

ADU STRUCTURE

DESIGN MODEL 2026 100-03



6330 AMHERST CT, NORCROSS,
GA 30092
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REVISIONS

#	DATE	DESCRIPTION

ISSUE DATE

NO	DATE	REMARKS/BULLETINS

PROJECT NAME

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DESIGN MODEL 2026 100-03

PROJECT NUMBER

???

SHEET TITLE

COVER SHEET

SHEET NUMBER

A0-00

PROJECT DATA

ADDRESS TBD
OWNERS TBD

ARCHITECTURAL FIRM UNITY ARCHITECTS
6330 AMHERST CT,
NORCROSS, GA 30092
CONTACT: (404) 897-0709
EMAIL:
INFO@UNITYARCHITECTS.com

GENERAL CONTRACTOR TBD

AUTHORITIES

CITY OF WOODSTOCK, GA

PROJECT DESCRIPTION

PRE-DESIGNED ARCHITECTURAL DRAWINGS FOR AN ACCESSORY DWELLING UNIT (ADU), PREPARED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE APPLICABLE MUNICIPAL CODES OF THE CITY OF WOODSTOCK. THESE DOCUMENTS ARE NOT SITE-SPECIFIC AND ARE INTENDED FOR CONSTRUCTION WITHIN THE CITY OF WOODSTOCK JURISDICTION ONLY.

BUILDING CODE COMPLIANCE CHECKLIST

PROJECT CRITERIA : PLAN REVIEW IS BASED ON THE FOLLOWING INFORMATION:
BUILDING PERMIT NO:
PROJECT NAME: ACCESSORY DWELLING UNIT R-3 (ACCESSORY DWELLING UNIT) RESIDENTIAL
ALLOWABLE HEIGHT: 35 FEET
ACTUAL HEIGHT: 16' - 1"
NEW ADDITIONAL HEATED AREA: 684 SQ.FT.

THE DEVELOPMENT REGULATIONS OF THE CITY OF WOODSTOCK, GA, GEORGIA INCLUDING ZONING ORDINANCES, REVISIONS, AMENDMENTS, AND TO THE FOLLOWING BUILDING CODES:

CONSTRUCTION CODES

2024 INTERNATIONAL RESIDENTIAL CODE (WITH CURRENT GEORGIA AMENDMENTS)

2023 NATIONAL ELECTRICAL CODE (2026 GEORGIA AMENDMENTS)

GEORGIA STATE MINIMUM STANDARD ENERGY CODE (CURRENT VERSION)

LOCAL WOODSTOCK AMENDMENTS

NOTE

ALL WINDOWS AND DOORS SHALL BE SELECTED AND SIZED BY APPLICANTS BEFORE SUBMITTAL TO THE CITY.
WINDOWS MAY BE ADDED TO ELEVATIONS AS DESIRED.

GENERAL CONDITIONS

- 1- THESE DRAWINGS ARE PRE-DESIGNED AND NOT SITE-SPECIFIC. SITE CONDITIONS INCLUDING SOILS, TOPOGRAPHY, UTILITIES, FLOOD ZONES, EXISTING STRUCTURES, AND OTHER SITE-SPECIFIC CONSTRAINTS SHALL BE VERIFIED BY THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
- 2- THE USE OF THESE DRAWINGS DOES NOT CONSTITUTE ARCHITECTURAL SERVICES DURING CONSTRUCTION. THE ARCHITECT SHALL HAVE NO CONTROL, RESPONSIBILITY, OR AUTHORITY OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, NOR OVER SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- 3- THE OWNER AND/OR GENERAL CONTRACTOR SHALL BE SOLELY AND FULLY RESPONSIBLE FOR CODE COMPLIANCE, SITE CONDITIONS, CONSTRUCTION EXECUTION, FIELD VERIFICATION OF DIMENSIONS AND CONDITIONS, COORDINATION OF ALL TRADES, PERMIT COMPLIANCE, AND ALL CONSTRUCTION-RELATED ACTIVITIES.
- 4- THE OWNER AND/OR GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK IN ACCORDANCE WITH THESE DRAWINGS, APPLICABLE CODES, AND LOCAL JURISDICTIONAL REQUIREMENTS.
- 5- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. THE OWNER AND/OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, INSPECTIONS, AND APPROVALS NECESSARY FOR COMPLETION OF THE PROJECT.
- 6- THE OWNER AND/OR GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, ELEVATIONS, SITE CONDITIONS, AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
- 7- THE GENERAL DETAILS PROVIDED IN THIS SET OF DRAWINGS SHALL BE REVIEWED, VERIFIED, AND ADAPTED AS NECESSARY BASED ON THE SPECIFIC CONDITIONS OF THE LOT AND PROJECT SITE. ANY REQUIRED MODIFICATIONS TO THE DRAWINGS OR DETAILS SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR AND SHALL BE PREPARED BY THE ARCHITECT OR A LICENSED DESIGN PROFESSIONAL, AS REQUIRED BY LAW.
- 8- STRUCTURAL SYSTEMS, CONNECTIONS, AND FOUNDATION DESIGN SHALL BE VERIFIED FOR SITE-SPECIFIC CONDITIONS. ANY REQUIRED STRUCTURAL ENGINEERING SERVICES, INCLUDING CALCULATIONS AND DETAILS, SHALL BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER OR OTHER QUALIFIED DESIGN PROFESSIONAL, AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- 9- PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE PROTECTION WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS WHERE REQUIRED BY STATE OR LOCAL LAW. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DESIGN, INSTALLATION, OR PERFORMANCE OF TRADE-SPECIFIC SYSTEMS PROVIDED BY OTHERS.
- 10- ANY CHANGES, MODIFICATIONS, OR DEVIATIONS FROM THESE DRAWINGS SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR. THE ARCHITECT SHALL HAVE NO LIABILITY FOR ANY UNAUTHORIZED CHANGES OR SITE-SPECIFIC ADAPTATIONS.
- 11- THE OWNER AND/OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY, MEANS AND METHODS OF CONSTRUCTION, TEMPORARY PROTECTION, AND COMPLIANCE WITH ALL APPLICABLE SAFETY REGULATIONS.
- 12- THE OWNER AND/OR GENERAL CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE JOB SITE AND SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS GENERATED BY THE WORK.
- 13- THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, REGARDING CONSTRUCTABILITY, COST, SCHEDULE, OR PERFORMANCE OF THE WORK.
- 14- THE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE, MISUSE, INTERPRETATION, OR MODIFICATION OF THESE DRAWINGS BY OTHERS.

ARCHITECTURAL SHEET LIST

SHEET #	SHEET NAME	ISSUE DATE
A0-00	COVER SHEET	
A0-10	ADU FOUNDATION / SLAB PLAN	
A1-00	ADU ARCHITECTURAL FLOOR PLAN	
A1-10	ADU ROOF PLAN	
A5-01	EXTERIOR ELEVATIONS	
A5-02	EXTERIOR ELEVATIONS	
A6-00	WALL SECTION AND WALL TYPE AND FOUNDATION DETAILS	
A6-01	GENERAL DETAILS	
A6-02	GENERAL DETAILS	

ISSUE FOR CONSTRUCTION

FRAMING NOTES:

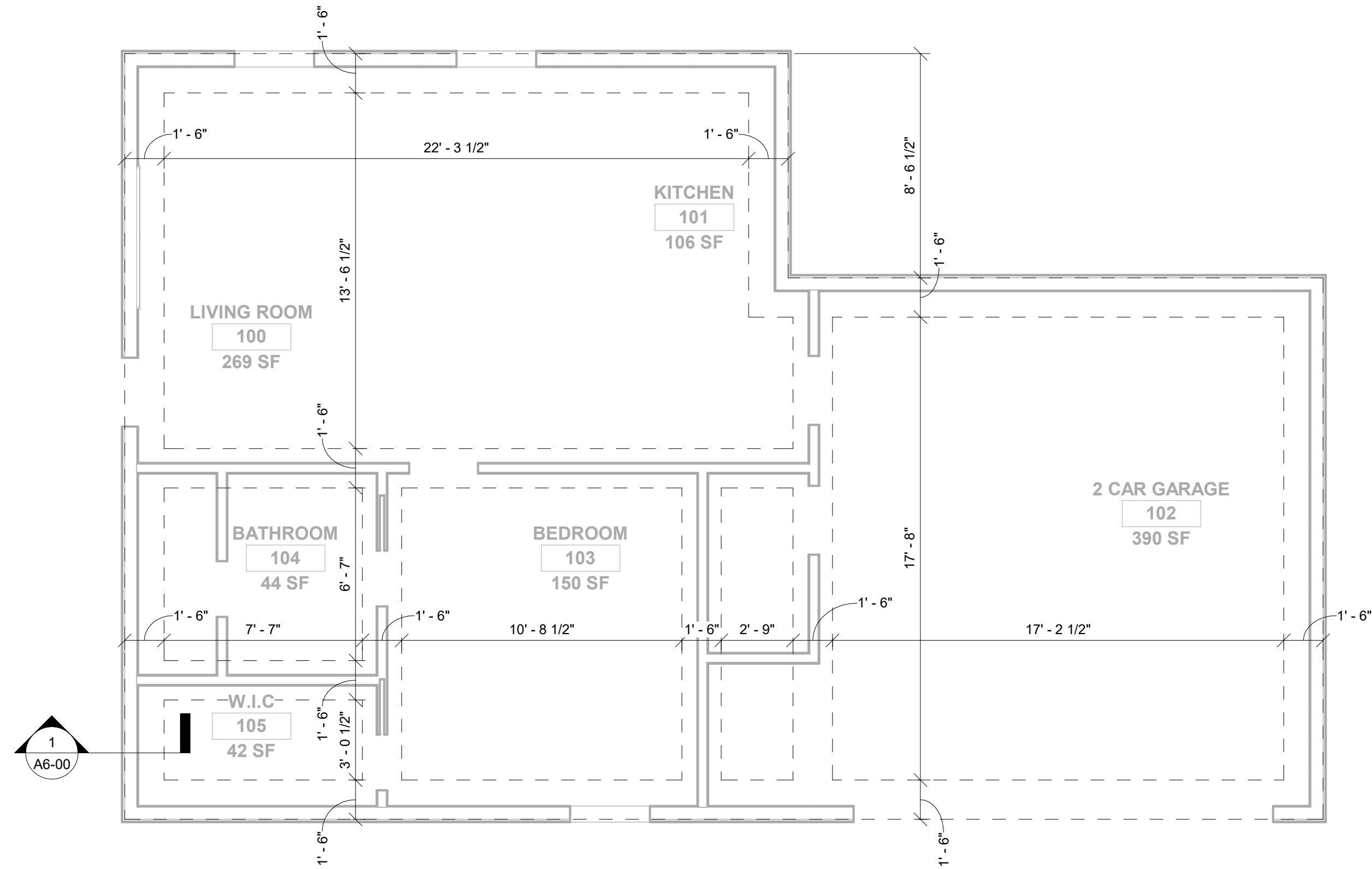
NOTES:

- 1 - FOUNDATION DESIGN BASED ON MINIMUM 2000 PSF SOIL BEARING CAPACITY. VERIFY SITE CONDITIONS.
- 2 - ALL CONCRETE SHALL BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS.
- 3 - PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER BELOW CONCRETE SLAB, LAPPED MIN. 6" AT JOINTS.
- 4 - MONOLITHIC SLAB W/ THICKENED EDGE:
 12" MIN DEPTH BELOW FINISHED GRADE
 12" MIN WIDTH
 (2) #4 BARS CONTINUOUS
- 5 - GARAGE SLAB TO SLOPE 1/8" PER FOOT TOWARD VEHICLE DOOR OPENING.
- 6- PROVIDE 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C. MIN. 7" EMBEDMENT INTO CONCRETE. PLACE WITHIN 12" OF EACH PLATE END. (Ref. To IRC R403.1.6)
- 7- PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH IRC SECTION R318.
- 8- ENGINEERED TRUSSES ARE PERMITTED; PROVIDE TRUSS DESIGN DOCUMENTATION BY MANUFACTURER AS REQUIRED BY IRC 2024 R802.10.
- 9- EXTERIOR WALL FRAMING SHOWN AS 2X6 (5-1/2") WOOD STUDS IS RECOMMENDED FOR IMPROVED STRUCTURAL PERFORMANCE AND INSULATION; HOWEVER, 2X4 (3-1/2") WOOD STUDS ARE PERMITTED WHERE COMPLIANT WITH APPLICABLE CODES AND GA AMENDMENTS. FINAL WALL FRAMING SIZE SHALL BE AT OWNER'S OPTION AND SHALL MEET ALL MINIMUM CODE REQUIREMENTS.

FOUNDATION PLAN:

WALL LEGEND

NEW PARTITIONS AND WALLS



1 FOUNDATION SLAB PLAN
 A0-10 1/4" = 1'-0"



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SHEET TITLE

**ADU FOUNDATION /
 SLAB PLAN**

SHEET NUMBER

A0-10

ISSUE FOR CONSTRUCTION

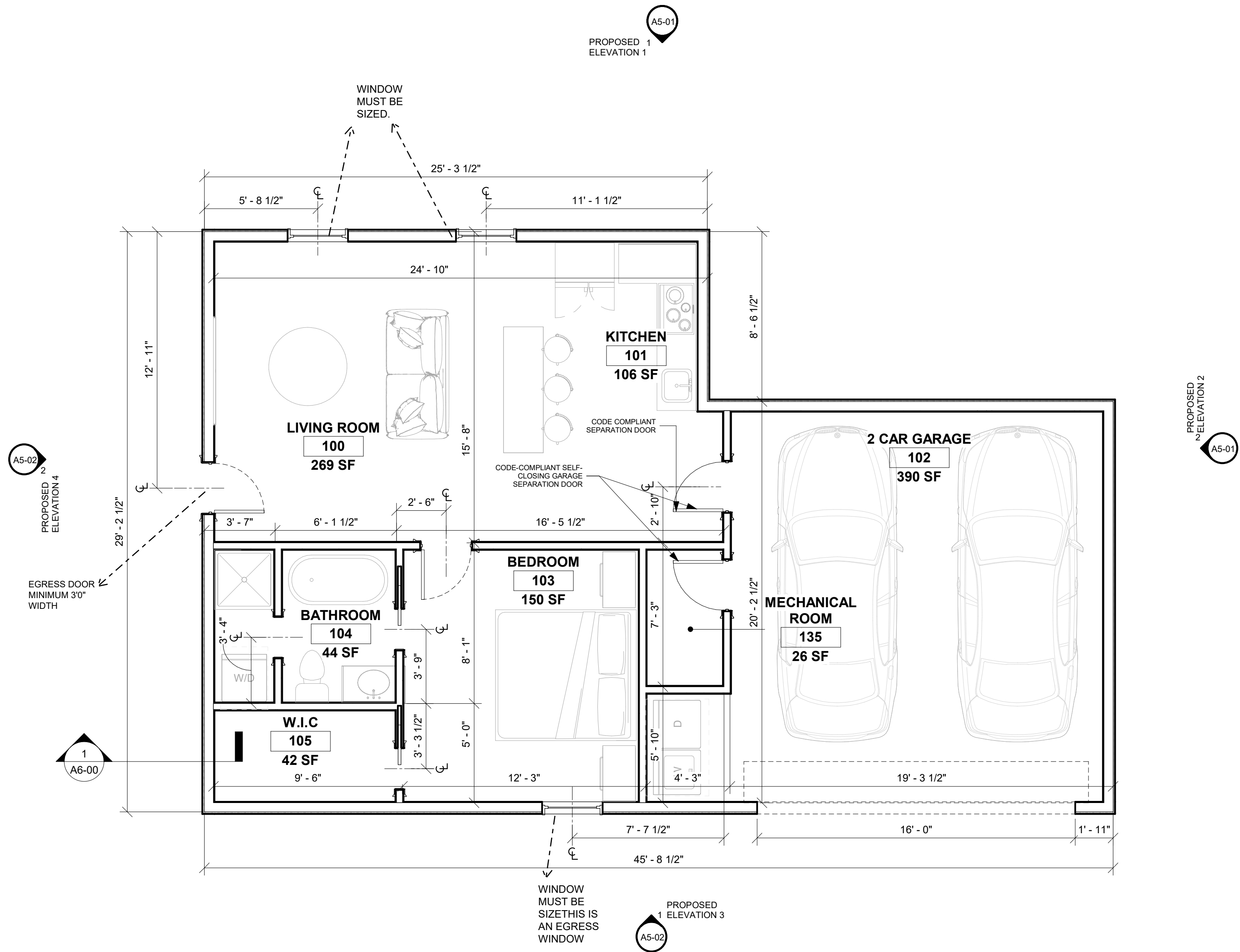
OVERALL HEATED AREA: 684 SQ.FT.

WALL LEGEND

NEW PARTITIONS AND WALLS

NOTE:

- 1 - NO DUCT OPENINGS PERMITTED IN GARAGE CEILING.
- 2- GC TO SEAL ALL PENETRATIONS BETWEEN GARAGE AND DWELLING WITH APPROVED FIRESTOP MATERIAL.
- 3- GC TO INSTALL AT LEAST ONE (1) EMERGENCY ESCAPE AND RESCUE OPENING (WINDOW) IN SLEEPING ROOM IN ACCORDANCE WITH IRC 2024 SECTION R310. OPENING SHALL COMPLY WITH MINIMUM CLEAR OPENING AREA, HEIGHT, WIDTH, AND SILL HEIGHT PER IRC TABLE R310.2(1).
- 4- DOOR AND WINDOW WIDTHS MAY VARY TO ACCOMMODATE OWNER-REQUESTED MODIFICATIONS; VERIFY FINAL DIMENSIONS AND COORDINATE WITH APPROVED SHOP DRAWINGS PRIOR TO FABRICATION AND INSTALLATION.
- 5- GC TO INSTALL SMOKE ALARMS IN SLEEPING ROOM AND INSTALL COMBINATION SMOKE/CARBON MONOXIDE ALARMS OUTSIDE SLEEPING AREAS IN THE IMMEDIATE VICINITY OF BEDROOM; INSTALL IN ACCORDANCE WITH IRC 2024 SECTIONS R314 AND R315 AND MANUFACTURER'S REQUIREMENTS.



1 ADU MAIN FLOOR
A1-00 1/4" = 1'-0"



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SHEET TITLE

ADU ARCHITECTURAL FLOOR PLAN

SHEET NUMBER

A1-00

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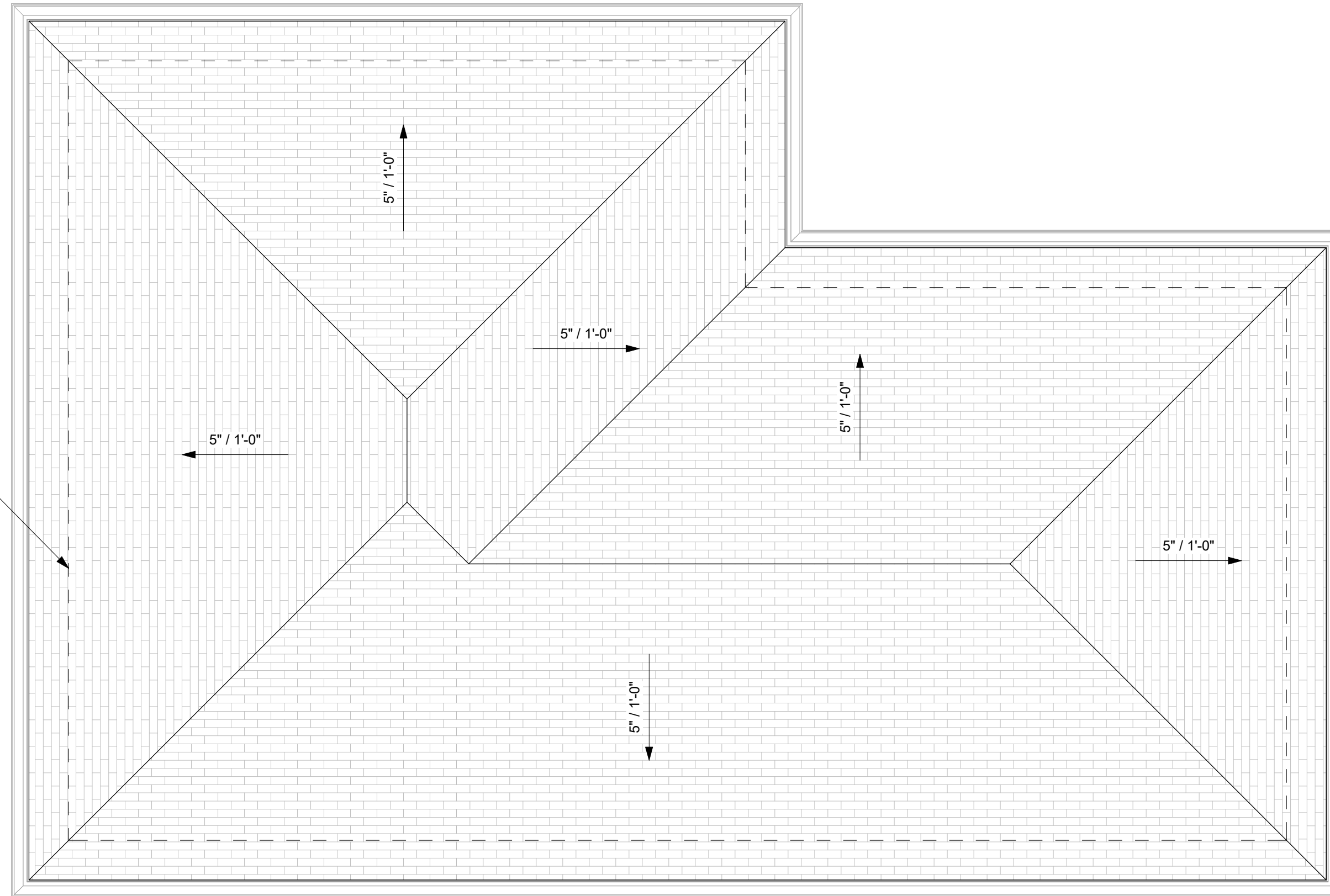
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SHEET TITLE

ADU ROOF PLAN

SHEET NUMBER

A1-10



BUILDING LINE BELOW, TYP.

1 ROOF LEVEL
A1-10 1/4" = 1'-0"

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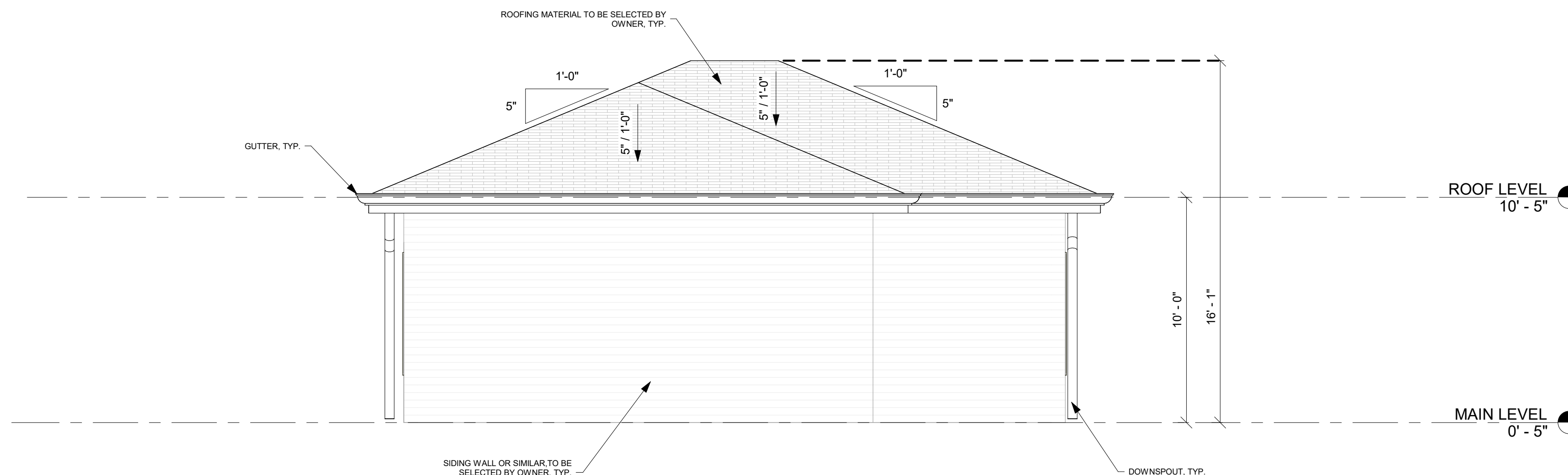
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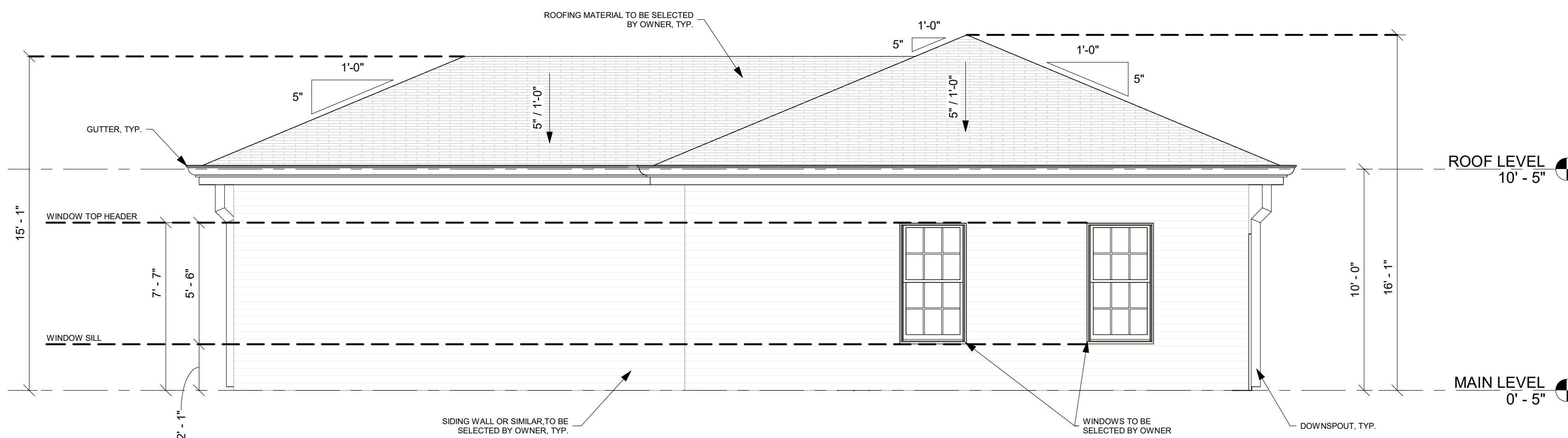
EXTERIOR ELEVATIONS

SHEET NUMBER

A5-01



2 PROPOSED ELEVATION 2
A5-01 1/4" = 1'-0"



1 PROPOSED ELEVATION 1
A5-01 1/4" = 1'-0"



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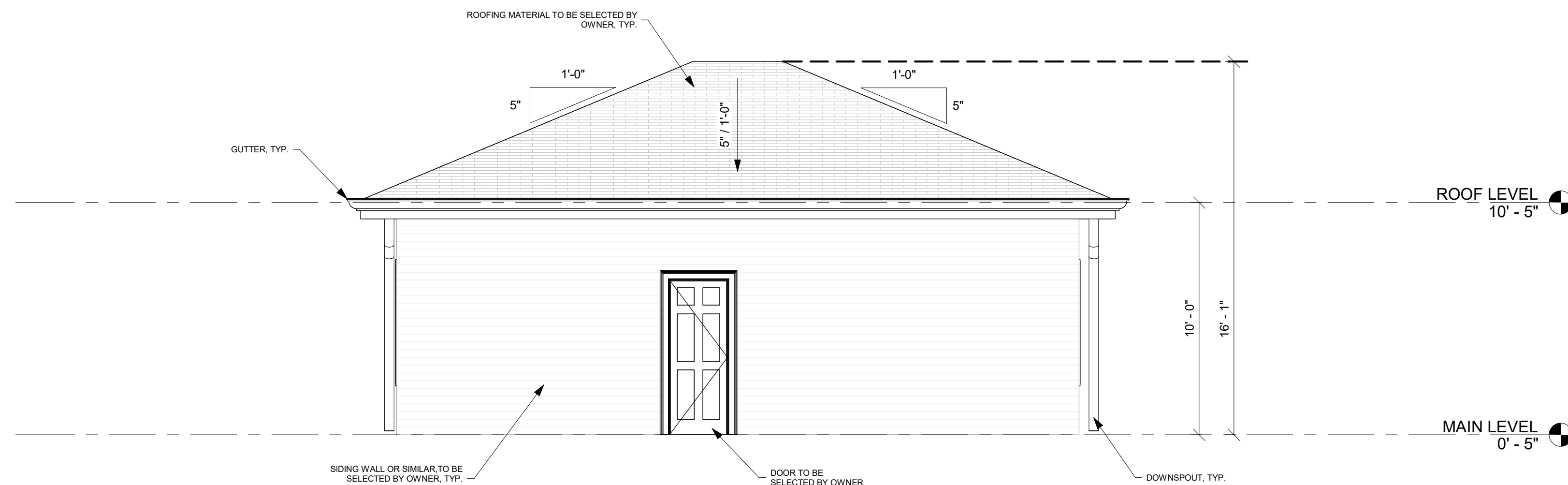
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SHEET TITLE

EXTERIOR ELEVATIONS

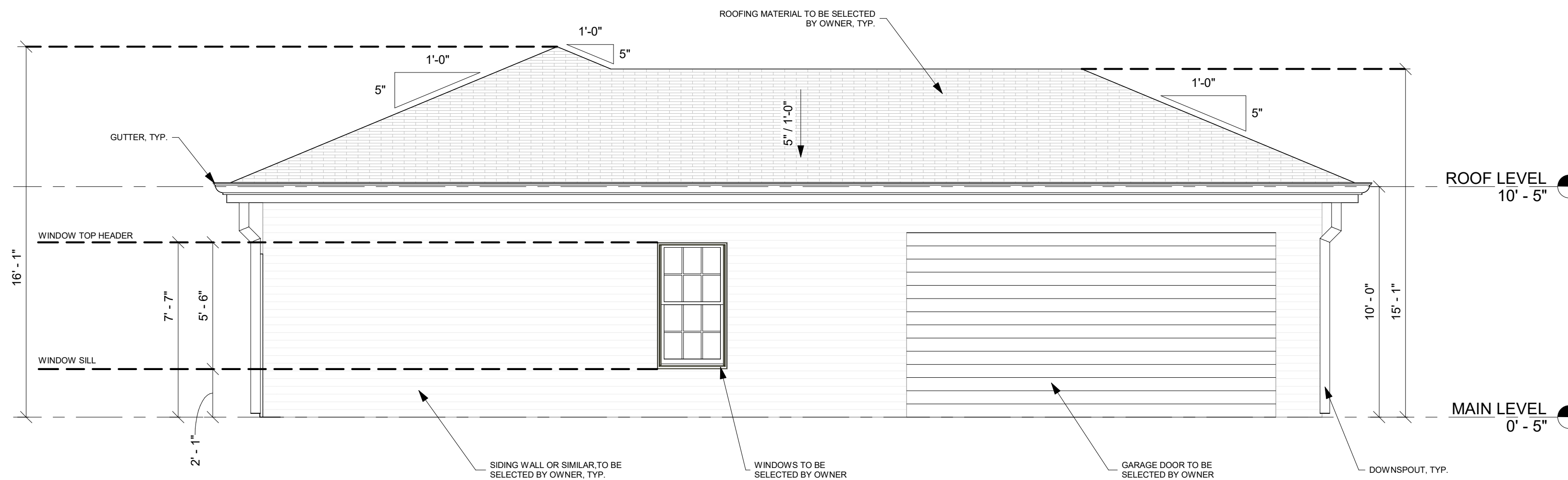
SHEET NUMBER

A5-02



2 PROPOSED ELEVATION 4

A5-02 1/4" = 1'-0"

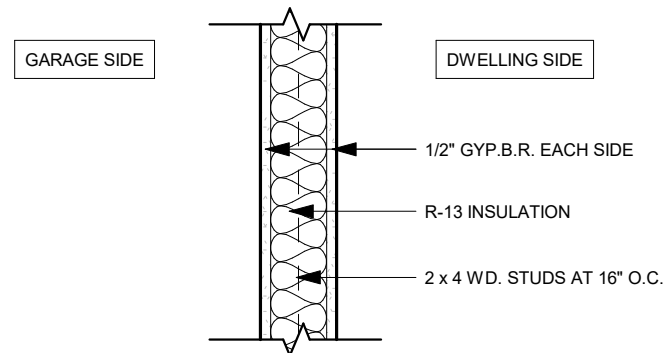


1 PROPOSED ELEVATION 3

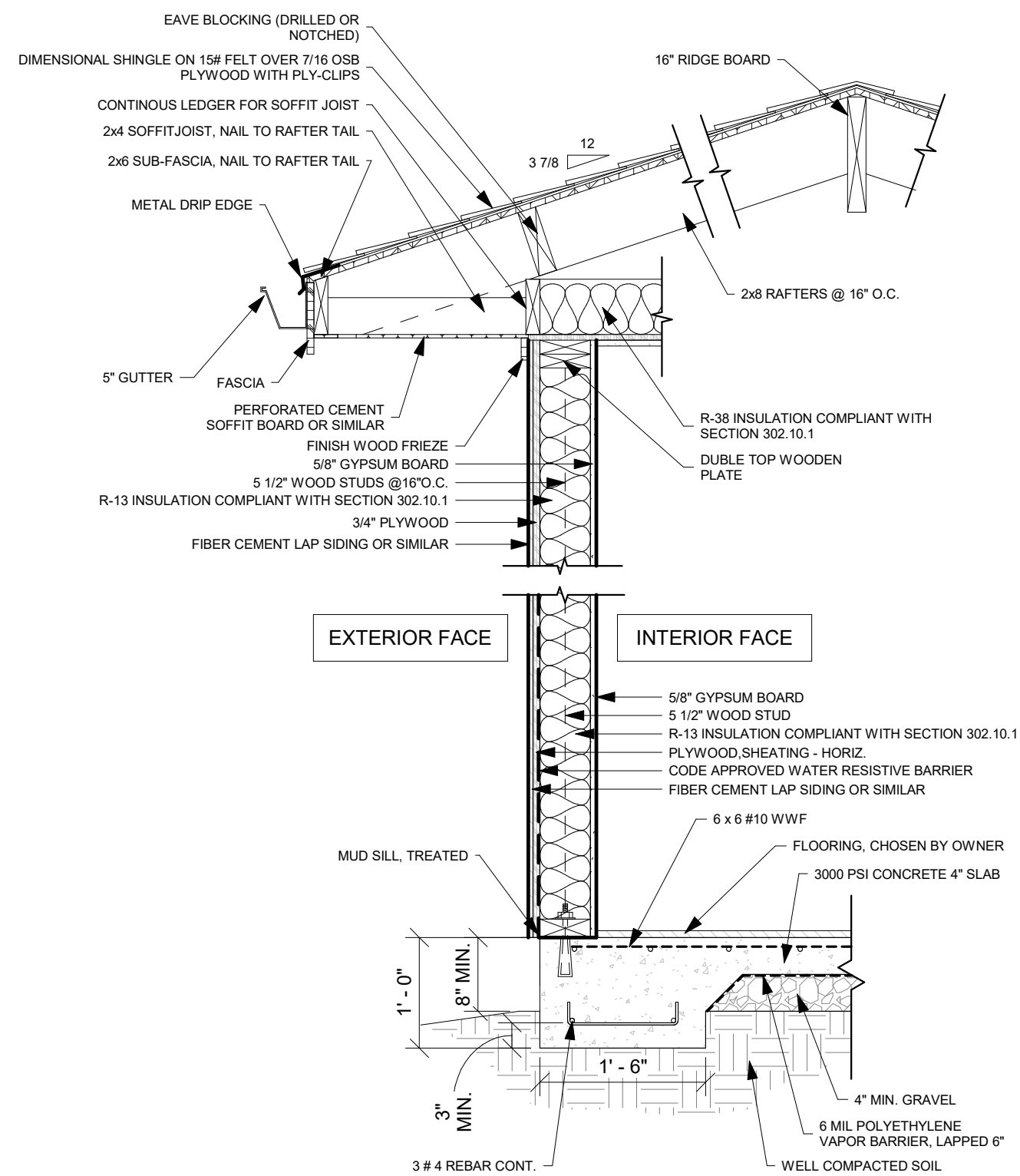
A5-02 1/4" = 1'-0"

NOTES:

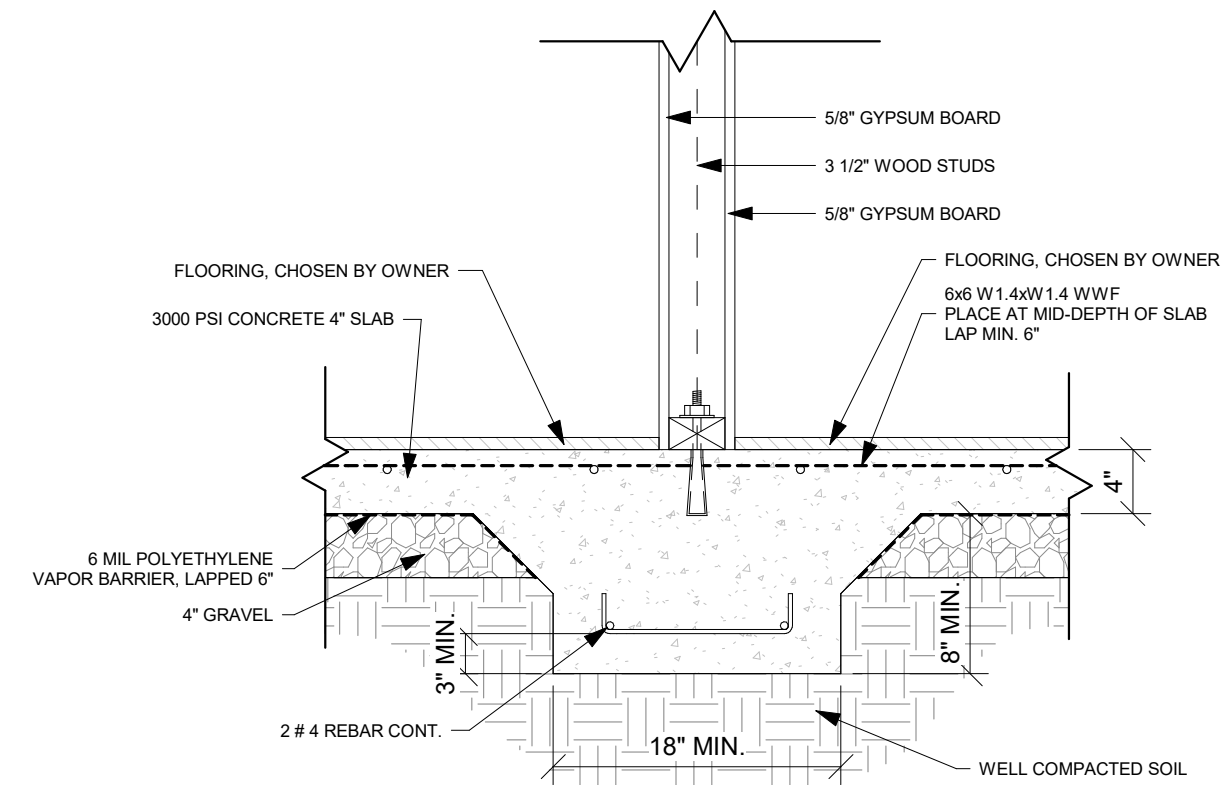
- 1- GC TO ISNTALL 5/8" TYPE X GYPSUM BOARD ON GARAGE CEILING IN ACCORDANCE WITH IRC R302.6.
- 2- GC TO PROVIDE FIRE SEPARATION BETWEEN GARAGE AND HABITABLE SPACE IN ACCORDANCE WITH IRC R302.6.



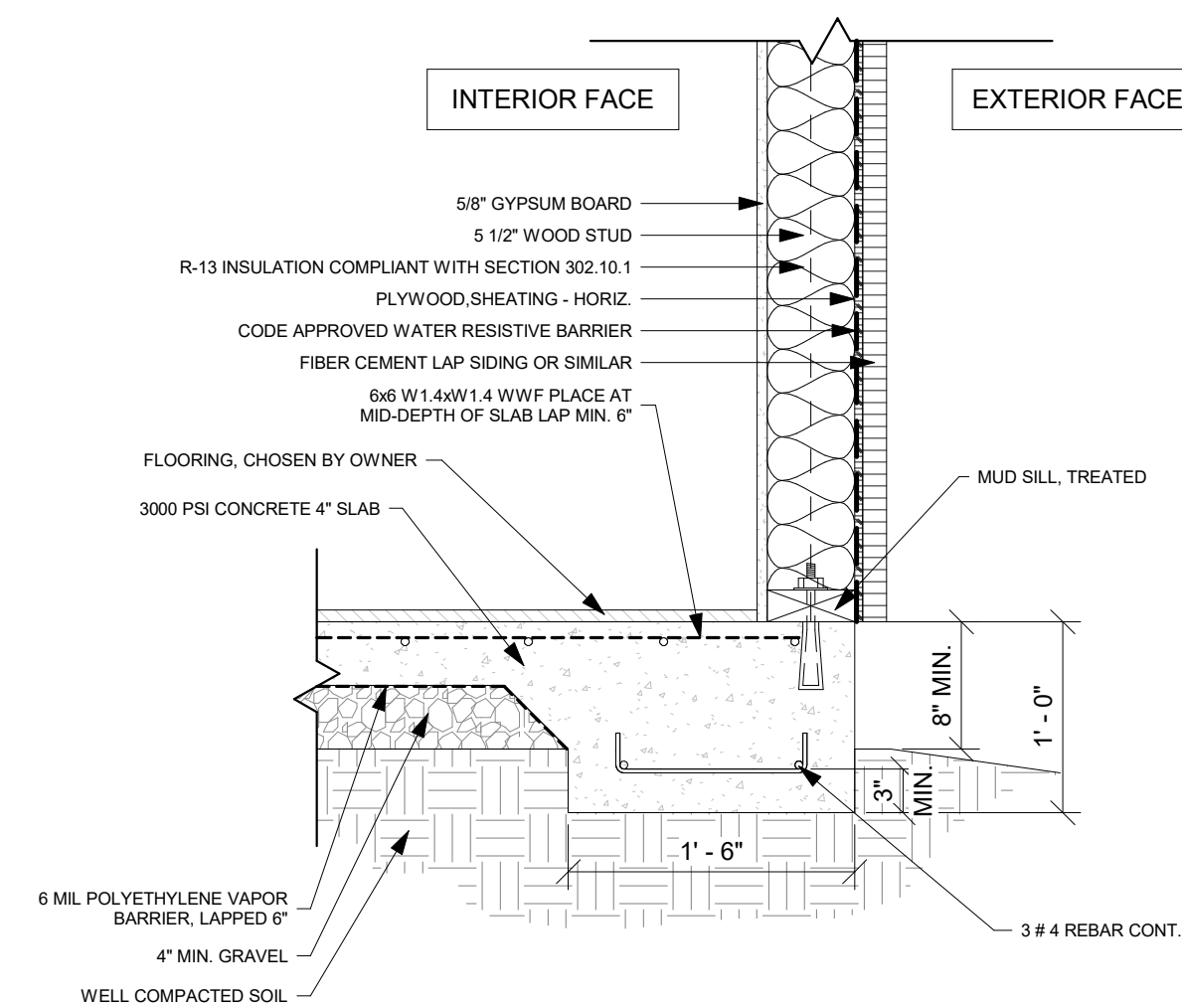
2 TYPICAL INTERIOR GARAGE WALL DETAIL
A6-00 1" = 1'-0"



1 WALL SECTION
A6-00 3/4" = 1'-0"



4 TYPICAL INTERIOR WALL FOOTING DETAIL
A6-00 1" = 1'-0"



3 TYPICAL EXTERIOR WALL FOOTING DETAIL
A6-00 1" = 1'-0"



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SHEET TITLE

**WALL SECTION AND
WALL TYPE AND
FOUNDATION DETAILS**

SHEET NUMBER

A6-00



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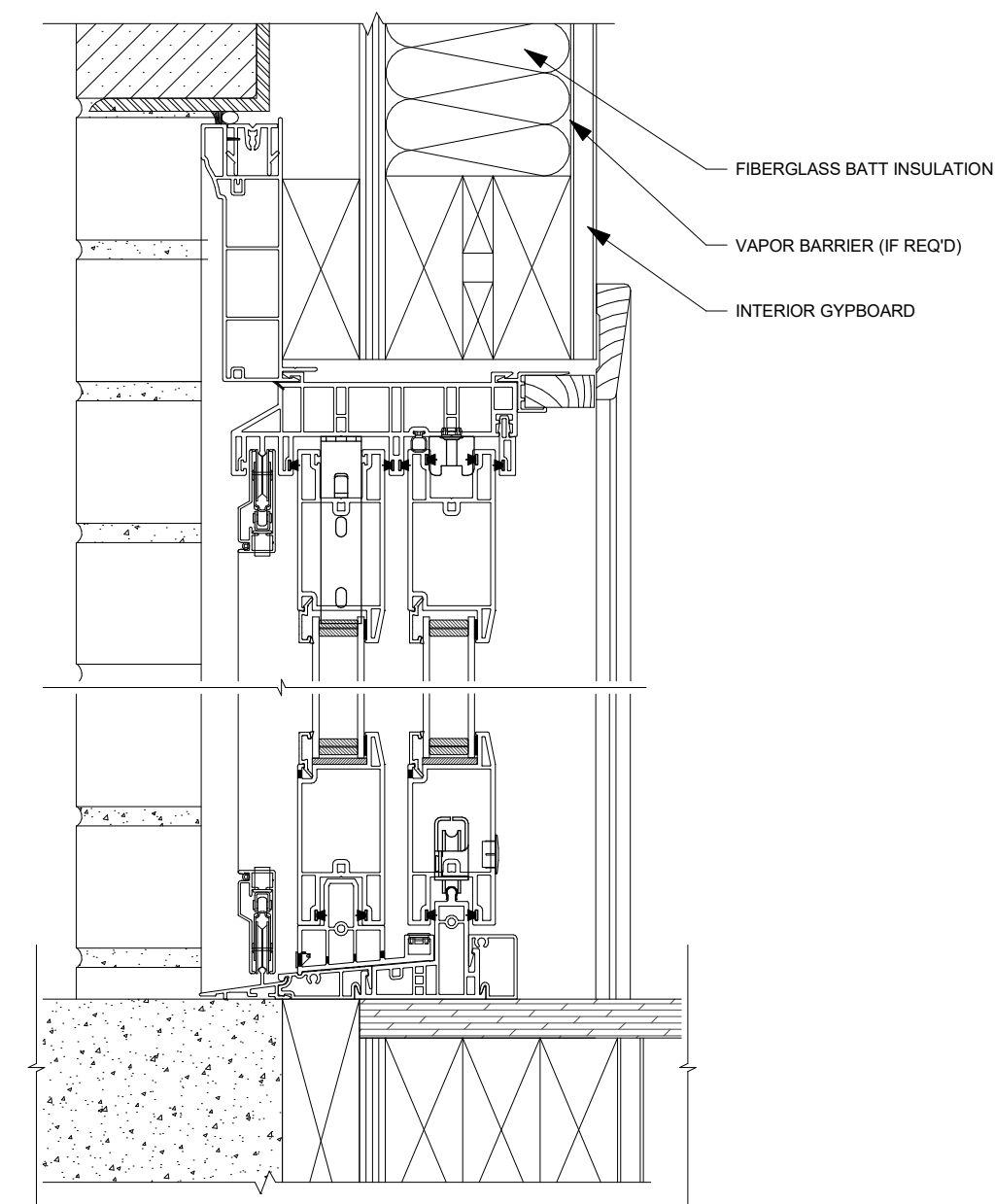
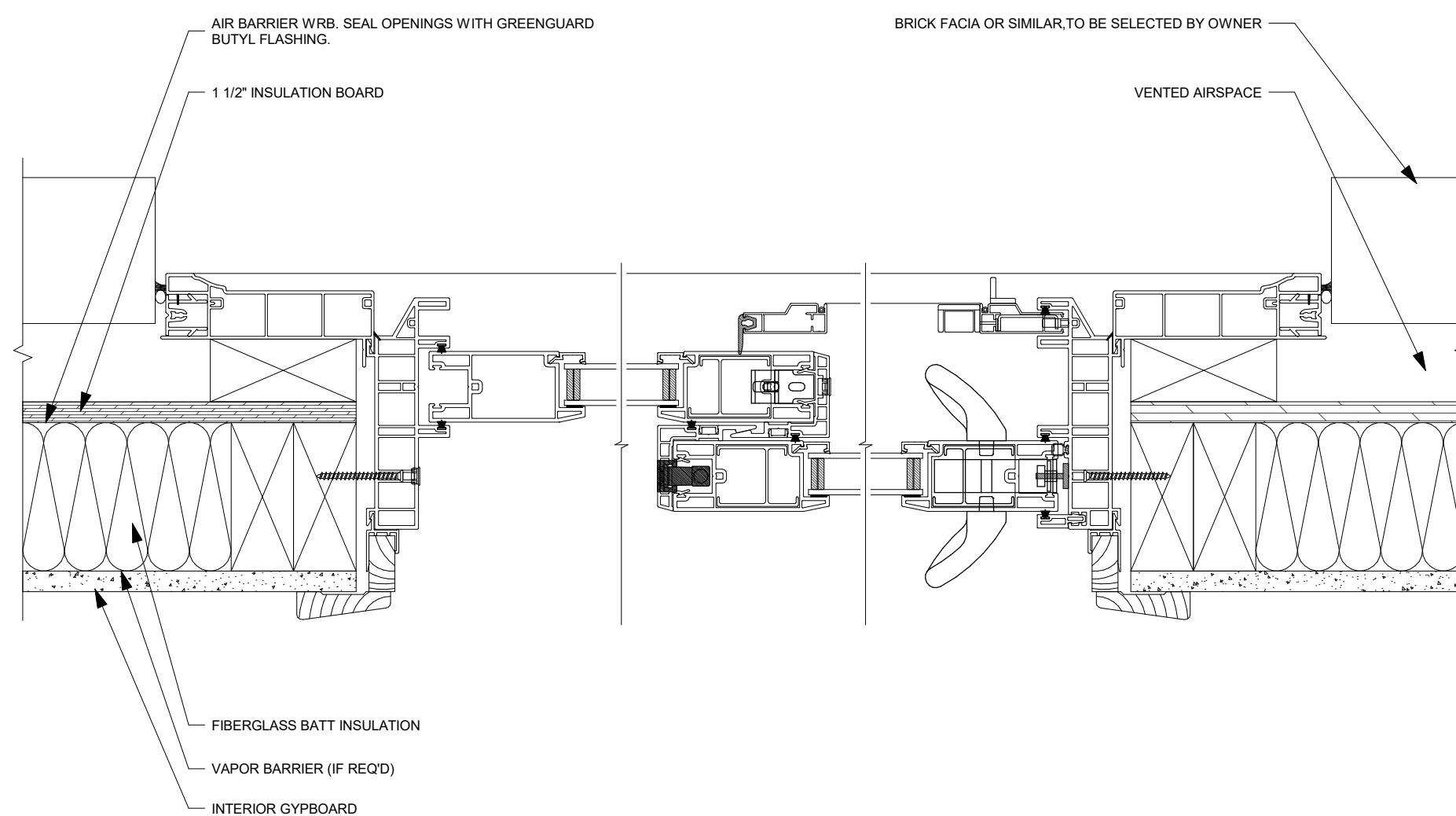
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SHEET TITLE

GENERAL DETAILS

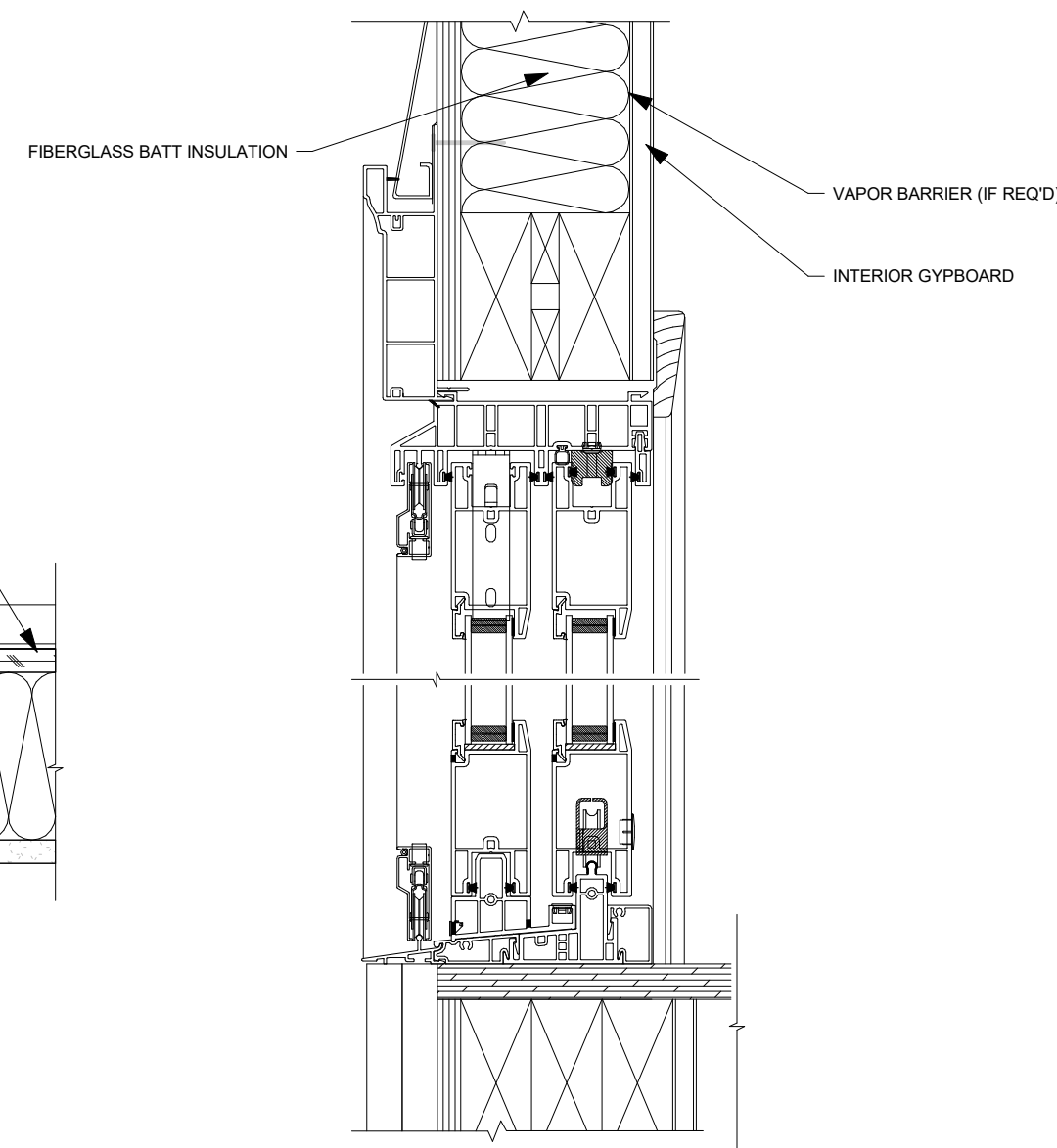
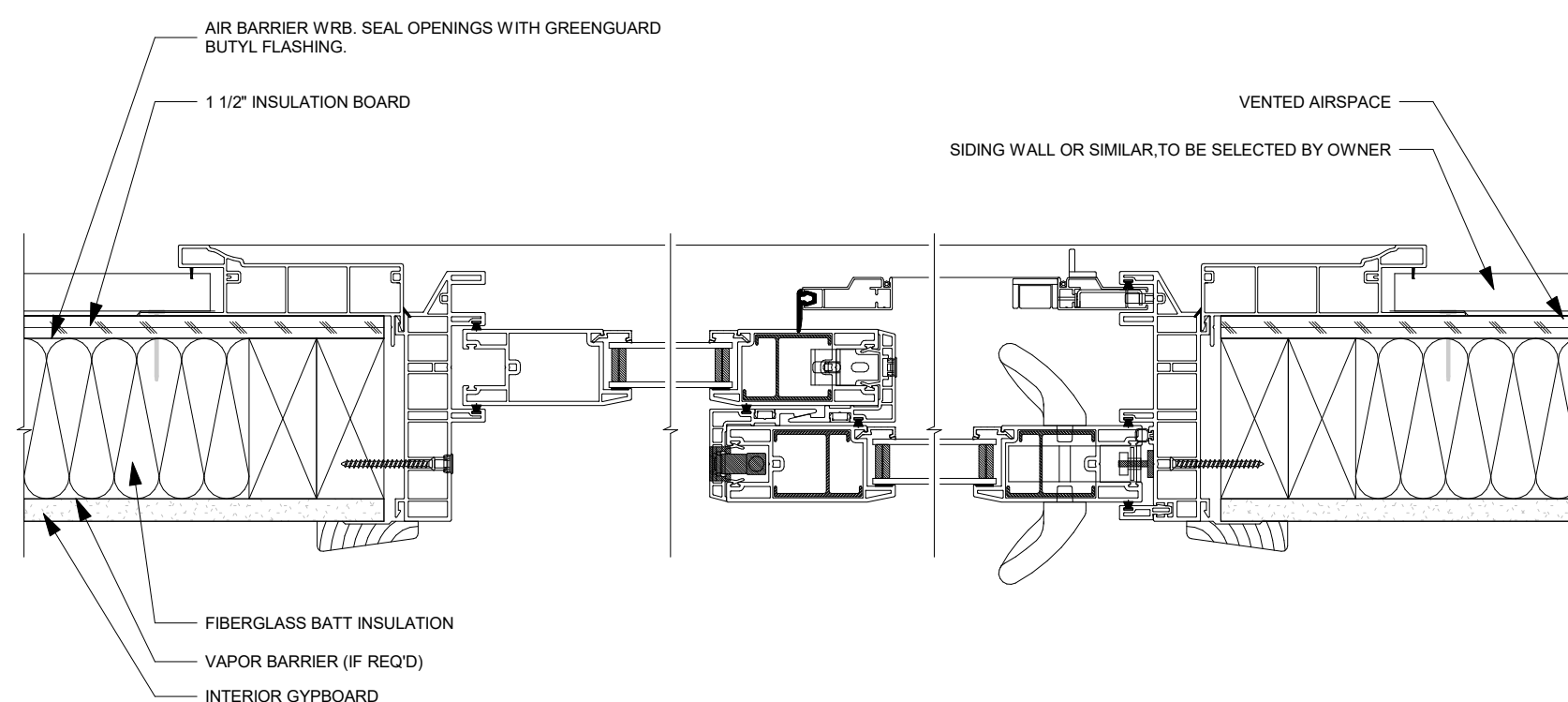
SHEET NUMBER

A6-01



2 TYPICAL DOOR AND WINDOW DETAIL, BRICK FACIA

A6-01 1" = 10'-0"



1 TYPICAL DOOR AND WINDOW DETAIL, SIDING WALL

A6-01 1" = 1'-0"



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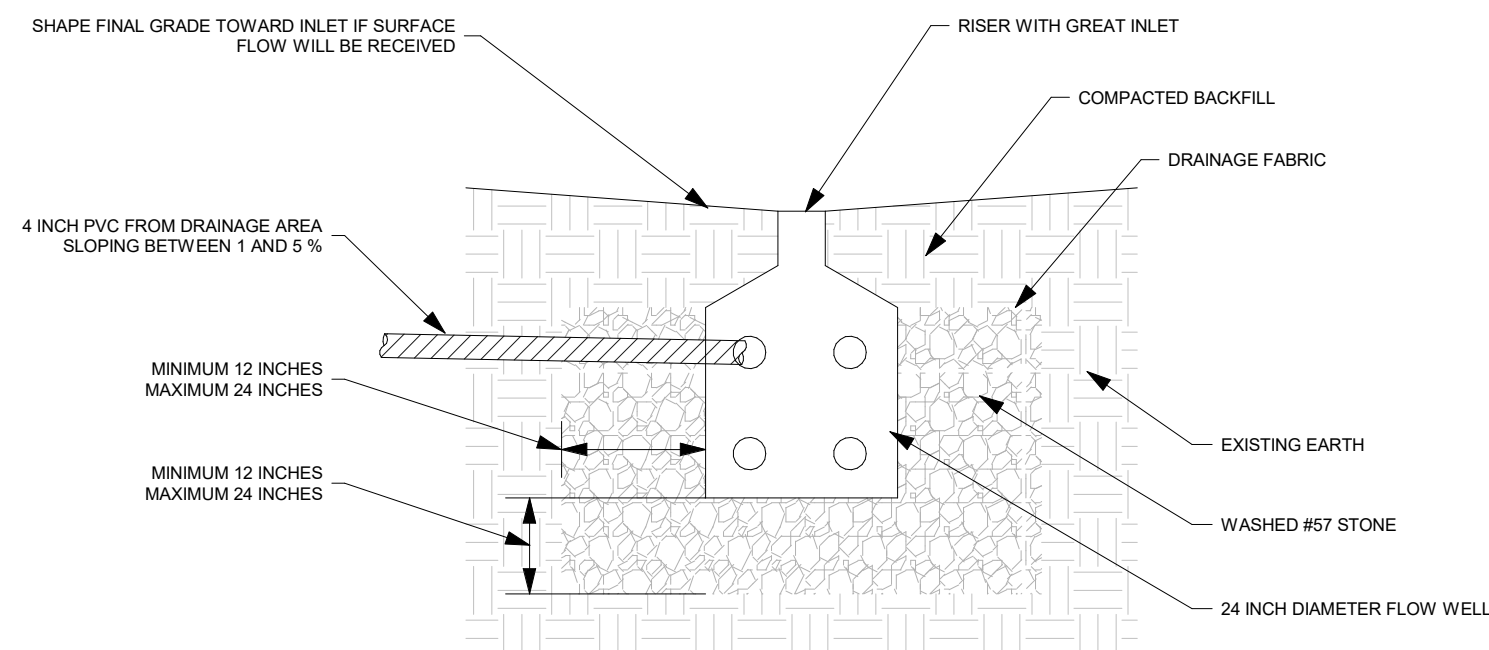
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SHEET TITLE

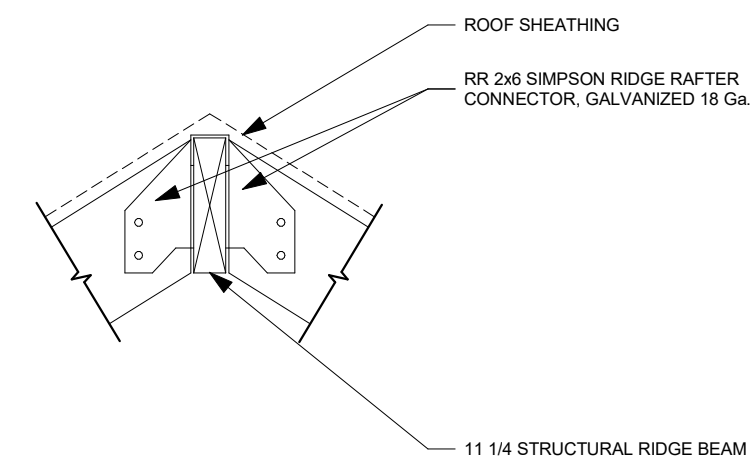
GENERAL DETAILS

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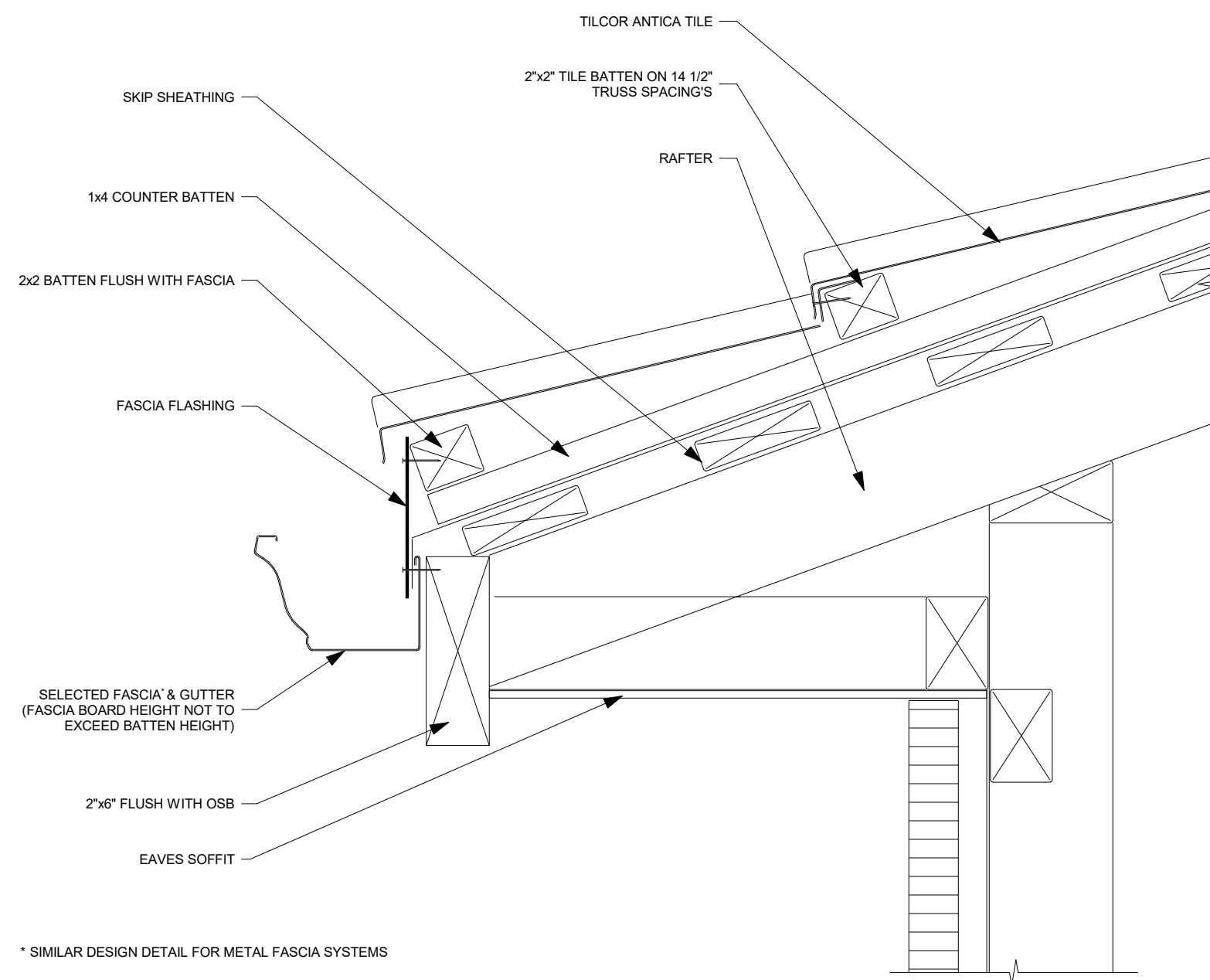
A6-02



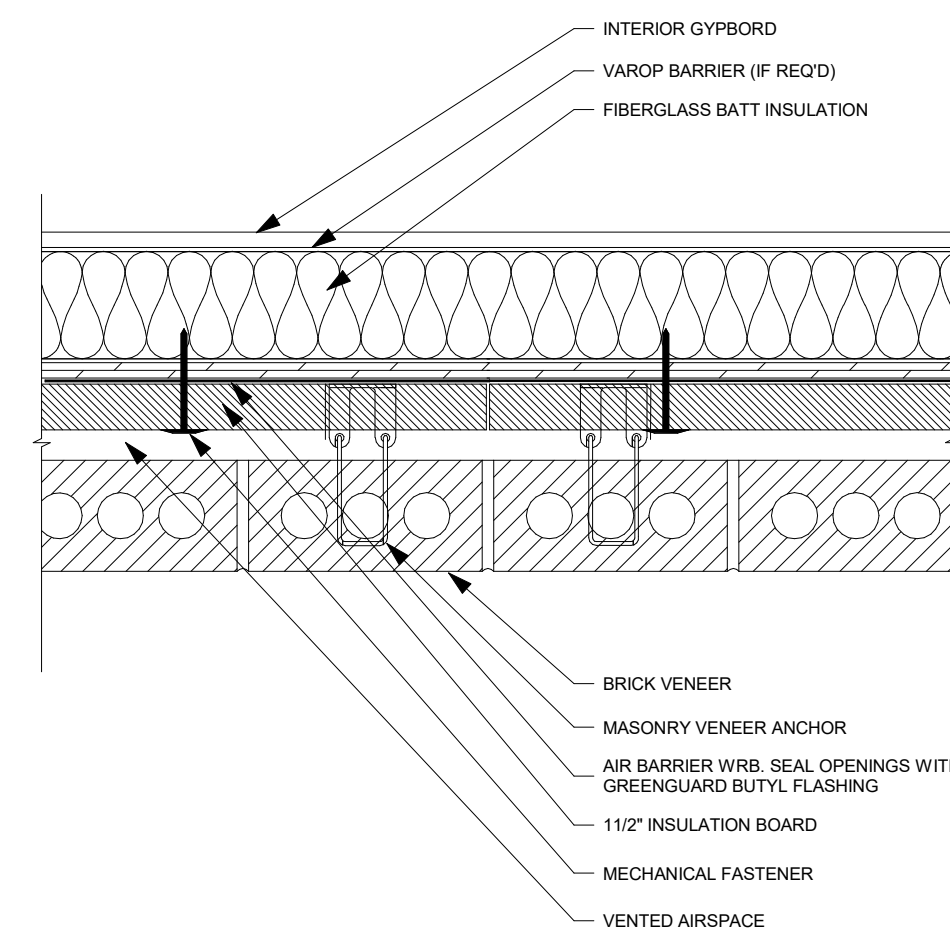
2 TYPICAL DRY WELL DETAIL
A6-02 1/2" = 1'-0"



1 TYPICAL RIDGE BEAM DETAIL
A6-02 3/4" = 1'-0"



4 TYPICAL ROOF - FINISHING DETAIL
A6-02 1 : 3



3 TYPICAL BRICK VENEER WALL - WALL PENETRATION
A6-02 1 : 6