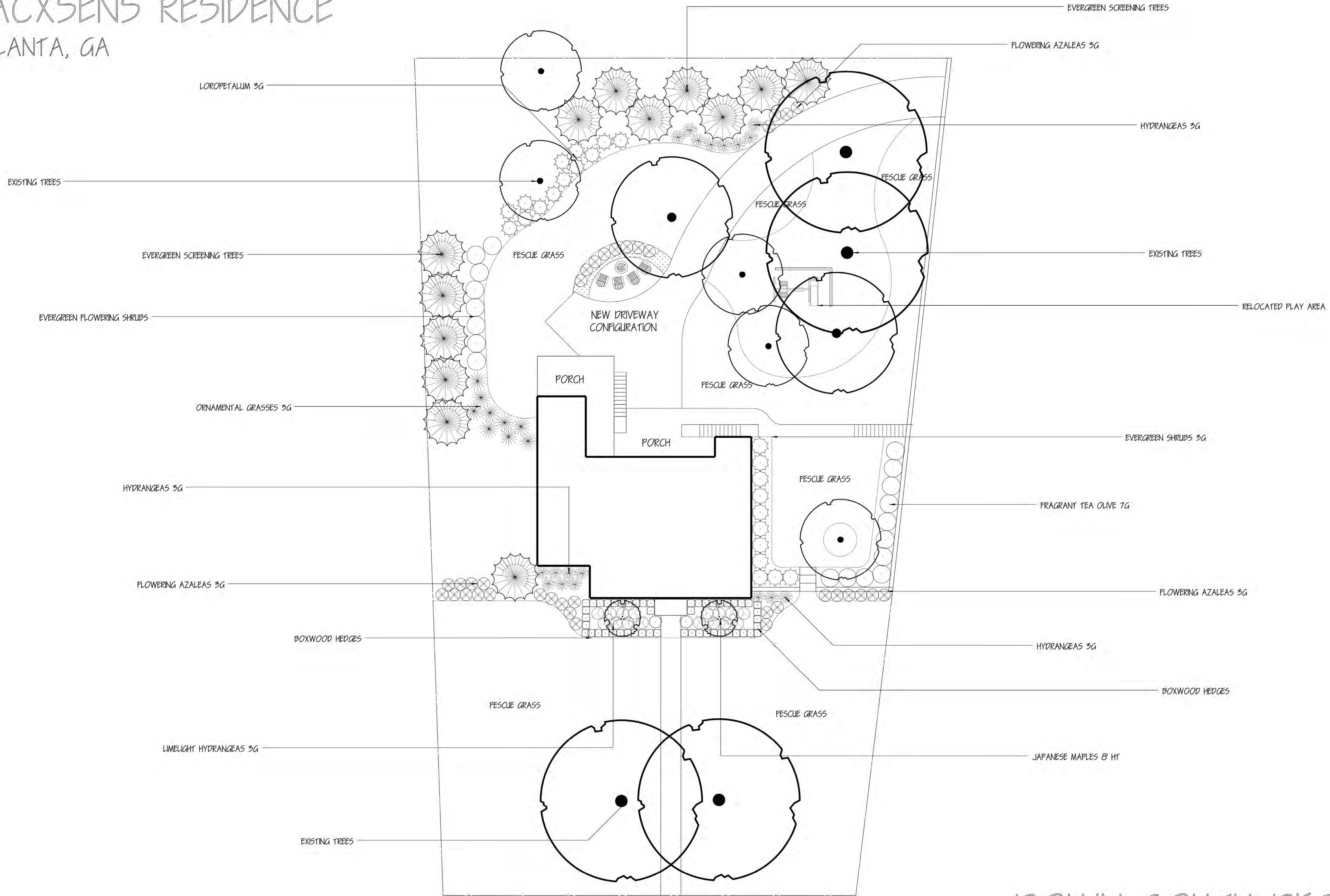
# Attachment G -- Proposed Garage Door



## Attachment H -- Landscape Design

# JACXSENS RESIDENCE

## ATLANTA, GA



SCALE : 1" = 10'

DOWN SOUTH DESIGN