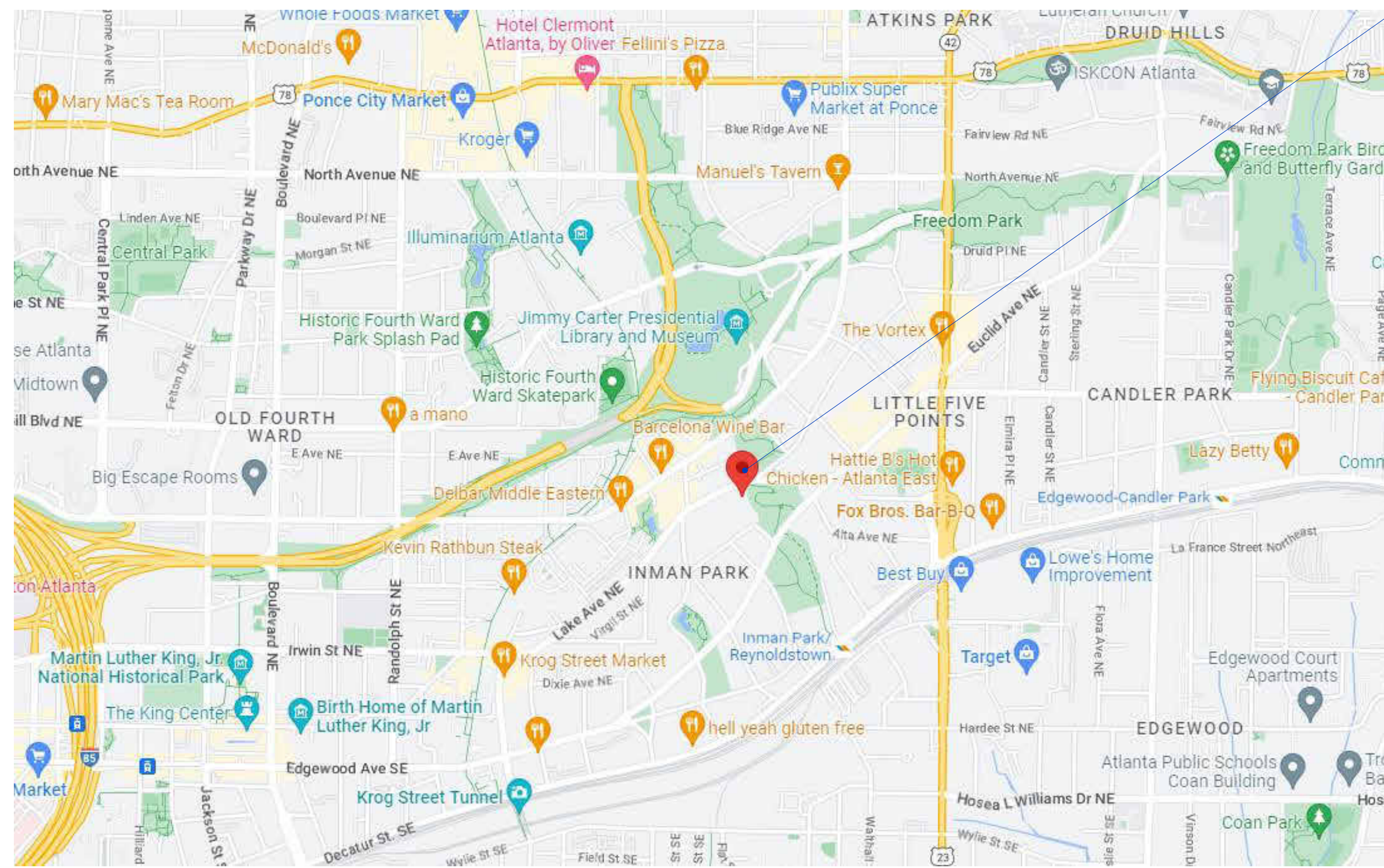


VICINITY MAP



PROJECT LOCATION

PROJECT DESCRIPTION

COMPLETE FINISH / BUILDOUT OF THE ENTIRE FIRST FLOOR ALONG WITH A BASEMENT, AND SECOND STORY ADDITION. A TWO STORY ADU WILL BE CONSTRUCTED IN THE REAR OF THE PROPERTY.

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE W/ GA AMENDMENTS
 2018 INTERNATIONAL RESIDENTIAL CODE W/ GA AMENDMENTS
 2018 INTERNATIONAL FIRE CODE W/ GA AMENDMENTS
 2018 INTERNATIONAL PLUMBING CODE W/ GA AMENDMENTS
 2018 INTERNATIONAL MECHANICAL CODE W/ GA AMENDMENTS
 2018 INTERNATIONAL FUEL GAS CODE W/ GA AMENDMENTS
 2020 NATIONAL ELECTRICAL CODE (NO GA AMENDMENTS)
 2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ GA SUPPLEMENTS & AMENDMENTS
 2018 LIFE SAFETY CODE W/ GA AMENDMENTS

ZONING SUMMARY

R-5
 HC20LSA1 - INMAN PARK OVERLAY
 BELTLINE OVERLAY
 FREEDOM PARKWAY INCLUSIONARY

 SETBACKS: 30' FRONT, 7' SIDE, 7' REAR.

 MAX LOT COVERAGE: 50% OF TOTAL LOT AREA
 MAX FLOOR AREA RATIO: 0.65

 MAX HEIGHT: 35'

AREA CALCULATIONS

EXISTING / PROPOSED HEATED SQUARE FOOTAGE

 HOUSE:
 EXISTING BASEMENT HEATED SF: 0
 PROPOSED BASEMENT HEATED SF: 730
 EXISTING FIRST FLOOR HEATED SF: 1,400
 PROPOSED FIRST FLOOR HEATED SF: 1,550
 EXISTING SECOND FLOOR HEATED SF: 0
 PROPOSED SECOND FLOOR HEATED SF: 984

 ADU:
 PROPOSED FIRST FLOOR HEATED SF: 0
 PROPOSED SECOND FLOOR HEATED SF: 375

 TOTAL HEATED SF: 3,636 SF

ROBERTSON
 ARCHITECTURE



800 BATTERY AVE. SE ATLANTA, GA 30339
 P.678.576.3540. drobertson@robertsonarc.com

03/13/23

ISSUED FOR REVIEW (NOT FOR CONSTRUCTION)

ARCHITECT

name: ROBERTSON ARCHITECTURE, LLC
 address: 800 BATTERY AVE. SE SUITE 100
 phone: 678-576-3540

CONTRACTOR

name: TBD
 address:
 phone:

STRUCTURAL ENGINEER

name: TBD
 address:
 phone:

OWNER













name: TYLER ALEY
 address: 971 AUSTIN AVE
 phone:

AUSTIN AVE

GENERAL NOTES

- General Conditions of the Contract (AIA Document A-201) apply to this project.
- All work shall comply with State and local Building Codes, fire department regulations, utility company standards, and the best trade practices.
- The General Contractor shall arrange all inspections and tests as specified or required by the building department and shall pay all costs and fees for same. The Contractor shall secure all building permits and upon completion of the project (prior to final payment) deliver to the Owner a Certificate of Occupancy or Use from the building department.
- All plumbing and electrical work shall be performed by State licensed contractors. Contractors shall submit all required permits, certificates, and sign-offs to Owner and Architect for their records.
- The General Contractor shall verify all dimensions, be familiar with the existing conditions, and bring any discrepancies to the attention of the Architect prior to submission of construction proposal and before beginning work. The Drawings reflect conditions reasonably inferred from the existing visible conditions but cannot guaranteed by the Architect. Drawings may be scaled for estimating purposes and for general reference only. For all other dimensions or locations consult the Architect or refer to dimensions on Drawings. Verify all dimensions in the field.
- The General Contractor shall lay out all work and be responsible for all dimensions and conditions for trades such as electrical, plumbing, etc.
- The General Contractor shall provide and maintain access to the premises at all times.
- The Construction Manager shall make the premises secure from the elements and trespass on a daily basis.
- The General Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of Work, the entire construction area is to be thoroughly cleaned and prepared for occupancy by Owner. All materials and debris resulting from the Contractor's work shall be removed from the site and disposed of properly. Care shall be taken during construction that no debris or materials are deposited in any Right of Way area.
- The General Contractor shall be responsible for protecting all existing and new conditions and materials on the site. Any damage caused by or during the execution of the Work is the Contractor's responsibility and shall be repaired to the Owner's satisfaction at the Contractor's expense.
- No cutting or damage to building structural components will be allowed without written authorization from the Architect.
- All utilities shall be connected to provide gas, electric, and water to all equipment whether said equipment is in Contract or not. Equipment shall be guaranteed to function properly upon completion.
- Manufacturer's standard specifications and materials approved for project use are hereby made part of these Notes with same force and effect as if written out in full herein. All appliances, fixtures, equipment, hardware, etc. shall be installed in accordance with Manufacturer's specifications and procedures.
- Written words take precedence over drawn lines. Large-scale details and plans take precedence over smaller details and plans. Should a conflict arrive between the Specifications and Drawings, the requirements deemed most stringent shall be used.
- Minor details not usually shown or specified but necessary for proper and acceptable construction, installation, or operation of any part of the Work as determined by the Architect shall be included in the Work as if it were specified or indicated on the Drawings.
- All architectural drawings and construction notes are complimentary. What is indicated and called for by one shall be binding as though called for by all.
- No deviation from the Drawings or Specifications or intent of same shall be made without the Architect's written authorization.
- All Work shall be guaranteed for one year after final approval. The General Contractor shall sign the written guarantee as provided by the Owner. The guarantee shall cover all general and subcontractor work. All defects discovered during this period shall be repaired to the Owner's satisfaction at the Contractor's expense.
- All dimensions are to face of stud or centerline of structure unless otherwise noted (UON).
- Door and window details are indicated on the Door and Window Schedules.
- Door and window dimensions are to centerlines of units UNO.

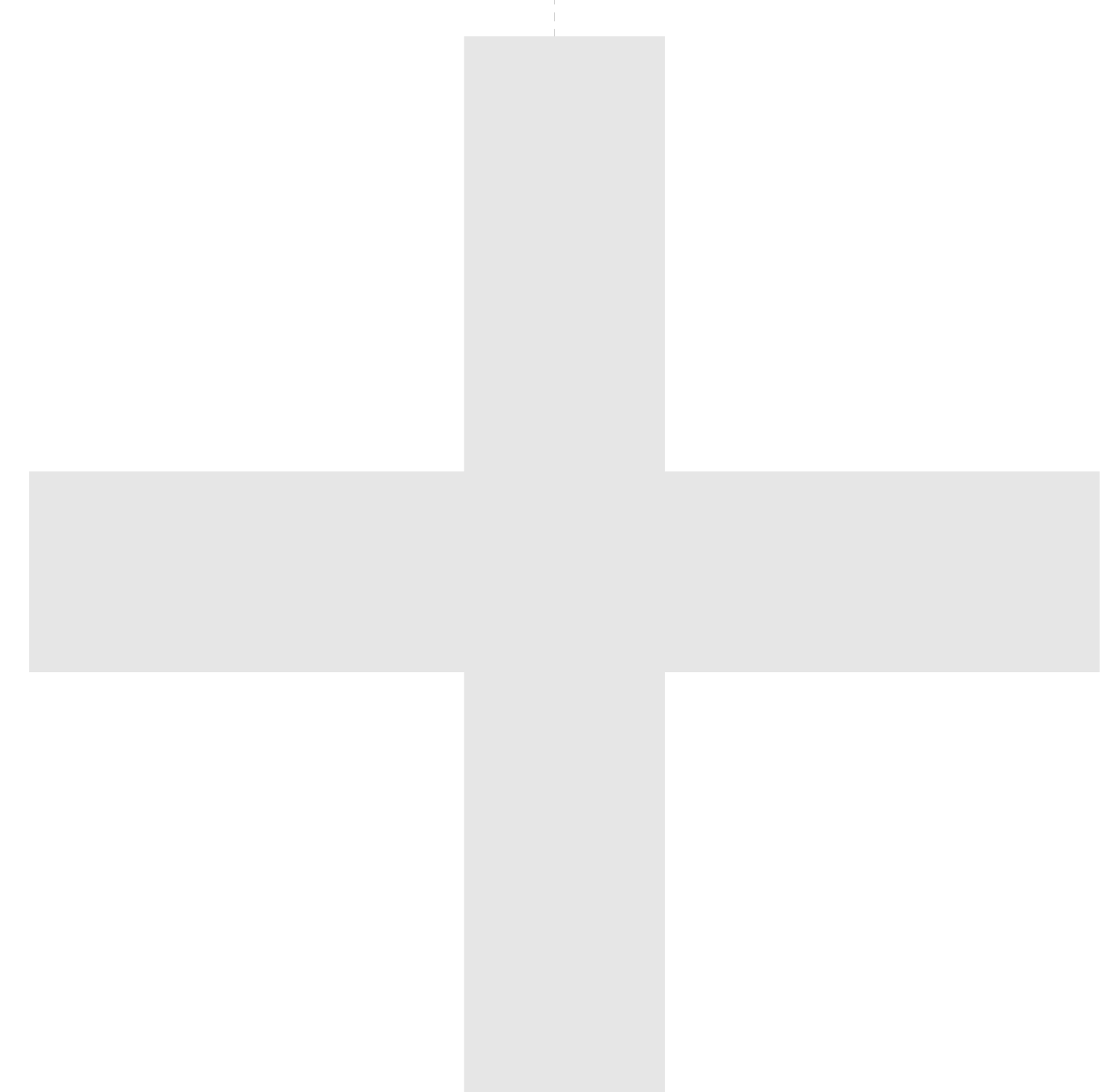
LEGEND

-  WALL TYPE (see wall type schedule)
 -  DOOR TYPE (see door schedule)
 -  WINDOW TYPE (see window schedule)
 -  BUILDING SECTION
 -  WALL SECTION
 -  DETAIL NUMBER
 -  BUILDING ELEVATION
 -  Interior Elevation
 -  ELEVATION MARK
 - ROOM**
ROOM NAME / NUMBER
 -  COLUMN LINE
 -  CENTERLINE
 -  REVISION TAG
-
- A.C.I. AMERICAN CONCRETE INSTITUTE
 - BLDG. BUILDING
 - CONC. CONCRETE
 - C.J. CONTROL JOINT
 - COL. COLUMN
 - DET. DETAIL
 - DIA. DIAMETER
 - DN. DOWN
 - EL/ELEV. ELEVATION
 - ELEC. ELECTRICAL
 - EQ. EQUAL
 - FIN. FINISH
 - FLR. FLOOR
 - GALV. GALVANIZED
 - GYP. GYPSUM
 - I.D. INSIDE DIAMETER
 - JT. JOINT
 - MECH. MECHANICAL
 - MIN. MINIMUM
 - N.T.S. NOT TO SCALE
 - NO. NUMBER
 - O.C. ON CENTER
 - OPG. OPENING
 - O.D. OUTSIDE DIAMETER
 - U.N.O. UNLESS NOTED OTHERWISE
 - REF. REFERENCE
 - R. RISER
 - R.O. ROUGH OPENING
 - RM. ROOM
 - S/STL. STAINLESS STEEL
 - STRUCT. STRUCTURAL
 - SPEC. SPECIFICATIONS
 - T.O. TOP OF (...)
 - T.O.CONC. TOP OF CONCRETE
 - T.O.F. TOP OF FRAMING
 - T.O.STL. TOP OF STEEL
 - T.O.W. TOP OF WALL
 - T. TREAD
 - TYP. TYPICAL
 - @ AT
 - + AND
 - BD. BOARD
 - A.F.F. ABOVE FINISHED FLOOR
 - U.N.O. UNLESS OTHERWISE NOTED
 - V.I.F. VERIFY IN FIELD

DRAWING LIST

SHEET LIST

SHEET NUMBER	SHEET NAME
A0-0	COVER SHEET
A0-1	GENERAL NOTES
A0-2	SITE PLAN
A1-0	HOUSE BASEMENT PLANS
A1-1	HOUSE FIRST & SECOND FLOOR PLAN EXISTING / NEW
A1-2	ADU FLOOR PLANS
A2-1	HOUSE FIRST & SECOND FLOOR RCP
A4-1	HOUSE EXISTING / NEW ROOF PLAN
A4-2	ADU ROOF PLAN
A5-1	HOUSE EXISTING / DEMO ELEVATIONS
A5-2	HOUSE NEW ELEVATIONS
A5-3	HOUSE NEW ELEVATIONS
A5-4	ADU NEW ELEVATIONS

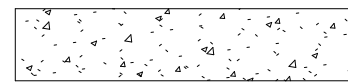

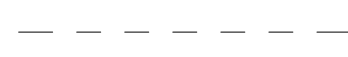


CLIENT:
TYLER ALEV

SITE ADDRESS
941 AUSTIN AVE
ATLANTA, GA

ABBREVIATIONS:

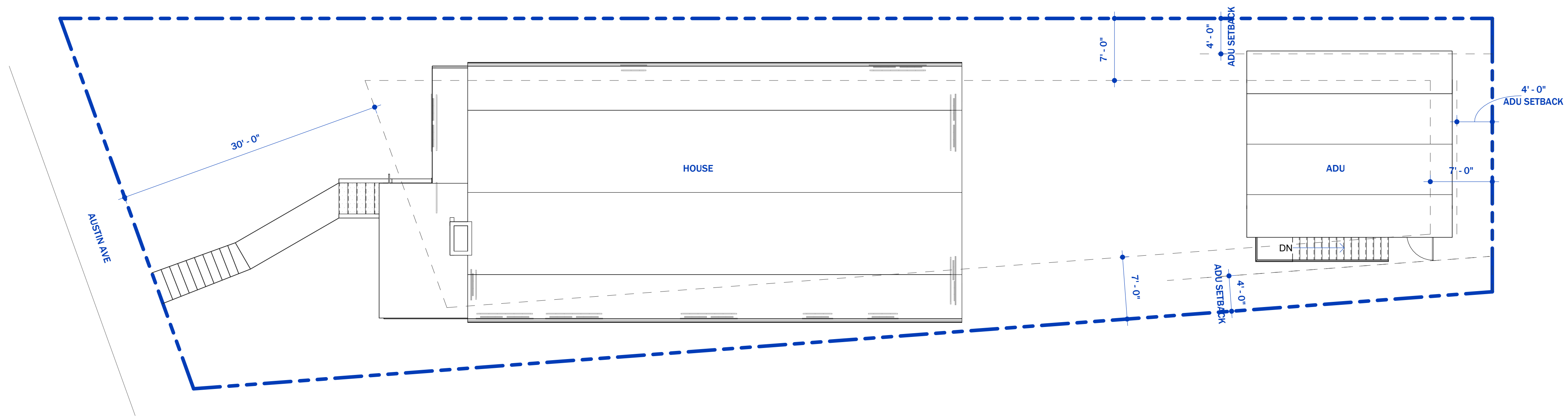
BFNC BOARD FENCE
 CB CATCH BASIN
 DL DRIP LINE
 FGL FOG LINE
 FVC FACE OF VERTICAL CURB
 PPU POWER POLE WITH UNDERGROUND
 PTL POWER POLE WITH TRANSFORMER AND LIGHT
 SDMH STORM DRAIN MANHOLE
 SSMH SANITARY SEWER MANHOLE
 WM WATER METER
 CY CHERRY
 D DECIDUOUS
 M MAPLE

 CONCRETE
 PROPERTY LINE
 SETBACKS

LOT COVERAGE CALCULATIONS:

TOTAL LOT AREA: 5,600 SQUARE FEET.
 MAXIMUM LOT COVERAGE PER R-5: 55%
 $.55 * 5,600 \text{ SQ.FT.} = 3,080 \text{ SQ.FT.}$

MAX FAR PER R-5:
 MAX FLOOR AREA RATIO OF 0.65 OF THE NET LOT
 AREA
 $.65 * 5,600 = 3,640 \text{ SF}$



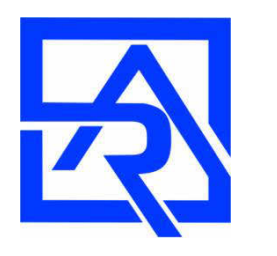
1 SITE PLAN
 SCALE: 1/8" = 1'-0"



941 AUSTIN AVE	
ATLANTA, GA 30307	
DATE:	01/30/18
PROJECT NO.	2303
REVISION	DATE
NOTES:	

- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL

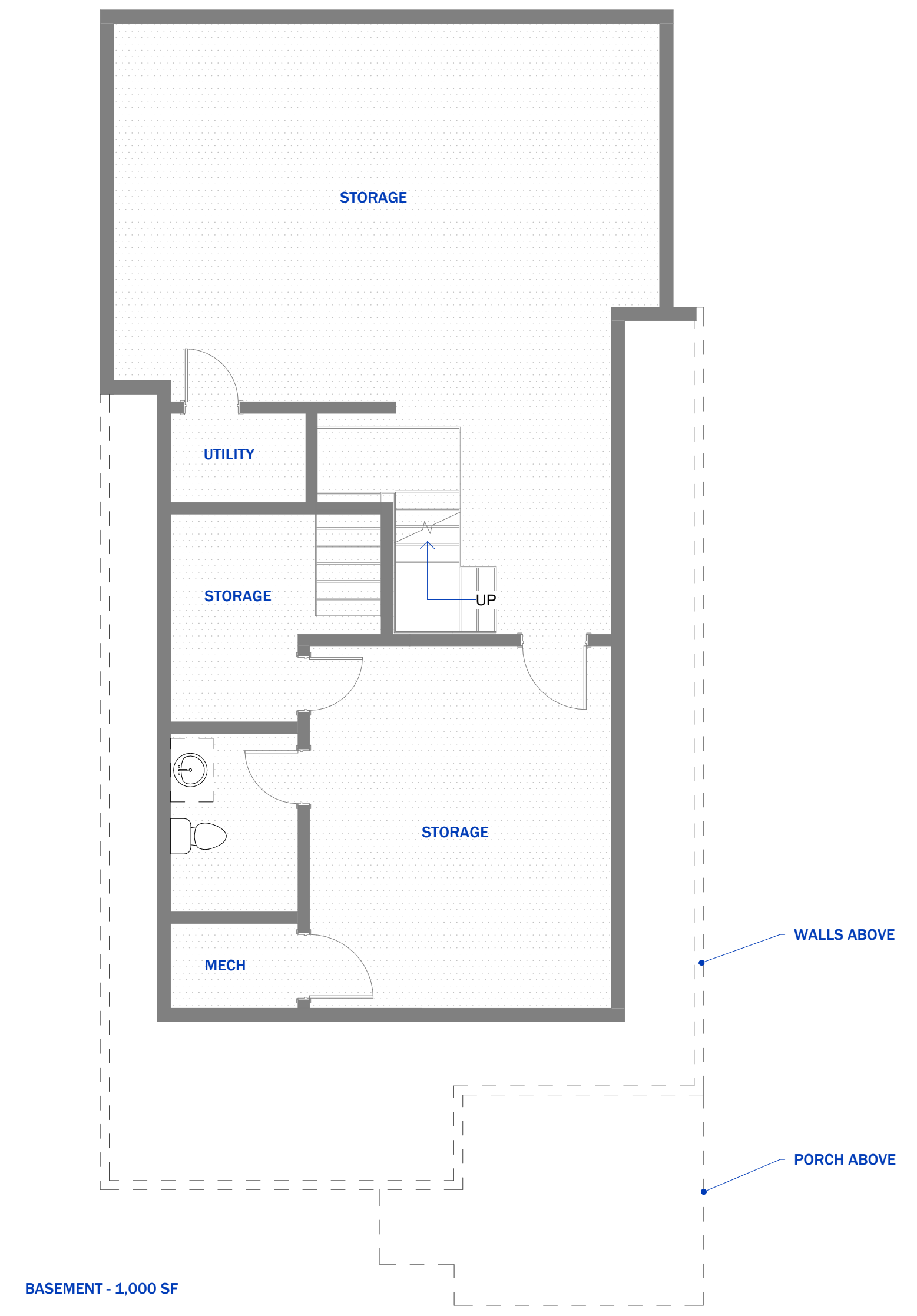
PHASE LEGEND
SCALE: 1/4" = 1'-0"



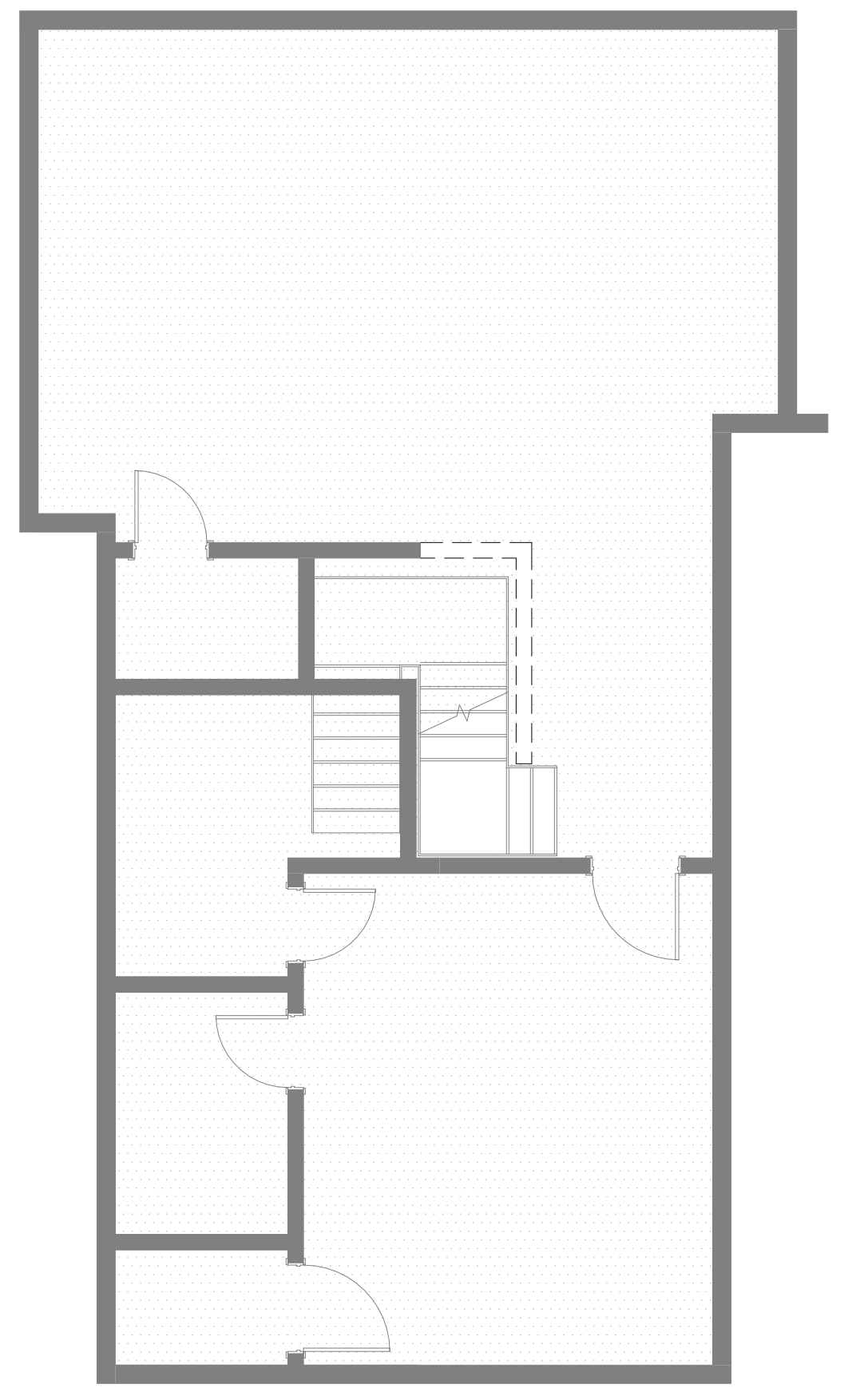
941 AUSTIN AVE
ATLANTA, GA 30307

DATE:	02/12/18
PROJECT NO.	2303
REVISION	DATE

NOTES:



1 **BASEMENT - NEW**
SCALE: 3/16" = 1'-0"

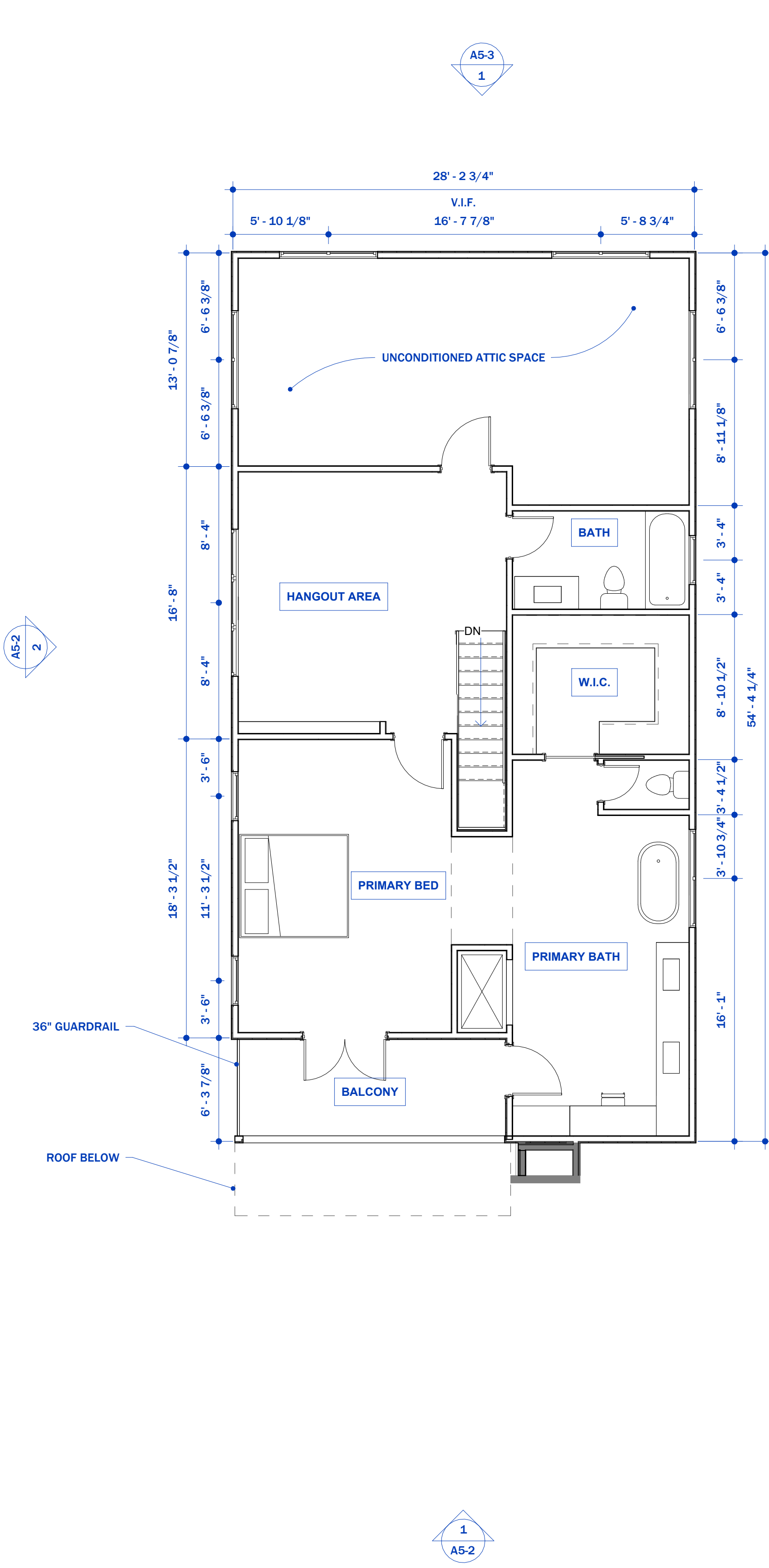


2 **BASEMENT - EXIST / DEMO**
SCALE: 3/16" = 1'-0"

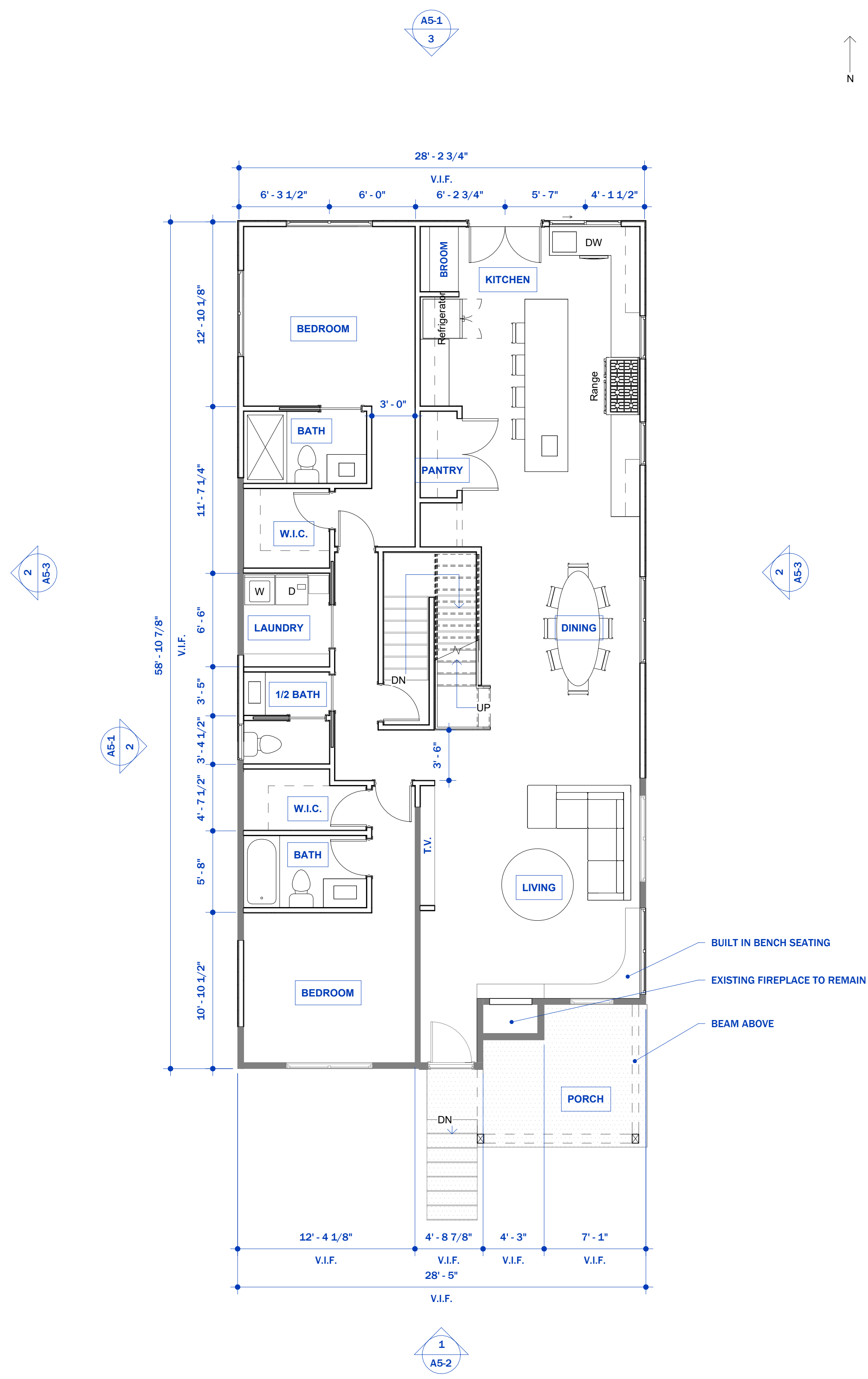
-  WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW WALL

PHASE LEGEND

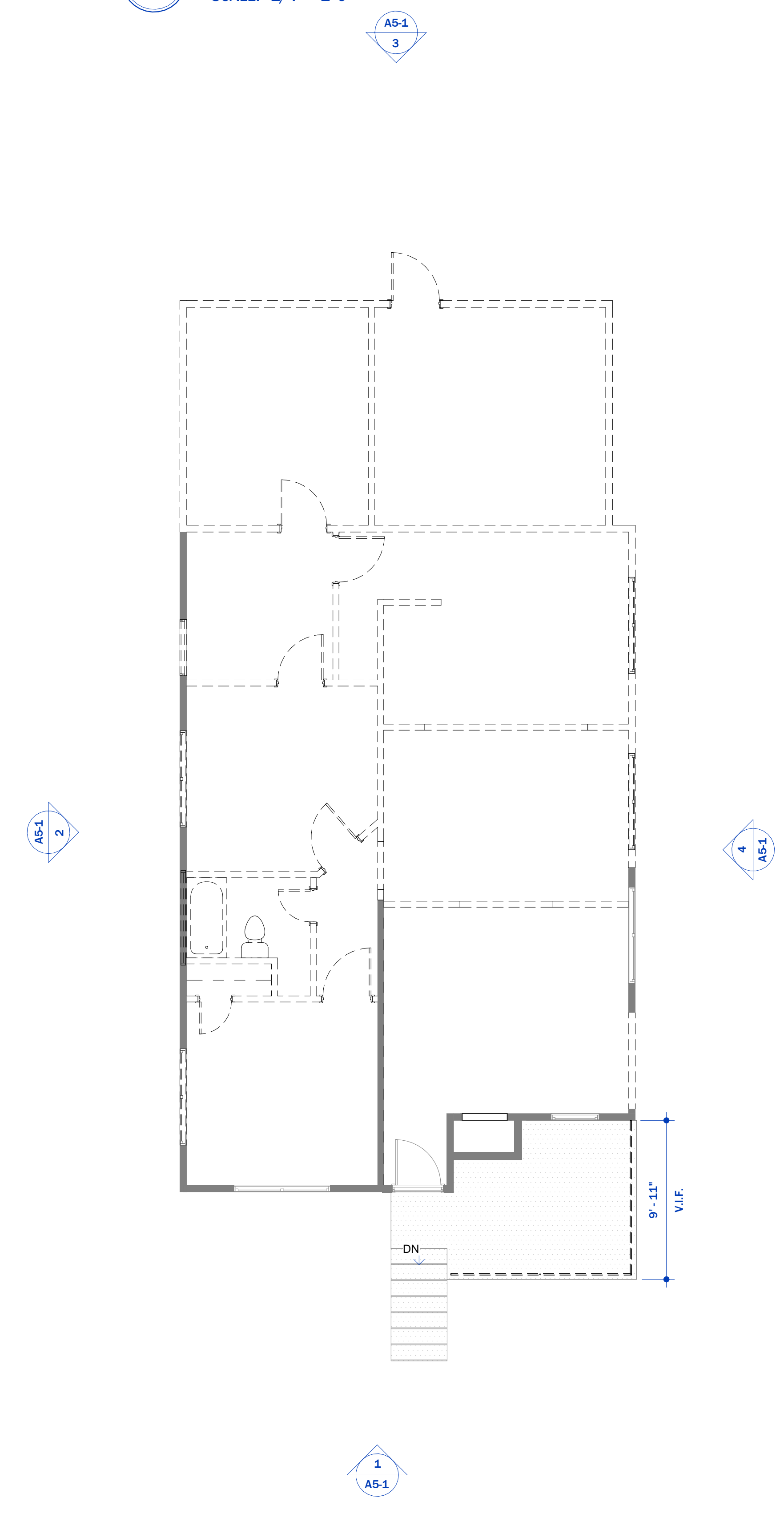
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR - NEW
SCALE: 3/16" = 1'-0"



2 FIRST FLOOR - NEW
SCALE: 3/16" = 1'-0"



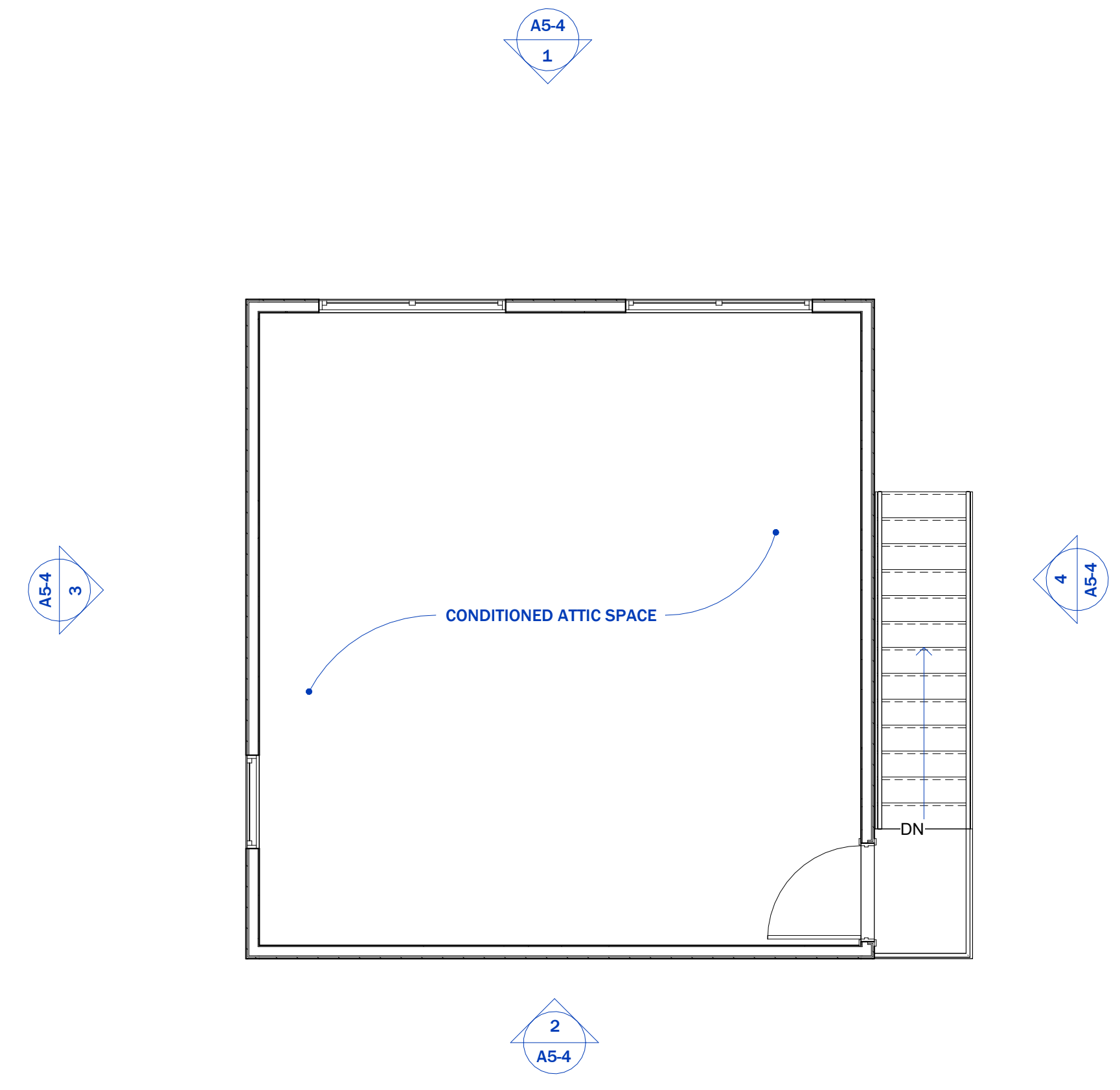
1 FIRST FLOOR - EXISTING/DEMO
SCALE: 3/16" = 1'-0"



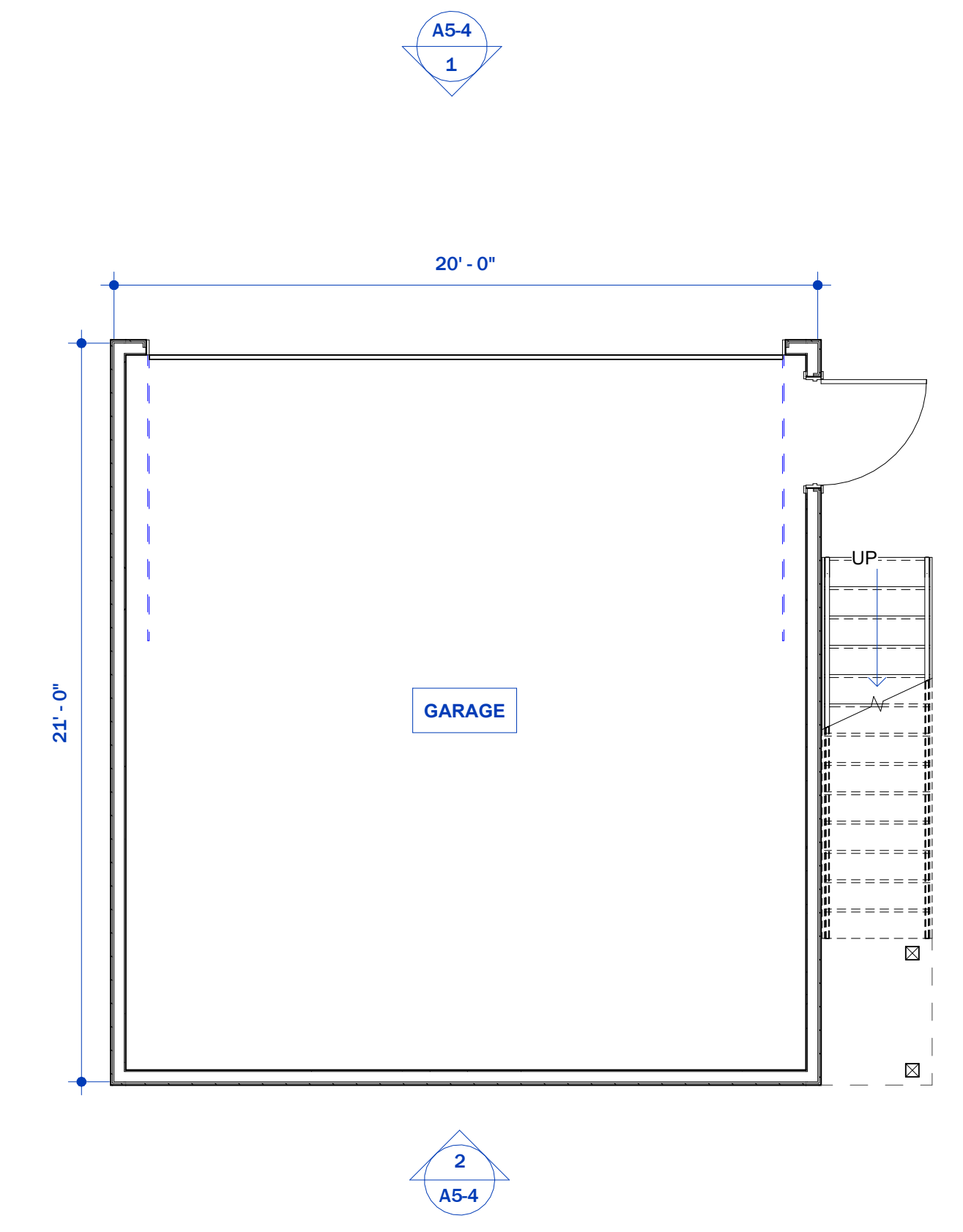
941 AUSTIN AVE
ATLANTA, GA 30307
DATE: 02/12/18
PROJECT NO. 2303
REVISION DATE

REVISION	DATE

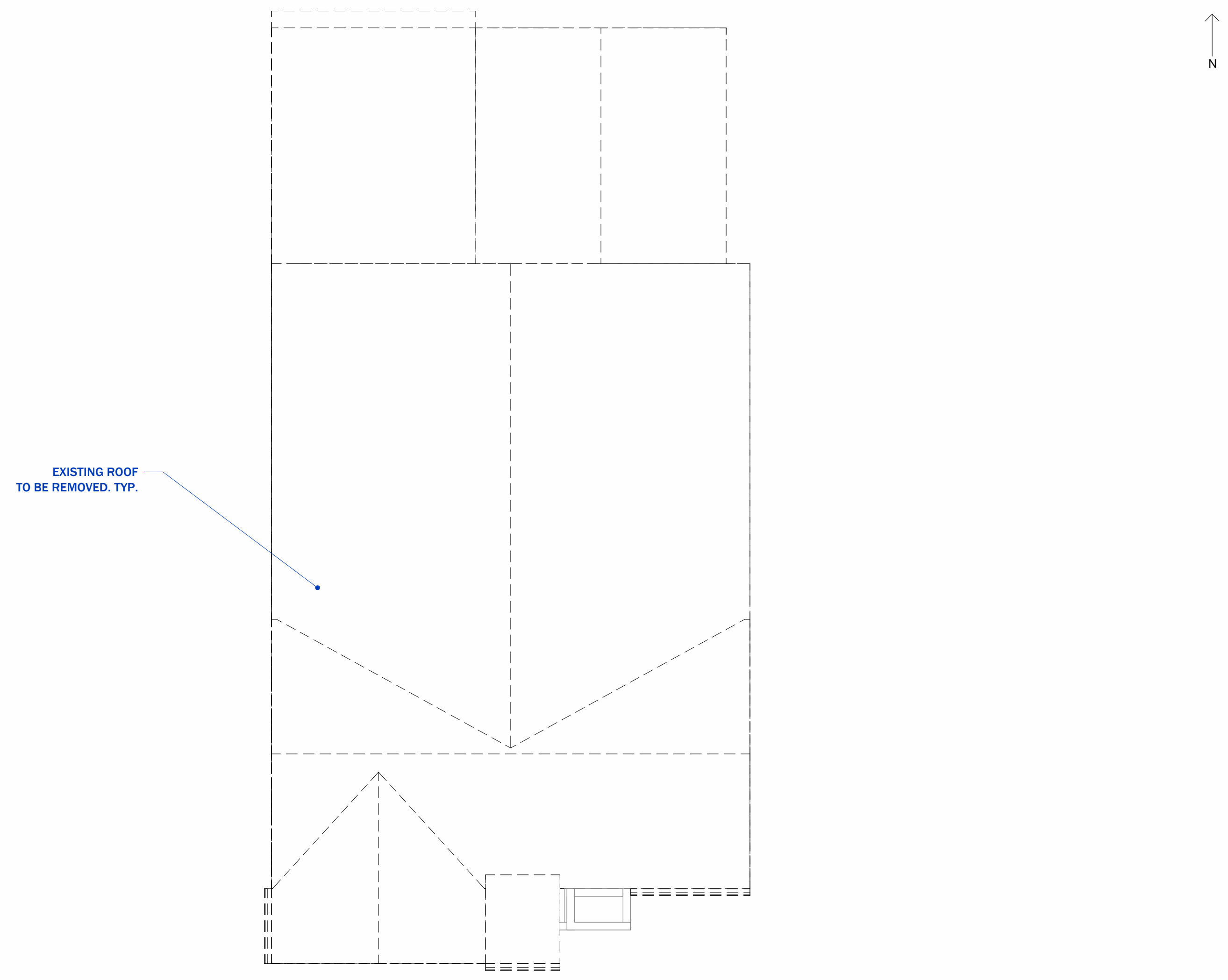
NOTES:



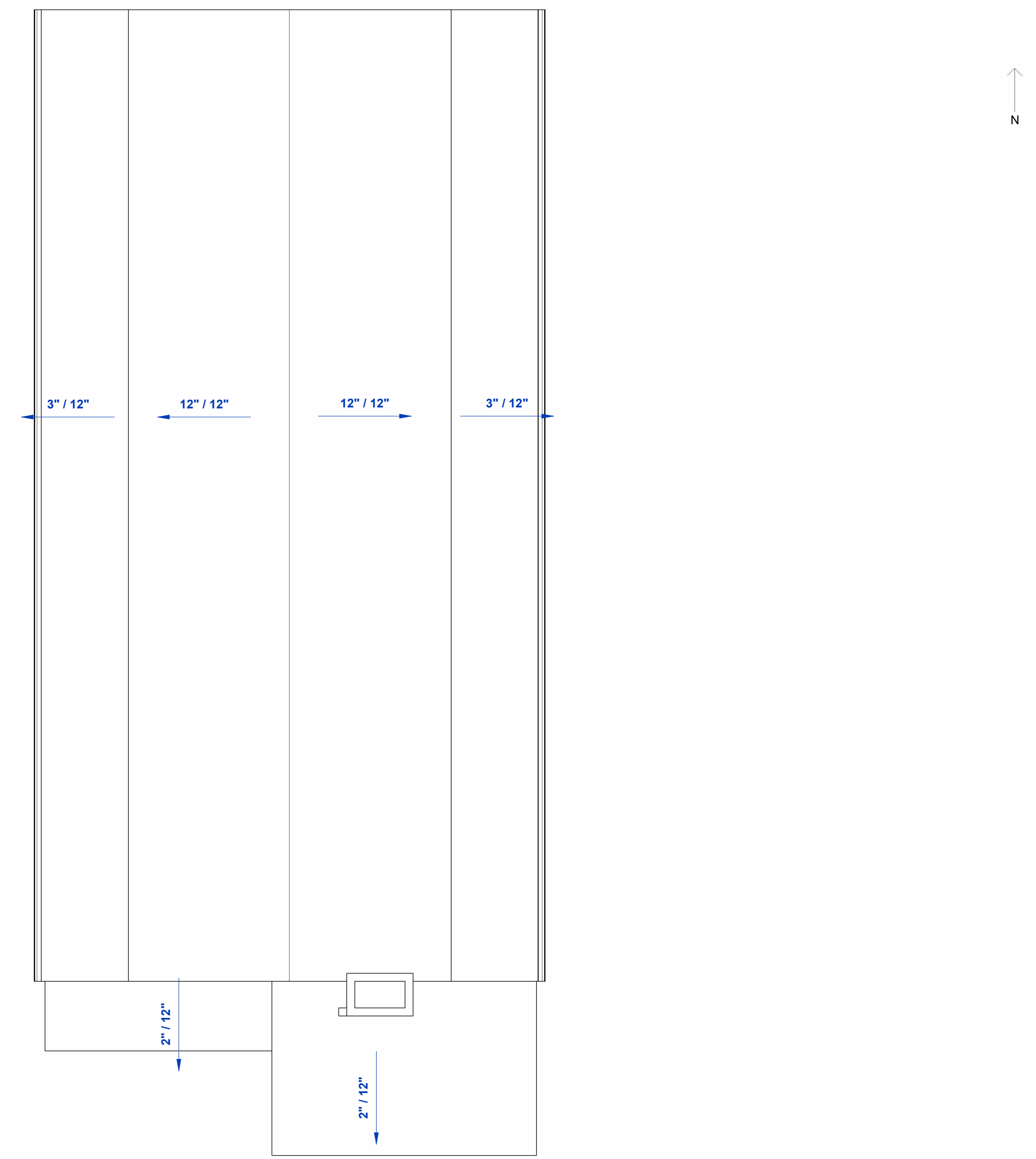
2 ADU SECOND FLOOR - NEW
 SCALE: 1/4" = 1'-0"



1 ADU FIRST FLOOR - NEW
 SCALE: 1/4" = 1'-0"



2 ROOF PLAN EXISTING / DEMO
 SCALE: 3/16" = 1'-0"



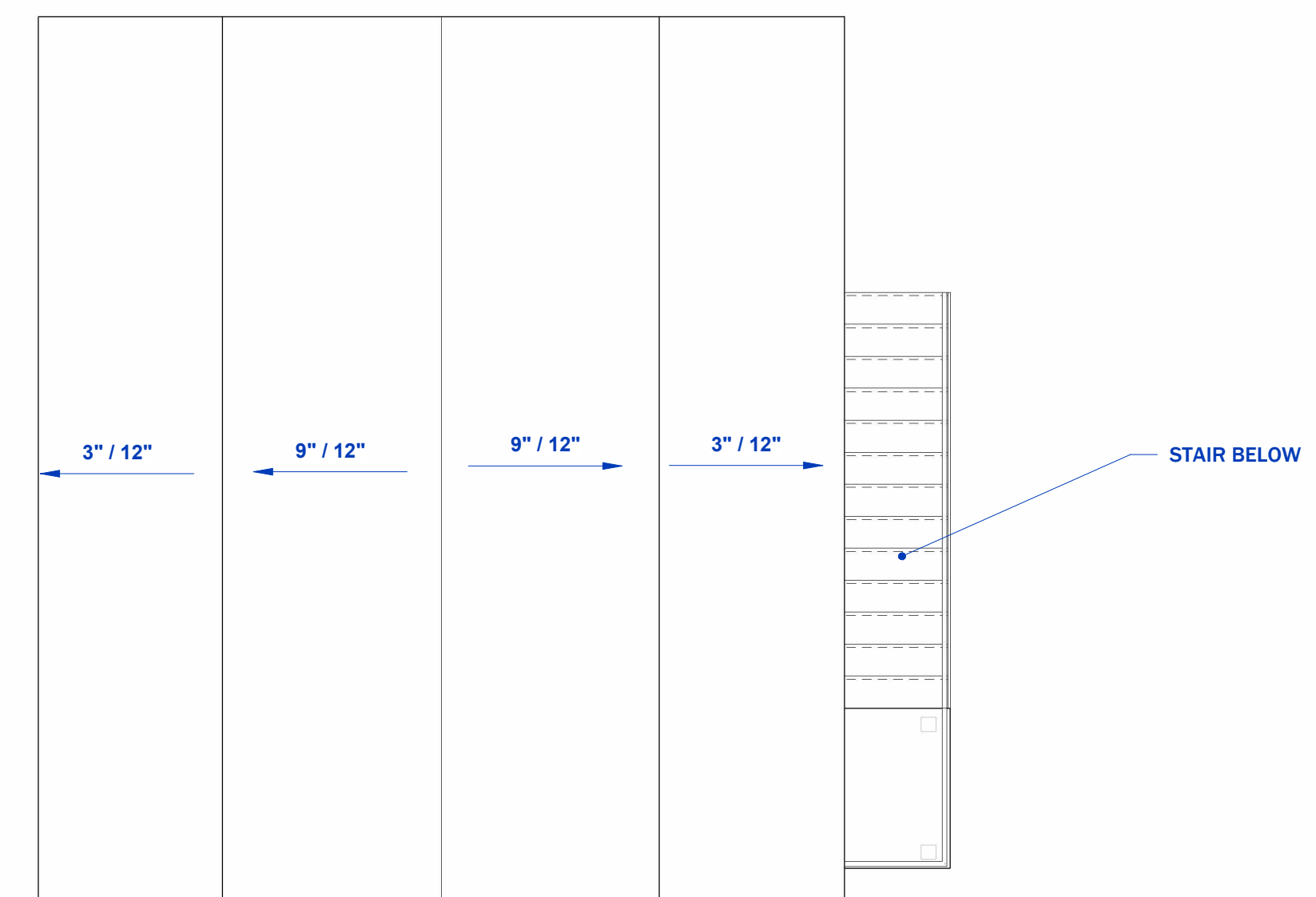
1 ROOF PLAN NEW
 SCALE: 3/16" = 1'-0"

HOUSE EXISTING /
 NEW ROOF PLAN

A4-1



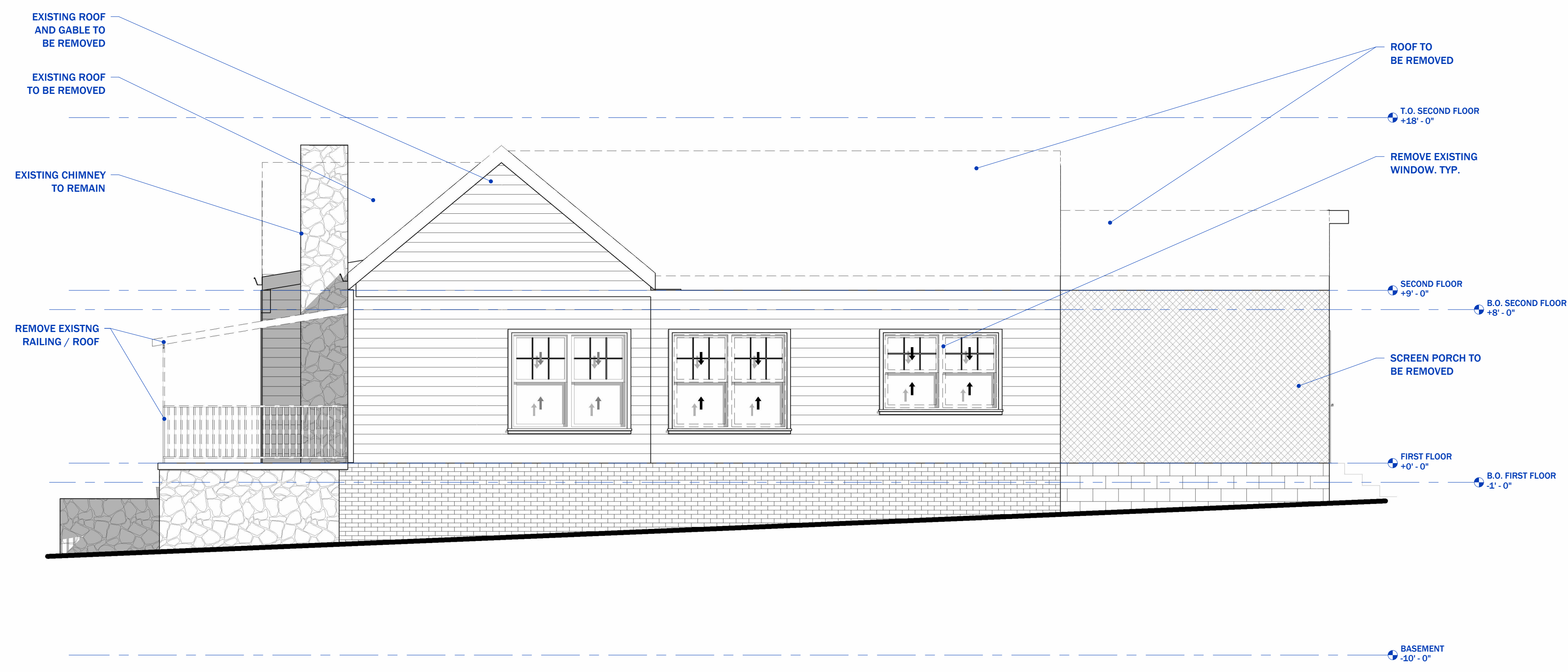
REVISION	DATE



1 ADU ROOF PLAN
SCALE: 1/4" = 1'-0"

ADU ROOF PLAN

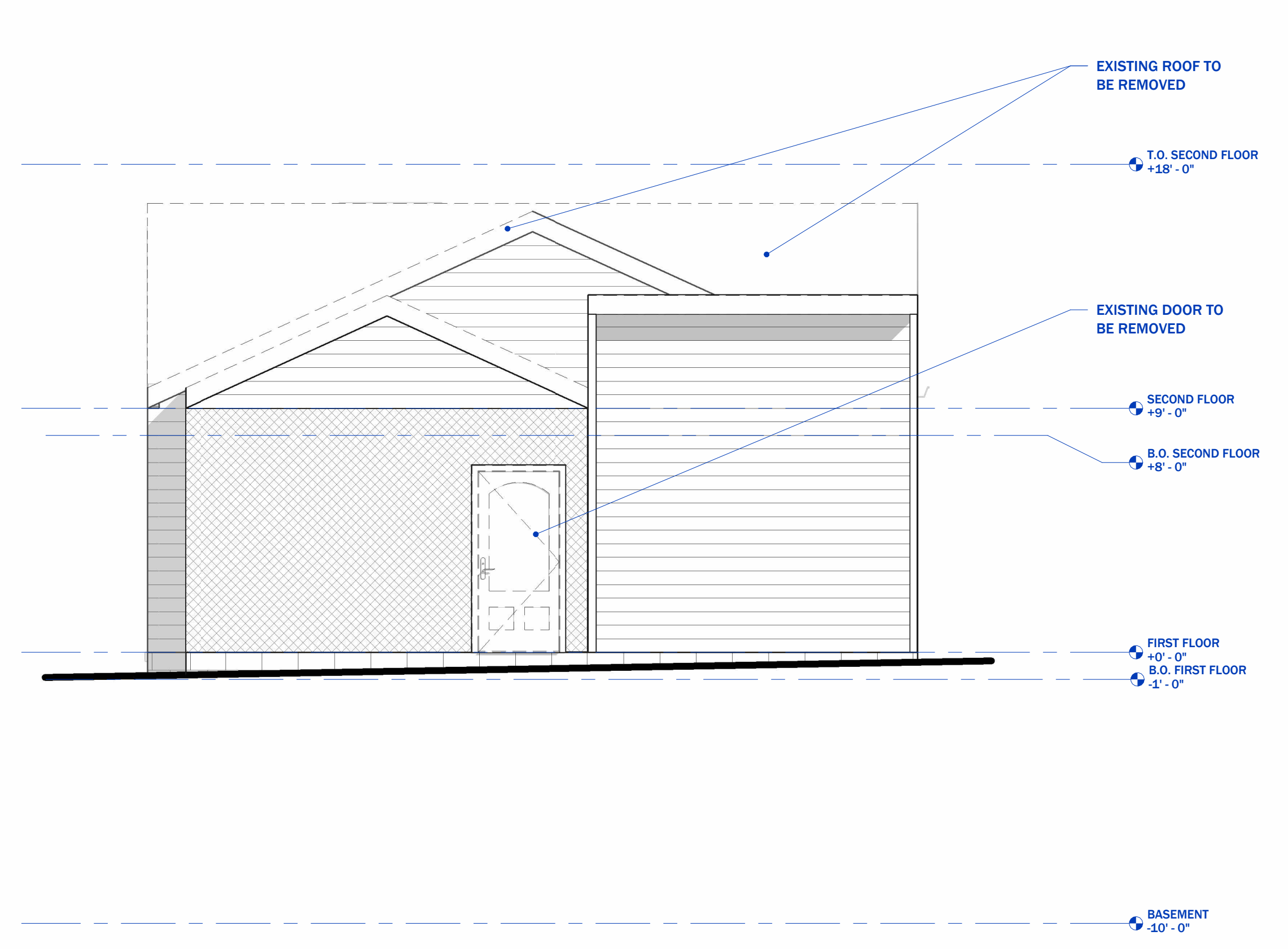
A4-2



EXISTING / DEMO RIGHT ELEVATION

4

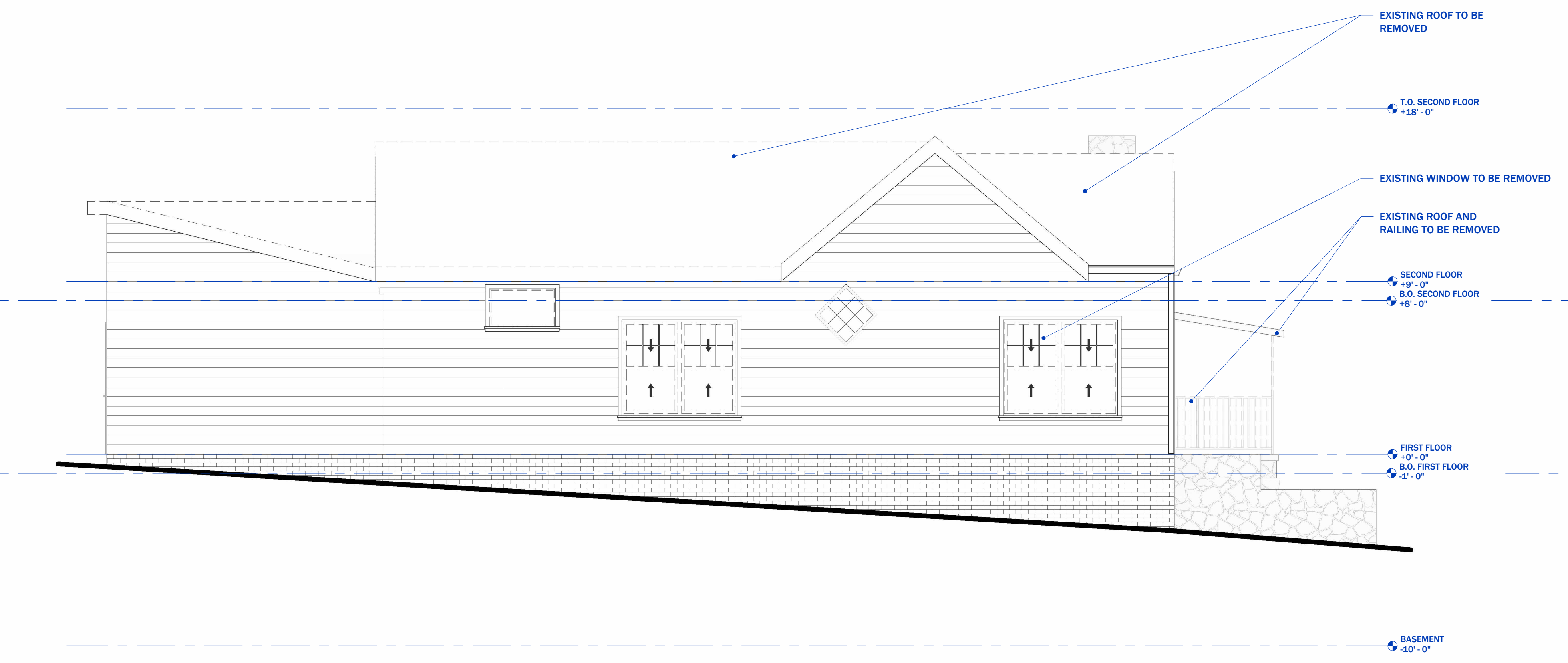
SCALE: 1/4" = 1'-0"



EXISTING / DEMO REAR ELEVATION

3

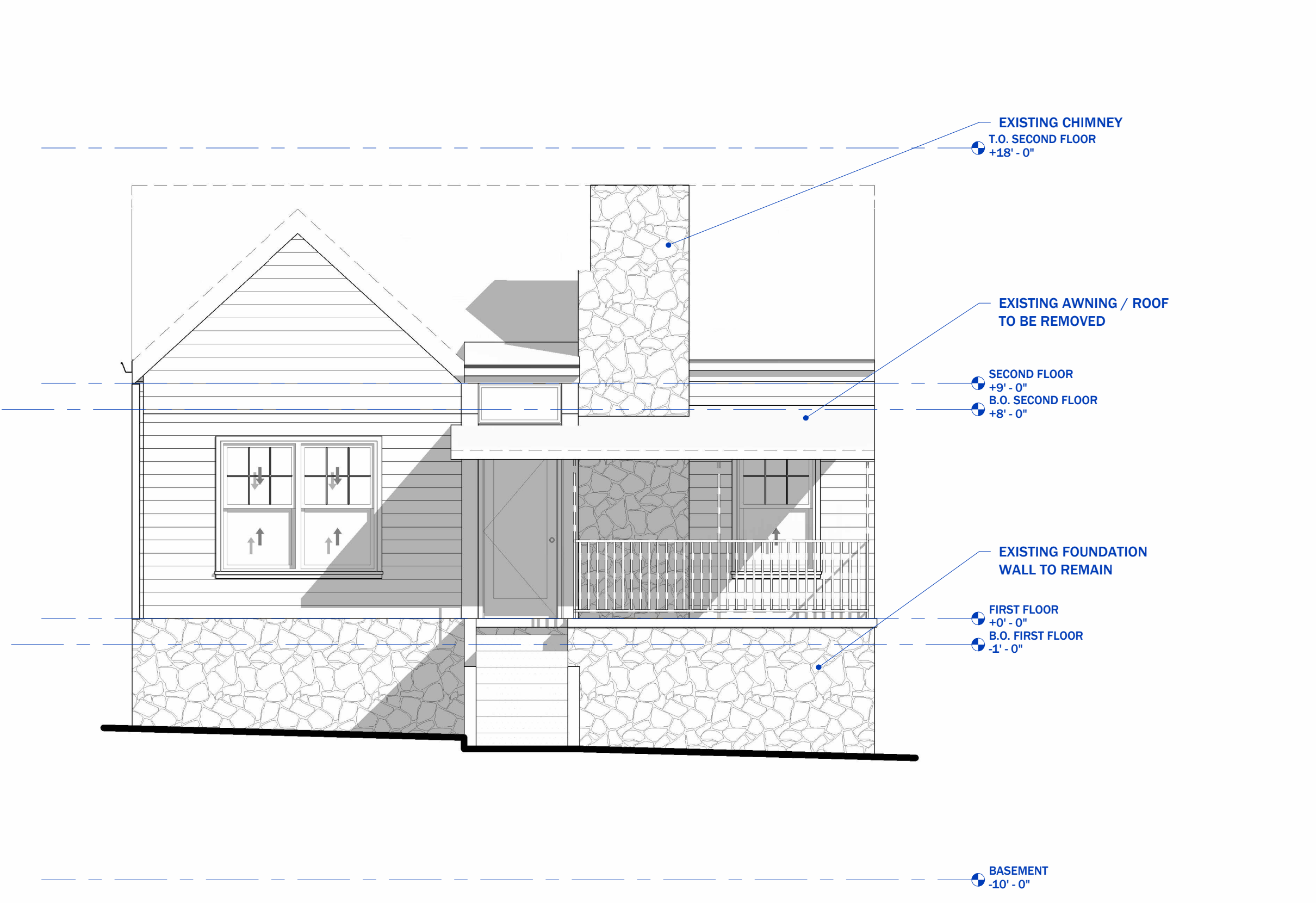
SCALE: 1/4" = 1'-0"



EXISTING / DEMO LEFT ELEVATION

2

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



EXISTING / DEMO FRONT ELEVATION

1

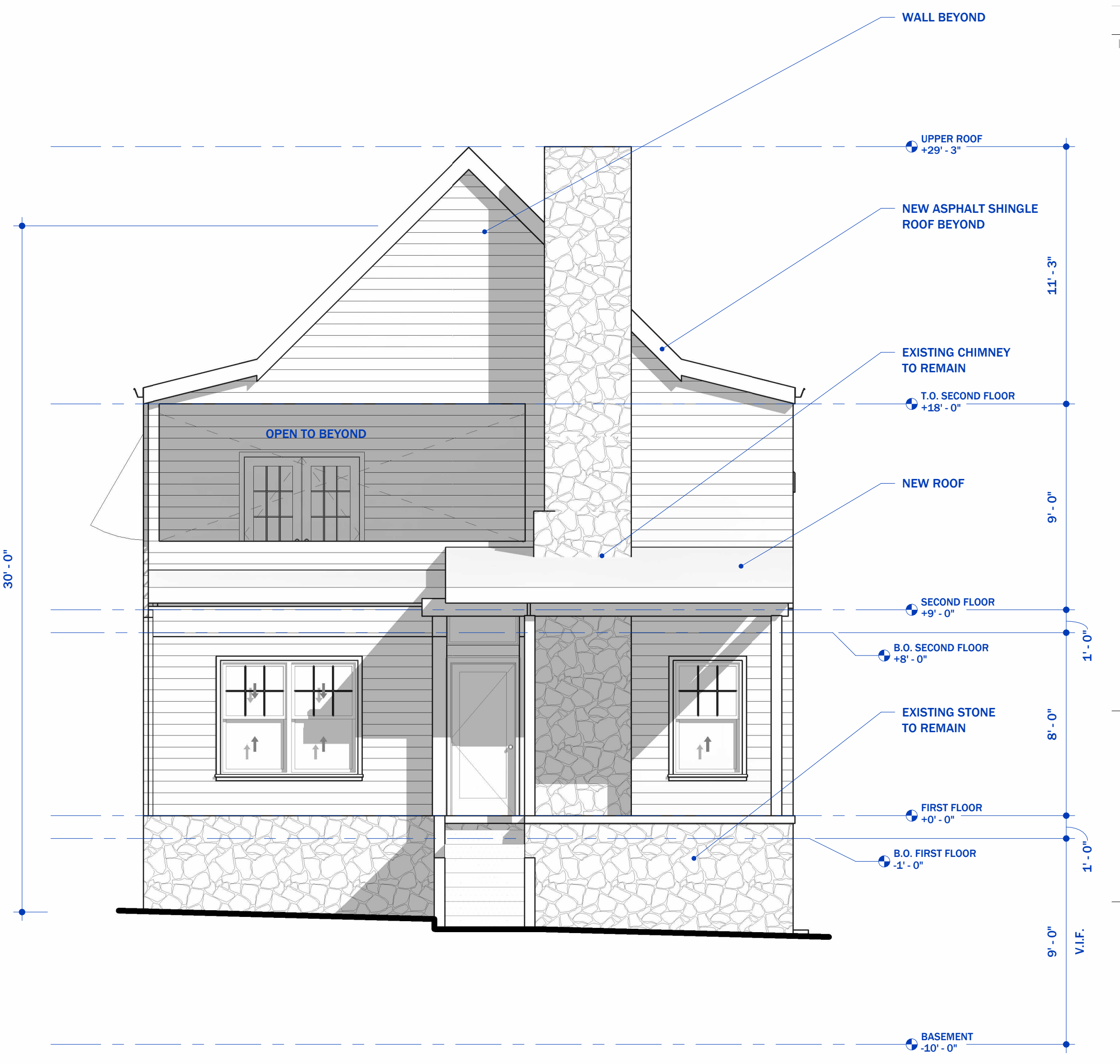
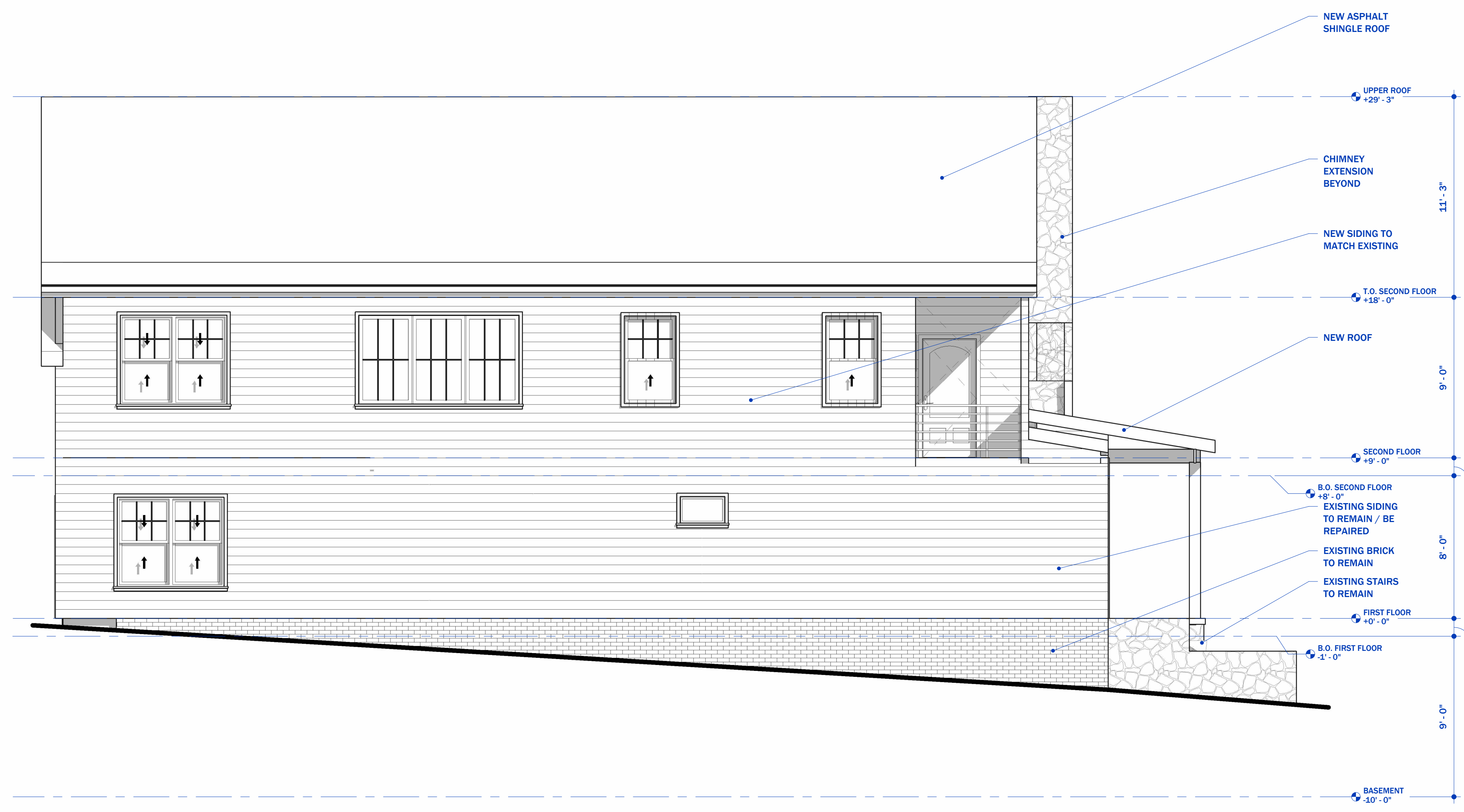
SCALE: 1/4" = 1'-0"



REVISION	DATE

REVISION	DATE

NOTES:



2 HOUSE SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

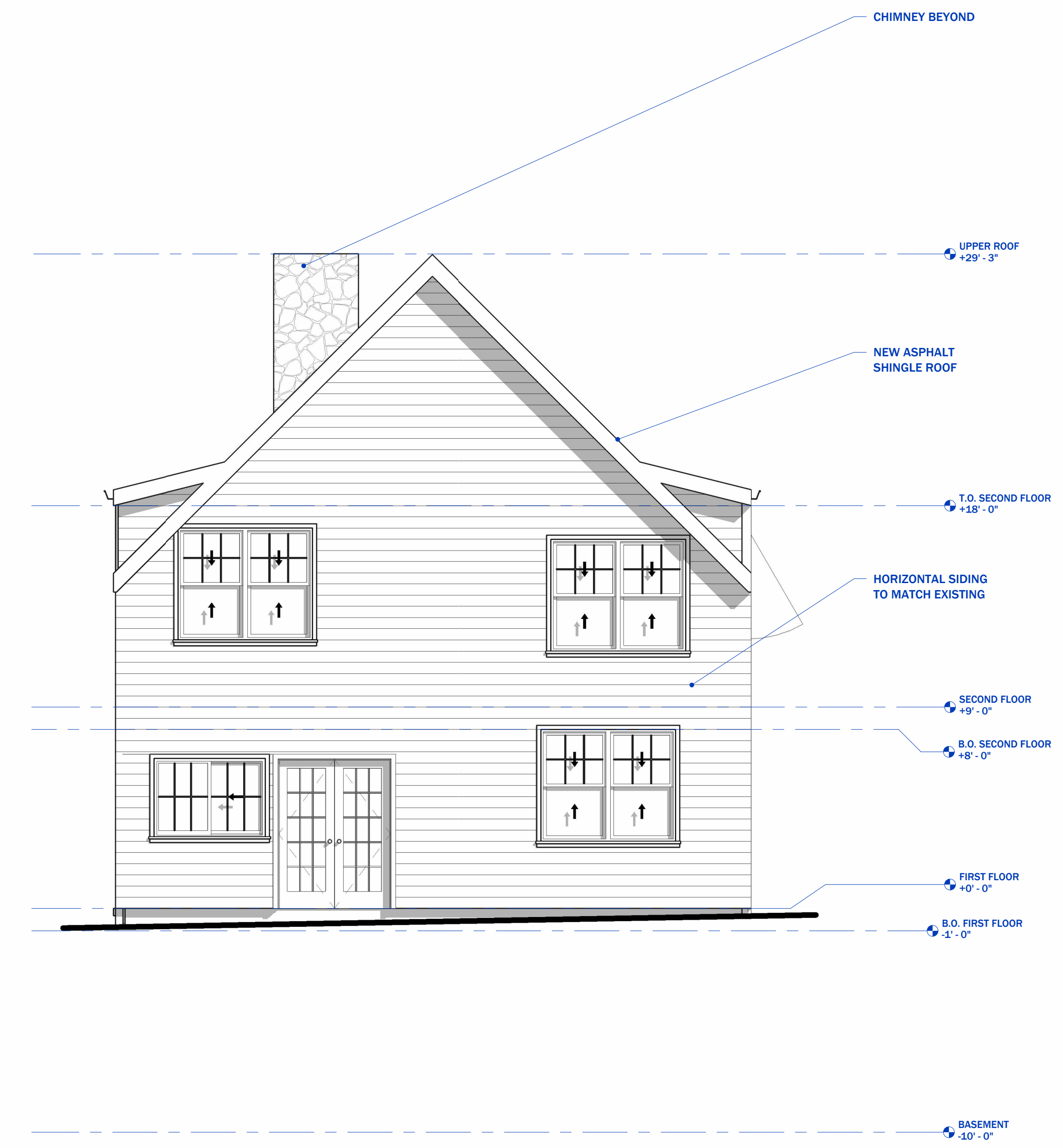
1 HOUSE EAST ELEVATION
 SCALE: 1/4" = 1'-0"

HOUSE NEW ELEVATIONS

A5-2

REVISION	DATE

NOTES:

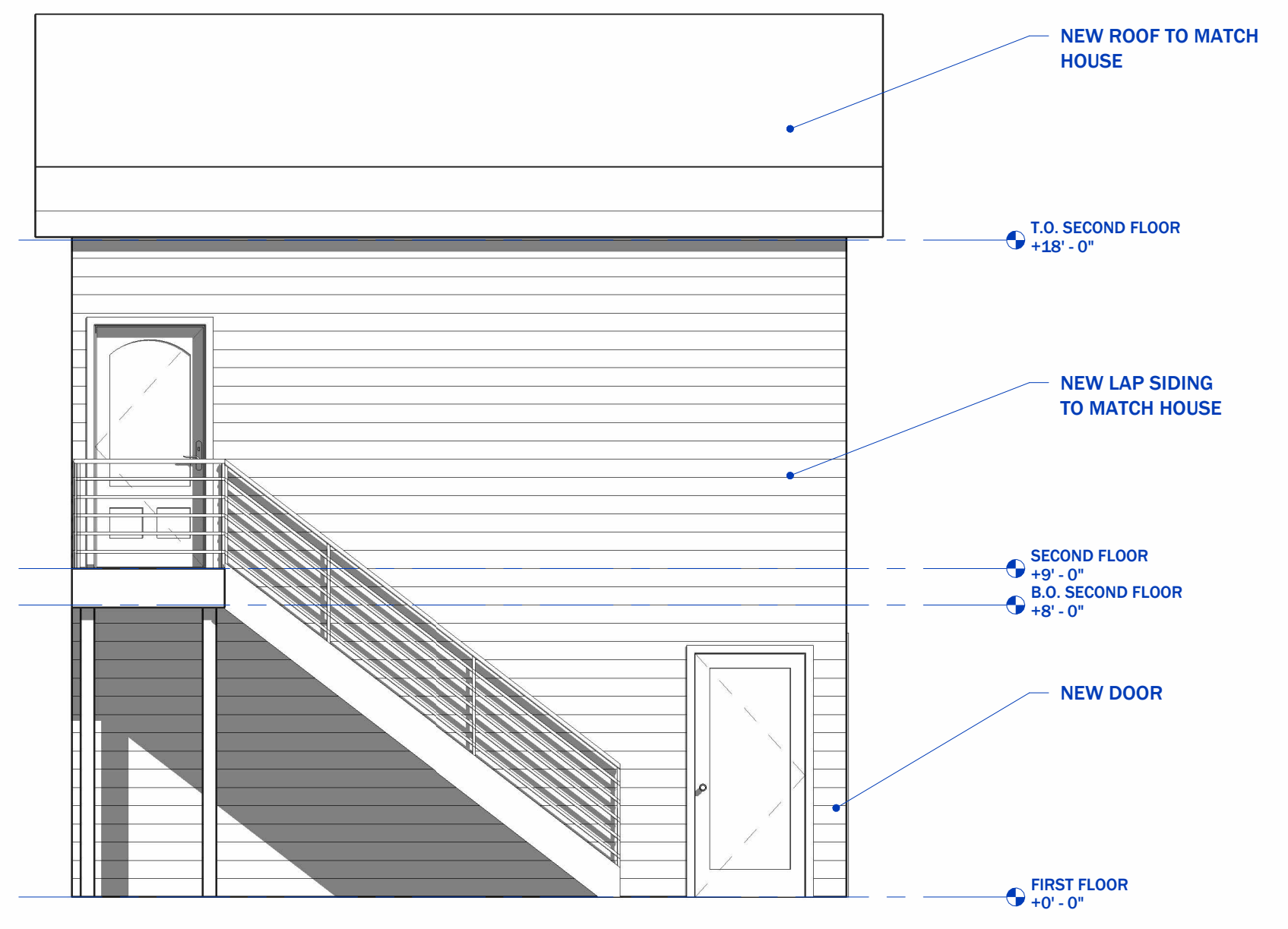


2 HOUSE NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

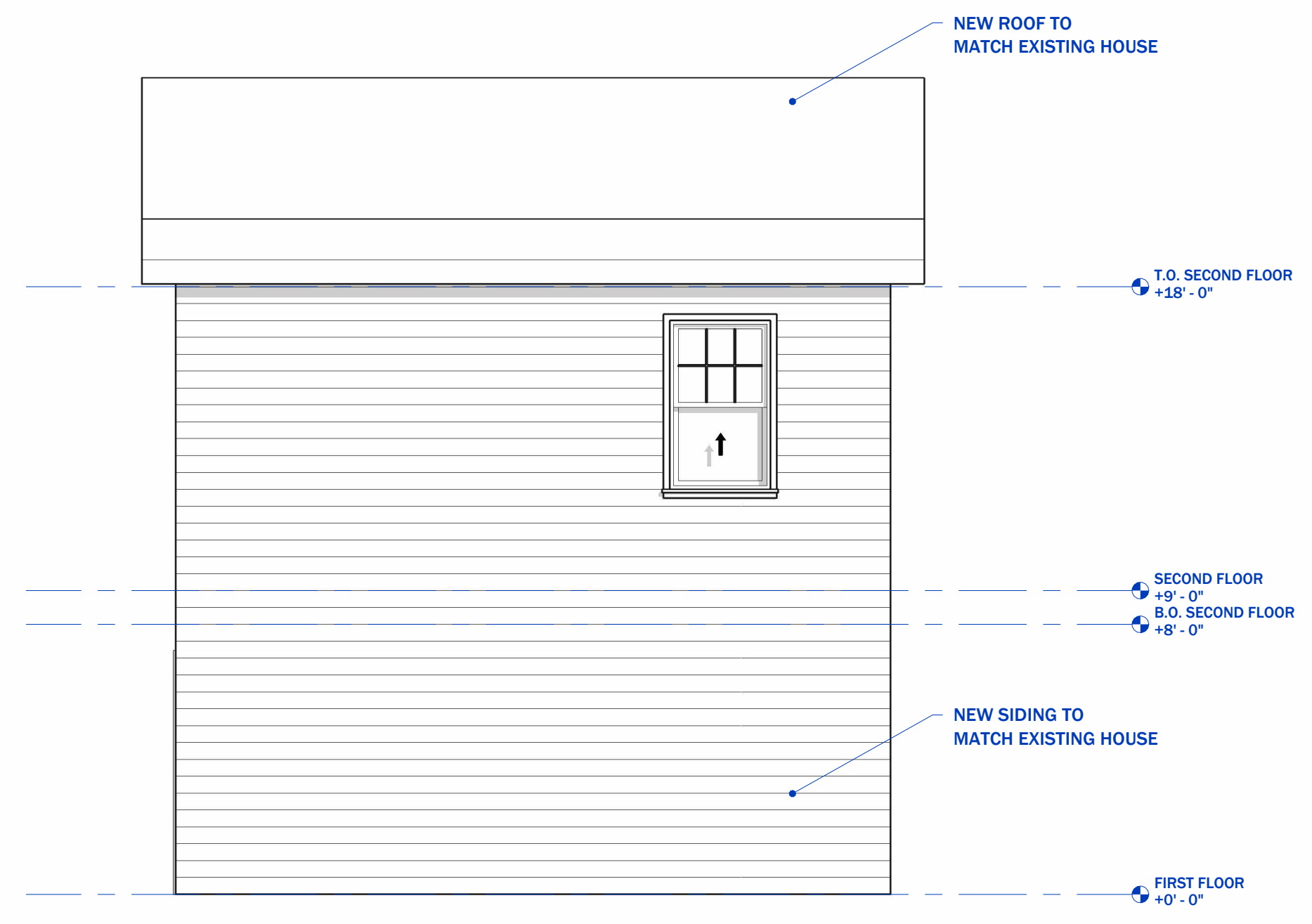
1 HOUSE WEST ELEVATION
 SCALE: 1/4" = 1'-0"

HOUSE NEW ELEVATIONS

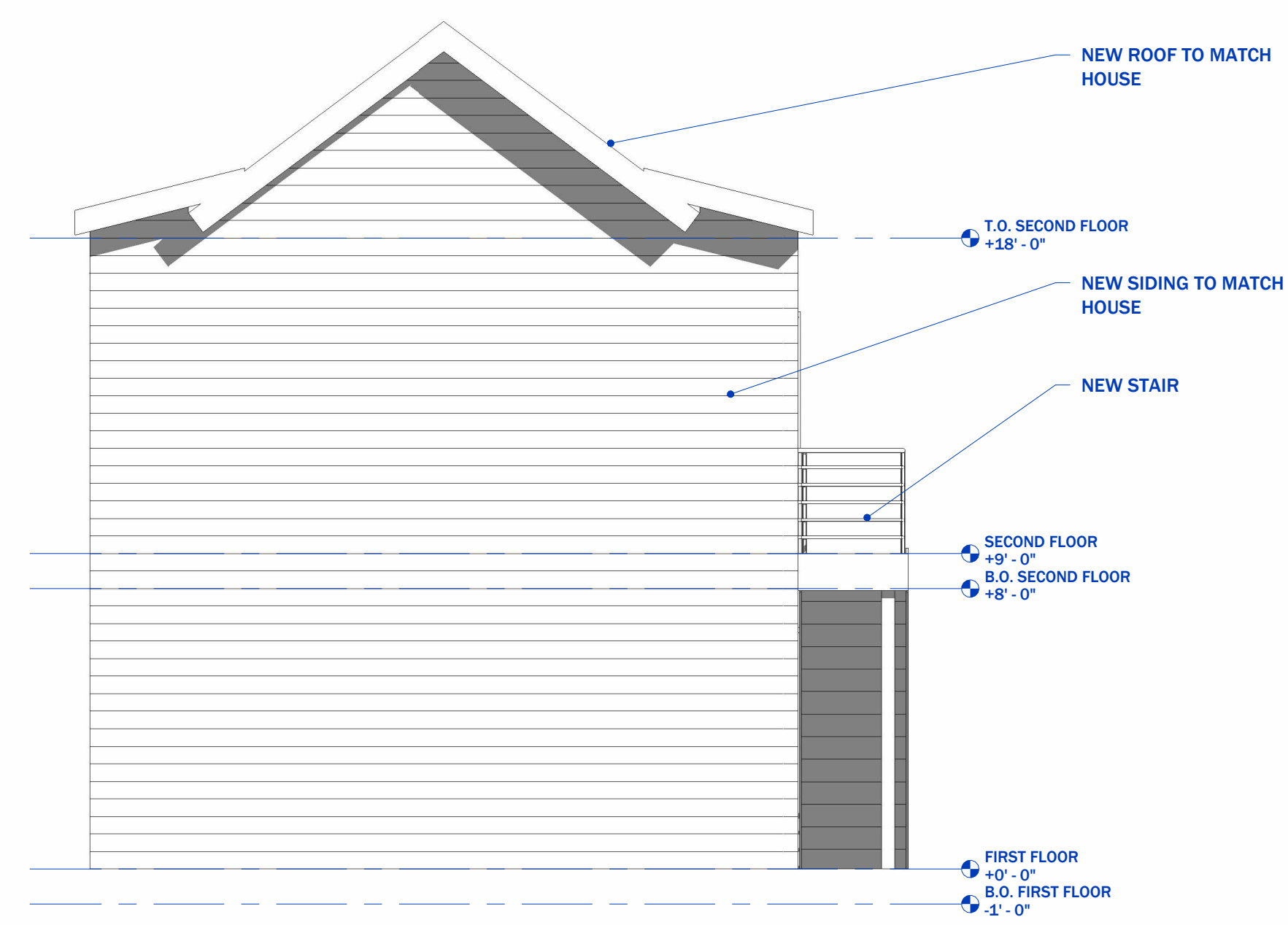
A5-3



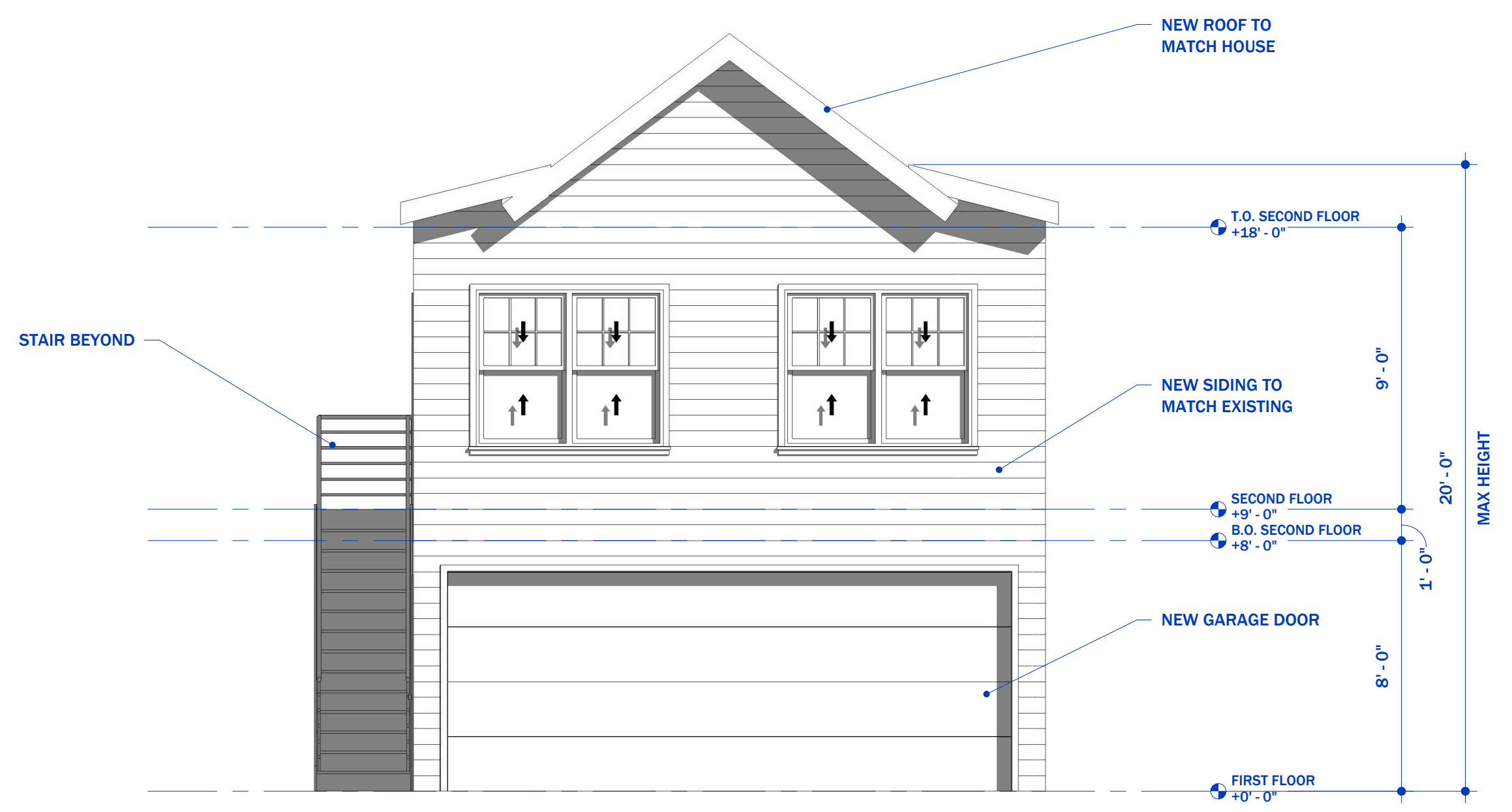
4 ADU NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



3 ADU SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 ADU WEST ELEVATION
 SCALE: 1/4" = 1'-0"



1 ADU EAST ELEVATION
 SCALE: 1/4" = 1'-0"