

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Homeowners Building Affidavit

Date: 12/19/2024

Applicant: BRIAN ROSEN Phone: (678) 644.4942

Address: 3186 LYNRAY DRIVE ATLANTA GA 30340

This Homeowner's Permit is for: New Home Addition Renovation

Work Description: DEMOLITION OF EXISTING CARPORT, STORAGE, AND DRIVEWAY. NEW WORK CONSISTS OF NEW DRIVEWAY, NEW ENCLOSED GARAGE WITH STORMS, NEW STUDIO/BEDROOM WITH FULL BATHROOM.

The following permit(s) will be required and will be made under separate application:
 Heating Plumbing Electrical

I, the undersigned homeowner, certify the following to be true and accurate:

- A. The property described in this permit application is currently owned and occupied by the undersigned homeowner and applicant agrees that all electrical, plumbing, heating and air conditioning work is subject to a separate application not covered by this permit.
- B. Applicant will function as the general contractor or subcontractor, and accept inherent responsibilities for the authorized work by the approved master permit. Applicant is authorized to directly supervise and manage all work not performed by licensed contractors and is aware that he cannot delegate that responsibility to any person who does not have a license which covers the scope of work to be managed or supervised.
- C. Applicant agrees to build in accordance with the DeKalb County's Codes and any other applicable laws and codes. Applicant understands that inspections must be performed in an established sequence and that work performed out of sequence may be ordered removed. All non-compliant work must be corrected or may be subject to an order to remove.
- D. Applicant further affirms that he/she is aware that a permit issued may be suspended or revoked wherever the permit was issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of any applicable code.
- E. Applicant further affirms that he/she is aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) or more than five (5) years, or both.

BRL
Signature of Homeowner

BRIAN ROSEN
Printed Name of Homeowner

I am sworn to and subscribed before me this 19 day of December, 2024.

Tiffany Dennis
Signature & Seal of Notary Public

Tiffany Dennis
NOTARY PUBLIC
DeKalb County, Georgia
My Commission Expires September 20, 2028

For Official Use Only

ID Proof of Ownership
Signature of Manager / Supervisor _____

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0038K, DATED 08/15/19

ZONING INFORMATION:

CLASSIFICATION: R-100
 MINIMUM LOT WIDTH - 100 FEET
 MINIMUM LOT AREA - 15,000 sf.
 SETBACKS: FRONT - 35 FEET
 SIDE - 10 FEET
 REAR - 40 FEET
 MAXIMUM LOT COVERAGE - 35%
 MINIMUM FLOOR AREA - 2000 sf.
 MAXIMUM BUILDING HEIGHT - 35 FEET

OWNER/24 HR CONTACT:

BRIAN & HEIDI ROSEN
 3186 LYNNRAY DRIVE
 ATLANTA, GA. 30340
 ROSEN@RABUNARCHITECTS.COM
 (678)644-4942

CONTRACTOR:

S R HOME IMPROVEMENT, INC.
 (404)705-4396
 4279 ROSWELL ROAD NE
 SUITE 208, BOX 240
 ATLANTA, GA. 30342

LOT AREA:

18,008 sf.
 0.413 ACRES

APPLICABLE BUILDING CODES:

- INTERNATIONAL BUILDING CODE
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020), (2022), (2024), (2025)
- INTERNATIONAL RESIDENTIAL CODE
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020), (2024)
- INTERNATIONAL FIRE CODE
2018 EDITION, (CONTACT STATE FIRE MARSHALL)
- INTERNATIONAL PLUMBING CODE
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020), (2022), (2023), (2024)
- INTERNATIONAL MECHANICAL CODE
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020), (2024)
- INTERNATIONAL FUEL GAS CODE
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020), (2022)
- NATIONAL ELECTRICAL CODE
2023 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE
2015 EDITION, WITH GEOGIA SUPPLEMENTS AND AMMENDMENTS (2020), (2022), (2023)
- INTERNATIONAL SWIMMING POOL AND SPA CODE
2018 EDITION, WITH GEORGIA AMMENDMENTS (2020)
- NFPA 101
LIFE SAFETY CODE 2018 EDITION WITH STATE AMMENDMENTS (2020) - EFFECTIVE JANUARY 1, 2020

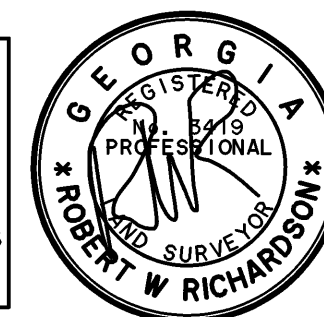
PROJECT SCOPE:

- DEMOLITION AND REPLACEMENT OF EXISTING CONCRETE DRIVE
- DEMOLITION AND REPLACEMENT OF DRIVE RETAINING WALL
- DEMOLITION OF EXISTING CARPORT;
- CONSTRUCTION OF ENCLOSED GARAGE/STUDIO



3186 LYNNRAY DRIVE
 TAX PARCEL: 18-291-05-036

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
 ROBERT W. RICHARDSON
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION NUMBER 000089322
 ISSUED 10/12/2019 EXPIRES 10/11/2025
 SIGNATURE DATE



ALPHA LAND SERVICES
 P.O. BOX 1651
 LOGANVILLE, GA. 30052
 ENGINEERING * LAND SURVEYING
 OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM
 REVISION: _____
 REF. PLAT: PB. 53 P. 48

LAND LOT: 291	LOT: 7	BLOCK: B
DISTRICT: 18TH	SUB: NORTHCREST	
DEKALB COUNTY	EAST	
GEORGIA		
FIELD DATE: 01/09/24	AREA = 0.413 ACRES	
PLAT DATE: 02/18/25	JOB No. 24011COV	

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Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0038K, DATED 08/15/19

ZONING INFORMATION:

CLASSIFICATION: R-100
 MINIMUM LOT WIDTH - 100 FEET
 MINIMUM LOT AREA - 15,000 sf.
 SETBACKS: FRONT - 35 FEET
 SIDE - 10 FEET
 REAR - 40 FEET
 MAXIMUM LOT COVERAGE - 35%
 MINIMUM FLOOR AREA - 2000 sf.
 MAXIMUM BUILDING HEIGHT - 35 FEET

LEGEND

IPF = 1/2" REBAR FOUND
 IPS = 1/2" REBAR PIN SET
 L.L. = LAND LOT
 L.L.L. = LAND LOT LINE
 P.L. = PROPERTY LINE
 CL = CENTERLINE
 B.L. = BUILDING LINE
 R/W = RIGHT-OF-WAY
 S.S.E. = SANITARY SEWER EASEMENT
 D.E. = DRAINAGE EASEMENT
 MH = MANHOLE
 C.B. = CATCH BASIN
 J.B. = JUNCTION BOX
 HW = HEADWALL
 D.I. = DROP INLET
 PP = POWER/UTILITY POLE
 F.H. = FIRE HYDRANT
 I.E. = INVERT ELEVATION
 F.F.E. = FINISHED FLOOR ELEVATION
 F.F.B. = FINISHED FLOOR BASEMENT
 F.F.G. = FINISHED FLOOR GARAGE
 BOC = BACK OF CURB
 EP = EDGE OF PAVEMENT
 N/F = NOW OR FORMERLY
 P.O.B. = POINT OF BEGINNING
 -SS- = SANITARY SEWER LINE/PIPE
 -X-X-X- = FENCE LINE
 -O- = FLOOD HAZARD ZONE LINE
 -S- = STORM SEWER LINE/PIPE
 -W- = WATER LINE
 -G- = GAS LINE
 CM = CONCRETE MONUMENT
 C.E. = CONSTRUCTION EASEMENT
 C&G = CURB AND GUTTER
 LS = LIGHT STANDARD
 OTP = OPEN TOP PIPE FOUND
 CTP = CRIMP TOP PIPE FOUND

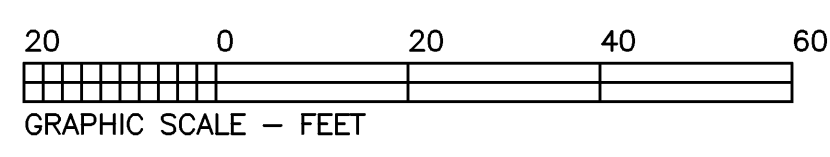
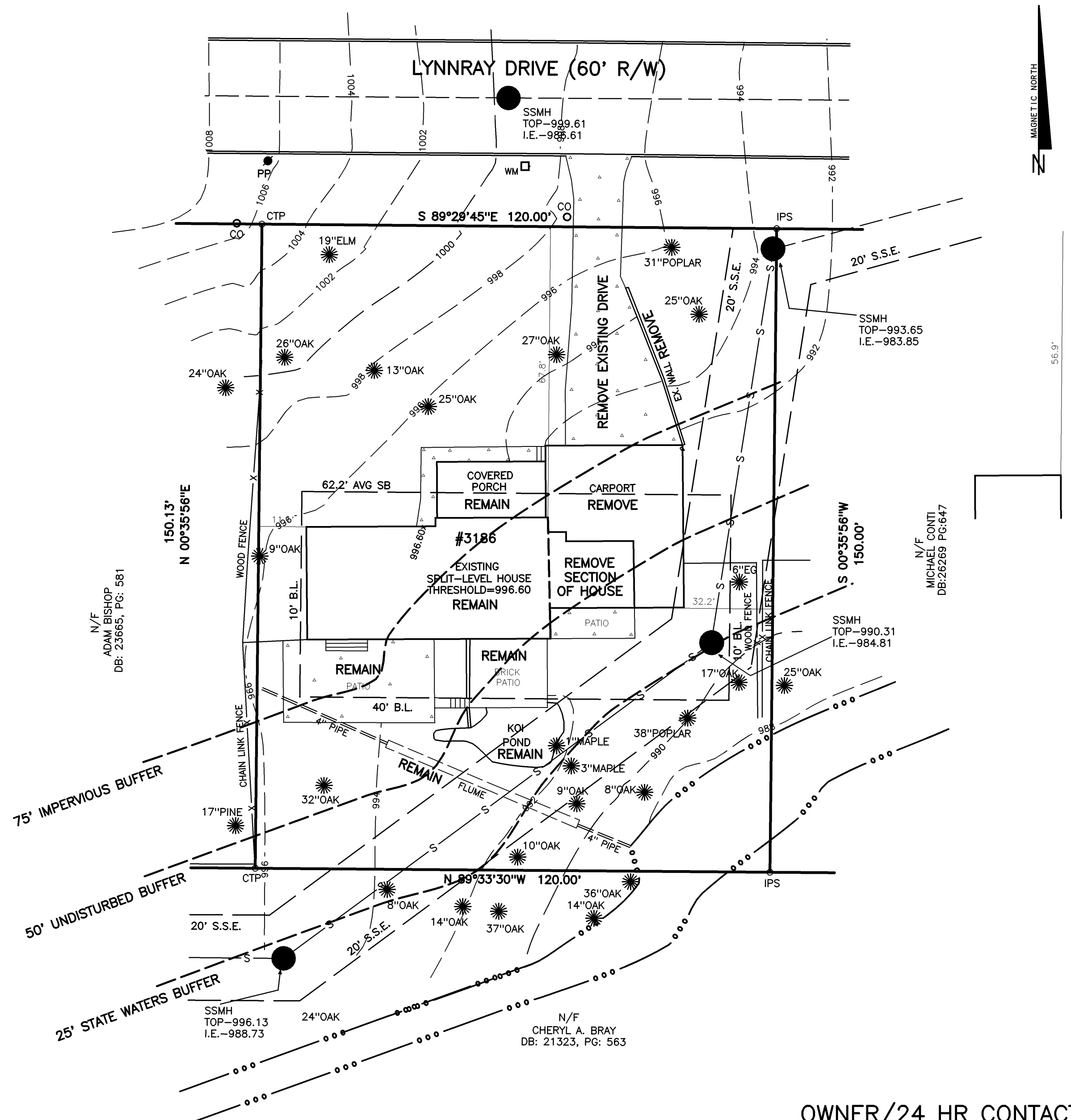
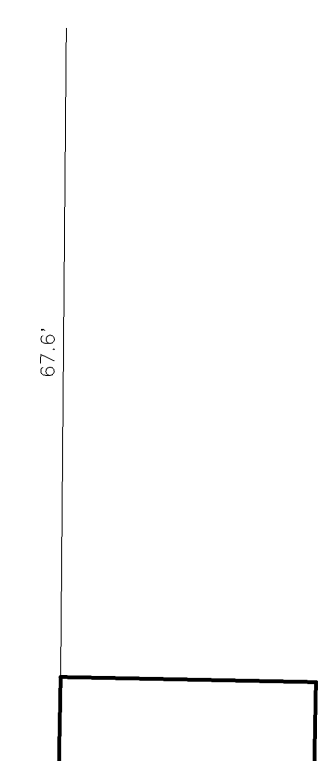
EXISTING LOT COVERAGE:

HOUSE = 1853 sf.
 CONCRETE DRIVEWAY = 915 sf.
 FRONT PORCH = 331 sf.
 CONCRETE WALK = 161 sf.
 CARPORT = 882 sf.
 CONCRETE PATIOS = 821 sf.
 BRICK PATIO = 322 sf.
 KOI POND = 282 sf.
 CONCRETE FLUME = 107 sf.
 TOTAL = 5674 sf.
 LOT COVERAGE = 31.5%

DEMOLITION NOTES:

- 1) ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION
- 2) ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE
- 3) ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- 4) DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- 5) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR
- 6) CALL FOR FINAL INSPECTION AT 404-371-3010
- 7) NO TREE REMOVAL DURING DEMOLITION

LOT AREA:
 18,008 sf.
 0.413 ACRES



OWNER/24 HR CONTACT:
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GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
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 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION NUMBER 000089322
 ISSUED 10/12/2019 EXPIRES 10/11/2025
 SIGNATURE DATE 02/18/25



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 REVISION: _____
 REF. PLAT: PB. 53 P. 48

EXISTING CONDITIONS/DEMOLITION PLAN FOR:		3186 LYNNRAY DRIVE	
TAX PARCEL: 18-291-05-036			
LAND LOT: 291	LOT: 7	BLOCK: B	
DISTRICT: 18TH	SUB: NORTHCREST		
DEKALB COUNTY		EAST	
FIELD DATE: 01/09/24	AREA = 0.413 ACRES		
PLAT DATE: 02/18/25	JOB No. 24011D1		

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Equipment used: Topcon GTS-213 Total Station.

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 MINIMUM FLOOR AREA - 2000 sf.
 MAXIMUM BUILDING HEIGHT - 35 FEET

LEGEND

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- Tr** - 4' ORANGE TREE-SAVE FENCING
- Sd1-S** - TYPE SENSITIVE SILT-FENCING (32" HIGH)
- Co** - CONSTRUCTION EXIT
- SdHb** - STAKED HAYBALES AS EROSION CONTROL

GENERAL NOTES:

- 1) THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- 2) EROSION AND SEDIMENTATION 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.
- 3) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- 4) ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
- 5) LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- 6) ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- 7) ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- 8) ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- 9) A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- 10) A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- 11) DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- 12) WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- 13) ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S)
- 14) NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE CRITICAL ROOT ZONE.
- 15) WORK HOURS AND CONSTRUCTION DELIVERIES ARE:

MONDAY-FRIDAY 7:00am-7:00pm
 SATURDAY 8:00am-5:00pm

16) I, ROBERT W. RICHARDSON CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

STREAM BUFFER IMPERVIOUS ENCROACHMENT

BUFFER	EXISTING	PROPOSED
25'	26 sf.	26 sf.(NO CHANGE)
50'	893 sf.	672 sf.(-24.7%)
75'	2237 sf.	2144 sf.(-4.2%)
TOTAL	3156 sf.	2852 sf.(-9.9%)

NO GRADED SLOPE SHALL EXCEED 3H:1V
 ON ALL DISTURBED AREAS

Ds1 Ds2 Ds3 Ds4

DISTURBED AREA = 3250 sf.
 0.075 ACRES

EXISTING LOT COVERAGE:

HOUSE = 1853 sf.
 CONCRETE DRIVEWAY = 915 sf.
 FRONT PORCH = 331 sf.
 CONCRETE WALK = 161 sf.
 CARPORT = 882 sf.
 CONCRETE PATIOS = 821 sf.
 BRICK PATIO = 322 sf.
 KOI POND = 282 sf.
 CONCRETE FLUME = 107 sf.
 TOTAL = 5674 sf.
 LOT COVERAGE = 31.5%

PROPOSED LOT COVERAGE:

EXISTING HOUSE = 1544 sf.
 FRONT PORCH = 320 sf.
 CONCRETE WALK = 161 sf.
 CONCRETE PATIOS = 821 sf.
 BRICK PATIO = 322 sf.
 KOI POND = 282 sf.
 CONCRETE FLUME = 107 sf.
 NEW CONCRETE DRIVE = 949 sf.
 GARAGE ADDITION = 507 sf.
 STUDIO ADDITION = 365 sf.
 TOTAL = 5378 sf.
 LOT COVERAGE = 29.9%

TREE INVENTORY:

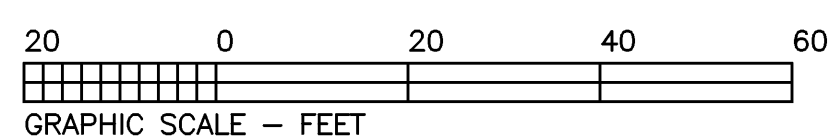
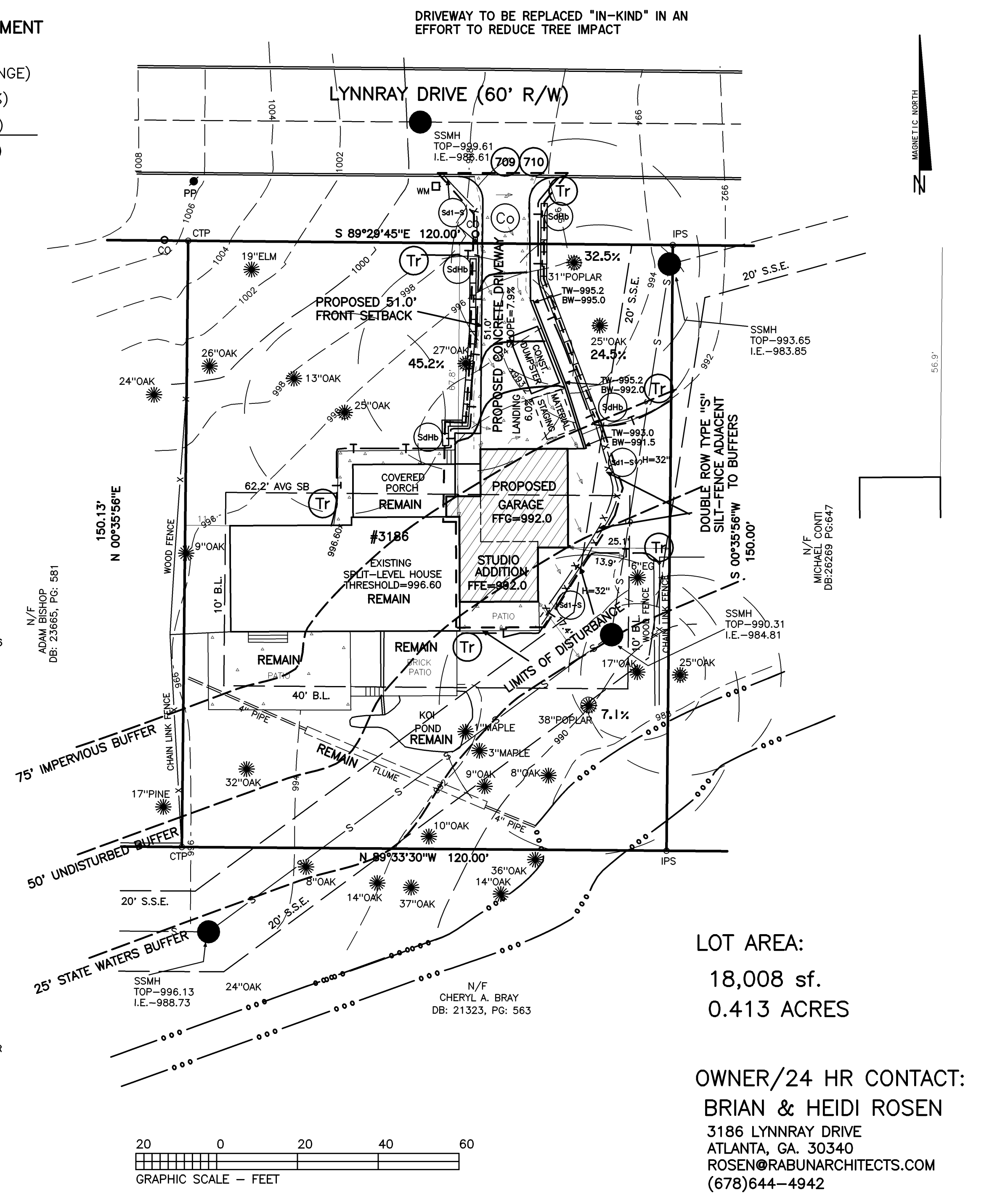
SAVED:
 19" ELM - 5.4
 31" POPLAR - IMPACT
 25" OAK - IMPACT
 27" OAK - IMPACT
 27" OAK - 8.0
 26" OAK - 7.4
 13" OAK - 4.0
 25" OAK - 6.8
 9" OAK - 2.4
 6" EVERGREEN - 1.6
 17" OAK - 4.8
 38" POPLAR - 15.8
 32" OAK - 11.2
 9" OAK - 2.4
 8" OAK - 2.4
 10" OAK - 3.2

LANDSCAPE REQUIREMENTS:

15 x 0.413 = 6.2 UNITS REQUIRED
 PRESERVED = 75.4 UNITS
 SURPLUS = 69.2
 120 x 0.413 = 50" DBH REQUIRED
 PRESERVED = 239" DBH
 SURPLUS = 189" DBH
 TWO FRONT YARD TREES REQUIRED
 REQUIREMENT MET

CUT/FILL VOLUMES:

CUT VOLUME = 2-3 CU YRDS
 FILL VOLUME = 2-3 CU YRDS
 - SITE TO BE BALANCED
 - QUANTITIES ARE APPROXIMATE



LOT AREA:
 18,008 sf.
 0.413 ACRES

OWNER/24 HR CONTACT:
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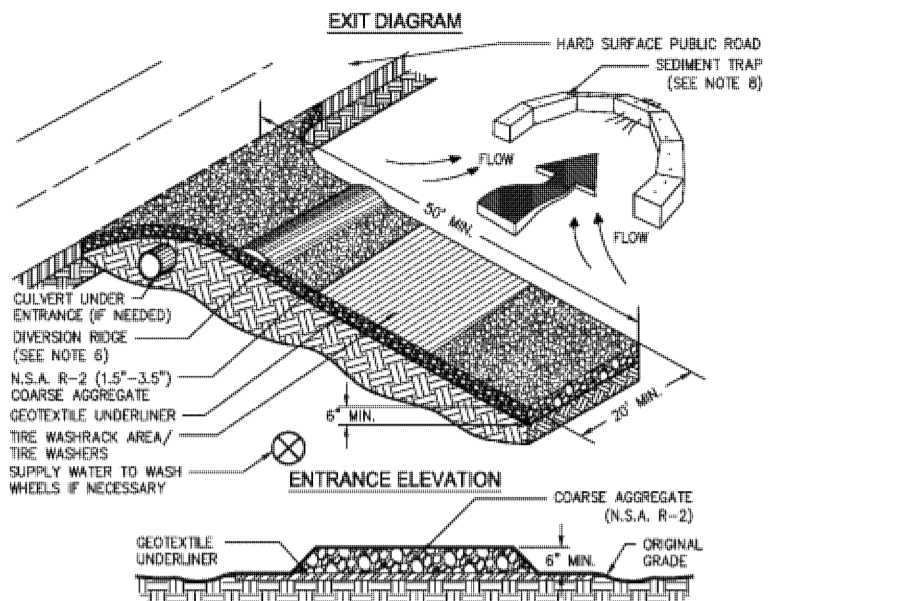


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SITE PLAN FOR:		3186 LYNNRAY DRIVE	
TAX PARCEL: 18-291-05-036			
LAND LOT: 291	LOT: 7	BLOCK: B	
DISTRICT: 18TH	SUB: NORTHCREST		
DEKALB COUNTY		EAST	
FIELD DATE: 01/09/24	AREA = 0.413 ACRES		
PLAT DATE: 02/18/25	JOB No. 2401151		

MAINTENANCE
The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or silt onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT



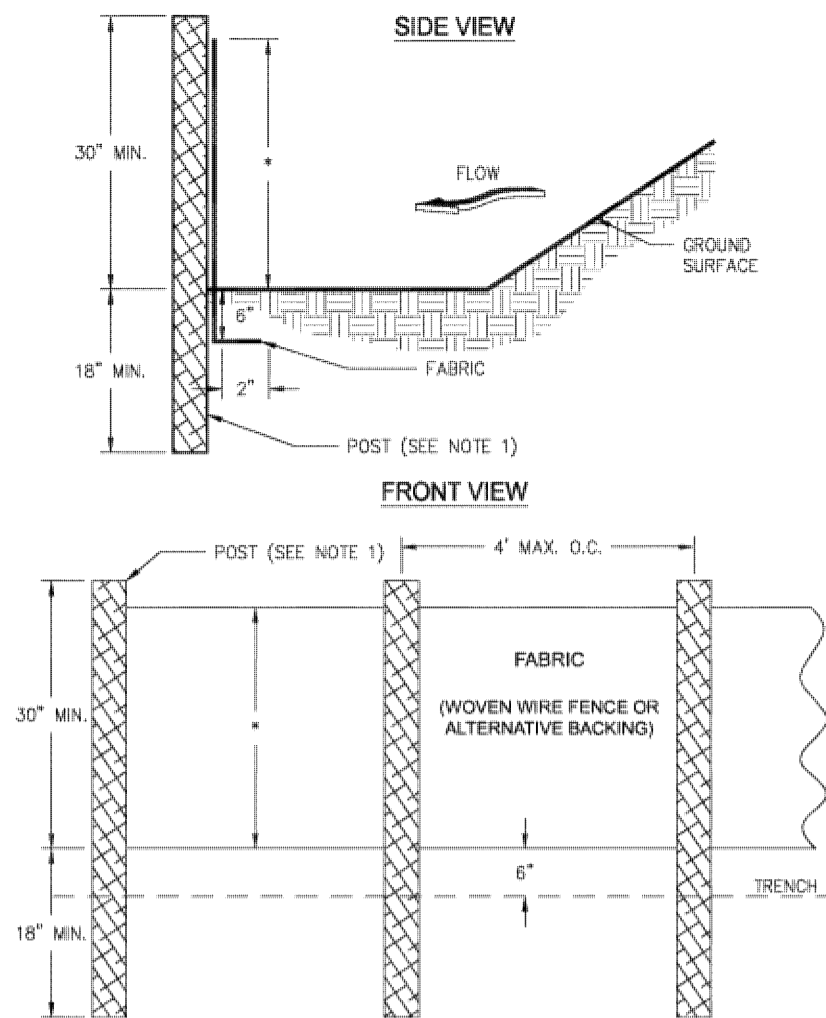
- NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1

GSWCC (Amended - 2013)

6-142

SILT FENCE Sd1-S (TYPE C)



- NOTES:**
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Figure 6-27.2

GSWCC 2016 Edition

6-142

SPECIES	Broadcast Rates 1/- Per Acre	Resource Area 3/	Planting Dates by Resource												Areas	Remarks	
			J	F	M	A	M	J	J	A	S	O	N	D			
Ds3																	
BAHIA, PENSACOLA (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs. 1.4 lb/1000 sq. ft. 30 lbs. 0.7 lb.	P C															166,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread into bermud pastures and lawns. Mix with Sericea lespedeza or weeping lovegrass.
BAHIA, WILMINGTON (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs. 1.4 lb/1000 sq. ft. 30 lbs. 0.7 lb.	M-L P C															Same as above
BERMUDA, COMMON (Cynodon dactylon) Hulled seed alone with other perennials	10 lbs. 0.2 lb. 6 lbs. 0.1 lb.	P C															1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
BERMUDA, COMMON (Cynodon dactylon) unhulled seed with temporary cover with other perennials	10 lbs. 0.2 lb. 6 lbs. 0.1 lb.	P C															Plant with winter annuals. Plant with Tall fescue.
BERMUDA, SPRINGS (Cynodon dactylon) Coastal Common, Midland, or Tift 44 Coastal, Common, or Tift 78	40 cu. ft. 0.9 cu. ft. or sod plugs 3' x 3'	M-L P C															A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 sprigs. Same as above
FESCUE, TALL (Festuca arundinacea) alone with other perennials	50 lbs. 1.1 lb. 30 lbs. 0.7 lb.	M-L P C															Southern Coastal Plain only 227,000 seed per pound. Use alone only on better sites. Not for droughty soils. Mix with perennial lespedezas or Crownvetch. Apply topdressing in spring following fall planting. Not for heavy use areas or athletic fields.

Species	Broadcast Rates 2/- Per Acre	Resource Area 4/	Planting Dates by Resource												Areas	Remarks	
			J	F	M	A	M	J	J	A	S	O	N	D			
Ds2																	
MILLET, PEARL (Pennisetum glaucum) alone	50 lbs. 1.1 lb.	M-L P C															88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
OATS (Avena sativa) alone in mixtures	4 bu. 2.9 lb. (128 lbs.) 1 bu. 0.7 lb. (32 lbs.)	M-L P C															13,000 seed per pound. Use on productive soils. Not as winterhardy as rye or barley
RYE (Secale cereale) alone in mixtures	3 bu. 3.9 lb. (168 lbs.) 1/2 bu. 0.6 lb. (28 lbs.)	M-L P C															18,000 seed per pound. Quick cover. Drought tolerant and winterhardy
RYE alone	40 lbs. 0.9 lb.	M-L P C															227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures
RYE alone	60 lbs. 1.4 lb.	M-L P C															55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.

PERM. & TEMP. GROUND COVER

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

MULCHING APPLICATION REQUIREMENTS		
MATERIAL	RATE	DEPTH
STRAW OR HAY	2-1/2 TONS/ACRE	6" TO 10"
WOOD WASTE, CHIPS, SAWDUST, BARK	6 TO 9 TONS/ACRE	2" TO 3"
CUTBACK ASPHALT	1200 GAL/AC OR 1/4 GAL/SQ.YD.	---
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	---
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	---
GEOTEXTILES, JUTE MATTING, NETTING, ETC.	SEE MANUFACTURER'S RECOMMENDATIONS	---

BMP Detail Series

STRAW BALES DETAIL

NOTE

1. STAKES SHALL BE WOOD AND SHALL BE 2" x 2" NOMINAL.
2. EROSION BALES SHALL BE 18" x 18" x 36".
3. EROSION BALES SHALL BE ENTRENCHED 4 IN. MINIMUM INTO THE SOIL, THIGHTLY ABUTTED WITH NO CAPS, STAKED, AND BACKFILLED AROUND THE ENTIRE OUTSIDE PERIMETER.

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Ds4

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" (+ or - 1/4") of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

Table 1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./sq.ft.)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

- Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.
- Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.
- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.
- Agricultural lime should be applied based on soil tests or at a rate of 1-2 tons/acre.
- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.

Table 2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L, P, C	Warm weather
Bahiagrass	Pensacola	P, C	Warm weather
Centipede	---	P, C	Warm weather
St. Augustine	Common Bitterblue Raleigh	C	Warm weather
Zoysia	Emerald Myer	P, C	Warm weather
Tall Fescue	Kentucky 31	M-L, P	Cool weather

Table 3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool season grasses	First	6-12-12	1500	50-100
	Second	6-12-12	1000	---
	Maintenance	10-10-10	400	30
Warm season	First	6-12-12	1500	50-100
	Second	6-12-12	800	50-100

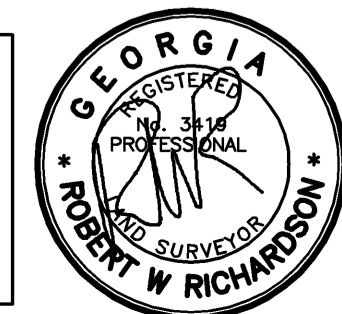
MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED: 10/11/2019 EXPIRES 10/11/2025

SIGNATURE DATE



ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.896.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION:

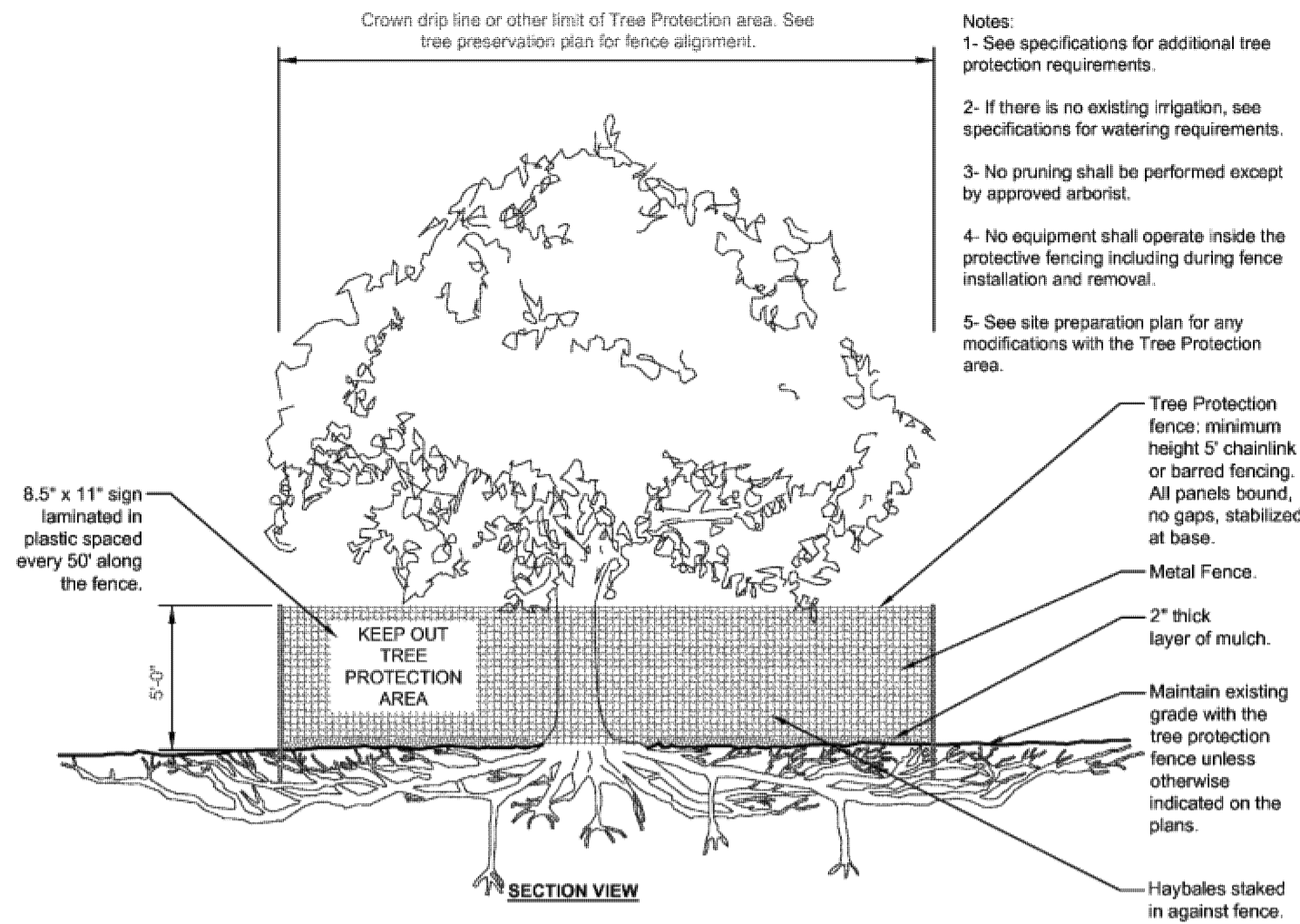
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DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 01/09/24
PLAT DATE: 02/18/25

REF. PLAT: PB. 53 P. 48

NOTES & DETAILS FOR:

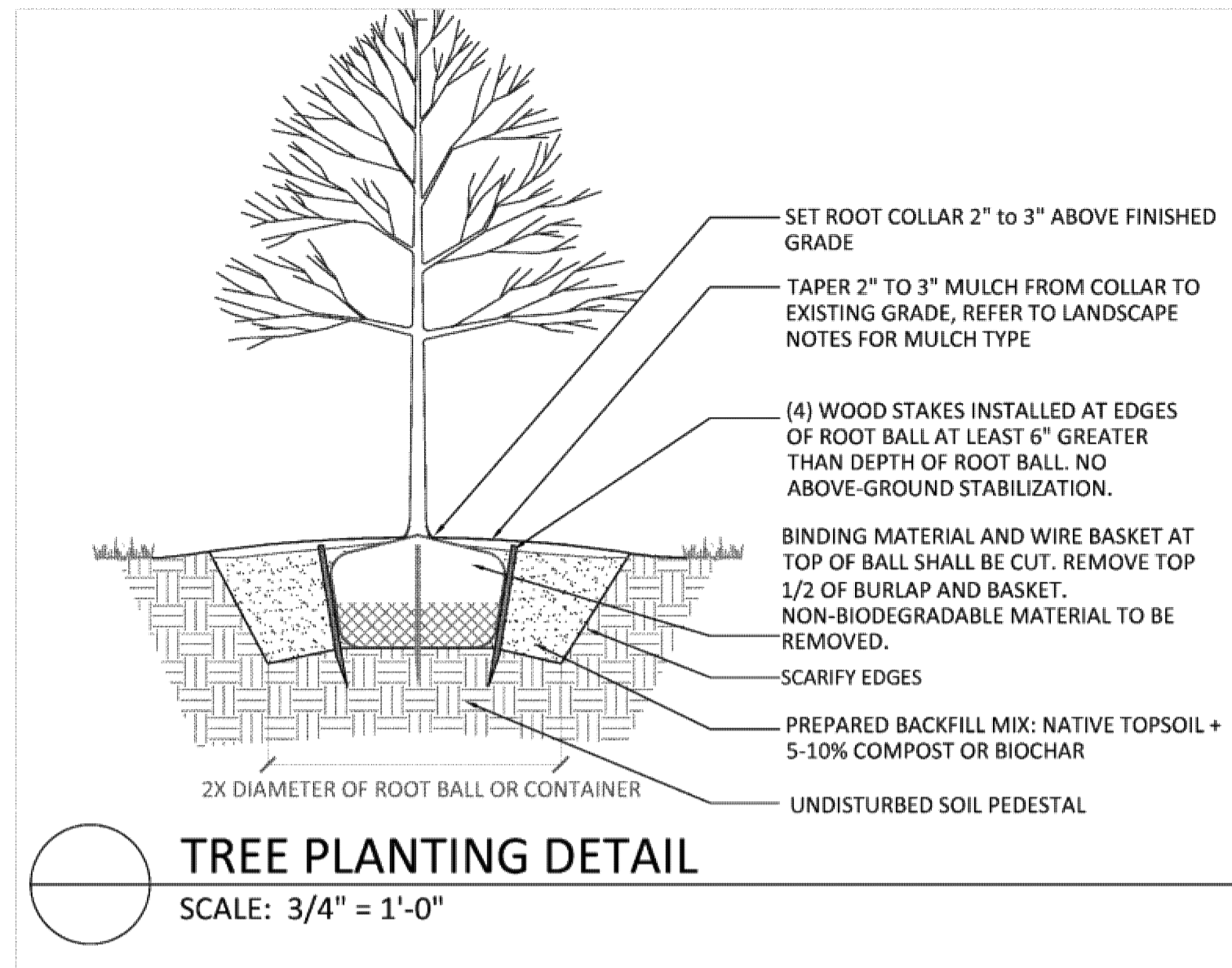
3186 LYNNRAY DRIVE
TAX PARCEL: 18-291-05-036

LOT: 7 BLOCK: B
SUB: NORTHCREST
AREA = 0.413 ACRES
JOB No. 24011S2



S-X TREE PROTECTION

URBAN TREE FOUNDATION © 2014
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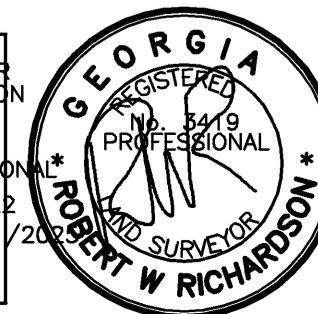


3186 LYNNRAY DRIVE
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ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

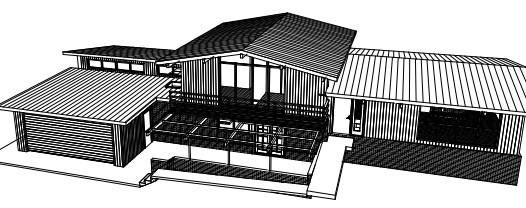
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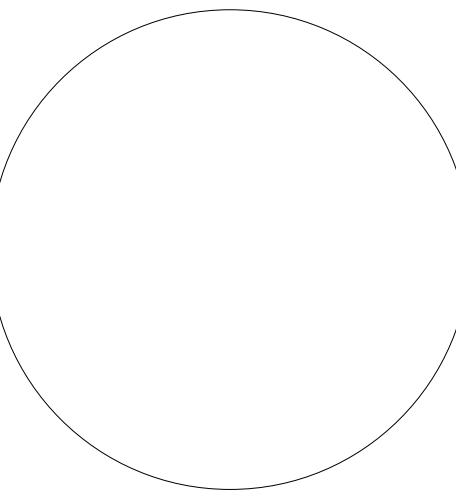
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DISTRICT: 18TH	SUB: NORTHCREST	
DEKALB COUNTY	EAST	
GEORGIA	AREA = 0.413 ACRES	
FIELD DATE: 01/09/24	PLAT DATE: 02/18/25	JOB No. 2401153

ROSEN RESIDENCE - ADDITION

3186 LYNNRAY DRIVE

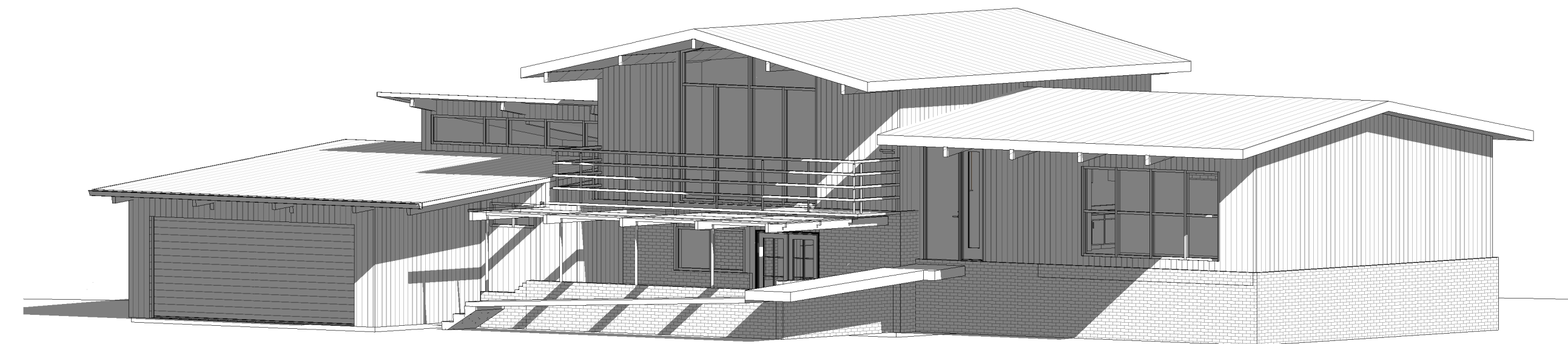
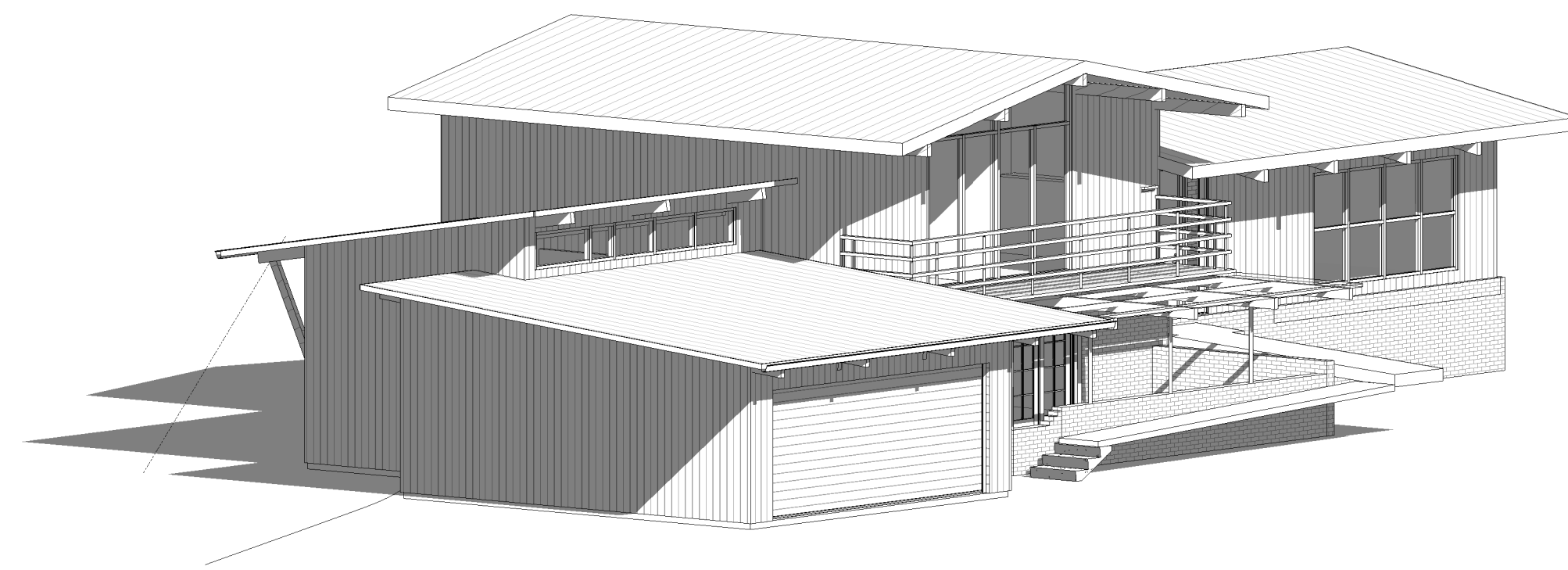


ROSEN
RESIDENCE



RELEASE DATES

12/20/2024 - ISSUE FOR PERMIT
02/18/2024 - CITY COMMENTS



PROJECT INFORMATION

OWNER:

MR. BRIAN AND HEIDI ROSEN
3186 LYNNRAY DRIVE
ATLANTA, GA 30340

678.644.4942 (24 hour contact)

CIVIL ENGINEER:

ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA 30052
robert@alphasurveyor.com

770.696.4054

CONTRACTOR:

S R HOME IMPROVEMENT, INC.
4279 ROSWELL ROAD, N.E.
SUITE 208 - BOX 240
ATLANTA, GA 30342
renato@sridealhome.com

404.705.4396

BUILDING INFORMATION:

**SEE ALPHA LAND SERVICES SITE PLAN DRAWINGS
FOR ALL INFORMATION RELATED TO THE WORK.**

GENERAL		
Sheet Number	Sheet Name	Current Revision Date
G001	COVER SHEET	02/18/25
G002	LOCATION MAP, GENERAL NOTES & SCHEDULES	
G003	PERSPECTIVES	
G005	DEMO - LOWER LEVEL	
G006	DEMO - ROOF LEVEL	

A - SERIES		
Sheet Number	Sheet Name	Current Revision Date
A101	LOWER LEVEL	02/18/25
A102	ROOF PLAN	02/18/25
A201	BUILDING ELEVATIONS	02/18/25
A301	BUILDING SECTION	02/18/25

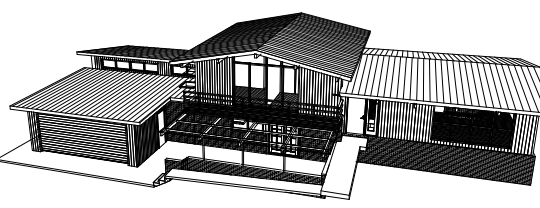
***FOR REFERENCE ONLY
SEE CIVIL (SIGNED AND SEALED) SITE DRAWINGS FOR OFFICIAL INFORMATION**

ROSEN RESIDENCE
3186 LYNNRAY DRIVE, ATLANTA GEORGIA

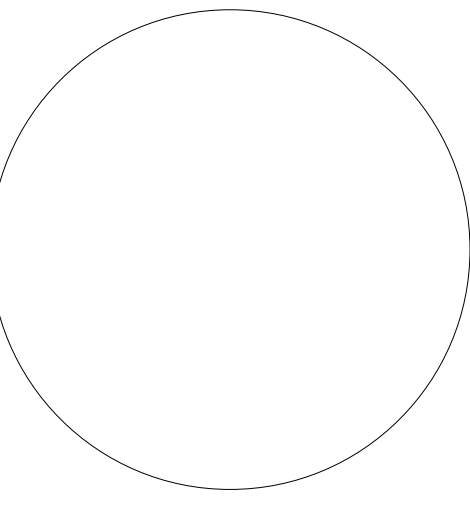
COVER
SHEET

RELEASED FOR
CONSTRUCTION

G001



ROSEN RESIDENCE



RELEASE DATES

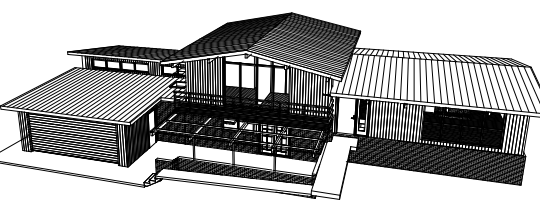
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02/18/2024 - CITY COMMENTS

ROSEN RESIDENCE
3186 LYNNRAY DRIVE, ATLANTA GEORGIA

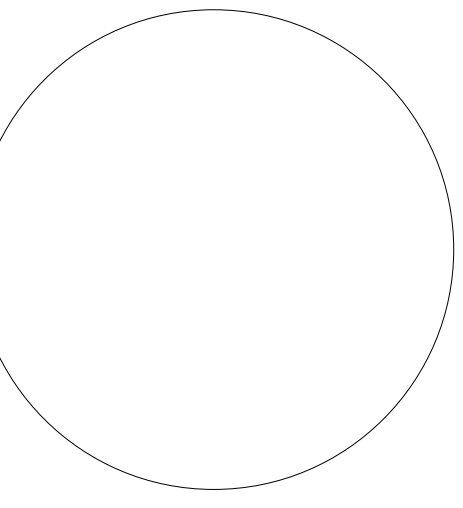
LOCATION MAP,
GENERAL NOTES &
SCHEDULES
CONSTRUCTION

G002

DESIGNER	SCOPE OF WORK		APPLICABLE CODES																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
BRIAN ROSEN 3186 LYNNRAY DRIVE PH: 678.644.4942 EMAIL: BROSEN73@YAHOO.COM CONTACT: BRIAN ROSEN	THE DRAWINGS HEREIN DESCRIBE THE DEMOLITION OF EXISTING DRIVEWAY/CARPORT/STORAGE AT 3186 LYNNRAY DRIVE IN ATLANTA, GA. THE WORK INCLUDES: INSTALLATION OF NEW DRIVEWAY, CONCRETE PAD WITH FOUNDATION FOR NEW WOOD CONSTRUCTION OF ENCLOSED GARAGE, STUDIO WITH FULL BATH, AND STORAGE SPACE. NEW CONSTRUCTION TO INCLUDE SPRAY FOAM INSULATION WITHIN WALL AND CEILING CAVITIES. NEW HVAC SYSTEM, PLUMBING, AND ELECTRICAL TO BE INCLUDED IN NEW WORK.		INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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BRIAN & HEIDI ROSEN 3186 LYNNRAY DRIVE PH: 678.644.4942 (BRIAN ROSEN) 404.513.6673 (HEIDI ROSEN)	<table border="1" data-bbox="695 537 1257 752"> <thead> <tr> <th colspan="5">Door Schedule</th> </tr> <tr> <th>Mark</th> <th>Height</th> <th>Width</th> <th>Type</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>G10</td> <td>7' - 0"</td> <td>2' - 10"</td> <td>34" x 84"</td> <td></td> </tr> <tr> <td>G11</td> <td>7' - 0"</td> <td>18' - 0"</td> <td>Hafele Automatic Garage Door LPU44 ROSEWOOD</td> <td></td> </tr> <tr> <td>G13</td> <td>7' - 0"</td> <td>3' - 0"</td> <td>36" x 84"</td> <td>EXTRA LOCK PROTECTION</td> </tr> <tr> <td>G04</td> <td>7' - 0"</td> <td>3' - 0"</td> <td>36" x 84"</td> <td></td> </tr> <tr> <td>G05</td> <td>7' - 0"</td> <td>2' - 6"</td> <td>30" x 84"</td> <td></td> </tr> <tr> <td>G06</td> <td>7' - 0"</td> <td>3' - 0"</td> <td>36" x 84"</td> <td></td> </tr> <tr> <td>G14</td> <td>6' - 8"</td> <td>2' - 6"</td> <td>30" x 80"</td> <td></td> </tr> </tbody> </table>	Door 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<td>MO</td> <td>MASONRY OPENING</td> </tr> <tr> <td>APPROX</td> <td>APPROXIMATE</td> <td>MOD</td> <td>MODIFIED</td> </tr> <tr> <td>ARCH</td> <td>ARCHITECT/ARCHITECTURAL</td> <td>MOD BIT</td> <td>MODIFIED BITUMEN</td> </tr> <tr> <td>ASTM</td> <td>AMERICAN SOCIETY FOR TESTING AND MATERIALS</td> <td>MR</td> <td>MOISTURE RESISTANT</td> </tr> <tr> <td>AUTO</td> <td>AUTOMATIC</td> <td>MTD</td> <td>MOUNTED</td> </tr> <tr> <td>AWB</td> <td>AIR WEATHER BARRIER</td> <td>MTL</td> <td>METAL</td> </tr> <tr> <td>B.O.</td> <td>BOTTOM OF.../BACK OF...</td> <td>NFPA</td> <td>NATIONAL FIRE PROTECTION ASSOCIATION</td> </tr> <tr> <td>BD</td> <td>BOARD</td> <td>NIC</td> <td>NOT IN CONTRACT</td> </tr> <tr> <td>BF</td> <td>BOARD FOOT</td> <td>NRP</td> <td>NON-REMOVABLE PIN</td> </tr> <tr> <td>BFA</td> <td>BARRIER FREE ACCESSIBLE</td> <td>NTS</td> <td>NOT TO SCALE</td> </tr> <tr> <td>BLKG</td> <td>BLOCKING</td> <td></td> <td></td> </tr> <tr> <td>BLW</td> <td>BELOW</td> <td>OC</td> <td>ON CENTER</td> </tr> <tr> <td>BM</td> <td>BEAM</td> <td>OH</td> <td>OPPOSITE HAND</td> </tr> <tr> <td>BOC</td> <td>BACK OF CURB</td> <td>OPNG</td> <td>OPENING</td> </tr> <tr> <td>BRK</td> <td>BRICK</td> <td></td> <td></td> </tr> <tr> <td>BTWN</td> <td>BETWEEN</td> <td>PCP</td> <td>PORTLAND CEMENT PLASTER</td> </tr> <tr> <td></td> <td></td> <td>PFT</td> <td>PORCELAIN FLOOR TILE</td> </tr> <tr> <td>C</td> <td>CHANNEL</td> <td>PL</td> <td>PLATE</td> </tr> <tr> <td>CAB</td> <td>CABINET</td> <td>PLAM</td> <td>PLASTIC LAMINATE</td> </tr> <tr> <td>CC</td> <td>COLOR CHANGE</td> <td>PLMB</td> <td>PLUMBING</td> </tr> <tr> <td>CER</td> <td>CERAMIC</td> <td>PLYWD</td> <td>PLYWOOD</td> </tr> <tr> <td>CFMF</td> <td>COLD-FORMED METAL FRAMING</td> <td>PKUF</td> <td>PRE-MOLDED JOINT FILLER</td> </tr> <tr> <td>CP</td> <td>CAST-IN-PLACE</td> <td>PT</td> <td>PAINT OR PRESSURE TREATED</td> </tr> <tr> <td>CI</td> <td>CONTINUOUS INSULATION</td> <td>PVC</td> <td>POLYVINYL CHLORIDE</td> </tr> <tr> <td>CJ</td> <td>CONTROL 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<td>DRESSED FOUR SIDES</td> <td></td> <td></td> </tr> <tr> <td>DBL</td> <td>DOUBLE</td> <td>S4S</td> <td>SMOOTH FOUR SIDES</td> </tr> <tr> <td>DEFS</td> <td>DIRECT-APPLIED EXTERIOR FINISH SYSTEM</td> <td>SC</td> <td>SOLID CORE</td> </tr> <tr> <td>DET</td> <td>DETAIL</td> <td>SF</td> <td>STOREFRONT</td> </tr> <tr> <td>DIAG</td> <td>DIAGONAL</td> <td>SHLV</td> <td>SHELVES</td> </tr> <tr> <td>DLO</td> <td>DAYLIGHT OPENING</td> <td>SHT</td> <td>SHEET</td> </tr> <tr> <td>DS</td> <td>DOWNSPOUT</td> <td>SHTHG</td> <td>SHEATHING</td> </tr> <tr> <td>DWG</td> <td>DRAWING</td> <td>SIM</td> <td>SIMILAR</td> </tr> <tr> <td></td> <td></td> <td>SQ</td> <td>SQUARE</td> </tr> <tr> <td>E.O.</td> <td>EDGE OF...</td> <td>SS</td> <td>STAINLESS STEEL</td> </tr> <tr> <td>EB</td> <td>EXPANSION BOLT</td> <td>STD</td> <td>STANDARD</td> </tr> <tr> <td>EFC</td> <td>EPOXY FLOOR COATING</td> <td>STL</td> <td>STEEL</td> </tr> <tr> <td>EIFS</td> <td>EXTERIOR INSULATION AND FINISHING SYSTEM</td> <td>STOR</td> 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<td>VINYL WALLCOVERING</td> </tr> <tr> <td>GC</td> <td>GENERAL CONTRACTOR</td> <td></td> <td></td> </tr> <tr> <td>GTR</td> <td>GUTTER</td> <td>W/</td> <td>WITH</td> </tr> <tr> <td>GWB</td> <td>GYPSUM WALLBOARD</td> <td>WB</td> <td>WEATHER BARRIER</td> </tr> <tr> <td>GYP BD</td> <td>GYPSUM WALLBOARD</td> <td>WWF</td> <td>WELDED WIRE FABRIC</td> </tr> <tr> <td></td> <td></td> <td>WWM</td> <td>WELDED WIRE MESH</td> </tr> </table>		#/FT	PER FOOT	IBC	INTERNATIONAL BUILDING CODE	@	AT	INSUL	INSULATION	A/C	AIR CONDITIONING	INT	INTERIOR	AB	ANCHOR BOLT	LAM	LAMINATE	ABV	ABOVE	LAV	LAVATORY	AC	AIR CONDITIONING	LIA	LINE ITEM ALTERNATE	ACMU	ARCHITECTURAL CONCRETE MASONRY UNIT	LLH	LONG LEG HORIZONTAL	ACM	ALUMINUM COMPOSITE METAL	LLV	LONG LEG VERTICAL	ACOUST	ACOUSTICAL	LSC	LIFE SAFETY CODE	ACP	ACOUSTICAL CEILING PANEL			ACT	ACOUSTICAL CEILING TILE	MATL	MATERIAL	ADJ	ADJACENT	MAX	MAXIMUM	AFF	ABOVE FINISHED FLOOR	MDF	MEDIUM-DENSITY FIBERBOARD	AIA	AMERICAN INSTITUTE OF ARCHITECTS	MCM	METAL COMPOSITE MATERIAL	AIB	AIR INFILTRATION BARRIER	MECH	MECHANICAL	AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	MFR	MANUFACTURER	AL	ALTERNATE	MIN	MINIMUM	ALUM	ALUMINUM	MISC	MISCELLANEOUS	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MO	MASONRY OPENING	APPROX	APPROXIMATE	MOD	MODIFIED	ARCH	ARCHITECT/ARCHITECTURAL	MOD BIT	MODIFIED BITUMEN	ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MR	MOISTURE RESISTANT	AUTO	AUTOMATIC	MTD	MOUNTED	AWB	AIR WEATHER BARRIER	MTL	METAL	B.O.	BOTTOM OF.../BACK OF...	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	BD	BOARD	NIC	NOT IN CONTRACT	BF	BOARD FOOT	NRP	NON-REMOVABLE PIN	BFA	BARRIER FREE ACCESSIBLE	NTS	NOT TO SCALE	BLKG	BLOCKING			BLW	BELOW	OC	ON CENTER	BM	BEAM	OH	OPPOSITE HAND	BOC	BACK OF CURB	OPNG	OPENING	BRK	BRICK			BTWN	BETWEEN	PCP	PORTLAND CEMENT PLASTER			PFT	PORCELAIN FLOOR TILE	C	CHANNEL	PL	PLATE	CAB	CABINET	PLAM	PLASTIC LAMINATE	CC	COLOR CHANGE	PLMB	PLUMBING	CER	CERAMIC	PLYWD	PLYWOOD	CFMF	COLD-FORMED METAL FRAMING	PKUF	PRE-MOLDED JOINT FILLER	CP	CAST-IN-PLACE	PT	PAINT OR PRESSURE TREATED	CI	CONTINUOUS INSULATION	PVC	POLYVINYL CHLORIDE	CJ	CONTROL JOINT			CL	CENTER LINE	QT	QUARRY TILE	CLG	CEILING			CMU	CONCRETE MASONRY UNIT	RAD	RADIUS	CO	CLEAN OUT	RCP	REFLECTED CEILING PLAN	COL	COLUMN	RD	ROOF DRAIN	CONC	CONCRETE MASONRY UNIT	REINF	REINFORCED	CONT	CONTINUOUS	REQD	REQUIRED	CSI	CONSTRUCTION SPECIFICATIONS INSTITUTE	RI	RIGID INSULATION	CT	CERAMIC TILE	RJ	RAKED JOINT	CW	CURTAIN WALL	RL	RAIN LEADER			RO	ROUGH OPENING			RTD	RATED	DAS	DRESSED FOUR SIDES			DBL	DOUBLE	S4S	SMOOTH FOUR SIDES	DEFS	DIRECT-APPLIED EXTERIOR FINISH SYSTEM	SC	SOLID CORE	DET	DETAIL	SF	STOREFRONT	DIAG	DIAGONAL	SHLV	SHELVES	DLO	DAYLIGHT OPENING	SHT	SHEET	DS	DOWNSPOUT	SHTHG	SHEATHING	DWG	DRAWING	SIM	SIMILAR			SQ	SQUARE	E.O.	EDGE OF...	SS	STAINLESS STEEL	EB	EXPANSION BOLT	STD	STANDARD	EFC	EPOXY FLOOR COATING	STL	STEEL	EIFS	EXTERIOR INSULATION AND FINISHING SYSTEM	STOR	STORAGE	EJ	EXPANSION JOINT	STR	STAIR	ELEC	ELECTRICAL	STRUCT	STRUCTURAL	EDS	EDGE OF SLAB	SUB	SUBCONTRACTOR	EQ	EQUAL	SUSP	SUSPENDED	EQUIP	EQUIPMENT			ERD	EMERGENCY ROOF DRAIN	T.O.	TOP OF...	ES	EACH SIDE	TAG	TONGUE AND GROOVE	ETR	EXISTING TO REMAIN	TEL	TELEPHONE	EW	EACH WAY	TEXT	TEXTURE	EXP	EXPANSION	THK	THICKNESS	EXT	EXTERIOR	THOLD	THRESHOLD			TJ	TOOL JOINT	F.O.	FACE OF...	TOS	TOP OF STEEL	FAB	FABRICATE	TPO	THERMOPLASTIC POLYOLEFIN TYPICAL	FE	FIRE EXTINGUISHER - WALL MOUNT	TYP	TYPICAL	FEK	FIRE EXTINGUISHER - RECESSED CABINET			FFE	FINISH FLOOR ELEVATION	UNO	UNLESS NOTED OTHERWISE	FIN	FINISH			FLR	FLOOR	VB	VAPOR BARRIER	FMW	FORMED METAL WALL PANEL	VCT	VINYL CERAMIC TILE	FR GWB	FIRE RATED GYPSUM WALLBOARD	VENT	VENTILATION	FTG	FOOTING	VERT	VERTICAL			VHB	VERY HIGH BOND	GA	GAUGE	VIF	VERIFY IN FIELD	GALV	GALVANIZED	VWC	VINYL WALLCOVERING	GC	GENERAL CONTRACTOR			GTR	GUTTER	W/	WITH	GWB	GYPSUM WALLBOARD	WB	WEATHER BARRIER	GYP BD	GYPSUM WALLBOARD	WWF	WELDED WIRE FABRIC			WWM	WELDED WIRE MESH	<table border="0"> <tr> <td>DRAWING TITLE MARK</td> <td>COLUMN BUBBLE & GRID LINES</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>SECTION MARK</td> <td>PARTITION TYPE TAG</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>ELEVATION MARK</td> <td>DOOR NUMBER</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>DETAIL CALLOUT</td> <td>ROOM NAME & NUMBER</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>LOCATION MAP</td> <td>REVISED CLOUD & REVISION TRIANGLE</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td></td> <td>AREA ON HOLD & REVISION TRIANGLE</td> </tr> <tr> <td></td> <td> </td> </tr> </table>	DRAWING TITLE MARK	COLUMN BUBBLE & GRID LINES			SECTION MARK	PARTITION TYPE TAG			ELEVATION MARK	DOOR NUMBER			DETAIL CALLOUT	ROOM NAME & NUMBER			LOCATION MAP	REVISED CLOUD & REVISION TRIANGLE				AREA ON HOLD & REVISION TRIANGLE		
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<h2>GENERAL NOTES</h2> <ol style="list-style-type: none"> WORK FOR THIS PROJECT WILL BE EXECUTED UNDER A SINGLE PRIME CONTRACT WITH THE OWNER. GENERAL CONTRACTOR TO BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, COORDINATION OF CONTRACTOR'S SUBCONTRACTORS, SCHEDULING AND PROCEDURES, CLEANUP, ALL SAFETY AND WEATHER PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE PROPERTY PRIOR TO SUBMITTING A BID TO THE OWNER. THE CONTRACTOR IS TO IDENTIFY ANY LIMITATIONS, EXCLUSIONS OR MODIFICATIONS TO THE SCOPE OF WORK THAT ARE REFLECTED IN THE GENERAL CONTRACTOR'S BID. INCLUDE ALL AFTER HOURS WORK REQUIRED BY AN OCCUPIED PROJECT, IN THE CONSTRUCTION BID. PROVIDE A PROJECT SCHEDULE WITH THE CONSTRUCTION BID. GENERAL CONTRACTOR TO THOROUGHLY REVIEW THE DESIGN DOCUMENTS AND SITE CONDITIONS. GENERAL CONTRACTOR IS RESPONSIBLE FOR A COMPLETE AND OPERATIONAL SPACE INCLUDING ALL FINISHES AND SYSTEMS. OWNER IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT. GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING INSPECTIONS. IF REQUIRED, PERMITS REQUIRED BY SUB CONTRACTORS IS TO BE PAID FOR BY SUB-CONTRACTORS. ALL WORK TO BE DONE IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE DOCUMENTS, AS WELL AS, ACCEPTED CONSTRUCTION STANDARDS. CONSTRUCTION IS TO BE DONE IN STRICT ACCORDANCE WITH THE DOCUMENTS UNLESS APPROVED IN WRITING BY THE OWNER AND DESIGNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPROVAL OF SUBMITTALS, PURCHASING OF MATERIALS AND INSTALLATION OF WORK SO THAT THE WORK PROCEEDS ACCORDING TO THE SCHEDULE APPROVED BY THE OWNER. PROVIDE THE OWNER DELIVERY DATES FOR ALL ITEMS THAT THE OWNER PROVIDES ITEMS AND THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SO THAT SCHEDULE IS MAINTAINED. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCY BETWEEN THE DOCUMENTS AND ACTUAL JOB CONDITIONS PRIOR TO SUBMITTING A BID OR PROCEEDING WITH WORK. CONTRACTOR TO REVIEW FIELD DIMENSIONS AND ADAPT WORK TO FIT FIELD DIMENSIONS. NOTIFY DESIGNER OF DISCREPANCIES THAT WILL CHANGE THE DESIGN INTENT OF THE WORK. DIMENSIONS ON DRAWINGS ARE FROM FACE OF WALL SHEATHING OR FACE OF STOREFRONT FRAMING, UNLESS OTHERWISE NOTED. LIGHT FIXTURES ARE DIMENSIONED FROM THE CENTER OF THE FIXTURE. DRAWINGS ARE NOT TO BE SCALED. PROVIDE OWNER WITH COPIES OF MAINTENANCE AND OPERATIONAL MANUALS, WARRANTIES AND INSPECTION REPORTS. ORGANIZE AND LABEL EXTRA MATERIALS FOR THE OWNER THAT COULD BE USED AS ATTIC STOCK AND COMPLETE FINAL CLEANING. DELIVER FINAL PROJECT RECORD DOCUMENTS TO OWNER INCLUDING AS-BUILT DRAWINGS, APPROVED SUBMITTALS. RESOLVED RFIS AND CHANGE ORDERS. CONTRACTOR TO PROVIDE A ONE YEAR PROJECT WARRANTY ON ALL WORK AND MATERIALS PERFORMED. DESIGNER MAY PURCHASE FIXTURES AND OR FINISHES ON BEHALF OF THE OWNER. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION OF FIXTURES AND OR FINISHES. CONFIRM EXTENT OF DESIGNER'S PROCUREMENT RESPONSIBILITIES PRIOR TO SUBMITTING BID. GENERAL CONTRACTOR'S BID TO INCLUDE INSTALLATION OF OWNER PROVIDED ITEMS. SHOP DRAWINGS ARE REQUIRED FOR REVIEW AND OWNER / DESIGNER APPROVAL FOR THE FOLLOWING: <ul style="list-style-type: none"> WINDOWS CABINETS, CASEGOODS, & MILLWORK PRODUCT DATA IS REQUIRED FOR REVIEW AND OWNER / DESIGNER APPROVAL FOR THE FOLLOWING: <ul style="list-style-type: none"> SPRAY FOAM INSULATION DOORS, FRAMES, AND HARDWARE ELECTRICAL WALL / FLOOR OUTLETS HVAC VENTS (DIFFUSERS) 																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	



ROSEN RESIDENCE



RELEASE DATES

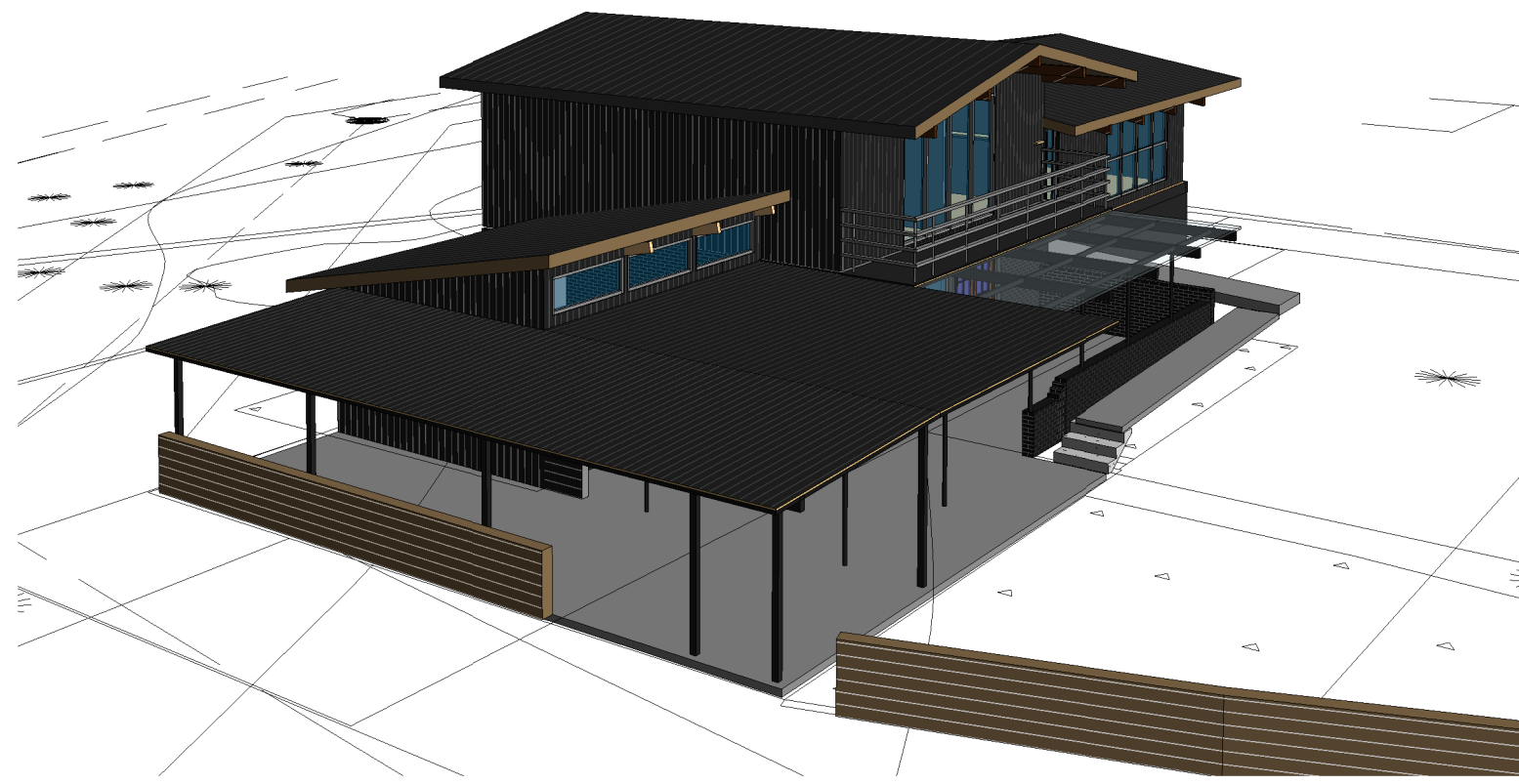
12/20/2024 - ISSUE FOR PERMIT
02/18/2024 - CITY COMMENTS

ROSEN RESIDENCE
3186 LYNNRAY DRIVE, ATLANTA GEORGIA

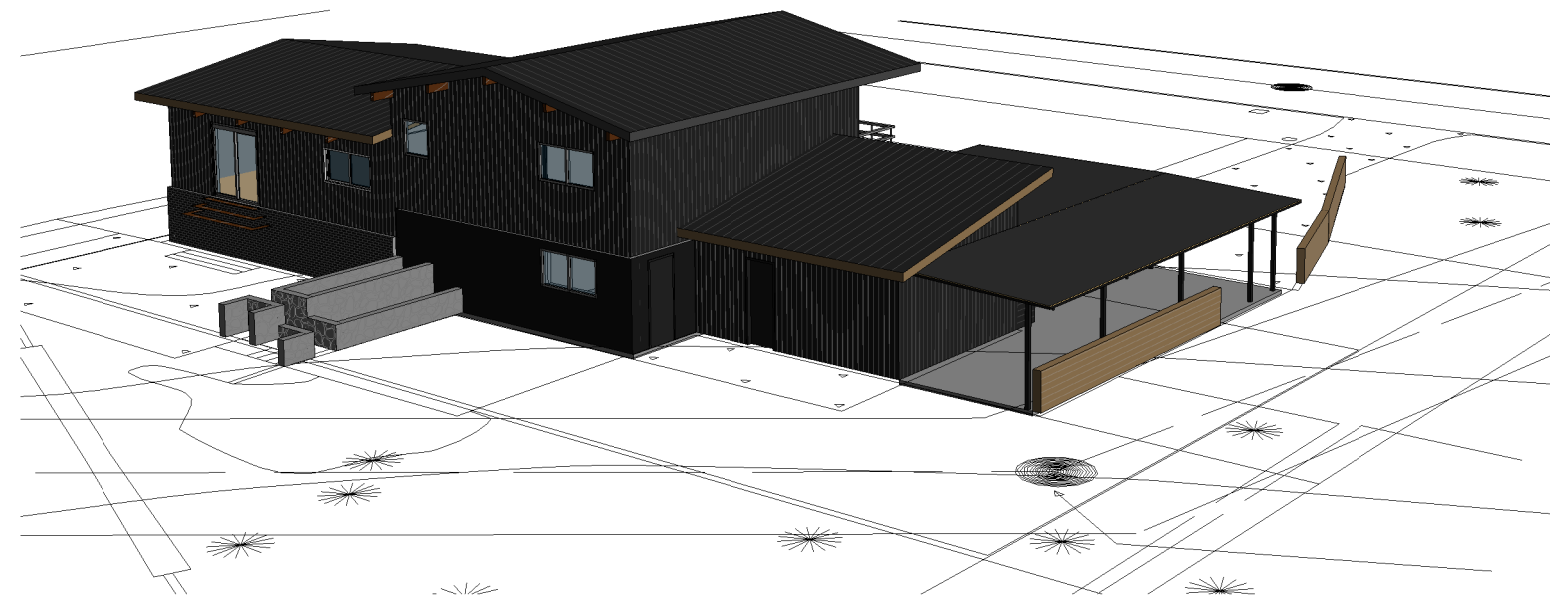
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RELEASED FOR CONSTRUCTION

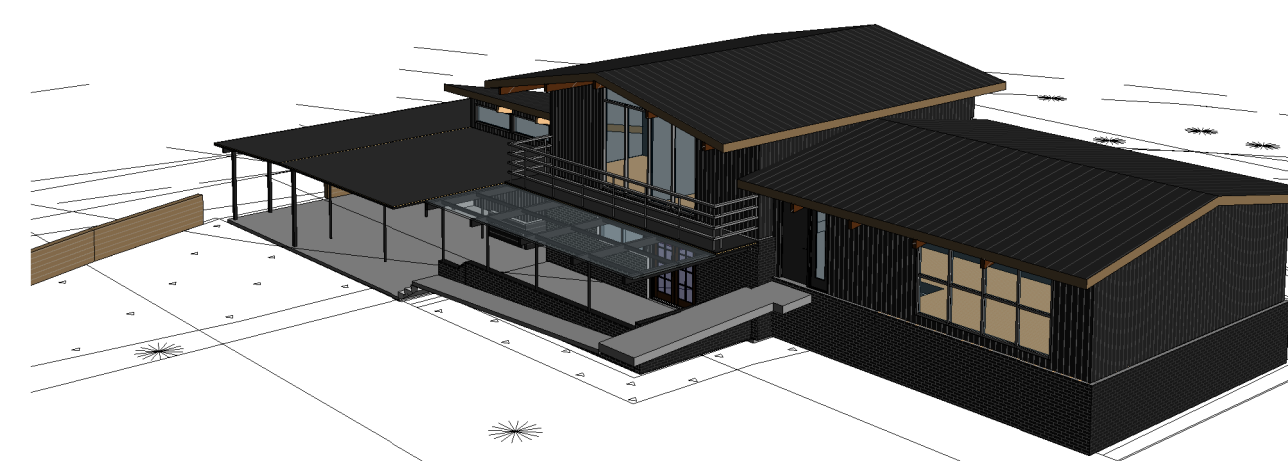
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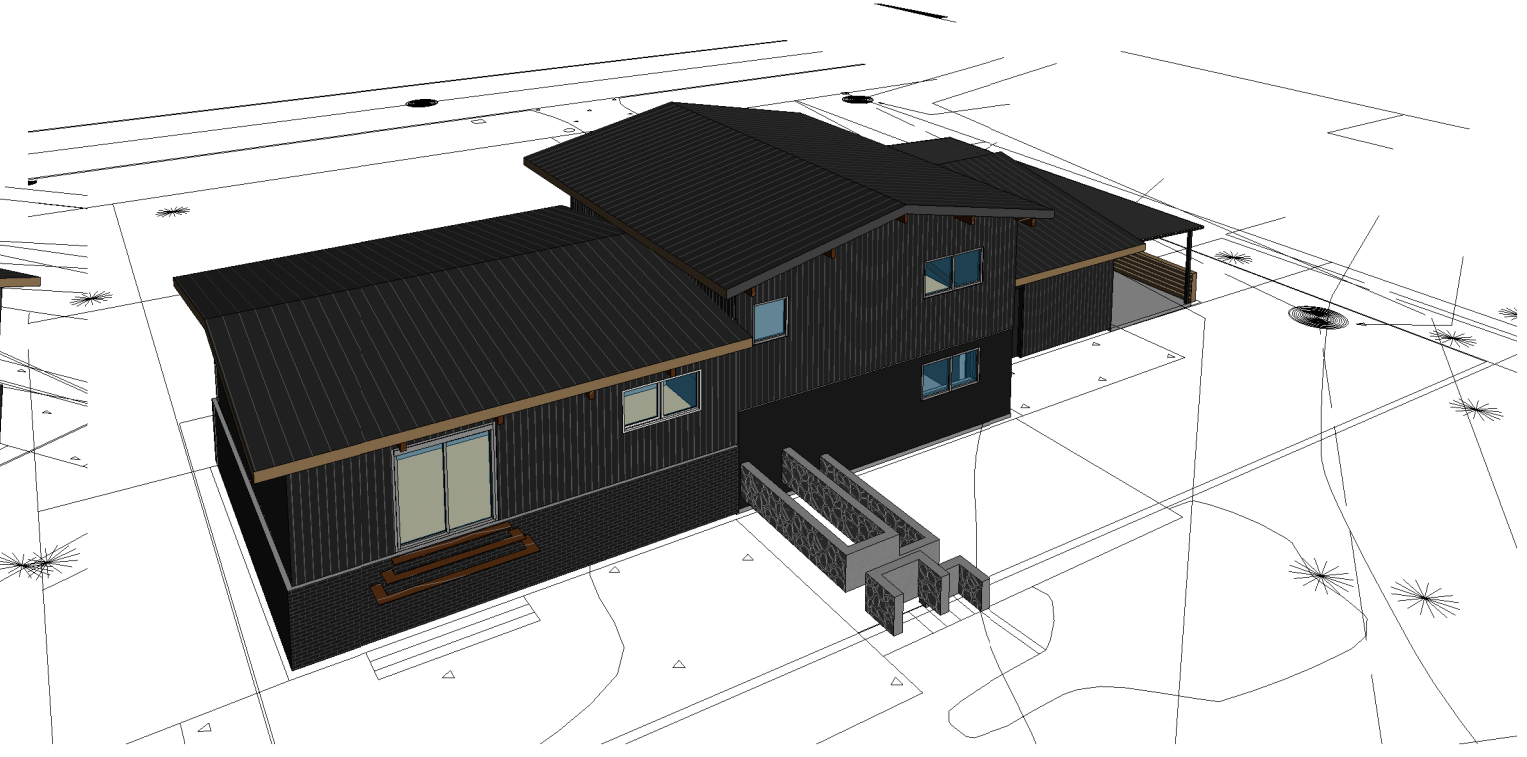
2 3D View 1 - NE - Existing



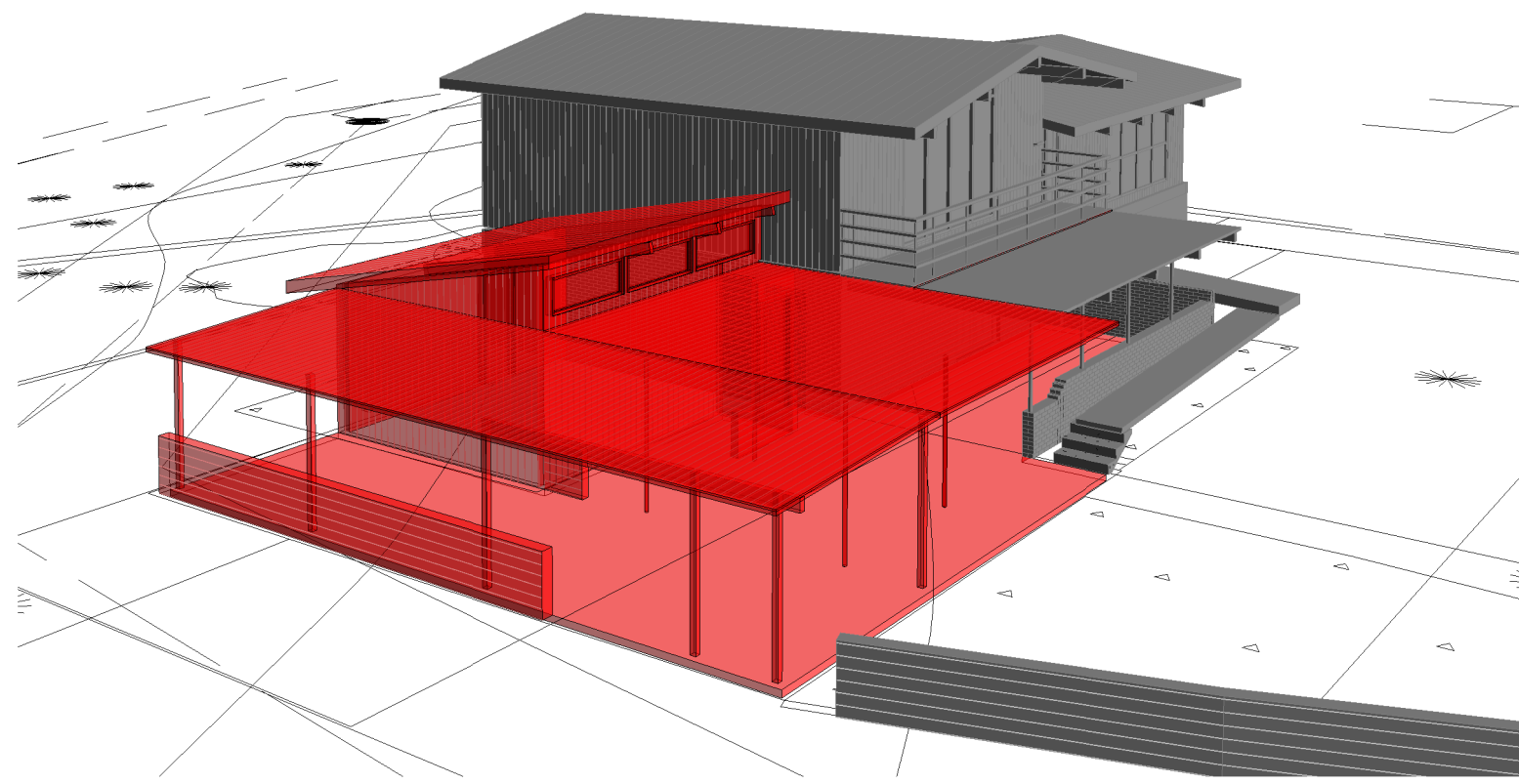
5 3D View 2 - SE - Existing



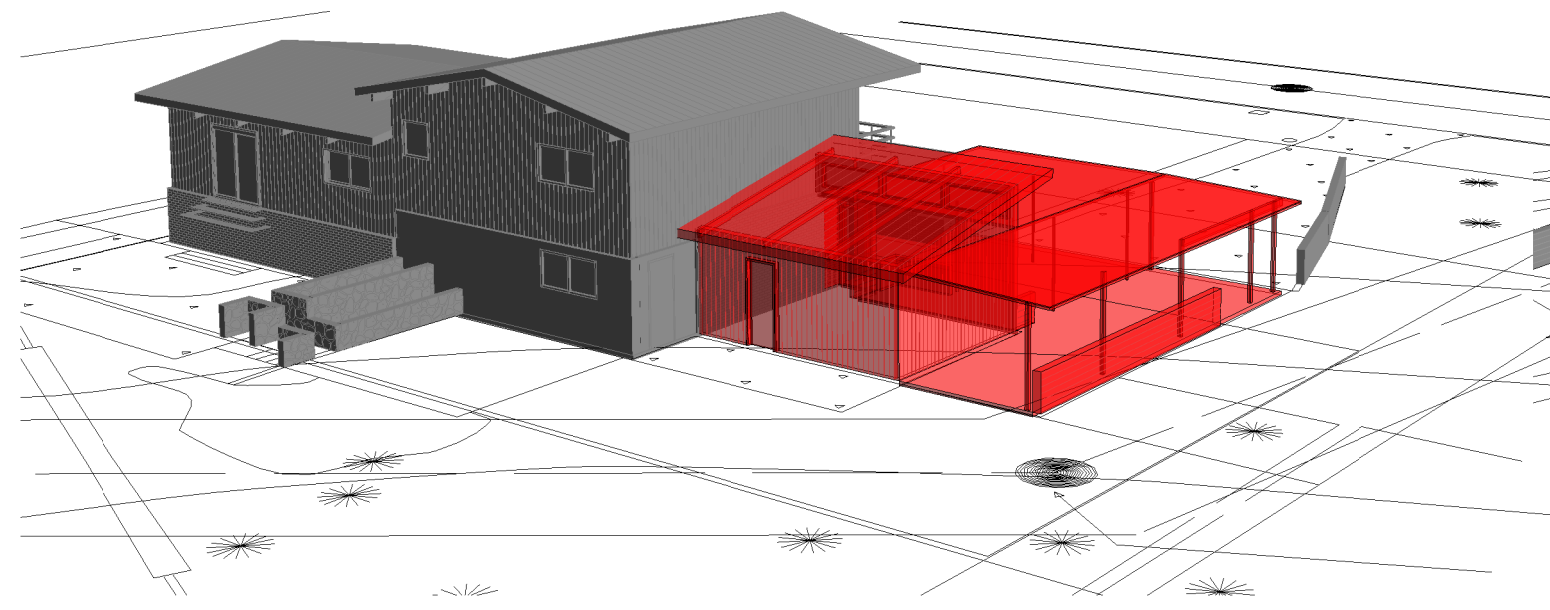
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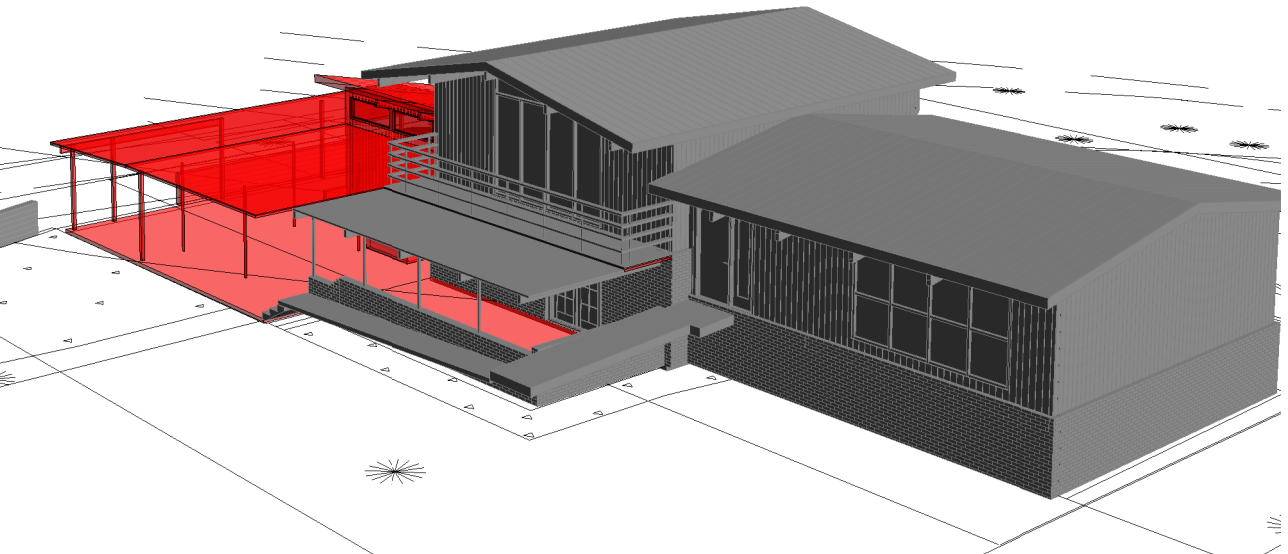
11 3D View 4 - SW - Existing



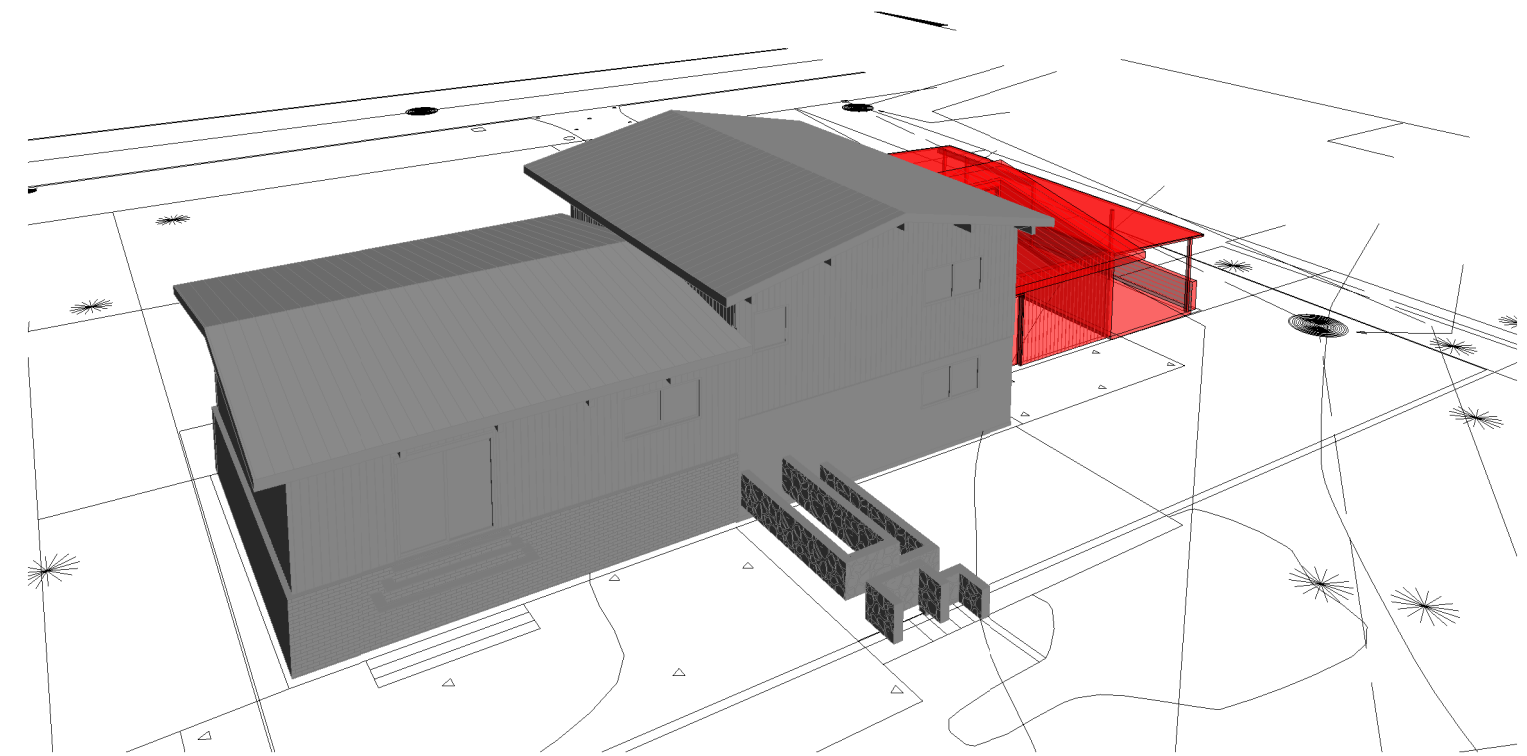
1 3D View 1 - NE - Demo



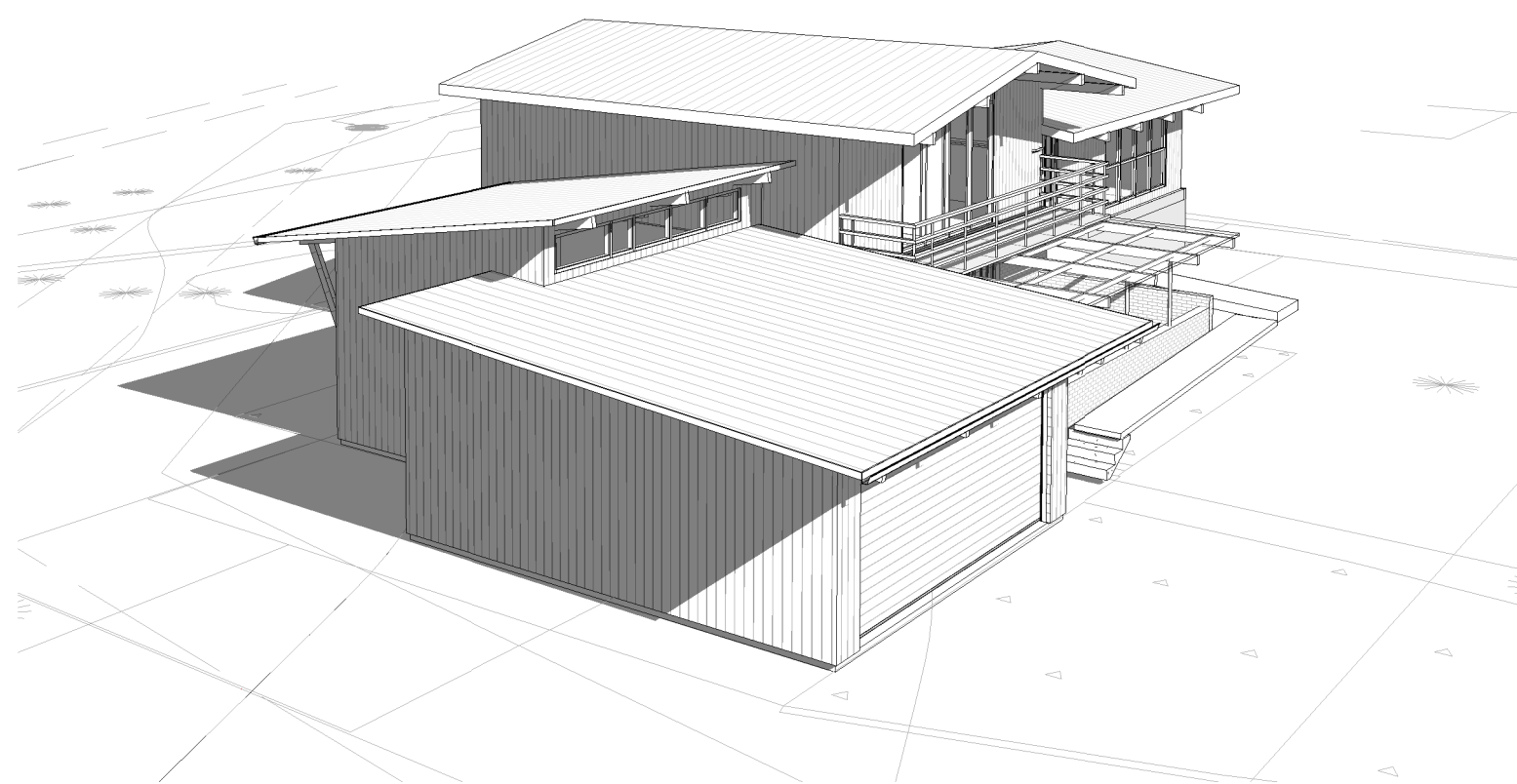
4 3D View 2 - SE - Demo



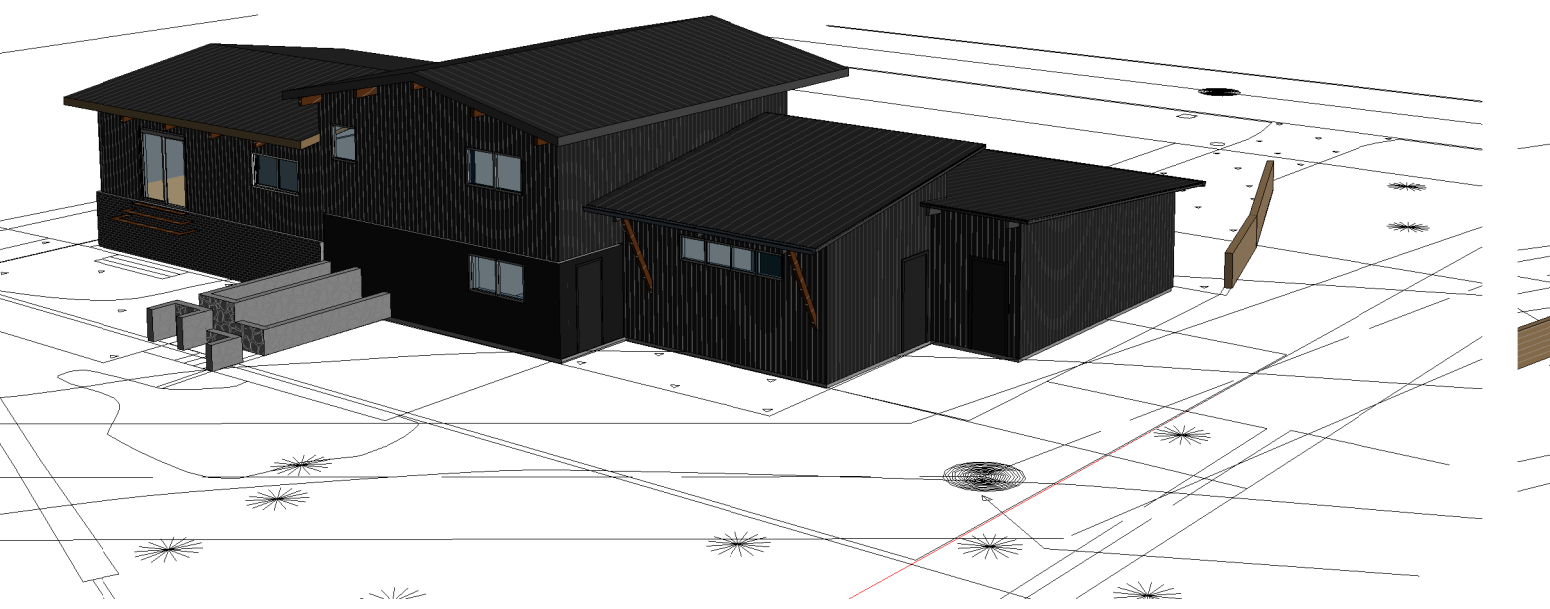
7 3D View 3 - NW - Demo



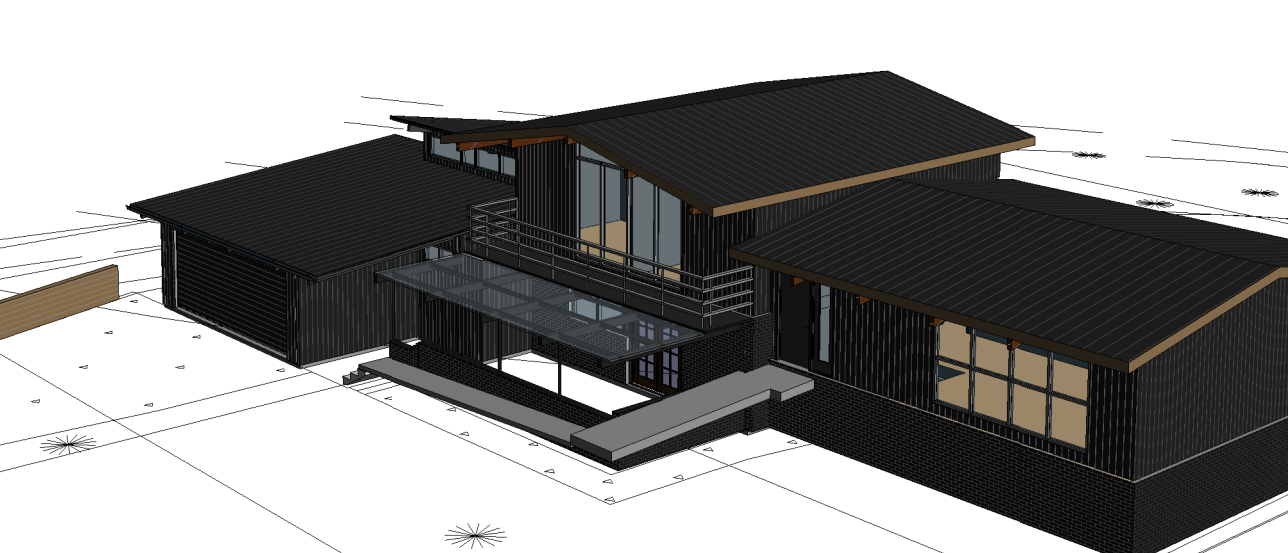
10 3D View 4 - SW - Demo



3 3D View 1 - NE - New Work



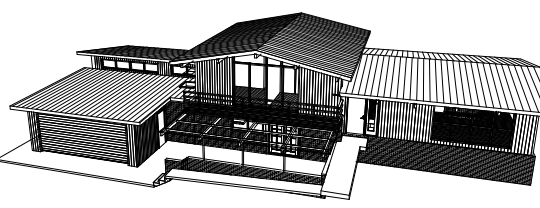
6 3D View 2 - SE - New



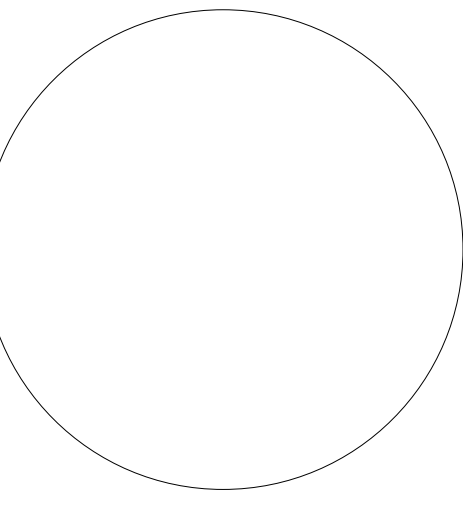
9 3D View 3 - NW - New



12 3D View 4 - SW - New



ROSEN RESIDENCE



RELEASE DATES

12/20/2024 - ISSUE FOR PERMIT
02/18/2024 - CITY COMMENTS

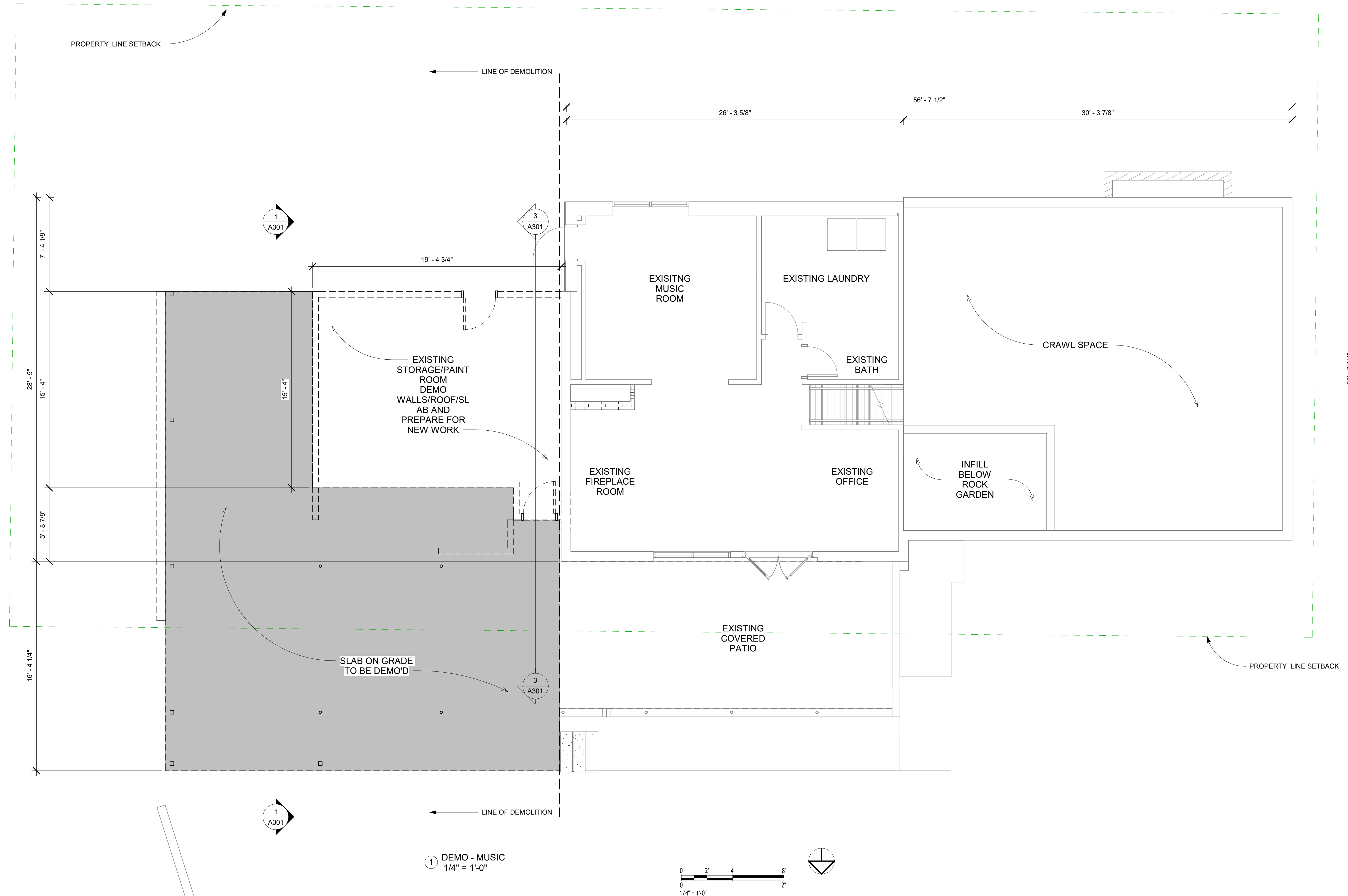
ROSEN RESIDENCE

3186 LYNNRAY DRIVE, ATLANTA GEORGIA

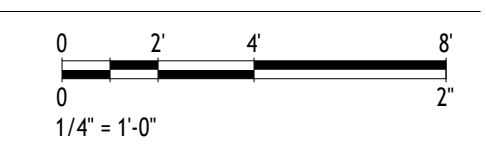
DEMO - LOWER LEVEL

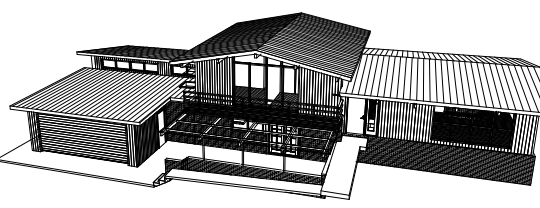
RELEASED FOR CONSTRUCTION

G005

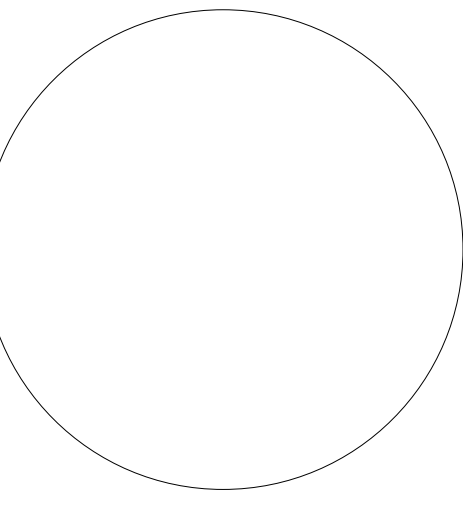


1 DEMO - MUSIC
1/4" = 1'-0"





ROSEN RESIDENCE



RELEASE DATES

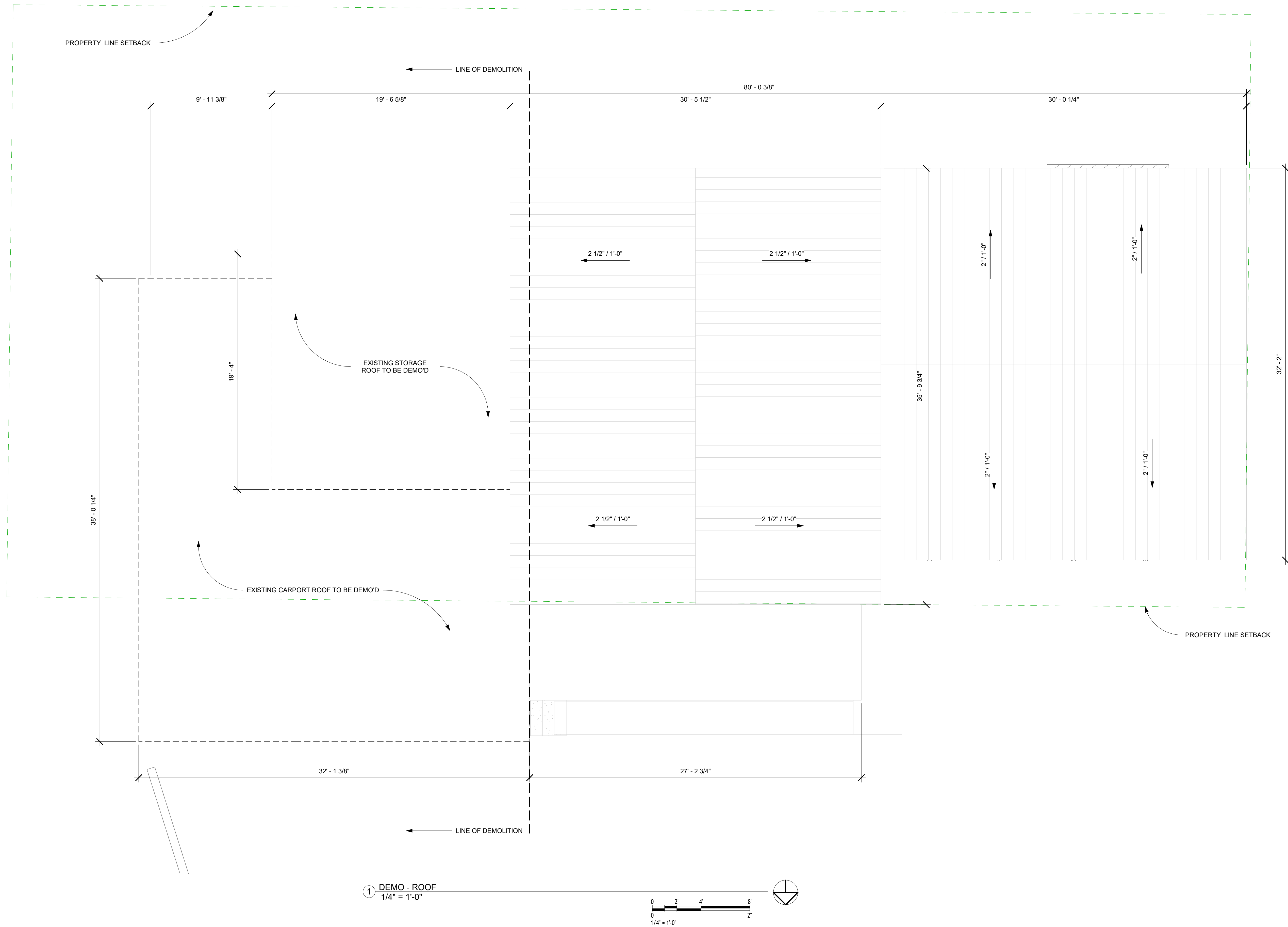
12/20/2024 - ISSUE FOR PERMIT
02/18/2024 - CITY COMMENTS

ROSEN RESIDENCE
3186 LYNNRAY DRIVE, ATLANTA GEORGIA

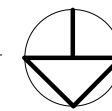
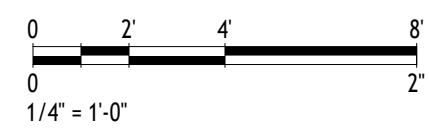
DEMO -
ROOF
LEVEL

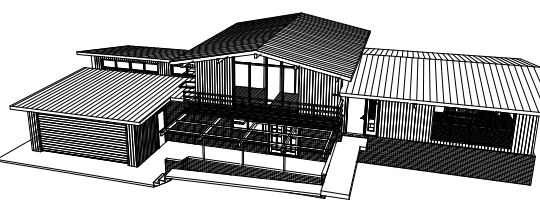
RELEASED FOR
CONSTRUCTION

G006

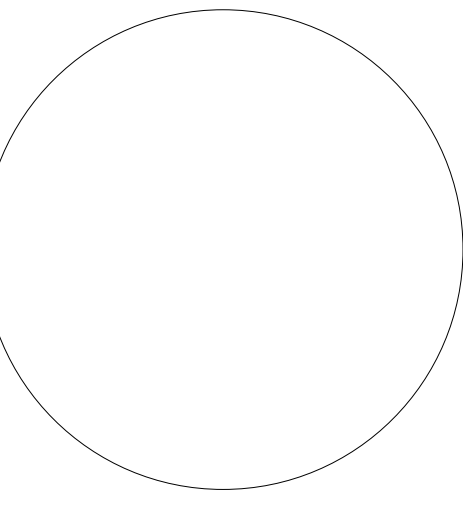


① DEMO - ROOF
1/4" = 1'-0"





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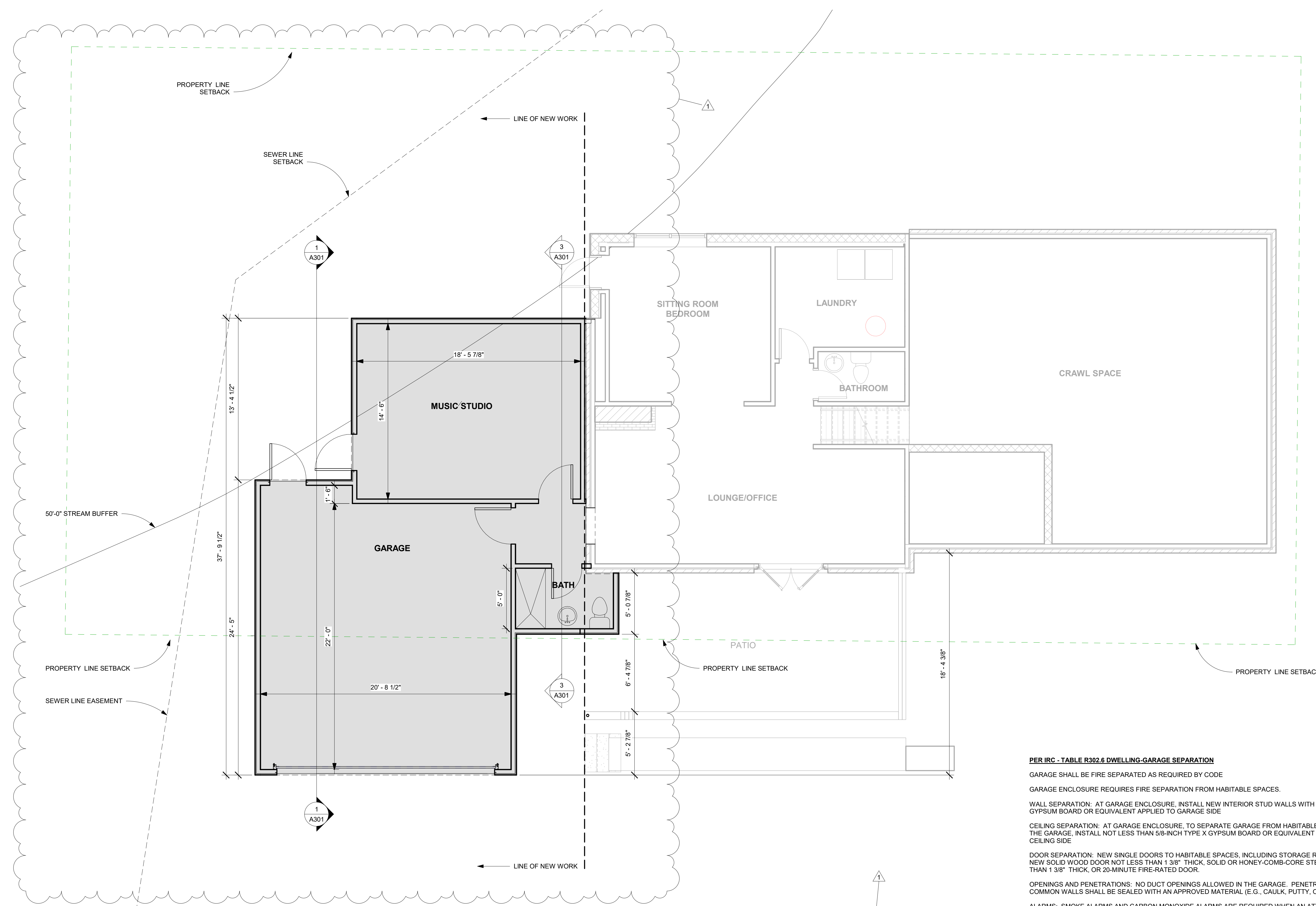
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3186 LYNNRAY DRIVE, ATLANTA GEORGIA

LOWER LEVEL

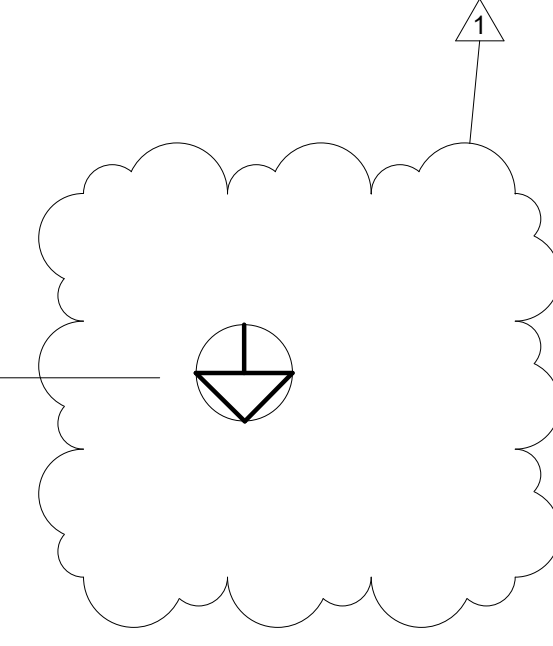
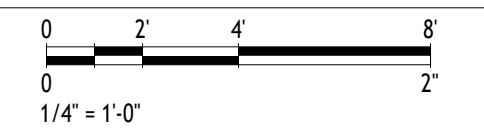
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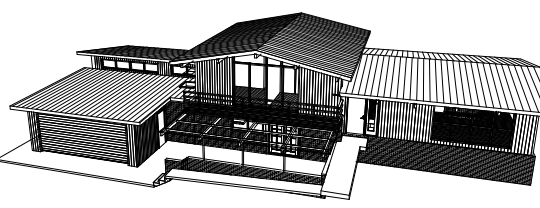
A101



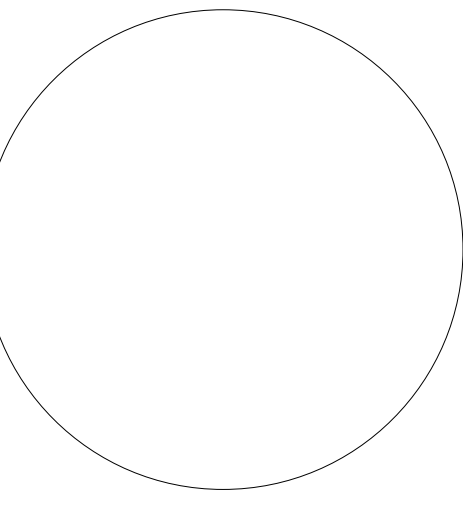
PER IRC - TABLE R302.6 DWELLING-GARAGE SEPARATION
GARAGE SHALL BE FIRE SEPARATED AS REQUIRED BY CODE
GARAGE ENCLOSURE REQUIRES FIRE SEPARATION FROM HABITABLE SPACES.
WALL SEPARATION: AT GARAGE ENCLOSURE, INSTALL NEW INTERIOR STUD WALLS WITH A MINIMUM 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO GARAGE SIDE
CEILING SEPARATION: AT GARAGE ENCLOSURE, TO SEPARATE GARAGE FROM HABITABLE ROOMS ABOVE THE GARAGE, INSTALL NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT TO GARAGE CEILING SIDE
DOOR SEPARATION: NEW SINGLE DOORS TO HABITABLE SPACES, INCLUDING STORAGE ROOM DOOR, TO BE NEW SOLID WOOD DOOR NOT LESS THAN 1 3/8" THICK, SOLID OR HONEY-COMB-CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOOR.
OPENINGS AND PENETRATIONS: NO DUCT OPENINGS ALLOWED IN THE GARAGE. PENETRATIONS OF COMMON WALLS SHALL BE SEALED WITH AN APPROVED MATERIAL (E.G., CAULK, PUTTY, OR SEALANT).
ALARMS: SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED WHEN AN ATTACHED GARAGE IS CONSTRUCTED.

1 MUSIC
1/4" = 1'-0"





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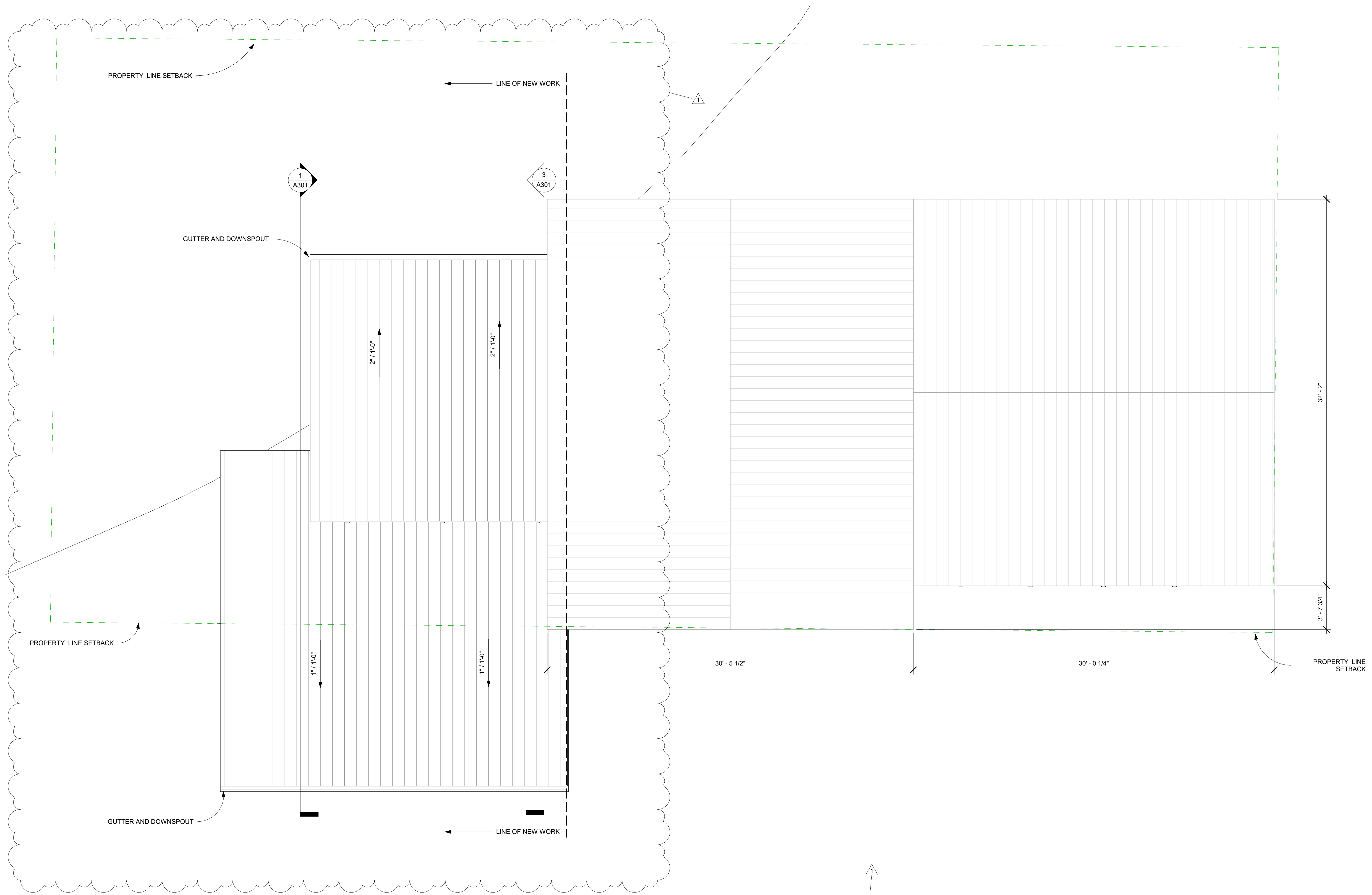
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3186 LYNNRAY DRIVE, ATLANTA GEORGIA

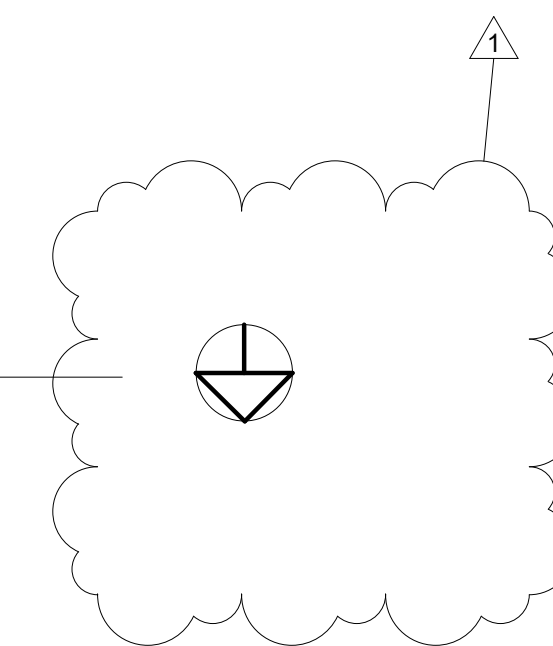
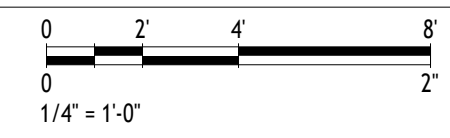
ROOF PLAN

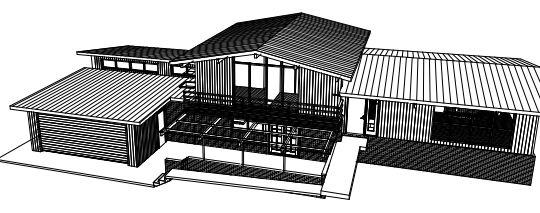
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A102

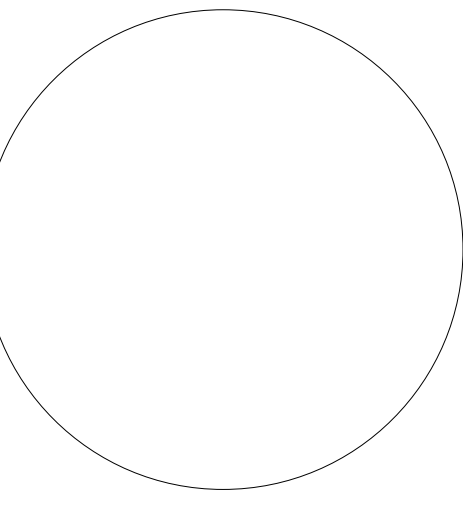


1 ROOF
1/4" = 1'-0"





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RELEASE DATES

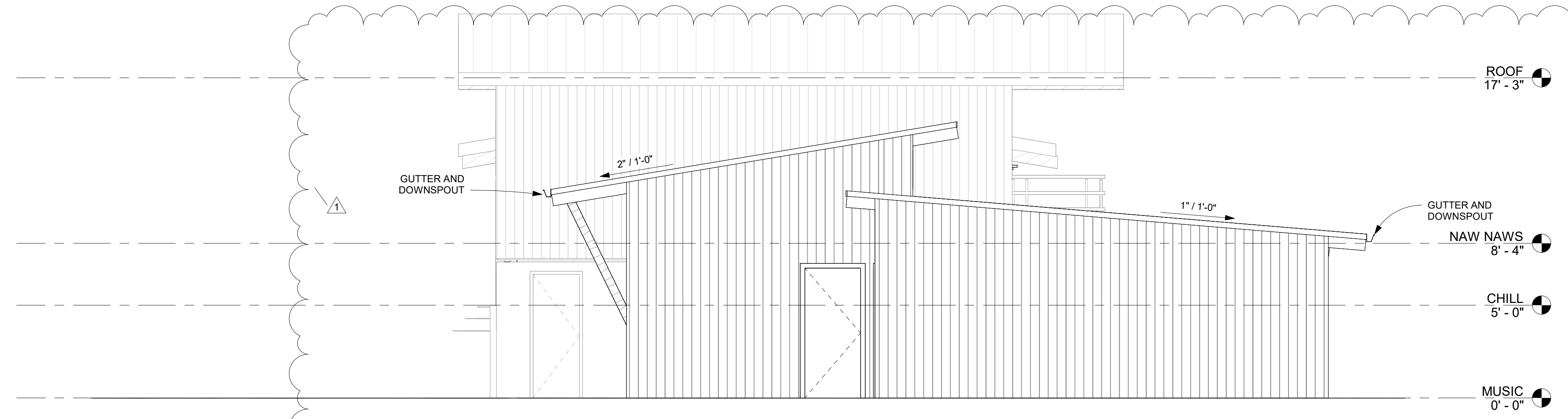
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3186 LYNNRAY DRIVE, ATLANTA GEORGIA

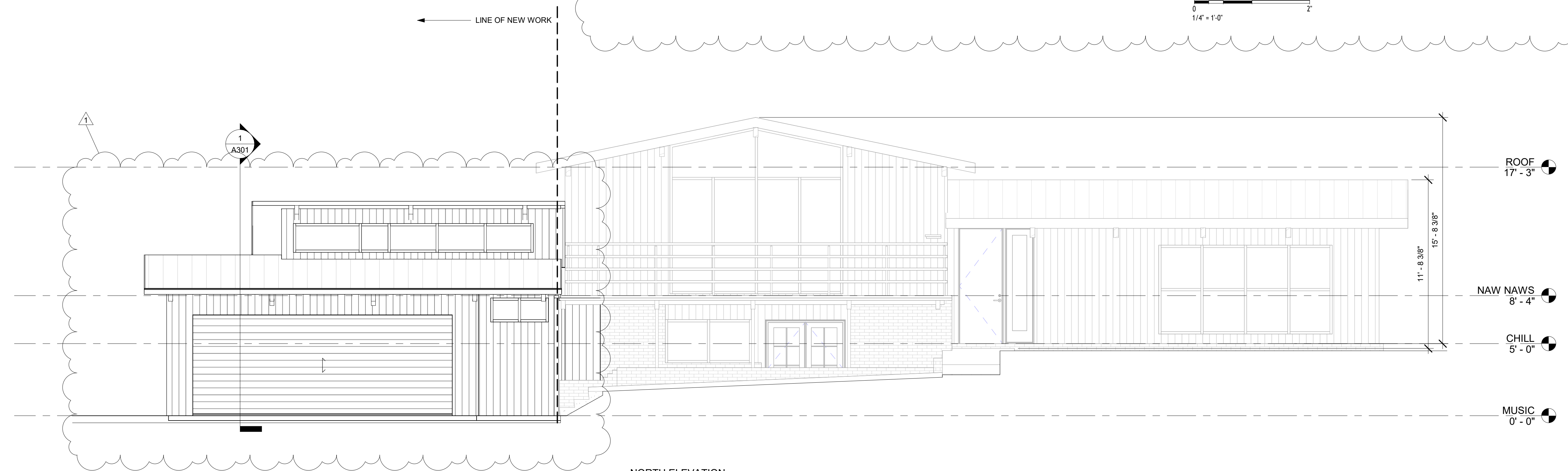
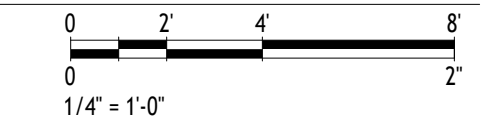
BUILDING ELEVATIONS

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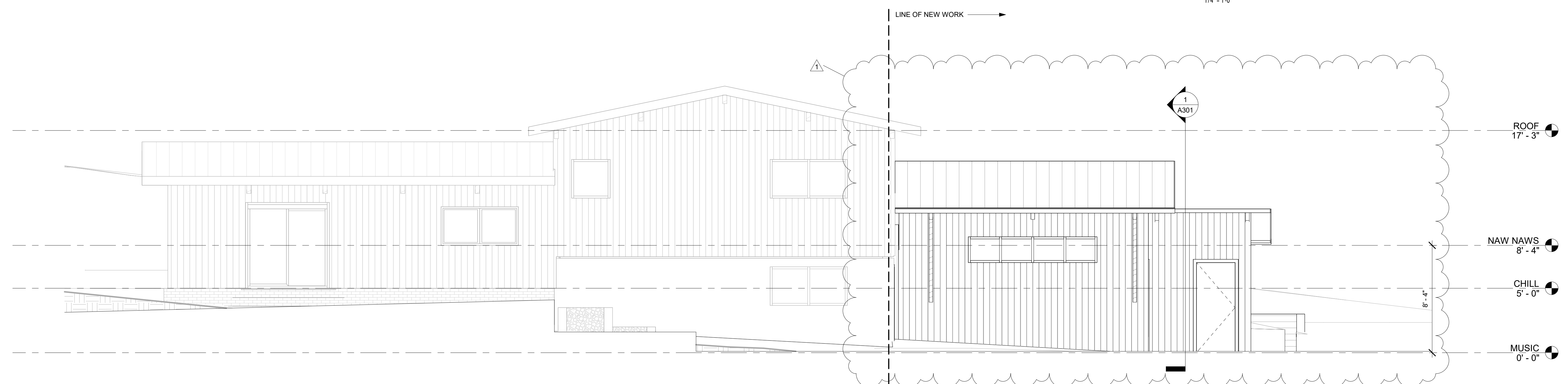
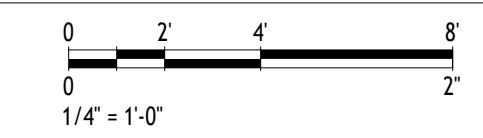
A201



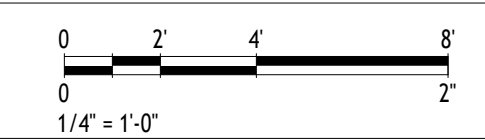
③ EAST ELEVATION
1/4" = 1'-0"

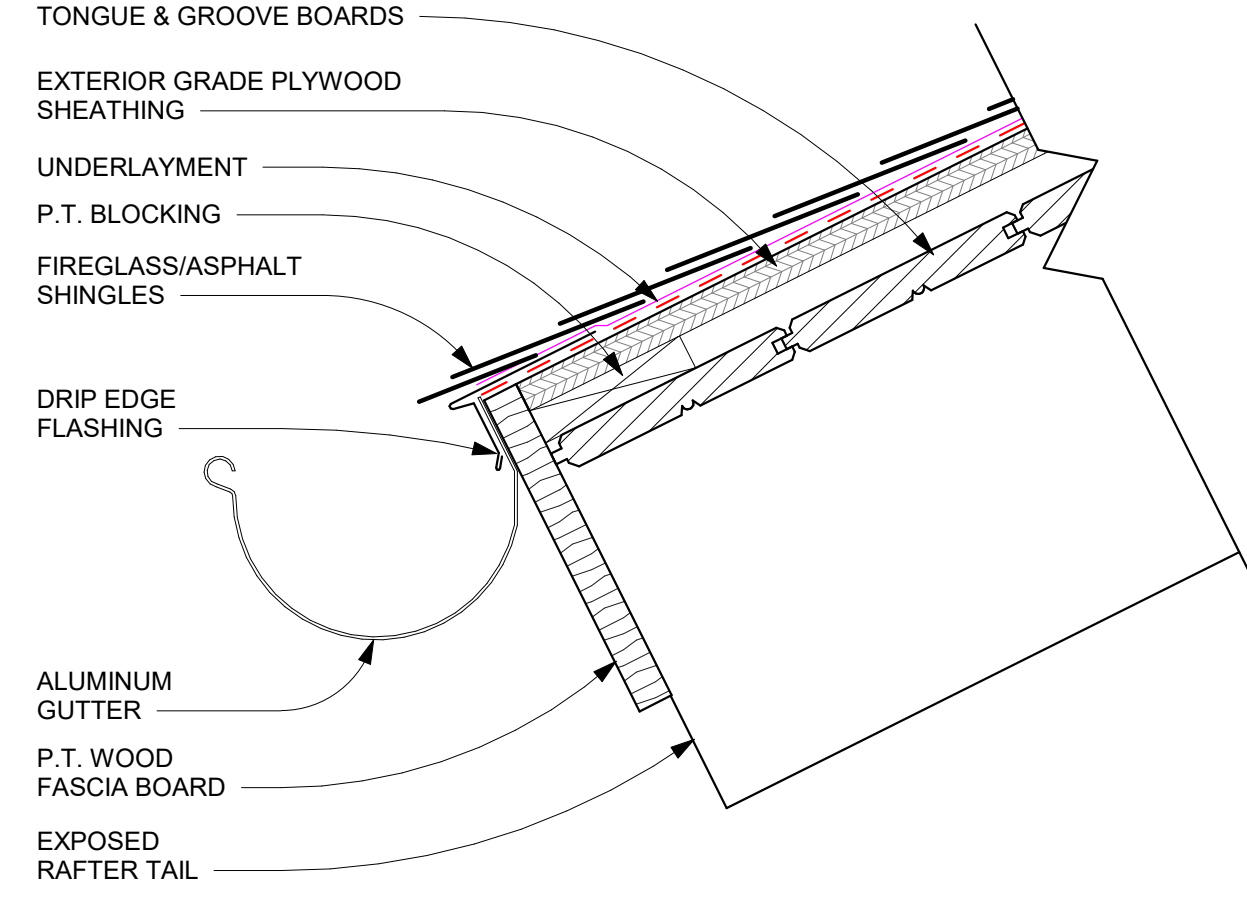


② NORTH ELEVATION
1/4" = 1'-0"

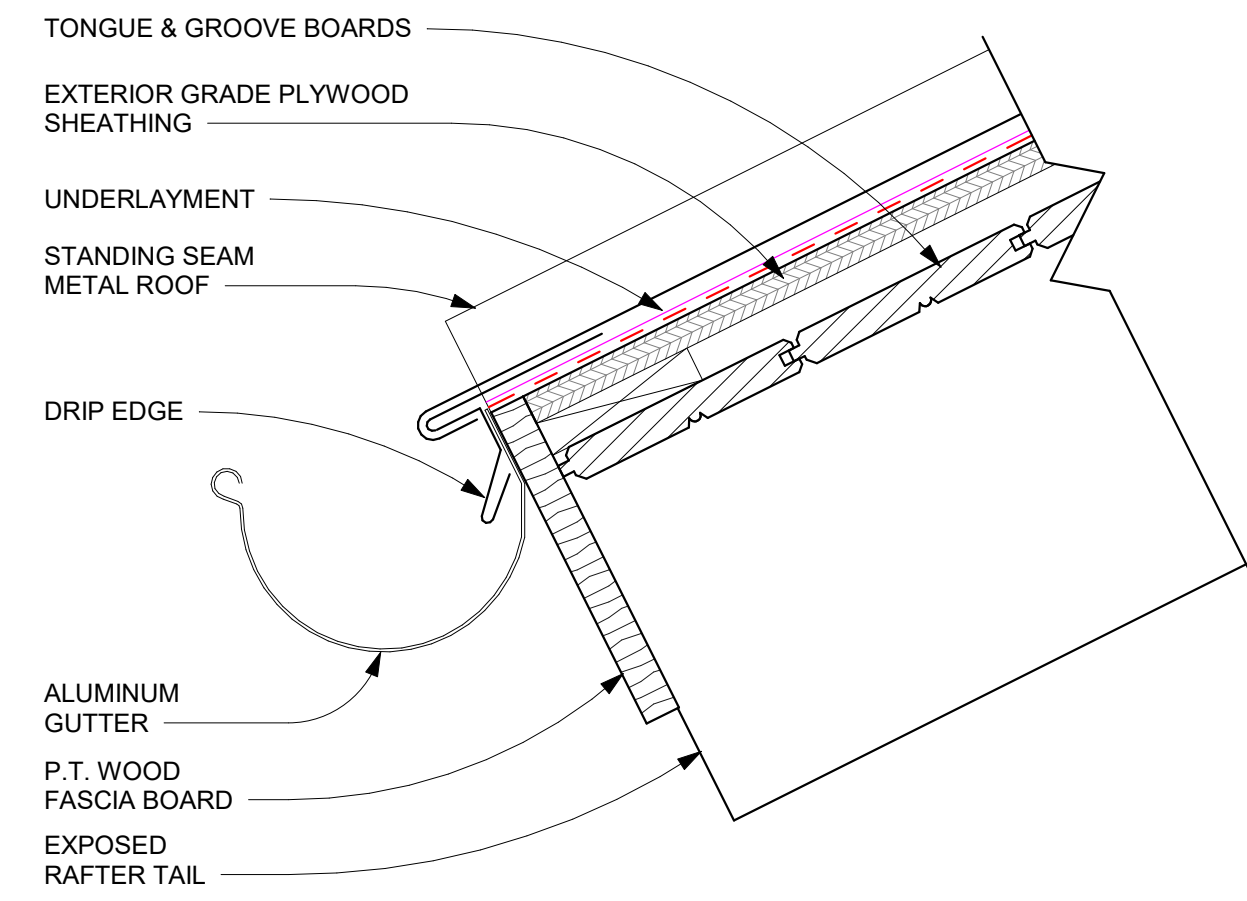


① SOUTH ELEVATION
1/4" = 1'-0"

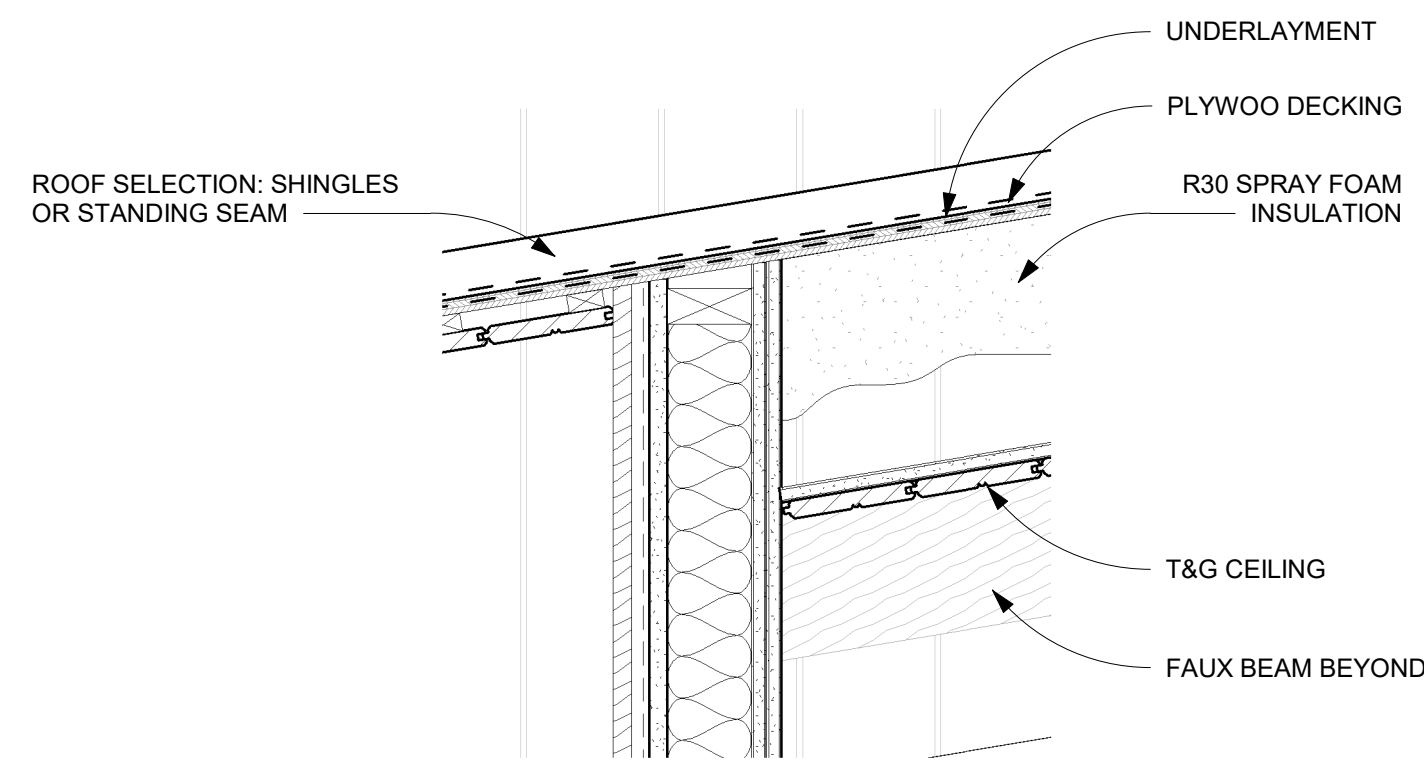




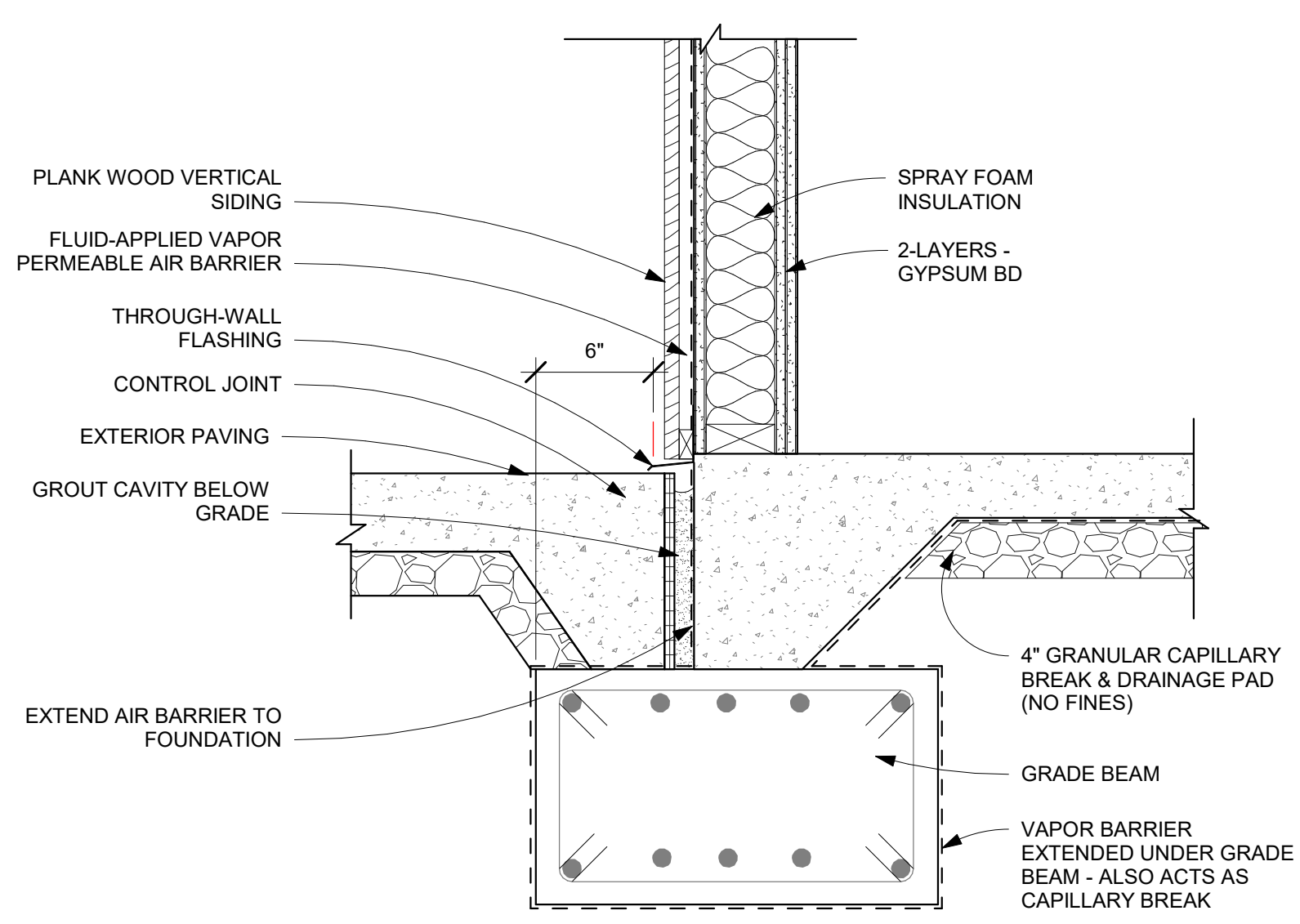
8 GUTTER DETAIL AT SHINGLE ROOF
3" = 1'-0"



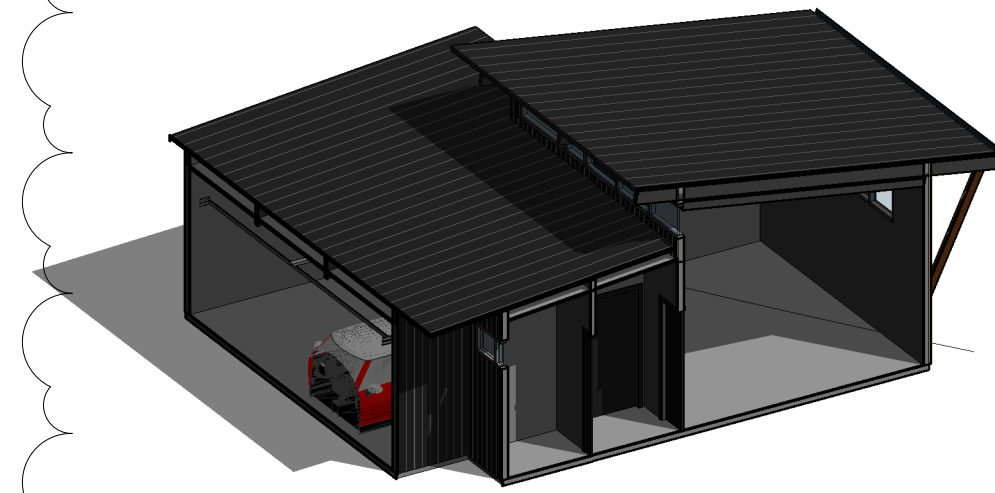
7 GUTTER AT STANDING SEAM ROOF
3" = 1'-0"



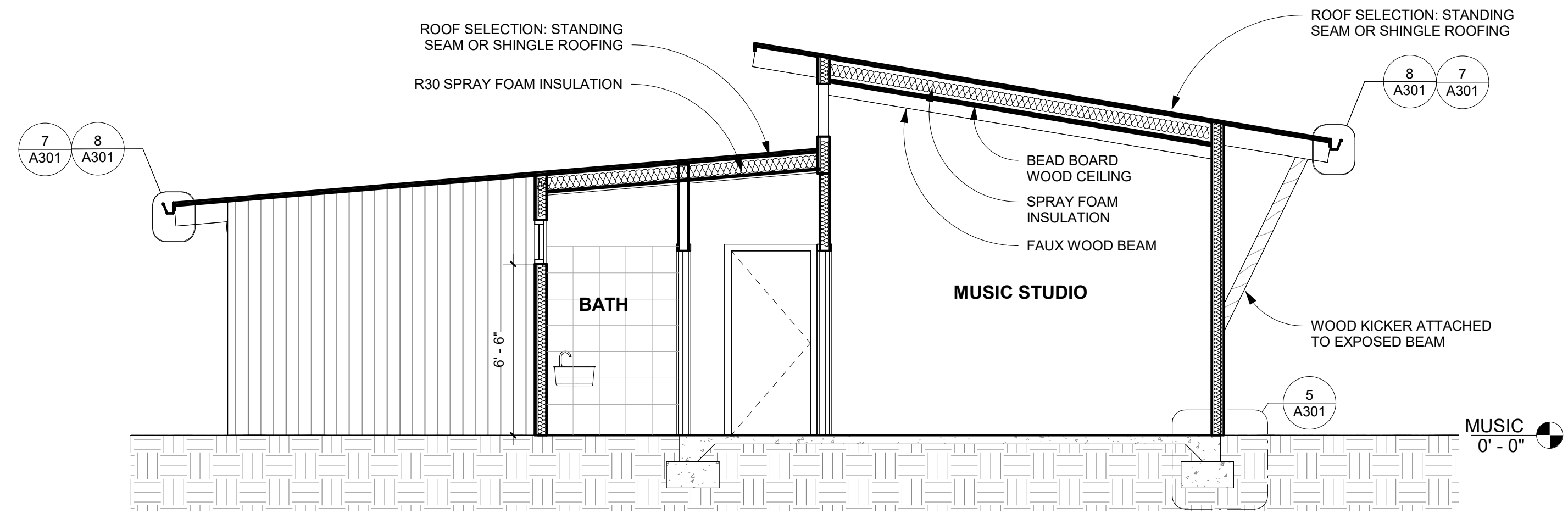
6 SECTION DETAIL - WALL TO ROOF
1 1/2" = 1'-0"



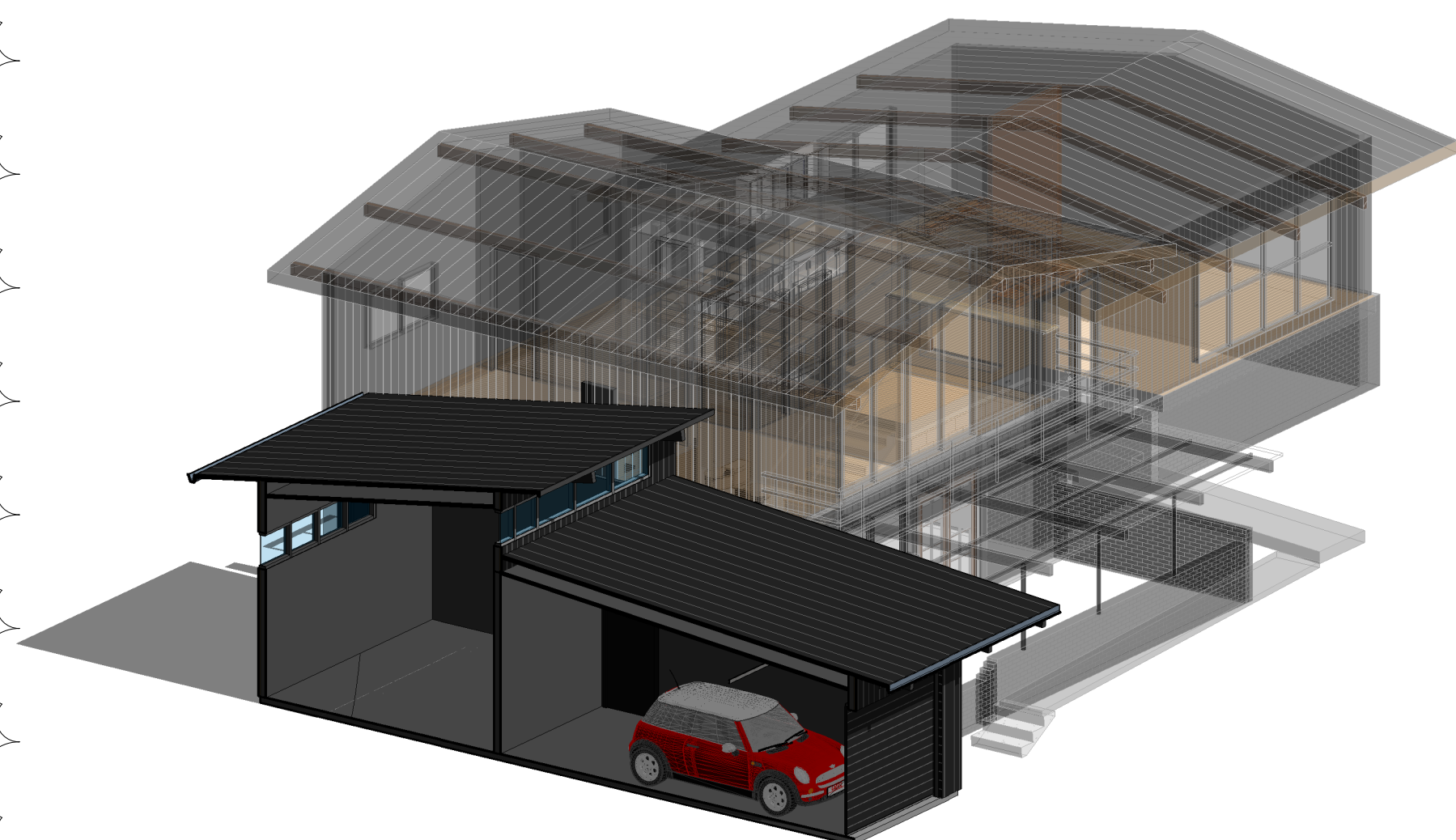
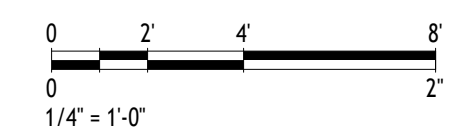
5 SECTION DETAIL - WALL @ FOUNDATION
1 1/2" = 1'-0"



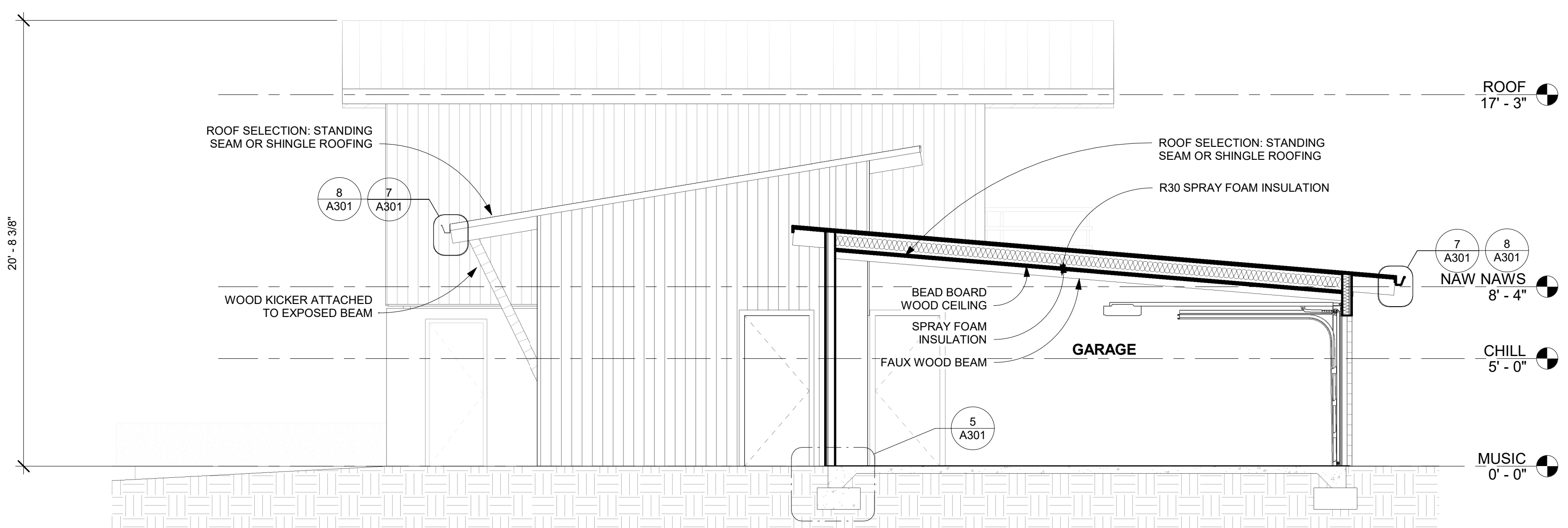
4 3D - CROSS SECTION 2 - GARAGE/STUDIO



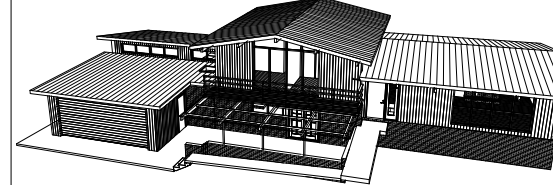
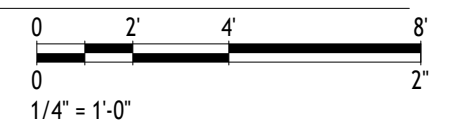
3 CROSS SECTION 2 - GARAGE/STUDIO
1/4" = 1'-0"



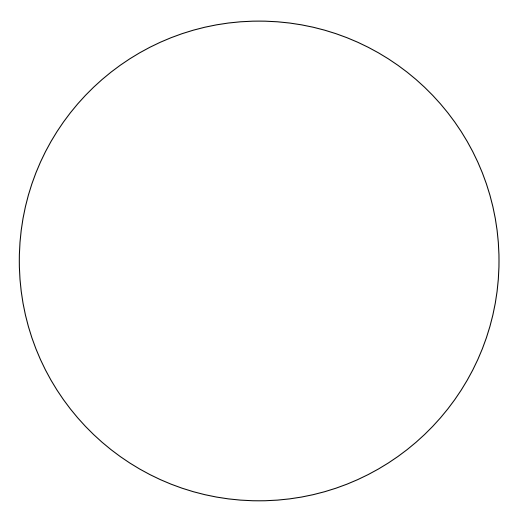
2 3D - CROSS SECTION - GARAGE/STUDIO



1 CROSS SECTION 1 - GARAGE/STUDIO
1/4" = 1'-0"



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BUILDING SECTION

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