
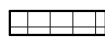




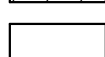
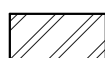

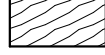


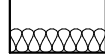
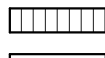







MATERIAL LEGEND

-  EARTH
-  CERAMIC TILE
-  GRAVEL
-  GROUT
-  CONCRETE
-  CONCRETE MASONRY UNIT (CMU)
-  BRICK
-  MARBLE
-  METAL-LARGE SCALE
-  METAL-SMALL SCALE
-  WOOD
-  GLASS
-  PLYWOOD
-  STUCCO
-  SOUND ATTENUATION BLANKET
-  ACOUSTICAL TILE
-  BATT INSULATION
-  RIGID INSULATION
-  GYPSUM BOARD

DESIGN CRITERIA

PROJECT DESCRIPTION:

CONDITIONED SUNPORCH ADDITION AT REAR OF EXISTING HOUSE AND NEW DETACHED GARAGE IN REAR YARD FOR AN EXISTING SINGLE FAMILY RESIDENTIAL PROPERTY IN THE CITY OF ATLANTA INMAN PARK HISTORIC DISTRICT.

EXISTING DRAINAGE EASEMENT AND UNDERGROUND SEWER PIPES. EASEMENT & ENCROACHMENT AGREEMENT WITH CITY OF ATLANTA'S DEPARTMENT OF WATERSHED MANAGEMENT IS IN PROGRESS.

APPLICABLE CODES:

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION
W/ GA AMENDMENTS (2020)

NATIONAL ELECTRICAL CODE, 2017
W/ NO GA AMENDMENTS

INTERNATIONAL ENERGY CONSERVATION CODE, 2015
W/ GA SUPPLEMENTS & AMENDMENTS (2020)

CODE NOTES:

PROVIDE TEMPERED GLASS PER IRC R308 AT HAZARDOUS LOCATIONS, INCLUDING WINDOWS WITH BOTTOM EDGE OF WINDOW GLAZING <1/2 18" AFF. GLAZING IN DOORS, GLAZING IN SHOWER ENCLOSURES

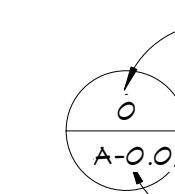



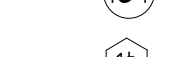
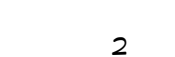
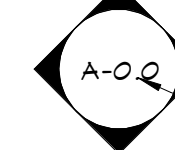

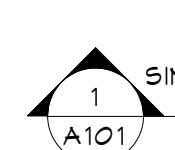
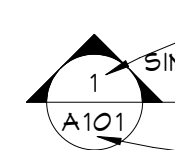
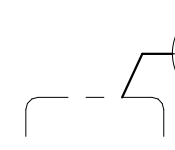


PROVIDE SMOKE DETECTORS AS PER IRC R314

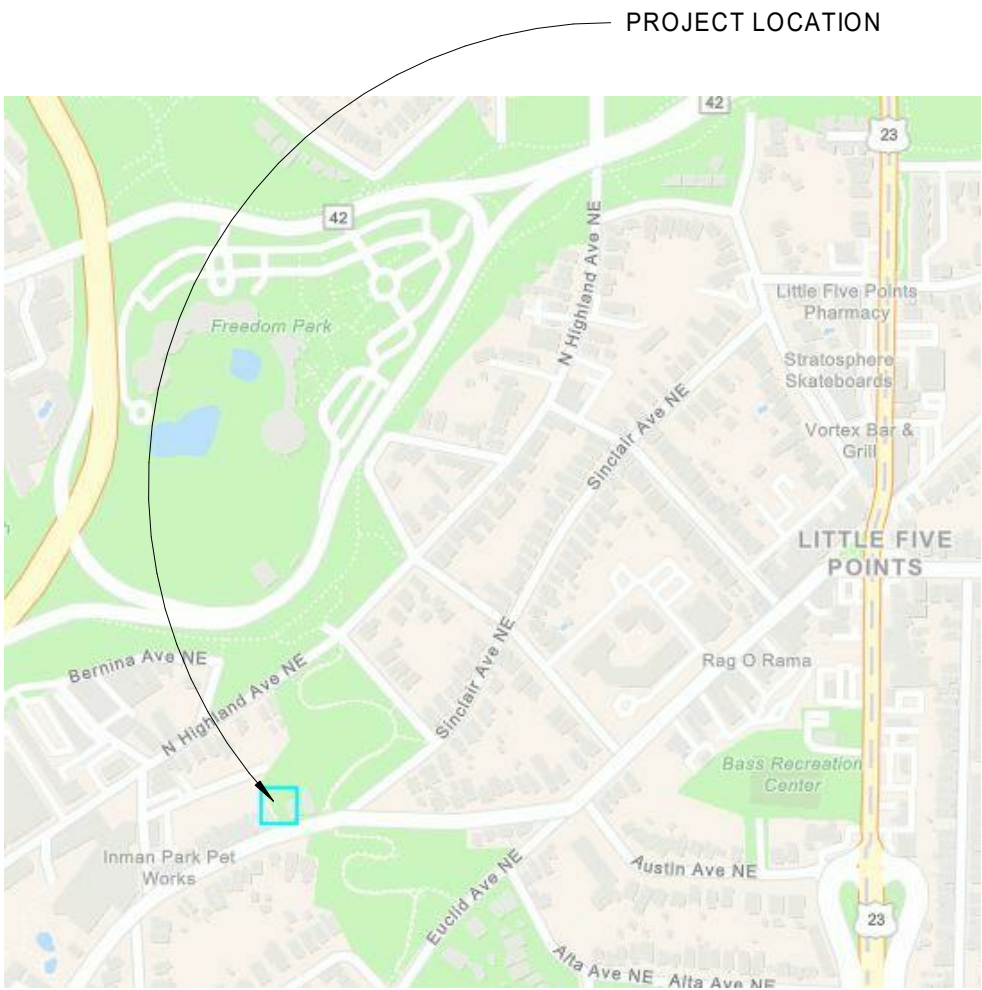
PROVIDE CARBON MONOXIDE DETECTORS AS PER IRC R315

TREE PLAN:

FOR TREE IMPACT INFORMATION, SEE SITE PLAN BY SURVEY LAND EXPRESS, INC.

SYMBOL LEGEND

-  DRAWING NUMBER
DRAWING TITLE
DRAWING SCALE
-  SHEET NUMBER
EXTERIOR ELEVATION NUMBER
-  SHEET NUMBER
REVISION NUMBER
AREA OF REVISION
-  FINISHED FLOOR ELEVATION OR TOP OF SLAB
-  DOOR TAG
-  WINDOW TAG
-  INTERIOR ELEVATION NUMBER
SHEET NUMBER
-  DIMENSION (TO FACE OF STUD OR MASONRY)
-  BUILDING SECTION
-  DETAIL NUMBER
SECTION KEY
-  SHEET NUMBER
-  DETAIL NUMBER
DETAIL KEY
SHEET NUMBER
-  DRAINAGE ARROW DIRECTION OF ARROW IS DOWN



PROJECT LOCATION MAP

RENOVATION & ADDITION

for

MARK & ANDREA BROGAN

954 Austin Ave Atlanta, GA 30307

DRAWING LIST

ARCHITECTURAL

- A-0.1PROJECT INFORMATION & DRAWING INFORMATION
- A-2.1GARAGE FLOOR PLANS
- A-2.2SUNPORCH FLOOR PLANS
- A-3.1GARAGE ELEVATIONS
- A-3.2SUNPORCH ELEVATIONS
- A-3.3KITCHEN BUILT-IN
- A-4.1SECTIONS

STRUCTURAL

- S-1.0SITE PLAN, GENERAL NOTES
- S-1.1SUN PORCH FOUNDATION, CEILING & ROOF FRAMING
- S-1.2GARAGE FOUNDATION, CEILING & ROOF FRAMING
- S-2.0SUN PORCH SECTIONS & DETAILS
- S-2.1GARAGE SECTIONS & DETAILS
- S-2.2GARAGE SHEARWALL DETAILS

CIVIL

CIVIL SITE PLAN BY SURVEY LAND EXPRESS, INC.

PROJECT CONTACTS:

OWNER

MARK & ANDREA BROGAN
954 AUSTIN AVE
ATLANTA, GA 30307

ARCHITECT

ANNE SCIARRONE, AIA
H. ANNE BLAKELY SCIARRONE ARCHITECTURE, LLC
(678) 632-2663
STUDIO@ANNEARCHITECTURE.COM

CONTACT: BETH HAGBERG
678-467-5383

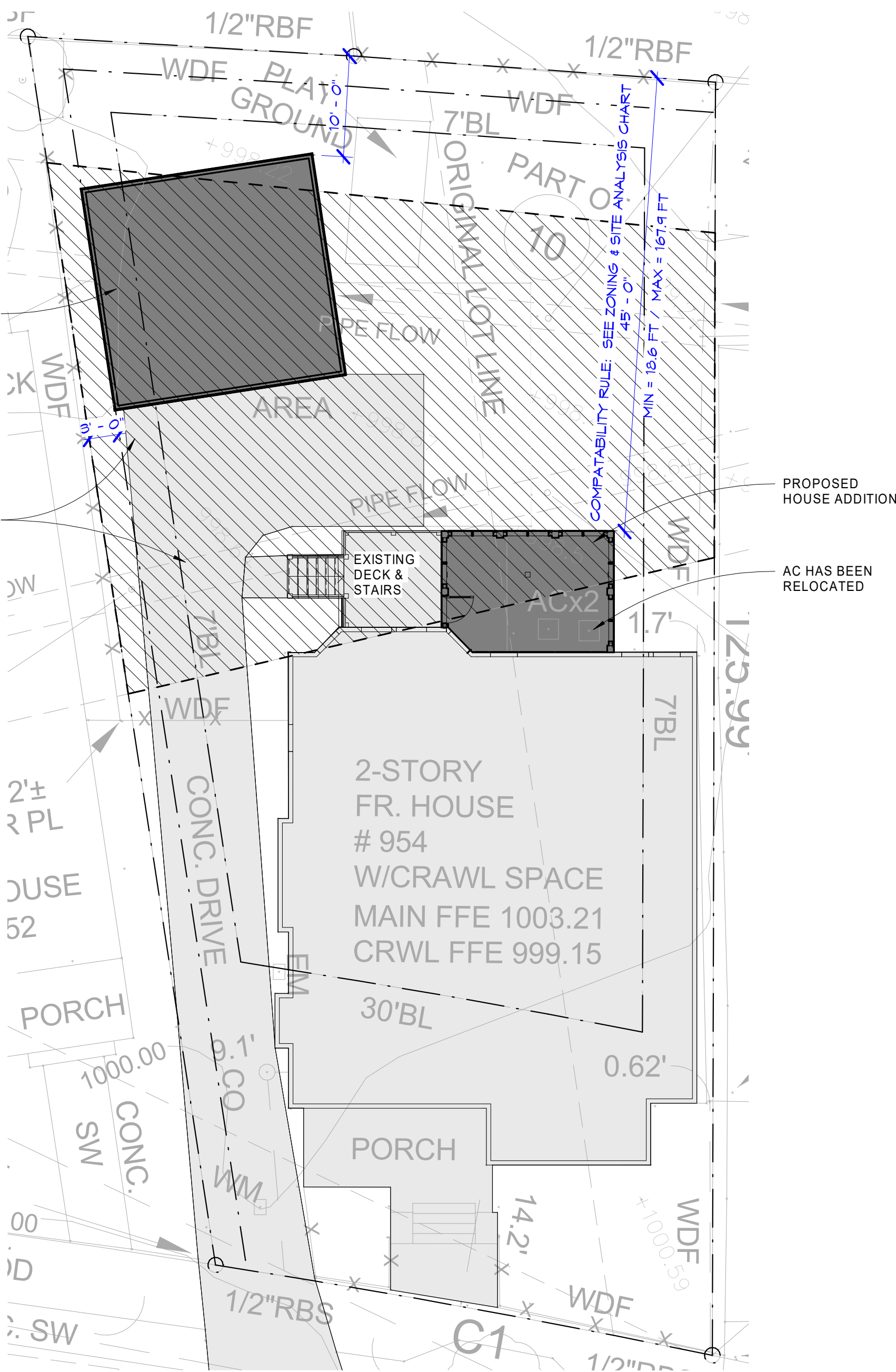
STRUCTURAL ENGINEER

STABILITY ENGINEERING
1376 CHURCH STREET, SUITE 200
DECATUR, GA 30030

CONTACT: PIERRE COIRON
404-377-9316 EXT 114
404-435-6756 DIRECT

CONTRACTOR / 24 HR CONTACT

CONTRACTOR TO BE DETERMINED



PROPOSED SITE PLAN

SITE PLAN BASED ON SURVEY BY SURVEY LAND EXPRESS, INC. 06-09-2020
SEE CIVIL SITE PLAN BY SURVEY LAND EXPRESS, INC. FOR MORE INFORMATION

ZONING AND SITE ANALYSIS				
ZONED	SPL-5 SA-3, OVERLAY HC20L SA1 (INMAN PARK HISTORIC DISTRICT)			
NPU	N			
CITY COUNCIL	DISTRICT 2			
CITY	CITY OF ATLANTA			
LOT AREA	7,192.19 SF			
LOT REQUIREMENTS	CONFORMING			
PERMITTED USE	CONFORMING			
PRIMARY STRUCTURE SETBACKS				
ZONED	EXISTING	PROPOSED		
FRONT	30'-0"	14'-2"	NO CHANGE	
EAST SIDE	7'-0"	1'-7"	NO CHANGE	
WEST SIDE	7'-0"	9'-1"	NO CHANGE	
REAR	7'-0"	57'-0"	45'-0"	
COMPATIBILITY RULE				
MIN. ALLOWED	MAX. ALLOWED		PROPOSED	
REAR SETBACK	18.6' (950 AUSTIN)	167.9' (922 AUSTIN)	45'-0"	
PRIMARY STRUCTURE MAXIMUM BUILDING HEIGHT				
ZONED	EXISTING	PROPOSED		
	35'-0"	N/A	NO CHANGE	
ACCESSORY STRUCTURE SETBACKS				
ZONED	EXISTING	PROPOSED		
SIDE	3'-0"	N/A	3'-0"	
REAR	3'-0"	N/A	10'-0"	
ACCESSORY STRUCTURE MAXIMUM BUILDING HEIGHT				
ZONED	EXISTING	PROPOSED		
	25'-0"	N/A	15'-0"	
LOT COVERAGE				
	N/A	N/A	NO LIMIT PER ZONING	
FLOOR AREA				
ZONED	EXISTING	NEW	PROPOSED TOTAL	
MAX. 50% = 3,596.1 SF		24% = 1,699 SF	SUNPORCH: 201 SF	
			GARAGE: 506 SF	33% = 2,406 SF
HEATED AREA				
	EXISTING	NEW	PROPOSED TOTAL	
		1,699 SF	SUNPORCH: 201 SF	1,900 SF

GARAGE (ACCESSORY STRUCTURE) - CODE PARAMETERS			
MAX ALLOWED ACCESSORY STRUCTURE (30% OF FLOOR AREA OF PRINCIPAL STRUCTURE, 25% OF REAR YARD SF)			
PRINCIPLE DWELLING SIZE	1,699 SF		
MAX ALLOWED PER PRINCIPAL DWELLING SIZE	509.7 SF (30% OF 1,699 SF)		
REAR YARD SIZE	3,681.1 SF		
MAX ALLOWED PER REAR YARD SIZE	920.3 SF (25% OF 3,681.1 SF)		
PROPOSED GARAGE SF	506 SF (22 FT X 23 FT GARAGE)		

GARAGE & SUNPORCH ADDITION - LOT COVERAGE & LAND DISTURBANCE ANALYSIS			
	DEMO	NEW	DISTURBED
GARAGE (506 SF TOTAL)	203 SF EXISTING DRIVEWAY	303 SF	506 SF
DRIVEWAY (EXISTING PORTION REMOVED)	332 SF		
SUNPORCH (201 SF TOTAL)	100 SF EXISTING DECK	101 SF	201 SF
DEMO TOTAL	635 SF		
ADDITIONAL LOT COVERAGE TOTAL		404 SF	
TOTAL DEMO & REPLACED			707 SF



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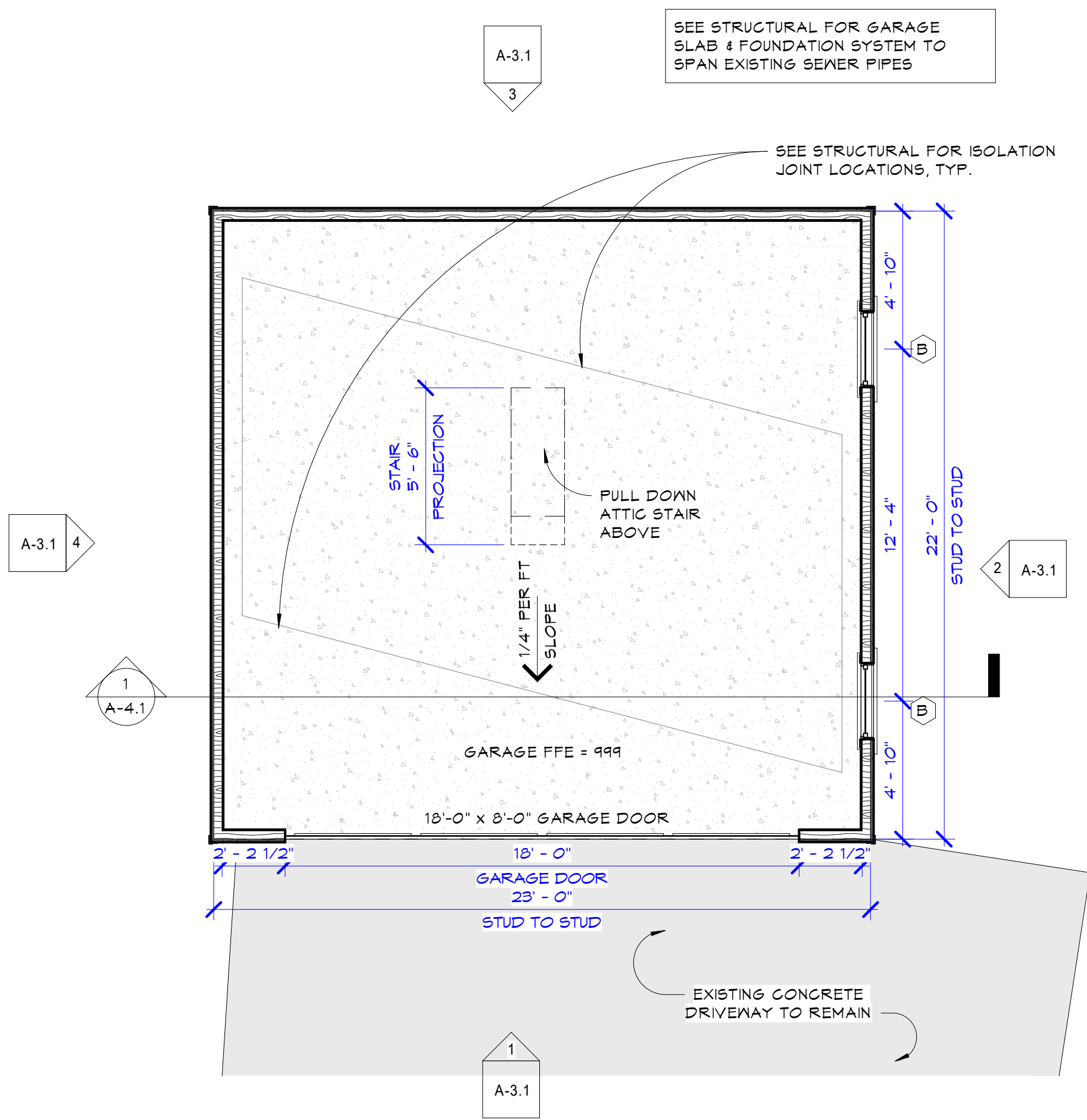
RENOVATION & ADDITION
for
MARK & ANDREA BROGAN
954 Austin Ave Atlanta, GA 30307
H. ANNE BLAKELY SCIARRONE ARCHITECTURE, LLC
P.O. BOX 357, DECATUR, GEORGIA 30031 (678) 632-ANNE (2663) www.annearchitecture.com

PROJECT INFORMATION & DRAWING INFORMATION

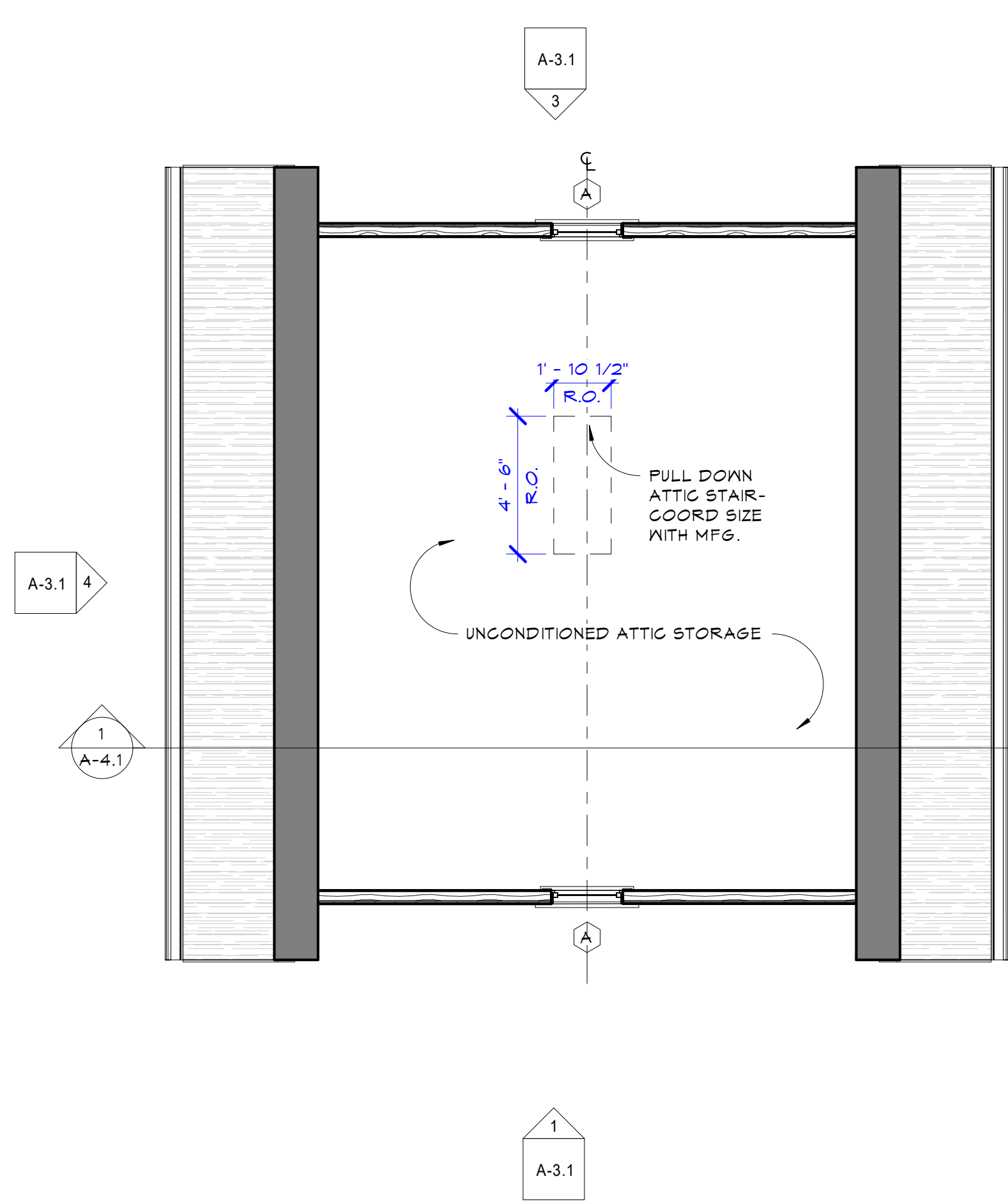
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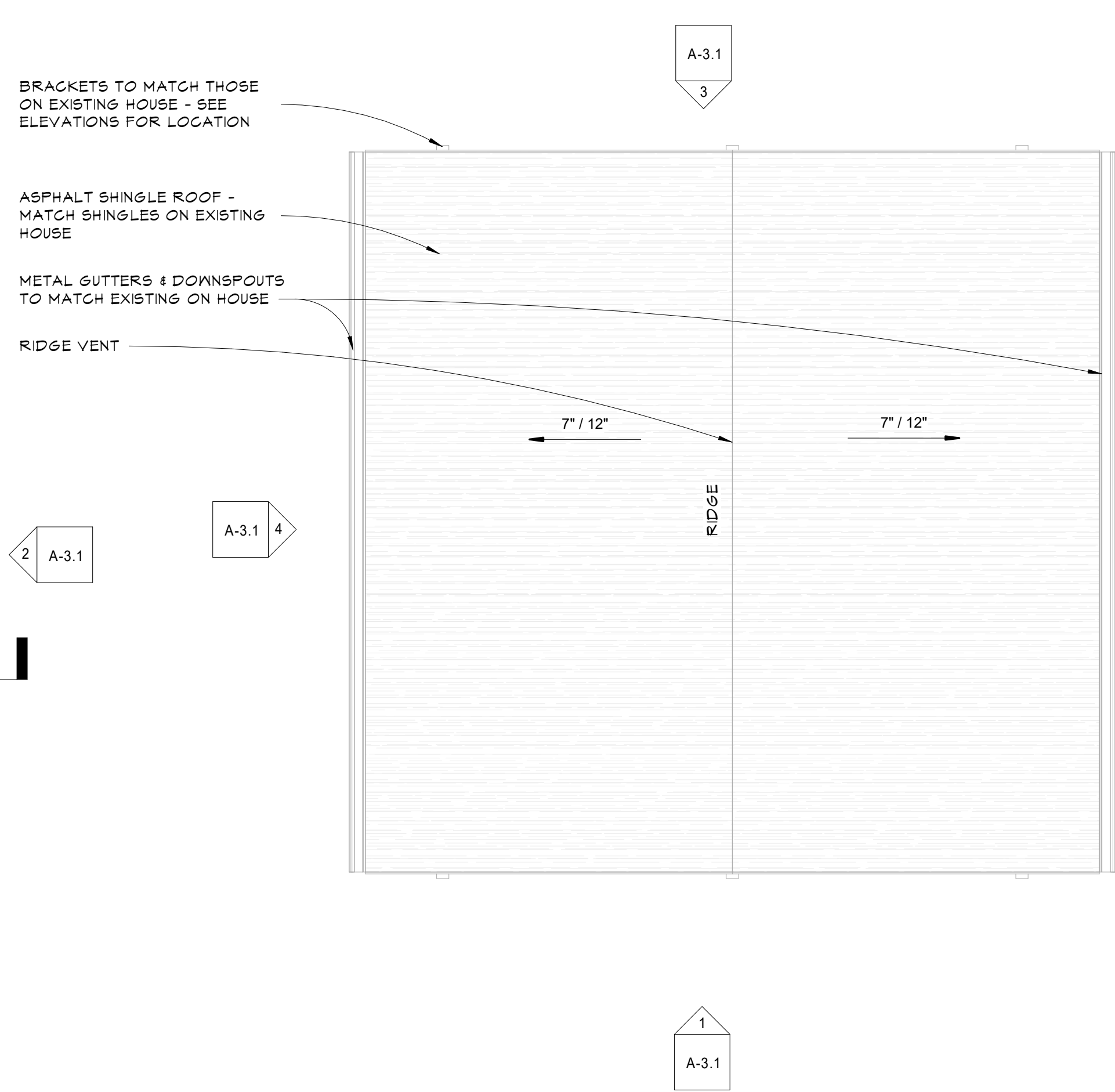
SHEET NO. OF --



1 GARAGE FLOOR PLAN
A-2.1 1/4" = 1'-0"



2 GARAGE STORAGE ATTIC PLAN
A-2.1 1/4" = 1'-0"



3 GARAGE ROOF PLAN
A-2.1 1/4" = 1'-0"

LEGEND

EXISTING

NEW WALL

DEMO

NOTE:

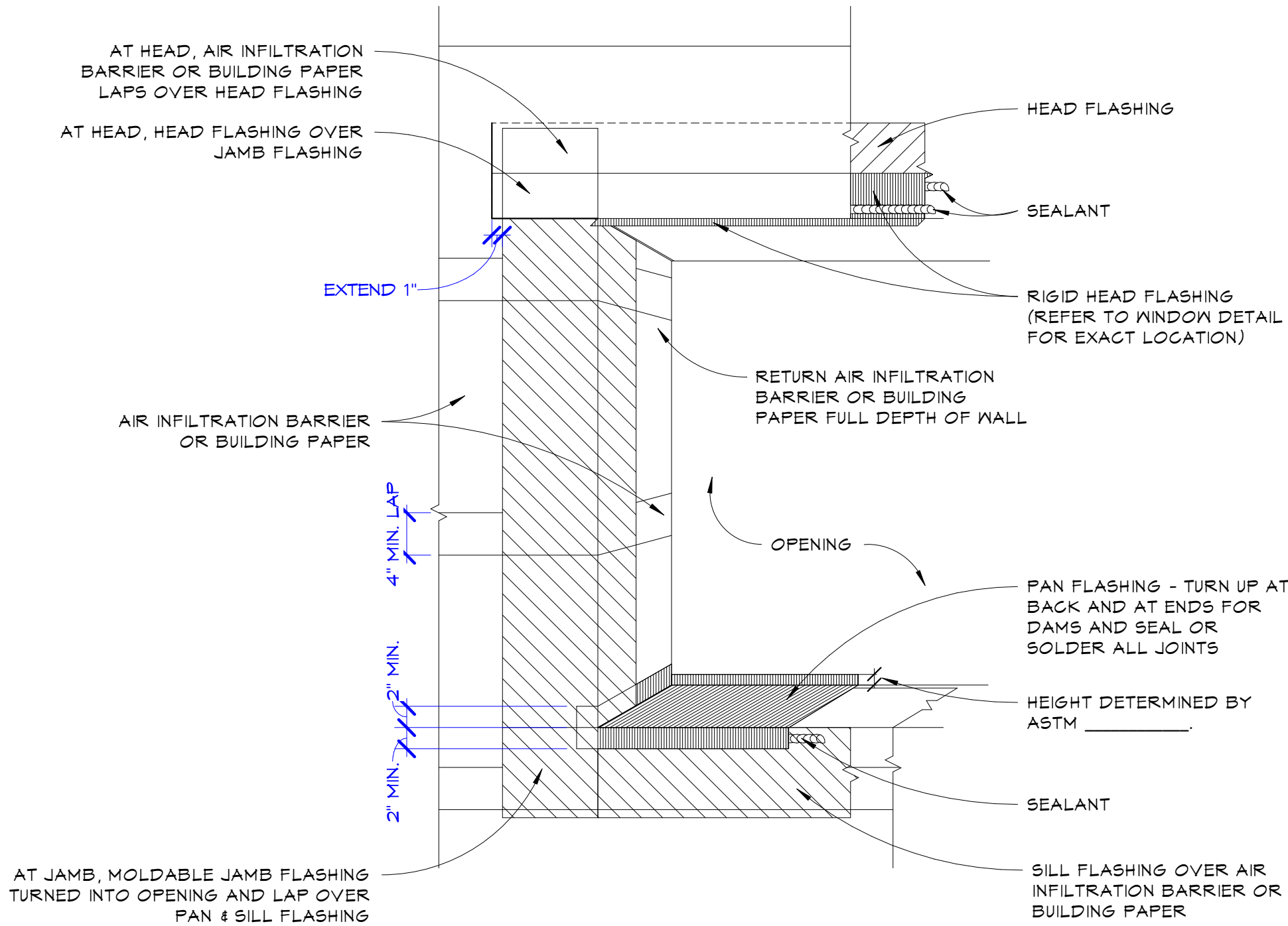
1. ALL WALLS ARE 2X4 WOOD STUD WALLS, U.N.O.

2. DIMENSIONS TO NEW ARE TO FACE OF STUD, U.N.O.

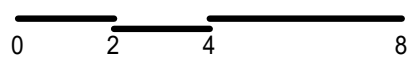
3. DIMENSIONS TO EXISTING ARE TO FACE OF GNB, U.N.O.

WINDOW SCHEDULE FOR GARAGE				
WINDOW TYPE	WIDTH	HEIGHT	HEAD HEIGHT	REMARKS
A	2' - 4"	3' - 6"	4' - 0"	
A	2' - 4"	3' - 6"	4' - 0"	
B	2' - 8"	4' - 8"	8' - 0"	
B	2' - 8"	4' - 8"	8' - 0"	

NOTE: BASIS OF DESIGN IS JELDOWEN SITELINE DOUBLE HUNG WOOD WINDOWS



4 TYPICAL / WINDOW FLASHING DIAGRAM AXON
A-2.1 1" = 1'-0"



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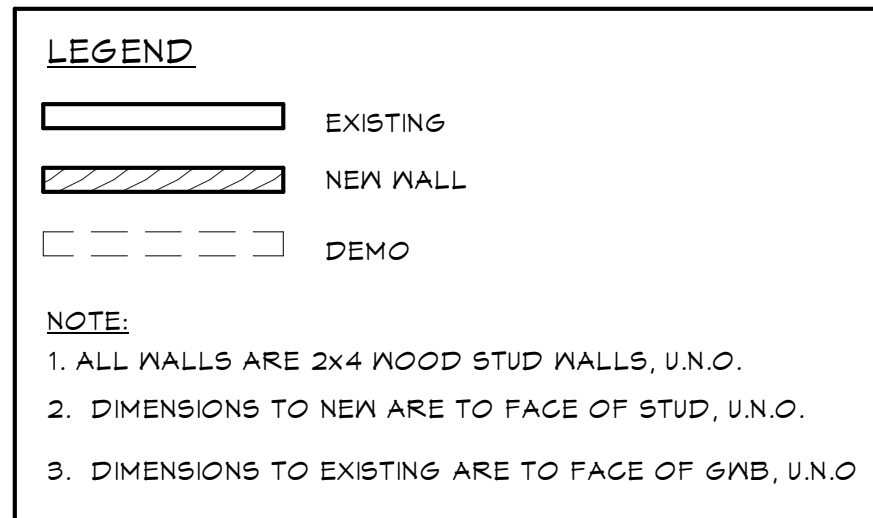
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GARAGE FLOOR PLANS	
PROJECT NO.	2016
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A-2.1	
SHEET NO.	OF --



WINDOW SCHEDULE FOR SUNPORCH				
WINDOW TYPE	WIDTH	HEIGHT	HEAD HEIGHT	REMARKS
C	2' - 0"	5' - 6"	7' - 8"	
C	2' - 0"	5' - 6"	7' - 8"	
C	2' - 0"	5' - 6"	7' - 8"	
C	2' - 0"	5' - 6"	7' - 8"	
C	2' - 0"	5' - 6"	7' - 8"	
C	2' - 0"	5' - 6"	7' - 8"	
C	2' - 0"	5' - 6"	7' - 8"	
C	2' - 0"	5' - 6"	7' - 8"	
C	2' - 0"	5' - 6"	7' - 8"	
C	2' - 0"	5' - 6"	7' - 8"	
D	2' - 4"	3' - 2"		VELUX SKYLIGHT - TEMPERED GLASS
D	2' - 4"	3' - 2"		VELUX SKYLIGHT - TEMPERED GLASS

NOTE: BASIS OF DESIGN IS JELDWEN SITELINE DOUBLE HUNG WOOD WINDOWS.
INCLUDE FULL SCREENS

DOOR SCHEDULE					
NO.	WIDTH	HEIGHT	DOOR		REMARKS
			MATERIAL	FINISH	
1	2' - 0"	8' - 0"	SINGLE LITE GLASS/ FIBERGLASS	PAINT	THERMA TRU FIBERGLASS / GLASS EXTERIOR DOOR
2	2' - 0"	8' - 0"		PAINT	CASED OPENING



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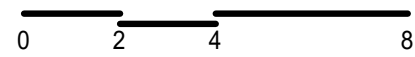
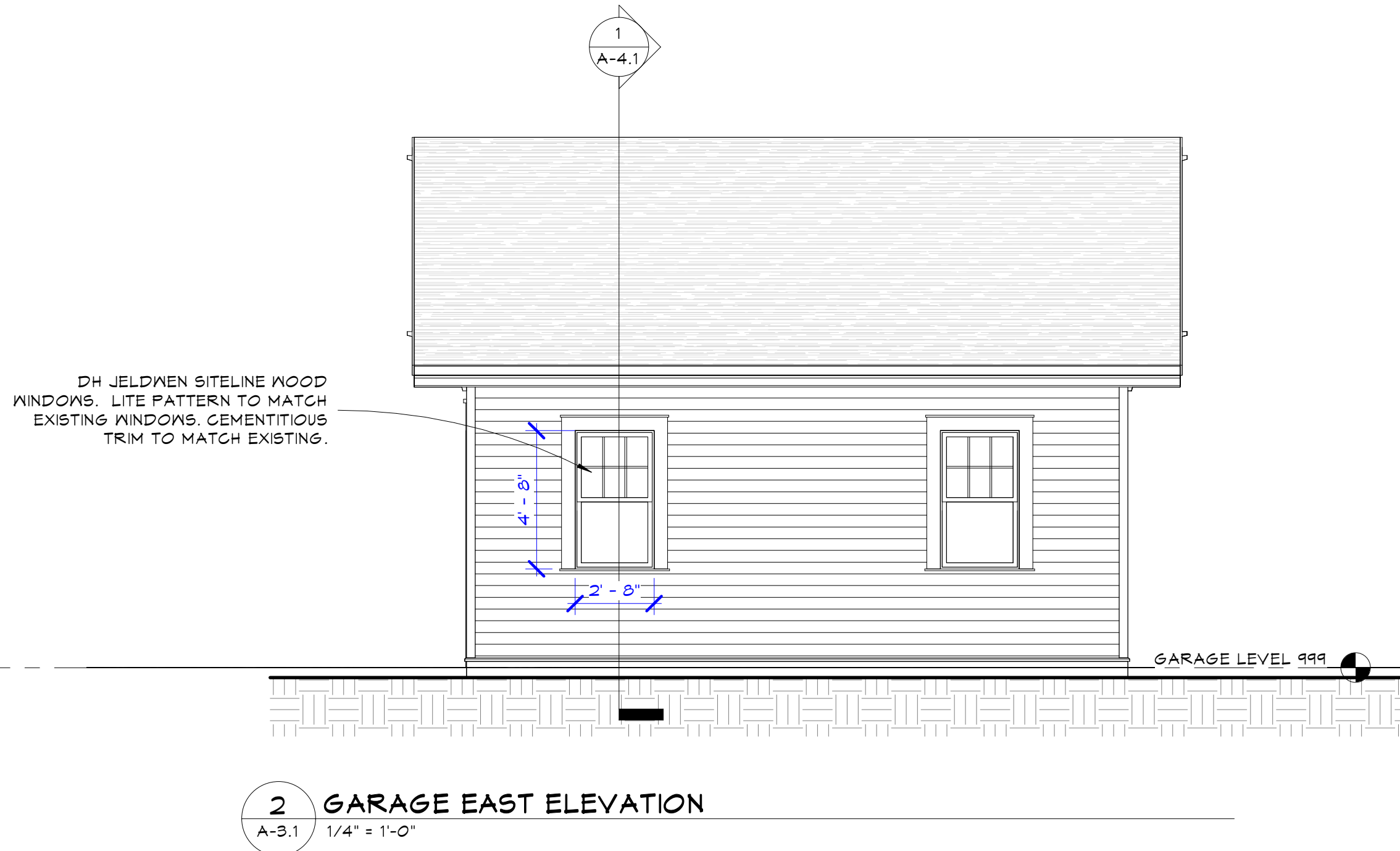
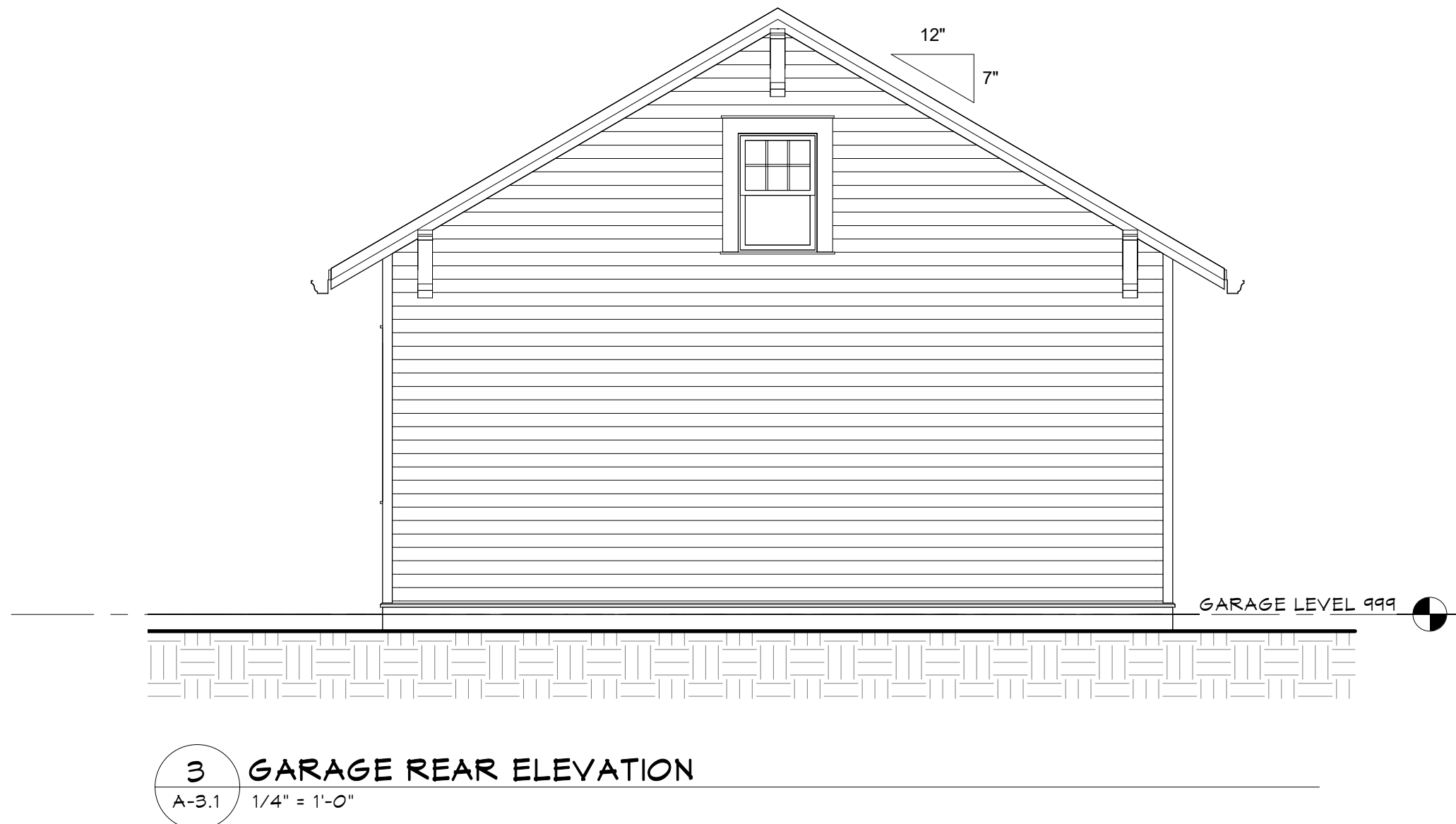
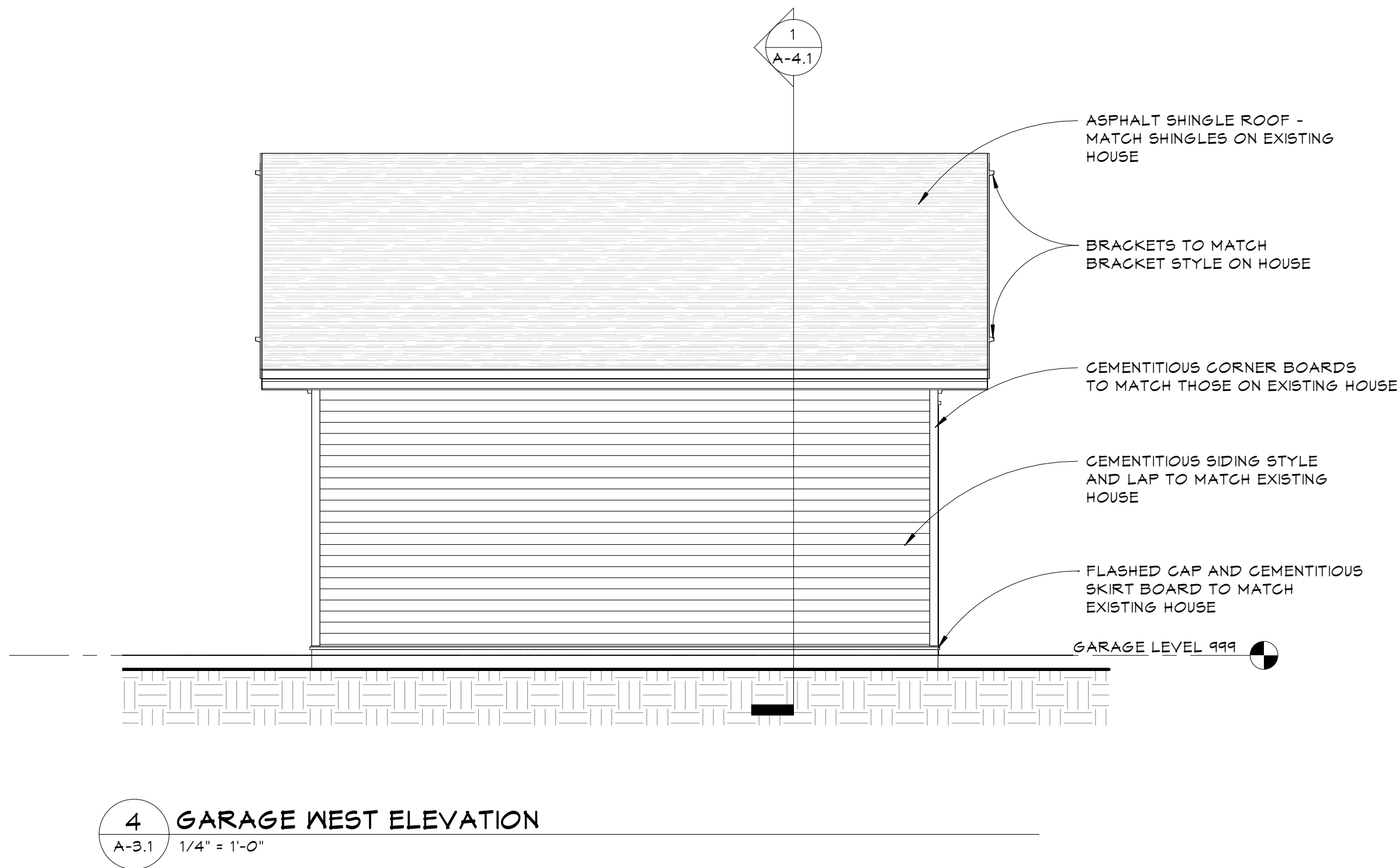
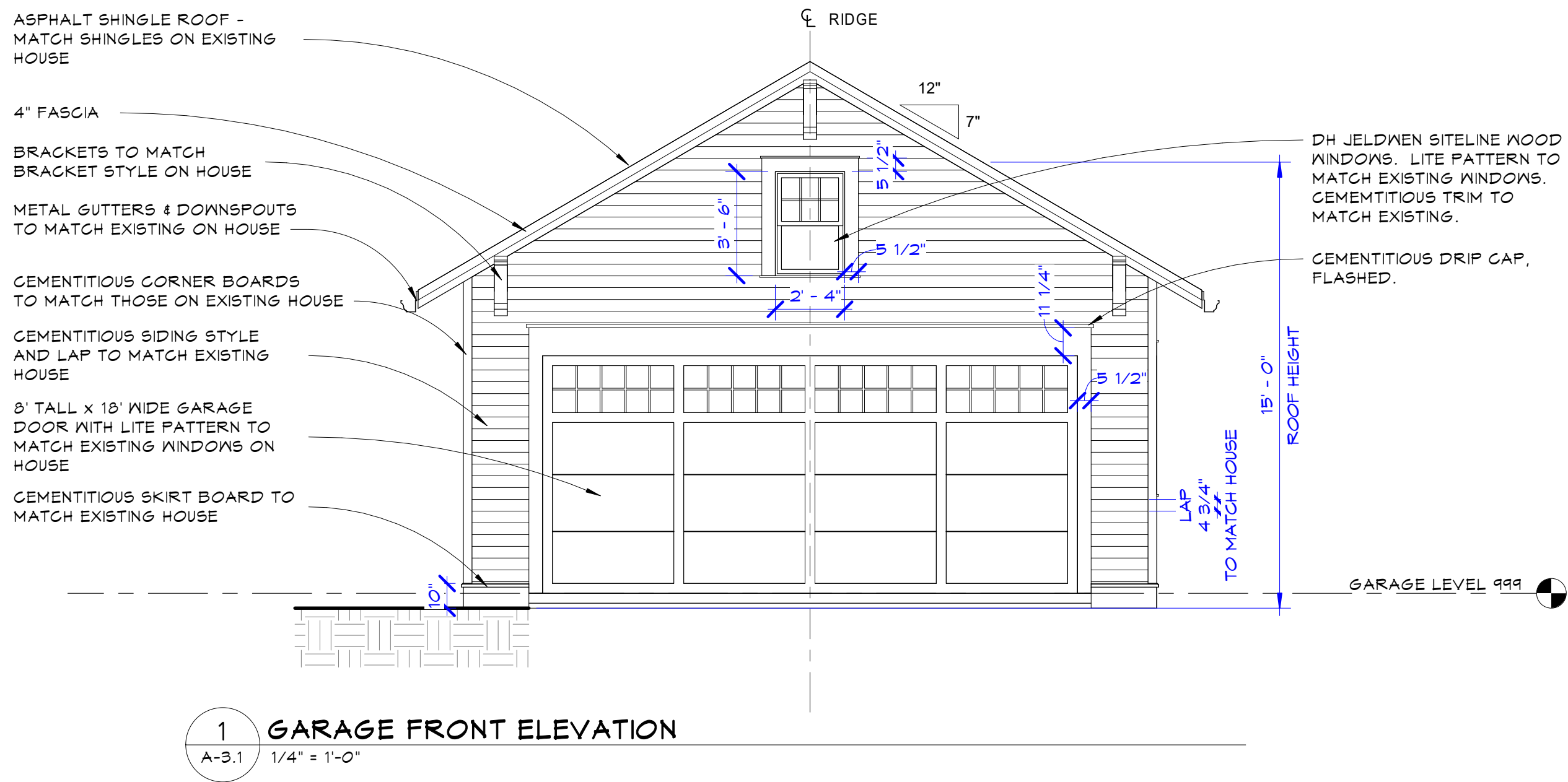
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**SUNPORCH FLOOR
PLANS**

PROJECT NO.	2016
DRAWN BY	HABSA
RELEASE DATE	

A-2.2

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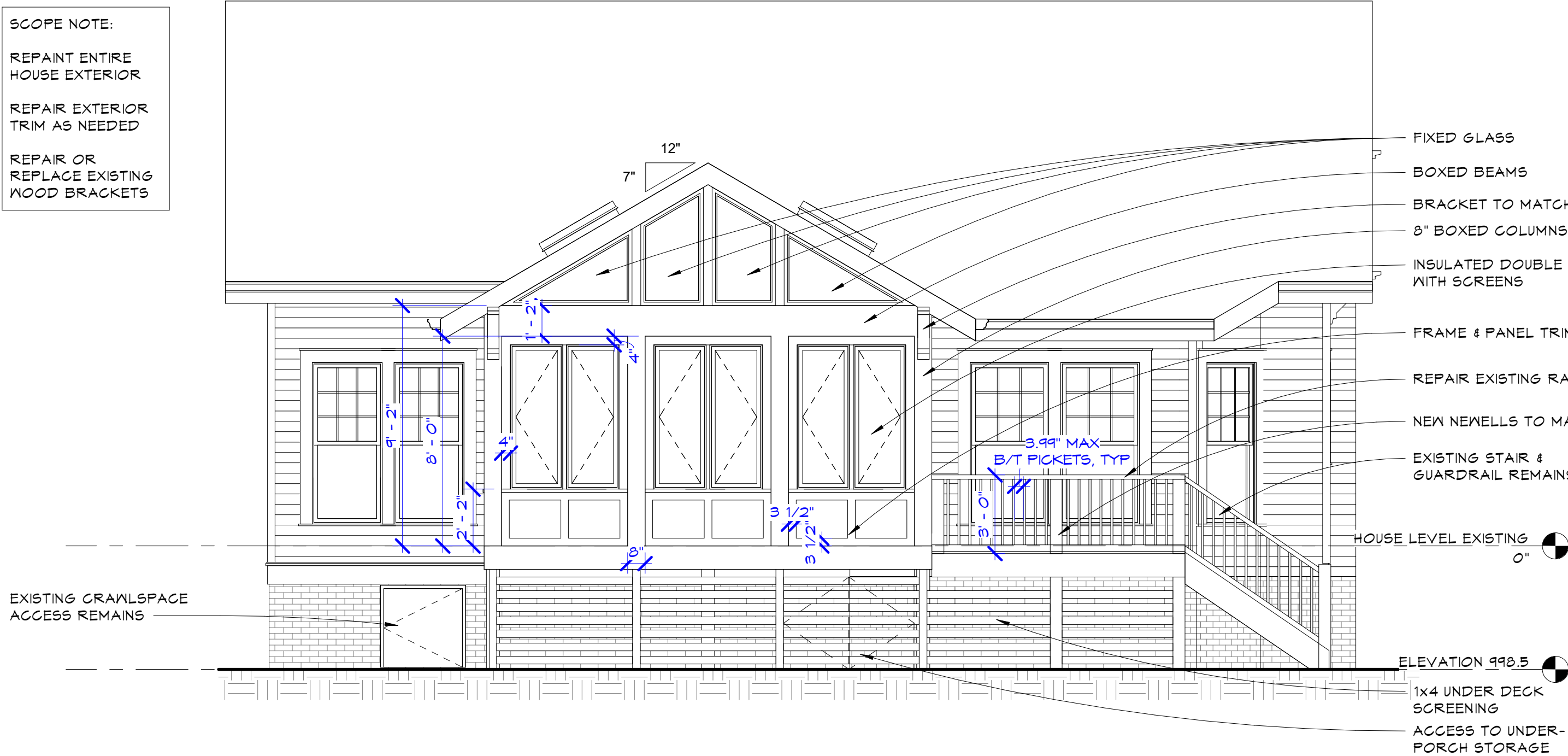
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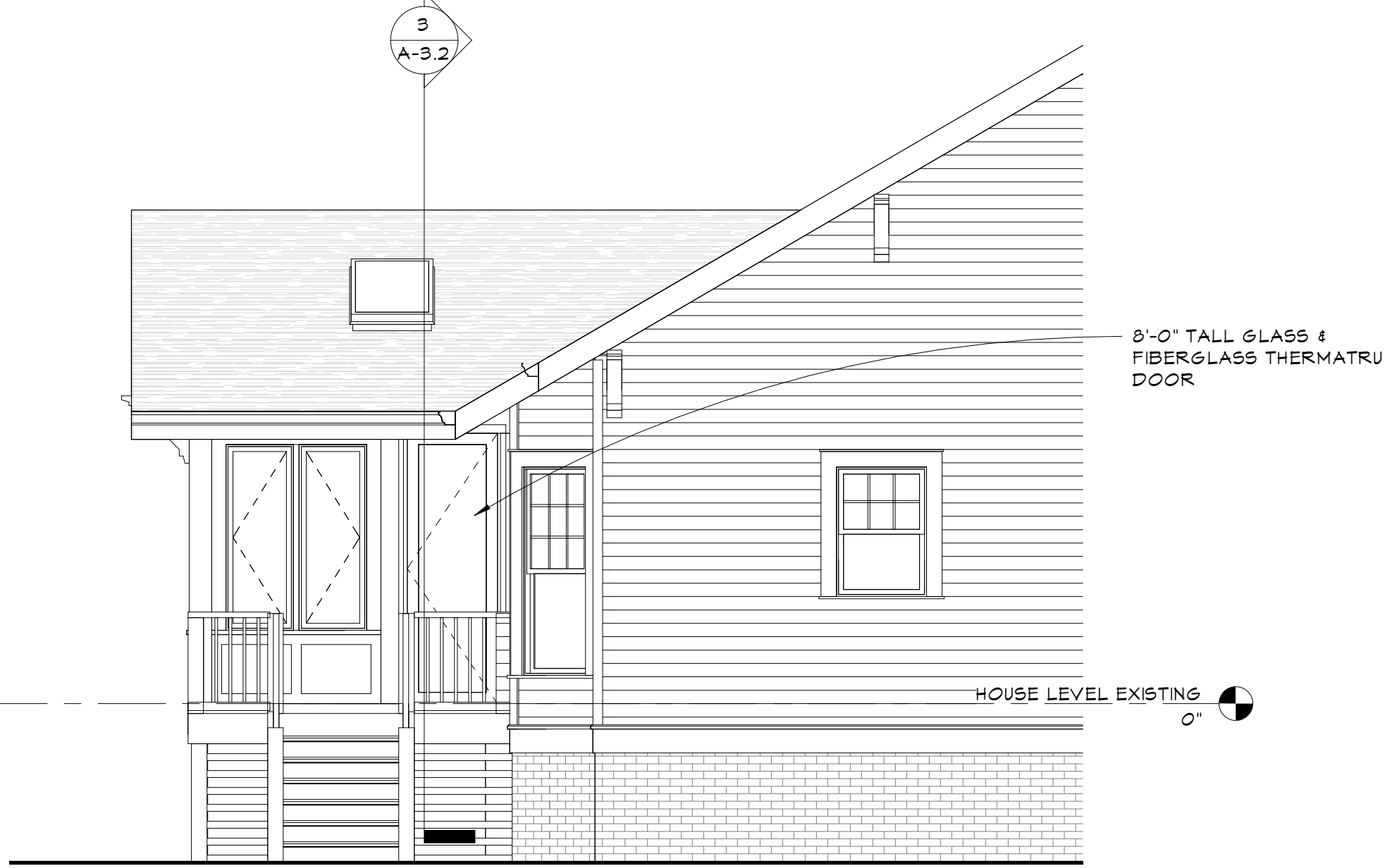
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GARAGE ELEVATIONS	
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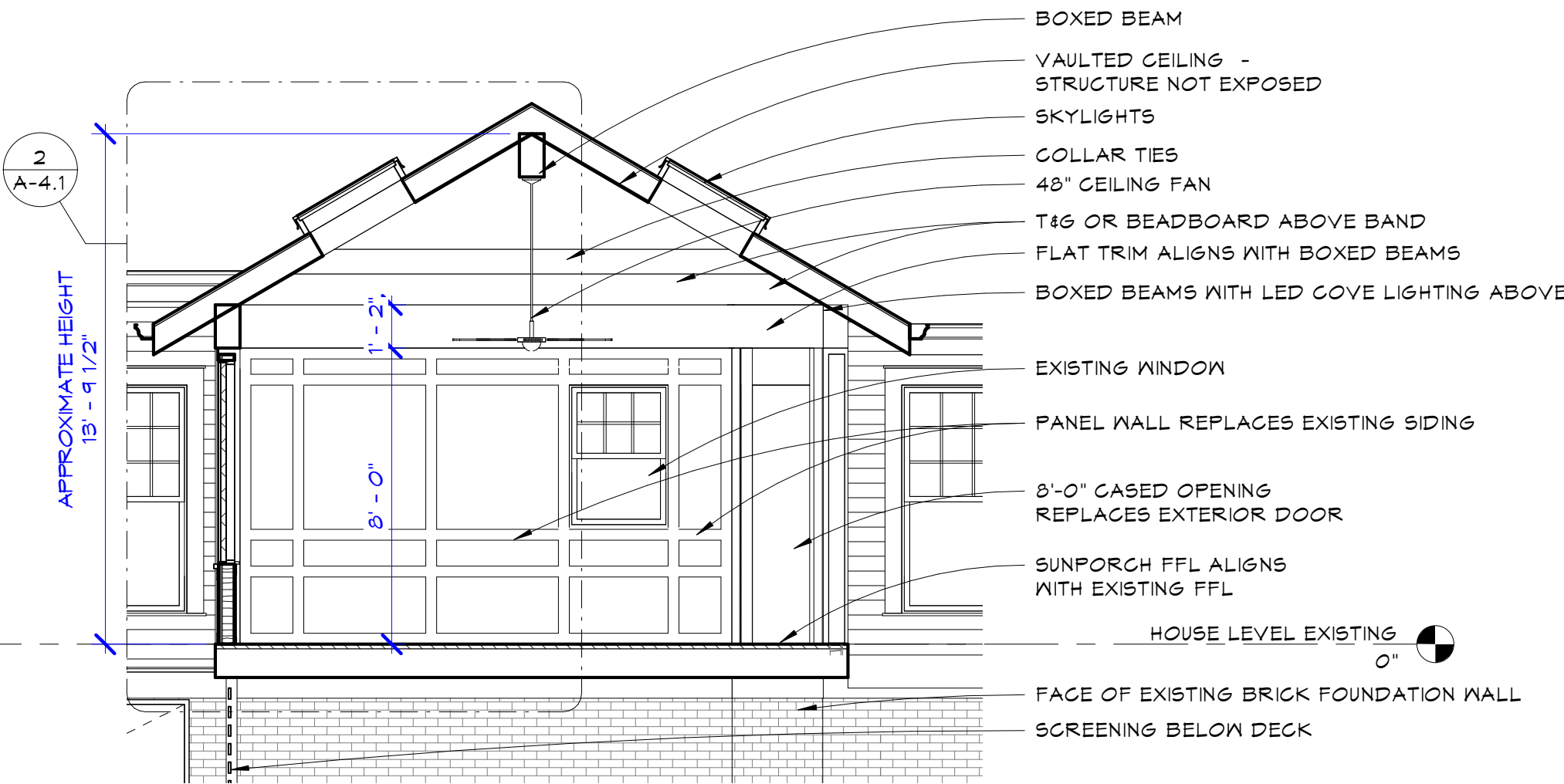
SCOPE NOTE:
REPAINT ENTIRE
HOUSE EXTERIOR
REPAIR EXTERIOR
TRIM AS NEEDED
REPAIR OR
REPLACE EXISTING
WOOD BRACKETS



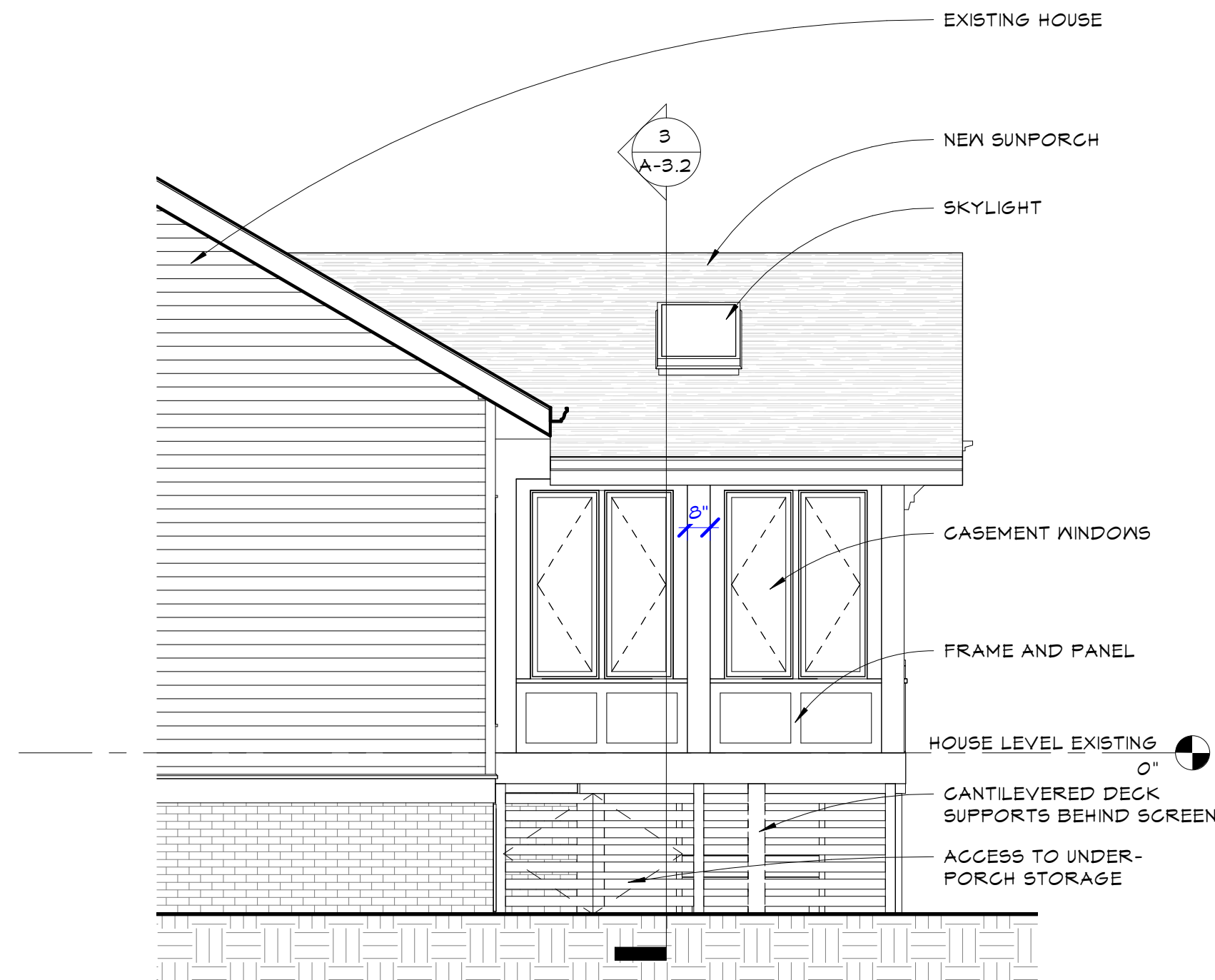
1 SUNPORCH FRONT ELEVATION
A-3.2 1/4" = 1'-0"



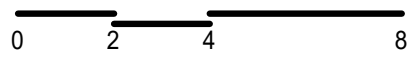
2 SUNPORCH WEST ELEVATION
A-3.2 1/4" = 1'-0"



3 SUNPORCH BUILDING SECTION
A-3.2 1/4" = 1'-0"



4 SUNPORCH EAST ELEVATION
A-3.2 1/4" = 1'-0"



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SUNPORCH ELEVATIONS	
PROJECT NO.	2016
DRAWN BY	HABSA
RELEASE DATE	
A-3.2	
SHEET NO.	OF --