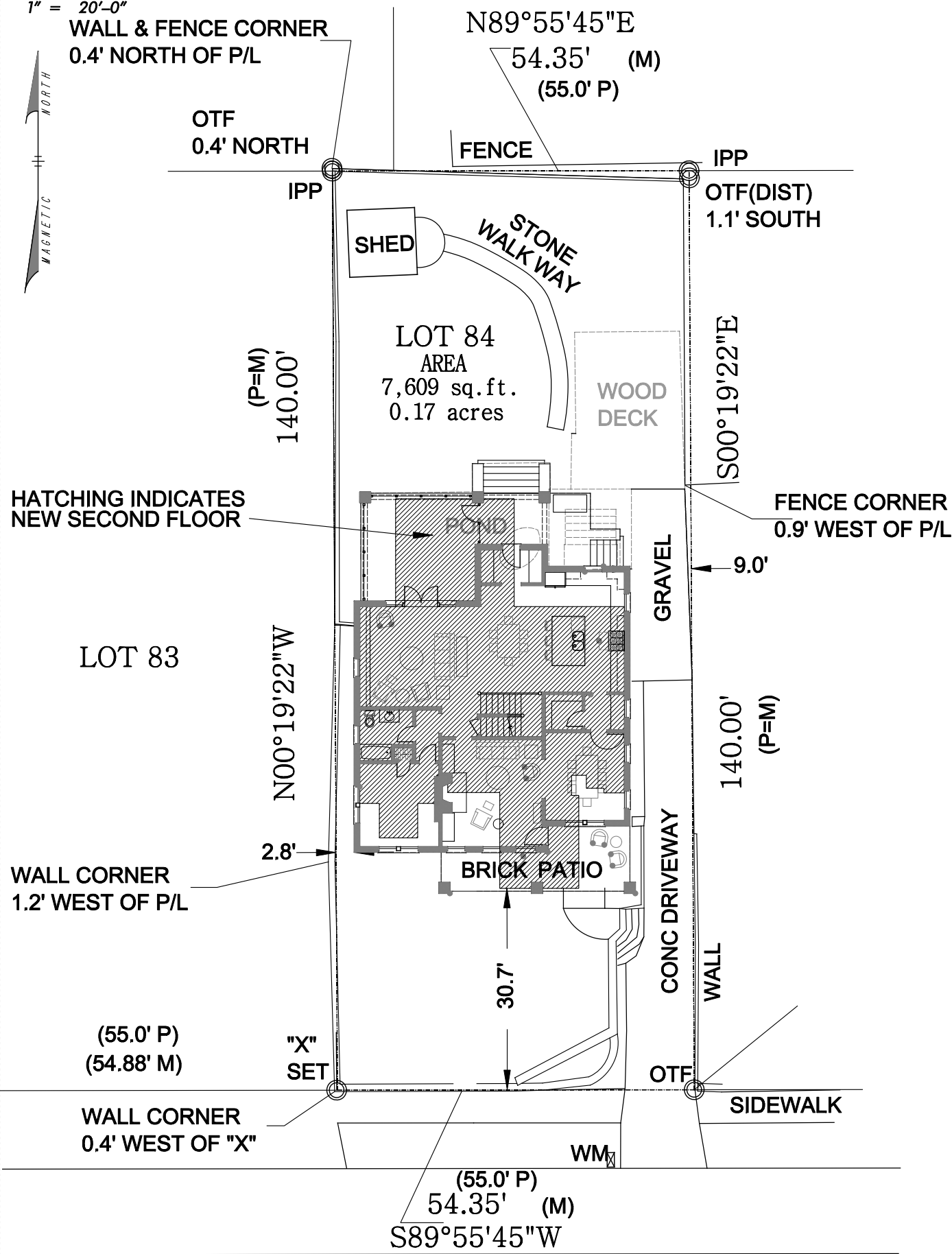


**ARCHITECTURAL SITE PLAN**

1" = 20'-0"



**OWNER**

ANDREW & MELANIE SHAW  
 836 YORKSHIRE ROAD, NE  
 ATLANTA, GA 30306  
 (404) 909-5208  
 andrew.shaw@jamestownlp.com

**ARCHITECT**

MARK ARNOLD, ARCHITECT  
 1126 N. HIGHLAND AVENUE, NE  
 ATLANTA, GA 30306  
 404-939-3690  
 intownarchitect@gmail.com  
 Georgia Registration RA008398

**CONTRACTOR**

TO BE DETERMINED  
 2870 PEACHTREE ROAD, #429  
 ATLANTA, GA 30305  
 404-219-3528 (cell)  
 404-759-2658 (fax)  
 jfrench@phoenixrenovations.net

BUSINESS LICENSE # 117440LGB, Fulton County, exp. 12/31/16  
 GA CONTRACTORS LICENSE # RBCO003567, exp. 6/2017  
 Qualifying Agent Elia John Fiata RBQA003872, exp. 6/30/17  
 24hr CONTACT: John French (404) 219-3528

**APPLICABLE CODES**

International Residential Code, 2012 Ed.  
 with Georgia Amendments 2014 and  
 2014 Prescriptive Deck Details  
 International Plumbing Code, 2012 Ed.  
 with Georgia Amendments 2014  
 International Mechanical Code, 2012 Ed.  
 with Georgia Amendments 2014  
 International Fuel Gas Code, 2012 Ed.  
 with Georgia Amendments 2014  
 National Electrical Code, 2011 Ed.  
 International Energy Conservation Code,  
 2009 Ed., with Georgia Supplements  
 and Amendments (2011/2012)

**DRAWING INDEX**

- A-0.00 COVER SHEET, ZONING ANALYSIS, ARCHITECTURAL SITE PLAN
- A-0.01 EXISTING SURVEY
- A-1.01 EXISTING & PROPOSED FIRST FLOOR PLANS
- A-1.02 EXISTING & PROPOSED SECOND FLOOR PLANS
- A-1.03 EXISTING & PROPOSED ROOF PLANS
- A-1.04 EXISTING & PROPOSED FRONT & REAR ELEVATIONS
- A-1.05 EXISTING & PROPOSED WEST SIDE ELEVATIONS
- A-1.06 EXISTING & PROPOSED EAST SIDE ELEVATIONS

**PROPERTY DATA**

R-4 (SINGLE FAMILY RES) DISTRICT,  
 16-06 City of Atlanta Zoning Ordinance  
 LAND LOT 52, 17th DISTRICT, LOT 84  
 BLOCK 14, FULTON COUNTY, GEORGIA  
 JOHN W. STANZILIS, JR.  
 REGISTERED LAND SURVEYOR  
 LICENSE NO. 2109, PLAT DATE 07 /30 /15

**ZONING ANALYSIS**

R-4 (SINGLE FAMILY RES) DISTRICT,  
 SECTION 16-06 City of Atlanta Zoning Ordinance

- 1) Minimum lot area: 9,000 SF  
 Existing: 7,609 SF (0.175± ACRES)
- 2) Minimum lot frontage: 70 feet  
 Existing: 54.35'
- 3) Maximum Floor Area Ratio: 50%  
 Existing: 31.4% (1,502sf+885sf/7,609 sf=0.314)  
 Proposed: 42.9% (1,634sf+1,636 /7,609sf=0.429)
- 4) Maximum lot coverage: 50%  
 Existing: 47.1% (3585sf/7609sf=0.4712)  
 House 1678sf+ Driveway 523sf+ Gravel 252sf  
 + Steps 67sf+ Brick Patio 81sf+ Stone 78sf  
 + Wood Decks 426sf+ Concrete 84sf+ Pond 30sf  
 + Stone Walkway 95sf+ Shed 105sf+ AC Pads 15sf  
 + Walls 151sf/Lot Area 7609sf  
 Proposed: 49.1% (3739sf/7609sf=0.4914)  
 House 1708sf+ Driveway 523sf+ Gravel 252 sf  
 + Steps 67sf+ Front Porch 222sf+ Stone 78sf  
 + Rear Porches & Steps 523sf+ Stone Walkway 95sf  
 + Shed 105sf+ AC PADS 15sf+ Walls 151sf  
 /Lot Area 7609sf
- 5) Minimum depth front yard: 35 feet  
 Existing: 30.7'  
 Proposed: NO CHANGE
- 6) Minimum width east side yard: 7 feet  
 Existing: 9.0'  
 Proposed: NO CHANGE
- 7) Minimum width half-depth front yard: 17.5 feet  
 Existing: 2.8'  
 Proposed: NO CHANGE
- 8) Minimum depth rear yard: 15 feet  
 Existing: 60'  
 Proposed: 50'
- 9) Maximum building height: 35 feet  
 Existing: 23'±  
 Proposed: 28.5'± (AVG. OF 4 ELEVATIONS)

DESIGN DEVELOPMENT

MARK ARNOLD, ARCHITECT  
 © 2017  
 404-939-3690  
 intownarchitect@gmail.com

RENOVATIONS AND ADDITIONS FOR

**THE SHAW RESIDENCE**

836 YORKSHIRE ROAD, NE ATLANTA, GEORGIA 30306

DATE  
07/11/17

| REVISIONS |
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SHEET

A0.00

PHASE

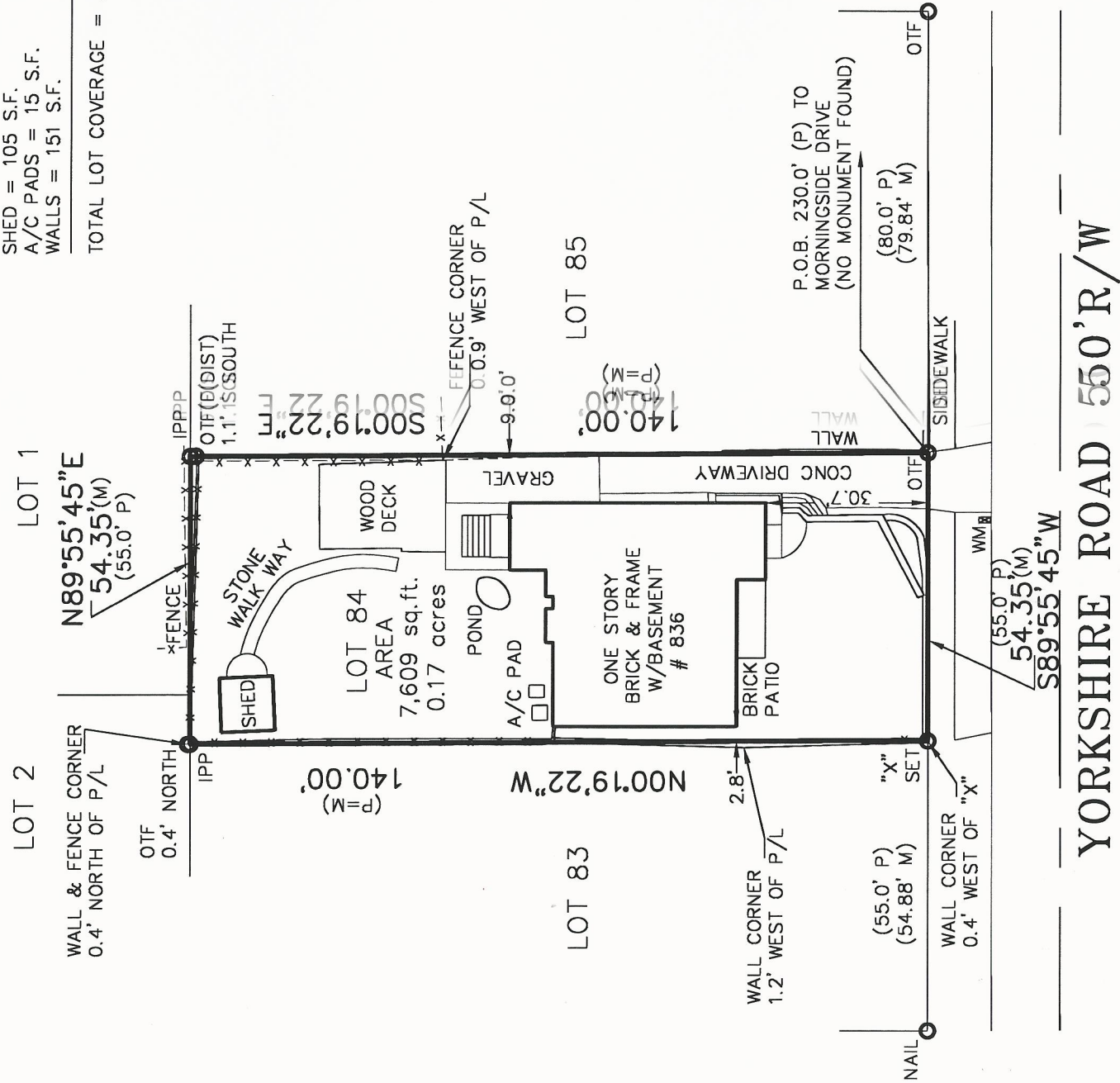
**LEGEND**

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

**IMPERVIOUS AREA CALCULATIONS:**

- HOUSE = 1,678 S.F.
- DRIVEWAY = 523 S.F.
- GRAVEL = 252 S.F.
- STEPS = 67 S.F.
- BRICK PATIO = 81 S.F.
- STONE = 78 S.F.
- WOOD DECKS = 426 S.F.
- CONC = 84 S.F.
- POND = 30 S.F.
- STONE WALK WAY = 95 S.F.
- SHED = 105 S.F.
- A/C PADS = 15 S.F.
- WALLS = 151 S.F.

TOTAL LOT COVERAGE = 3,585 S.F. (47.11%)



MAGNETIC

**GRAPHIC SCALE**



**PLAT CERTIFICATION NOTICE**

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

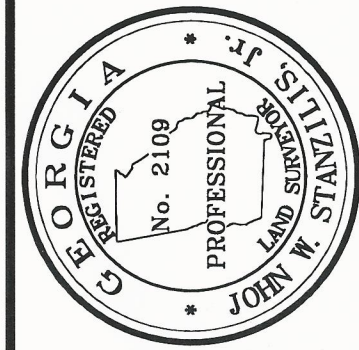
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.

NOTE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENT'S SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.



JOB NUMBER: 15-03292

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:  
**TRACY PATTERSON**

OWNER / PURCHASER  
**MELANIE FRIST & ANDREW SHAW**

LAND LOT 52      17th DISTRICT      SECTION      FULTON COUNTY, GEORGIA  
LOT 84      BLOCK 14      UNIT      AREA OF LOT: 7,609 S.F.

SUBDIVISION MORNINGSIDE - NORTH HIGHLANDS - VIRGINIA HIGHLANDS

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

**SOLAR LAND SURVEYING COMPANY**

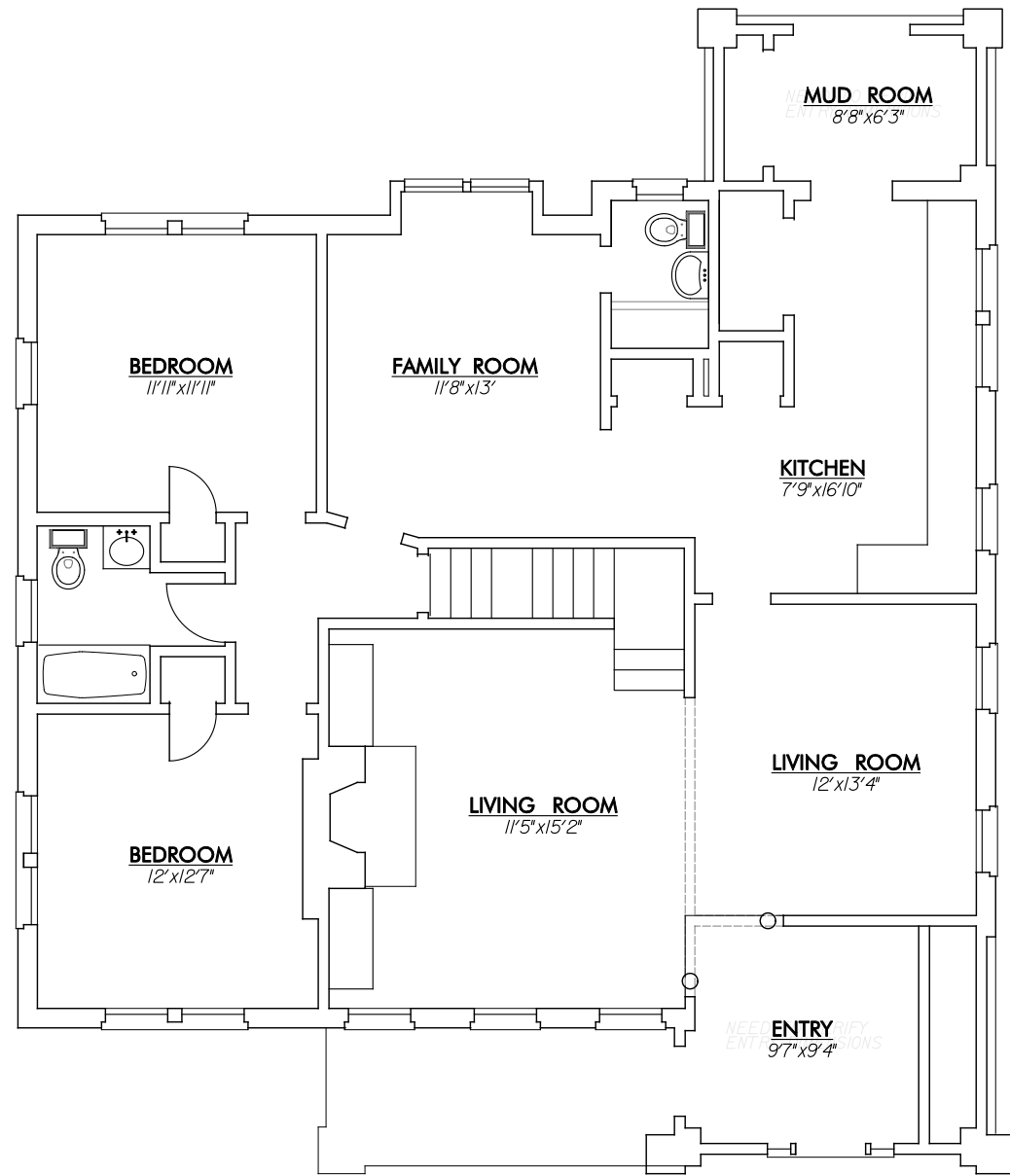
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993  
TELEPHONE (770) 794-9055 FAX (770)794-9052

FIELD DATE 07/29/15

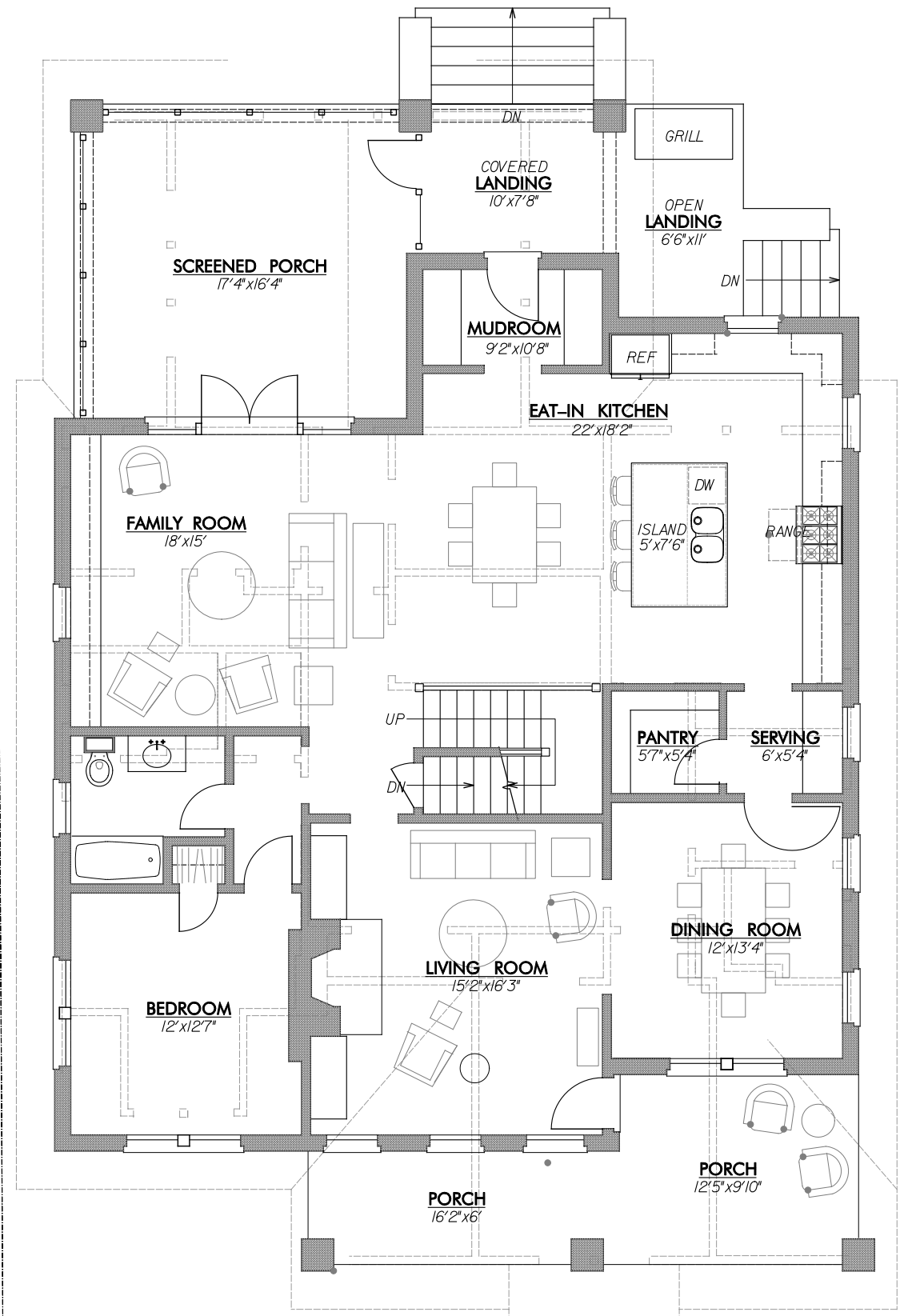
DATE 07/30/15

SCALE 1" = 30'

PLAT BOOK 11, PAGE 128  
DEED BOOK, PAGE

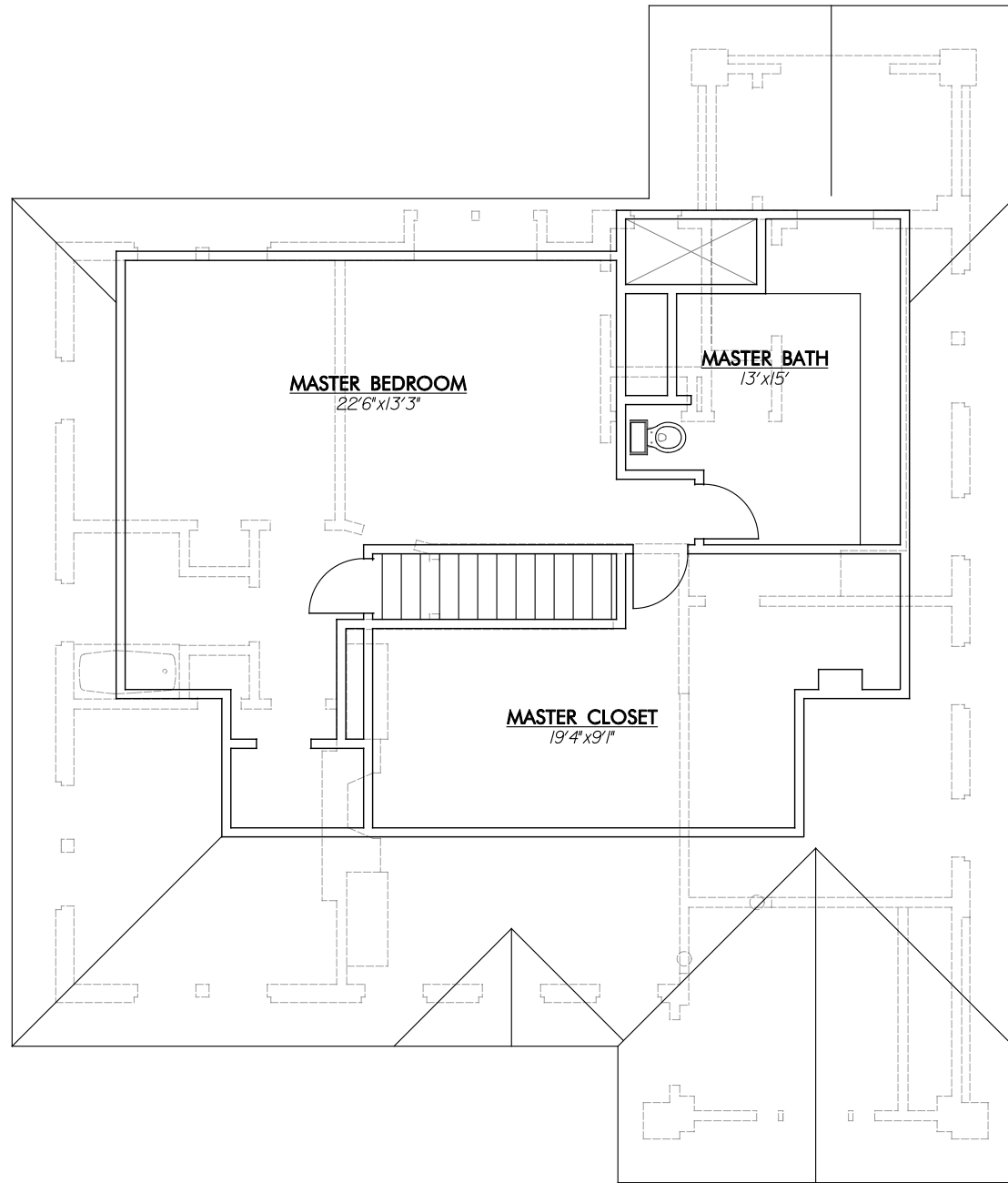


**01** EXISTING FIRST FLOOR PLAN  
 A-1.01 SCALE: 1/8" = 1'-0" FLOOR AREA: 1,502 SF

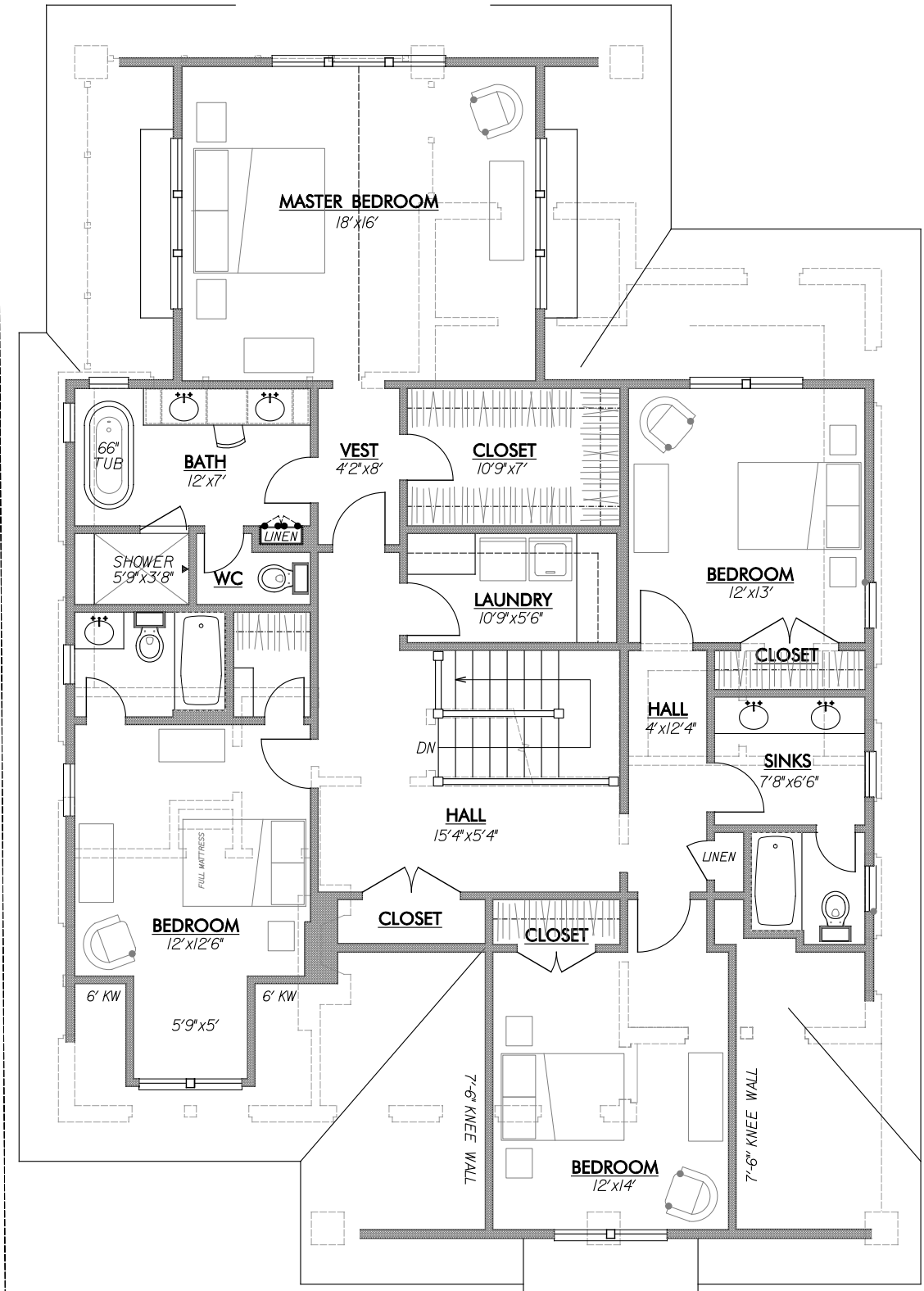


**02** PROPOSED FIRST FLOOR PLAN  
 A-1.01 SCALE: 1/8" = 1'-0" FLOOR AREA: 1,634 SF

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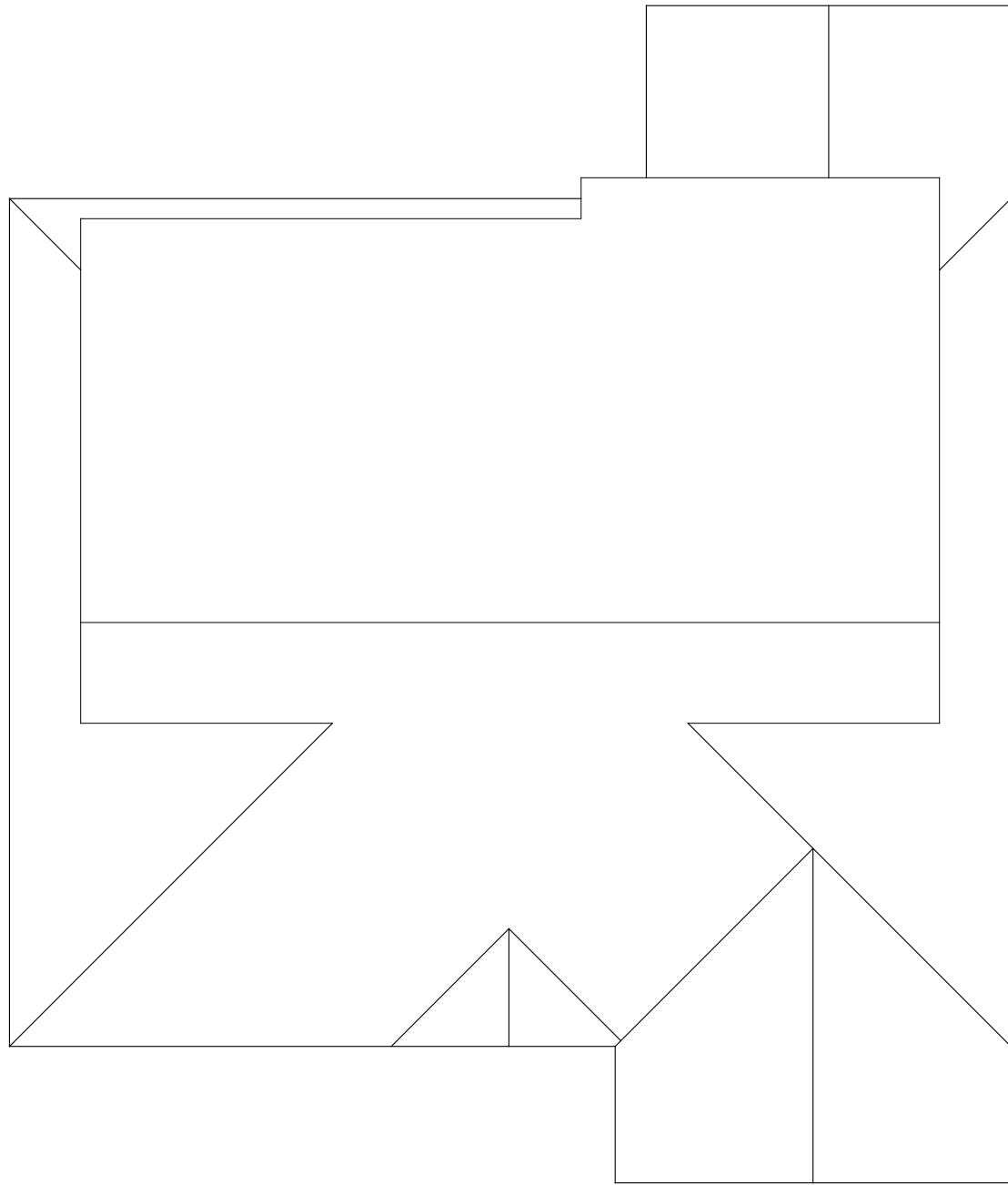


01 EXISTING SECOND FLOOR PLAN  
 A-1.02 SCALE: 1/8" = 1'-0" FLOOR AREA: 885 SF

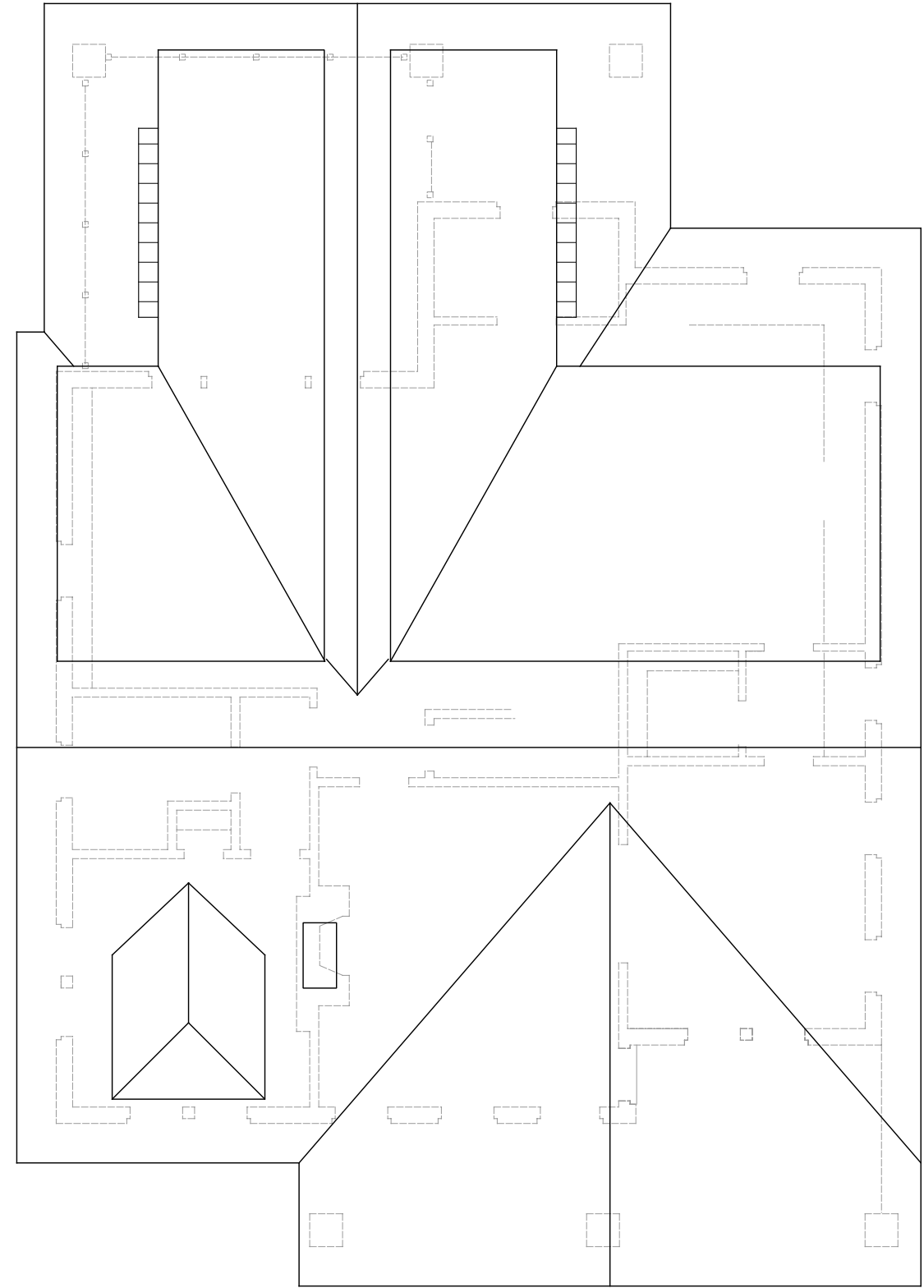


01 PROPOSED SECOND FLOOR PLAN  
 A-1.02 SCALE: 1/8" = 1'-0" FLOOR AREA: 1,636 SF

| DATE     | REVISIONS |
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**01** EXISTING ROOF PLAN  
 A-1.03 SCALE: 1/8" = 1'-0"



**02** PROPOSED ROOF PLAN  
 A-1.03 SCALE: 1/8" = 1'-0"

| DATE     |
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| 07/11/17 |

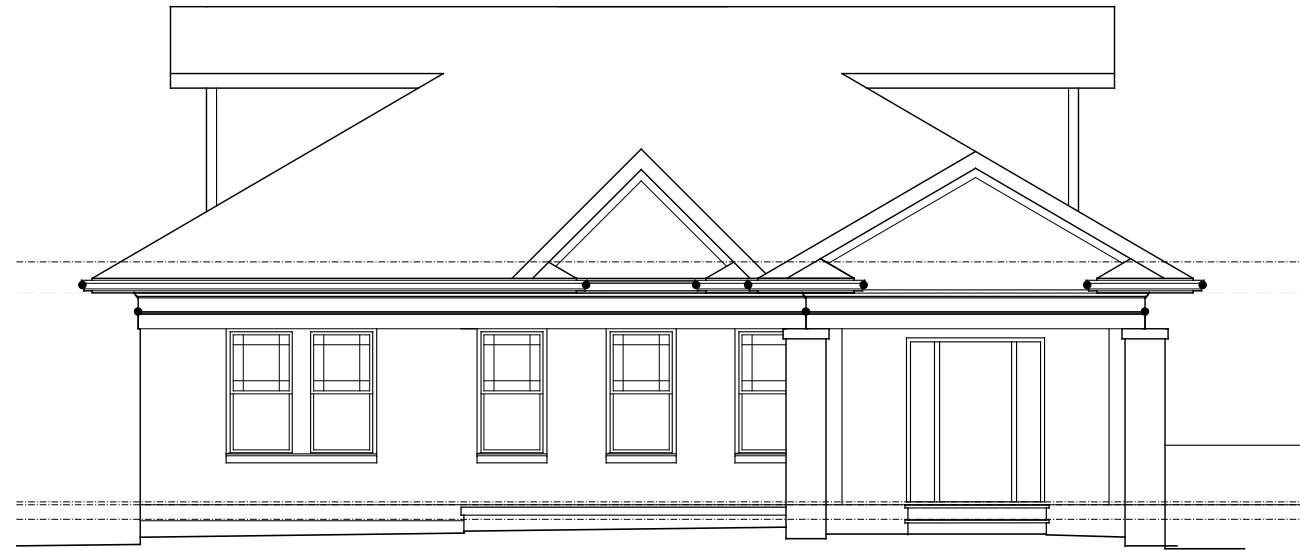
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SHEET

**A1.03**

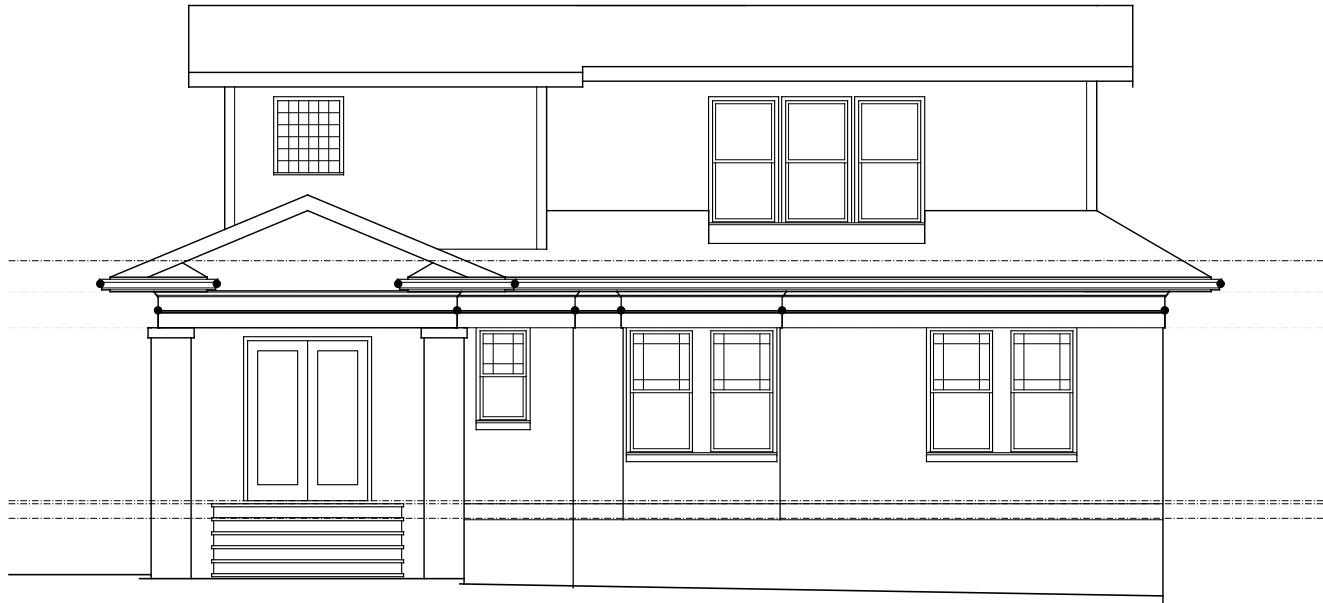
PHASE



**01** EXISTING FRONT ELEVATION  
 A-1.04 SCALE: 1/8" = 1'-0"



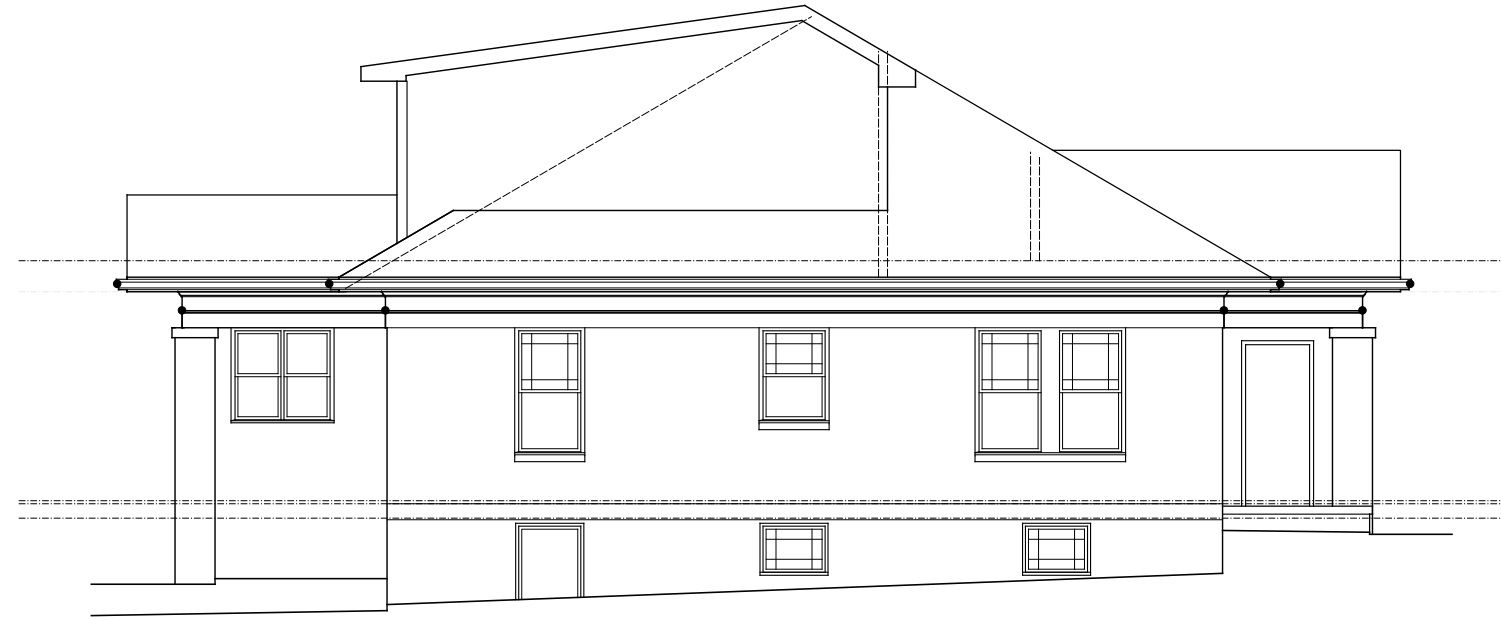
**02** PROPOSED FRONT ELEVATION  
 A-1.04 SCALE: 1/8" = 1'-0"



**03** EXISTING REAR ELEVATION  
 04 SCALE: 1/8" = 1'-0"



**04** PROPOSED REAR ELEVATION  
 A-1.04 SCALE: 1/8" = 1'-0"



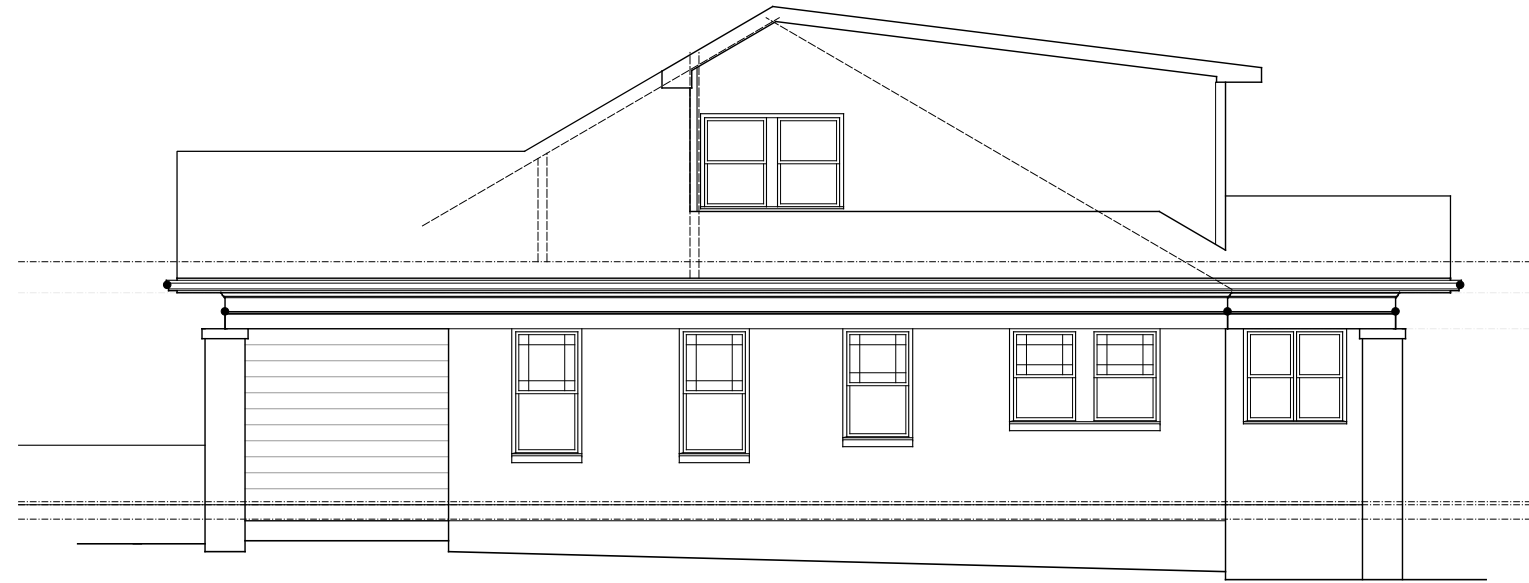
**01** EXISTING LEFT SIDE ELEVATION  
 A-1.06 SCALE: 1/8" = 1'-0"



**02** PROPOSED LEFT SIDE ELEVATION  
 A-1.06 SCALE: 1/8" = 1'-0"

| NO. | DATE | DESCRIPTION |
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**01** EXISTING RIGHT SIDE ELEVATION  
 A-1.05 SCALE: 1/8" = 1'-0"



**02** PROPOSED RIGHT SIDE ELEVATION  
 A-1.05 SCALE: 1/8" = 1'-0"

| NO. | DATE | DESCRIPTION |
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