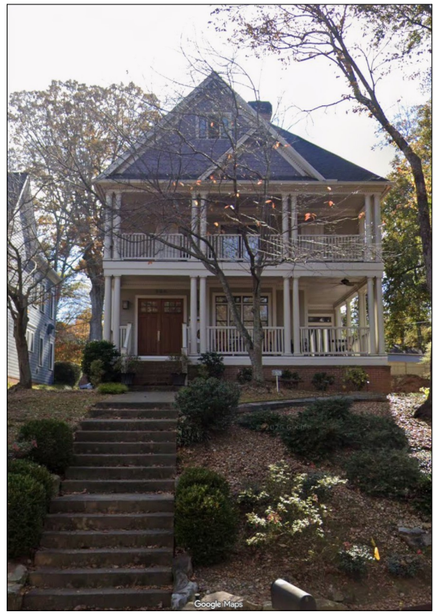


965 AUSTIN AVE. , AS-BUILT FRONT ELEVATION & LEFT ELEVATION



965 AUSTIN AVE. , AS-BUILT FRONT ELEVATION



965 AUSTIN AVE. , AS-BUILT RIGHT ELEVATION



965 AUSTIN AVE. , AS-BUILT LEFT ELEVATION OF GARAGE



965 AUSTIN AVE. , AS-BUILT LEFT ELEVATION OF GARAGE



965 AUSTIN AVE., AS-BUILT REAR ELEVATION

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DESIGNER: MICHAEL NUALLA

REVISIONS

DATE	REVISION	INITIALS
TBD	CONTRACT SET	
TBD	PERMIT SET	
TBD	CONSTRUCTION SET	

PROJECT NAME & ADDRESS
SCARAMELLI RESIDENCE
965 AUSTIN AVE. NE
ATLANTA, GA 30307

SHEET TITLE

DATE
10-5-26

SHEET
A1

JN: 19 363 02

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumberances 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.

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.

REFERENCE: DEED BOOK 50872 PG 111
PB 217 PG 94

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: BOUNDARY
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 50872 PG 111
PROPERTY OWNER AT TIME OF SURVEY:
DANIEL KRISTINE HSU
PARCEL NUMBER: 14-0014-0002-067-2

BASIS OF BEARINGS IS A SINGLE COMPASS READING AND ANGLES TURNED.
DATUM BASED ON FULTON COUNTY GIS.

TOTAL AREA: 13060.30 SQ FT, 0.300 AC
CALCULATED PLAT CLOSURE: 1:340761.94
FIELD DATA:

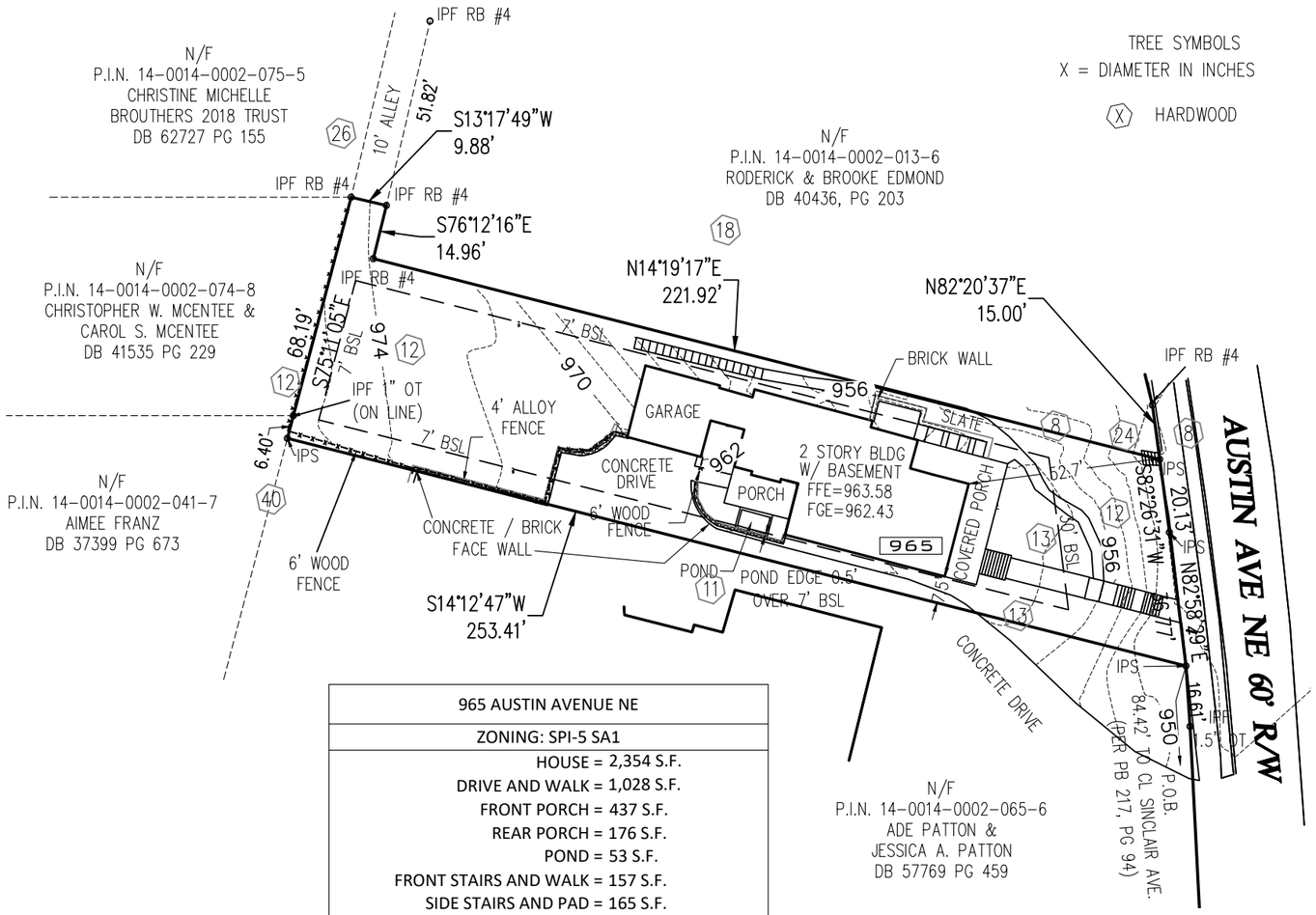
DATE OF FIELD SURVEY 08-12-2019;
03-08-2022 (ADD TREES)

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.
EQUIPMENT:
ELECTRONIC TOTAL STATION

BOUNDARY & TOPOGRAPHIC SURVEY FOR:
ALECIA SCARAMELLI
LOT 7 BLOCK D FATMAN PROPERTY

965 AUSTIN AVENUE NE

CITY OF ATLANTA, FULTON COUNTY, GEORGIA
LAND LOT 14, DIST 14
DATE: AUGUST 13, 2019 (ORIGINAL SURVEY)
REVISED: AUGUST 23, 2019 (ADD TOPO); MARCH 15, 2022 (ADD TREES)



965 AUSTIN AVENUE NE	
ZONING: SPI-5 SA1	
HOUSE =	2,354 S.F.
DRIVE AND WALK =	1,028 S.F.
FRONT PORCH =	437 S.F.
REAR PORCH =	176 S.F.
POND =	53 S.F.
FRONT STAIRS AND WALK =	157 S.F.
SIDE STAIRS AND PAD =	165 S.F.
SLATE =	237 S.F.
WALLS =	171 S.F.
AC =	27 S.F.
IMPERVIOUS TOTAL =	4,806 S.F.
LOT AREA =	13,060 S.F.
LOT COVERAGE (%) =	36.8

TREE SYMBOLS
X = DIAMETER IN INCHES

(X) HARDWOOD

0 40' 80'
1" = 40'

W
S N (COMPASS)
E

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

GEORGIA REGISTERED No. 3354 LAND SURVEYOR JONATHAN M. COE

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

www.dekalbsurveys.com
COA 1086

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SITE DATA

ZONING= SPI-5 SA3-
INMAN PARK OVERLAY-HC20LSA1
PROVIDED AREA =13,060 SQ. FT.

FRONT YARD SETBACK = 30 FEET
REAR YARD SETBACK= 7 FEET
SIDE YARD SETBACK= 7 FEET
ALLOWABLE LOT COVERAGE = 55%
ALLOWABLE FLOOR AREA RATIO =.50 = 50%

SCOPE OF WORK

THE ATTIC OF AN ATTACHED GARAGE WILL BE CONVERTED INTO A DEN. THE RENOVATION WILL INCLUDE A NEW STAIRCASE FROM THE MUDROOM TO A SECOND LEVEL ADDITION ABOVE THE GARAGE. THE SECOND LEVEL ADDITION WILL INCLUDE A DEN, KITCHENETTE, AND A POWDER ROOM. A NEW COVERED PORCH WILL BE ADDED TO THE REAR OF HOME AT THE POOL LEVEL. NO TREES WILL BE DESTROYED AS PART OF THIS SCOPE OF WORK.

FLOOR AREA RATIO CALCULATIONS

EXISTING MAIN LEVEL FLOOR AREA	= 1952 SQ. FT.
EXISTING SECOND LEVEL FLOOR AREA	= 1542 SQ. FT.
EXISTING BASEMENT LEVEL FLOOR AREA	= 503 SQ. FT.
EXISTING ATTIC AREA	= 315 SQ. FT.
TOTAL EXISTING FLOOR AREA	= 4312 SQ. FT.
PROPOSED SECOND LEVEL FLOOR AREA	=333 SQ. FT.
PROPOSED TOTAL FLOOR AREA	= 4645 SQ. FT.

PROPOSED F.A.R. = $\frac{4645}{13060}$ = 36%

ALLOWABLE FLOOR AREA RATIO = 50%= 6530 SQ. FT.

EXISTING LOT COVERAGE

LOT SIZE =13,060 SQ. FT.
EXISTING LOT COVERAGE:

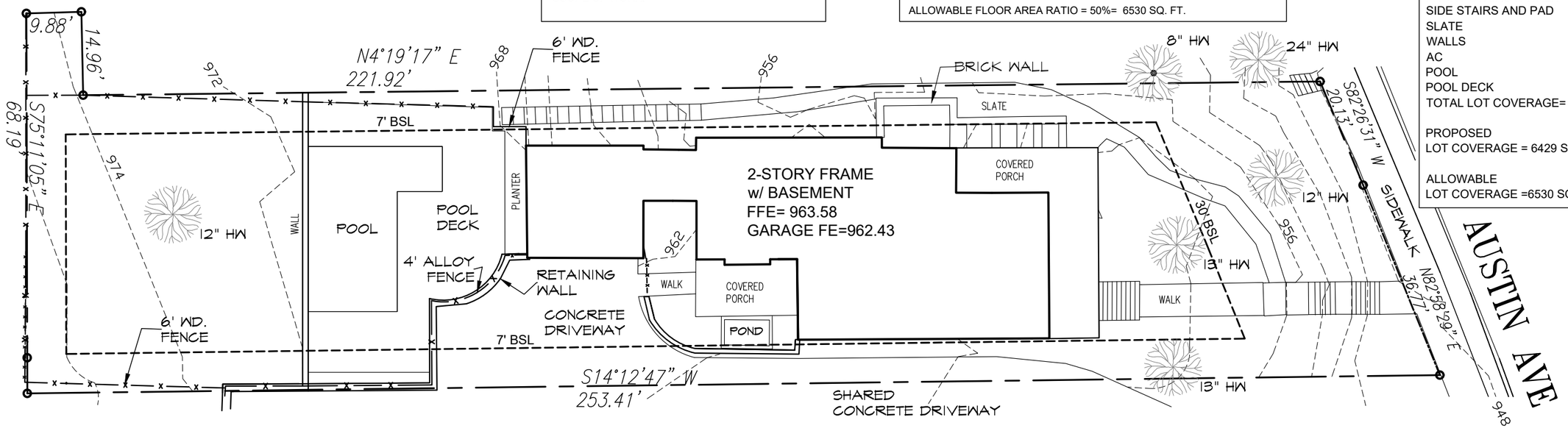
MAIN HOUSE	=2354 SQ. FT.
DRIVE AND WALK	=1028 SQ. FT.
FRONT PORCH	=437 SQ. FT.
REAR PORCH	=176 SQ. FT.
POND	=53 SQ. FT.
FRONT STAIRS & WALK	=157 SQ FT.
SIDE STAIRS AND PAD	=165 SQ. FT.
SLATE	=237SQ. FT.
WALLS	=221 SQ. FT.
AC	=27 SQ. FT.
POOL	=539 SQ. FT.
POOL DECK	=944 SQ. FT.

TOTAL LOT COVERAGE= 6339 SQ. FT. = 48.5%

PROPOSED
LOT COVERAGE = 6429 SQ. FT. = 49.22%

ALLOWABLE
LOT COVERAGE =6530 SQ. FT. = 50%

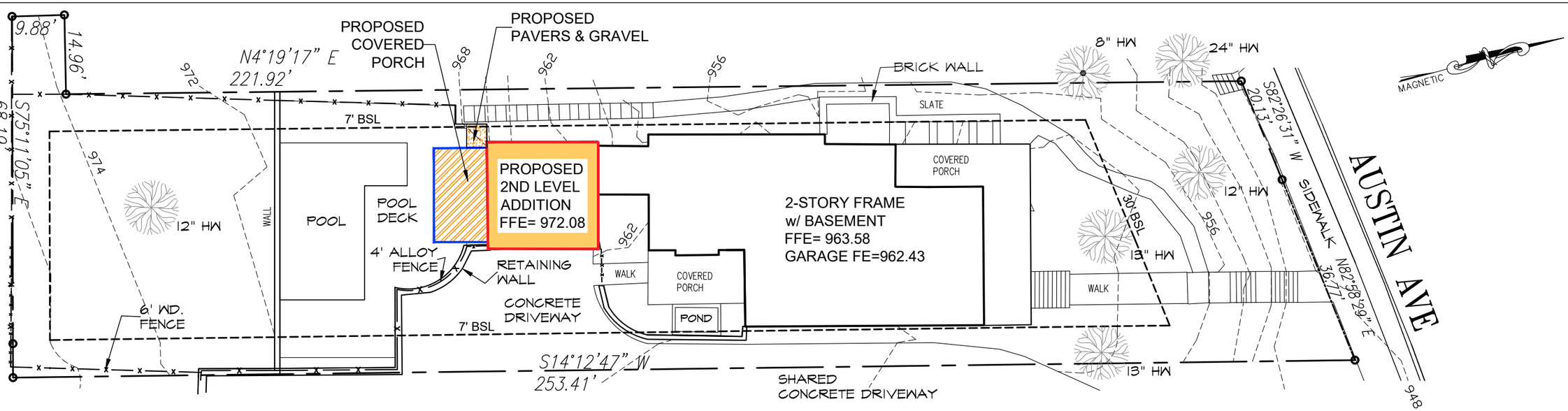
965 AUSTIN AVE. NE
OWNER:
ALECIA &
MARCELO SCARAMELLI
MOBILE: 770-298-7727
EMAIL: kilpatra@gmail.com
LAND LOT 14
DISTRICT 14



AS-BUILT SITE PLAN

1 / S1

SCALE : 1"=20'-0"



PROPOSED SITE PLAN

2 / S1

SCALE : 1"=20'-0"

NEIGHBOR'S HOUSE

965 AUSTIN AVE. NE
ATLANTA, GA. 30307

Nualla Residential Design
P.O. Box 727
Decatur, Georgia 30031

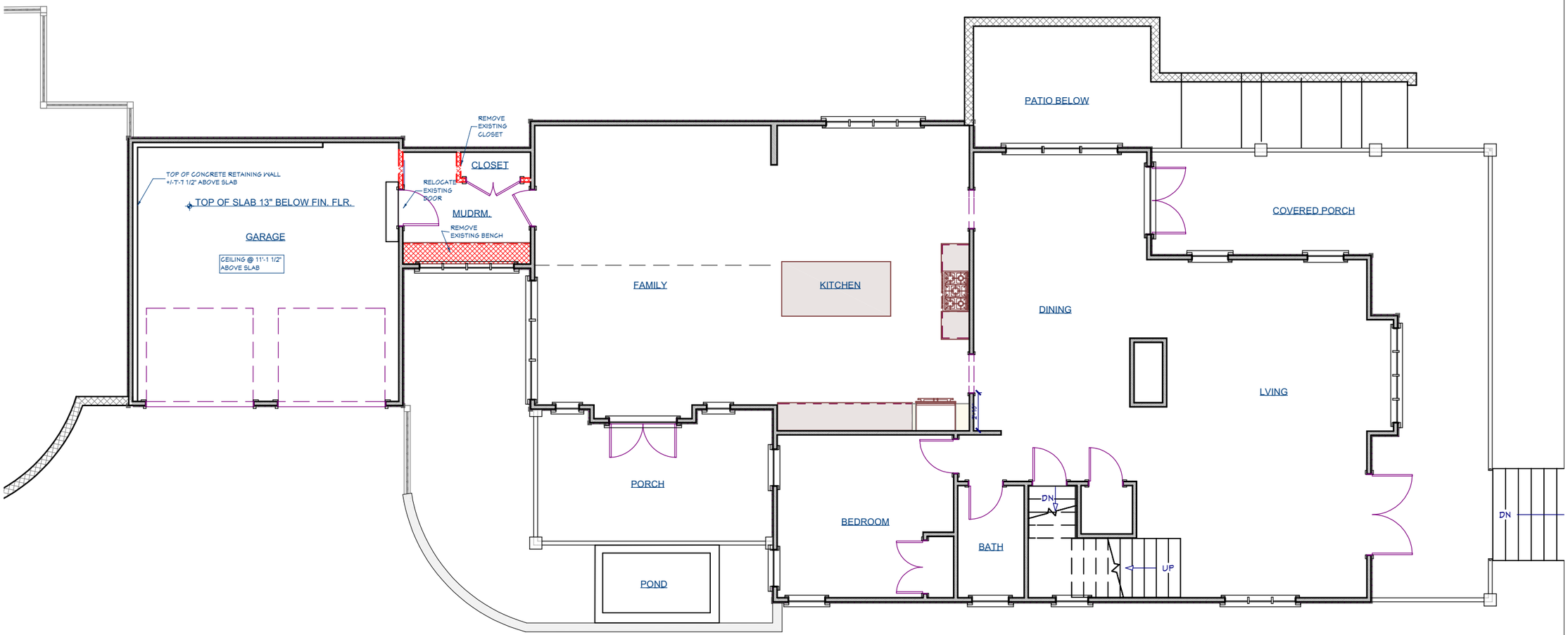
DATE:
10-5-26

SCALE:
AS NOTED

PROPOSED SITE PLAN

SHEET
S1

RELEASED FOR CONSTRUCTION



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

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DESIGNER: MICHAEL NUALLA

REVISIONS

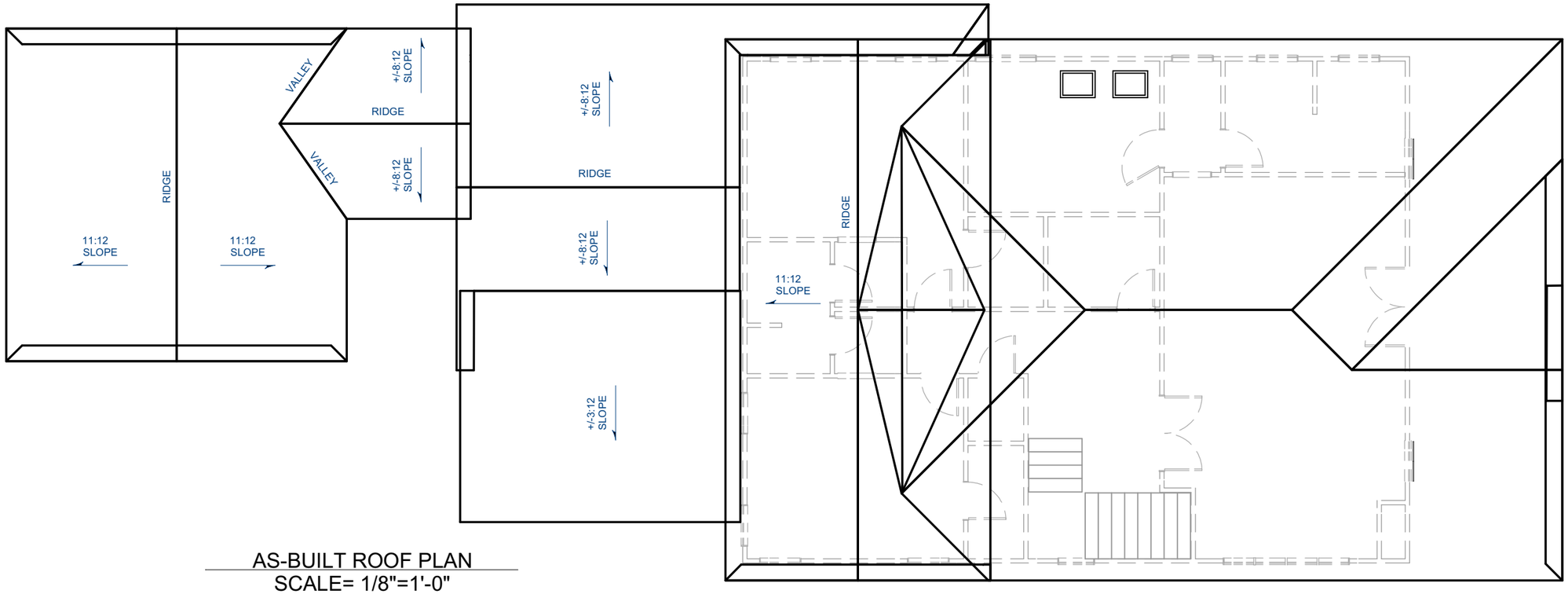
DATE	REVISION	INITIALS
TBD	CONTRACT SET	
TBD	PERMIT SET	
TBD	CONSTRUCTION SET	

PROJECT NAME & ADDRESS
SCARAMELLI RESIDENCE
965 AUSTIN AVE. NE
ATLANTA, GA 30307

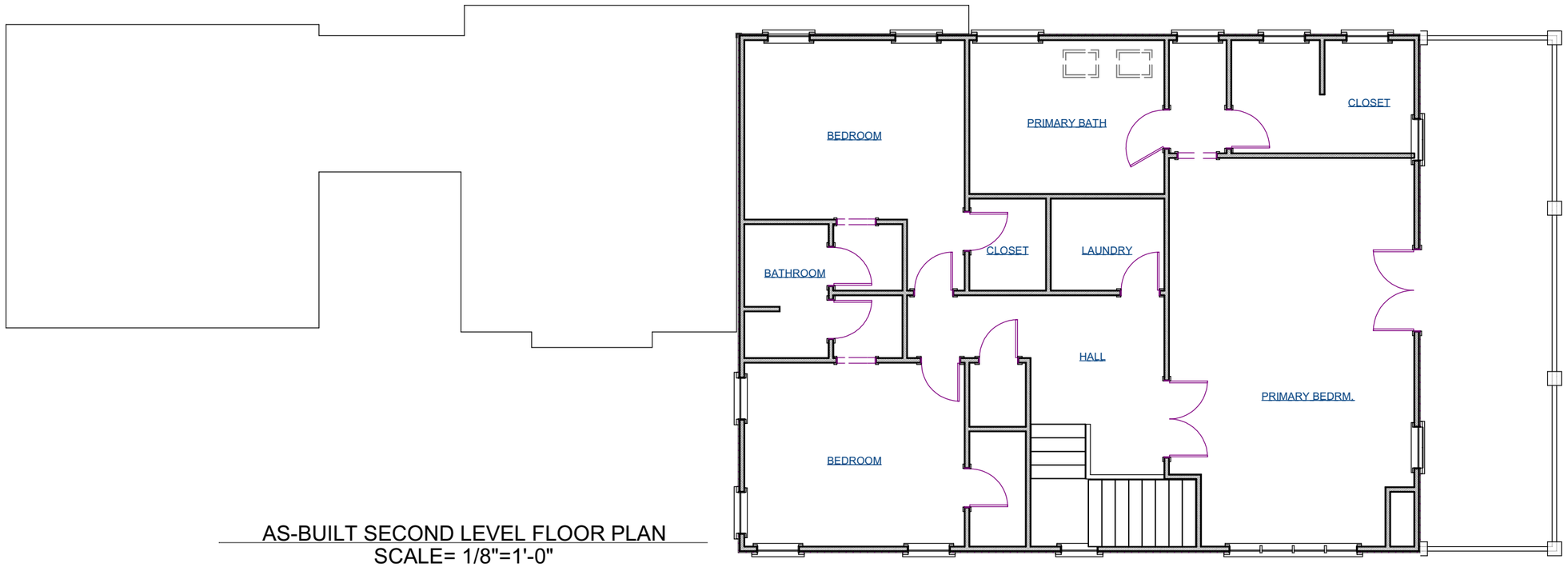
SHEET TITLE

DATE
10-5-26

SHEET
A2



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



AS-BUILT SECOND LEVEL FLOOR PLAN
SCALE= 1/8"=1'-0"

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DESIGNER: MICHAEL NUALLA

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TBD	PERMIT SET	
TBD	CONSTRUCTION SET	

PROJECT NAME & ADDRESS
SCARAMELLI RESIDENCE
965 AUSTIN AVE. NE
ATLANTA, GA 30307

SHEET TITLE

DATE
10-5-26

SHEET
A3



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



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

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DESIGNER: MICHAEL NUALLA

REVISIONS

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TBD	PERMIT SET	
TBD	CONSTRUCTION SET	

PROJECT NAME & ADDRESS
SCARAMELLI RESIDENCE
965 AUSTIN AVE. NE
ATLANTA, GA 30307

SHEET TITLE

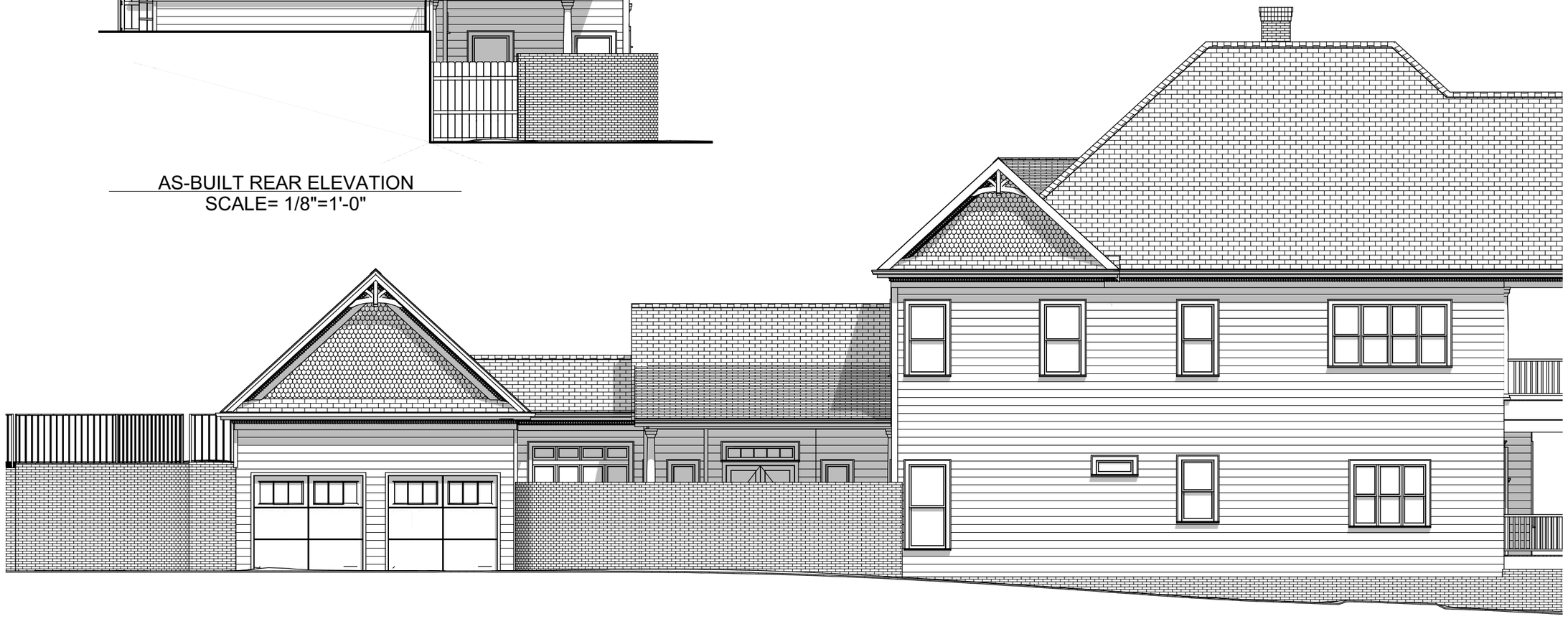
DATE
10-5-26

SHEET
A4



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





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

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DESIGNER: MICHAEL NUALLA

REVISIONS

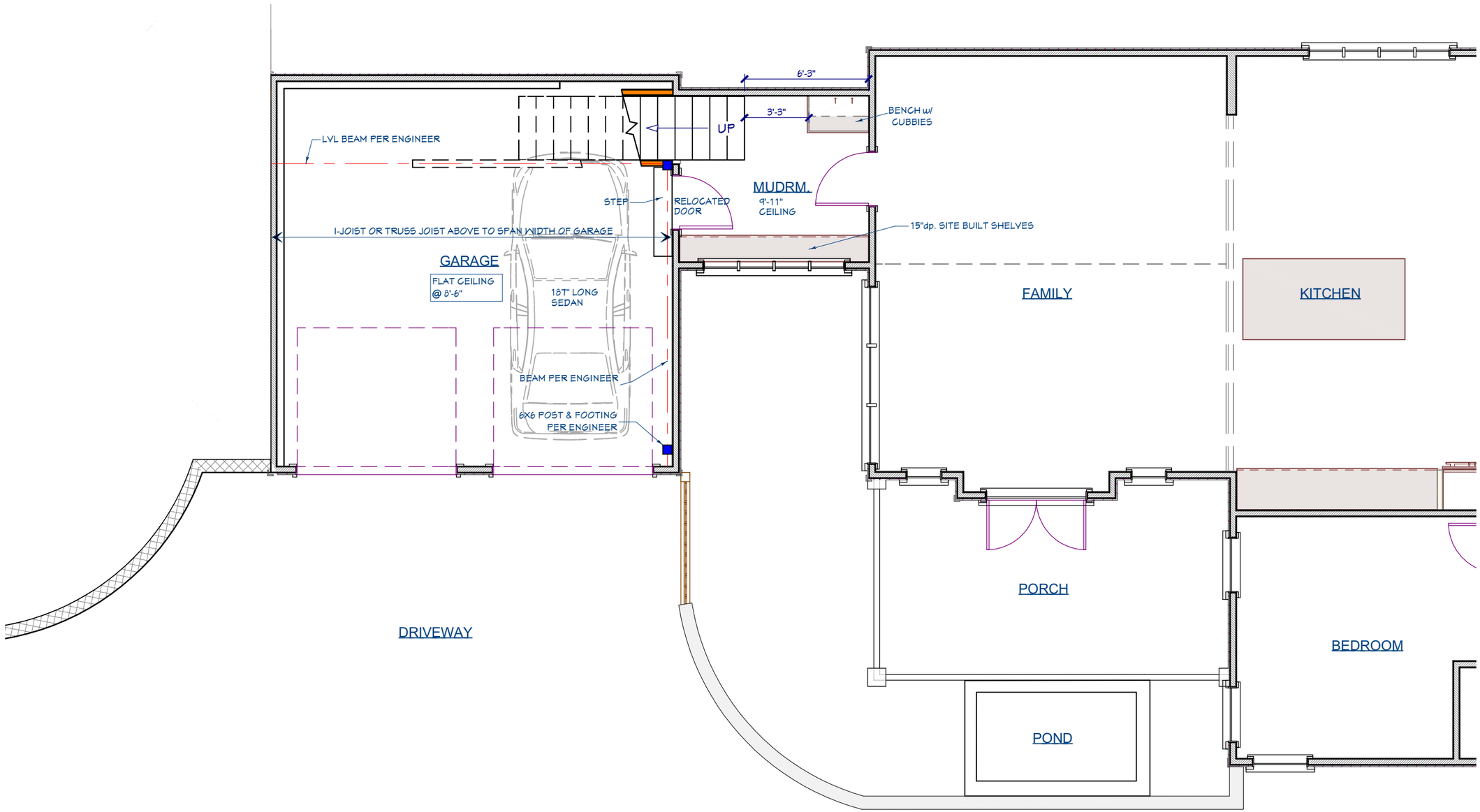
DATE	REVISION	INITIALS
TBD	CONTRACT SET	
TBD	PERMIT SET	
TBD	CONSTRUCTION SET	

PROJECT NAME & ADDRESS
SCARAMELLI RESIDENCE
965 AUSTIN AVE. NE
ATLANTA, GA 30307

SHEET TITLE

DATE
10-5-26

SHEET
A5



PROPOSED MAIN LEVEL FLOOR PLAN
SCALE=3/16"=1'-0"

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DESIGNER: MICHAEL NUALLA

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965 AUSTIN AVE. NE
ATLANTA, GA 30307

SHEET TITLE

DATE
10-5-26

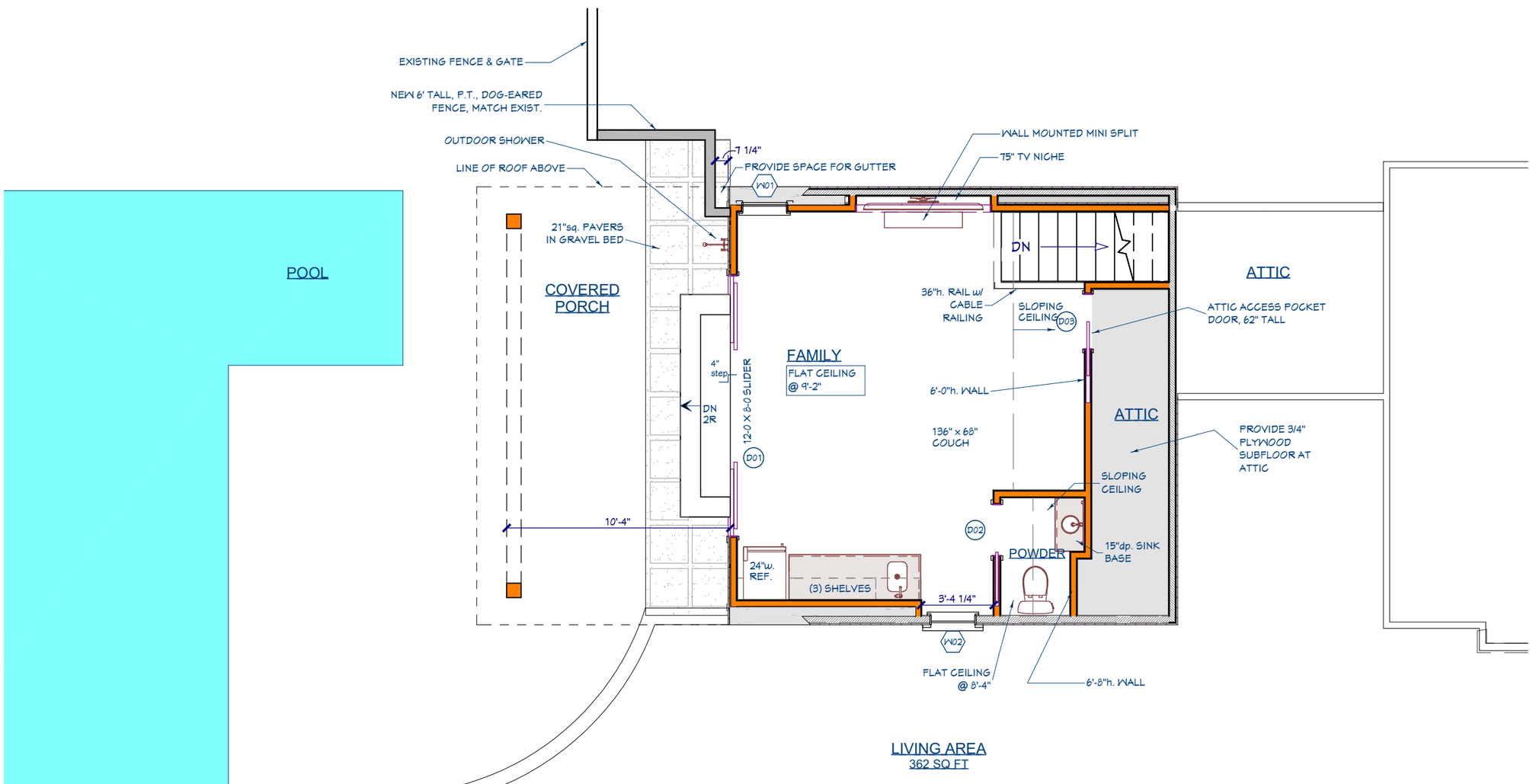
SHEET
A6

WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	EGRESS	DESCRIPTION	COMMENTS
W01	1	2	2020FX		FIXED GLASS	TOP OF SASH 8'-0" A.F.F.
W02	1	2	2040DH		DOUBLE HUNG	

WINDOW NOTES:
- WINDOW SIZES IN SCHEDULE DENOTE SASH SIZE IN FEET & INCHES. "2420"=2'-4"wide X 2'-0" high.
- **AW**=AWNING **DH**=DOUBLE HUNG **FX**=FIXED **SC**=SINGLE CASEMENT
- WINDOWS MANUFACTURED BY JELDWIN SITELINE EX OR EQUIVALENT
- PROVIDE DOUBLE-PANE, INSULATED GLASS
- PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS

DOOR SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	THICKNESS	COMMENTS
D01	1	2	12080 L/R EX	EXT. QUAD SLIDER-GLASS PANEL	1 3/4"	
D02	1	2	2468 R	POCKET-DOOR P03	1 3/8"	
D03	1	2	2652 L	POCKET-DOOR S01	1 3/8"	

DOOR NOTES:
- DOOR SIZES IN SCHEDULE ARE GIVEN IN FEET & INCHES. "2468"= 2'-4"wide X 6'-8"tall
- INTERIOR DOORS AT MAIN LEVEL TO BE WOOD, 2-PANEL, MATCH EXISTING AS CLOSELY AS POSSIBLE



PROPOSED POOL LEVEL FLOOR PLAN
SCALE=3/16"=1'-0"

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TBD	CONSTRUCTION SET	

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SCARAMELLI RESIDENCE
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ATLANTA, GA 30307

SHEET TITLE

DATE
10-5-26

SHEET
A7



RENDERING OF COVERED PORCH



VIEW FROM DRIVEWAY

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DESIGNER: MICHAEL NUALLA

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PROJECT NAME & ADDRESS

SCARAMELLI RESIDENCE
965 AUSTIN AVE. NE
ATLANTA, GA 30307

SHEET TITLE

DATE

10-5-26

SHEET

A8





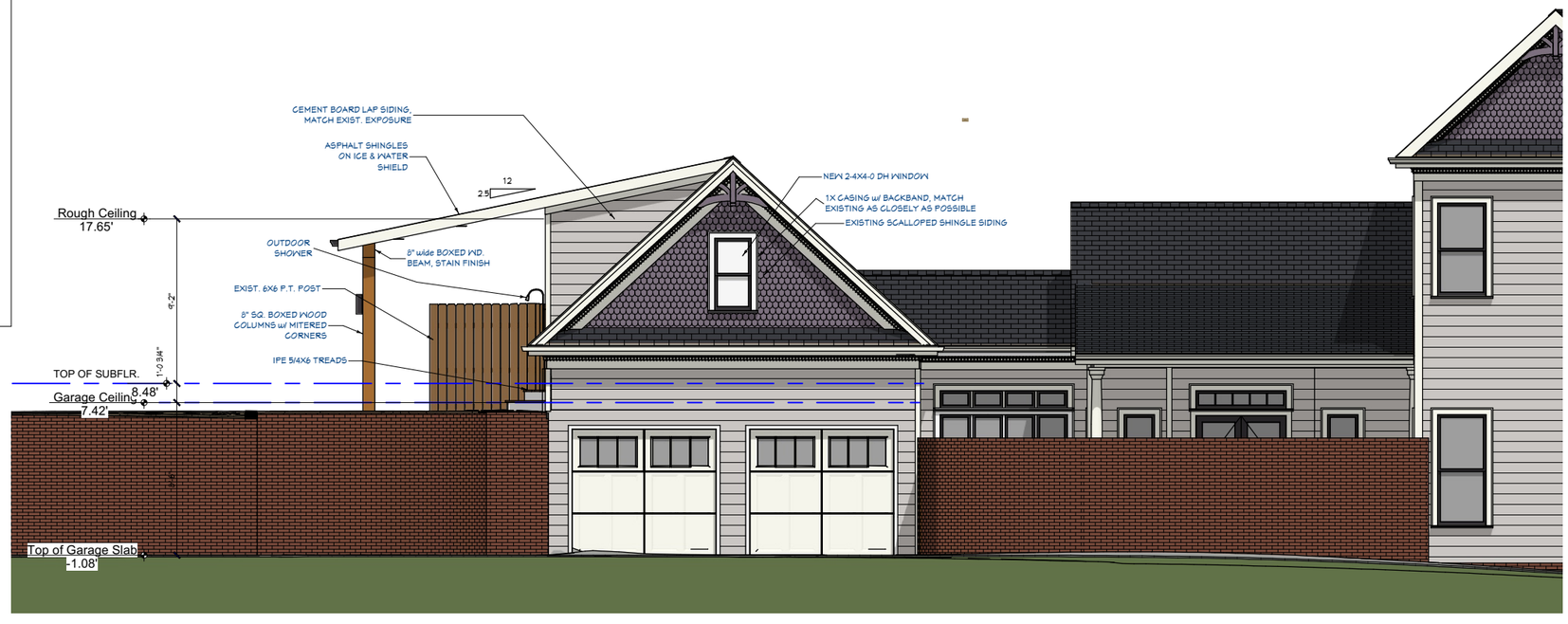
PROPOSED REAR ELEVATION
SCALE= 1/8"=1'-0"

EXTERIOR MATERIALS:

- SIDING: PAINTED, CEMENT BOARD LAP SIDING. NEW LAP SIDING WILL MATCH EXISTING EXPOSURE AND ALIGN WITH EXISTING COURSING.
- CORNER BOARDS: 5/4X4 CEMENT BOARD, PAINT FINISH
- FASCIA: 1X8 CEMENT BOARD, PAINT FINISH
- FRIEZE BANDS: 1X4 CEMENT BOARD
- SOFFIT: HARDI PANEL w/ INTEGRATED VENT HOLES
- WINDOW CASING: 5/4x4 CEMENT BOARD
- ROOFING: 30 YR. ARCHITECTURAL ASPHALT/ FIBERGLASS SHINGLES

WINDOWS:

- NEW WINDOWS TO BE JELDWEN SITELINE EX or equivalent quality w/ WOOD EXTERIOR SASH
- EXTERIOR CASING TO BE 5/4X4 CEMENT BOARD WITH BACKBAND unless noted otherwise



PROPOSED LEFT ELEVATION
SCALE= 1/8"=1'-0"

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DESIGNER: MICHAEL NUALLA

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PROJECT NAME & ADDRESS
SCARAMELLI RESIDENCE
965 AUSTIN AVE. NE
ATLANTA, GA 30307

SHEET TITLE

DATE
10-5-26

SHEET
A9

EXTERIOR MATERIALS:

- SIDING: PAINTED, CEMENT BOARD LAP SIDING. NEW LAP SIDING WILL MATCH EXISTING EXPOSURE AND ALIGN WITH EXISTING COURSING.
- CORNER BOARDS: 5/4X4 CEMENT BOARD, PAINT FINISH
- FASCIA: 1X8 CEMENT BOARD, PAINT FINISH
- FRIEZE BANDS: 1X4 CEMENT BOARD
- SOFFIT: HARDI PANEL w/ INTEGRATED VENT HOLES
- WINDOW CASING: 5/4x4 CEMENT BOARD
- ROOFING: 30 YR. ARCHITECTURAL ASPHALT/ FIBERGLASS SHINGLES

WINDOWS:

- NEW WINDOWS TO BE JELDWEN SITELINE EX or equivalent quality w/ WOOD EXTERIOR SASH
- EXTERIOR CASING TO BE 5/4X4 CEMENT BOARD WITH BACK BAND unless noted otherwise





PROPOSED RIGHT ELEVATION
SCALE= 1/8"=1'-0"

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DESIGNER: MICHAEL NUALLA

REVISIONS

DATE	REVISION
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ATLANTA, GA 30307

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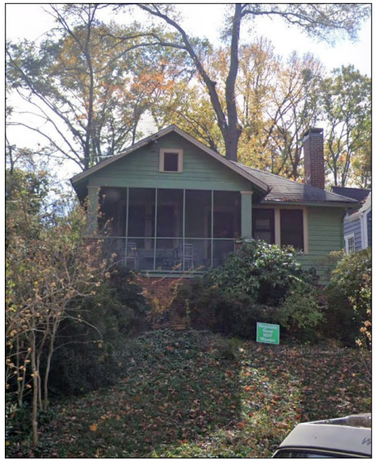
SHEET
A10



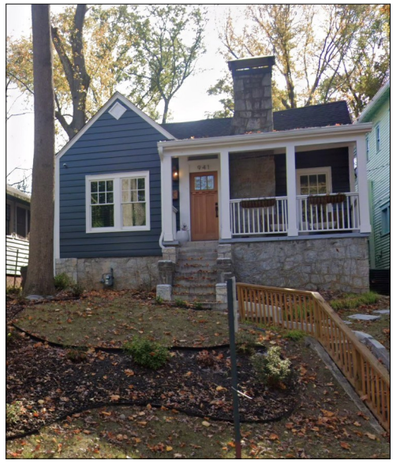
969 AUSTIN AVE.



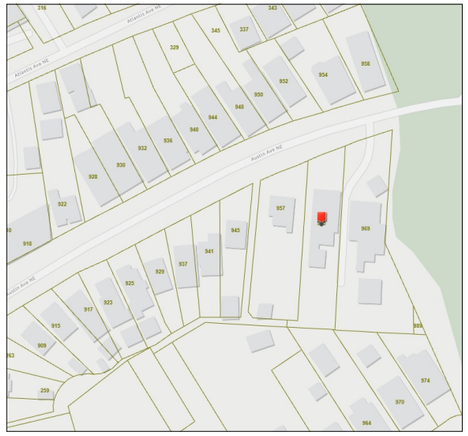
965 AUSTIN AVE.



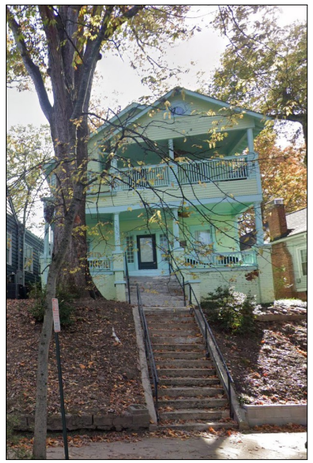
945 AUSTIN AVE.



941 AUSTIN AVE.



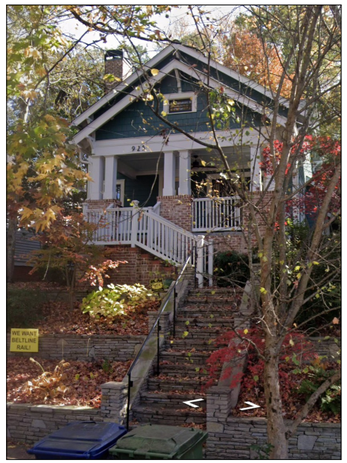
VICINITY MAP



937 AUSTIN AVE.



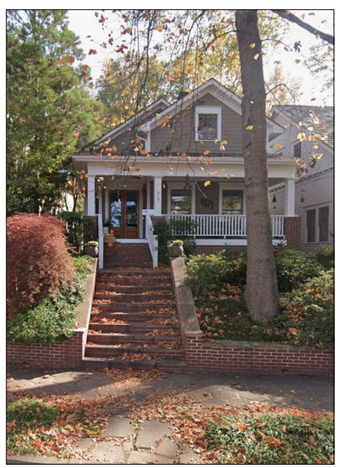
929 AUSTIN AVE.



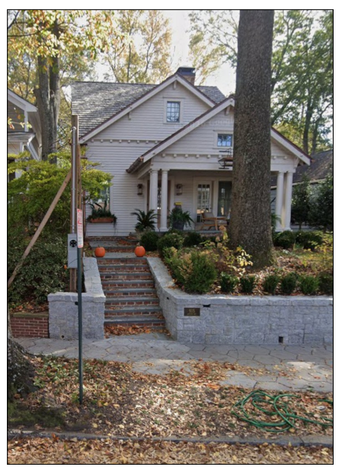
925 AUSTIN AVE.



923 AUSTIN AVE.



917 AUSTIN AVE.



915 AUSTIN AVE.



909 AUSTIN AVE.

COMPARATIVE ANALYSIS

THIS BLOCK FACE IS A MIXTURE OF ARCHITECTURAL STYLES AND MASSING. THE BLOCK IS DOMINATED BY 1.5-STORY CRAFTSMAN BUNGALOWS WITH GABLE ROOFLINES. THE PROPOSED ADDITION AND ROOFLINES FOR 965 AUSTIN AVE. ARE CONSISTENT WITH THE SCALE & STYLE OF THE HOMES ON THIS BLOCK FACE.

NUALLA RESIDENTIAL DESIGN

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DESIGNER: MICHAEL NUALLA

REVISIONS

DATE	REVISION	INITIALS
TBD	CONTRACT SET	
TBD	PERMIT SET	
TBD	CONSTRUCTION SET	

PROJECT NAME & ADDRESS

SCARAMELLI RESIDENCE
965 AUSTIN AVE. NE
ATLANTA, GA 30307

SHEET TITLE

DATE

10-5-26

SHEET

A11