EXISTING LEVEL 01 SQFT
1473 SQ FT

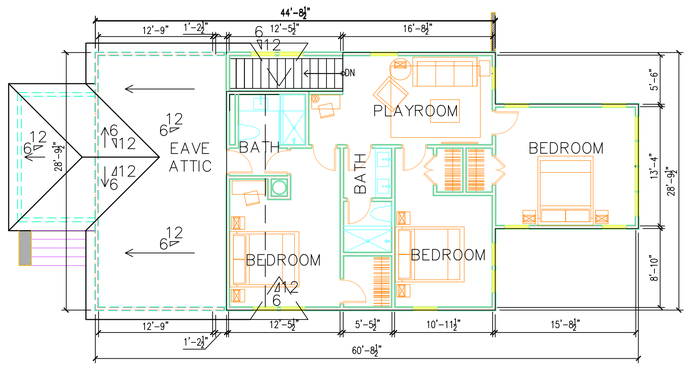
PROPOSED LEVEL 01 SQFT – INTERIOR RENOVATION; NO CHANGE TO BUILDING FOOTPRINT
1473 SQ FT

EXISTING LEVEL 02 SQFT
0 SQ FT, ATTIC

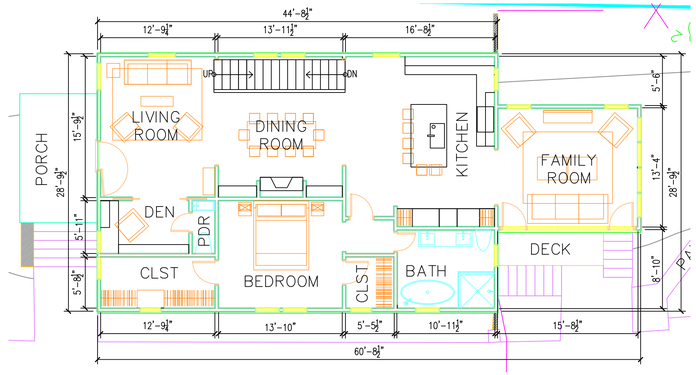
PROPOSED LEVEL 02 SQFT – SECOND-FLOOR ADDITION OVER EXISTING REAR FOOTPRINT
1031 SQ FT

EXISTING BASEMENT
745 SQ FT

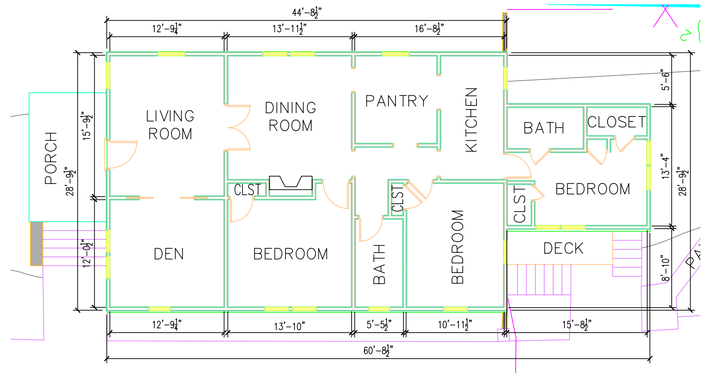
PROPOSED BASEMENT – INTERIOR RENOVATION; NO CHANGE TO BUILDING FOOTPRINT
745 SQ FT



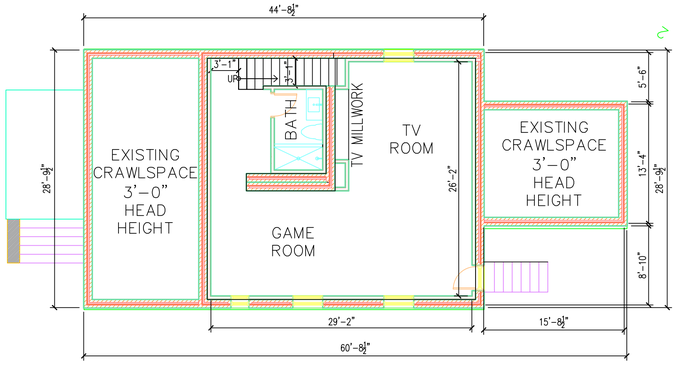
6 PROPOSED LEVEL 02 ADDITION
SCALE 1/8" = 1'-0"



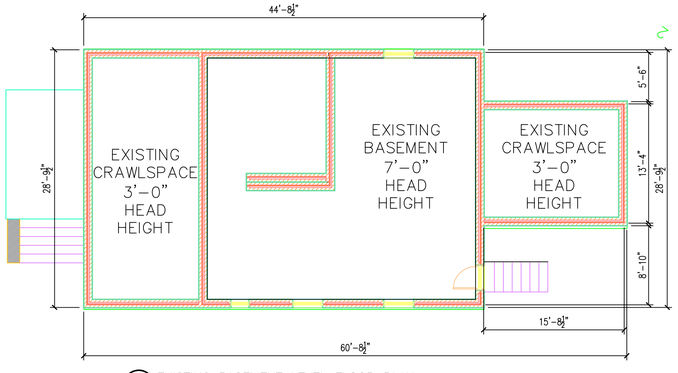
5 PROPOSED LEVEL 01 FLOOR PLAN
SCALE 1/8" = 1'-0"



4 EXISTING LEVEL 01 FLOOR PLAN
SCALE 1/8" = 1'-0"



3 PROPOSED BASEMENT LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"



2 EXISTING BASEMENT LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

PROPOSED SITE PLAN

LOT COVERAGE / FAR CALCULATIONS
(AND EXISTING – NO CHANGE)

PROPERTY ADDRESS:
226 DEGRESS AVE NE,
ATLANTA, GA 30307

LAND AREA:
6,173 SF
0.14 AC

IMPERVIOUS AREA:
EXIST= 3,284 SF= 53.2%
PROP.= 3,284 SF= 53.2%
ALLOWED = 55%
ZONING: R-5

EXISTING / PROPOSED -NO CHANGE

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	1549
CONC. DW	1344
CONC. SW	60
PAVERS SW	52
PORCH	127
DECK	44
STEPS	77
WALL	31
TOTAL IMPERVIOUS	3284

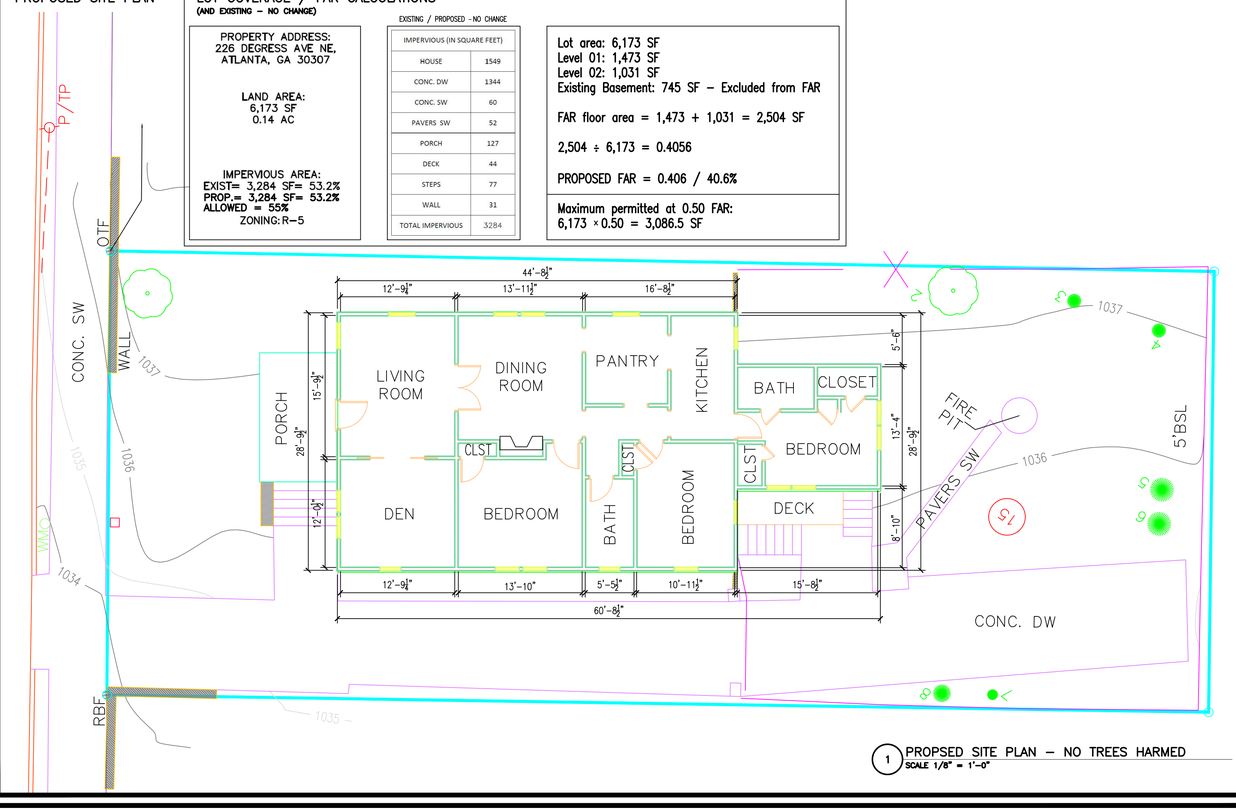
Lot area: 6,173 SF
Level 01: 1,473 SF
Level 02: 1,031 SF
Existing Basement: 745 SF – Excluded from FAR

FAR floor area = 1,473 + 1,031 = 2,504 SF

2,504 ÷ 6,173 = 0.4056

PROPOSED FAR = 0.406 / 40.6%

Maximum permitted at 0.50 FAR:
6,173 × 0.50 = 3,086.5 SF



1 PROPSED SITE PLAN – NO TREES HARMED
SCALE 1/8" = 1'-0"

2026 JEFFREY BRUCE BAKER DESIGNS, LLC (dBBD, LLC dBA) THIS DRAWING IS PROPERTY OF dBBD, LLC REPRODUCTION OF ANY KIND, RESALE AND/OR REUSE WITHOUT WRITTEN PERMISSION FROM dBBD, LLC IS PROHIBITED.

JEFFREY BRUCE BAKER

PRINT RECORD

DATE	REMARKS
8/11/26	HISTORIC REVIEW
10/14/26	HISTORIC REVIEW COMMENTS/VARIANCE

REVISIONS

DATE	REMARKS

STATE OF GEORGIA
Jeffrey Bruce Baker
CERTIFICATE No. 019265
REGISTERED ARCHITECT

JBBD,LLC
JEFFREY BRUCE BAKER DESIGNS, LLC
1904 MONROE DR. NE., SUITE 140, ATLANTA, GA 30324
404-351-1232
WWW.JEFFREYBRUCEBAKER.COM

EXISTING & PROPOSED FLOOR / SITE PLANS
SINGLE FAMILY ADDITION TO EXISTING PRINCIPAL STRUCTURE - 2ND FLOOR ADDITION ON EXISTING FOOTPRINT
JORGE VILLALBA & LESLIE ZINN
226 DEGRESS AVE NE
ATLANTA, GA 30307
APPLICATION FOR HISTORIC DESIGN REVIEW (CERTIFICATE OF APPROPRIATENESS)

DATE
08/11/2026

JOB NO.

SHEET NO.
A1.1