



OFFICE OF ZONING AND DEVELOPMENT

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

APPLICATION #: **V-18-040**

DATE ACCEPTED **02/19/2018**

NOTICE TO APPLICANT

Address of Property:

920 Adair AVE NE

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

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, April 12, 2018 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 five 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,

LM, for Director, Office of Zoning and
Development

Office of Planning

FEB 19 2018

V-18-040

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



City of Atlanta
 Department of City Planning
 Office of Zoning and Development
 55 Trinity Avenue, Suite 3350
 Atlanta, Georgia 30303
 Phone: 404-330-6145

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-40

NPU F DATE FILED _____

Mark F Arnold
 Name of Applicant

BUILDING PERMIT AUTHORIZING
Addition to a single-family dwelling

at 920 Adair Avenue NE 17th-1
 Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-4 District

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

Applicant seeks a variance from the zoning regulations to reduce (1) The required front yard setback from 35 feet to 22.5 feet.

Applicant seeks no other variances at this time.

A complete plan review was not conducted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

Office of Planning

Thomas Otoo 02/19/2018
 Plan Reviewer Date

V-18-040
 FEB 19 2018

[Signature] 2/19/18
 Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark "X" next to the type of application(s) you are submitting:

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

Date Filed _____

Application Number V-18-40

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 Christopher & Meghan Dean Phone (404) 993-6655

Address 920 Adair Avenue, NE Atlanta GA 30306
street city state zip code

Description of Property

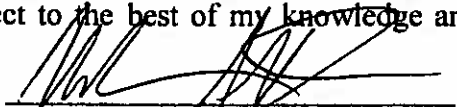
Address of Property 920 Adair Avenue, NE Atlanta GA 30306
street city state zip code

Area: _____ Land Lot: 1 District: 17, 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.

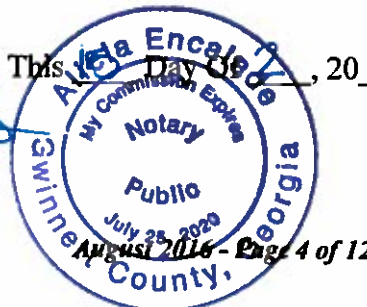
I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing 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 16th Day of August, 2018.


NOTARY PUBLIC



Office of Planning
V-18-040
FEB 19 2018

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

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 additions to the circa 1920 house to include first floor interior renovations, addition of a new deck, and reconfiguration of the existing roof in order to build out 4 bedrooms and 3 bathrooms on the second floor.

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.

3,664 covered square feet / 8,686 total lot square feet = 42.2 % 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

V-18-040

FEB 19 2018

Christopher & Meghan Dean

920 Adair Avenue, NE
Atlanta, Georgia 30306
(404) 993-6655
meghanpendergrast@gmail.com

February 14, 2018

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

re: 920 Adair Avenue, NE 30306

Planning Staff:

We wish to remodel and expand our existing home by constructing a rear addition and reconfiguring the roof in order to add a second floor. The current house encroaches into the required front yard setback and, while we will not be changing the footprint at the front of the house, we will be adding second floor living space above the portions of the house that encroaches into the front yard setback. It is our understanding that the proposed work will require a variance in order to comply with the zoning regulations. We therefore request the existing front yard setback be reduced from the required 35 feet to 22.5 feet. We offer the following items in support of our variance request:

- Variance Application
- Survey
- Proposed Site Plan
- Referral Certificate
- Existing and Proposed 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 60 feet versus the required minimum width of 70 feet and the area of our lot is 8,686 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

The decision to expand vertically has been thoughtful and deliberate. Because our lot is small, the second floor addition will be located within a reconfigured roof line in order to minimize lot coverage and land disturbance.

The existing house already encroaches into the front yard setback. The application of the required 35 foot front yard setback would create an unnecessary hardship in that it would prevent us from expanding our home in an efficient and pragmatic manner.

Office of Planning
V-18-040
FEB 19 2018

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 60 feet versus the required 70 feet and the lot area of 8,686 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,

Christopher & Meghan Dean

Office of Planning

V-18-040

FEB 19 2018

V-18-040

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, CHRISTOPHER DEAN (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 920 Adair Avenue, 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.

Department of Community Planning
Office of Zoning & Development

FEB 20 2018

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

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) 993-6655

Christopher Dean
SIGNATURE OF OWNER

CHRISTOPHER DEAN
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

2/15/18
DATE



RECEIPT

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

Application: V-18-040
Application Type: Planning/BZA/Variance/NA
Address: 920 ADAIR AVE NE, ATLANTA, GA 30306
Owner Name: GRAHAM GEOFFREY D & GRAHAM WENDY M
Owner Address:
Application Name: 920 ADAIR AVENUE

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
565368		\$100.00	02/19/2018	RPLEWIS		

Owner Info.: GRAHAM GEOFFREY D & GRAHAM WENDY M

Work Description: APPLICANT SEEKS A VARIANCE FROM THE ZONING REGULATIONS TO REDUCE (1) THE REQUIRED FRONT YARD SETBACK FROM 35 FEET TO 22.5 FEET.

CITY OF ATL BLDG PERM
55 TRINITY AVE STE 1350
ATLANTA, GA 30303
02/19/2018 10:51:54
CREDIT CARD
VISA SALE
Card #: XXXXXXXXXXXXX7913
Chip Card: CHASE VISA
AID: A0000000031010
ATC: 001+
TC: CD1374E1F71BAFA6
SEQ #: 2
Batch #: 293
INVOICE 2
Approval Code: 04625C
Entry Method: Chip Read
Mode: Issuer

SALE AMOUNT \$100.00

CUSTOMER COPY

PAID
CITY OF ATLANTA
FEB 19 2018

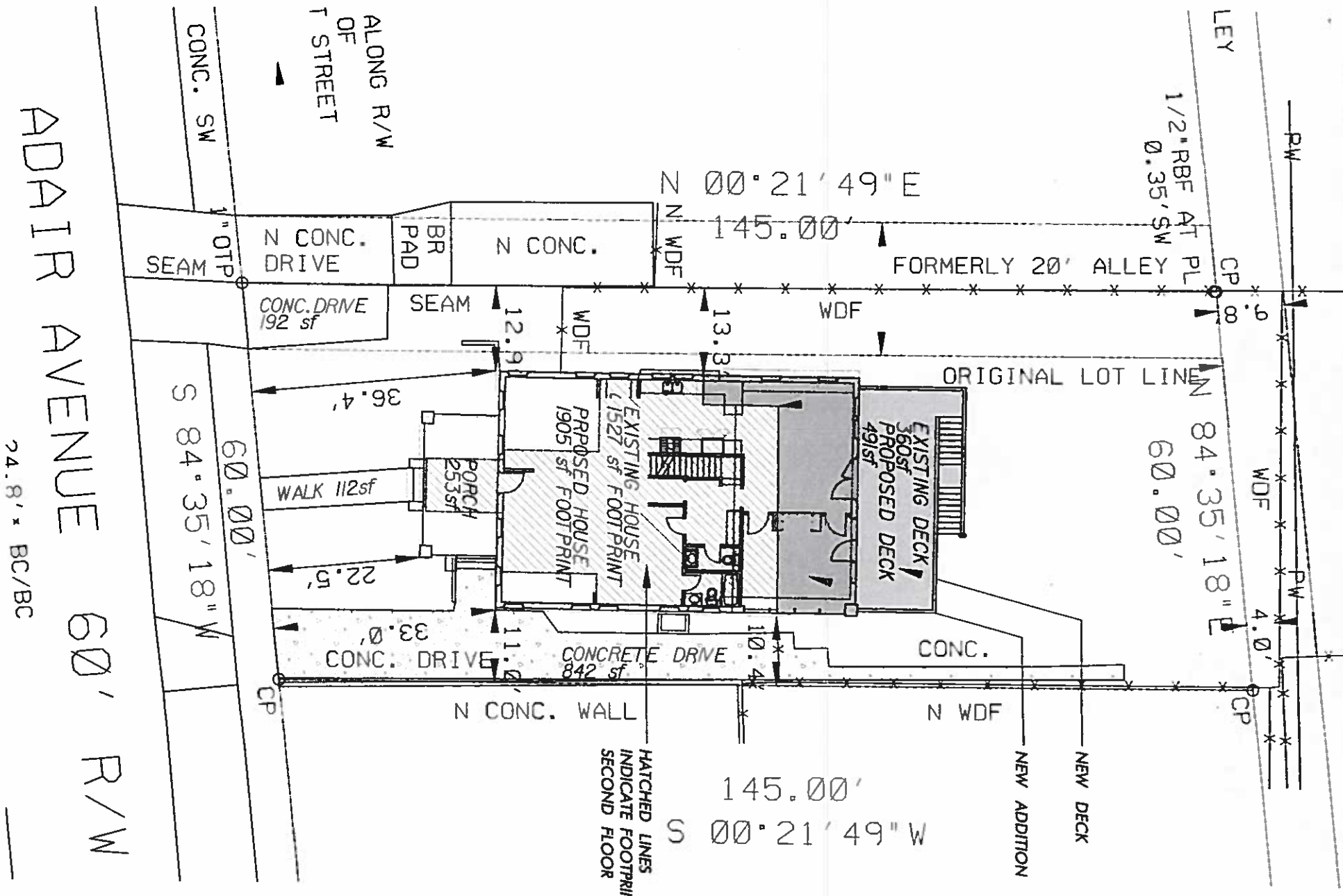
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Rosalie P. Lewis
Rosalie P. Lewis

Office of Planning

FEB 19 2018
V-18-040
65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

PROPOSED SITE PLAN
SCALE: 1" = 20'



OWNER
CHRISTOPHER & MEGHAN DEAN
920 ADAIR AVE, NE
ATLANTA, GA 30306
(404) 993-6655
meghanpendergrost@gmail.com

ARCHITECT
MARK ARNOLD, ARCHITECT
1126 N. HIGHLAND AVENUE, NE
ATLANTA, GA 30306
404-939-3690
info@architect@gmail.com
Georgia Registration RA008398

CONTRACTOR
TO BE DETERMINED

PROJECT SUMMARY

SCOPE OF WORK CONSISTS OF FIRST FLOOR RENOVATIONS AND ADDITIONS TO INCLUDE AN EXPANDED FIRST FLOOR WITH NEW KITCHEN, FULL BATHROOM, HALF BATHROOM, AND A SCREENED PORCH WITH A MANUFACTURED FIREPLACE. THE EXISTING ROOF WILL BE REMOVED AND RECONSTRUCTED IN ORDER TO BUILD OUT THE SECOND FLOOR WITH FOUR BEDROOMS, THREE BATHROOMS, AND A LAUNDRY ROOM. THE BASEMENT SHALL REMAIN UNFINISHED FOR THE BASE BID, HOWEVER, AN 'ADD ALTERNATE' PRICE SHOULD INCLUDE THE BASEMENT PLAN AS DRAWN ON SHEET A-1.00.

DRAWING INDEX

- A-0.00 ZONING ANALYSIS, SCHEMATIC SITE PLAN
- A-0.01 EXISTING SURVEY
- A-1.00 EXISTING & PROPOSED BASEMENT PLANS
- A-1.01 EXISTING & PROPOSED FIRST FLOOR PLANS
- A-1.02 EXISTING & PROPOSED SECOND FLOOR PLANS
- A-1.03 EXISTING & PROPOSED ROOF PLANS
- A-1.04 EXISTING & PROPOSED FRONT & REAR ELEVATIONS
- A-1.05 EXISTING & PROPOSED WEST SIDE ELEVATIONS
- A-1.06 EXISTING & PROPOSED EAST SIDE ELEVATIONS

PROPERTY DATA

R-4 (SINGLE FAMILY RES) DISTRICT,
16-06 City of Atlanta Zoning Ordinance
LAND LOT 1, 17th DISTRICT
FULTON COUNTY, GEORGIA
EUGENE A STEPANOV
REGISTERED LAND SURVEYOR
LICENSE NO. 3197, PLAT DATE 07 /07 /15

ZONING ANALYSIS

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

- 1) Minimum lot area: 9,000 SF
Existing: 8,686 SF (0.198± ACRES)
- 2) Minimum lot frontage: 70 feet
Existing: 60.00'
- 3) Maximum Floor Area Ratio: 50%
Existing: 16.0% (1,387sf/8,686 sf=0.159)
Proposed: 45.0% (544sf+1,760sf+1,598 /8,686sf =3,902 /8,686sf=0.449)
- 4) Maximum lot coverage: 50%
Existing: 37.8% (3,286sf/8,686sf=0.378)
House 1,527sf+Front Porch 253sf+Deck 360sf +Walk 112sf+Driveway 1034sf divided by Lot Area 8,686sf
Proposed: 42.2% (3,664sf/8,686sf=0.422)
House 1,905sf+Front Porch 253sf+Deck 360sf +Walk 112sf+Driveway 1034sf divided by Lot Area 8,686sf
- 5) Minimum depth front yard: 35 feet
Existing: 33' to house, 22.5' to porch
Proposed: NO CHANGE
- 6) Minimum width east side yard: 7 feet
Existing: 12.9'
Proposed: NO CHANGE
- 8) Minimum depth rear yard: 15 feet
Existing: 44.5'
Proposed: 38.8'
- 9) Maximum building height: 35 feet
Existing: 27.5'
Proposed: 31.5'

APPLICABLE CODES

- International Residential Code, 2012 Ed. with Georgia Amendments 2014/15 and IRC Appendix F
- International Plumbing Code, 2012 Ed with Georgia Amendments 2014 /15 and IPC Appendix F
- International Mechanical Code, 2012 Ed. with Georgia Amendments 2014 /15
- International Fuel Gas Code, 2012 Ed. with Georgia Amendments 2014/15
- National Electrical Code 2014 Ed. with no Georgia Amendments
- International Energy Conservation Code 2009 Ed., with Georgia Supplements and Amendments (2011/2012)
- International Building Code, 2012 Ed. with Georgia Amendments 2014/15

Office of Planning

FEB 19 2018

V-18040
65 Trinity Ave. S.W.
Sta. 3350
Atlanta, GA

PRELIMINARY PRICING

MARK ARNOLD, ARCHITECT
© 2017
404-939-3690
info@architect@gmail.com

RENOVATIONS AND ADDITIONS FOR

CHRISTOPHER & MEGHAN DEAN

920 ADAIR AVE, NE ATLANTA, GEORGIA 30306

MA	DATE 02/07/18
REVISIONS 10/16/17	SHEET A0.00

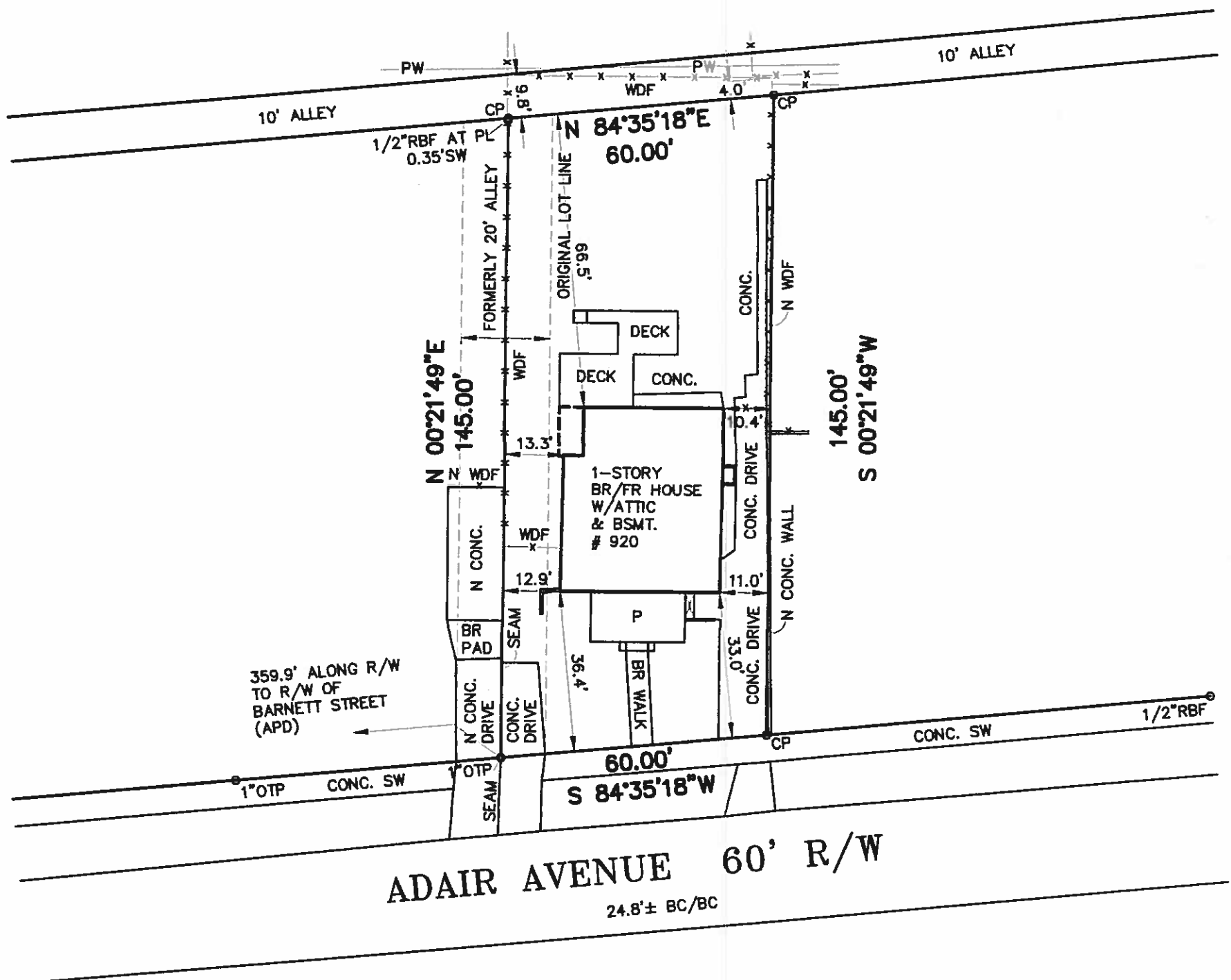
*** LEGEND ***

POB	POINT OF BEGINNING	IP	IRON PIN FOUND
LLL	LAND LOT LINE	IPS	IRON PIN SET
MH	MAN HOLE	OTP	OPEN TOP PIPE FOUND
SSL	SANITARY SEWER LINE	CTP	CRIMP TOP PIPE FOUND
CO	SAN SEWER CLEANOUT	RB	REINFORCING BAR FOUND
CB	CATCH BASIN	RBS	REINFORCING BAR SET
JB	JUNCTION BOX	MAG	MAGNETIC READING IP
DI	DRAINAGE INLET	AI	ANGLE IRON FOUND
YI	YARD INLET	CP	CALCULATED POINT
HW	HEAD WALL	-X-X	FENCE
PP	POWER POLE	CLF	CHAIN LINK FENCE
PW	POWER LINE	WDF	WOOD FENCE
SSE	SANITARY SEWER ESMT.	WRF	WIRE FENCE
DE	DRAINAGE EASEMENT	WW	WET WEATHER
UE	UTILITY EASEMENT	FC	FENCE CORNER
AE	ACCESS EASEMENT	BL	BUILDING LINE
TB	TOP OF BANK	R/W	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
RCP	REINFORCED CONC. PIPE	PC	PROPERTY CORNER
APP	AS PER PLAT	CL	CENTER LINE
APD	AS PER DEED	CPT	CARPORT
APR	AS PER RECORD	SP	SCREEN PORCH
APF	AS PER FIELD	P	PORCH
BC	BACK OF CURB	FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT	BR	BRICK
EB	ELECTRIC POWER BOX	FR	FRAME
EM	ELECTRIC METER	WD	WOOD
GM	GAS METER	SN	SN
GV	GAS VALVE	P	PLAT
WM	WATER METER	D	DEED
WV	WATER VALVE	R	RECORD
OH	OVERHANG	F	FIELD
OU	OWNERSHIP UNCLEAR	N	N'BORS.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

 INDICATES STAIRS



PROPERTY ADDRESS:
920 ADAIR AVENUE
ATLANTA, GA 30306

LAND AREA:
0.198 AC

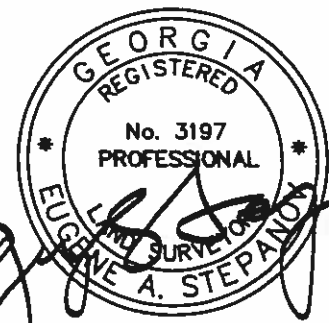
PLAT PREPARED FOR:

MEGHAN PENDERGAST

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 1	17TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	

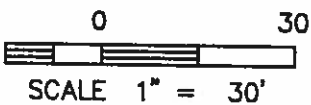
FIELD WORK DATE JUN 02, 2015 PRINTED/SIGNED JUN 07, 2015

PLAT BOOK _____, PAGE _____ ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 48489, PAGE 93



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

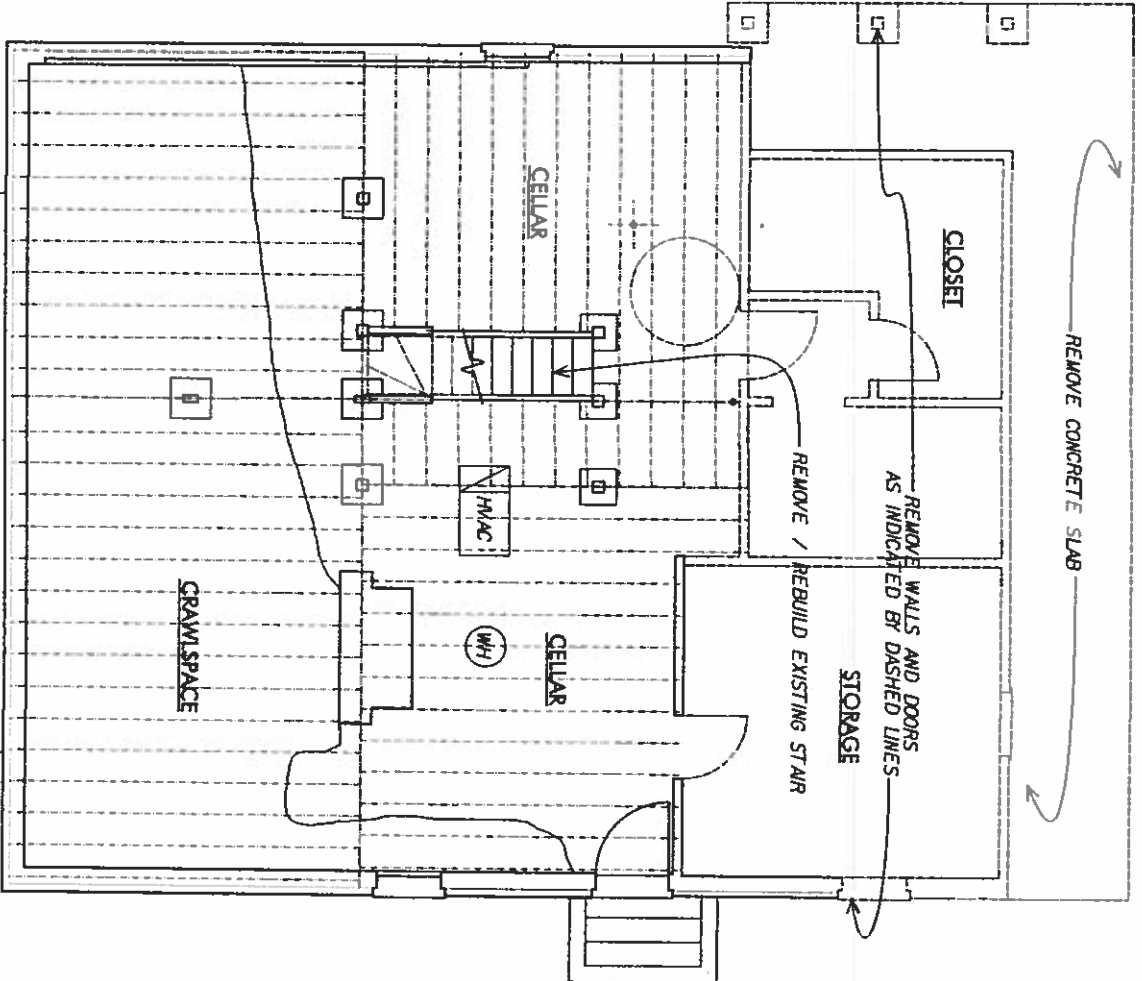
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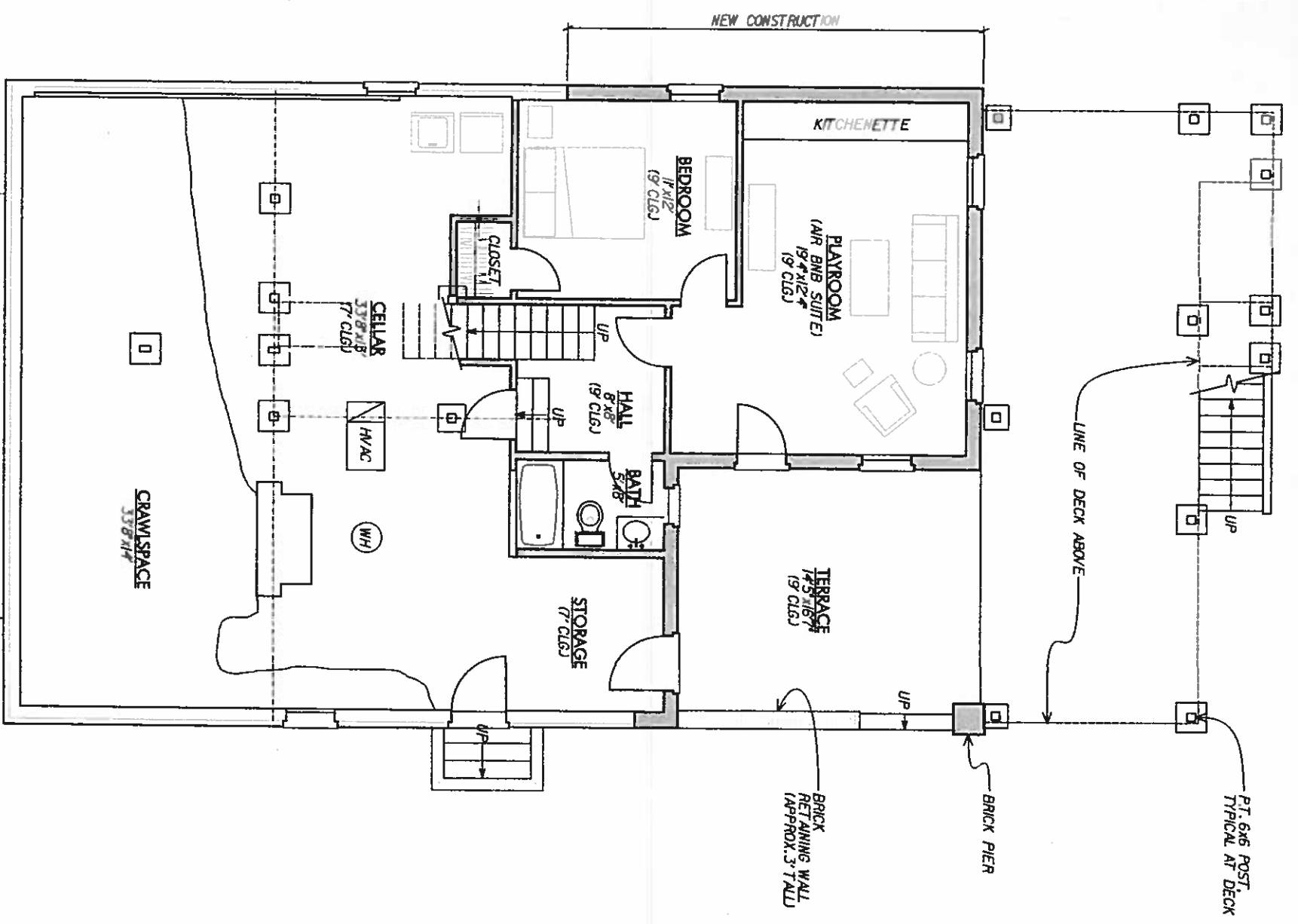
COORD # 20151009
DWG # 20151009

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

70 LENOX POINTE,
ATLANTA, GA 30324
FAX 404-801-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM



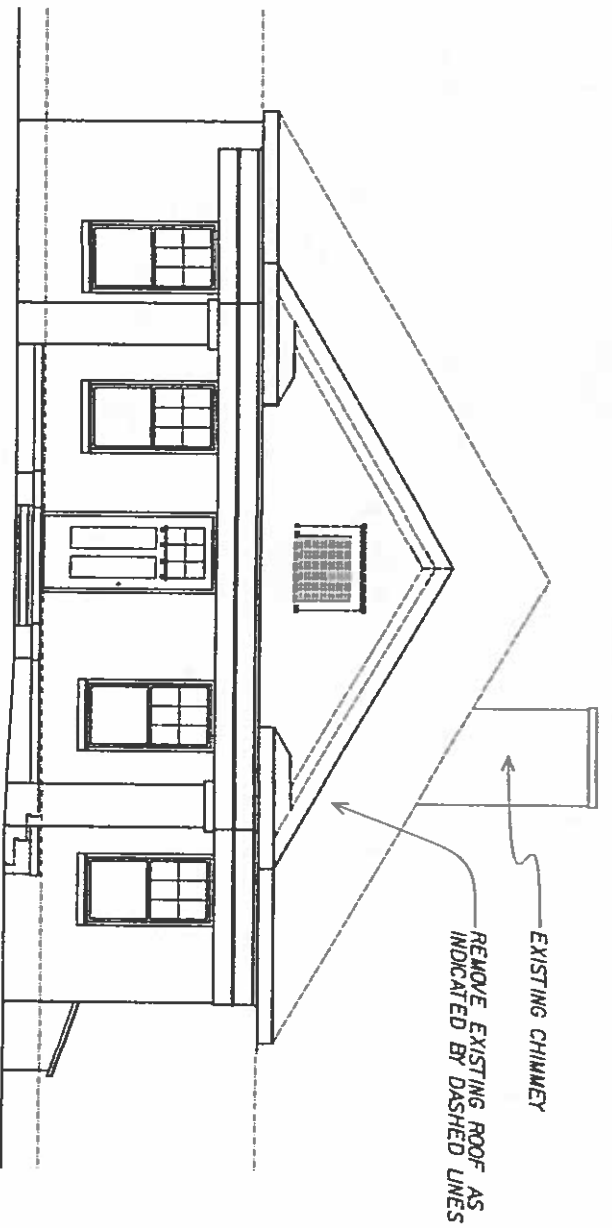
01 EXISTING BASEMENT
 A-1.00 SCALE: 1/8" = 1'-0"



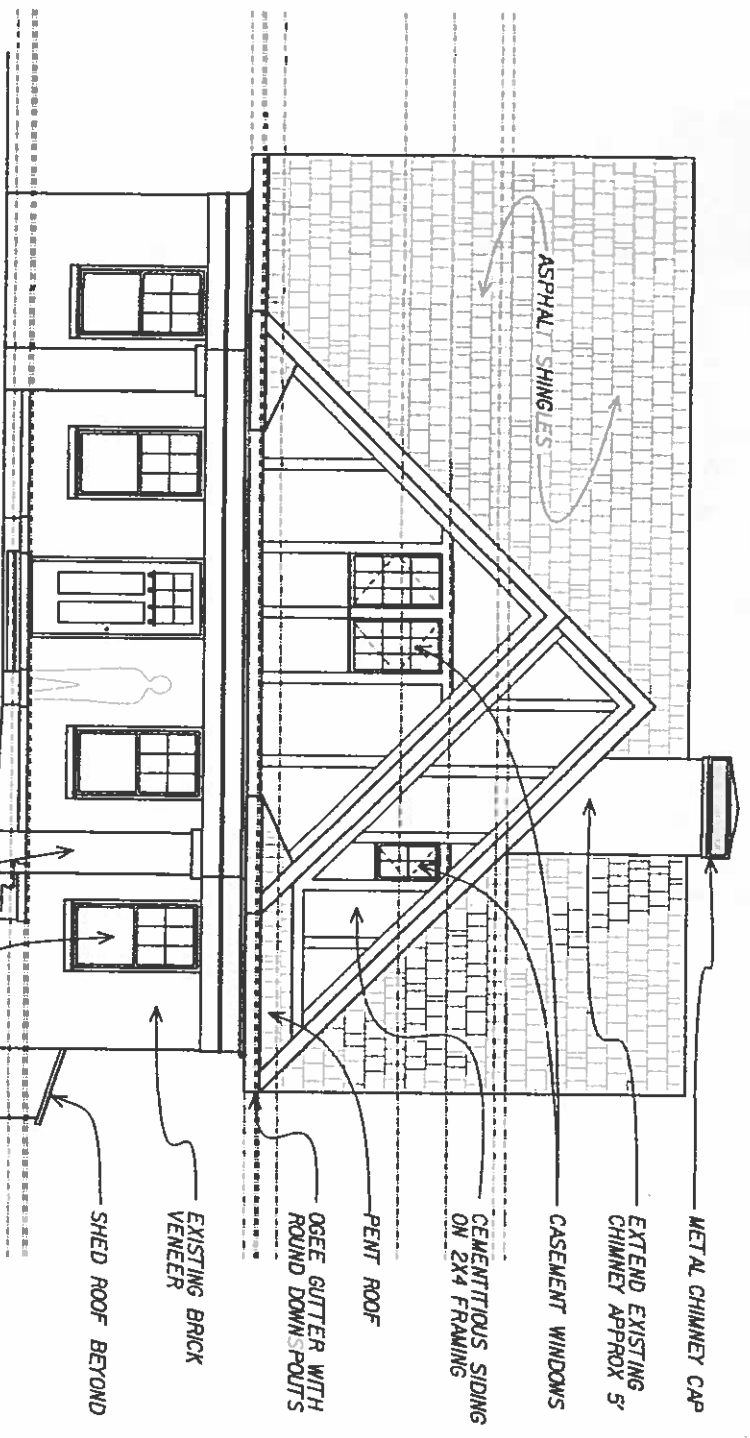
02 PROPOSED BASEMENT
 A-1.00 1/8" = 1'-0"

NOTE: BASE BID PRICE SHALL INCLUDE ONLY THE BASEMENT PERIMETER WALLS AND PLUMBING ROUGH-IN. DO NOT INCLUDE WINDOWS, CONCRETE SLAB, INTERIOR PARTIONS, OR FIXTURES.
 ADD ALTERNATE: PRICE SHALL INCLUDE CONCRETE SLAB, WINDOWS, INTERIOR PARTIONS (2x4s WITH 1/2" GWB), PLUMBING TRIM OUT AND ELECTRICAL ROUGH-IN AND TRIM OUT.

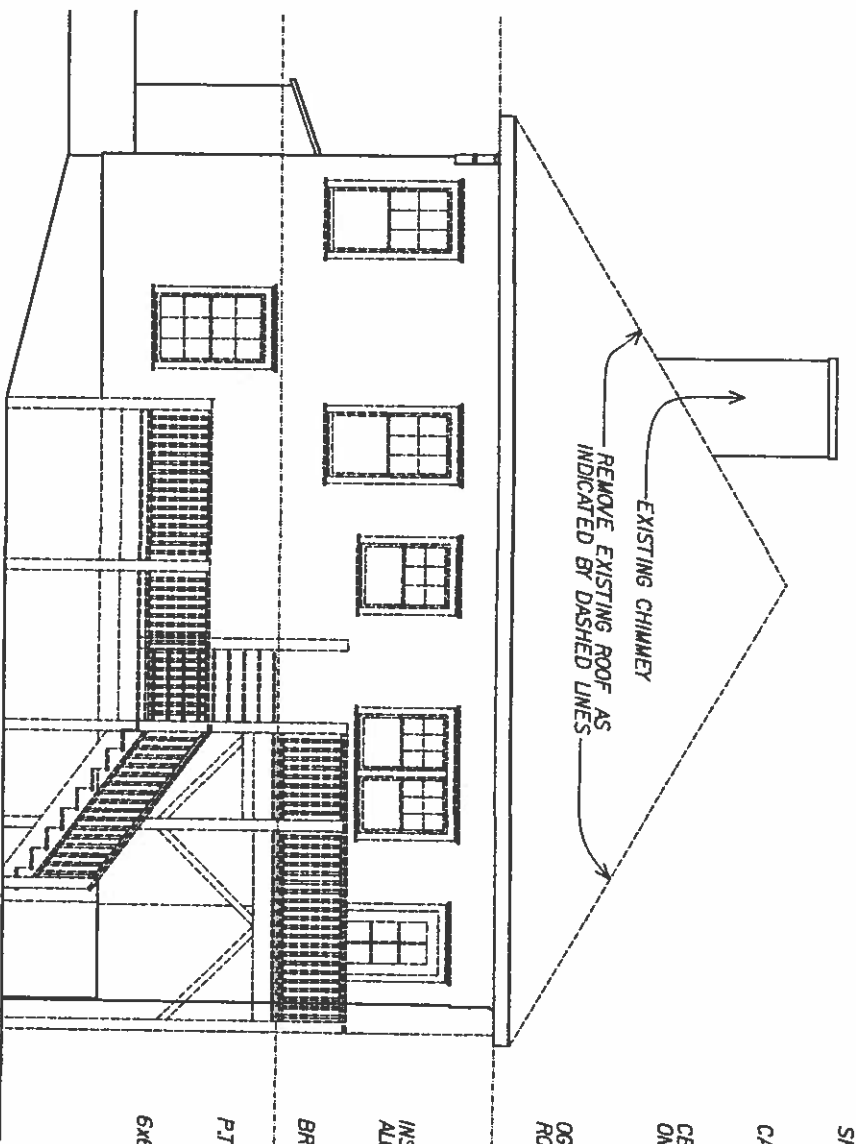
FINISHED FLOOR AREA: 544 SF



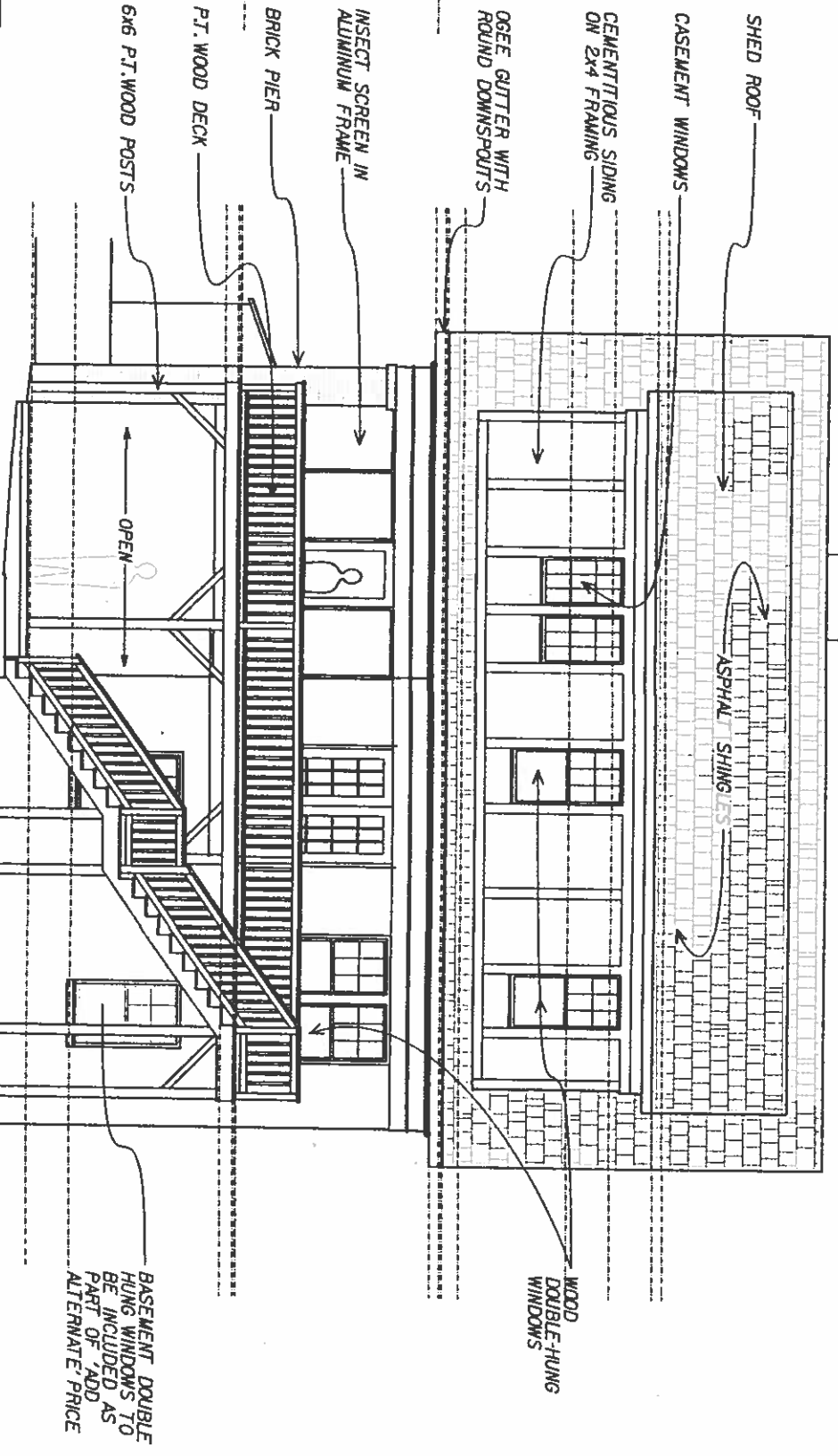
01
EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



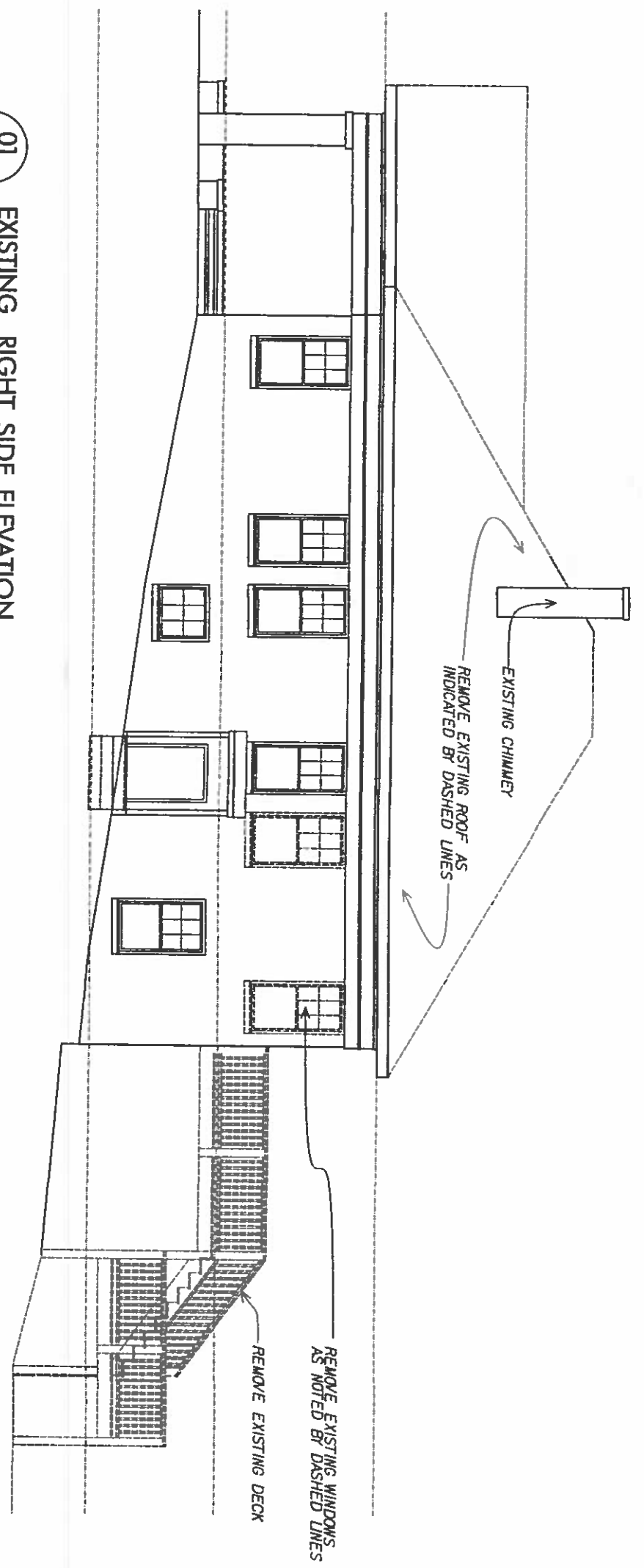
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PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



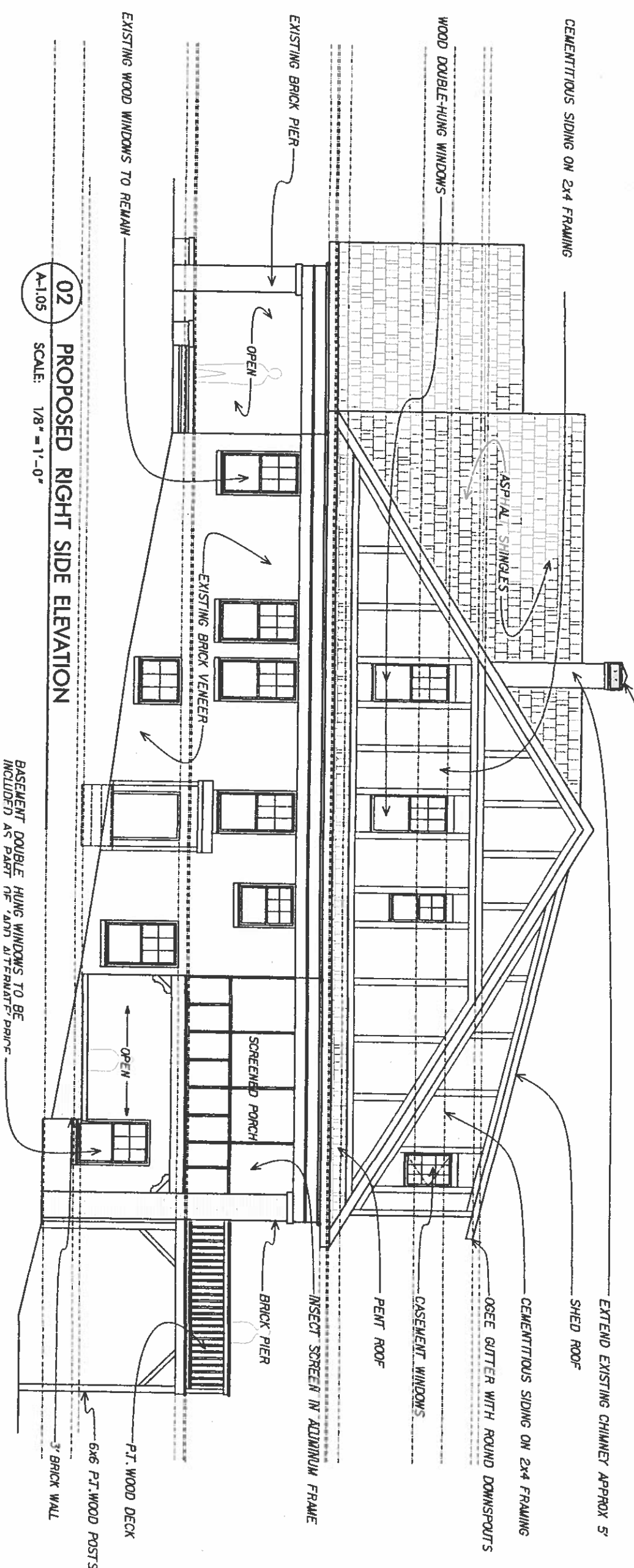
03
EXISTING BACK ELEVATION
SCALE: 1/8" = 1'-0"



04
PROPOSED BACK ELEVATION
SCALE: 1/8" = 1'-0"

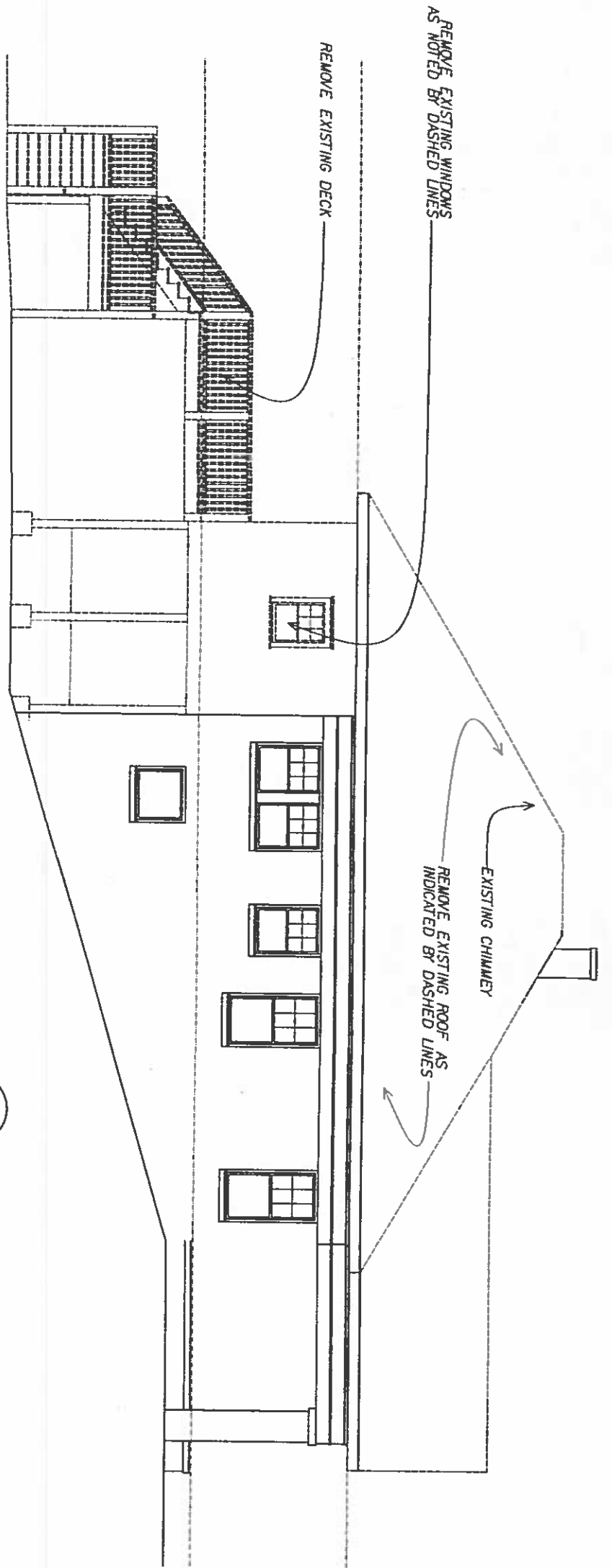


01 EXISTING RIGHT SIDE ELEVATION
 A-1.05 SCALE: 1/8" = 1'-0"

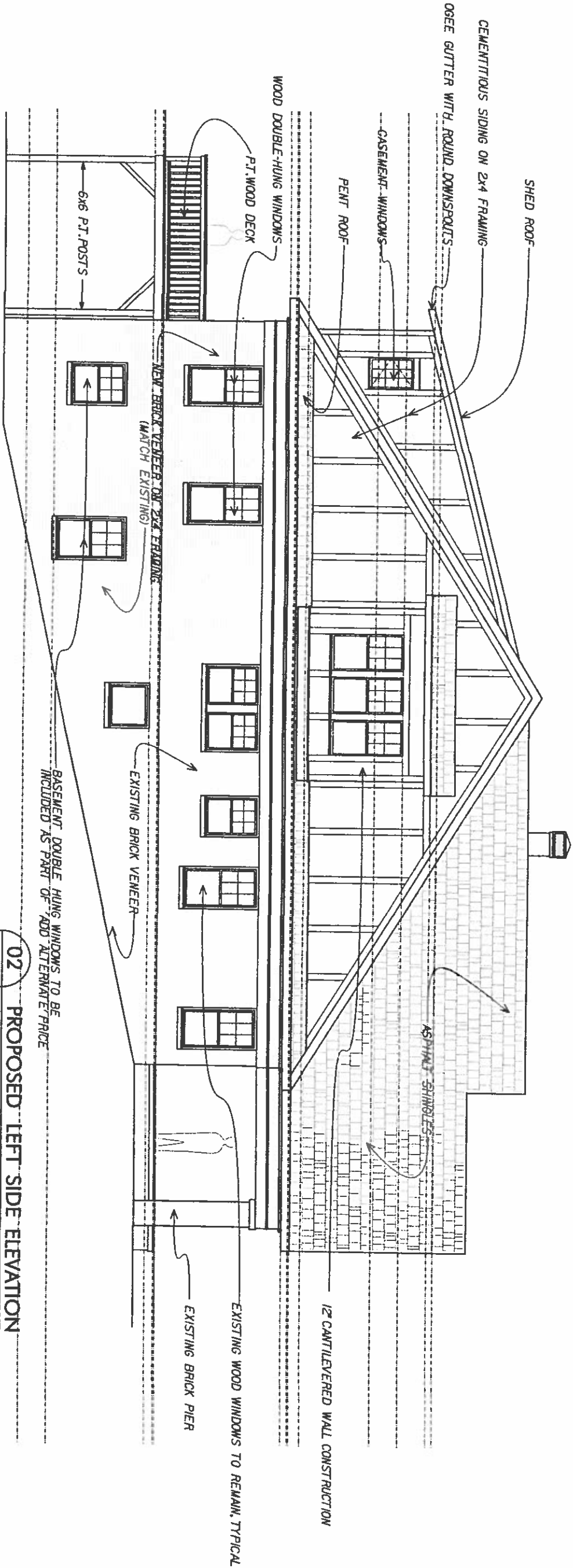


02 PROPOSED RIGHT SIDE ELEVATION
 A-1.05 SCALE: 1/8" = 1'-0"

BASEMENT DOUBLE HUNG WINDOWS TO BE INCLUDED AS PART OF 'A11' ALTERNATE PRICE



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



02 PROPOSED LEFT SIDE ELEVATION
 A-1.06 SCALE: 1/8" = 1'-0"

RENOVATIONS AND ADDITIONS FOR

CHRISTOPHER & MEGHAN DEAN

920 ADAIR AVE, NE ATLANTA, GEORGIA 30306

PRELIMINARY PRICING

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02/07/18 DATE

REVISIONS

MA

A1.06 SHEET

PHASE