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By Rachel Bragg at 9:34 am, Jun 24, 2021

DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 312 CHELSEA CIRCLE, NE, ATLANTA, GA 30307

Applicant: JUAN RAMIREZ - STUDIO D+C, INC E-Mail: JRAMIREZ@STUDIOD-C.COM

Applicant Mailing Address: 309 WOODVIEW DR. DECATUR, GA 30030

Applicant Phone(s): 770 318 2782 Fax: 404 377 9860

Applicant's relationship to the owner: Owner Architect: Contractor/Builder Other

Owner(s): CATHERINE & ETHAN TOLBERT E-Mail: CTTOLBERT@ME.COM
E-Mail: _____

Owner(s) Mailing Address: 312 CHELSEA CIRCLE, NE, ATLANTA, GA 30307

Owner(s) Telephone Number: 404 769 2544

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: ORIGINAL CONSTR. 1961, RENOVATION/ADDITION 2016

Nature of work (check all that apply):

- New construction Demolition Addition Moving a building Other building changes
- New accessory building Landscaping Fence/Wall Other environmental changes
- Sign installation or replacement Other Pool

Description of Work:
ADDITION OF NEW POOL AND ACCESSORY BUILDING (POOL HOUSE)

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

JR 06/24/21
Signature of Applicant/Date

Revised 1/26/17

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is not the owner of the property.

(I) / (We),

Catherine A. Tolbert

being (owner) (owners) of the property 312 CHELSEA CIRCLE NE, ATLANTA GA 30307
hereby delegate authority to JUAN RAMIREZ - STUDIO D+C, INC
to file an application in (my) (our) behalf.

 6/21/2021
Signature of Owner/Date

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

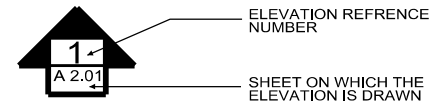
If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void. You will need to apply for a new certificate if you still intend to do the work.

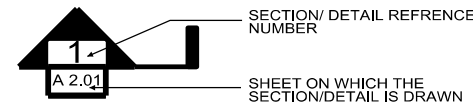
Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

ARCHITECTURAL SYMBOLS

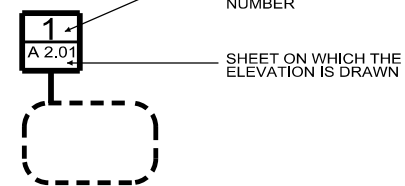
ELEVATION SYMBOL



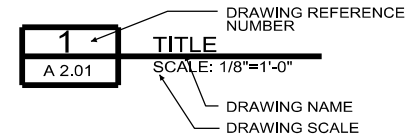
SECTIONS SYMBOL



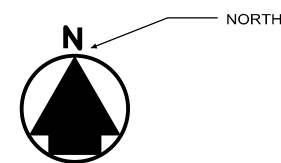
ELEVATION SYMBOL



DRWAING NAME SYMBOL



DRWAING NAME SYMBOL



PROJECT TEAM

OWNER:
 ETHAN & CATHERINE TOLBERT
 312 CHELSEA CIRCLE, NE
 ATLANTA, GA 30307
 CONTACT: 404 7692544

CONTRACTOR AND PROJECT DESIGNERS:

STUDIO d+c, INC.
 309 WOODVIEW DRIVE
 DECATUR, GA 30030
 CONTACT: JUAN RAMIREZ
 OFFICE: 403 377 7346
 CELL: 770 318 2782
 FAX: 404 377 9860
 EMAIL: jramirez@studiod-c.com
 WEB: www.studiod-c.com

PROJECT DESCRIPTION

STRUCTURE DESCRIPTION: FIVE BEDROOM, 4 BATHROOMS, TWO STORY WOOD FRAMED SINGLE FAMILY RESIDENCE. THE MAIN EXTERIOR MATERIALS ARE BRICK AND WOOD SIDING. ASPHALT SHINGLES ARE USED AS THE MAIN ROOFING MATERIAL.

THE PROJECT SCOPE OF WORK CONSISTS OF AN ADDITION OF A NEW POOL AND A POOLHOUSE (ACCESSORY BUILDING) IN THE REAR OF THE PROPERTY.

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)

INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)

INTERNATIONAL FIRE CODE (IFC), 2018 EDITION (NO GEORGIA AMENDMENTS)

INTERNATIONAL PLUMBING CODE (IPC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)

INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)

INTERNATIONAL FUEL GAS CODE (IFGC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)

NFPA NATIONAL ELECTRICAL CODE (NEC), 2020 EDITION (NO GEORGIA AMENDMENTS)

INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2015 EDITION WITH GEORGIA STATE SUPPLEMENTS AND AMENDMENTS (2020)

2018 NFPA 101 LIFE SAFETY CODE WITH ALL GEORGIA STATE AMENDMENTS

GEORGIA ACCESSIBILITY CODE- GAC 120-3-20

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

ZONING SUMMARY

PROJECT NAME : NEW POOL AND POOLHOUSE TOLBERT-RESIDENCE

ADDRESS : 312 CHELSEA CIRCLE , ATLANTA, GA 30307

ZONING: R-75 (SINGLE-FAMILY RESIDENTIAL)

USE: DETACHED SINGLE-FAMILY DWELLING

TOTAL LOT AREA: 18,391 SF

EXISTING STRUCTURE TO REMAIN
 NEW ACCESSORY BUILDING ADDITION: 260 SF
 NEW POOL: 315 SF

FRONT SETBACK:

EXISTING TO REMAIN, WILL NOT CHANGE. 30'-0"

SIDE SETBACKS:

EXISTING TO REMAIN, WILL NOT CHANGE. 7'-6"

BACK SETBACK:

10' FOR ACCESSORY BUILDING

BUILDING HEIGHT :

IMPERVIOUS CALCULATIONS :

SEE A1.00 (SURVEY) FOR EXISTING
 SEE A1.01 (PROPOSED SITE PLAN) FOR PROPOSED

NOTE: THIS PROJECT RENOVATION WILL NOT DESTROY OR DISTURB THE ADJACENT SOIL OR ROOT SYSTEMS OF EXISTING TREES . NO TREES WILL BE REMOVED.

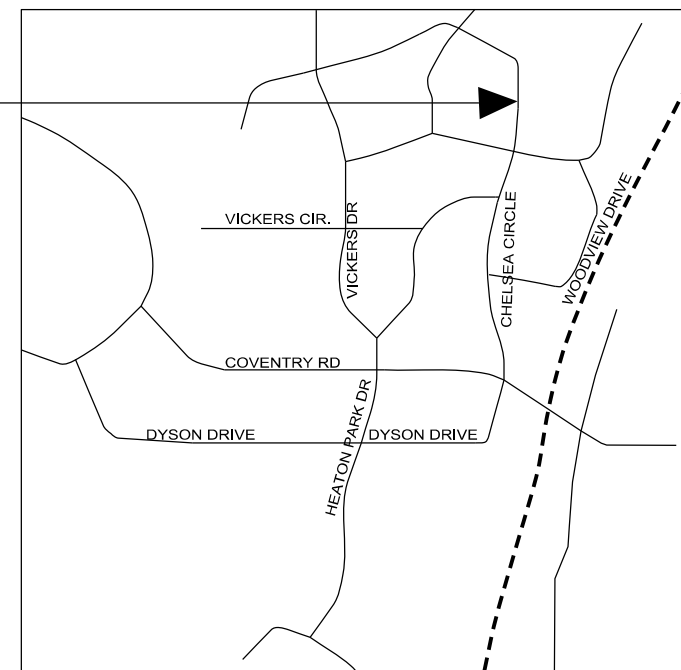
DRAWING INDEX

- G0.01 COVER SHEET
- A1.00 PROPERTY SURVEY
- A1.01 PROPOSED SITEPLAN
- A3.01 NEW FLOOR PLAN POOLHOUSE, POOL AND PATIO
- A3.01a ENLARGED PLAN AT POOL HOUSE
- A4.01 EXISTING EXTERIOR ELEVATIONS
- A4.02 EXISTING EXTERIOR ELEVATIONS
- A4.03 SECTIONS/ NEW EXTERIOR ELEVATIONS
- A4.04 SECTIONS/ NEW EXTERIOR ELEVATIONS
- A4.05 SECTIONS/ NEW EXTERIOR ELEVATIONS
- A4.06 SECTIONS/ NEW EXTERIOR ELEVATIONS
- A5.01 PHOTOS OF EXISTING STRUCTURE
- A5.02 PHOTOS OF EXISTING STRUCTURE

LOCATION MAP

N.T.S.

PROJECT LOCATION:
 312 CHELSEA CIRCLE
 ATLANTA, GA 30307



309 Woodview Drive
 Decatur, GA 30030
 770-318 2782
 jramirez@studiod-c.com

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**NEW POOL & POOL HOUSE
 TOLBERT RESIDENCE
 312 CHELSEA CIRCLE NE
 ATLANTA, GA 30307**

PRINTING & REVISIONS

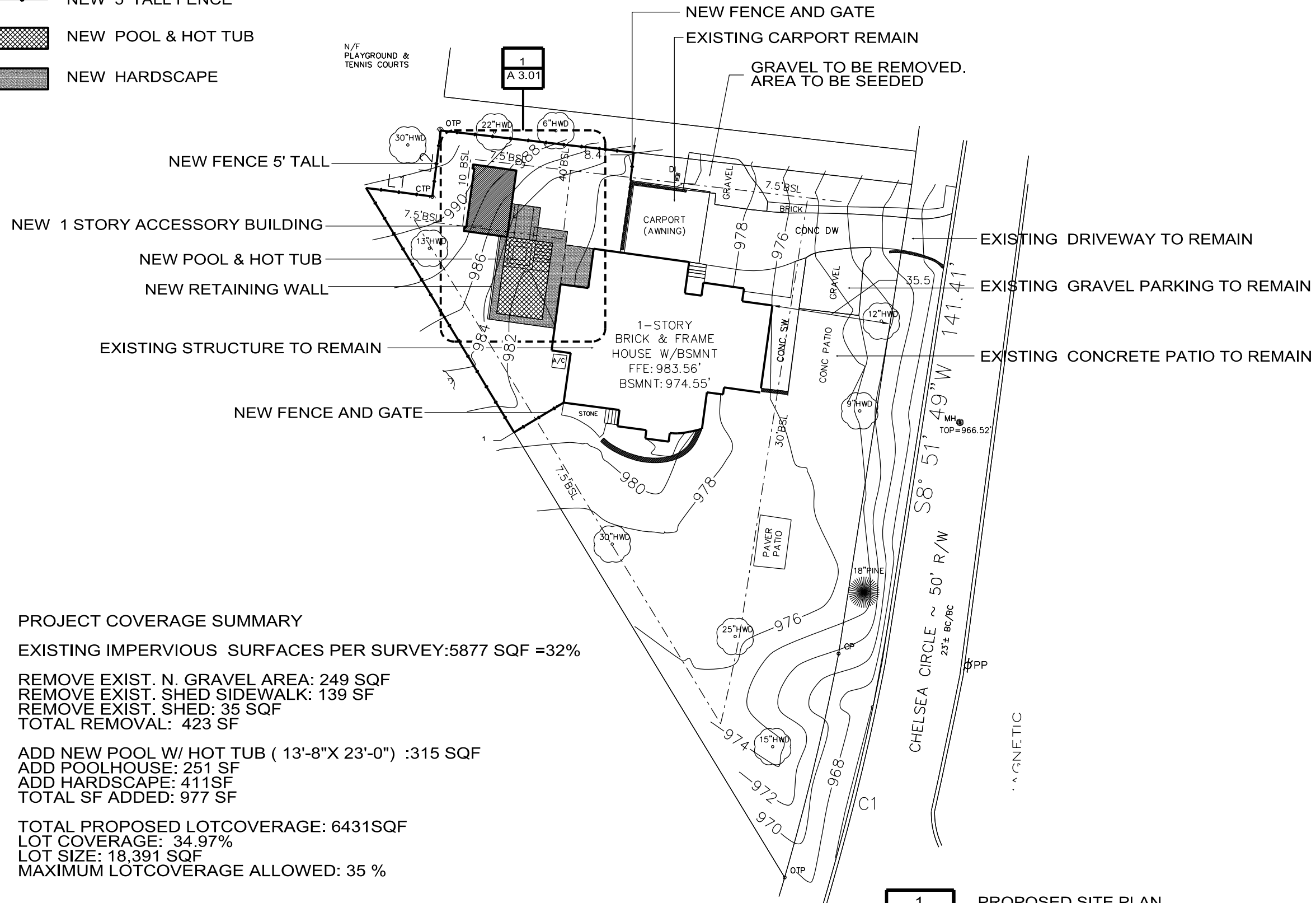
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XX/XX/XX Construction Documents

XX/XX/XX Released for Construction

Sheet Title
COVER SHEET
Sheet Number
G0.01

-  NEW 1 STORY ACCESSORY BUILDING
-  NEW 5' TALL FENCE
-  NEW POOL & HOT TUB
-  NEW HARDSCAPE



PROJECT COVERAGE SUMMARY

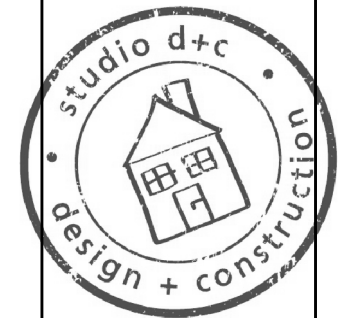
EXISTING IMPERVIOUS SURFACES PER SURVEY: 5877 SQF = 32%

REMOVE EXIST. N. GRAVEL AREA: 249 SQF
 REMOVE EXIST. SHED SIDEWALK: 139 SF
 REMOVE EXIST. SHED: 35 SQF
 TOTAL REMOVAL: 423 SF

ADD NEW POOL W/ HOT TUB (13'-8"X 23'-0") :315 SQF
 ADD POOLHOUSE: 251 SF
 ADD HARDSCAPE: 411SF
 TOTAL SF ADDED: 977 SF

TOTAL PROPOSED LOT COVERAGE: 6431 SQF
 LOT COVERAGE: 34.97%
 LOT SIZE: 18,391 SQF
 MAXIMUM LOT COVERAGE ALLOWED: 35 %

1
A 1.01 **PROPOSED SITE PLAN**
 SCALE: 1/32"=1'-0"



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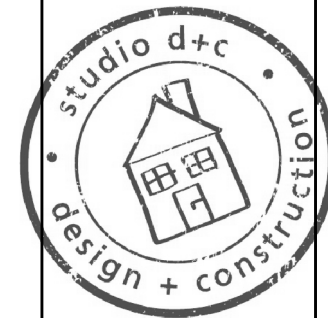
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Sheet Title	PROPOSED SITE PLAN
Sheet Number	A1.01



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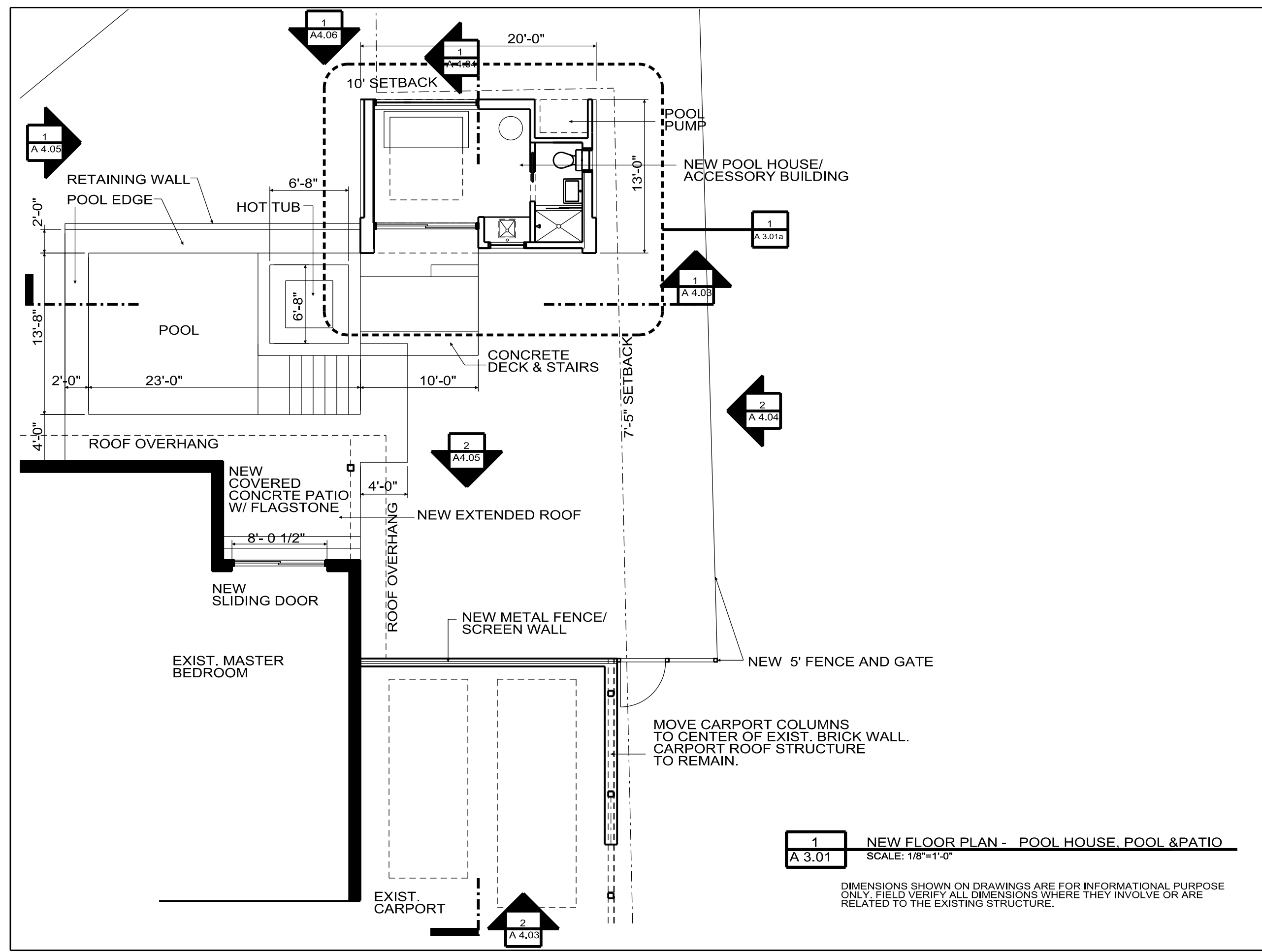
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Documents

XX/XX/XX Released for
Construction

Sheet Title
NEW FLOOR PLAN
POOL HOUSE,
POOL & PATIO

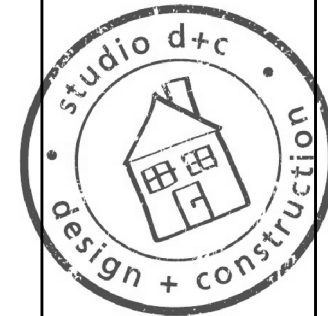
Sheet Number

A3.01



1 NEW FLOOR PLAN - POOL HOUSE, POOL & PATIO
A 3.01 SCALE: 1/8"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.



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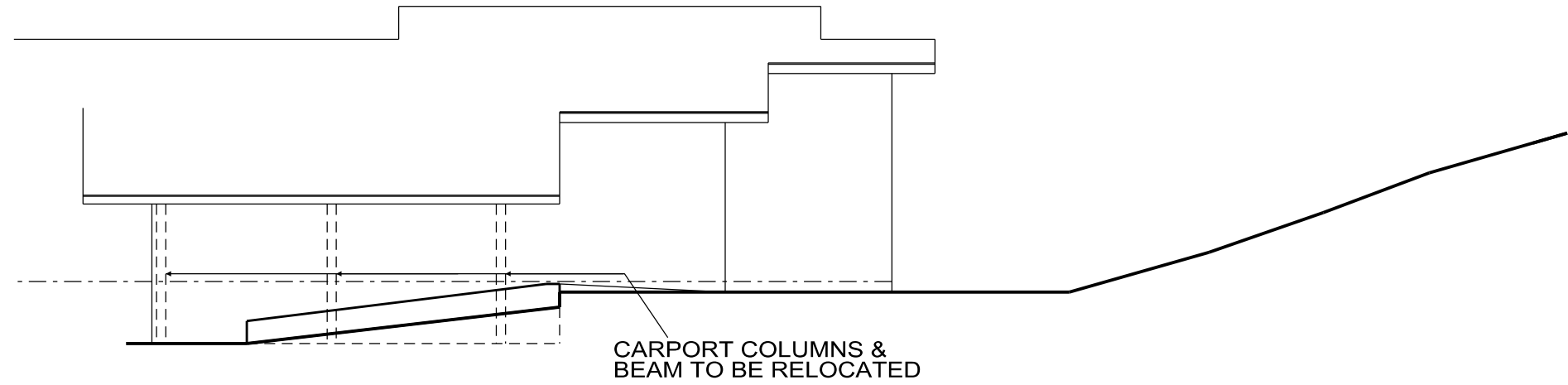
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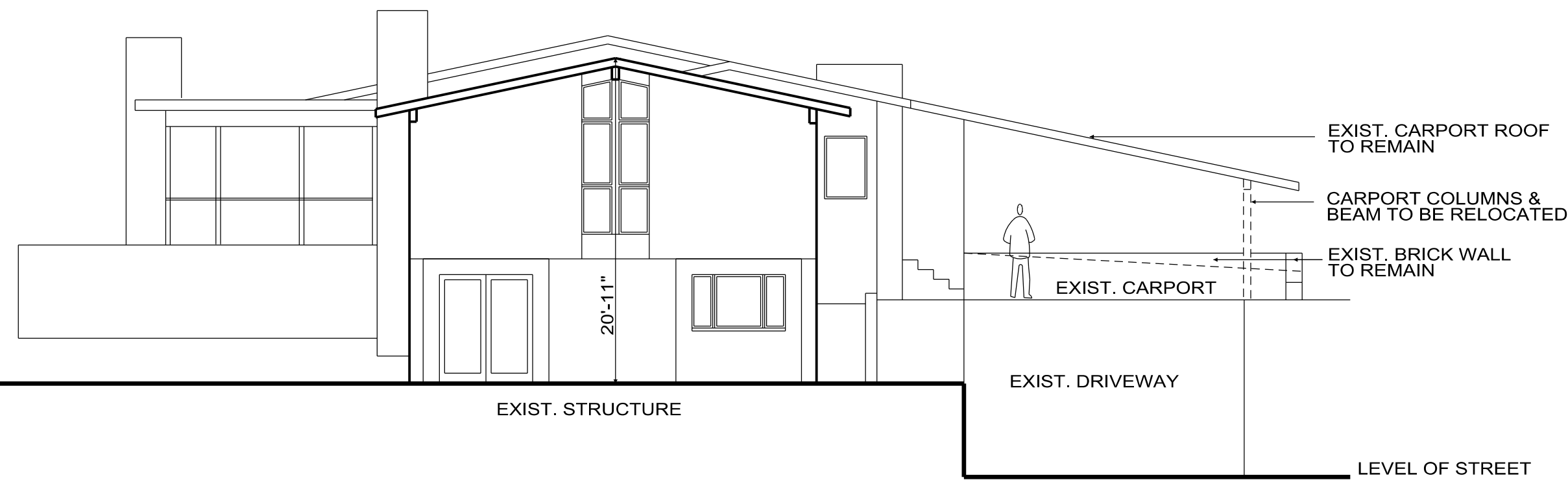
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Documents

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Construction

Sheet Title	EXISTING EXTERIOR ELEVATIONS
Sheet Number	A4.01

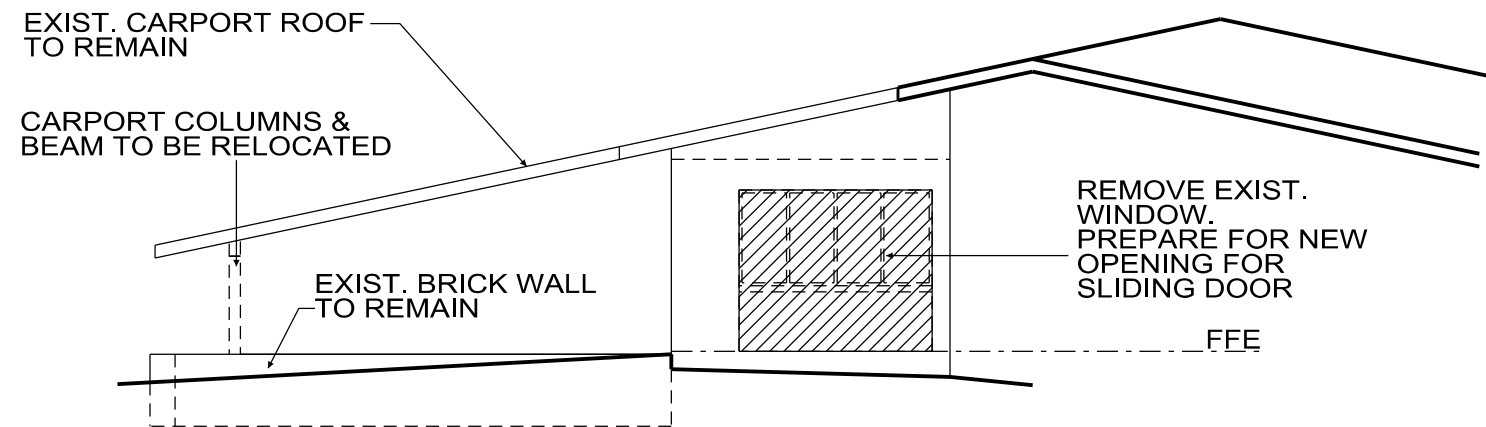


1 EXISTING EXTERIOR ELEVATION - NORTH
A 4.01 SCALE: 1/8"=1'-0"



2 EXISTING EXTERIOR FRONT ELEVATION- EAST
A 4.01 SCALE: 1/8"=1'-0"

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1
A 4.02

EXISTING EXTERIOR ELEVATION - WEST
SCALE: 1/8"=1'-0"

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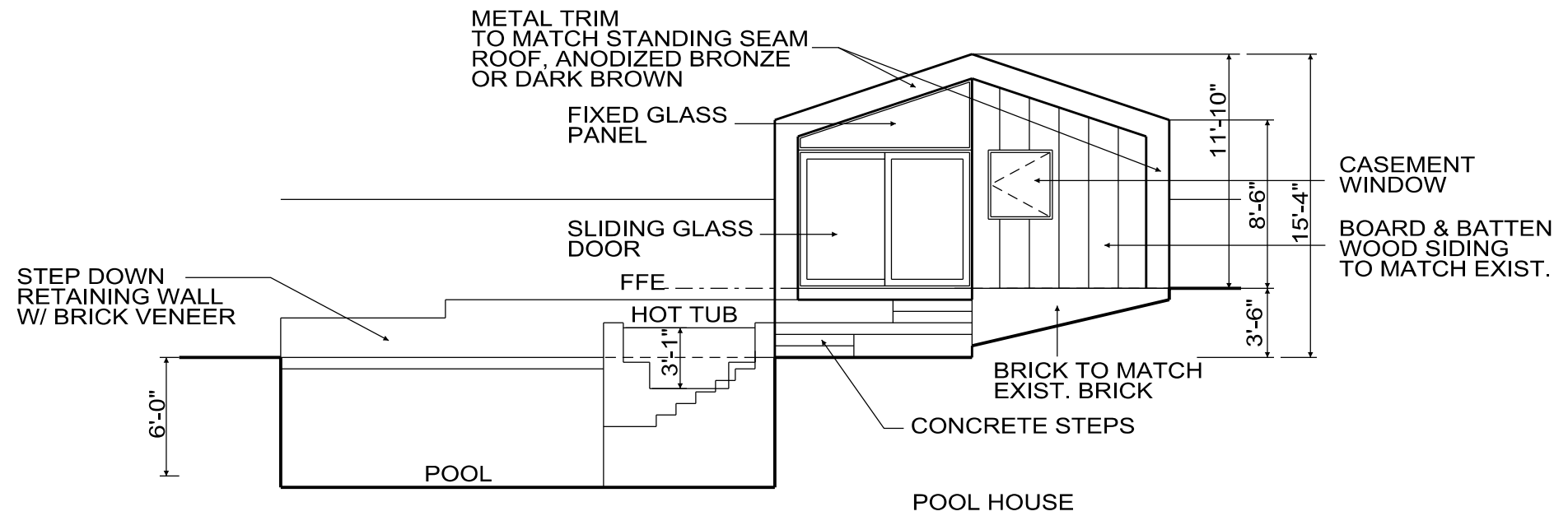
XX/XX/XX Construction
Documents

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Construction

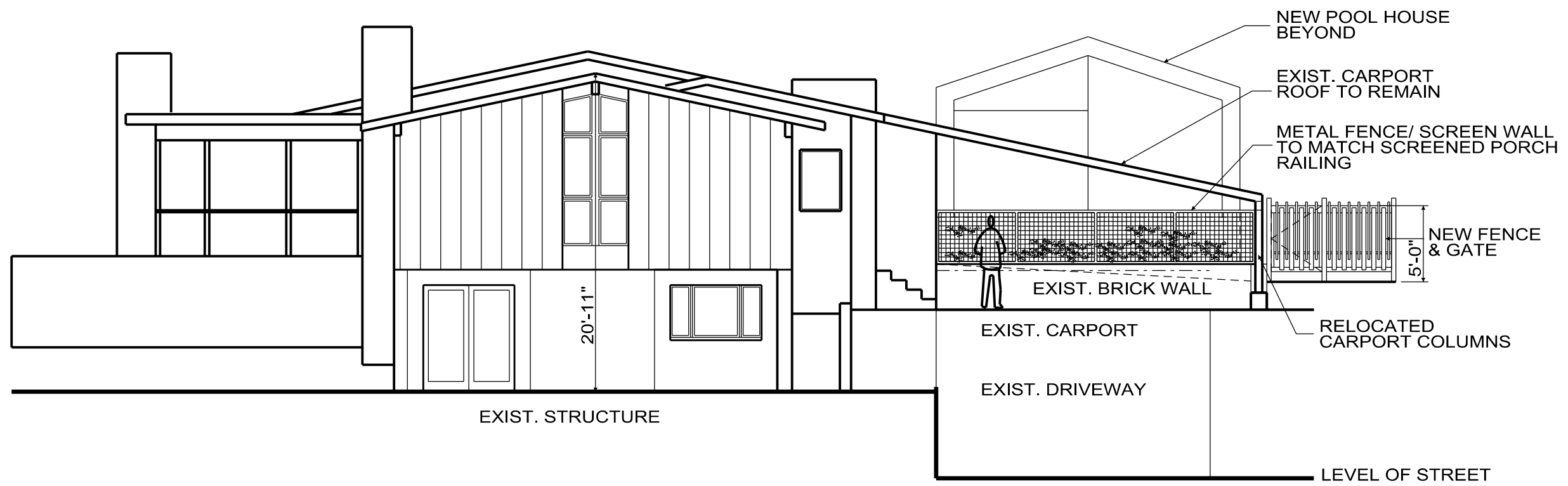
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EXISTING
EXTERIOR
ELEVATIONS

Sheet Number

A4.02

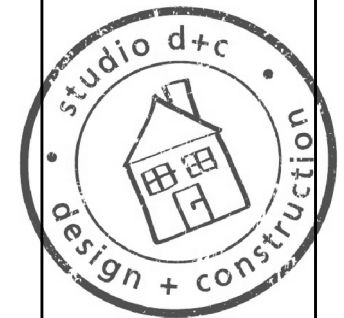


1 SECTION/ EXTERIOR ELEVATION @ POOL HOUSE
 A 4.03 SCALE: 1/8"=1'-0"



2 NEW EXTERIOR ELEVATION - EAST
 A 4.03 SCALE: 1/8"=1'-0"

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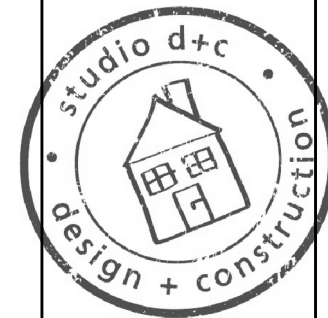
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Sheet Title	SECTIONS/ NEW EXTERIOR ELEVATIONS
Sheet Number	A4.03



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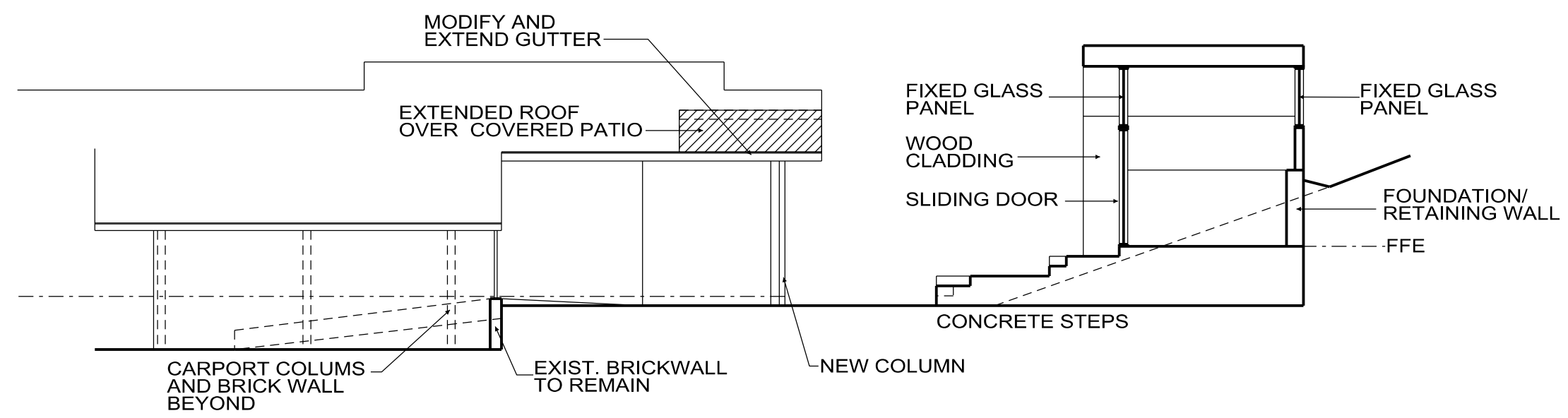
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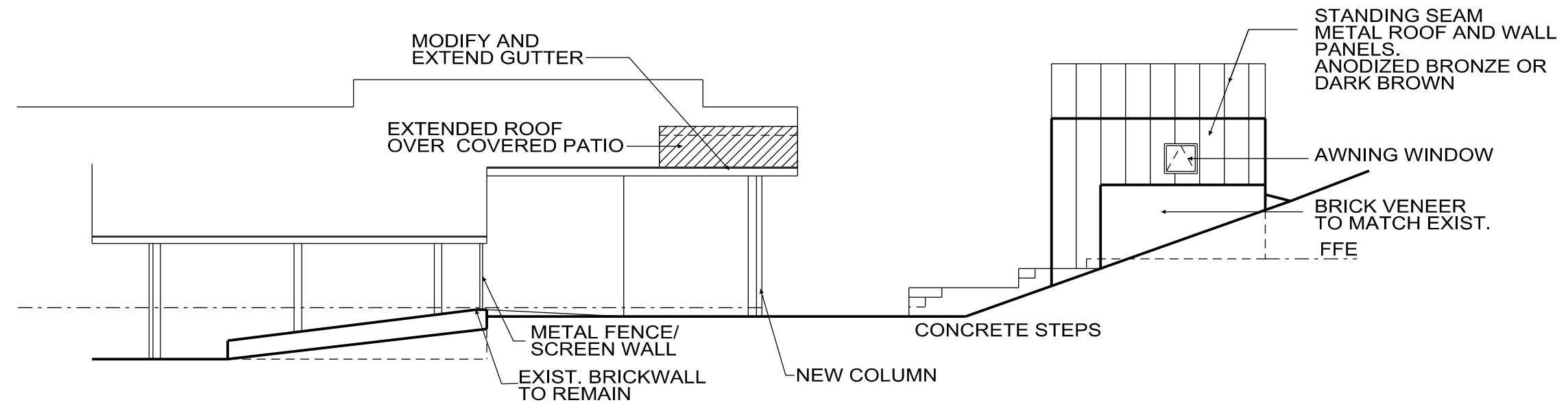
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XX/XX/XX Released for Construction

Sheet Title	SECTIONS/ NEW EXTERIOR ELEVATIONS
Sheet Number	A4.04

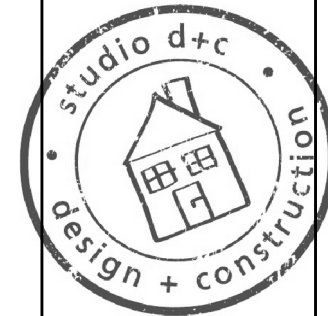


1 SECTION @ POOL HOUSE
A 4.04 SCALE: 1/8"=1'-0"



2 NEW EXTERIOR ELEVATION - NORTH
A 4.04 SCALE: 1/8"=1'-0"

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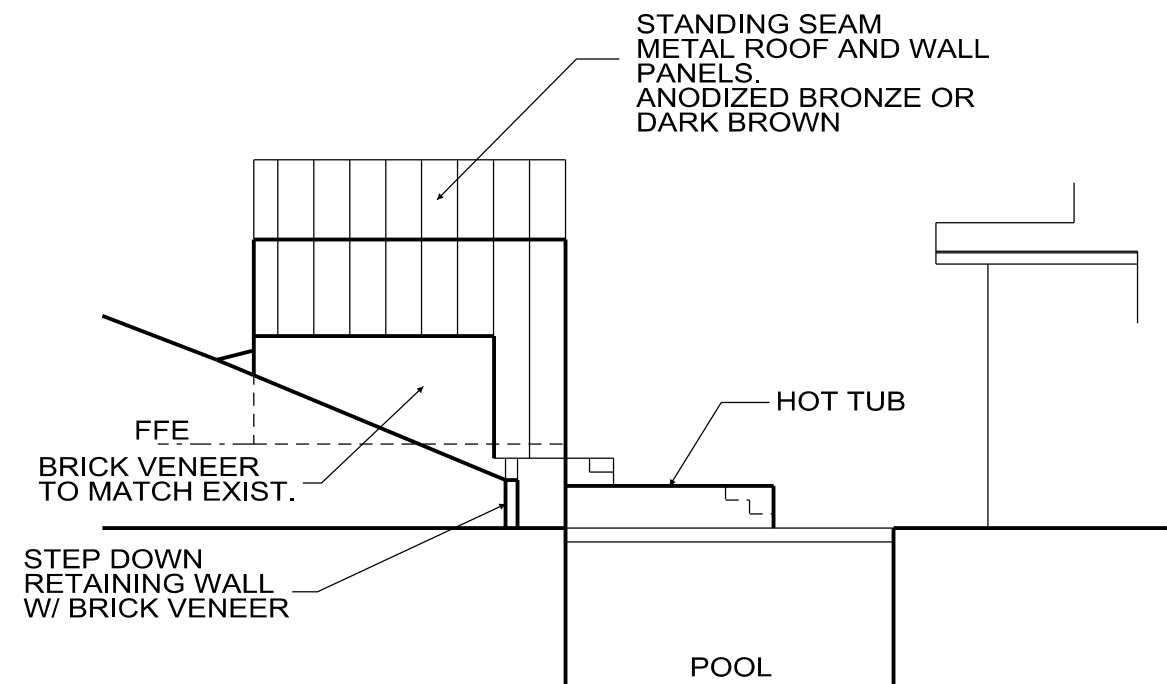
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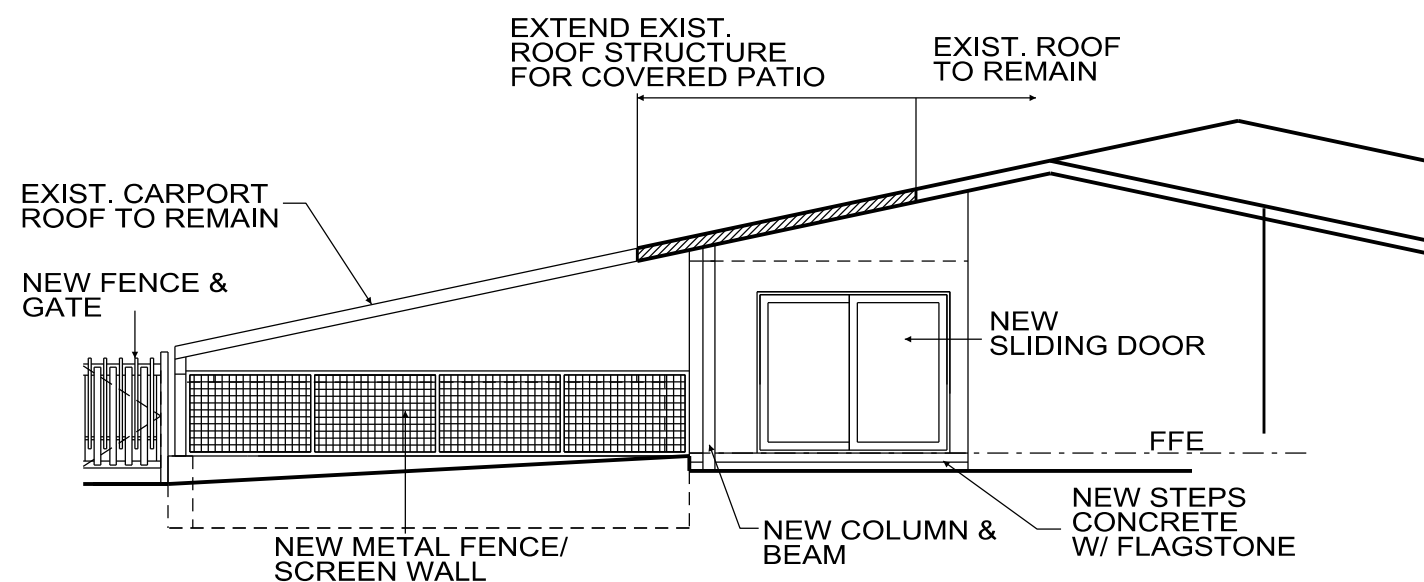
Sheet Title
SECTIONS/
NEW EXTERIOR
ELEVATIONS

Sheet Number

A4.05

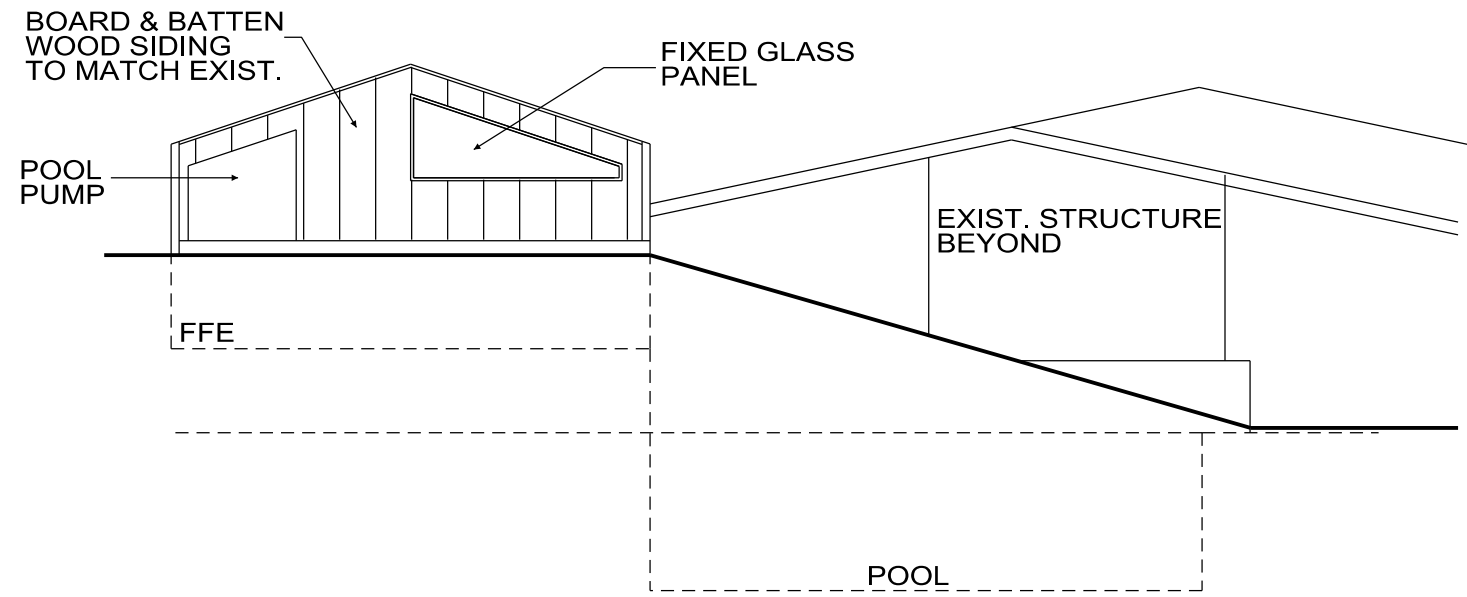


1 NEW SECTION/ ELEVATION @ POOL HOUSE- SOUTH
A 4.05 SCALE: 1/8"=1'-0"



2 NEW EXTERIOR ELEVATION @ EXIST. STRUCTURE- WEST
A 4.05 SCALE: 1/8"=1'-0"

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1 REAR ELEVATION @ POOL HOUSE- WEST
 A 4.06 SCALE: 1/8"=1'-0"

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Sheet Title
SECTIONS/ NEW EXTERIOR ELEVATIONS
Sheet Number
A4.06



1 EAST FACADE - FRONT
A 5.01 SCALE: N/A



2 EAST FACADE- FRONT, FROM STREET LEVEL
A 5.01 SCALE: N/A



3 EAST FACADE - FRONT, FROM DRIVEWAY
A 5.01 SCALE: N/A



4 EAST FACADE- FRONT, UNDER CARPORT
A 5.01 SCALE: N/A



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Sheet Title
PHOTOS OF
EXISTING
STRUCTURE

Sheet Number

A5.01



1 NORTH FACADE - SIDE
A 5.02 SCALE: N/A



2 WEST FACADE- REAR
A 5.02 SCALE: N/A



3 WEST FACADE - REAR
A 5.02 SCALE: N/A



4 WEST FACADE- REAR, FROM TOP OF HILL
A 5.02 SCALE: N/A



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A5.02