

PROPERTY DATA

R-4 (SINGLE FAMILY RES) DISTRICT,
16-06 City of Atlanta Zoning Ordinance
LAND LOT 52, 17th DISTRICT, LOT 42,
BLOCK 14, FULTON COUNTY, GA

V.F. GADDY, JR, SURVEYOR, No. 2661
PLAT DATE 6/30/2015

OWNER

DALTON & DORIS LIN
591 CUMBERLAND ROAD, NE
ATLANTA, GA 30306
(470) 399-1118
k.dalton.lin@gmail.com

ARCHITECT

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

CONTRACTOR

TO BE DETERMINED

ZONING ANALYSIS

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

- 1) Minimum lot area: 9,000 SF
Existing: 10,890 SF (0.25 ACRES)
- 2) Minimum lot frontage: 70 feet
Existing: 113.46'
- 3) Maximum Floor Area Ratio: 50%
Existing: 11.96% (1,302 / 10,890 sf = 0.1196)
Proposed: 13.88% (1,512sf / 10,890 sf = 0.1388)
- 4) Maximum lot coverage: 50%
Existing: 32.6% (3,554sf / 10,890sf = 0.3264)
House 1,621sf + Deck 79sf + Patio 873sf + Arbor 90sf + Pond 22sf + Driveway/Walk 869sf divided by Lot Area 10,890sf

Proposed: 33.7% (3,668sf / 10,890sf = 0.3368)
House 1,835sf + Deck 79sf + Patio 773sf + Arbor 90sf + Pond 22sf + Driveway/Walk 869sf divided by Lot Area 10,890sf
- 5) Minimum depth front yard: 35 feet
Existing: 54.3'
Proposed: NO CHANGE
- 6) Minimum width east side yard: 7 feet
Existing: 4.4'
Proposed: NO CHANGE AT FIRST FLOOR
7.0' AT SECOND FLOOR
- 7) Minimum width west side yard: 7 feet
Existing: 5.6'
Proposed: NO CHANGE AT FIRST FLOOR
7.0' AT SECOND FLOOR
- 8) Minimum depth rear yard: 15 feet
Existing: 50.5'
Proposed: NO CHANGE
- 9) Maximum building height: 35 feet
Existing: 30'
Proposed: NO CHANGE

SCOPE OF WORK

INTERIOR KITCHEN RENOVATIONS AND APPROXIMATE 215 SF ADDITION TO INCLUDE TWO REMODELED BEDROOMS, ONE NEW BATHROOM, AND NEW CLOSETS.

DRAWING INDEX

- A-0.00 INDEX, ZONING ANALYSIS, PROJECT DATA, SURVEY
- A-1.01 EXISTING & PROPOSED FIRST FLOOR PLANS
- A-1.02 EXISTING & PROPOSED ROOF PLANS
- A-1.03 EXISTING & PROPOSED EXTERIOR ELEVATIONS
- A-1.04 EXISTING & PROPOSED EXTERIOR ELEVATIONS
- A-1.05 EXISTING & PROPOSED EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

RENOVATIONS AND ADDITIONS FOR

THE LIN RESIDENCE

591 CUMBERLAND ROAD, NE ATLANTA, GEORGIA 30306

DATE 08/17/18

REVISIONS

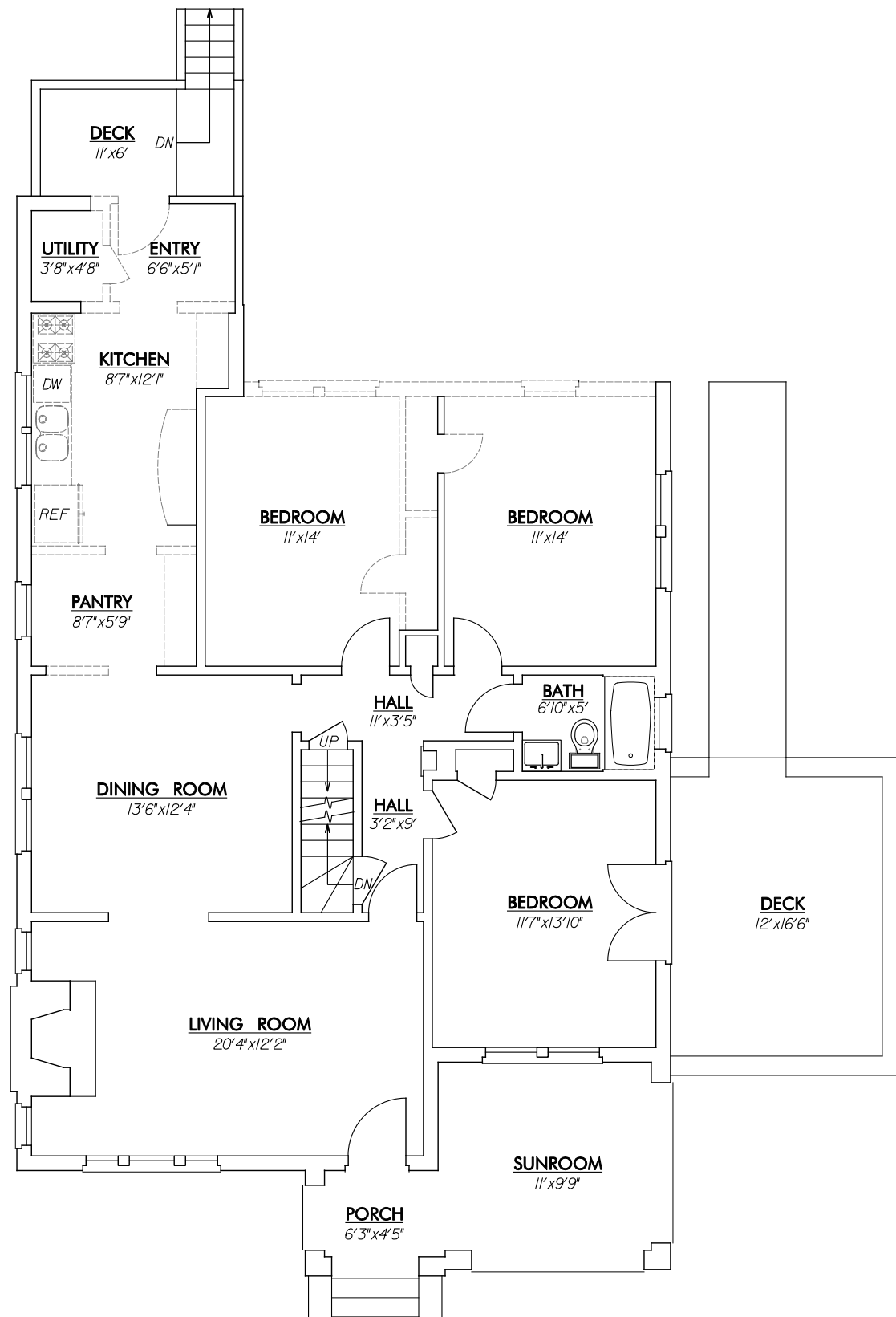
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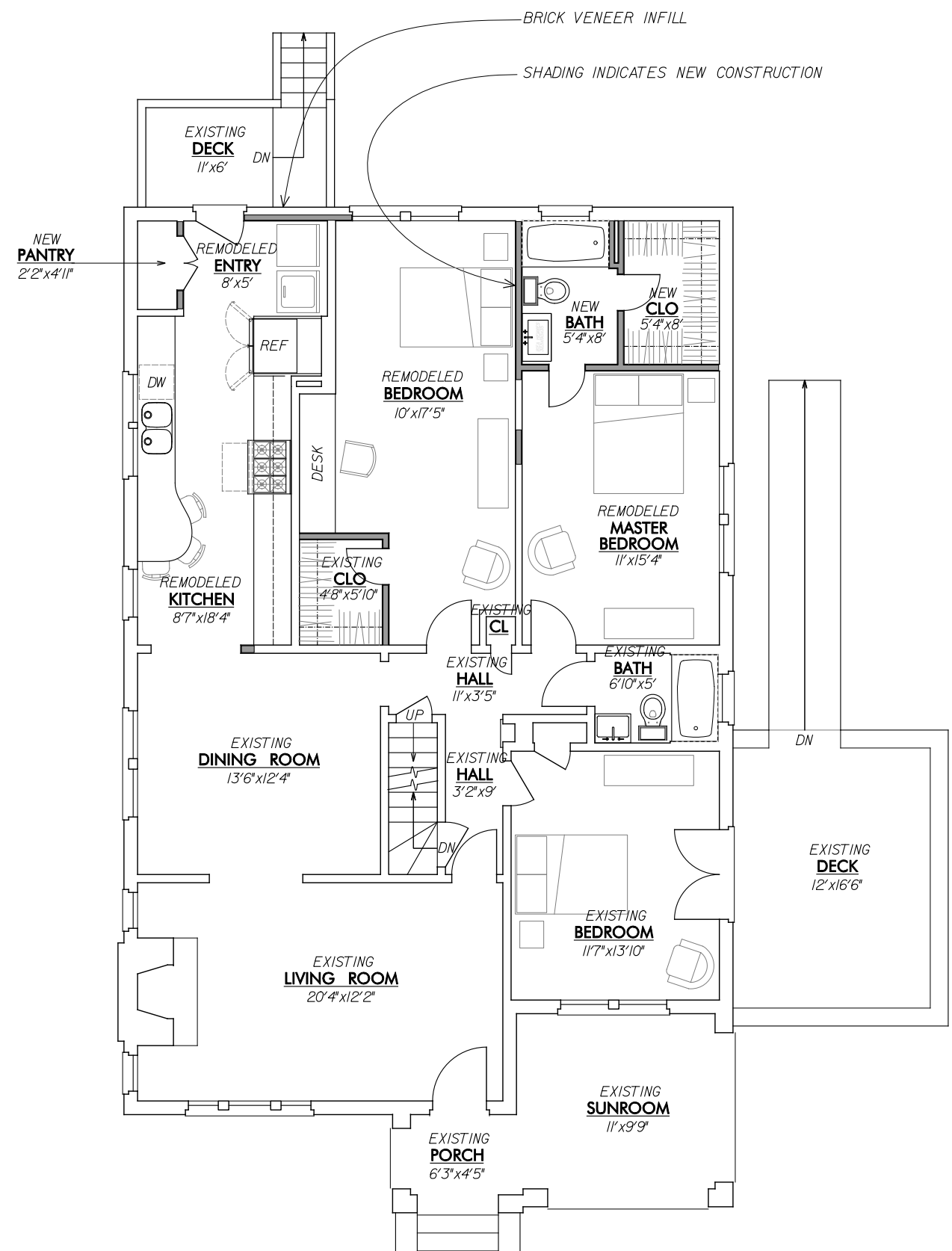
A0.00

PHASE



DASHED LINES INDICATE CONSTRUCTION TO BE REMOVED

01 EXISTING FIRST FLOOR PLAN
 A-1.01 SCALE: 1/8" = 1'-0" FLOOR AREA: 1,302 SF

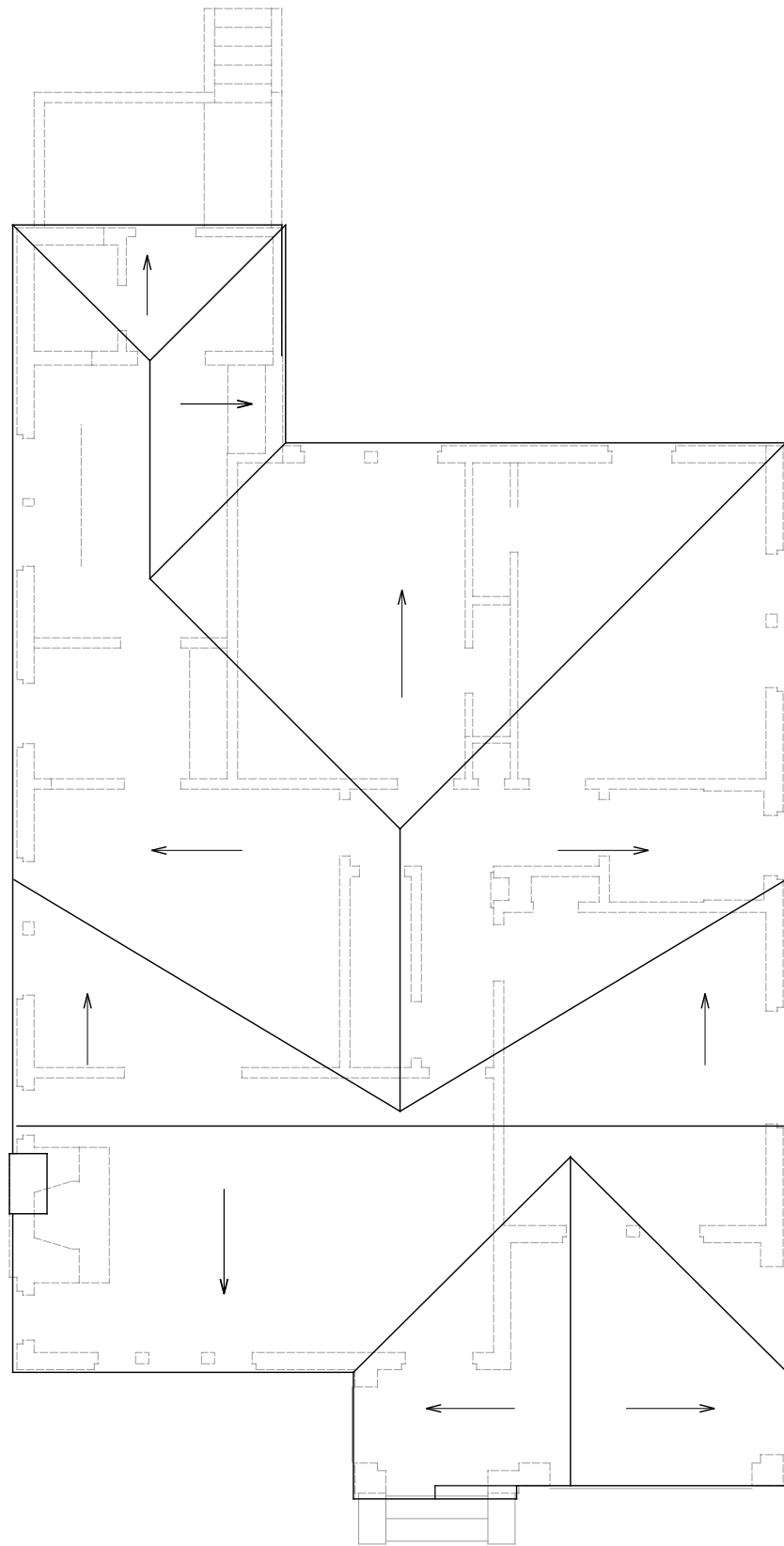


SHADING INDICATES NEW CONSTRUCTION

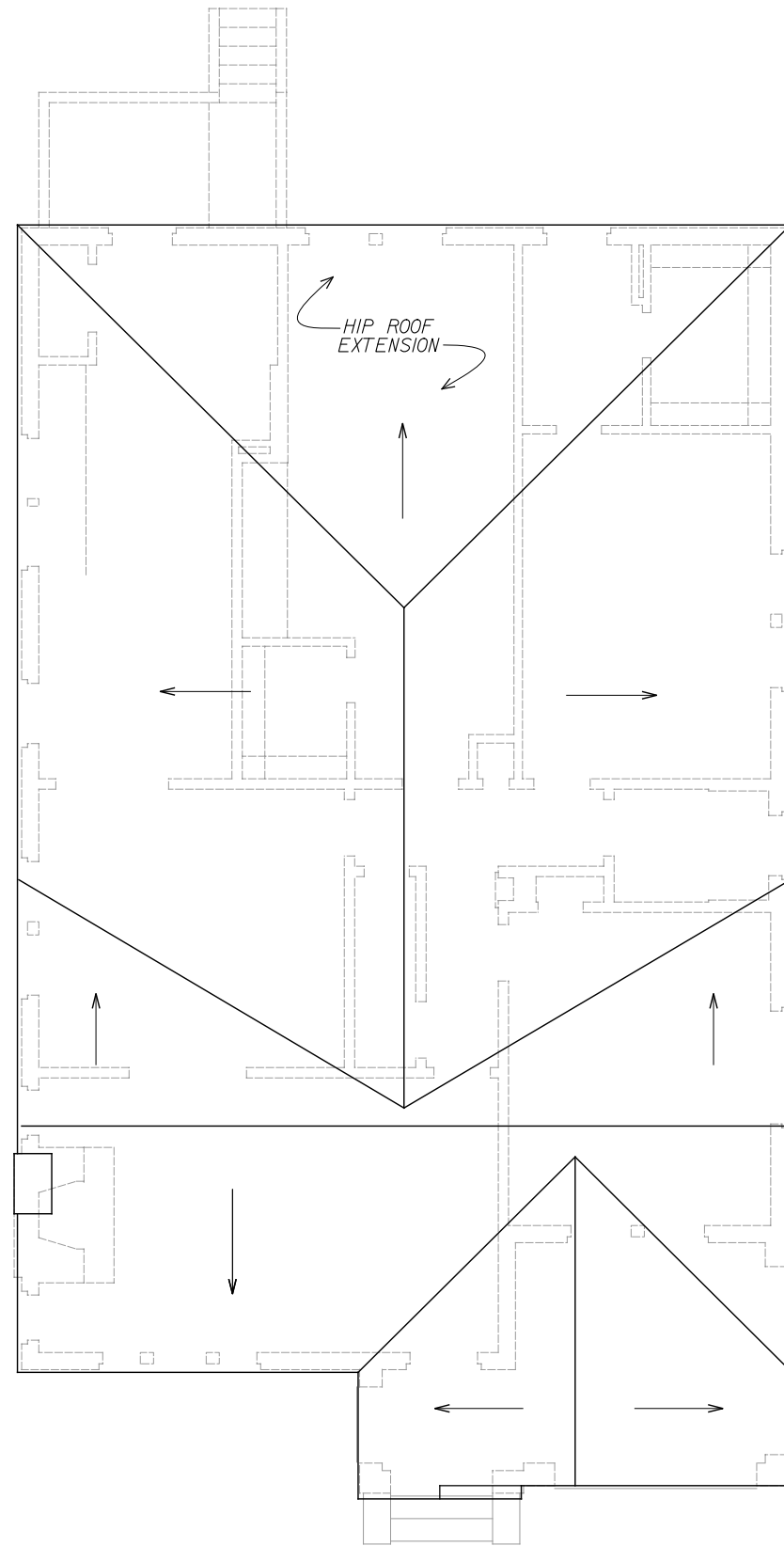
02 FIRST FLOOR PLAN
 A-1.01 SCALE: 1/8" = 1'-0" FLOOR AREA: 1,512 SF

NO.	DATE	DESCRIPTION





01 EXISTING ROOF PLAN
 A-1.03 SCALE: 1/8" = 1'-0"



02 PROPOSED ROOF PLAN
 A-1.03 SCALE: 1/8" = 1'-0"

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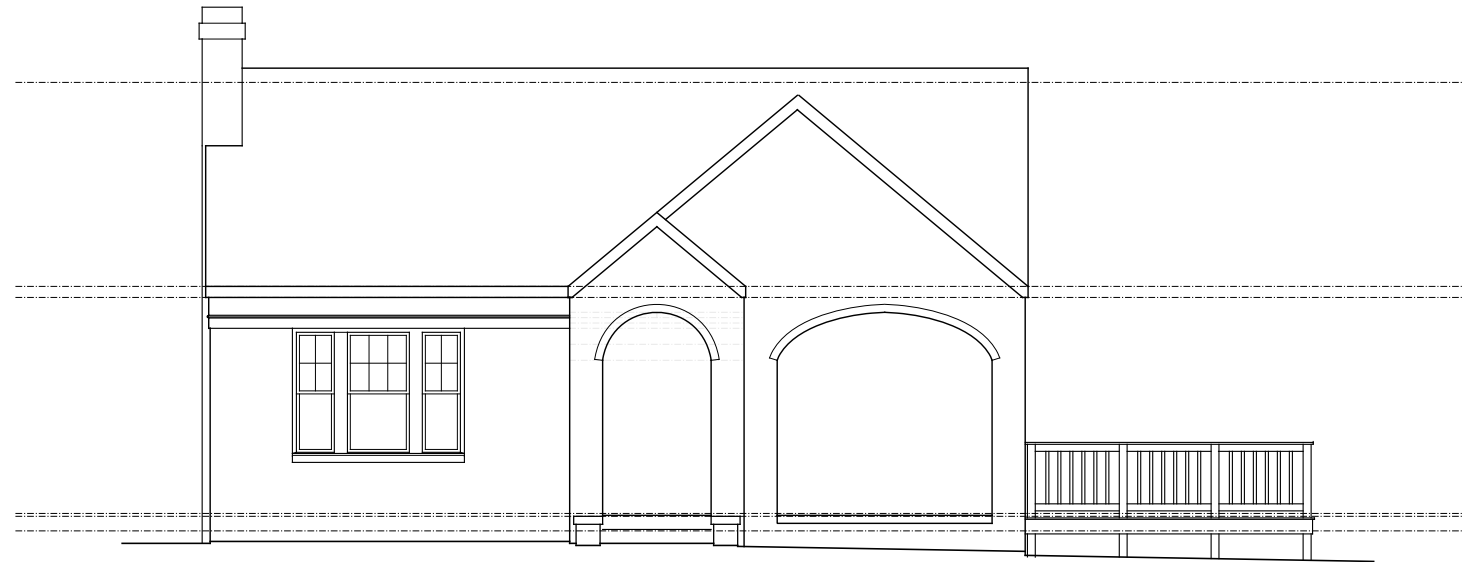
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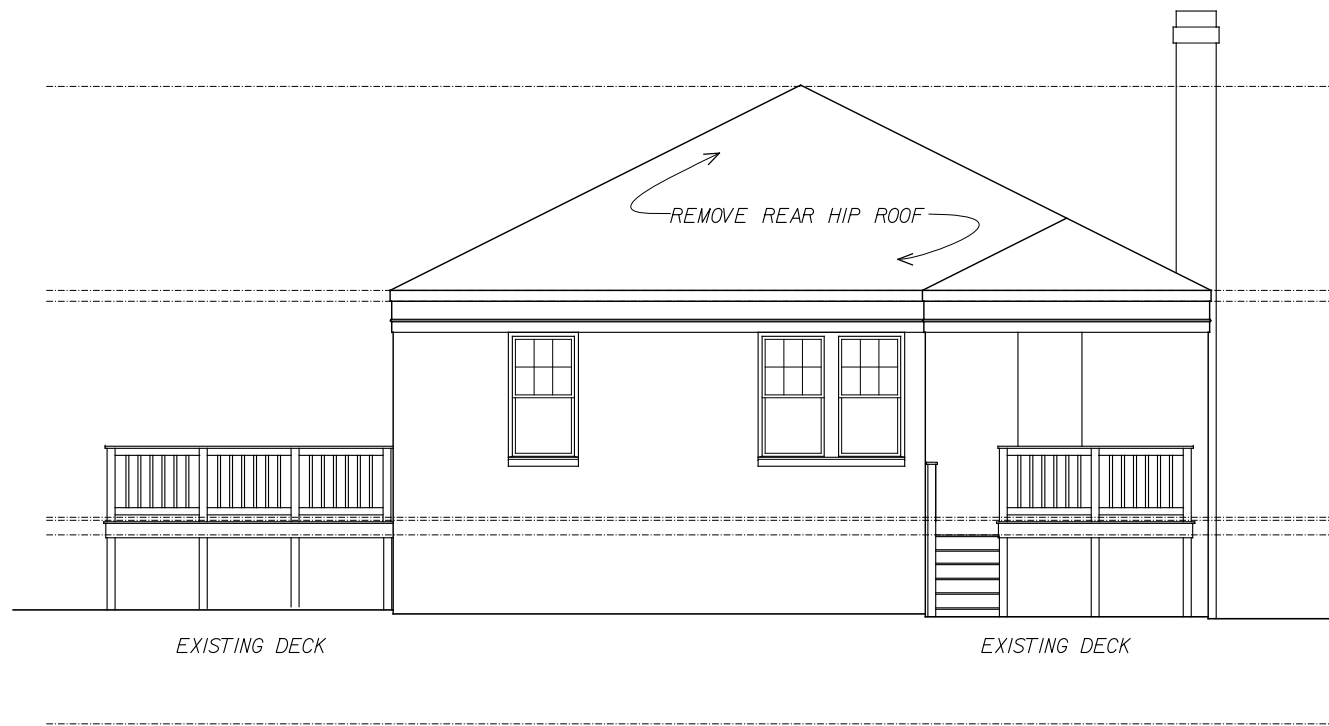
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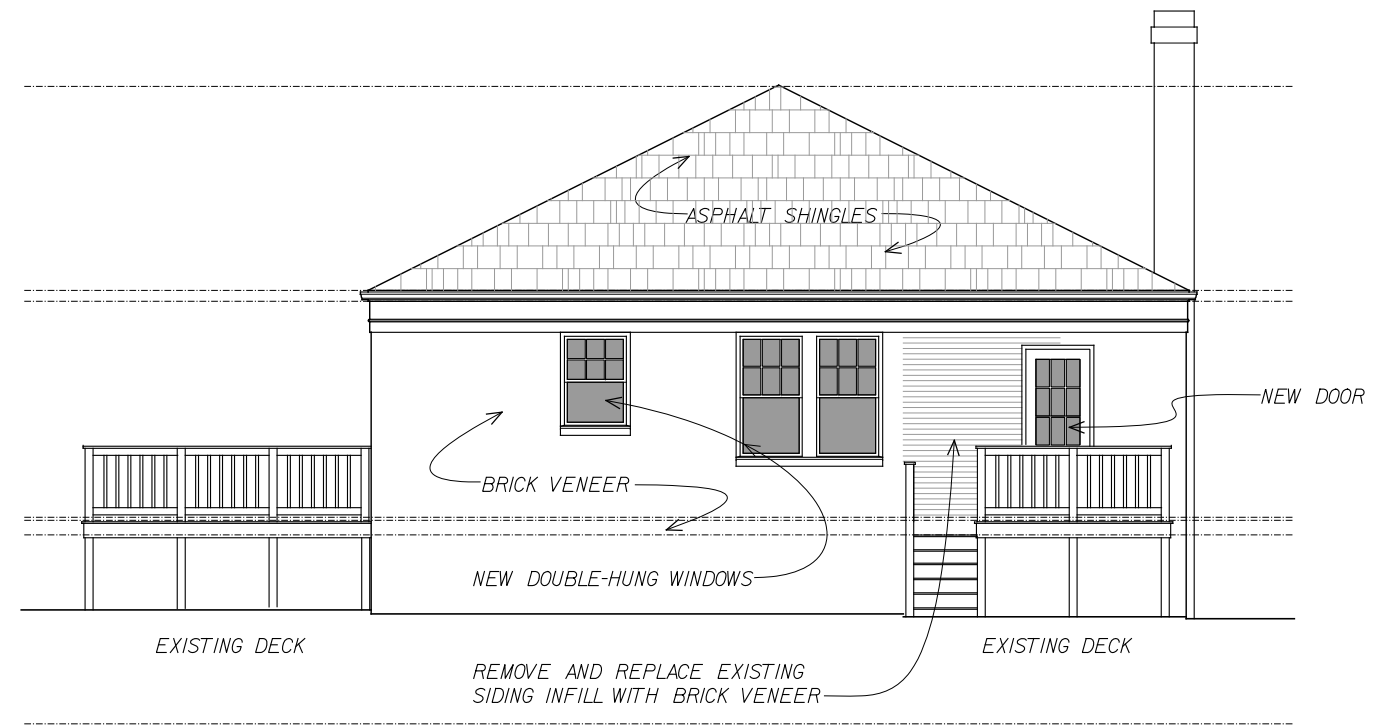


NO WORK AT FRONT ELEVATION. SHOWN FOR REFERENCE ONLY.

01 EXISTING FRONT ELEVATION
A-1.03 SCALE: 1/8" = 1'-0"



02 EXISTING BACK ELEVATION
A-1.03 SCALE: 1/8" = 1'-0"

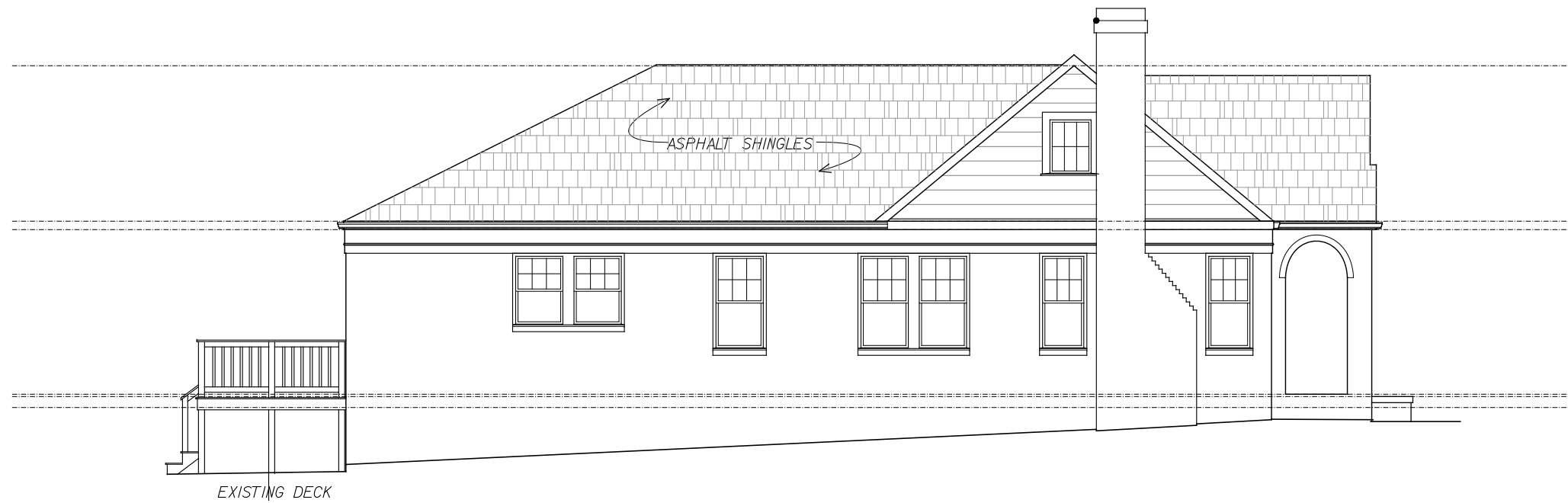


03 PROPOSED BACK ELEVATION
A-1.03 SCALE: 1/8" = 1'-0"

DATE	REVISIONS
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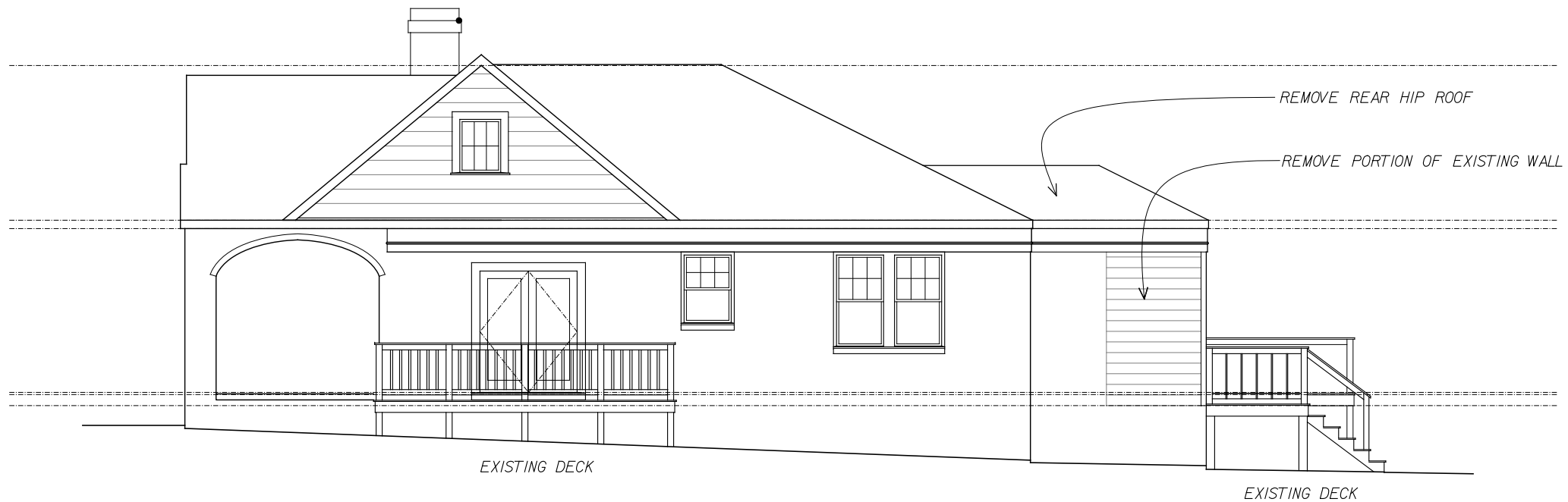
01 EXISTING LEFT SIDE ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"



02 PROPOSED LEFT SIDE ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"

REVISIONS





01 EXISTING RIGHT SIDE ELEVATION
 A-1.05 SCALE: 1/8" = 1'-0"



02 PROPOSED RIGHT SIDE ELEVATION
 A-1.05 SCALE: 1/8" = 1'-0"

DESIGN DEVELOPMENT

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A1.05

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