



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

APPLICATION #: **V-17-113**  
DATE ACCEPTED: **04/18/2017**

## NOTICE TO APPLICANT

Address of Property:  
**934 Amsterdam AVE NE**

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

Board of Zoning Adjustment (BZA) Hearing Date: **June 8, 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:**

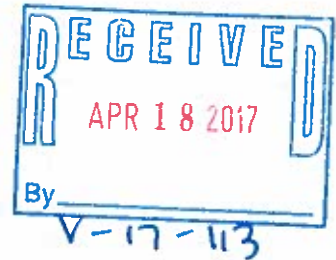
Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

NB, for Director, Bureau of Planning



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



**REFERRAL CERTIFICATE**

COUNCIL DISTRICT \_\_\_\_\_ APPLICATION NUMBER \_\_\_\_\_  
 NPU \_\_\_\_\_ DATE FILED \_\_\_\_\_

Mark F. Arnold  
 Name of Applicant

**BUILDING PERMIT AUTHORIZING**  
 Addition

at 934 Amsterdam Ave NE 17<sup>th</sup>/2  
 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: 1) to reduce the required front yard setback from 35 feet to 20 feet 4 inches, 2) to reduce the required east side yard setback from 7 feet to 3 feet 8 inches, and 3) to reduce the required half depth front yard from 17 feet 5 inches to 6 inches to construct an addition to a single family structure. Applicant seeks no other variances.

**1982 ZONING ORDINANCE, AS AMENDED**

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

Chapter 28 Section 16-28.007 Paragraph (5)(b)

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

[Signature]  
 Plan Reviewer 4/18/17  
 Date

[Signature]  
 Applicant 4/18/17  
 Date

# APPLICATION FOR BOARD OF ZONING ADJUSTMENT



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

Variance	✓
Special Exception	
Variance & Special Exception	

Date Filed \_\_\_\_\_

Application Number V-17-113

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 Anh Tran Phone (404) 219-3528

Address 934 Amsterdam Ave., NE Atlanta GA 30306  
street city state zip code

**Description of Property**

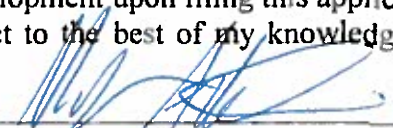
Address of Property 934 Amsterdam Ave, NE Atlanta GA 30306  
street city state zip code

Area: \_\_\_\_\_ Land Lot: 2 District: 17, Fulton County, GA.

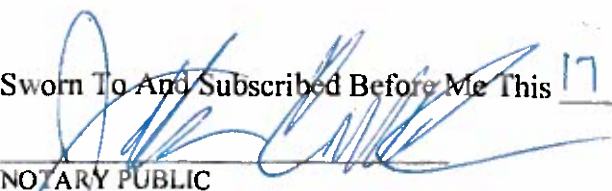
Property is zoned: R4, Council District: 06, Neighborhood Planning Unit (NPU): F

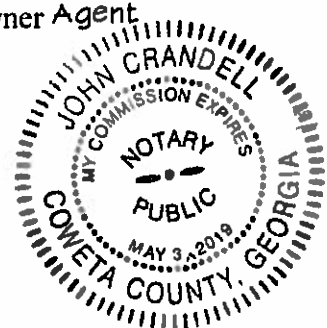
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

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 17 Day Of 4, 2007.

  
 \_\_\_\_\_  
 NOTARY PUBLIC



RECEIVED  
APR 18 2017

# SUMMARY & JUSTIFICATION FOR VARIANCES

V-17-113

**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 a circa 1930 house to include a new garage and reconfiguration of the existing roof in order to build-out a 3BR/3BA second floor addition.

**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.

3,441 covered square feet / 6,998 total lot square feet = 49.4 % 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)

Anh Tran & John French

934 Amsterdam Ave, NE  
Atlanta, Georgia 30306  
(404) 219-3528  
Anhtran1986@gmail.com



V-17-113

April 17, 2017

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

*re: 934 Amsterdam Avenue, NE 30306*

Planning Staff:

We wish to remodel and expand our existing home by adding a rear addition where the existing deck is located and by reframing the roof in order to add a second floor. The rear addition will encroach slightly into the half-depth front yard setback, the second floor addition will add living space in the portion of the house that is presently located within the front and side yard setbacks, and a proposed exterior stair will encroach into the side-yard setback. We, therefore, request that the **front yard setback be reduced from the required 35 feet to 20.4 feet, the half-depth front yard setback be reduced from the required 17 ½ feet to 0.6 feet, and the east side-yard setback be reduced from the required 7 feet to 3.8 feet.** It is our understanding that these conditions necessitate a variance and 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 50 feet versus the required minimum width of 70 feet and the area of our lot is only 6,998 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 1930.

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

We have given a lot of thought to how we are expanding our house. The rear addition will be in the location of the existing deck in order to minimize any increase to lot coverage and preserve as much of the existing pool deck and yard as possible. Similarly, the second floor addition will be located within a reconfigured roof line in order to minimize lot coverage and land disturbance.

Both the existing deck and the existing house already encroach into the front and half-depth front yard setbacks. The application of the required 17 ½ foot half-depth front yard setback and the 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. The encroachment into the east side yard setback is a consequence of wanting to run the stair adjacent to the existing pool deck. The encroachment is limited to a small portion of the proposed screened porch and the new staircase. Neither the garage nor the second floor will encroach into the east side yard setback.

**Such conditions are peculiar to the particular piece of property involved**

Many of the lots in Morningside and adjacent Virginia-Highland have features that are in conflict with the current zoning ordinance. This lot, however, is one of the more extreme examples of having a deficient building area because it is located on a corner and subject to the half-depth front yard setback. Neither the 35 foot front yard setback nor the 7 foot side yard setback and most certainly the 17 1/2" foot half-depth front yard setback prescribed by the zoning ordinance are indicative of the historic building patterns in the these intown neighborhoods.

**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,

Anh Tran & John French



# 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, Anh Tran (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 934 Amsterdam Ave., 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: (319) 210-8983

[Signature]  
SIGNATURE OF OWNER

Anh Tran  
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

4/15/17  
DATE

Karl A Weaver  
Notary Public, Fulton County, GA  
My Commission Expires March 29, 2019

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

04/18/2017 13:32:50

CREDIT CARD  
VISA SALE

IND COMMUNITY DEVELOPMENT  
GA 30303

Card # XXXXXXXXXXXX1672  
Chip Card: CHASE VISA  
AID: A0000000031010  
ATC: 0012  
TC: B1C0E88A9A11ED20  
SEQ #: 20  
Batch #: 90  
INVOICE 22  
Approval Code: 07500B  
Entry Method: Chip Read  
Mode: Issuer

ation: V-17-113  
Type: Planning/BZA/Variance/NA  
ress: 934 AMSTERDAM AVE NE, ATLANTA, GA 30306  
Name: HALL JACK E  
ress:  
Name: 934 Amsterdam Ave

Amount Paid	Payment Date	Cashier ID	Received	Comments
00.00	04/18/2017	RPLEWIS		

SALE AMOUNT \$100.00

CUSTOMER COPY

yard setback from 35' to 20' 4"; east side yard from 7' to 3' 8", and half  
om 17' 5" to 6"

**PAID**  
CITY OF ATLANTA  
APR 18 2017  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR

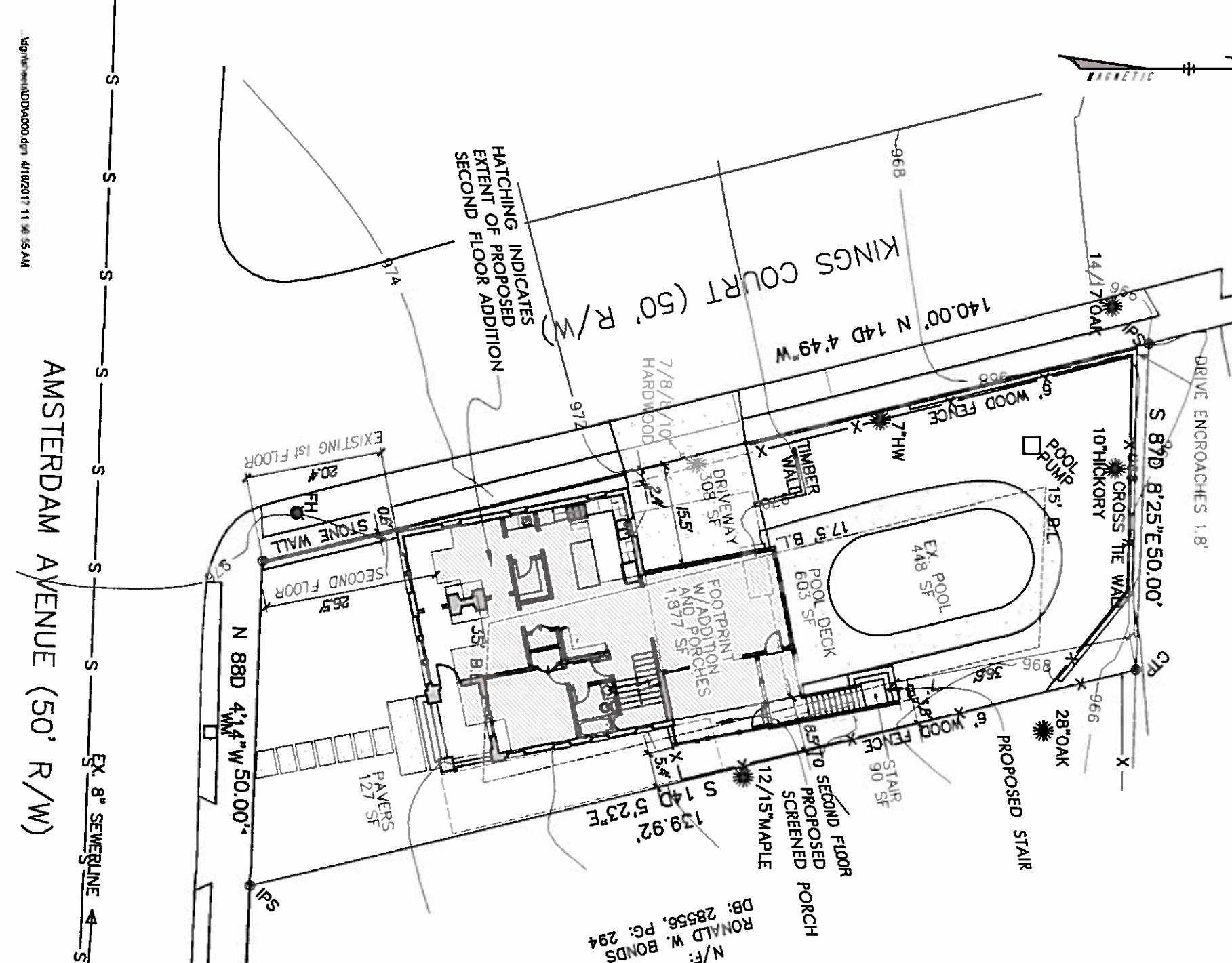


ARCHITECTURAL SITE PLAN

1" = 20'-0"

SMMH  
TOP-964.32  
E-954.88

N/F:  
DAVID B. DECKER  
DB: 20239, PG: 67



**OWNER**  
ANH TRAN  
934 AMSTERDAM AVE, NE  
ATLANTA, GA 30306  
(404) 219-3528  
anhtran1986@gmail.com

**ARCHITECT**

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



**CONTRACTOR**

PHOENIX RENOVATIONS GROUP, INC.  
2870 PEACHTREE ROAD, #429  
ATLANTA, GA 30305  
404-219-3528 (cell)  
404-759-2658 (fax)  
ifrench@phoenixrenovations.net  
BUSINESS LICENSE # 117440LGB, Fulton County, exp. 12/31/16  
GA CONTRACTORS LICENSE # RBC0003567, exp. 6/2017  
Qualifying Agent Elia John Fiala RBQA003872, exp. 6/30/17  
24hr CONTACT: John French (404) 219-3528

**APPLICABLE CODES**

International Residential Code, 2012 Ed.  
with Georgia Amendments 2014 and  
2014 Prescriptive Deck 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-1.00 EXISTING & PROPOSED BASEMENT PLANS
- A-1.01 EXISTING & PROPOSED FIRST FLOOR PLANS
- A-1.02a PROPOSED 4 / 2 SECOND FLOOR & ATTIC PLANS
- A-1.02b PROPOSED 3 / 3 SECOND FLOOR & ATTIC PLANS
- A-1.03 EXISTING & PROPOSED ROOF PLANS
- A-1.04 EXISTING & PROPOSED FRONT ELEVATIONS
- A-1.05 EXISTING & PROPOSED REAR ELEVATIONS
- A-1.06 EXISTING & PROPOSED WEST SIDE ELEVATIONS
- A-1.07 EXISTING & PROPOSED EAST SIDE ELEVATIONS

**PROPERTY DATA**

R-4 (SINGLE FAMILY RES) DISTRICT,  
16-06 City of Atlanta Zoning Ordinance  
LAND LOT 02, 17th DISTRICT  
FULTON COUNTY, GEORGIA  
GORDON C. STORV, JR.  
REGISTERED LAND SURVEYOR  
LICENSE NO. 2076, PLAT DATE 01/26/17

**ZONING ANALYSIS**

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

- 1) Minimum lot area: 9,000 SF  
Existing: 6,998 SF (0.154± ACRES)
- 2) Minimum lot frontage: 70 feet  
Existing: 20.4 feet
- 3) Maximum Floor Area Ratio: 50%  
Existing: 15.6% (1,118sf/6,998 sf=0.156)  
Proposed: 43.6% (3,050sf/6,998sf=0.436)  
First Floor 1,431sf+Second Floor 1,376sf  
+Attic 296sf divided by Lot Area 6,998sf
- 4) Maximum lot coverage: 50%  
Existing: 49.2% (3,441sf/6,998sf=0.492)  
House/Porch Footprint 1,368sf+Front Steps 29sf  
+Driveway 366sf+Wood Deck 599sf+Pool 448sf  
+Pool deck 604sf+Pool Pump 6 sf+Stone Wall  
21sf divided by Lot Area 6,998sf  
Proposed: 49.4% (3,460sf/6,998sf=0.494)  
House/Porches Footprint 1,877sf+Driveway 308sf  
+Pool 448sf+Pool Deck 604sf+Pool Pump 6sf  
+Back Stair 90sf+Pavers 127sf  
divided by Lot Area 6998sf
- 5) Minimum depth front yard: 35 feet  
Existing: 20.4'  
Proposed: NO CHANGE
- 6) Minimum width east side yard: 7 feet  
Existing: 8.6'  
Proposed: 3.8' at porch; 8.5' at 2nd Floor
- 7) Minimum width half-depth front yard: 17.5 feet  
Existing: 0.6'  
Proposed: NO CHANGE at EXISTING HOUSE  
15.5' at NEW REAR ADDITION
- 8) Minimum depth rear yard: 15 feet  
Existing: 74.5'  
Proposed: 36.6'
- 9) Maximum building height: 35 feet  
Existing: 21' ±  
Proposed: 33.2'  
AVERAGE OF 4 ELEVATIONS  
34.9+31.5+34.2+32.1/4 = 33.2'

RENOVATIONS AND ADDITIONS FOR DESIGN DEVELOPMENT

ANH TRAN & JOHN FRENCH

934 AMSTERDAM AVE, NE ATLANTA, GEORGIA 30306

MARK ARNOLD, ARCHITECT © 2015

404-939-3690  
intownarchitect@gmail.com

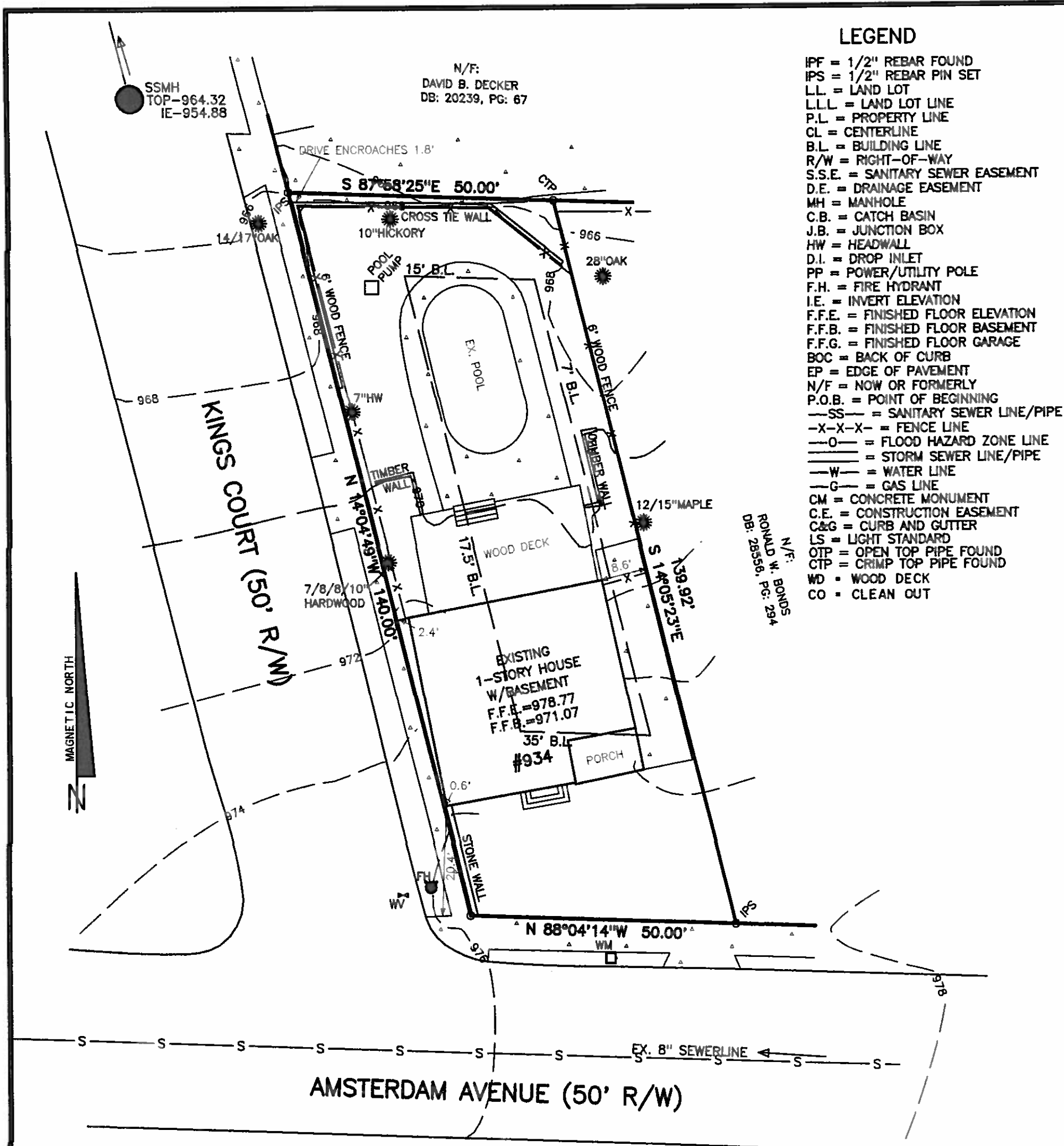
DATE: 04/14/17



SHEET A0.00 PHASE

**LEGEND**

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- P.L = PROPERTY LINE
- CL = CENTERLINE
- B.L = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X = FENCE LINE
- O = FLOOD HAZARD ZONE LINE
- = STORM SEWER LINE/PIPE
- W = WATER LINE
- G = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND
- WD = WOOD DECK
- CO = CLEAN OUT



N/F:  
DAVID B. DECKER  
DB: 20239, PG: 67

SSMH  
TOP-964.32  
IE-954.88

N/F:  
RONALD W. BONDS  
DB: 28556, PG: 294

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon GTS-213 Total Station.

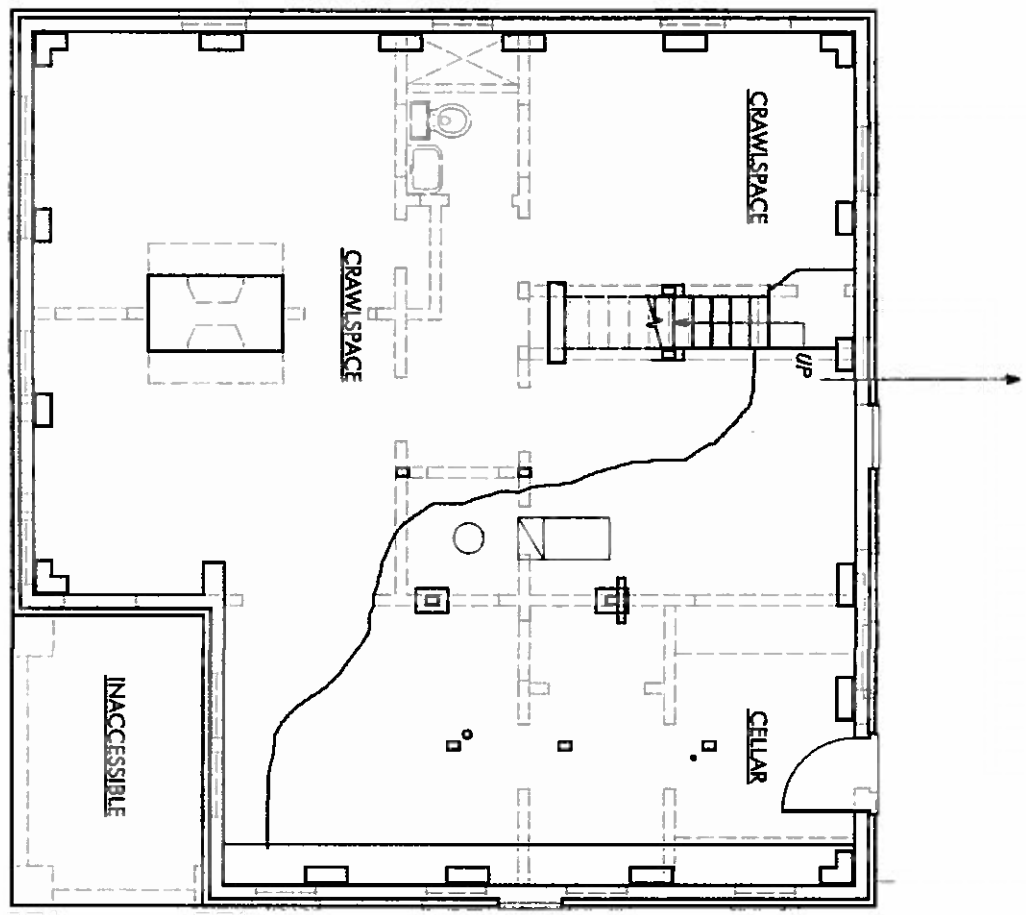
In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of Fulton County, Georgia  
Community Panel Number 13121C 0261 G  
Effective Date 09/18/13  
Revision Date

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

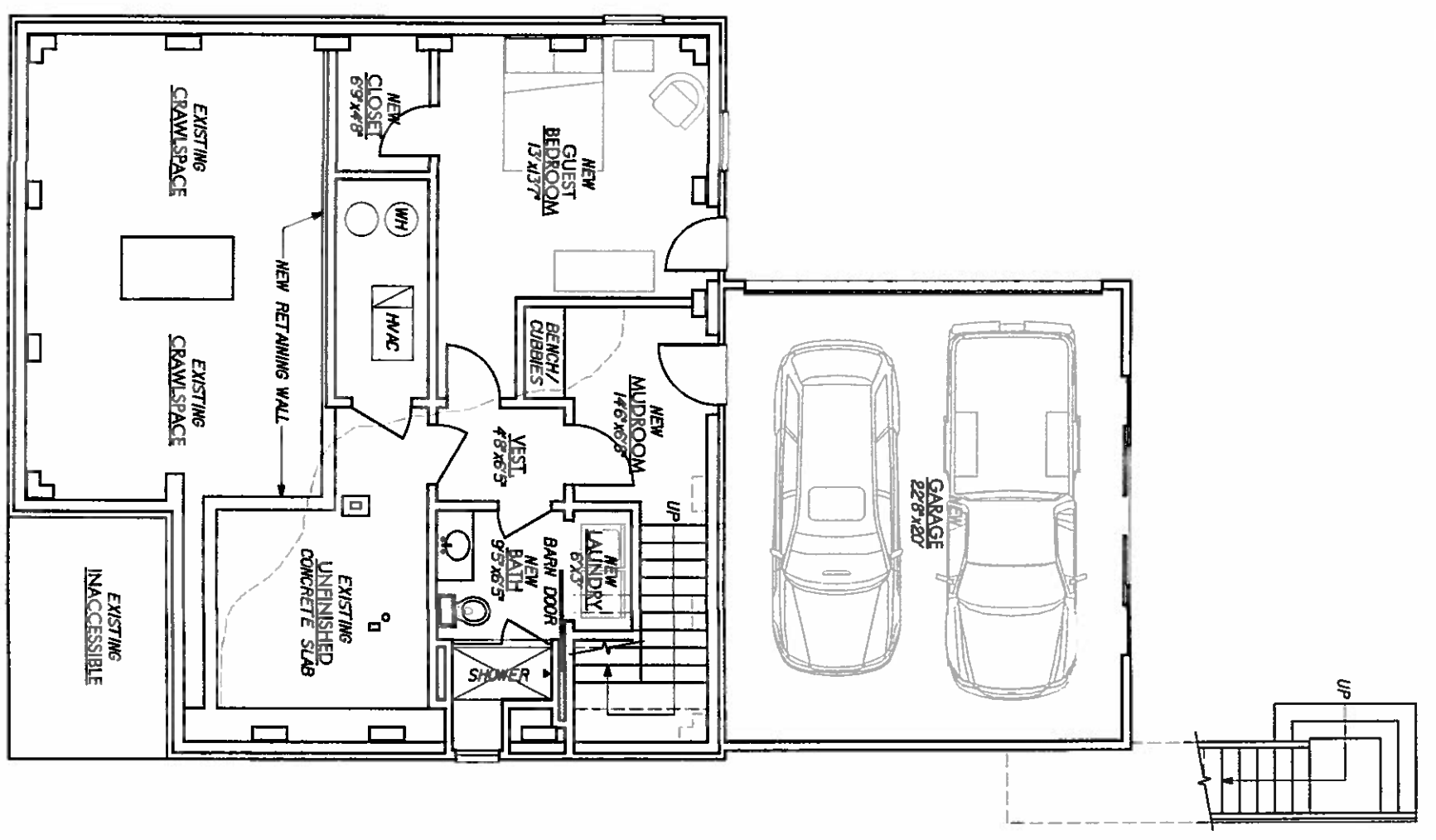


<b>ALPHA LAND SERVICES</b> P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING • LAND SURVEYING OFF: 770.686.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		SURVEY FOR: <b>934 AMSTERDAM AVENUE</b> TAX PARCEL #17000200100265	
REVISION:	LAND LOT: 2	LOT:	BLOCK:
	DISTRICT: 17TH	SUB:	
	FULTON COUNTY		
	GEORGIA	AREA =	0.154 ACRES
	FIELD DATE: 01/25/17	JOB No.	17-01-24
	PLAT DATE: 01/26/17		
REF. PLAT: PB. _____ P. _____			

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



**02** PROPOSED BASEMENT PLAN  
A-1.00 SCALE: 1/8" = 1'-0"



GARAGE AREA: 454 SF  
FINISHED AREA: 500 SF



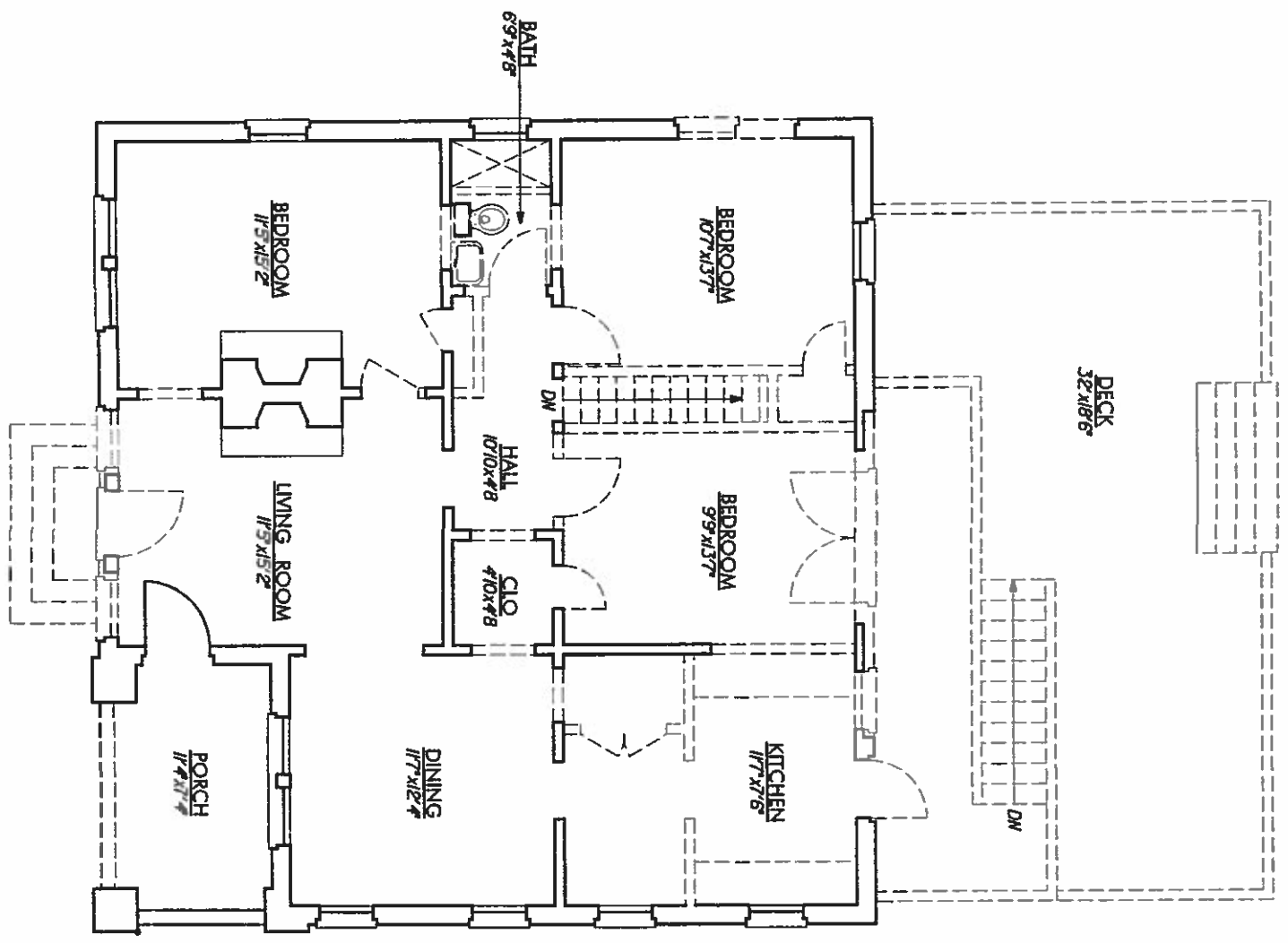
04/14/17

RENOVATIONS AND ADDITIONS FOR  
**ANH TRAN & JOHN FRENCH**  
934 AMSTERDAM AVE, NE ATLANTA, GEORGIA 30306

DESIGN DEVELOPMENT

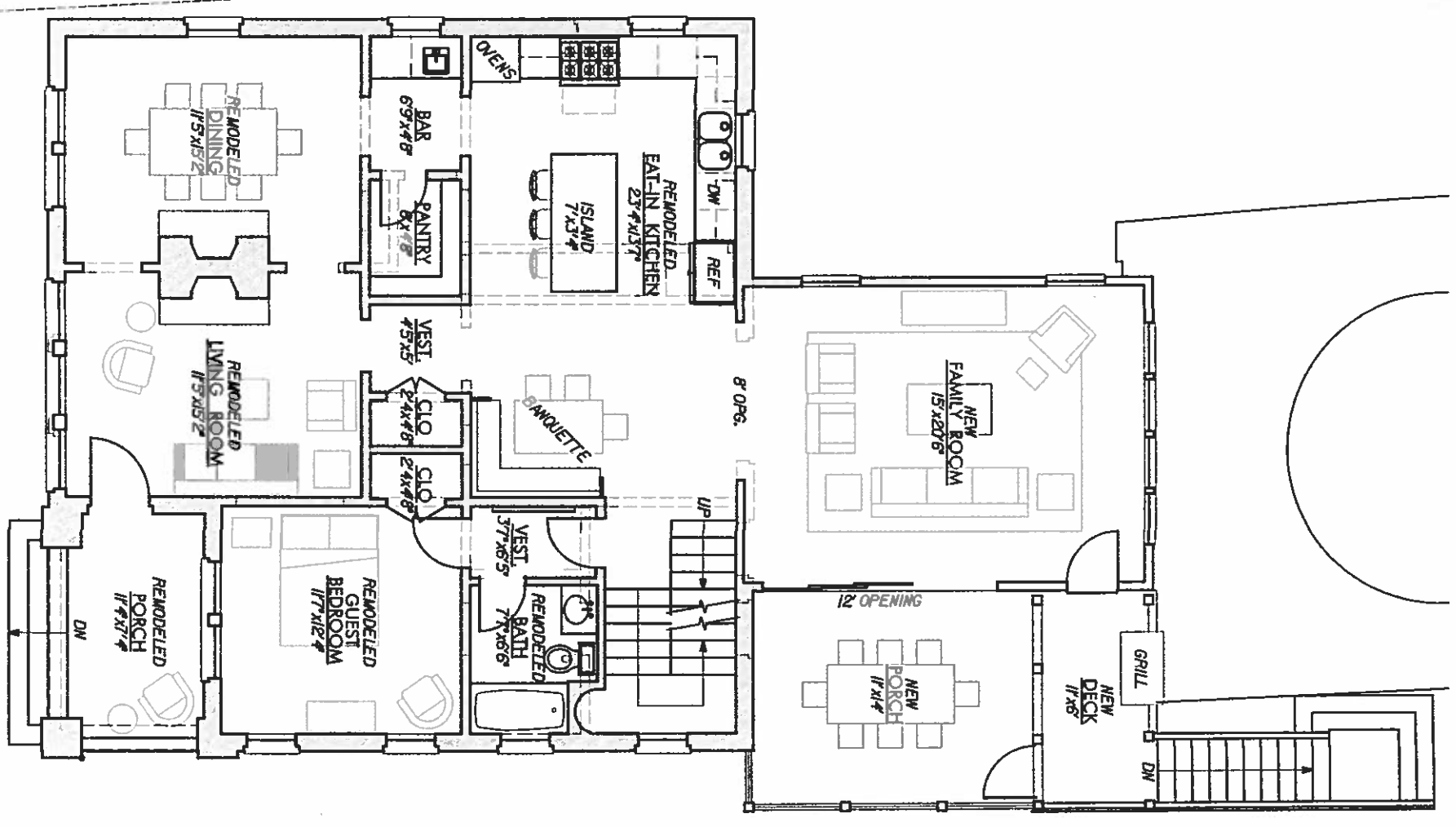
MARK ARNOLD, ARCHITECT  
© 2015  
404-939-3690  
intowmarchitect@gmail.com

A1.00



**01** EXISTING FIRST FLOOR PLAN  
A-1.01 SCALE: 1/8" = 1'-0"

FLOOR AREA: 1,118 SF  
CONSTRUCTION TO BE REMOVED



**02** PROPOSED FIRST FLOOR PLAN  
A-1.01 SCALE: 1/8" = 1'-0"

FLOOR AREA: 1,431 SF  
NEW CONSTRUCTION

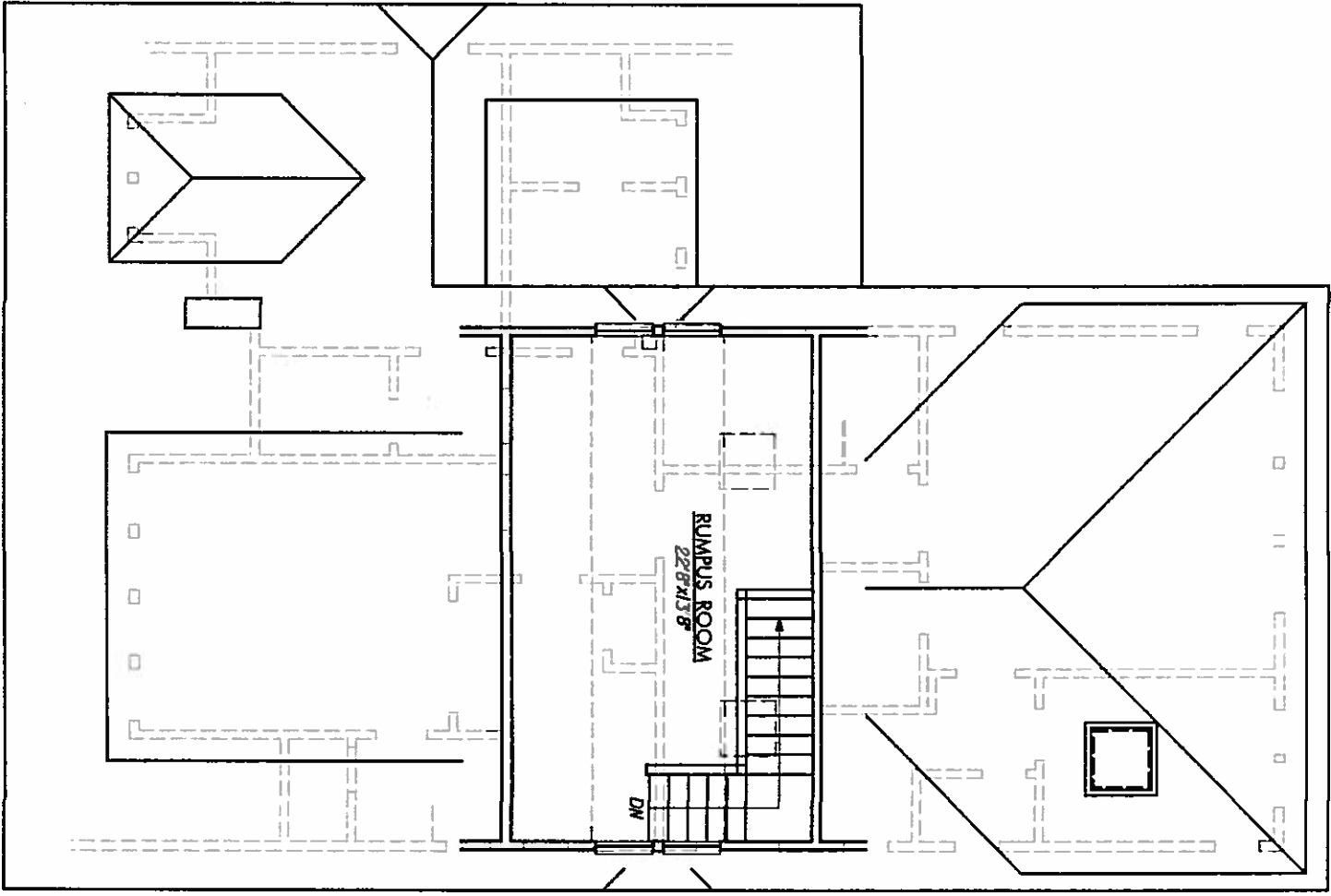


04/14/17

RENOVATIONS AND ADDITIONS FOR  
**ANH TRAN & JOHN FRENCH**  
934 AMSTERDAM AVE, NE ATLANTA, GEORGIA 30306

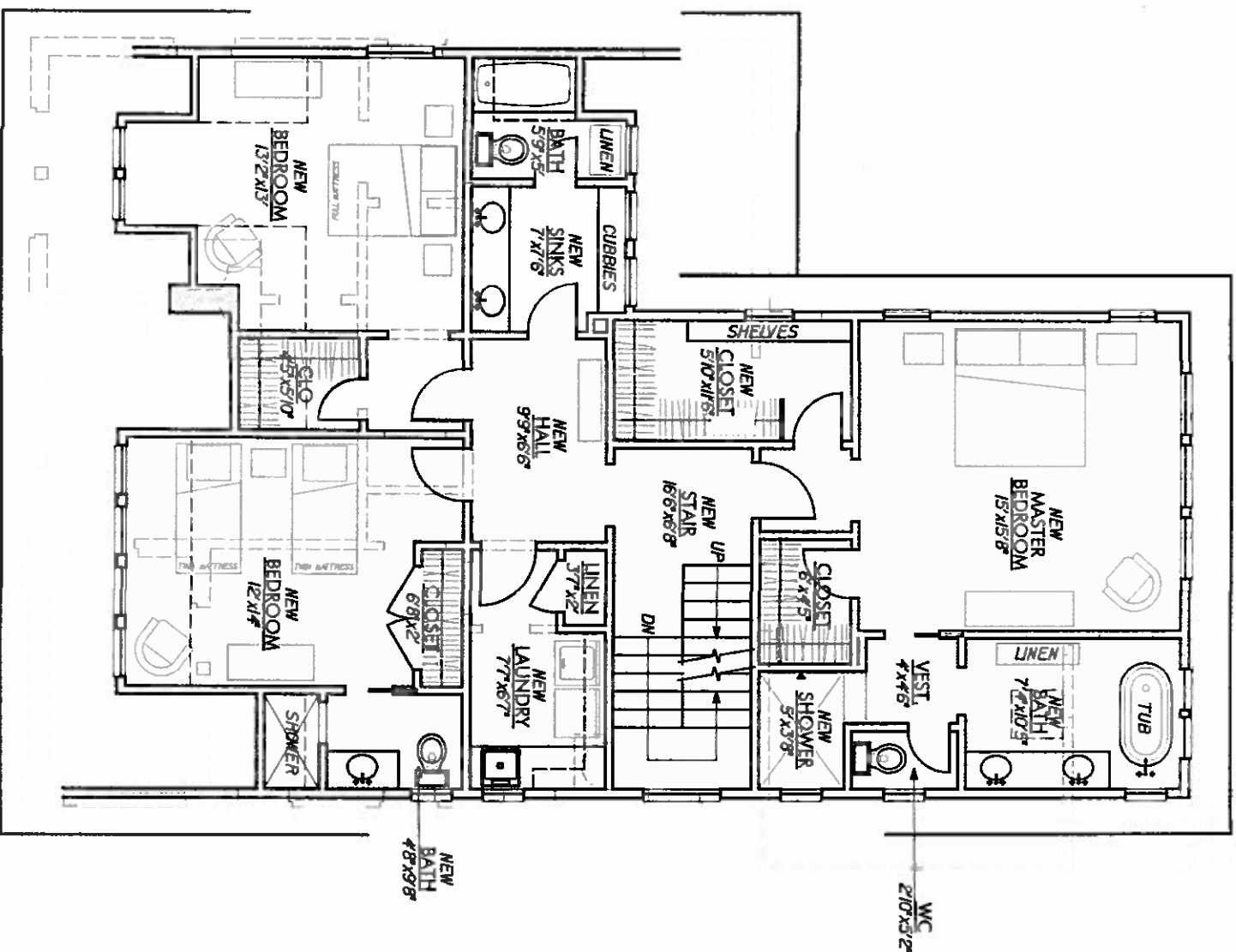
DESIGN DEVELOPMENT

MARK ARNOLD, ARCHITECT  
© 2015  
404-939-3690  
in@antrchitect@gmail.com



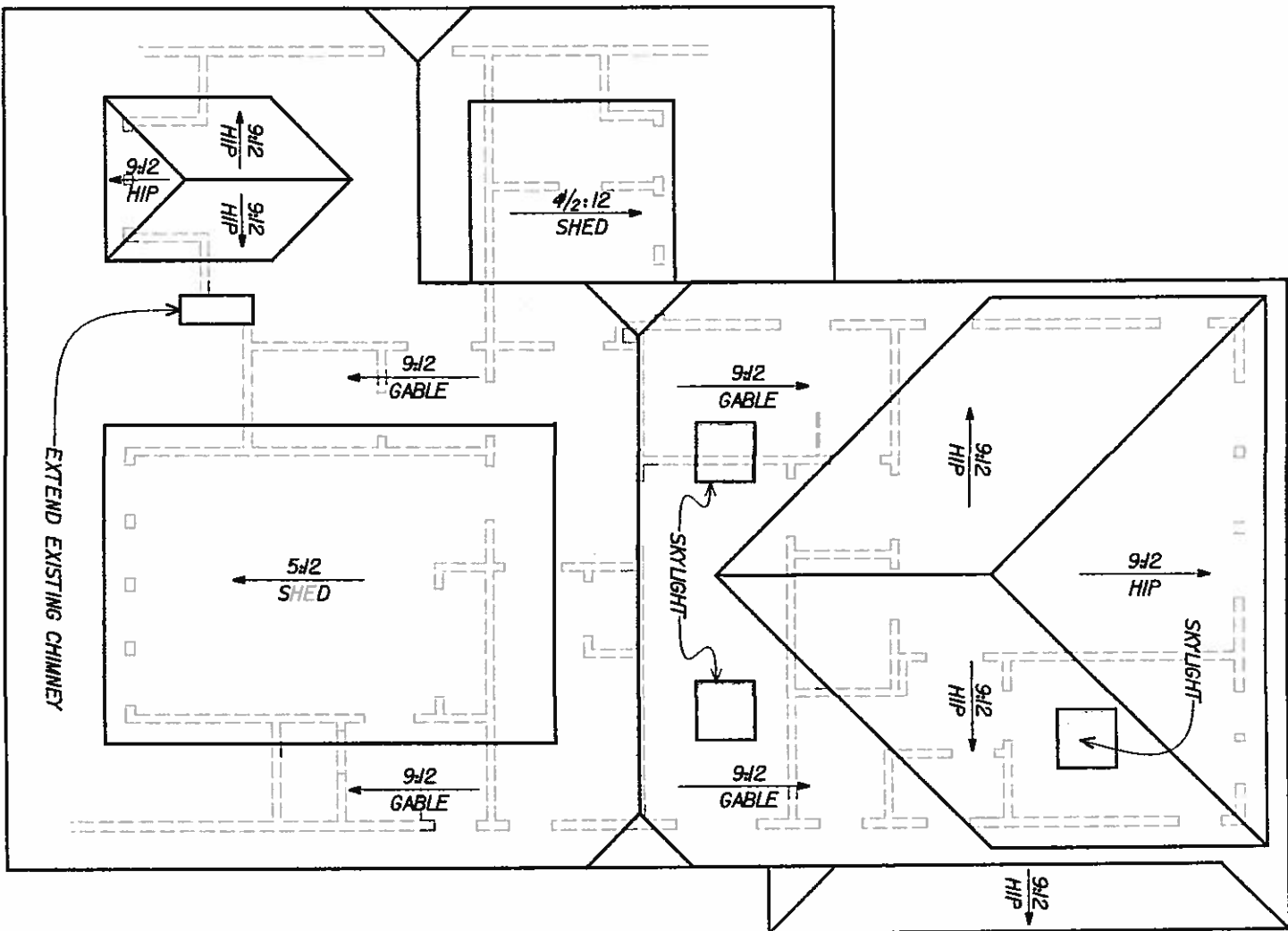
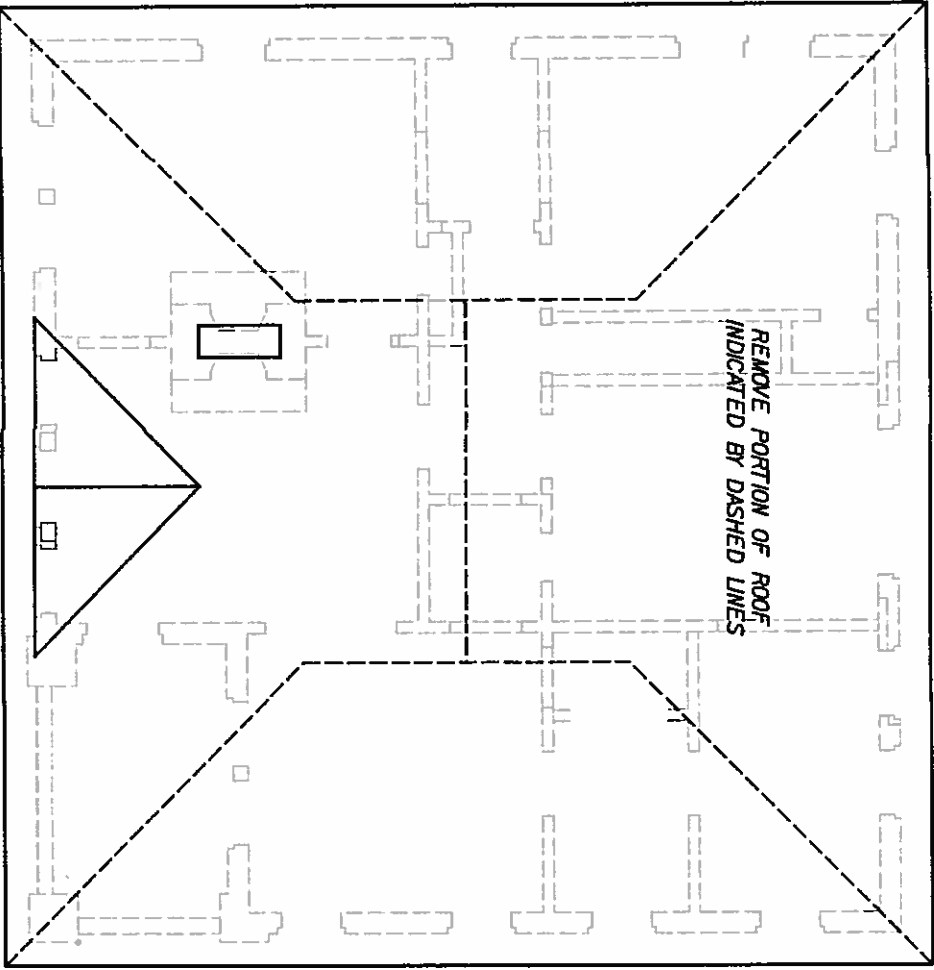
**01** PROPOSED ATTIC PLAN  
 A-1.02 SCALE: 1/8" = 1'-0"

2nd FLOOR WALLS BELOW  
 NEW CONSTRUCTION  
 FLOOR AREA: 308 SF



**02** 3BR / 3BA SECOND FLOOR PLAN  
 A-1.02 SCALE: 1/8" = 1'-0"

1st FLOOR WALLS BELOW  
 NEW CONSTRUCTION  
 FLOOR AREA: 1,376 SF



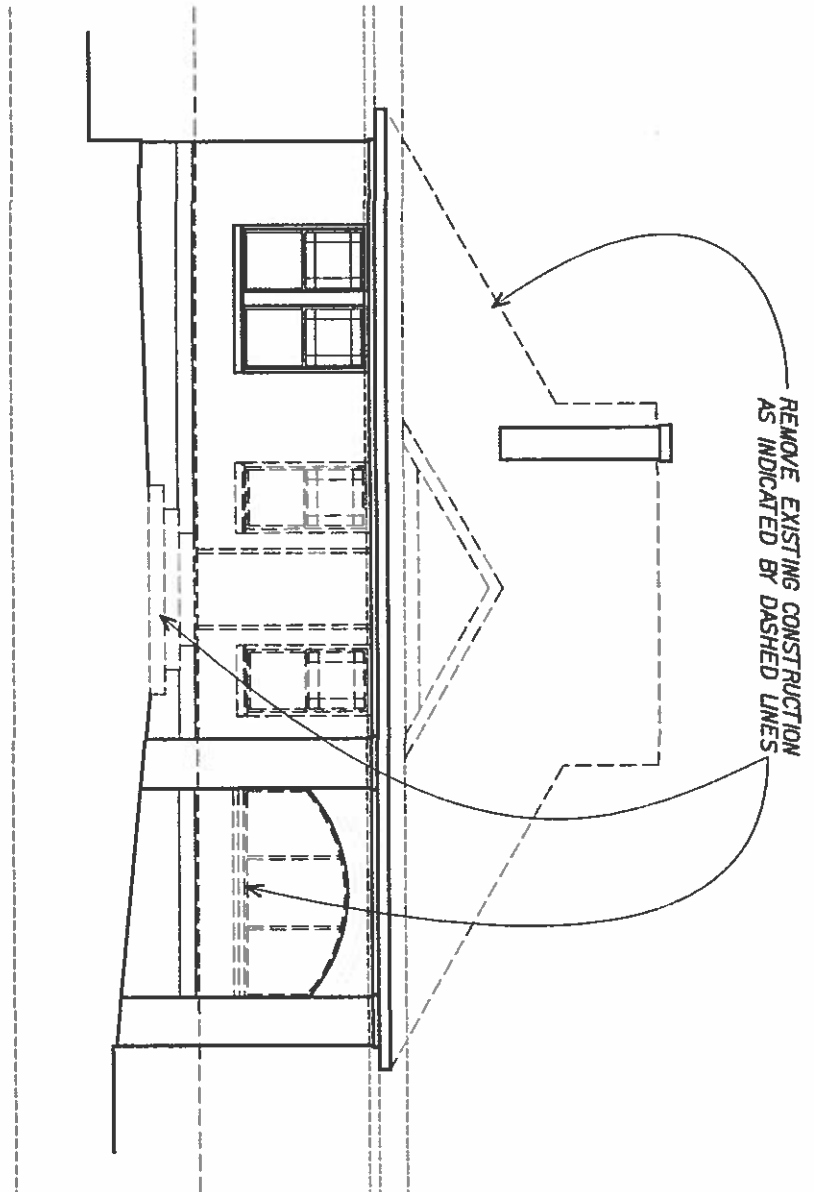
01 EXISTING ROOF PLAN  
A-1.03 SCALE: 1/8" = 1'-0"

02 PROPOSED ROOF PLAN  
A-1.03 SCALE: 1/8" = 1'-0"

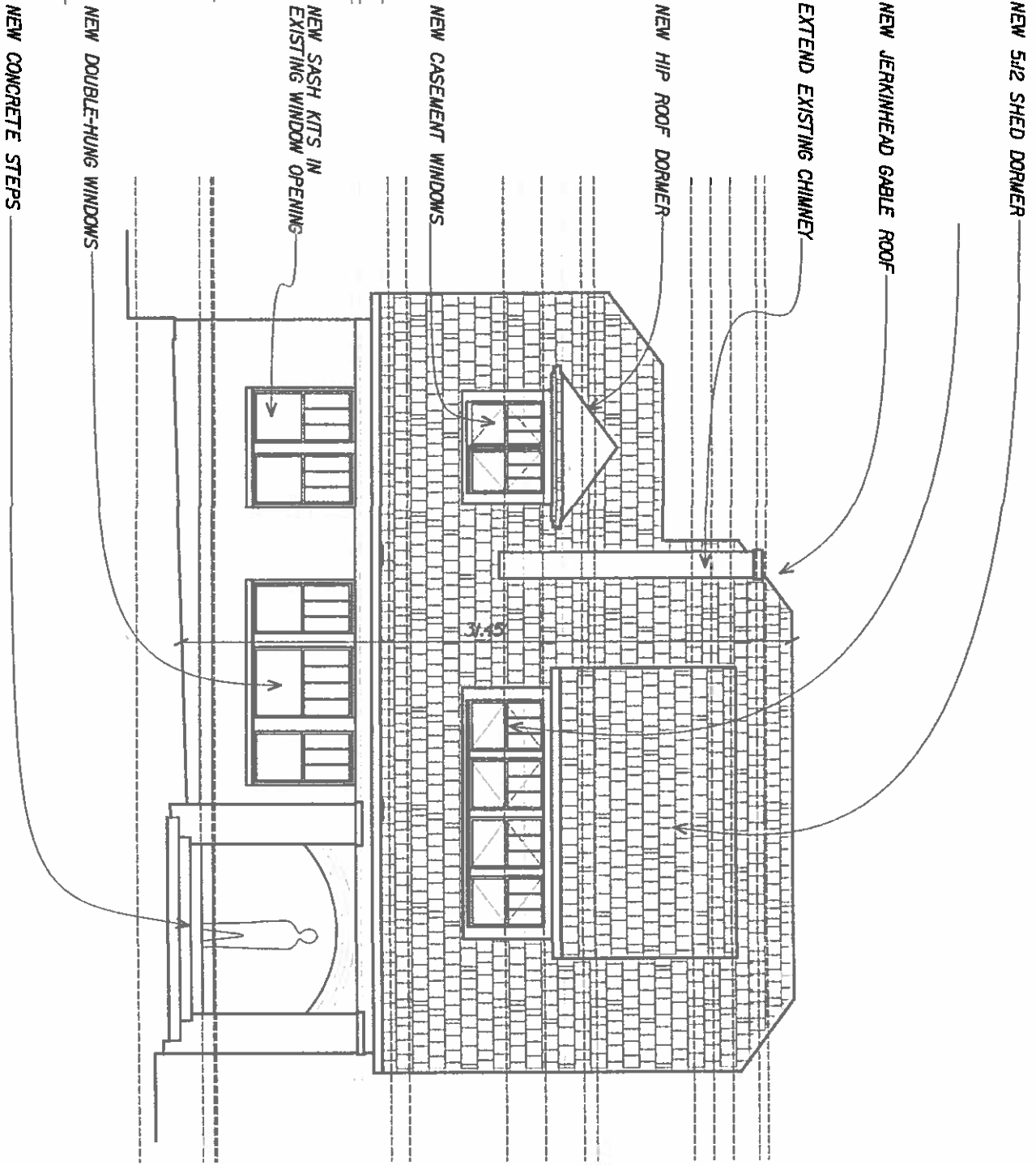
Architectural Desktop 10.0.10 4/17/2017 5:25:05 PM



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



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



04/14/17  
REVISION  
DATE

RENOVATIONS AND ADDITIONS FOR  
**ANH TRAN & JOHN FRENCH**  
934 AMSTERDAM AVE, NE ATLANTA, GEORGIA 30306

DESIGN DEVELOPMENT

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404-939-3690  
inlowarchitect@gmail.com

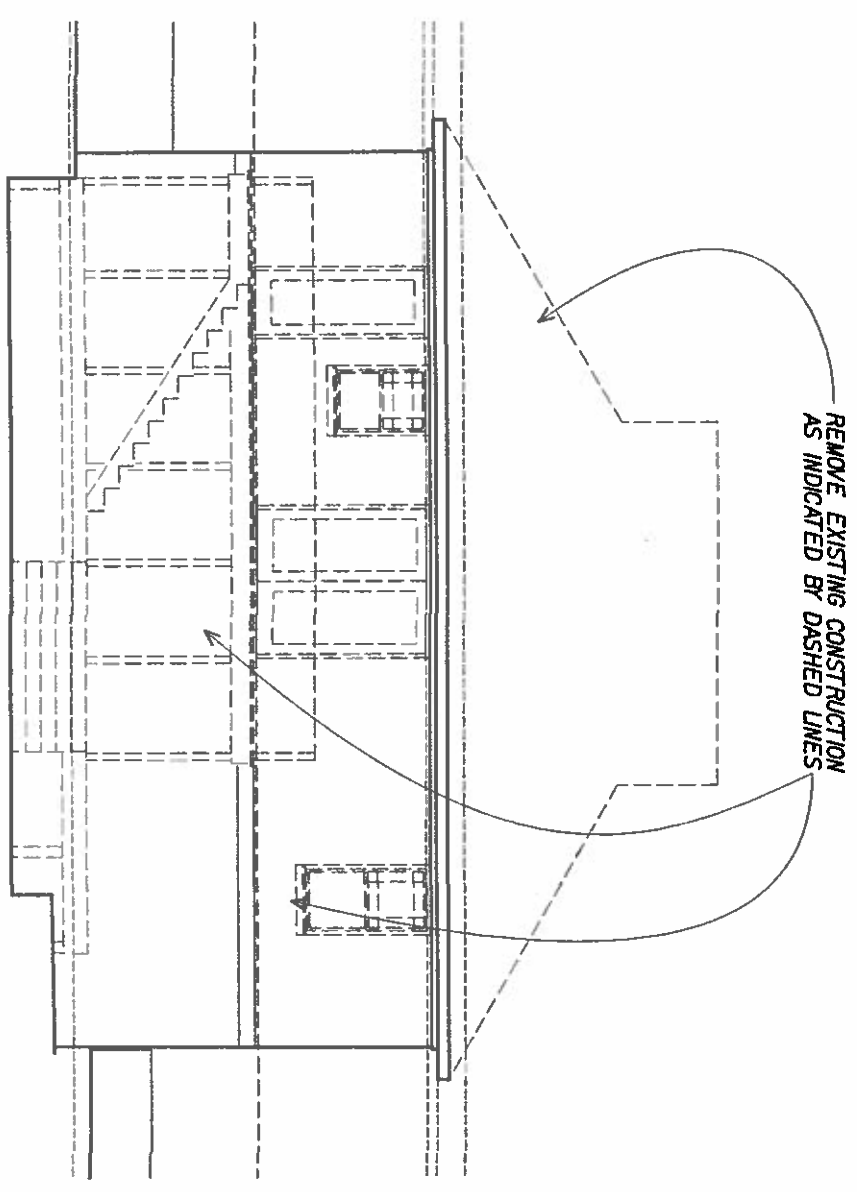
A1.04



01  
A-1.05

EXISTING REAR ELEVATION

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

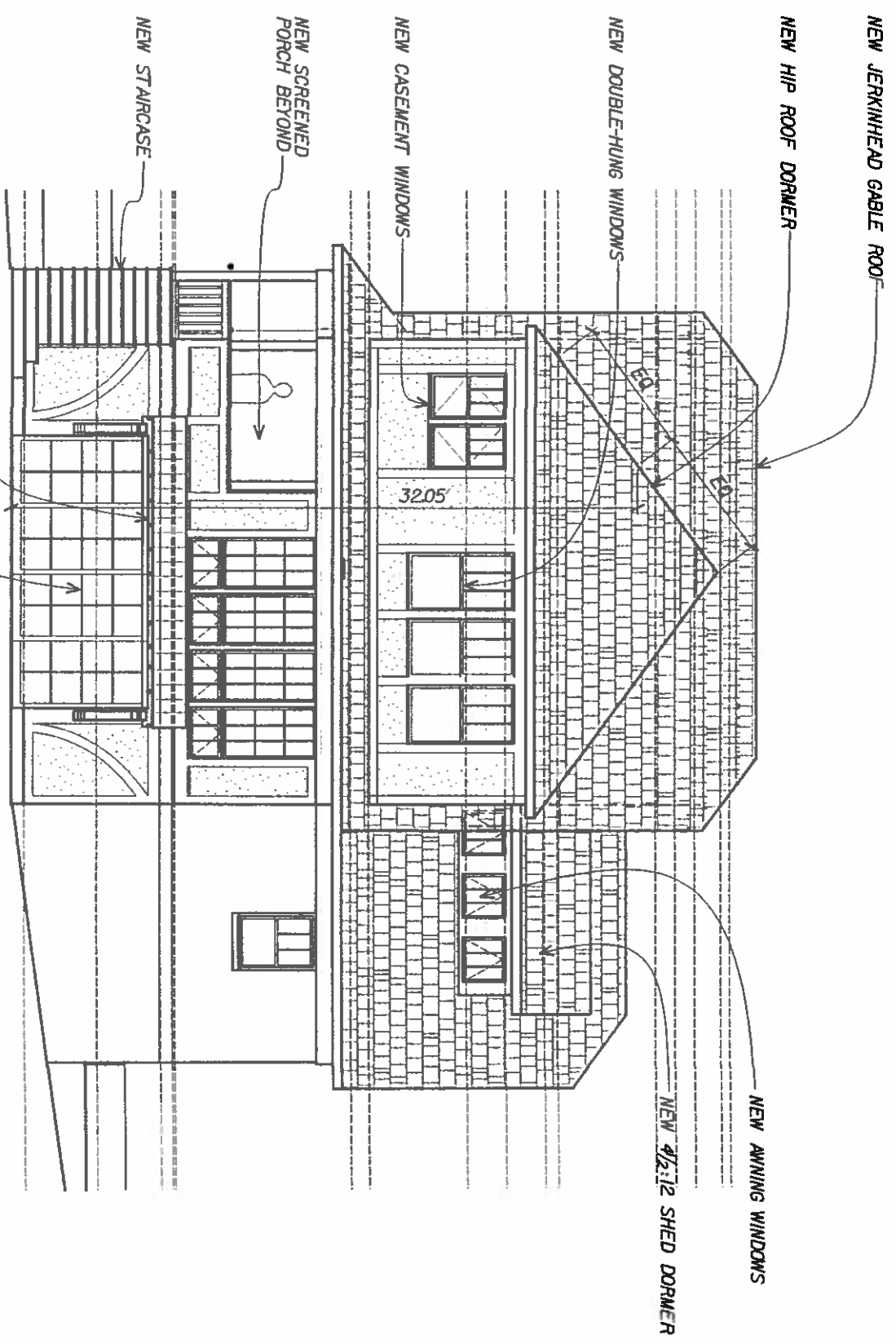


REMOVE EXISTING CONSTRUCTION AS INDICATED BY DASHED LINES

02  
A-1.05

PROPOSED REAR ELEVATION

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



NEW JERKINHEAD GABLE ROOF

NEW HIP ROOF DORMER

NEW DOUBLE-HUNG WINDOWS

NEW CASEMENT WINDOWS

NEW SCREENED PORCH BEYOND

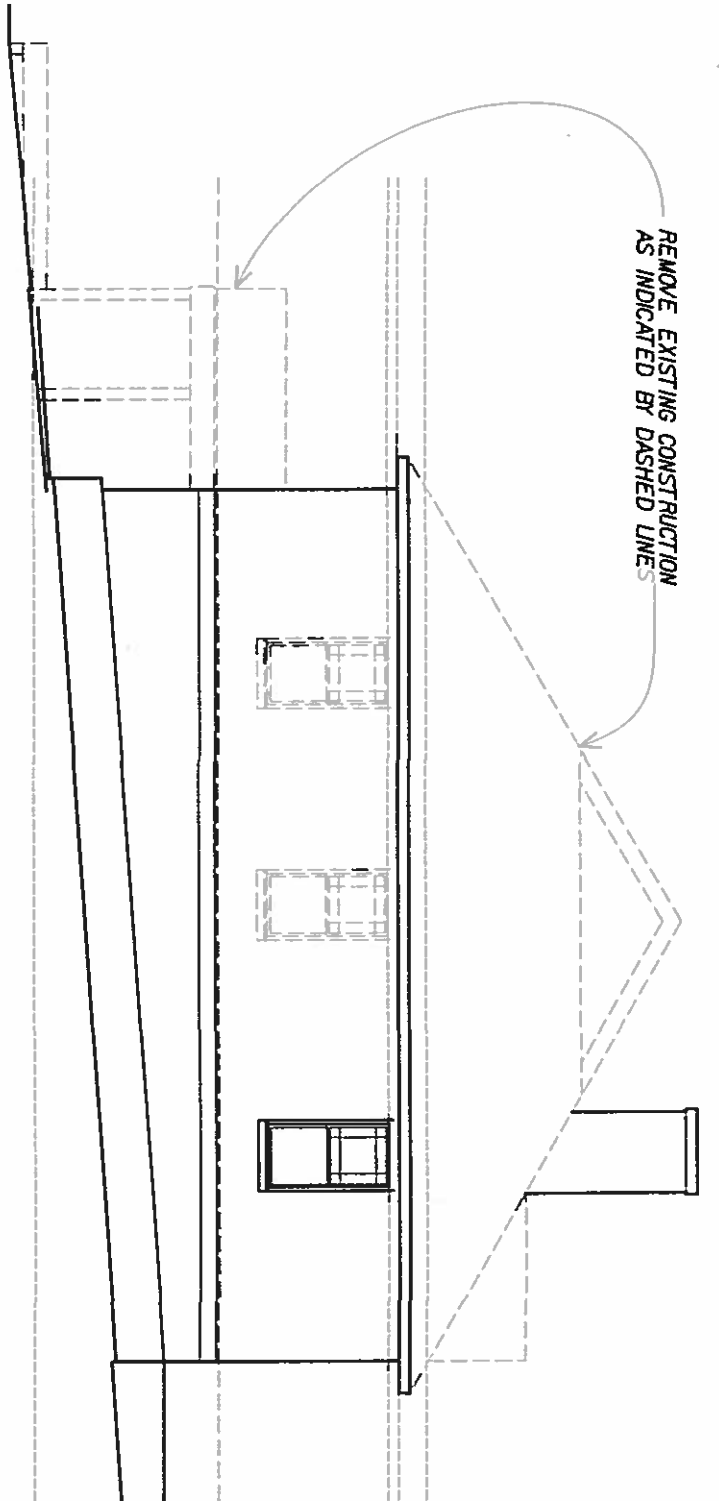
NEW STAIRCASE

METAL ROOF CANOPY ON CEDAR BRACKETS

SLIDING DOOR SYSTEM

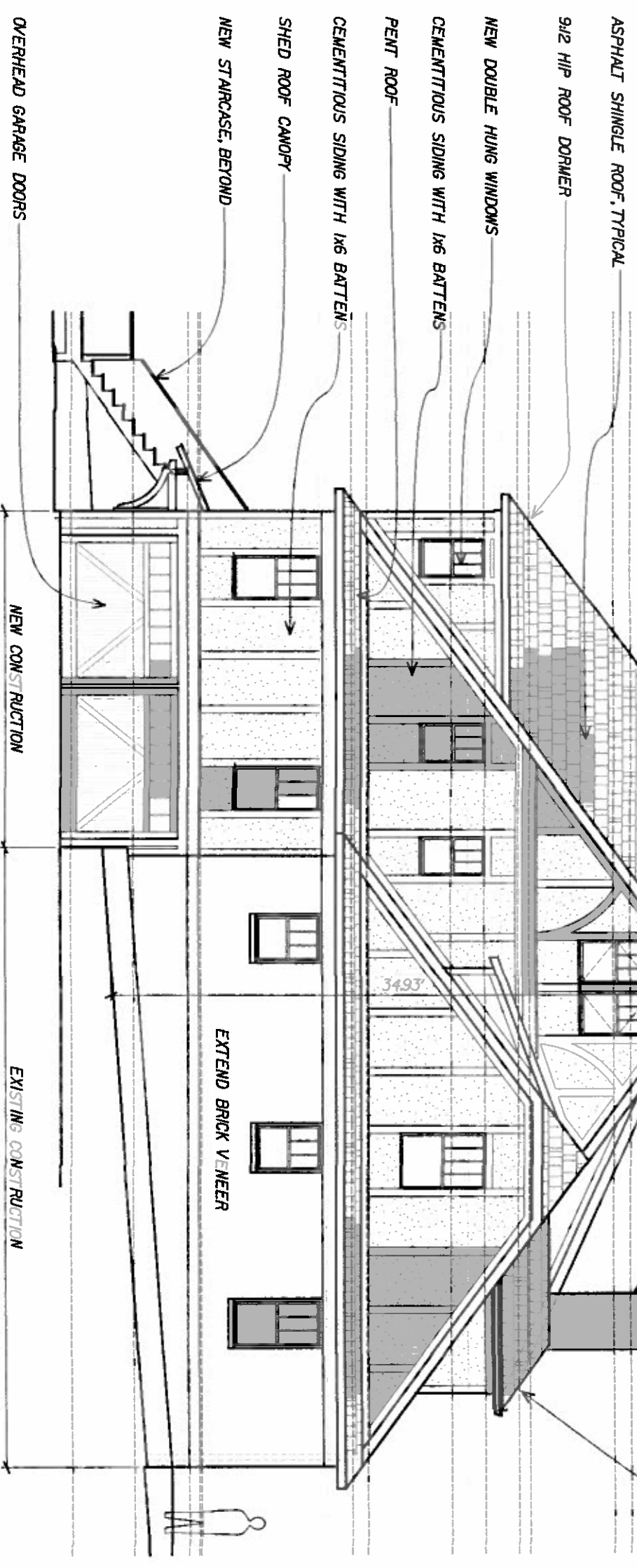
NEW 4/2:12 SHED DORMER

NEW AWNING WINDOWS



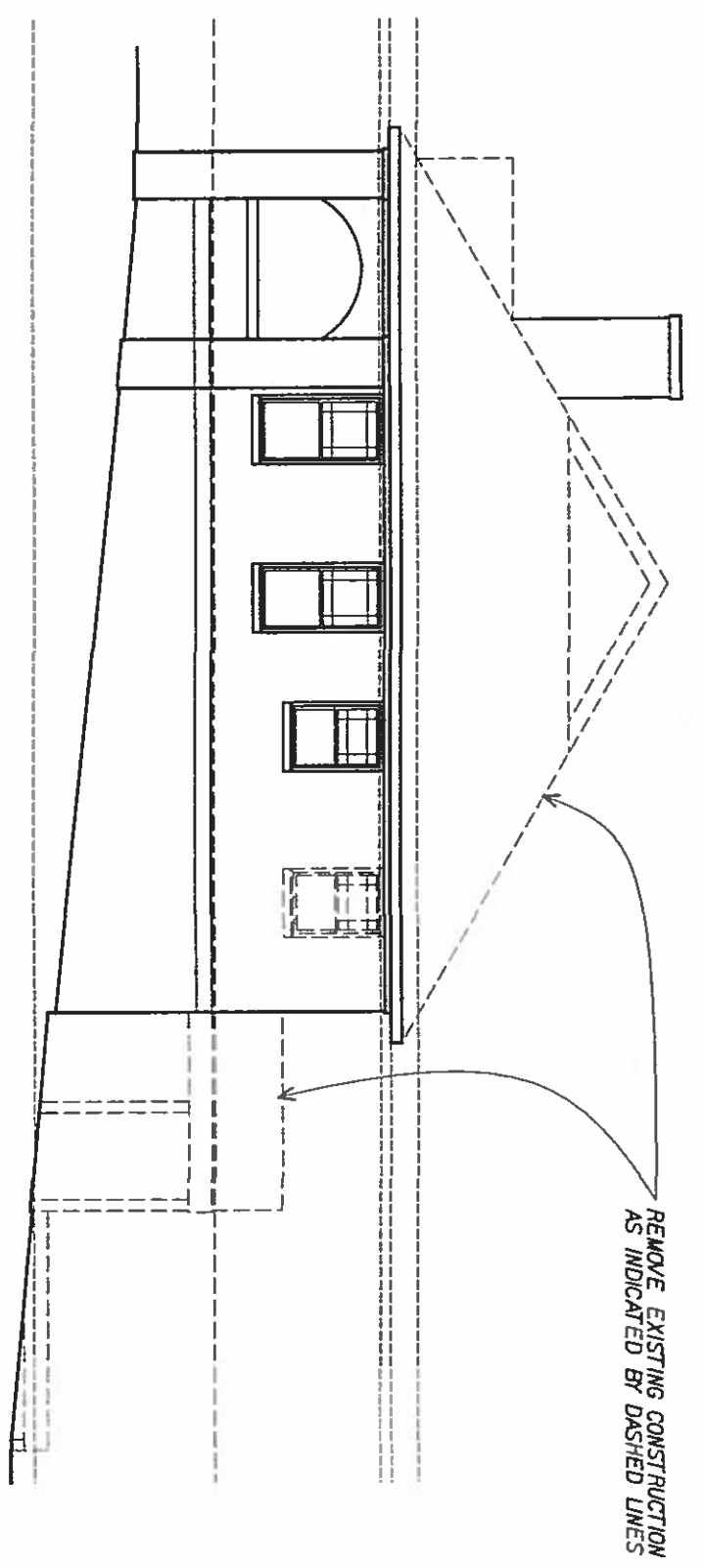
**01** EXISTING WEST SIDE ELEVATION

A-1.06 SCALE: 1/8" = 1'-0"



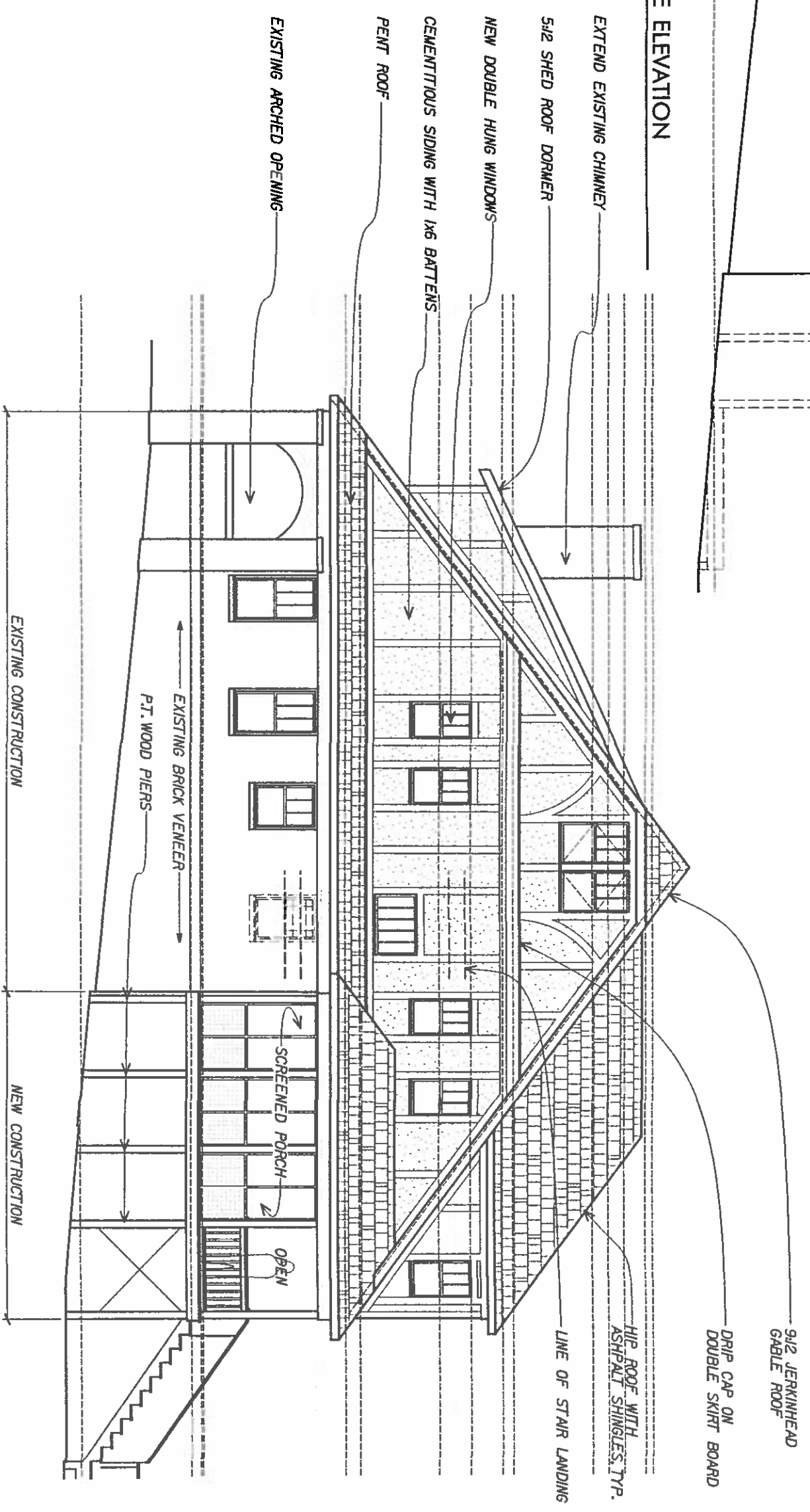
**04** PROPOSED WEST SIDE ELEVATION

A-1.06 SCALE: 1/8" = 1'-0"



**01** EXISTING EAST SIDE ELEVATION

A-1.07  
SCALE: 1/8" = 1'-0"



**02** PROPOSED EAST SIDE ELEVATION

A-1.07  
SCALE: 1/8" = 1'-0"

DESIGN DEVELOPMENT

RENOVATIONS AND ADDITIONS FOR  
**ANH TRAN & JOHN FRENCH**  
934 AMSTERDAM AVE. NE ATLANTA, GEORGIA 30306

MARK ARNOLD, ARCHITECT  
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404-939-3690  
info@mrnaa.com

DATE  
04/14/17  
REVISION



A1.07  
SHEET