

Introduction

728 Cobb Street is a late-Victorian style home, built in approximately 1906, that has fallen into serious disrepair. The original masonry foundation of the home is spalling and subsiding due to prolonged water infiltration. The wooden girders and joists supporting the home are also succumbing to rot and pest damage. I propose to undertake significant repairs to this property in order to preserve it and use it as my future law office. In conjunction with my upcoming application for a Certificate of Appropriateness for these repairs, I will also be filing an application with the County for a special use permit to review and approve this non-conforming use of the property as a business.

Demolition/Replacement of Foundation and Elevation Change

The foundation at 728 Cobb Street is severely compromised. Rather than make patchwork repairs to the foundation, I will seek approval from this Commission to completely rebuild it. The current plan is to run steel beams under the entire length of the home, lift it approximately 6 feet off its foundation, and suspend the home while the repairs to the foundation are completed. The current masonry foundation will be removed and excavated, and the original bricks will be cleaned and stored for later use. The foundation will be rebuilt using a conventional concrete perimeter footing with a CMU block wall. Once the foundation has been rebuilt, the home will be lowered back down. The original brick from the foundation will then be applied to the CMU block wall as a veneer (engineered drawings of this detail are attached). Various widths of this brick veneer could be used to recreate the appearance of the original masonry piers with recessed, brick infill.

I propose to rebuild the foundation for 728 Cobb Street 8 inches higher than its current elevation. This change in height is necessary to preserve the integrity of the home because a large portion of its current, wooden infrastructure sits near or below grade, which has contributed to the water damage.

Demolition and Replacement of Stairways and Ramp

The elevation change to 728 Cobb Street will require the demolition and replacement of all stairways and ramps that access the home. The concrete stairway that accesses the streetside entrance to the home, as well as the wooden stairway to the wraparound veranda, have already been damaged by the same water infiltration that undermined the foundation. Both of these stairways will be replaced with like-kind materials, identical to the current stairways, but will have one additional tread to account for the change in height. I will also request to add railings to the stairways at the front and rear of the home as needed for safety.

The current, concrete ramp that accesses the rear entrance of the property is far too steep for ADA guidelines. The replacement concrete ramp will have a slope of 1 inch per foot and will run in a serpentine pattern behind the home, with an intermediate landing, to accommodate the additional length needed for the slope.

Replacement of Exterior Door

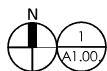
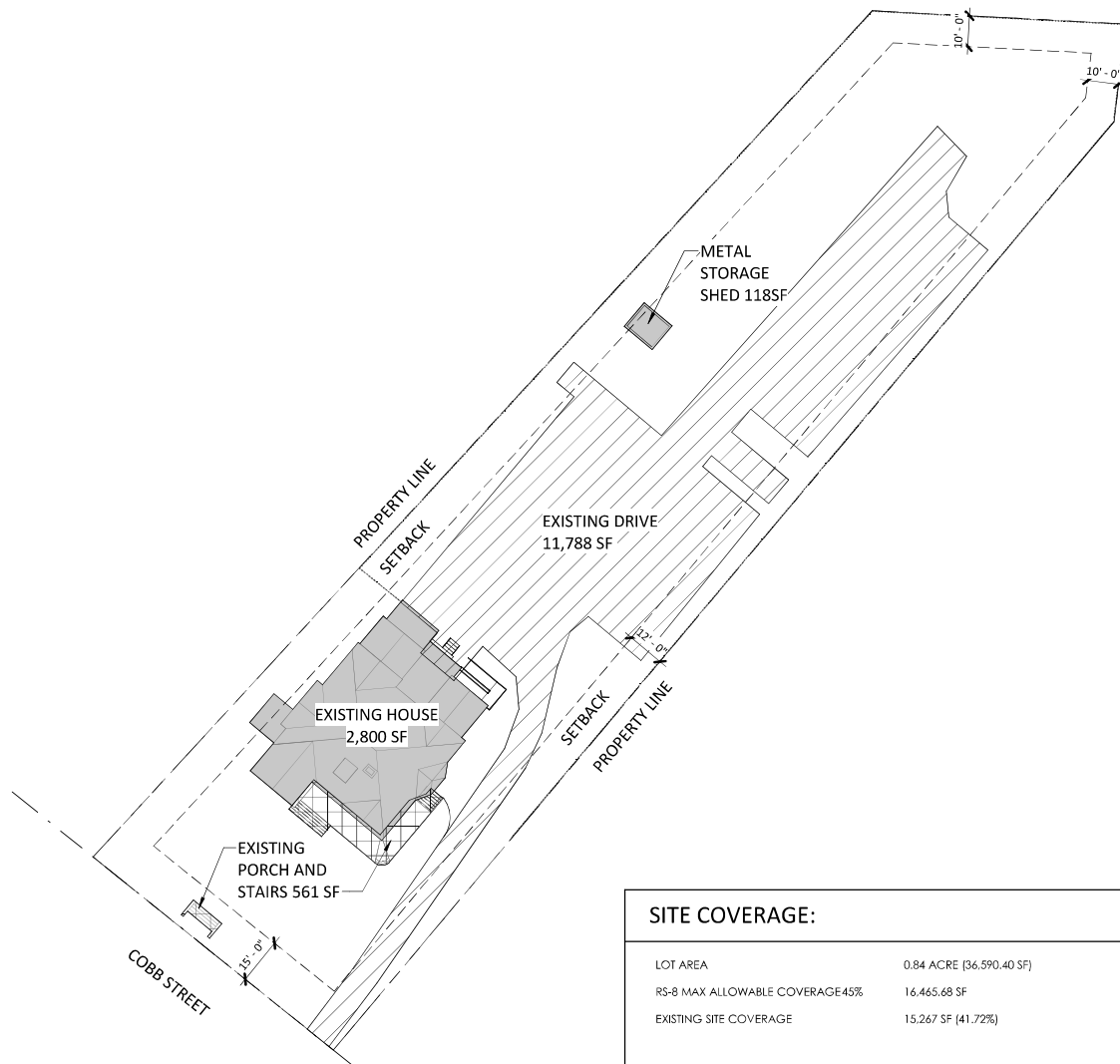
The main door to the rear entrance of the home is not original to the property. It also has an improper swing for egress in case of fire. I propose to replace this door with one that mirrors the original, half light door on the streetside entrance to the home, which will be hung to swing outwards with hardware on the lefthand side.

Signage

The current sign for the business that previously occupied this property sits parallel to Cobb Street, around 10 feet back from the right-of-way, and is approximately 4 feet wide by 3 feet high. My proposed, new sign will maintain this same location and orientation but will be 3 feet taller to provide more signage space. This new sign will be a simple post and panel design, with basic finials, and will be constructed out of aluminum.

Attachments

- Exhibit 1Sitemap
- Exhibit 2.....Exterior views
- Exhibit 3.....Foundation damage
- Exhibit 4.....Slope and water damage
- Exhibit 5.....Broken stairways
- Exhibit 6.....Engineering specifications for brick veneer
- Exhibit 7.....Demolition plan
- Exhibit 8.....Proposed floor plan
- Exhibit 9.....Proposed rear elevation
- Exhibit 10.....Proposed signage



EXISTING SITE PLAN

1" = 40'-0"

SITE COVERAGE:

LOT AREA	0.84 ACRE (36,590.40 SF)
RS-8 MAX ALLOWABLE COVERAGE 45%	16,465.68 SF
EXISTING SITE COVERAGE	15,267 SF (41.72%)

SITE PLAN LEGEND:

	EXISTING HOME		EXISTING PORCHES AND STAIRS
	EXISTING DRIVE AND SIDEWALK		
	PROPERTY LINE		
	SETBACK		
	EXISTING FENCE		

RELAY SHOP
ARCHITECTURE
+ DESIGN

295 Semmes Ave.
Athens, GA 30601

Client:
SPERR LAW OFFICES
728 COBB STREET
ATHENS, GA 30606

Contractor:
CHARACTER BUILT

A1.00.

SITE PLAN

THIS SET OF PLANS NOT FOR
CONSTRUCTION UNLESS
PERMITTED

Sheet Size: 11 x 17

Scale: As Indicated

Date: SEPTEMBER 18, 2024

Exhibit 1



Exhibit 2

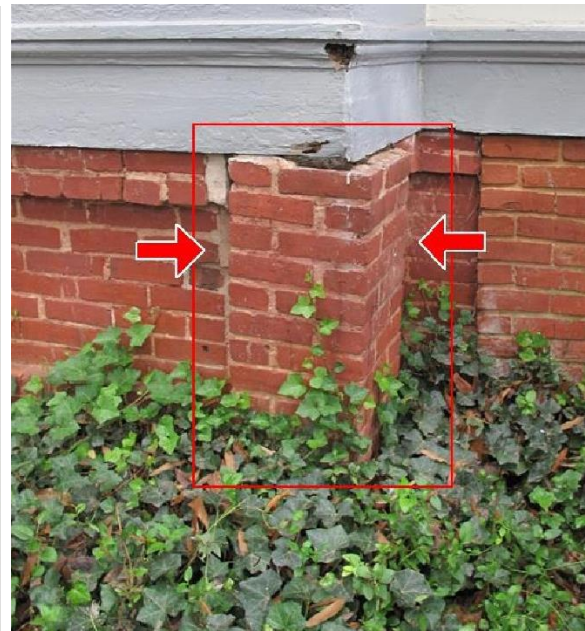


Exhibit 3



Exhibit 4

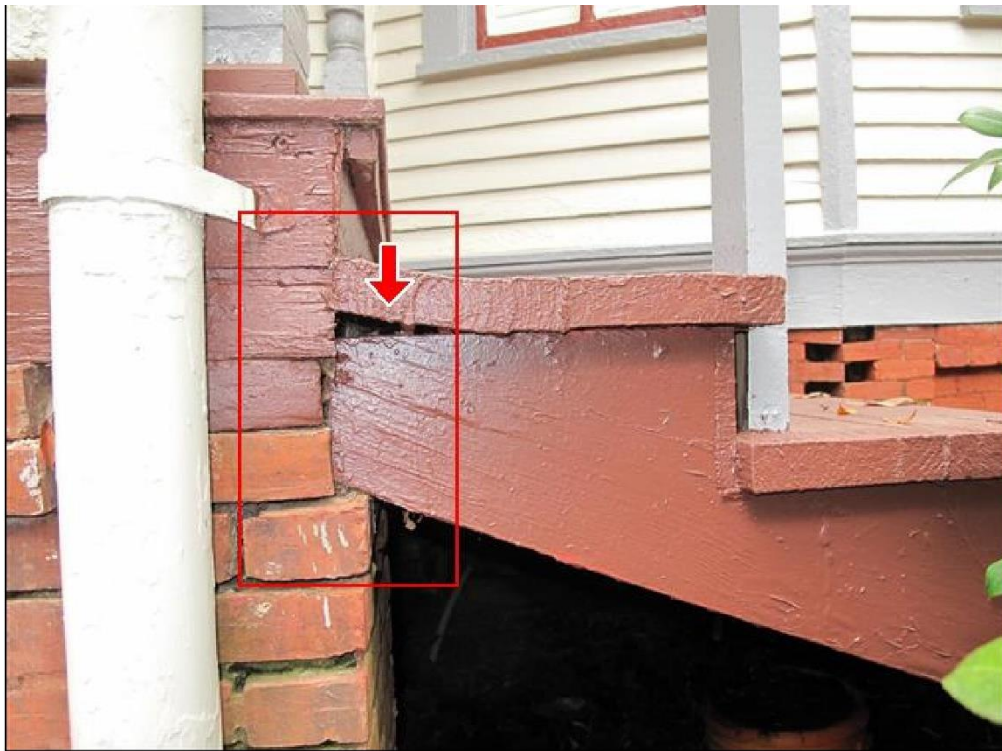


Exhibit 5

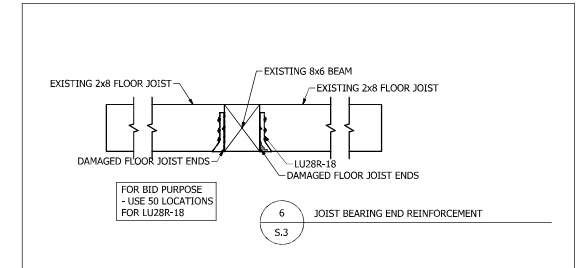
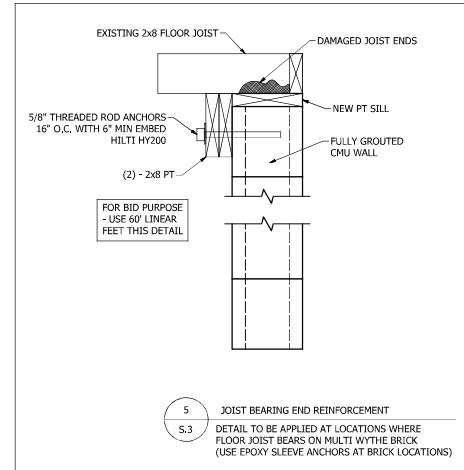
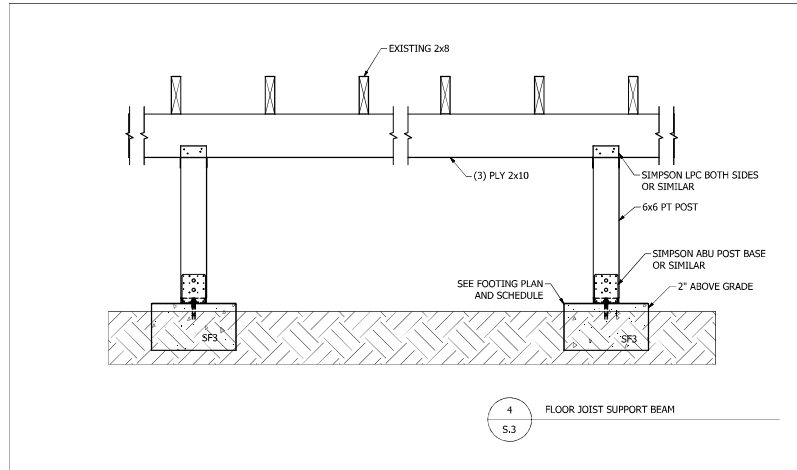
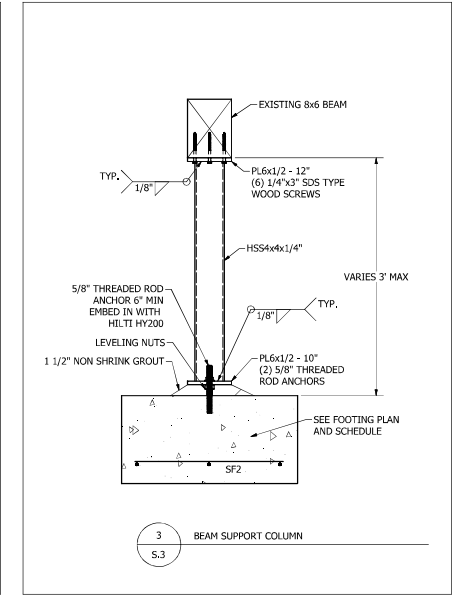
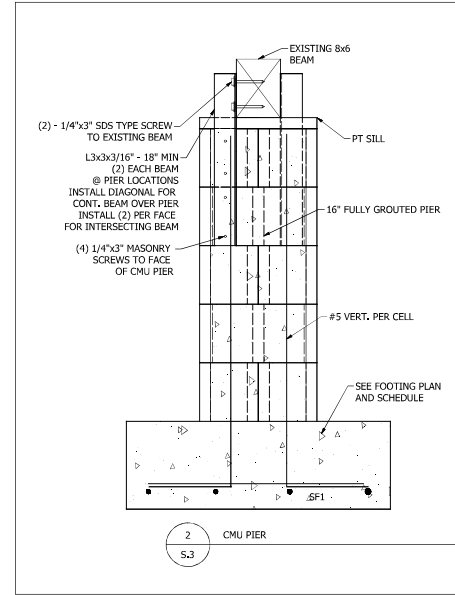
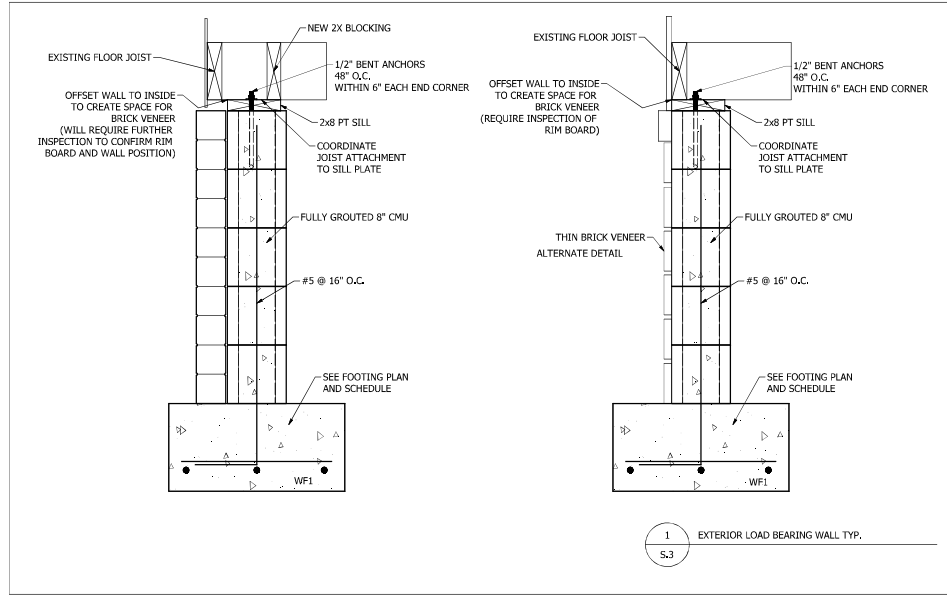


Exhibit 6

DETAILS

REVISION	4-16-24	728 COBB ST. ATHENS, GA 30605 PRELIMINARY FOUNDATION PLAN
FOR BUDGET ONLY		
GINN ENGINEERING SERVICES, LLC. 1971 FLAT ROCK RD. WATKINSVILLE, GA 30677 ALB@GINN-ES.COM (878) 232-8672		
GES PROJECT ID# : 24056		
ISSUE: 9-17-24		
COPYRIGHT 2024 BY GINN ENGINEERING SERVICES, LLC. THIS DRAWING IS SOLELY THE PROPERTY OF GINN ENGINEERING SERVICES, LLC. AND MAY NOT BE USED WITHOUT WRITING AUTHORIZATION		
S.3		

Exhibit 7

KEYED NOTES - DEMOLITION PLAN

1

REMOVE WALLS, PATCH AND REPAIR FLOOR, ADJACENT WALLS, AND CEILING.

2

REMOVE DOOR TO CHANGE SWING OF DOOR OPENING, REFER TO NEW PLAN.

3

DEMO EXISTING RAMP, STAIRS AND LANDING

4

DEMO EXISTING STAIRS

5

DEMO EXISTING FIREPLACE, CHIMNEY AT ROOF TO REMAIN. SUPPORT CHIMNEY AT ATTIC PER STRUCTURAL DRAWINGS.

6

DEMO EXISTING FIREPLACE

7

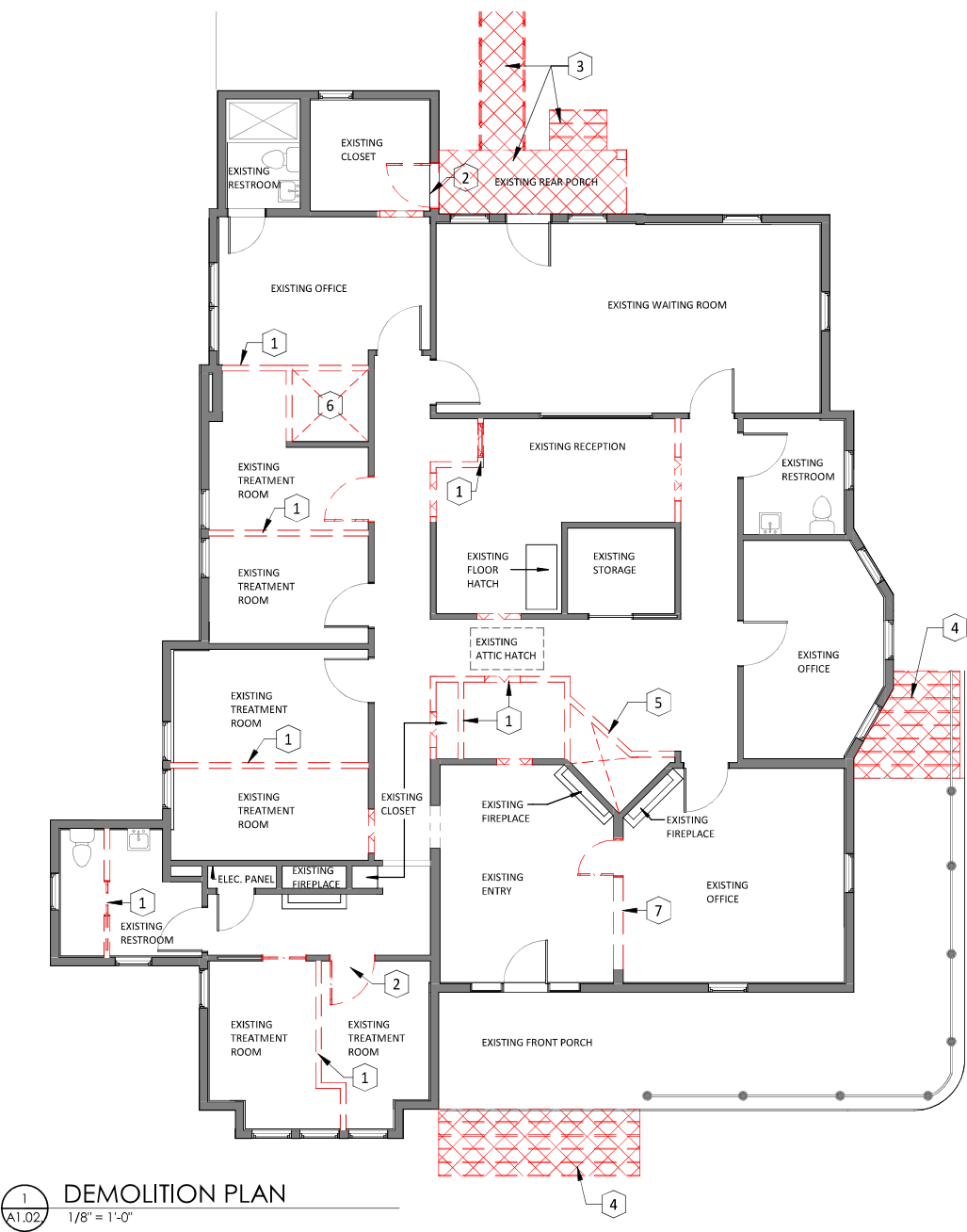
REMOVE PORTION OF WALL FOR NEW FOLDING DOOR PARTITION.

DEMOLITION LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

EXISTING DOOR TO BE REMOVED



1
A1.02. DEMOLITION PLAN
1/8" = 1'-0"

**RELAY
SHOP**
ARCHITECTURE
+ DESIGN
205 Seminary Ave.
Athens, GA 30601

Client:
SPERR LAW OFFICES
728 COBB STREET
ATHENS, GA 30606
Contractor:
CHARACTER BUILT

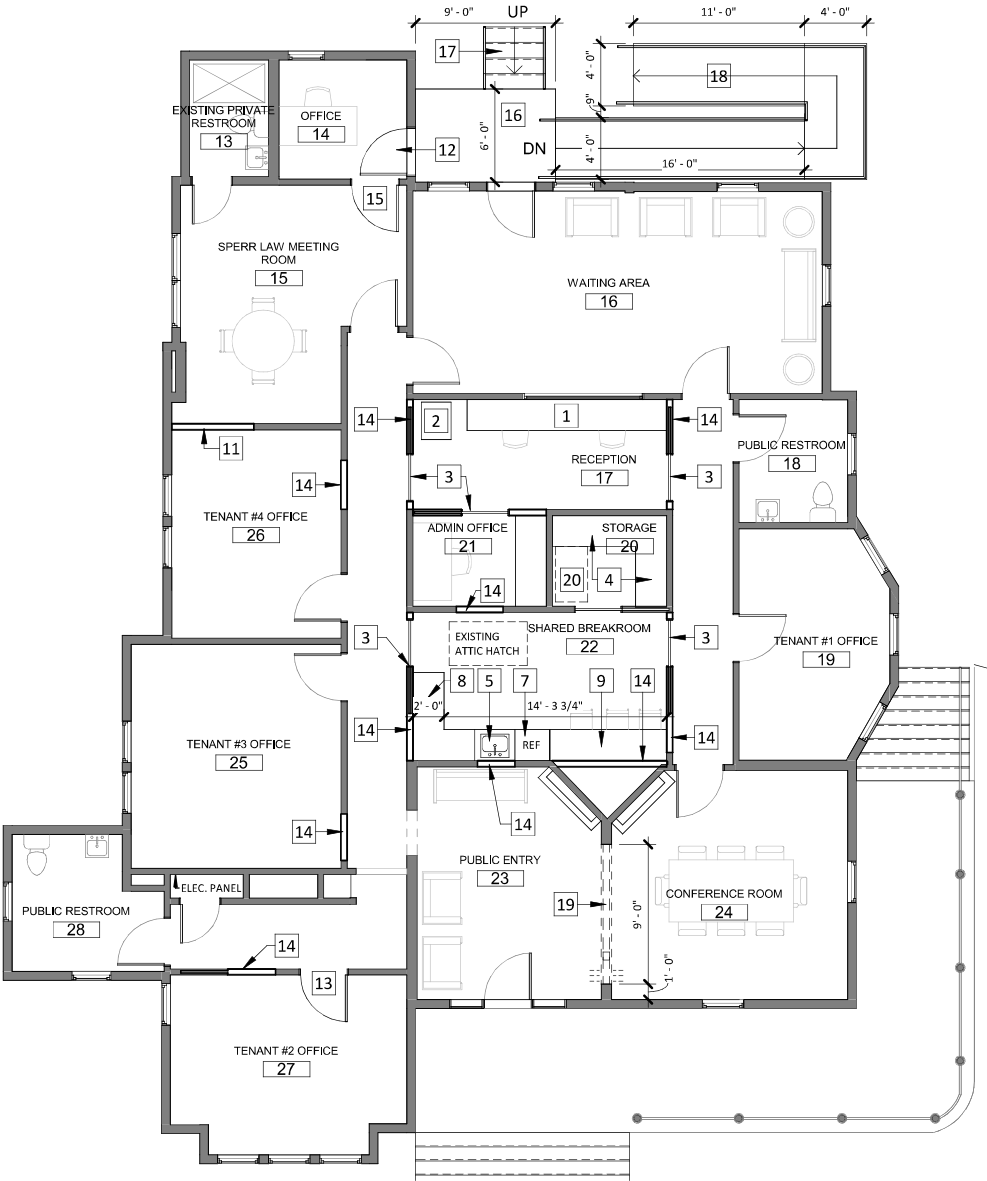
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DEMOLITION PLAN

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Sheet Size: 11 x 17
Scale: As Indicated
Date: SEPTEMBER 18, 2024

Exhibit 8

KEYED NOTES - FLOOR PLAN	
1	NEW RECEPTION COUNTER.
2	OFFICE COPY/PRINTER.
3	NEW POCKET DOOR/WALL.
4	NEW STORAGE SHELVING.
5	NEW SINK WITH L-SHAPED COUNTER.
7	NEW FULL SIZE REFRIGERATOR.
8	UNDER COUNTER MICROWAVE
9	BUILT-IN COUNTER-HEIGHT COUNTER WITH STOOLS.
11	NEW PARTITION WALL.
12	NEW EXTERIOR DOOR, CHANGE SWING AS SHOWN TO WORK WITH OFFICE LAYOUT.
13	NEW INTERIOR DOOR, CHANGE SWING AS SHOWN.
14	INFILL OPENING WITH DRYWALL PARTITION
15	NEW DOOR
16	NEW CONCRETE LANDING
17	NEW CONCRETE STAIRS AND RAILING
18	NEW CONCRETE RAMP AND RAILING
19	NEW FOLDING DOOR/WALL SYSTEM. JAMB AND HEADER SUPPORT TO BE COORDINATED WITH STRUCTURAL FOUNDATION
20	RELOCATE EXISTING FLOOR HATCH TO STORAGE ROOM



FLOOR PLAN
1/8" = 1'-0"

**RELAY
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ARCHITECTURE
+ DESIGN

205 Semmes Ave.
Athens, GA 30601

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ATHENS, GA 30606
Contractor:
CHARACTER BUILT

A1.03.
**PROPOSED FLOOR
PLAN**

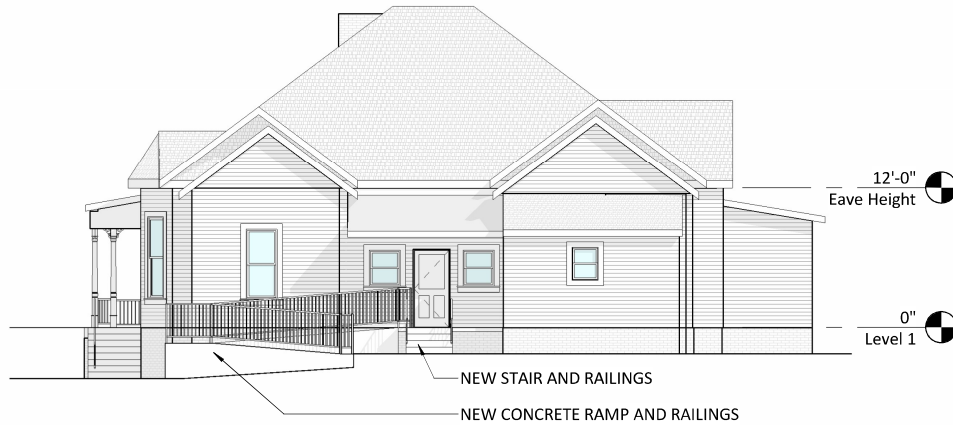
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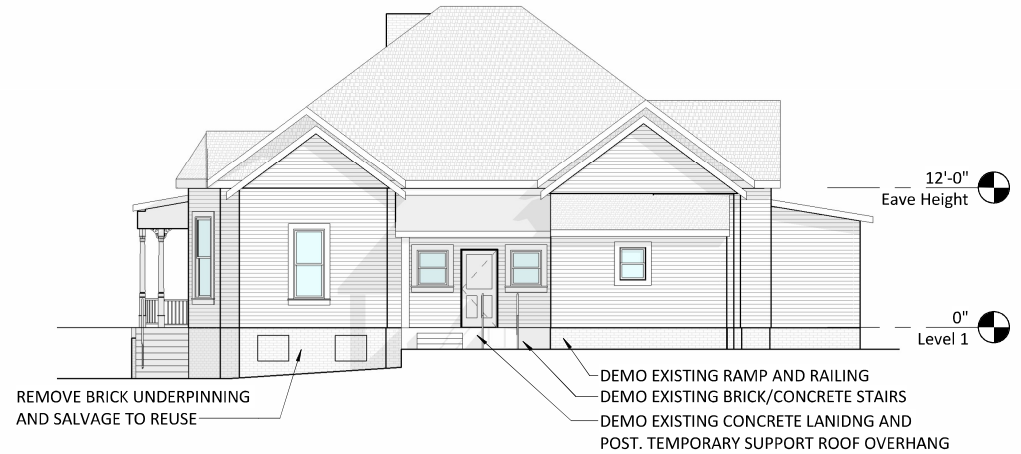
Scale: 1/8" = 1'-0"

Date: SEPTEMBER 18, 2024

Exhibit 9



3
A2.01
NEW EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



2
A2.01
EXISTING EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



1
A2.01
EXISTING EXTERIOR ELEVATION - EAST
3/32" = 1'-0"

**RELAY
SHOP**
ARCHITECTURE
+ DESIGN

205 Semmes Ave.
Athens, GA 30601

Client:
SPERR LAW OFFICES
728 COBB STREET
ATHENS, GA 30606
Contractor:
CHARACTER BUILT

A2.01.
EXTERIOR
ELEVATIONS

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CONSTRUCTION UNLESS
PERMITTED

Sheet Size: 11 x 17

Scale: 3/32" = 1'-0"

Date: SEPTEMBER 18, 2024

KITTED BY: _____

CHECKED BY: _____

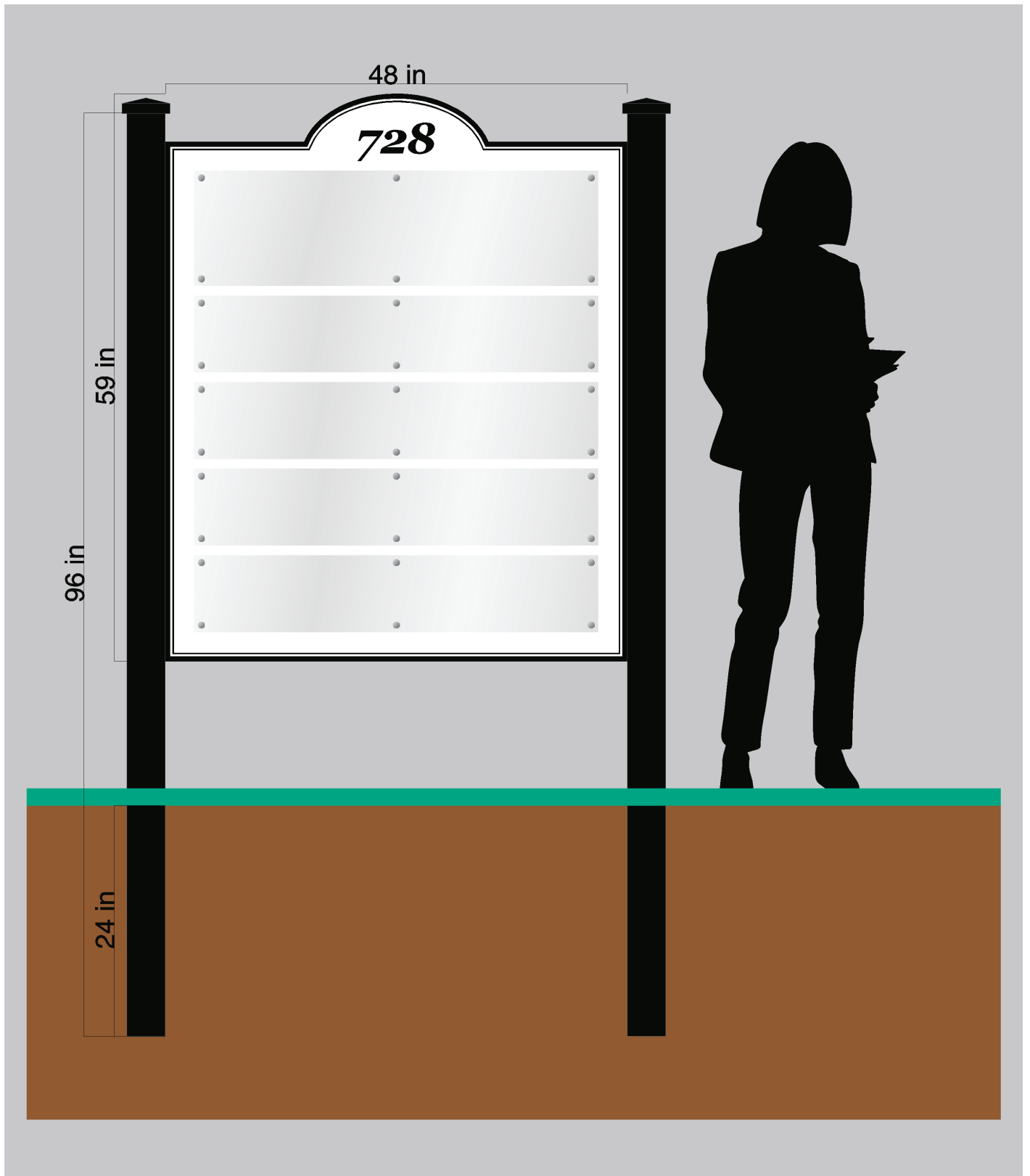


Exhibit 10

Marquee Sign.fs

N:\CUSTOMERS 2024\Brad Sperr Law\Marquee Sign

