



EXISTING PHOTOS - KITCHEN DOORS



EXISTING PHOTOS - REAR YARD



EXISTING PHOTOS - REAR



EXISTING PHOTOS - PORCH RAILING



EXISTING PHOTOS - NORTH SIDE



EXISTING PHOTOS - FRONT PORCH



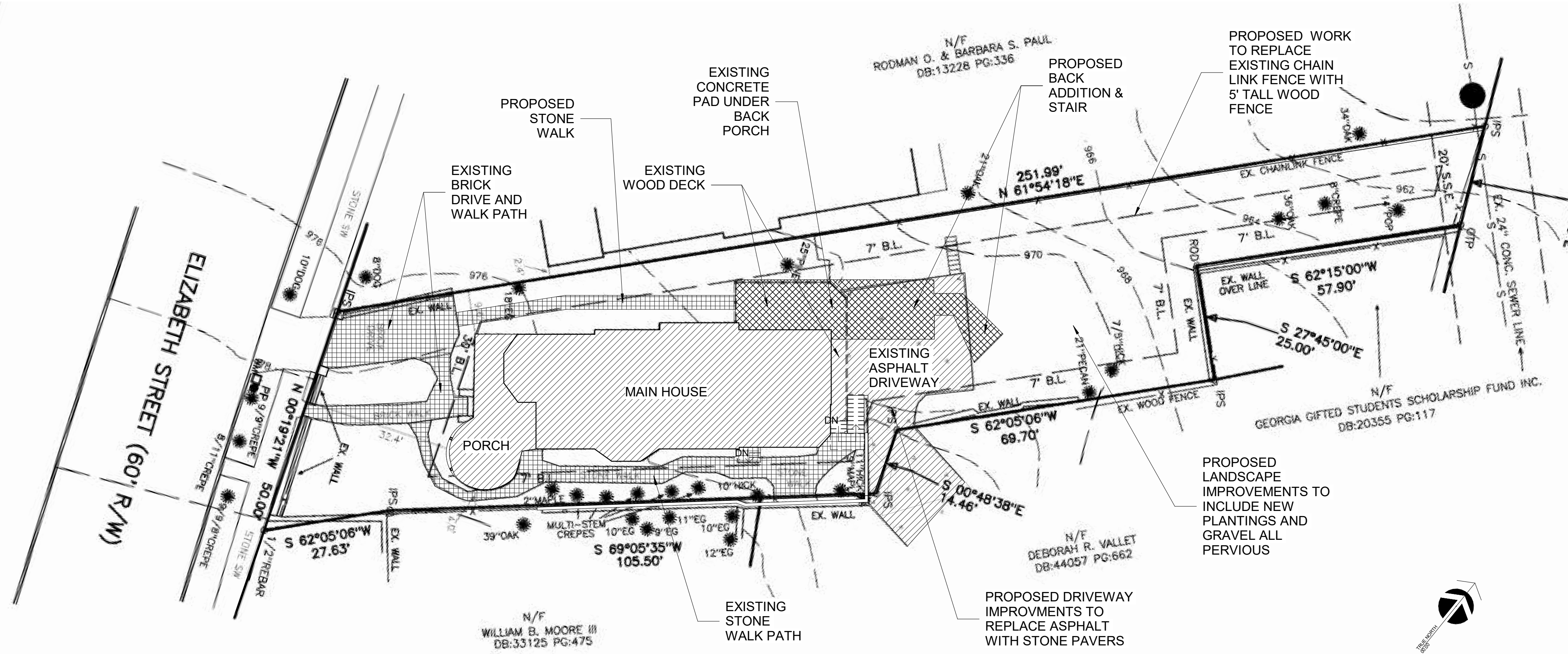
EXISTING PHOTOS - SOUTH SIDE



EXISTING PHOTOS - FRONT AT ELIZABETH STREET



EXISTING PHOTOS - TRIM DETAIL AT HALF ROUND



1 SITE PLAN
G0.0 1/16" = 1'-0"

ZONING CHARACTERISTICS

ZONING CLASSIFICATION	R-5
ZONING OVERLAY	HC20LSA1 - INMAN PARK SA1, BELTLINE
LOT SIZE	10,753 SF - 0.247 ACRES
LOT COVERAGE MAX.	55%
LOT COVERAGE EXISTING	4,418 SF - 41%
LOT COVERAGE PROPOSED	4,675 SF - 43.5%
FAR (MAX)	0.50
FAR (EXISTING)	0.32 (3,452 SF)
FAR (PROPOSED)	0.37 (3,952 SF)

PROJECT DESCRIPTION

TWO-STORY ADDITION OF A NEW HOME GYM ON THE BASEMENT LEVEL, WITH AN NEW EXTERIOR STAIR TO AN OPEN AIR DINING PORCH IN THE REAR YARD.

NEW FRONT DOOR AND MINOR REPAIRS ON THE FRONT FACADE.

NEW LANDSCAPING IMPROVEMENTS AND FENCING THROUGHOUT THE YARD.



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CONSULTANTS:

PROJECT TITLE:

PERSSON - KARP RESIDENCE

225 ELIZABETH ST NE
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NOTE:

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PUBLISHED DRAWINGS:

Mark	Description	Date
1	C.O.A. APPLICATION	10.19.2021

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SHEET TITLE:

SITE PLAN AND PHOTOS

G0.0

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7 EX EXISTING SIDE ELEVATION - NE
1/8" = 1'-0"



6 EX EXISTING SIDE ELEVATION - SW
1/8" = 1'-0"



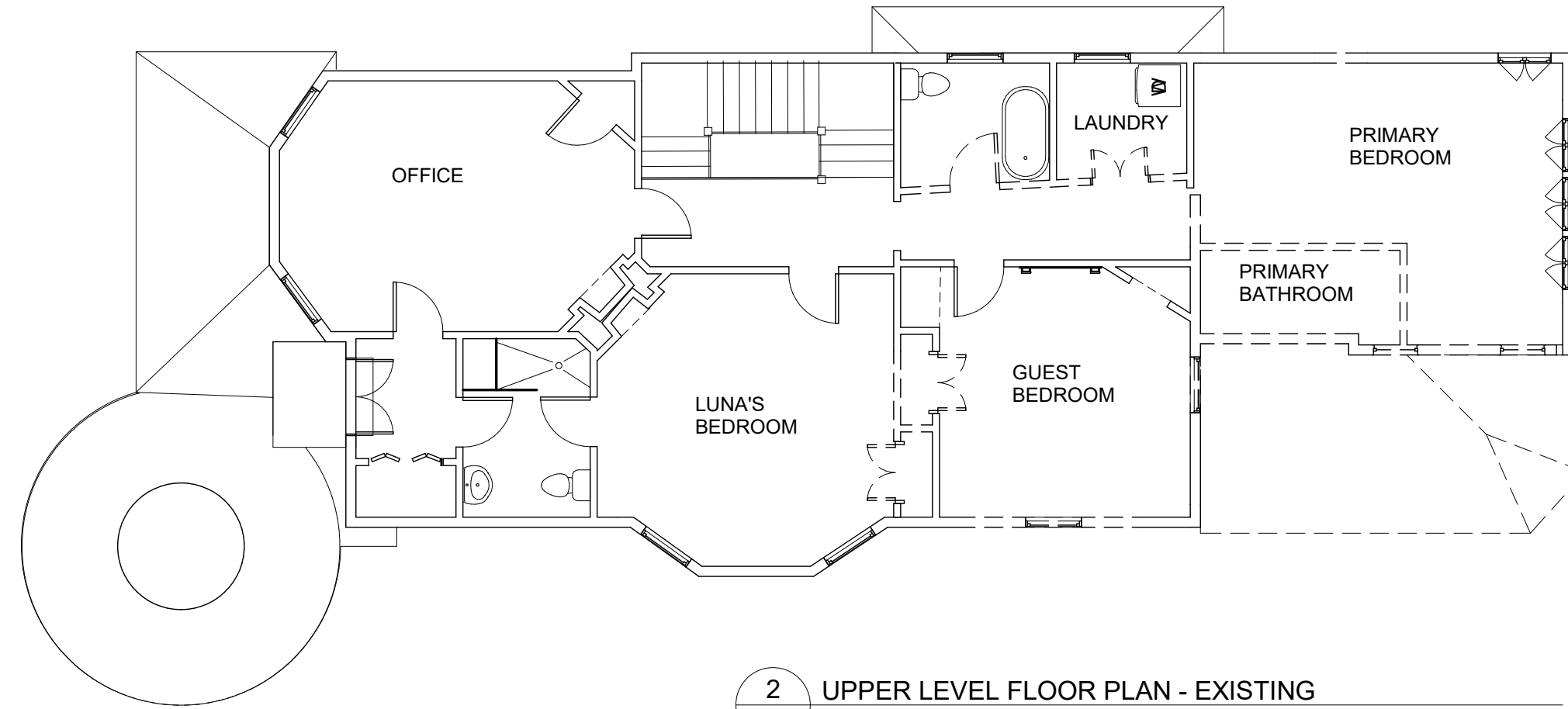
5 EX EXISTING REAR ELEVATION
1/8" = 1'-0"



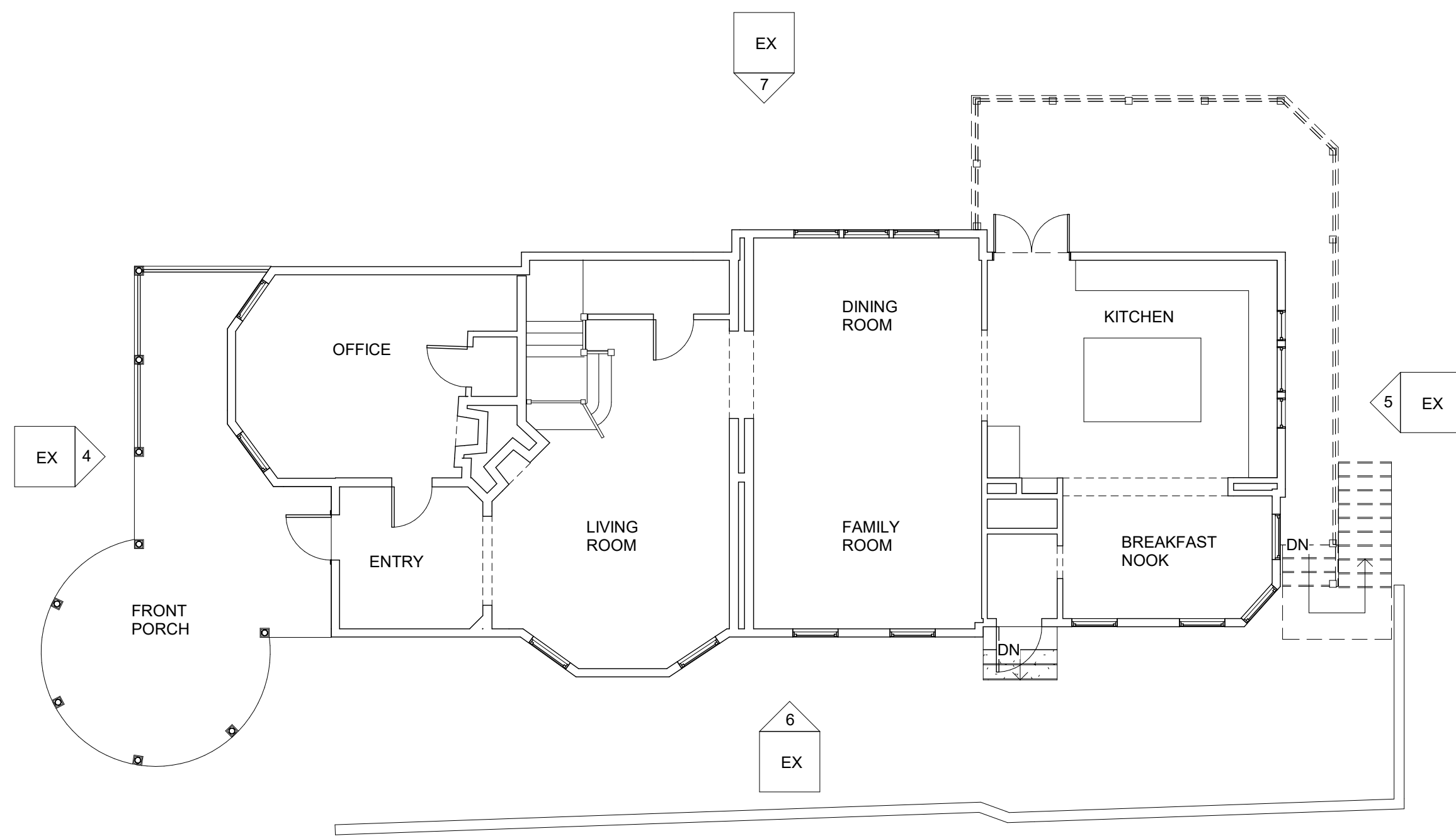
4 EX EXISTING FRONT ELEVATION
1/8" = 1'-0"

EXISTING ELEVATIONS LEGEND:

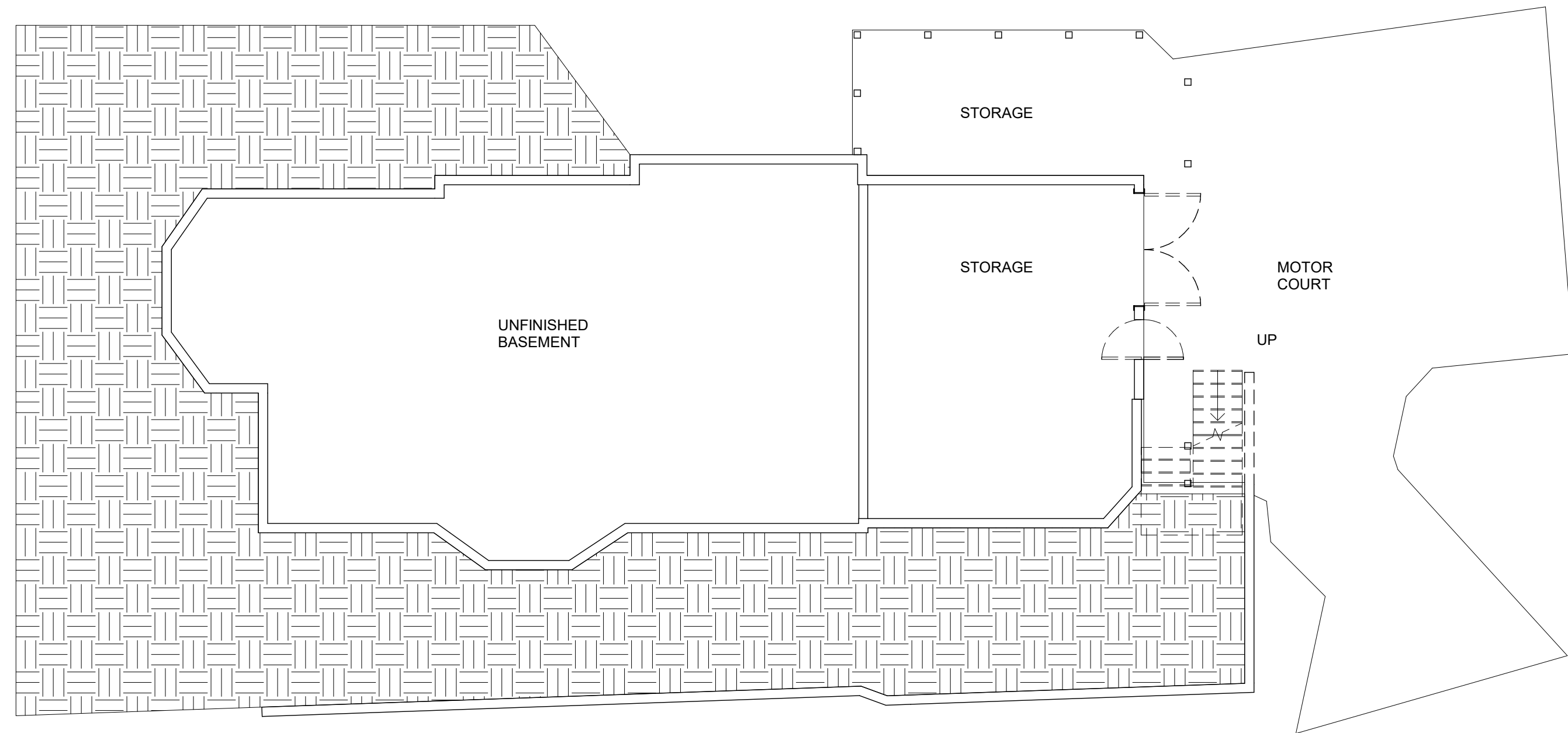
[---]	TO BE DEMOLISHED
[]	EXISTING TO REMAIN



2 EX UPPER LEVEL FLOOR PLAN - EXISTING
1/8" = 1'-0"



1 EX MAIN LEVEL FLOOR PLAN - EXISTING
1/8" = 1'-0"



3 EX BASEMENT FLOOR PLAN - EXISTING
1/8" = 1'-0"



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SHEET TITLE:

EXISTING PLANS AND
ELEVATIONS

EX

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7 PROPOSED SIDE ELEVATION - NE
PR.1 1/8" = 1'-0"



6 PROPOSED SIDE ELEVATION - SW
PR.1 1/8" = 1'-0"



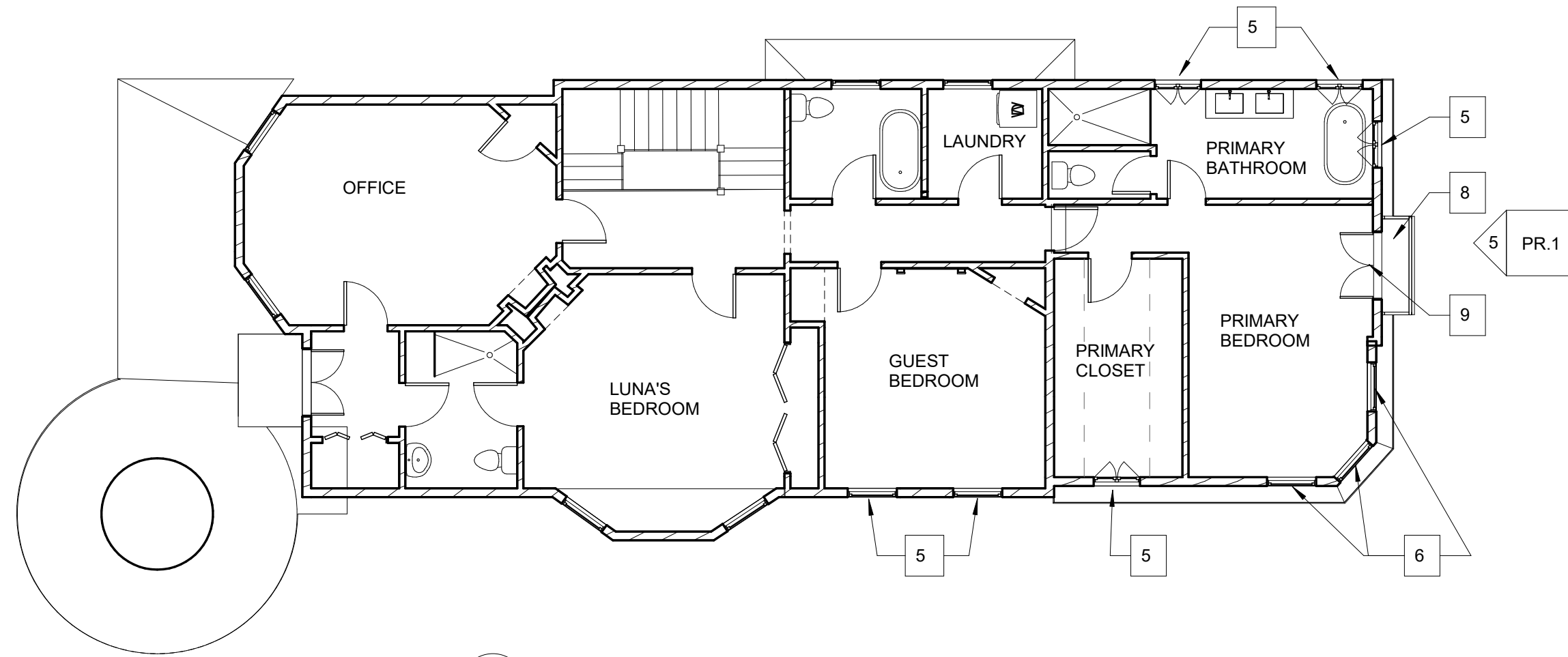
5 PROPOSED REAR ELEVATION
PR.1 1/8" = 1'-0"



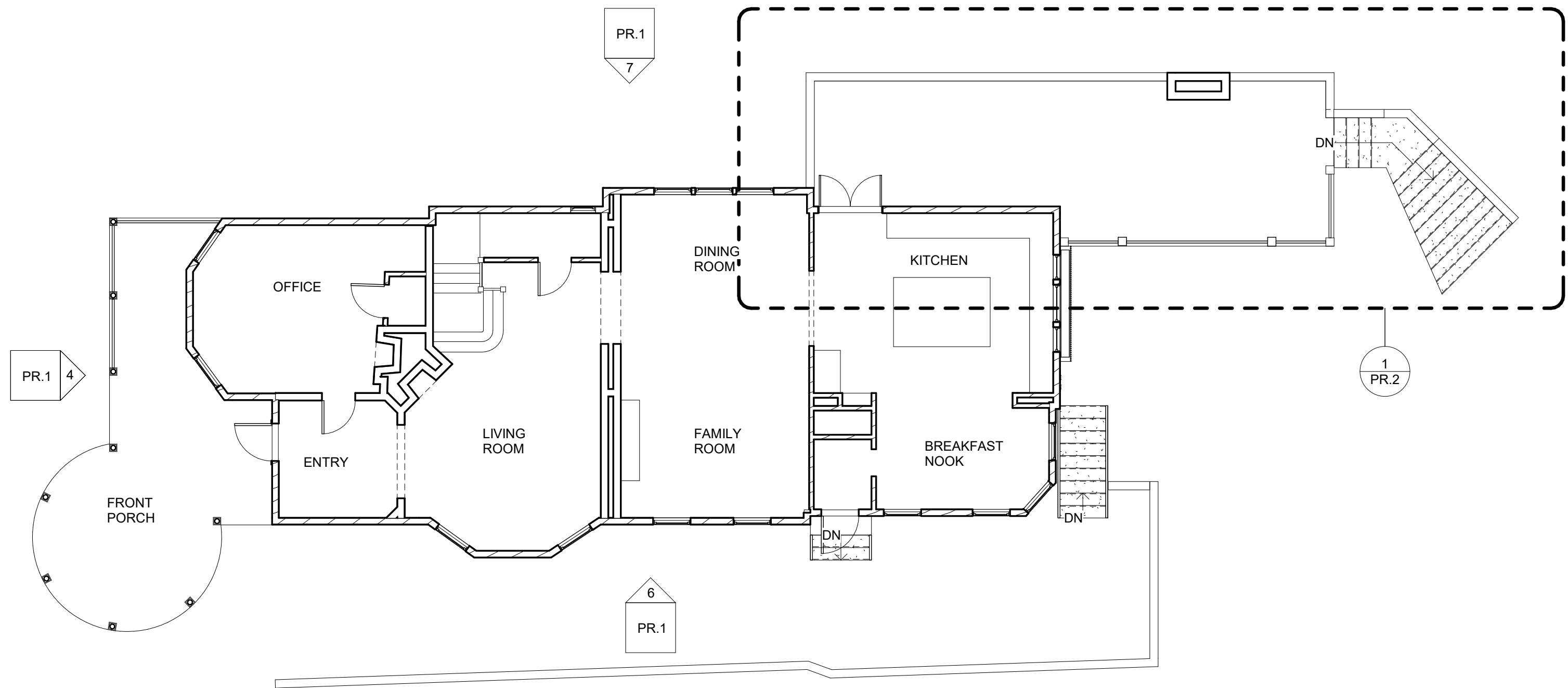
4 PROPOSED FRONT ELEVATION
PR.1 1/8" = 1'-0"

PROPOSED MAIN HOUSE KEY NOTES:

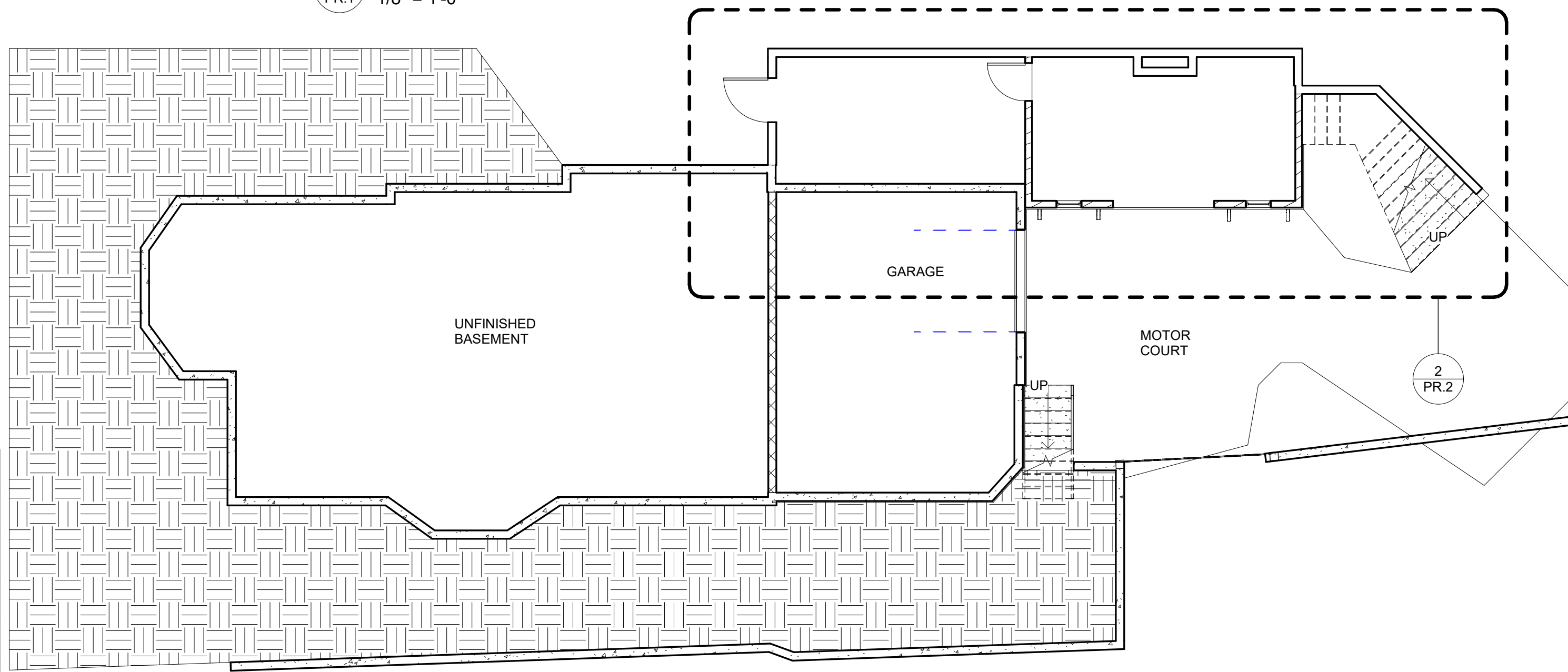
1	NEW STAINED GLASS TRANSOM WINDOW TO MATCH EXISTING STAINED GLASS WINDOW AT FRONT OFFICE	8	NEW BALCONY, W/ WROUGHT IRON RAILING AND BLACKENED STEEL AWNING
2	NEW FRONT DOOR TO MATCH EXISTING KITCHEN DOORS, PAINTED DARK BLUE TO MATCH TRIM	9	NEW BALCONY DOORS IN THE MANNER OF EXISTING
3	NEW RAILING AT UPPER BALCONY TO MATCH EXISTING RAILING AT PORCH	10	NEW APPLIED COLUMN CAPITAL ASTRAGALS
4	NEW BLACKENED STEEL CLADDING TO REPAIR WITCH HAT	11	NEW GARAGE DOOR
5	EXISTING WINDOWS RELOCATED TO NEW LOCATION		
6	NEW WINDOWS TO MATCH EXISTING WINDOWS AT BREAKFAST NOOK		
7	NEW PLANTER BOX WITH APPLIED MOULDING TO MATCH DETAIL AT FRONT HALF ROUND WINDOW		



3 UPPER LEVEL FLOOR PLAN - PROPOSED
PR.1 1/8" = 1'-0"



2 MAIN LEVEL FLOOR PLAN - PROPOSED
PR.1 1/8" = 1'-0"



1 BASEMENT FLOOR PLAN - PROPOSED
PR.1 1/8" = 1'-0"



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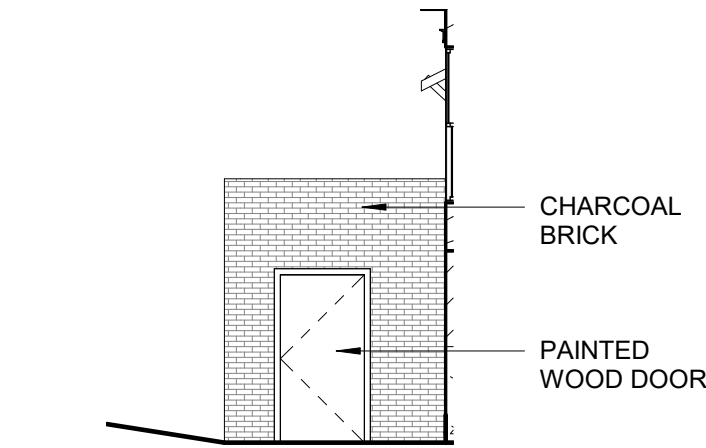
SHEET TITLE:
**PROPOSED PLANS AND
ELEVATIONS MAIN HOUSE**

PR.1

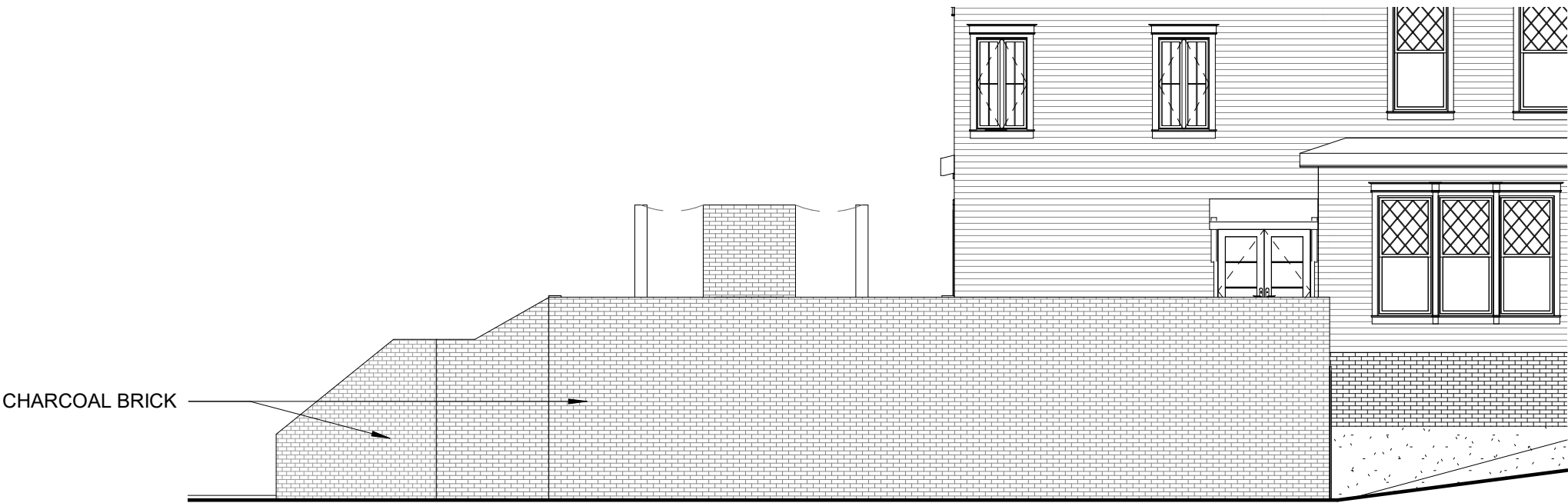
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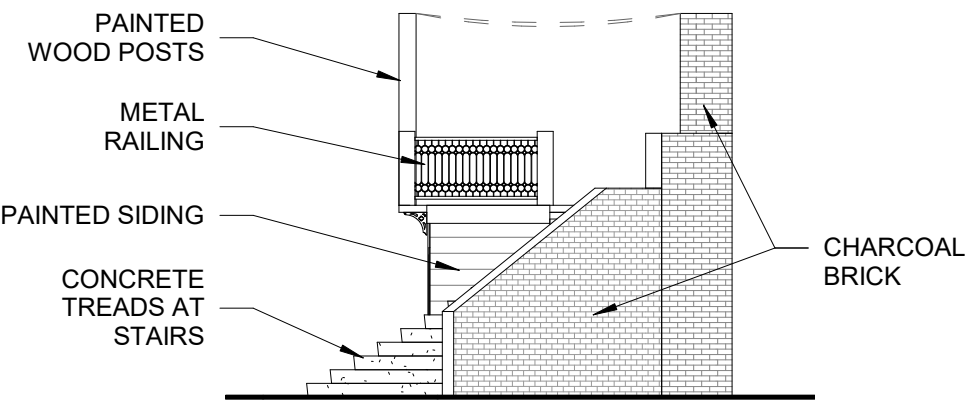
STAINED GLASS PATTERN FROM EXISTING KITCHEN WINDOWS TO BE USED FOR NEW METAL RAILING AT ADDITION



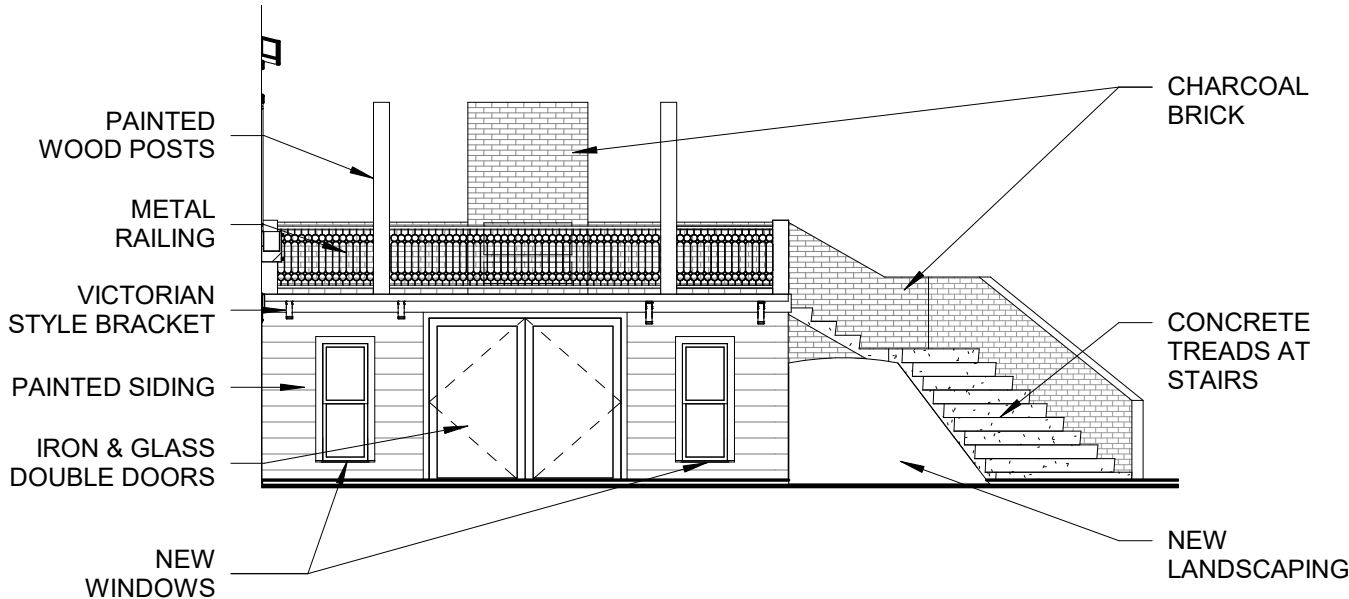
6 PROPOSED ADDITION FRONT ELEVATION
PR.2 1/8" = 1'-0"



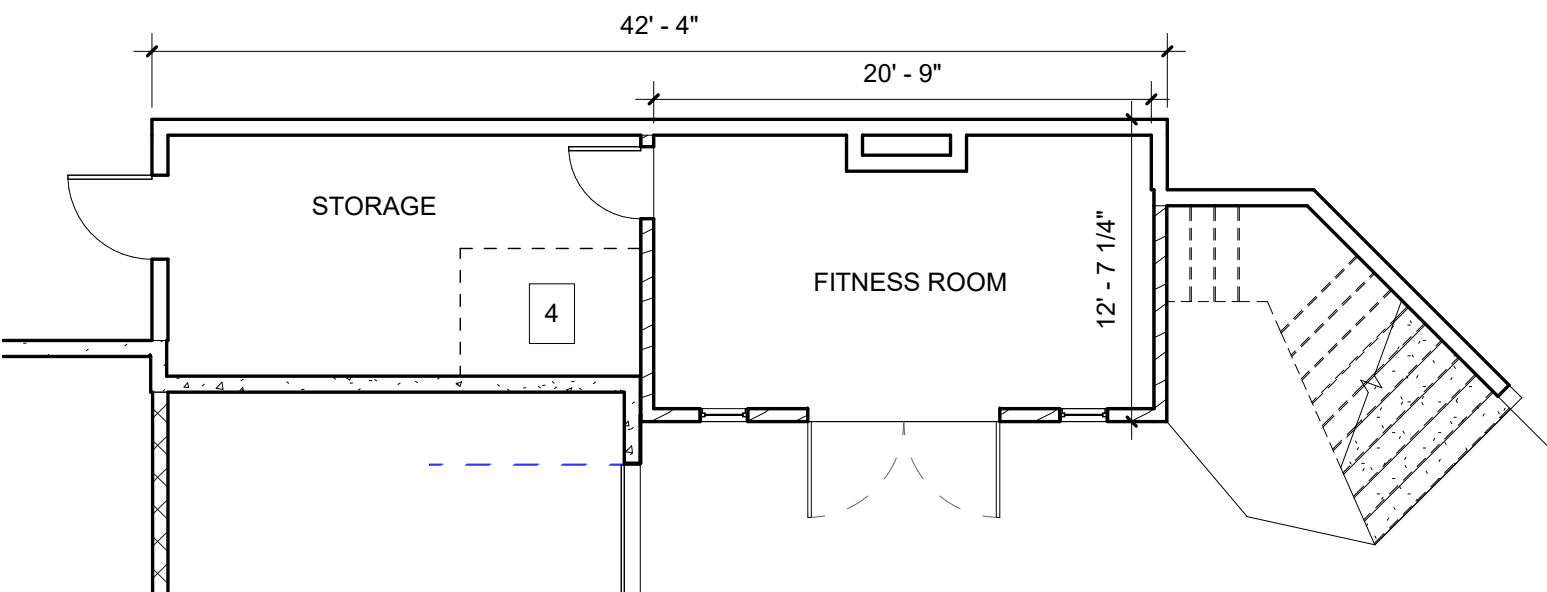
5 PROPOSED ADDITION ELEVATION - NW
PR.2 1/8" = 1'-0"



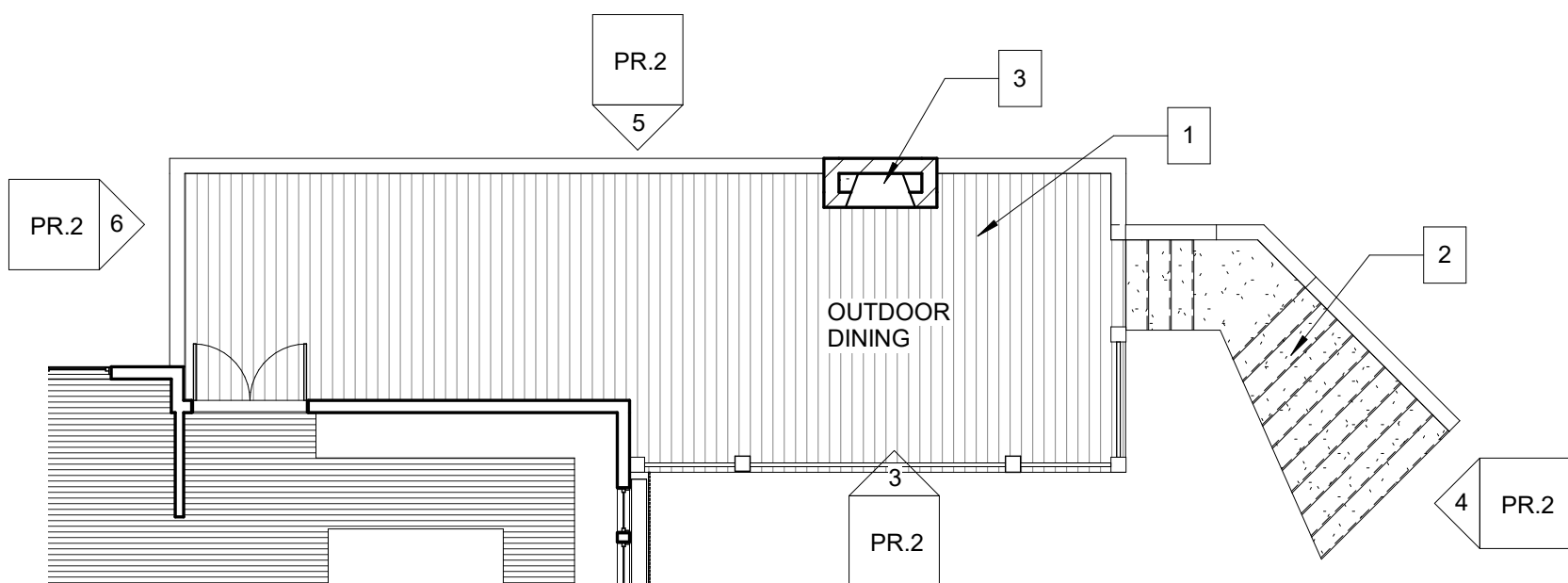
4 PROPOSED ADDITION REAR ELEVATION
PR.2 1/8" = 1'-0"



3 PROPOSED ADDITION ELEVATION - SW
PR.2 1/8" = 1'-0"



2 BASEMENT FLOOR PLAN - PROPOSED ADDITION
PR.2 1/8" = 1'-0"



1 MAIN LEVEL FLOOR PLAN - PROPOSED ADDITION
PR.2 1/8" = 1'-0"

PROPOSED ADDITION KEY NOTES:

1	NEW OUTDOOR DINING PORCH, WOOD DECKING. BASIS OF DESIGN DELTA MILLWORKS, PRE WEATHERED ACCOYA DECKING
2	NEW CONCRETE STAIR DOWN TO BACK PORCH, NEW LANSCAPING WITHIN STAIR NOOK
3	NEW OUTDOOR FIREPLACE, BASIS OF DESIGN ISOKERN STANDARD SERIES 36", CLAD IN CHARCOAL BRICK
4	FOOTPRINT OF "FUTURE" RESTROOM



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SHEET TITLE:
**PROPOSED PLANS AND
ELEVATIONS ADDITION**

PR.2