

FRASER STREET (40' R.W)

NEW HOUSE

NEW HOUSE

1" CRIMP TOP
PIPE FOUND

S01°23'00"E 70.08'

1" CRIMP TOP
PIPE FOUND

Lot coverage (Sgf)

House 1850

Driveway 320

Deck 348

Total 2518

24.7%

20' B.L.

S89°07'41"E 145.40'
NEIGHBOR'S WOOD FENCE
OVER PROP. LINE

OUR CHAIN LINK FENCE

10' B

WOOD
DECK

#2730
ONE STORY
BRICK AND FRAME
WITH BASEMENT

CONCRETE
PATIO

12' DECK
26'

FLOW WELL

10' B

N89°06'03"W 145.60'

OUR CHAIN LINK FENCE
OVER PROP. LINE

5.8'

25'

25'

REBAR
SET

REBAR
SET

SEE NOTE #8
25' STATE WATERS BUFFER
OTHER BUFFERS MAY APPLY

N01°13'19"W 70.00'

REFERENCE MATERIAL

DB 14398 PG 3353
PB 24 PG 55

2

3

4

SEE NOTE #8
STATE WATERS BUFFER
OTHER BUFFERS MAY APPLY

6.5'

TOP OF BANK

GREY

TOP OF BANK

30' B

OUR CHAIN LINK FENCE

NEW ADDITION

FRASER STREET (40' R.W)

NEW ADDITION

1" CRIMP TOP
PIPE FOUND

S01°23'00"E 70.08'

1" CRIMP TOP
PIPE FOUND

Lot coverage (Sgf)

House 1720

Driveway 360

F. Porch 140

Deck 156

Total 2316

23.3%

REFERENCE MATERIAL

S89°07'41"E 145.40'
NEIGHBOR'S WOOD FENCE 2.9'
OVER PROP. LINE

OUR CHAIN LINK FENCE

10' B

FLOW
WELLS

3

TOP OF BANK

☉ CREEK

TOP OF BANK

REBAR
SET

REBAR
SET

SEE NOTE #8
25' STATE WATERS BUFFER
OTHER BUFFERS MAY APPLY

N01°13'19"W 70.00'

N89°06'03"W 145.60'

OUR CHAIN LINK FENCE 2.5'
OVER PROP. LINE

25'

25'

50'

13.7'

14.1'

26'

20' B.L.

CLEAN
OUT

CONCRETE DRIVEWAY

24.5'

35' B

#2730
ONE STORY
BRICK AND FRAME
WITH BASEMENT

OLD HOUSE

8x12
WOOD
DECK

NEW
ADDITION

15x12
CONCRETE
PATIO

WOOD
DECK
NEW

10' B

30' B

OUR CHAIN LINK FENCE

25'

25'

25'

5.8'

2.5'

13.7'

14.1'

26'

20' B.L.

CLEAN
OUT

CONCRETE DRIVEWAY

24.5'

35' B

#2730
ONE STORY
BRICK AND FRAME
WITH BASEMENT

OLD HOUSE

8x12
WOOD
DECK

NEW
ADDITION

15x12
CONCRETE
PATIO

WOOD
DECK
NEW

10' B

30' B

OUR CHAIN LINK FENCE

25'

25'

25'

5.8'

2.5'

13.7'

14.1'

26'

20' B.L.

CLEAN
OUT

CONCRETE DRIVEWAY

24.5'

35' B

#2730
ONE STORY
BRICK AND FRAME
WITH BASEMENT

OLD HOUSE

8x12
WOOD
DECK

NEW
ADDITION

15x12
CONCRETE
PATIO

WOOD
DECK
NEW

10' B

30' B

OUR CHAIN LINK FENCE

25'

25'

25'

5.8'

2.5'

13.7'

14.1'

26'

20' B.L.

CLEAN
OUT

CONCRETE DRIVEWAY

24.5'

35' B

#2730
ONE STORY
BRICK AND FRAME
WITH BASEMENT

OLD HOUSE

8x12
WOOD
DECK

NEW
ADDITION

15x12
CONCRETE
PATIO

WOOD
DECK
NEW

10' B

30' B

OUR CHAIN LINK FENCE

25'

25'

25'

5.8'

2.5'

13.7'

14.1'

26'

20' B.L.

CLEAN
OUT

CONCRETE DRIVEWAY

24.5'

35' B

#2730
ONE STORY
BRICK AND FRAME
WITH BASEMENT

OLD HOUSE

8x12
WOOD
DECK

NEW
ADDITION

15x12
CONCRETE
PATIO

WOOD
DECK
NEW

10' B

30' B

OUR CHAIN LINK FENCE

25'

25'

25'

5.8'

2.5'

13.7'

14.1'

26'

20' B.L.

CLEAN
OUT

CONCRETE DRIVEWAY

24.5'

35' B

#2730
ONE STORY
BRICK AND FRAME
WITH BASEMENT

OLD HOUSE

8x12
WOOD
DECK

NEW
ADDITION

15x12
CONCRETE
PATIO

WOOD
DECK
NEW

10' B

30' B

OUR CHAIN LINK FENCE

25'

25'

25'

5.8'

2.5'

13.7'

14.1'

26'

20' B.L.

CLEAN
OUT

CONCRETE DRIVEWAY

24.5'

35' B

#2730
ONE STORY
BRICK AND FRAME
WITH BASEMENT

OLD HOUSE

8x12
WOOD
DECK

NEW
ADDITION

15x12
CONCRETE
PATIO

WOOD
DECK
NEW

10' B

30' B

OUR CHAIN LINK FENCE

25'

25'

25'

5.8'

2.5'

13.7'

14.1'

26'

20' B.L.

CLEAN
OUT

CONCRETE DRIVEWAY

24.5'

35' B

#2730
ONE STORY
BRICK AND FRAME
WITH BASEMENT

OLD HOUSE

8x12
WOOD
DECK

NEW
ADDITION

15x12
CONCRETE
PATIO

WOOD
DECK
NEW

10' B

30' B

OUR CHAIN LINK FENCE

25'

25'

25'

5.8'

2.5'

13.7'

14.1'

26'

20' B.L.

CLEAN
OUT

CONCRETE DRIVEWAY

24.5'

35' B

#2730
ONE STORY
BRICK AND FRAME
WITH BASEMENT

OLD HOUSE

8x12
WOOD
DECK

NEW
ADDITION

15x12
CONCRETE
PATIO

WOOD
DECK
NEW

10' B

30' B

OUR CHAIN LINK FENCE

25'

25'

25'

5.8'

2.5'

13.7'

14.1'

26'

20' B.L.

CLEAN
OUT

CONCRETE DRIVEWAY

24.5'

35' B

#2730
ONE STORY
BRICK AND FRAME
WITH BASEMENT

OLD HOUSE

8x12
WOOD
DECK

NEW
ADDITION

15x12
CONCRETE
PATIO

WOOD
DECK
NEW

10' B

30' B

OUR CHAIN LINK FENCE

25'

25'

25'

5.8'

2.5'

13.7'

14.1'

26'

20' B.L.

CLEAN
OUT

CONCRETE DRIVEWAY

24.5'

35' B

#2730
ONE STORY
BRICK AND FRAME
WITH BASEMENT

OLD HOUSE

8x12
WOOD
DECK

NEW
ADDITION

15x12
CONCRETE
PATIO

WOOD
DECK
NEW

10' B

30' B

OUR CHAIN LINK FENCE

25'

25'

25'

5.8'

2.5'

13.7'

14.1'

26'

20' B.L.

CLEAN
OUT

CONCRETE DRIVEWAY

24.5'

35' B

#2730
ONE STORY
BRICK AND FRAME
WITH BASEMENT

OLD HOUSE

8x12
WOOD
DECK

NEW
ADDITION

15x12
CONCRETE
PATIO

WOOD
DECK
NEW

10' B

30' B

OUR CHAIN LINK FENCE



The city of Smyrna License and Variance board

Community Development Office

01/29/19

Re: 2730 Fraser St. Smyrna - Variance Application

Dear Sir/Madam,

With regard to Variance application, for the property located at 2730 Fraser Street, I would like to describe the design and materials to be used:

1. The property shall be developed in conformity to the site plan to be submitted with the Building Permit (first drafts are attached to the application). The intent is to renovate and add new structure to the existing house or to demolish the old house and build new single family detached home of ~2500 Sqf. + daylight basement.
2. Architectural style and design will be traditional much like the homes in this area, and similar to the elevation drawings included here. The facade will consist of a combination of brick, stone, shake and/or cement siding on all four sides and with no vinyl siding utilized.
3. Internal design will be modern open space and will include hardwood floors on main floor, 3-4 bedrooms, 2 ½ Bath, granite counter tops, base boards and trims.
4. Ceiling height: main floor 9', second floor 8' basement 8'-9'.

Thank you,
Hanoach Dombek
New Oak Homes LLC

4780 Ashford Dunwoody Rd. STE A408,
Atlanta, GA 30338
Hanoach.d@gmail.com



NDS Flo-Well Calculator

Step 1:

Enter the Square Feet of Drainage Area 1: (Ex. Roof)
655

Enter the Square Feet of Drainage Area 2: (Ex. Grass)
0

Step 2:

Choose the Coefficient of Runoff for Area 1:
1.0 (Concrete/Asph)

Choose the Coefficient of Runoff for Area 2:
1.0 (Concrete/Asph)

Step 3:

Choose the 25 Year Rainfall: ([see rainfall map](#)) 2.25 in/hr

Step 4:

Enter the depth of the gravel backfill beneath the Flo-Well:
(Dimension A) 2 ft

Step 5:

Enter the thickness of the gravel backfill around the Flo-Well:
(Dimension B) 2 ft

Step 6:

Press the Calculate button for results: [Calculate](#) [Reset](#)
[Print](#)

Step 7: View results:

Runoff	15.32 GPM 0.04 CFS
Volume of water to be stored	459.60 Gallons 61.44 Cubic feet

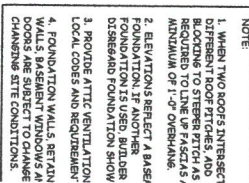
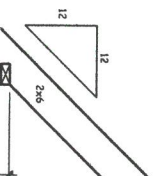
of Flo-Well(s) Needed 2

Amount of Gravel Needed	6.56 Cubic yards 177.12 Cubic feet
-------------------------	---------------------------------------

Download Installation Details

[Stacked Flo-Well\(TM\) Installation Detail](#)

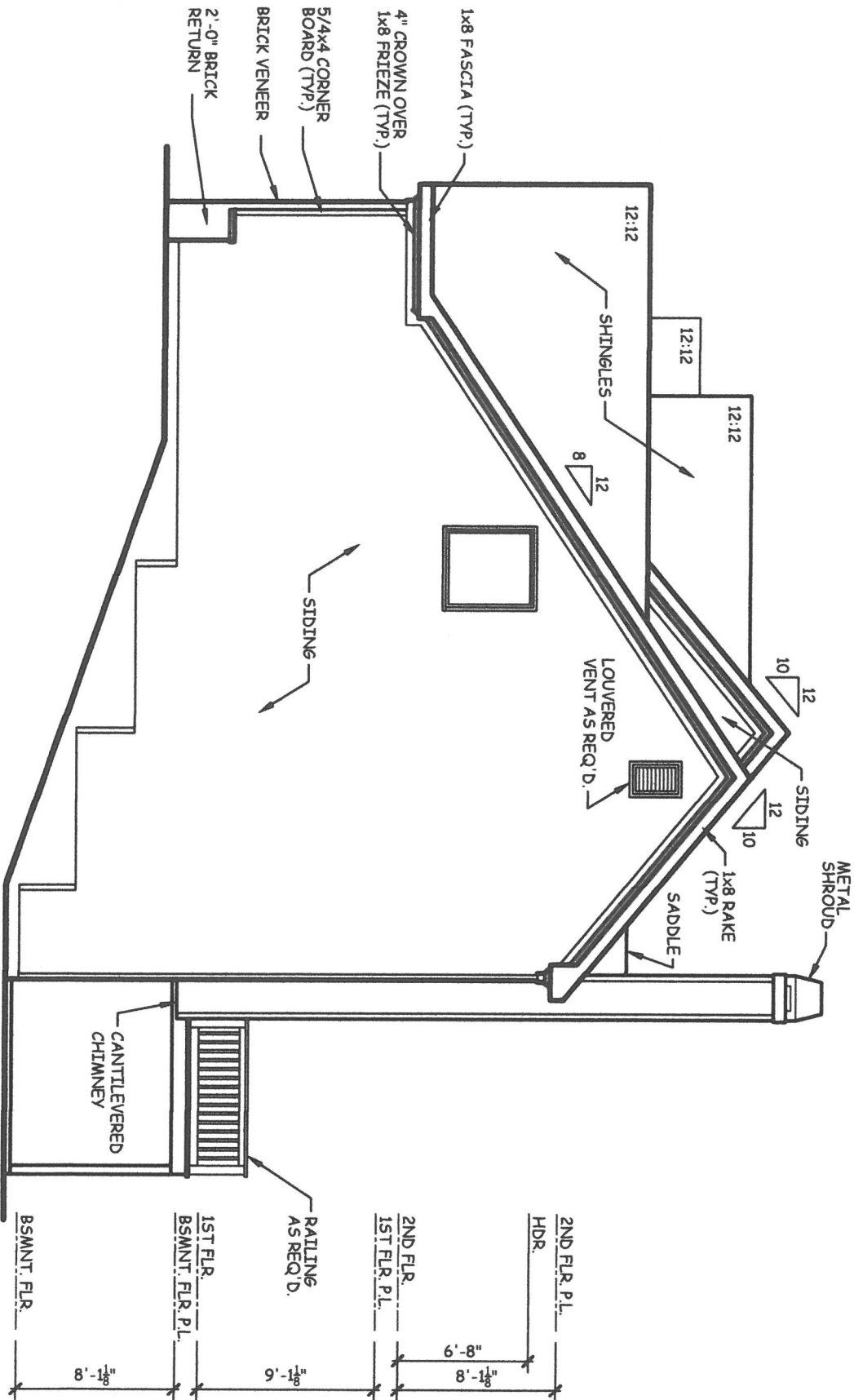
[Side-by-Side Flo-Well\(TM\) Installation Detail](#)



1 FRONT ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



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



2

RIGHT ELEVATION

A1.2

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

Copyright © American Gables Home Designs, Inc.

METAL
SHROUD

10:12

SHINGLES

SADDLE BEYOND

SHINGLES

1x8 FASCIA (TYP.)

2ND FLR. P.L.
H.D.R.

8'-11¹/₈"
6'-8"

2ND FLR.
1ST FLR. P.L.

9'-1¹/₈"
6'-8"

H.D.R.

5/4x4 CORNER
BOARD (TYP.)

1ST FLR.
BSMNT. FLR. P.L.
H.D.R.

8'-11¹/₈"
6'-8"

BSMNT. FLR.

SIDING

SIDING

CANTILEVERED
CHIMNEY

3 REAR ELEVATION

A1.2 SCALE: 1/8" = 1'-0"

NEW ADDITION

2730 Fraser St. Smyrna

