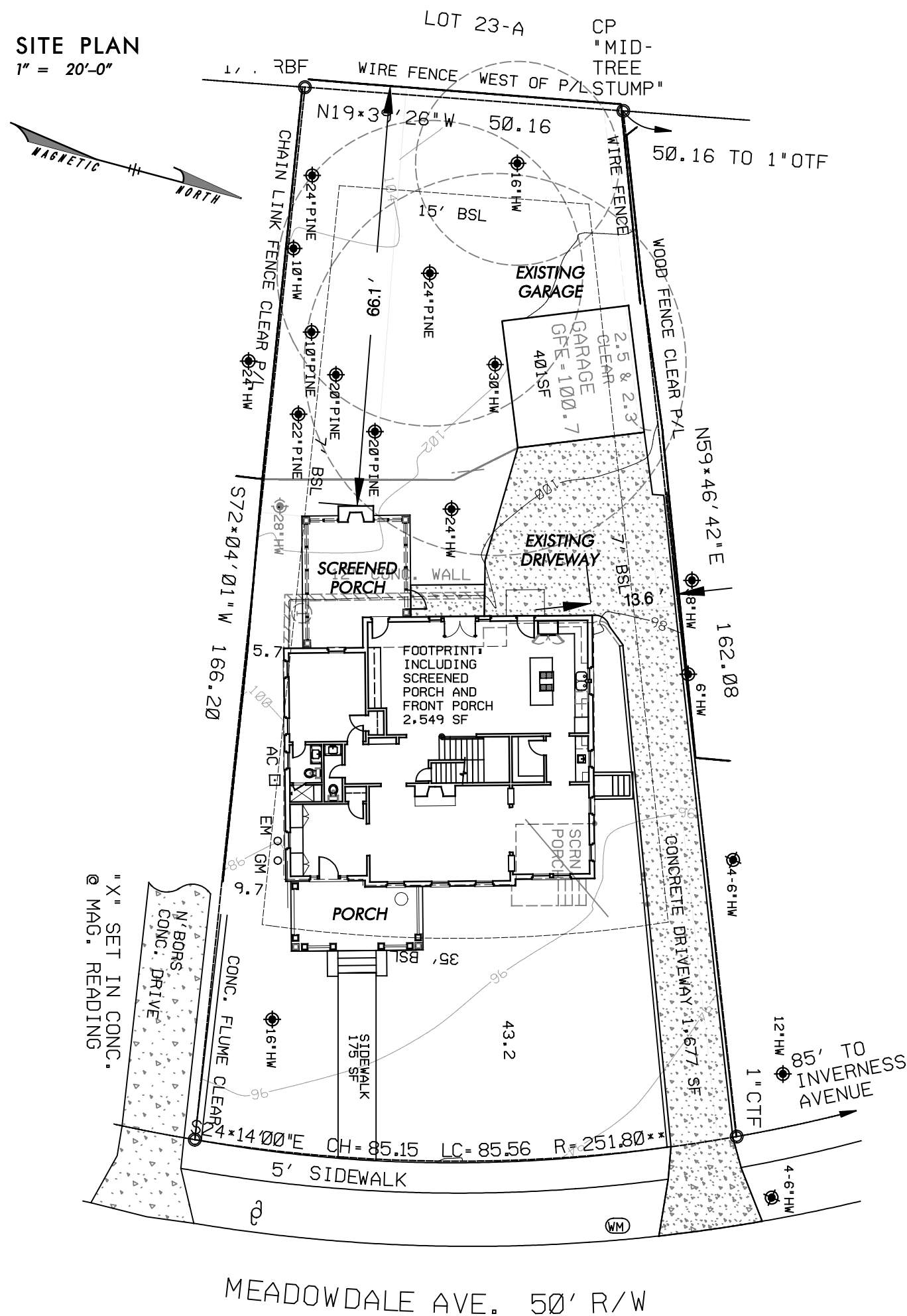


SITE PLAN

1" = 20'-0"



MEADOWDALE AVE. 50' R/W

OWNER

HARLAN EPLAN & JEN DENBO
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Georgia Registration RA008398

STRUCTURAL

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DULUTH, GA 30096
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bryce.hattori@gmail.com



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

DRAWING INDEX

- A-0.00 COVER SHEET
- ZONING ANALYSIS,
- ARCHITECTURAL SITE PLAN
- A-0.01 EXISTING SURVEY
- A-1.01 1st FLOOR PLANS
- A-1.02 2nd FLOOR PLANS
- A-1.03 ROOF PLANS
- A-1.04 EXTERIOR ELEVATIONS
- A-1.05 EXTERIOR ELEVATIONS
- A-1.06 EXTERIOR ELEVATIONS
- A-1.07 EXTERIOR ELEVATIONS

PROPERTY DATA

R-4 (SINGLE FAMILY RES) DISTRICT,
16-06 City of Atlanta Zoning Ordinance
LAND LOT 56, 18th DISTRICT, DEKALB COUNTY, GEORGIA
LOT 22-A, BLOCK '2', "Johnson Estates"

GEORGE VEDDER, REGISTERED LAND SURVEYOR
LICENSE NO. 2562
MAY 22, 2014

ZONING ANALYSIS

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

- 1) Minimum Lot Area: 9,000 SF
Existing: 11,235 sf (.258 acres)
- 2) Minimum Lot Frontage: 70 feet
Existing: 85.15'
- 3) Maximum Floor Area Ratio: 50%
Existing: 14.3%
(1,609sf/11,235sf = 0.143)
Proposed: 29.6%
(1,772sf + 1,554sf/11,235sf = 0.296)
- 4) Maximum Lot Coverage: 50%
Existing: 38.9%
House footprint (including porch, steps, and basement stair) 1,911sf + Garage 401sf + Shed 42sf + Driveway (including terrace and walkway) 1,981sf + Wall 38sf divided by Lot Area 11,235sf = 4373/11,235 = 0.389
Proposed: 43.1%
House footprint (including screened porch & front porch) 2,549sf + Garage 401sf + Shed 42sf + Driveway 1,677sf + Sidewalk 175 sf divided by Lot Area 11,235sf = 4844/11,235 = 0.431
- 5) Minimum depth front yard: 35'
Existing: 42.8'
Proposed: NO CHANGE
- 6) Minimum width side yard: 7'
Existing at north side: 13.6'
Proposed at north side: NO CHANGE
Existing at south side: 5.7'
Proposed at south side: NO CHANGE
- 7) Minimum depth rear yard: 15'
Existing: 80.8'
Proposed: 66.1'
- 8) Maximum building height: 35'
Existing: 20.6'
Proposed: 30.3'

CONSTRUCTION PRICING

MARK ARNOLD, ARCHITECT
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404-939-3690
intownarchitect@gmail.com

RENOVATIONS AND ADDITIONS FOR

HARLAN EPLAN & JEN DENBO
1740 MEADOWDALE AVE, NE ATLANTA, GEORGIA 30306

DATE
08/18/14

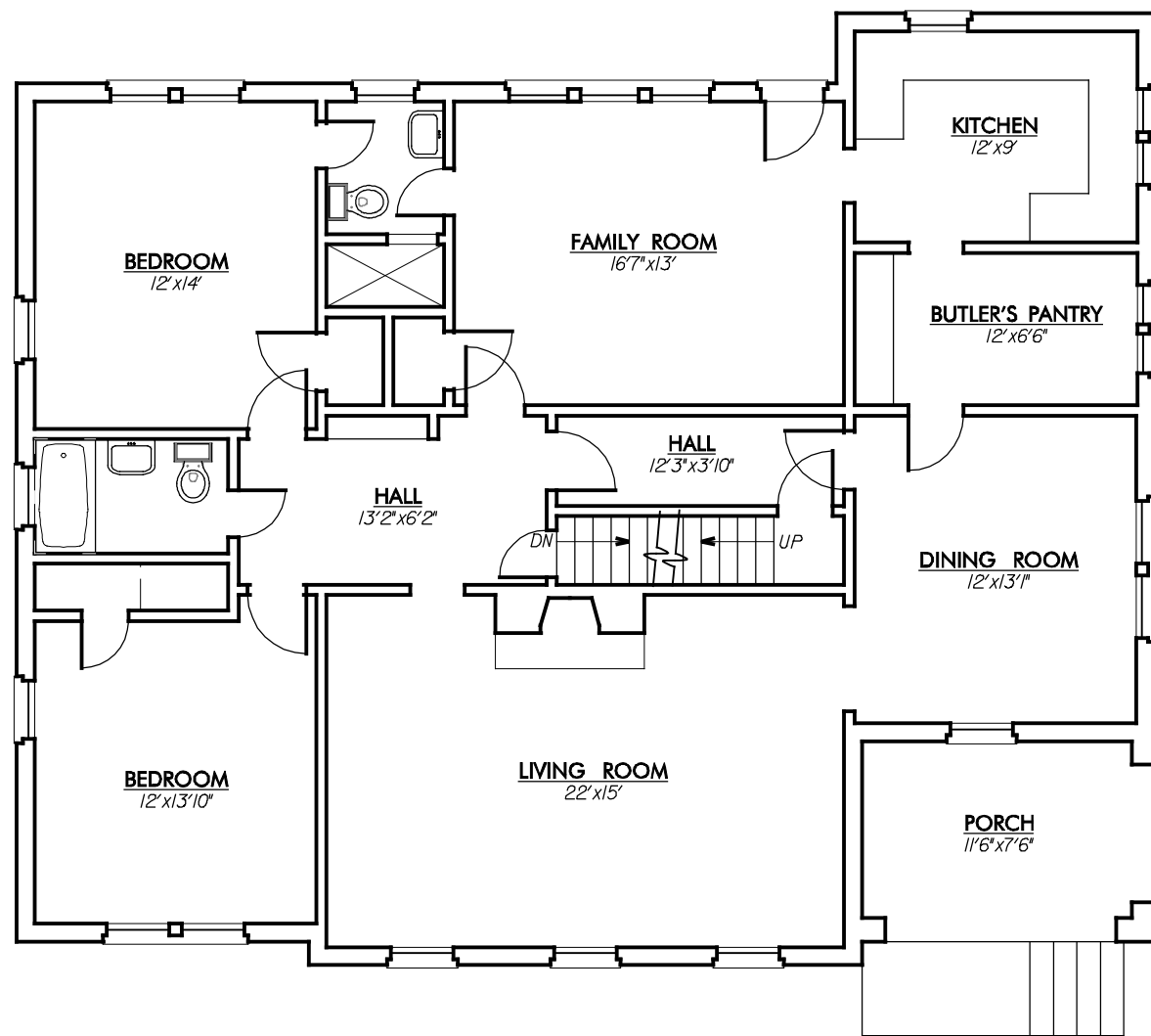
REVISIONS



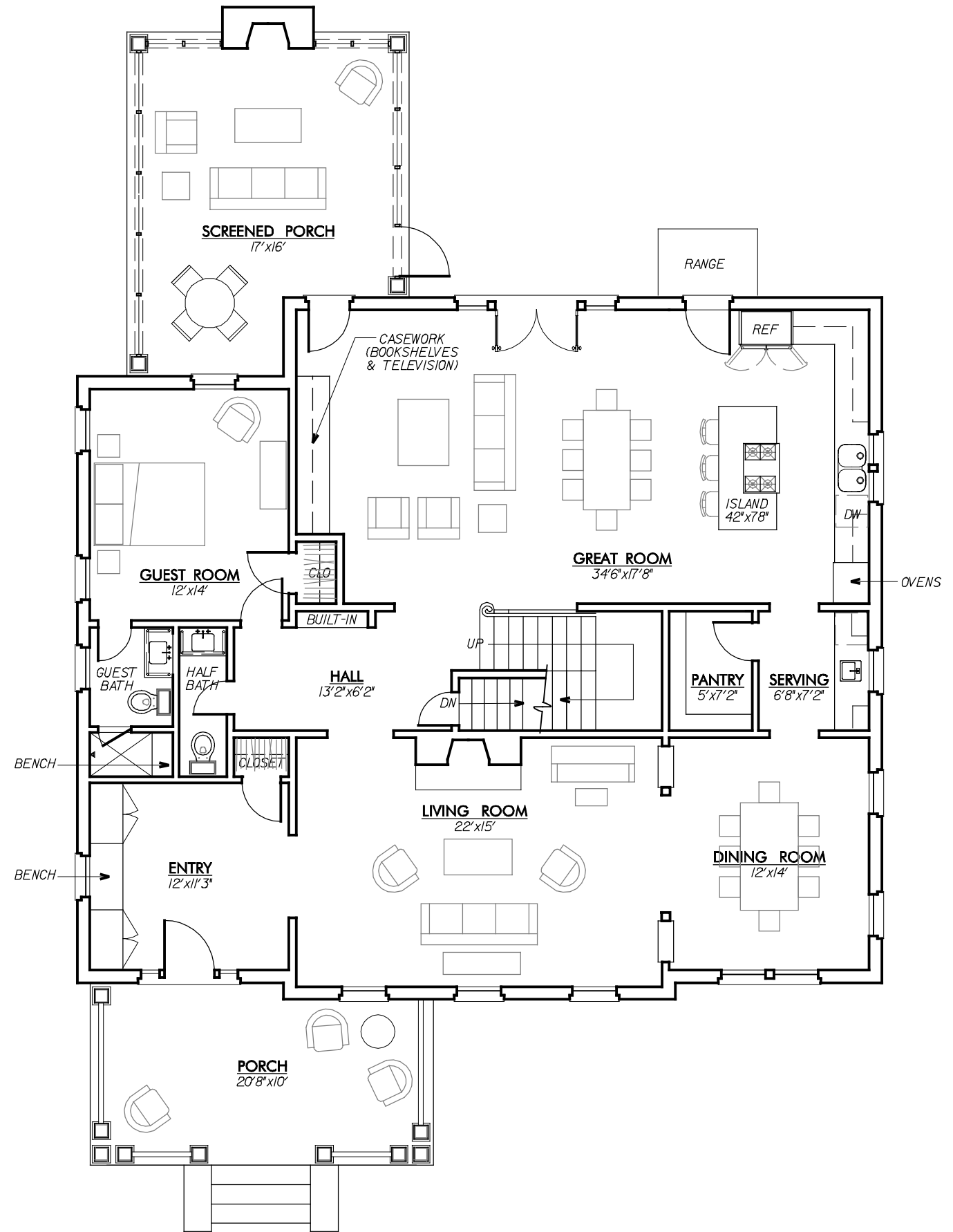
SHEET

A0.00

PHASE



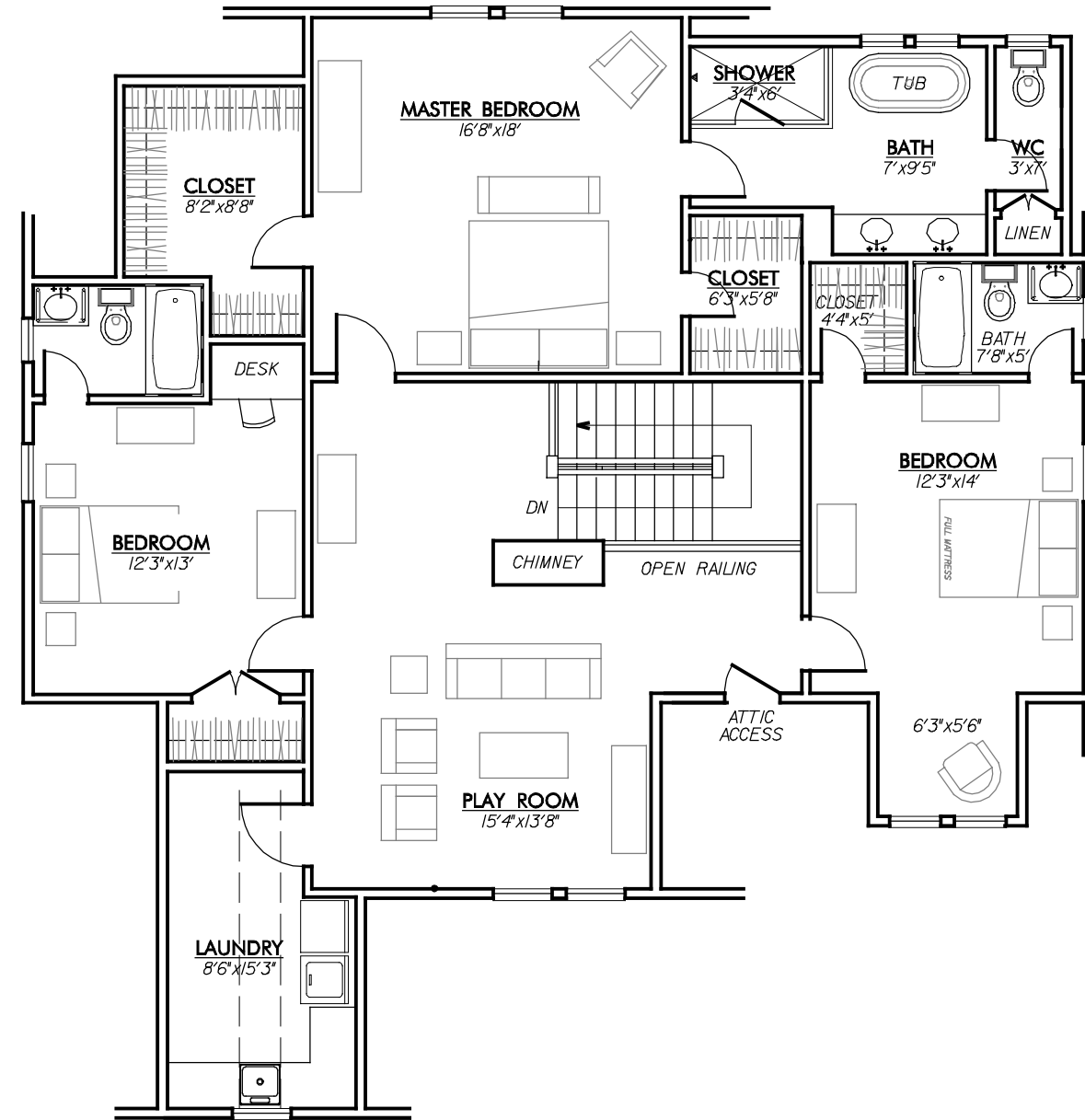
1 EXISTING FIRST FLOOR PLAN
 A-1.01 SCALE: 1/8" = 1'-0" FLOOR AREA: 1,609 SF
 FOOTPRINT (INCLUDING PORCHES): 1,895 SF



2 PROPOSED FIRST FLOOR PLAN
 A-1.01 SCALE: 1/8" = 1'-0" FLOOR AREA: 1,833 SF
 FOOTPRINT (INCLUDING PORCHES): 2,549 SF

REVISIONS

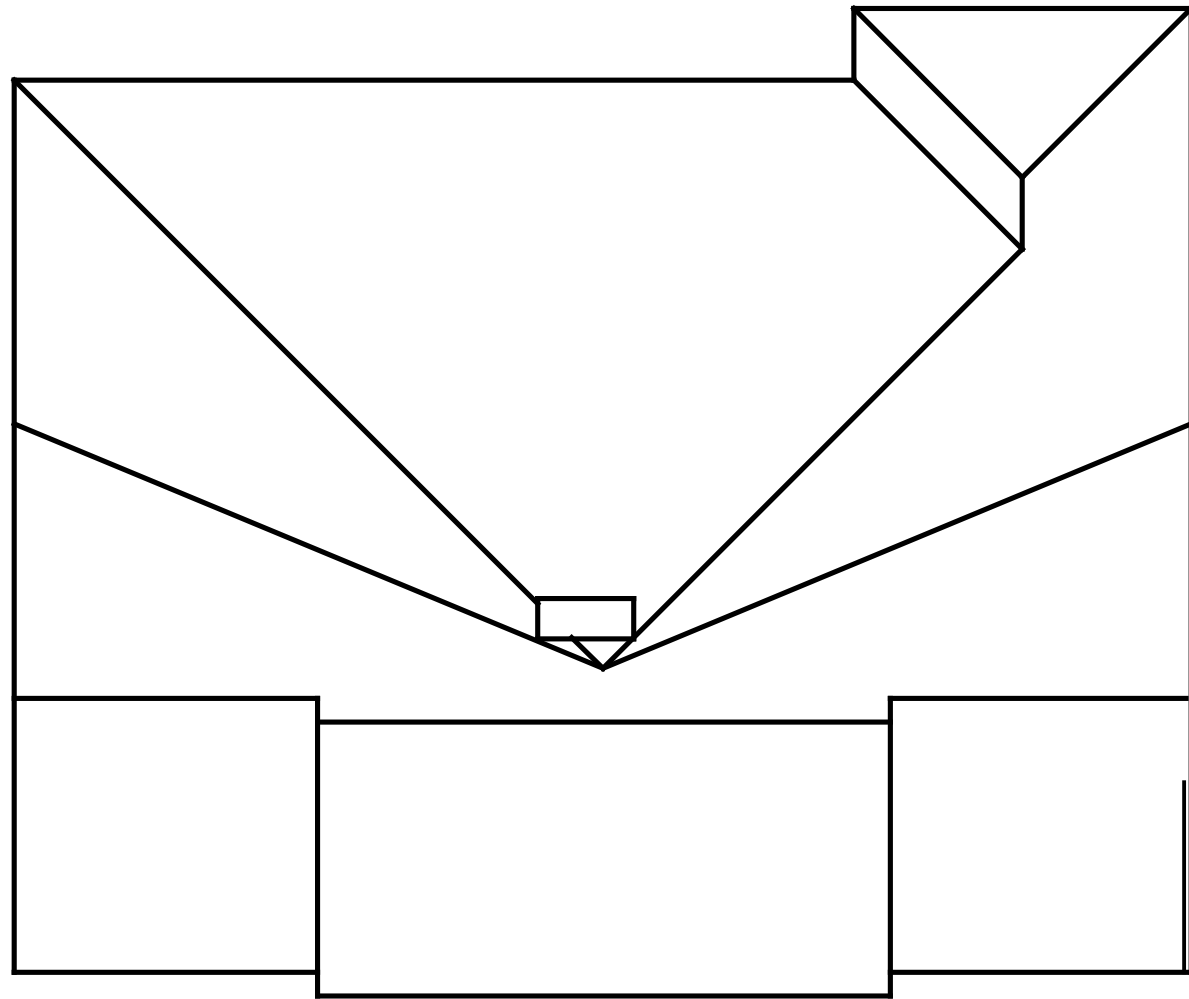




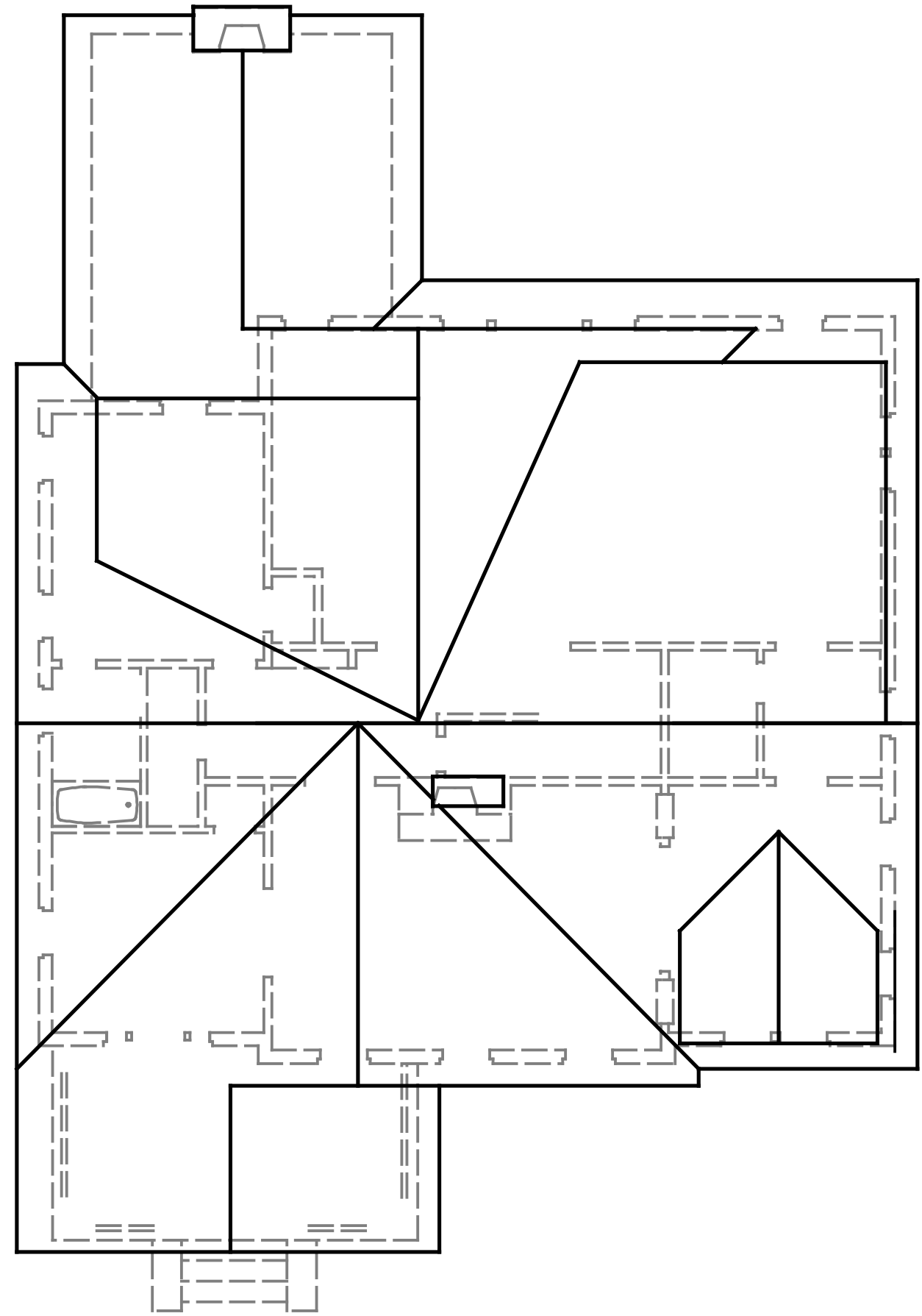
1 PROPOSED SECOND FLOOR PLAN
 A-1.02 SCALE: 1/8" = 1'-0" FLOOR AREA: 1,693 SF

DATE	REVISIONS
08/06/14	





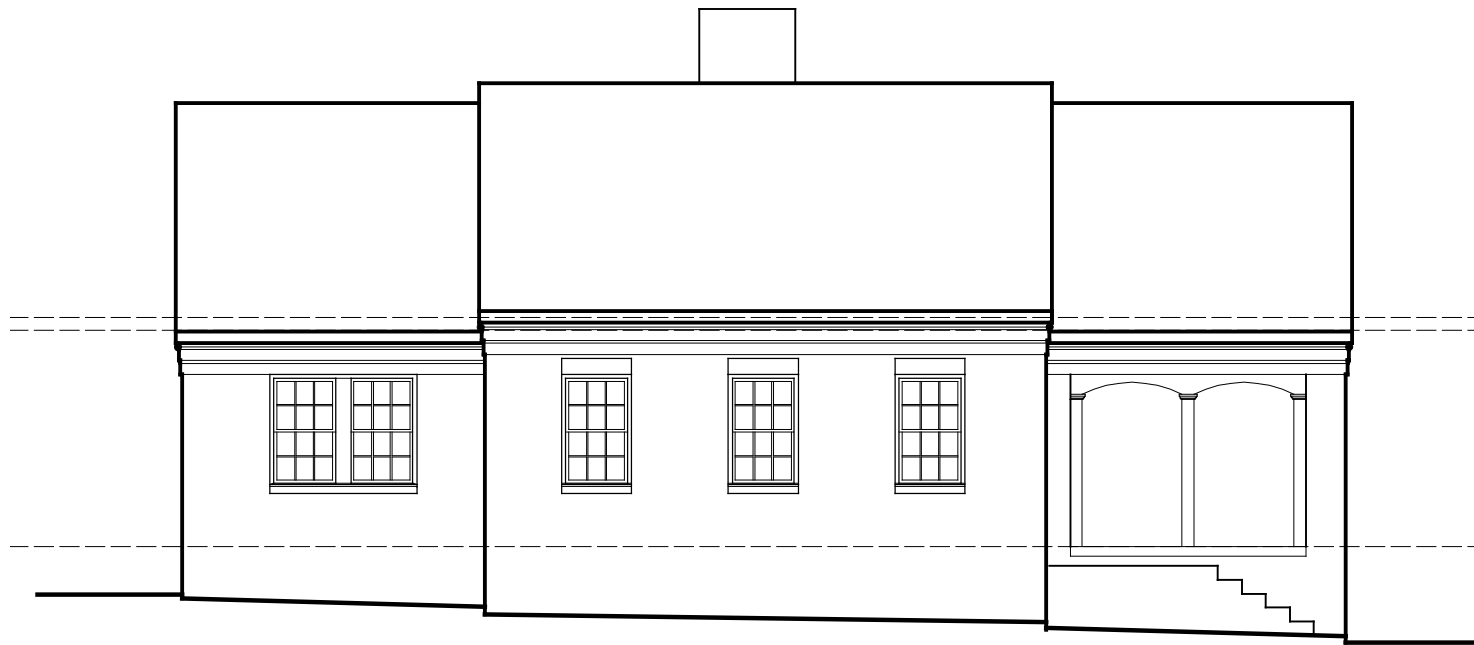
1 EXISTING ROOF PLAN
A-1.03 SCALE: 1/8" = 1'-0"



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

NO.	DATE	DESCRIPTION

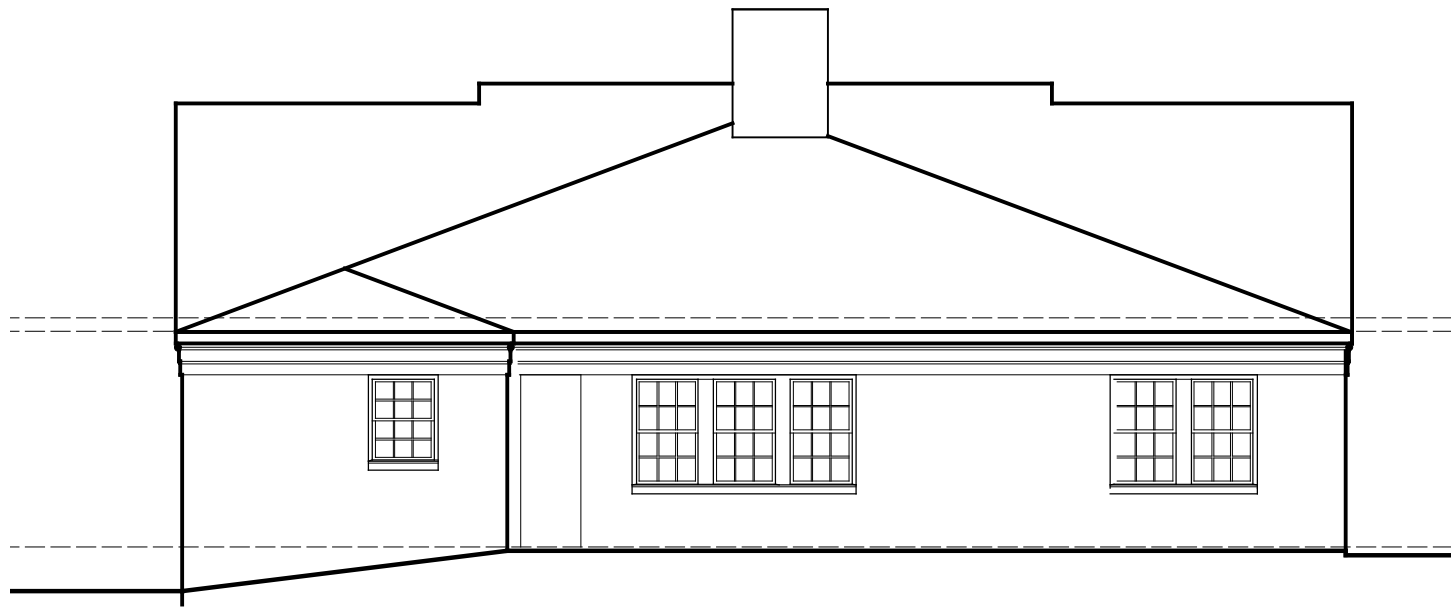




1 EXISTING FRONT (EAST) ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"



2 PROPOSED FRONT (EAST) ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"



3 EXISTING REAR (WEST) ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"



4 PROPOSED REAR (WEST) ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"





1 EXISTING DRIVEWAY SIDE (NORTH) ELEVATION
 A-1.05 SCALE: 1/8" = 1'-0"



2 PROPOSED DRIVEWAY SIDE (NORTH) ELEVATION
 A-1.05 SCALE: 1/8" = 1'-0"

DATE
08/06/14
REVISIONS

M
 SHEET
A1.05
 PHASE



1 EXISTING (SOUTH) SIDE ELEVATION
 A-1.07 SCALE: 1/8" = 1'-0"



2 PROPOSED (SOUTH) SIDE ELEVATION
 A-1.07 SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION

