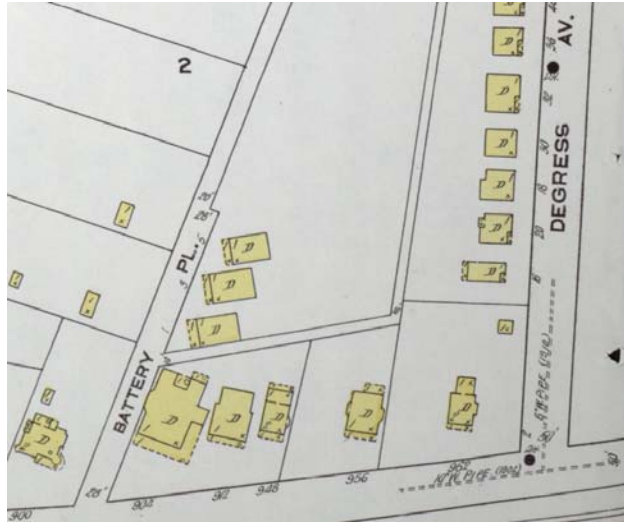




192 Degress Avenue NE - Project Description

This Type 3 COA application is submitted for renovations and additions to the existing house at 192 Degress Avenue. The house was originally constructed in 1901, according to historic preservation consultant Regina Brewer, and appears as #30 on the 1911 Sanborn Fire Insurance Map.



Except from map panel 163 of the 1911 Sanborn Fire Insurance Map

Proposed renovations and additions to the existing house:

1. Remove non-historic duplex doors and return primary entrance to center of house, aligned with original front walk, porch steps, and central hallway
2. Demo and reconstruct series of existing rear additions and enclosed porches atop existing foundations under a unified rear-facing gable.
3. Reopen porch at left-rear corner of house
4. Construct two side-facing dormers, and finish attic with bedrooms, baths, closets, and playroom. For compliance with Georgia Department of Natural Resources Historic Preservations Division tax credit program requirements, the dormers will be differentiated from the original historic fabric through the use of one-over-one windows, smooth Hardiplank siding, and hipped roofs (gable dormers are prohibited per historic preservation consultant Regina Brewer.)

During the suspension of UDC hearings due to the closure of Atlanta City Hall, a Type 2 Staff Review COA application was submitted and approved for the following renovations and additions to the property. Although not subject to this application, the information is included for your convenience.

Previously approved renovations to the existing house:

1. *Renovate interior to convert duplex back to original single family residence*
2. *Replace non-historic porch steps, columns, and railings with period-appropriate designs. Railing will have a historically-appropriate 30" height, with secondary rail at 36" were required by code for fall protection*
3. *Replace rear exterior stairs (non-historic)*
4. *Repair existing CMU foundations and coat with parge coat stucco*

Previously approved modifications to the site:

1. *Replace dilapidated front retaining wall and walk*
2. *Construct new driveway with permeable paver turn-around*
3. *Construct new wood fence in rear yard, utilizing existing posts where required to protect tree roots*
4. *Construct accessory structure, including two-car garage and accessory dwelling unit*



Front of house



Rear of house



Left side of house taken from rear corner



Right side of house taken from front corner



Non-historic porch columns, rails, and steps to be replaced



Brick infill reveals original location of steps at end of front walk



Non-original Unit A (left side) door to be removed



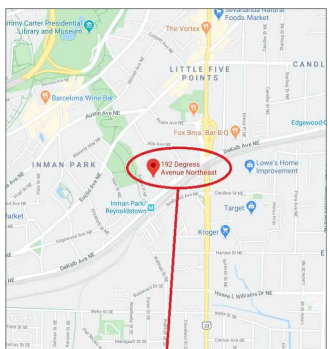
Non-original Unit B (right side) door to be removed



Dilapidated front retaining wall to be replaced



CMU foundation to be repaired after removal of tree and coated with stucco parge coat



SITE LOCATION MAP
NOT TO SCALE

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.



PROPERTY IS ZONED R-5/
BELTLINE/HC20LSA1-INMAN
PARK SA 1 OVERLAY
BUILDING SETBACK:
FRONT: 30.0'
SIDE: 7.0'
REAR: 7.0'
MAX LOT COVERAGE 55%
MAX BUILDING HEIGHT 35'

SSMH1
TOP=1042.52
INV IN=1035.02
INV OUT=1035.02
SSMH2
TOP=1033.44
INV IN=1026.34
INV OUT=1024.04

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

SURVEY NOTES:

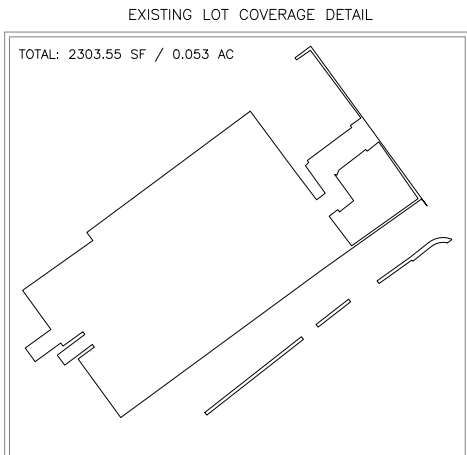
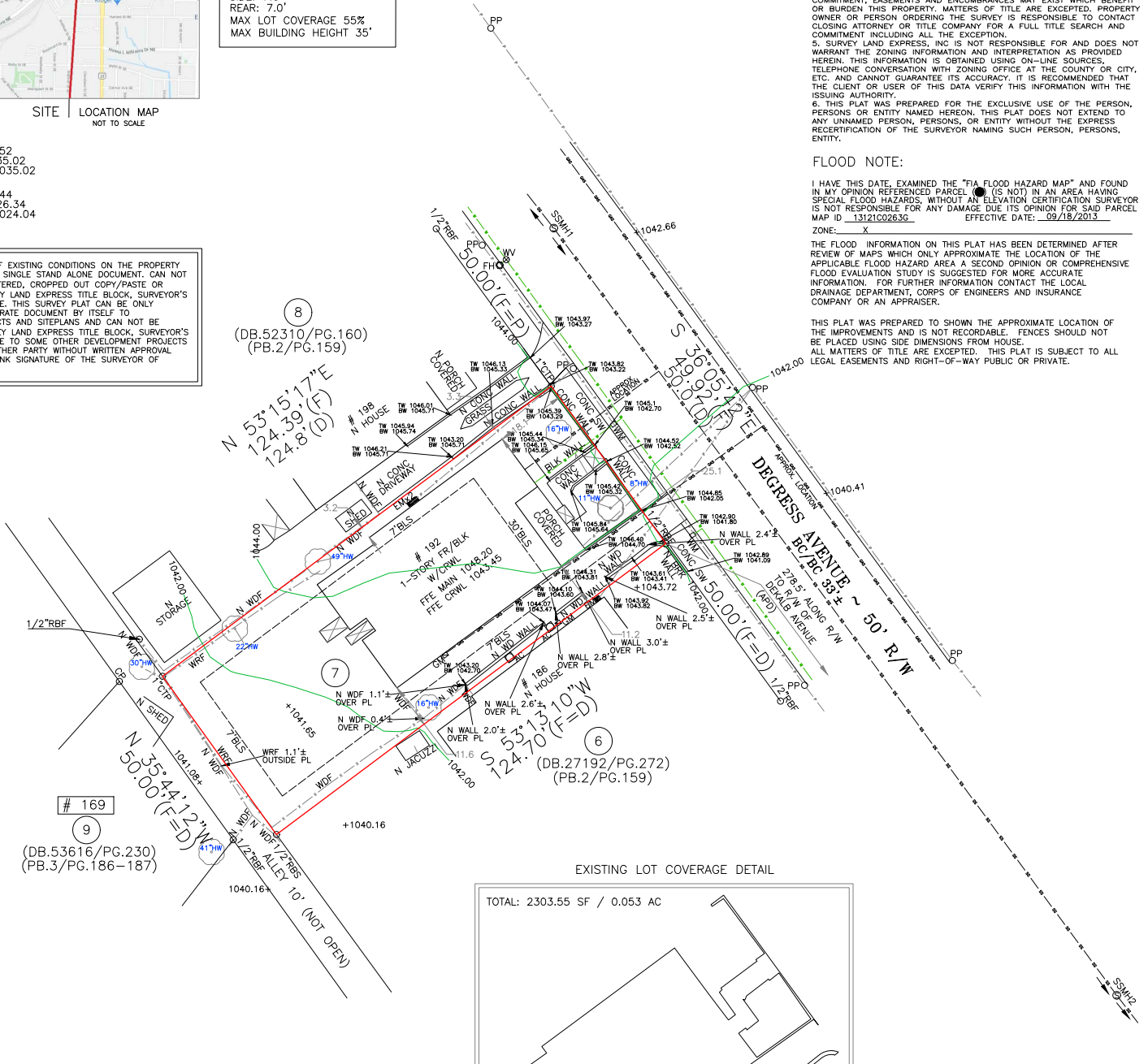
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (S) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13121002639. EFFECTIVE DATE: 09/18/2013. ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

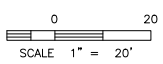
THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.



TOTAL LAND AREA
6221.36 SF / 0.143 AC

ALLOWABLE LOT COVERAGE
3421.75 SF / 0.078 AC / 55%

EXISTING LOT COVERAGE
2303.55 SF / 0.053 AC / 37.03%



- * LEGEND ***
- APD AS PER DEED
 - AE ACCESS EASEMENT
 - APF AS PER FIELD
 - AI ANGLE IRON FOUND
 - APP AS PER PLAT
 - APR AS PER RECORD
 - BC BACK OF CURB
 - BLK BLOCK
 - BLS BUILDING LINE SETBACK
 - BRK BRICK
 - BSMT BASEMENT
 - CBX CABLE BOX
 - CB CONCRETE
 - CB CATCH BASIN
 - CLF CHAIN LINK FENCE
 - CO CORRUGATED METAL PIPE
 - C.O.A. CITY OF ATLANTA
 - CS SAN SEWER CLEANOUT
 - CP PREPARED CAST
 - CP CALCULATED POINT
 - CRMP CRIMP TOP PIPE FOUND
 - CTP CASTRAL MAP
 - DE DRAINAGE EASEMENT
 - DI DRAINAGE INLET
 - EB ELECTRIC POWER BOX
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - FP FENCE POST
 - FC FENCE CORNER
 - FR FIRE HYDRANT
 - FR FRAME
 - GL GAS LINE
 - GM GAS METER
 - GV GAS VALVE
 - HW HARDWOOD TREE
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - IR IRON ROD FOUND
 - IV IRRIGATION VALVE
 - JB JUNCTION BOX
 - MAG MAGNETIC READING IP
 - MZ MAIN MOUND
 - MGN MAGNOLIA TREE
 - MTF METAL FENCE
 - NTR NTRIP
 - OTF OPEN TOP PIPE FOUND
 - OU OWNERSHIP UNCLEAR
 - P PORCH
 - PC PROPERTY CORNER
 - PL PROPERTY LINE
 - PB PINE TREE
 - PGB POINT OF BEGINNING
 - PLAT POWER LINE
 - PP PORCH
 - R RECORD
 - RFB REINFORCING BAR FOUND
 - RBS REINFORCING BAR SET
 - RCP REINFORCED CONC. PIPE
 - R/W RIGHT-OF-WAY
 - S SIGN
 - SS SANITARY SEWER LINE
 - SSE SANITARY SEWER EASEMENT
 - SP SCREENED PORCH
 - SW SIDEWALK
 - TB TOP OF BANK
 - UE UTILITY EASEMENT
 - WD WOOD
 - WDF WOOD FENCE
 - WDK WOOD DECK
 - WV WATER LINE
 - WM WATER METER
 - WN WATER NIP
 - WR WATER WIRE
 - WT WATER WALL
 - WV WATER VALVE
 - WY WET WEATHER
 - YD YARD INLET

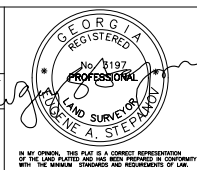
- * LINE INDICATORS ***
- INDICATES SANITARY SEWER LINE
 - INDICATES POWER LINE
 - INDICATES WATER LINE
 - INDICATES GAS LINE
 - INDICATES FENCE LINE
 - INDICATES DRAINAGE LINE

- * SYMBOLS ***
- ELECTRIC PANEL/METER
 - WATER METER
 - AIR CONDITIONER
 - GAS METER
 - JUNCTION BOX
 - SANITARY SEWER MANHOLE
 - STORM MANHOLE
 - TRAFFIC/INFO SIGN
 - GAS MARKER
 - LAMP POST
 - METAL POST
 - METAL VALVE
 - HEADWALL
 - STAIRS
 - DRAINAGE INLET
 - FIRE HYDRANT

LOT 7	BLOCK	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1
J. B. HIGHTOWER PROPERTY SUBDIVISION	UNIT	JASON & KILA POSEY
LAND LOT 14	14TH DISTRICT SECTION	PROPERTY ADDRESS: 192 DEGRESS AVENUE ATLANTA, GA 30307
FULTON COUNTY, GEORGIA	DB.7123/PG.296 PB.2/PG.159	
FIELD WORK DATE APR 22, 2020	PRINTED/SIGNED APR 27, 2020	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 17" x 22"
<small>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</small>		
AU	COORD #20200755	
DWG	#20200755	

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX: 404-621-0941
TEL: 404-252-5747
INFO@SURVEYLANDEXPRESS.COM



IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND WAS PREPARED IN CONFORMANCE WITH THE GENERAL STATUTES AND REQUIREMENTS OF LAW.

LOT COVERAGE CALCULATIONS:

EXISTING	2098 sf
PROPOSED	2098 sf
HOUSE/PORCHES:	400 sf
GARAGE:	154 sf
WALKS/STEPS:	205 sf
WALLS:	52 sf
DRIVEWAY:	597 sf
HVAC:	13 sf
TOTAL:	2304 sf

PROPERTY ZONED R-5/16-20L-SA1
 LOT SIZE = 6221 (-143 acre)
 MAX LOT COVERAGE = 55%
 ACTUAL LOT COVERAGE = 54.4%
 MAX F.A.R. = 0.50
 ACTUAL F.A.R. = 0.49 (INCLUDING ADU)

HOUSE HEATED FLOOR AREAS:
 MAIN (EXISTING): 1782 sf
 UPPER FINISHED ATTIC: 846 sf
TOTAL: 2628 sf

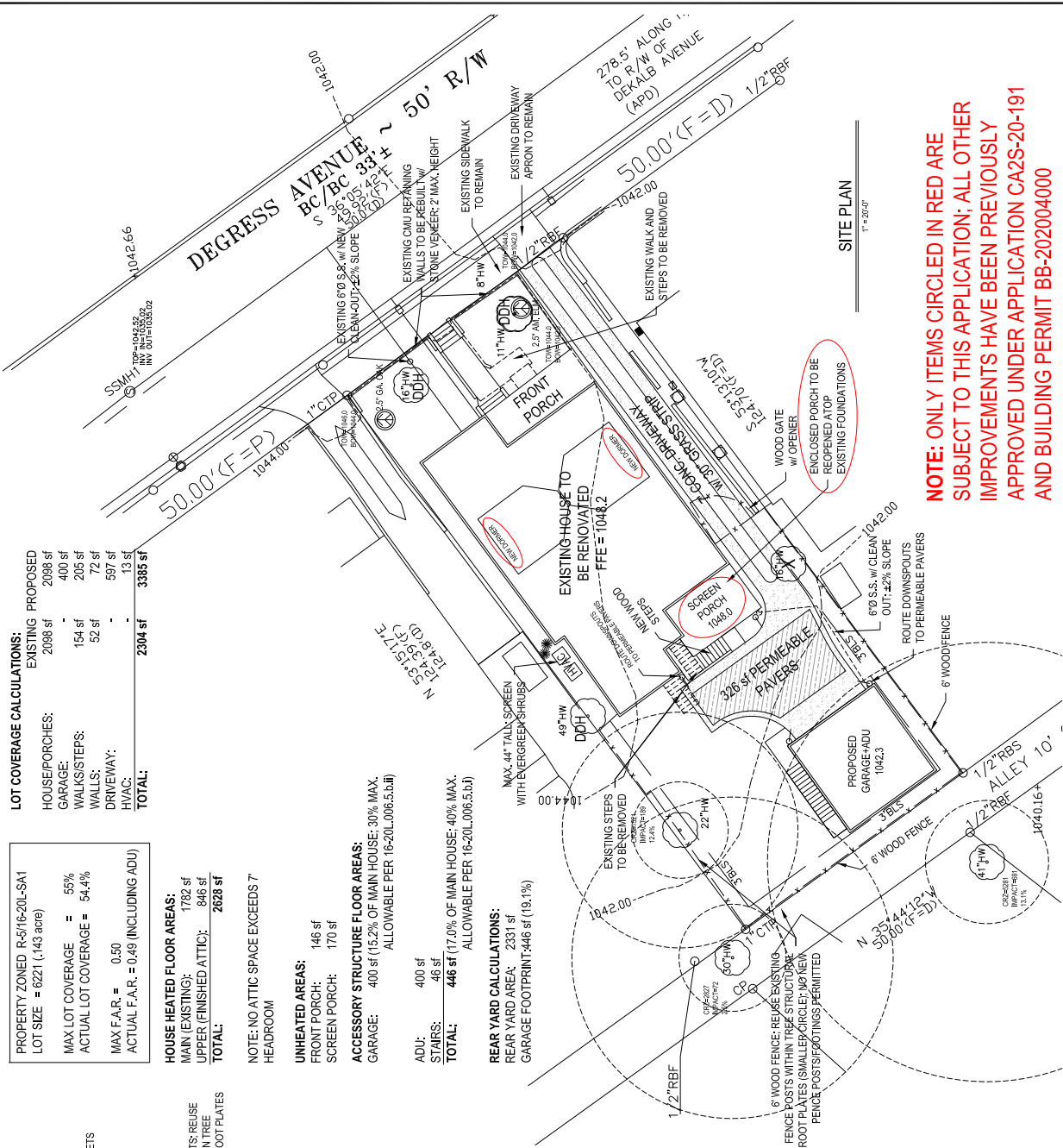
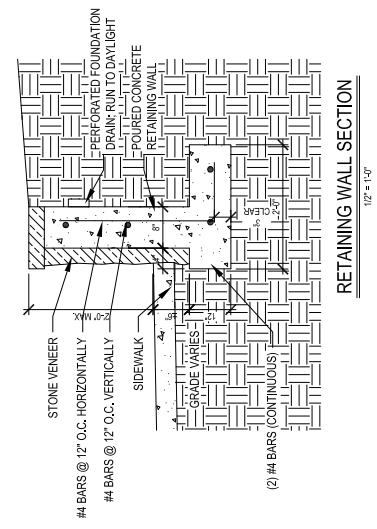
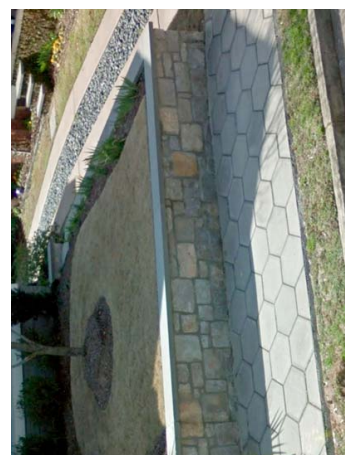
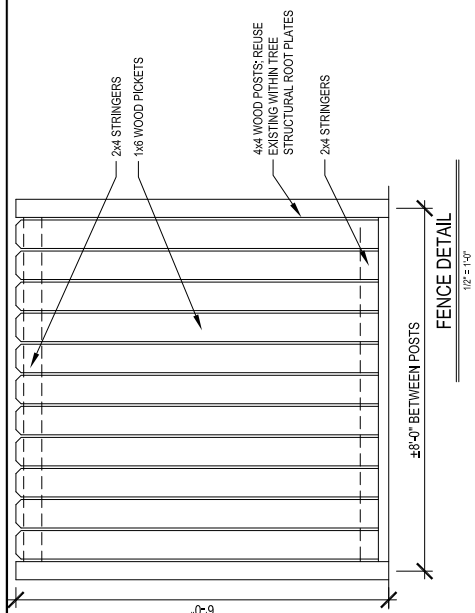
NOTE: NO ATTIC SPACE EXCEEDS 7' HEADROOM

UNHEATED AREAS:
 FRONT PORCH: 146 sf
 SCREEN PORCH: 170 sf

ACCESSORY STRUCTURE FLOOR AREAS:
 GARAGE: 400 sf (15.2% OF MAIN HOUSE; 30% MAX. ALLOWABLE PER 16-20L.006.5.b)(1)

ADU: 400 sf
 STAIRS: 46 sf
TOTAL: 446 sf (17.0% OF MAIN HOUSE; 40% MAX. ALLOWABLE PER 16-20L.006.5.b)(1)

REAR YARD CALCULATIONS:
 REAR YARD AREA: 2331 sf
 GARAGE FOOTPRINT: 446 sf (19.1%)



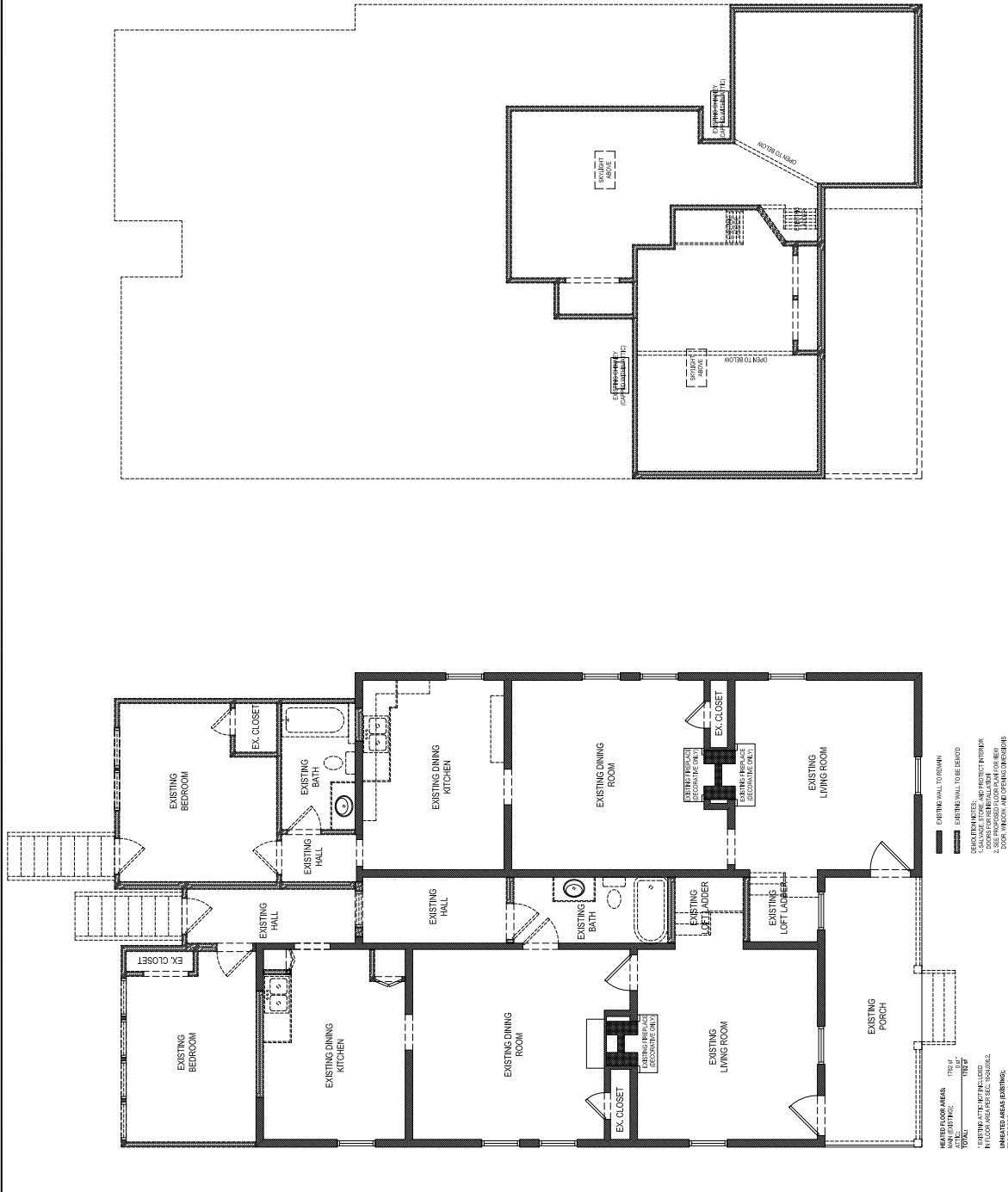
NOTE: ONLY ITEMS CIRCLED IN RED ARE SUBJECT TO THIS APPLICATION; ALL OTHER IMPROVEMENTS HAVE BEEN PREVIOUSLY APPROVED UNDER APPLICATION CA2S-20-191 AND BUILDING PERMIT BB-202004000

SITE PLAN
 1" = 20'-0"

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EXISTING/DEMO FLOOR PLANS	
DATE	DESCRIPTION
07-28-2020	192 DEGRESS
PROJECT NO.	192 DEGRESS
SHEET NO.	A-1

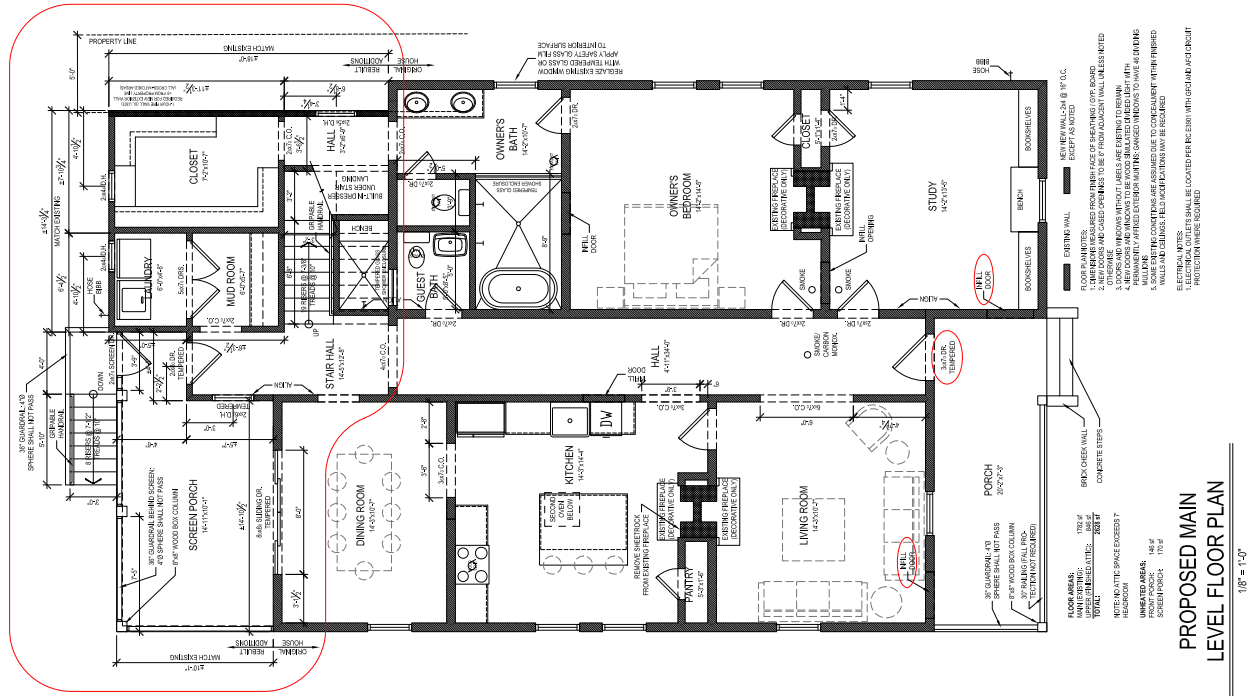
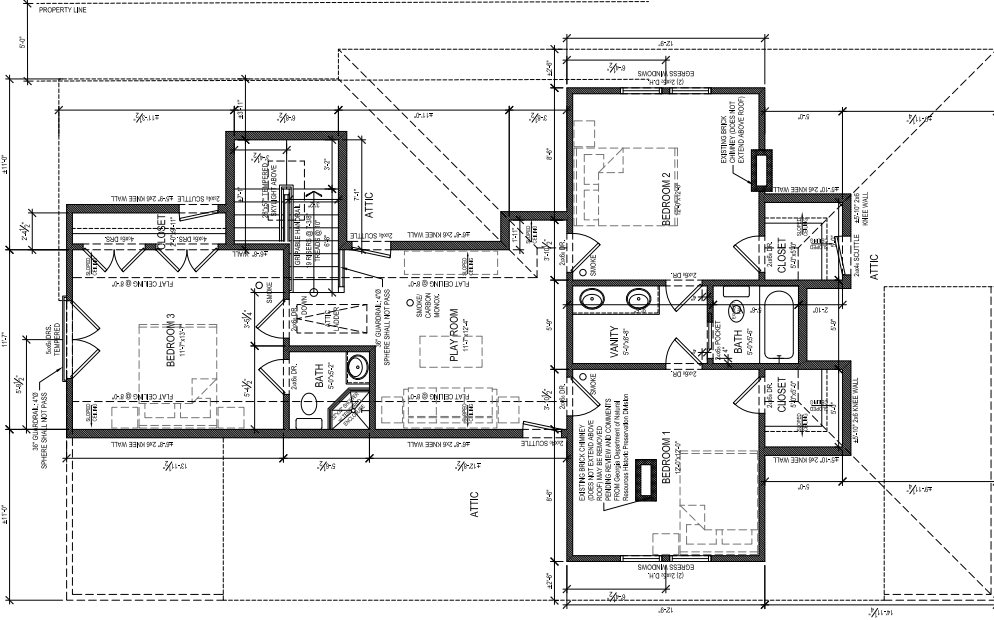


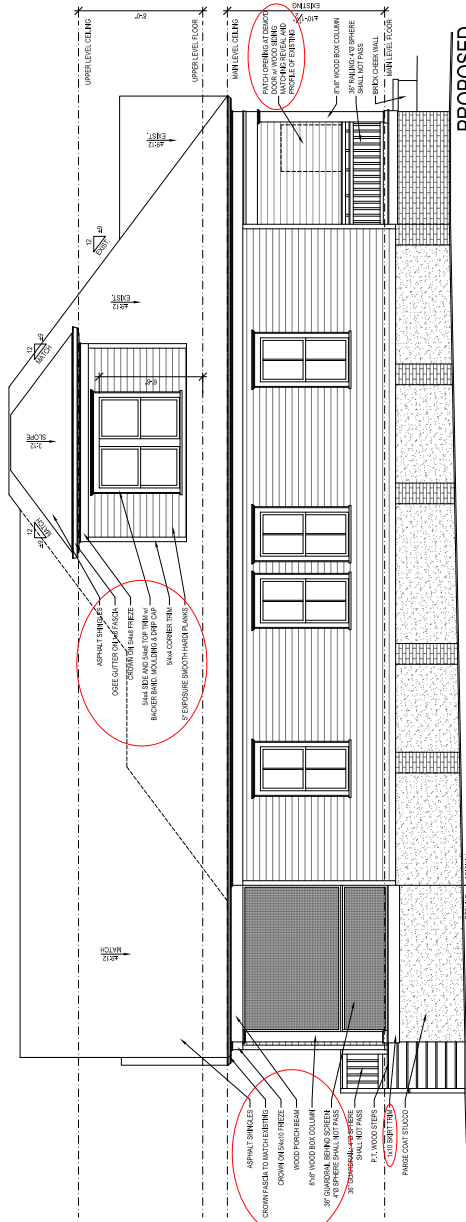
EXISTING/DEMO
UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

EXISTING/DEMO
MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

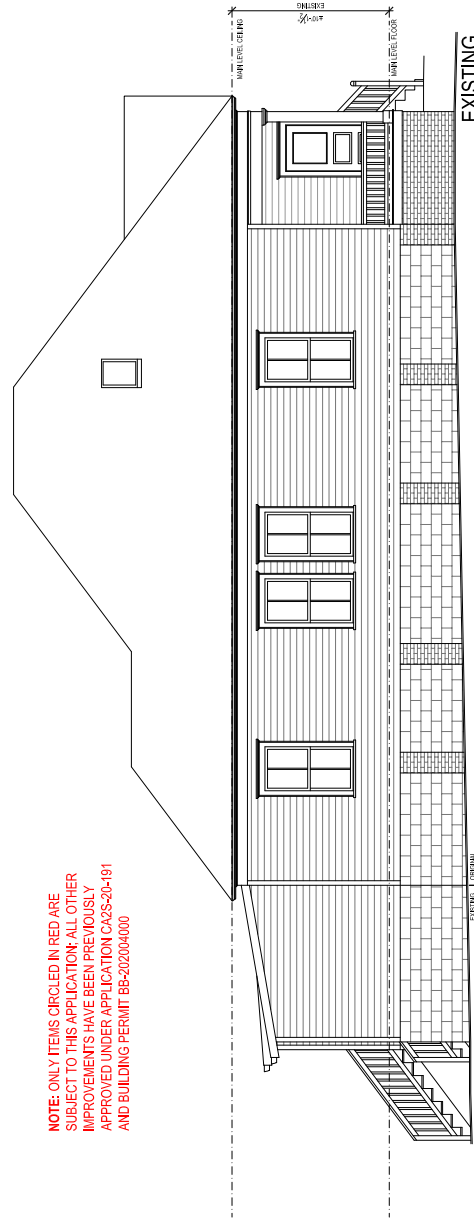
NOTED: EXISTING WALLS TO REMAIN
EXISTING WALLS TO BE DEMOLISHED
DEVELOPER NOTES: 1. EXISTING INTERIOR DOORS TO BE RECALCULATED 2. EXISTING INTERIOR DOORS TO BE RECALCULATED 3. EXISTING INTERIOR DOORS TO BE RECALCULATED 4. EXISTING INTERIOR DOORS TO BE RECALCULATED

UNANNOTATED AREAS (SHADING): 1. EXISTING INTERIOR DOORS TO BE RECALCULATED 2. EXISTING INTERIOR DOORS TO BE RECALCULATED 3. EXISTING INTERIOR DOORS TO BE RECALCULATED 4. EXISTING INTERIOR DOORS TO BE RECALCULATED





PROPOSED
LEFT ELEVATION
1/8" = 1'-0"



EXISTING
LEFT ELEVATION
1/8" = 1'-0"

NOTE: ONLY ITEMS CIRCLED IN RED ARE
SUBJECT TO THIS APPLICATION; ALL OTHER
IMPROVEMENTS HAVE BEEN PREVIOUSLY
APPROVED UNDER APPLICATION CA2S-20-191
AND BUILDING PERMIT BB-202004000