PROJECT DESCRIPTION

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

SQUARE FOOTAGE

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>NEW</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEATED</td>
<td>3147 SF</td>
<td>3442 SF</td>
</tr>
<tr>
<td>GARAGE + CARRIAGE HS</td>
<td>N/A</td>
<td>1104 SF</td>
</tr>
<tr>
<td>DECKS/PORCHES</td>
<td>386 SF</td>
<td>443 SF</td>
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</tbody>
</table>

PROPERTY DATA

R-4 SINGLE FAMILY RESIDENTIAL DISTRICT

LAND LOT 2, 17TH DISTRICT

ATLANTA, FULTON COUNTY, GEORGIA

Pinnacle Land Surveying Services

Jon H. Inatko

REGISTERED LAND SURVEYOR, NO. 2225

October 30, 2013

APPLICABLE CODES


INTERNATIONAL ELECTRICAL CODE, 2017 EDITION, WITH NO GEORGIA AMENDMENTS


ZONING ANALYSIS

1) LOT AREA: 10646 SF OR 0.2444 ACRES

2) MAXIMUM LOT COVERAGE: 50%

   EXISTING: 51.73% (5507 SF/10646 SF)
   PROPOSED: 51.04% (5434 SF/10646 SF)

3) MAXIMUM FLOOR AREA RATIO: 50% of lot area

   EXISTING: 29.56% (3147 SF/10646 SF)
   PROPOSED: 43.08% (3442 SF/10646 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) with house renovated

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: 24 FEET
   PROPOSED: 24 FEET requested variance @ house
   3.0 FEET requested variance @ carriage house

8) MINIMUM DEPTH REAR YARD: 15 FEET

   EXISTING: 120 FEET
   PROPOSED: 7.6 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

689 AUBURN AVE NE STUDIO G-8

ATLANTA, GEORGIA 30312

404-310-6685 mary@maryturnipseed.com

RA #7202

STRUCTURAL ENGINEER

CONTRACTOR

DRAWING INDEX

A-0.0 INDEX, ZONING ANALYSIS, PROJECT DATA SURVEY

A-1.0 PROPOSED SITE PLAN
A-1.1 EXISTING FIRST FLOOR
A-1.2 PROPOSED FIRST FLOOR
A-1.3 PROPOSED SECOND FLOOR
A-1.4 PROPOSED CARRIAGE HOUSE PLANS
A-1.5 EXISTING FRONT ELEVATION
A-1.6 PROPOSED FRONT ELEVATION
A-1.7 PROPOSED RIGHT ELEVATION
A-1.8 PROPOSED REAR ELEVATION
A-1.9 PROPOSED LEFT ELEVATION
A-2.0 PROPOSED CARRIAGE HOUSE FRONT & RIGHT ELEV
A-2.1 PROPOSED CARRIAGE HOUSE REAR & LEFT ELEV