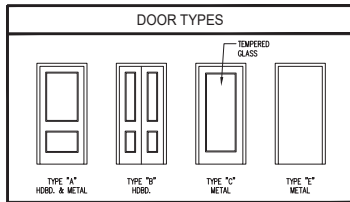


DOOR SCHEDULE											
No.	TYPE	DOOR					FRAME			REMARKS	
		WIDTH	HEIGHT	THICK	MATERIAL	FINISH	MATERIAL	FINISH	TYPE		THRESH
1	A	1'-4"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
2	A	2'-0"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
3	A	2'-4"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
4	A	2'-4"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
5	A	2'-8"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
6	A	2'-10"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
7	B	PR. 2'-6"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
8	A	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.J.L.	YES	INSUL. ENTRY DOOR, SEE NOTE 1 & 3
9	C	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.J.L.	YES	FRENCH, SEE NOTE 2 & 3
10											NOT USED
11	B	PR. 1'-6"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
12	A	3'-0"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.J.L.	NO	2 PANEL
13	E	2'-8"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.J.L.	YES	FLUSH STEEL DOOR
14											NOT USED
15	E	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.J.L.	NO	FLUSH
16	E	3'-0"	7'-0"	1 3/4"	METAL	PAINTED	METAL	PAINTED	K.D.	YES	FLUSH, LEVER ENTRANCE LOOK, WEATHER STRIPPING
17	C	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.J.L.	YES	FRENCH

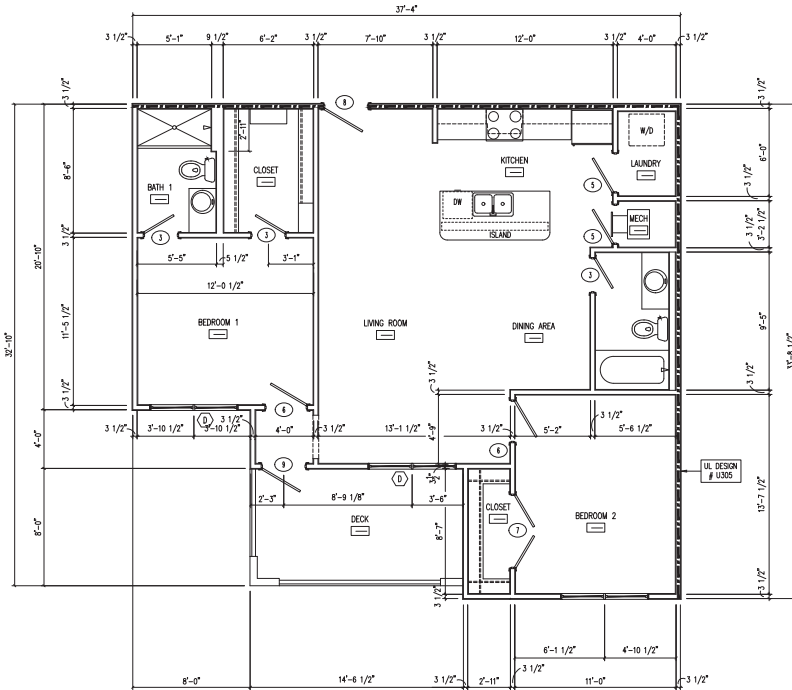
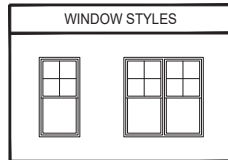
- NOTES:
- ENTRY DOOR TO BE 30 MINUTE DOOR, SELF LATCHING AND PEEP HOLE.
 - LOOK SET ON EXTERIOR DOORS WILL INCLUDE PASSAGE LATCH AND SINGLE DEADBOLT.
 - ALL UNIT EXTERIOR DOORS TO HAVE DEADBOLT BORE.
 - ALL GLASS TO BE TEMPERED AND INSULATED. ALL GLASS WITHIN 24" OF DOOR TO BE TEMPERED.
 - NOT USED
 - ALL UNIT ENTRY DOORS AT GROUND LEVEL SHALL RECEIVE LEVER HARDWARE TO COMPLY WITH FAIR HOUSING ACT.



WINDOW SCHEDULE			
TYPE	SIZE	DESCRIPTION	REMARKS
A			NOT USED
B	2'-8" X 3'-6"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
C	3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
D	PR. 3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
E	TRPL. 3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
F	2'-0" X 2'-0"	VINYL FIXED WITH INSULATED GLASS	WHITE, NOTES 1 & 2

- NOTES:
- WINDOWS TO HAVE MIN. 24" SILL HEIGHT A.F.F., SECOND LEVEL AND UP, TYP. - OPERABLE WINDOWS MORE THAN 72 INCHES ABOVE THE EXTERIOR SURFACE WHICH ARE LESS THAN 36 INCHES A.F.F. MUST HAVE OPENING CONTROL DEVICES OR ONE OF THE FOUR OTHER PROTECTION METHODS LISTED IN IBC 1025.4.
 - FOR SECTION 1025.9 OF THE IBC UPPER FLOOR WINDOWS SHALL BE PROVIDED WITH FALL PREVENTION DEVICE COMPLYING WITH ASTM F 2096 OR ASTM F 2094.
 - BOTTOM SASH WHEN IN OPEN POSITION SHALL HAVE A NET OPEN AREA OF 5.7 S.F. IN ACCORDANCE WITH SECTION 1025.2 2012 IBC.
 - INSULATED LOW E GLASS.
 - WINDOWS TO BE MAINT. TOGETHER AT FACTORY.
 - NO VALUE ENGINEERING OF WINDOWS MAY BE DONE WITHOUT BUILDING DEPARTMENT APPROVAL, MAY REQUIRE REVISED ENERGY FORMS.

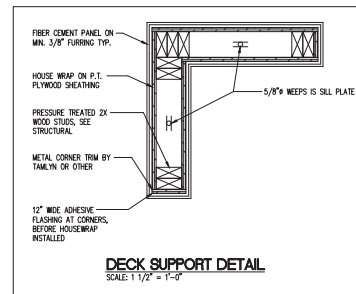
ROOM FINISH SCHEDULE							
ROOM	DESCRIPTION	FLOOR FINISH	BASE TYPE	WALL FINISH	CEILING TYPE	CEILING HT.	REMARKS
	LIVING ROOM	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	DINING AREA	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	KITCHEN	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	BEDROOM	CARPET COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	CLOSET	CARPET COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	BATH	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	LAUNDRY	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	PANTRY	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	



FLOOR PLAN - UNIT B1, TWO BEDROOM (1026 SQ. FT.)

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

NOTE:
ALL WALL DIMENSIONS ARE FROM STUD
FACE TO STUD FACE.



DECK SUPPORT DETAIL

SCALE: 1 1/2" = 1'-0"

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02.21.22	REVISED PER CITY COMMENTS
11.30.21	ISSUED FOR CONSTRUCTION
10.04.21	REVISED EXTERIOR ELEVATIONS
08.25.21	ISSUED FOR CLIENT REVIEW

NEW
APARTMENT
BUILDING
FOR:
RIDGEWOOD
APARTMENTS
419 HURRICANE SHOALS RD. NW
LAWRENCEVILLE, GA 30045

SHEET TITLE
2 BEDROOM UNIT (B1)
FLOOR PLAN
AND SCHEDULES

PROJECT NUMBER

SHEET NUMBER

A1.1

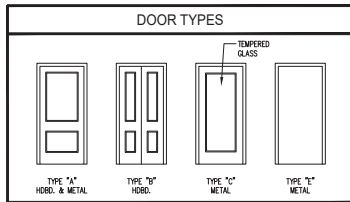
RZM2022-00011

Received: February 28, 2022

Planning and Development Department

DOOR SCHEDULE										
No.	TYPE	WIDTH	HEIGHT	THICK	MATERIAL	FINISH	MATERIAL	FINISH	TYPE	THRESH
1	A	1'-6"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	PAINTED	P.J.L.	NO
2	A	2'-0"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	PAINTED	P.J.L.	NO
3	A	2'-4"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	PAINTED	P.J.L.	NO
4	A	2'-8"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	PAINTED	P.J.L.	NO
5	A	2'-8"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	PAINTED	P.J.L.	NO
6	A	2'-10"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	PAINTED	P.J.L.	NO
7	B	PR. 2'-6"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	PAINTED	P.J.L.	NO
8	A	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.J.L.	YES
9	C	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.J.L.	YES
10										NOT USED
11	B	PR. 1'-6"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	PAINTED	P.J.L.	NO
12	A	3'-0"	6'-8"	1 3/8"	HDB.	PAINTED	WOOD	PAINTED	P.J.L.	NO
13	E	2'-8"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.J.L.	YES
14										NOT USED
15	E	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.J.L.	NO
16	E	3'-0"	7'-0"	1 3/4"	METAL	PAINTED	METAL	PAINTED	K.D.	YES
17	C	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.J.L.	YES

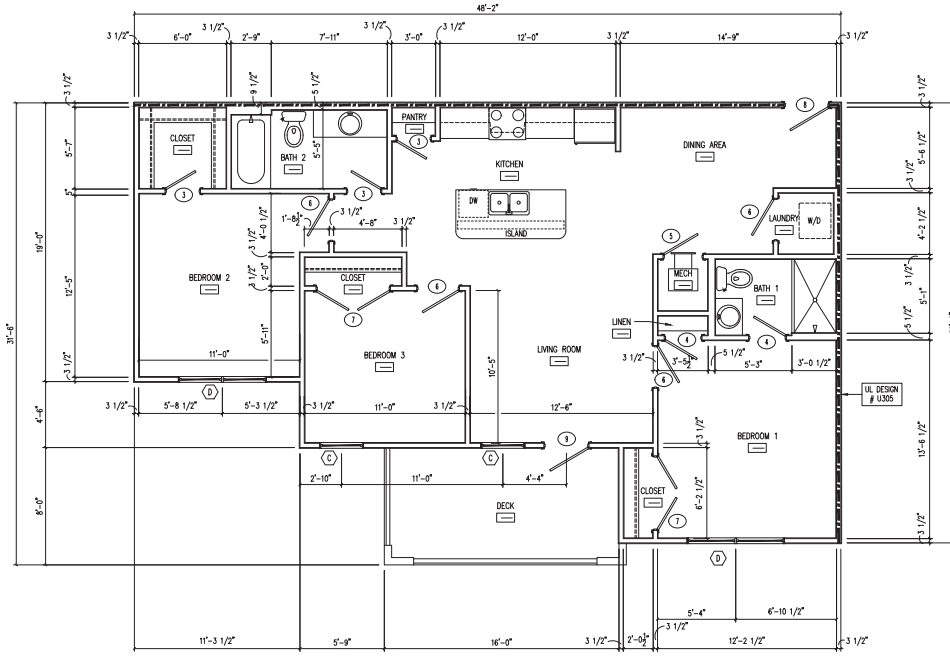
- NOTES:
- ENTRY DOOR TO BE 30 MINUTE DOOR, SELF LATCHING AND PEEP HOLE.
 - LOOK SET ON EXTERIOR DOORS WILL INCLUDE PASSAGE LATCH AND SINGLE DEADBOLT.
 - ALL UNIT EXTERIOR DOORS TO HAVE DEADBOLT BORE.
 - ALL GLASS TO BE TEMPERED AND INSULATED. ALL GLASS WITHIN 24" OF DOOR TO BE TEMPERED.
 - NOT USED
 - ALL UNIT ENTRY DOORS AT GROUND LEVEL SHALL RECEIVE LEVER HARDWARE TO COMPLY WITH FAIR HOUSING ACT.



WINDOW SCHEDULE			
TYPE	SIZE	DESCRIPTION	REMARKS
A			NOT USED
B	2'-8" X 3'-6"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
C	3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
D	PR. 3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
E	TRPL. 3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
F	2'-0" X 2'-0"	VINYL FIXED WITH INSULATED GLASS	WHITE, NOTES 1 & 2

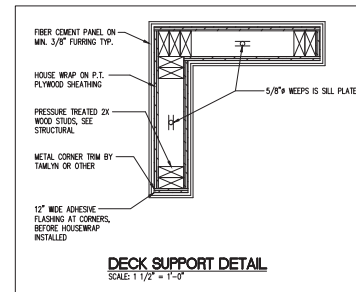
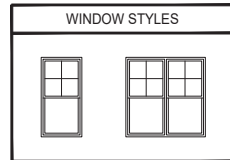
- NOTES:
- WINDOWS TO HAVE MIN. 24" SILL HEIGHT A.F.F., SECOND LEVEL AND UP, TYP. - OPERABLE WINDOWS MORE THAN 72 INCHES ABOVE THE EXTERIOR SURFACE WHICH ARE LESS THAN 36 INCHES A.F.F. MUST HAVE OPENING CONTROL DEVICES OR ONE OF THE FOUR OTHER PROTECTION METHODS LISTED IN IBC 1054.8.
 - FOR SECTION 1053.9 OF THE IBC UPPER FLOOR WINDOWS SHALL BE PROVIDED WITH FALL PREVENTION DEVICE COMPLYING WITH ASTM F 2096 OR ASTM F 2096.
 - BOTTOM SASH WHEN IN OPEN POSITION SHALL HAVE A NET OPEN AREA OF 5.7 S.F. IN ACCORDANCE WITH SECTION 1029.2 2012 IBC.
 - INSULATED LOW "E" GLASS.
 - WINDOWS TO BE MAINTAINED AT FACTORY.
 - NO VALUE ENGINEERING OF WINDOWS MAY BE DONE WITHOUT BUILDING DEPARTMENT APPROVAL, MAY REQUIRE REVISED ENERGY FORMS.

ROOM FINISH SCHEDULE							
ROOM	DESCRIPTION	FLOOR FINISH	BASE TYPE	WALL FINISH	CEILING TYPE	CEILING HT.	REMARKS
LIVING ROOM		LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
DINING AREA		LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
KITCHEN		LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
BEDROOM		CARPET COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
CLOSET		CARPET COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
BATH		LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
LAUNDRY		LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
PANTRY		LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	



FLOOR PLAN - UNIT C1 THREE BEDROOM (1179 SQ. FT.)
SCALE: 1/4" = 1'-0"

NOTE:
ALL WALL DIMENSIONS ARE FROM STUD
FACE TO STUD FACE.



RZM2022-00011
Received: February 28, 2022
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02.21.22	REVISED PER CITY COMMENTS
11.30.21	ISSUED FOR CONSTRUCTION
10.04.21	REVISED EXTERIOR ELEVATIONS
08.25.21	ISSUED FOR CLIENT REVIEW

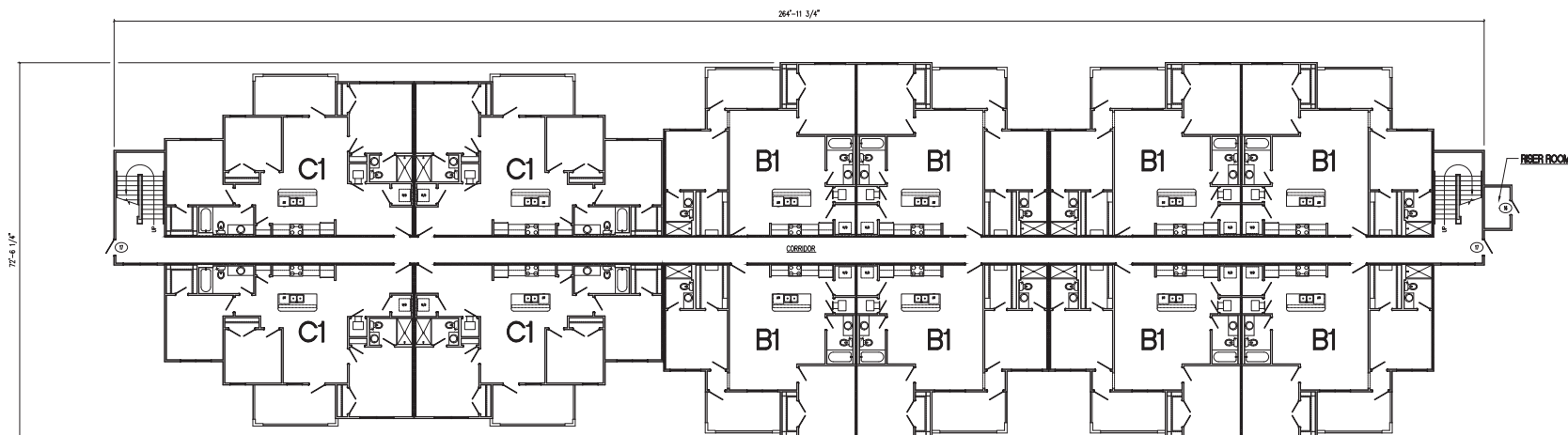
NEW
APARTMENT
BUILDING
FOR:
RIDGEWOOD
APARTMENTS
419 HURRICANE SHOALS RD. NW
LAWRENCEVILLE, GA 30045

SHEET TITLE
3 BEDROOM UNIT (C1)
FLOOR PLAN
AND SCHEDULES

PROJECT NUMBER

SHEET NUMBER

A1.2



BUILDING 1 = (12) THREE BEDROOM UNITS
(24) TWO BEDROOM UNITS

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	02.21.22	REVISED PER CITY COMMENTS
	01.31.22	REVISED PER CITY COMMENTS
	01.05.22	REVISED PER CITY COMMENTS
	11.30.21	ISSUED FOR CONSTRUCTION
	10.04.21	REVISED EXTERIOR ELEVATIONS
	08.25.21	ISSUED FOR CLIENT REVIEW
MK	DATE	SUBMITTAL/REVISION

**NEW
APARTMENT
BUILDING**

FOR:
**RIDGEWOOD
APARTMENTS**

419 HURRICANE SHOALS RD.
LAWRENCEVILLE, GA 30046

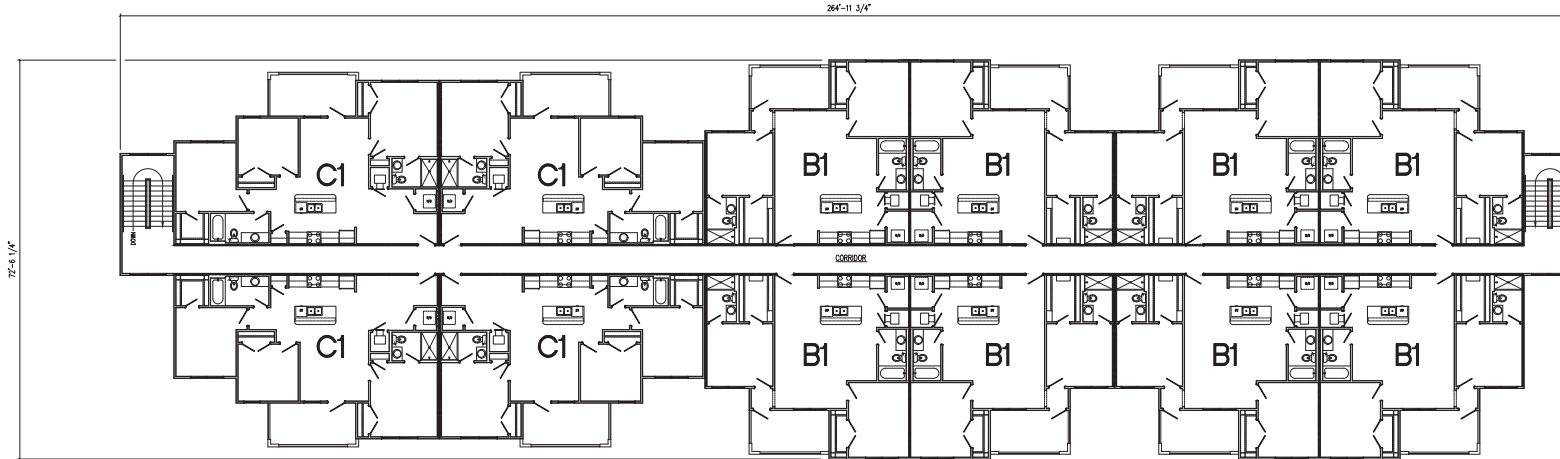
SHEET TITLE

BUILDING 1
LOWER LEVEL
FLOOR PLAN

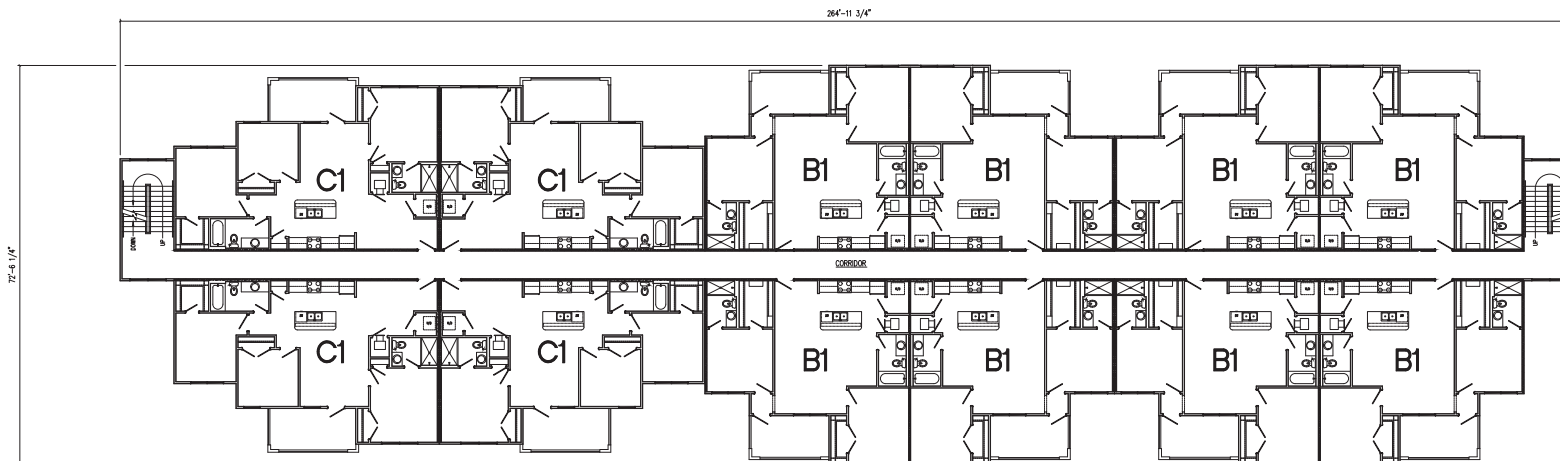
PROJECT NUMBER

SHEET NUMBER

A2.1



FLOOR PLAN - BUILDING 1 - UPPER LEVEL
SCALE: 3/32" = 1'-0"



FLOOR PLAN - BUILDING 1 - INTERMEDIATE LEVEL
SCALE: 3/32" = 1'-0"

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	02.21.22	REVISED PER CITY COMMENTS
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	10.04.21	REVISED EXTERIOR ELEVATIONS
	08.25.21	ISSUED FOR CLIENT REVIEW
MR	DATE	SUBMITTAL/REVISION

NEW APARTMENT BUILDING
FOR:
RIDGEWOOD APARTMENTS
419 HURRICANE SHOALS RD. NW
LAWRENCEVILLE, GA 30045

SHEET TITLE
BUILDING 1
INTER. & UPPER
FLOOR PLAN

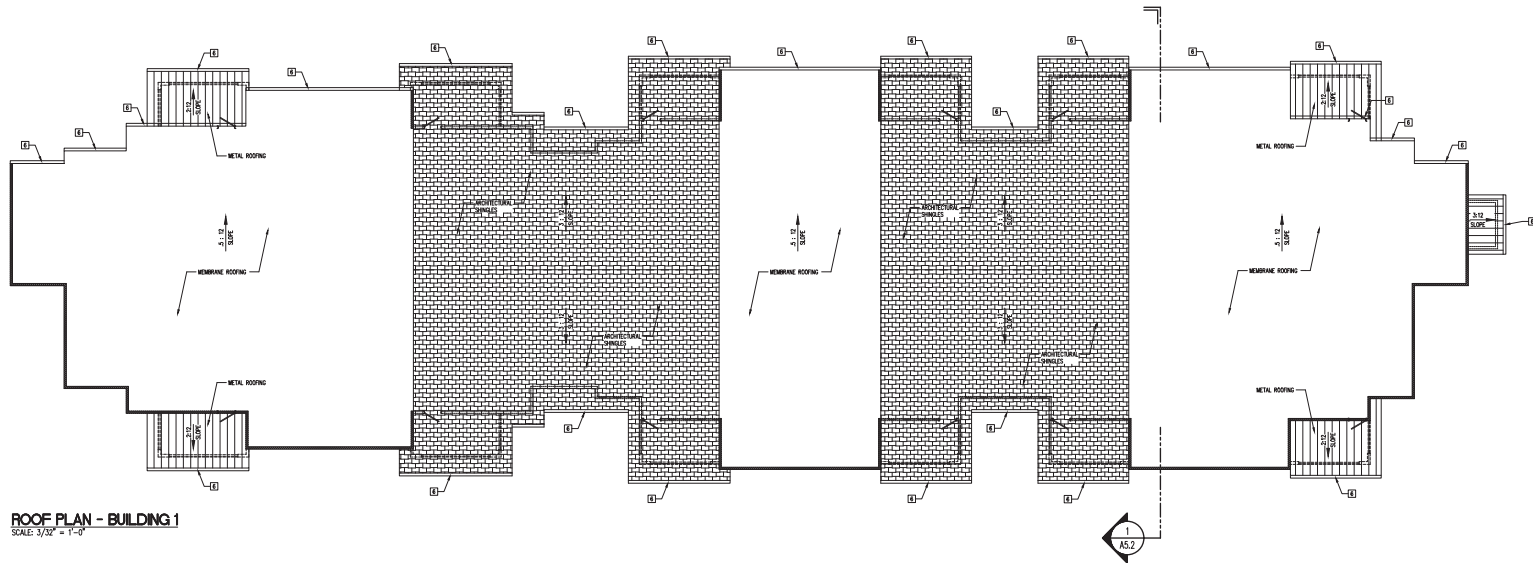
PROJECT NUMBER

SHEET NUMBER
A2.2

RZM2022-00011

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ROOF NOTES

DRAFT STOP

1. 1/2" GYP. BD. OR OSB SHEATHING ON ONE SIDE OF TRUSS WITH BLOCKING AS REQUIRED - EXTEND TO FASCIA
2. 24"W X 36"H PLYWOOD ACCESS DOOR WITH SPRING LOADED PINNLS. PROVIDE CONTINUOUS SEAL AROUND OPENING FOR DOOR TO CLOSE AGAINST FOR SMOKE PROOFING
3. RATED ATTIC ACCESS
4. WHERE ROOF DECKING IS INSTALLED OVER FRAMING UNDER GABLE ROOFS, A MINIMUM OF TWO 22" X 36" OPENINGS (PLACED AS HIGH AS POSSIBLE) SHALL BE CUT IN DECK FOR VENTILATION
5. PLACE TRUSSES OVER SHEAR WALLS BELOW. ANCHOR BOTTOM CHORD OF TRUSS TO TOP PLATE WITH SIMPSON A35 FRAMING ANGLE AT 24" MAX. O.C. PLUS 160 TONNALS AT 9' O.C. DESIGN TRUSS OVER SHEAR WALL FOR 250#/FT. DRAG STRUT FORCE. NAIL DECK TO TRUSS AT 6" MAX. O.C.
6. DOWNSPOUT AND GUTTER SYSTEM. CONNECT GUTTERS AT FRONT OF BUILDING TO STORM SYSTEM - SEE CIVIL FOR CONNECTION. DOWNSPOUTS AT REAR OF BUILDING SHALL CONNECT TO FLEXIBLE, LOW PROFILE, BLACK ABS PIPE EXTENSIONS. THESE EXTENSIONS SHALL BE A MINIMUM OF 5 FT. AWAY FROM THE BUILDING FOUNDATIONS.

NOTES

1. ROUTE ALL PLUMBING AND MECHANICAL VENT ROOF PENETRATIONS TO BACKSIDE OF ROOF. DO NOT CUT TRUSSES.
2. INSTALL SELF SEALING BITUMINOUS MEMBRANE AT VALLEYS AND ROOF DECK PENETRATIONS
3. ALL BUILDINGS SHALL BE PROVIDED WITH SEAMLESS GUTTERS AND DOWNSPOUTS. THE DOWNSPOUTS AT THE FRONT AND SIDES OF THE BUILDING SHALL BE CONNECTED TO STORM SYSTEM - SEE CIVIL FOR CONNECTIONS. THE DOWNSPOUTS AT REAR OF BUILDING SHALL CONNECT TO FLEXIBLE, LOW PROFILE, BLACK ABS PIPE EXTENSIONS. THESE EXTENSIONS SHALL BE A MINIMUM OF 5 FT. AWAY FROM THE BUILDING FOUNDATIONS.

ABBREVIATIONS

RV - RIDGE VENT
HRV - HP RIDGE VENT
OV - OFF RIDGE VENT
BW - BEARING WALL

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DATE	REVISION
02.21.22	REVISED PER CITY COMMENTS
11.30.21	ISSUED FOR CONSTRUCTION
10.04.21	REVISED EXTERIOR ELEVATIONS
08.25.21	ISSUED FOR CLIENT REVIEW
DATE	SUBMITTAL/REVISION

NEW APARTMENT BUILDING

FOR:
RIDGEWOOD APARTMENTS
419 HURRICANE SHOALS RD. NW
LAWRENCEVILLE, GA 30045

SHEET TITLE
BUILDING 1
ROOF PLAN

PROJECT NUMBER

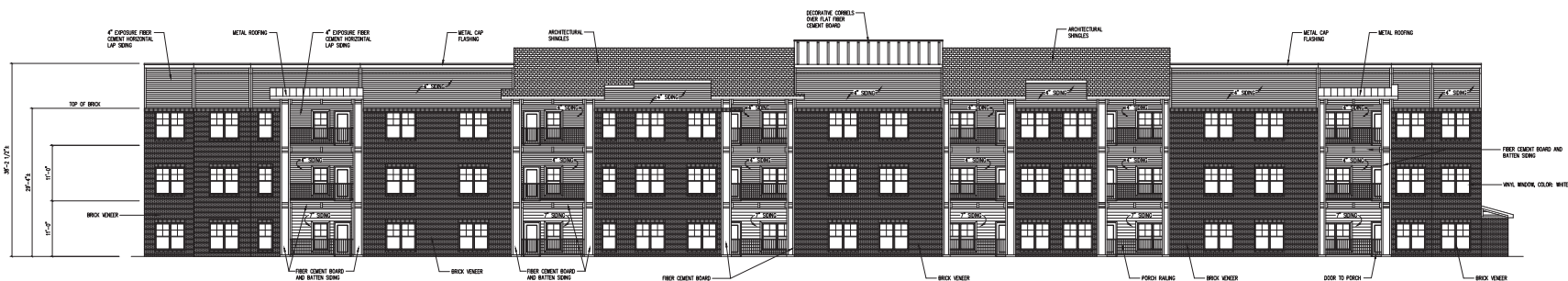
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A3.1

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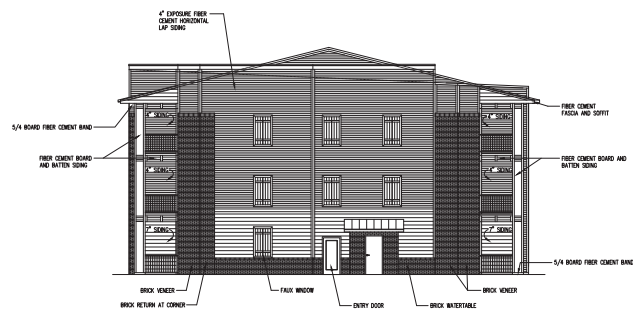
RZM2022-00011

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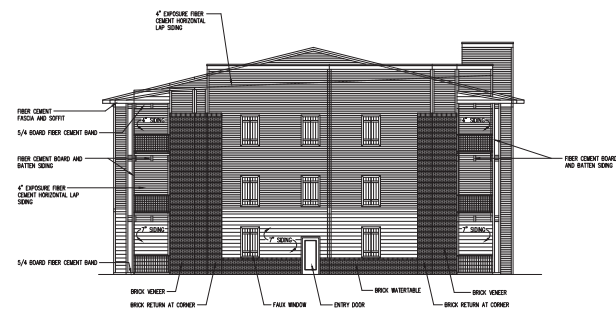
FRONT ELEVATION - BUILDING 1

SCALE: 3/32" = 1'-0"



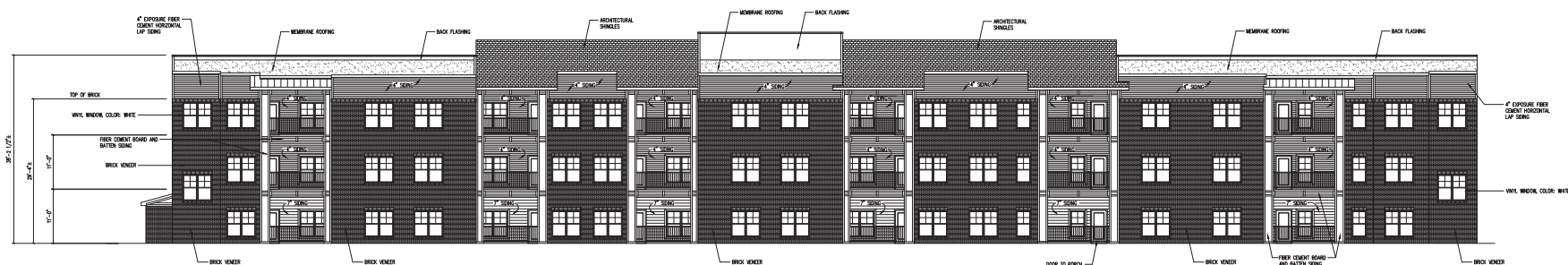
RIGHT SIDE ELEVATION - BUILDING 1

SCALE: 3/32" = 1'-0"



LEFT SIDE ELEVATION - BUILDING 1

SCALE: 3/32" = 1'-0"



REAR ELEVATION - BUILDING 1

SCALE: 3/32" = 1'-0"

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02.21.22	REVISED PER CITY COMMENTS
11.30.21	ISSUED FOR CONSTRUCTION
10.04.21	REVISED EXTERIOR ELEVATIONS
08.25.21	ISSUED FOR CLIENT REVIEW
MK	DATE
	SUBMITTAL/REVISION

NEW APARTMENT BUILDING

FOR:
RIDGEWOOD APARTMENTS
 419 HURRICANE SHOALS RD., NW
 LAWRENCEVILLE, GA 30045

SHEET TITLE
**BUILDING 1
 EXTERIOR
 ELEVATIONS**

PROJECT NUMBER

SHEET NUMBER

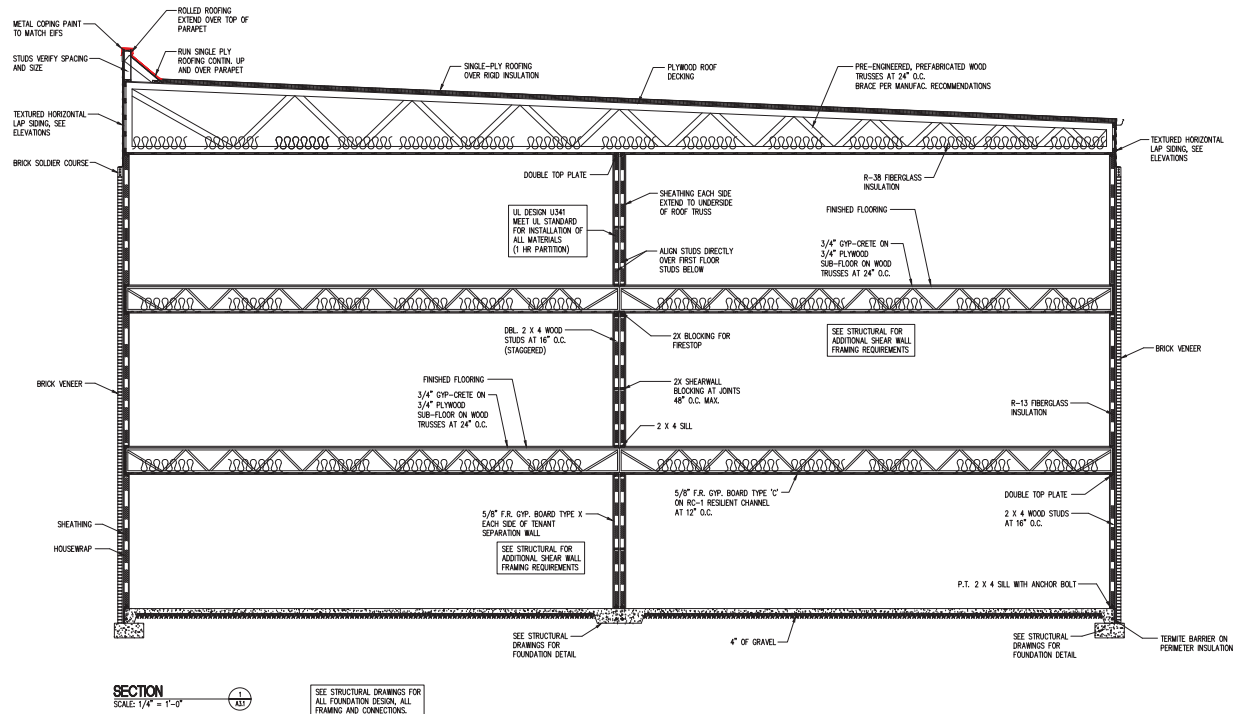
A4.1

OF

RZM2022-00011

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Planning and Development Department



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02.21.22	REVIEW PER CITY COMMENTS
11.30.21	ISSUED FOR CONSTRUCTION
10.04.21	REVIEW EXTERIOR ELEVATIONS
08.25.21	ISSUED FOR CLIENT REVIEW
MK	DATE SUBMITTAL/REVISION

NEW
 APARTMENT
 BUILDING
 FOR:
 RIDGEWOOD
 APARTMENTS
 419 HURRICANE SHOALS RD., NW
 LAWRENCEVILLE, GA 30045

SHEET TITLE
 BUILDING SECTION

PROJECT NUMBER

SHEET NUMBER
 A5.2

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