

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.

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

NEW RESIDENCE

1459 LAVISTA RD NE
ATLANTA, GA 30324

For:
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470-553-9344
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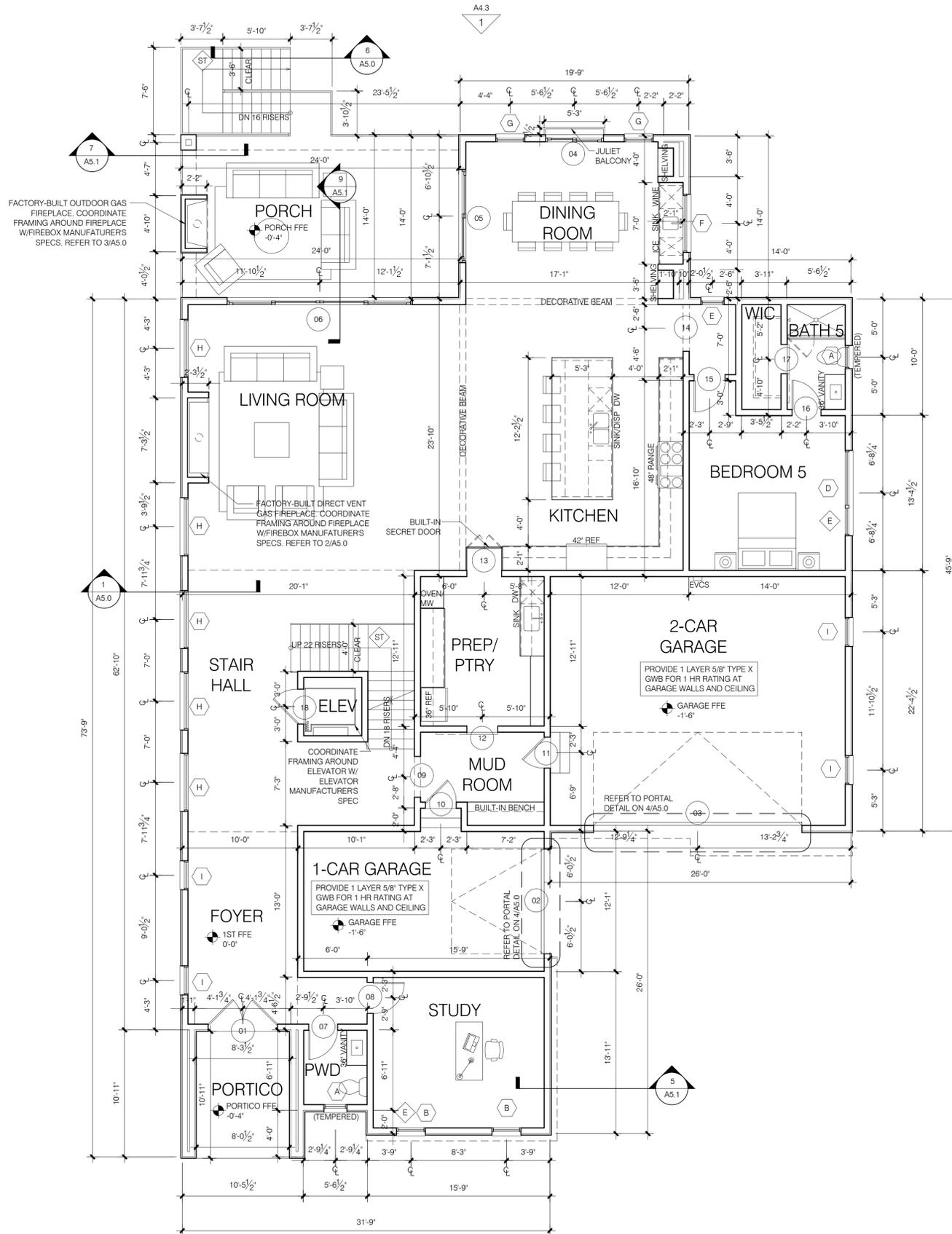
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Floor Plan
Basement

A2.0



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

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

COORDINATE FRAMING AROUND ELEVATOR W/ ELEVATOR MANUFACTURERS SPEC

PROVIDE 1 LAYER 5/8" TYPE X GWB FOR 1 HR RATING AT GARAGE WALLS AND CEILING

PROVIDE 1 LAYER 5/8" TYPE X GWB FOR 1 HR RATING AT GARAGE WALLS AND CEILING

REFER TO PORTAL DETAIL ON 4/A5.0

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

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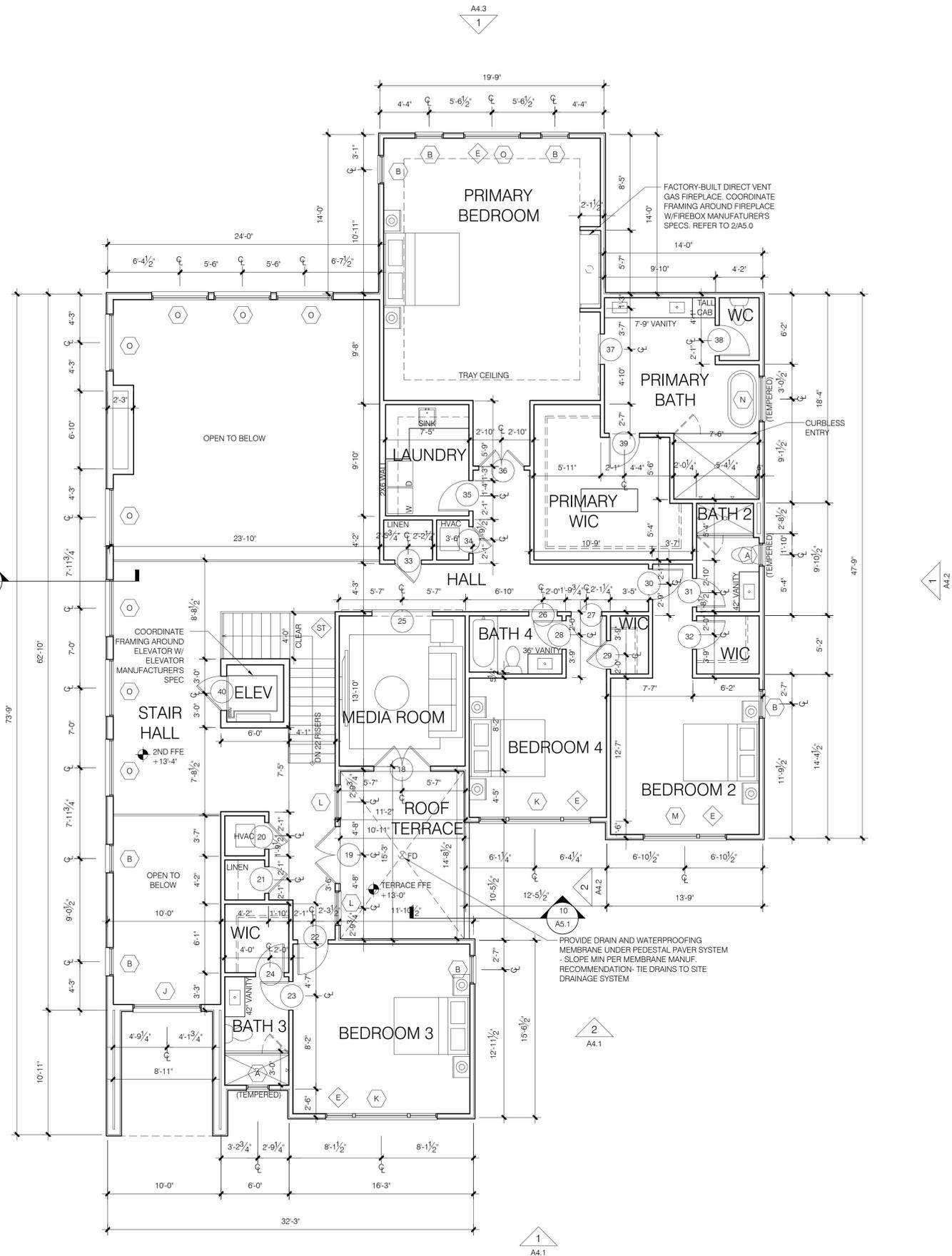
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Floor Plan
1st Floor



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

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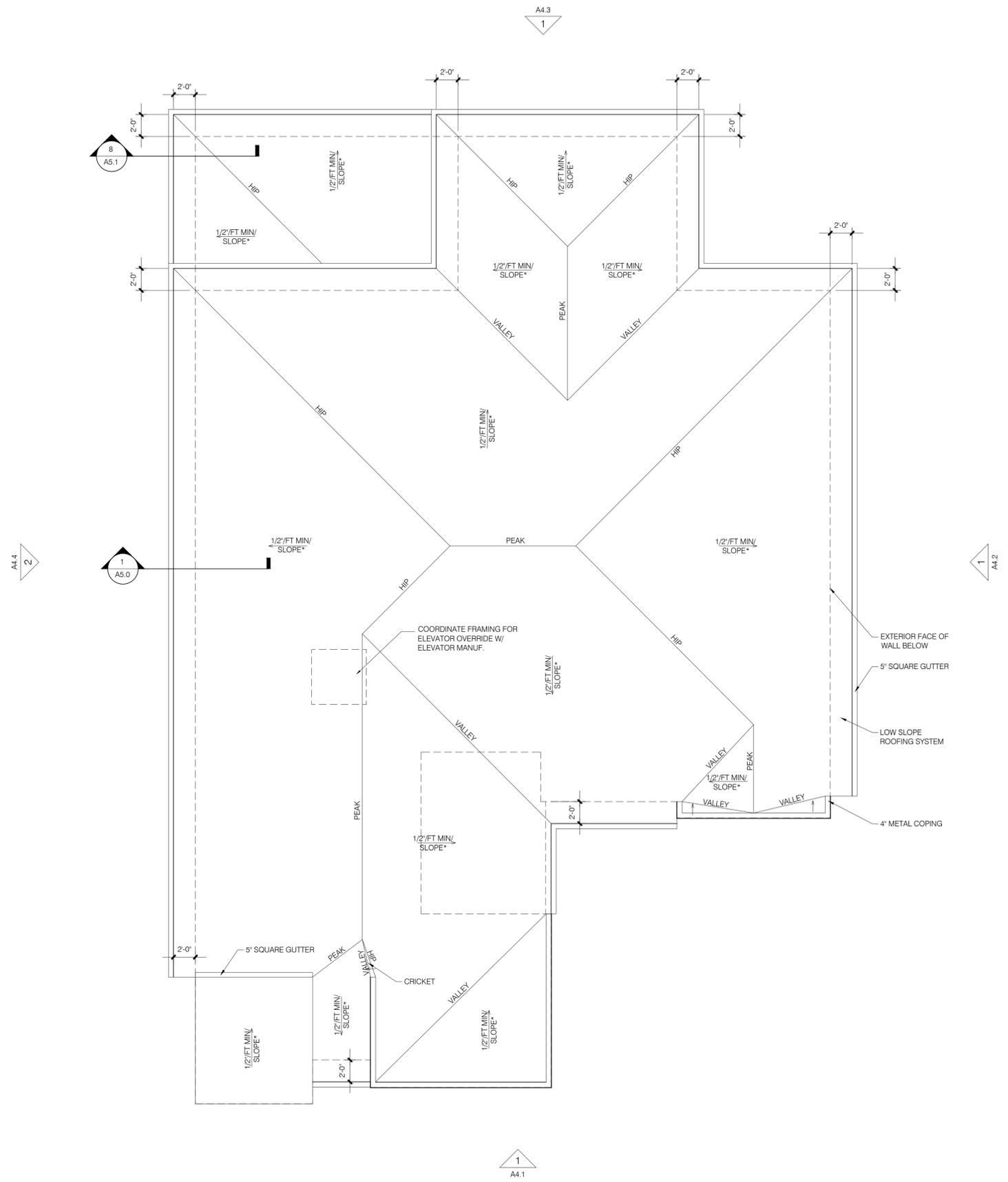
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Floor Plan
2nd Floor



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

*CONFIRM MINIMUM SLOPE W/
ROOFING SYSTEM MANUFACTURER

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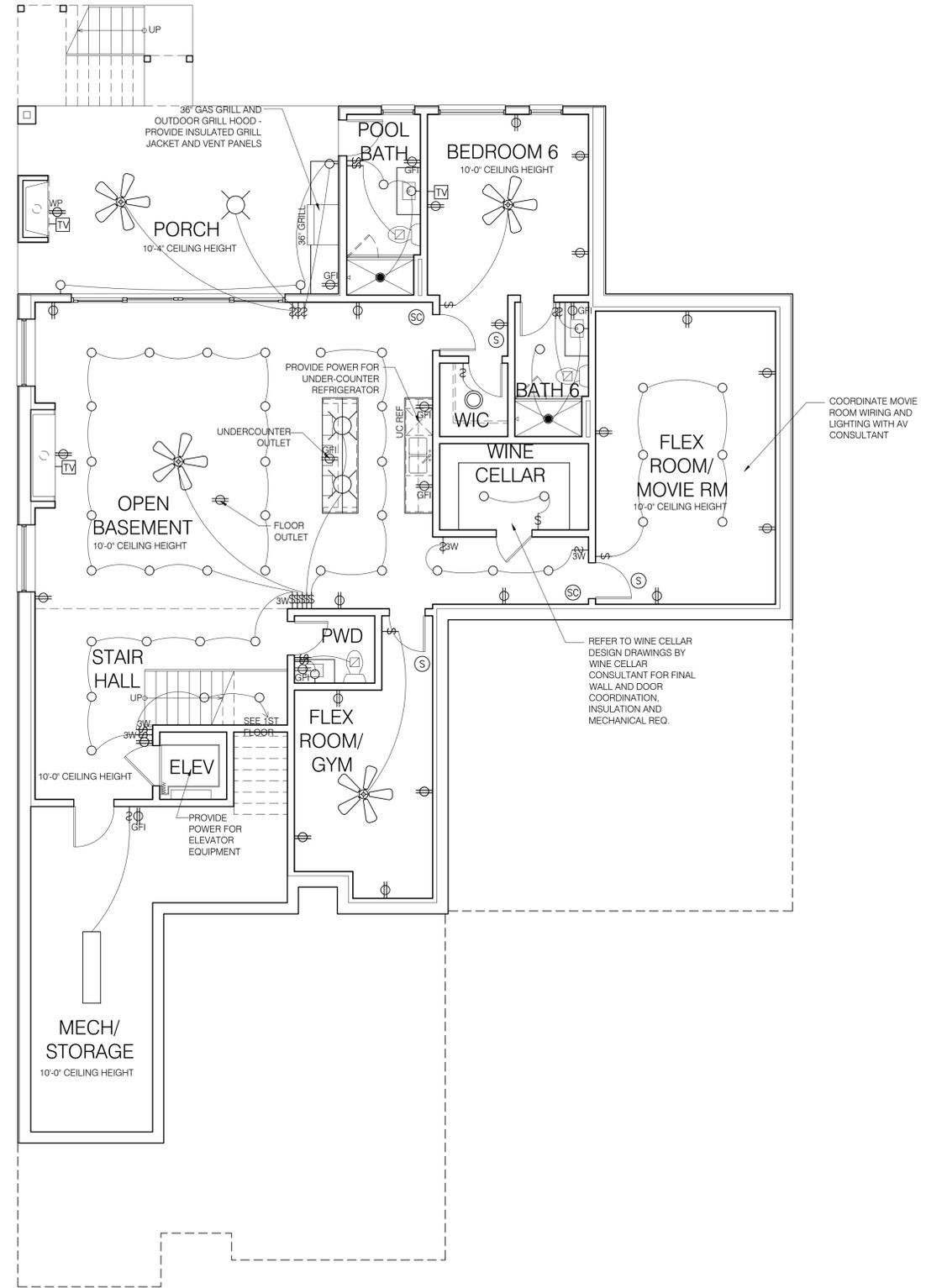
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Roof Plan

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



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

PROVIDE POWER FOR HVAC AND CONDENSER UNIT (S) AT BASEMENT

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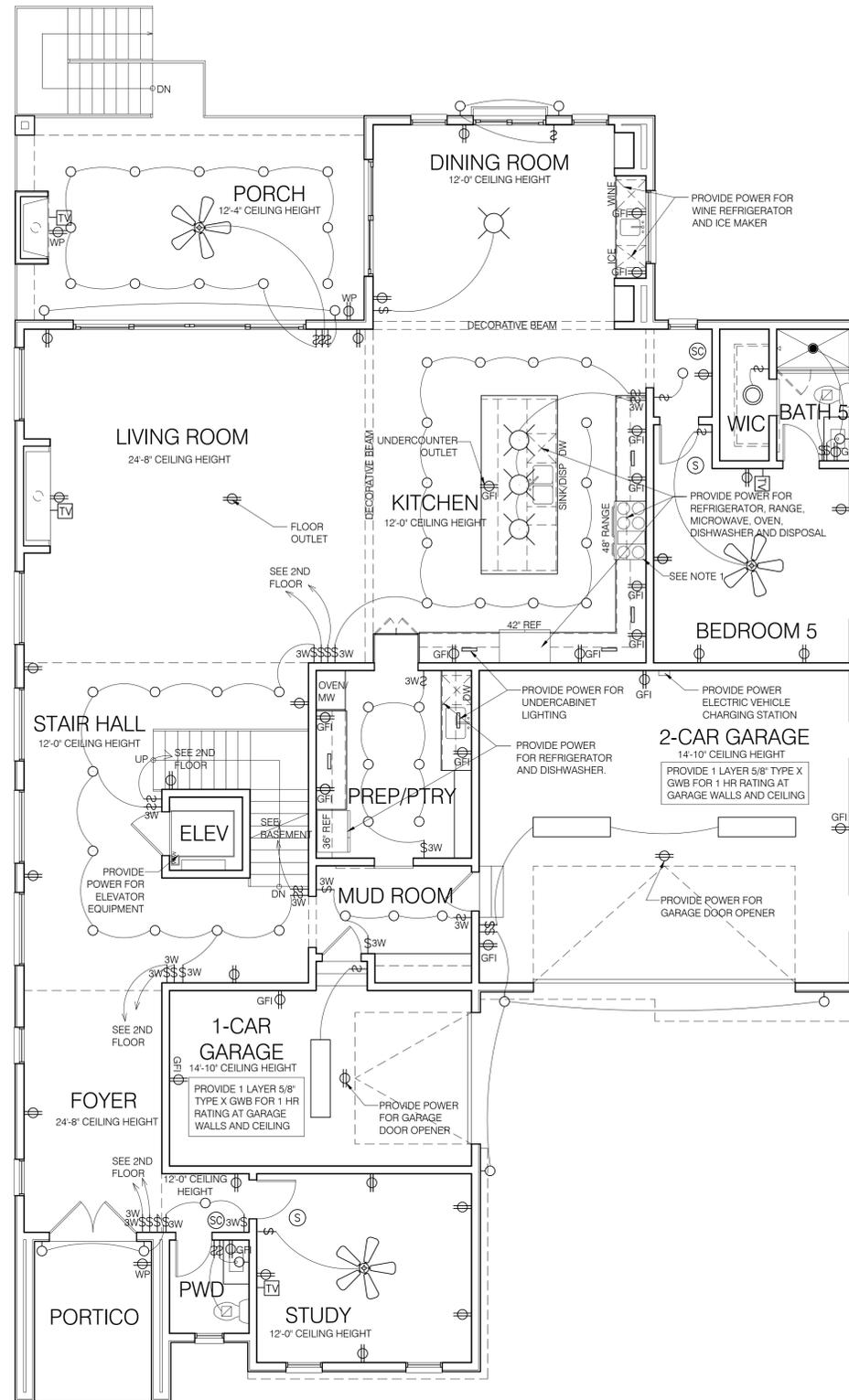
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Electrical Plan
Basement

A3.0



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

electrical / mechanical notes

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

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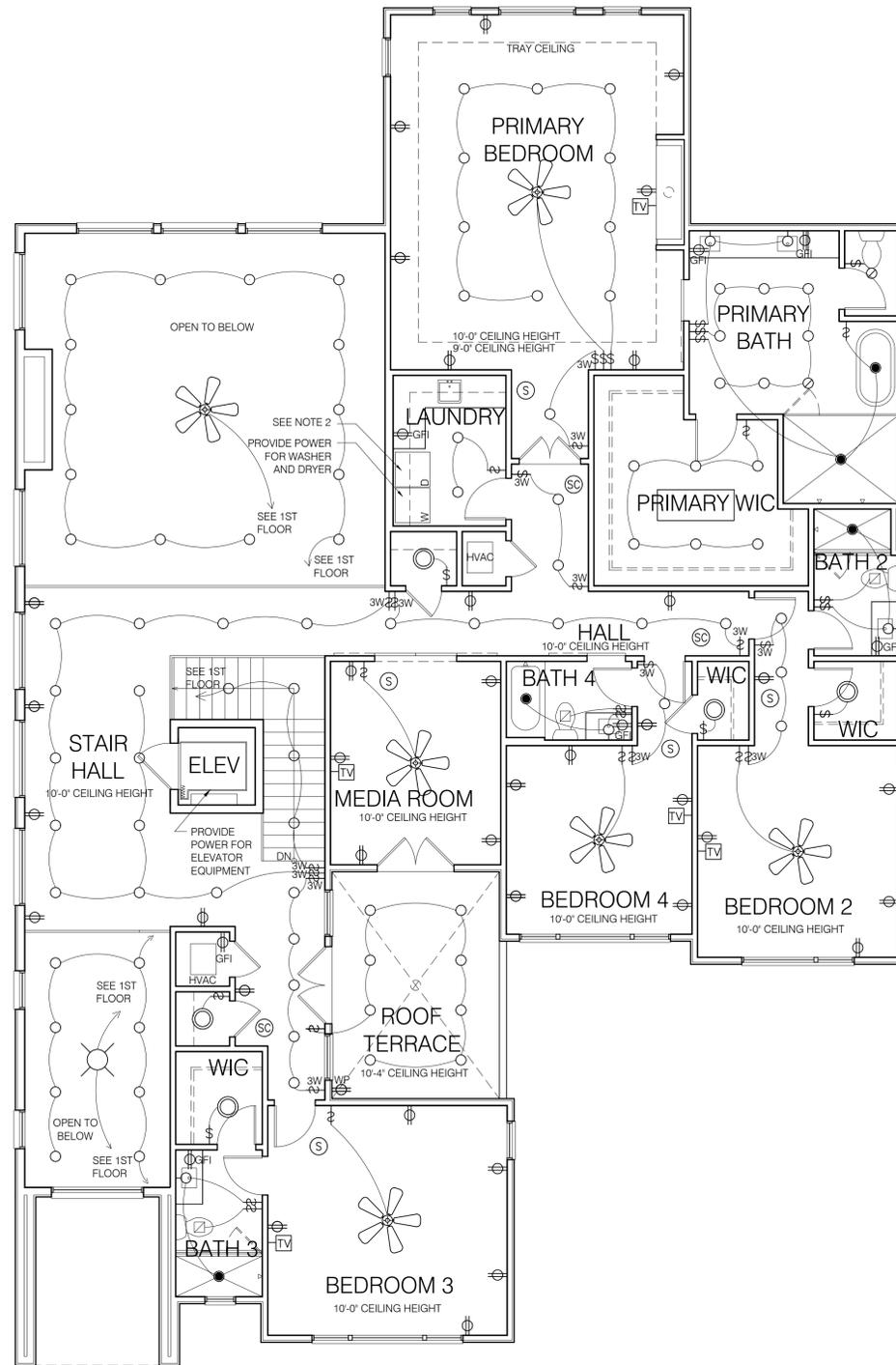
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Electrical Plan
1st Floor



electrical legend			
	CEILING FAN		SWITCH
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	RECESSED LIGHT		ELECTRICAL PANEL
	RECESSED LIGHT - SHOWER TRIM		SMOKE DETECTOR
	RECESSED LIGHT w/ EXHAUST FAN		SMOKE/CARBON DETECTOR
	EXHAUST FAN		KEYLESS LIGHT FIXTURE

electrical / mechanical notes

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

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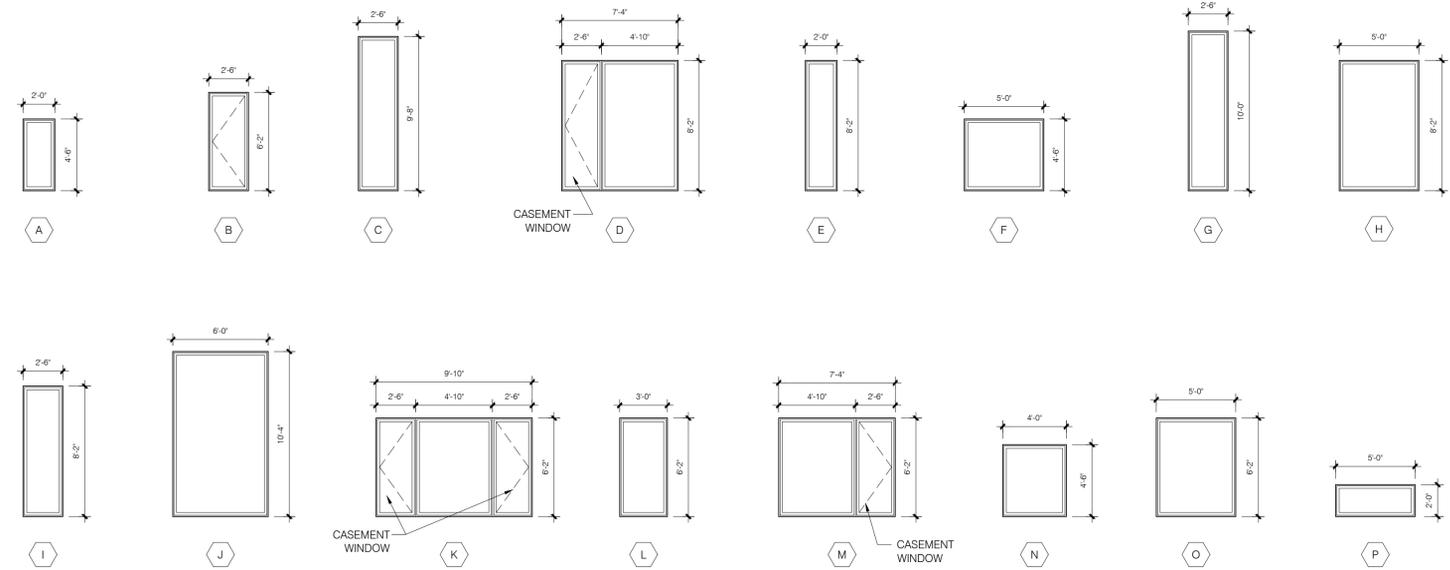
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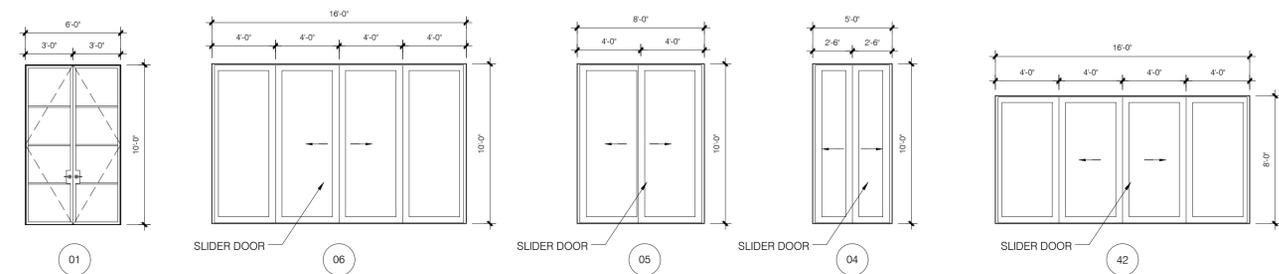
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Electrical Plan
 2nd Floor

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



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 SCALE: 3/16" = 1'-0"

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Window and Door
Elevations

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Exterior Elevations

A4.1



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

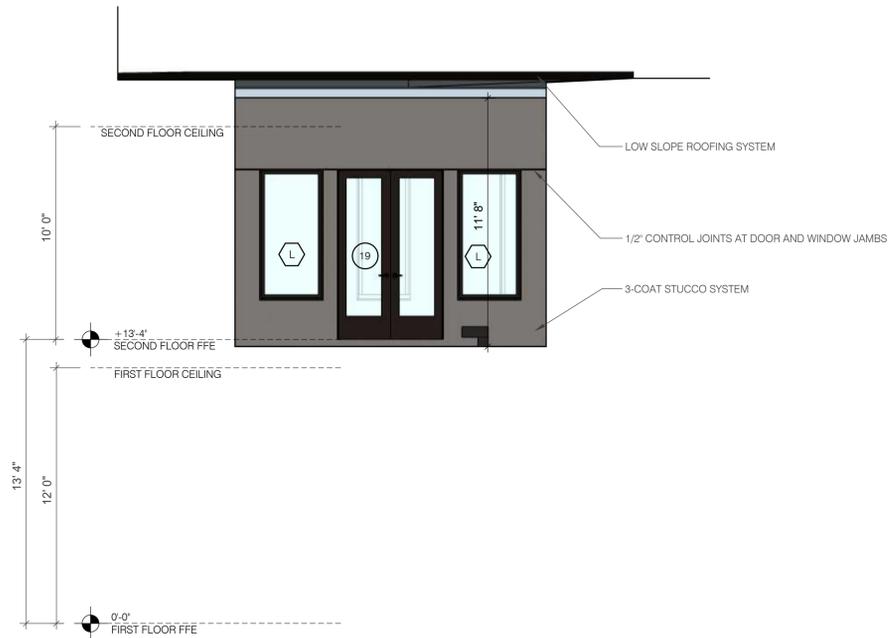


2
A4.1 Exterior Elevation - Front
SCALE: 1/4" = 1'-0"

AVERAGE HEIGHT CALCULATIONS	
FRONT ELEVATION	28'-0"
REAR ELEVATION	37'-8"
RIGHT ELEVATION	29'-9"
LEFT ELEVATION	33'-5"
AVERAGE HEIGHT	33'-2 1/2"



1
A4.2 Exterior Elevation - Right
SCALE: 1/4" = 1'-0"



2
A4.2 Exterior Elevation - Right
SCALE: 1/4" = 1'-0"

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Exterior Elevations



1 Exterior Elevation - Rear
A4.3 SCALE: 1/4" = 1'-0"

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Exterior Elevations

A4.3

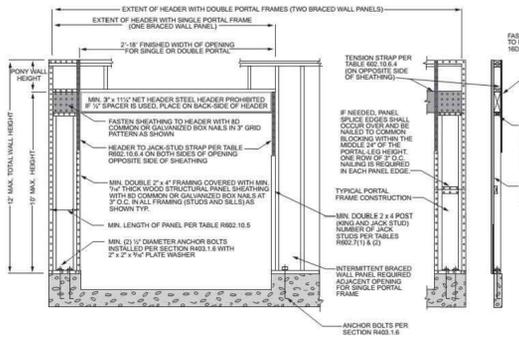


FIGURE R602.10.6.3
METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

4 garage portal framing detail
A5.0 PER IRC 2018 R602.10.6.3

Specifications COURTYARD 42"

outdoor lifestyles
Outdoor Gas Fireplace

Scan QR code for installation manual for final dimensions and requirements.

ACTUAL DIMENSIONS	FRONT WIDTH	HEIGHT	DEPTH	FRONT OPENING
	42" (1067)	34" (864)	37" (938)	42" x 37" (1067 x 938)

FRAMING DIMENSIONS	FRONT WIDTH	HEIGHT	DEPTH	WEIGHT
	48 1/2" (1232)	34 1/4" (870)	20 1/4" (514)	95 LBS (43 KG)

BASIC CORNER INSTALLATION

TOP VIEW

FRONT VIEW

Specifications Courtyard

APPLIANCE LOCATION

CLEARANCES TO COMBUSTIBLES

MANTEL AND WALL PROJECTIONS

COMBUSTIBLE/NONCOMBUSTIBLE MANTLES

PRODUCT LISTING CODES

Country	Product Listing Code
US	UL 223
Canada	CSA 2.23-2016

3 fireplace specifications
A5.0 OUTDOOR GAS FIREPLACE BASIS OF DESIGN: OUTDOOR LIFESTYLES COURTYARD 42"

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	48"	37 3/4"	48"	40 1/4"	16-5/16" x 23-9/16"

FRONT VIEW

TOP VIEW

LEFT SIDE

RIGHT SIDE

Specifications QUARTZ42

APPLIANCE LOCATION

FRAMING DIMENSIONS

CLEARANCES TO COMBUSTIBLES

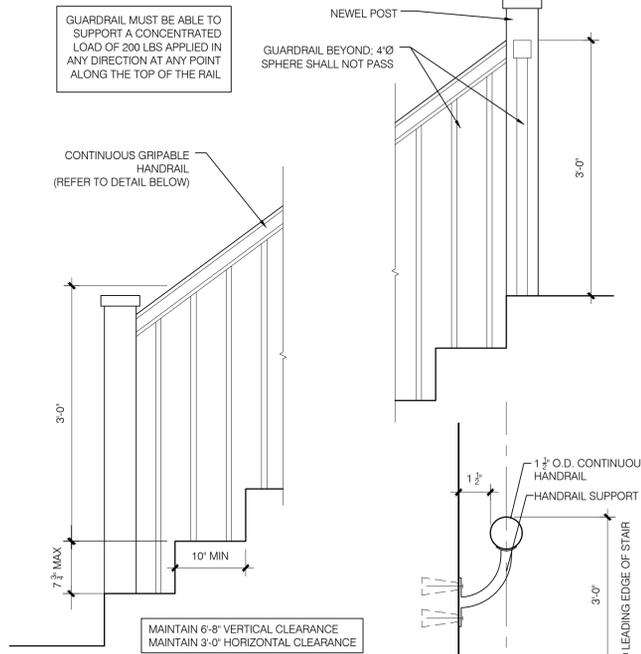
MANTEL PROJECTIONS

MANTEL LEQ/WALL PROJECTIONS

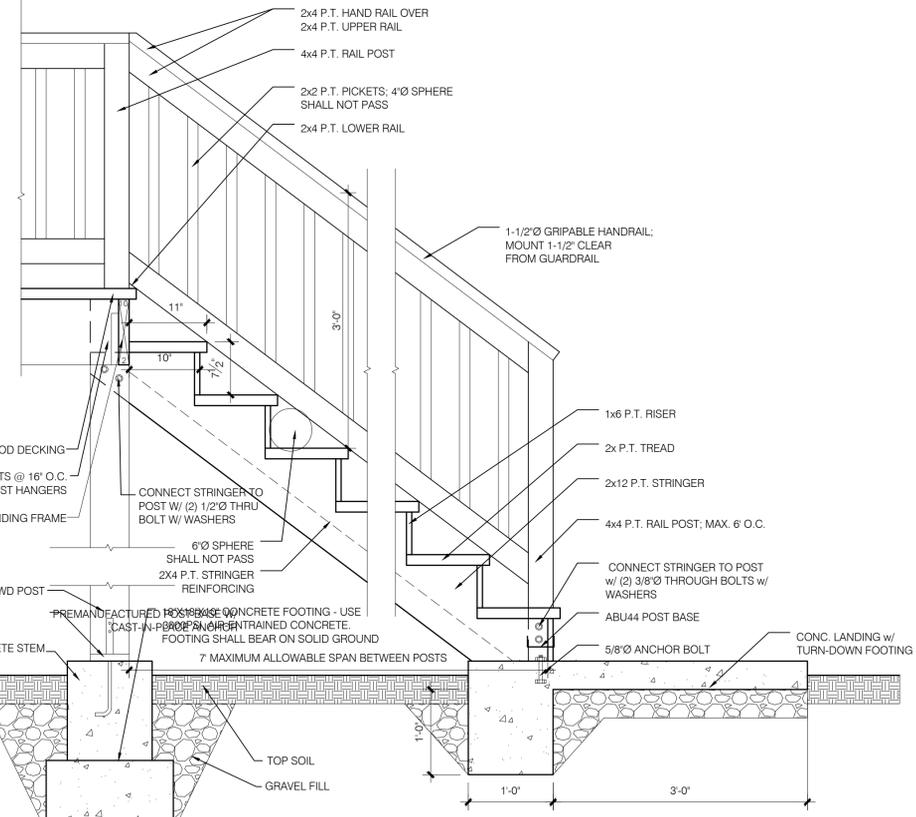
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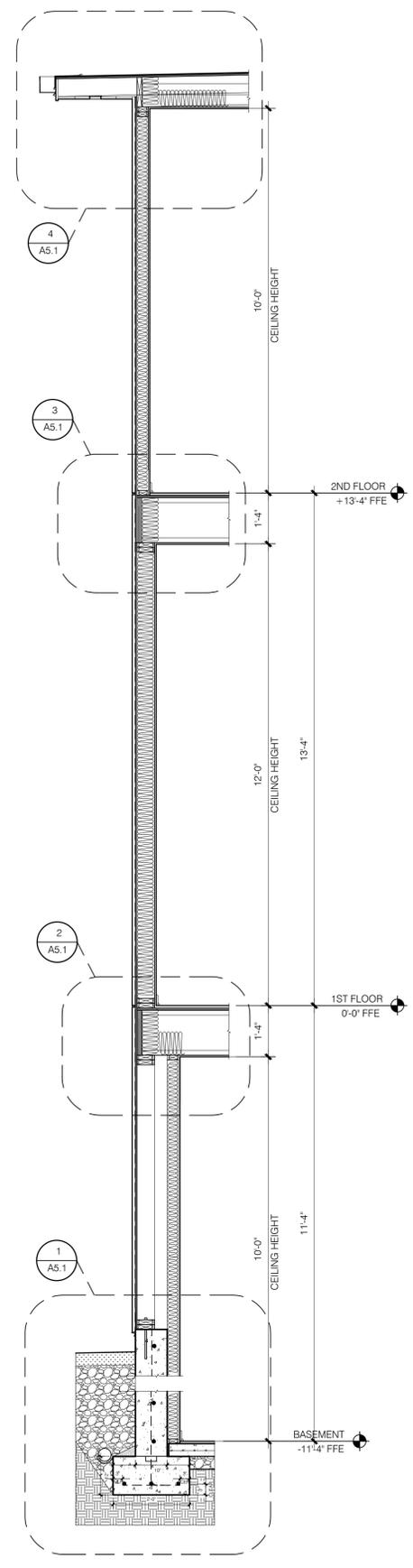
2 fireplace specifications
A5.0 INDOOR DIRECT VENT GAS FIREPLACE BASIS OF DESIGN: MAJESTIC QUARTZ 42



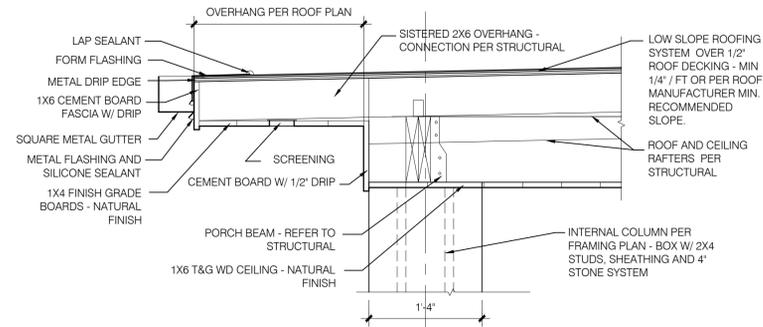
5 typical stair detail
A5.0 SCALE: 1" = 1'-0"



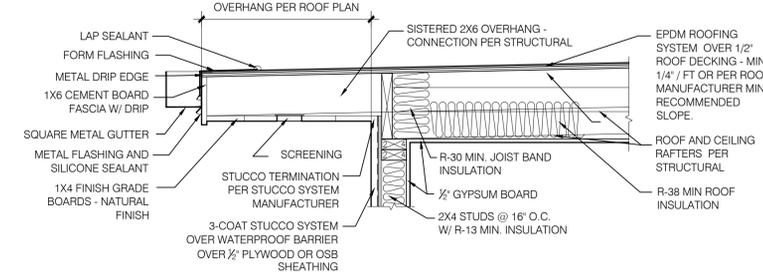
6 detail - deck stair
A5.0 SCALE: 1" = 1'-0"



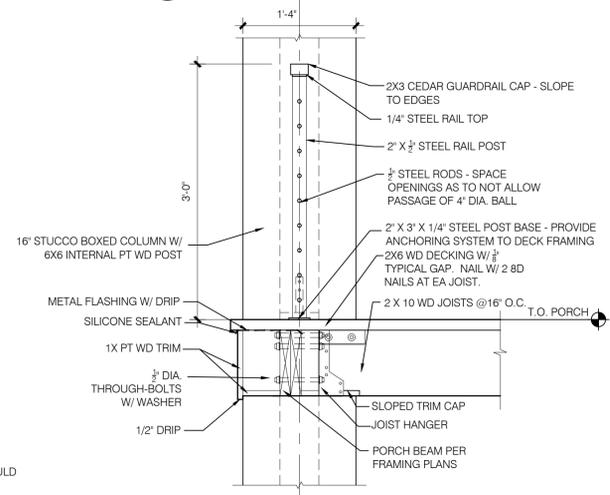
1 detail - wall section
A5.0 SCALE: 1/2" = 1'-0"



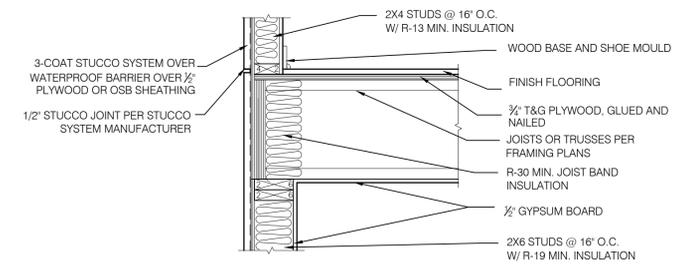
8 roof detail - porch
A5.1 SCALE: 1" = 1'-0"



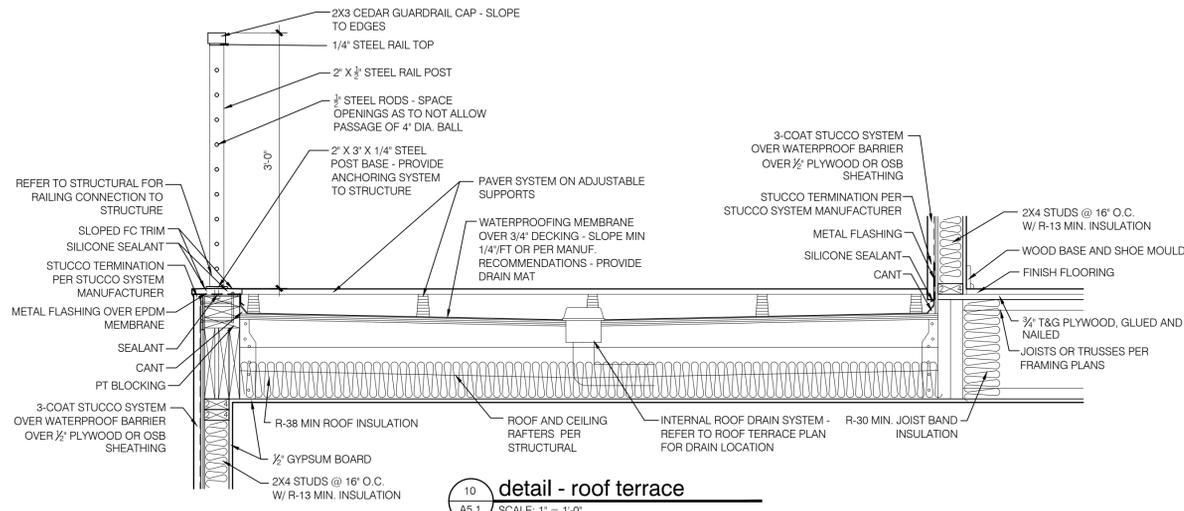
4 roof detail - overhang
A5.1 SCALE: 1" = 1'-0"



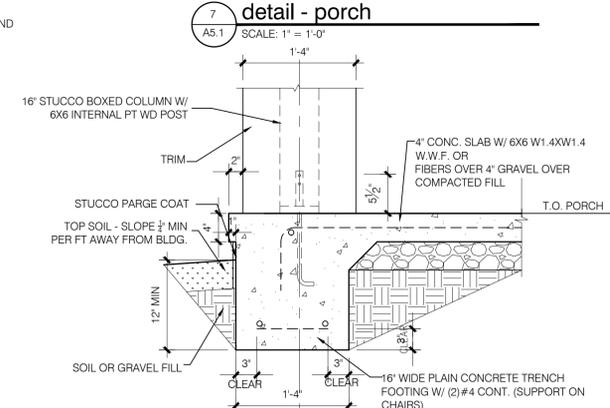
7 detail - porch
A5.1 SCALE: 1" = 1'-0"



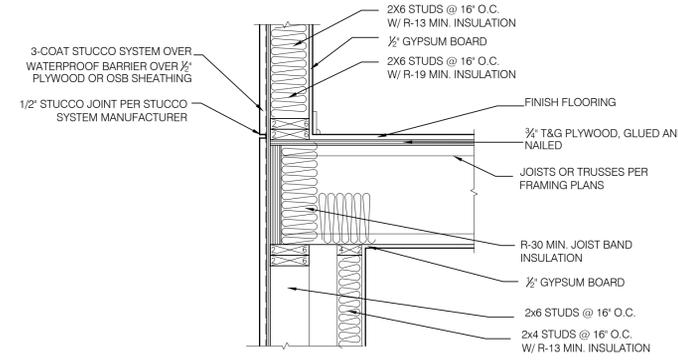
3 detail - wall-floor
A5.1 SCALE: 1" = 1'-0"



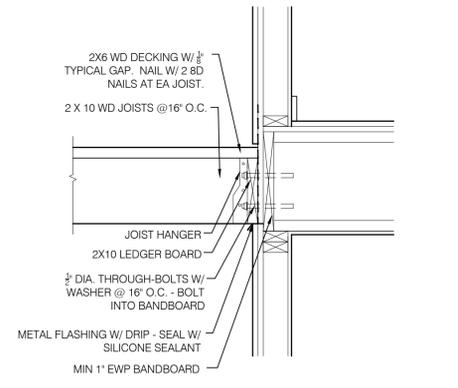
10 detail - roof terrace
A5.1 SCALE: 1" = 1'-0"



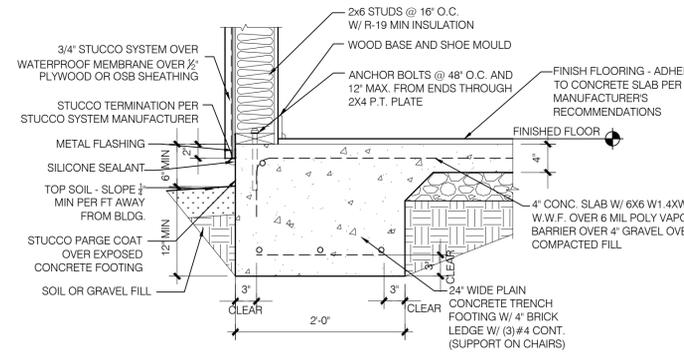
6 detail - porch slab
A5.1 SCALE: 1" = 1'-0"



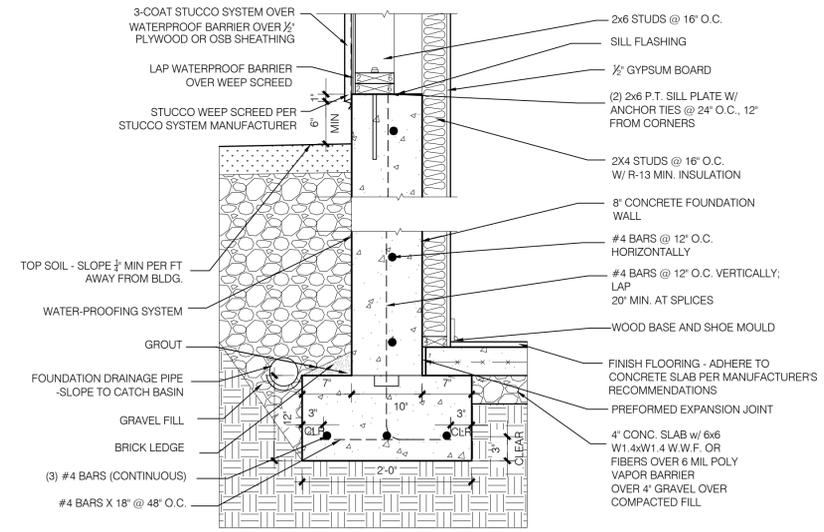
2 detail - floor system
A5.1 SCALE: 1" = 1'-0"



9 detail - porch or deck connection to house
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"

NEW RESIDENCE

1459 LAVISTA RD NE
ATLANTA, GA 30324

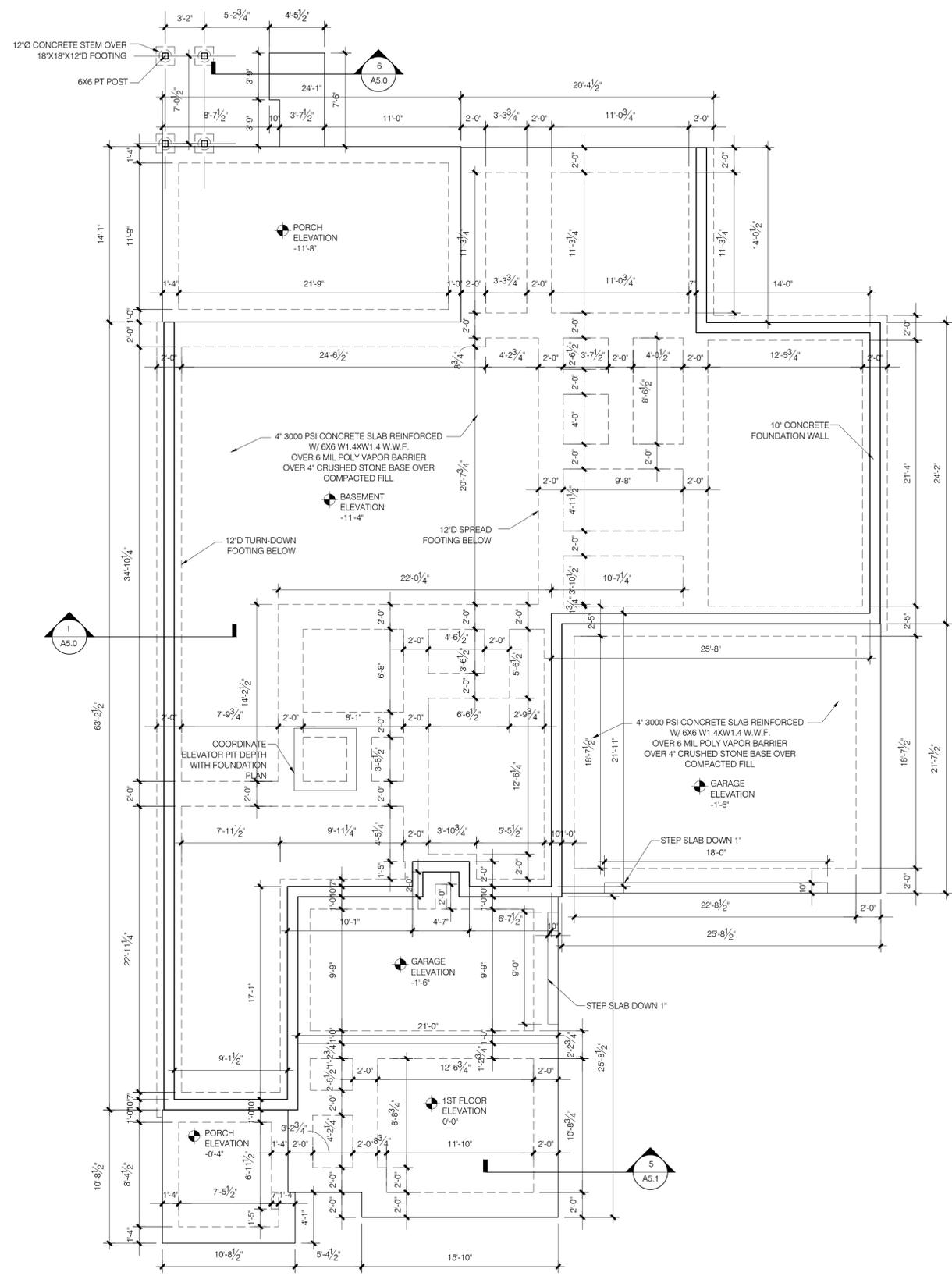
For: LANKEY SAIBU
470-553-9344
LANKEYSAIBU@GMAIL.COM

submittal
09-05-2025 PERMIT

Released for Construction

Date: SEP 05 2025
Project No.: 24068

Details



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
 SCALE: 3/16" = 1'-0"

NEW RESIDENCE

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Foundation Plan