



2-16-13  
 Approved  
 City of Atlanta  
 JUN - 6 2016  
 Office of Planning  
 ATLANTA, GA

SITE DATA	
Exiting Zoning =	R-4
Proposed Zoning =	PD-H
No. Lots =	3
Building Height =	35'
Total Net Land Area =	28,314 S.F. (0.65 ac.)
Total Gross Land Area =	33,614 S.F.

  

<b>Lot No. 1:</b>	
Net Lot Area =	7,621 S.F.
Gross Lot Area =	9,101 S.F.
F.A.R. =	0.528
R.F.A. =	4,500 S.F.
Required L.U.I.:	
F.A.R. T.O.S.R. U.O.S.R.	PARKING
0.528 0.71 0.41	1.1
Provided L.U.I.:	
F.A.R. T.O.S.R. U.O.S.R.	PARKING
0.528 0.76 0.63	2.0

  

<b>Lot No. 2:</b>	
Net Lot Area =	7,736 S.F.
Gross Lot Area =	8,917 S.F.
F.A.R. =	0.528
R.F.A. =	4,500 S.F.
Required L.U.I.:	
F.A.R. T.O.S.R. U.O.S.R.	PARKING
0.528 0.71 0.41	1.1
Provided L.U.I.:	
F.A.R. T.O.S.R. U.O.S.R.	PARKING
0.528 0.76 0.58	2.0

  

<b>Lot No. 3:</b>	
Net Lot Area =	12,958 S.F.
Gross Lot Area =	14,623 S.F.
F.A.R. =	0.325
R.F.A. =	4,500 S.F.
Required L.U.I.:	
F.A.R. T.O.S.R. U.O.S.R.	PARKING
0.325 0.73 0.46	1.3
Provided L.U.I.:	
F.A.R. T.O.S.R. U.O.S.R.	PARKING
0.325 0.88 0.68	2.0

Site Address = 2714 Alpine Road  
 Beline Overlay = Subarea 7

**CERTIFICATION**

"I HEREBY CERTIFY THAT I AM FAMILIAR WITH THE ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY, THESE PLANS ARE ACCURATE AND COMPLY WITH THE DISTRICT AND GENERAL REGULATIONS OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA."

JOSEPH L. LANCASTER, P.E.

Exhibit 2

**ZONING PLAN**  
**2714 ALPINE ROAD**  
 L.L. 47 & 60, 17th DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

PROVENANCE CONSTRUCTION  
 2221 PEACHTREE BLVD. SUITE D462  
 ATLANTA, GA 30309  
 404-478-9871

Lancaster Associates, Inc.  
 16012-ZONING.DWG

NO DIMENSIONS OR THE PERCENTAGE OF THE ENGLISH AND METRIC SHALL BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION

REVISION	BY

DRAWN BY: JPL  
 CHECKED BY: ALB  
 DATE: 05-28-16  
 SCALE: 1" = 20'  
 JOB NO.: 16012  
 CDD FILE: 16012-ZONING.DWG  
**SHEET**  
**Z-1**