



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

# 351 Sinclair Avenue NE

Atlanta, Georgia

<b>OWNER</b> Barnali Banerjee and Subhro Guhathakurta 351 SINCLAIR AVE NE ATLANTA, GA 30307 770-243-3842 (Barnali) 480-463-4262 (Subhro)	<b>ARCHITECT</b> ADAM STILLMAN 350 SINCLAIR AVE NE ATLANTA, GA 30307 770-330-3389
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**STANDARD CONSTRUCTION CODES:**  
 International Building Code, 2018 Edition, with Georgia Amendments (2020)  
 International Residential Code, 2018 Edition, with Georgia Amendments (2020)  
 International Fire Code, 2018 Edition (no Georgia Amendments)  
 International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)  
 International Mechanical Code, 2018 Edition, with Georgia Amendment (2020)  
 International Fuel Gas Code, 2018 Edition, with Georgia Amendment (2020)  
 National Electrical Code, 2017 Edition (no Georgia Amendments)  
 International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)  
 International Swimming Pool and Spa Code, 2018 Edition, with GA Amendments (2020)  
 2018 NFPA 101 - Life Safety Code 2018 Edition with State Amendments (2020)

FLOOD HAZARD: NO  
 TYP. DEAD LOADS: 10 psf  
 TYP. LIVE LOADS: 40 psf  
 TYP. ROOF LOADS: 20 psf LIVE/15 psf DEAD  
 WIND SPEED/CATEGORY: 115 mph/B  
 TERMITE: SEVERE  
 WEATHER: MODERATE  
 FROST LINE DEPTH: 12"  
 MEAN ANNUAL TEMP: 66.2°  
 WINTER DESIGN TEMP: 22°  
 GROUND SNOW LOAD: 5 psf  
 SEISMIC DESIGN CATEGORY: B

PROJECT NAME: Banerjee/Guhathakurta Residence  
 SCOPE OF WORK: Interior renovations to existing house; construct two-story rear addition with bedrooms, closets, bath, and exterior wood stairs; demo portion of existing timber retaining walls; replace rear kitchen windows.  
 TYPE OF CONSTRUCTION: V-B  
 NUMBER OF STORIES: 2  
 BUILDING HEIGHT: 24'-1"

**DRAWING INDEX:**  
 A-0 COVER SHEET  
 S-1 SITE PLAN  
 A-1 FLOOR PLANS  
 A-2 FRONT & REAR ELEVATIONS  
 A-3 LEFT & RIGHT ELEVATIONS  
 A-4 LINE OF SIGHT DIAGRAM

**FLOOR AREAS:**  
 MAIN (EXISTING): 1330 sf  
 MAIN (ADDITION): 171 sf  
 UPPER (ADDITION): 344 sf  
**TOTAL: 1845 sf**

**NOTE:** NO ATTIC SPACE EXCEEDS 7' HEADROOM

**UNHEATED FLOOR AREAS:**  
 PORCH (EXISTING): 190 sf  
 PATIO (EXISTING): 146 sf

revisions

architect seal

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<b>title</b>	COVER SHEET
<b>scale</b>	3/16" = 1'-0"
<b>drawn</b>	APS
<b>checked</b>	
<b>date</b>	10-11-2021
<b>project no.</b>	351Sinclair
<b>sheet no.</b>	A-0

RESERVED FOR THE SUPERIOR COURT CLERK

**GENERAL NOTES:**

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

REFERENCE: DEED BOOK 53831 PG 115  
PLAT BOOK 4 PG 56

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY, GEORGIA 13121C0263G EFFECTIVE DATE SEPTEMBER 18, 2013  
SURVEY DATA:

TYPE OF SURVEY: RETACEMENT  
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 53831 PG 115  
PROPERTY OWNER AT TIME OF SURVEY: SUBHRAJIT GUHATHAKURTA & BARNALI BANERJEE  
PARCEL NUMBER: 14 001500120562

BASIS OF BEARINGS IS A SINGLE COMPASS READING & ANGLES TURNED; ELEVATION DATUM ASSUMED FROM FULTON COUNTY GIS

TOTAL AREA: 5,352 SQ FT, 0.12 AC

CALCULATED PLAT CLOSURE: 41,520

**FIELD DATA:**

DATE OF FIELD SURVEY 8-23-2021

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

<b>351 SINCLAIR AVENUE NE</b>
ZONING: R-5
HOUSE = 1,330 S.F.
CONCRETE DRIVE = 339 S.F.
FRONT WALK / STEPS = 253 S.F.
FRONT PORCH / STEPS = 190 S.F.
CRAWLSPACE STEPS / PAD = 58 S.F.
REAR CONCRETE PAVER PATIO = 246 S.F.
WALL(S) = 176 S.F.
IMPERVIOUS TOTAL = 2,592 S.F.
LOT AREA = 5,352 S.F.
LOT COVERAGE (%) = 48.4

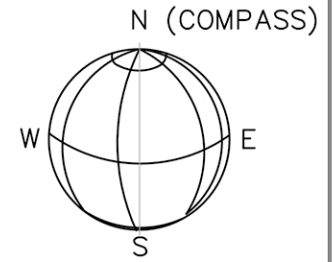
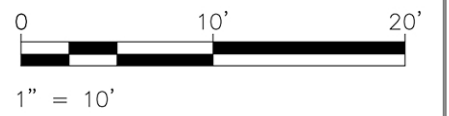
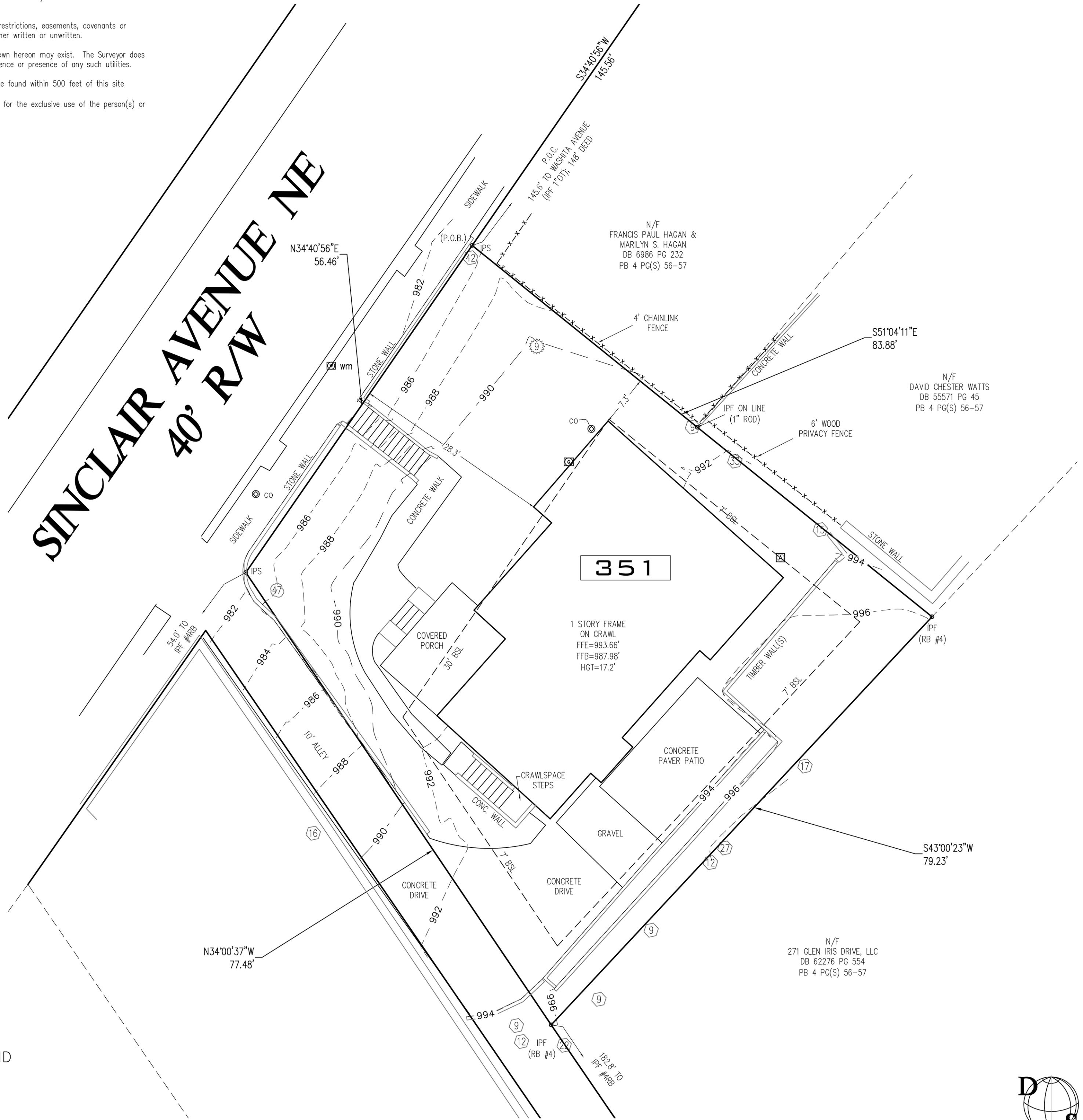
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BOUNDARY & TOPOGRAPHIC SURVEY FOR  
BARNALI BANERJEE  
P/O LOT 1, PROPERTY OF MAJ. A.F. MORELAND

**351 SINCLAIR AVENUE**

CITY OF ATLANTA, FULTON COUNTY, GEORGIA  
LAND LOT 15, DIST 14  
DATE: AUGUST 24, 2021



**LEGEND**

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD

- TREE SYMBOLS  
X = DIAMETER IN INCHES
- (X) OAK
  - (X) HARDWOOD
  - (X) CREPE MYRTLE



FOR  
DEKALB SURVEYS, INC.  
407 WEST PONCE DE LEON AVENUE  
SUITE B  
DECATUR, GEORGIA 30030  
404.373.9003



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OWNER/CONTRACTOR/24 HR CONTACT

Barnali Banerjee and Subhro Guhathakurta  
351 SINCLAIR AVE NE  
ATLANTA GA 30307  
770-243-3942 (Barnali) 480-463-4262 (Subhro)

ARCHITECT

ADAM STILLMAN  
350 SINCLAIR AVE NE  
ATLANTA, GA 30307  
770-330-3389

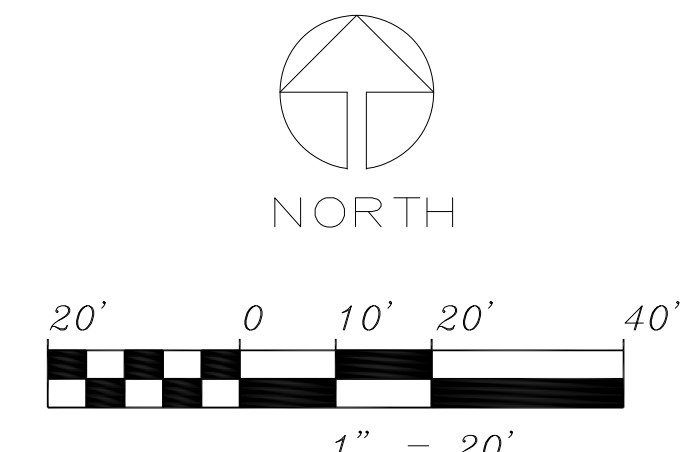
Before starting land-disturbance activities, the Contractor is required to schedule a pre-construction meeting with Erosion & Sediment Control. Call (404) 546-1300

TREE REPLACEMENT CALCULATION CHART

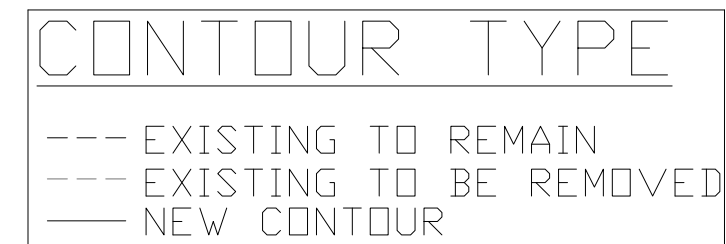
Table with columns for 'TREES RECOMPENSE:', '\$ AMOUNT = \$100.00[(# OF TREES DESTROYED + # OF TREES LOST) - # OF TREES REPLACED] + \$30.00 [(# DBH INCHES DESTROYED + # DBH INCHES LOST) - # CALIPER INCHES REPLACED]', and calculations for destroyed and lost trees.

NO WATERS OF THE STATE EXIST WITHIN 200' OF THE PROJECT SITE

NOTE: LIMITS OF DISTURBANCE COINCIDE WITH SILT FENCE



NO GRADED SLOPES SHALL EXCEED 2H:1V



NOTES:

- 1. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
2. SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY CONTACT TECHNICAL SERVICES AT (404) 330-6039.
3. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181-TEMPORARY SILT FENCE, OF THE GEORGIA STANDARD SPECIFICATIONS, 1983 EDITION.
4. MAINTENANCE STATEMENT- EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR.
5. STATEMENT- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
6. NO GRADED SLOPE SHALL EXCEED 2H:1V
7. PROPERTY ADDRESS = 351 SINCLAIR AVE ATLANTA, GEORGIA
8. TOTAL LOT AREA = 0.123 acre
9. TOTAL AREA DISTURBED: 0.01 acre
10. CUT ± 10 C.Y. FILL ± 0 C.Y. BALANCE DIRT ON SITE. DEMOLITION DEBRIS ± 10 C.Y.
11. THE BENCHMARK FOR THIS SITE Survey By Dekalb Surveys
12. PROPERTY IS NOT IN 100 YEAR FLOOD PLAIN. FEMA MAP 13121C0263G 9/18/2013
13. OWNER: Barnali Banerjee and Subhro Guhathakurta

TREE SYMBOL LEGEND

Table with columns 'SYMBOL:' and 'DESCRIPTION:'. Symbols include a circle with a tree for 'NEW TREE', a circle with a tree and a slash for 'EXISTING TREE TO REMAIN', and a circle with a tree and an 'X' for 'EXISTING TREE TO BE REMOVED'.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) Establish temporary protection for disturbed areas...

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) Establish permanent vegetative cover such as trees, shrubs, vines, grasses, rock, or aggregate on disturbed areas.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) Establish a temporary vegetative cover with fast growing seedlings on disturbed areas.

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING) Establish permanent vegetative cover with sod grass on disturbed areas.

EROSION AND SEDIMENT CONTROL PRACTICES

- The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures prior to or concurrent with land-disturbance activities.
Erosion and sediment control measures shall be maintained at all times. Additional measures beyond the approved plan shall be implemented as necessary.
Disturbed areas idle 14 days shall be stabilized with temporary vegetation; disturbed areas idle 30 days shall be stabilized with permanent vegetation.
Erosion and sediment control measures shall be inspected at least twice weekly, after each rain, and repaired as necessary.
Additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection.
Silt fence shall meet the requirements of Section 171 - Type C temporary silt fence, of the Georgia Department of Transportation Standard Specifications, 1993 Edition.

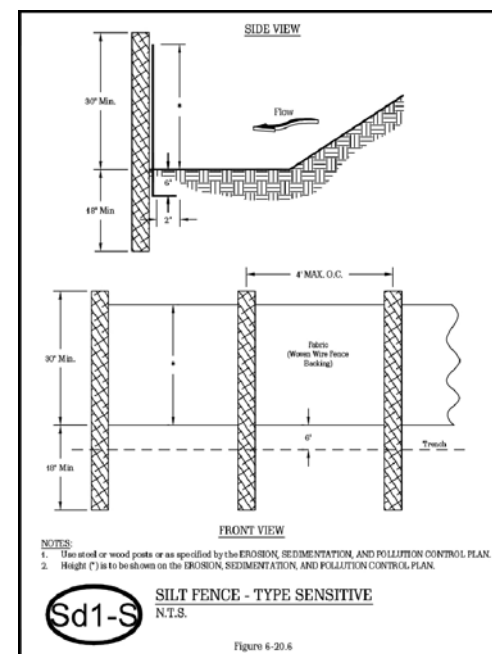
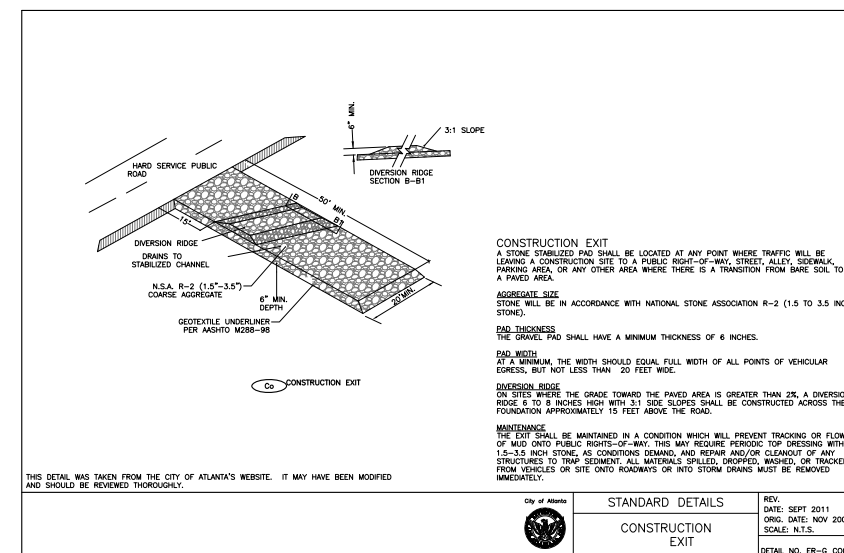
VEGETATIVE PLAN

FALL SEEDING

Treat soil with 40lbs/1000sf lime, till soil, and water thoroughly. Seed with 6-8lbs./1000sf Bermuda (Cynodon dactylon) and Centipede (Eremochloa ophiuroides) with 4lbs/1000sf starter fertilizer (20-27-5) and mulch with straw at a rate of 1 bale/800sf. Fertilize with 24-6-12 at 60 and 150 days after seeding. Skip 150 day fertilizing if WITHIN 30 days of Spring Seeding.

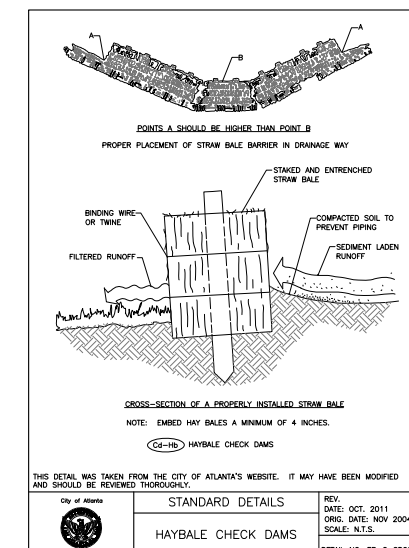
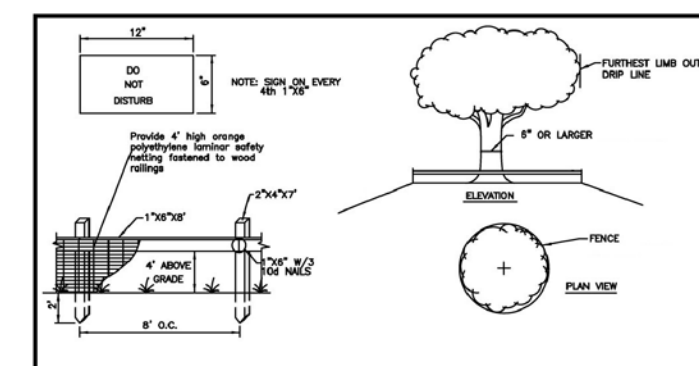
SPRING SEEDING

Treat soil with 40lbs/1000sf lime, till soil, and water thoroughly. Seed with 6-8lbs./1000sf Ryegrass (Lolium multiflorum) and Red Fescue (Festuca rubra) with 4lbs/1000sf starter fertilizer (20-27-5) and mulch with straw at a rate of 1 bale/800sf. Fertilize with 24-6-12 at 60 and 150 days after seeding. Skip 150 day fertilizing if WITHIN 30 days of Fall Seeding. Test soil and reapply 40lbs/1000sf lime as needed on an annual basis.



Co CONSTRUCTION EXIT

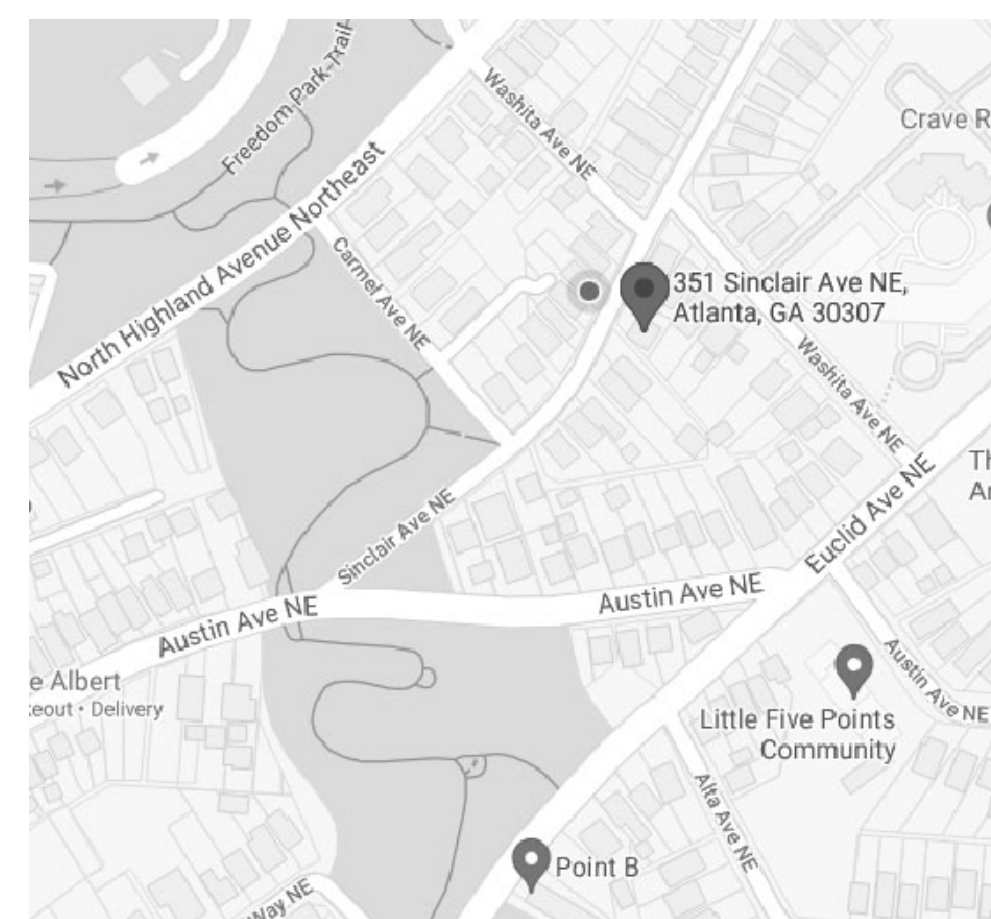
Sd1-S SILT FENCE - TYPE SENSITIVE



Notes for tree protection fence: 1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEGMENTATION. 2. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF THE LAND DISTURBANCE...

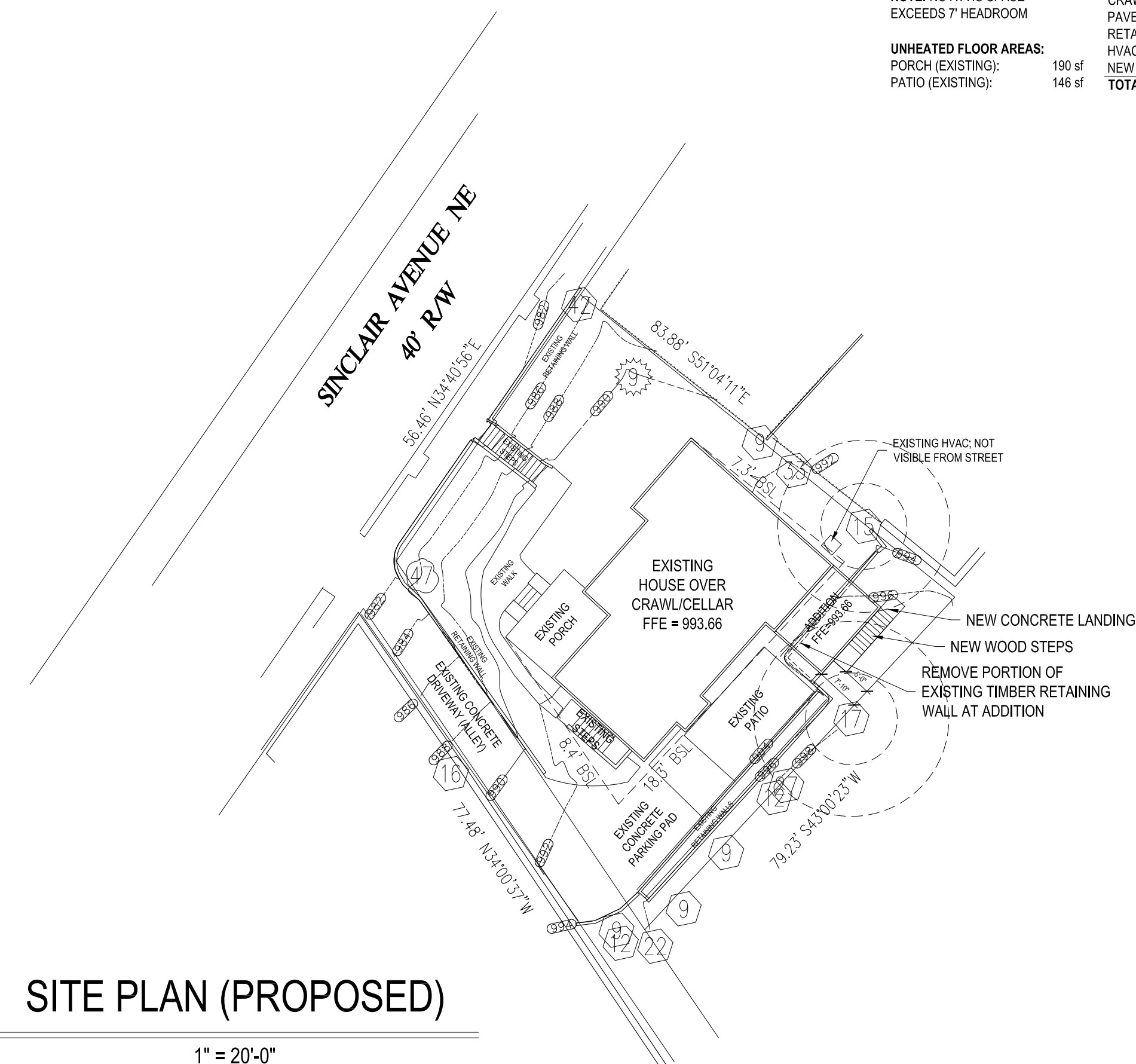
Ts1 TREE PROTECTION FENCE

Cd-Hb SEDIMENT BARRIER



VICINITY MAP

NOT TO SCALE



SITE PLAN (PROPOSED)

1" = 20'-0"

Table with columns 'PROPERTY ZONED R-6/ HC-20L-SA1', 'SET BACK COMPATIBILITY:', 'PROPOSED: MIN. ALLOWABLE: MAX. ALLOWABLE', 'LOT SIZE = 6352 sf (0.123 ACRE)', 'MAX FLOOR AREA RATIO = .50', 'ACTUAL FLOOR AREA RATIO = .34', 'MAX LOT COVERAGE = 55%', 'EXISTING LOT COVERAGE = 48.7%', 'PROPOSED LOT COVERAGE = 52.5%'.

Table with columns 'FLOOR AREAS:', 'LOT COVERAGE CALCULATIONS:', 'UNHEATED FLOOR AREAS:', and 'PATIO (EXISTING):'. Rows include Main Existing, Main Addition, Upper Addition, Total, Existing House, Concrete Drive, Front Walk/Steps, Crawlspace Steps/Pad, Paver Patio, Retaining Walls, HVAC, and New Rear Steps/Pad.



351 Sinclair Avenue NE

Atlanta, Georgia

revisions

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ISSUED FOR CONSTRUCTION

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title SITE PLAN

scale 1" = 20'-0"

drawn checked

APS

date 10-06-2021

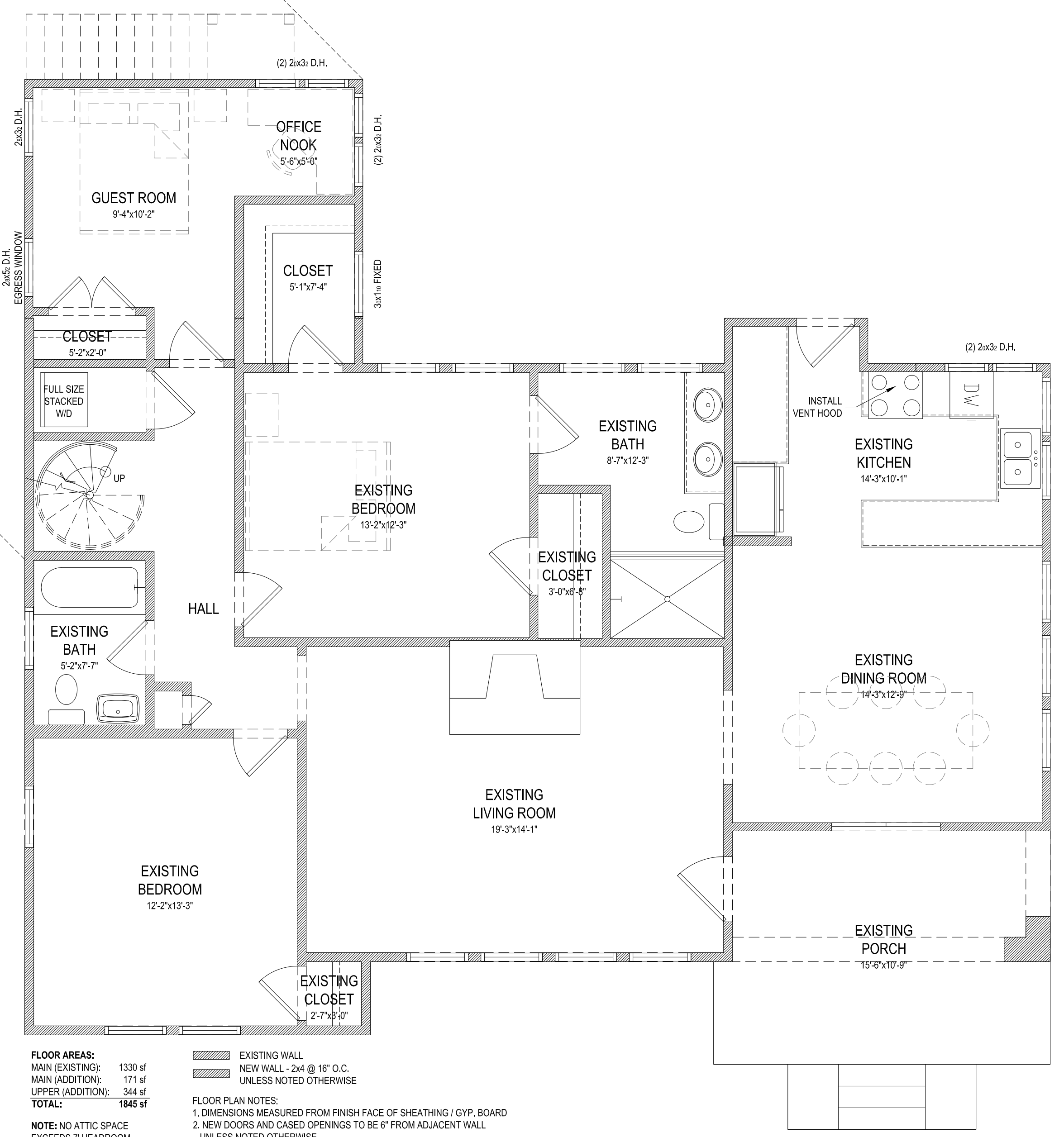
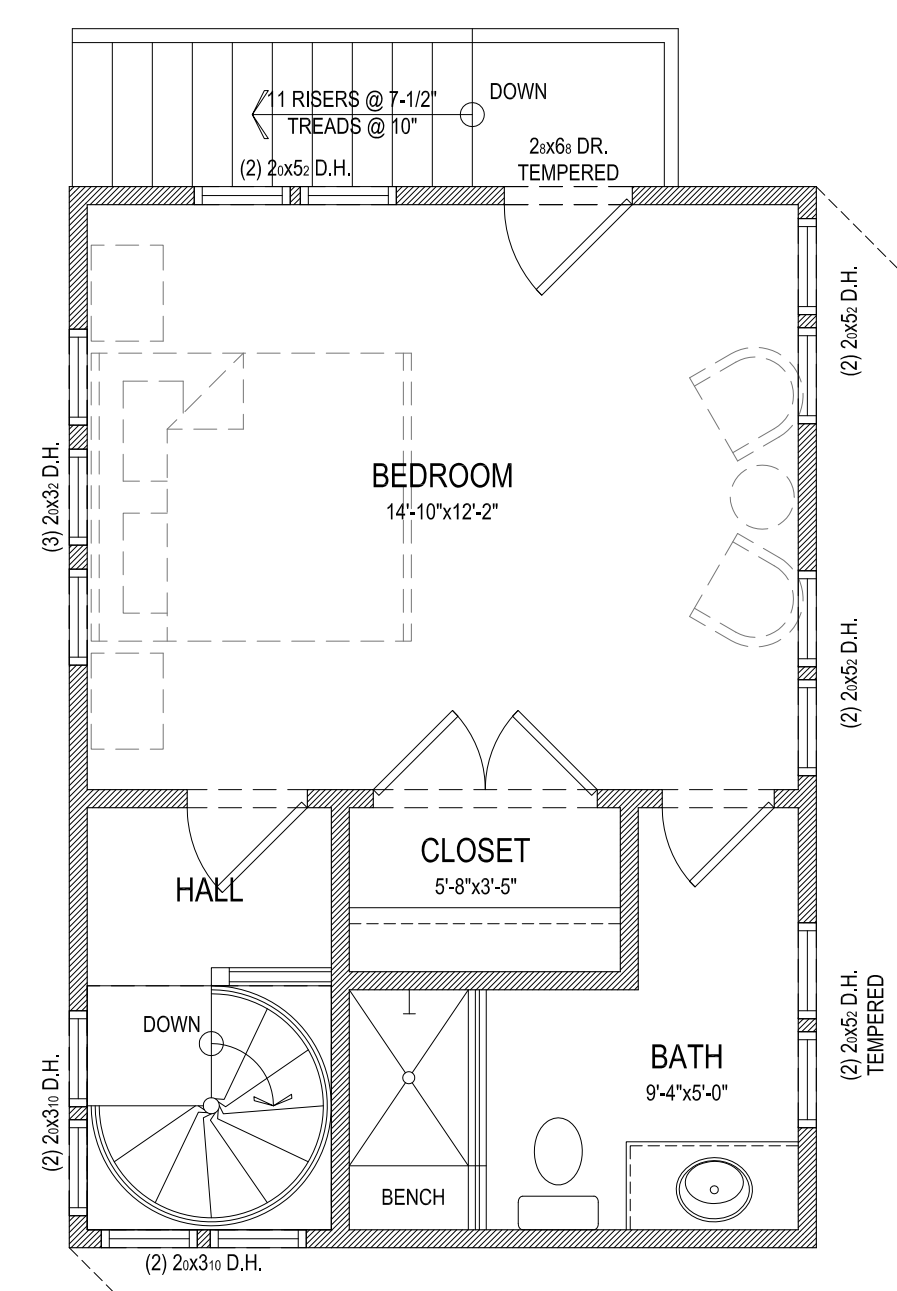
project no. 351Sinclair

sheet no. S-1



PROPOSED  
UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"



PROPOSED  
MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

**FLOOR AREAS:**  
 MAIN (EXISTING): 1330 sf  
 MAIN (ADDITION): 171 sf  
 UPPER (ADDITION): 344 sf  
**TOTAL: 1845 sf**

**NOTE:** NO ATTIC SPACE EXCEEDS 7' HEADROOM

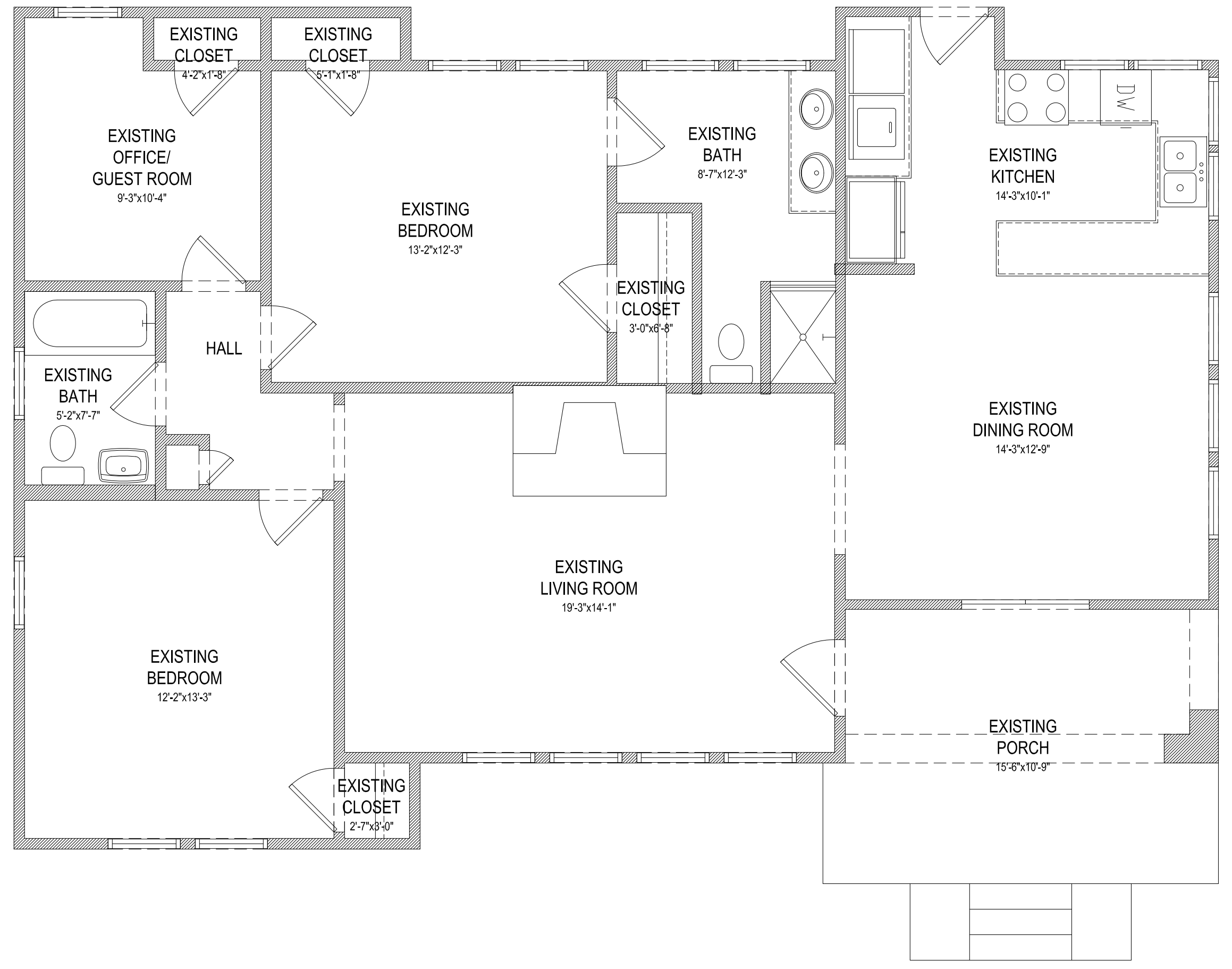
**UNHEATED FLOOR AREAS:**  
 PORCH (EXISTING): 190 sf  
 PATIO (EXISTING): 146 sf

**FLOOR PLAN NOTES:**  
 1. DIMENSIONS MEASURED FROM FINISH FACE OF SHEATHING / GYP. BOARD UNLESS NOTED OTHERWISE  
 2. NEW DOORS AND CASSED OPENINGS TO BE 6" 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  
 5. SOME EXISTING CONDITIONS ARE ASSUMED DUE TO CONCEALMENT WITHIN FINISHED WALLS AND CEILINGS. FIELD MODIFICATIONS MAY BE REQUIRED

**LEGEND:**  
 - EXISTING WALL  
 - NEW WALL - 2x4 @ 16" O.C. UNLESS NOTED OTHERWISE

EXISTING  
MAIN LEVEL PLAN

1/4" = 1'-0"



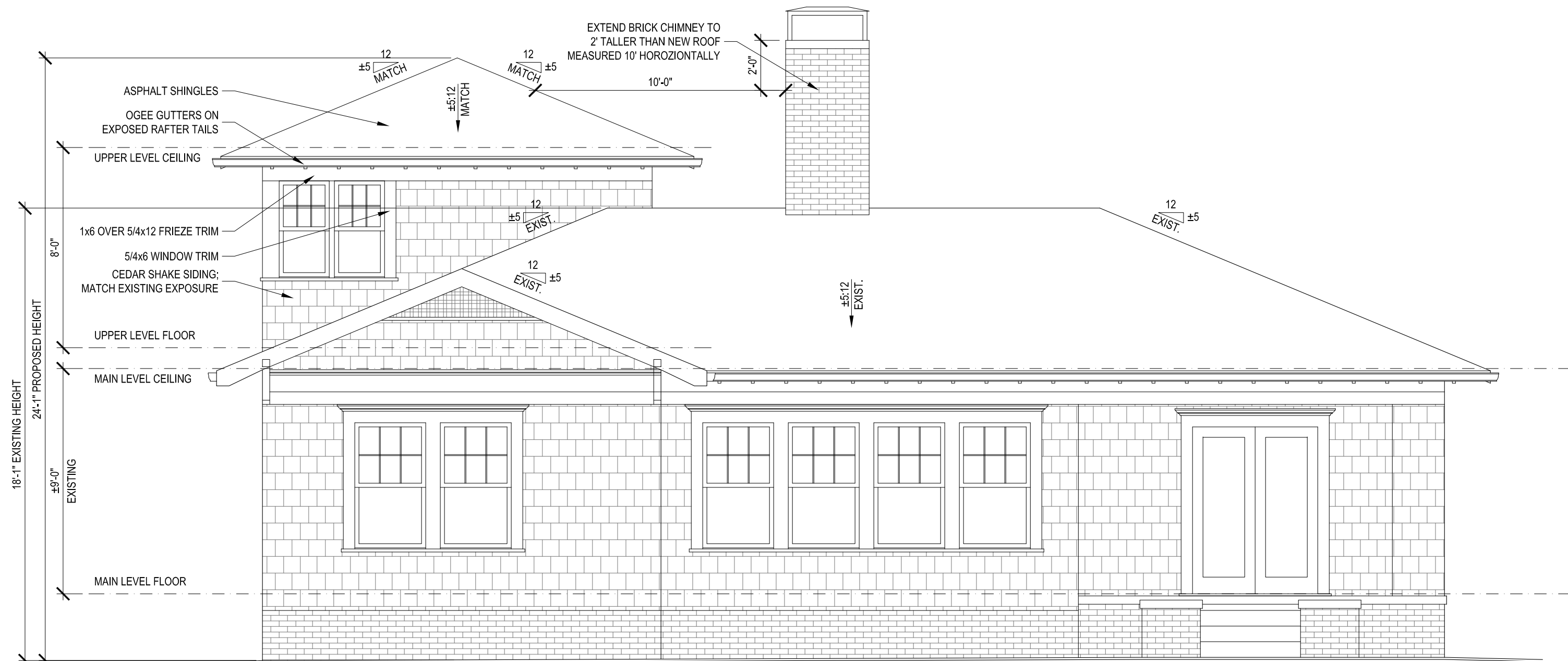
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Title FLOOR PLANS	
Scale 1/4" = 1'-0"	
drawn APS	checked
date 10-11-2021	sheet no.
project no. 351Sinclair	A-1



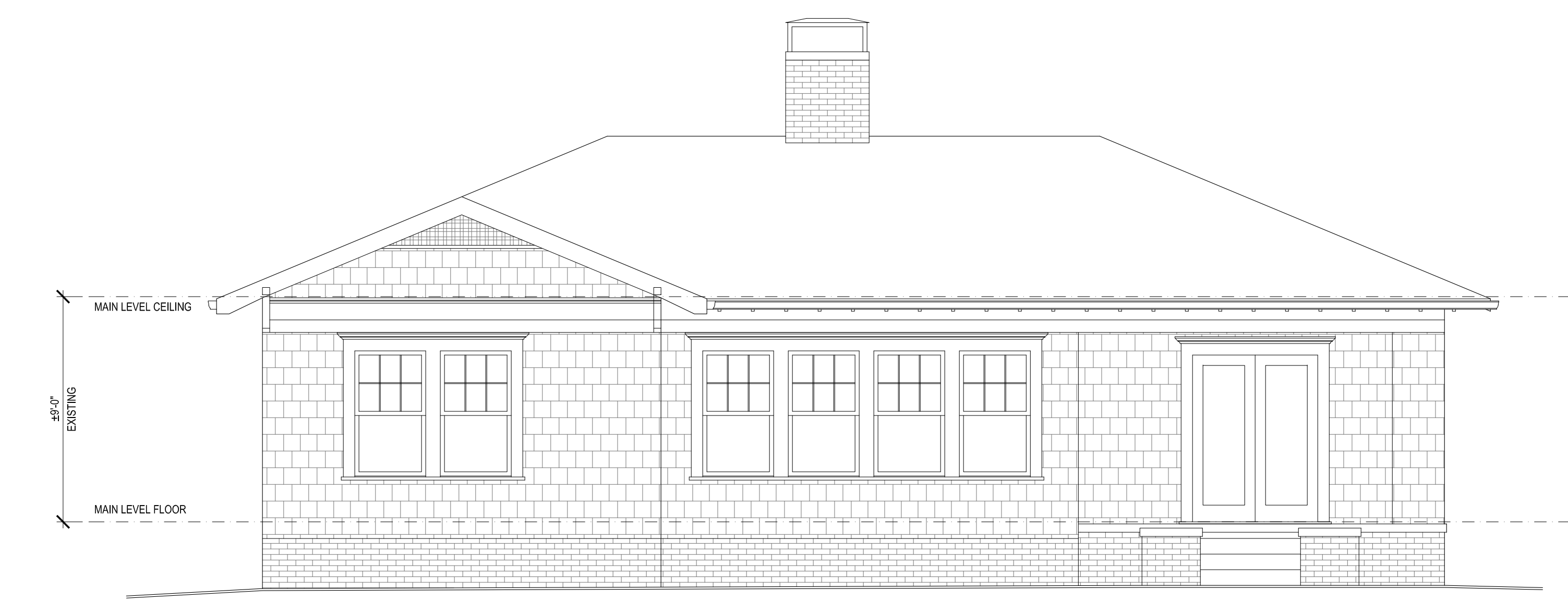
**PROPOSED FRONT ELEVATION**  
1/4" = 1'-0"

**ELEVATION NOTES:**  
1. ALL CONDITIONS ARE EXISTING TO REMAIN EXCEPT AS NOTED  
2. NEW DOORS AND WINDOWS TO BE WOOD SIMULATED DIVIDED LIGHT WITH PERMANENTLY AFFIXED EXTERIOR MUNTINS  
3. ALL EXTERIOR TRIM IS WOOD

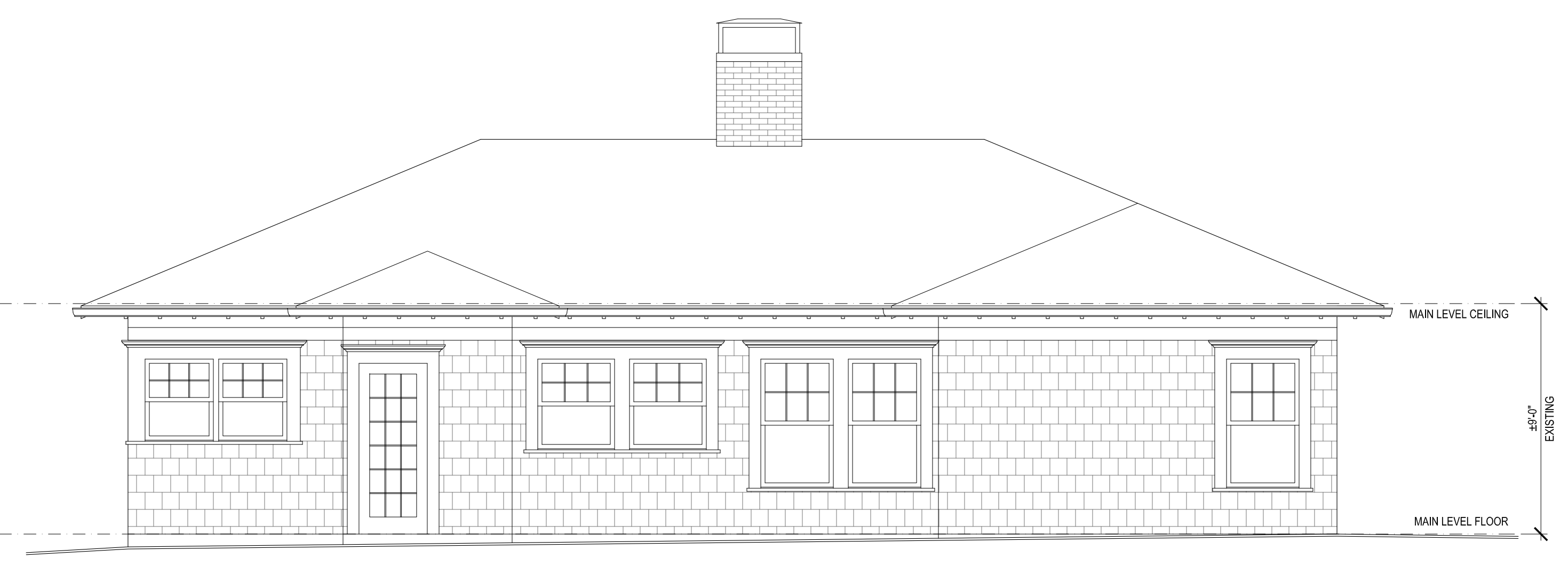
**HEIGHT COMPATIBILITY:**  
PROPOSED: 24'-1"    MIN. ALLOWABLE: 18'-1" - 351 SINCLAIR    MAX. ALLOWABLE: 28'-0" - 347 SINCLAIR



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



**EXISTING FRONT ELEVATION**  
1/4" = 1'-0"



**EXISTING REAR ELEVATION**  
1/4" = 1'-0"

**351 Sinclair Avenue NE**  
Atlanta, Georgia

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**title**  
FRONT & REAR ELEVATIONS

**scale**  
1/4" = 1'-0"

**drawn**    **checked**  
APS

**date**  
10-11-2021

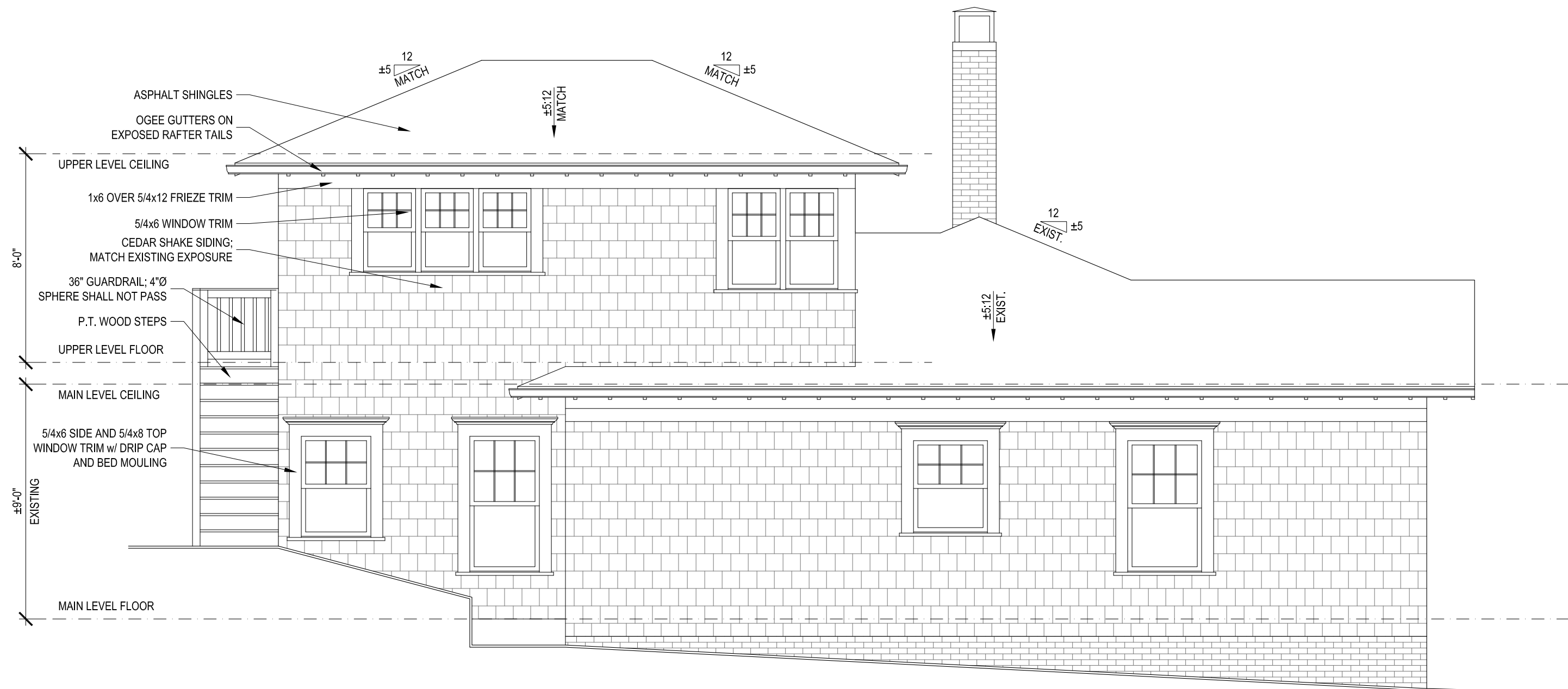
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351Sinclair

**sheet no.**  
A-2

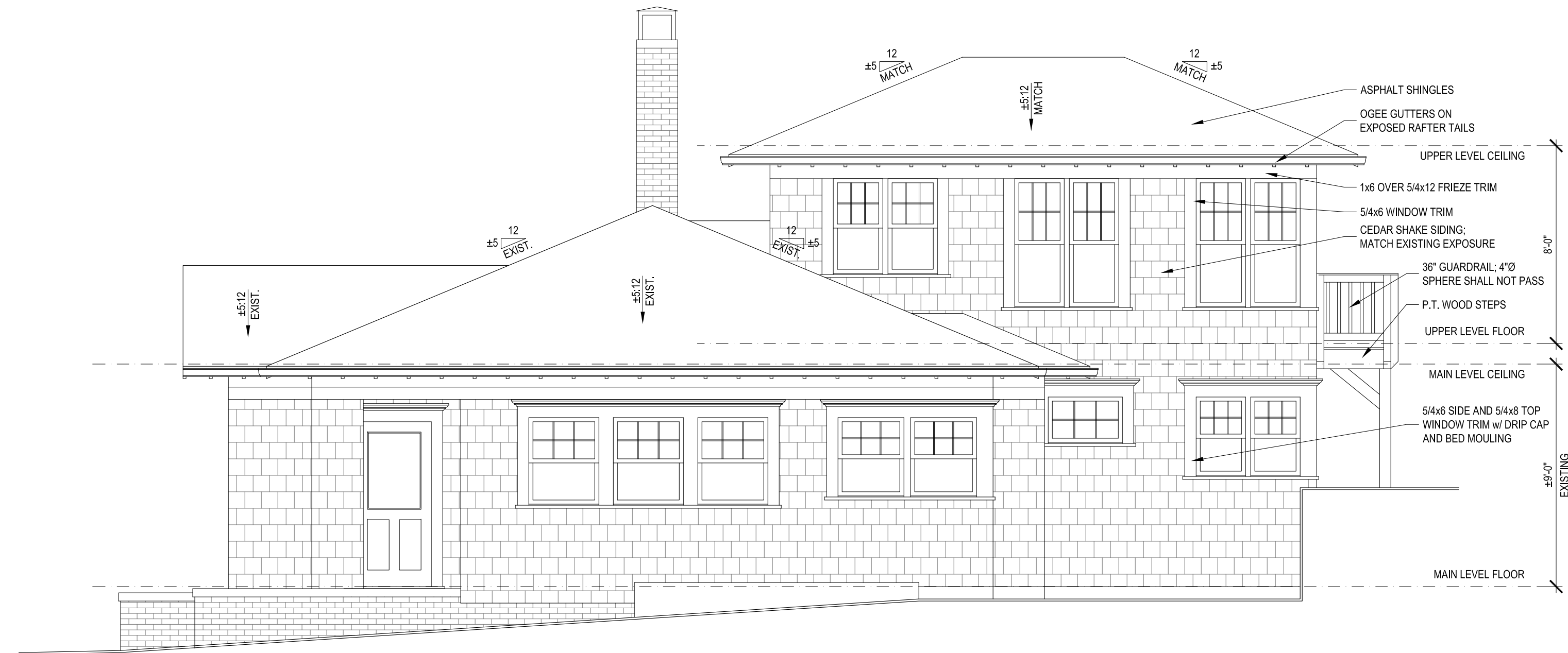


351 Sinclair Avenue NE

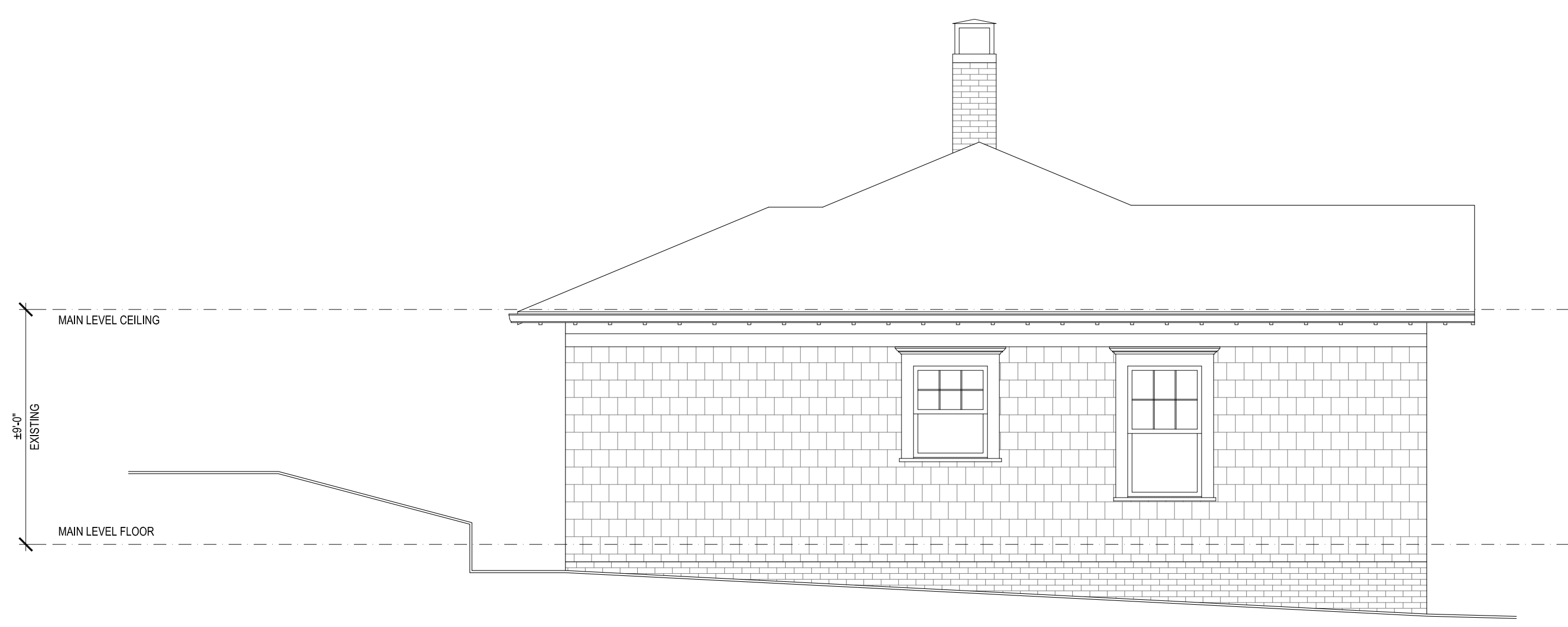
Atlanta, Georgia



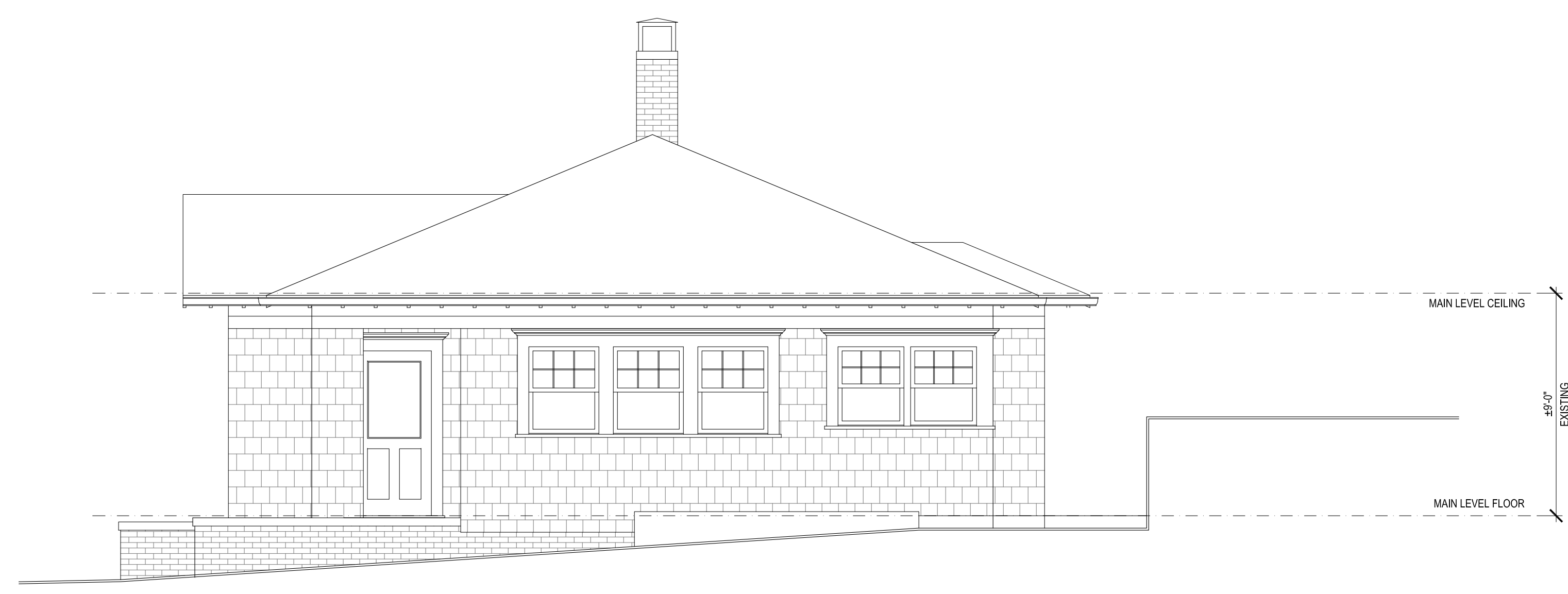
PROPOSED  
LEFT ELEVATION  
1/4" = 1'-0"



PROPOSED  
RIGHT ELEVATION  
1/4" = 1'-0"



EXISTING  
LEFT ELEVATION  
1/4" = 1'-0"



EXISTING  
RIGHT ELEVATION  
1/4" = 1'-0"

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title  
LEFT & RIGHT ELEVATIONS

scale  
1/4" = 1'-0"

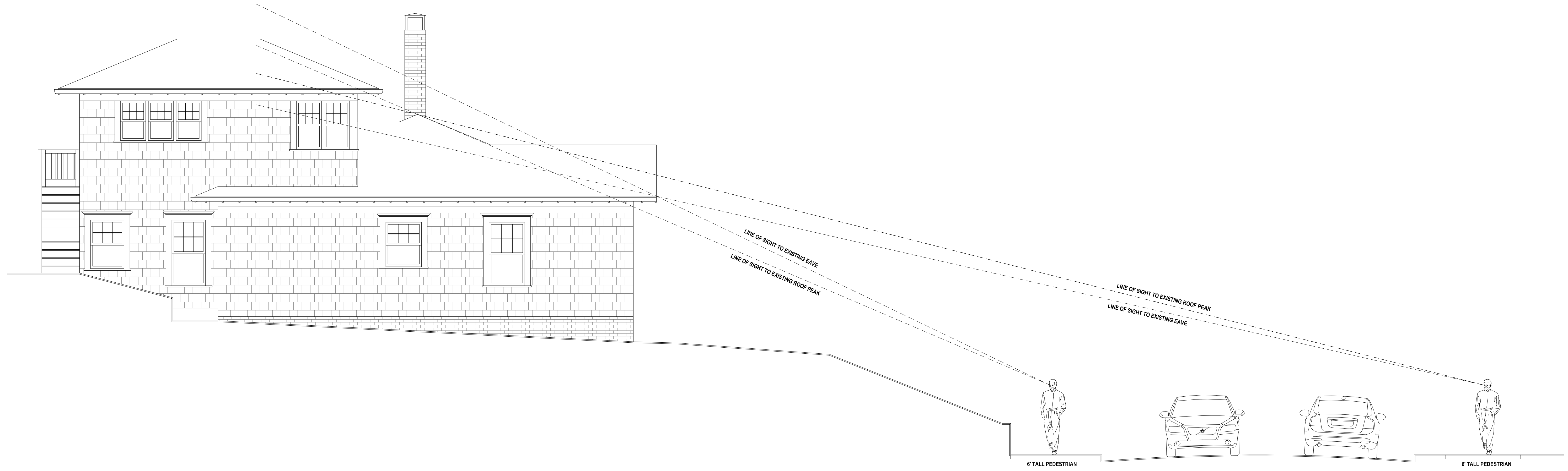
drawn  
APS

checked

date  
10-11-2021

project no.  
351Sinclair

sheet no.  
A-3



**LINE OF SIGHT DIAGRAM**  
 1/4" = 1'-0"

**351 Sinclair Avenue NE**  
 Atlanta, Georgia

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<b>title</b> LINE OF SIGHT DIAGRAM	
<b>scale</b> 1/4" = 1'-0"	
<b>drawn</b> APS	<b>checked</b>
<b>date</b> 10-11-2021	<b>sheet no.</b> A-4
<b>project no.</b> 351Sinclair	