

ZONING INFORMATION & SITE CALCULATIONS

CONTACT INFORMATION

ARCHITECT: MARK ARNOLD
 1126 N. HIGHLAND AVE. NE
 ATLANTA, GEORGIA 30306
 (404) 939 - 3690

24-HOUR CONTACT
 MARK ARNOLD, ARCHITECT
 MARK ARNOLD
 (404) 939 - 3690

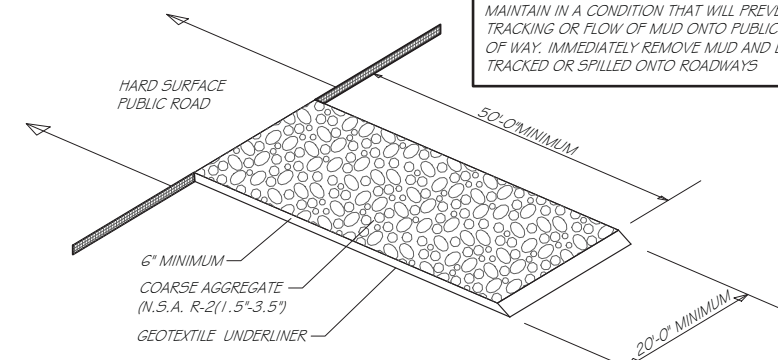
LANDSCAPE ARCHITECT:
 FLORALIS LLC
 CONTACT: LUCINDA BRAY
 (404) 309 - 5310

ZONING: R-4
 TOTAL SITE ACREAGE: 0.21 ACRES
 (9,338 SF)

IMPERVIOUS BREAKDOWN

EXISTING HOUSE FOOTPRINT	2005
EXISTING DRIVEWAY	1231
EXISTING FRONT PORCH# STEPS	317
EXISTING FRONT WALKWAY	155
EXISTING REAR PORCH	44
EXISTING WALLS	69
EXISTING BASEMENT STEPS	51
TOTAL EXISTING IMPERVIOUS AREA:	3872
REMOVE REAR PORCH	-44
REMOVE PORTION OF REAR WALL	-14
REMOVE DRIVEWAY PORTION	-318
ADDITIONS TO FOOTPRINT	+387
CHANGE IN IMPERVIOUS AREA (BY SQ.FT)	+ 11

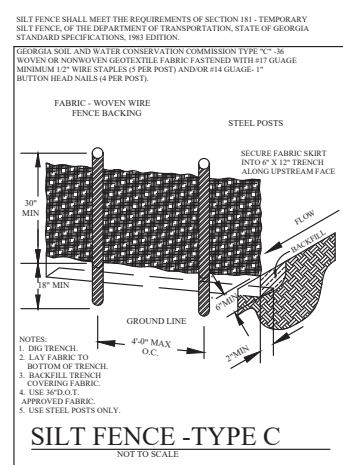
PERIODICALLY DRESS WITH 1.5"-3.5" STONE.
 MAINTAIN IN A CONDITION THAT WILL PREVENT
 TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT
 OF WAY. IMMEDIATELY REMOVE MUD AND DEBRIS
 TRACKED OR SPILLED ONTO ROADWAYS



CONSTRUCTION ENTRANCE/EXIT

SCALE: NOT TO SCALE

SEDIMENT BARRIER



SILT FENCE -TYPE C

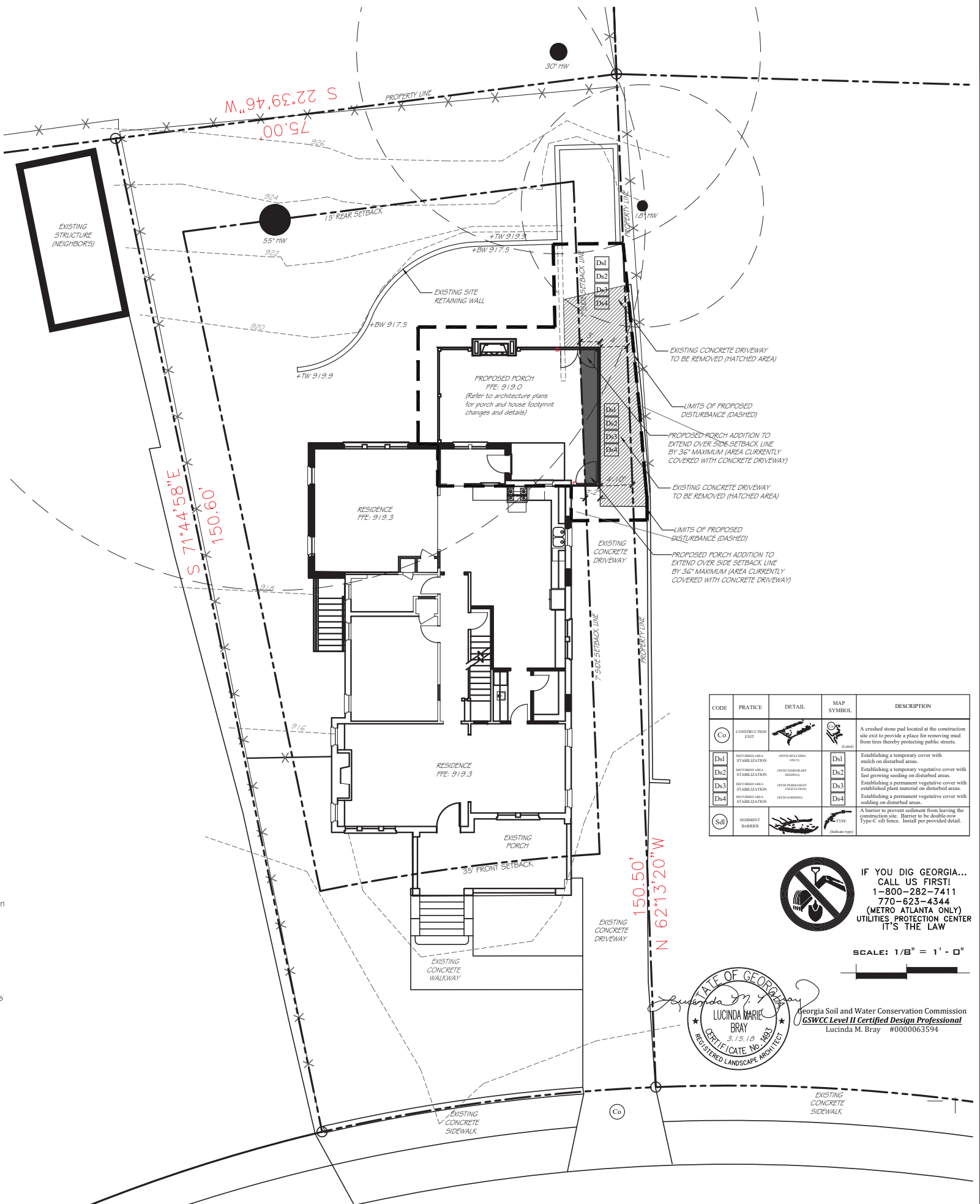
NOT TO SCALE

EROSION CONTROL NOTES

- 1) The escape of sediment from the site shall be prevented by the installation, or erosion and sediment control measures and practices prior to, or concurrent with, land-disturbing activities.
- 2) Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion control measures shall be implemented to control or treat the sediment source.
- 3) Silt fence shall meet the requirements of Section 171-temporary silt fence, of the Georgia Standard Specifications, 1993 Edition and be wire reinforced.
- 4) Maintenance Statement - Erosion control measures will be inspected weekly, after each rain and repaired by the general contractor.
- 5) STATEMENT - Additional erosion control and sediment control measures will be installed if deemed necessary by on-site inspection.
- 6) See "Contact Information" for pertinent project contacts
- 7) See "Contact Information" for erosion control contacts.

STANDARD NOTES:

- 1) PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR OR LANDSCAPE ARCHITECT, AS APPROPRIATE.
- 2) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
- 3) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- 4) ANY DISTURBED AREA LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- 5) ANY DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- 6) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- 7) ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- 8) ALL TEMPORARY AND PERMANENT SEEDING MUST BE PERFORMED AT THE APPROPRIATE SEASON. IN SUCH INSTANCES WHERE THE ESTABLISHMENT OF VEGETATION IS INOPPORTUNE DUE TO SEASON OR DROUGHT, DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED USING 2"-4" OF MULCH (Ds1). ADDITIONAL PLANTINGS WILL BE NECESSARY STAND OF GRASS FAILS TO GROW.
- 9) SILT FENCES SHALL NOT BE PLACED IN STREAM BUFFERS OR FLOODPLAINS, UNLESS UTILIZED FOR THE CONSTRUCTION OF AN EXEMPT ACTIVITY (I.E. ROADWAY DRAINAGE STRUCTURES, SEWER/WATER CROSSINGS, OR DRAINAGE STRUCTURES) PER THE APPROVED PLANS. FOR SUCH DISTURBANCES WITHIN THE BUFFER, THE AREA SHALL BE IMMEDIATELY STABILIZED USING EROSION CONTROL MATTING AND/OR BLANKETS ONCE THE ACTIVITY IS COMPLETE.

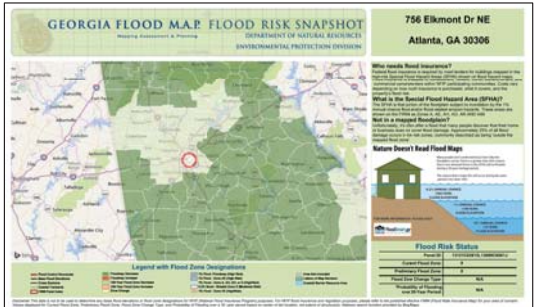


CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Ds1	DISTURBED AREA STABILIZATION	(SEE DETAILS ONLY)	Ds1	Establishing a temporary cover with mulch on disturbed areas.
Ds2	DISTURBED AREA STABILIZATION	(SEE DETAILS ONLY)	Ds2	Establishing a temporary vegetative cover with fast growing seeding on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION	(SEE DETAILS ONLY)	Ds3	Establishing a permanent vegetative cover with established plant material on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION	(SEE DETAILS ONLY)	Ds4	Establishing a permanent vegetative cover with sodding on disturbed areas.
Sd1	SEDIMENT BARRIER	(SEE TYPE)	Sd1	A barrier to prevent sediment from leaving the construction site. Barrier to be double-end Type-C silt fence. Install per provided detail.

IF YOU DIG GEORGIA... CALL US FIRST!
 1-800-282-7411
 770-623-4344
 (METRO ATLANTA ONLY)
 UTILITIES PROTECTION CENTER
 IT'S THE LAW

STATE OF GEORGIA
 LUCINDA MARIE BRAY
 3.15.18
 REGISTERED LANDSCAPE ARCHITECT

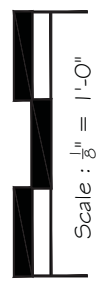
Georgia Soil and Water Conservation Commission
GSWCC Level II Certified Design Professional
 Lucinda M. Bray #0000063594



- Progress Prints
- NOT Released for Construction
- Released for Construction



NORTH



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

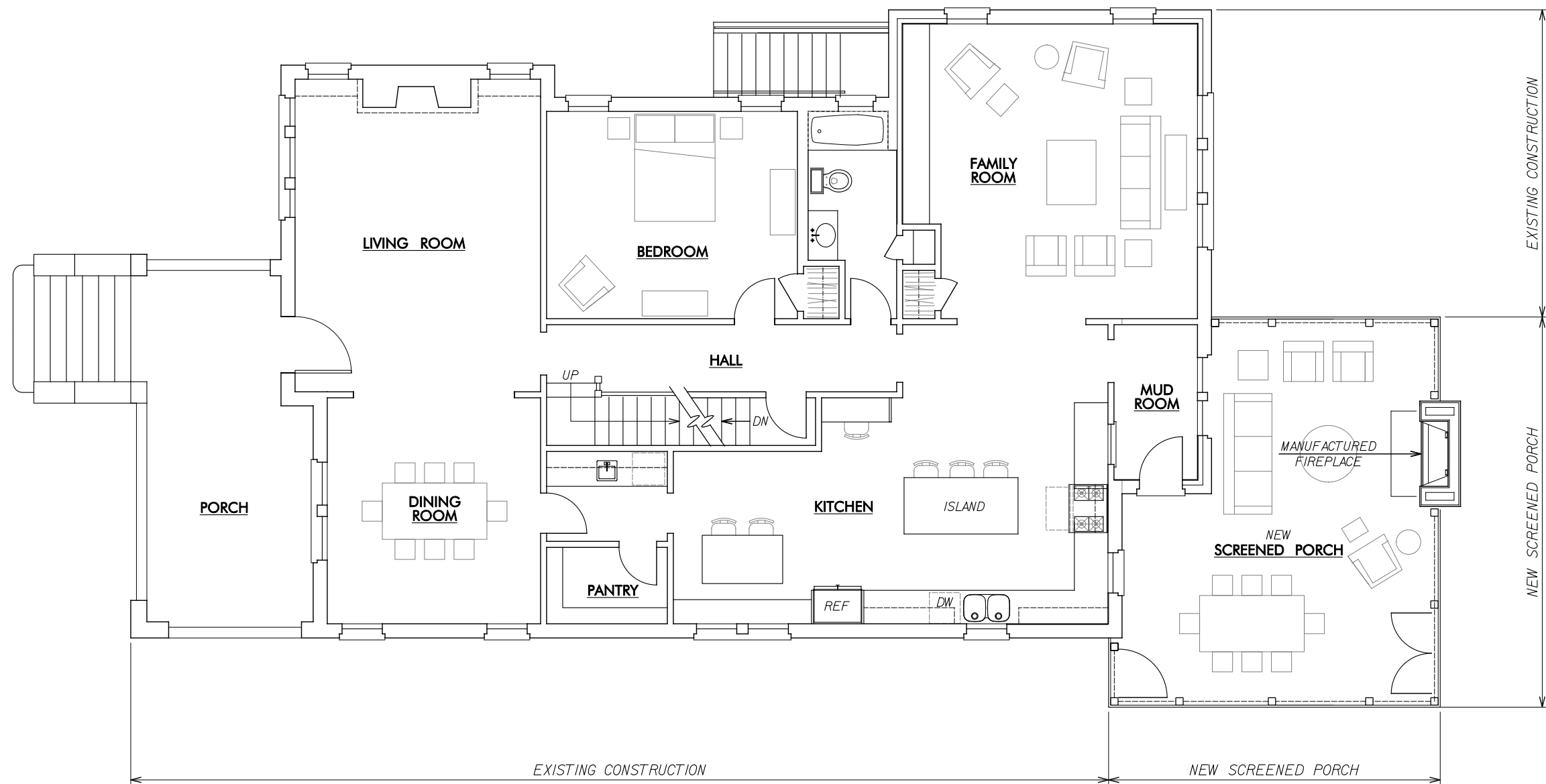
Kathleen and Shak Presswala Residence
 756 Elkmont Drive NE, Atlanta, Georgia 30306
 Land Lot 53, 17th District, Fulton County

VARIANCE SITE PLAN

Sheet : F.I.1

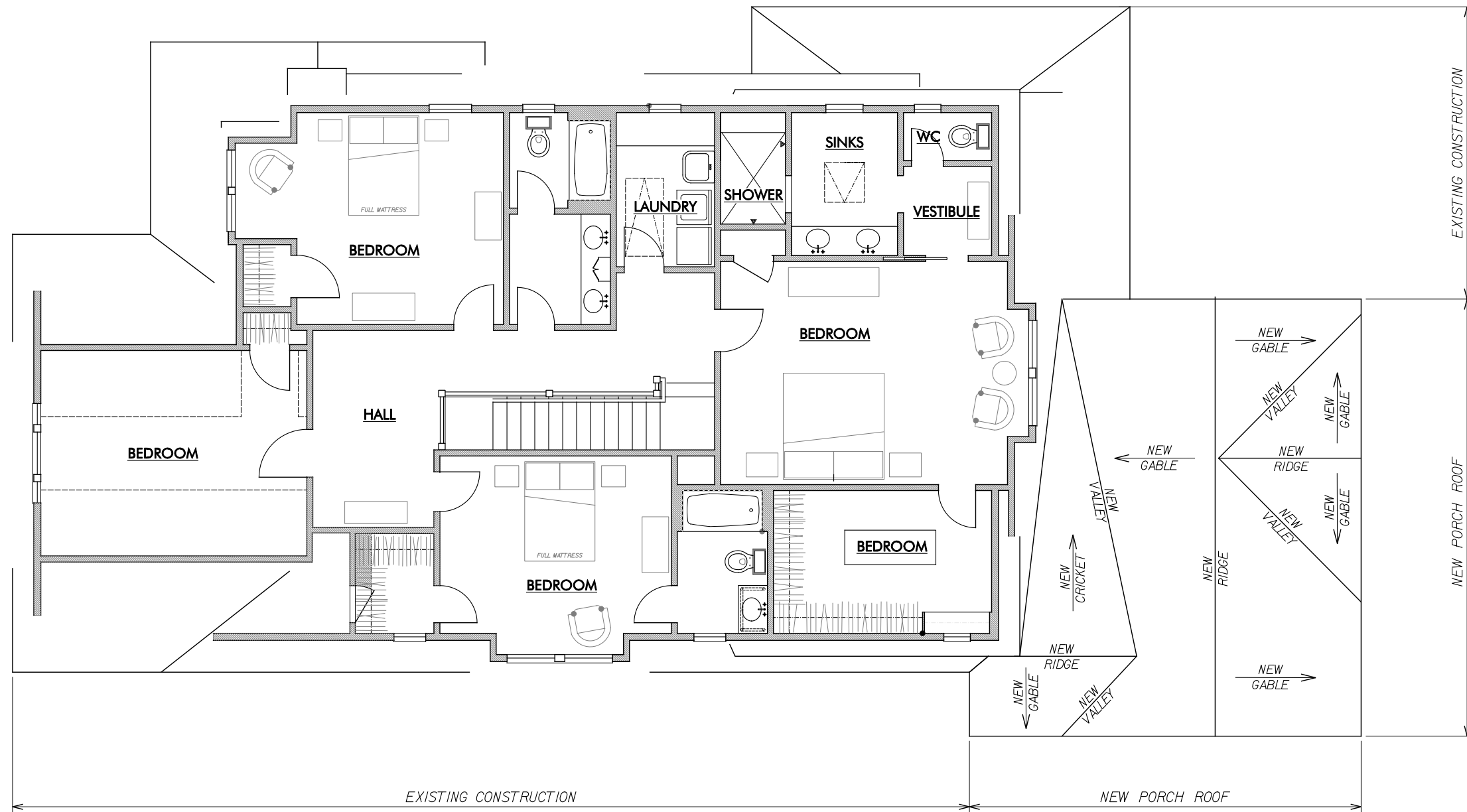
Date: 03.15.2018





01 PROPOSED FIRST FLOOR PLAN
 A-2.01 SCALE: 1/8" = 1'-0"

DATE	REVISIONS
03/16/18	



01
A-2.02

PROPOSED SECOND FLOOR PLAN

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

VARIANCE SUBMITTAL

MARK ARNOLD, ARCHITECT
© 2014
404-939-3690
info@markarnold.com

RENOVATIONS AND ADDITIONS FOR
SHAK & KATHLEEN PRESSWALA
756 ELK MONT DRIVE ATLANTA, GEORGIA 30306

DATE
03/16/18

REVISIONS



SHEET

A2.02

PHASE

DATE	REVISIONS
03/16/18	



01 PROPOSED REAR (SOUTHEAST) ELEVATION
 A-3.00 SCALE: 1/8" = 1'-0"



02 PROPOSED SIDE (SOUTHWEST) ELEVATION
 A-3.00 SCALE: 1/8" = 1'-0"



01 PROPOSED FRONT ELEVATION
 A-3.01 SCALE: 1/8" = 1'-0"



02 PROPOSED SIDE (NORTHEAST) ELEVATION
 A-3.00 SCALE: 1/8" = 1'-0"

DATE
03/16/18
REVISIONS

