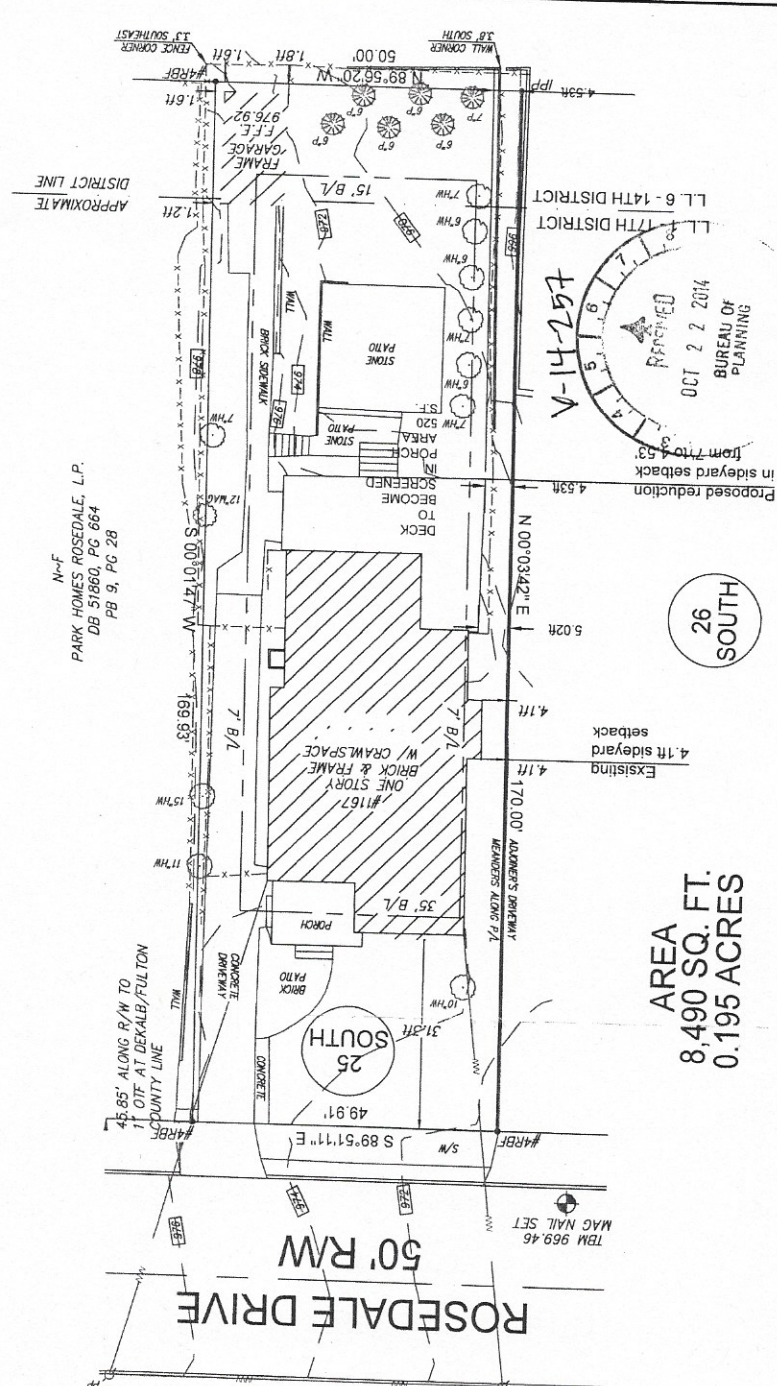


JULIE GAINES



1167 Rosedale Dr. NE	
Zoning	R-4
Lot Size	8,490 S.F.
Building Setbacks:	
Per Zoning Resolution, Article VI, Sec. 6.6.3	
Front Yard Set Back	35'
Rear Yard Setback	25'
Side Yard Setback	10'
Lot Coverage Ratio Calculation	
Area calculated to outside face of stud walls - As per City of Atlanta Residential Scale Ordinance Z-07-44 dated July 30, 2007	
Existing First Floor Area of Home	1,316 S.F.
Driveway, Front Porch, Garage	1,567 S.F.
Rear Deck and Stairs	520 S.F.
Existing Coverage	3,403 S.F.
Net Lot Area	8,490 S.F.
Lot Coverage Ratio (3403/8490)	40.08%
Floor Area Ratio	
Area calculated to outside face of stud walls - As per City of Atlanta Residential Scale Ordinance Z-07-44 dated July 30, 2007	
Existing First Floor	1,316 S.F.
Second Floor	0 S.F.
Basement	970.8 S.F.
Attic (50% of area with headroom greater than or equal to 7')	0 S.F.
Net Lot Area	8,490 S.F.
Maximum Allowable Coverage Area (50% of net)	4,245 S.F.
Floor Area With 50% of Attic	2,286 S.F.
Floor Area Ratio	26.93%

SAWHORSE 800 Miami Cir NE Atlanta, GA 30324 404.256.2567	Design plans are provided for the fair use by the client or his agent in completing the project as listed within this contract. Design plans remain the property of this firm and can not be used or reused without permission.
	Project Name Julie Gaines 1167 Rosedale Dr. NE Atlanta, GA 30306
All dimensions and size designations given are subject to verification on jobsite and adjustment to fit job conditions.	Date 17 OCT 2015 BY DBH
DWN REV	Scale 1" = 20' DWG Num. A.1



N-F
 PARK HOMES ROSEDALE, L.P.
 DB 51860, PG 664
 PB 3, PG 26

45.85' ALONG R/W TO
 11' OF AT DEKALB/FULTON
 COUNTY LINE

50' R/W
 ROSDALE DRIVE
 TBM 969.46
 MAG NAIL SET

4.1ft sideyard
 Existing
 4.1ft sideyard
 Proposed reduction
 in sideyard setback
 from 7' to 4.53'

26
 SOUTH