
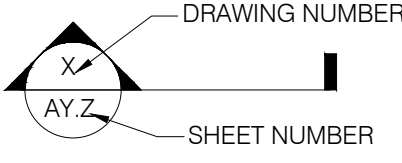
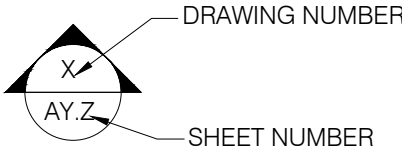
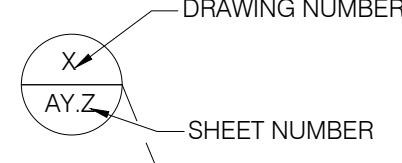


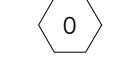



NEW RESIDENCE

523 MAYNARD AVENUE
ATLANTA, GEORGIA 30316

GOTSCH STUDIO
ARCHITECTURE & DESIGN

www.gotschstudio.com
1587 Runnymede Rd. NE
Atlanta, GA 30319
404.428.6625

| project description | symbols | abbreviations | drawing index | rendering | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---------------|---|--|-----------|---------|-------|---------|--|---|---|-----------|------|-------------|----|-------------|--------|--------|-------------|---|---|---|------------------------------------|---|-----------------------------|--|
| <p>PROJECT DESCRIPTION: CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE</p> <p>HEATED/CONDITIONED AREA SUMMARY:</p> <table border="1"> <thead> <tr> <th>LEVEL</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>1ST FLOOR</td> <td>1324 SF</td> </tr> <tr> <td>2ND FLOOR</td> <td>1530 SF</td> </tr> <tr> <td>TOTAL</td> <td>2854 SF</td> </tr> </tbody> </table> <p>OTHER: FRONT PATIO: 297 SF COVERED PATIO: 156 SF GARAGE: 475 SF</p> | LEVEL | AREA | 1ST FLOOR | 1324 SF | 2ND FLOOR | 1530 SF | TOTAL | 2854 SF | <p>ELEVATION MARK</p>  <p>SECTION REFERENCE</p>  <p>ELEVATION REFERENCE</p>  <p>DETAIL REFERENCE</p>  <p>WALL TYPE</p>  <p>DOOR LABEL</p>  <p>NOTE LABEL</p>  | <p>A.F.F.: ABOVE FINISHED FLOOR ALUM.: ALUMINUM A.P.C.: ARCHITECTURAL PRECAST CONCRETE BD.: BOARD BLDG.: BUILDING B.O.: BOTTOM OF C.B.: CATCH BASIN CLG.: CEILING CL.: COLUMN LINE COL.: COLUMN CONC.: CONCRETE CONT.: CONTINUOUS CONTR.: CONTRACTOR D.S.: DOWN SPOUT DIM.: DIMENSION D.I.: DROP INLET DN.: DOWN DWG.: DRAWING EA.: EACH E.C.: ELECTRICAL CONTRACTOR E.I.F.S.: EXTERIOR INSULATED FINISH SYSTEM EL.: ELEVATION ELEC.: ELECTRICAL E.O.S.: EDGE OF SLAB EQ.: EQUAL EXIST.: EXISTING EXP.: EXPANSION F.D.: FLOOR DRAIN F.E.: FIRE EXTINGUISHER F.F.E.: FINISH FLOOR ELEVATION F.J.T.: FALSE JOINT FL.: FLOOR F.O.: FRAME OPENING F.O.B.: FACE OF BRICK FT.: FEET GA.: GAUGE G.B.: GRAB BAR G.C.: GENERAL CONTRACTOR G.F.R.C.: GLASS FIBER REINFORCED CONCRETE GL.: GLASS G.W.B.: GYPSUM WALLBOARD GYP. BD.: GYPSUM BOARD H.C.W.: HOLLOW CORE WOOD DOOR H.M.: HOLLOW METAL FRAME HT.: HEIGHT JT.: JOINT INC.: INCANDESCENT INSUL.: INSULATION MIN.: MINIMUM MISC.: MISCELLANEOUS M.O.: MASONRY OPENING M.R.: MOISTURE RESISTANT MECH.: MECHANICAL N.H.C.: NO HUNG CEILING N.I.C.: NOT IN CONTRACT N.T.S.: NOT TO SCALE O.C.: ON CENTER P.E.J.: PREMOLDED EXPANSION JOINT OPP. HAND.: OPPOSITE HAND PT.: PRESSURE TREATED R.A.: RETURN AIR LINE DIFFUSER R.A.G.: RETURN AIR GRILLE R.D.: ROOF DRAIN REF.: REFERENCE R.O.: ROUGH OPENING R.T.C.: REFER TO CIVIL DRAWINGS R.T.E.: REFER TO ELECTRICAL DRAWINGS R.T.L.: REFER TO LANDSCAPE DRAWINGS R.T.M.: REFER TO MECHANICAL DRAWINGS R.T.P.: REFER TO PLUMBING DRAWINGS R.T.S.: REFER TO STRUCTURAL DRAWINGS S.A.: SUPPLY AIR DIFFUSER S.C.W.: SOLID CORE WOOD DOOR SH.: SHELVES SIM.: SIMILAR STL.: STEEL STRUCT.: STRUCTURAL SUSP.: SUSPENDED TH.: THRESHOLD T.O.: TOP OF TYP.: TYPICAL U.N.O.: UNLESS NOTED OTHERWISE V.C.T.: VINYL COMPOSITION TILE V.I.F.: VERIFY IN FIELD W.: WITH WD.: WOOD WPM.: WATERPROOFING MEMBRANE</p> | <p>drawing index</p> <table border="1"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>15 FEB 2021</td> <td>PERMIT</td> </tr> </tbody> </table> <p>issued for construction</p> <table border="1"> <thead> <tr> <th>SYMBOL</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>○</td> <td>DRAWING SUBMITTED FOR REVIEW OR REFERENCE</td> </tr> <tr> <td>●</td> <td>DRAWING SUBMITTED FOR CONSTRUCTION</td> </tr> <tr> <td>X</td> <td>DRAWING ISSUED FOR REVISION</td> </tr> </tbody> </table> <p>information</p> <p>A0.0 TITLE, NOTES AND VICINITY PLAN</p> <p>architectural</p> <p>A1.1 FOUNDATION PLAN A2.1 FLOOR PLAN AND ELECTRICAL - 1ST FLOOR A2.2 FLOOR PLAN AND ELECTRICAL - 2ND FLOOR A2.3 ROOF PLAN A4.1 EXTERIOR ELEVATIONS A4.2 EXTERIOR ELEVATIONS A5.1 DETAILS</p> | REVISIONS | DATE | DESCRIPTION | 01 | 15 FEB 2021 | PERMIT | SYMBOL | DESCRIPTION | ○ | DRAWING SUBMITTED FOR REVIEW OR REFERENCE | ● | DRAWING SUBMITTED FOR CONSTRUCTION | X | DRAWING ISSUED FOR REVISION |  |
| LEVEL | AREA | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1ST FLOOR | 1324 SF | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2ND FLOOR | 1530 SF | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | 2854 SF | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVISIONS | DATE | DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
| 01 | 15 FEB 2021 | PERMIT | | | | | | | | | | | | | | | | | | | | | | | | |
| SYMBOL | DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ | DRAWING SUBMITTED FOR REVIEW OR REFERENCE | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● | DRAWING SUBMITTED FOR CONSTRUCTION | | | | | | | | | | | | | | | | | | | | | | | | | |
| X | DRAWING ISSUED FOR REVISION | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>project information</p> <p>CLIENT: BETANCOURT COMMUNITIES</p> <p>STEVE FICARRA PHONE: 404 557 0616 EMAIL: sficarra@betancourtcommunities.com</p> <p>ARCHITECT: GOTSCH STUDIO, LLC</p> <p>ALEXANDRA GOTSCH, AIA 1587 RUNNYMEADE RD NE ATLANTA, GA 30319 TEL: (404) 428-6625 AGOTSCH@GOTSCHSTUDIO.COM</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>codes</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>BUILDING CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING MINIMUM CODES:</p> <p>INTERNATIONAL RESIDENTIAL CODE (2018 EDITION)* INTERNATIONAL FIRE CODE (2018 EDITION)* INTERNATIONAL PLUMBING CODE (2018 EDITION)* INTERNATIONAL MECHANICAL CODE (2018 EDITION)* INTERNATIONAL FUEL GAS CODE (2018 EDITION)* NEC 2017 - NATIONAL ELECTRICAL CODE INTERNATIONAL ENERGY CONSERVATION CODE (2015 EDITION)* 2018 NFPA101 - LIFE SAFETY CODE* CITY OF ATLANTA CODE OF ORDINANCES</p> <p>* WITH GEORGIA AMENDMENTS</p> | | | <p>general notes</p> <ol style="list-style-type: none"> CONTACT CITY OF ATLANTA FOR INSPECTION SCHEDULE. GENERAL CONTRACTOR WILL PROVIDE TEMPORARY FIRE EXTINGUISHERS DURING CONSTRUCTION . IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD CHECK ALL DIMENSIONS AND CONDITIONS PRIOR TO AND DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF THE WORK. NOTIFY THE CITY OF ATLANTA INSPECTOR 24 HOURS PRIOR TO BEGINNING EVERY PHASE OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL AWARD SUBCONTRACTS TO ENTITIES DULY LICENSED IN THE STATE OF GEORGIA AND CITY OF ATLANTA FOR THE WORK TO BE PERFORMED ON THIS PROJECT. THE GENERAL CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONSTRUCTION SCHEDULE SHALL BE RELATED TO THE ENTIRE PROJECT AND BE CONDUCTED IN STRICT ACCORDANCE WITH THE SEQUENCE OF OPERATIONS AS APPROVED BY THE OWNER. THE USE OF THE SITE SHALL BE CONFINED TO THOSE AREAS APPROVED BY THE OWNER AND BUILDING INSPECTOR. IN ORDER TO MINIMIZE PUBLIC EXPOSURE TO UNSAFE CONDITIONS. SHOULD ANY PORTION OF THESE DOCUMENTS BE AT VARIANCE WITH REQUIRED BUILDING CODES, ORDINANCES OR OTHER PROVISIONS (NFPA, NEMA, ETC.) THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT FOR CONSTRUCTION CHANGE DIRECTIVES. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ALL REQUIRED TESTING. 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. ALL HOLES, GAPS, CRACKS, AND OPENINGS MUST BE SEALED TIGHT BY USING APPROVED FIRE-STOPPING SYSTEM OR MATERIALS. PASSAGES OF PIPES, CONDUITS, CABLES, WIRES, AIR DUCTS, AND SIMILAR BUILDING SERVICE EQUIPMENT THROUGH ALL FIRE BARRIERS SHALL BE PROTECTED AS FOLLOWS: A) THE SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE BARRIER SHALL BE FILLED WITH A MATERIAL CAPABLE OF MAINTAINING THE FIRE RESISTANCE RATING OF THE FIRE BARRIER PRODUCT. B) FIRE BARRIERS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH A 1" STENCILING ABOVE ANY DECORATIVE CEILING OR CONCEALED SPACES. ALL CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING BY OTHERS. INSTALL ALL WINDOWS AND DOORS ACCORDING TO MANUFACTURERS INSTRUCTIONS. ALL BEDROOMS TO HAVE EGRESS WINDOWS. | <p>523 Maynard Ave. Atlanta, GA 30316 For: Steve Ficarra 404 557 0616</p> <p>submittal 02-15-21 permit</p> <p>issued for construction</p> <p>Date: 02.15.21 Project No.: 20087</p> <p>Title Sheet</p> <p>A0.0</p> | | | | | | | | | | | | | | | | | | | | | | |

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New Residence

523 Maynard Ave.
Atlanta, GA 30316
For: Steve Ficarra
404 557 0616

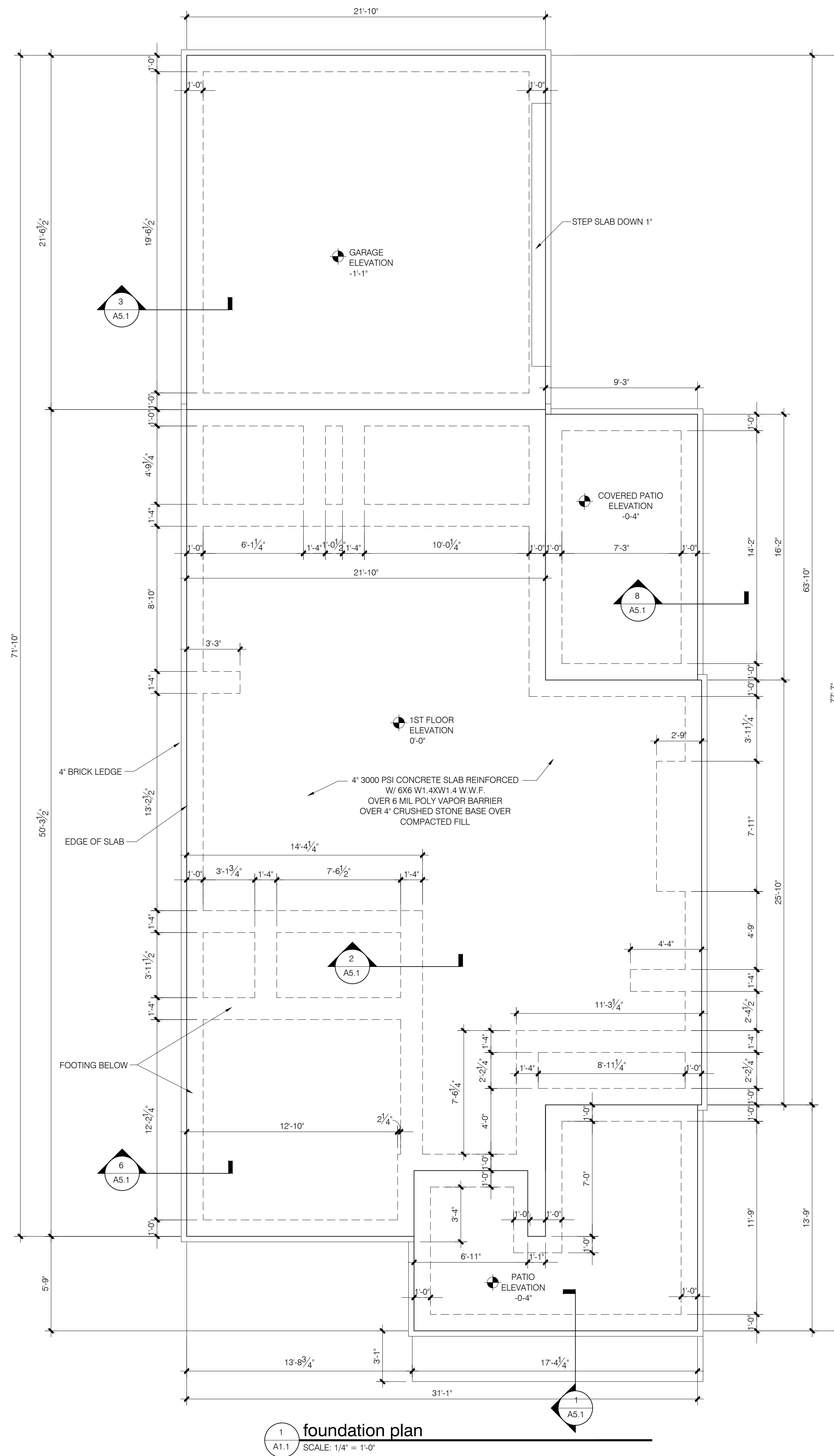
submittal
02-15-21 permit

issued for construction

Date: 02.15.21
Project No.: 20087

Title Sheet

A0.0



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.

TERMITE PROTECTION SYSTEM:
 -EXTERNAL BAIT SYSTEM
 -SPRAY PERIMETER AND WET AREAS DURING MECH. STAGE

1 foundation plan
 A1.1 SCALE: 1/4" = 1'-0"

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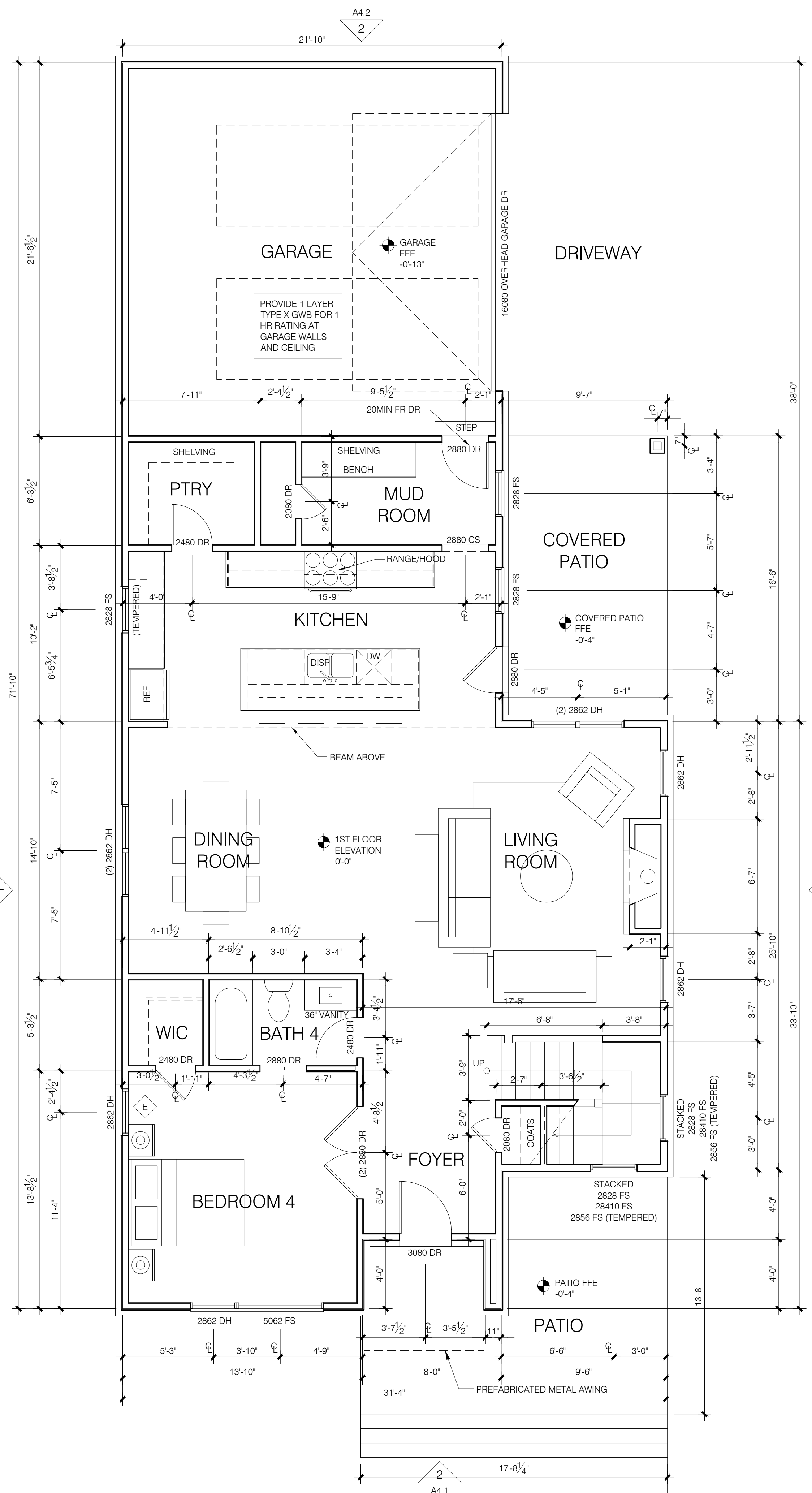
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FOUNDATION PLAN

A1.1

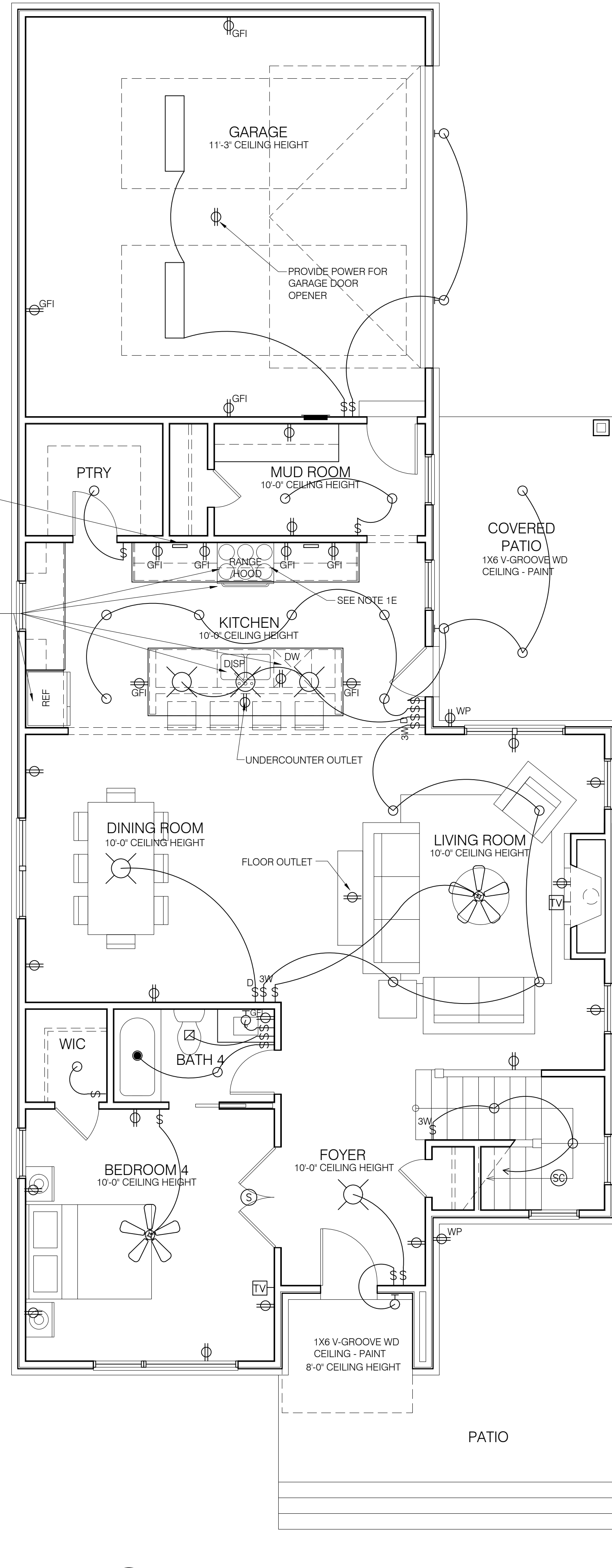


1 floor plan - 1st floor
SCALE: 1/4" = 1'-0"

PROVIDE POWER FOR HVAC/CONDENSER UNIT

PROVIDE POWER FOR RANGE STARTER, EXHAUST HOOD, DISHWASHER, DISPOSAL, & REFRIGERATOR

PROVIDE POWER FOR UNDERCABINET LIGHTING (TYP)



2 electrical plan - 1st floor
SCALE: 1/4" = 1'-0"

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 | | EXHAUST FAN | | DUPLEX OUTLET |
| | UNDERCABINET LIGHTING | | SMOKE DETECTOR | | DUPLEX GFI OUTLET |
| | UTILITY LIGHT | | SMOKE/CARBON DETECTOR | | WATER PROOF GFI OUTLET |
| | | | KEYLESS LIGHT FIXTURE | | CABLE OUTLET |
| | | | | | ELECTRICAL PANEL |

electrical / mechanical notes

1E) 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 DISCHARGED 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 INTERIOR 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.

2E) DRYER EXHAUST TO CONFORM W/ IRC 2018 G2439

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 2X4 WOOD STUDS @ 16" O.C., 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 5.0 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

| | |
|--|--|
| | EGRESS WINDOW: CLEAR OPENING: MIN. AREA: 5.7 SF, MIN. WIDTH: 20", MIN. HEIGHT: 24", MIN. SILL HEIGHT: 44" AFF |
|--|--|

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New Residence

523 Maynard Ave.
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404 557 0616

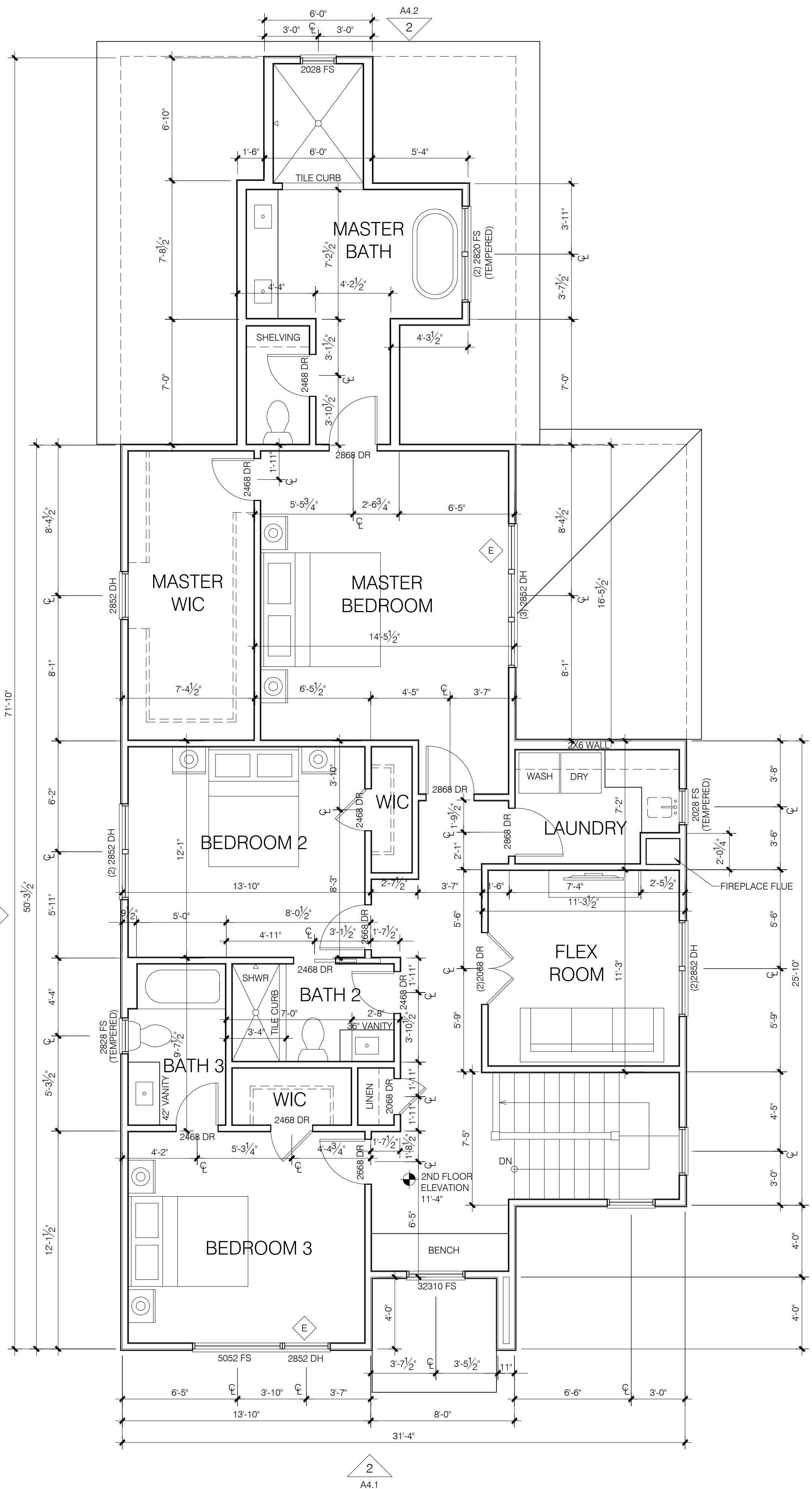
submittal
02-15-21 permit

issued for construction

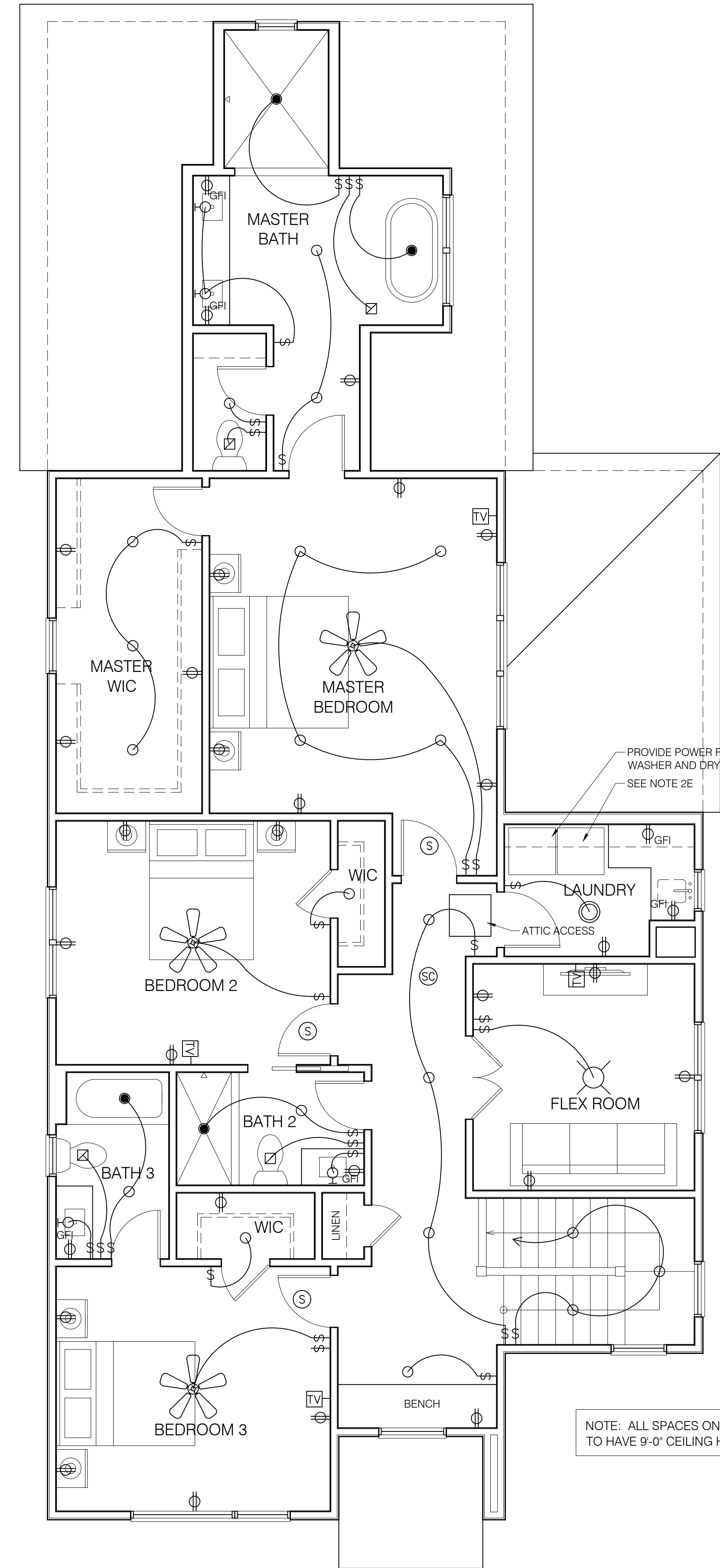
Date: 02.15.21
Project No.: 20087

Floor Plan and
Electrical Plan
1st Floor

A2.1



1 floor plan - 2nd floor
A2.2 SCALE: 1/4" = 1'-0"



2 electrical plan - 2nd floor
A2.2 SCALE: 1/4" = 1'-0"

electrical legend

| | | | | | |
|--|-----------------------|--|------------------------------|--|-----------------------|
| | CEILING FAN | | CLOSET UTILITY LIGHT | | SWITCH |
| | PENDANT LIGHT | | RECESSED LIGHT | | 3-WAY SWITCH |
| | CEILING MOUNTED LIGHT | | RECESSED LIGHT - SHOWER TRIM | | DIMMER SWITCH |
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| | UTILITY LIGHT | | CABLE OUTLET | | ELECTRICAL PANEL |
| | | | SMOKE DETECTOR | | KEYLESS LIGHT FIXTURE |
| | | | SMOKE/CARBON DETECTOR | | |

electrical / mechanical notes

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2E) DRYER EXHAUST TO CONFORM W/ IRC 2018 G2439

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.
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wall legend

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New Residence

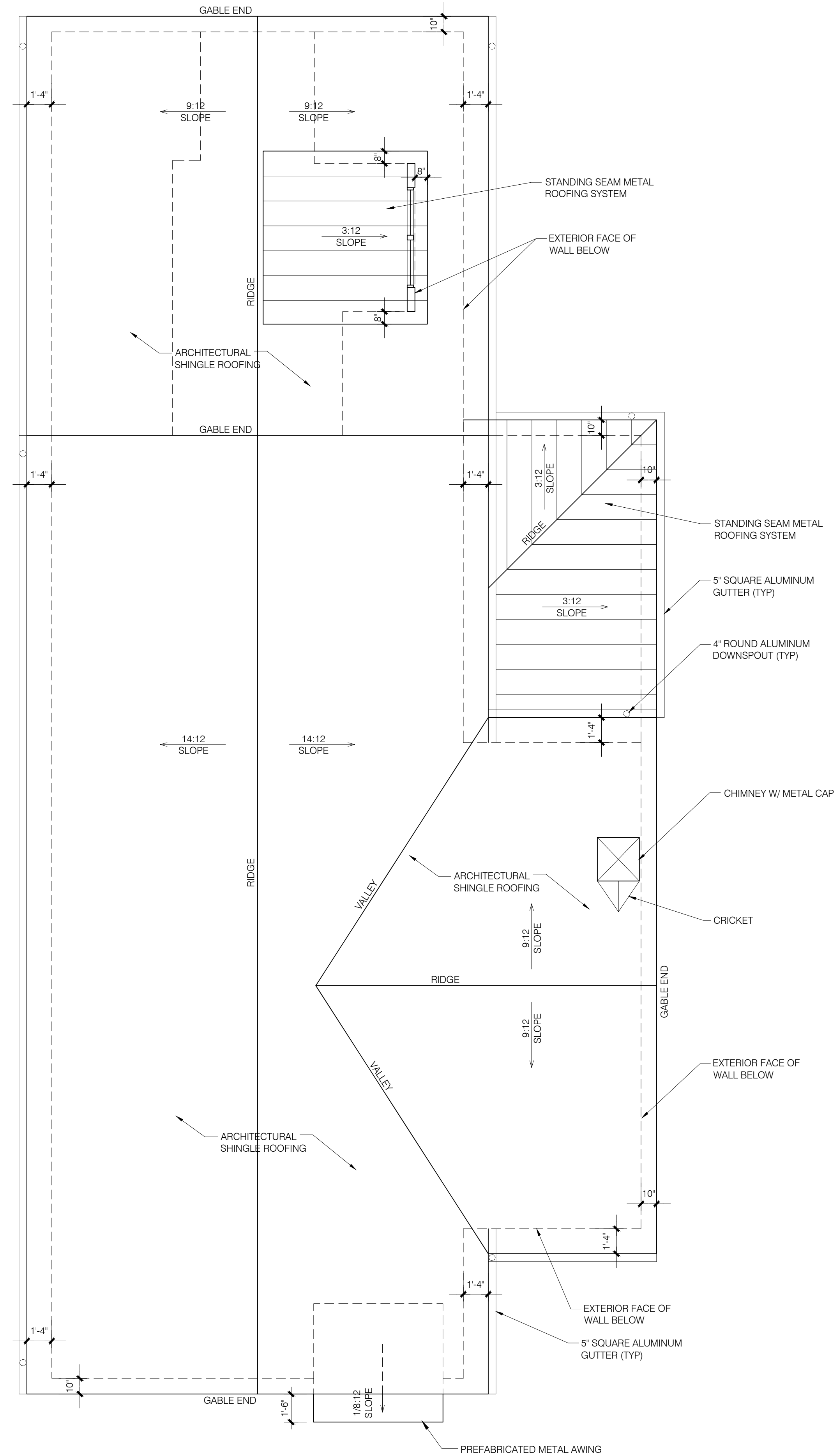
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Atlanta, GA 30316
For: Steve Ficarra
404 557 0616

submittal
02-15-21 permit

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Floor Plan and
Electrical Plan
2nd Floor



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

New Residence

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 Atlanta, GA 30316
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 404 557 0616

submittal
 02-15-21 permit

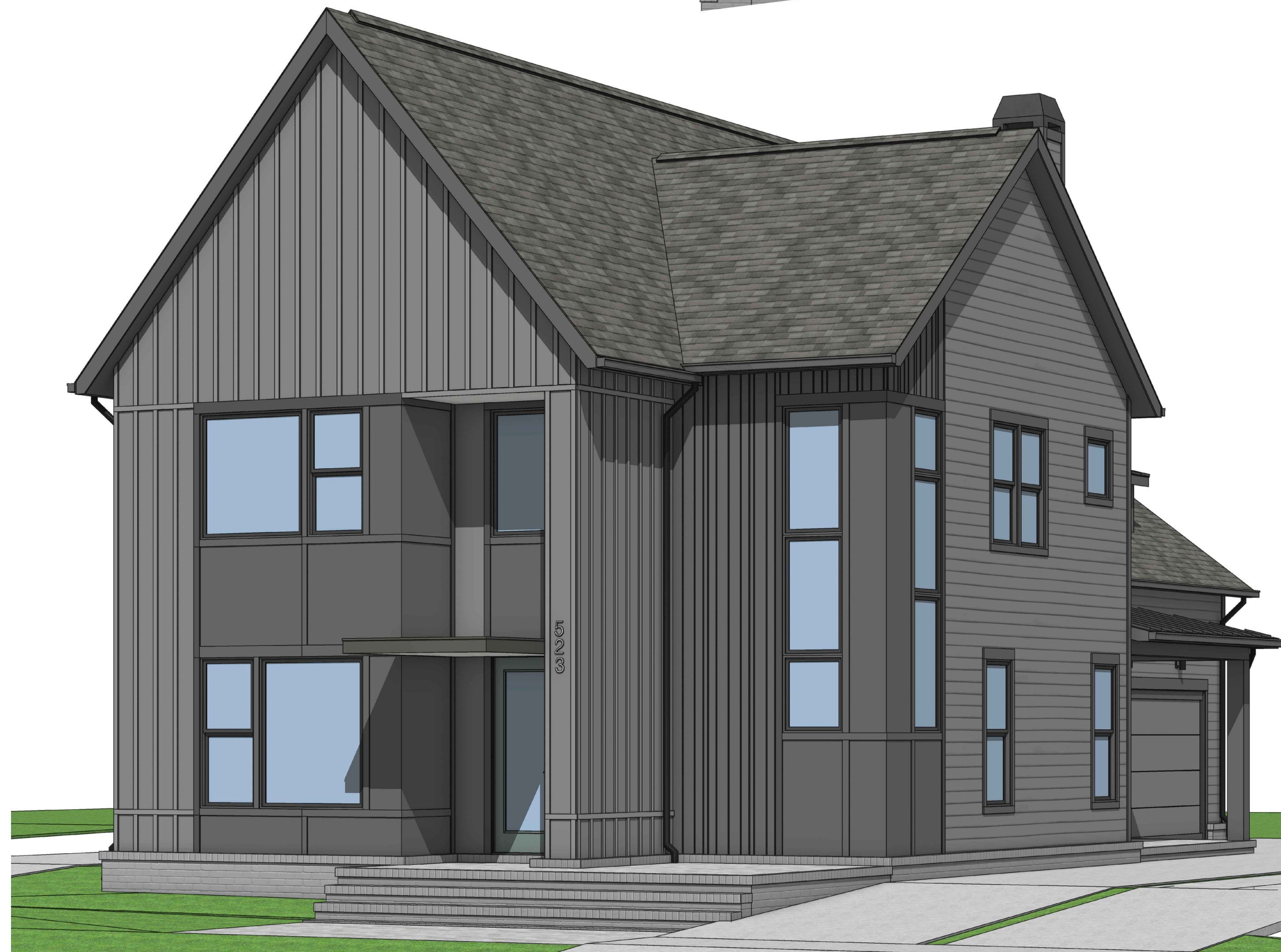
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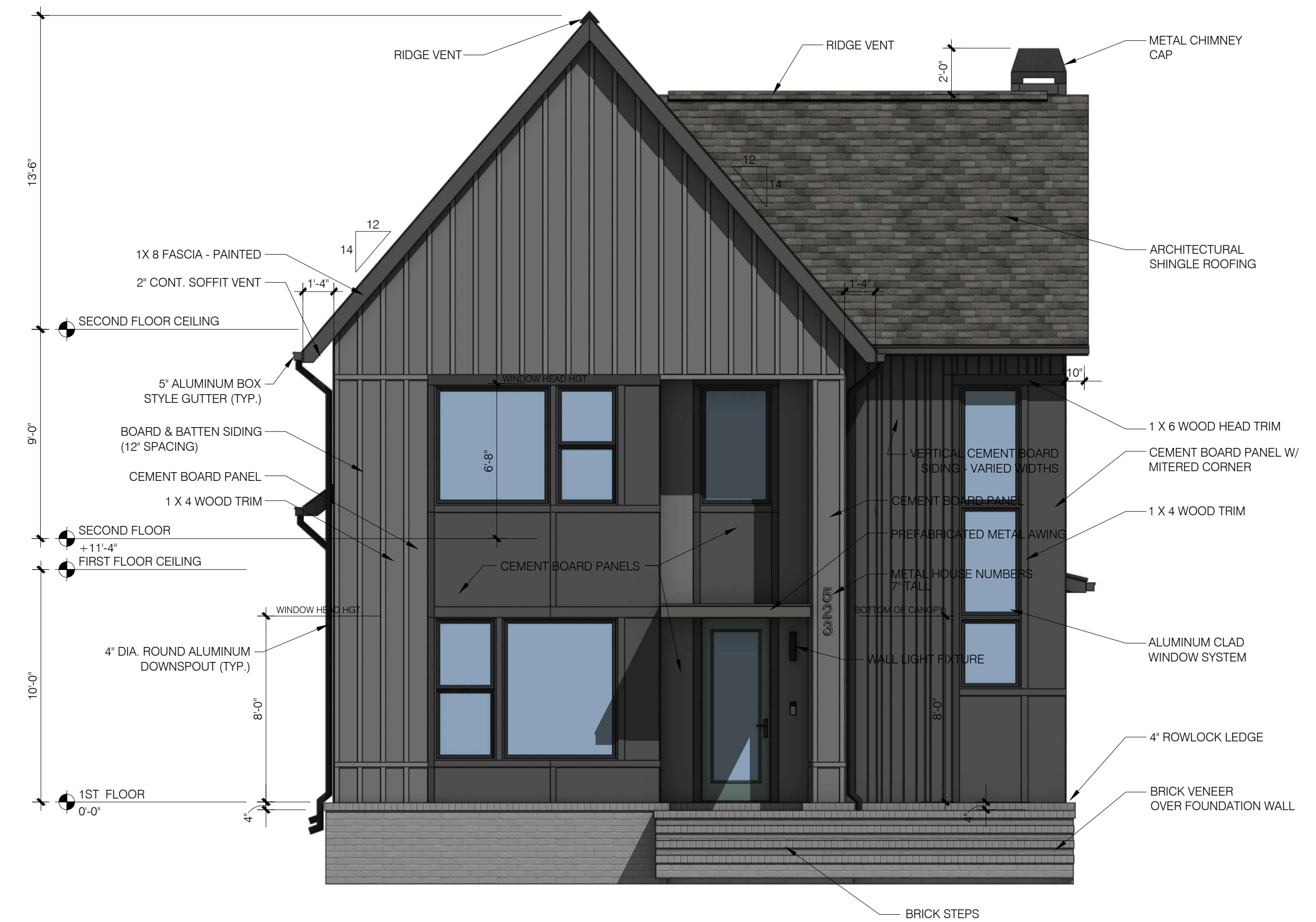
Roof Plan



1 right elevation
A4.1 SCALE: 1/4" = 1'-0"



3 perspective view
A4.1



2 front elevation
A4.1 SCALE: 1/4" = 1'-0"

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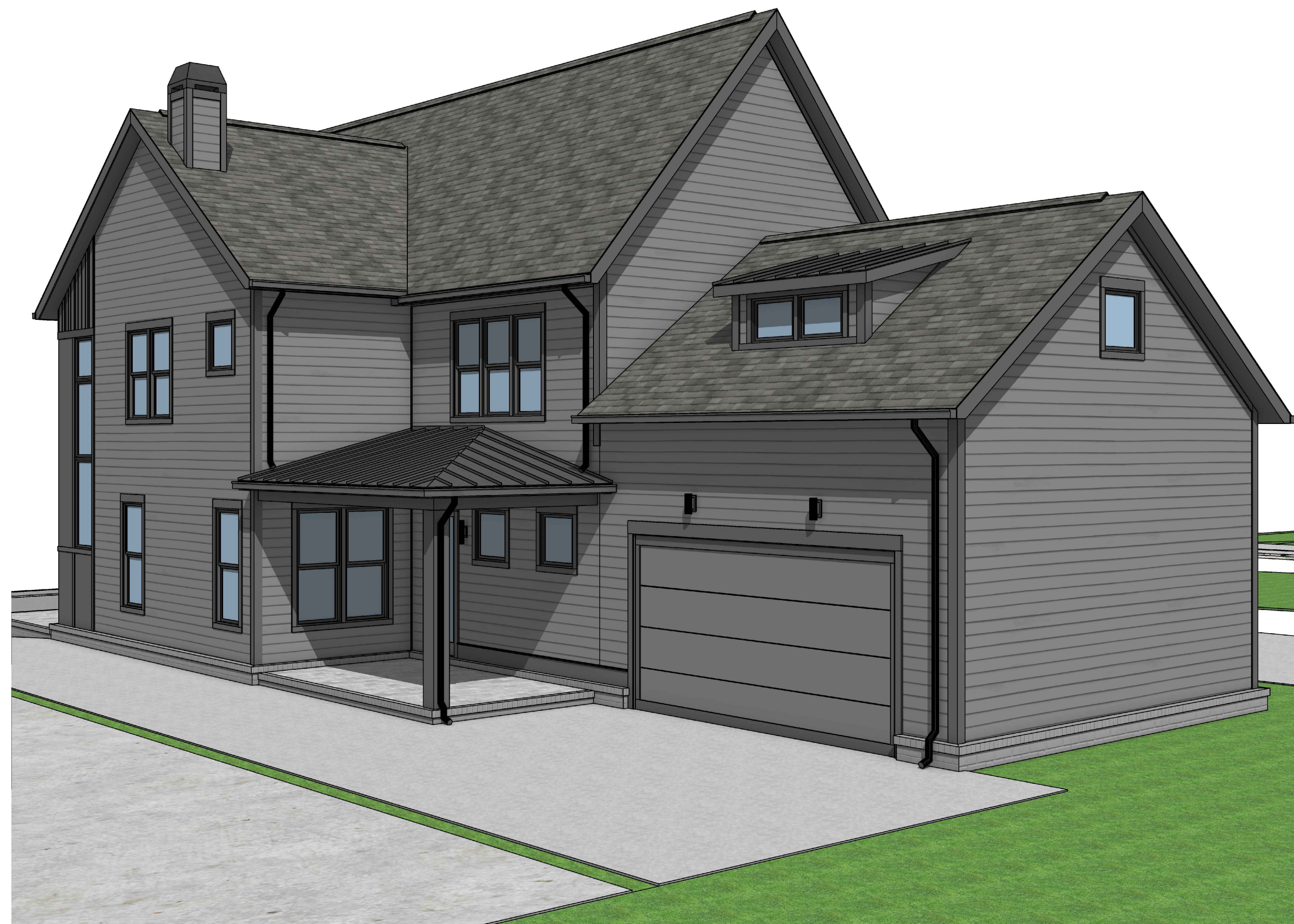
Date: 02.15.21
Project No.: 20087

Exterior Elevations

A4.1



1 left elevation
A4.2 SCALE: 1/4" = 1'-0"



3 perspective view
A4.2



2 back elevation
A4.2 SCALE: 1/4" = 1'-0"

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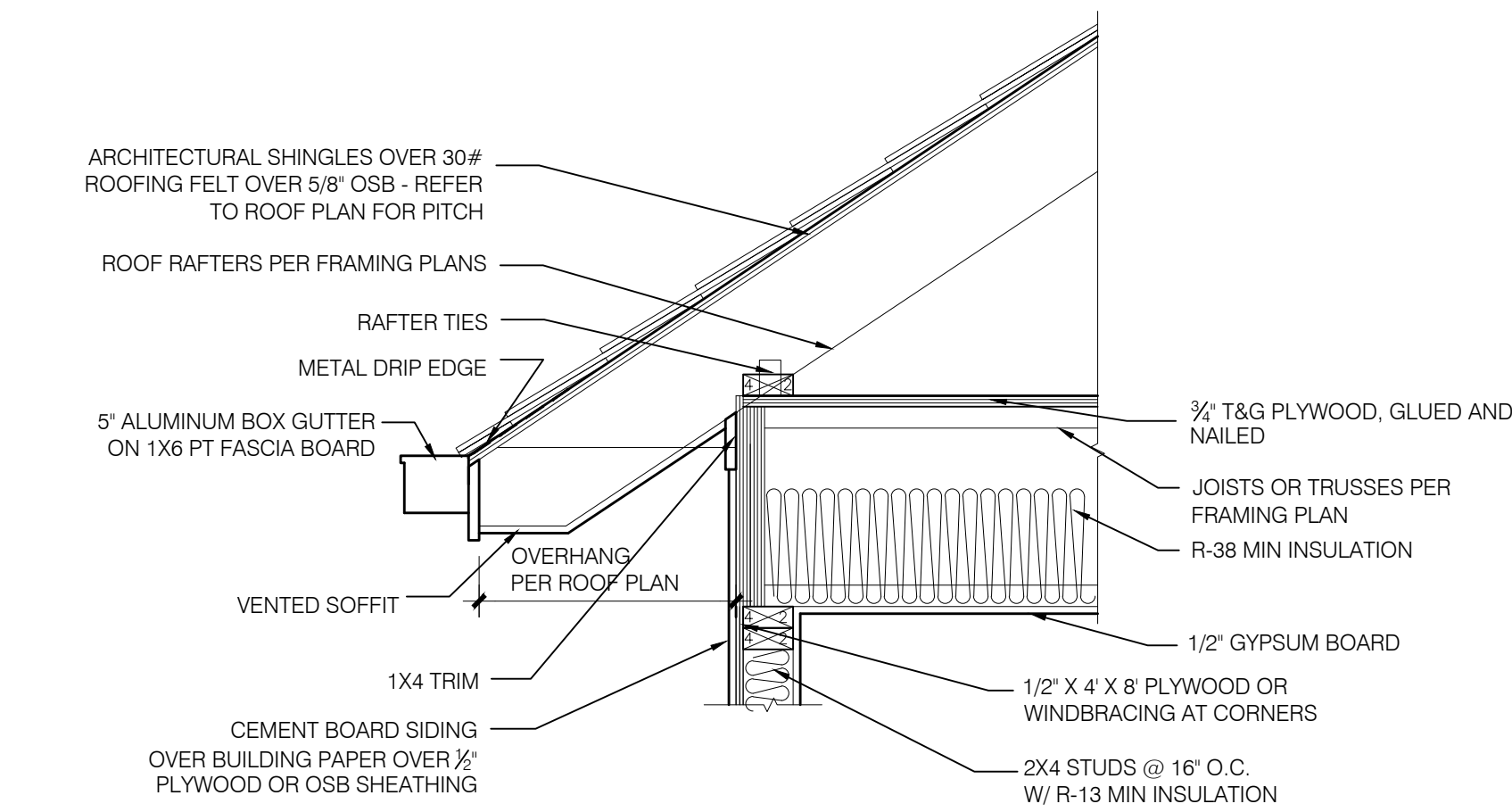
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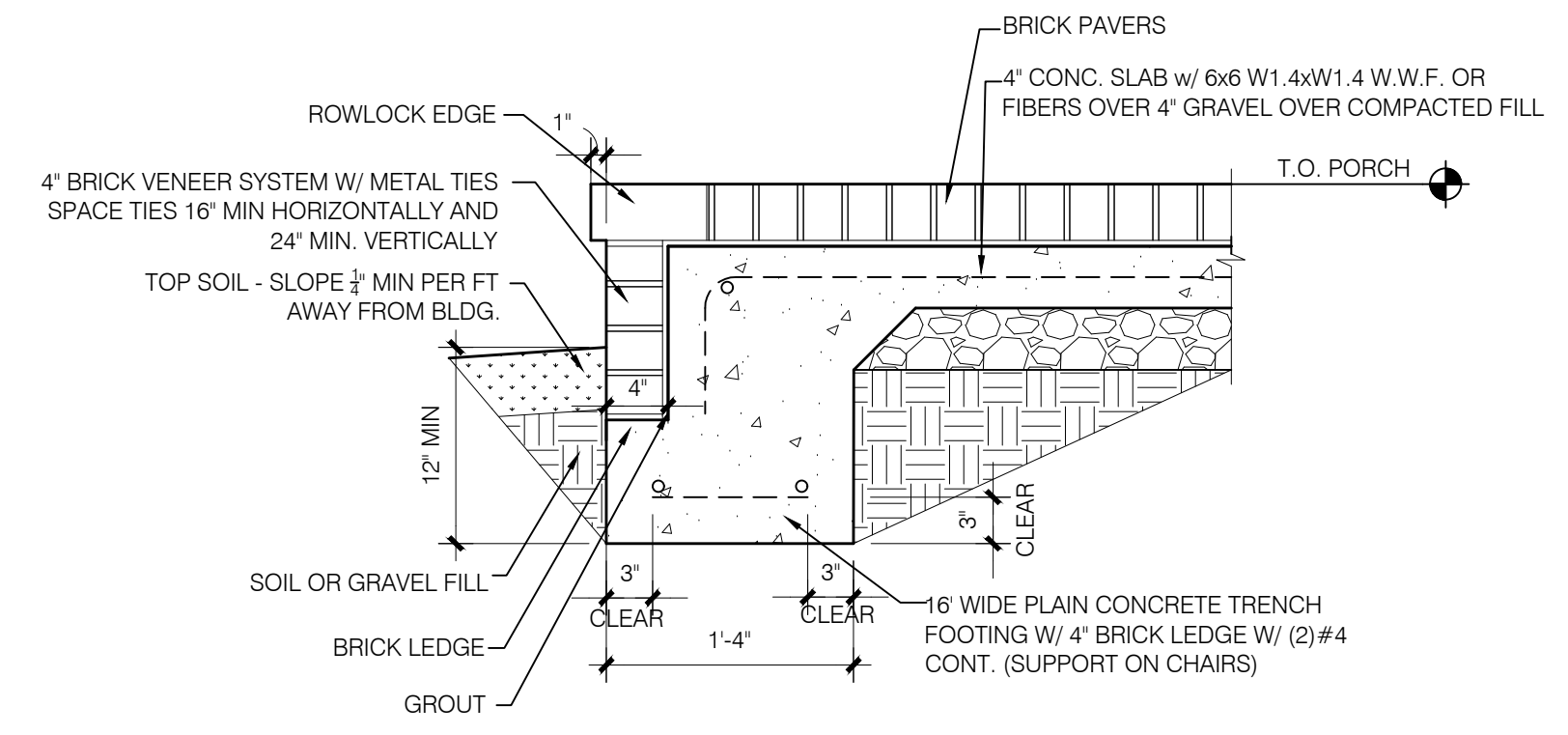
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Exterior Elevations

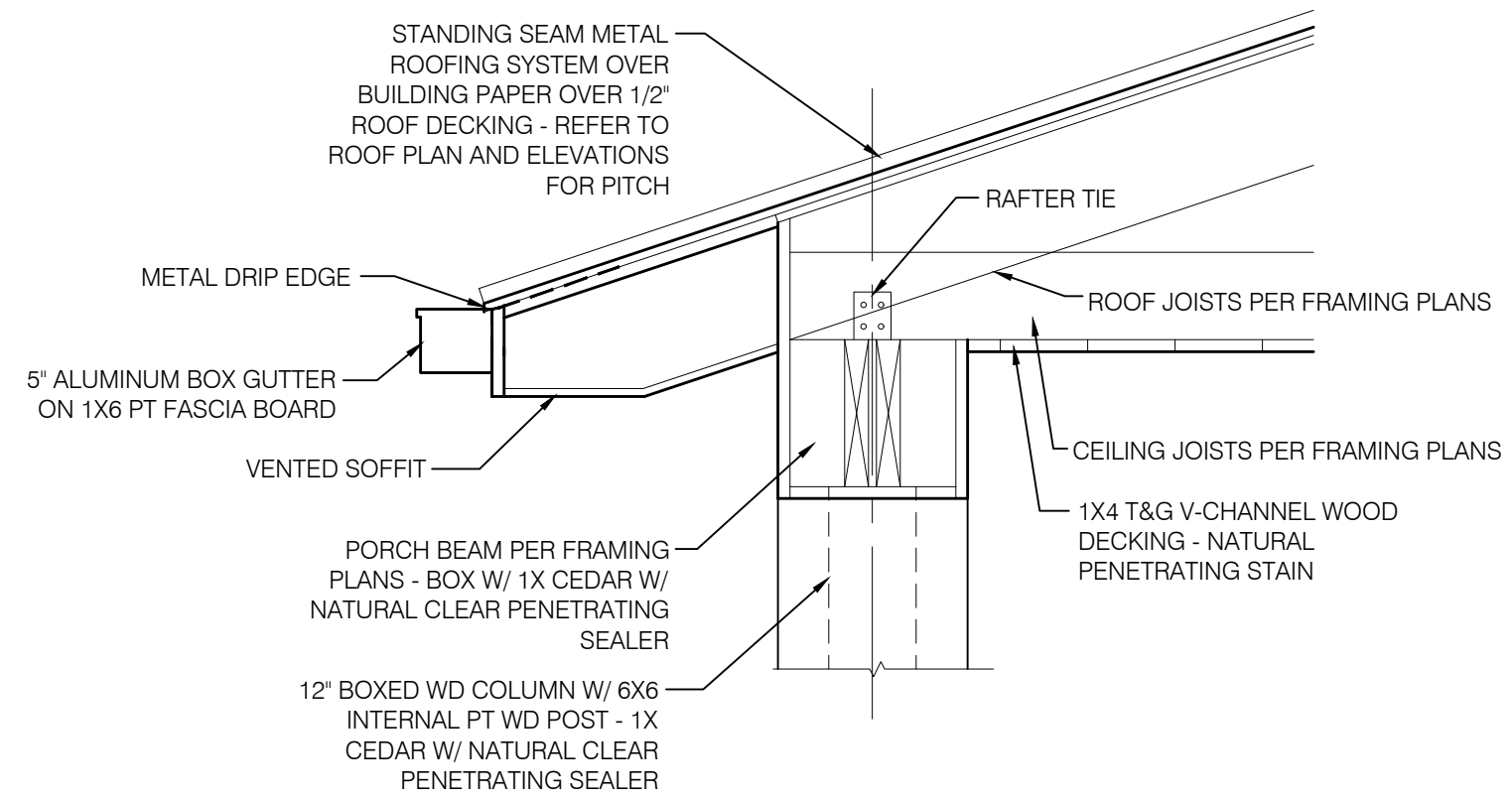
A4.2



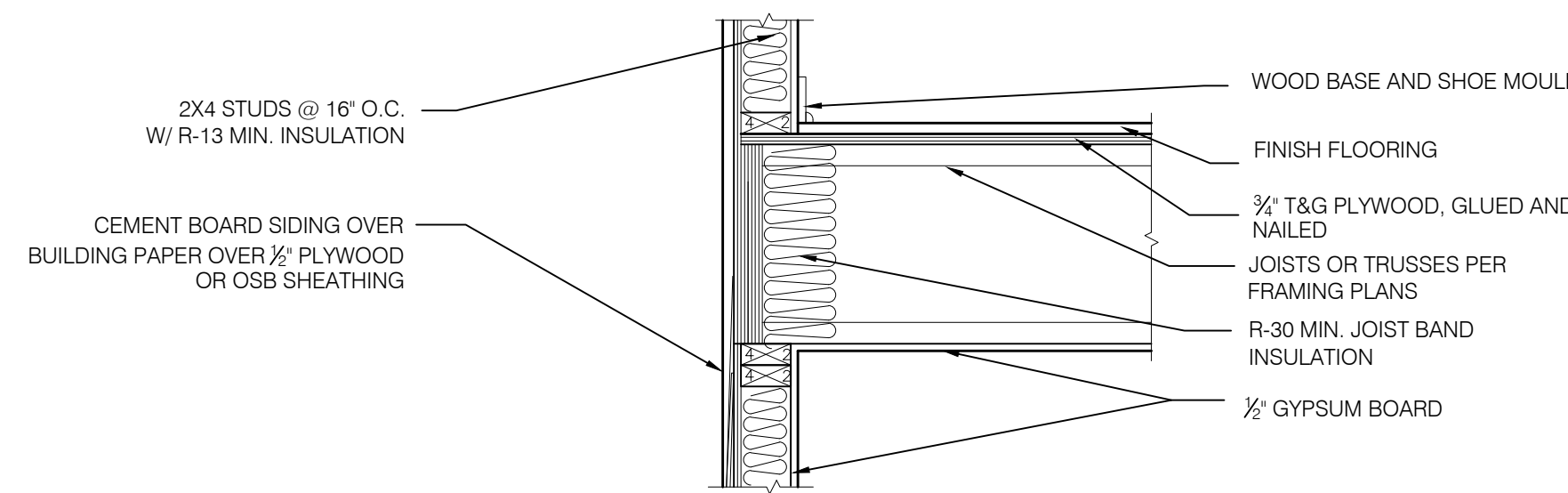
4 detail - roof w/ habitable attic
A5.1 SCALE: 1" = 1'-0"



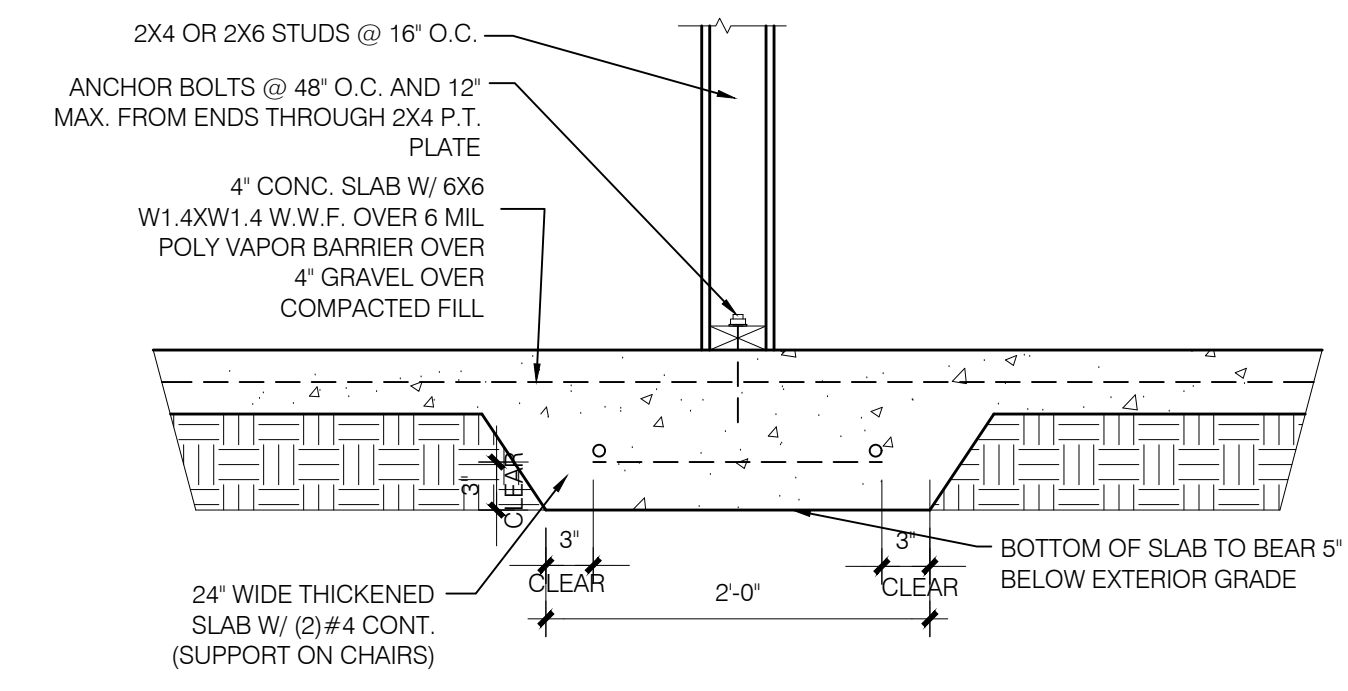
1 detail - front porch slab
A5.1 SCALE: 1" = 1'-0"



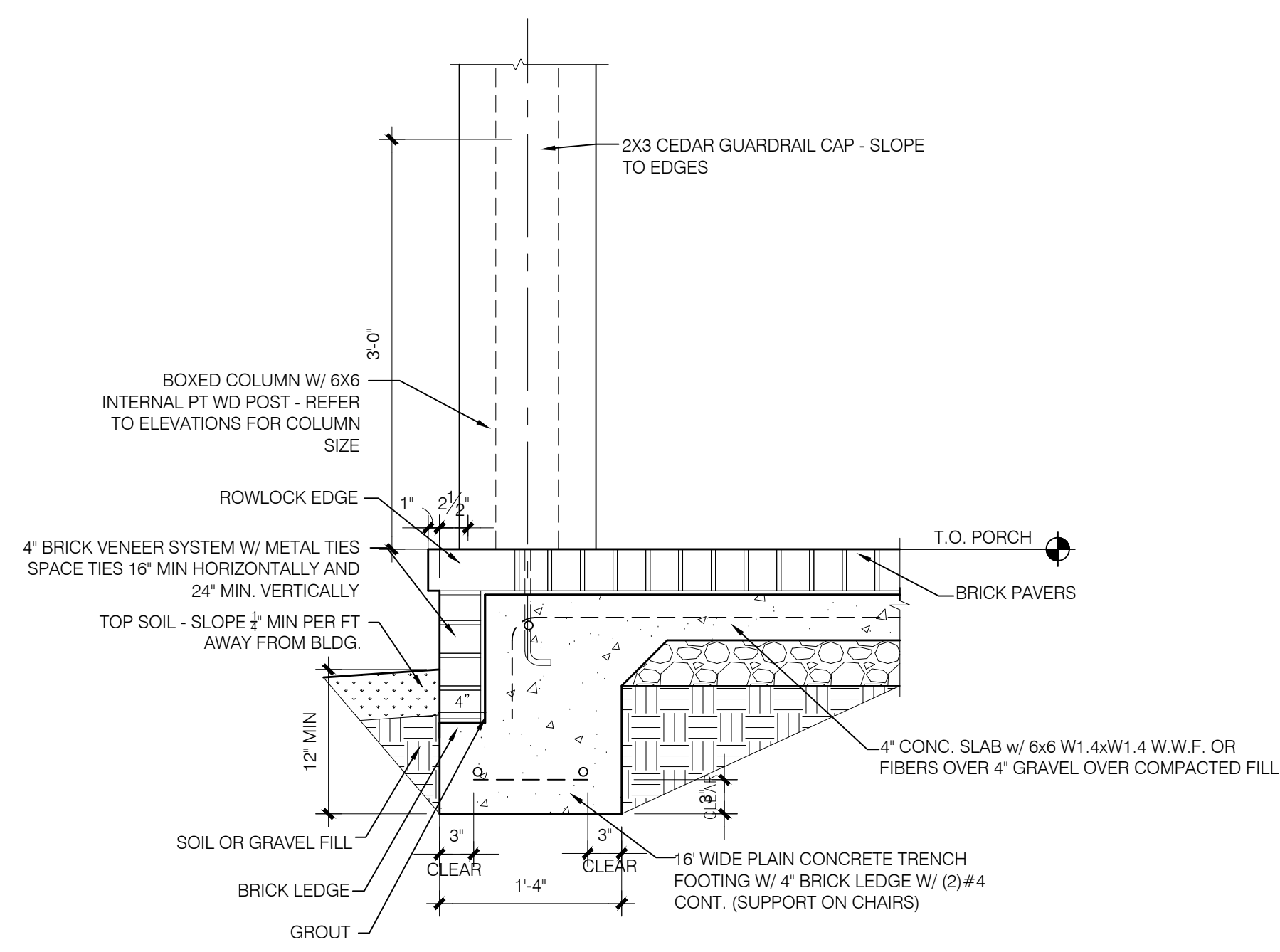
7 detail - porch roof
A5.1 SCALE: 1" = 1'-0"



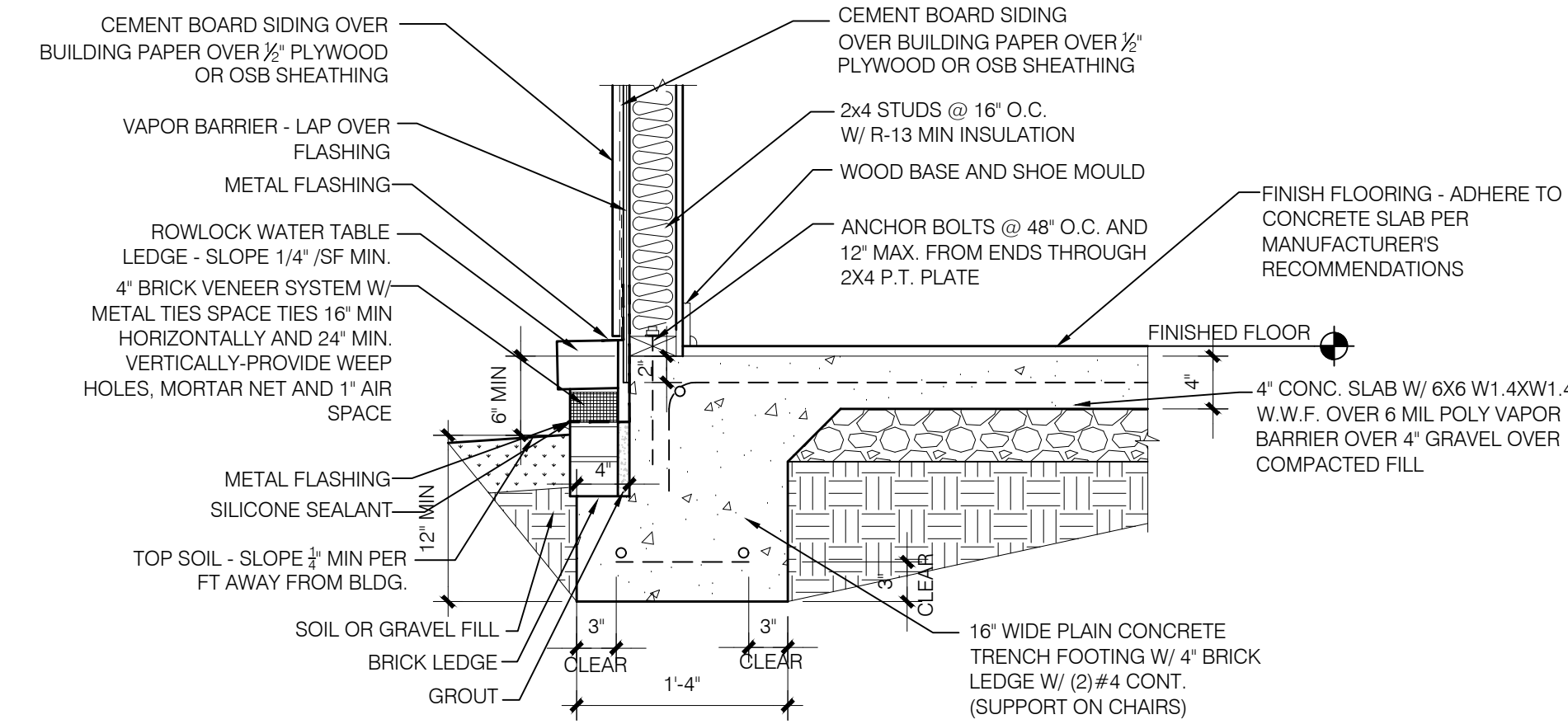
5 detail - wall-floor
A5.1 SCALE: 1" = 1'-0"



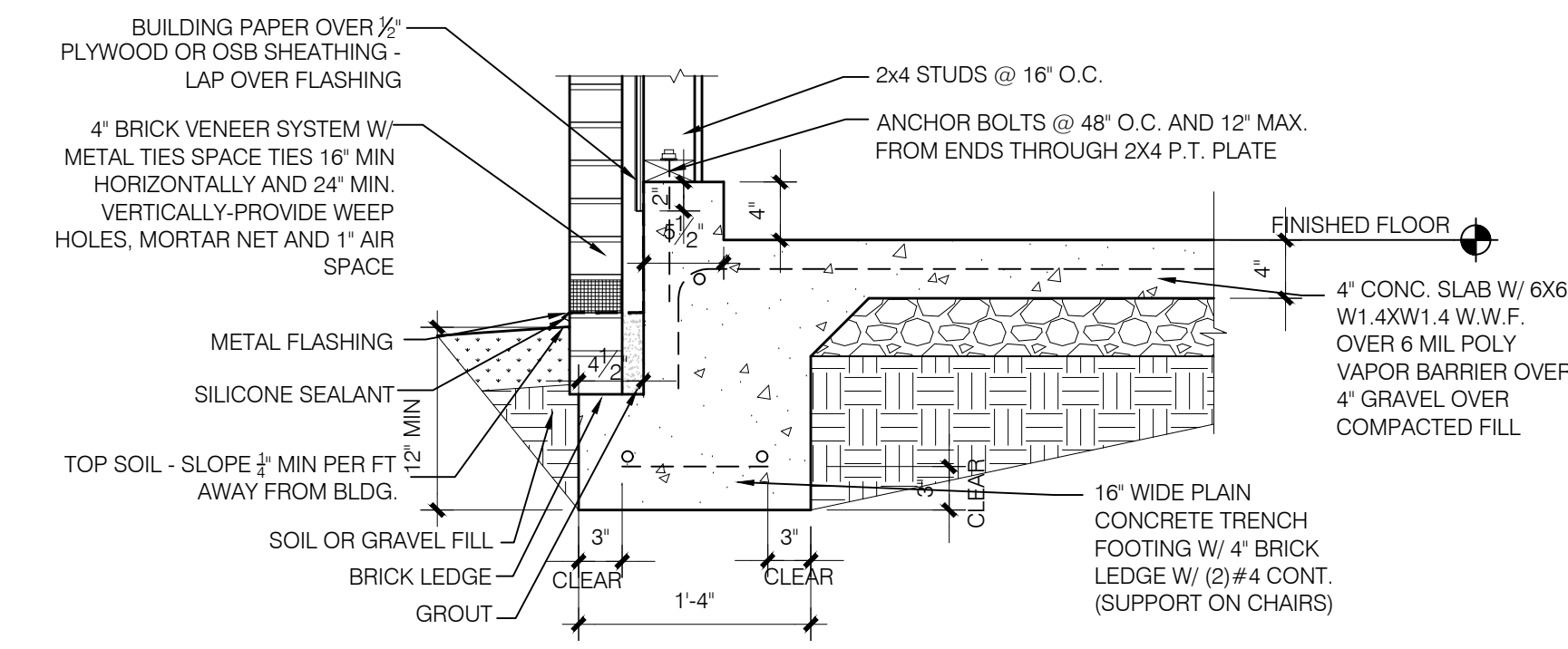
2 detail - thickened slab at interior bearing wall
A5.1 SCALE: 1" = 1'-0"



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



6 detail - slab foundation w/ brick ledge
A5.1 SCALE: 1" = 1'-0"



3 detail - slab foundation at garage
A5.1 SCALE: 1" = 1'-0"

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New Residence

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For: Steve Ficarra
404 557 0616

submittal
02-15-21 permit

issued for construction
Date: 02.15.21
Project No.: 20087

Details