



**1289 N MORNINGSIDE DRIVE**  
A NEW CUSTOM HOUSE PROJECT

RELEASED FOR CONSTRUCTION

Drawn:  
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Date:  
Job No.:

Revisions:

No.	Date

**1289 N MORNINGSIDE DRIVE**  
A NEW CUSTOM HOUSE PROJECT  
ATLANTA, GEORGIA

**PROJECT DIRECTORY**

**INDEX OF DRAWINGS**

**VICINITY MAP**

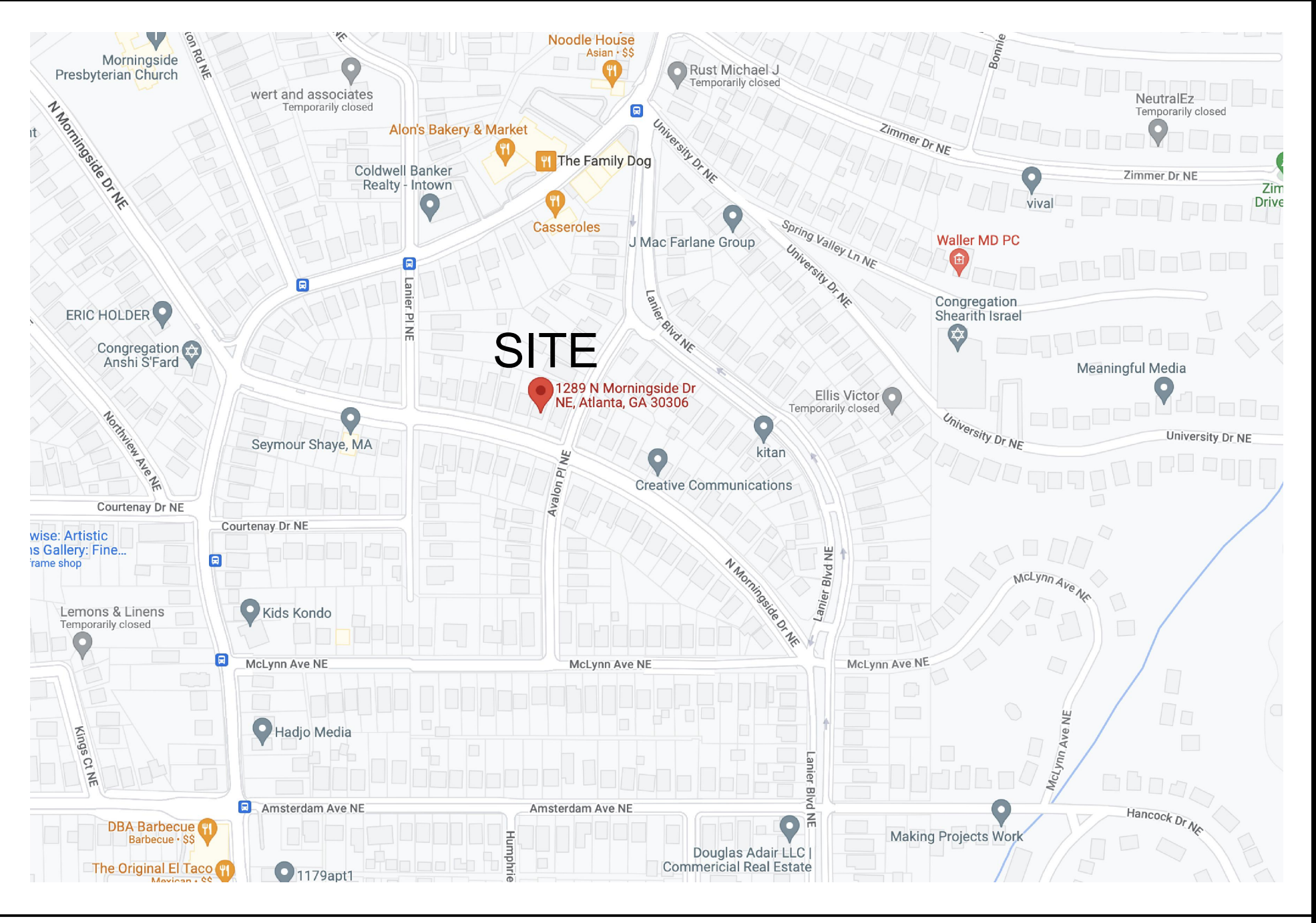
**OWNER**

SPENCER-LOVE HOMES  
505 HAMES ROAD  
MARIETTA, GEORGIA 30060  
CONTACT: CHRIS SPENCER  
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Email: chris@spencerlovehomes.com

**DESIGN TEAM**

GOODMAN DESIGN, INC.  
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A001	COVER SHEET
A002	ABBREV. & GRAPHIC SYMBOLS
A100	FOUNDATION & BASEMENT PLANS
A101	FLOOR PLANS
A102	ROOF PLAN & VERT. CIRCULATION
A201	EXTERIOR ELEVATION
A202	EXTERIOR ELEVATION
A301	SECTIONS & DETAILS



**CONTRACTOR**

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**BUILDING CODE REVIEW**

BUILDING CODE:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING 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 (Contact State Fire Marshal Below)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020), (2022)
- 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)
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

NFPA 101 Life Safety Code 2018 Edition, with Georgia Amendments (2020)

**SCOPE OF WORK**

ZONING:	R-4
USE GROUP:	SINGLE FAMILY
CONSTRUCTION CLASS:	UNPROTECTED
HEIGHT & AREA LIMITATION:	3 STORY MAXIMUM HEIGHT, 35 FEET. AVERAGE HEIGHT PROVIDED IS 35 FEET- SEE ELEVATIONS.
EMERGENCY ESCAPE:	EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM OF 5.7 SQ. FT.

**AREA SUMMARY**

MAIN LEVEL:	1,633 SF	FRONT PORCH:	247 SF
UPPER LEVEL:	2,123 SF	COVERED PATIO:	456 SF
TOTAL:	3,756 SF		
BASEMENT:	1,035 SF		
(NOT COUNTED TOWARDS F.A.R.)			
GARAGE:	511 SF (33%)		
ATTIC (7' HEADROOM):	80 SF / 2 = 40 SF		

A NEW CUSTOM HOME PROJECT.

ELECTRICAL LOAD CALCULATIONS AND PANEL SCHEDULE FOR EV CHARGING STATION WILL BE PROVIDED BY HOMEOWNER'S ELECTRICAL CONTRACTOR AND SUBMITTED TO THE CITY OF ATLANTA PRIOR TO ELECTRICAL PERMIT ISSUANCE.

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Title:  
**COVER SHEET**

Scale:  
**NO SCALE**

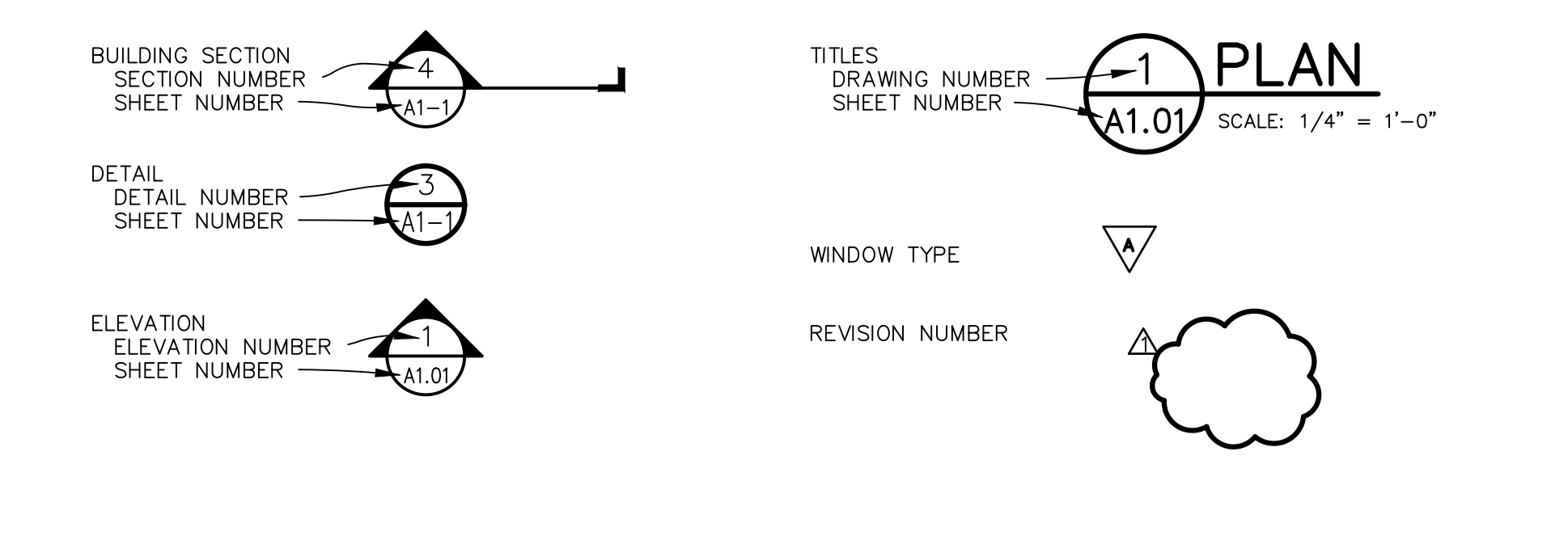
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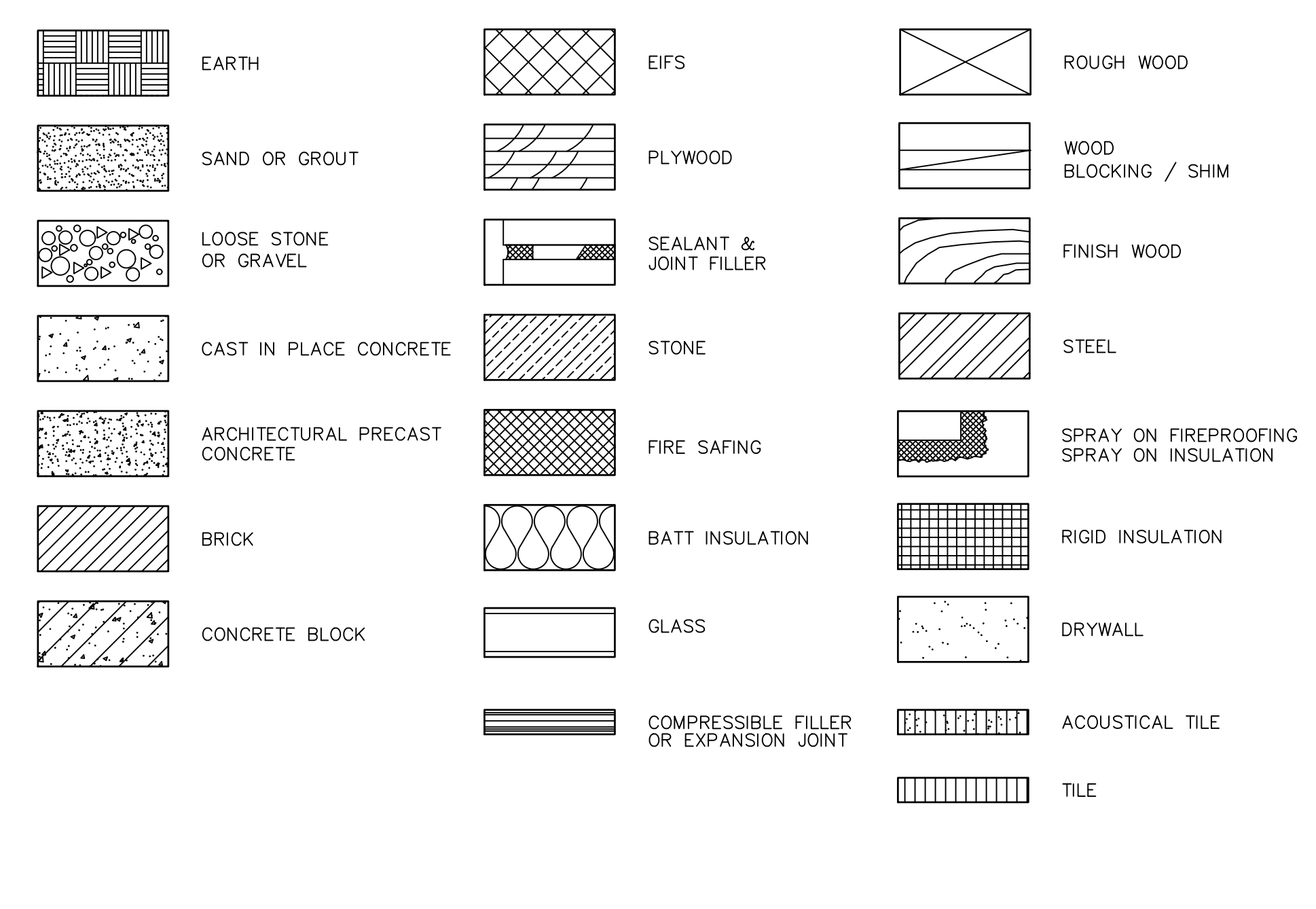
ABBREVIATIONS

&	AND	FA	FIRE ALARM	PART	PARTIAL
9	AT	FAC	FIRE APPARATUS CABINET	PC	PRECAST CONCRETE
AB	ANCHOR BOLT	FAB	FABRICATE (OR)	PD	PLAZA DRAIN
AC	ACRE	FCRC	FLUOROCARBON RESINOUS COATING	PERF	PERFORATE (ED)
ACCUS	ACOUSTIC	FD	FLOOR DRAIN	PRM	PERMETER
ACT	ACUSTICAL CEILING TILE	FDTN	FOUNDATION	PKG	PARKING
ADDL	ADDITIONAL	FE	FIRE EXTINGUISHER	PL	PLATE
ADH	ADHESIVE	FEC	FIRE EXTINGUISHER CABINET	P/L	PROPERTY LINE
ADJ	ADJACENT	FF	FINISH FLOOR	P/LAM	PLASTIC LAMINATE
ADMIN	ADMINISTRATION	FFE	FINISH FLOOR ELEVATION	PLUMB	PLUMBING
AFF	ABOVE FINISH FLOOR	FLYWD	FIRE HOSE CABINET	PLYWD	PLYWOOD
AGG	AGGREGATE	FIB	FIBER (OUS)	PROT	PROTECTED MEMBRANE ROOFING
ALT	ALTERNATE, ALTERNATIVE	FIN	FINISH	PR	PROTECTED MEMBRANE WATERPROOFING
ALUM	ALUMINUM	FIN	FINISH	PNL	PANEL
AMSL	ABOVE MEAN SEA LEVEL	FIXT	FIXTURE	POL	POLISH (ED)
ANDD	AND/D	FLEX	FLEXIBLE	PR	PAIR
APPROX	APPROXIMATE	FLR	FLOOR (ING)	PREFAB	PREFABRICATE (ED)
ARCH	ARCHITECT (URAL)	FLUOR	FLUORESCENT	PRELIM	PRELIMINARY
ASPH	ASPHALT	FM	FACTORY MUTUAL	PRESS	PRESSURE
ASSY	ASSEMBLY	FOUNT	FOUNTAIN	PROJ	PROJECTION, PROJECT
AU	ACOUSTICAL UNITS	FOF	FACE OF FINISH	PROT	PROTECT (ED)
AUTO	AUTOMATIC	FR	FIRE RESISTIVE	PSF	POUNDS PER SQUARE FOOT
AUX	AUXILIARY	FRP	FIBER REINFORCED PLASTER	PSI	POUNDS PER SQUARE INCH
		FS/C	FIRE SAFING ON CLIPS	PT	PRESSURE TREATED
B/	BOTTOM OF	FASTEN (ER)	FASTEN (ER)	PTD	PAINTED
BAL	BALANCE (ED)	FT	FOOT (EET)	PRN	PARTITION
BALC	BALCONY	FTG	FOOTING	PVF2	POLYVINYLIDENE FLUORIDE FINISH
BA RM	BATHROOM	FURN	FURNISH	PVG	PAVING
DEV	BEVEL (ED)	FURR	FURRING	PVMT	PAVEMENT
BD	BOARD	FVC	FIRE VALVE CABINET	QRK	QUIRK
BG	BUMPER GUARD	FCWP	FABRIC COVERED WALL PANEL	QT	QUARRY TILE
BITUM	BITUMEN (OUS)			QTY	QUANTITY
BLDG	BUILDING	GA	GAUCE	R	RISER
BLKG	BLOCKING	GAL	GALLON	RAD	RADIUS
BLRM	BALLROOM	GALV	GALVANIZE (ED)	RB	RESILIENT BASE
BLST	BALLAST	GB	GRAB BAR	RBR	RUBBER
BM	BEAM	GC	GENERAL CONTRACTOR	RCP	REFLECTED CEILING PLANG
BOL	BOLLARD	GEN	GENERAL	RD	ROOF DRAIN
BOT	BOTTOM	GFRG	GLASS FIBER REINFORCED CONCRETE	RDG	RIDGE
BRG	BEARING	GFRG	GLASS FIBER REINFORCED GYPSUM	RE	REGARDING
BRK	BRICK	GL	GLASS	REG	REGISTER
BRKT	BRACKET	GRDRL	GUARDRAIL	REF	REFER TO (REFERENCE)
BRZ	BRONZE	GRD	GRADE	REFL	REFLECT (ED, IVE)
B/S	BOTH SIDES	GRND	GROUND	REIN	REINFORCE (ED, ING, MENT)
BMT	BASIN	GSB	GYPSUM SOFFIT BOARD	REMO	REMOVE (ABLE)
BT	BATHUB	GSF	GROSS SQUARE FEET	REQD	REQUIRED
BTWN	BETWEEN	GSTRM	GUTTER	RES	RESILIENT
BUR	BUILT-UP ROOFING	GWB	GYPSUM WALL BOARD	REST	RESTAURANT
		GYP	GYPSUM	RET	RETAIN (ED, ING)
C	CHANNEL SHAPE	HB	HOSE BIBB	RH	RIGHT HAND
CAB	CABINET	HC	HANDICAPPED	RM	ROOM
CAP	CAPACITY	HD	HEAD	RND	ROUND
CB	CATCH BASIN	HDW	HARDWARE	RO	ROUGH OPENING
CBL	CENTER TO CENTER	HDEPS	HIGH DENSITY EXTRUDED POLYSTYRENE	ROW	RIGHT-OF-WAY
CC	CENTER TO CENTER	HGR	HANGER	RT	RUBBER TILE
CEG	CONSULTING ENGINEER'S GROUP	HNDRL	HOLLOW METAL HANDRAIL	RTD	RECESSED TOWEL DISPENSER
CEM	CEMENT (TIIOUS)	HOR OR	HORIZONTAL	S	SOUTH
CER	CERAMIC	HORIZ	HORIZONTAL	SAB	SOUND ATTENUATION BLANKET
CERT	CERTIFY (ICATION, ICATE)	HIP	HIGH POINT	SAN	SANITARY
CB	CORNER GUARD	HR	HOUR	SCHED	SCHEDULE
CIP	CAST-IN-PLACE	HSPKG	HOUSEKEEPING	SD	SMOKE DETECTOR
CJ	CONTROL JOINT	HSTWY	HOSTWAY	SDP	SOAP DISPENSER
C/L	CENTERLINE	HT	HEIGHT	SEC	SECTION
CLG	CEILING	HVAC	HEATING, VENTILATING & AIR CONDITIONING	SEP	SEPARATE (ION)
CLG	CLOSURE	HYD	HYDRANT	SERV	SERVICE
CLR	CLEAR (ANCE)	ID	INSIDE DIAMETER (DIMENSION)	SFT	SQUARE FEET (FOOT)
CMU	CONCRETE MASONRY UNIT	INCH	INCH (ES)	SGT	STRUCTURAL GLAZED TILE
CNCL	CONCRETE (ED)	INCAN	INCANDESCENT	SH SHT	SHEET
CNTR	COUNTER	INCL	INCLUDE (ED, ING)	SHTH	SHEATHING
COL	COLUMN	INFO	INFORMATION	SIM	SIMILAR
COMB	COMBINE (ATION)	INSUL	INSULATE (ED, ING, ION)	SNV	SANITARY NAPKIN DISPENSER
COMP	COMPOSITE	INT	INTERIOR	SNV	SANITARY NAPKIN VENDOR
CONC	CONCRETE	IRMA	INVERTED ROOF MEMBRANE ASSEMBLY	SPEC	SPECIFICATION
CONF	CONFERENCE	IRR	IRRIGATION	SQ	SQUARE
CONN	CONNECT (ED, ING, ION)	JAN	JANITOR	SPKR	SPEAKER
CONST	CONSTRUCT (ION)	JB	JAMB	SPR	SPRINKLER (ED)
CONT	CONTINUE (OUS)	JR	JUNIOR	SRMFI	SEMI RIGID MINERAL FIBER INSULATION
COORD	COORDINATE (ED)	JST	JOIST	SS	STAINLESS STEEL
CORR	CORRIDOR	JT	JOINT	ST	STONE
CPT	CARPET	K	KING	STC	SOUND TRANSMISSION COEFFICIENT
CSWK	CASEWORK	KIT	KITCHEN	STD	STANDARD
CTSK	COUNTERSINK	KD	KNOCKDOWN	STE	SUITE
CT	CENTER TILE	L	ANGLE SHAPE	STL	STEEL
CTR	CENTER	LAB	LABORATORY	STOR	STORAGE
CU	CUBIC	LAM	LAMINATE (ED)	STRUC	STRUCTURE
		LAM	LAMINATE (ED)	STL	STAINLESS STEEL
DBL	DOUBLE	LAV	LAVATORY	STRUC	STRUCTURE (AL)
DEMO	DEMOLISH, DEMOLITION	LB	POUND	SUP	SUPPLY
DEPT	DEPARTMENT	LDSC	LANDSCAPE (ED, ING)	SUSP	SUSPEND (ED)
DTL	DETAIL	LF	LEFT HAND	T	TREAD
DF	DRINKING FOUNTAIN	LKR	LOCKER	T/	TOP OF
DIA	DIAMETER	LL	LIVE LOAD	T/S	TOP OF STEEL/SLAB
DIAG	DIAGONAL	LONG	LONG	T/W	TOP OF WALL
DIFF	DIFUSER	LP	LOW POINT	TAEC	THERMAL ACRYLIC ENAMEL COATING
DIM	DIMENSION	LT	LIGHT	TB	TOWEL BAR
DISP	DISPENSER	LVR	LOUVER	T&G	TONGUE & GROOVE
DIV	DIVISION			TD	TRENCH DRAIN
DL	DEAD LOAD			TEL	TELEPHONE
DN	DOWN			TEMP	TEMPER (ED)
DN RM	DINING ROOM			TERR	TERRACE
DUAL	DUAL NAPKIN DISPOSAL			THK	THICK (NESS)
DPFG	DAMPROOFING			THRU	THROUGH
DR	DOOR			TOIL	TOILET
DR RM	DRESSING ROOM			TOPO	TOPOGRAPHIC MAP
DRNBD	DRAINBOARD			TOC	TOP OF CURB
DRN	DRAIN			TOS	TOP OF SLAB (STEEL)
DS	DOWNSPOUT			TPD	TOILET PAPER DISPENSER
DW	DRYWALL			TRANS	TRANSVERSE (FER)
DWG	DRAWING			TYP	TYPICAL
DWR	DRAWER			US	UNCERCUT
DWTR	DUMBWAITER			UL	UNDERWRITERS LABORATORY
				UNO	UNLESS NOTED OTHERWISE
E	EAST			UR	URINAL
EA	EACH			USG	UNITED STATES GYPSUM
EDF	ELECTRICAL DRINK FOUNTAIN			USU	UTILITY SHELF UNIT
EIFS	EXTERIOR INSULATION FINISH SYSTEM			UTIL	UTILITY (IES)
EJ	EXPANSION JOINT			VAL	VALLEY
EL	ELEVATION			VAR	VARY (IES)
ELEC	ELECTRIC (AL)			VAP BAR	VAPOR BARRIER
ELEV	ELEVATOR			VCT	VINYL COMPOSITION TILE
EMER	EMERGENCY			VERT	VERTICAL
EMP	EMPLOY (EE)			VEST	VESTIBULE
ENCL	ENCLOSURE			VIF	VERIFY IN FIELD
ENG	ENGINEER (ING)			V PLAS	VENEER PLASTER
ENTR	ENTRANCE (ENTRY)			VOC	VERTICAL ON CENTER
EOS	EDGE OF SLAB			VOL	VOLUME
EPX	EPOXY			VS	VINYL SHEET
EPDM	ETHYLENE PROPYLENE DIENE MONOMER			VT	VINYL TILE
EPS	EXTRUDED POLYSTYRENE			VW	VIEW WINDOW
EQ	EQUAL			VWC	VINYL WALL COVERING
EQUIP	EQUIPMENT			W	WEST
ESCF	ESCAPE			W/	WITH
ESCL	ESCALATOR			WC	WATER CLOSET
ETC	ETCETERA			WD	WOOD
EW	ELECTRIC WATER COOLER			WINDW	WINDOW
EXC	EXCAVATION			WF	WIDE FLANGE SHAPE
EXCL	EXCLUDE (ED, ING)			WG	WIRE GLASS
EXH	EXHAUST			W/O	WITHOUT
EXIST	EXISTING			WP	WORKPOINT
EXP	EXPOSED			WPF	WATERPROOFING
EXPAN	EXPAND (ED, ING, SION)			WR	WASTE RECEPTACLE
EXT	EXTERIOR			WT	WEIGHT
EXTR	EXTRUDE (ED)			WVF	WELDED WIRE FABRIC
				YD	YARD (S)

SYMBOLS LEGEND



MATERIALS LEGEND



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Not shown is an indication of specific materials or quantities. All materials and quantities are subject to change without notice. The contractor shall be responsible for obtaining all necessary permits and approvals.

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Title: **ABBREV. & GRAPHIC SYMBOLS**  
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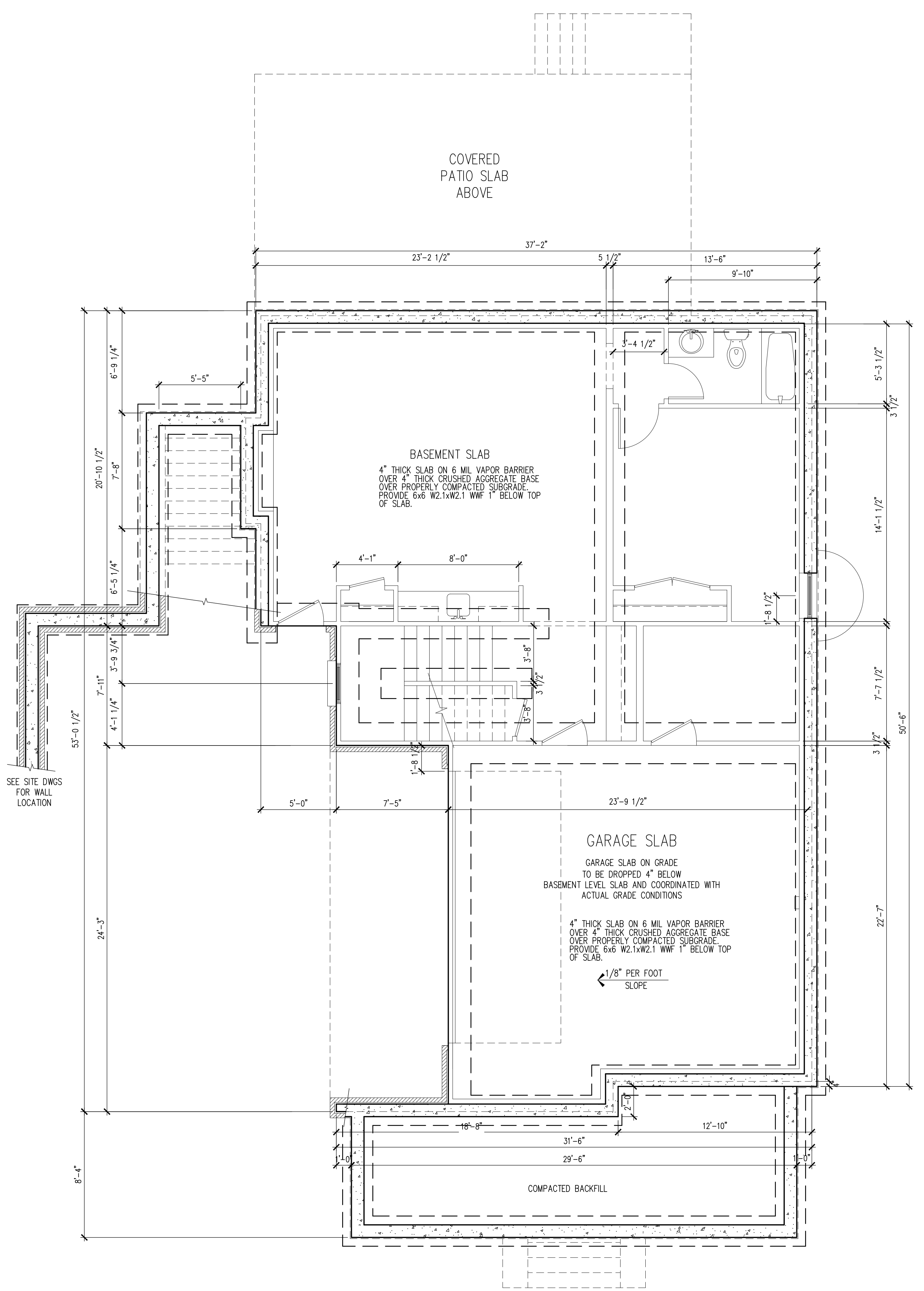
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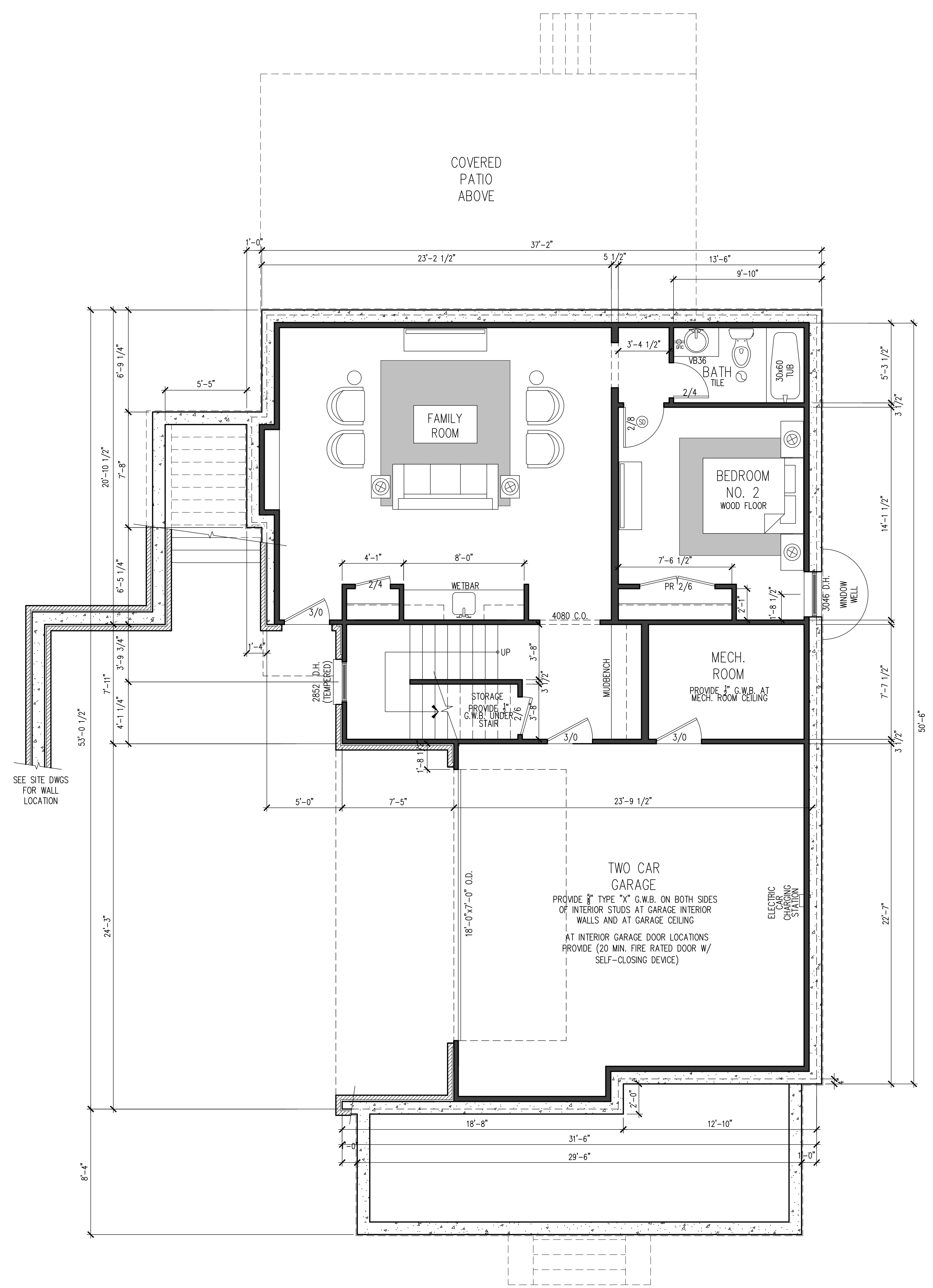
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Title: **FOUNDATION & BASMENT PLANS**  
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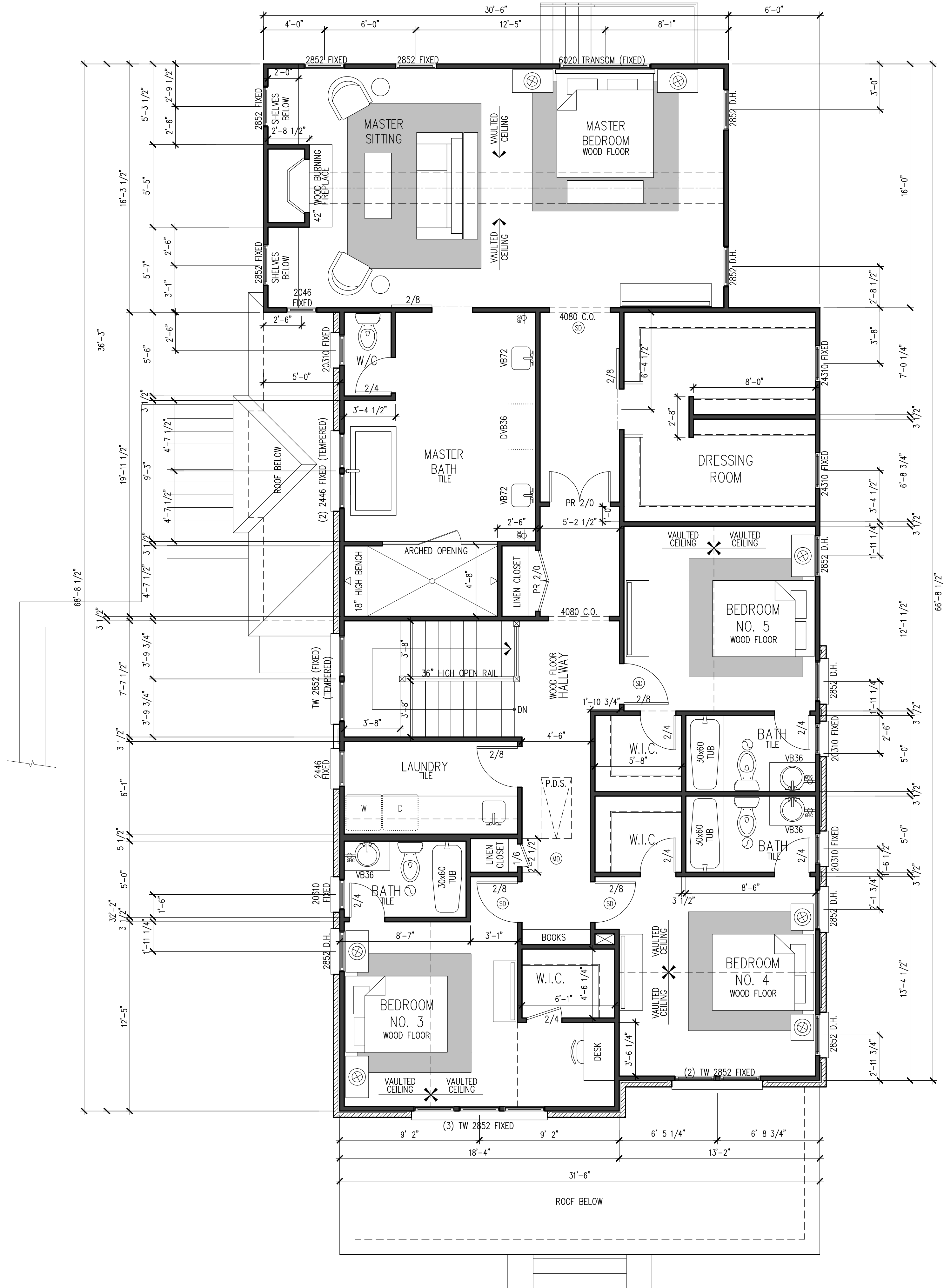
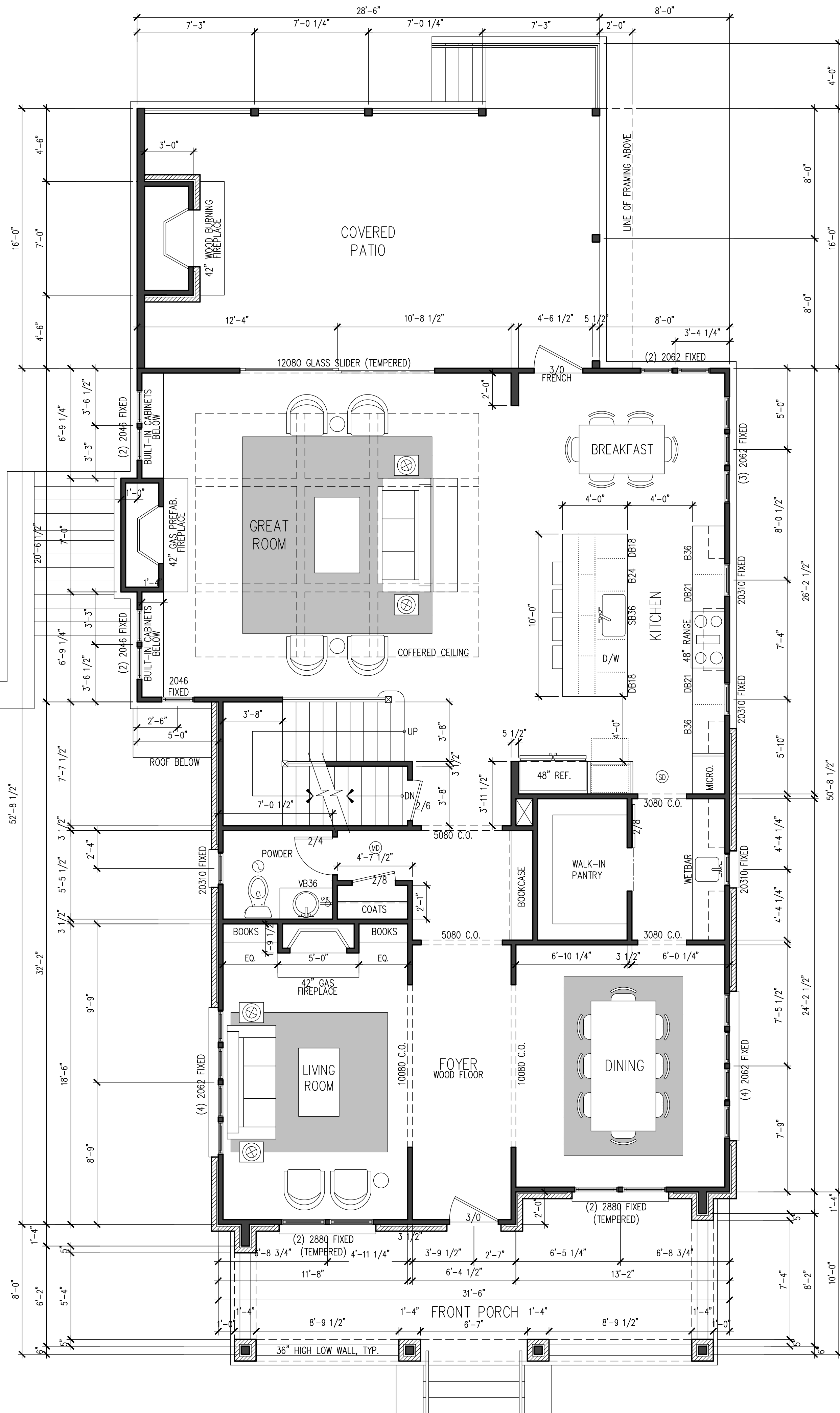
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**1 FOUNDATION PLAN**  
 A100 1/4"=1'-0"



**2 BASEMENT FLOOR PLAN**  
 A100 1/4"=1'-0"



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No.	Date

**1289 N MORNINGSIDE DRIVE**  
 A NEW CUSTOM HOUSE PROJECT  
 ATLANTA, GEORGIA

See drawings for schedule of finish  
 and material specifications. All items  
 are to be installed and finished in  
 accordance with the manufacturer's  
 instructions.

**GOODMAN DESIGN**  
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Title:  
**FLOOR PLANS**

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

Sheet:

**A101**

of:

Drawn:  
Checked:  
Date:  
Job No.:

Revisions:

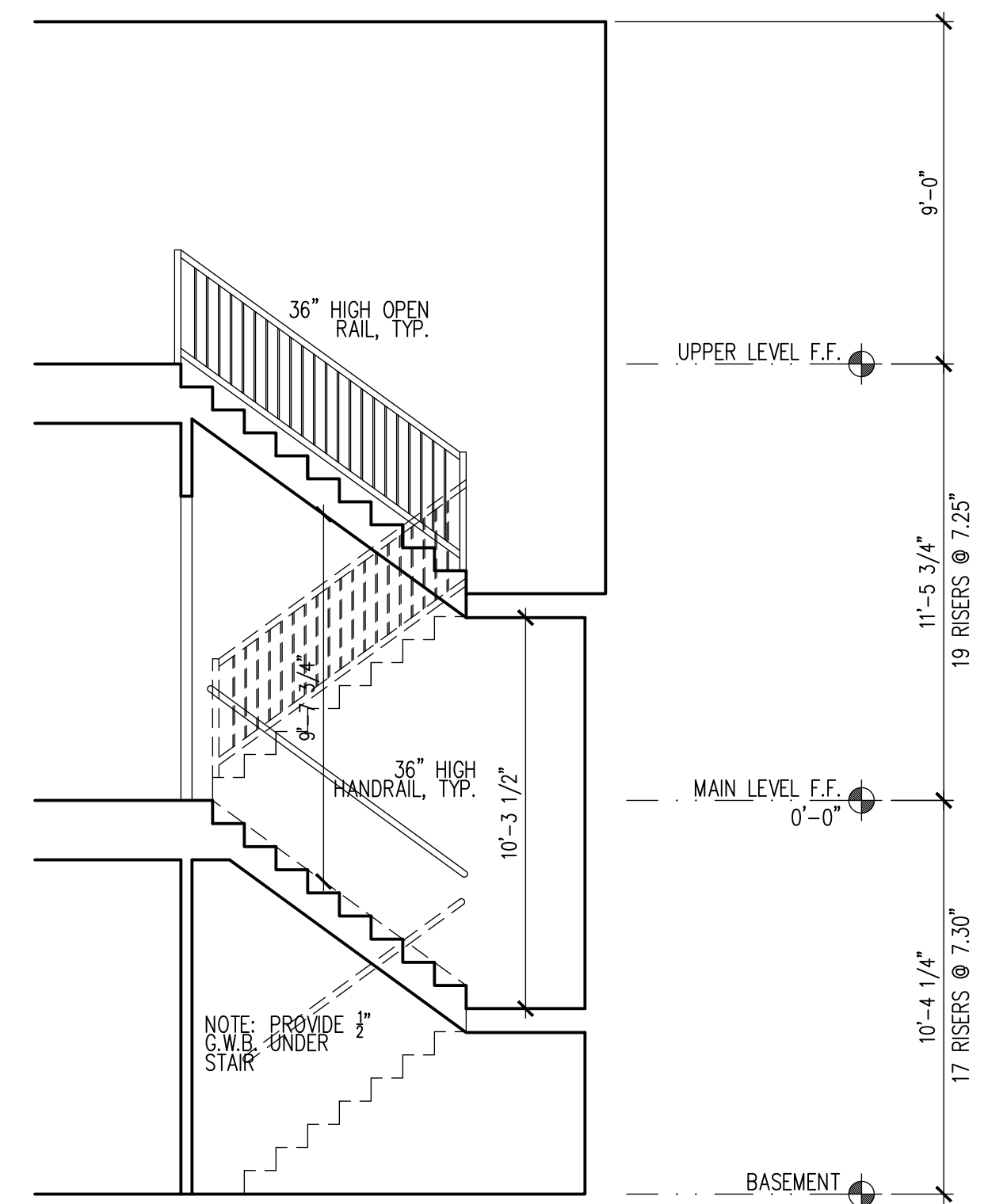
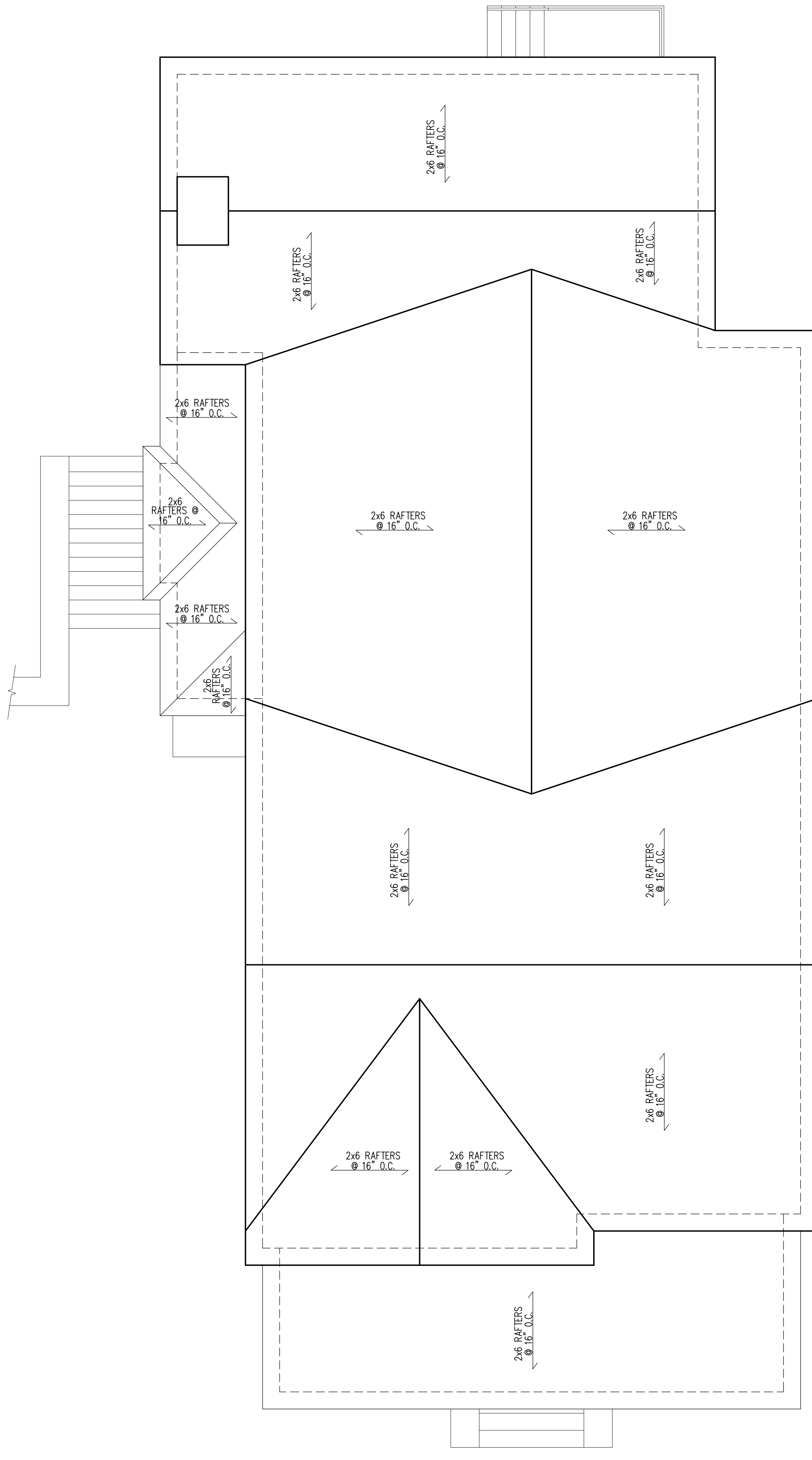
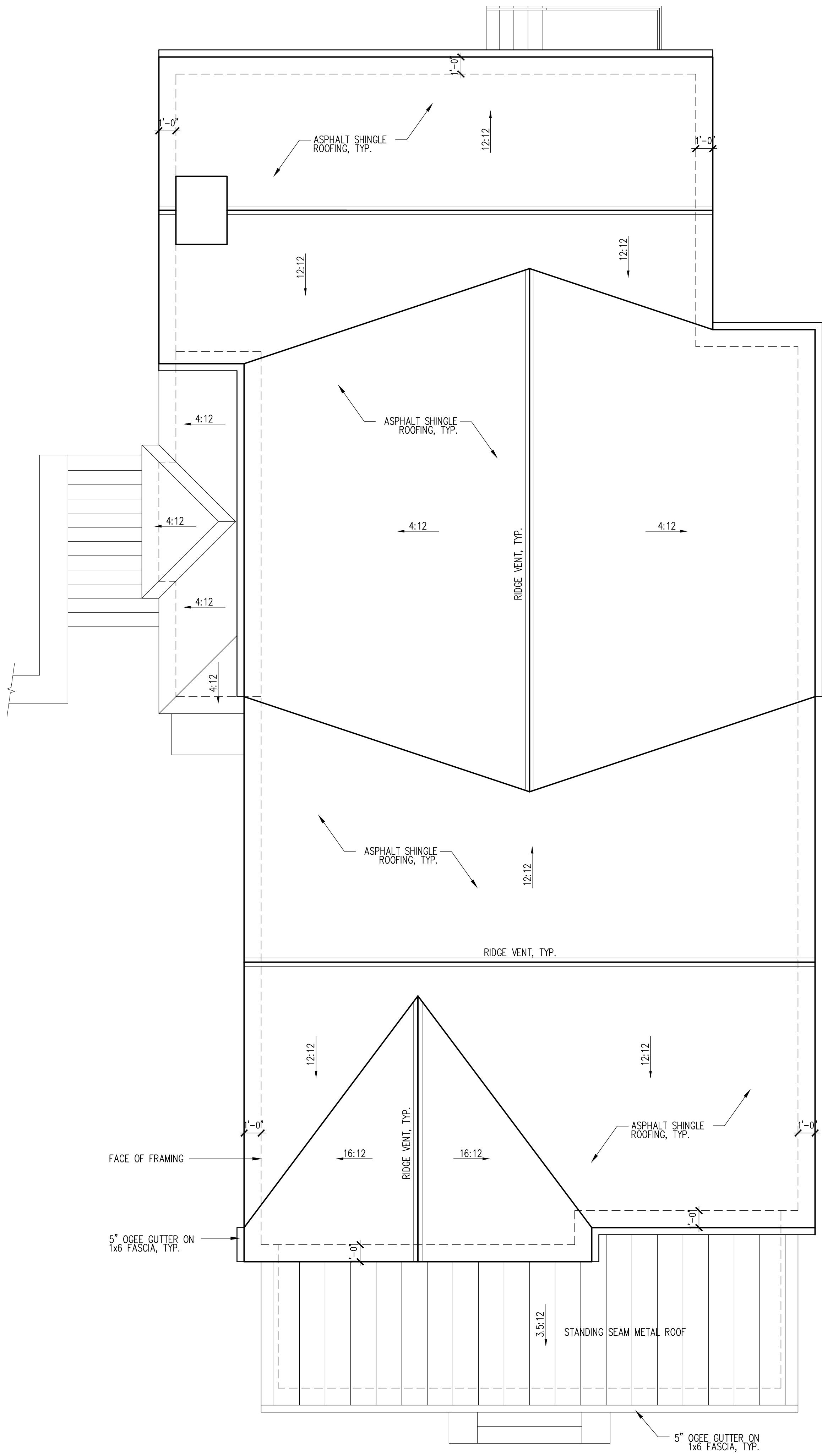
No.	Date

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Title:  
**ROOF PLAN & VERT. CIRCULATION**  
Scale:  
1/4"=1'-0"

Sheet:  
**A102**  
of:



NOTE: ROOF FRAMING TO BE STICK-BUILT, U.N.O. PROVIDE #2 SYP 2x6 RAFTERS @ 16" O.C., TYP. ALL RIDGE, HIP AND VALLEYS TO BE 2x8.

FRONT ELEVATION: 32.5'  
 RIGHT SIDE ELEVATION: 32.5'  
 REAR ELEVATION: 31.83'  
 LEFT SIDE ELEVATION: 36'  
 AVERAGE HEIGHT: 33.20'

RELEASED FOR  
 CONSTRUCTION

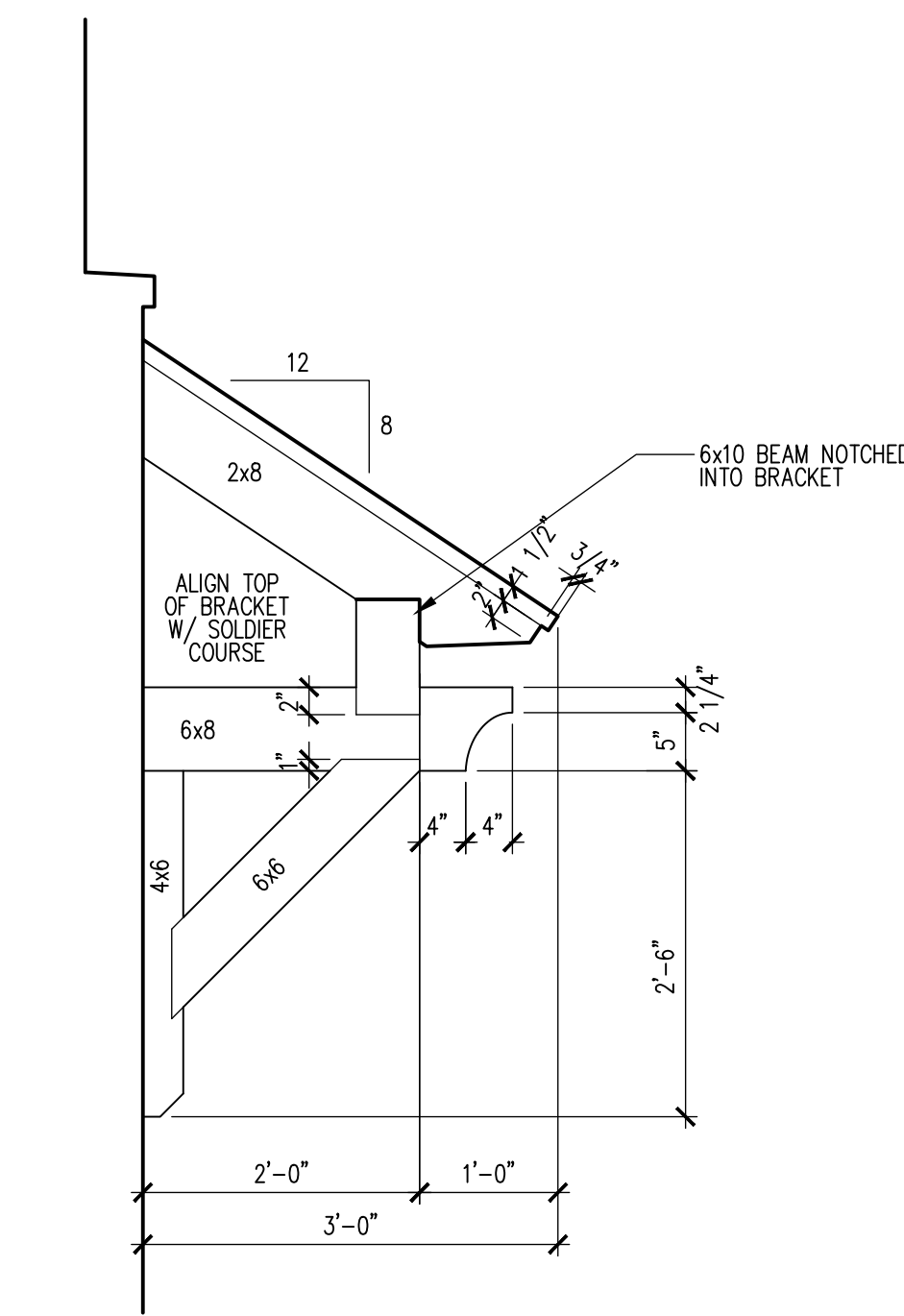
Drawn:  
 Checked:  
 Date:  
 Job No.:

Revisions:

No.	Date



**3 ROOF/ BRACKET DETAIL**  
 A201 3/4"=1'-0"



**1 FRONT ELEVATION**  
 A201 1/4"=1'-0"



**2 LEFT SIDE ELEVATION**  
 A201 1/4"=1'-0"

**1289 N MORNINGSIDE DRIVE**  
 A NEW CUSTOM HOUSE PROJECT  
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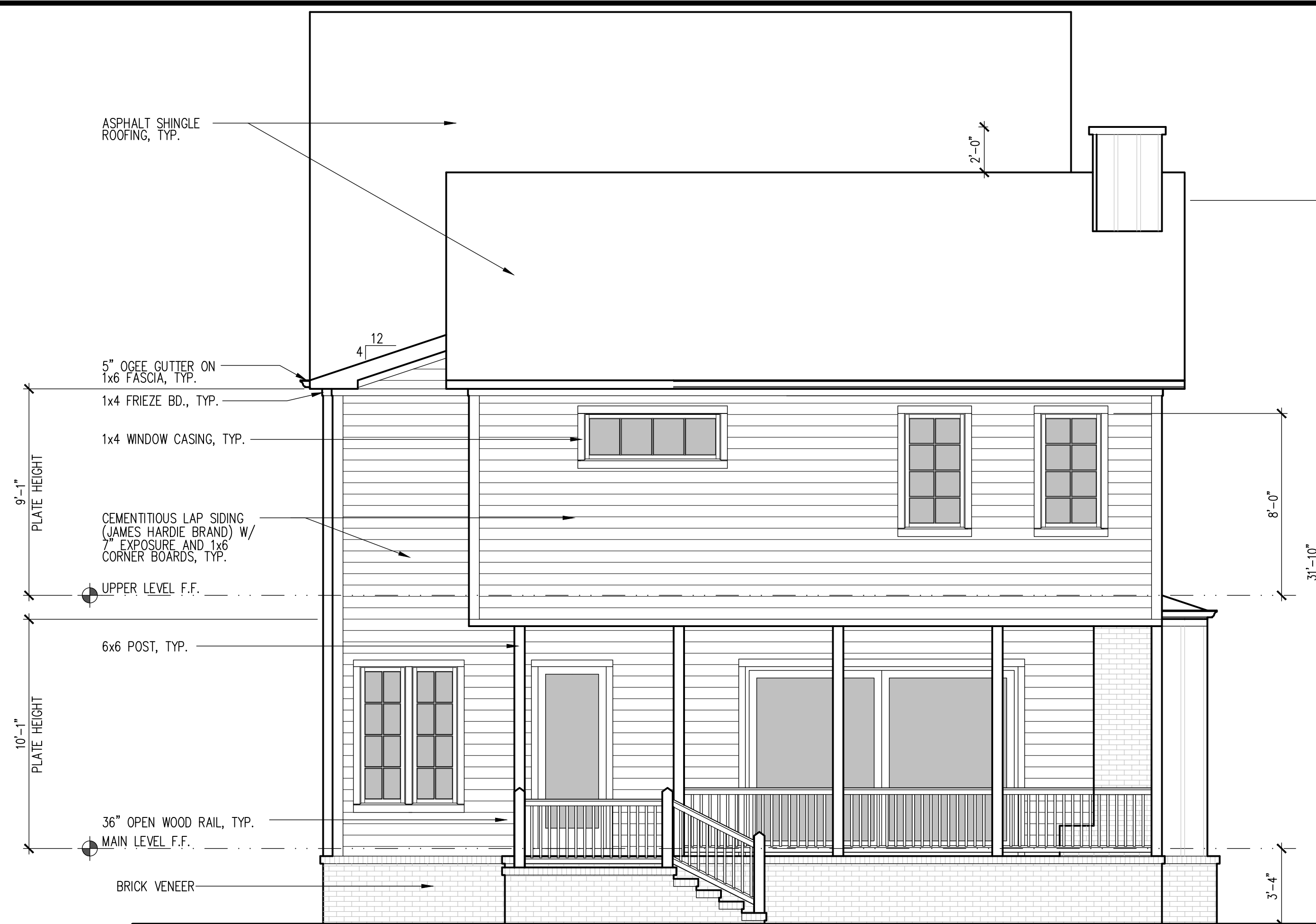
Title:  
**EXTERIOR ELEVATIONS**  
 Scale:  
 1/4"=1'-0"

Sheet:  
**A201**

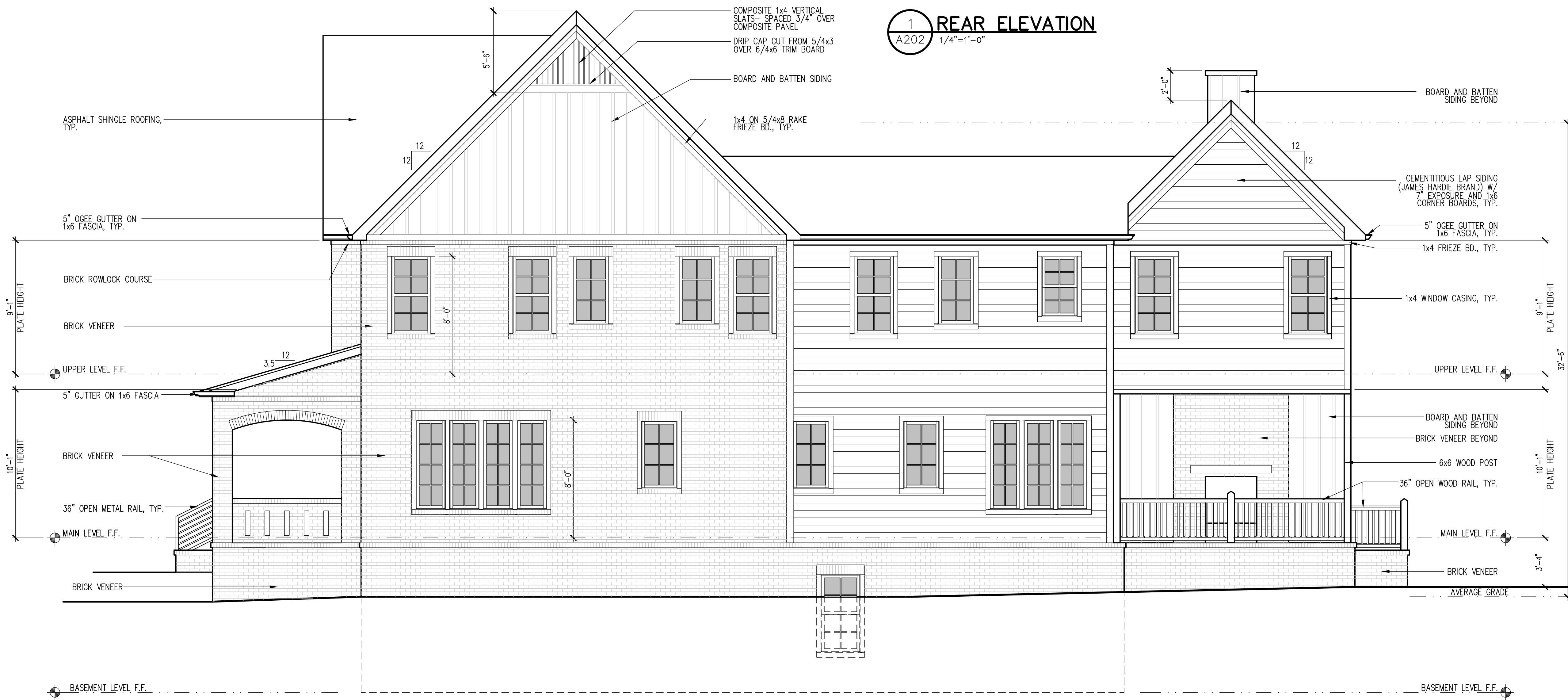
of:

FRONT ELEVATION: 32.5'  
 RIGHT SIDE ELEVATION: 32.5'  
 REAR ELEVATION: 31.83'  
 LEFT SIDE ELEVATION: 36'  
 AVERAGE HEIGHT: 33.20'

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**1 REAR ELEVATION**  
 A202 1/4"=1'-0"



**2 RIGHT SIDE ELEVATION**  
 A202 1/4"=1'-0"

**1289 N MORNINGSIDE DRIVE**  
 A NEW CUSTOM HOUSE PROJECT  
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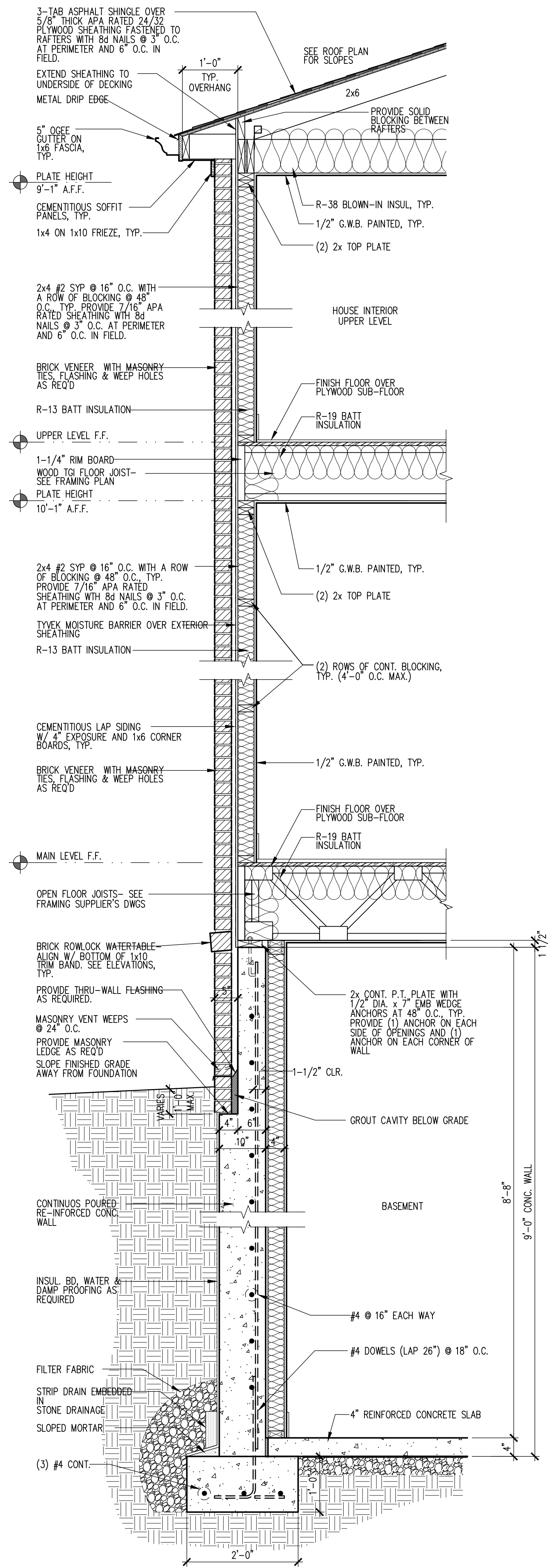
Not shown is an elevation of the front of the house. The elevation of the front of the house is shown on sheet A201.

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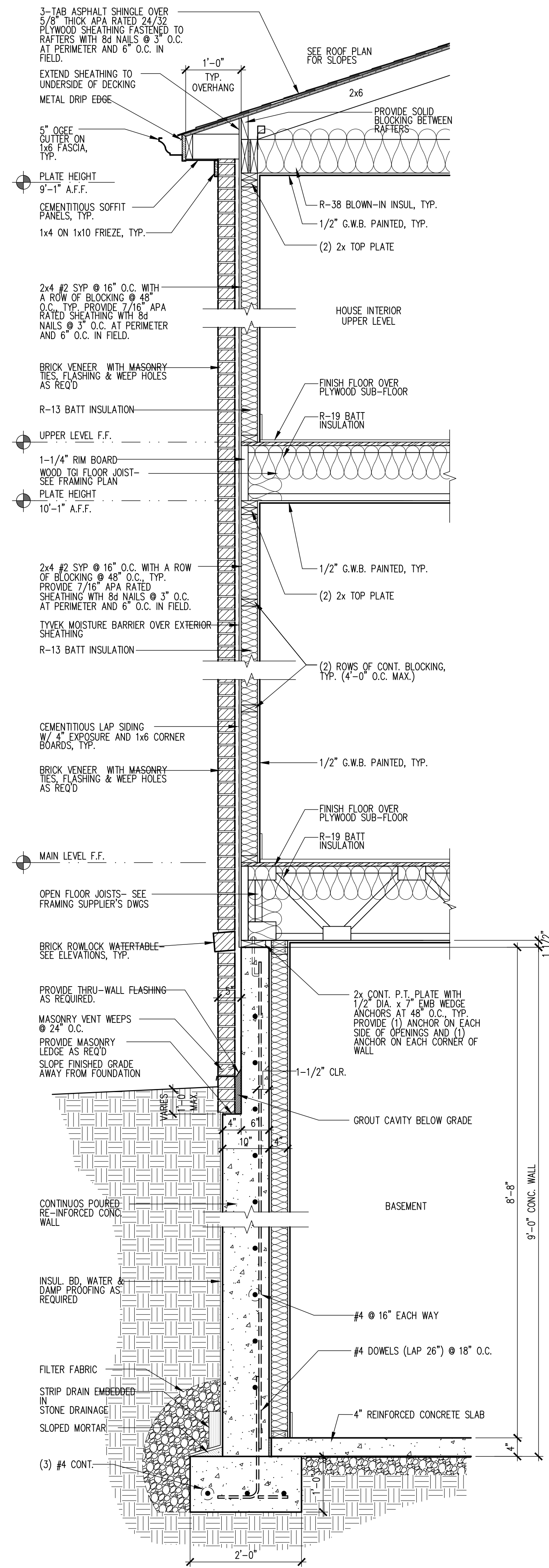
Title:  
**EXTERIOR ELEVATIONS**  
 Scale:  
 1/4"=1'-0"

Sheet:  
**A202**  
 of:

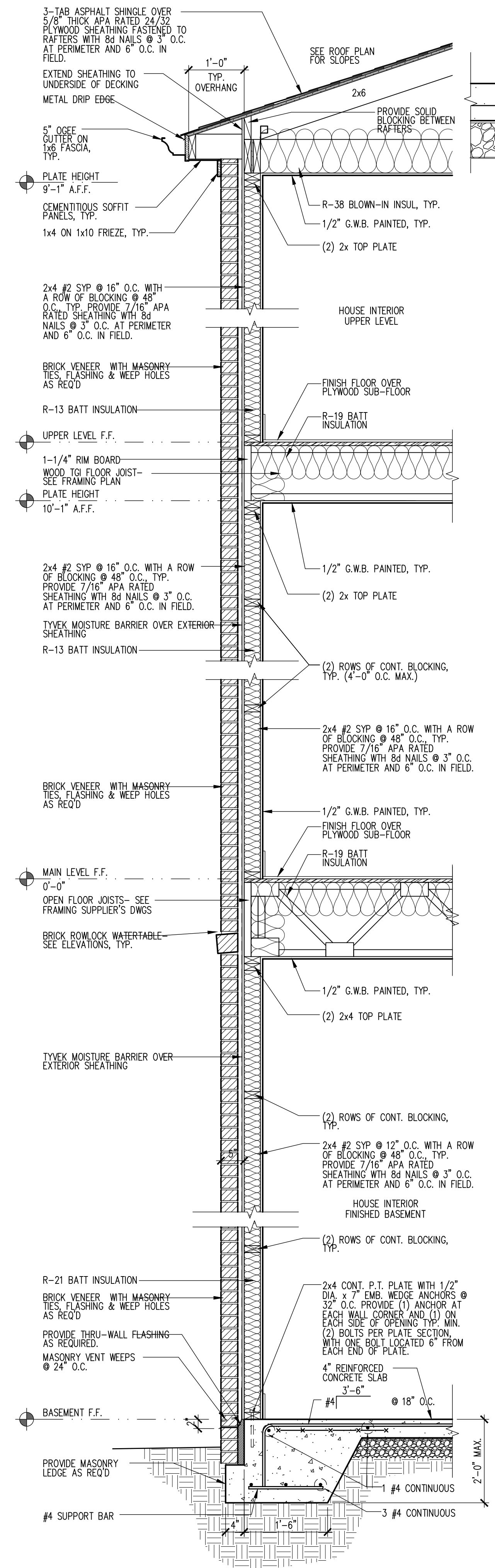
Design with Purpose.  
 Process. Create.



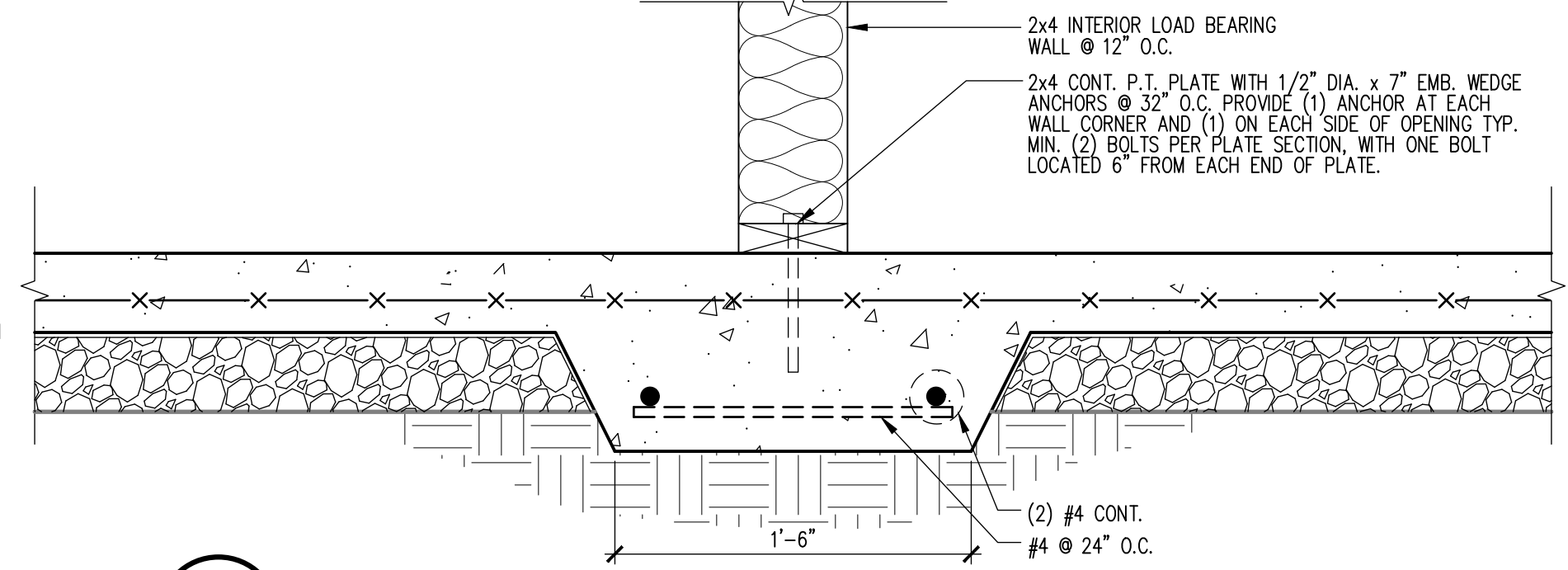
1 WALL SECTION  
A301 3/4"=1'-0"



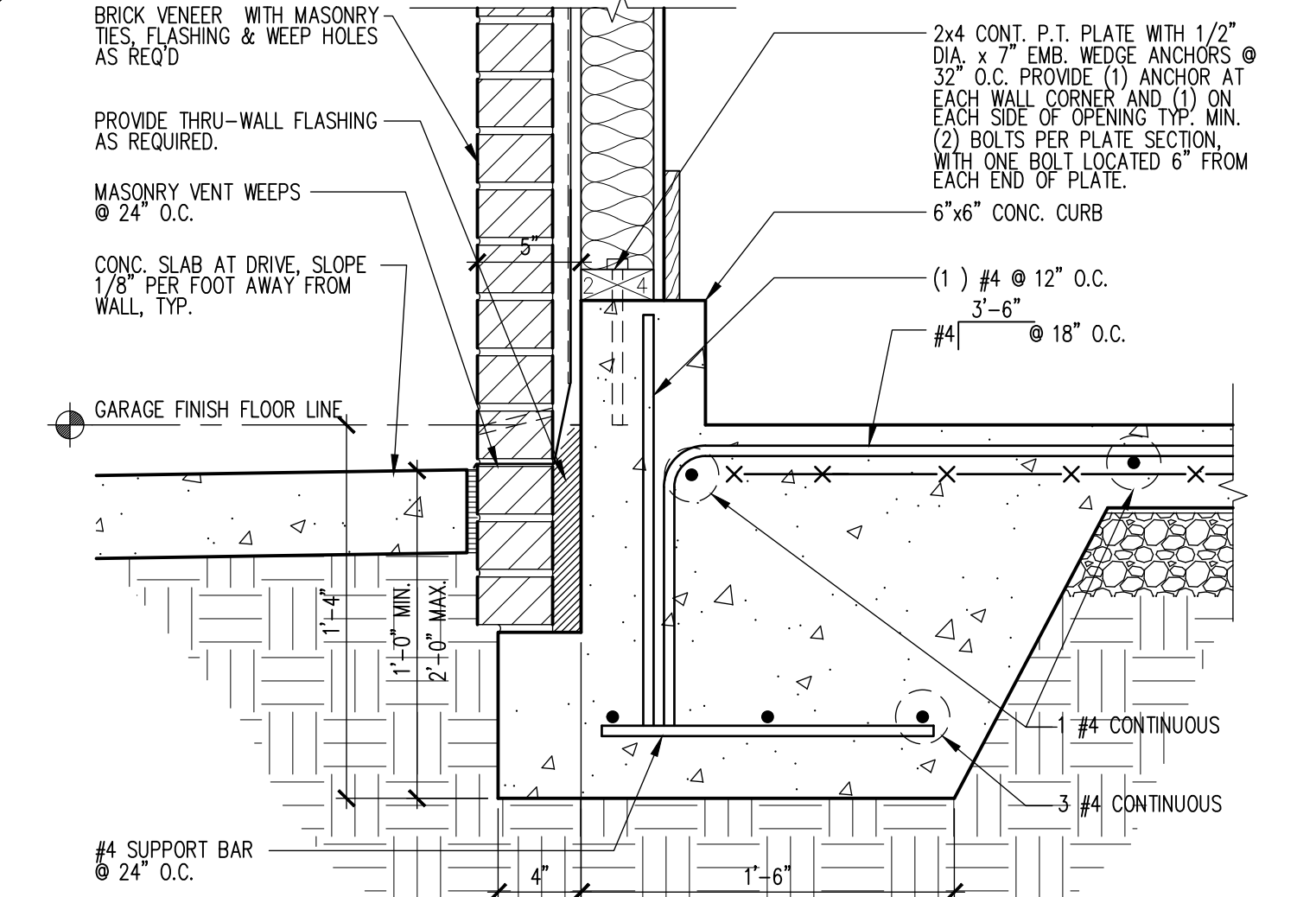
2 WALL SECTION  
A301 3/4"=1'-0"



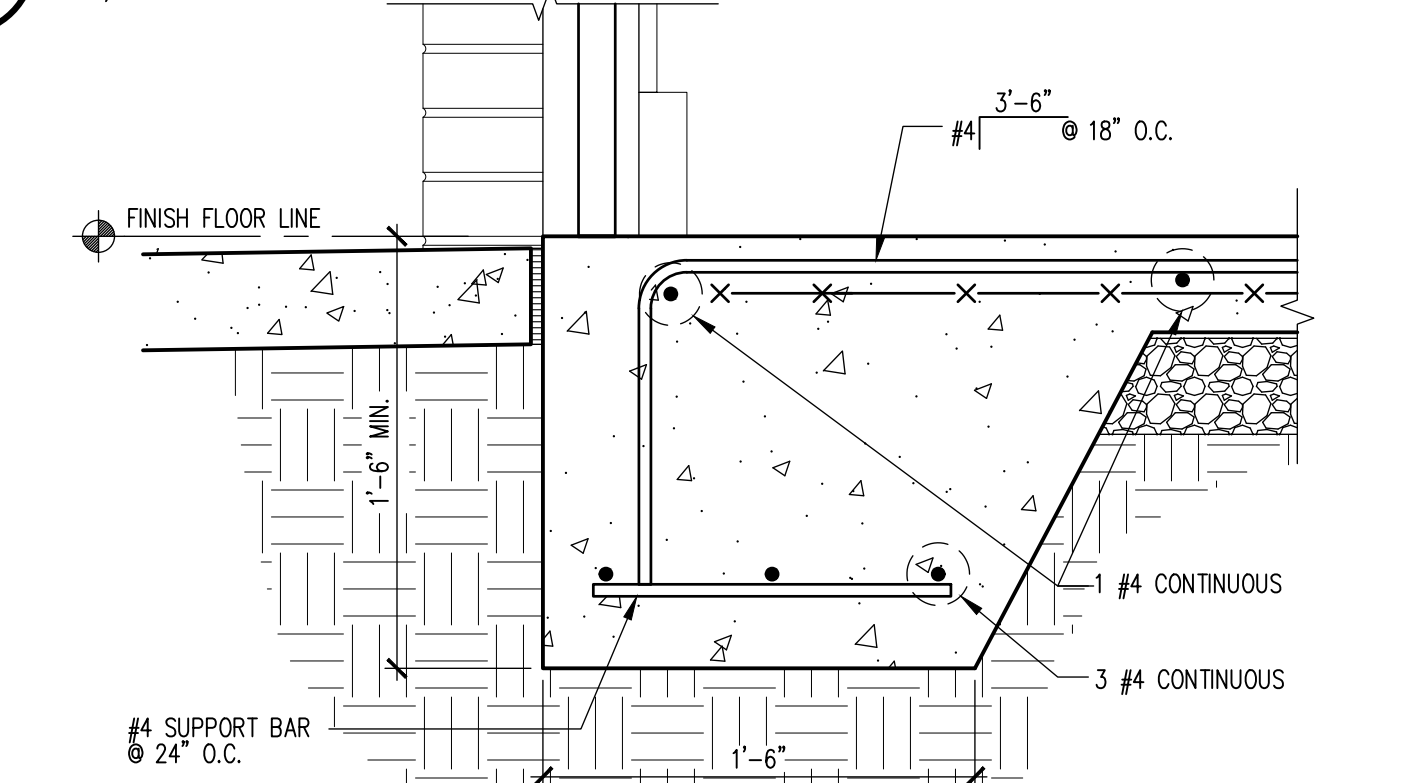
3 WALL SECTION  
A301 3/4"=1'-0"



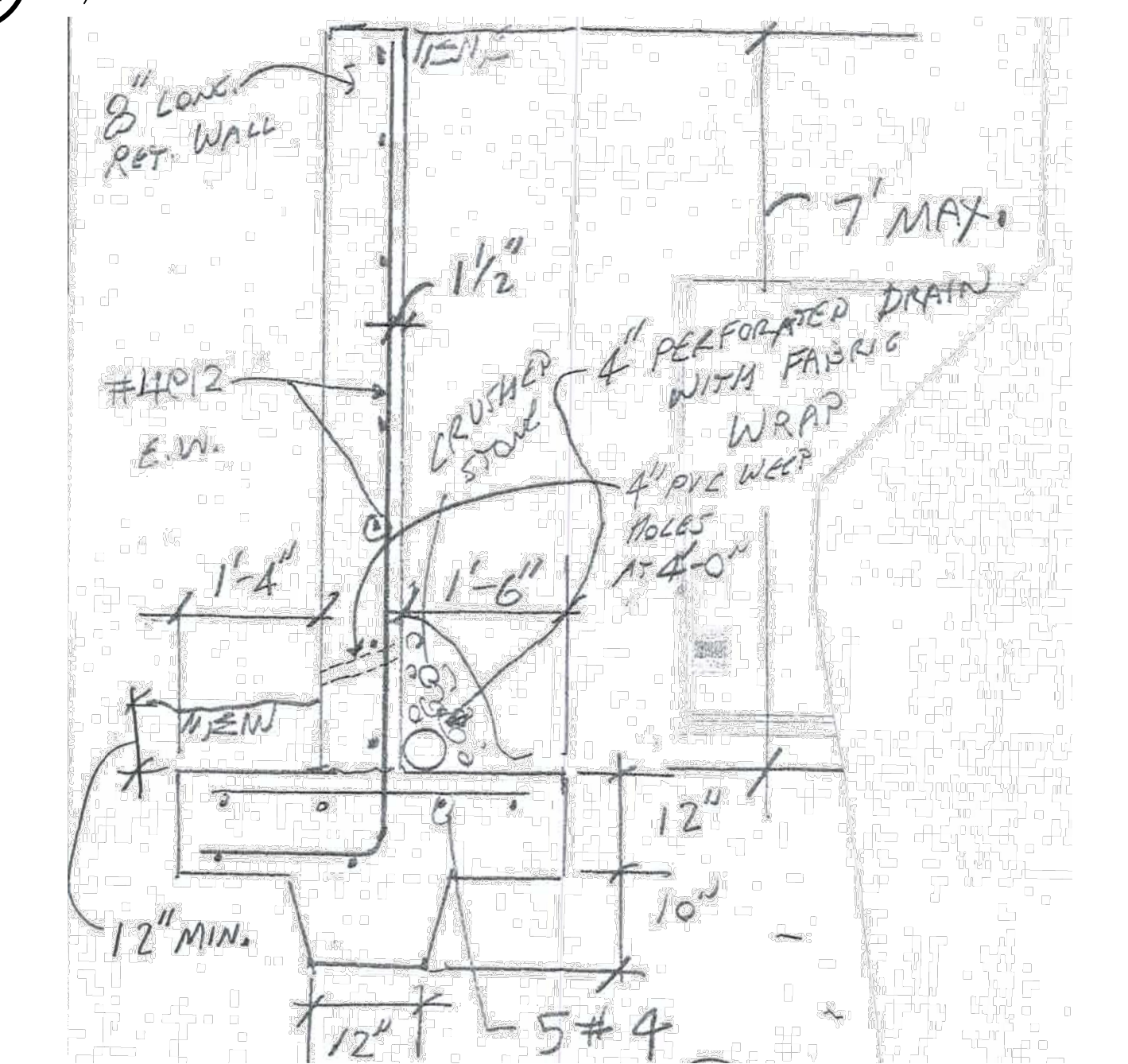
4 SECTION DETAIL @ LOAD BEARING WALL SLAB  
A301 1-1/2"=1'-0"



5 SECTION DETAIL @ GARAGE SLAB / CURB  
A301 1-1/2"=1'-0"



6 SECTION DETAIL @ GARAGE SLAB / DOOR SILL  
A301 1-1/2"=1'-0"



7 RETAINING WALL DETAIL  
A301 NTS

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No. Date

1289 N MORNINGSIDE DRIVE  
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Title: \_\_\_\_\_  
Scale: AS NOTED  
Sheet: \_\_\_\_\_

SECTIONS & DETAILS  
AS NOTED  
A301