

Courtney Adler  
404.849.7892

**EXISTING CONDITIONS PHOTOGRAPHS:**



North Elevation - Back view of the lower patio



North + West Elevation



North Elevation - View of paved path to the basement

**SUMMARY OF WORK:**

Add new deck with stairs to the lower level. Add new hard-scape to match existing around the stair and in front of the covered patio. Relocate planting. Extend existing lower back patio with upper extension. Add a custom built-in BBQ.



**LEGEND:**

- C.L. . . . . CENTERLINE
- C.M.F. . . . . CONCRETE MONUMENT FOUND
- D.B. . . . . DEED BOOK
- D/B/A . . . . DOING BUSINESS AS
- E.O.P. . . . . EDGE OF PAVEMENT
- I.P.F. . . . . IRON PIN FOUND
- I.P.S. . . . . IRON PIN SET
- L.L.L. . . . . LAND LOT LINE
- O.T. . . . . OPEN TOP PIPE
- P.B. . . . . PLAT BOOK
- P.P. . . . . POWER POLE
- R . . . . . PROPERTY LINE
- R/W . . . . . RIGHT OF WAY
- R.C.P. . . . . REINFORCED CONCRETE PIPE
- U.G.E. . . . . UNDERGROUND ELECTRIC
- P.O.B. . . . . POINT OF BEGINNING
- P.O.C. . . . . POINT OF COMMENCEMENT
- S.M.H. . . . . SEWER MANHOLE
- S.S.E. . . . . SANITARY SEWER EASEMENT
- B.S.L. . . . . BUILDING SETBACK LINE
- D.E. . . . . DRAINAGE EASEMENT

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.80	229.78	S69°11'14"E	39.75'

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.18	S64°13'33"E

**AREA**  
14,433 sq.ft.  
0.33 acres

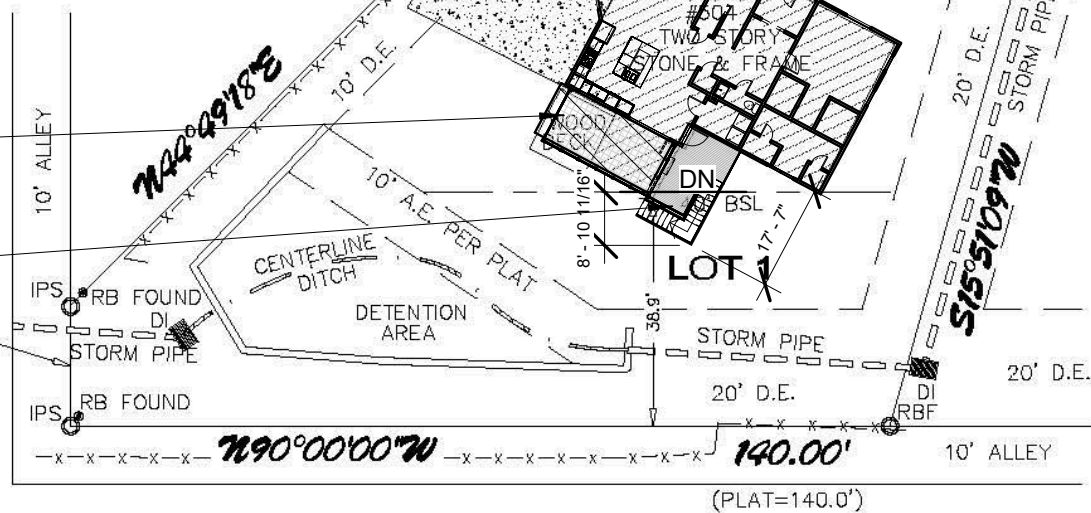
**CURRENT ZONING**

SUBJECT PROPERTY CURRENTLY ZONED "R-85"  
ZONING DEPARTMENT - DEKALB COUNTY ONLINE ZONING MAP  
BUILDING SETBACKS:  
FRONT: 50 FEET  
SIDE: 8.5 FEET  
REAR: 40 FEET

REMOVE DILAPIDATED DECK AND STAIRS.  
EXTEND PORCH TO ALIGN WITH EXTERIOR  
WALL OF HOUSE.

ADD NEW DECK WITH DIRECT  
ACCESS TO THE INTERIOR.  
ADD NEW STAIRS TO DOWNSTAIRS.

N00°00'00"W  
20.42'  
(PLAT=20.42')



**GENERAL NOTES:**

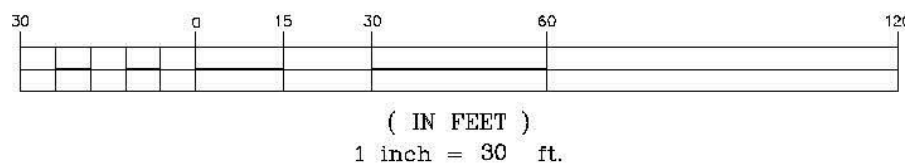
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION IN EXCESS OF 1 FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. EQUIPMENT USED WAS A NIKON DTM 420 TOTAL STATION AND A 100' STEEL TAPE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE EXTENDED TO ANY OTHER PERSONS OR ENTITIES. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. OTHER EASEMENTS AND/OR ENCUMBRANCES MAY EXIST ON PUBLIC OR PRIVATE RECORD BUT ARE NOT SHOWN HEREON.

**FLOOD STATEMENT**

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13089C0064 H - EFFECTIVE DATE OF MAY 7, 2001. ZONE "X", AS DESCRIBED BY SAID MAP BEING "BEING OUTSIDE THE 500 YEAR FLOOD PLAIN".

**GRAPHIC SCALE**



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

**BRENDAN R. BLAKE, P.L.S.**  
**GEORGIA LAND SURVEYOR #2375**

REVISED 04/27/2011 FRONT BUILDING SETBACK LINE PER VARIANCE

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:

**COURTNEY R. ADLER**

DATE 04/20/2011  
SCALE 1" = 30'

DEKALB COUNTY, GEORGIA  
SECTION UNIT TWO  
15TH DISTRICT  
LAND LOT 238  
SUBDIVISION PONCE DE LEON MANOR  
BLOCK LOT 1

BLAKE ENGINEERING & LAND SURVEYING, INC.  
P.O. BOX 1547 SMYRNA, GEORGIA 30081-1547  
TELEPHONE (770) 307-5556 FAX (770) 307-5556

REVISION: 04/27/2011 FRONT BUILDING SETBACK LINE PER VARIANCE

REFERENCE: PLAT BOOK 100, PAGE 31

JOB NUMBER: 11-068

AMANDA DASHWOOD INTERIORS  
121 Cambridge Ave.  
Decatur, GA 30030  
P: 404.906.5561  
www.amandadashwood.com

**ADLER RESIDENCE**  
504 Ponce De Leon Manor  
NE, Atlanta, GA 30307  
404.849.7892

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No.	Description	Date

**TITLE**  
**SITE PLAN**

Project No.: 2019 02  
Date 03.01.2019  
Drawn by AD  
Scale 1/32" = 1'-0"  
Drawing Number

**1 SITE PLAN**  
1/32" = 1'-0"

**A001**