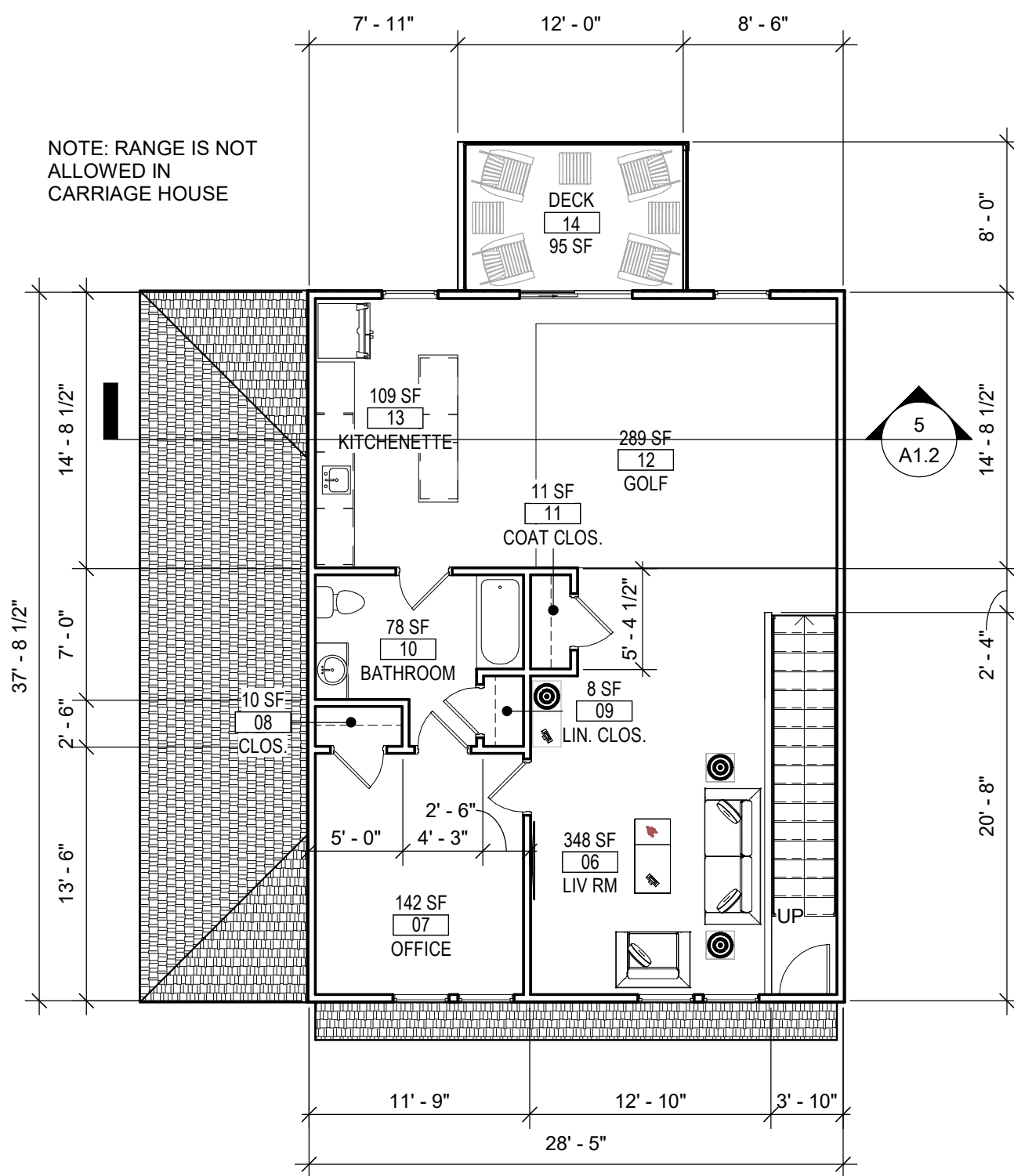
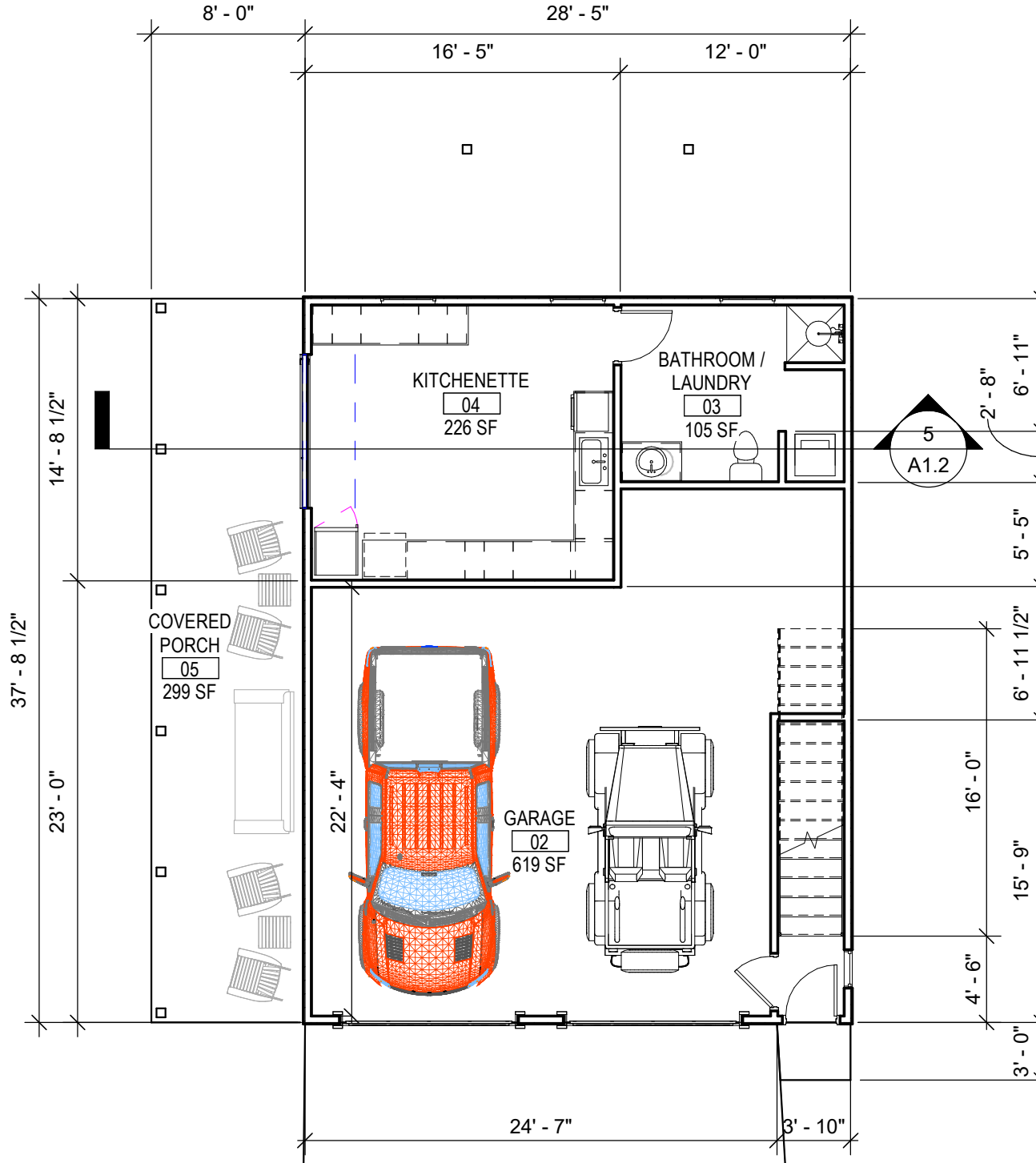




4 PERSPECTIVE



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



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

PROPERTY INFORMATION
ADDRESS: 3282 PINETREE DRIVE
SMYRNA, GA
SUBDIVISION: FORREST HILLS
ZONING CLASS: R20 - RESIDENTIAL

IMPERVIOUS MATRIX				
PROPERTY AREA		51,879 SF		
PRINCIPAL BUILDING	FLOOR AREA	EXISTING	PROPOSED	TOTAL
	PORCHES	2,318 SF	0 SF	2,318 SF
	DRIVES AND SIDEWALKS	833 SF	0 SF	833 SF
		5,262 SF	0 SF	5,262 SF
CARRIAGE HOUSE	FLOOR AREA	0 SF	1,208 SF	1,208 SF
	COVERED PORCH & DECK	0 SF	437 SF	437 SF
	ENTRY PAD	0 SF	11 SF	11 SF
		8,413 SF	1,656 SF	10,069 SF
TOTAL IMPERVIOUS AREA		8,413 SF	1,656 SF	10,069 SF
TOTAL ALLOW. IMPERVIOUS AREA		18,158 SF	35.00%	
PROPOSED IMPERVIOUS AREA		10,069 SF	19.41%	

AREA MATRIX		
PRIMARY HOUSE (SINGLE STORY)		
CONDITIONED BASEMENT FLOOR AREA	1,813 SF	
UNCONDITIONED FIRST FLOOR PARKING	409 SF	
CONDITIONED FIRST FLOOR AREA	2,222 SF	
COVERED PORCHES	833 SF	
CARRIAGE HOUSE (TWO STORY)		
LEVEL 1	1,208 SF	
LEVEL 2	1,208 SF	
COVERED PORCH & DECK	437 SF	
TOTAL AREA	8,130 SF	
ALLOWABLE ACCESSORY AREA	1,319 SF	(1/3 TOTAL AREA OF PRINCIPAL BUILDING)
PROPOSED ACCESSORY AREA	2,853 SF	ACTUAL = 54%
HEIGHT MATRIX		
ALLOW. ACCESSORY ROOF HT.	15'-0" MEAN ROOF HT.	
PROP. ACCESSORY ROOF HT.	21'-10" MEAN ROOF HT.	

NOTE: BASEMENT AREAS FIELD VERIFIED 06.05.24

1 SITE PLAN
1" = 20'-0"