

# DeKalb County Historic Preservation Commission

Tuesday, January 21, 2025 - 6:00 P.M.

## Staff Report

### Consent Agenda

C. 2039 Westminster Way, Exodus Design Build. Remove and build a non-historic deck on rear of house. **1247375.**

Built in 1940; Deck Built in 2018 - Nonhistoric (18 051 04 007)

This property is in the Emory Grove Character Area and Emory Grove National Register Historic District.

- 01-18 2039 Westminster Way (DH), Shona Griffin. Build a rear addition and deck, replace all the windows, replace the front door, and replace the garage door. 22047. **Deferred**
- 02-18 2039 Westminster Way (DH), Shona Griffin. Build a rear addition and deck, replace all the windows, replace the front door, and replace the garage door. 22047. **Approved**
- 09-19 2039 Westminster Way (DH), Shona Griffin. Pave a parking pad in the front yard. 1243485. **Part approved and part denied**
- 02-20 2039 Westminster Way (DH), Carlos Vazquez. Replace the chain link fence around the backyard with a wood privacy fence, replace the front door and replace the garage door. 1243786. **Approved with modification**

### Summary

The applicant proposes demolishing the current nonhistoric deck, located on the rear of a historic house, and constructing a new nonhistoric deck. The proposed deck will be located on the rear of the house but will be larger than the current deck and enclosed with screening. The current deck measures approximately 22' in width and encompasses roughly half of the rear façade of the house; proposed deck, however, will measure approximately 40' in width, encompassing a majority of the rear façade of the house. The length of the proposed deck, projecting outwards into the backyard, will be increased by approximately one foot. The proposed deck will be constructed with wood decking, wood and aluminum balusters, Hardi plank siding, wood screen doors, a ventless firebox, and an asphalt shingle hipped roof. All work will be done on the rear of the property and will not be visible from the right of way.

### Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or the district. This application appears to meet the guidelines and the staff recommends approval.

### QUESTIONS FOR APPLICANT:

1. What is the proposed material for the deck roof?

### Relevant Guidelines

5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.

7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

### Application for Certificate of Appropriateness

Date submitted: \_\_\_\_\_ Date Received: \_\_\_\_\_

Address of Subject Property: \_\_\_\_\_

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

Applicant Mailing Address: \_\_\_\_\_

Applicant Phone: \_\_\_\_\_

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

\*\*\*\*\*

Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_

Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_

Owner(s) Mailing Address: \_\_\_\_\_

Owner(s) Telephone Number: \_\_\_\_\_


Approximate date of construction of the primary structure on the property and any other structures affected by this project: \_\_\_\_\_

Nature of work (check all that apply):

- |                   |                          |                        |                          |                             |                          |
|-------------------|--------------------------|------------------------|--------------------------|-----------------------------|--------------------------|
| New construction  | <input type="checkbox"/> | New Accessory Building | <input type="checkbox"/> | Other Building Changes      | <input type="checkbox"/> |
| Demolition        | <input type="checkbox"/> | Landscaping            | <input type="checkbox"/> | Other Environmental Changes | <input type="checkbox"/> |
| Addition          | <input type="checkbox"/> | Fence/Wall             | <input type="checkbox"/> | Other                       | <input type="checkbox"/> |
| Moving a Building | <input type="checkbox"/> | Sign Installation      | <input type="checkbox"/> |                             |                          |

Description of Work:

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) and [pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov). An incomplete application will not be accepted.

  
 Signature of Applicant: \_\_\_\_\_

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**Authorization of a Second Party to Apply for a Certificate of Appropriateness**

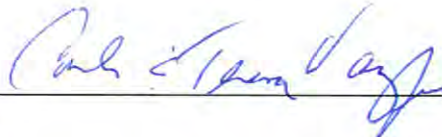
This form is required if the individual making the request is not the owner of the property.

I/ We: Carlos & Teresa Vazquez

being owner(s) of the property at: 2039 Westminster Way NE, Atlanta, GA 30307

hereby delegate authority to: Exodus Design Build

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s):   
Date: 12/17/24

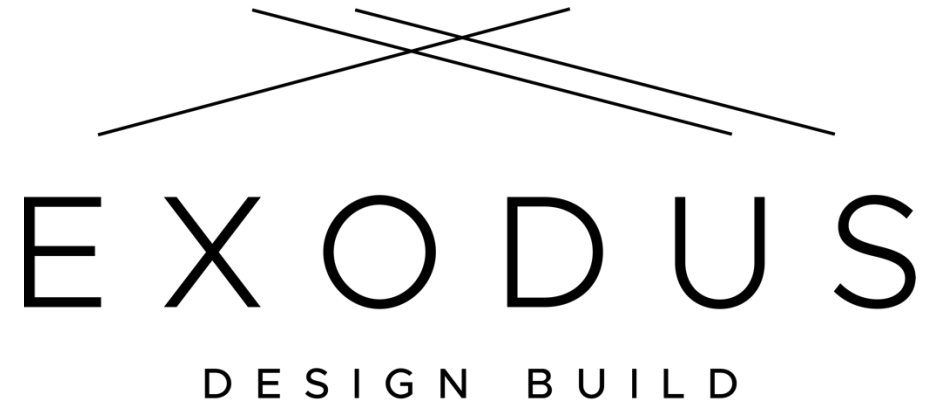
**Please review the following information**

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, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. 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 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 and you will need to apply for a new certificate if you still intend to do the work.



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*2039 Westminster Way*  
*Historic Preservation Commission Submittal*

# EXISTING CONDITIONS – FRONT FASCIADE



# EXISTING CONDITIONS – LEFT SIDE



# EXISTING CONDITIONS – RIGHT SIDE



# EXISTING CONDITIONS – REAR





# PROPOSED – MATERIALS

Fireplace to be Hardi Material with banding at top to match existing house



Round black Aluminum balusters. Top and Bottom rails to be painted to match existing house trim



New ventless firebox



Screen Door Style to match craftsman style at front door.



Porch Ceiling Finish



TREX Decking

## PROJECT DESCRIPTION

SCOPE OF WORK INCLUDES: NEW COVERED BACK PORCH ADDITION

## RELEVANT CODES

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)  
 INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)  
 INTERNATIONAL FIRE CODE, 2018 EDITION (CONTACT STATE FIRE MARSHAL BELOW)  
 INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)  
 INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)  
 INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)  
 NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GEORGIA AMENDMENTS)  
 INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)

## DRAWING INDEX

SHEET NUMBER	SHEET NAME	DATE OF ISSUE	DATE OF LAST REVISION / ISSUE
A.0	COVER	12/17/24	
A.1	FIRST FLOOR DEMO PLAN	12/17/24	
A.2	FIRST FLOOR CONSTRUCTION PLAN	12/17/24	
A.3	ROOF PLAN	12/17/24	
A.4	EXISTING EXTERIOR ELEVATIONS	12/17/24	
A.5	PROPOSED EXTERIOR ELEVATION	12/17/24	
A.6	PROPOSED EXTERIOR ELEVATION	12/17/24	
A.7	PROPOSED EXTERIOR ELEVATION	12/17/24	
I.1	INTERIOR ELEVATIONS	12/17/24	
E.1	FIRST FLOOR ELECTRICAL PLAN	12/17/24	
C.1	SITE PLAN + ZONING REQUIREMENTS	12/17/24	
C.2	SITE PLAN + ZONING REQUIREMENTS	12/17/24	

## PROJECT INFORMATION

TYPE OF CONSTRUCTION:	Type VB
OCCUPANCY:	SINGLE FAMILY / R-5
NUMBER OF STORIES:	TWO (2) STORY W/ BASEMENT
BUILDING HEIGHT (FROM STREET):	35'
EXISTING FIRST FLOOR BUILDING AREA:	1,561 SF
NEW FIRST FLOOR BUILDING AREA:	0 SF
NEW SECOND FLOOR BUILDING AREA:	0 SF

# 2039 WESTMINSTER WAY NE ATLANTA, GA 30307 VAZQUEZ RESIDENCE



1350 Progress Industrial Blvd  
 Suite A  
 Lawrenceville, GA 30043  
 www.exodusbuilt.com

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 Garrett Erath of Exodus Design Build  
 1350 Progress Industrial Blvd, Suite A  
 Lawrenceville, GA 30043  
 p: 770.656.5569  
 garrett@exodusbuilt.com

## GENERAL NOTES

### GENERAL:

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES AND REGULATIONS, INCLUDING STATE AND LOCAL CODES.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NEW CONDITIONS AND DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL AND THOSE SHOWN ON THE DRAWINGS BEFORE CONSTRUCTION.
- ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES MADE WHICH DEVIATE FROM THE DRAWINGS, WHETHER INITIATED BY OWNER, CONTRACTOR, OR BOTH, UNLESS AGREED UPON BY ARCHITECT IN WRITING.
- THE ARCHITECT SHALL BE HELD HARMLESS BY ALL PARTIES AGAINST ANY CLAIMS THAT MAY ARISE OUT OF CONSTRUCTION PROCEDURES OR ACTIVITIES.
- ANY ITEMS REQUIRING CLARIFICATION OR A DECISION BY THE ARCHITECT SHALL BE ADDRESSED BY THE ARCHITECT IN WRITING OR IN THE FORM OF A DETAIL DRAWING. VERBAL RESOLUTIONS ARE NOT BINDING.
- THE CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF ALL BUILDING SYSTEMS AND EQUIPMENT. THE CONTRACTOR SHALL COORDINATE ALL BUILDING TRADES TO ASSURE ALL REQUIRED CLEARANCES FOR OPERATION AND MAINTENANCE OF ALL EQUIPMENT AND SYSTEMS AS REQUIRED BY CODE, OR MANUFACTURER'S RECOMMENDATIONS ARE MET OR EXCEEDED.
- ALL DIMENSIONS TO STUD OPENING.
- WALL CONSTRUCTION - 2X4 U.N.O.

### DEMOLITION:

- WHERE EXISTING LUMINARIES, ELECTRICAL RECEPTACLES, AND OTHER ELECTRICAL ITEMS ARE TO BE REMOVED, ALL ASSOCIATED SERVICES SHALL BE CAPPED OR REMOVED IN ACCORDANCE WITH ALL APPLICABLE CODES.
- PRIOR TO PERFORMING ANY DEMOLITION ACTIVITIES THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWINGS.
- CONTRACTOR IS TO REMOVE ELECTRICAL CABLES AS REQUIRED PER CODE AND PLUMBING AS REQUIRED PER CODE.
- WIRING TO ELECTRICAL DEVICES TO BE REMOVED SHALL BE DISCONNECTED AND REMOVED FROM THE PANEL AND DISCARDED.

### FRAMING:

- CARPENTERS SHALL INSPECT LUMBER BEFORE INSTALLATION, TO CHECK FOR DEFECT, IE. WARPING, BOWS, HORN KNOTS, AND HORIZONTAL SPLITTING.
- GAPS & SPACES BETWEEN ALL STRUCTURAL MEMBERS SHALL NOT BE ALLOWED.
- NON LOAD BEARING WALLS: METAL STUDS AND RUNNERS: ASTM A 653, G60, HOT-DIP GALVANIZED. PROVIDE GAUGES FOR STUDS AS RECOMENDED BY MANUFACTURER FOR HEIGHT AND SIZE.
- PROVIDE METAL STUD BLOCKING IN PARTITIONS BEHIND ALL WALL HUNG R WALL MOUNTED EQUIPMENT, MILLWORK, SHELVING OR OTHER DEVICES.

### PENETRATIONS

- PENETRATIONS OF PIPES, TUBES, CONDUIT, WIRES, CABLES, DUCTS, VENTS, CABINETS, LIGHTING, AND OTHER FIXTURES THROUGH FIRE RATED ASSEMBLIES SHALL BE INSTALLED AND PROTECTED TO MAINTAIN FIRE RATING.. DRAWINGS SHALL NOT BE SCALED.

### ELECTRICAL:

- ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND THE NEC 2017.
- THIS DRAWING IS FOR LOCATION AND COORDINATION OF LIGHT FIXTURES AND DEVICES. COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS REMAIN THE RESPONSIBILITY OF THE CONTRACTOR & SUBCONTRACTOR..
- ALL DEVICES SHALL BE "UL LISTED" WITH GROUNDS WHITE.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL EQUIPMENT AND PROVIDE WIRING AND CONDUIT SIZES.
- AS PER ARTICLE 210.12 ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- AS PER ARTICLE 210.8 ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES), LAUNDRY, UTILITY, AND WET-BAR SINKS (WHERE THE RECEPTACLES ARE INSTALLED WITHIN SIX FEET OF THE OUTSIDE EDGES OF THE SINK SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONELLE.
- AS PER ARTICLE 406.11 ALL AREAS SPECIFIED IN THE NEC-201.1 SECTION 210.52, ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

### MECHANICAL:

- HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING OF THE EQUIPMENT AS WELL AS THE PREPARATION OF SHOP DRAWINGS INDICATING ALL EXISTING AND NEW EQUIPMENT, DUCTWORK AND SIZES, RETURN AND SUPPLY OUTLETS WITH CFM EACH. SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVALS AS APPLICABLE.

### PLUMBING:

- ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND THE INTERNATIONAL PLUMBING CODE 2012 WITH GA AMENDMENTS.
- THIS DRAWING IS FOR LOCATION AND COORDINATION OF PLUMBING FIXTURES AND DEVICES. COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS REMAIN THE RESPONSIBILITY OF THE CONTRACTOR & SUBCONTRACTOR.
- PLUMBING CONTRACTOR SHALL VERIFY ALL FIXTURES AND THEIR REQUIREMENTS.
- ALL STACK, VENT AND EXHAUST PENETRATIONS SHALL REMAIN IN THE SAME LOCATION AS EXISTING.
- COORDINATE PIPING WITH EXISTING STRUCTURE, TO REMAIN IN SAME LOCATION IF NECESSARY.

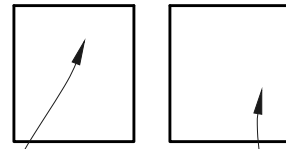
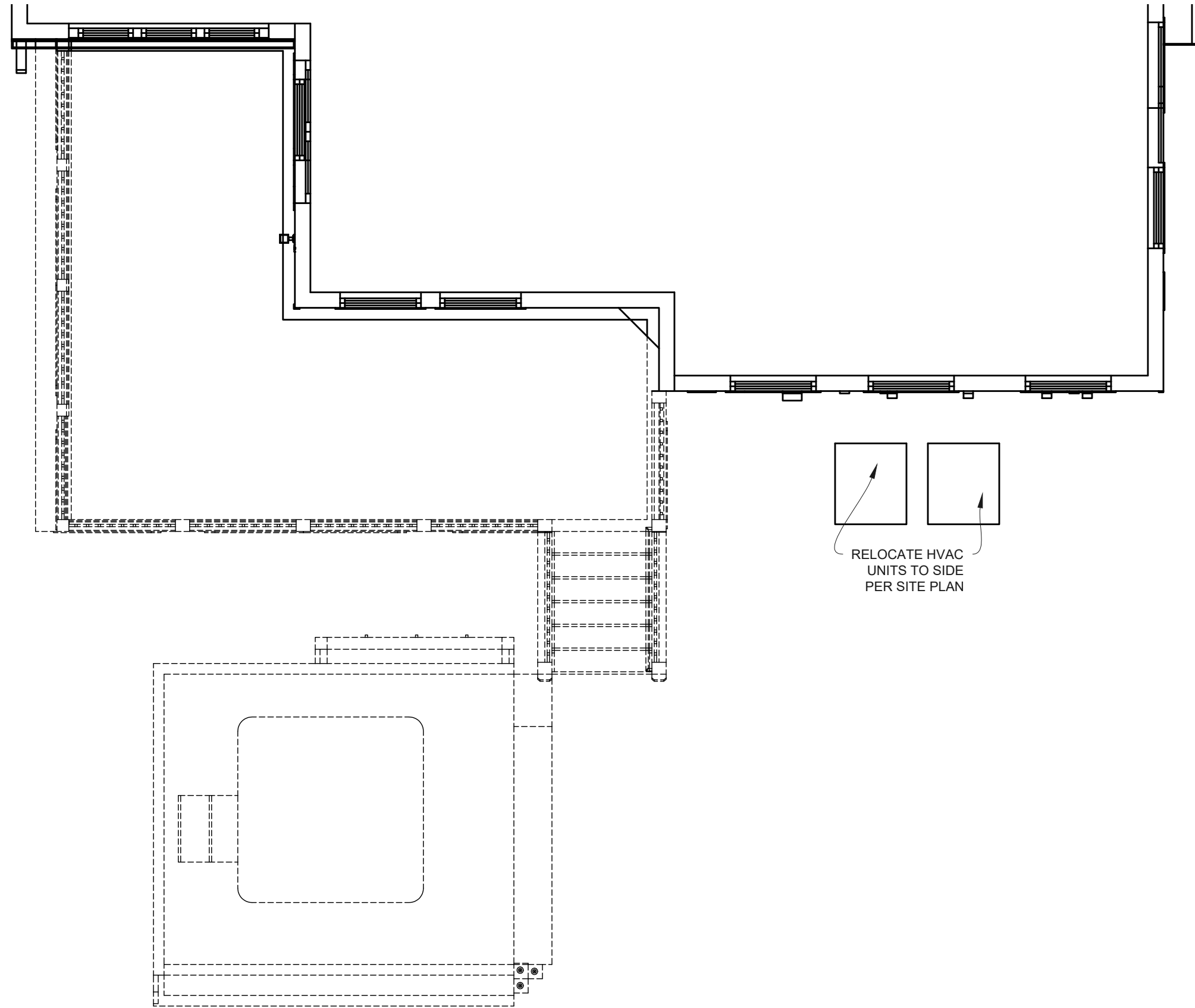
2039 WESTMINSTER WAY  
 Vazquez Residence  
 2039 WESTMINSTER WAY NE  
 ATLANTA, GA 30307

COVER

ISSUED FOR REVIEW

A.0

DECEMBER 17, 2024



RELOCATE HVAC  
UNITS TO SIDE  
PER SITE PLAN

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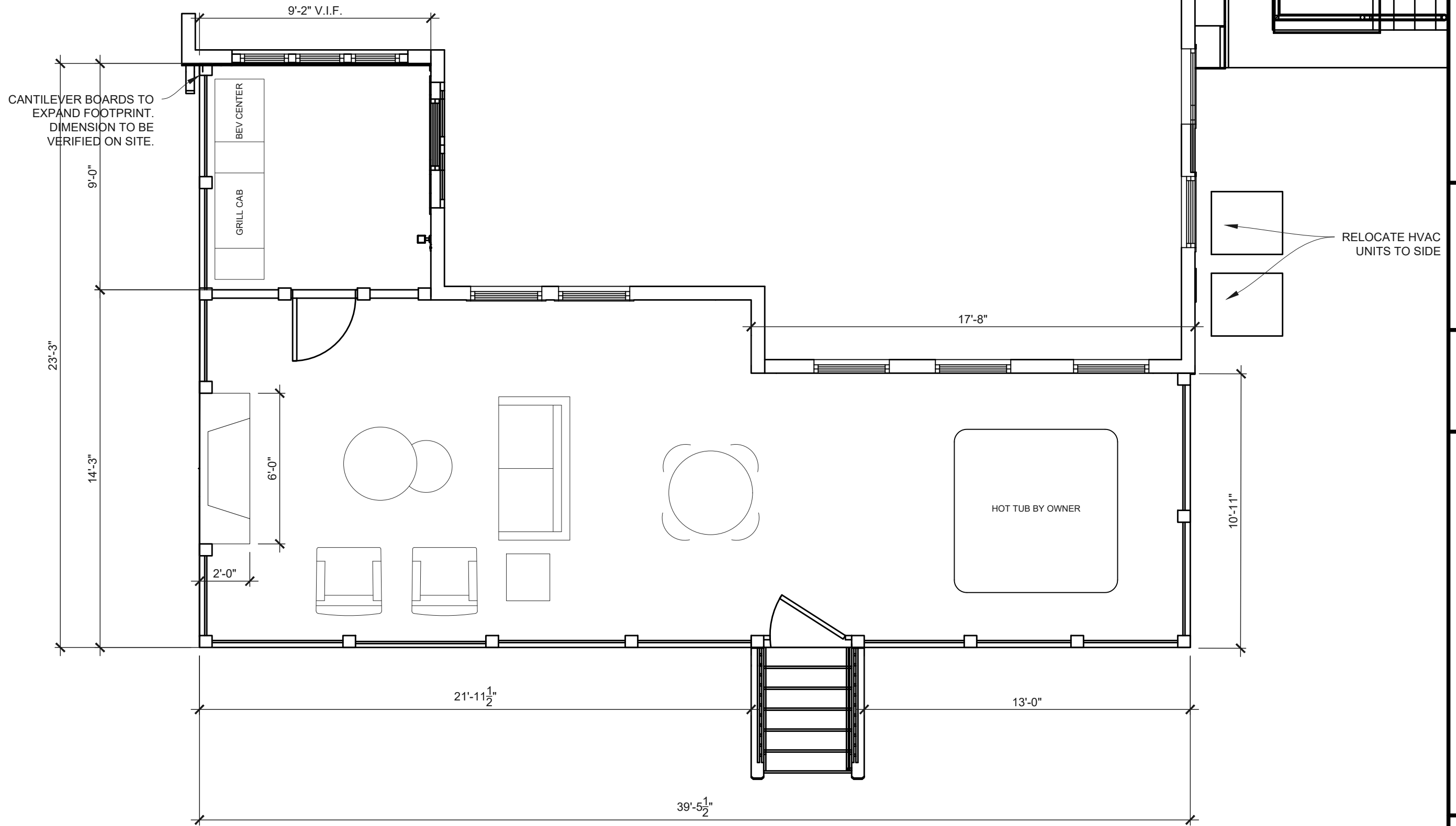
2039 WESTMINSTER WAY  
Vazquez Residence

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ATLANTA, GA 30307

ISSUED FOR REVIEW

**A.2**

DECEMBER 17, 2024



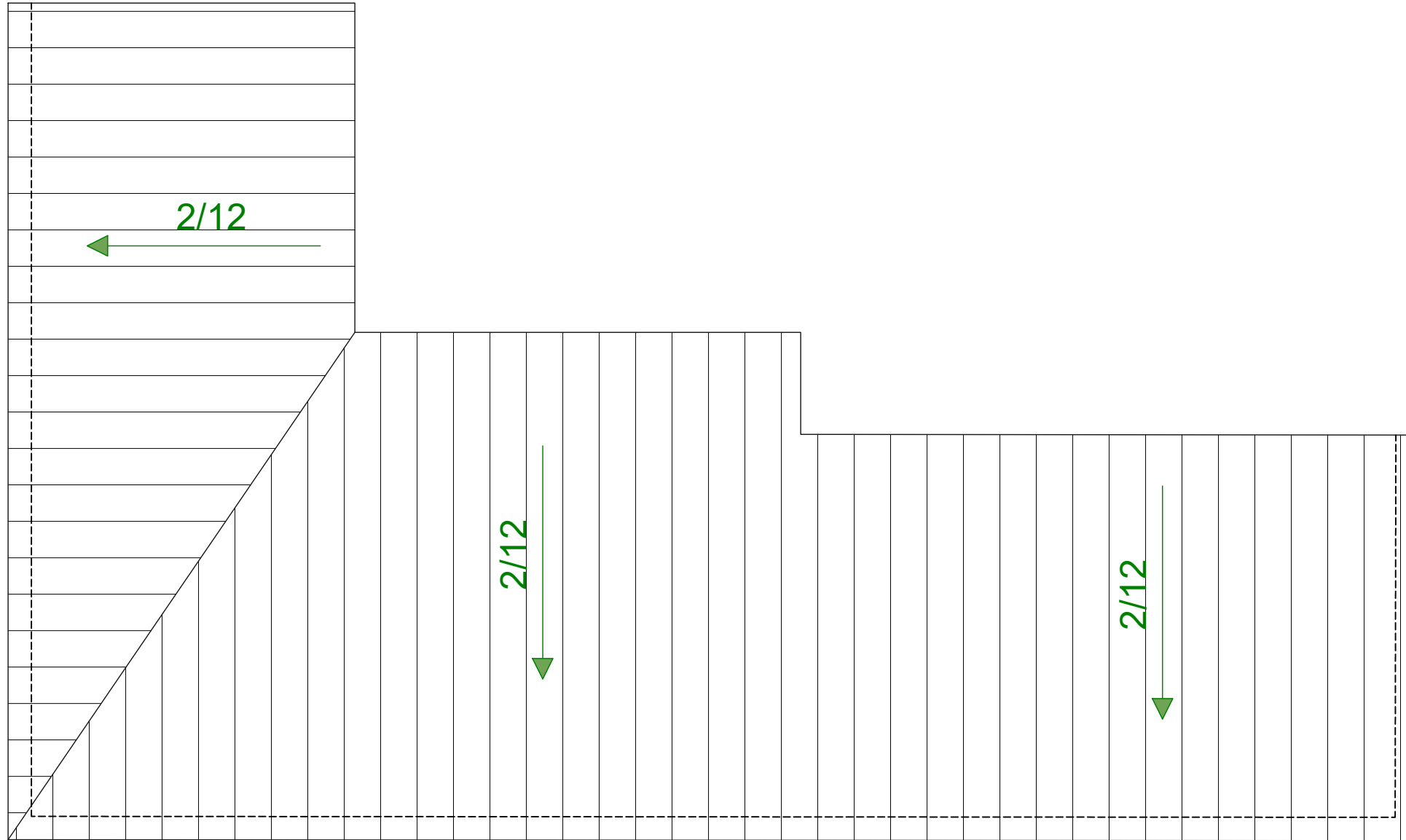
PORCH FLOOR PLAN - PROPOSED

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

1

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PORCH ROOF PLAN

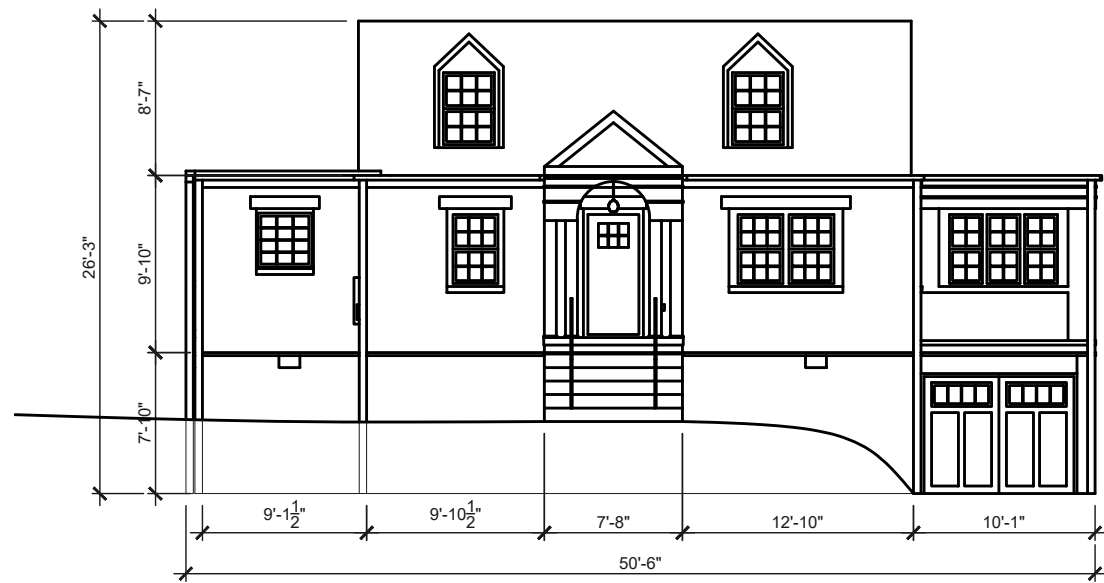
SCALE: 1/4"=1'-0"

1

ISSUED FOR REVIEW

**A.3**

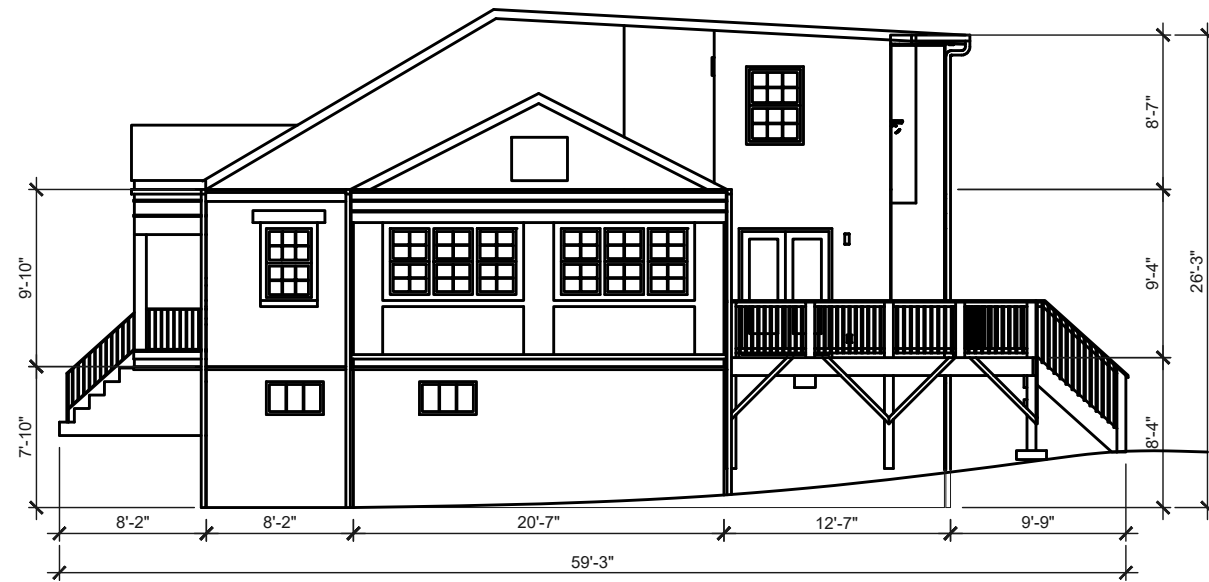
DECEMBER 17, 2024



EXTERIOR ELEVATION - EXISTING FRONT

SCALE: 3/32"=1'-0"

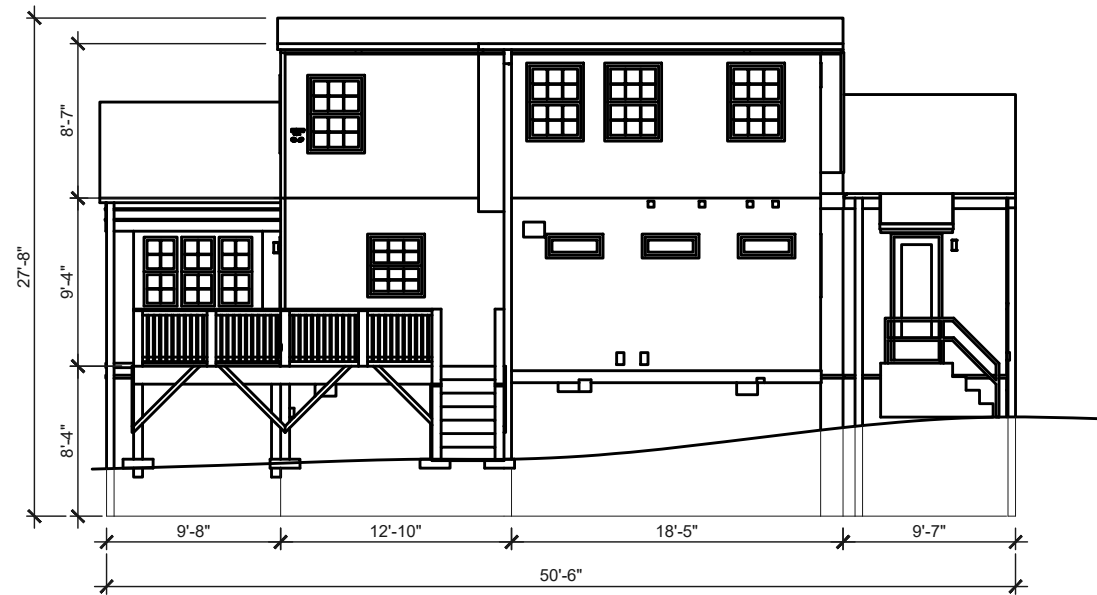
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EXTERIOR ELEVATION - EXISTING RIGHT

SCALE: 3/32"=1'-0"

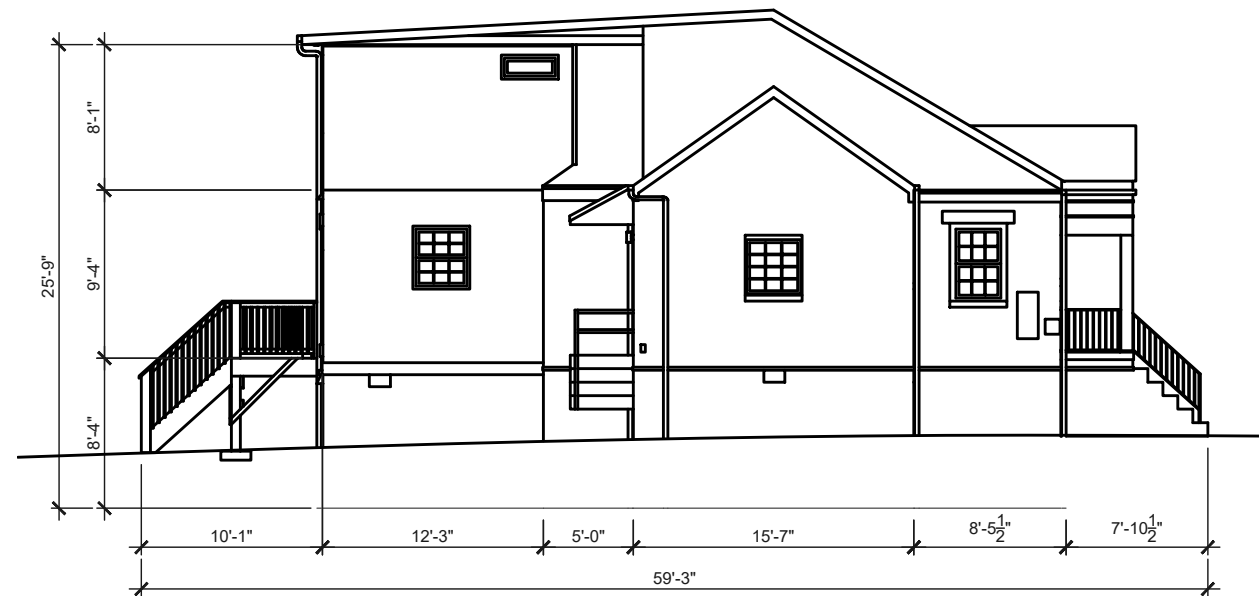
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EXTERIOR ELEVATION - EXISTING REAR

SCALE: 3/32"=1'-0"

3



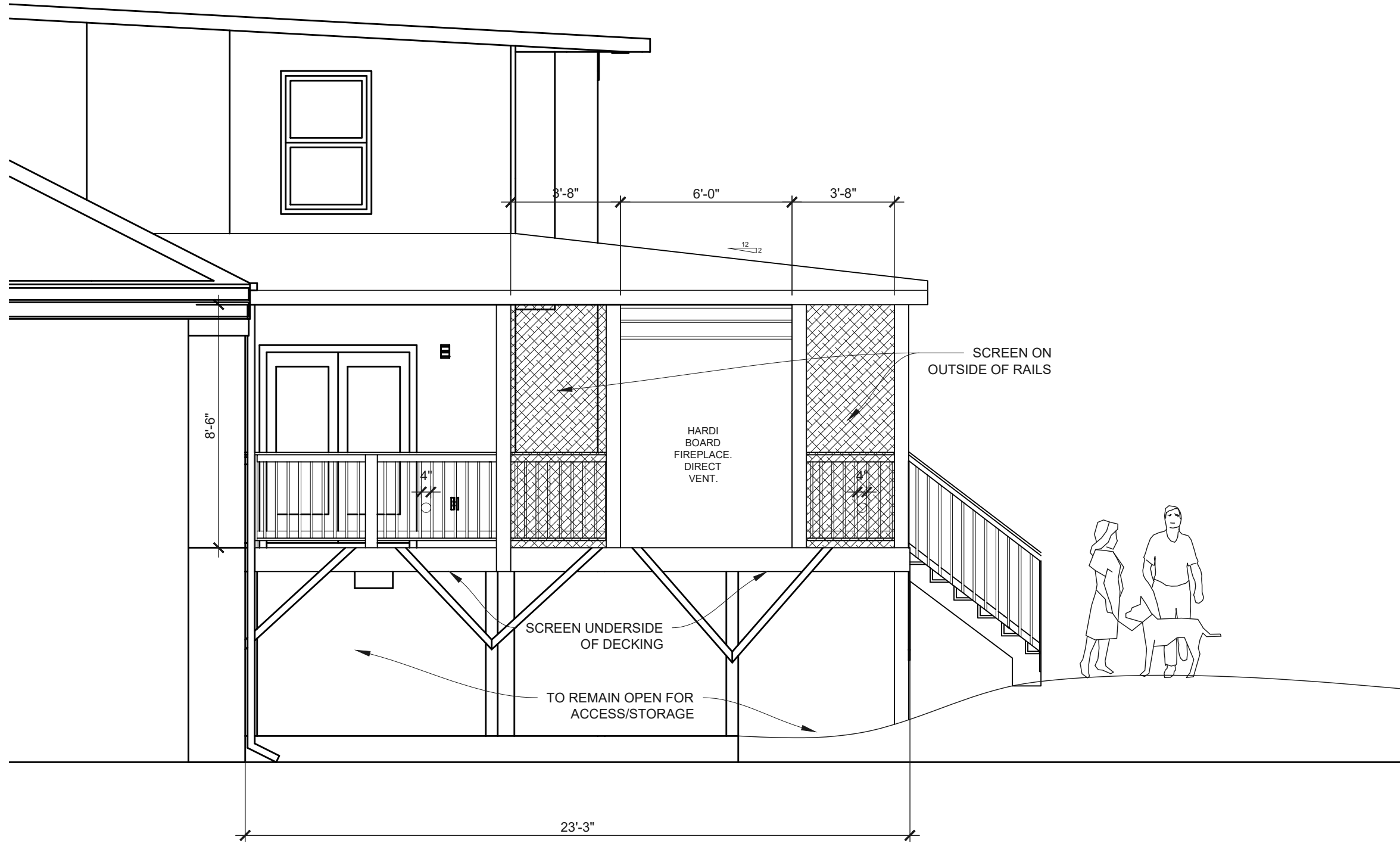
EXTERIOR ELEVATION - EXISTING LEFT

SCALE: 3/32"=1'-0"

4

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ORCH ELEVATION - PROPOSED RIGHT

SCALE: 1/4"=1'-0" **1**

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Vazquez Residence  
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ISSUED FOR REVIEW

**A.5**

DECEMBER 17, 2024

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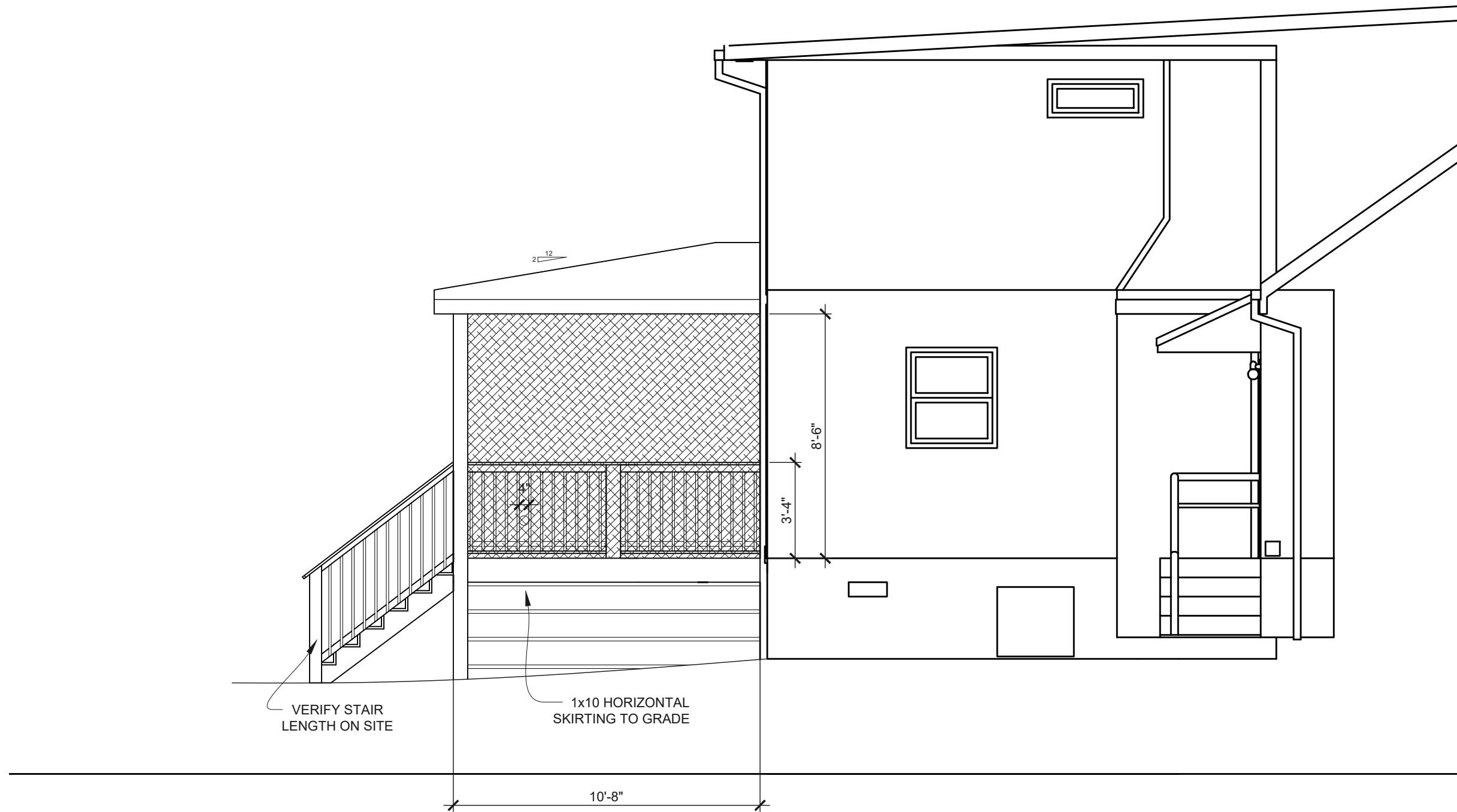
PORCH ELEVATION - PROPOSED REAR SCALE: 1/4"=1'-0" **1**

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2039 WESTMINSTER WAY NE  
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PORCH ELEVATION - PROPOSED LEFT

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

1

2039 WESTMINSTER WAY  
Vazquez Residence

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**A.7**

DECEMBER 17, 2024



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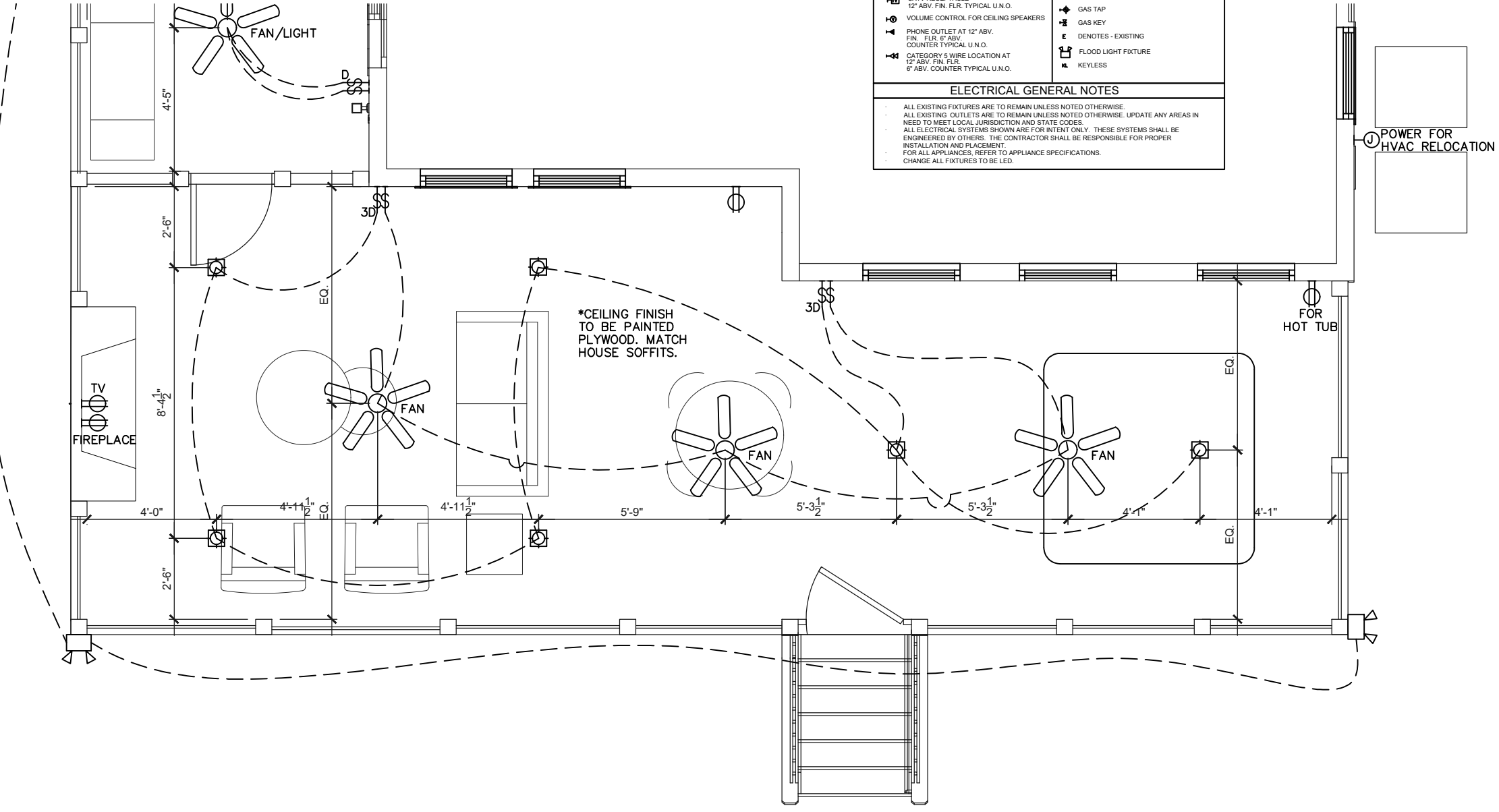
**E.1**

DECEMBER 17, 2024

ELECTRICAL LEGEND	
	120v DUPLEX CONVENIENCE RECEPTACLE 12" ABV. FIN. FLR. TYPICAL U.N.O.
	120v RECEPTACLE W/ GFI CIRCUIT W/ WATER RESISTANT HOUSING 12" ABV. FIN. FLR. TYPICAL U.N.O.
	120v RECEPTACLE W/ GFI CIRCUIT HEIGHT NOTED AS PER PLAN
	220v SINGLE CONVENIENCE RECEPTACLE 12" ABV. FIN. FLR. TYPICAL U.N.O.
	120v RECESSED DUPLEX FLOOR RECEPTACLE W/ COVER
	TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR. 8" ABOVE COUNTER TYPICAL U.N.O.
	THREE-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR. 8" ABOVE COUNTER TYPICAL U.N.O.
	FOUR-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR. 8" ABOVE COUNTER TYPICAL U.N.O.
	DIMMER SWITCH
	STACKED SWITCH
	UNDER CABINET LIGHTING
	PRE-WIRED CEILING FAN/LIGHT FIXTURE -PROVIDE SEPARATE SWITCHING LOCATED IN CENTER OF ROOM U.N.O.
	CEILING MOUNTED JUNCTION BOX
	CEILING MOUNTED SPEAKERS
	WALL MOUNTED JUNCTION BOX HEIGHT NOTED AS PER PLAN
	DOOR CHIME HEIGHT NOTED AS PER PLAN
	CATV RECEPTACLE 12" ABV. FIN. FLR. TYPICAL U.N.O.
	VOLUME CONTROL FOR CEILING SPEAKERS
	PHONE OUTLET AT 12" ABV. FIN. FLR. 6" ABV. COUNTER TYPICAL U.N.O.
	CATEGORY 5 WIRE LOCATION AT 12" ABV. FIN. FLR. 6" ABV. COUNTER TYPICAL U.N.O.
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE AT 72" ABV. FIN. FLR. TYPICAL U.N.O.
	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
	HANGING INCANDESCENT LIGHT FIXTURE
	RECESSED INCANDESCENT DIRECTIONAL LIGHT FIXTURE (EYE BALL)
	RECESSED INCANDESCENT LIGHT FIXTURE
	RECESSED EXHAUST FAN
	RECESSED EXHAUST FAN INCANDESCENT LIGHT COMBINATION
	SERVICE BOX - VERIFY WITH DIVISION SPECS. - ELECTRICAL PANEL - VERIFY LOCATION WITH DIVISION SPECS. SERVICE LINE LOCATION & CITY ORDINANCE.
	HOSE BIBB
	WATER STUB FOR ICE MAKER
	U.L. APPROVED CEILING MOUNTED SMOKE DETECTOR TO BE HARD WIRED WITH BATTERY BACK-UP (INSTALL PER IRC SECTION R314) INTERCONNECTED
	U.L. APPROVED CEILING MOUNTED CARBON MONOXIDE ALARM (INSTALL PER IRC SECTION R315)
	ALARM KEYPAD
	THERMOSTAT (VERIFY LOCATION W/ HVAC PLAN)
	GAS TAP
	GAS KEY
	E DENOTES - EXISTING
	FLOOD LIGHT FIXTURE
	KEYLESS

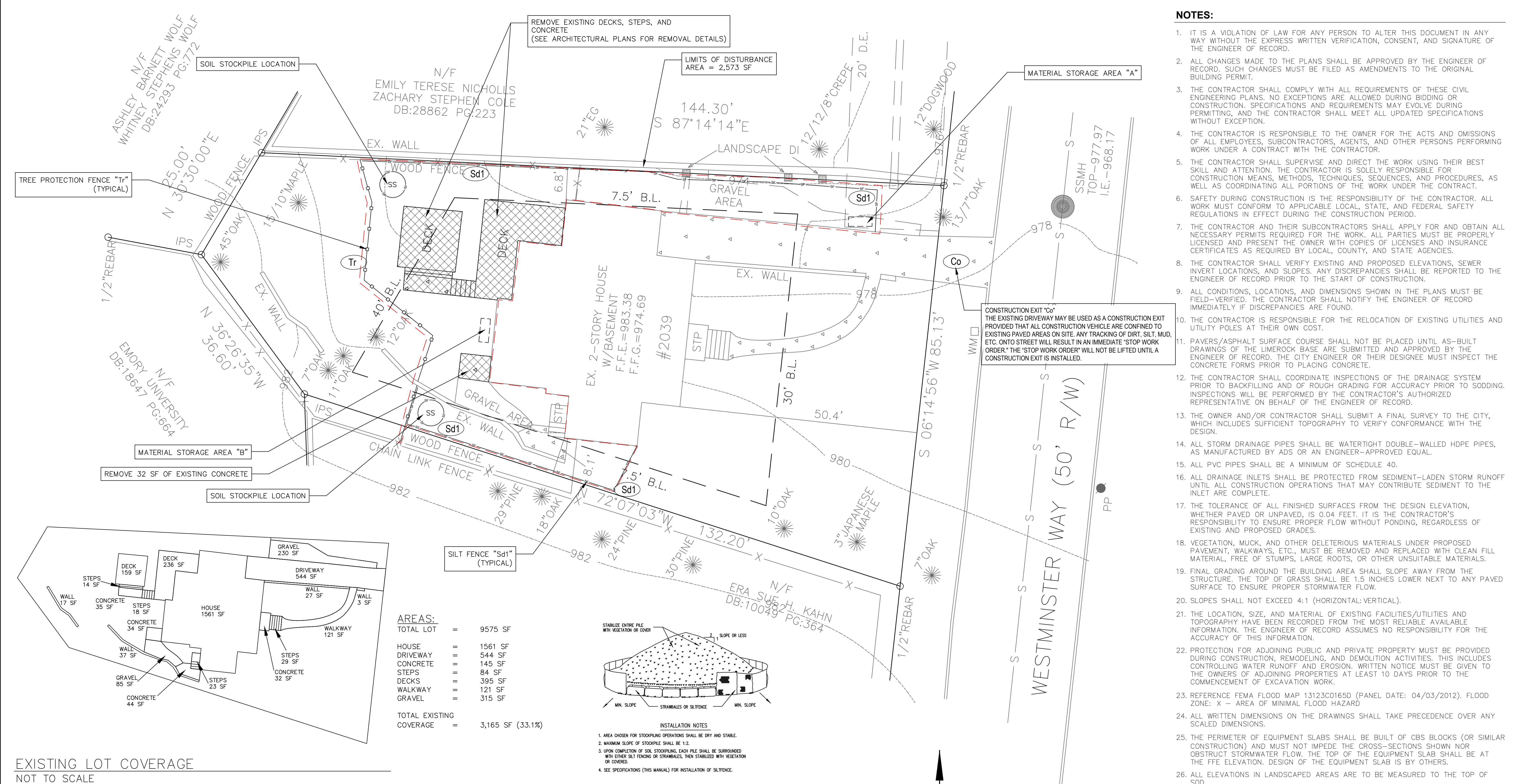
**ELECTRICAL GENERAL NOTES**

- ALL EXISTING FIXTURES ARE TO REMAIN UNLESS NOTED OTHERWISE.
- ALL EXISTING OUTLETS ARE TO REMAIN UNLESS NOTED OTHERWISE. UPDATE ANY AREAS IN NEED TO MEET LOCAL JURISDICTION AND STATE CODES.
- ALL ELECTRICAL SYSTEMS SHOWN ARE FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- FOR ALL APPLIANCES, REFER TO APPLIANCE SPECIFICATIONS.
- CHANGE ALL FIXTURES TO BE LED.



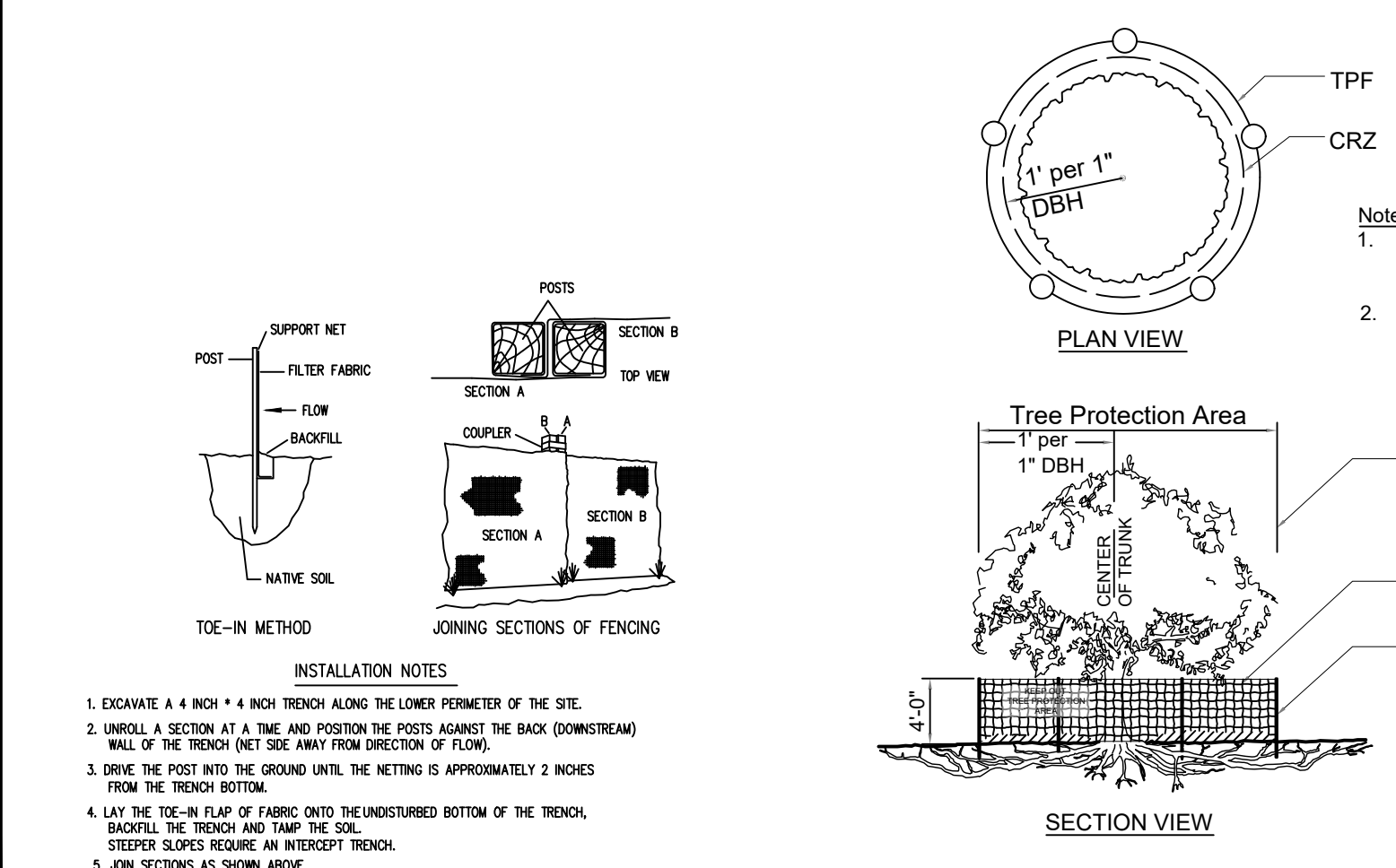
PROPOSED ELECTRICAL PLAN

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



- NOTES:**
- IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY WITHOUT THE EXPRESS WRITTEN VERIFICATION, CONSENT, AND SIGNATURE OF THE ENGINEER OF RECORD.
  - ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER OF RECORD. SUCH CHANGES MUST BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
  - THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THESE CIVIL ENGINEERING PLANS. NO EXCEPTIONS ARE ALLOWED DURING BIDDING OR CONSTRUCTION. SPECIFICATIONS AND REQUIREMENTS MAY EVOLVE DURING PERMITTING, AND THE CONTRACTOR SHALL MEET ALL UPDATED SPECIFICATIONS WITHOUT EXCEPTION.
  - THE CONTRACTOR IS RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF ALL EMPLOYEES, SUBCONTRACTORS, AGENTS, AND OTHER PERSONS PERFORMING WORK UNDER A CONTRACT WITH THE CONTRACTOR.
  - THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THEIR BEST SKILL AND ATTENTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AS WELL AS COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
  - SAFETY DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK MUST CONFORM TO APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS IN EFFECT DURING THE CONSTRUCTION PERIOD.
  - THE CONTRACTOR AND THEIR SUBCONTRACTORS SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS FOR THE WORK. ALL PARTIES MUST BE PROPERLY LICENSED AND PRESENT THE OWNER WITH COPIES OF LICENSES AND INSURANCE CERTIFICATES AS REQUIRED BY LOCAL, COUNTY, AND STATE AGENCIES.
  - THE CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED ELEVATIONS, SEWER INVERT LOCATIONS, AND SLOPES. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION.
  - ALL CONDITIONS, LOCATIONS, AND DIMENSIONS SHOWN IN THE PLANS MUST BE FIELD-VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF DISCREPANCIES ARE FOUND.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE RELOCATION OF EXISTING UTILITIES AND UTILITY POLES AT THEIR OWN COST.
  - PAVERS/ASPHALT SURFACE COURSE SHALL NOT BE PLACED UNTIL AS-BUILT DRAWINGS OF THE LIMEROCK BASE ARE SUBMITTED AND APPROVED BY THE ENGINEER OF RECORD. THE CITY ENGINEER OR THEIR DESIGNEE MUST INSPECT THE CONCRETE FORMS PRIOR TO PLACING CONCRETE.
  - THE CONTRACTOR SHALL COORDINATE INSPECTIONS OF THE DRAINAGE SYSTEM PRIOR TO BACKFILLING AND OF ROUGH GRADING FOR ACCURACY PRIOR TO SODDING. INSPECTIONS WILL BE PERFORMED BY THE CONTRACTOR'S AUTHORIZED REPRESENTATIVE ON BEHALF OF THE ENGINEER OF RECORD.
  - THE OWNER AND/OR CONTRACTOR SHALL SUBMIT A FINAL SURVEY TO THE CITY, WHICH INCLUDES SUFFICIENT TOPOGRAPHY TO VERIFY CONFORMANCE WITH THE DESIGN.
  - ALL STORM DRAINAGE PIPES SHALL BE WATERTIGHT DOUBLE-WALLED HDPE PIPES, AS MANUFACTURED BY ADS OR AN ENGINEER-APPROVED EQUAL.
  - ALL PVC PIPES SHALL BE A MINIMUM OF SCHEDULE 40.
  - ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET ARE COMPLETE.
  - THE TOLERANCE OF ALL FINISHED SURFACES FROM THE DESIGN ELEVATION, WHETHER PAVED OR UNPAVED, IS 0.04 FEET. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER FLOW WITHOUT PONDING, REGARDLESS OF EXISTING AND PROPOSED GRADES.
  - VEGETATION, MUCK, AND OTHER DELETERIOUS MATERIALS UNDER PROPOSED PAVEMENT, WALKWAYS, ETC., MUST BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL, FREE OF STUMPS, LARGE ROOTS, OR OTHER UNSUITABLE MATERIALS.
  - FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE. THE TOP OF GRASS SHALL BE 1.5 INCHES LOWER NEXT TO ANY PAVED SURFACE TO ENSURE PROPER STORMWATER FLOW.
  - SLOPES SHALL NOT EXCEED 4:1 (HORIZONTAL:VERTICAL).
  - THE LOCATION, SIZE, AND MATERIAL OF EXISTING FACILITIES/UTILITIES AND TOPOGRAPHY HAVE BEEN RECORDED FROM THE MOST RELIABLE AVAILABLE INFORMATION. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
  - PROTECTION FOR ADJOINING PUBLIC AND PRIVATE PROPERTY MUST BE PROVIDED DURING CONSTRUCTION, REMODELING, AND DEMOLITION ACTIVITIES. THIS INCLUDES CONTROLLING WATER RUNOFF AND EROSION. WRITTEN NOTICE MUST BE GIVEN TO THE OWNERS OF ADJOINING PROPERTIES AT LEAST 10 DAYS PRIOR TO THE COMMENCEMENT OF EXCAVATION WORK.
  - REFERENCE FEMA FLOOD MAP 13123C0165D (PANEL DATE: 04/03/2012). FLOOD ZONE: X - AREA OF MINIMAL FLOOD HAZARD
  - ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
  - THE PERIMETER OF EQUIPMENT SLABS SHALL BE BUILT OF CBS BLOCKS (OR SIMILAR CONSTRUCTION) AND MUST NOT IMPEDE THE CROSS-SECTIONS SHOWN NOR OBSTRUCT STORMWATER FLOW. THE TOP OF THE EQUIPMENT SLAB SHALL BE AT THE FFE ELEVATION. DESIGN OF THE EQUIPMENT SLAB IS BY OTHERS.
  - ALL ELEVATIONS IN LANDSCAPED AREAS ARE TO BE MEASURED TO THE TOP OF SOD.
  - ALL EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED AT ALL TIMES UNTIL FINAL LANDSCAPING.
  - "MATERIAL STORAGE AREA" AS NOTED ON THIS PLAN REFERS TO FABRICATED MATERIALS AND/OR HAND TOOLS. ABSOLUTELY NO SOIL, FILL OR EXCAVATED, TO BE STORED IN THESE AREAS UNLESS AREA IS RETROFITTED PER SOIL STOCKPILING DETAIL (THIS SHEET).

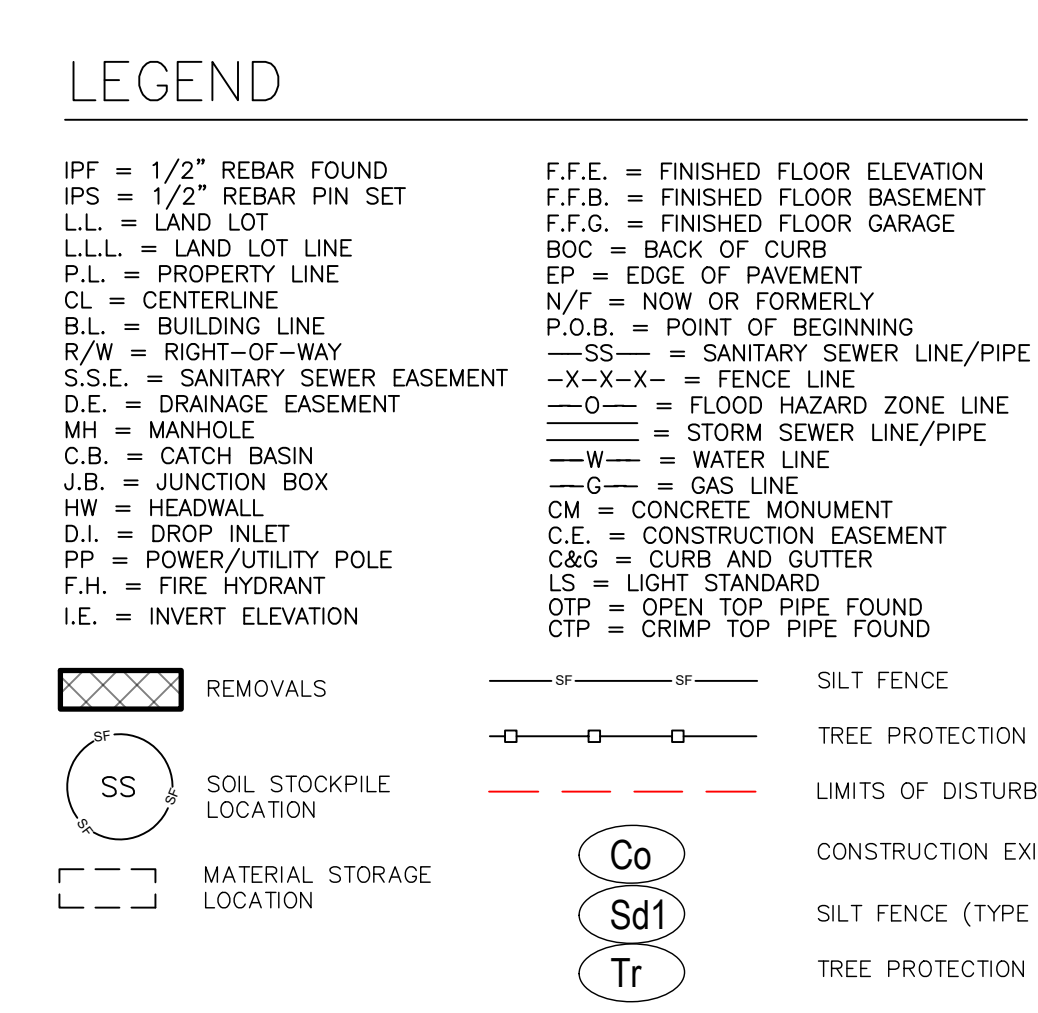
**EXISTING LOT COVERAGE**  
NOT TO SCALE



**AREAS:**

TOTAL LOT	=	9575 SF
HOUSE	=	1561 SF
DRIVEWAY	=	544 SF
CONCRETE	=	145 SF
STEPS	=	84 SF
DECKS	=	395 SF
WALKWAY	=	121 SF
GRAVEL	=	315 SF
TOTAL EXISTING COVERAGE	=	3,165 SF (33.1%)

**SOIL STOCKPILE DETAIL**  
NOT TO SCALE



**\*ALL EXISTING FEATURES\*  
TO REMAIN UNLESS  
INDICATED ON THIS  
SHEET**

NOT WITHIN FLOOD ZONE  
FIRM PANEL 13089C0062K  
EFFECTIVE 8/15/2019

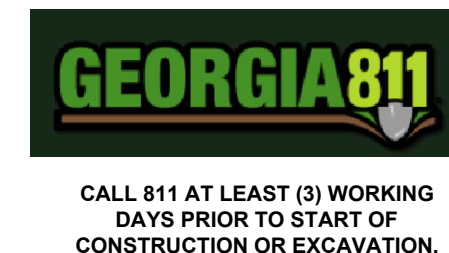
**OWNER:** VAZQUEZ CARLOS MANUEL,  
VAZQUEZ TERESA ORALIA  
2039 WESTMINSTER WAY NE  
ATLANTA, GA 30307

**PARCEL:** 18 051 04 007

THE ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON NAVD88

PERMITTING AGENCIES	APPROVED	PERMIT NO.	EXPIRES
[AGENCY ISSUING PERMIT]	[DATE]	[PERMIT NUMBER]	[DATE]

IF ALL OF THE ABOVE INFORMATION HAS NOT BEEN PROVIDED, THIS SET OF DRAWINGS SHOULD BE USED AS A PERMIT SET ONLY, NOT FOR BID AND NOT FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOT LETTING ANY PERMIT EXPIRE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT CONDITIONS.



CALL 811 AT LEAST (8) WORKING DAYS PRIOR TO START OF CONSTRUCTION OR EXCAVATION.

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS ARE INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF MICHAEL R. BANEY, P.E. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT.

THESE DOCUMENTS, DETAILS, & SPECIFICATIONS SHALL NOT BE USED BY ANYONE ON ANY OTHER PROJECT OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY MICHAEL R. BANEY, P.E.

THIS PLAN MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM MICHAEL R. BANEY, P.E. © 2024 - MICHAEL R. BANEY, P.E.

NO.	DATE	DESCRIPTION	REVISIONS

**VAZQUEZ RESIDENCE**  
2039 WESTMINSTER WAY NE, ATLANTA, GA 30307

**SITE DEMOLITION PLAN**

**MICHAEL BANEY, P.E.**  
PHONE: 561-373-0847  
BANEYCONSULTING@GMAIL.COM  
284 MOTT ST, SUITE 20  
NEW YORK, NY 10012

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL BANEY ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

12/20/2024

DESIGNED: MB	DATE:
DRAWN: MB	12.17.2024
PROJECT NO:	35710802-02
SHEET NO:	C1 OF 2





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

TREE ORDINANCE EXEMPTION CERTIFICATION

Section 14-39(c)(1) as adopted 2-9-99 and amended 12-14-99

Building permit # TBD

Address 2039 Westminster Way NE, Atlanta, GA 30307

Tax Parcel I.D. 1805104007

This Tree Ordinance Exemption Certification applies only to owners of single family residences making additions to existing homes or adding accessory structures, or constructing a new house for the owner's personal residence.

I, CARLOS VAZQUEZ, the owner of the above property, hereby certify that the scope of construction as stated on this building permit will not require the removal of more than five (5) trees between the size of 8 inches in diameter at breast height (DBH) and 29 inches DBH.

I hereby certify that I have not removed more than five (5) trees between 8 inches DBH and 29 inches DBH in this calendar year. I fully understand that the removal of any trees pursuant to the above referenced building permit may require compliance with Section 14-39 of the Land Development Ordinance.

I fully understand that removal of any specimen overstory trees, 30" DBH and larger, or any specimen understory tree 10" DBH or greater is not permitted unless I have approval from the DeKalb County Arborist or the Zoning Board of Appeals. **Sec. 14-39(g) (8) f**

Owner's signature

11/22/2024  
Date