

Michael L. Thurmond

Chief Executive Officer

#### **DeKalb County Zoning Board of Appeals**

Department of Planning & Sustainability 330 Ponce De Leon Avenue, Suite 300 Decatur, GA 30030

Wednesday, July 14, 2021 at 1:00 PM

**Planning Department Staff Analysis** 

N3 Case No: A-21-1245006 Parcel ID(s): 15-179-08-014 & 15-179-08-013



#### **Commission District 03 Super District 06**

**Applicants:** Brandon Steinbook and Josh Milstead

293 and 295 Warren Street

Atlanta, GA 30317

Owner: Brandon Steinbook and Josh Milstead

293 and 295 Warren Street

Atlanta, GA 30317

Project Name: 293 and 295 Warren Street

**Location:** Properties are located approximately 920-feet south of the intersection of Memorial Drive and Warren

Street, in Atlanta, GA 30317.

**REQUEST:** Variance from Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the

DeKalb County Zoning Ordinance to reduce the side yard setbacks of both properties from 7.5-feet to 0-

feet to build a carport on a shared driveway, relating to the R-75 zoning district.

Staff Recommendation: Approval with conditions.

#### **STAFF FINDINGS:**

#### Variance Analysis:

The applicants propose to build a carport on their shared driveway. The driveway runs along the property line between the two parcels. In order to construct a carport, they need variances to decrease their shared-side yard setbacks from 7.5-feet to 0-feet.

# 1. By reason of exceptional narrowness, shallowness or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district:

The subject properties are located within the R-75 zoning district. Per Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the *DeKalb County Zoning Ordinance*, the minimum lot width is 75-feet. Both 293 and 295 Warren Street have lot widths of 65-feet: 10-feet less than the required minimum. The lots are narrower than required by the R-75 zoning district and are non-conforming.

The two houses and the shared driveway were likely constructed in the late 1950s prior to the first *DeKalb County Zoning Ordinance*. Due to the location of the shared driveway and narrow lots, the strict application of the requirements of this chapter may deprive the property owner of privileges enjoyed by other property owners in the same district. They are unable to build a structure to protect their vehicles without a variance.

## 2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

Based on the submitted materials, it appears that the requested variance may not go beyond the minimum necessary to afford relief and may not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located. Many other properties within R-75 are able to build carports or garages across their driveways.

### 3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

Based on the submitted materials, it appears that granting the variance may not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district. Approving the variance would allow these homeowners to build a minimal structure to cover one-vehicle per household on the existing shared driveway. Both homeowners have agreed to this solution and submitted the variance request jointly.

### 4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Based on the submitted materials, it appears that the strict application of the applicable provisions and requirements of this chapter may cause an undue and unnecessary hardship as the narrow lot shape and location of the shared driveway limits the potential locations for a vehicular covering.

### 5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

Based on the submitted materials, it appears that the requested variance may be consistent with the spirit and purpose of this chapter. The future land use for the subject property described in the *DeKalb County Comprehensive Plan* text is Traditional Neighborhood. The plan states: in appropriate locations encourage residential development to conform with traditional neighborhood development principles. This application appears to conform to this development goal.

#### **FINAL STAFF ANALYSIS:**

Based on the submitted materials, it appears that due to the property's narrow lot and the location of the shared driveway, the requested variance may not go beyond the minimum necessary to afford relief and may not constitute a grant of special privilege inconsistent with the limitations upon other properties in the R-75 zoning district in which the subject property is located. Therefore, the Department of Planning and Sustainability recommends approval based on the site plan dated 04/25/2021.

If this application is approved, Staff recommends the following conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property:

**Case number:** A-21-1245005 **Approval date:** July 14, 2021

**Type of variance:** Variance from Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the DeKalb County Zoning Ordinance to reduce the side yard setbacks of both properties from 7.5 feet to 0 feet to build a carport on a shared driveway.

Applicants shall provide proof of a shared driveway/access easement or maintenance agreement for the driveway
and carport. This agreement should identify and allocate maintenance responsibilities and costs, manner of use and
apportionment of liability and indemnification. It is recommended that any agreement be drafted or reviewed by an
attorney familiar with easement rights or real estate law.



#### DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond **Chief Executive Officer** 

Andrew Baker, AICP, Director

#### **ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING** (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

BOA No
Applicant and/or Authorized Representative Brandon Steinboot
Mailing Address: 795 Wowven 59 55
City/State/Zip Code: Affanda, 6A, 30317
Email: Bsteinbook a amail, com
Telephone Home: 4046306453 Business:
OWNER OF RECORD OF SUBJECT PROPERTY
owner: Brandan steinbook
Address (Mailing): 295 warven ST SE Aflanda, GA, 30317
Email: B54einbook agnowl-Com
Telephone Home: 4016300453 Business:
Address: 7015 waven 595E City: Aflanda State: 6A Zip: 30317
District(s): Block: Parcel:
Zoning Classification: <u>residential</u> Commission District & Super District:
CIRCLE TYPE OF HEARING REQUESTED:
• VARIANCE (From Development Standards causing undue hardship upon owners of property.)
SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.
* PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS. *
TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:
Date Received: Fee Paid:
P:\Current Planning\Forms\Application Forms 2018\ZONING BOARD OF APPEALS.docx  July 10, 2018  Page 1





# ZONING BOARD OF APPEALS APPLICATION AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals

To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 5/30/7/

DATE: 5/30/27

05/30/2021

Applicant:

Signature

Applicant: Signature

Lua M

#### Letter of Intent

Im asking for a variance for the side yard setback for both 293 and 295 warren st se. I'm asking to reduce the setback from 7.5 ft to 0ft for the purpose of building a carport.

- Criteria 1. The current shared driveway deprives both homeowners of car covering
- Criteria 2. The requested variance will allow the building of a basic carport
- Criteria 3. The construction will be are and up to code as seen in the site plans
- Criteria 4. The literal interpretation leaves both homeowners without a carport
- Criteria 5. The carport will be consistent with the spirit and purpose of the Dekalb County Comprehensive Plan text.

404.371.2155 (o) 404.371.4556 (f) DeKalbCountyGa.gov Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Michael Thurmond

Andrew A. Baker, AICP

## PRE-APPLICATION FORM ZONING BOARD OF APPEALS APPLICATIONS FOR PUBLIC HEARING (VARIANCES, SPEACIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Property Address:						n				
Tax Parcel ID:15 179 08 014, 15 179 08 013 _ Comm. District(s):03 06 Acreage: 0.33										
Existing Use:	Residential	Proposed Use	Same							
Supplemental Regs: _	R A	_Existing Zoning: _l	R-75O	verlay:	None					
Variance (From Development Standards causing undue hardship upon owners of property): Yes _X_ No										
Variance Request:			nd 295 Warran -	t from 7.5 fee	t to 0 feet in orde	er to build a				
Special Exception (T Special Exception Re	quest:	e de la servició de la company								
Officials Appeals of A	Administrative Dec									
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404.371.4556 (f) DeKalbCountyGa.gov

#### DEPARTMENT OF PLANNING & SUSTAINABILITY

WHA	T TO KNOW BEFO	RE YOU FILE	YOUR APPLI	CATION
Review Meeting Dates	Letter of Inter	nt:Owner Au	thorization(s):	
Campaign Disclosure:	Zoning Condition	s:Public	Notice, Signs:	
Site Plan Layout	Floor Plan Layout	Letters of Support	from Neighborhoo	d
Payment Submittal	Submittal Format: NO	STAPLES, NO BIT	NDERS PLEASE	
	R	eview of Site Plan		
Density:D	ensity Bonuses:	Mix of Uses: _	Open Space	ee:Enhanced
Open Space:	Setbacks: front	_ sides side	corner rear	Lot Size:
Frontage:	Street Widths	: Landso	ape Strips:	Buffers:
Parking Lot Landscap	ing:Parking -	Auto:	Parking - Bicycle:	Screening:
Streetse	capes: Sidewalk	s:Fencing/W	alls:Bldg. I	Height: Bldg.
	dg. Separation:Bl			
Façade Design:	_ Garages:Pede	strian Plan:	Perimeter Landsc	ape Strip: Bldg.
Floor Layout:				
	Date:July			
Comments:				
Dlanner Dach	el Bragg	Dat	e 05/20/2021	
1 families Nacing	n Diagg	Dat	03/20/2021	
		PT P		

Filing Fees

APPLICATION FEE:

\$300.00

### **GENERAL NOTES**

#### 1.00 GENERAL

- 1.01 ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA STATE 3.01 ALL CONCRETE WORK SHALL CONFORM TO ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR AMMENDMENTS. REFERENCE TO OTHER STANDARDS OR CODES SHALL MEAN THE LATEST STANDARD OR CODE ADOPTED & PUBLISHED.

  1.02 DRAWINGS SHOW TYPICAL & CERTAIN SPECIFIC CONDITIONS ONLY. FOR DETAILS NOT SPECIFICALLY SHOWN,
- PROVIDE DETAILS SIMILAR TO THOSE SHOWN. 1.03 EXISTING STRUCTURES & UNDERGROUND UTILITIES/STRUCTURES ARE ON DRAWINGS FOR CLARITY ONLY. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS & ELEVATIONS BEFORE STARTING WORK, NOTIFY STRUCTURAL ENGINEER IN WRITING OF ANY INTERFERENCE &/OR DISCREPANCIES THAT MIGHT EXIST.
- 1.04 THE DESIGN, ADEQUACY, & SAFETY OF ERECTION BRACING, SHORING TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 1.05 COORDINATE STRUCTURAL CONTRACT DOCUMENTS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING & CIVIL. NOTIFY STRUCTURAL ENGINEER OF ANY CONFLICT &/OR OMISSION.
- 1.06 COORDINATE & VERIFY FLOOR, ROOF & WALL OPENING SIZES & LOCATIONS WITH ARCHITECTURAL MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS. FOR ADDITIONAL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SEE ARCHITECTURAL & MECHANICAL DRAWINGS.
- 1.07 FOR DIMENSIONS NOT SHOWN SEE ARCHITECTURAL DRAWINGS.
- 1.08 REVIEW OF SUBMITTALS &/OR SHOP DRAWINGS BY THE STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO REVIEW & CHECK SHOP DRAWINGS BEFORE SUBMITTAL TO THE STRUCTURAL FNGINFER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS & OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES DETAILS. & DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTRACTOR IS ALSO RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, & PROCEDURES OF CONSTRUCTION.
- 1.09 STRUCTURAL DESIGN DRAWINGS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS. CONTRACTOR & HIS SUBCONTRACTORS SHALL PREPARE ORIGINAL SHOP DRAWINGS.
- 1.10 CONTRACTOR SHALL REVIEW & STAMP ALL SHOP DRAWINGS BEFORE SUBMITTAL FOR REVIEW. PROPOSED FABRICATION CHANGES FROM DESIGN DRAWINGS SHALL BE NOTED IN SHOP DRAWINGS. ANY DISCREPANCIES BETWEEN ARCHITECTURAL & STRUCTURAL DRAWINGS SHALL BE NOTED TO BE VERIFIED ON
- SHOP DRAWINGS.
  1.11 COMPLETE SHOP DRAWINGS FOR CONSTRUCTION OF ALL APPLICABLE SPECIALTY ITEMS INCLUDING CURTAIN WALL GLAZING SYSTEMS, LIGHT GAUGE STEEL FRAMING, ORNAMENTAL GUARDRAILS, SKYLIGHTS, & STAIRS SHALL BE SEALED & SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF GEORGIA & SHALL BE AVAILABLE AT THE JOB SITE DURING THE TIMES OF INSPECTION.

OCCUPANCY CATEGORY = II DESIGN GRAVITY LOADS:

SECOND FLOOR.. CEILING = 5PSFROOF... ..10 PSF LIVE LOADS

SECOND FLR ...40 PSF STAIRS.. ..12 (AT 9:12) AND 20 PSF ROOF. DECK.. ..60 PSF (OR SAME AS ACCOMPANIED ROOM)

BASIC WIND SPEED (3 SEC. GUST) = 106 MILES PER HOUR. (ULTIMATE SPEED) WIND IMPORTANCE FACTOR: I = 1.0EXPOSURE CATEGORY = B; RISK CATEGORY II; EDGE DIST = 4'-0"

SEISMIC LOADS: MAX SPECTRAL RESPONSE ACCELERATION ... MAX SPECTRAL RESPONSE (1—SEC) ACCELERATION.......S1 = 0 .086 (SHORT PERIOD) SDS = 0.201  $(1 \stackrel{\circ}{\text{SECOND}} \text{ PERIOD}) \text{ SD1} = 0.137$ DESIGN SPECTRAL RESPONSE ACCELERATION COEFFICIENTS: OCCUPANCY CATEGORY SEISMIC DESIGN CATEGORY.. SITE CLASS.. .D (ASSUMED) BASIC SEISMIC-FORCE-RESISTING SYSTEM: WOOD STRUCTURAL PANELS LIGHT FRAME WALLS WITH SHEAR PANELS RESPONSE MODIFICATION FACTOR. DEFLECTION AMPLIFICATION FACTOR......Cd = 4.5

#### 2.00 FOUNDATIONS & SLAB ON GRADE

SYSTEM OVER-STRENGTH FACTOR.....OMEGA $_0$  = 2.5 ANALYSIS PER EQUIVALENT LATERAL FORCE PROCEDURE

- 2.01 THE DESIGN OF FOUNDATIONS, RETAINING WALLS & SLAB-ON-GRADE IS BASED ON THE CRITERIA ASSUMED BY STRUCTURAL ENGINEER. ALL DESIGN ASSUMPTIONS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF GEORGIA & DESIGNATED BY THE OWNER PRIOR TO START OF
- 2.02 CONSTRUCT FOOTINGS TO BEAR ON COMPACTED STRUCTURAL FILL. DESIGN BEARING VALUE UNDER FOOTINGS IS ASSUMED TO BE 2000 POUNDS PER SQUARE FOOT.
- 2.03 TOP OF FOOTING ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS ARE FOR ESTIMATING ONLY. FINAL BEARING ELEVATIONS FOR FOOTINGS SHALL BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER TO SATISFY ASSUMED DESIGN BEARING VALUES.
- 2.04 DRILL SMALL TEST HOLE IN SUBGRADE UNDER FOOTING BEARINGS TO CONFIRM BEARING CONDITIONS WHERE REQUIRED BY THE GEOTECHNICAL ENGINEER.
- 2.05 GEOTECHNICAL ENGINEER SHALL VERIFY CONDITION &/OR ADEQUACY OF ALL SUBGRADES, FILLS & BACKFILLS BEFORE PLACEMENT OF FOUNDATIONS, FOOTINGS, SLABS, WALLS, FILLS, BACKFILLS, ETC
- 2.06 SIDES OF FOUNDATIONS SHALL BE FORMED UNLESS CONDITIONS PERMIT EARTH FORMING. FOUNDATIONS POURED AGAINST THE EARTH REQUIRE THE FOLLOWING PRECAUTIONS: SLOPE SIDES OF EXCAVATIONS AS APPROVED BY GEOTECHNICAL ENGINEER & CLEAN UP SLOUGH BEFORE & DURING CONCRETE PLACEMENT.
- 2.07 WHERE FOOTING STEPS ARE NECESSARY, THEY SHALL BE NO STEEPER THAN ONE VERTICAL TO TWO 2.08 UNLESS NOTED OTHERWISE, SLAB-ON-GRADE SHALL BE MINIMUM 4" THICK CONCRETE, PLACED ON 6 mil
- POLYETHYLENE VAPOR BARRIER LAPPED NOTLESS THAN 6", ON 4" THICK #57 STONE ON COMPACTED SUBGRADE, & REINFORCED WITH 6X6-W1.4 x W1.4. PLACE CONTROL JOINTS AT COLUMN LINES & AT INTERMEDIATE LINES SUCH THAT AREA OF EACH PANEL DOES NOT EXCEED 600 SQUARE FEET. LOCATE CONSTRUCTION JOINTS AT CONTROL JOINTS. CONSULT WITH GEOTECHNICAL ENGINEER FOR ADDITIONAL REQUIREMENTS ON SUBGRADE.
  2.09 COMPACT ALL FILL USED UNDER SLAB TO 98% OF ST&ARD PROCTOR DENSITY AT OPTIMUM MOISTURE
- 2.10 ESTABLISH BENCH MARKS ON SURROUNDING STRUCTURES & PAVEMENTS PRIOR TO EXCAVATION, MONITOR VERTICAL & HORIZONTAL REGULARLY DURING EXCAVATION & CONSTRUCTION & SUBMIT WRITTEN REPORTS TO ARCHITECT & STRUCTURAL ENGINEER FOR REVIEW.
- 2.11 CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFETY IN CONNECTION WITH EARTH SLOPES CAUSED BY TRENCHING, EXCAVATION &/OR FILL DURING CONSTRUCTION.
- 2.12 BOTTOM OF ALL FOUNDATIONS SHALL EXTEND A MINIMUM OF 12 INCHES BELOW THE TOP OF FINISHED

#### 3.00 REINFORCED CONCRETE

b. ALL OTHERS......

- BUILDINGS. DESIGN IS BASED ON ACI 318-11, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- 3.02 UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL BE NORMAL WEIGHT & SHALL HAVE MINIMUM 28 DAY STRENGTHS AS FOLLOWS: ...3000 psi a. SLAB-ON-GRADE.....
- 3.03 THE PROPOSED MATERIALS & MIX DESIGN SHALL BE FULLY DOCUMENTED & REVIEWED BY THE OWNER'S TESTING LABORATORY. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS THE

....3000 psi

- 3.04 USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IN CONCRETE IS NOT PERMITTED. 3.05 HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED ONLY WHERE INDICATED. THE LOCATION OF VERTICAL
- CONSTRUCTION JOINTS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. CONSTRUCTION JOINTS SHALL BE THOROUGHLY ROUGHENED BY MECHANICAL MEANS, & CLEANED.
- 3.06 UNLESS NOTED OTHERWISE, CHAMFER OR ROUND ALL EXPOSED CORNERS MINIMUM 3/4". SEE ARCHITECTURAL DRAWINGS FOR CHAMFER OR REVEAL REQUIREMENTS FOR ARCHITECTURAL CONCRETE. 3.07 DETAIL CONCRETE REINFORCEMENT & ACCESSORIES IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315, & ACI DETAILING MANUAL (LATEST EDITION). SUBMIT SHOP DRAWINGS FOR REVIEW SHOWING ALL
- FABRICATION DIMENSIONS & LOCATIONS FOR PLACING REINFORCING STEEL & ACCESSORIES. DO NOT BEGIN FABRICATION UNTIL SHOP DRAWINGS ARE COMPLETED & REVIEWED. 3.08 DETAIL ALL CONCRETE WALLS & BEAMS ON THE SHOP DRAWINGS IN ELEVATION UNLESS SPECIFICALLY APPROVED
- 3.10 WELDED WIRE FABRIC (MESH) SHALL CONFORM TO ASTM A185. 3.11 TIE ALL REINFORCING STEEL & EMBEDMENTS SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE
- SUFFICIENT SUPPORTS TO MAINTAIN THE POSITION OF REINFORCEMENT WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES 3.12 PROVIDE CONTINUOUS REINFORCEMENT WHEREVER POSSIBLE; SPLICE ONLY AS SHOWN OR APPROVED;
- STAGGER SPLICES WHERE POSSIBLE; USE FULL TENSION SPLICE UNLESS NOTED OTHERWISE.

3.09 REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 UNLESS NOTED OTHERWISE.

3.13 REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS NOTED OTHERWISE:

CONCRETE AGAINST EARTH (NOT FORMED).. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER #6 THROUGH #18 BARS.. #5 BARS & SMALLER...

CONCRETE NOT EXPOSED TO EARTH OR WEATHER SLABS & WALLS.....

BEAMS (STIRRUPS) & COLUMNS (TIES)...... 1/2"

- 3.14 DO NOT WELD OR TACK WELD REINFORCING STEEL UNLESS APPROVED OR DIRECTED BY THE STRUCTURAL ENGINEER.
  3.15 STEEL REINFORCEMENT TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706 & THAT WELDING SHALL BE IN ACCORDANCE WITH AWS D1.4-04, STRUCTURAL WELDING CODE - REINFORCING STEEL BY AMERICAN WELDING SOCIETY FOR COMPLIANCE WITH ACI 318-11 SECTION 3.5
- 3.16 SEE CIVIL & ARCHITECTURAL DRAWINGS FOR EXTERIOR SLAB WORK & JOINTING.
- 3.17 INCLUDE AIR ENTRAINING ADMIXTURE IN ALL CONCRETE THAT WILL BE EXPOSED TO WEATHER EXCEPT IN
- 3.18 INCLUDE WATER REDUCING ADMIXTURE IN ALL CONCRETE MIXES. 3.19 CONCRETE THAT WILL BE EXPOSED TO WEATHER SHALL HAVE WATER CONTENT LIMITED TO A MAXIMUM OF
- SIX (6) GALLONS PER SACK OF CEMENT. 3.20 THE PROPOSED MATERIALS & MIX DESIGN SHALL BE FULLY DOCUMENTED & REVIEWED BY THE OWNER'S TESTING LABORATORY. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS THE
- CONTRACTOR'S. RESULTS OF COMPRESSIVE STRENGTH TESTS TO BE AVAILABLE ON SITE FOR INSPECTOR'S 3.21 BARS, OTHER THAN GRADE 40, SHALL BE MILL MARKED SO THAT TYPE, GRADE & YIELD STRENGTH ARE
- VISIBLY IDENTIFIABLE. 3.22 PROVIDE CORNER BARS AS PER TYPICAL DETAIL AT CORNERS & INTERSECTIONS OF ALL GRADE BEAMS &
- 3.23 PROVIDE #3 @ 12" DOWELS FROM ALL ADJACENT CONCRETE GRADE BEAMS & WALLS TO INTERIOR
- 3.24 ALL REINFORCING LAP SPLICES, UNLESS OTHERWISE SHOWN, SHALL SATISFY THE FOLLOWING SCHEDULE:

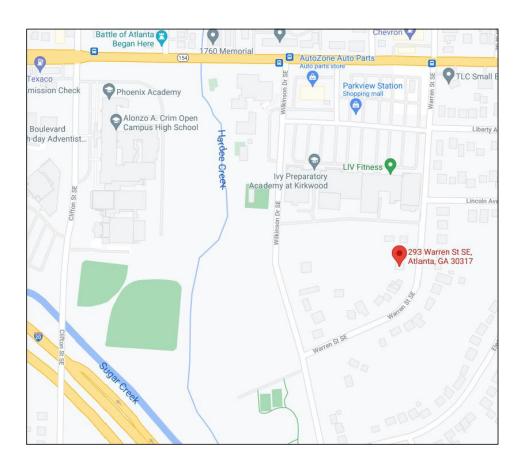
 	 			· - · · · · · ·					
	CONCRETE	REINFORCEM	ENT LAP	SPLICE	LENGTH	(in) G	RADE 6	50	

CONCRETE REINFORCEMENT LAP SPLICE LENGTH (in) GRADE 60									
BAR SIZE	#3	#4	<b>#</b> 5	#6	#7	#8	#9	#10	#11
TOP BAR *	28	37	47	57	81	93	104	117	130
OTHER	21	28	36	43	62	71	80	90	100

ALL BAR DEVELOPMENT LENGTHS, UNLESS OTHERWISE SHOWN, SHALL SATISFY THE FOLLOWING SCHEDULE:

CONCRETE REINFORCEMENT DEVELOPMENT LENGTH (in) GRADE 60									
BAR SIZE	#3	#4	<b>#</b> 5	#6	#7	#8	#9	#10	#11
TOP BAR *	21	28	36	43	62	71	80	90	100
OTHER	17	22	28	33	48	55	62	70	77

\* TOP BAR SHALL BE DEFINED AS ANY HORIZONTAL BARS PLACED SUCH THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE BAR, IN ANY SINGLE CONCRETE PLACEMENT. HORIZONTAL WALL BARS ARE CONSIDERED TOP BARS.



Vicinity Map: 293 & 295 WARREN ST., **ATLANTA** , **GA** 30317

#### 7.00 WOOD FRAMING

- 7.01 WOOD FRAMING MEMBERS & SYSTEMS SHALL BE CONSTRUCTED TO COMPLY WITH REQUIREMENTS OF 2018 INTERNATIONAL RESIDENTIAL CODE. ALSO ADDITIONAL REQUIREMENT TO BE FOLLOWED AS BELOW
- 7.02 ALL WOOD MEMBERS SHALL BE KD-15, TYPE 2 SOUTHERN PINE. (MINIMUM Fb=1500 PSI FOR SINGLE
- 7.03 WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO THE EXTERIOR SHALL BE PRESSURE TREATED. ALL INTERIOR BOTTOM PLATES, EXTERIOR WOOD BEAMS AND POSTS TO BE OF PRESSURE TREATED ONLY.
- 7.04 WHERE BOLTS ARE INDICATED IN WOOD CONSTRUCTION, HOLES IN WOOD SHALL BE 1/16" LARGER THAN BOLT DIAMETER. STANDARD CUT WASHERS SHALL BE USED UNDER BOLT HEADS & NUTS EXCEPT WHERE METAL STRIPS OR PLATES EXIST.
- $7.05\,\mathrm{WHERE}$  JOISTS FRAME FLUSH WITH HEADERS OR WOOD BEAMS EQUAL TO JOIST DEPTH, CONNECT WITH METAL JOIST HANGERS. 7.06 CONNECT SINGLE JOIST HEADER-TO-TRIMMERS WITH METAL HANGERS (SIMPSON OR EQUAL). PROVIDE CONNECTORS & JOIST HANGERS EQUAL TO THOSE SUPPLIED BY SIMPSON CO., SAN LEANDRO, 7.07 CALIFORNIA. INSTALLATION SHALL BE COMPLETED AS PER SIMPSON CO. (OR EQUAL) RECOMMENDATIONS.  $_{7.08}$  CONNECTIONS IN WOOD FRAMING SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE U.N.O.
- 7.09 ALL EXTERIOR WALL STUDS SHALL BE AS INDICATED ON WALL SECTIONS. PROVIDE DOUBLE STUDS AT ALL TDOOR & WINDOW JAMBS & TRIPLE STUDS AT ALL WALL CORNERS. 7.10 ALL HARDWARE (BOLTS, HANGERS, STRAPS, ETC.) REQUIRED FOR CONNECTIONS BETWEEN TRUSSES SHALL
- 7 11 SILL PLATES ANCHORED WITH POWDER ACTUATED FASTENERS SHALL BE SPACED A MAXIMUM OF 16" ON CENTER & SHALL HAVE ONE PIN AT 6" FROM PLATE END & A SECOND AT 10" FROM PLATE END.

ALSO BE DESIGNED & SPECIFIED BY THE REGISTERED TRUSS DESIGN ENGINEER OF RECORD.

- 7.12 ALL WOOD BEAMS TO BEAR ON MULTIPLE STUDS, WITH SAME NUMBER OF STUDS AS NUMBER OF PLIES OF BEAM, UNLESS GREATER NUMBER NOTED ON PLANS. PROVIDE ADDITIONAL FULL HEIGHT STUD ADJACENT TO OPENING. CONTINUE MULTIPLE STUDS DOWN TO FOUNDATION, WITH SOLID BLOCKING AT FLOORS.
- 7 1.7PROVIDE 8" MIN EMBEDMENT. 1/2" DIAMETER. ANCHOR BOLTS TO ALL CONTINUOUS PLATES @ LOAD BEARING WALLS, AT 48" o.c. UNLESS NOTED AS CLOSER ON SECTIONS.
- 7.14 SHEATHING ATTACHMENT TO THE FLOOR DECK, WALL STUDS AND ROOF RAFTERS:
- FLOOR DECK TO BE 3/4" THICK PLYWOOD OR OSB GLUE AND NAILED TO JOISTS. UNO ATTACH EXTERIOR OSB OR PLY WOOD (§" THICK APA RATED SHEATHING) TO THE WALL
- STUDS WITH 8D COMMON NAILS WITH A SPACING 6" O.C EDGES AND 12" AT INTERMEDIATE
- ATTACH EXTERIOR OSB OR PLY WOOD (§" THICK APA RATED SHEATHING) TO THE ROOF RAFTERS OR TRUSSES. WITH 8D COMMON NAILS WITH A SPACING 6" O.C EDGES AND 12" AT INTERMEDIATE
- 7.15 REFERENCE FASTENER SCHEDULE PER IRC 2018 TABLE R602.3 (1)
- 7.16FOLLOW STANDARD WOOD CONSTRUCTION DETAILS FOR FRAMING LIKE ADVANCED FRAMING CONSTRUCTION GUIDE OR EQUAL
- 7.17ATTACH POST WITH ABA66Z (OR POST SIZE) AT POST BASE AND AC4 OR BC60 AT POST CAPS, MANUF. BY SIMPSON OR EQUAL. FOLLOW INSTALLATION ANCHORS AND FASTENERS PER MANUFACTURER

#### 7.18 DOOR, WINDOW AND GARAGE OPENINGS:

- PROVIDE 1-FULL HEIGHT WALL STUD AND TWO JACK STUDS AT ALL OPENINGS
- PROVIDE 2-WALL STUDS AT ALL BEAM AND GIRDER BEAM LOCATIONS
- PROVIDE 2-FULL HEIGHT AND 2-BEARING WALL STUDS AT ALL GARAGE (OPENING) BEAM SUPPORT LOCATIONS. AT GARAGE OPENING SUPPORT WALL, BOTTOM P.T. PLATE ATTACH WITH (2) 20 x 8" ANCHORS
- 7.19 WALL STUD SPACING = 16" O.C.; FLOOR JOISTS SPACING = 16"; PROVIDE DOUBLE PLATES ON TOP OF LOAD BEARING WALL STUDS, UNLESS NOTED OTHERS.
- 7.20 PROVIDE BLOCKING TO FLOOR JOISTS (AT 8'-0" ON CENTER)/ RAFTERS (AT 8'-0" ON CENTER) AND AT THE TOP OF WALL SUPPORTS. BLOCKING SIZE WILL BE SAME AS JOIST AND RAFTERS. FOLLOW MANUFACTURERS GUIDE LINES FOR TRUSS JOIST AND OTHER MANUFACTURED PRODUCTS
- 7.21 ATTACH ROOF RAFTERS / JOISTS / ROOF TRUSSES TO WALL STUDS / TOP PLATES WITH H3 HURRICANE TIES (OR SIMILAR SIMPSON MANUF.) USE (4) 8D NAILS EACH SIDE, TOTAL (8) 8D NAILS 7.22 PROVIDE BLOCKING TO ALL LOAD BEARING WALL STUDS AT 6'-0" O.C (MAX.)
- 7.23ALL LVL BEAMS TO HAVE 1.8 E AND Fb = 2600 PSI. ATTACH BEAMS TOGETHER AS PER BELOW.
- ATTACH 2-LVL BEAMS WITH (2) SIMPSON SCREWS SDW22300 (SCREW LENGTH 2 15/16") AT 16" O.C. ATTACH 3-LVL BEAMS WITH (3) SIMPSON SCREWS SDW22438 (SCREW LENGTH 4 3/8") AT 16" O.C.

ATTACH 4-LVL BEAMS WITH (3) SIMPSON SCREWS SDW22638 (SCREW LENGTH 6 3/8") AT 16" O.C.

7.24 ATTACH 2 OR 3 WOOD BEAMS AND WALL STUDS (TRADITIONAL LUMBER SIZES 2x4 TO 2x12) WITH (2) 16 D

- ALTERNATIVELY 1" Ø THRU BOLTS CAN BE USED IN LIEU OF ABOVE SCRES
- (1) SCREW AT TOP AND (1) SCREW AT BOTTOM, 1  $\frac{7}{16}$  MINIMUM EDGE DISTANCE)

### SHEET INDEX

FACE NAILS AT 16" O.C.

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#### 4.0.0 CONSTRUCTION CODES:

- THE PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
- 4.01 INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- 4.02 INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2018 EDITION WITH 2021 GEORGIA AMENDMENTS.
- 4.03 INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 EDITION WITH 2020 GEORGIA AMENDMENTS. 4.04 INTERNATIONAL FIRE PREVENTION CODE 2018 EDITION (NO GEORGIA AMENDMENTS.)(2020)
- 4.05 INTERNATIONAL PLUMBING CODE 2018 EDITION WITH 2020 GEORGIA AMENDMENTS.
- 4.06 INTERNATIONAL MECHANICAL CODE 2018 EDITION WITH 2020 GEORGIA AMENDMENTS.
- 4.07 INTERNATIONAL FUEL GAS CODE 2018 EDITION WITH 2020 GEORGIA AMENDMENTS. 4.08 INTERNATIONAL ENERGY CONSERVATION CODE 2015 EDITION WITH 2020 GEORGIA AMENDMENTS AND
- SUPPLEMENTS.
- 4.09 NATIONAL ELECTRIC CODE 2017 EDITION (NO GEORGIA AMENDMENTS.)
- 4.10 INTERNATIONAL SWIMMING POOL AND SPA CODE 2018 EDITION WITH 2020 GEORGIA AMENDMENTS

#### 8.0.0 PROJECT INFORMATION:

ADDING 16'-0"X24'-0" = 384 SQ.FT. CARPORT

				PREPARED BY:
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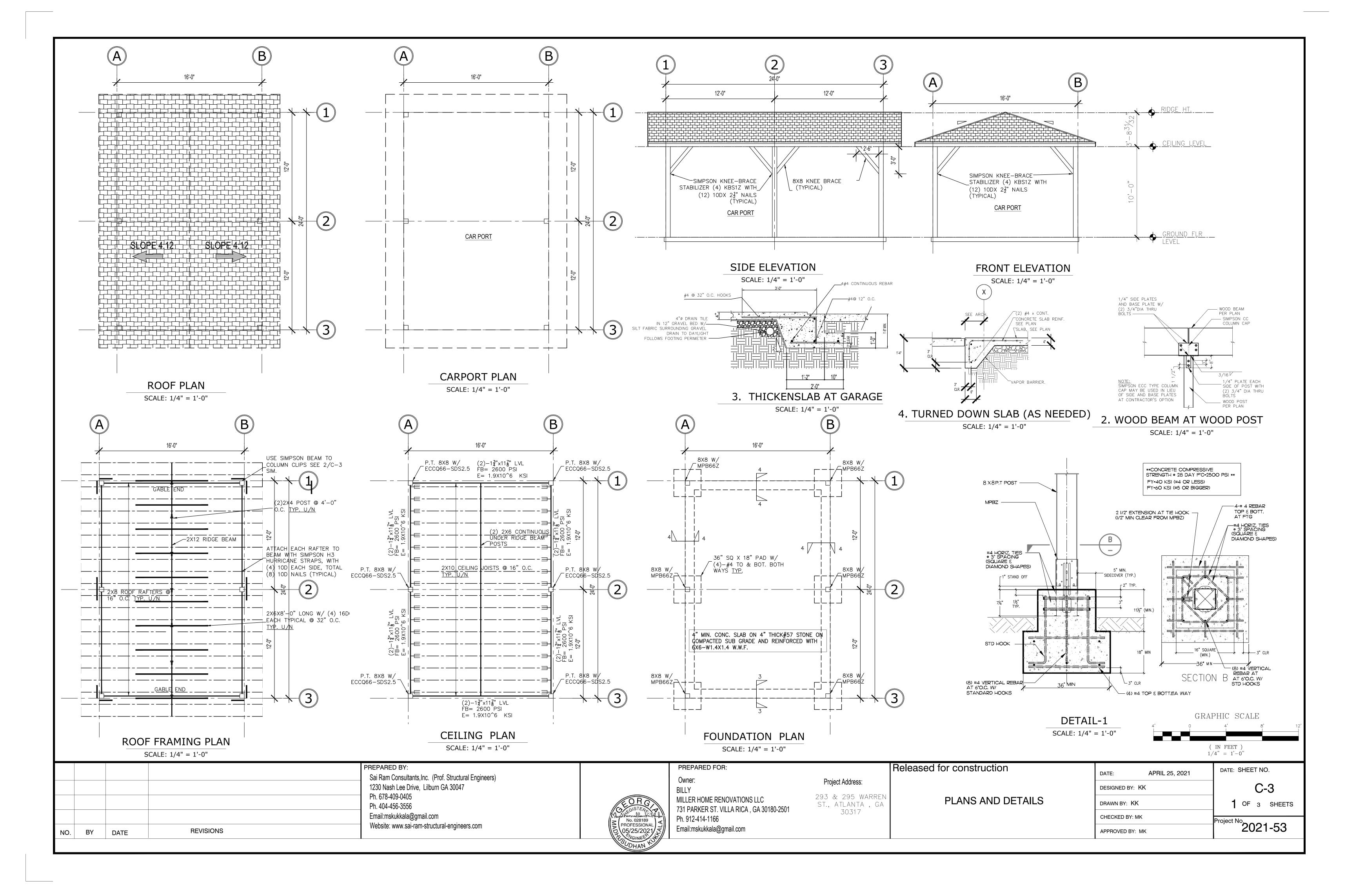
Project Address: 293 & 295 WARREN ST., ATLANTA , GA 30317

Released for construction

**GENERAL NOTES** 

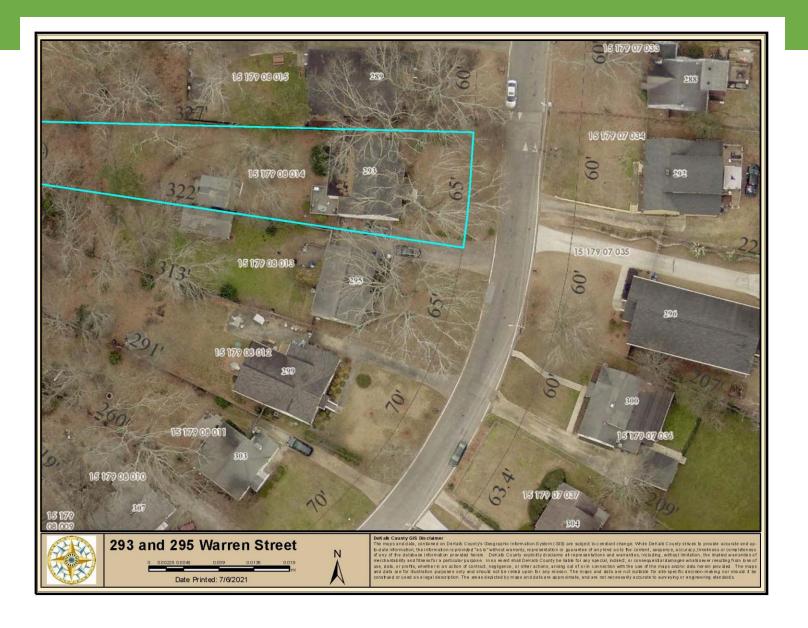
DATE:	APRIL 25, 2021	DATE:	SHEE	ET NO	<b>D</b> .
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DRAWN BY: KK		1	OF	3	SHEETS
CHECKED BY: MK		Project	No.		
APPROVED BY: MI	<	T TOJECT	20	)2	1-53





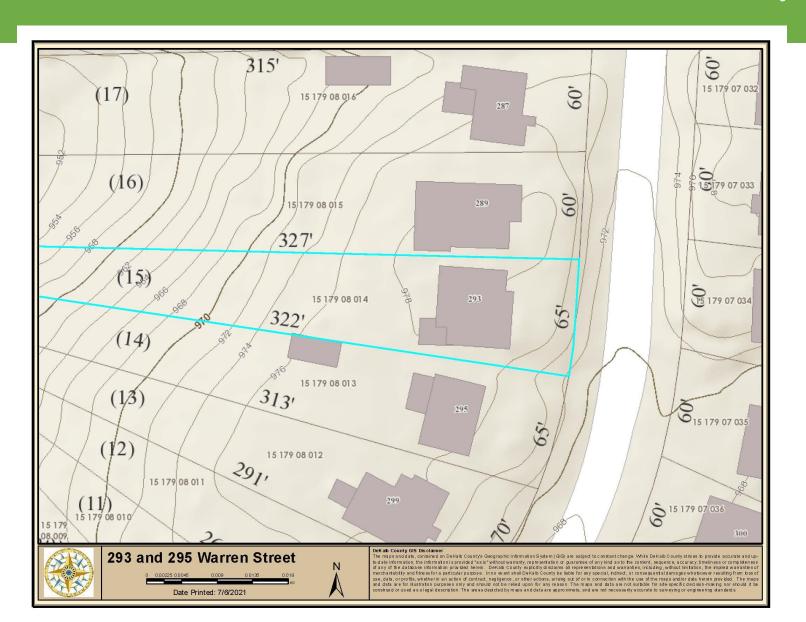
## N3. 293 and 295 Warren Street

### **Aerial View**



### N3. 293 and 295 Warren Street

### Topo Map



## N3. 293 and 295 Warren Street

### Site Photo

