

REMOVE EXISTING METAL AWNING AND INSTALL METAL PORCH ROOF AT BOTH SIDES OF PORCH

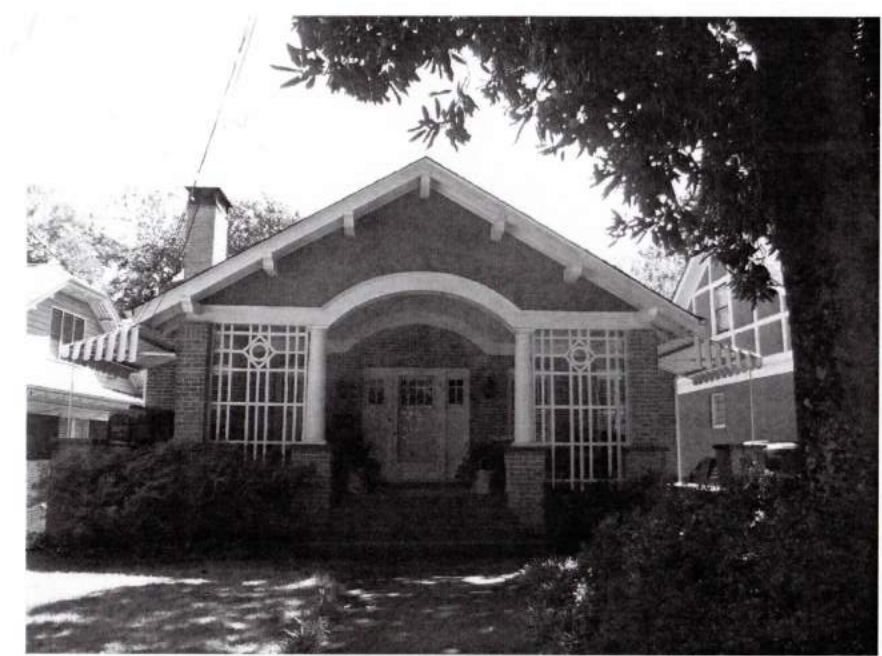
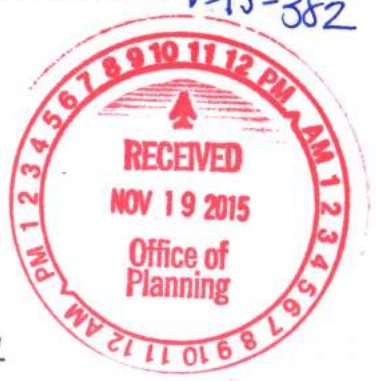
AREA OF ROOF MODIFICATIONS, FRAME HIGHER RIDGE AND ADD REAR DORMER

V-15-382

01 SUREVEY / SITE PLAN
S1 SCALE: 1"=10' (FULL SIZE)
1"=20' (HALF SIZE - 11X17)

PROPOSED CHANGES AND SETBACKS ADDED TO SURVEY DATED AUGUST 8, 1991 BY UTE DESIGN IN NOVEMBER 2015

THIS SITE IS NOT WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE AS PER FIRM COMMUNITY PANEL NO. 135157 0027 C DATED: MARCH 4, 1987



EXISTING FRONT ELEVATION

PROPERTY DATA
ZONING: R-4
LOT SIZE: 6,939 SF

SETBACKS:
REQD. FRONT YARD SETBACK: 35'
EXISTING FRONT YARD SETBACK: 40'
(PORCH EXTENDS 6' INTO SETBACK)
PROPOSED FRONT YARD SETBACK: NO CHANGE
REQD. NORTH SIDE YARD SETBACK: 7'
EXISTING NORTH SIDE YARD SETBACK: 2'
PROPOSED NORTH SIDE YARD SETBACK FOR ATTIC EXPANSION: 3'-6"
REQD. SOUTH SIDE YARD SETBACK: 7'
EXISTING SOUTH SIDE YARD SETBACK: 8.5' (NO CHANGE PROPOSED)
REQD. REAR YARD SETBACK: 15'
EXISTING REAR YARD SETBACK: 40' (NO CHANGE)

FLOOR AREA:
EXISTING MAIN FLOOR AREA: 1,827 SF
EXISTING LOWER LEVEL/BASEMENT FLOOR AREA (INCLUDES ALL FINISHED SPACE):
OFFICE AND BEDROOM 524 SF
STAIR HALL AND BATH 202 SF
TWO STORAGE ROOMS IN REAR AND BATH 488SF
EXISTING LOWER LEVEL/BASEMENT FLOOR AREA: 1,214 SF
TOTAL EXISTING HEATED SPACE: 3,041 SF
EXISTING FAR: 3.041 / 6,939
PROPOSED ATTIC FLOOR AREA: 421 SF (50% OF 842 SF, SPACES WITH 7' CEILING HEIGHT OR MORE)
TOTAL PROPOSED HEATED SPACE: 3,462 SF
PROPOSED FAR: 3,458.5 / 6,939
FAR ALLOWED 0.5 (3,469.5 SF)
LOT COVERAGE:
IMPERVIOUS SURFACES
HOUSE INCL. 1,852 SF
FRONT AND REAR PORCH, DECK, STEPS 950 SF
WALKWAY AND DRIVEWAY 1,525 SF
TOTAL IMPERVIOUS SURFACES: 4,327 SF
EXISTING LOT COVERAGE: 62%
4,327 / 6,939
PROPOSED LOT COVERAGE: 62% (NO CHANGE PROPOSED)

ATLANTA ENGINEERING SERVICES, INC.
990 HAMMOND DRIVE, N.E.
SUITE 650
ATLANTA, GEORGIA 30328
(404) 394-6640

SURVEY FOR
DARIAN R. McFARLAND
1301 NORTH HIGHLAND AVENUE

DATE: AUG. 8, 1991 SCALE: 1" = 30'
PLAT BOOK: 10 PAGE: 72
JOB NUMBER: L91744
REVISION: DWN. BY: BLE

SUBDIVISION: MORNINGSIDE-NORTH HIGHLAND
LOT: 2-A BLOCK: 9
UNIT: PHASE:
LAND LOT: 2 DIST.: 17th SECT.:
COUNTY: FULTON STATE: GEORGIA

NOT ISSUED FOR CONSTRUCTION

PROPERTY SURVEY/SITE PLAN
PROPERTY INFORMATION

DATE: 11/6/15
REVISIONS: 11/18/2015

S1

KITCHEN RENOVATION AND ATTIC BUILD-OUT

McFARLAND RESIDENCE

1301 N. HIGHLAND AVE. NE, ATLANTA, GEORGIA



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