



Michael L. Thurmond
Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030



Wednesday, March 10, 2021 at 1:00 PM

Planning Department Staff Analysis

N1 Case No: A-21-1244624 Parcel ID(s): 15-248-11-010

Commission District: 04 Super District 06

Applicant: Alan Phillip Clark
726 South Candler Street
Decatur, GA 30030

Owner: Cathy & Michael Kilgore
749 Dalerose Avenue
Decatur, GA 30030

Project Name: 749 Dalerose Avenue

Location: The property is located on the northwest corner of Dalerose Avenue and Hillyer Avenue, at 749 Dale Rose Avenue, Decatur, GA 30030.

REQUEST: Variance from Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the DeKalb County Zoning Ordinance to reduce the rear yard setback from 40 feet to 15 feet and 8 inches, and the corner yard setback from 30 feet to 20 feet and 9 inches for a proposed rear addition, relating the R-75 zoning district.

Staff Recommendation: **“Approval with condition” as shown on the submitted site plan received on the January 7, 2021.**

STAFF FINDINGS:

Variance Analysis:

The subject property is located within the R-75 zoning district. Per Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the DeKalb County Zoning Ordinance states the minimum lot area for R-75 zoned properties is 10,000 square feet, and the minimum lot width is 75 feet. Based on the submitted site plan, the subject property has a lot size of 6,000 square feet and a lot width of 60 feet causing subject property to be legally, non-conforming.

Based on the submitted materials, the applicant is requesting a variance to reduce the rear yard setback from 40 feet to 15 feet and 8 inches, and the corner yard setback from 30 feet to 20 feet and 9 inches for a proposed rear addition to the existing single-family, detached structure. Per County records, the existing single-family detached structure was constructed in 1920, approximately 36 years before the adoption of the *1956 Dekalb County Zoning Ordinance*. The existing house encroaches approximately 10 feet into the southern corner yard setback and approximately 2 feet into the rear yard setback causing to the structure to be legally non-conforming. Based on the submitted site plan, the proposed addition will encroach approximately 10 feet into the southern corner yard setback, no further than the existing structure. The proposed addition would encroach 25 feet into the rear yard setback, approximately 13 feet more than the extant construction.

The subject lot and house are nonconforming and based on the submitted materials the requested variance may not go beyond the minimum necessary to afford relief. The requested variance may not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the property is located.

1. By reason of exceptional narrowness, shallowness or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district:

Based on the submitted materials, due to the non-conformity of the subject lot the strict application of the requirements of this chapter may deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district. Based on the site plan, the subject lot is 60 feet wide by 100 feet long, 15-feet narrower than the 75-foot width requirement per the R-75 zoning.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

Based on the submitted materials, it appears that the requested variance may not go beyond the minimum necessary to afford relief and may not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located since there is no space within the setbacks to build a rear addition.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

Based on the submitted materials, it appears that granting the variance may not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district. An alley provides an additional buffer between the rear yard of 749 Dalerose Avenue and the rear neighbor at 746 Hillmont Avenue. Newly constructed homes and additions can be seen along Dalerose and Hillmont Avenues.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Based on the submitted materials, it appears that the strict application of the applicable provisions and requirements of this chapter may cause an undue and unnecessary hardship, as the proposed addition could not be constructed within the current setback.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

Based on the submitted materials, it appears that the requested variance would be consistent with the spirit and purpose of this chapter. The future land use for the subject property described in the *DeKalb County Comprehensive Plan* text is Traditional Neighborhood. The plan states that the intent of the character area is to preserve the style and appeal of older traditional neighborhood communities, particularly those developed prior to World War II (WWII) such as the neighborhood of the subject property. The proposed rear addition may be consistent with the character of the WWII era neighborhood in location and massing.

FINAL STAFF ANALYSIS:

Based on the submitted materials, it appears that the requested variance may not go beyond the minimum necessary to afford relief and constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located as a rear addition could not be constructed within the current setback. Therefore, the Department of Planning and Sustainability recommends approval of the request, based on the submitted site plan received on January 6, 2021, subject to the following condition:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, ACP,
Director

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

BOA No. _____

Applicant and/or Authorized Representative Alan Phillip Clark AIA

Mailing Address: 726 SOUTH CANDLER ST.

City/State/Zip Code: DECATUR GA 30030

Email: alan@alanclarkarchitects.com

Telephone Home: (404) 219-4642 Business (404) 984-2119 Fax No.: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: CATHY & MICHAEL KILGORE

Address (Mailing): 749 DALE ROSE AVE

City/State/Zip Code: DECATUR GA 30030

Email: wtkilgore21@gmail.com

Telephone Home: _____ Business: _____ Fax No.: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 749 DALE ROSE City: DECATUR State: GA Zip: 30030

District(s): 15th Land Lot(s): 248 Block: 170 Parcel: DECATUR TERRACE

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: R-7.5 Commission District & Super District: _____

CIRCLE TYPE OF HEARING REQUESTED

- **VARIANCE** (From Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
- OFFICIALS APPEALS OF ADMINISTRATIVE DECISIONS.

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT

Date Received: _____

Fee Paid: _____



Dekalb County
GEORGIA

3

ZONING BOARD OF APPEALS APPLICATION AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals
To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 1/4/21

Applicant: [Signature]
Signature

DATE: 1/6/21

Applicant: Cathy K. Kilgore
Signature



ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application

DATE: 01/06/2021

Applicant/Agent: Alan Phillip Clark, A/A Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) CATHY & MICHAEL KILGORE (Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to:

Alan Phillip Clark, A/A (Name of Applicant or Representative)

To file an application on (my) / (our) behalf Notary Public

Ed J. El... Owner

Notary Public

Cathy K. Kilgore Owner

Notary Public

Owner



January 6, 2021

**DeKalb County Department of Planning and Sustainability
Zoning Department
Attention: Mr. Jeremy McNeil
1300 West Ponce de Leon Avenue
Decatur, Georgia 30030**

In re: Variance Request for:
Cathy and Michael Kilgore, property owners
749 Dalerose Avenue
Decatur Georgia 30030

Decatur Terrace Subdivision
Unincorporated Dekalb County

Letter of Intent and Variance Request

Dear Members of Dekalb Zoning Commission, and Mr. Jeremy McNeil,

This letter of Intent and Variance Request is to ask your commission for a variance, pursuant to Section 27:7.5 of the Zoning Ordinance of DeKalb County, GA, from Section 27:7.5.1 of the Zoning Ordinance for my client's property, which is located at 749 Dalerose Avenue in Decatur Georgia (Decatur Terrace area), in Unincorporated Dekalb County.

As the attached site plan and survey show, my office is asking for relief from the existing zoning (R-75) setbacks for this property due to the small stature of the lot and the existing setbacks associated with the property as mandated by its existing Zoning Code of Dekalb County.

Present Zoning Ordinance shows existing property to be R-75, with a total square footage of 5999.75 (or 0.138 Acre). R-75 Zoning also calls for 20% lot coverage minimum, with at 35% maximum lot coverage, or 2,099 SF maximum coverage for this property.

Please note, property in question (749 Dalerose Avenue) has the following setbacks per Dekalb Zoning Code and is demonstrated on attached drawing (C-1), Existing Property Survey.

**DeKalb County Department of Planning and Sustainability
Zoning Department
Attention: Mr. Jeremy McNeil
1300 West Ponce de Leon Avenue
Decatur, Georgia 30030**

- Front Yard = 22.1 feet (shown as “Average” of properties on the street)
- Side Yard = 7.5 feet
- Side Yard (corner lot facing Public Street) is shown to be the same as District indications for “Front Street Setback”, which for “Front Collector and all other Streets” is to be 30’-0”
- Rear Yard = 40 feet

As it can be seen on Drawing C-1 the proposed setbacks allow the site a minimal area for an addition to the existing single-family home.

Therefore, my clients and I are asking for relief from the Side yard facing the Public street and Rear yard setbacks as shown on drawing C-2 Proposed Site plan.

- Our requested change of the Side yard facing the public street from 30’-0” to 20’-9” would allow the proposed addition to the house to extend off a logical line from face of the existing house.
- Our requested change of the Rear yard setback of 40’-0” to 15’-8” would allow for a small single-story addition to this small house, allowing relief and much needed space inside the home.

Additional hardships presented by this property are the overall size of the lot.

- Present R-75 Zoning calls for a minimum lot area of 10,000 square feet.
- 749 Dalerose, at 5,999.75 square feet, is 66.6% smaller than the minimum lot size per Dekalb County Zoning. This provides an additional hardship present on this small parcel.

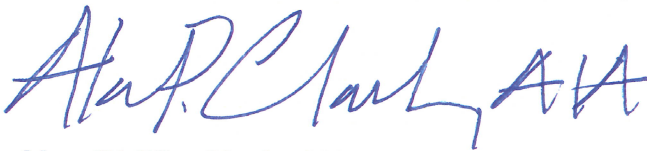
Therefore, due to the size of the lot, and the setbacks imposed on the property, we propose the above noted revisions to 749 Dalerose due to the following:

- (i) by reason of exceptional topographic and other site conditions that were not created by my clients, the strict application of the requirements of the Zoning Ordinance would deprive my clients of rights and privileges enjoyed by other property owners in the zoning district,
- (ii) the requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a special privilege inconsistent with other properties in the zoning district,

**DeKalb County Department of Planning and Sustainability
Zoning Department
Attention: Mr. Jeremy McNeil
1300 West Ponce de Leon Avenue
Decatur, Georgia 30030**

- (iii) the grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district, and
- (iv) the literal interpretation and strict application of the applicable provisions or requirements of the Zoning Ordinance would cause undue and unnecessary hardship.
- (v) Proposed addition and renovations to the residence do not impose on the 35% lot coverage, with existing house and proposed addition only covering 1984 SF (or 33.1%) lot coverage.

Thank you for your review of these documents, and please let us know if there are questions or concerns prior to your meeting.

A handwritten signature in blue ink that reads "Alan Phillip Clark, AIA". The signature is written in a cursive, flowing style.

**Alan Phillip Clark, AIA
Registered Architect/Principal
Alan Clark Architects, LLC**

AN ADDITION AND RENOVATION FOR CATHY & MICHAEL KILGORE

749 DALEROSE DECATUR GEORGIA
DEKALB COUNTY ZONING BOARD OF APPEALS REVIEW

JANUARY 06, 2021



DRAWING NOTES

CONSTRUCTION DOCUMENT SET ISSUANCE NOTE:
ALL SHEETS RELEASED FOR CONSTRUCTION ARE PRINTED ON 24" X 36" SIZED WHITE COLORED SHEETS. DO NOT SCALE DRAWINGS. IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR AND/OR ARCHITECT IF YOU ARE WORKING OFF SET SMALLER THAN 24" X 36" IN SIZE.
IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL WORK IS BEING PERFORMED OFF OF THE MOST CURRENT DRAWINGS ISSUED. VERIFY DRAWINGS THAT ARE BEING USED ARE THE MOST CURRENT RELEASE BY COMPARING THE DATES LISTED ABOVE (ON SHEET "T.1.0") WITH THE DATES LISTED IN THE TITLE BLOCK OF EACH INDIVIDUAL SHEET. IF THE DATES DO NOT MATCH THEN YOU ARE NOT WORKING ON THE MOST CURRENT ISSUED DRAWING. IF THERE IS ANY QUESTION AS TO WHICH SHEETS ARE THE MOST CURRENT CONTACT THE ARCHITECT IMMEDIATELY.

CODE COMPLIANCE INFORMATION

- THE FOLLOWING WILL BE THE STATE OF GEORGIA'S MINIMUM STANDARD CONSTRUCTION CODES:
- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)
 - INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)
 - INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)
 - INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)
 - INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)
 - INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)
 - NATIONAL ELECTRICAL CODE, 2017 EDITION, WITH NO GEORGIA AMENDMENTS (EFFECTIVE JANUARY 1, 2018).
 - INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020) (EFFECTIVE JANUARY 1, 2020)
 - INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)
 - NFPA 101
 - LIFE SAFETY CODE 2018 EDITION WITH STATE AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

CODE INTERPRETATIONS

- 2012 INTERNATIONAL BUILDING CODE INTERPRETATIONS:
2016-IBC-0001: ASSEMBLY OCCUPANCIES
2016-IBC-0002: FLAMDXX AND TYPE III CONSTRUCTION
2016-IBC-0002A: FLAMDXX ADDENDUM: IAPMO UER-0173
2012 INTERNATIONAL RESIDENTIAL CODE INTERPRETATIONS:
2016-IRC-0001: FOURTH STORY INCREASE FOR DWELLINGS
2017-IRC-0002: STRUCTURAL COMPOSITE LUMBER (SCL) AND THE IRC
2018-IRC-0003: PROJECTIONS ADJACENT TO TOWNHOME PROPERTY LINES
2012 LIFE SAFETY CODE INTERPRETATIONS:
2016-LSC-0001: SIMULTANEOUS - NON-SIMULTANEOUS USE AREAS
2016-LSC-0002: DESIGN OCCUPANT LOAD REDUCTION

PROJECT TEAM

ARCHITECT
ALAN CLARK ARCHITECTS, LLC
CONTACT: ALAN P. CLARK, AIA
726 SOUTH CANDLER STREET
DECATUR, GEORGIA 30030
(404)219-4642
EMAIL: ALAN@ALANCLARKARCHITECTS.COM

STRUCTURAL ENGINEERING
STABILITY ENGINEERING
CONTACT: JAMES BRAEDEN, PE
1376 CHURCH STREET
SUITE 200
DECATUR, GA 30030
(404) 377-9316 OFFICE
EMAIL: JBREEDEN@STABILITYENGINEERING.COM

CONTRACTOR
ALAIR HOMES
CONTACT: PETER MICKELSON
124 S. COLUMBIA DRIVE
DECATUR, GA. 30030
404-800-4961
EMAIL : PETER.MICHELSON@ALAIRHOMES.COM

OWNER OF RECORD

CATHY & MICHAEL KILGORE
749 DALEROSE AVENUE
DECATUR GEORGIA 30030

INDEX OF DRAWINGS

ARCHITECTURE (BY ALAN CLARK ARCHITECTS, LLC)

- T-1 TITLE PAGE
- T-2 GENERAL NOTES AND ARCHITECTURAL SYMBOLS
- C-1 EXISTING SURVEY
- C-2 PROPOSED SITE PLAN
- AB-1 EXISTING MAIN FLOOR PLAN
- AB-2 EXISTING EXTERIOR ELEVATIONS
- A-1 PROPOSED MAIN FLOOR PLAN
- A-2 PROPOSED EXTERIOR ELEVATIONS - GABLE ROOF

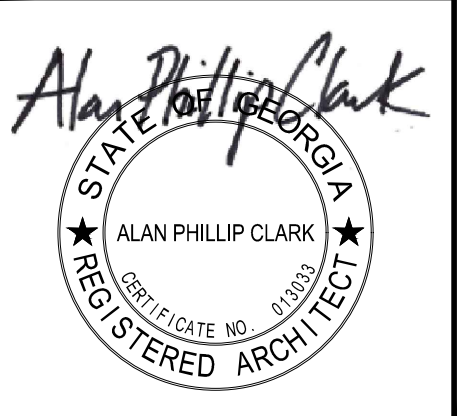
STRUCTURAL (BY STABILITY ENGINEERING)
FORTHCOMING

REVISIONS	DATE

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THIS DRAWING IS THE PROPERTY OF
ALAN PHILLIP CLARK ARCHITECTS, LLC
AND IS NOT
TO BE REPRODUCED OR COPIED IN
WHOLE OR IN PART. THE DIMENSIONS
OF WHICH ARE 24" X 36"
IT IS ONLY TO BE USED FOR THE PROJECT
AND SITE SPECIFICALLY IDENTIFIED HEREIN
AND IS NOT TO BE USED ON ANY OTHER
PROJECT WITHOUT WRITTEN PERMISSION
FROM THE ARCHITECT. THE CONTRACTOR
IS RESPONSIBLE FOR VERIFYING ALL FIELD
MEASUREMENTS, QUANTITIES, DIMENSIONS
AND RELATED FIELD CONSTRUCTION
CRITERIA.

NOTE TO GENERAL CONTRACTOR:
ANY DISCREPANCIES, INCONSISTENCIES
OR AMBIGUITIES FOUND BETWEEN THE
DRAWINGS, SPECIFICATIONS & SITE
CONDITIONS SHALL BE IMMEDIATELY
REPORTED TO THE ARCHITECT IN WRITING.
THE ARCHITECT WILL PROMPTLY CORRECT
THE SAME IN WRITING. WORK DONE BY THE
CONTRACTOR AFTER DISCOVERY OF SUCH
DISCREPANCIES, INCONSISTENCIES OR
AMBIGUITIES SHALL BE DONE AT THE
GENERAL CONTRACTOR'S RISK.








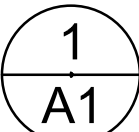
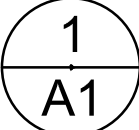
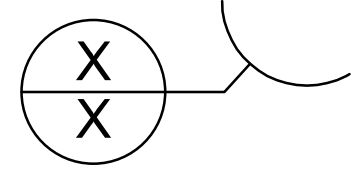

ALAN PHILLIP CLARK
ARCHITECTS, LLC
WWW.ALANCLARKARCHITECTS.COM
@ALANCLARKARCHITECTS
(INSTAGRAM)

A RENOVATION FOR
CATHY AND MICHAEL KILGORE
749 DALEROSE AVENUE
DECATUR GEORGIA 30030

DATE	01/06/2021
DRAWN BY	APC/WAC
JOB NUMBER	0192
SHEET NAME	TITLE SHEET

T-1
SHEET NUMBER

ARCHITECTURAL SYMBOLS

-  Wall Type
-  Window Type
-  Door Type
-  Elevation height
-  Room Name (and Finish Material)
-  Elevation designation
-  Section designation
-  Detail bubble
-  Drawing tag

ZONING INFORMATION

749 DALEROSE AVENUE
 DECATUR GA
 ZONED R-75
 PER DEKALB COUNTY, GA ZONING MAP (DEC 2020)

MINIMUM YARD REQUIREMENTS SHALL APPLY:

FRONT YARD: THERE SHALL BE A FRONT YARD HAVING A DEPTH OF NOT LESS THAN 30 FEET.

SIDE YARD: THERE SHALL BE TWO SIDE YARDS, ONE ON EACH SIDE OF THE MAIN BUILDING, EACH HAVING A WIDTH OF NOT LESS THAN 7.5 FEET, WITH A SIDE YARD SET BACK FOR CORNER LOT ON PUBLIC STREET TO BE SAME AS FRONT SET BACK BY DISTRICT/ZONING (30 FT)

REAR YARD: THERE SHALL BE A REAR YARD OF NOT LESS THAN 40 FEET.

ACCESSORY STRUCTURES: ACCESSORY STRUCTURES OTHER THAN FENCES, WHEN PERMITTED, SHALL BE PLACED TO THE REAR OF THE MAIN STRUCTURE WITHIN THE BUILD-ABLE AREA OF THE LOT.

MAXIMUM LOT COVERAGE: MAXIMUM LOT COVERAGE WITHIN THIS DISTRICT SHALL NOT EXCEED 35 PERCENT OF TOTAL LOT AREA, FOR LOTS WITH LOT AREA OF 10000 SF TOTAL

CONSTRUCTION TYPE:
 WOOD FRAME, WITH BRICK AND STONE BASE, WOOD SIDING FINISH

GENERAL NOTES

- 1) ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL AND MECHANICAL
- 2) **DO NOT SCALE DRAWINGS**
- 3) THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM ARCHITECT.
- 4) IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
- 5) DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FOUNDATION OR FACE OF FRAMING, UNLESS NOTED OTHERWISE.
- 6) IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
- 7) ANY DISCREPANCIES CONTAINED WITHIN THE FOLLOWING DRAWINGS/DOCUMENTS ARE TO BE IMMEDIATELY REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.
- 8) ANY DEVIATIONS FROM THE FOLLOWING DOCUMENTS SHOULD BE REPORTED IMMEDIATELY TO ARCHITECT.
- 9) ALL STRUCTURAL MEMBERS TO BE VERIFIED, DESIGNED, AND SIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE WHICH THE PROJECT IS BEING CONSTRUCTED.
- 10) ALL WOOD IN CONTACT WITH CONCRETE AND/OR EXPOSED TO THE EXTERIOR ELEMENTS TO BE PRESSURE TREATED.
- 11) ALL SHEATHING AND DECKING USED ON EXTERIOR ENVELOPE TO BE OF "EXTERIOR GRADE"
- 12) CERTIFIED U.L. FIRE SEPARATION/RATED ASSEMBLIES TO BE USED WHERE REQUIRED BY CODE.
- 13) G.C. TO VERIFY & ADHERE TO FIREPLACE MANUFACTURER AND CODE REQUIREMENTS FOR MIN. CLEARANCES OF COMBUSTIBLE MATERIALS AROUND FIREPLACE, INCLUDING, BUT NOT LIMITED TO, FRAMING, SURROUNDING MATERIAL, HEARTH, & FLUE.
- 14) ALL TOILETS MUST HAVE VENTILATION FAN ABOVE IN CEILING IN ACCORDANCE WITH GOVERNING BUILDING CODE.
- 15) ALL BEDROOMS MUST HAVE SMOKE DETECTORS LOCATED OUTSIDE BEDROOM DOOR IN ACCORDANCE W/ GOVERNING BUILDING CODE.
- 16) TEMPERED GLASS TO BE USED IN DOORS & WINDOWS AS REQUIRED BY GOVERNING BUILDING CODE. G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO FINAL ORDER.
- 17) EXTERIOR PORCHES SHOULD BE SLOPED 1/8" PER FOOT MINIMUM TO ALLOW FOR DRAINAGE OF WATER & TO PREVENT PONDING OF WATER.
- 18) G.C. TO VERIFY W/ ELEVATOR AND/OR LIFT MANUF. ALL REQUIREMENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL & ELECTRICAL, PERTAINING TO SPECIFIED ELEVATOR/LIFT BEFORE CONSTRUCTION - IF G.C. SUBSTITUTES SPECIFIED ELEVATOR/LIFT FOR ANOTHER MANUF. AND/OR MODEL NOTIFY ARCHITECT IMMEDIATELY (BEFORE PROCEEDING) TO DISCUSS POSSIBLE IMPACT ON CONSTRUCTION DOCUMENTS.
- 19) G.C. TO VERIFY GRADE AGAINST HOUSE/STRUCTURE SLOPES AWAY TO DRAIN WATER AWAY FROM STRUCTURE.
- 20) G.C. TO VERIFY MASONRY WEEPHOLES @ 33" O.C., MAX.
- 21) G.C. TO USE METAL MASONRY TIES. G.C. TO VERIFY W/ STRUCTURAL 0.29 x 7/8" GALV. METAL TIES TO BE USED. EACH METAL TIE MAY NOT SUPPORT AN AREA GREATER THAN 3'-0" SQUARE FEET WITH A MAXIMUM SPACING OF 16" O.C VERTICALLY AND 24" O.C. MAX. HORIZONTALLY.
- 22) G.C. TO VERIFY R-VALUES W/ LOCAL JURISDICTIONS AND GOVERNING CODES BEFORE INSULATION.
- 23) TYPICAL INSULATING "R-VALUES:" ROOF: R=30, FLOOR/CEILING: R= 21 EXTERIOR WALLS: R=21
- 24) G.C. TO VERIFY SOIL CONDITIONS BEFORE POURING FOUNDATION.
- 25) TYPICAL SLAB ON GRADE TO BE 4" P.I.P. CONCRETE SLAB W/ 6 X 6 X 1 1/2" W.W.F. OVER 6 MIL. POLY VAPOR BARRIER OVER 4" GRAVEL BED OVER COMPACTED SOIL. G.C. TO VERIFY WITH APPROVED STRUCTURAL BEFORE POURING SLAB.
- 26) ALL WINDOW & DOOR SHOP DRAWINGS REQUIRED TO BE REVIEWED & APPROVED BY ARCHITECT AND OWNER PRIOR TO PLACING ORDER.
- 27) G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO ORDERING.
- 28) G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF GUTTERS & DOWNSPOUTS PRIOR TO INSTALLATION.
- 29) G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF VENTS, INCLUDING BUT NOT LIMITED TO, DRYER VENTS / EXHAUST VENTS, WHICH ARE LOCATED ON EXTERIOR WALLS.
- 30) G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATION OF EXTERIOR LIGHTING PRIOR TO INSTALLATION OF JUNCTION BOXES.
- 31) G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATIONS OF INTERIOR AND EXTERIOR ELECTRICAL SWITCHES PRIOR TO INSTALLATION OF JUNCTION BOXES.
- 32) G.C. TO COORDINATE ELECTRICAL & PLUMBING REQUIREMENTS FOR APPLIANCES, INCLUDING, BUT NOT LIMITED TO REFRIGERATORS & FREEZERS, OVENS, STOVES, GRILLS, VENT HOODS, ICE MAKERS, AND DISHWASHERS.
- 33) G.C. TO VERIFY ALL STRUCTURAL MEMBERS NOTED IN ARCHITECTURAL DRAWINGS, INCLUDING, BUT NOT LIMITED TO STUDS, JOISTS, AND RAFTER SIZES AND SPACING, WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK IN QUESTION.
- 34) ALL EXTERIOR MATERIALS, COLORS, STAINS, ETC. TO BE SUBMITTED TO ARCHITECT & OWNER FOR REVIEW & APPROVAL, PRIOR TO FINAL ORDER & INSTALLATION. MATERIAL MOCK-UPS MIGHT BE NECESSARY FOR REVIEW & APPROVAL.
- 35) ALL SILLS & TOPS OF HEADER TRIM @ EXTERIOR WINDOWS TO SLOPE MIN. 5 DEGREES TO SHED WATER PROPERLY.
- 36) ALL WINDOW AND DOOR DIMENSIONS ON SCHEDULE DIMENSIONED TO SASH. IT IS THE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ROUGH OPENING SIZES AND REQUIREMENTS WITH THE CHOSEN WINDOW MANUFACTURER.
- 37) EACH ITEM OF MATERIAL AND EQUIPMENT SHALL EQUAL OR EXCEED THAT DESCRIBED OR INDICATED. THE CONTRACTOR IS HELD DIRECTLY RESPONSIBLE FOR ALL WORK DONE BY SUBCONTRACTORS.
- 38) NO VARIATIONS OR DEVIATIONS FROM THE DETAILS AS DRAWN ARE PERMITTED WITHOUT WRITTEN AUTHORIZATION OR AN ALTERNATE APPROVED DETAIL FURNISHED BY THE ARCHITECT OR OWNERS. UNLESS SPECIFICALLY STATED OTHERWISE, ALL MATERIALS PROVIDED UNDER THIS CONTRACT SHALL BE NEW AND FREE FROM DEFECTS.
- 39) ALL DIMENSIONS ARE WITNESSED TO THE OUTSIDE FACE OF CMU, OR STUD, CENTER OF COLUMNS, TOP OF STRUCTURAL CONCRETE SLAB OR MASONRY OPENINGS OF WINDOWS AND DOORS UNLESS NOTED OTHERWISE.
- 40) THE CONTRACTOR SHALL DEVELOP A COMPLETE SCHEDULE FOR COMPLETION OF THE WORK. THIS SCHEDULE SHALL BE REVIEWED WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.
- 41) FIELD VERIFY ALL DIMENSIONS.
- 42) GENERAL CONTRACTOR SHALL HOLD EXTERIOR GRADES A MINIMUM OF 6" BELOW FINISH FLOOR AND PROVIDE A 5% SLOPE OF GRADE AWAY FROM BUILDING EXTERIOR.
- 43) ALL CONCRETE SHALL BE PROPORTIONED TO DEVELOP 3000 PSI AT 28 DAYS AND HAVE A MAXIMUM SLUMP OF 4".
- 44) ALL LUMBER IN CONTACT WITH THE GROUND, CONCRETE, MASONRY, OR THE EXTERIOR SHALL BE PRESSURE TREATED.
- 45) PROVIDE WOOD BLOCKING SUPPORT FOR GRAB BARS, TOILET AND ACCESSORIES, AS REQUIRED BY EACH MANUFACTURER.
- 46) ALL DOOR AND WINDOW OPENINGS TO BE COUNTER FLASHED W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.
- 47) CAULK WITH SEALANT AT ALL JOINTS AT DISSIMILAR MATERIALS. CAULK PANEL ENDS OF SIMILAR MATERIALS WHEN EXPOSED TO AIR INFILTRATION.
- 48) METAL FLASHING SHALL BE PROVIDED AT ALL VERTICAL MATERIAL TRANSITIONS W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.
- 49) ALL FLOOR FINISH CHANGES TO OCCUR AT CENTERLINE OF DOORS (U.N.O.).
- 50) INSTALL ALL PRODUCTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- 51) IF ASBESTOS, TRANSITE, LEAD, MERCURY, PCBS, SILICA AND EVEN MOLD, OR OTHER HAZARDOUS CONSTRUCTION MATERAIL IS DISCOVERED DURING CONSTRUCTION/DEMOLITION OF EXISTING WORK, CONTRACTOR TO NOTIFY ARCHITECT AND CLIENT IMMEDIATELY. CONTRACTOR TO CONSULT HAZARDOUS MATERIAL SPECIALIST FOR REMOVAL OR ENCAPSULATION UPON FINDING ABOVE CONSTRUCTION MATERIALS. COMPANIES INVOLVED IN ANY FACET OF A DEMOLITION, A RENOVATION, OR EVEN A CURRENT CONSTRUCTION PROJECT THAT FAIL TO GRASP THIS SALIENT FACT EXPOSE THEMSELVES TO LITIGATION FROM INJURED PARTIES AS A RESULT OF CONTACT (REAL OR PERCEIVED) WITH HAZARDOUS MATERIALS.

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
ABV	ABOVE
ARCH	ARCHITECTURAL / ARCHITECT
BYND	BEYOND
BTM	BOTTOM
B.O.	BOTTOM OF
BL	BUILD LINE
CLG	CEILING
CTR	CENTER
CL	CENTER LINE
CLO/ CLOS	CLOSET
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
COORD	COORDINATE
DEG	DEGREE
DIFF	DIFFERENCE/ DIFFERENT
DIM	DIMENSION(S)
DWG	DRAWING
DBL	DOUBLE
DN	DOWN
EA	EACH
EL	ELEVATION
ELEV	ELEVATOR
ELLIP	ELLIPTICAL
EXT	EXTERIOR
FIN	FINISH
FLR	FLOOR
GEN	GENERAL
GC	GENERAL CONTRACTOR
HGT	HEIGHT
INT	INTERIOR
LVL	LEVEL
MANUF	MANUFACTURER
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
OC	ON CENTER
OW	OPEN WEB
PL	PLATE
PIP	POURED IN PLACE
PDR	POWDER ROOM
PT	PRESSURE TREATED
R	RADIUS
RCP	REFLECTED CEILING PLAN
REF	REFERENCE
REP	REPRESENTATIVE
REQ'D/ REQ	REQUIRED/ REQUIREMENTS
SECT	SECTION
SPECS	SPECIFICATIONS
ST/ STOR	STORAGE
STRUCT	STRUCTURAL/ STRUCTURE
THK	THICK
TBD	TO BE DETERMINED
TO	TOP OF
TYP	TYPICAL
T&G	TOUNGE & GROOVE
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WWF	WELDED WIRE FABRIC

*** IF ANY DISSIMILAR METALS ARE SHOWN AS BEING IN CONTACT WITH EACH OTHER, CONTRACTOR TO PROVIDE "MATERIAL" TO ELIMINATE GALVANIC ACTION.

REVISIONS	DATE

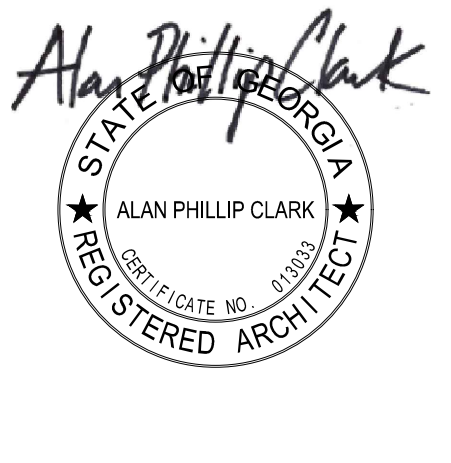
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A RENOVATION FOR
 CATHY AND MICHAEL KILGORE
 749 DALEROSE AVENUE
 DECATUR GEORGIA 30030

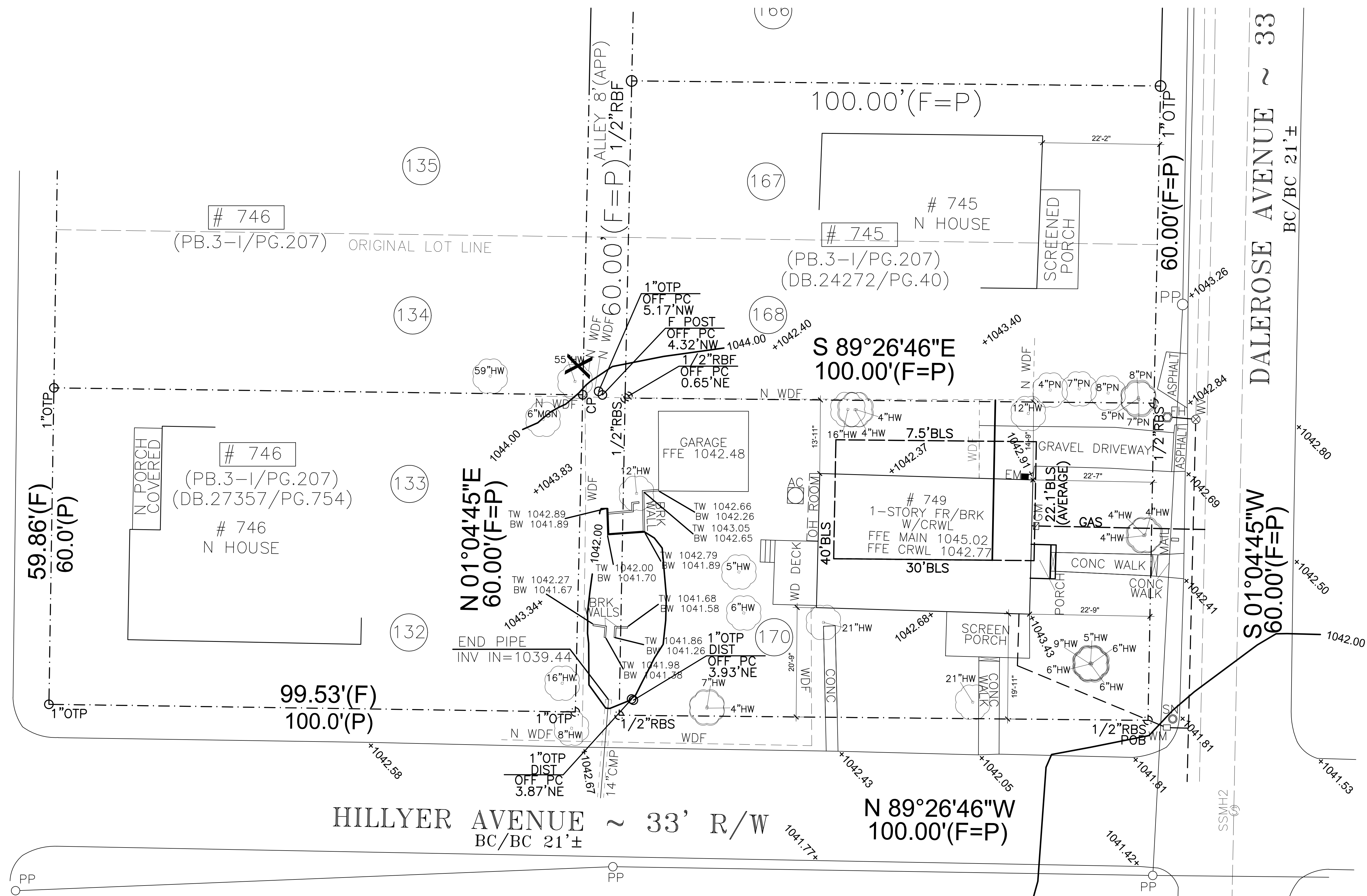
DATE	01/06/2021
DRAWN BY	APC/WAC
JOB NUMBER	0192
SHEET NAME	NOTES & SYMBOLS

T-2

SHEET NUMBER

SURVEY NOTES

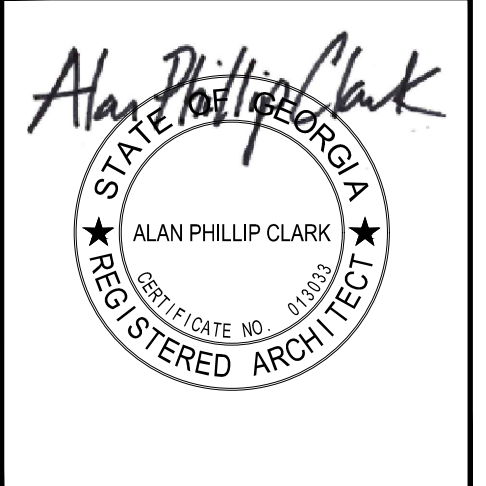
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1 EXISTING SURVEY (BY OTHERS)
SCALE: 1" = 10'-0"

REVISIONS	DATE

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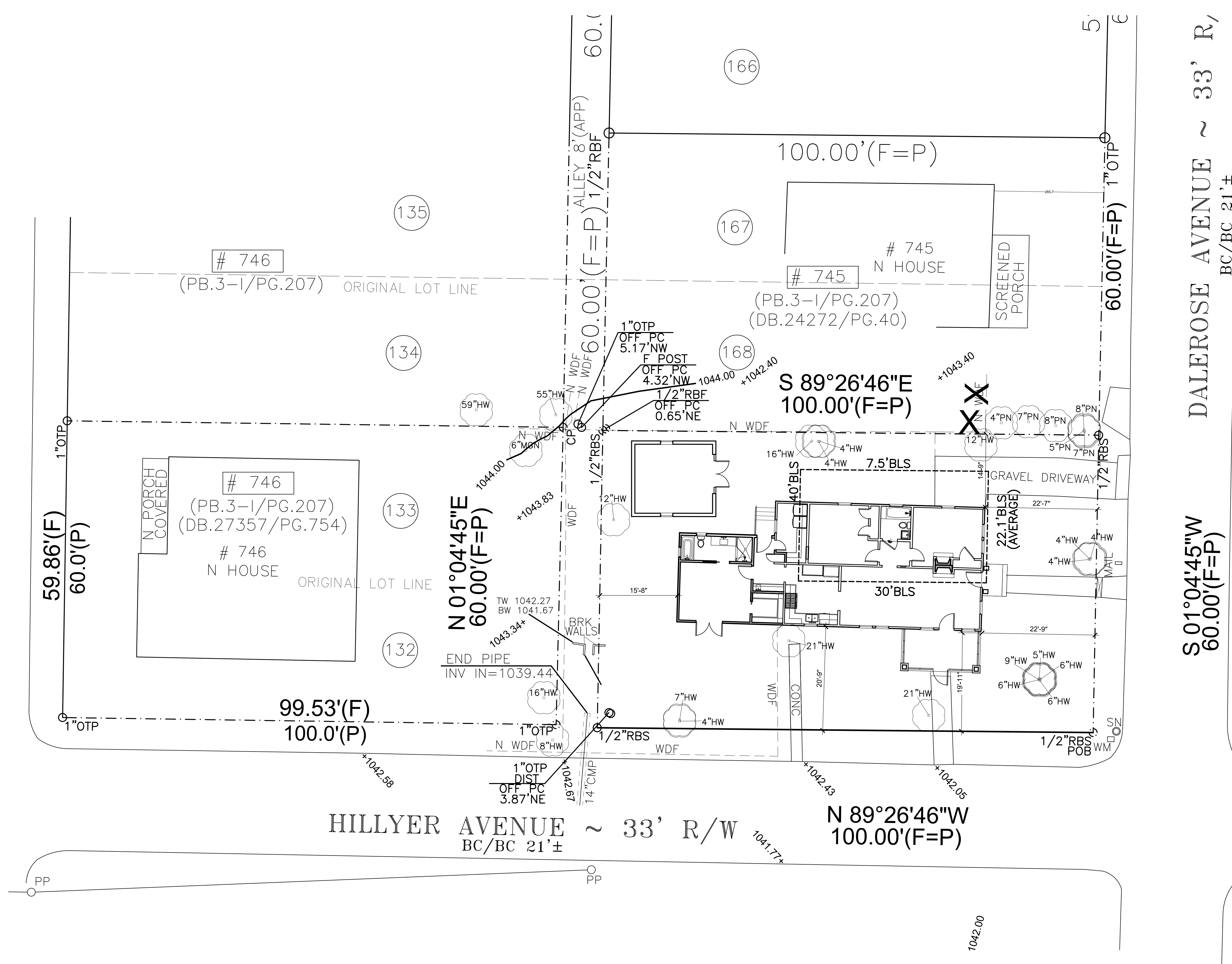


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A RENOVATION FOR
CATHY AND MICHAEL KILGORE
749 DALEROSE AVENUE
DECATUR GEORGIA 30030

DATE	01/06/2021
DRAWN BY	APC/WAC
JOB NUMBER	0192
SHEET NAME	EXISTING SURVEY

C-1
SHEET NUMBER



1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

DALEROSE AVENUE ~ 33' R/W,
BC/BC 21'±

S 89°26'46"E
100.00'(F=P)

N 01°04'45"W
60.00'(F=P)

N 89°26'46"W
100.00'(F=P)

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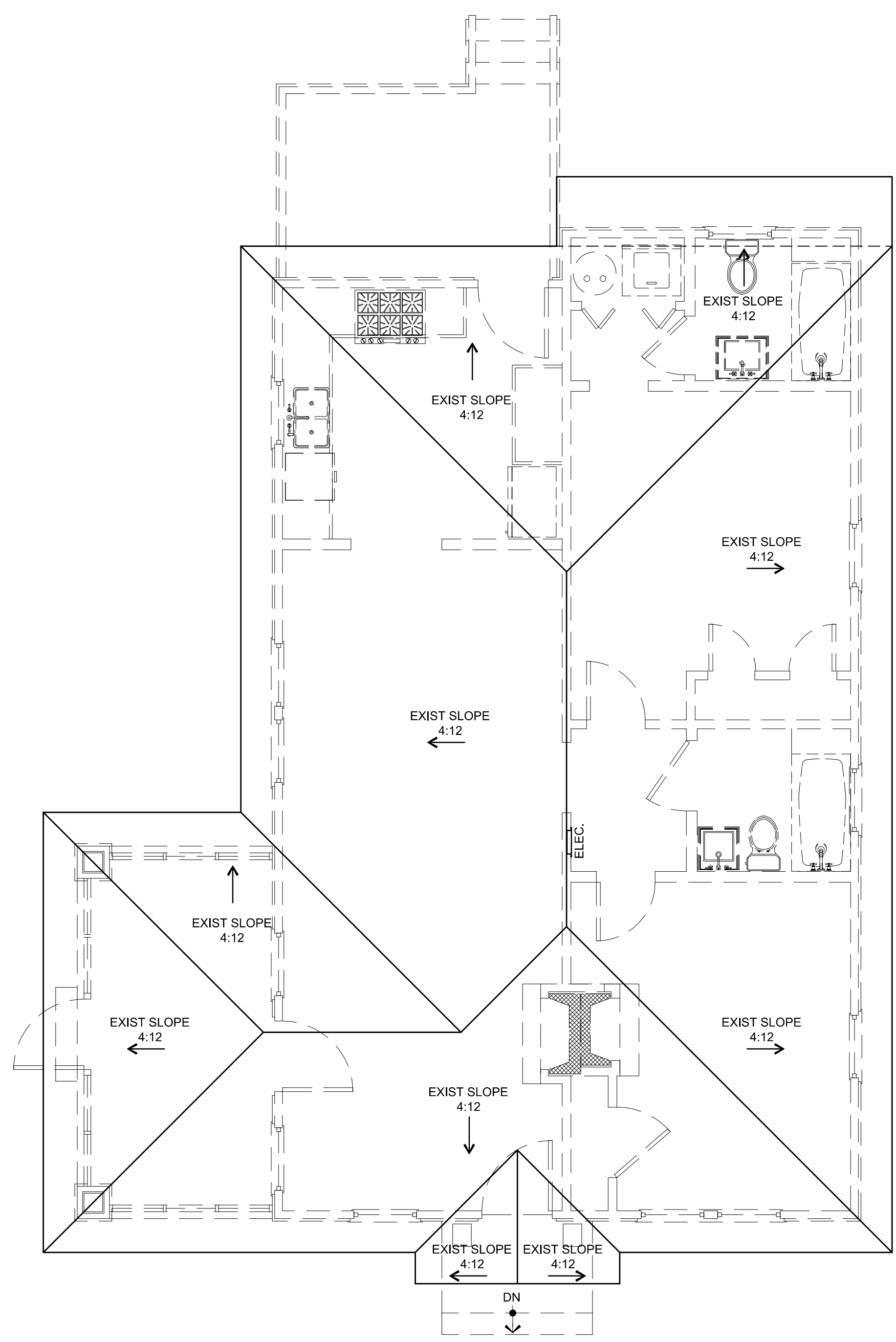
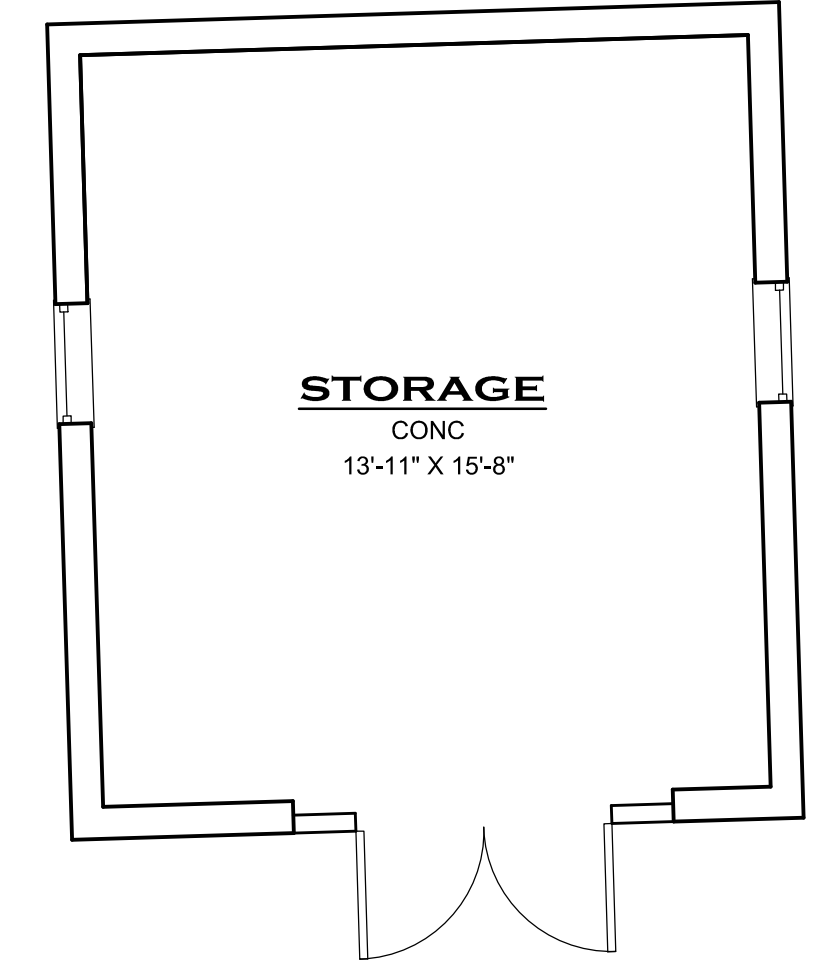
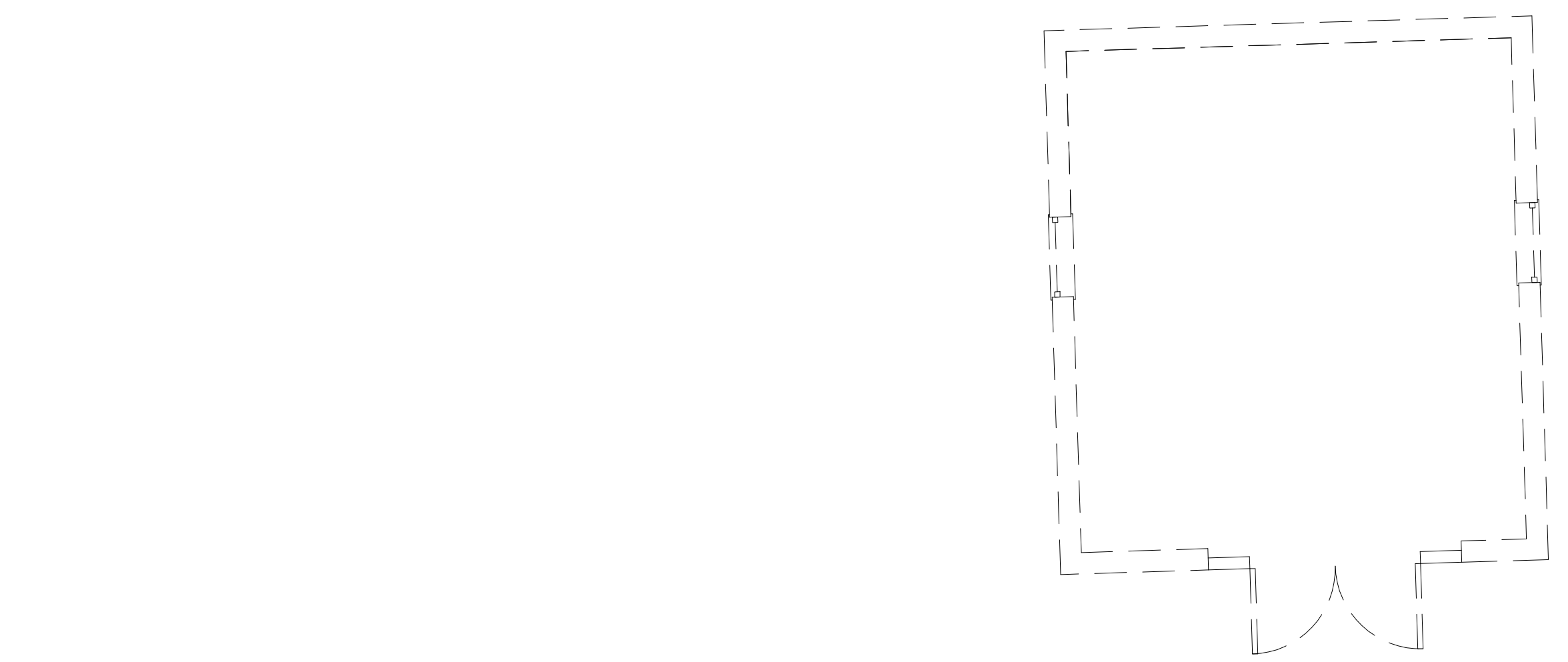
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ALAN PHILLIP CLARK
REGISTERED ARCHITECT
EXPIRES 12/31/2024

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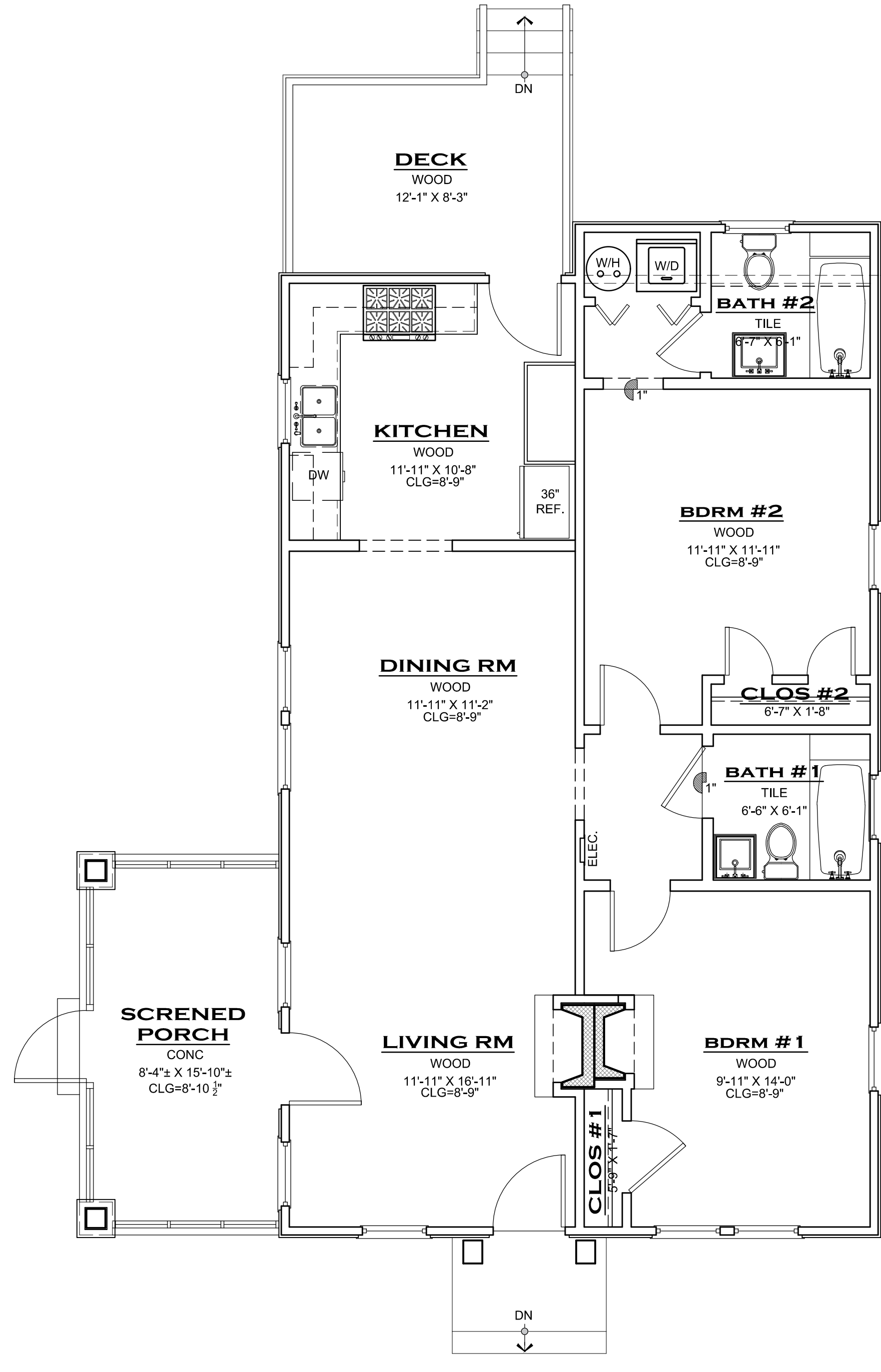
A RENOVATION FOR
CATHY AND MICHALE KILGORE
749 DALEROSE AVENUE
DECATUR GEORGIA 30030

DATE 01/06/2021
DRAWN BY APC/WAC
JOB NUMBER 0192
SHEET NAME SITE PLAN

C-2
SHEET NUMBER



2 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. EXISTING WOOD STUD WALL
2. NEW 2 x 4 & 2 x 6 WOOD STUD WALL
3. NEW BRICK VENEER
4. NEW STONE VENEER
5. ALL DIMENSIONS ARE PLUS OR MINUS
6. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS
7. FIRE AND CARBON MONOXIDE DETECTORS PLACED ACCORDING TO IRC R313 AND GEORGIA AMENDMENTS.

SYMBOLS LEGEND

- SMOKE DETECTOR (SD)
- CARBON MONOXIDE DETECTOR (CM)
- EXHAUST FAN (F)
- GROUND FAULT INTERRUPTER (GFI)

SQUARE FOOTAGE

EXISTING PLAN	
MAIN FLOOR (HEATED)	977 SF
MAIN SCREEN PORCH (UN HEATED)	112 SF
MAIN WOOD DECK (UNHEATED)	111 SF
TOTAL (MAIN HOUSE)	1220 SF
GARAGE (UNHEATED)	218 SF

REVISIONS	DATE

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REGISTERED ARCHITECT
STATE OF GEORGIA
LICENSE NO. 10000

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A RENOVATION FOR
CATHY AND MICHAEL KILGORE
749 DALEROSE AVENUE
DECATUR GEORGIA 30030

DATE	01/06/2021
DRAWN BY	APC/WAC
JOB NUMBER	0192
SHEET NAME	EXISTING FIRST FLOOR PLAN

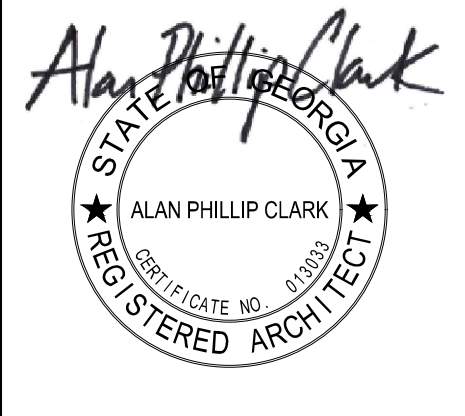
AB-1
SHEET NUMBER

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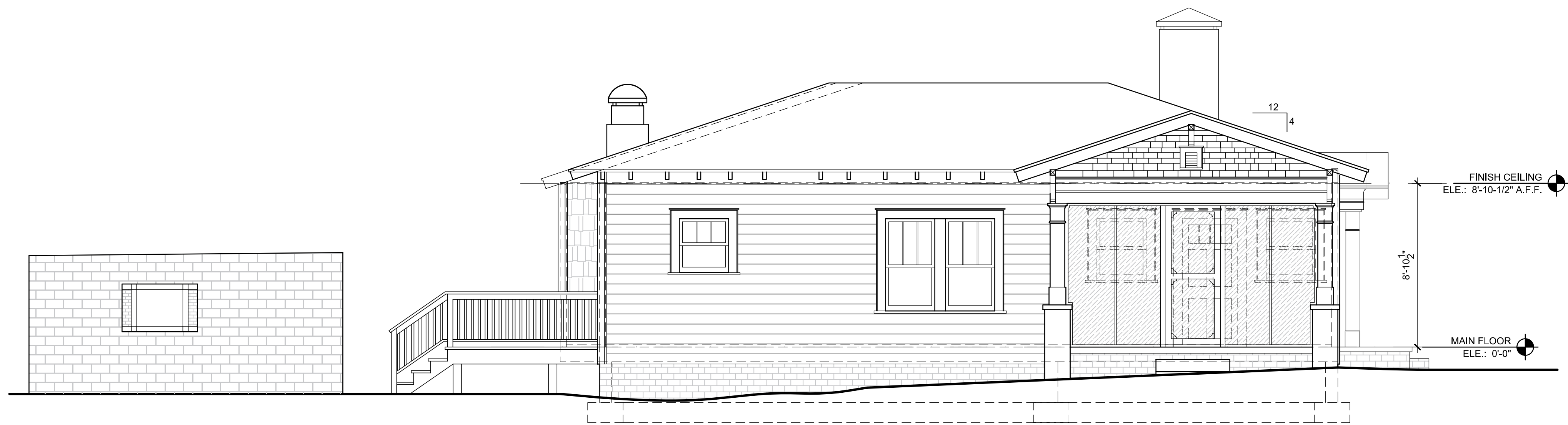
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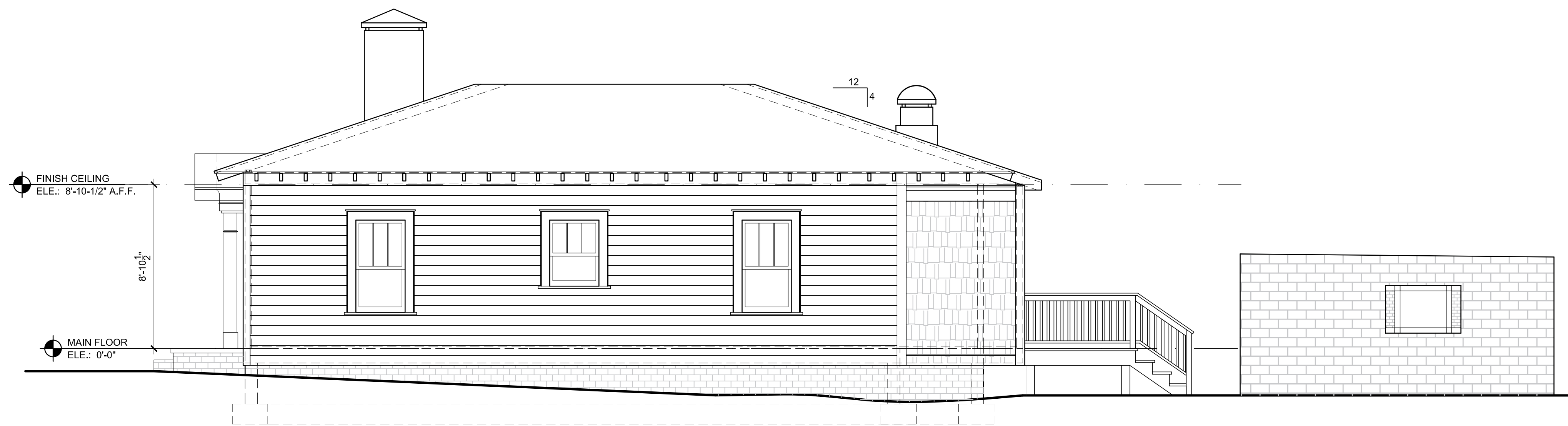
A RENOVATION FOR
CATHY AND MICHAEL KILGORE
749 DALEROSE AVENUE
DECATUR GEORGIA 30030

DATE	01/06/2021
DRAWN BY	APC/WAC
JOB NUMBER	0192
SHEET NAME	EXISTING EXTERIOR ELEVATIONS

AB-2
SHEET NUMBER



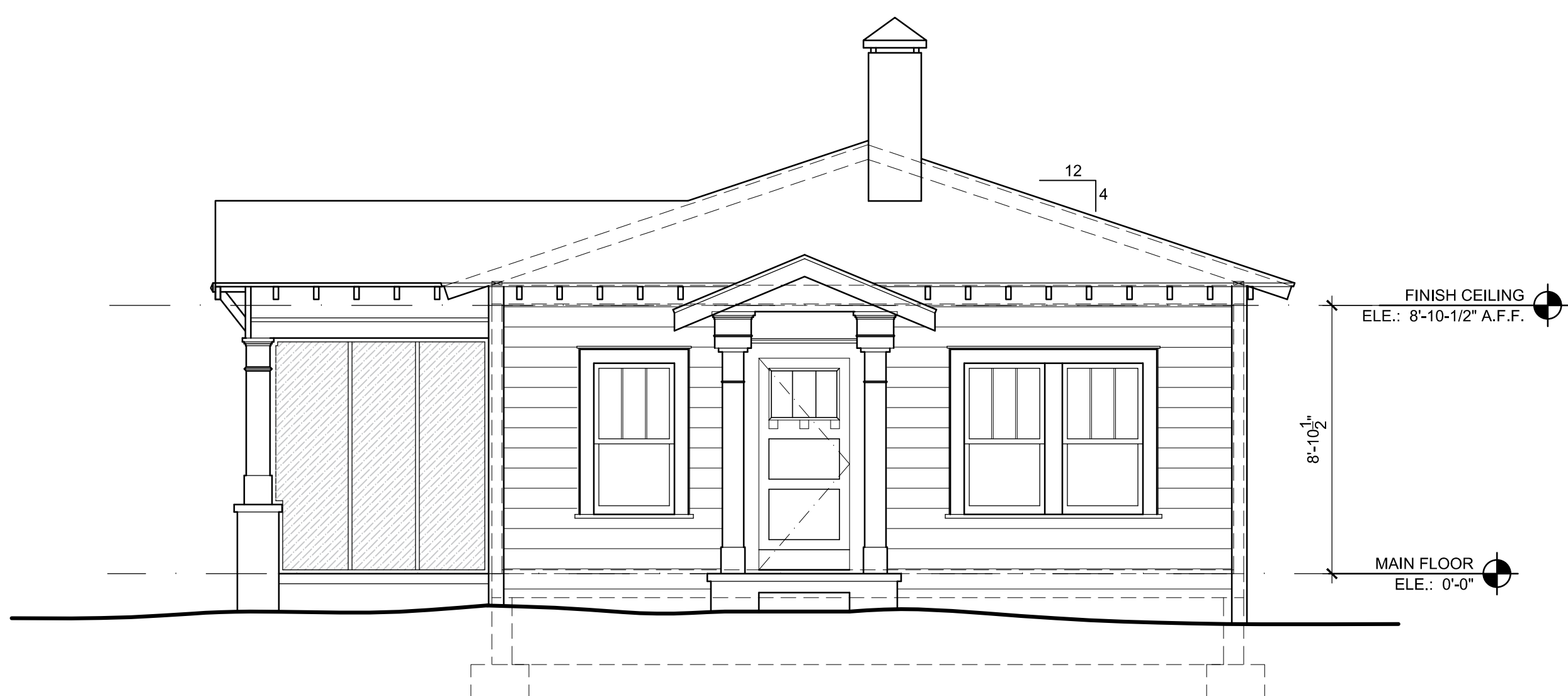
4 EXISTING EXTERIOR ELEVATION - STREET SIDE
SCALE: 1/4" = 1'-0"



3 EXISTING EXTERIOR ELEVATION - SIDE YARD
SCALE: 1/4" = 1'-0"

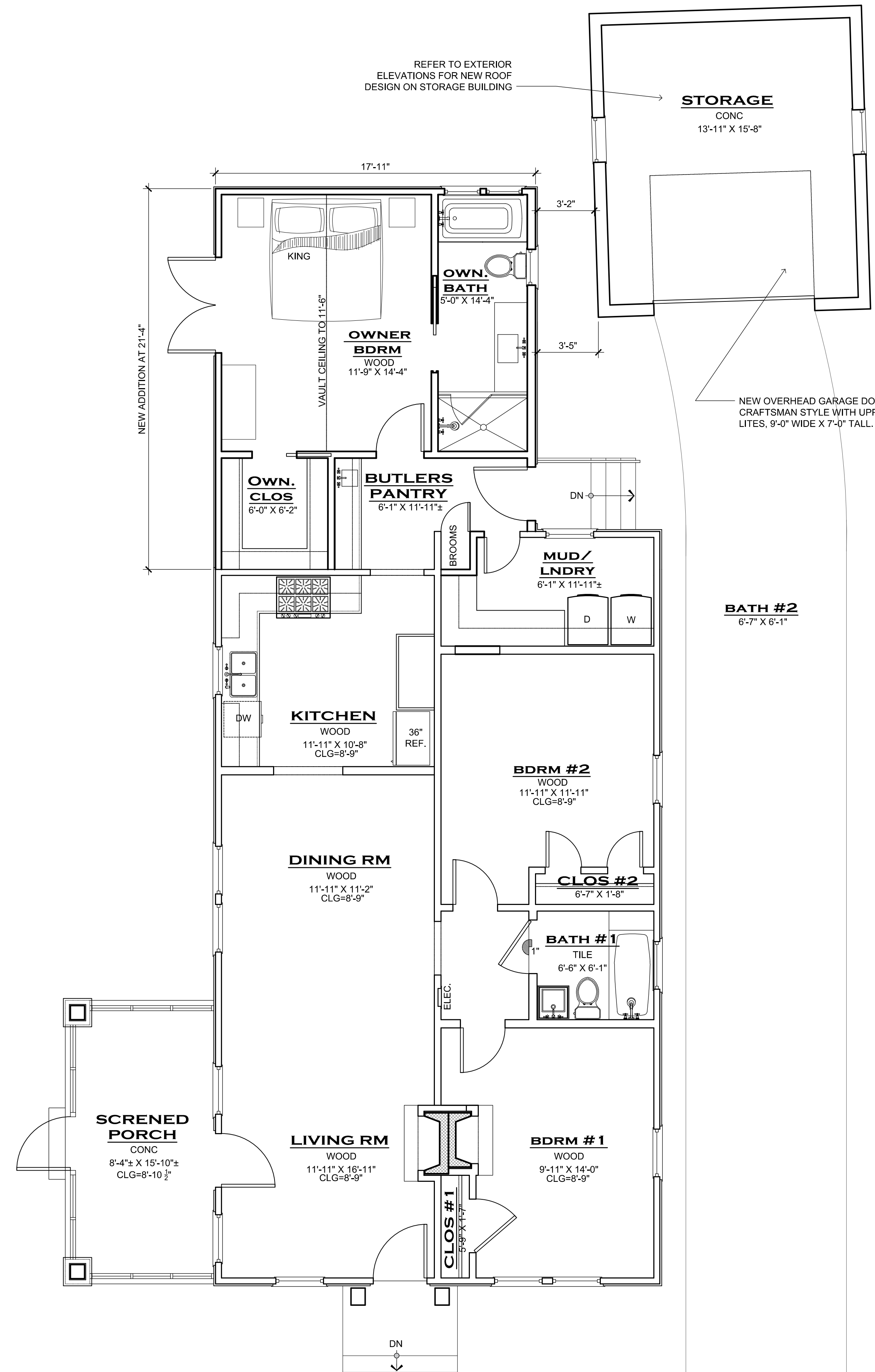


2 EXISTING EXTERIOR ELEVATION - REAR
SCALE: 1/4" = 1'-0"



1 EXISTING EXTERIOR ELEVATION - FRONT
SCALE: 1/4" = 1'-0"

FOR DEKALB COUNTY ZONING REVIEW BOARD ONLY



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- EXISTING WOOD STUD WALL
- NEW 2 x 4 & 2 x 6 WOOD STUD WALL
- NEW BRICK VENEER
- NEW STONE VENEER
- ALL DIMENSIONS ARE PLUS OR MINUS
- CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS
- FIRE AND CARBON MONOXIDE DETECTORS PLACED ACCORDING TO IRC R313 AND GEORGIA AMENDMENTS.

SYMBOLS LEGEND

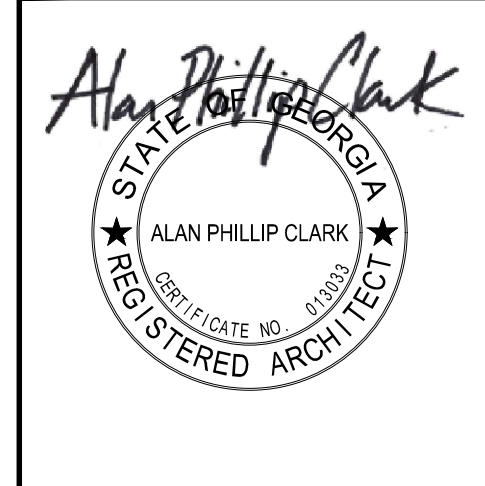
- SMOKE DETECTOR (SD)
- CARBON MONOXIDE DETECTOR (CM)
- EXHAUST FAN (F)
- GROUND FAULT INTERRUPTER (GFI)

SQUARE FOOTAGE

EXISTING PLAN	
MAIN FLOOR (HEATED)	977 SF
MAIN SCREEN PORCH (UN HEATED)	112 SF
MAIN WOOD DECK (UNHEATED)	111 SF
TOTAL (MAIN HOUSE)	1220 SF
GARAGE (UNHEATED) 218 SF	
PROPOSED PLAN	
MAIN FLOOR HEATED (EXISTING)	977 SF
MAIN FLOOR ADDITION (HEATED)	375 SF
TOTAL (EXISTING + PROPOSED)	1,352 SF
GARAGE (UNHEATED) 218 SF	

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 749 DALEROSE AVENUE
 DECATUR GEORGIA 30030

DATE	01/06/2021
DRAWN BY	APC/WAC
JOB NUMBER	0192
SHEET NAME	FIRST FLOOR PLAN

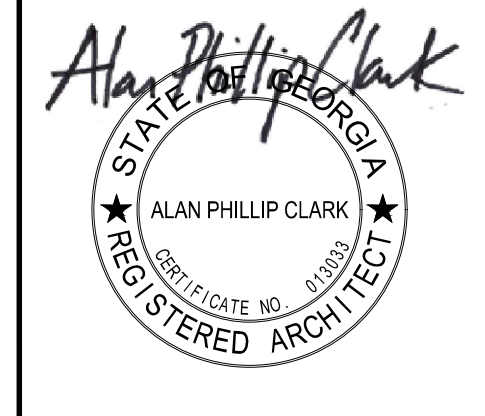
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SHEET NUMBER

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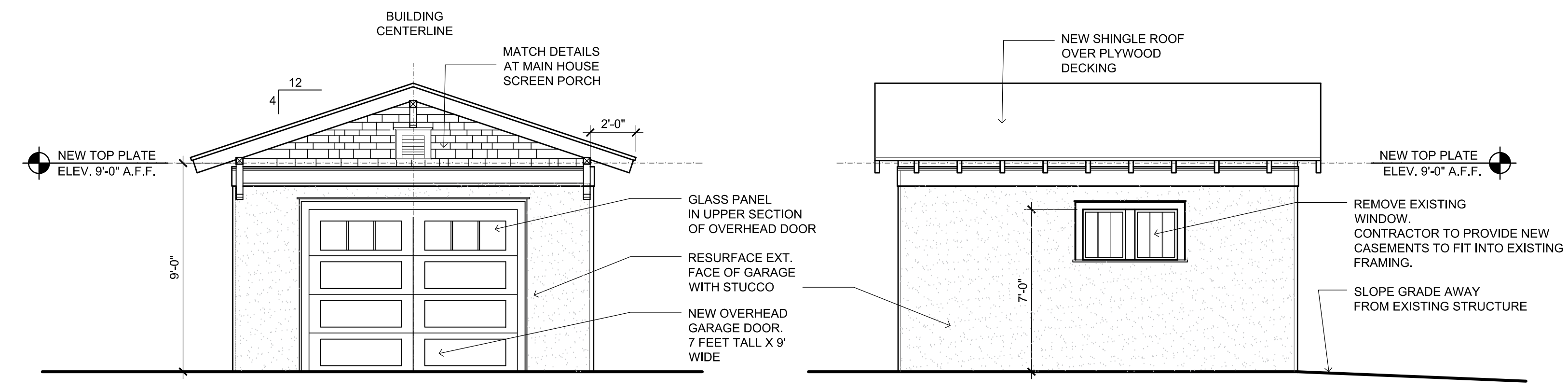
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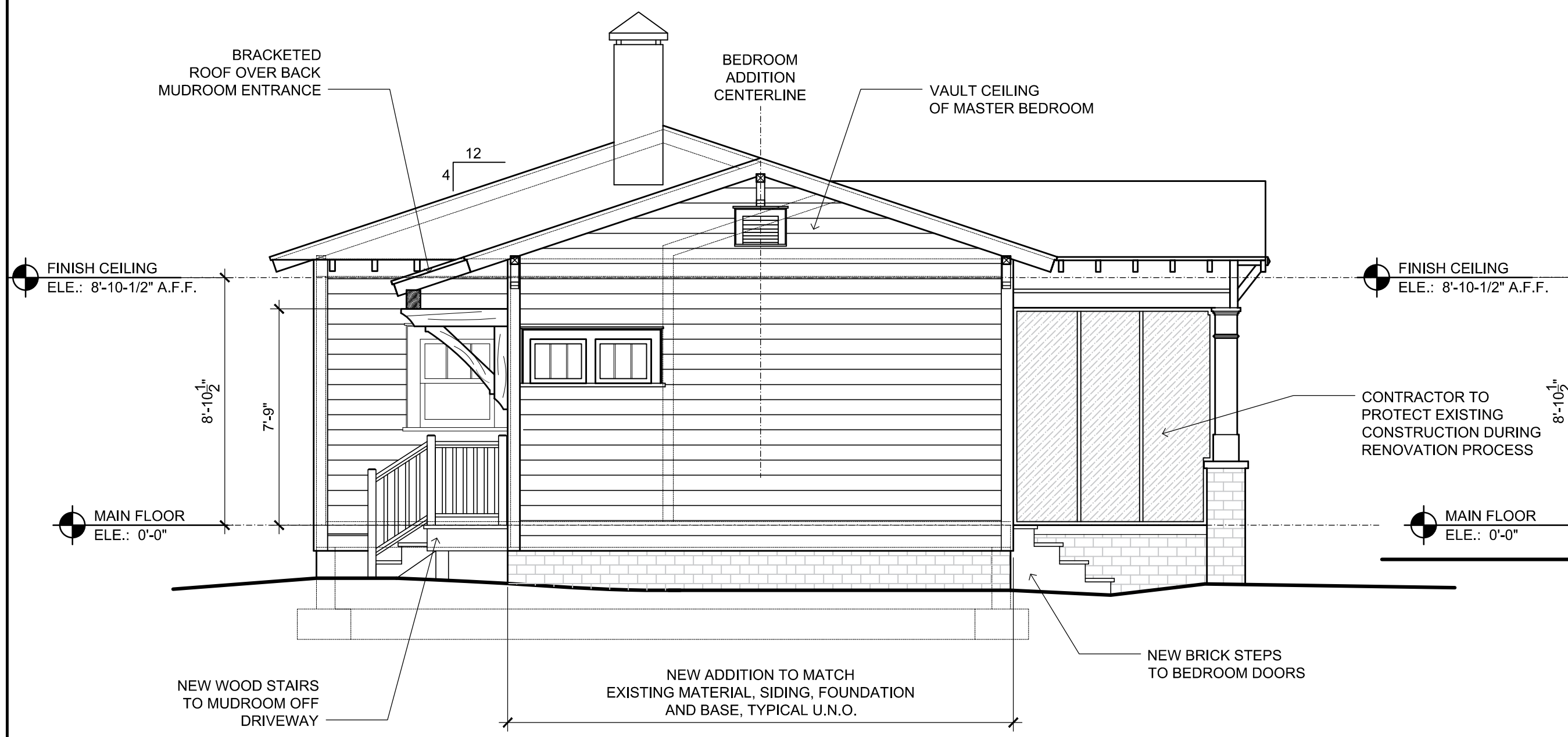
DATE	01/06/2021
DRAWN BY	APC/WAC
JOB NUMBER	0192
SHEET NAME	PROPOSED EXT. ELEVATIONS-GABLE

A-2

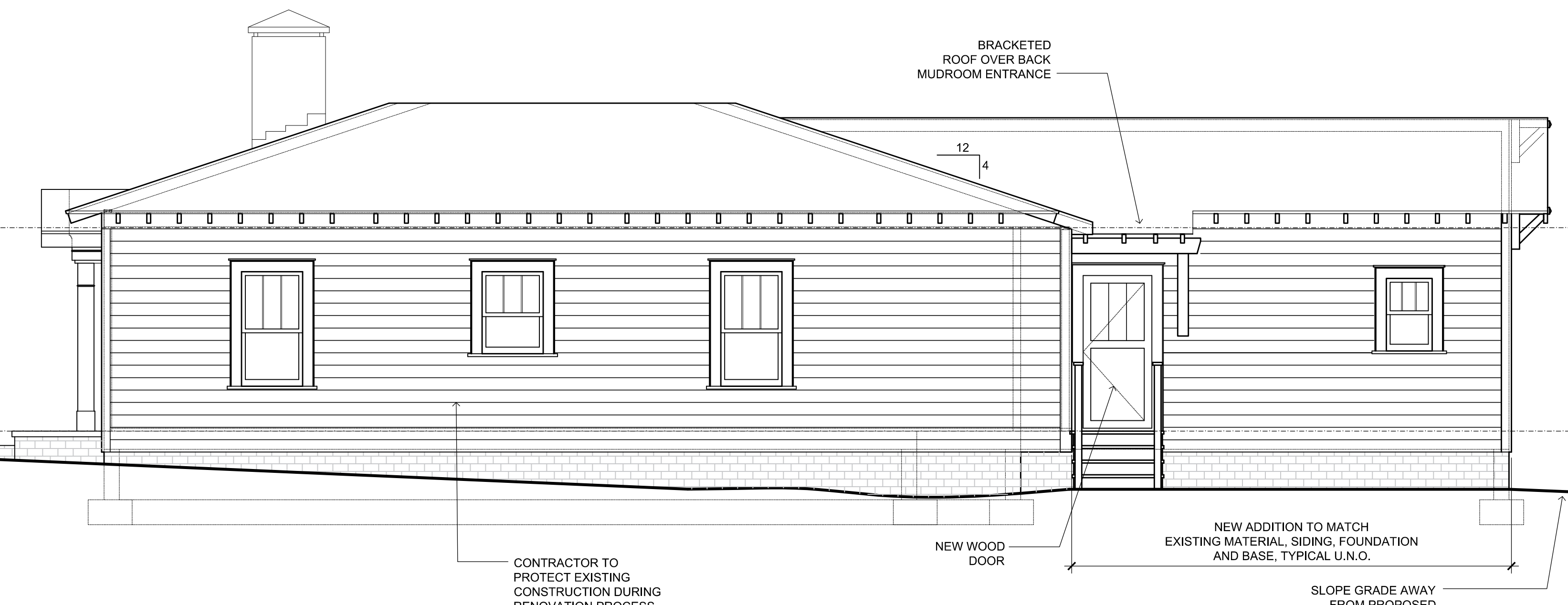
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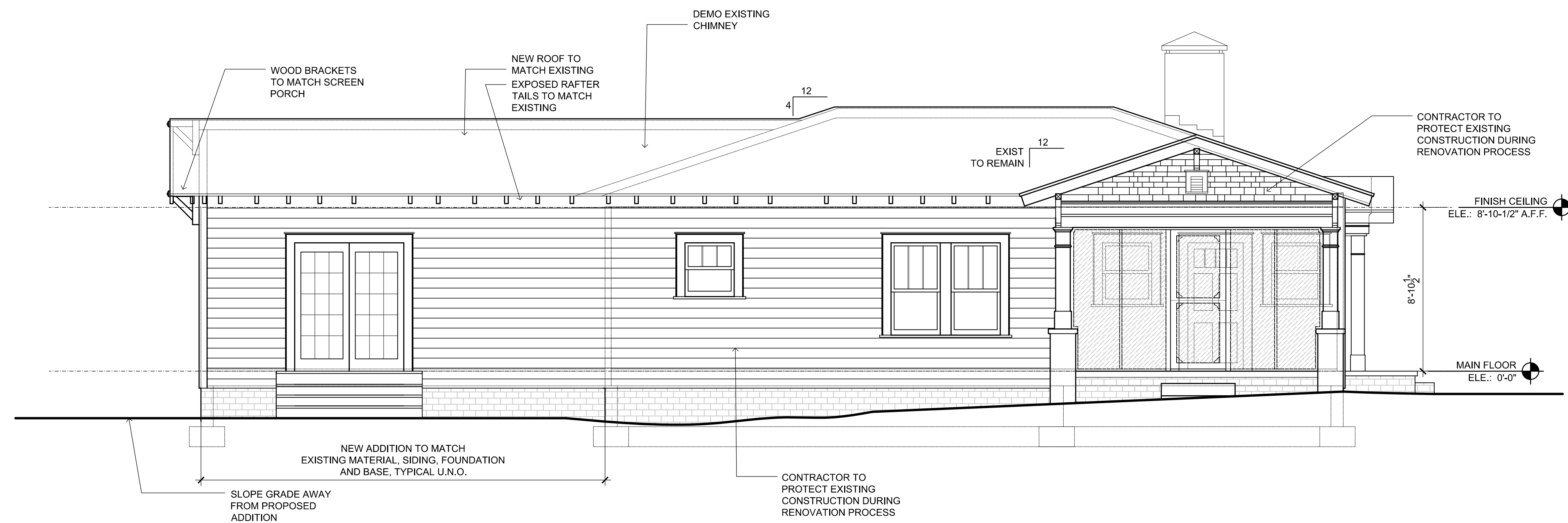
4 PROPOSED GARAGE REFURBISHMENT
SCALE: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION - GABLE
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION - GABLE
SCALE: 1/4" = 1'-0"



1 PROPOSED SIDE ELEVATION - GABLE
SCALE: 1/4" = 1'-0"
FOR DEKALB COUNTY ZONING REVIEW BOARD ONLY