

WEAVER  
3-01-035

01 ARCHITECTURAL SITE PLAN N/F  
A0.0 1" = 20' HOMER CHEUNG

# BRIAR COVE TOWNHOMES

UNITS 1-19  
1096-1114 BRIAR COVE CIRCLE  
ATLANTA, GA 30329



REV #	DATE	DESCRIPTION

## ZONING INFORMATION

ZONING: RSM - DEKALB COUNTY, GA  
PROJECT TYPE: SINGLE-FAMILY ATTACHED (SFA)  
SETBACKS:  
FRONT - 20'  
SIDES (AT CORNER) - 20'  
SIDES - 0'  
REAR (WITHOUT ALLEY) - 15'  
BUFFER:  
20' BUFFER REQUIRED AT ADJACENT RESIDENTIAL PARCELS  
TOTAL LOT AREA: 2.38 AC/103,673 S.F.  
REFER TO BUILDING AND UNIT PLAN SHEETS FOR BUILDING AND UNIT AREAS

## CODE SUMMARY

CONSTRUCTION CLASSIFICATION  
TYPE OF CONSTRUCTION: TYPE V-B  
TYPE OF SPRINKLER: UNSPRINKLERED  
TYPE OF FIRE SEPARATION: DWELLING UNIT SEPARATION; 2 HOUR FIRE-RESISTANCE-RATED WALL  
NUMBER OF TORIES: 3 STORIES and 3 STORIES W/ A BASEMENT  
PROJECT DESCRIPTION: 19 UNIT TOWNHOUSE DEVELOPMENT

## GENERAL PROJECT NOTES

- THESE PLANS DESIGNED IN ACCORDANCE WITH:  
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS  
INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS  
INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS  
INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS  
NATIONAL ELECTRICAL CODE, 2017 EDITION  
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011, 2012)
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BIDDING AND/OR CONSTRUCTION
- ALL MATERIALS INDICATED ARE NEW AND SHALL BE PROVIDED BY CONTRACTOR UNLESS OTHERWISE NOTED
- DURING THE COURSE OF CONSTRUCTION, IF THE CONTRACTOR UNCOVERS ANY CODE VIOLATION KNOWN TO HIM OR ANY DISCREPANCY WITH THE DESIGN, CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH IMMEDIATELY
- CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS/ PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRIAL/ASSOCIATION STANDARDS.

## PROJECT DIRECTORY

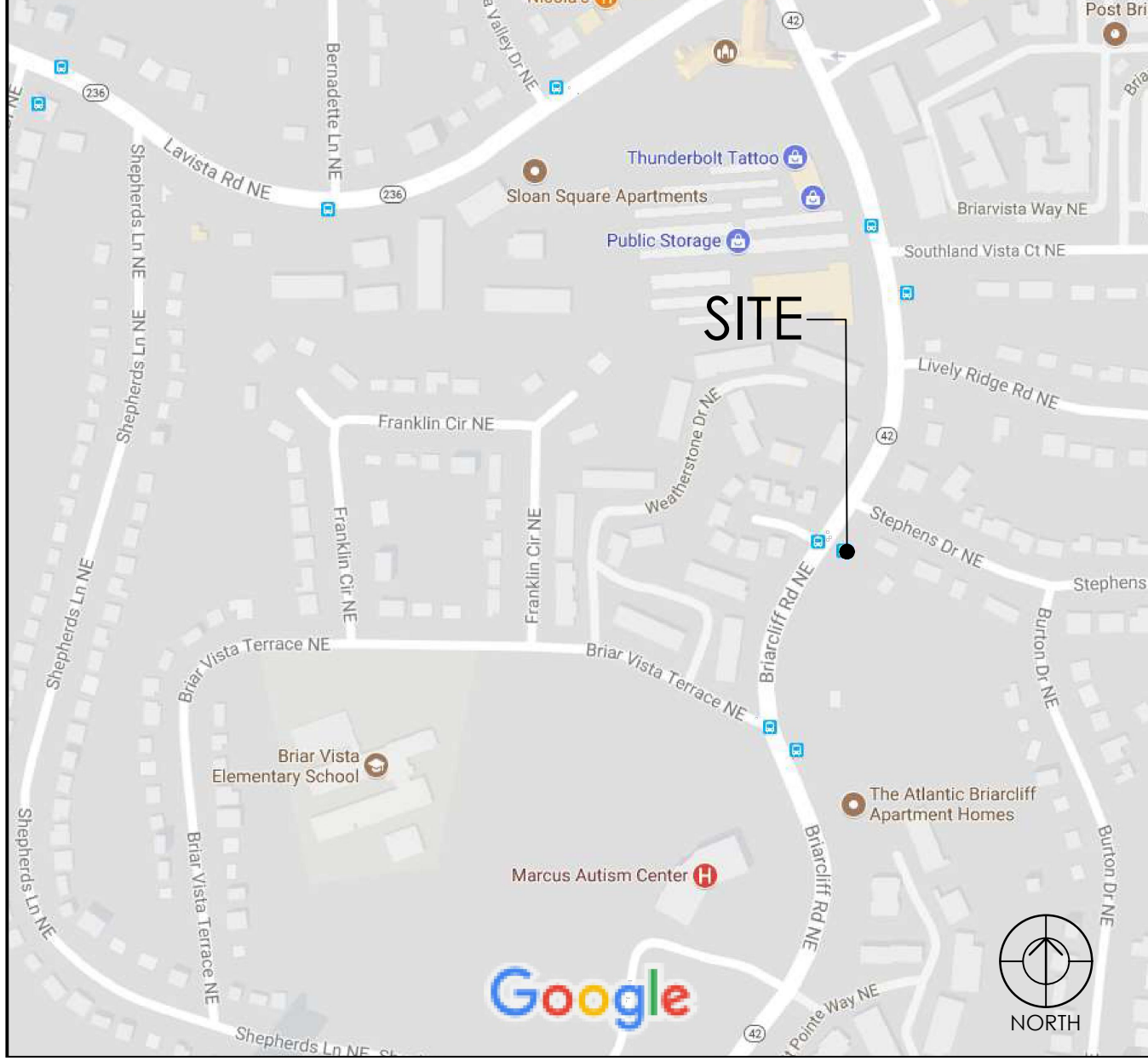
**OWNER/DEVELOPER:**  
ALEXANDER QUARTERS, LLC  
4151 MAYSVILLE ROAD  
COMMERCE, GA 30529  
PHONE: (678) 300-7605  
CONTACT: VALENTIN CIUPERCA

**ARCHITECT:**  
PLACE MAKER DESIGN  
1000 CIRCLE 75 PARKWAY, SUITE 400  
ATLANTA, GA 30339  
PHONE: (404) 549-4499  
FAX: (404) 549-4498  
CONTACT: KEVIN MAHER

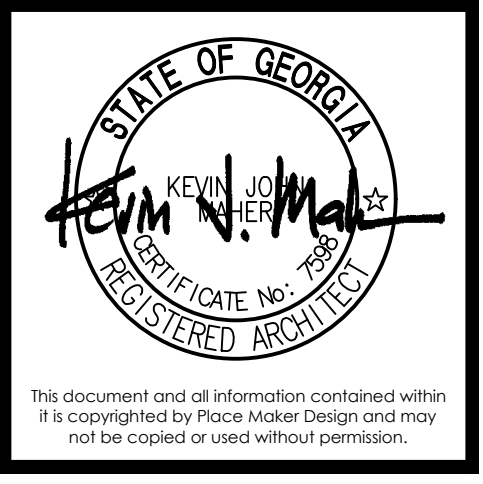
## SHEET INDEX

SHT. NO.	DESCRIPTION
A0.01	COVER SHEET & ARCHITECTURAL SITE PLAN
A1.01	UNIT 12 FLOOR PLANS
A1.02	UNIT 12 FLOOR PLANS
A1.03	UNITS 14&16 FLOOR PLANS
A1.04	UNITS 14&16 FLOOR PLANS
A1.04.1	UNITS 13,15 & 17 FLOOR PLANS
A1.04.2	UNITS 13,15 & 17 FLOOR PLANS
A1.05	UNIT 18 FLOOR PLANS
A1.06	UNIT 18 FLOOR PLANS
A1.07	UNIT 19 FLOOR PLANS
A1.08	UNIT 19 FLOOR PLANS
A1.09	BUILDING PLANS
A1.10	BUILDING PLANS
A1.11	BUILDING PLANS
A2.01	BUILDING ELEVATIONS
A2.02	BUILDING ELEVATIONS
A2.03	BUILDING ELEVATIONS
A2.04	BUILDING ELEVATIONS
A3.01	SECTIONS AND DETAILS
A3.02	SECTIONS AND DETAILS
A3.03	SECTIONS AND DETAILS
A3.04	SECTIONS AND DETAILS
A3.05	INTERIOR ELEVATIONS
A4.01	WINDOW AND DOOR ELEVATIONS

## LOCATION MAP



**BRIAR COVE TOWNHOMES**  
BRIAR COVE CIRCLE  
ATLANTA, GA 30329  
ALEXANDER QUARTERS, LLC



**PLACE MAKER DESIGN**  
1000 CIRCLE 75 PARKWAY  
SUITE 400  
ATLANTA, GEORGIA 30339  
404.549.4499

ISSUE DATE	03/17/2021
DRAWN BY	CP/JJA
CHECKED BY	KJM
PLND PROJ #	177092

COVER SHEET

**A0.01**

RELEASED FOR CONSTRUCTION