

THE HERMANSON RESIDENCE

215 DEGRESS AVENUE
ATLANTA, GEORGIA 30307

PROJECT DESCRIPTION

THIS PROJECT WAS APPROVED IN PRIOR UDC APPLICATION CA3-13-028 BUT THE CLIENT DECIDED TO NOT MOVE FORWARD AT THAT TIME. THIS SUBMITTAL INCLUDES TWO ADDITIONAL SIDE DORMERS AND EXTENDS THE PROPOSED REAR FACING GABLE OVER THE EXISTING KITCHEN. THE EXISTING LATE ADDITION SCREENED PORCH IS ALSO BEING REPLACED. A MORE DETAILED DESCRIPTION OF THE ENTIRE RENOVATION IS AS FOLLOWS:

WITH THIS RENOVATION THE GOAL IS TO ACHIEVE TWO BEDROOMS, TWO BATHS AND A LAUNDRY IN THE EXISTING ATTIC, AND A NEW SCREENED PORCH TO REPLACE THE EXISTING ONE AT THE REAR OF THE HOME. THE ATTIC RENOVATION REQUIRES THE INSERTION OF A STAIR OVER THE EXISTING BASEMENT STAIR AND WILL REQUIRE A LOW DORMER FOR CLEARANCE.

THE FRONT ATTIC BEDROOM REQUIRES A DORMER FOR EGRESS AND NATURAL LIGHT WHICH WAS APPROVED. THE REAR BATH HAS A MATCHING DORMER FOR HEAD SPACE. BOTH DORMERS ARE VISIBLE FROM THE STREET. WE HAVE WORKED TO REDUCE THEIR SCALE AS MUCH AS POSSIBLE BY PULLING THEM BACK FROM THE SIDE WALL AND LOWERING THE WINDOW HEAD. BY DOING THIS WE ACHIEVE JUST FOUR VERTICAL FEET ON THE FACE OF THE NEW DORMER BEFORE THE HIP ROOF STARTS.

THE PROPOSED GABLE ON THE BACK OF THE HOUSE IS STEPPED BACK FROM THE ORIGINAL HOUSE TO CLEARLY DISCERN OLD FROM NEW AND HIDE THE ADDITIONAL GABLE FROM THE STREET.

OTHER RENOVATIONS WE PROPOSE ARE THE REMOVAL OF THE TWO CIRCULAR WINDOWS ON THE RIGHT SIDE. THE REPLACEMENT OF THE FOUR DOUBLE HUNG WINDOWS ON THE EXISTING LEFT ELEVATION OF THE REAR ADDITION WITH THREE WINDOWS THAT MATCH THE EXISTING FRONT TWO DOUBLE-HUNG WINDOWS ON THE SAME ELEVATION. THE STAIR DORMER ALSO RECEIVES A WINDOW ON THIS ELEVATION. ALL THE EXISTING ASBESTOS SIDING WILL BE REPLACED TO MATCH THE ORIGINAL LAP SIDING ON THE FRONT ELEVATION. THE NEW ROOFING WILL BE ASPHALT SHINGLE TO MATCH EXISTING EXCEPT FOR THE NEW SCREENED PORCH ROOF WHICH WILL BE STANDING SEAM METAL DUE TO THE LOW PITCH.

UDC APPLICATION FOR TYPE III CERTIFICATE OF APPROPRIATENESS 12.26.2019 REVISED 1.20.2020

SURVEY BY

ADVANCE SURVEY, INC.

ARCHITECTURAL DRAWINGS BY FRANK G. NEELY DESIGN, INC.

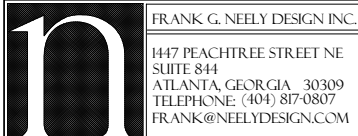
T	TITLE PAGE	AB2.3	AS-BUILT REAR ELEVATION	A2.1	FRONT ELEVATION
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AB1.3	AS-BUILT ROOF PLAN	A1.1	MAIN LEVEL PLAN		
AB2.1	AS-BUILT FRONT ELEVATION	A1.2	UPPER LEVEL PLAN		
AB2.2	AS-BUILT RIGHT ELEVATION	A1.3	ROOF PLAN		

ADDITIONAL SUPPORT MATERIAL BY FRANK G. NEELY DESIGN, INC.

SITE AND PRECEDENT LOCATION MAP
SUBJECT PROPERTY: 215 DEGRESS

REFERENCE PROPERTY A: 211 DEGRESS
REFERENCE PROPERTY B: 203 DEGRESS

REFERENCE PROPERTY C: 206 DEGRESS
REFERENCE PROPERTY D: 216 DEGRESS

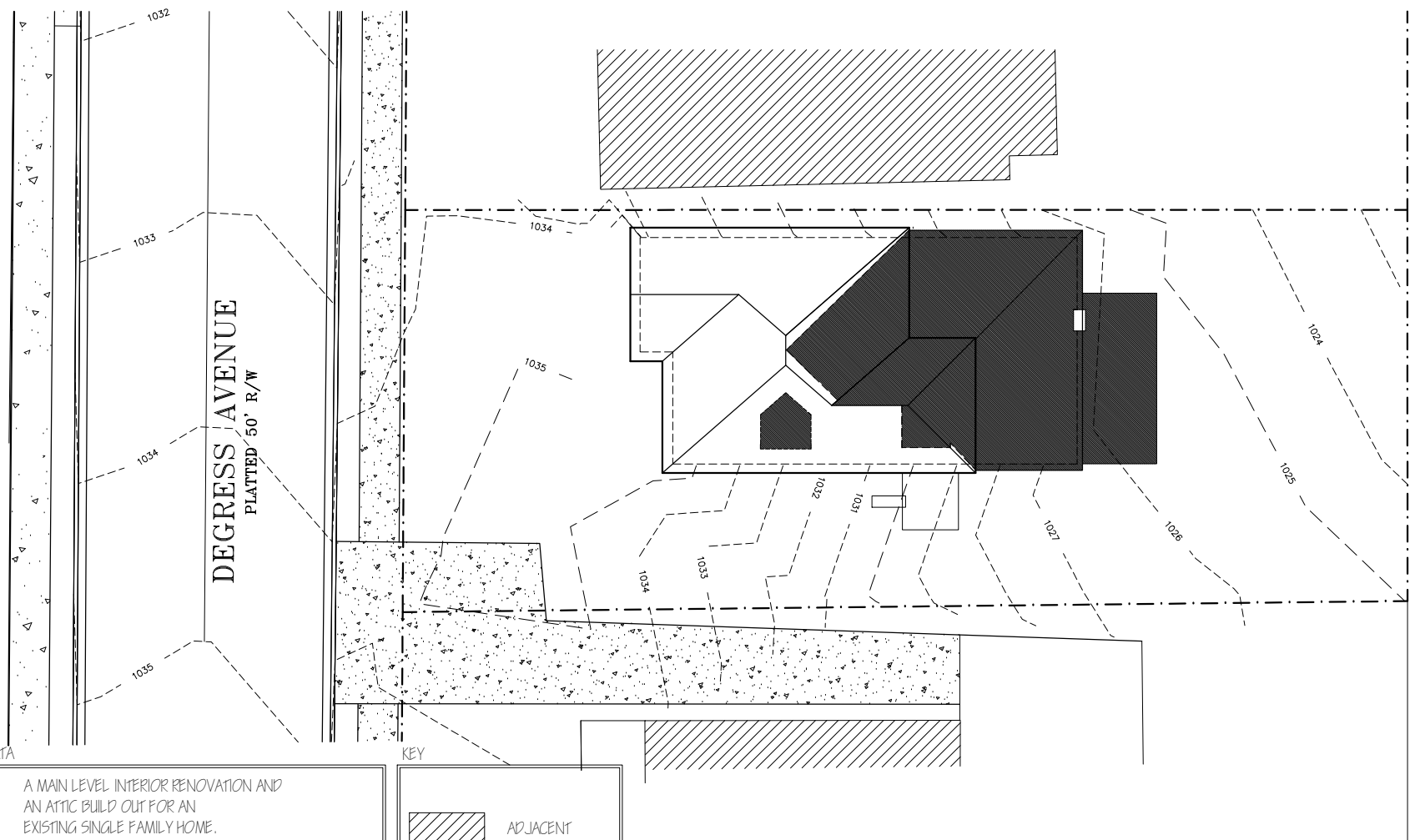


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NEWEST REVISION
1.20.2020
NOT ISSUED FOR CONSTRUCTION

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PROJECT DATA

SCOPE: A MAIN LEVEL INTERIOR RENOVATION AND AN ATTIC BUILD OUT FOR AN EXISTING SINGLE FAMILY HOME.

ZONING: R-5, INMAN PARK HCL 20L, BELTLINE

LOT COVERAGE: NO CHANGE

FAR: .5 FAR = ALLOWABLE

FAR, EXISTING: 1,486 SF EXISTING HOUSE
LOT SIZE = 6,205 SF
= .24 FAR EXISTING

FAR, PROPOSED: 397 NEW SF + 1,486 EXISTING = 1,883 SF
LOT SIZE = 6,205 SF
= .30 FAR PROPOSED

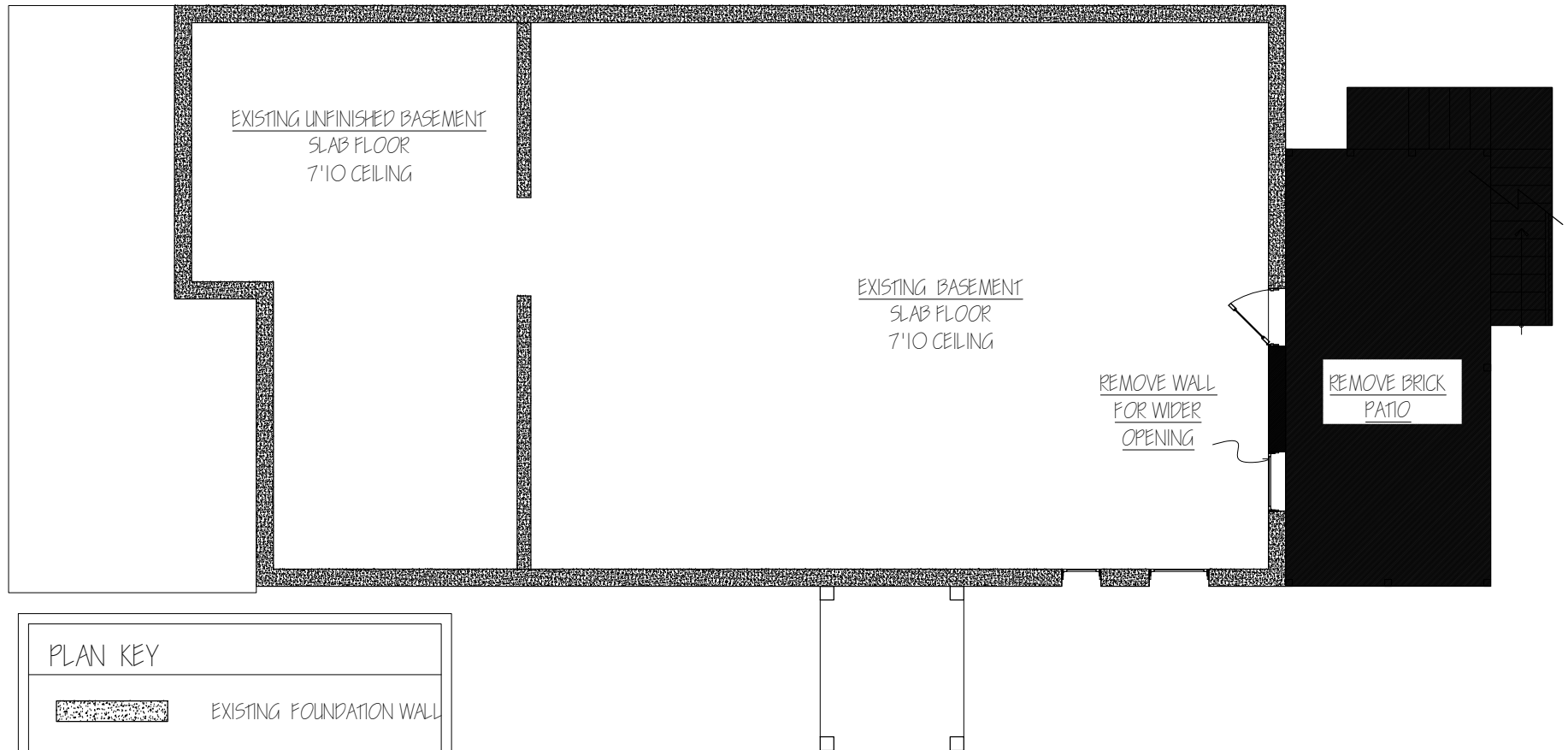
KEY

 ADJACENT PROPERTIES

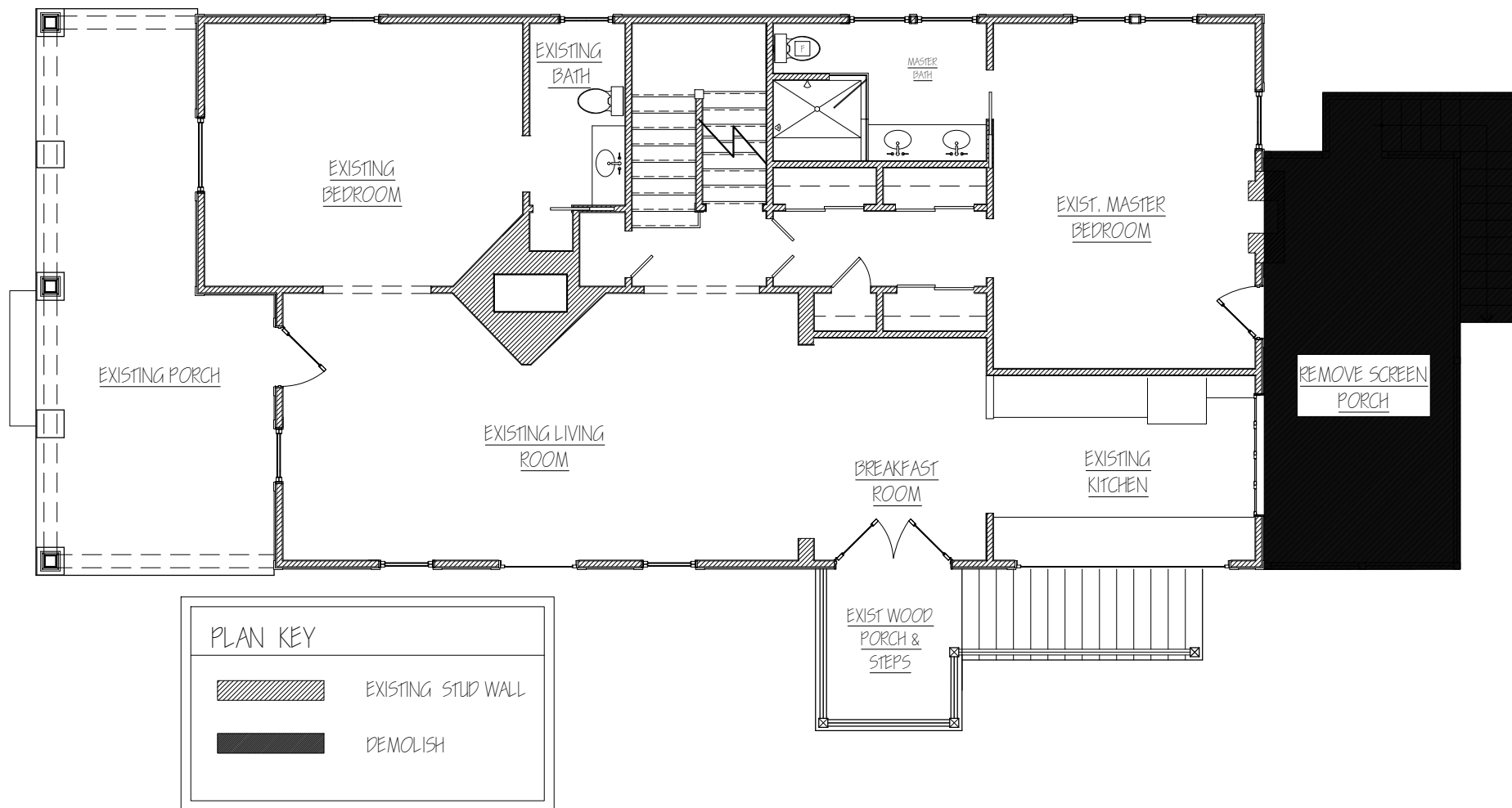
 EXISTING MAIN LEVEL PERIMETER

 AREA OF DEMOLITION/ CONSTRUCTION

1 PROPOSED SITE PLAN
SCALE: 1/20" = 1'0"



1 AS-BUILT BASEMENT PLAN
SCALE: 1/8" = 1'0"



1 AS-BUILT MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0"

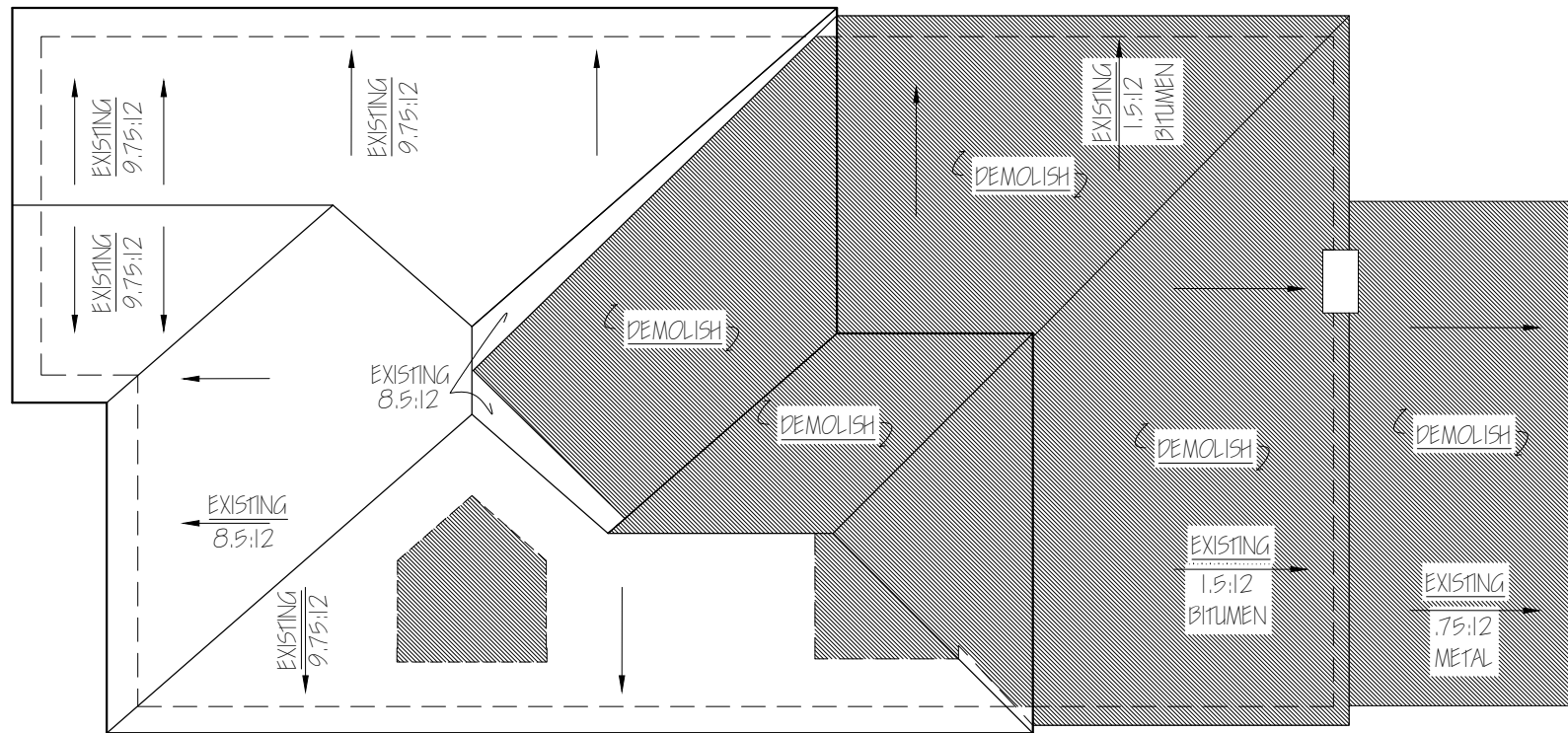


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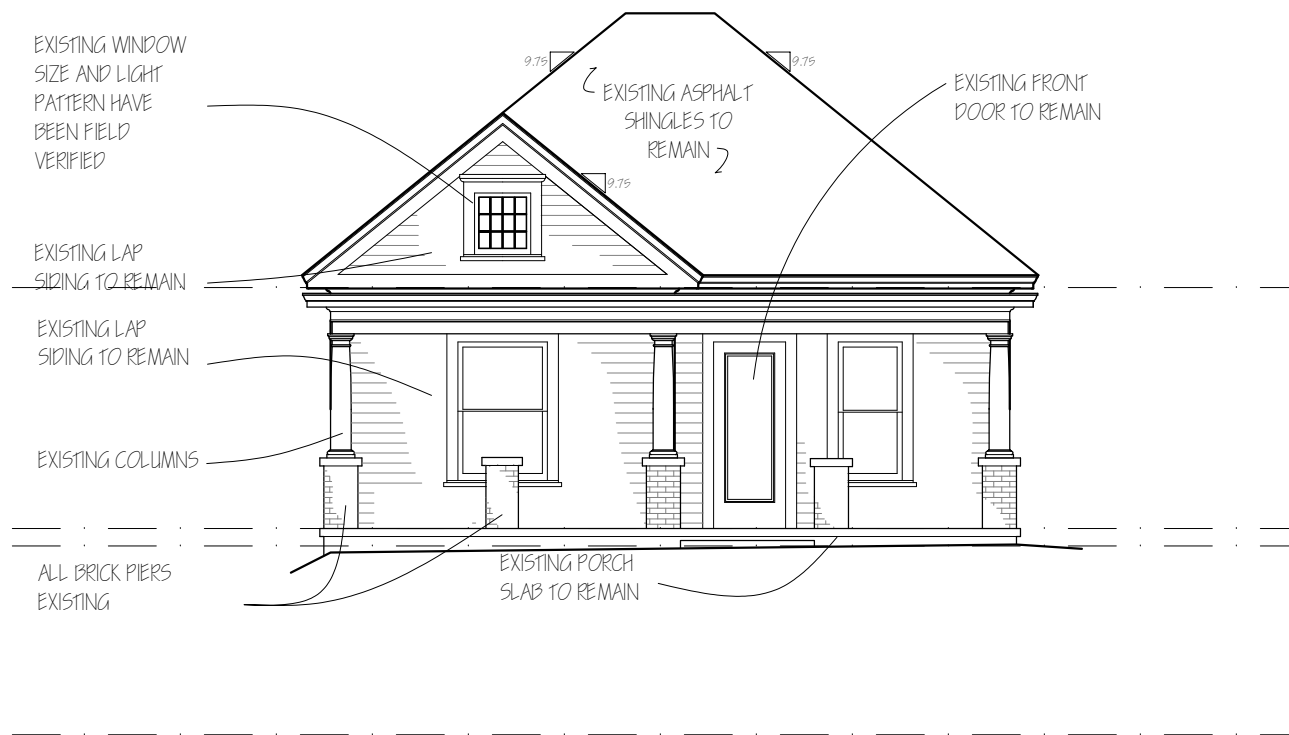
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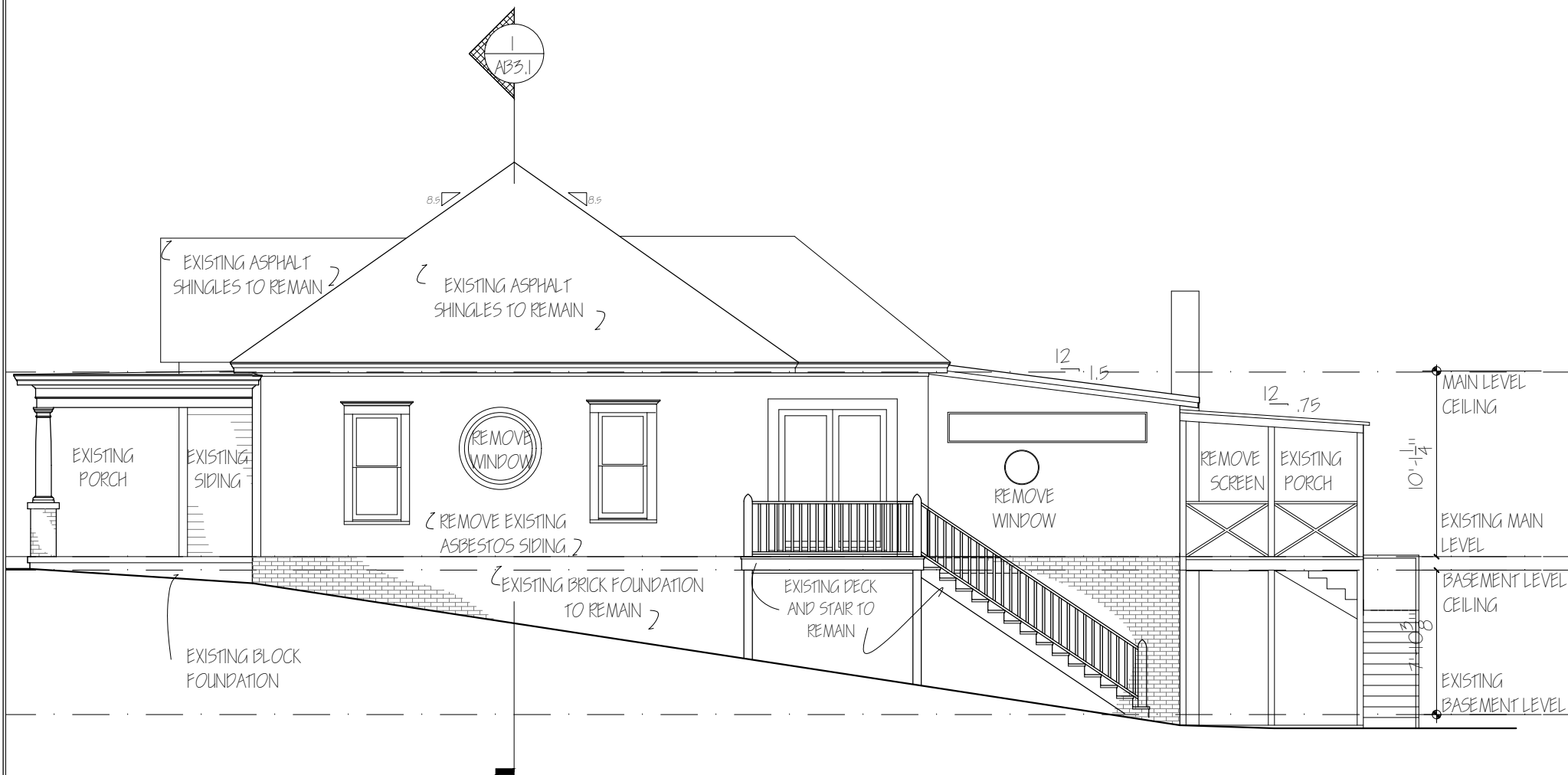
AB1.1



1 AS-BUILT ROOF PLAN
SCALE: 1/8" = 1'0"



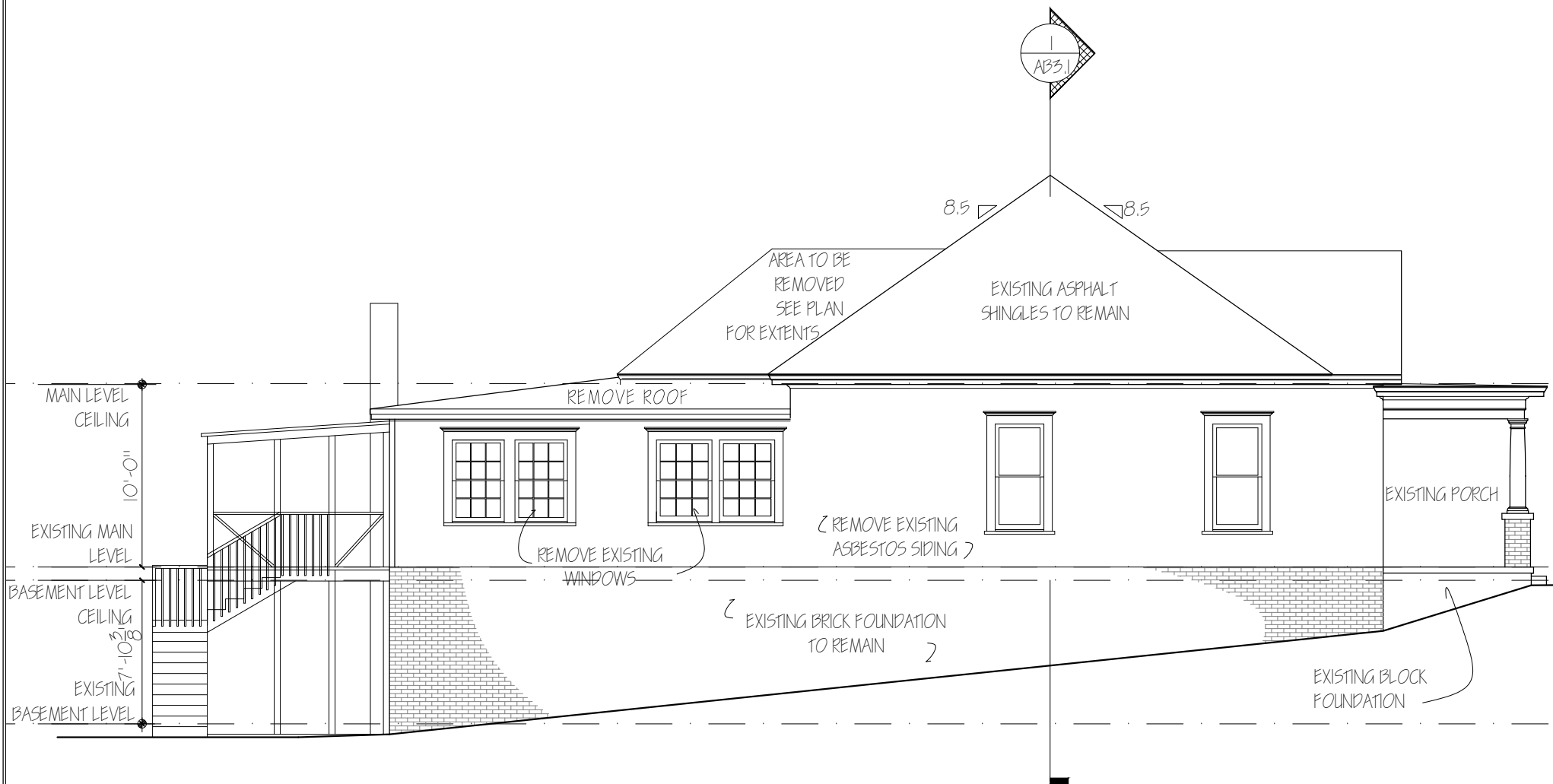
1 AS-BUILT FRONT ELEVATION
SCALE: 1/8" = 1'0"



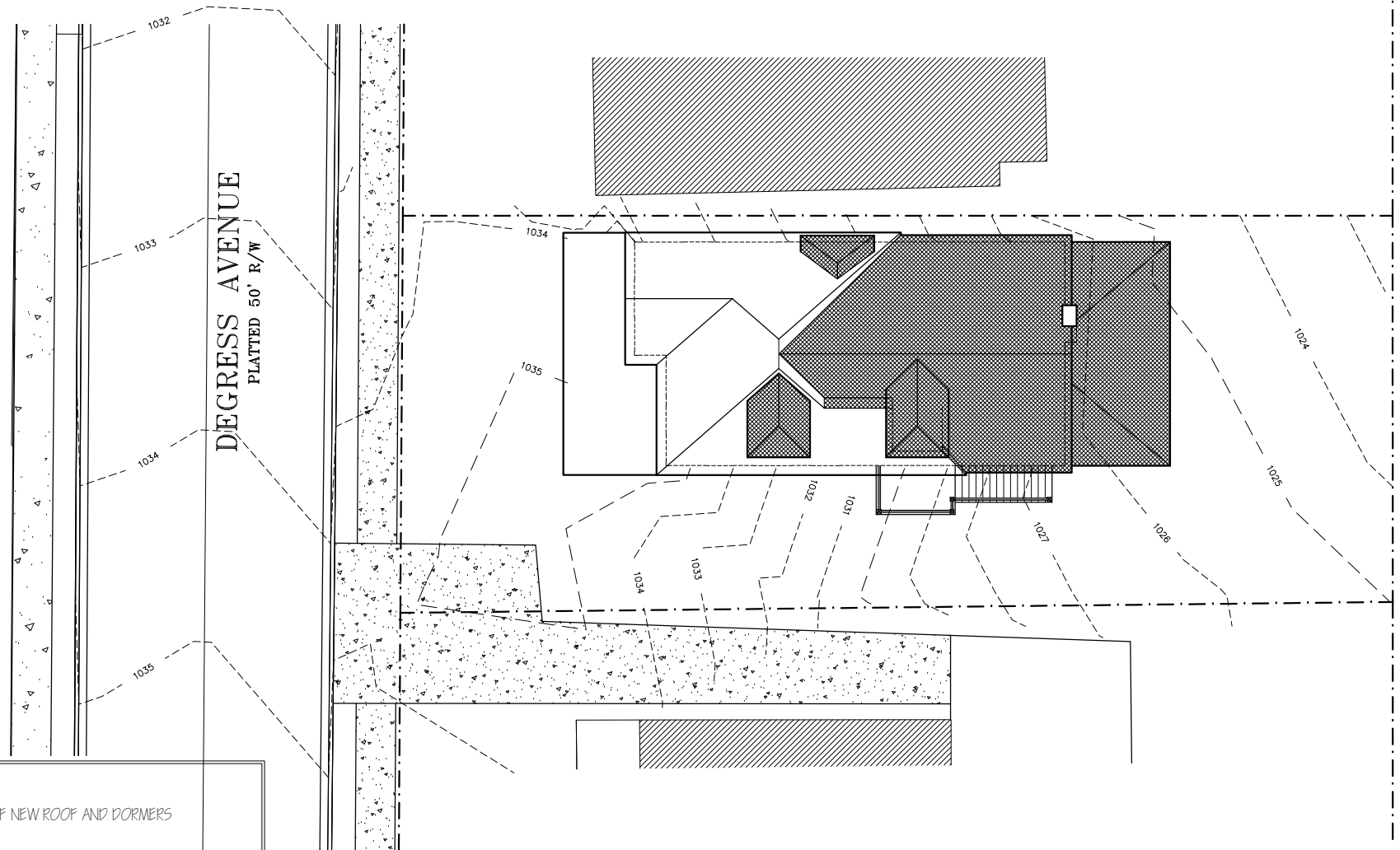
1 AS-BUILT RIGHT ELEVATION
SCALE: 1/8" = 1'0"



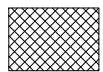
1 AS-BUILT REAR ELEVATION
SCALE: 1/8" = 1'0"



1 AS-BUILT LEFT ELEVATION
SCALE: 1/8" = 1'0"



KEY



LOCATION OF NEW ROOF AND DORMERS



ADJACENT PROPERTIES



EXISTING MAIN LEVEL PERIMETER



EXTENTS OF PROPOSED ATTIC BUILD OUT

1 PROPOSED SITE PLAN
SCALE: 1/20" = 1'0"

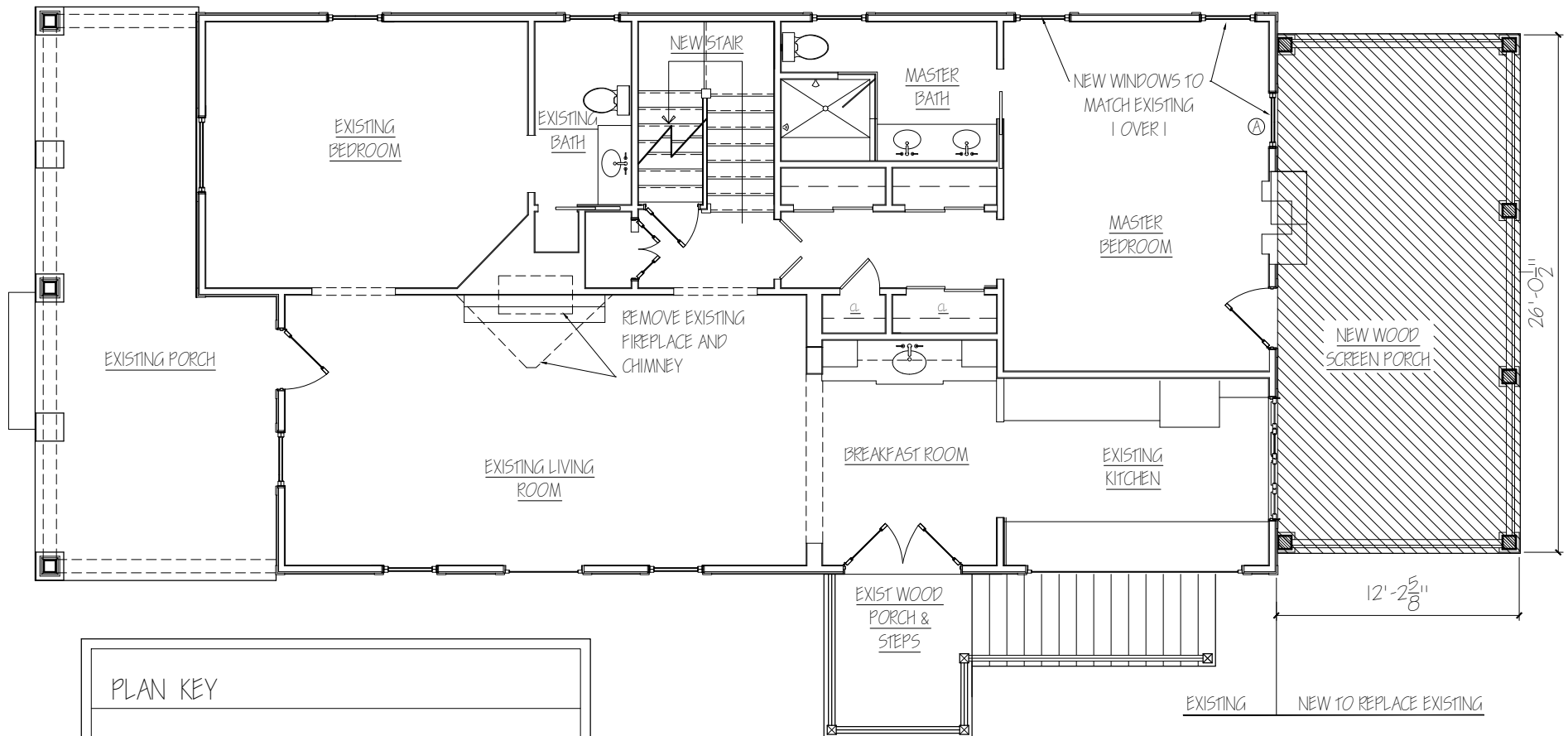


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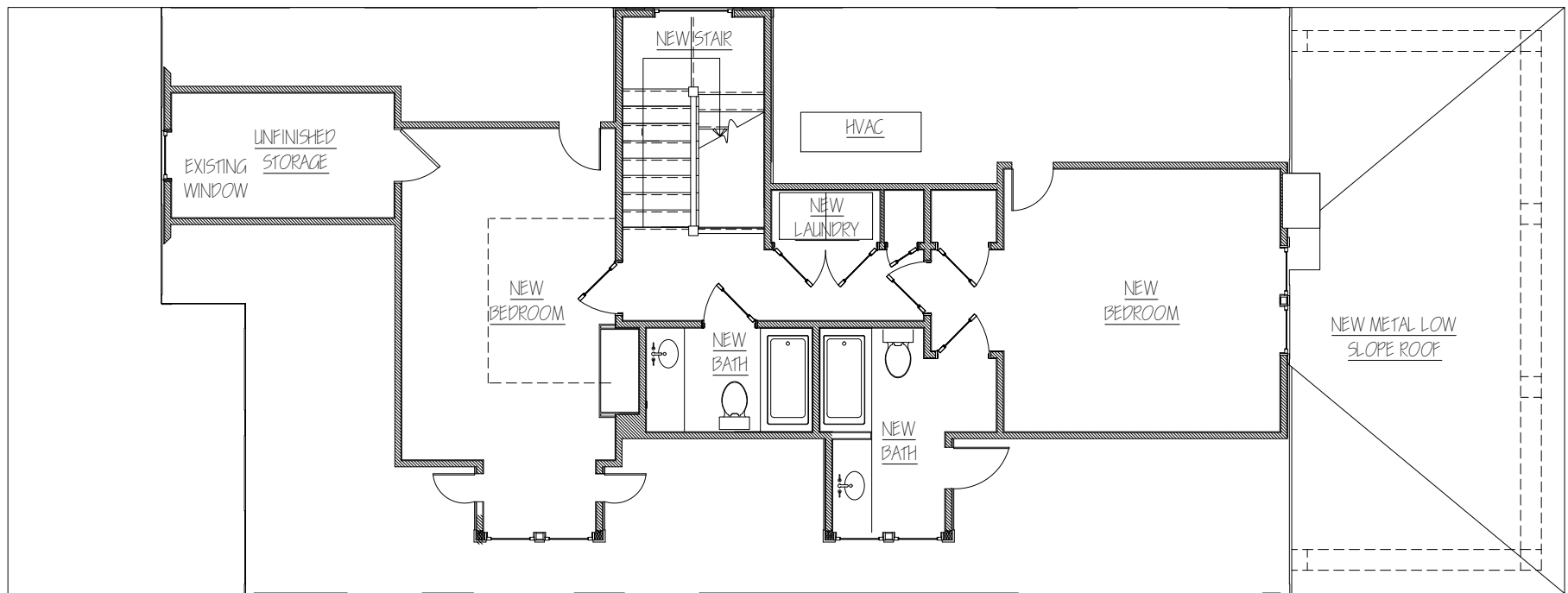
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1 AS-BUILT REAR ELEVATION
SCALE: 1/8" = 1'0"



*** ENTIRELY NEW UPPER LEVEL ADDITION ***

PLAN KEY



EXISTING WALL



PROPOSED WALL (SEE PLAN FOR WIDTH)

1 UPPER LEVEL PLAN
SCALE: 1/8" = 1'0"

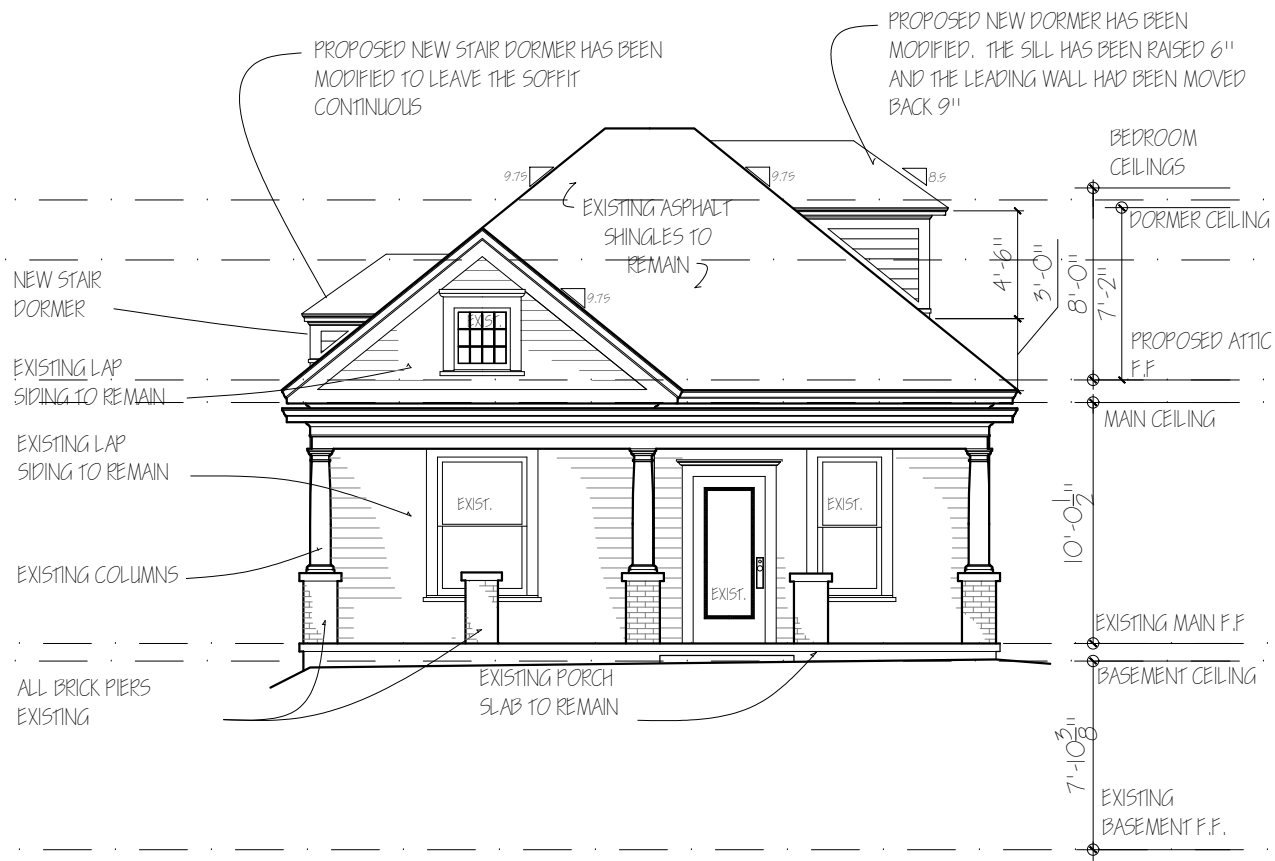


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A1.2



1 FRONT ELEVATION
SCALE: 1/8" = 1'0"

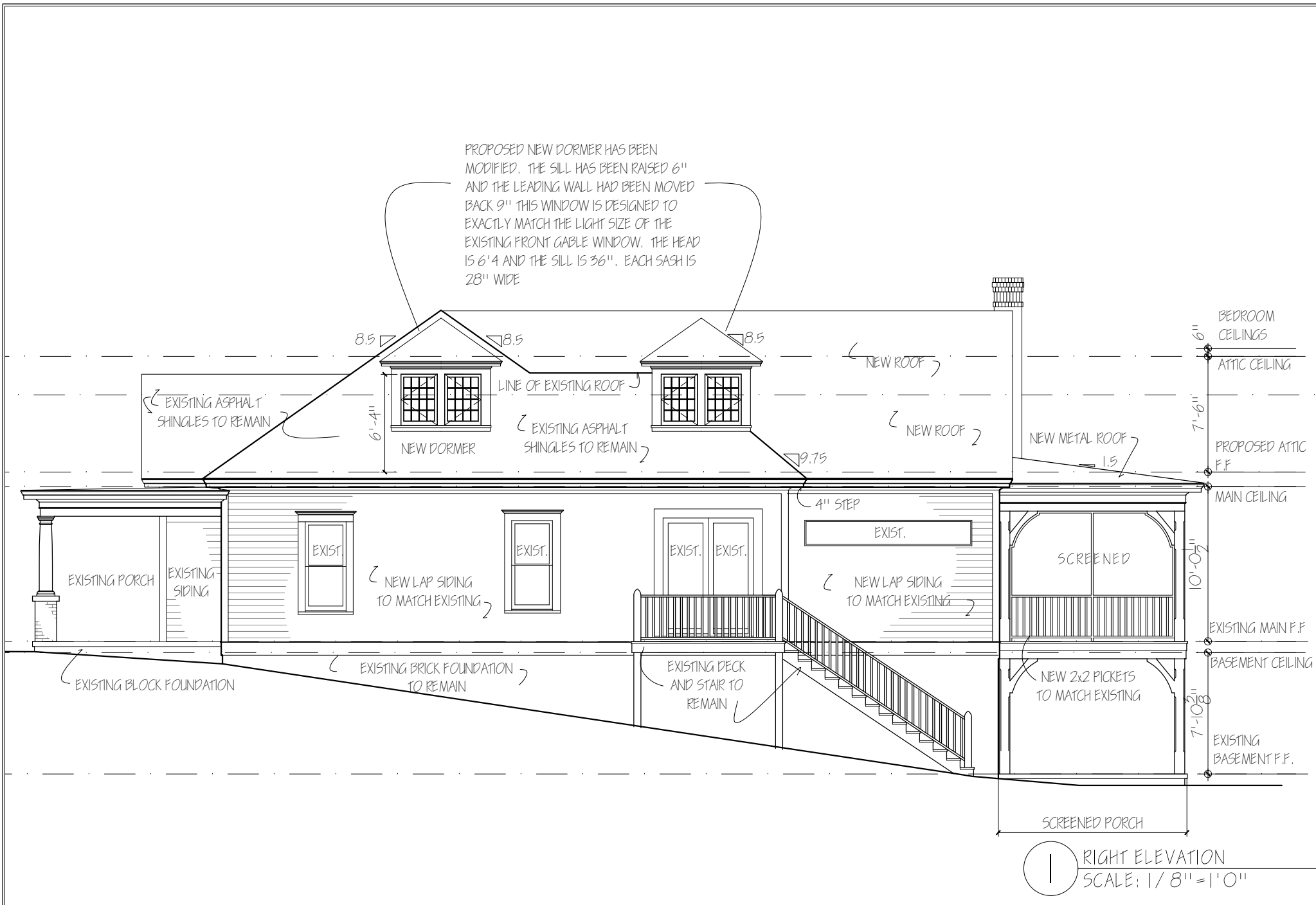


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A2.1





1 REAR ELEVATION
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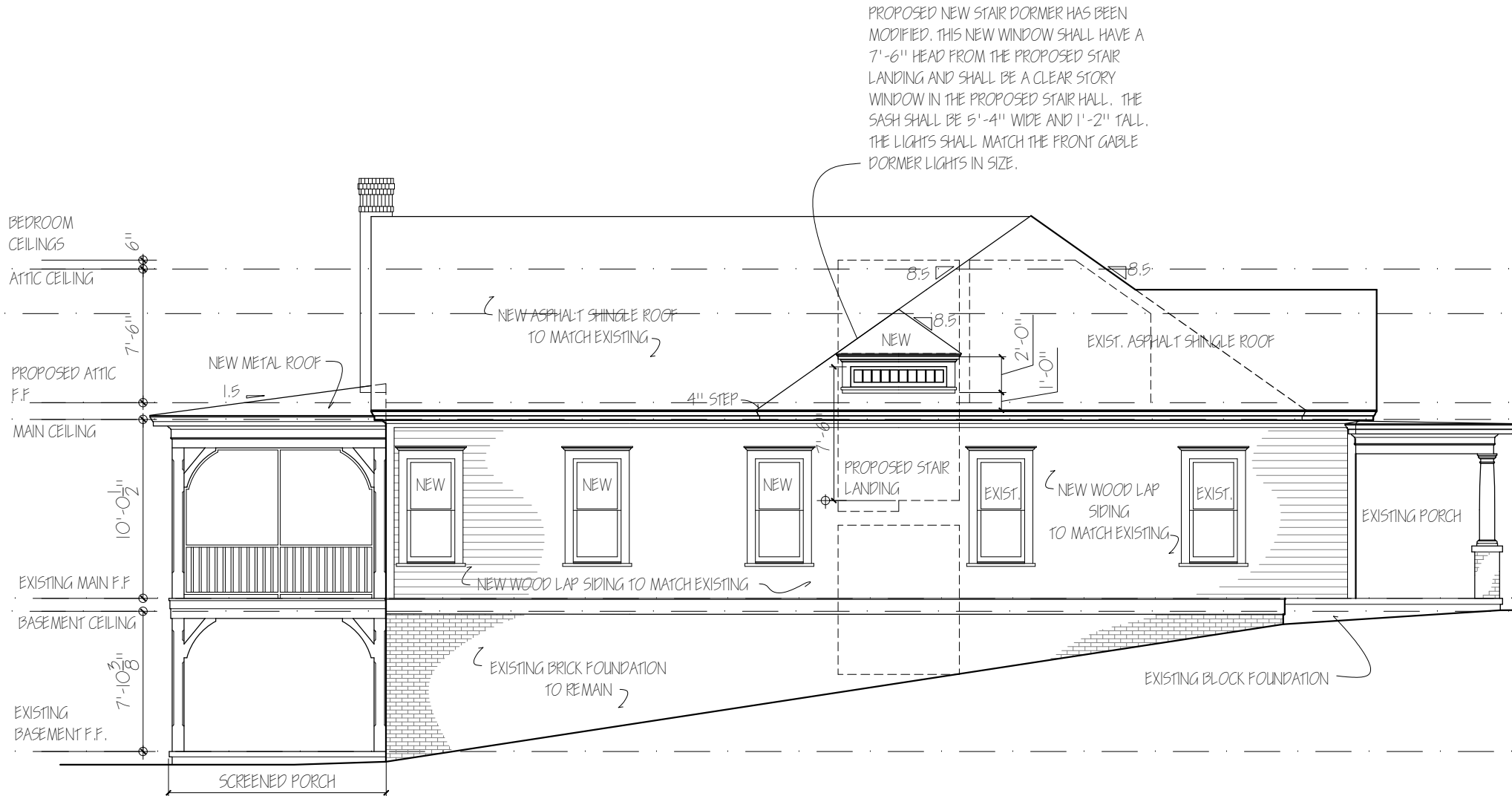


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A2.3



1 LEFT ELEVATION
SCALE: 1/8" = 1'0"

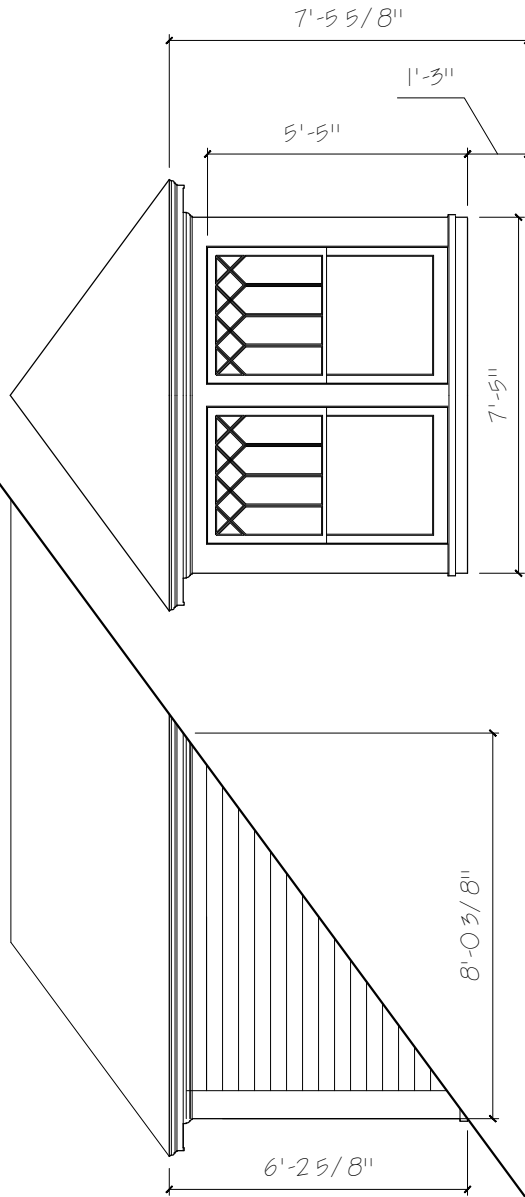


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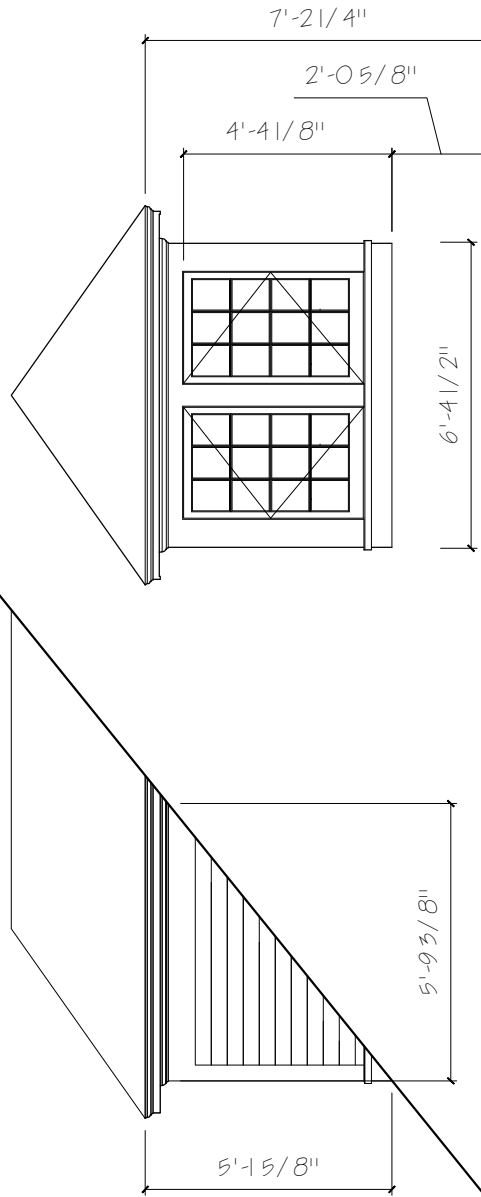
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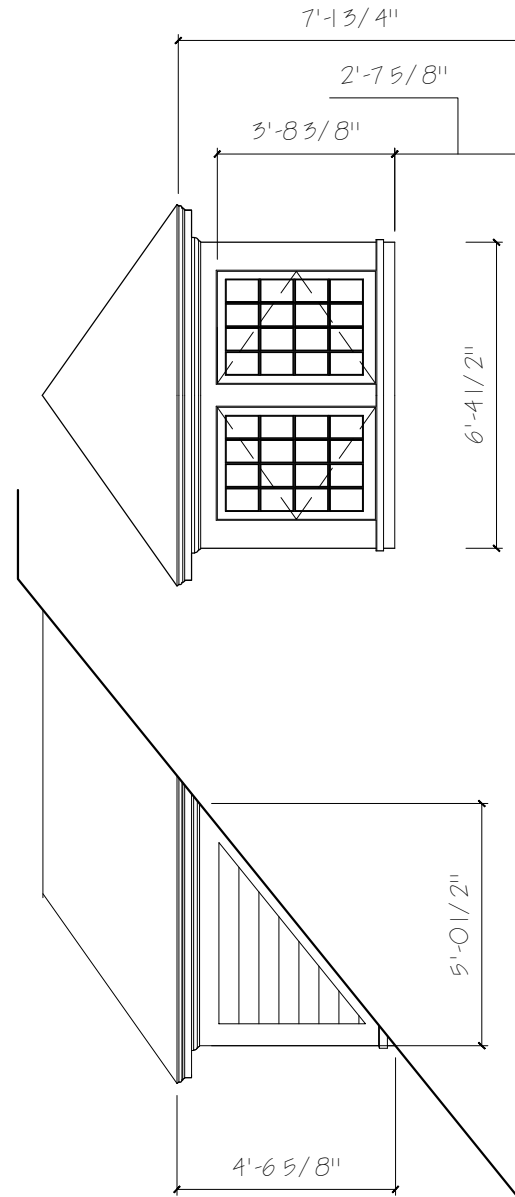
A2.4



3 DORMER APPROVED FOR 222 DEGRESS MARCH 2018
SCALE: 1/4" = 1'0"



2 PREVIOUS DORMER DESIGN
SCALE: 1/4" = 1'0"



1 NEW REVISED DORMER DESIGN
SCALE: 1/4" = 1'0"



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