

88 THE PARK

88 INTERLOCHEN DRIVE ATLANTA, GEORGIA



BASEMENT AREA CALCULATIONS	
BASEMENT FINISHED (HEATED)	3,393.5 SF
MECHANICAL/STORAGE (UNFINISHED)	873.0 SF

MAIN FLOOR AREA CALCULATIONS	
MAIN FLOOR FINISHED (HEATED)	4,597.5 SF
GARAGES/STORAGE (UNHEATED)	1,533.5 SF
PORCHES (UNHEATED)	719.5 SF

SECOND FLOOR AREA CALCULATIONS	
SECOND FLOOR FINISHED (HEATED)	4,521.0 SF
ATTIC (50% OVER 7'-0" KNEE WALL HEIGHT)	97.0 SF

FLOOR AREA RATIO CALCULATIONS	
9,215.5 SQ. FT. HEATED AREA ÷ 57,066.0 TOTAL AREA =	
.16 FLOOR AREA RATIO	
(40 MAX ALLOWED)	

AREA CALCULATIONS-TOTALS	
TOTAL FINISHED (HEATED)	12,512.0 SF
TOTAL GARAGES/STORAGE (UNHEATED)	1,533.5 SF
TOTAL MECHANICAL/STORAGE (UNHEATED)	873.0 SF
TOTAL ATTIC (50% OVER 7'-0" KNEE WALL HT.)	97.0 SF
TOTAL PORCHES (UNHEATED)	719.5 SF

SCOPE OF WORK
NEW SINGLE FAMILY RESIDENCE WITH ATTACHED 3-CAR GARAGE, DETACHED GARAGE, FRONT PORCH, REAR PORCH, OUTDOOR KITCHEN, POOL TERRACE, RETAINING WALLS, PORTE COCHERE, MOTOR COURT, AND DRIVEWAY.

APPLICABLE CODES
<u>INTERNATIONAL BUILDING CODE</u> , 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
<u>INTERNATIONAL RESIDENTIAL CODE</u> , 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
<u>INTERNATIONAL FIRE CODE</u> , 2018 EDITION, WITH NO GEORGIA AMENDMENTS
<u>INTERNATIONAL PLUMBING CODE</u> , 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
<u>INTERNATIONAL MECHANICAL CODE</u> , 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
<u>INTERNATIONAL FUEL GAS CODE</u> , 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
<u>NATIONAL ELECTRICAL CODE</u> , 2020 EDITION, WITH NO GEORGIA AMENDMENTS
<u>INTERNATIONAL ENERGY CONSERVATION CODE</u> , 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
<u>INTERNATIONAL SWIMMING POOL AND SPA CODE</u> , 2018 EDITION WITH STATE AMENDMENTS (2020)

LIST OF DRAWINGS	
T1.1	COVER SHEET
A1.1	BASEMENT FLOOR PLAN
A1.2	MAIN FLOOR PLAN
A1.3	SECOND FLOOR PLAN
A1.4	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A2.4	EXTERIOR ELEVATIONS
A5.1	PORCH SECTION
A5.2	STAIR SECTION
A5.3	STAIR SECTION
A5.4	STAIR DETAILS
A5.5	WALL SECTION

BUILDING DATA LEGEND
STORIES: 2
HEIGHT: MAXIMUM HEIGHT AT TALLEST POINT: 35'-1"
AVERAGE MAXIMUM HEIGHT-ENTIRE FACADE: 34'-0"
WEATHER: MODERATE
FLOOD HAZARDS: ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C 0232 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(6)
FROST LINE DEPTH: 12"
MEAN ANNUAL TEMPERATURE: 66.2 DEGREES
SEISMIC DESIGN CATEGORY: B



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Date: Apr. 11, 2022
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Job: 21022

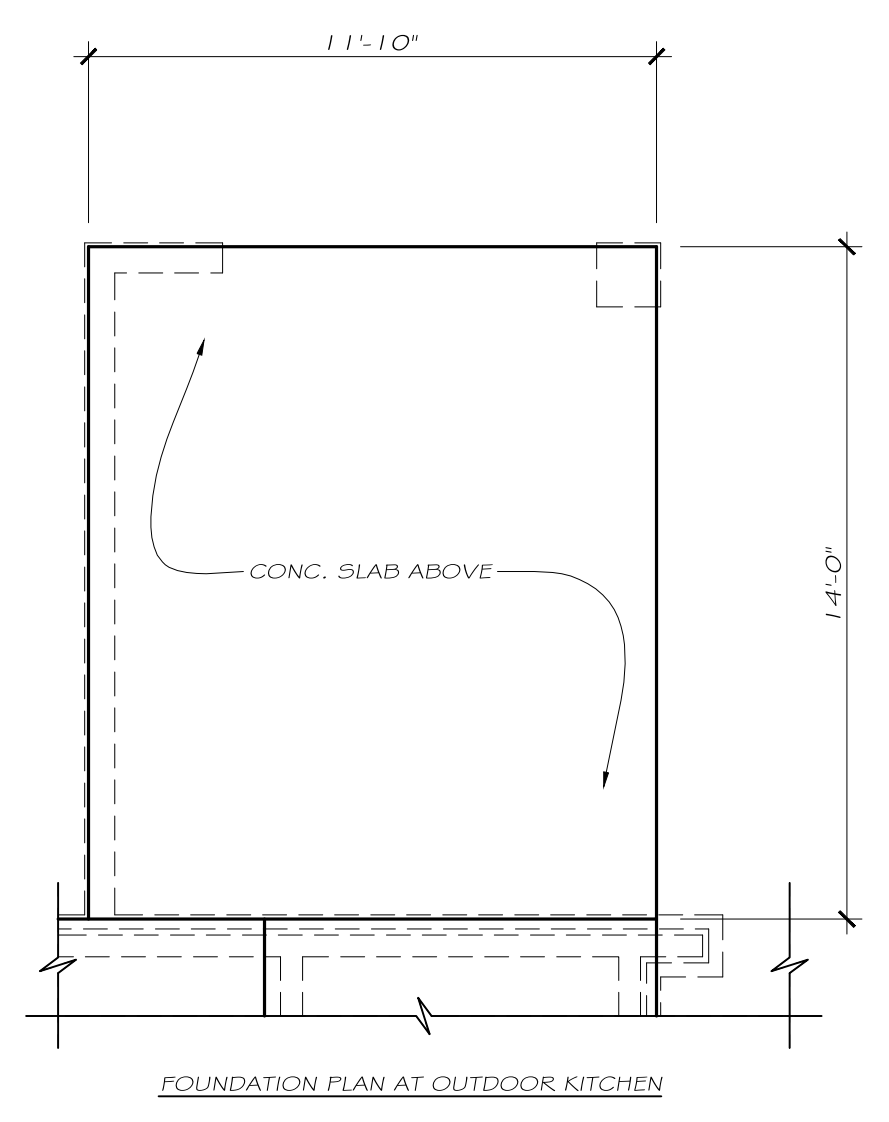
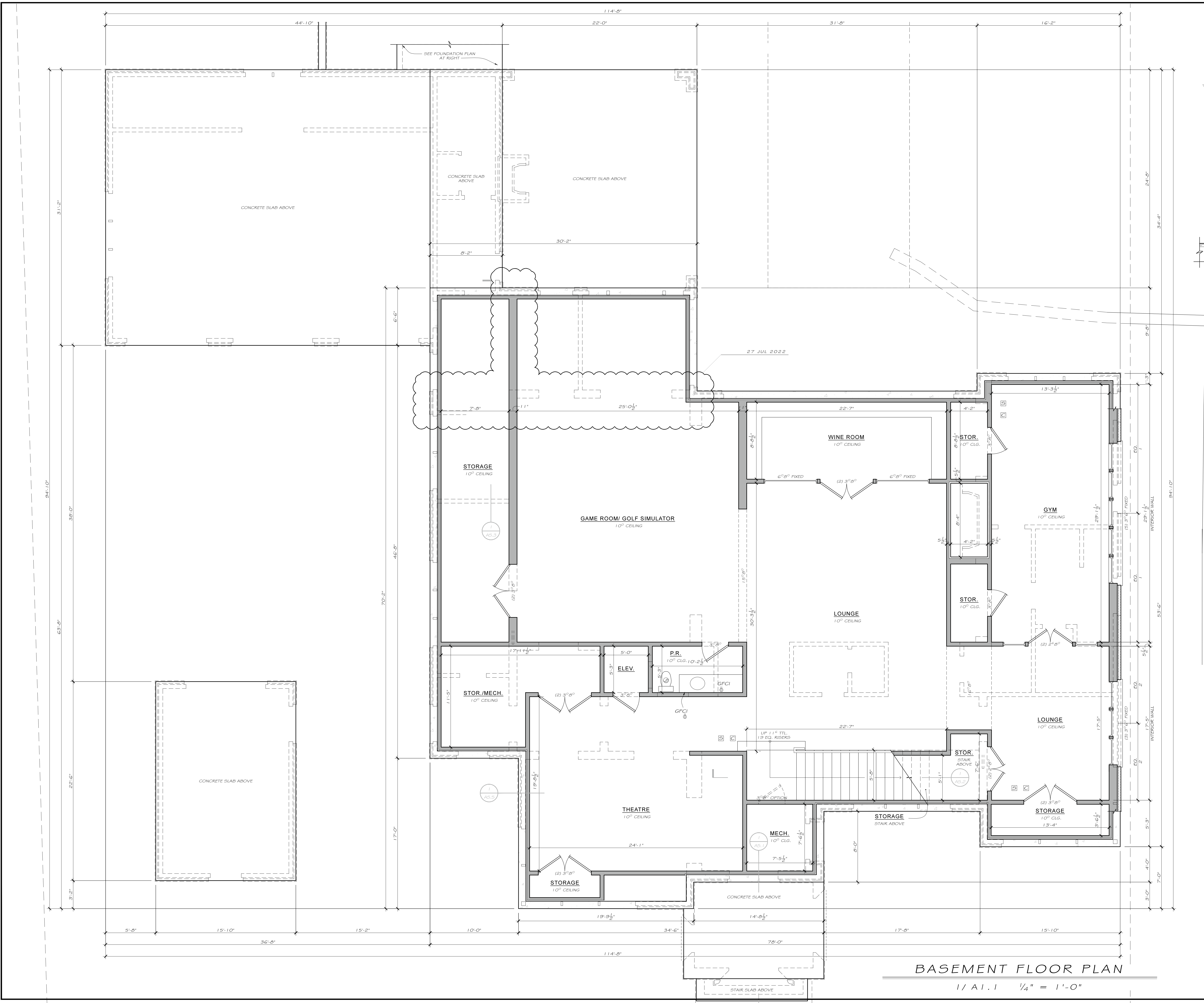
T1.1



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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.

ELECTRICAL VEHICLE SUPPLY REQUIREMENTS

1. 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.
2. 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)
3. SEE ATTACHED ELECTRICAL VEHICLE CHARGING STATION INSTALLATION GUIDELINES.

LEGEND

10" CONCRETE WALL W/ 2X4 INTERIOR STUD WALL, CONFIRM W/ STRUCTURAL	
2X6 STUD WALL W/ STUCCO EXTERIOR ON 4" CMU BLOCK	
2X6 INT. STUD WALL-U.N.O.	
EXHAUST VENT	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	
GROUND FAULT CURRENT INTERRUPTER	

BASEMENT FLOOR PLAN

1/ A1.1 1/4" = 1'-0"

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A1.1

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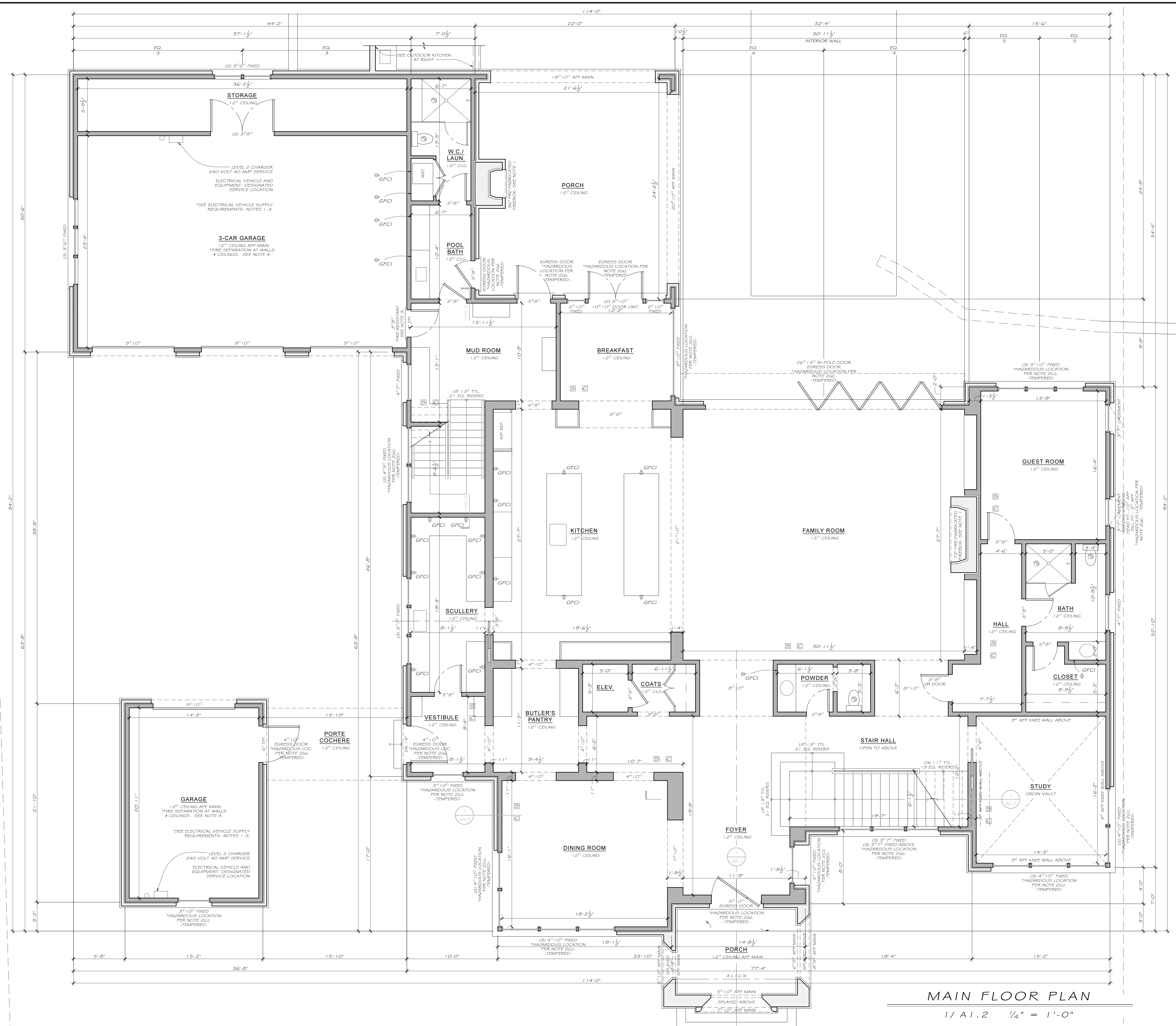
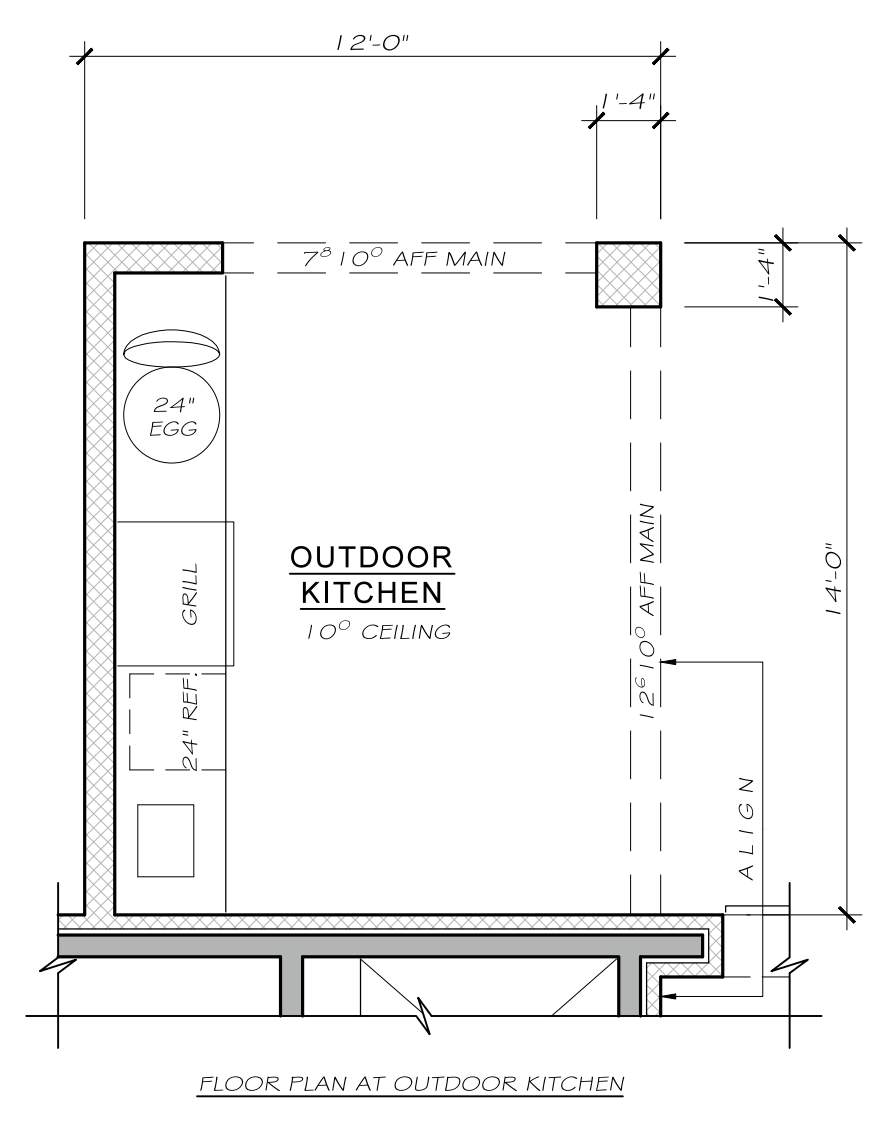


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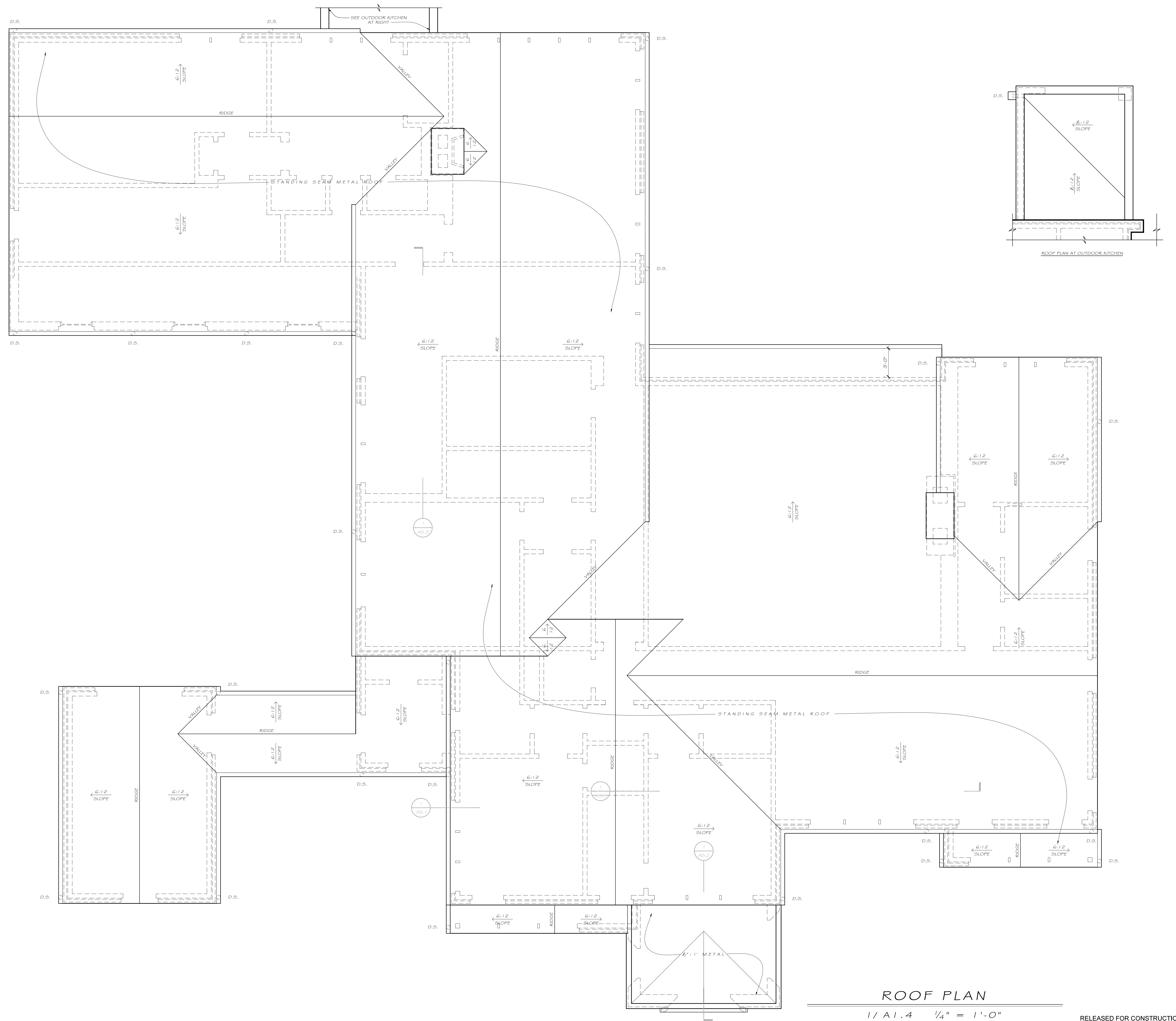
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2x6 INT. STUD WALL-U.N.O.	
EXHAUST VENT	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	
GROUND FAULT CURRENT INTERRUPTER	

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A1.4

ROOF PLAN

1/4" = 1'-0"

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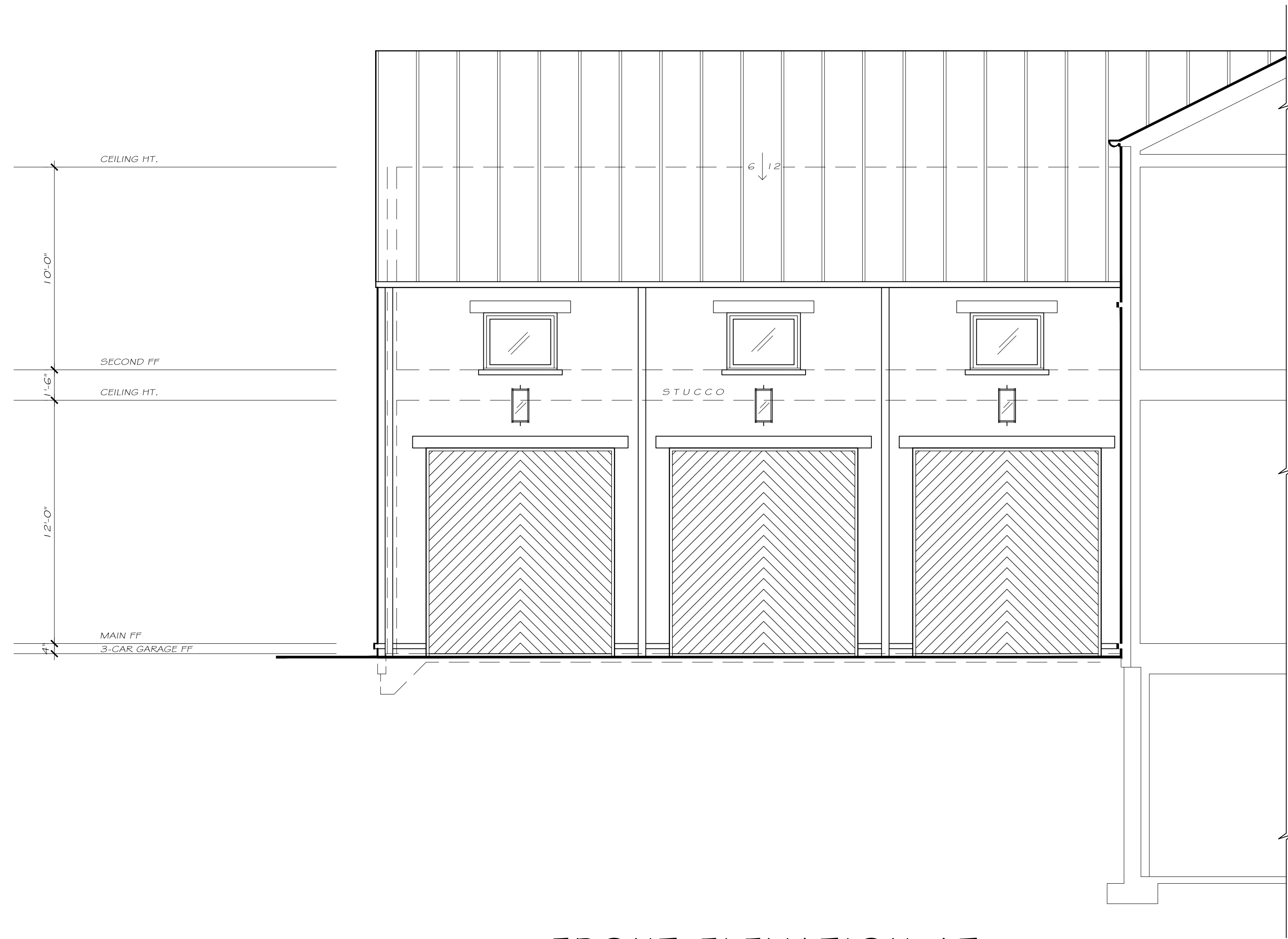


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**FRONT ELEVATION AT
3-CAR GARAGE**

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



FRONT ELEVATION

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

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A2.1

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RIGHT SIDE ELEVATION THRU
FAMILY ROOM/POOL

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



RIGHT SIDE ELEVATION

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



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A2.2

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