



OFFICE OF PLANNING
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **V-17-036**
DATE ACCEPTED: **02/15/2017**

NOTICE TO APPLICANT

Address of Property:
936 Glen Arden WAY NE

City Council District: **6** Neighborhood Planning Unit (NPU): **F**

Board of Zoning Adjustment (BZA) Hearing Date: **APRIL 13, 2017**
at **12:00 p.m.**

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

Charles Nalbone
404-376-3230
zoning@npufatlanta.org

Contact info for adjacent NPUs is provided below if necessary:


Additional Contacts:

Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,



CC, for Director, Bureau of Planning



Mark Arnold



Office of Planning

City of Atlanta
Office of Buildings – Zoning Division
55 Trinity Avenue, Suite 3900
Atlanta, Georgia 30303
Phone: 404-330-6175

FEB 15 2017

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-17-088
NPU F DATE FILED 2/15/17

Mark F. Arnold
Name of Applicant

BUILDING PERMIT AUTHORIZING

The construction of an Addition to Single Family residence

at 936 Glen Arden Way NE 17th/1
Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-4 (Single-Family Residential District) District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the zoning regulation: to reduce the required west side yard from 7 feet to 3 feet and to reduce the required south side yard from 35 feet to 30 feet in order to erect a second story addition.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1) (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

[Signature]
Plan Reviewer 2/13/17
Date

[Signature]
Applicant 2/13/17
Date

PJ

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Office of Planning

Please mark "X" next to the type of application(s) you are submitting: **EB 1 5 2017**

Variance	<input checked="" type="checkbox"/>
Special Exception	<input type="checkbox"/>
Variance & Special Exception	<input type="checkbox"/>

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

Date Filed 2/15/17

Application Number V-17-036

Name of Applicant Mark F Arnold Daytime Phone (404) 939-3690

Company Name (if applicable) Mark Arnold, Architect email markarnoldarchitect@gmail.com

Address 1 126 N Highland Ave, NE Atlanta GA 30306
street city state zip code

Name of Property Owner Lian-Kai Lin Phone (404) 274-0773

Address 932 Glen Arden Way Atlanta GA 30306
street city state zip code

Description of Property

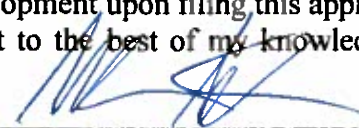
Address of Property 936 Glen Arden Way Atlanta GA 30306
street city state zip code

Area: _____ Land Lot: 1 District: 17th, Fulton County, GA.

Property is zoned: R4, Council District: 06, Neighborhood Planning Unit (NPU): F

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

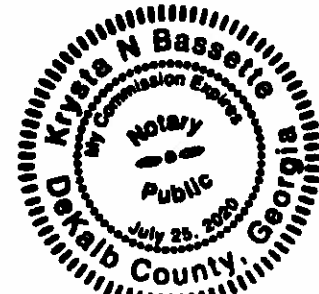
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.


Owner or Agent for Owner (Applicant)

Mark F Arnold
Print Name of Owner Agent

Sworn To And Subscribed Before Me This 13 Day Of FEB, 2017.


NOTARY PUBLIC



SUMMARY & JUSTIFICATION FOR VARIANCES

Directions: Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. The justification must address these criteria. Please submit a typewritten or legible justification.

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. YES NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor.)

Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria). (Examples: "Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

Renovation and expansion of single family home to include approximately 300 sf first floor addition and 1450 sf 4BR/3BA second floor addition with a reconfigured roof line.

Proposed Lot Coverage (After Construction): Calculate total amount of lot coverage on entire property, after completion of proposed construction, including existing and proposed buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

3,380 covered square feet / 7,830 total lot square feet = 43.2 % proposed lot coverage

50 % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? (see attached justification)

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? (see attached justification)

3) What conditions are peculiar to this particular piece of property? (see attached justification)

4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.

(see attached justification) **Office of Planning**

FEB 15 2017

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

Jimmy & Susan Lin

936 Glen Arden Way, NE
Atlanta, Georgia 30306
(404) 274-0773
Jimmylin1@gmail.com

Office of Planning
V-17-036
FEB 15 2017

February 13, 2017

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

City of Atlanta
Department of Planning and Community Development
Bureau of Planning, Current Planning Division
55 Trinity Avenue, Suite 3350
Atlanta, GA 30335

re: 936 Glen Arden Way, NE 30306

Planning Staff:

We wish to remodel and expand our property at 936 Glen Arden Way. We plan to extend the back of the house by approximately 8 feet and reconfigure the roof in order to add second floor living space. Some of this space will be located above portions of the house that currently encroach into the required front and side yard setbacks. It is our understanding that this portion of the work necessitates a variance to reduce these setbacks from what is required by the zoning ordinance to what is actually built. Therefore, we request that the front-yard setback be reduced from the required 35 feet to 30 feet and the west side-yard setback be reduced from the required 7 feet to 3 feet. We offer the following items in support of our variance request:

- Variance Application
- Survey
- Referral Certificate
- Proposed Floor Plans & Elevations

The subject property is zoned R-4. We believe the property meets the variance criteria laid out in Section 16-26.003 in the Zoning Guidelines in the following ways:

Extraordinary/Exceptional Conditions Pertaining to the Property because of its Size/Shape

The street frontage of our lot is 50 feet versus the required minimum width of 70 feet and the area of our lot is 7,830 sf versus the required minimum area of 9,000 sf. To the best of our knowledge, these features have been in place since the house was built in 1920.

The Application of the Zoning Ordinance to this Property would create an Unnecessary Hardship

Our renovation and expansion plans have been designed with the goal of preserving ample backyard space and maintaining the historic look of the existing house.

The existing roof will be removed and reframed to enable the build-out of a four-bedroom/three-bath second floor addition. The front bedroom will be located over the existing living room and front porch and, consequently, be located within the required front-yard setback. The two bedrooms on the west side of the house will be located above the portion of the first floor that currently encroaches into the west side-yard setback. The application of the required 35 foot front yard and 7 foot side yard setbacks would create an unnecessary hardship in that it would prevent us from expanding our home in an efficient and pragmatic manner.

Such conditions are peculiar to the particular piece of property involved

Many of the lots in Virginia-Highland have features that are in conflict with the current zoning ordinance. The specific deficiencies of this lot include the street frontage of 50 feet versus the required 70 feet and the lot area of 7830 SF versus the required 9000 SF.

The Variance would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Ordinance of Atlanta

Relief, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. Relief, if granted, will not distract from people's use and enjoyment of adjoining and surrounding properties. The proposed construction is in harmony with construction on neighboring lots, and allows for adequate light and air. We believe the proposed construction is in keeping with the orderly evolution of this neighborhood and will promote desirable living conditions for the homeowner as well as the neighborhood.

Thank you for your consideration in this request.

Sincerely,

Jimmy & Susan Lin

Office of Planning

FEB 15 2017

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

V-17-036

AUTHORIZATION BY PROPERTY OWNER

(Required only if the applicant is not the owner of the property subject to the proposed application.)

(Please Print Clearly)

I, LIAN-KAI LIN (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 936 Glen Arden Way, NE (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME Arnold FIRST NAME Mark

ADDRESS 1126 N. Highland Ave, NE SUITE _____

CITY Atlanta STATE GA ZIP CODE 30306

OWNER'S TELEPHONE NUMBER: 404 274 0773

[Signature]
SIGNATURE OF OWNER

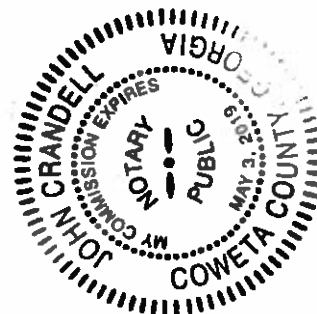
Lian-Kai Lin
PRINT NAME OF OWNER

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]

NOTARY PUBLIC

05/03/2019
DATE



Office of Planning

FEB 15 2017

55 Trinity Ave, S.W.
Ste. 3350
Atlanta, GA

RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

PAID
CITY OF ATLANTA

FEB 15 2017

Application: V-17-036
Application Type: Planning/BZA/Variance/NA
Address: 936 GLEN ARDEN WAY NE, ATLANTA, GA 30306
Owner Name: Lian-Kai Lin
Owner Address: 932 Glen Arden Way Atlanta, Ga 30306
Application Name: Mark Arnold

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
508352		\$100.00	02/15/2017	PAMITCHELL		

Owner Info.: Lian-Kai Lin
932 Glen Arden Way
Atlanta, Ga 30306

Work Description: Variance to re-locate sidewalk and west side yard set back from 7 feet to 3 feet

CITY OF ATL BLDG PERMI
55 TRINITY AVE STE 1350
ATLANTA, GA 30303

02 15 2017 12:09:24

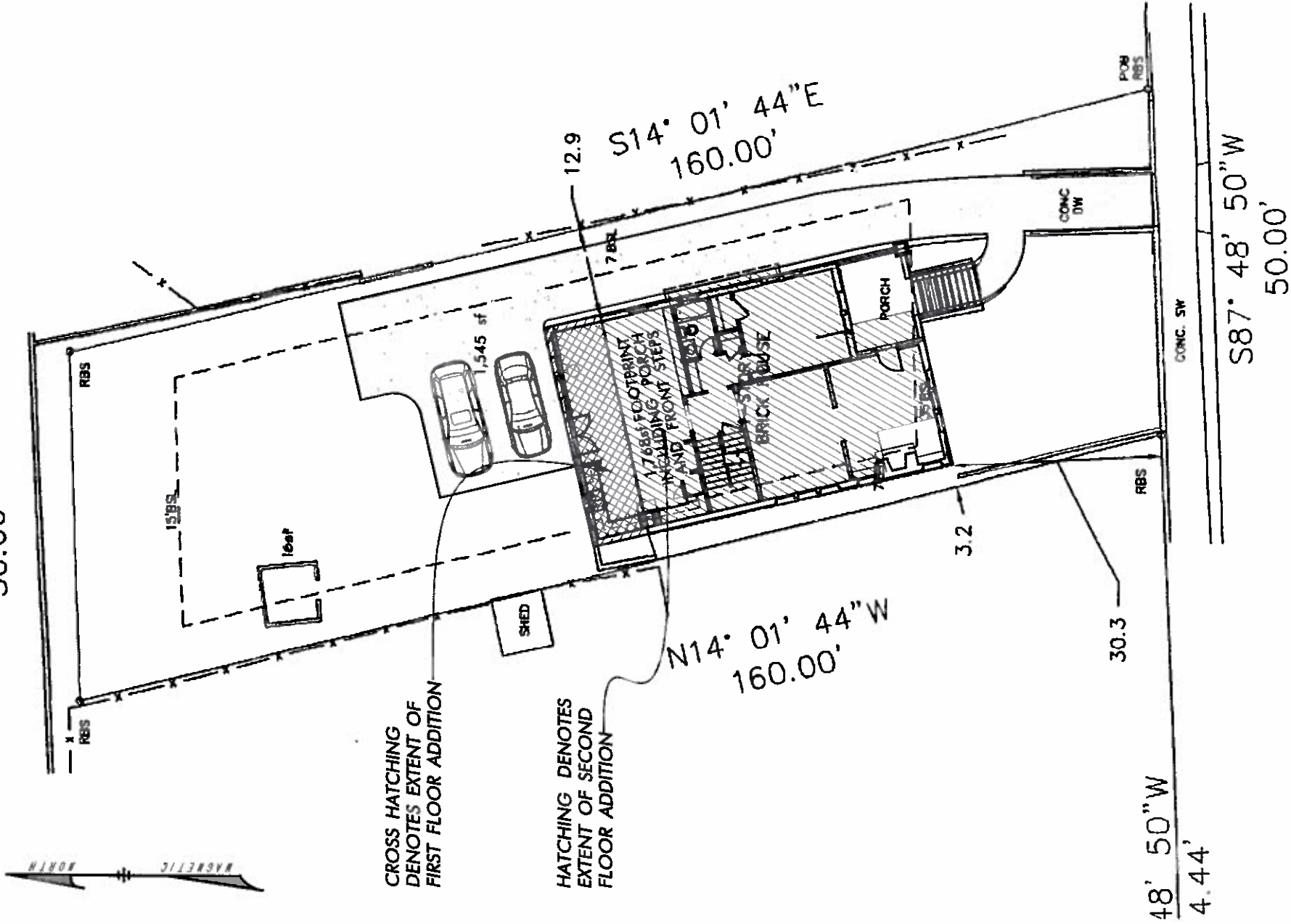
CREDIT CARD
DISCVR SALE

Card # XXXXXXXXXXXX2877
Chip Card Discover Credit
AID: A0000001523010
ATC: 001A
TC: BA965150A5F341FE
SEQ #: 9
Batch #: 46
INVOICE 9
Approval Code: 01575R
Entry Method: Chip Read
Mode: Issuer

SALE AMOUNT \$200.00

CUSTOMER COPY

ARCHITECTURAL SITE PLAN
 1" = 20'-0"
 N 87° 48' 50" E
 50.00'



OWNER
 LIAN-KAI "JIMMY" & SUSAN LIN
 932 GLEN ARDEN WAY, NE
 ATLANTA, GA 30306
 (404) 274-0773
 jimmylin1@gmail.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

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

 LAND LOT 1, 17th DISTRICT
 FULTON COUNTY, GEORGIA

 CHARLES W. LOVELESS,
 REGISTERED LAND SURVEYOR
 LICENSE NO. 3030, PLAT DATE 10/04/16

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

- 1) Minimum lot area: 9,000 SF
 Existing: 7,830 SF (0.180± ACRES)
- 2) Minimum lot frontage: 70 feet
 Existing: 50 feet
- 3) Maximum Floor Area Ratio: 50%
 Existing: 14.3% (1,117sf/7,830sf=0.1427)

 Proposed: 36.6% (2,864sf/7,830sf=0.3658)
 First Floor 1,407sf+Second Floor 1,457sf
 divided by Lot Area 7,830sf
- 4) Maximum lot coverage: 50%
 Existing: 37.4% (2,927sf/7,830sf=0.3738)
 House Footprint including Porches 1,499sf
 + Driveway 1,032sf+Rear Terrace 313sf
 + Walls 67sf + Shed 16sf divided by Lot Area

 Proposed: 43.2% (3,380sf/7,830sf=0.4317)
 House Footprint including front porch and stairs
 1,768sf++Driveway 1,545sf++ Walls 67sf
 divided by Lot Area 7,462sf
- 5) Minimum depth front yard: 35 feet
 Existing: 30.3'
 Proposed: NO CHANGE
- 6) Minimum width east side yard: 7 feet
 Existing: 12.9'
 Proposed: NO CHANGE
- 7) Minimum width west side yard: 7 feet
 Existing: 3.2'
 Proposed: NO CHANGE
- 8) Minimum depth rear yard: 15 feet
 Existing: 81.5'
 Proposed: 60'
- 9) Maximum building height: 35 feet
 Existing: 21.1'± (19+25+20.5+20/4=21.1)
 Proposed: 32.5'± (31+36.5+31.5+31/4=32.5)

APPLICABLE CODES

International Residential Code, 2012 Ed.
 with Georgia Amendments 2014 and 2014 Prescriptive 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 1st FLOOR PLANS
- A-1.02 PROPOSED 2nd FLOOR PLAN
- A-1.03 EXISTING & PROPOSED ROOF PLANS
- A-1.04 EXISTING & PROPOSED EXTERIOR ELEVATIONS
- A-1.05 EXISTING & PROPOSED EXTERIOR ELEVATIONS
- A-1.06 EXISTING & PROPOSED EXTERIOR ELEVATIONS
- A-1.07 EXISTING & PROPOSED EXTERIOR ELEVATIONS

Office of Planning
 V-07-036

FEB 15 2017

55 Trinity Ave. S.W.
 Suite 2050
 Atlanta, GA 30306

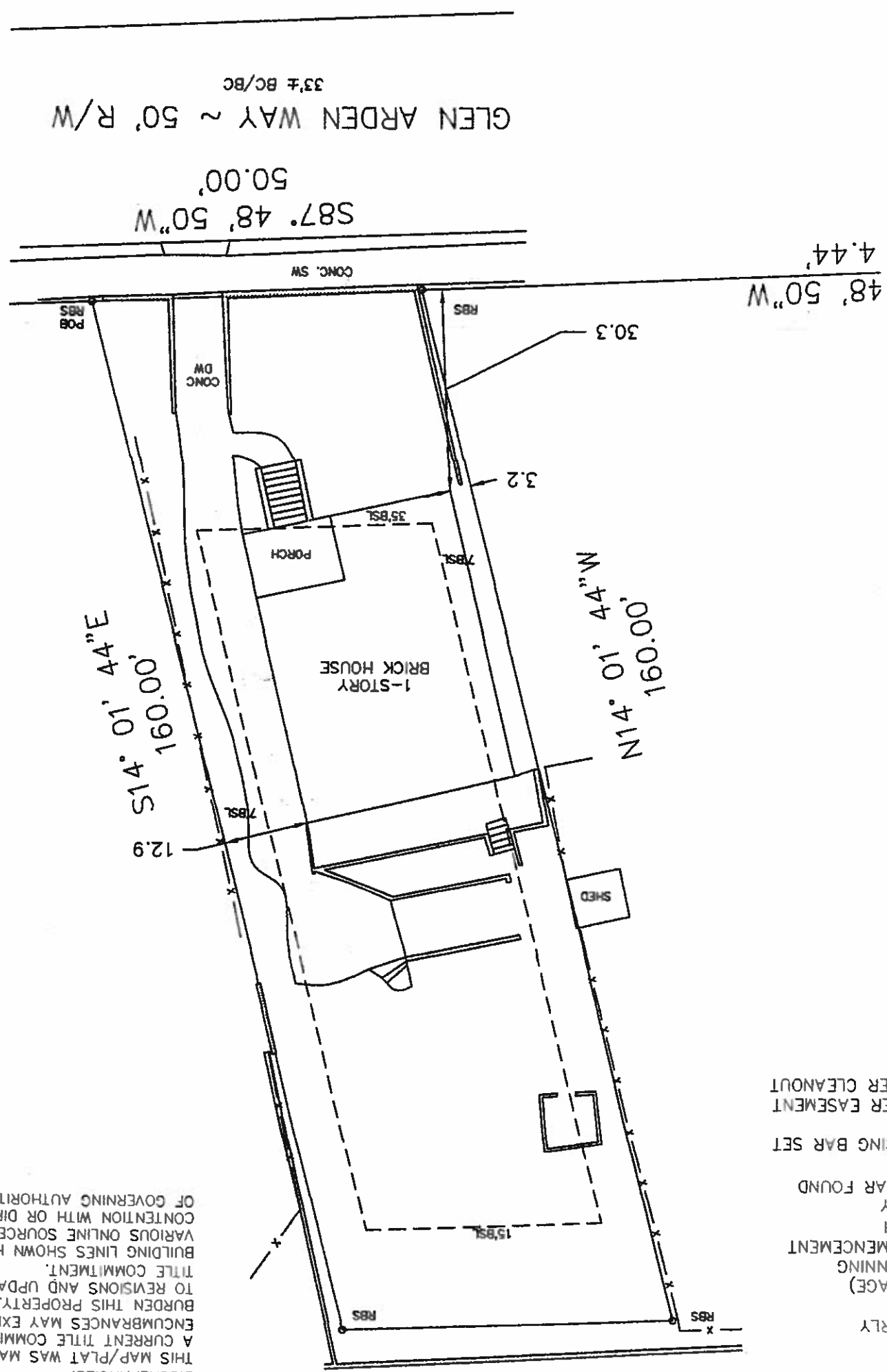
GLEN ARDEN WAY ~ 50' R/W

- * L E G E N D *
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- AKA ALSO KNOWN AS
- APD AS PER DEED
- APP AS PER PLAT
- BSL BUILDING (SETBACK) LINE
- CP COMPUTED POINT
- CTP CRIMP TOP PIPE FOUND
- D DEED (BOOK/PAGE)
- DW DRIVEWAY
- EP EDGE OF PAVEMENT
- FEE FINISH FLOOR ELEVATION
- FKA FORMERLY KNOWN AS
- IPF IRON PIN FOUND
- L ARC LENGTH
- LL LAND LOT
- LLL LAND LOT LINE
- N NEIGHBORS
- N/F NOW OR FORMERLY
- NAIL NAIL FOUND
- P PLAT (BOOK/PAGE)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R RADIUS LENGTH
- R/W RIGHT-OF-WAY
- RBF REINFORCING BAR FOUND
- (1/2" UNO)
- RBS 1/2" REINFORCING BAR SET
- SW SIDEWALK
- SSE SANITARY SEWER EASEMENT
- SSCO SANITARY SEWER CLEANOUT
- X- FENCE LINE

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.



Office of Planning

FEB 15 2017

65 Trinity Ave. S.W.
 Ste. 3350
 Atlanta, GA

17-036

PROPERTY ADDRESS:
 936 Glen Arden Way NE
 Atlanta, GA 30306

LAND AREA:
 7830 SF
 0.180 AC

EXIST= 2855 SF=36%
 MAX=50%

ZONING: R4

SCALE 1" = 20'

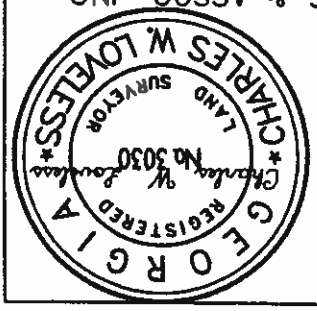
PLAT PREPARED FOR:
 Lion-Kia & Susan Lin

LAND LOT 1	17th DISTRICT	BY:
FULTON COUNTY, GEORGIA	FIELD DATE: 10-3-2016	TSH
LOCATED IN ATLANTA	DRW DATE: 10-4-2016	TW/E
PLAT BOOK	PAGE	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK	PAGE	

SURVEY SYSTEMS & ASSOC., INC.
 657 Lake Drive, Snellville, GA 30039 ~ COA # LSF000867 ~ INFO@SURVEYSYSTEMSATLANTA.COM
 CELL 770-558-7895 ~ OFFICE 404-760-0010

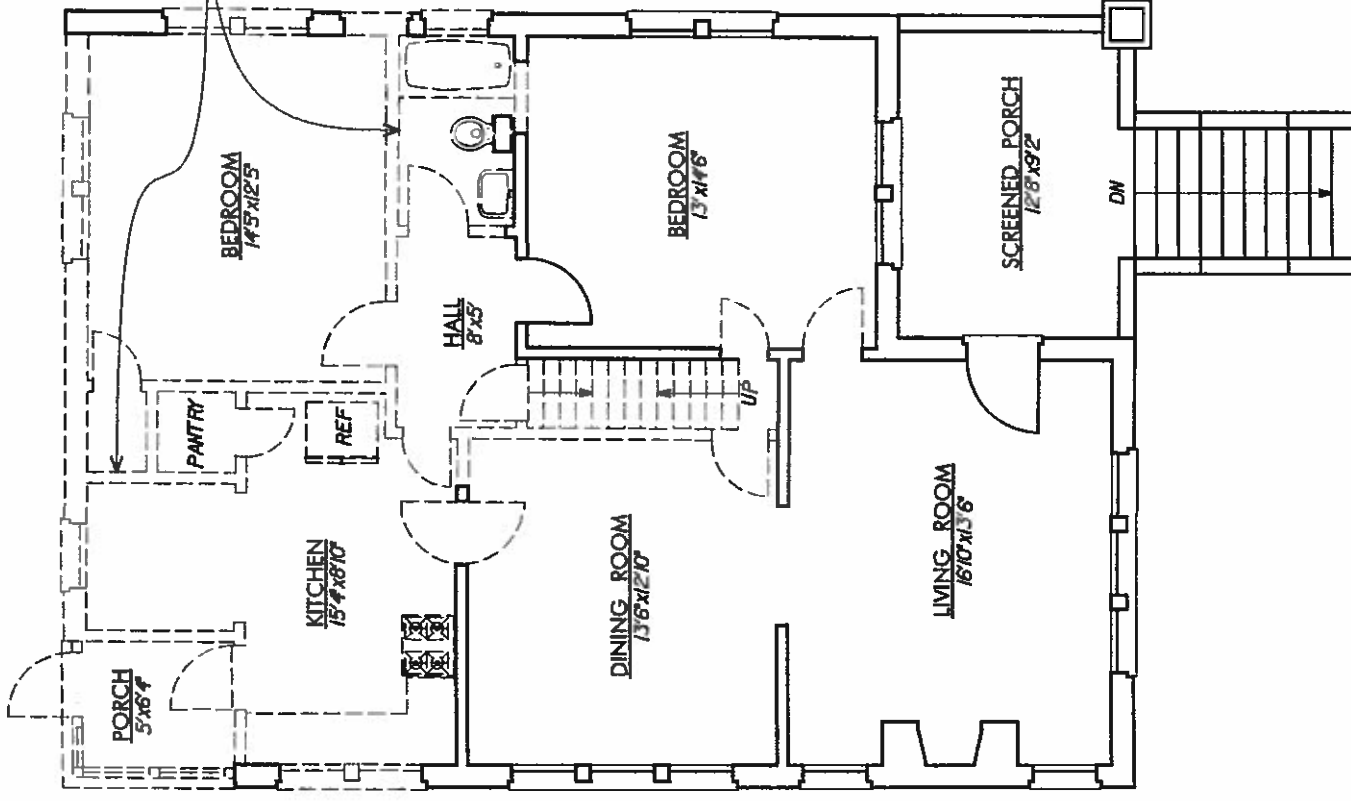
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 10000 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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.



DEMOLITION NOTES:

1. REMOVE EXISTING CONSTRUCTION AS REQUIRED FOR NEW WORK.
2. CONTRACTOR SHALL NOT REMOVE DEMOLITION MATERIALS THROUGH INHABITED SPACE UNLESS THERE ARE NO OTHER OPTIONS.
3. PROVIDE WEATHERPROOF AND AIRTIGHT TEMPORARY SECURITY AND DUST BARRIERS FROM PORTIONS OF HOUSE NOT IN WORKSCOPE.
4. PROVIDE TEMPORARY SHORING AS REQUIRED PRIOR TO REMOVAL OF LOAD BEARING CONSTRUCTION. MAINTAIN SHORING UNTIL NEW LOAD BEARING STRUCTURE IS IN PLACE.
5. REMOVE EXISTING WALL & CEILING FINISHES AS REQUIRED FOR INSTALLATION OF ELECTRICAL WIRING.
6. EXISTING SURFACES TO REMAIN THAT ARE DAMAGED BY AGE, SELECTIVE DEMOLITION, AND/OR CONSTRUCTION ACTIVITY SHALL



NEW WALL, 2x4 STUDS AT 16" O.C.

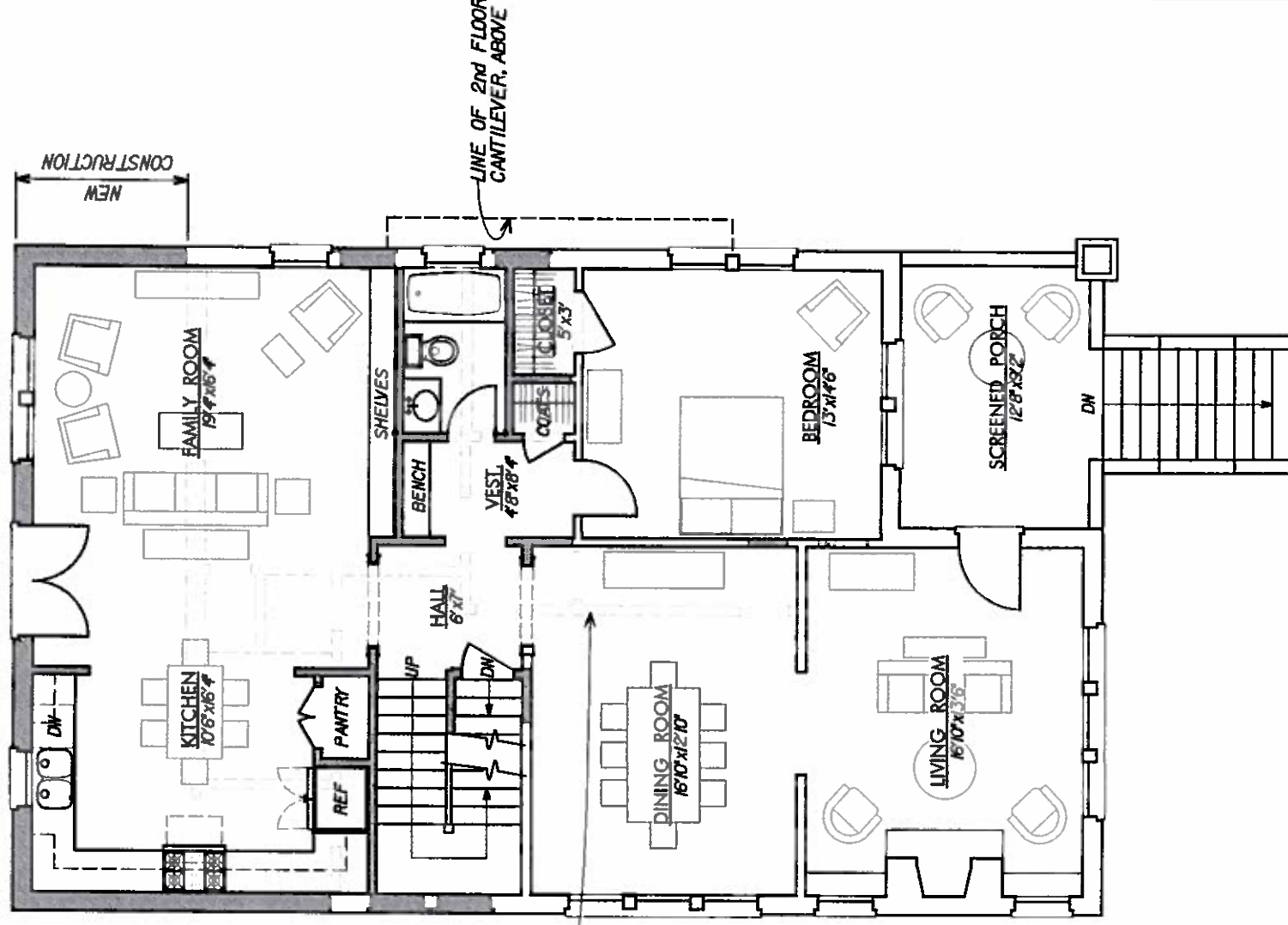
 EXISTING WALL

 LINE OF EXISTING WALLS TO BE REMOVED

1
A-1.01

EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" FLOOR AREA: 1,117 sf



NEW WALL, 2x4 STUDS AT 16" O.C.

 EXISTING WALL

 LINE OF EXISTING WALLS TO BE REMOVED

2
A-1.01

PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" FLOOR AREA: 1,407 sf

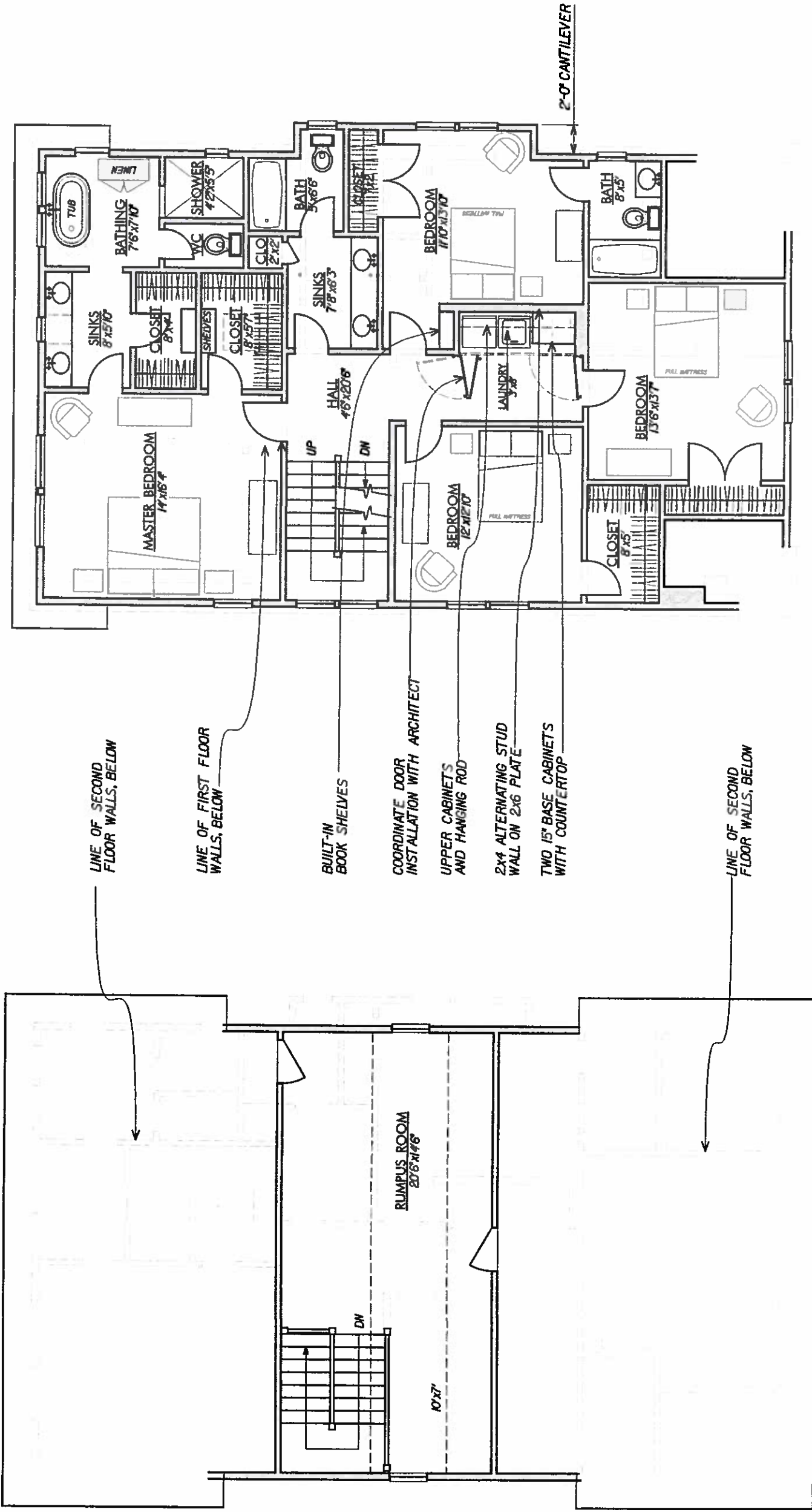
Office of Planning

✓-17 FEB 26 5 2017

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA



SHEET
A1.02
 PHASE

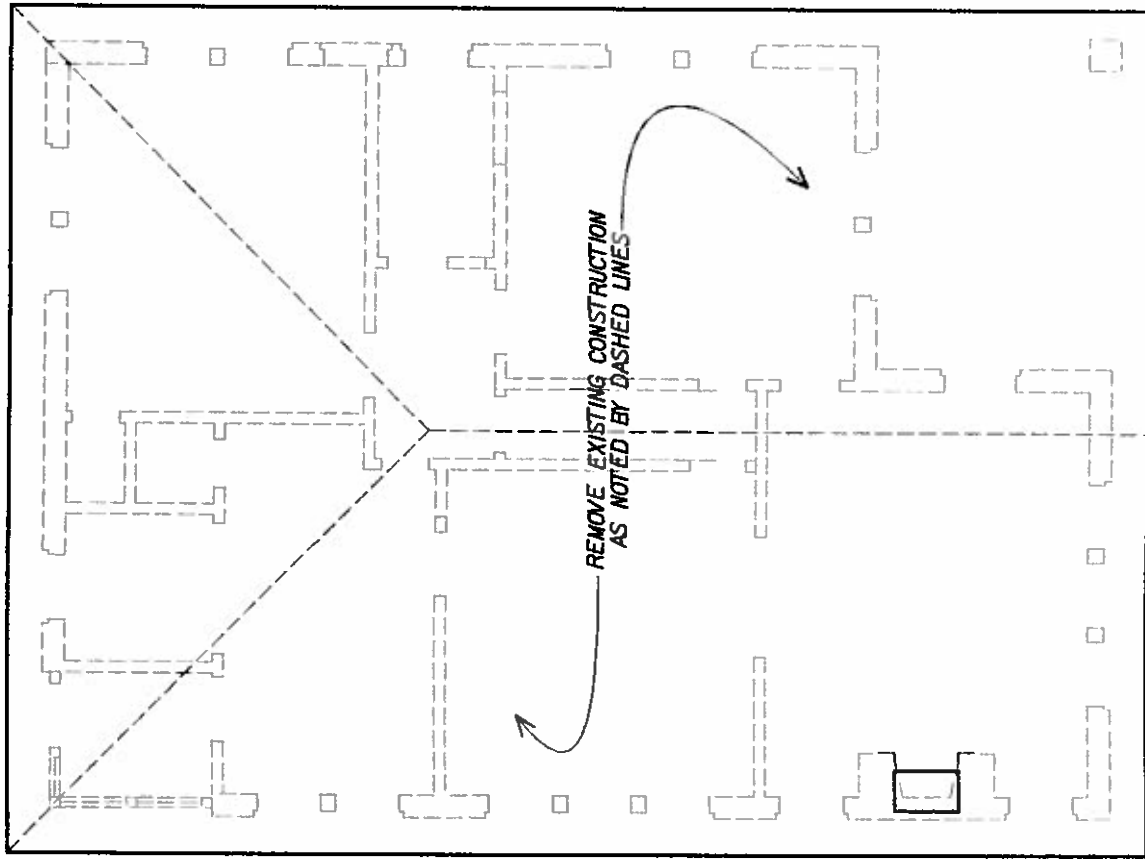
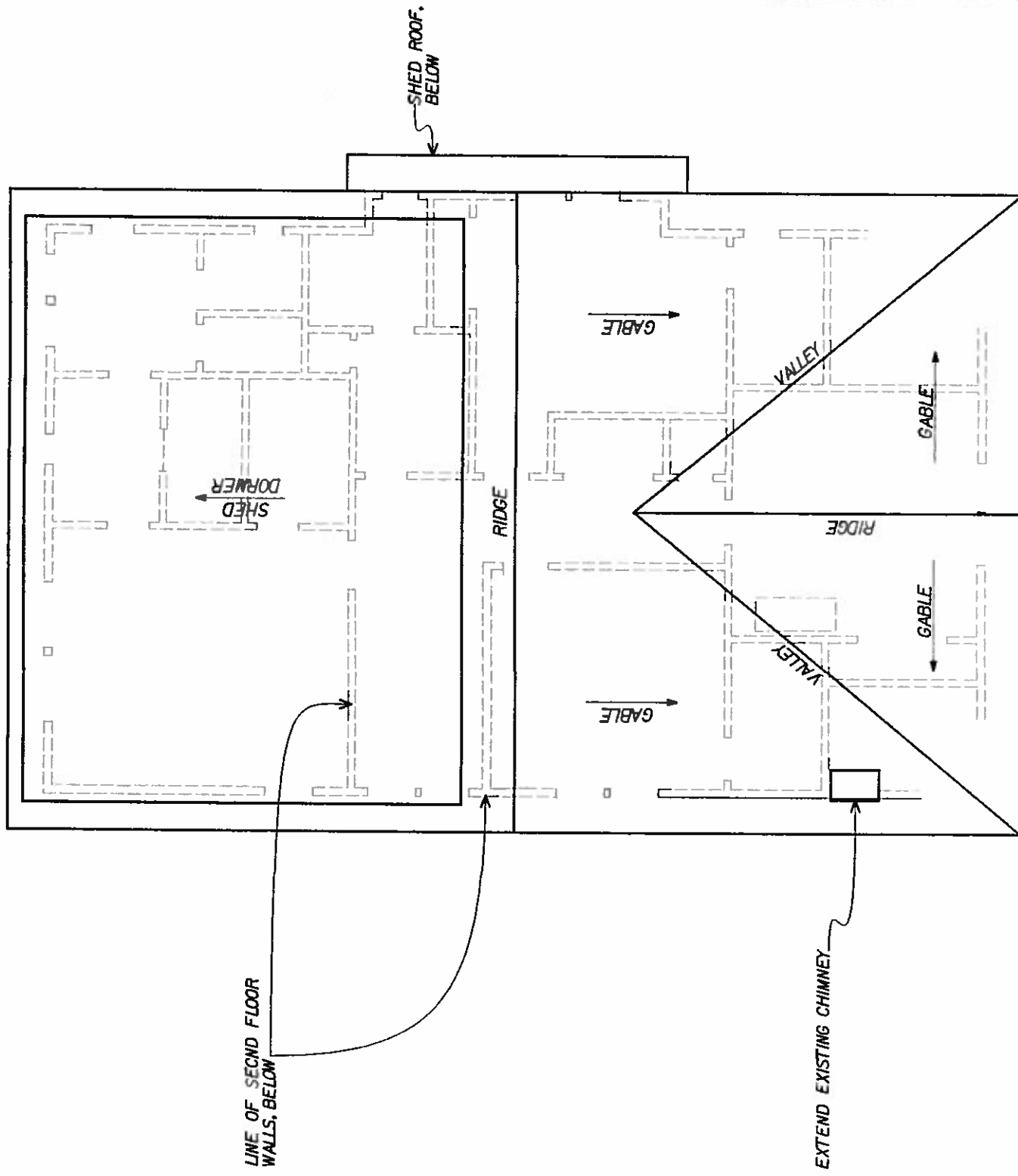


Office of Planning
V-11-036

FEB 15 2017

1
 A-1.02
PROPOSED THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 FLOOR AREA: 440 sf

2
 A-1.02
PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 FLOOR AREA: 1,457 sf



V-Office Planning

FEB 15 2017

55 Trinity Ave. S.W.
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Atlanta, GA

2 PROPOSED ROOF PLAN

A-1.03

SCALE: 1/8" = 1'-0"

1 EXISTING ROOF PLAN

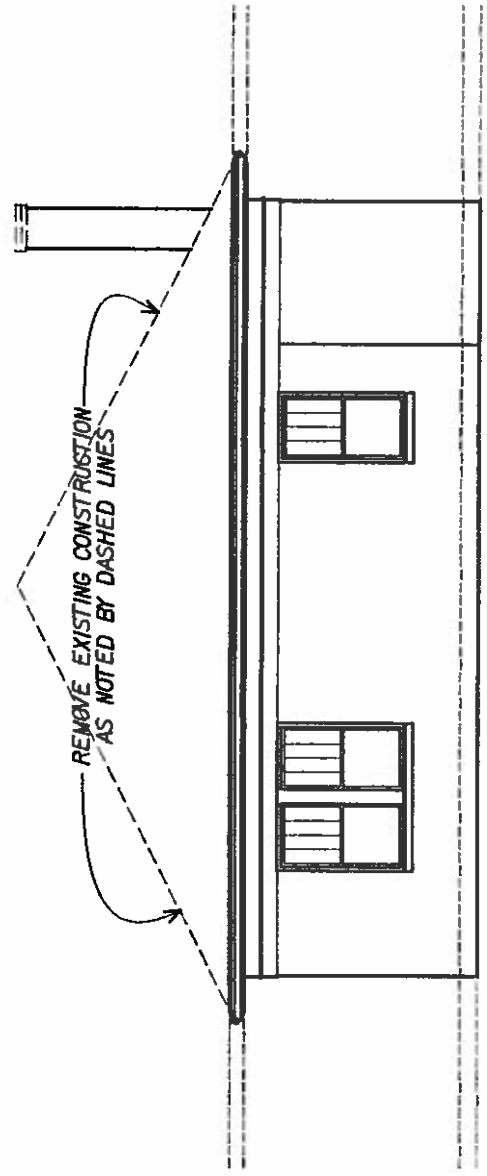
A-1.03

SCALE: 1/8" = 1'-0"

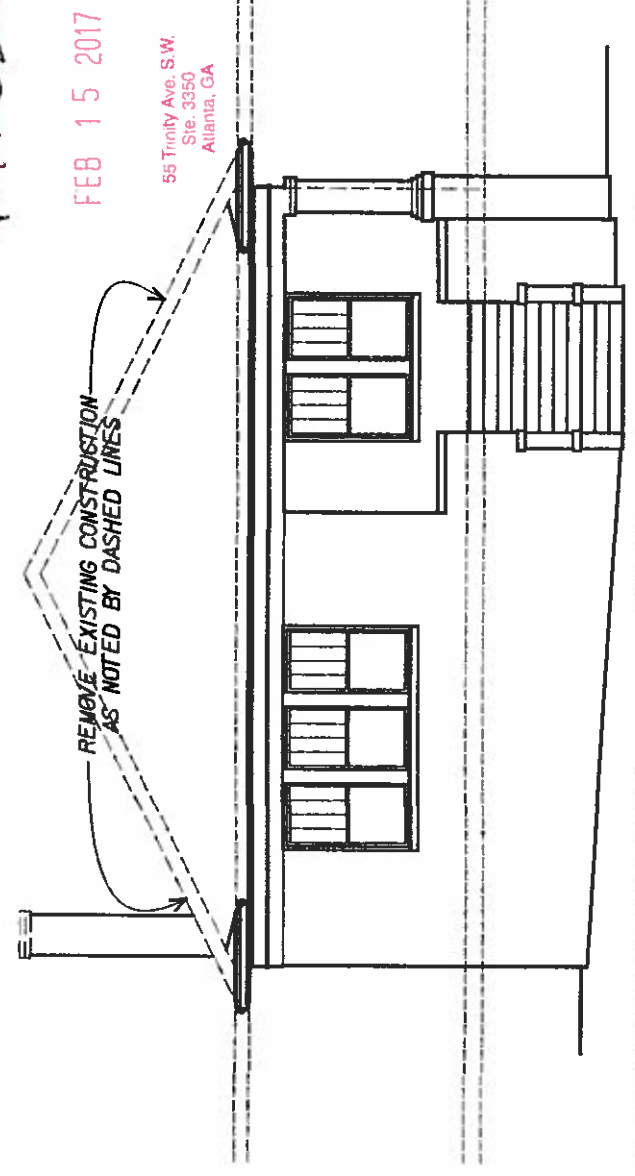
Victor E. Johnson

FEB 15 2017

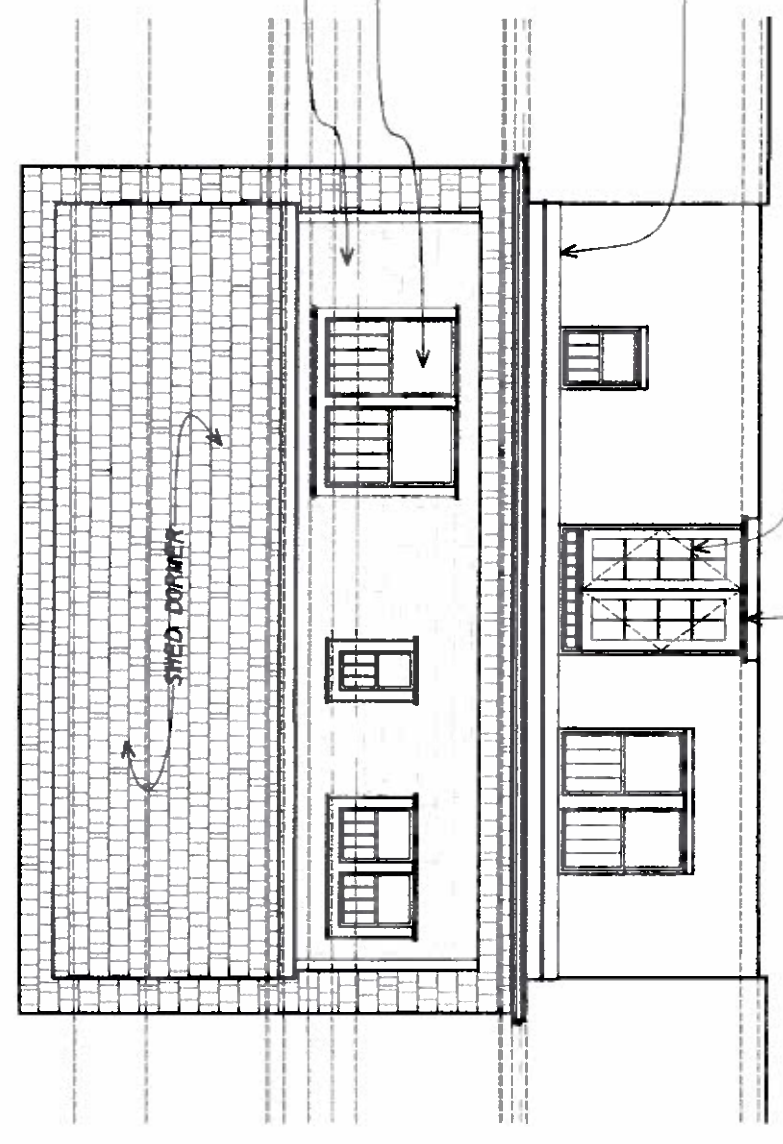
55 Trinity Ave, S.W.
 Ste. 3350
 Atlanta, GA



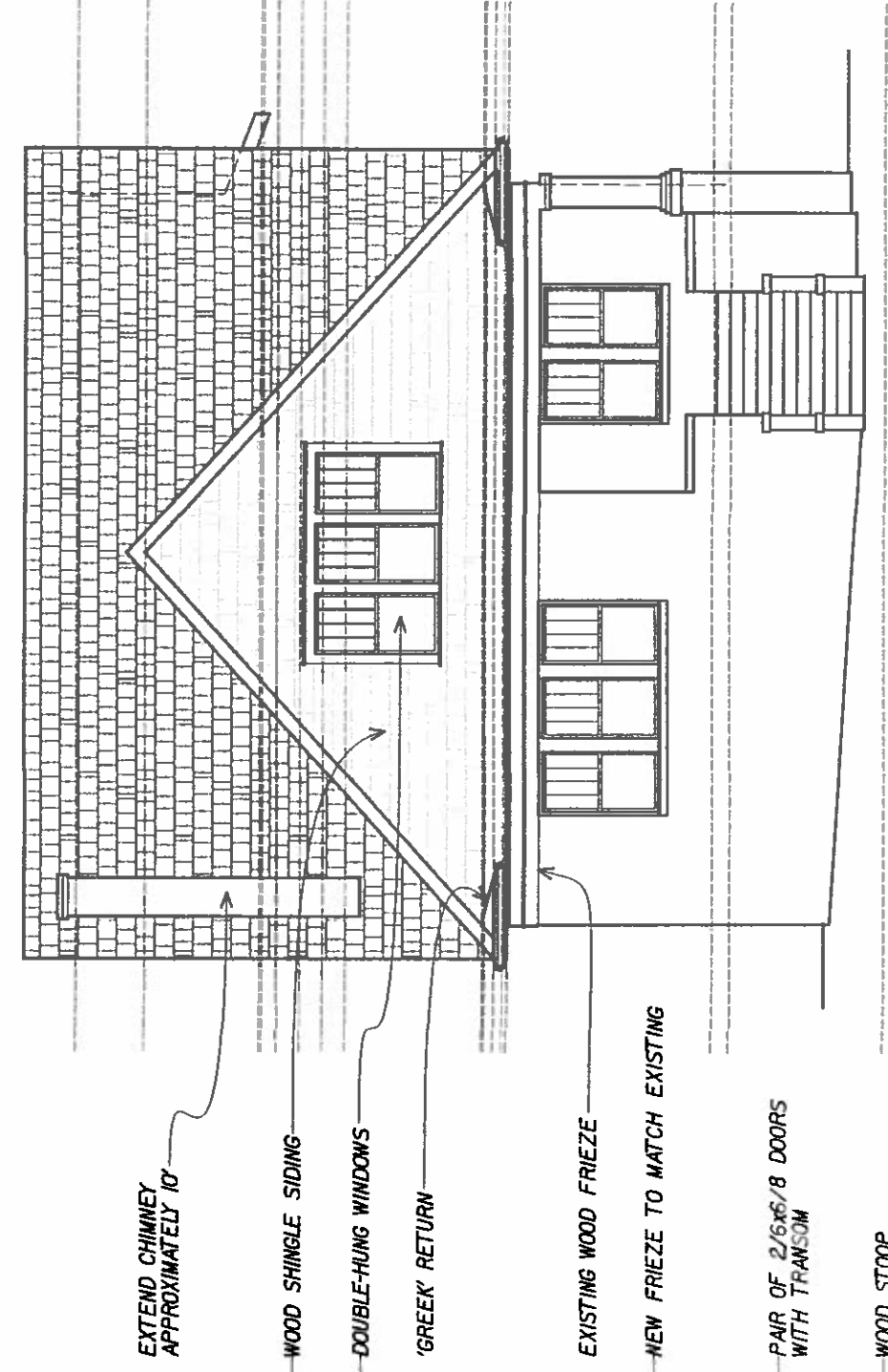
1 EXISTING BACK ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"



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



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

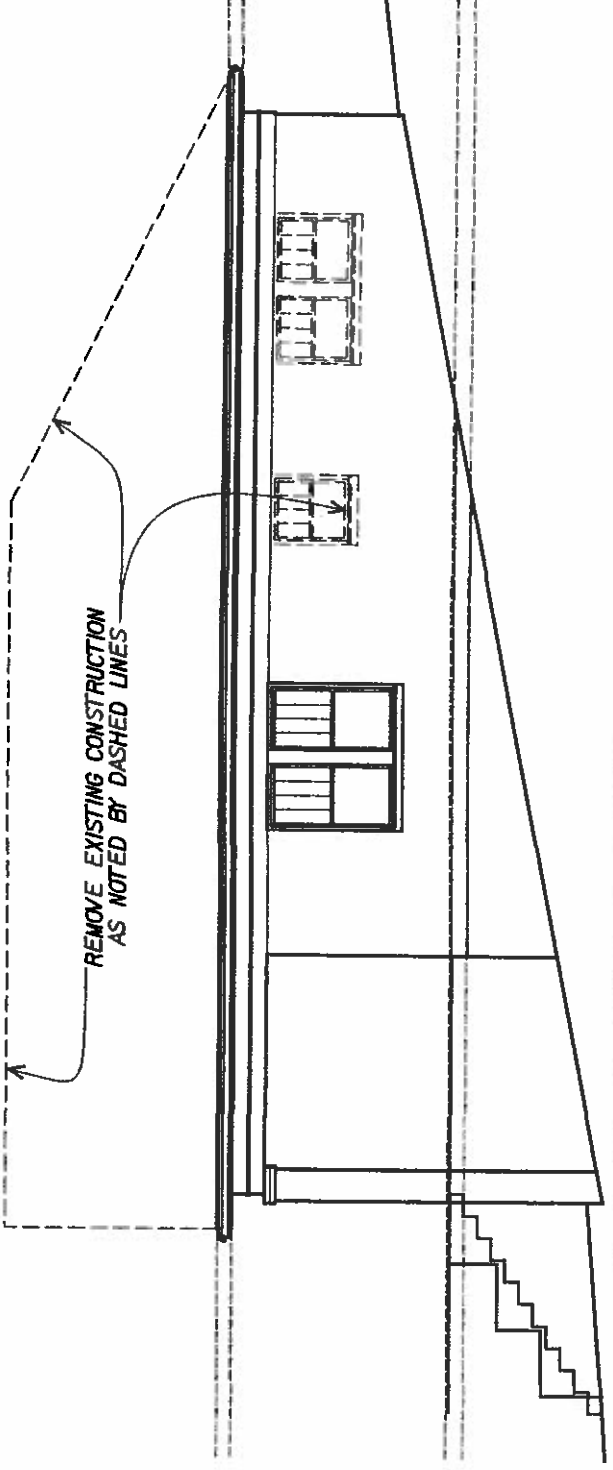


4 PROPOSED FRONT ELEVATION
 A-1.04 SCALE: 1/8" = 1'-0"

Office of **BA** Design

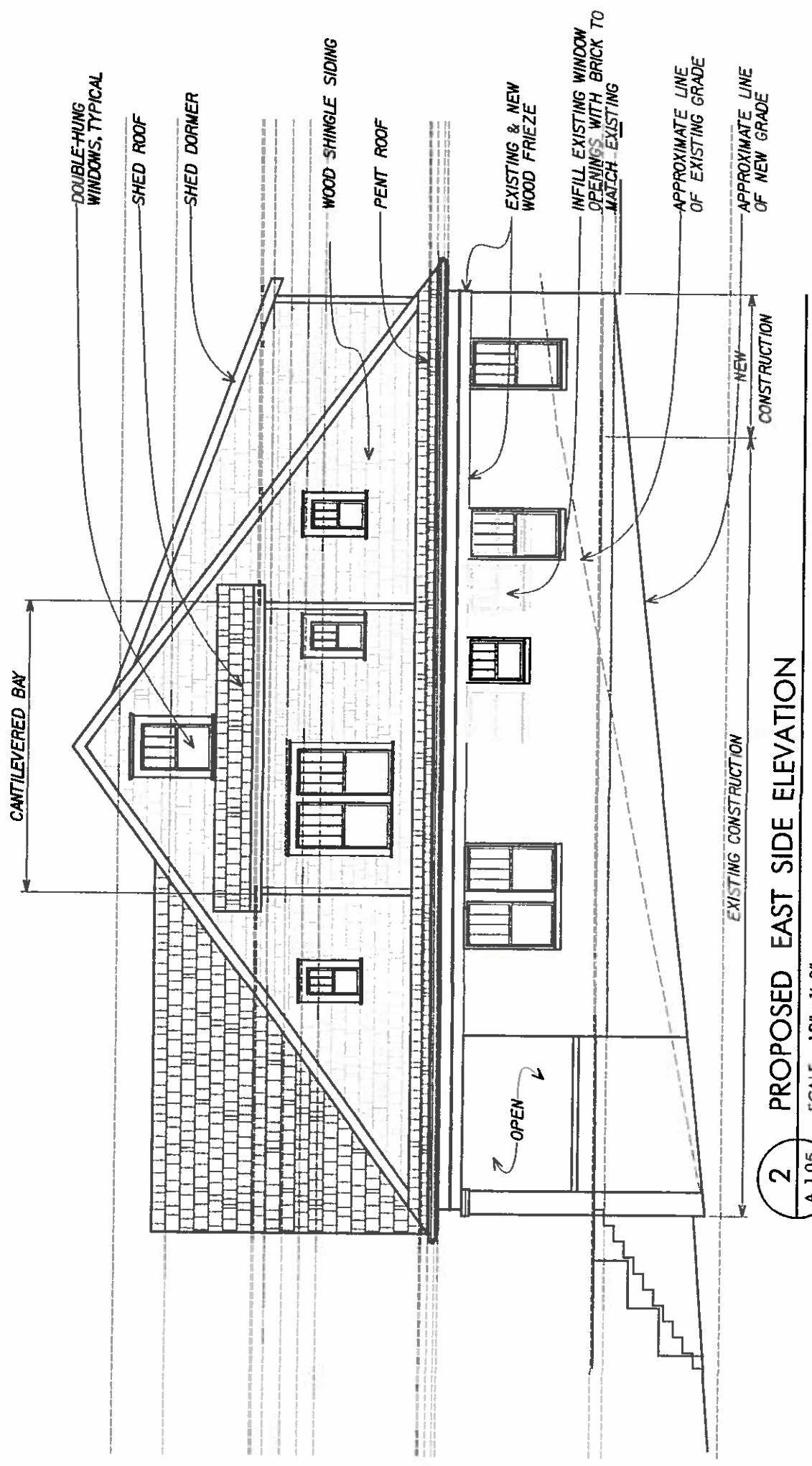
FEB 15 2017

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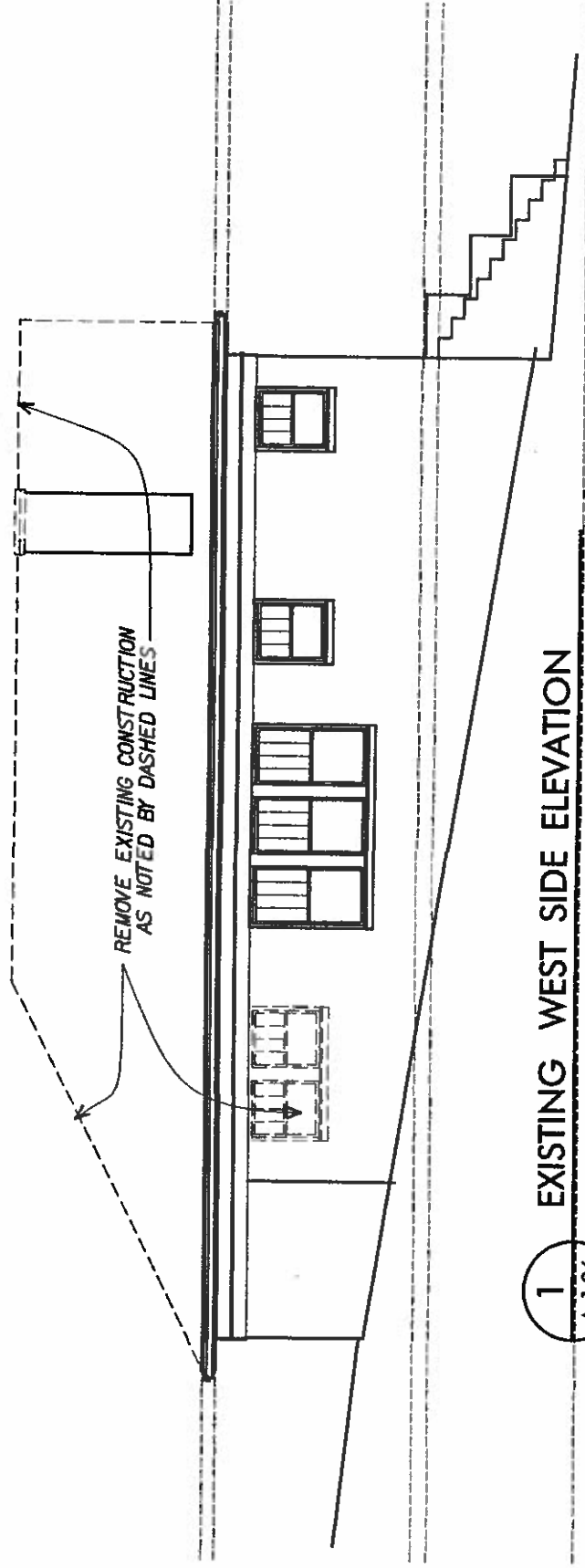
1 EXISTING EAST SIDE ELEVATION

A-1.05
 SCALE: 1/8" = 1'-0"

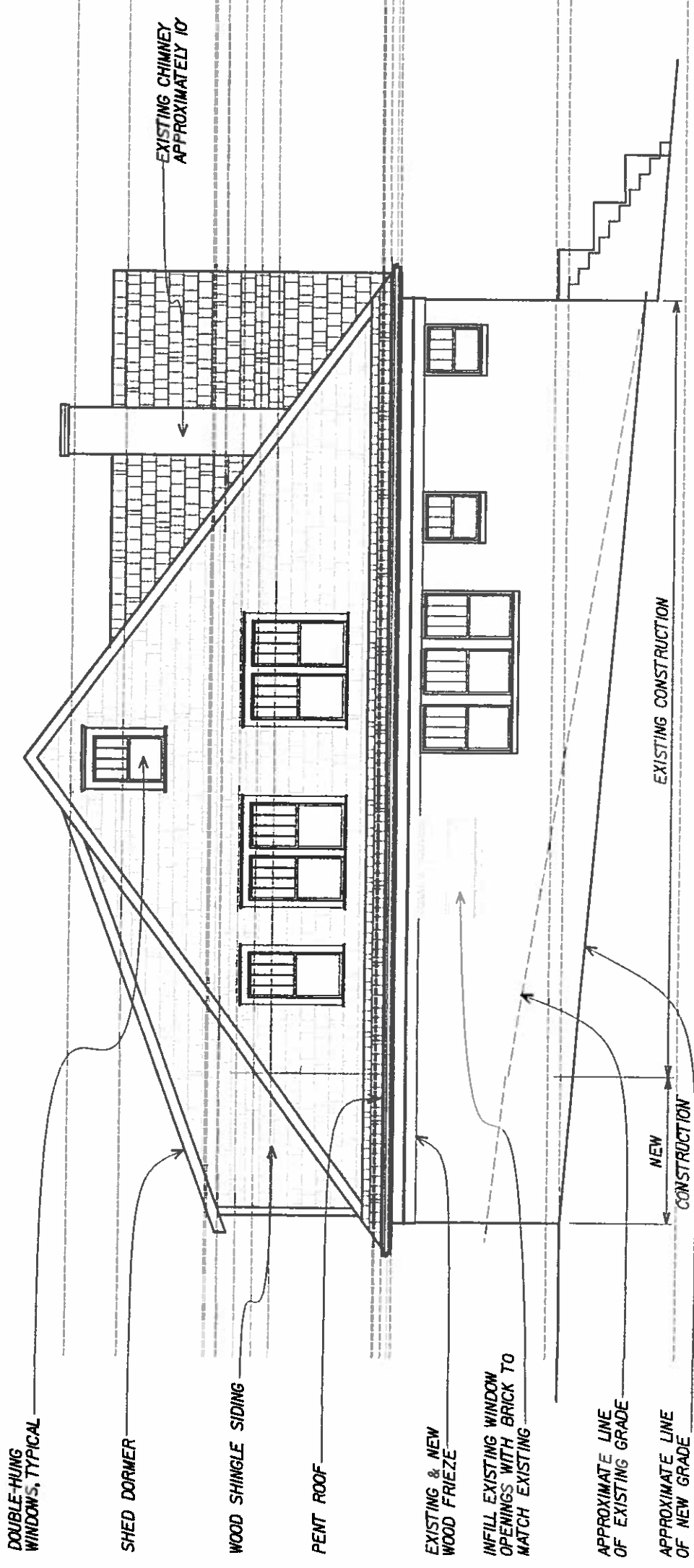


2 PROPOSED EAST SIDE ELEVATION

A-1.05
 SCALE: 1/8" = 1'-0"



1 EXISTING WEST SIDE ELEVATION
A-1.06 SCALE: 1/8"=1'-0"



2 PROPOSED WEST SIDE ELEVATION
A-1.06 SCALE: 1/8"=1'-0"