

DeKalb County Historic Preservation Commission

Wednesday, September 23, 2026- 6:00 P.M.

Staff Report

Regular Agenda

J. 1431 Cornell Road, Thomas Campbell. Replace windows and doors on a historic house, replace driveway, construct a rear deck, and construct a new garage on the rear of the property.

1248266.

Built in 1925 (18 054 09 007)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

Summary

The applicant proposes the following work:

1. Replace windows and doors on a historic house. All existing wood windows will be replaced with composite windows in similar designs with simulated divided lite muntins. Sliding glass doors will be installed on the rear of the house, leading out to the proposed rear deck.
2. Replace driveway. The existing driveway will be removed and replaced with a ribbon driveway, which will run between the Eastern property line and the main property. The driveway will connect to a proposed permeable parking pad in the backyard, in front of the proposed driveway.
3. Construct a rear deck. A covered patio and deck will be constructed on the rear of the historic house. A rear deck, measuring roughly 13'x32' in size, will be constructed on the rear of the historic house and leading out onto the backyard. The patio will be constructed with wood decking and stairs, enclosed by a metal shed roof supported by 6x6 post and beam supports and 36" guardrails, and will include a brick fireplace with chimney.
4. Construct a nonhistoric garage on the rear of a historic property. A 714 square foot garage will be constructed on the rear of the property, towards the Eastern property line, to replace the existing nonhistoric garage² in the same location. The garage will be constructed with either an asphalt shingle or metal gable roof, lap siding, an 8x18 garage door, and a side entrance door.

Recommendation

Approve with Modifications. Staff recommends the approval of the application with the modification that the windows on the front façade of the house should be retained and repaired if possible and only replaced if the windows cannot be repaired in accordance with Guideline 6.1.4. In accordance with Guideline 6.1.4, staff recommends that the replacement windows have true divided lites and raised muntins, rather than simulated divided lites.³

² The DeKalb County Tax Commissioner database does not list the construction date for the garage, nor is there a record for a COA being applied for or issued for the construction of a garage after the district was established after 1996. The Tax Commissioner database, however, does list an "effective" date for the property as 1994; this would put the construction of the garage before the establishment of the district in 1996 and would establish it as nonhistoric, having been constructed after 1946

³ National Park Service, Preservation Briefs: 9, *The Repair of Historic Wooden Windows*.

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.
- 6.1.1 *Exterior Materials* (p51) Guideline - The application of artificial or nonhistoric exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.
- Use of compatible and high quality “look-a-like” synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the original materials are beyond repair, (2) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building, (3) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.
- 6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.
- 6.1.3 *Entrances and Porches* (p54) Guideline - Original doors should be retained unless deteriorated beyond repair. Screen and storm doors should not detract from the character of the house and should be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door should be similar to the original in design and materials.
- 6.1.4 *Windows* (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.
- 6.7 *Maintenance* (p60) Recommendation - The most effective and economical way to preserve a historic building and its site features is to provide regular maintenance, thus minimizing the need to replace historic materials.
- 7.0 *Additions & New Construction - Preserving Form & Layout* The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.
- 9.5 *Parking* (p90) Guideline - Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.
- 9.5 *Parking* (p90) Recommendation - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.
- 9.5 *Parking* (p90) Recommendation - In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.
- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: 08/13/2026 Date Received: _____

Address of Subject Property: 1431 Cornell Rd. NE

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: 2026

Nature of work (check all that apply):

New construction	☐	New Accessory Building	☒	Other Building Changes	☐
Demolition	☐	Landscaping	☐	Other Environmental Changes	☐
Addition	☐	Fence/Wall	☐	Other	☐
Moving a Building	☐	Sign Installation	☐		

Description of Work:

Replace existing windows and doors at the home. Re-do existing driveway with approved permeable surface. Proposed new back deck. Proposed new garage.

All new windows and doors will be in keeping with the existing historic style.

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 and pyennings@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: Jane R. Kelly & Timothy M Kelly

being owner(s) of the property at: 1431 Cornell Rd NE ATLANTA GA 30306

hereby delegate authority to: Thomas Campbell

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

Signature of Owner(s):

Date: 8-11-26

Please review the following information

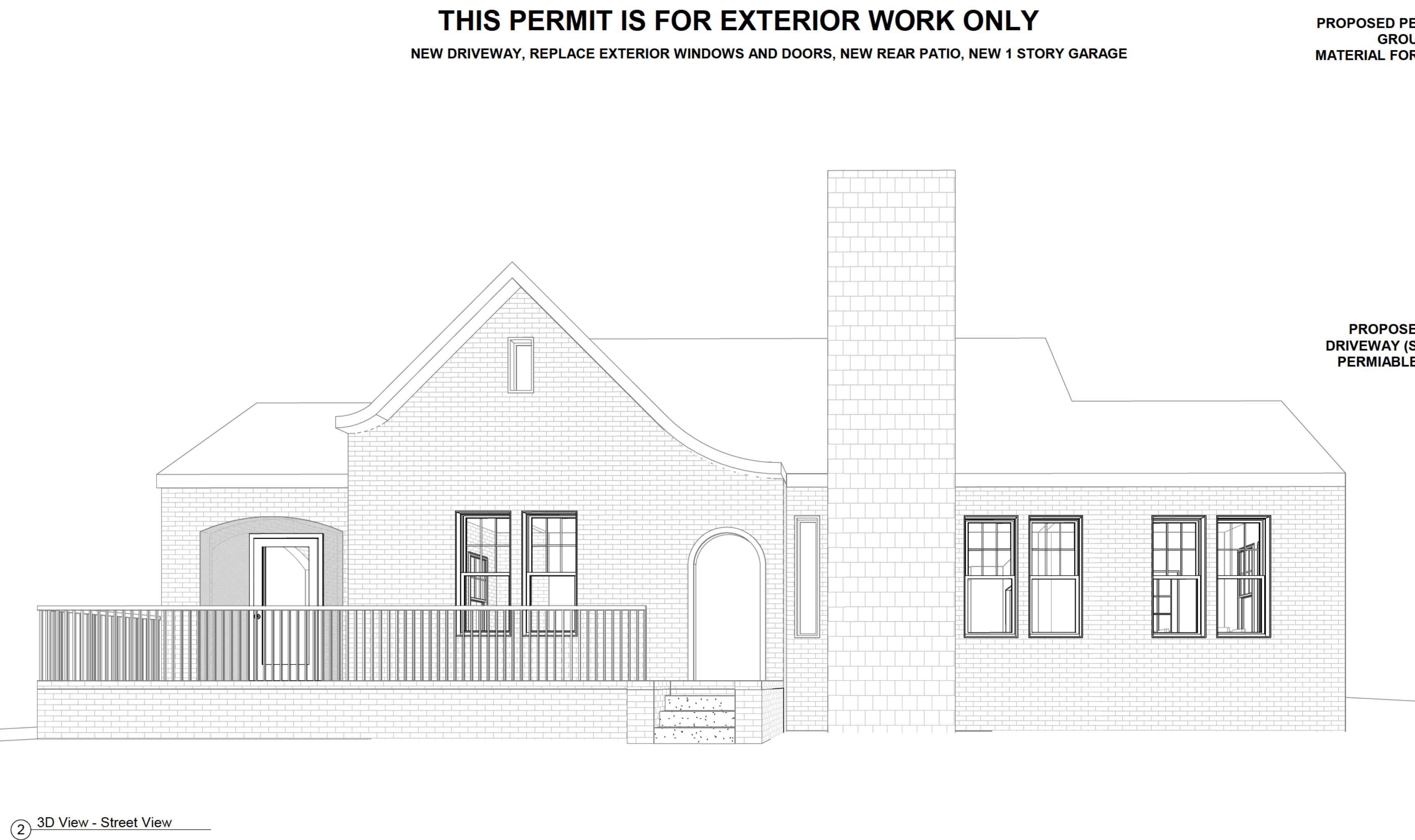
Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner via email. 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.**

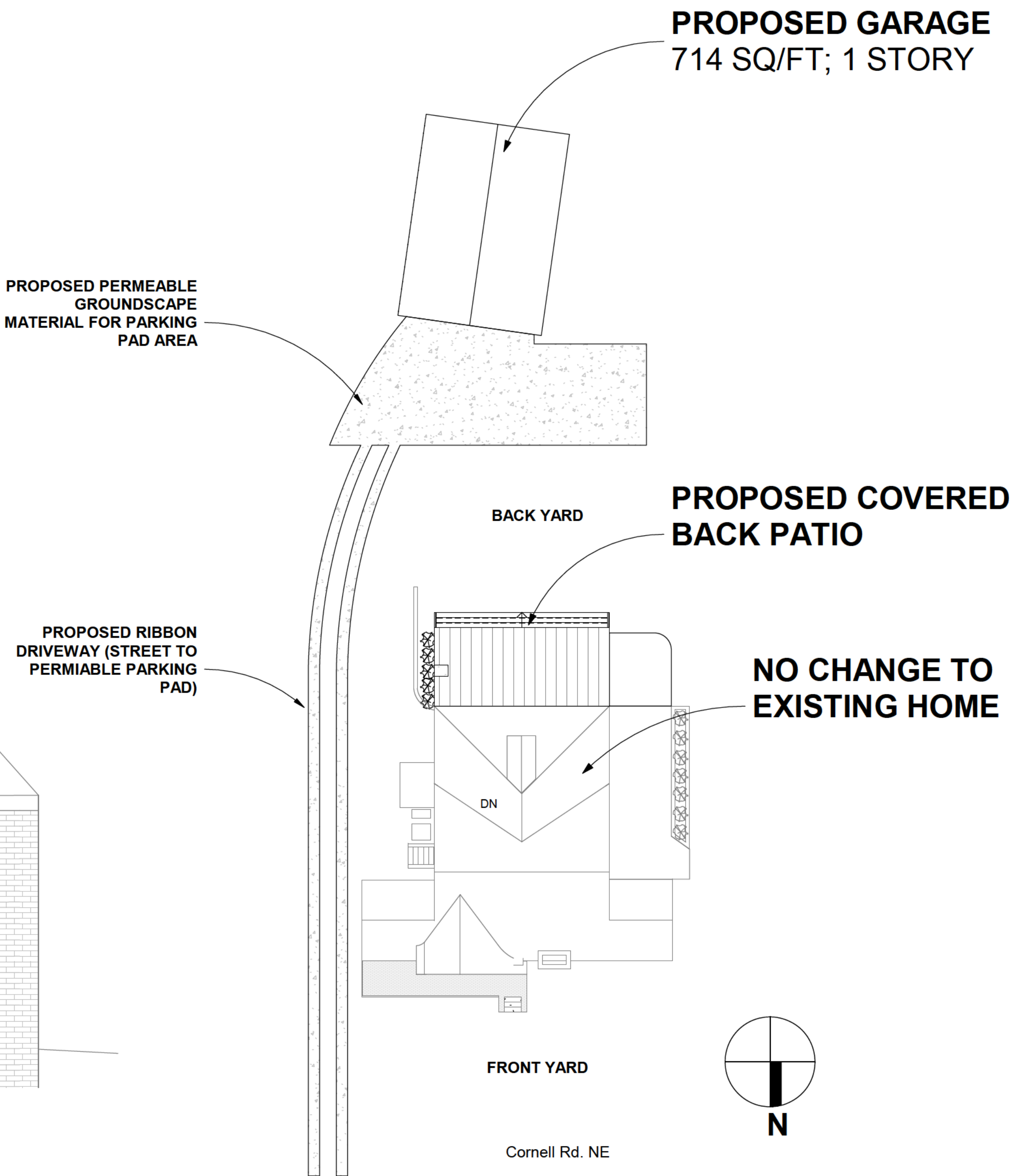
If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of 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.

Scope Of Work				Applicable Codes	
The scope of work at the project address is for an Addition Permit. The proposed alteration is a new rear covered porch off the rear of the home and also for a new 1 story garage. The work also includes replacing all the exterior windows and doors at the home. There is no interior change to the home outside of accomidating the proposed scope of work described. Any and all work will be designed and built to meet all applicable codes listed. Please see project stats below.				2024 International Residential Code (IRC) with Georgia Amendments 2024 International Building Code (IBC) with Georgia Amendments 2024 International Mechanical Code (IMC) with Georgia Amendments 2024 International Fuel Gas Code (IFGC) with Georgia Amendments 2024 International Plumbing Code (IPC) with Georgia Amendments 2024 International Swimming Pool & Spa Code (ISPSC) with Georgia Amendments 2023 National Electrical Code (NEC) with Georgia Amendments 2024 NFPA 101, Life Safety Code 2018 Edition, with Georgia Amendments	
Proposed Project Stats				Design Firm	Owners
SQ/FT Table (Existing)				i20 Design Phone: (404) 717 9996 Email: thomasc@i20design.com	Tim & Jane Kelly
Location	Heated	Unheated	Total		
Level 1	1518 sq/ft	83 sq/ft - front and side porch	1,539 sq/ft		
SQ/FT Table (Proposed)				Site Notes	
Level 1	0 sq/ft	132 sq/ft - Back Porch	132 sq/ft		
	1456 sq/ft	215 sq/ft	1,671 sq/ft		
FAR Calculation:				Zoning Information: Classification: R3 Zoning: R75 Setbacks: 40ft Front, 7.5ft Side, 40ft Rear Maximum Lot Coverage: .35% Maximum Floor Area Ratio: .40% Maximum Height: 35'	
1456 sq/ft (heated area) / 8,852 sq/ft (Lot Size) = .16 FAR					
				See civil drawings(survey & siteplan) for all other site information and lot coverage calculations	



2 3D View - Street View



1 Site Plan - Reference Only
1/16" = 1'-0"

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Sheet #	Title	Date Issued
A00's	Cover Sheet & Perspectives	08/13/2026
B00's	Existing Floor Plans & Elevations	
C00's	Proposed Floor Plans & Elevations	
D00's	Sections + Details	
E00's	Electrical Plan	
F00's	Schedules	

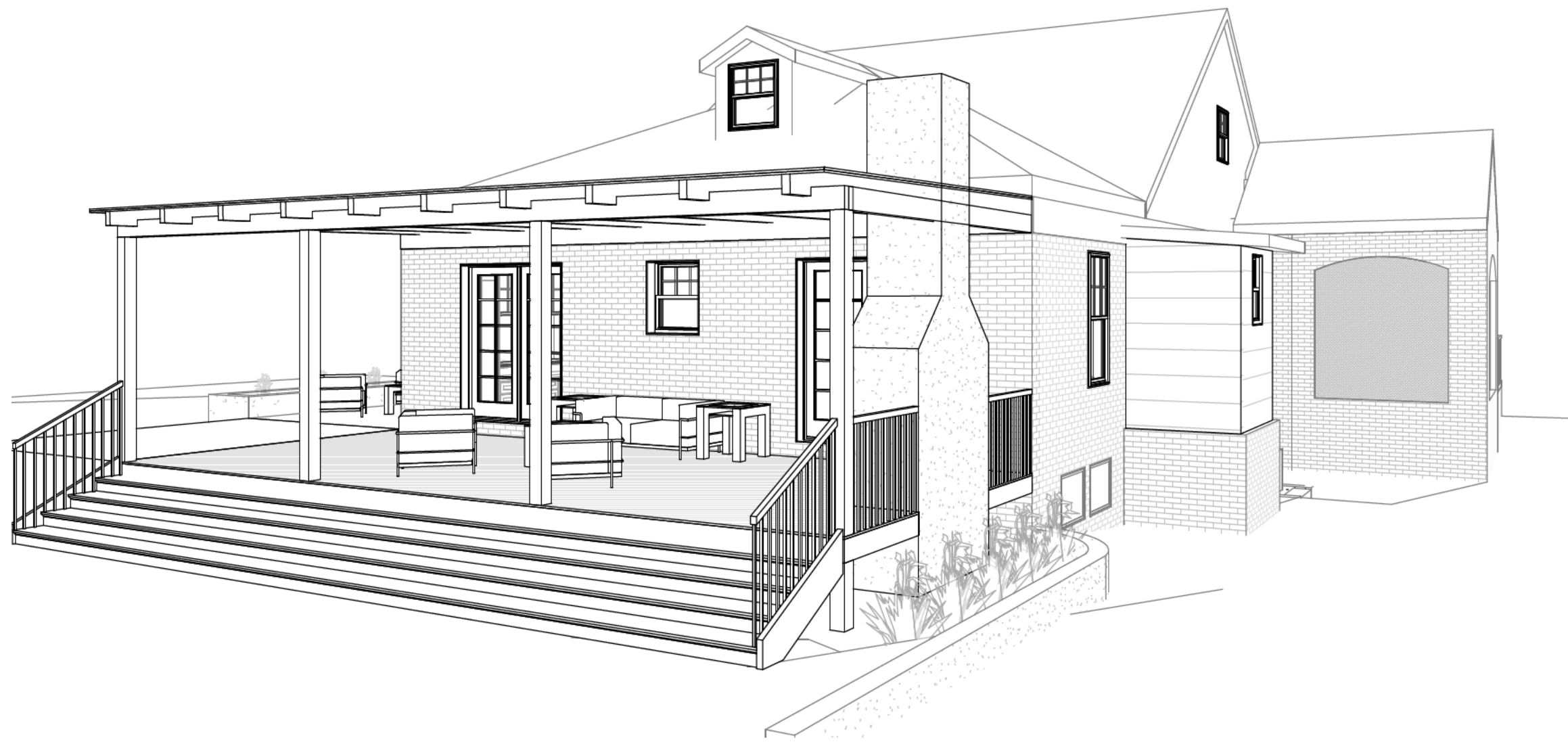
Cover Sheet

Date	08/13/2026
Drawn By	Author

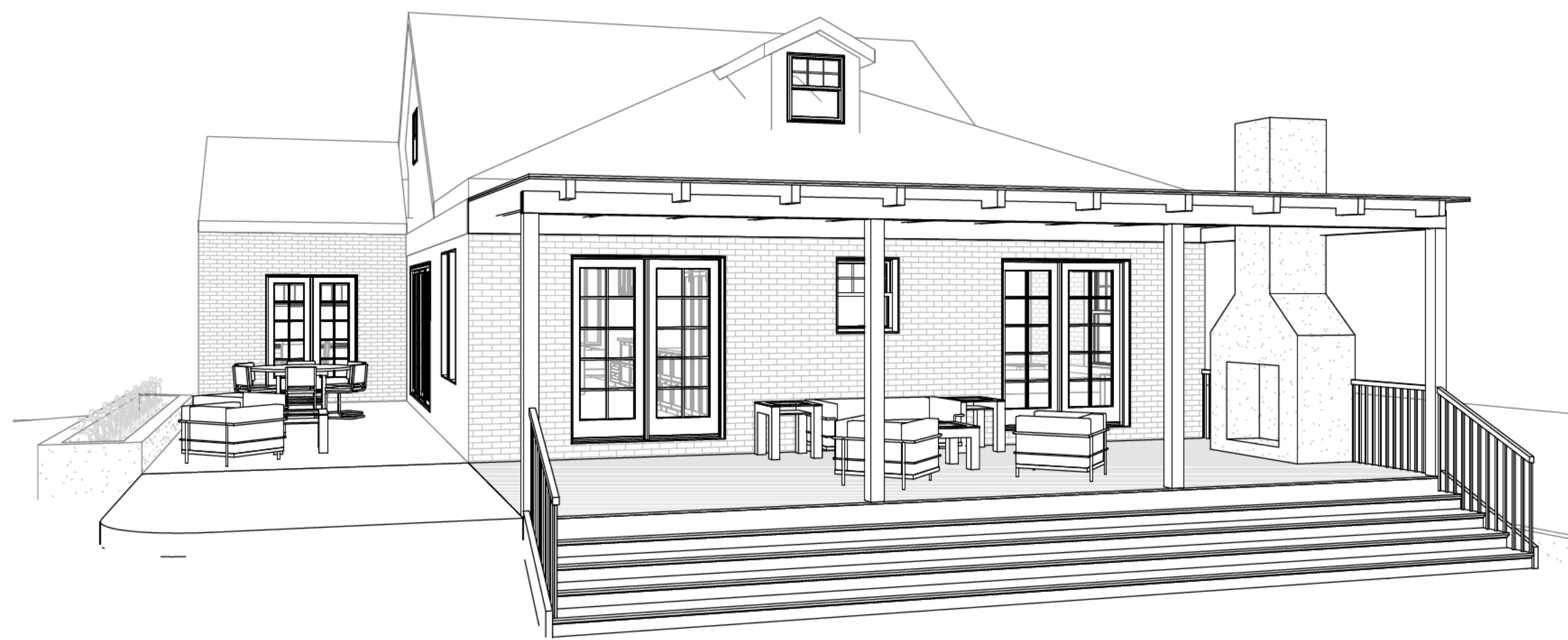
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Scale	As indicated
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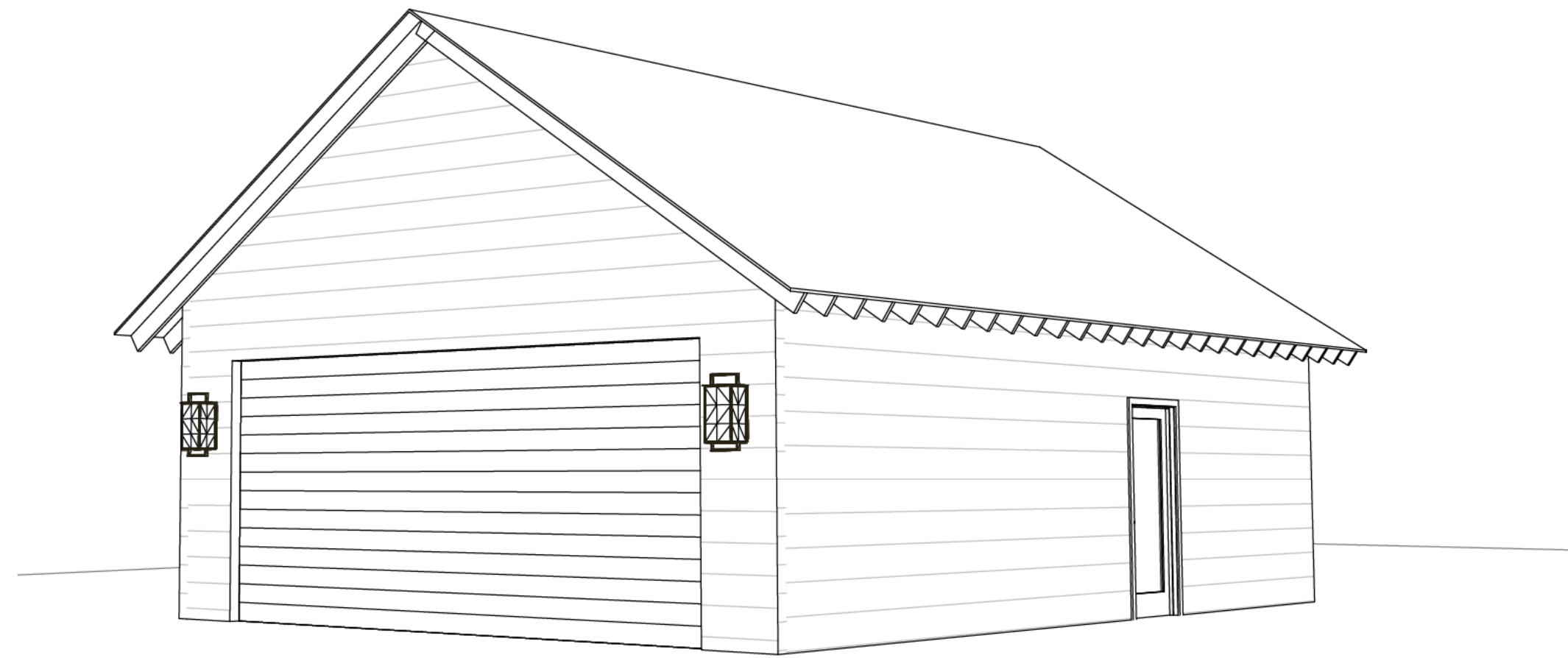
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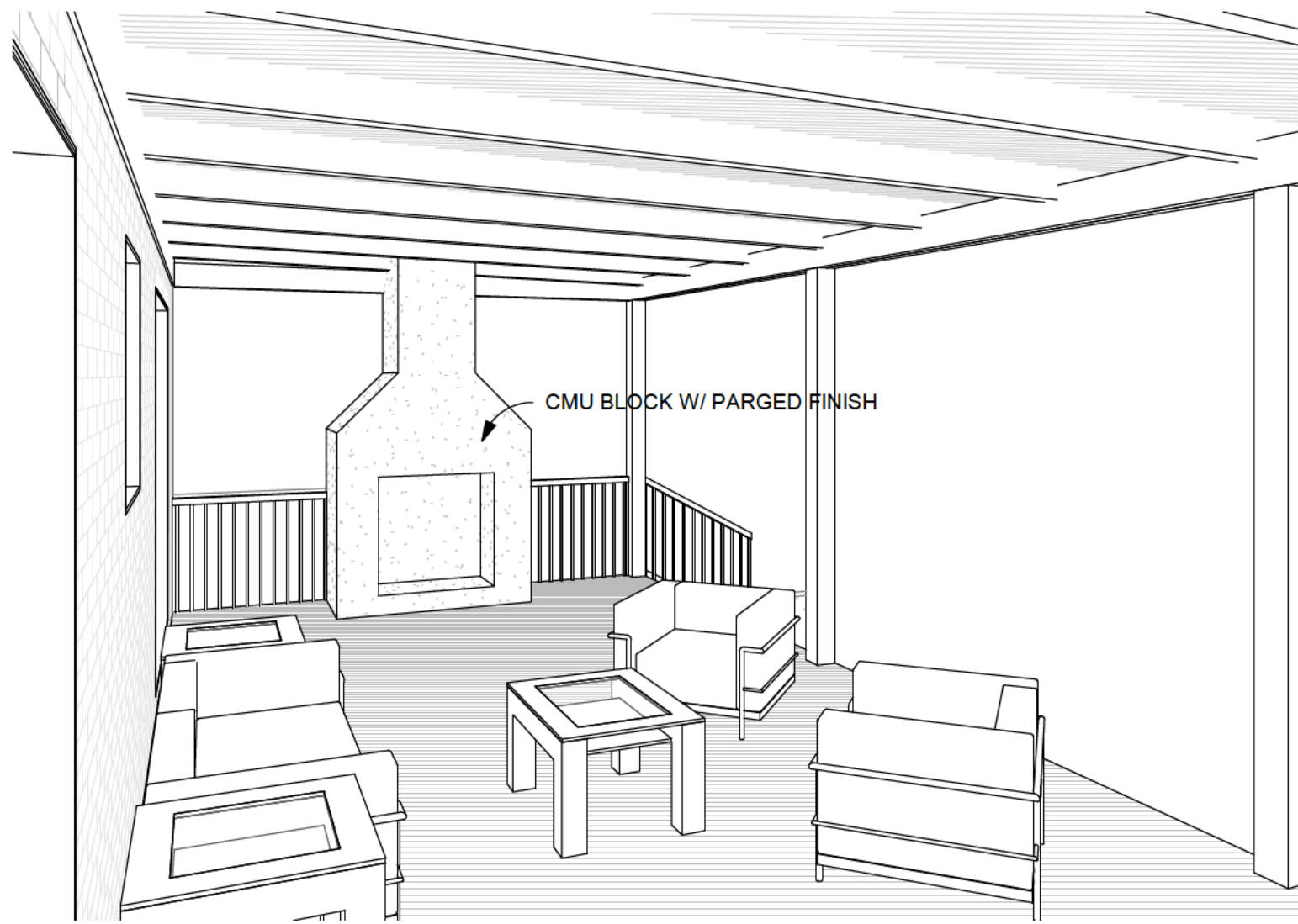
② 3D View - Covered Porch 1



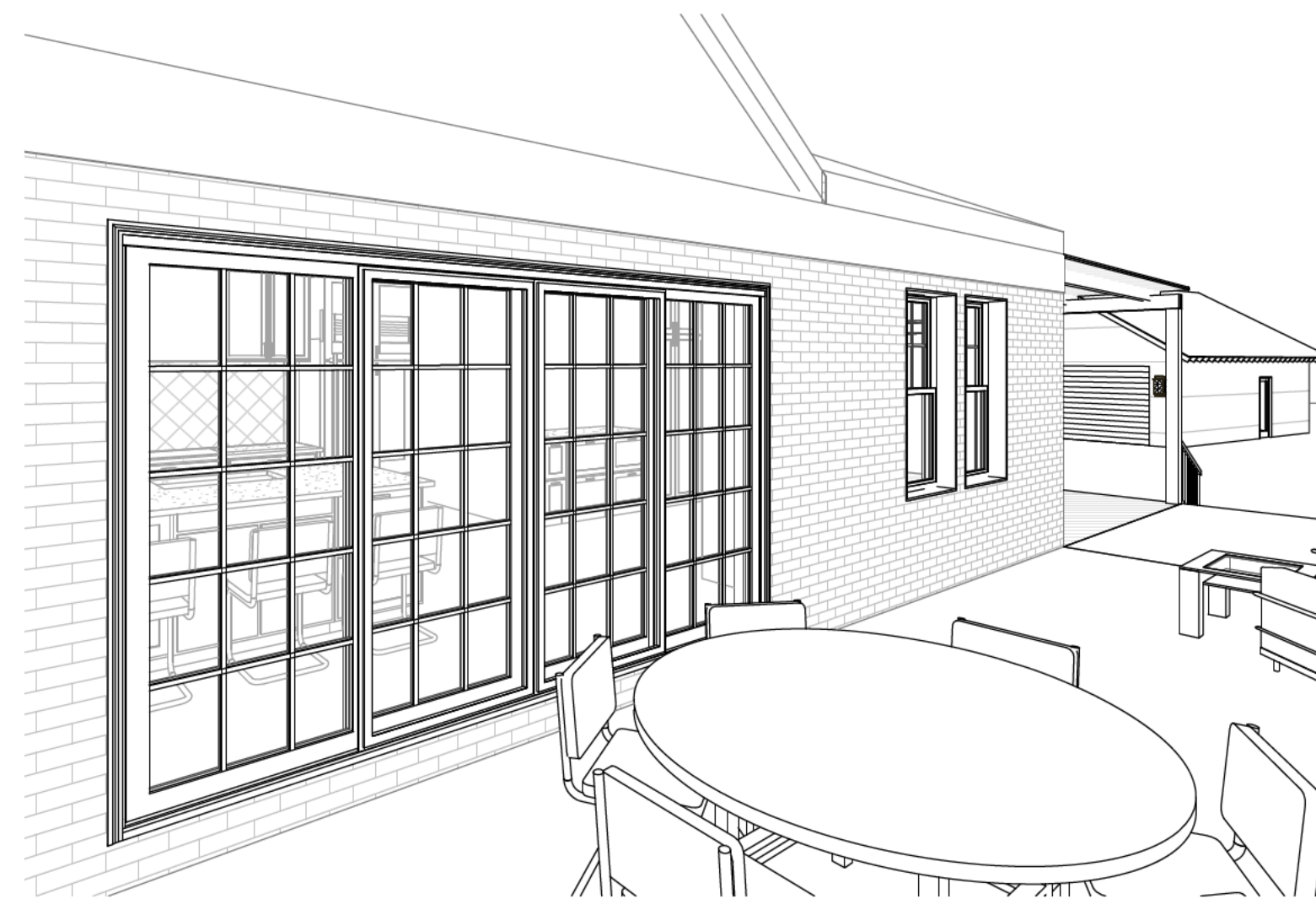
① 3D View - Covered Patio 2



⑤ 3D View - Garage view from house



③ 3D View - Covered Patio 3



④ 3D View - Side Patio



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F00's	Schedules	



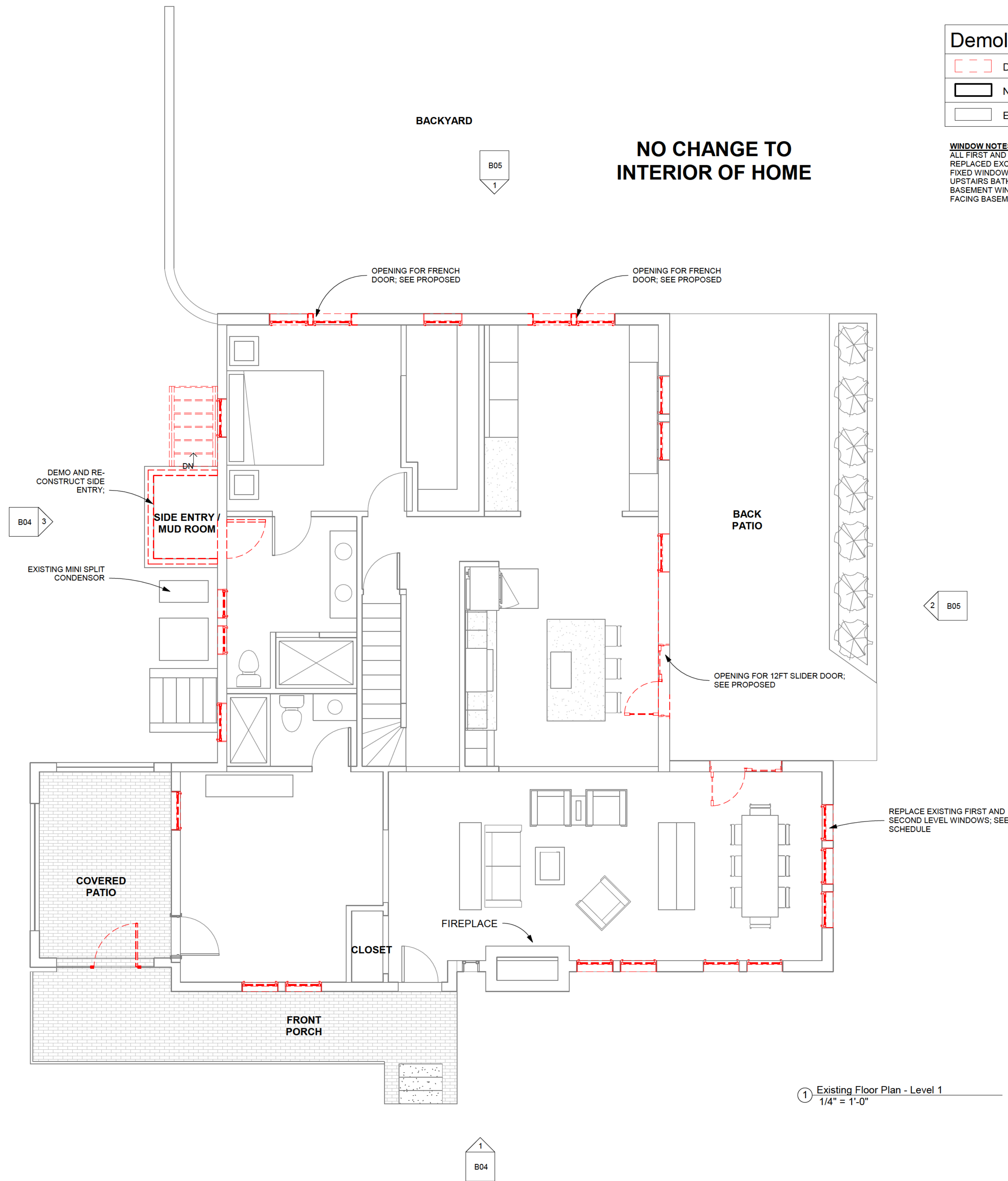
Perspectives

Date 08/13/2026
Drawn By Author

A02

Scale

Not Released For Construction



Demolition Legend	
	Demo
	New
	Existing

WINDOW NOTES
ALL FIRST AND SECOND LEVEL WINDOWS TO BE REPLACED EXCEPT FOR THE FIXED WINDOW NEXT TO FRONT DOOR AND UPSTAIRS BATHROOM WINDOW.
BASEMENT WINDOWS TO REMAIN. 3 REAR FACING BASEMENT WINDOWS TO BE FILLED IN.

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Existing Floor Plans

Date	08/13/2026
Drawn By	Author

B01

Scale	1/4" = 1'-0"
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Not Released For Construction

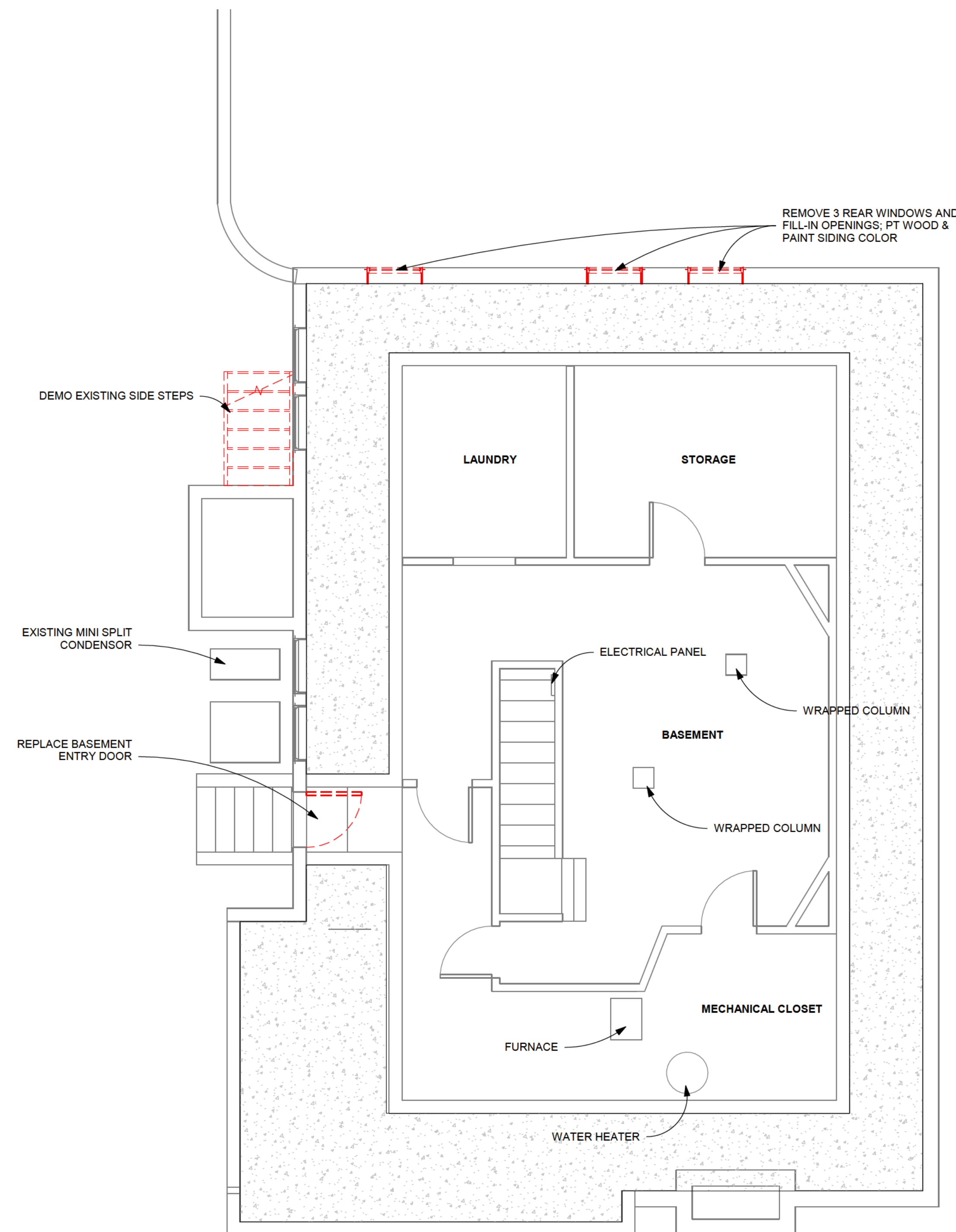
Demolition Legend

	Demo
	New
	Existing

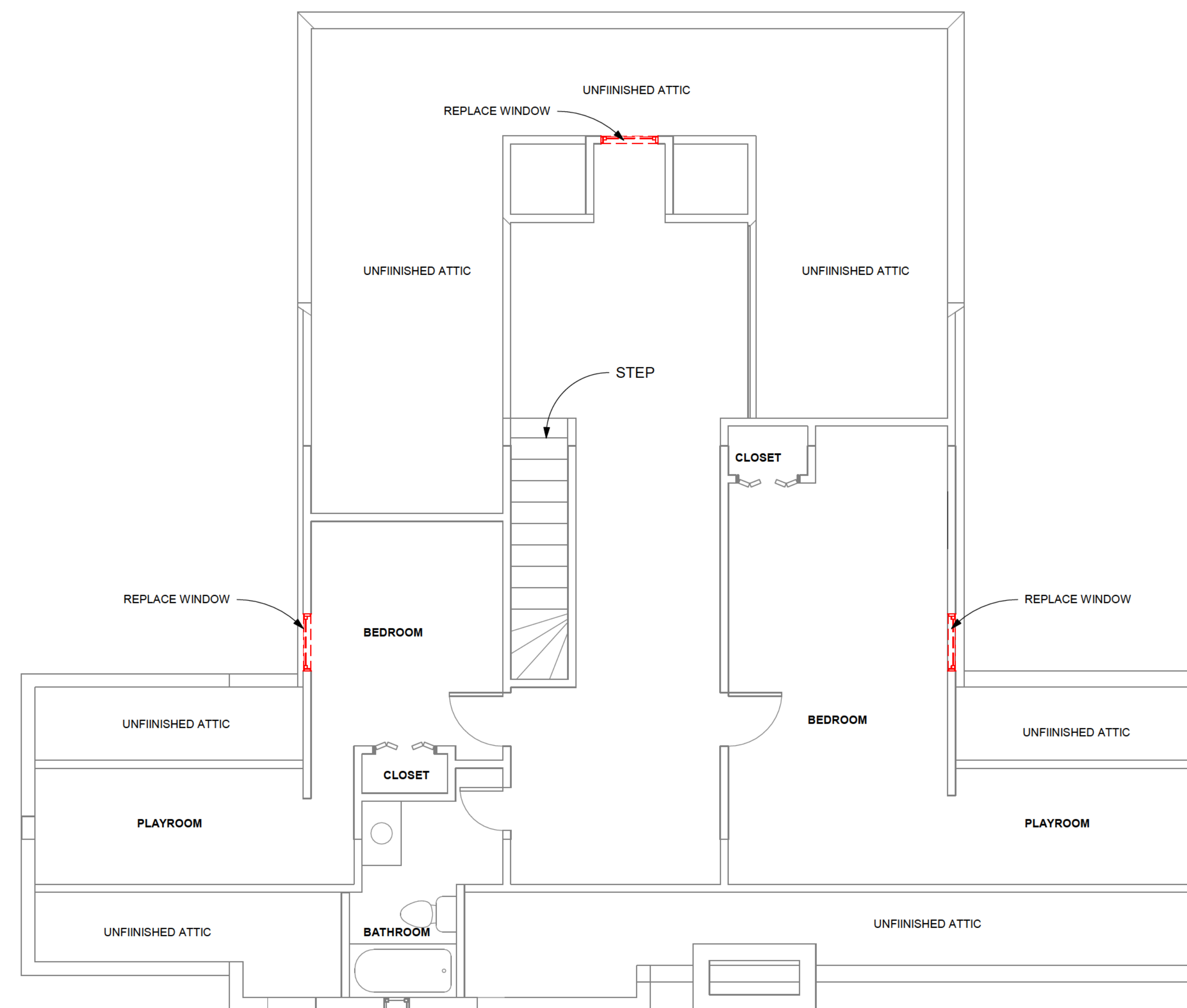
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F00's	Schedules	



② Existing Floor Plan - Basement
1/4" = 1'-0"



① Existing Floor Plan - Level 2
1/4" = 1'-0"

Existing Floor Plans

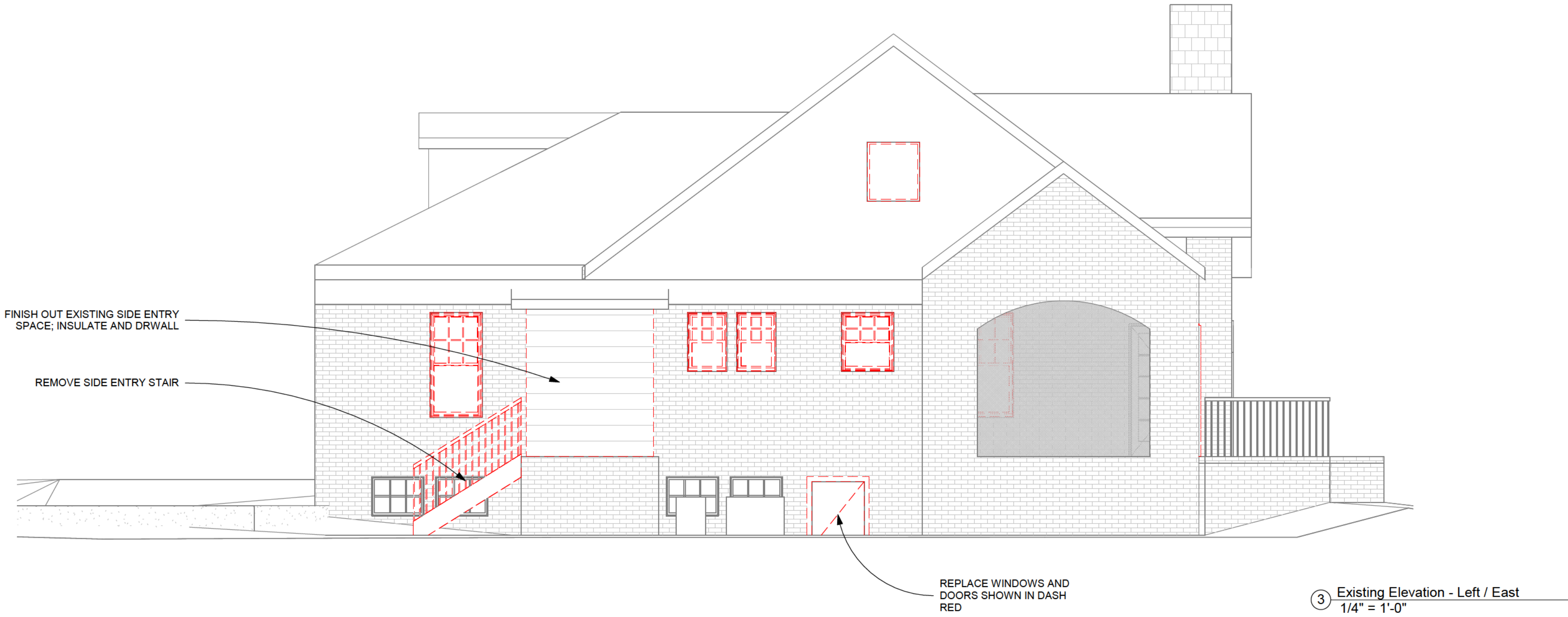
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Drawn By	Author
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B02

Scale	1/4" = 1'-0"
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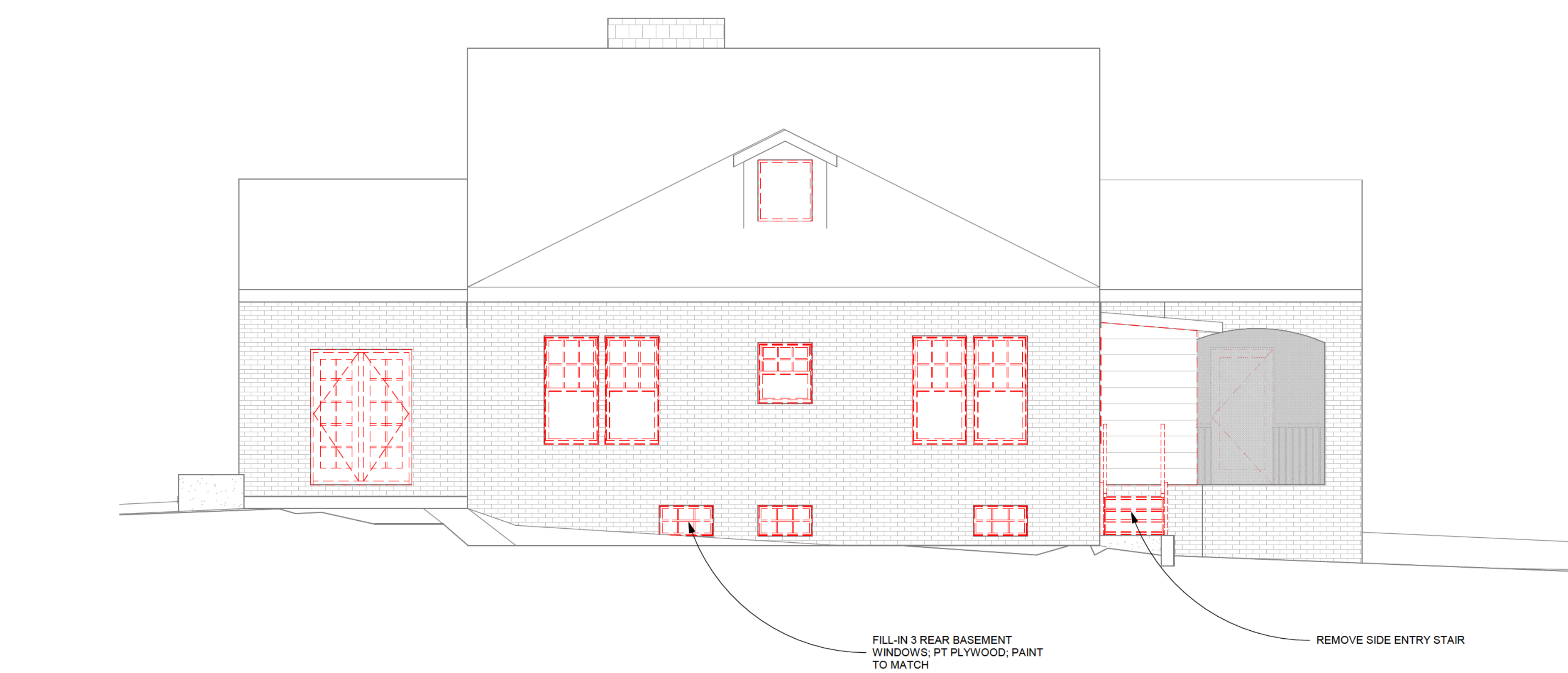
Existing Elevations

Date 08/13/2026
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B04

Scale 1/4" = 1'-0"

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① Existing Elevation - Back / South
1/4" = 1'-0"



② Existing Elevation - Right / West
1/4" = 1'-0"

Demolition Legend	
	Demo
	New
	Existing

WINDOW NOTES
ALL FIRST AND SECOND LEVEL WINDOWS TO BE REPLACED EXCEPT FOR THE FIXED WINDOW NEXT TO FRONT DOOR AND UPSTAIRS BATHROOM WINDOW. BASEMENT WINDOWS TO REMAIN. 3 REAR FACING BASEMENT WINDOWS TO BE FILLED IN.

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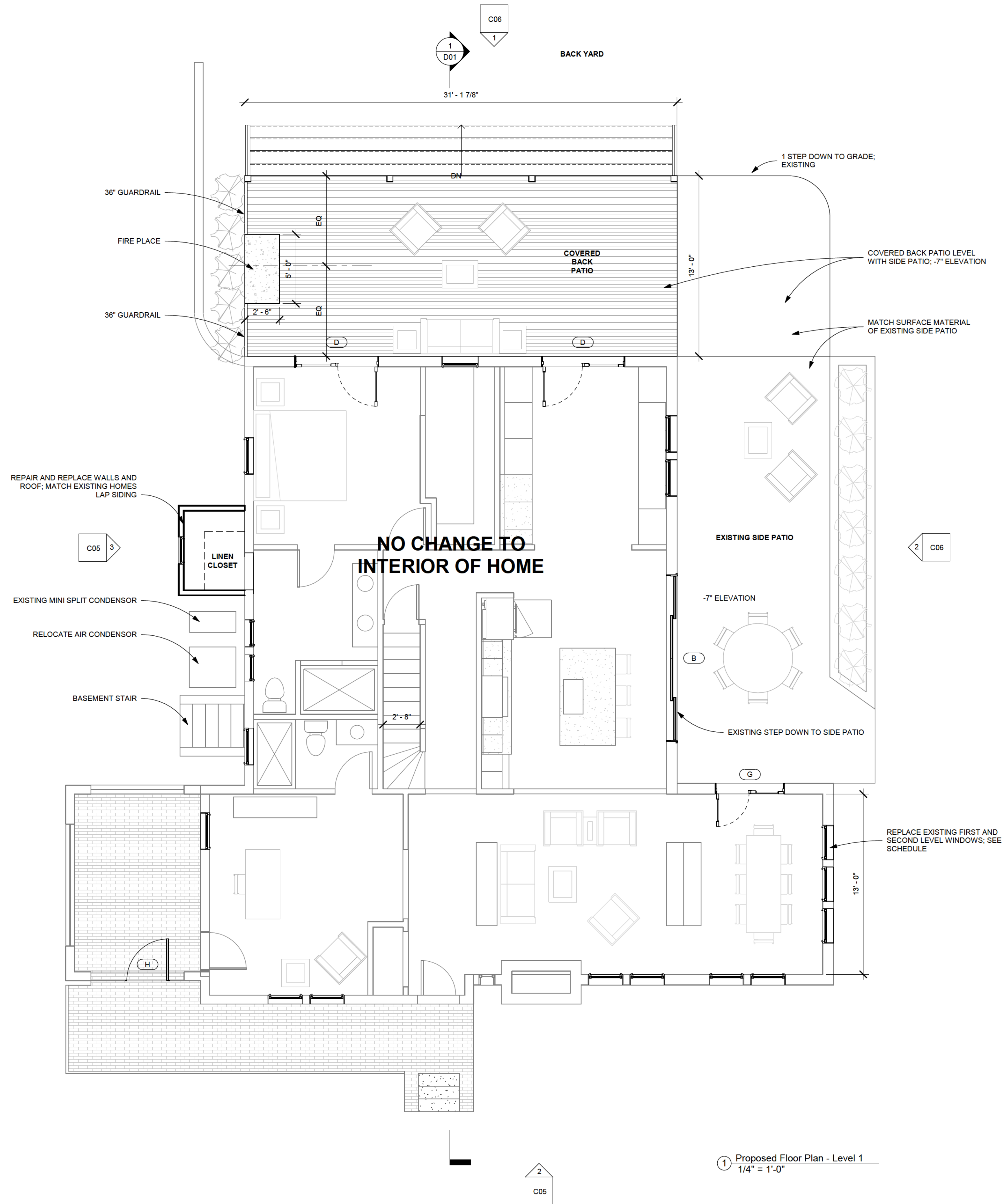
Existing Elevations

Date	08/13/2026
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B05

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Proposed Floor Plans

Date 08/13/2026

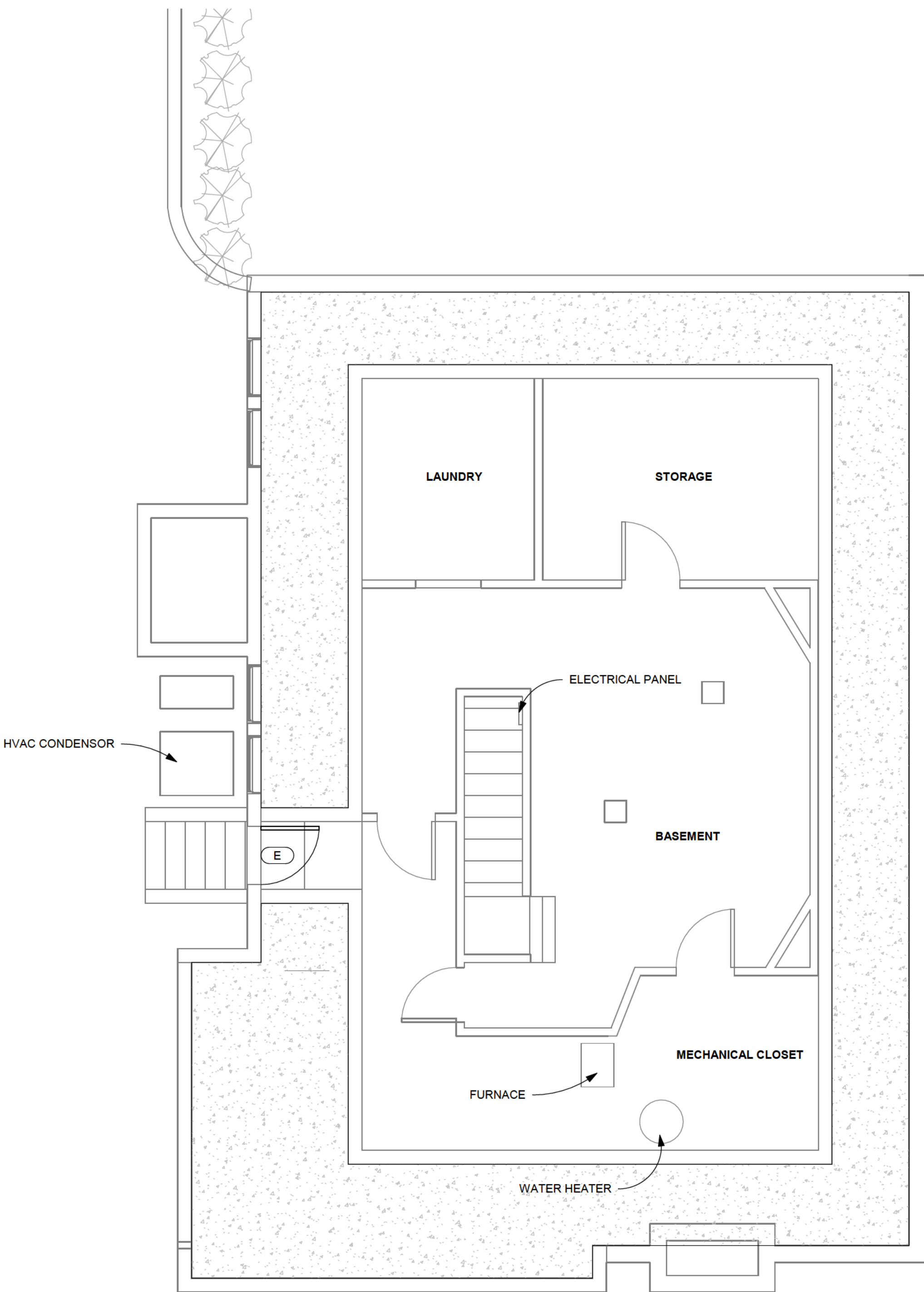
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C01

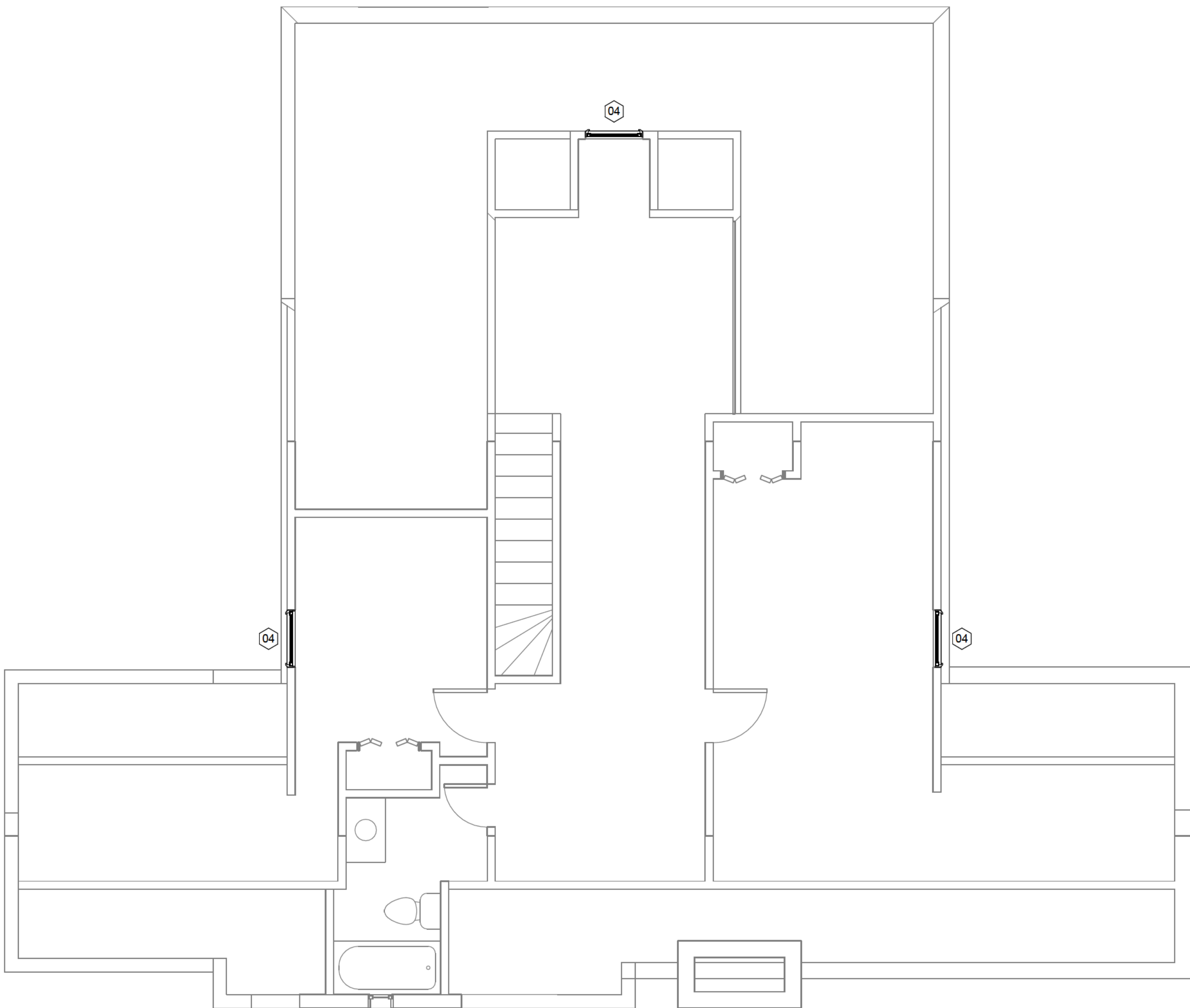
Scale 1/4" = 1'-0"

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NO CHANGE TO
BASEMENT OR SECOND
LEVEL FLOOR PLAN



② Proposed Floor Plan - Basement
1/4" = 1'-0"



① Proposed Floor Plan - Level 2
1/4" = 1'-0"

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Proposed Floor
Plans

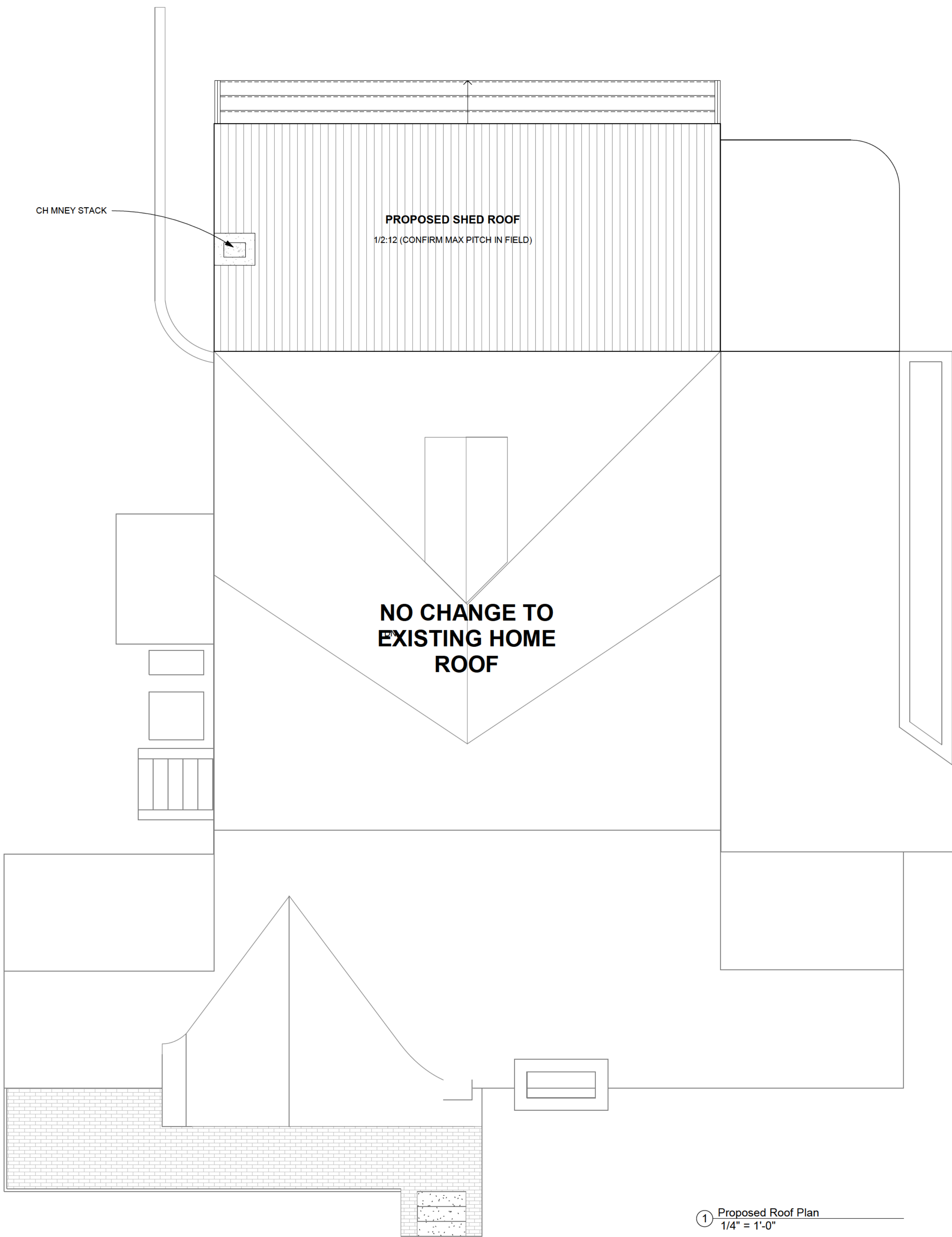
Date 08/13/2026

Drawn By Author

C02

Scale 1/4" = 1'-0"

Not Released For Construction



1 Proposed Roof Plan
1/4" = 1'-0"

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D00's	Sections + Details	
E00's	Electrical Plan	
F00's	Schedules	

Proposed Roof Plans

Date 08/13/2026
Drawn By Author

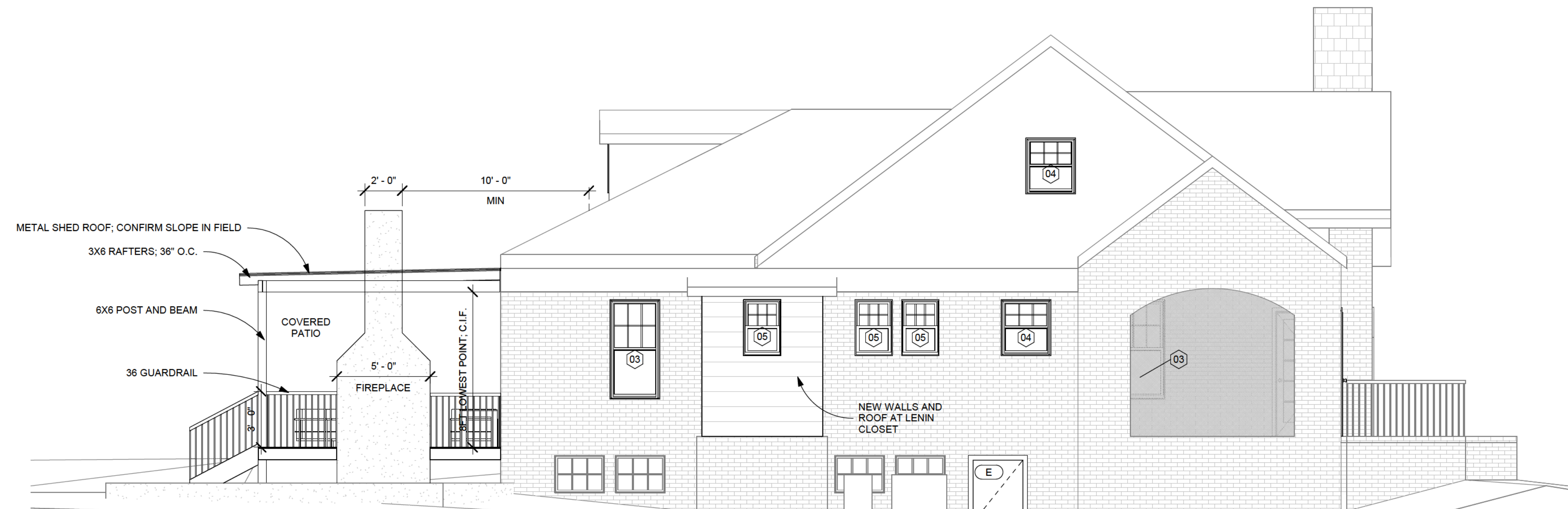
C04

Scale 1/4" = 1'-0"

Not Released For Construction



② Proposed Elevation - Front / North
1/4" = 1'-0"



③ Proposed Elevation - Left / East
1/4" = 1'-0"



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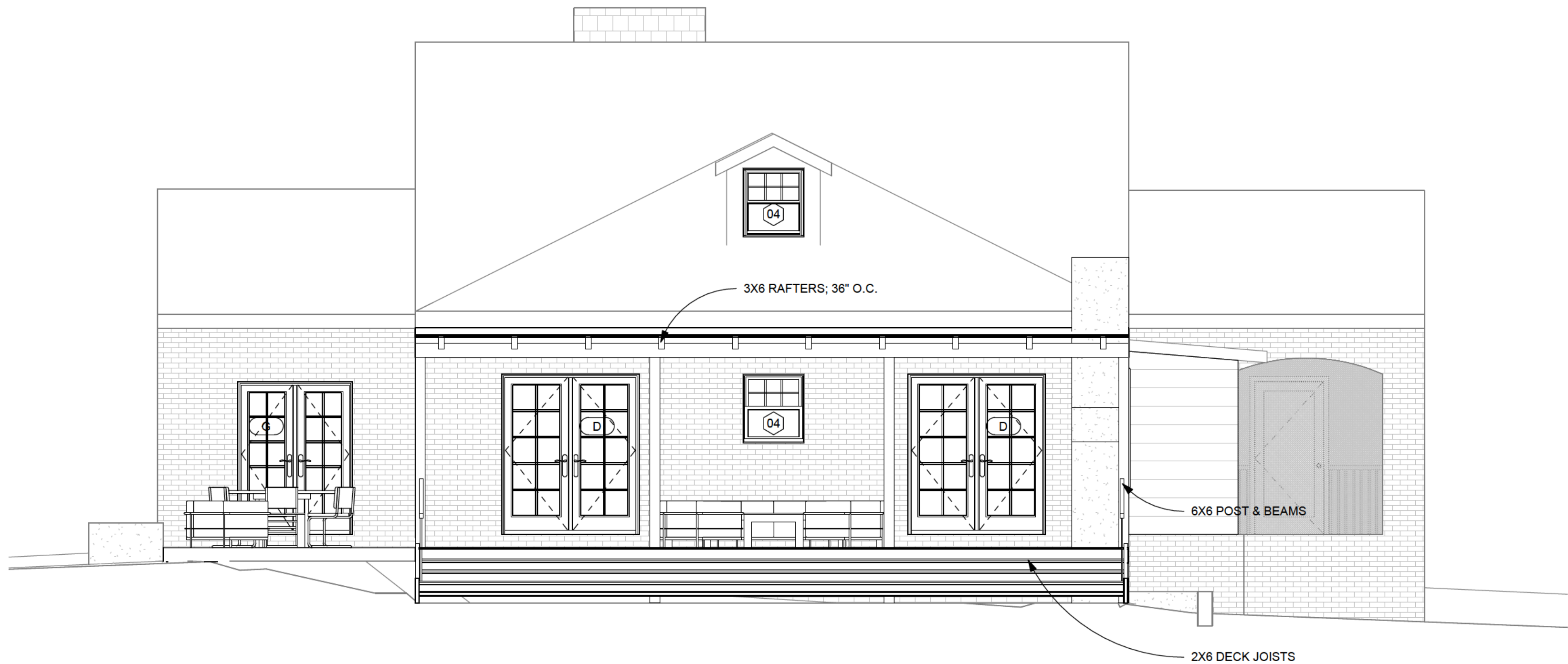
Proposed Elevations

Date 08/13/2026
Drawn By i20 Design

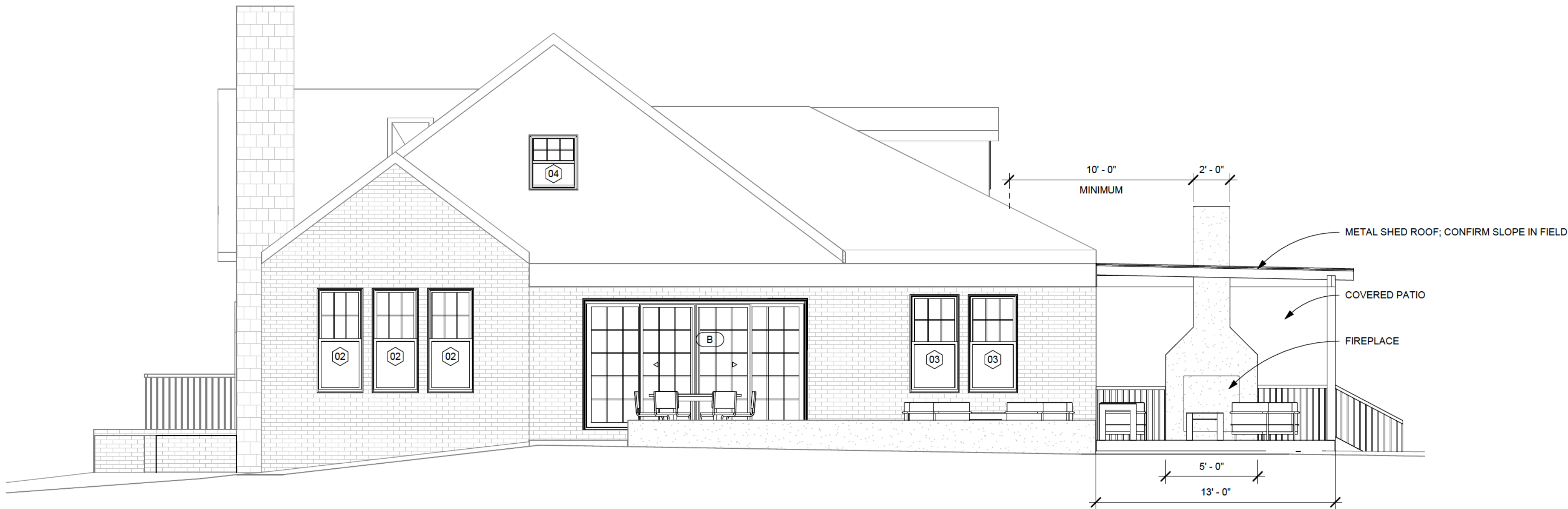
C05

Scale 1/4" = 1'-0"

Not Released For Construction



① Proposed Elevation - Back / South
1/4" = 1'-0"



② Proposed Elevation - Right / West
1/4" = 1'-0"

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Proposed Elevations

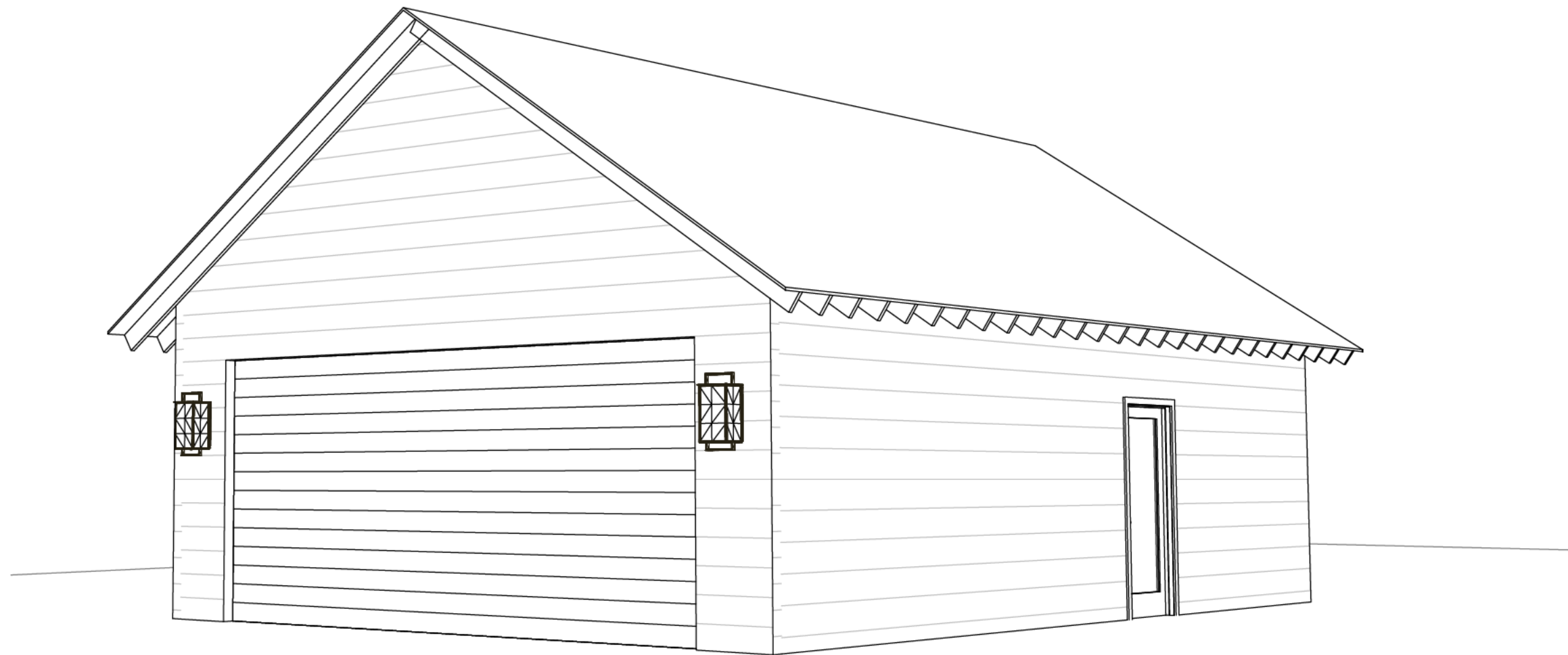
Date 08/13/2026

Drawn By Author

C06

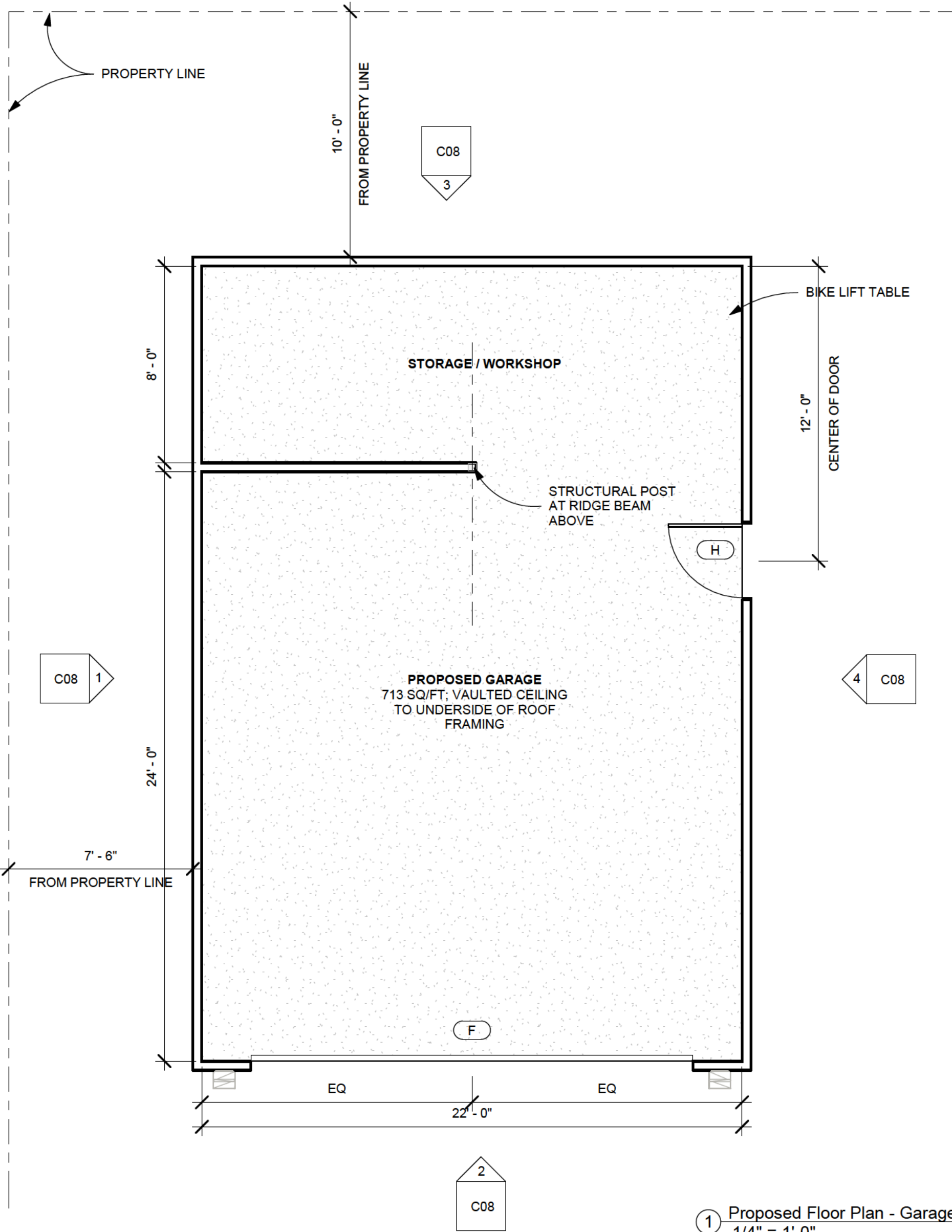
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Not Released For Construction

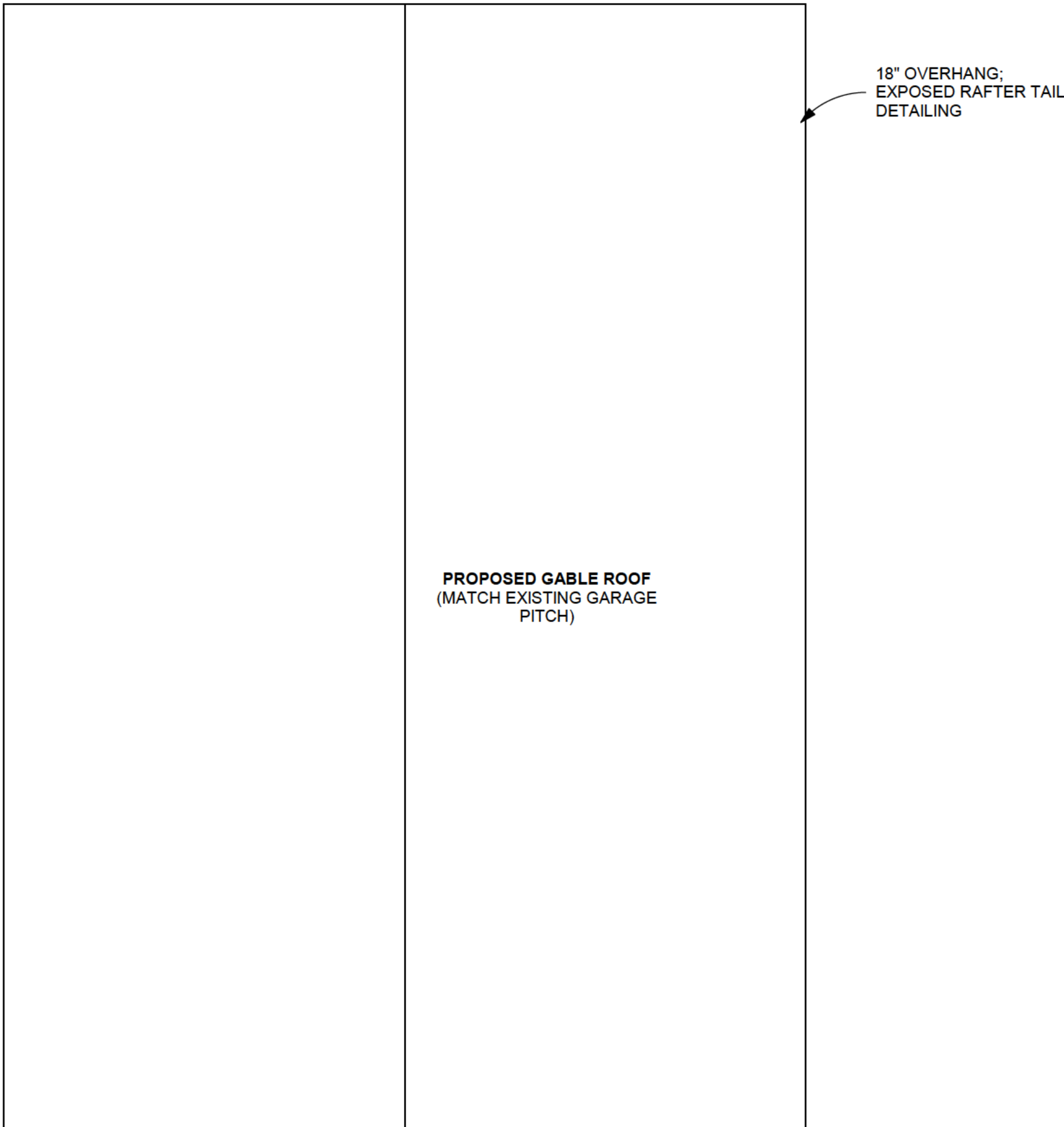


3 3D View - Garage

Electrical Plan Legend	
	Switch
	Outlet
	GFCI Outlet
	Ceiling Fan + Light
	Wall Sconce
	Smoke Detector/Carbon Monoxide Combo (hardwire)
	Ceiling Light
	Can Light
	Exhaust Fan + Can Light Combo
	Exhaust Fan
	Directional Ceiling Light (artwork)



1 Proposed Floor Plan - Garage
1/4" = 1'-0"



2 Proposed Roof Plan - Garage
1/4" = 1'-0"



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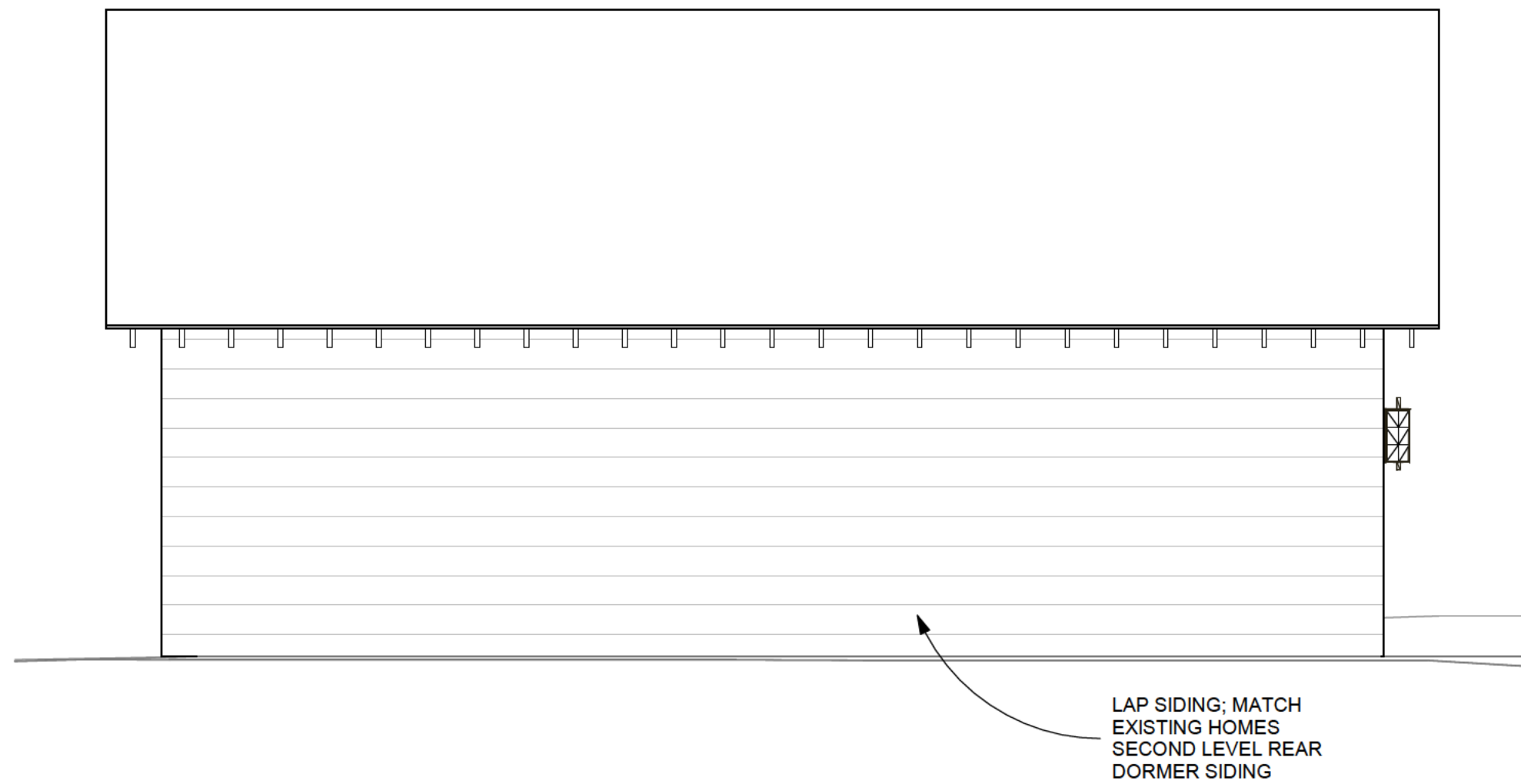
Proposed Plans - Garage

Date 08/13/2026
Drawn By Author

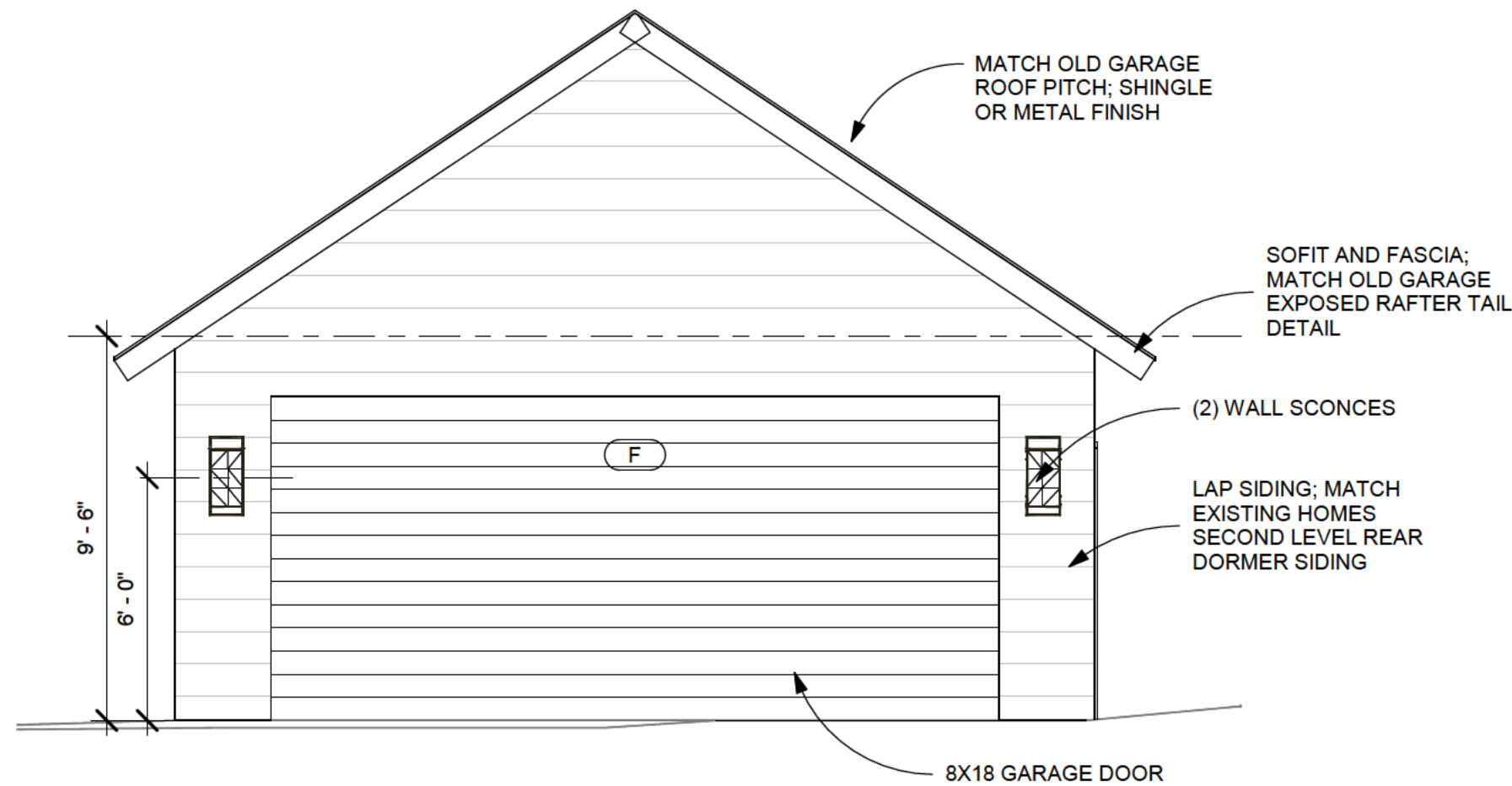
C07

Scale 1/4" = 1'-0"

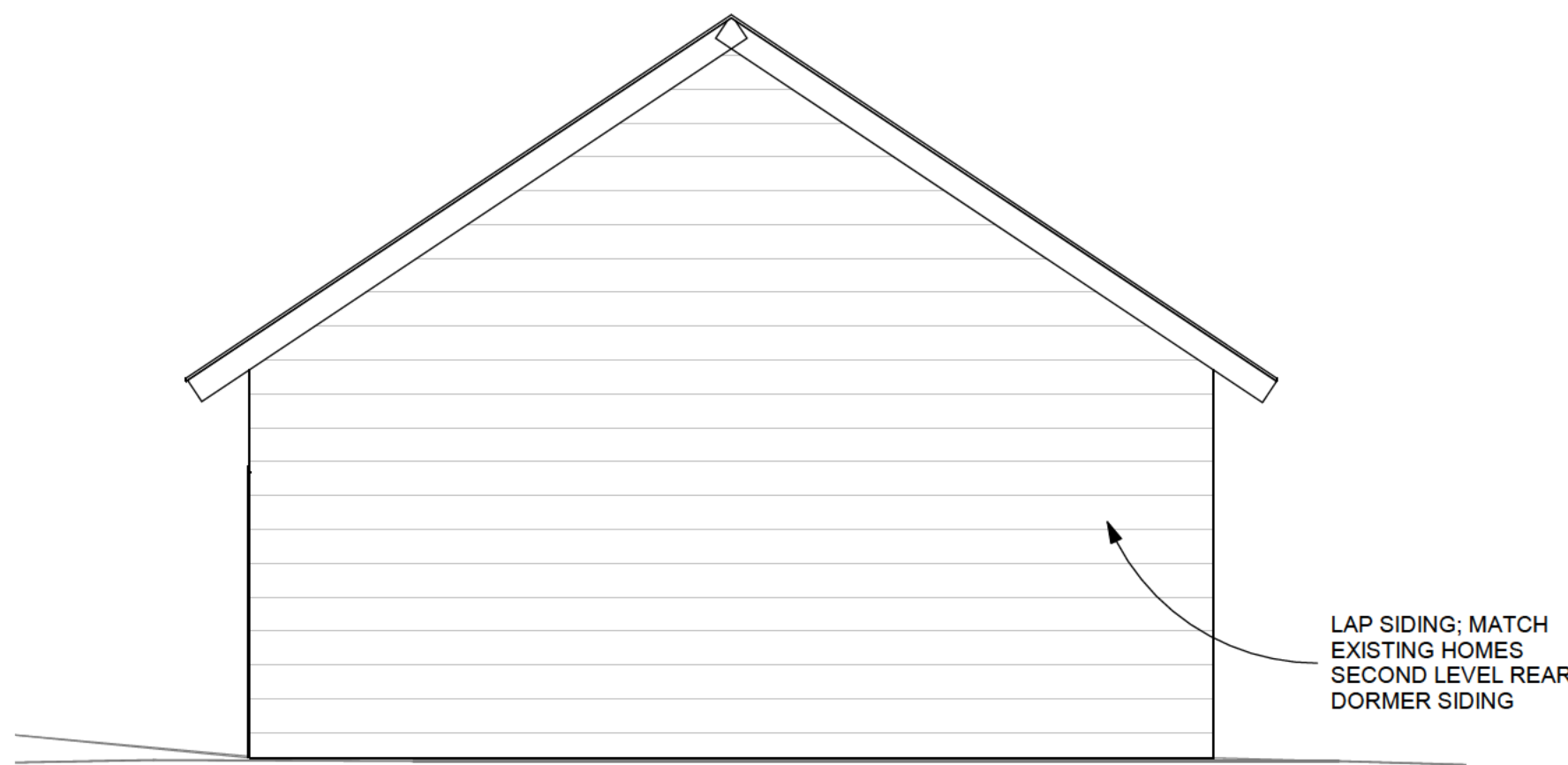
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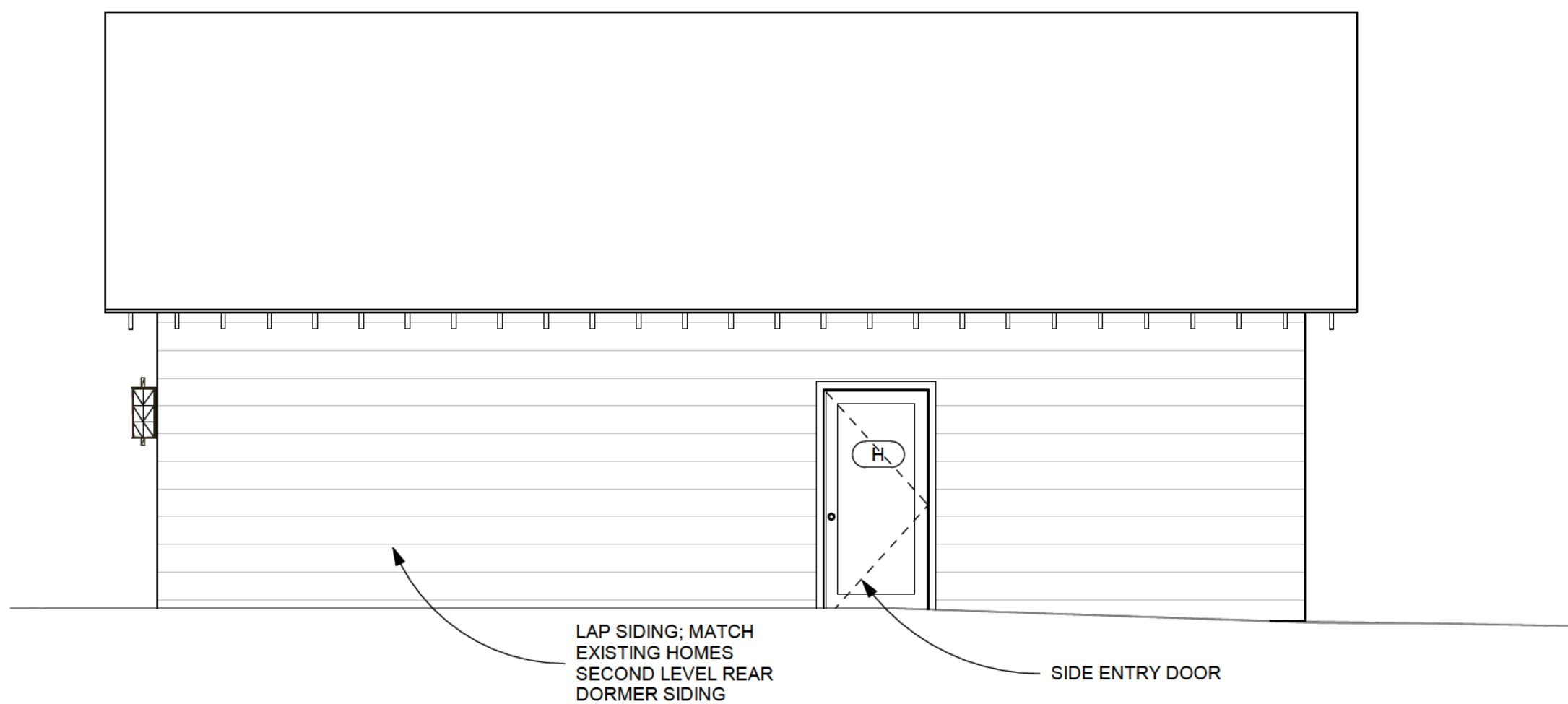
① Proposed Garage Elevation - East
1/4" = 1'-0"



② Proposed Garage Elevation - North
1/4" = 1'-0"



③ Proposed Garage Elevation - South
1/4" = 1'-0"



④ Proposed Garage Elevation - West
1/4" = 1'-0"

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Proposed Elevations - Garage

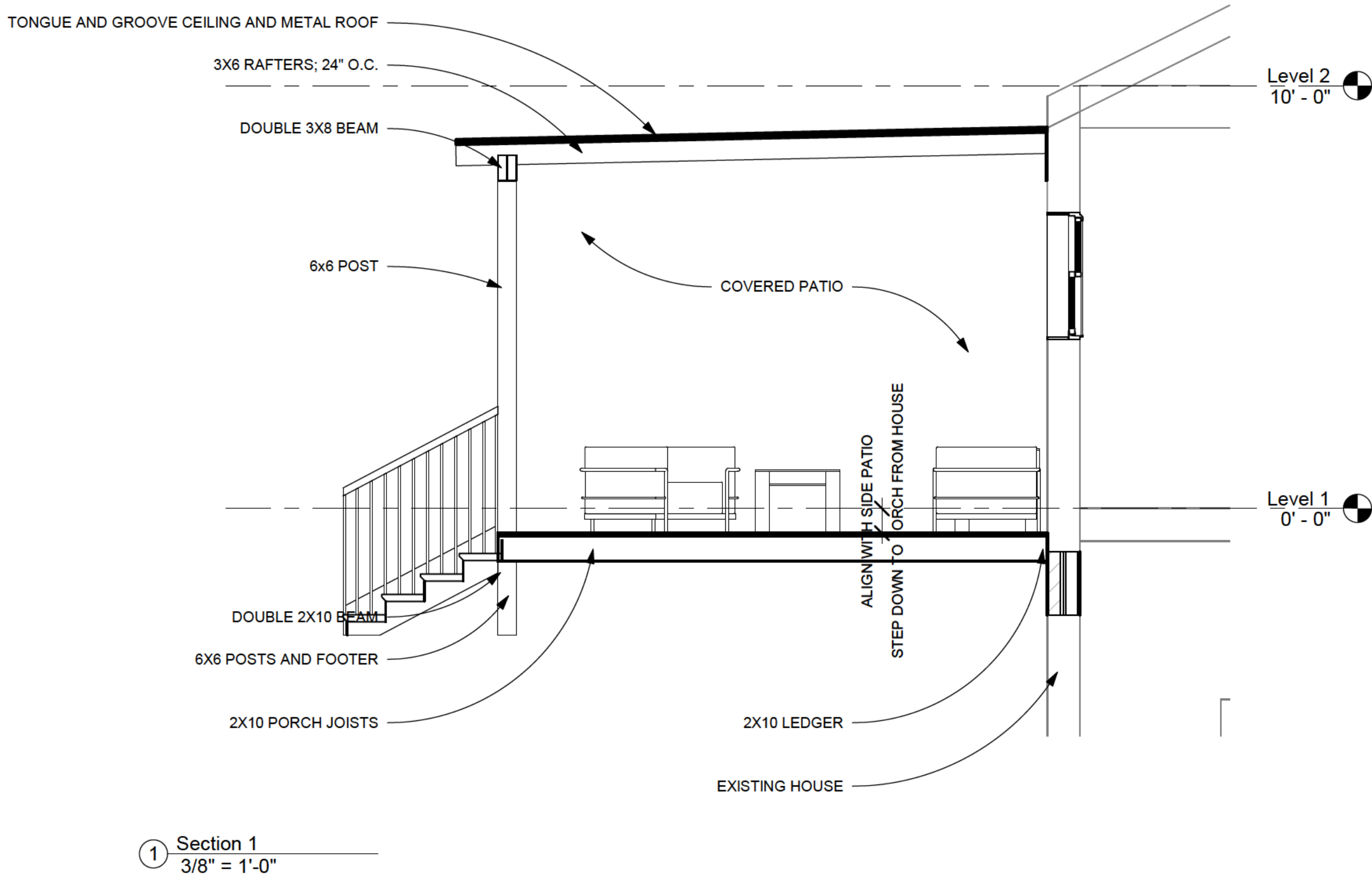
Date 08/13/2026
Drawn By Author

C08

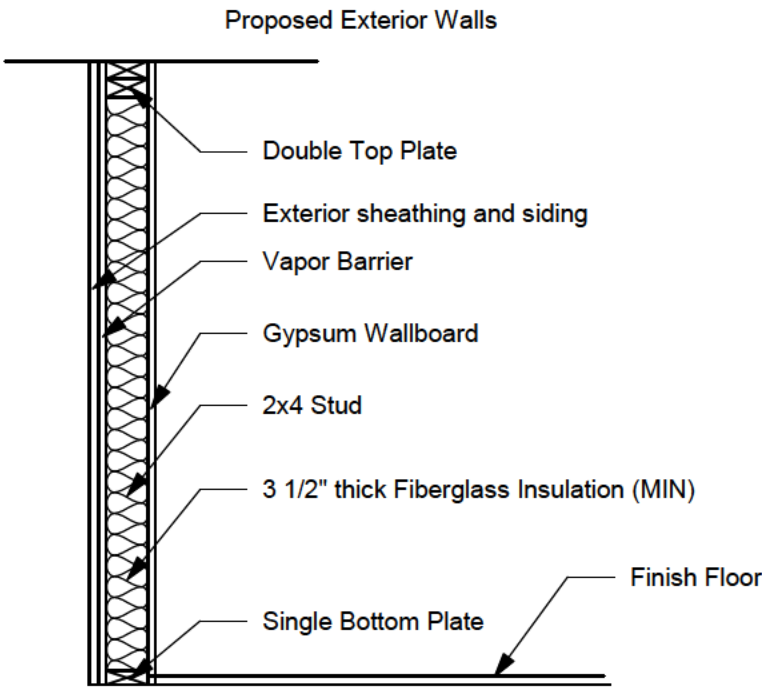
Scale 1/4" = 1'-0"

Not Released For Construction

SHEET IN PROGRESS



R-VALUE CHART - PROPOSED WALLS (MINIMUM REQUIREMENTS)				
Zone Classification	Crawl/Space/Basement Walls	Floors/Ceilings	Exterior Walls (2x4)	Attics/Roofs
Zone 3	R19-25	R25	R13-25	R38



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Sections & Details

Date	08/13/2026
Drawn By	i20 Design

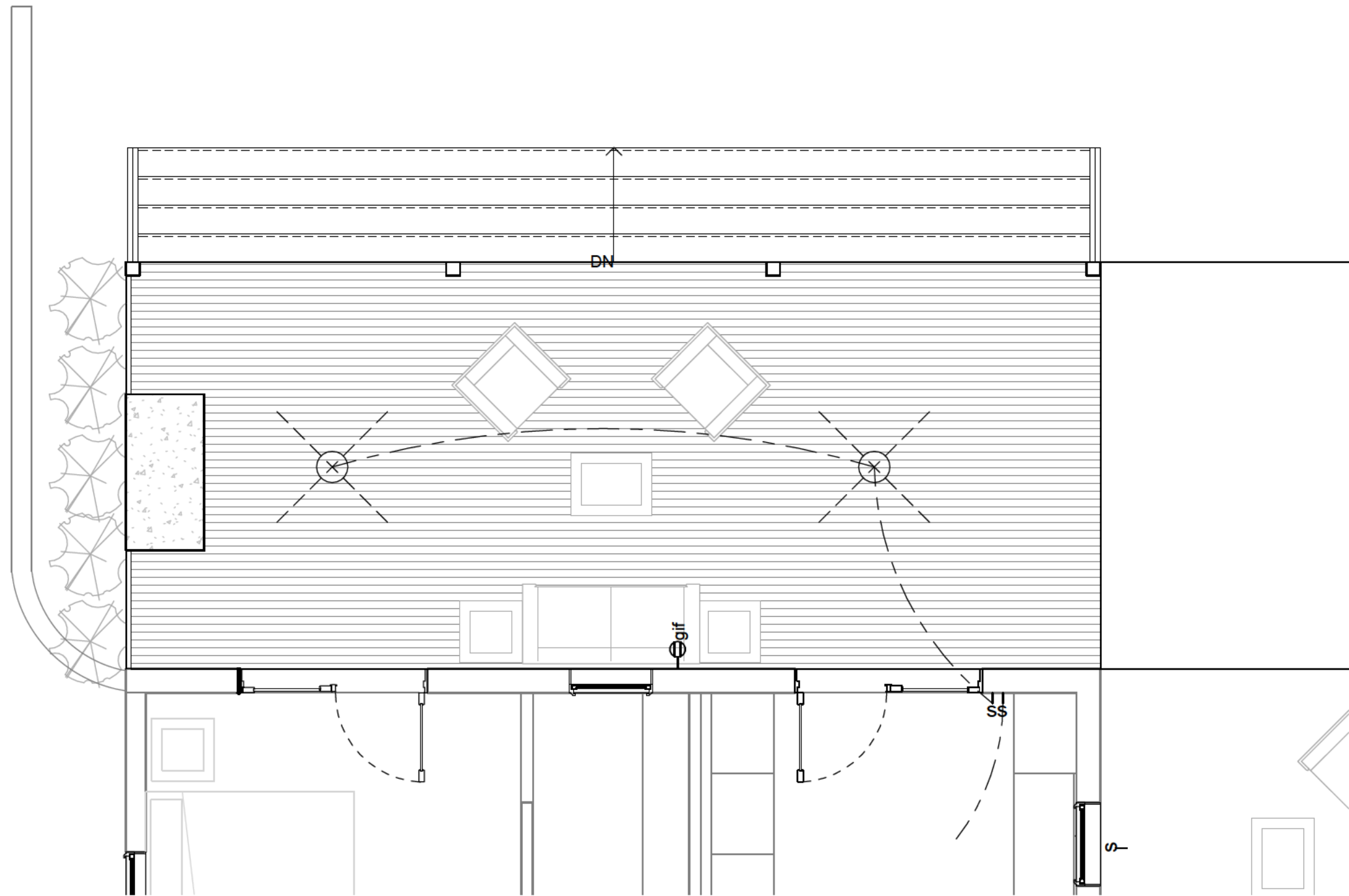
D01

Scale	As indicated
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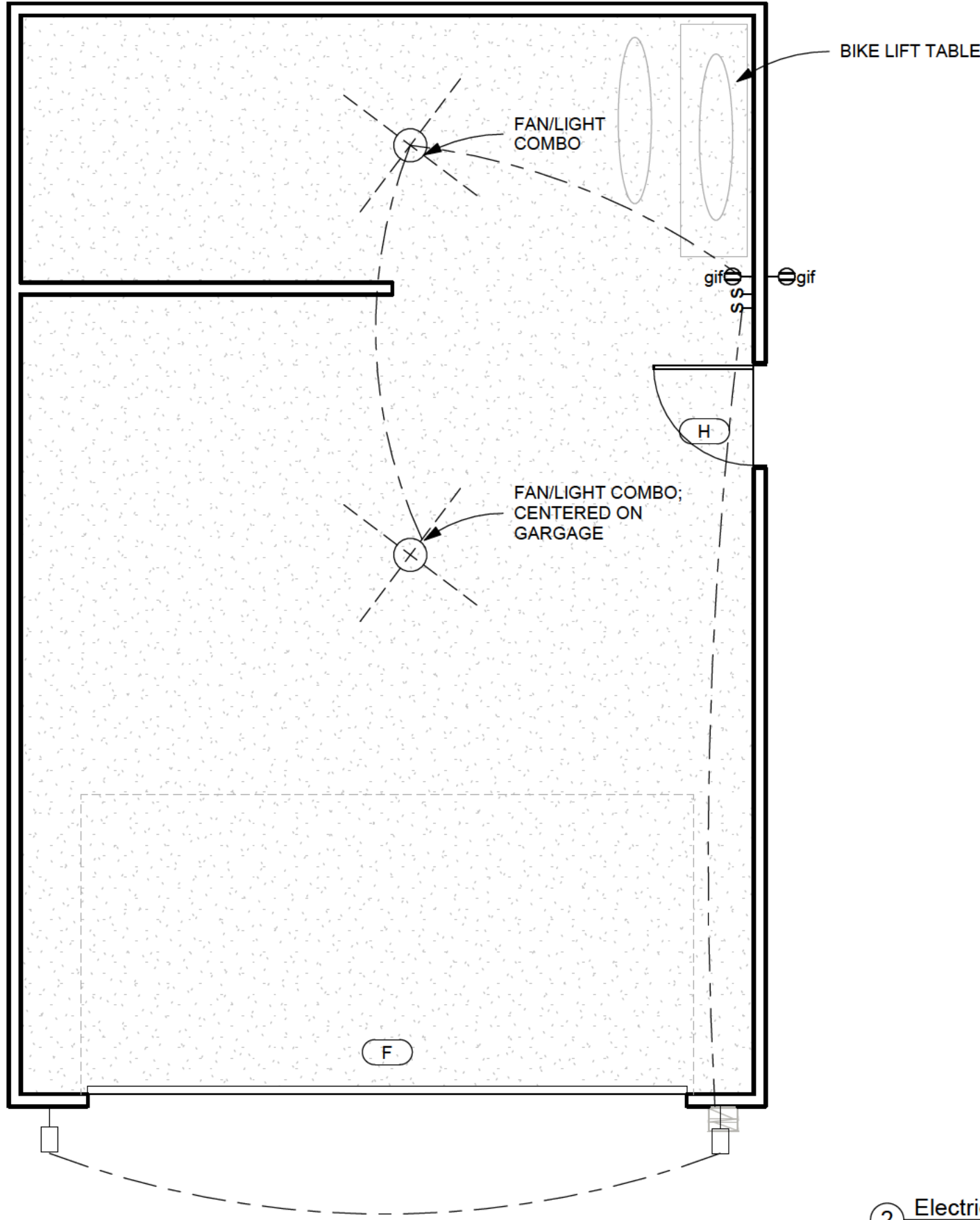
Not Released For Construction

Electrical Plan Legend	
	Switch
	Outlet
	GFCI Outlet
	Ceiling Fan + Light
	Wall Sconce
	Smoke Detector/Carbon Monoxide Combo (hardwire)
	Ceiling Light
	Can Light
	Exhaust Fan + Can Light Combo
	Exhaust Fan
	Directional Ceiling Light (artwork)

Electrical Plan Notes
Electrical layout for proposed covered rear porch and garage only.



① Electrical Plan
1/4" = 1'-0"



② Electrical Plan - Garage
1/4" = 1'-0"



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Proposed Electrical Plans

Date	08/13/2026
Drawn By	Author

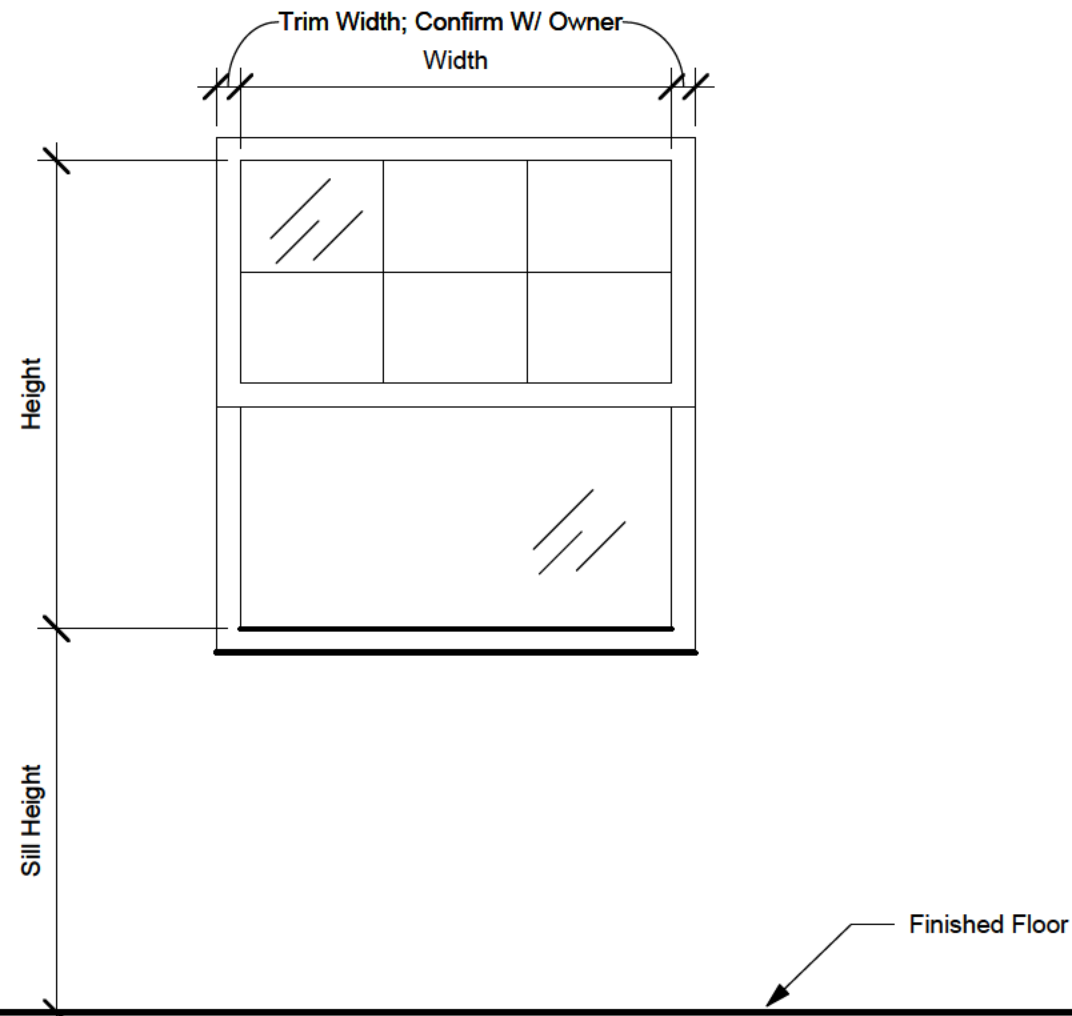
E01

Scale	1/4" = 1'-0"
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Not Released For Construction

Window Schedule						
Mark	Type	Height	Width	Count	Phase Created	Comments
02	DH	5' - 8"	2' - 6"	9	New Construction	Replace existing windows; see window notes on spec
03	DH	5' - 4"	2' - 8"	4	New Construction	Replace existing windows; see window notes on spec
04	DH	3' - 0"	2' - 8"	5	New Construction	Replace existing windows; see window notes on spec
05	DH	3' - 0"	2' - 0"	3	New Construction	Replace existing windows; see window notes on spec

Grand total: 21



DH
Double Hung

Window Notes

Proposed Window & Trim Notes:
(All proposed windows and doors being replaced need to be field verified by window manufacture prior to order)

Manufacture: Windsor
Series: Pinnacle Clad Double-Hung
Exterior Material: .050 Extruded Aluminum Cladding (Standard Color)
Interior Material: Standard Primed Pine
Glass Package: Double-pane Insulated Glass with LoE-366 and Argon Gas
Grids/Muntins: 6-over-1 pattern using Windsor Divided Lite (WDL) with an Inner Spacer Bar
Muntin Profile: Putty Exterior Profile (Required to mimic historic sloped glazing)

Exterior House Door Notes

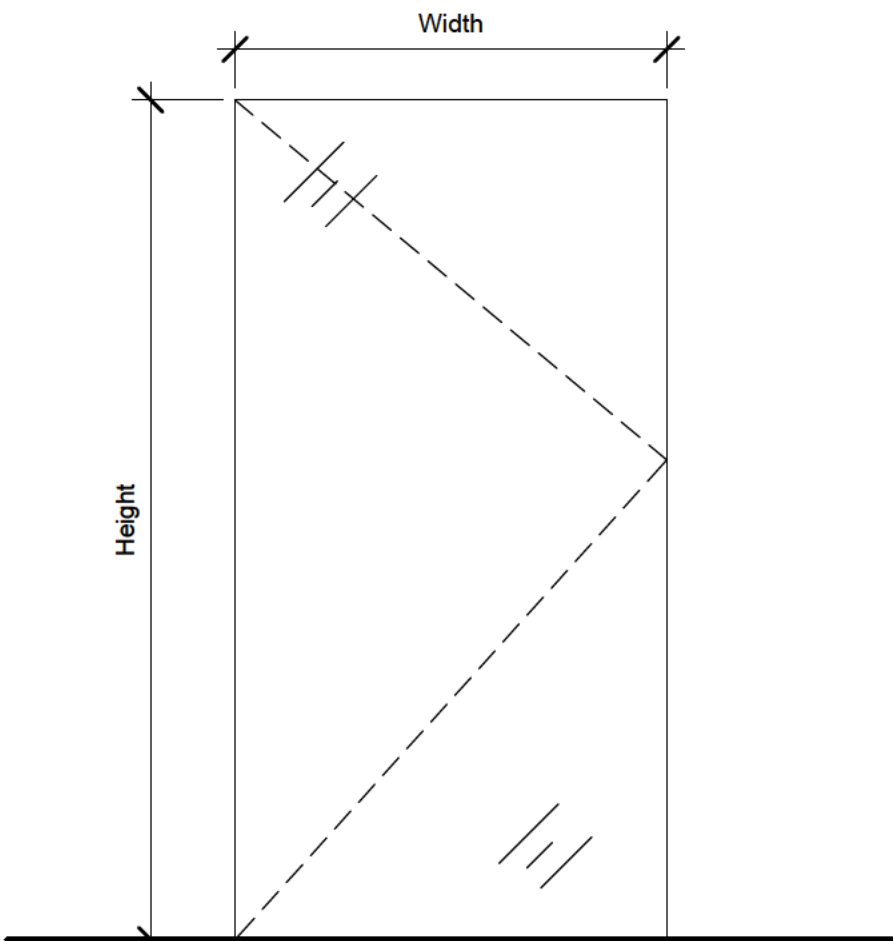
French Door Specs:
Manufacture: Windsor
Series: Pinnacle Clad Swinging Patio Door
Stile & Rail Profile: Traditional French Stile
Exterior / Interior Finish: Match windows
Glass Package: Double-pane Insulated Glass with LoE-366 and Argon Gas.
Grids/Muntins: Windsor Divided Lite (WDL) with Putty Exterior Profile and an Inner Spacer Bar.

4 Panel Slider Door Specs:
Manufacture: Windsor
Series: Pinnacle Clad Sliding Patio Door 4-Panel Configuration where the two middle panels slide outward over the fixed outer panels).
Stile & Rail Profile: Traditional French Sliding
Exterior / Interior Finish: Match windows
Glass Package: Double-pane Insulated Glass with LoE-366 and Argon Gas.
Grids/Muntins: Windsor Divided Lite (WDL) with Putty Exterior Profile and an Inner Spacer Bar.
Sill Option: Bronze Finish Pultruded Fiberglass Sill (Fiberglass sills handle high foot traffic and provide excellent thermal insulation, keeping the door tracking smoothly through Atlanta winters).

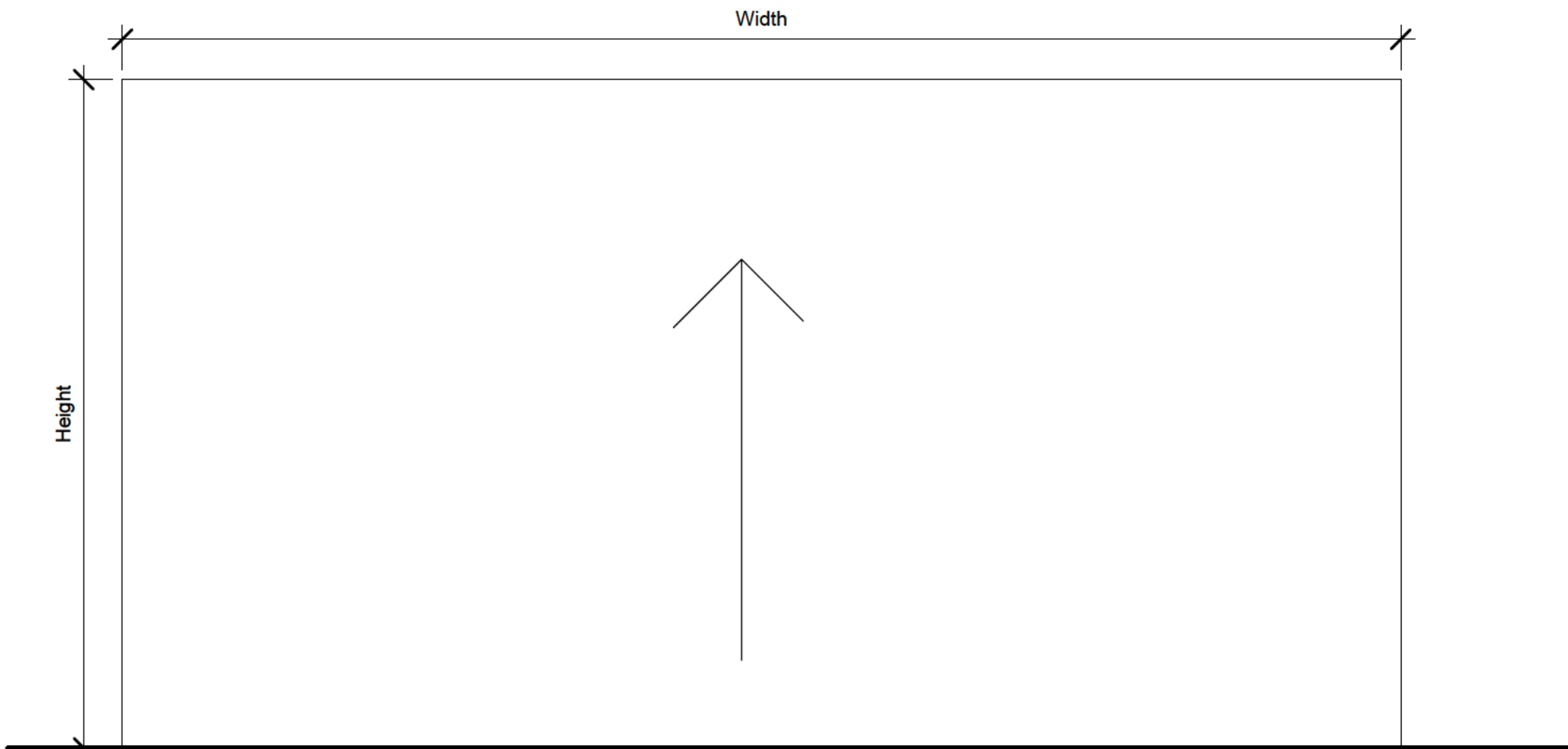
3 INTERIOR FIRST LEVEL DOORS: Re-use 32" existing doors for all proposed interior interior doors. (3) total.

Door Schedule							
Type Mark	Door Type	Width	Height	Phase Created	Function	Count	Comments
B	DSGD	12' - 0"	7' - 0"	New Construction	Exterior	1	Double Sliding Glass Door; Kitchen to side patio
C	OP	2' - 8"	6' - 8"	New Construction	Interior	1	Linen closet opening; remove existing door and trim out opening
D	DFGD	6' - 0"	7' - 0"	New Construction	Exterior	2	French Doors to patio and side door at garage
E	SF	2' - 8"	6' - 8"	New Construction	Exterior	1	Basement Door; Replace existing
F	GD	18' - 0"	8' - 0"	New Construction	Exterior	1	Garage Door
G	DFGD	5' - 0"	6' - 8"	New Construction	Exterior	1	Side patio french door; replace existing door with same size
H	<varies>	3' - 0"	6' - 8"	New Construction	Exterior	2	<varies>

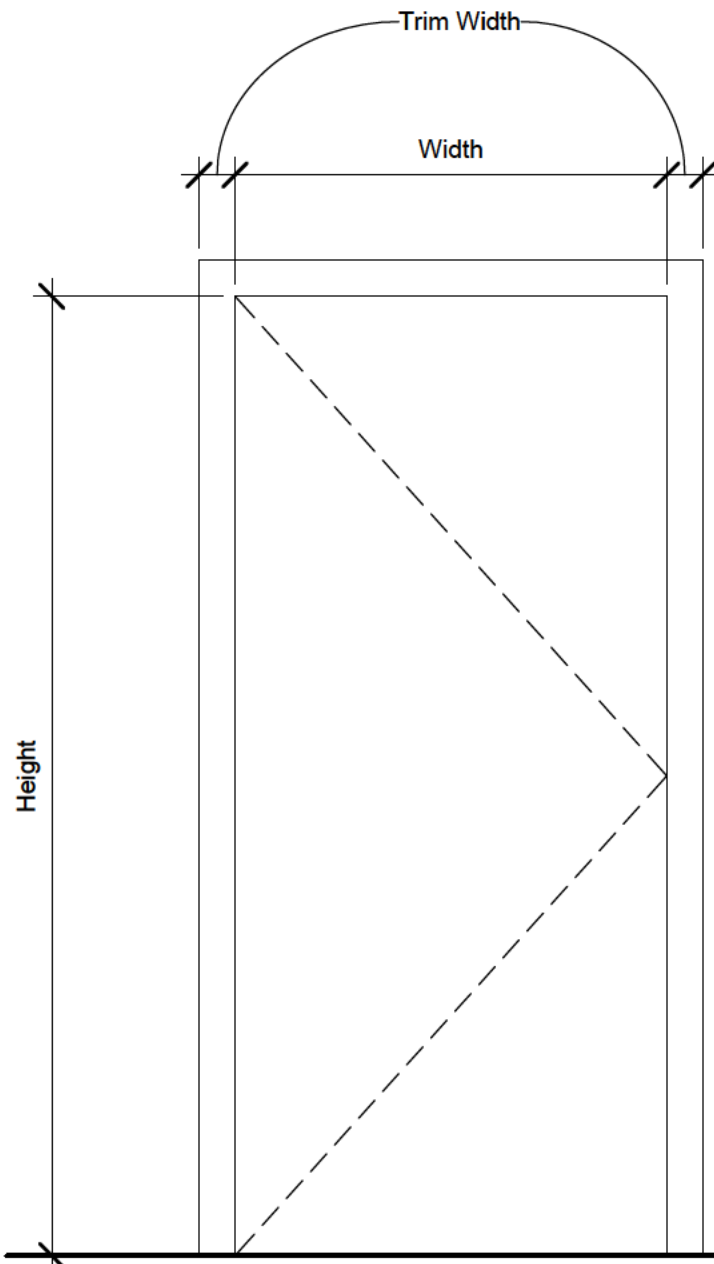
Grand total: 9



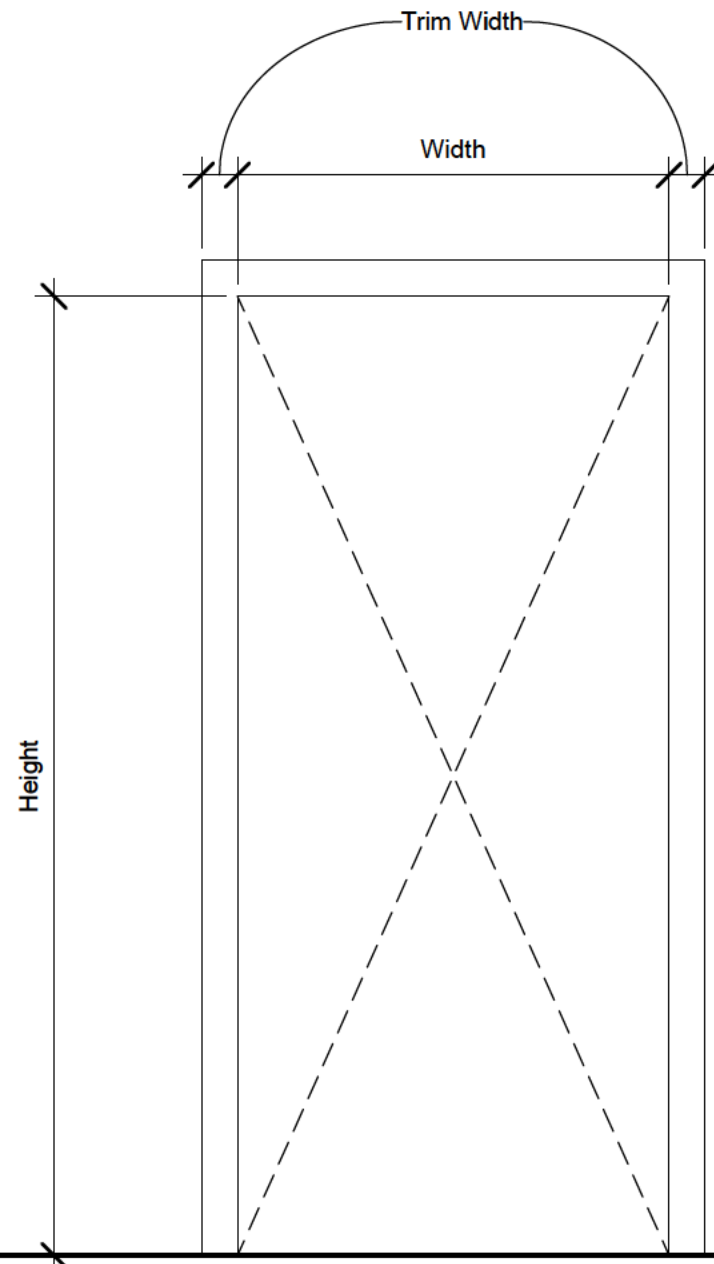
SD
Shower Door



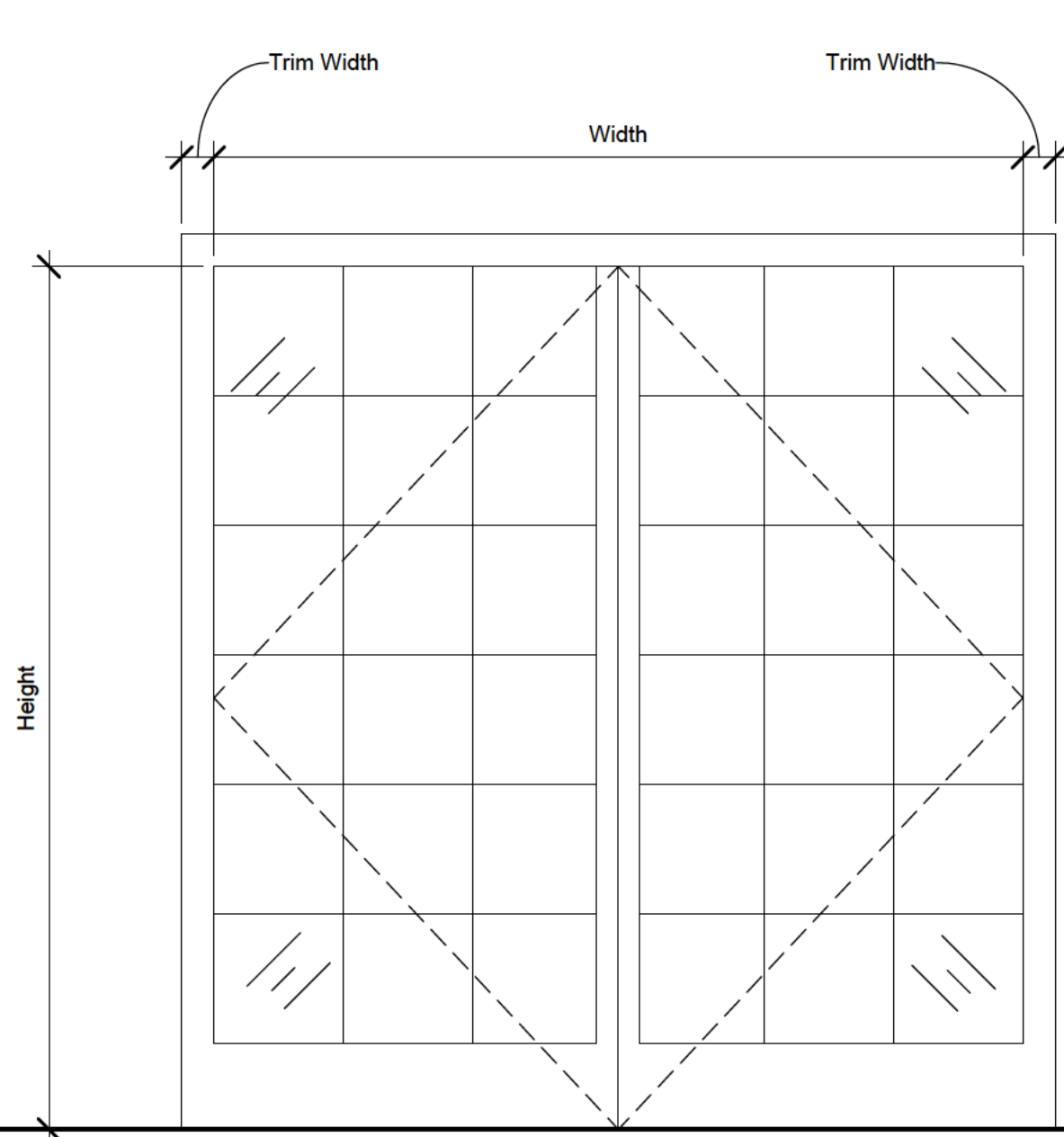
GD
Garage Door



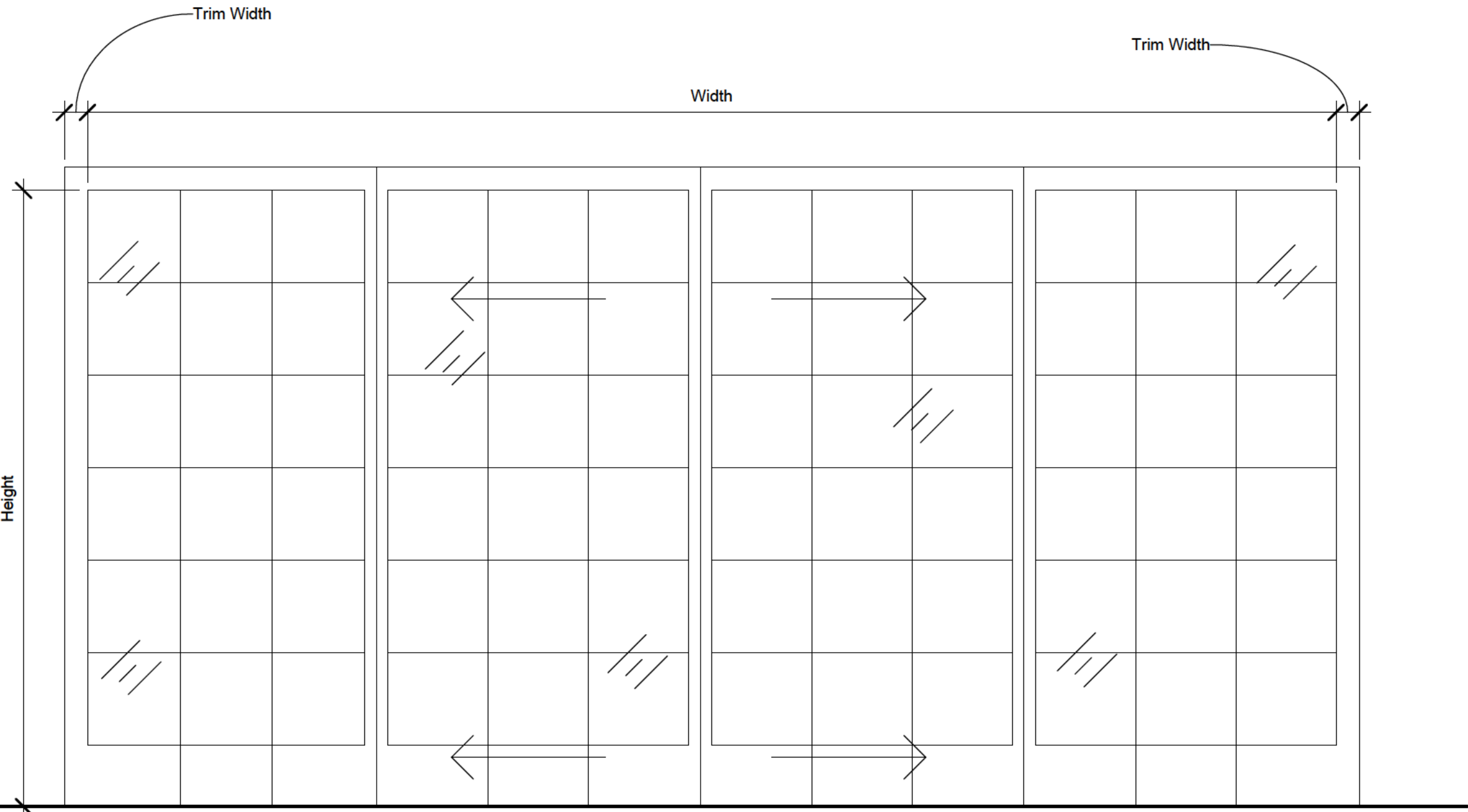
SF
Single Flush Door



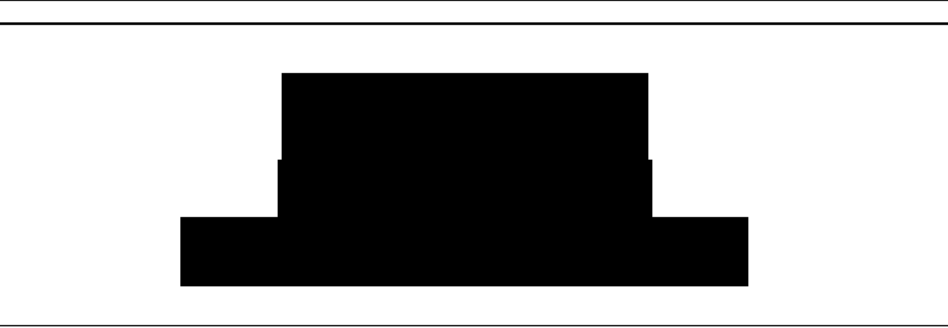
OP
Opening



DFGD
Double Flush Glass Door



DSGD
Double Sliding Glass Door



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Window & Door Schedule

Date	08/13/2026
Drawn By	Author
F01	
Scale	3/4" = 1'-0"

Not Released For Construction