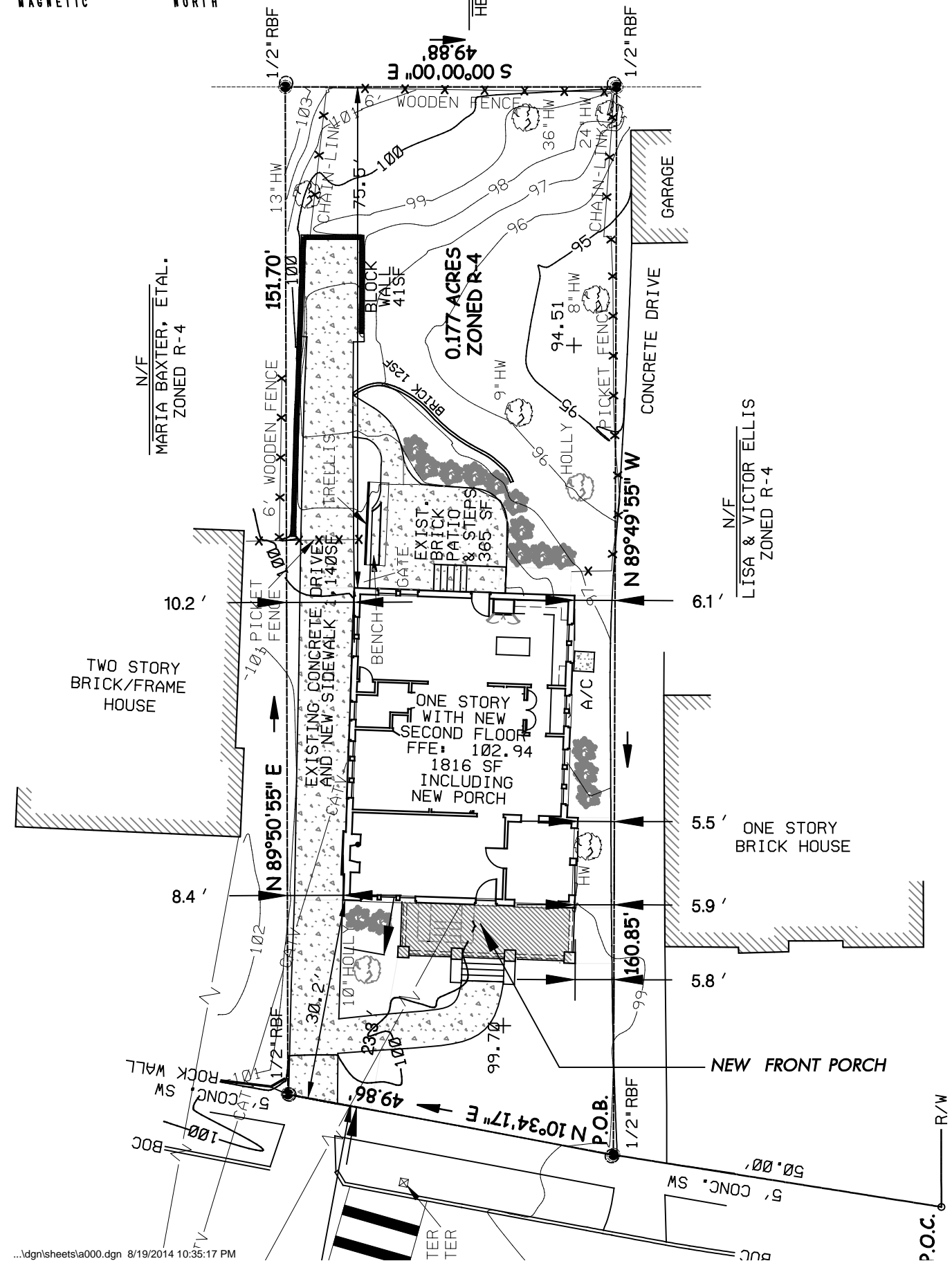
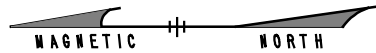


**SITE PLAN**

1" = 20'-0"



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**OWNER**

JANET MILLER & WESTLEY MOORE  
 1249 LANIER BLVD., NE  
 ATLANTA, GA 30306  
 (404) 683-7696  
 janetdm@gmail.com

**ARCHITECT**

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 Georgia Registration RA008398

**STRUCTURAL**

PROJECT NORTH ENG.  
 5054 WATERPORT WAY  
 DULUTH, GA 30096  
 678-390-0345  
 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

MCLYNN AVE  
55' R/W

**PROPERTY DATA**

R-4 (SINGLE FAMILY RES) DISTRICT,  
 16-06 City of Atlanta Zoning Ordinance  
 LAND LOT 2, 17th DISTRICT, FULTON COUNTY, GEORGIA  
 BRIAN SUTHERLAND, REGISTERED LAND SURVEYOR  
 LICENSE NO. 2900  
 MARCH 29, 2010

**ZONING ANALYSIS**

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

- 1) Minimum Lot Area: 9,000 SF  
 Existing: 7,710 sf (.177 acres)
- 2) Minimum Lot Frontage: 70 feet  
 Existing: 49.86'
- 3) Maximum Floor Area Ratio: 50%  
 Existing: 18.5%  
 $(1,428sf/7,710sf=0.185)$   
 Proposed: 37%  
 $(1,428sf+1,428sf/7,710sf=0.370)$
- 4) Maximum Lot Coverage: 50%  
 Existing: 41.4%  
 House footprint (including steps at front and back)  
 1,678sf+Driveway & Sidewalk 1,093sf+Brick Patio 365sf  
 +Walls 53sf divided by Lot Area 7,710sf  
 $= 3,189/7,710 = 0.4136$   
 Proposed: 43.8%  
 House footprint (including new front porch) 1,816sf  
 +Driveway & new sidewalk 1,140sf+Brick Patio 365sf  
 +Walls 53sf divided by Lot Area 7,710sf  
 $= 3374/7,710=0.4376$
- 5) Minimum depth front yard: 35'  
 Existing: 30.2'  
 Proposed: 23.3'
- 6) Minimum width side yard: 7'  
 Existing at north side: 8.1'  
 Proposed at north side: NO CHANGE  
 Existing at south side: 5.5'  
 Proposed at south side: NO CHANGE
- 7) Minimum depth rear yard: 15'  
 Existing: 75.5'  
 Proposed: NO CHANGE
- 8) Maximum building height: 35'  
 Existing: 22.5'  
 Proposed: 31.2'

DESIGN DEVELOPMENT  
 MARK ARNOLD, ARCHITECT  
 © 2013  
 404-939-3690  
 intownarchitect@gmail.com

RENOVATIONS AND ADDITIONS FOR  
**JANET MILLER & WESTLEY MOORE**  
 1249 LANIER BOULEVARD, NE ATLANTA, GEORGIA 30306

DATE  
08/18/14

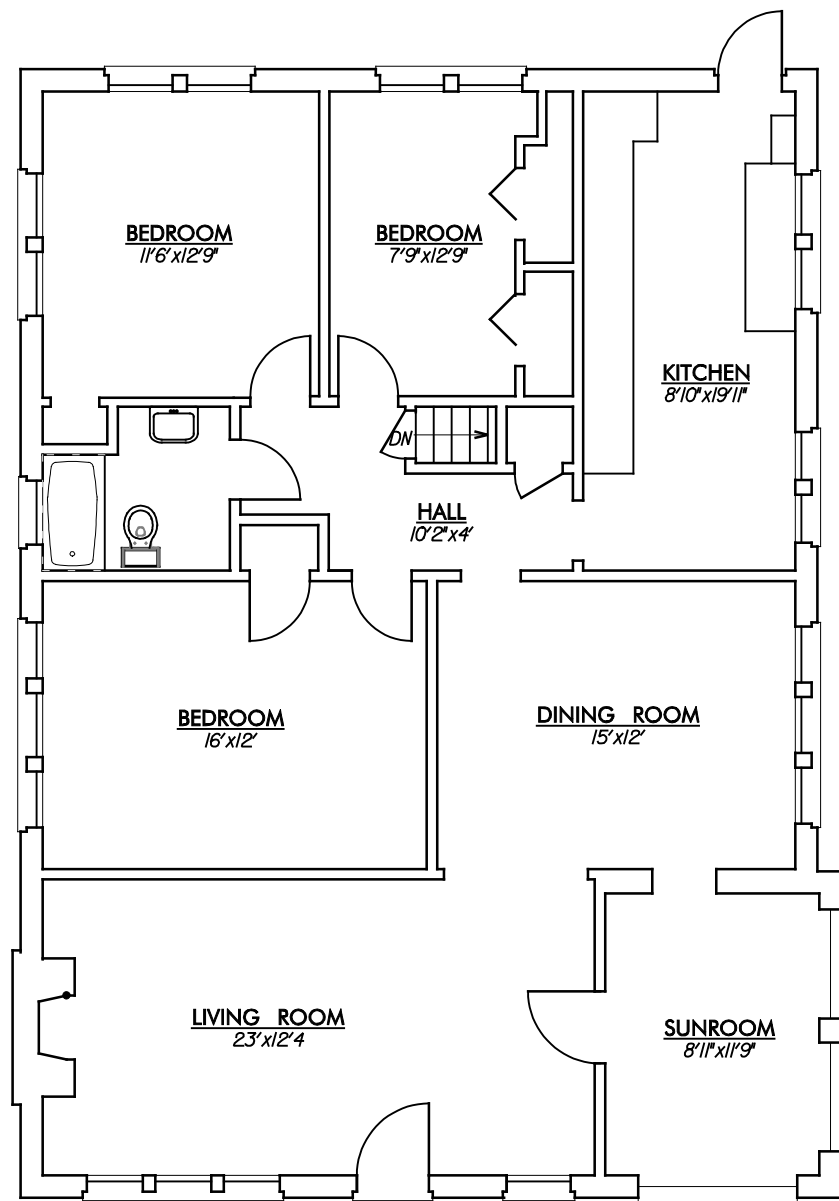
REVISIONS



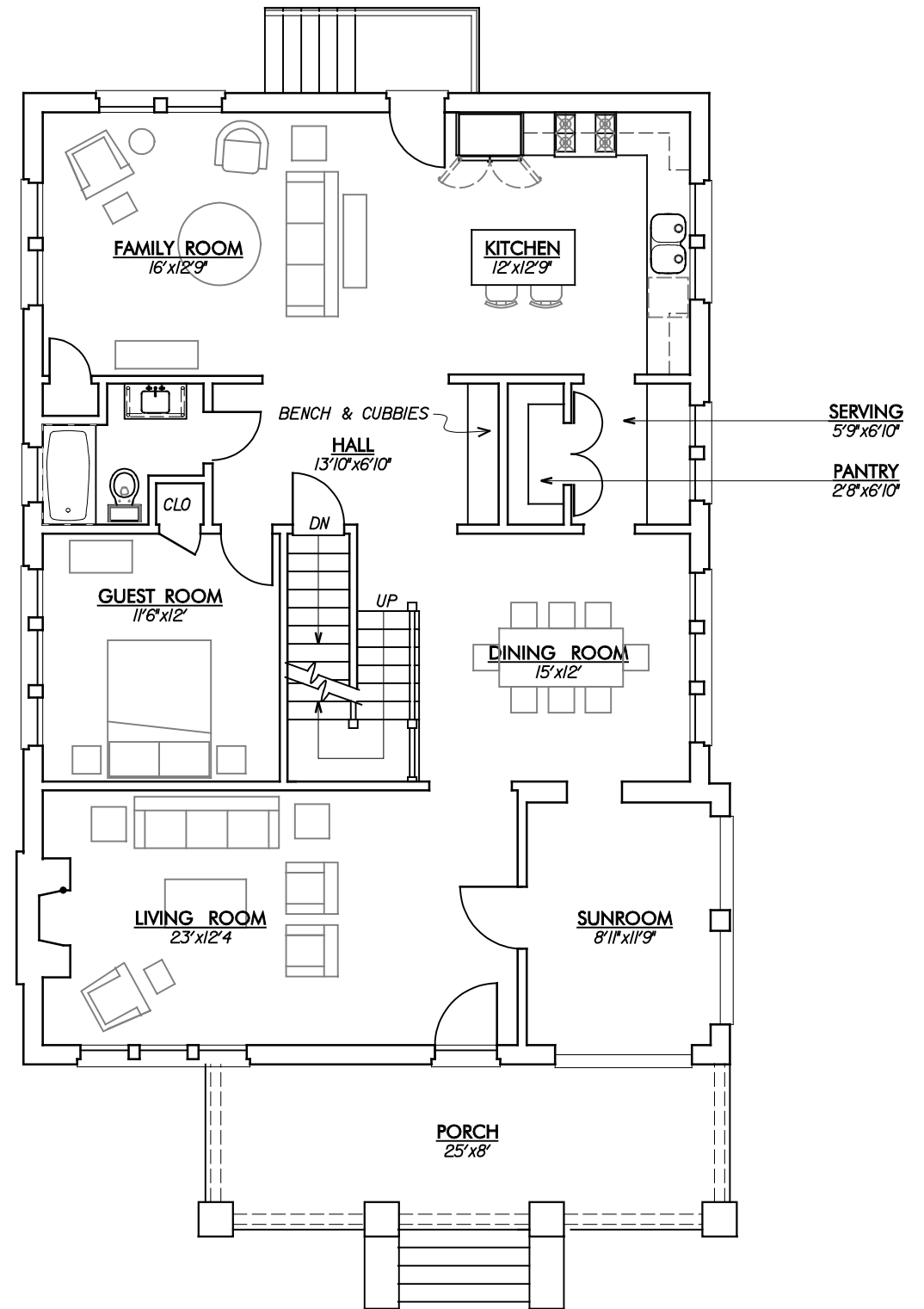
SHEET

A0.00

PHASE



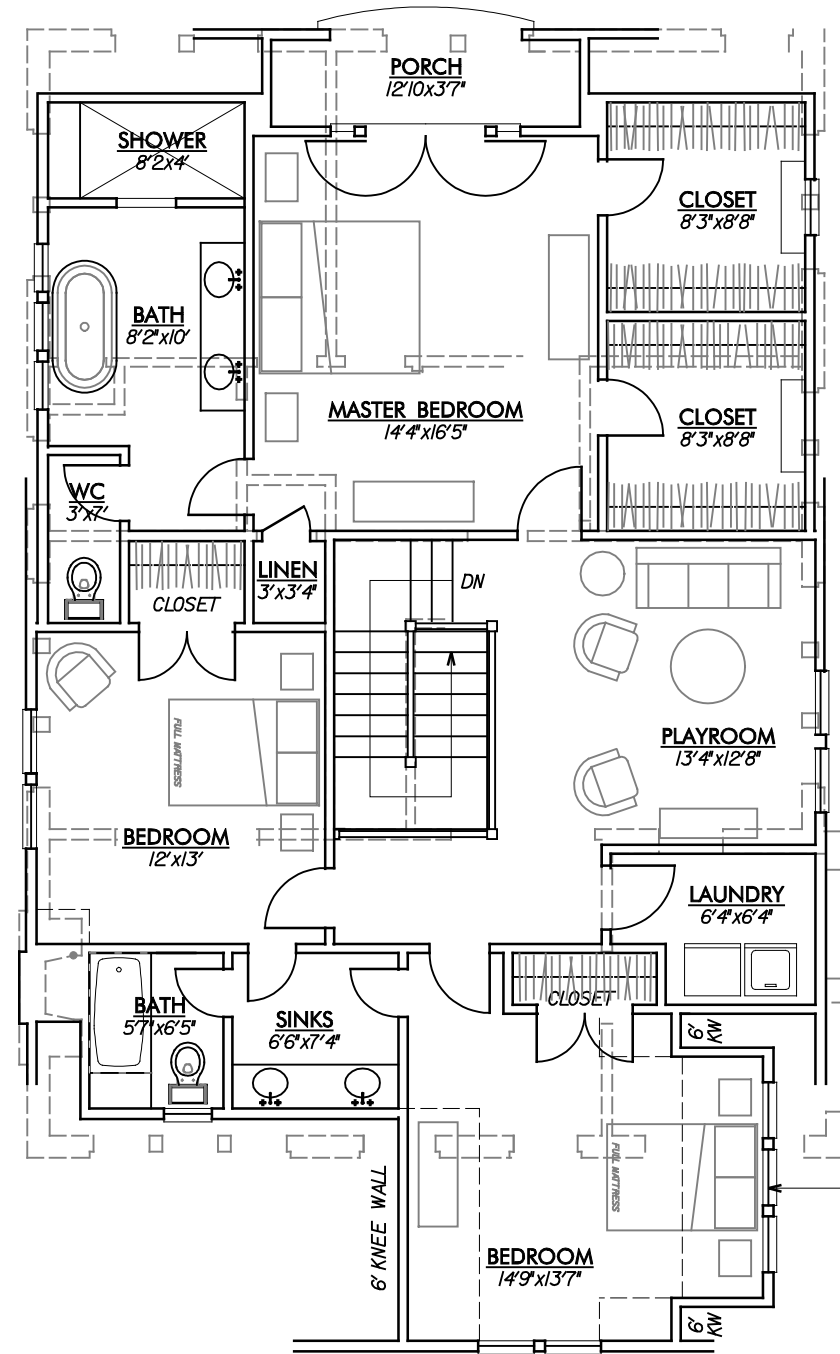
**1** EXISTING 1st FLOOR PLAN  
 A-1.01 SCALE: 1/8" = 1'-0" FLOOR AREA: 1,428 SF



**2** PROPOSED 1st FLOOR PLAN  
 A-1.01 SCALE: 1/8" = 1'-0" FLOOR AREA: 1,428 SF

| DATE      |
|-----------|
| 08/18/14  |
| REVISIONS |
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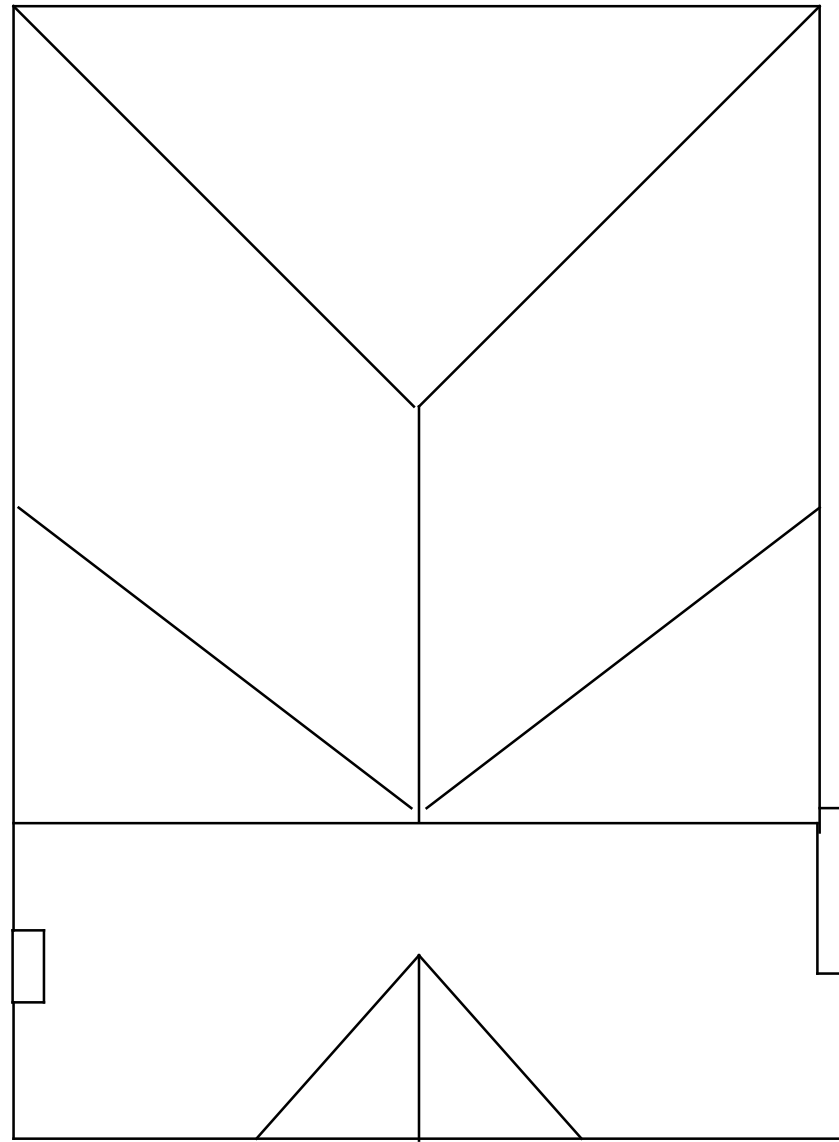
**M**  
 SHEET  
**A1.01**  
 PHASE



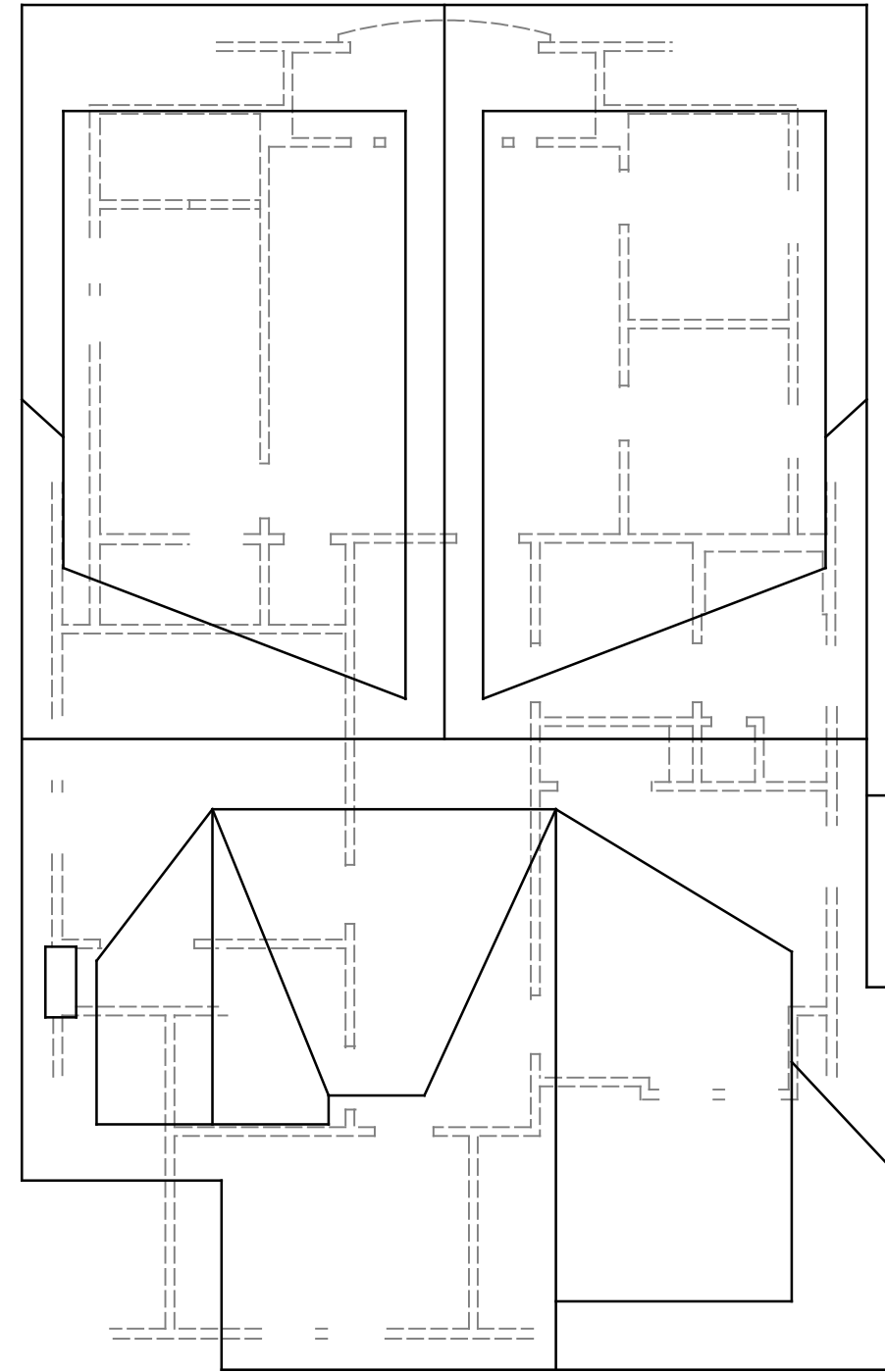
**1** PROPOSED 2nd FLOOR PLAN  
 A-1.02 SCALE: 1/8" = 1'-0" FLOOR AREA: 1,428 SF

| DATE      |
|-----------|
| 08/18/14  |
| REVISIONS |
|           |
|           |

  
 SHEET  
**A1.02**  
 PHASE



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



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


DESIGN DEVELOPMENT

RENOVATIONS AND ADDITIONS FOR

**JANET MILLER & WESTLEY MOORE**  
1249 LANIER BOULEVARD, NE ATLANTA, GEORGIA 30306

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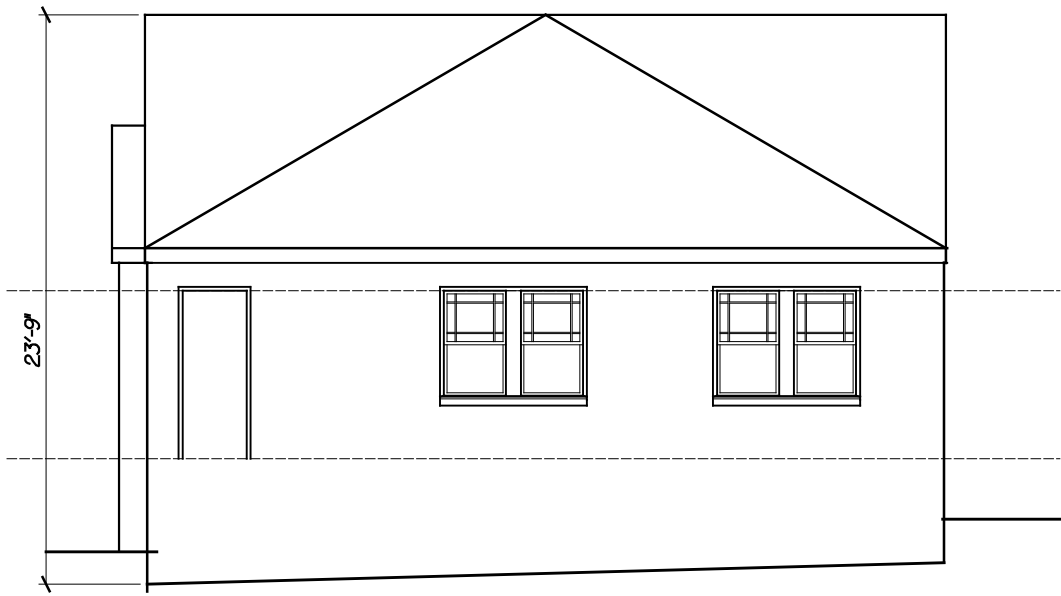
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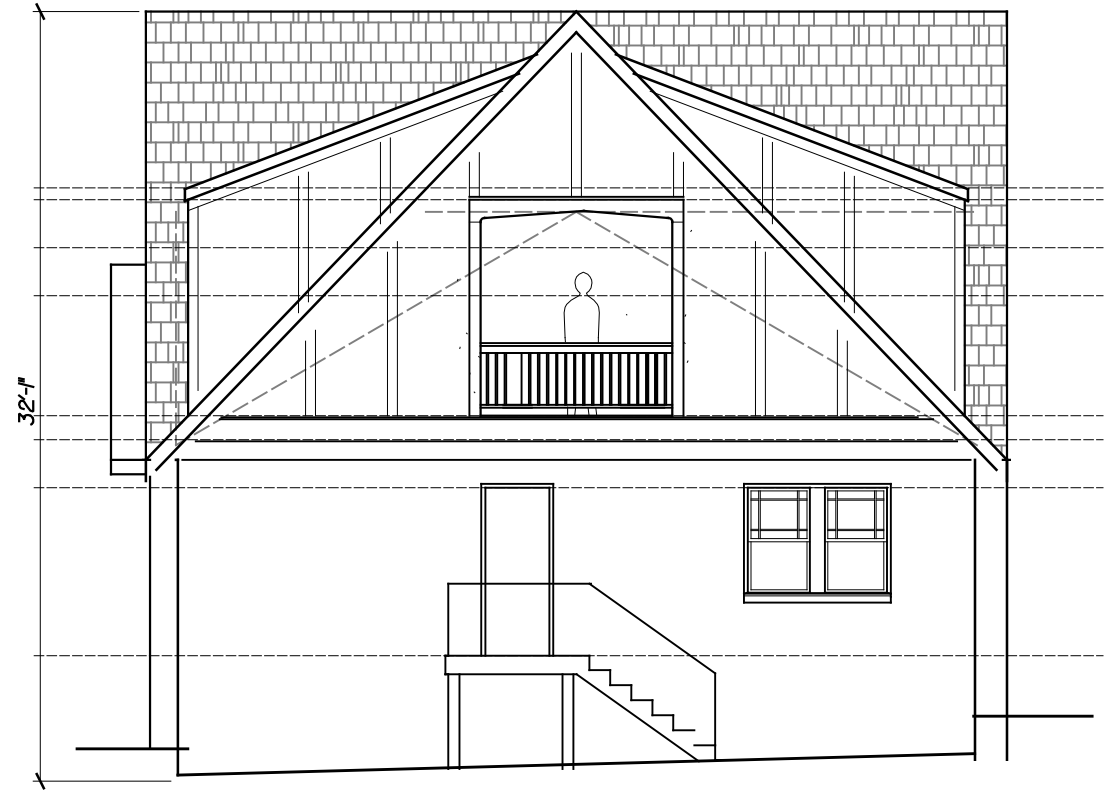
SHEET

**A1.03**

PHASE



**1** EXISTING REAR ELEVATION  
A-1.04 SCALE: 1/8" = 1'-0"



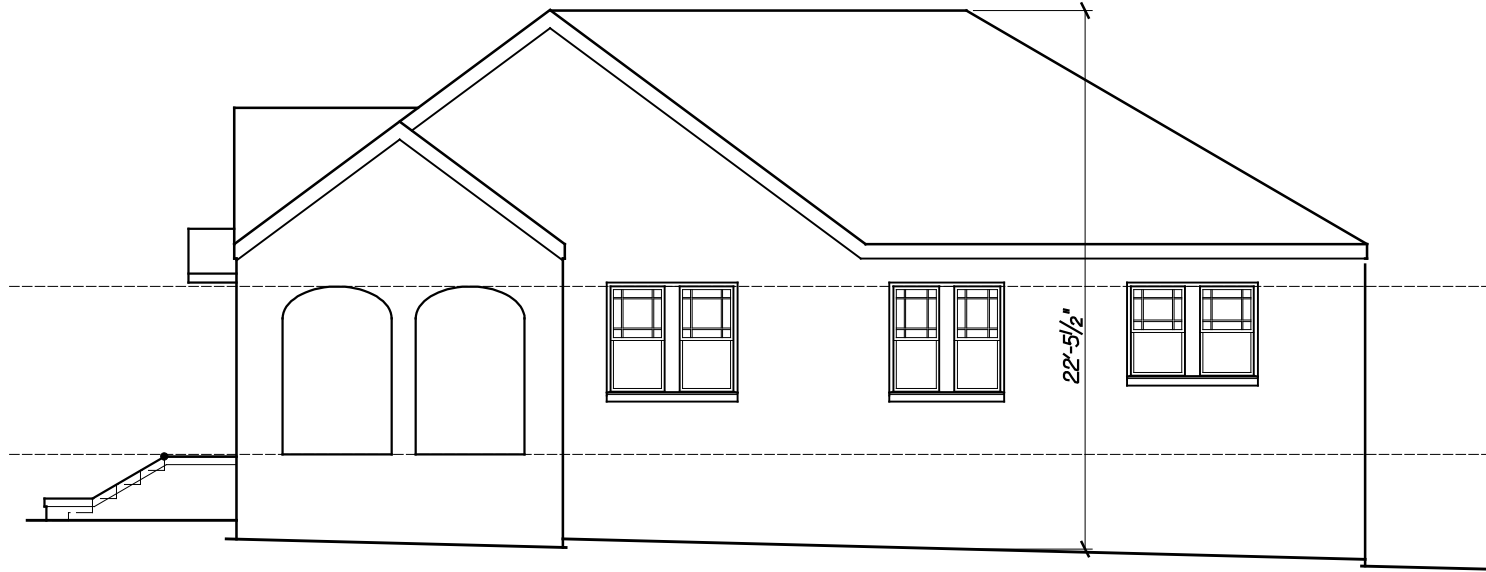
**2** PROPOSED REAR ELEVATION  
A-1.04 SCALE: 1/8" = 1'-0"



**3** EXISTING FRONT ELEVATION  
A-1.04 SCALE: 1/8" = 1'-0"



**4** PROPOSED FRONT ELEVATION  
A-1.04 SCALE: 1/8" = 1'-0"

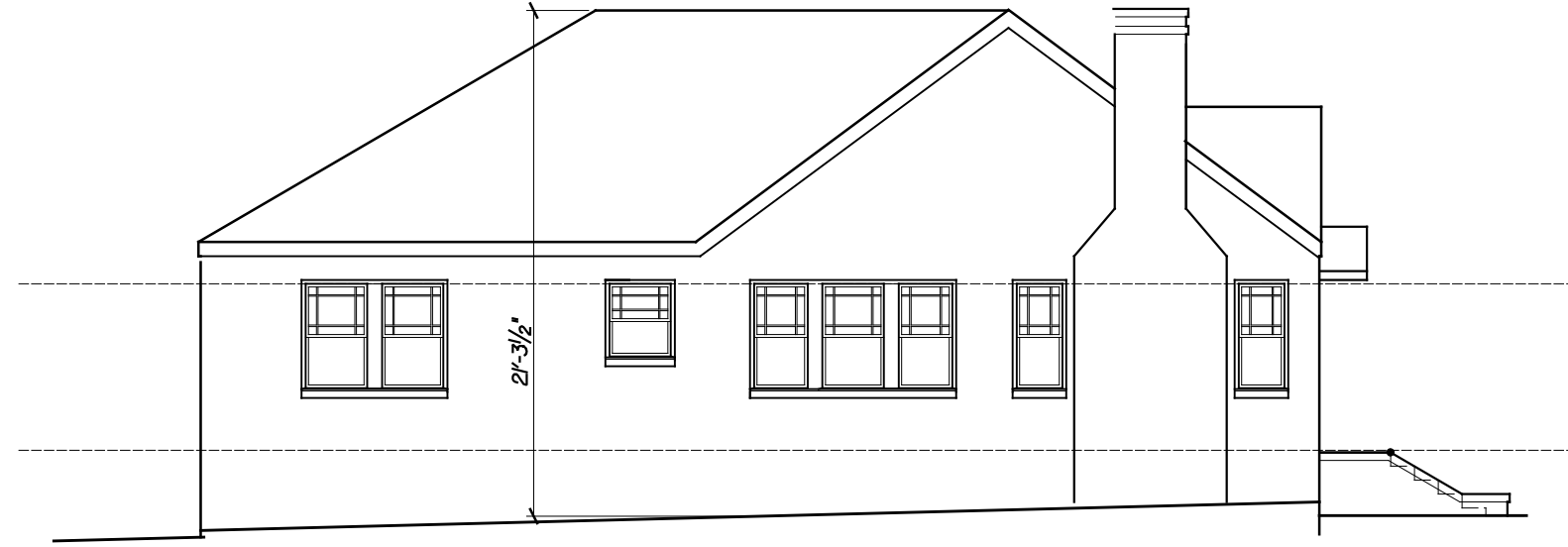


**1** EXISTING SIDE ELEVATION  
 A-1.05 SCALE: 1/8" = 1'-0"



**2** PROPOSED SIDE ELEVATION  
 A-1.05 SCALE: 1/8" = 1'-0"





**1** EXISTING SIDE ELEVATION  
 A-1.06 SCALE: 1/8" = 1'-0"



**2** PROPOSED SIDE ELEVATION  
 A-1.06 SCALE: 1/8" = 1'-0"

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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