

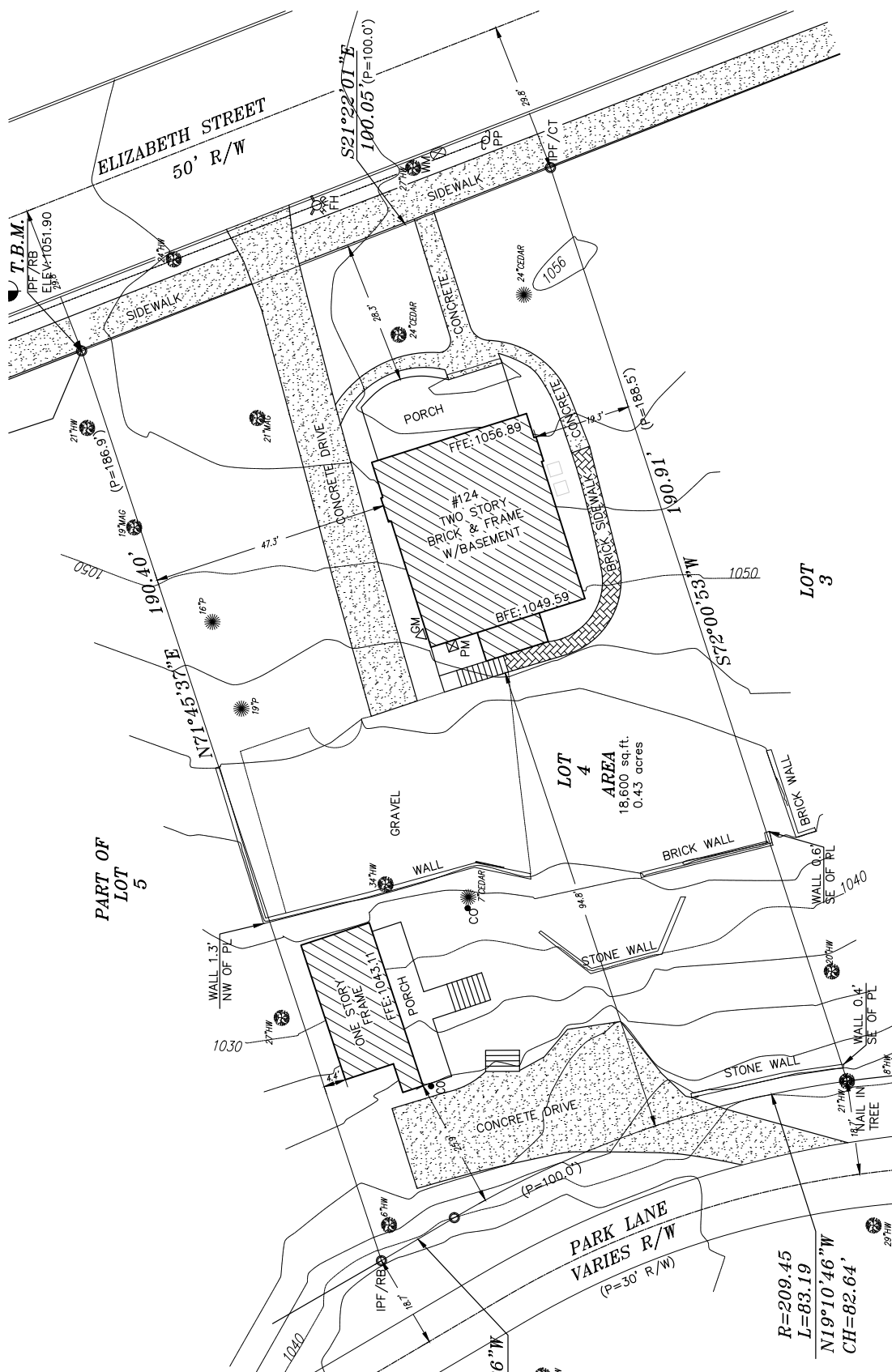
RENOVATION AND ADDITION

124 ELIZABETH STREET NE, ATLANTA, GEORGIA

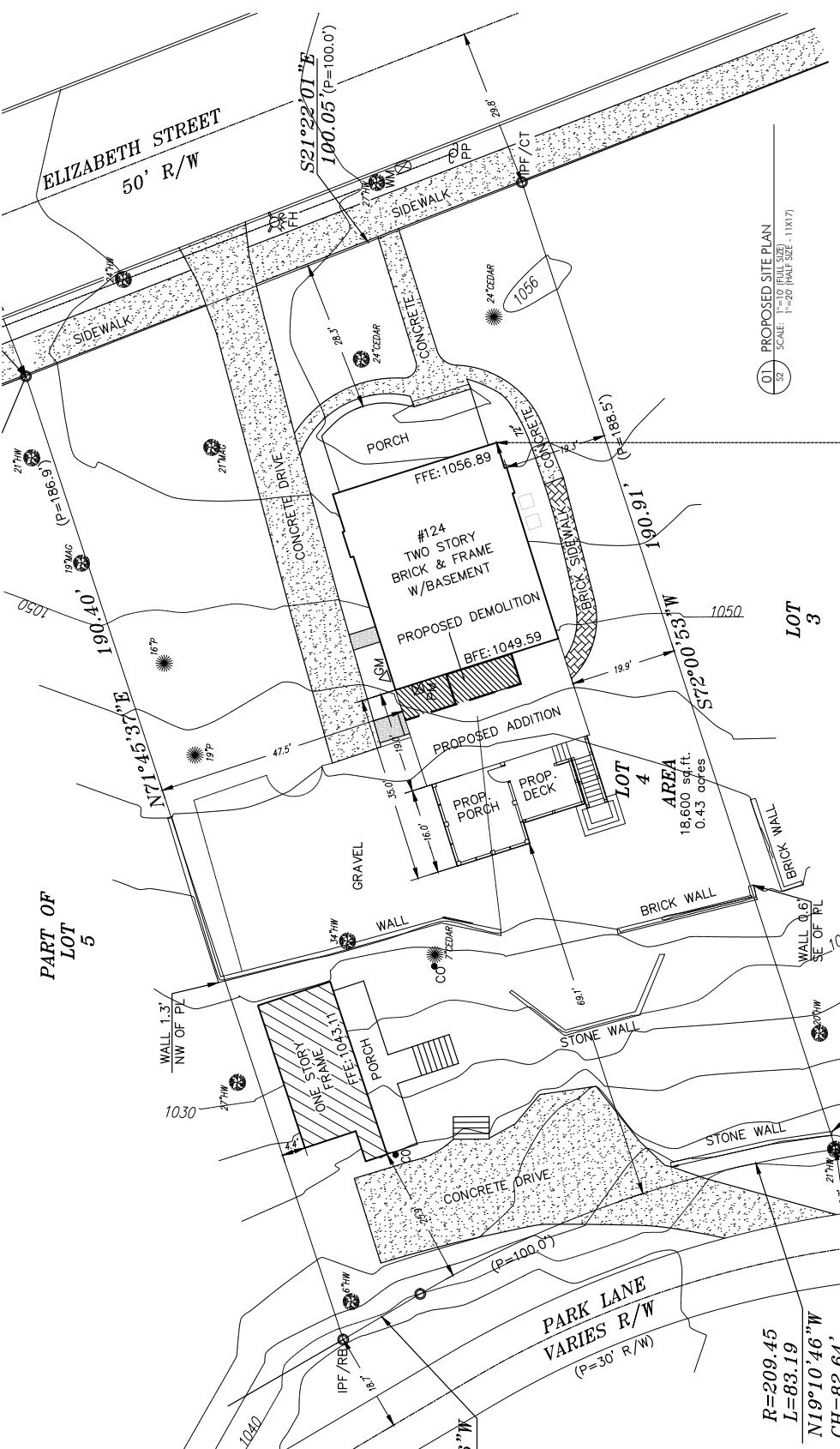
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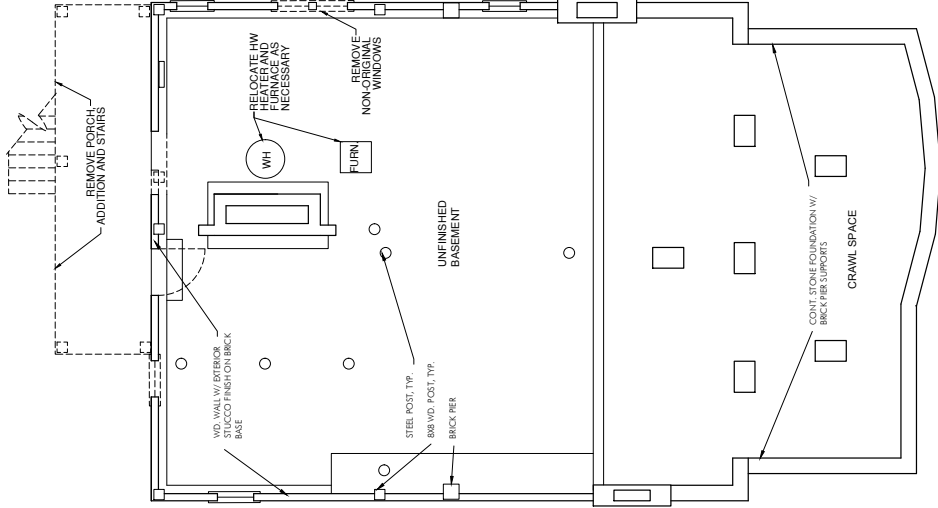
01 EXISTING SITE PLAN
S1 SCALE: 1"=10' (FULL SIZE)
1"=20' (HALF SIZE - 11X17)



NOT RELEASED FOR CONSTRUCTION	
PROPERTY INFORMATION	
ZONING: R-5, HC-20L (S-1) (INMAN PARK HISTORIC DISTRICT)	
SETBACKS:	
FRONT (TO PORCH):	EXISTING: 28.3'
REAR:	EXISTING: 94.8'
SOUTH SIDE:	EXISTING: 19.3'
NORTH SIDE:	EXISTING: 47.3'
BUILDING HEIGHT:	EXISTING: 27'-10"
PROPOSED:	
NO CHANGE	
VARIANCE REQUESTED:	
69'-1"	
COMPLIES W/ 16-20L.006.2	
47'-5"	
COMPLIES W/ 16-20L.006.2	
27'-10"	
COMPLIES W/ 16-20L.006.1.g	
REAR YARD COMPATIBILITY INFORMATION:	
LARGEST EXIST. REAR YARD SETBACK ON BLOCKFACE:	134'
(144 ELIZABETH STREET)	
SMALLEST EXIST. REAR YARD SETBACK ON BLOCKFACE:	71.7'
(132 ELIZABETH STREET)	
LOT DATA	
LOT SITE: 18,600 SF	0.15
EXISTING FAR: 0.25	
PROPOSED FAR: 0.5	
MAX. FAR ALLOWED: 0.5	
EXISTING LOT COVERAGE: 25%	
PROPOSED LOT COVERAGE: 55%	
MAX. LOT COVERAGE ALLOWED: 55%	
CALCULATION EXIST. LOT COVERAGE:	
REAR DRIVEWAY	1,000 SF
FRONT DRIVEWAY	890 SF
FRONT WALKWAY	128 SF
WALKWAY AROUND HOUSE	300 SF
ACCESSORY STRUCTURE INCL.	488 SF
PORCH, STEPS	2,489 SF
MAIN STRUCTURE INCL.	16 SF
PORCHES, DECK	41 SF
HVAC EQUIPMENT	5,752 SF
DOORS	
TOTAL	5,752 / 18,600 =
31% PROP. LOT COVERAGE	
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REAR DRIVEWAY	1,000 SF
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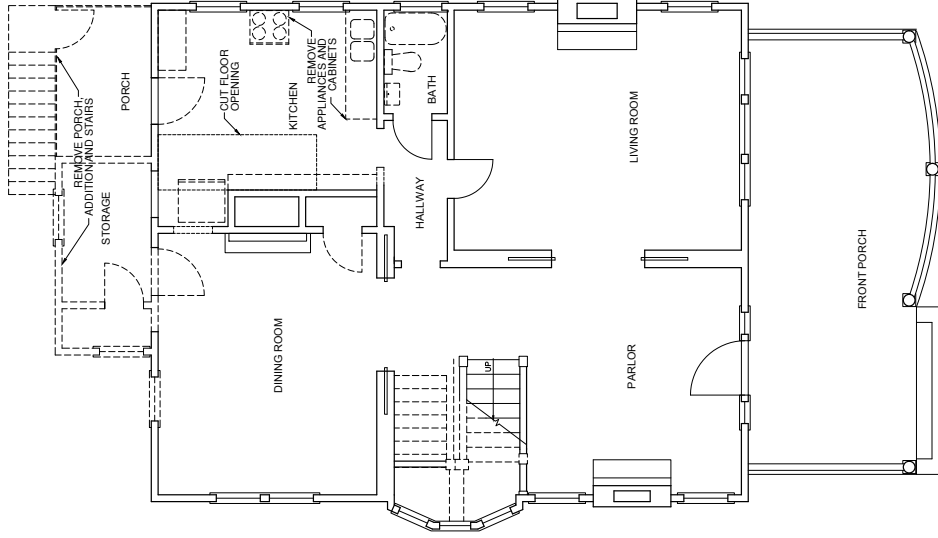
DEMOLITION PLAN GENERAL NOTES:

1. PROVIDE TEMPORARY PROTECTION BRACING, GUARDRAILS, WEATHER PROTECTION, ETC. AS NEEDED TO SAFEGUARD THE PUBLIC, WORKERS AND PORTIONS OF THE EXISTING BUILDING TO REMAIN.
2. SALVAGE ROOF BRACKETS AND SIDING MATERIAL AT REAR FACADE FOR REUSE.
3. SALVAGE ORIGINAL WINDOW SASHES FOR POSSIBLE RE-USE.
4. SALVAGE INTERIOR DOORS FOR RE-USE PER DOOR SCHEDULE.
5. SALVAGE EXISTING TRIM TO BE REMOVED FOR POTENTIAL RE-USE.

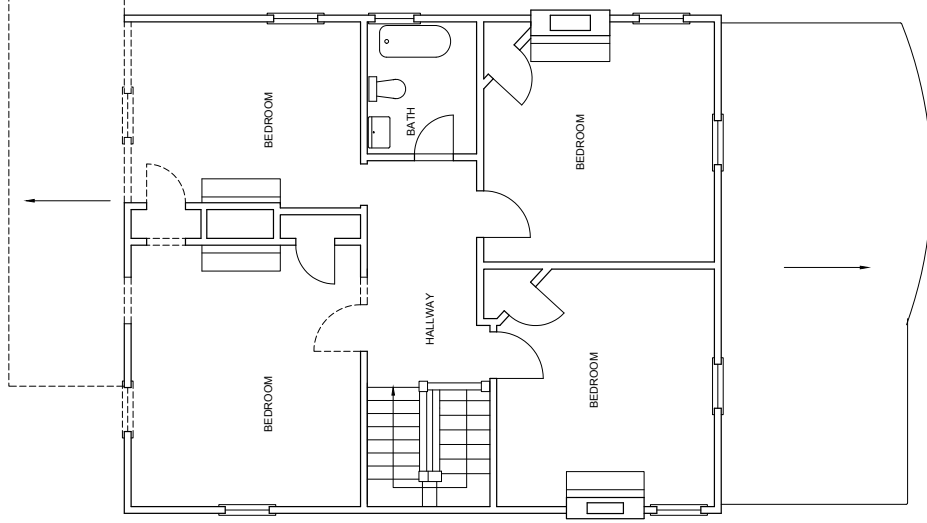


01 EXISTING LOWER LEVEL PLAN W/ DEMO NOTES
A1 SCALE: 1/4"=1'-0" (FULL SIZE - 11X17)
1/8"=1'-0" (HALF SIZE - 11X17)

6. SALVAGE HARDWOOD FLOORS REMOVED AT NEW STAIR LOCATION FOR POTENTIAL FLOOR REPAIR.
7. WALKER REFRYER TO BE MOVED AND TEMPORARILY STORED ON SITE AS NECESSARY.



02 EXISTING MAIN FLOOR PLAN W/ DEMO NOTES
A1 SCALE: 1/4"=1'-0" (FULL SIZE - 11X17)
1/8"=1'-0" (HALF SIZE - 11X17)



03 EXISTING 2ND FLOOR PLAN W/ DEMO NOTES
A1 SCALE: 1/4"=1'-0" (FULL SIZE - 11X17)
1/8"=1'-0" (HALF SIZE - 11X17)

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EXISTING FLOOR PLANS

A1
REVISIONS:
DATE: 09/06/19

124 ELIZABETH STREET NE, ATLANTA, GEORGIA
RAFFERTY RESIDENCE
RENOVATION AND ADDITION

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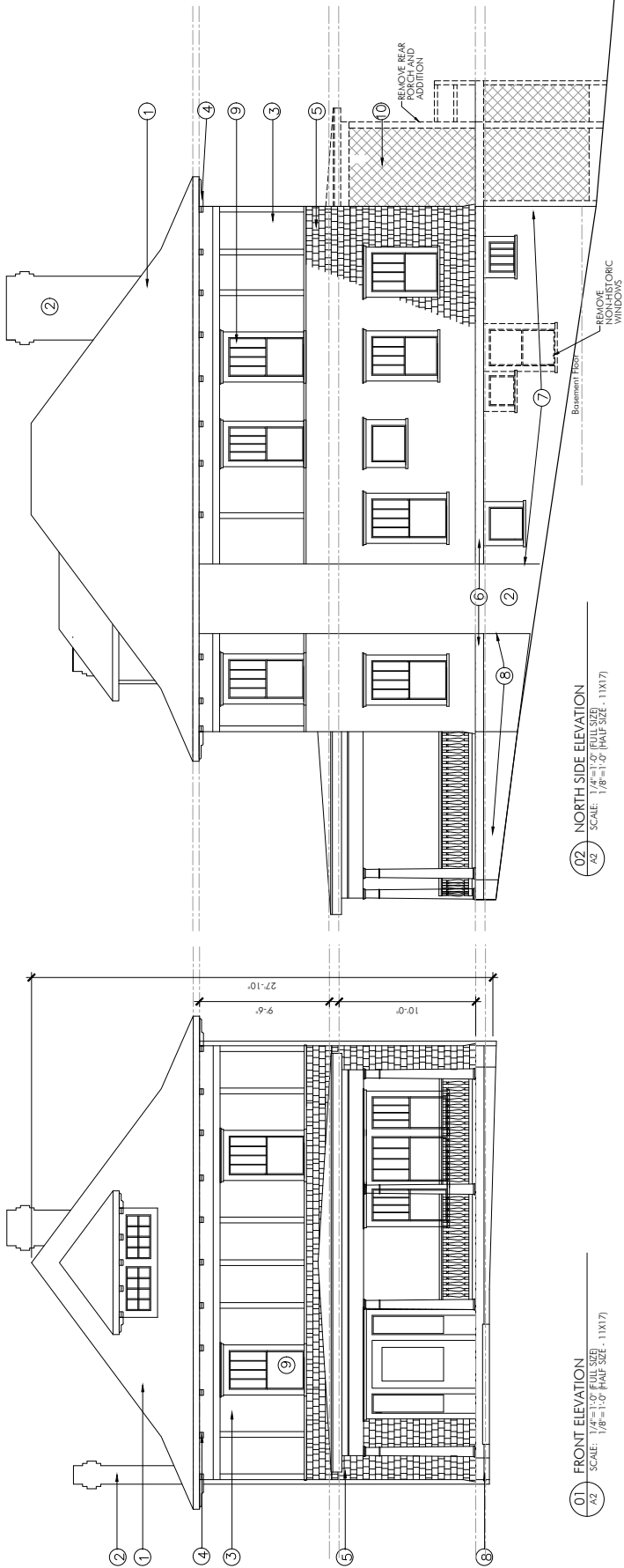
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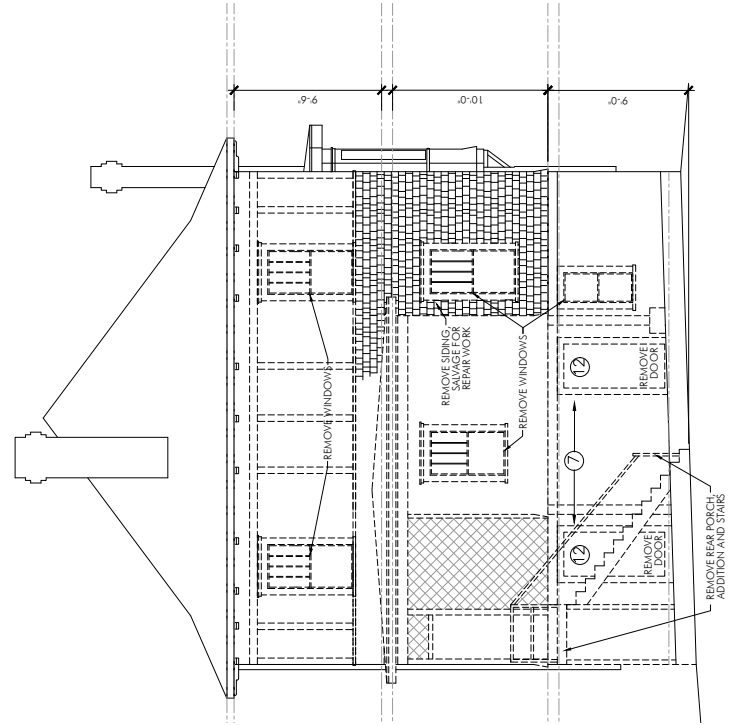
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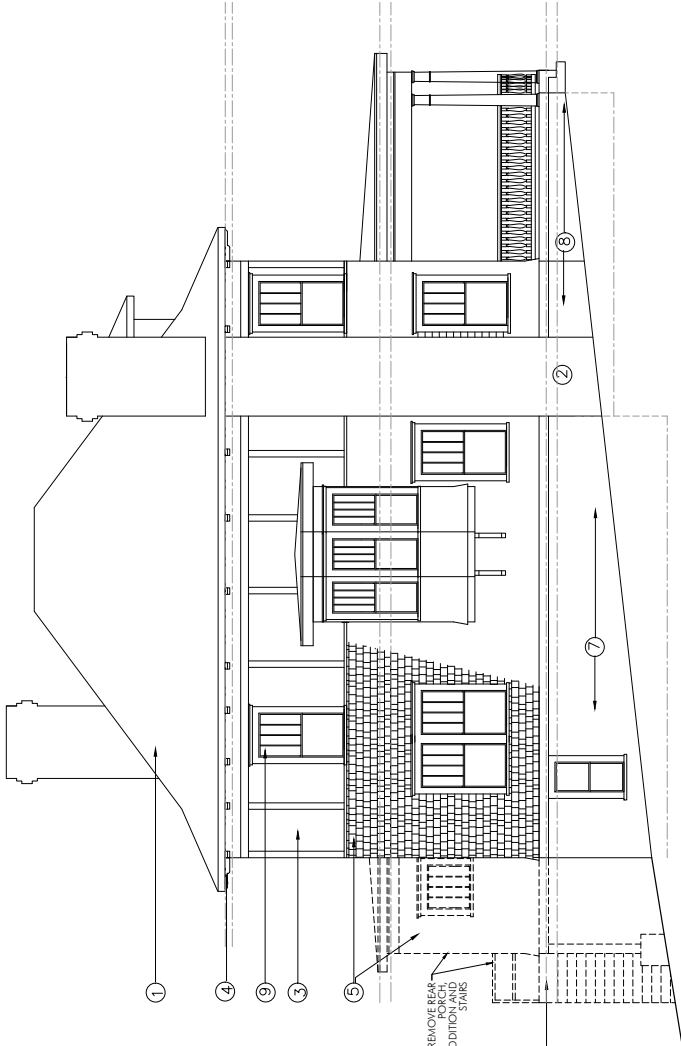


- ELEVATION NOTES:
- 1 ASPHALT ROOFING
 - 2 BRICK CHIMNEY
 - 3 STUCCO W/ VERTICAL WD. TRIM
 - 4 DECORATIVE WD. BRACKET
 - 5 CEDAR SHINGLES, PAINTED
 - 6 WD. SKIRT BOARD
 - 7 WD. FRAME FOUNDATION INFILL WALL W/ STUCCO FINISH
 - 8 GRANITE FOUNDATION
 - 9 WD. WINDOW, TYP.
 - 10 PORCH W/ WD. SCREENING
 - 11 WD. STAIRS
 - 12 WD. DOORS

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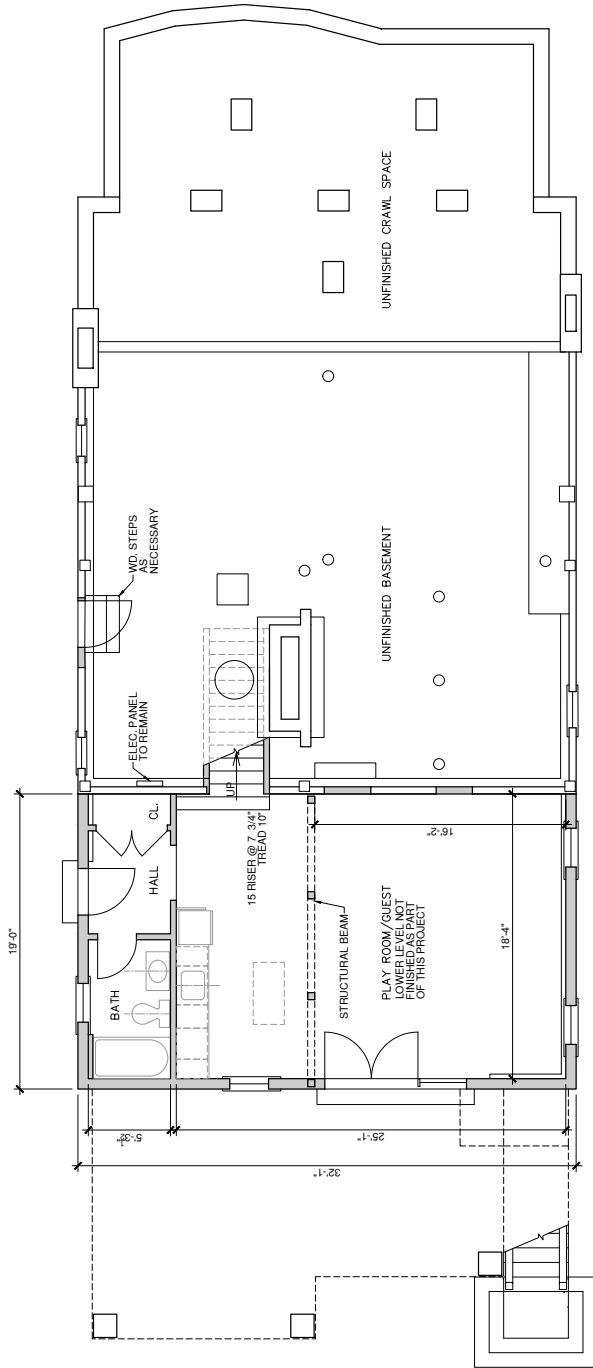


02 REAR ELEVATION
SCALE: 1/8" = 1'-0" (HALF SIZE - 11X17)

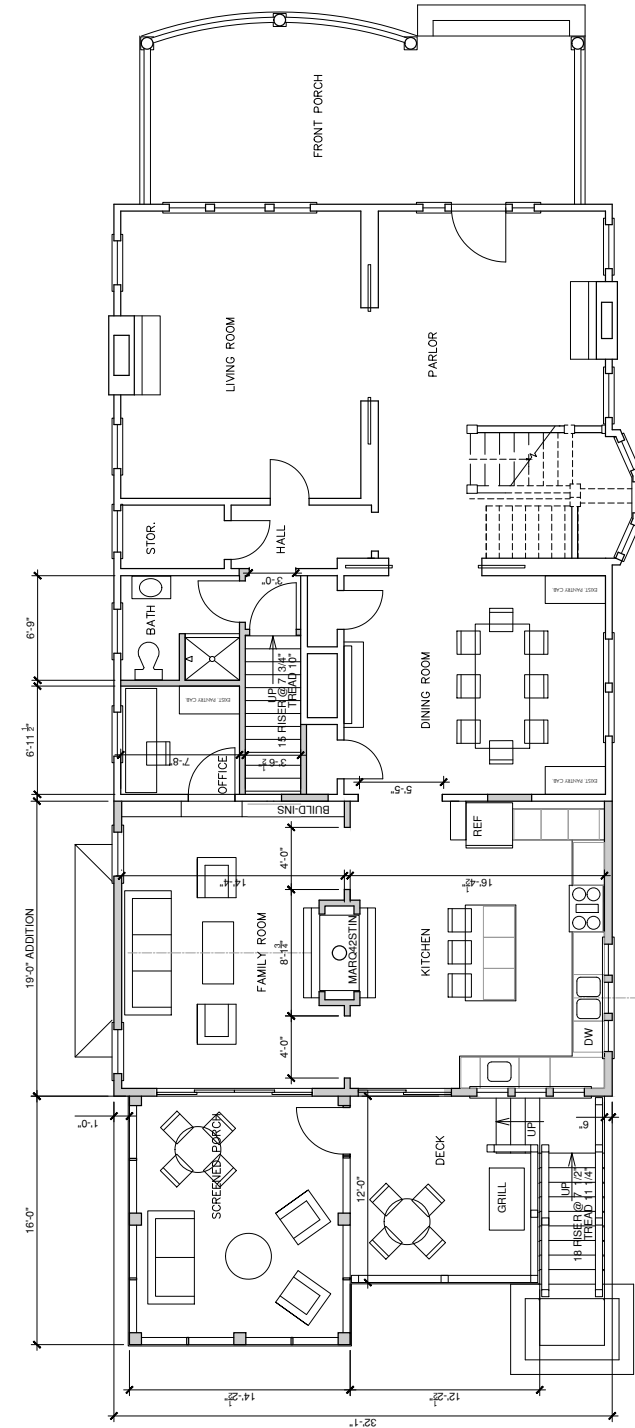


01 SOUTH SIDE ELEVATION
SCALE: 1/8" = 1'-0" (HALF SIZE - 11X17)

- ELEVATION NOTES:
- 1 ASPHALT ROOFING
 - 2 BRICK CHIMNEY
 - 3 STUCCO W/ VERTICAL WD. TRIM
 - 4 DECORATIVE WD. BRACKET
 - 5 CEDAR SHINGLES, PAINTED
 - 6 WD. SKIRT BOARD
 - 7 WD. FRAME FOUNDATION INFILL WALL W/ STUCCO FINISH
 - 8 GRANITE FOUNDATION
 - 9 WD. WINDOW TYP.
 - 10 PORCH W/ WD. SCREENING
 - 11 WD. STAIRS
 - 12 WD. DOORS



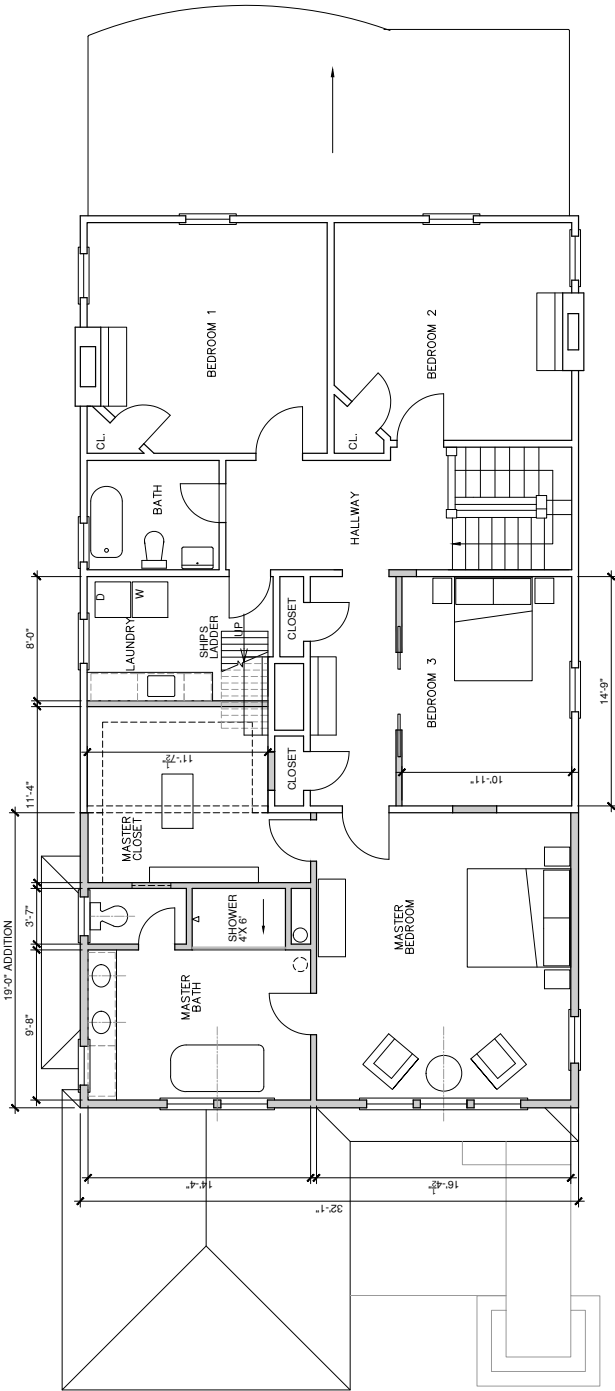
01 PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE - 11X17)



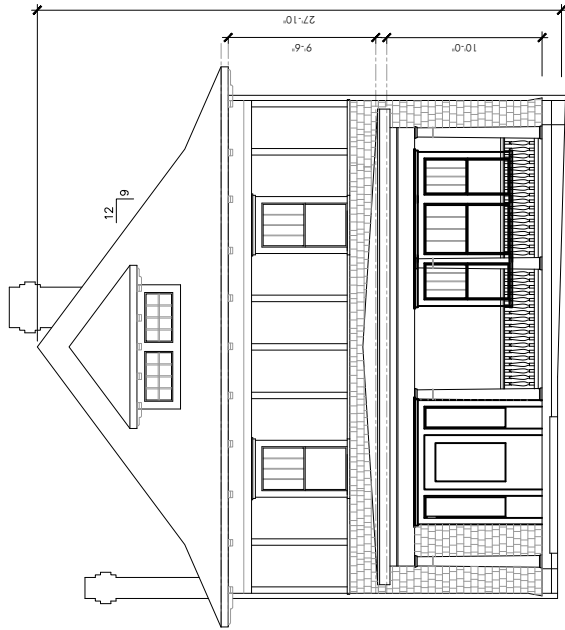
01 PROPOSED MAIN FLOOR PLAN
 SCALE: 1/4"=1'-0" (FULL SIZE)
 1/8"=1'-0" (HALF SIZE - 11X17)

A6	REVISIONS: DATE: 09/06/19 PROPOSED 2ND FLOOR PLAN
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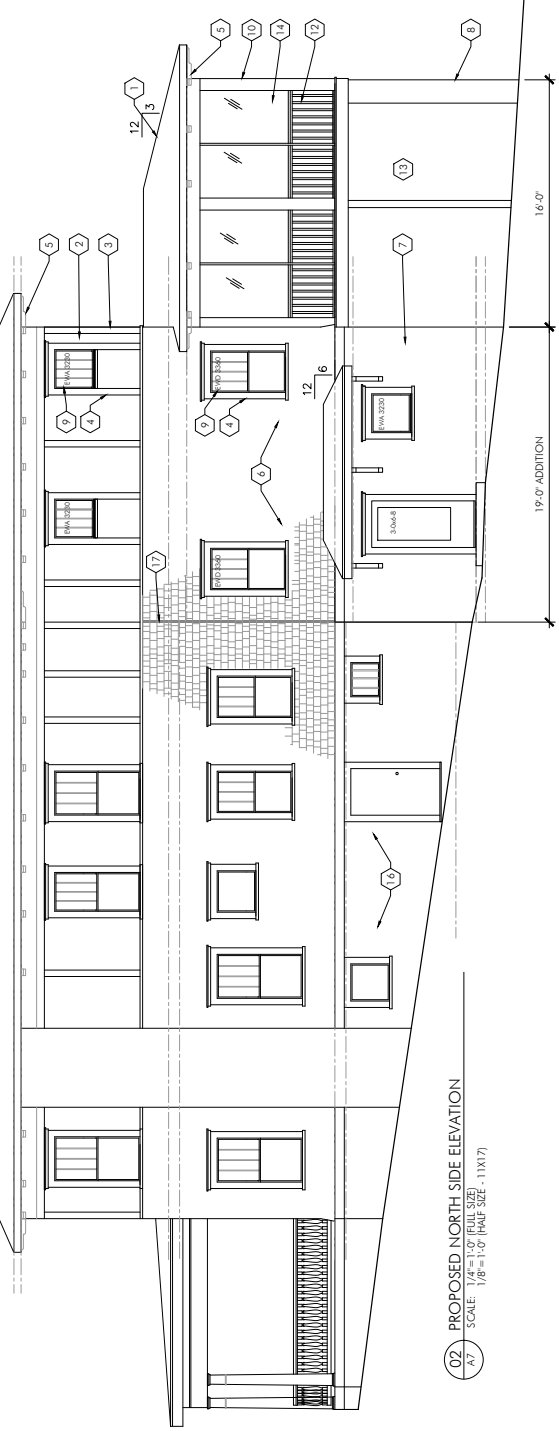
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01 PROPOSED 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0" (HALF SIZE - 11X17)



01 PROPOSED FRONT ELEVATION (EAST)
SCALE: 1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE - 11X17)



02 PROPOSED NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE - 11X17)

EXTERIOR ELEVATION KEYNOTES:

- 1 ASPHALT SHINGLE ROOFING SYSTEM
- 2 THREE COAT STUCCO OR CEMENT PANEL
- 3 1X6 CEMENTITIOUS OR WD. TRIM
- 4 1X6 CEMENTITIOUS OR WD. TRIM AND CAP MOLDING, MATCH EXISTG. CLOSELY
- 5 DECORATIVE BRACKET SIZE AND SHAPE TO MATCH EXISTING CLOSELY, SIMPLY
- 6 CEMENTITIOUS SHINGLE OR CEDAR SHINGLE
- 7 THREE COAT STUCCO ON FRAME WALL AND MASONRY FOUND. WALL
- 8 MASONRY PER W/ STUCCO FINISH OR PT. 6X6 POST, PAINTED
- 9 WD. WINDOW, TYP.
- 10 10X10 WD. COLUMN, PAINTED

EXTERIOR ELEVATION NOTES:

- 1 DECK AND STAIR RAILING WITH PT. 2X6 HORIZONTAL, PT. 2X4 VERTICAL, AND PT. 2X2 PICKETS, PAINTED
- 2 SCREENED PORCH RAILING WITH PT. 2X6 HORIZONTAL, PT. 2X4 SUB. AND BOTTOM RAIL AND PT. 2X2 PICKETS, PAINTED
- 3 PT. 6X6 POST, PAINTED, TYP.
- 4 SCREEN PORCH ENCLOSURE
- 5 WD. STAIRS W/ PT. 2X12 STRINGER, PT. RISER AND TREADS AND PT. 6X6 POSTS AS REQD.
- 6 REMOVE EXISTING STUCCO AND REPAIR EXIST. FOUNDATION WALL AS NEEDED, APPLY NEW STUCCO
- 7 WD. OR CEMENT. SEPARATION TRIM 1/2 X 2
- 8 WD. OR CEMENT. TRIM, MATCH EXIST. WIDTH
- 9 WD. OR CEMENT. TRIM, MATCH EXIST. WIDTH

- 10 DECK AND STAIR RAILING WITH PT. 2X6 HORIZONTAL, PT. 2X4 VERTICAL, AND PT. 2X2 PICKETS, PAINTED
- 11 SCREENED PORCH RAILING WITH PT. 2X6 HORIZONTAL, PT. 2X4 SUB. AND BOTTOM RAIL AND PT. 2X2 PICKETS, PAINTED
- 12 PT. 6X6 POST, PAINTED, TYP.
- 13 SCREEN PORCH ENCLOSURE
- 14 WD. STAIRS W/ PT. 2X12 STRINGER, PT. RISER AND TREADS AND PT. 6X6 POSTS AS REQD.
- 15 REMOVE EXISTING STUCCO AND REPAIR EXIST. FOUNDATION WALL AS NEEDED, APPLY NEW STUCCO
- 16 WD. OR CEMENT. SEPARATION TRIM 1/2 X 2
- 17 WD. OR CEMENT. TRIM, MATCH EXIST. WIDTH
- 18 WD. OR CEMENT. TRIM, MATCH EXIST. WIDTH

- 19 ENTIRE EXTERIOR TO BE PAINTED INC. PORCH, COLUMNS AND PORCH, DECK AND STAIR RAILINGS.
- 20 PORCH AND DECK FLOOR TO BE STAINED.

