DeKalb County
GEORGIA

Lorraine Cochran-Johnson
Chief Executive Officer

Planning & Sustainability Department
Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

Juliana A. Njoku
Director

Application for Certificate of Appropriateness

Date submitted: 1/17/26 Date Received: _____

Address of Subject Property: 1208 N. Decatur Rd, Atlanta, GA, 30306

Property Parcel ID Number: 18 055 06 010

Date of construction of all structures on the property: Undeveloped lot
This information can be found in the DeKalb County property accessory and tax records database.

****

Applicant Name: Antariksh Tandon & Lena Klein

E-Mail: [redacted] Phone: _____

Applicant Mailing Address: [redacted]

Applicant's relationship to the owner: Owner ☑ Architect ☐ Contractor/Builder ☐ Other ☐

****

Owner(s): Antariksh Tandon & Lena Klein Email: [redacted]

Owner(s) Mailing Address: [redacted]

Nature of work (check all that apply):

New construction	☑	New Accessory Building	☐	Other Building Changes	☐
Demolition	☐	Landscaping	☐	Other Environmental Changes	☐
Addition	☐	Fence/Wall	☐	Other	☐
Moving a Building	☐	Sign Installation	☐		

Description of Work:

New Construction of a 3-story, 2-700 SF single family home with retention of specimen trees on site.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION *

Signature of Applicant: Lena Klein Digitally signed by Lena Klein DN: C=US, E=lenanklein@gmail.com, CN=Lena Klein Date: 2026.01.27 14:58:39-05'00'

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

I/ We: _____

being owner(s) of the property at: 1208 N. Decatur Rd, Atlanta, GA, 30306

hereby delegate authority to: _____

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): _____

Date: _____

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

If your project requires that the County issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness, a Certificate of Occupancy will not be issued. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

Summary of Certificate of Appropriateness (COA) Application and Meeting Process

1. Prior to submitting an application, please reach out to the Preservation Planner, Paige Victoria Jennings, via email at pvjennings@dekalbcountyga.gov to ask any questions regarding the application process, required documents, district guidelines, etc. If you wish to meet to discuss the application in detail prior to submission, please reach out to the preservation planner in order to schedule a virtual call.

2. Complete and submit the application form and provide as much supporting material as possible (site plans, list of materials, architectural drawings, photos of the existing conditions, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 15-day period each month. See page 3 (HPC Calendar).

3. Create a profile and **upload a copy of your completed application form to the permit portal at** https://epermits.dekalbcountyga.gov/
    - If you have an existing account, you may use that account and create a new application number by selecting the proper application type.
    - Fill out all Account Portal Questions
    - Put your email address under "WEB ACCOUNT"
    - **SAVE APPLICATION NUMBER (12XXXXX) – send to staff when you email your complete application.**

4. After portal submittal, email one (1) combined PDF document of the completed application and materials to plansustain@dekalbcountyga.gov and pvjennings@dekalbcountyga.gov along with application number. **If the planning staff is not emailed regarding the application, staff will not be notified of the application, and it will not be added to the agenda for review.** Staff will confirm that the application had been received and added to the agenda for the next upcoming historic preservation commission meeting.

5. At this time, there is not a fee associated with the application for a Certificate of Appropriateness. Please disregard any and all requests for payment to submit an application for or receive an approve Certificate of Appropriateness as possible scams or phishing emails.

6. Once the application has been received, the Administrative Specialist for the Department of Planning and Sustainability will provide a sign template and instructions on how to post the required signage on the property at least ten days before the preservation commission meeting. If the applicant does not post the required signage and provide evidence of posting within ten days before the preservation commission meeting, their application may be deferred or denied due to improper public notification.

7. The Preservation Planner may visit the property as part of their review. The commission members may view the property from the right-of-way.

8. Revisions and amendments to an application must be submitted and received by planning staff no more than 7 (seven) days before the scheduled meeting in order to be addressed by the staff report.

9. Additional materials submitted after the staff's report has been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff report for the application.

10. Planning staff will complete a review with a recommendation for the application prior to the scheduled meeting. Staff reports are summaries of the proposed work with a recommendation from staff and relevant guidelines from the Druid Hills Design Manual for the Druid Hills Local Historic District or the Archeological Guidelines for the Soapstone Ridge Local Historic District – **not a determination**. The Historic Preservation Commission (HPC) will make a decision regarding the application during the scheduled meeting after applicants and members of the public have an opportunity to speak.

11. Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the Historic Preservation Commission to review as supplemental materials for the submitted application. Supplemental materials includes:
    - Representative photos
    - Letters of support/opposition
    - Architectural drawings
    - Updated site plans

    Supplemental materials **do not** include documents that propose a new scope work to be added to the already submitted application. Any materials that propose work that was not included in the scope of the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

12. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday of each month at 6 p.m., via Zoom unless noted otherwise by the approved calendar. In unusual circumstances, meeting dates and location may be changed.

13. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.

14. The Historic Preservation Commission may approve, approve with modifications, or deny an application. The Historic Preservation Commission may defer an application with the consent of the applicant if the commission finds that additional documentation, information, or a site visit is required in order for the Commission to make an informed determination regarding the application.

15. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.

16. Planning staff will provide the applicant with a copy of the decision of the Commission in writing and signed by the presiding Chair following the scheduled meeting. Applicants

17. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability via email at plansustain@dekalbcountyga.gov if you wish to file an appeal.

18. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state, and federal regulations. Approved applications that required modification to meet other code requirements may require that a new Certificate of Appropriateness be obtained in order to approve the new scope of work.

Design Checklist for a Certificate of Appropriateness (COA)

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner via e-mail at pvjennings@dekalbountyga.gov

Applicants are also referred to the DeKalb County website, http://www.dekalbcountyga.gov/planning-and- sustainability/planning-sustainability.

1. **General**
   a. Label all drawings with the address of the site, owners' name, and contact phone number.
   b. Number all drawings.
   c. Include a graphic scale on reductions.
   d. Date all revisions.
   e. Indicate all unverified numbers with +/- signs
   f. Include photos of the existing condition of the property.

2. **Site Plan** (existing and proposed) to include:
   a. Topographical plan with significant trees sized and located;
   b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
   c. Distance between houses;
   d. Façade width to finished face of material;
   e. Grading and elevations across site;
   f. Dirt removal or regrading if more than 18";
   g. Tree protection plan;
   h. Tree removal and replacement plan

3. **Driveways and Walkways**
   a. Location and relationship to house;
   b. Width;
   c. Material;
   d. Curb cut and apron width

4. **Fences & Retaining Walls**
   a. Placement on lot;
   b. Height of fence or wall. If retaining wall, height on both sides;
   c. Material;
   d. Railing if necessary

5. **Elevations and Floor Plans:** <<Indicate all unverified numbers with +/- signs>>
   a. Plans for all floors (drawn to scale, ¼"=1' preferred);
   b. House orientation on site plan;
   c. Scalable elevations for front, rear, left, right;
   d. Height, grade to ridge;
   e. Streetscape comparison showing heights of two flanking houses on each side;
   f. Height from grade to first floor level at all four corners;
   g. Height from grade or finished floor line to eaves at all four corners;
   h. Ceiling heights of each floor, indicating if rough or finished;
   i. Height of space between the ceiling and finished floor above;
   j. Two people of 5'-6" and 6' height shown;
   k. Landscaping plan

6. **Additions**
   a. Placement shown on elevations and floor plan;
   b. Visibility from rights-of-way and paths;
   c. Photos of all facades;
   d. Design proportioned to main house;
   e. Landscaping plan;
   f. Materials and their combinations

7. **Roof Plan**
   a. Shape and pitch of roof;
   b. Roofing material;
   c. Overhang;
   d. Louvers and vents;
   e. Chimney height and material

8. **Dormers**
   a. Construction details provided;
   b. Shape and size of dormer (show dimensions on drawings);
   c. Overhang;
   d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. **Skylights**
   a. Profile;
   b. Visibility from right-of-way;
   c. Material (plastic lens or glass);
   d. Shown in plan and elevation to scale

10. Façade

a. Consistency in style;
b. Materials and their
combinations brick size and
color
stone type and color
fiber-cement (e.g., Hardie-plank) or wood
siding shake or shingle
other
c. Height of foundation at corners;
d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
e. Detailing: soldier course, brackets, fascia board; water table;
f. Height from grade to roof ridge;
g. Dimensions, proportions and placement of windows, doors

11. Entrance

a. Height and width of door;
b. Design of door (e.g., 6-panel, craftsman);
c. Material of door;
d. Overhang;
e. Portico height;
f. Size and height of columns or posts;
g. Railing

12. Windows

a. Consistent with original as well as the area of influence;
b. Size and proportion similar to original;
c. Pane orientation and size similar to original;
d. Type (e.g., double hung, casement);
e. Fenestration on walls visible from right-of-way;
f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
g. Material of window and any cladding;
h. Width of muntins compared to original (show dimensions on drawings);
i. Shutters or canopies
j. Dimensions of windows and doors.

13. Materials

a. Show all materials and label them on drawings;
b. Provide samples of brick or stone;
c. Provide samples if new or unusual materials

14. **Garages / Accessory Buildings**
    a. Visibility from street;
    b. Placement on site;
    c. Scale, style appropriate for house;
    d. Show dimensions on drawings;
    e. Materials;
    f. Square footage appropriate for lot size;
    g. Garage door size and design
    h. Show height from grade to eaves and to top of roof

15. **Demolitions**
    a. Provide documentation from engineer concerning feasibility of rehabilitation;
    b. Provide photographs of structure to be demolished;
    c. Provide plan for proposed redevelopment

Please check the box below to confirm that the applicant has completed the following:

- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed the DeKalb County Tree Ordinance.
- ✓ Reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

The applicant has completed the check list above and understands the process to obtain a Certificate of Appropriateness ✓

TWIN OAKS

TABLE OF CONTENTS

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883
ANT.TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

45" WHITE OAK	GOOD
42" WHITE OAK	GOOD
36" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR – 20'
SIDE – 3' (10' BETWEEN HOUSES)
FRONT – 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

CONSULTANTS

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TUCKER, GA 30085
D: (404) 829-4795
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SURVEYOR
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155 CLIFTWOOD DRIVE
ATLANTA, GA 30328
404.255.4671
INFO@GLSURVEY.COM

SEAL

NORTH

PROJECT NO.
2401

ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

DRAWING TITLE
COVER

SHEET NO.
G-000

FORMAT
24" x 36"
0 1/2" 1" 2"

F.E.M.A. MAP PANEL NUMBER 13089C0062K – N.T.S.

SURVEY LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 55 of the 18th District, Dekalb County, Georgia, being the Western half of Lot 4, Block A, Druid Hill Heights, as per plat filed in Plat Book 8, Page 12, Dekalb County, Georgia records, and being more particularly described as follows:

Commencing at a 3/4" Open Top Pipe Found at the Southwesternmost curved point of the intersection of the Western right of way of East Rock Springs Road and the Northern 50' right of way of North Decatur Road (F.K.A. Briarcliff Circle), thence Westerly along said right of way of North Decatur Road a distance of 300.17 feet to a 1/2" Rebar Found at Grid North Georgia West Zone Coordinates: Northing:1379292.259 Easting:2243867.103 and the POINT OF BEGINNING, thence continuing along said right of way North 89 Degrees 40 Minutes 39 Seconds West a distance of 39.96 feet to a 3/4" Open Top Pipe Found, thence leaving said right of way North 00 Degrees 03 Minutes 23 Seconds East a distance of 147.07 feet to a 1/2" Rebar Set, thence South 89 Degrees 34 Minutes 37 Seconds East a distance of 40.00 feet to a 1/2" Rebar Set, thence South 00 Degrees 04 Minutes 15 Seconds West a distance of 147.00 feet to the POINT OF BEGINNING.

Having an area of 5,879 Sq. Ft., 0.135 Acres, as shown and described on Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 205031.

ZONING

[Dekalb County]
(MR-2) (Medium Density Residential)
Front yard setback–0'–determined by utility placement, ROW, streetscape
Side yard setback–3' (10' between houses)
Rear yard setback–20'

Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

SURVEY NOTES

1. Elevations are based on N.A.V.D. 88 datum.
2. Contour lines are at one (1) foot intervals.
3. Equipment used: Leica TS12 robotic total station, Carlson Surveyor 2 data collector, and Leica GS16 RTK.
4. Software used: Carlson Survey 2023 and Carlson SurvCE.
5. The coordinate values shown are based on Georgia West Zone coordinate system. The datum for this coordinate system is NAD83 (2011).

TREE NOTE

Trees 6"+ DBH located with species

AREA

5,879 SQ. FT.
0.135 ACRES

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel is not in an area having special flood hazards, Zone X, without an elevation certification the Surveyor is not responsible for any damage due its opinion for said parcel map ID 13089C0062K effective date 8/15/2019.

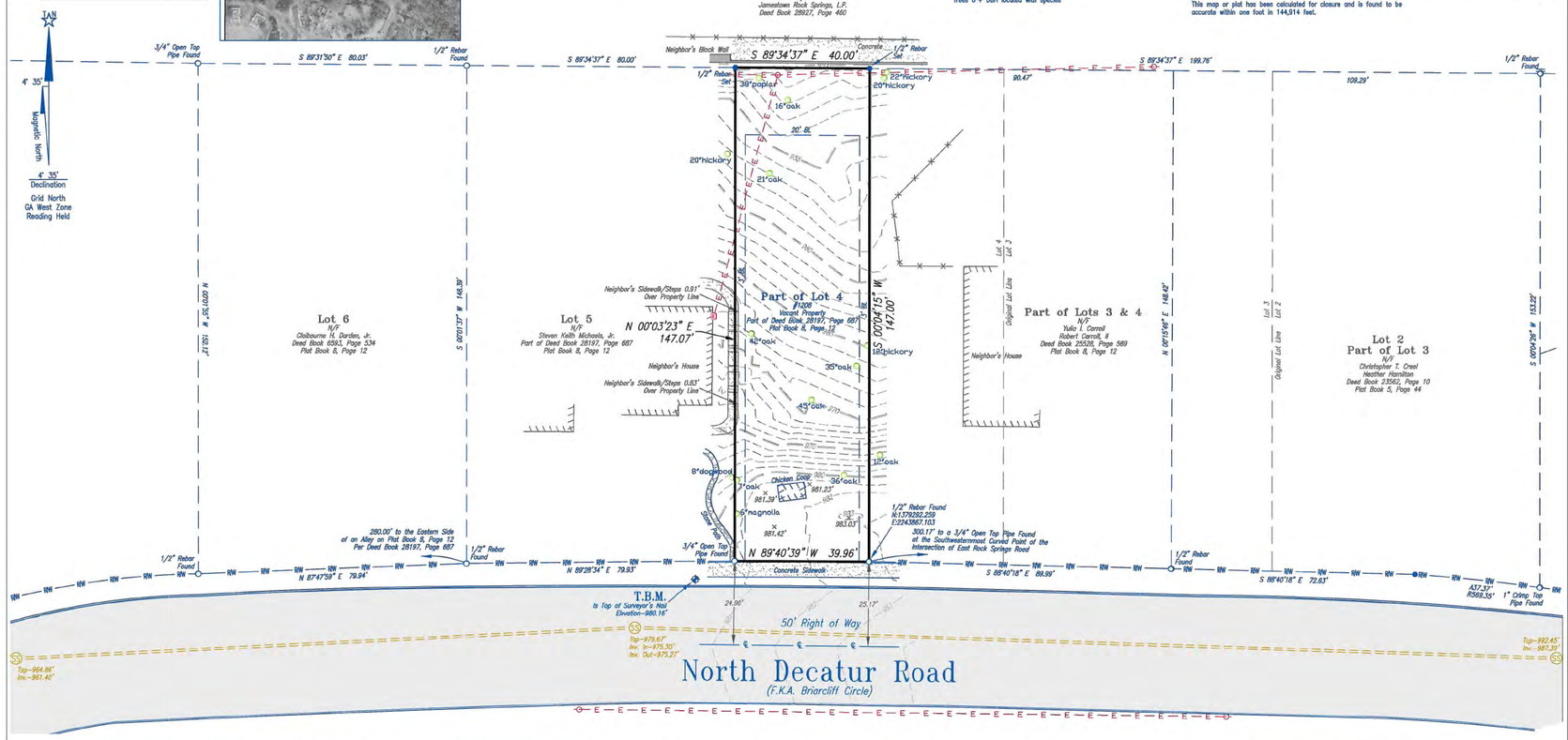
CLOSURE STATEMENT

The field data used to compile this plat was gathered by differential adjusted G.P.S. coordinates and radial survey measurements and has a positional tolerance of 0.1 feet.
This map or plat has been calculated for closure and is found to be accurate within one foot in 144,914 feet.

LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- BL Building Line
- Power Pole
- Electric Meter
- Sanitary Sewer Manhole
- Spot Elevation
- Hardwood Tree
- Pine Tree
- RW Right of Way Line
- Neighbor's Fence
- E Overhead Electric Line
- Sanitary Sewer



155 CLIFTWOOD DRIVE – ATLANTA, GEORGIA 30328 – TELEPHONE: (404) 255-4671 – FAX: (404) 255-6607 – WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 205031:2

DRAWING NUMBER F-4964

TOPOGRAPHIC/TREE SURVEY PLAT FOR: *1208 North Decatur Road, Atlanta Georgia 30306 (Parcel ID: 18 055 06 010)*

LENA KLEIN
ANTARIKSH TANDON

DATE: 6/3/24 SCALE: 20'

REVISION	BY	DATE
Schedule Pinset	TBD	6/20/24
Write Legal Description	BMS	6/21/24

LAND LOT: 55	18th DISTRICT	SECTION	Dekalb COUNTY, GA
LOT: Part of Lot 4	BLOCK: A	UNIT:	PHASE:
SUBDIVISION: Druid Hill Heights			
PLAT BOOK 8 . PAGE 12	PARTY CHIEF: EC	FIELD DATE: 6/17/24	SHEET 1 OF 1
DEED BOOK 28197 . PAGE 687	DRAFTER: BMS		

GEORGIA LAND SURVEYING CO. EST 1955

20' 0' 20' 40'

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

By: _____
Josh Lewis IV, Registered Georgia Land Surveyor Number 3028

GEORGIA REGISTERED No. 3028 PROFESSIONAL LAND SURVEYOR JOSH L. LEWIS IV

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

1 SURVEY

Scale: 1/8" = 1'-0"

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SEAL

NORTH

PROJECT NO.
2401

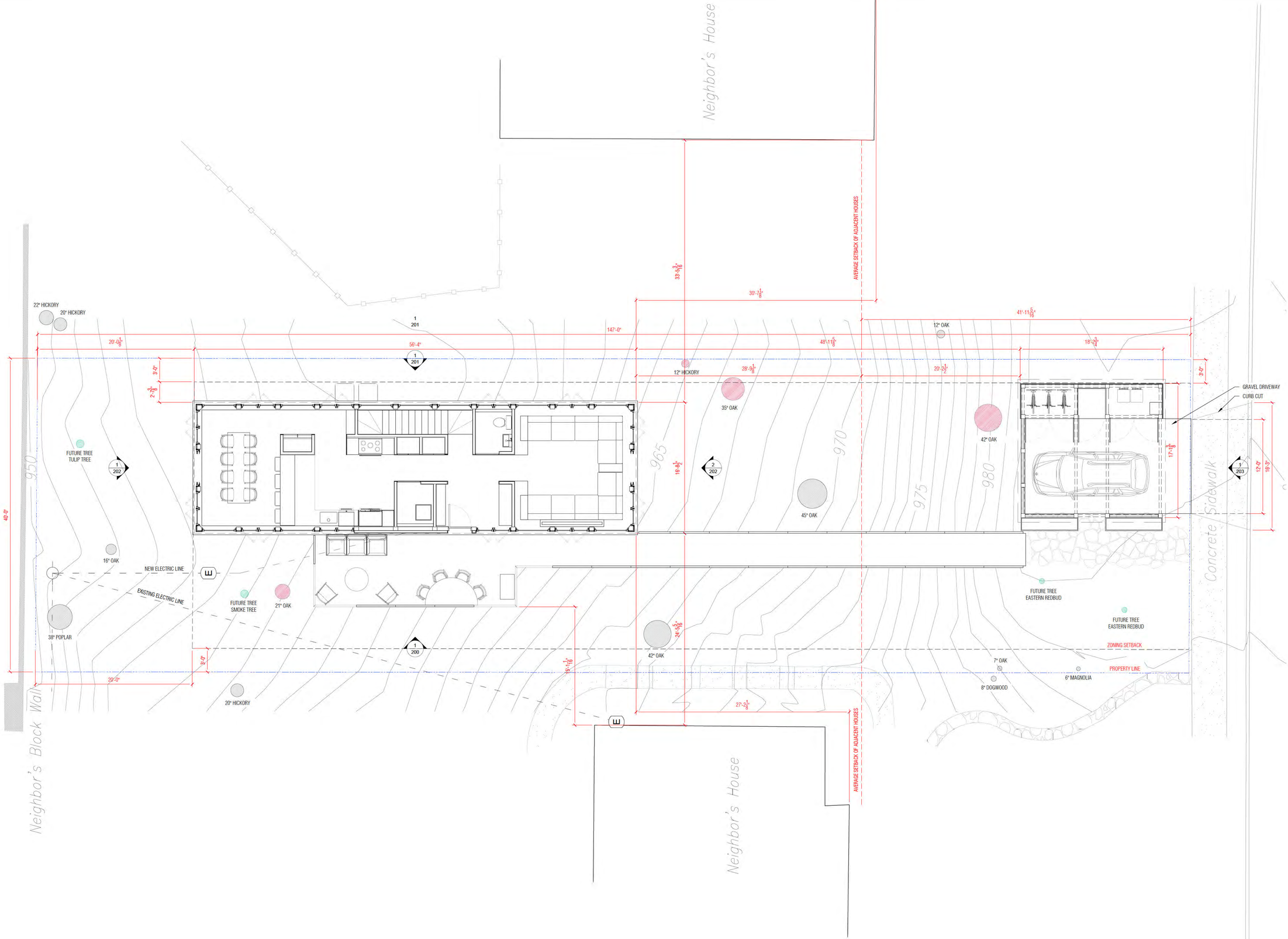
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

DRAWING TITLE
SURVEY

SHEET NO.
G-001

FORMAT
24" x 36"
0 1/2" 1" 2"



1 CONTEXT PLAN

Scale: 3/16" = 1'-0"

MATERIAL CONTEXT

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ATLANTA, GA, 30308

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SEAL

NORTH

PROJECT NO.
2401

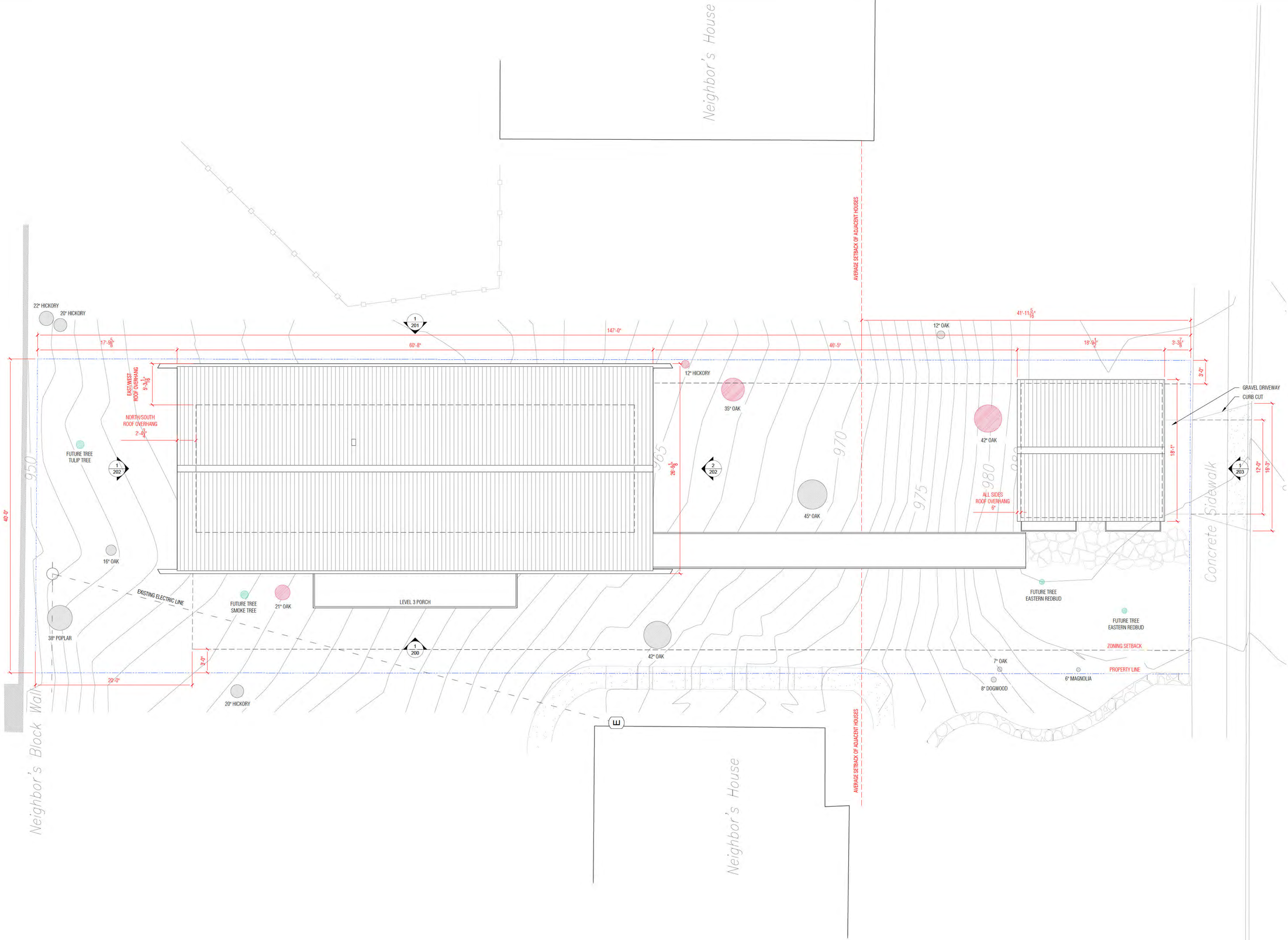
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
SITE PLAN

SHEET NO.
A-100

FORMAT
24" x 36"
0 1/2" 1" 2"



1 SITE PLAN

Scale: 3/16" = 1'-0"

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PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883
ANT.TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

45" WHITE OAK	GOOD
42" WHITE OAK	GOOD
36" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR – 20'
SIDE – 3' (10' BETWEEN HOUSES)
FRONT – 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

CONSULTANTS

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PO BOX 2845
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MOLNAR JORDAN & ASSOCIATES
10927 CRABAPPLE ROAD
ROSWELL, GA 30075
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OAKHURST GEOTECHNICAL SERVICES, LLC
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DECATUR, GA 30030
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ISA BOARD CERTIFIED MASTER ARBORIST
SO-4158B
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ARBORIST@NEILNORTON.COM

SURVEYOR
GEORGIA LAND SURVEYING
155 CLIFTWOOD DRIVE
ATLANTA, GA 30328
404.255.4671
INFO@GLSURVEY.COM

SEAL

NORTH

PROJECT NO.
2401

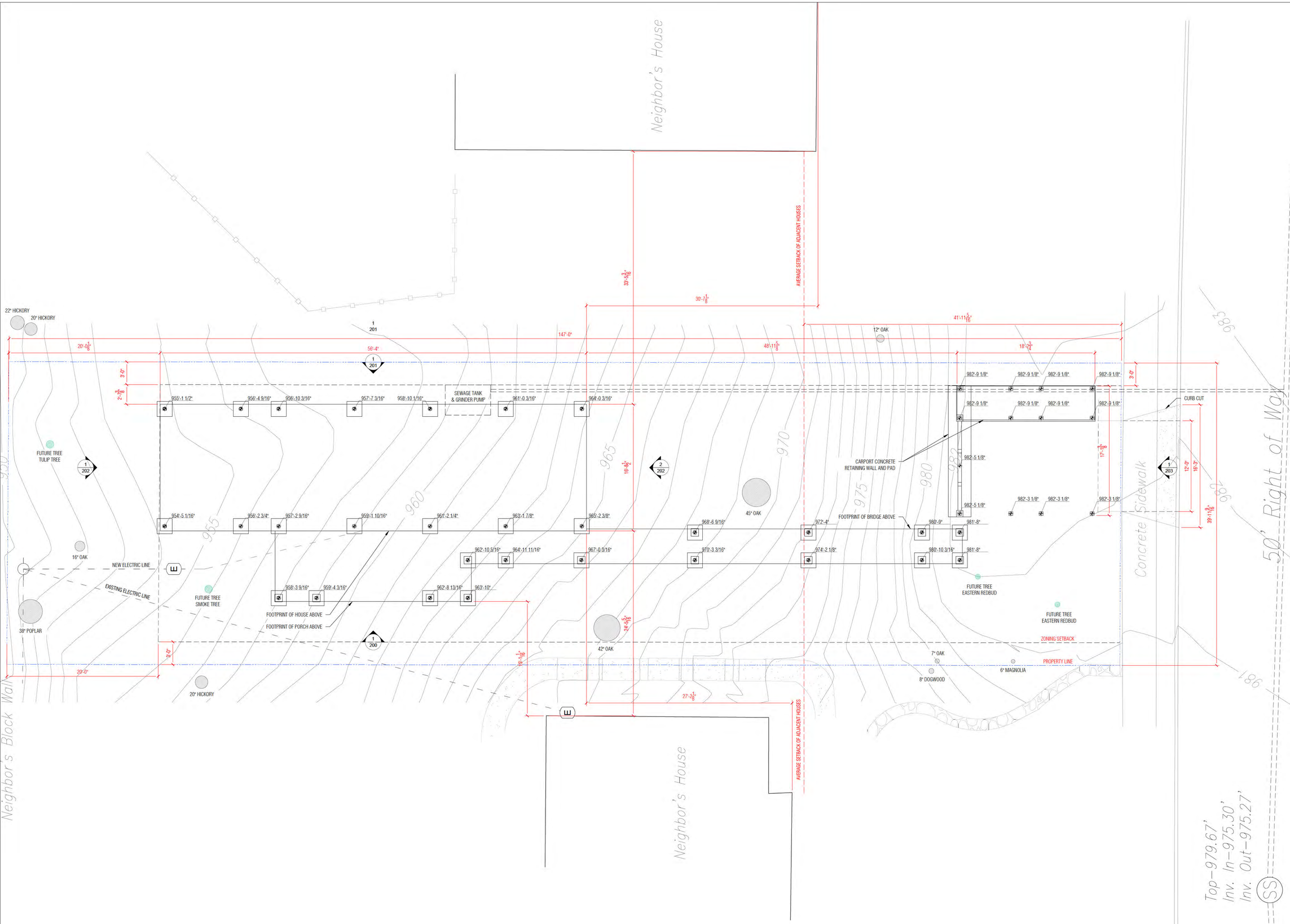
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

DRAWING TITLE
ROOF PLAN

SHEET NO.
A-101

FORMAT
24" x 36"
0 1/2" 1" 2"



1 FOUNDATION PLAN (SEE STRUCTURAL)

Scale: 3/16" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883
ANT.TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

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42" WHITE OAK	GOOD
36" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR – 20'
SIDE – 3' (10' BETWEEN HOUSES)
FRONT – 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

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SEAL

NORTH

PROJECT NO.
2401

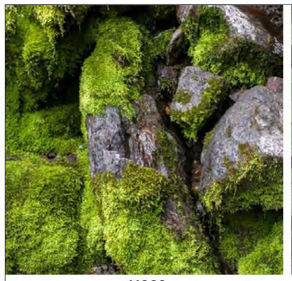
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
FOUNDATION PLAN

SHEET NO.
A-102

FORMAT
24" x 36"
0 1/2" 1" 2"



MOSS

WILD GINGER

CRESTED WOOD FERN

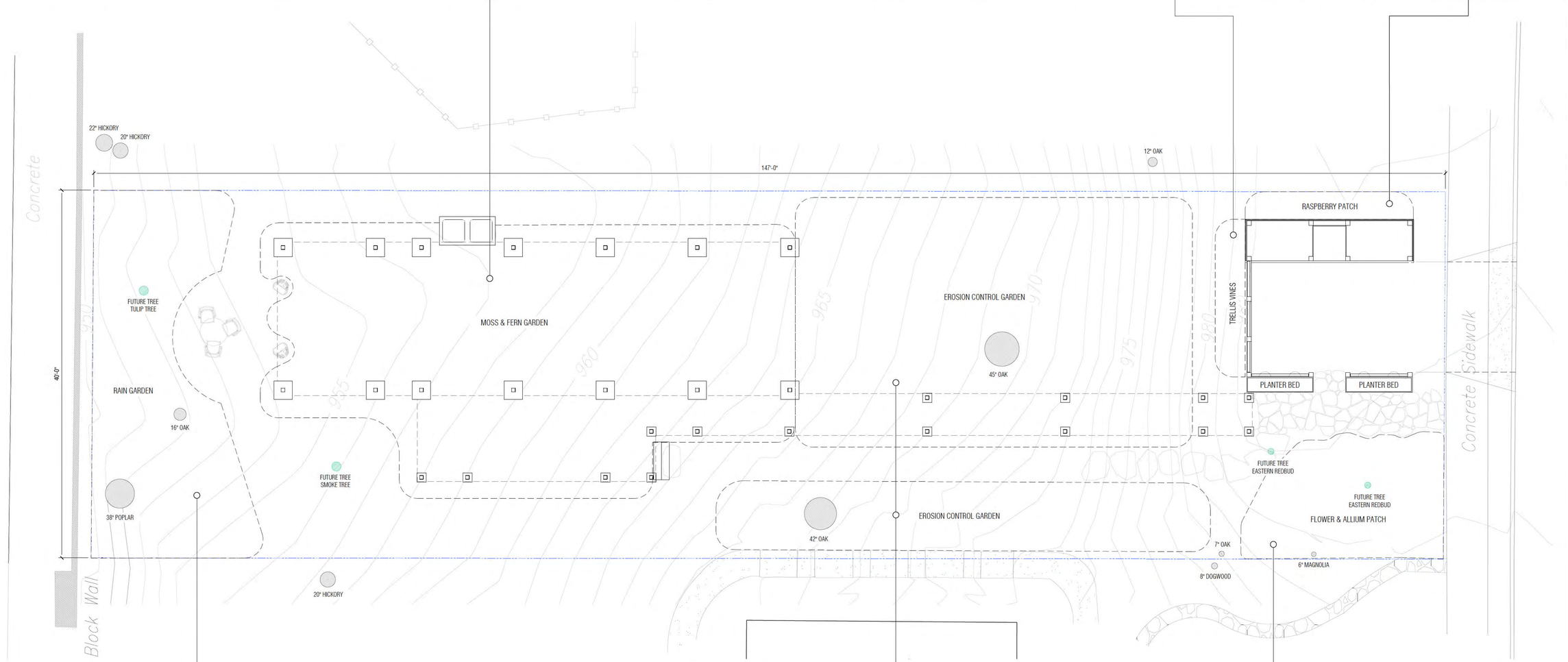
CHRISTMAS FERN

CORAL BELLS

SWEET PEA (VINES)

MORNING GLORY (VINES)

RASPBERRY BUSHES



SWEET SHRUB

ORANGE JEWELWEED

RAMPS

BUGLEWEED

BLACK COHOSH

GARLIC SCAPES

CABBAGE

HELLEBORES

1 FOUNDATION PLAN (SEE STRUCTURAL)

Scale: 3/16" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
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LOT AREA & DIMENSIONS
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40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

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ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

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SEAL

NORTH

PROJECT NO.
2401

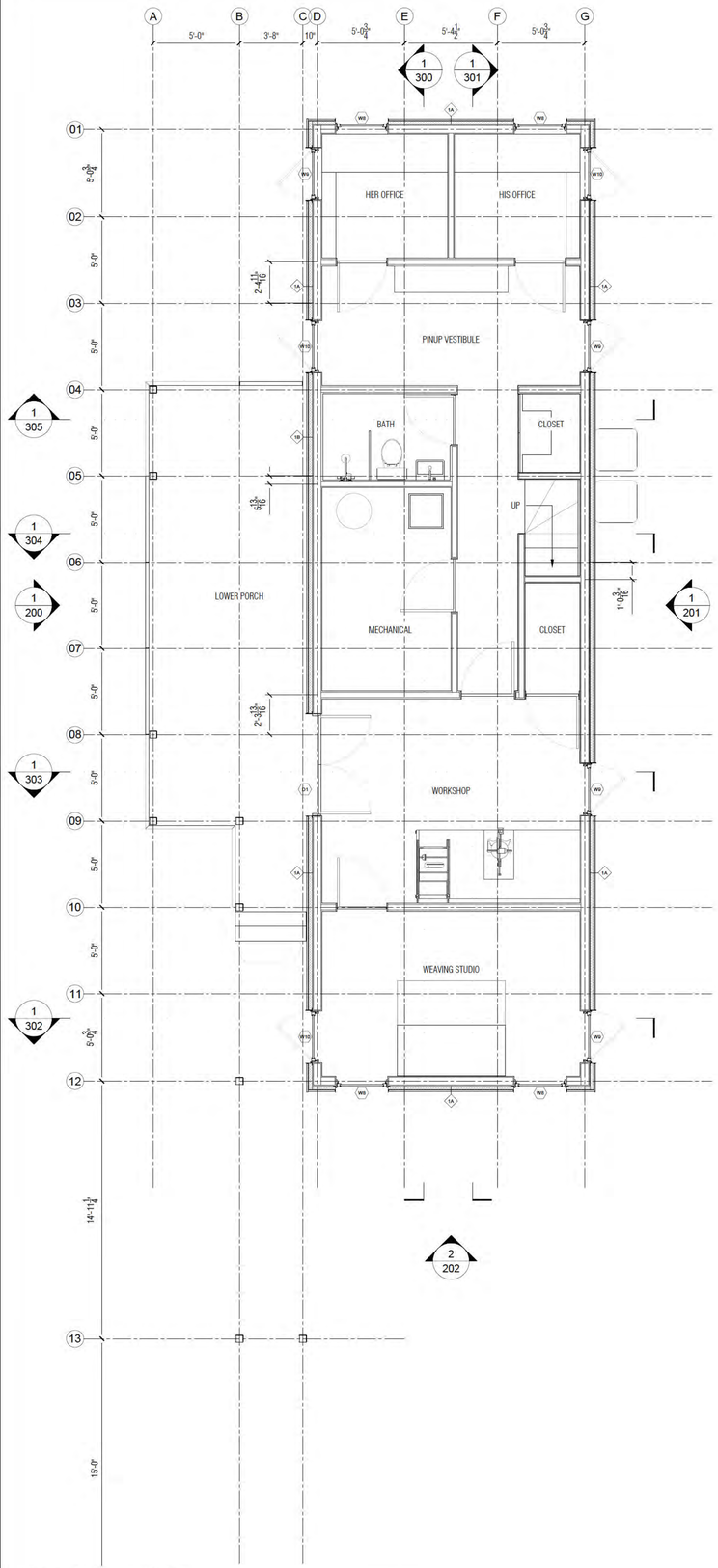
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
LANDSCAPE PLAN

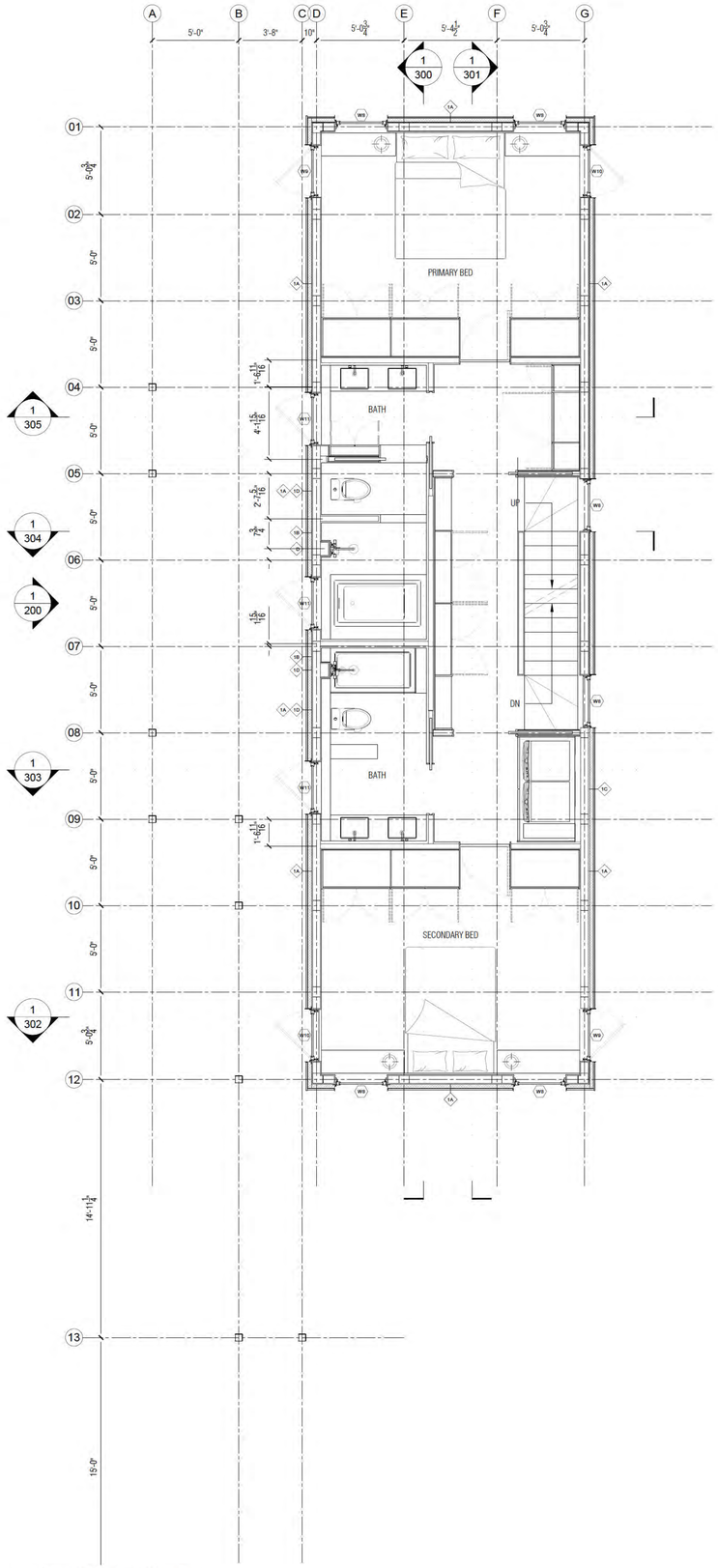
SHEET NO.
A-103

FORMAT
24" x 36"
0 1/2" 1" 2"



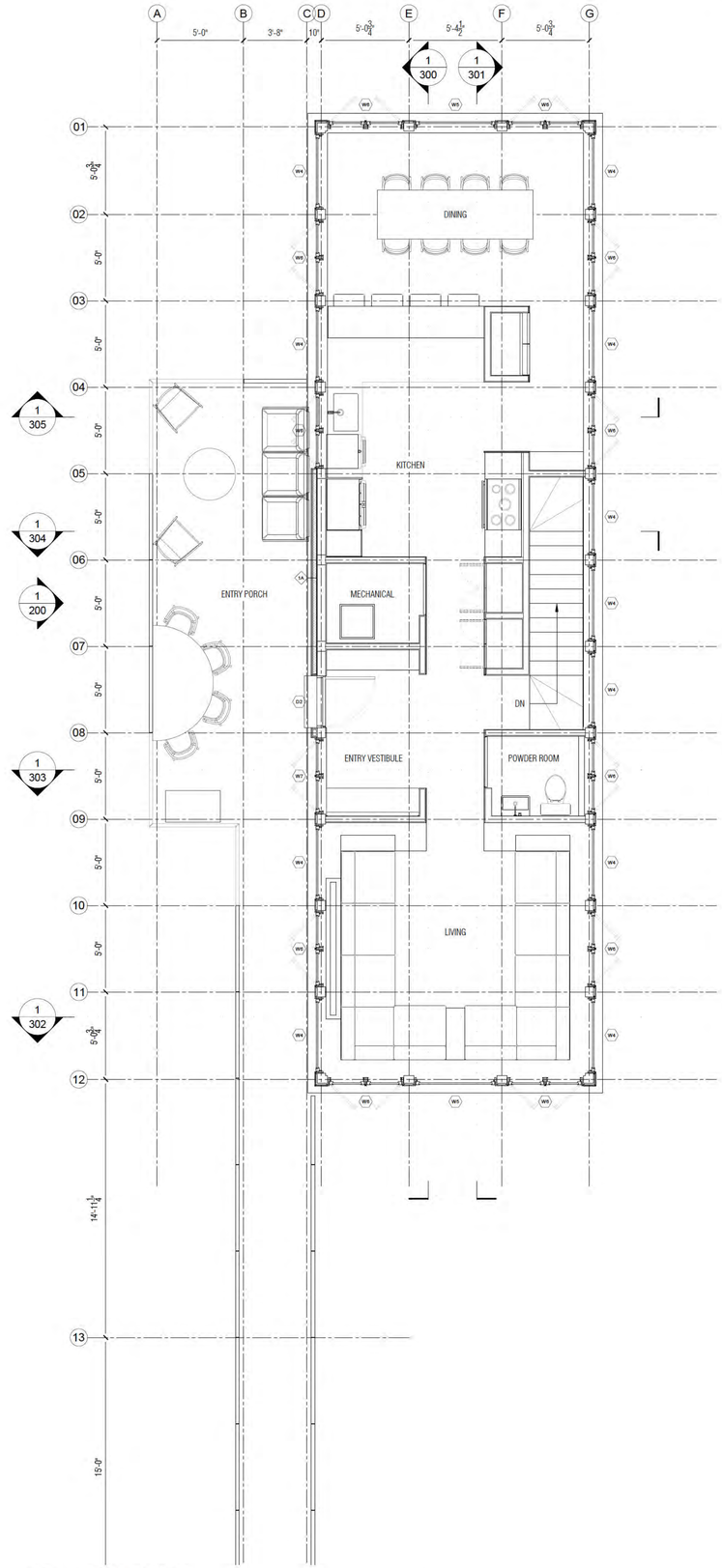
1 LEVEL 1 PLAN

Scale: 1/4" = 1'-0"



2 LEVEL 2 PLAN

Scale: 1/4" = 1'-0"



3 LEVEL 3 PLAN

Scale: 1/4" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
LENA KLEIN & ANTARIKSH TANDON
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929.841.7883
ANT.TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

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42" WHITE OAK	GOOD
36" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR – 20'
SIDE – 3' (10' BETWEEN HOUSES)
FRONT – 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

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SEAL

NORTH

PROJECT NO.
2401

ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
ENLARGED PLANS

SHEET NO.
A-110

FORMAT
24" x 36"
0 1/2" 1" 2"

BLACK LOCUST SIDING, DECKING

SOUTHERN YELLOW PINE RAFTERS
& ROOF SOFFIT CLADDING

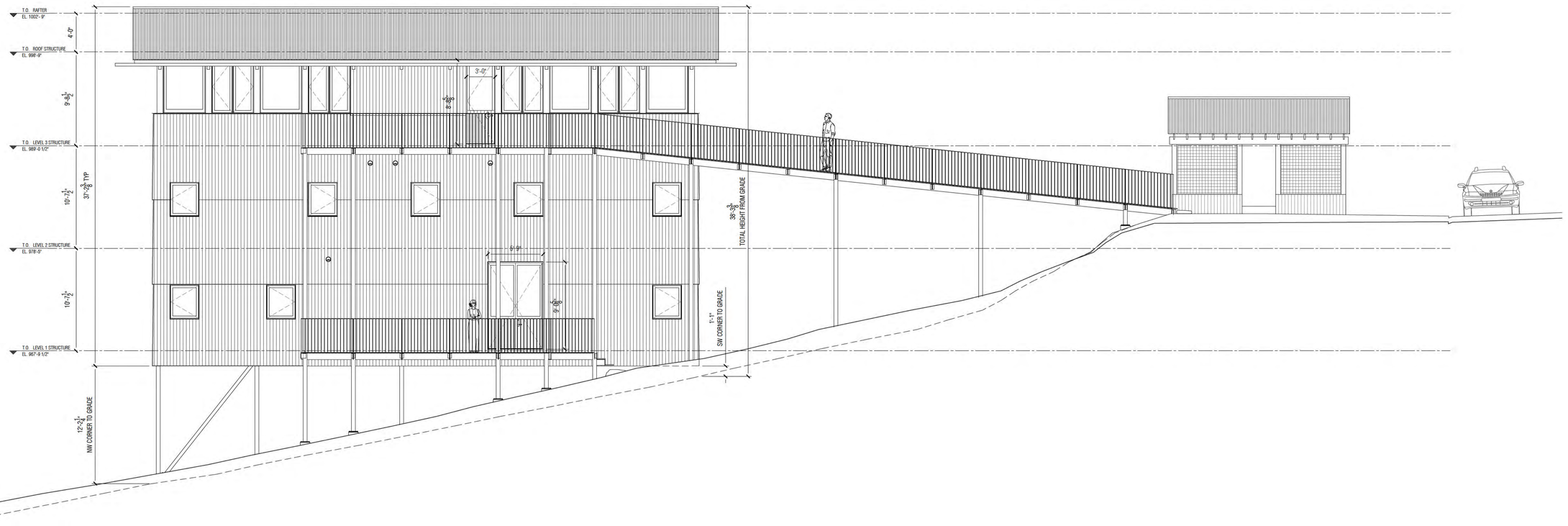
GALVALUME CORRUGATED ROOFING

SILVER METALLIC FINISH
WINDOW FINISH & TRIM

BLACK PAINTED STEEL
STRUCTURE & RAILINGS

BLACK CEMENT BOARD SOFFIT
(UNDERNEATH HOUSE)

METAL TRELLIS SCREENS



1 WEST ELEVATION

Scale: 3/16" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883
ANT.TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

45" WHITE OAK	GOOD
42" WHITE OAK	GOOD
36" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR – 20'
SIDE – 3' (10' BETWEEN HOUSES)
FRONT – 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

CONSULTANTS

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ROSWELL, GA 30075
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GEORGIA LAND SURVEYING
155 CLIFTWOOD DRIVE
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404.255.4671
INFO@GLSURVEY.COM

SEAL

NORTH

PROJECT NO.
2401

ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
WEST ELEVATION

SHEET NO.
A-200

FORMAT
24" x 36"
0 1/2" 1" 2"

BLACK LOCUST SIDING, DECKING

SOUTHERN YELLOW PINE RAFTERS
& ROOF SOFFIT CLADDING

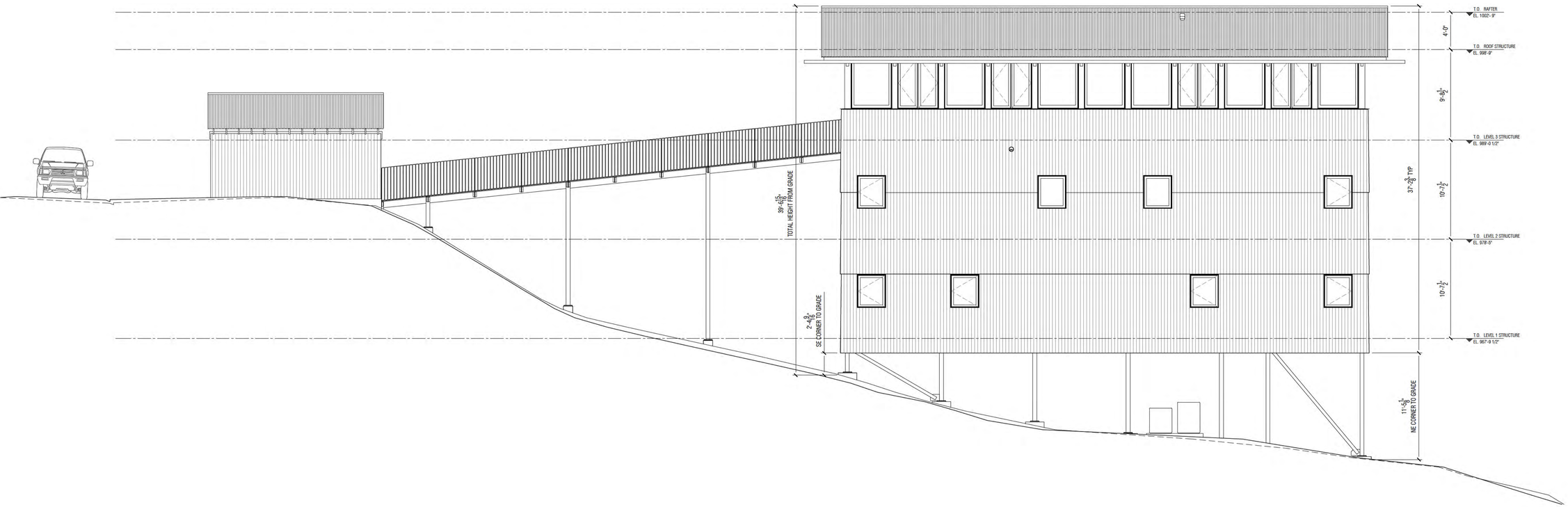
GALVALUME CORRUGATED ROOFING

SILVER METALLIC FINISH
WINDOW FINISH & TRIM

BLACK PAINTED STEEL
STRUCTURE & RAILINGS

BLACK CEMENT BOARD SOFFIT
(UNDERNEATH HOUSE)

METAL TRELLIS SCREENS



1 EAST ELEVATION

Scale: 3/16" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883
ANT.TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

45" WHITE OAK	GOOD
42" WHITE OAK	GOOD
36" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR – 20'
SIDE – 3' (10' BETWEEN HOUSES)
FRONT – 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

CONSULTANTS

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SEAL

NORTH

PROJECT NO.
2401

ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
EAST ELEVATION

SHEET NO.
A-201

FORMAT
24" x 36"
0 1/2" 1" 2"

BLACK LOCUST SIDING, DECKING

SOUTHERN YELLOW PINE RAFTERS
& ROOF SOFFIT CLADDING

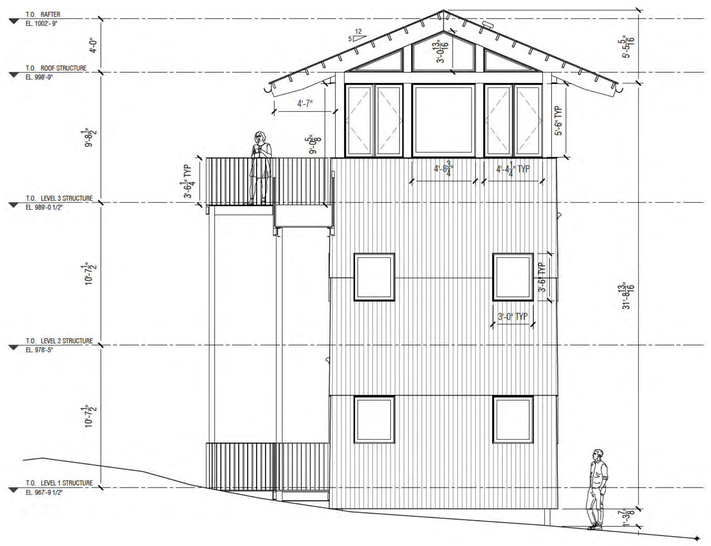
GALVALUME CORRUGATED ROOFING

SILVER METALLIC FINISH
WINDOW FINISH & TRIM

BLACK PAINTED STEEL
STRUCTURE & RAILINGS

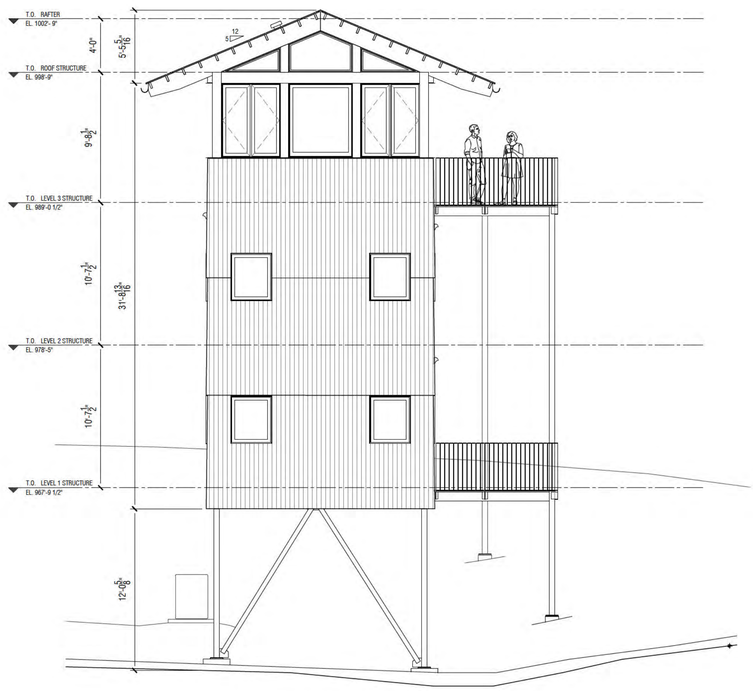
BLACK CEMENT BOARD SOFFIT
(UNDERNEATH HOUSE)

METAL TRELLIS SCREENS



1 SOUTH ELEVATION

Scale: 3/16" = 1'-0"



2 NORTH ELEVATION

Scale: 3/16" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
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LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

45" WHITE OAK	GOOD
42" WHITE OAK	GOOD
36" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR – 20'
SIDE – 3' (10' BETWEEN HOUSES)
FRONT – 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

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SEAL

NORTH

PROJECT NO.
2401

ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
NORTH & SOUTH ELEVATIONS

SHEET NO.
A-202

FORMAT
24" x 36"
0 1/2" 1" 2"

1 SOUTH ELEVATION FROM STREET

Scale: 3/16" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
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LOT AREA & DIMENSIONS
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DEKALB

DISTRICT
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SETBACKS
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SEAL

NORTH

PROJECT NO.
2401

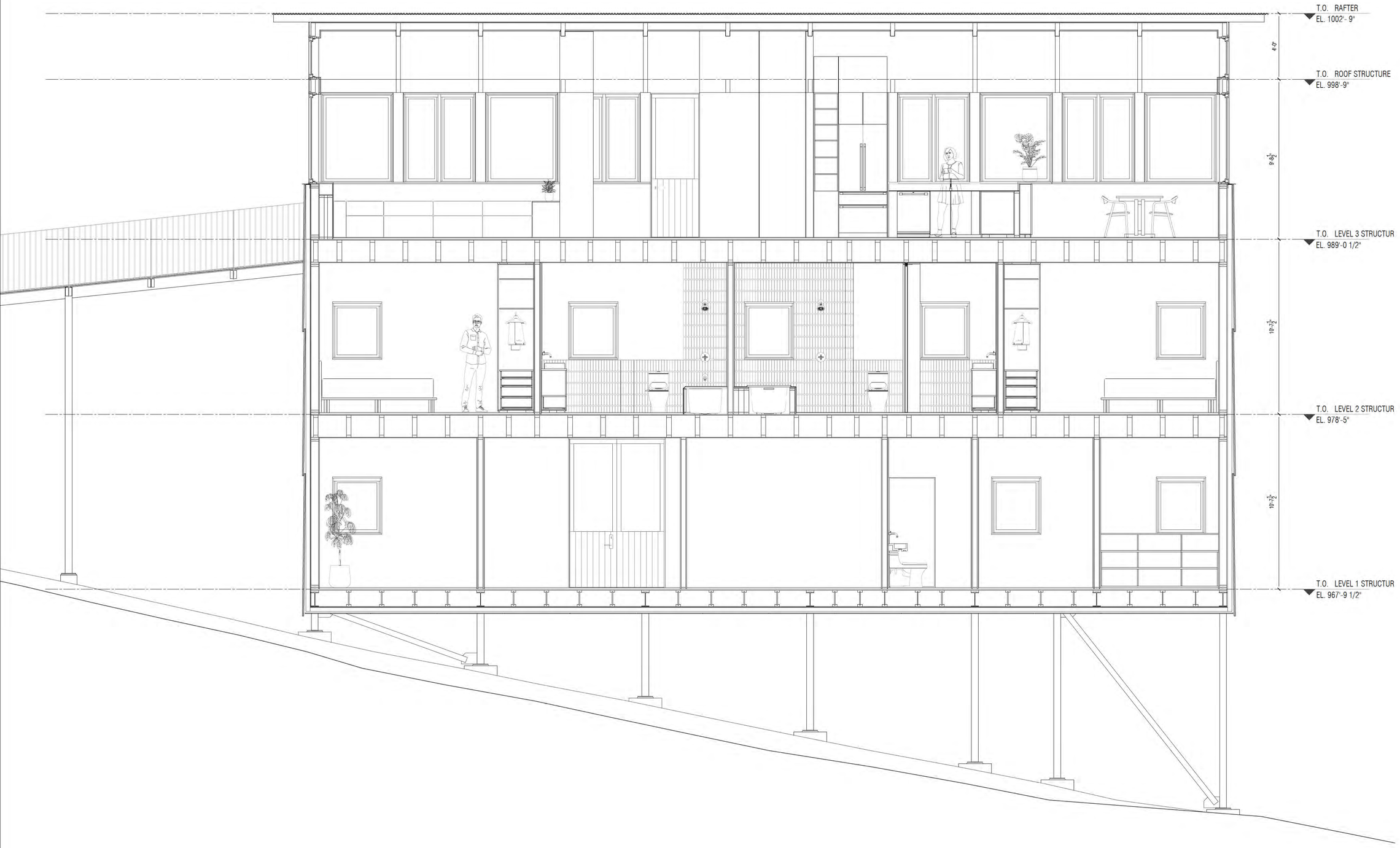
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
SOUTH ELEVATION FROM STREET

SHEET NO.
A-203

FORMAT
24" x 36"
0 1/2" 1" 2"



1 NORTH-SOUTH SECTION (LOOKING WEST)
Scale: 3/8" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
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36" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

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DEKALB

DISTRICT
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FRONT – 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

CONSULTANTS

STRUCTURAL ENGINEER
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GEOTECHNICAL ENGINEER
OAKHURST GEOTECHNICAL SERVICES, LLC
331 GREENWOOD AVE
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ARBORIST
NEIL NORTON, LLC
ISA BOARD CERTIFIED MASTER ARBORIST
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SURVEYOR
GEORGIA LAND SURVEYING
155 CLIFTWOOD DRIVE
ATLANTA, GA 30328
404.255.4671
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SEAL

NORTH

PROJECT NO.
2401

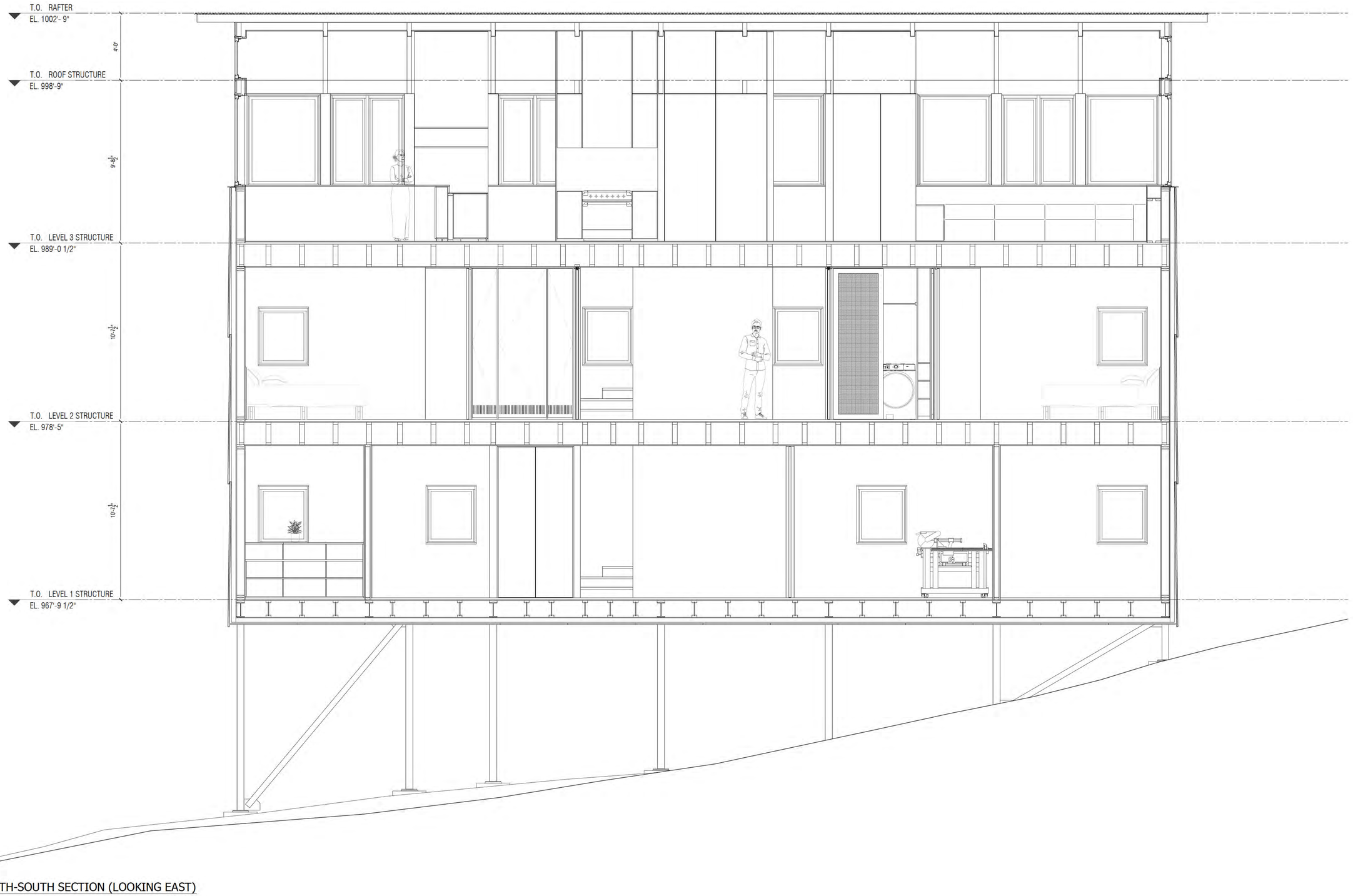
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
NORTH - SOUTH SECTION

SHEET NO.
A-300

FORMAT
24" x 36"
0 1/2" 1" 2"



1 NORTH-SOUTH SECTION (LOOKING EAST)
Scale: 3/8" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883
ANT.TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

45" WHITE OAK	GOOD
42" WHITE OAK	GOOD
36" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR – 20'
SIDE – 3' (10' BETWEEN HOUSES)
FRONT – 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

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SEAL

NORTH

PROJECT NO.
2401

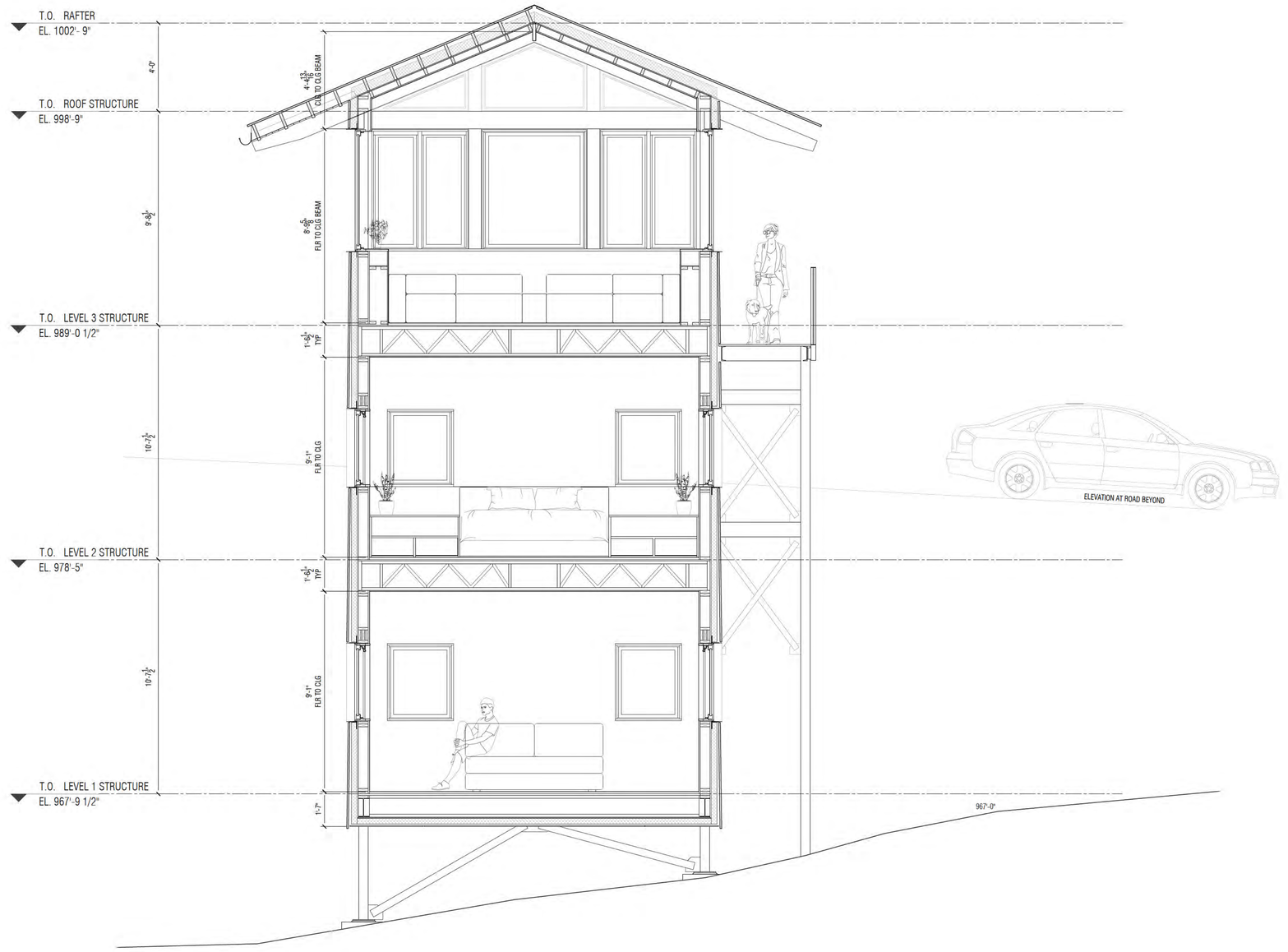
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
NORTH - SOUTH SECTION

SHEET NO.
A-301

FORMAT
24" x 36"
0 1/2" 1" 2"



1 EAST - WEST SECTION (LOOKING SOUTH)

Scale: 3/8" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
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ANT.TANDON@GMAIL.COM

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40' WIDE X 147' LONG

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42" WHITE OAK	GOOD
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35" NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

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SIDE – 3' (10' BETWEEN HOUSES)
FRONT – 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

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SEAL

NORTH

PROJECT NO.
2401

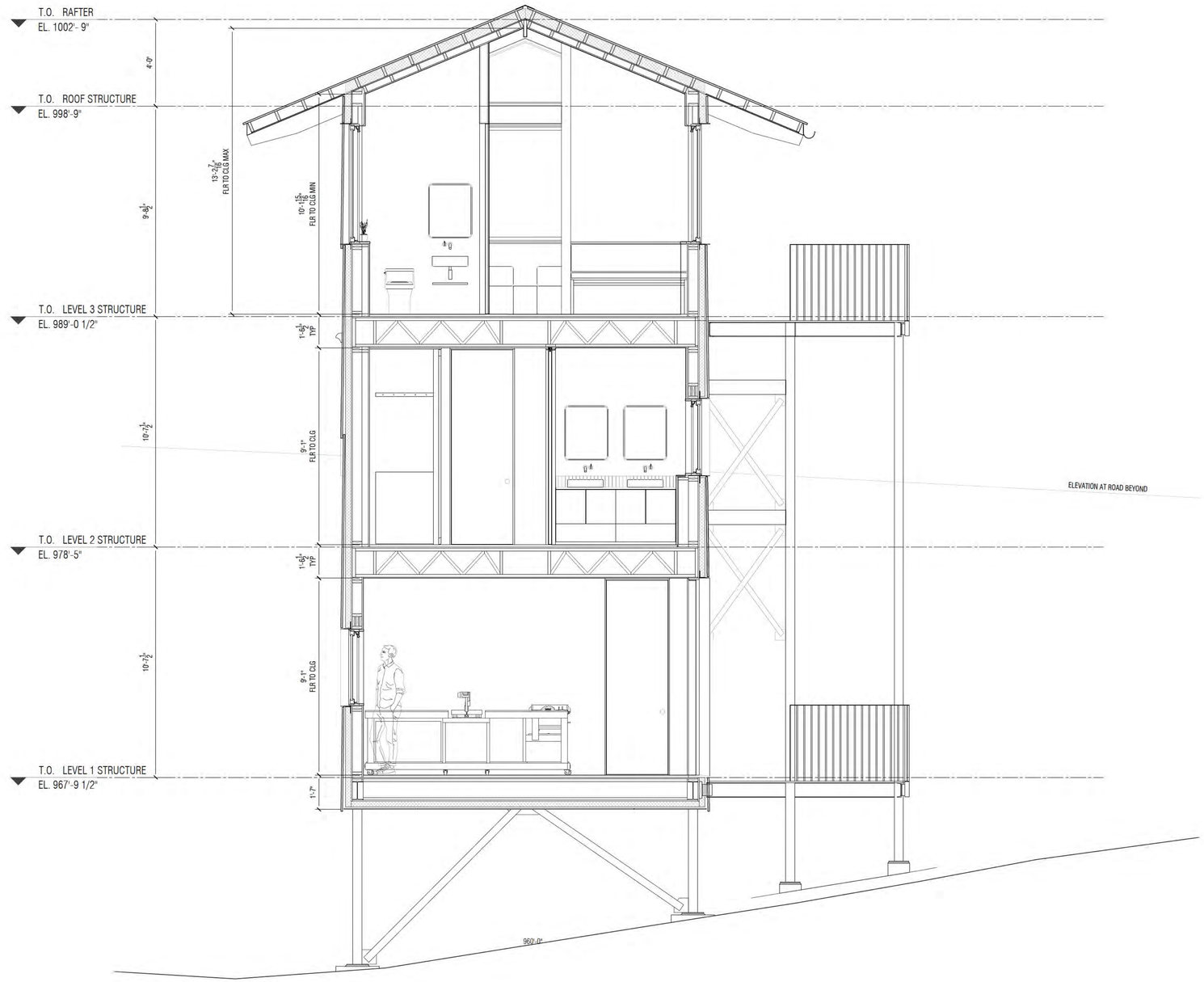
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
EAST-WEST SECTION

SHEET NO.
A-302

FORMAT
24" x 36"
0 1/2" 1" 2"



1 EAST - WEST SECTION (LOOKING SOUTH)
Scale: 3/8" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
LENA KLEIN & ANTARIKSH TANDON
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929.841.7883
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SIDE – 3' (10' BETWEEN HOUSES)
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SEAL

NORTH

PROJECT NO.
2401

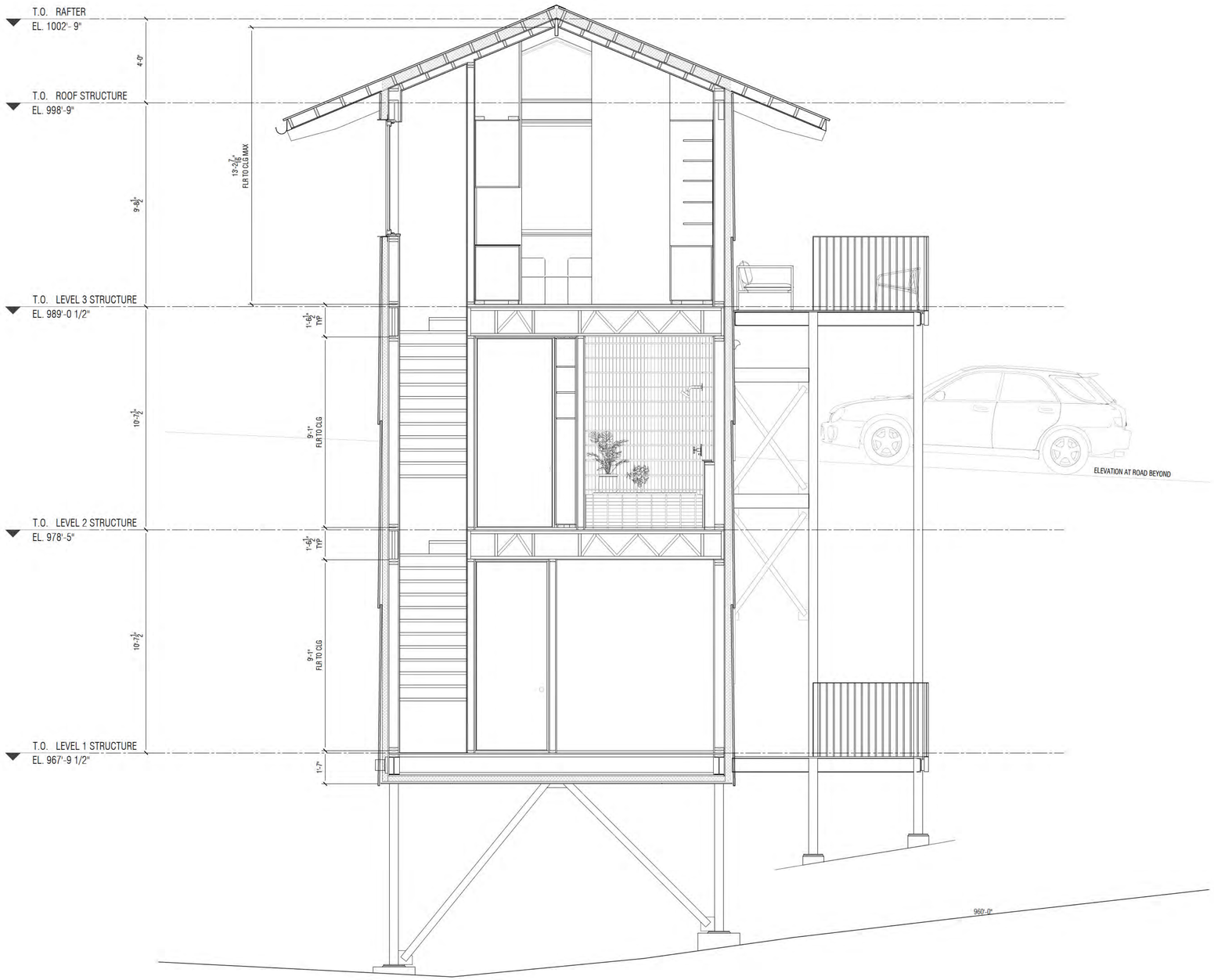
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
EAST-WEST SECTION

SHEET NO.
A-303

FORMAT
24" x 36"
0 1/2" 1" 2"



1 EAST - WEST SECTION (LOOKING SOUTH)
Scale: 3/8" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
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LOT AREA & DIMENSIONS
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SEAL

NORTH

PROJECT NO.
2401

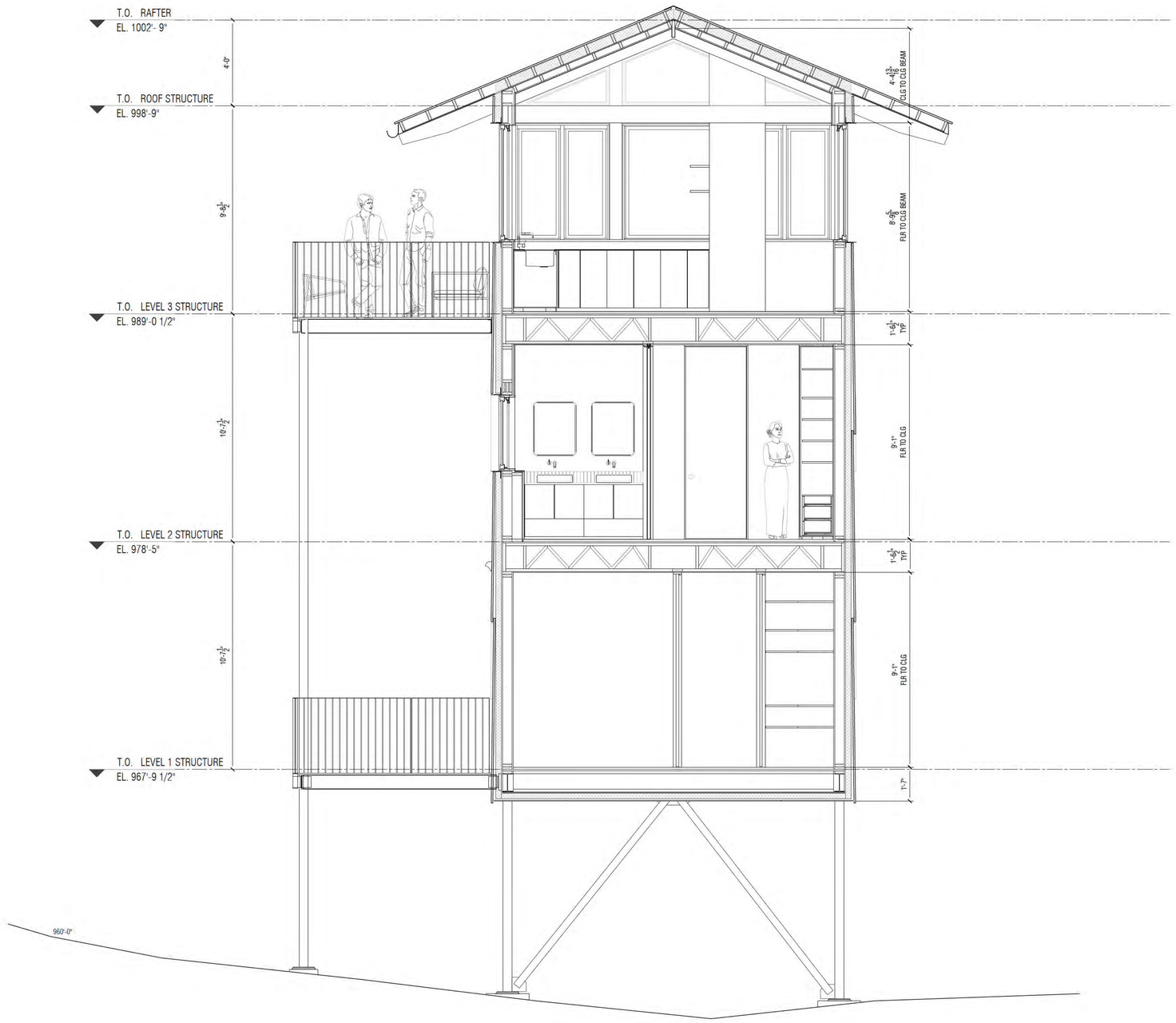
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
EAST-WEST SECTION

SHEET NO.
A-304

FORMAT
24" x 36"
0 1/2" 1" 2"



1 EAST - WEST SECTION (LOOKING NORTH)
Scale: 3/8" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
LENA KLEIN & ANTARIKSH TANDON
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SEAL

NORTH

PROJECT NO.
2401

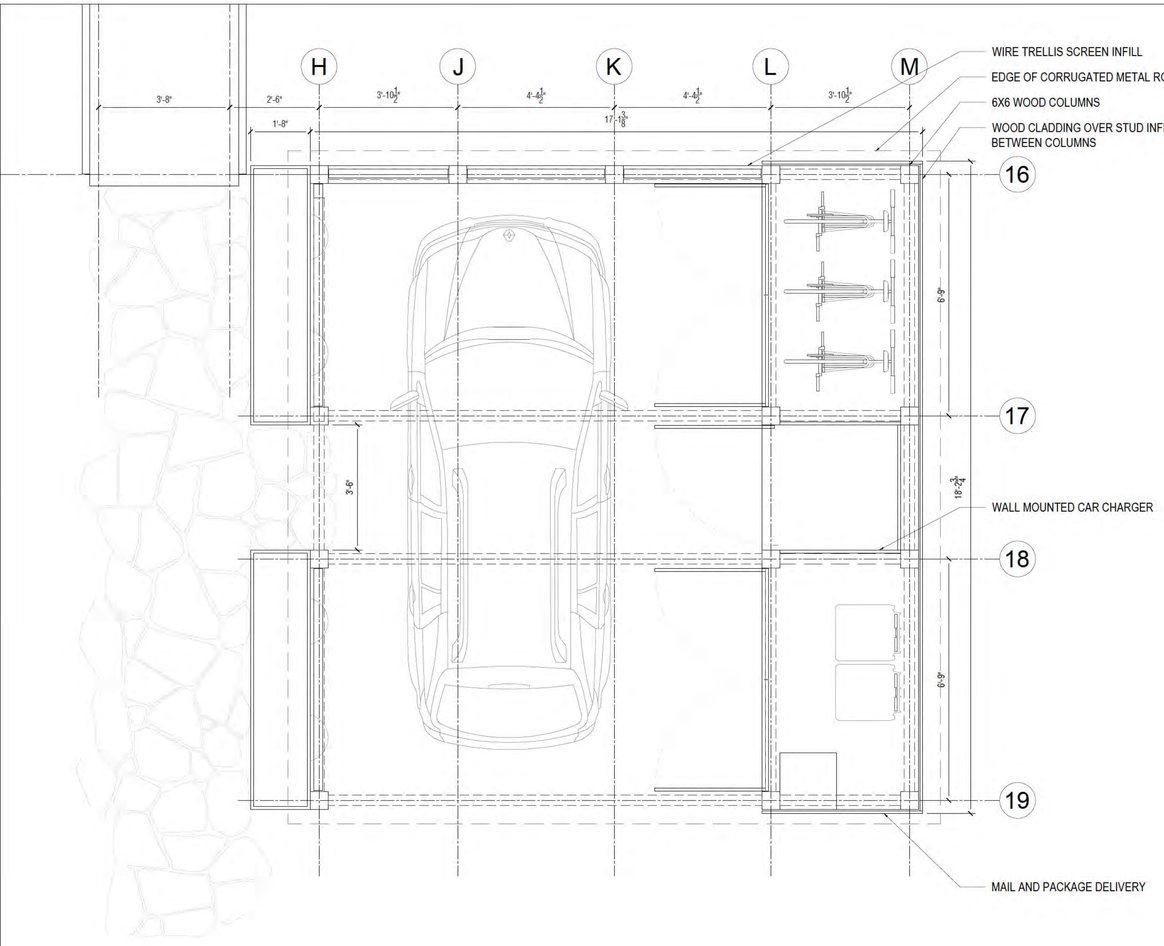
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
EAST - WEST SECTION

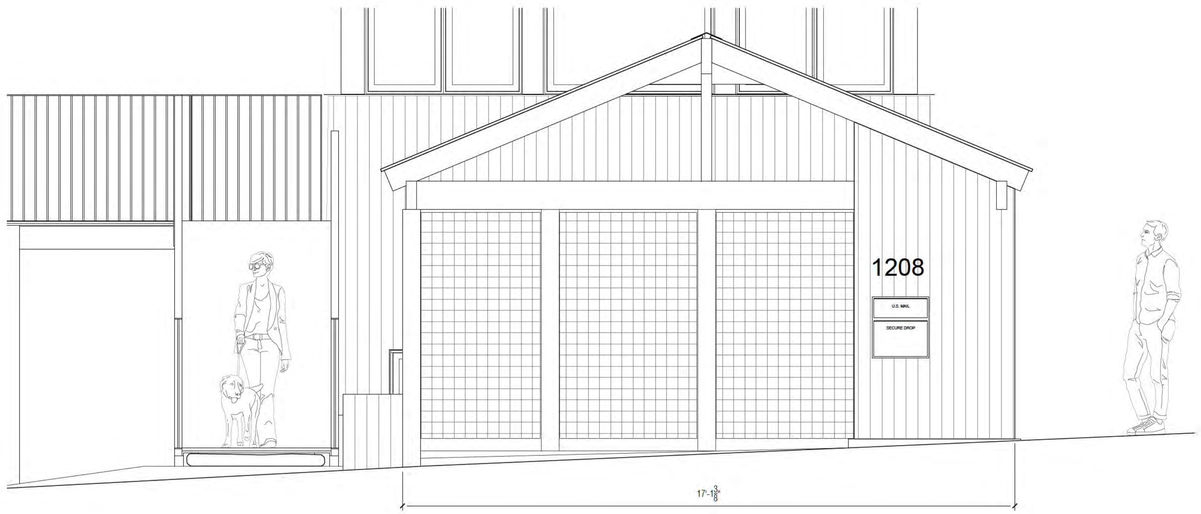
SHEET NO.
A-305

FORMAT
24" x 36"
0 1/2" 1" 2"



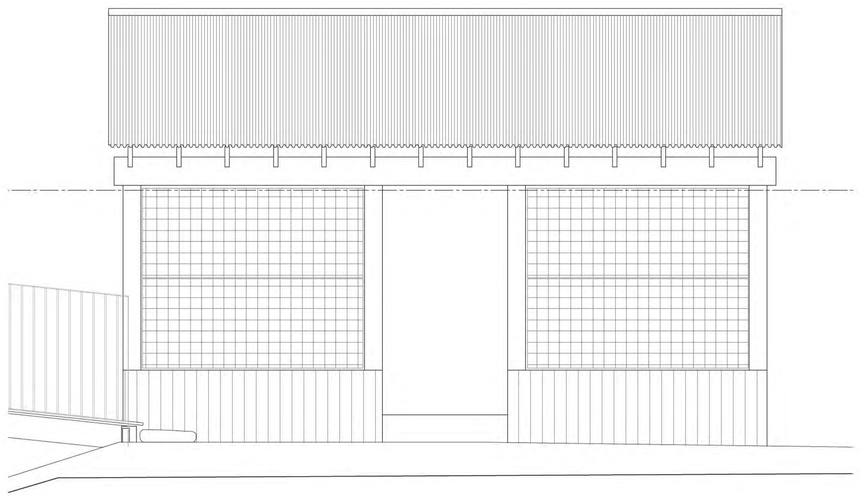
3 CARPORT PLAN

Scale: 1/2" = 1'-0"



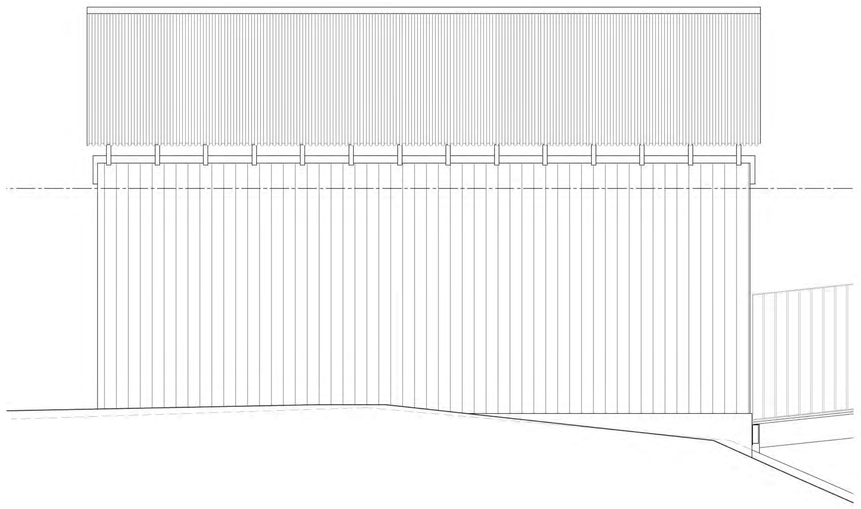
1 SOUTH ELEVATION

Scale: 1/2" = 1'-0"



4 WEST ELEVATION

Scale: 1/2" = 1'-0"



2 EAST ELEVATION

Scale: 1/2" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
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40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

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36" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

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SETBACKS
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SIDE – 3' (10' BETWEEN HOUSES)
FRONT – 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

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SEAL

NORTH

PROJECT NO.
2401

ISSUE + DATE
100% DD SET 25/12/29

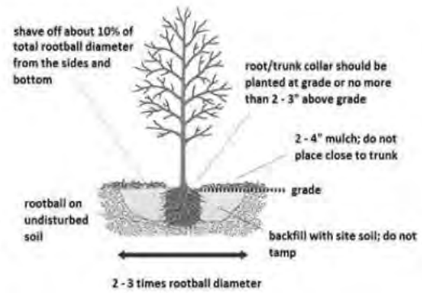
CURRENT REVISION
N/A

DRAWING TITLE
ENLARGED VIEWS CARPORT

SHEET NO.
A-400

FORMAT
24" x 36"
0 1/2" 1" 2"

Tree Conservation Plan
1208 N Decatur Rd.
Atlanta, GA 30306
Submitted to:
Antariksh Tandon
01/14/26



Tree Preservation Calculation

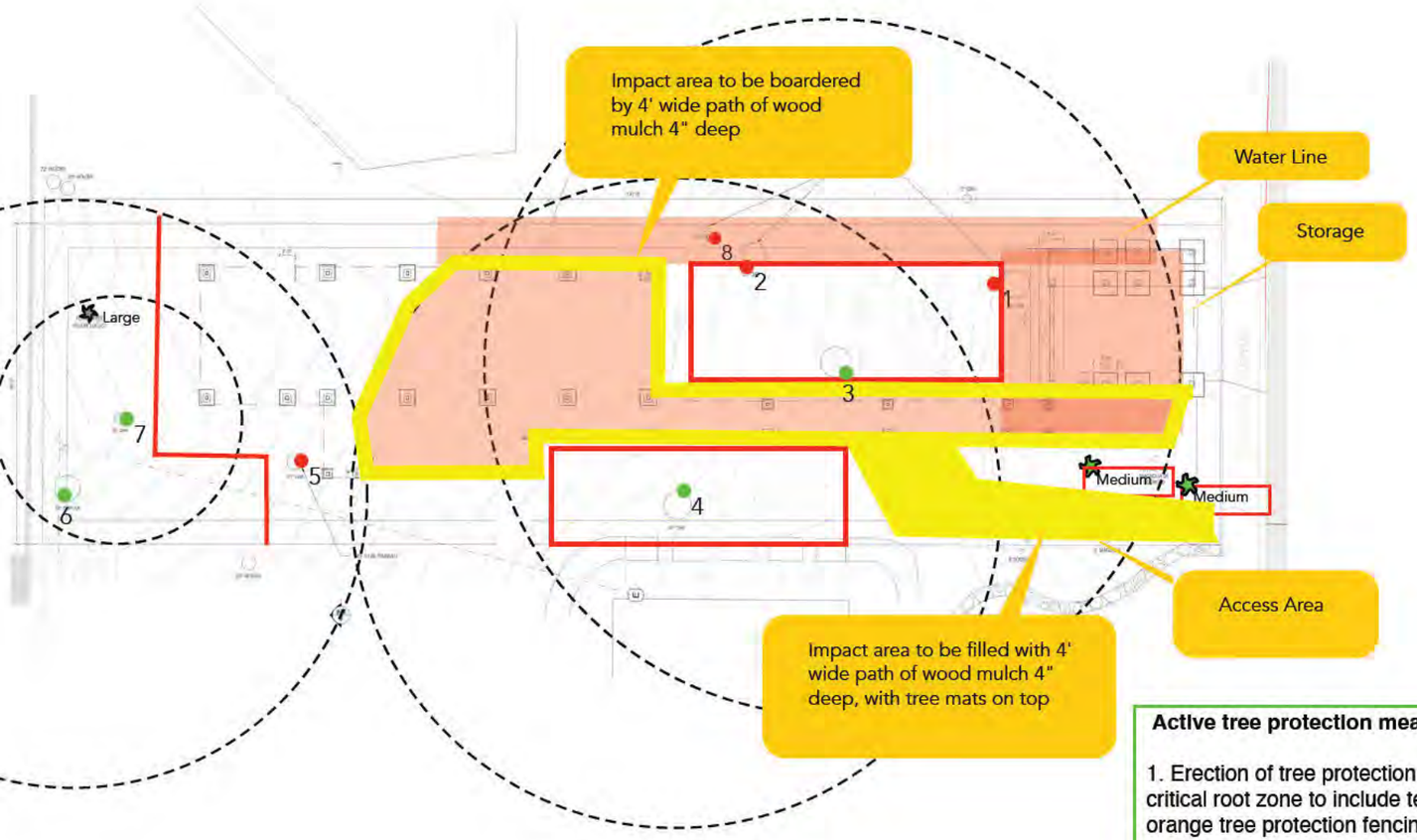
Tree #	Species	Latin	DBH	Status	Condition	Impact	Units
1	Southern red oak	Quercus falcata	42	Remove	2 Poor	na	na
2	Northern red oak	Quercus rubra	35	Remove	2 Poor	na	na
3	White oak	Quercus alba	45	Prescription	4 Good	24%	22
4	White oak	Quercus alba	43	Prescription	4 Good	32%	20.2
5	White oak	Quercus alba	21	Remove	4 Good	na	na
6	Poplar	Liriodendron tulipifera	38	Retain	4 Good	20%	16
7	White oak	Quercus alba	16	Retain	4 Good	19%	20.2
8	Hickoy	Carya tomentosa	12	Remove	4 Good	na	na
		Total DBH	**252**				78.4
		Lot Size	5879				
		Remove	110				
		Retain	142	**Complies**			
		% Existing	56%	**Req In/acre**	% of acre		
		Inches Required	16	120	13%		
		Specimen Tree Revoved	77				
		Speciment Replant	116				
		Total Inches Required	132	**Complies**			

Tree Replant

Size	Caliper	Location	#
Large	2" Tree	Front Yard	2

NCRZ Calculation

Tree #	3	4	6	7
Area	6361.00	5542.00	4536.00	804.00
Net	820.00	820.00	1000.00	0.00
Net2	0.00	0.00	0.00	0.00
NCRZ	**6360**	**4722**	**3536**	**804**
Impact	1550.00	1500.00	700.00	155.00
%	**24%**	**32%**	**20%**	**19%**



Tree Plantings
Tree Fence
Critical Root Zone
Impact Area
Mulch

Active tree protection measures shall consist of the following:

1. Erection of tree protection fencing around the outer limits of the critical root zone to include temporary chain link fence or four foot orange tree protection fencing and staked hay bales;

2. Posting of tree protection signs in both English and Spanish stating "Tree Protection Zone—Keep Out";

3. Avoidance of any soil disturbance or land development activities within the tree protection zone.

4. No material storage, no dumpster, and no Porta Potty in CRZ of any tree.

5. Failure to comply with tree fencing will result in a stop work order.

Neil Norton, LLC
ISA Board Certified Master Arborist, SO-4158B
ISA Tree Risk Assessment Qualified
ASCA Tree and Plant Appraisal Qualified
404-271-6526 Cell
arborist@neilnorton.com

Neil Norton, LLC
TREES CONNECT US

TREEINSPECTION.COM, LLC
Certified Arborists
1284 Merry Lane NE
Atlanta, GA 30329
(404) 486-0144
ti@treeinspection.com
www.TreeInspection.com

TREE INSPECTION REPORT

NAME: LENA KLIED/ANTARIKSH TANDON

ADDRESS: 1208 N. DECATUR ROAD, ATLANTA, GA

DATE: 12/14/24

Assignment or Problem:
Evaluate the health and risk of trees on the property. Identify and report on those with target and risk higher than low.

Limitations to Assignment:
- Tree risk assessment considers only known targets (objects of value) and visible or detectable tree conditions.
- Tree risk assessments represent the condition of the tree and site at the time of inspection.
- The time frame for risk categorization should not be considered a guarantee period for the risk assessment.
- Only those trees specified in the scope of work were assessed, and assessments were performed within the limitations specified.
- Any tree, whether it has visible weakness or not, will fail if the forces applied (such as wind) exceed the strength of the tree or its parts.

Levels of Assessment:
- **Level 1:** Limited visual assessment. A quick walk-by to look for obvious signs of problems. Most often used for large tree populations or to get a general overall reading and locate trees for Level 2.
- **Level 2:** Basic assessment using a mallet, soil probe, and binoculars on specific trees. Most common level used for trees of concern or trees near high-value targets, like houses.
- **Level 3:** Advanced level. Adds some of the following procedures: Resistograph drill testing (to quantify internal decay), soil excavation (root inspection), aerial inspection climbs, and/or laboratory reports. Used to get more detailed information on a tree that is valued or near high-value targets.

Risk Categories:
- **Low-risk:** Retain and monitor tree. Risk mitigation (lessen risk) treatments do not require urgent attention.
- **Moderate-risk:** Retain and monitor tree. Risk mitigation treatments may be applied over a longer time frame if targets are limited.
- **High-risk:** Risk mitigation treatments should be performed as soon as possible. This could include removal of tree or defective part/s.
- **Extreme-risk:** Risk mitigation treatments require immediate action, like that day or the next few days. This could include removal of tree or defective part(s).

Condition: The overall health of the tree.

Structure: How the tree is built. Includes trunk(s) and large branches (over 12 inches in diameter).

Risk mitigation: Actions that can be taken to lower risk levels.

Residual risk: Risk levels after suggested risk mitigation has been taken.

Risk Tolerance: All trees of size present risk. Your tolerance to risk is measured by your level of acceptance of the inherent risk trees pose.

Time frame: This is the period of time this assessment covers under normal weather conditions. Any time period later than the prescribed time frame makes this assessment invalid. The time frame should not be considered a guarantee.

Inspection Frequency: This is the period of time suggested to inspect the tree after the initial inspection. Trees identified with structural weakness should be inspected after major weather events (windstorms, ice, wet snow etc.) or other exceptional events on the tree site (forest clearing, trenching, or other construction).

Additional details: The most common concern our customers raise when we arrive for a tree inspection is "leaning trees." We include this information here to help you understand about a tree's lean and why it is important.

- Measurement and severity of lean. Depending upon the condition, direction and degree of lean, and what's underneath it ("target"), a leaning tree can pose additional hazards to your property and the area around it. A tree's lean is measured with a tool called a clinometer. With each additional degree of lean, a tree's potential for failure increases, too. And with failure comes the potential for it hitting a house, outbuilding, play area, driveway and car, even cars or people in the street. A "slight" lean is under 5-degrees. A "moderate" lean is from 10-15-degrees. Anything over 15-degrees is considered "severe" or even "extreme."
- The direction of the lean and wind patterns. Not surprisingly, a tree usually falls with the direction of the lean. Most winds travel from the west towards the east. (The rare storm winds of a tornado or hurricane travel from east to west.) A tree that leans towards the east has a higher probability of failure – and hitting something in its path of fall (its "target") during a wind event. A tree assessment report should include the compass direction of the lean to help a homeowner know what might be impacted should a tree fail.
- Is the lean self-corrected? To add stability, trees often balance their lean with additional branch growth. The more branches growing opposite the lean, the better the tree's ability to withstand heavy winds and remain standing.
- Defects on a leaning tree. The most important direction of a leaning tree is the tension side, opposite the lean, where the roots and trunk need to be strongest during a storm. The second most important side of a leaning tree is under the lean (compression side), where the tree could collapse during a storm. If there are defects such as a cavity or mushrooms on the tension or compression side of a tree, further testing with a Resistograph to check for internal decay is important. This testing will determine whether the tree has enough wood to support it during a heavy wind event.

Report

Tree #1: 42" Southern Red Oak (Right Front)

Summary: The tree is in poor condition. The tree is high risk.

- Level 3 assessment.
- Target(s) (what the tree could hit): Home
- Observations: The tree has a 12-degree lean towards the neighbor's home. There is a cavity on the root collar on the tension side.
- Analysis: I drilled the tree 4 times to check for internal decay. This is what I found:
    - S 180-degrees 12" up: 60% strength loss.
    - W 270 degrees 12" up: 38% Strength loss.
    - N 0 degrees 6" up: 33% Strength loss.
    - W 270 degrees 12" up: 48% Strength loss.
- Discussion: This tree has substantial decay around the whole circumference of the root collar. There is a cavity and a dead root collar on the NW side, which is also the tension

side of the lean. In my professional opinion, the likelihood of the tree failing at the root collar within two years and striking home, causing severe consequences, poses a high risk.
- Recommendations: Remove Tree
- Time frame: 2 years
- Inspection frequency: NA

Tree #2: 35" Northern Red Oak
Summary: The tree is in fair condition. The tree is moderate risk.
- Level 3 assessment.
- Target(s) (what the tree could hit): Home
- Observations: The tree has a 15 uncorrected lean. There is a cavity on the tension side
- Analysis: I drilled the tree 2 times to check for internal decay. This is what I found:
    - NW 300-degrees 12" up: no% strength loss.
    - E 90 degrees 6" up: 23% strength loss.
- Discussion: This tree has decay on the tension side. There is a cavity and a dead root collar on the NW side, which is also the tension side of the lean. In my professional opinion, the likelihood of the tree failing at the root collar within two years and striking home, causing severe consequences, poses a moderate risk.
- Recommendations: Remove Tree
- Time frame: 2 years
- Inspection frequency: NA

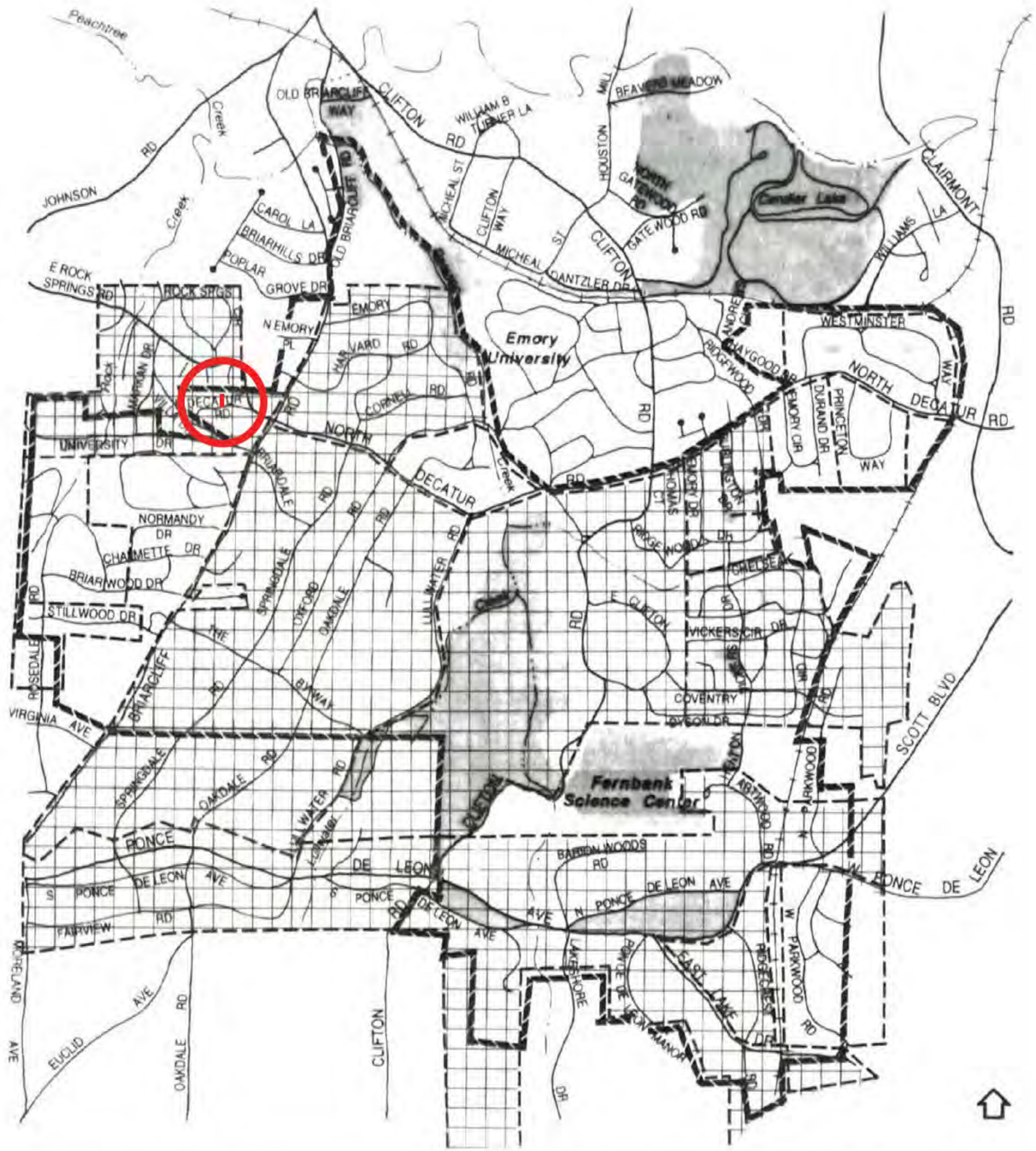
Neil Norton
ISA Board Certified Master Arborist #SO4158B
ISA Tree Risk Assessment Qualified (TRAQ)

TWIN OAKS

1208 N. DECATUR ROAD
HPC PRESENTATION

_MATERIAL CONTEXT
26.02.17

Where the lot is located in the historic district.



Druid Hills Local Historic District
DeKalb County, Georgia

Illustration E

EXISTING CONDITIONS
NEIGHBORHOOD

What the lot looks like now.

ZONING

[Dekalb County]
(MR–2) (Medium Density Residential)
Front yard setback–0'–determined by utility placement, ROW, streetscape
Side yard setback–3' (10' between houses)
Rear yard setback–20'

S 89°31'50" E 80.03'
1/2" Rebar Found
S 89°34'37" E 80.00'
Neighbor's Block Wall
S 89°34'37" E 40.00'
1/2" Rebar Set
1/2" Rebar Set
S 89°34'37" E 199.76'
90.47'
109.29'
38"poplar
16"oak
22"hickory
20"hickory
20' BL
20"hickory
21"oak
955
960
965
970
975
980
985
990
3' BL
3' BL
Neighbor's Sidewalk/Steps 0.91' Over Property Line
Part of Lot 4
#1208
Vacant Property
Part of Deed Book 28197, Page 687
Plat Book 8, Page 12
N 00°03'23" E
147.07'
S 00°04'15" W
147.00'
42"oak
12"hickory
35"oak
45"oak
12"oak
Neighbor's House
Neighbor's Sidewalk/Steps 0.83' Over Property Line
8"dogwood
7"oak
Chicken Coop
981.39'
981.23'
36"oak
6"magnolia
981.42'
983.03'
Stone Path
3/4" Open Top Pipe Found
N 89°40'39" W 39.96'
1/2" Rebar Found
N:1379292.259
E:2243867.103
Concrete Sidewalk
Lot 4
Lot 3
Original Lot Line
Neighbor's House
Lot 3
Lot 2
Original Lot Line
N 00°01'55" W 152.12'
S 00°01'37" W 148.39'
N 00°15'46" E 148.42'
Lot 6
N/F
Claibourne H. Darden, Jr.
Deed Book 6593, Page 534
Plat Book 8, Page 12
Lot 5
N/F
Steven Keith Michaels, Jr.
Part of Deed Book 28197, Page 687
Plat Book 8, Page 12
Part of Lots 3 & 4
N/F
Yulia I. Carroll
Robert Carroll, II
Deed Book 25528, Page 569
Plat Book 8, Page 12
Part
Chris
Hea
Deed Boo
Plat B
280.00' to the Eastern Side of an Alley on Plat Book 8, Page 12 Per Deed Book 28197, Page 687
1/2" Rebar Found
N 87°47'59" E 79.94'
N 89°28'34" E 79.93'
300.17' to a 3/4" Open Top Pipe Found at the Southwesternmost Curved Point of the Intersection of East Rock Springs Road
1/2" Rebar Found
S 88°40'18" E 89.99'
S 88°40'18" E 72.63'
T.B.M.
Is Top of Surveyor's Nail
Elevation–980.16'
24.90'
25.17'
50' Right of Way
SS
Top–979.67'
Inv. In–975.30'
Inv. Out–975.27'
North Decatur Road
(F.K.A. Briarcliff Circle)

CONTEXT
1208 N. DECATUR RD

CONTEXT
SPECIMEN TREES

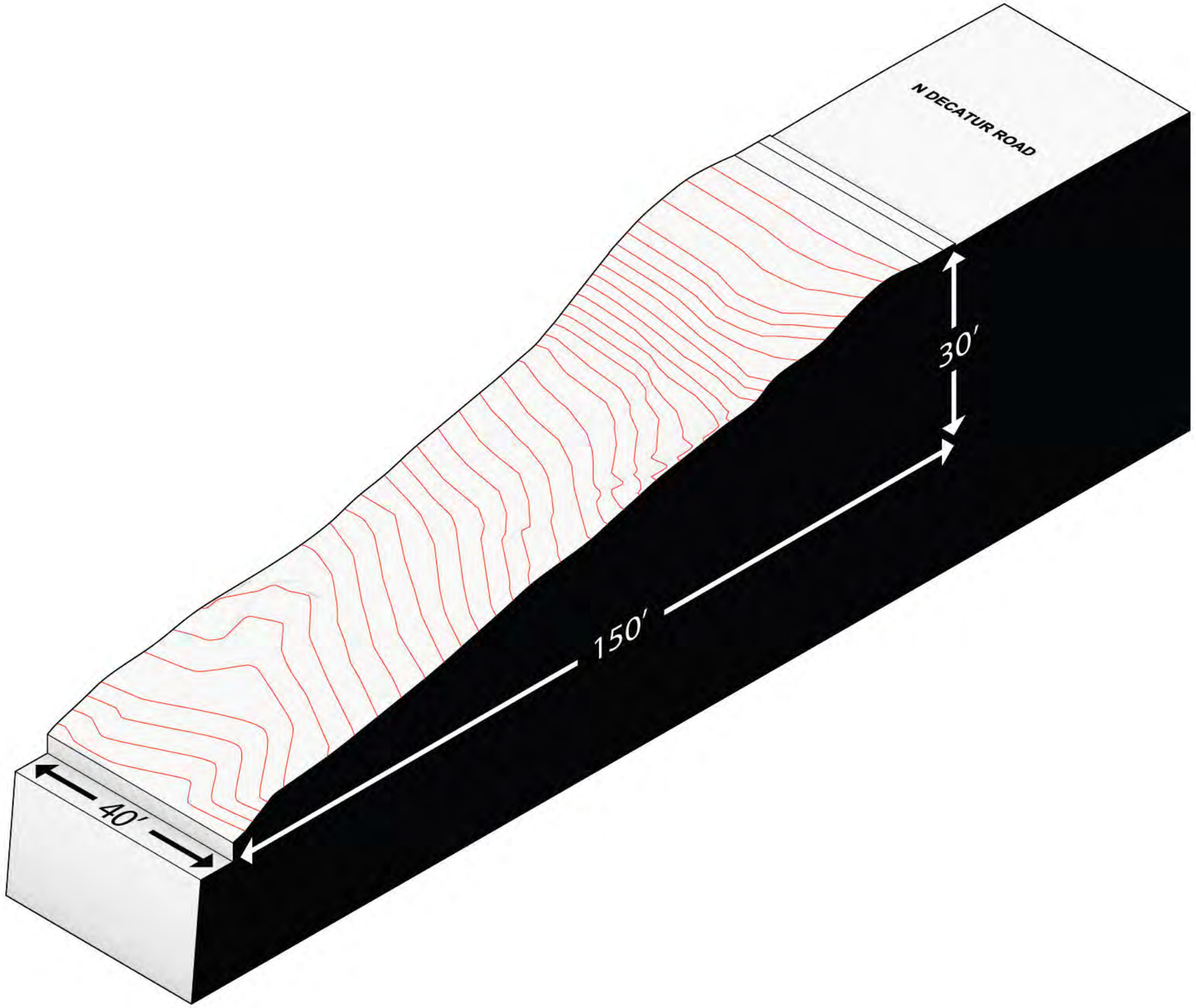
CONTEXT
SPECIMEN TREES

CONTEXT
TOPOGRAPHY

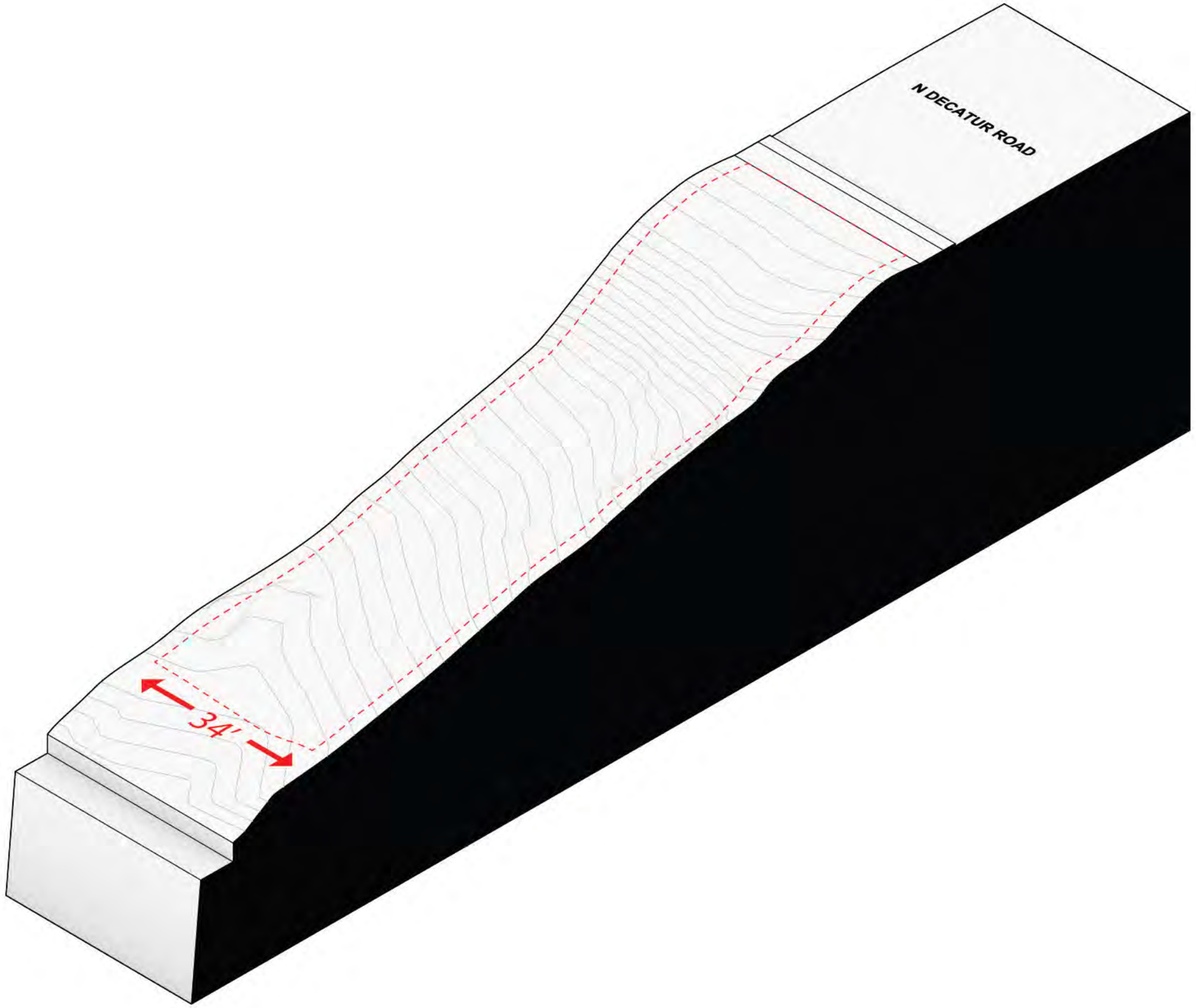
How lot conditions determine house siting and massing.

The lot slopes down aggressively from N. Decatur Road. 30’ down to the back of the lot, over it’s 150’ length.

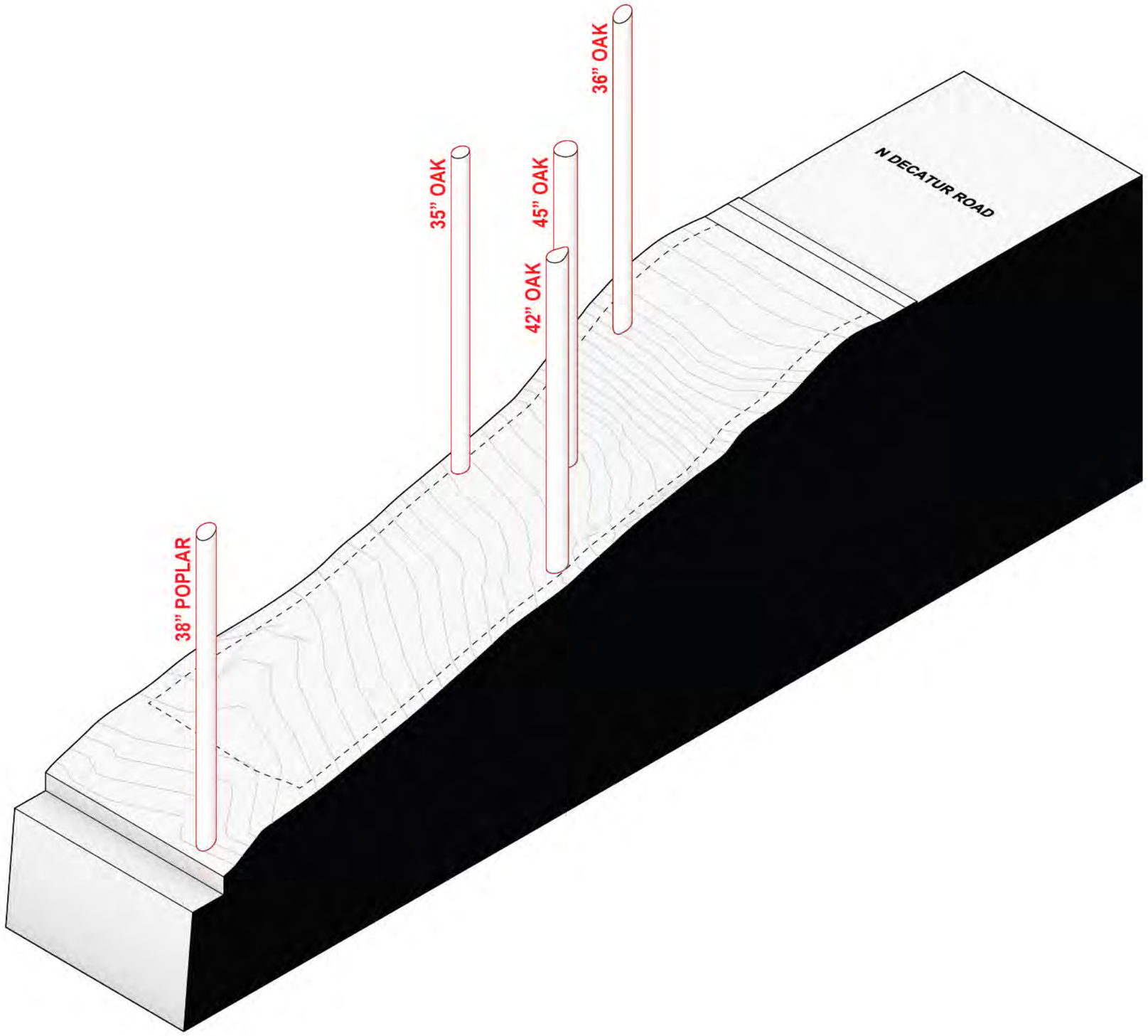
Most of this slope occurs in the front 3rd of the lot.



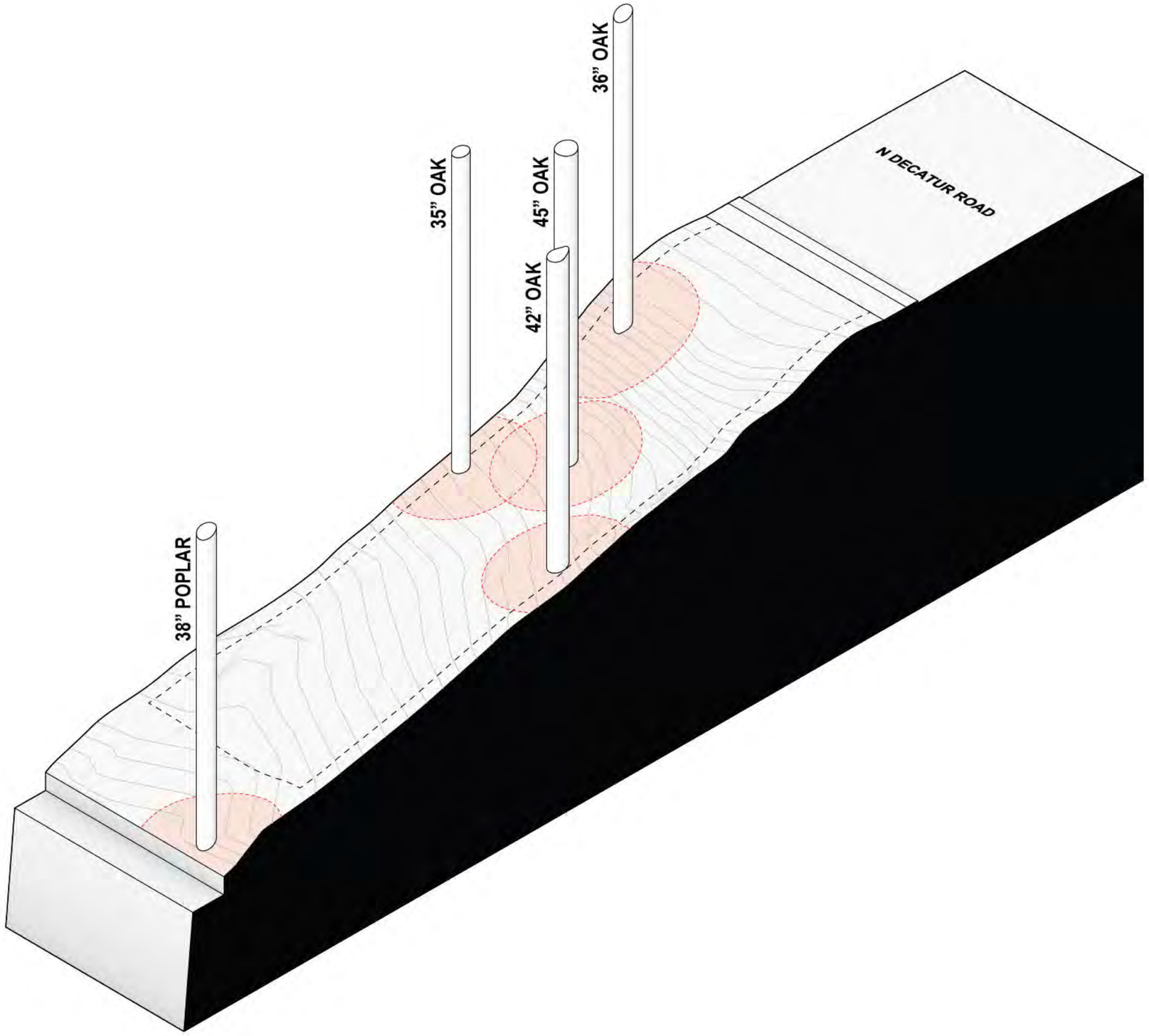
The lot is zoned MR-2. After applying the zoning setbacks, the developable width of the lot is reduced to 34'.



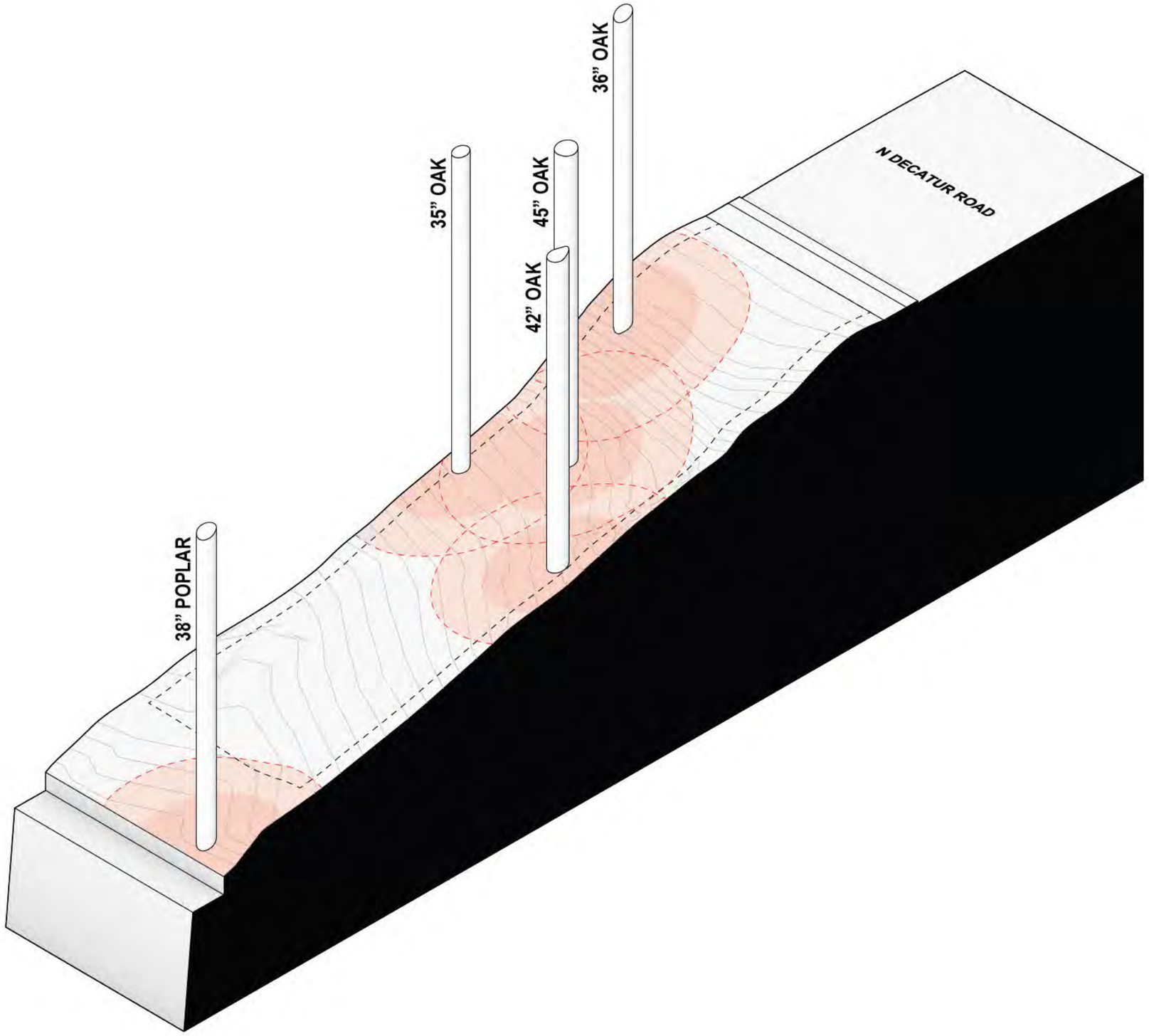
Additionally, there are 5 specimen trees on site.



It is important to protect the Structural Root Plates of these trees...

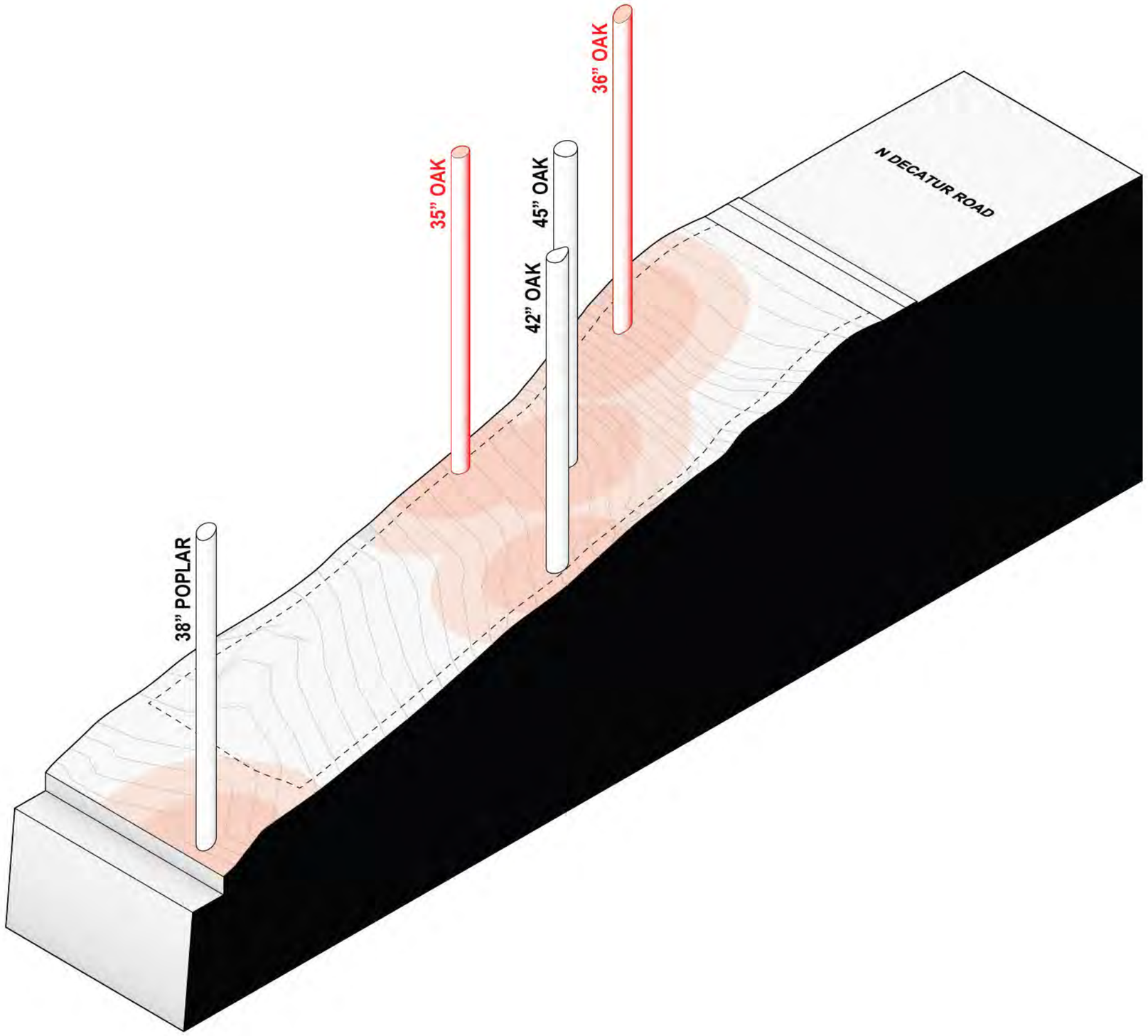


...as well as the larger Critical Root Zones from damage resulting from regrading or excavation.



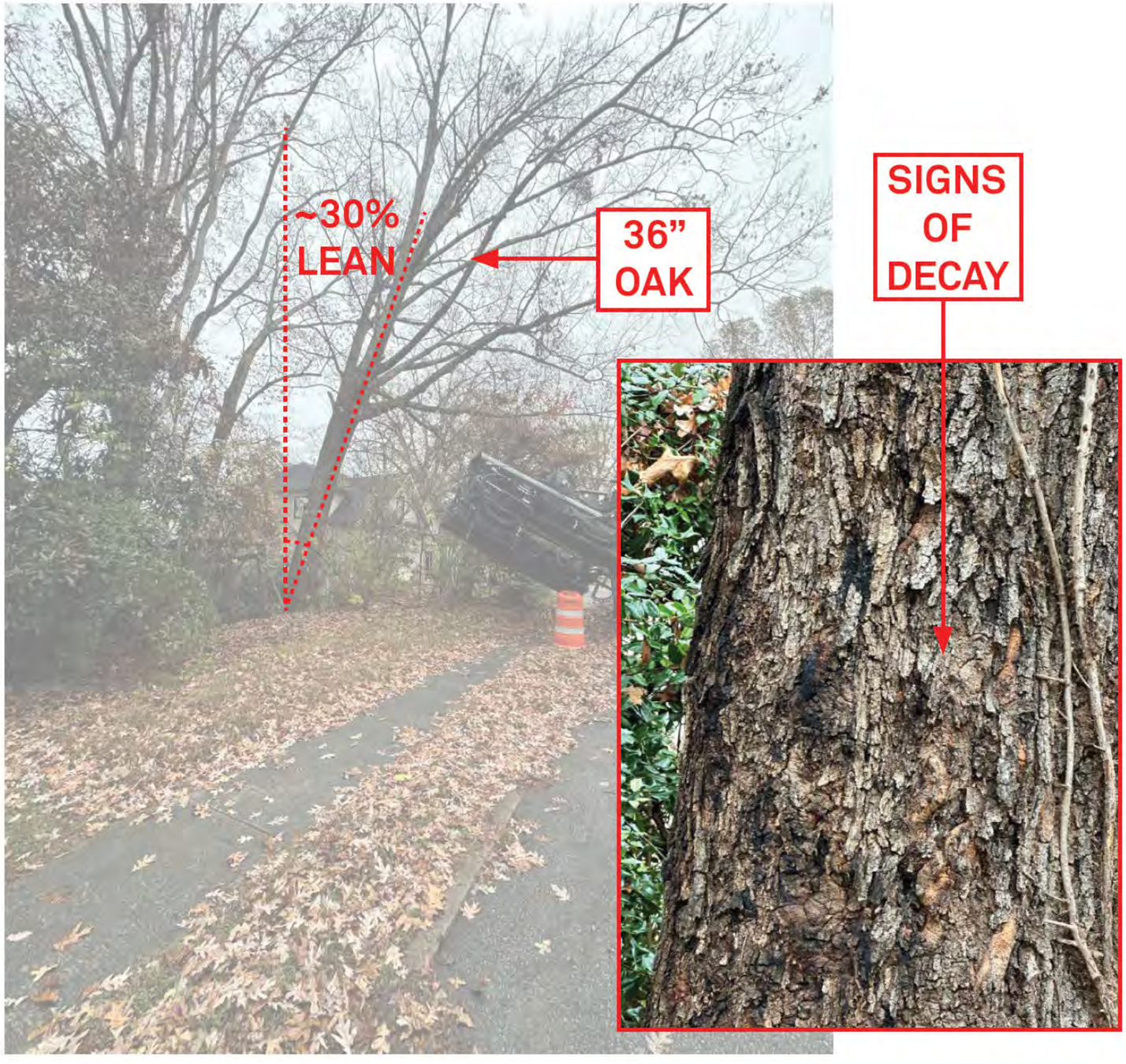
The design proposes removing two of the smaller specimen trees.

The 36” Oak at the front of the lot shows signs of decay, while the 35” Oak along the Eastern lot line is leaning significantly over the neighbor’s house.

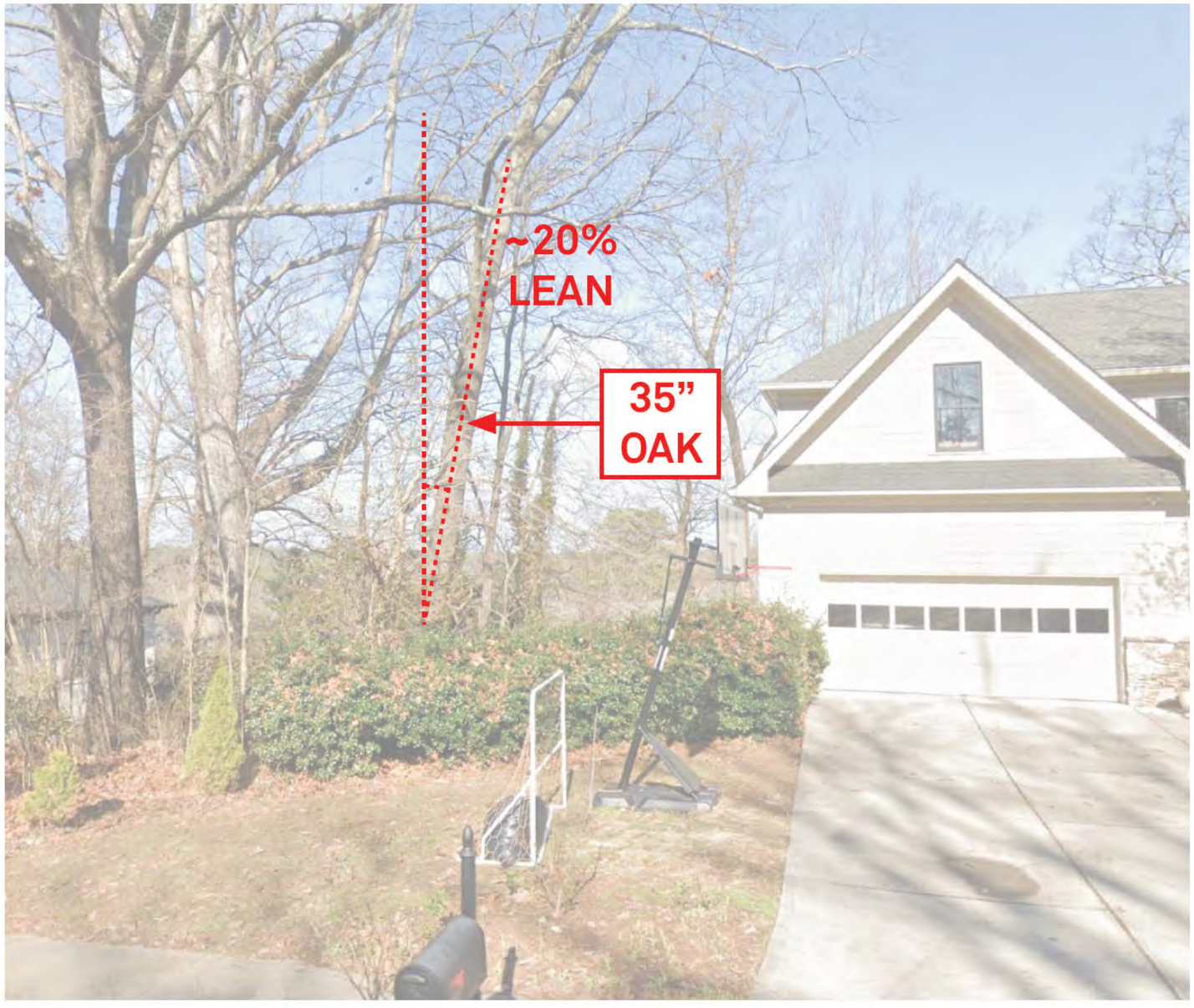


The 36” Oak at the front of the lot shows signs of decay and leans heavily towards the road.

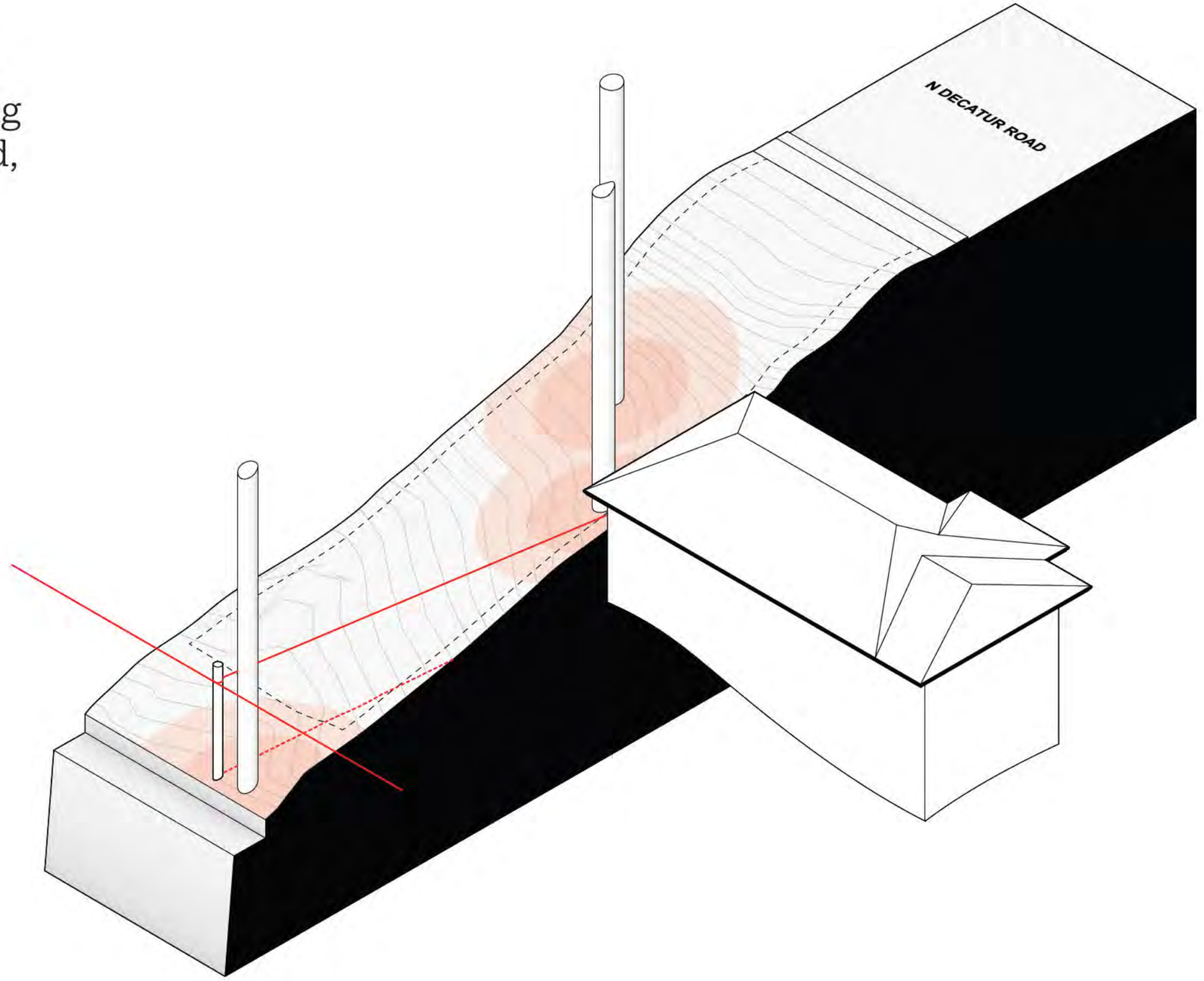
Neighbors have reported that the tree sways significantly during storms.



The 35” Oak further down the slope leans heavily towards the neighbor’s house along the East property line and could become a hazard over time.

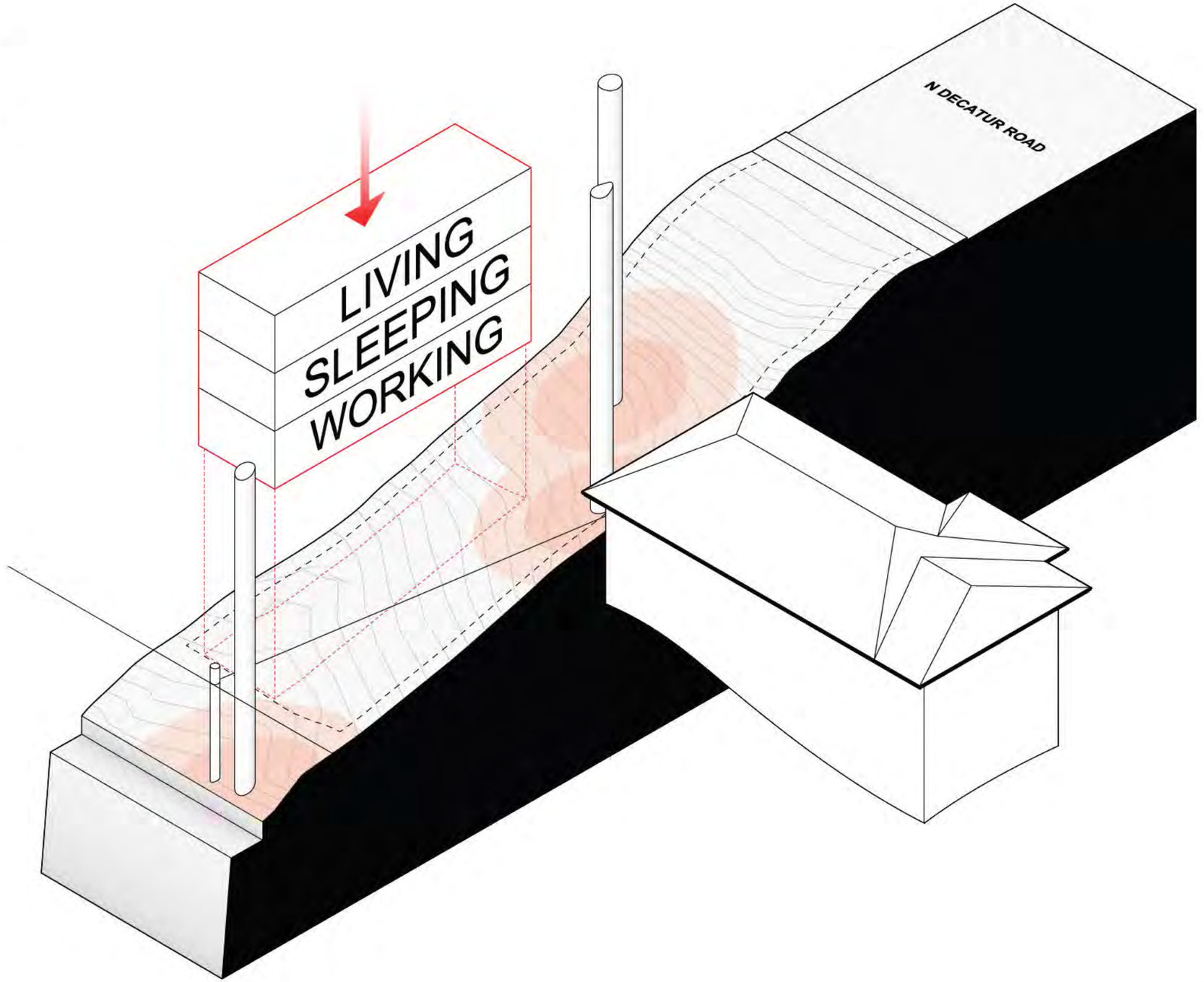


Lastly, the neighbor's electric line cuts diagonally across the lot in the NW quadrant, limiting where the house could be sited, without requiring changes to the neighbor's infrastructure.



Reconciling the constraints of
1) aggressive topography,
2) the desire to retain as many of the specimen trees as possible,
3) and to avoid disturbing the neighbor's electric line,

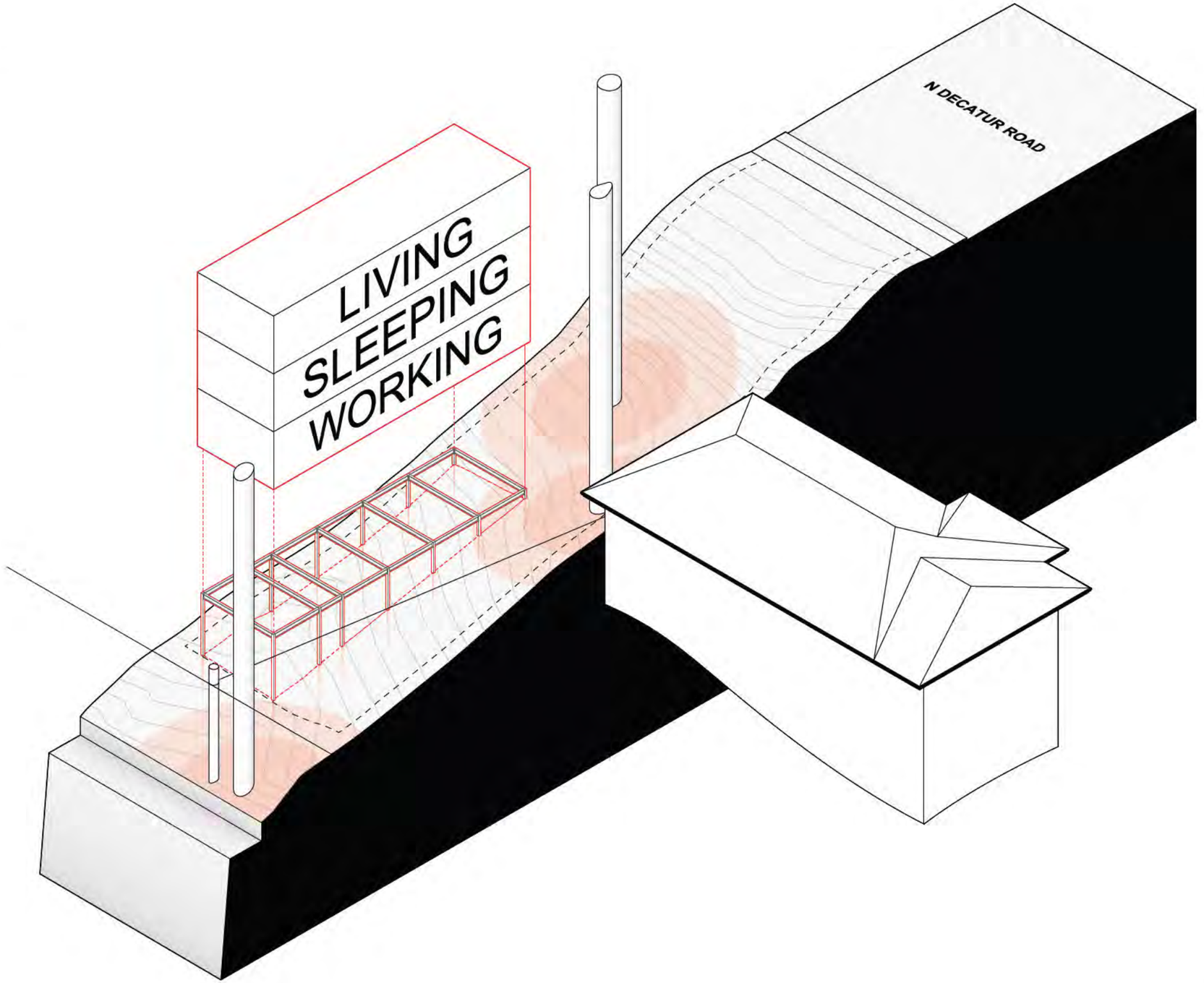
.....the house is situated on the only clear footrpint that results from a process of elimination.



How the design minimizes impact on the remaining trees.

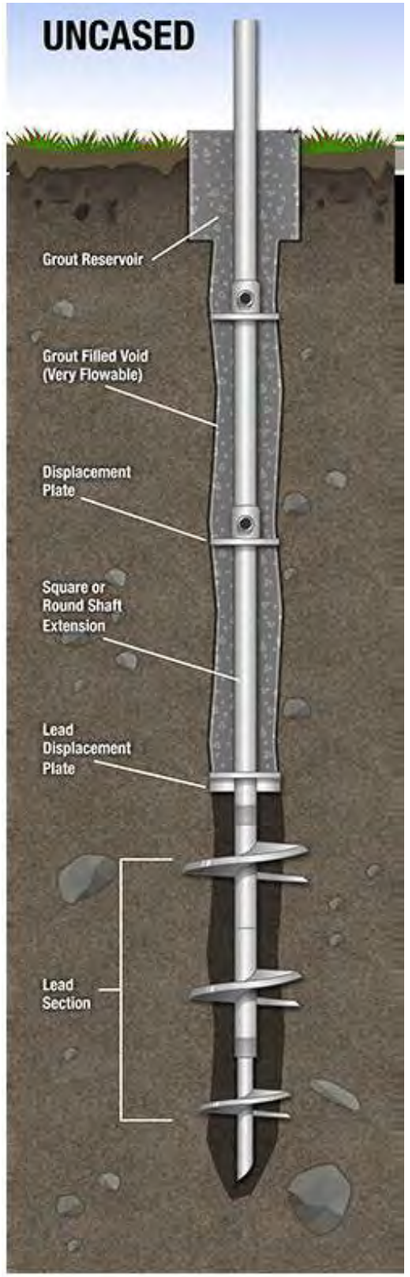
Traditional spread footings or slab-on-grade foundations require extensive continuous excavation which would destroy the root systems.

The design utilizes a grid of fourteen, 6” wide helical piers to minimize the impact of the foundations on the site. The resulting intervention avoids destroying root systems as piers are drilled locally rather than a large contiguous pour associated with traditional foundations.

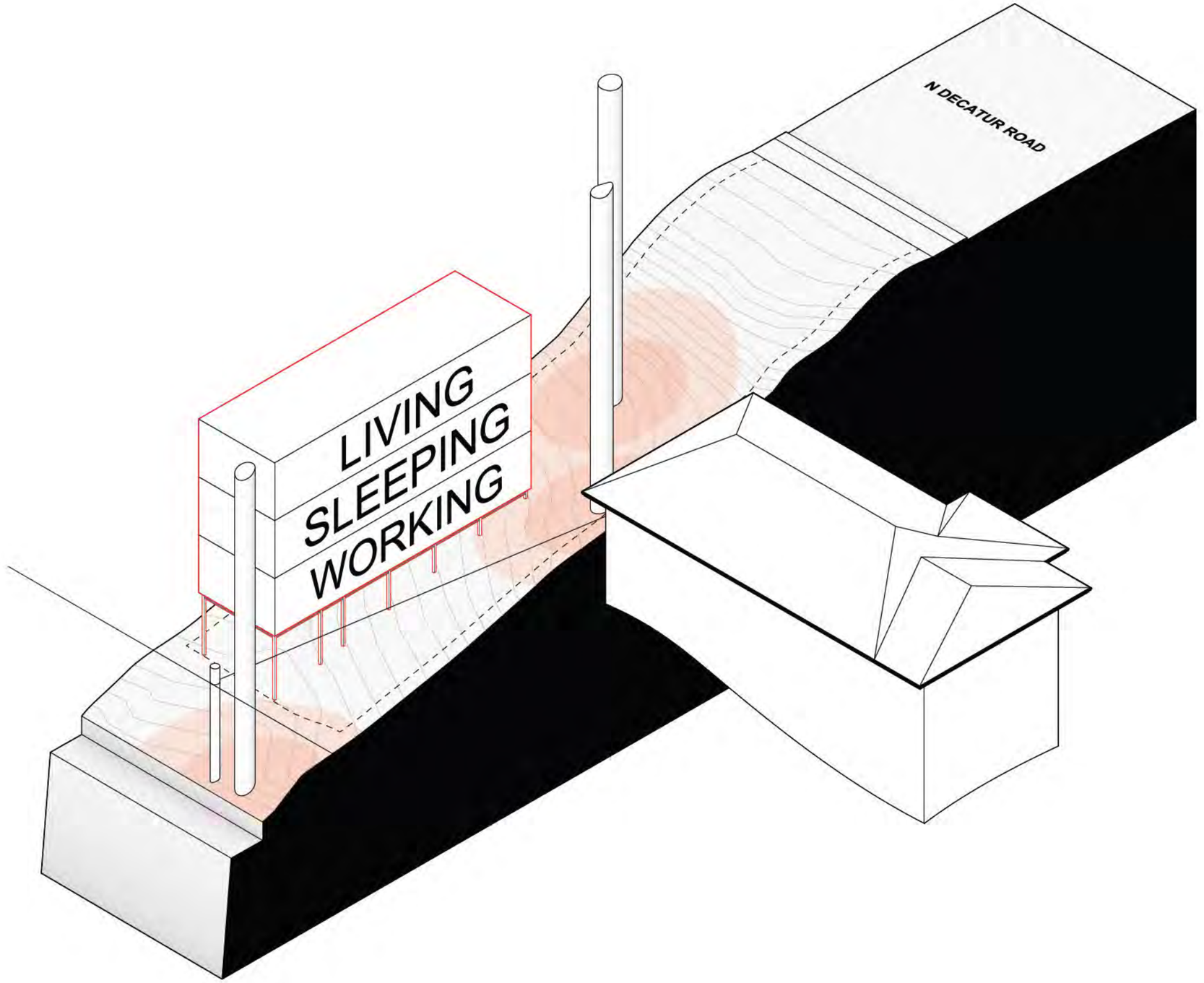


Requiring no excavation at all, helical piers are hydraulically screwed into the ground until they reach the required resistance below grade as specified by a geotechincal engineer.

As the lot is “virgin” soil, the geotechnical report for the project finds that the piers only need to go 7’ - 12’ deep in order to reach the requisite bearing soil conditions.

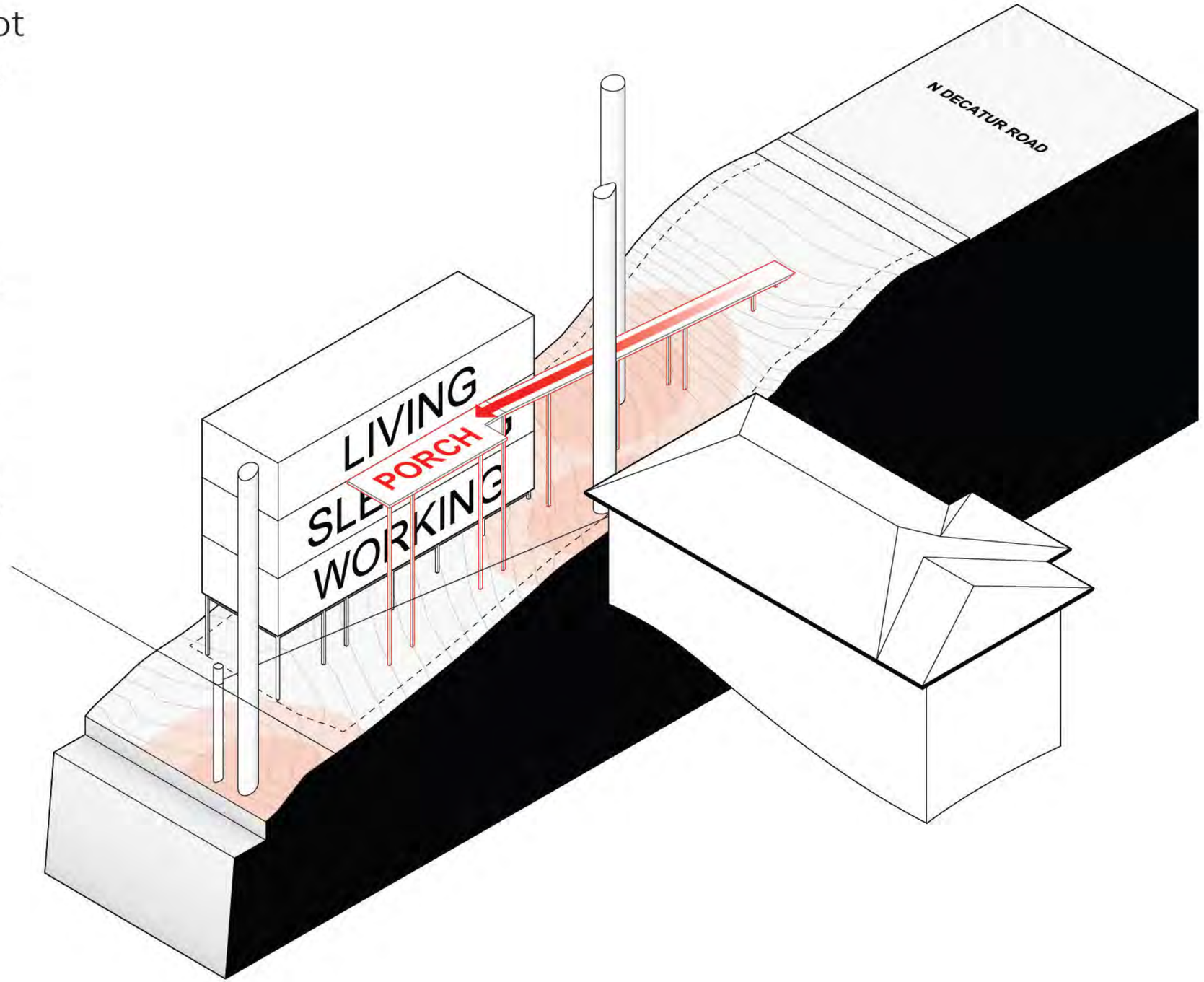


The house sits atop steel columns which are installed directly over the piers.



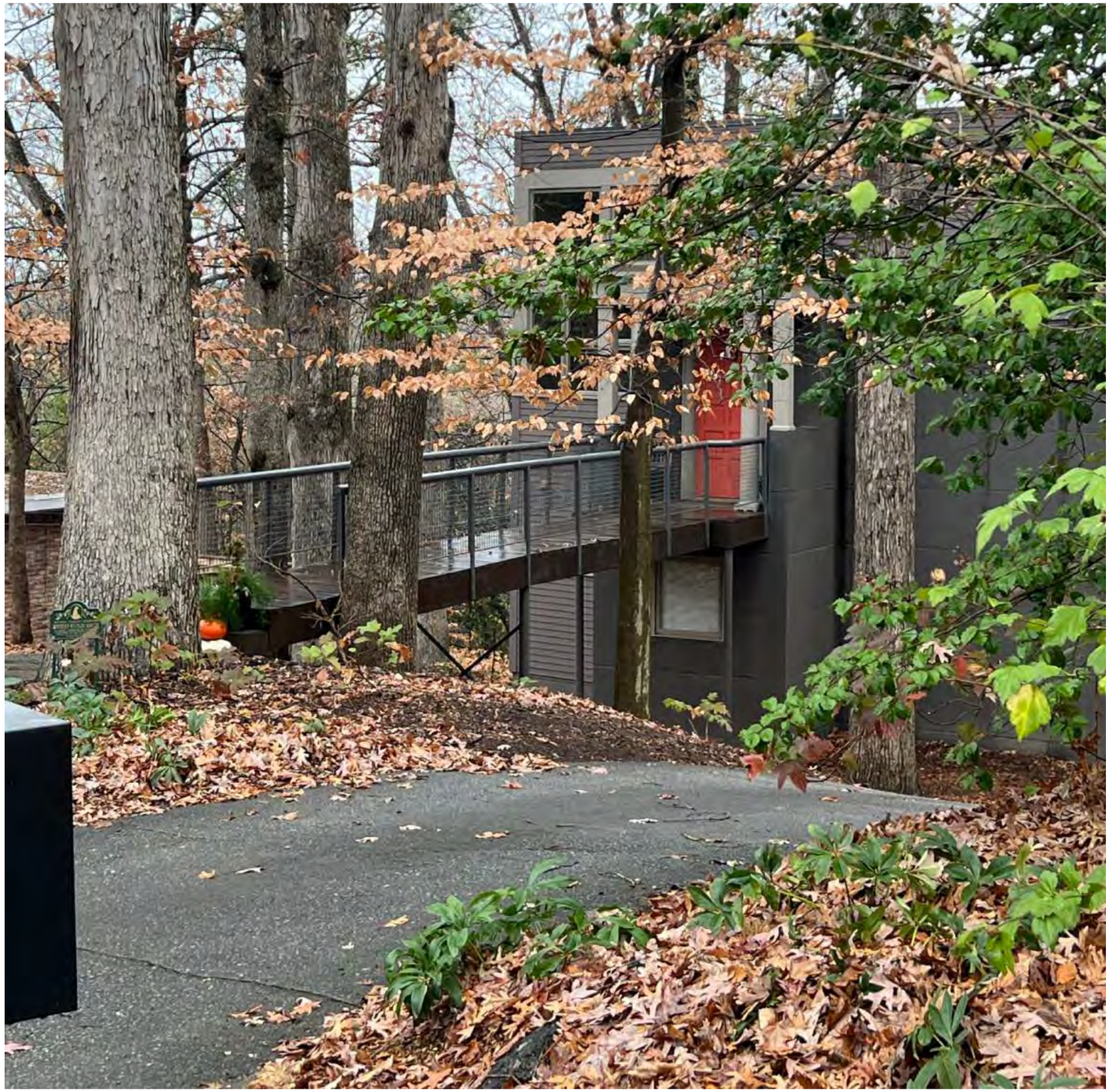
The house is accessed via a foot bridge, which also utilizes thin steel columns that rest atop helical piers.

The bridge emerges between the two largest specimen trees leading to the front door at the level 3 porch. Utilizing the topography, the house steps down with each floor, limiting the bulk of the house from the street to a height of 25'.



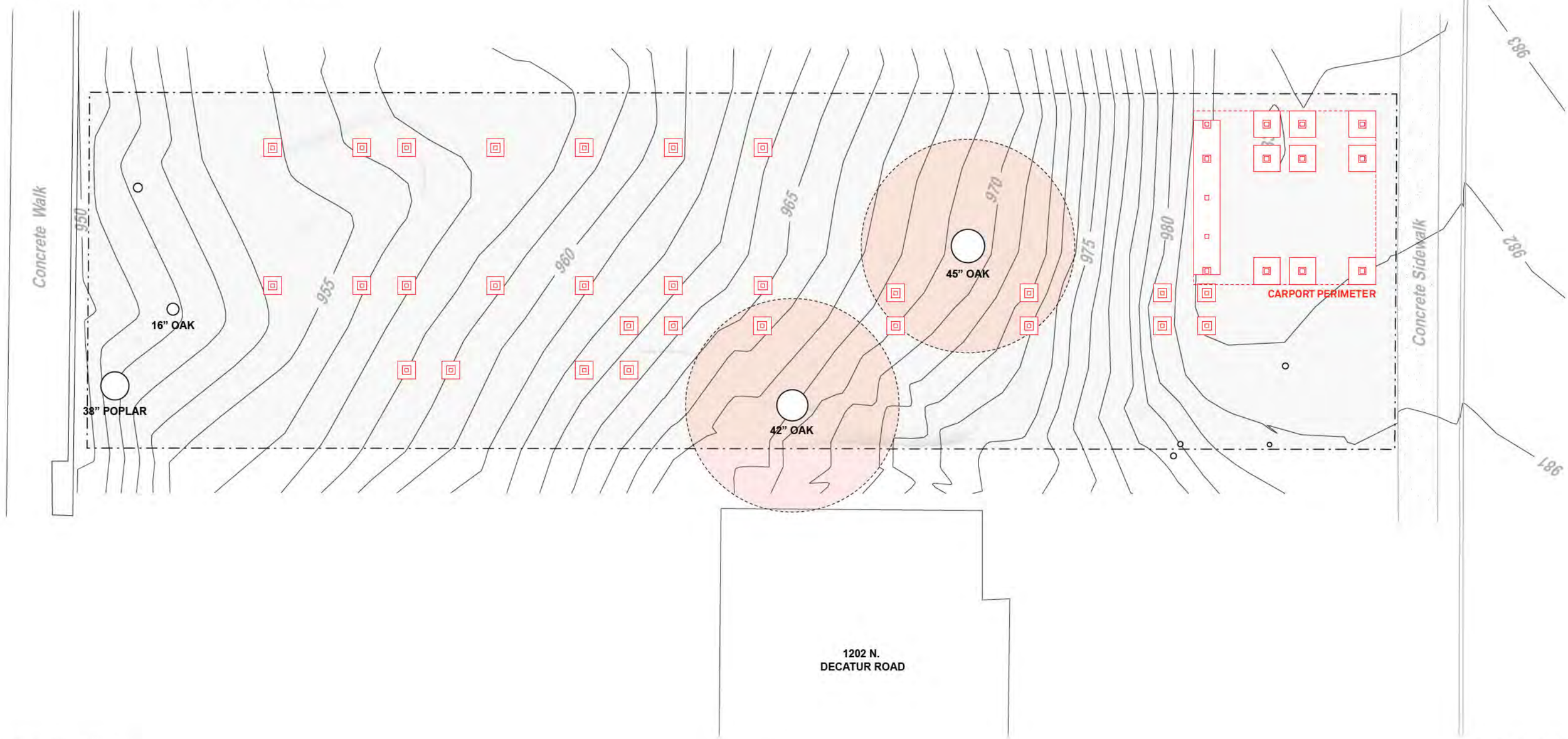
Three houses West of the lot, 1190 N. Decatur Rd, utilizes a similar approach. A foot bridge travels though the trees at the front of the lot to provide access to the house beyond.

This condition results from the topography of the street and the slopes created by the cut and fill process when the neighborhood was forged.



1212 N.
DECATUR ROAD

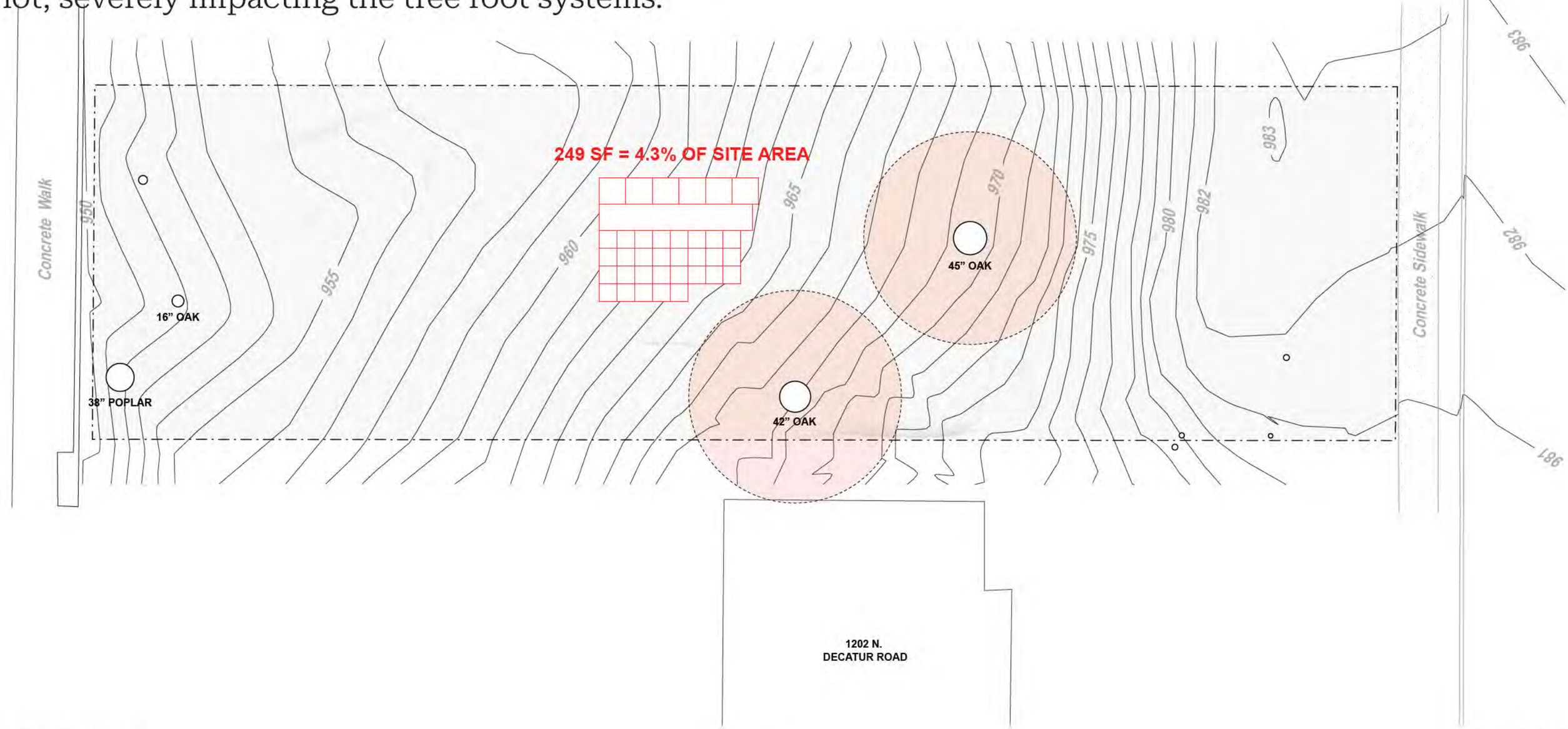
The foundations and structure have been optimized to minimize the area of intervention on site.



1202 N.
DECATUR ROAD

1212 N.
DECATUR ROAD

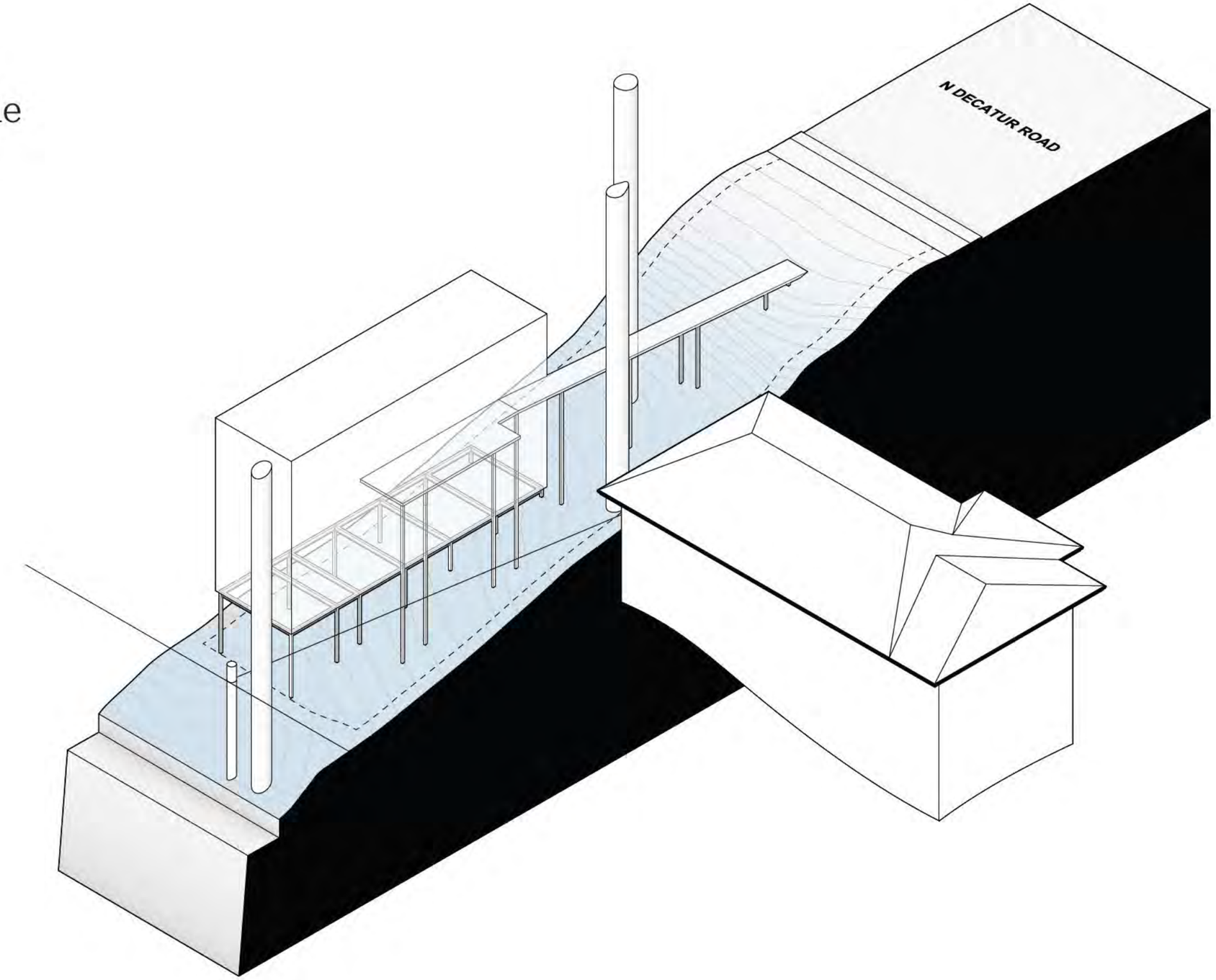
All combined, the foundations only take up 4.3% of the total site area. A traditional footing for this footprint would permanently occupy 20% of the lot, severely impacting the tree root systems.



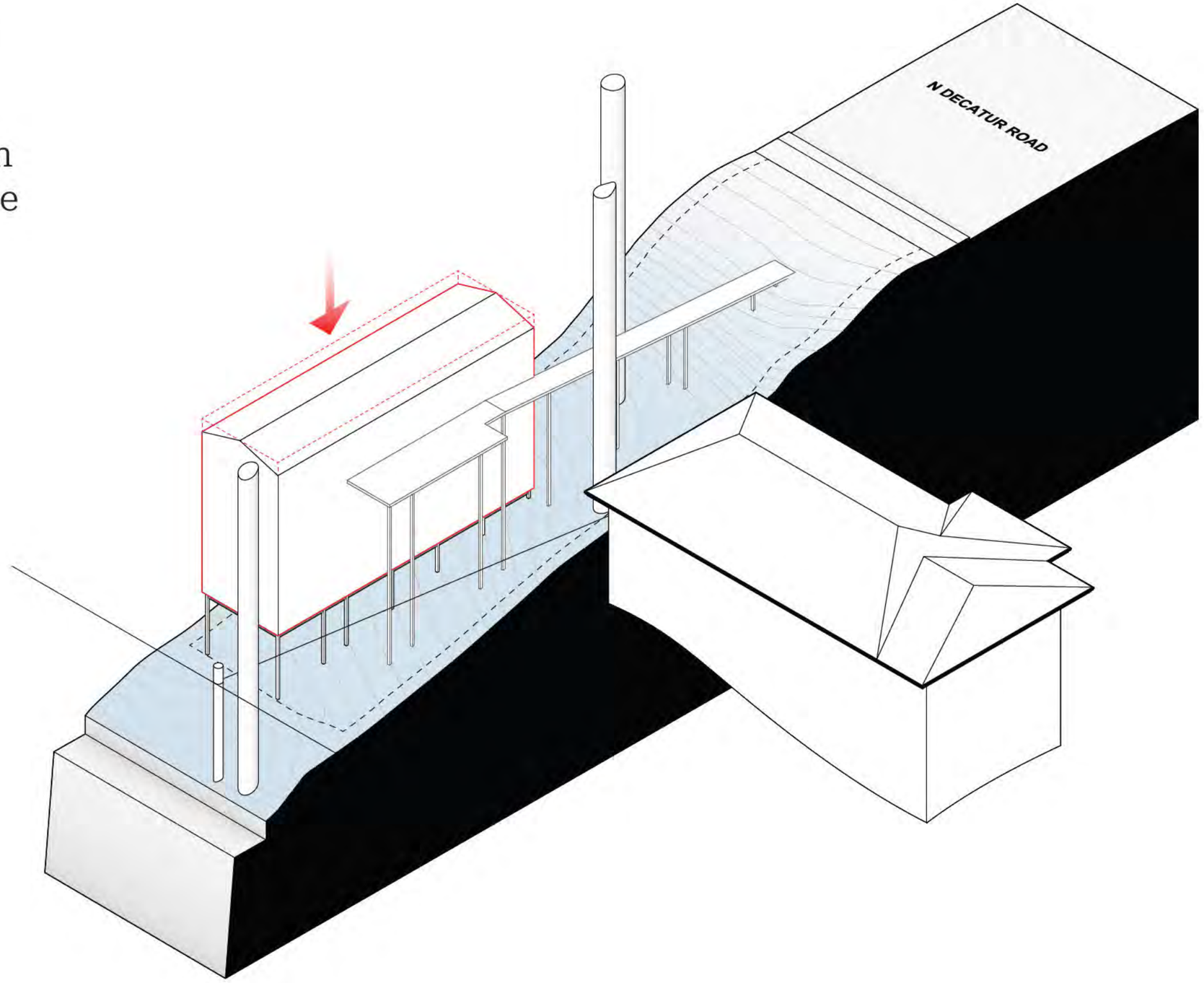
1202 N.
DECATUR ROAD

How the design optimizes for stormwater management across the lot.

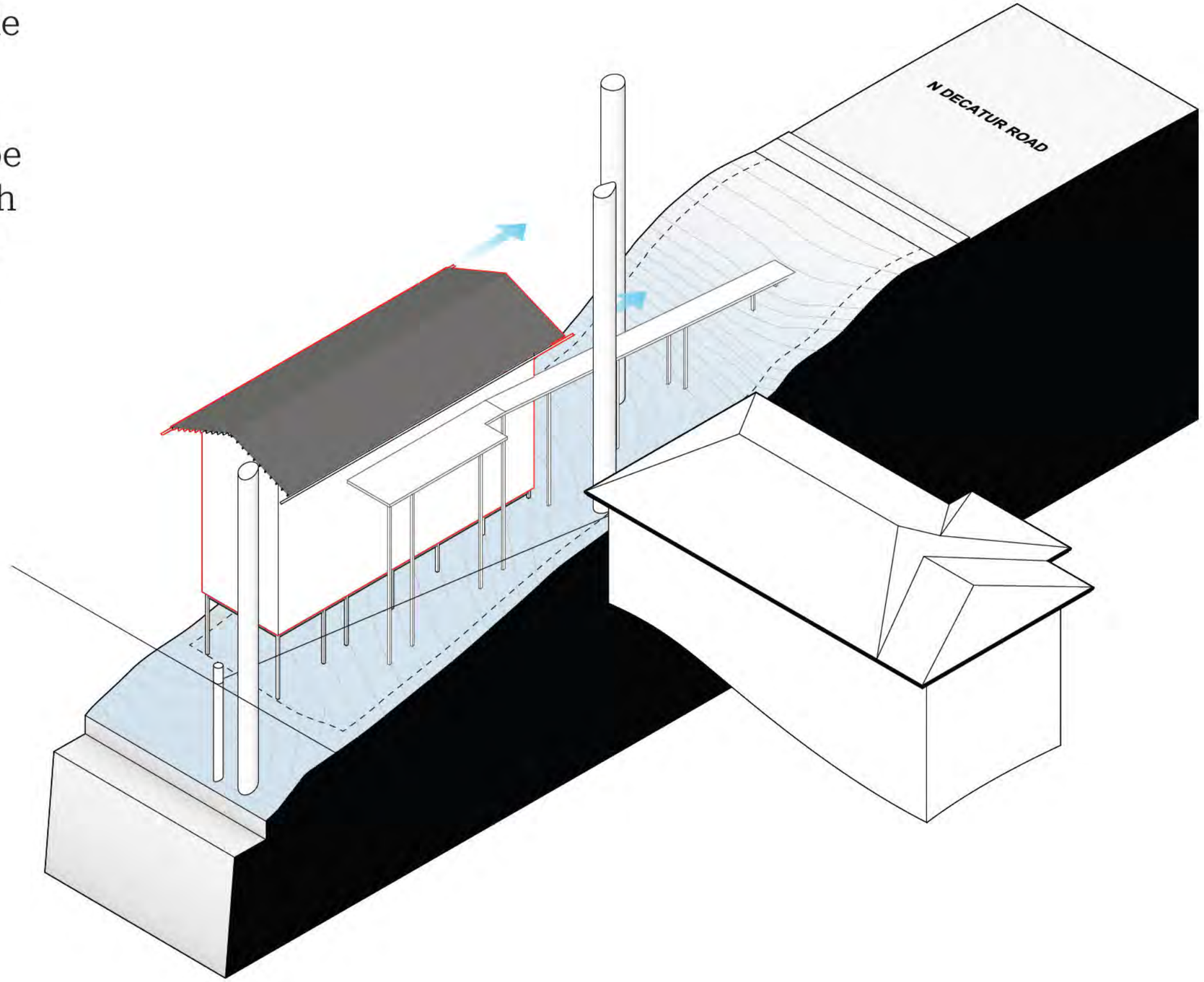
As the house is lifted off the ground, 95%+ of the site remains pervious and available for absorption as rainwater makes its way down the lot.



To ensure efficient shedding of rainwater, and in keeping with the gable roofs of the surrounding houses, the design utilizes a gable roof running the length of the house.



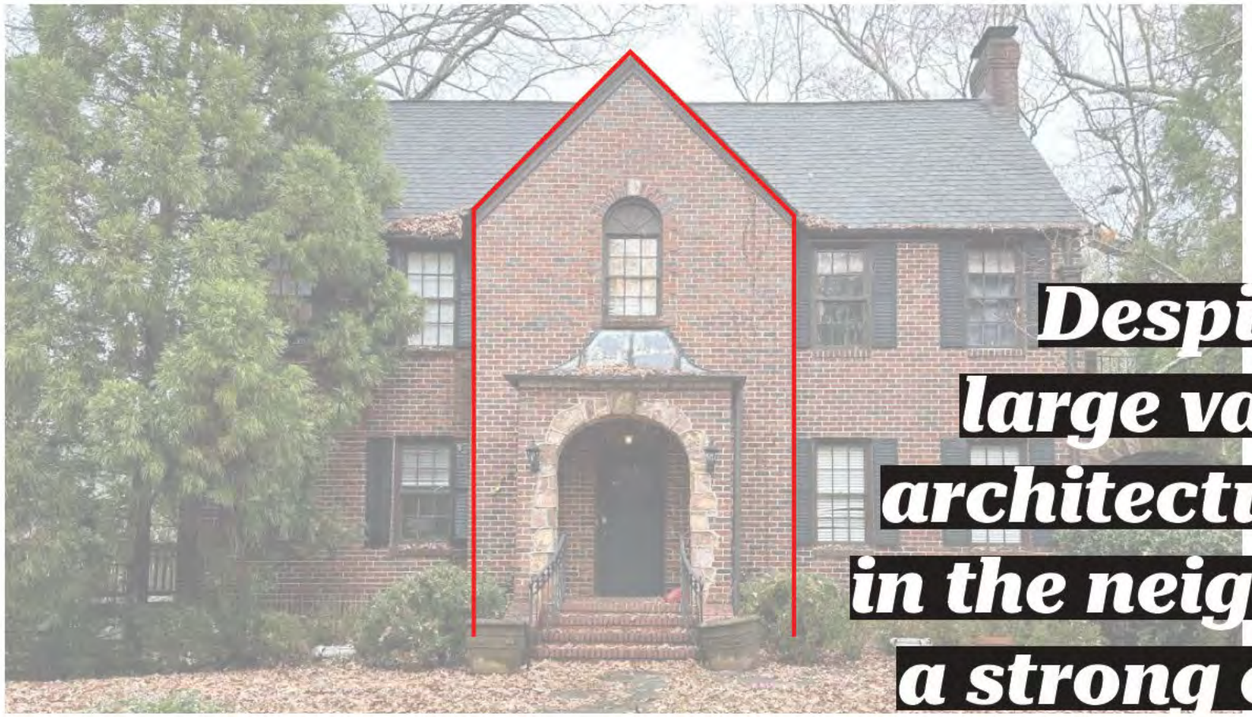
Gutters running along the gable roof redirect water back up to the top of the lot to ensure water shed from the roof can be directed to the area underneath the house to feed existing tree roots, supporting tree health.



How the design draws from the character of the neighborhood.

NEIGHBORHOOD CHARACTER
COLUMNAR PROFILE WITH GABLE ROOF

The gable roof gives the house the dominant profile common to most of the houses in the neighborhood.



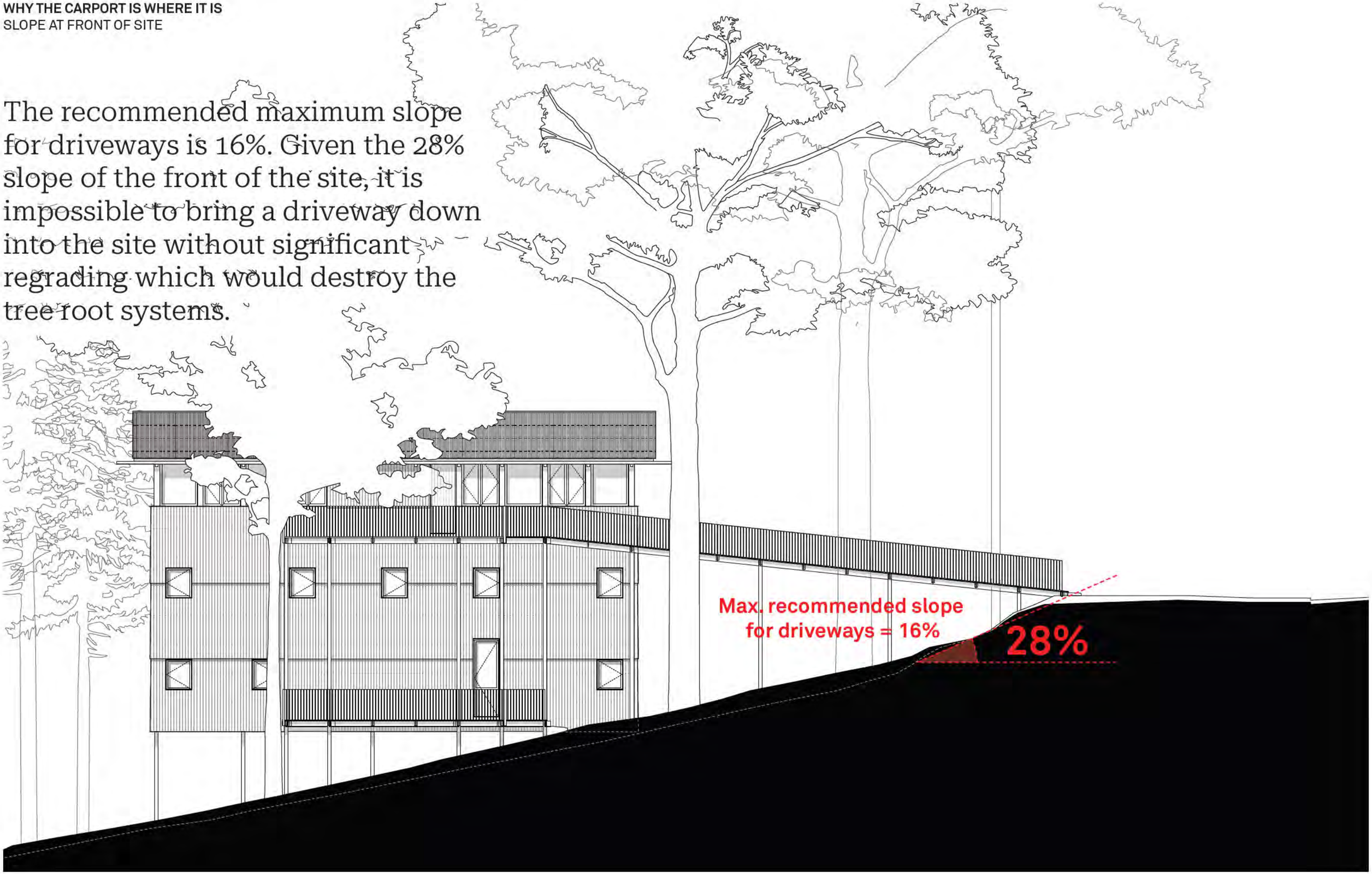
Despite the large variety of architectural styles in the neighborhood, a strong columnar profile with gable features is a consistent characteristic.

NEIGHBORHOOD CHARACTER
COLUMNAR PROFILE WITH GABLE ROOF

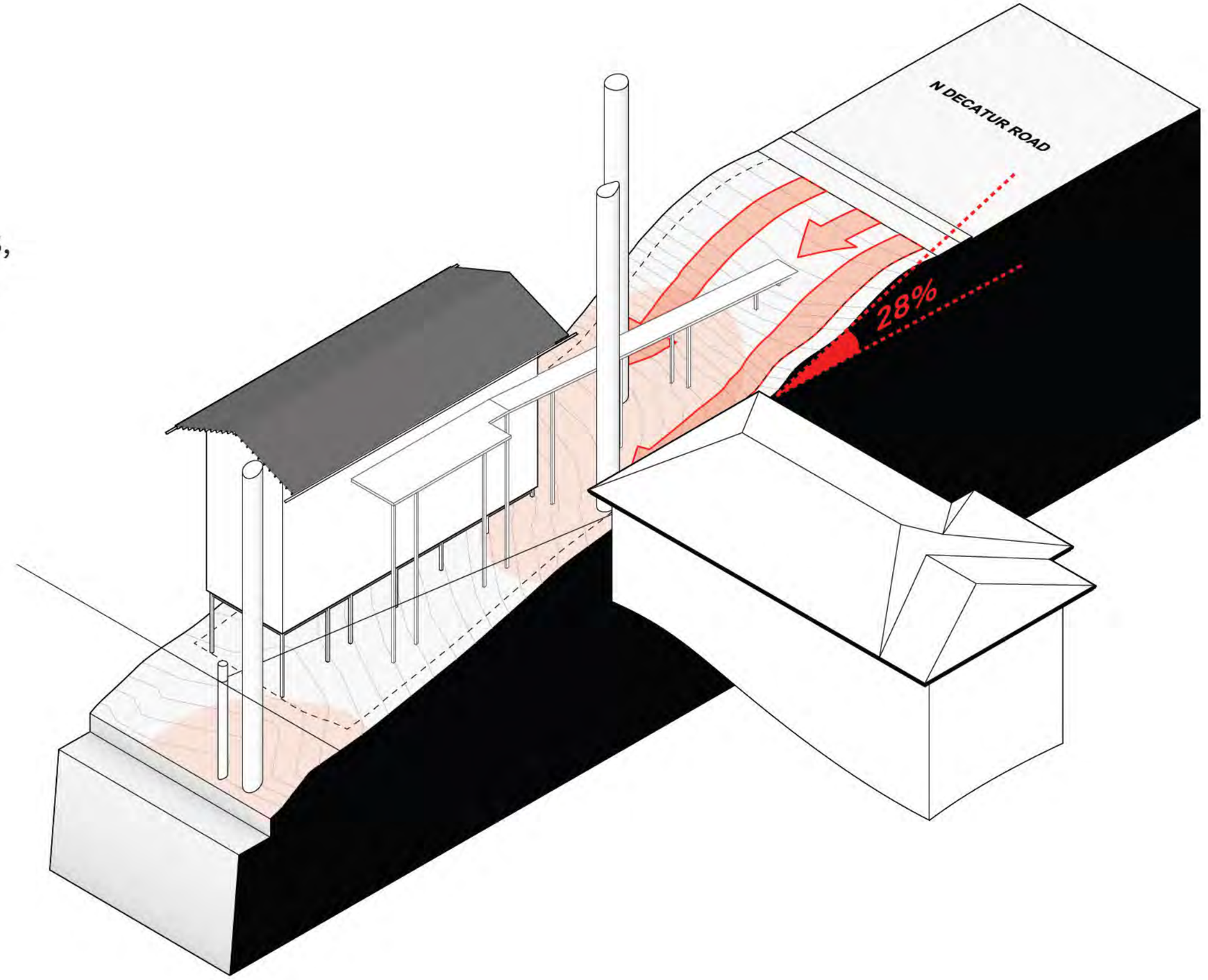
Why the Carport is where it is.

WHY THE CARPORT IS WHERE IT IS
SLOPE AT FRONT OF SITE

The recommended maximum slope for driveways is 16%. Given the 28% slope of the front of the site, it is impossible to bring a driveway down into the site without significant regrading which would destroy the tree root systems.

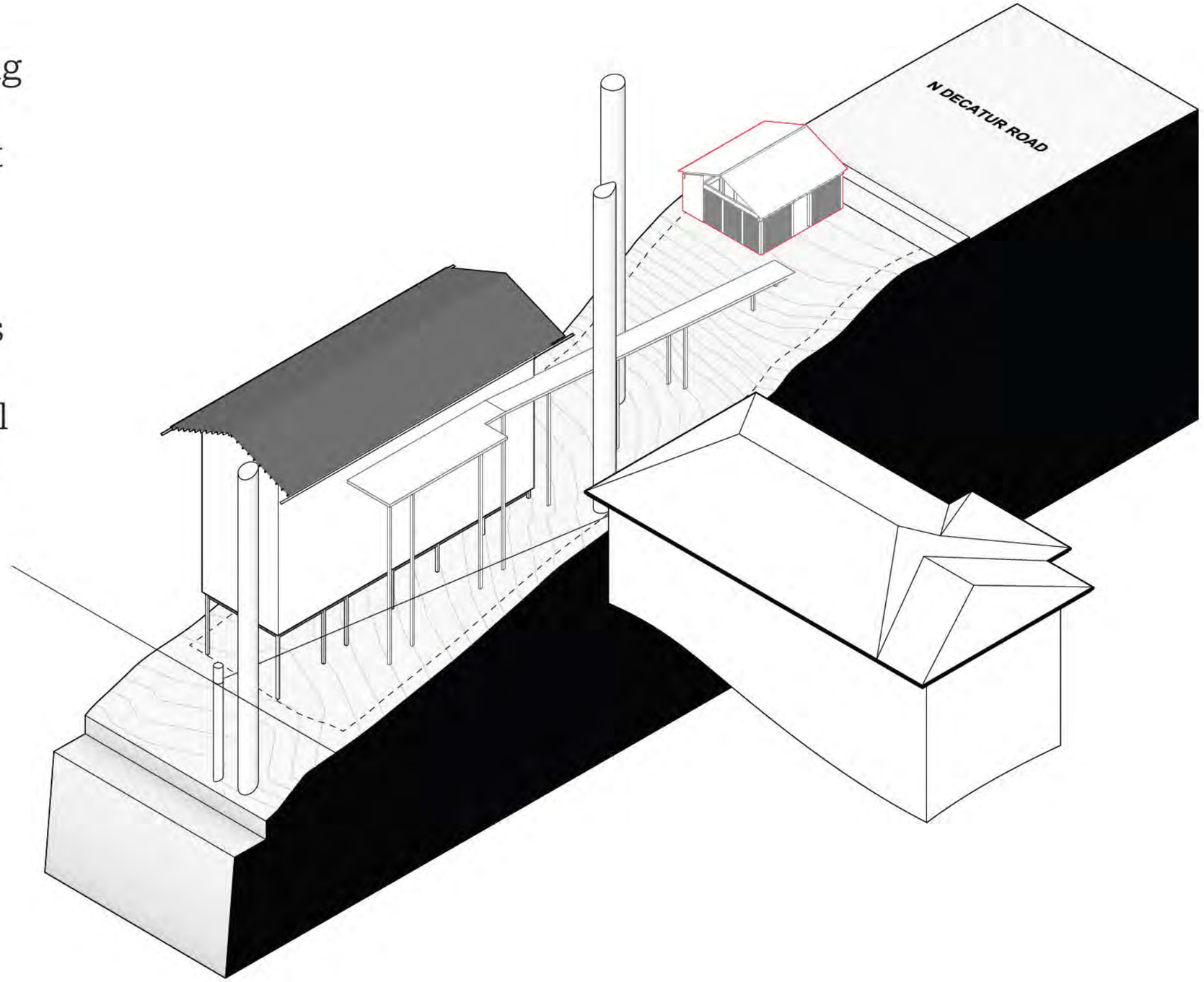


Additionally, cementitious paving required to mitigate driveway erosion and the weight of vehicles poses a threat to the extensive root systems of the remaining trees, which covers the entire width of the lot.



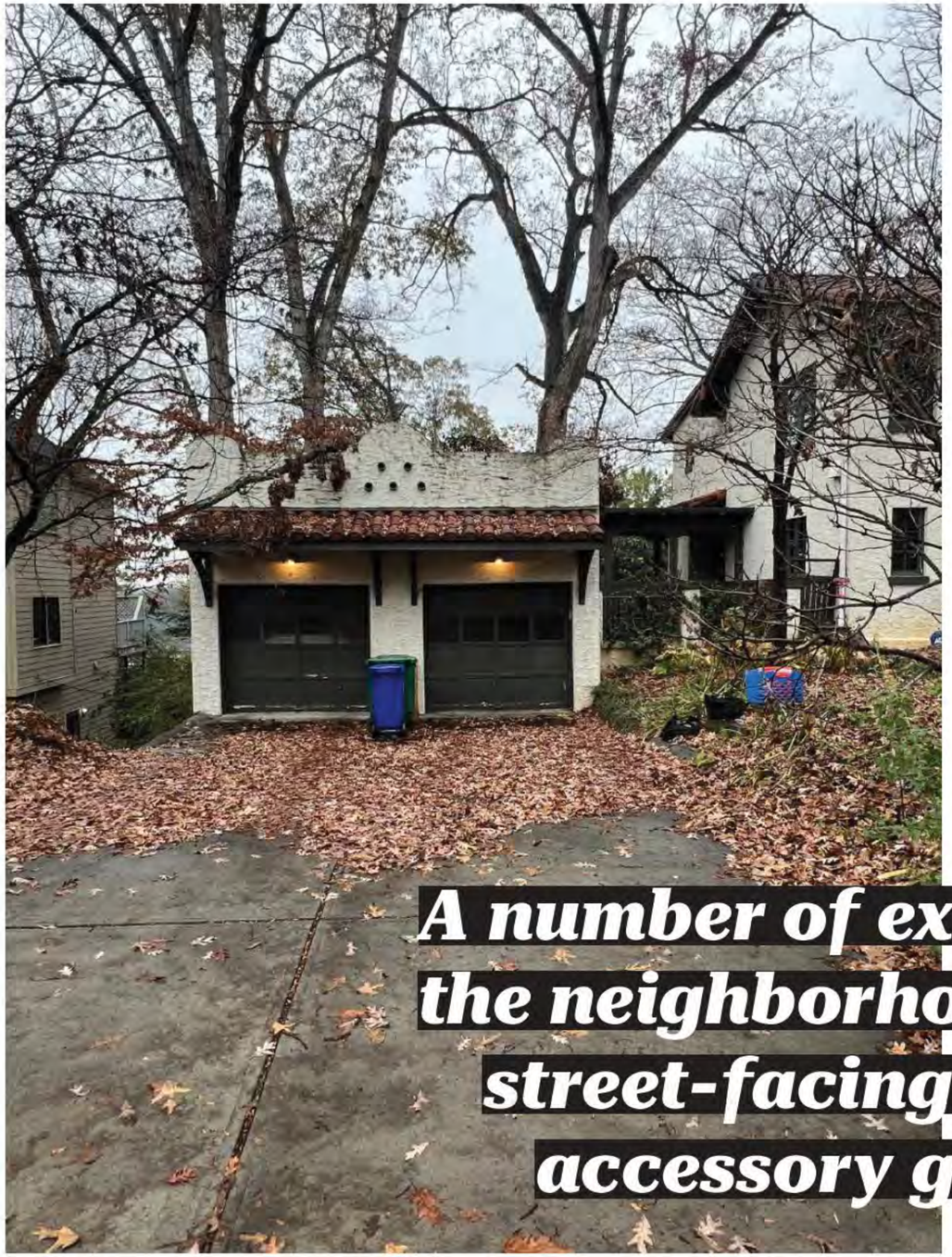
Placing the Carport at the top of the site requires no regrading and eliminates any impact a vehicle would have on the root systems by driving up and down the slope.

The roof of the Carport utilizes the same gable roof as the house and incorporates a small enclosed shed for bicycle and garbage bin storage, as well as mail and package dropbox.



WHY THE CARPORT IT WHERE IT IS
STREET VIEW

NEIGHBORHOOD PARKING VARIETY
CARPORTS AND ACCESSORY STRUCTURES



A number of existing homes in the neighborhood incorporate street-facing carports and accessory garage units.

thank you.

01 - GENERAL REQUIREMENTS

1. GOVERNING DESIGN CODES

A. INTERNATIONAL BUILDING CODE (BC 2018)
B. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)
C. MINIMUM DESIGN LOADS FOR BU LDINGS AND OTHER STRUCTURES (ASCE 7-10)
D. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (TMS 402-2011/602-2011)
E. NATIONAL DESIGN STANDARD FOR WOOD CONSTRUCTION (NDS-2018)
F. SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS-2015)

2. SPECIAL INSPECTION REQUIREMENTS AND QUALITY CONTROL

A. TESTING AND NSPECTION IS REQUIRED FOR THE FOLLOWING TYPES OF WORK. THE BUILD NG OWNER SHALL EMPLOY AN INDEPENDENT TEST NG AGENCY (ITA) TO PERFORM TESTING AND INSPECTION. INSPECTION SHALL BE FULL TIME UNLESS NOTED OTHERWISE.
B. BUILDING FOUNDATION PREPARATION:
   a. VERIFICATION OF OVEREXCAVATION TO PROPER DEPTH AND/OR PROPER SOIL MATERIAL.
   b. OBSERVATION OF BACKFILL INCLUD NG VER FICATION OF PROPER BACKF LL MATERIAL, L FT THICKNESSES AND REQUIRED DENSITY DURING PLACEMENT AND COMPACTION.
   c. PERFORM CLASSIFICATION AND TEST NG OF CONTROLLED FILL MATERIALS.
   d. VERIFICATION SOIL MATERIALS BELOW FOOTINGS ARE ADEQUATE TO SUPPORT DESIGN BEARING PRESSURES.
C. CAST- N-PLACE CONCRETE WORK (EXCEPT NON-STRUCTURAL CONCRETE):
   a. NSPECTION OF FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF FORMED CONCRETE COMPONENTS.
   b. NSPECTION OF RE NFORC NG STEEL AND PRESTRESSING TENDONS AND PLACEMENT.
   c. NSPECTION OF BOLTS AND EMBEDMENTS IN CONCRETE NCLUDING PLACEMENT.
   d. OBSERVATION OF CONCRETE PLACEMENT INCLUD NG VERIFICATION OF PROPER MIX, SAMPLING OF FRESH CONCRETE AND FIELD TESTING OF MIX PROPERTIES, MAINTENANCE OF CONCRETE SAMPLES DUR NG CURING PERIOD.
   e. VERIFICATION OF PROPER CURING TEMPERATURE AND TECHNIQUES.
   f. APPLICATION OF PRESTRESS FORCES.
   g. VERIFICATION OF CONCRETE STRENGTH PRIOR TO APPLICATION OF PRESTRESS FORCES OR REMOVAL OF SUPPORTING FORMWORK OR SHORES.
D. POST-INSTALLED ANCHORS INTO CONCRETE:
   a. ANCHOR DESCR PTION INCLUDING PRODUCT NAME, DIAMETER AND LENGTH.
   b. VERIFICATION OF HOLE DIAMETER, DEPTH AND METHOD OF DRILL NG USING APPROPRIATE BIT.
   c. NSTALLATION DESCRIPTION INCLUD NG COMPRESSIVE STRENGTH OF CONCRETE RECEIVING ANCHOR, ANCHOR SPACING AND EDGE DISTANCE USING ANCHOR CENTERLINE.

3. REQUIRED SUBMITTALS

A. SUBMIT SHOP DRAWINGS, CALCULATIONS, PRODUCT DATA AND OTHER PERTINENT NFORMATION FOR THE FOLLOWING ITEMS FOR REVIEW BY THE ARCHITECT AND ENGINEER. WORK SHALL NOT PROCEED UNTIL ALL SUBMITTALS RELATED TO THE WORK HAVE BEEN REVIEWED AND ACCEPTED. THE CONTRACTOR SHALL SUBMIT COP ES OF ALL SUBMITTALS TO THE BU LDING DEPARTMENT AFTER REVIEW BY THE ARCHITECT AND/OR ENG NEER OF RECORD WHEN REQU RED.
   a. CONCRETE MIX DESIGNS PER REQUIREMENTS OF ACI 318 26.4.4.
   b. CONCRETE RE NFORCEMENT AND ACCESSOR ES INCLUD NG POST-TENSIONED STEEL REINFORCEMENT.
   c. ENG NEERED LUMBER SHOP DRAW NGS AND PRODUCT DATA.

4. DESIGN LOAD CRITERIA

A. DEAD LOADS — SEE LOADING PLAN
A. FLOOR LIVE LOADS — SEE LOADING PLAN
B. RISK CATEGORY (BC 1604.5) — II
C. SNOW LOADS:
   a. GROUND SNOW LOAD, P_g — 5 PSF
   b. DESIGN SNOW LOAD: — 3.5 PSF
D. RAIN LOADS:
   a. RAIN NTENSITY, I — 3.23 N/HR
E. SEISMIC LOADS:
   a. SEISMIC IMPORTANCE FACTOR, I_E — II
   b. S_S: — .185
   c. S_1: — .085
   d. SITE CLASS — D
   e. S_{DS} — .197
   f. S_{D1} — .137
   g. SEISMIC DESIGN CATEGORY — C
   h. DESIGN SEISMIC FORCE RESIST NG SYSTEM:
      • Light frame wood walls sheathed with structural wood shear panels

F. WIND LOADS:
   a. BASIC DESIGN WIND SPEED (3-SECOND GUST), V: — 107 MPH
   b. NOMINAL DESIGN WIND SPEED (3-SECOND GUST), V_{asd}: — 83 MPH
   c. WIND EXPOSURE CATEGORY — B
   d. NTERNAL PRESSURE COEFFIC ENT — +/- 0.18

G. COMPONENTS AND CLADDING W ND PRESSURES:

Ultimate Wind Pressures

Wind Loads - Components & Cladding : h ≤ 60'

Base pressure (qh) = **29.3 psf**   Kh = 0.770   h = 41.8 ft   0.2h = 8.4 ft
Minimum parapet ht = 0.0 ft   0.6h = 25.1 ft
Roof Angle (θ) = 1.2 deg   GCpi = +/-0.18
Type of roof = Gable   qi = qh = 29.3 psf

Roof

Area	10 sf	20 sf	50 sf	100 sf	200 sf	350 sf	500 sf	1000 sf	User input 50 sf	User input 200 sf
Negative Zone 1	-55.00	-51.40	-46.60	-43.00	-39.3	-36.4	-34.5	-34.5	-46.6	-39.3
Negative Zone 1'	-31.60	-31.60	-31.60	-31.60	-27.2	-23.6	-21.4	-17.0	-31.6	-27.2
Negative Zone 2	-72.60	-67.90	-61.70	-57.10	-52.4	-48.6	-46.2	-46.2	-61.7	-52.4
Negative Zone 3	-98.90	-89.60	-77.30	-67.90	-58.6	-51.0	-46.2	-46.2	-77.3	-58.6
Positive All Zones	16.00	16.00	16.00	16.00	16.0	16.0	16.0	16.0	16.0	16.0
Overhang Zone 1&1'	-49.80	-48.90	-47.70	-46.80	-39.3	-33.2	-29.3	-29.3	-47.7	-39.3
Overhang Zone 2	-67.30	-61.10	-52.90	-46.60	-40.4	-35.4	-32.2	-32.2	-52.9	-40.4
Overhang Zone 3	-93.70	-82.80	-68.40	-57.50	-46.6	-37.8	-32.2	-32.2	-68.4	-46.6

Overhang pressures in the table above assume an internal pressure coefficient (Gcpi) of 0.0
Overhang soffit pressure equals adj wall pressure (which includes internal pressure of 5.3 psf)

Parapet

qp = 0.0 psf

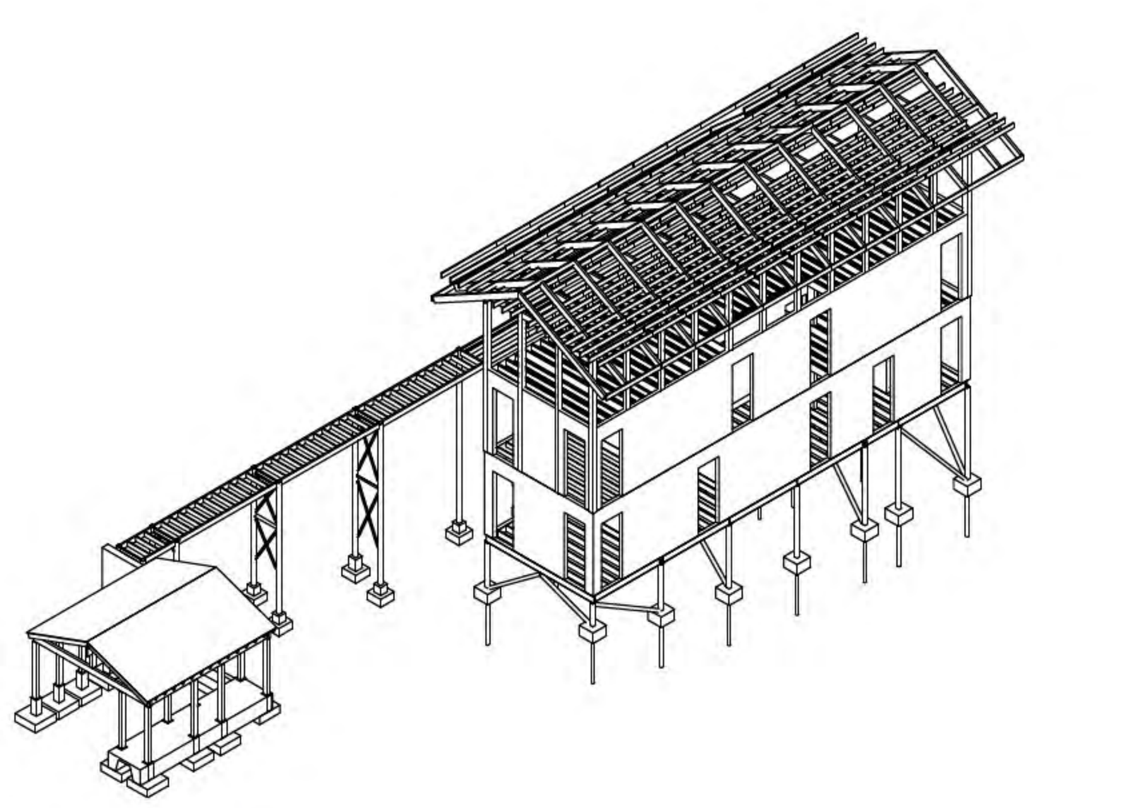
Solid Parapet Pressure		10 sf	20 sf	50 sf	100 sf	200 sf	500 sf	User input 50 sf
CASE A:	Zone 2 :	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Zone 3 :	0.0	0.0	0.0	0.0	0.0	0.0	0.0
CASE B:	Interior zone :	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Corner zone :	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Walls

wall a = 3.0 ft

Area	GCp +/- GCpi 10 sf	100 sf	200 sf	500 sf	Surface Pressure at h 10 sf	100 sf	200 sf	500 sf	User input 100 sf	User input 200 sf
Negative Zone 4	-1.11	-1.01	-0.96	-0.90	-34.2	-29.6	-28.2	-26.3	-29.6	-28.2
Negative Zone 5	-1.44	-1.12	-1.03	-0.90	-42.1	-32.8	-30.3	-26.3	-32.8	-30.0
Positive Zone 4 & 5	1.08	0.92	0.87	0.81	31.6	27.0	25.5	23.7	27.0	25.6

Note: GCp reduced by 10% due to roof angle <= 10 deg.



2 **ISO**
S.0

02 - FOUNDATION CONSTRUCTION

1. FOUNDATION DESIGN CRITERIA

A. GEOTECHNICAL REPORT:
B. ALLOWABLE SOIL BEARING PRESSURES USED FOR DESIGN: 2500 PSF
C. LATERAL EARTH PRESSURE: 60 PSF/FT ACTIVE
   250 PSF/FT PASSIVE
D. M N MUM FROST DEPTH IS 36".
   a. BOTTOM OF FOOT NGS SHALL BE A M N MUM OF FROST DEPTH BELOW GRADE.

2. FOOTINGS

A. SPREAD FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL GOOD FOR A SAFE BEARING PRESSURE EQUAL TO OR GREATER THAN THE ALLOWABLE SO L BEARING PRESSURE GIVEN IN PARAGRAPH 1 ABOVE.
B. AREAS OF LOOSE OR SOFT SO L MATERIAL ENCOUNTERED AT THE BOTTOM OF FOOT NG EXCAVATION SHALL BE REMOVED AND THE FOOTING EXTENDED TO MATERIAL WITH ADEQUATE BEARING CAPACITY, OR, THE REMOVED MATERIAL SHALL BE REPLACED WITH NON-EXPANSIVE STRUCTURAL F LL COMPACTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS. REFER TO PROJECT SPECIFICATIONS FOR DESCRIPTION OF ACCEPTABLE STRUCTURAL FILL MATERIAL.
C. M N MUM ISOLATED FOOTING DIMENSION IS 1'-6. MINIMUM CONTINUOUS FOOT NG WIDTH IS 1'-6. M N MUM FOOTING THICKNESS (ISOLATED OR CONTINUOUS) IS 1'-0.
D. EARTH CUTS SHALL MAY BE USED AS FORMWORK FOR FOOTINGS IF CONDITIONS ALLOW.

03 - CONCRETE

1. CAST-IN-PLACE CONCRETE

A. ALL CONCRETE WORK INCLUDING FABRICATION AND PLACEMENT OF REINFORCING SHALL BE PERFORMED IN ACCORDANCE WITH REQUIREMENTS GIVEN N ACI 318 AND ACI 301 (REFERENCED EDITIONS) EXCEPT AS MOD FIED BY THE PROJECT CONTRACT DOCUMENTS.
B. CONCRETE MIXES SHALL SATISFY THE REQU REMENTS GIVEN IN THE PROJECT SPECIFICATIONS.
C. CONCRETE STRENGTH: CONCRETE MIXES USED ON THE PROJECT SHALL ATTAIN 28-DAY COMPRESSIVE STRENGTHS AS FOLLOWS:

DESCRIPTION OF CONCRETE USE	CONCRETE TYPE	28-DAY COMPRESSIVE STRENGTH (PSI)
	NW	3,500
NTERIOR SLABS-ON-GRADE	NW	3,500

NOTES:
1. NORMAL WEIGHT CONCRETE (NW): 145 PCF, STONE AGGREGATE.
2. LIGHT-WEIGHT CONCRETE (LW): 110 PCF, LIGHT-WEIGHT COARSE AGGREGATE.
FOOTINGS

D. DURABILITY REQUIREMENTS: CONCRETE MIXES USED ON THE PROJECT SHALL BE PROPORTIONED TO SATISFY THE FOLLOWING DURAB LITY REQUIREMENTS AS STATES IN ACI-319.
E. ALL CONCRETE IN CONTACT WITH ON-SITE SOILS SHALL CONTAIN TYPE /II CEMENT.
F. ALL RE NFORC NG STEEL IN CONCRETE SHALL HAVE A MINIMUM Y ELD STRENGTH OF 60,000 PSI AND SHALL MEET THE REQU REMENTS OF ASTM A615 OR ASTM A706. REINFORCING SHOWN AS GRADE 75 SHALL HAVE A MINIMUM Y ELD STRENGTH OF 75,000 PSI AND MEET THE REQU REMENT OF ASTM A615.
G. CONCRETE RE NFORCING USED N WELDED APPLICATIONS SHALL CONFORM TO ASTM A706 WITH A M N MUM YIELD STRENGTH OF 60,000 PSI.
H. MECHANICAL RE NFORC NG COUPLERS SHALL BE ZAP SCREWLOCK MANUFACTURED BY BARSPLICE PRODUCTS, INC. (ICC REPORT ER-5461) OR APPROVED EQUIVALENT. COUPLERS SHALL BE ZINC COATED WHERE USED IN PARKING STRUCTURES AND STRUCTURES CONTAIN NG LIQUIDS. COUPLERS SHALL BE CAPABLE OF DEVELOPING 125% OF THE SPECIFIED YIELD STRENGTH OF THE REINFORCING.
I. WELDED W RE FABRIC SHALL BE SUPPLIED N SHEETS ONLY AND SHALL MEET THE REQU REMENTS OF ASTM A185.
J. STEEL PLATES EMBEDDED N CONCRETE SHALL CONFORM TO ASTM A36 UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. HEADED ANCHOR STUDS SHALL CONFORM TO ASTM A108, 60,000 PSI MIN MUM TENSILE STRENGTH. REINFORCING BARS WELDED TO PLATES SHALL CONFORM TO ASTM A706, GRADE 60.
K. REINFORCING DETA LING:
   a. ALL REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 318 AND ACI 315 "DETAILS AND DETA L NG OF CONCRETE REINFORCEMENT".
   b. CONCRETE COVER: UNLESS OTHERWISE SHOWN ON PLANS OR IN DETA LS, PROVIDE THE FOLLOW NG CONCRETE COVER TO REINFORCING:

CONCRETE COVER	
RE NFORCEMENT LOCATION	COVER (IN)
CONCRETE CAST AGAINST EARTH & PERMINENTLY EXPOSED TO EARTH	3
CONCRETE EXPOSED TO EARTH OR WEATHER: - NO. 6 THROUGH NO. 18 BARS - NO. 5 BAR, W31 OR D31 WIRE AND SMALLER	 2 1 1/2
CONCRETE SLABS, JOISTS AND WALLS NOT EXPOSED TO WEATHER OR N CONTACT WITH GROUND: - NO. 14 AND NO. 18 BARS - NO. 11 BAR AND SMALLER	 1 1/2 3/4
BEAMS AND COLUMNS NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	1 1/2

   c. SPLICES OF RE NFORC NG BARS ARE PERMITTED ONLY AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES, WHERE PERMITTED, SHALL BE CLASS 'B' LAP SPLICES UNLESS NOTED OTHERWISE.
   d. REINFORCING N BEAMS, SLABS, JOISTS, WALLS AND GRADE BEAMS NOTED AS CONTINUOUS SHALL BE LAP SPLICED WITH CLASS 'B' LAP SPLICES AS FOLLOWS:
      1. TOP RE NFORC NG BARS - AT MIDSPAN
      2. BOTTOM RE NFORC NG BARS - OVER SUPPORTS
   e. SPLICE WIRE FABRIC REINFORCING BY LAP SPLICING ONE FULL MESH PLUS 2" AT SIDE AND END LAPS, BUT NOT LESS THAN 6" . LAP SPLICES SHALL BE W RE TIED.
   f. MAKE ALL RE NFORC NG BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING. SEE DETAILS FOR REINFORCING AT WALL INTERSECTIONS AND CORNERS. SPLICE CORNER BARS WITH CLASS 'B' LAP SPLICES UNLESS SHOWN OTHERWISE.
   g. AT LOCATIONS WHERE ALL REINFORCING WITHIN A STRUCTURAL ELEMENT WILL BE SPLICED, THE SPLICES MUST BE STAGGERED UNLESS SHOWN OTHERWISE N DETA LS OR SCHEDULES. OTHERWISE, STAGGER ADJACENT SPLICES WHERE POSS BLE.
   h. REINFORCING BAR DEVELOPMENT AND LAP SPLICE LENGTHS: REFER TO DEVELOPMENT LENGTH AND LAP SPLICE SCHEDULE SHOWN BELOW FOR M N MUM SPLICE AND DEVELOPMENT LENGTHS TO BE USED FOR DETAILING.
   i. AT ENDS OF BEAMS, SLABS, JOINTS, WALLS AND GRADE BEAMS, TERMINATE TOP REINFORCING WITH STANDARD HOOKS UNLESS SHOWN OTHERWISE ON PLANS OR DETAILS.
   j. REINFORCING AROUND OPEN NGS IN WALLS AND FLOORS: UNLESS NOTED OTHERWISE ON PLAN OR IN DETAILS, PROV DE 2-#5 BARS (ONE BAR EACH FACE) AT EACH SIDE OF OPENING (CIRCULAR OPEN NGS SHALL BE CONSIDERED SQUARE WITH EQUIVALENT OPEN NG WIDTH EQUAL TO DIAMETER OF CIRCULAR OPEN NG). EXTEND #5 BARS PAST EDGES OF OPENING A DISTANCE OF 24".
      WELD NG OF REINFORCING IS NOT ALLOWED UNLESS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER.
L. PLAC NG OF REINFORCING:
   a. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN ON PLANS AND TO MAINTA N REQUIRED CONCRETE COVER.
   b. PROVIDE ADDITIONAL BARS AND SUPPORTS AS NECESSARY TO SECURE REINFORCING IN PLACE DUR NG CONCRETE PLACEMENT.
   c. ALL STIRRUPS SHALL HAVE A #3 SPACER BAR AT ALL CORNERS OVER LENGTH OF ST RRUP SPAC NG WHERE NO OTHER LONGITUD NAL REINFORCING BAR IS PRESENT.
   d. WET-STABBING OF REINFORCING OR EMBEDS NTO PREVIOUSLY PLACED CONCRETE IS NOT ALLOWED.
M. CONTROL JO NTS IN CONCRETE:
   a. PROVIDE CONTROL JO NTS IN CONCRETE WALLS AT A MAXIMUM SPACING OF 30'-0 ON CENTER. SEAL CONTROL JOINTS EXPOSED TO EARTH OR WEATHER WITH JO NT SEALANT.
   b. PROVIDE CONTROL JO NTS IN SLABS-ON-GRADE AT A MAXIMUM SPACING OF 12'-0 ON CENTER UNLESS OTHERWISE SHOWN ON PLAN OR IN DETAILS. COORDINATE JOINT LOCATIONS WITH FLOOR FINISHES AND LOCATE JOINTS AT COLUMN CENTERL NES, AT ENDS AND CORNERS OF WALLS, RE-ENTRANT CORNERS AND LOCATIONS PRONE TO CRACKING WHERE POSS BLE. CONTRACTOR SHALL SUBMIT A PLAN LOCAT NG CONTROL JOINTS TO ARCHITECT FOR REV EW AND APPROVAL PRIOR TO PROCEEDING WITH THE WORK.
N. CONSTRUCTION JO NTS:
   a. LOCATE CONSTRUCTION JO NTS AT CONTROL JOINT LOCATIONS WHERE POSS BLE. MAINTA N REQUIRED CONCRETE COVER.
   b. SLABS, BEAMS, AND JOISTS SHALL NOT HAVE CONSTRUCTION JOINTS IN A HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT THIRD POINT OF SPAN WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS, UNLESS OTHERWISE SHOWN. ALL CONSTRUCTION JO NTS SHALL BE AS DETA LED OR APPROVED BY THE STRUCTURAL ENG NEER.
   c. FOR CONCRETE POURED ON METAL DECK, LOCATE CONSTRUCTION JO NTS FIVE FEET FROM THE CENTERLINE OF PARALLEL STEEL BEAMS OR GIRDERS, OR, HALFWAY BETWEEN ADJACENT BEAMS, WHICH EVER IS LESS.
   d. ALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS, OR, PROVIDE DOWEL BAR SPLICERS CAPABLE OF DEVELOPING THE STRENGTH OF THE RE NFORC NG. LAP SPLICE DOWEL BAR EXTENSION AND DOWEL BAR SPLICER TO REINFORCING US NG CLASS 'B' LAP SPLICES.
O. CONCRETE TOLERANCES: TOLERANCES SHALL CONFORM TO REQUIREMENTS GIVEN N ACI 117 AND THE FOLLOWING ADDITIONAL REQUIREMENTS:
   a. ALIGNMENT OF WALLS AND COLUMNS:
      1. FOR HEIGHTS 100 FEET OR LESS ADJACENT TO STONE OR BRICK VENEER. +0.50" OR -0.50" FROM THEORETICAL PLAN LOCATION.
      2. FOR HEIGHTS GREATER THAN 100 FEET ADJACENT TO STONE OR BRICK VENEER: NO MORE THAN PLUS OR MINUS 1/2000 TIMES THE HEIGHT FROM THE THEORETICAL PLAN LOCATION (MAXIMUM ± 3").
      3. ALIGNMENT DIFFERENCE BETWEEN ADJACENT STORIES SHALL NOT EXCEED 0.50".
   b. ALIGNMENT OF WALLS SUPPORTING STRUCTURAL STEEL OR PRECAST FRAMING:
      1. FOR HEIGHTS 100 FEET OR LESS: ± 0.75" FROM THEORETICAL PLAN LOCATION.
      2. FOR HEIGHTS GREATER THAN 100 FEET: NO MORE THAN PLUS OR MINUS 1/1500 TIMES THE HEIGHT FROM THE THEORETICAL PLAN LOCATION (MAXIMUM ± 3").
      3. ALIGNMENT DIFFERENCE BETWEEN ADJACENT STORIES SHALL NOT EXCEED 0.50".
   c. LATERAL ALIGNMENT
      1. EDGES OF SLABS ON BEAMS ADJACENT TO STONE OR BRICK VENEER: +0.50", -0.75"
      2. EDGES OF SLABS AND BEAMS SUPPORT NG STRUCTURAL STEEL OR PRECAST FRAMING: + 0.75, -1.00"
      3. ALIGNMENT DIFFERENCE BETWEEN EDGES OF ADJACENT STORIES SHALL NOT EXCEED 0.50".
   d. LEVEL ALIGNMENT:
      1. ELEVATION OF TOP FORMED SLABS (PRIOR TO REMOVAL OF SHORES): +0.75", -0.75" FROM SPECIF ED ELEVATION.
      2. ELEVATION OF TOP OF SLABS POURED ON METAL DECK.
         • AT COLUMNS, WALLS AND OTHER VERTICAL SUPPORTS: +0.75", -0.75" FROM SPECIFIED ELEVATION.
         • OVER FLOOR FRAMING: SET SCREEDS AND ADJUST AS REQUIRED TO ACH EVE SPEC FIED UNIFORM SLAB THICKNESS OVER BEAMS, ALLOWING FOR BEAM CAMBER AND DEFLECTION. ADDITIONAL SLAB THICKNESS BETWEEN BEAMS DUE TO DEFLECTION OF METAL DECK IS ACCEPTABLE.
P. CONCRETE PLACEMENT:
   a. CONSOLIDATE ALL CONCRETE DURING PLACEMENT AND THOROUGHLY WORK AROUND REINFORCING AND EMBEDDED ITEMS AND NTO CORNERS OF FORMS FOLLOWING ACI RECOMMENDATIONS.
   b. WHEN CONCRETE PLACEMENT IS INTERRUPTED, NOTIFY THE STRUCTURAL ENGINEER FOR RECOMMENDATIONS. UNLESS DIRECTED OTHERWISE, PROV DE A CONSTRUCTION JOINT BY ROUGHEN NG THE CONCRETE SURFACE TO AN AMPLITUDE OF 1/4". COAT THE JOINT SURFACE WITH SPEC FIED BONDING AGENT PRIOR TO POURING THE CONCRETE.

1. POST-INSTALLED ANCHORS INTO CONCRETE

A. PROV DE POST-INSTALLED, CONCRETE ANCHORS AS SHOWN N THE CONTRACT DOCUMENTS AND N THE SPEC FICATIONS.
B. ANCHORS SUPPORT NG F RE-RESISTANCE RATED FRAM NG (F RE-PROOFED STRUCTURAL FRAM NG), SHALL BE ONE OF THE FOLLOW NG AS NDICATED ON PLANS AND DETAILS:
   a. HILTI HDA UNDERCUT OR KWIK BOLT TZ ANCHORS
   b. S MPSON TORQ-CUT OR STRONG-BOLT 2 ANCHORS
   c. POWERS ATOMIC+ UNDERCUT OR POWER-STUD+ SD1
   d. RED HEAD TRUBOLT+ WEDGE ANCHOR BY ITW
      ANCHOR NSTALLATION SHALL BE INSPECTED N ACCORDANCE WITH THE REQUIREMENTS FOR SPECIAL INSPECTIONS DESCRIBED IN PARAGRAPH 2, SECTION 01-GENERAL REQU REMENTS IN THE GENERAL NOTES AND SHALL BE PROTECTED WITH CEMENTITIOUS SPRAY-APPLIED FIRE PROOFING IN ACCORDANCE WITH THE PROJECT SPEC FICATIONS.
C. ANCHORS SUPPORT NG NON-FIREPROOFED STRUCTURAL FRAMING SHALL BE ONE OF THE FOLLOWING AS INDICATED ON PLANS AND DETA LS:
   a. HILTI HDA UNDERCUT OR KWIK BOLT TZ ANCHORS
   b. S MPSON TORQ-CUT OR STRONG-BOLT 2 ANCHORS
   c. POWERS ATOMIC+ UNDERCUT OR POWER-STUD+ SD1
   d. RED HEAD TRUBOLT+ WEDGE ANCHOR BY ITW
      ANCHOR ISTALLATION SHALL BE NSPECTED IN ACCORDANCE WITH THE REQUIREMENTS FOR SPECIAL INSPECTIONS DESCRIBED IN PARAGRAPH 2, SECTION 01-GENERAL REQU REMENTS IN THE GENERAL NOTES.
D. ANCHORS SUPPORT NG MISCELLANEOUS FRAMING SHALL BE AS SHOWN IN THE PLANS AND DETA LS. IF NOT OTHERWISE SPEC FIED, THE ANCHORS SHALL BE ONE OF THE FOLLOWING:
   a. HILTI KWIK BOLT TZ
   b. S MPSON STRONG-BOLT 2
   c. POWERS POWER-STUD+ SD1
   d. RED HEAD TRUBOLT+ WEDGE ANCHOR BY ITW
E. PRIOR TO ANCHOR INSTALLATION, LOCATE EXISTING REINFORCING WITHIN CONCRETE SUBSTRATE. DO NOT DAMAGE EXISTING RE NFORC NG DURING INSTALLATION. CONTACT THE STRUCTURAL ENGINEER IF ANCHOR LOCATION CONFLICTS WITH EXISTING REINFORCING.
F. PRODUCT SUBSTITUTION: THE CONTRACTOR MAY SUBMIT ALTERNATE ANCHORS FOR REV EW AND APPROVAL PROV DED THE ACCOMPANYING PRODUCT DATA IS SATISFACTORY TO THE ENG NEER FOR COMPARISION TO THE SPECIF ED ANCHORS.

05 - STEEL

1. STRUCTURAL STEEL

A. REFERENCE STANDARDS: STRUCTURAL STEEL SHALL BE DETA LED, FABRICATED AND ERECTED N ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION AND THE AISC CODE OF STANDARD PRACTICE (REFERENCED EDITIONS) WITH EXCEPTIONS NOTED IN THE PROJECT SPECIFICATIONS.
B. OSHA REQUIREMENTS:
   a. THE CONTRACTOR SHALL PROV DE ALL ADDITIONAL BOLTS, ANCHORS, STIFFENERS, STAB LIZERS, BRIDGING, BRACING, OPENING CLOSURES, ETC. AS NECESSARY TO COMPLY WITH CURRENT OSHA REGULATIONS.
   b. ALL RIGG NG FOR SAFETY CABLES, LIFTING DEVICES, AND TEMPORARY BRAC NG SHALL BE CONNECTED TO ANGLES, PLATES OR OTHER MEMBERS DESIGNED AND DETAILED BY THE STEEL SUPPL ER AND SHALL BE SHOP WELDED TO STRUCTURAL MEMBERS. DO NOT PROV DE HOLES IN STRUCTURAL MEMBERS FOR CONNECTION OF RIGGING CABLES, LIFTING DEVICES OR TEMPORARY BRACING UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAW NGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL ADDED MEMBERS WHERE THEY INTERFERE WITH OTHER WORK OR ARE EXPOSED TO VIEW.
C. MATERIAL REQUIREMENTS: STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOW NG DESIGNATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS OR IN THE SPEC FICATIONS:
   a. W DE FLANGE SHAPES: — ASTM 992, GRADE 50
   b. ANGLES, CHANNELS AND PLATES: — ASTM A36 OR ASTM A572, GRADE 50
   c. ROUND HSS SECTIONS: — ASTM A500, GRADE "B" (FY=42 KSI)
   d. RECTANGULAR HSS SECTIONS: — ASTM A500, GRADE "B" (FY=46 KSI)
   e. STRUCTURAL PIPES: — ASTM A53, GRADE "B" (FY=35 KSI)
   f. HIGH-STRENGTH BOLTS: — ASTM A325 OR ASTM A490
   g. ANCHOR BOLTS: — ASTM F1554, GRADE 36 (WELDABLE)
   h. HIGH-STRENGTH ANCHOR BOLTS: — ASTM F1554, GRADE 105
   i. HEADED ANCHOR STUDS (H.A.S.): — ASTM A108 AND AWS D1.1
   j. DEFORMED BAR ANCHORS (D.B.A.): — ASTM A496, GRADE 70 AND AWS D1.1
   k. WELDING ELECTRODES: — AWS D1.1 E70 SER ES
   l. GALVANIZED FINISH: — ASTM A123
D. SHOP PRIMING OF STEEL: STRUCTURAL STEEL SCHEDULED TO BE SPRAYED WITH FIRE RESISTIVE MATERIAL SHALL NOT BE SHOP PRIMED UNLESS NOTED OTHERWISE. ALL OTHER STEEL SHALL BE PA NTED WITH FABRICATOR'S STANDARD, RUST- NHIBITING PRIMER. OMIT PRIMER ON SURFACES ENCLOSED N CONCRETE, SURFACES TO BE WELDED, CONTACT SURFACES IN SLIP CRITICAL CONNECTIONS AND TOPS OF BEAMS IN COMPOSITE CONSTRUCTION.
E. CONNECTIONS:
   a. PROVIDE S MPLE SHEAR BEAM CONNECTIONS AS SHOWN ON THE STEEL CONNECTION SHEET(S) ON THE DRAWINGS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
   b. SEE SPECIFICATIONS FOR ADDITIONAL CONNECTIONS SUBMITTAL REQUIREMENTS FOR ALTERNATE CONNECTIONS AND FOR CONNECTIONS NOT COMPLETELY DETAILED OR NOT NDICATED ON THE DRAWINGS.
   c. SELECT CONNECTIONS TO SUPPORT THE REACTIONS SHOWN ON PLANS AND DETAILS. REACTIONS ARE GIVEN AS SERVICE LOADS USING ASD LOAD COMBINATIONS UNLESS NOTED OTHERWISE. WHERE REACTIONS ARE NOT SHOWN, PROV DE CONNECTIONS TO SUPPORT A SERVICE LOAD OF 8 0 KIPS FOR ASD DESIGN OR A FACTORED LOAD OF 14.0 KIPS FOR LRFD DESIGN.
   d. BOLTED CONNECTIONS:
      1. M N MUM CONNECTION REQUIREMENT: USE 3/4" DIAMETER, ASTM A325 HIGH-STRENGTH BOLTS UNLESS NOTED OTHERWISE ON DRAWINGS.
      2. FOR ALL HIGH-STRENGTH BOLTED CONNECTIONS, APPROPRIATE NUTS AND HARDENED WASHERS SHALL BE PROVIDED PER PROJECT SPECIFICATIONS.
      3. ALL CONNECTIONS SHALL BE TYPE N (BEARING OR SNUG-TIGHTENED) CONNECTIONS UNLESS NOTED ON THE DRAWINGS AS TYPE SC (SL P CRITICAL) OR PRETENSIONED (WITH TENSION CONTROL BOLTS).
      4. PROVIDE A MIN MUM OF TWO BOLTS FOR ALL CONNECTIONS EXCEPT AS NOTED IN THE FOLLOWING TABLE:

MINIMUM NUMBER OF BOLTS PER CONNECTION	
NUMBER OF BOLTS	FRAMING MEMBER SIZES
2	W8, W10, W12, S8, S10, S12, C8, C9, C10, C12, MC8, MC9, MC10, MC12, MC13
3	W14, W16, W18, S15, S18, C15, MC18
4	W21, W24, S20, S24
5	W27, W30
6	W33, W36
7	W40, W44

   e. WELDED CONNECTIONS:
      1. ALL WELDERS SHALL HAVE EV DENCE OF PASS NG THE AWS STANDARD QUALIFICATION TESTS.
      2. WELD SIZES AND LENGTHS ARE SHOWN ON THE DRAW NGS. WELD SIZES ARE THE NET EFFECTIVE SIZE REQU RED. INCREASE WELD SIZE F GAPS EXIST AT FAY NG SURFACE. MINIMUM FILLET WELD SIZE IS 3/16".
      3. WELDS SHALL BE CONTINUOUS UNLESS SHOWN OTHERWISE.
      4. GROOVE WELDS SHALL BE FULL PENETRATION WELDS UNLESS NOTED OTHERWISE. BACK NG BARS AND RUNOFF TABS SHALL BE REMOVED AFTER WELDING IS COMPLETE.
   f. HEADED ANCHOR STUDS: WELD STUDS TO PLATES AND EMBEDDED ITEMS N FABRICATOR'S SHOP WHERE POSSIBLE. FOR COMPOSITE CONSTRUCTION, FIELD WELD CONNECTORS THROUGH METAL DECK. PROVIDE WELD NG WASHERS AT DECK GAGES LIGHTER THAN 22 GAGE. WELDS SHALL DEVELOP FULL STRENGTH OF CONNECTORS. WELD NG FERRULES MUST BE REMOVED PRIOR TO NSPECTION AND PLACEMENT OF CONCRETE.
   g. ANCHOR BOLTS: PROVIDE ANCHOR BOLTS WITH HEX NUT TACK WELDED TO EMBEDDED END OF BOLT.
F. GALVANIZ NG OF STEEL:
   a. ALL STEEL PERMANENTLY EXPOSED TO WEATHER INCLUDING STRUCTURAL SHAPES, PLATES AND FASTENERS SHALL BE PROTECTED BY HOT-D P GALVANIZING OR PAINTED WITH A HIGH PERFORMANCE PA NT SYSTEM PER PROJECT SPECIFICATIONS.
   b. GALVANIZING:
      1. STRUCTURAL STEEL SHAPES AND PLATES SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123 AND SHALL HAVE A M N MUM COATING THICKNESS OF 3.9 M LS. FASTENERS SHALL BE GALVANIZED N ACCORDANCE WITH ASTM A153 AND SHALL HAVE A MINIMUM COAT NG THICKNESS OF 1.7 MILS. FIELD WELDING AND OTHER DAMAGE TO GALVANIZ NG SHALL BE TOUCHED UP WITH ZINC RICH PAINT WITH A MINIMUM DRY FILM THICKNESS OF 4.0 MILS N ACCORDANCE WITH ASTM A780. METAL DECK PERMANENTLY EXPOSED TO WEATHER SHALL BE PROTECTED BY A GALVANIZED FINISH (G90 THICKNESS, MINIMUM) IN ACCORDANCE WITH ASTM A653.
   c. STEEL LINTELS SUPPORTING ANCHORED VENEER SHALL BE GALVANIZED UNLESS NOTED OTHERWISE ON DRAW NGS OR N SPECIFICATIONS.
G. FIELD MOD FICATION OF STEEL: STRUCTURAL STEEL SHALL NOT BE CUT IN FIELD OR MODIFIED WITHOUT PRIOR APPROVAL OF THE ENG NEER. SPLICING STEEL MEMBERS IS NOT PERMITTED EXCEPT WHERE SHOWN ON THE DRAWINGS OR WHERE APPROVED BY THE ENGINEER. WHERE APPROVED, SPLICES SHALL NOT OCCUR AT LOCATIONS OF MAXIMUM STRESS AND SHALL DEVELOP THE FULL CAPACITY OF THE MEMBER. SPLICE DETAILS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO BEG NNING THE WORK.

06 - WOOD

1. GENERAL

A. FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 5/8" DIA. "L" BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE AND SPACED NOT MORE THAN 4'-0" O.C. UNLESS NOTED OTHERWISE. PROVIDE A MINIMUM OF TWO BOLTS PER WALL SEGMENT LOCATED WITH N 12" OF EACH END OF THE WALL. BOLTS SHALL BE ASTM F1554 GRADE 36.
B. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
C. ALL WOOD, INCLUD NG WOOD SHEATH NG, LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESSURE TREATED.
D. ALL LAG BOLTS SHALL HAVE LEAD HOLES DRILLED THE SAME DIAMETER FOR THE SHANK AND 50% OF THE SHANK DIAMETER FOR THE THREADED PORTION. LUBRICATE THREADS BEFORE NSTALLATION.
E. DOUBLE TOP PLATES SHALL HAVE A MINIMUM LAP LENGTH OF 4'-0" FASTEN WITH 2 ROWS OF 16d NAILS AT 6" O.C. UNLESS INDICATED OTHERWISE.
F. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING BETWEEN JOISTS UNDER ALL PARTITIONS RUNNING PERPENDICULAR TO JOISTS.
G. ALL POSTS, MULTIPLE STUDS, AND COLUMNS AT UPPER LEVELS SHALL HAVE MATCH NG AND ALIGNED POSTS, MULTIPLE STUDS, AND COLUMNS AT EACH LEVEL OF FRAM NG BELOW, UNLESS NOTED OTHERWISE. TIGHT FITTING, SOLID BLOCKING SHALL BE PROV DED BETWEEN LEVELS UNDER ALL SUCH POSTS, MULTIPLE STUDS AND COLUMNS.
H. ALL POSTS, MULTIPLE STUDS, AND COLUMNS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE CONT NUOUS UNLESS NOTED OTHERWISE.
I. FRAM NG SHALL NOT BE NOTCHED, CORED, OR OTHERWISE CUT OR REDUCED IN SIZE UNLESS SPECIFICALLY DETAILED OR APPROVED.
J. NAILING REQUIREMENTS NOT SPEC FIED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE FASTEN NG SCHEDULE, TABLE 2304.10.1 IN THE IBC.
K. 2" M N MUM CLEARANCE FROM FRAMING MATERIALS TO MASONRY AT ALL TRUE MASONRY FLUES.
L. FASTENERS IN PRESSURE TREATED & FIRE RETARDENT-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED OR STAINLESS STEEL PER BC 2304.10.1
M. ALL NA L NG NOT NOTED SHALL BE ACCORDING TO TABLE 2304.10.1 OF THE BC. NA LS SHALL BE COMMON NA LS WITH THE FOLLOWING TYPICAL D MENSIONS (PER ASTM F1667 WITH SUPPLEMENT 1) UNLESS NOTED OTHERWISE.
   (L = LENGTH, D = SHANK DIAMETER, H = HEAD DIAMETER)

6d	L 2"	D 0.113"	H 0.266"		
16d	L 3 1/2"	D 0.162"	H 0.344"		
8d	L 2 1/2"	D 0.131"	H 0.281"		
20d	L 4"	D 0.192"	H 0.406"		
10d	L 3"	D 0.148"	H 0.312"		
30d	L 4 1/2"	D 0.207"	H 0.438"		

   WHERE SCREWS ARE NDICATED FOR WOOD TO WOOD ATTACHMENTS, USE WOOD SCREWS WITH TYPICAL D MENSIONS PER ANSI B18.6.1. U.N.O.

2. DIMENSIONAL LUMBER

A. ALL STRUCTURAL FRAM NG LUMBER SHALL BE VISUALLY-GRADED, SOUTHERN YELLOW PINE (SYP) SPECIES MARKED BY A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20 OR EQUIVALENT.
B. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK AS SPEC FIED BELOW.

	Fb. PSI	Fv. PSI	E. PSI	Fc. PSI	DESIGN BASIS
ALL LUMBER U.N.O	925	175	1,400,000	1,350	SYP NO. 2
JOIST AND BEAMS	925	175	1,400,000	1,350	SYP NO. 2

3. STRUCTURAL COMPOSITE LUMBER

A. STRUCTURAL CAPACITIES AND DESIGN PROVISIONS FOR PREFABRICATED STRUCTURAL COMPOSITE LUMBER SHALL BE ESTABLISHED AND MONITORED N ACCORANCE WITH ASTM D 5456
B. ALL ENGINEERED WOOD PRODUCTS SHOWN ON THE DRAWINGS ARE PRODUCTS OF 'TRUSJOIST A WEYERHAUSER PRODUCT' AND ARE DESIGNATED BY THE MANUFACTURERS STANDARD PRODUCT NUMBERS.
C. THE NTENT OF THE DESIGN IS FOR THESE ITEMS TO BE ATTACHED TO EACH OTHER AND TO THE SURROUND NG STRUCTURE TO BEHAVE AS A SYSTEM. WHETHER SHOWN OR NOT, PROVIDE ACCESSORY ITEMS (BLOCKS, CLIPS, STIFFENERS, STRAPS, ETC.) DESIGNED BY THE MANUFACTURER TO ENSURE A COMPLETE SYSTEM.
D. STRUCTURAL COMPOSITE LUMBER FROM OTHER MANUFACTURERS MAY BE SUBMITTED FOR APPROVAL. APPROVAL WILL ONLY BE GIVEN F IT CAN BE DEMONSTRATED THAT THE STRNEGTH AND STIFFNESS OF THE MEMBER IS EQUAL TO, OR GREATER THAN, THE SPECIFIED PRODUCT, OR MEETS THE PERFORMANCE CRITERIA NOTED IN THE DRAWINGS.
E. ALL ENGINEERED WOOD PRODUCTS SHALL HAVE DESIGN VALUES BASED ON THE FOLLOWING:

TRADE NAME	ABBREVIATION	GRADE	CODE EVALUATIONS
VERSA LAM 2800	LVL	2 0E	ICC ES ESR-1040

4. PREFABRICATED WOOD TRUSSES

A. TRUSS CRITERIA UNLESS NOTED OTHERWISE ON THESE DRAWINGS:
B. TRUSSES SHALL BE FABRICATED BY A CERT FIED MEMEBR OF THE TRUSS PLATE INSTITUTE. DESIGN, FABRICATION AND ERECTION TO CONFORM TO THE TRUSS PLATE INSTITUTE STANDARDS.
C. CONNECTOR PLATES SHALL BE ICC APPROVED WITH A MINIMUM SIZE OF 3" x 5". ALL CHORD MEMBERS SHALL HAVE LUMBER GRADE STAMPS; ALL WEB MEMBERS FROM THE SAME LUMBER SPECIES WITH AT LEAST 50% OF THE WEB MEMBER BEARING A GRADE STAMP.
D. LAMINATED MEMBERS SHALL BE BUILT UP USING 2" NOM NAL MATERIAL
E. TRUSS SHOPS DRAW NGS AND CALCULATIONS SUBMITTED FOR APPROVAL SHALL NCLUDE, AT A M N MUM, THE NFORMATION SPECIFIED IN IBC SECTION 2303.4.1.
F. SUBMITTED TRUSS SHOP DRAWINGS SHALL BE STAMPED BY A REGISTERED PROFESSIONAL ENG NEER IN THE STATE N WHICH THE PROJECT IS LOCATED.
G. NO FIELD MODIFICATION OF TRUSSES ALLOWED WITHOUT WRITTEN APPROVAL OF THE TRUSS MANUFACTURER.
H. PROVIDE GIRDER TRUSSES, HEADER BEAMS, ETC. AS REQUIRED TO FRAME OPENINGS.
I. PROVIDE GIRDER TRUSSES, HIP TRUSSES AND STEP-DOWN TRUSSES AS REQUIRED AND DESIGN TO SUPPORT ALL SUPERIMPOSED LOADS.
J. WOOD TRUSSES SHALL BE DESIGNED FOR LOADS INDICATED ON THE DRAWINGS.
K. PROVIDE METAL FRAMING ANCHORS AT TRUSS BEARING TO MECHANICALLY FASTEN TO BEARING WALL OR SUPPORTING MEMBER. DESIGN ANCHORS FOR A MINIMUM UPLIFT WIND PRESSURE AS SHOWN N SECTION 01 OF STRUCTURAL GENERAL NOTES.
L. THE GENERAL CONTRACTOR SHALL BE AWARE THAT THE TRUSS MANUFACTURER MAY REQUIRE TRUSS ERECTION, WEB AND LATERAL BRACING MEMBERS NDEPENDENT OF THESE DRAWINGS. CONTRACTOR SHALL SUPPLY AND NSTALL BRACING AS SPEC FIED UNLESS OTHERWISE AGREED UPON WITH THE TRUSS MFG.
M. TRUSS MANUFACTURER SHALL PROVIDE METAL HANGERS WHERE REQUIRED.
N. ROOF TRUSSES SHALL BE DESIGNED FOR THE APPLICABLE UNBALANCED SNOW LOAD CASES DEFINED IN ASCE 7-16 SECTION 7 6. THIS INCLUDES MONO TRUSSES THAT FORM ONE-HALF OF A GABLE ROOF.

5. WOOD STRUCTURAL PANELS

A. WHEN USED STRUCTURALLY, PANELS SHALL CONFORM TO THE REQU REMENTS OF THE R TYPE IN DOC PS1 OR PS2. EACH PANEL OR MEMBER SHALL BE DENT FIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TEST NG AND GRAD NG AGENCY.
B. SHEATING FOR ROOFS, WALLS, AND FLOORS SHALL BE SPAN-RATED EXPOSURE 1 PANELS UNLESS EXTERIOR PANELS ARE REQUIRED FOR LONG-TERM EXPOSURE TO WEATHER OR MOISTURE.
C. STAGGER ALL WOOD PANEL JOINTS. APPLY SHEETS WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS.
D. FLOOR SHEATHING SHALL BE TONGUE AND GROVE, GLUED AND NA LED TO JOISTS.
E. REFER TO SHEARWALL SCHEDULE AND PLAN NOTES FOR THICKNESS AND NA L NG OF SHEATH NG AT SHEAR WALLS, FLOORS, AND ROOFS.
F. USE R NK SHANK NA LS FOR ATTACHMENT OF FLOORS AND ROOF SHEATHING.

6. JOIST HANGERS AND CONNECTORS

A. JOIST HANGER CAPACITIES SHALL BE DETERM NED N ACCORDANCE WITH ASTM D 1761.
B. HANGERS AND CONNECTORS CALLED FOR ON THE DRAW NGS ARE AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY. CONNECTORS BY OTHER MANUFACTURERS MAY BE USED F THE LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR SPECIF ED. USE MANUFACTURER'S FURNISHED NAILS, SCREWS, AND BOLTS.
C. JOIST HANGERS AND CONNECTORS SHALL BE FURNISHED WITH A COATING OR MATERIAL AS RECOMMENDED BY SIMPSON STRONG-TIE FOR THE SPECIFIC APPLICATION AND ENV RONMENT N WHICH THE HANGER OR CONNECTOR WILL BE USED. THIS INFORMATION IS AVAILABLE IN THE CURRENT SIMPSON CATALOG.
D. ALL "GENERAL INSTRUCTIONS FOR THE INSTALLER" AS FOUND IN THE CURRENT SIMPSON CATALOG MUST BE FOLLOWED.

7. FASTENINGS

A. NA L NG OF ALL FRAM NG AND SHEATHING SHALL BE PER TABLE 2304.10.1 OF THE NTERNATIONAL BU LDING CODE UNLESS NOTED OTHERWISE ON THE DRAWINGS.
B. NA LS AND STAPLES SHALL CONFORM TO REQUIREMENTS OF ASTM F 1667.
C. BOLTS, LAG SCREWS, AND WOOD SCREWS SHALL CONFORM TO THE REQUIREMENTS OF ANSI-ASME STANDARD B18.6.1.
D. NA LS, STAPLES, AND WOOD SCREWS SHALL HAVE MINIMUM AVERAGE BEND NG YIELD STRENGTHS AS FOLLOWS: 80 KSI FOR SHANKS DIAMETERS LARGER THAN 0.177" BUT NOT LARGER THAN 0 254"; 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142" BUT NOT LARGER THAN 0.177"; 100 KSI FOR SHANK DIAMETERS OF 0.142" OR LESS.
E. BOLTS HALL BE ASTM A36 STEEL AND HAVE A M N MUM BENDING YIELD STRENGTH OF 45 KSI.
F. LAG SCREWS AND BOLTS SHALL BE FULL BODY DIAMETER. REDUCED BODY DIAMETER LAG SCREWS AND BOLTS ARE NOT ALLOWED.
G. WOOD SCREWS SHALL HAVE AN UNTHREADED SHANK. TAPPING SCREWS WITH THREADS THE FULL LENGTH OF THE SHANK ARE NOT ALLOWED.
H. PROVIDE LEAD HOLES FOR LAG SCREWS, WOOD SCREWS, AND DR FT P NS PER SECTION 12 OF THE CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
I. BOLT HOLES N WOOD SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
J. A METAL PLATE, METAL STRAP, OR WASHER SHALL BE PLACED BETWEEN ALL NUTS AND HEADS OF ALL BOLTS AND LAG SCREWS.

8. WOOD STAIRS

A. WOOD STAIRS SHALL BE ASSEMBLED AND FABRICATED BY QUALIF ED CARPENTERS. ALL FRAM NG IS PER BC CHAPTER 23. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 16%.
B. WOOD STAIR STRINGERS SHALL BE OF THE FOLLOWING MINIMUM SIZE AND SPECIES:
   a. SOLID SAWN WOOD STR NGERS: 2x12 D.F. #2
   b. ENGINEERED WOOD STRINGERS: 1 3/4" W DE x 11 1/4" DEEP WITH A MINIMUM Fb = 2,600 PSI AND M N MUM MODULUS OF ELASTICITY OF 1,700,000
C. WOOD STAIR STRINGERS AS DENOTED ABOVE MAY BE USED FOR THE FOLLOWING SPANS AS MEASURED ALONG THE SLOPE OF THE STRINGER:
   a. SOLID SAWN WOOD STR NGERS: 1 AT 12" O.C. - MAXIMUM SPAN = 8'-6"
      2 AT 12" O.C. - MAXIMUM SPAN = 12'-6
   b. ENGINEERED WOOD STRINGERS: 1 AT 12" O.C. - MAX MUM SPAN = 11'-6"
      2 AT 12" O.C. - MAXIMUM SPAN = 14'-6"

   IF THE PROJECT CONDITIONS EXCEED THOSE NOTED ABOVE, AN ENGINEERED DESIGN COMPLY NG WITH THE IBC SHALL BE SEALED BY A REGISTERED ENGINEER AND SUBMITTED FOR REVIEW PRIOR TO ASSEMBLY.
D. MAXIMUM NOTCH (AS MEASURED PERPENDICULAR TO THE STR NGER PLANE) SHALL NOT EXCEED 5 3/4" FOR THE STR NGER SPANS SHOWN ABOVE.
E. STAIR TREADS SHALL COMPLY WITH THE FOLLOWING M N MUM PROPERT ES:
   a. 3/4" PLYWOOD (OR OSB), 48/24 SPAN RATING OR 1x D F. #2 FLAT WOOD DECKING.
F. ATTACHMENT TO ADJACENT WOOD OR MASONRY WALLS SHALL BE PER DETAILS. COORDINATE ATTACHMENT WITH ARCHITECTURAL FOR SOUND TRANSMISSION PRIOR TO CONNECT NG STAIR STRINGERS TO ADJACENT WALLS.
G. FOR STAIR DIMENSIONS (INCLUDING RISE AND RUN) AND TREAD SURFACES, SEE ARCHITECTURAL DRAWINGS.

SHEET LIST			
SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
S.0	GENERAL NOTES		
S.1	FOUNDATION PLAN		
S.2	L1 & L2 FRAMING PLANS		
S.3	L3 & ROOF FRAMING		
S.4	ELEVATIONS		
S.5	WALK WAY PLAN		
S.6	CARPORT FOUNDATION PLAN		
S.7	CARPORT FRAMINIG PLAN		
S.8	SECTION AND DETAILS		
S.9	TYP. WOOD FRAMING DETAILS		
S.10	CONCRETE DETAILS		
S.11	STEEL DETAILS		

MATERIAL CONTEXT
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N. DECATUR RD,
ATLANTA, GA.

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883
ANT. TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40´ WIDE X 147´ LONG

SPECIMEN TREES & CONDITION
45" WHITE OAK — GOOD
42" WHITE OAK — GOOD
36" SOUTHERN RED OAK — FAIR
35" NORTHERN RED OAK — FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR - 20´
SIDE - 3´ (10´ BETWEEN HOUSES)
FRONT - 0´ (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

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SEAL

NORTH

PROJECT NO.
2401

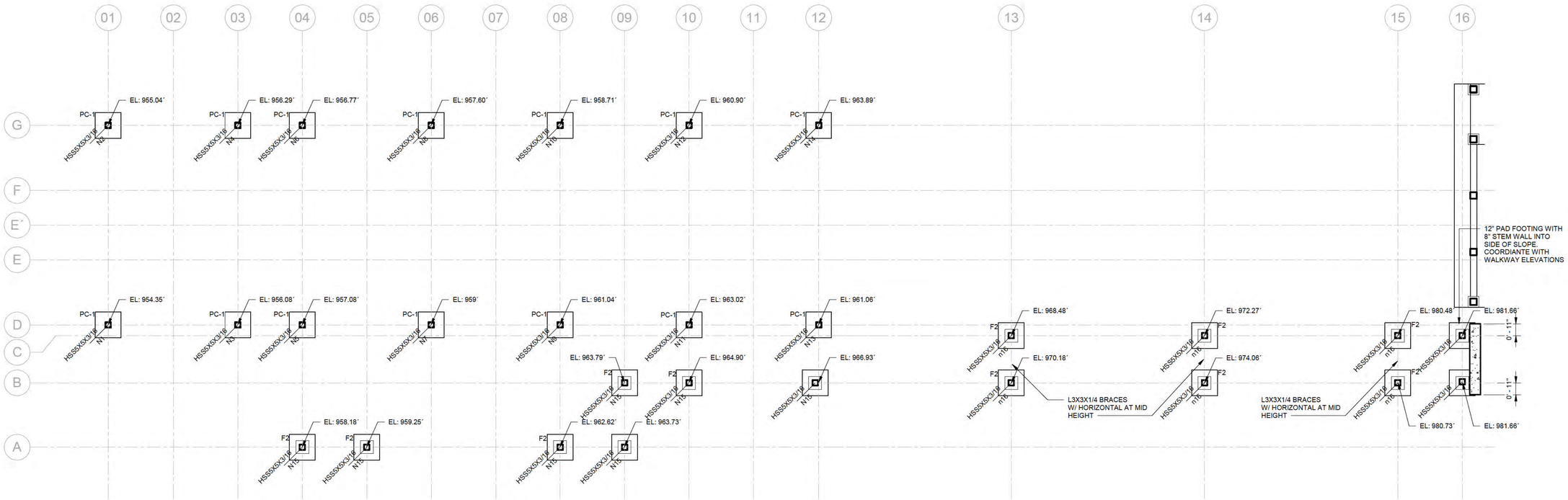
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

DRAWING TITLE
GENERAL NOTES

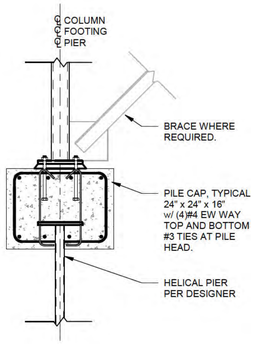
SHEET NO.
S.0

FORMAT
24" X 36"
0 1/2" 1" 2"



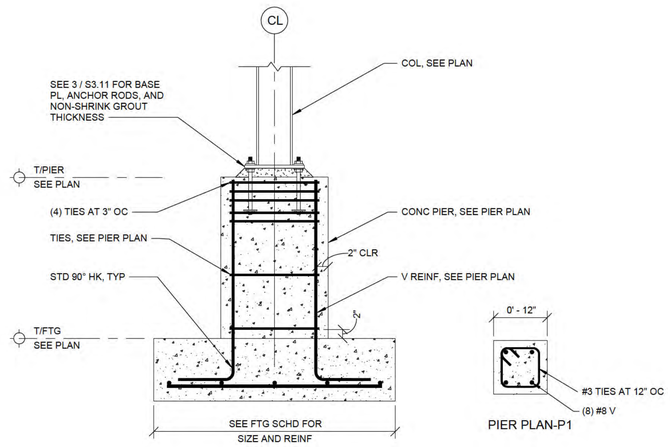
1 FOUNDATION PLAN

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



3 PC-1 PILECAP DETAIL

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



4 F2 PIER ON FOOTING DETAIL

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

PILE CAP SCHEDULE				
TYPE	WIDTH	LENGTH	THICKNESS	REINFORCEMENT
PC-1	2' - 0"	2' - 0"	1' - 4"	(4) #4 EW T&B W/ #3 TIES

SPREAD FOOTING SCHEDULE1				
MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT
F2	2' - 0"	2' - 0"	1' - 0"	(4) #4 E.W.

BASE REACTIONS							
MARK	DL	LL	RLL	± WLX (N)	± WLX (V)	± WLZ (N)	± WLZ (V)
N1	6.66 kip	5.61 kip	1.36 kip	2.09 kip	1.09 kip	16.44 kip	5.61 kip
N2	7.86 kip	6.36 kip	1.75 kip	3.01 kip	1.36 kip	14.96 kip	5.53 kip
N3	6.52 kip	5.79 kip	1.66 kip	0.52 kip	0.01 kip	8.21 kip	0.01 kip
N4	6.25 kip	5.60 kip	1.51 kip	0.82 kip	0.01 kip	4.66 kip	0.03 kip
N5	7.75 kip	6.61 kip	1.87 kip	0.61 kip	0.01 kip	13.33 kip	0.02 kip
N6	8.80 kip	7.60 kip	2.15 kip	0.28 kip	0.03 kip	19.03 kip	0.52 kip
N7	10.55 kip	9.61 kip	2.74 kip	0.84 kip	0.04 kip	6.38 kip	8.62 kip
N8	9.63 kip	8.81 kip	2.42 kip	0.07 kip	0.03 kip	6.91 kip	6.29 kip
N9	9.66 kip	8.83 kip	2.31 kip	0.92 kip	2.85 kip	16.23 kip	1.70 kip
N10	10.16 kip	9.20 kip	2.47 kip	0.12 kip	0.01 kip	15.81 kip	0.01 kip
N11	11.61 kip	10.28 kip	2.97 kip	1.79 kip	0.16 kip	9.55 kip	5.52 kip
N12	10.25 kip	9.14 kip	2.54 kip	1.39 kip	3.98 kip	8.81 kip	2.19 kip
N13	5.21 kip	4.28 kip	1.13 kip	2.54 kip	0.06 kip	10.18 kip	10.61 kip
N14	6.05 kip	4.88 kip	1.30 kip	3.40 kip	0.52 kip	10.14 kip	7.88 kip
N15	1.00 kip	1.00 kip					
n16	1.00 kip	1.00 kip		1.00 kip	1.00 kip	1.00 kip	1.00 kip

FOUNDATION LEGEND

' WF '	WALL FOOTING TAG (SEE SCHEDULE)	TOF	TOP OF FOOTING
' F '	SPREAD FOOTING TAG (SEE SCHEDULE)	TOS	TOP OF SLAB
' TDS '	TURNDOWN SLAB		STEP IN FOOTING
	STEP IN SLAB ON GRADE		

FOUNDATION NOTES:

1. BOTTOM OF EXTERIOR FTG. = 36" BELOW FINISH GRADE ELEV. U.N.O.
2. TOP OF INTERIOR FTG. = 8" BELOW FINISHED FLOOR ELEV. U.N.O.
   A. SLAB ON GRADE SHALL BE 4" 3,000PSI CONCRETE WITH 6x6 - W2.0xW2.0.
3. SEE ARCH. DWG FOR ANY WALL LOCATIONS AND/OR DIMENSIONS NOT SHOWN.
4. ALL FOOTINGS TO BE CENTERED UNDER WALLS, COLUMNS, BEAM BEARING, PIERS AND PILASTERS, UNLESS NOTED OTHERWISE.
5. FOUNDATION DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS:
   A. INDIVIDUAL FOOTINGS ARE DESIGNED TO BEAR ON UNIFORM SOIL CAPABLE OF SUPPORTING 2500 PSF.
   B. CONTINUOUS FOOTINGS ARE DESIGNED TO BEAR ON SOIL CAPABLE OF SUPPORTING 2500 PSF.
6. WHERE FOOTING EXCAVATIONS ARE TO REMAIN OPEN AND MAY BE EXPOSED TO RAINFALL, THE EXCAVATIONS SHALL BE UNDERCUT AND A 4 INCH THICK MUD MAT OF 2000 PSI CONCRETE SHALL BE PLACED IN THE BOTTOM TO PROTECT THE BEARING SOILS PER GEOTECHNICAL ENGINEER RECOMMENDATIONS.
7. SEE ARCH. FOR TRASH ENCLOSURE, COMPACTOR, AND TRANSFORMER/EQUIPMENT PADS. UNLESS NOTED OTHERWISE ON PLANS, EQUIPMENT PADS SHALL BE 4" THICK REINFORCED CONCRETE SLAB ON GRADE W/ #4@12" E.W. CENTERED IN SLAB. PROVIDE PERIMETER TURNDOWN SLAB EDGE AND ENCLOSURE WALL PER DETAILS ON S.500.

MATERIAL CONTEXT

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ATLANTA, GA, 30308

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LOT AREA & DIMENSIONS
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SPECIMEN TREES & CONDITION

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42" WHITE OAK	GOOD
36" SOUTHERN RED OAK	FAIR
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MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR - 20'
SIDE - 3' (10' BETWEEN HOUSES)
FRONT - 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

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SEAL

NORTH

PROJECT NO.
2401

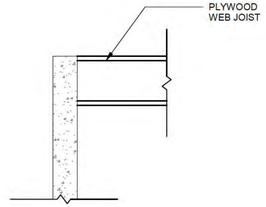
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

DRAWING TITLE
FOUNDATION PLAN

SHEET NO.
S.1

FORMAT
24" X 36"
0 1/2" 1" 2"



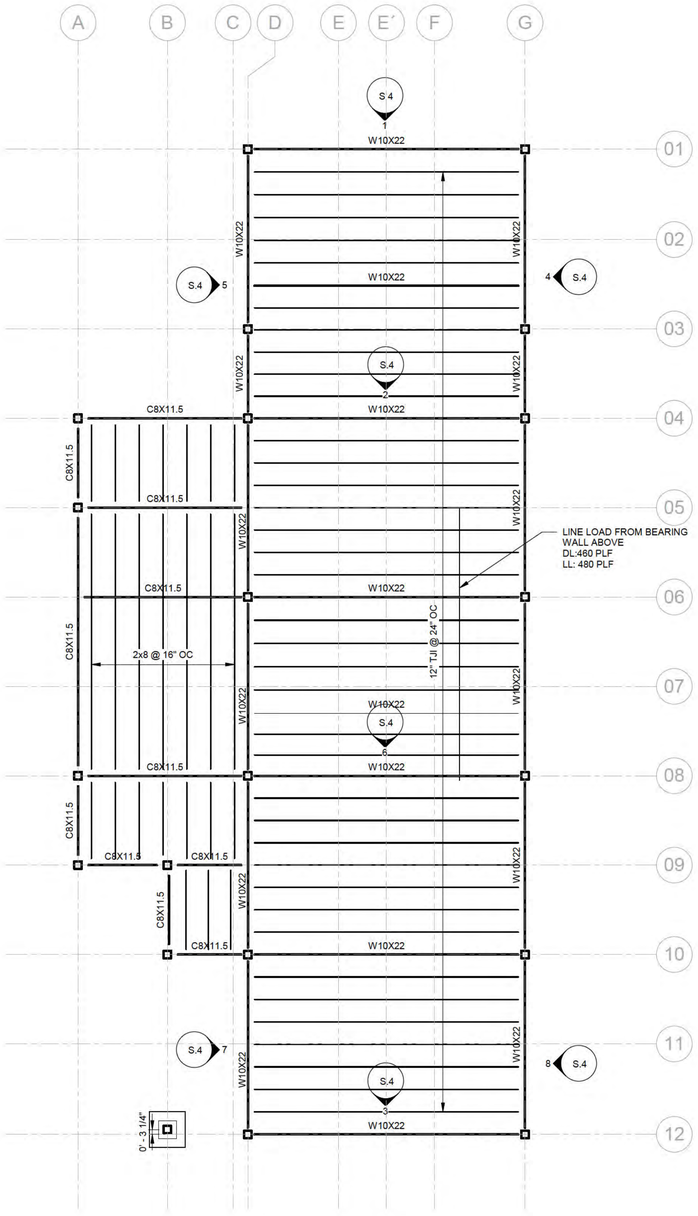
7 **DETAIL**
S.2 3/4" = 1'-0"

SHEAR WALL SCHEDULE		
FLOOR LEVEL	P.1	P.2
2ND	D	C
1ST	D	C

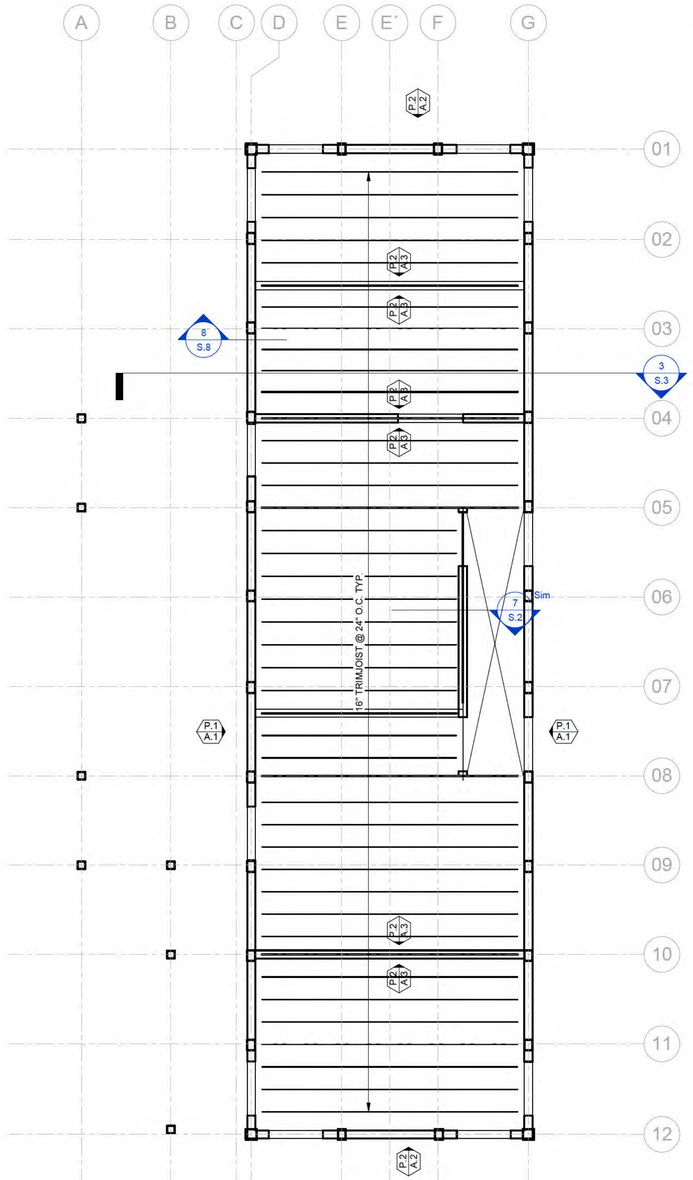
UPLIFT ROD SCHEDULE (LBS)			
FLOOR LEVEL	A.1	A.2	A.3
2ND	3100	2800	8000
1ST	5500	5100	1300

SHEARWALL TYPE	SHEATHING	EDGE NAILING (2)	FIELD NAILING (2)	BLOCKED PANEL EDGES	SILL PLATE FASTENENING TO SUBFLOOR (7)	BASE PLATE ANCHORAGE TO SLAB (7)			TRUSS BLOCK REQUIREMENTS (8)		
						EDGE OF SLAB	INTERIOR	ALTERNATE @ INTERIOR	SILL PLATE ANCHORS	SPACING	# OF CLIPS
	7/16" PLYWOOD OR OSB (6)	8d NAILS 8d	NAILS		16d NAILS (3)	SIMPSON MASA (3)	F1554 GR.36 CIP HEADED ANCHOR BOLT (3),(4)	SIMPSON TITEN HD SCREW ANCHOR (3)			SIMPSON A35 OR LTP4
A (1)	*	2"	12"	YES	2"	9"	5/8" DIA. @16"	5/8" DIA. x 5" @ 16"	16d @ 2" OC	EACH BAY	3
B	*	3"	12"	YES	3"	12"	5/8" DIA. @20"	5/8" DIA. x 5" @ 20"	16d @ 3" OC	EACH BAY	2
C	*	4"	12"	YES	4"	14"	1/2" DIA. @16"	1/2" DIA. x 5" @ 16"	16d @ 4" OC	ALTERNATE	2
D	*	6"	12"	YES	6"	24"	1/2" DIA. @24"	1/2" DIA. x 5" @ 24"	16d @ 6" OC	ALTERNATE	2

NOTES:
1. FRAMING AT ADJOINING PANEL EDGES SHALL BE 2 INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED. (2)2x MEMBERS ARE PERMITTED.
2. ALL EXTERIOR SHEATHING SHALL BE FASTENED WITH CORROSION RESISTANT NAILS.
3. REDUCE SPACING BY 1/2 WHEN SHEARWALL TYPES ARE SPECIFIED ON BOTH SIDES OF WALL.
4. PROVIDE 7" MIN. EMBEDMENT.
5. STUD SPACING SHALL NOT EXCEED 16" O.C. AT ALL STUDWALLS. INSTALL SHEATHING WITH LONG DIMENSION ACROSS THE STUDS.
6. SHEATHING PANELS SHALL BE EXPOSURE 1 RATED, AND BEAR THE TRADEMARK STAMP OF THE AMERICAN PLYWOOD ASSOCIATION (APA).
7. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED.
8. TRUSS BLOCKS SHALL BE PROVIDED AT EACH BAY WHEN SHEARWALL TYPES ARE SPECIFIED ON BOTH SIDES OF WALL.



1 **LEVEL 1 - FRAMING PLAN**
S.2 1/4" = 1'-0"



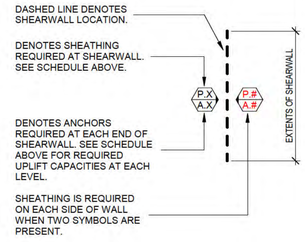
2 **LEVEL 2 - FRAMING PLAN**
S.2 1/4" = 1'-0"

SHEAR WALL NOTES

1. * INDICATES STORY OF WOOD FRAMING RELATIVE TO ON GRADE FOUNDATION OR PODIUM SLAB BELOW. THIS IS NOT REPRESENTATIVE OF PROJECT FLOOR LEVEL. LOWEST LEVEL OF FRAMING SHALL CORRESPOND WITH "1ST" FLOOR INDICATED IN SCHEDULE.
2. ALL SHEARWALL MATERIALS SHALL COMPLY WITH NOTES AND SCHEDULES ON SHEET S4-00.
3. ANCHORAGE VALUES PROVIDED BELOW INDICATE THE REQUIRED ALLOWABLE CAPACITY (LBS) FOR UPLIFT ANCHOR RODS TO BE DESIGNED BY A SPECIALTY ENGINEER. RODS SHOULD BE LOCATED WITHIN 12" FROM EACH END OF THE SHEARWALL EXTENTS, U.N.O. ANCHOR DESIGN IS BASED ON F'c= 3,000 PSI AT SLABS ON GRADE (SOG), AND F'c=5,000 PSI AT PODIUMS (CRACKED CONCRETE).
4. G.C. SHALL COORDINATE LOCATIONS WHERE POST-INSTALLED (EPOXY) ANCHORS ARE NOT PERMITTED, AND ENSURE THAT PAB/PABH ANCHORS ARE INSTALLED AT THE TIME OF SLAB POURS. FAILURE TO DO SO COULD RESULT IN REQUIREMENTS TO CHIP AND RE-POUR THE SLAB IN THESE AREAS.
5. PAB/PABH ANCHORS REFER TO PRE-ASSEMBLED BOLTS MANUFACTURED BY SIMPSON STRONG-TIE.

REQUIRED ANCHOR CAPACITY	TOTAL # STUDS
2900	(2)2x6
4600	(2)2x6
7300	(3)2x6
9800	(4)2x6
13300	(5)2x6
17800	(6)2x6
20000	(7)2x6

NOTES:
1. STUD COLUMNS SHALL BE LOCATED AT EACH END OF THE SHEARWALL, ADJACENT TO EACH ANCHOR ROD
2. STUD PACK SIZES SHOWN IN THIS SCHEDULE ARE THE REQUIRED TOTAL MINIMUM. REFER TO THE SPECIALTY ENGINEERS SHOP DRAWINGS FOR FINAL PLACEMENT AND SIZE.
3. SEE BRACING PLANS FOR REQUIRED ANCHOR CAPACITY.



SHEAR WALL PLAN NOTES

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE SPECIFIED MATERIALS AND TO ENSURE PROPER INSTALLATION IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES.
2. IF REQUIRED, IT SHALL BE THE OWNER'S RESPONSIBILTY TO PROVIDE SPECIAL INSPECTION.
3. SUBSTITUTION OF THE SPECIFIED MATERIALS OR HARDWARE MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE AND USE PACHOMETERS AND OTHER NECESSARY EQUIPMENT TO LOCATE AND AVOID ALL REINFORCING AND POST-TENSION CABLES SUCH THAT NO DAMAGE OCCURS FROM PLACEMENT OF POST-INSTALLED ANCHORS.
5. SHEAR WALL FRAMING SHALL CONSIST OF WOOD STUDS @ 16" O.C. MAXIMUM, SEE STUD SCHEDULE FOR EXACT SIZE AND SPACING.
6. UPLIFT/OVERTURNING ROD SYSTEM SHALL BE DESIGNED AND DETAILED BY A SPECIALTY ENGINEER. LOADS INDICATED ARE SERVICE LEVEL LOADS.

WOOD STUD SCHEDULE

3 STORY WOOD FRAMING	EXTERIOR LOAD BEARING	EXTERIOR NON-LOAD BEARING	INTERIOR
3RD	2x6@16"	2x6@16"	2x6@16"
2ND	2x6@16"	2x6@16"	2x6@16"
1ST	2x6@16"	2x6@16"	2x6@16"

NOTES:
1. * INDICATES STORY OF WOOD FRAMING RELATIVE TO ON GRADE FOUNDATION OR PODIUM SLAB BELOW. THIS IS NOT REPRESENTATIVE OF PROJECT FLOOR LEVEL. LOWEST LEVEL OF FRAMING SHALL CORRESPOND WITH "1ST" FLOOR INDICATED IN SCHEDULE.
2. ALL STUDS TO BE SOUTHER YELLOW PINE (SYP) #2.
3. USE 2X6 STUDS IN LIEU OF 2X4 STUDS WHERE ARCHITECTURAL PLANS INDICATE 2X6 FRAMING.
4. SHEARWALLS SHALL HAVE STUDS AT 16" O.C. MAX.
5. SEE ARCH FOR NON-LOAD BEARING PARTITION WALLS.
6. G.C. IS RESPONSIBLE FOR TEMPORARY BRACING OF STUDS DURING CONSTRUCTION. BRACING SHALL BE INSTALLED AT THE MIDDLE-THIRD OF THE STUD HEIGHT AND IS RECOMMENDED AT ALL FLOORS.
7. PROVIDE CRIPPLE STUDS IN FLOOR CAVITY TO MATCH STUD SPACING BELOW.

PLAN NOTES - FLOOR FRAMING

1. SEE ARCH DRAWINGS FOR TOP OF FLOOR ELEVATION.
2. ALL JOIST SHALL BE
3. FLOOR DECK TO BE 23/32" PLYWOOD SHEATHING UNLESS NOTED OTHERWISE.
   A. FASTEN WITH 10D NAILS @ 6" OC EDGE AND 12" OC FIELD
4. UNLESS NOTED AS SHEAR WALL, WALL SHEATHING TO BE AS FOLLOWS:
   INTERIOR WALLS: GYP PER ARCH.
   EXTERIOR WALLS: 7/16" PLYWOOD
   SEE ARCH. DRAWINGS FOR ADDITIONAL WALL SHEATHING INFORMATION.
5. SEE S--- SERIES FOR TYPICAL WOOD DETAILS & BEARING WALL, HEADER, AND POST SCHEDULES.
6. SEE S--- FOR WOOD SHEAR WALL DETAILS

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N. DECATUR RD,
ATLANTA, GA.

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883
ANT. TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

45" WHITE OAK	GOOD
42" WHITE OAK	GOOD
36" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR - 20'
SIDE - 3' (10' BETWEEN HOUSES)
FRONT - 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

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SEAL

NORTH

PROJECT NO.
2401

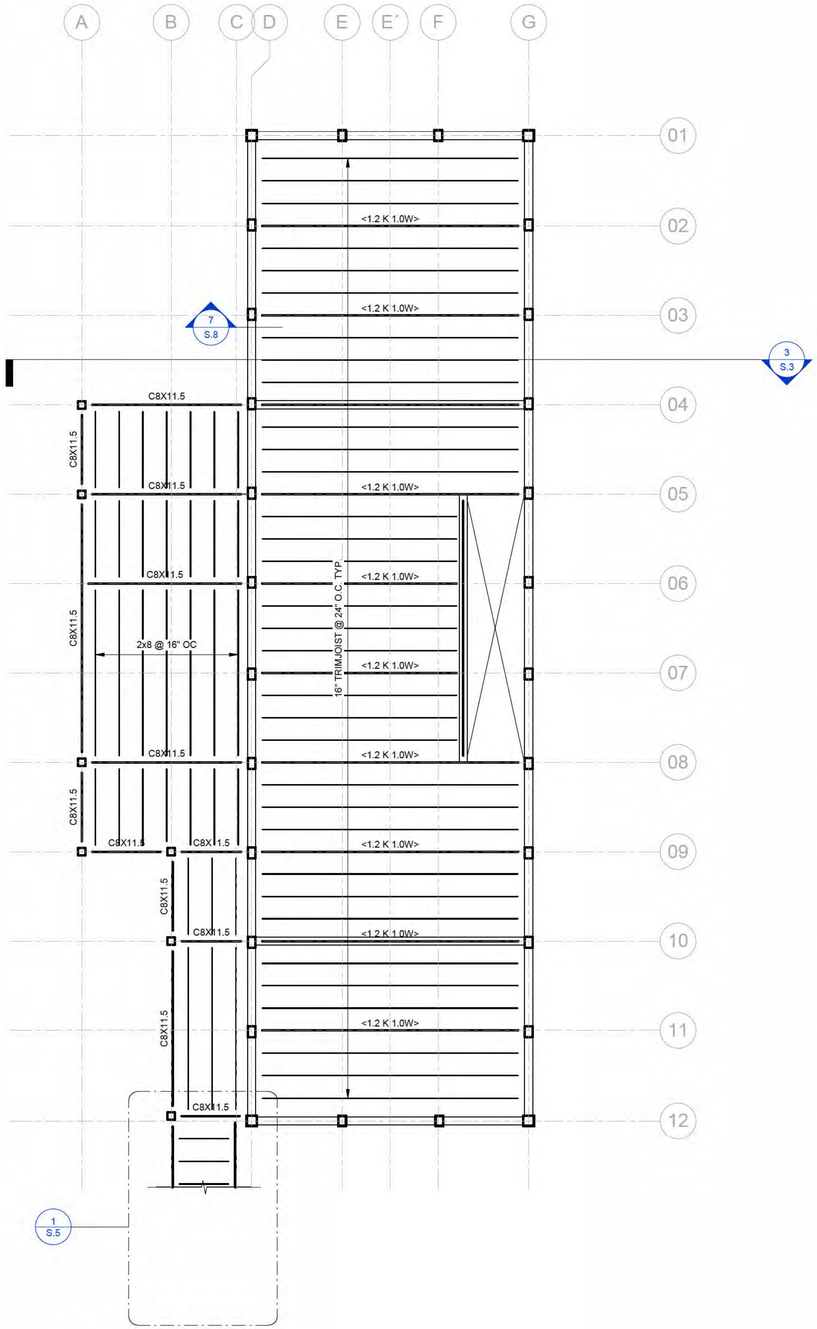
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

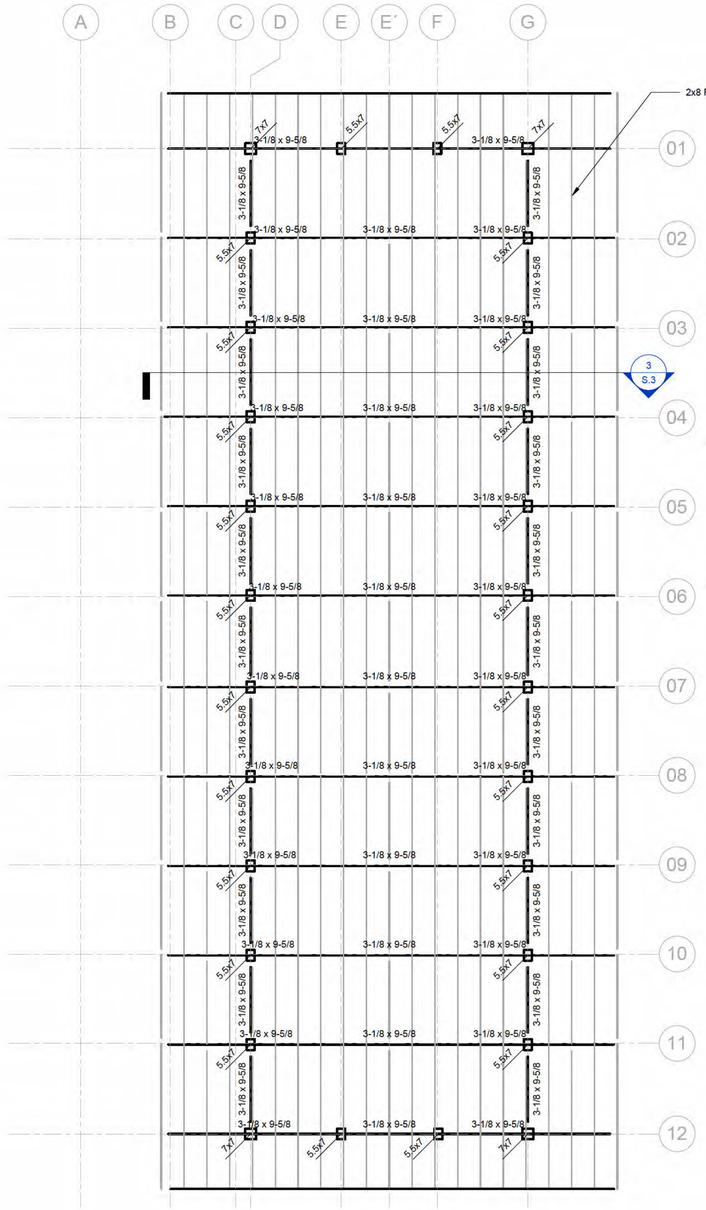
DRAWING TITLE
L1 & L2 FRAMING PLANS

SHEET NO.
S.2

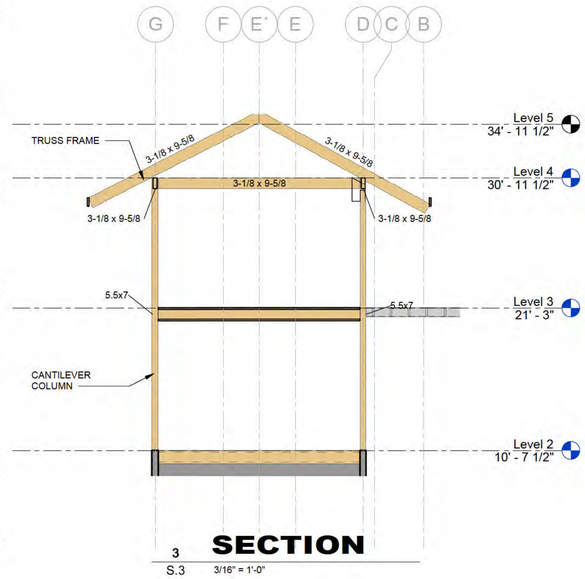
FORMAT
24" X 36"
0 1/2" 1" 2"



1 S.3 **LEVEL 3 - FRAMING PLAN**
1/4" = 1'-0"



2 S.3 **ROOF FRAMING PLAN**
1/4" = 1'-0"



3 S.3 **SECTION**
3/16" = 1'-0"

PLAN NOTES - ROOF FRAMING

1. SEE ARCH DRAWINGS FOR TRUSS BEARING ELEVATION.
2. ALL JOIST/HEADERS SHALL BE
3. ROOF DECK TO BE 23/32" EXTERIOR RATED PLYWOOD SHEATHING.
   A. FASTEN WITH 10D NAILS @ 6" OC EDGE AND 12" OC FIELD
4. UNLESS NOTED AS SHEAR WALL, WALL SHEATHING TO BE AS FOLLOWS:
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   EXTERIOR WALLS: 7/16" PLYWOOD
   SEE ARCH. DRAWINGS FOR ADDITIONAL WALL SHEATHING INFORMATION.
5. SEE S--- SERIES FOR TYPICAL WOOD DETAILS & BEARING WALL, HEADER, AND POST SCHEDULES.
6. SEE S--- FOR WOOD SHEAR WALL DETAILS

PLAN NOTES - FLOOR FRAMING

1. SEE ARCH DRAWINGS FOR TOP OF FLOOR ELEVATION.
2. ALL JOIST SHALL BE
3. FLOOR DECK TO BE 23/32" PLYWOOD SHEATHING UNLESS NOTED OTHERWISE.
   A. FASTEN WITH 10D NAILS @ 6" OC EDGE AND 12" OC FIELD
4. UNLESS NOTED AS SHEAR WALL, WALL SHEATHING TO BE AS FOLLOWS:
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6. SEE S--- FOR WOOD SHEAR WALL DETAILS

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SEAL

NORTH

PROJECT NO.
2401

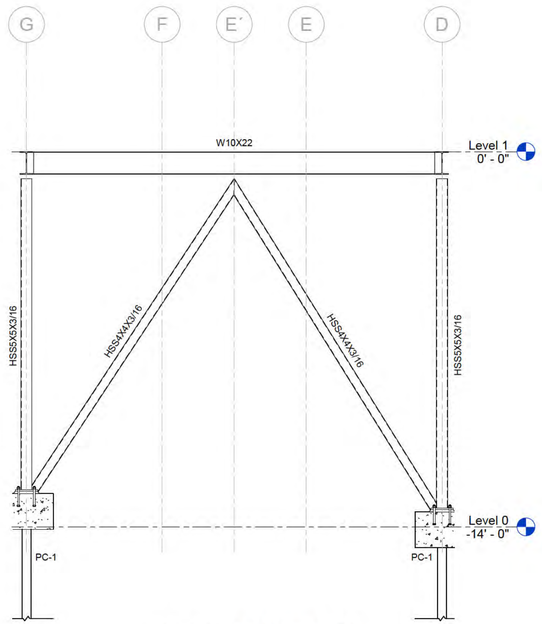
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

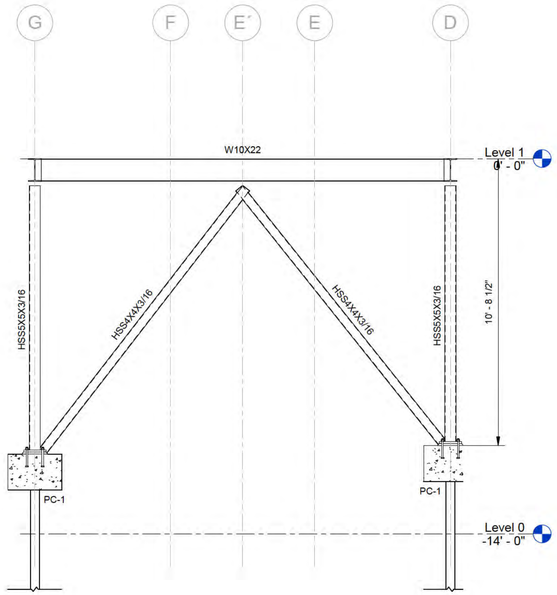
DRAWING TITLE
L3 & ROOF FRAMING

SHEET NO.
S.3

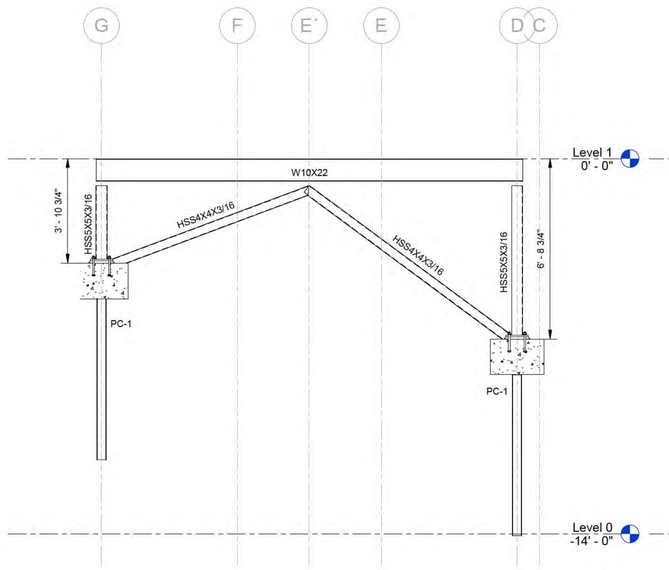
FORMAT
24" X 36"
0 1/2" 1" 2"



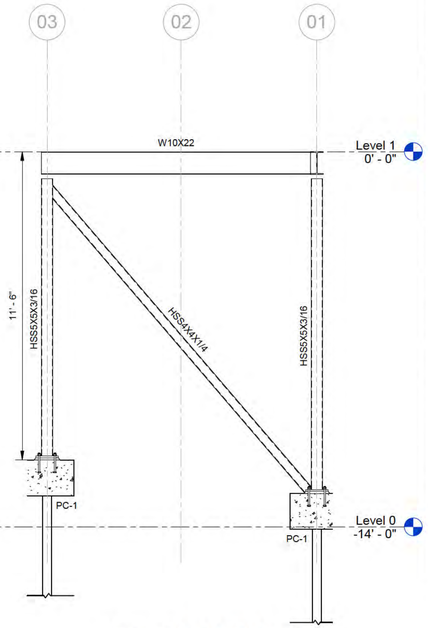
1 S.4 **ELEVATION** 3/8" = 1'-0"



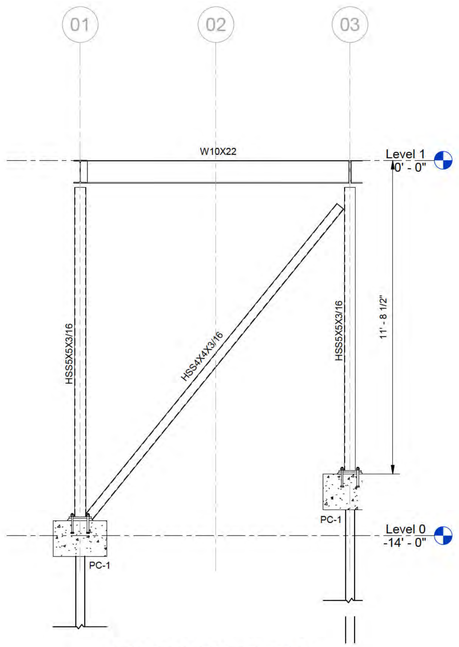
2 S.4 **ELEVATION** 3/8" = 1'-0"



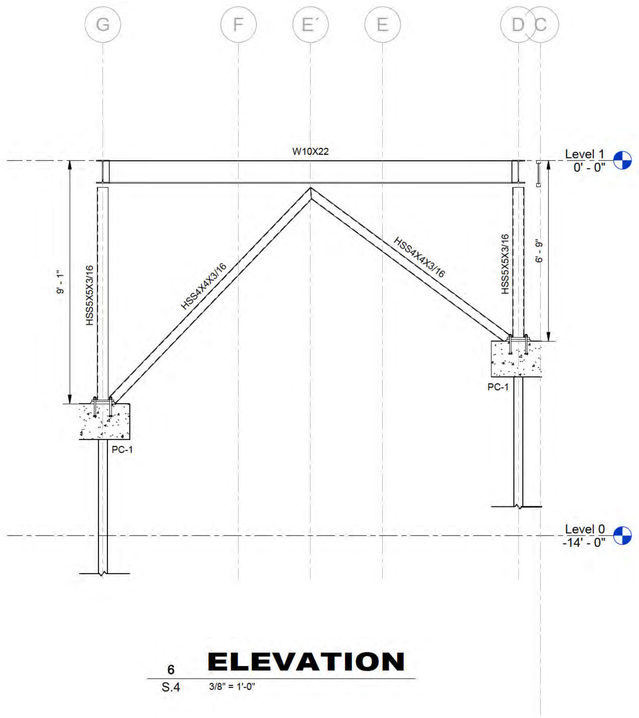
3 S.4 **ELEVATION** 3/8" = 1'-0"



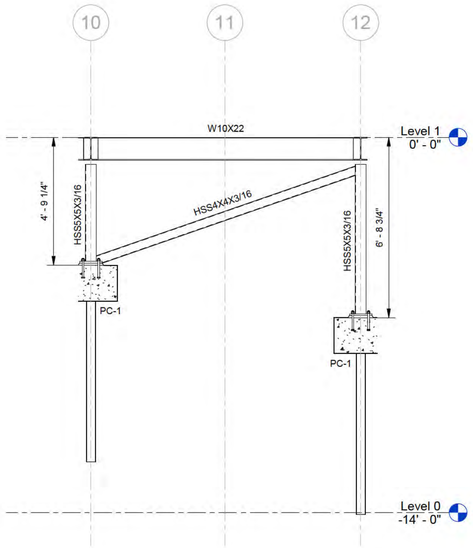
4 S.4 **ELEVATION** 3/8" = 1'-0"



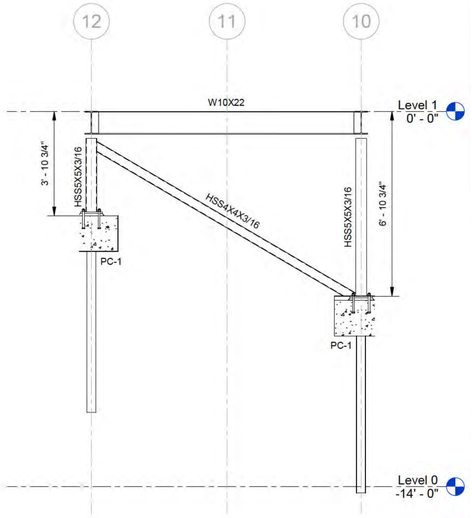
5 S.4 **ELEVATION** 3/8" = 1'-0"



6 S.4 **ELEVATION** 3/8" = 1'-0"



7 S.4 **ELEVATION** 3/8" = 1'-0"



8 S.4 **ELEVATION** 3/8" = 1'-0"

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SEAL

NORTH

PROJECT NO.
2401

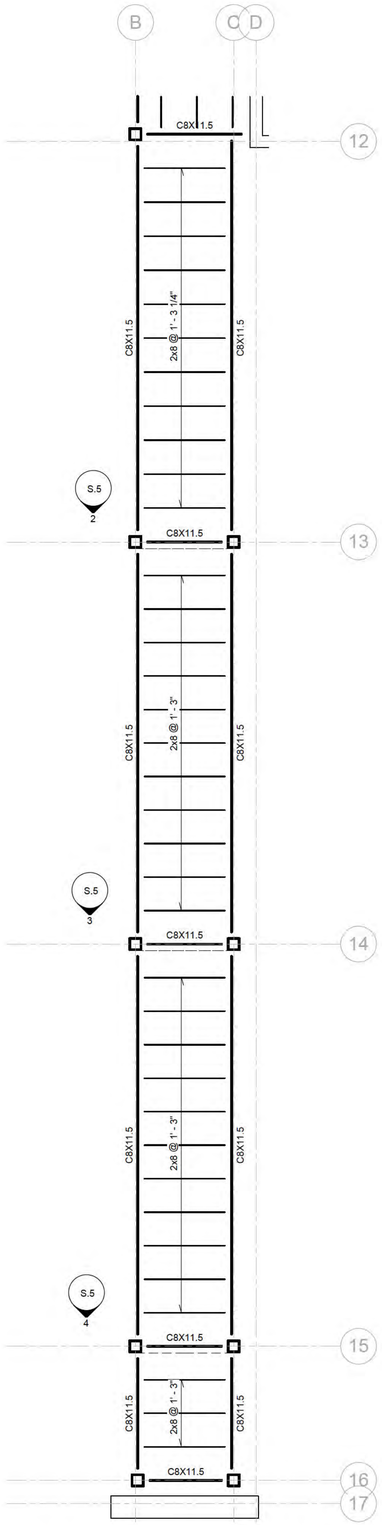
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

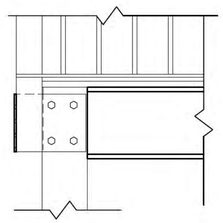
DRAWING TITLE
ELEVATIONS

SHEET NO.
S.4

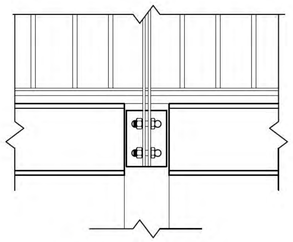
FORMAT
24" X 36"
0 1/2" 1" 2"



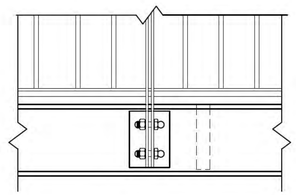
1 S.5 **LEVEL 3 - WALK WAY** 3/8" = 1'-0"



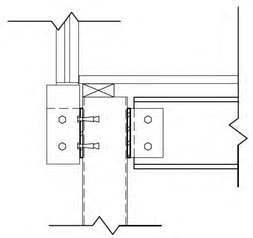
5 S.5 **CORNER CONNECTION** 1 1/2" = 1'-0"



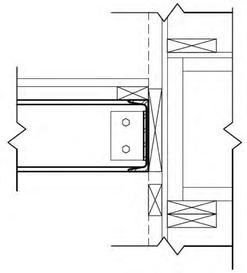
6 S.5 **COLUMN CONNECTION** 1 1/2" = 1'-0"



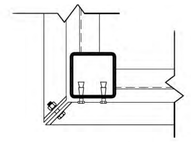
8 S.5 **BEAM CONNECTION** 1 1/2" = 1'-0"



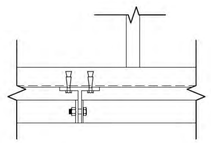
7 S.5 **COLUMN CXN** 1 1/2" = 1'-0"



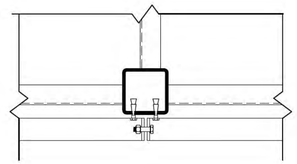
9 S.5 **BEAM CXN** 1 1/2" = 1'-0"



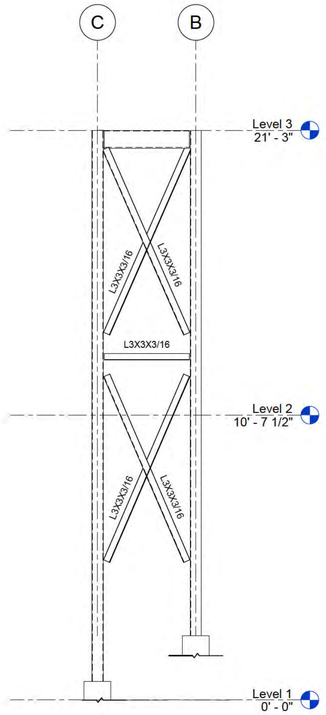
10 S.5 **CORNER CONNECTION PLAN DETAIL** 1 1/2" = 1'-0"



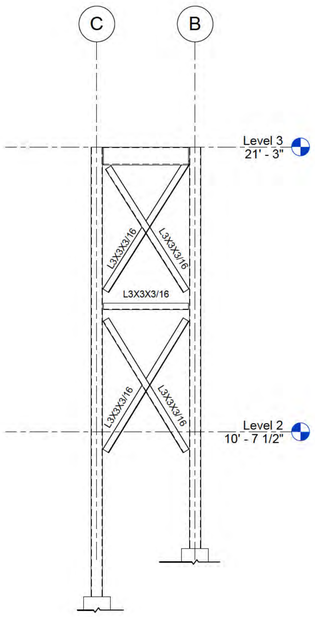
12 S.5 **BEAM CONNECTION PLAN DETAIL** 1 1/2" = 1'-0"



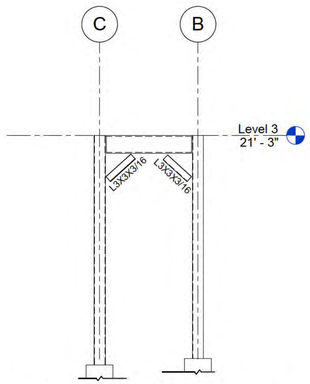
11 S.5 **COLUMN CONNECTION PLAN DETAIL** 1 1/2" = 1'-0"



2 S.5 **Elevation 9 - a** SCALE: N.T.S.



3 S.5 **Elevation 10 - a** SCALE: N.T.S.



4 S.5 **Elevation 11 - a** SCALE: N.T.S.

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N. DECATUR RD,
ATLANTA, GA.

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883
ANT. TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

45" WHITE OAK	GOOD
42" WHITE OAK	GOOD
36" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

ZONING
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DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
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SIDE - 3' (10' BETWEEN HOUSES)
FRONT - 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

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SEAL

NORTH

PROJECT NO.
2401

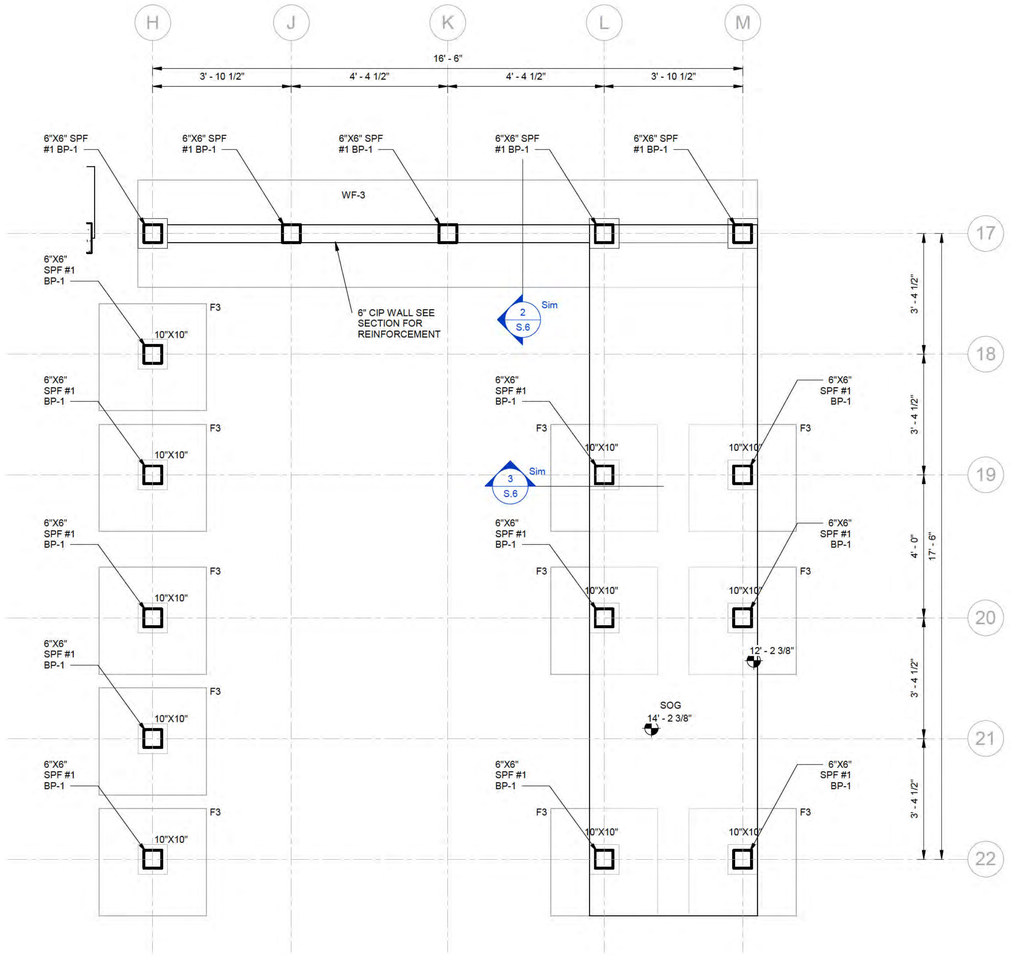
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

DRAWING TITLE
WALK WAY PLAN

SHEET NO.
S.5

FORMAT
24" X 36"
0 1/2" 1" 2"



1 CARPORT FOUNDATION PLAN
S.6 1/2" = 1'-0"

FOUNDATION LEGEND

' WF '	WALL FOOTING TAG (SEE SCHEDULE)	TOF	TOP OF FOOTING
' F '	SPREAD FOOTING TAG (SEE SCHEDULE)	TOS	TOP OF SLAB
' TDS '	TURNDOWN SLAB		STEP IN FOOTING
	STEP IN SLAB ON GRADE		

FOUNDATION NOTES:
1. BOTTOM OF EXTERIOR FTG. = 36" BELOW FINISH GRADE ELEV. U.N.O.
2. TOP OF INTERIOR FTG. = 8" BELOW FINISHED FLOOR ELEV. U.N.O.
   A. SLAB ON GRADE SHALL BE 4" 3,000PSI CONCRETE WITH 6x6 - W2.0xW2.0.
3. SEE ARCH. DWG FOR ANY WALL LOCATIONS AND/OR DIMENSIONS NOT SHOWN.
4. ALL FOOTINGS TO BE CENTERED UNDER WALLS, COLUMNS, BEAM BEARING, PIERS AND PILASTERS, UNLESS NOTED OTHERWISE.
5. FOUNDATION DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS:
   A. INDIVIDUAL FOOTINGS ARE DESIGNED TO BEAR ON UNIFORM SOIL CAPABLE OF SUPPORTING 2500 PSF.
   B. CONTINUOUS FOOTINGS ARE DESIGNED TO BEAR ON SOIL CAPABLE OF SUPPORTING 2500 PSF.
6. WHERE FOOTING EXCAVATIONS ARE TO REMAIN OPEN AND MAY BE EXPOSED TO RAINFALL, THE EXCAVATIONS SHALL BE UNDERCUT AND A 4 INCH THICK MUD MAT OF 2000 PSI CONCRETE SHALL BE PLACED IN THE BOTTOM TO PROTECT THE BEARING SOILS PER GEOTECHNICAL ENGINEER RECOMMENDATIONS.
7. SEE ARCH. FOR TRASH ENCLOSURE, COMPACTOR, AND TRANSFORMER/EQUIPMENT PADS. UNLESS NOTED OTHERWISE ON PLANS, EQUIPMENT PADS SHALL BE 4" THICK REINFORCED CONCRETE SLAB ON GRADE W/ #4@12" E.W. CENTERED IN SLAB. PROVIDE PERIMETER TURNDOWN SLAB EDGE AND ENCLOSURE WALL PER DETAILS ON S.500.

REINFORCES CONCRETE COLUMN SCHEDULE

MARK	SIZE	VT. REINF.	TIES
C1	10"X10"	(4) #5	#3 @ 12" OC

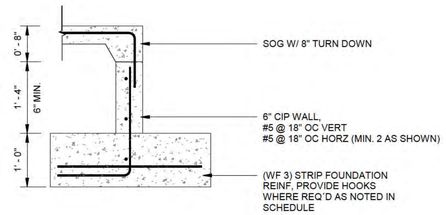
STRIP FOUNDATION SCHEDULE

MARK	WIDTH	THICKNESS	BOTTOM REINFORCEMENT
WF 3	3'- 0"	1'-0"	(3) #5 CONT.

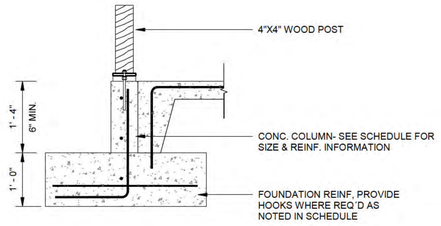
NOTES:
-SEE SECTIONS FOR ADDITIONAL DETAILS ON RETINAING WALL FOOTING CONDITION.

SPREAD FOOTING SCHEDULE

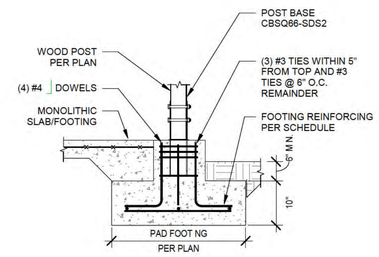
MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT
F2	2' - 0"	2' - 0"	1' - 0"	(4) #4 E.W.
F3	3' - 0"	3' - 0"	1' - 0"	(3) #5 E.W.



2 STRIP FOOTING
S.6 3/4" = 1'-0"



3 PIER FOOTING
S.6 3/4" = 1'-0"



4 FOOTING/SOG
S.6 3/4" = 1'-0"

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SEAL

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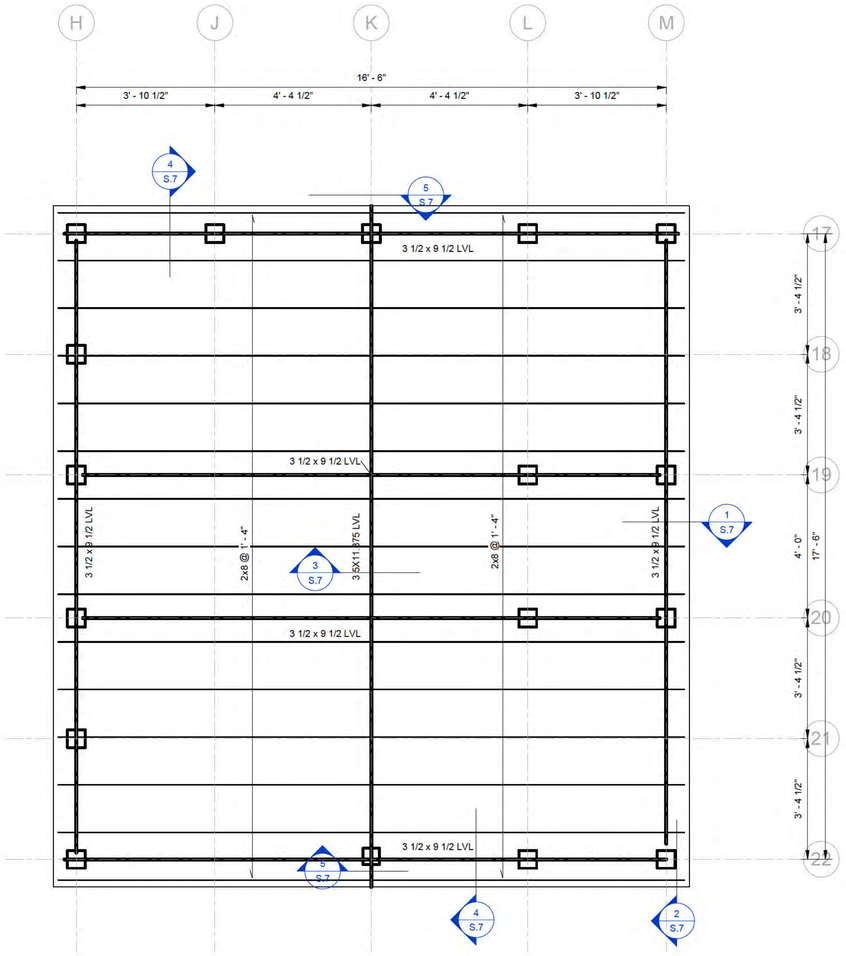
CURRENT REVISION

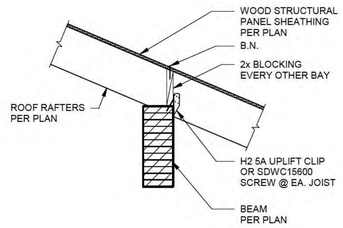
DRAWING TITLE
CARPORT FOUNDATION PLAN

SHEET NO.
S.6

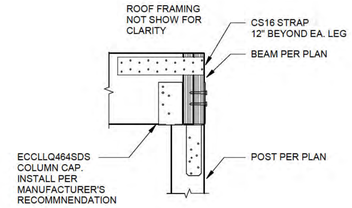
FORMAT
24" X 36"
0 1/2" 1" 2"



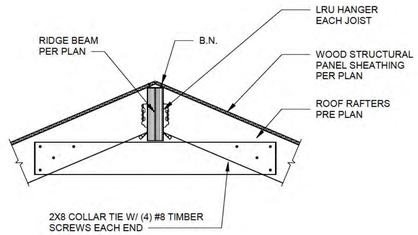
7 S.7 **CARPORT FRAMING PLAN**
1/2" = 1'-0"



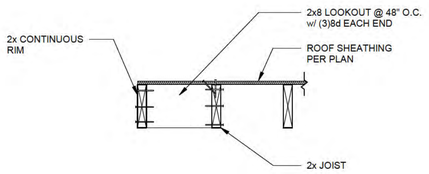
1 S.7 **ROOF JOIST TO BEAM**
3/4" = 1'-0"



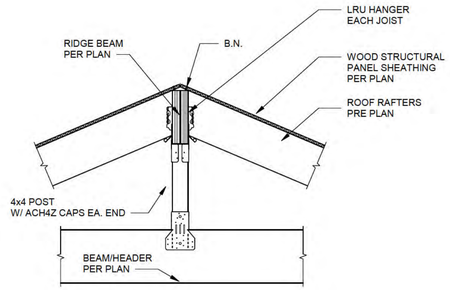
2 S.7 **BEAM-COLUMN CONNECTION**
1" = 1'-0"



3 S.7 **ROOF RAFTERS**
3/4" = 1'-0"



4 S.7 **ROOF JOIST**
1" = 1'-0"



5 S.7 **HEADER TO ROOF**
3/4" = 1'-0"

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SEAL

NORTH

PROJECT NO.
2401

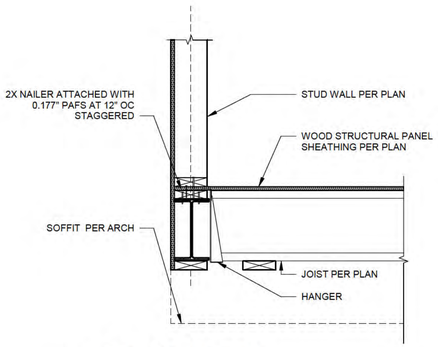
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

DRAWING TITLE
CARPORT FRAMINIG PLAN

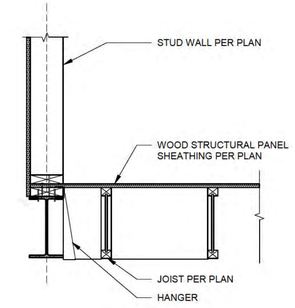
SHEET NO.
S.7

FORMAT
24" X 36"
0 1/2" 1" 2"



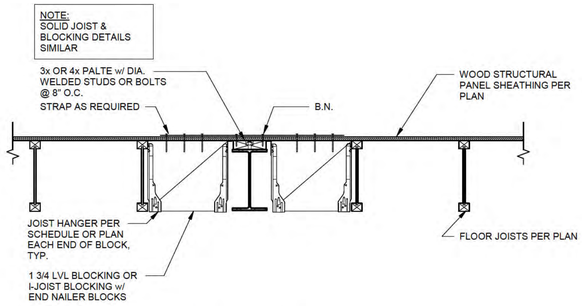
1 S.8 **SECTION**

SCALE: NTS



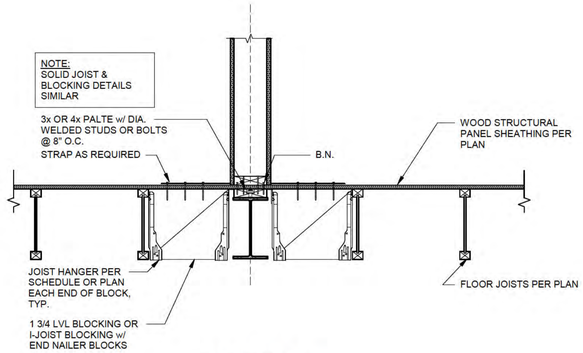
2 S.8 **SECTION**

SCALE: 1" = 1'-0"



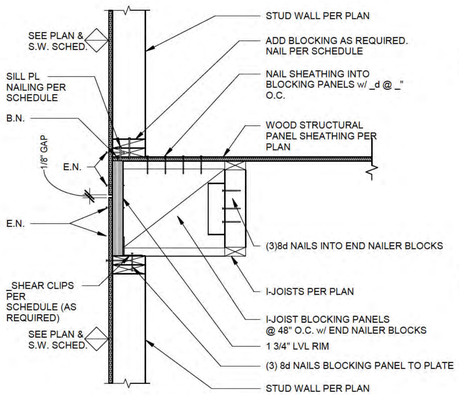
3 S.8 **DETAIL**

SCALE: 1" = 1'-0"



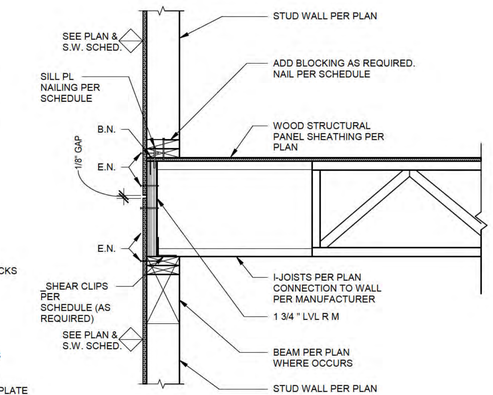
4 S.8 **DETAIL**

SCALE: 1" = 1'-0"



5 S.8 **SECTION**

SCALE: NTS

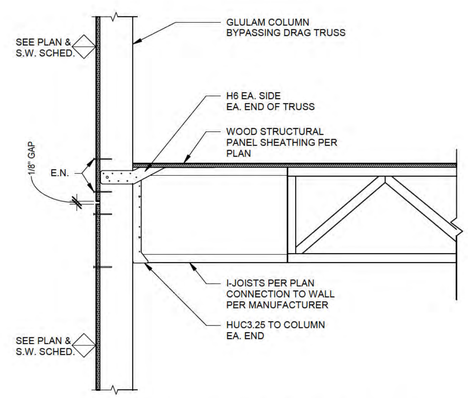


NOTE:
SOLID SAWN JOIST S MILAR.

ABBREVIATIONS:
B.N. = BOUNDARY NAILING
E.N. = EDGE NAILING
BOTH PER PLAN OR SCHEDULE

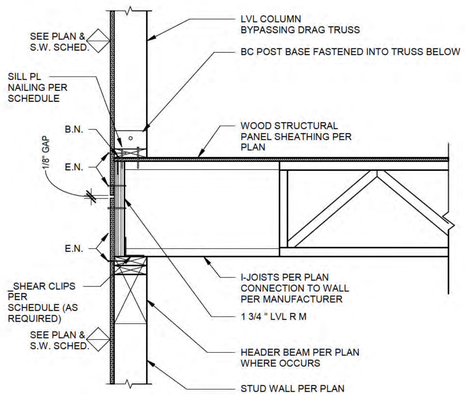
6 S.8 **SECTION**

SCALE: NTS



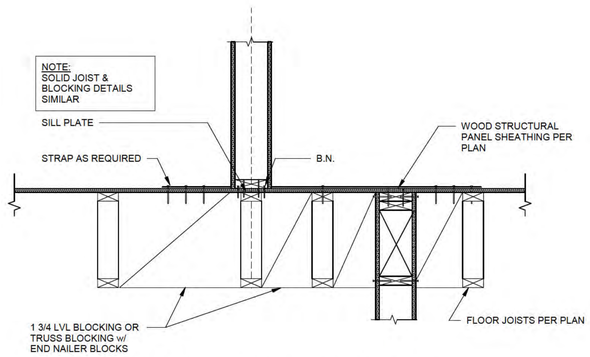
FLOOR JOIST DRAG CONNECTION TO COLUMN

7 S.8 NTS



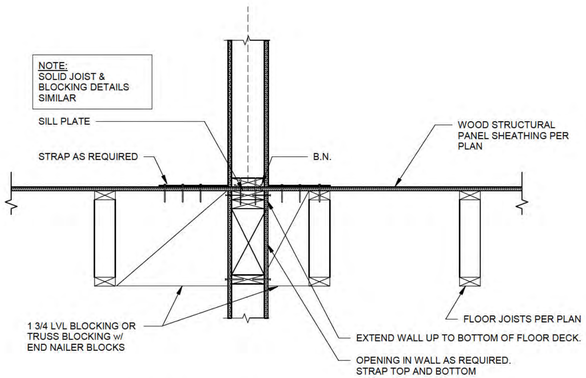
FRAME COLUMN BASE TO ELEVATED FLOOR

8 S.8 NTS



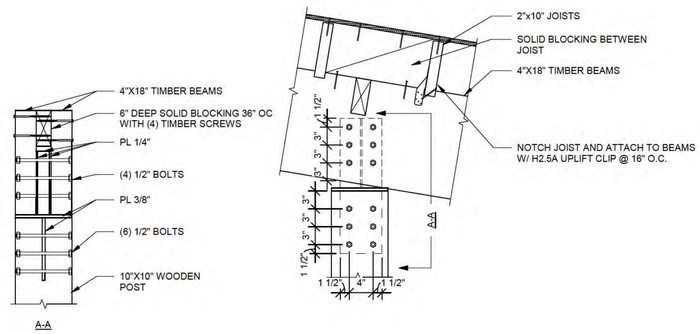
9 S.8 **OFFSET SHEAR WALL**

1" = 1'-0"



10 S.8 **STACKED SHEAR WALLS**

1" = 1'-0"



11 S.8 **POST TO BEAM**

1" = 1'-0"

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CURRENT REVISION

DRAWING TITLE
SECTION AND DETAILS

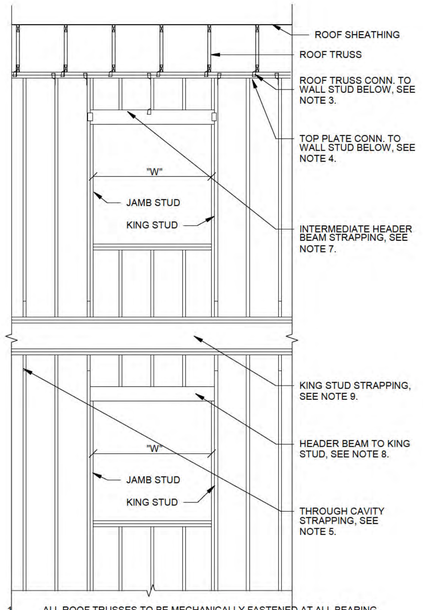
SHEET NO.
S.8

FORMAT
24" X 36"
0 1/2" 1" 2"

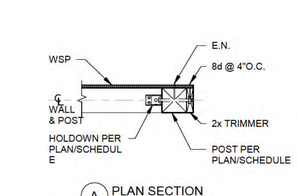
CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	(3) 8d COMMON (2 1/2 " x 0.131")	TOENAIL
2. BRIDGING TO JOIST	(2) 8d COMMON (2 1/2 " x 0.131")	TOENAIL EACH END
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	(2) 8d COMMON (2 1/2 " x 0.131")	FACE NAIL
4. WIDER THAN 1"x6" SUBFLOOR OR LESS TO EACH JOIST	(3) 8d COMMON (2 1/2 " x 0.131")	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	(2) 16d COMMON (3 1/2" x 0.162")	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	16d COMMON (3 1/2" x 0.135") @ 16" O.C. 3-16d COMMON (3 1/2" x 0.135") @ 16" O.C."	TYPICAL FACE NAIL BRACED WALL PANELS
7. TOP PLATE TO STUD	(2) 16d COMMON (3 1/2" x 0.162")	END NAIL
8. STUD TO SOLE PLATE	(4) 8d COMMON (2 1/2 " x 0.131")	TOENAIL
9. DOUBLE STUDS	16d COMMON (3 1/2" x 0.135") @...	FACE NAIL
10. DOUBLE TOP PLATES "DOUBLE TOP PLATES"	16d (3 1/2" x 0.135") @ 16" O.C. 8-16d COMMON (3 1/2"" x 0.135")	TYPICAL FACE NAIL LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON (2 1/2" x 0.131")	TOENAIL
12. RIM JOIST TO TOP PLATE	8d (2 1/2" x 0.131") @ 6"	TOENAIL
13. TOP PLATES, LAPS, AND INTERSECTIONS	(2) 16d COMMON (3 1/2" x 0.162")	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3 1/2" x 0.162")	FACE NAIL
15. CEILING JOIST TO PLATE	(3) 8d COMMON (2 1/2 " x 0.131")	TOENAIL
16. CONTINUOUS HEADER TO STUD	(4) 8d COMMON (2 1/2 " x 0.131")	FACE NAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS	(3) 16d COMMON (3 1/2 " x 0.162")	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS	(3) 16d COMMON (3 1/2 " x 0.162")	TOENAIL
19. RAFTER TO PLATE	(3) 8d COMMON (2 1/2 " x 0.131")	FACE NAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	(2) 8d COMMON (2 1/2 " x 0.131")	FACE NAIL
21. 1"x 8" SHEATHING TO EACH BEARING	(3) 8d COMMON (2 1/2 " x 0.131")	FACE NAIL
22. WIDER THAN 1" X 8" SHEATHING TO EACH BEARING	(3) 8d COMMON (2 1/2 " x 0.131")	FACE NAIL
23. BUILT UP CORNER STUDS	16d COMMON (3 1/2 " x 0.162")	24" O.C.
24. BUILT UP GIRDER AND BEAMS	20d COMMON (4 " x 0.192") 32" O.C. 20d COMMON (4 " x 0.192")	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES...
25. 2" PLANKS	16d COMMON (3 1/2 " x 0.162")	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3-10d COMMON (3" x 0.148")	FACE NAIL
27. JACK RAFTER TO HIP	3-10d COMMON (3" x 0.148") 2-16d COMMON (3 1/2" x 0.162")	TOENAIL FACE NAIL
28. ROOF RAFTER TO 2-PLY RIDGE BEAM	2-16d COMMON (3 1/2" x 0.162") 2-16d COMMON (3 1/2" x 0.162")	TOENAIL FACE NAIL
29. JOIST TO BAND JOIST	(3) 16d COMMON (3 1/2 " x 0.162")	FACE NAIL
30. LEDGER STRIP	(3) 16d COMMON (3 1/2 " x 0.162")	FACE NAIL @ EACH JOIST

NOTES:

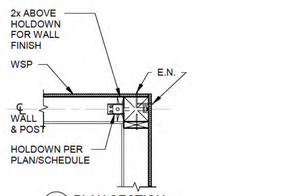
1. COMMON OR BOX NAILS ARE PERMITED TO BE USED EXCEPT WHERE OTHERWISE NOTED
2. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPPORTS WHERE SPANS ARE 48 INCHES OR MORE.
3. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHGRAMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
4. COMMON OR DEFORMED SHANK (6D - 2" x 0.113"; 8D - 2 1/2" x 0.131"; 10D - 3" x 0.148")
5. COMMON (6D - 2" x 0.113"; 8D - 2 1/2" x 0.131"; 10D - 3" x 0.148")
6. DEFORMED SHANK (6D - 2" x 0.113"; 8D - 2 1/2" x 0.131"; 10D - 3" x 0.148")
7. CORROSION-RESISTANT SIDING (6D - 1 7/8" x 0.106"; 8D - 2 3/8" x 0.128") OR CASING (6D - 2" x 0.099";8D - 2 1/2" x 0.113") NAIL.
8. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, WHEN USED AS STRUCTURAL SHEATHING. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS.
9. CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH-DIAMETER HEAD ABD 1 1/2-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4-INCH LENGTH FOR 25/32-INCH SHEATHING.
10. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH-DIAMETER CROWN OR 1-INCH CROWN AND 1 1/4-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH LENGTH FOR 25/32-INCH SHEATHING, PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
11. CASING (1 1/2" x 0.080") OR FINISH (1 1/2" x 0.072") NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
12. PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
13. L. FOR ROOF SHEATHING APPLICATIONS, 8D NAILS (2 1/2" x 0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
14. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.
15. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
16. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
17. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.



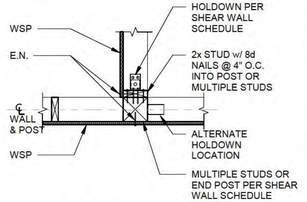
1. ALL ROOF TRUSSES TO BE MECHANICALLY FASTENED AT ALL BEARING POINTS AND STUD FRAMING BELOW ACCORDING TO THE FOLLOWING CRITERIA:
   A. ATTACH ROOF TRUSS TO TOP PLATE WITH ONE (1)-S MPSON H2.5A HURRICANE TIE, TYP.
   B. FOR ROOF TRUSSES LOCATED WITHIN "a" OF BUILDING EDGE, ATTACH ROOF TRUSS TO TOP PLATE WITH TWO (2)-SIMPSON H2.5A HURRICANE TIES.
2. TOP PLATE TO BE MECHANICALLY FASTENED TO A FULL-HEIGHT WALL STUD W/(1)-SIMPSON TSP TIE (STAGGER EA. FACE OF TOP PLATE) @ 48" O.C. MAX. SPACING. THIS CONNECTION SHALL ALSO BE PROVIDED WITHIN 2'-0" (MAX.) OF ALL CORNERS, AT KING STUDS ON EA. SIDE OF ALL OPENINGS, AND AT INTERMEDIATE CRIPPLE STUDS ABOVE HEADER BEAMS AS REQUIRED.
3. PROVIDE CS16 STRAPPING AT 48" O.C. THROUGH UPPER TWO (2) FLOOR CAVITIES. ALIGN W/ TIES PRESCRIBED IN NOTE 4.
4. ATTACH ALL HEADER BEAMS TO KING STUDS WITH (3)-10d TOE NAILS AT EA. END OF HEADER (6 NAILS TOTAL). SPACE NAILS @ 3" O.C. MIN.
5. PROVIDE INTERMEDIATE STRAPPING OF HEADER BEAM TO CRIPPLE STUD ABOVE (AT ROOF FRAMING LEVEL ONLY) ACCORDING TO THE FOLLOWING CRITERIA:
   A. WHERE W ≤ 4'-0", NO ADDITIONAL STRAPPING REQUIRED.
   B. WHERE 4'-0" < W ≤ 6'-0", PROVIDE (1)-H2.5A AT MID-SPAN.
   C. WHERE 4'-0" < W ≤ 9'-0", PROVIDE (1)-H2.5A AT THIRD POINTS (2 TIES TOTAL).
6. PROVIDE CONNECTION BETWEEN HEADER BEAM AND KING STUDS ACCORDING TO THE FOLLOWING CRITERIA:
   A. WHERE W ≤ 4'-0", NO ADDITIONAL CONNECTION REQUIRED.
   B. WHERE 4'-0" < W ≤ 6'-0", NO ADDITIONAL CONNECTION REQUIRED.
   C. WHERE 6'-0" < W ≤ 9'-0", PROVIDE (1)-LTP4 AT EA. SUPPORT (TWO PLATES TOTAL).
7. PROVIDE STRAPPING FROM KING STUD(S) TO KING STUD(S) THROUGH FLOOR CAVITY ACCORDING TO THE FOLLOWING CRITERIA:
   A. WHERE W ≤ 4'-0", PROVIDE CS16 STRAP AT UPPER TWO (2) FLOOR LEVELS.
   B. WHERE 4'-0" < W ≤ 6'-0", PROVIDE CS16 STRAP AT UPPER TWO (2) FLOOR LEVELS.
   C. WHERE 6'-0" < W ≤ 9'-0", PROVIDE CS16 STRAP AT UPPER TWO (2) FLOOR LEVELS.
8. PROVIDE TIEDOWN ANCHORS FOR ALL GIRDER TRUSSES (GT) AND DOUBLE TRUSSES (DBL) ACCORDING TO THE FOLLOWING CRITERIA:
   A. FOR GT/DBL SPAN ≤ 20'-0", PROVIDE:
      - LGT2 GIRDER TIEDOWN W/(16)-16d SINKERS INTO GT/DBL AND (14)-16d SINKERS INTO POST/STUDPACK BELOW
   B. GT/DBL SPAN ≤ 35'-0", PROVIDE:
      - MGT GIRDER TIEDOWN W/(22)-10d NAILS INTO GT/DBL AND 15/8"∅ A307 THREADED ROD ANCHOR
      - HDU4 W/10-¼"x2½" SDS SCREWS
   C. FOR GT/DBL SPAN ≤ 50'-0", PROVIDE:
      - HGT-2 GIRDER TIEDOWN W/(16)-10d NAILS INTO GT/DBL AND 25/8"∅ A307 THREADED ROD ANCHOR
      - (2)-HTT4 TENSION TIES W/(18)-16d NAILS INTO POST/STUDPACK BELOW
9. PROVIDE FLOOR-TO-FLOOR STRAPPING OF POSTS/STUDPACKS SUPPORTING GIRDER TRUSSES (GT) AND DOUBLE TRUSSES (DBL) ACCORDING TO THE FOLLOWING CRITERIA:
   A. FOR GT/DBL SPANS ≤ 20'-0", PROVIDE (1)-CS16 W/12" END LENGTHS AND (11)-10d NAILS ABOVE AND BELOW
   B. FOR GT/DBL SPANS ≤ 35'-0", PROVIDE (2)-CS16 W/12" END LENGTHS AND (11)-10d NAILS ABOVE AND BELOW (EA. STRAP)
   C. FOR GT/DBL SPANS ≤ 50'-0", PROVIDE (1)-CMST14 W/30" END LENGTHS AND (33)-16d NAILS ABOVE AND BELOW
10. PROVIDE POSTS/STUDPACKS BELOW ENDS OF ALL GIRDER TRUSSES (GT) AND DOUBLE TRUSSES (DBL) CONTINUOUS TO FOUNDATION PER ROOF FRAMING NOTES - SEE ROOF FRAMING PLANS.
11. PROVIDE THE FOLLOWING TIE-DOWN ANCHOR AT BOTH ENDS OF ALL RECESSED LVL ROOF GIRDER BEAMS (THOSE THAT OCCUR APPROX. 2'-0" INBOARD OF EXTERIOR WALLS):
   A. FOR 2-PLY LVL BEAMS, PROVIDE (1) LGT2
   B. FOR 2-PLY LVL BEAMS, PROVIDE (1) LGT3-SDS2.5
12. PROVIDE FLOOR-TO-FLOOR STRAPPING OF POSTS/STUDPACKS SUPPORTING THE ENDS OF ALL RECESSED LVL ROOF BEAMS (THOSE THAT OCCUR 2'-0" INBOARD OF EXTERIOR WALLS) AS FOLLOWS:
   A. FOR 2-PLY LVL BEAMS, PROVIDE (2) MTS12 TWIST STRAPS
   B. FOR 3-PLY LVL BEAMS, PROVIDE (2) MTS12 TWIST STRAPS
13. UNLESS NOTED OTHERWISE, INSTALL ALL SPECIFIED SIMPSON HARDWARE AS DIRECTED BY SIMPSON PRODUCT DATA.



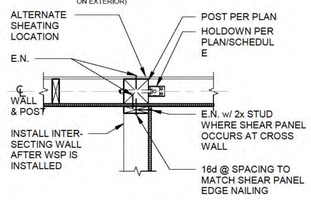
A PLAN SECTION



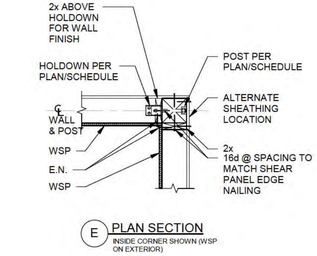
B PLAN SECTION
OUTSIDE CORNER SHOWN (WSP ON EXTERIOR)



C PLAN SECTION



D PLAN SECTION

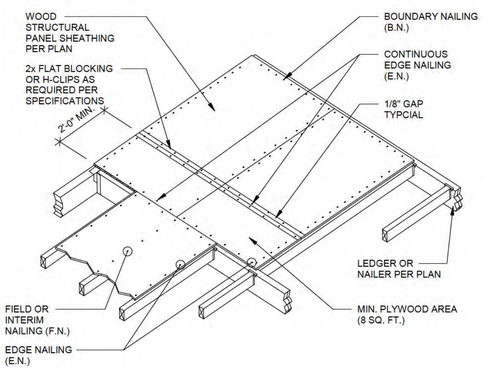


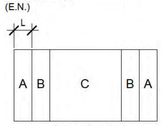
E PLAN SECTION
INSIDE CORNER SHOWN (WSP ON EXTERIOR)

NOTE:
WSP = WOOD STRUCTURAL PANEL

WALL INTERSECTION AT POSTS AND COLUMNS

1 S.9 3/4" = 1'-0"



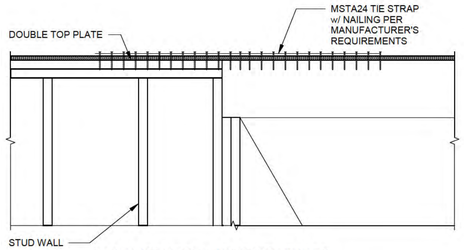


DIAPHRAGM NAILING PLAN

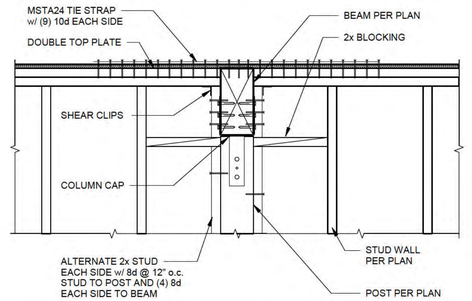
ARE A	Length (L)	NAILING		
		BOUNDAR Y	EDGES	INTER M
A				
B				
C				

DIAPHRAGM NAILING

3 S.9 1" = 1'-0"



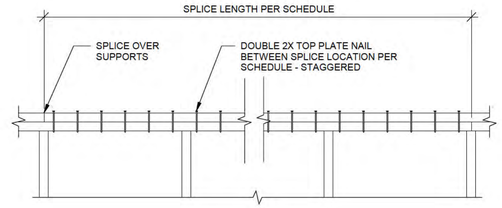
TOP PLATE DETAIL AT UPSET HEADER



NOTE:
POST TO SILL PLATES AS REQUIRED FOR BEARING.
ALT: PRE-MANUFACTURED COLUMN BASE AS REQUIRED.

BEAM TO WALL

2 S.9 1" = 1'-0"

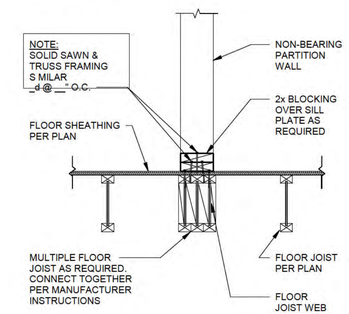


LENGTH OF WALL (BETWEEN CORNERS)	SPLICE LENGTH (MINIMUM)	NAILS ALONG SPLICE LENGTH
OVER 30'	4'-0"	18-16d
OVER 20'	2'-8"	10-16d
OVER 10'	1'-4"	6-16d
LESS THAN 10'	1'-4"	4-16d

NOTES:
1. DO NOT SPLICE TOP PLATES WITHIN 6'-0" OF ENDS OF PLYWOOD SHEAR WALLS.
2. THIS DETAIL APPLIES AT ALL EXTERIOR WALLS AND INTERIOR SHEARWALLS.

TOP PLATE SPLICE

4 S.9 SCALE: N.T.S.



NON-BEARING WALL - BOTTOM

5 S.9 NTS

MATERIAL CONTEXT
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N. DECATUR RD,
ATLANTA, GA.

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883
ANT. TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION
45" WHITE OAK GOOD
42" WHITE OAK GOOD
36" SOUTHERN RED OAK FAIR
35" NORTHERN RED OAK FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR - 20'
SIDE - 3' (10' BETWEEN HOUSES)
FRONT - 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

CONSULTANTS

STRUCTURAL ENGINEER
STRL ENGINEERING CONSULTANTS, LLC
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TUCKER, GA 30085
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OFFICE@STRLENG.COM

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770 457 5923

GEOTECHNICAL ENGINEER
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DECATUR, GA 30030
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ARBORIST
NEIL NORTON, LLC
ISA BOARD CERTIFIED MASTER ARBORIST
SO-4158B
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SURVEYOR
GEORGIA LAND SURVEYING
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ATLANTA, GA 30328
404.255.4671
INFO@GLSURVEY.COM

SEAL

NORTH

PROJECT NO.
2401

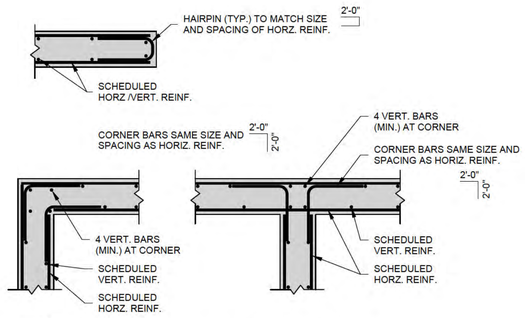
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

DRAWING TITLE
TYP. WOOD FRAMING DETAILS

SHEET NO.
S.9

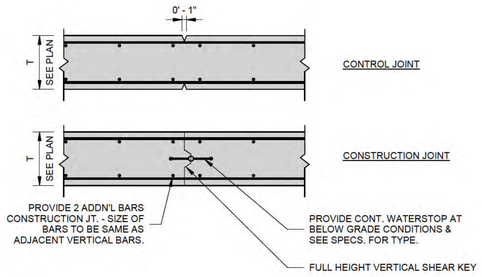
FORMAT
24" X 36"
0 1/2" 1" 2"



NOTES:
1. SEE OTHER DETAILS FOR REQUIRED WALL THICKNESS AND REINF.
2. THERE SHALL BE NO VERT. CONSTRUCTION JT. IN WALLS WITHING 5'-0" OF CORNER UNLESS SPECIFICALLY DETAILED ON THE DRAWINGS.
3. WALL FOOTINGS ARE SIMILAR

1 CONCRETE WALL, FOOTING CORNER/INTERSECTION DETAIL

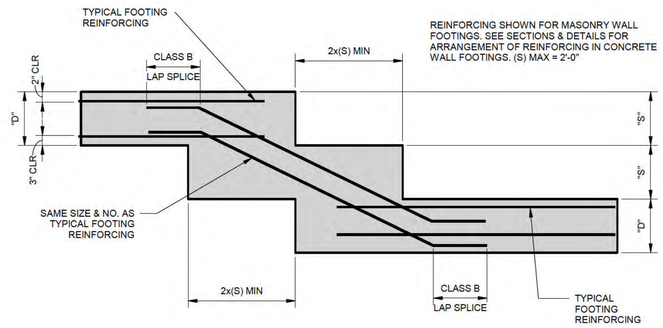
S.10 3/4" = 1'-0"



NOTES:
1. SUBMIT PROPOSED WALL JOINT LOCATIONS FOR APPROVAL PRIOR TO POURING WALL.
2. WHERE WALLS SPAN HORIZONTALLY, JOINTS SHALL BE LOCATED IN MIDDLE THIRD OF WALL SPANS, U.N.O. SEE PLANS FOR LOCATION WHERE WALLS SPAN HORIZONTALLY.
3. SEE ARCHITECTURAL DRAWINGS FOR TREATMENT OF EXPOSED CONSTRUCTION JOINTS (RUB OUT, PROVIDE REVEAL OR OTHER) AND OTHER JOINT REQUIREMENTS.
4. PROVIDE WALL CONSTRUCTION JOINTS SUCH THAT NO SINGLE WALL POUR EXCEEDS 60' IN LENGTH.
5. THERE SHALL BE NO VERTICAL CONSTRUCTION JOINTS IN WALLS WITHIN 5'-0" OF CORNERS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
6. PROVIDE CONTROL JOINTS AT 20'-0" MAX. WITH 3/4" CHAMFER STRIP EACH FACE.
7. DISCONTINUE 50% OF HORIZONTAL REINF IN EACH FACE AT CONTROL JOINTS.

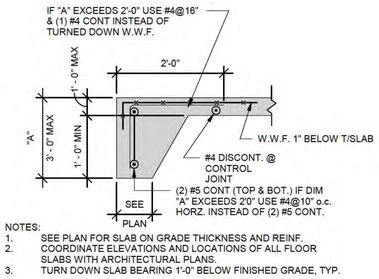
2 VERTICAL JOINTS AT CON. WALL

S.10 3/4" = 1'-0"



3 TYP. STEPPED FOOTING

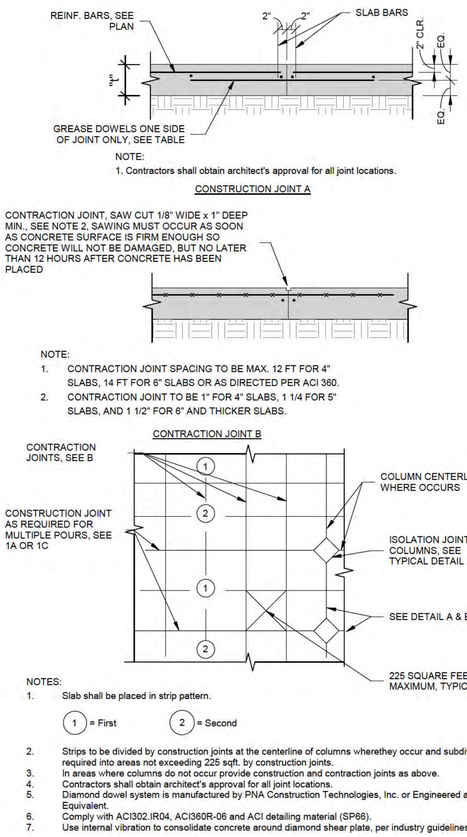
S.10 3/4" = 1'-0"



NOTES:
1. SEE PLAN FOR SLAB ON GRADE THICKNESS AND REINF.
2. COORDINATE ELEVATIONS AND LOCATIONS OF ALL FLOOR SLABS WITH ARCHITECTURAL PLANS.
3. TURN DOWN SLAB BEARING 1'-0" BELOW FINISHED GRADE, TYP.

4 TURNED DOWN SLAB

S.10 3/4" = 1'-0"



NOTE:
1. Contractors shall obtain architect's approval for all joint locations.

CONSTRUCTION JOINT A

NOTE:
1. CONTRACTION JOINT SPACING TO BE MAX. 12 FT FOR 4" SLABS, 14 FT FOR 6" SLABS OR AS DIRECTED PER ACI 360.
2. CONTRACTION JOINT TO BE 1" FOR 4" SLABS, 1 1/4 FOR 5" SLABS, AND 1 1/2" FOR 6" AND THICKER SLABS.

CONTRACTION JOINT B

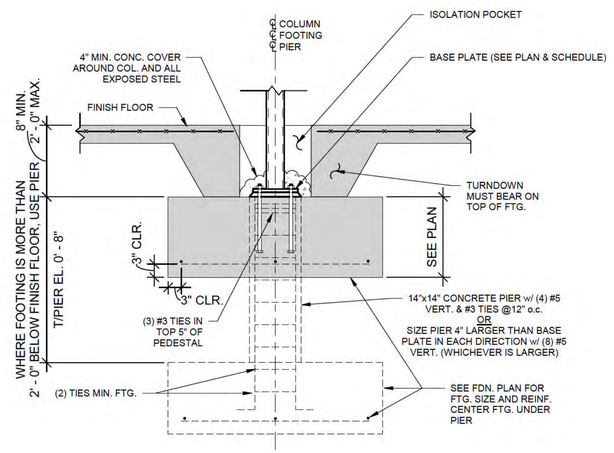
NOTES:
1. Slab shall be placed in strip pattern.

(1) = First (2) = Second

2. Strips to be divided by construction joints at the centerline of columns wherethey occur and subdivided as required into areas not exceeding 225 sqft. by construction joints.
3. In areas where columns do not occur provide construction and contraction joints as above.
4. Contractors shall obtain architect's approval for all joint locations.
5. Diamond dowel system is manufactured by PNA Construction Technologies, Inc. or Engineered approved Equivalent.
6. Comply with ACI302.IR04, ACI360R-06 and ACI detailing material (SP66).
7. Use internal vibration to consolidate concrete around diamond shear plate, per industry guidelines.

5 SLAB JOINT CONFIGURATION

S.10 3/4" = 1'-0"



6 TYPICAL COLUMN, PIER, & FOOTING DETAIL

S.10 3/4" = 1'-0"

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LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

45" WHITE OAK	GOOD
42" WHITE OAK	GOOD
36" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR - 20'
SIDE - 3' (10' BETWEEN HOUSES)
FRONT - 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

CONSULTANTS

STRUCTURAL ENGINEER
STRL ENGINEERING CONSULTANTS, LLC
PO BOX 2846
TUCKER, GA 30085
D: (404) 829-4795
OFFICE@STRLENG.COM

MECHANICAL ENGINEER
MOLNAR JORDAN & ASSOCIATES
10927 CRABAPPLE ROAD
ROSEWELL, GA 30075
770 457 5923

GEOTECHNICAL ENGINEER
OAKHURST GEOTECHNICAL SERVICES, LLC
331 GREENWOOD AVE
DECATUR, GA 30030
404.370.8517

ARBORIST
NEIL NORTON, LLC
ISA BOARD CERTIFIED MASTER ARBORIST
SO-41588
404.271.6526
ARBORIST@NEILNORTON.COM

SURVEYOR
GEORGIA LAND SURVEYING
155 CLIFTWOOD DRIVE
ATLANTA, GA 30328
404.255.4671
INFO@GLSURVEY.COM

SEAL

NORTH

PROJECT NO.
2401

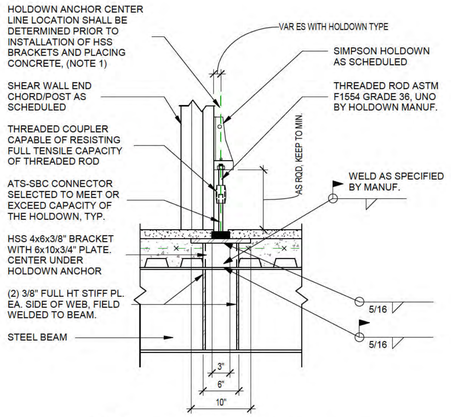
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

DRAWING TITLE
CONCRETE DETAILS

SHEET NO.
S.10

FORMAT
24" X 36"
0 1/2" 1" 2"

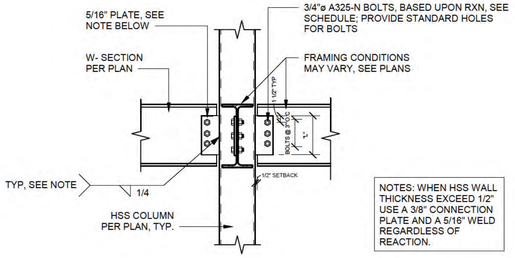


NOTES:

1. THE CONTRACTOR SHALL PRODUCE A HOLDOWN ANCHOR LAYOUT PLAN AND SUBMIT FOR REVIEW TO A/E PRIOR TO INSTALLATION OF HOLDOWN BRACKETS AND FLOOR SLAB.
2. ANCHOR LAYOUT SHALL BE COORDINATED WITH ARCHITECTURAL FLOOR PLAN AND LARGE SCALE ROOM DETAILS IN ADDITION TO STRUCTURAL DRAWINGS.

TYPICAL SHEAR WALL HOLDOWN TO STEEL BEAM CONNECTION

1 S.11 1" = 1'-0"

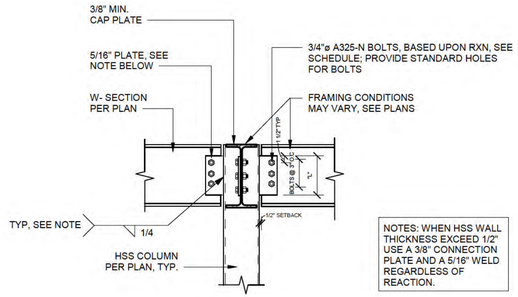


NOTES: WHEN HSS WALL THICKNESS EXCEED 1/2" USE A 3/8" CONNECTION PLATE AND A 5/16" WELD REGARDLESS OF REACTION.

NOTES: CONNECTIONS SHALL BE BASED UPON THE FACTORED RXNs SHOWN ON THE FRAMING PLANS. SHOULD A RXN GIVEN ON THE FRAMING PLANS EXCEED THE RXNS SHOWN ON THE BOLT SCHEDULE, THE USE OF DIFFERENT BOLTS, i.e. A490-N, OR A DIFFERENT TYPE OF CONNECTION MAY BE SELECTED PER AISC; REFER TO THE STRUCTURAL STEEL SPECIFICATIONS FOR SUBMITTAL REQUIRMETS

TYPICAL SINGLE PLATE CONNECTION AT HSS COLUMN

2 S.11 3/4" = 1'-0"



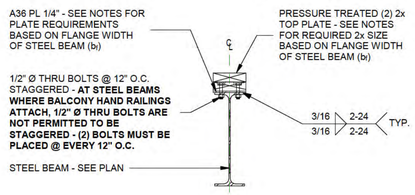
NOTES: WHEN HSS WALL THICKNESS EXCEED 1/2" USE A 3/8" CONNECTION PLATE AND A 5/16" WELD REGARDLESS OF REACTION.

NOTES: CONNECTIONS SHALL BE BASED UPON THE FACTORED RXNs SHOWN ON THE FRAMING PLANS. SHOULD A RXN GIVEN ON THE FRAMING PLANS EXCEED THE RXNS SHOWN ON THE BOLT SCHEDULE, THE USE OF DIFFERENT BOLTS, i.e. A490-N, OR A DIFFERENT TYPE OF CONNECTION MAY BE SELECTED PER AISC; REFER TO THE STRUCTURAL STEEL SPECIFICATIONS FOR SUBMITTAL REQUIRMETS

TYPICAL SINGLE PLATE CONNECTION AT TOP OF HSS COLUMN

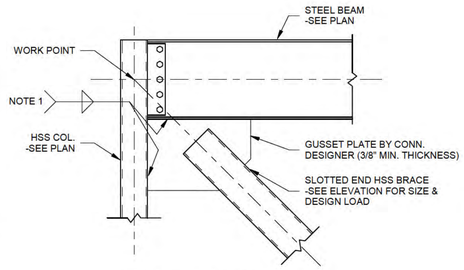
3 S.11 3/4" = 1'-0"

INTERIOR CONDITION



NOTES
WHEN THE STEEL BEAM FLANGE WIDTH (bi) IS < 11 1/4":
OPTION A
(2) 2x TOP PLATE MEMBERS CAN BE SAWN DOWN TO MATCH THE EXACT WIDTH OF THE STEEL BEAM FLANGE (bi)
OPTION B
AN A36 PL 1/4" CAN BE PROVIDED ACCORDING TO THE FOLLOWING TABLE:

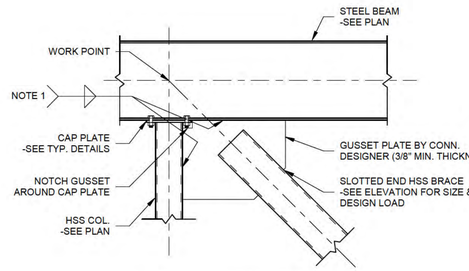
FLANGE WIDTH (bi)	PT 2X TOP PLATE	EFFECTIVE PLATE WIDTH (W_{EFF})
4 1/2" < bi < 5 1/2"	(2) 2x6	5 1/2"
6 1/4" < bi < 7 1/4"	(2) 2x8	7 1/4"
8 1/4" < bi < 9 1/4"	(2) 2x10	9 1/4"
10 1/4" < bi < 11 1/4"	(2) 2x12	11 1/4"



NOTE 1: D MENSION BY CONNECTOR DESIGNER. SEE ELEVATIONS FOR LOADING

BRACE DETAIL 01

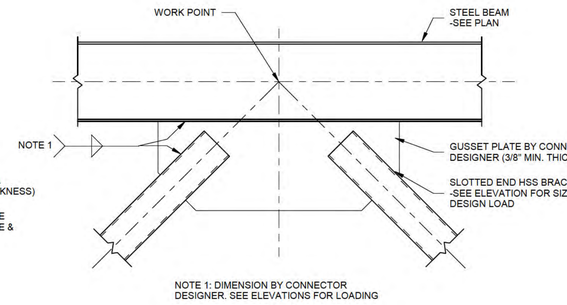
4 S.11 3/4" = 1'-0"



NOTE 1: DIMENSION BY CONNECTOR DESIGNER. SEE ELEVATIONS FOR LOADING

BRACE DETAIL 02

5 S.11 3/4" = 1'-0"



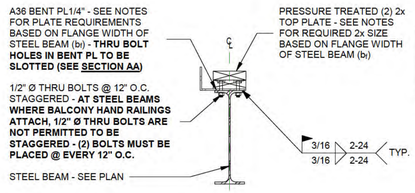
NOTE 1: DIMENSION BY CONNECTOR DESIGNER. SEE ELEVATIONS FOR LOADING

GUSSET PLATE ATTACHMENT OF GUSSET PLATE TO STRUCTURE AND BRACE TO GUSSET SHALL BE DESIGNED BY DETAILERS ENGINEER.

BRACE DETAIL 03

6 S.11 3/4" = 1'-0"

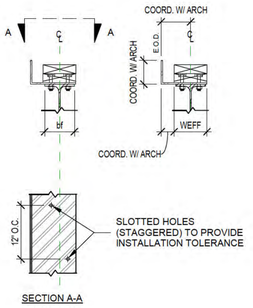
EDGE OF DECK CONDITION



NOTE TO GC: THIS CAN BE FABRICATED AS A SHOP WELD, BUT THIS METHOD WILL LIMIT THE CONSTRUCTION TOLERANCES IN THE FIELD WITH RESPECT TO THE EDGE OF DECK LOCATION - **THRU BOLT HOLES IN THE BENT PL WILL NEED TO BE SLOTTED (SEE SECTION AA)**

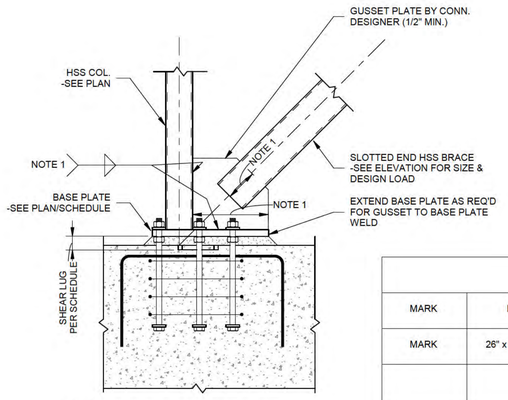
NOTES
WHEN THE STEEL BEAM FLANGE WIDTH (bi) IS < 11 1/4": AN A36 BENT PL 1/4" CAN BE PROVIDED ACCORDING TO THE FOLLOWING ABLE:

FLANGE WIDTH (bi)	PT 2X TOP PLATE	EFFECTIVE PLATE WIDTH (W_{EFF})
4 1/2" < bi < 5 1/2"	(2) 2x6	5 1/2"
6 1/4" < bi < 7 1/4"	(2) 2x8	7 1/4"
8 1/4" < bi < 9 1/4"	(2) 2x10	9 1/4"
10 1/4" < bi < 11 1/4"	(2) 2x12	11 1/4"



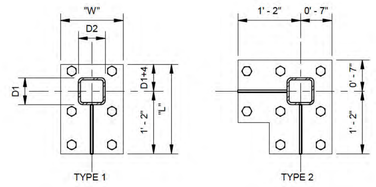
STEEL BEAM PLATE SCHEDULE

7 S.11 1" = 1'-0"



NOTES

1. D MENSION BY CONNECTOR DESIGNER. SEE ELEVATIONS FOR LOADING
2. PROVIDE PLATE WASHERS @ BRACE FRAMES ONLY (FIELD WELD TO BASEPLATE ALL AROUND). SEE AISC TABLE 14-2.
3. BASE PLATES AT BRACED FRAMES SHALL HAVE MINIMUM DIMENSIONS AS SHOWN IN THE SCHEDULE AND SHALL BE SIZED TO FIT FOR CONNECTIONS OF THE BRACES BY CONNECTION DESIGNER



BRACE FRAME BASE PLATE				
MARK	PLATE	ANCHOR BOLT LAYOUT	ANCHOR BOLT TYPE	COMMENT
MARK	26" x 14" x 1-1/2"	TYPE 1	F1554-55 W/ 1/4x3x3 WASHERS	W8x67 x 0'-3" SHEAR LUG

BRACE DETAIL 04

8 S.11 3/4" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N. DECATUR RD,
ATLANTA, GA.

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883
ANT. TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

45" WHITE OAK	GOOD
42" WHITE OAK	GOOD
36" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR - 20'
SIDE - 3' (10' BETWEEN HOUSES)
FRONT - 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

CONSULTANTS

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SEAL

NORTH

PROJECT NO.
2401

ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

DRAWING TITLE
STEEL DETAILS

SHEET NO.
S.11

FORMAT
24" X 36"
0 1/2" 1" 2"

Oakhurst Geotechnical Services, LLC

331 Greenwood Avenue
Decatur, Georgia 30030
Tel: 404-370-8512

August 27, 2025

Mr. Antariksh Tandon & Ms. Lena Klein
[redacted]

RE: GEOTECHNICAL EXPLORATION
PROPOSED SINGLE-FAMILY RESIDENCE
1208 NORTH DECATUR ROAD
ATLANTA, GEORGIA

Dear Mr. Tandon & Ms. Klein:

This letter reports the preliminary results of calculations performed by the writer regarding the above project. The calculations were necessary due to a revision in the foundation plan for the home. Initially, the main building was supported by 36 timber columns. The revision entails converting the columns to steel and reducing their number to 14. A set of revised structural drawings was prepared by Mr. Carver Westendorff, P.E. of STRL Engineering Consultants. The foundation implications of the drawings were discussed in a conference telephone call on August 22, 2025. The call was attended by Messrs. Tandon, Westendorff and the writer.

The revision achieved the goal of reducing the number of foundation contact points for the residence. The revised foundation layout, including the loading, is shown on the attached sketch 1. The revision included a number of steel angled braces, which are shown in red on the sketch. The net result was a variation in design service loads from column to column. Note that the net tensile service load as been obtained by subtracting the dead load value from the design tensile load and is shown as a negative number.

As seen on sketch 1, the design service loads, in compression, vary from 18.02 to 37.64 kips. To optimize material usage, three models of solid square helical pier shaft are proposed. The specific properties are tabulated as follows:

Model No.	Size (in,)	Max. Service Load (kips)
SS5	1.5	28.5
SS150	1.5	35.0
SS175	1.75	52.5

The distribution of the three models is shown on sketch 2.

Regarding lateral (shear) loads, the values shown on sketch 1 vary from 0.01 to 8.62 kips. For values less than 0.04 kips, it is assumed that the passive resistance of the subsoil adjacent to the concrete pile cap can sustain the lateral loads. However, at 10 locations, shown on sketch 2, it is proposed that the lateral design loads be offset using helical anchors (tie-backs). For this project, the model SS5 shaft will suffice. To keep the design service loads within the capacity of the SS5, it was necessary to vary the batter of the tie-backs. The typical value is 15 degrees, but a few are specified at 20 and 25 degrees. Also, to address the issue of lateral loads from both principal directions, it is proposed that the tie-backs be splayed at specific angles to be aligned along the resultants of the principal design loads. The bearing directions of the tie-backs are shown on sketch 2 and a summary of the pier and tie-back specifications is given on Table 1.

Concrete Pile Cap

During the teleconference, it was suggested by the writer that the cap should be not less than 30 inches square, in plan view. Mr. Westendorff suggested a pile cap thickness of not less than 16 inches. It is assumed that the final dimensions will be based on the distribution of stresses and reinforcing requirements within the pile cap. Note that each helical pier and tie-back will be fitted with a steel cap which is 7 to 8 inches square and is field-welded in place.

It is also assumed that the excavation for each pile cap will be made to precise dimensions to avoid the need for form boards. This approach will reduce the risk of root damage and will enhance the ability of the subsoil to resist lateral loads.

Note that the tie-backs are typically directed away from the center of the home. To avoid encroaching on neighboring property or to avoid tree roots, any of the tie-backs can be installed in the opposite direction.

If you have any questions regarding these preliminary results, please contact me.

Yours truly,

OAKHURST GEOTECHNICAL SERVICES, LLC

Robert R. Turton, P.E.
Manager

GEORGIA REGISTERED NO. 17761 PROFESSIONAL ENGINEER ROBERT R. TURTON

Attach:
Table 1
Sketches 1 and 2

File: tandonndecaturtext2

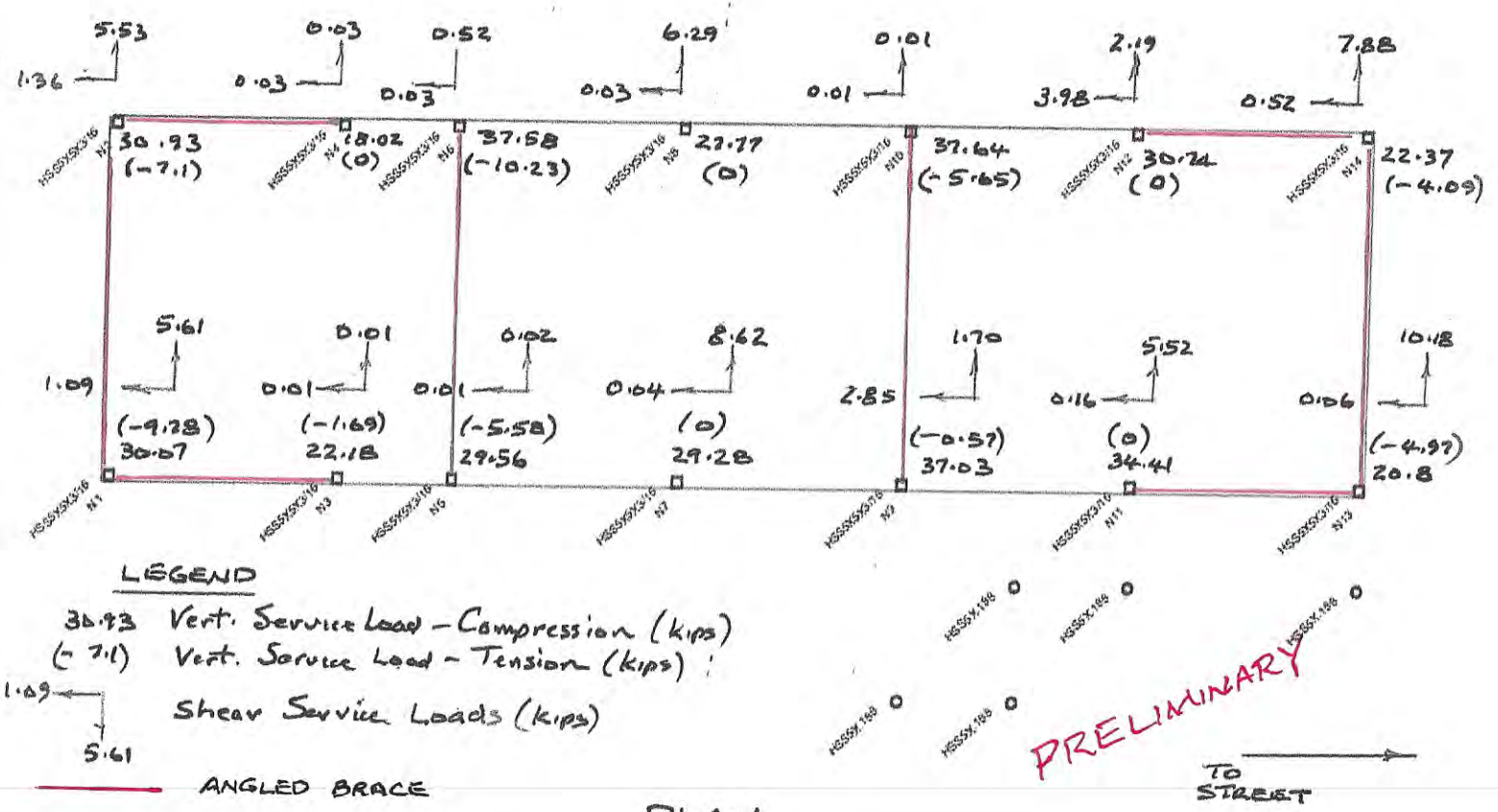
TABLE 1
SUMMARY OF PRELIMINARY FOUNDATION DESIGN
PROPOSED SINGLE FAMILY RESIDENCE
1208 NORTH DECATUR ROAD
ATLANTA, GEORGIA

	HELICAL PIER		HELICAL TIE-BACK			
Node	Product	Design load (kips)	Product	Design Load (kips)	Batter (degrees)	Bearing Direction (Degrees)
N1	SS150	30.07	SS5	20.0	15	11 – short
N2	SS150	30.93	SS5	20.0	15	14 – short
N3	SS5	22.18	n/a			
N4	SS5	18.02	n/a			
N5	SS150	29.36	n/a			
N6	SS175	37.58	SS5	2.0	15	4 – short
N7	SS150	29.28	SS5	25.1	20	0 – short
N8	SS150	27.77	SS5	25.1	20	0 – short
N9	SS175	37.03	SS5	13.0	15	31 – long
N10	SS175	37.64	n/a			
N11	SS175	34.41	SS5	16.0	20	2 – short
N12	SS150	30.74	SS5	18.0	15	29 – long
N13	SS5	20.80	SS5	24.0	25	0 – short
N14	SS5	22.37	SS5	23.0	20	4 - short

NOTE:
Short refers to the short direction
Long refers to the long direction

PRELIMINARY

REVISED SUMMARY OF FOUNDATION LOADS **SKETCH 1**
PROPOSED SINGLE FAMILY RESIDENCE
1208 NORTH DECATUR ROAD
ATLANTA, GEORGIA



PLAN

SCALE: 1/8" TO 1'-0"

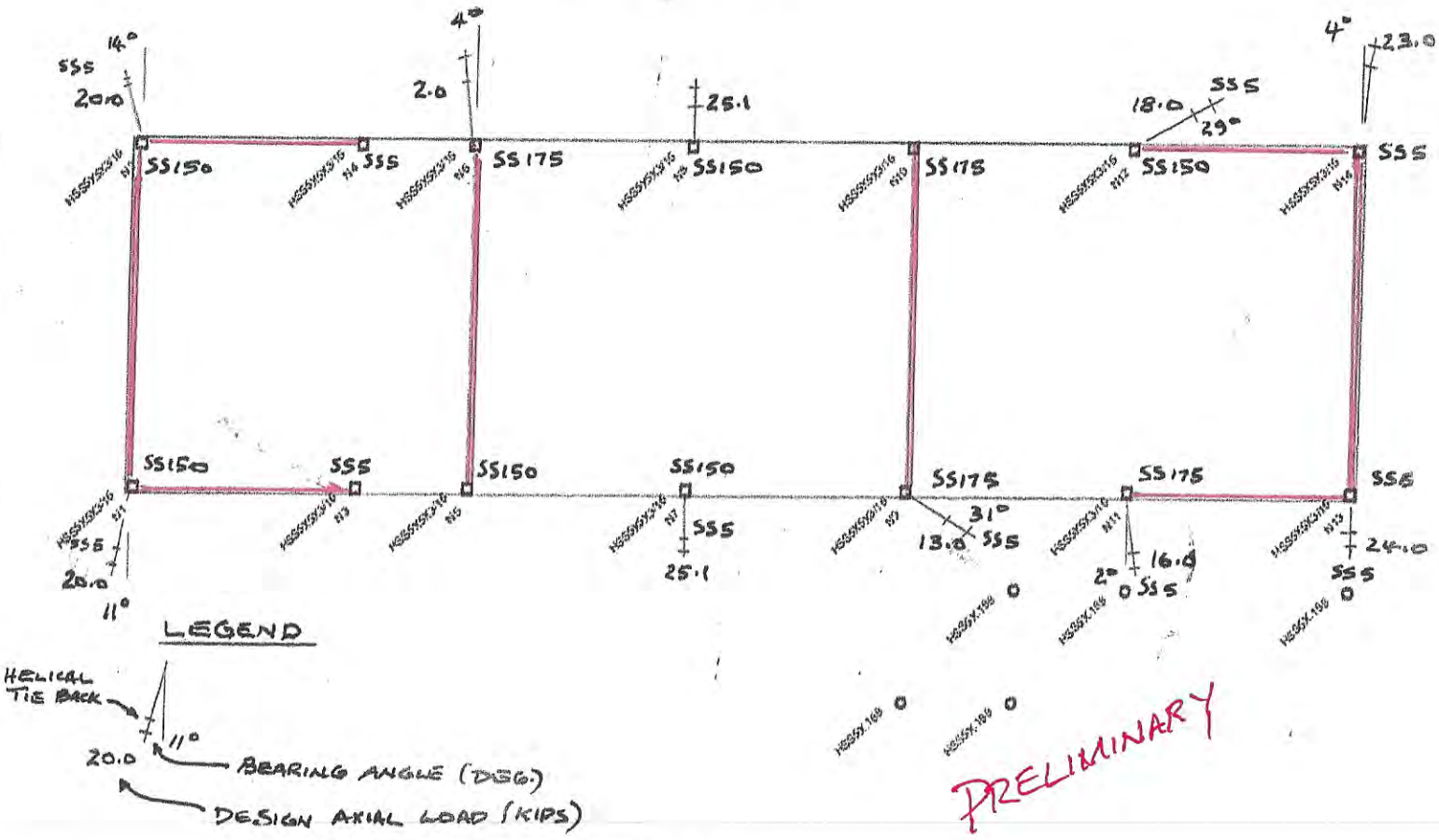
REFERENCE
STRL DWG. NO S.1
REC'D AUG. 9, 2025

Oakhurst Geotechnical Services

DRAWN BY:
R.R. TURTON, P.E.
AUGUST 27, 2025

FOUNDATION TIE-BACK LAYOUT
PROPOSED SINGLE FAMILY RESIDENCE
1208 NORTH DECATUR ROAD
ATLANTA, GEORGIA

SKETCH 2



PLAN

SCALE: 1/8" TO 1'-0"

Oakhurst Geotechnical Services

DRAWN BY:
R.R. TURTON, P.E.
AUGUST 27, 2025