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Revisions	By
26 FEB 2026	TS
28 APR 2026	TS
08 JUL 2026	TS
21 AUG 2026	TS

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THE
LAKE FORREST RESIDENCE
SANDY SPRINGS, GEORGIA

5065 LAKE FORREST DRIVE

Date: Feb 11, 2026
Scale: As Noted
Drawn: T.K.S.
Job: 25060

T1.1

THE LAKE FORREST RESIDENCE

5065 LAKE FORREST DRIVE SANDY SPRINGS, GEORGIA



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BUILDING DATA LEGEND

STORIES: 2
HEIGHT: MAXIMUM HEIGHT AT TALLEST POINT: 35'-8"
WEATHER: MODERATE
FLOOD HAZARDS: ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C 0144 F, DATED SEP 18, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
WIND SPEED: 115 MPH,
WIND IMPORTANCE FACTOR: I = 1.0, OCCUPANCY (RISK) CATEGORY: CATEGORY II
WIND EXPOSURE: EXPOSURE B
WINTER DESIGN TEMPERATURE: 22 DEGREES
GROUND SNOW LOAD: 5 PSF
TYP. DEAD LOADS:
FLOOR: 10 PSF
ROOF AND CEILING: 10 PSF
CANOPY ROOFS: ACTUAL WEIGHT BY MANUFACTURER
TYPICAL LIVE LOADS:
FLOOR: 40 PSF, NO REDUCTION TAKEN FOR BEDROOMS
ROOF: 20 PSF
TYPICAL ROOF LOADS:
DEAD LOADS: 10 PSF
LIVE LOADS: 20 PSF
CANOPY ROOFS: ACTUAL WEIGHT BY MANUFACTURER
TERMITE RISK: VERY HEAVY PER IRC R301.2(G)
FROST LINE DEPTH: 12"
MEAN ANNUAL TEMPERATURE: 66.2 DEGREES
SEISMIC DESIGN CATEGORY: B

NOTES

1. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE ONLINE PORTAL TO SCHEDULE A BUILDING PRE-CONSTRUCTION MEETING WITH THE BUILDING INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

SCOPE OF WORK

NEW SINGLE FAMILY RESIDENCE WITH ATTACHED 3-CAR GARAGE, POOL, FRONT PORCH, AND REAR PORCH.

APPLICABLE CODES

INTERNATIONAL BUILDING CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS (2026)
INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS (2026)
INTERNATIONAL FIRE CODE, 2024 EDITION, WITH NO GEORGIA AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS (2026)
INTERNATIONAL MECHANICAL CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS (2026)
INTERNATIONAL FUEL GAS CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS (2026)
NATIONAL ELECTRICAL CODE, 2023 EDITION, WITH GEORGIA AMENDMENTS (2026)
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2023)
INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS (2026)

BASEMENT AREA CALCULATIONS	
BASEMENT FINISHED (HEATED)	3,621.0 SF
BASEMENT UNFINISHED (UNHEATED)	0.0 SF
MECHANICAL/STORAGE (UNFINISHED)	0.0 SF

MAIN FLOOR AREA CALCULATIONS	
MAIN FLOOR FINISHED (HEATED)	3,748.0 SF
GARAGES (UNHEATED)	885.0 SF
PORCHES (UNHEATED)	745.0 SF

SECOND FLOOR AREA CALCULATIONS	
SECOND FLOOR FINISHED (HEATED)	2,267.0 SF
MECHANICAL/STORAGE (UNFINISHED)	80.0 SF
ATTIC (50% OVER 7'-0" KNEE WALL HEIGHT)	735.0 SF

FLOOR AREA RATIO CALCULATIONS	
9,636.0 SQ. FT. HEATED AREA ÷ 23,522.5 TOTAL AREA =	
.40 FLOOR AREA RATIO	
(.40 MAX ALLOWED)	

AREA CALCULATIONS-TOTALS	
TOTAL FINISHED (HEATED)	9,636.0 SF
TOTAL GARAGES (UNHEATED)	885.0 SF
TOTAL MECHANICAL/STORAGE (UNHEATED)	80.0 SF
TOTAL ATTIC (50% OVER 7'-0" KNEE WALL HT.)	735.0 SF
TOTAL PORCHES (UNHEATED)	745.0 SF

RELEASE FOR CONSTRUCTION

1. GENERAL NOTES

- (A) WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
- o APPLICABLE CODES AS NOTED-T.1, I.
 - o ALL ADDITIONAL LOCAL CODES, ORDINANCES AND REGULATIONS, AS APPLICABLE.
 - o MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS, AS APPLICABLE.
- (B) CONSTRUCTION DRAWINGS APPLICABLE AS DESIGNATED ONLY.
- (C) SPECIFIED DIMENSIONS AND NOTES AS DESIGNATED ONLY.
- (D) ALL OBSERVED DISCREPANCIES BETWEEN CONSTRUCTION DRAWINGS TO BE REPORTED IMMEDIATELY TO CASTRO DESIGN STUDIO.
- (E) ANY OMISSIONS BY DRAWINGS OF CERTAIN ASPECTS OR FEATURES OF PROJECT CONSTRUCTION SHOULD BE ASSUMED TO MATCH THE CHARACTER OF SIMILAR CONDITIONS REPRESENTED WITHIN THE DRAWING SET.
- (F) ALL DRAWINGS/SPECIFICATIONS TO BE CONFIRMED IN COORDINATION WITH SITE CONDITIONS.

11. GENERAL STRUCTURAL NOTES

- (A) STRUCTURAL MEMBERS MAY NOT BE OMITTED, NOTCHED, CUT, BLOCKED OUT, OR RELOCATED WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
- (B) STRUCTURAL MEMBERS MAY NOT BE RE-SIZED OR ALTERED WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
- (C) NOTE(S) PROVIDED ON STAMPED STRUCTURAL ENGINEERING DRAWINGS ALWAYS TAKE PRECEDENCE OVER NOTE(S) PROVIDED ON THIS SHEET. OBSERVED DISCREPANCIES IN THIS AREA TO BE REPORTED IMMEDIATELY TO CASTRO DESIGN STUDIO.

III. CODE COMPLIANCE NOTES

- (A) FACTORY MADE ISOKERN MAGNUM FIREPLACES TO COMPLY WITH IRC CHAPTER 10. SEE ATTACHED TECHNICAL INFORMATION.
- (B) HAZARDOUS LOCATIONS TO RECEIVE SAFETY GLAZING AS REQUIRED:
- (C) GLAZING IN DOORS OR IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. REFERENCE 2018 IRC SECTION R308.4.2.
- (D) WINDOWS IN HAZARDOUS LOCATIONS SUCH AS WHEN THEY ARE LOCATED ADJACENT TO A TUB THAT ARE LESS THAN 60 INCHES FROM A STANDING OR WALKING SURFACE ARE REQUIRED TO HAVE SAFETY GLAZING. REFERENCE 2018 IRC SECTION R308.4.5.
- (E) WINDOWS IN HAZARDOUS LOCATIONS SUCH AS WHEN THEY ARE ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD ARE REQUIRED TO HAVE SAFETY GLAZING. REFERENCE 2018 IRC SECTION R308.4.7.
- (F) WINDOWS IN HAZARDOUS LOCATIONS SUCH AS WHEN THEY ARE ADJACENT TO A FLOOR WHERE THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR AND WITHIN 36 INCHES HORIZONTALLY OF WALKING SURFACE ARE REQUIRED TO HAVE SAFETY GLAZING. REFERENCE 2018 IRC SECTION R308.4.3.
- (G) FIRE-RESISTANT DOOR MUST COMPLY WITH 2018 IRC SECTION R302.5.1
- (H) GARAGE CEILING AND WALLS ARE REQUIRED TO BE FIRE SEPARATED. REFERENCE 2018 IRC SECTION R302.6, TABLE R302.6.

IV. ELECTRICAL VEHICLE SUPPLY REQUIREMENTS

- (A) ELECTRICAL LOAD CALCULATIONS AND PANEL SCHEDULE FOR ELECTRICAL VEHICLE CHARGING STATION WILL BE PROVIDED BY HOMEOWNER'S ELECTRICAL CONTRACTOR AND SUBMITTED TO THE CITY OF ATLANTA PRIOR TO ELECTRICAL PERMIT ISSUANCE.
- (B) PANEL SCHEDULE CONNECTED TO THE SERVICE LOCATION WITH:
- o 1/2" ELECTRICAL METALLIC TUBING (EMT) OR
 - o 1/2" RIGID NON-METALLIC CONDUIT (RNC)- SCHEDULE 40 OR
 - o 1/2" FLEXIBLE CONDUIT (FMC)
- (C) SEE ATTACHED ELECTRICAL VEHICLE CHARGING STATION INSTALLATION GUIDELINES.

V. FOUNDATION

- (A) FOOTINGS AS INDICATED ON CONSTRUCTION DRAWINGS SHALL BEAR A MINIMUM OF 12" INTO ORIGINAL UNDISTURBED SOIL AND A MINIMUM OF 24" BELOW FINISHED GRADE.
- (B) CHANGES IN EXCAVATIONS REQUIRED AS A RESULT OF SITE CONDITIONS SHALL BE DIRECTED BY LICENSED GEOTECHNICAL ENGINEER.
- (C) ALL FOOTING EXCAVATIONS TO BE INSPECTED BY THE BUILDING OFFICIAL PRIOR TO THE PLACEMENT OF CONCRETE.
- (D) ALL EARTH WORK, COMPACTION, AND SUPERVISION SHALL BE DONE PER RECOMMENDATIONS PROVIDED BY A SOIL INVESTIGATION REPORT. IF NO REPORT IS GIVEN, SLAB AND FOOTING CALCULATIONS ARE TO BE BASED ON LOCAL CODE REQUIREMENTS FOR SOIL BEARING PRESSURE. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

VI. MASONRY

- (A) SOLID MASONRY WALLS TO HAVE "DUR-O-WALL" OR APPROVED EQUAL TRUSS TIES AT 16" O.C. VERTICALLY ABOVE AND 8" VERTICALLY BELOW GRADE.
- (B) BRICK VENEER WALLS TO BE SECURED WITH NON-CORROSIVE METAL TIES AT 16" O.C. VERTICALLY AND HORIZONTALLY. WEEP HOLES TO BE LOCATED 24" O.C. HORIZONTALLY ACROSS THE BASE OF THE WALL AT THE LEVEL OF THE BASE FLASHING.
- (C) PROVIDE MINIMUM 8" SOLID MASONRY UNDER CONCENTRATED LOADING CONDITIONS.
- (D) MORTAR SHALL CONFORM TO ASTM INTERNATIONAL SPECIFICATIONS, SECTION C270- TYPE N.

VII. WOOD FRAMING - ALIGNMENT

- (A) ALL INTERVENING RAFTERS AND JOISTS SHALL LAP AT LEAST 6" AND BE SPIKED TOGETHER.
- (B) END-TO-END FRAMED JOISTS TO BE SECURED TOGETHER WITH METAL STRAPS
- (C) STUDS TO ALIGN AT ALL WALL LOCATIONS BEARING UNDER JOISTS OR ROOF TRUSSES. BLOCKING TO BE PROVIDED IN BETWEEN FLOORS.
- (D) AT POINT LOAD LOCATIONS, STUD PACKS SHALL BE MATCHED AT ALL LEVELS EXTENDING DOWN TO THE FOUNDATION, UNLESS NOTED OTHERWISE.

VIII. WOOD FRAMING - FLOOR TRUSSES

- (A) IF FLOOR TRUSSES ARE INDICATED, THEY ARE TO BE PRE-ENGINEERED TRUSSES, MANUFACTURED TO PROVIDE SHOP DRAWINGS OF FLOOR TRUSSES, TO BE APPROVED BY STRUCTURAL ENGINEER. MANUFACTURER TO PROVIDE CONNECTION AND BEARING DETAILS, BRACING, BRACING DETAILS, NOMINAL DIMENSIONS, TRUSS LAYOUT CONFIGURATIONS, LUMBER GRADE AND SPECIES, AND MAGNITUDE OF FORCE ALLOWED FOR ALL TRUSS MEMBERS.
- (B) THE BAND BOARD IS 2X4 CONTINUOUS, U.N.O.
- (C) FLOOR TRUSS LAYOUT SHALL ACCOMMODATE CONVENTIONAL FRAMING AS INDICATED, AS WELL AS HVAC DUCT LAYOUT AS INDICATED.
- (D) FLOOR TRUSSES SHALL BE DESIGNED TO LIMIT DEFLECTION TO $1/480$ LIVE LOAD OR UP TO 16 PSF DEAD LOAD, WHICHEVER IS GREATER, EXCEPT IN ROOMS CONSISTING OF DIFFERENT FLOOR LENGTHS OF WHICH THE DEFLECTION OF THE SHORTEST SPAN SHALL GOVERN.

IX. WOOD FRAMING - I-JOISTS

- (A) IF I-JOISTS ARE INDICATED, THEY ARE TO BE PRE-ENGINEERED I-JOISTS, MANUFACTURER TO PROVIDE SHOP DRAWINGS OF I-JOISTS, TO BE APPROVED BY STRUCTURAL ENGINEER. MANUFACTURER TO PROVIDE CONNECTION AND BEARING DETAILS, BRIDGING AND BRACING DETAILS, NOMINAL DIMENSIONS, AND JOIST LAYOUT CONFIGURATIONS.
- (B) THE BAND BOARD IS 1 1/4" TIMBERSTRAND OR EQUAL.
- (C) I-JOISTS SHALL BE DESIGNED TO LIMIT DEFLECTION TO L/480 LIVE LOAD OR UP TO 1/2 PSF DEAD LOAD, WHICHEVER IS GREATER, EXCEPT IN ROOMS CONSISTING OF DIFFERENT FLOOR LENGTHS OF WHICH THE DEFLECTION OF THE SHORTEST SPAN SHALL GOVERN.
- (D) PROVIDE SOLID WEB FIBERS ON ALL JOISTS PARALLEL TO EXTERIOR WALLS.
- (E) PROVIDE SOLID BAND BOARD AT ALL END CONDITIONS AND 2X4 CRIPPLES AT ALL INTERIOR BEARING CONDITIONS.

X. WOOD FRAMING - BRIDGING AND BLOCKING

- (A) PROVIDE MINIMUM ONE LINE OF BRIDGING FOR EVERY EIGHT FEET OF SPAN IN FLOOR, ATTIC, AND ROOF FRAMING. THE BRIDGING SHALL CONSIST OF MINIMUM ONE BY SIX INCH LUMBER DOUBLE-NAILED AT EACH END OR EQUIVALENT METAL BRACING OF EQUAL RIGIDITY. BLOCK SOLID AT ALL BEARING SUPPORTS WHERE ADEQUATE LATERAL SUPPORT NOT OTHERWISE PROVIDED.

XI. WOOD FRAMING - FIRE STOPPING

- (A) FIRE STOPPING SHALL BE PROVIDED TO CUTOFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) IN THE FOLLOWING LOCATIONS:
- o IN ALL STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT FLOOR AND CEILING LEVELS AND NOT MORE THAN 1'-0" APART.
 - o BETWEEN STAIR STRINGERS AT TOP AND BOTTOM, AND BETWEEN STUDS IN LINE WITH STAIR RUN.
- (B) FIRESTOPS, WHEN OF WOOD, SHALL BE 2" NOMINAL THICKNESS AND MAY BE MADE OF GUM BOARD, CEMENT ASBESTOS, MINERAL WOOL OR OTHER NONCOMBUSTIBLE MATERIAL.
- (C) SPACES BETWEEN CHIMNEYS AND WOOD FRAMING SHALL BE FILLED WITH LOOSE NON-COMBUSTIBLE MATERIAL (2" MINIMUM THICKNESS).

XII. WINDOWS

- (A) ALL WINDOWS SHALL HAVE INSULATING GLASS, OR SINGLE GLASS WITH STORM WINDOWS OR EQUAL.
- (B) SIZES INDICATED ON PLANS ARE NOMINAL ONLY. BUILDER TO CONSULT WITH WINDOW MANUFACTURER TO DETERMINE EXACT SIZES, ROUGH OPENINGS, ETC.
- (C) EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. REFERENCE 2018 IRC SECTION R310.
- (D) WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SUB HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. REFERENCE 2018 IRC SECTION R310.
- (E) ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 20 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. REFERENCE 2018 IRC SECTION R310.

XIII. GYPSUM WALL BOARD

- (A) ALL GYPSUM WALL BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE 2018 IRC-LATEST EDITION AND ALL STATE AND LOCAL CODES.
- (B) GYPSUM WALL BOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.
- (C) ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL OCCUR ON THE FRAMING MEMBERS EXCEPT THOSE EDGES WHICH ARE PERPENDICULAR TO THE FRAMING MEMBERS. ALL EDGES ON GYPSUM WALL BOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE RESISTING CONSTRUCTION IS NOT REQUIRED.
- (D) THE SIZES AND SPACING OF FASTENERS SHALL COMPLY WITH 2018 IRC-LATEST EDITION, STATE, AND LOCAL CODES.
- (E) PROVIDE MOISTURE RESISTANT DRYWALL AT TUBS AND SHOWERS.

XIV. PLYWOOD

- (A) ALL PLYWOOD SHALL BE PINE OR EQUAL AND SHALL BE MANUFACTURED AND GRADED IN ACCORDANCE WITH "PRODUCT STANDARD P-1-66" FOR SOFT PLYWOOD CONSTRUCTION AND INDUSTRIAL.
- (B) EACH PLYWOOD SHEET SHALL BEAR THE "APA" GRADE TRADEMARK.
- (C) ALL END JOINTS SHALL BE STAGGERED AND SHALL BUTT ALONG THE CENTER LINES OF FRAMING MEMBERS.
- (D) THE FACE GRAIN OF THE PLYWOOD SHALL BE LAID AT RIGHT ANGLES TO THE JOISTS AND TRUSSES AND PARALLEL TO THE STUDS.
- (E) NAILS SHALL BE SPACED 3/8" MINIMUM FROM THE EDGE OF THE SHEETS, THE MINIMUM NAIL PENETRATION INTO FRAMING MEMBERS SHALL BE 1-1/2" FOR 8D NAILS AND 1-3/8" FOR 10D NAILS.
- (F) ALL FLOORS SHALL BE GLUED & SCREWED WITH #12 WOOD SCREWS AT 6" O.C. ON DIRECT EDGES AND AT 10" O.C. AT INTERMEDIATE.

XV. FLASHING

- (A) ALL FLASHING TO BE OF THE APPROVED CORROSION-RESISTIVE TYPE AND SHALL BE PROVIDED WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL, FLOOR ASSEMBLY, OR WOOD-FRAMED CONSTRUCTION. FLASH AND CAULK WOOD BEAMS AND OTHER PROJECTIONS THROUGH EXTERIOR WALLS OR ROOF SURFACES.
- (B) ALL FLASHING, COUNTER FLASHING, AND COPING WHEN OF METAL SHALL BE OF NOT LESS THAN NO. 26 U.S. GAUGE APPROVED CORROSIONS-RESISTANT METAL.
- (C) PROVIDE METAL FLASHING ABOVE ALL WINDOWS, DOORS AND CAPITALS.

XVI. BOLTS IN WOOD FRAMING

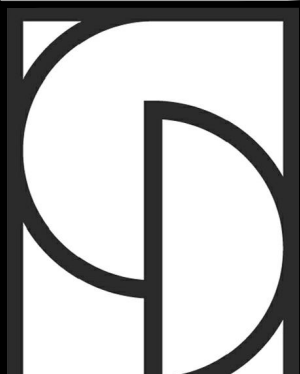
- (A) ALL BOLTS IN WOOD FRAMING SHALL BE ASTM A325 MACHINE BOLTS WITH STANDARD MALLEABLE IRON WASHERS OR STEEL PLATE WASHERS.
- (B) STEEL PLATE WASHER SIZES SHALL BE AS FOLLOWS:
- o 1/2" AND 3/4" DIA. BOLTS- 3" SQ. X 3/8".
 - o 3/4" DIA. BOLTS- 4" SQ. X 3/8".
- (C) EACH BOLT HOLE IN WOOD SHALL BE DRILLED 1/8" LARGER THAN DIAMETER OF BOLT.
- (D) FOR NAIL BOLTS, SEE DETAILS.

XVII. LAG BOLTS

- (A) SHALL BE SQUARE-HEADED AND OF STRUCTURAL GRADE STEEL.
- (B) WASHERS SHALL BE PLACED UNDER THE HEAD OF LAG BOLTS WHICH BEAR ON WOOD.

XVIII. ATTIC VENTILATION

- (A) ENCLOSED ATTIC TRUSS SPECIES AND ENCLOSED ROOF RAFTERS SHALL HAVE CROSS-VENTILATION FOR EACH SEPARATE SPACE WITH SCREENED VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF MOISTURE AND RAIN IN ACCORDANCE WITH THE 2018 IRC-LATEST EDITION AND ALL STATE AND LOCAL CODES.



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GENERAL NOTES

1 / T 1.2

***VERIFY ALL DRAWINGS WITH
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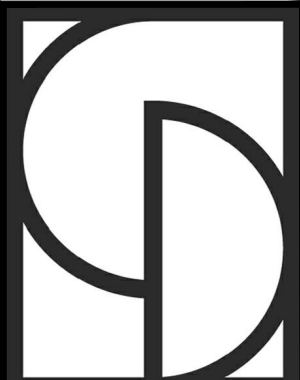
THE
LAKE FOREST RES
5065 LAKE FOREST DRIVE

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NOTES

1. FACTORY MADE ISOKERN MAGNUM FIREPLACES TO COMPLY WITH IRC CHAPTER 10. SEE ATTACHED TECHNICAL INFORMATION.
2. HAZARDOUS LOCATIONS TO RECEIVE SAFETY GLAZING AS REQUIRED:

(a) GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS. REFERENCE 2018 IRC SECTION R308.4.1.

(b) GLAZING IN DOORS OR IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE. REFERENCE 2018 IRC SECTION R308.4.2.

(c) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR AND WHOSE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR. REFERENCE 2018 IRC SECTION R308.4.3.

(d) GLAZING IN WALLS OR ENCLOSURES FACING BATHTUBS OR SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. REFERENCE 2018 IRC SECTION R308.4.5.

(e) GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS, AND BETWEEN FLIGHTS OF STAIRS. REFERENCE 2018 IRC SECTION R308.4.6.

(f) GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD. REFERENCE 2018 IRC SECTION R308.4.7.

3. FIRE-RESISTANT DOOR MUST COMPLY WITH 2018 IRC SECTION R302.5.1.

4. GARAGE CEILING AND WALLS ARE REQUIRED TO BE FIRE SEPARATED. REFERENCE 2018 IRC SECTION R302.6, TABLE R302.6.

5. WEATHERSTRIP AND INSULATE ACCESS DOORS BETWEEN CONDITIONED (FINISHED) AND UNCONDITIONED (UNFINISHED) SPACES PER IECC.

FRAMING NOTES

1. ALL VAULTED GABLE END WALLS ARE TO BE BALLOON FRAMES.
2. ALL WALL STUDS THAT EXCEED 12" IN HEIGHT MUST BE ENGINEERED.

LEGEND

- 1" CONC. WALL W/ 2X4 INTERIOR STUD WALL - CONFIRM W/ STRUCTURAL
- 2X6 STUD WALL W/ BRICK EXTERIOR
- 2X6 INT. STUD WALL-U.N.O.
- EXHAUST VENT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- GROUND FAULT CURRENT INTERRUPTER

BASEMENT FLOOR PLAN

1/4" = 1'-0"

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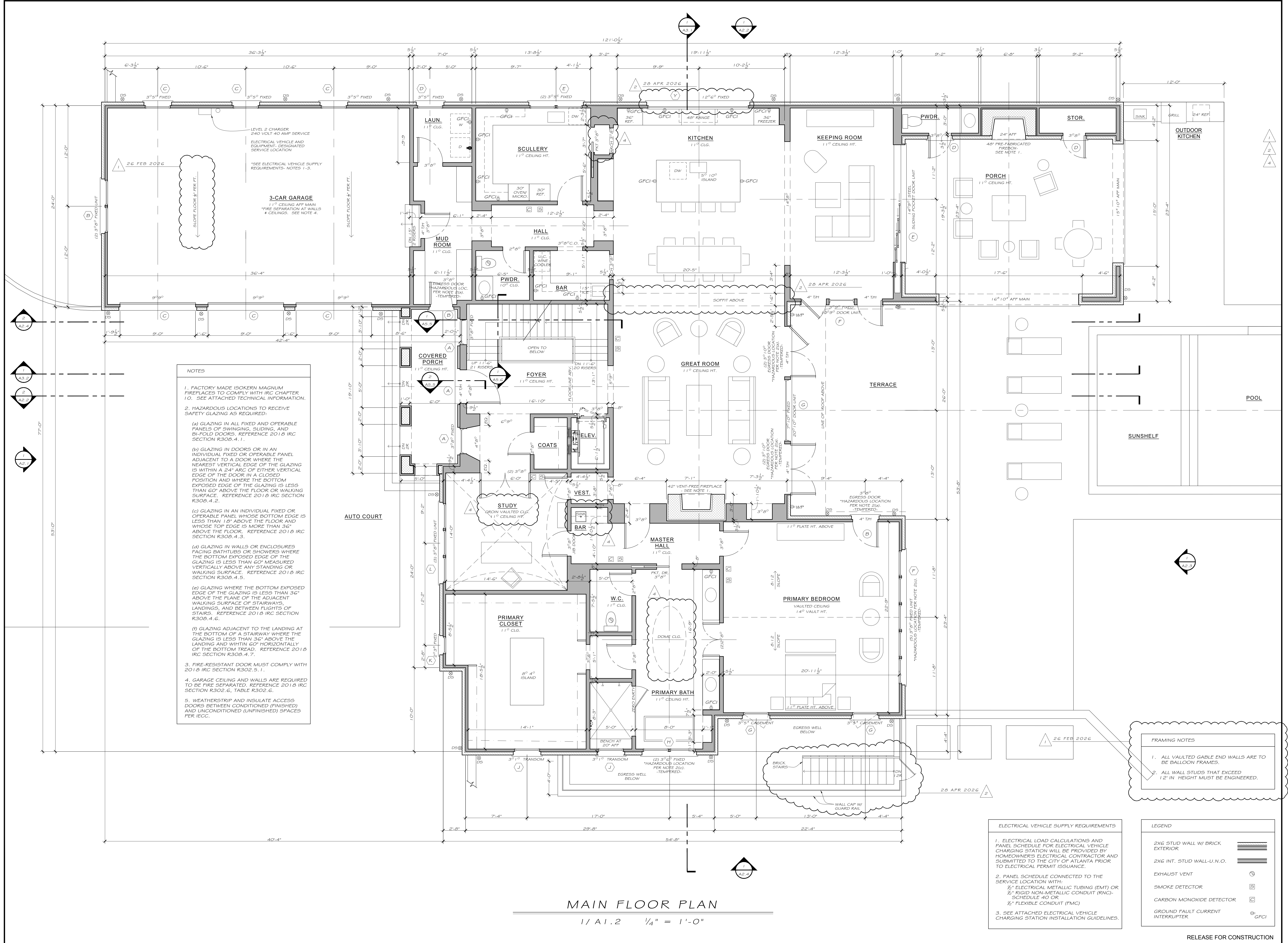
DENCE
SANDY SPRINGS, GEORGIA

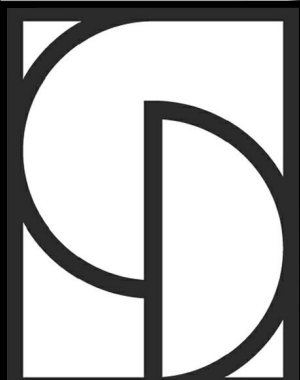
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Drawn:	T.K.S.
Job:	25060

A1.2

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26 FEB 2026	TS
30 APR 2026	TS
21 AUG 2026	TS

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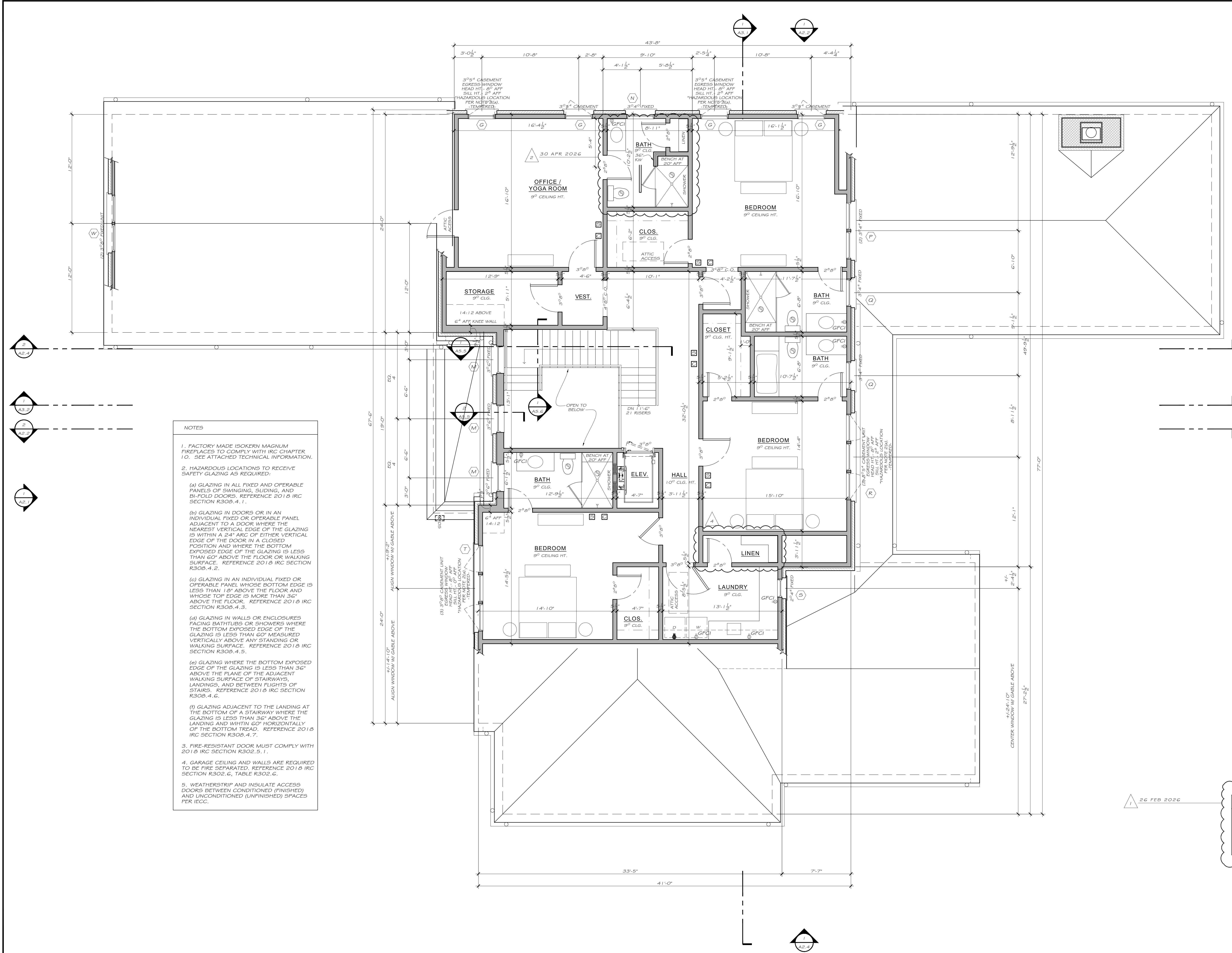
**THE
LAKE FORREST RESIDENCE**
SANDY SPRINGS, GEORGIA

5065 LAKE FORREST DRIVE

Date: Feb 11, 2026
Scale: As Noted
Drawn: T.K.S.
Job: 25060

A1.3

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- NOTES**
1. FACTORY MADE ISOKERN MAGNUM FIREPLACES TO COMPLY WITH IRC CHAPTER 10. SEE ATTACHED TECHNICAL INFORMATION.
 2. HAZARDOUS LOCATIONS TO RECEIVE SAFETY GLAZING AS REQUIRED:
 - (a) GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS. REFERENCE 2018 IRC SECTION R308.4.1.
 - (b) GLAZING IN DOORS OR IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE. REFERENCE 2018 IRC SECTION R308.4.2.
 - (c) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR AND WHOSE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR. REFERENCE 2018 IRC SECTION R308.4.3.
 - (d) GLAZING IN WALLS OR ENCLOSURES FACING BATHTUBS OR SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. REFERENCE 2018 IRC SECTION R308.4.5.
 - (e) GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS, AND BETWEEN FLIGHTS OF STAIRS. REFERENCE 2018 IRC SECTION R308.4.6.
 - (f) GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD. REFERENCE 2018 IRC SECTION R308.4.7.
 3. FIRE-RESISTANT DOOR MUST COMPLY WITH 2018 IRC SECTION R302.5.1.
 4. GARAGE CEILING AND WALLS ARE REQUIRED TO BE FIRE SEPARATED. REFERENCE 2018 IRC SECTION R302.6, TABLE R302.6.
 5. WEATHERSTRIP AND INSULATE ACCESS DOORS BETWEEN CONDITIONED (FINISHED) AND UNCONDITIONED (UNFINISHED) SPACES PER IECC.

- FRAMING NOTES**
1. ALL VAULTED GABLE END WALLS ARE TO BE BALLOON FRAMES.
 2. ALL WALL STUDS THAT EXCEED 12" IN HEIGHT MUST BE ENGINEERED.

LEGEND	
2X6 STUD WALL W/ BRICK EXTERIOR	
2X6 INT. STUD WALL-U.N.O.	
EXHAUST VENT	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	
GROUND FAULT CURRENT INTERRUPTER	

SECOND FLOOR PLAN

1/4" = 1'-0"

RELEASE FOR CONSTRUCTION

[illegible]

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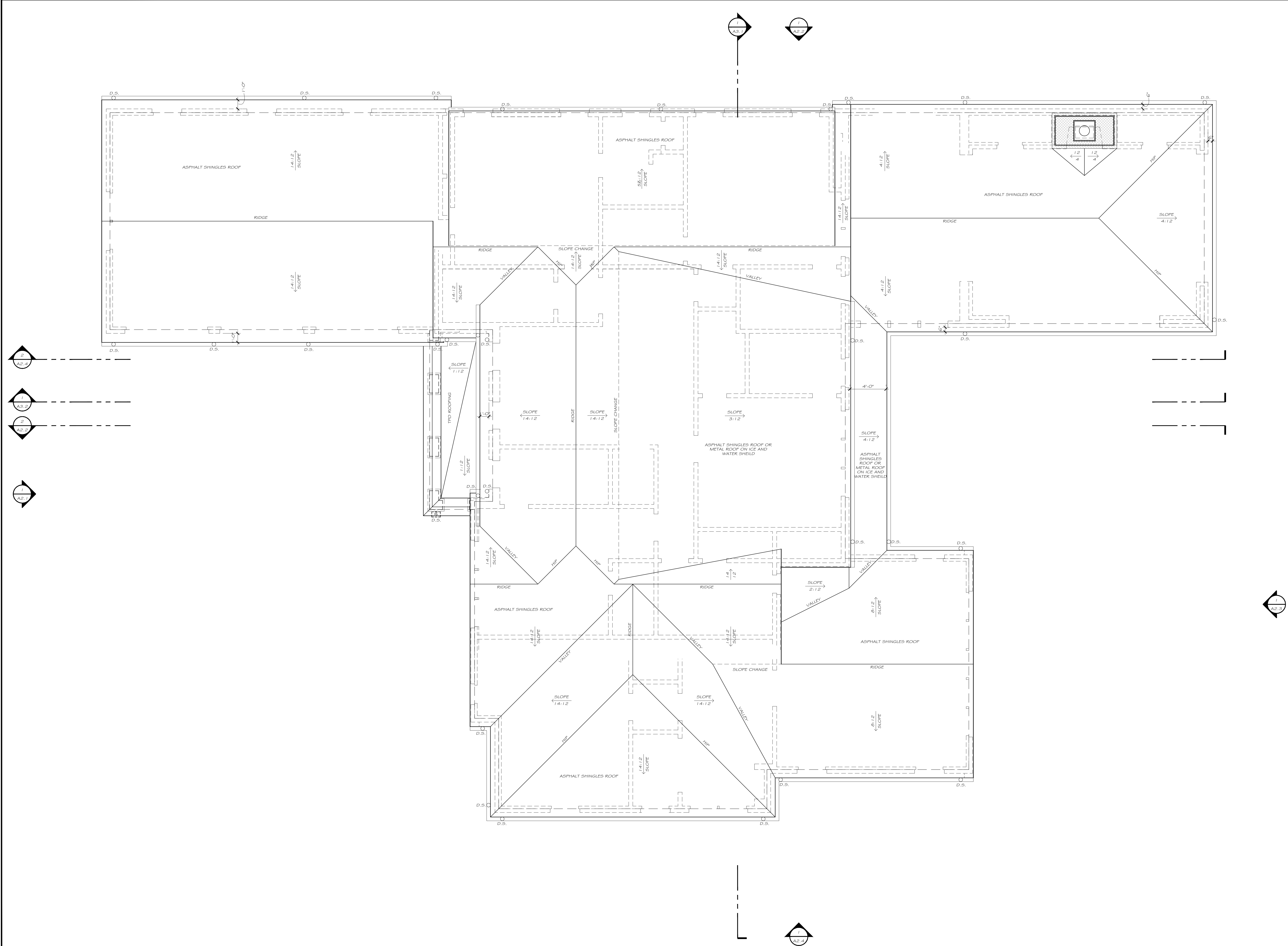
THE
LAKE FORREST RESIDENCE

5065 LAKE FORREST DRIVE

SANDY SPRINGS, GEORGIA

Date:	Feb 11, 2026
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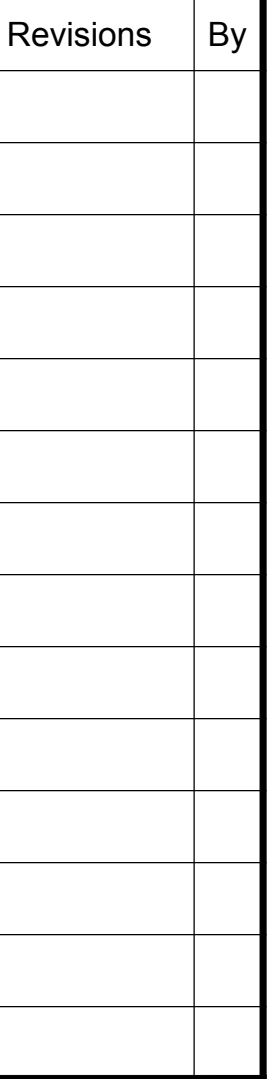
A1.4



ROOF PLAN

1 / A 1.4 1/4" = 1'-0"

RELEASE FOR CONSTRUCTION



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SANDY SPRINGS, GEORGIA

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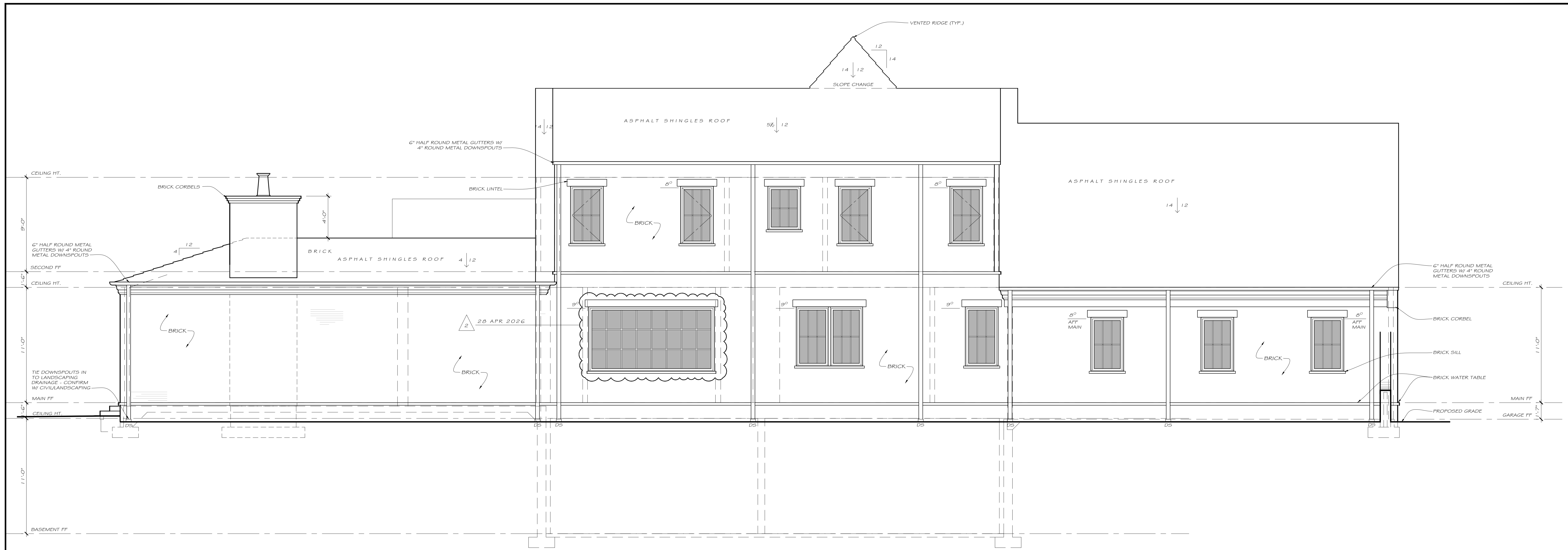
A2.1



FRONT ELEVATION

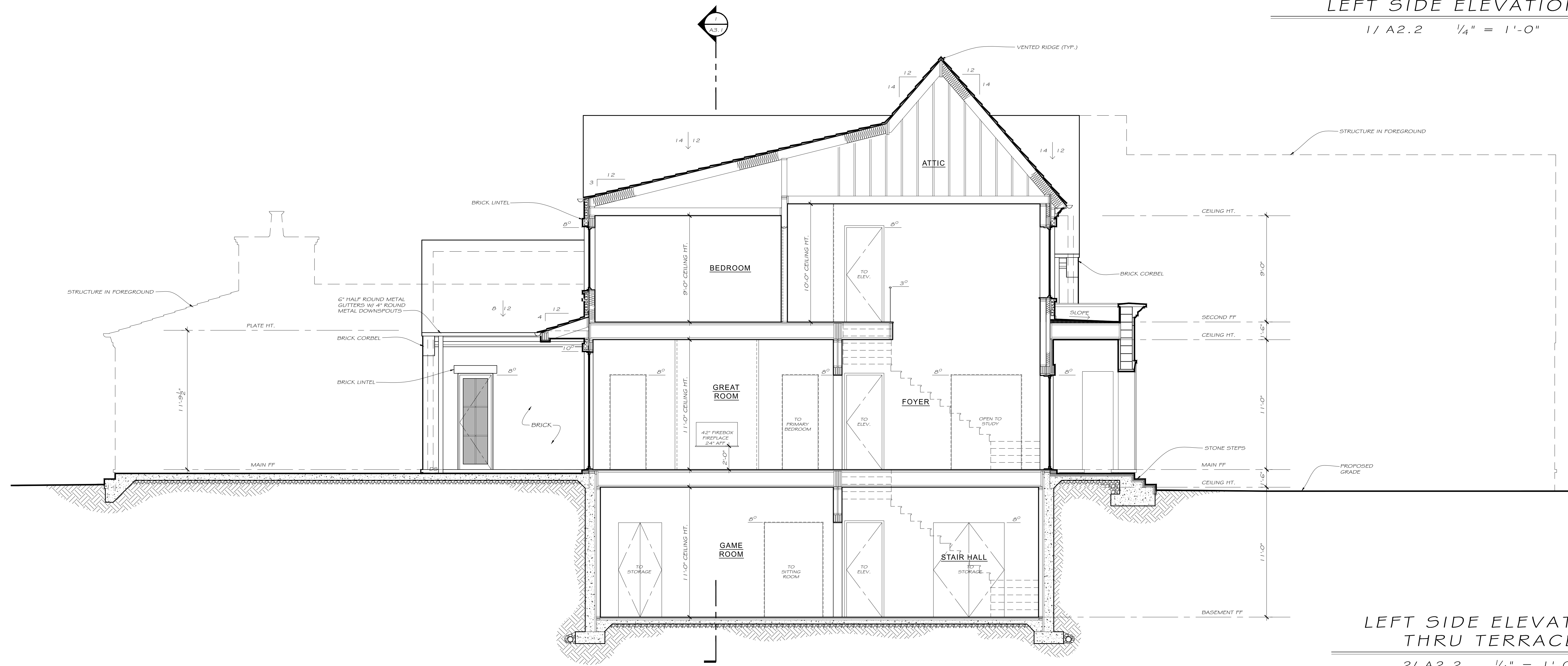
1 / A2.1 1/4" = 1'-0"

RELEASE FOR CONSTRUCTION



LEFT SIDE ELEVATION

1/ A2.2 1/4" = 1'-0"



LEFT SIDE ELEVATION THRU TERRACE

2/ A2.2 1/4" = 1'-0"

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Job: 25060

A2.2

RELEASE FOR CONSTRUCTION



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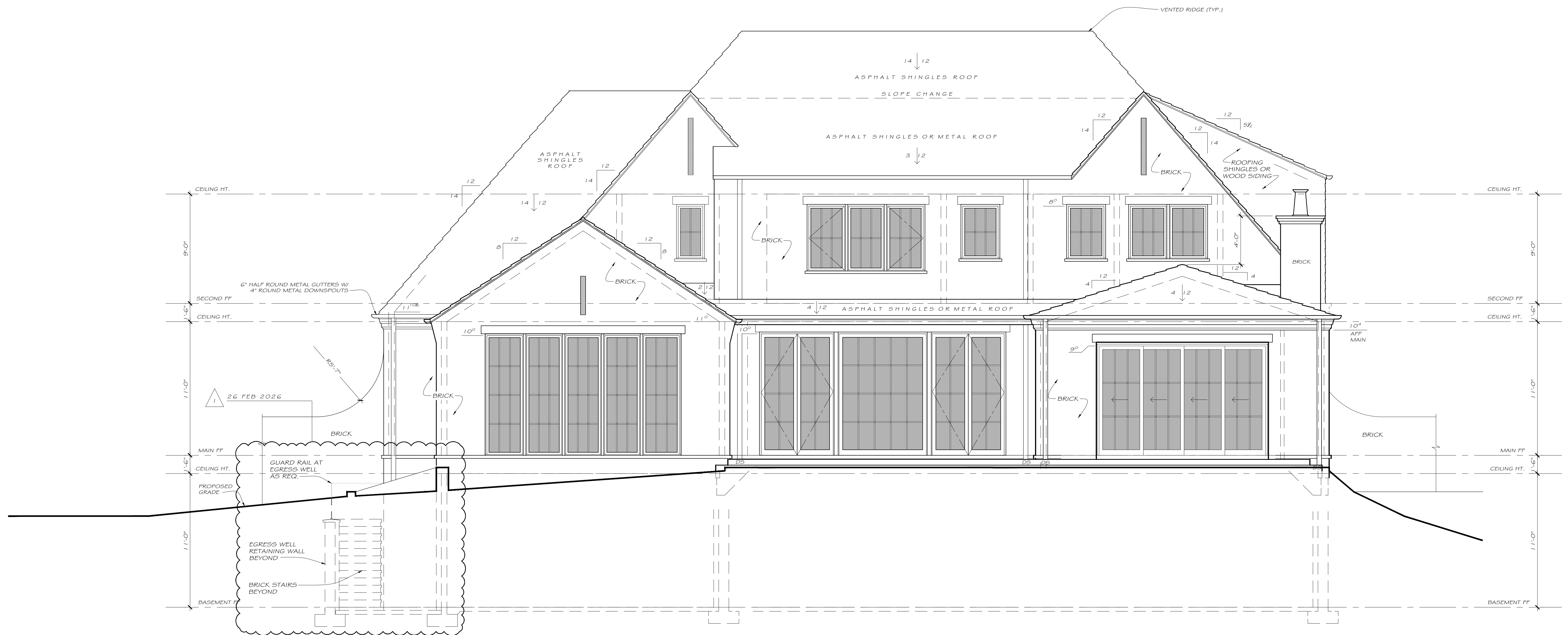
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SANDY SPRINGS, GEORGIA

Date: Feb 11, 2026
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A2.3



REAR ELEVATION

1/ A2.3 1/4" = 1'-0"

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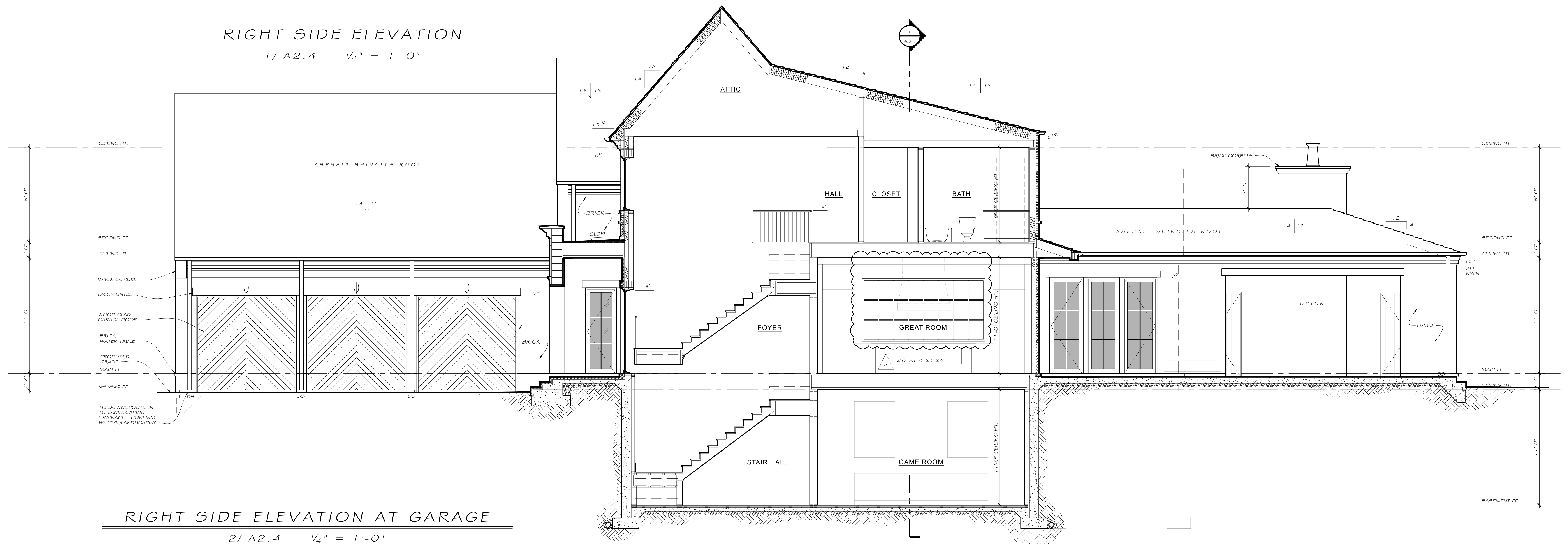
A2.4

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RIGHT SIDE ELEVATION

1/ A2.4 1/4" = 1'-0"



RIGHT SIDE ELEVATION AT GARAGE

2/ A2.4 1/4" = 1'-0"

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SANDY SPRINGS, GEORGIA

5065 LAKE FORREST DRIVE

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A3.1

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BUILDING SECTION

1 / A3.1 1/4" = 1'-0"

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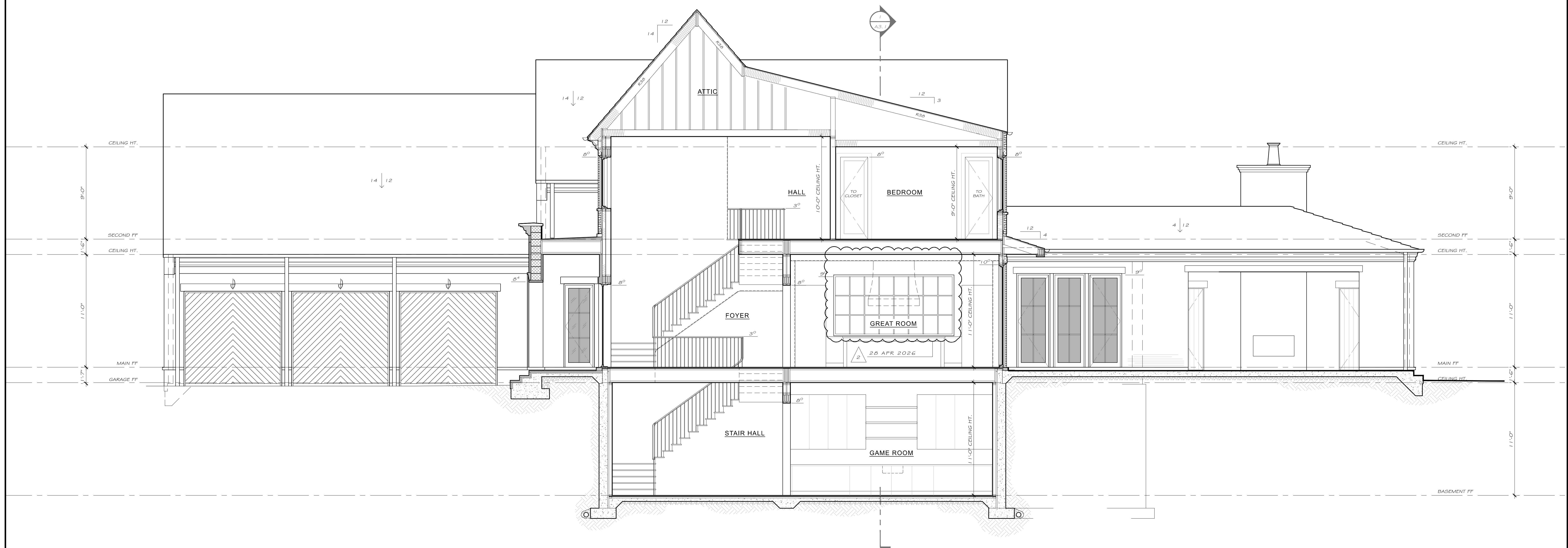
THE
LAKE FOREST RESIDENCE
SANDY SPRINGS, GEORGIA

5065 LAKE FOREST DRIVE

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A3.2

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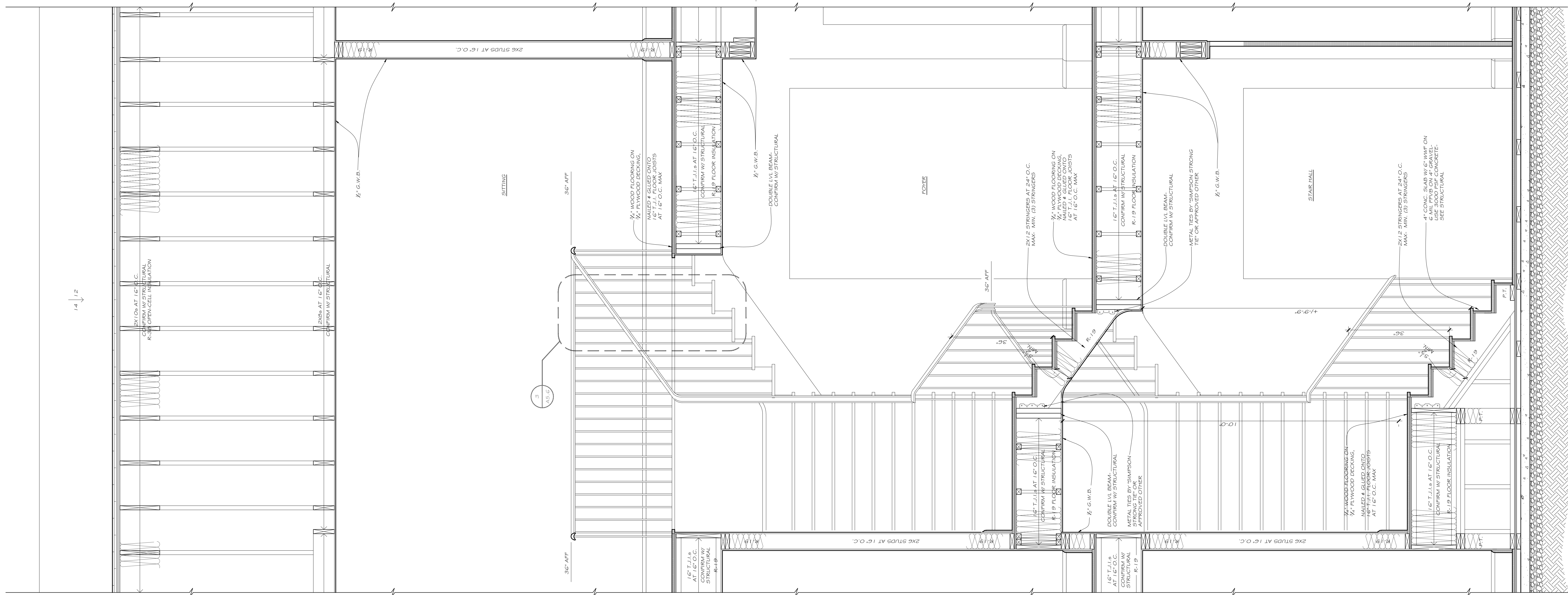
BUILDING SECTION

1 / A3.2 1/4" = 1'-0"

RELEASE FOR CONSTRUCTION

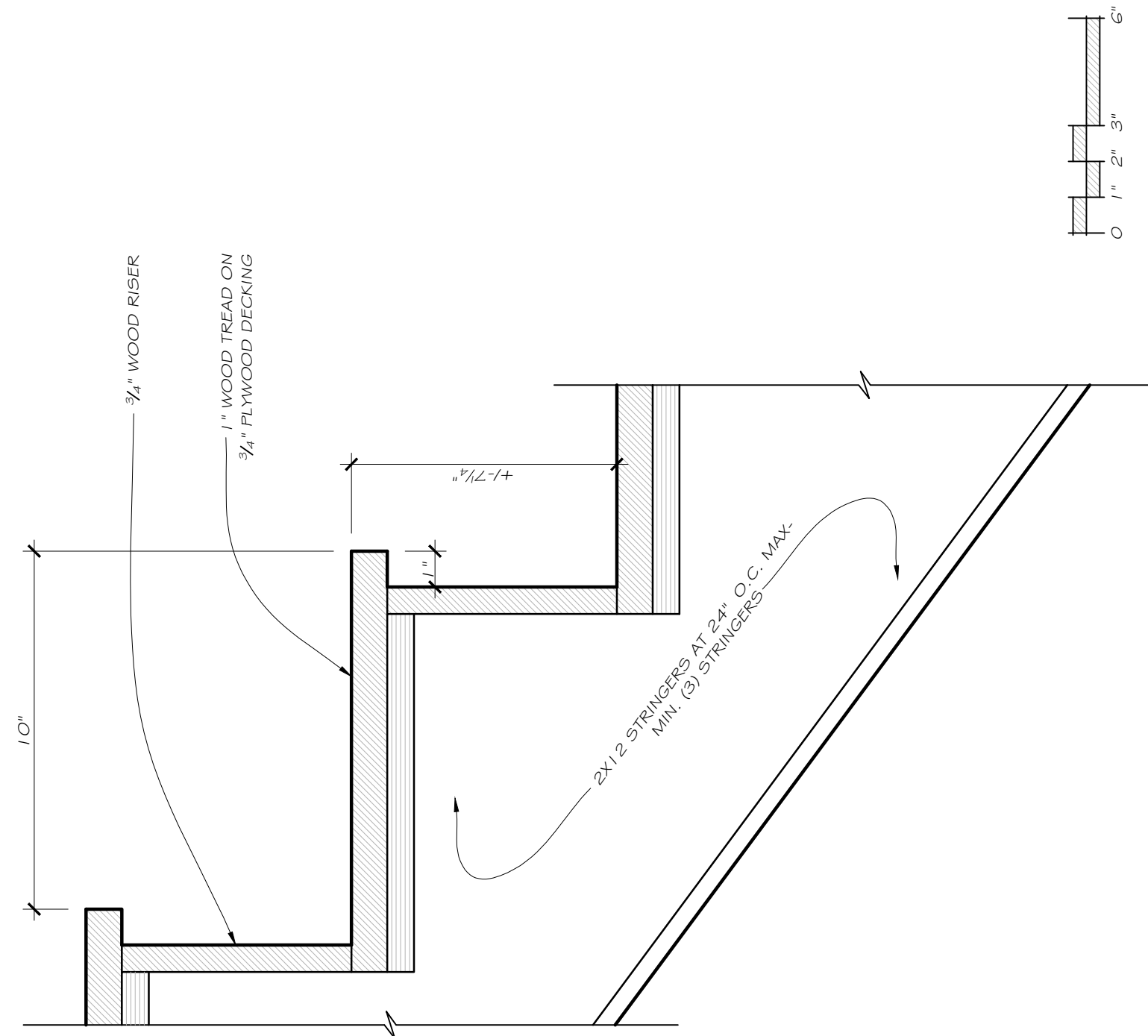


GENERAL STAIR NOTES:
STAIRS AND LANDING SHALL BE NO LESS THAN 36" CLEAR WIDTH AT ALL TIMES.
MINIMUM CLEAR WIDTH OF STAIR SHALL BE 36" AT ALL TIMES.
WHERE THERE IS A HANDRAIL, IT SHALL BE 36" FROM THE WALKING SURFACE.
WHERE THERE IS A HANDRAIL ON BOTH SIDES, IT SHALL BE 36" FROM THE WALKING SURFACE.
HANDRAILS SHALL NOT PROJECT MORE THAN 4" ABOVE THE WALKING SURFACE.
HANDRAILS SHALL NOT PROJECT MORE THAN 4" BELOW THE WALKING SURFACE.
HANDRAILS SHALL HAVE A RADIUS OF 1/4" AT ALL TIMES.
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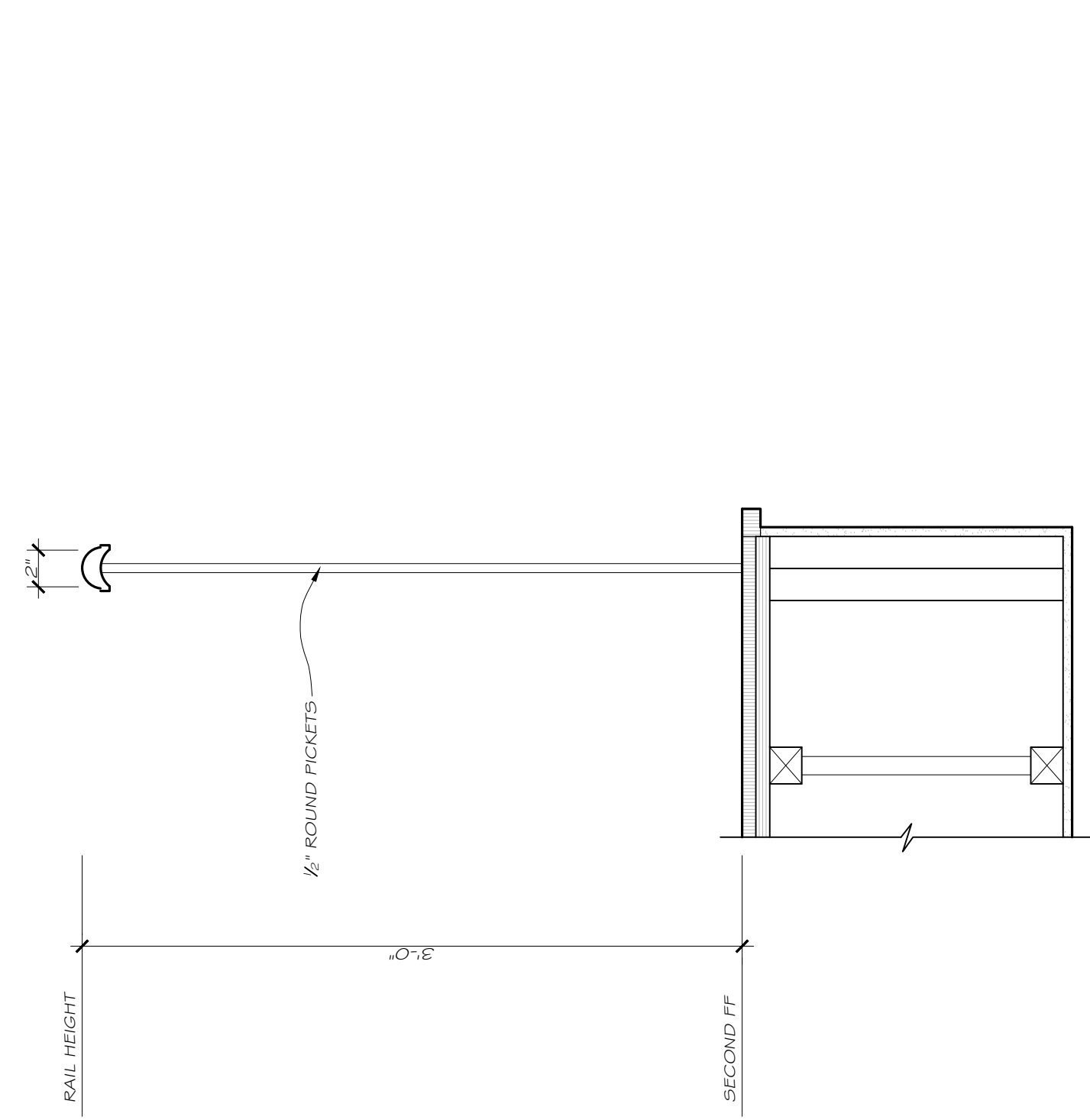


***VERIFY ALL DRAWINGS WITH
STRUCTURAL DRAWINGS***

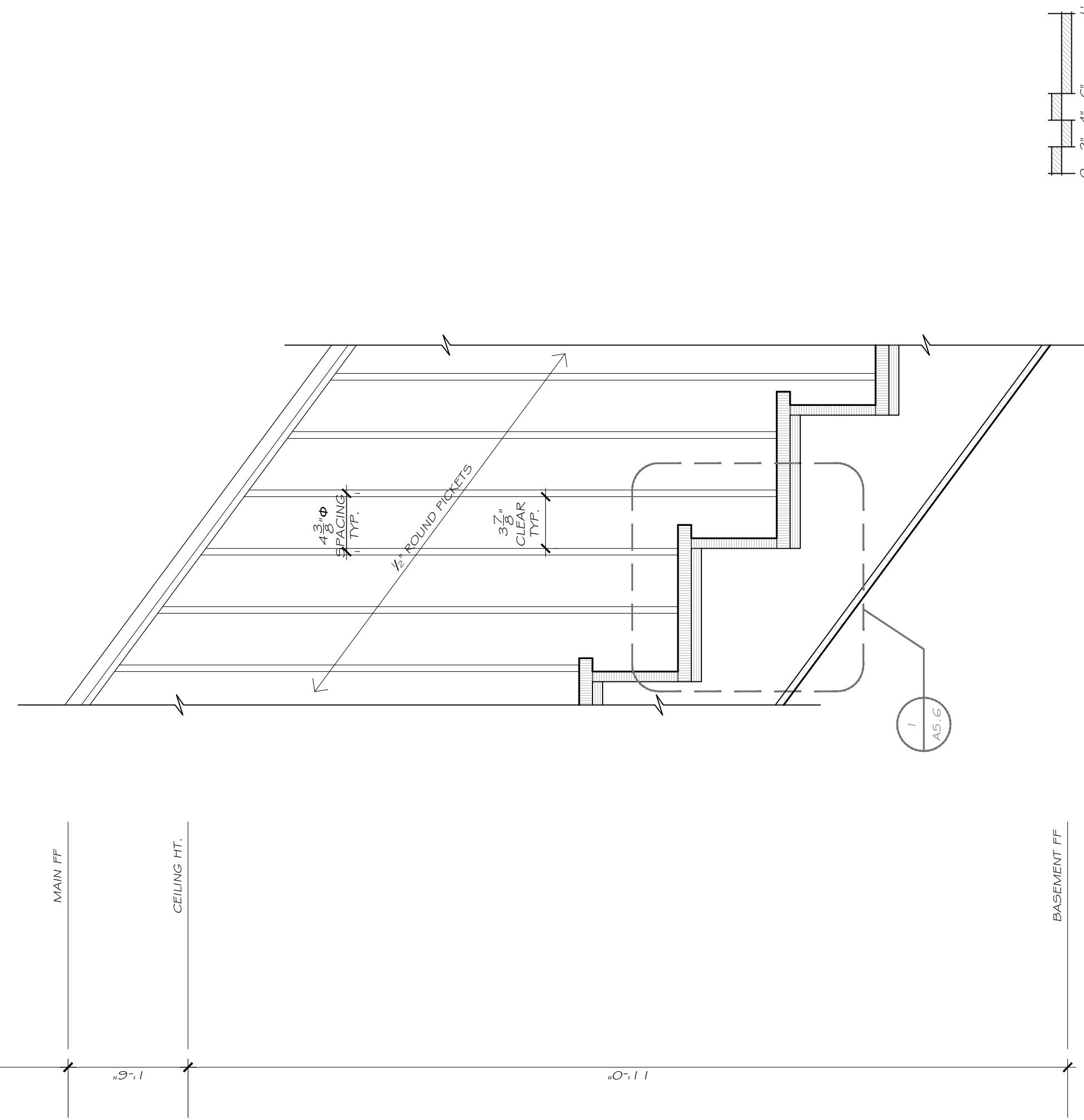
STAIR SECTION
1/1 A5.8 3/4" = 1'-0"



STAIR DETAIL
2/ A5.2 3" = 1'-0"



STAIR RAIL DETAIL
3/ A5.2 1 1/2" = 1'-0"



STAIR RAIL DETAIL
4/ A5.2 1 1/2" = 1'-0"

RELEASE FOR CONSTRUCTION

A5.6

Date: Feb 11, 2026

Scale: As Noted

Drawn: T.K.S.

Job: 25060

5065 LAKE FORREST DRIVE
SANDY SPRINGS, GEORGIA

THE
LAKE FORREST RESIDENCE
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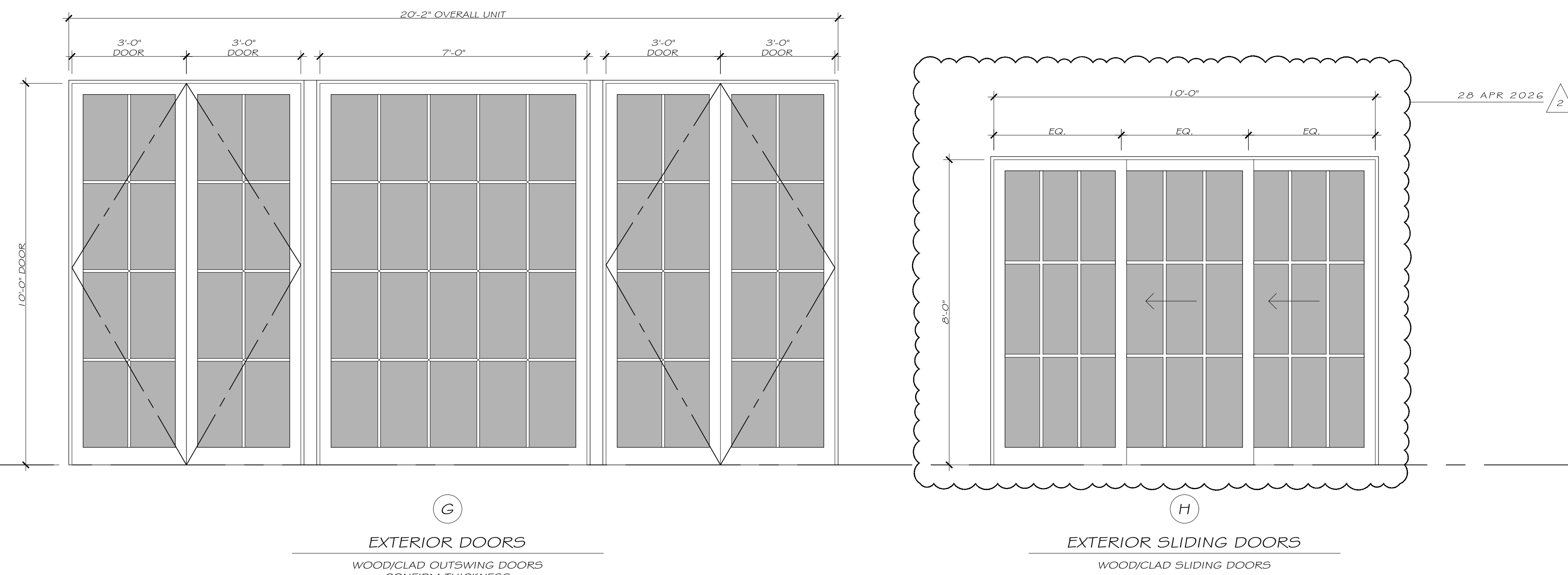
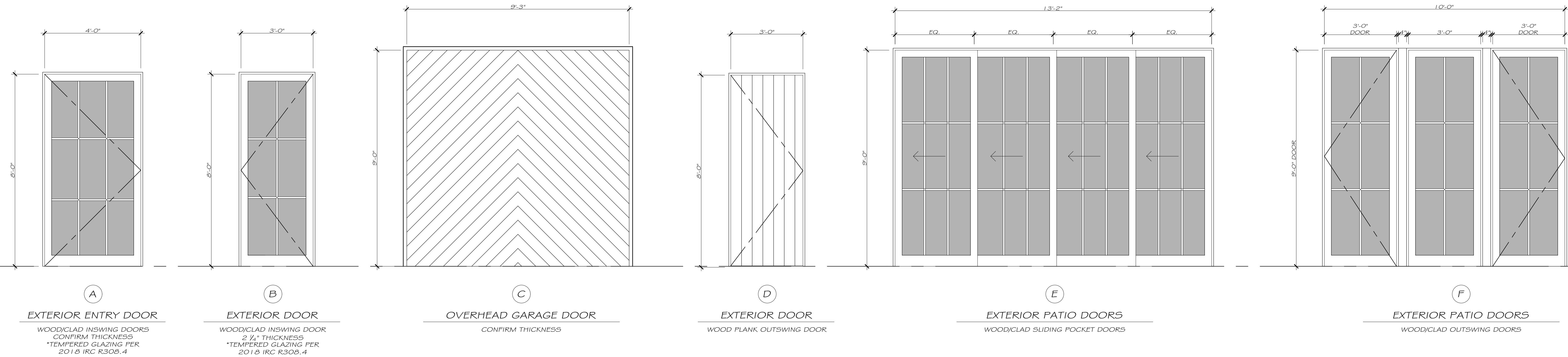
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THE
LAKE FORREST
5065 LAKE FORREST DRIVE

Date:	Feb 11, 2026
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A6.1



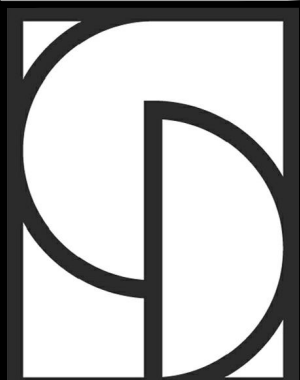
EXTERIOR DOOR SCHEDULE

1 / AG.1 1/2" = 1'-0"

NOTES

1. SEE FLOOR PLAN FOR DIRECTION OF OPERATION ON ALL PANELS.
2. SEE FLOOR PLAN FOR HAZARDOUS LOCATIONS TO RECEIVE SAFETY GLAZING AS REQUIRED.

RELEASE FOR CONSTRUCTION



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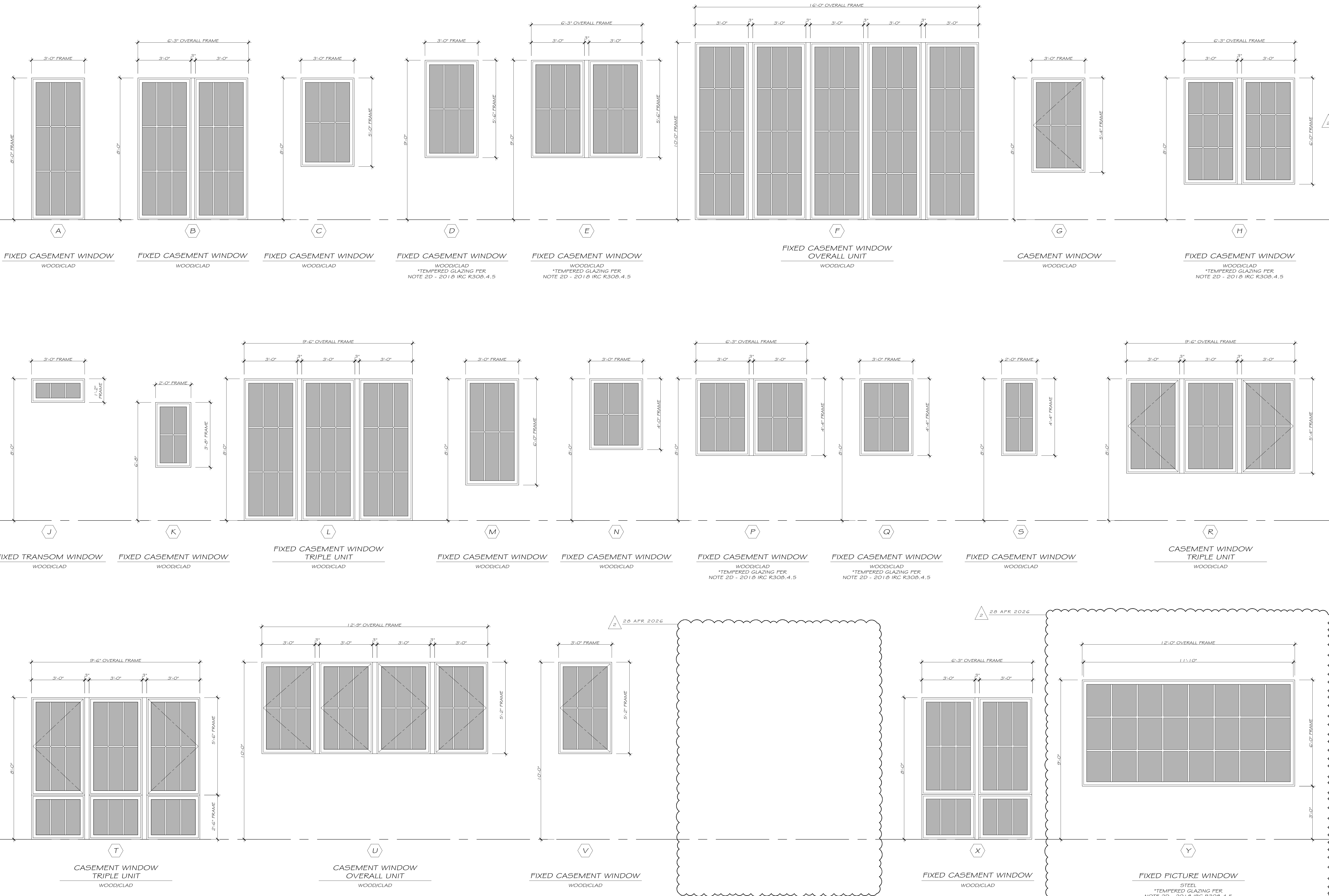
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SANDY SPRINGS, GEORGIA

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JOB: 25060

A6.2



WINDOW SCHEDULE

1/ A6.2 1/2" = 1'-0"

NOTES

- SEE FLOOR PLAN FOR DIRECTION OF OPERATION ON ALL PANELS.
- SEE FLOOR PLAN FOR HAZARDOUS LOCATIONS TO RECEIVE SAFETY GLAZING AS REQUIRED.

RELEASE FOR CONSTRUCTION