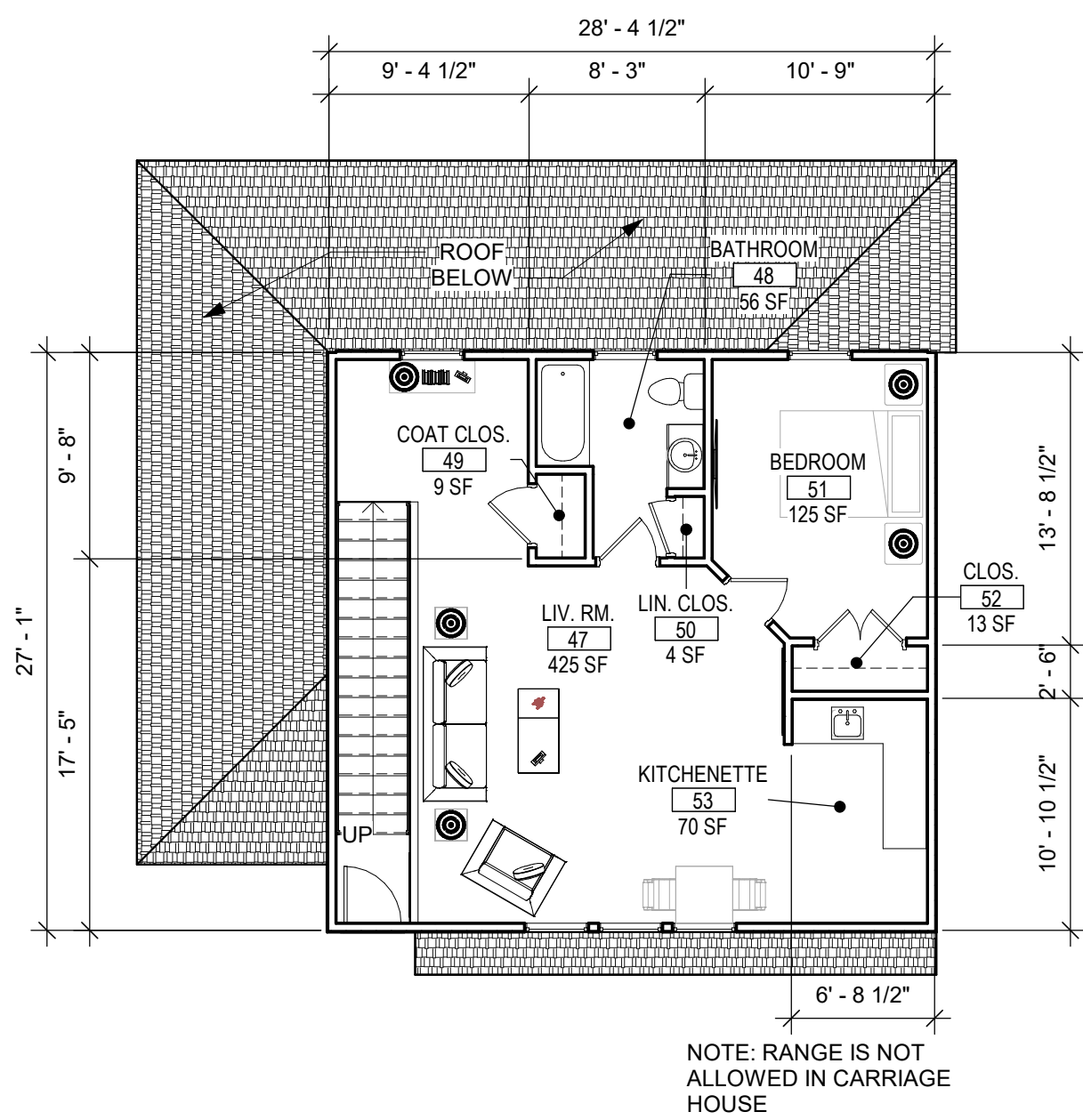
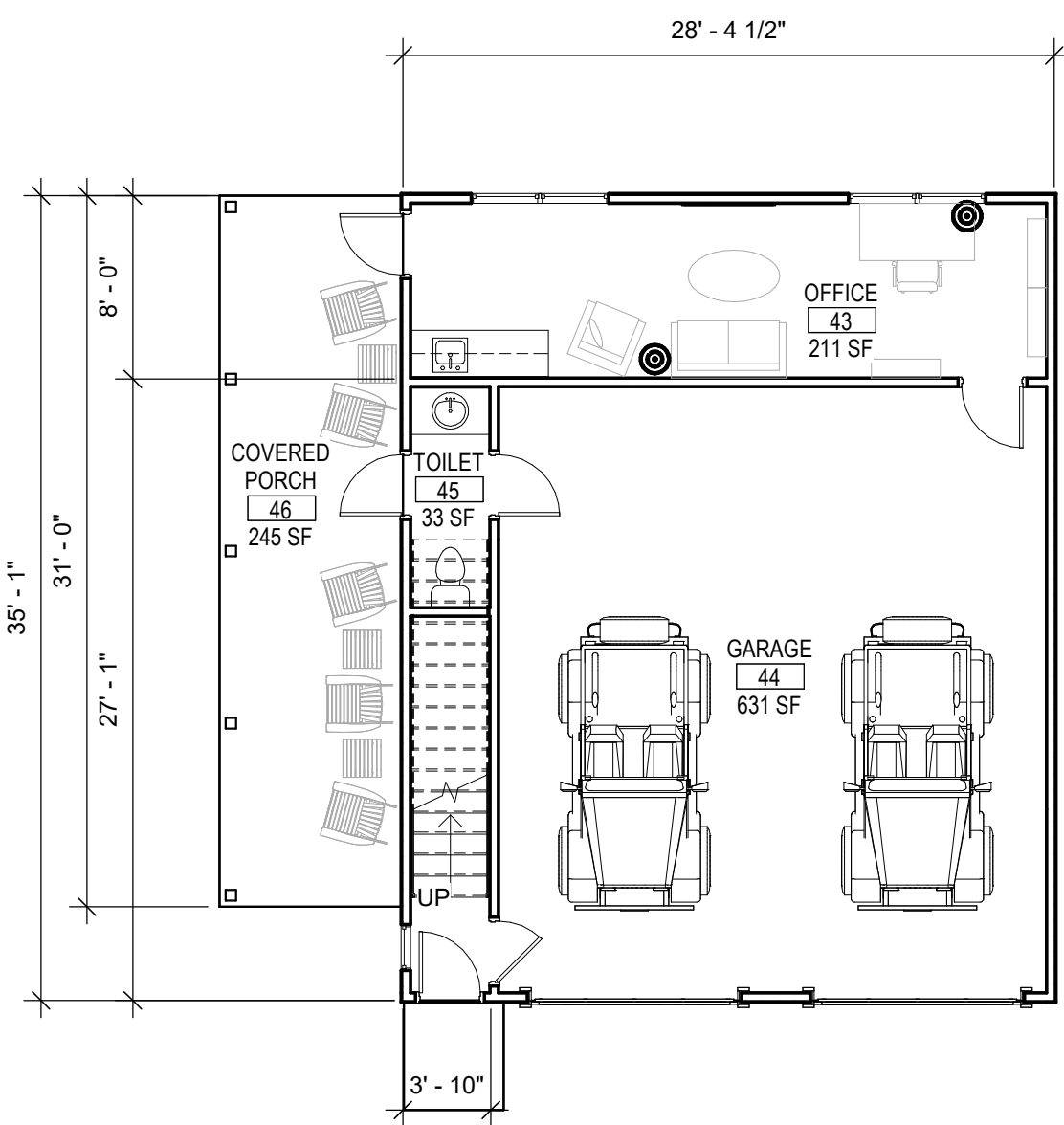


4 PERSPECTIVE

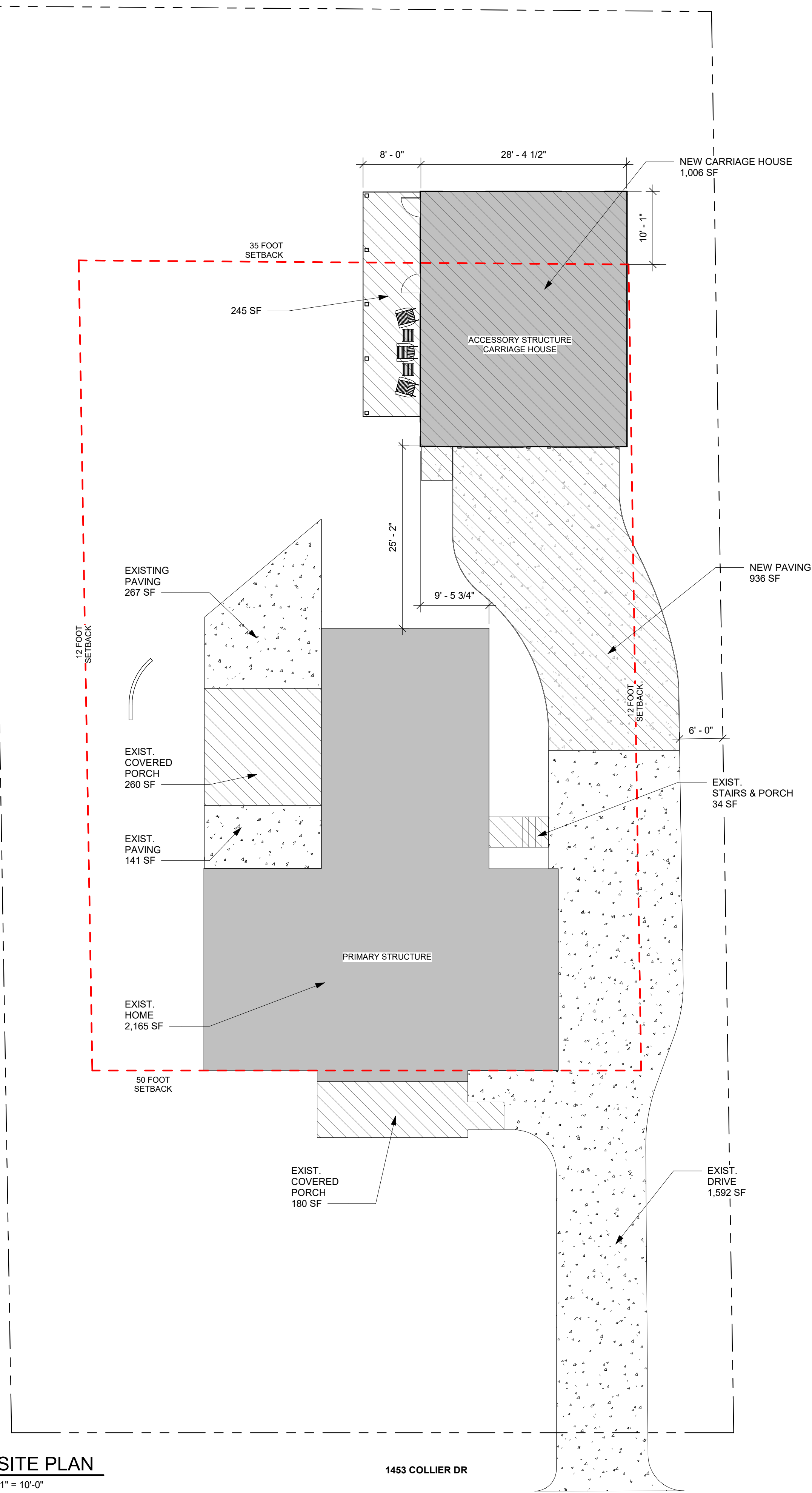


3 SECOND FLOOR
1/8" = 1'-0"



2 FIRST FLOOR
1/8" = 1'-0"

1 SITE PLAN
1" = 10'-0"



PROPERTY INFORMATION
ADDRESS: 1453 COLLIER DR
SMYRNA, GA
SUBDIVISION FORREST HILLS
ZONING CLASS R20 - RESIDENTIAL

IMPERVIOUS MATRIX			
PROPERTY AREA	19,632 SF		
PRINCIPAL BUILDING	EXISTING	PROPOSED	TOTAL
FLOOR AREA	2,165 SF	0 SF	2,165 SF
PORCHES	435 SF	0 SF	435 SF
DRIVES AND SIDEWALKS	2,000 SF	0 SF	2,000 SF
CARRIAGE HOUSE			
FLOOR AREA	0 SF	845 SF	845 SF
PORCH	0 SF	245 SF	245 SF
DRIVE EXTENSION	0 SF	936 SF	936 SF
TOTAL IMPERVIOUS AREA	4,600 SF	2026 SF	6,626 SF
TOTAL ALLOW. IMPERVIOUS AREA	6,871 SF	35%	
PROPOSED IMPERVIOUS AREA	6,626 SF	34%	

AREA MATRIX		
PRIMARY HOUSE (SINGLE STORY)		
FLOOR AREA	2,165 SF	
COVERED PORCHES	435 SF	
CARRIAGE HOUSE (TWO STORY)		
LEVEL 1	845 SF	
LEVEL 2	845 SF	
COVERED PORCH	245 SF	
TOTAL AREA UNDER ROOF	4,535 SF	
ALLOWABLE ACCESSORY AREA	650 SF	(1/4 TOTAL AREA OF PRINCIPAL BUILDING)
PROPOSED ACCESSORY AREA	1,935 SF	

HEIGHT MATRIX	
ALLOW. ACCESSORY ROOF HT.	15'-0" MEAN ROOF HT.
PROP. ACCESSORY ROOF HT.	23'-10" MEAN ROOF HT.

SITE & FLOOR PLANS

CARRIAGE HOUSE ADDITION

1453 COLLIER DR, SMYRNA, GA

4-1-2024

RIDGECREST VENTURES

