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PERMIT RESUBMITTAL NOTE:
THIS DRAWING SET IS A REVISION / RESUBMITTAL UNDER THE ORIGINAL PERMIT APPLICATION RECORD DATED 06/24/2025. THE CURRENT DRAWING DATE REPRESENTS THE REVISION DATE ONLY AND SHALL NOT BE INTERPRETED AS A NEW 2026 PERMIT APPLICATION.

ALL BUILDING DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL CONSTRUCTION CODE. THE CITY OF ATLANTA CONSTRUCTION CODE (GCCC) AS ADOPTED ON JANUARY 2025 INCLUDING REVISIONS, AMENDMENT, AND APPENDICES TO THE FOLLOWING CODES

APPLICABLE CODES

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2024), (2025).
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024).
- INTERNATIONAL FIRE CODE, 2018 EDITION (CONTACT STATE FIRE MARSHAL BELOW).
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2023), (2024).
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024).
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024).
- NATIONAL ELECTRICAL CODE, 2023 EDITION, WITH GEORGIA AMENDMENTS (2021).
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022), (2023).

GENERAL CONSTRUCTION NOTES

1. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO COLUMN CENTERLINE, FACE OF GYPSUM WALLBOARD ON STUD PARTITION, AND FACE OF EXISTING WALLS.
2. ALL CUTTING AND PATCHING SHALL BE DONE BY THE CONTRACTOR IN A MANNER TO MINIMIZE PATCH WORK. PATCHES IN FINISH SURFACES SHALL MATCH THE ADJACENT SURFACES IN MATERIAL, FINISH AND QUALITY.
3. NEW WORK EXTENDING EXISTING CONDITIONS SHALL ALIGN WITH AND MATCH EXISTING WORK EXCEPT WHERE OTHERWISE DIMENSIONED OR DETAILED.

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP AND FOUND IN MY OPINION REFERENCED PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
MAP ID PARCEL ID: 1700510005047

PROPERTY ADDRESS: 1647 NORTH ROCK SPRINGS RD ATLANTA, GA	SITE PLAN PREPARED FOR: N ROCK SPRINGS LLC	
LAND AREA: 13,593.43 SF = 0.312 AC	PARCEL ID: 1700510005047	
IMPERVIOUS AREA 6,790.84 SF ~ 49.96%	LAND LOT 51 17th LAND DISTRICT	SECTION
MAX LOT COVERAGE = 50%	FULTON COUNTY, GEORGIA	
ZONING: R-4	LOCATED IN CITY OF ATLANTA	DRAWN DATE: 01-27-26
	REFERENCE: PLAT BOOK, PAGE	
	REFERENCE: DEED BOOK 66125, PAGE 98	

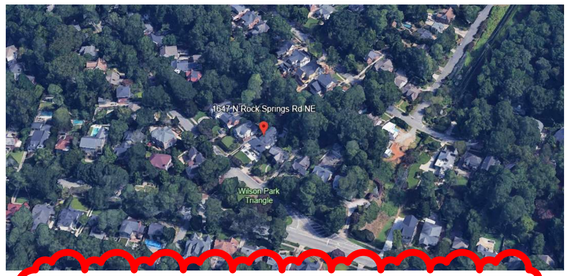
THE SURVEY FROM WHICH THIS PLAN WAS CREATED CONFORMS TO TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. TOTAL SITE SOLUTIONS ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.

SCOPE OF WORK

- RELOCATION OF THE EXISTING GREENHOUSE TO A CODE-COMPLIANT SETBACK LOCATION
- CONVERSION OF THE EXISTING ACCESSORY DWELLING UNIT GARAGE INTO A HEATED BEDROOM
- CONVERSION OF THE EXISTING CELLAR AT THE MAIN HOUSE INTO CONDITIONED FINISHED SPACE
- CONVERSION OF THE EXISTING ATTIC AT THE MAIN HOUSE INTO A HEATED BEDROOM AND BATHROOM
- CONVERSION OF THE EXISTING UPPER-LEVEL PATIO INTO AN ENCLOSED SUNROOM
- CONSTRUCTION OF NEW EXTERIOR LANDSCAPE STAIRS

NOTE: EXISTING ACCESSORY DWELLING UNIT CONSTRUCTED IN 1929. LEGAL NON-CONFORMING STRUCTURE WITHIN THE REQUIRED SIDE YARD SETBACK. EXISTING HEIGHT EXCEEDS THE CURRENT 20-FOOT MAXIMUM; NO EXPANSION OR INCREASE IN NONCONFORMITY IS PROPOSED.

VICINITY MAP



DRAWING INDEX

Sheet Number	Sheet Name
A000	COVER PAGE
A101	PROJECT NOTES AND ABBREVIATIONS
A102	SURVEY PLAN
A103	EXISTING SITE PLAN
A104	PROPOSED SITE PLAN
A105	PROPOSED TREE PROTECTION PLAN
A106	EXISTING HOUSE MAIN LEVEL PLAN
A107	EXISTING HOUSE MAIN LEVEL DIMENSIONAL PLAN
A108	EXISTING HOUSE UPPER LEVEL PLAN
A201	ACCESSORY DWELLING UNIT AND GREENHOUSE GF ENLARGE PLAN
A202	PROP. ADU AND GREEN HOUSE GF ENLARGE PLAN
A203	EXIS ACCESSORY DWELLING UNIT UPPER FLOOR ENLARGE PLAN
A204	ACCESSORY DWELLING UNIT AND GREEN HOUSE FRONT ELEVATION
A205	ACCESSORY DWELLING UNIT AND GREEN HOUSE ELEVATIONS
A207	PROPOSED ACCESSORY DWELLING UNIT FLOOR FRAMING PLAN
A301	EXISTING ATTIC OF MAIN HOUSE
A302	EXISTING / PROPOSED ATTIC FLOOR FRAMING
A303	PROPOSED ATTIC WALL FRAMING
A304	PROPOSED ATTIC INTERIOR ELEVATIONS
A305	PROPOSED ATTIC EXTERIOR ELEVATIONS
A401	EXIST / PROPOSED CELLAR AT THE MAIN HOUSE
A402	PROPOSED CELLAR WALL FRAMING PLAN
A501	EXIST / PROPOSED UPPER LEVEL BEDROOM
A502	EXIST / PROPOSED UPPER LEVEL PATIO ELEVATION
A601	DOOR AND WINDOWS SCHEDULE
E101	ACCESSORY DWELLING UNIT AND GREENHOUSE ELECTRICAL PLAN
E102	ELECTRICAL WORK AT ATTIC, CELLAR AND SUNROOM
M 102	MAIN HOUSE HVAC MODIFICATION PLAN
P101	ADU, ATTIC AND GREENHOUSE PLUMBING PLAN
S101	CONSTRUCTION DETAILS

REMODEL INCLUDES NEW MECHANICAL, ELECTRICAL, PLUMBING AND SITE ELEMENTS, REFER TO VICINITY MAP FOR PROPERTY LOCATION

EXISTING ACCESSORY DWELLING UNIT BUILT UP AREA SCHEDULE

MAIN LEVEL BUILT UP AREA **(EXISTING HEATED)**	262 SF
UPPER LEVEL BUILT UP AREA **(EXISTING HEATED)**	342 SF
TOTAL BUILT UP AREA	604 SF

PROPOSED ACCESSORY DWELLING UNIT FOOT PRINT SCHEDULE

GROUND FLOOR LEVEL FOOT PRINT SCHEDULE	
LOCATION	FOOT PRINT
GUEST BEDROOM **(PROPOSED HEATED)**	107.40 SF
NEW BATHROOM **(PROPOSED HEATED)**	47.44 SF
LIVING ROOM **(EXISTING HEATED)**	262 SF
TOTAL GF FOOT PRINT	416.83 SF

ACCESSORY DWELLING UNIT FOOT PRINT SCHEDULE	
EXISTING UPPER FLOOR LEVEL FOOT PRINT SCHEDULE	
LOCATION	FOOT PRINT
BEDROOM 1 **(EXISTING HEATED)**	145 SF
BEDROOM 2 **(EXISTING HEATED)**	158 SF
BATHROOM **(EXISTING HEATED)**	39 SF
STORAGE **(EXISTING NON HEATED)**	9 SF
CLOSET **(EXISTING NON HEATED)**	11 SF
HALL **(EXISTING NON HEATED)**	39 SF
TOTAL FIRST FLOOR FOOT PRINT	401 SF

PROPOSED TOTAL ACCESSORY DWELLING UNIT HEATED

ACCESSORY DWELLING UNIT GF **(HEATED)**	416.83 SF
ACCESSORY DWELLING UNIT UPPER FLOOR **(HEATED)**	342 SF
TOTAL	758.83 SF

GREEN HOUSE BUILT UP AREA	
GREEN HOUSE (PROPOSED NON HEATED)	165.84 SF

MAIN HOUSE BUILT UP AREA	
EXISTING MAIN HOUSE **(EXISTING HEATED)**	904.97 SF
EXISTING ATTIC INTO PROPOSED BEDROOM **(PROPOSED HEATED)**	382 SF
PROPOSED MASTER BATH IN EXISTING ATTIC **(PROPOSED HEATED)**	55 SF
EXISTING PATIO CONVERTED TO SUNROOM **(PROPOSED HEATED)**	102.50 SF
EXISTING CELLAR INTO PROPOSED FINISHED FLOOR **(PROPOSED HEATED)**	306.75 SF
PROPOSED TOTAL MAIN HOUSE HEATED	**1,751.22 SF**

PROPOSED ACCESSORY DWELLING UNIT HEATED	758.83 SF
PROPOSED MAIN HOUSE HEATED:	1,751.22 SF
TOTAL PROPOSED HEATED	2,510.05 SF

LOT COVERAGE = TOTAL GROUND-LEVEL ROOFED FOOTPRINT

EXISTING HOUSE AREA:	2,626.57 SF
ACCESSORY DWELLING UNIT GROUND-LEVEL ROOFED FOOTPRINT:	461.21 SF
PROPOSED GREEN HOUSE:	165.84 SF
TOTAL LOT COVERAGE:	**3,253.62 SF**
LOT AREA:	13,593.43 SF
LOT COVERAGE %:	**23.94%**

PROPERTY ADDRESS:
1647 NORTH ROCK SPRINGS RD ATLANTA, GA
LAND AREA:
13,593.43 SF = 0.312 AC

TOTAL PROPOSED IMPERVIOUS AREA
6,790.84 SF ~ 49.96%

IMPERVIOUS COVERAGE TABLE

DESCRIPTION	AREA (SF)
TOTAL ROOFED STRUCTURES	3,253.62
STAIRS & PLATFORMS	286.98
PAVED AREA (13×11)	762.25
FRONT DRIVE AREA	423.91
CONCRETE DRIVE AREA	1758.03
SIDEWALK	47.41
FRONT PATIO	172.16
EXIS. RETAINING WALLS	86.48
TOTAL PROPOSED IMPERVIOUS AREA	**6,790.84 SF**

COVER PAGE

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RICHARD VADEN SAUNDERS
1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

PROJECT NO: **00001**
DRAWN BY: **MZ**

REV	DATE
1	Date 1

DRAWING NO: **A000**

PROJECT NOTES

1. PROJECT DESCRIPTION

THIS DRAWING SET IS A REVISION / RESUBMITTAL TO THE ORIGINAL PERMIT APPLICATION DATED 06/24/2025 FOR IMPROVEMENTS AT 1647 NORTH ROCK SPRINGS RD NE, ATLANTA, GEORGIA.

WORK INCLUDES:
- RELOCATION OF THE EXISTING GREENHOUSE
- CONVERSION OF THE EXISTING ACCESSORY DWELLING UNIT GARAGE INTO A NEW HEATED BEDROOM
- CONVERSION OF THE EXISTING CELLAR AT THE MAIN HOUSE INTO CONDITIONED OFFICE SPACE
- CONVERSION OF THE EXISTING ATTIC AT THE MAIN HOUSE INTO A HEATED BEDROOM AND BATHROOM
- CONVERSION OF THE EXISTING UPPER PATIO INTO AN ENCLOSED CONDITIONED SUNROOM
- CONSTRUCTION OF NEW EXTERIOR LANDSCAPE STAIRS

THIS RESUBMITTAL ADDRESSES PRIOR REVIEW COMMENTS AND COORDINATES THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SCOPE WITH EXISTING FIELD CONDITIONS.

2. GENERAL COORDINATION

CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS, DIMENSIONS, ELEVATIONS, OPENINGS, UTILITY LOCATIONS, FRAMING CONDITIONS, AND SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCY BETWEEN FIELD CONDITIONS AND THE DRAWINGS SHALL BE REPORTED BEFORE PROCEEDING WITH AFFECTED WORK. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

3. DEMOLITION / EXISTING CONDITIONS

DEMOLITION SHALL BE LIMITED TO WORK SHOWN ON THE DRAWINGS.
EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
PATCH, REPAIR, AND REFINISH ADJACENT SURFACES DISTURBED BY NEW WORK TO MATCH EXISTING CONDITIONS AS CLOSELY AS POSSIBLE.
REMOVE ABANDONED MATERIALS, PIPING, WIRING, AND EQUIPMENT ONLY WHERE AFFECTED BY THE NEW WORK AND WHERE NOT REQUIRED TO REMAIN IN SERVICE.

4. NEW CONSTRUCTION

NEW WORK SHALL ALIGN WITH AND MATCH EXISTING ADJACENT CONSTRUCTION UNLESS OTHERWISE NOTED.
ALL FRAMING, FLASHING, INSULATION, AIR SEALING, WEATHER BARRIERS, OPENINGS, FINISHES, AND CONNECTIONS SHALL COMPLY WITH APPLICABLE CODE AND MANUFACTURER REQUIREMENTS.

5. FRAMING / STRUCTURAL COORDINATION

ALL FRAMING SHALL BE COORDINATED WITH FINAL ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL REQUIREMENTS.
ATTIC FRAMING WORK SHALL MATCH THE ENGINEER'S FINAL RE-STAMPED DESIGN AND FRAMING LETTER.
ACCESSORY DWELLING UNIT GARAGE CONVERSION FRAMING SHALL MATCH ACTUAL FIELD CONDITIONS AND SHALL NOT RELY ON GENERIC SLAB-ON-GRADE NOTES WHERE EXISTING FLOOR CONSTRUCTION IS WOOD FRAMED.
NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, OR ALTERED BEYOND CODE LIMITS.

6. INSULATION / AIR SEALING

ALL NEWLY CONDITIONED SPACES INCLUDING THE ATTIC CONVERSION, SUNROOM, ACCESSORY DWELLING UNIT GARAGE BEDROOM CONVERSION, AND CELLAR OFFICE SHALL BE INSULATED AND AIR SEALED AS REQUIRED BY THE APPLICABLE ENERGY CODE.
SEAL PENETRATIONS AT WINDOWS, DOORS, PLUMBING, ELECTRICAL, MECHANICAL, AND FRAMING TRANSITIONS.

7. DOORS / WINDOWS

ALL DOOR AND WINDOW SIZES SHALL BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION.
ALL NEW AND REVISED DOORS AND WINDOWS SHALL MATCH THE APPROVED SCHEDULES, PLANS, AND ELEVATIONS.
PROVIDE SAFETY GLAZING, FLASHING, WEATHERPROOFING, AND EGRESS COMPLIANCE WHERE REQUIRED BY CODE.

8. MECHANICAL / ELECTRICAL / PLUMBING COORDINATION

MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE COORDINATED WITH FRAMING, SERVICE ACCESS, EQUIPMENT CLEARANCES, AND PANEL CLEARANCES.
NO DUCTWORK, PIPING, OR FRAMING SHALL ENCROACH INTO REQUIRED ELECTRICAL WORKING CLEARANCES.
ALL EQUIPMENT LOCATIONS AND UTILITY TIE-INS SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION.

9. LIFE SAFETY

SMOKE ALARMS, CARBON MONOXIDE ALARMS, LIGHTING, RECEPTACLES, SWITCHES, AND OTHER REQUIRED LIFE-SAFETY DEVICES SHALL BE INSTALLED AS REQUIRED BY CODE IN ALL ALTERED AREAS.

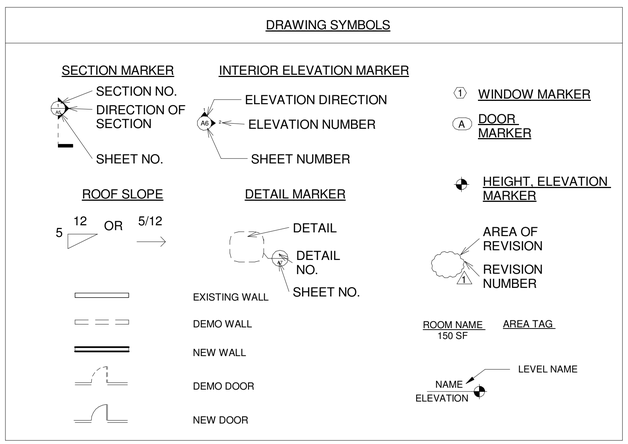
10. CONTRACTOR RESPONSIBILITY

CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, SEQUENCING, TEMPORARY SUPPORT, FIELD VERIFICATION, AND CODE-COMPLIANT EXECUTION OF THE WORK.
ALL WORK SHALL COMPLY WITH THE ADOPTED CODES IDENTIFIED IN THIS PERMIT SET.

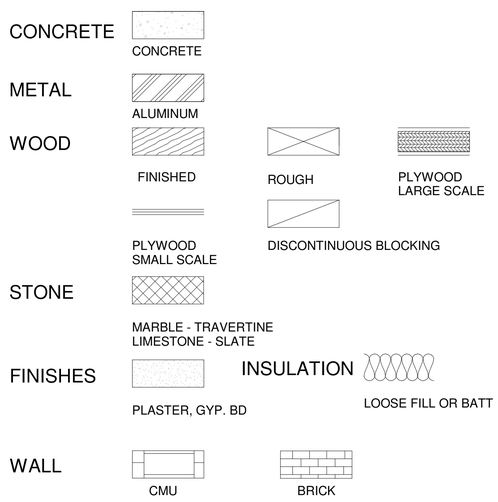
ABBREVIATIONS

A.D.	AREA DRAIN
AB.	ANCHOR BOLT
ABV.	ABOVE
ACC.	ACCESS
ACOUS.	ACOUSTICAL
ACT.	ACOUSTICAL CEILING TILE
ADJ.	ADJUSTABLE
AFF.	ABOVE FINISH FLOOR
AHU.	AIR HANDLING UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANC.	ANCHORS
AP	ACCESS PANEL
APPROX.	APPROXIMATELY
ARCH.	ARCHITECT
AUTO.	AUTOMATIC
AVG.	AVERAGE
B.	BATHROOM
BC	BRICK COURSE
B.O.	BY OWNER
BD.	BEAD
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BRD.	BOARD
BRKT.	BRACKET
BSL.	BUILDING SETBACK LINE
BSMT.	BASEMENT
BU.	BUILT UP
CABT.	CABINET
CEM.	CEMENT (ITIOUS)
CF.	CUBIC FEET (FOOT)
CI.	CAST IRON
CJ.	CONTROL JOINT
CL.	CLOSET
CLG.	CEILING
CLL.	CONTRACT LIMIT LINE
CLR.	CLEAR
CMU.	CONCRETE MASONRY UNIT
CNR.	CORNER
CO.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CPT.	CARPET
CS.	COURSES
CT.	CERAMIC TILE
CTR.	CENTER
CTSK.	COUNTERSUNK
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DF.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIFF.	DIFFUSER
DIM.	DIMENSION
DISP.	DISPENSER
DIV.	DIVISION (DIVIDED)
DN.	DOWN
DR.	DOOR
DS.	DIVIDER STRIP
DW.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
EA.	EACH
EJ.	EXPANSION JOINT
ENT.	ENTRANCE
EQ.	EQUAL
EQUIP.	EQUIPMENT
ETR.	EXISTING TO REMAIN
EWC.	ELECTRIC WATER COOLER
EX.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
FD.	FLOOR DRAIN
FE(C).	FIRE EXTINGUISHER (CABINET)
FF.	FINISHED FLOOR
FIN.	FINISH
FL.	FLOOR
FLEX.	FLEXIBLE
FLSG.	FLASHING
FLUOR.	FLUORESCENT
FR.	FRAME
FRPF.	FIREPROOFING
FRT.	FIRE RETARDANT TREATED
FT.	FOOT (FEET)
FTG.	FOOTING
FVC.	FIRE VALVE CABINET
G.C.	GENERAL CONTRACTOR
GA.	GAUGE
GALV.	GALVANIZED
GB.	GYPSUM BOARD
GL.	GLASS
GR.	GRADE
GYP.	GYPSUM BOARD
HB.	HOSE BIB
HC.WD.	HOLLOW CORE WOOD
HD.	HEAVY DUTY
HDWD.	HARDWOOD
HDWR.	HARDWARE
HGT.	HEIGHT
HM.	HOLLOW METAL
HORIZ.	HORIZONTAL
HP.	HIGH POINT
HR.	HOUR
HVAC.	HEAT VENTILATING AIR COND.
ID.	INSIDE DIAMETER
INCL.	INCLUDE (ING)
INST.	INSTALLATION
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JB.	JUNCTION BOX
JST.	JOIST
JT.	JOINT
KD.	KNOCK DOWN
KIT.	KITCHEN
KO.	KNOCK OUT
LAM.	LAMINATE (ED)
LAV.	LAVATORY
LIN.	LINEAR (LINEAL)
LP.	LOW POINT
LT.	LIGHT
LW.	LIGHTWEIGHT
MACH.	MACHINE
MAINT.	MAINTENANCE
MATL.	MATERIAL
MAX.	MAXIMUM
MDF.	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MLDG.	MOULDING
NIC.	NOT IN CONTRACT
NO.	NUMBER
NRC.	NOISE REDUCTION COEFFICIENT
NTS.	NOT TO SCALE
OA.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFCI.	OWNER FURNISHED CONTRACTOR INSTALLED
OFF.	OFFICE
OH.	OVERHEAD
OPG.	OPENING
OPP.	OPPOSITE
PAR.	PARTIAL
PED.	PEDESTAL
PF	PLUMBING FIXTURE
PLAM	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PNL.	PANEL
POL.	POLISH (POLISHED)
PR.	PAIR
PREFAB.	PREFABRICATED
PRTN.	PARTITION
PSF.	POUNDS PER SQUARE FOOT
PSI.	POUNDS PER SQUARE INCH
PT.	POINT
QTY.	QUANTITY
R.	RISER
RAD.	RADIUS
RD.	ROOF DRAIN
REF.	REFRIGERATOR
REINF.	REINFORCED (ING)
REQ.	REQUIRED
RES.	RESILIENT
REV.	REVISE (REVISION)
RM.	ROOM
RO.	ROUGH OPENING
RTU.	ROOF TOP UNIT
S.	SOUTH
S.S.	STAINLESS STEEL
SC. WD.	SOLID CORE WOOD
SCHED.	SCHEDULED
SECT.	SECTION
SF.	SQUARE FEET (FOOT)
SHR.	SHOWER
SL.	SLIDING
SQ.	SQUARE
STC.	SOUND TRANSMISSION CLASS
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SW.	SWITCH
SYS.	SYSTEM
T&G.	TONGUE AND GROOVE
TDE	TELE/DATA & ELECTRICAL
TEL.	TELEPHONE
TEMP.	TEMPERED
THK.	THICK
THR.	THRESHOLD
TLT.	TOILET
TR.	TREAD
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
UNF.	UNFINISHED
UTL.	UTILITY
V.I.F.	VERIFY IN FIELD
VCT.	VINYL COMPOSITION TILE
VERT.	VERTICAL
W.	WEST
W/	WITH
W/O	WITHOUT
WD.	WOOD

DRAWING SYMBOLS



MATERIAL DESIGNATIONS



PROJECT NOTES AND ABBREVIATIONS

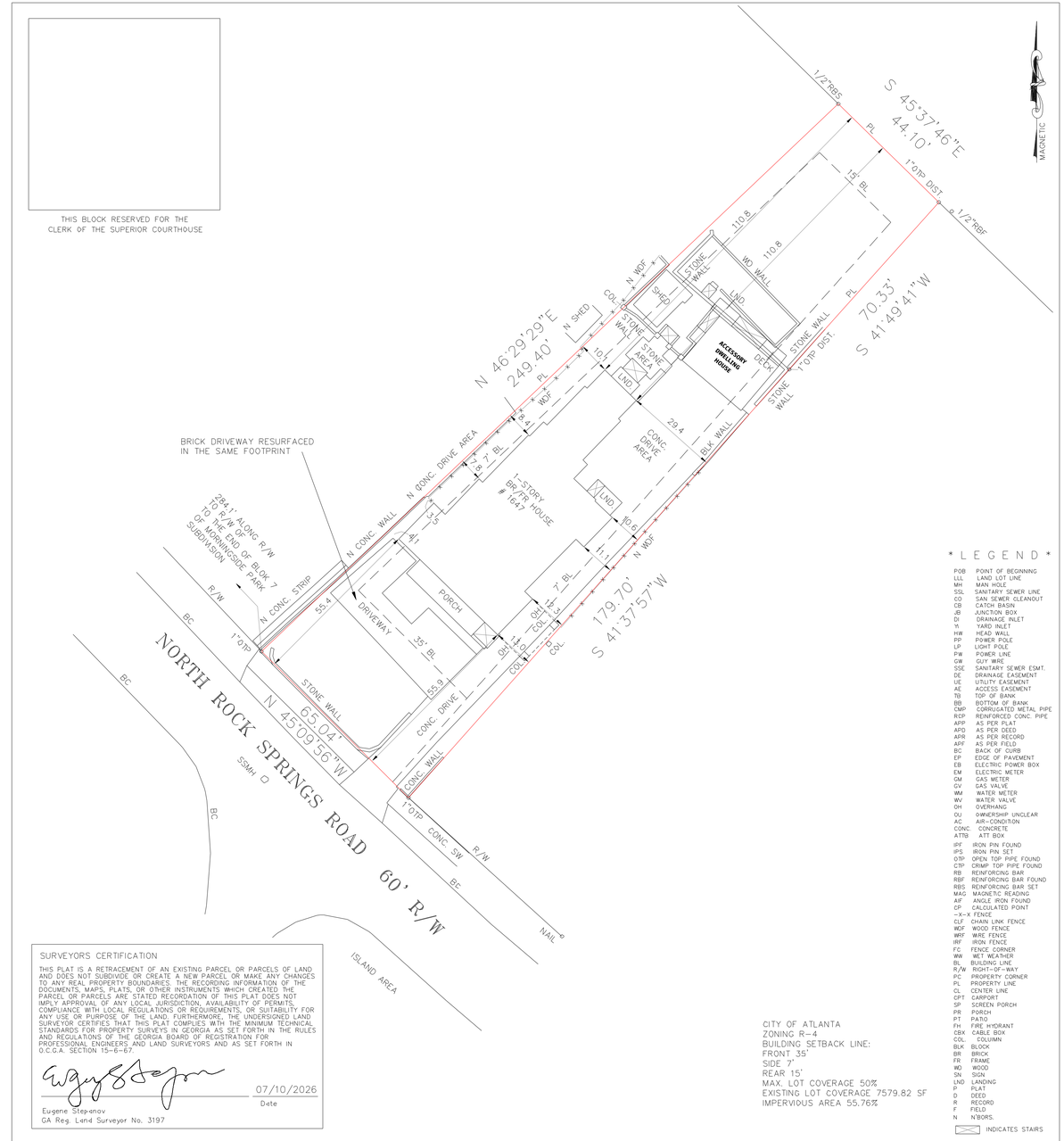
RYAN DELANO THOMAS
RICHARD VADEN SAUNDERS
1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

PROJECT NO:
00001
DRAWN BY:
MZ

REV	DATE

DRAWING NO:
A101

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURTHOUSE



CITY OF ATLANTA
ZONING R-4
BUILDING SETBACK LINE:
FRONT 35'
SIDE 7'
REAR 15'
MAX. LOT COVERAGE 50%
EXISTING LOT COVERAGE 7579.82 SF
IMPERVIOUS AREA 55.76%

* L E G E N D *

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

INDICATES STAIRS

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

07/10/2026
Date

Eugene Stepanov
GA Reg. Land Surveyor No. 3197

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.

PROPERTY ADDRESS:
1647 NORTH ROCK SPRINGS RD.
ATLANTA, GA 30324

LAND AREA:
0.312 AC
13592.12 SF

0 20
SCALE 1" = 20'

PAPER FORMAT 17"x22"

PLAT PREPARED FOR:
RYAN THOMAS

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 51	17TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	
FIELD WORK DATE JUL 02, 2026	PRINTED/SIGNED JUL 10, 2026
PLAT BOOK ,PAGE DEED BOOK 64504 ,PAGE 279	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A STEPANOV

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.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SJ
COORD # 20260955
DWG # 20260955

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

24 LENOX POINTE,
ATLANTA, GA 30324
FAX: 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

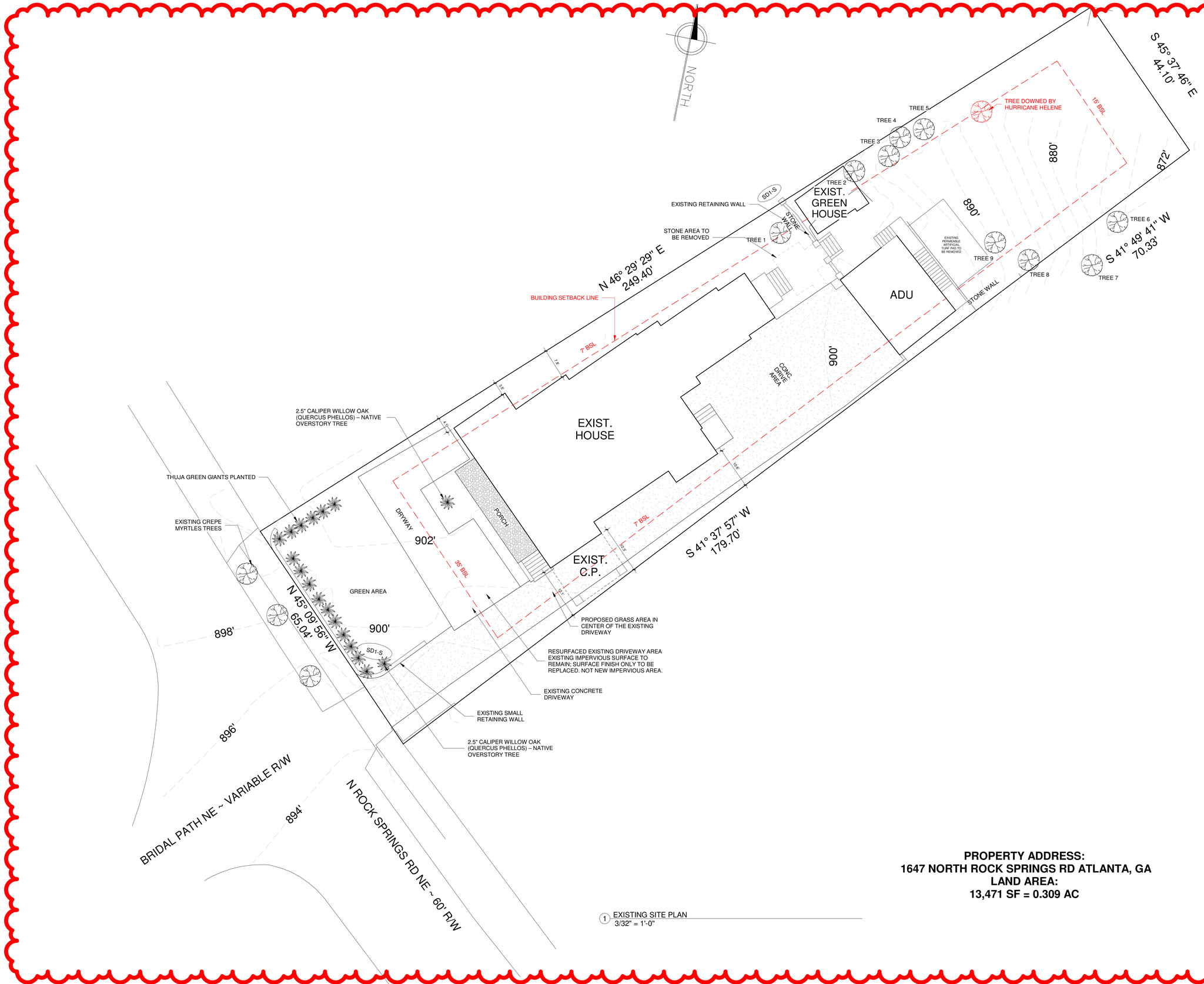
SURVEY PLAN

RYAN DELANO THOMAS
RICHARD VADEN SAUNDERS
1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

PROJECT NO:
00001
DRAWN BY:
MZ

REV	DATE
1	Date 1

DRAWING NO:
A102



1 EXISTING SITE PLAN
3/32" = 1'-0"

PROPERTY ADDRESS:
1647 NORTH ROCK SPRINGS RD ATLANTA, GA
LAND AREA:
13,471 SF = 0.309 AC

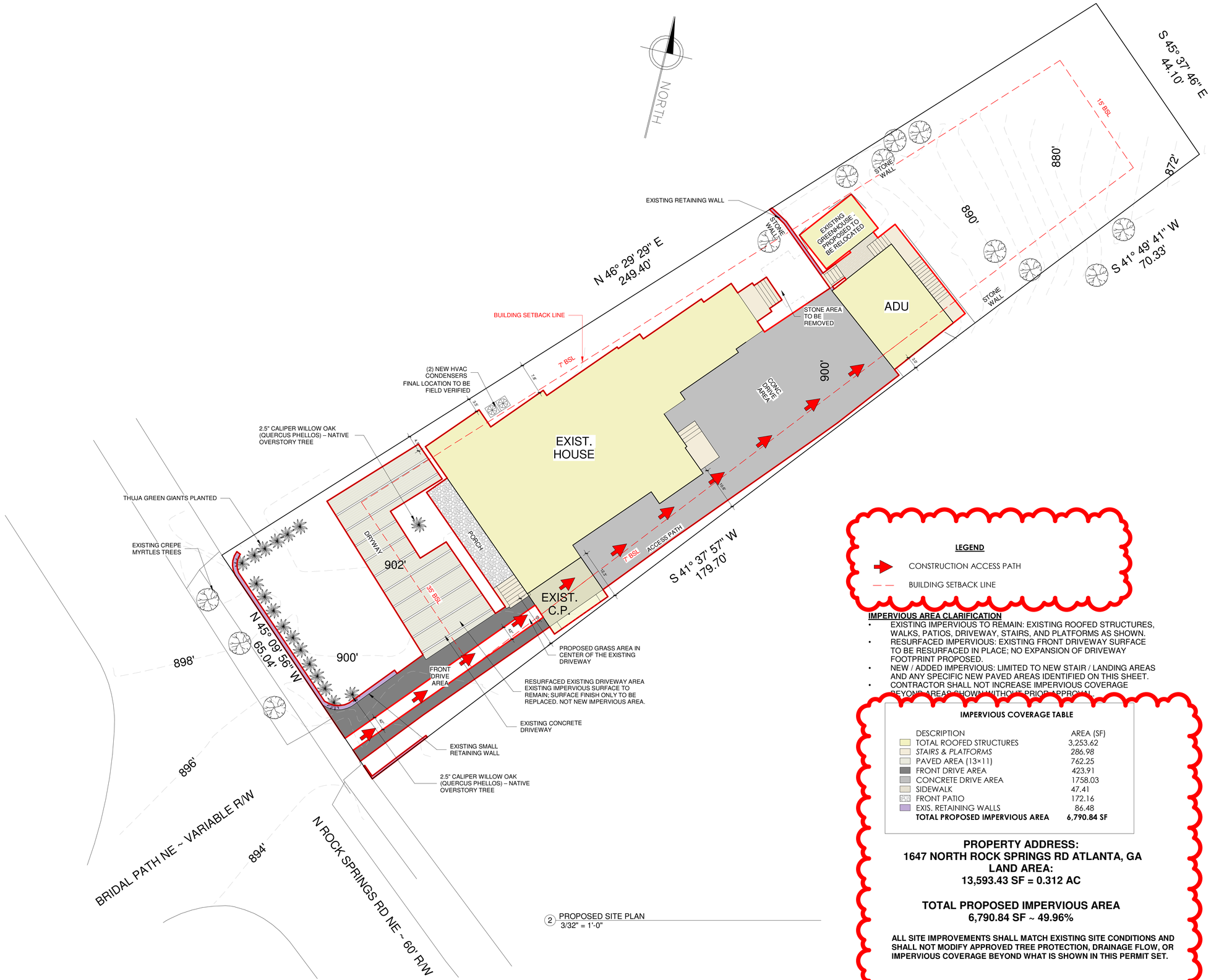
EXISTING SITE PLAN

RYAN DELANO THOMAS
RICHARD VADEN SAUNDERS
1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

PROJECT NO:
00001
DRAWN BY:
MZ

REV	DATE
1	Date 1

DRAWING NO:
A103



2 PROPOSED SITE PLAN
3/32" = 1'-0"

LEGEND

- CONSTRUCTION ACCESS PATH
- BUILDING SETBACK LINE

IMPERVIOUS AREA CLARIFICATION

- EXISTING IMPERVIOUS TO REMAIN: EXISTING ROOFED STRUCTURES, WALKS, PATIOS, DRIVEWAY, STAIRS, AND PLATFORMS AS SHOWN.
- RESURFACED IMPERVIOUS: EXISTING FRONT DRIVEWAY SURFACE TO BE RESURFACED IN PLACE; NO EXPANSION OF DRIVEWAY FOOTPRINT PROPOSED.
- NEW / ADDED IMPERVIOUS: LIMITED TO NEW STAIR / LANDING AREAS AND ANY SPECIFIC NEW PAVED AREAS IDENTIFIED ON THIS SHEET.
- CONTRACTOR SHALL NOT INCREASE IMPERVIOUS COVERAGE BEYOND AREAS SHOWN WITHOUT PRIOR APPROVAL.

IMPERVIOUS COVERAGE TABLE

DESCRIPTION	AREA (SF)
TOTAL ROOFED STRUCTURES	3,253.62
STAIRS & PLATFORMS	286.98
PAVED AREA (13×11)	762.25
FRONT DRIVE AREA	423.91
CONCRETE DRIVE AREA	1758.03
SIDEWALK	47.41
FRONT PATIO	172.16
EXIS. RETAINING WALLS	86.48
TOTAL PROPOSED IMPERVIOUS AREA	**6,790.84 SF**

PROPERTY ADDRESS:
1647 NORTH ROCK SPRINGS RD ATLANTA, GA
LAND AREA:
13,593.43 SF = 0.312 AC

TOTAL PROPOSED IMPERVIOUS AREA
6,790.84 SF ~ 49.96%

ALL SITE IMPROVEMENTS SHALL MATCH EXISTING SITE CONDITIONS AND SHALL NOT MODIFY APPROVED TREE PROTECTION, DRAINAGE FLOW, OR IMPERVIOUS COVERAGE BEYOND WHAT IS SHOWN IN THIS PERMIT SET.

PROPOSED SITE PLAN

RYAN DELANO THOMAS
RICHARD VADEN SAUNDERS
1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

PROJECT NO:
00001
DRAWN BY:
MZ

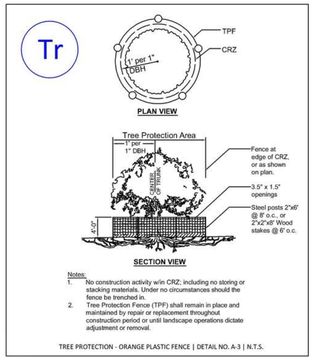
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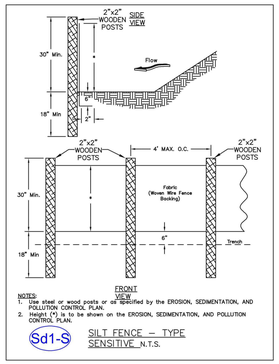
DRAWING NO:
A104

As of April 13, 2023, all permitted projects approved by the arborist require a pre-construction inspection before beginning any construction activity. Section 158-106.

PRE-INSPECTION STEPS:

Each final approved construction plan receives approval sticker from arborist plan reviewer (see below).
Permit is issued.
Tree protection fence is installed by developer/builder according to the approved arborist stamped plans.
Applicant schedules inspection (404)-658-6800 per arborist approval guidelines. Pre-construction code: 513.
Inspection is scheduled. Completed by field arborist within 2 business days.
Inspection results in pass or fail. Failed inspections: corrections must be completed, and another inspection request should be submitted.
Passed inspections: construction approved to begin.





TREE DENSITY

R-4 = 40' PER ACRE

40 x 0.309= 12.36' REQ.

DENSITY EXCEEDED

THE INSTALLATION OF EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES AND PRACTICES MUST OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MUST BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

EROSION AND SEDIMENT CONTROL NOTES:
(A) 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.
(B) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
(C) ANY DISTURBED AREA LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.
(D) ANY DISTURBED AREA REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
(E) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
(F) ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ONSITE INSPECTION.
(G) THE PROPERTY OWNER AND CONTRACTOR ARE EQUALLY RESPONSIBLE FOR ALL EROSION CONTROL ACTIVITIES.
(H) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTION ARISE CONCERNING DESIGN AND EFFECTIVENESS OF EROSION CONTROL MEASURES, NOT THE CITY OF ATLANTA.

EROSION CONTROL LEGEND
APPLY TO ALL DISTURBED AREAS

Ds1	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGATATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

CONSTRUCTION NOTES:
- NO SIGNIFICANT GRADING IS TO TAKE PLACE ON SITE NO GRADING OR SITE LEVELING TO EXCEED 2
- CONTOURS SHOWN ARE EXISTING
- FLOOR AREA RATIO TO BE PROVIDED BY ARCHITECT
- CONSTRUCTION TIMELINE IS APPROXIMATE AND MAY NEED REVISION DUE TO SITE CONDITIONS AND/OR WEATHER
- TREE PROTECTION AND EROSION CONTROL MEASURES ARE TO BE INSPECTED DAILY.

TREE / ARBORIST COORDINATION NOTE
TREE PROTECTION, REMOVAL, CRITICAL ROOT ZONE, ROOT PLATE, CONTOUR, AND PROTECTION ROUTING SHALL BE COORDINATED WITH THE APPROVED TREE PLAN AND ARBORIST REVIEW COMMENTS. ANY TREE REMOVED WITHOUT PERMIT SHALL BE IDENTIFIED ON THE TREE PLAN WITH SPECIES, SIZE / DBH, LOCATION, AND REASON FOR REMOVAL. NO GENERAL "NO TREES TO BE REMOVED" NOTE SHALL OVERRIDE ACTUAL FIELD CONDITIONS.

TREES			
#1	12" BIRCH	90 IMPACT / 452 CRZ= 19.9%=	SAVED
#2	8" BIRCH	21 IMPACT / 201 CRZ= 11%=	SAVED
#3	8" BIRCH	10 IMPACT / 201 CRZ= 5%=	SAVED
#4	8" BIRCH	NO IMPACT	SAVED
#5	6" BIRCH	NO IMPACT	SAVED
#6	22" PINE	NO IMPACT	SAVED
#7	22" PINE	NO IMPACT	SAVED
#8	25" PINE	NO IMPACT	SAVED
#9	15" OAK	NO IMPACT	SAVED

1 PROPOSED TREE PROTECTION PLAN
3/32" = 1'-0"

LEGEND

CONSTRUCTION ACCESS PATH

BUILDING SETBACK LINE

STRUCTURE LEGEND

EXISTING STRUCTURE

PROPOSED STRUCTURE

EXISTING STRUCTURE — BUILT WITHOUT A PERMIT

PROPOSED AREA FOR COLLECTION AND STORAGE OF MATERIALS

ALL SITE IMPROVEMENTS SHALL MATCH EXISTING SITE CONDITIONS AND SHALL NOT MODIFY APPROVED TREE PROTECTION, DRAINAGE FLOW, OR IMPERVIOUS COVERAGE BEYOND WHAT IS SHOWN IN THIS PERMIT SET.

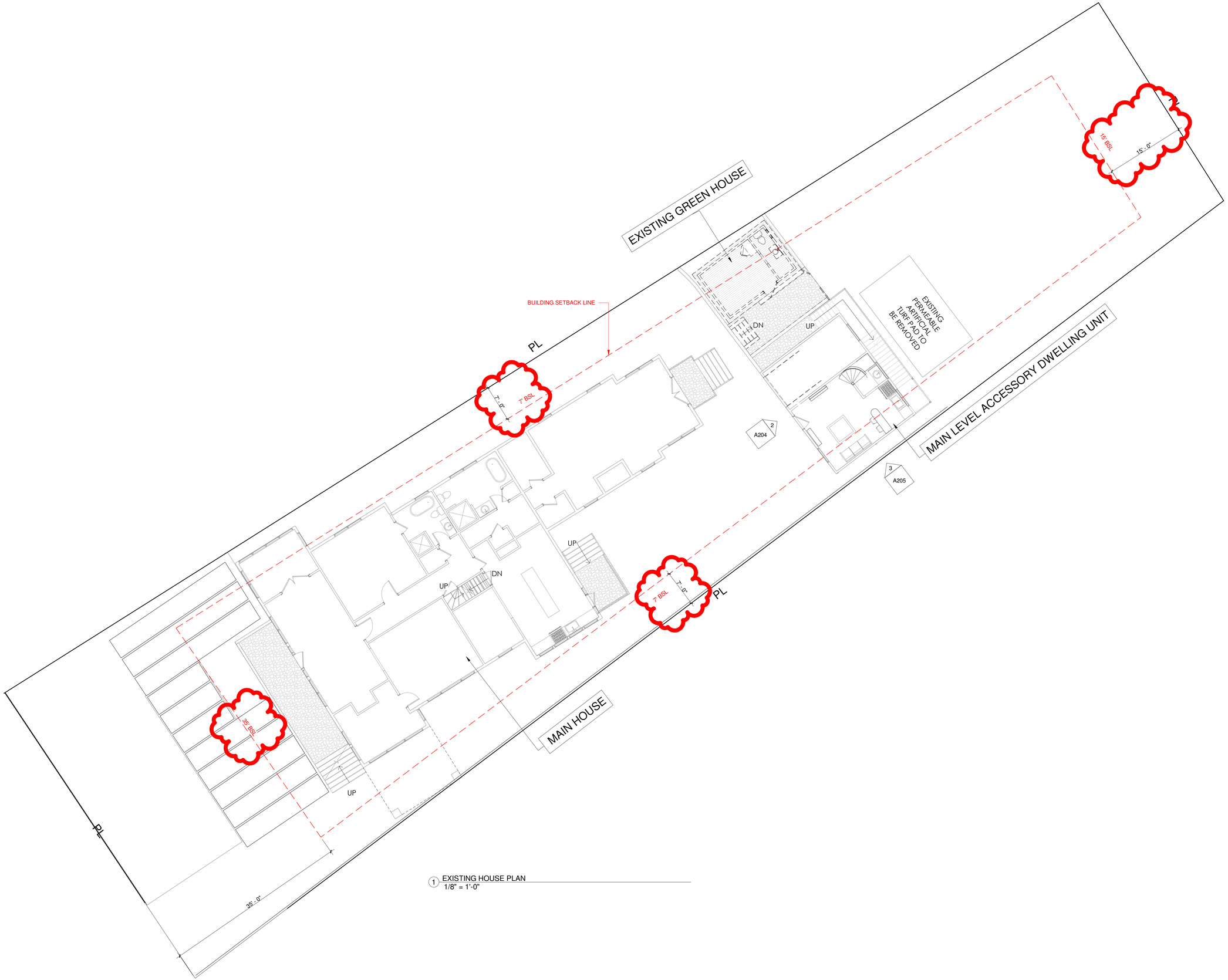
PROPOSED TREE PROTECTION PLAN

RYAN DELANO THOMAS
RICHARD VADEN SAUNDERS
1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

PROJECT NO:
00001
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MZ

REV	DATE

DRAWING NO:
A105



1 EXISTING HOUSE PLAN
1/8" = 1'-0"

EXISTING HOUSE MAIN LEVEL PLAN

RYAN DELANO THOMAS

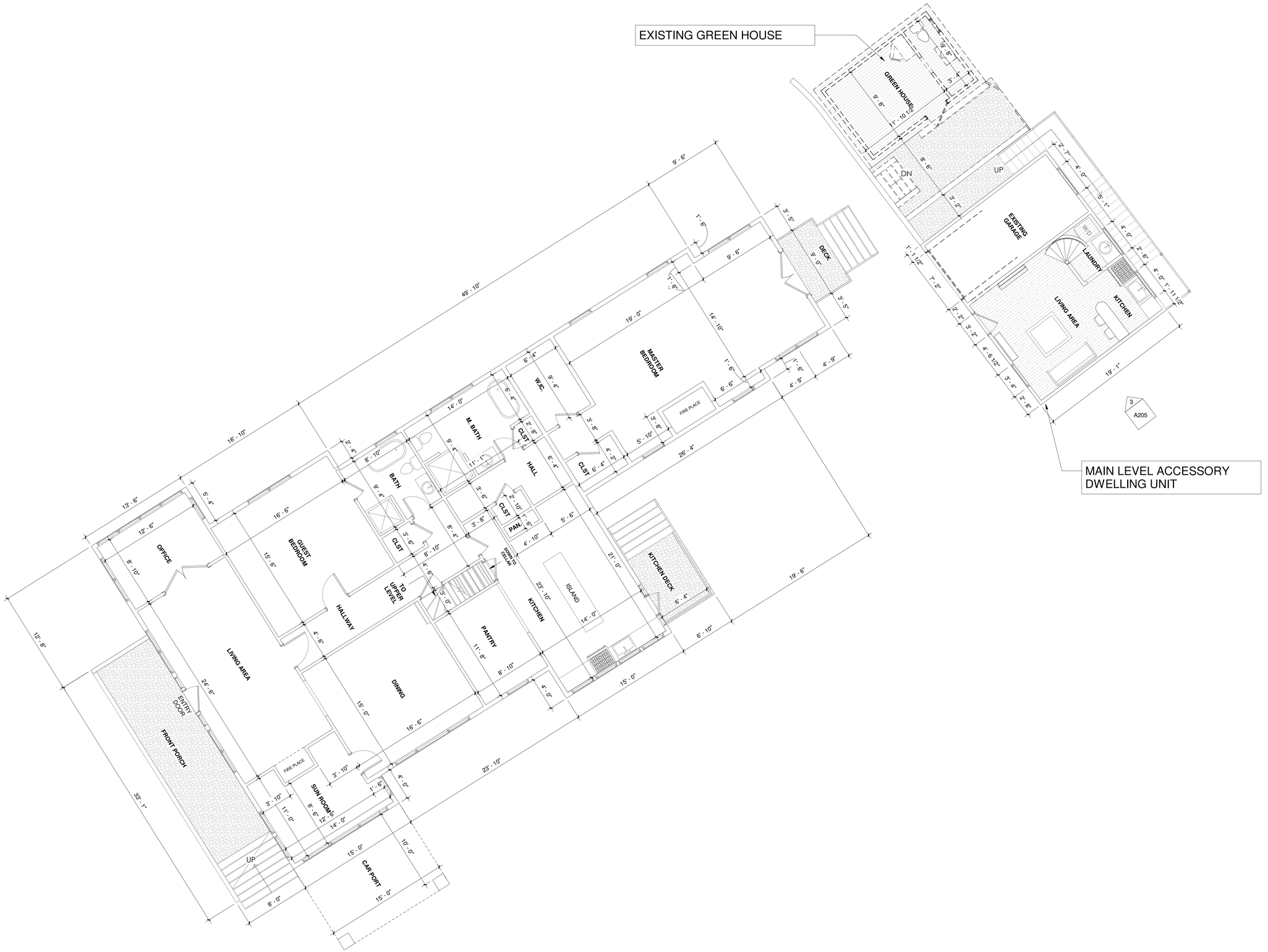
RICHARD VADEN SAUNDERS
1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

PROJECT NO:
00001

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MZ

REV	DATE
1	Date 1

DRAWING NO:
A106



1 EXISTING HOUSE DIMENSIONAL PLAN
3/16" = 1'-0"

EXISTING HOUSE MAIN LEVEL DIMENSIONAL PLAN

RYAN DELANO THOMAS

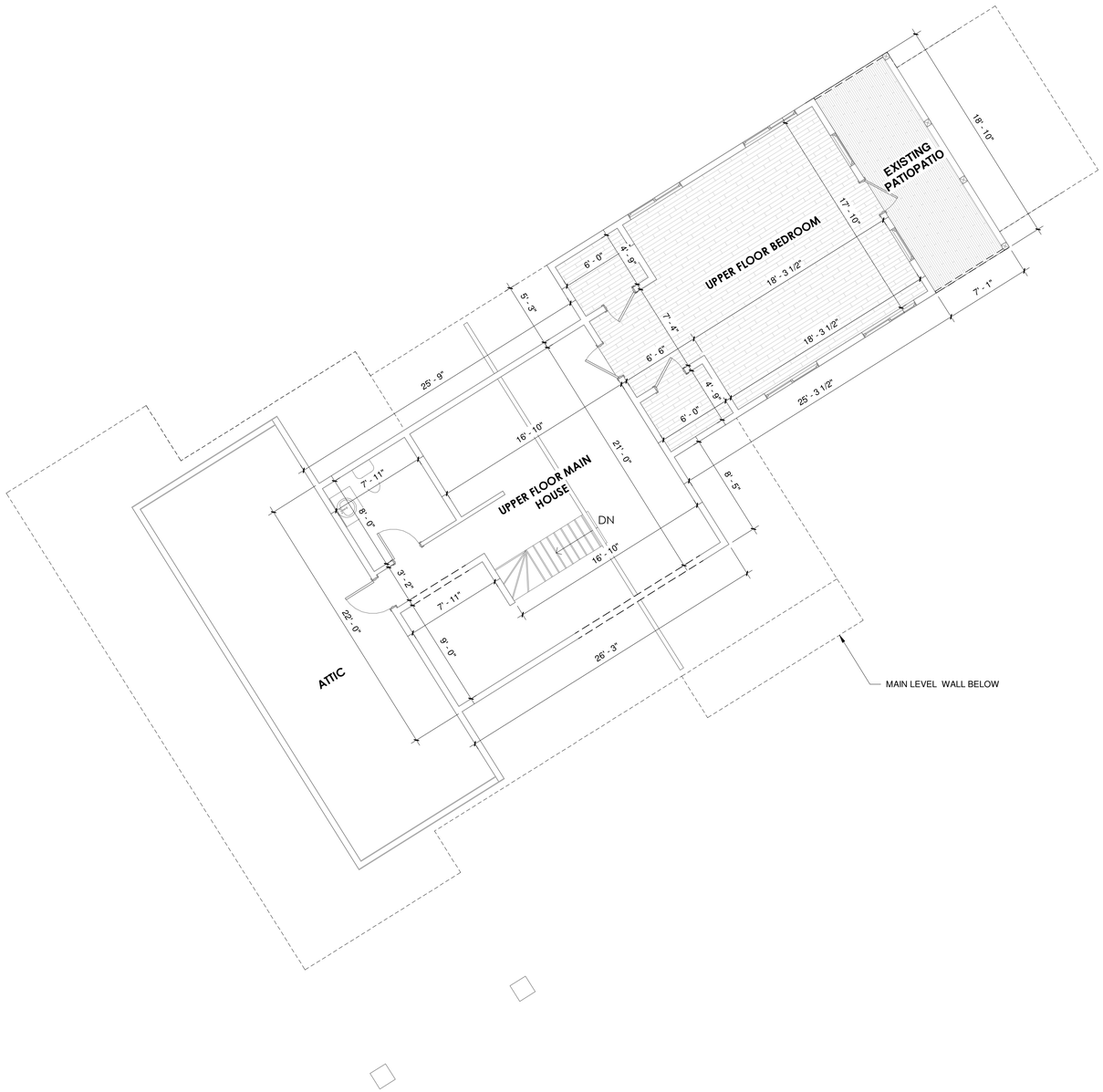
RICHARD VADEN SAUNDERS
1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

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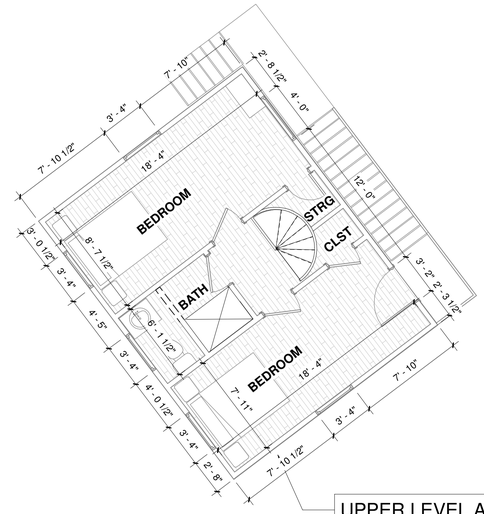
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A107



1 EXISTING HOUSE UPPER LEVEL
3/16" = 1'-0"



UPPER LEVEL ACCESSORY DWELLING UNIT

EXISTING HOUSE UPPER LEVEL PLAN

RYAN DELANO THOMAS
RICHARD VADEN SAUNDERS
1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

PROJECT NO:
00001
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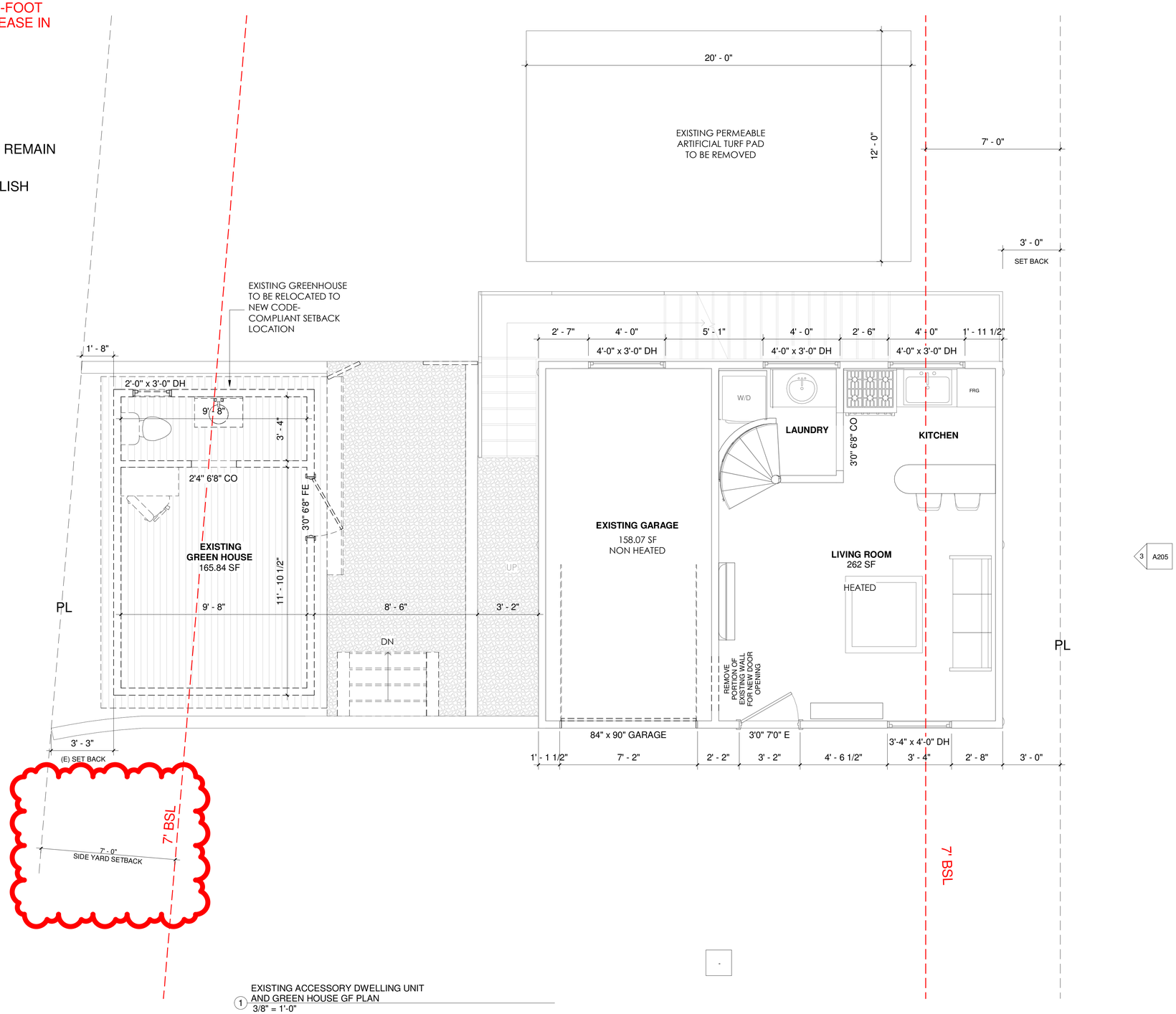
NOTE: EXISTING ACCESSORY DWELLING UNIT CONSTRUCTED IN 1929. LEGAL NON-CONFORMING STRUCTURE WITHIN THE REQUIRED SIDE YARD SETBACK. EXISTING HEIGHT EXCEEDS THE CURRENT 20-FOOT MAXIMUM; NO EXPANSION OR INCREASE IN NONCONFORMITY IS PROPOSED.

WALL LEGEND:

EXISTING WALLS TO REMAIN

WALLS TO BE DEMOLISH

NEW WALLS



1 EXISTING ACCESSORY DWELLING UNIT AND GREEN HOUSE GF PLAN
3/8" = 1'-0"

ACCESSORY DWELLING UNIT AND GREENHOUSE GF ENLARGE PLAN

RYAN DELANO THOMAS

RICHARD VADEN SAUNDERS
1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

PROJECT NO:
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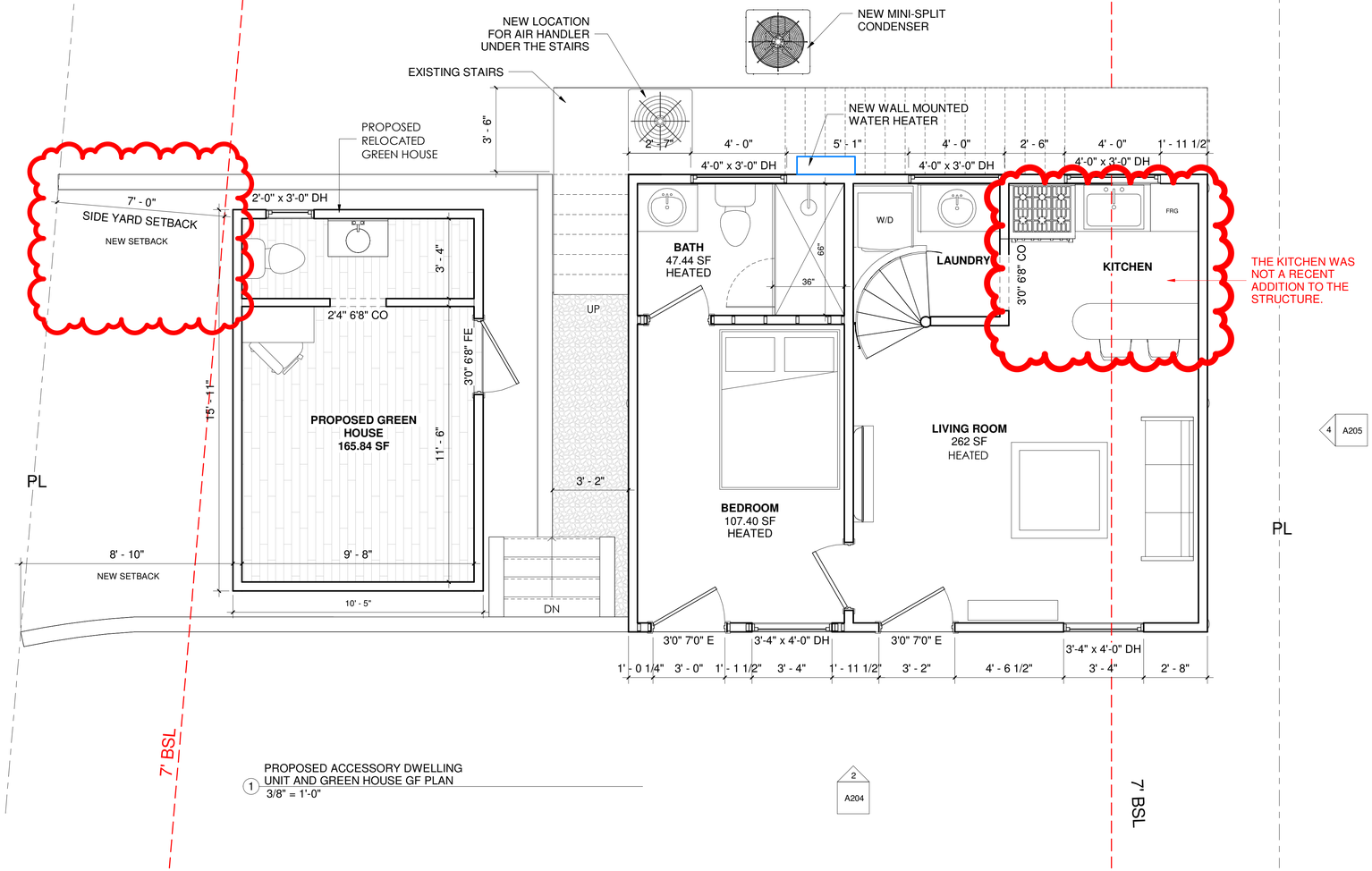
NOTE: EXISTING ACCESSORY DWELLING UNIT CONSTRUCTED IN 1929. LEGAL NON-CONFORMING STRUCTURE WITHIN THE REQUIRED SIDE YARD SETBACK. EXISTING HEIGHT EXCEEDS THE CURRENT 20-FOOT MAXIMUM; NO EXPANSION OR INCREASE IN NONCONFORMITY IS PROPOSED.

WALL LEGEND:

EXISTING WALLS TO REMAIN

WALLS TO BE DEMOLISH

NEW WALLS



1 PROPOSED ACCESSORY DWELLING UNIT AND GREEN HOUSE GF PLAN
3/8" = 1'-0"

ACCESSORY DWELLING UNIT AREA SUMMARY

- EXISTING HEATED ACCESSORY DWELLING UNIT = 604 SF
- MAIN LEVEL HEATED 262 SF
- UPPER LEVEL HEATED 342 SF
- NEW HEATED GARAGE-CONVERSION BEDROOM = 89.74 SF
- PROPOSED TOTAL HEATED ACCESSORY DWELLING UNIT = 693.74 SF

THE ACCESSORY DWELLING UNIT 56.26 SF UNDER 750 SF.

PROP. ADU AND GREEN HOUSE GF ENLARGE PLAN

RYAN DELANO THOMAS

RICHARD VADEN SAUNDERS

1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

PROJECT NO:
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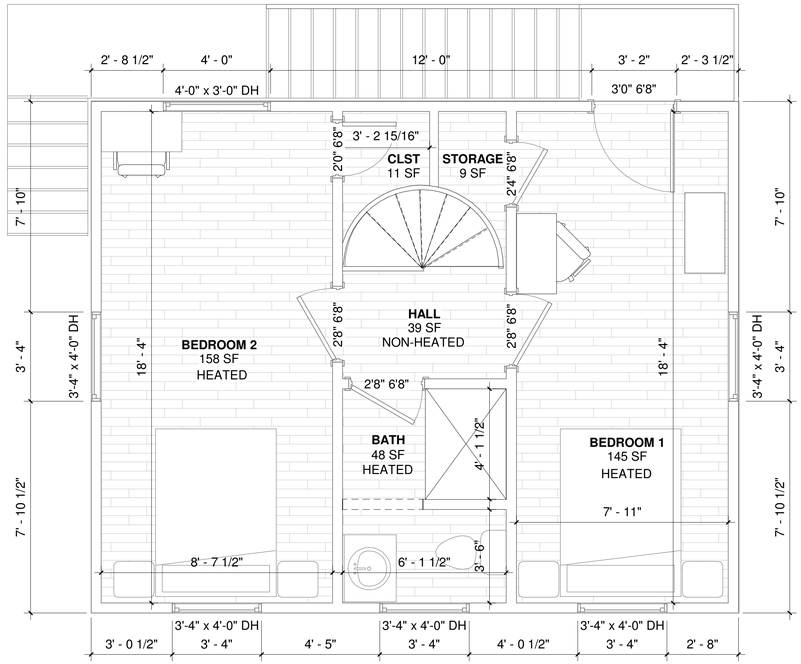
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NOTE: EXISTING ACCESSORY DWELLING UNIT CONSTRUCTED IN 1929. LEGAL NON-CONFORMING STRUCTURE WITHIN THE REQUIRED SIDE YARD SETBACK. EXISTING HEIGHT EXCEEDS THE CURRENT 20-FOOT MAXIMUM; NO EXPANSION OR INCREASE IN NONCONFORMITY IS PROPOSED.

NO EXPANSION OF THE EXISTING UPPER LEVEL IS PROPOSED.



1 EXISTING ACCESSORY DWELLING UNIT
UPPER FLOOR ENLARGE PLAN
3/8" = 1'-0"

EXIS ACCESSORY DWELLING UNIT UPPER FLOOR ENLARGE PLAN

RYAN DELANO THOMAS

RICHARD VADEN SAUNDERS
1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

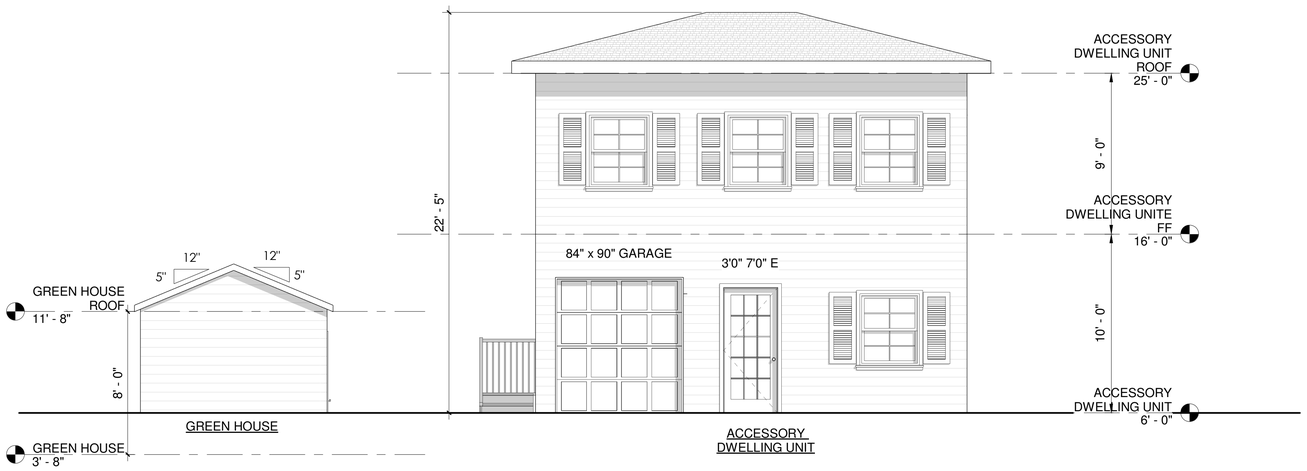
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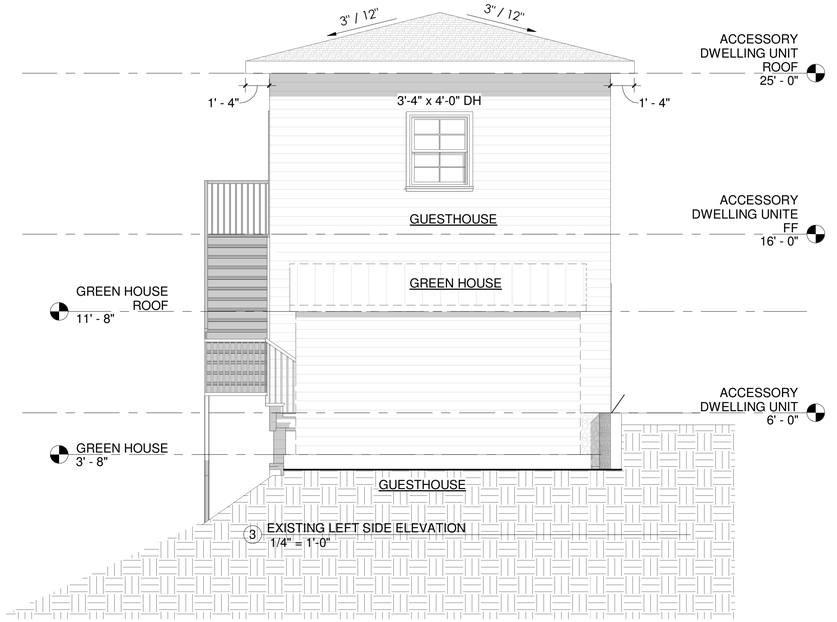
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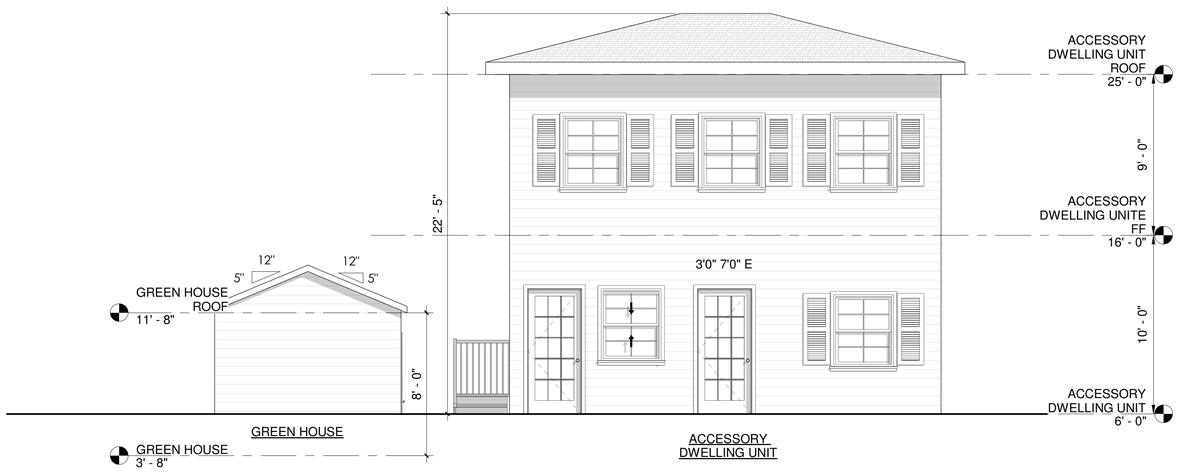
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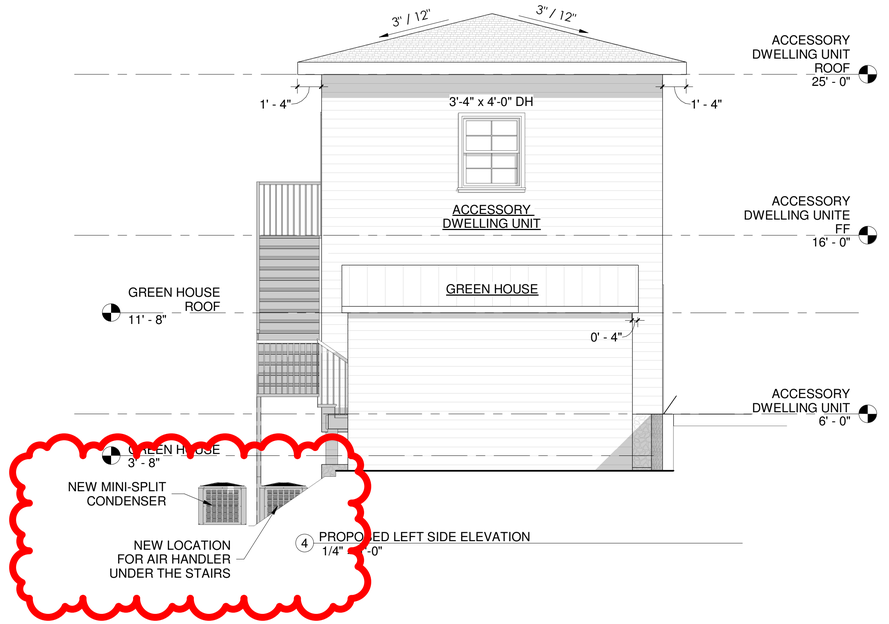
1 EXISTING FRONT SIDE ELEVATION
1/4" = 1'-0"



3 EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



2 PROPOSED FRONT SIDE ELEVATION
1/4" = 1'-0"



4 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"

ACCESSORY DWELLING UNIT AND GREEN HOUSE FRONT ELEVATION

RYAN DELANO THOMAS

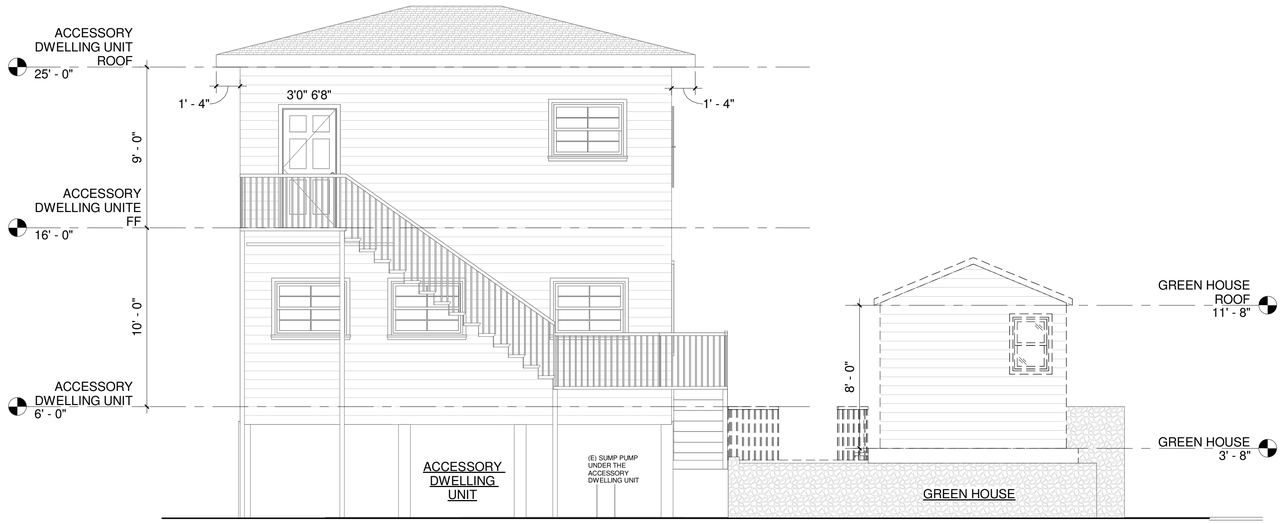
RICHARD VADEN SAUNDERS
1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

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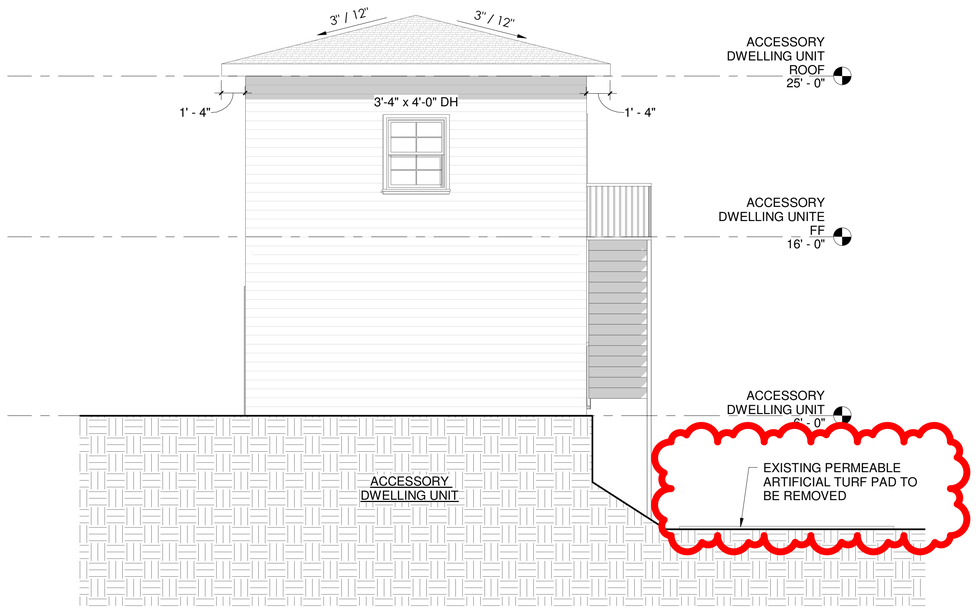
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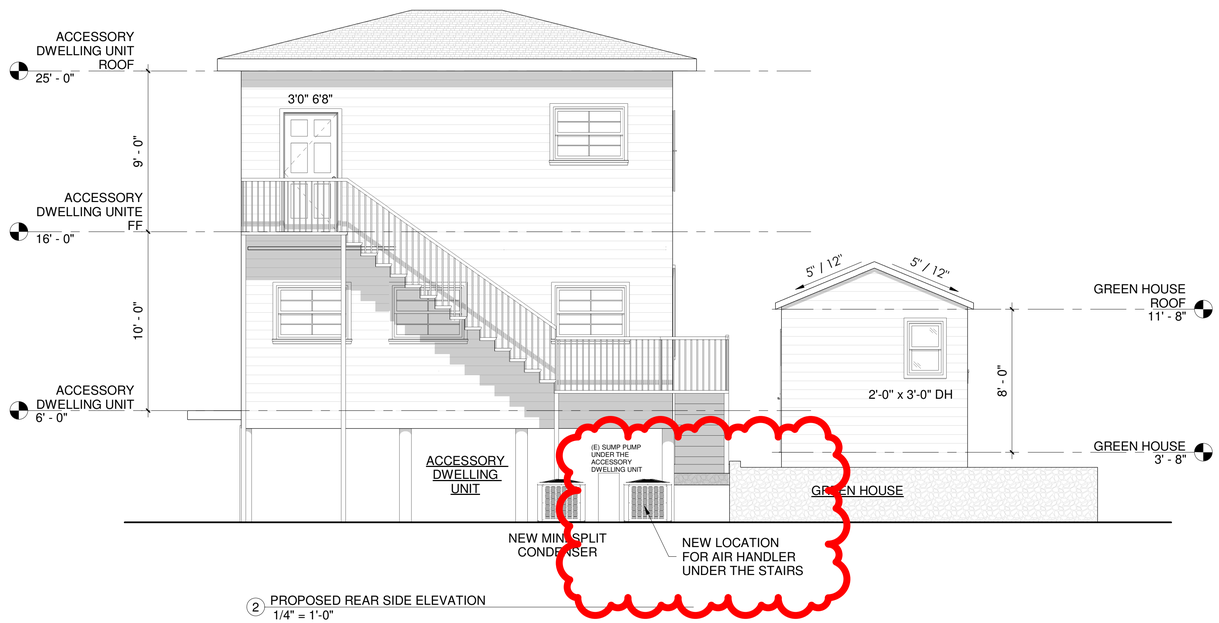
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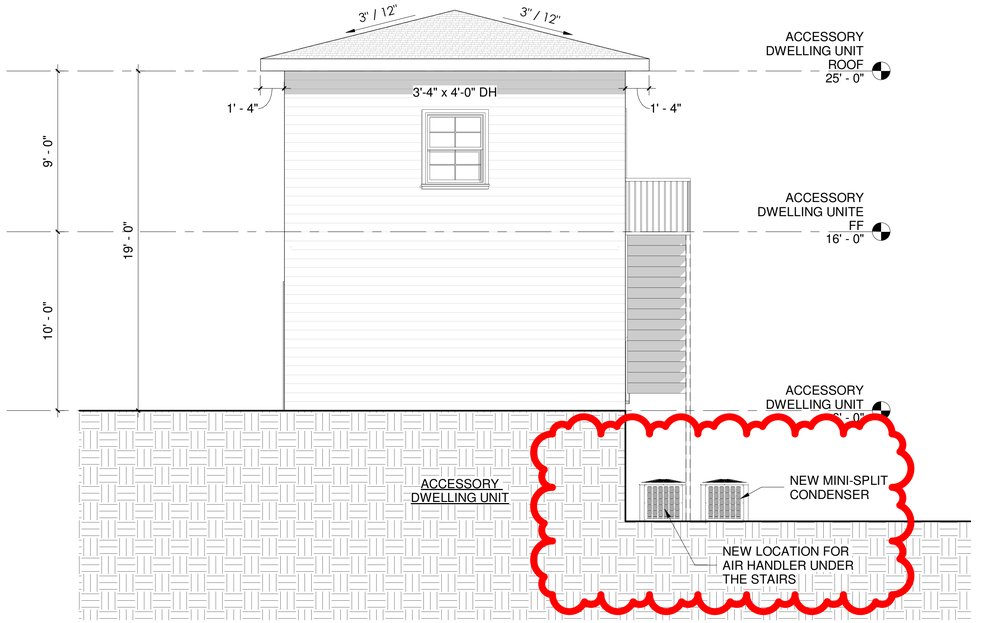
1 EXISTING REAR SIDE ELEVATION
1/4" = 1'-0"



3 EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



2 PROPOSED REAR SIDE ELEVATION
1/4" = 1'-0"



4 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"

ACCESSORY DWELLING UNIT AND GREEN HOUSE ELEVATIONS

RYAN DELANO THOMAS

RICHARD VADEN SAUNDERS
1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

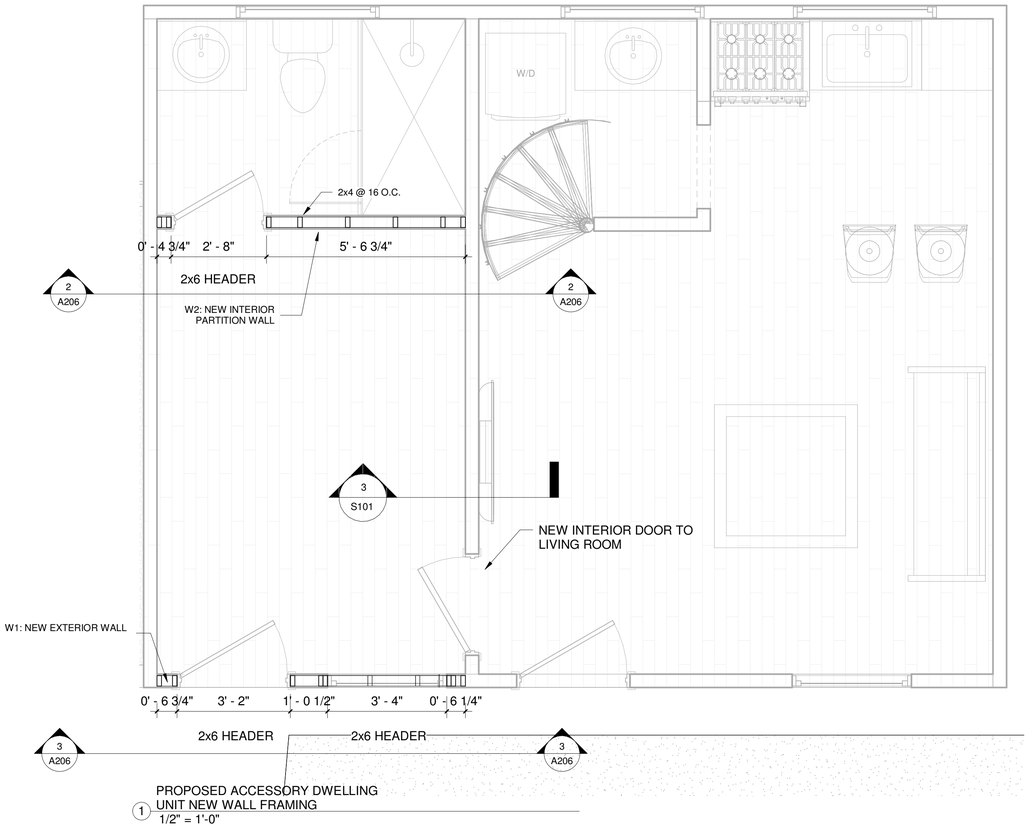
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NOTE: EXISTING ACCESSORY DWELLING UNIT CONSTRUCTED IN 1929. LEGAL NON-CONFORMING STRUCTURE WITHIN THE REQUIRED SIDE YARD SETBACK. EXISTING HEIGHT EXCEEDS THE CURRENT 20-FOOT MAXIMUM; NO EXPANSION OR INCREASE IN NONCONFORMITY IS PROPOSED.



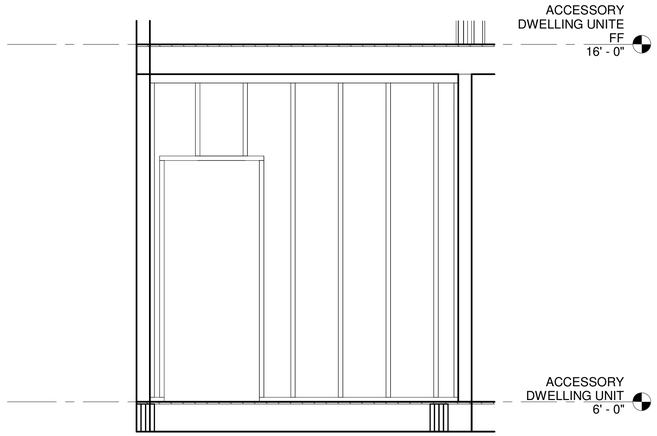
1 1/2" = 1'-0"

W1: NEW EXTERIOR WALL
- 2x4 WOOD STUDS @ 16" O.C.
- PT BOTTOM PLATE OVER EXISTING WOOD FRAMED FLOOR / VERIFY FIELD CONDITIONS
- R-13 BATT INSULATION
- 1/2" GYPSUM BOARD (INT.)
- EXT. SHEATHING + WRB + SIDING

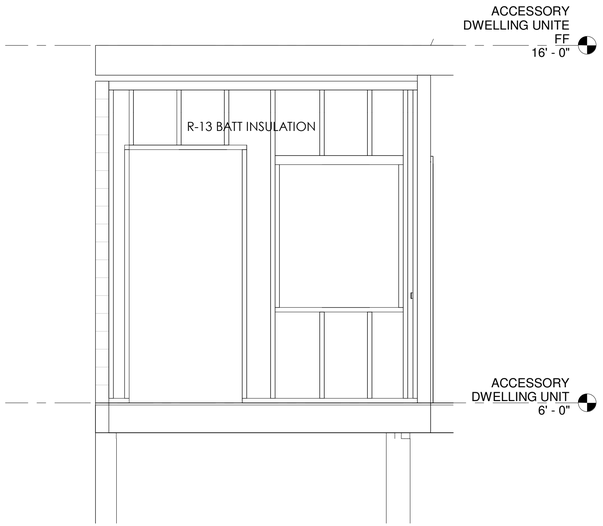
W2: NEW INTERIOR PARTITION WALL
- 2x4 WOOD STUDS @ 16" O.C.
- DOUBLE TOP PLATE
- 1/2" GYPSUM BOARD BOTH SIDES

INTERIOR DOOR – GARAGE CONVERSION

- PROVIDE NEW INTERIOR DOOR OPENING AT THE RIGHT WALL CONNECTING THE CONVERTED GARAGE BEDROOM TO THE LIVING ROOM OF THE ACCESSORY DWELLING UNIT.
- DOOR OPENING SHALL BE FRAMED WITH 2X4 KING STUDS AND JACK STUDS ON EACH SIDE WITH WOOD HEADER ABOVE SIZED PER OPENING WIDTH.
- PROVIDE MINIMUM (2) 2X6 HEADER UNLESS OTHERWISE REQUIRED BY SPAN OR EXISTING CONDITIONS.
- INSTALL PRE-HUNG INTERIOR DOOR ASSEMBLY WITH FRAME, CASING, AND HARDWARE.
- ALL FRAMING MEMBERS SHALL MATCH EXISTING WALL FRAMING OF 2X4 STUDS AT 16 INCHES ON CENTER.
- PROVIDE CRIPPLE STUDS ABOVE HEADER WHERE REQUIRED TO MAINTAIN STUD SPACING.
- ALL FRAMING AND INSTALLATION SHALL COMPLY WITH APPLICABLE BUILDING CODE REQUIREMENTS.
- PROVIDE INSULATION AND AIR SEALING AT EXPOSED FLOOR ASSEMBLY BELOW NEW CONDITIONED ACCESSORY DWELLING UNIT BEDROOM. INSTALL MINIMUM R-19 FLOOR INSULATION BETWEEN EXISTING WOOD FLOOR JOISTS, OR AS REQUIRED BY LOCAL ENERGY CODE. SEAL ALL GAPS, PENETRATIONS, AND FRAMING JOINTS TO MINIMIZE AIR LEAKAGE.



2 Section 1
1/2" = 1'-0"



3 Section 2
1/2" = 1'-0"

GARAGE CONVERSION – WALL FRAMING & INSULATION NOTES

1. GENERAL FRAMING NOTES
- ALL WOOD FRAMING SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) LATEST ADOPTED EDITION BY THE LOCAL JURISDICTION.
- ALL LUMBER SHALL BE NO.2 GRADE OR BETTER UNLESS NOTED OTHERWISE.
- ALL EXTERIOR AND LOAD-BEARING WALLS SHALL BE FRAMED WITH 2X4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE ON PLANS.
- STUDS SHALL BE CONTINUOUS FROM BOTTOM PLATE TO DOUBLE TOP PLATE UNLESS INTERRUPTED BY OPENINGS.
- PROVIDE SOLID BLOCKING OR FIRE BLOCKING AT MAXIMUM 10'-0" INTERVALS VERTICALLY AND AT ALL CONCEALED WALL CAVITIES AS REQUIRED BY CODE.
- ALL FRAMING CONNECTIONS SHALL BE INSTALLED USING APPROVED NAILS, SCREWS, OR METAL CONNECTORS PER MANUFACTURER SPECIFICATIONS.

2. EXTERIOR WALL FRAMING (FORMER GARAGE DOOR WALL)
- EXISTING GARAGE DOOR OPENING SHALL BE FRAMED TO CREATE A NEW EXTERIOR WALL ASSEMBLY.
- WALL FRAMING SHALL CONSIST OF 2X4 STUDS @ 16" O.C.
- PROVIDE STRUCTURAL HEADER OVER NEW WINDOW AND EXTERIOR DOOR OPENINGS SIZED PER CODE REQUIREMENTS.
- PROVIDE KING STUDS AND JACK STUDS AT EACH SIDE OF ALL OPENINGS.
- PROVIDE CRIPPLE STUDS ABOVE HEADERS AND BELOW WINDOW SILL AT SAME SPACING AS WALL STUDS.
- INSTALL WINDOW SILL PLATE AND CRIPPLE STUDS BELOW SILL WHERE APPLICABLE.
- PROVIDE CONTINUOUS STRUCTURAL SHEATHING AT EXTERIOR SIDE WHERE REQUIRED FOR LATERAL SUPPORT.
- INSTALL WEATHER-RESISTANT BARRIER (WRB) OVER EXTERIOR SHEATHING PRIOR TO EXTERIOR FINISH INSTALLATION.

3. INTERIOR WALL FRAMING
- NEW INTERIOR PARTITION WALL SHALL BE FRAMED WITH 2X4 STUDS @ 16" O.C.
- PROVIDE DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE.
- PROVIDE SOLID BLOCKING WHERE REQUIRED FOR FIXTURES, CABINETS, OR TRIM ATTACHMENT.
- EXISTING FLOOR FRAMING TO REMAIN UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY EXISTING FLOOR CONSTRUCTION PRIOR TO INSTALLATION OF NEW WALLS AND FINISHES.

4. HEADER FRAMING
- ALL DOOR AND WINDOW OPENINGS SHALL HAVE STRUCTURAL HEADERS SIZED PER SPAN REQUIREMENTS.
- HEADERS SHALL BE SUPPORTED BY JACK STUDS WITH KING STUDS FULL HEIGHT.
- PROVIDE CRIPPLE STUDS ABOVE HEADERS SPACED TO MATCH WALL STUD SPACING.
- MINIMUM HEADER SIZE SHALL NOT BE LESS THAN (2) 2X6 UNLESS OTHERWISE REQUIRED BY SPAN.
- (YOU MAY ADJUST HEADER SIZE IF STRUCTURAL ENGINEER SPECIFIES)

INSULATION NOTES (HEATED SPACE CONVERSION)
5. EXTERIOR WALL INSULATION

- ALL NEW EXTERIOR WALLS ENCLOSING CONDITIONED SPACE SHALL BE INSULATED.
- PROVIDE MINIMUM R-13 BATT INSULATION WITHIN 2X4 WALL CAVITIES OR AS REQUIRED BY LOCAL ENERGY CODE.
- INSULATION SHALL BE INSTALLED CONTINUOUSLY WITHOUT GAPS OR COMPRESSION.
- INSTALL VAPOR RETARDER ON THE WARM-IN-WINTER SIDE WHERE REQUIRED BY CLIMATE ZONE.

6. AIR SEALING
- SEAL ALL PENETRATIONS IN EXTERIOR WALL ASSEMBLIES INCLUDING:
- ELECTRICAL BOXES
- PLUMBING PENETRATIONS
- FRAMING JOINTS
- USE APPROVED SEALANT, FOAM, OR GASKETS TO MINIMIZE AIR LEAKAGE.

7. WINDOW & DOOR THERMAL REQUIREMENTS
- NEW EXTERIOR DOOR AND WINDOW SHALL MEET ENERGY EFFICIENCY REQUIREMENTS PER LOCAL ENERGY CODE.
- INSTALL FLASHING AND WEATHERPROOFING AROUND WINDOW AND DOOR OPENINGS PER MANUFACTURER INSTRUCTIONS.

8. EXISTING FLOOR FRAMING
- EXISTING FLOOR FRAMING TO REMAIN UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY EXISTING FLOOR FRAMING PRIOR TO INSTALLATION OF NEW WALLS AND FINISHES.
- PROVIDE APPROVED FLOORING ASSEMBLY FOR CONDITIONED SPACE.

9. GYPSUM BOARD
- INTERIOR WALLS AND CEILING OF THE CONVERTED BEDROOM SHALL RECEIVE 1/2" GYPSUM BOARD FINISH UNLESS NOTED OTHERWISE.
- GYPSUM BOARD SHALL BE INSTALLED PER ASTM C840 AND MANUFACTURER SPECIFICATIONS.

10. GENERAL CONSTRUCTION
- ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODES AND REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS SHALL BE REPORTED BEFORE PROCEEDING.

PROPOSED ACCESSORY DWELLING UNIT NEW WALL FRAMING

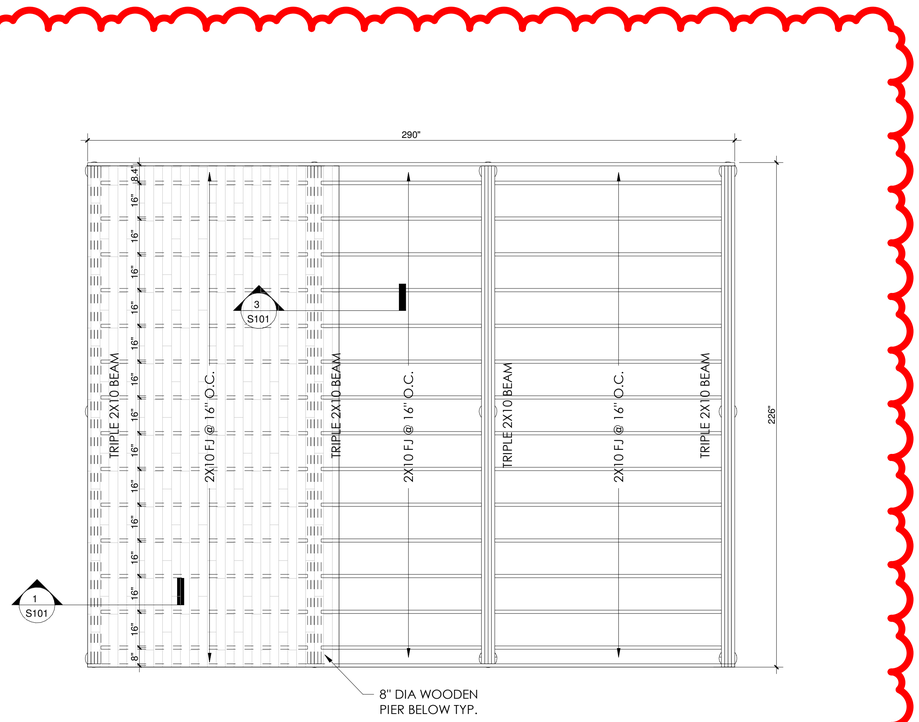
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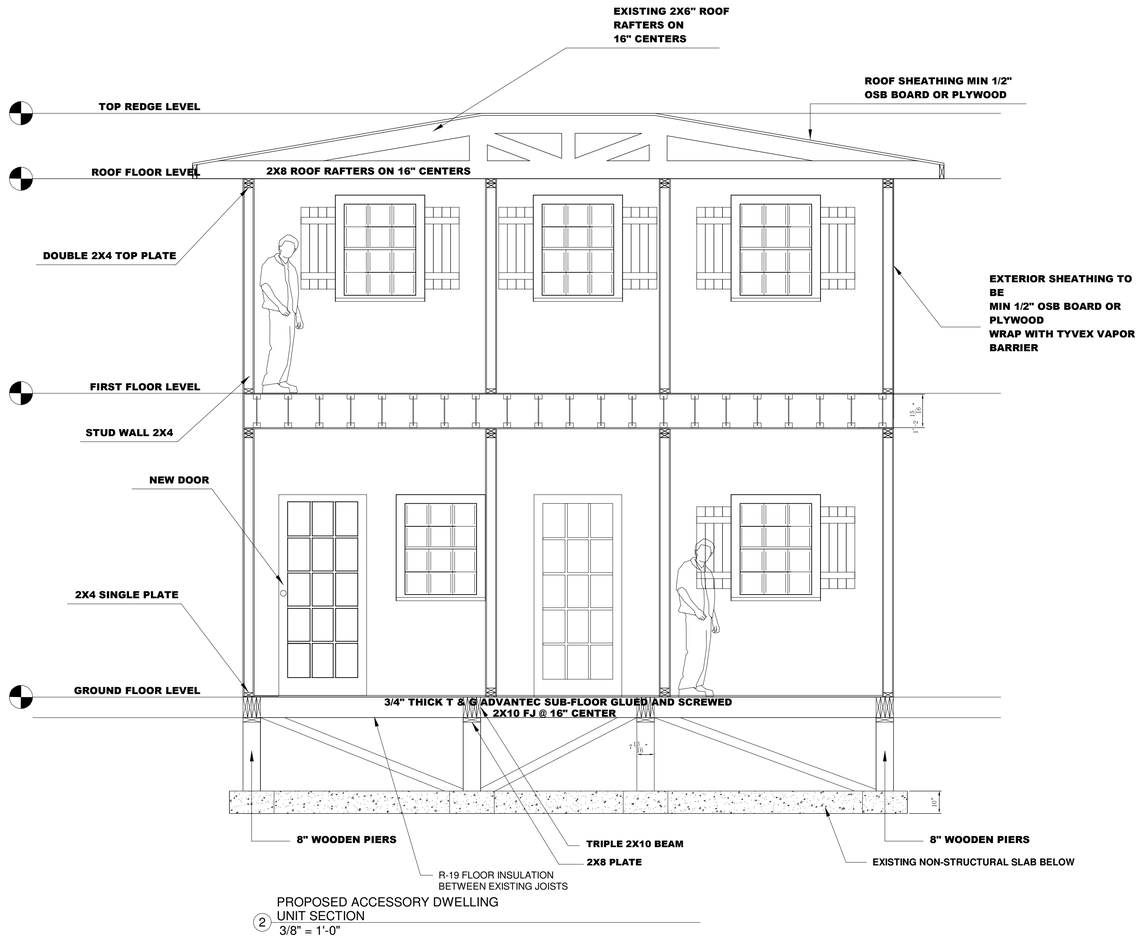
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NOTE: EXISTING ACCESSORY DWELLING UNIT CONSTRUCTED IN 1929. LEGAL NON-CONFORMING STRUCTURE WITHIN THE REQUIRED SIDE YARD SETBACK. EXISTING HEIGHT EXCEEDS THE CURRENT 20-FOOT MAXIMUM; NO EXPANSION OR INCREASE IN NONCONFORMITY IS PROPOSED.



1 ACCESSORY DWELLING UNIT (E) FLOOR FRAMING PLAN
3/8" = 1'-0"



2 PROPOSED ACCESSORY DWELLING UNIT SECTION
3/8" = 1'-0"

NOTE:

- THE OCCUPIED ACCESSORY DWELLING UNIT FLOOR SYSTEM CONSISTS OF EXISTING ELEVATED WOOD FRAMING. ANY EXISTING CONCRETE OR SLAB CONDITION BELOW IS NON-STRUCTURAL AND PROVIDED FOR BACKGROUND REFERENCE ONLY.
- PROVIDE INSULATION AND AIR SEALING AT EXPOSED FLOOR ASSEMBLY BELOW NEW CONDITIONED ACCESSORY DWELLING UNIT BEDROOM. INSTALL MINIMUM R-19 FLOOR INSULATION BETWEEN EXISTING WOOD FLOOR JOISTS, OR AS REQUIRED BY LOCAL ENERGY CODE. SEAL ALL GAPS, PENETRATIONS, AND FRAMING JOINTS TO MINIMIZE AIR LEAKAGE.



08.24.26

PROPOSED ACCESSORY DWELLING UNIT FLOOR FRAMING PLAN

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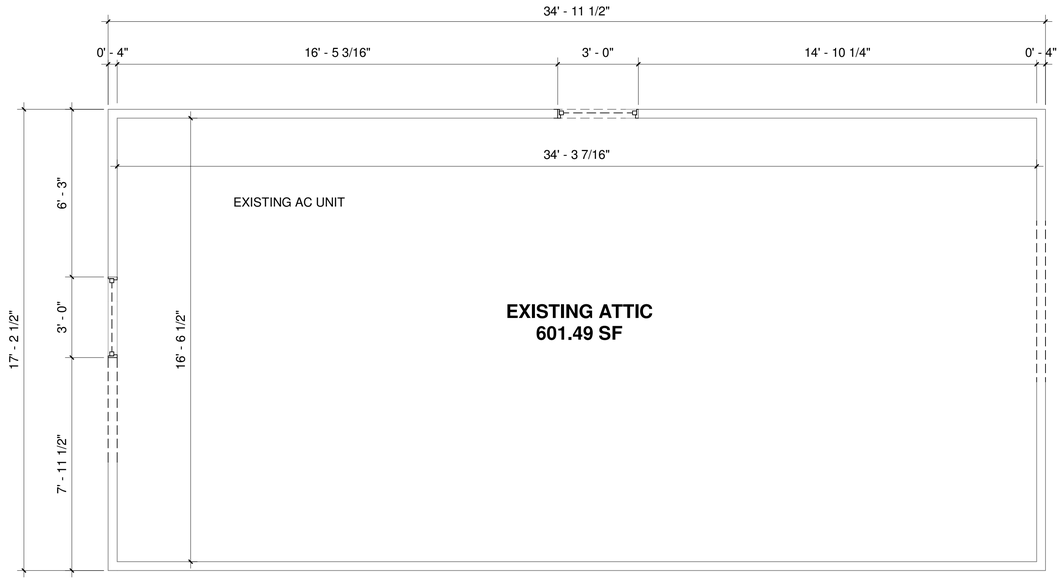
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WALL LEGEND:

EXISTIGN WALLS TO REMAIN

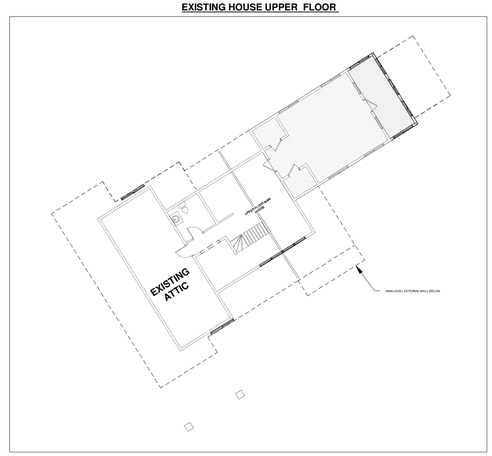
WALL TO BE DEMOLISH

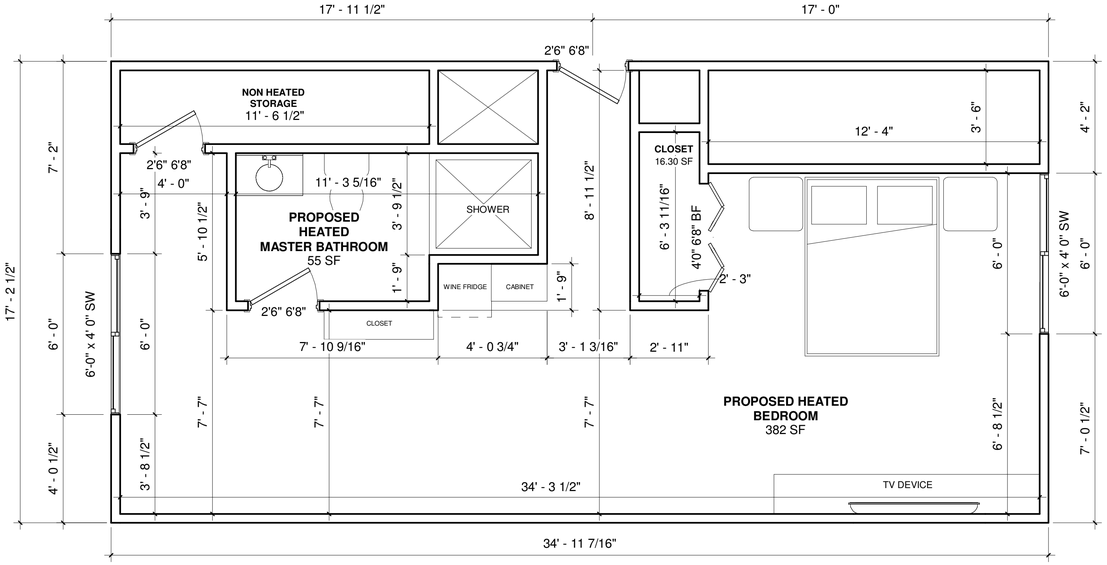
NEW WALL



1 EXISTING ATTIC ENLARGE PLAN
3/8" = 1'-0"

EXISTING HOUSE UPPER FLOOR





2 PROPOSED ATTIC ENLARGE PLAN
3/8" = 1'-0"

EXISTING ATTIC OF MAIN HOUSE

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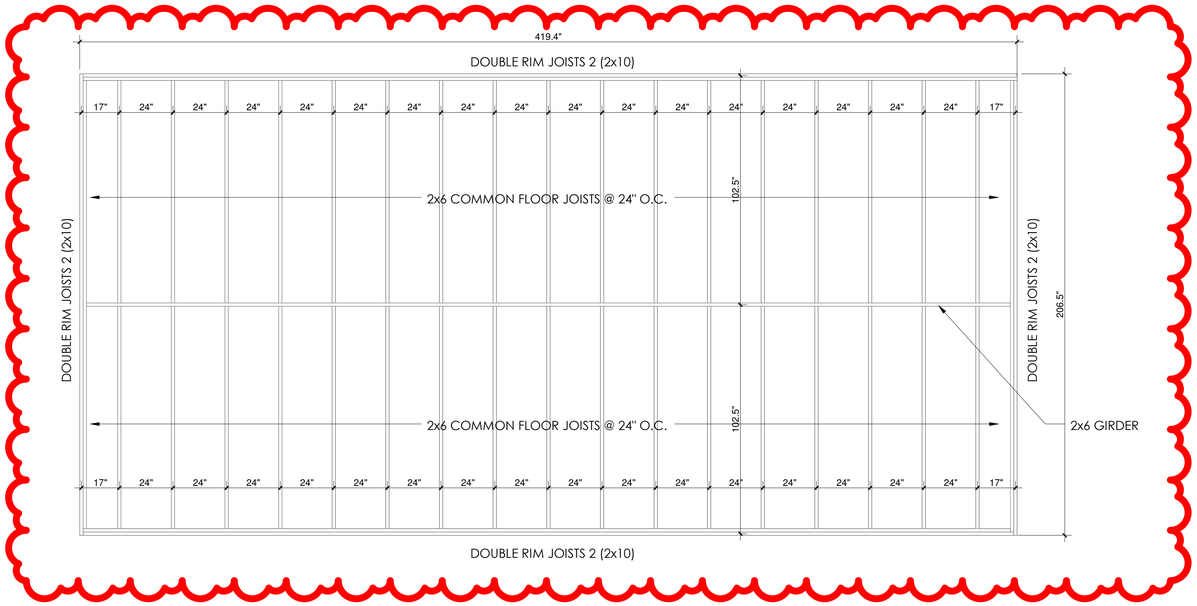
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ATTIC FLOOR FRAMING – EXISTING CONDITIONS

- EXISTING ATTIC FLOOR FRAMING CONSISTS OF FULL-DIMENSION 2X6 WOOD JOISTS SPACED AT 24 INCHES ON CENTER.
- EXISTING JOISTS WERE DESIGNED FOR CEILING/ATTIC LOADS ONLY AND ARE NOT ADEQUATE TO SUPPORT REQUIRED HABITABLE FLOOR LOADS.
- EXISTING FRAMING AND BEARING CONDITIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF NEW WORK.

ATTIC STRUCTURAL COORDINATION NOTE

- ATTIC FLOOR AND WALL FRAMING SHALL MATCH THE ENGINEER'S FRAMING LETTER AND FINAL RE-STAMPED STRUCTURAL DRAWINGS. DO NOT ADD LVL, BEAM, OR REINFORCEMENT NOTES UNLESS SPECIFICALLY REQUIRED BY THE STRUCTURAL ENGINEER. CONTRACTOR SHALL FOLLOW FINAL ENGINEER-APPROVED REINFORCEMENT METHOD.



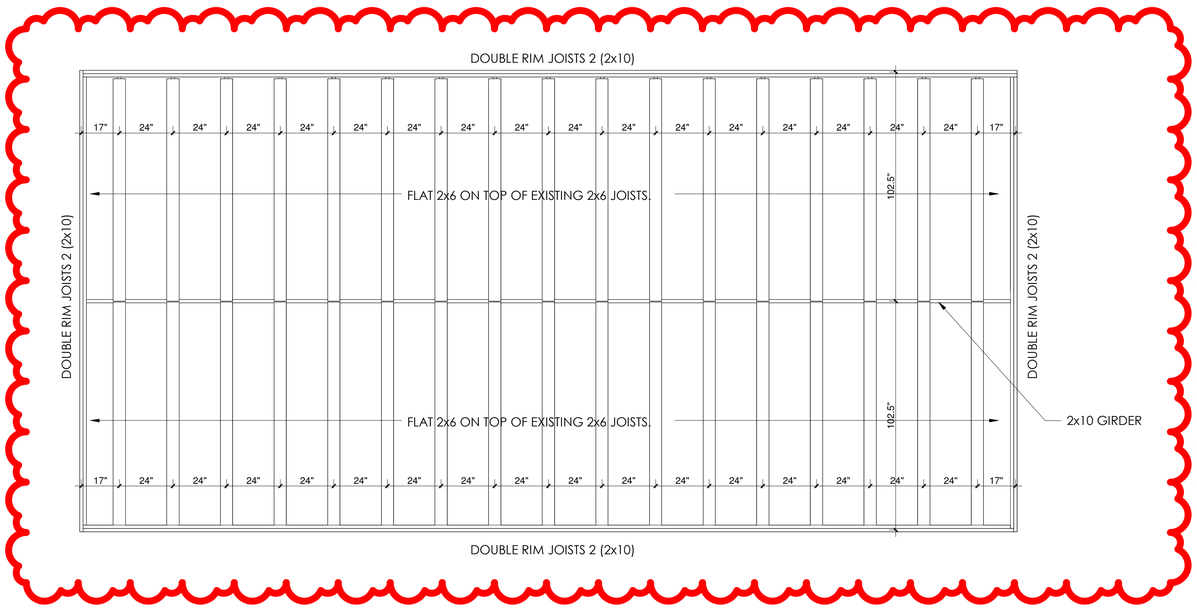
1 EXISTING ATTIC FLOOR FRAMING
3/8" = 1'-0"

ATTIC FLOOR FRAMING – PROPOSED REINFORCEMENT

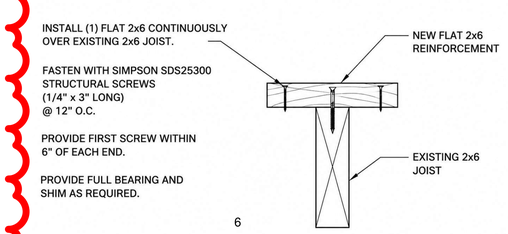
- REINFORCE EXISTING ATTIC FLOOR JOISTS BY INSTALLING ONE (1) FLAT 2X6 MEMBER CONTINUOUSLY ON TOP OF EACH EXISTING 2X6 JOIST.
- FLAT 2X6 MEMBERS SHALL BE INSTALLED FULL LENGTH WHERE FEASIBLE AND ALIGNED DIRECTLY OVER EXISTING JOISTS.
- FASTEN NEW FLAT 2X6 MEMBERS TO EXISTING JOISTS AS FOLLOWS:
  1. USE SIMPSON STRONG-TIE SDS 1/4" X 3" STRUCTURAL SCREWS (SDS25300 OR APPROVED EQUAL).
  2. SPACE SCREWS AT 12 INCHES ON CENTER.
  3. PROVIDE FIRST SCREW WITHIN 6 INCHES OF EACH END OF EACH JOIST.
- ENSURE FULL AND UNIFORM BEARING AT ALL SUPPORTS. PROVIDE SHIMS WHERE NECESSARY TO ACHIEVE TIGHT CONTACT BETWEEN MEMBERS.
- PROVIDE SOLID BLOCKING OR BRIDGING AT SUPPORTS AND AT INTERVALS AS REQUIRED FOR LATERAL STABILITY AND LOAD DISTRIBUTION.
- AT LOCATIONS WHERE ROOF FRAMING BEARS ON ATTIC FLOOR FRAMING, PROVIDE KNEE WALLS ALIGNED WITH LOAD-BEARING WALLS OR BEAMS BELOW.
- KNEE WALLS SHALL BE FRAMED, ANCHORED, AND DETAILED TO TRANSFER LOADS CONTINUOUSLY TO THE FOUNDATION.
- DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS BEYOND LIMITS PERMITTED BY THE APPLICABLE RESIDENTIAL CODE.
- EXISTING MULTI-WYTHE BRICK FOOTING HAS BEEN EVALUATED AND IS ADEQUATE TO SUPPORT THE ADDITIONAL IMPOSED LOADS; NO ADDITIONAL FOUNDATION WORK IS REQUIRED.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS PRIOR TO INSTALLATION.

GIRDER / BEAM NOTE

- EXISTING CENTRAL GIRDER (2X6) SHALL BE FIELD-VERIFIED FOR SIZE, SPAN, AND BEARING CONDITIONS.
- GIRDER SHALL BE CAPABLE OF SUPPORTING INCREASED LOADS FROM NEW HABITABLE ATTIC FLOOR (30 PSF LIVE LOAD PLUS DEAD LOADS).
- IF EXISTING MEMBER IS FOUND INADEQUATE, PROVIDE SUPPLEMENTAL FRAMING SUCH AS:
- SISTERED MEMBERS, OR
- ENGINEERED BEAM SIZED TO SUPPORT TRIBUTARY LOADS.
- ALL MODIFICATIONS SHALL BE APPROVED PRIOR TO INSTALLATION.



2 PROPOSED ATTIC FLOOR FRAMING
3/8" = 1'-0"



ATTIC FLOOR JOIST REINFORCEMENT DETAIL

GEORGIA REGISTERED PE22461 PROFESSIONAL ENGINEER JAMES R. WESTBROOK

EXISTING / PROPOSED ATTIC FLOOR FRAMING

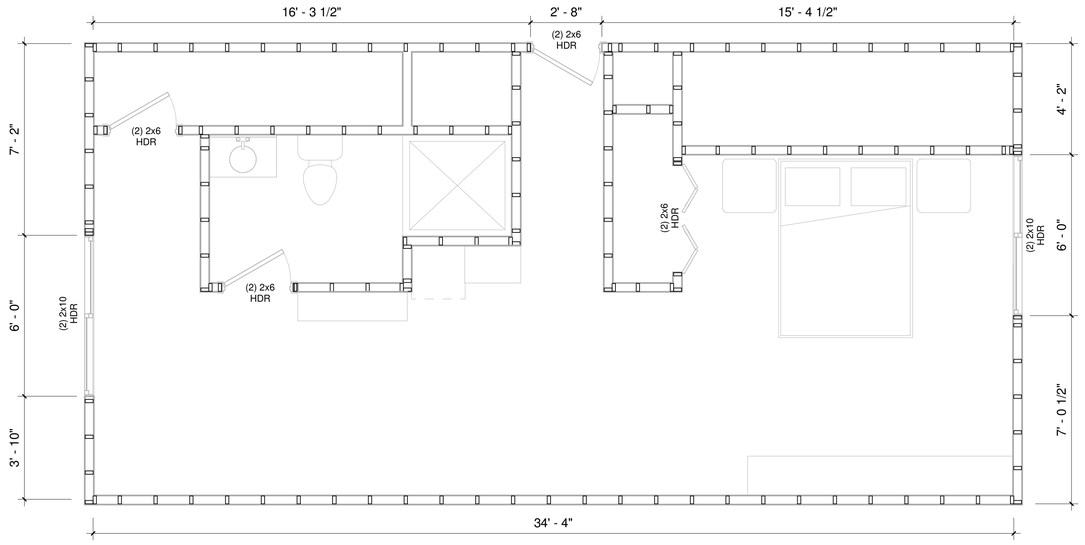
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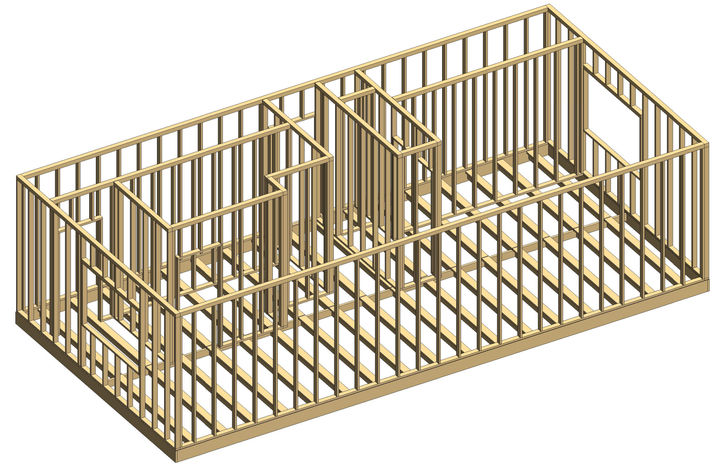
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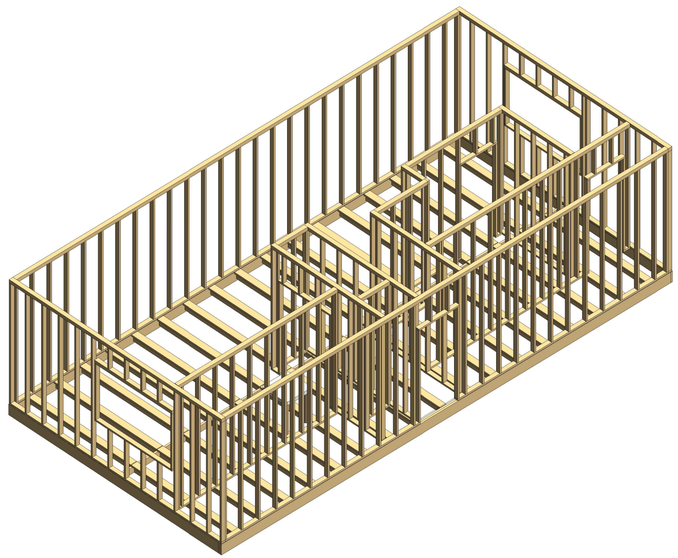
1 PROPOSED ATTIC WALL FRAMING
3/8" = 1'-0"



2 PROPOSED ATTIC FRAMING 3D1

ATTIC CONVERSION – FRAMING & INSULATION NOTES;

-
- EXISTING ATTIC SPACE IS BEING CONVERTED FROM UNCONDITIONED ATTIC AREA TO CONDITIONED LIVING SPACE CONSISTING OF A MASTER BEDROOM AND MASTER BATHROOM.
- ALL WORK SHALL COMPLY WITH THE APPLICABLE INTERNATIONAL RESIDENTIAL CODE (IRC) AND LOCAL BUILDING REGULATIONS. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- ALL EXISTING EXTERIOR WALLS ARE FRAMED WITH 2X4 WOOD STUDS AND SHALL REMAIN. PROVIDE INSULATION WITHIN ALL EXISTING EXTERIOR WALL CAVITIES.
- INSTALL MINIMUM R-13 BATT INSULATION IN ALL EXISTING EXTERIOR WALL STUD CAVITIES. INSULATION SHALL BE INSTALLED FULL HEIGHT AND SHALL FIT TIGHTLY WITHIN FRAMING MEMBERS WITHOUT GAPS, VOIDS, OR COMPRESSION.
- ALL ROOF AND SLOPED CEILING AREAS ABOVE CONDITIONED SPACES SHALL BE INSULATED. PROVIDE MINIMUM R-30 ROOF INSULATION, OR AS REQUIRED BY THE LOCAL ENERGY CODE.
- PROVIDE RAFTER VENTILATION BAFFLES WHERE REQUIRED TO MAINTAIN AIRFLOW BETWEEN ROOF SHEATHING AND INSULATION. MAINTAIN CONTINUOUS VENTILATION PATH FROM SOFFIT VENTS TO RIDGE OR ROOF VENTS WHERE APPLICABLE.
- SEAL ALL PENETRATIONS IN THE BUILDING ENVELOPE INCLUDING ELECTRICAL BOXES, PLUMBING PENETRATIONS, AND FRAMING JOINTS TO REDUCE AIR LEAKAGE.
- ALL INTERIOR WALLS SHALL BE FRAMED WITH 2X4 WOOD STUDS AT 16 INCHES ON CENTER WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE UNLESS NOTED OTHERWISE.
- PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT BATHROOM WALLS AND CEILINGS IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS.
- ALL INTERIOR WALLS AND CEILINGS WITHIN THE CONDITIONED ATTIC SPACE SHALL RECEIVE MINIMUM 1/2 INCH GYPSUM BOARD FINISH UNLESS NOTED OTHERWISE.
- ALL INSULATION MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS AND APPLICABLE ENERGY CODE REQUIREMENTS.
- CONTRACTOR SHALL ENSURE A CONTINUOUS THERMAL AND AIR BARRIER IS MAINTAINED AROUND THE CONDITIONED ATTIC SPACE.



3 PROPOSED ATTIC FRAMING 3D2



08.24.26

PROPOSED ATTIC WALL FRAMING

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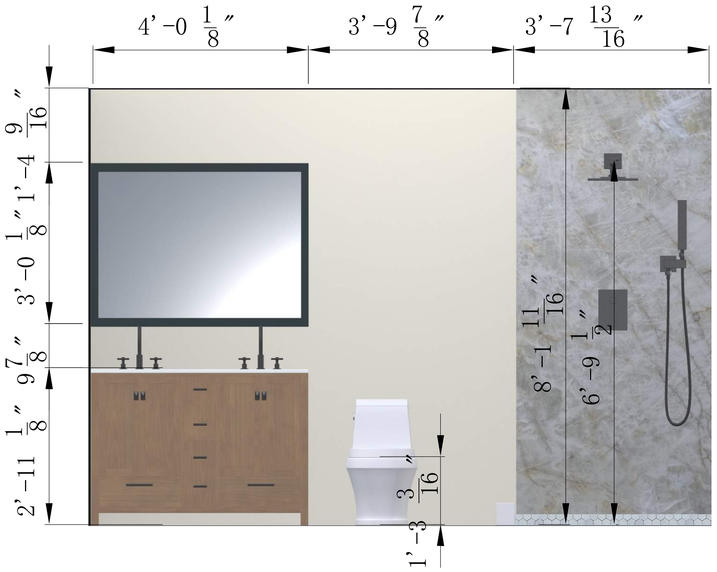
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PROPOSED BATHROOM ELEVATION



EXISTING ATTIC- PROPOSED BEDROOM ELEVATIONS

PROPOSED ATTIC INTERIOR ELEVATIONS

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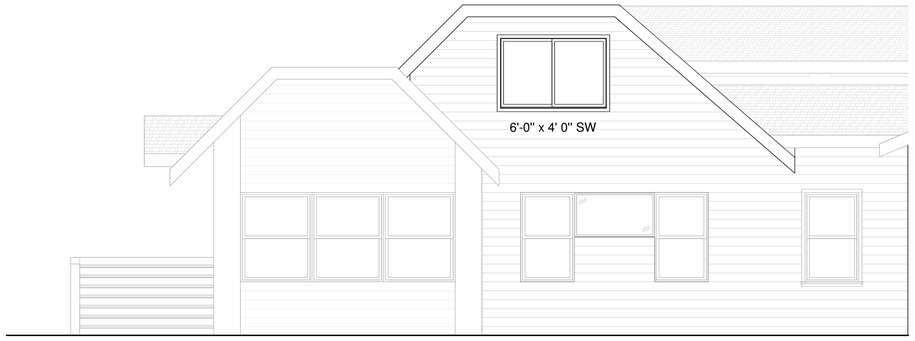
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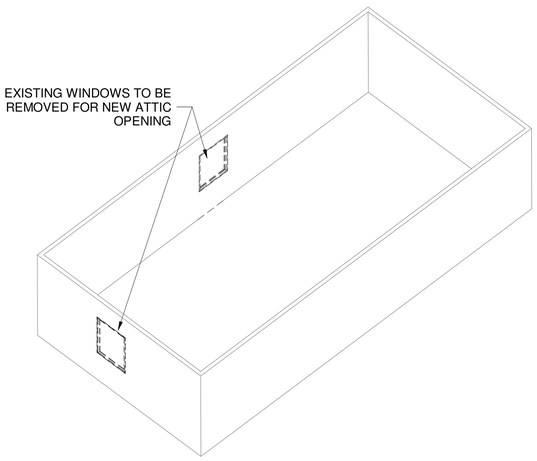
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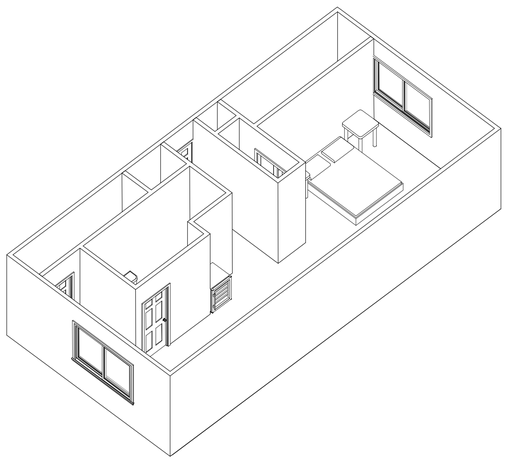
9 ATTIC RIGHT SIDE ELEVATION
1/4" = 1'-0"



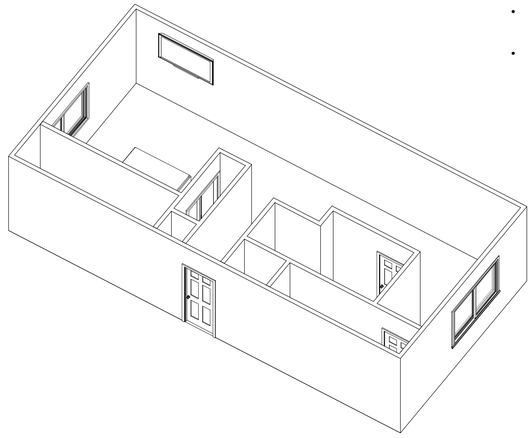
8 ATTIC LEFT SIDE ELEVATION
1/4" = 1'-0"



7 EXISTING ATTIC ED VIEW



5 PROPOSED ATTIC 3D VIEW 1



6 PROPOSED ATTIC 3D VIEW 2

ATTIC EXTERIOR ELEVATION NOTES

- NEW ATTIC WINDOWS AND EXTERIOR OPENINGS SHALL MATCH THE APPROVED ATTIC PLAN AND DOOR/WINDOW SCHEDULE.
- ALL NEW EXTERIOR OPENINGS SHALL BE FLASHED, SEALED, AND WEATHERPROOFED PER MANUFACTURER REQUIREMENTS.
- NEW EXTERIOR WORK SHALL MATCH EXISTING ADJACENT WALL, TRIM, AND FINISH CONDITIONS UNLESS NOTED OTHERWISE.
- VERIFY ALL ROUGH OPENINGS AND EXISTING FIELD CONDITIONS PRIOR TO INSTALLATION.

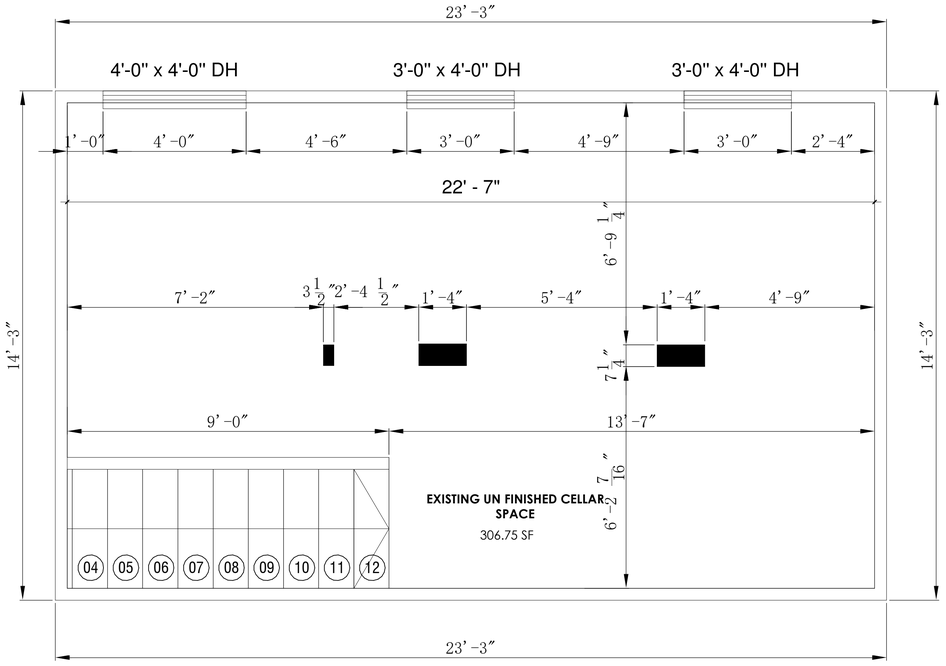
PROPOSED ATTIC EXTERIOR ELEVATIONS

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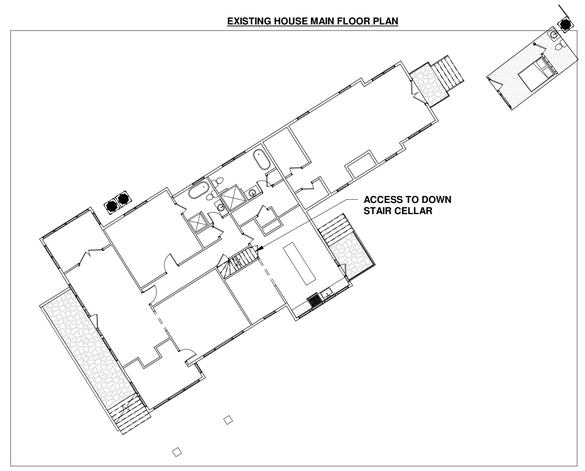
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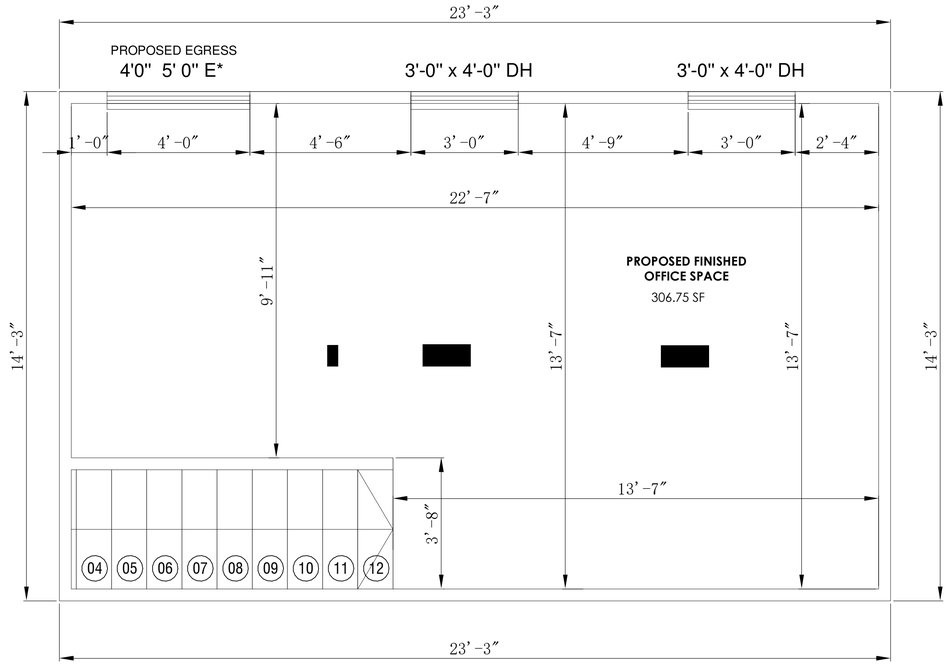
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2 EXISTING CELLAR AT MAIN HOUSE
1/2" = 1'-0"





1 PROPOSED CELLAR AT MAIN HOUSE
1/2" = 1'-0"

CELLAR CONVERSION – FINISHED OFFICE SPACE NOTES:

- EXISTING NON-HEATED CELLAR SPACE IS PROPOSED TO BE CONVERTED INTO FINISHED CONDITIONED OFFICE SPACE.
- ALL WORK SHALL COMPLY WITH THE APPLICABLE INTERNATIONAL RESIDENTIAL CODE (IRC) AND LOCAL BUILDING REGULATIONS. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- ALL EXISTING EXTERIOR FOUNDATION WALLS ENCLOSING THE PROPOSED OFFICE SPACE SHALL BE INSULATED.
- PROVIDE MINIMUM R-13 BATT INSULATION WITHIN NEW STUD WALL FRAMING INSTALLED AGAINST THE EXISTING EXTERIOR FOUNDATION WALLS, OR AS REQUIRED BY THE LOCAL ENERGY CODE.
- INSTALL INSULATION CONTINUOUSLY WITHIN STUD CAVITIES WITHOUT GAPS, VOIDS, OR COMPRESSION.
- PROVIDE MOISTURE BARRIER WHERE REQUIRED BETWEEN CONCRETE FOUNDATION WALL AND NEW FRAMING ASSEMBLY.
- SEAL ALL PENETRATIONS IN THE BUILDING ENVELOPE INCLUDING ELECTRICAL BOXES, PLUMBING PENETRATIONS, AND FRAMING JOINTS TO MINIMIZE AIR LEAKAGE.
- CONTRACTOR SHALL ENSURE CONTINUOUS THERMAL BARRIER AROUND CONDITIONED CELLAR SPACE.
- ALL INSULATION MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS AND APPLICABLE ENERGY CODE REQUIREMENTS.

EXIST / PROPOSED CELLAR AT THE MAIN HOUSE

RYAN DELANO THOMAS

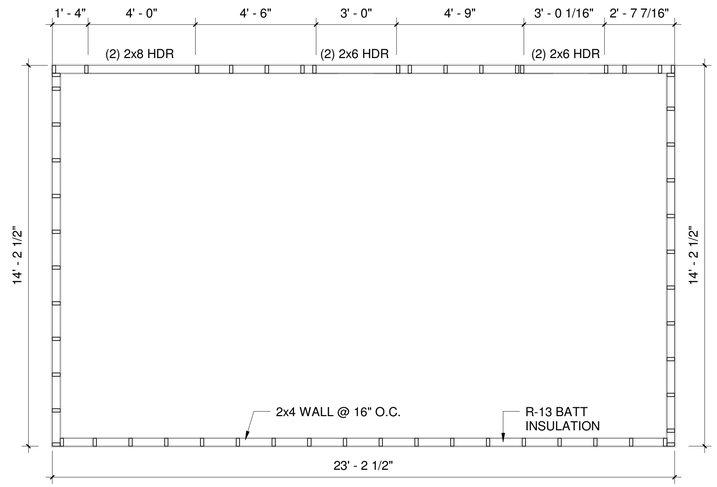
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00001

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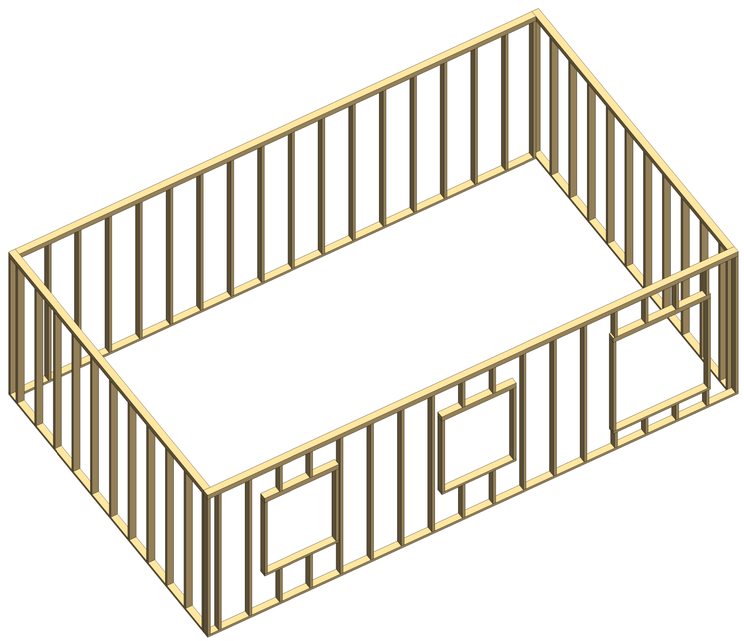
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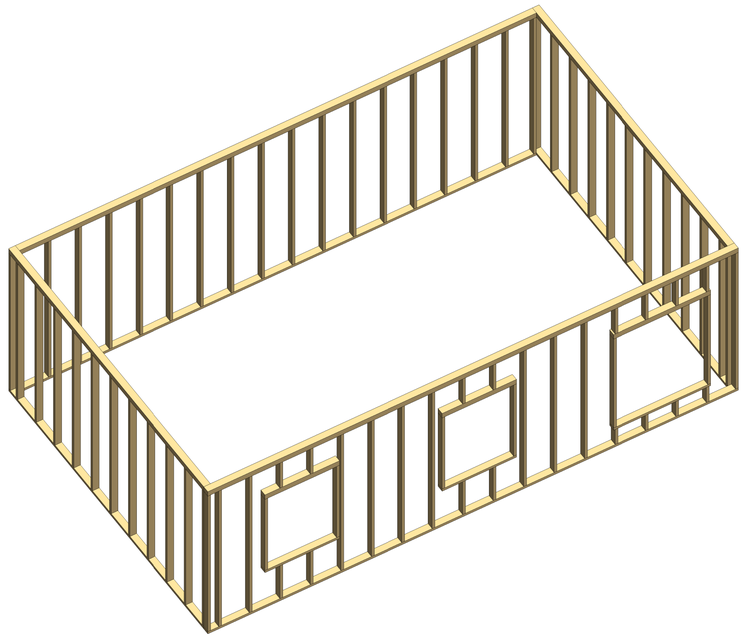
1 PROPOSED CELLAR WALL FRAMING PLAN
3/8" = 1'-0"

CELLAR WALL FRAMING NOTES

1. NEW CELLAR OFFICE WALL FRAMING SHALL BE 2x4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
2. NEW 2x4 WALL FRAMING SHALL BE INSTALLED TO ENCLOSE THE PROPOSED CONDITIONED OFFICE SPACE AS SHOWN ON PLAN.
3. PROVIDE PRESSURE-TREATED BOTTOM PLATES WHERE WOOD FRAMING CONTACTS CONCRETE.
4. PROVIDE MINIMUM R-13 BATT INSULATION WITHIN EXTERIOR WALL FRAMING CAVITIES.
5. INSTALL INSULATION TIGHTLY WITHIN STUD CAVITIES WITHOUT GAPS OR COMPRESSION.
6. PROVIDE MOISTURE / VAPOR BARRIER AS REQUIRED BETWEEN EXISTING EXTERIOR WALL AND NEW FRAMING.
7. ALL NEW FRAMING SHALL BE ANCHORED TO EXISTING FLOOR, WALL, AND CEILING FRAMING AS REQUIRED.
8. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION.
9. COORDINATE WALL FRAMING WITH ELECTRICAL, MECHANICAL, AND PLUMBING WORK.
10. SEAL PENETRATIONS AND JOINTS TO MINIMIZE AIR LEAKAGE AT CONDITIONED SPACE.



2 CELLAR WALL FRAMING 3D 1



3 CELLAR WALL FRAMING 3D 2



08.24.26

PROPOSED CELLAR WALL FRAMING PLAN

RYAN DELANO THOMAS

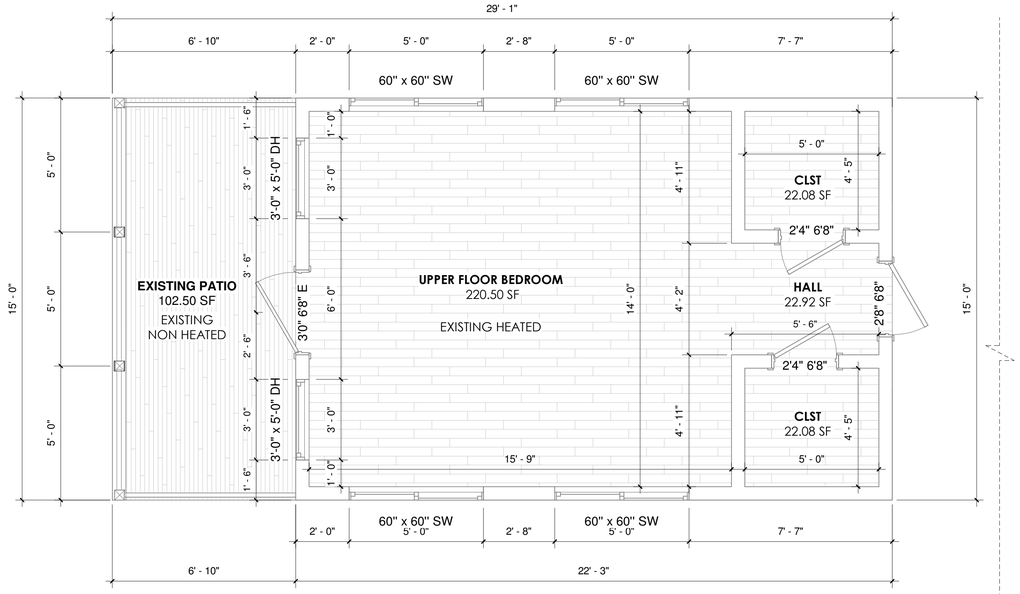
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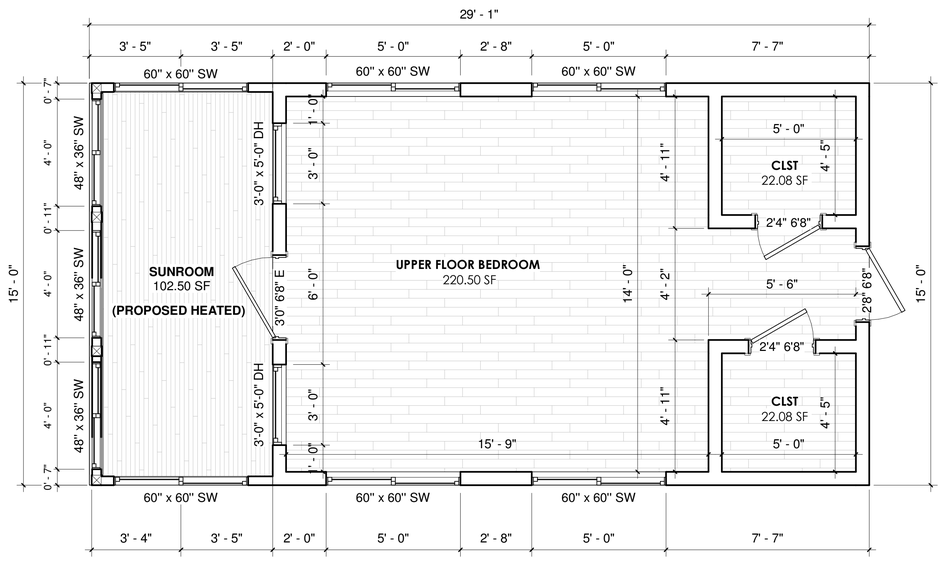
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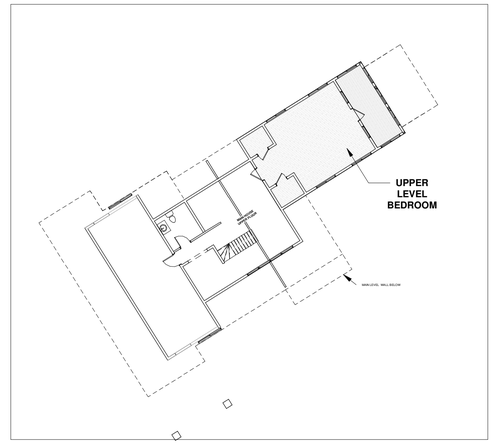


1 EXIST UPPER LEVEL BEDROOM ENLARGE PLAN
3/8" = 1'-0"



2 PROP UPPER LEVEL BEDROOM ENLARGE PLAN
3/8" = 1'-0"

EXISTING HOUSE UPPER FLOOR



UPPER LEVEL PATIO / SUNROOM CONVERSION NOTES:

- EXISTING UPPER-LEVEL PATIO TO BE CONVERTED INTO A FULLY ENCLOSED, CONDITIONED SUNROOM.
- EXISTING PATIO COLUMNS/POSTS INDICATED FOR REMOVAL SHALL BE TEMPORARILY SUPPORTED (SHORED) PRIOR TO DEMOLITION.
- PROVIDE TEMPORARY SHORING ADEQUATE TO SUPPORT ALL TRIBUTARY LOADS; DO NOT REMOVE ANY STRUCTURAL ELEMENT UNTIL SUPPORT IS IN PLACE.
- NEW STRUCTURAL FRAMING (BEAM/HEADERS/POSTS AS REQUIRED) SHALL BE INSTALLED TO REPLACE REMOVED COLUMNS AND MAINTAIN CONTINUOUS LOAD PATH.
- CONTRACTOR TO VERIFY ALL EXISTING STRUCTURAL CONDITIONS AND COORDINATE WITH STRUCTURAL DESIGN PRIOR TO COLUMN REMOVAL.
- NEW EXTERIOR WALLS SHALL BE FRAMED (2X4 MIN. @ 16" O.C.) TO FORM A CONTINUOUS ENCLOSED BUILDING ENVELOPE.
- SUNROOM SHALL BE TREATED AS CONDITIONED SPACE.
- PROVIDE INSULATION AT EXTERIOR WALLS (R-13 MIN.) AND ROOF/CEILING PER ENERGY CODE.
- PROVIDE CONTINUOUS AIR SEALING AT ALL JOINTS AND PENETRATIONS.
- INSTALL CODE-COMPLIANT EXTERIOR WINDOWS/DOORS AS SHOWN.
- PROVIDE HVAC SUPPLY AND RETURN TO SERVE SUNROOM.
- INSTALL ELECTRICAL DEVICES AND LIGHTING PER NEC FOR CONDITIONED INTERIOR SPACE.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND

EXIST / PROPOSED UPPER LEVEL BEDROOM

RYAN DELANO THOMAS
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1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

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1 EXISTING REAR ELEVATION
1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES
- ALL EXTERIOR WORK SHALL COMPLY WITH IRC 2018 AND GEORGIA AMENDMENTS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- NEW WORK SHALL MATCH EXISTING ADJACENT CONSTRUCTION IN MATERIAL, FINISH, AND APPEARANCE UNLESS NOTED OTHERWISE.

DO NOT SCALE DRAWINGS; REFER TO WRITTEN DIMENSIONS ONLY.
- SUNROOM (UPPER PATIO) ELEVATION NOTES
- EXISTING UPPER PATIO IS CONVERTED INTO A FULLY ENCLOSED CONDITIONED SUNROOM.
- NEW EXTERIOR WALL ASSEMBLIES ARE INSTALLED BETWEEN EXISTING FRAMING TO CREATE CONTINUOUS ENCLOSURE.
- EXISTING COLUMNS/POSTS INDICATED FOR REMOVAL SHALL BE TEMPORARILY SHORED PRIOR TO DEMOLITION.
- PROVIDE NEW STRUCTURAL SUPPORT (BEAM/HEADER/POSTS AS REQUIRED) TO MAINTAIN LOAD PATH.
- INSTALL NEW WINDOWS/DOORS AS SHOWN; ALL GLAZING SHALL BE CODE-COMPLIANT AND ENERGY-RATED.
- EXTERIOR WALLS AND ROOF/CEILING OF SUNROOM SHALL BE INSULATED PER ENERGY CODE.
- EXTERIOR FINISHES SHALL MATCH EXISTING SIDING AND TRIM UNLESS NOTED OTHERWISE.

WINDOW NOTES
- ALL WINDOWS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- WINDOWS SHALL MEET REQUIRED WIND LOAD AND ENERGY PERFORMANCE CRITERIA.
- SAFETY GLAZING SHALL BE PROVIDED WHERE REQUIRED BY CODE.
- PROVIDE FLASHING, SEALANT, AND WEATHERPROOFING AT ALL OPENINGS.
- VERIFY ALL WINDOW AND DOOR SIZES PRIOR TO FABRICATION.

FINAL WINDOW TYPES, OPERABILITY, TEMPERED GLAZING REQUIREMENTS, AND INSTALLATION CONDITIONS SHALL BE COORDINATED WITH THE PROJECT WINDOW SCHEDULE AND APPLICABLE CODE REQUIREMENTS.
PROVIDE WINDOW OPENING CONTROL DEVICES (WOCDs) AT SUNROOM SIDE SLIDERS / OPERABLE OPENINGS WHERE REQUIRED BY APPLICABLE CODE AND FINAL FALL-PROTECTION REVIEW.



3 EXISTING LEFT ELEVATION
1/4" = 1'-0"



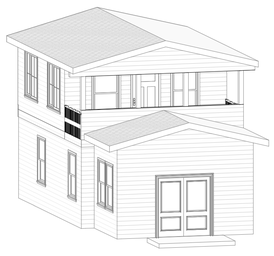
5 PROPOSED LEFT ELEVATION
1/4" = 1'-0"



4 EXISTING RIGHT ELEVATION
1/4" = 1'-0"



6 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



7 EXISTING UPPER LEVEL PATIO 3D



8 PROPOSED SUNROOM 3D 1



9 PROPOSED SUNROOM 3D 2

EXIST / PROPOSED UPPER LEVEL PATIO ELEVATION

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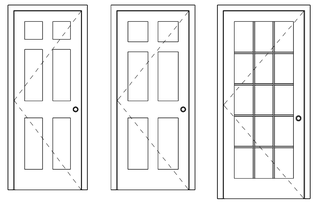
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GUEST HOUSE NEW DOORS

Type Mark	TYPE	WIDTH	HEIGHT	DESCRIPTION	LOCATION
D1	2'6" 6'8"	2' - 6"	6' - 8"	SINGLE SWING INTERIOR DOOR	PROPOSED UN FINISHED STORAGE DOOR
D2	2'8" 6'8"	2' - 8"	6' - 8"	SINGLE SWING INTERIOR DOOR	PROPOSED INTERIOR BEDROOM DOOR
D3	3'0" 7'0" E	3' - 0"	7' - 0"	FRENCH EXTERIOR DOOR	PROPOSED BEDROOM EXTERIOR DOOR



D1 D2 D3

ACCESSORY DWELLING UNIT NEW DOOR LEGEND
3/8" = 1'-0"

GUEST HOUSE NEW WINDOW

TYPE MARK	TYPE	COUNT	WIDTH	HEIGHT	SILL HEIGHT	DESCRIPTION	Comments
W2	1'-6" x 6'-0" FF	4	1' - 6"	6' - 0"			
1	2'-0" x 3'-0" DH	1	2' - 0"	3' - 0"			
W3	2'-6" x 5'-0" DH	1	2' - 6"	5' - 0"			
W6	3'-0" x 3'-0" DH	4	3' - 0"	3' - 0"		3	
18	3'-0" x 4'-0" FF	2	3' - 0"	4' - 0"			
L	3'-0" x 5'-0" DH	31	3' - 0"	5' - 0"			
E	3'-4" x 3'-0" DH	2	3' - 0"	4' - 0"			
W1	3'-4" x 4'-0" DH	8	3' - 4"	4' - 0"	2'-8"	DOUBLE HUNG WINDOW	<varies>
R	4'-0" x 3'-0" DH	4	4' - 0"	3' - 0"			
W11	4'-0" x 5'-0" DH	3	4' - 0"	5' - 0"			
W7	4'-6" x 2'-6" FF	1	4' - 6"	2' - 6"			
W9	60" x 60" SW	8	5' - 0"	5' - 0"			



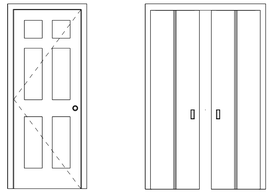
W1

ACCESSORY DWELLING UNIT NEW WINDOW LEGEND
1/4" = 1'-0"

ATTIC NEW DOORS

Type Mark	TYPE	Count	WIDTH	HEIGHT	DESCRIPTION	LOCATION
D1	2'6" 6'8"	1	2' - 6"	6' - 8"	SINGLE SWING DOOR	PROPOSED ATTIC EXTERIOR DOOR
D2	2'6" 6'8"	1	2' - 6"	6' - 8"	SINGLE SWING DOOR	ATTIC NEW BATHROOM DOOR
D3	2'6" 6'8"	1	2' - 6"	6' - 8"	SINGLE SWING DOOR	NON HEATED LOW STORAGE DOOR
D4	4'0" 6'8"	1	4' - 0"	6' - 8"	BIFOLD DOOR	BEDROOM CLOSET DOOR

GRAND TOTAL: 4



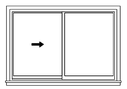
D1 D2

ATTIC NEW DOOR LEGEND
3/8" = 1'-0"

PROPOSED ATTIC NEW WINDOWS

TYPE MARK	TYPE	COUNT	WIDTH	HEIGHT	SILL HEIGHT	DESCRIPTION	Comments
W1	6'-0" x 4'-0" SW	2	6' - 0"	4' - 0"	3' - 0"	SLIDING WINDOWS	

GRAND TOTAL 2

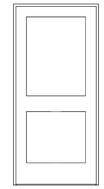


W1

ATTIC NEW WINDOW LEGEND
1/4" = 1'-0"

SUNROOM ENTRY DOOR

Type Mark	TYPE	Count	WIDTH	HEIGHT	DESCRIPTION	LOCATION
D1	3'0" 6'8"	1	3' - 0"	6' - 8"	SINGLE SWING DOOR	SUNROOM EXTERIOR DOOR



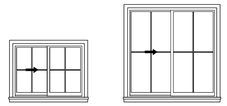
D1

SUNROOM ENTRY DOOR
3/8" = 1'-0"

SUNROOM NEW WINDOW

TYPE MARK	TYPE	COUNT	WIDTH	HEIGHT	SILL HEIGHT	DESCRIPTION	Comments
W1	48" x 36" SW	3	4'-0"	3'-0"	4'-0"	SLIDING WINDOW	SUNROOM FRONT WALL WINDOWS
W2	60" x 60" SW	2	5'-0"	5'-0"	2'-0"	SLIDING WINDOW	SUNROOM SIDE WALL WINDOWS

GRAND TOTAL 5



W1 W2

SUNROOM NEW WINDOWS
1/4" = 1'-0"

NOTE:
1. PROVIDE WINDOW OPENING CONTROL DEVICES (WOCDs) AT SUNROOM SIDE SLIDERS / OPERABLE OPENINGS WHERE REQUIRED BY APPLICABLE CODE AND FINAL FALL-PROTECTION REVIEW.
2. ALL NEW AND REVISED WINDOWS ASSOCIATED WITH THE SUNROOM CONVERSION SHALL MATCH THE APPROVED PROJECT WINDOW SCHEDULE, EGRESS REQUIREMENTS, SAFETY GLAZING REQUIREMENTS, AND MANUFACTURER OPENING LIMITATIONS WHERE APPLICABLE.

DOOR AND WINDOWS SCHEDULE

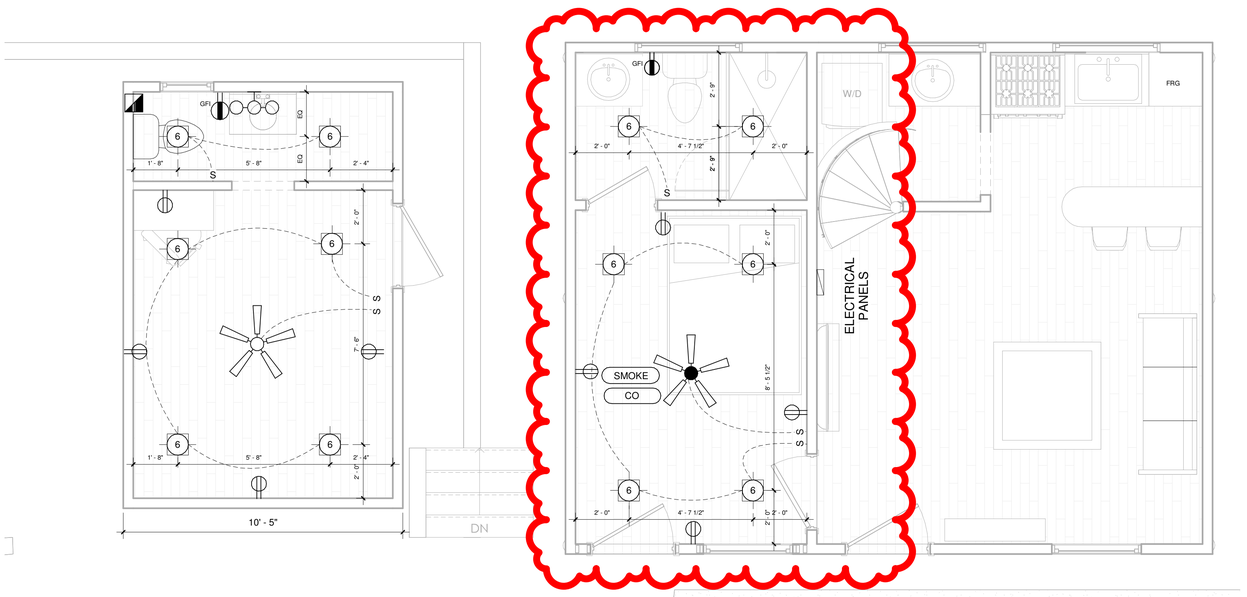
RYAN DELANO THOMAS
RICHARD VADEN SAUNDERS
1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

PROJECT NO:
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REV	DATE

DRAWING NO:
A601

NOTE: EXISTING ACCESSORY DWELLING UNIT CONSTRUCTED IN 1929. LEGAL NON-CONFORMING STRUCTURE WITHIN THE REQUIRED SIDE YARD SETBACK. EXISTING HEIGHT EXCEEDS THE CURRENT 20-FOOT MAXIMUM; NO EXPANSION OR INCREASE IN NONCONFORMITY IS PROPOSED.



1 PROPOSED ACCESSORY DWELLING UNIT AND GREEN HOUSE ELECTRICAL
3/8" = 1'-0"

ELECTRICAL GENERAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2020 GEORGIA STATE MINIMUM STANDARD ELECTRICAL CODE (NEC 2020) AND ALL APPLICABLE LOCAL AMENDMENTS.
2. DEVICE LOCATIONS SHOWN ARE DIAGRAMMATIC AND SHALL BE COORDINATED WITH FINAL FIELD CONDITIONS.
3. ALL NEW RECEPTACLES IN DAMP OR WET LOCATIONS SHALL BE GFCI PROTECTED.
4. PROVIDE WEATHER-RESISTANT DEVICES AND COVERS AT EXTERIOR LOCATIONS WHERE REQUIRED.
5. PROVIDE CODE-REQUIRED LIGHTING, SWITCHING, RECEPTACLE SPACING, SMOKE DETECTION, AND CARBON MONOXIDE DETECTION.

6. FINAL EQUIPMENT AND DEVICE LOCATIONS SHALL BE VERIFIED PRIOR TO INSTALLATION.

ACCESSORY DWELLING UNIT – GARAGE CONVERSION ELECTRICAL

7. NEW ELECTRICAL DEVICES, LIGHTING, AND LIFE-SAFETY COMPONENTS SHALL SERVE THE NEW GARAGE-CONVERSION BEDROOM AS SHOWN ON PLAN.

GREENHOUSE ELECTRICAL

8. PROVIDE POWER AND LIGHTING CONNECTIONS FOR THE GREENHOUSE AS SHOWN ON PLAN. ALL ELECTRICAL DEVICES INSTALLED IN DAMP OR EXTERIOR CONDITIONS SHALL BE LISTED FOR THE INTENDED LOCATION.

ELECTRICAL LAYOUT LEGEND

- 6" / 5" / 4" / 3" / 2" RECESSED CAN LIGHT
- EXHAUST FAN
- EXHAUST FAN/DOME LIGHT
- 2' STRIP LIGHT
- WALL MOUNT
- VANITY LIGHT
- S — SINGLE POLE SWITCH
- S_2 — DOUBLE POLE SWITCH
- S_3 — THREE WAY SWITCH
- 240 VOLT RECEPTACLE
- R — RANGE RECEPTACLE
- CEILING FAN
- FLOOD LIGHTS
- SMOKE — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- HEAT — HEAT DETECTOR
- B — EMERGENCY LIGHT W/ BATTERY BACKUP
- EXTERIOR LIGHT W/ BATTERY BACKUP
- X — LIGHTING CIRCUIT
- X — ELECTRICAL CIRCUIT
- DUPLEX RECEPTACLE
- GFI — GFI RECEPTACLE
- WP — WATERPROOF RECEPTACLE
- DW — SPECIALITY RECEPTACLE
- FLOOR DUPLEX RECEPTACLE
- CEILING FAN W/ LIGHT

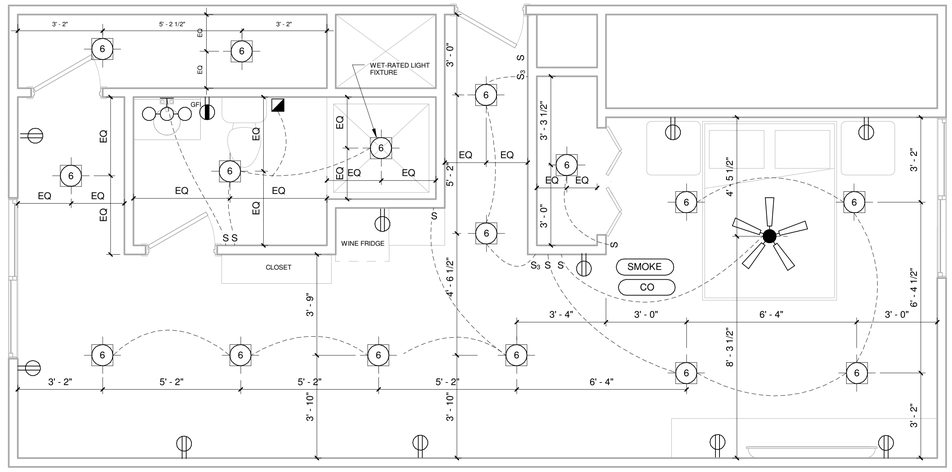
ACCESSORY DWELLING UNIT AND GREENHOUSE ELECTRICAL PLAN

RYAN DELANO THOMAS
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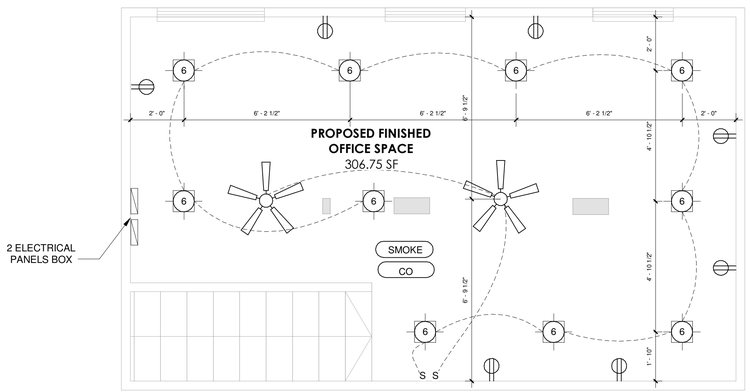
1 PROPOSED ATTIC ELECTRICAL PLAN
3/8" = 1'-0"

ELECTRICAL GENERAL NOTES
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2020 GEORGIA STATE MINIMUM STANDARD ELECTRICAL CODE (NEC 2020) AND ALL APPLICABLE LOCAL AMENDMENTS..
- MAINTAIN 36" CLEAR WORKING SPACE IN FRONT OF ELECTRICAL PANELS.
- MAINTAIN 30" WIDTH AND 6'-6" HEADROOM CLEARANCE.
- NO PIPING/DUCTS WITHIN DEDICATED PANEL SPACE.
- ALL NEW CIRCUITS SHALL BE AFCI/GFCI PROTECTED WHERE REQUIRED.
- PROVIDE LABELED CIRCUIT DIRECTORY AT PANEL.
- ALL WIRING IN ATTIC/CRAWLSPACE SHALL BE PROPERLY SUPPORTED AND PROTECTED.

PANEL CLEARANCE NOTE (ADD THIS EXACTLY)
- EXISTING ELECTRICAL PANEL NEAR STAIR SHALL MAINTAIN REQUIRED NEC WORKING CLEARANCE.
- NO NEW FRAMING, DUCTWORK, OR PIPING SHALL ENCROACH INTO REQUIRED CLEARANCE ZONE.
- CONTRACTOR TO VERIFY CLEARANCE IN FIELD PRIOR TO INSTALLATION.

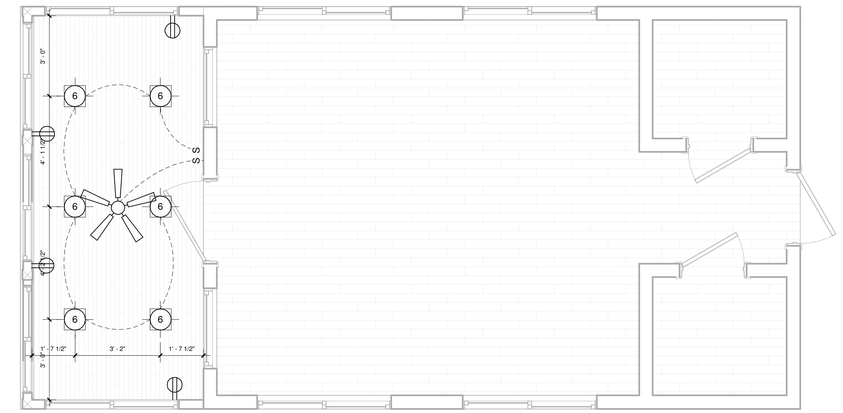
EQUIPMENT CONNECTION NOTES
- PROVIDE DEDICATED CIRCUITS FOR:
- HVAC UNITS (ATTIC + CELLAR)
- TANKLESS WATER HEATER (IF ELECTRIC COMPONENTS)
- PROVIDE DISCONNECTS WITHIN SIGHT OF EQUIPMENT

DEVICE LOCATIONS SHOWN ARE DIAGRAMMATIC AND SHALL BE COORDINATED WITH FINAL ROOM LAYOUTS, CLEARANCES, AND FIELD CONDITIONS. PROVIDE CODE-REQUIRED RECEPTACLE SPACING, AFCI/GFCI PROTECTION, SMOKE ALARMS, CARBON MONOXIDE ALARMS, LIGHTING, SWITCHING, AND LIFE-SAFETY DEVICES IN ALL ALTERED SPACES.



SMOKE / CO ALARMS SHALL BE INTERCONNECTED WITH EXISTING HOUSE LIFE-SAFETY SYSTEM WHERE REQUIRED.

2 PROPOSED CELLAR ELECTRICAL PLAN
3/8" = 1'-0"



3 PROPOSED SUNROOM ELECTRICAL PLAN
3/8" = 1'-0"

ELECTRICAL LAYOUT LEGEND

6	6" / 5" / 4" / 3" / 2" RECESSED CAN LIGHT
	EXHAUST FAN
	EXHAUST FAN/DOME LIGHT
2	2' STRIP LIGHT
	WALL MOUNT
	VANITY LIGHT
S	SINGLE POLE SWITCH
S_2	DOUBLE POLE SWITCH
S_3	THREE WAY SWITCH
	240 VOLT RECEPTACLE
R	RANGE RECEPTACLE
	CEILING FAN
	FLOOD LIGHTS
SMOKE	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
HEAT	HEAT DETECTOR
B	EMERGENCY LIGHT W/ BATTERY BACKUP
	EXTERIOR LIGHT W/ BATTERY BACKUP
X	LIGHTING CIRCUIT
X	ELECTRICAL CIRCUIT
	DUPLEX RECEPTACLE
GFI	GFI RECEPTACLE
WP	WATERPROOF RECEPTACLE
DW	SPECIALITY RECEPTACLE
	FLOOR DUPLEX RECEPTACLE
	CEILING FAN W/ LIGHT

ELECTRICAL WORK AT ATTIC, CELLAR AND SUNROOM

RYAN DELANO THOMAS

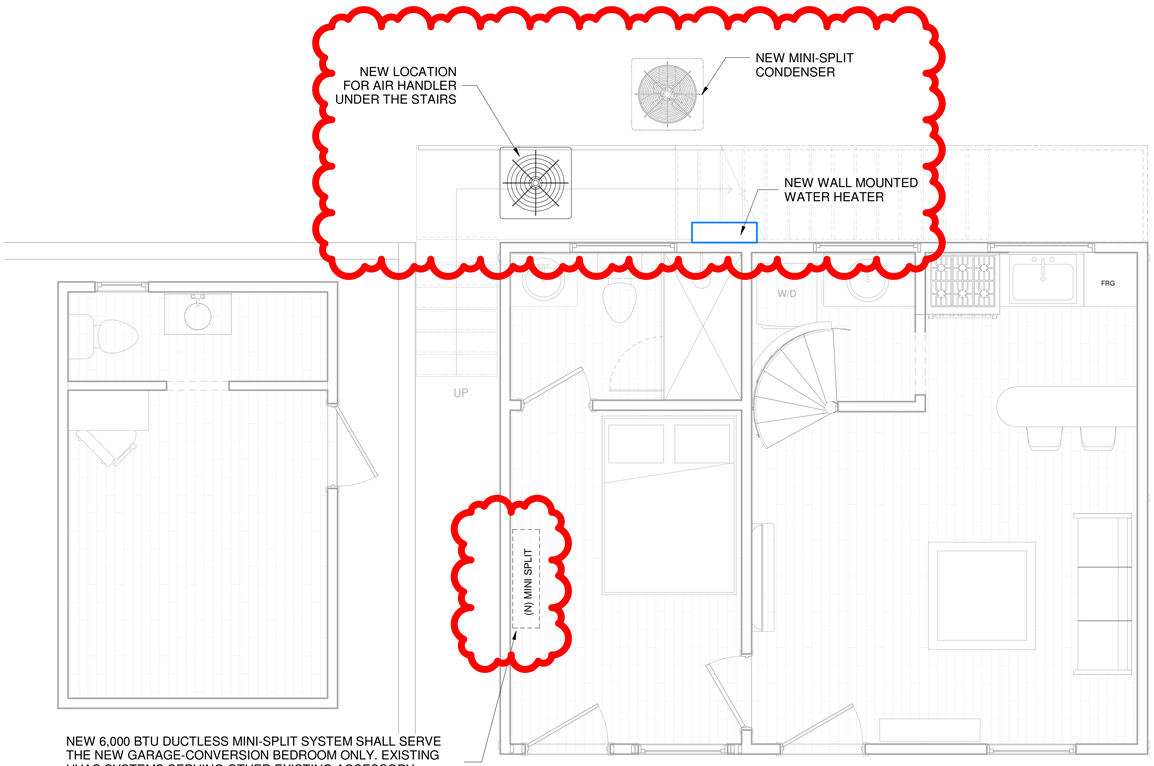
RICHARD VADEN SAUNDERS
1647 N ROCK SPRINGS RD NE, ATLANTA, GA, USA

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NOTE: EXISTING ACCESSORY DWELLING UNIT CONSTRUCTED IN 1929. LEGAL NON-CONFORMING STRUCTURE WITHIN THE REQUIRED SIDE YARD SETBACK. EXISTING HEIGHT EXCEEDS THE CURRENT 20-FOOT MAXIMUM; NO EXPANSION OR INCREASE IN NONCONFORMITY IS PROPOSED.



NEW 6,000 BTU DUCTLESS MINI-SPLIT SYSTEM SHALL SERVE THE NEW GARAGE-CONVERSION BEDROOM ONLY. EXISTING HVAC SYSTEMS SERVING OTHER EXISTING ACCESSORY DWELLING UNIT SPACES SHALL REMAIN UNCHANGED.

1 PROPOSED ACCESSORY DWELLING UNIT MECH
3/8" = 1'-0"

NEW GARAGE-CONVERSION BEDROOM SHALL BE CONDITIONED BY A DUCTLESS MINI-SPLIT SYSTEM. FINAL EQUIPMENT LOCATION AND LINE ROUTING SHALL BE FIELD VERIFIED WITH EXISTING CONDITIONS.

MECHANICAL GENERAL NOTES

1. ALL HVAC WORK SHALL COMPLY WITH IMC 2018 AND GEORGIA AMENDMENTS.
2. EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND LISTING REQUIREMENTS.
3. NEW GARAGE-CONVERSION BEDROOM SHALL BE CONDITIONED BY A DUCTLESS MINI-SPLIT SYSTEM.
4. PROVIDE CODE-COMPLIANT ACCESS AND REQUIRED SERVICE CLEARANCES FOR ALL HVAC EQUIPMENT.
5. REFRIGERANT LINE SETS AND CONDENSATE DRAIN LINES SHALL BE INSTALLED PER MANUFACTURER REQUIREMENTS.
6. CONDENSATE DRAIN SHALL TERMINATE AT APPROVED EXTERIOR LOCATION.
7. ALL PENETRATIONS THROUGH WALLS AND FRAMING SHALL BE SEALED WEATHER-TIGHT.
8. FINAL EQUIPMENT LOCATION, LINE ROUTING, AND INSTALLATION CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION.
9. ALL SYSTEMS SHALL BE SIZED AND VERIFIED BY HVAC CONTRACTOR USING MANUAL J LOAD CALCULATIONS PRIOR TO INSTALLATION.

SYSTEM DESIGN NOTE

1. ACCESSORY DWELLING UNIT – GARAGE CONVERSION HVAC SYSTEM
2. NEW 6,000 BTU DUCTLESS MINI-SPLIT SYSTEM SHALL SERVE THE NEW GARAGE-CONVERSION BEDROOM.
3. PROVIDE NEW WALL-MOUNTED INDOOR UNIT WITH EXTERIOR CONDENSER LOCATED BELOW THE ACCESSORY DWELLING UNIT STAIRS AS SHOWN ON PLAN.
4. PROVIDE REFRIGERANT LINE SET AND CONDENSATE DRAIN ROUTING BETWEEN INDOOR AND OUTDOOR UNITS.
5. COORDINATE FINAL EQUIPMENT LOCATIONS WITH EXISTING SITE CONDITIONS AND MAINTAIN REQUIRED CLEARANCES.

MAINTAIN MANUFACTURER-REQUIRED AIRFLOW AND SERVICE CLEARANCES AT EXTERIOR CONDENSER UNIT.

WATER HEATER COORDINATION

- MAINTAIN REQUIRED SERVICE ACCESS, VENTING CLEARANCES, AND OPERATIONAL WORKING SPACE.
- NO NEW DUCTWORK, FRAMING, OR PIPING SHALL OBSTRUCT ACCESS TO EQUIPMENT.

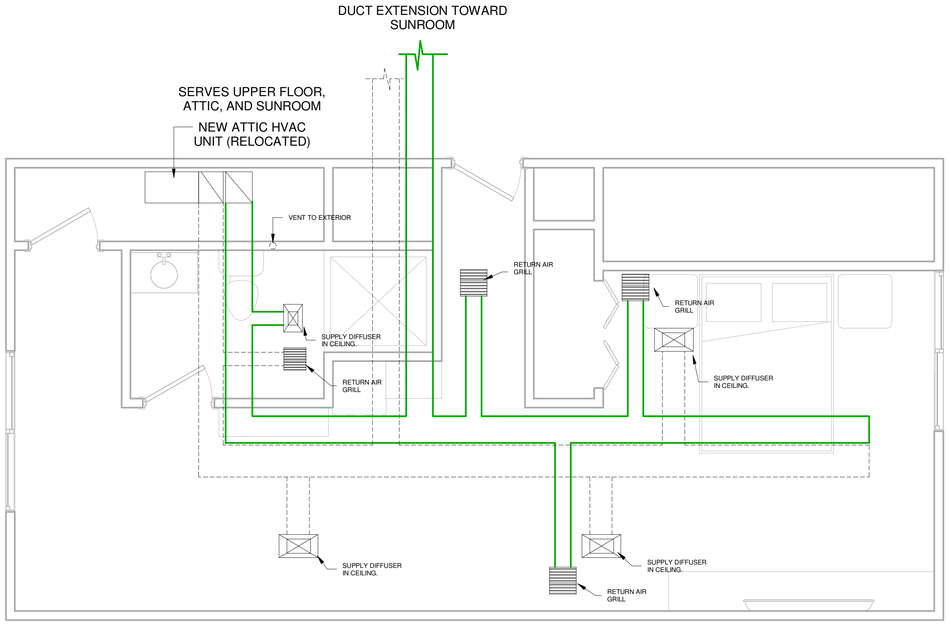
ACCESSORY DWELLING UNIT GARAGE CONVERSION MECHANICAL

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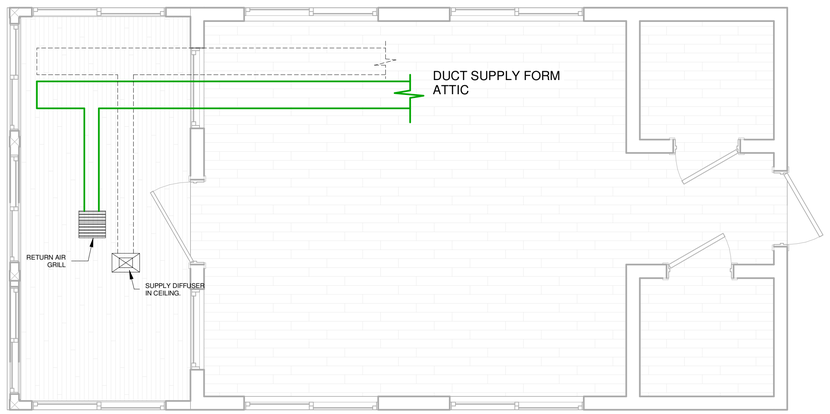
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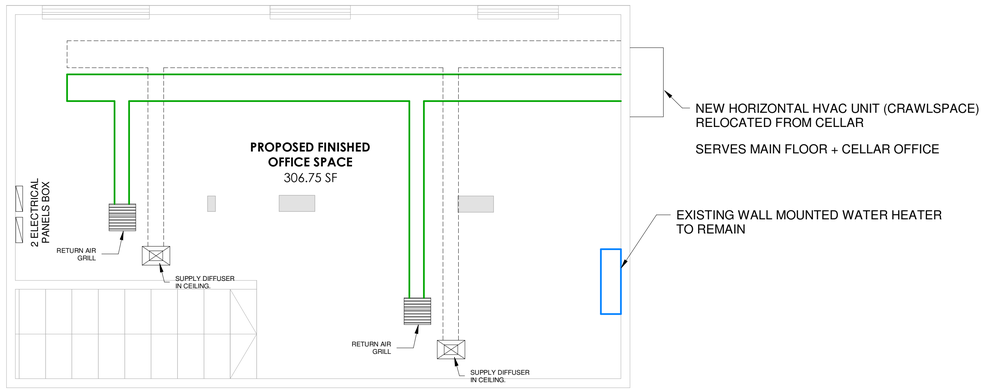
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1 PROPOSED ATTIC MECH PLAN
3/8" = 1'-0"



2 PROP UPPER LEVEL BEDROOM MECH
3/8" = 1'-0"



3 PROPOSED CELLAR MECH PLAN
3/8" = 1'-0"

MECHANICAL GENERAL NOTES

1. ALL HVAC SYSTEMS SHALL COMPLY WITH IMC 2018 AND GEORGIA AMENDMENTS.
2. EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND LISTING REQUIREMENTS.
3. PROVIDE CODE-COMPLIANT ACCESS TO ALL MECHANICAL EQUIPMENT LOCATIONS.
4. ALL DUCTWORK SHALL BE SEALED, INSULATED, AND SUPPORTED PER APPLICABLE ENERGY CODE REQUIREMENTS.
5. PROVIDE PRIMARY CONDENSATE DRAINAGE AND SECONDARY OVERFLOW PROTECTION AT ALL HVAC UNITS.
6. ALL PENETRATIONS THROUGH WALLS, FLOORS, AND CEILINGS SHALL BE PROPERLY SEALED.
7. EXISTING DUCTWORK SHALL BE REUSED WHERE FEASIBLE AND MODIFIED AS REQUIRED TO SERVE NEW CONDITIONED SPACES.
8. FINAL EQUIPMENT LOCATIONS, DUCT ROUTING, AND INSTALLATION CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION.
9. ALL HVAC SYSTEMS SHALL BE VERIFIED AND SIZED BY HVAC CONTRACTOR USING MANUAL J LOAD CALCULATIONS PRIOR TO INSTALLATION.

HVAC SYSTEM DESIGN INTENT

1. THE EXISTING RESIDENCE IS BEING MODIFIED WITH NEW CONDITIONED SPACES INCLUDING THE ATTIC BEDROOM/BATH, ENCLOSED SUNROOM, AND CONDITIONED CELLAR OFFICE.
2. UPSTAIRS / ATTIC SYSTEM (1.5 TON NOMINAL)
3. EXISTING ATTIC HVAC UNIT SHALL BE REMOVED AND REPLACED WITH A NEW UNIT RELOCATED INTO THE ATTIC CLOSET / STORAGE ZONE.
4. THIS SYSTEM SHALL SERVE:
   A. EXISTING UPPER FLOOR SPACES
   B. NEW ATTIC BEDROOM AND BATH
   C. NEW CONDITIONED SUNROOM
5. EXISTING DUCTWORK SHALL BE REUSED, MODIFIED, AND EXTENDED AS REQUIRED TO SERVE NEW CONDITIONED AREAS.
6. DOWNSTAIRS / CELLAR SYSTEM (2.0 TON NOMINAL)
7. EXISTING CELLAR HVAC UNIT SHALL BE REMOVED.
8. NEW HORIZONTAL HVAC UNIT SHALL BE INSTALLED IN THE CRAWLSPACE BEHIND THE RIGHT WALL.
9. THIS SYSTEM SHALL SERVE:
   A. EXISTING MAIN FLOOR
   B. NEW CONDITIONED CELLAR OFFICE
10. EXISTING DUCT SYSTEM SHALL BE REUSED AND MODIFIED AS REQUIRED.

MECHANICAL / ELECTRICAL COORDINATION

- MAINTAIN REQUIRED WORKING CLEARANCE AT EXISTING ELECTRICAL PANELS.
- NO HVAC EQUIPMENT, DUCTWORK, OR PIPING SHALL ENCROACH INTO REQUIRED ELECTRICAL CLEARANCE SPACE.
- PROVIDE DEDICATED CIRCUITS AND DISCONNECTS FOR ALL HVAC EQUIPMENT.

WATER HEATER COORDINATION

- EXISTING TANKLESS WATER HEATER SHALL REMAIN.
- MAINTAIN REQUIRED SERVICE ACCESS, VENTING CLEARANCES, AND OPERATIONAL WORKING SPACE.
- NO NEW DUCTWORK, FRAMING, OR PIPING SHALL OBSTRUCT ACCESS TO EQUIPMENT.

CONDENSER LOCATIONS

- TWO (2) CONDENSERS SHALL BE LOCATED ALONG THE LEFT SIDE OF THE MAIN HOUSE AS SHOWN ON SHEET A103.
- COORDINATE FINAL EQUIPMENT LOCATIONS WITH EXISTING SITE CONDITIONS AND MAINTAIN MANUFACTURER-REQUIRED CLEARANCES.

LEGEND:

- METAL DUCTWORK FOR SUPPLY AND RETURN AIR
- SUPPLY AIR GRILL; CEILING MOUNTED
- CEILING MOUNTED RETURN AIR GRILL; CONNECTED TO THE MAIN DUCT BY A TRANSITION DUCT AND ENCLOSED STUD SPACE WITH SHEET METAL.

MAIN HOUSE HVAC MODIFICATION PLAN

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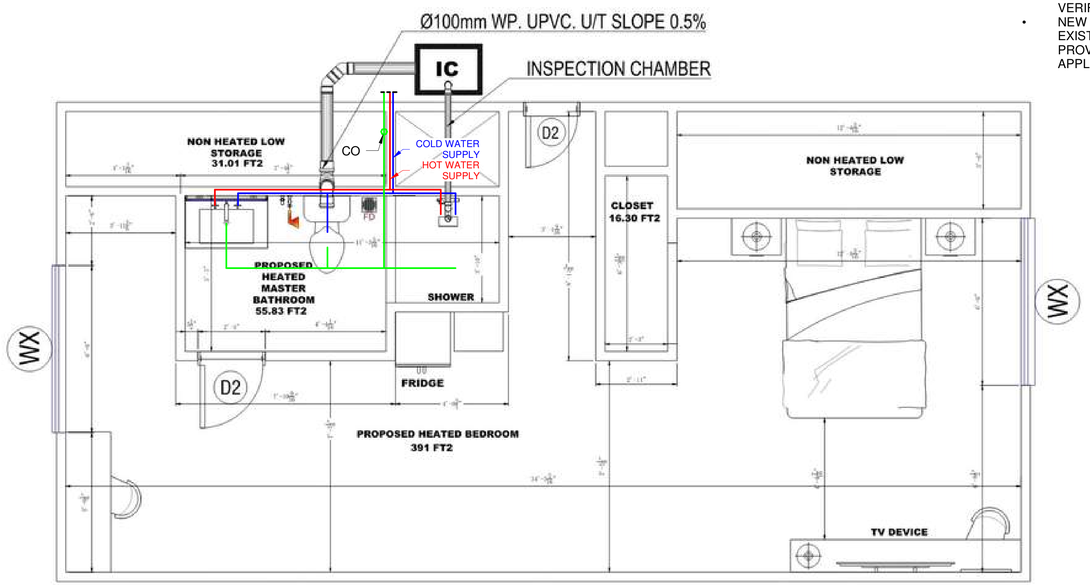
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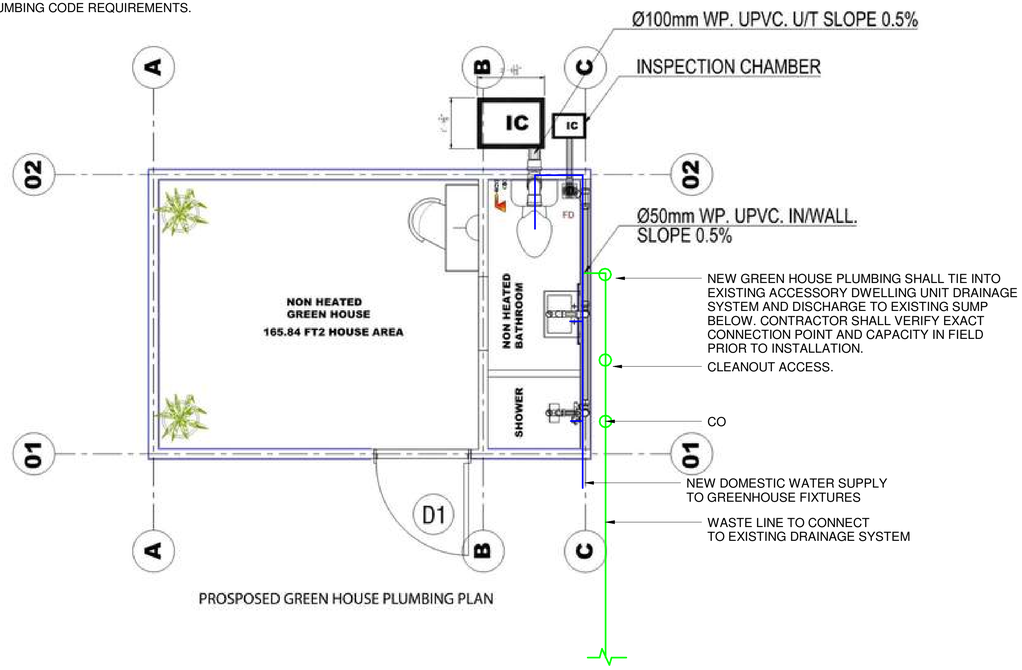
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NOTE:

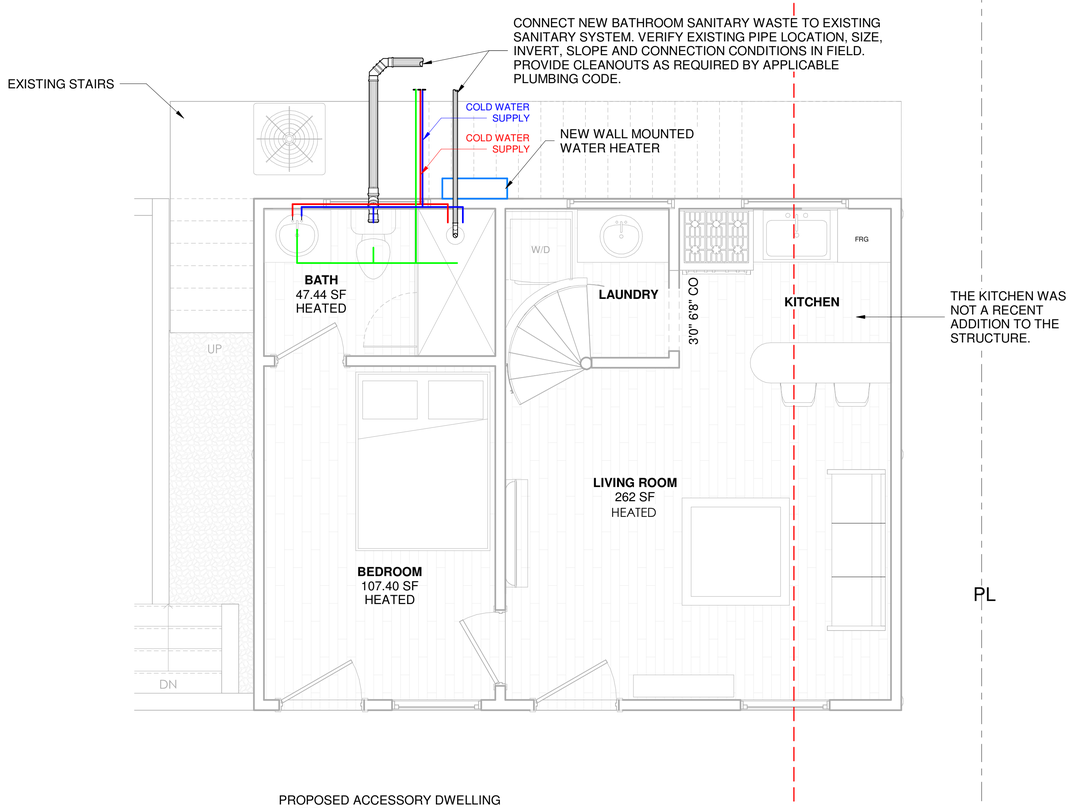
- DOMESTIC WATER SUPPLY PIPING SHALL BE EXTENDED FROM EXISTING PLUMBING SYSTEM TO SERVE NEW ATTIC BATHROOM AND GREENHOUSE FIXTURES. FINAL ROUTING AND CONNECTION LOCATIONS SHALL BE FIELD VERIFIED.
- NEW PLUMBING FIXTURES SHALL CONNECT TO EXISTING SANITARY AND VENT SYSTEMS. PROVIDE VENTING IN ACCORDANCE WITH APPLICABLE PLUMBING CODE REQUIREMENTS.



PROSPOSED ATTIC PLUMBING PLAN



PROSPOSED GREEN HOUSE PLUMBING PLAN



2 PROPOSED ACCESSORY DWELLING UNIT PLUMBING PLAN
3/8" = 1'-0"

PLUMBING NOTES

- ALL PLUMBING WORK SHALL COMPLY WITH IPC 2018 AND GEORGIA AMENDMENTS.
- PROVIDE PROPER VENTING FOR ALL FIXTURES.
- ALL PIPING SHALL BE PROPERLY SUPPORTED AND PROTECTED.
- MAINTAIN REQUIRED CLEARANCES FROM ELECTRICAL EQUIPMENT.
- GREEN HOUSE – PLUMBING CONNECTION
- PLUMBING FIXTURES SERVING THE PROPOSED GREEN HOUSE SHALL CONNECT TO THE EXISTING ACCESSORY DWELLING UNIT PLUMBING SYSTEM. WASTE AND DRAIN LINES SHALL BE ROUTED DOWN ALONG THE RETAINING WALL AS SHOWN AND DISCHARGED INTO A SUMP SYSTEM LOCATED BELOW THE ACCESSORY DWELLING UNIT.
- THE SUMP SYSTEM SHALL DISCHARGE TO THE EXISTING SANITARY SEWER OR APPROVED DRAINAGE CONNECTION IN ACCORDANCE WITH LOCAL PLUMBING CODE REQUIREMENTS.
- ALL PIPING SHALL BE PROPERLY SUPPORTED, PROTECTED FROM DAMAGE, AND INSTALLED WITH REQUIRED SLOPE FOR GRAVITY DRAINAGE WHERE APPLICABLE.
- PROVIDE CLEANOUTS, VENTS, AND BACKFLOW PREVENTION AS REQUIRED BY CODE. CONTRACTOR SHALL VERIFY EXISTING CONNECTION POINTS AND FIELD CONDITIONS PRIOR TO INSTALLATION.

SUMP SYSTEM NOTE
SUMP SYSTEM SHALL BE VERIFIED FOR CAPACITY AND DISCHARGE COMPLIANCE PRIOR TO NEW CONNECTION.

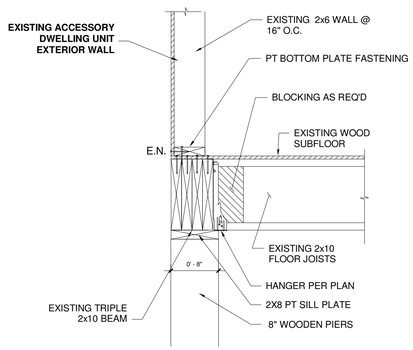
ADU, ATTIC AND GREENHOUSE PLUMBING PLAN

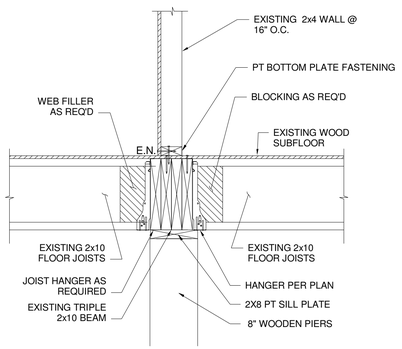
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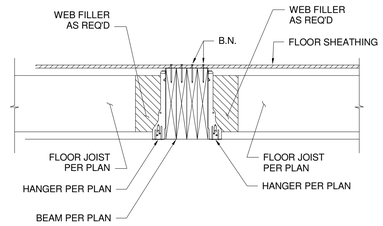
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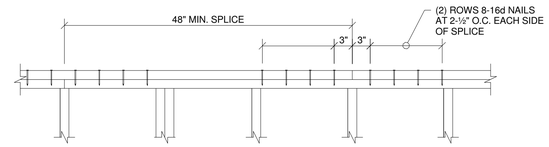
ACCESSORY DWELLING UNIT WALL TO EXISTING FLOOR FRAMING CONNECTION

1 N.T.S.

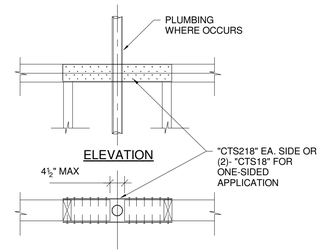


DETAIL @ FLOOR JOIST TO BEAM CONNECTION

2 N.T.S.



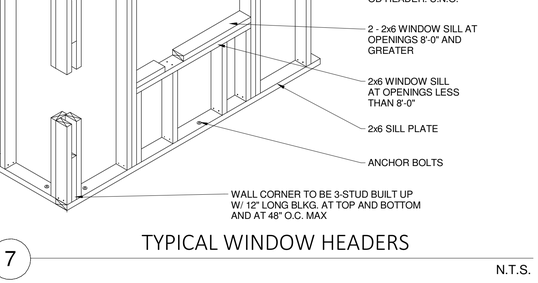
TYPICAL WALL PLATE SPLICE



TYPICAL PLATE SPLICE AT PLUMBING

TYPICAL DETAIL @ WALL PLATE SPLICE

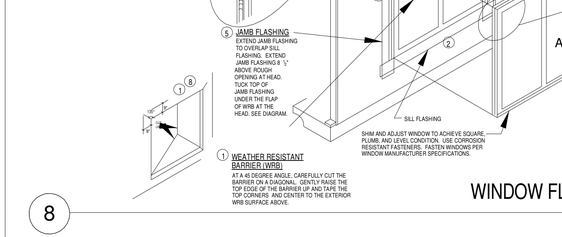
3 N.T.S.



NOTES:
1. ATTACH WALL SHEATHING TO WOOD STUD FRAMING.
2. NAIL BUILT-UP STUDS WITH 3"x0.131" NAILS @ 12" O.C.

TYPICAL DETAIL @ STUD WALL INTERSECTION

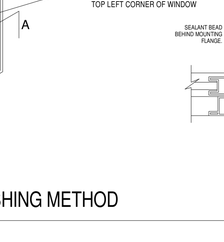
4 N.T.S.



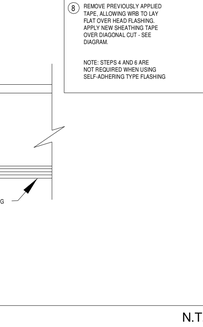
NEW NON-BEARING 2x4 WALL AT FLOOR

5 N.T.S.

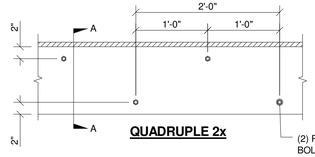
WOOD BEAM NOTES:
1. BUILT-UP WOOD BEAMS SHALL BE FASTENED PER MANUFACTURER REQUIREMENTS.



DOUBLE 2x

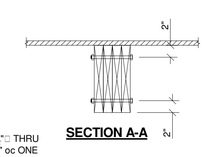


TRIPLE 2x



QUADRUPLE 2x

(2) ROWS ½"□ THRU BOLT AT 24" oc ONE EA EDGE, STAGGERED (OR SDW22600)



SECTION A-A

TYPICAL DETAIL @ BEAM MULTI-PLY CONNECTION

6 N.T.S.

TYPICAL WINDOW HEADERS

7 N.T.S.

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

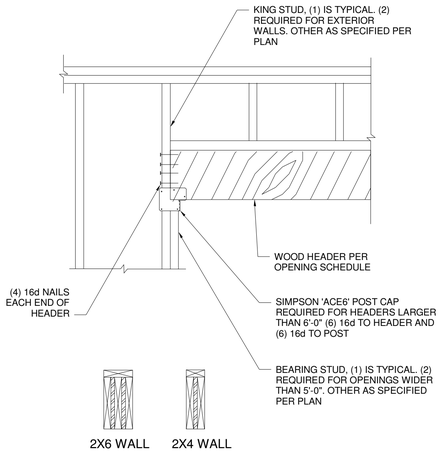
NOTE:
ALL FLASHING WILL BE SELF ADHEARING AND ROLLED SMOOTH & FLAT WITH A J-ROLLER.

STEPS:
1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
2. APPLY SILL FLASHING
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8
5. APPLY JAMB FLASHING
6. APPLY BEAD OF SEALANT AT HEAD
7. APPLY HEAD FLASHING
8. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

NOTE: STEPS 4 AND 6 ARE NOT REQUIRED WHEN USING SELF-ADHERING TYPE FLASHING

WINDOW FLASHING METHOD

8 N.T.S.



HEADER SCHEDULE

SIZE OF OPENING	TRIMMER STUDS	4" WALL HDR SIZE U.O.N	SIZE OF OPENING	TRIMMER STUDS	6" WALL HDR SIZE U.O.N
MAX. 2'9"	1	(2) 2x4	MAX. 4'9"	1	(3) 2x6
2'-9" TO 4'-3"	1	(2) 2x6	4'-9" TO 6'-0"	1	(3) 2x8
4'3" TO 5'-6	2	(2) 2x8	6'-0" TO 7'-6	2	(3) 2x10
5'-6" TO 6'-9"	2	(2) 2x10	7'-6" TO 8'-9"	2	(3) 2x12
6'-9" TO 7'-9"	3	(2) 2x12	8'-9" OR MORE	4	(2) SEE PLANS

TYPICAL DETAIL @ HEADER

10 N.T.S.

CONSTRUCTION DETAILS

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