

ADDITION & RENOVATION
V A U G H N R E S I D E N C E
 1350 N. HIGHLAND AVENUE ATLANTA GEORGIA 30306

PROJECT DESCRIPTION

NEW 2 CAR GARAGE WITH CARRIAGE HOUSE ABOVE. IN HOUSE-DOWNSTAIRS RENOVATE KITCHEN, HALF BATH, MUDROOM & NEW BACK PORCH. UPSTAIRS ADD SHED DORMER WITH LAUNDRY, SEWING, 2 RENOVATED BATHROOMS AND OFFICE

SQUARE FOOTAGE

	EXISTING	NEW
HEATED	3147 SF	3442 SF
GARAGE + CARRIAGE HSE	N/A	1104 SF
DECKS/PORCHES	386 SF	443 SF

PROPERTY DATA

R-4 SINGLE FAMILY RESIDENTIAL DISTRICT

LAND LOT 2, 17TH DISTRICT
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA

PINNACLE LAND SURVEYING SERVICES
 JON H. INATKO
 REGISTERED LAND SURVEYOR, NO. 2225
 OCTOBER 30, 2013

APPLICABLE CODES

INTERNATIONAL BUILDING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014) (2015)
INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014) (2015)
INTERNATIONAL PLUMBING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014) (2015)
INTERNATIONAL MECHANICAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2015)
INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014) (2015)
NATIONAL ELECTRICAL CODE, 2017 EDITION, WITH NO GEORGIA AMENDMENTS
INTERNATIONAL ENERGY CODE, 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011) (2012)

ZONING ANALYSIS

- 1) LOT AREA: 10646 SF OR 0.2444 ACRES
- 2) MAXIMUM LOT COVERAGE: 50%
EXISTING: 51.73% (5507 SF/10646 SF)
 SEE SITE PLAN
PROPOSED: 51.04% (5434 SF/10646SF)
 SEE SITE PLAN
- 3) MAXIMUM FLOOR AREA RATIO: 50% of lot area
EXISTING: 29.56% (3147 SF/10646 SF)
 FIRST FLOOR 1705 SF
 SECOND FLOOR 1442 SF
PROPOSED: 43.08% (3442 + 1144 SF/10646 SF)
 FIRST FLOOR 1808 SF
 SECOND FLOOR 1634 SF
 ACC BLDG 1144 SF
- 4) MAX ACC BLDG FLOOR AREA RATIO: 30% of main structure
PROPOSED: 36.35% (1144 SF/3147 SF) *requested variance*
 33.24% (1144 SF/3442 SF) *w/ house renovated*
 FIRST FLOOR 592 SF
 SECOND FLOOR 552 SF
- 5) MINIMUM DEPTH FRONT YARD: 35 FEET
EXISTING: 32.5 FEET
PROPOSED: NO CHANGE
- 6) MINIMUM DEPTH EAST SIDE YARD: 7 FEET
EXISTING: 11.6 FEET
PROPOSED: NO CHANGE
- 7) MINIMUM DEPTH WEST SIDE YARD: 7 FEET
EXISTING: 2.4 FEET
PROPOSED: 2.4 FEET *requested variance @ house*
 3.0 FEET *requested variance @ carriage house*
- 8) MINIMUM DEPTH REAR YARD: 15 FEET
EXISTING: 120 FEET
PROPOSED: 7.0 FEET *requested variance*
- 9) MAXIMUM BUILDING HEIGHT: 35 FEET
EXISTING: 21 FEET
PROPOSED: NO CHANGE
- 10) MAXIMUM ACCESSORY BLDG HEIGHT: 20 FEET
EXISTING: N/A
PROPOSED: 20 FEET

OWNER

STEPHEN & LINDSAY VAUGHN
 1350 N. HIGHLAND AVENUE NE
 ATLANTA, GA 30306
 (404) 915-9008 stephen.m.vaughn@gmail.com

ARCHITECT

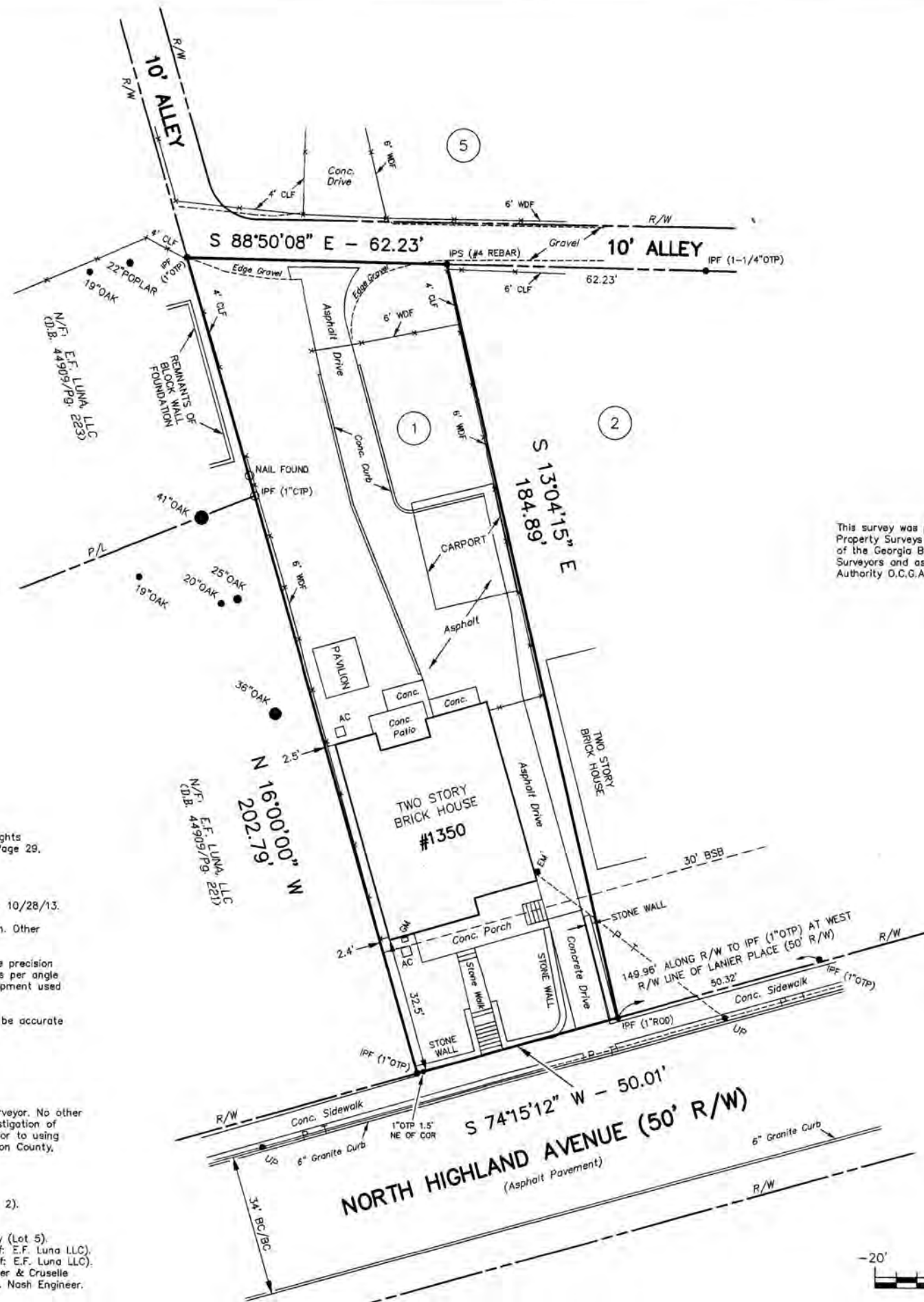
MARY TURNIPSEED ARCHITECTURE
 659 AUBURN AVE NE STUDIO G-8
 ATLANTA, GEORGIA 30312
 404-310-4685 mary@maryturnipseed.com
 RA #7202

STRUCTURAL ENGINEER

CONTRACTOR

DRAWING INDEX

- A-0.0 INDEX, ZONING ANALYSIS, PROJECT DATA SURVEY
- A-0.1 PROPOSED SITE PLAN
- A-1.0 EXISTING FIRST FLOOR
- A-1.1 EXISTING SECOND FLOOR
- A-1.2 PROPOSED FIRST FLOOR
- A-1.3 PROPOSED SECOND FLOOR
- A-1.4 PROPOSED CARRIAGE HOUSE PLANS
- A-2.0 EXISTING FRONT ELEVATION
- A-2.1 EXISTING RIGHT ELEVATION
- A-2.2 EXISTING REAR ELEVATION
- A-2.3 EXISTING LEFT ELEVATION
- A-2.4 PROPOSED FRONT ELEVATION
- A-2.5 PROPOSED RIGHT ELEVATION
- A-2.6 PROPOSED REAR ELEVATION
- A-2.7 PROPOSED LEFT ELEVATION
- A-2.8 PROPOSED CARRIAGE HOUSE FRONT & RIGHT ELEV
- A-2.9 PROPOSED CARRIAGE HOUSE REAR & LEFT ELEV



LEGEND	
AC	AIR CONDITIONER
BC	BACK OF CURB
BSB	BUILDING SETBACK
CB	CATCH BASIN
C/L	CENTERLINE
CLF	CHAIN-LINK FENCE
CTP	CRIMP TOP PIPE
IE	DRAINAGE EASEMENT
DI	DROP INLET
EM	ELECTRIC METER
FH	FIRE HYDRANT
GM	GAS METER
HW	HEADWALL
IPF	IRON PIN FOUND
IPS	IRON PIN SET
JB	JUNCTION BOX
LL	LAND LOT
LLL	LAND LOT LINE
LP	LIGHT POLE
OTP	OPEN TOP PIPE
P	POWER (OVERHEAD LINE)
P/L	PROPERTY LINE
PP	POWER POLE
R/W	RIGHT OF WAY
S/D	SUBDIVISION
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSH	SANITARY SEWER HAMMOLE
S/W	SIDEWALK
T	TELEPHONE (OVERHEAD LINE)
TP	TELEPHONE PEDESTAL
TRNS	TRANSFORMER
UP	UTILITY POLE
WDF	WOODEN FENCE
WM	WATER METER
WV	WATER VALVE

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 Ga. Plat Act O.C.G.A. Secs. 15-6-67, Authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

GENERAL NOTES:

- (1) This is a retracement survey of Lot 1, Block A, Lanier Heights Subdivision as shown on plat recorded at Plat Book 10, Page 29, Fulton County, Georgia records.
- (2) Area of tract: 0.2444 acre.
- (3) Date of plat preparation: 10/30/13. Date of field survey: 10/28/13.
- (4) Only readily visible above-ground utilities are shown hereon. Other utilities not shown likely exist.
- (5) The field data upon which this plat is based has a closure precision of one foot in 69,464 feet, an angular error of 3 seconds per angle point, and was adjusted using least squares method. Equipment used for survey: Topcon GTS-313 total station.
- (6) This plat has been calculated for closure and is found to be accurate within one foot in 203,958 feet.
- (7) Reference north scaled from subdivision plat.

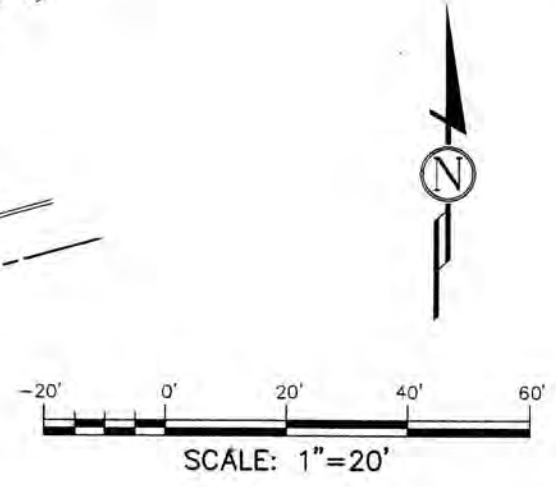
REFERENCE DOCUMENTS:

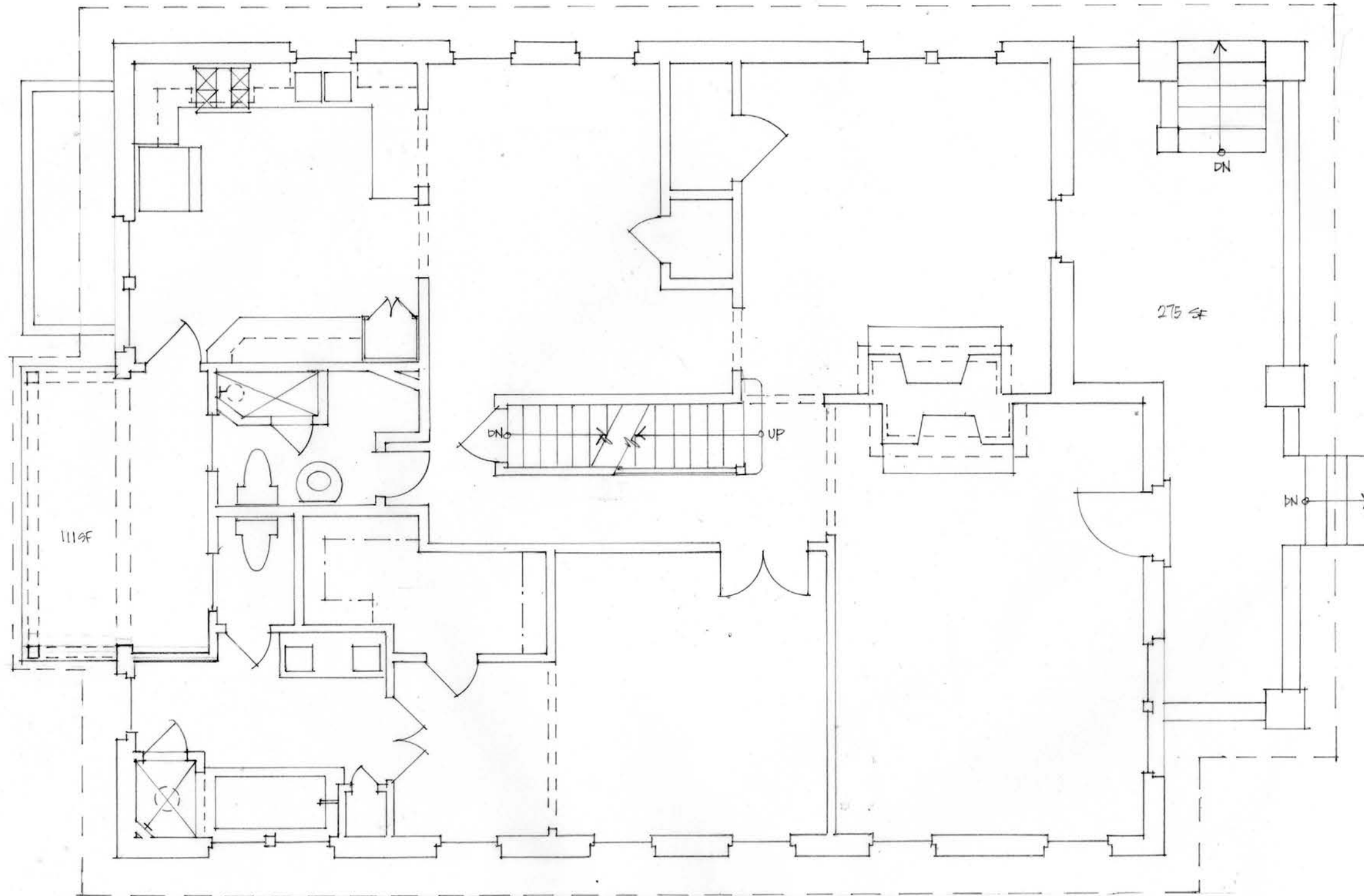
- The following documents were obtained and reviewed by the Surveyor. No other title-related research was performed by the Surveyor, and investigation of title-related matters by a real estate attorney is suggested prior to using this plat for title purposes. (db=deed book; pb=plat book; Fulton County, Georgia records).
- (a) db48054/p412 Special Warranty Deed; subject tract.
 - (b) db32157/p529 Warranty Deed; subject tract.
 - (c) db7154/p22 Warranty Deed; adjoining tract to east (Lot 2).
 - (d) db31157/p269 Quitclaim Deed; tract to east (Lot 3).
 - (e) db40267/p217 Warranty Deed; tract to east (Lot 4).
 - (f) db22493/p87 Executor's Deed; tract to north across alley (Lot 5).
 - (g) db44909/p221 Warranty Deed; adjoining tract to west (n/f: E.F. Luna LLC).
 - (h) db44909/p223 Warranty Deed; adjoining tract to west (n/f: E.F. Luna LLC).
 - (i) pb10/p29 Subdivision Plat of Lanier Heights, by Bedinger & Cruselle Engineers last revised March 1923 by J.T. Nash Engineer.

PINNACLE
LAND SURVEYING SERVICES
 121 HAWKINS FARM LANE
 BALL GROUND, GEORGIA 30107
 TEL (678) 910-6368 FAX (770) 735-2093 pinlss@ds.net

REVISIONS
7/15/17 - INDICATE TREES OFF-SITE TO NORTHWEST (NOT A BOUNDARY-RELATED UPDATE)

STEPHEN VAUGHN & LINDSAY N. VAUGHN
 SURVEY FOR
 LOT 1, BLOCK A, LANIER HEIGHTS S/D, CITY OF ATLANTA
 LAND LOT 2, 17th DISTRICT, FULTON COUNTY, GEORGIA





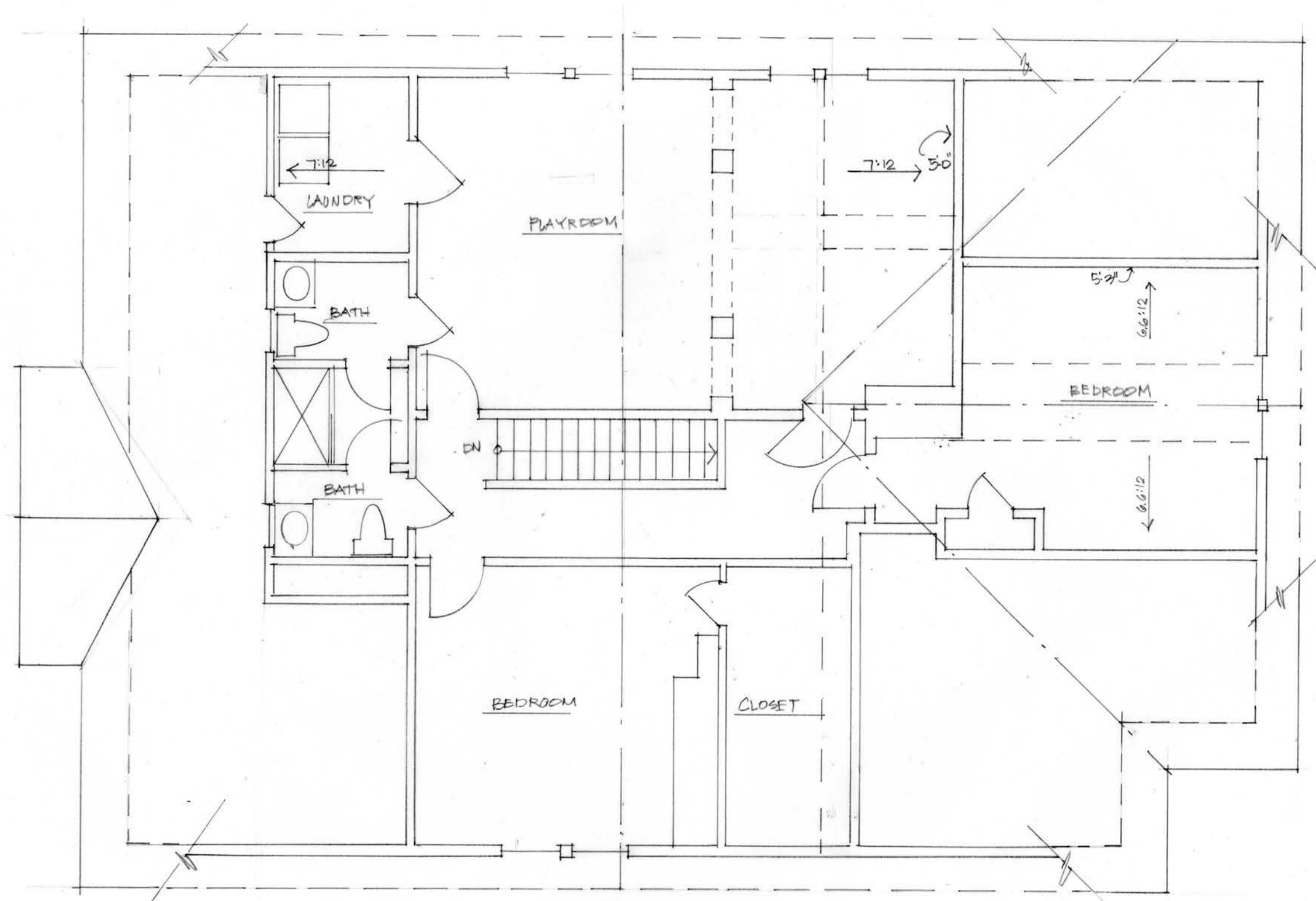
EXISTING FIRST FLOOR

3/16"=1'-0" 1705 SF

VAUGHN RESIDENCE
 1350 N. Highland Ave Atlanta GA 30306
 MARY TURNIPSEED ARCHITECTURE
 659 Auburn Ave NE Studio G-8 Atlanta Ga 30312
 mary@maryturnipseed.com 404-310-4685

DESIGN
 DEVELOPMENT
 08.14.2018

A-1.0



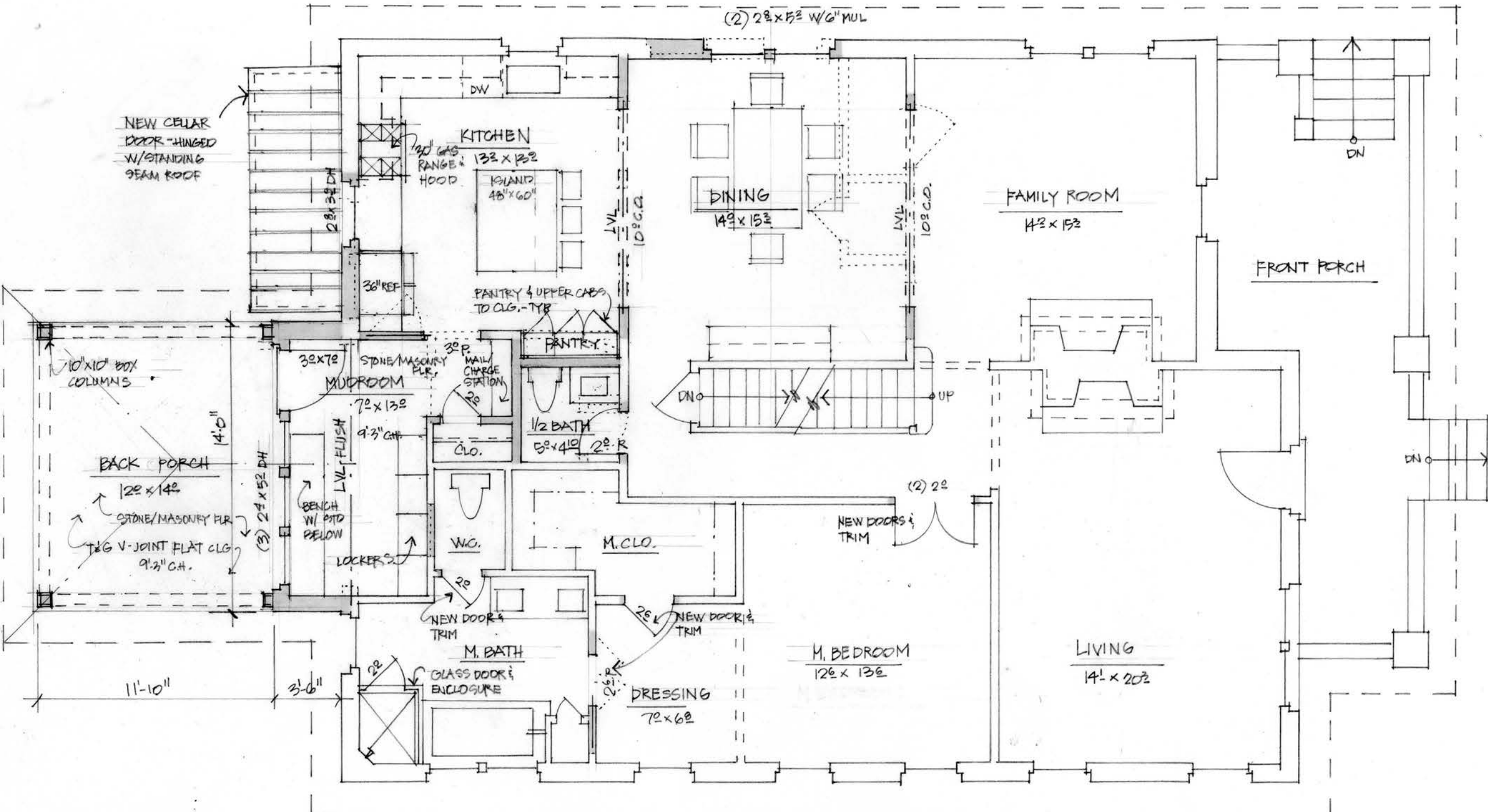
EXISTING SECOND FLOOR

3/16"=1'-0"

1442 SF

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LEGEND

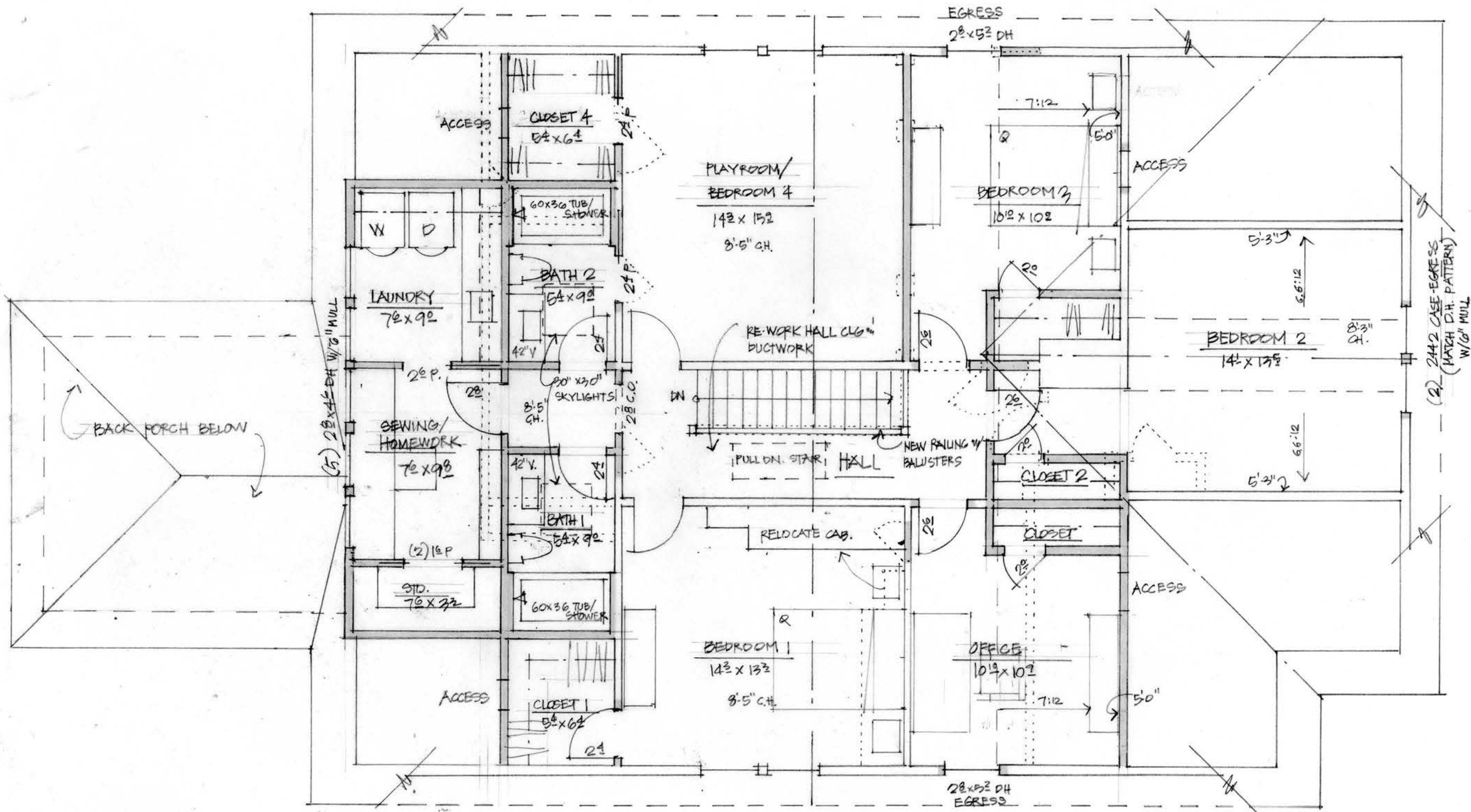
- EXISTING TO REMAIN
- TO BE REMOVED
- NEW CONSTRUCTION

PROPOSED FIRST FLOOR

3/16"=1'-0" 18085F

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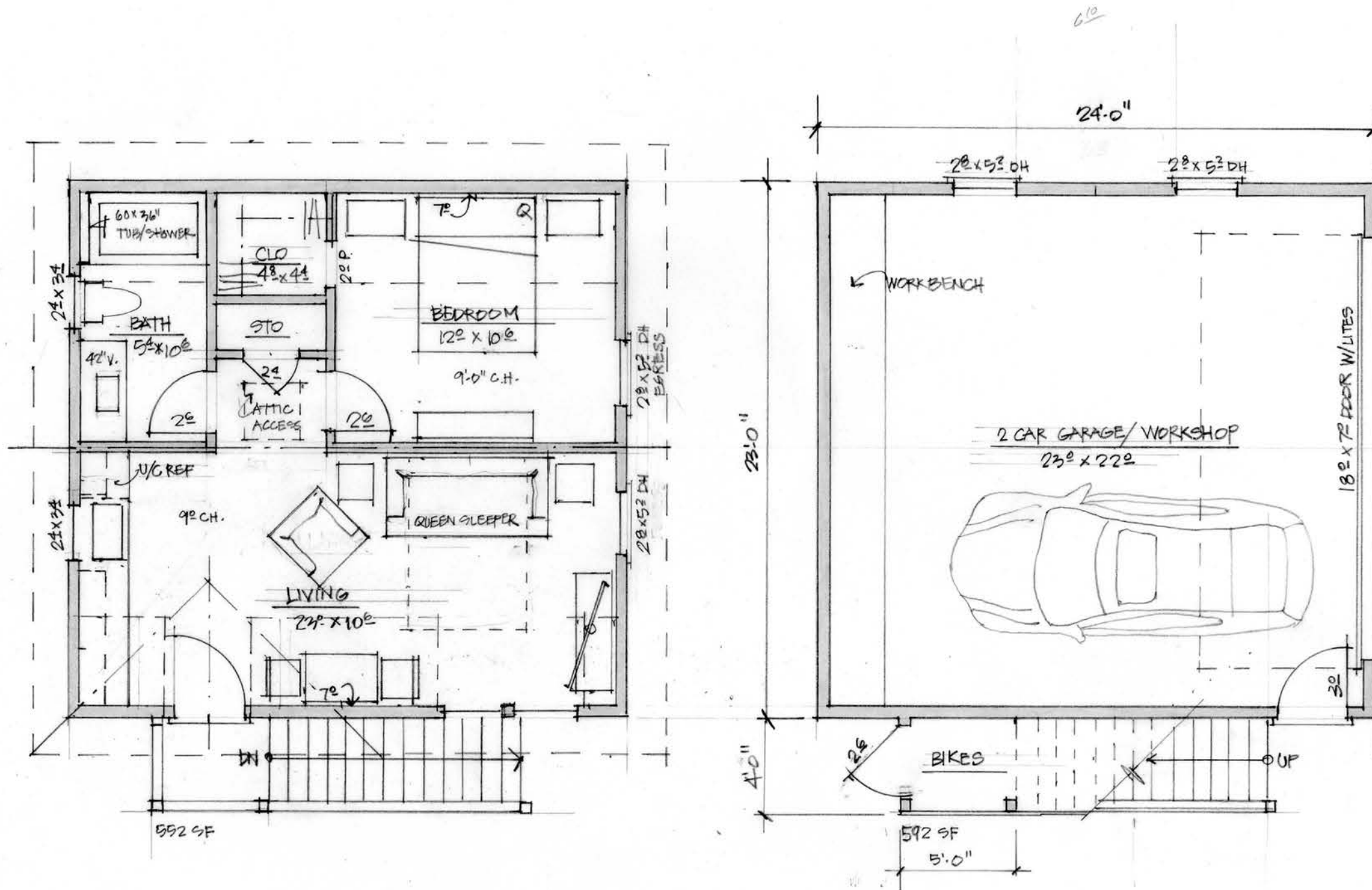
LEGEND

	EXISTING TO REMAIN
	TO BE REMOVED
	NEW CONSTRUCTION

PROPOSED SECOND FLOOR
 3/16"=1'-0" 1634 SF

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PROP CARRIAGE HOUSE

3/16"=1'-0" 552 + 592 = 1144 SF

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EXISTING FRONT ELEVATION

3/16"=1'-0"

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EXISTING RIGHT ELEVATION

3/16"=1'-0"

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EXISTING REAR ELEVATION

3/16"=1'-0"

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EXISTING LEFT ELEVATION

3/16"=1'-0"

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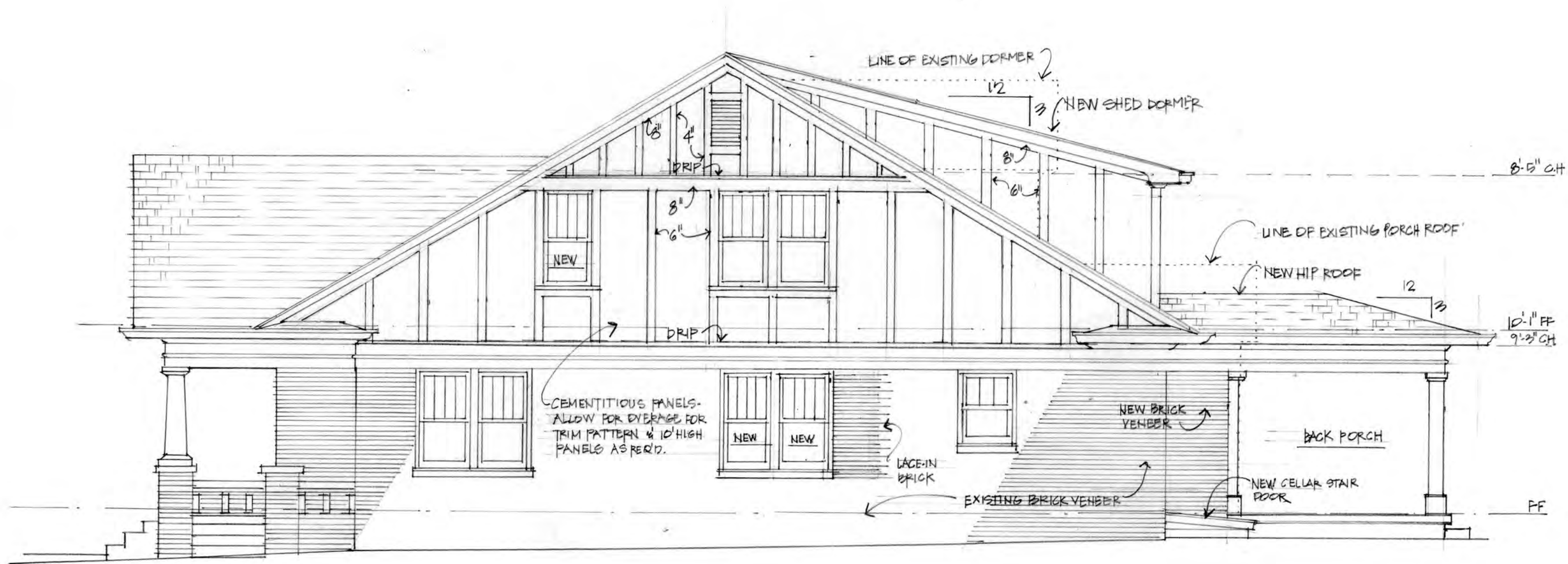
PROPOSED FRONT ELEV

3/16"=1'-0"

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PROPOSED RIGHT ELEV

3/16"=1'-0"

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PROPOSED REAR ELEV

3/16"=1'-0"

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SEE RIGHT ELEVATION FOR TYP. NOTES

PROPOSED LEFT ELEVATION

3/16"=1'-0"

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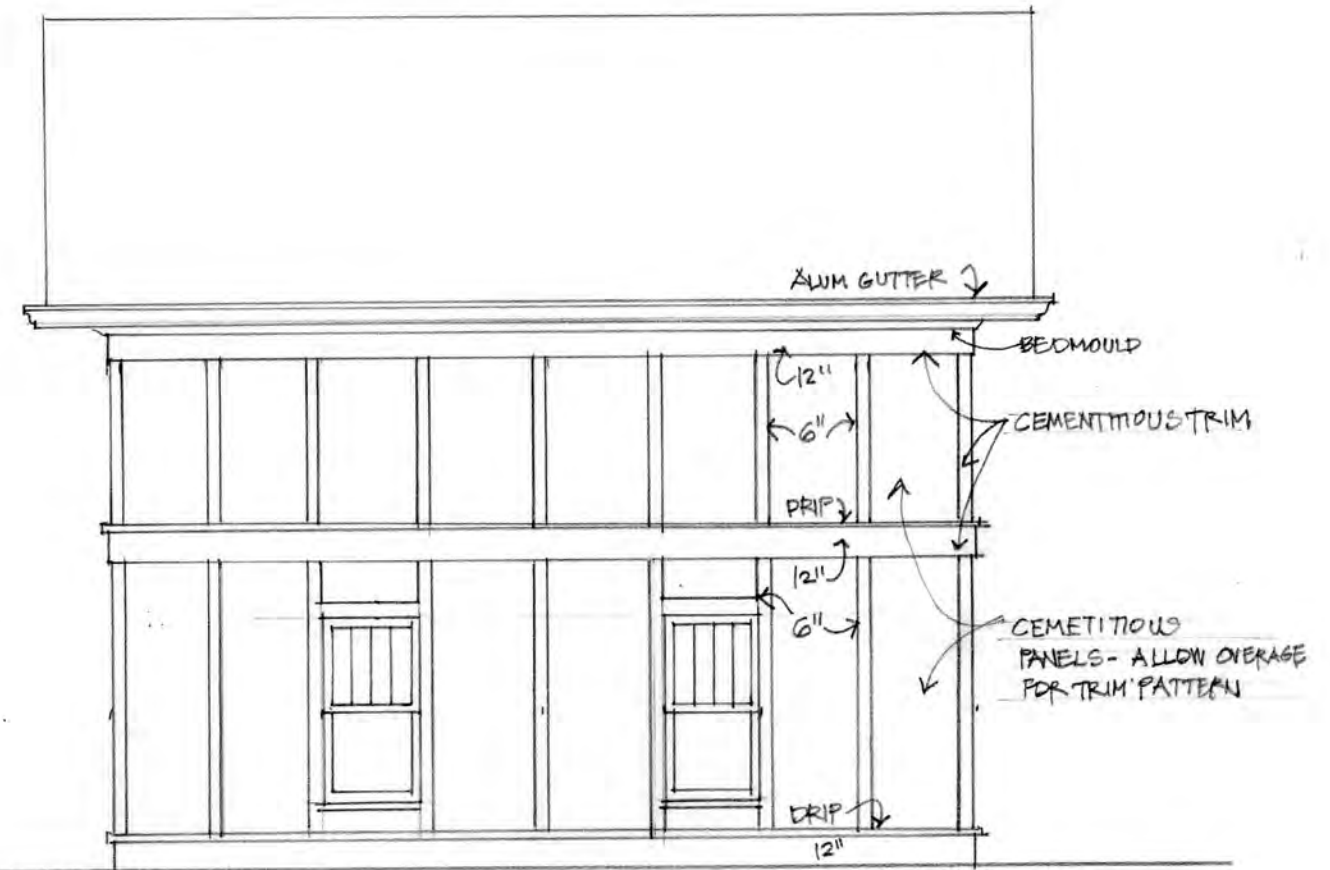
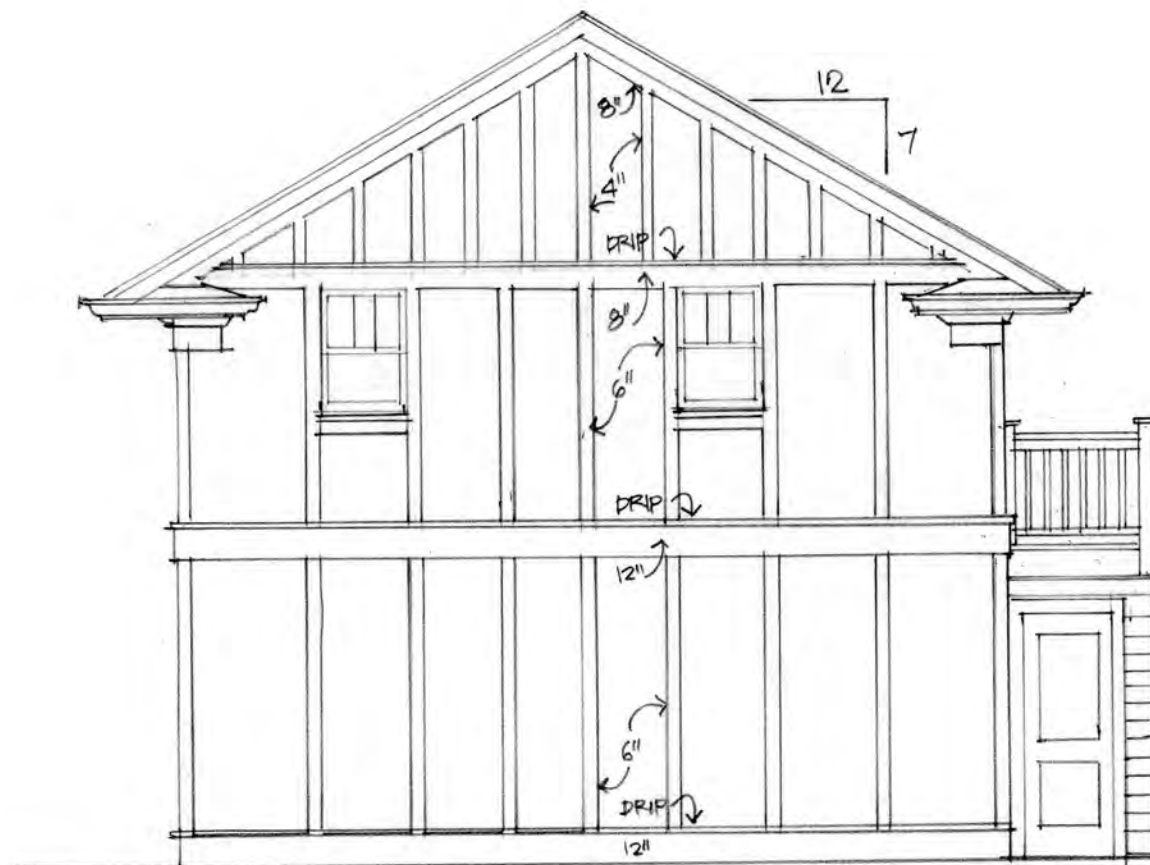
PROP CARRIAGE HSE ELEV

3/16"=1'-0"

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PROP CARRIAGE HSE ELEV

3/16"=1'-0"

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