

- floor plan notes**
- 1) PROVIDE MRGB AS FINISH SIDE GYPSUM BOARD IN THE FOLLOWING LOCATIONS: BATHROOMS, KITCHEN, LAUNDRY.
 - 2) PROVIDE CBU BEHIND ALL TILE APPLICATION.
 - 3) PROVIDE STUD SIZE AND SPACING AS REQUIRED WHILE MAINTAINING MINIMUM DEFLECTION CRITERIA FOR FINISH MATERIALS.
 - 4) PROVIDE WOOD BLOCKING FOR ATTACHMENT OF FIXTURES, CASEWORK, EQUIPMENT, ACCESSORIES, ETC.
 - 5) ALL DIMENSIONS TO FRAMING.
 - 6) WALLS TO BE 2X6 WOOD STUDS @ 16" O.C.W/ 1/2" GWB, UNLESS NOTED OTHERWISE.
 - 7) PROVIDE MIN. R-13 BATT INSULATION AT ALL 2X4 EXTERIOR WALLS.
 - 8) PROVIDE MIN. R-19 BATT INSULATION AT ALL FLOORS AND 2X6 EXTERIOR WALLS.
 - 9) PROVIDE MIN. R-38 BATT INSULATION AT ATTIC.
 - 10) AT BEDROOM WINDOWS PROVIDE MIN. NET OPENING AREA OF 5.7 SF, MIN. NET OPENING WIDTH OF 20" AND MIN. NET OPENING HEIGHT OF 24". CONFIRM WITH WINDOW MANUFACTURER BEFORE ORDERING WINDOW.
 - 11) BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FT ABOVE THE FLOOR.
- wall legend**
- E EGRESS WINDOW: CLEAR OPENING: MIN. AREA: 5.7 SF, MIN. WIDTH: 20", MIN. HEIGHT: 24", MAX. SILL HEIGHT: 44" AFF
 - ST 36" AFF RAILING, 4" DIA. SPHERE SHALL NOT PASS. REFER TO S/A5.0 FOR TYPICAL STAIR AND RAILING DETAILS.

FACTORY-BUILT OUTDOOR GAS FIREPLACE. COORDINATE FRAMING AROUND FIREPLACE W/FIREBOX MANUFACTURERS SPECS. REFER TO 2/A5.0

FACTORY-BUILT DIRECT VENT GAS FIREPLACE. COORDINATE FRAMING AROUND FIREPLACE W/FIREBOX MANUFACTURERS SPECS. REFER TO 3/A5.0

COORDINATE FRAMING AROUND ELEVATOR W/ ELEVATOR MANUFACTURERS SPEC.

COORDINATE MOVIE ROOM DESIGN WITH AV CONSULTANT

INSULATE AND WEATHER STRIP DOORS BETWEEN HEATED AND UNHEATED SPACE

A4.4
1

1 floor plan - basement
A2.0 SCALE: 3/16" = 1'-0"

NEW RESIDENCE

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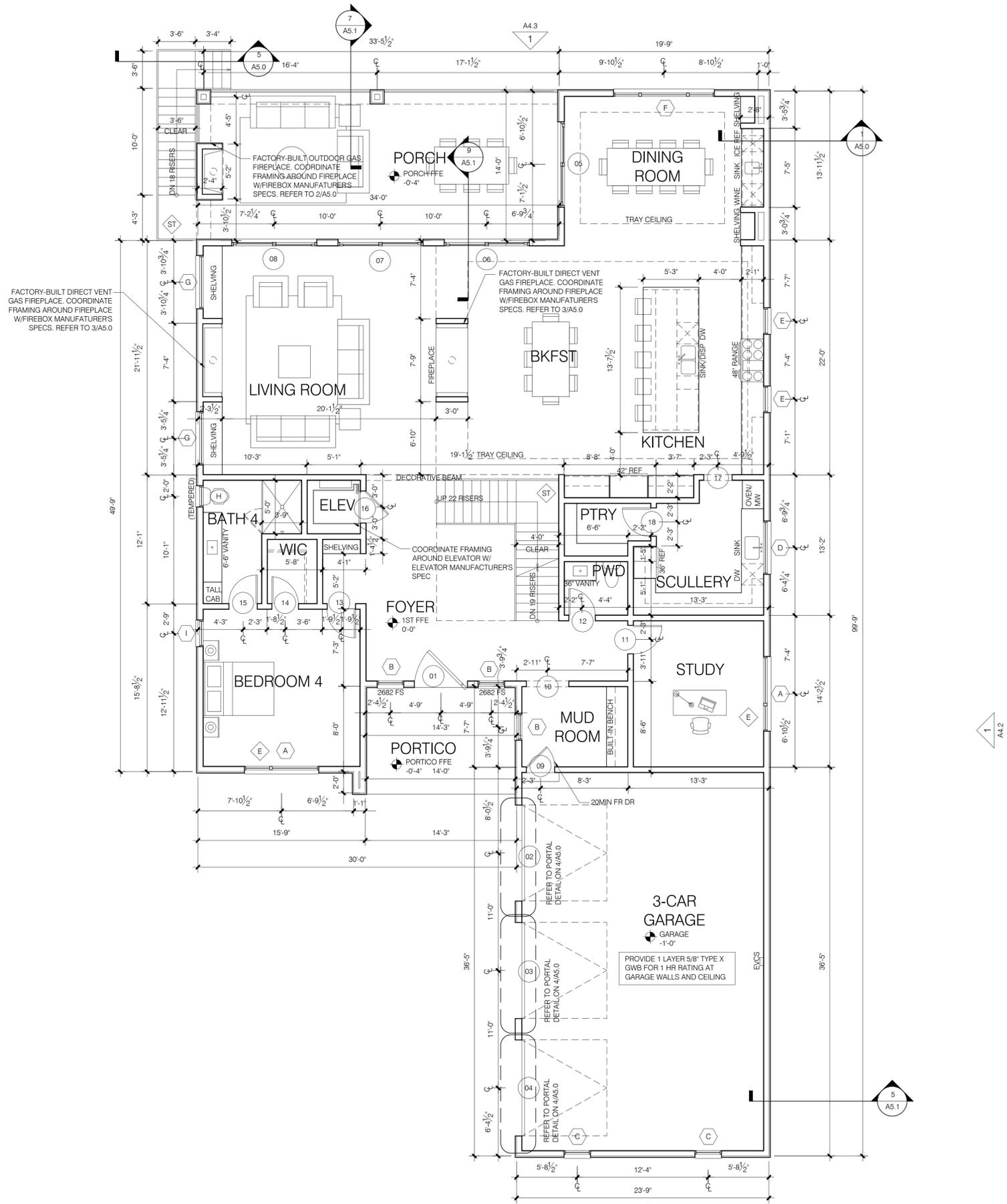
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Floor Plan
Basement

A2.0



floor plan notes

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wall legend

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1 floor plan - 1st floor
SCALE: 3/16" = 1'-0"

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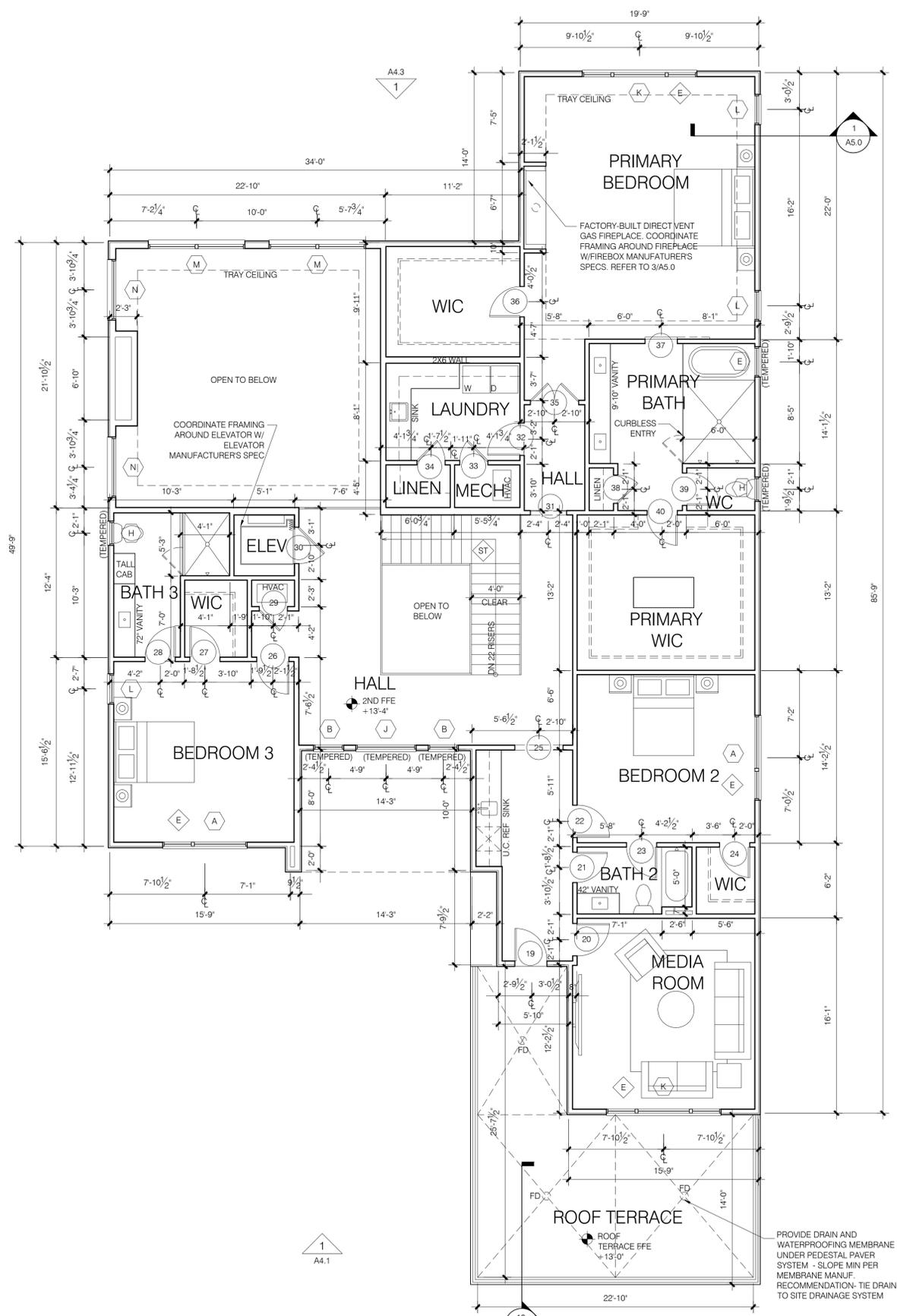
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Floor Plan
1st Floor

A2.1



floor plan notes

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1 floor plan - 2nd floor
SCALE: 3/16" = 1'-0"

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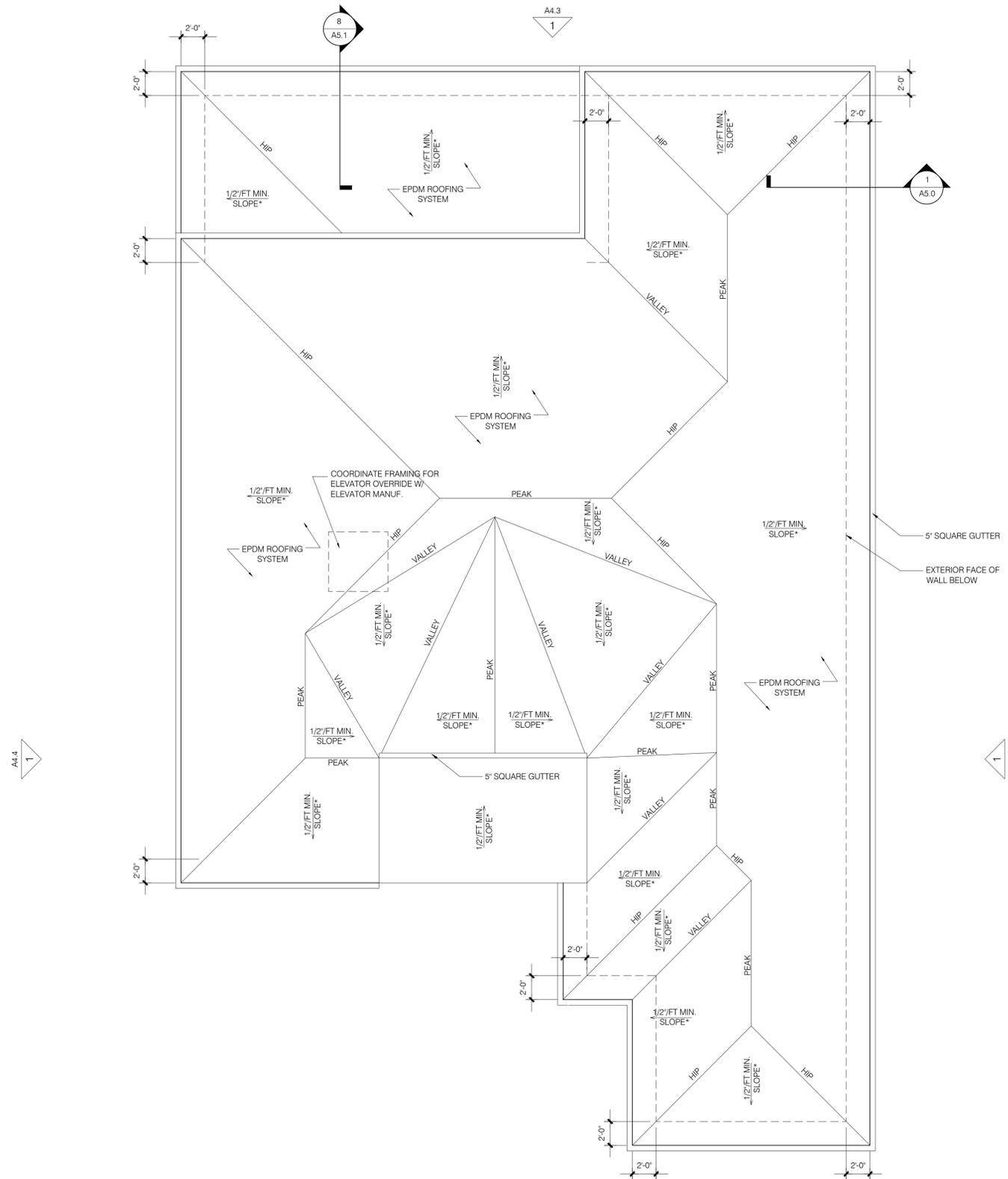
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Floor Plan
2nd Floor

A2.2



*CONFIRM MINIMUM SLOPE W/
ROOFING SYSTEM MANUFACTURER

1
A2.4
roof plan
SCALE: 3/16" = 1'-0"

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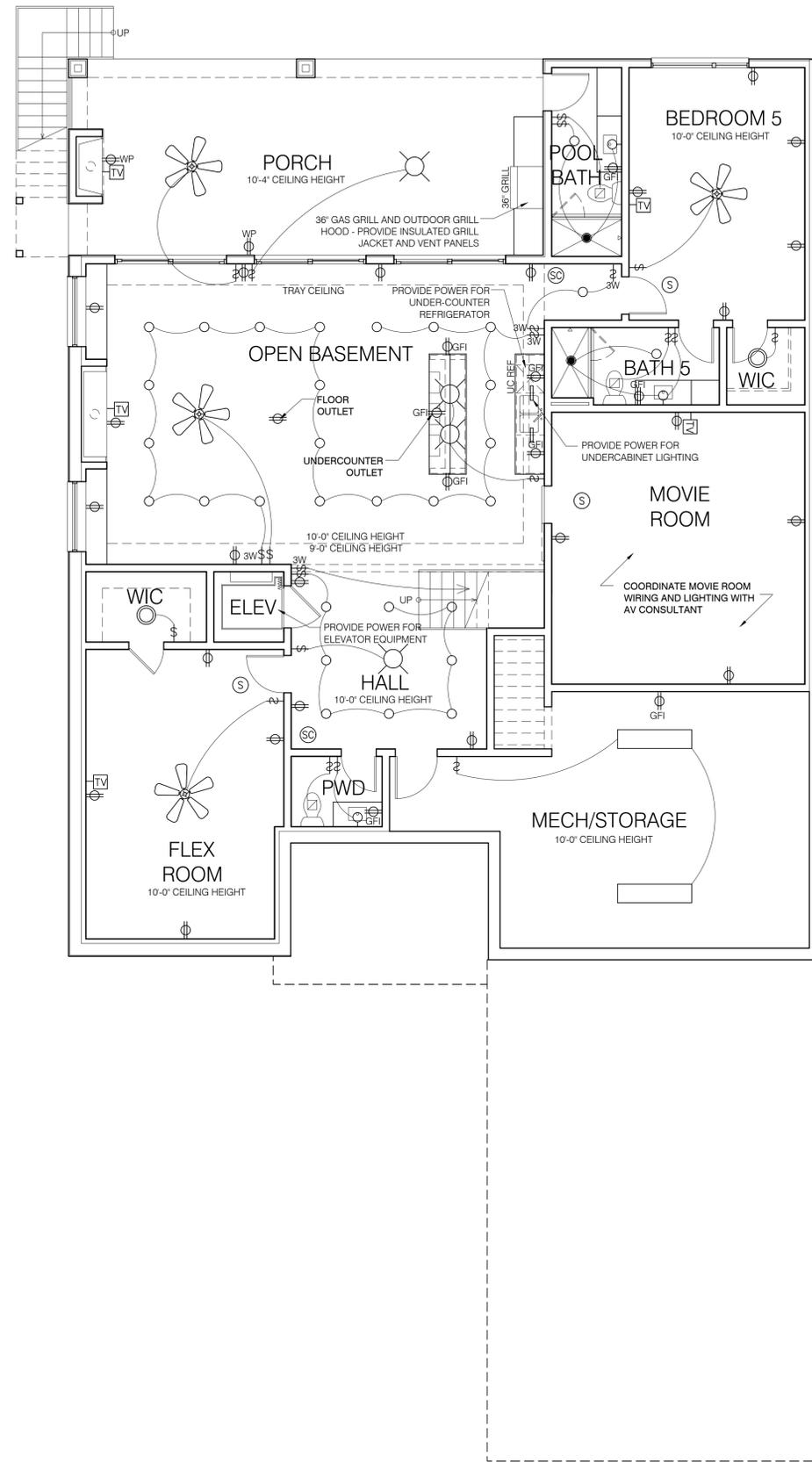
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Roof Plan



electrical legend

	CEILING FAN		CLOSET UTILITY LIGHT		SWITCH
	PENDANT LIGHT		RECESSED LIGHT		3-WAY SWITCH
	CEILING MOUNTED LIGHT		RECESSED LIGHT - SHOWER TRIM		DIMMER SWITCH
	WALL MOUNTED LIGHT		RECESSED LIGHT W/ EXHAUST FAN		DUPLEX OUTLET
	UNDERCABINET LIGHTING		EXHAUST FAN		WATER PROOF GFI OUTLET
	UTILITY LIGHT		SMOKE DETECTOR		CABLE OUTLET
			SMOKE/CARBON DETECTOR		ELECTRICAL PANEL
			KEYLESS LIGHT FIXTURE		

electrical / mechanical notes

- 1) PROVIDE EXHAUST HOOD CAPABLE OF EXHAUSTING 100 CFM AT .25 INCHES WATER GAUGE. EXHAUST HOOD SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER INSTALLATION INSTRUCTIONS AND DISCHARGE TO THE OUTDOORS. SINGLE WALL DUCTS SERVING RANGE HOODS SHALL BE CONSTRUCTED OF GALVANIZED STEEL, STAINLESS STEEL OR COPPER. SUCH DUCTS SHALL HAVE A SMOOTH INNER WALL AND AIR TIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. EXHAUST SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE.
- 2) DRYER EXHAUST TO CONFORM W/ IRC 2018 G2439
- 3) ALL NEW SMOKE/CO ALARMS (DETECTORS) MUST BE HARDWIRED (110V) WITH BATTERY BACKUP AND INTERCONNECTED WITH ALL EXISTING ALARMS IN THE HOME

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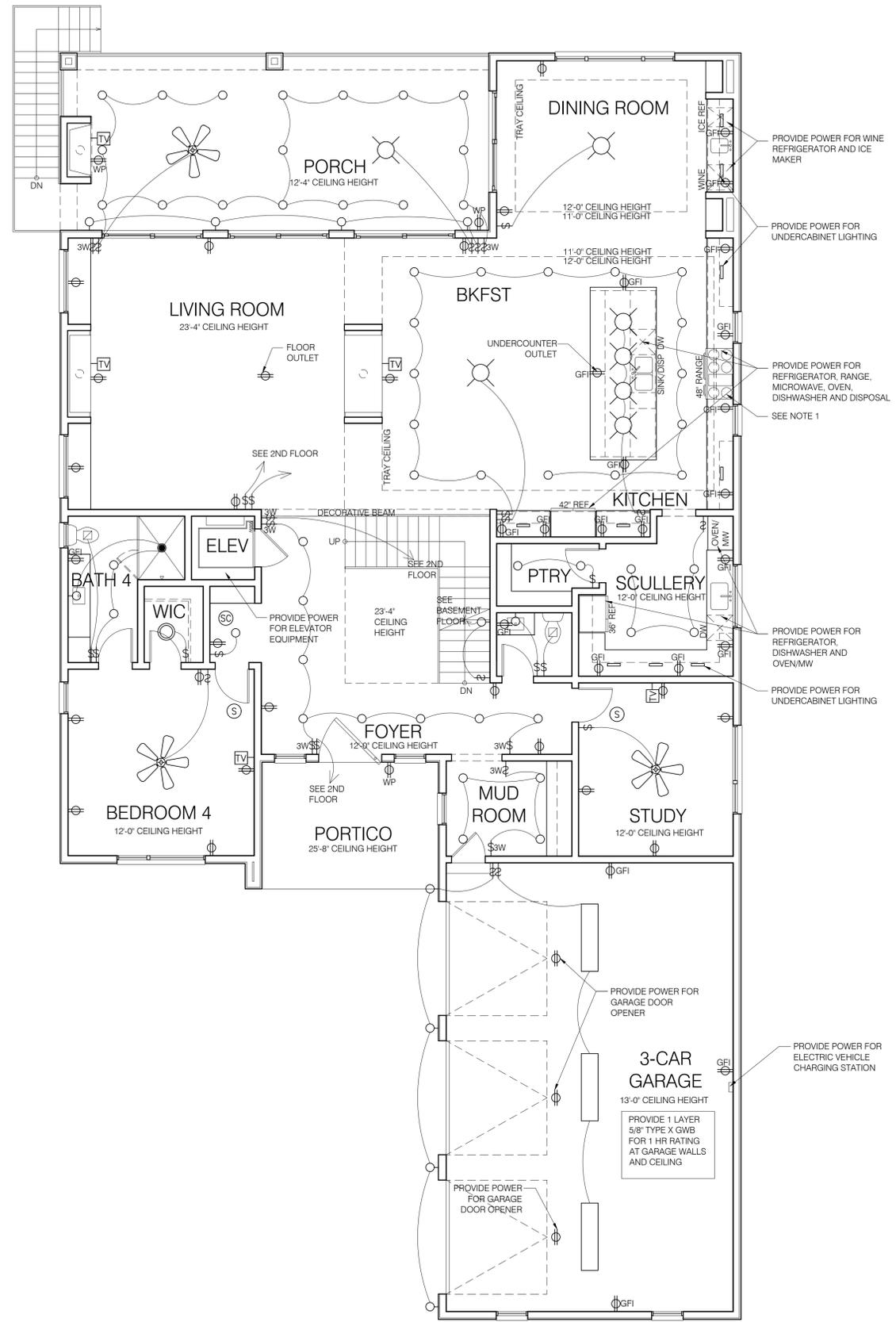
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Electrical Plan
Basement

A3.0

1
A3.0
SCALE: 3/16" = 1'-0"
electrical plan - basement

PROVIDE POWER FOR HVAC AND
CONDENSER UNIT (S)



electrical legend			
	CEILING FAN		CLOSET UTILITY LIGHT
	PENDANT LIGHT		RECESSED LIGHT
	CEILING MOUNTED LIGHT		RECESSED LIGHT - SHOWER TRIM
	WALL MOUNTED LIGHT		RECESSED LIGHT W/ EXHAUST FAN
	UNDERCABINET LIGHTING		EXHAUST FAN
	UTILITY LIGHT		SMOKE DETECTOR
	CEILING FAN		SMOKE/CARBON DETECTOR
	SWITCH		3-WAY SWITCH
	DIMMER SWITCH		DUPLEX OUTLET
	DUPLEX OUTLET		WATER PROOF GFI OUTLET
	WATER PROOF GFI OUTLET		CABLE OUTLET
	CABLE OUTLET		ELECTRICAL PANEL
	KEYLESS LIGHT FIXTURE		

electrical / mechanical notes

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1
A3.1
electrical plan - 1st floor
SCALE: 3/16" = 1'-0"

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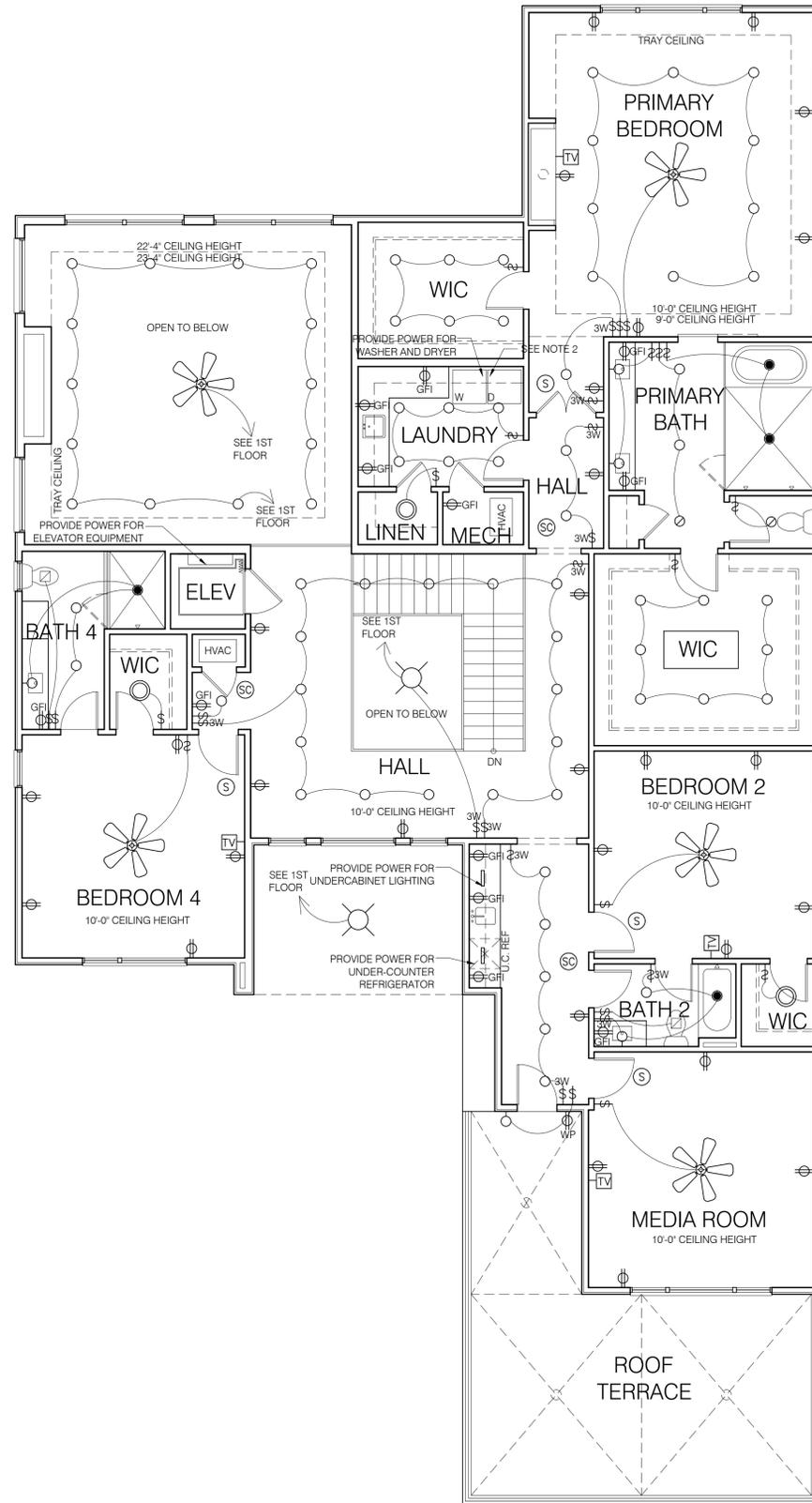
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Electrical Plan
1st Floor

A3.1



electrical legend

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	PENDANT LIGHT		RECESSED LIGHT		3-WAY SWITCH
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	WALL MOUNTED LIGHT		EXHAUST FAN		DUPLEX OUTLET
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	UTILITY LIGHT		EXHAUST FAN		CABLE OUTLET
			SMOKE DETECTOR		ELECTRICAL PANEL
			SMOKE/CARBON DETECTOR		KEYLESS LIGHT FIXTURE

electrical / mechanical notes

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1
A3.2
SCALE: 3/16" = 1'-0"
electrical plan - 2nd floor

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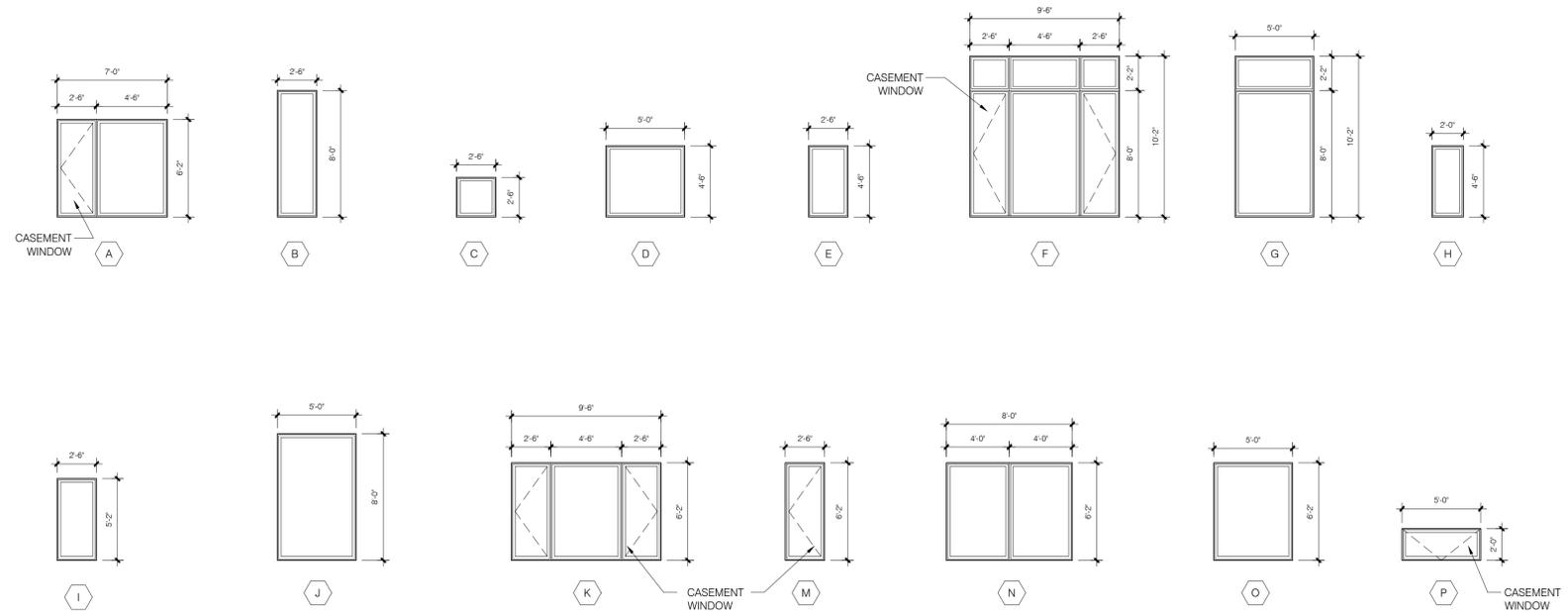
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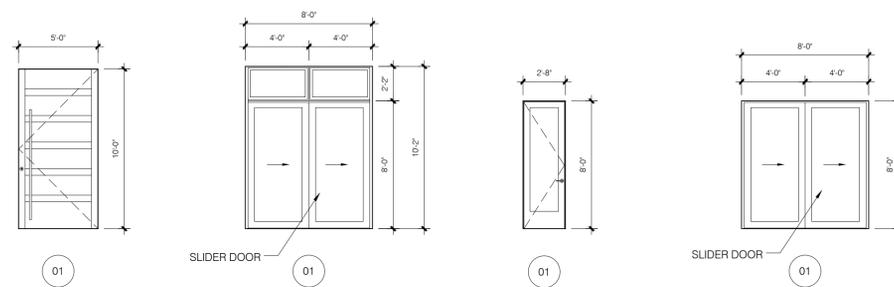
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Project No.: 24068

Electrical Plan
2nd Floor

door schedule				
MRK	LOCATION	DOOR		NOTES
		WIDTH	HEIGHT	
1ST FLOOR				
01	FRONT DOOR	5'-0"	10'-0"	EXTERIOR
02	GARAGE	9'-0"	8'-0"	EXTERIOR/ OH DR
03	GARAGE	9'-0"	8'-0"	EXTERIOR/ OH DR
04	GARAGE	9'-0"	8'-0"	EXTERIOR/ OH DR
05	DINING ROOM	(2) 4'-0"	8'-0"	EXTERIOR/SLIDER DOOR
06	LIVING ROOM	(2) 4'-0"	8'-0"	EXTERIOR/SLIDER DOOR
07	LIVING ROOM	(2) 4'-0"	8'-0"	EXTERIOR/SLIDER DOOR
08	LIVING ROOM	(2) 4'-0"	8'-0"	EXTERIOR/SLIDER DOOR
09	MUD ROOM	2'-8"	10'-0"	20 MIN FR DR
10	MUD ROOM	4'-0"	10'-0"	CASED OPENING
11	STUDY	2'-8"	10'-0"	
12	PWD	2'-6"	10'-0"	
13	BEDROOM 4	2'-8"	10'-0"	
14	WIC	2'-6"	10'-0"	
15	BATH 4	2'-8"	10'-0"	
16	ELEV	3'-0"	10'-0"	ELEV DOOR
17	ESCULLERY	2'-8"	10'-0"	CASED OPENING
18	PTRY	2'-8"	10'-0"	
2ND FLOOR				
19	ROOF TERRACE	2'-8"	8'-0"	EXTERIOR DR
20	MEDIA ROOM	2'-8"	8'-0"	
21	BATH 2	2'-6"	8'-0"	
22	BEDROOM 2	2'-8"	8'-0"	
23	BATH 2	2'-6"	8'-0"	
24	WIC	2'-6"	8'-0"	
25	HALL	4'-0"	8'-0"	CASED OPENING
26	BEDROOM 3	2'-8"	8'-0"	
27	WIC	2'-6"	8'-0"	
28	BATH 3	2'-6"	8'-0"	
29	HVAC	2'-4"	8'-0"	
30	ELEV	3'-0"	8'-0"	ELEV DOOR
31	HALL	3'-0"	8'-0"	CASED OPENING
32	LAUNDRY	2'-8"	8'-0"	
33	MECH	2'-4"	8'-0"	
34	LINEN	2'-4"	8'-0"	
35	PRIMARY BEDROOM	(2) 2'-0"	8'-0"	
36	WIC	2'-6"	8'-0"	
37	PRIMARY BATH	2'-8"	8'-0"	BARN DOOR
38	LINEN	2'-4"	8'-0"	
39	WC	2'-8"	8'-0"	
40	PRIMARY WIC	2'-6"	8'-0"	
BASEMENT				
41	POOL BATH	2'-8"	8'-0"	EXTERIOR
42	OPEN BASEMENT	(2) 4'-0"	8'-0"	EXTERIOR/SLIDER DOOR
43	OPEN BASEMENT	(2) 4'-0"	8'-0"	EXTERIOR/SLIDER DOOR
44	OPEN BASEMENT	(2) 4'-0"	8'-0"	EXTERIOR/SLIDER DOOR
45	MECH/STORAGE	3'-0"	8'-0"	
46	PWD	2'-6"	8'-0"	
47	FLEX ROOM	2'-8"	8'-0"	
48	WIC	2'-6"	8'-0"	
49	ELEV	3'-0"	8'-0"	ELEV DOOR
50	MOVIE ROOM	2'-8"	8'-0"	BARN DOOR
51	BEDROOM 5	2'-8"	8'-0"	
52	BATH 5	2'-6"	8'-0"	
53	WIC	2'-6"	8'-0"	



1 window elevation
A4.5 SCALE: 3/16" = 1'-0"



2 door elevation
A4.5 SCALE: 3/16" = 1'-0"

3 door schedule
A4.5

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Window and Door
Elevation



1 Exterior Elevation - Front
A4.1 SCALE: 1/4" = 1'-0"

AVERAGE HEIGHT CALCULATIONS

FRONT ELEVATION	27'-8"
REAR ELEVATION	38'-5 1/2"
RIGHT ELEVATION	33'-2 1/2"
LEFT ELEVATION	35'-2 1/2"
AVERAGE HEIGHT	33'-8 1/8"

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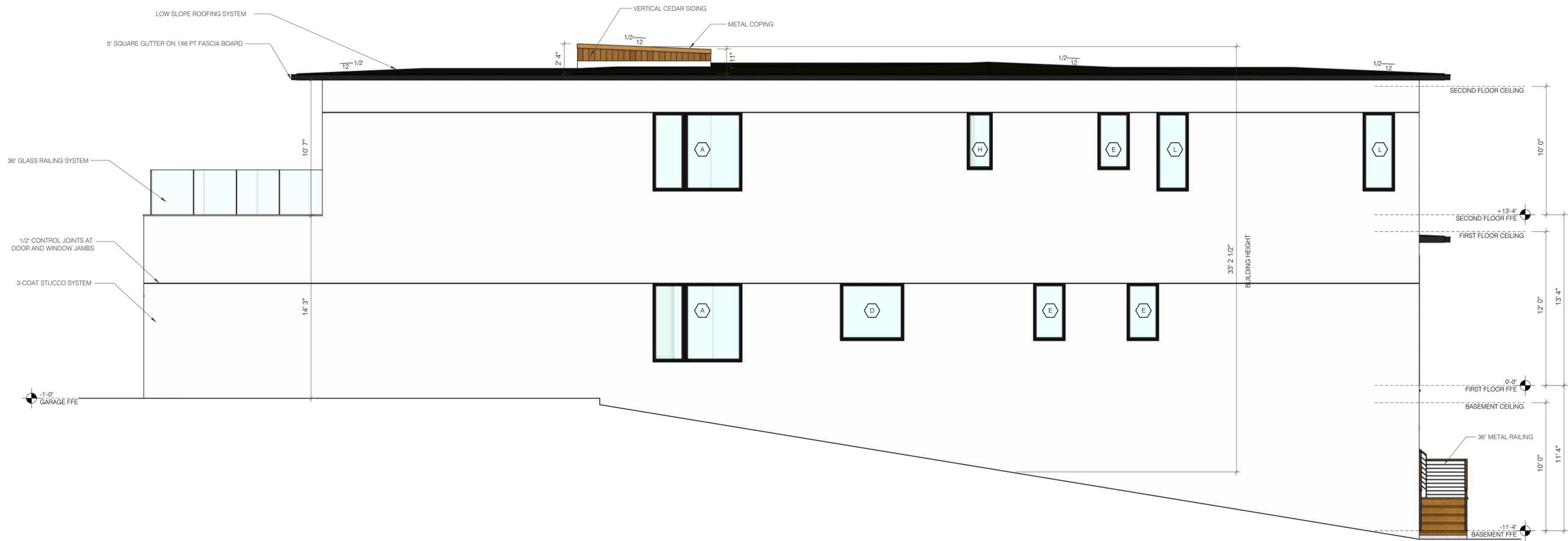
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Exterior Elevations

A4.1



Exterior Elevation - Right
SCALE: 1/4" = 1'-0"

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Exterior Elevations



1 Exterior Elevation - Rear
SCALE: 1/4" = 1'-0"

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Exterior Elevations

A4.3



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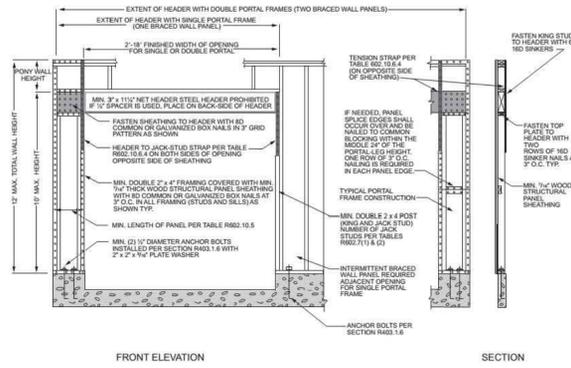
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Exterior Elevations

A4.4

1
A4.4
Exterior Elevation - Left
SCALE: 1/4" = 1'-0"



For Sl: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.3 METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

4 garage portal framing detail

PER IRC 2018 R602.10.6.3

Specifications		QUARTZ42			
MAJESTIC		Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.			
QUARTZ42 Direct Vent Gas Fireplace					
MODEL	FRONT WIDTH	REAR WIDTH	HEIGHT	DEPTH	GLASS SIZE
QUARTZ42	ACTUAL FRAMING	ACTUAL FRAMING	ACTUAL FRAMING	ACTUAL FRAMING	ACTUAL FRAMING
28,500 BTU (NG)	48"	37-3/4"	48"	30-9/16"	45-1/4"
26,000 BTU (LP)	127 (mm)	124 (mm)	122 (mm)	102 (mm)	114 (mm)

Specifications		QUARTZ42	
APPLIANCE LOCATION		FRAMING DIMENSIONS	
WALL PENETRATION		CLEARANCES TO COMBUSTIBLES	
MANTLE PROJ./WALL PROJ.		MANTLE PROJ.	

3 fireplace specifications

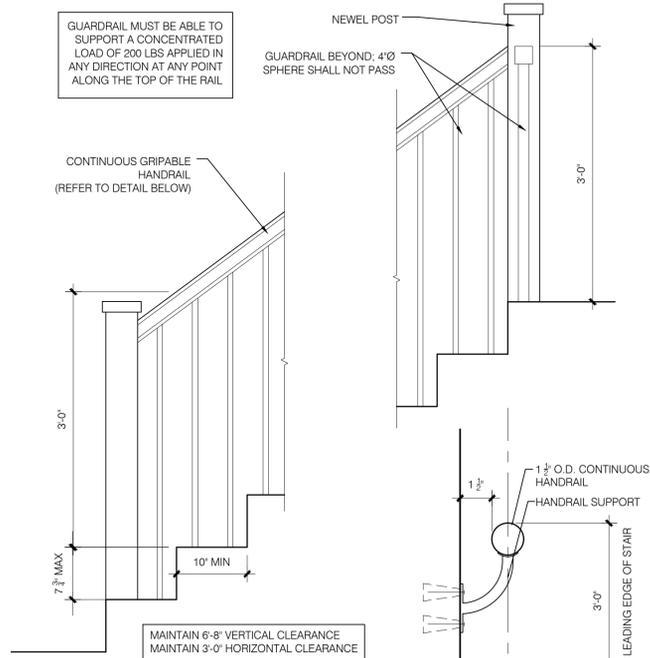
INDOOR DIRECT VENT GAS FIREPLACE BASIS OF DESIGN: MAJESTIC QUARTZ 42

Specifications		COURTYARD 42"		
outdoor lifestyles		Scan QR code for installation manual for final dimensions and requirements.		
COURTYARD 42" Outdoor Gas Fireplace				
ACTUAL DIMENSIONS	FRONT WIDTH	HEIGHT	DEPTH	FRIBOX OPENING
	48" (1219)	34" (864)	20" (508)	48" x 30" (1219 x 762)

Specifications		Courtyard	
APPLIANCE LOCATION		CLEARANCES TO COMBUSTIBLES	
MANTLE AND WALL PROJECTIONS		COMBUSTIBLE/NONCOMBUSTIBLE MANTELS	

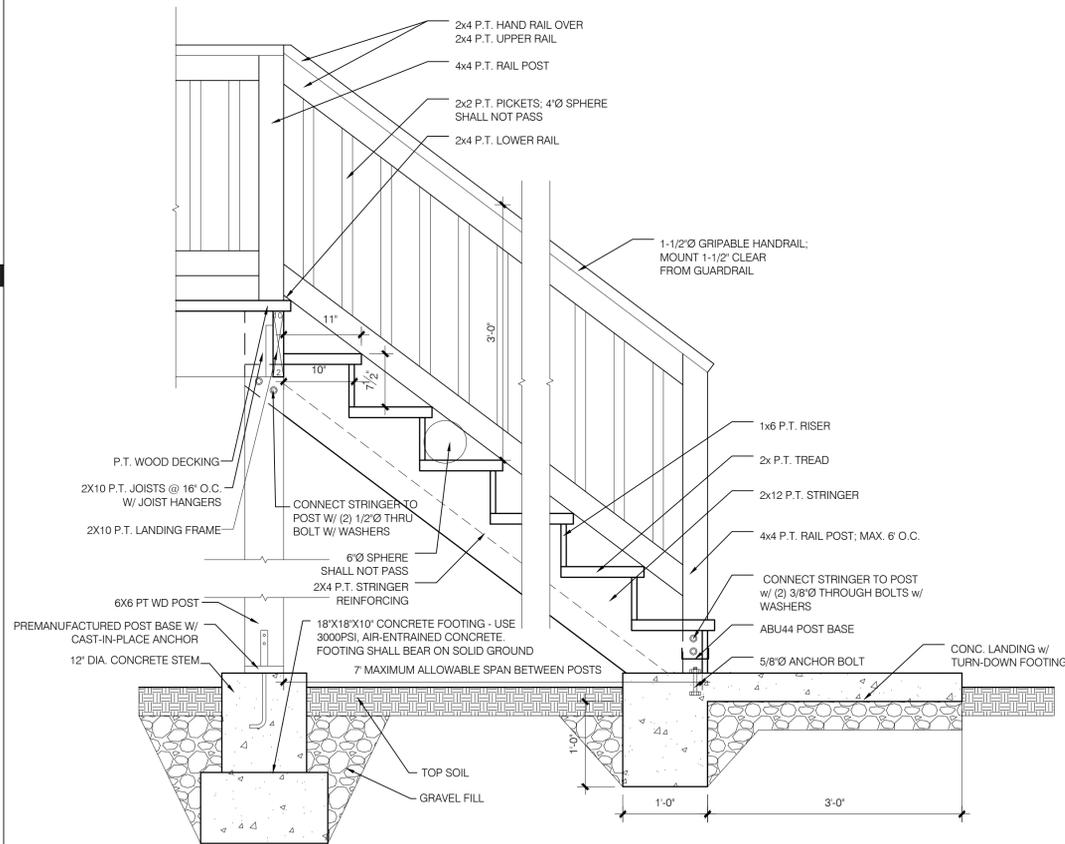
2 fireplace specifications

OUTDOOR GAS FIREPLACE BASIS OF DESIGN: OUTDOOR LIFESTYLES COURTYARD 42"



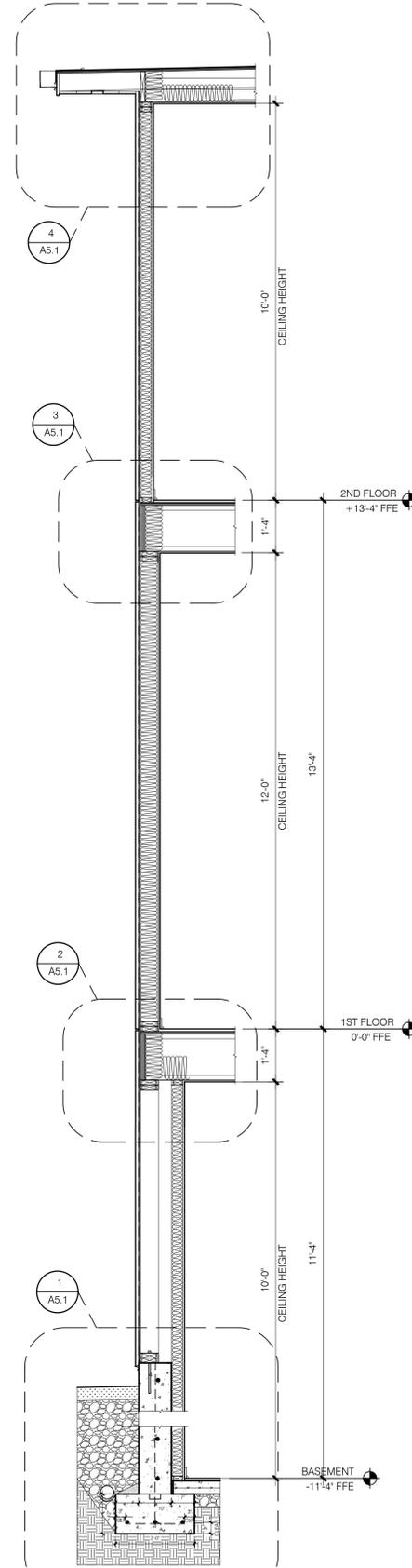
5 typical stair detail

SCALE: 1" = 1'-0"



6 detail - deck stair

SCALE: 1" = 1'-0"



1 detail - wall section

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

NEW RESIDENCE

1449 LAVISTA RD NE ATLANTA, GA 30324

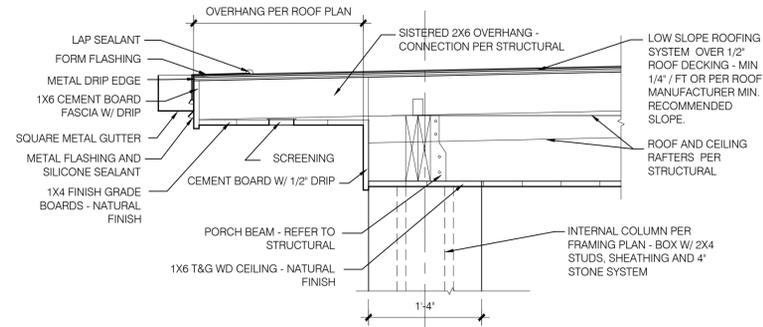
For: LANKEY SAIBU 470-553-9344 LANKEYSAIBU@GMAIL.COM

submittal 09-05-2025 PERMIT

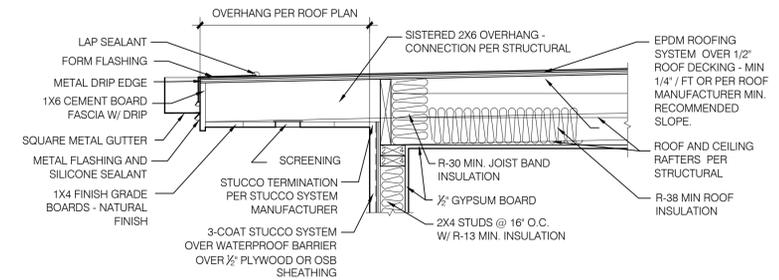
Released for Construction

Date: SEP 05 2025 Project No.: 24068

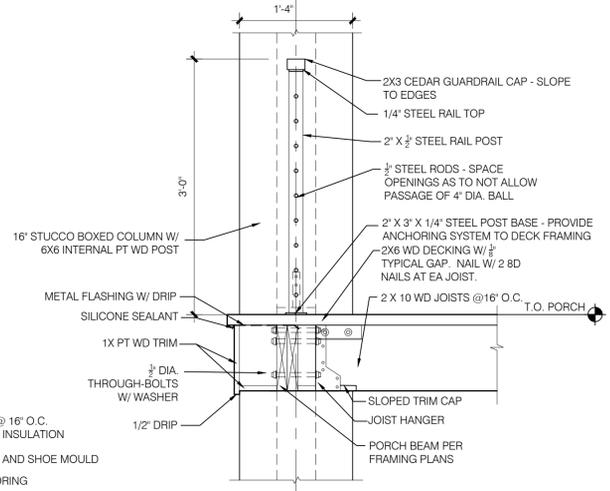
Wall Section



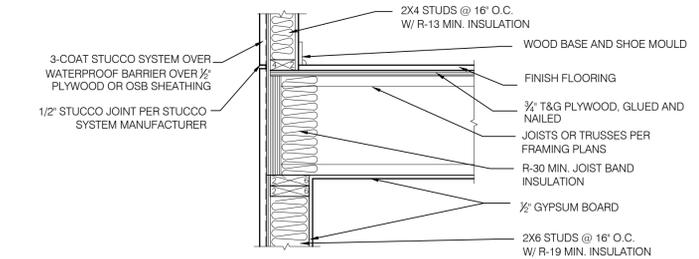
8 roof detail - porch
A5.1 SCALE: 1" = 1'-0"



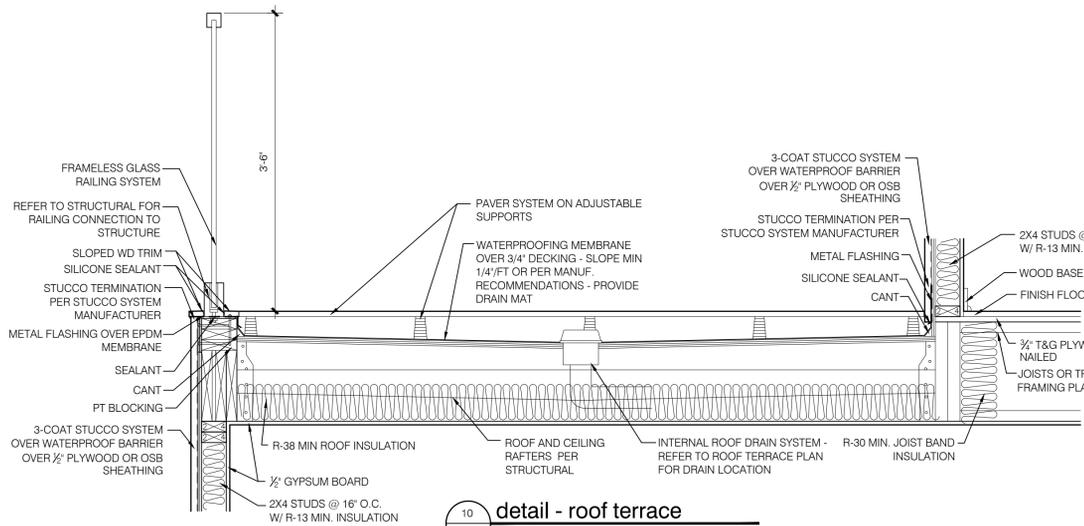
4 roof detail - overhang
A5.1 SCALE: 1" = 1'-0"



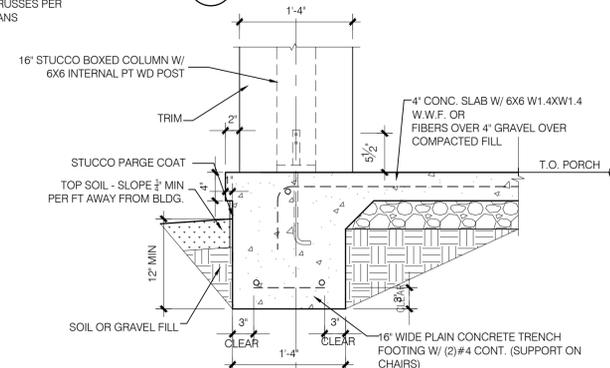
7 detail - porch
A5.1 SCALE: 1" = 1'-0"



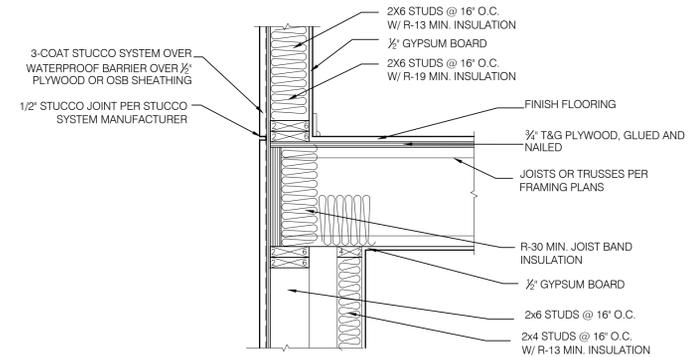
3 detail - wall-floor
A5.1 SCALE: 1" = 1'-0"



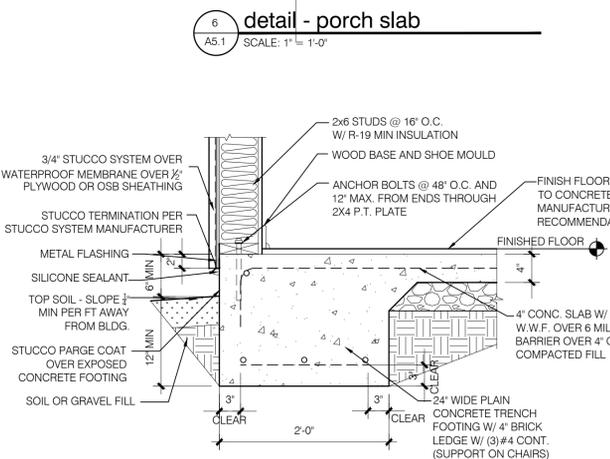
10 detail - roof terrace
A5.1 SCALE: 1" = 1'-0"



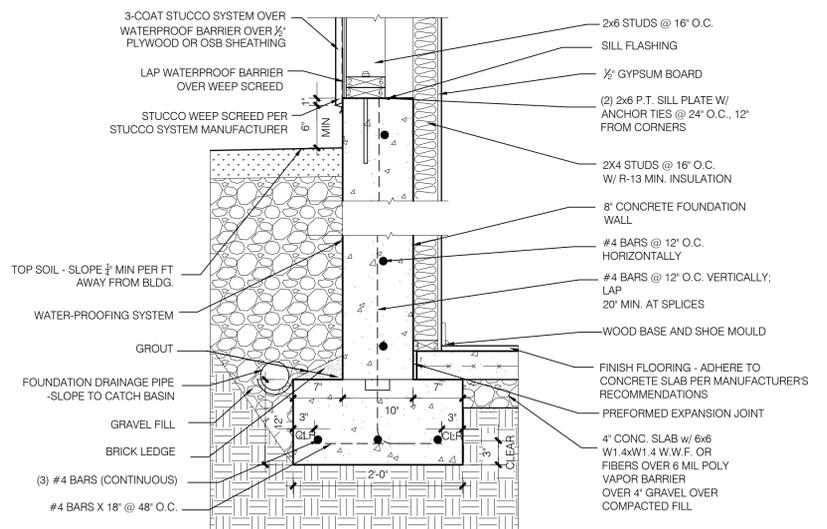
6 detail - porch slab
A5.1 SCALE: 1" = 1'-0"



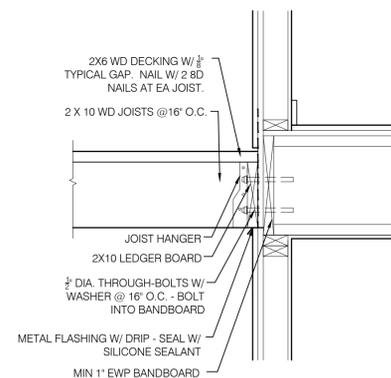
2 detail - floor system
A5.1 SCALE: 1" = 1'-0"



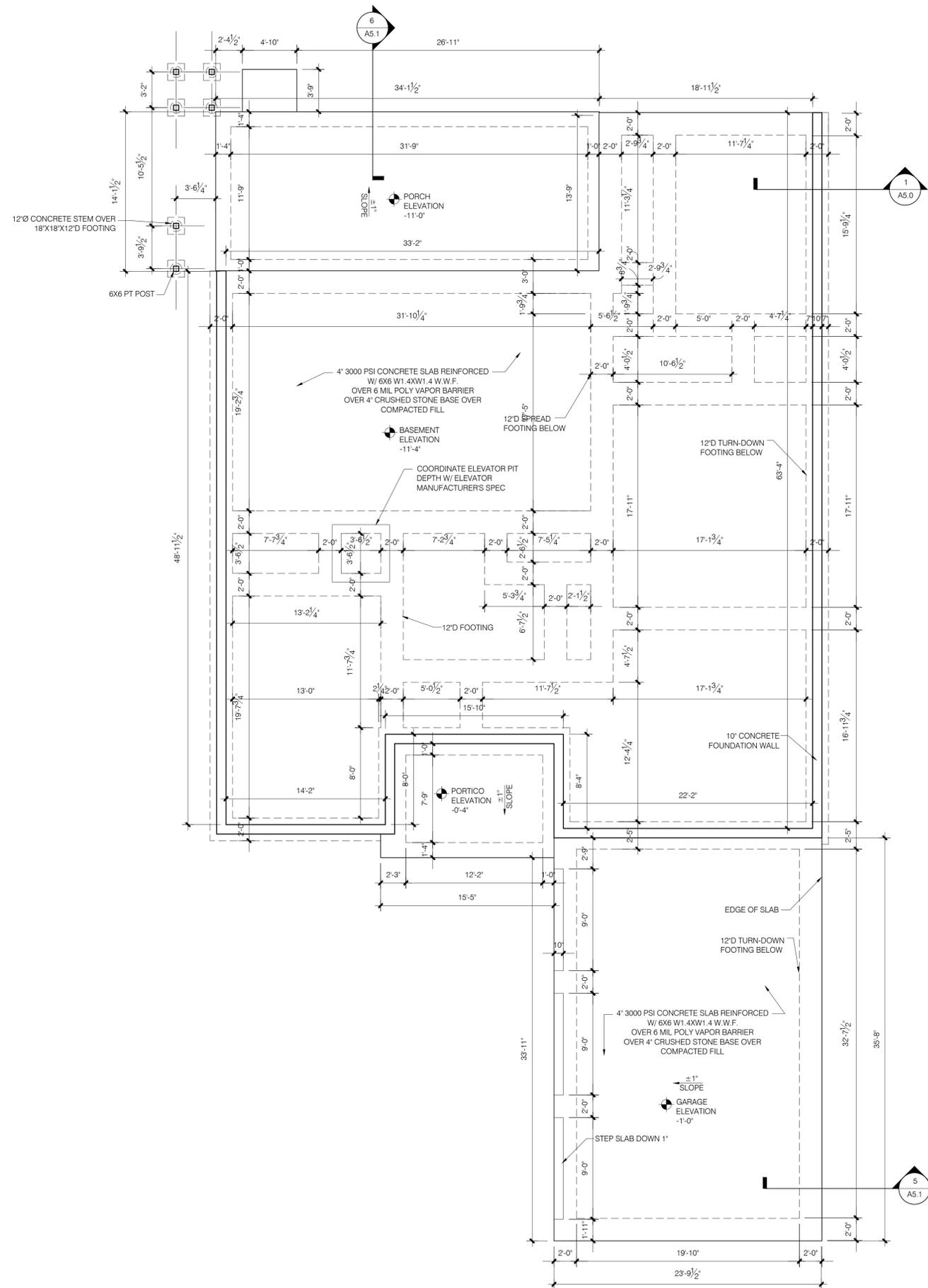
5 detail - slab foundation
A5.1 SCALE: 1" = 1'-0"



1 detail - foundation wall
A5.1 SCALE: 1" = 1'-0"



9 detail - porch or deck connection to house
A5.1 SCALE: 1" = 1'-0"



foundation notes

- 1) CONTRACTOR TO VERIFY THE EXISTING LOAD BEARING CAPACITY OF THE SOIL AT THE CONSTRUCTION SITE. LOAD BEARING CAPACITY OF THE SOIL AT THE CONSTRUCTION SITE MUST MEET THE MINIMUM ACCEPTABLE BEARING CAPACITY AS INDICATED IN LOCAL BUILDING CODES.
- 2) REFER TO A5.1 FOR FOUNDATION DETAILS SHOWING REBAR TYPE, CONFIGURATION AND CLEARANCES.

1 foundation plan
A7.0 SCALE: 3/16" = 1'-0"

NEW RESIDENCE

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Foundation Plan