





695 Amsterdam

A Morningside Farmhouse

Spencer-Love Homes

LOT: 756 Ponce De Leon Ter

SIZE: 5388 sq ft

BEDS: 5

BATHS: 5.5

PARKING: 2-Car Garage

EXTRAS: Walkout Finished

Basement, Formal Living & Family Room, Magical Master Suite, Covered Porch with Wood Burning Fireplace, & INCREDIBLE LOT just under 16,500 SQ FT!

EXTERIOR FEATURES

- Custom Architecturally Designed exteriors with Brick, Cement Siding, & High End Cornice Detail.
- Iron Clad Front Windows
- Double hung wood windows with Low E insulated glass
- 5" Aluminum seamless gutters w/ round downspouts
- Gas Lantern(s) at Front Door
- Stamped steel insulated carriage style garage door with openers
- Sherwin Williams paint

DISTINCTIVE TRIM PACKAGE

- Site Built custom closets
- Custom Built Ins in living rooms, basement, upstairs hall, & mudroom.
- Paneling in dining room, foyer, main stairwell, & more.
- Architectural Beams in Family Room
- 5" Crown throughout
- Two panel vertical interior doors
- Sherwin Williams paint

GOURMET KITCHENS

- Custom Shaker Style Inset Cabinets
- Quartz countertops in kitchen and butler's pantry (per plan)
- Wolf / Sub Zero Appliance Suite with 48" Slide In Range & Paneled Fridge & Dishwasher
- Garbage disposal
- Kohler Porcelain Farmhouse Apron Sink
- Custom Wet Bar in Basement w/ under-counter refrigerator
- Custom Tile Backsplash

QUALITY PLUMBING

- Moen Fixtures in all baths
- Signature Hardware Delilah Chrome Bridge Kitchen Faucet
- Two 50 Gallon Hot Water Heaters (electric)

QUALITY FLOORING

- Site finished 2-1/4" Red Oak hardwood floors throughout
- Red Oak Stair Treads
- Engineered floor systems

LIGHTING & ELECTRICAL

- Cat 5e Network & RG6 Coax Cable Low Voltage Wiring
- Custom Designer Light Fixtures
- Recessed cans in kitchen, hallways, living room, basement, & other locations
- Under counter lighting in kitchen
- Doorbell smoke and carbon-smoke detectors
- Family room and bedrooms pre-wired for ceiling fan
- Pre-Wired for Security System for all Exterior Doors & Accessible Windows

- High Efficiency LED Lighting Throughout

LUXURIOUS BATHROOMS

- Custom Shaker Cabinets
- Carrera marble counters
- Freestanding Tub in Master Bath
- Tile shower floor & enclosure in Master Bath with frameless glass shower door
- Moen Cross Handle Faucets
- Tile enclosure in secondary baths

HIGH EFFICIENCY FEATURES

- Wood Double pane, Insulated Low-E windows
- 14 SEER air conditioner
- Heat Pump
- Digital, programmable thermostats
- Professionally installed house wrap

LANDSCAPING PACKAGE

- Sod professionally installed on four sides with pine straw areas
- Generous Shrub Package installed in front beds against front porch and walkway

QUALITY & SERVICE

- Termite protection One Year Bond
- Built-In Pest Control System
- New Home Orientation Meeting
- One Year Greater Atlanta Homebuilder's Association Limited Warranty

Revisions:	
No.	Date



695 AMSTERDAM AVENUE
A NEW CUSTOM HOUSE PROJECT
ATLANTA, GEORGIA

695 AMSTERDAM AVENUE
A NEW CUSTOM HOUSE PROJECT
ATLANTA, GEORGIA



GOODMAN DESIGN
ATLANTA, GEORGIA 30025
PH: (678) 427-5466
www.goodmandesign.us
creating architecture for sustainable environments.
Credits: Photos: Procreate, Pictos.

COVER SHEET

Scale: **NO SCALE**

Sheet: **A001**

of:

PROJECT DIRECTORY

INDEX OF DRAWINGS

VICINITY MAP

OWNER
SPENCER-LOVE HOMES
505 HAMES ROAD
MARIETTA, GEORGIA 30060
CONTACT: CHRIS SPENCER
TEL. (770) 318-6346
Email: chris@spencerlovehomes.com

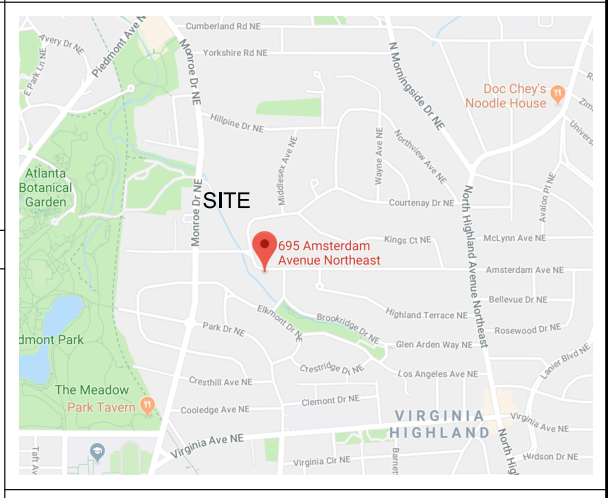
DESIGN TEAM
GOODMAN DESIGN, INC.
BRANT J. GOODMAN
P.O. BOX 250364
ATLANTA, GEORGIA 30325
TEL. (678) 427-8466
Email: brant@goodmandesign.us

CONTRACTOR
SPENCER-LOVE HOMES
505 HAMES ROAD
MARIETTA, GEORGIA 30060
CONTACT: CHRIS SPENCER
TEL. (770) 318-6346
Email: chris@spencerlovehomes.com

INDEX OF DRAWINGS

A001 COVER SHEET
A002 ABBREVI. & GRAPHIC SYMBOLS

A100 FOUNDATION & BASEMENT PLANS
A101 FLOOR PLANS
A102 ROOF PLAN & VERT. CIRCULATION
A201 EXTERIOR ELEVATION
A202 EXTERIOR ELEVATION
A301 SECTIONS & DETAILS
A302 SECTIONS & DETAILS



BUILDING CODE REVIEW

BUILDING CODE: ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2012 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS, ALL RELATED CODES, AND ALL GEORGIA AMENDMENTS OR MODIFICATIONS IN FORCE AT TIME OF PERMITTING, INCLUDING THE FOLLOWING CODES:
-INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION WITH GEORGIA AMENDMENTS (2014) (2015)
-INTERNATIONAL FIRE CODE, 2012 EDITION WITH GEORGIA AMENDMENTS (2014)
-INTERNATIONAL PLUMBING CODE, 2012 EDITION WITH GEORGIA AMENDMENTS (2014) (2015)
-INTERNATIONAL MECHANICAL CODE, 2012 EDITION WITH GEORGIA AMENDMENTS (2015)
-INTERNATIONAL FUEL GAS CODE, 2012 EDITION WITH GEORGIA AMENDMENTS (2014) (2015)
-INTERNATIONAL ELECTRICAL CODE, 2011 EDITION WITH NO GEORGIA AMENDMENTS
-INTERNATIONAL ENERGY CODE, 2009 EDITION WITH GEORGIA AMENDMENTS (2011) (2012)
-2012 NFPA 101- LIFE SAFETY CODE WITH STATE AMENDMENTS (2013)

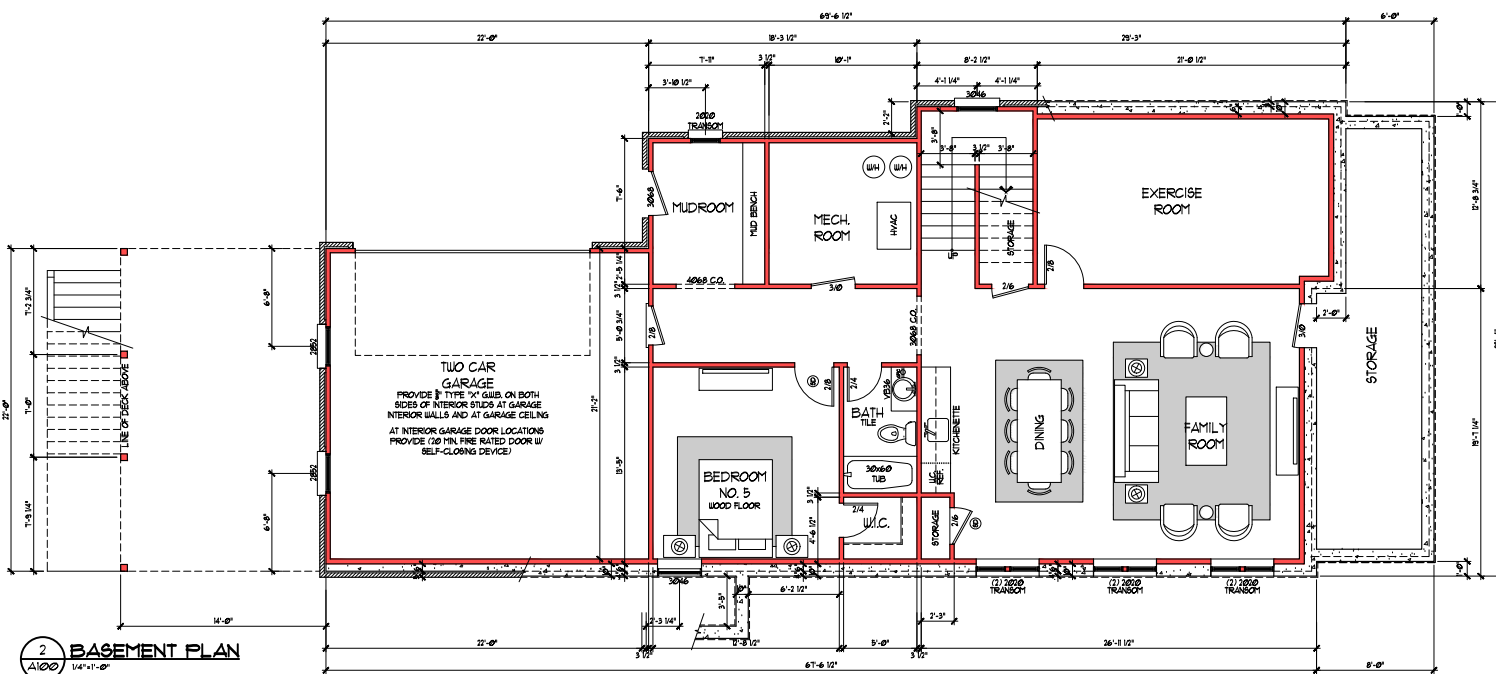
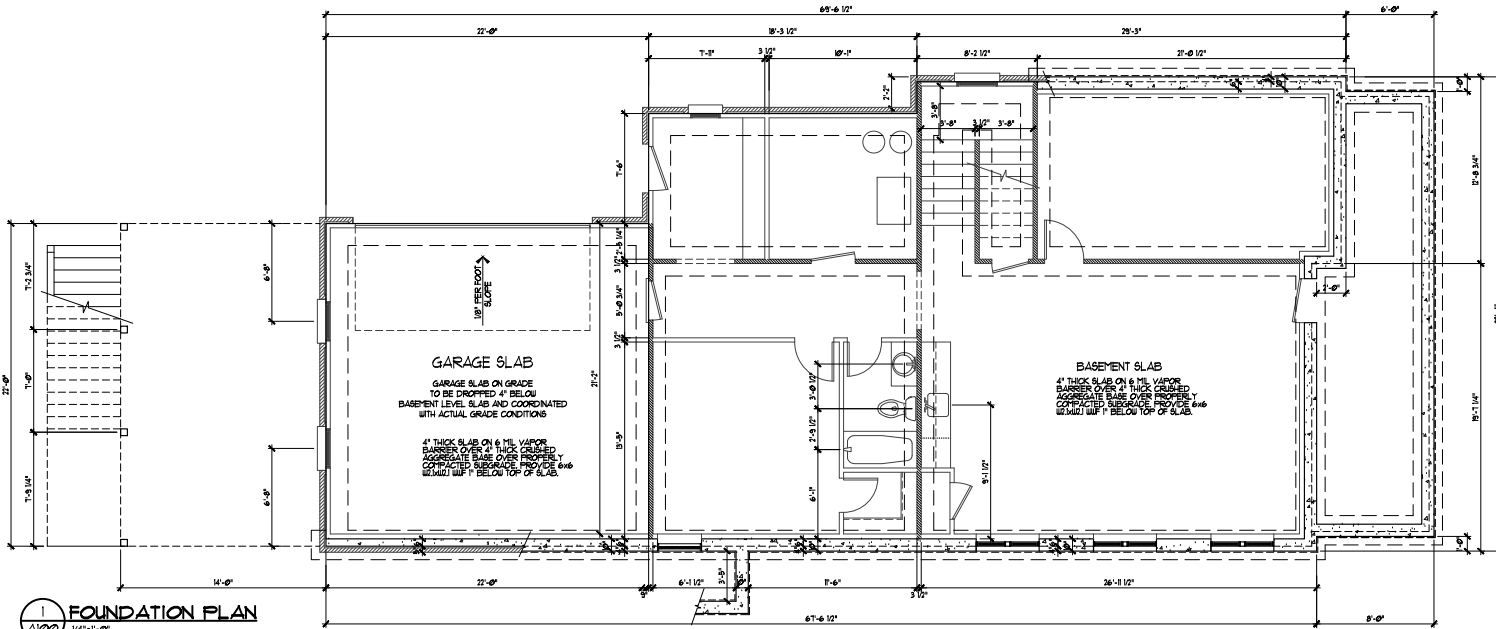
ZONING: R-4
USE GROUP: SINGLE FAMILY
CONSTRUCTION CLASS: UNPROTECTED, TYPE V
HEIGHT & AREA LIMITATION: 3 STORY MAXIMUM HEIGHT, 35 FEET
EMERGENCY ESCAPE: EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM OF 5.7 SQ. FT.

SCOPE OF WORK

A NEW CUSTOM HOME PROJECT.

AREA SUMMARY

BASEMENT:	1500 HEATED SF	GARAGE:	450 SF
MAIN LEVEL:	1300 HEATED SF	FRONT PORCH:	250 SF
UPPER LEVEL:	1300 HEATED SF	COVERED DECK:	400 SF
TOTAL:	5300 HEATED SF	COVERED PATIO:	404 SF
		ATTIC (1' HEADROOM):	200/2= 140 SF



RELEASED FOR CONSTRUCTION

Drawn:
Checked:
Date: 05-15-19
Job No.: CAD819

Revisions:

No.	Date

695 AMSTERDAM AVENUE
A NEW CUSTOM HOUSE PROJECT
ATLANTA, GEORGIA



GOODMAN DESIGN
ATLANTA, GEORGIA 30325
PH: (678) 427-5466
www.goodmandesign.com
creating architecture for sustainable environments.
Create. Process. Inspire.

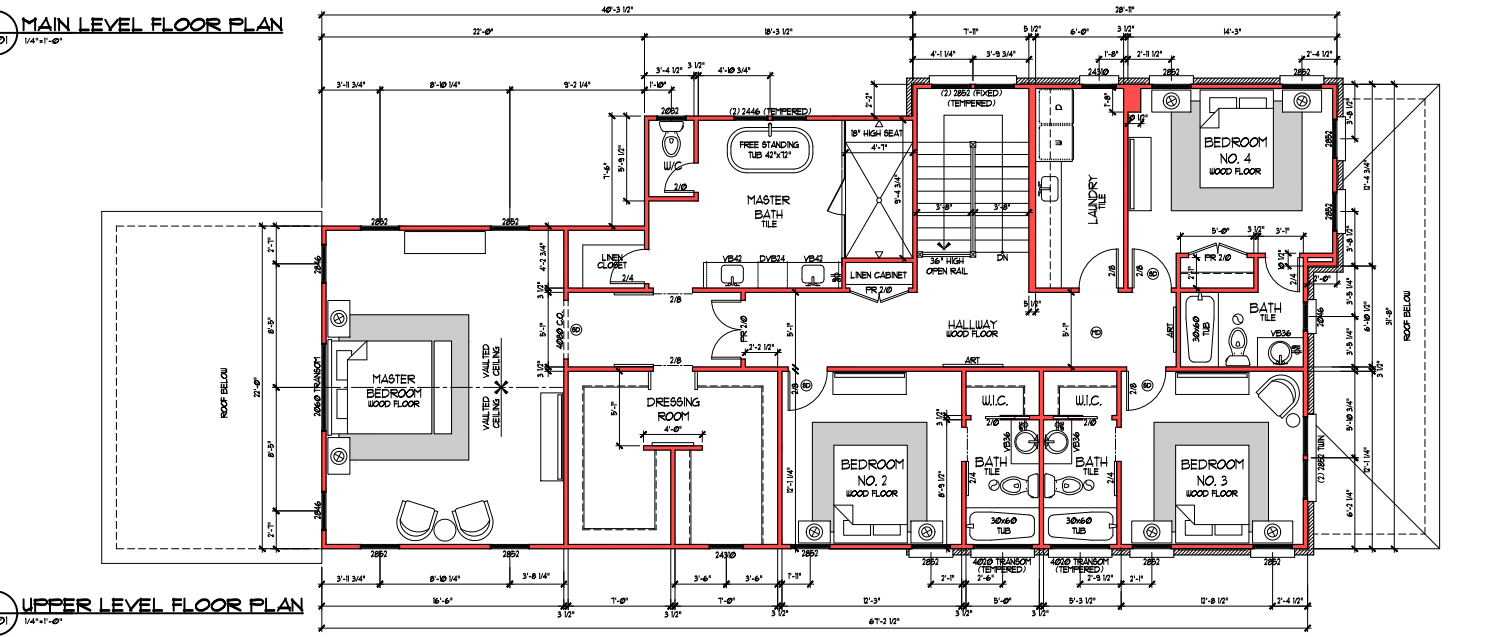
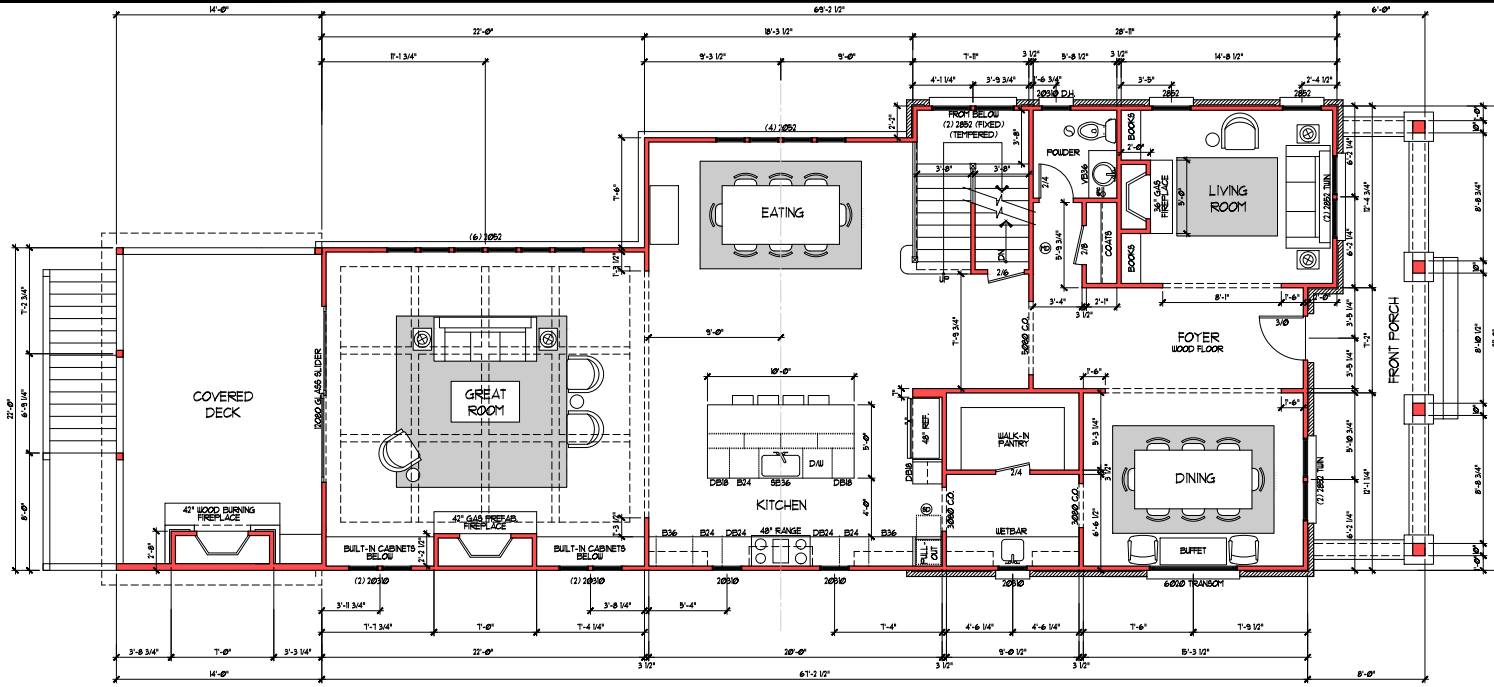
The **FOUNDATION & BASEMENT PLAN**

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

Sheet:

A100

of:



Revisions:

No.	Date

695 AMSTERDAM AVENUE
A NEW CUSTOM HOUSE PROJECT
ATLANTA, GEORGIA



GOODMAN DESIGN
ARCHITECTS
ATLANTA, GEORGIA 30325
PH: (478) 427-5466
www.goodmandesign.com
creating architecture for sustainable environments.
Create. Process. Pursue.

Title:
EXTERIOR ELEVATIONS

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

Sheet:
A201

of:



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



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

PROVIDE 1 1/2\"/>

Revisions:	
No.	Date

695 AMSTERDAM AVENUE
A NEW CUSTOM HOUSE PROJECT
ATLANTA, GEORGIA

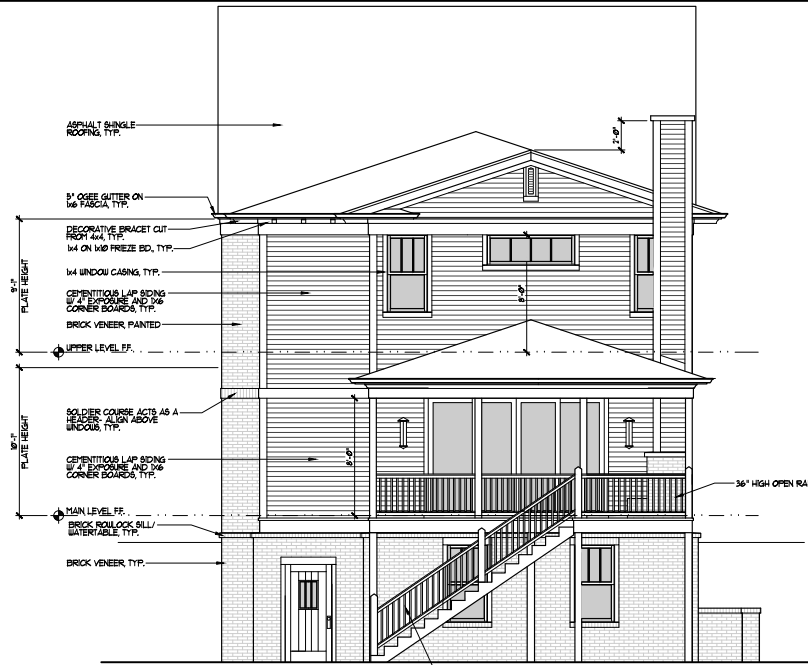


GOODMAN DESIGN
ATLANTA, GEORGIA 30325
PH: (678) 427-5466
www.goodmandesign.com
www.goodmandesign.us
Creating architecture for sustainable environments.
Create. Process.

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

A202

of:



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



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

695 Amsterdam



SW 7008
Alabaster

Interior and Exterior Paint

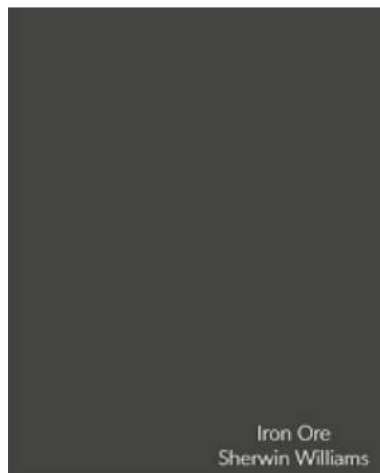
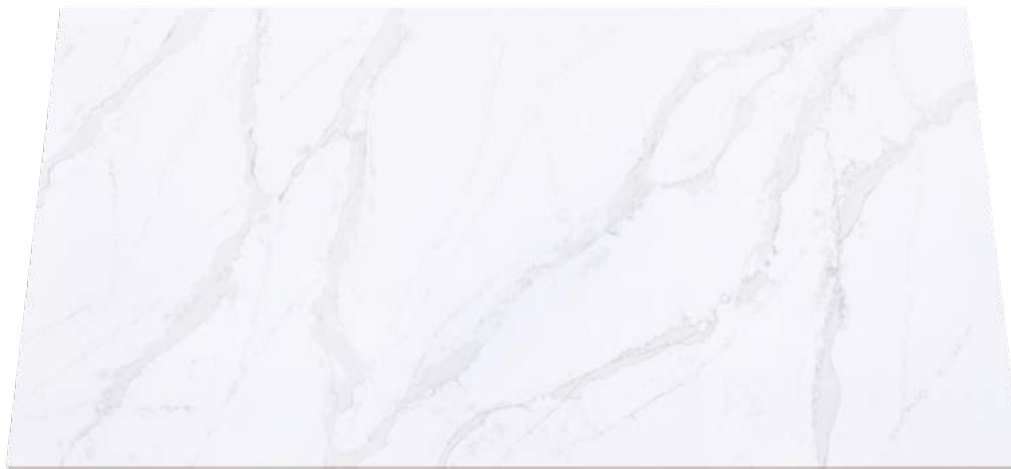
Peppercorn SW 7674

Window Sashes



Weathered Oak Floors

KITCHEN & LIGHTING



Iron Ore
Sherwin Williams



White Upper Cabinets Black Lower Cabinets and Island



ISLAND PENDANTS



KITCHEN AND
FAMILY ROOM
WINDOWS



BREAKFAST ROOM



FAMILY ROOM FAN

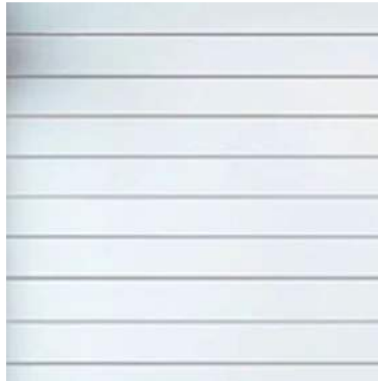


LIVING ROOM

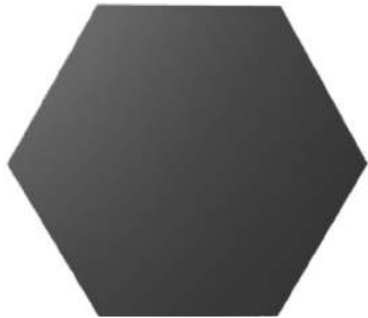


DINING ROOM

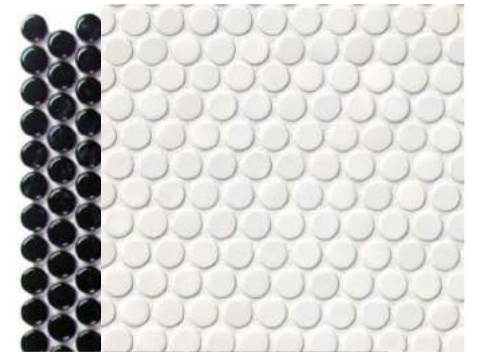
Powder Bath



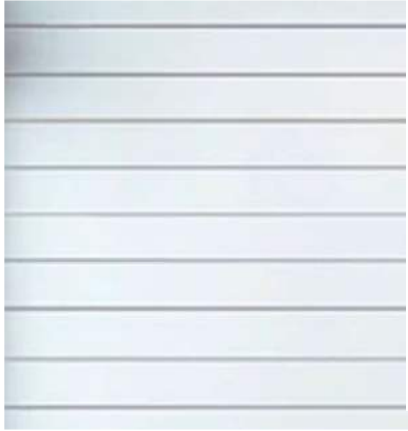
Shiplap Walls



Secondary Bathrooms



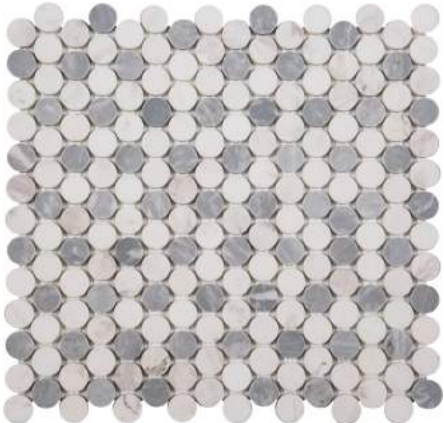
MASTER BATHROOM



SHIPLAP BEHIND VANITY

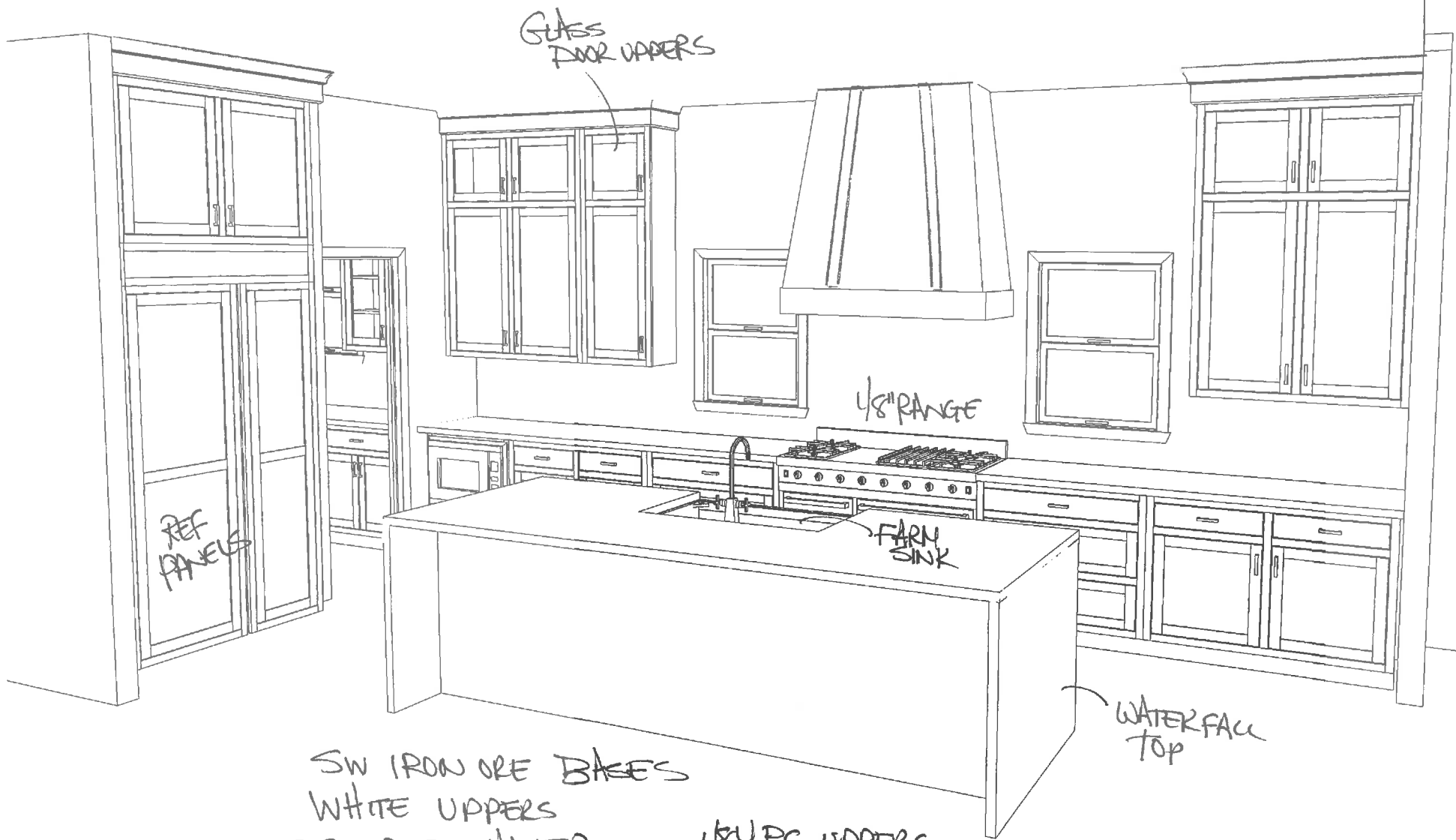


MASTER BEDROOM FAN



Basement Bathroom





GLASS DOOR UPPERS

REF PANELS

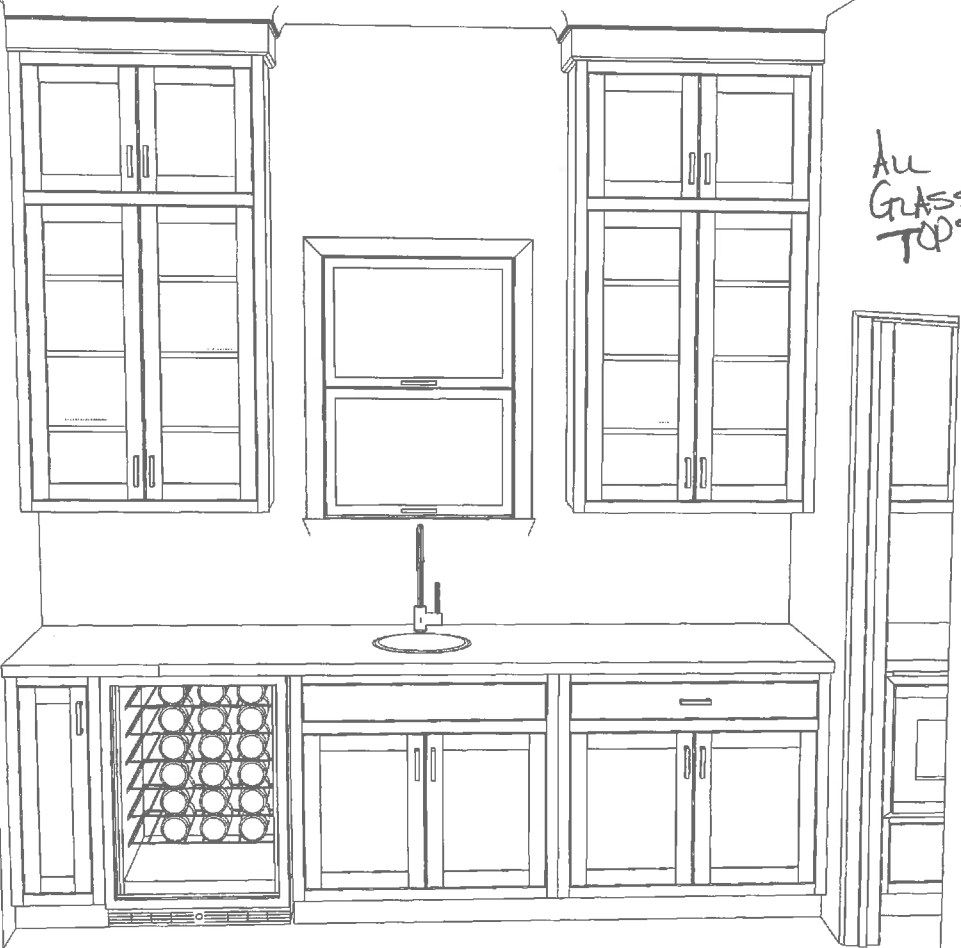
48" RANGE

FARM SINK

WATERFALL TOP

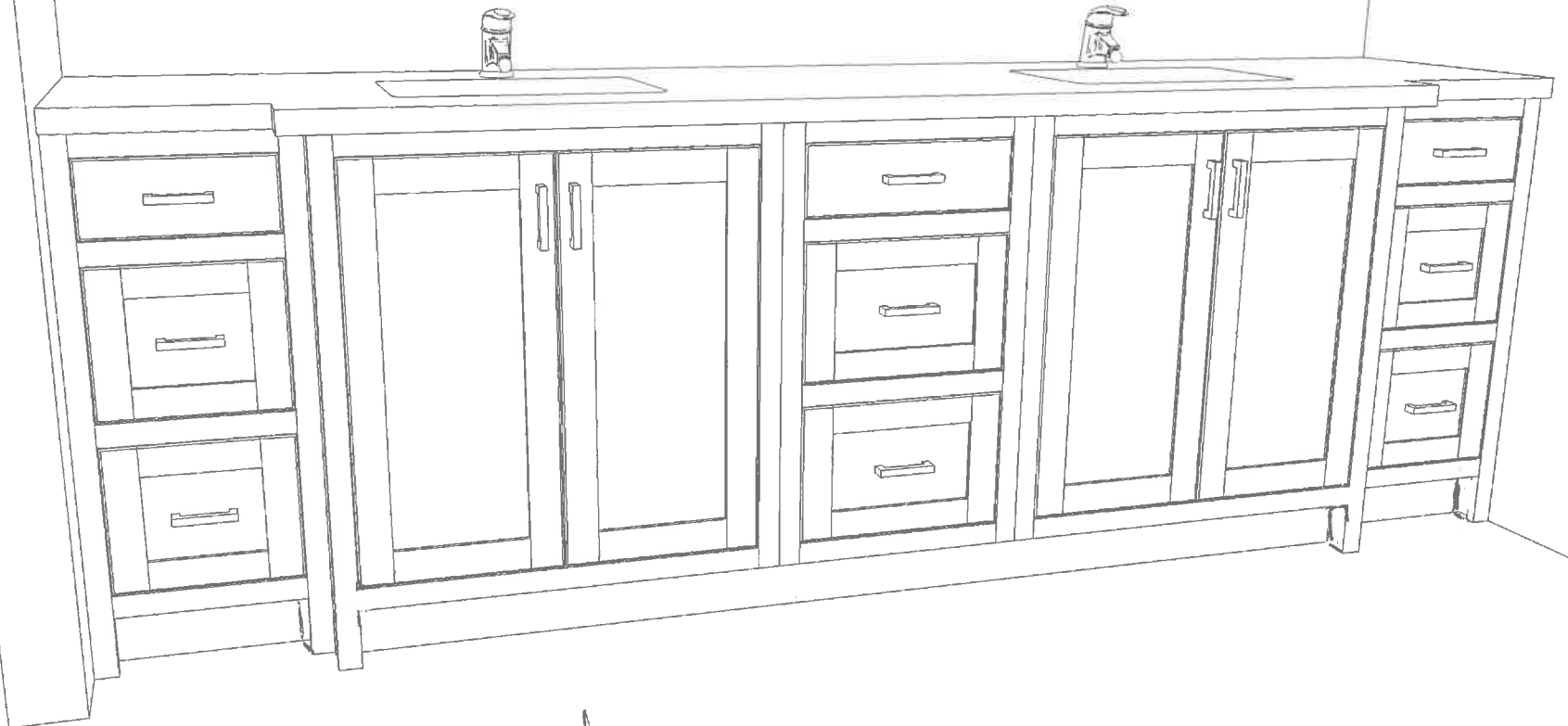
SW IRON ORE BAKES
WHITE UPPERS
INSET SIMPLE SHAKER

48" PC UPPERS
635-160" PC LOWERS

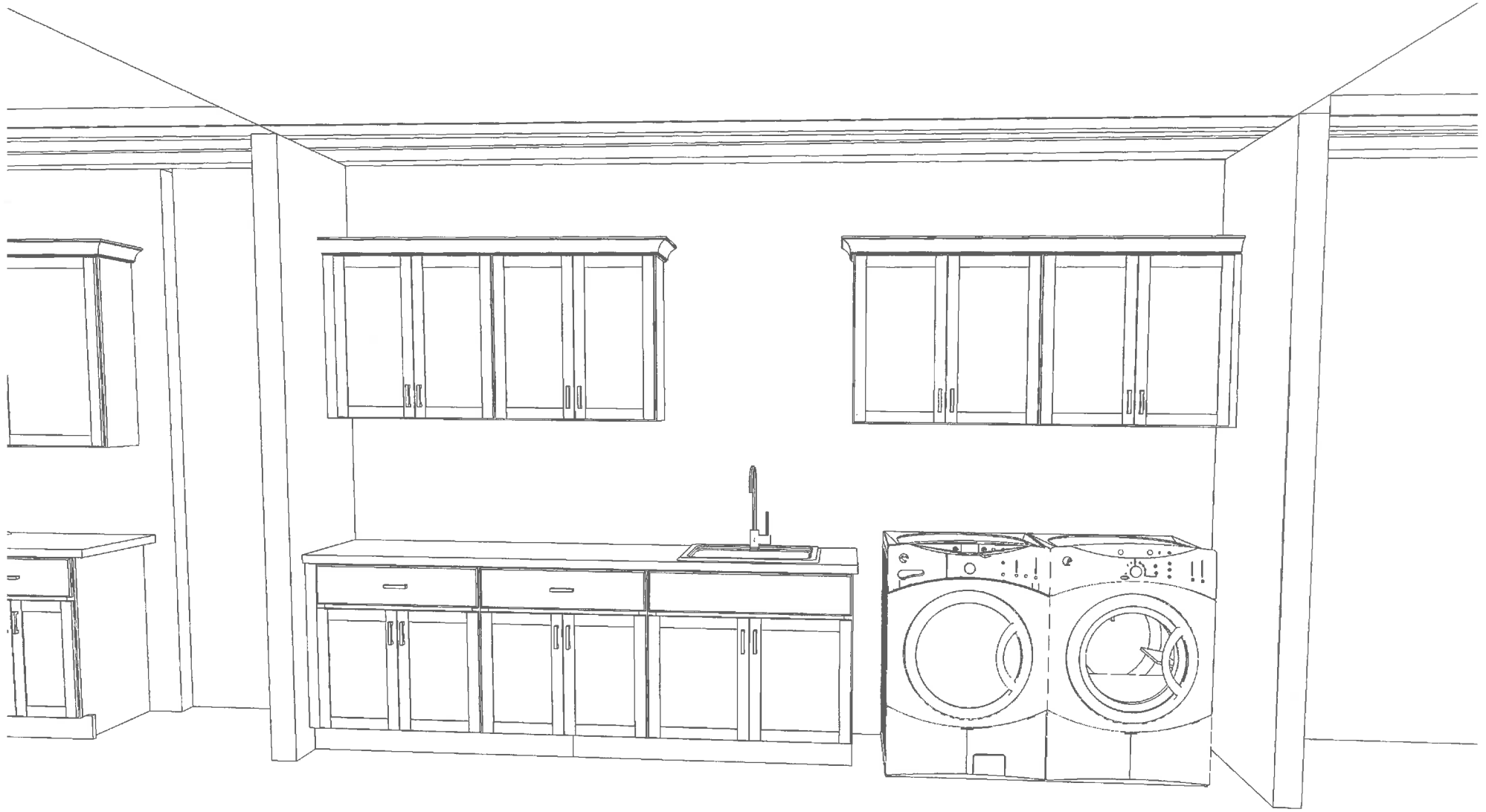


All
GLASS
TOPS

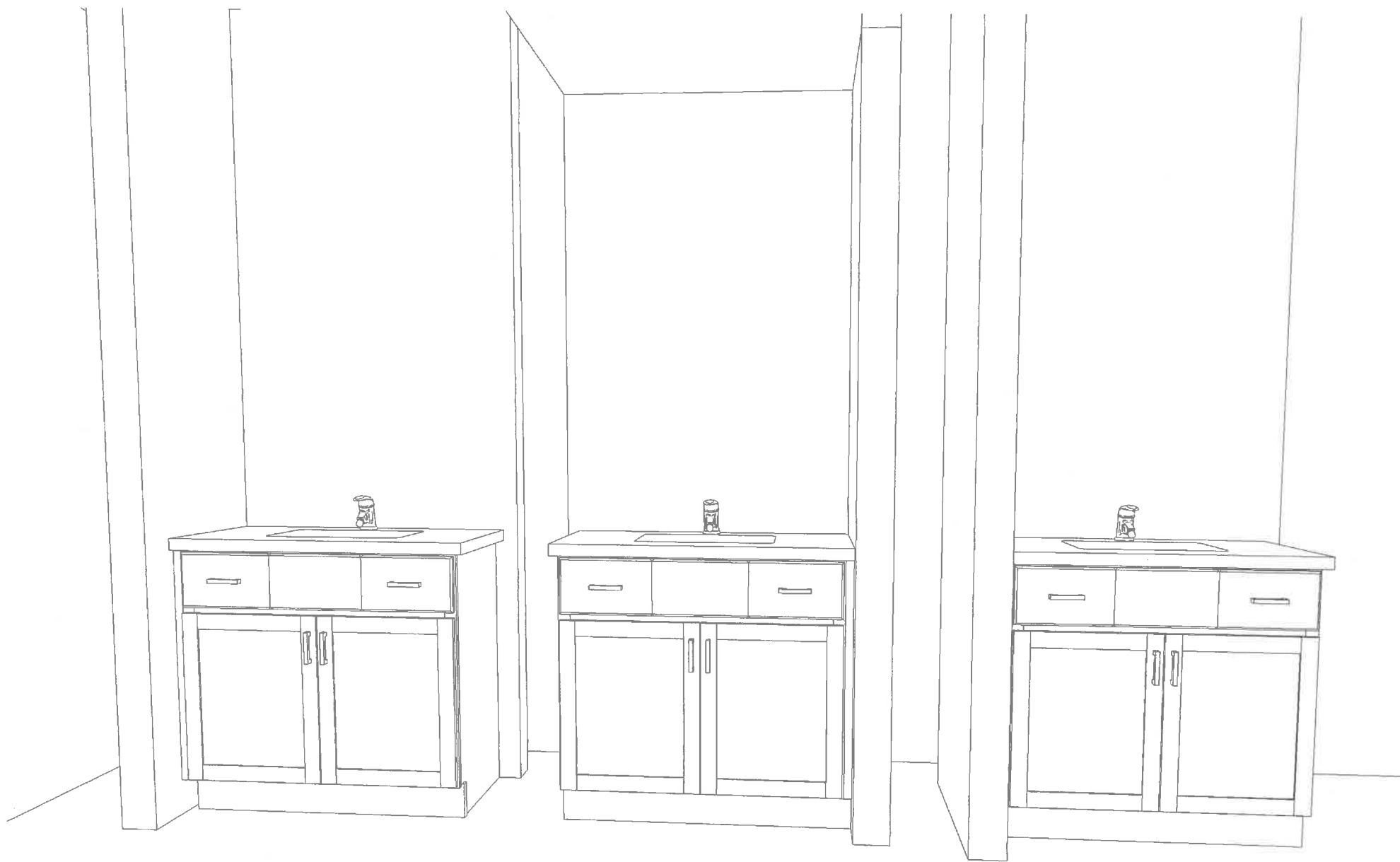
BUTLERS INSET SIMPLESHAKER
WHITE UPPERS 484PC
IRONORE LOWERS 635-160PC



MASTER
WHITE INSET SIMPLE FAUCER
635-160PC



LAUNDRY
WHITE
635-1100 PC



UP BATHS
WHITE
635-96 PC



GLASS DOORS

9' →

BATH
WHITE
635-96PC

BASEMENT

BAR
WHITE
635-100PC