



854 Virgil Street NE - Project Description

This Type III COA application is submitted for renovations and additions to the existing house at 854 Virgil Street NE. The house is older than the 1920 date listed in Fulton County records, appearing as #82 Virgil Street on 1911 Sanborn Map Company panel 194.

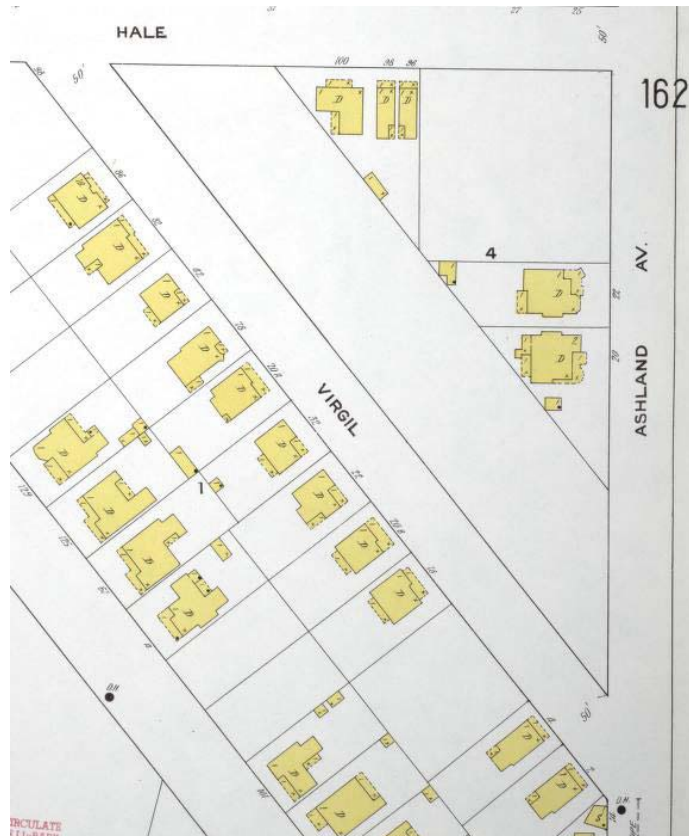
Proposed renovations to the existing house:

1. Replace in-kind rotten front porch floor boards, matching size and material of existing.
2. Install basement-level windows on right side of house for code-required egress from new bedrooms. Windows are concealed from street by fences, landscaping, and drop in topography.
3. Renovate existing sunroom at rear of house.
4. Finish existing basement with a workshop and accessory dwelling until.

Proposed additions to the house:

1. Construct rear-facing gable to increase usable area in existing finished attic and provide code-required egress from expanded bedroom.
2. Construct rear porch over existing sunroom.
3. Add flat panel skylights to left and right side roofs in upper level bedroom and bathroom.

Proposed modifications to the site: None



1911 Sanborn Map Company panel 194 showing house as #82



Front of house



Rear of house



Left side from front



Right side from front



Left side of house from rear



Right side of house from rear



Rotten front porch boards to be replaced in-kind



Rotten front porch boards to be replaced in-kind

PROPERTY ZONED R-5 / HC-20L/SA-1

LOT SIZE = 5000 sf (0.115 acre)

MAX. FLOOR AREA RATIO = 0.50
ACTUAL FLOOR AREA RATIO = 0.42

MAX. LOT COVERAGE = 55.0%
EXISTING LOT COVERAGE = 55.4%
PROPOSED LOT COVERAGE = 55.4% (UNCHANGED)

PROPOSED REAR SETBACK: 19.9' (UNCHANGED)

LOT COVERAGE CALCULATIONS (UNCHANGED):

	EXISTING	PROPOSED
HOUSE/PORCHES:	2093 sf	2093 sf
DRIVEWAY PAVERS:	164 sf	164 sf
WALKS:	153 sf	153 sf
HVAC:	13 sf	13 sf
DECK:	187 sf	187 sf
PATIO:	148 sf	148 sf
WALLS:	12 sf	12 sf
TOTAL =	2770 sf	2770 sf

PROPOSED FLOOR AREAS:

MAIN: 1684 sf
UPPER: 400 sf
TOTAL: 2084 sf

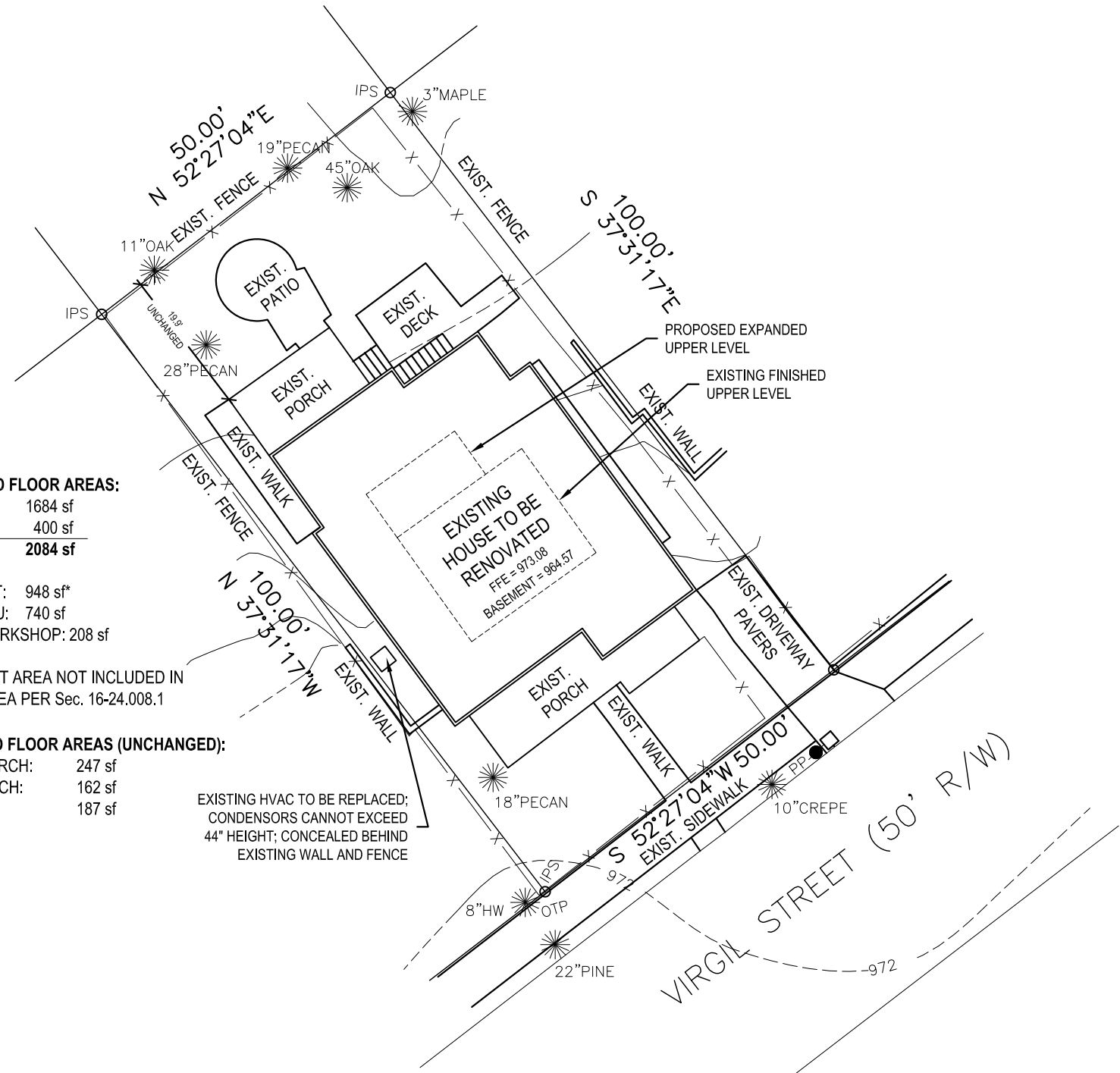
BASEMENT: 948 sf*
ADU: 740 sf
WORKSHOP: 208 sf

*BASEMENT AREA NOT INCLUDED IN FLOOR AREA PER Sec. 16-24.008.1

UNHEATED FLOOR AREAS (UNCHANGED):

FRONT PORCH: 247 sf
REAR PORCH: 162 sf
DECK: 187 sf

EXISTING HVAC TO BE REPLACED; CONDENSORS CANNOT EXCEED 44" HEIGHT; CONCEALED BEHIND EXISTING WALL AND FENCE



SITE PLAN
1" = 20'-0"

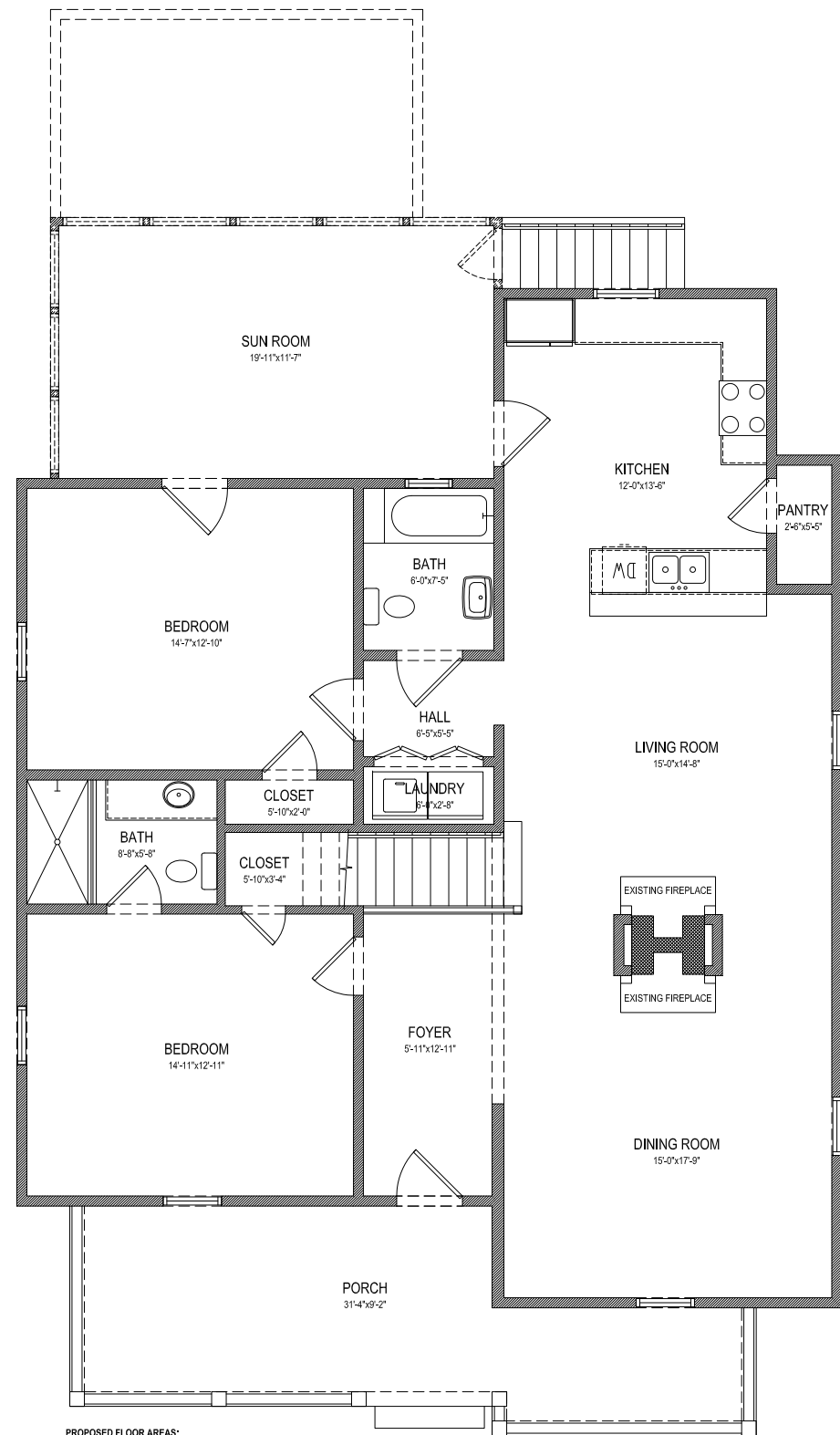
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title SITE PLAN	
scale 1" = 20'-0"	
drawn APS	checked
date 03-05-2019	sheet no. S-1
project no. 854Virgil	

854 Virgil Street NE

Atlanta, Georgia



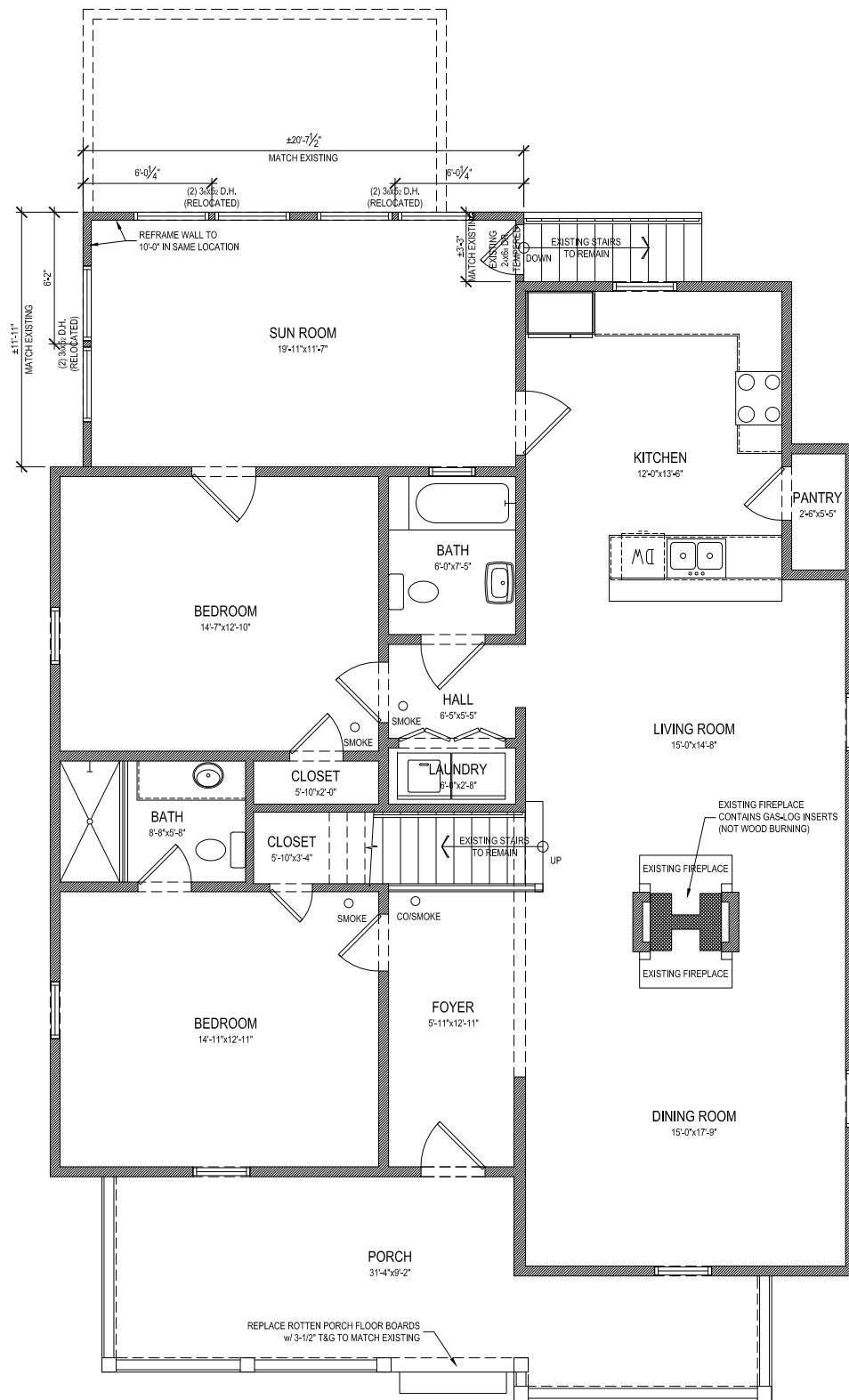
PROPOSED FLOOR AREAS:
MAIN: 1684 sf
UPPER: 300 sf
TOTAL: 1984 sf

BASEMENT: 251 sf
*BASEMENT AREA NOT INCLUDED IN FLOOR AREA PER Sec. 16-24.008.1

UNHEATED FLOOR AREAS:
FRONT PORCH: 247 sf
REAR PORCH: 162 sf
DECK: 187 sf

EXISTING WALL TO REMAIN
EXISTING WALL TO BE DEMO'D

DEMOLITION NOTES:
1. SALVAGE, STORE, AND PROTECT DOORS AND WINDOWS FOR REINSTALLATION
2. SEE PROPOSED FLOOR PLAN FOR NEW DOOR, WINDOW, AND OPENING DIMENSIONS



PROPOSED FLOOR AREAS:
MAIN: 1684 sf
UPPER: 300 sf
TOTAL: 1984 sf

BASEMENT: 251 sf
ADU: 740 sf
WORKSHOP: 208 sf

UNHEATED FLOOR AREAS (UNCHANGED):
FRONT PORCH: 247 sf
REAR PORCH: 162 sf
DECK: 187 sf

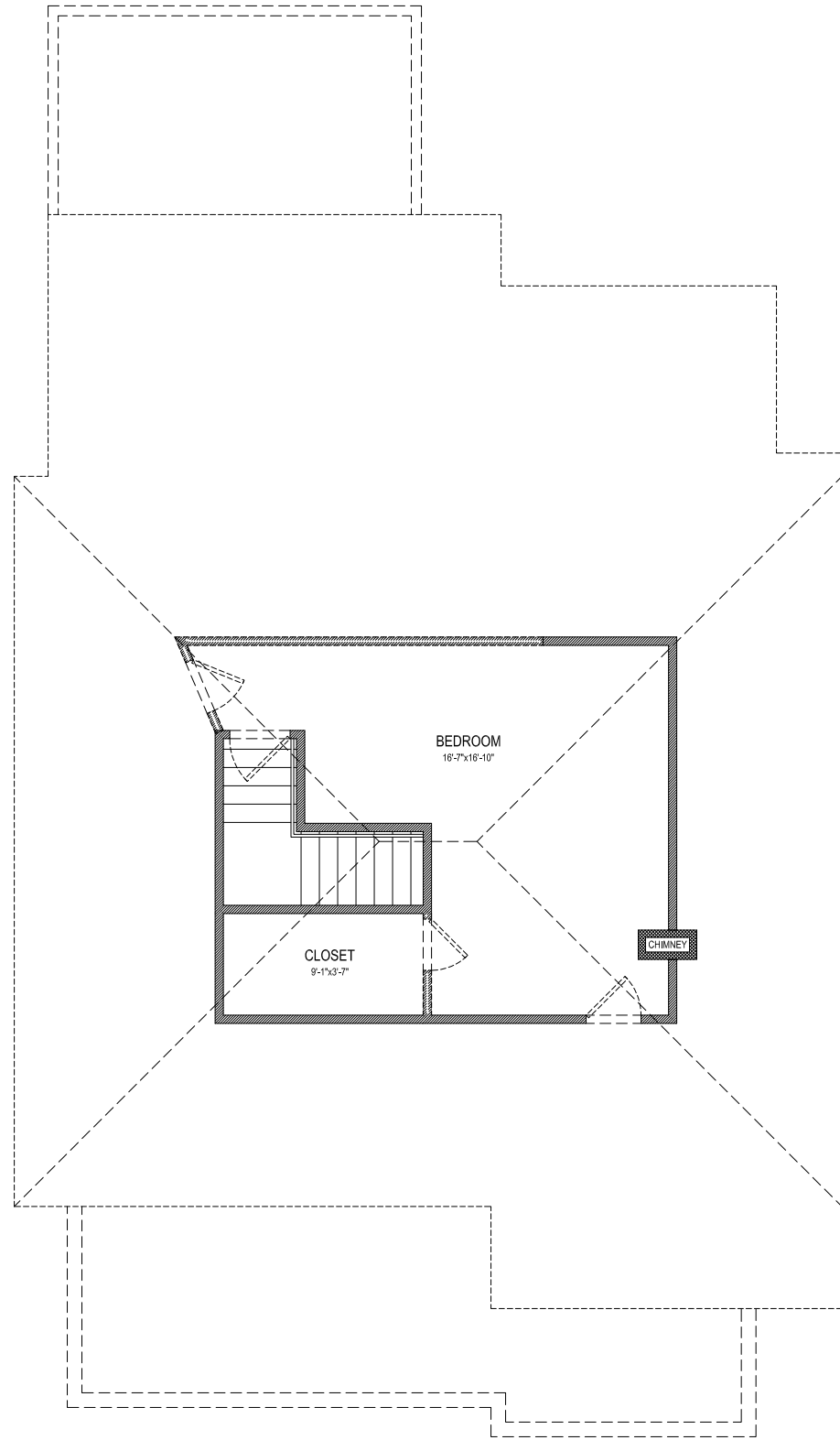
EXISTING WALL
NEW NEW WALL- 2x4 @ 16" O.C.

FLOOR PLAN NOTES:
1. DIMENSIONS MEASURED FROM FINISH FACE OF SHEATHING / GYP. BOARD
2. NEW DOORS AND CASING OPENINGS TO BE 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE
3. DOORS AND WINDOWS WITHOUT LABELS ARE EXISTING TO REMAIN
4. NEW DOORS AND WINDOWS TO BE WOOD AND BE SIMULATED DIVIDED LIGHT WITH PERMANENTLY AFFIXED EXTERIOR MUNTINS; NEW GANGED WINDOWS TO HAVE 6" DIVIDING MULLION
5. SOME EXISTING CONDITIONS ARE ASSUMED DUE TO CONCEALMENT WITHIN FINISHED WALLS AND CEILINGS. FIELD MODIFICATIONS MAY BE REQUIRED

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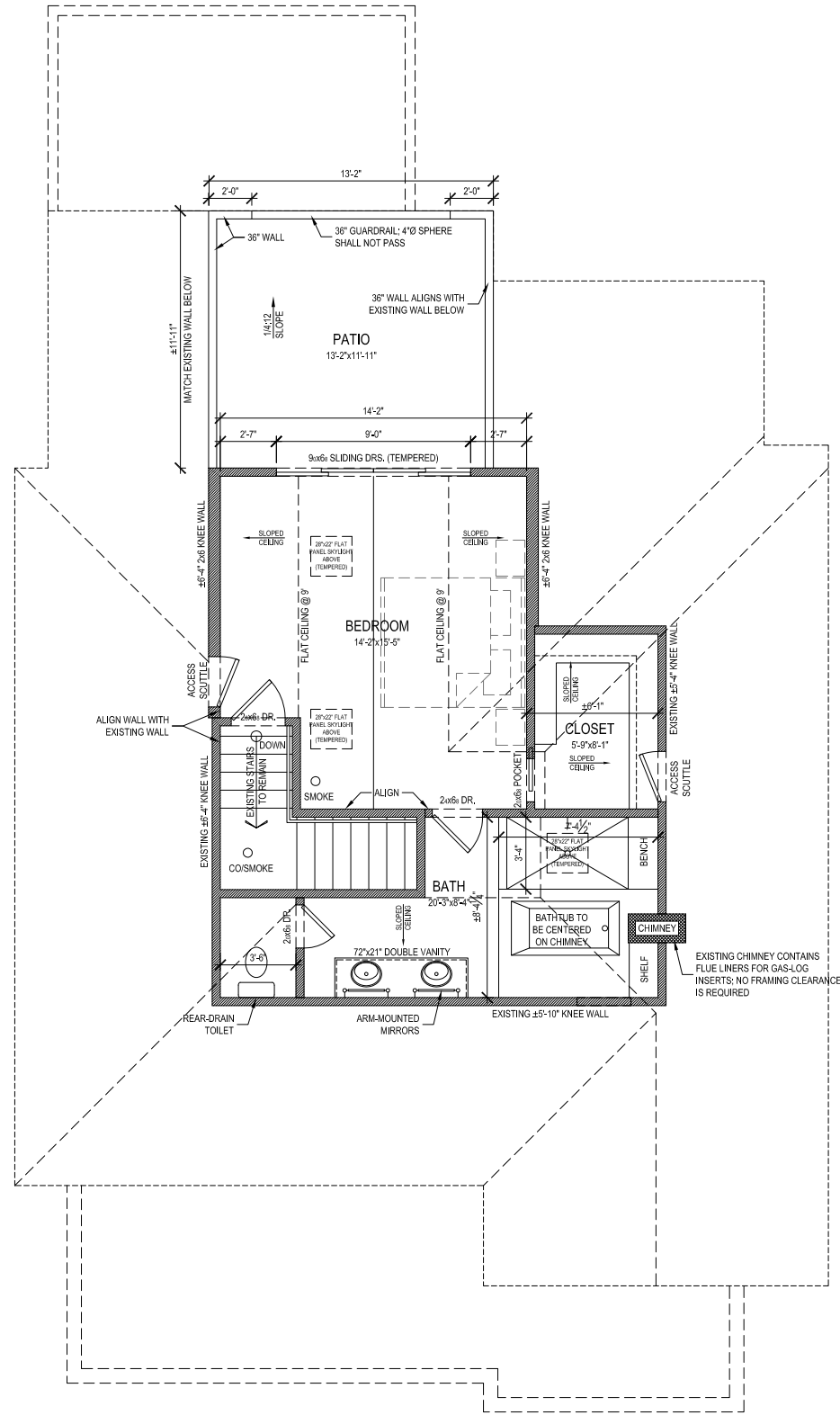
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title MAIN LEVEL FLOOR PLANS	
scale 1/8" = 1'-0"	
drawn APS	checked
date 03-08-2019	sheet no. A-1
project no. 854Virgil	



**EXISTING/DEMO
UPPER LEVEL FLOOR PLAN**

1/8" = 1'-0"



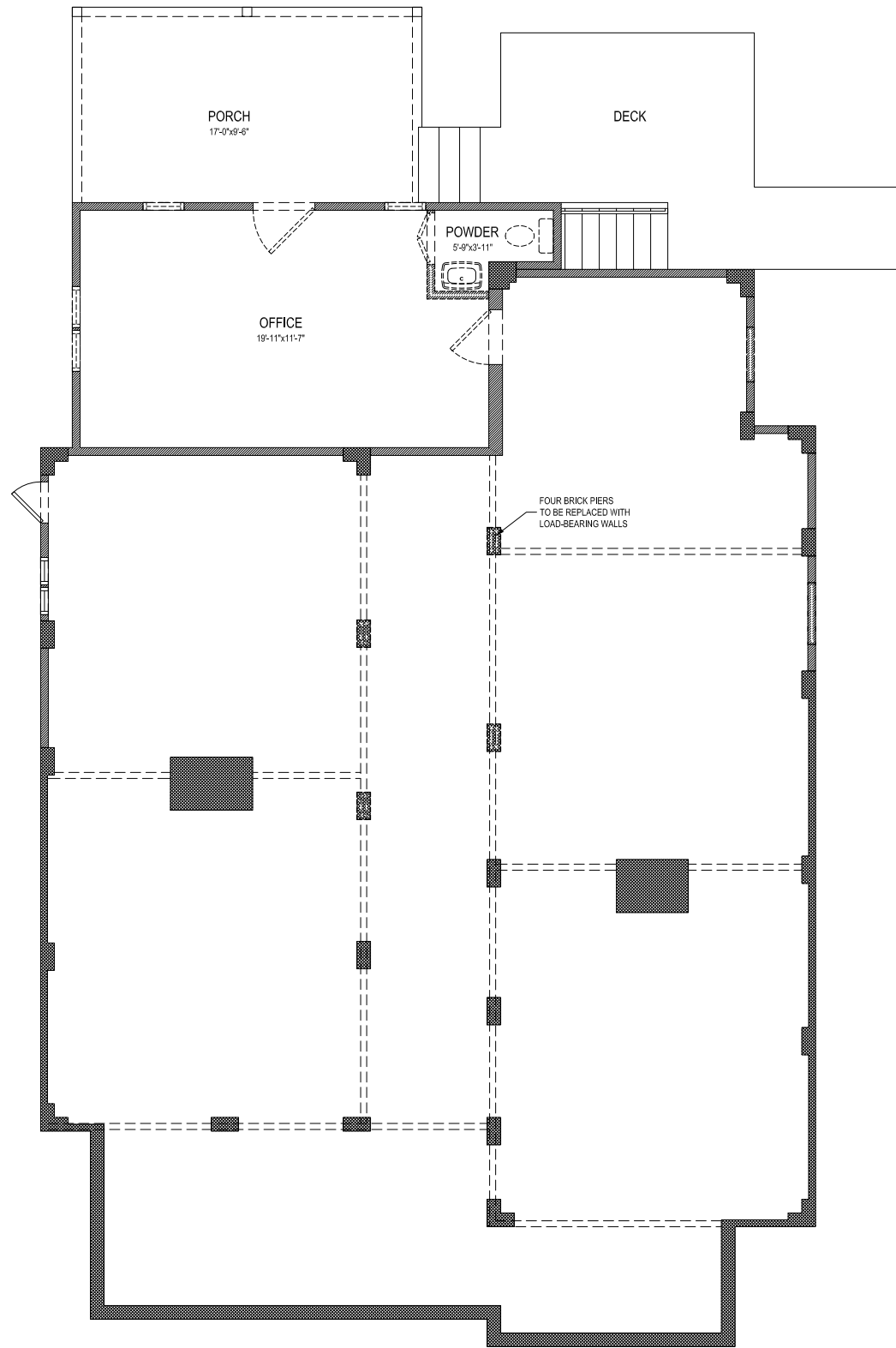
**PROPOSED
UPPER LEVEL FLOOR PLAN**

1/8" = 1'-0"

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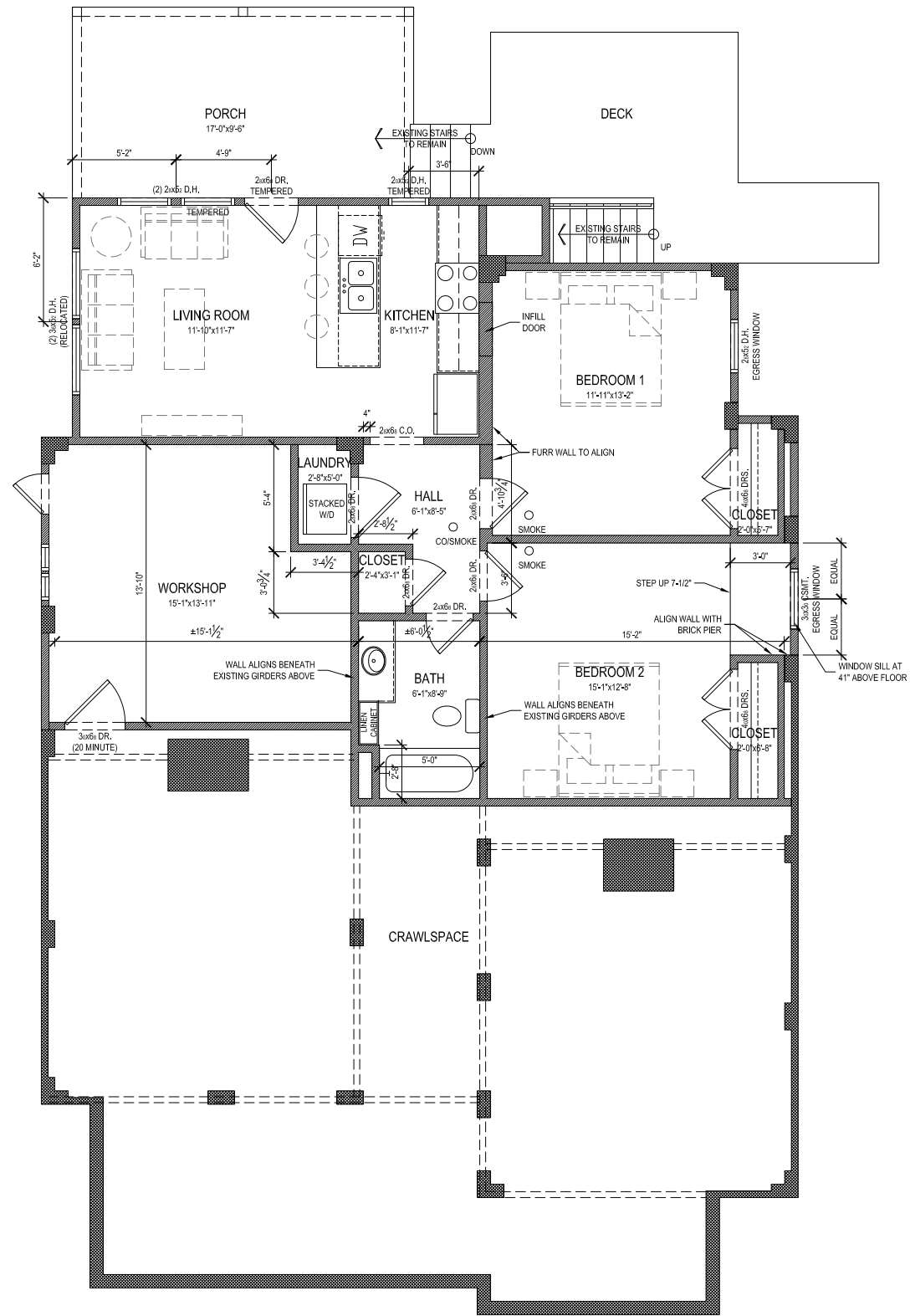
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title UPPER LEVEL FLOOR PLANS	
scale 1/8" = 1'-0"	
drawn APS	checked
date 03-08-2019	sheet no. A-2
project no. 854Virgil	



EXISTING/DEMO
BASEMENT LEVEL FLOOR PLAN

1/8" = 1'-0"



PROPOSED
BASEMENT LEVEL FLOOR PLAN

1/8" = 1'-0"

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title BASEMENT LEVEL FLOOR PLANS	
scale 1/8" = 1'-0"	
drawn APS	checked
date 03-08-2019	sheet no. A-3
project no. 854Virgil	



FRONT ELEVATION

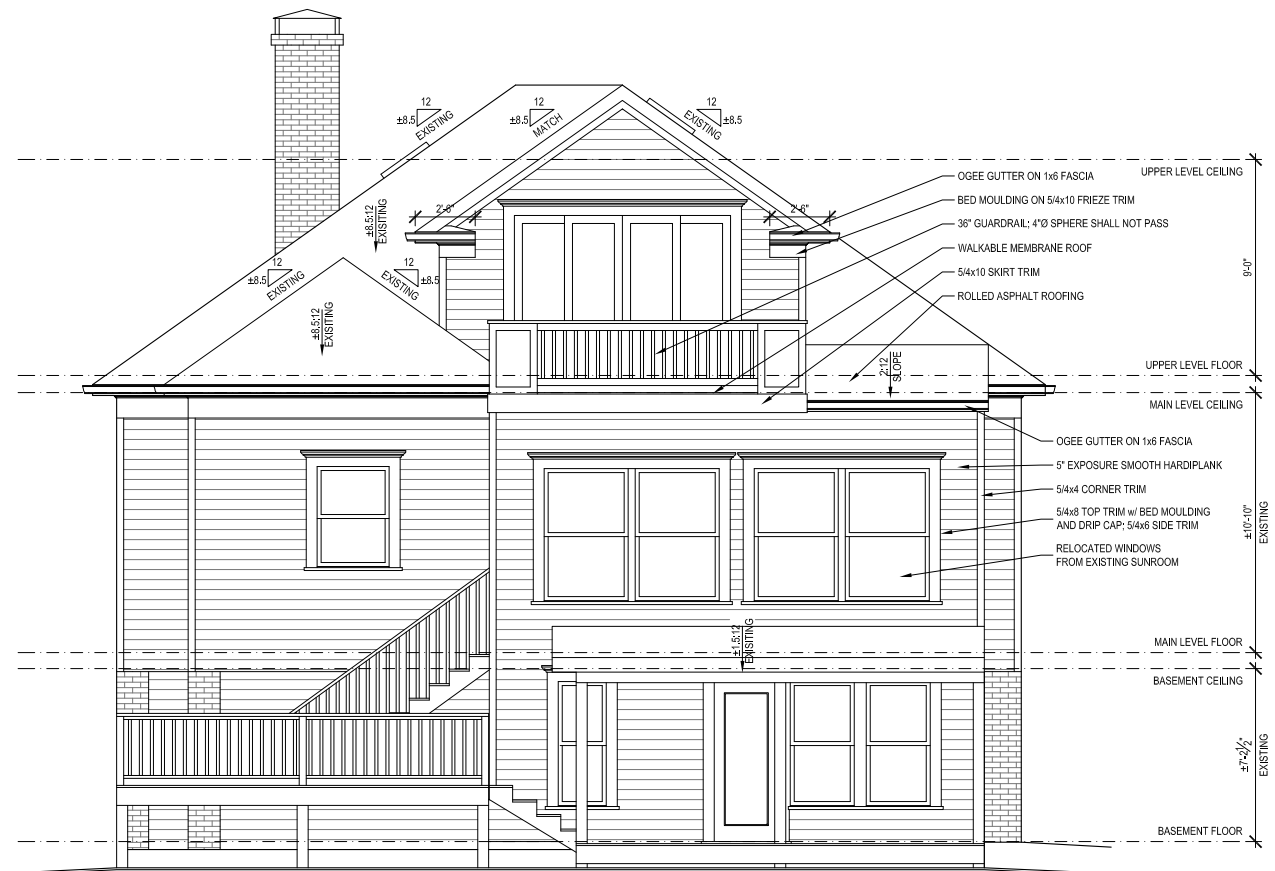
1/8" = 1'-0"

- ELEVATION NOTES:
 1. ALL CONDITIONS ARE EXISTING TO REMAIN EXCEPT AS NOTED
 2. NEW DOORS AND WINDOWS TO BE WOOD AND BE SIMULATED
 DIVIDED LIGHT WITH PERMANENTLY AFFIXED EXTERIOR MUNTINS;
 GANGED WINDOWS TO HAVE 6" DIVIDING MULLIONS
 3. ALL EXTERIOR TRIM IS WOOD



EXISTING REAR ELEVATION

1/8" = 1'-0"



PROPOSED REAR ELEVATION

1/8" = 1'-0"



Your Home. You're Home.
 (770) 330-3389
 adam@adamstillman.net

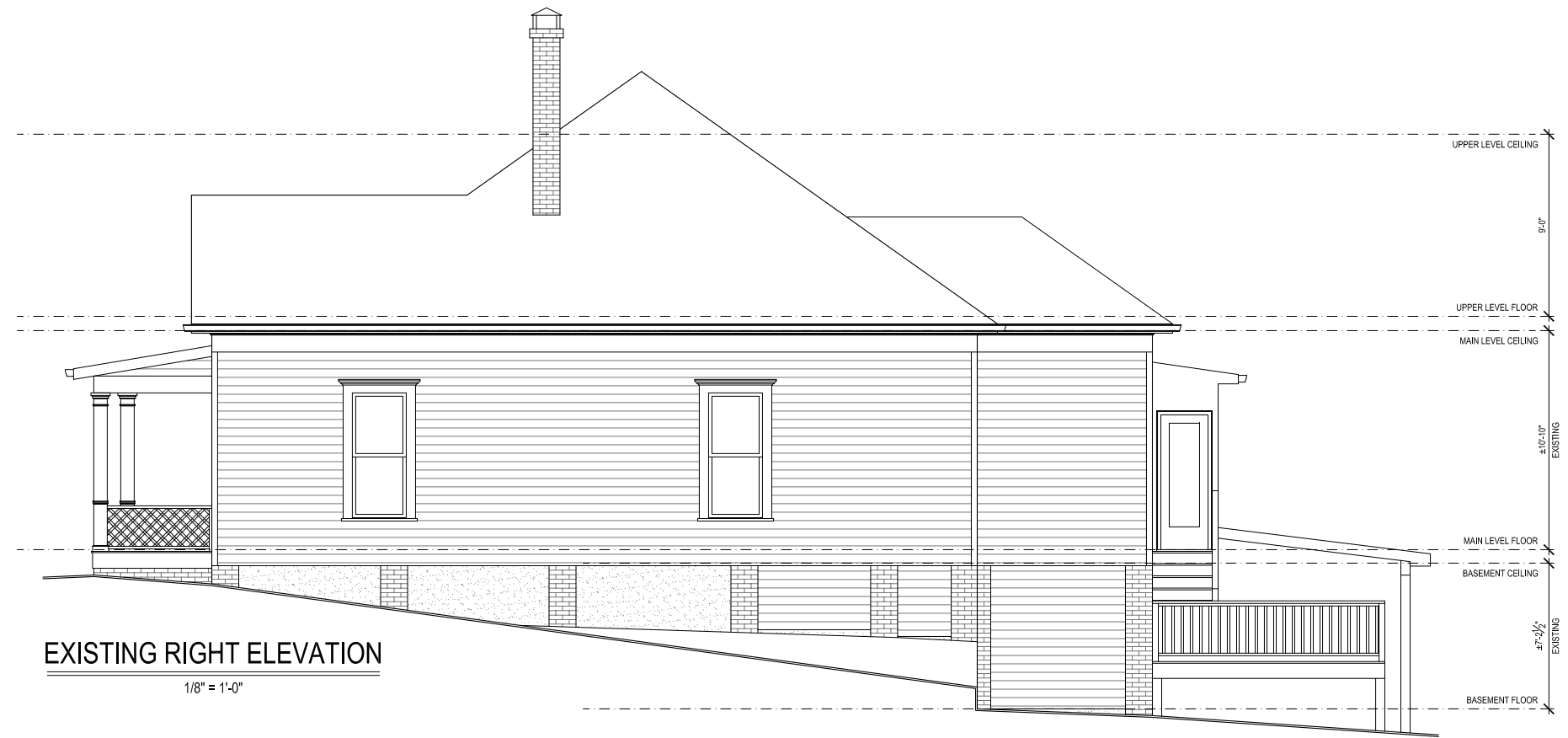
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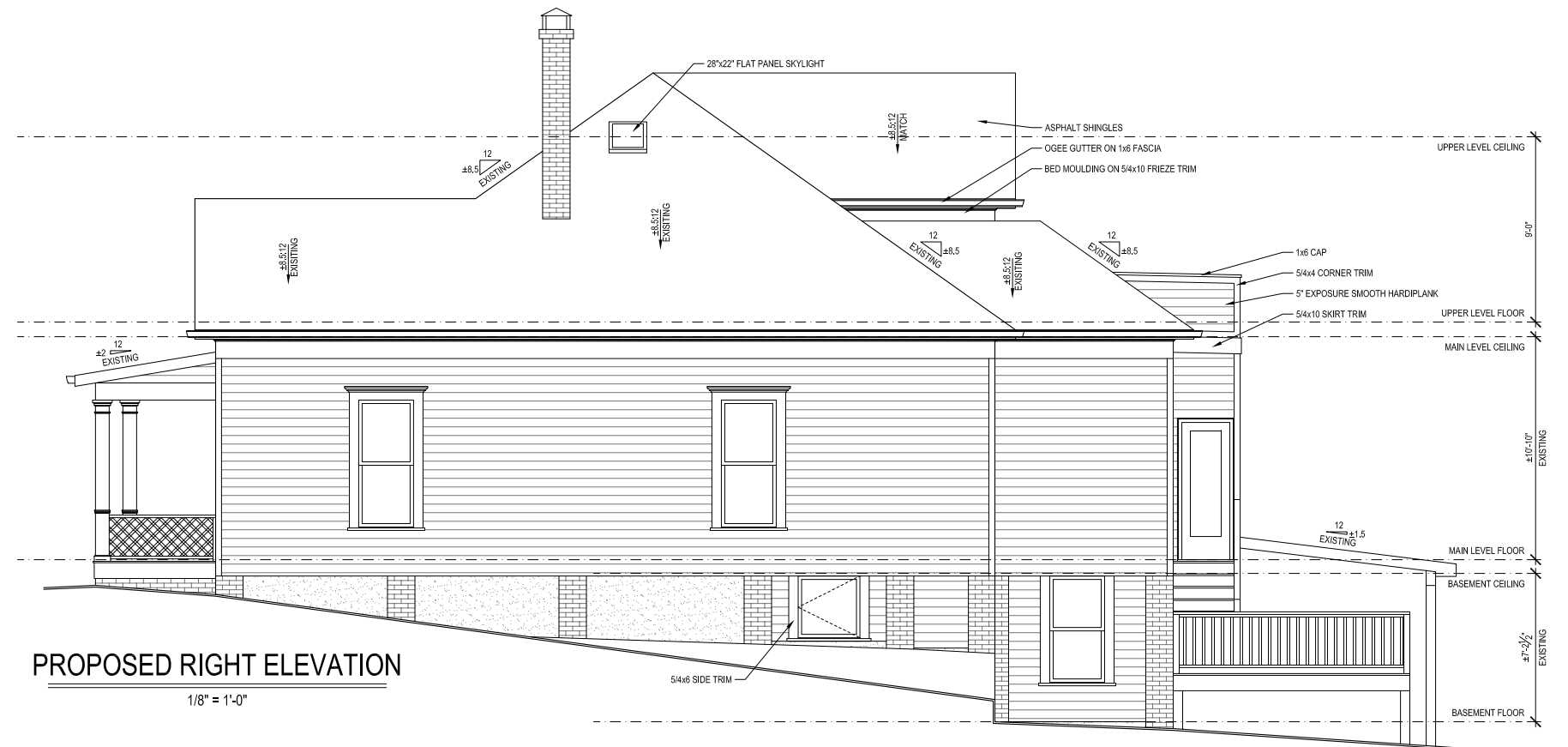
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title FRONT & REAR ELEVATIONS	
scale 1/8" = 1'-0"	
drawn APS	checked
date 03-08-2019	sheet no. A-4
project no. 854Virgil	



EXISTING RIGHT ELEVATION

1/8" = 1'-0"



PROPOSED RIGHT ELEVATION

1/8" = 1'-0"



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title

RIGHT ELEVATIONS

scale

1/8" = 1'-0"

drawn

APS

checked

date

03-08-2019

project no.

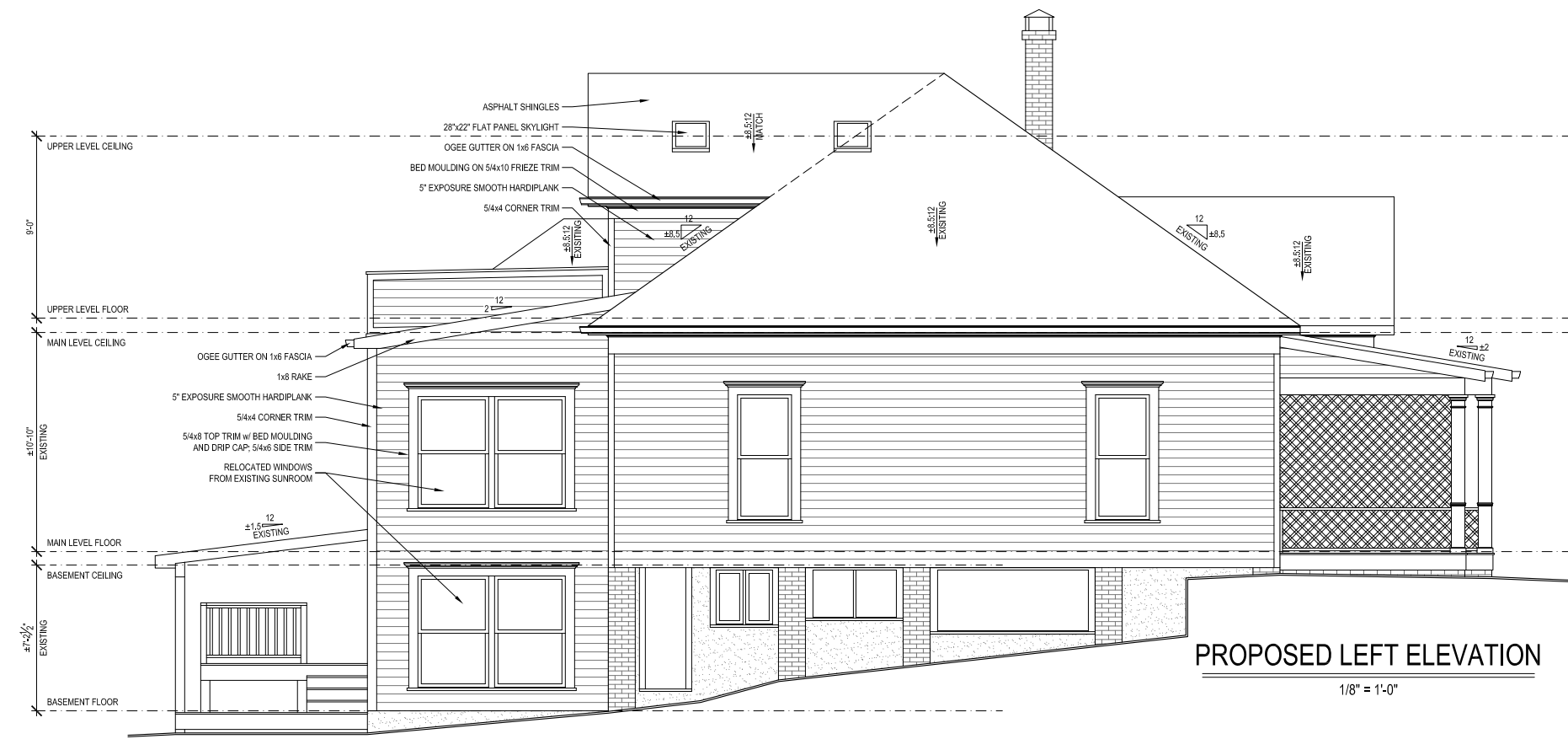
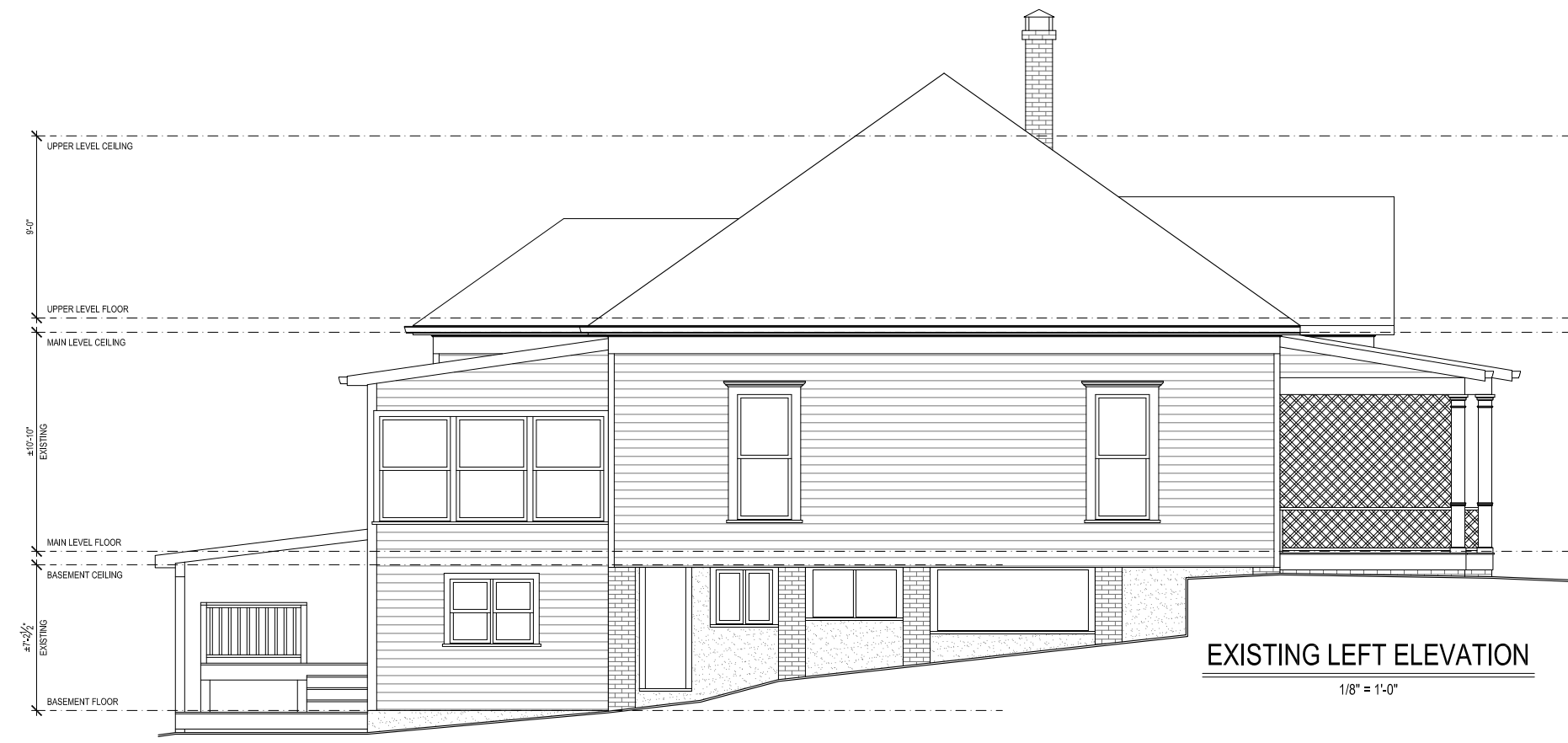
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sheet no.

A-5

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title

LEFT ELEVATIONS

scale

1/8" = 1'-0"

drawn

APS

checked

date

03-08-2019

project no.

854Virgil

sheet no.

A-6