A NEW HOUSE FOR
DERAZI-RILMAN

3167 RILMAN ROAD ATLANTA, GEORGIA

BASEMENT AREA CALCULATIONS	
BASEMENT FINISHED (UNHEATED)	3,082.5 SF
STORAGE/ MECHANICAL (UNHEATED)	960.0 SF

MAIN FLOOR AREA CALCULATIONS	
MAIN FLOOR FINISHED (HEATED)	4,055.5 SF
GARAGES (UNHEATED)	1,016.5 SF
PORCHES (UNHEATED)	763.5 SF

SECOND FLOOR AREA CALCULATIONS	
SECOND FLOOR FINISHED (HEATED)	2,963.0 SF
ATTIC (50% OVER 7'-0" KNEE WALL HEIGHT)	353.0 SF

FLOOR AREA RATIO CALCULATIONS
7,371.5 SQ. FT. HEATED AREA ÷ 30,061.0 TOTAL AREA = .25 FLOOR AREA RATIO (.40 ALLOWED)

AREA CALCULATIONS-TOTALS	
TOTAL FINISHED (HEATED)	7,018.5 SF
TOTAL GARAGES (UNHEATED)	1,016.5 SF
TOTAL STORAGE/ MECHANICAL (UNHEATED)	960.0 SF
TOTAL PORCHES (UNHEATED)	763.5 SF
TOTAL ATTIC (50% OVER 7'-0" KNEE WALL HT.)	353.0 SF

SCOPE OF WORK

NEW SINGLE FAMILY RESIDENCE WITH 2 ATTACHED 2-CAR GARAGES, 1 REAR PORCHES, 1 GRILL PORCH, POOL TERRACE, RETAINING WALLS, AND MOTOR COURT.

APPLICABLE CODES

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

BUILDING DATA LEGEND

STORIES: 2

AVERAGE HEIGHT (SEE EXTERIOR ELEVATIONS): 32'-7½"

WEATHER: MODERATE

FLOOD HAZARDS: ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C0233 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

10 JUL 2023
REVISED SHEETS

LIST OF DRAWINGS

T1.1 COVER SHEET
● A1.1 BASEMENT FLOOR PLAN & MAIN FLOOR PLAN (⅛"=1')
● A1.2 SECOND FLOOR PLAN & ROOF PLAN (⅛"=1')
● A1.3 BASEMENT FLOOR PLAN
● A1.4 MAIN FLOOR PLAN
● A1.5 SECOND FLOOR PLAN
● A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS
● A2.3 EXTERIOR ELEVATIONS
● A5.1 PORCH SECTIONS & WALL SECTIONS
A5.2 STAIR SECTION & DETAILS
A6.1 DOOR SCHEDULE
A6.2 WINDOW SCHEDULE (1 OF 2)
A6.3 WINDOW SCHEDULE (2 OF 2)

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PERMITTING

Revisions	By

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Date:	Jul. 10, 2023
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Drawn:	JS
Job:	22012

T1.1

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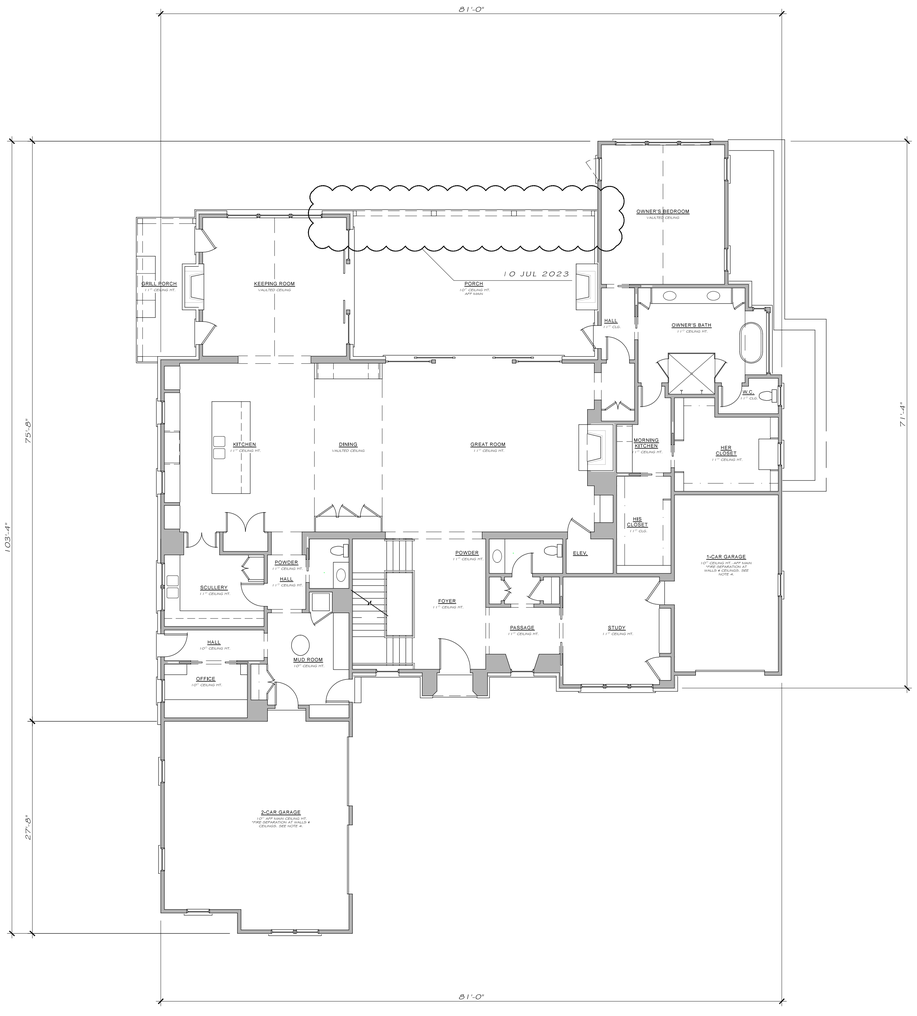
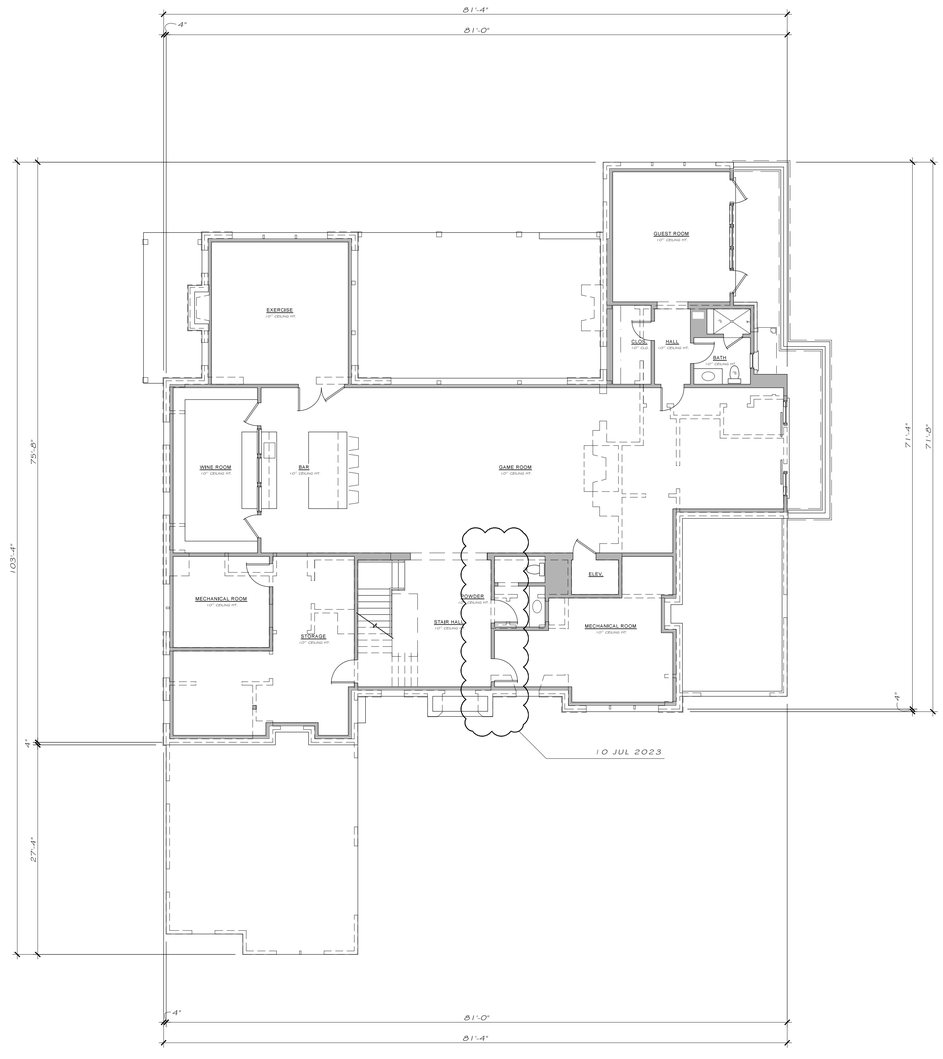


MAIN FLOOR PLAN

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



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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.

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3. SEE ATTACHED ELECTRICAL VEHICLE CHARGING STATION INSTALLATION GUIDELINES.

NOTES (CONT.)

(c) 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.

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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.

NOTES

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LEGEND

- 10" CONCRETE WALL U.N.O. W/ 2X4 INT. STUD WALL- CONFIRM W/ STRUCTURAL
- 2X6 STUD WALL W/ 4" BRICK EXTERIOR WALL, U.N.O.
- 2X6 STUD WALL, U.N.O.

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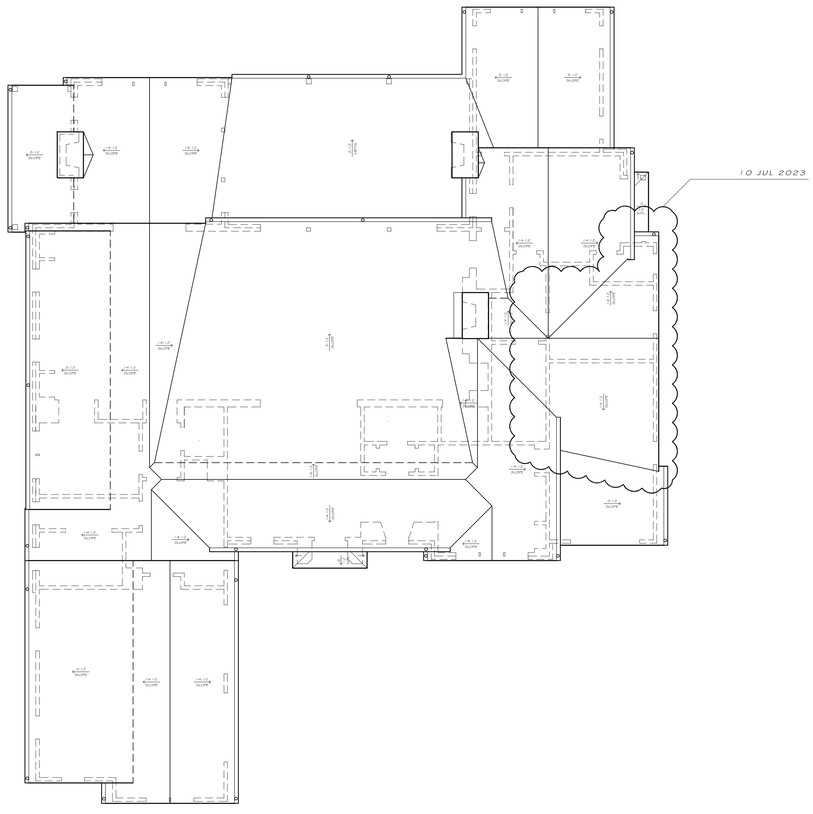

ROOF PLAN

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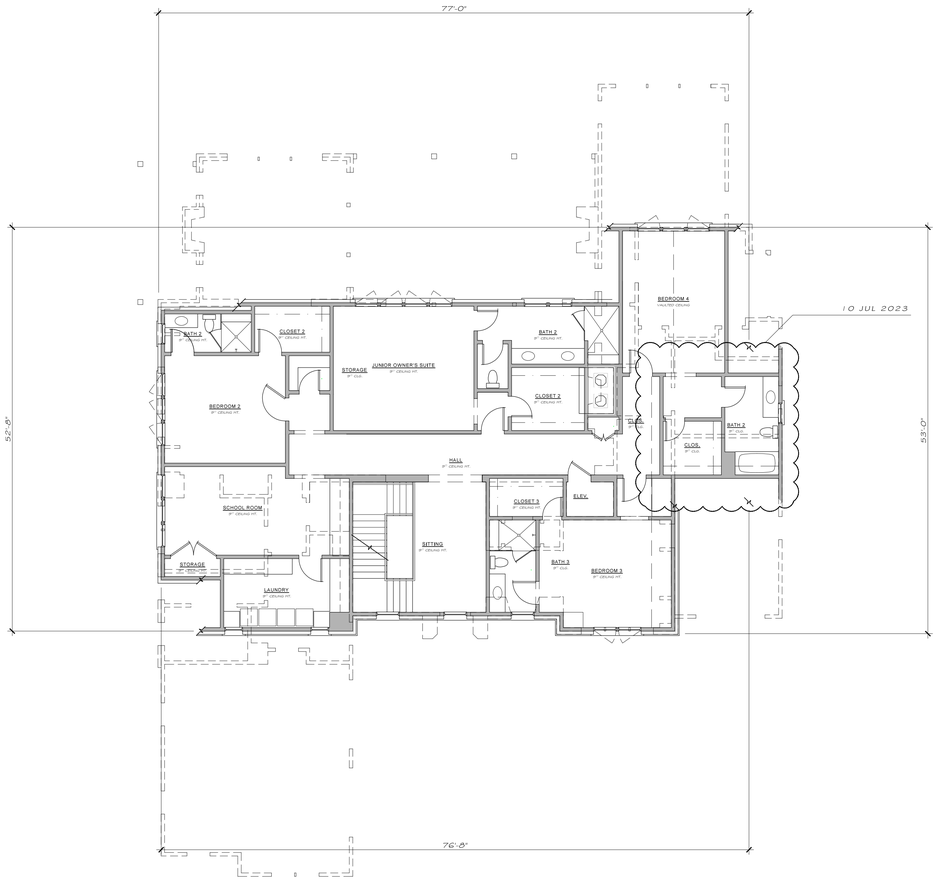

SECOND FLOOR PLAN

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NOTES (CONT.)

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LEGEND

2X6 STUD WALL W/ 4" BRICK EXTERIOR WALL, U.N.O.

2X6 STUD WALL, U.N.O.

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1/ A1.3 ¼" = 1'-0"

LEGEND

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- 2X6 STUD WALL, U.N.O.
- EXHAUST VENT
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR (S) (C)
- GROUND FAULT CURRENT INTERRUPTER — GFCI

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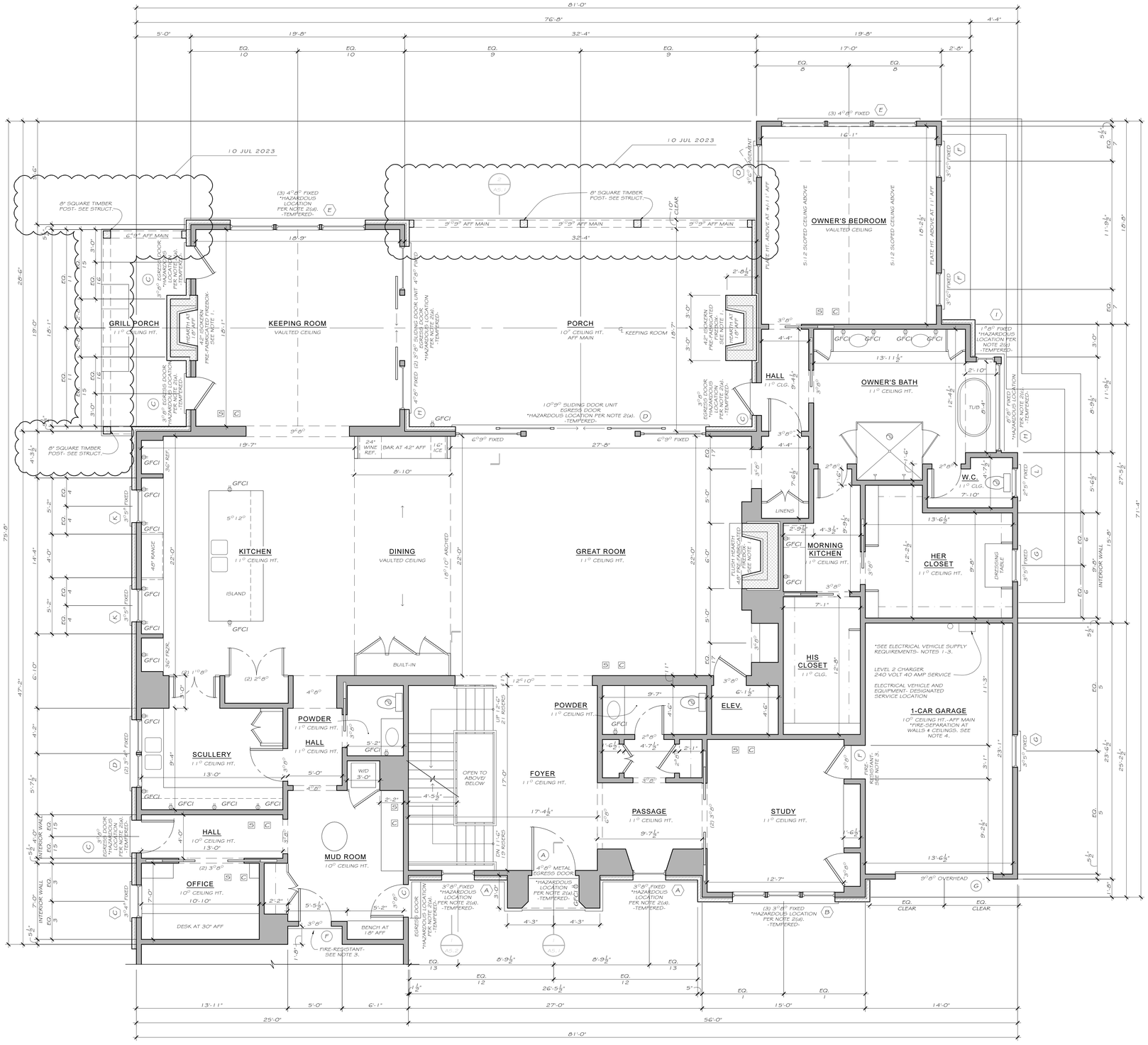

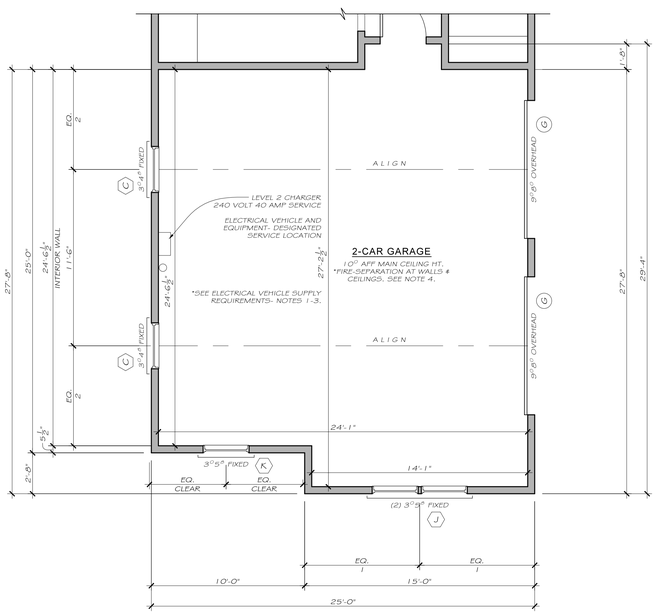

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MAIN FLOOR PLAN

1/ A1.4 ¼" = 1'-0"

LEGEND

- 2X6 STUD WALL W/ 4" BRICK EXTERIOR WALL, U.N.O.
- 2X6 STUD WALL, U.N.O.
- EXHAUST VENT
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR
- GROUND FAULT CURRENT INTERRUPTER

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Job:	22012

A1.5

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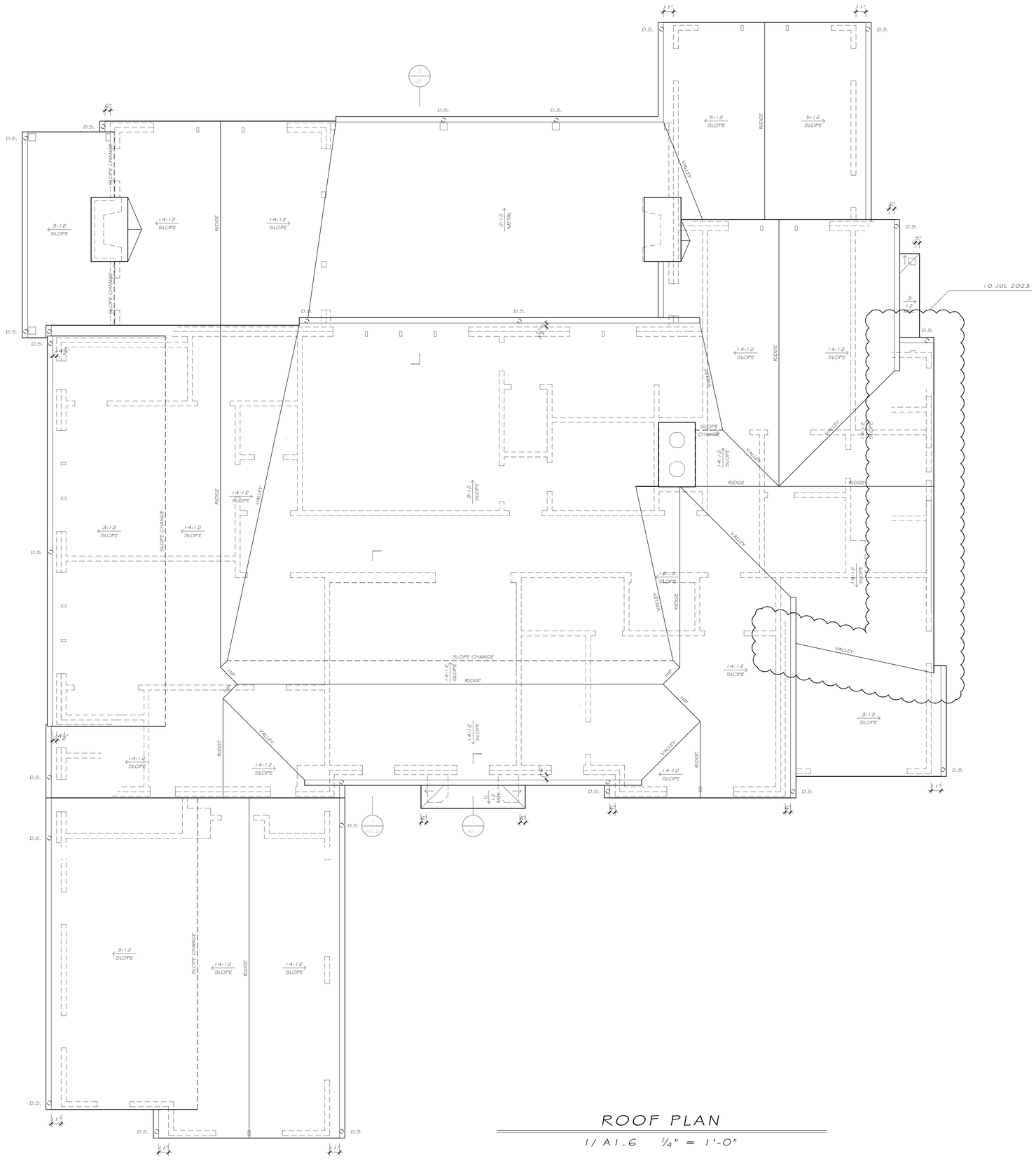

ROOF PLAN

1/A1.6 1/4" = 1'-0"

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A NEW HOUSE FOR
DERAZI-RILMAN
3167 RILMAN ROAD
ATLANTA, GEORGIA

Date:	Jul. 10, 2023
Scale:	As Noted
Drawn:	JS
Job:	22012

A1.6

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FRONT ELEVATION

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

BUILDING HEIGHT CALCULATION		
FRONT ELEVATION:	30'-7"	32'-7½" AVERAGE BUILDING HT.
REAR ELEVATION:	32'-4"	
LEFT SIDE ELEVATION:	29'-0"	
RIGHT SIDE ELEVATION:	38'-8"	

*INDICATED HEIGHT FOR EACH SIDE OF BUILDING IS AN AVERAGE OF SIDE'S FOUR POINT HEIGHTS, AS DIMENSIONED A2.1-A2.3.

REAR ELEVATION

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

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A NEW HOUSE FOR
DERAZI-RILMAN
3167 RILMAN ROAD
ATLANTA, GEORGIA

Date:	Jul. 10, 2023
Scale:	As Noted
Drawn:	JS
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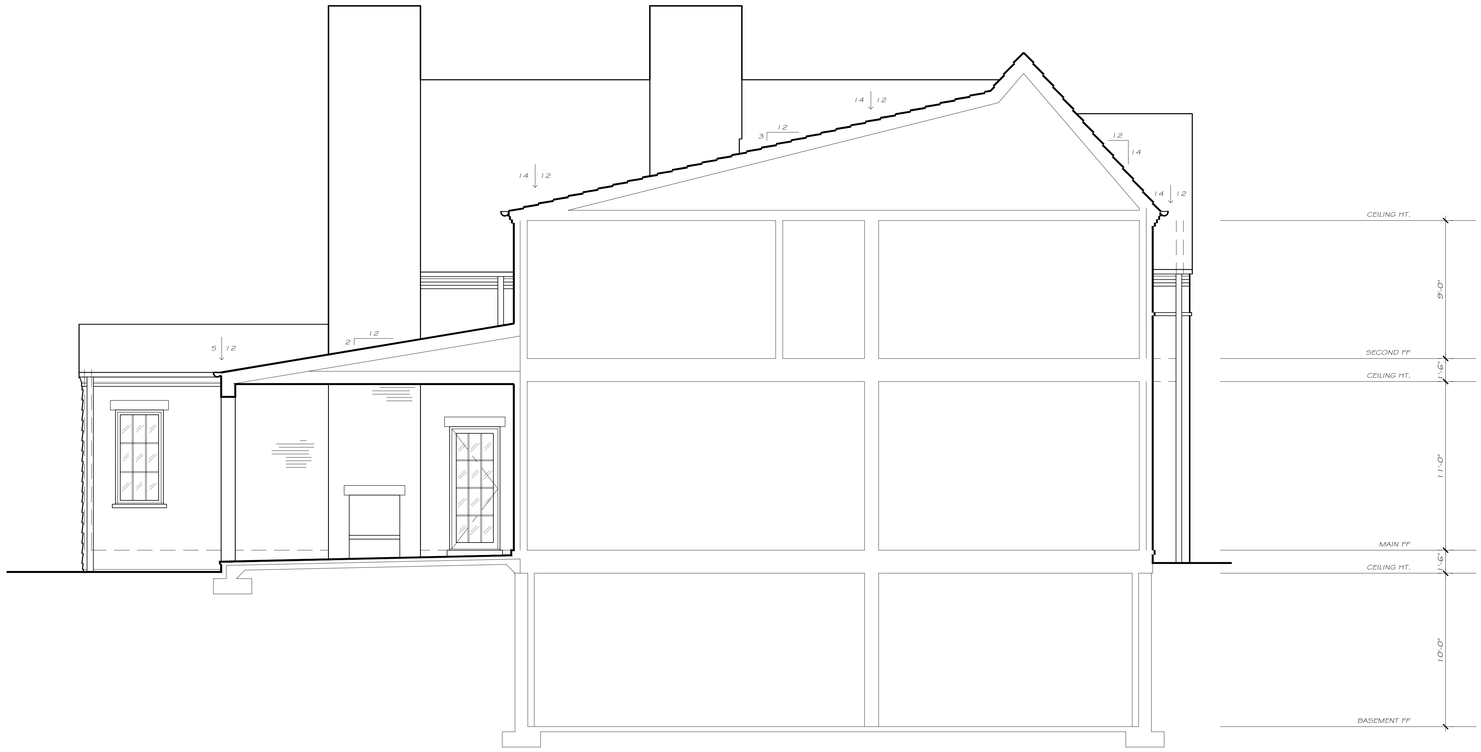

LEFT SIDE ELEVATION

1/ A2.2 ¼" = 1'-0"

BUILDING HEIGHT CALCULATION		
FRONT ELEVATION:	30'-7"	32'-7½" AVERAGE BUILDING HT.
REAR ELEVATION:	32'-4"	
LEFT SIDE ELEVATION:	29'-0"	
RIGHT SIDE ELEVATION:	36'-8"	

*INDICATED HEIGHT FOR EACH SIDE OF BUILDING IS AN AVERAGE OF SIDE'S FOUR POINT HEIGHTS, AS DIMENSIONED A2.1-A2.3.

LEFT SIDE ELEVATION

2/ A2.2 ¼" = 1'-0"

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A NEW HOUSE FOR
DERAZI-RILMAN
3167 RILMAN ROAD
ATLANTA, GEORGIA

Date:	Jul. 10, 2023
Scale:	As Noted
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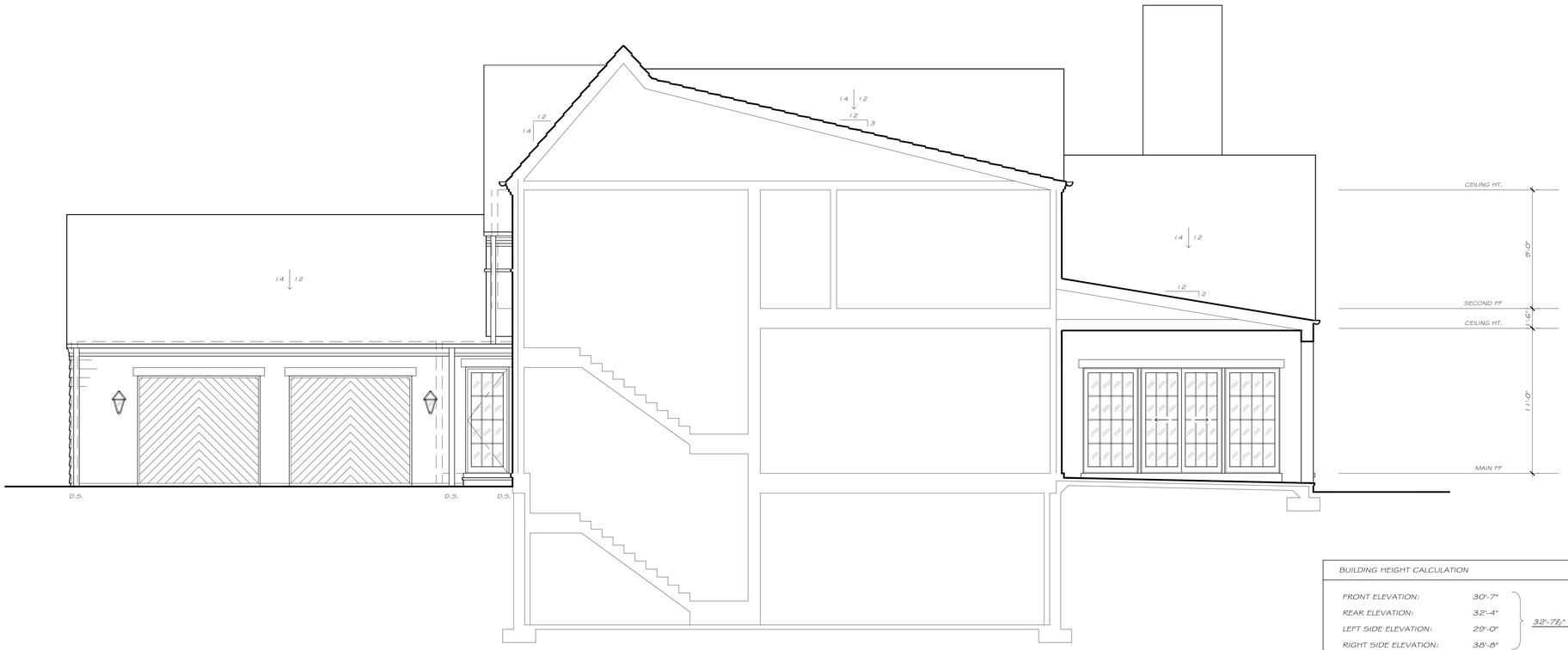

RIGHT SIDE ELEVATION

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

BUILDING HEIGHT CALCULATION

FRONT ELEVATION:	30'-7"	32'-7 1/2" AVERAGE BUILDING HT.
REAR ELEVATION:	32'-4"	
LEFT SIDE ELEVATION:	29'-0"	
RIGHT SIDE ELEVATION:	38'-8"	

*INDICATED HEIGHT FOR EACH SIDE OF BUILDING IS AN AVERAGE OF SIDES FOUR POINT HEIGHTS, AS DIMENSIONED A2.1-A2.3.

RIGHT SIDE ELEVATION

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

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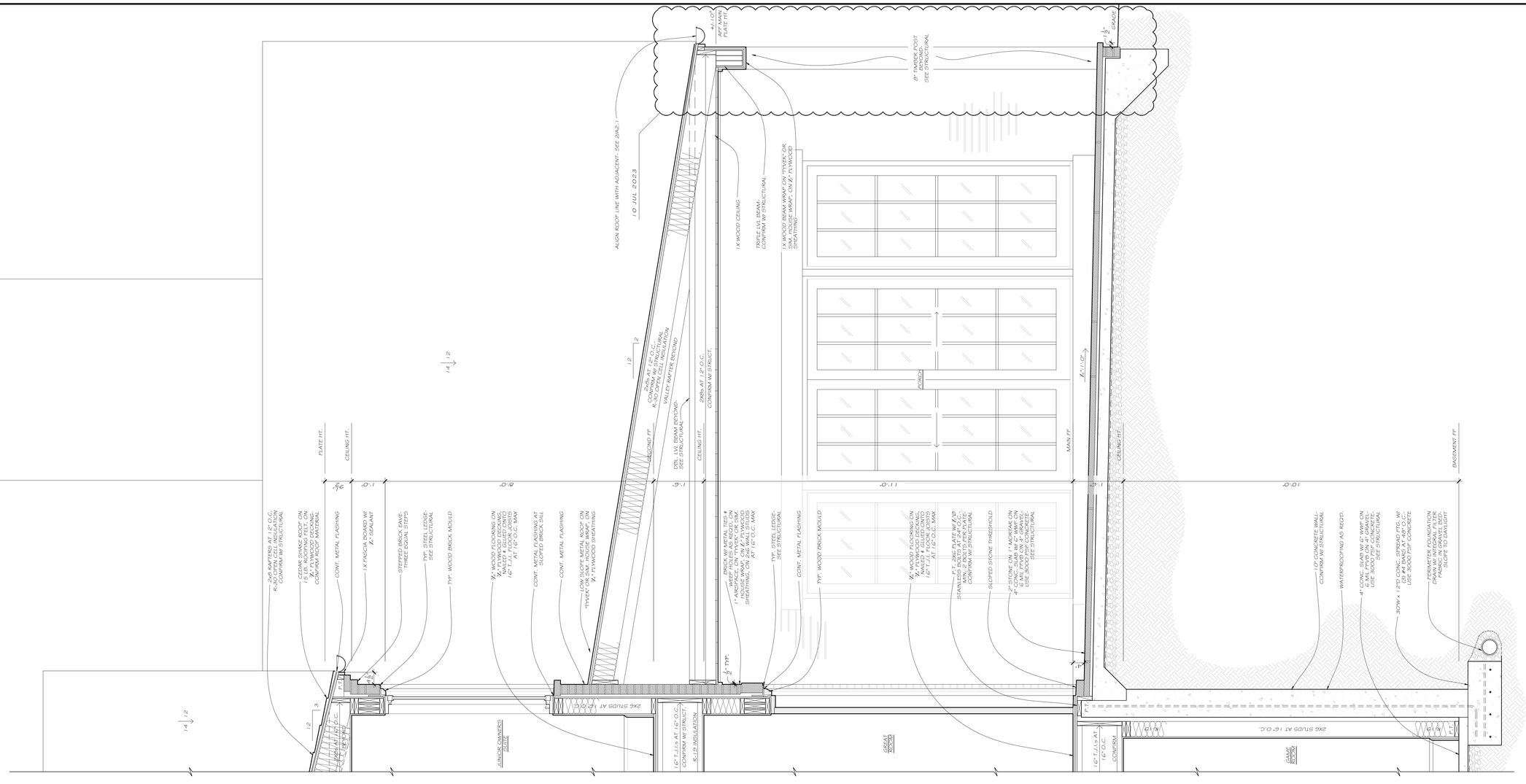
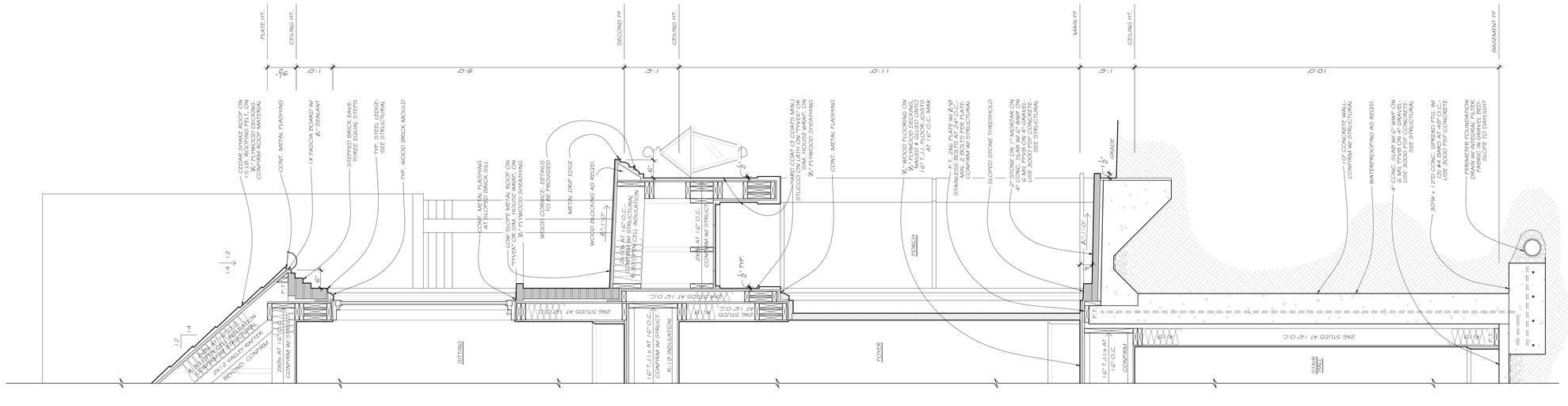


PORCH SECTION

2/ A5.1 3/4" = 1'-0"



PORCH SECTION

1/ A5.1 3/4" = 1'-0"

NOTE:
*VERIFY WITH STRUCTURAL ENGINEERING DRAWINGS.

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A NEW HOUSE FOR DERAZI-RILMAN

3167 RILMAN ROAD ATLANTA, GEORGIA

Date:	Jul. 10, 2023
Scale:	As Noted
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A NEW HOUSE FOR DERAZI-RILMAN

3167 RILMAN ROAD
ATLANTA, GEORGIA

Date:	Jul. 10, 2023
Scale:	As Noted
Drawn:	JS
Job:	22012

A5.2

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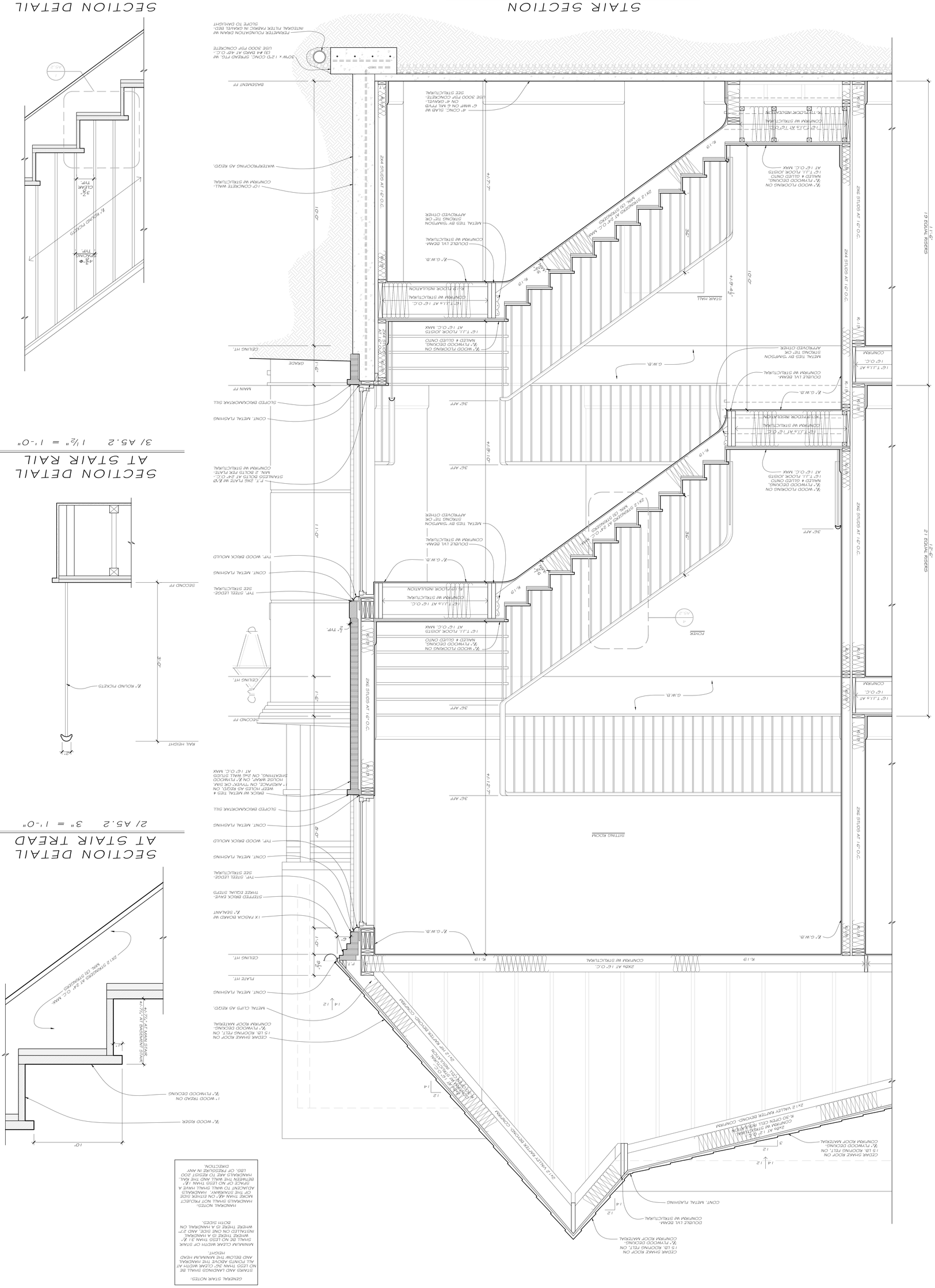
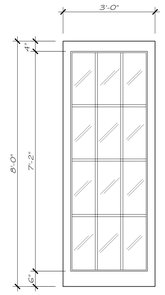
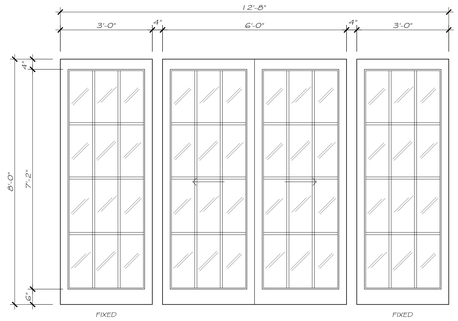




C

EXTERIOR WOOD DOOR

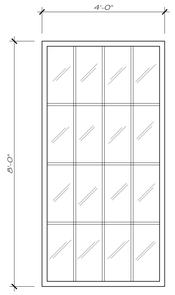
2¼" THICK



B

EXTERIOR WOOD SLIDING DOOR UNIT

2¼" THICK



A

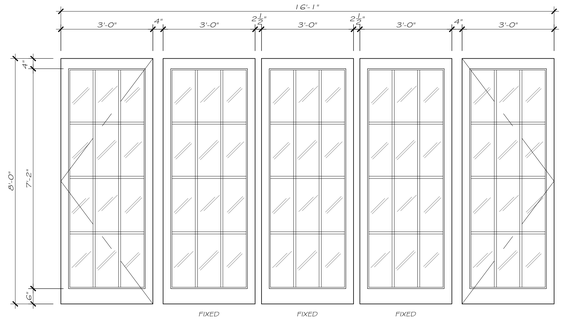
EXTERIOR STEEL DOOR UNIT

CONFIRM THICKNESS

F

EXTERIOR WOOD DOOR

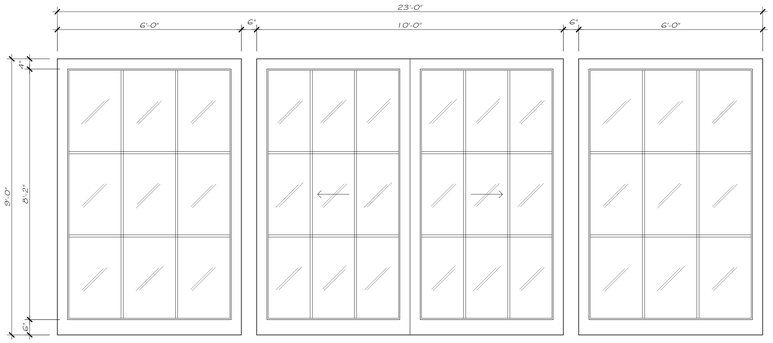
2¼" THICK



E

EXTERIOR WOOD DOOR UNIT

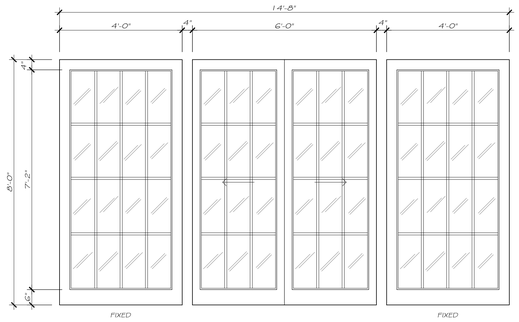
2¼" THICK



D

EXTERIOR WOOD SLIDING DOOR UNIT

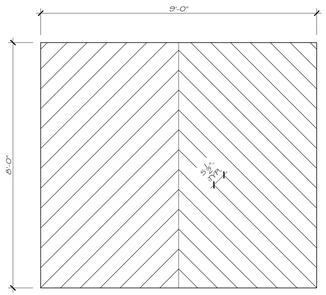
2¼" THICK



H

EXTERIOR WOOD SLIDING DOOR UNIT

2¼" THICK



G

EXTERIOR WOOD DOOR

2¼" THICK

DOOR SCHEDULE

1/ A6.1 ½" = 1'-0"

NOTES

1. SEE FLOOR PLAN FOR SWING DIRECTION ON ALL SWINGING DOORS.

2. SEE FLOOR PLAN FOR HAZARDOUS LOCATIONS TO RECEIVE SAFETY GLAZING AS REQUIRED.

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DERAZI-RILMAN
3167 RILMAN ROAD
ATLANTA, GEORGIA

Date:	Jul. 10, 2023
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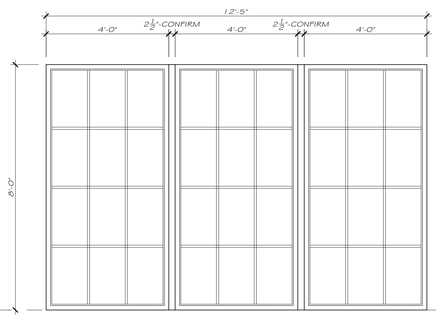
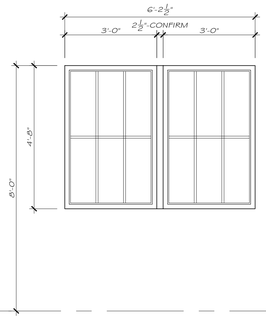


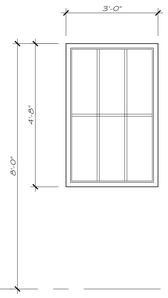
E

FIXED WINDOW UNIT
CLAD WOOD



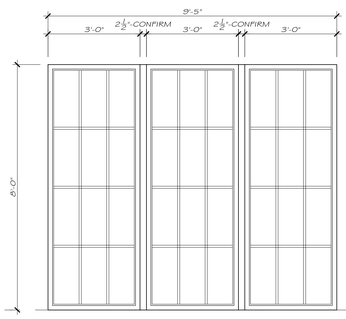
D

FIXED WINDOW UNIT
CLAD WOOD



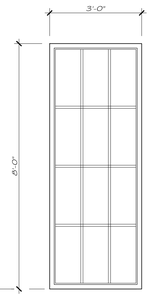
C

FIXED WINDOW
CLAD WOOD



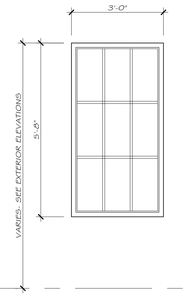
B

FIXED WINDOW UNIT
CLAD WOOD



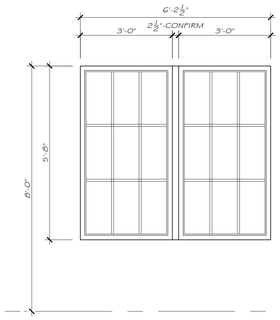
A

FIXED WINDOW
CLAD WOOD



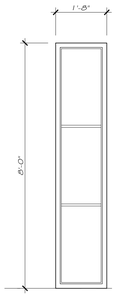
K

FIXED WINDOW
CLAD WOOD



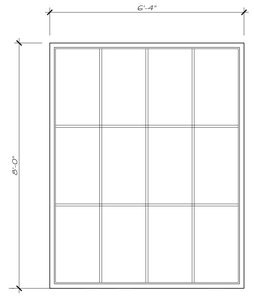
J

FIXED WINDOW UNIT
CLAD WOOD



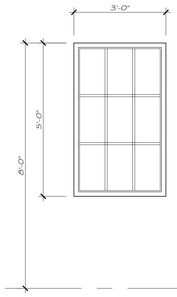
I

FIXED WINDOW
CLAD WOOD



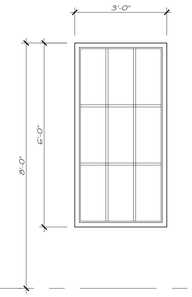
H

FIXED WINDOW
CLAD WOOD



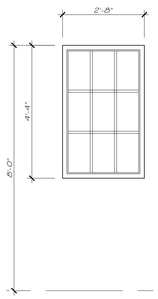
G

FIXED WINDOW
CLAD WOOD



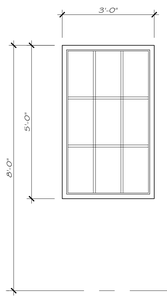
F

FIXED WINDOW
CLAD WOOD



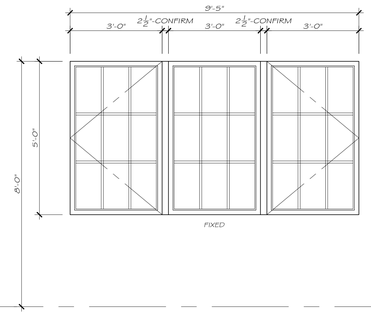
P

FIXED WINDOW
CLAD WOOD



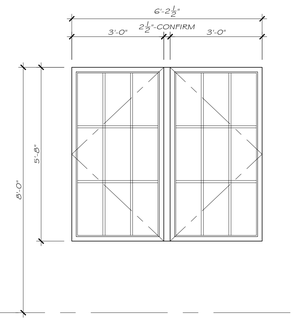
O

CASEMENT WINDOW
CLAD WOOD



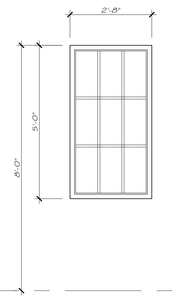
N

CASEMENT WINDOW UNIT
CLAD WOOD



M

CASEMENT WINDOW UNIT
CLAD WOOD



L

FIXED WINDOW
CLAD WOOD

NOTES

1. SEE FLOOR PLAN FOR SWING DIRECTION ON ALL CASEMENT WINDOWS.

2. SEE FLOOR PLAN FOR HAZARDOUS LOCATIONS TO RECEIVE SAFETY GLAZING AS REQUIRED.

WINDOW SCHEDULE (1 OF 2)

1/ A6.2 ½" = 1'-0"

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3167 RILMAN ROAD
ATLANTA, GEORGIA

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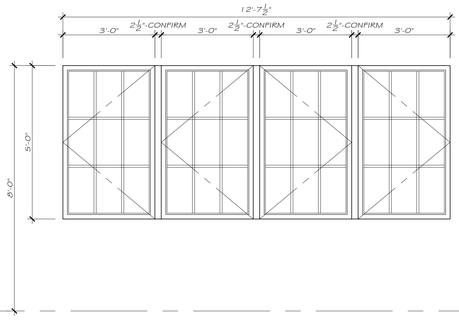
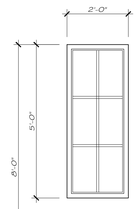


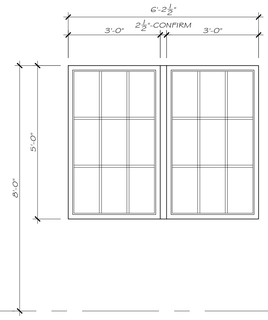
U

CASEMENT WINDOW UNIT
CLAD WOOD



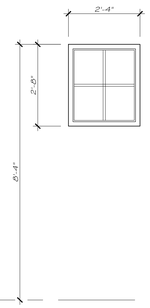
T

FIXED WINDOW
CLAD WOOD



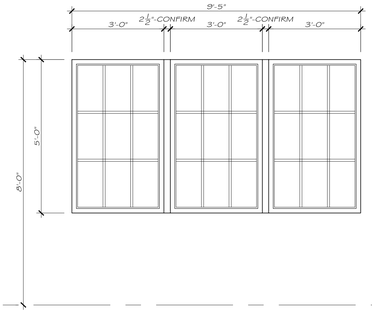
S

FIXED WINDOW UNIT
CLAD WOOD



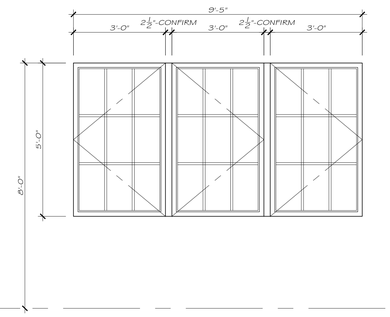
R

FIXED WINDOW
CLAD WOOD



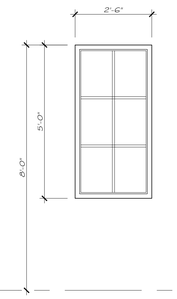
Q

FIXED WINDOW UNIT
CLAD WOOD



W

CASEMENT WINDOW UNIT
CLAD WOOD



V

FIXED WINDOW
CLAD WOOD

NOTES

1. SEE FLOOR PLAN FOR SWING DIRECTION ON ALL CASEMENT WINDOWS.

2. SEE FLOOR PLAN FOR HAZARDOUS LOCATIONS TO RECEIVE SAFETY GLAZING AS REQUIRED.

WINDOW SCHEDULE (2 OF 2)

1/ A6.3 ½" = 1'-0"

RELEASED FOR CONSTRUCTION

CASTRO DESIGN STUDIO
CASTRODESIGNSTUDIO.COM
404.514.7247

PERMITTING

Revisions	By

Drawings are for design intent ONLY, all site conditions, structural considerations; mechanical, electrical and plumbing requirements shall be addressed by owner and builder. Designer assumes no liability for errors and omissions in drawings. Owner and builder must verify all dimensions prior to proceeding with construction. Owner and builder must verify compliance with all applicable building codes and requirements in the locality where structure is to be constructed.

A NEW HOUSE FOR
DERAZI-RILMAN
3167 RILMAN ROAD
ATLANTA, GEORGIA

Date:	Jul. 10, 2023
Scale:	As Noted
Drawn:	JS
Job:	22012

A6.3

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