

# ADU STRUCTURE

## DESIGN MODEL 2026 100-02



6330 AMHERST CT, NORCROSS,  
GA 30092  
WWW.UNITYARCHITECTS.COM



### REVISIONS

#	DATE	DESCRIPTION

### ISSUE DATE

NO	DATE	REMARKS/BULLETINS

### PROJECT NAME

**ADU STRUCTURE**

**DESIGN MODEL 2026 100-02**

### PROJECT NUMBER

**20260101**

### SHEET TITLE

**COVER SHEET**

### SHEET NUMBER

**A0-00**

### PROJECT DATA

ADDRESS	TBD
OWNERS	TBD
ARCHITECT	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: 33' - 4"  
NEW ADDITIONAL HEATED AREA:  
MAIN FLOOR LEVEL: 291 SQ.FT.  
SECOND FLOOR LEVEL: 773 SQ.FT.  
OVERALL HEATED AREA: 1,064 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

### ARCHITECTURAL SHEET LIST

SHEET #	SHEET NAME	ISSUE DATE
A0-00	COVER SHEET	
A0-10	ADU FOUNDATION / SLAB PLAN	
A0-11	ADU FOUNDATION DETAILS	
A1-00	ADU ARCHITECTURAL FLOOR PLAN	
A1-01	ADU ARCHITECTURAL FLOOR PLAN	
A1-10	ADU ROOF PLAN	
A5-01	EXTERIOR ELEVATIONS	
A5-02	EXTERIOR ELEVATIONS	
A5-03	EXTERIOR ELEVATIONS	
A5-04	EXTERIOR ELEVATIONS	
A6-00	WALL SECTION AND GENERAL DETAILS	
A6-01	GENERAL DETAILS	
A6-02	GENERAL DETAILS	
A6-03	GENERAL DETAILS	
A6-04	GENERAL DETAILS	

**ISSUED FOR CONSTRUCTION**

**FRAMING NOTES:**

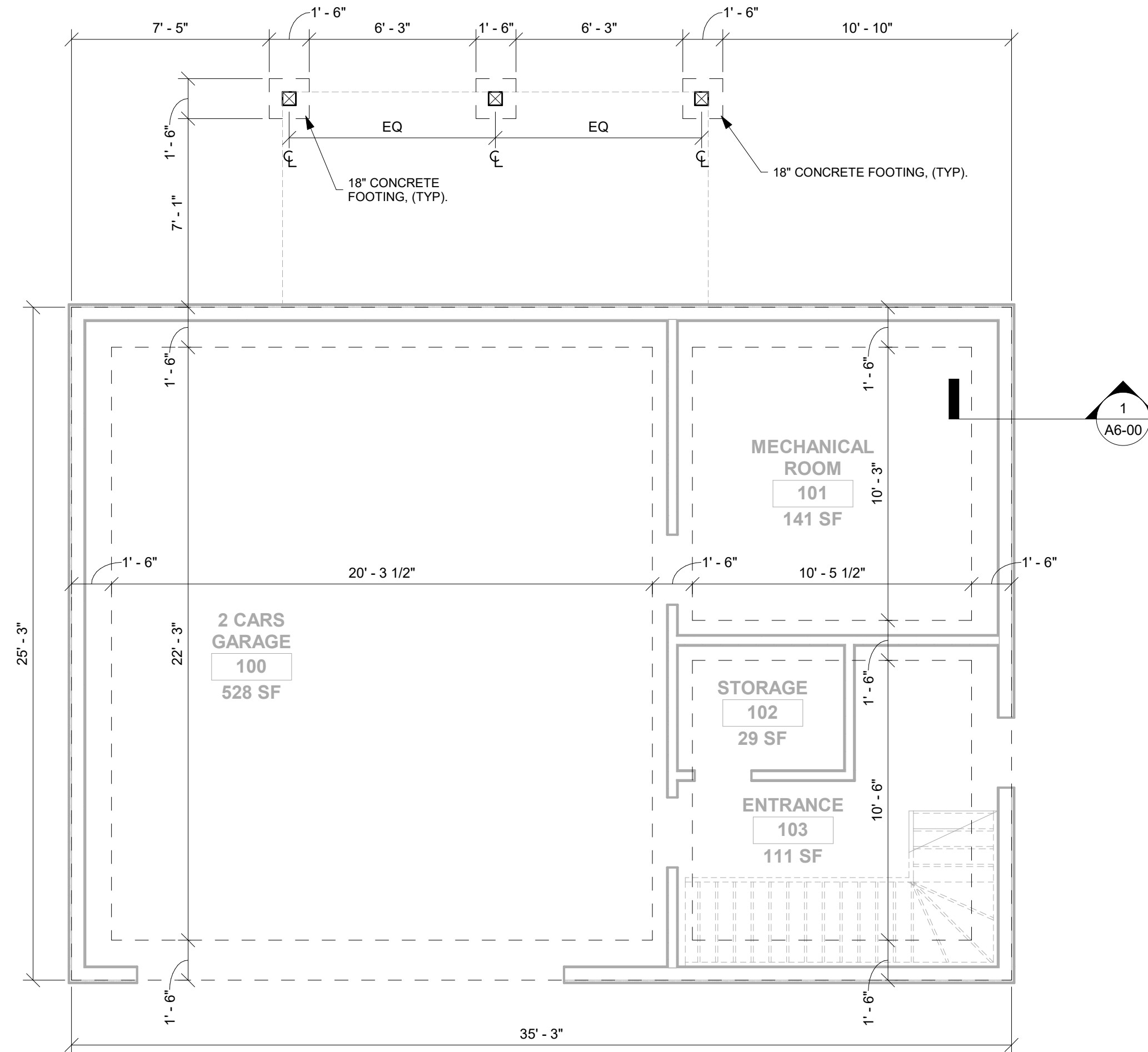
NOTES:

- 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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**PROJECT NAME**

**ADU STRUCTURE**  
**DESIGN MODEL 2026 100-02**

**PROJECT NUMBER**

**20260101**

**SHEET TITLE**

**ADU FOUNDATION / SLAB PLAN**

**SHEET NUMBER**

**A0-10**

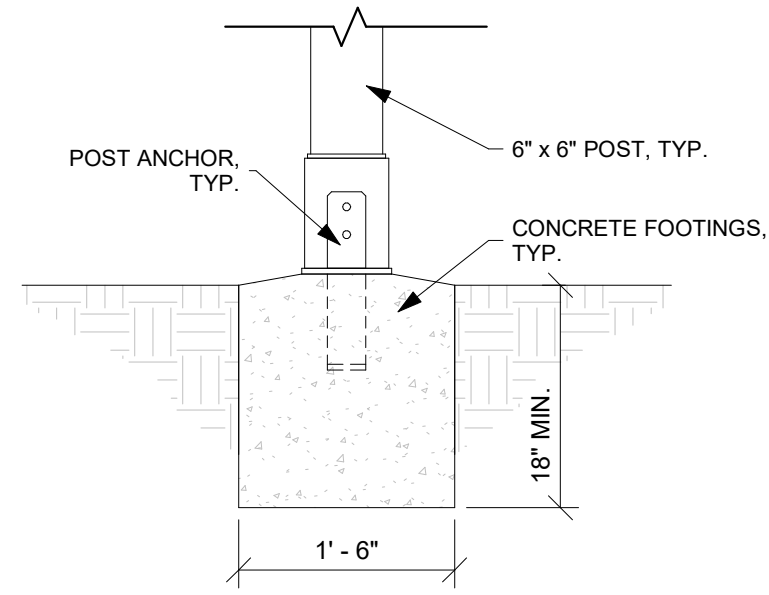
**ISSUED FOR CONSTRUCTION**

**FRAMING NOTES:**

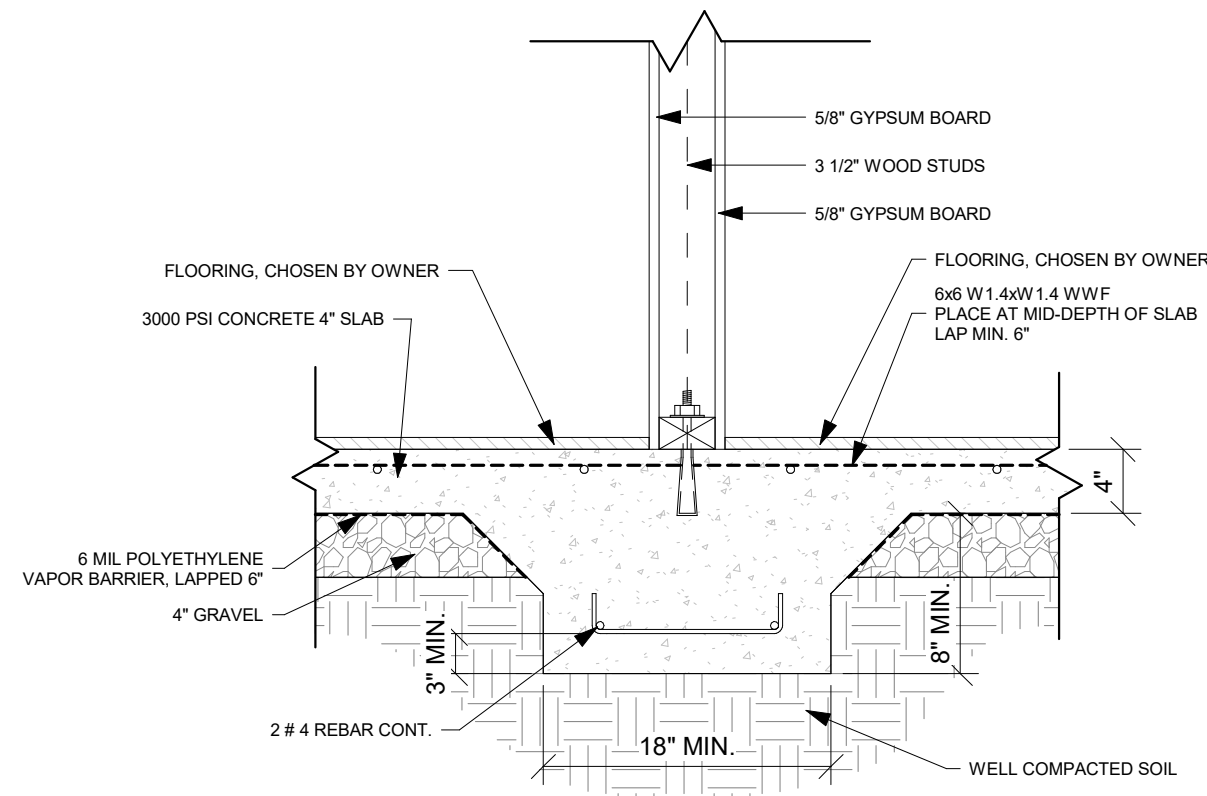
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- 2 - ALL CONCRETE SHALL BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS.
- 3 - PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER BELOW CONCRETE SLAB, LAPPED MIN. 6" AT JOINTS.
- 4 - MONOLITHIC SLAB W/ THICKENED EDGE:  
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12" MIN WIDTH  
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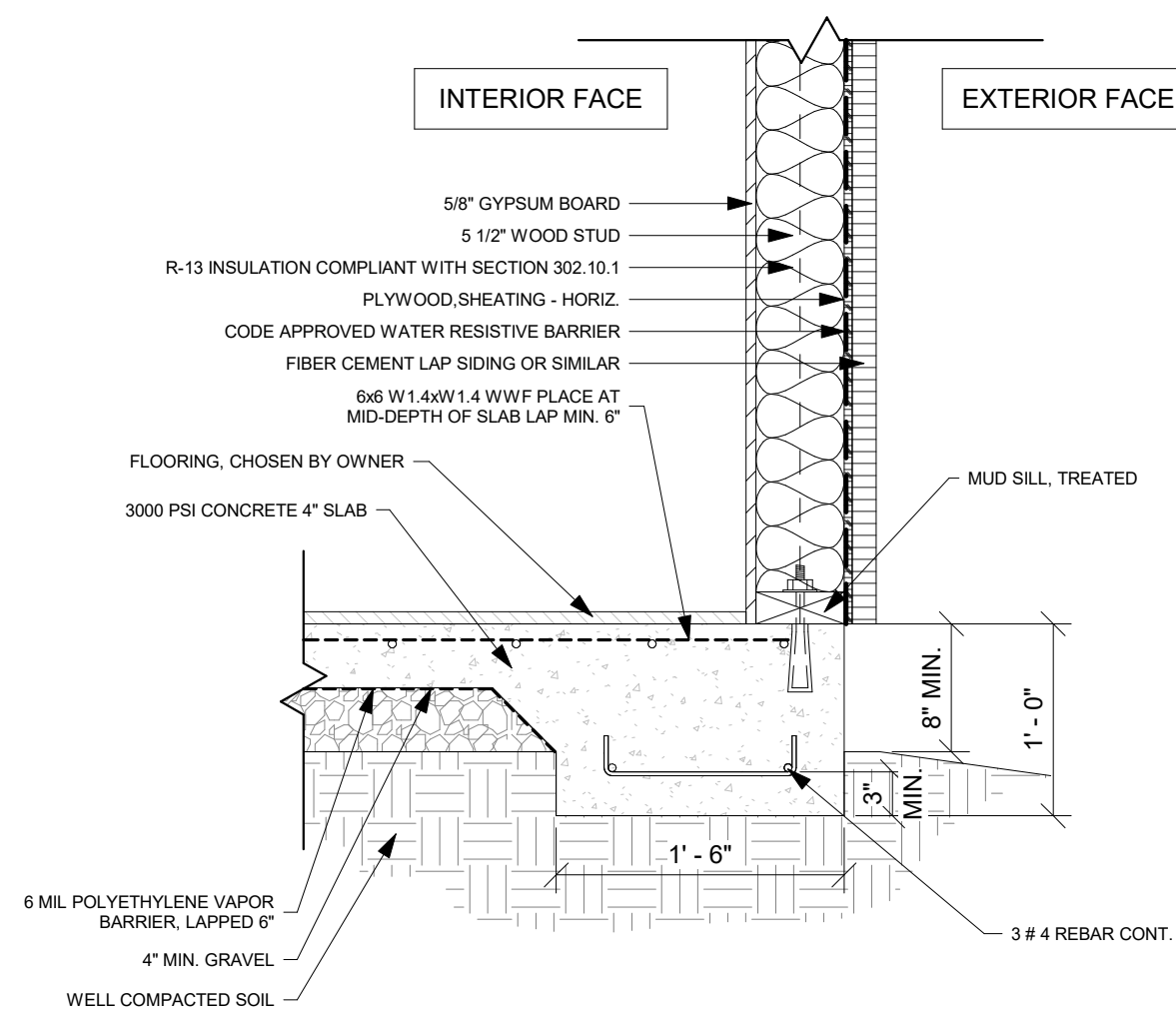
**FOUNDATION DETAILS:**



3 TYPICAL 18" x 18" CONCRETE FOOTING  
A0-11 3/4" = 1'-0"



2 TYPICAL INTERIOR WALL FOOTING DETAIL  
A0-11 1" = 1'-0"



1 TYPICAL EXTERIOR WALL FOOTING DETAIL  
A0-11 1" = 1'-0"



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**SHEET TITLE**

**ADU FOUNDATION  
DETAILS**

**SHEET NUMBER**

**A0-11**

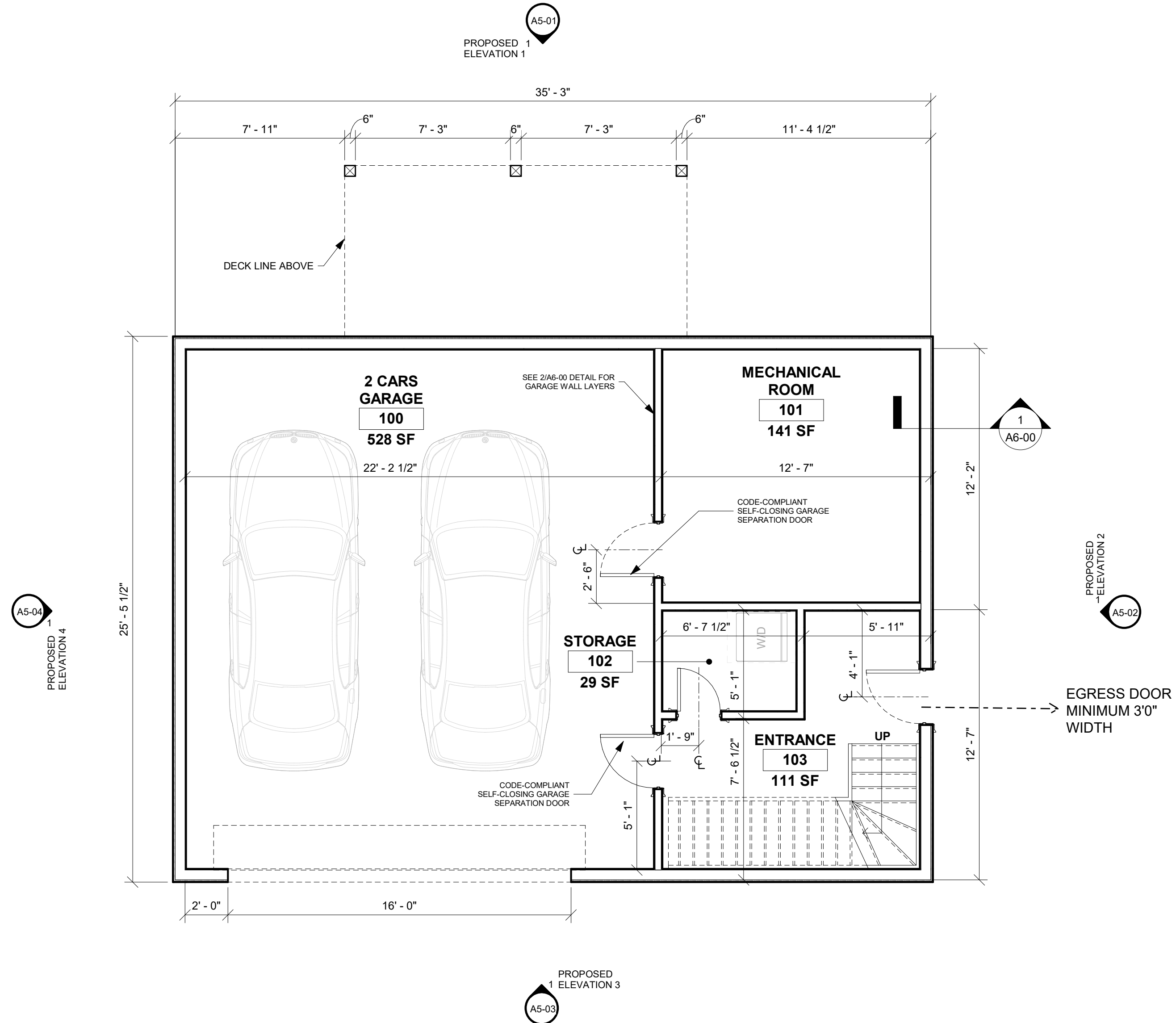
**MAIN FLOOR LEVEL:** 291 SQ.FT.  
**SECOND FLOOR LEVEL:** 773 SQ.FT.  
**OVERALL HEATED AREA:** 1,064 SQ.FT.

**WALL LEGEND**

NEW PARTITIONS AND WALLS

**NOTE:**

- 1- GC TO INSTALL 5/8" TYPE X GYPSUM BOARD ON GARAGE CEILING PER IRC R302.6 REQUIREMENTS.
- 2- NO DUCT OPENINGS PERMITTED IN GARAGE CEILING.
- 3- GC TO SEAL ALL PENETRATIONS BETWEEN GARAGE AND DWELLING WITH APPROVED FIRESTOP MATERIAL.
- 4- 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).
- 5- 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.
- 6- 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 MAIN FLOOR (GARAGE)**  
 A1-00 1/4" = 1'-0"



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**SHEET TITLE**

**ADU ARCHITECTURAL FLOOR PLAN**

**SHEET NUMBER**

**A1-00**

**ISSUED FOR CONSTRUCTION**

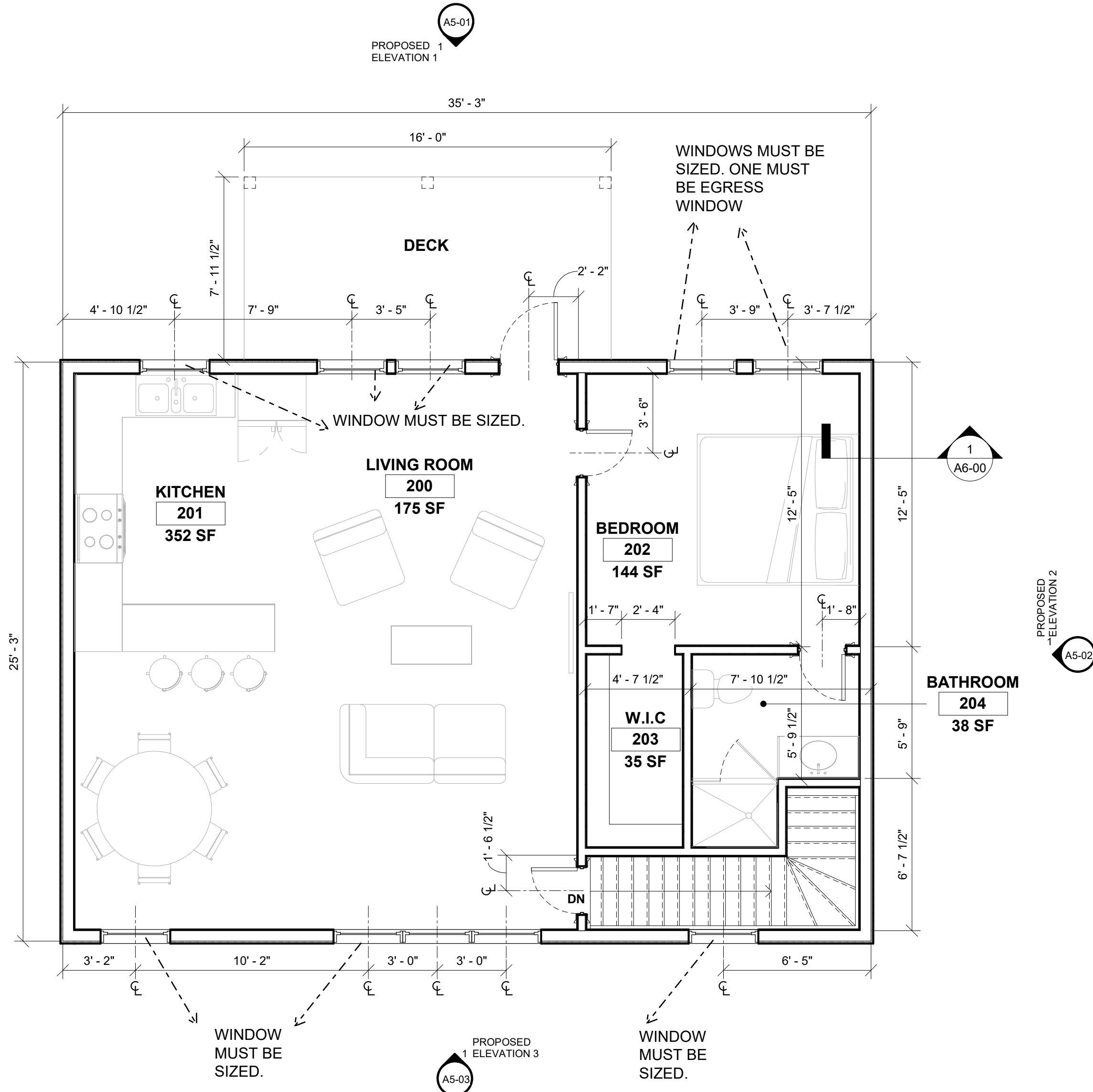
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**WALL LEGEND**

NEW PARTITIONS AND WALLS

**NOTE:**

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- 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.
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**1 SECOND FLOOR**  
 A1-01 1/4" = 1'-0"



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**SHEET TITLE**

**ADU ARCHITECTURAL  
 FLOOR PLAN**

**SHEET NUMBER**

**A1-01**

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**PROJECT NUMBER**

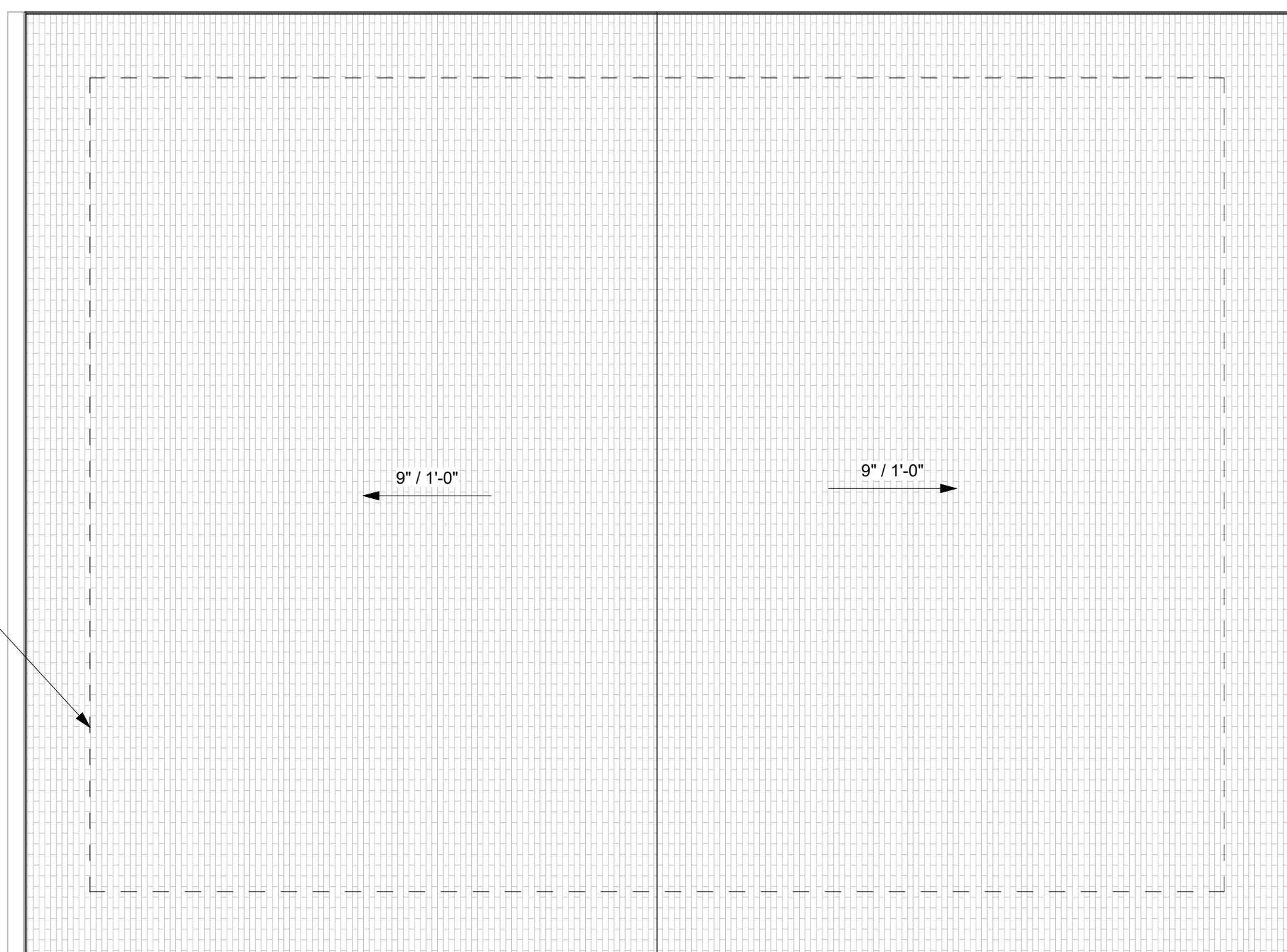
**20260101**

**SHEET TITLE**

**ADU ROOF PLAN**

**SHEET NUMBER**

**A1-10**



BUILDING LINE BELOW, TYP.

**1** ROOF PLAN  
A1-10 1/4" = 1'-0"



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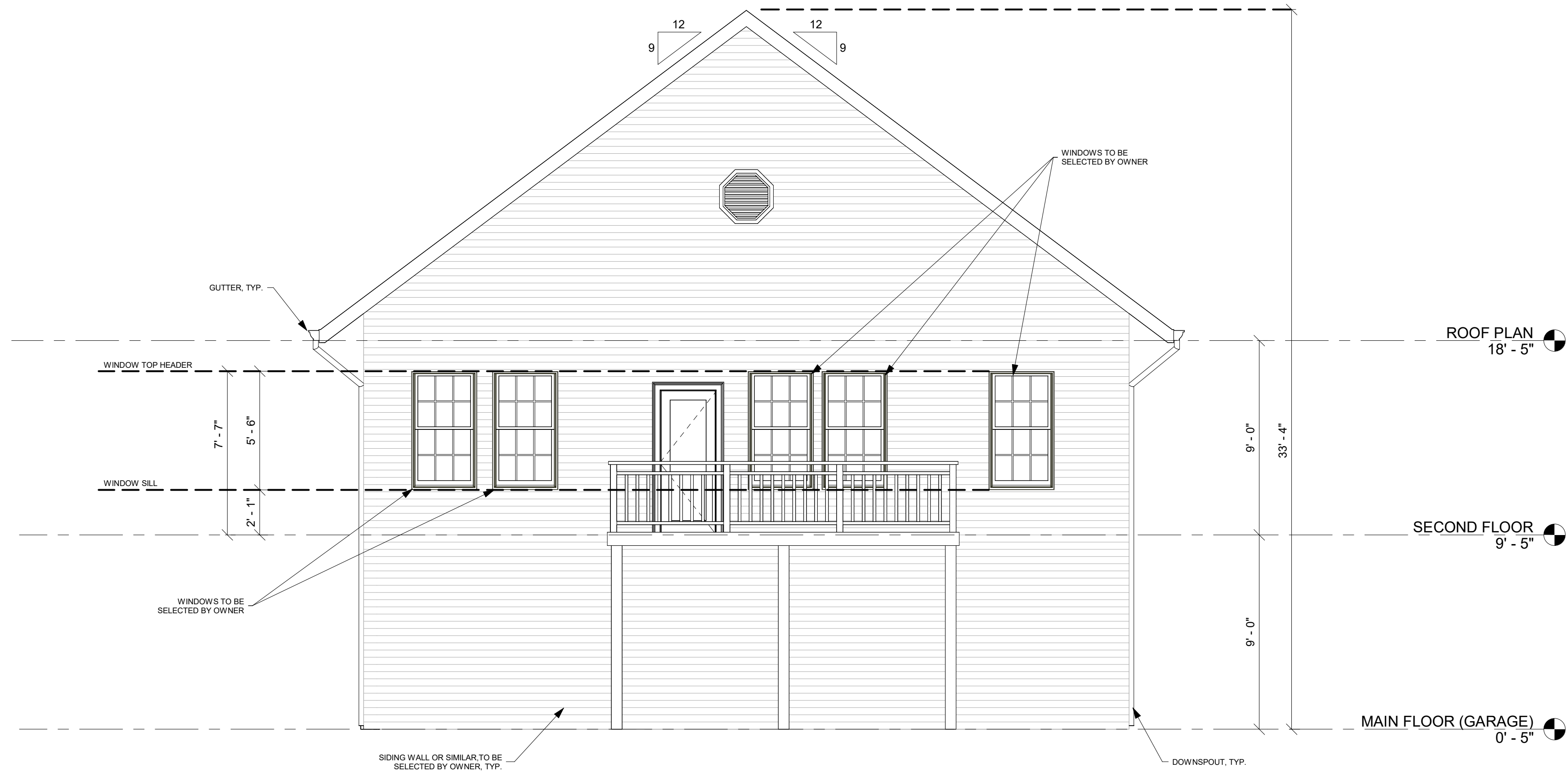
**20260101**

**SHEET TITLE**

**EXTERIOR ELEVATIONS**

**SHEET NUMBER**

**A5-01**



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

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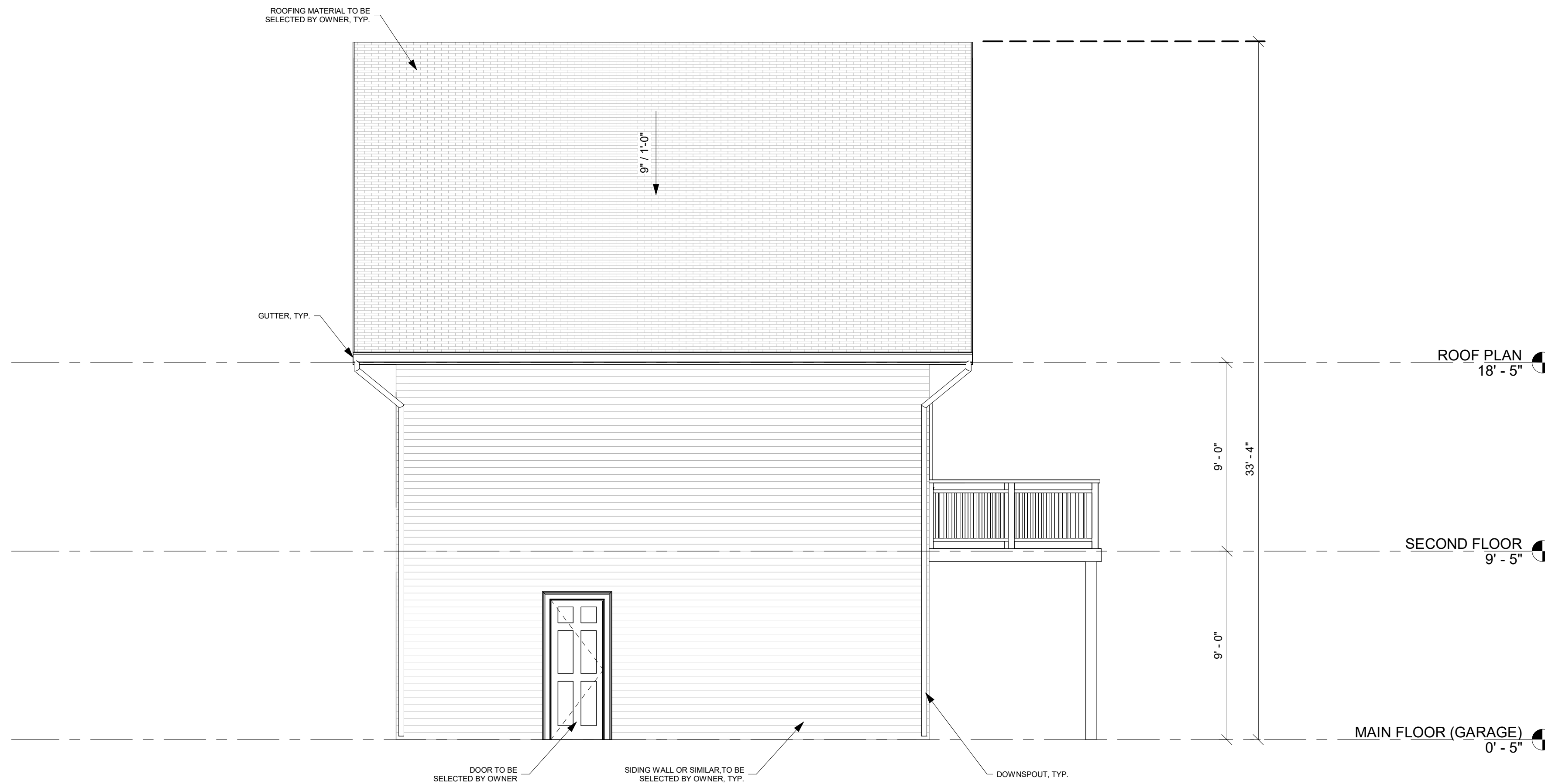
**20260101**

**SHEET TITLE**

**EXTERIOR ELEVATIONS**

**SHEET NUMBER**

**A5-02**



**1** PROPOSED ELEVATION 2  
A5-02 1/4" = 1'-0"

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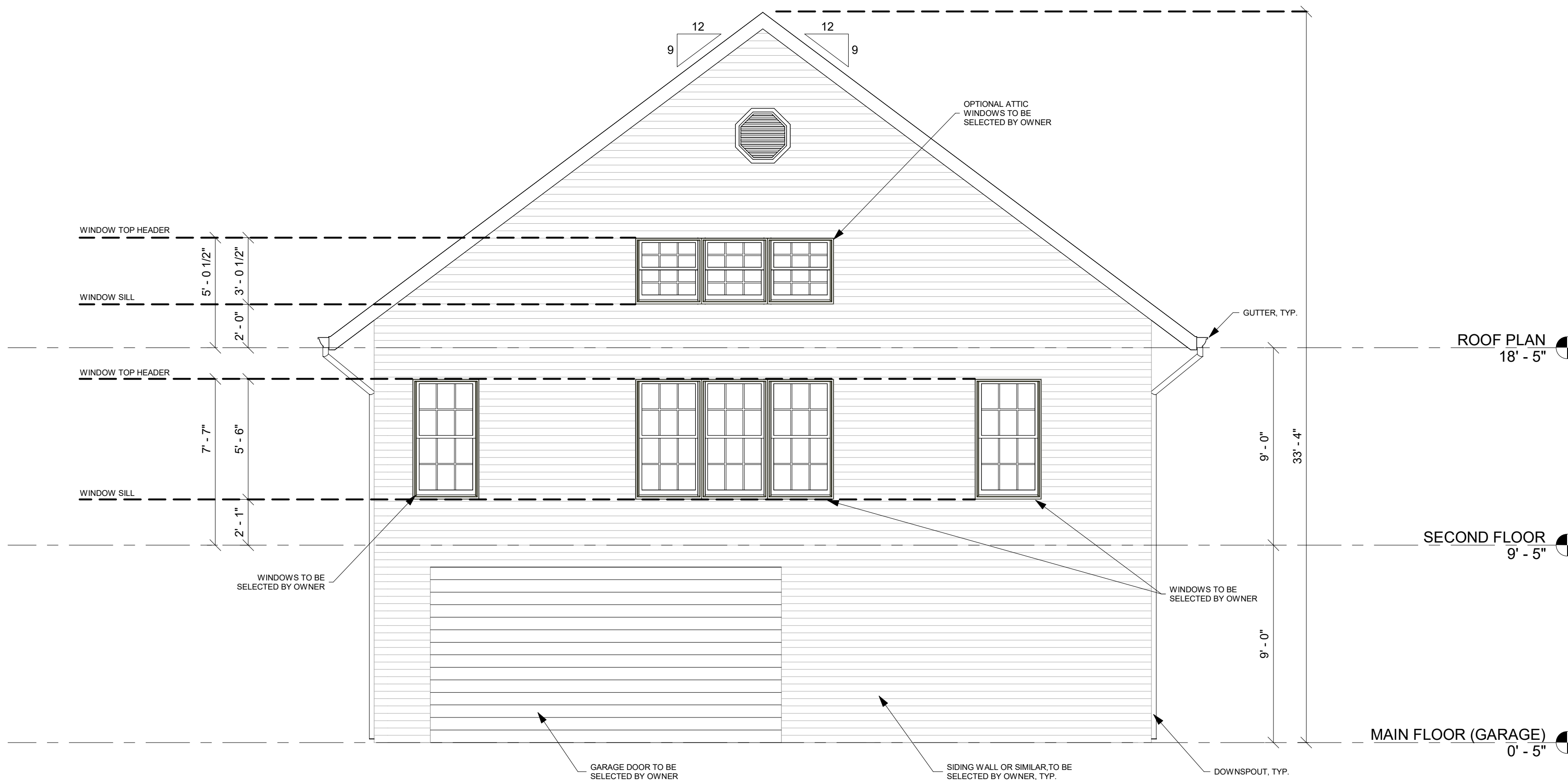
**20260101**

**SHEET TITLE**

**EXTERIOR ELEVATIONS**

**SHEET NUMBER**

**A5-03**



**1** PROPOSED ELEVATION 3  
A5-03 1/4" = 1'-0"

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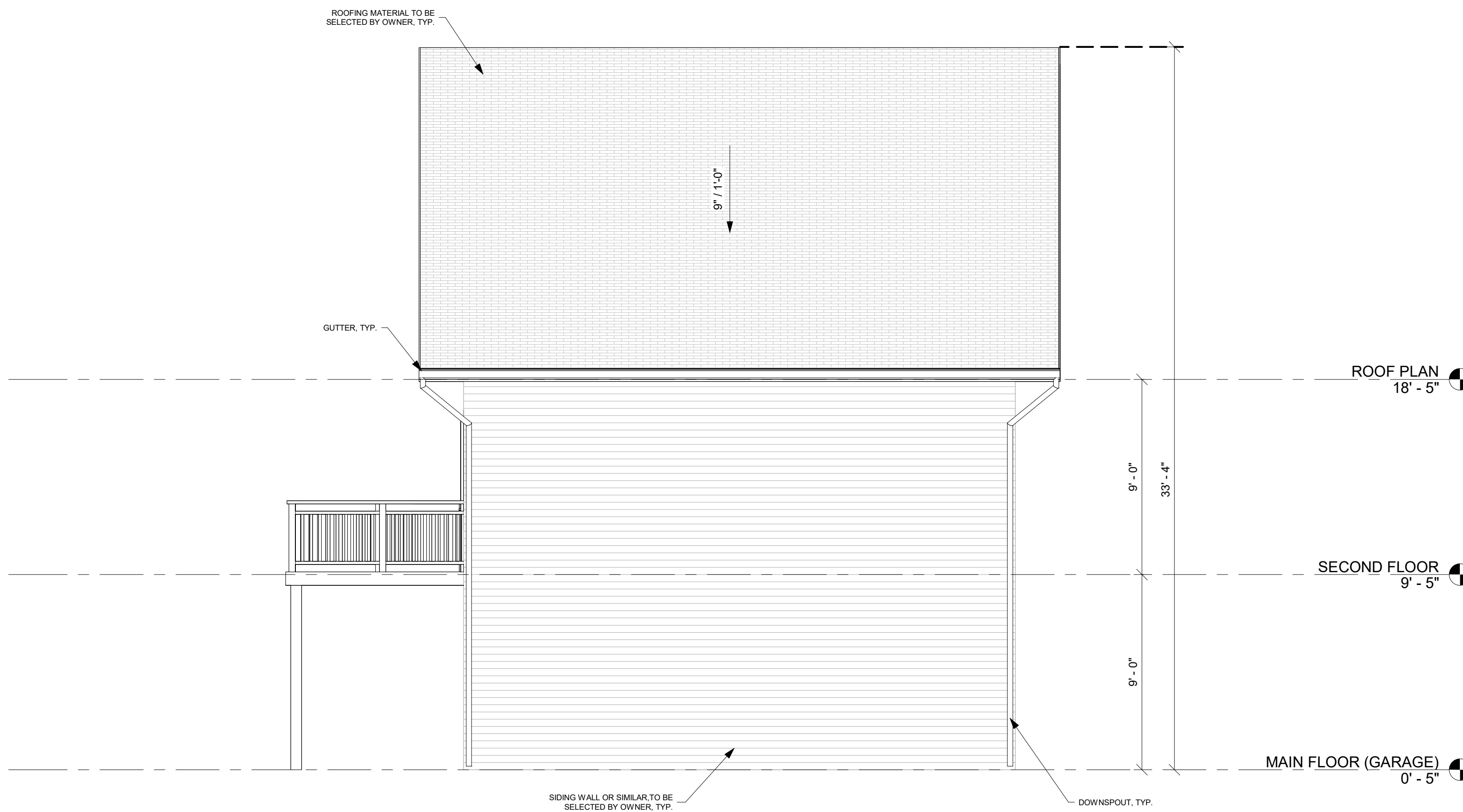
**20260101**

**SHEET TITLE**

**EXTERIOR ELEVATIONS**

**SHEET NUMBER**

**A5-04**

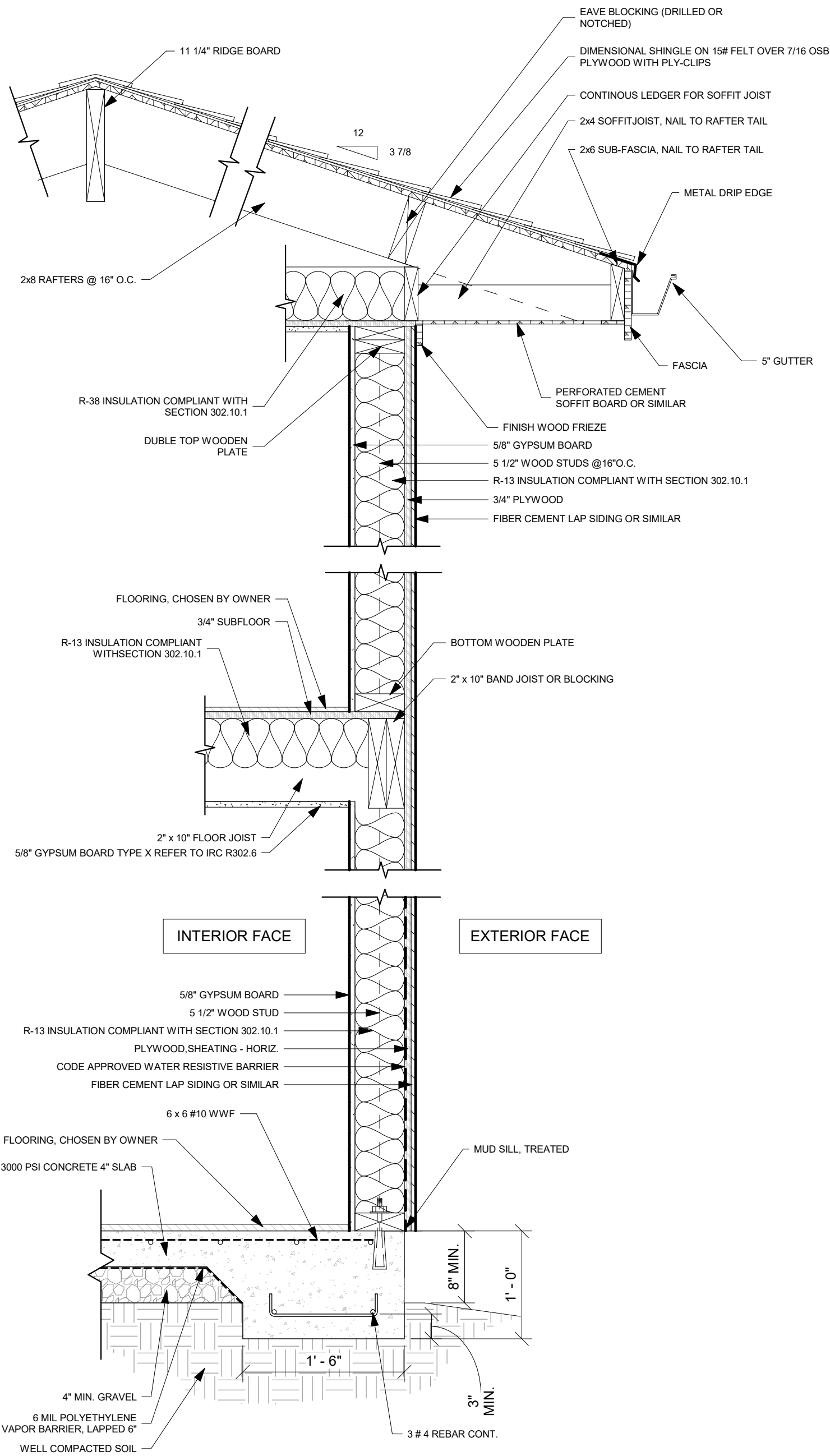


**1** PROPOSED ELEVATION 4  
A5-04 1/4" = 1'-0"

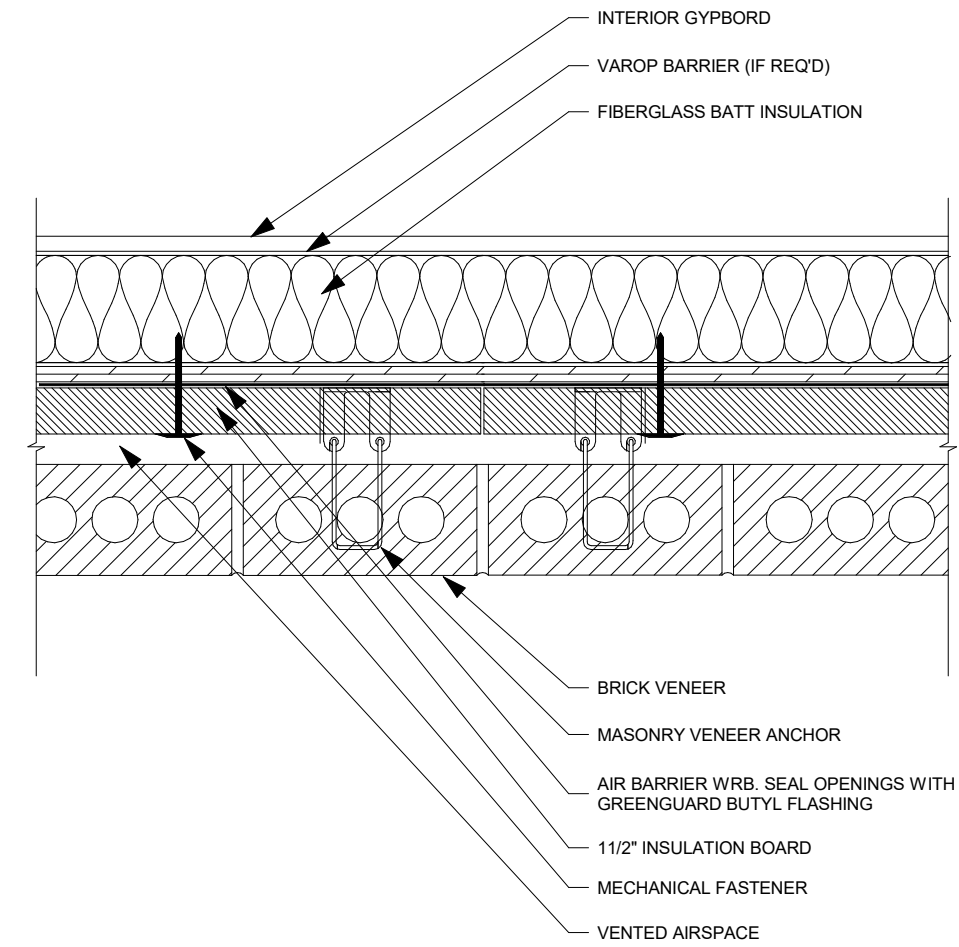
**ISSUED FOR CONSTRUCTION**

NOTES:

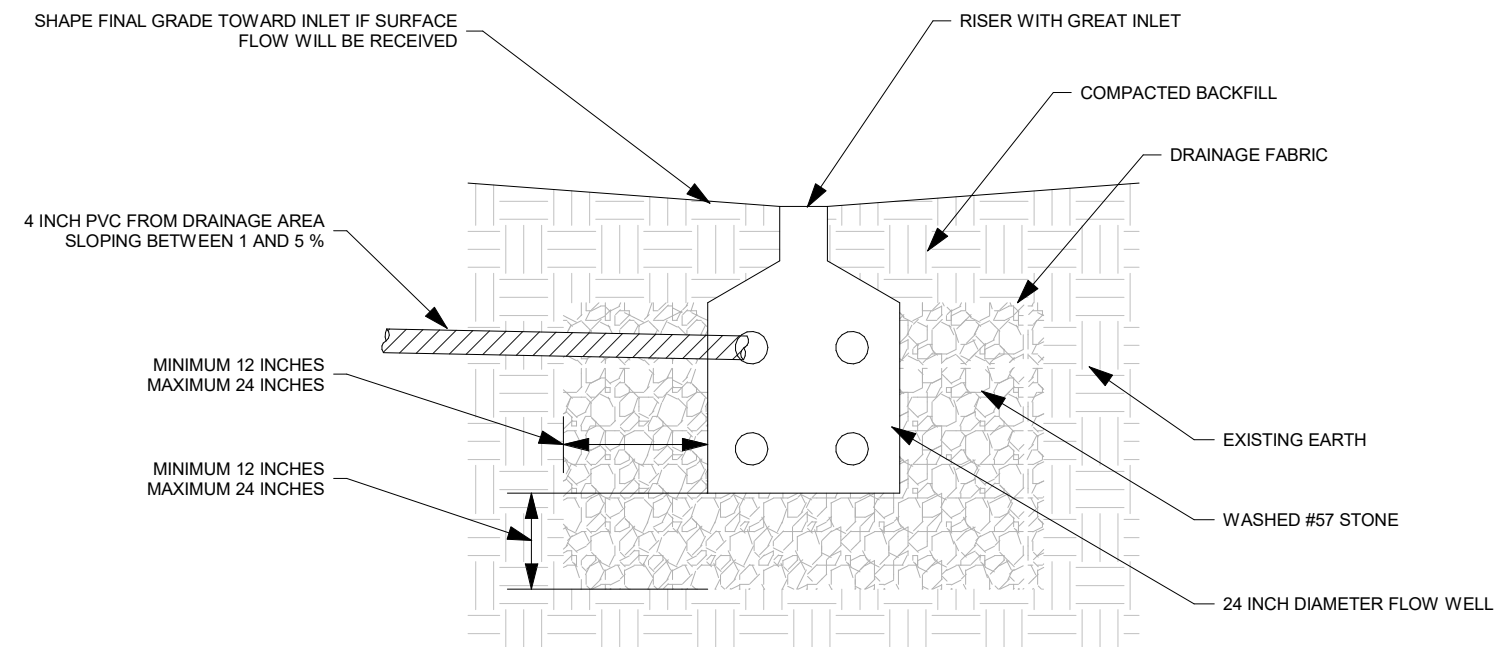
- 1- GC TO ISNTALL 5/8" TYPE X GYPSUM BOARD ON GARAGE CEILING IN ACCORDANCE WITH IRC R302.6.
- 2- GC TO PROVIDE FIRE SEPARATION BETWEEN GARAGE AND HABITABLE SPACE IN ACCORDANCE WITH IRC R302.6.



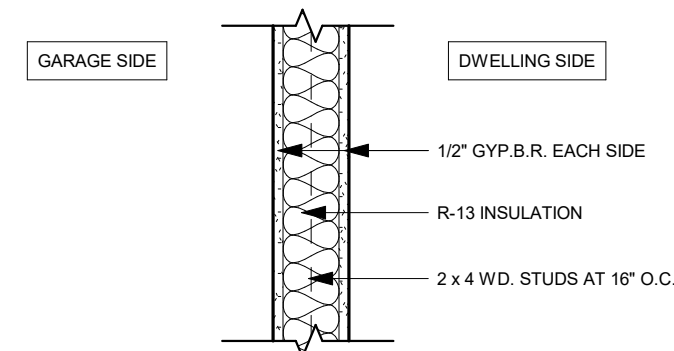
1 WALL SECTION  
A6-00 1" = 1'-0"



4 TYPICAL BRICK VENEER WALL - WALL PENETRATION  
A6-00 1 : 6



3 TYPICAL DRY WELL DETAIL  
A6-00 1/2" = 1'-0"



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



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SHEET TITLE

WALL SECTION AND GENERAL DETAILS

SHEET NUMBER

A6-00



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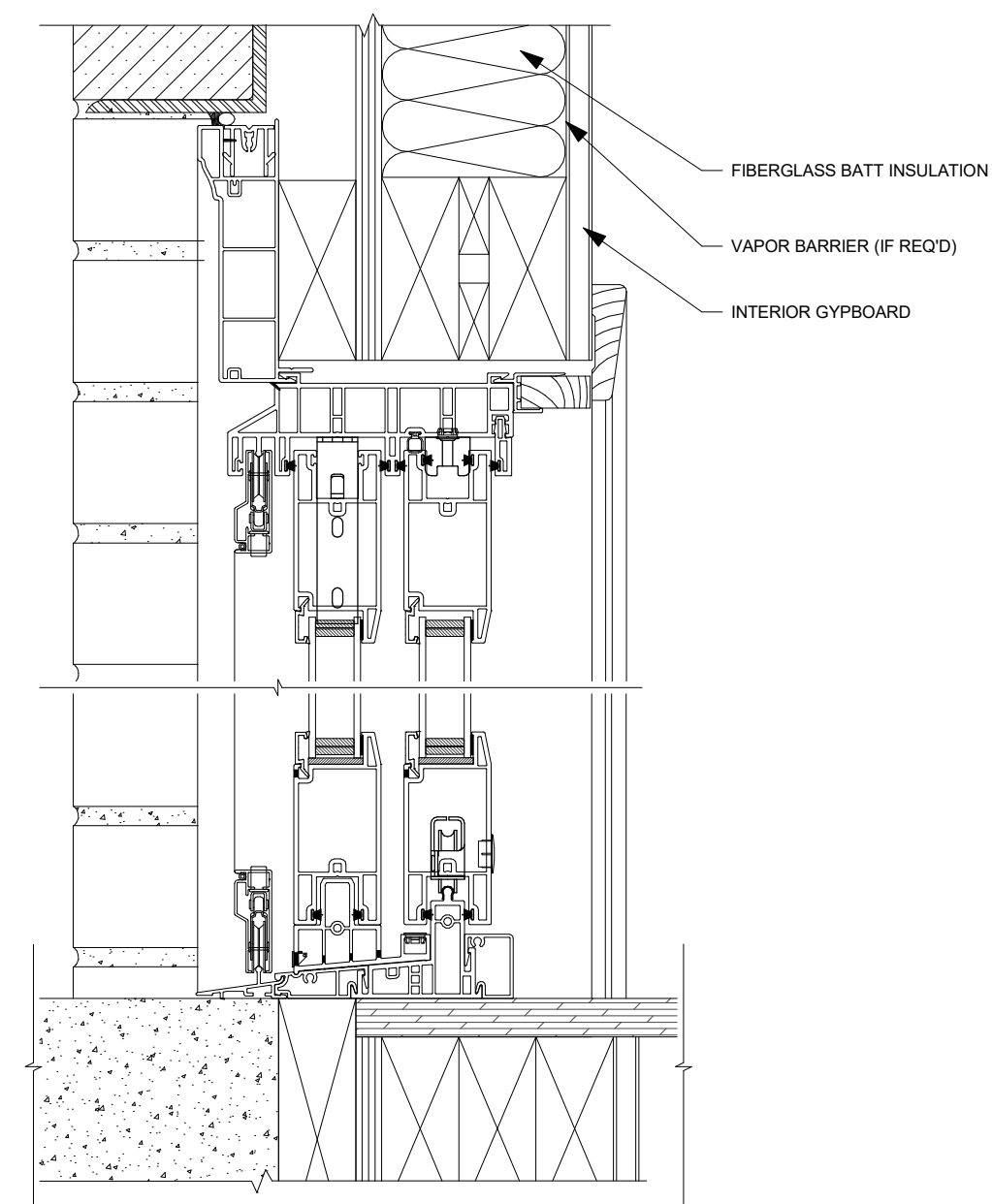
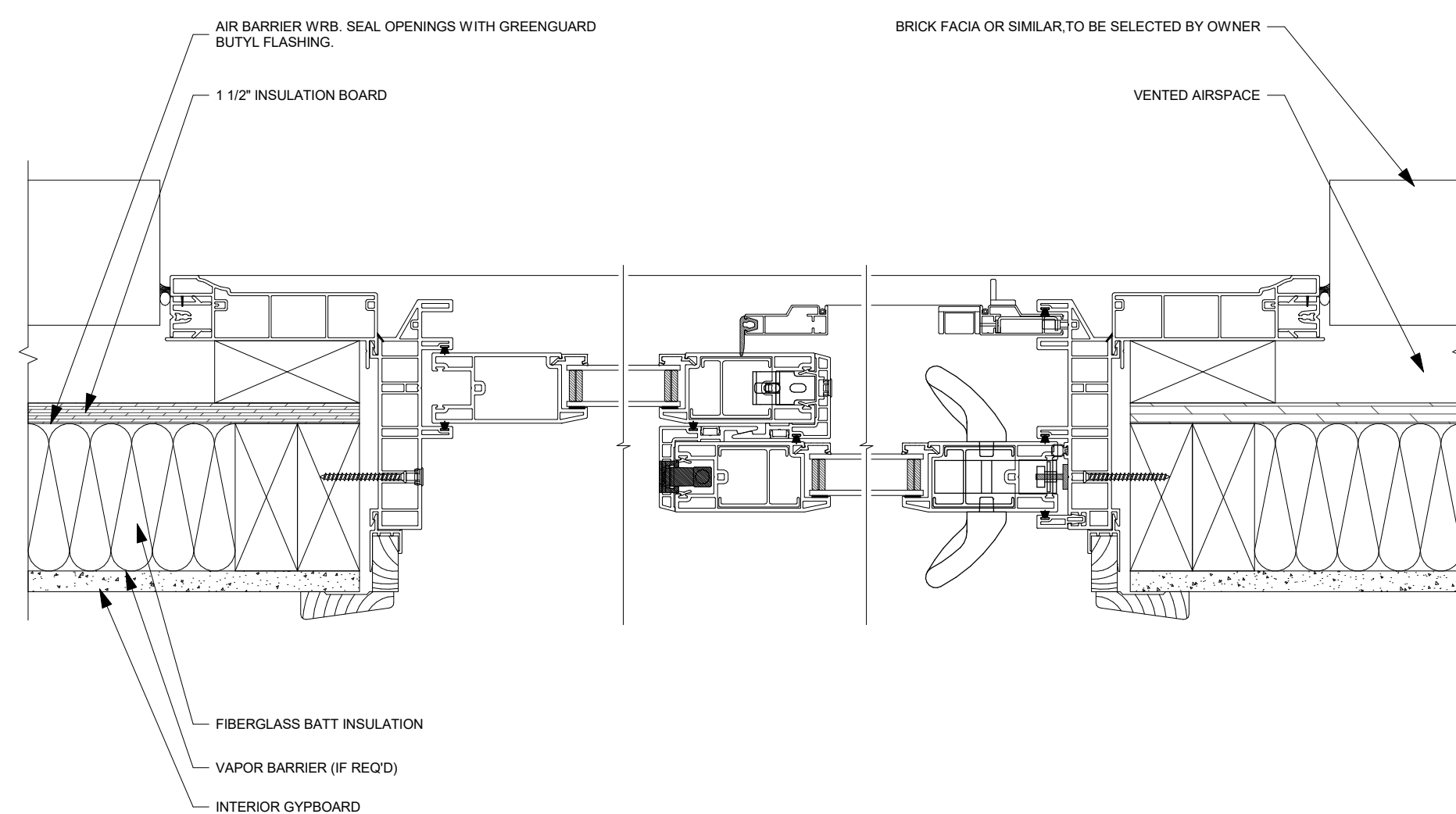
**20260101**

**SHEET TITLE**

**GENERAL DETAILS**

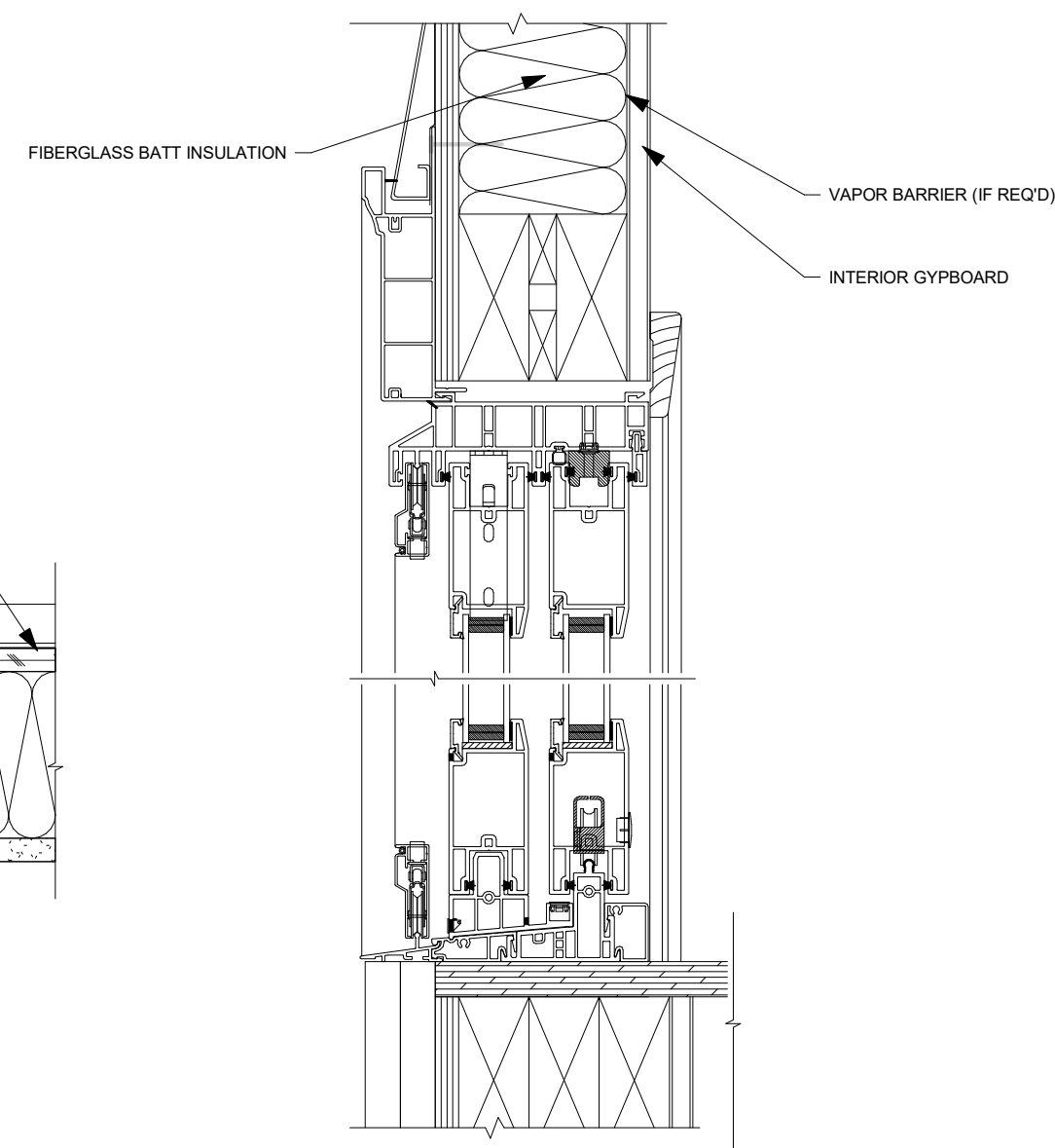
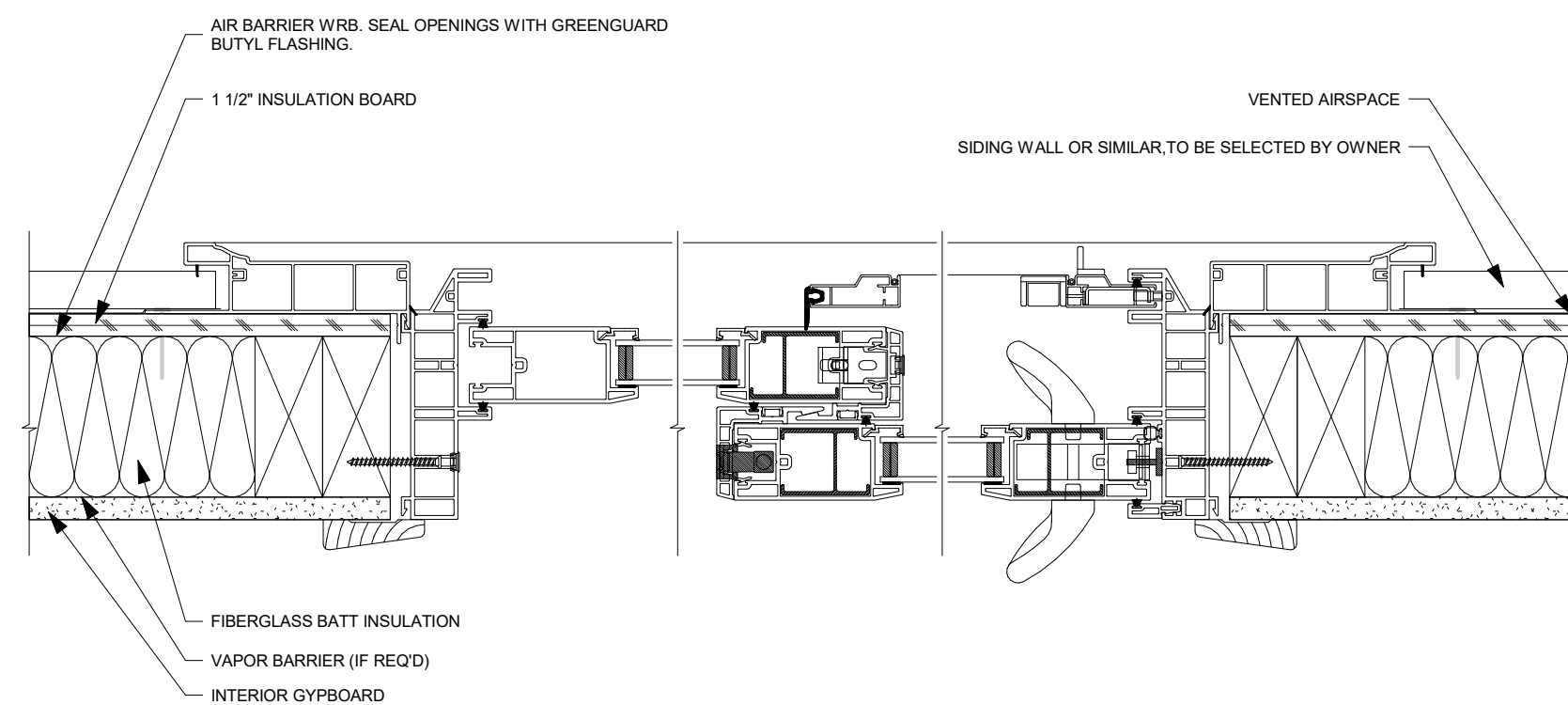
**SHEET NUMBER**

**A6-01**



**2** TYPICAL DOOR AND WINDOW DETAIL, BRICK FACIA

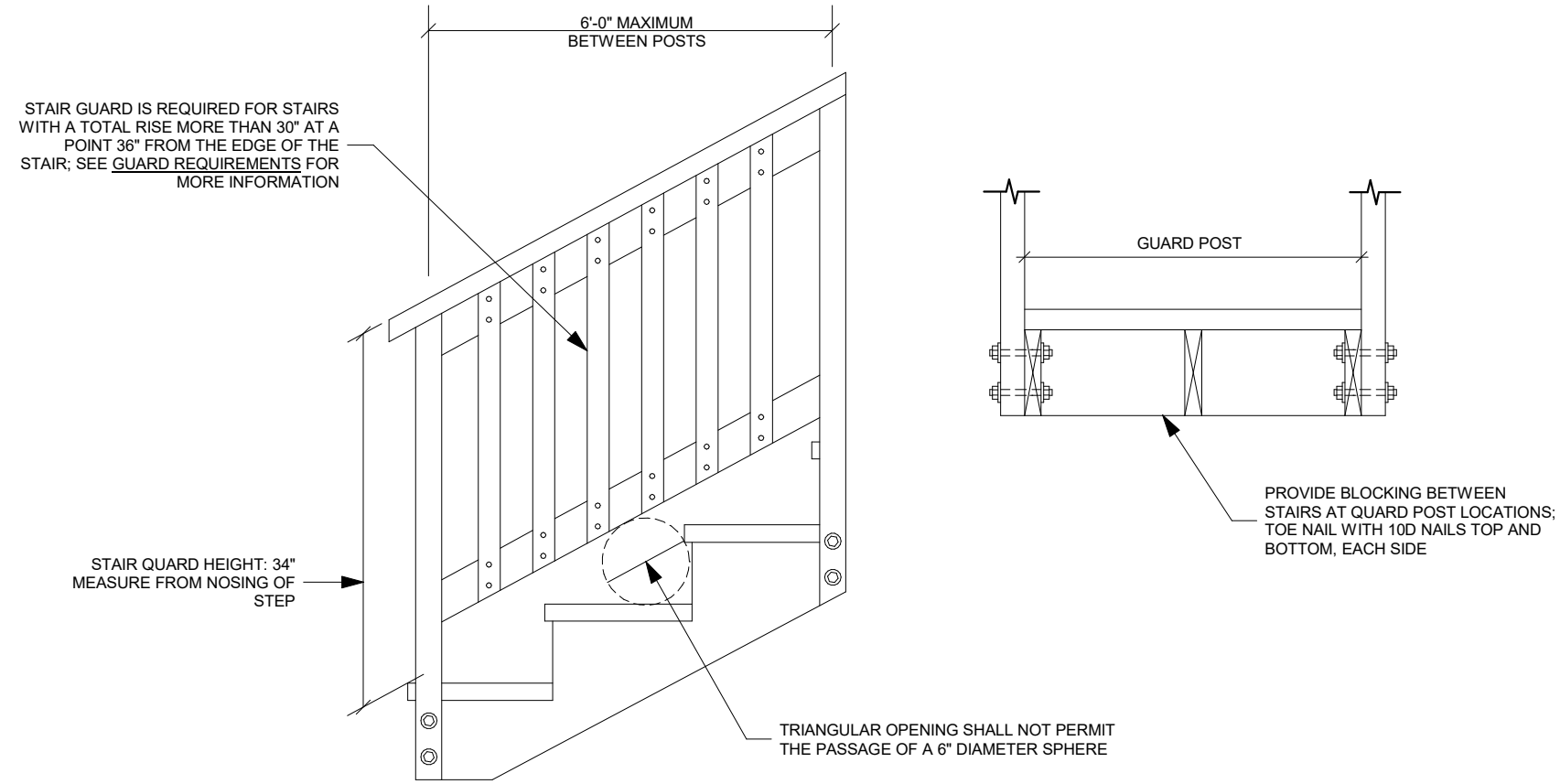
A6-01 1" = 10'-0"



**1** TYPICAL DOOR AND WINDOW DETAIL, SIDING WALL

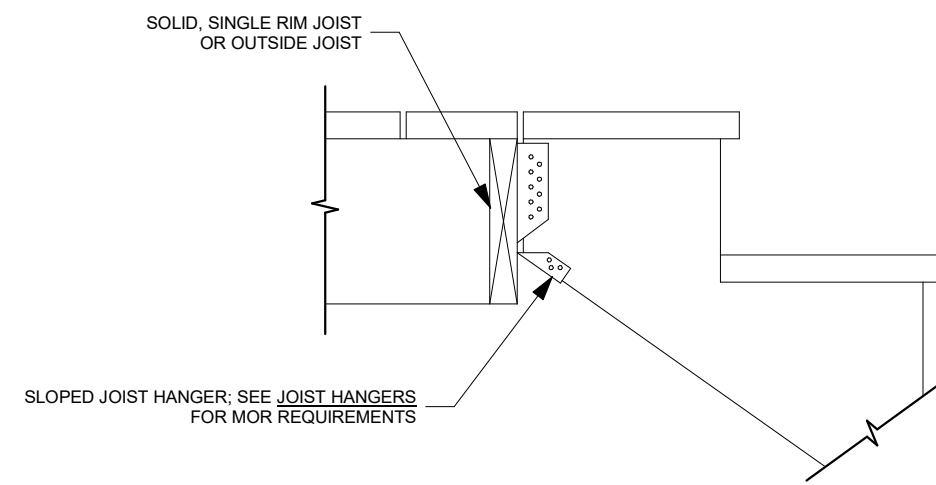
A6-01 1" = 1'-0"

**STAIR GENERAL DETAILS:**



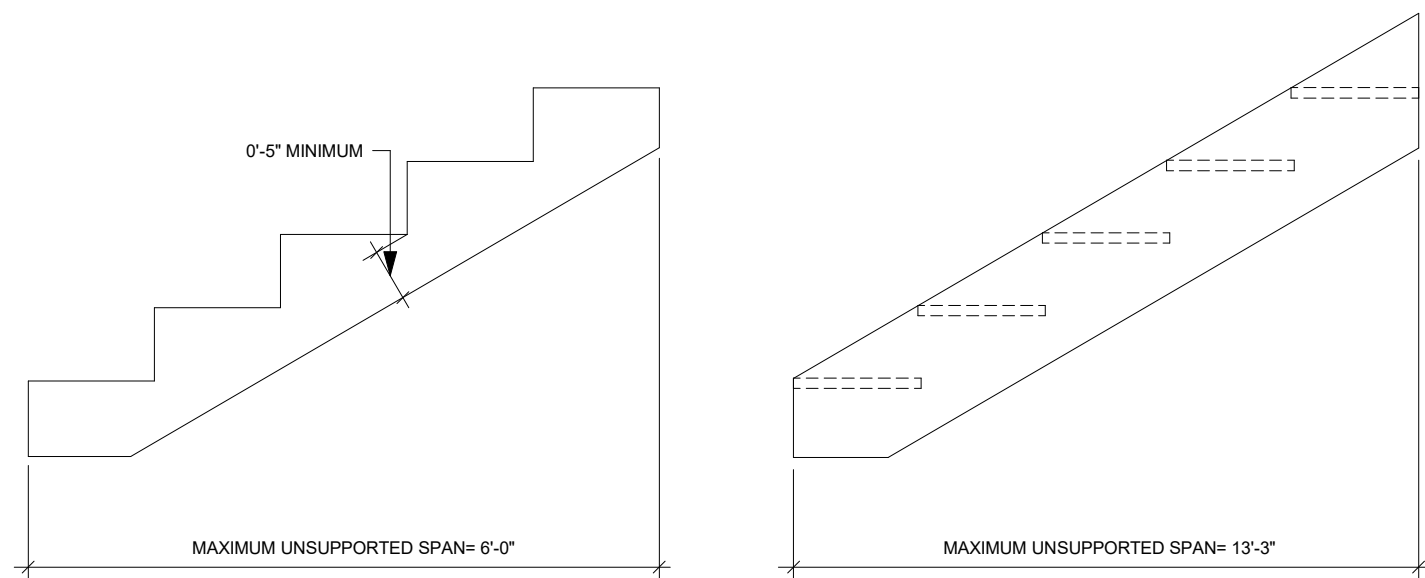
**4 TYPICAL DECK - STAIR GUARD RAIL**

A6-02 3/4" = 1'-0"



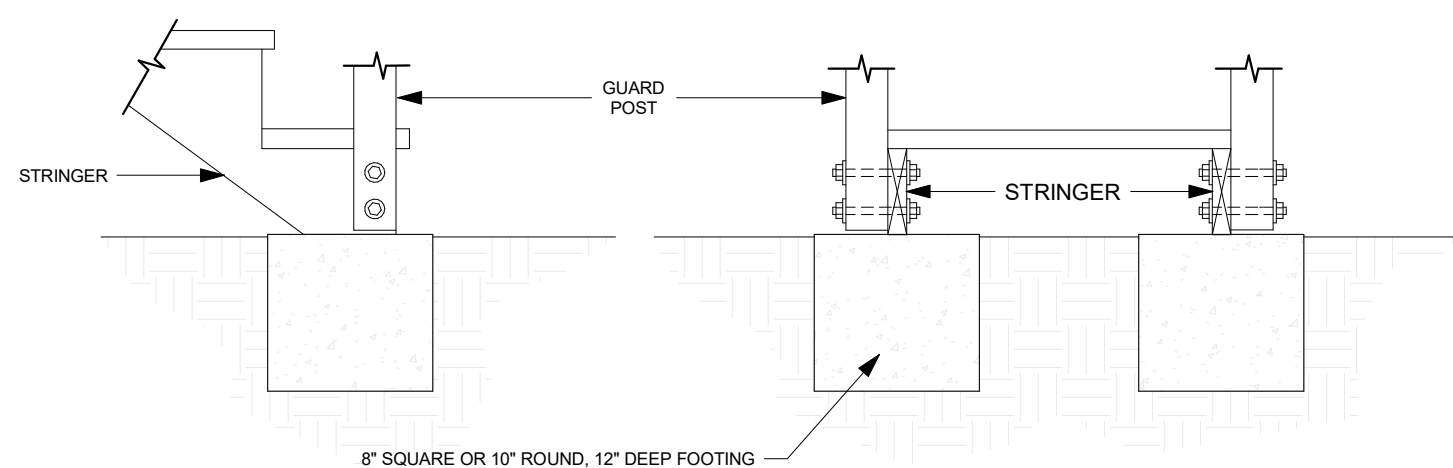
**3 TYPICAL DECK - STAIR STRINGER ATTACHEMENT**

A6-02 3/4" = 1'-0"



**2 TYPICAL DECK - STAIR STRINGER**

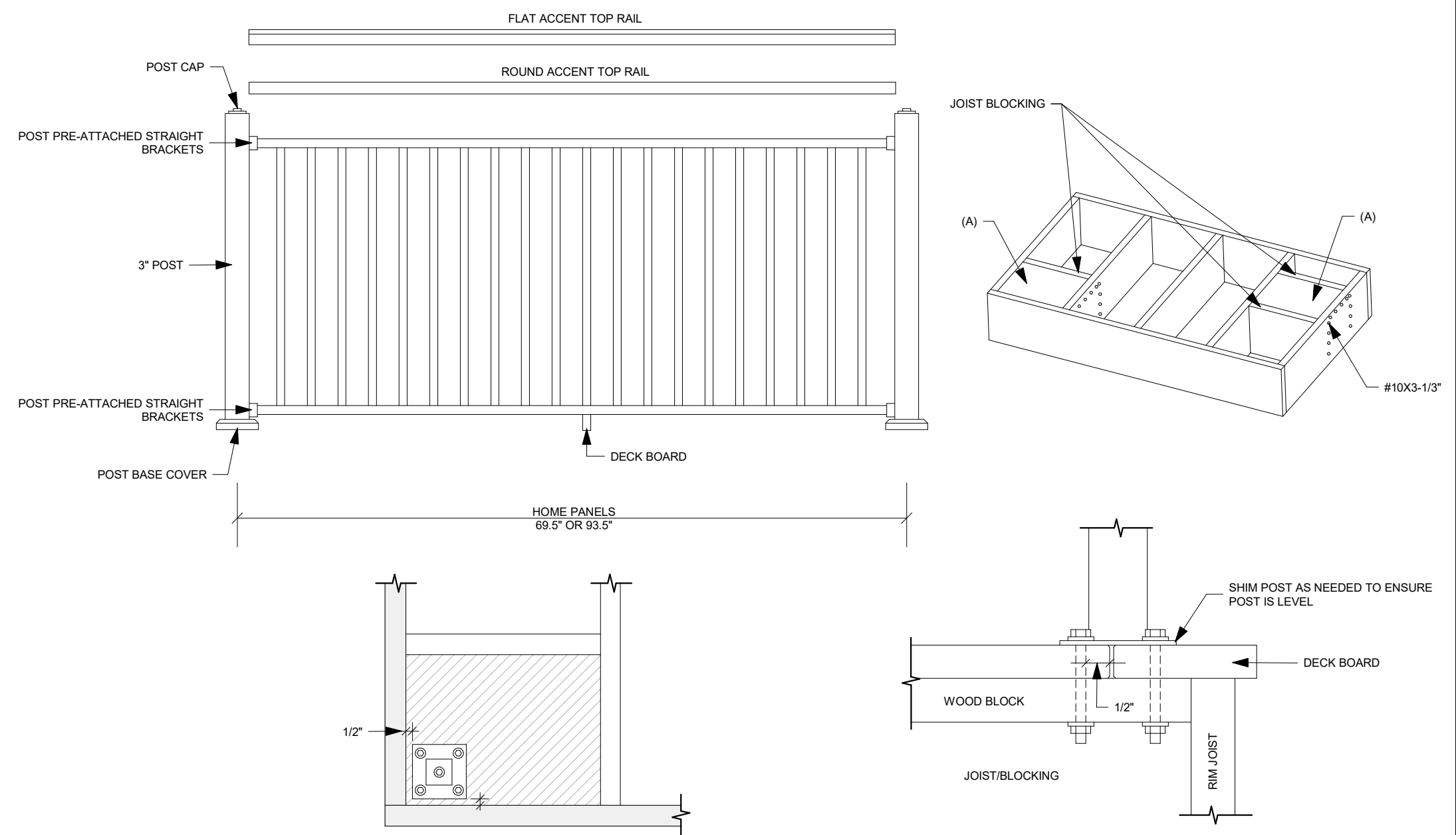
A6-02 3/4" = 1'-0"



**1 TYPICAL DECK - STRINGER FOOTING**

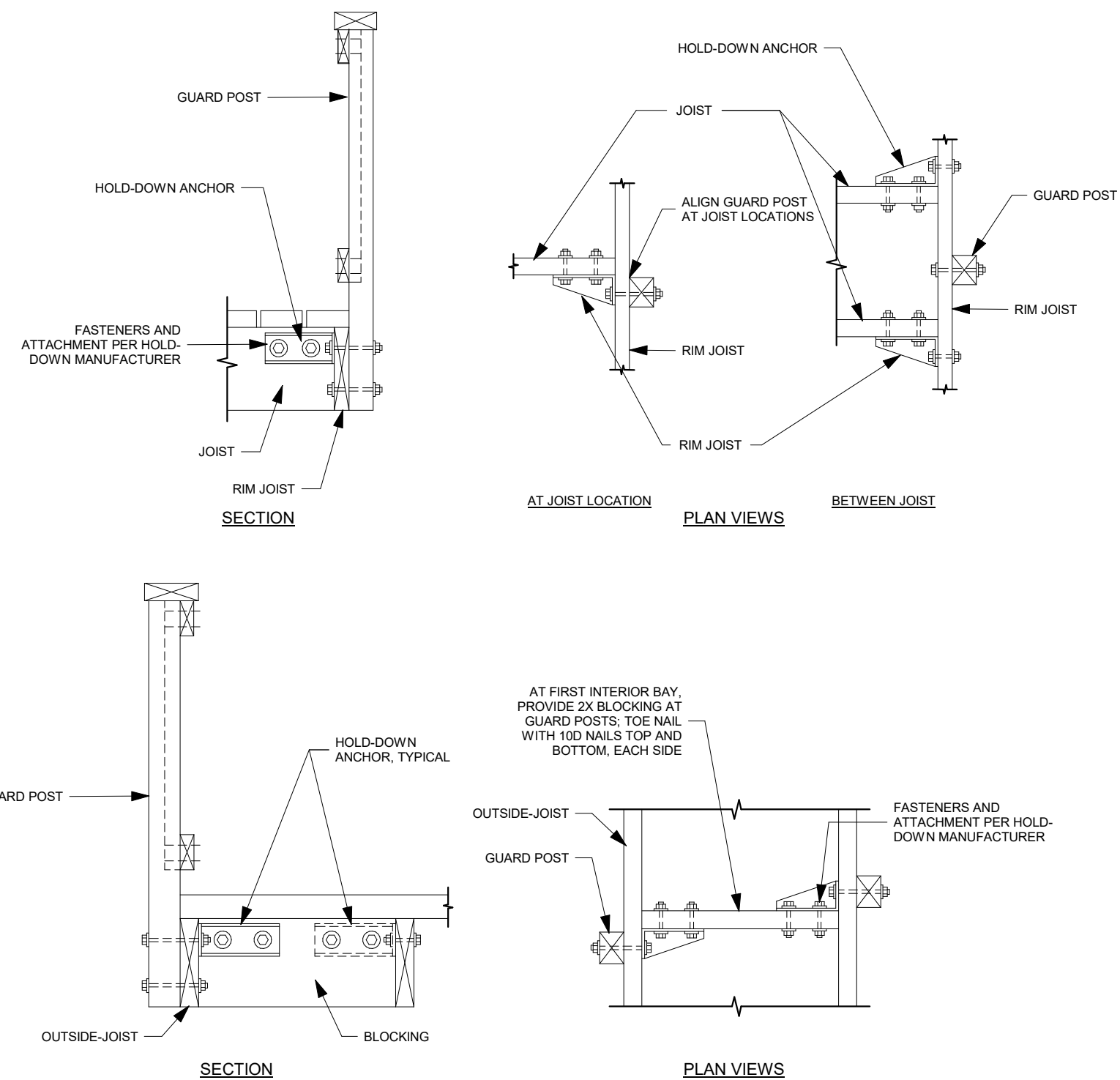
A6-02 3/4" = 1'-0"

**GUARD POST AND RAILS GENERAL DETAILS:**



**6 TYPICAL DECK - FORTRESS RAILS SYSTEM**

A6-02 3/4" = 1'-0"



**5 TYPICAL DECK - GUARD POST**

A6-02 3/4" = 1'-0"



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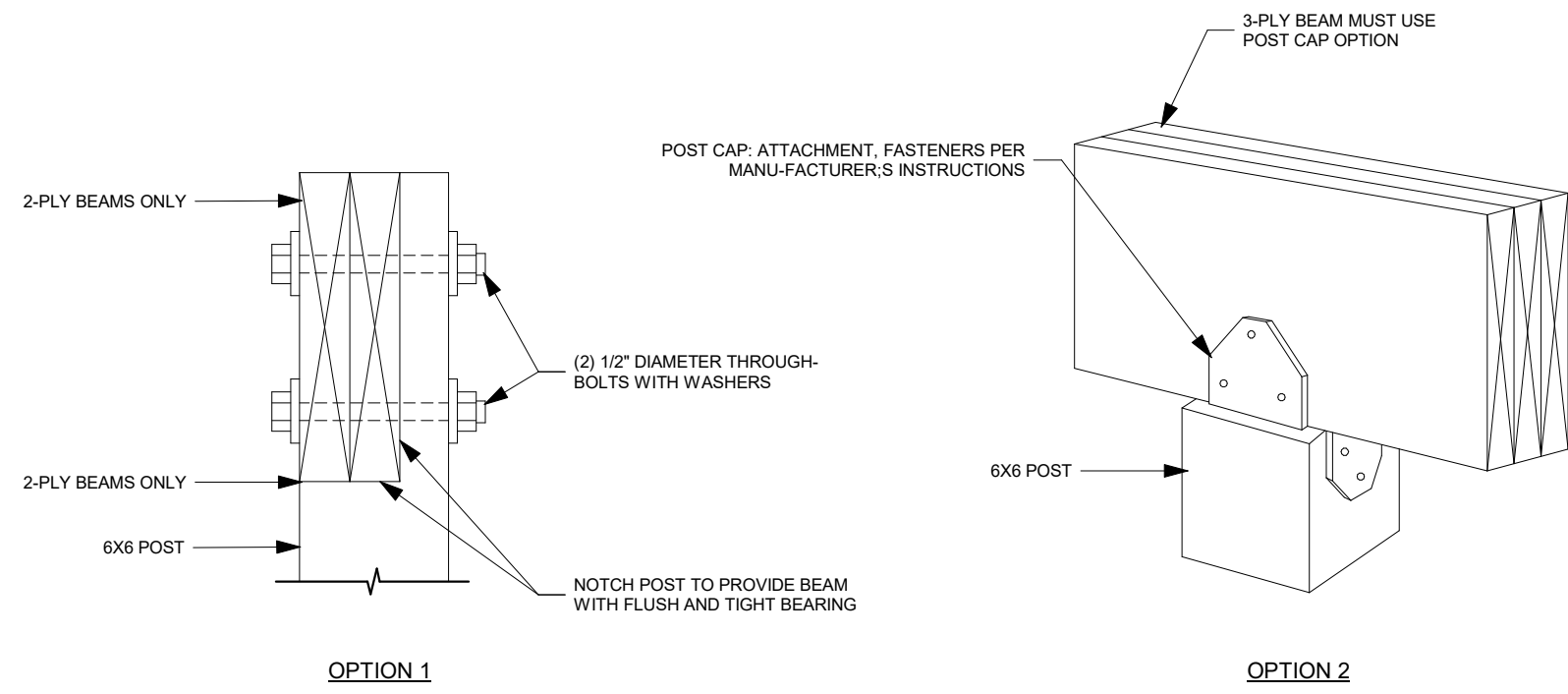
**SHEET TITLE**

**GENERAL DETAILS**

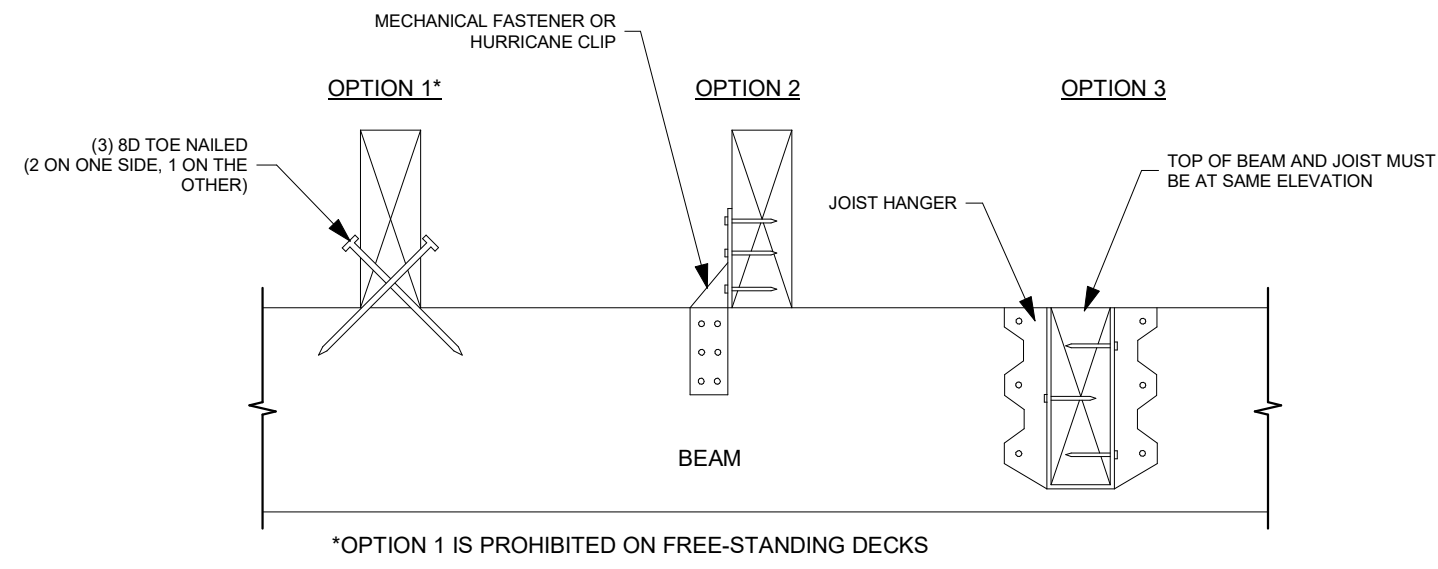
**SHEET NUMBER**

**A6-02**

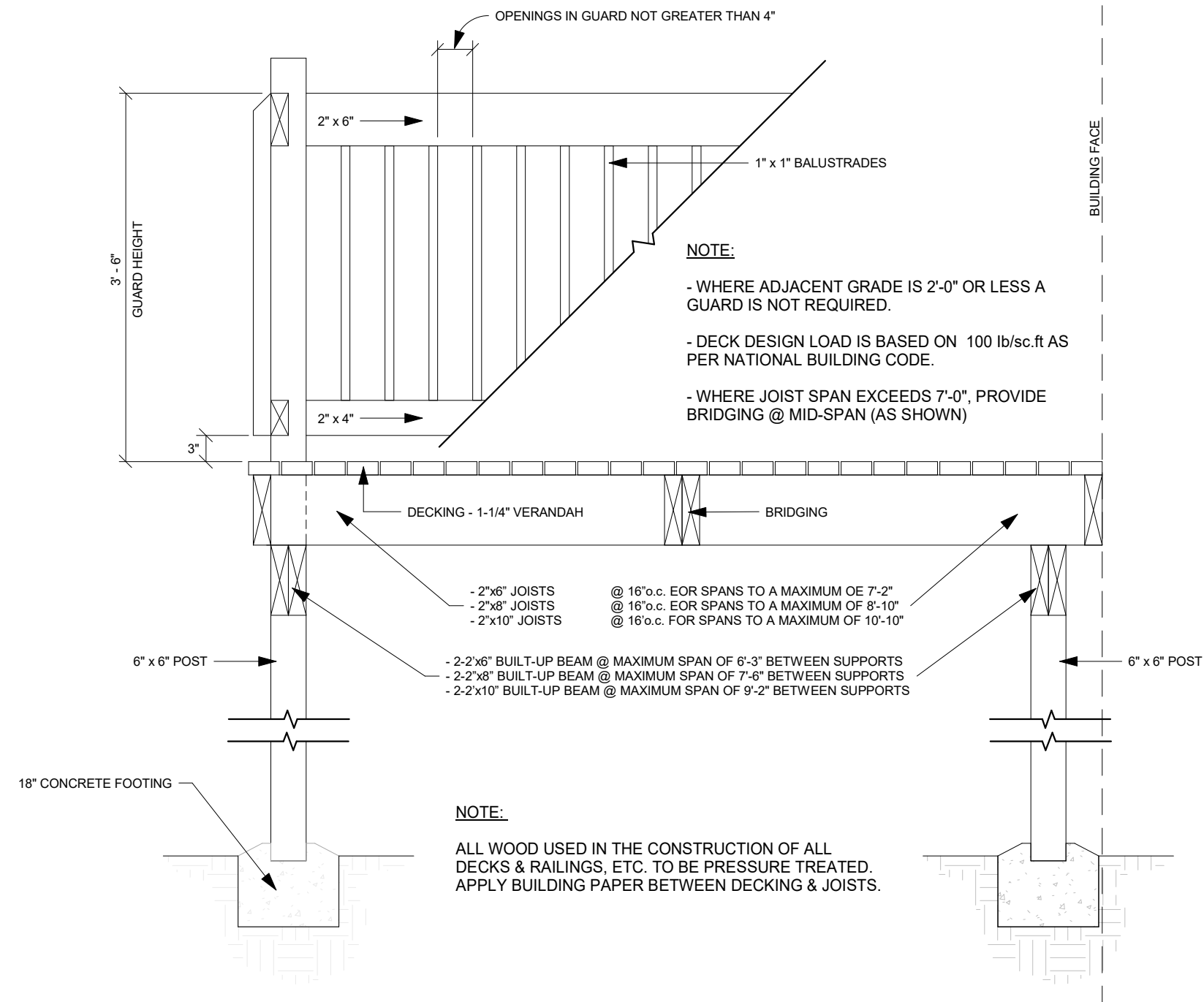
DECK GENERAL DETAILS:



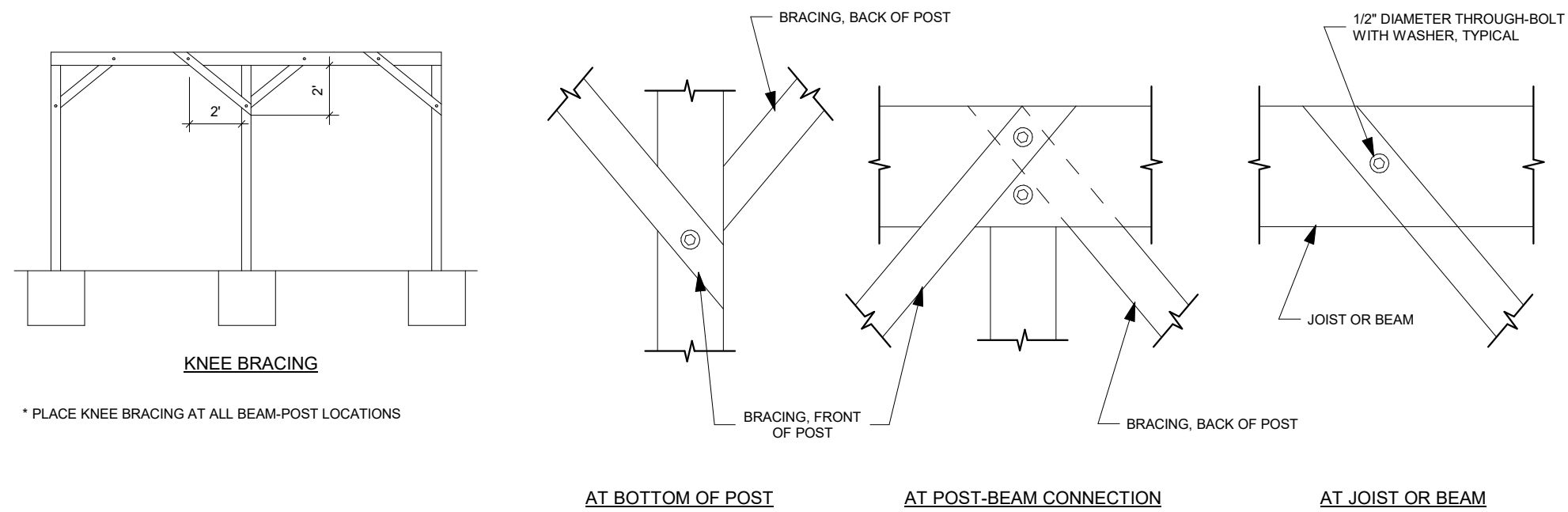
3 TYPICAL DECK - POST TO BEAM  
A6-03 3/4" = 1'-0"



4 TYPICAL DECK - JOIST TO BEAM  
A6-03 3/4" = 1'-0"



1 TYPICAL STANDARD RESIDENTIAL DECK DETAIL  
A6-03 3/4" = 1'-0"



2 TYPICAL DECK - BRACING  
A6-03 3/4" = 1'-0"



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SHEET TITLE

GENERAL DETAILS

SHEET NUMBER

A6-03



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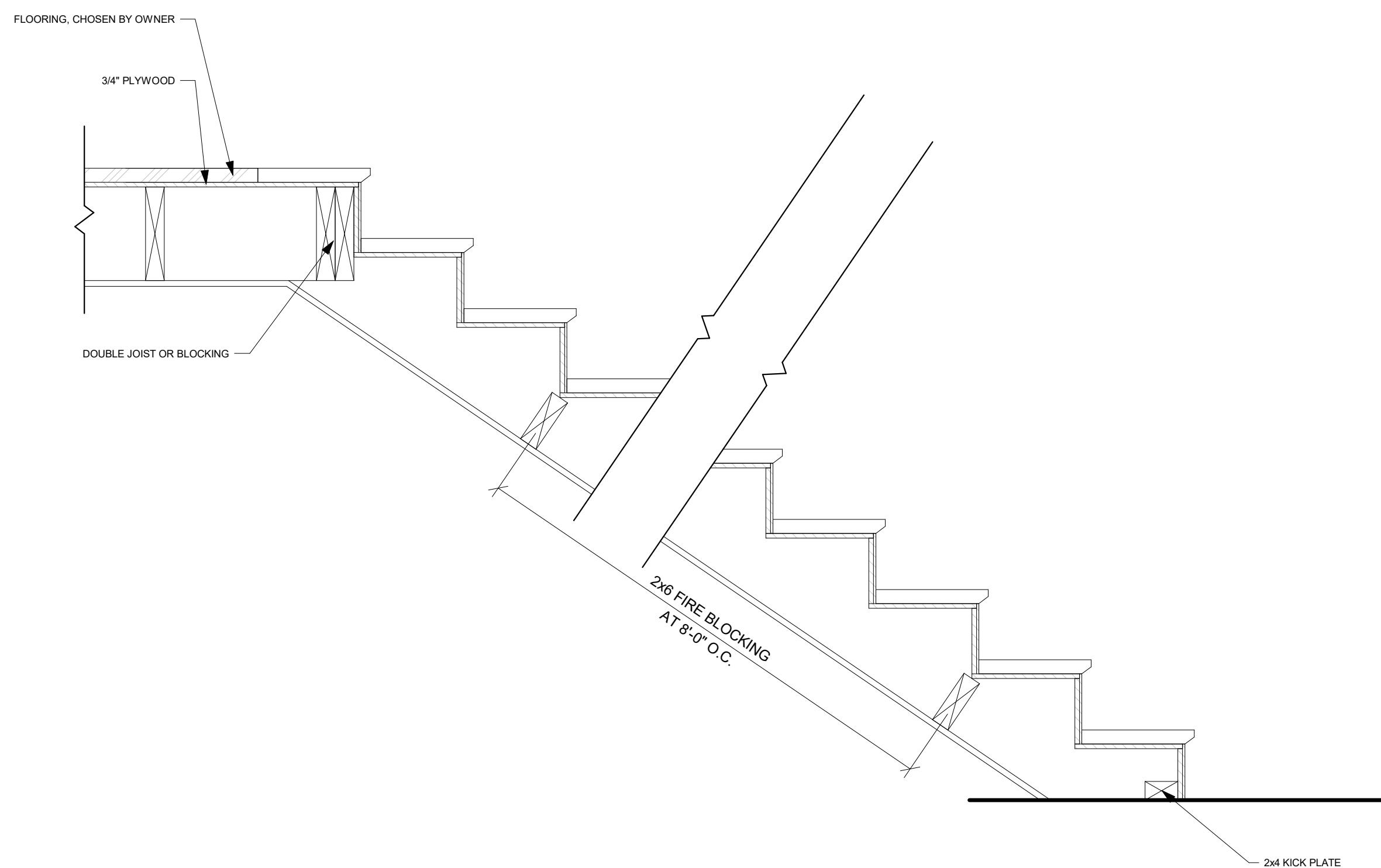
**20260101**

**SHEET TITLE**

**GENERAL DETAILS**

**SHEET NUMBER**

**A6-04**



**1** TYPICAL INTERIOR STAIRS SECTION DETAIL  
A6-04 1" = 1'-0"