

# ARCHITECTURAL SITE PLAN

1" = 20'-0"



HATCHING DENOTES NEW GARAGE CONSTRUCTION

NEW DRIVEWAY ADDITON, 188 SF

## OWNER

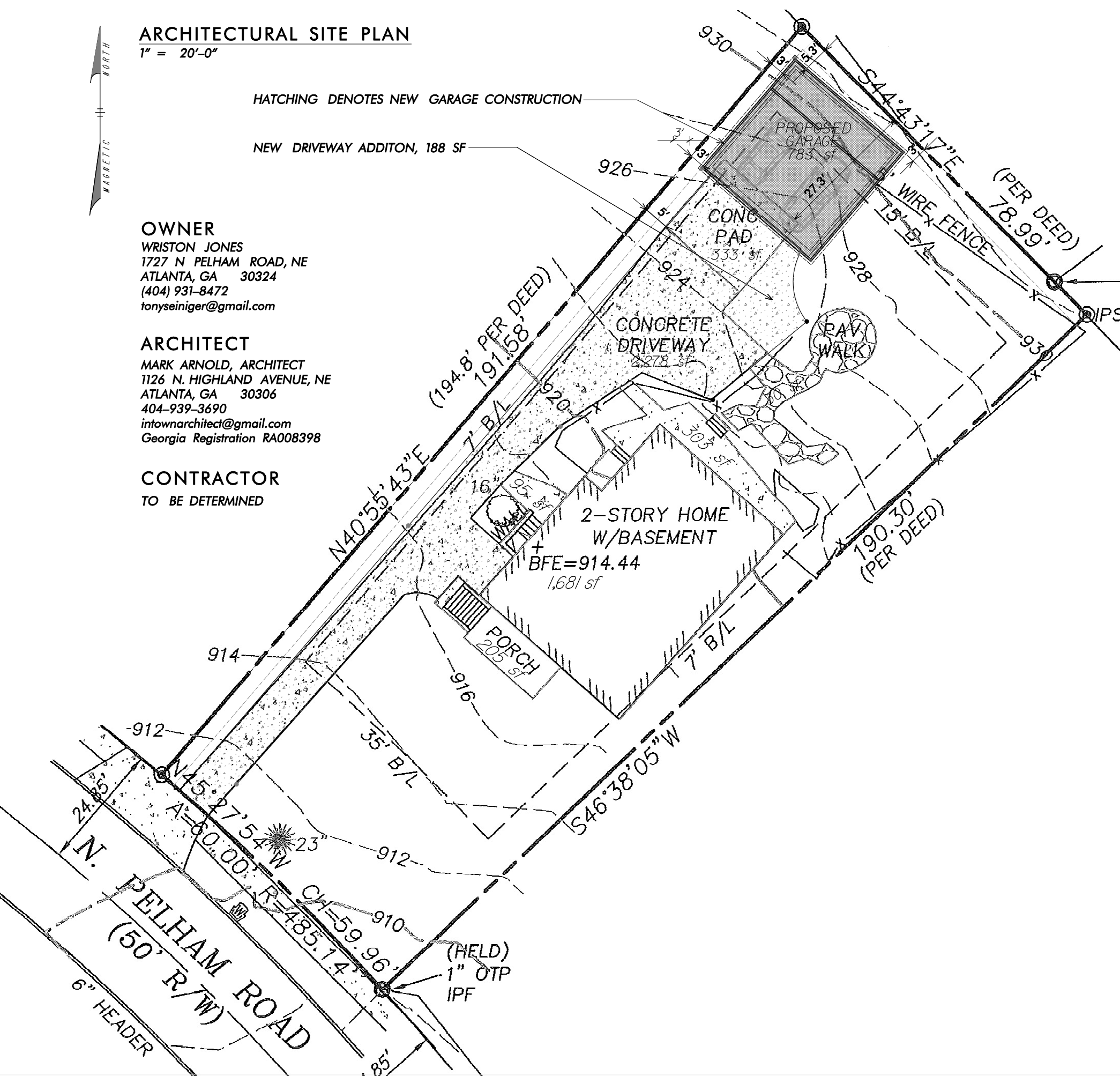
WRISTON JONES  
1727 N PELHAM ROAD, NE  
ATLANTA, GA 30324  
(404) 931-8472  
tonyseiniger@gmail.com

## ARCHITECT

MARK ARNOLD, ARCHITECT  
1126 N. HIGHLAND AVENUE, NE  
ATLANTA, GA 30306  
404-939-3690  
intownarchitect@gmail.com  
Georgia Registration RA008398

## CONTRACTOR

TO BE DETERMINED



## PROPERTY DATA

R-4 (SINGLE FAMILY RES) DISTRICT,  
16-06 City of Atlanta Zoning Ordinance

LAND LOT 51, 17th DISTRICT  
FULTON COUNTY, GEORGIA

BRYAN C. LONG  
REGISTERED LAND SURVEYOR  
LICENSE NO. 3107, PLAT DATE 06 /21/17

## PROJECT SUMMARY

SCOPE OF WORK SHALL INCLUDE REMOVAL OF EXISTING GARAGE SLAB, CONSTRUCTION OF NEW GARAGE, AND ASSOCIATED SITE WORK.

## ZONING ANALYSIS

R-4 (SINGLE FAMILY RES) DISTRICT,  
SECTION 16-06 City of Atlanta Zoning Ordinance

- 1) Minimum lot area: 9,000 SF  
Existing: 13,209 SF (0.303 ACRES)
- 2) Minimum lot frontage: 70 feet  
Existing: 59.96'
- 3) Maximum Floor Area Ratio: 50%  
Existing: 29.9%  $(1,450sf + 1,082sf / 8,474 sf = 0.299)$   
Proposed: 32.3%  $(1,450sf + 1,286 / 8,474sf = 0.323)$
- 4) Maximum lot coverage: 50%  
Existing: 46.9%  $(3,975sf / 8,474sf = 0.469)$   
House 1,606sf + Front Porch 377sf + Rear Addition 146sf + Sidewalks 777sf + Driveway 488sf + Garage 539sf + Walls 27sf + AC Units 15sf divided by Lot Area 8,474sf  
Proposed: 47.5%  $(4,026sf / 8,474sf = 0.475)$   
House 1,606sf + Front Porch 377sf + Rear Porch 248sf + Sidewalks 726sf + Driveway 488sf + Garage 539sf + Walls 27sf + AC Units 15sf divided by Lot Area 8,474sf
- 5) Minimum depth front yard: 35 feet  
Existing: 67.8'  
Proposed: NO CHANGE
- 6) Minimum width northwest side yard: 7 feet  
Existing: 5'  
Proposed: 3'
- 7) Minimum width northeast side yard: 7 feet  
Existing: 50.7'  
Proposed: 44.5'
- 8) Minimum depth rear yard: 15 feet  
Existing: 27.3'  
Proposed: 3'
- 9) Maximum building height: 35 feet  
Existing: n/a (demolished)  
Proposed: 13.5'

ZONING ~ R-4

SETBACKS  
FRONT = 35'  
SIDE = 7'  
REAR = 15'  
MIN. LOT SIZE = 9,000 SQ.FT.  
MIN. LOT WIDTH = 70'

SITE ADDRESS  
1727 NORTH PELHAM ROAD  
ATLANTA, GEORGIA, 30324

BOUNDARY REFERENCES

- 1 SUBJECT DEED 18526, PAGE 26
- 2 MORNINGSIDE SUBDIVISION
- 3 SEE ADJOINERS

FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP CITY OF ATLANTA (FULTON COUNTY) COMMUNITY PANEL NO. 13121 C 0261 G DATED SEPTEMBER 18, 2013. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

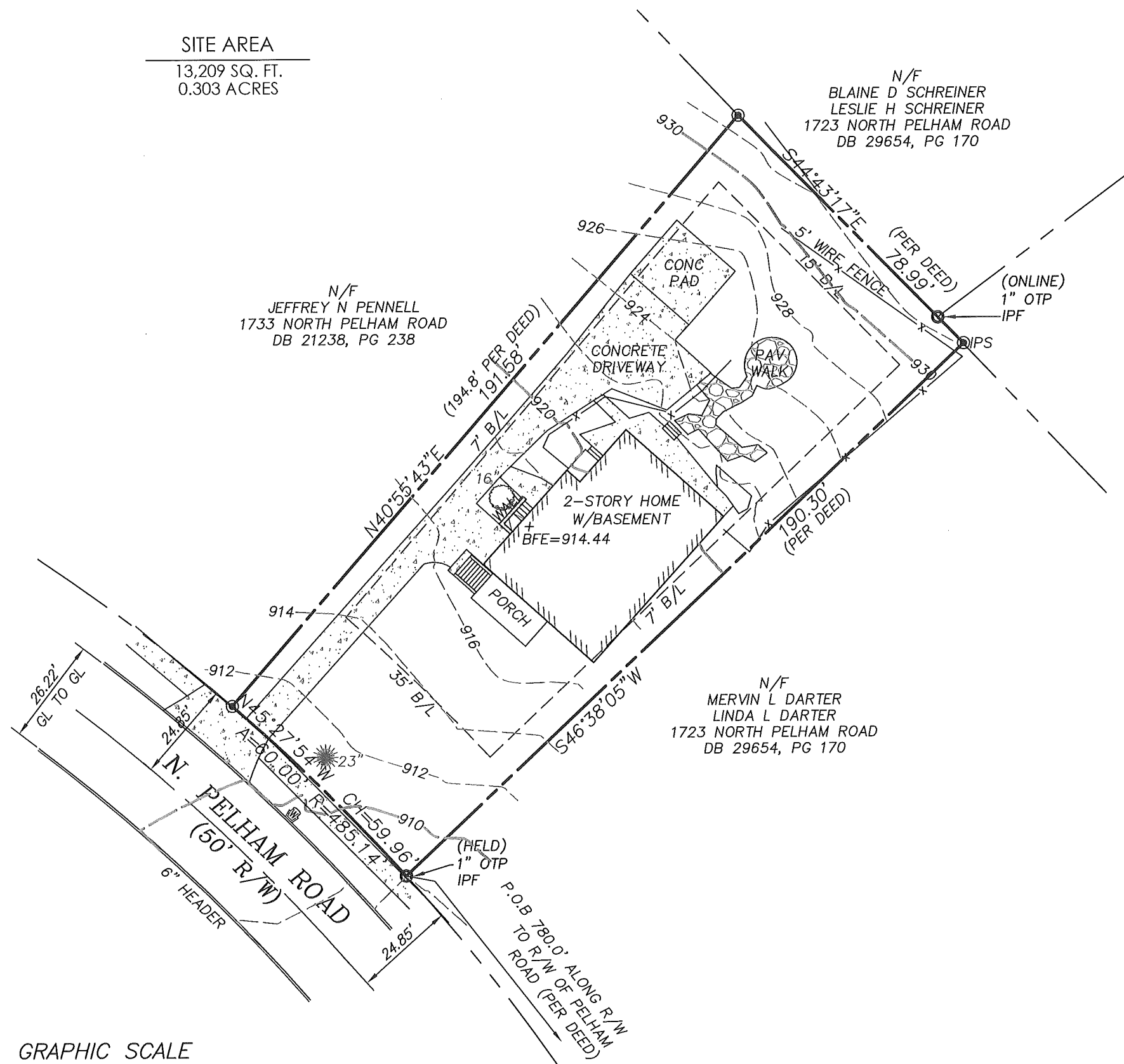
TREE LEGEND

- EX. HARDWOOD TREE
- PINE TREE
- CIDER TREE
- OAK TREE

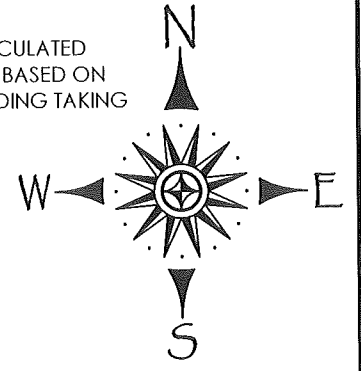
LEGEND

- B/L BUILDING SETBACK LINE
- IPF IRON PIN FOUND
- R/W RIGHT OF WAY
- CL CENTER LINE
- P PROPERTY LINE
- CLF CHAIN LINK FENCE
- CTP CRIMPED TOP PIPE
- RCP REINFORCED CONCRETE PIPE
- CLF CHAIN LINK FENCE
- HDPE HIGH DENSITY POLY ETHYLENE
- SM SANITARY SEWER MANHOLE
- F.K.A. FORMERLY KNOWN AS
- WM WATER METER
- FH FIRE HYDRANT
- S.C.O. SANITARY CLEANOUT

SITE AREA  
13,209 SQ. FT.  
0.303 ACRES



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON SINGLE MAGNETIC READING TAKING IN FIELD.



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 5\"/>

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

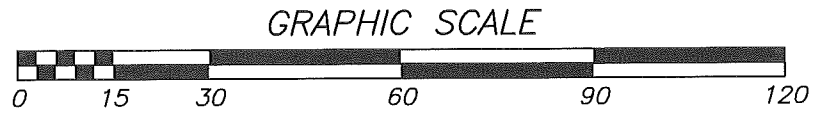
THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

WORK PERFORMED ON JUNE 13, 2017.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

INSTRUMENT USED: TOPCON 8000 SERIES PULSE LASER (ROBOTIC)

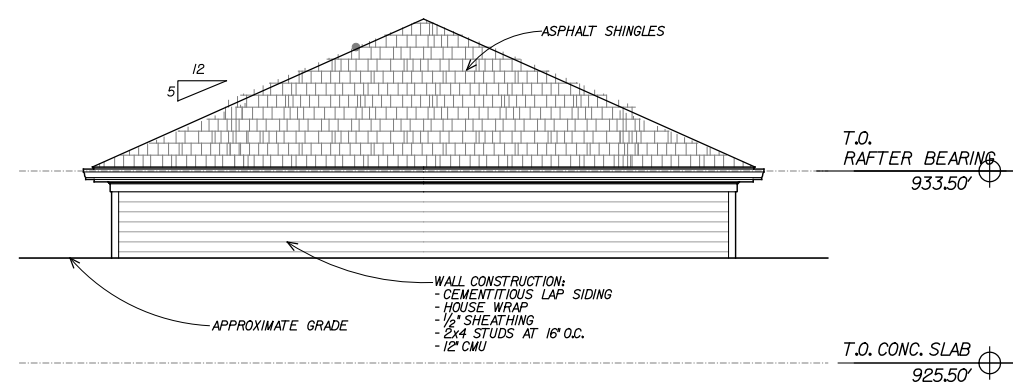
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



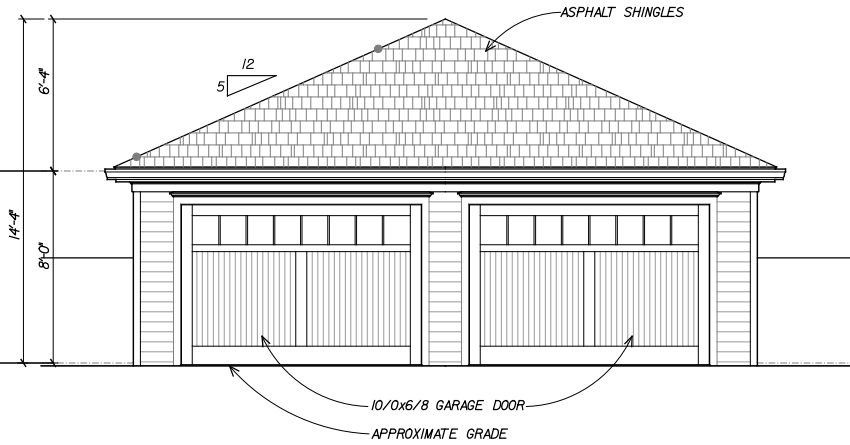
BOUNDARY SURVEY for  
**TONY SEINIGER**  
PERMITTING MUNICIPALITY: CITY OF ATLANTA

LOT 25, BLOCK B, MORNINGSIDE SUBDIVISION	DWG BY:
LAND LOT 51, 17th DISTRICT	S.C.D.
FULTON COUNTY, GEORGIA	JOB NO.
DATE: 06/21/2017	SCALE: 1" = 30'
	2017-141

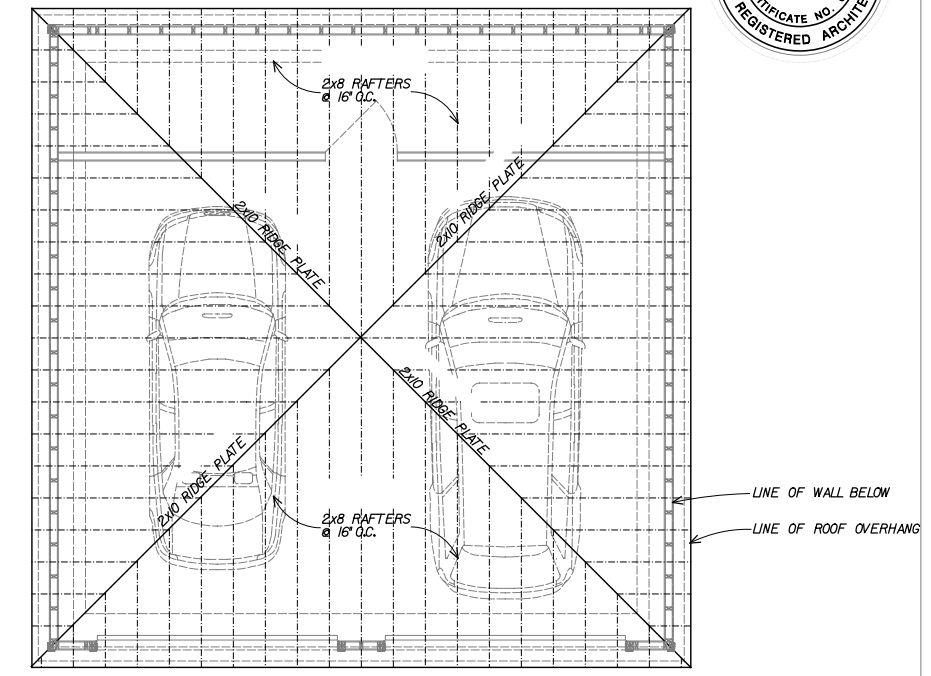
**MERIDIAN GEOMATICS, LLC**  
land surveying ~ residential & commercial  
216 Powers Ferry Rd  
Marietta, Georgia 30067  
phone: (770) 675-6197 ~ surveyingatlanta@gmail.com



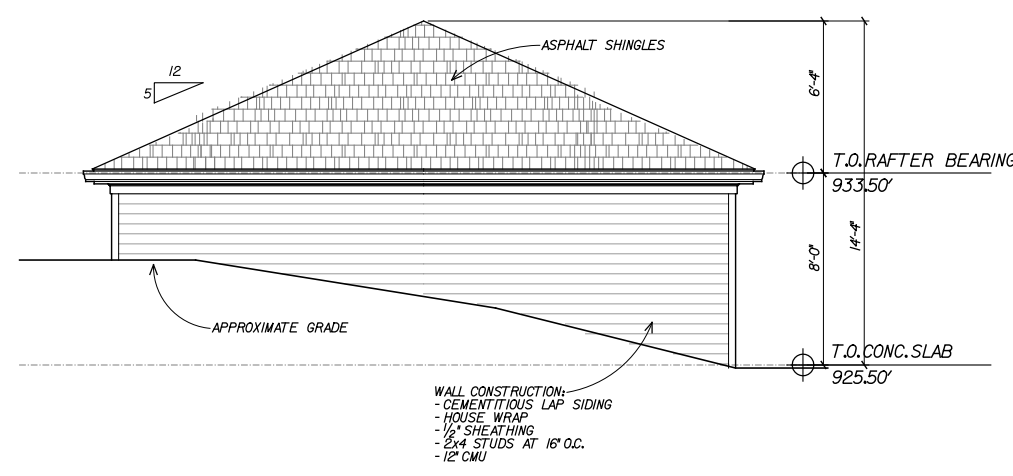
**01 GARAGE NORTH ELEVATION**  
 A-1.00 SCALE: 1/8" = 1'-0"



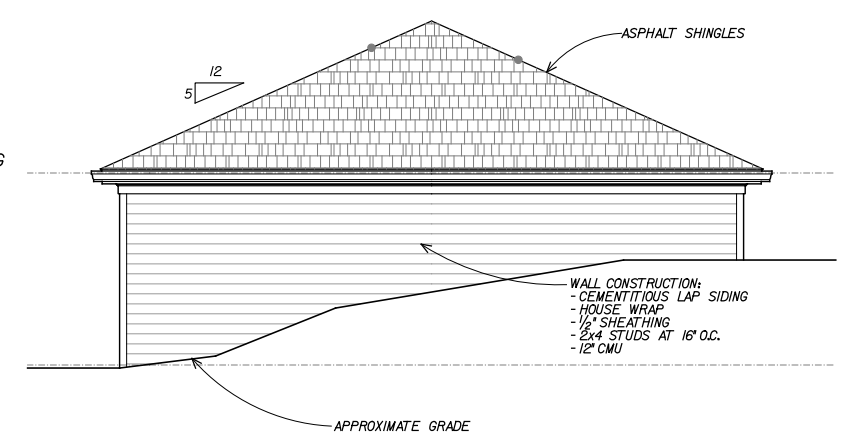
**03 GARAGE SOUTH ELEVATION**  
 A-1.00 SCALE: 1/8" = 1'-0"



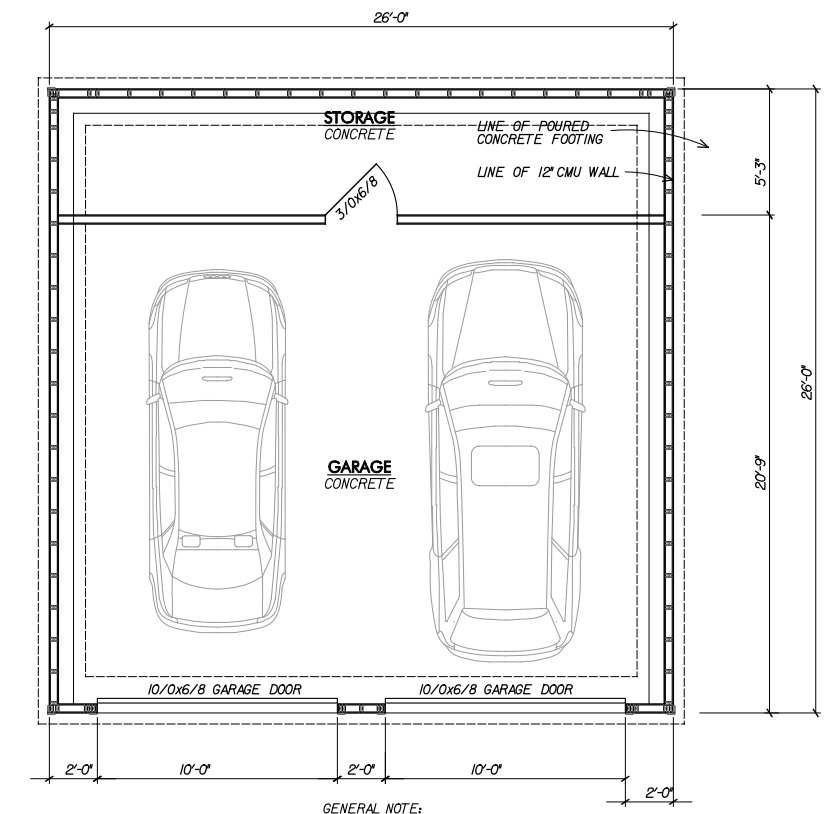
**05 GARAGE ROOF PLAN**  
 A-1.00 SCALE: 1/8" = 1'-0"



**04 GARAGE WEST ELEVATION**  
 A-1.00 SCALE: 1/8" = 1'-0"



**02 GARAGE EAST ELEVATION**  
 A-1.00 SCALE: 1/8" = 1'-0"



**06 GARAGE FLOOR PLAN**  
 A-1.00 SCALE: 1/8" = 1'-0"

GENERAL NOTE:  
 1. TYPICAL EXTERIOR WALL CONSTRUCTION SHALL BE 2x4 WOOD STUDS AT 16" O.C. ON 12" CMU WITH 1/2" GYPSUM BOARD ON INTERIOR SIDE, AND CEMENTITIOUS LAP SIDING ON HOUSE WRAP ON 1/2" CDX PLYWOOD ON EXTERIOR SIDE.