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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: 1 = 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
 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)	2,768.0 SF
BASEMENT UNFINISHED (UNHEATED)	350.0 SF
MECHANICAL/STORAGE (UNFINISHED)	503.0 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	
6,015.0 SQ. FT. HEATED AREA ÷ 23,522.5 TOTAL AREA = .27 FLOOR AREA RATIO (.40 MAX ALLOWED)	

AREA CALCULATIONS-TOTALS	
TOTAL FINISHED (HEATED)	6,783.0 SF
TOTAL GARAGES (UNHEATED)	885.0 SF
TOTAL MECHANICAL/STORAGE (UNHEATED)	933.0 SF
TOTAL ATTIC (50% OVER 7'-0" KNEE WALL HT.)	735.0 SF
TOTAL PORCHES (UNHEATED)	745.0 SF



**CASTRO
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CASTRODESIGNSTUDIO.COM
404.514.7347

PERMITTING

Revisions	By
26 FEB 2026	TS

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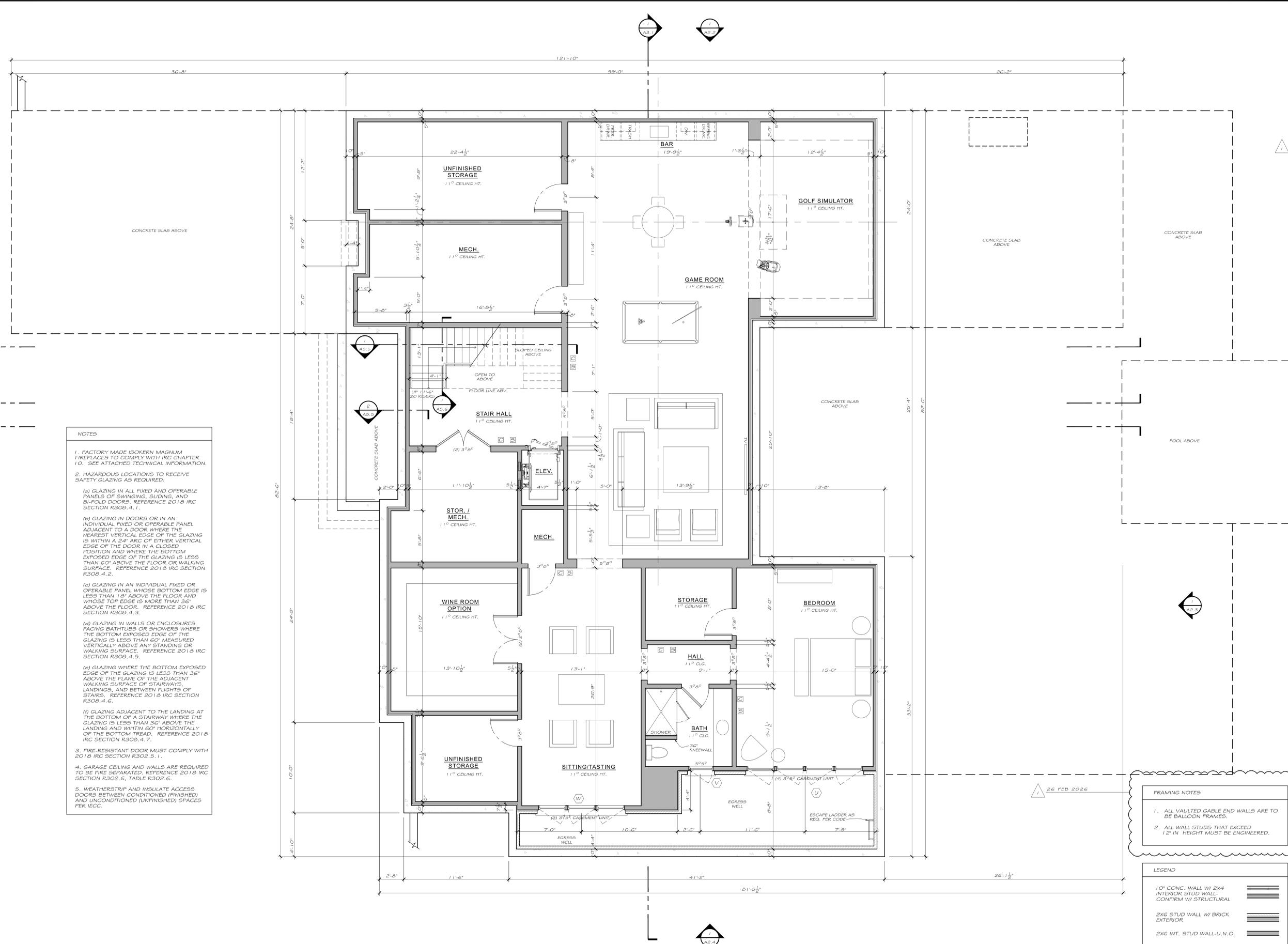
THE
LAKE FOREST RESIDENCE
SANDY SPRINGS, GEORGIA

5065 LAKE FOREST DRIVE

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

A1.1

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NOTES

- FACTORY MADE ISOKERN MAGNUM FIREPLACES TO COMPLY WITH IRC CHAPTER 10. SEE ATTACHED TECHNICAL INFORMATION.
- HAZARDOUS LOCATIONS TO RECEIVE SAFETY GLAZING AS REQUIRED:
 - GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS. REFERENCE 2018 IRC SECTION R308.4.1.
 - 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.
 - 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.
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 - 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.
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- FIRE-RESISTANT DOOR MUST COMPLY WITH 2018 IRC SECTION R302.5.1.
- GARAGE CEILING AND WALLS ARE REQUIRED TO BE FIRE SEPARATED. REFERENCE 2018 IRC SECTION R302.6, TABLE R302.6.
- WEATHERSTRIP AND INSULATE ACCESS DOORS BETWEEN CONDITIONED (FINISHED) AND UNCONDITIONED (UNFINISHED) SPACES PER IECC.

FRAMING NOTES

- ALL VAULTED GABLE END WALLS ARE TO BE BALLOON FRAMES.
- 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"

RELEASE FOR CONSTRUCTION



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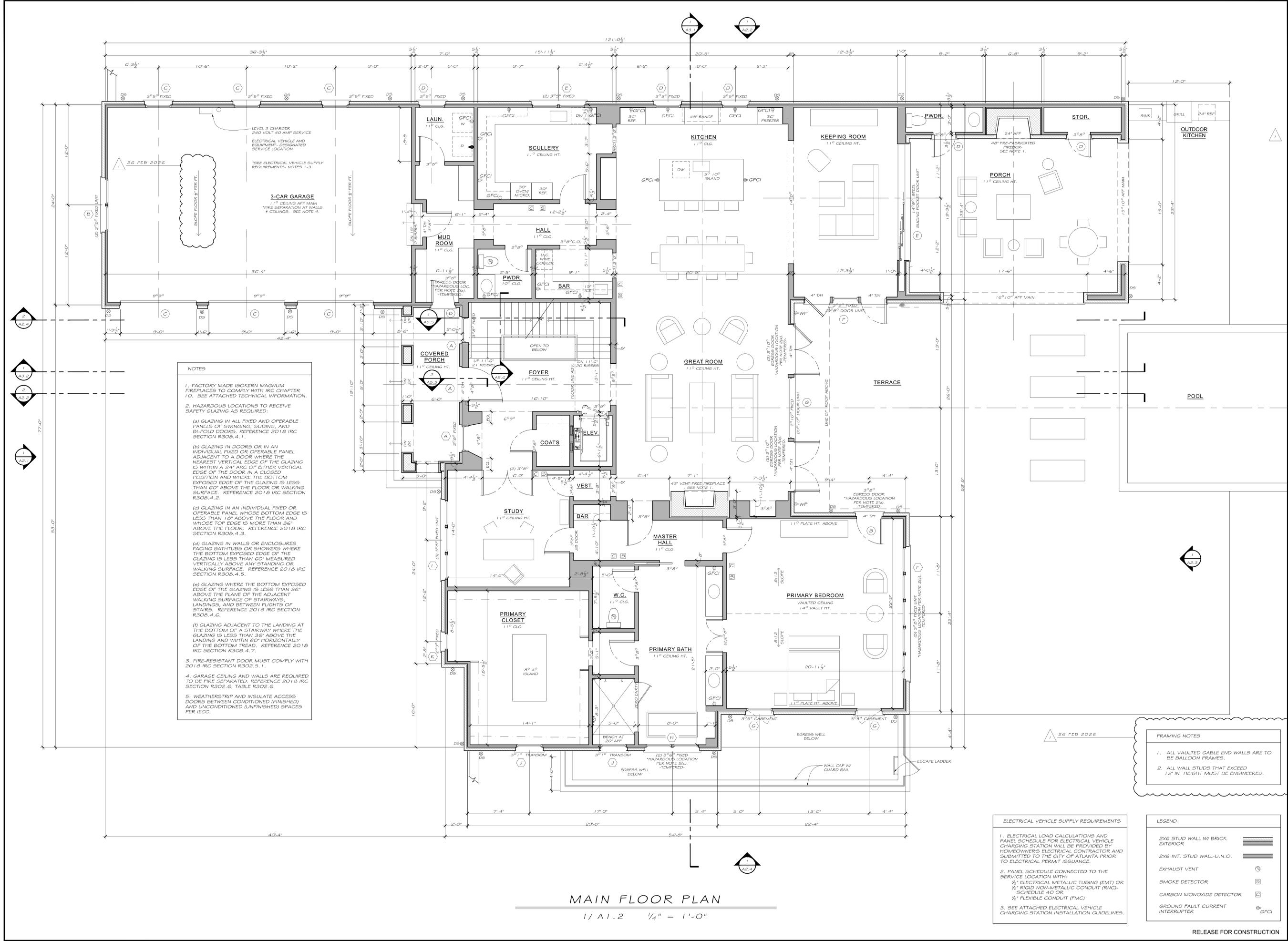
THE LAKE FOREST RESIDENCE
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ELECTRICAL VEHICLE SUPPLY REQUIREMENTS

- 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.
- PANEL SCHEDULE CONNECTED TO THE SERVICE LOCATION WITH:
 - 1/2" ELECTRICAL METALLIC TUBING (EMT) OR
 - 1/2" RIGID NON-METALLIC CONDUIT (RNC)-SCHEDULE 40 OR
 - 1/2" FLEXIBLE CONDUIT (FMC)
- SEE ATTACHED ELECTRICAL VEHICLE CHARGING STATION INSTALLATION GUIDELINES.

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	

MAIN FLOOR PLAN
1 / A1.2 1/4" = 1'-0"

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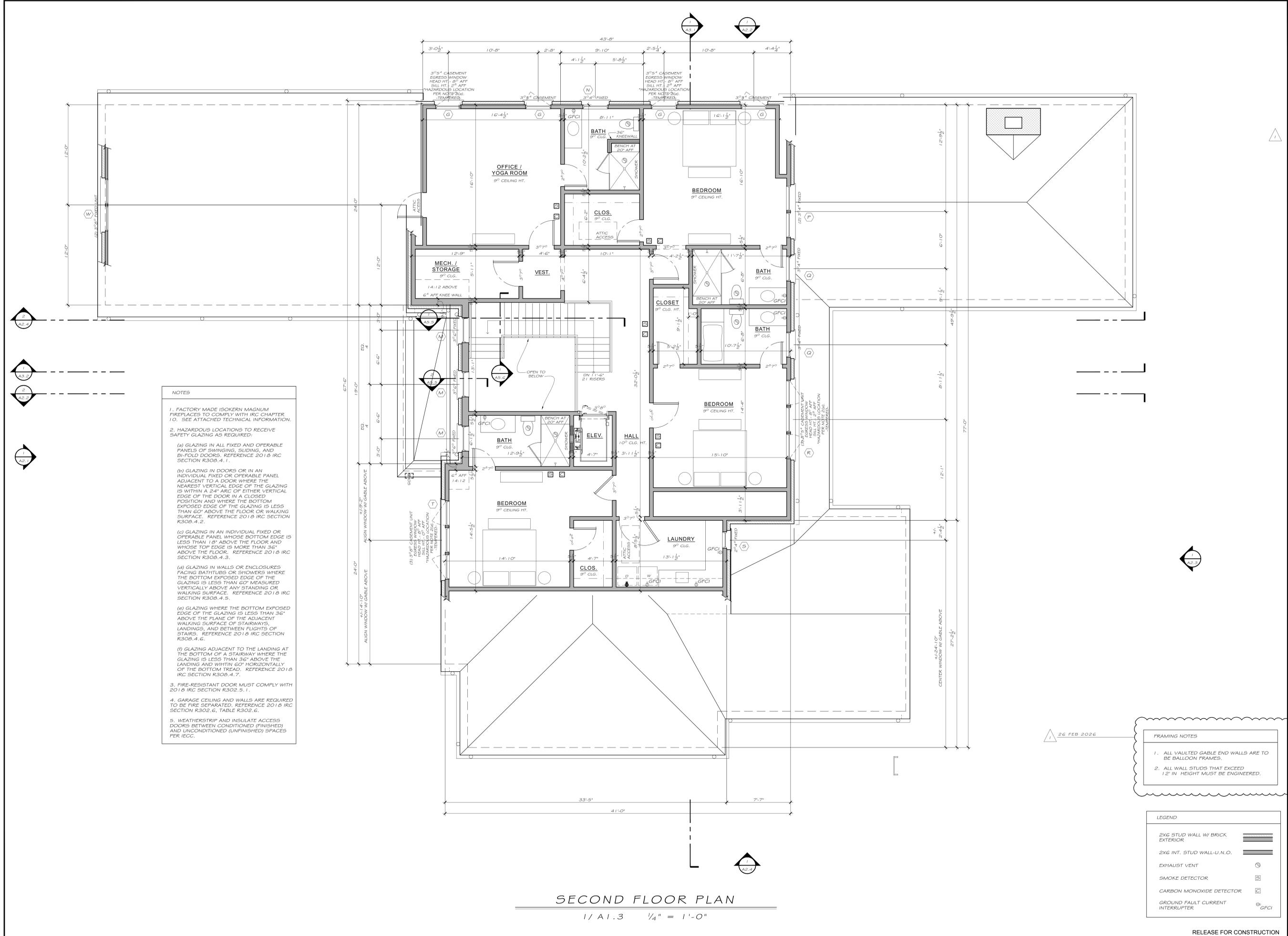
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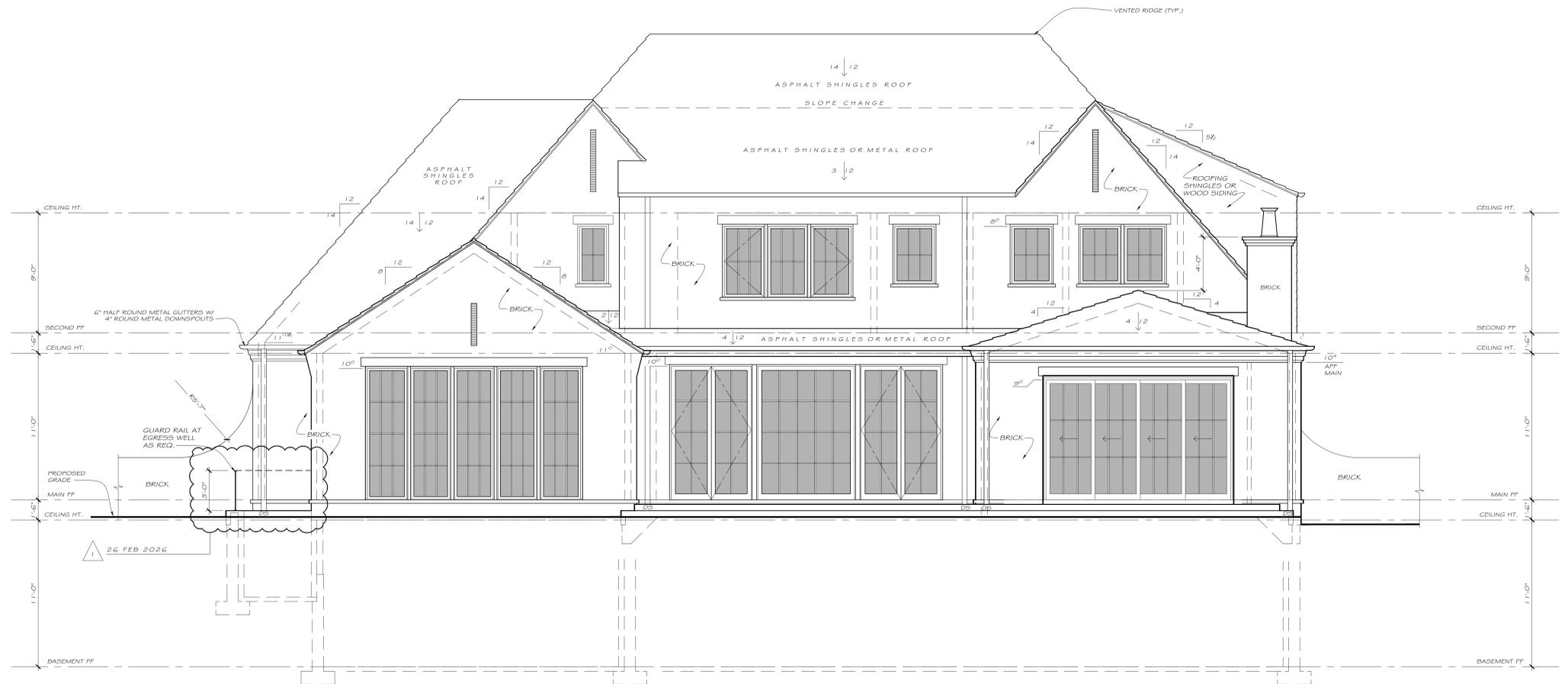
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2X6 INT. STUD WALL-U.N.O.	
EXHAUST VENT	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	
GROUND FAULT CURRENT INTERRUPTER	

SECOND FLOOR PLAN
1 / A1.3 1/4" = 1'-0"

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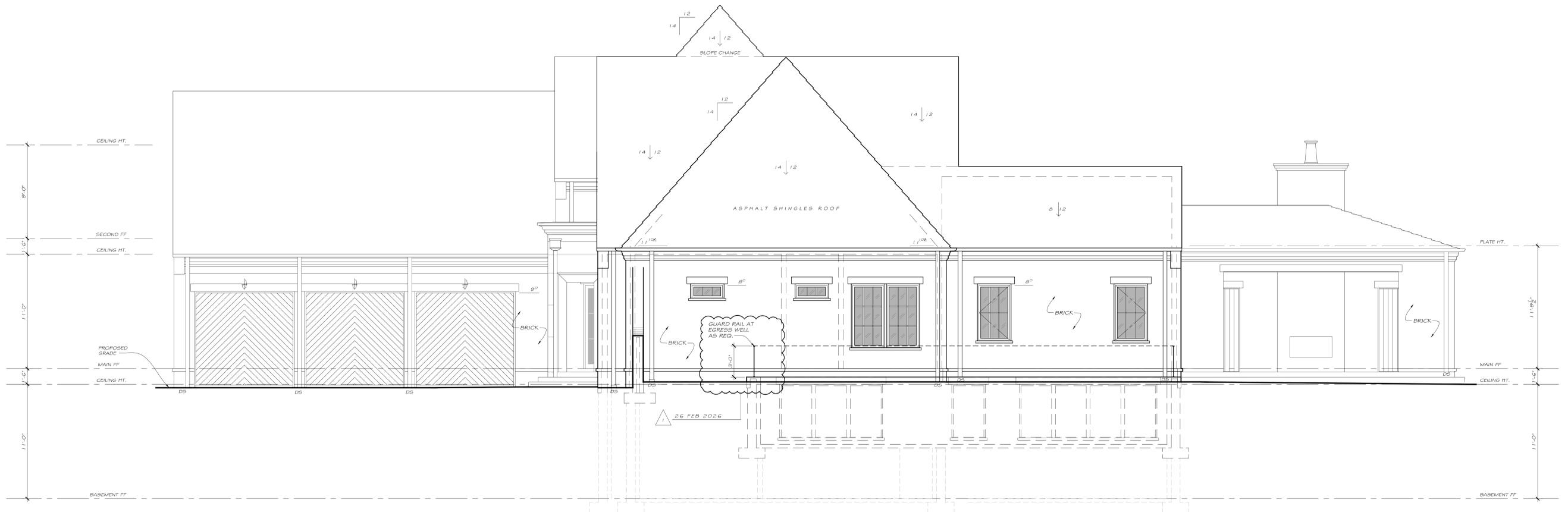
REAR ELEVATION
1/ A2.3 1/4" = 1'-0"

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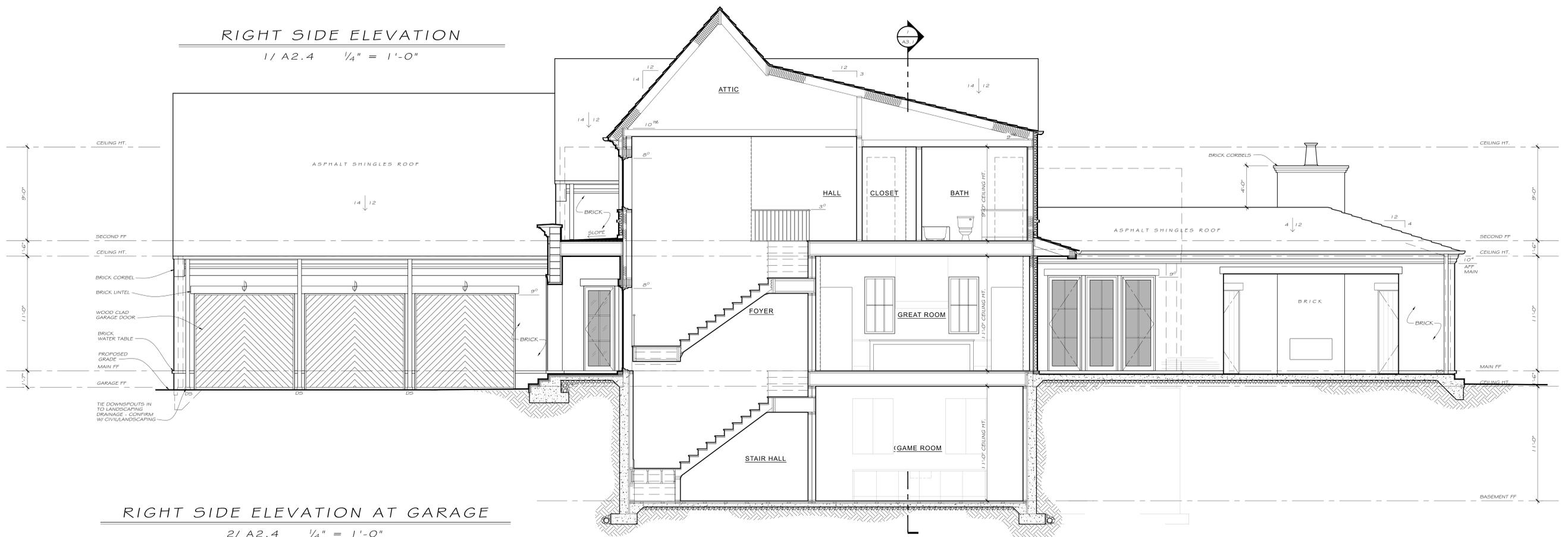
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RIGHT SIDE ELEVATION

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



RIGHT SIDE ELEVATION AT GARAGE

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

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