

SPITZMILLER & NORRIS

349 PEACHTREE HILLS AVE.
 ADACN WEST SUITE C5
 ATLANTA, GA 30324-0229
 (404) 801-2029
 FAX (404) 812-0223
 spitzmillerandnorris.com

RESIDENTIAL DESIGN
 FROM A FRESH PERSPECTIVE

PROJECT
SHAFFER RENOVATION

SUBDIVISION

LOT NO.

STREET

PACES WEST
 ATLANTA GEORGIA

ISSUED FOR:
 PRESENTATION/CLIENT APPROVAL

PRICING OR PERMITTING

CONSTRUCTION DOCUMENTS

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 SPITZMILLER & NORRIS, INC. and
 shall remain confidential and shall not be
 reproduced or used in any way without
 their written permission.

SPITZMILLER & NORRIS, INC.
 11. Builder/contractor must verify
 all materials and workmanship prior to proceeding with
 construction.
 12. Builder/contractor must verify all
 materials and workmanship prior to proceeding with
 construction.
 13. Plans indicate location only; engineering
 calculations should incorporate actual site
 conditions.
 Caution must be exercised in making any
 changes to this plan. Only a qualified
 engineer should attempt modifications, as
 house could lead to major problems in
 other areas.

DATE
03-26-2015

REVISIONS

FRONT & REAR
 ELEVATIONS

SQUARE FOOTAGE

DRAWN BY
 BFS/ABS

JOB NO. SHEET
 14014 01 of 07

RELEASED
 FOR CONSTRUCTION

**EXTERIOR ELEVATION
 GENERAL NOTES**

1. DIM FROM INDICATED FIN FLOOR TO FIN SOFFIT
2. DIM FROM INDICATED FIN FLOOR TO TOP OF FLAT FRAME HEIGHTS INDICATE TOP OF GASH OR DOOR UNIT.
3. WINDOW HEIGHTS INDICATE TOP OF GASH OR DOOR UNIT.
4. ALL WINDOW AND DOOR SIZES ARE BASED KOLBE WINDOWS.
5. GALVANIZED DOWN SPOUTS TO BE PAINTED THE SAME COLOR AS THE SURFACES OVER WHICH THEY FALL.
6. COFFER GUTTERS/DOWN SPOUTS NOT TO BE PAINTED. DOWN SPOUT LOCATIONS ARE RECOMMENDED ONLY FOR LOCATIONS TO BE COATED. FINAL FINISH FOR COFFER GUTTERS/DOWN SPOUTS TO BE DETERMINED BY CONSTRUCTION COORDINATOR (TOPGRAPHY, HARDWARE, LIGHTING, ETC.)
7. ALL WINDOWS & DOORS TO HAVE AUTHENTIC OR SIMULATED DIVIDED LITES - DO NOT SUBSTITUTE SNAP-IN GRILLS.
8. * DENOTES RANDALL BROS. INC. 404-932-6666
9. * DENOTES PIERCE AND PIERCE ARCHITECTURAL
10. MILLWORK AND MOULDINGS. 410-448-8330
11. ALL METAL FLASHING TO BE MIN. 16 OZ. SHEET COPPER. PROVIDE COPPER FLASHING WHERE ALL HORIZONTAL WOOD SURFACES MEET VERTICAL SURFACES & ALL WINDOW & DOOR OPENINGS. ALL FLASHING IS TO BE SOLDERED SHEET COPPER - DO NOT USE STANDING SEAM & CORNICE RETURN VENTILATORS (IF OPTIONED) TO BE PAINTED TO MATCH ROOF SHINGLE COLOR AND TO BE LOCATED AT REAR FACING ROOF. AVOID RIDGE VENTS.
12. ALL WINDOWS AND FRENCH DOORS ARE TO BE TDL (TRUE DIVIDED LITES) OR SDL (SIMULATED DIVIDED LITES) WITH 1/8" MUNTINS. WINDOWS SHOULD BE FITTED WITH 5/4 X 4 SURROUNDING ON EXTERIOR UNLESS NOTED OTHERWISE. EXCEPTION - DOORS AND BAY WINDOW (SEE DETAILS AT THESE LOCATIONS)
13. ALL EXTERIOR DOORS TO BE 2 1/4" THICK W/ 9" BOTTOM RAIL AND 5" STILES. (STILES OF TRANSOM TO MATCH STILES OF DOORS BELOW THEM) * FRENCH DOORS UNO. BUILDER TO USE PVC WHERE APPLICABLE AND AT CALLED OUT LOCATIONS IN LIEU OF WOOD FOR MAINTENANCE FREE EXTERIOR.
14. ALL COPPER FLASHING PER CDA SPECIFICATIONS AND DETAILS.

ENGINEERING NOTE:

ENGINEERING DRAWINGS & SPECIFICATIONS ARE NOT PART OF THESE CONSTRUCTION DRAWINGS. BUILDER IS RESPONSIBLE FOR OBTAINING ALL ENGINEERED WORK REQUIRED FOR CONSTRUCTION. SPITZMILLER & NORRIS, INC. UTILIZES STRUCTURAL DRUGS FOR COORDINATION OF DESIGN INTENT ONLY AND ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS. STRUCTURAL MEMBERS, CANNOT BE ALTERED OR REMOVED IN THE CONSTRUCTION OF THIS PROJECT. THESE CONDITIONS ARE TO BE DETERMINED & DESIGNED BY A STRUCTURAL ENGINEER.

GRADING AND LANDSCAPE NOTE:

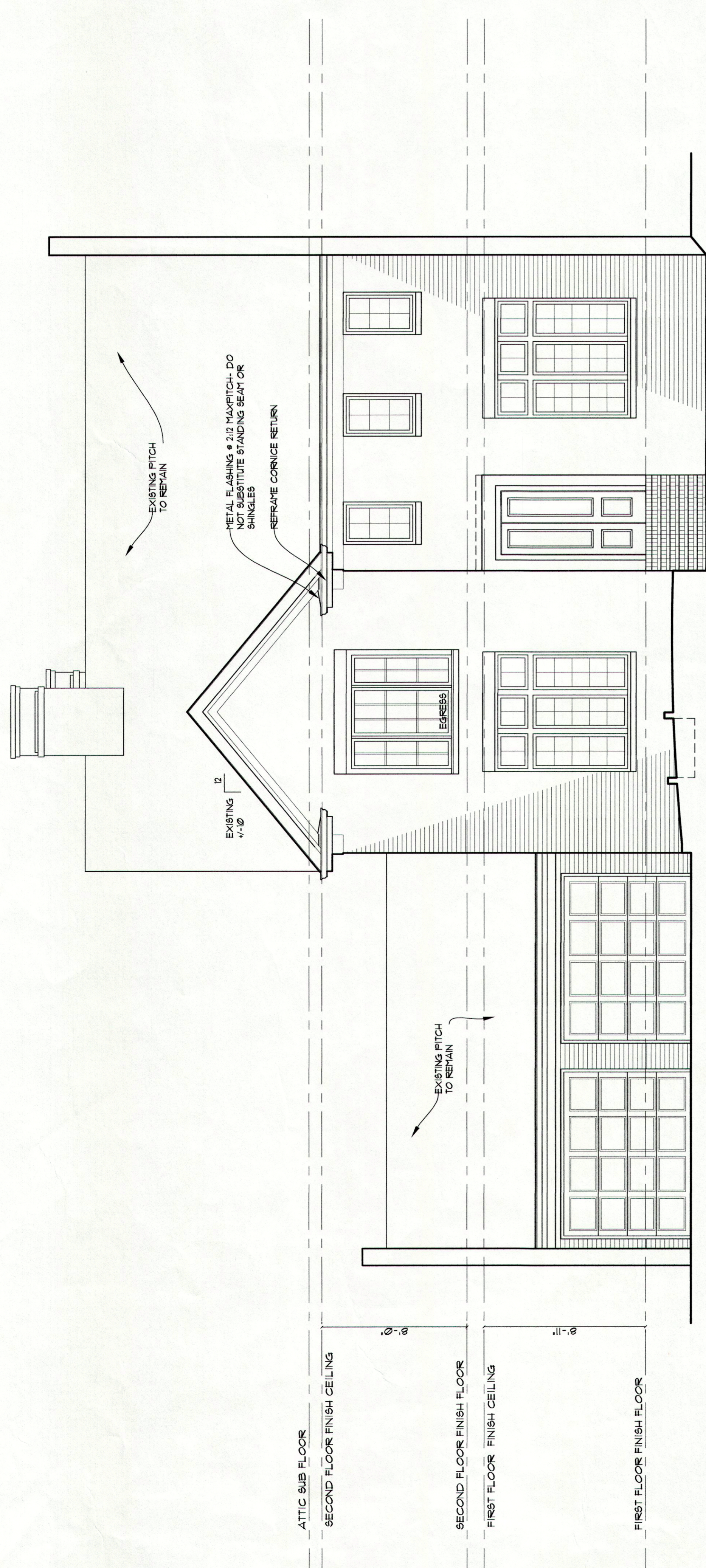
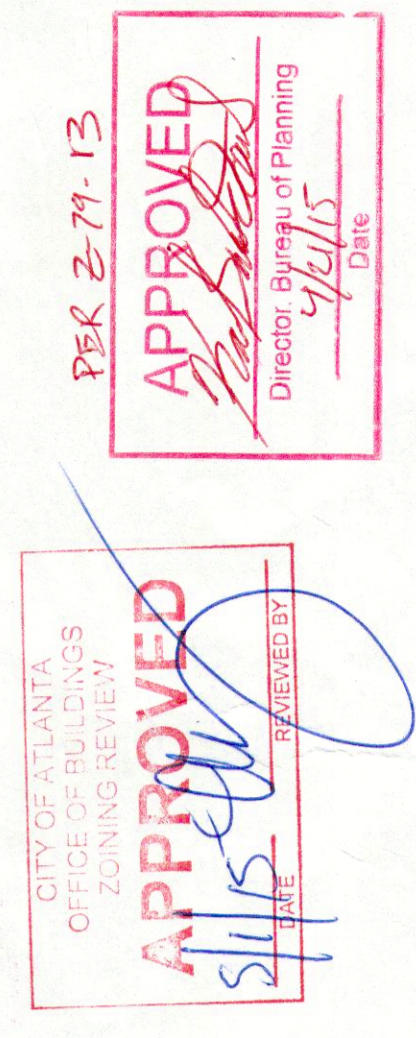
ALL REQUIREMENTS & INFORMATION REGARDING RETAINING WALLS, STEPS, DECKS, TERRACE AREAS, & OR ANY OTHER RELATED LANDSCAPE FEATURES TO BE DETERMINED BY THE LANDSCAPE ARCHITECT. SPITZMILLER AND NORRIS, INC. ASSUMES NO LIABILITY FOR ANY SUGGESTED LANDSCAPE FEATURES. ALL LANDSCAPE FEATURES TO BE DETERMINED PER SITE.

MEANS AND METHODS

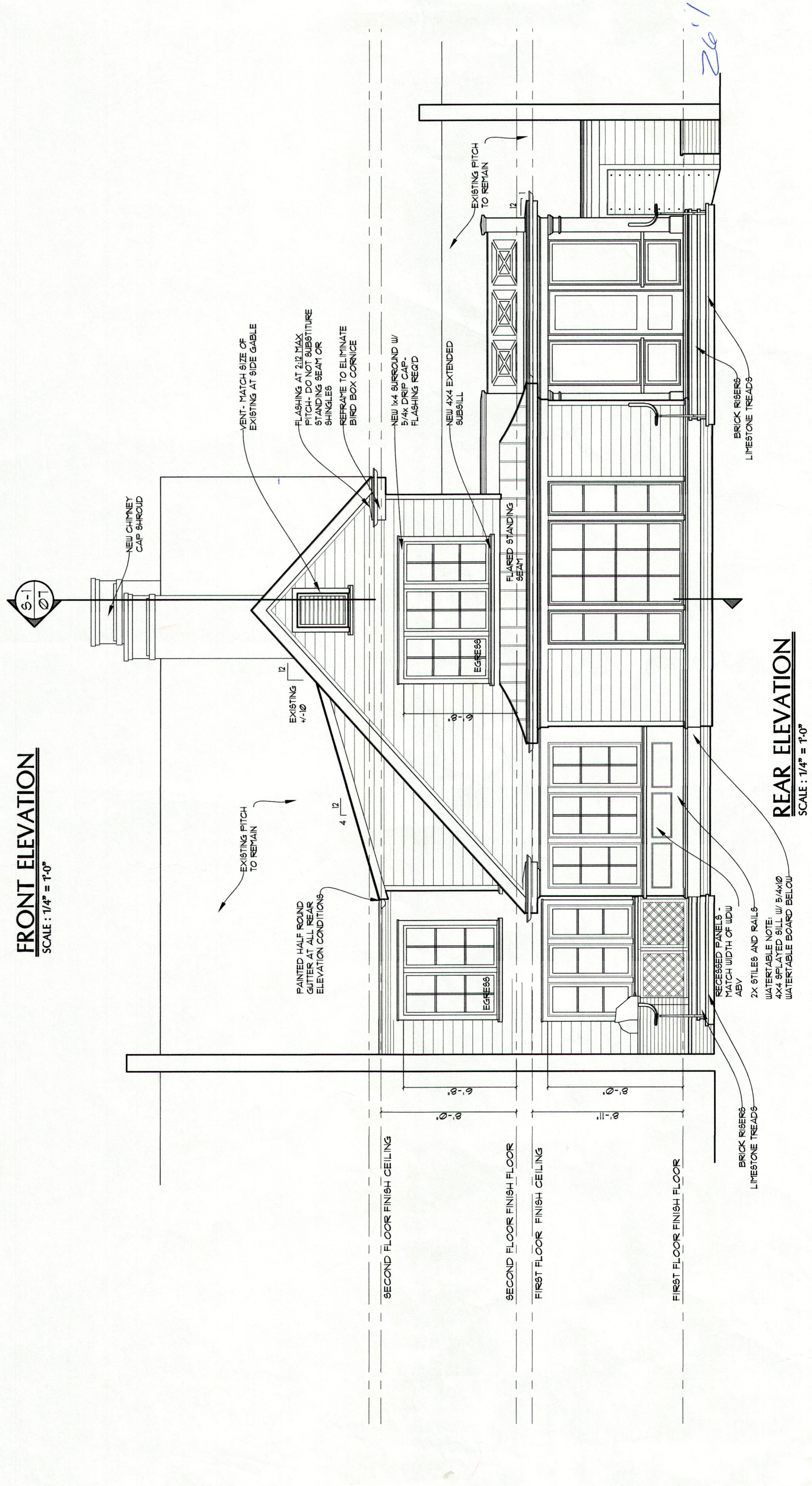
THE ARCHITECT SHALL NEITHER HAVE CONTROL OVER OR CHARGE OF NOR BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES, IT IS HIGHLY RECOMMENDED THAT LOCATIONS WITH NO BUILDING CODE IN PLACE ADHERE TO THE MOST CURRENT 'INTERNATIONAL RESIDENTIAL CODE' FOR ONE AND TWO FAMILY DWELLINGS AT MINIMUM.

WINDOW AND DOOR HEADERS

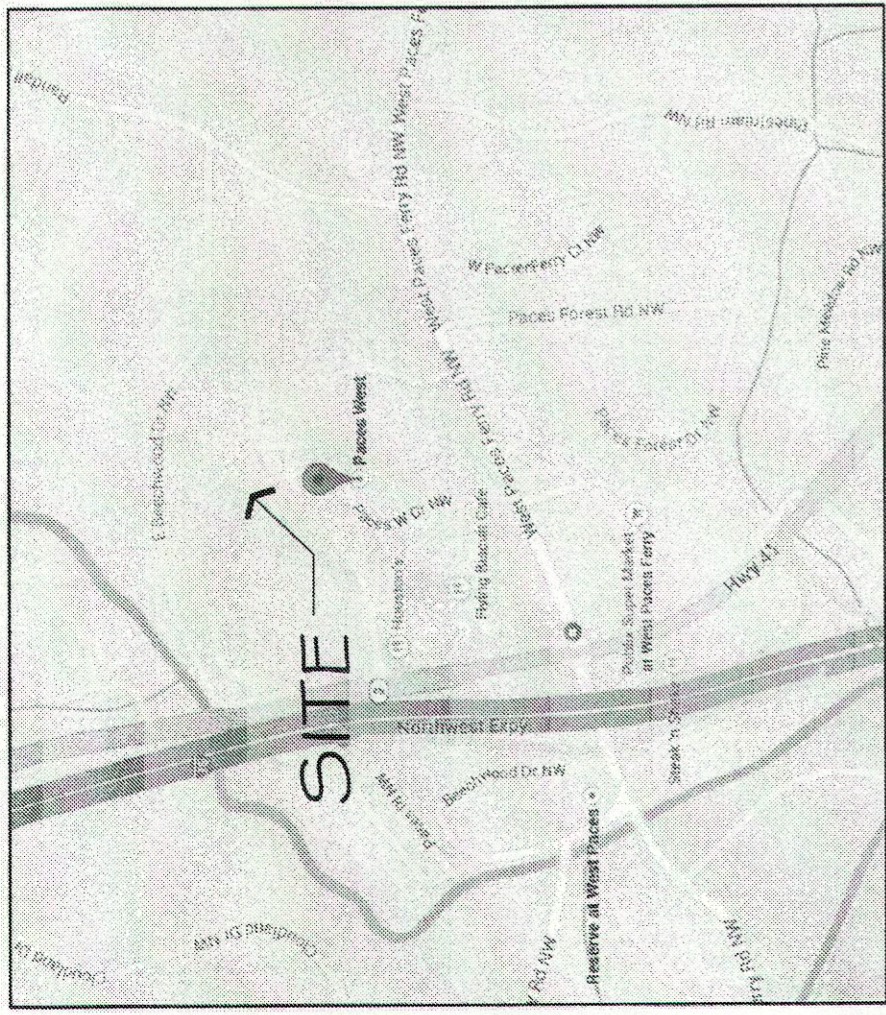
BUILDER TO SET ALL WINDOW AND DOOR HEADERS RIGHT BELOW TOP PLATES REGARDLESS OF PROPOSED CEILING HEIGHTS TO ALLOW FOR ON SITE DESIGN ADJUSTMENTS AND SHOP DRAWING / FABRICATION REFINEMENTS. IN ADDITION, HEADERS ARE TO BE 6" WIDER THAN NOTED OPENING. BUILDER TO FURR IN AS REQ'D PER APPROVED SHOP DRUGS



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



REAR ELEVATION
 SCALE: 1/4" = 1'-0"



VICINITY MAP

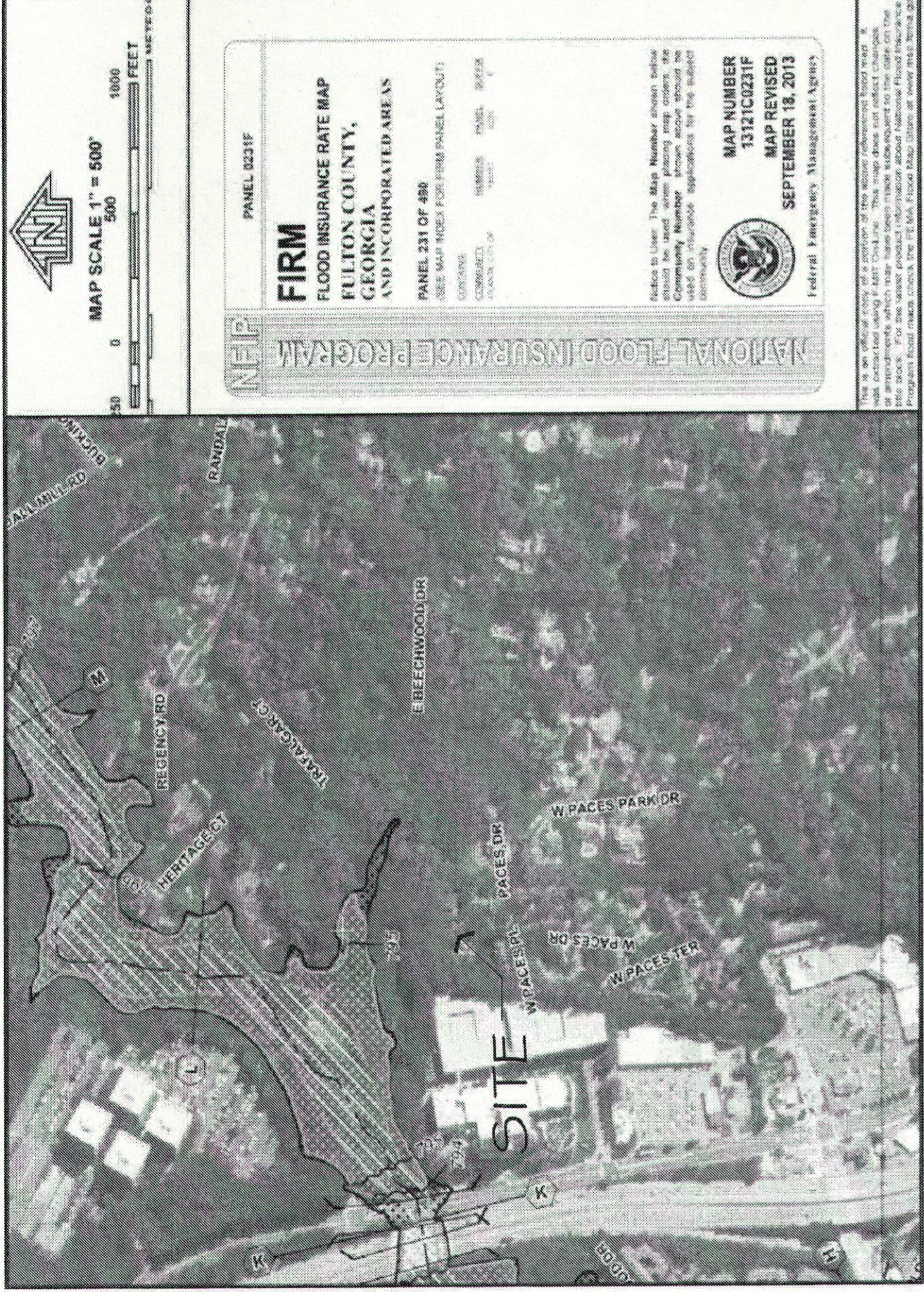
SCALE: 1" = 2000'

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION SITE			A checked area not located at the construction site used to provide a place for reviewing mud from heavy machinery and other debris.
D1	CONSTRUCTION SITE			Establishing a temporary silt fence with mesh on disturbed areas.
D2	CONSTRUCTION SITE			Establishing a temporary vegetative cover with fast growing seedling on disturbed areas.
S1	SEEDING			A barrier to prevent sediment from leaving the site. It will be installed on all disturbed areas.

ACTIVITY SCHEDULE	NO. OF WEEKS
CLEAR & GRUB	0 2 4 6 8 10 12
ROUGH GRADING	0 2 4 6 8 10 12
FINISH GRADING	0 2 4 6 8 10 12
UTILITIES	0 2 4 6 8 10 12
EROSION CONTROL MEASURES	0 2 4 6 8 10 12
CONSTRUCTION	0 2 4 6 8 10 12

STANDARD NOTES:

- PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR, CALL (404) 546-1305 TO CONTACT THE INSPECTOR.
- 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.
- 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.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ANY DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- ALL TEMPORARY AND PERMANENT SEEDING MUST BE PERFORMED AT THE APPROPRIATE SEASON. IN SUCH INSTANCES WHERE THE ESTABLISHMENT OF VEGETATION IS UNFORTUNATE DUE TO SEASON OR DROUGHT, DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED USING 2"-4" OF MULCH (D5). ADDITIONAL PLANTINGS WILL BE NECESSARY STAND OF GRASS FAILS TO GROW.
- 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, SEWERWATER 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.



FEMA FLOOD MAP

SCALE: NOT TO SCALE

THE SITE IS NOT LOCATED WITHIN THE 2,000 FOOT CHATTAHOOCHEE CORRIDOR. A CERTIFICATE FROM THE METROPOLITAN RIVER PROTECTION ACT (MRPA) FROM THE ATLANTA REGIONAL COMMISSION (ARC) IS NOT REQUIRED.

EROSION CONTROL NOTES

- 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.
- 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.
- Silt fence shall meet the requirements of Section 1171 - Temporary silt fence, of the Georgia Standard Specifications, 1993 Edition and be wire reinforced.
- Maintenance Statement - Erosion control measures will be inspected weekly, after each rain and repaired by the general contractor.
- STATEMENT - Additional erosion control and sediment control measures will be installed if deemed necessary by on-site inspection.
- See "Contact information" for pertinent project contacts.
- See "Contact information" for erosion control contacts.

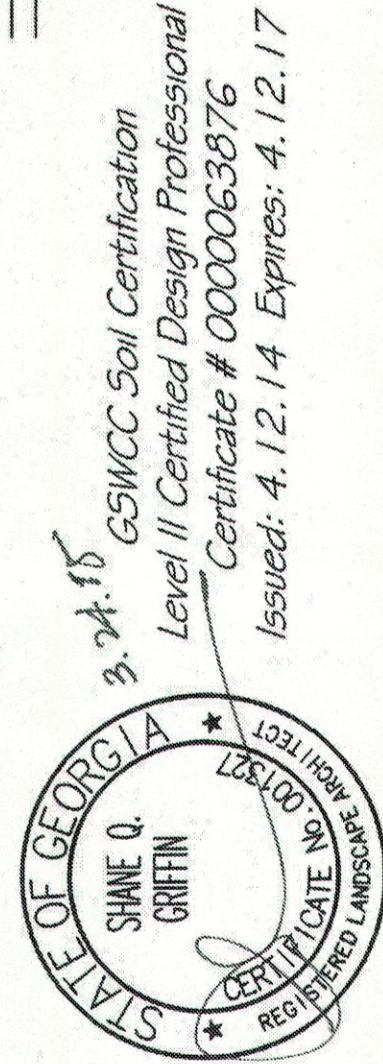
CUT & FILL CALCULATION:

CUT: 0 CUBIC YARDS
 FILL: 0 CUBIC YARDS
 0 YARDS TO BE HAULED OFF-SITE

NOTE:
 ALL PROPOSED HARDSCAPE TO BE DONE ON EXISTING GRADE

HAUL ROUTE

NO HAUL ROUTE NEEDED



SEE ATTACHED SURVEY FOR ENTIRE PROPERTY BOUNDARIES & INFORMATION

ZONING INFORMATION & SITE CALCULATIONS

ZONING: RG-2-C
 PROPOSED IMPERVIOUS: 922 SF
 FIRST FLOOR ADDED: 344 SF
 SUNROOM LANDING & STAIRS: 63 SF
 SUNROOM TERRACE: 50 SF
 CENTRAL TERRACE & STATUE SURROUND: 206 SF
 DINING TERRACE: 150 SF
 GRILL TERRACE & STAIRS: 109 SF
 TOTAL: 922 SF
 UNDER 1,000 SF OF PROPOSED IMPERVIOUS.
 NO STORMWATER MANAGEMENT GREEN INFRASTRUCTURE REQUIRED UNDER 1,000 SF.
 SEE ARCHITECTURAL SITE PLAN & PROJECT DATA FOR FAR / TOTAL OPEN SPACE / USEABLE OPEN SPACE PROVIDED BY SPITZMILLER & NORRIS

CONTACT INFORMATION
 OWNER: CHARLIE & HARRIET SHAFER, 1311 PACES WEST DRIVE UNIT 43, ATLANTA, GEORGIA
 CONTRACTOR: DAVID CHILDERS, CONTACT: 404.569.0146
 LANDSCAPE ARCHITECT: PLANTERS, INC., TEDDY HOGAN, CONTACT: 404.261.6002
 24-HOUR LOCAL CONTACT: DAVID CHILDERS, CONTACT: 404.569.0146

NO TREES IMPACTED STATEMENT

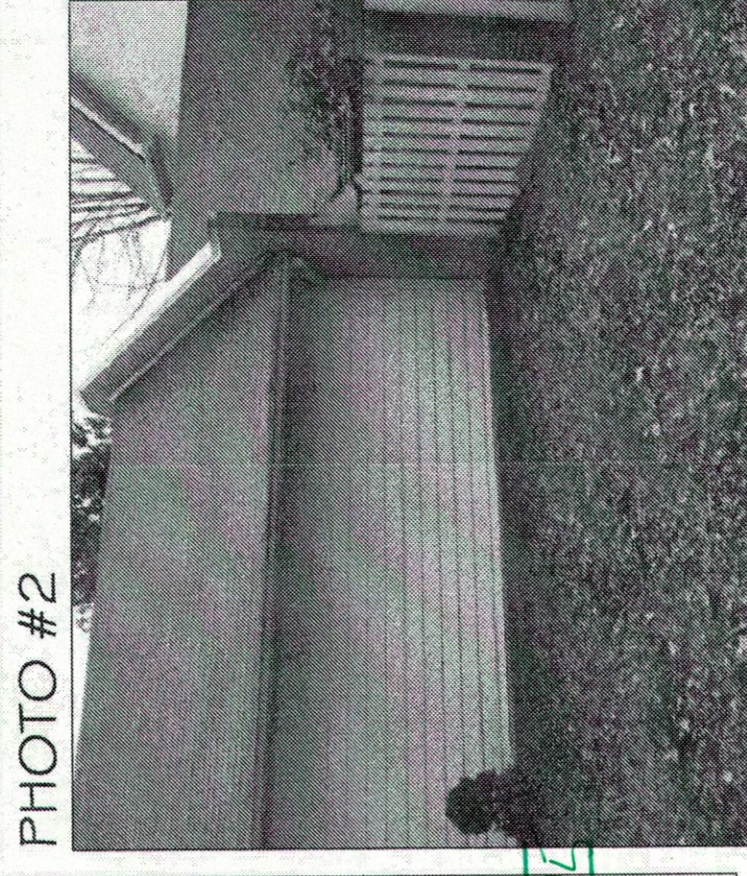
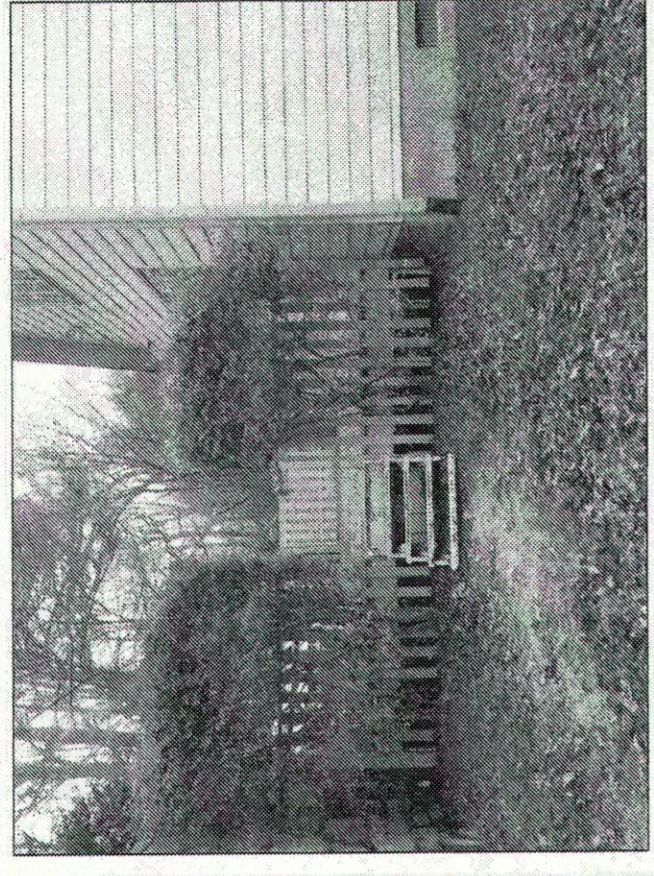
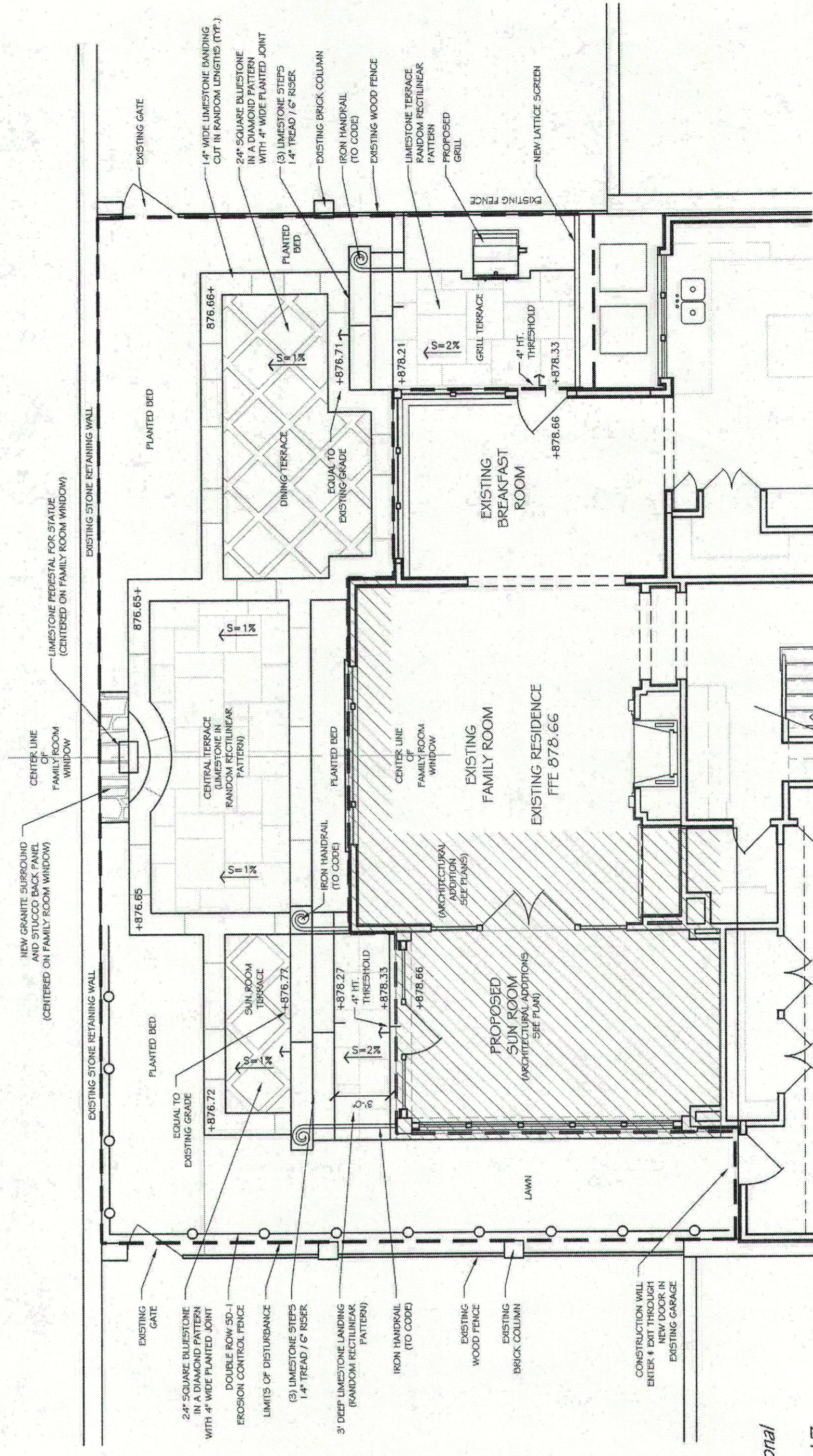
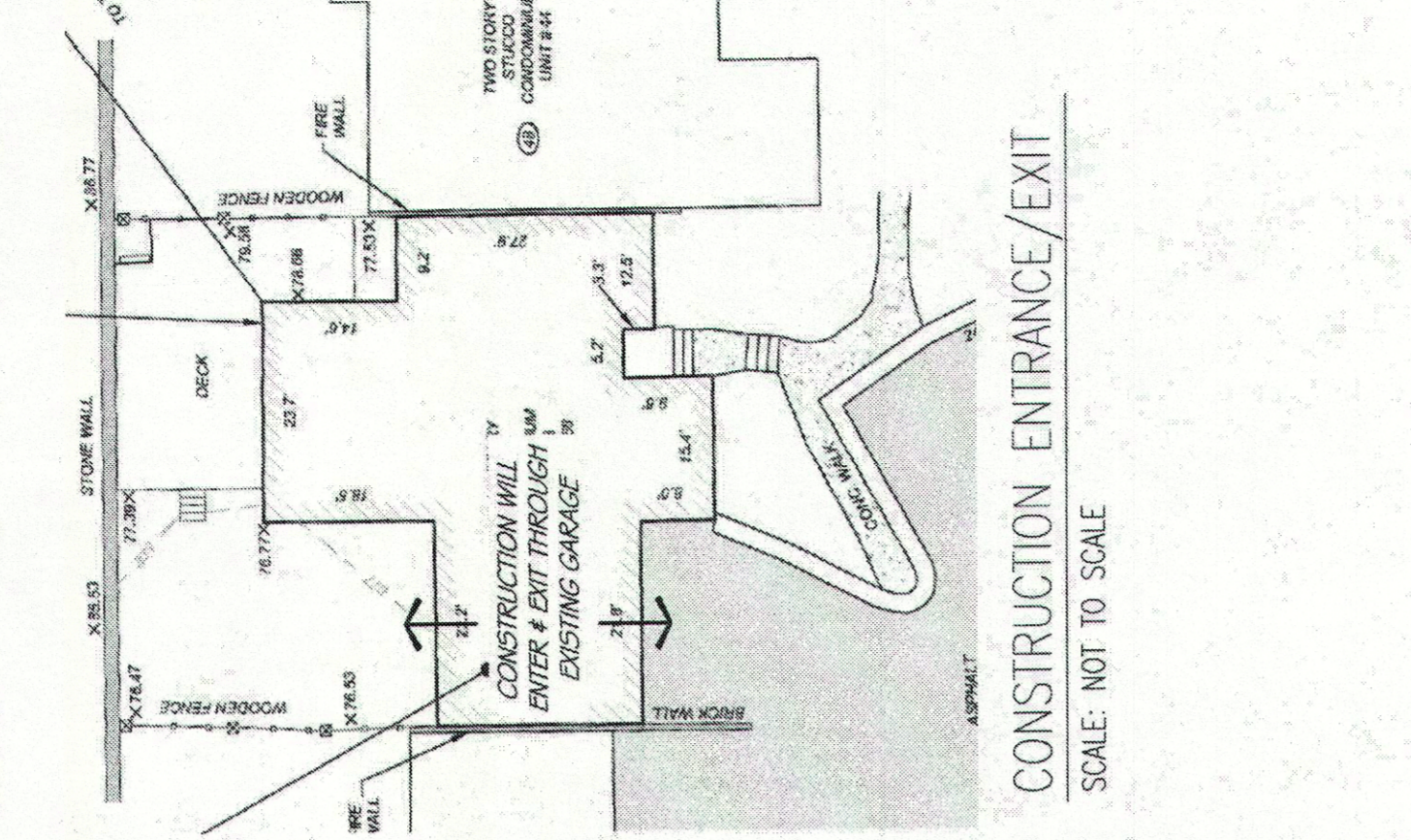


PHOTO #1

PHOTO #2

CITY OF ATLANTA
 DEPARTMENT OF PERMITTING AND COMMUNITY DEVELOPMENT
 50 W. AVENUE, SUITE 1000
 ATLANTA, GEORGIA 30334
 PERMIT NUMBER: 184K-PACES-WEST-DRIVE-UNIT-43
 DATE: 5/12/2015
 NO TREES IMPACTED STATEMENT
 I, the undersigned, being duly sworn, depose and say that I am the owner of the property described in the above referenced statement. I have caused a site visit to be conducted by a qualified professional to determine if any trees on the property will be impacted by the proposed construction. I certify that I understand the terms and conditions of the Atlanta Tree Protection Ordinance (Section 184-11). I understand that if I provide false or misleading information in this form, I will be in violation of the Atlanta Tree Protection Ordinance and will be subject to the penalties set forth therein. I have attached two photographs of the area where construction will occur.

Signature: SHANE Q. GRIFFIN
 Title: LANDSCAPE ARCHITECT
 Relationship to site: I.C. HOMEOWNER, CONTRACTOR, ARCHITECT, PLANTER
 License Number: 184K-PACES-WEST-DRIVE-UNIT-43
 City of Atlanta, Georgia
 No trees will be impacted.



PROPOSED SITE PLAN

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

PRE-CON MEETING
 BEFORE STARTING ON ANY LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL (404) 546-1305 FAILURE TO SCHEDULE MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.

Planter's
 Landscape Architecture
 Fine Garden Design

ATLANTA OFFICE:
 185 OTTLEY DRIVE
 ATLANTA, GA 30304
 FAX: 404.253.8691
 HIGHLANDS OFFICE:
 930 MALE RIDGE ROAD
 ATLANTA, GA 30328
 TEL: 404.526.2140
 FAX: 404.526.2148

CLIENT: SHAFER RESIDENCE
 ADDRESS: 1311 PACES WEST DR UNIT 43 ATLANTA, GA
 TITLE: PERMIT PLAN
 DRAFTED BY: TH
 DATE: 03.24.15
 SCALE: 3/16" = 1'-0"
 NORTH:

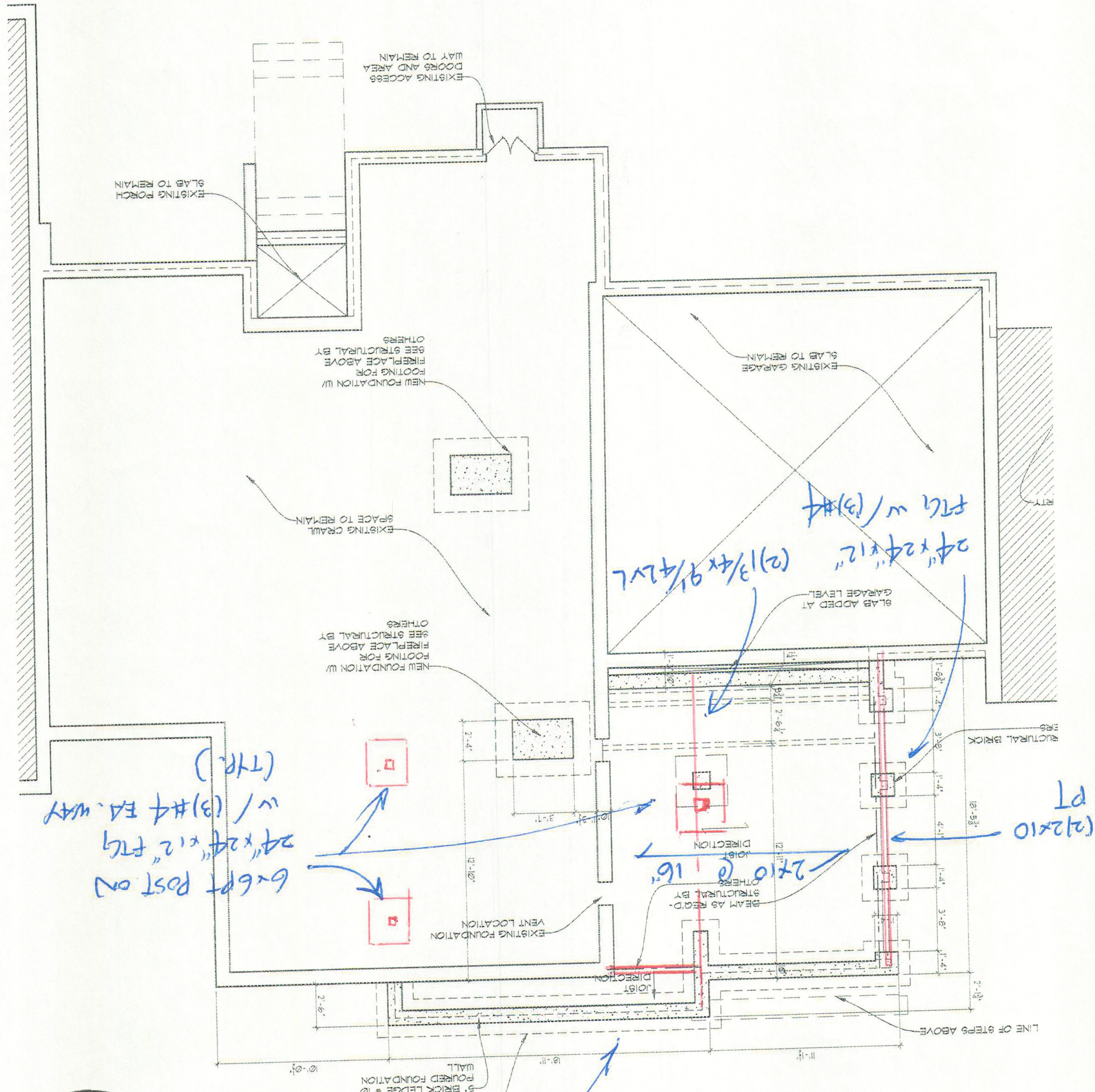
NOTES:
 PROGRESS PRINTS
 NOT RELEASED FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION

REVISIONS:

SHEET NUMBER: L1.1

THE DRAWING IS THE PROPERTY OF PLANTERS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF PLANTERS AND IS TO BE USED SPECIFICALLY FOR THE PROJECT IDENTIFIED HEREIN.
 CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL FIELD MEASUREMENTS AND DIMENSIONS. ALL DIMENSIONS SHALL BE REPORTED TO PLANTERS IMMEDIATELY.

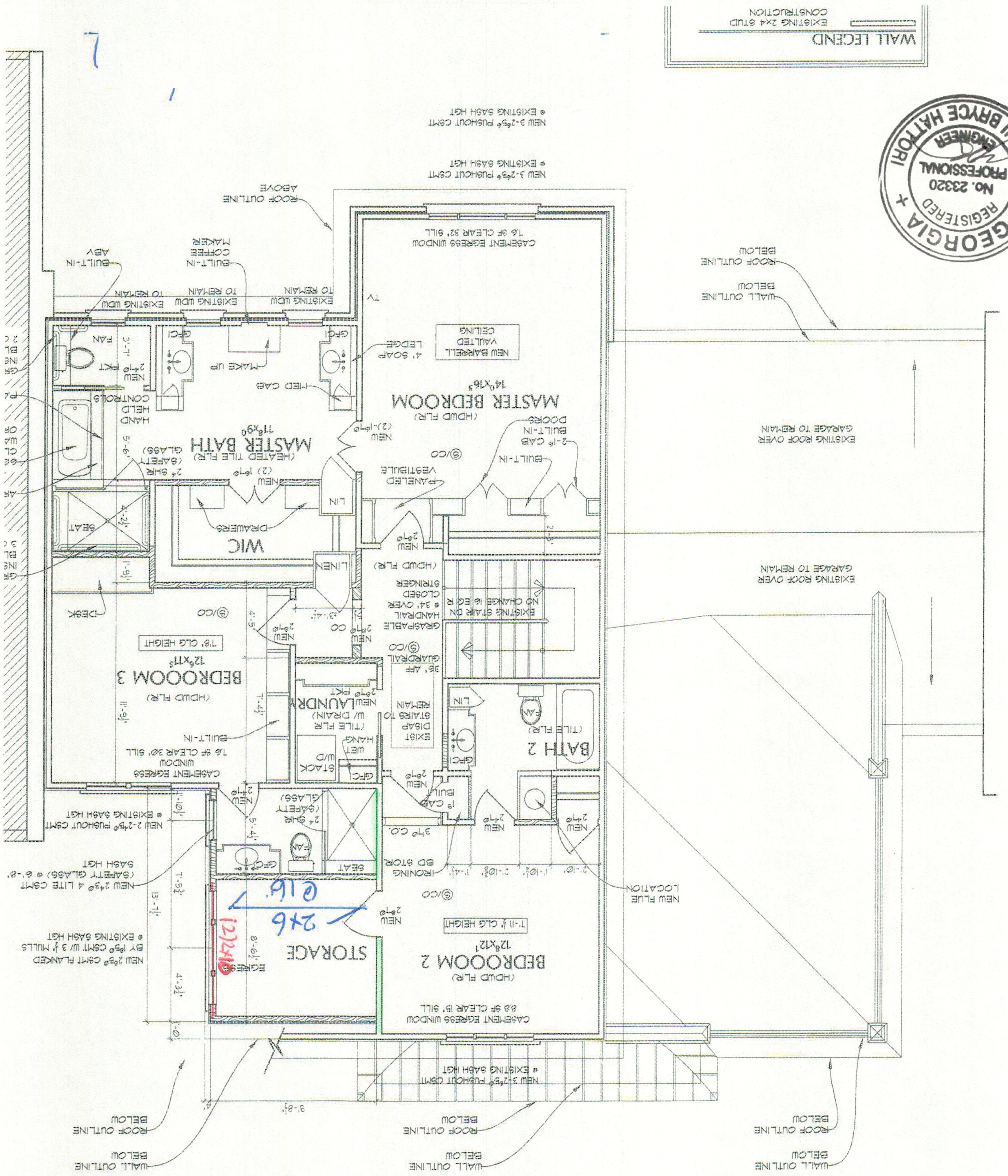
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



43 Paces West Drive
Atlanta, GA 30327

43 Paces West Drive
 Atlanta, GA 30327

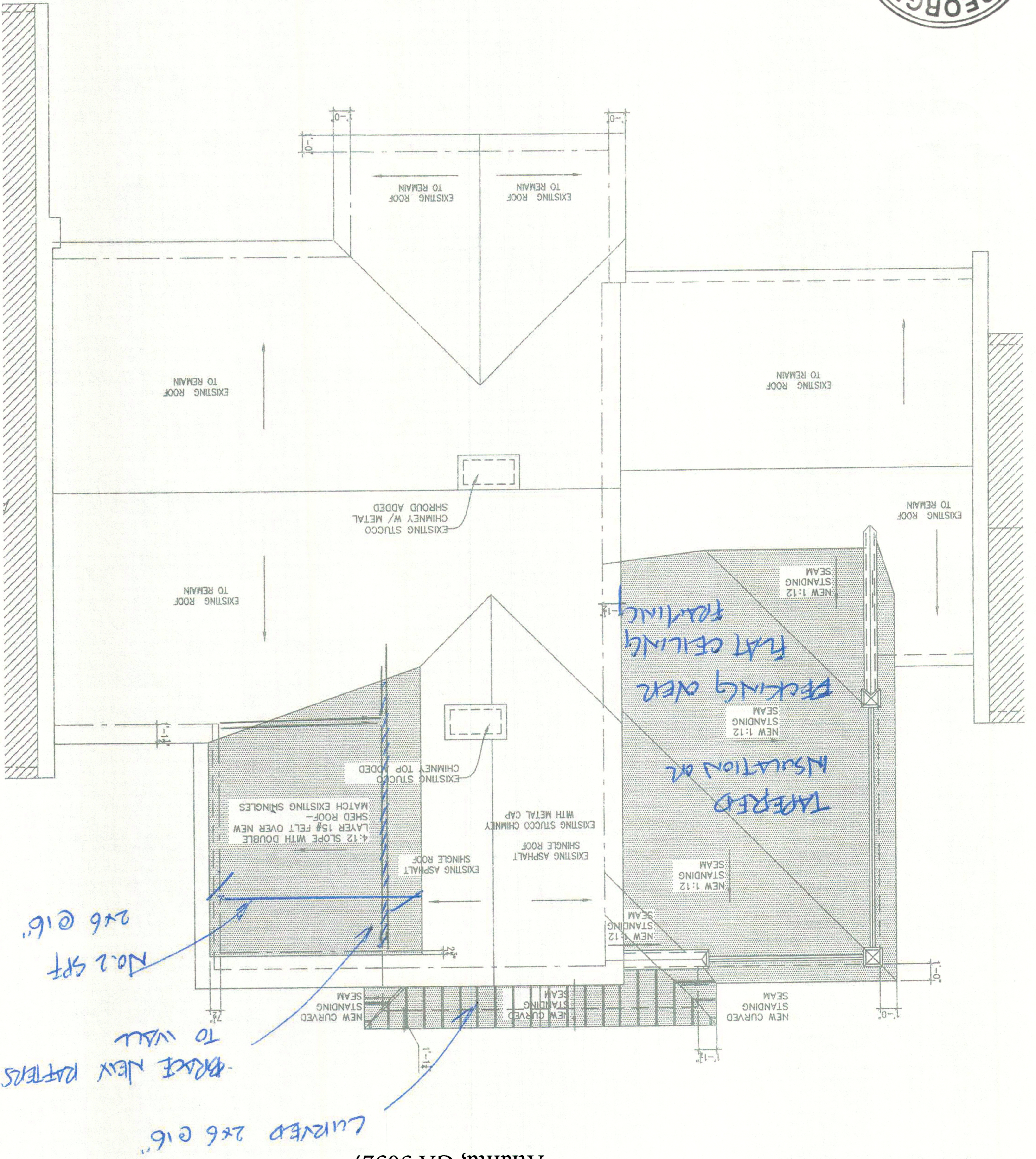
Upper Ceiling Framing



WALL LEGEND
 EXISTING 2x4 STUD
 CONSTRUCTION



Roof Framing

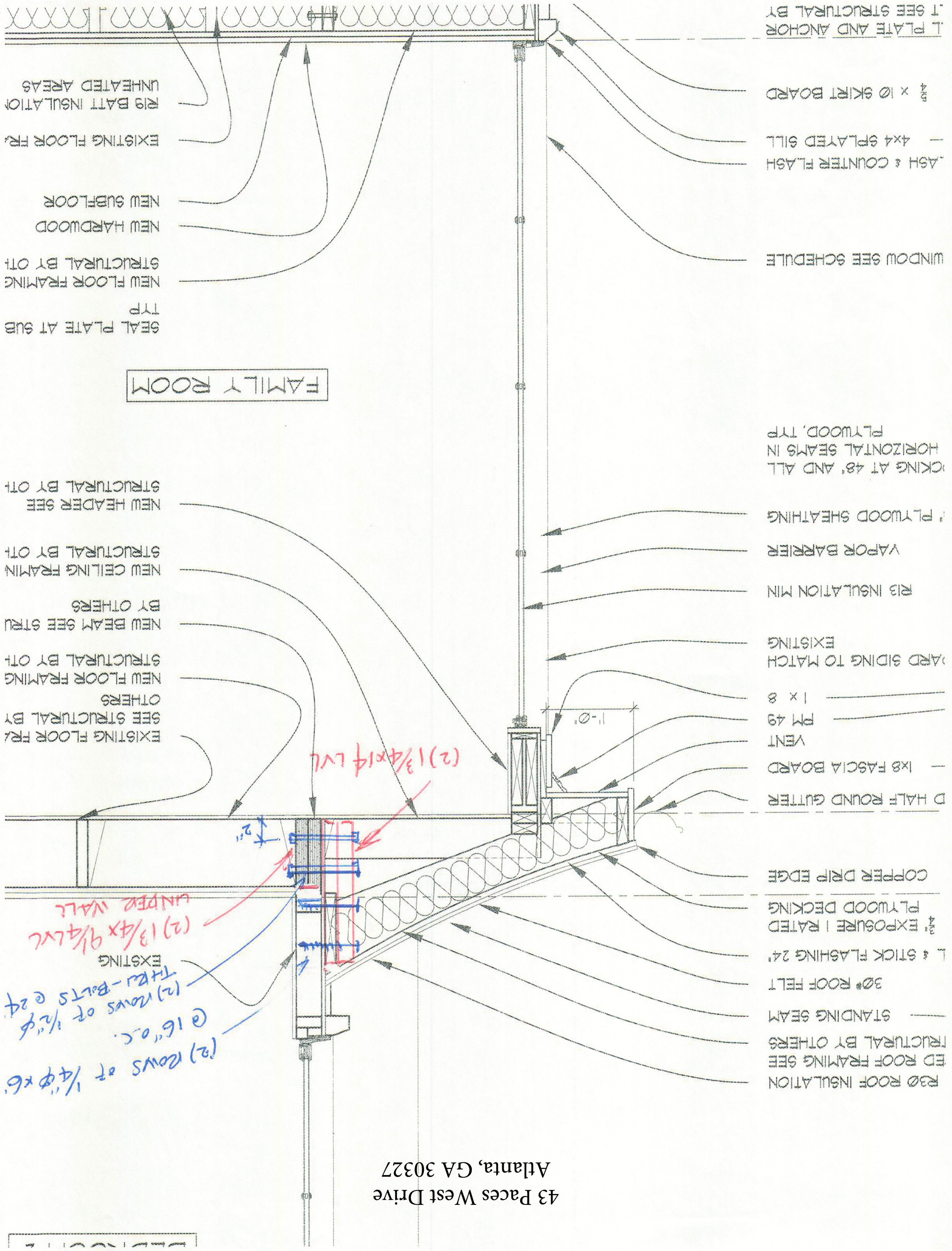


43 Paces West Drive
 Atlanta, GA 30327

BRACE NEW PATTERS
 TO WALL
 No. 2 SPT
 2x6 @ 16"

CURVED 2x6 @ 16"

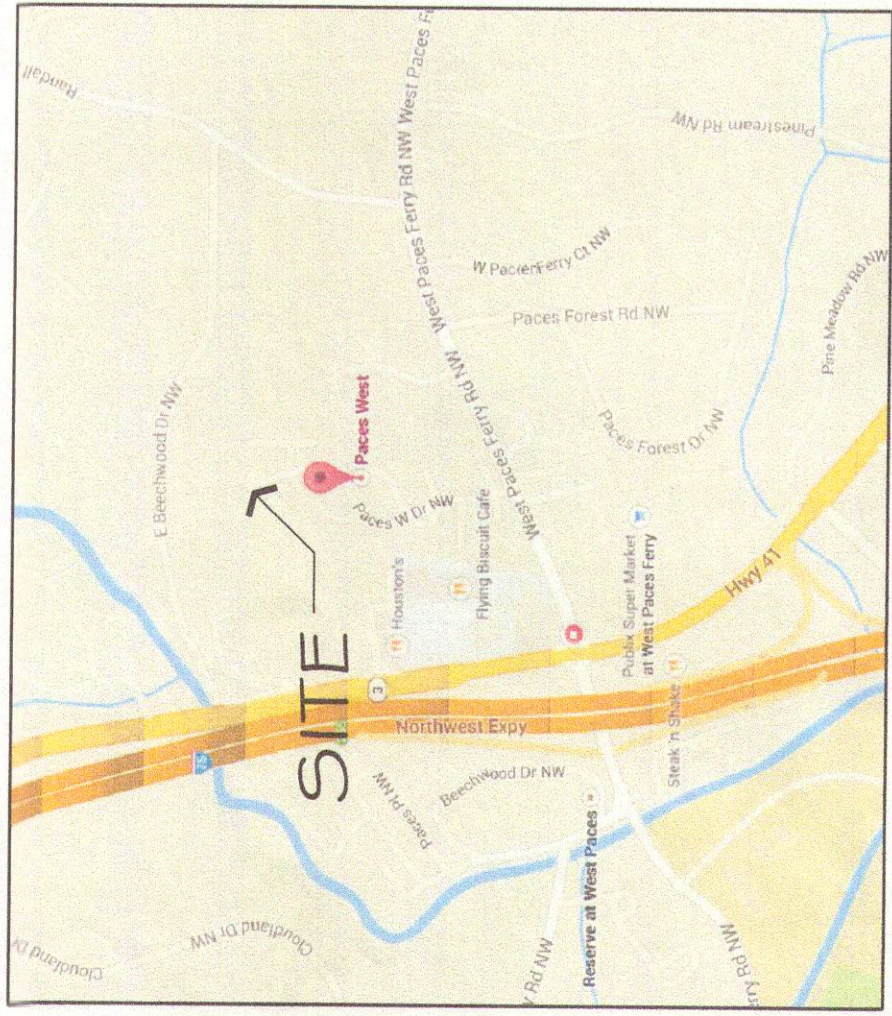
43 Paces West Drive
 Atlanta, GA 30327



FAMILY ROOM

R30 ROOF INSULATION
 ED ROOF FRAMING SEE STRUCTURAL BY OTHERS
 STANDING SEAM
 30# ROOF FELT
 2" x 4" STICK FLASHING 24"
 1/2" EXPOSURE RATED PLYWOOD DECKING
 COPPER DRIP EDGE
 D HALF ROUND GUTTER
 1x8 FASCIA BOARD
 VENT
 PM 49
 1 x 8
 YARD SIDING TO MATCH EXISTING
 R13 INSULATION MIN
 VAPOR BARRIER
 PLYWOOD SHEATHING
 LOCKING AT 48" AND ALL HORIZONTAL SEAMS IN PLYWOOD, TYP

SEAL PLATE AT SUB TYP
 NEW FLOOR FRAMING STRUCTURAL BY OTF
 NEW HARDWOOD
 NEW SUBFLOOR
 EXISTING FLOOR FRAMING
 R19 BATT INSULATION UNHEATED AREAS
 L PLATE AND ANCHOR T SEE STRUCTURAL BY OTHERS
 4" x 10" SKIRT BOARD
 DASH & COUNTER FLASH
 4x4 SPLAYED SILL
 WINDOW SEE SCHEDULE
 NEW BEAM SEE STRU BY OTHERS
 NEW FLOOR FRAMING STRUCTURAL BY OTF
 NEW CEILING TRAMIN STRUCTURAL BY OTF
 NEW HEADER SEE STRUCTURAL BY OTF
 EXISTING FLOOR FRAMING SEE STRUCTURAL BY OTHERS
 NEW FLOOR FRAMING STRUCTURAL BY OTF
 NEW BEAM SEE STRU BY OTHERS
 NEW CEILING TRAMIN STRUCTURAL BY OTF
 NEW HEADER SEE STRUCTURAL BY OTF
 (2) ROWS OF 1/4" x 6" @ 16" O.C.
 (2) ROWS OF 1/2" THRU-BOLTS @ 24"
 EXISTING
 (2) 1 3/4 x 9/4 LVL UNDER WALL
 (2) 1 3/4 x 14 LVL



VICINITY MAP

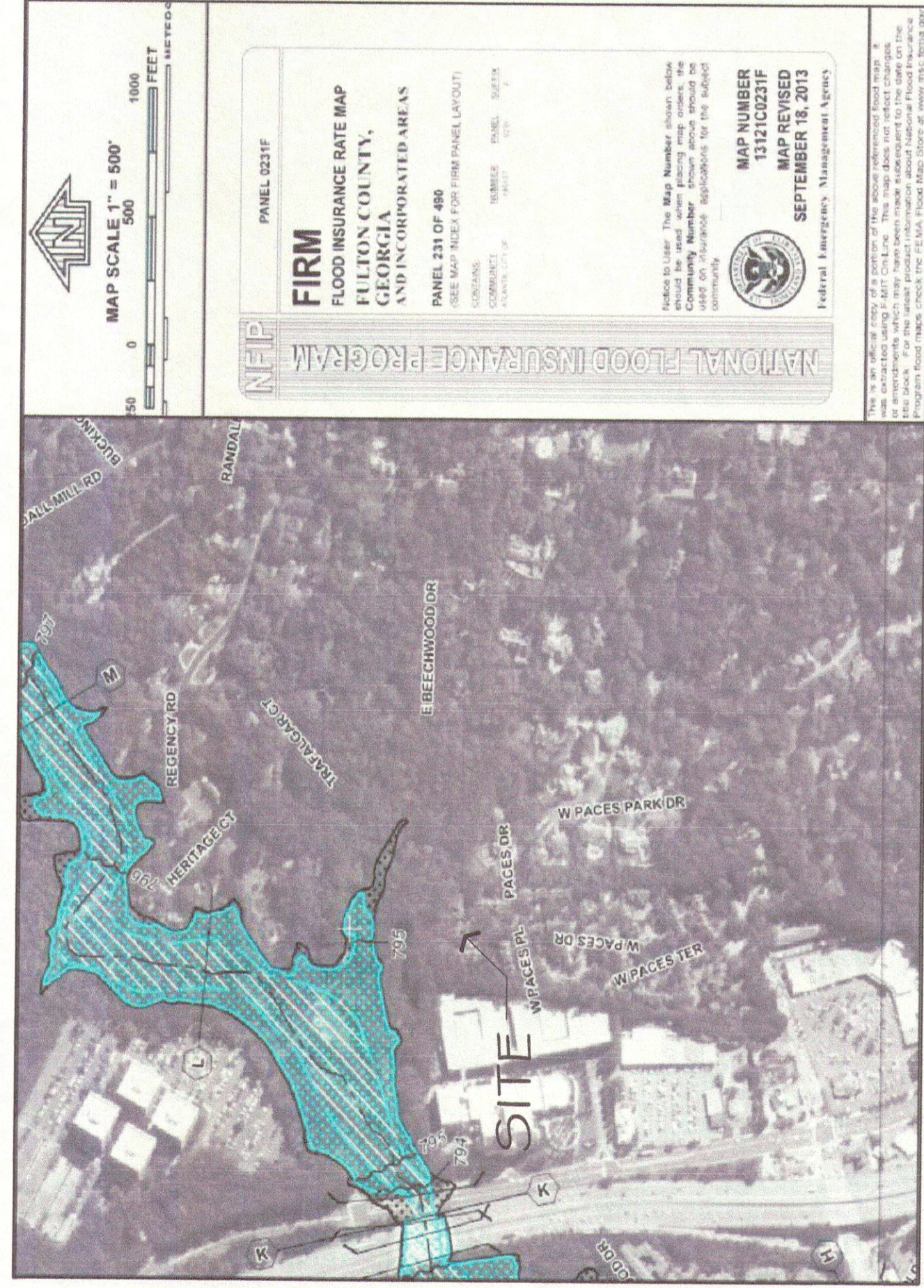
SCALE: 1" = 2000'

CODE	FRACURE	DETAIL	MAP SYMBOL	DESCRIPTION
(C)	CONSTRUCTION LIMIT			A dashed line with arrows indicating the construction limit. It shall be placed at the outer edge of the site for all construction activities.
(D)	EROSION CONTROL MEASURES			Establishing a temporary cover with mulch and erosion control blankets.
(E)	STABILIZATION			Establishing a temporary vegetation cover with fast growing seedling on disturbed areas.
(F)	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It shall be installed at the edge of the site and shall be maintained at all times.

ACTIVITY SCHEDULE	NO. OF WEEKS
Clear & Grub	0 2 4 6 8 10 12
Rough Grading	1
Final Grading	1
Utilities	1
Hardscapes	1
Grass/Seed/Soil	1
Erosion Control Measures	1

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- 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, SEWERWATER 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.



FEMA FLOOD MAP

SCALE: 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.

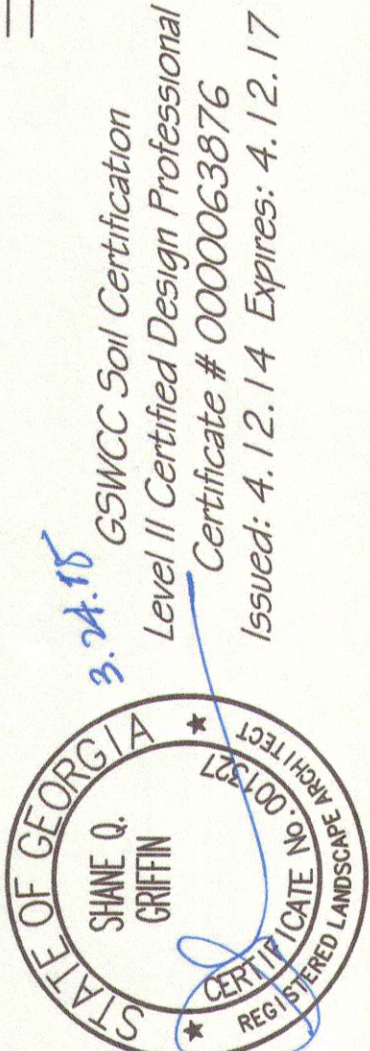
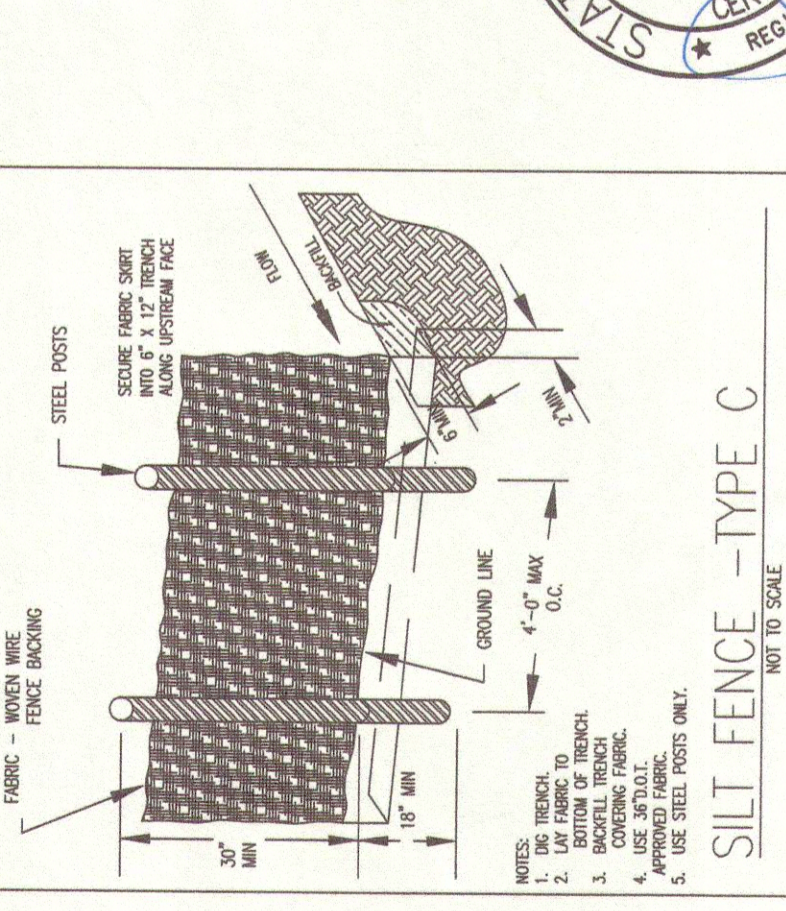
THE SITE IS NOT LOCATED WITHIN THE 2,000 FOOT CHATTAHOOCHEE CORRIDOR. A CERTIFICATE FROM THE METROPOLITAN RIVER PROTECTION ACT (MRPA) FROM THE ATLANTA REGIONAL COMMISSION (ARC) IS NOT REQUIRED.

NO GRADED SLOPE SHALL EXCEED 2:1

FLOOD & STATE WATERS NOTES:
 1) THIS PROPERTY LIES IN A ZONE X OF THE F.I.A. FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. MAP # 13121C0233 E, DATED JUNE 22, 1998.
 2) WATERS OF THE STATE DO NOT EXIST WITHIN 200' OF THE PROJECT SITE.
 ** PROPOSED CONSTRUCTION IS 2- FEET HIGHER THAN THE NEAREST 100-YEAR FLOOD ELEVATION AND 1.5- FEET FROM THE NEAREST 100-YEAR FLOOD HAZARD CONTOUR**

NO WATERS OF THE STATE EXIST ON OR WITHIN 200' OF THE PROJECT SITE.
NO WETLANDS EXIST ON OR WITHIN 200' OF THE PROJECT SITE.

SEDIMENT BARRIER
 Silt fence shall meet the requirements of Section 171 - Temporary silt fence, of the Georgia Standard Specifications, 1993 Edition and be wire reinforced.
 1. 1 1/2" WIRE GALVANIZED STEEL POSTS @ 10' ON CENTER.
 2. 1 1/2" WIRE GALVANIZED STEEL POSTS @ 10' ON CENTER.
 3. 1 1/2" WIRE GALVANIZED STEEL POSTS @ 10' ON CENTER.
 4. 1 1/2" WIRE GALVANIZED STEEL POSTS @ 10' ON CENTER.
 5. 1 1/2" WIRE GALVANIZED STEEL POSTS @ 10' ON CENTER.
 6. 1 1/2" WIRE GALVANIZED STEEL POSTS @ 10' ON CENTER.



SEE ATTACHED SURVEY FOR ENTIRE PROPERTY BOUNDARIES & INFORMATION

ZONING INFORMATION & SITE CALCULATIONS

ZONING: RG-2-C
PROPOSED IMPERVIOUS: 922 SF
FIRST FLOOR ADDED: 344 SF
SUNROOM LANDING & STEPS: 63 SF
SUNROOM TERRACE: 50 SF
CENTRAL TERRACE & STATUE SURROUND: 206 SF
DINING TERRACE: 150 SF
GRILL TERRACE & STEPS: 109 SF
TOTAL: 922 SF
UNDER 1,000 SF OF PROPOSED IMPERVIOUS.
NO STORMWATER MANAGEMENT GREEN INFRASTRUCTURE REQUIRED UNDER 1,000 SF.
SEE ARCHITECTURAL SITE PLAN & PROJECT DATA FOR FAR / TOTAL OPEN SPACE / USEABLE OPEN SPACE PROVIDED BY SPITZMILLER & NORRIS

CONTACT INFORMATION
OWNER: CHARLIE & HARRIET SHAFFER
 1311 PAGES WEST DRIVE UNIT 43
 ATLANTA, GEORGIA
CONTRACTOR: DAVID CHILDERS
 CONTACT: 404.569.0146
LANDSCAPE ARCHITECT: PLANTERS, INC.
 TEDDY HOGAN
 CONTACT: 404.261.6002
24-HOUR LOCAL CONTACT: DAVID CHILDERS
 CONTACT: 404.569.0146

PHOTO #1

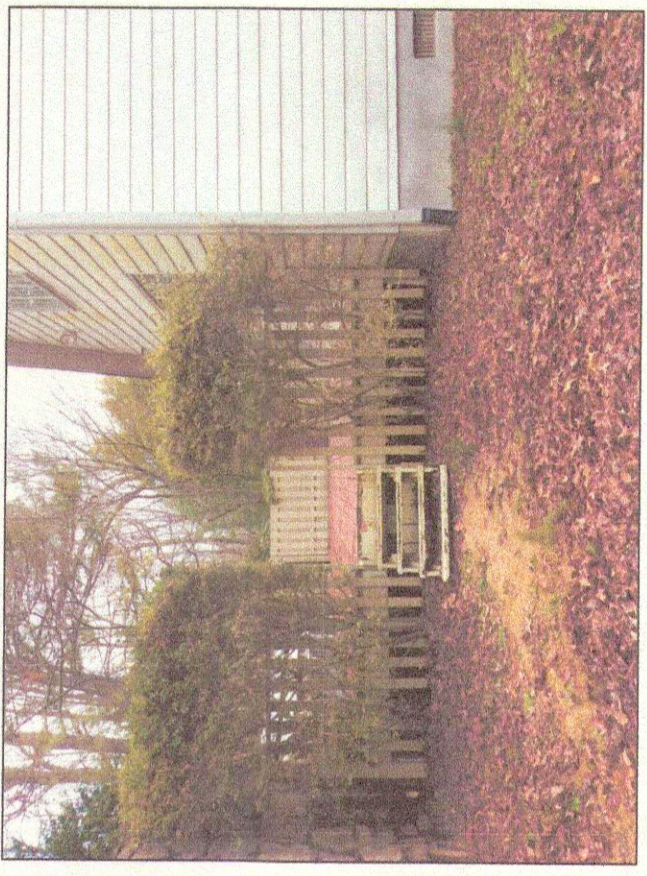
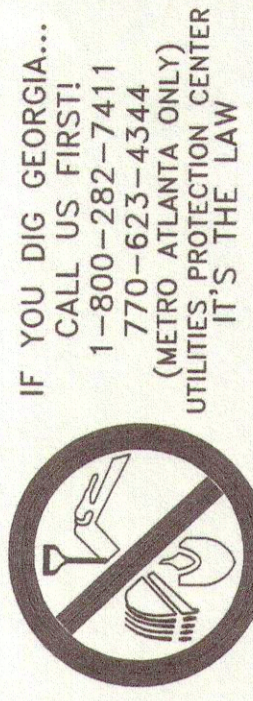
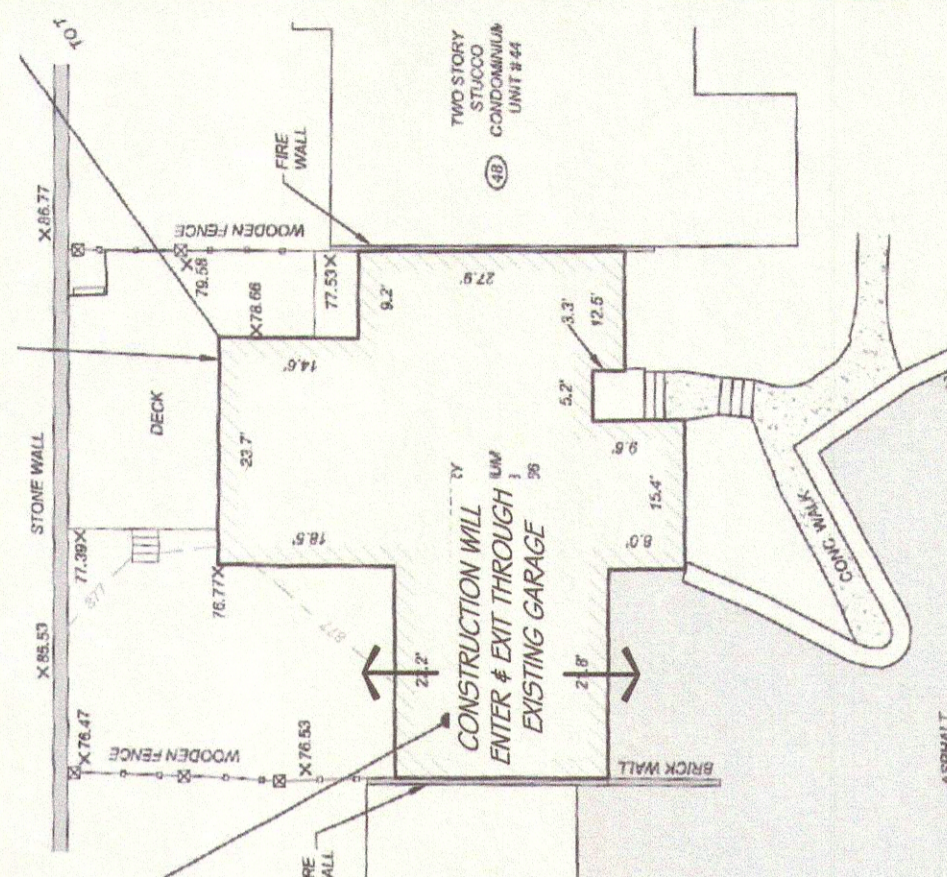


PHOTO #2



CONSTRUCTION ENTRANCE/EXIT
 SCALE: NOT TO SCALE



Planters
 Landscape Architecture
 Fine Garden Design

ATLANTA OFFICE:
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 BEAUTY MOUNTAIN, NC 28775
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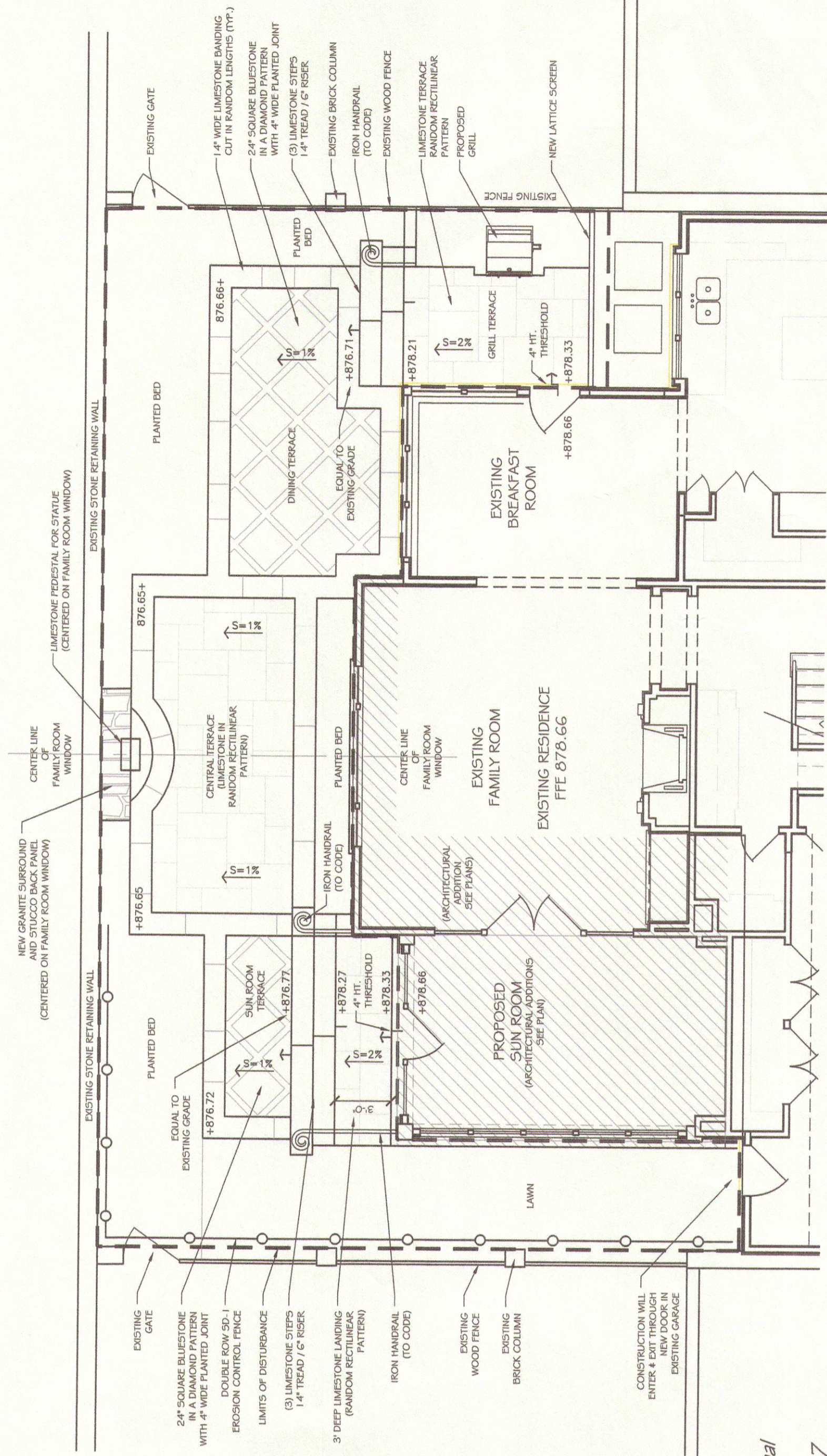
CLIENT: SHAFER RESIDENCE
ADDRESS: 1311 PAGES WEST DR UNIT 43 ATLANTA, GA
TITLE: PERMIT PLAN

DRAFTED BY: TH
DATE: 03.24.15
SCALE: 3/16" = 1'-0"
NORTH: [North Arrow]

NOTES: FOR PERMIT
 PROGRESS PRINTS:
 NOT RELEASED FOR CONSTRUCTION;
 RELEASED FOR CONSTRUCTION;
REVISIONS:

SHEET NUMBER: L1.1

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 CONTRACTOR TO BE VERIFYING ALL FIELD MEASUREMENTS AND DIMENSIONS SHALL BE REPORTED TO PLANTERS IMMEDIATELY.



PROPOSED SITE PLAN