

# PRELIMINARY DESIGN PACKAGE

**FOR**

# ABERNATHY MIXED-USE

**1606 RALPH DAVID ABERNATHY RD,  
ATLANTA, GA 30310**



**Y STUDIO, LLC**  
853 S. PEACHTREE ST.  
STE. 104  
NORCROSS, GA 30071  
TEL: 770-355-7423  
EMAIL: LGUIR@THEYSTUDIO.COM

**NEW MIXED-USED DEVELOPMENT**  
**ABERNATHY MIXED-USE**  
**1606 RALPH DAVID ABERNATHY RD.**  
**ATLANTA, GA 30310**

## Project Information

OWNER:	EMERGENT DEVELOPMENT, REGGIE SYLVAIN, TEL: 404-578-5654
ARCHITECT:	Y STUDIO, LLC, 853 S. PEACHTREE ST. STE. 104, NORCROSS, GA 30071 TEL: 770-355-7423

## APPLICABLE CODES

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2023)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022)
- NATIONAL ELECTRICAL CODE, 2020 EDITION, WITH GEORGIA AMENDMENTS (2021)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022), (2023)
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- LIFE SAFETY CODE 2018 EDITION WITH STATE AMENDMENTS (2020)
- ACCESSIBILITY CODE GEORGIA ACCESSIBILITY CODE (120-3-20A/2010 ADA STANDARDS)

## SCOPE OF WORK

- NEW MIXED-USE DEVELOPMENT
- 6 UNIT TOWNHOMES WITH BUSINESS SUITES ON THE GROUND FLOOR.

## PROJECT DATA

OCCUPANCY CLASSIFICATION  
RESIDENTIAL (MIXED-USE) 2-3 STORY

CONSTRUCTION CLASSIFICATION  
TYPE V, UNPROTECTED, FIRE ALARM: NO  
SMOKE ALARM YES, SPRINKLER: NO

## General Notes

- THE CONSTRUCTION DOCUMENT SET CONSISTS OF DRAWINGS AND SPECIFICATIONS, AND IS INTENDED TO BE UNDERSTOOD AS A SINGLE ENTITY. DO NOT DIVIDE THESE DOCUMENTS INTO PARTS OR SUB-PARTS. EACH CONTRACTING ENTITY SHALL BE RESPONSIBLE FOR ALL WORK RELATED TO ITS TRADE WHEREVER THAT INFORMATION IS SHOWN IN THE CONSTRUCTION DOCUMENT SET.
- DO NOT SCALE THE DRAWINGS FOR DIMENSIONAL INFORMATION. CRITICAL DIMENSIONS ARE TYPICALLY INDICATED IN THE DRAWINGS. IF ANY REQUIRED DIMENSIONS ARE NOT INDICATED IN THE DRAWINGS, CONTACT THE ARCHITECT FOR SPECIFIC DIMENSIONS PRIOR TO INITIATING RELATED CONSTRUCTION ACTIVITY. THE DRAWINGS ILLUSTRATE GENERAL SCOPE OF WORK REQUIREMENTS AND DO NOT PROVIDE INFORMATION REGARDING INSTALLATION TECHNIQUES OR PROCEDURES. ALL WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS, AND SHALL BE PERFORMED IN CONFORMANCE WITH ALL FEMA TECHNICAL REQUIREMENTS AND THE C.O.A. ORDINANCE
- CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ALL GOVERNING FEDERAL, STATE, AND LOCAL CODES. IN ADDITION, CONSTRUCTION SHALL BE IN COMPLIANCE WITH ANSI GUIDELINES, AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), AND THE STATE OF GEORGIA ACCESSIBILITY CODE (GA 120-3-20).
- ALL MATERIALS, FIXTURES, AND HARDWARE SHALL BE TESTED AND CERTIFIED BY UNDERWRITER'S LABORATORY (UL) OR AN EQUALLY QUALIFIED TESTING AND CERTIFICATION ORGANIZATION.
- THE GENERAL CONTRACTOR IS REQUIRED TO VISIT THE SITE PRIOR TO SUBMITTING A FINAL BID AND REVIEW EXISTING CONDITIONS AS THEY RELATE TO THE PROPOSED WORK. CONSIDER REMOVAL AND NECESSARY RELOCATION (WHEN NECESSARY) OF ALL VISIBLE STRUCTURAL, ARCHITECTURAL, PLUMBING, HVAC AND ELECTRICAL SYSTEMS IN AREAS AFFECTED BY REMODELING EFFORT.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ACCURATE EXECUTION OF THE BUILDING CONSTRUCTION. ANY CONFLICTING INFORMATION OR DISCREPANCIES IN THE DOCUMENT SET SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ALL ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, AND ANY OTHER MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE CONSTRUCTION WORK.
- THE GENERAL CONTRACTOR IS REQUIRED TO KEEP A FULL SET OF REVIEWED AND APPROVED "FOR CONSTRUCTION" DRAWINGS AT THE JOBSITE AT ALL TIMES DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING, PAYING FOR, AND PROPERLY DISPLAYING ALL REQUIRED PERMITS AS PERTAINING TO THE WORK BEING DONE AT THE JOBSITE.
- WHERE EXISTING EQUIPMENT IS SCHEDULED TO REMAIN, CONTRACTOR SHALL VERIFY SECURE MOUNTINGS. THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF UNSOUND MOUNTINGS, CONNECTIONS, OR UNSAFE CONDITIONS.
- THE CURRENT EDITION OF THE NFPA CODES AND STANDARDS AS ADOPTED AND MODIFIED BY THE STATE FIRE MARSHAL, NFPA 101 LIFE SAFETY CODE 2000 EDITION, INTERNATIONAL FIRE CODE 2006 EDITION, OCGA TITLES 25 AND 30 GEORGIA ACCESSIBILITY CODE.
- SPECIAL INSPECTION REPORTS AND FINAL REPORT IN ACCORDANCE WITH SECTION 1704.2.4 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO THE TIME THAT PHASE OF WORK IS APPROVED FOR OCCUPANCY. (IBC SECTION-AMENDMENT 1701.4)
- SPECIAL (PERIODIC AND CONTINUOUS) INSPECTIONS REQUIRED FOR THIS PROJECT INCLUDES THE SCHEDULE OF SPECIAL INSPECTION SERVICES IN ACCORDANCE WITH IBC SECTIONS 1704.2, 1704.3.1, AND 1705.1
- SCHEDULE OF SPECIAL INSPECTION SERVICES REQUIRED BY THE DPIRC.

## UNIT SIZE CALCULATION

UNIT 1: GROUND FLOOR: 665 SQ. FT.  
2ND AND 3RD FLOOR: 850 SQ. FT. (2 EXIT)  
TOTAL: 1,085 SQ. FT.

UNIT 2: GROUND FLOOR: 792 SQ. FT.  
2ND AND 3RD FLOOR: 1,584 SQ. FT. (2 EXIT)  
TOTAL: 2,376 SQ. FT.

UNIT 3: GROUND FLOOR: 840 SQ. FT.  
2ND AND 3RD FLOOR: 1,680 SQ. FT. (2 EXIT)  
TOTAL: 2,520 SQ. FT.

UNIT 4: GROUND FLOOR: 840 SQ. FT.  
2ND AND 3RD FLOOR: 1,680 SQ. FT. (2 EXIT)  
TOTAL: 2,520 SQ. FT.

## UNIT SIZE CALCULATION

UNIT 5: GROUND FLOOR: 840 SQ. FT.  
2ND AND 3RD FLOOR: 1,680 SQ. FT. (2 EXIT)  
TOTAL: 2,520 SQ. FT.

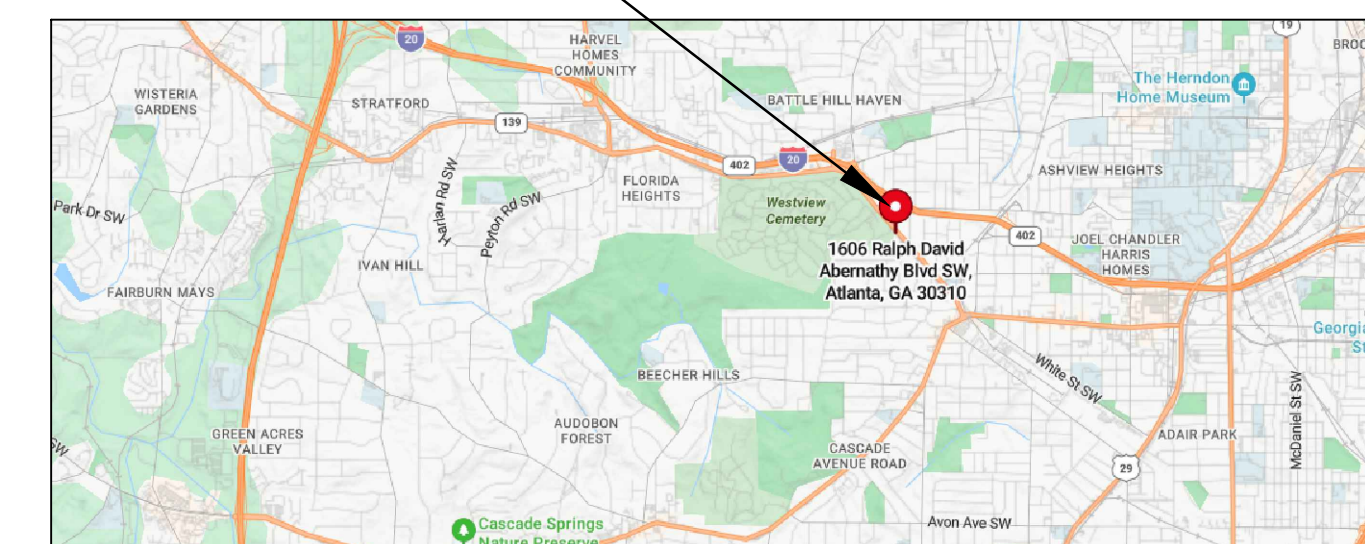
UNIT 6: GROUND FLOOR: 864 SQ. FT.  
2ND AND 3RD FLOOR: 1,728 SQ. FT. (2 EXIT)  
TOTAL: 2,592 SQ. FT.

UNIT 7: GROUND FLOOR: 385 SQ. FT.  
2ND AND 3RD FLOOR: 385 SQ. FT. (2 EXIT)  
TOTAL: 716 SQ. FT.

## Index of Drawings

SHEET	TITLE
G-1	COVER SHEET / DRAWING INDEX
A-1.0	EXISTING/DEMO & PROPOSED FLOOR PLANS
A-1.1	PROPOSED GROUND & UPPER LEVEL FLOOR PLANS
A-1.2	CODE DATA
E-1	ELECTRICAL PLANS
E-1.1	ELECTRICAL PANEL SCHEDULES
P-1	WATER PLANS
P-2	WASTE PLANS
P-3	WASTE RISER DIAGRAM

## PROJECT LOCATION



## VICINITY MAP

NOT TO SCALE

SEAL:

FOR:

## ABERNATHY MIXED-USE

### RELEASES / DATES

- DATE:
- DATE:
- DATE:
- DATE:
- DATE:

NOT FOR CONSTRUCTION   
RELEASED FOR CONSTRUCTION

DRAWN BY: L. YUAN  
REVIEWED BY: L. YUAN

SHEET TITLE:

COVER SHEET &  
DRAWING INDEX

DATE: 12.2.2023 PROJECT NUMBER: Y2023-ED03-01

SHEET NUMBER

**G-1**



Y STUDIO, LLC  
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SEAL:

FOR:

ABERNATHY MIXED-USE

RELEASES / DATES

- DATE: \_\_\_\_\_
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NOT FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION

DRAWN BY: L. YUAN  
 REVIEWED BY: L. YUAN

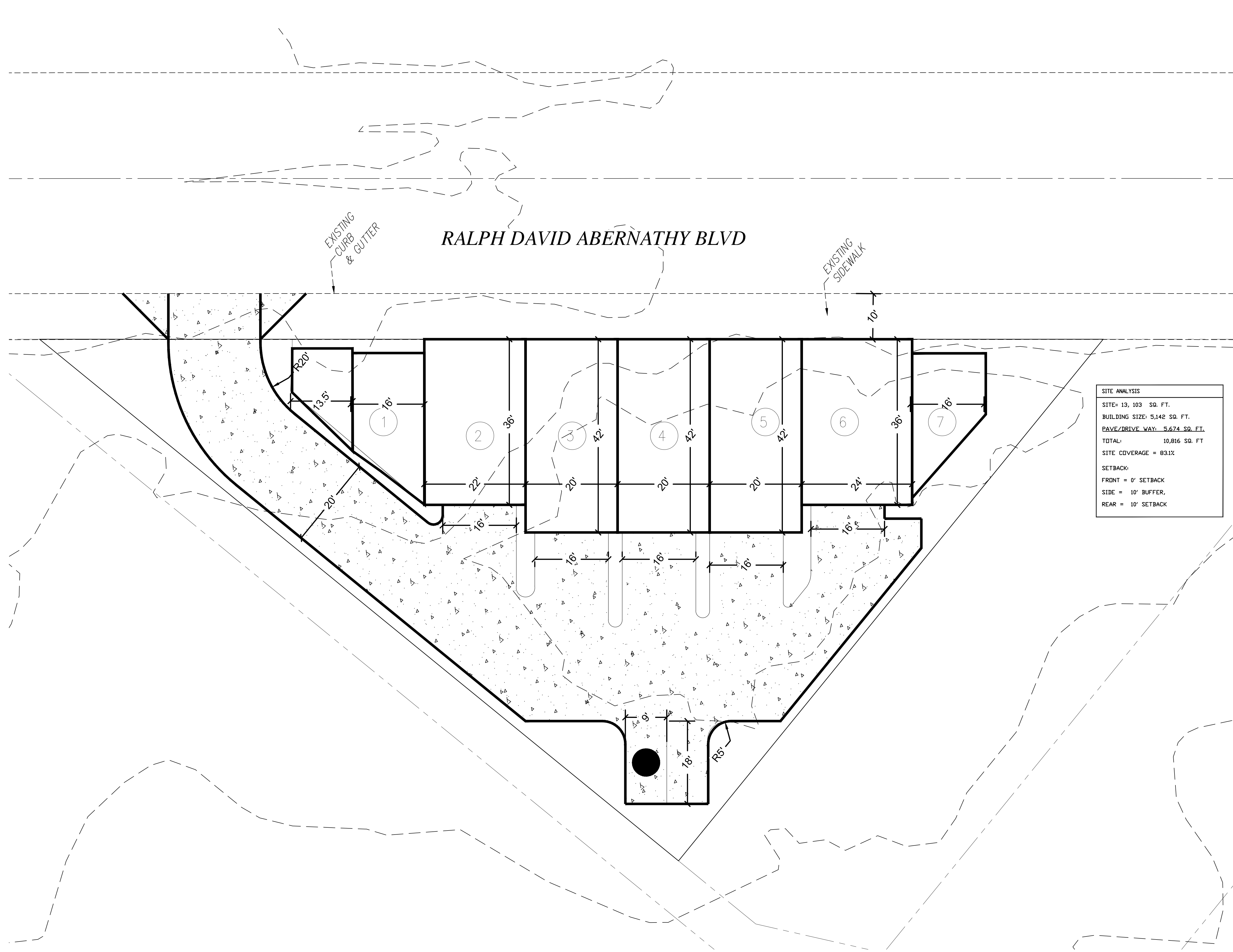
SHEET TITLE:

PRELIMINARY SITE PLAN

DATE: 12.2.2023 PROJECT NUMBER: Y2023-ED03-01

SHEET NUMBER

A-0.0



SITE ANALYSIS	
SITE	13, 103 SQ. FT.
BUILDING SIZE	5,142 SQ. FT.
PAVE/DRIVE WAY	5,674 SQ. FT.
TOTAL	10,816 SQ. FT.
SITE COVERAGE	= 83.1%
SETBACK:	
FRONT	= 0' SETBACK
SIDE	= 10' BUFFER,
REAR	= 10' SETBACK

1 EXISTING/DEMO FLOOR PLAN  
 SCALE: 1/4" = 1'-0"





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DRAWN BY: L. YUAN  
 REVIEWED BY: L. YUAN

SHEET TITLE:

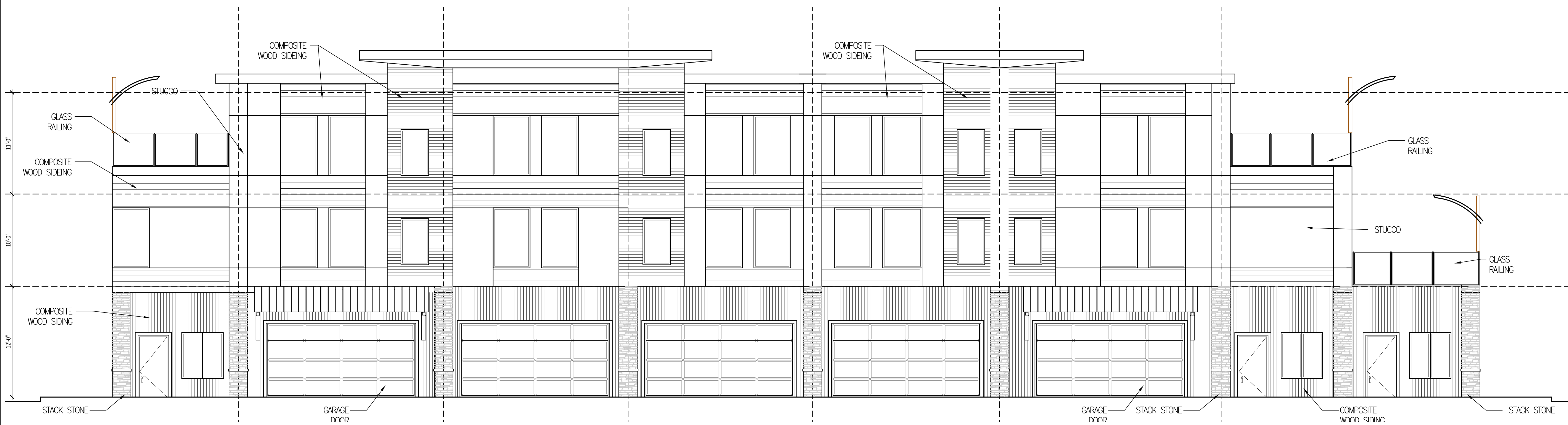
OVERALL  
 EXTERIOR ELEVATIONS  
 DATE: 12.2.2023 PROJECT NUMBER:  
 Y2023-ED03-01

SHEET NUMBER

A-4.1



2 PROPOSED FRONT EXTERIOR ELEVATION  
 SCALE: 3/16" = 1'-0"



1 PROPOSED REAR EXTERIOR ELEVATION  
 SCALE: 3/16" = 1'-0"



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RELEASES / DATES

DATE

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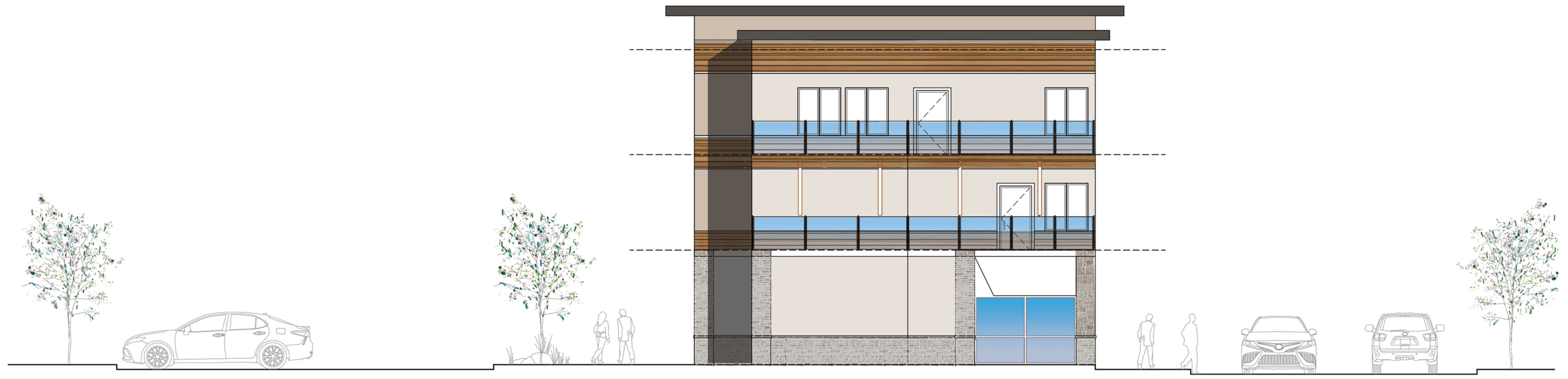
DRAWN BY: L. YUAN  
 REVIEWED BY: L. YUAN

SHEET TITLE:

OVERALL EXTERIOR ELEVATIONS

DATE: 05.22.2023 PROJECT NUMBER: Y2023-ED03-01

SHEET NUMBER



1 PROPOSED SIDE EXTERIOR ELEVATION  
 SCALE: 3/16" = 1'-0"





PRELIMINARY RENDERING

PRELIMINARY RENDERING



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# Mixed-Use Development @ Abernathy

Atlanta, Georgia

EMERGENT  
DEVELOPMENT