



Planning & Sustainability Department Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

Lorraine Cochran-Johnson
Chief Executive Officer

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: 155 3rd Street NE, Unit 8, Atlanta, GA, 30308

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

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

Owner(s) Mailing Address: 155 3rd Street NE, Unit 8, Atlanta, GA, 30308

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 

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.

TWIN OAKS

TABLE OF CONTENTS

- G-001 SURVEY
- A-100 SITE PLAN
- A-101 ROOF PLAN
- A-102 FOUNDATION PLAN
- A-103 LANDSCAPE PLAN
- A-110 ENLARGED PLANS
- A-200 WEST ELEVATION
- A-201 EAST ELEVATION
- A-202 NORTH & SOUTH ELEVATIONS
- A-203 SOUTH ELEVATION FROM STREET
- A-300 BUILDING SECTIONS
- A-301 BUILDING SECTIONS
- A-302 BUILDING SECTIONS
- A-303 BUILDING SECTIONS
- A-304 BUILDING SECTIONS
- A-305 BUILDING SECTIONS
- A-400 ENLARGED CARPORT VIEWS



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
 929.941.7883

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

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 ENGINEERING CONSULTANTS, LLC

MECHANICAL ENGINEER
 MOLNAR JORDAN & ASSOCIATES
 10927 CRABAPPLE ROAD
 ROSWELL, GA

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

ARBORIST
 NEIL NORTON, LLC
 ISA BOARD CERTIFIED MASTER ARBORIST
 SO-4158B

SURVEYOR
 GEORGIA LAND SURVEYING
 155 CLIFTWOOD DRIVE
 ATLANTA, GA 30328

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"

MATERIAL CONTEXT

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

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SEAL

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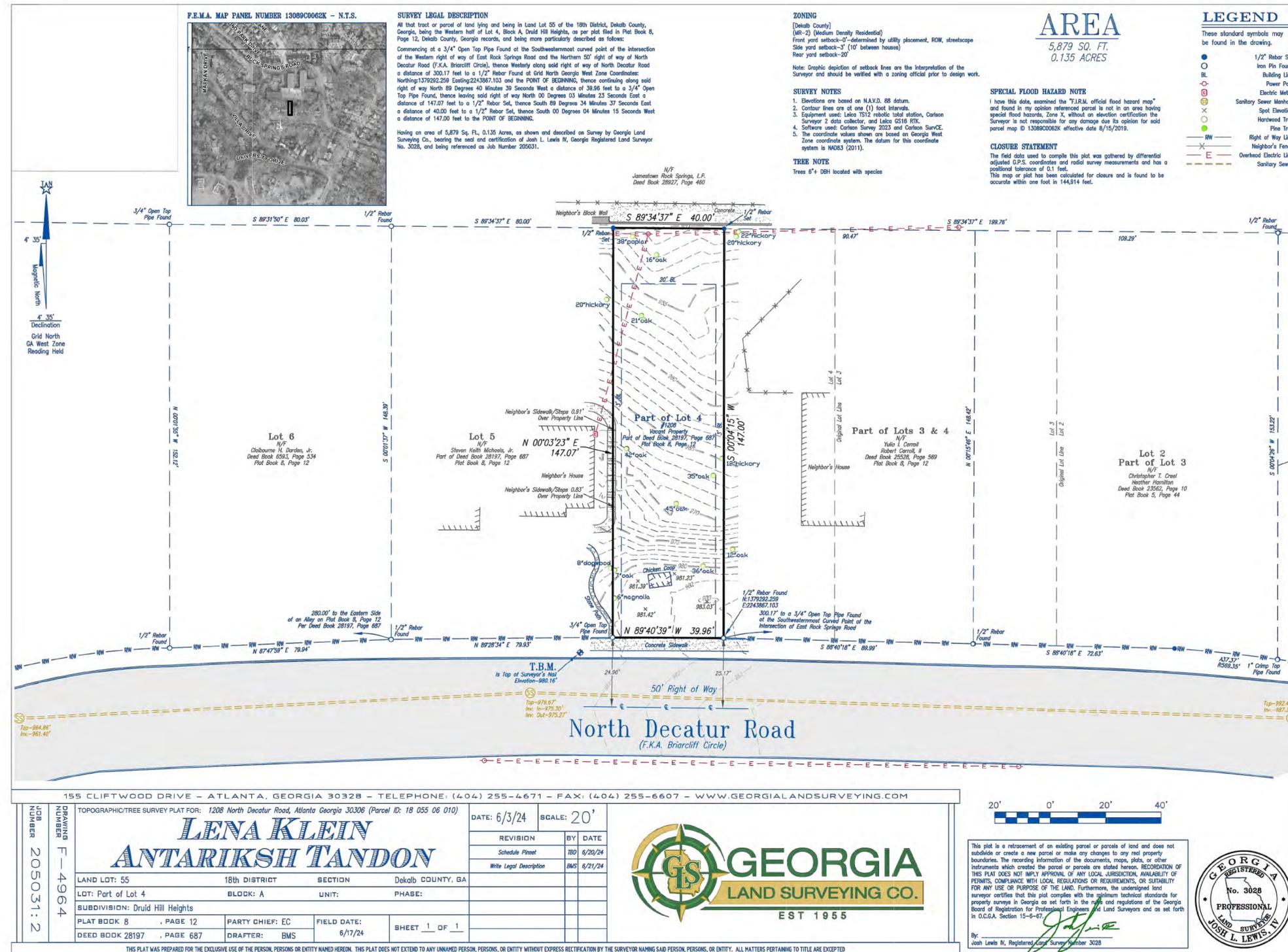
PROJECT NO.
2401

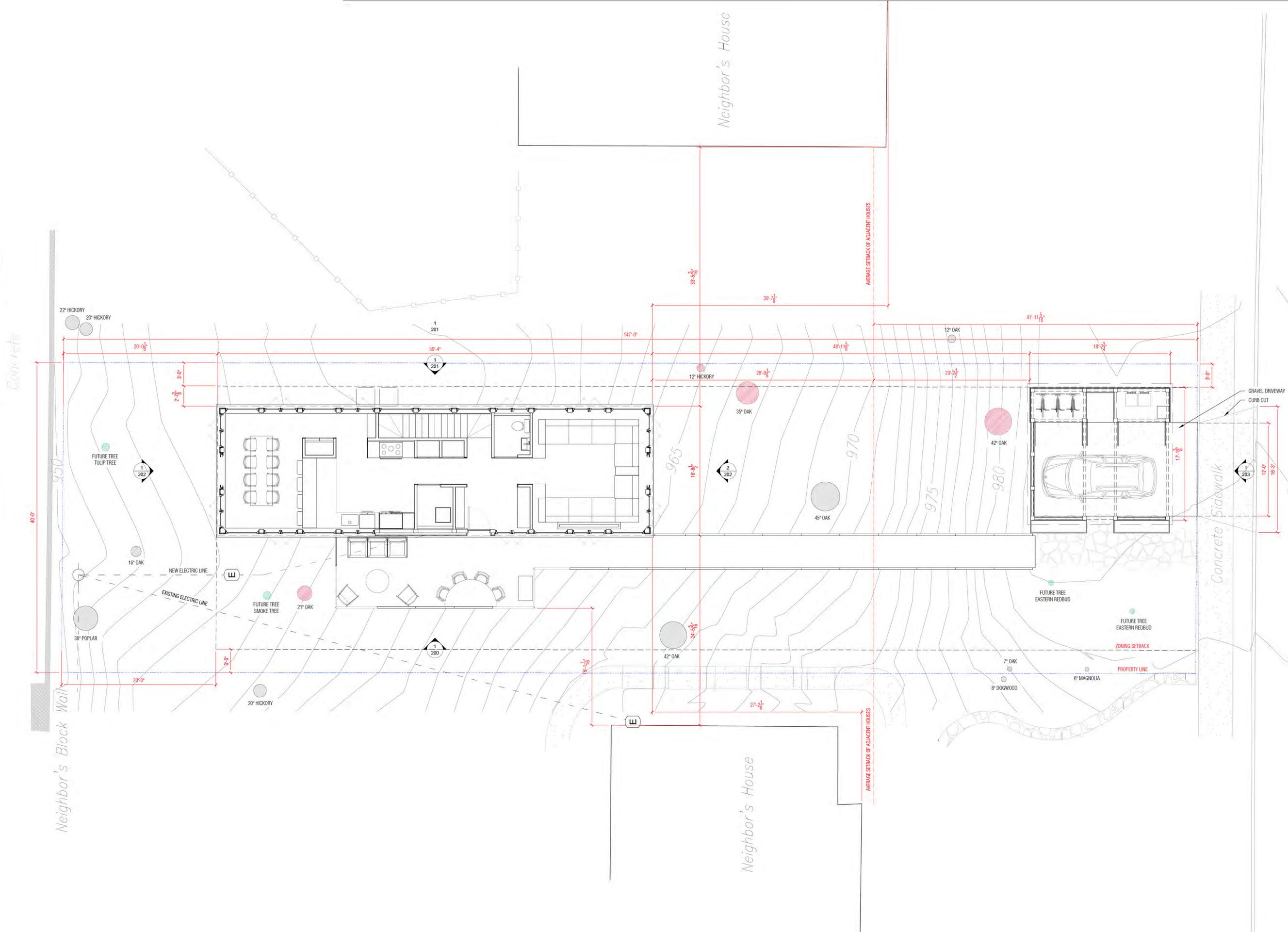
ISSUE + DATE
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CURRENT REVISION

DRAWING TITLE
SURVEY
SHEET NO.
G-001

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





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ATLANTA, GA 30306

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.941.7883

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SEAL



PROJECT NO.
2401

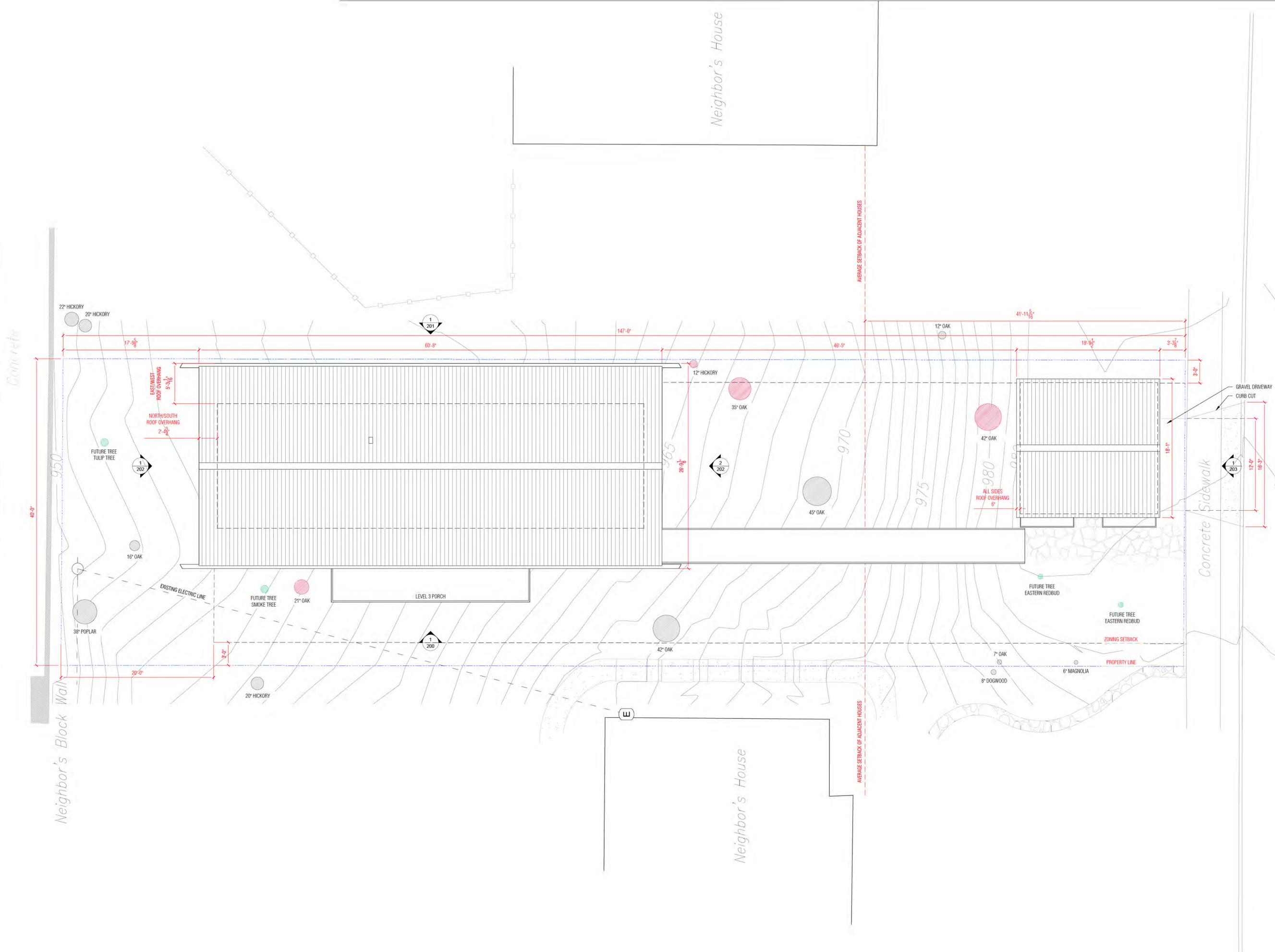
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
SITE PLAN

SHEET NO.
A-100

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



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
929.941.7883

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ZONING
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DEKALB
DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL
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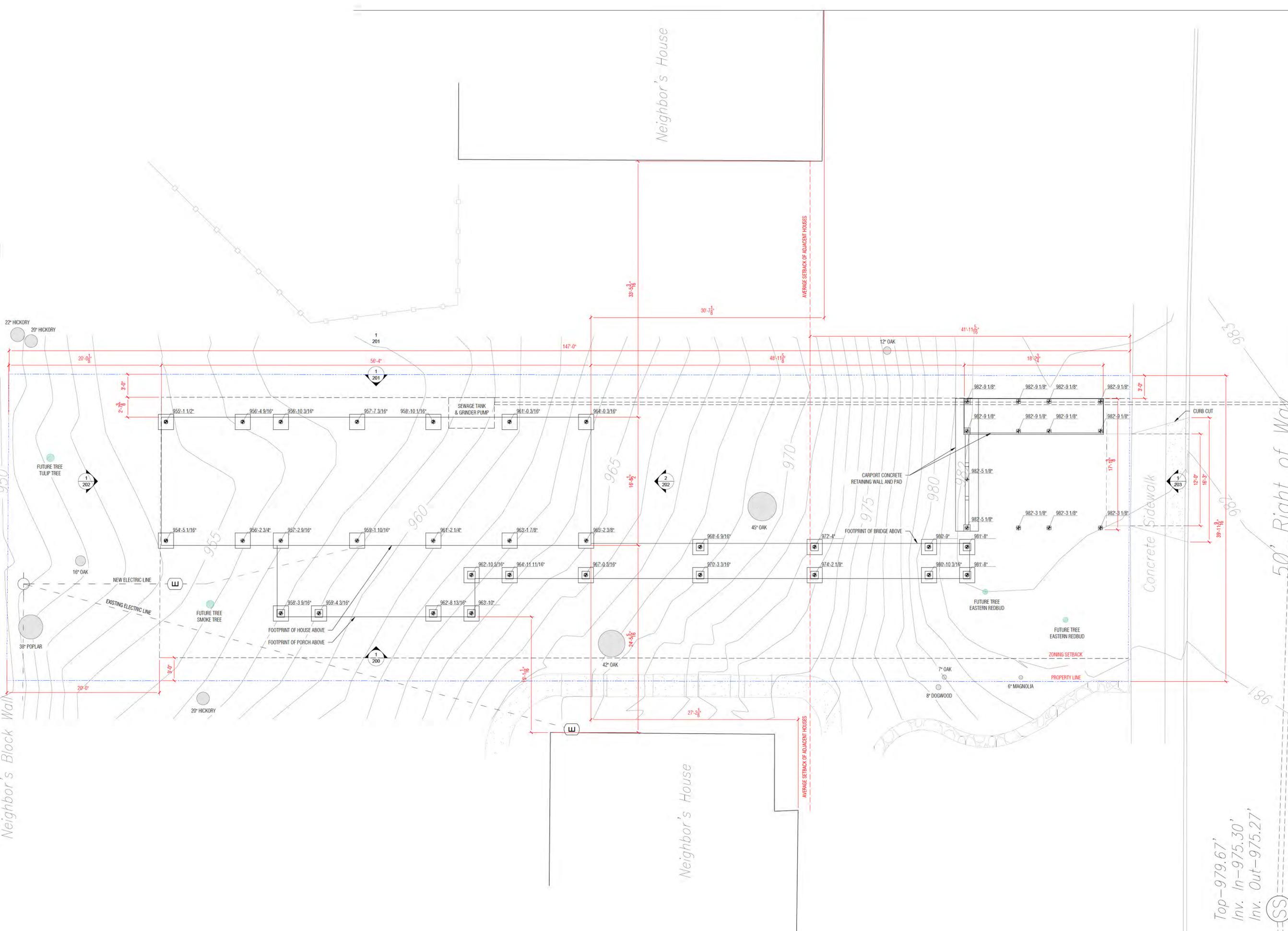


SEAL

NORTH

PROJECT NO.
2401
ISSUE + DATE
100% DD SET 25/12/29
CURRENT REVISION

DRAWING TITLE
ROOF PLAN
SHEET NO.
A-101
FORMAT
24" x 36"
0 1/2" 1" 2"



MATERIAL CONTEXT

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

PROJECT NAME
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OWNER
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SEAL



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"

Top - 979.67'
Inv. In - 975.30'
Inv. Out - 975.27'





CRESTED WOOD FERN

CHRISTMAS FERN

CORAL BELLS

SWEET PEA (VINES)

MORNING GLORY (VINES)

RASPBERRY BUSHES

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 & ANTIKISH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883

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5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

45" WHITE OAK	GOOD
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SEAL

NORTH



PROJECT NO.
2401

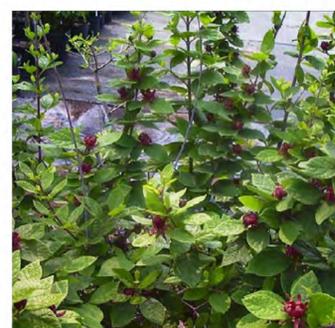
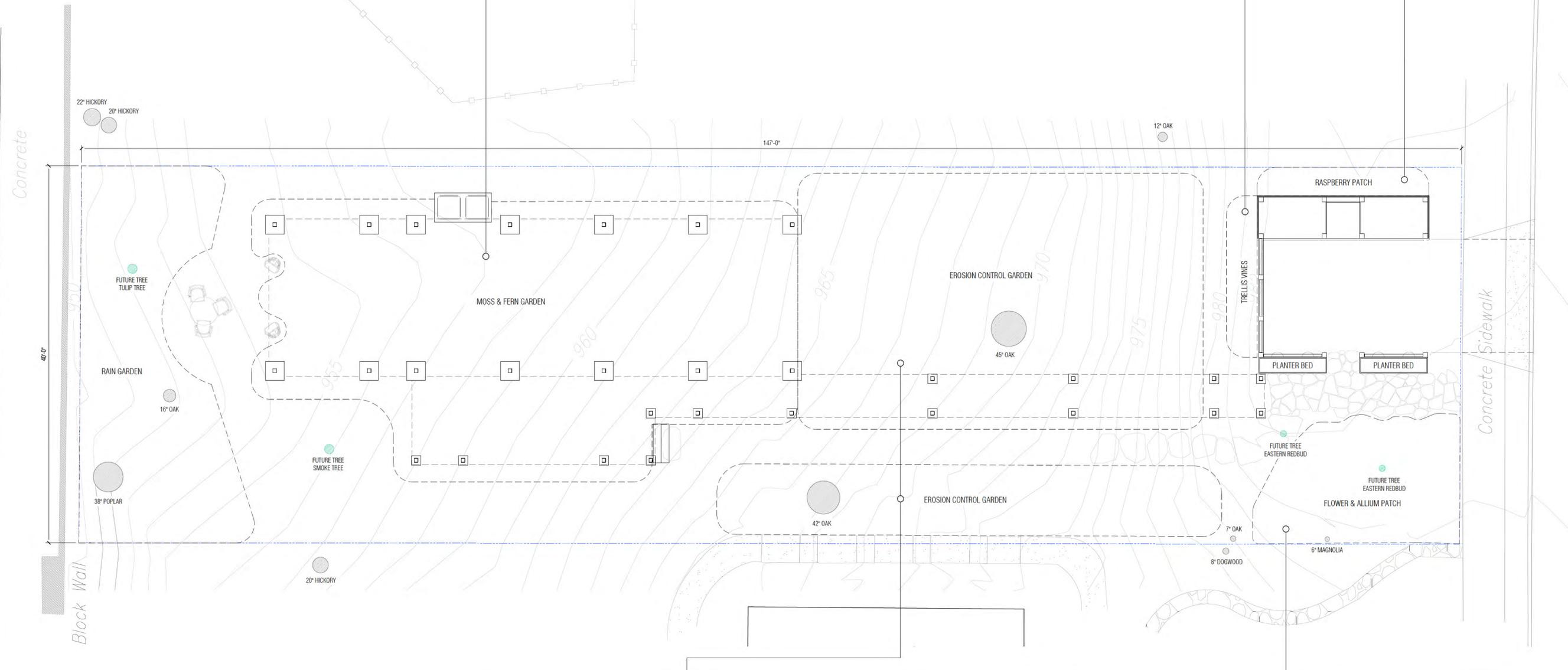
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
LANDSCAPE PLAN

SHEET NO.
A-103

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



RAMPS

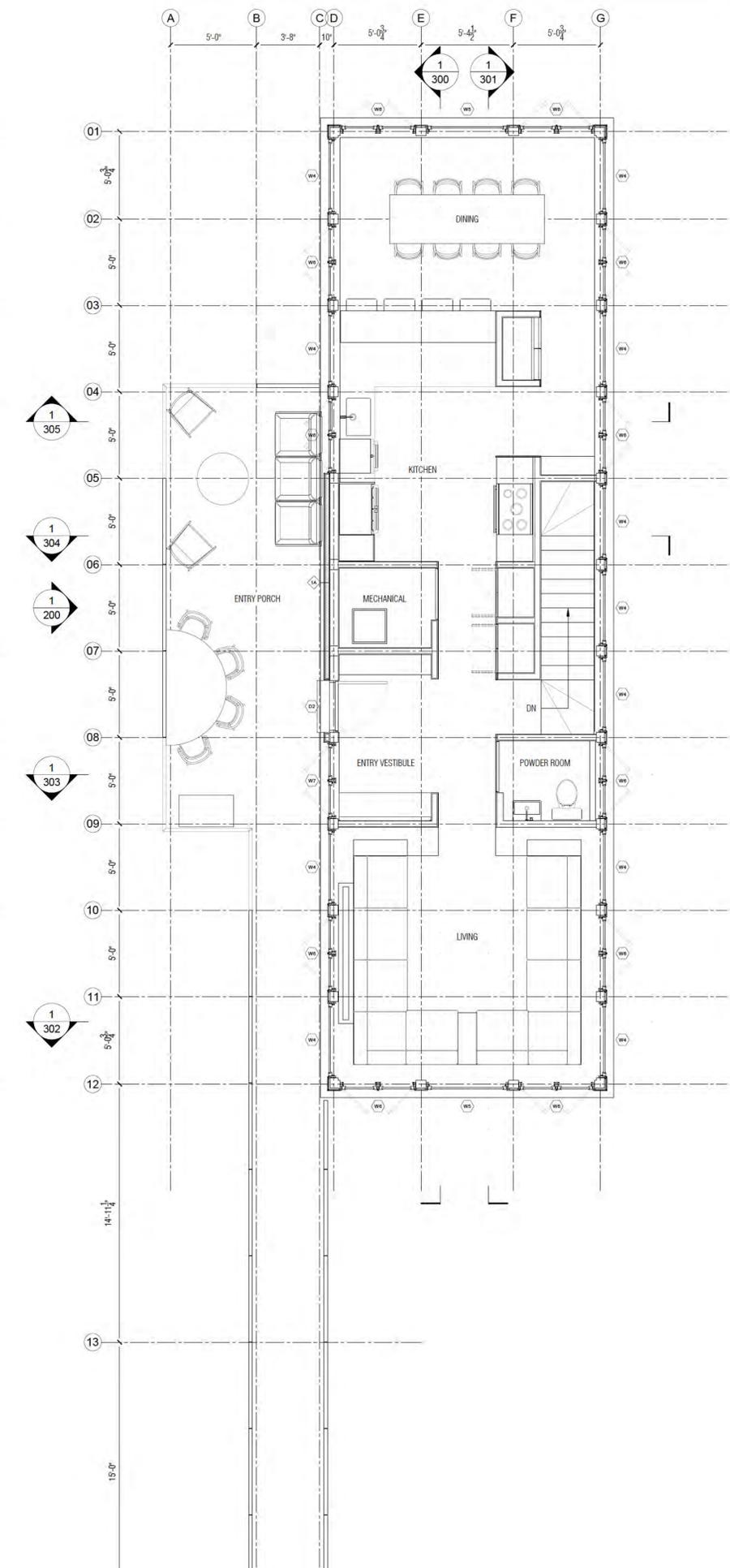
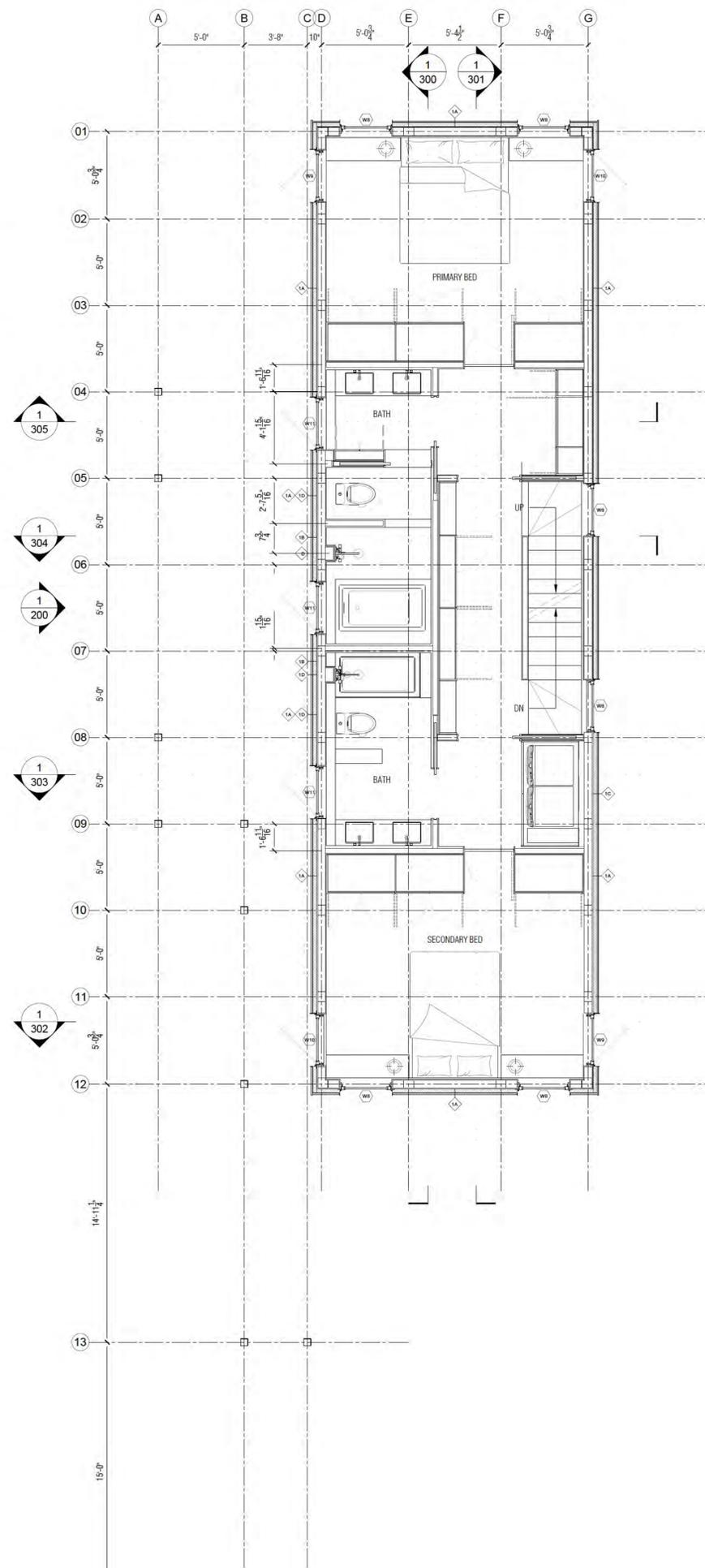
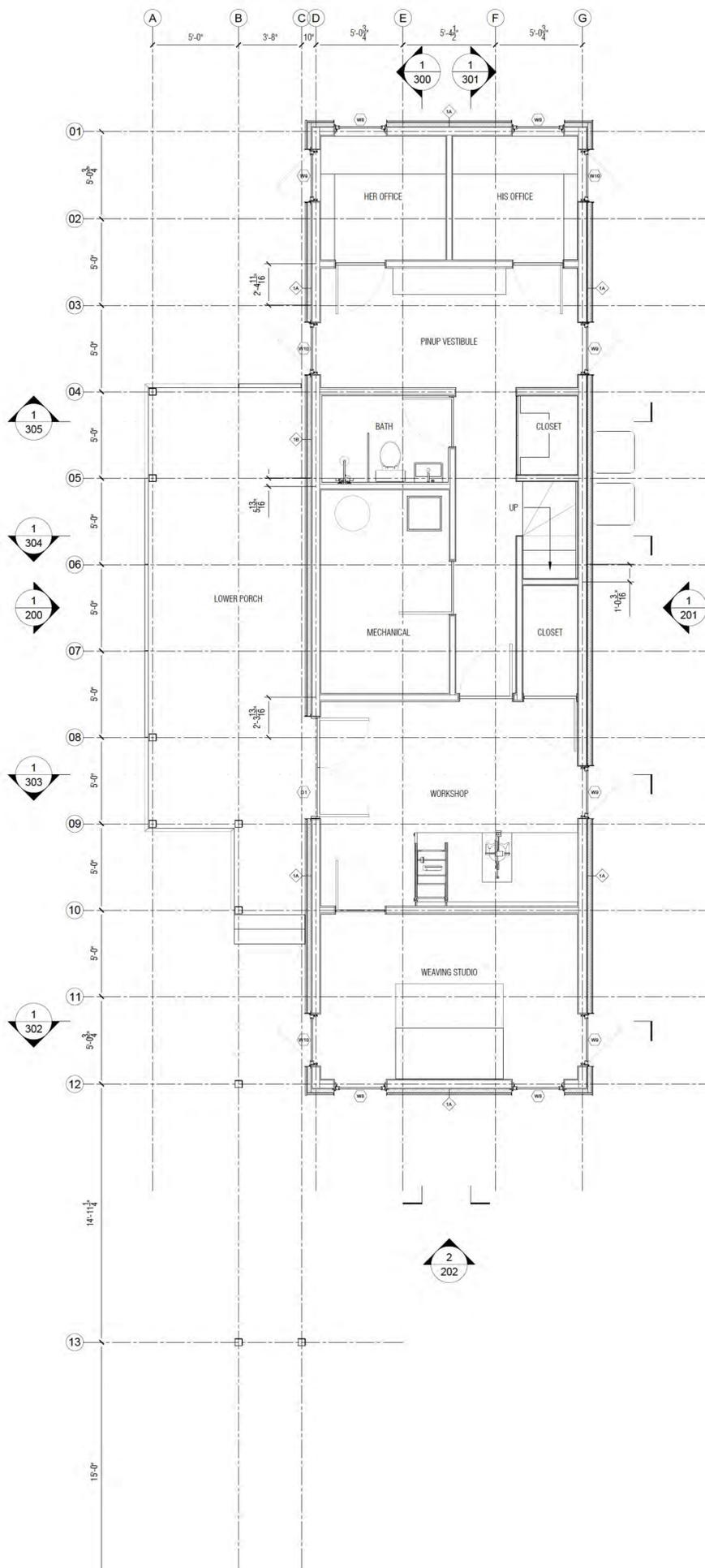
BUGLEWEED

BLACK COHOSH

GARLIC SCAPES

CABBAGE

HELLEBORES



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 & ANTIKSH TANDON 155 3RD STREET NE, UNIT 8 ATLANTA, GA, 30308 929.941.7883	
LOT AREA & DIMENSIONS 5,879 SQ FT; 0.135 ACRES 40' WIDE X 147' LONG	
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CONSULTANTS	
STRUCTURAL ENGINEER STRL ENGINEERING CONSULTANTS, LLC PO BOX 2846 TUCKER, GA 30085 D: (404) 829-4795 OFFICE@STRENG.COM	
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GEOTECHNICAL ENGINEER OAKHURST GEOTECHNICAL SERVICES, LLC 331 GREENWOOD AVE DECATUR, GA 30030 404.370.8512	
ARBORIST NEIL NORTON, LLC ISA BOARD CERTIFIED MASTER ARBORIST SO-4158B 404.271.6526 ARBORIST@NEILNORTON.COM	
SURVEYOR GEORGIA LAND SURVEYING 155 CLIFTWOOD DRIVE ATLANTA, GA 30328 404.255.4871 INFO@GLSURVEY.COM	
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" 	



BLACK LOCUST SIDING, DECKING



SOUTHERN YELLOW PINE RAFTERS & ROOF SOFFIT CLADDING



GALVALUME CORRUGATED ROOFING



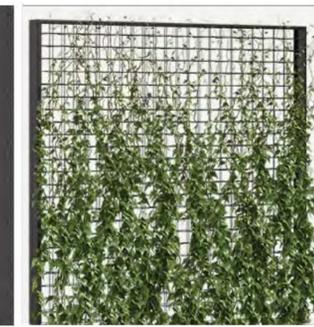
SILVER METALLIC FINISH WINDOW FINISH & TRIM



BLACK PAINTED STEEL STRUCTURE & RAILINGS



BLACK CEMENT BOARD SOFFIT (UNDERNEATH HOUSE)



METAL TRELLIS SCREENS

MATERIAL CONTEXT

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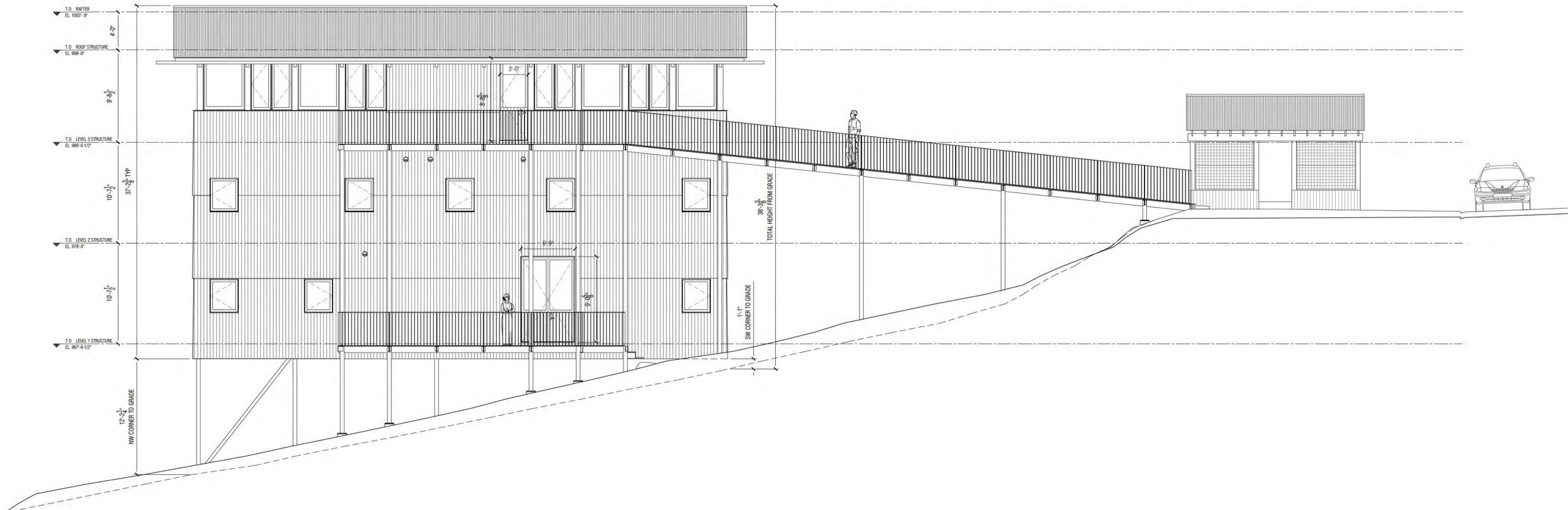
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CURRENT REVISION
N/A

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



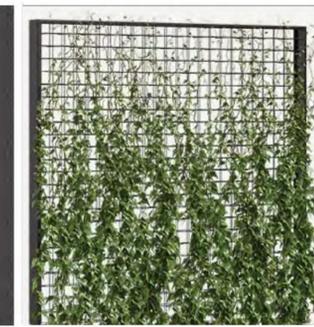
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BLACK PAINTED STEEL STRUCTURE & RAILINGS



BLACK CEMENT BOARD SOFFIT (UNDERNEATH HOUSE)



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929.841.7883

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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MECHANICAL ENGINEER
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770.457.5923

GEO TECHNICAL ENGINEER
OAKHURST GEO TECHNICAL SERVICES, LLC
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SURVEYOR
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INFO@GLSURVEY.COM

SEAL

NORTH

PROJECT NO.

2401

ISSUE + DATE

100% DD SET 25/12/29

CURRENT REVISION

N/A

DRAWING TITLE

EAST ELEVATION

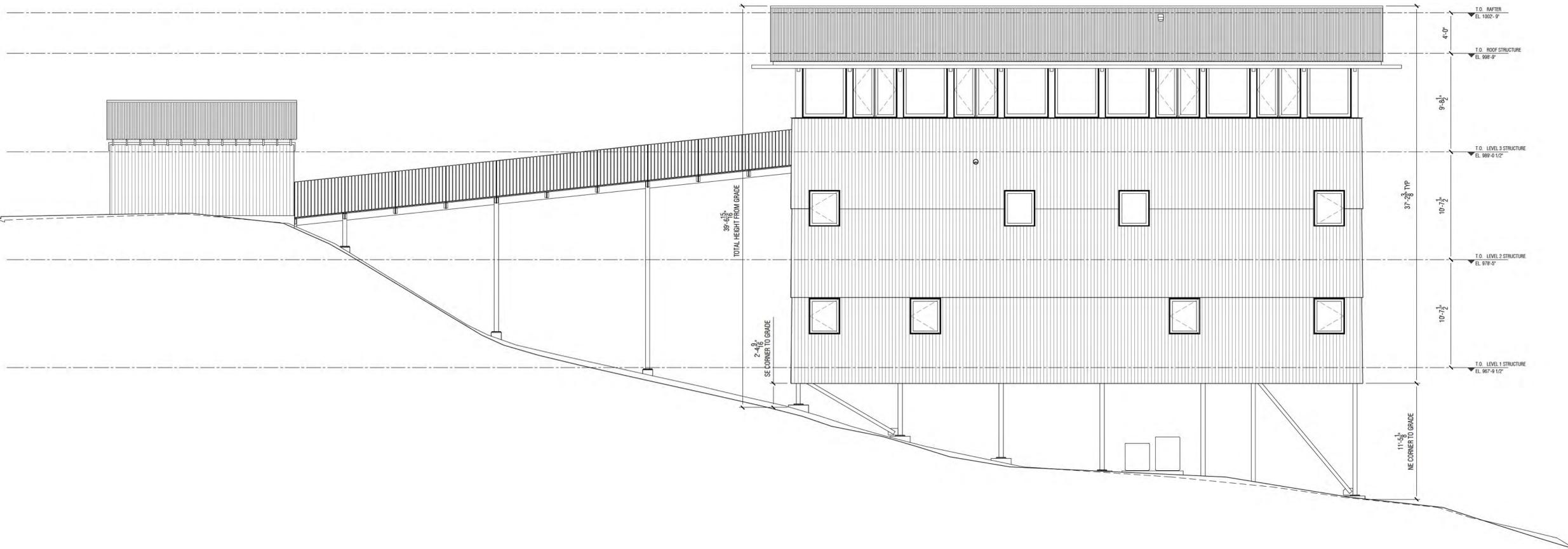
SHEET NO.

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



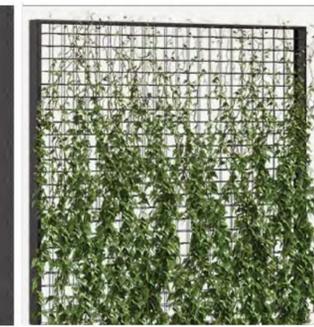
SILVER METALLIC FINISH
WINDOW FINISH & TRIM



BLACK PAINTED STEEL
STRUCTURE & RAILINGS



BLACK CEMENT BOARD SOFFIT
(UNDERNEATH HOUSE)



METAL TRELLIS SCREENS

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 & ANTIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883

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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SURVEYOR
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155 CLIFTWOOD DRIVE
ATLANTA, GA 30328
404.255.4871
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SEAL

NORTH

PROJECT NO.
2401

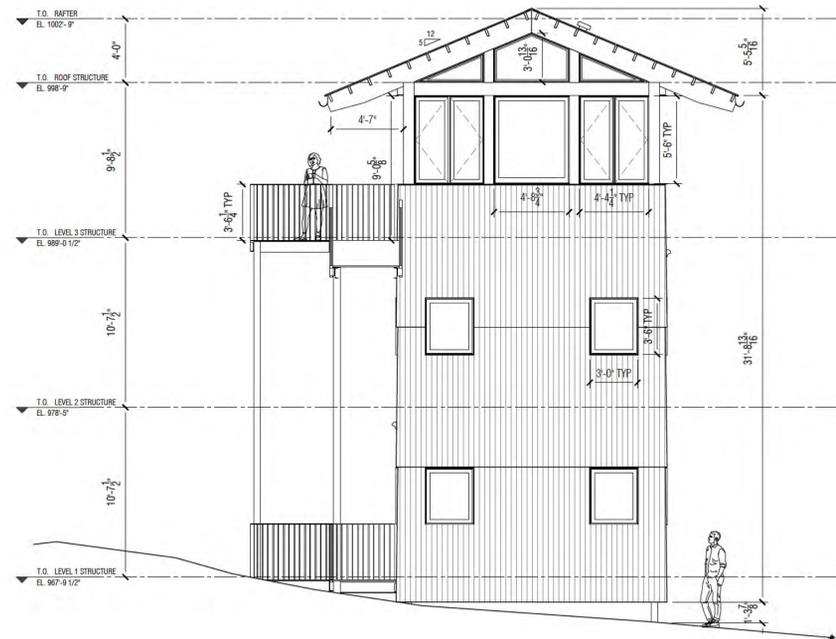
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
NORTH & SOUTH ELEVATIONS

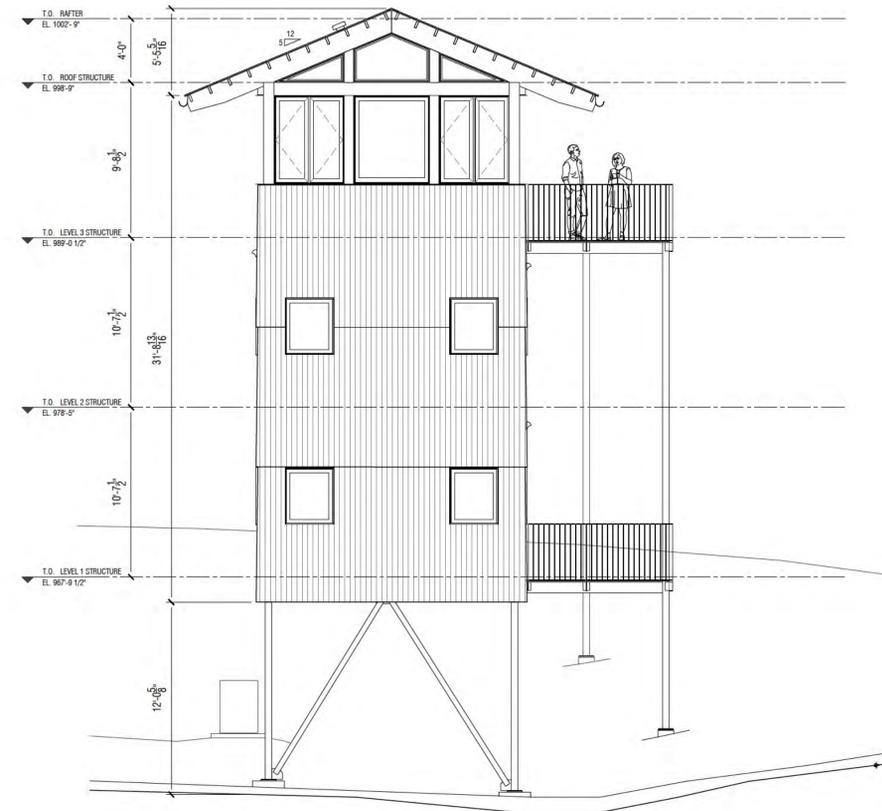
SHEET NO.
A-202

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



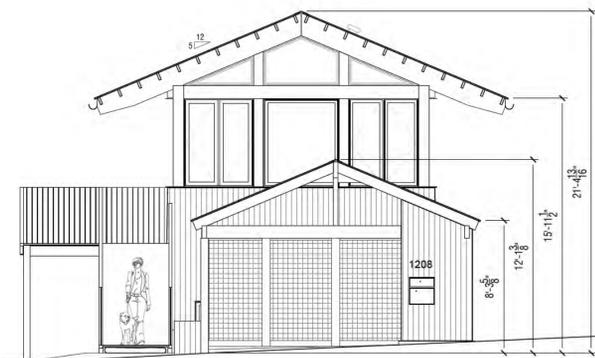
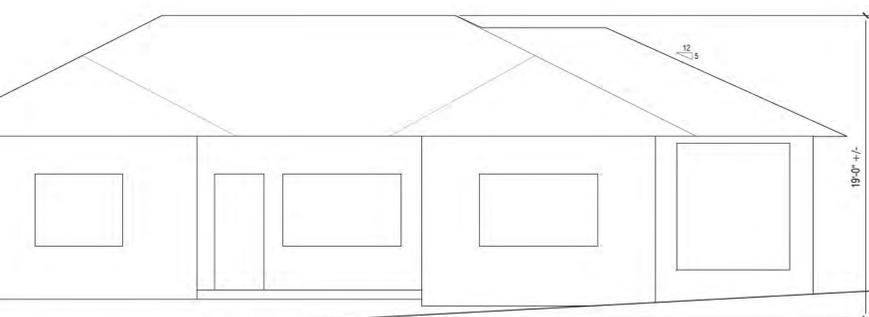
1 SOUTH ELEVATION

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 929.941.7863	
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
38" 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@STRENG.COM	
STRL ENGINEERING CONSULTANTS, LLC	
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GEOTECHNICAL ENGINEER OAKHURST GEOTECHNICAL SERVICES, LLC 331 GREENWOOD AVE DECATUR, GA 30030 404.370.8512	
ARBORIST NEIL NORTON, LLC ISA BOARD CERTIFIED MASTER ARBORIST SO-4158B 404.271.6526 ARBORIST@NEILNORTON.COM	
SURVEYOR GEORGIA LAND SURVEYING 155 CLIFTWOOD DRIVE ATLANTA, GA 30328 404.255.4871 INFO@GLSURVEY.COM	
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"	

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

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
38" 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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404.255.4871
INFO@GLSURVEY.COM

SEAL

NORTH

PROJECT NO.

2401

ISSUE + DATE

100% DD SET 25/12/29

CURRENT REVISION

N/A

DRAWING TITLE

NORTH - SOUTH SECTION

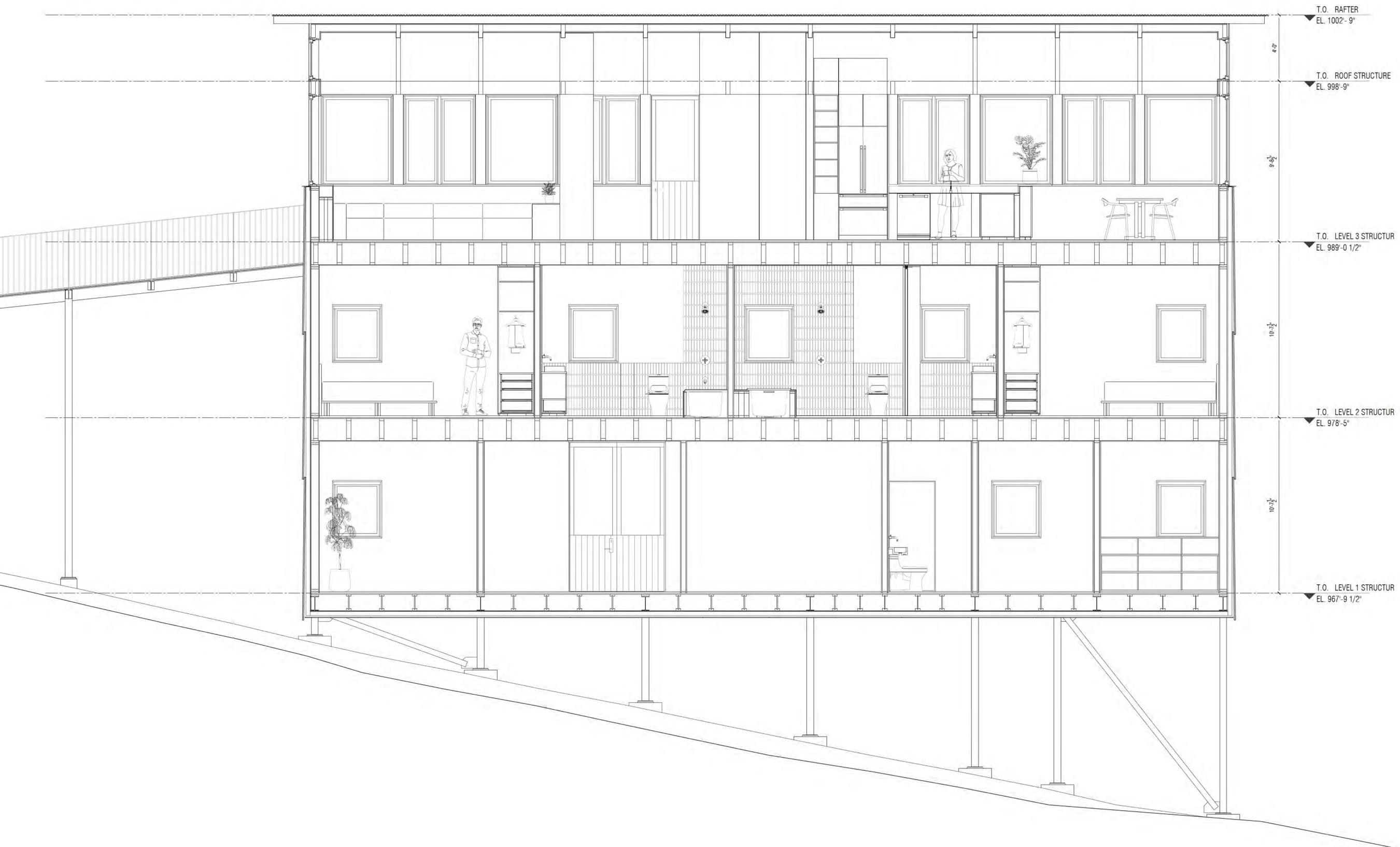
SHEET NO.

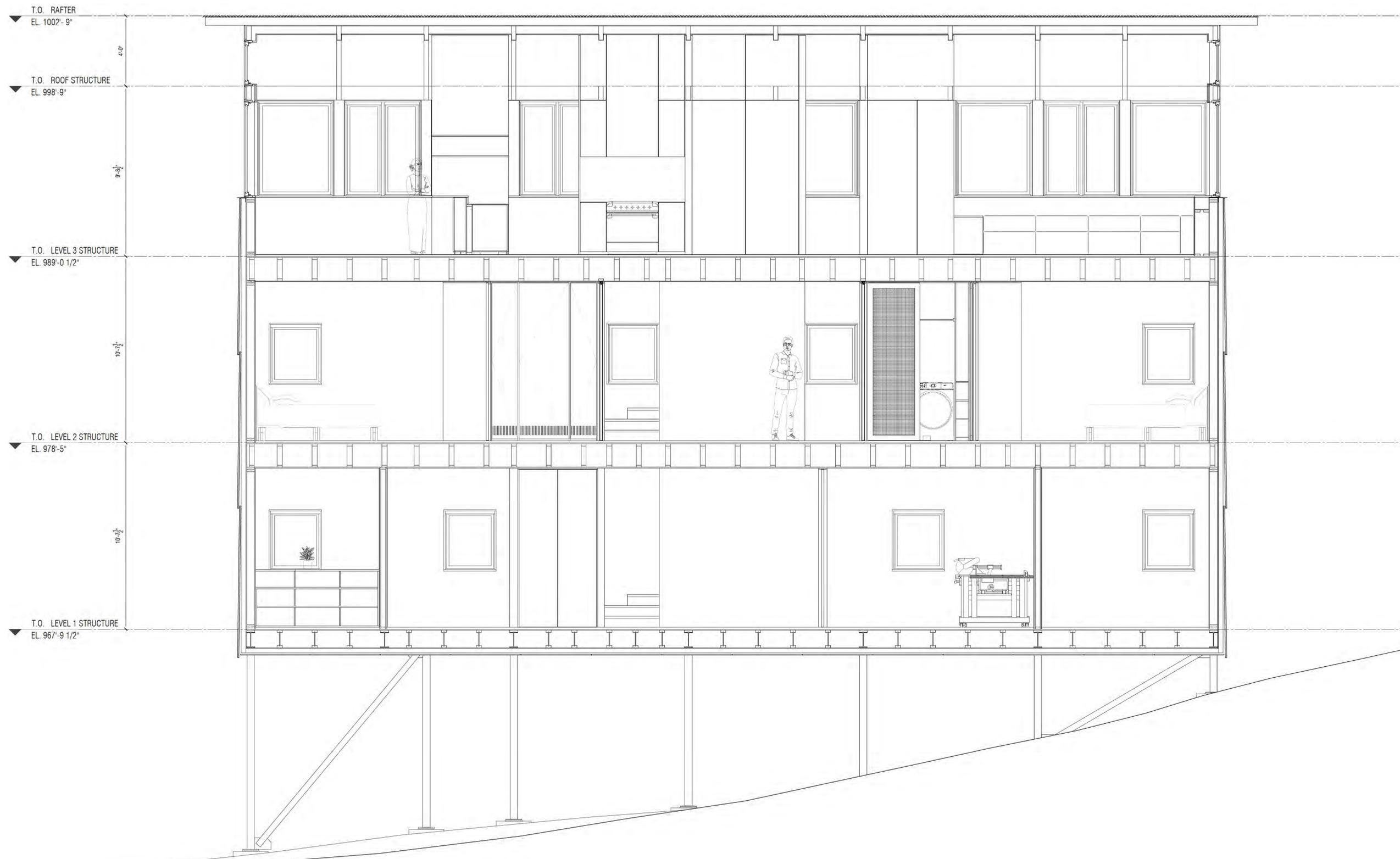
A-300

FORMAT

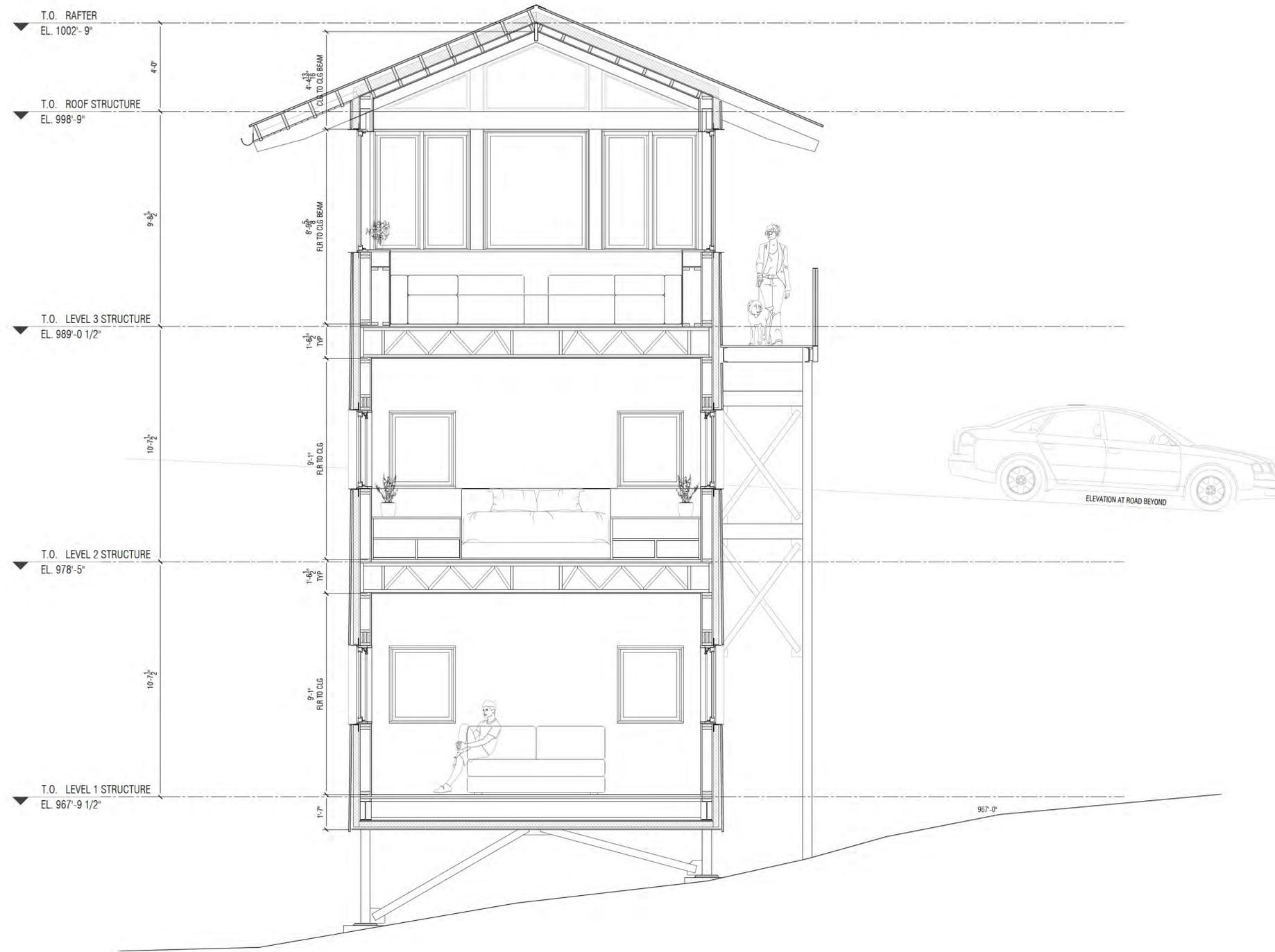
24" x 36"

0 1/2" 1" 2"





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 929.941.7883	
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
38" 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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STRL ENGINEERING CONSULTANTS, LLC	
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GEOTECHNICAL ENGINEER OAKHURST GEOTECHNICAL SERVICES, LLC 331 GREENWOOD AVE DECATUR, GA 30330 404.370.8512	
ARBORIST NEIL NORTON, LLC ISA BOARD CERTIFIED MASTER ARBORIST SO-4158B 404.271.6526 ARBORIST@NEILNORTON.COM	
SURVEYOR GEORGIA LAND SURVEYING 155 CLIFTWOOD DRIVE ATLANTA, GA 30328 404.255.4871 INFO@GLSURVEY.COM	
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"	



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
929.941.7863

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
38" 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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404.255.4871
INFO@GLSURVEY.COM

SEAL

NORTH

PROJECT NO.

2401

ISSUE + DATE

100% DD SET 25/12/29

CURRENT REVISION

N/A

DRAWING TITLE

EAST-WEST SECTION

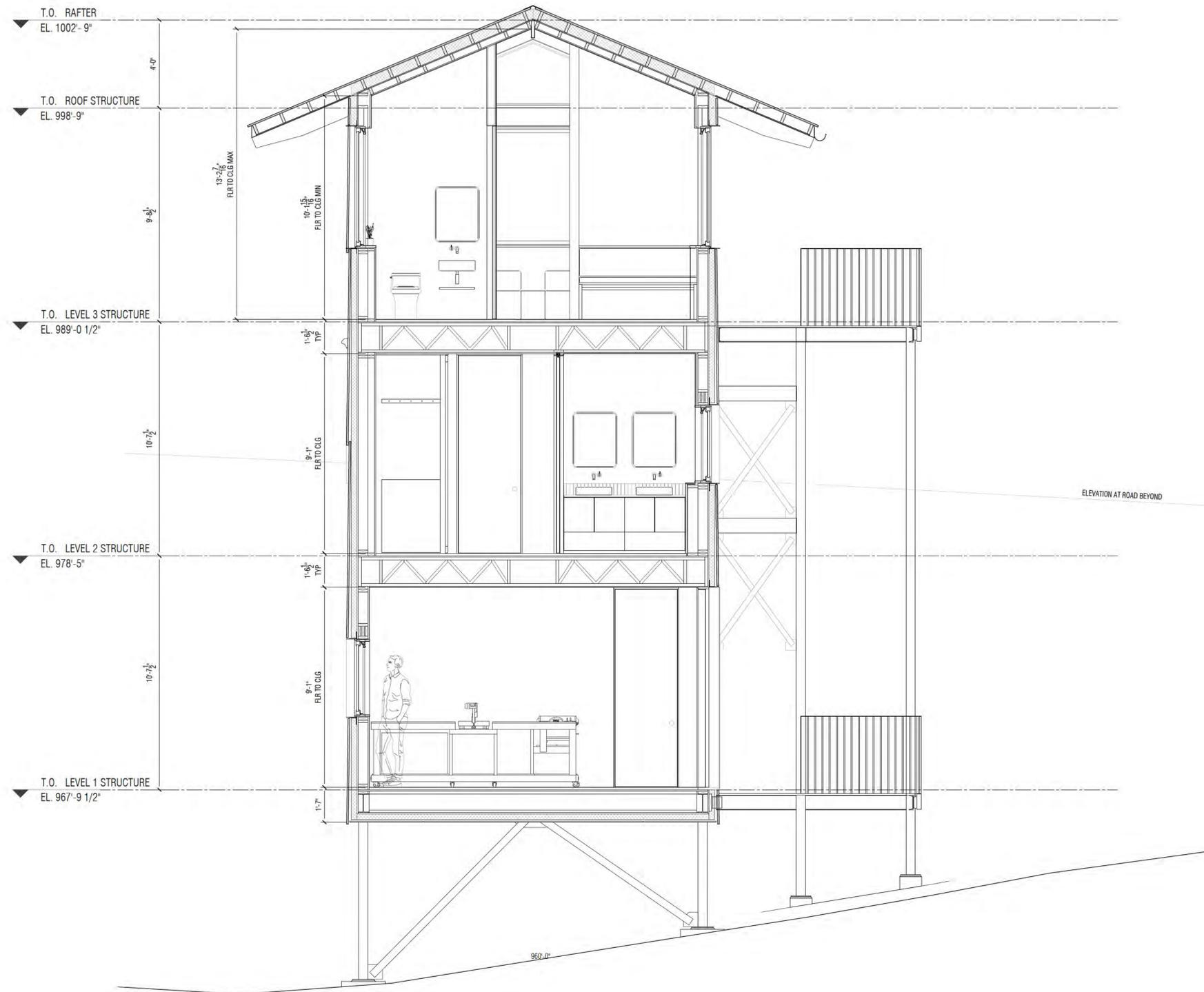
SHEET NO.

A-302

FORMAT

24" x 36"

0 1/2" 1" 2"



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
929.941.7863

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
38" 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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DECATUR, GA 30030
404.370.8512

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ISA BOARD CERTIFIED MASTER ARBORIST
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ATLANTA, GA 30328
404.255.4871
INFO@GLSURVEY.COM

SEAL

NORTH

PROJECT NO.

2401

ISSUE + DATE

100% DD SET 25/12/29

CURRENT REVISION

N/A

DRAWING TITLE

EAST-WEST SECTION

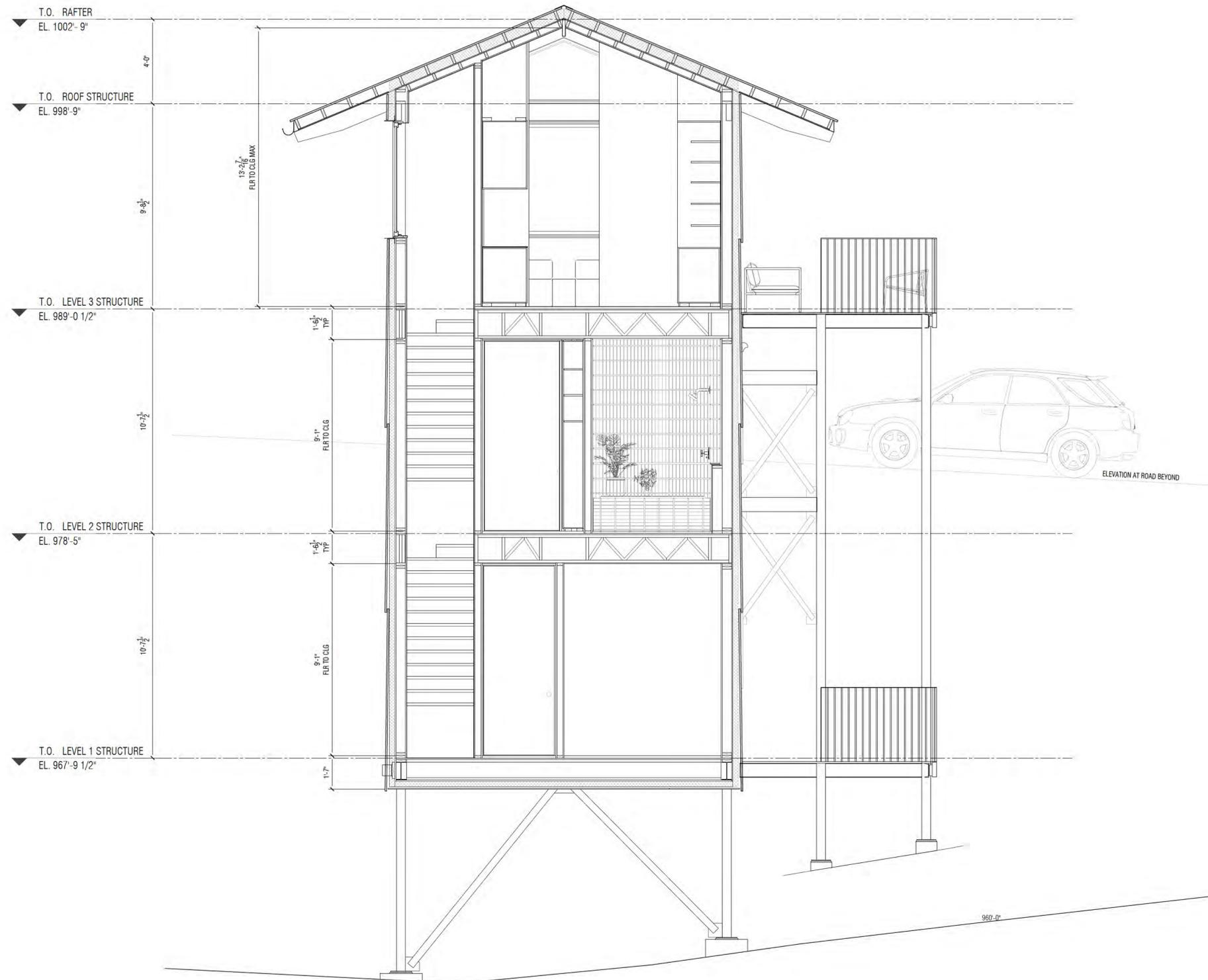
SHEET NO.

A-303

FORMAT

24" x 36"

0 1/2" 1" 2"



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 & ANTIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883

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
38" 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-WEST SECTION

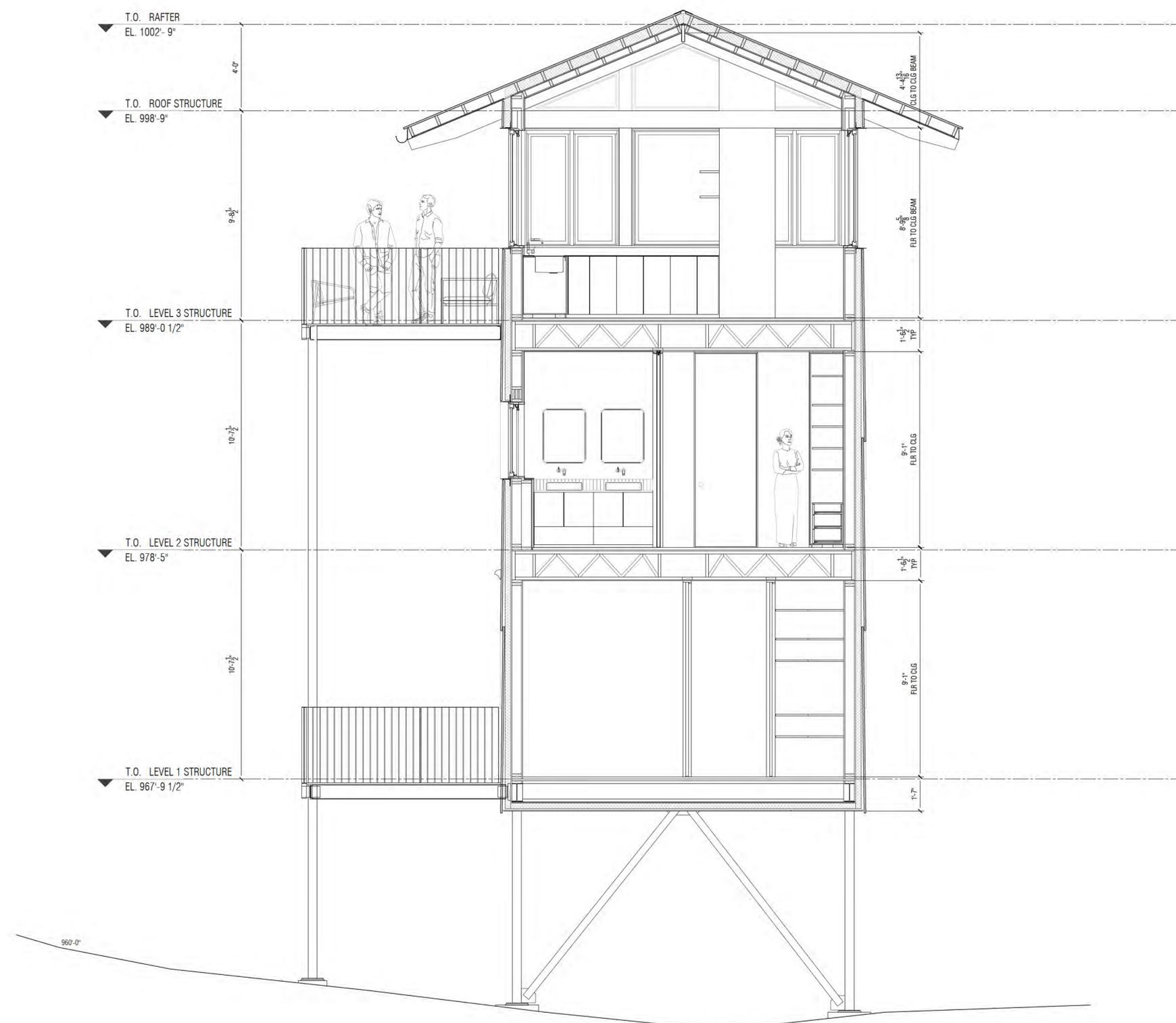
SHEET NO.

A-304

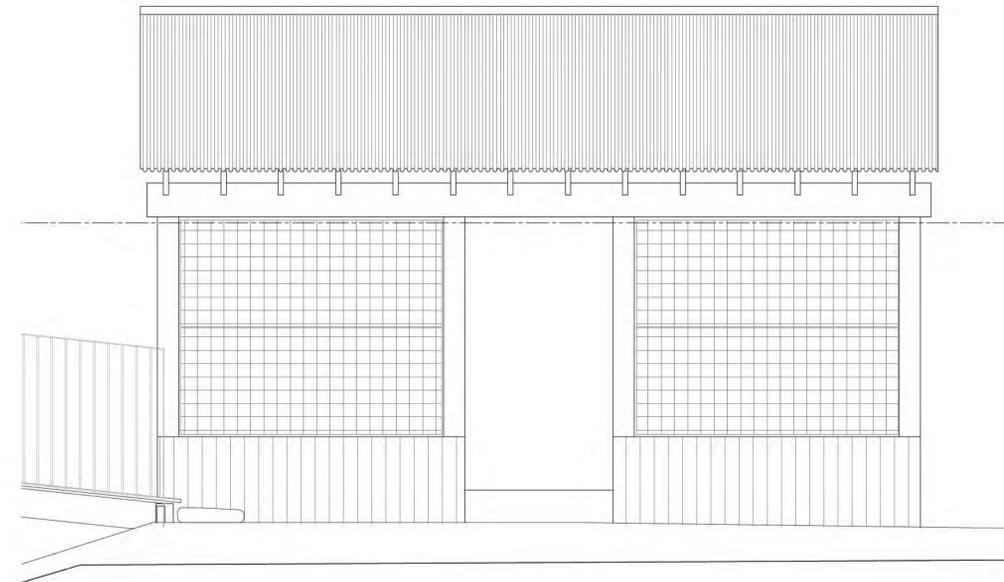
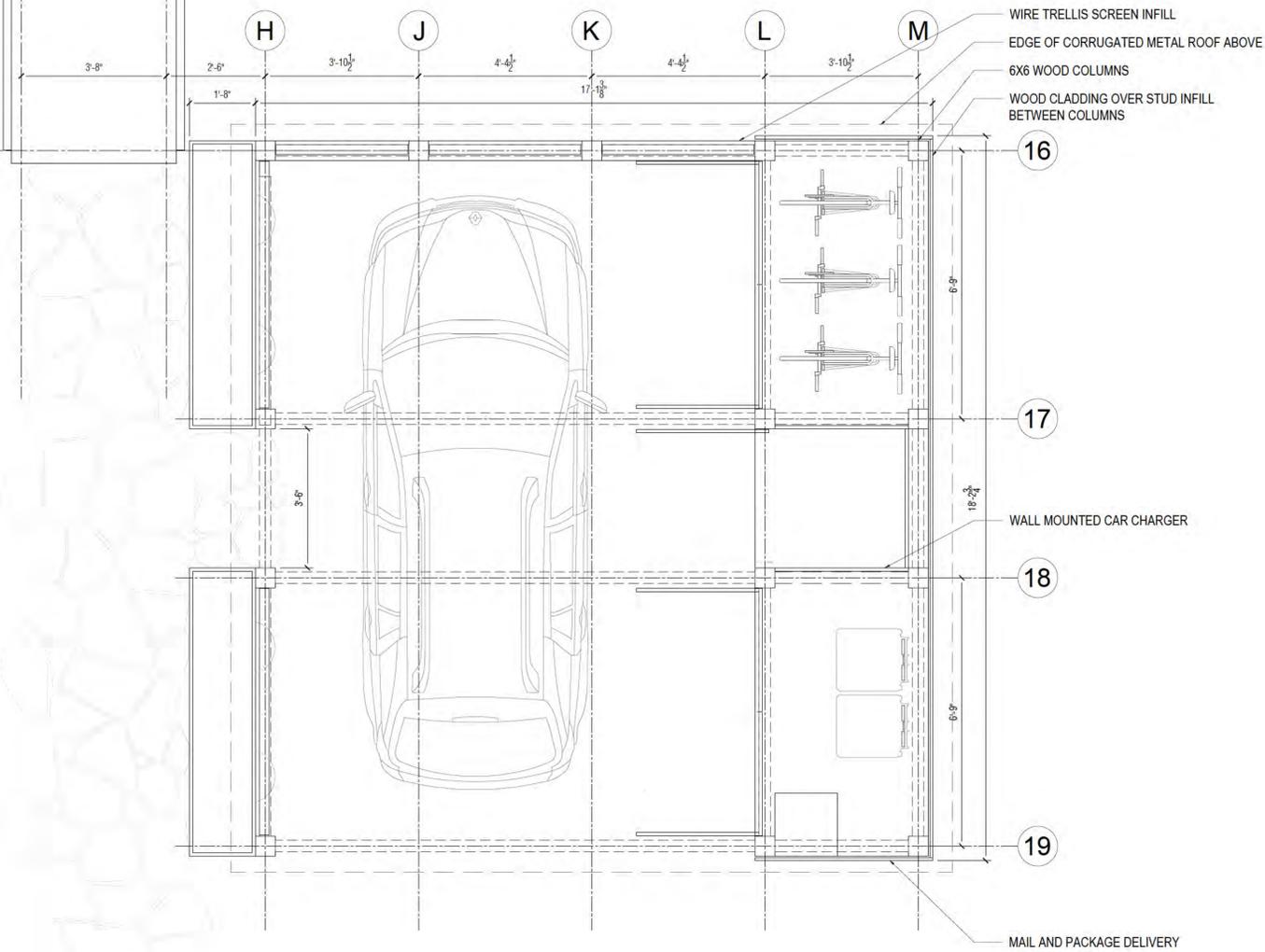
FORMAT

24" x 36"

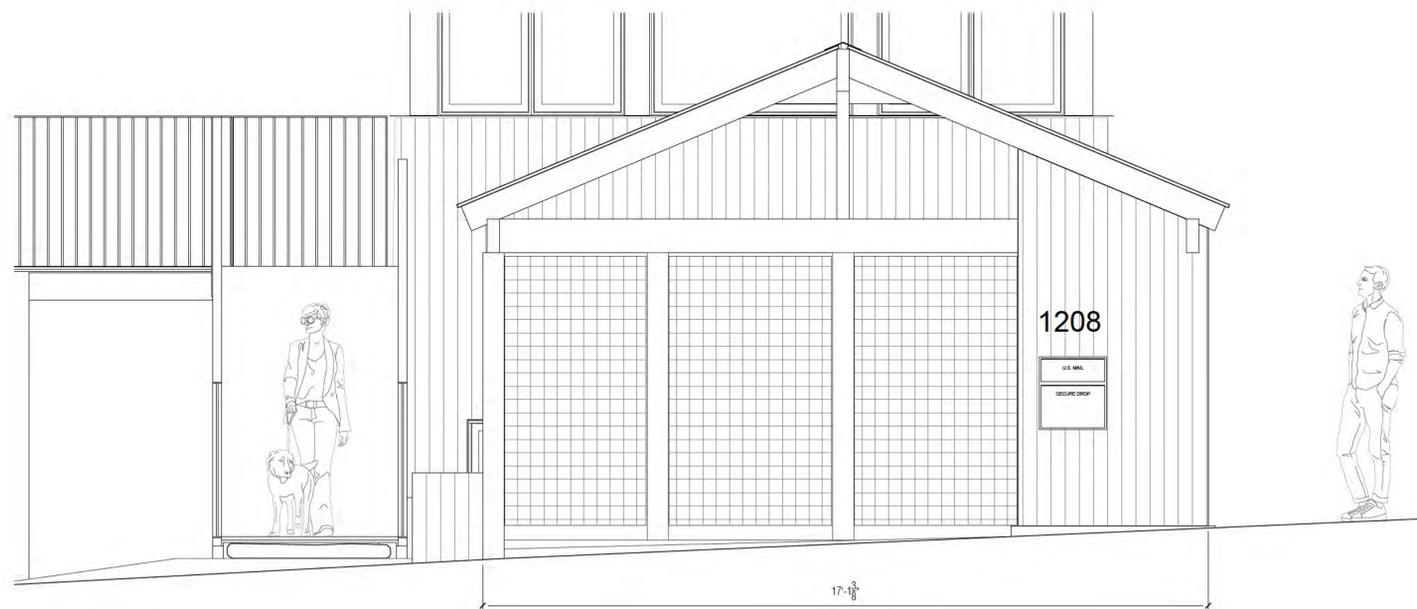
0 1/2" 1" 2"



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 929.941.7863	
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
38" 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@STRENG.COM	
STRL ENGINEERING CONSULTANTS, LLC	
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SURVEYOR GEORGIA LAND SURVEYING 155 CLIFTWOOD DRIVE ATLANTA, GA 30328 404.255.4871 INFO@GLSURVEY.COM	
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"	



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
LENA KLEIN & ANTIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.941.7883

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
38" 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 VIEWS CARPORT

SHEET NO.

A-400

FORMAT

24" x 36"

0 1/2" 1" 2"

Tree Conservation Plan

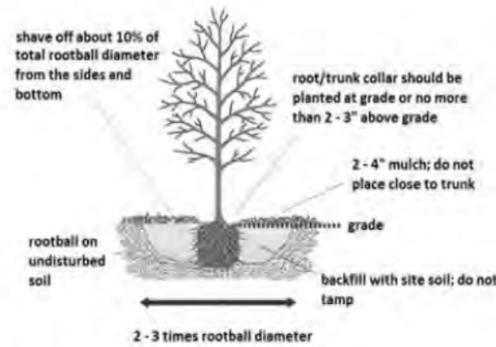
1208 N Decatur Rd.

Atlanta, GA 30306

Submitted to:

Antariksh Tandon

01/14/26



Tree Preservation Calculation

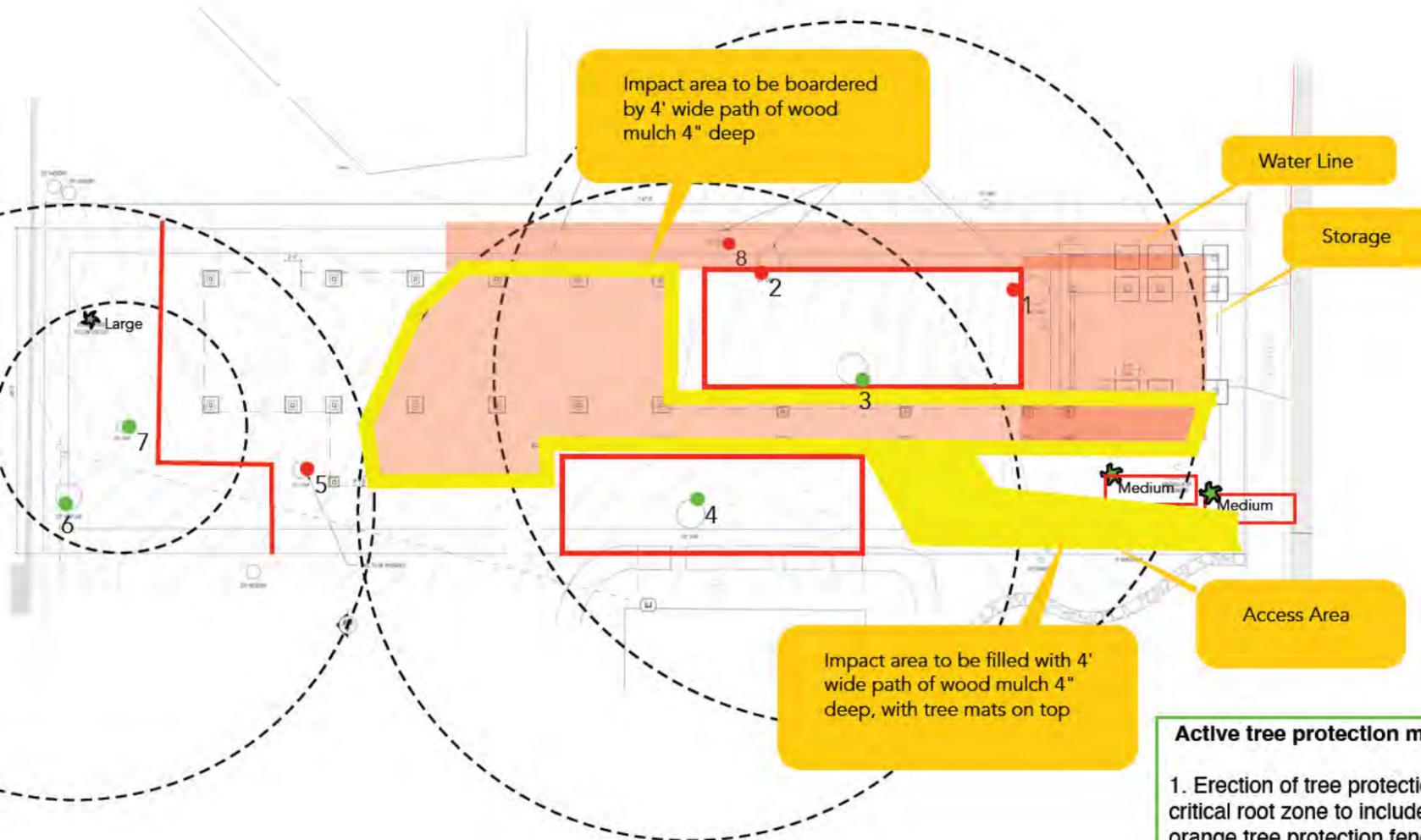
Tree #	Species	Latin	DBH	Status	Condition	Impact	Units
1	Southern red oak	Quercus falcata	42	Remove	2 Poor	na	na
2	Northern red oak	Quercus rubra	35	Remove	2 Poor	na	na
3	White oak	Quercus alba	45	Prescription	4 Good	24%	22
4	White oak	Quercus alba	43	Prescription	4 Good	32%	20.2
5	White oak	Quercus 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	Hickory	Carya tomentosa	12	Remove	4 Good	na	na
Total DBH			252				78.4
Lot Size			5679				
Remove			110				
Retain			142	Complies			
% Existing			56%	Req In/acre	% of acre		
Inches Required			16	120	13%		
Specimen Tree Removed			77				
Specimen 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:**
- 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;
 - Posting of tree protection signs in both English and Spanish stating "Tree Protection Zone—Keep Out";
 - Avoidance of any soil disturbance or land development activities within the tree protection zone.
 - 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)

Disclaimer: *TreeInspection.com, LLC and the person performing this evaluation do not guarantee the safety of the inspected tree(s). All trees are subject to environmental conditions that can suddenly change a tree's safety without notice.*

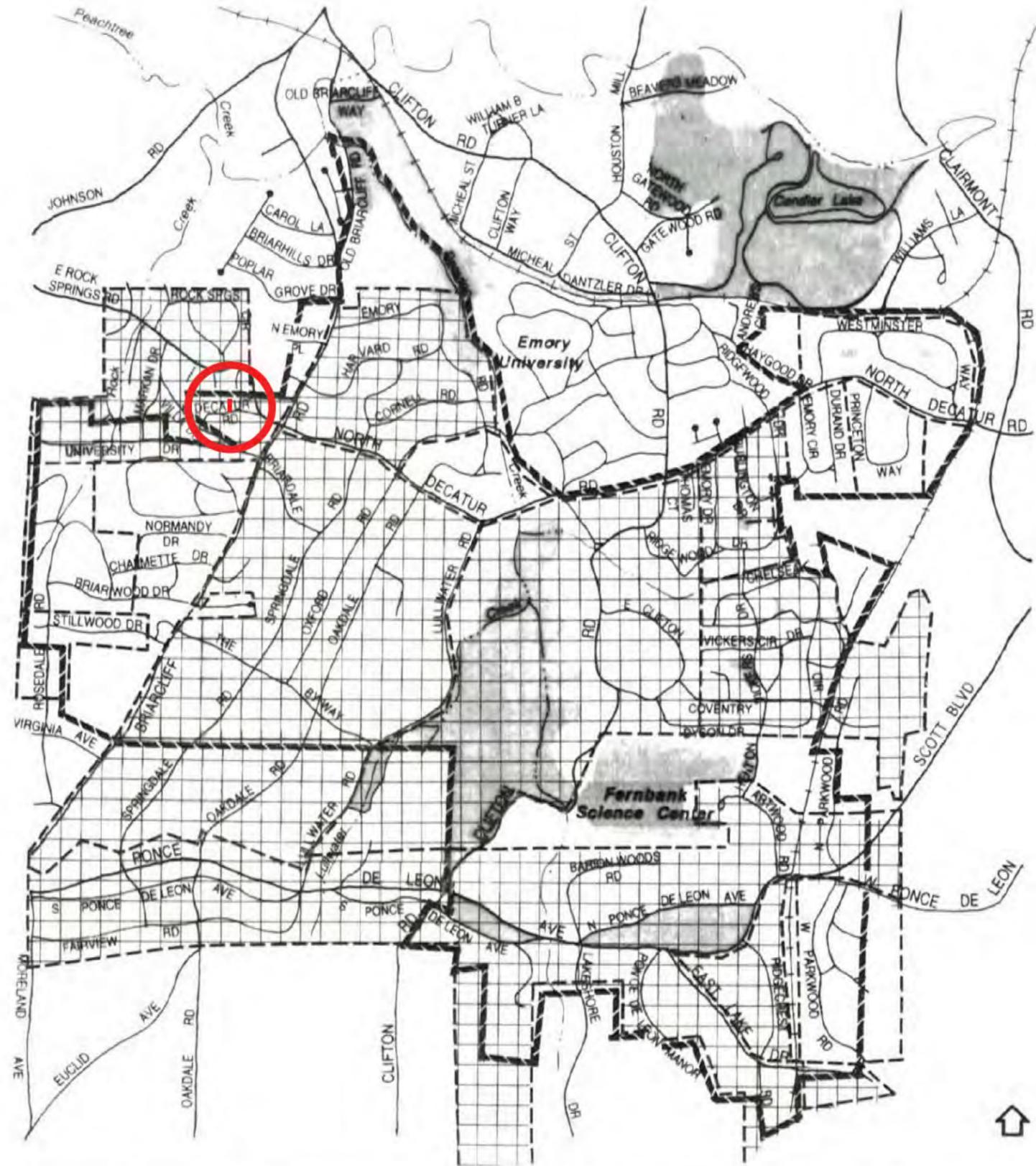
TWIN OAKS

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

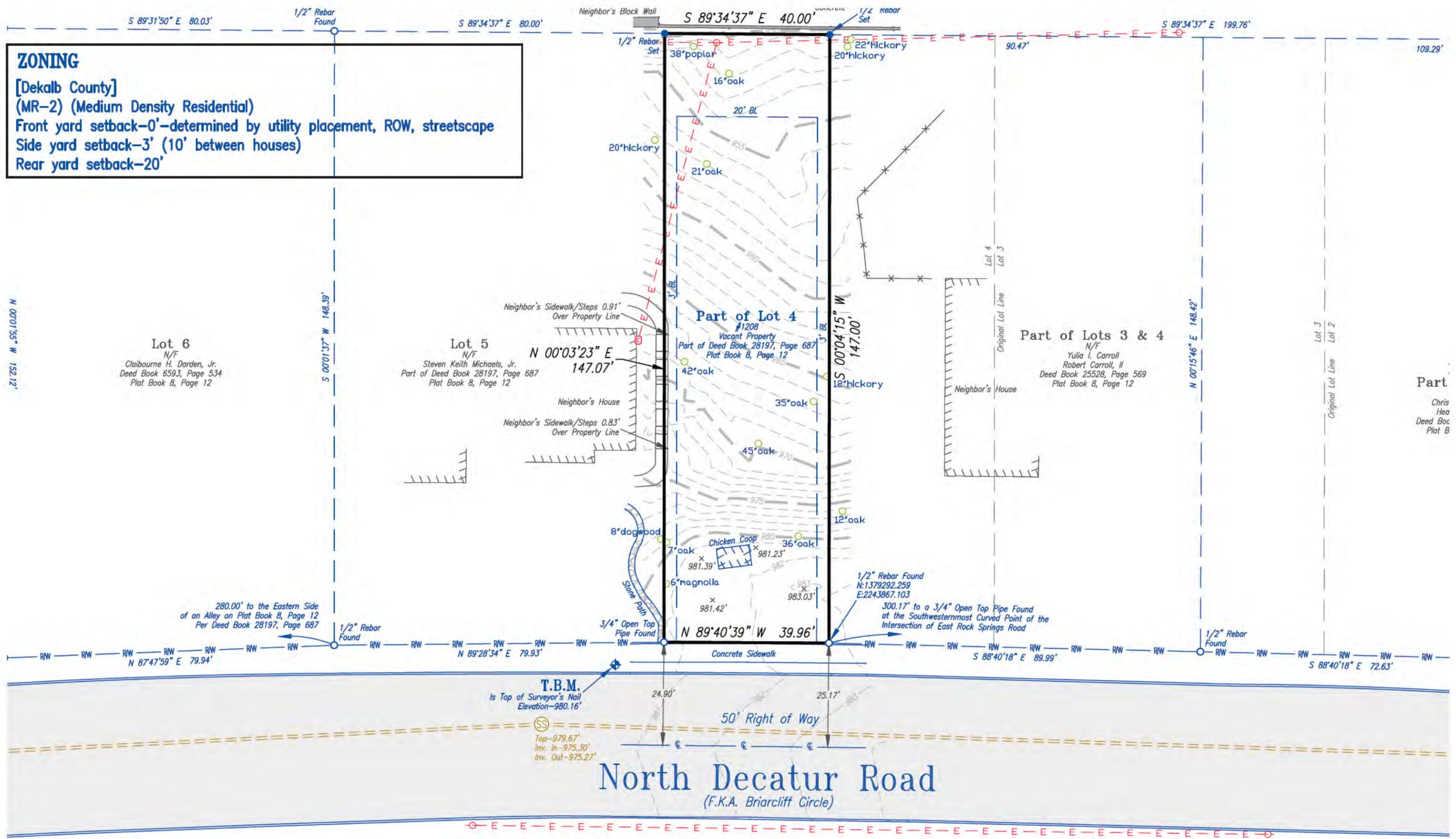
EXISTING CONDITIONS
NEIGHBORHOOD



***What the lot
looks like now.***

**EXISTING CONDITIONS
SURVEY**

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'





CONTEXT
SPECIMEN TREES



CONTEXT
SPECIMEN TREES



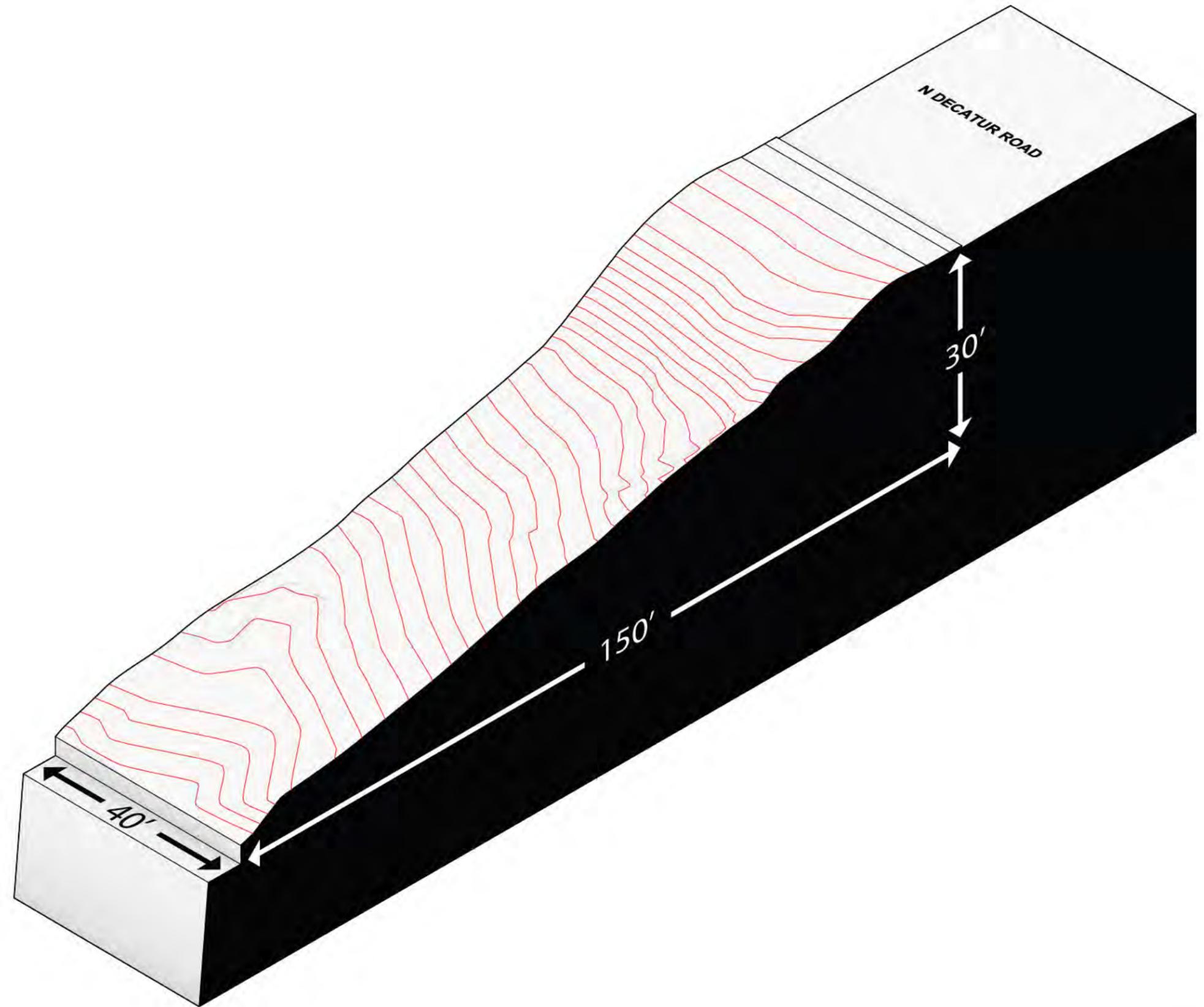




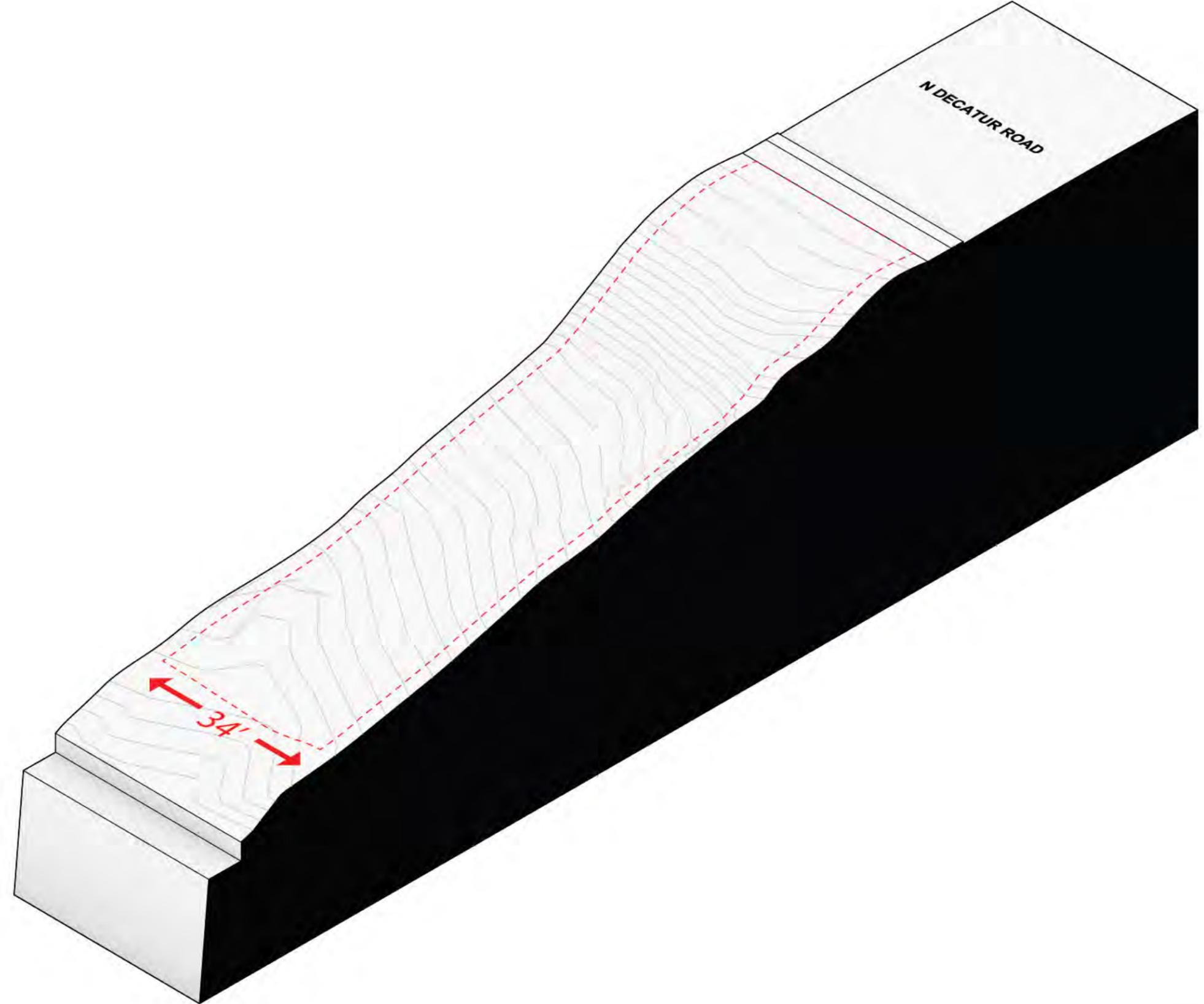
***How lot conditions
determine house
siting and massing.***

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

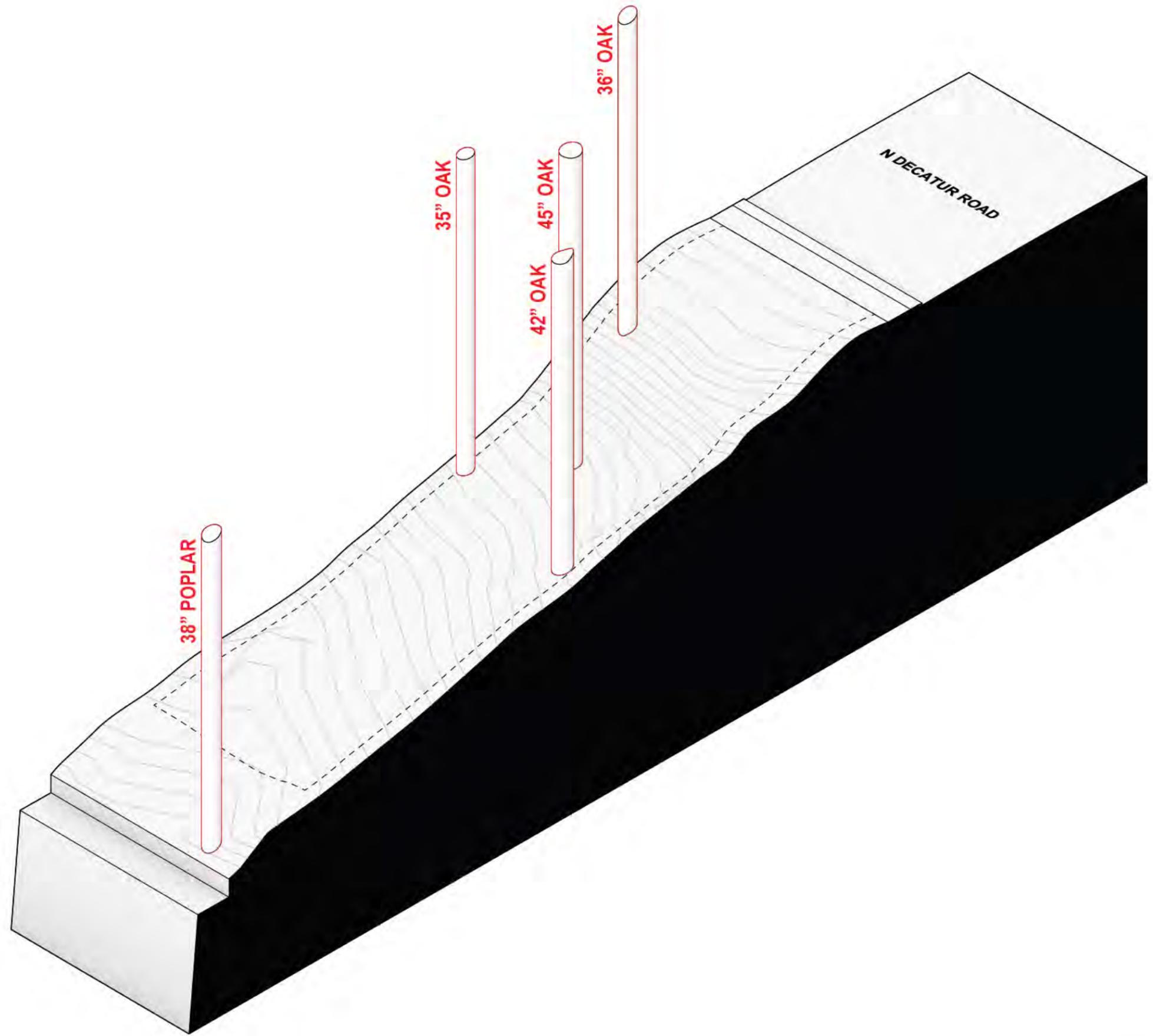
Most of this slope occurs in the front 3rd of the lot.



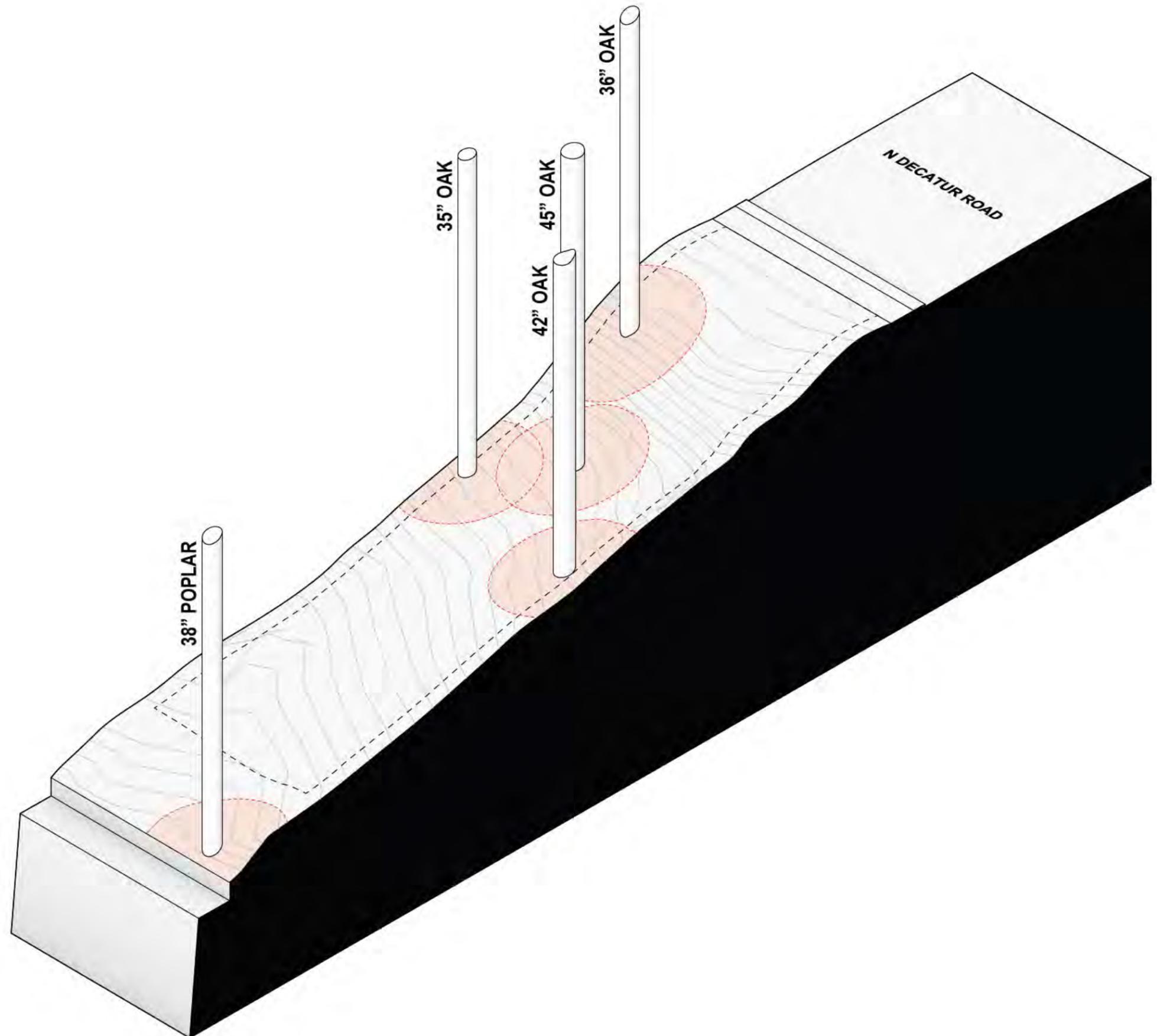
The lot is zoned MR-2. After applying the zoning setbacks, the developable width of the lot is reduced to 34'.



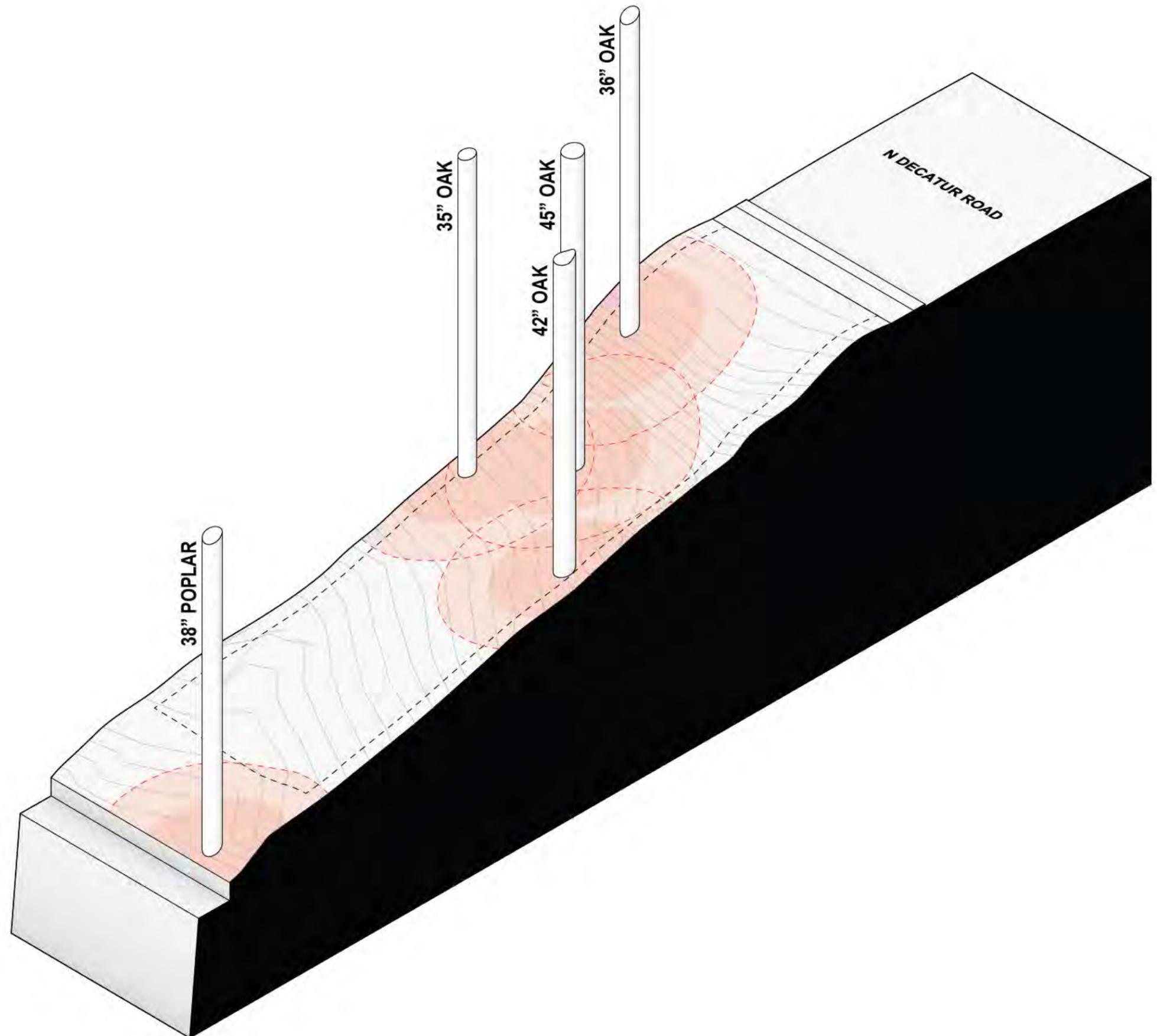
Additionally, there are 5
specimen trees on site.



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

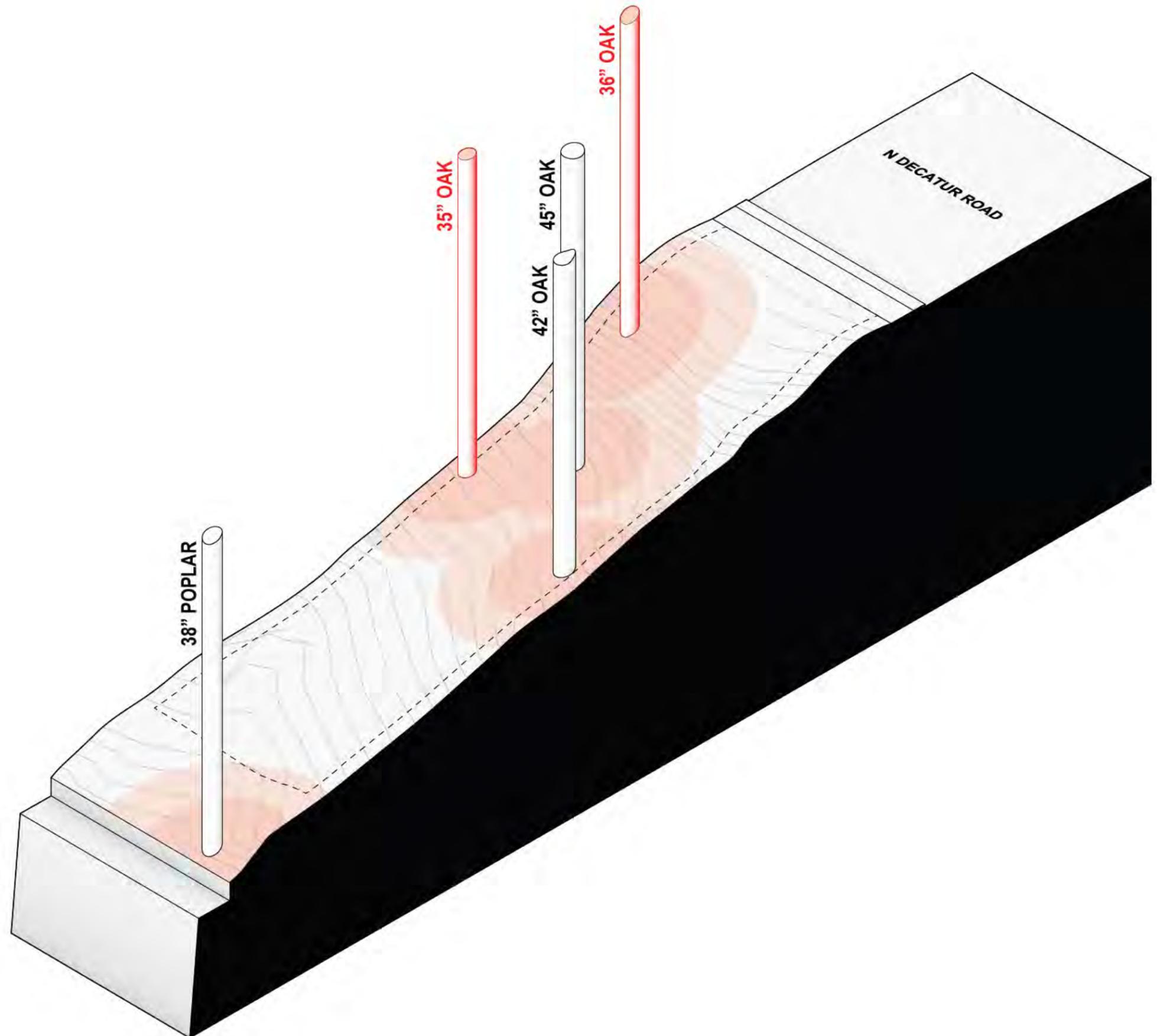


...as well as the larger Critical Root Zones from damage resulting from regrading or excavation.



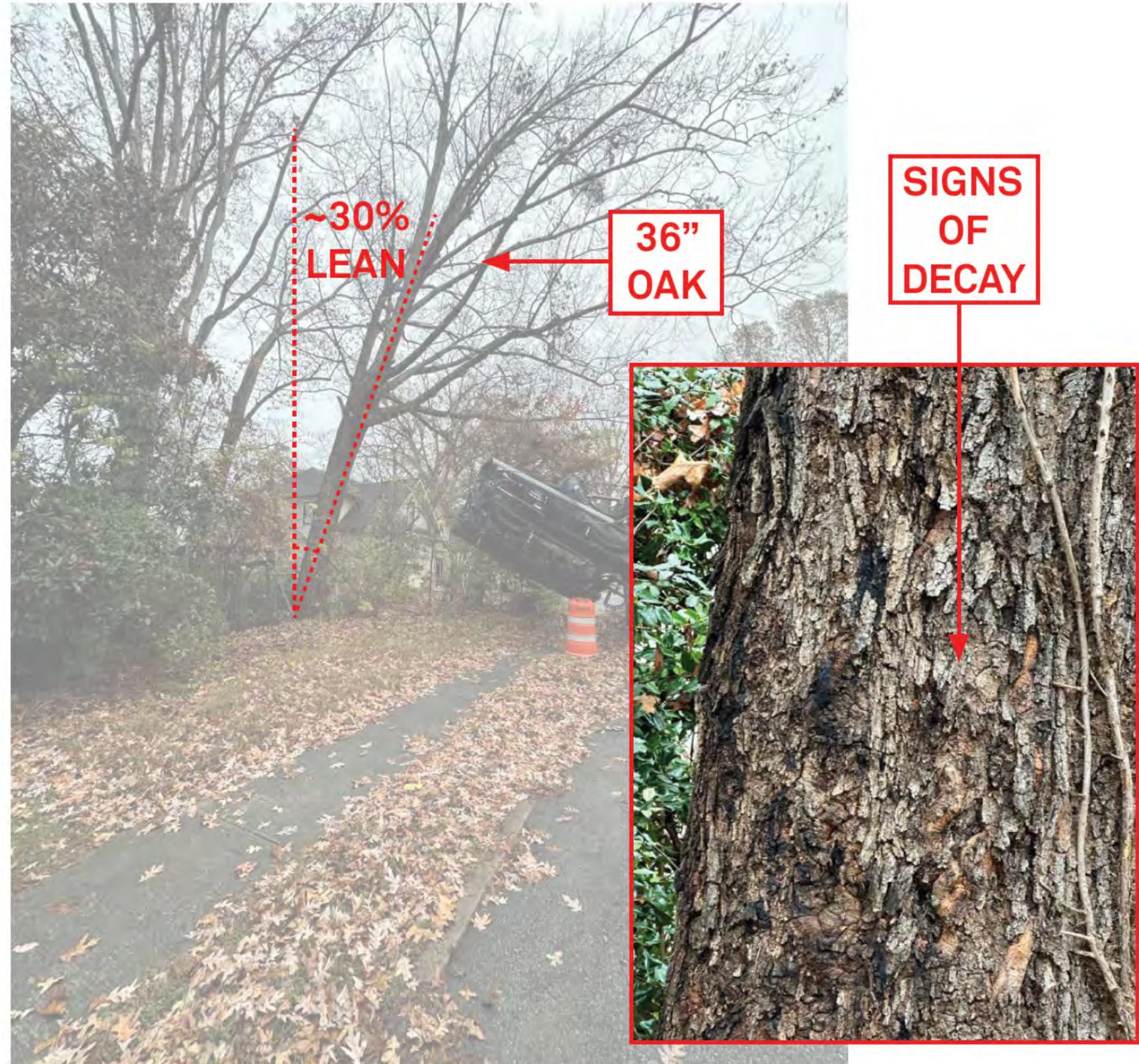
The design proposes removing two of the smaller specimen trees.

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.

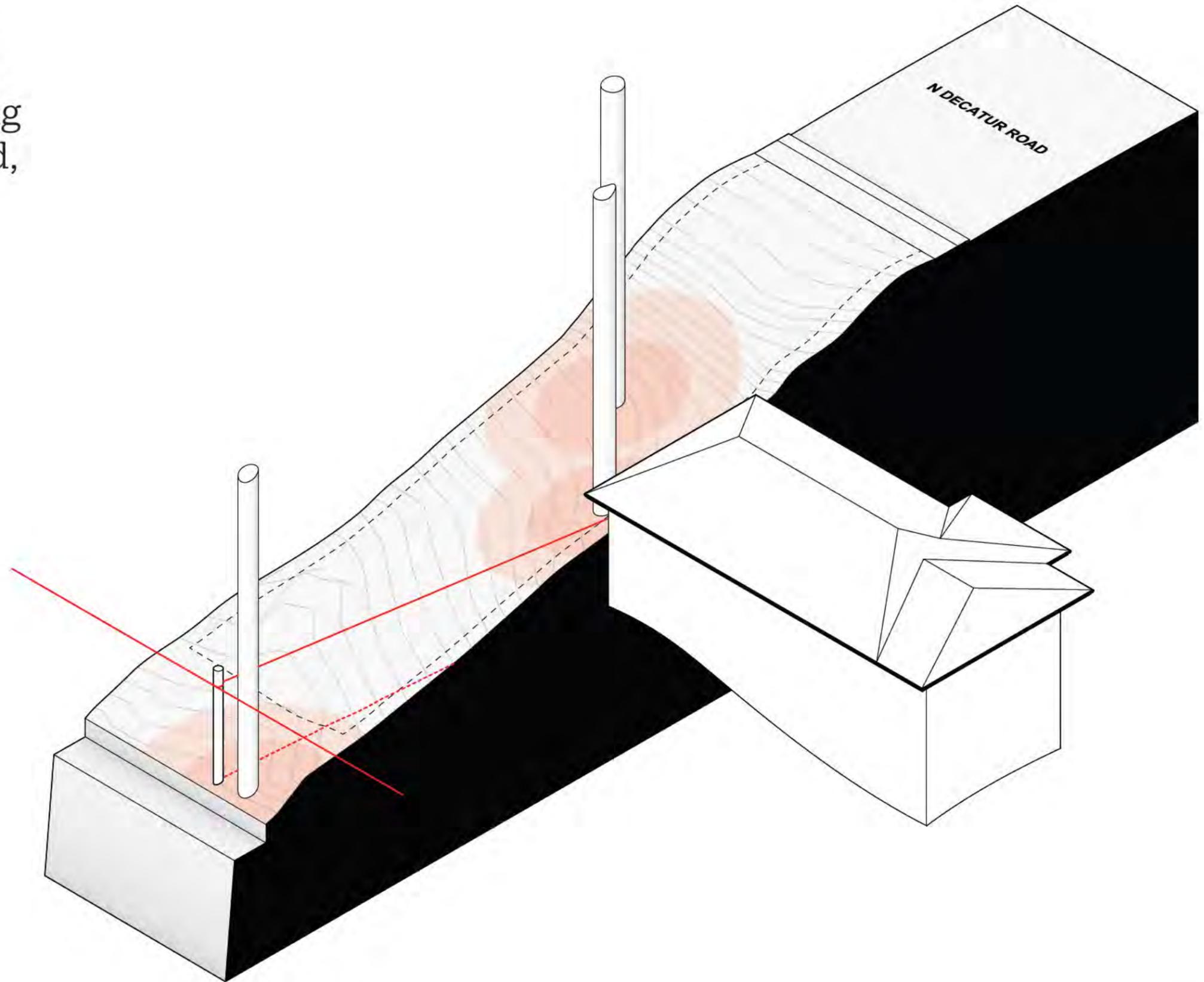
Neighbors have reported that the tree sways significantly during storms.



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.

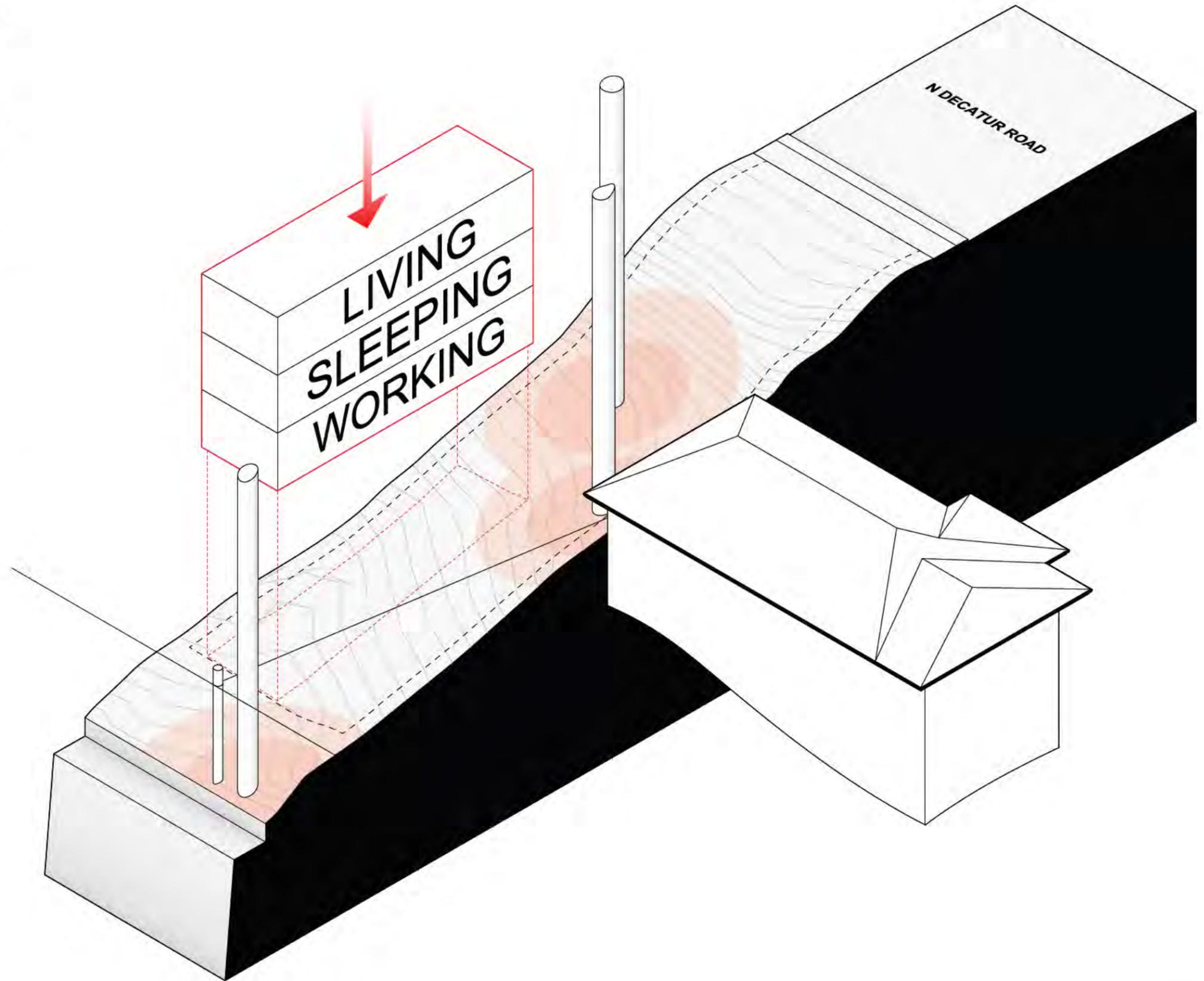


Lastly, the neighbor's electric line cuts diagonally across the lot in the NW quadrant, limiting where the house could be sited, without requiring changes to the neighbor's infrastructure.



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,

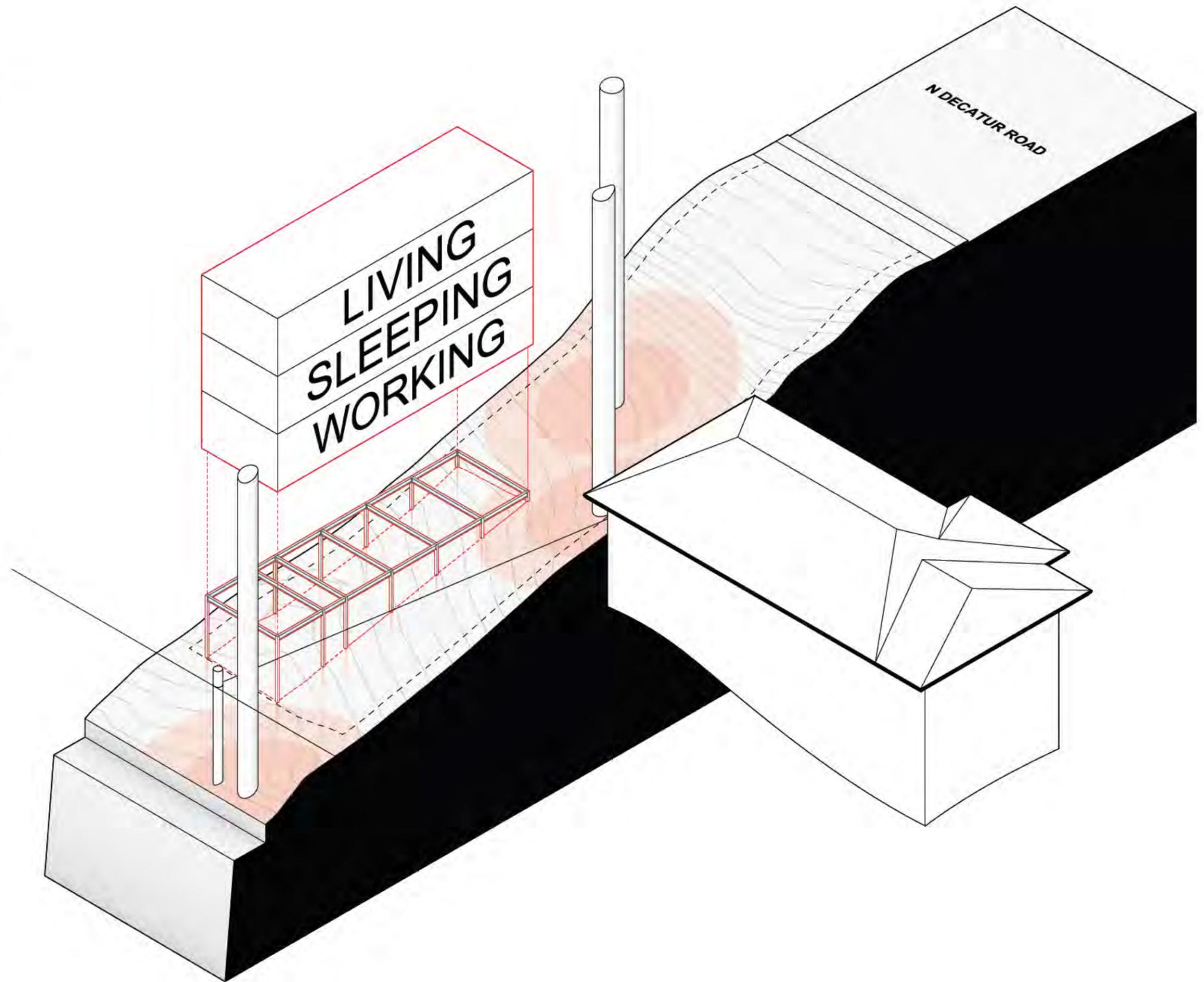
.....the house is situated
on the only clear footprint
that results from a process of
elimination.



***How the design
minimizes impact on
the remaining trees.***

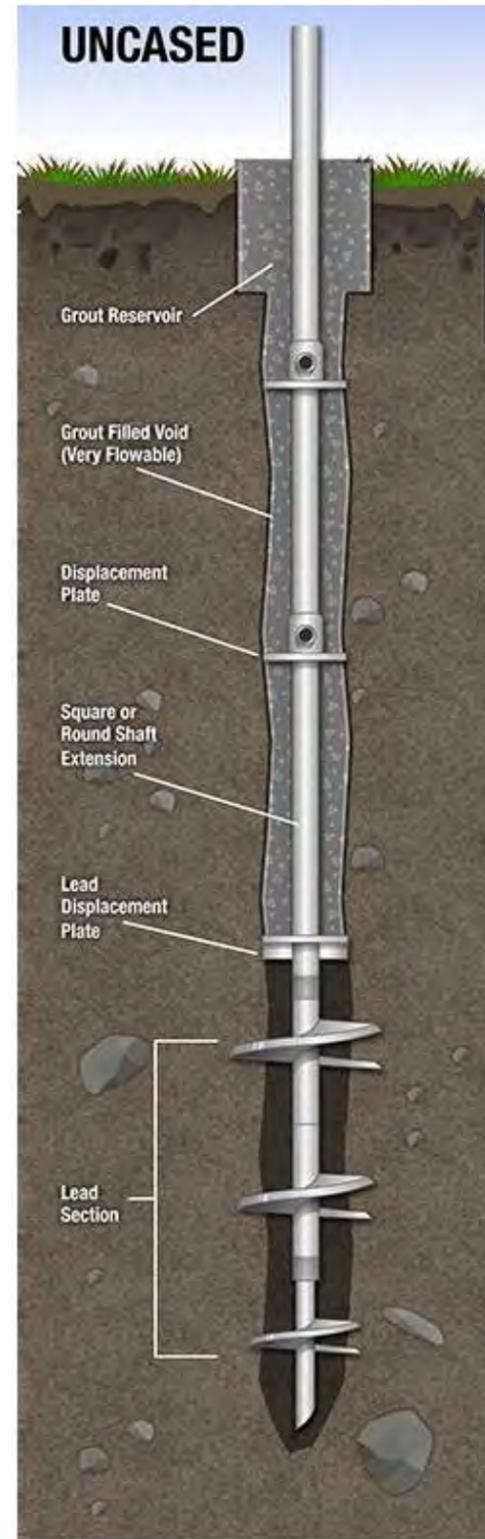
Traditional spread footings or slab-on-grade foundations require extensive continuous excavation which would destroy the root systems.

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.

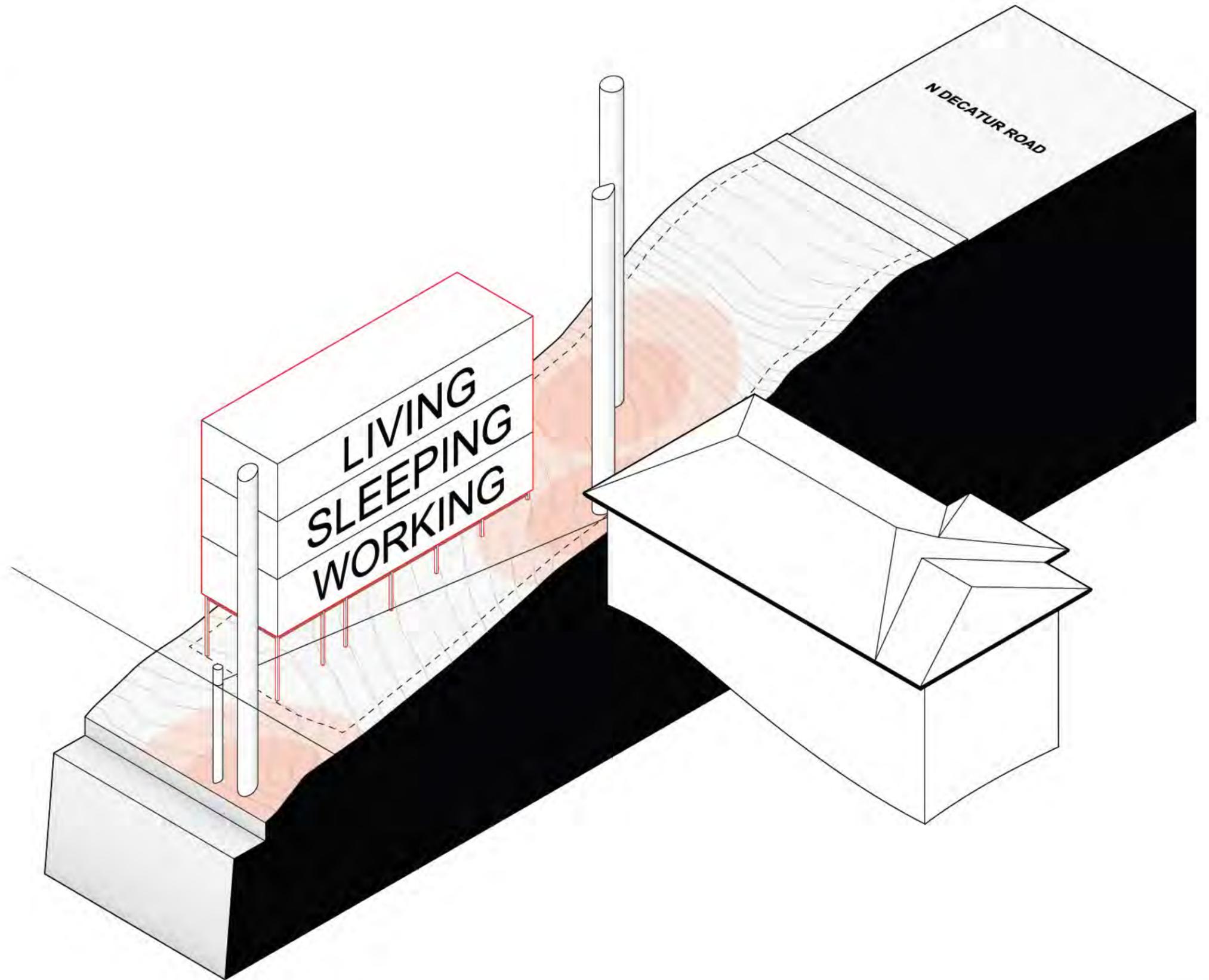


Requiring no excavation at all, helical piers are hydraulically screwed into the ground until they reach the required resistance below grade as specified by a geotechnical engineer.

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.

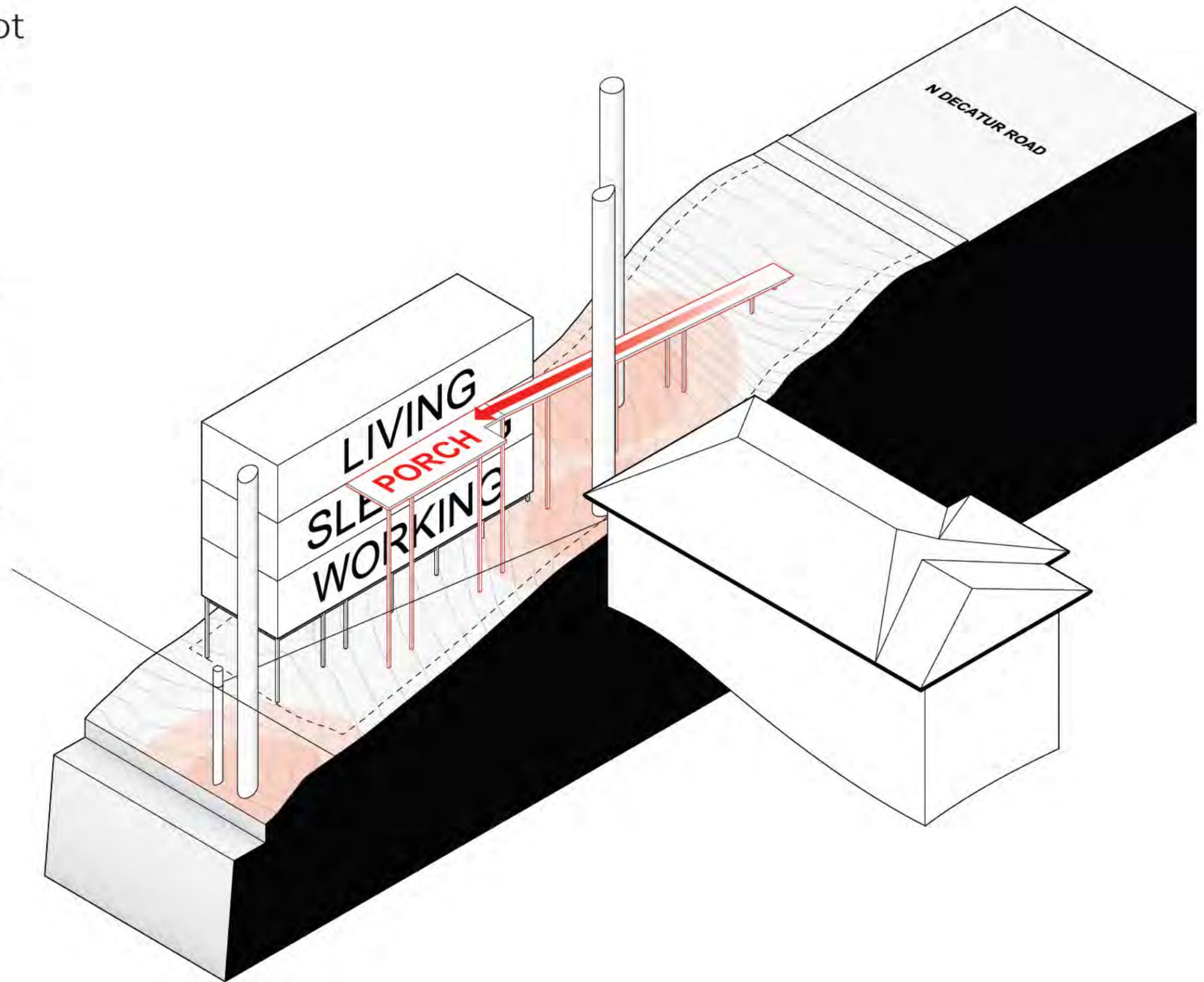


The house sits atop steel columns which are installed directly over the piers.



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'.



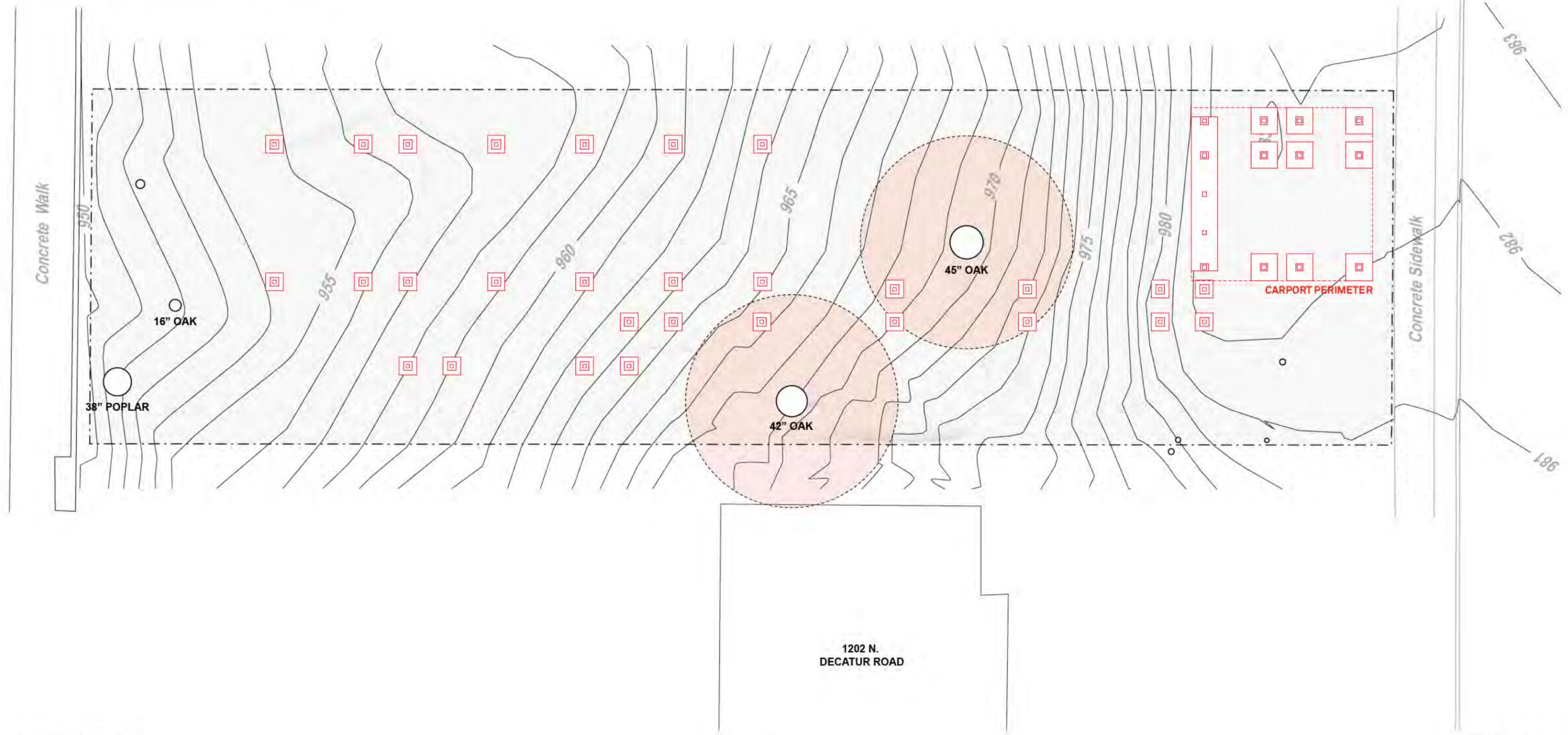
Three houses West of the lot, 1190 N. Decatur Rd, utilizes a similar approach. A foot bridge travels through the trees at the front of the lot to provide access to the house beyond.

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



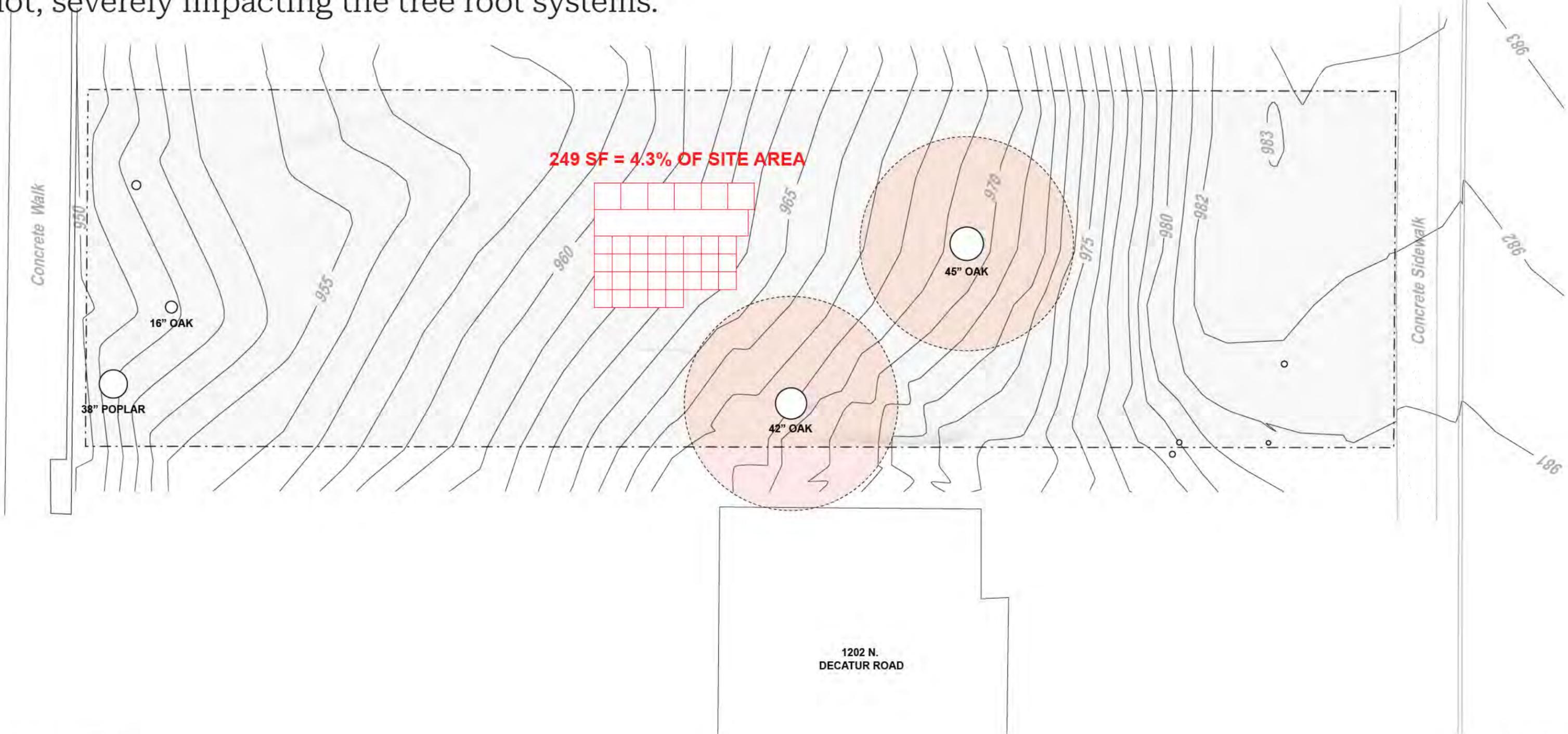
HOW THE DESIGN PRESERVES THE TREES
MINIMAL FOOTINGS

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



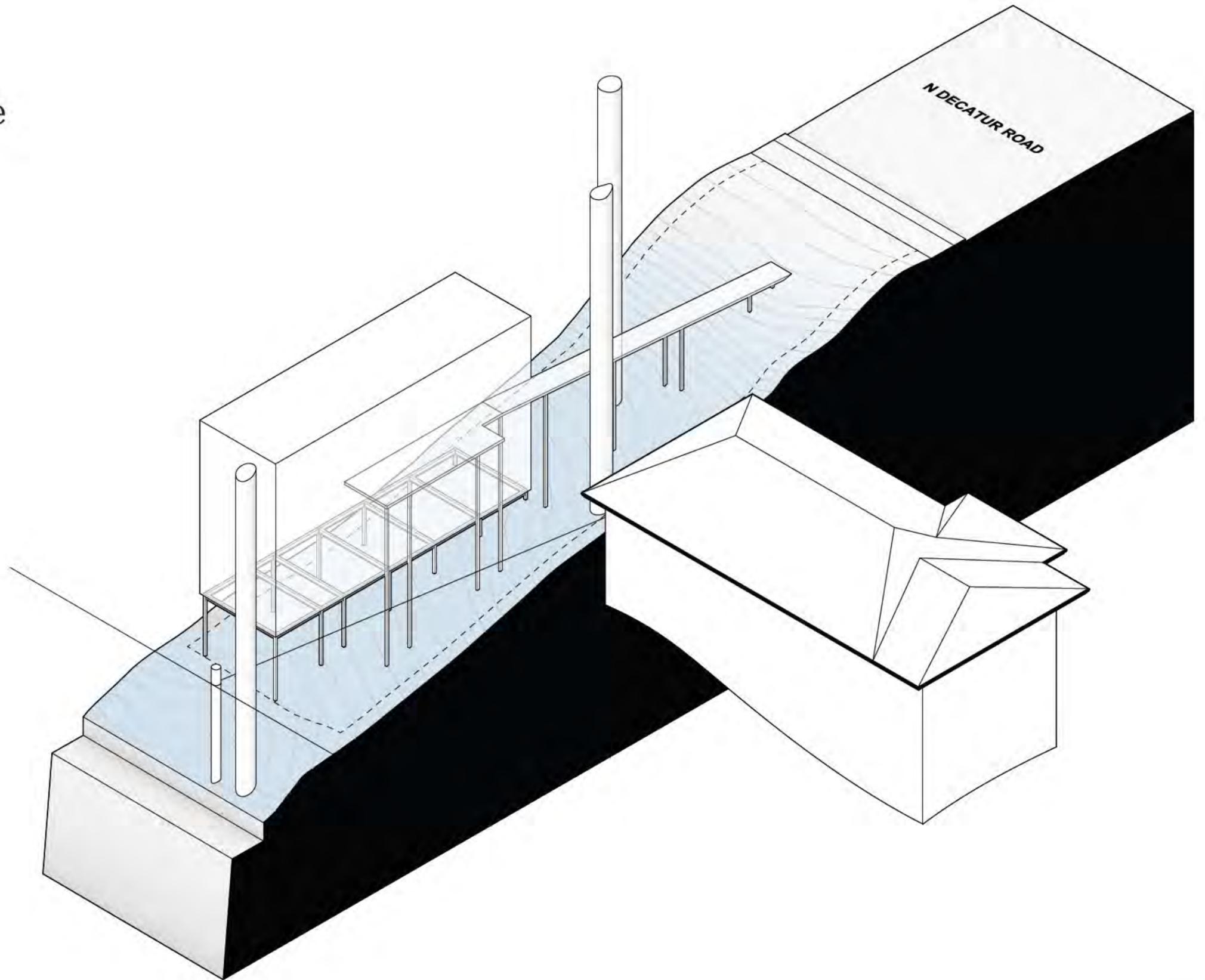
HOW THE DESIGN PRESERVES THE TREES
FOOTINGS AGGREGATED FOOTPRINT

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.

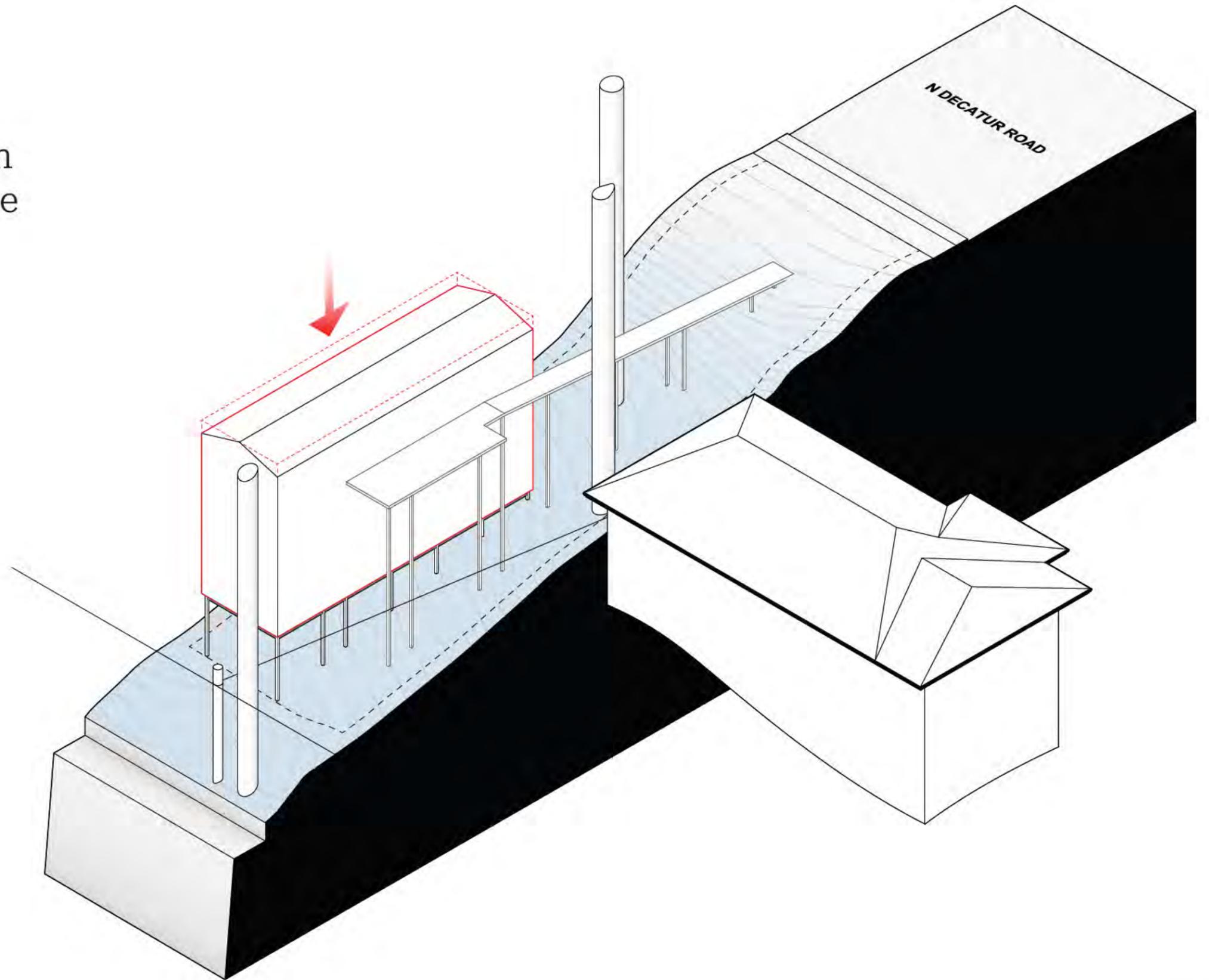


***How the design
optimizes for
stormwater
management
across the lot.***

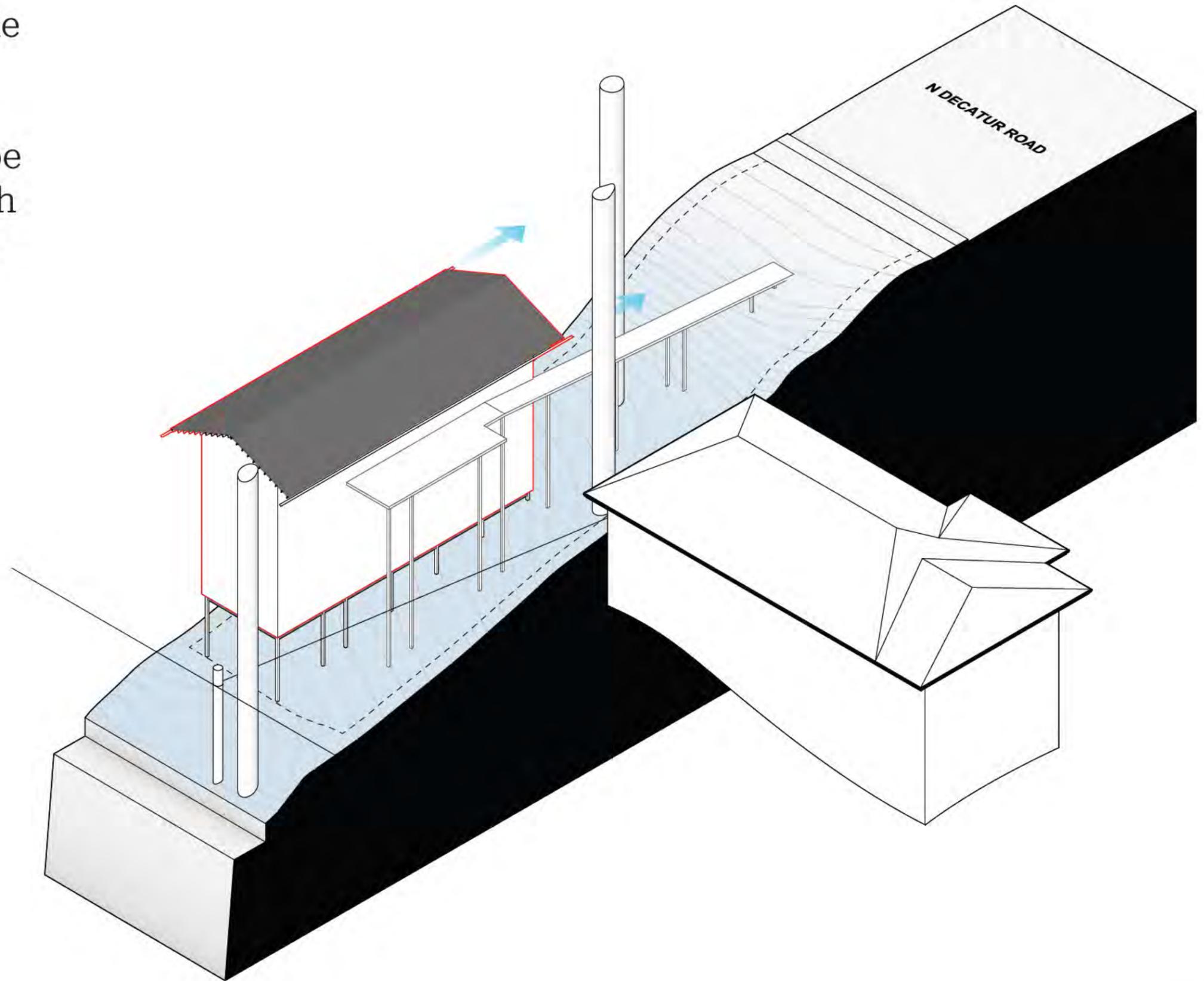
As the house is lifted off the ground, 95%+ of the site remains pervious and available for absorption as rainwater makes its way down the lot.



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.***



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.

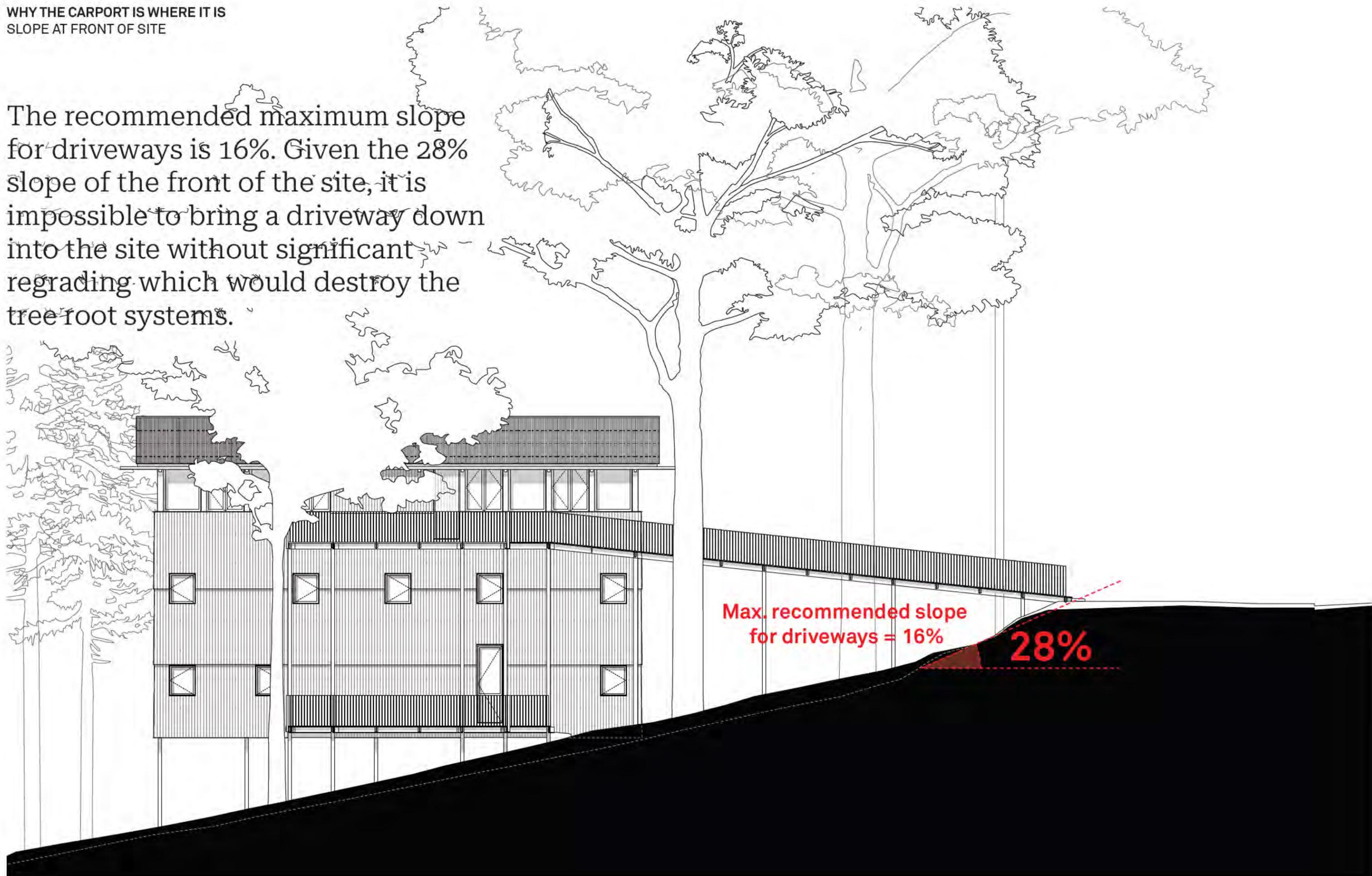
NEIGHBORHOOD CHARACTER
COLUMNAR PROFILE WITH GABLE ROOF



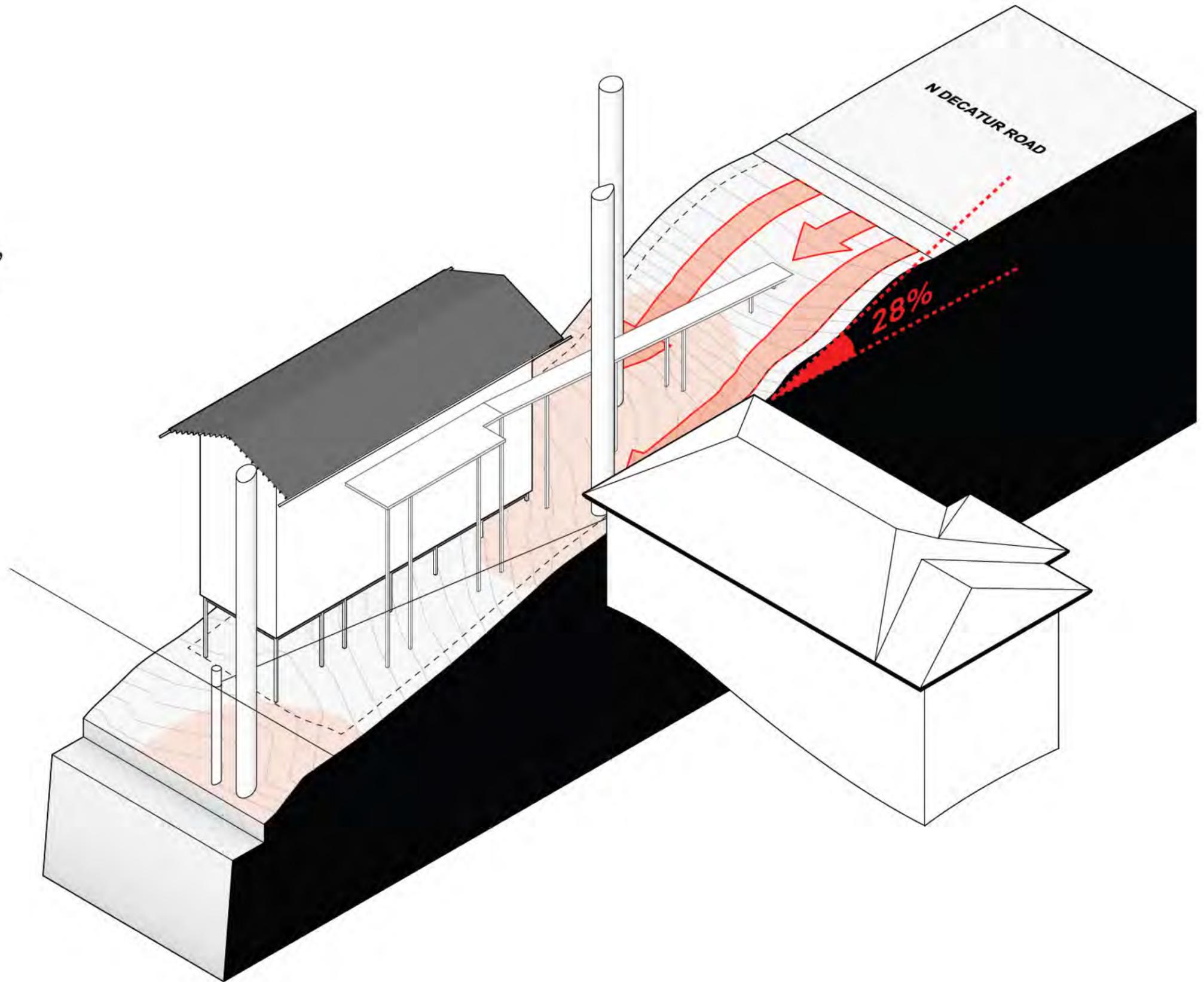
***Why the Carport
is where it is.***

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.

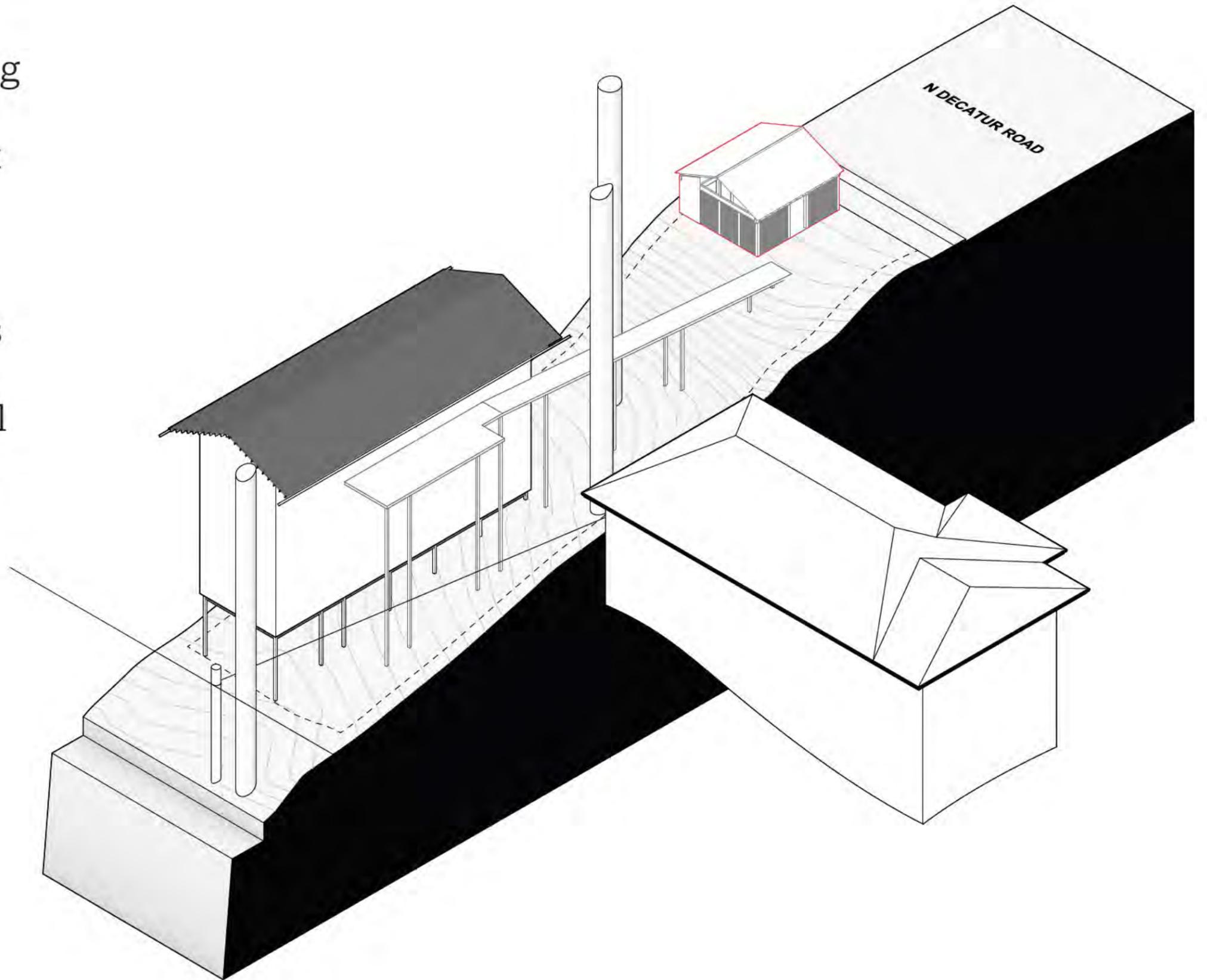


Additionally, cementitious paving required to mitigate driveway erosion and the weight of vehicles poses a threat to the extensive root systems of the remaining trees, which covers the entire width of the lot.



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





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

thank you.



01 - GENERAL REQUIREMENTS

- GOVERNING DESIGN CODES**
 - INTERNATIONAL BUILDING CODE (BC 2019)
 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)
 - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-10)
 - BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (IMS 402-2011/602-2011)
 - INTERNATIONAL CODE STANDARD FOR WOOD CONSTRUCTION (NDS-2018)
 - SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SUPPMS-2015)
- SPECIAL INSPECTION REQUIREMENTS AND QUALITY CONTROL**
 - TESTING AND INSPECTION IS REQUIRED FOR THE FOLLOWING TYPES OF WORK. THE BUILD NG OWNER SHALL EMPLOY AN INDEPENDENT TEST NG AGENCY (ITA) TO PERFORM TESTINGS AND INSPECTION. INSPECTION SHALL BE FULL TIME UNLESS NOTED OTHERWISE.
 - BUILDING FOUNDATION PREPARATION:**
 - VERIFICATION OF OVEREXCAVATION TO PROPER DEPTH AND/OR PROPER SOIL MATERIAL.
 - OBSERVATION OF SOIL WALLS INCLUDING VERIFICATION OF PROPER BACKFILL MATERIAL, FT THICKNESSES AND REQUIRED DENSITY DURING PLACEMENT AND COMPACTION.
 - PERFORM CLASSIFICATION AND TEST NG OF CONTROLLED FILL MATERIALS.
 - VERIFICATION OF SOIL MATERIALS BELOW FOOTINGS ARE ADEQUATE TO SUPPORT DESIGN BEARING PRESSURES.
 - CAST-IN-PLACE CONCRETE WORK (EXCEPT NON-STRUCTURAL CONCRETE):**
 - INSPECTION OF FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF FORMED CONCRETE COMPONENTS.
 - INSPECTION OF REINFORCING STEEL AND PRESTRESSING TENDONS AND PLACEMENT.
 - INSPECTION OF BOLTS AND EMBEDMENTS IN CONCRETE INCLUDING PLACEMENT.
 - OBSERVATION OF CONCRETE PLACEMENT INCLUDING VERIFICATION OF PROPER MIX, SAMPLING OF FRESH CONCRETE AND FIELD TESTING OF MIX PROPERTIES, MAINTENANCE OF CONCRETE SAMPLES DURING CURING PERIOD.
 - VERIFICATION OF PROPER CURING TEMPERATURE AND TECHNIQUES.
 - APPLICATION OF PRESTRESS FORCES.
 - VERIFICATION OF CONCRETE STRENGTH PRIOR TO APPLICATION OF PRESTRESS FORCES OR REMOVAL OF SUPPORTING FORMWORK OR SHORES.
 - POST-INSTALLED ANCHORS INTO CONCRETE:**
 - ANCHOR DESIGN PLAN INCLUDING PRODUCT NAME, DIAMETER AND LENGTH.
 - VERIFICATION OF HOLE DIAMETER, DEPTH AND METHOD OF DRILL NG USING APPROPRIATE BIT.
 - INSTALLATION DESCRIPTION INCLUDING N COMPRESSIVE STRENGTH OF CONCRETE RECEIVING ANCHOR, ANCHOR SPACING AND EDGE DISTANCE USING ANCHOR CENTERLINE.

- REQUIRED SUBMITTALS**
 - SUBMIT SHOP DRAWINGS, CALCULATIONS, PRODUCT DATA AND OTHER PERTINENT INFORMATION 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 BE RESPONSIBLE FOR SUBMITTING ALL SUBMITTALS TO THE ARCHITECT AND ENGINEER AFTER REVIEW BY THE ARCHITECT AND ENGINEER OR RECORD WHEN REQUIRED.
 - CONCRETE MIX DESIGNS PER REQUIREMENTS OF ACI 318 28.4.4.
 - CONCRETE REINFORCEMENT AND ACCESSOR ES INCLUDING N POST-TENSIONED STEEL REINFORCEMENT.
 - ENG NEEDED LUMBER SHOP DRAWINGS AND PRODUCT DATA.

- DESIGN LOAD CRITERIA**
 - DEAD LOADS** SEE LOADING PLAN
 - FLOOR LIVE LOADS** SEE LOADING PLAN
 - RISK CATEGORY (BC 1604.5)** II
 - SNOW LOADS:**
 - GROUND SNOW LOAD, P_s 5 PSF
 - SNOW SNOW LOAD, P_s 3.5 PSF
 - RAIN LOADS:**
 - RAIN INTENSITY, I 3.23 MHR
 - SEISMIC LOADS:**
 - SEISMIC IMPORTANCE FACTOR, I_e II
 - S_s 185
 - S₁ 065
 - SITE CLASS D
 - SEISMIC DESIGN CATEGORY II
 - DESIGN SEISMIC FORCE RESIST NG SYSTEM
 - Light frame wood walls sheathed with structural wood shear panels
 - WIND LOADS:**
 - BASIC DESIGN WIND SPEED (3-SECOND GUST), V 107 MPH
 - NOMINAL DESIGN WIND SPEED (3-SECOND GUST), V_{nom} 83 MPH
 - WIND EXPOSURE CATEGORY II
 - INTERNAL PRESSURE COEFFICIENT +/-0.18
 - COMPONENTS AND CLADDING WIND PRESSURES:**

Ultimate Wind Pressures

Wind Loads - Components & Cladding - 3 s Gust	Wind Speed (mph)	Pressure (psf)
Roof (Suction)	107	-20.8
Roof (Positive)	107	15.6
Wall (Suction)	107	-18.2
Wall (Positive)	107	13.7
Window (Suction)	107	-27.1
Window (Positive)	107	20.3
Door (Suction)	107	-30.2
Door (Positive)	107	22.6
Garage (Suction)	107	-27.1
Garage (Positive)	107	20.3

Concrete Cover Table

REINFORCEMENT LOCATION	COVER (IN)
CONCRETE CAST AGAINST EARTH & PERMANENTLY EXPOSED TO EARTH	3
CONCRETE EXPOSED TO EARTH OR WEATHER	2
CONCRETE SLABS, JOISTS AND WALLS NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	1 1/2
BEAMS AND COLUMNS NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	1 1/2

- FOUNDATION DESIGN CRITERIA**
 - GEOTECHNICAL REPORT.
 - ALLOWABLE SOIL BEARING PRESSURES USED FOR DESIGN: 2500 PSF
 - LATERAL EARTH PRESSURE: 60 PSF/FT ACTIVE
 - M N MUM FROST DEPTH IS 36"
 - BOTTOM OF FOOT NGS SHALL BE A MINIMUM OF FROST DEPTH BELOW GRADE.

- FOOTINGS**
 - SPREAD FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL GOOD FOR A SAFE BEARING PRESSURE EQUAL TO OR GREATER THAN THE ALLOWABLE SOIL BEARING PRESSURE GIVEN IN PARAGRAPH 1 ABOVE.
 - AREAS OF LOOSE OR SOFT SOIL 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 FILL COMPACTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS. REFER TO PROJECT SPECIFICATIONS FOR DESCRIPTION OF ACCEPTABLE STRUCTURAL FILL MATERIAL.
 - M N MUM ISOLATED FOOTING DIMENSION IS 1'-6" MINIMUM CONTINUOUS FOOT NG WIDTH IS 1'-6" MINIMUM FOOTING THICKNESS (ISOLATED OR CONTINUOUS) IS 1'-0"
 - EARTH CUTS SHALL MAY BE USED AS FORMWORK FOR FOOTINGS IF CONDITIONS ALLOW.

02 - FOUNDATION CONSTRUCTION

- CAST-IN-PLACE CONCRETE**
 - ALL CONCRETE WORK INCLUDING FABRICATION AND PLACEMENT OF REINFORCING SHALL BE PERFORMED IN ACCORDANCE WITH REQUIREMENTS GIVEN IN ACI 318 AND ACI 301 (REFERENCED EDITIONS) EXCEPT AS MODIFIED BY THE PROJECT CONTRACT DOCUMENTS.
 - CONCRETE MIXES SHALL SATISFY THE REQUIREMENTS GIVEN IN THE PROJECT SPECIFICATIONS. CONCRETE STRENGTH: CONCRETE MIXES USED ON THE PROJECT SHALL ATTAIN 28-DAY COMPRESSIVE STRENGTHS AS FOLLOWS.

Concrete Mix Design Table

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

- CONCRETE TOLERANCES:** TOLERANCES SHALL CONFORM TO REQUIREMENTS GIVEN IN ACI 117 AND THE FOLLOWING ADDITIONAL REQUIREMENTS:
 - ALIGNMENT OF WALLS AND COLUMNS:
 - FOR HEIGHTS 100 FEET OR LESS ADJACENT TO STONE OR BRICK VENEER: +0.50" OR -0.50" FROM THEORETICAL PLAN LOCATION.
 - FOR HEIGHTS GREATER THAN 100 FEET ADJACENT TO STONE OR BRICK VENEER: NO MORE THAN PLUS OR MINUS 1/2000 THE HEIGHT FROM THE THEORETICAL PLAN LOCATION (MAXIMUM ± 3").
 - ALIGNMENT DIFFERENCE BETWEEN ADJACENT STORIES SHALL NOT EXCEED 0.50".
 - ALIGNMENT OF WALLS SUPPORTING STRUCTURAL STEEL OR PRECAST FRAMING:
 - FOR HEIGHTS 100 FEET OR LESS: +0.75" FROM THEORETICAL PLAN LOCATION.
 - FOR HEIGHTS GREATER THAN 100 FEET: NO MORE THAN PLUS OR MINUS 1/1500 TIMES THE HEIGHT FROM THE THEORETICAL PLAN LOCATION (MAXIMUM ± 3").
 - ALIGNMENT DIFFERENCE BETWEEN ADJACENT STORIES SHALL NOT EXCEED 0.50".
 - LATERAL ALIGNMENT:
 - EDGES OF SLABS ON BEAMS ADJACENT TO STONE OR BRICK VENEER: +0.50", -0.75"
 - EDGES OF SLABS AND BEAMS SUPPORT NG STRUCTURAL STEEL OR PRECAST FRAMING: +0.75", -1.00"
 - ALIGNMENT DIFFERENCE BETWEEN EDGES OF ADJACENT STORIES SHALL NOT EXCEED 0.50".
 - LEVEL ALIGNMENT:
 - ELEVATION OF TOP FORMED SLABS (PRIOR TO REMOVAL OF SHORES) +0.75", -0.75" FROM SPECIFIED ELEVATION.
 - 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 SCREDS AND ADJUST AS REQUIRED TO ACHIEVE SPECIFIED UNIFORM SLAB THICKNESS OVER BEAMS, ALLOWING FOR BEAM CAMBER AND DEFLECTION. ADDITIONAL SLAB THICKNESS BETWEEN BEAMS DUE TO DEFLECTION OF METAL DECK IS ACCEPTABLE.

- CONCRETE PLACEMENT**
 - CONSOLIDATE ALL CONCRETE DURING PLACEMENT AND THOROUGHLY WORK AROUND REINFORCING AND EMBEDDED ITEMS AND INTO CORNERS OF FORMS FOLLOWING ACI RECOMMENDATIONS.
 - WHEN CONCRETE PLACEMENT IS INTERRUPTED, NOTIFY THE STRUCTURAL ENGINEER FOR REMEDIATION. UNLESS DIRECTED OTHERWISE, PROVIDE A CONSTRUCTION JOINT BY ROUGHEN NG THE CONCRETE SURFACE TO AN AMPLITUDE OF 1/4" COAT THE JOINT SURFACE WITH SPECIFIED BONDING AGENT PRIOR TO POURING THE CONCRETE.

03 - CONCRETE

- POST-INSTALLED ANCHORS INTO CONCRETE**
 - PROVIDE POST-INSTALLED CONCRETE ANCHORS AS SHOWN IN THE CONTRACT DOCUMENTS AND IN THE SPECIFICATIONS.
 - ANCHORS SUPPORT NG FIRE RESISTANCE RATED FRAMING (IF RE-PROOFED STRUCTURAL FRAMING) SHALL BE ONE OF THE FOLLOWING:
 - HILT HEAD UNDERCUT OR KWIK BOLT TZ ANCHORS
 - 5 MPISON TORQ-CUT OR STRONG-BOLT TZ ANCHORS
 - POWERS ATOMIC UNDERCUT OR POWERS-STUD+ SD1
 - RED HEAD TROBOLT+ WEDGE ANCHOR BY ITW
 - ANCHOR INSTALLATION SHALL BE INSPECTED IN ACCORDANCE WITH THE REQUIREMENTS FOR SPECIAL INSPECTIONS DESCRIBED IN PARAGRAPH 2, SECTION 01-GENERAL, REFINED IN THE GENERAL NOTES AND SHALL BE PROTECTED WITH CEMENTITIOUS SPRAY-APPLIED FIRE PROOFING IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
 - ANCHORS SUPPORT NG NON-FIREPROOFED STRUCTURAL FRAMING SHALL BE ONE OF THE FOLLOWING AS INDICATED ON PLANS AND DETAILS:
 - HILT HEAD UNDERCUT OR KWIK BOLT TZ ANCHORS
 - 5 MPISON TORQ-CUT OR STRONG-BOLT TZ ANCHORS
 - POWERS ATOMIC UNDERCUT OR POWERS-STUD+ SD1
 - RED HEAD TROBOLT+ WEDGE ANCHOR BY ITW
 - ANCHOR INSTALLATION SHALL BE INSPECTED IN ACCORDANCE WITH THE REQUIREMENTS FOR SPECIAL INSPECTIONS DESCRIBED IN PARAGRAPH 2, SECTION 01-GENERAL, REFINED IN THE GENERAL NOTES.
 - ANCHORS SUPPORT NG MISCELLANEOUS FRAMING SHALL BE AS SHOWN IN THE PLANS AND DETAILS. IF NOT OTHERWISE SPECIFIED, THE ANCHORS SHALL BE ONE OF THE FOLLOWING:
 - HILT KWIK BOLT TZ
 - 5 MPISON STRONG-BOLT TZ
 - POWERS POWER-STUD+ SD1
 - RED HEAD TROBOLT+ WEDGE ANCHOR BY ITW
 - PRIOR TO ANCHOR INSTALLATION, LOCATE EXISTING REINFORCING WITHIN 4" CONCRETE SUBSTRATE. DO NOT DAMAGE EXISTING REINFORCING DURING INSTALLATION. NOTIFY THE STRUCTURAL ENGINEER IF ANCHOR LOCATION CONFLICTS WITH EXISTING REINFORCING.
 - PRODUCT SUBSTITUTION: THE CONTRACTOR MAY SUBMIT ALTERNATE ANCHORS FOR REVIEW AND APPROVAL PROVIDED THE ACCOMPANYING PRODUCT DATA IS SATISFACTORY TO THE ENGINEER FOR COMPARISON TO THE SPECIFIED ANCHORS.

05 - STEEL

- STRUCTURAL STEEL**
 - REFERENCE STANDARDS: STRUCTURAL STEEL SHALL BE DETAIL FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION AND THE AISC CODE OF STANDARD PRACTICE (REFERENCED EDITIONS) WITH EXCEPTIONS NOTED IN THE PROJECT SPECIFICATIONS.
 - OSHA REQUIREMENTS:
 - THE CONTRACTOR SHALL PROVIDE ALL ADDITIONAL BOLTS, ANCHORS, STIFFENERS, STAB LIZERS, BRIDGING, BRACING, OPENING CLOSURES, ETC. AS NECESSARY TO COMPLY WITH CURRENT OSHA REGULATIONS.
 - ALL RIGGING FOR SAFETY CABLES, LIFTING DEVICES, AND TEMPORARY BRACING SHALL BE CONNECTED TO ANGLES, PLATES OR OTHER MEMBERS DESIGNED AND DETAIL BY THE STEEL SUPPLIER AND SHALL BE SHOP WELDED TO STRUCTURAL MEMBERS. DO NOT PROVIDE HOLES IN STRUCTURAL MEMBERS FOR CONNECTION OF RIGGING CABLES, LIFTING DEVICES OR TEMPORARY BRACING UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL ADDED MEMBERS WHERE THEY INTERFERE WITH OTHER WORK OR ARE EXPOSED TO VIEW.
 - MATERIAL REQUIREMENTS: STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOW NG DESIGNATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS OR IN THE SPECIFICATIONS:
 - W/ DE FLANGE SHAPES: ASTM 992, GRADE 50
 - ANGLES, CHANNELS AND PLATES: ASTM A36 OR ASTM A572, GRADE 50
 - ROUND HSS SECTIONS: ASTM A500, GRADE "B" (FY=42 KSI)
 - RECTANGULAR HSS SECTIONS: ASTM A500, GRADE "B" (FY=46 KSI)
 - STRUCTURAL PIPES: ASTM A33, GRADE "B" (FY=35 KSI)
 - HIGH-STRENGTH BOLTS: ASTM A325 OR ASTM A490
 - ANCHOR BOLTS: ASTM F1554, GRADE 36 (WELDABLE)
 - HIGH-STRENGTH ANCHOR BOLTS: ASTM F1554, GRADE 105
 - HEADED ANCHOR STUDS (H.A.S.): ASTM A496, GRADE 70 AND AWS D1 1
 - DEFORMED BAR ANCHORS (D.B.A.): AWS D1 1 E70 SER ES
 - WELDING ELECTRODES: AWS D1 1 E70 SER ES
 - GALVANIZED FINISH: ASTM A123
 - SHOP FRIMING 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 PAINTED WITH FABRICATOR'S STANDARD, RUST INHIBITING PRIMER, GMIT PRIMER ON SURFACES ENCLOSED IN CONCRETE, SURFACES TO BE WELDED, CONTACT SURFACES IN SLIP CRITICAL CONNECTIONS AND TOPS OF BEAMS IN COMPOSITE CONSTRUCTION.
 - CONNECTIONS
 - PROVIDE 3-PLY SHEAR BEAM CONNECTIONS AS SHOWN ON THE STEEL CONNECTION SHEET(S) ON THE DRAWINGS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
 - SEE SPECIFICATIONS FOR ADDITIONAL CONNECTIONS SUBMITTAL REQUIREMENTS FOR ALTERNATE CONNECTIONS AND FOR CONNECTIONS NOT COMPLETELY DETAILED OR NOT INDICATED ON THE DRAWINGS.
 - 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, PROVIDE CONNECTIONS TO SUPPORT A SERVICE LOAD OF 8 0 KIPS FOR ASD DESIGN OR A FACTORED LOAD OF 14.0 KIPS FOR LRFD DESIGN.
 - BOLTED CONNECTIONS:
 - M N MUM CONNECTION REQUIREMENT: USE 3/4" DIAMETER, ASTM A325 HIGH-STRENGTH BOLT UNLESS NOTED OTHERWISE ON DRAWINGS.
 - FOR ALL HIGH-STRENGTH BOLT CONNECTIONS, APPROPRIATE NUTS AND HARDENED WASHERS SHALL BE PROVIDED PER PROJECT SPECIFICATIONS.
 - ALL CONNECTIONS SHALL BE TYPE N (BEARING OR SNUG-TIGHTENED) CONNECTIONS UNLESS NOTED ON THE DRAWINGS AS TYPE SC (SLIP CRITICAL) OR PRETENSIONED (WITH TENSION CONTROL BOLTS).
 - PROVIDE A MINIMUM OF TWO BOLTS FOR ALL CONNECTIONS EXCEPT AS NOTED IN THE FOLLOWING TABLE:

Minimum Number of Bolts per Connection Table

NUMBER OF BOLTS	FRAMING MEMBER SIZES
2	W8, W10, W12, S8, S10, C12, 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

06 - WOOD

- GENERAL**
 - FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 5/8" DIA. T 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.
 - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED.
 - ALL WOOD, INCLUDING WOOD SHEATH NG, LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESURE TREATED.
 - ANCHORS SUPPORT NG MISCELLANEOUS FRAMING SHALL BE AS SHOWN IN THE PLANS AND DETAILS. IF NOT OTHERWISE SPECIFIED, THE ANCHORS SHALL BE ONE OF THE FOLLOWING:
 - HILT KWIK BOLT TZ
 - 5 MPISON STRONG-BOLT TZ
 - POWERS POWER-STUD+ SD1
 - RED HEAD TROBOLT+ WEDGE ANCHOR BY ITW
 - PRIOR TO ANCHOR INSTALLATION, LOCATE EXISTING REINFORCING WITHIN 4" CONCRETE SUBSTRATE. DO NOT DAMAGE EXISTING REINFORCING DURING INSTALLATION. NOTIFY THE STRUCTURAL ENGINEER IF ANCHOR LOCATION CONFLICTS WITH EXISTING REINFORCING.
 - PRODUCT SUBSTITUTION: THE CONTRACTOR MAY SUBMIT ALTERNATE ANCHORS FOR REVIEW AND APPROVAL PROVIDED THE ACCOMPANYING PRODUCT DATA IS SATISFACTORY TO THE ENGINEER FOR COMPARISON TO THE SPECIFIED ANCHORS.
 - ANCHORS SUPPORT NG MISCELLANEOUS FRAMING SHALL BE AS SHOWN IN THE PLANS AND DETAILS. IF NOT OTHERWISE SPECIFIED, THE ANCHORS SHALL BE ONE OF THE FOLLOWING:
 - HILT KWIK BOLT TZ
 - 5 MPISON STRONG-BOLT TZ
 - POWERS POWER-STUD+ SD1
 - RED HEAD TROBOLT+ WEDGE ANCHOR BY ITW
 - PRIOR TO ANCHOR INSTALLATION, LOCATE EXISTING REINFORCING WITHIN 4" CONCRETE SUBSTRATE. DO NOT DAMAGE EXISTING REINFORCING DURING INSTALLATION. NOTIFY THE STRUCTURAL ENGINEER IF ANCHOR LOCATION CONFLICTS WITH EXISTING REINFORCING.
 - PRODUCT SUBSTITUTION: THE CONTRACTOR MAY SUBMIT ALTERNATE ANCHORS FOR REVIEW AND APPROVAL PROVIDED THE ACCOMPANYING PRODUCT DATA IS SATISFACTORY TO THE ENGINEER FOR COMPARISON TO THE SPECIFIED ANCHORS.

- WOOD STAIRS**
 - WOOD STAIRS SHALL BE ASSEMBLED AND FABRICATED BY QUALIFIED CARPENTERS. ALL FRAMING IS PER BC CHAPTER 23. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 16%.
 - WOOD STAIR STRINGERS SHALL BE OF THE FOLLOWING MINIMUM SIZE AND SPECIES:
 - SOLID SAWN WOOD STR NGERS: 2x12 D.F. #2
 - ENGINEERED WOOD STRINGERS: 1 3/4" W/ DE x 11 1/4" DEEP WITH A MINIMUM F_b = 2,600 PSI AND A MINIMUM MODULUS OF ELASTICITY OF 1,700,000
 - WOOD STAIR STRINGERS AS DENOTED ABOVE MAY BE USED FOR THE FOLLOWING SPANS AS MEASURED ALONG THE SLOPE OF THE STRINGER:
 - SOLID SAWN WOOD STR NGERS: 1 AT 12' O.C. - MAXIMUM SPAN = 8'-6"
 - ENGINEERED WOOD STRINGERS: 2 AT 12' O.C. - MAXIMUM SPAN = 12'-6"
 - ENGINEERED WOOD STRINGERS: 3 AT 12' O.C. - MAXIMUM SPAN = 11'-6"
 - ENGINEERED WOOD STRINGERS: 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.
 - MAXIMUM NOTCH (AS MEASURED PERPENDICULAR TO THE STRINGER PLANE) SHALL NOT EXCEED 5/34" FOR THE STR NGER SPANS SHOWN ABOVE.
 - STAIR TREADS SHALL COMPLY WITH THE FOLLOWING MINIMUM SIZES AND SPECIES:
 - 3/4" PLYWOOD (OR OSB), 48/24 SPAN RATING OR 1x D.F. #2 FLAT WOOD DECKING.
 - 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.
 - FOR STAIR DIMENSIONS (INCLUDING RISE AND RUN) AND TREAD SURFACES, SEE ARCHITECTURAL DRAWINGS.

07 - WOOD STRUCTURAL PANELS

- WHEN USED STRUCTURALLY, PANELS SHALL CONFORM TO THE REQUIREMENTS OF THE R TYPE IN DOC P51 OR P52. EACH PANEL OR MEMBER SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF THE MANUFACTURER. TESTING AND GRADING AGENCY.
- 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.
- STAGGER ALL WOOD PANEL JOINTS. APPLY SHEETS WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS.
- FLOOR SHEATHING SHALL BE TONGUE AND GROOVE, GLUED AND NALED TO JOISTS.
- REFER TO SHEARWALL SCHEDULE AND PLAN NOTES FOR THICKNESS AND NAIL NG OF SHEATH NG AT SHEAR WALLS, FLOORS, AND ROOFS.
- USE R NK SHANK NAILS FOR ATTACHMENT OF FLOORS AND ROOF SHEATHING.

- JOIST HANGERS AND CONNECTORS**
 - JOIST HANGER CAPACITIES SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D 1761.
 - HANGERS AND CONNECTORS CALLED FOR ON THE DRAWINGS ARE AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY. CONNECTORS BY OTHER MANUFACTURERS MAY BE USED IF THE LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR SPECIFIED. USE MANUFACTURERS FURNISHED NAILS, SCREWS, AND BOLTS.
 - JOIST HANGERS AND CONNECTORS SHALL BE FURNISHED WITH A COATING OR MATERIAL AS RECOMMENDED BY SIMPSON STRONG-TIE FOR THE SPECIFIC APPLICATION AND ENVIRONMENT IN WHICH THE HANGER OR CONNECTOR WILL BE USED. THIS INFORMATION IS AVAILABLE IN THE CURRENT SIMPSON CATALOG.
 - ALL GENERAL INSTRUCTIONS FOR THE INSTALLER AS FOUND IN THE CURRENT SIMPSON CATALOG MUST BE FOLLOWED.

FASTENINGS

- NAIL NG OF ALL FRAM NG AND SHEATHING SHALL BE PER TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- NAILS AND STAPLES SHALL CONFORM TO REQUIREMENTS OF ASTM F 1607.
- BOLTS, LAG SCREWS, AND WOOD SCREWS SHALL CONFORM TO THE REQUIREMENTS OF ANS I-ASME STANDARD B18.8.1.
- NAILS, STAPLES, AND WOOD SCREWS SHALL HAVE MINIMUM AVERAGE BEND NG YIELD STRENGTHS AS FOLLOWS: 80 KSI FOR SHANK 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.
- BOLTS SHALL BE ASTM A36 STEEL AND HAVE A MINIMUM BENDING YIELD STRENGTH OF 45 KSI.
- LAG SCREWS AND BOLTS SHALL BE FULL BODY DIAMETER, REDUCED BODY DIAMETER LAG SCREWS AND BOLTS ARE NOT ALLOWED.
- WOOD SCREWS SHALL HAVE AN UNTREATED SHANK. TAPPING SCREWS WITH THREADS THE FULL LENGTH OF THE SHANK ARE NOT ALLOWED.
- 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).
- BOLT HOLES IN WOOD SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
- A METAL PLATE, METAL STRAP, OR WASHER SHALL BE PLACED BETWEEN ALL NUTS AND HEADS OF ALL BOLTS AND LAG SCREWS.

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- SURVEYOR**
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404.255.4871
INFO@GLSURVEY.COM

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 & ANTIKRISH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
829.841.7883

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)

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 FRAMING PLAN		
S.8	SECTION AND DETAILS		
S.9	TYP. WOOD FRAMING DETAILS		
S.10	CONCRETE DETAILS		
S.11	STEEL DETAILS		

ISO

2
S.0

PROJECT NO.
2401

ISSUE + DATE
100% DD SET 25/11/29

CURRENT REVISION

DRAWING TITLE
GENERAL NOTES

SHEET NO.
S.0

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

MATERIAL CONTEXT

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

PROJECT NAME

TWIN OAKS

PROJECT ADDRESS

1208 N. DECATUR RD,
ATLANTA, GA.

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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

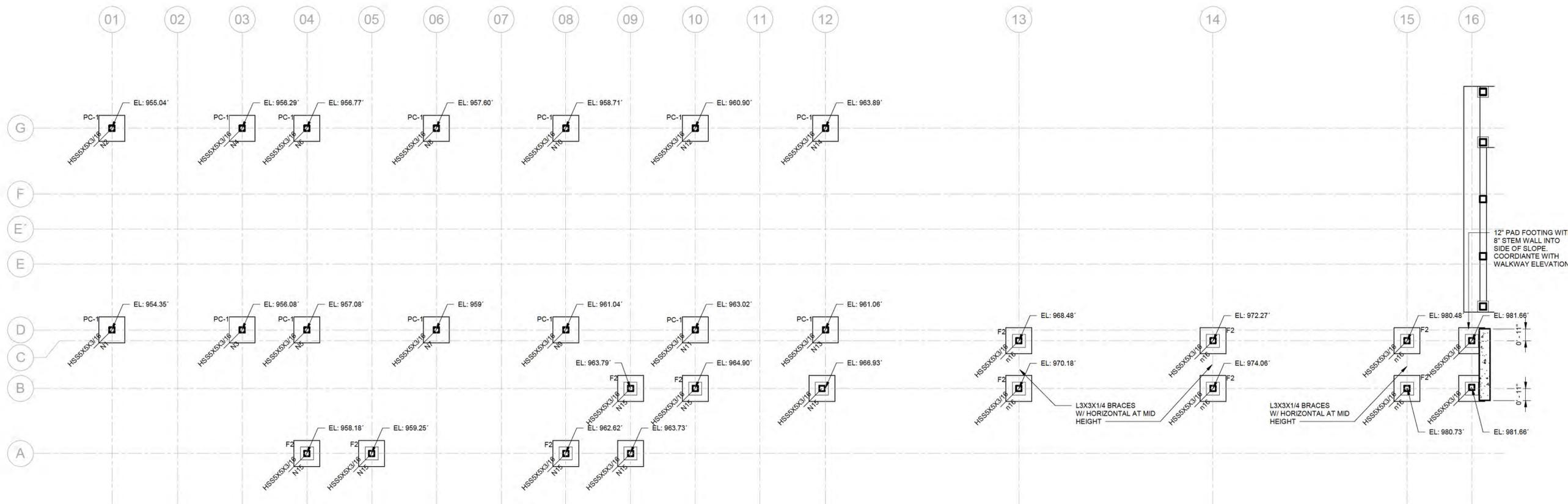
SHEET NO.

S.1

FORMAT

24" X 36"

0 1/2" 1" 2"



1 FOUNDATION PLAN

S.1 1/4" = 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

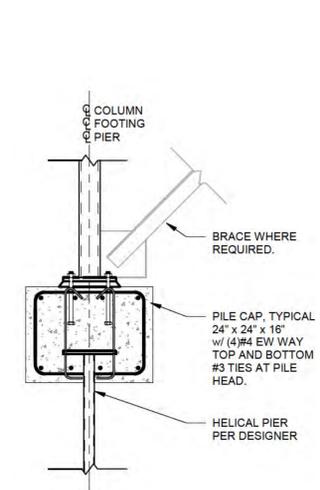
SPREAD FOOTING SCHEDULE 1				
MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT
F2	2' - 0"	2' - 0"	1' - 0"	(4) #4 E.W.

BASE REACTIONS							
MARK	DL	LL	RLL	± WLX (N)	± WLX (V)	± WLZ (N)	± WLZ (V)
N1	6.86 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	1.86 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	9.30 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	3.88 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

FOUNDATION LEGEND

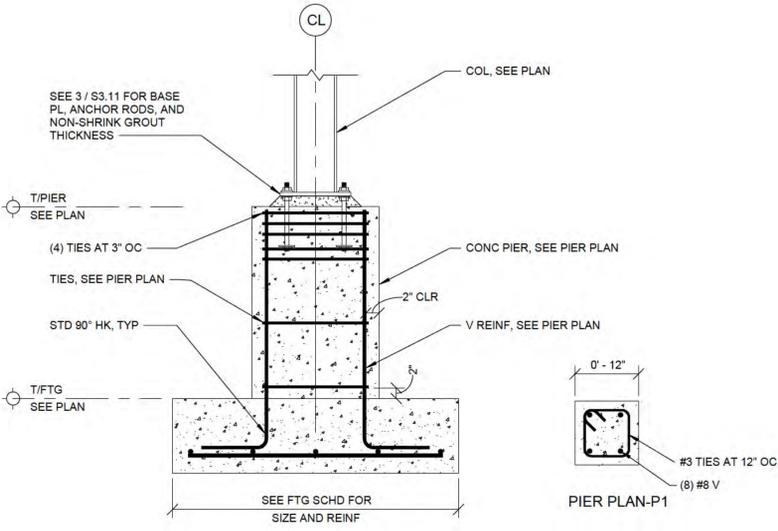


- FOUNDATION NOTES:**
- BOTTOM OF EXTERIOR FTG. = 36" BELOW FINISH GRADE ELEV. U.N.O.
 - TOP OF INTERIOR FTG. = 8" BELOW FINISHED FLOOR ELEV. U.N.O.
 - SLAB ON GRADE SHALL BE 4" 3,000PSI CONCRETE WITH 6x6 - W2.0xW2.0.
 - SEE ARCH. DWG FOR ANY WALL LOCATIONS AND/OR DIMENSIONS NOT SHOWN.
 - ALL FOOTINGS TO BE CENTERED UNDER WALLS, COLUMNS, BEAM BEARING, PIERS AND PILASTERS, UNLESS NOTED OTHERWISE.
 - FOUNDATION DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS:
 - INDIVIDUAL FOOTINGS ARE DESIGNED TO BEAR ON UNIFORM SOIL CAPABLE OF SUPPORTING 2500 PSF.
 - CONTINUOUS FOOTINGS ARE DESIGNED TO BEAR ON SOIL CAPABLE OF SUPPORTING 2500 PSF.
 - 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.
 - 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.



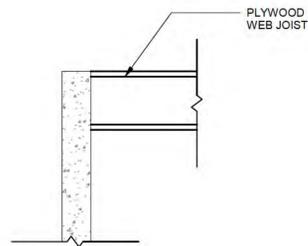
3 PC-1 PILECAP DETAIL

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



4 F2 PIER ON FOOTING DETAIL

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



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
A (1)	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
B	*	2"	12"	YES	2"	9"	5/8" DIA. @16"	5/8" DIA. x 5" @ 16"	16d @ 2" OC	EACH BAY	3
C	*	3"	12"	YES	3"	12"	5/8" DIA. @20"	5/8" DIA. x 5" @ 20"	16d @ 3" OC	EACH BAY	2
D	*	4"	12"	YES	4"	14"	1/2" DIA. @16"	1/2" DIA. x 5" @ 16"	16d @ 4" OC	ALTERNATE	2
E	*	6"	12"	YES	6"	24"	1/2" DIA. @24"	1/2" DIA. x 5" @ 24"	16d @ 6" OC	ALTERNATE	2

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

MATERIAL CONTEXT

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ATLANTA, GA, 30308

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ATLANTA, GA.

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LENA KLEIN & ANTARIKSH TANDON
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929.841.7883

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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

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DEKALB

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MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR - 20'
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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

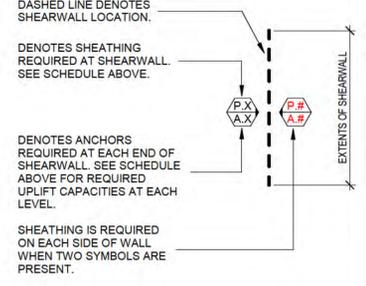
FORMAT
24" X 36"

SHEAR WALL NOTES

- * 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.
- ALL SHEARWALL MATERIALS SHALL COMPLY WITH NOTES AND SCHEDULES ON SHEET S4-00.
- 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). 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.
- 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:
- STUD COLUMNS SHALL BE LOCATED AT EACH END OF THE SHEARWALL, ADJACENT TO EACH ANCHOR ROD.
 - STUD PACK SIZES SHOWN IN THIS SCHEDULE ARE THE REQUIRED TOTAL MINIMUM. REFER TO THE SPECIALTY ENGINEER'S SHOP DRAWINGS FOR FINAL PLACEMENT AND SIZE.
 - SEE BRACING PLANS FOR REQUIRED ANCHOR CAPACITY.



SHEAR WALL PLAN NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SPECIFIED MATERIALS AND TO ENSURE PROPER INSTALLATION IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
- IF REQUIRED, IT SHALL BE THE OWNER'S RESPONSIBILITY TO PROVIDE SPECIAL INSPECTION.
- SUBSTITUTION OF THE SPECIFIED MATERIALS OR HARDWARE MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- IT SHALL BE THE CONTRACTOR'S 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.
- SHEAR WALL FRAMING SHALL CONSIST OF WOOD STUDS @ 16" O.C. MAXIMUM, SEE STUD SCHEDULE FOR EXACT SIZE AND SPACING.
- UPLIFT/OVERTURNING ROD SYSTEM SHALL BE DESIGNED AND DETAILED BY A SPECIALTY ENGINEER. LOADS INDICATED ARE SERVICE LEVEL LOADS.

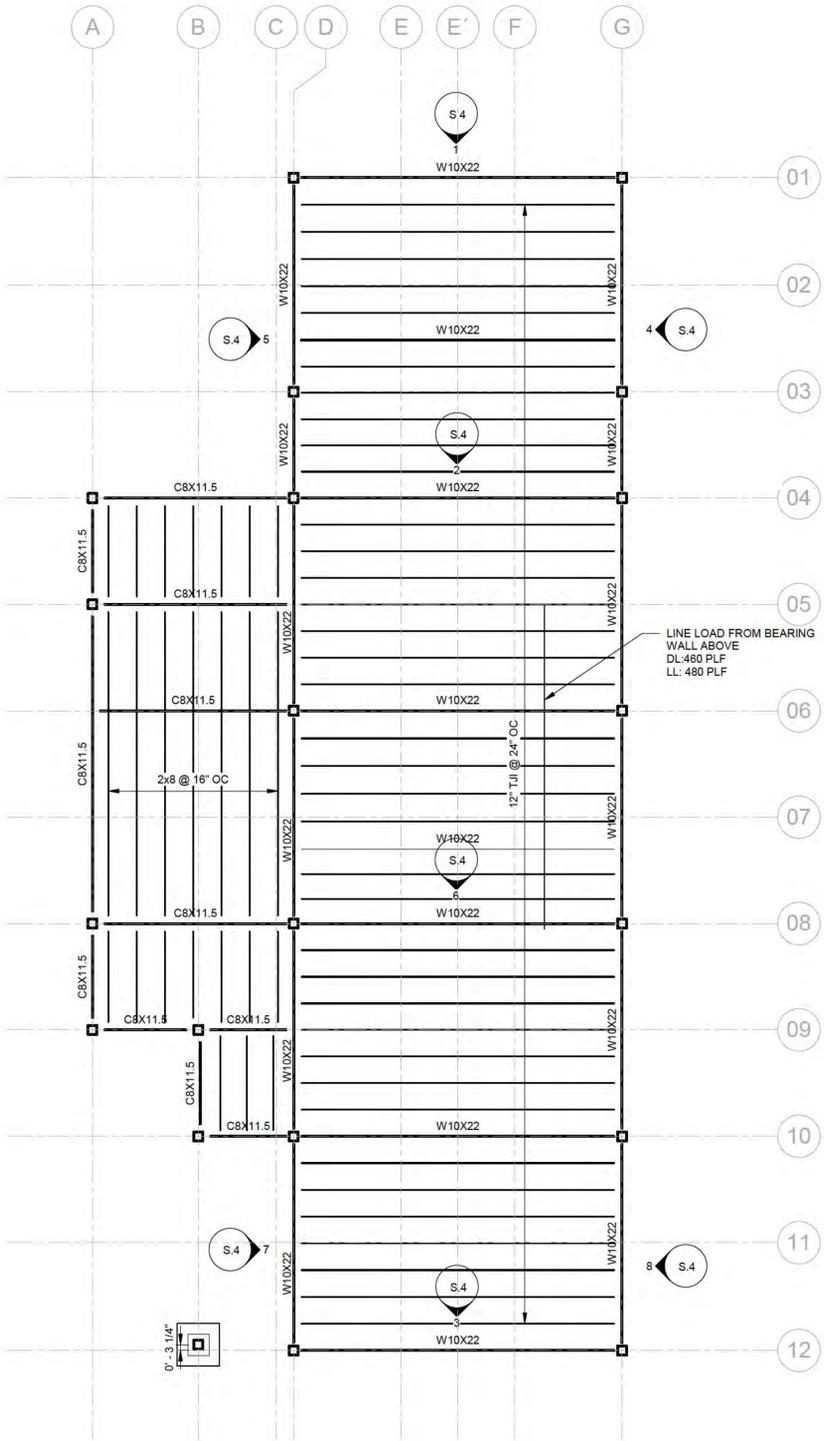
WOOD STUD SCHEDULE

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

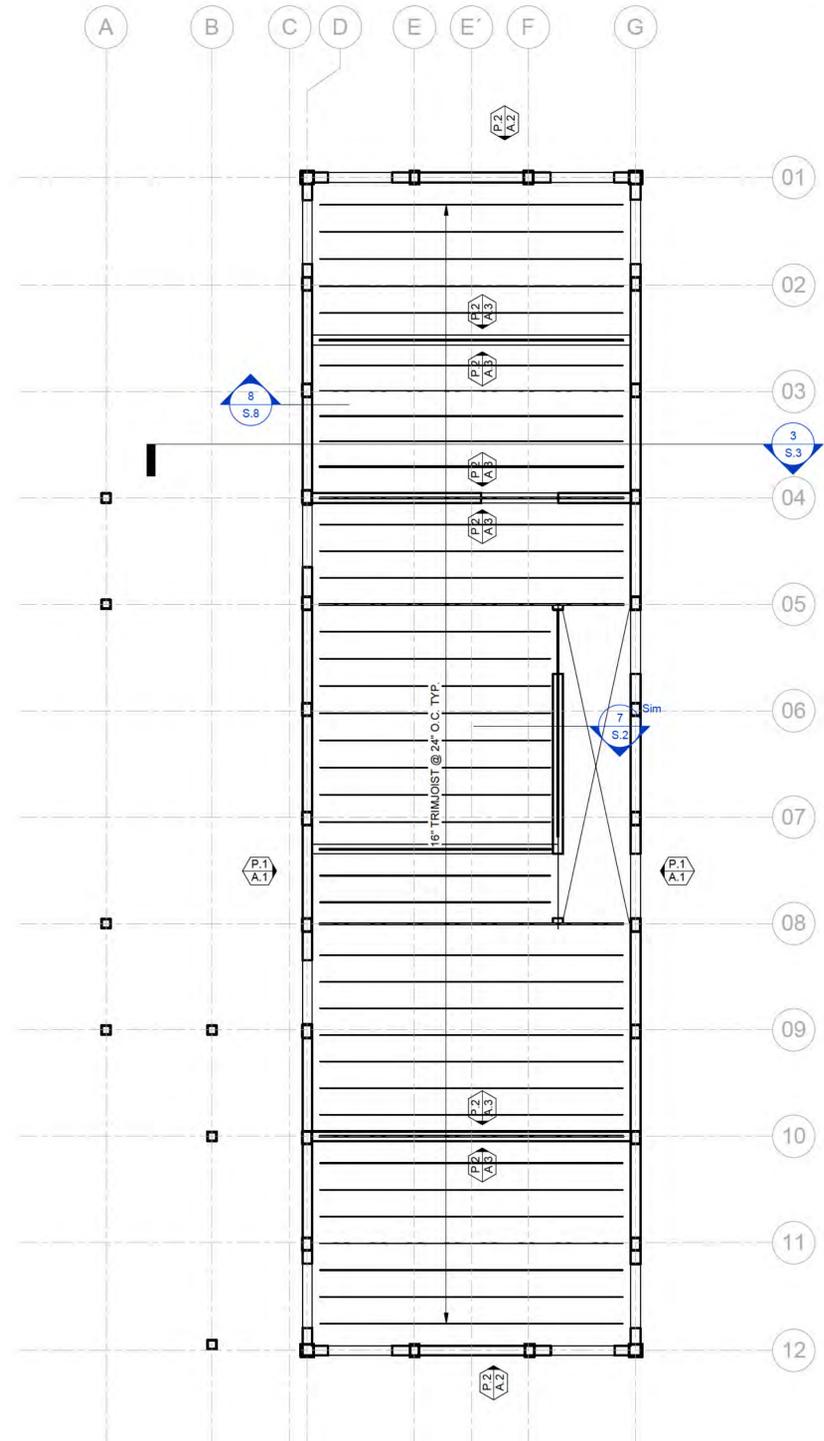
- NOTES:
- * INDICATES STORY OF WOOD FRAMING RELATIVE TO ON GRADE FOUNDATION OR PODIUM SLAB BELOW. THIS IS NOT REPRESENTATIVE OF PROJECT FLOOR LEVEL. LOWEST LEVEL OF FRAMING SHALL CORRESPOND WITH "1ST" FLOOR INDICATED IN SCHEDULE.
 - ALL STUDS TO BE SOUTHERN YELLOW PINE (SPY) #2.
 - USE 2X6 STUDS IN LIEU OF 2X4 STUDS WHERE ARCHITECTURAL PLANS INDICATE 2X6 FRAMING.
 - SHEARWALLS SHALL HAVE STUDS AT 16" O.C. MAX.
 - SEE ARCH. DRAWINGS FOR NONLOAD BEARING PARTITION WALLS.
 - 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.
 - PROVIDE CRIPPLE STUDS IN FLOOR CAVITY TO MATCH STUD SPACING BELOW.

PLAN NOTES - FLOOR FRAMING

- SEE ARCH. DRAWINGS FOR TOP OF FLOOR ELEVATION.
- ALL JOIST SHALL BE FLOOR DECK TO BE 23/32" PLYWOOD SHEATHING UNLESS NOTED OTHERWISE.
- A. FASTEN WITH 10D NAILS @ 6" OC EDGE AND 12" OC FIELD.
- 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.
- SEE S--- SERIES FOR TYPICAL WOOD DETAILS & BEARING WALL, HEADER, AND POST SCHEDULES.
- SEE S--- FOR WOOD SHEAR WALL DETAILS



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



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

MATERIAL CONTEXT

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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

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

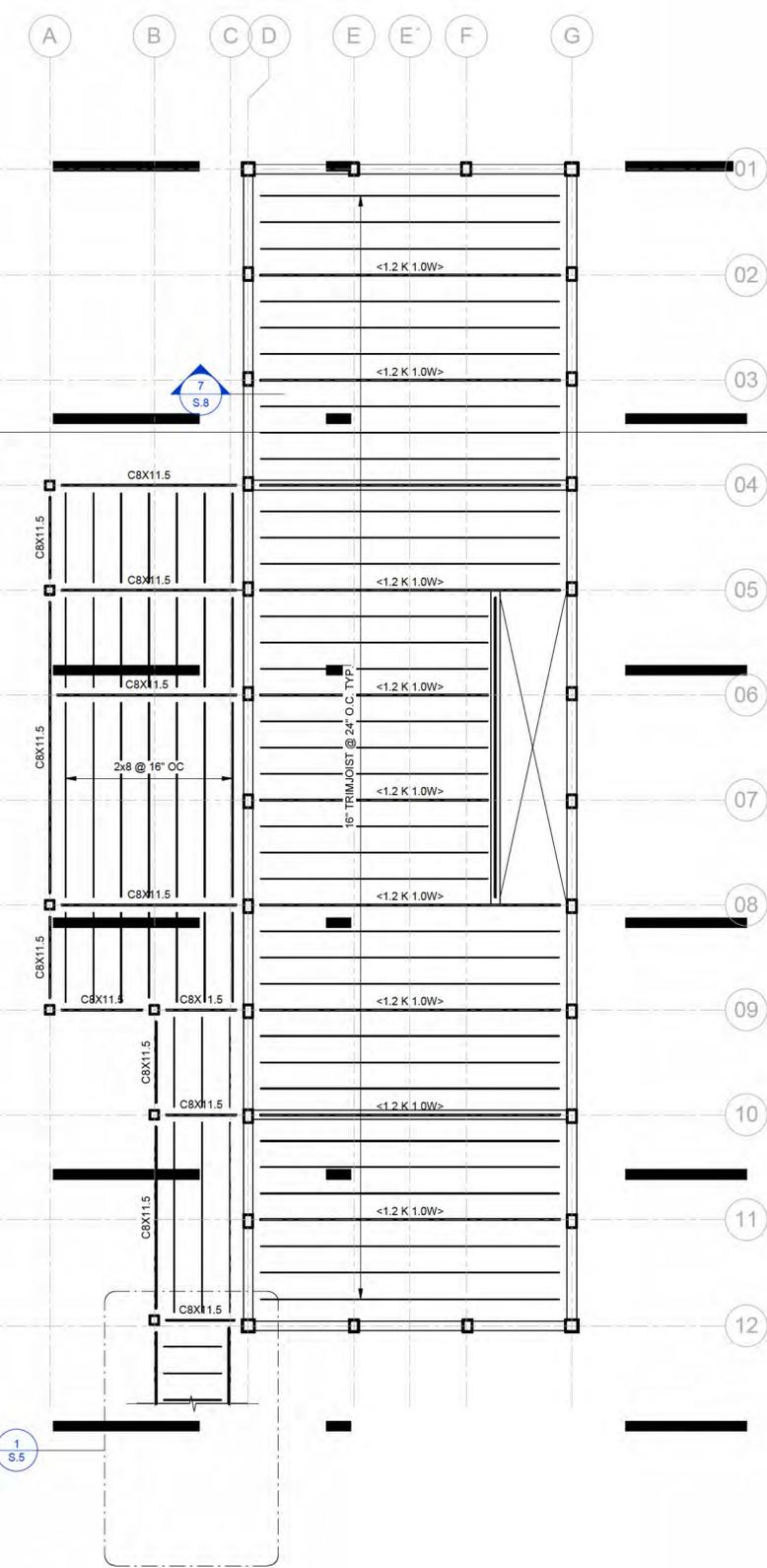
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

DRAWING TITLE
L3 & ROOF FRAMING

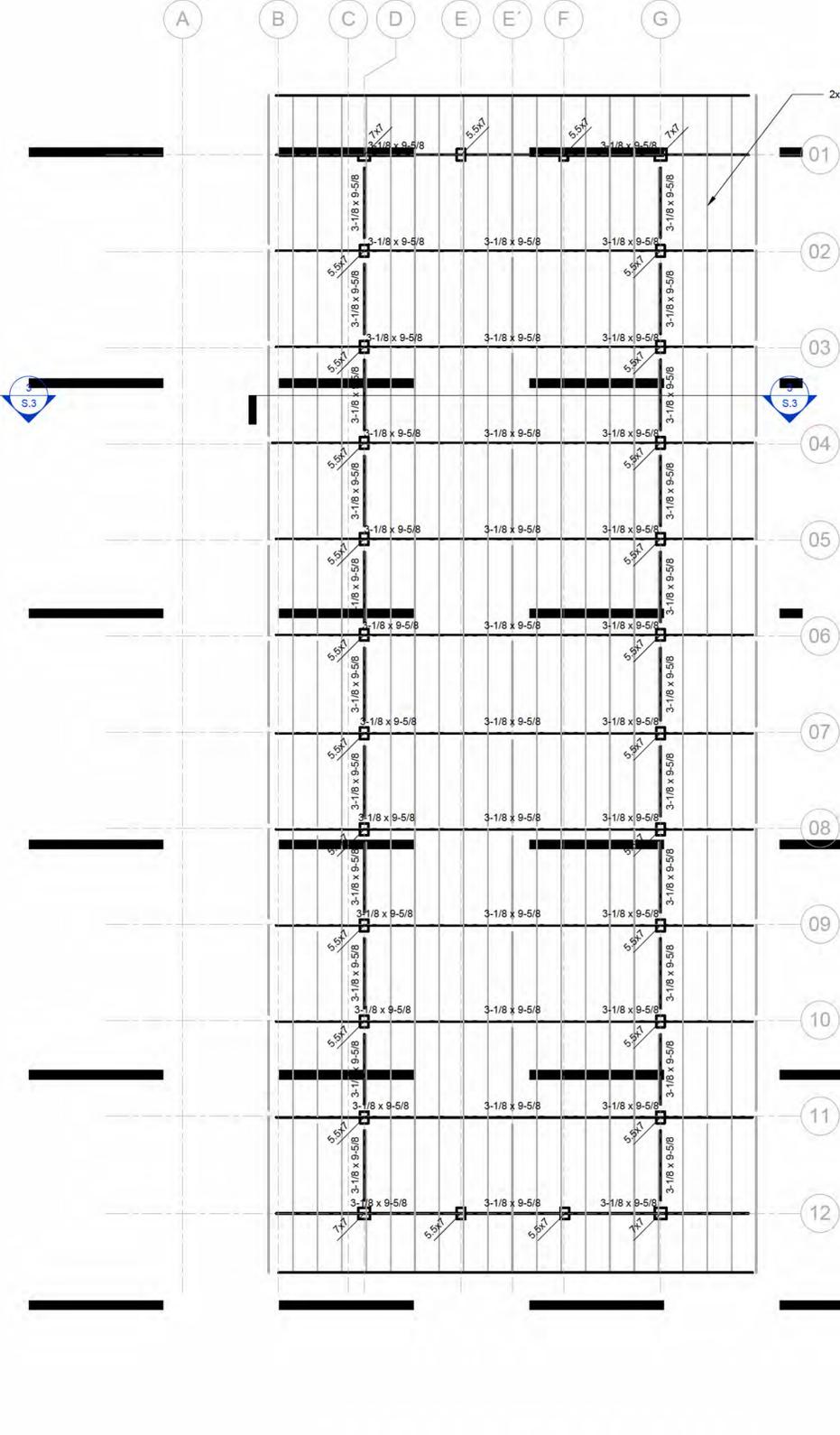
SHEET NO.
S.3

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



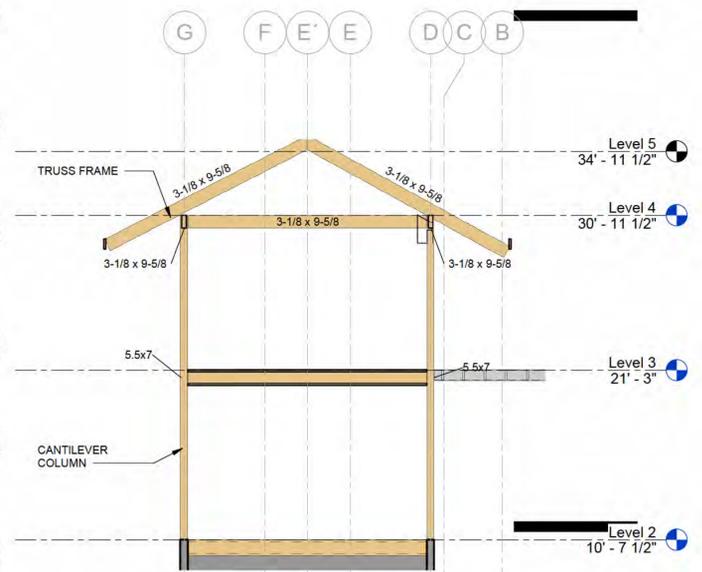
LEVEL 3 - FRAMING PLAN

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



ROOF FRAMING PLAN

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



SECTION 3

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

PLAN NOTES - ROOF FRAMING

- SEE ARCH DRAWINGS FOR TRUSS BEARING ELEVATION.
- ALL JOIST/HEADERS SHALL BE ROOF DECK TO BE 23/32" EXTERIOR RATED PLYWOOD SHEATHING.
- A. FASTEN WITH 10D NAILS @ 6" OC EDGE AND 12" OC FIELD UNLESS NOTED AS SHEAR WALL. WALL SHEATHING TO BE AS FOLLOWS:
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- SEE S--- FOR WOOD SHEAR WALL DETAILS

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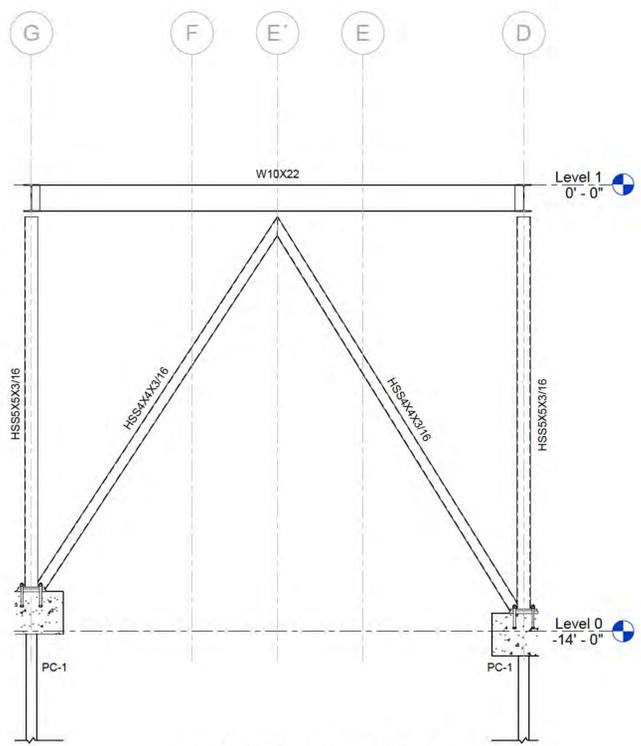
CURRENT REVISION

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ELEVATIONS

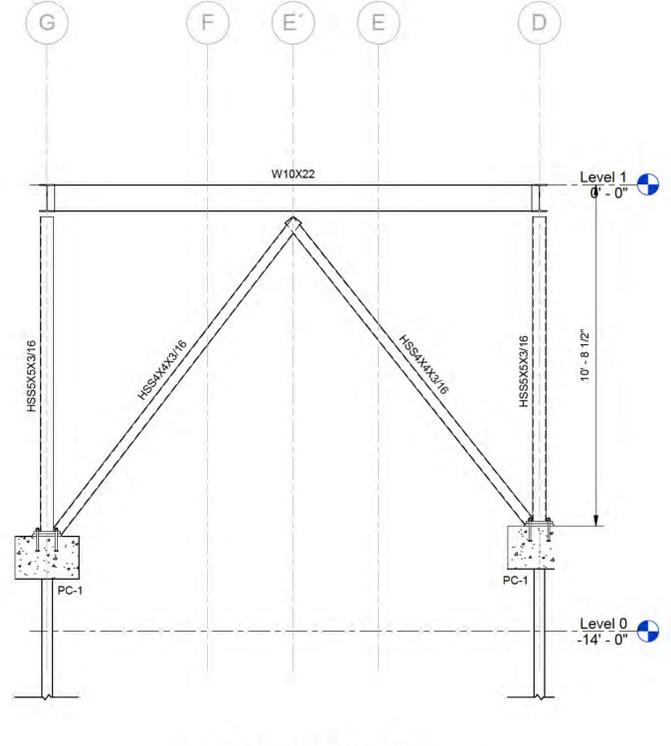
SHEET NO.
S.4

FORMAT
24" X 36"

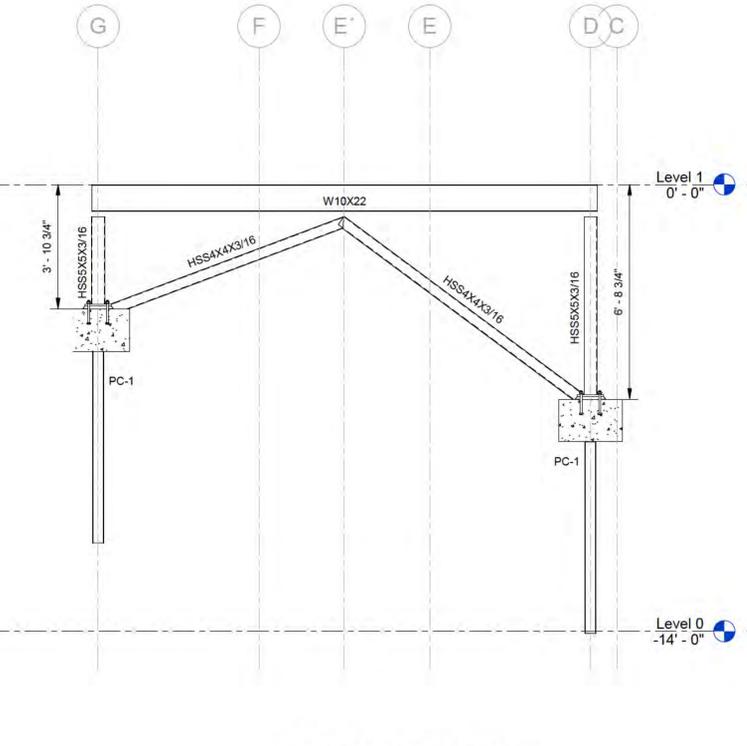
0 1/2" 1" 2"



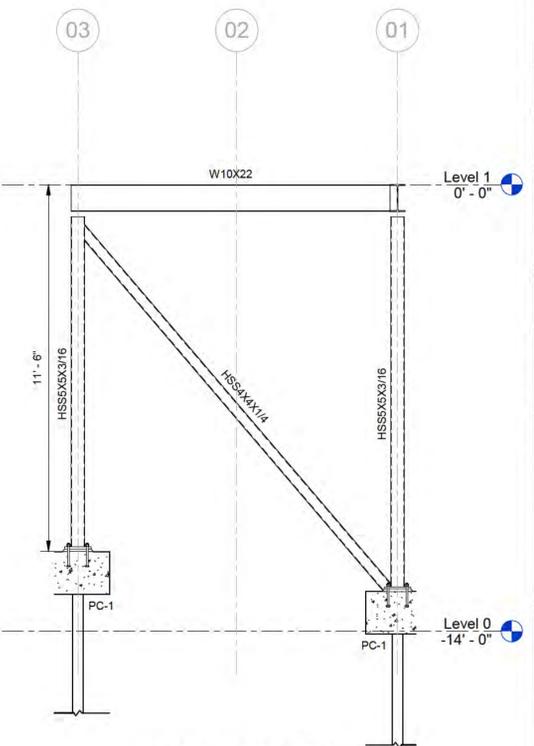
1 ELEVATION
S.4 3/8" = 1'-0"



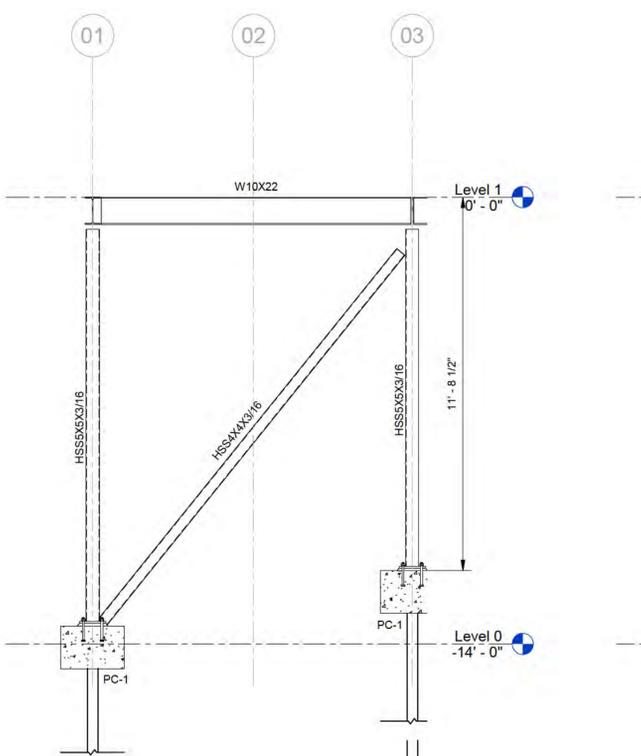
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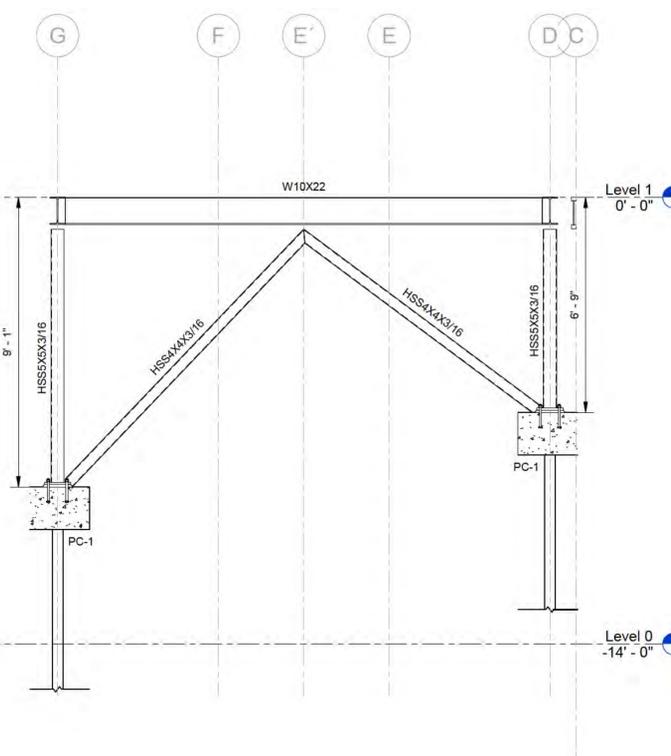
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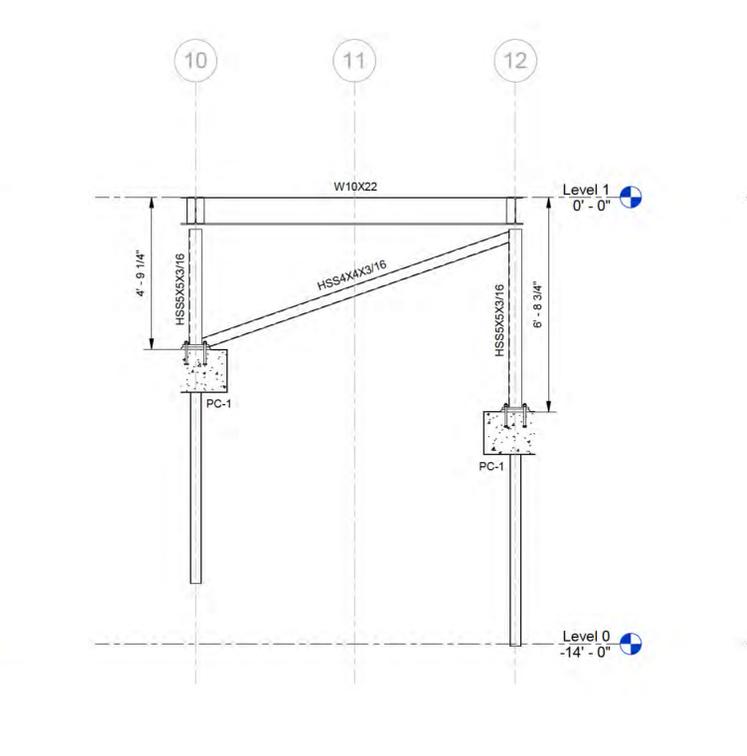
4 ELEVATION
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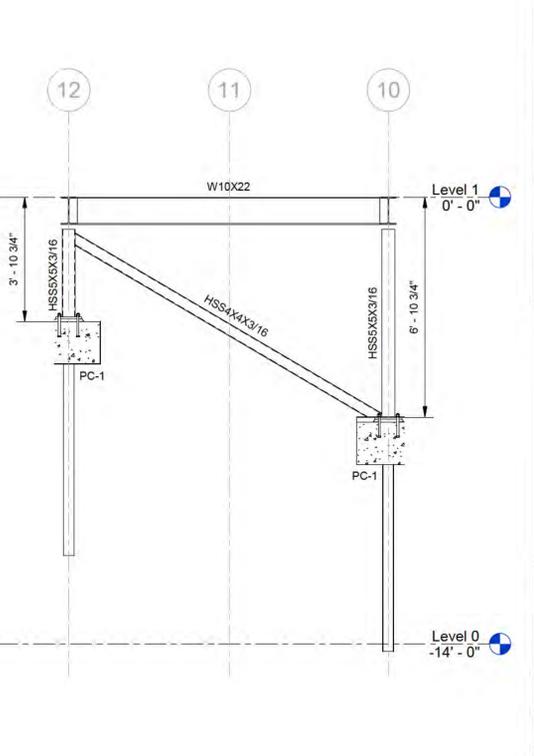
5 ELEVATION
S.4 3/8" = 1'-0"



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



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



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

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SEAL



PROJECT NO.
2401

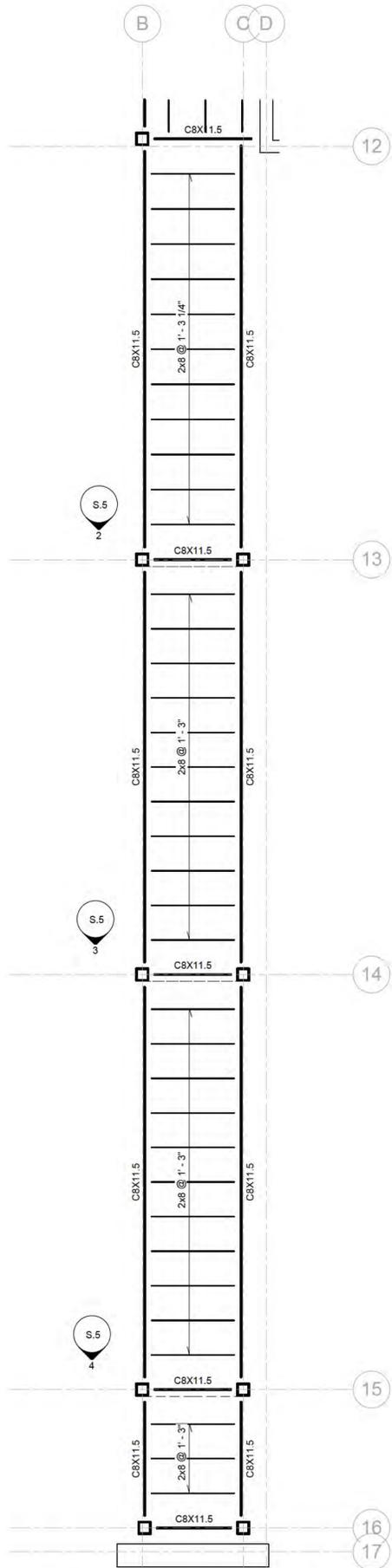
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

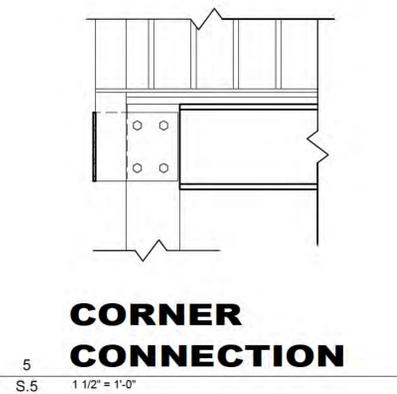
DRAWING TITLE
WALK WAY PLAN

SHEET NO.
S.5

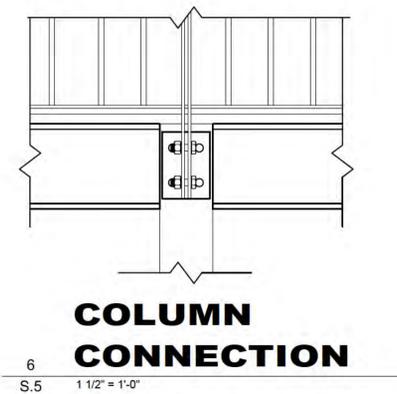
FORMAT
24" X 36"
0 1/2" 1" 2"



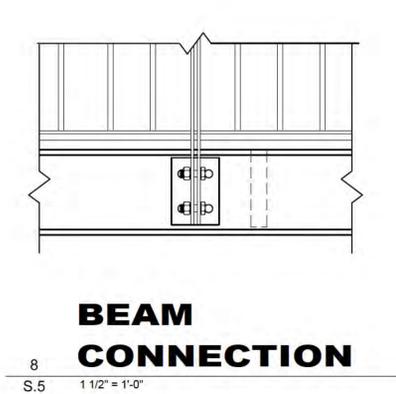
1 **LEVEL 3 - WALK WAY**
S.5 3/8" = 1'-0"



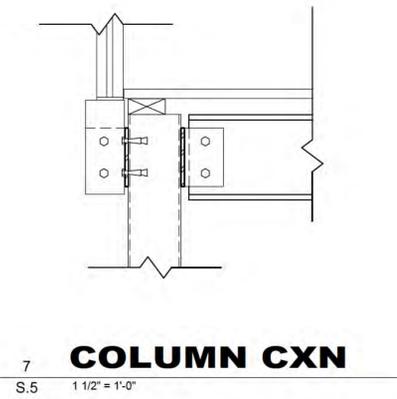
5 **CORNER CONNECTION**
S.5 1 1/2" = 1'-0"



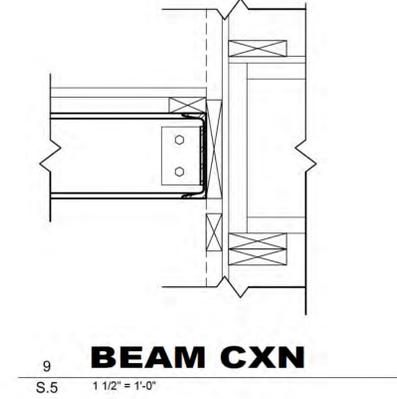
6 **COLUMN CONNECTION**
S.5 1 1/2" = 1'-0"



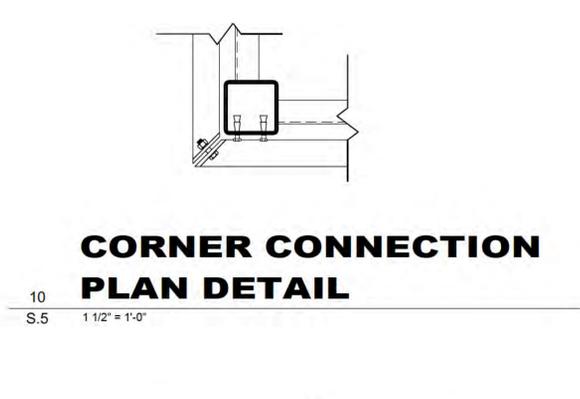
8 **BEAM CONNECTION**
S.5 1 1/2" = 1'-0"



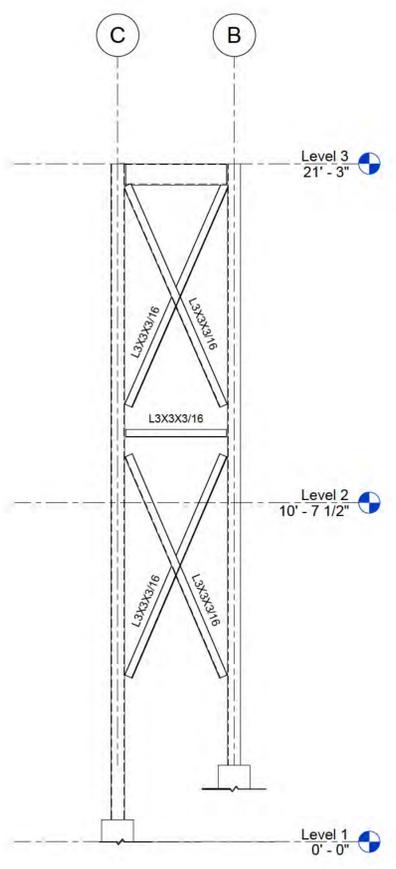
7 **COLUMN CXN**
S.5 1 1/2" = 1'-0"



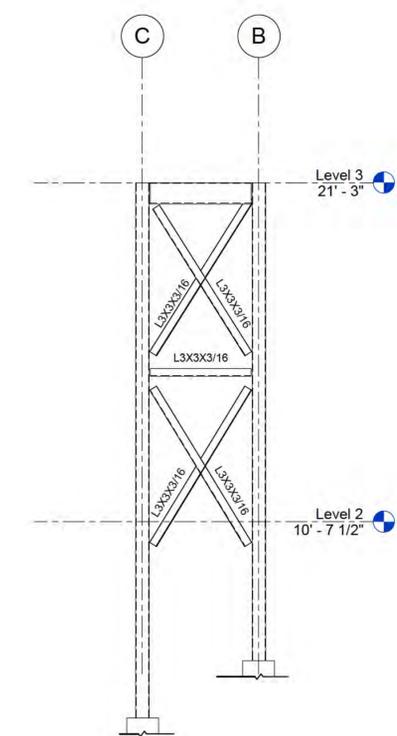
9 **BEAM CXN**
S.5 1 1/2" = 1'-0"



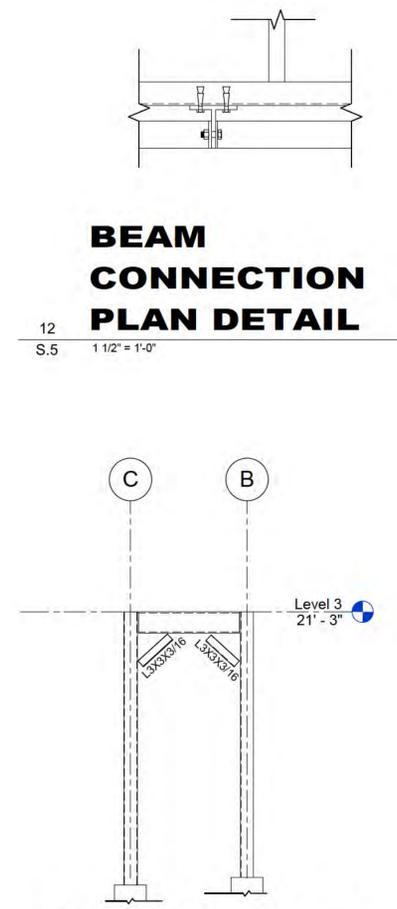
10 **CORNER CONNECTION PLAN DETAIL**
S.5 1 1/2" = 1'-0"



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



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



4 **Elevation 11 - a**
S.5 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

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

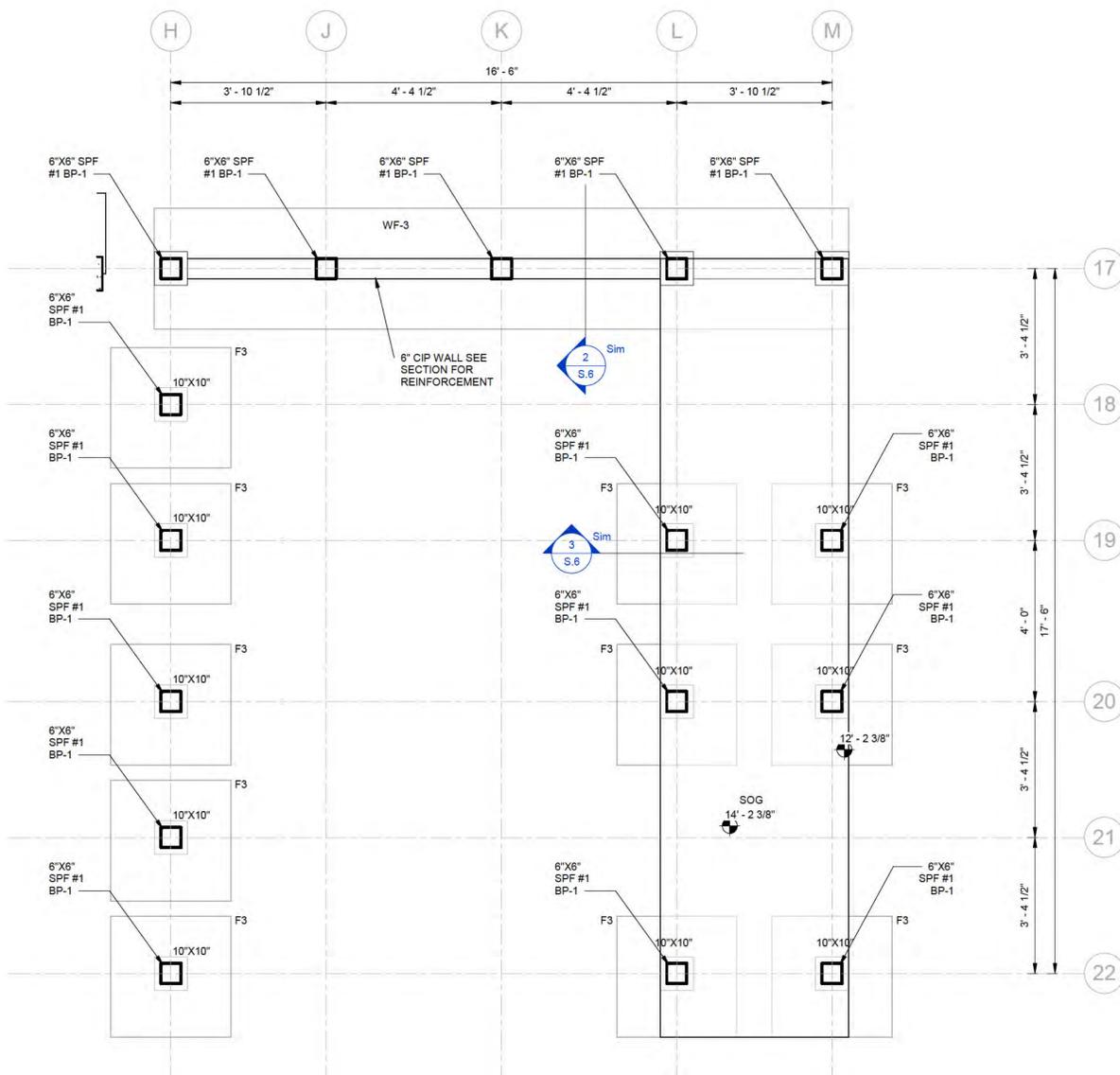
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CURRENT REVISION

DRAWING TITLE
CARPORT FOUNDATION PLAN

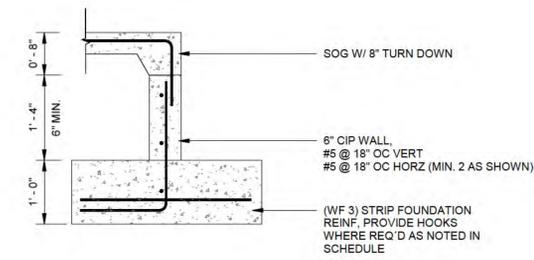
SHEET NO.
S.6

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



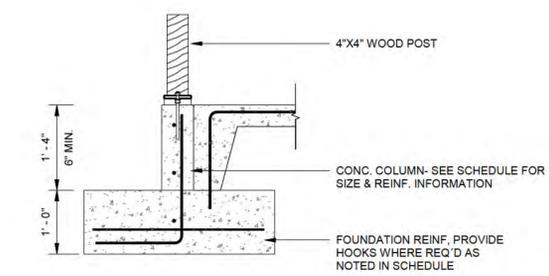
1 CARPORT FOUNDATION PLAN

S.6 1/2" = 1'-0"



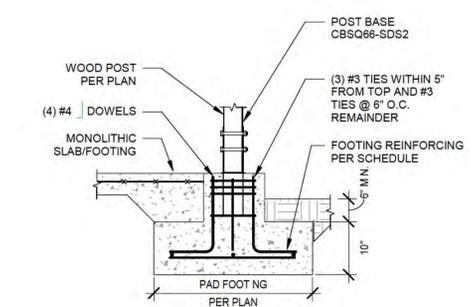
2 STRIP FOOTING

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



3 PIER FOOTING

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



4 FOOTING/SOG

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

FOUNDATION LEGEND

- WF WALL FOOTING TAG (SEE SCHEDULE) TOP 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:**
- BOTTOM OF EXTERIOR FTG. = 36" BELOW FINISH GRADE ELEV. U.N.O.
 - TOP OF INTERIOR FTG. = 8" BELOW FINISHED FLOOR ELEV. U.N.O.
 - SLAB ON GRADE SHALL BE 4" 3,000PSI CONCRETE WITH 6x6 - W2.0xW2.0.
 - SEE ARCH. DWG FOR ANY WALL LOCATIONS AND/OR DIMENSIONS NOT SHOWN.
 - ALL FOOTINGS TO BE CENTERED UNDER WALLS, COLUMNS, BEAM BEARING, PIERS AND PILASTERS, UNLESS NOTED OTHERWISE.
 - FOUNDATION DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS:
 - INDIVIDUAL FOOTINGS ARE DESIGNED TO BEAR ON UNIFORM SOIL CAPABLE OF SUPPORTING 2500 PSF.
 - CONTINUOUS FOOTINGS ARE DESIGNED TO BEAR ON SOIL CAPABLE OF SUPPORTING 2500 PSF.
 - 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.
 - 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 RETAINING 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.

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

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SEAL

NORTH



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2401

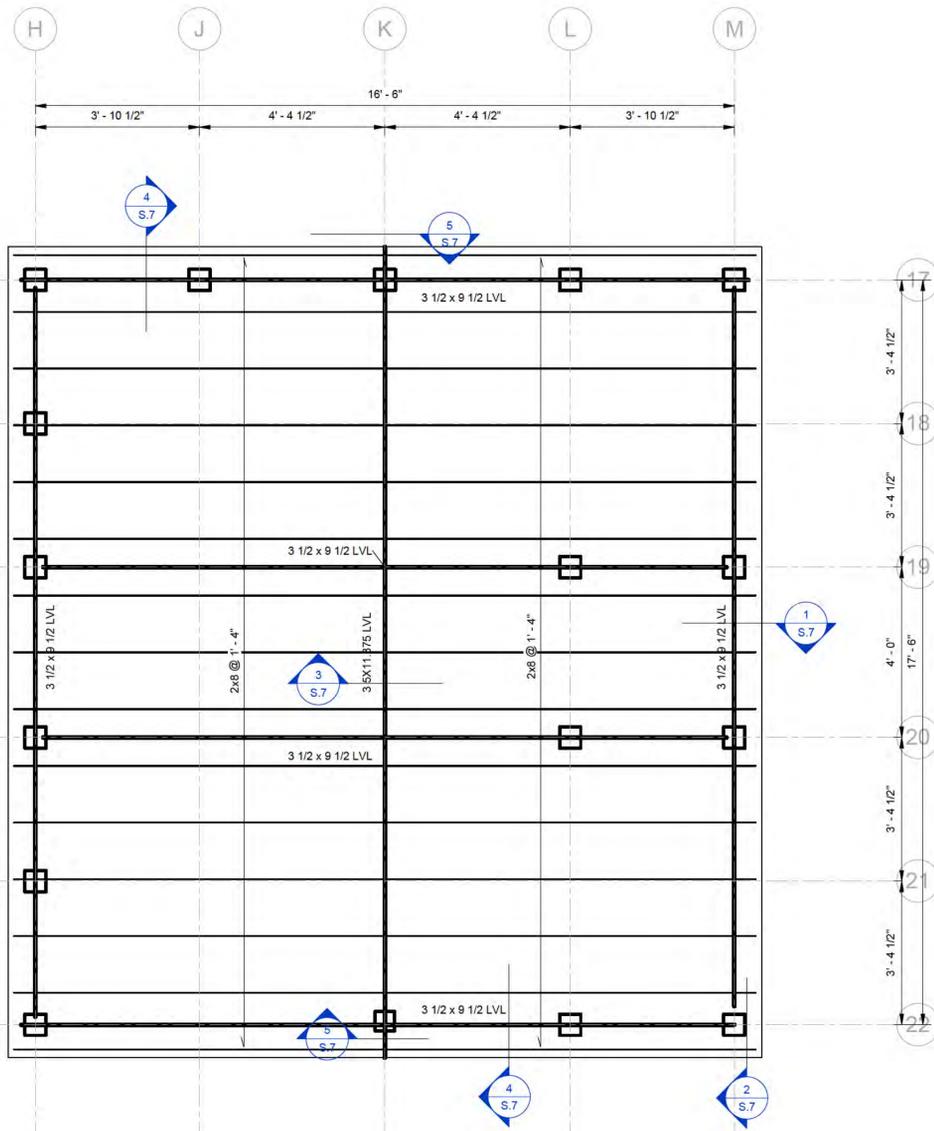
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CURRENT REVISION

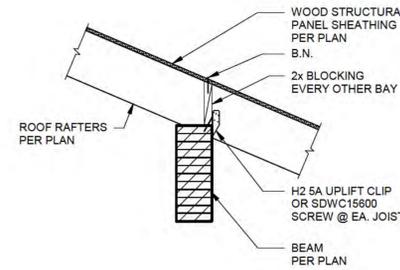
DRAWING TITLE
CARPORT FRAMING PLAN

SHEET NO.
S.7

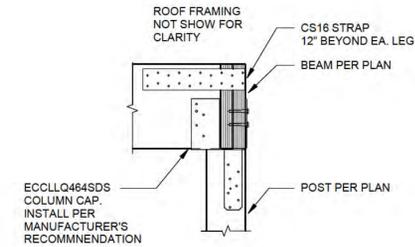
FORMAT
24" X 36"
0 1/2" 1" 2"



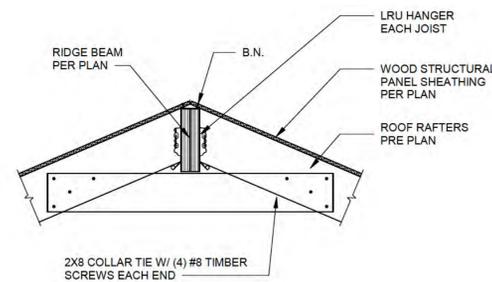
7 CARPORT FRAMING PLAN
S.7 1/2" = 1'-0"



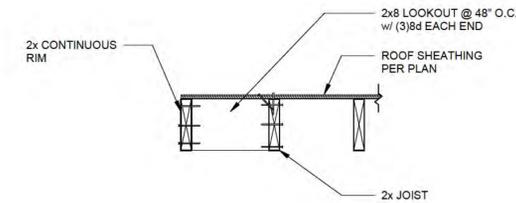
1 ROOF JOIST TO BEAM
S.7 3/4" = 1'-0"



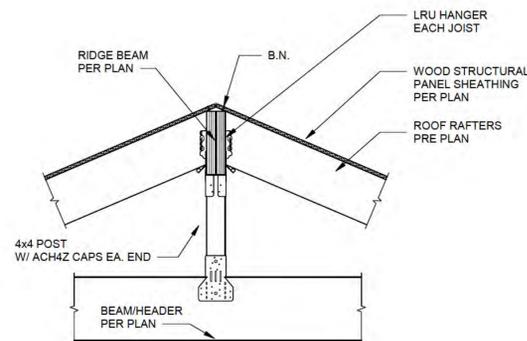
2 BEAM-COLUMN CONNECTION
S.7 1" = 1'-0"



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



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



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

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

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SIDE - 3' (10' BETWEEN HOUSES)
FRONT - 0' (DETERMINED BY UTILITY
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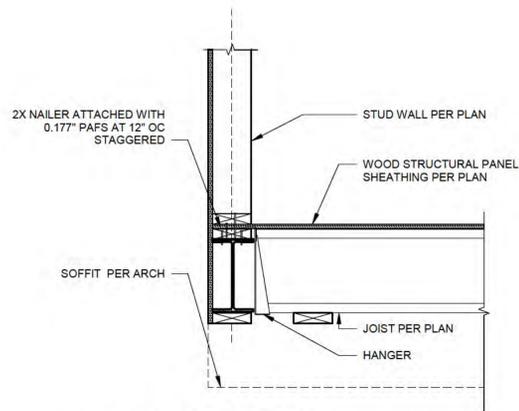
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CURRENT REVISION

DRAWING TITLE
SECTION AND DETAILS

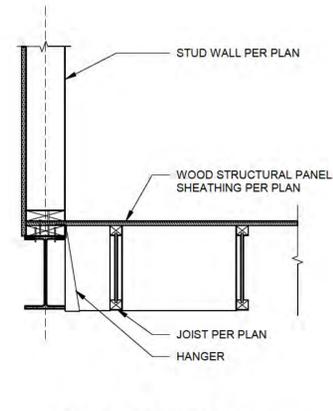
SHEET NO.
S.8

FORMAT
24" X 36"



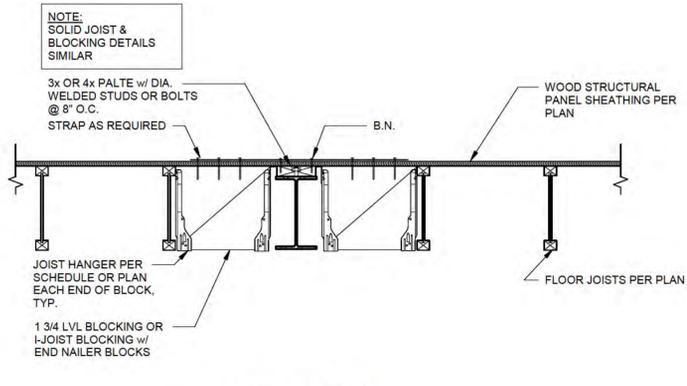
1 SECTION

S.8 SCALE: NTS



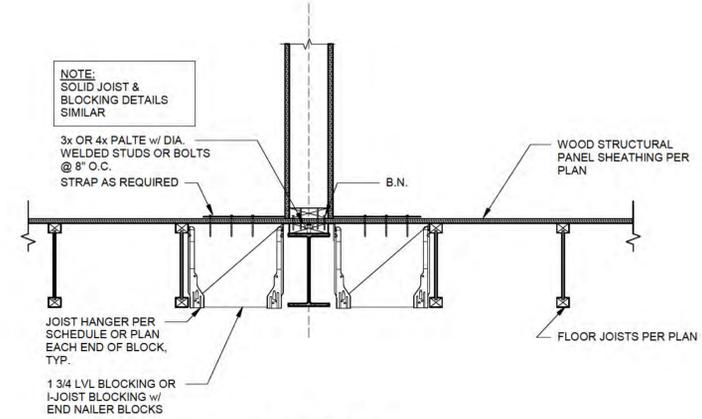
2 SECTION

S.8 SCALE: 1" = 1'-0"



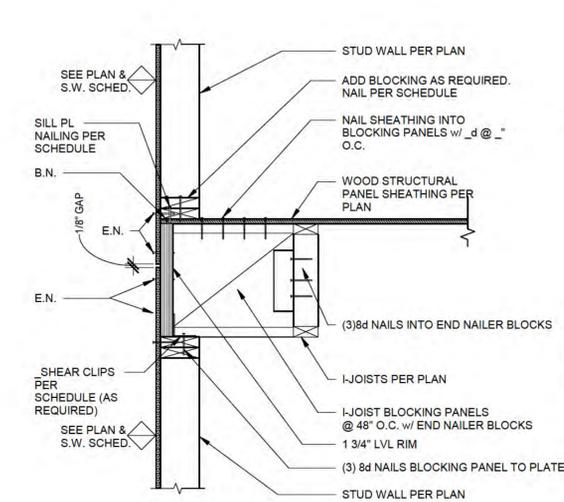
3 DETAIL

S.8 SCALE: 1" = 1'-0"



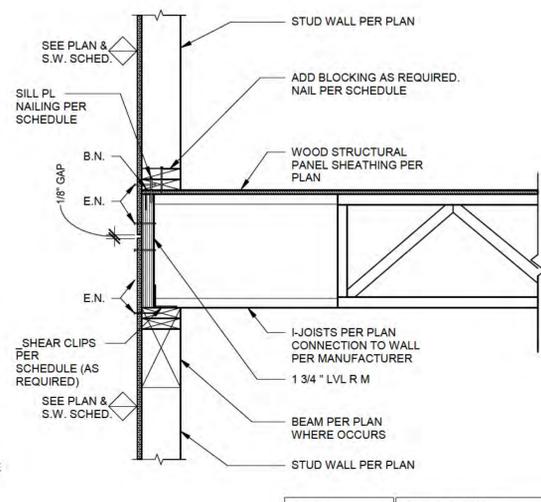
4 DETAIL

S.8 SCALE: 1" = 1'-0"



5 SECTION

S.8 SCALE: NTS

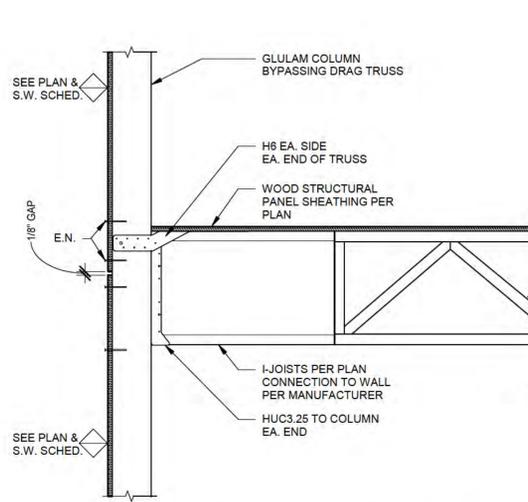


6 SECTION

S.8 SCALE: NTS

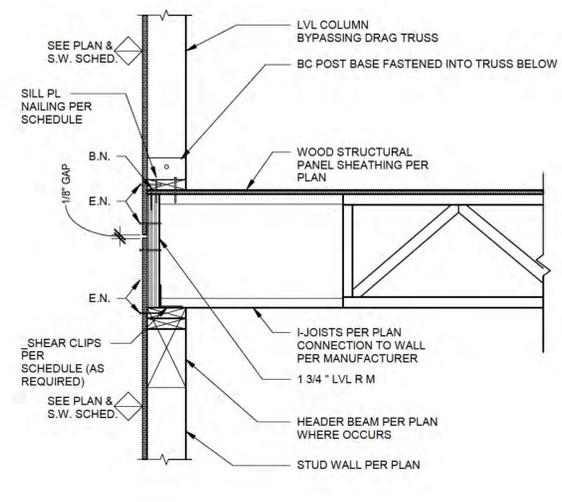
NOTE:
SOLID SAWN JOIST S MILAR.

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



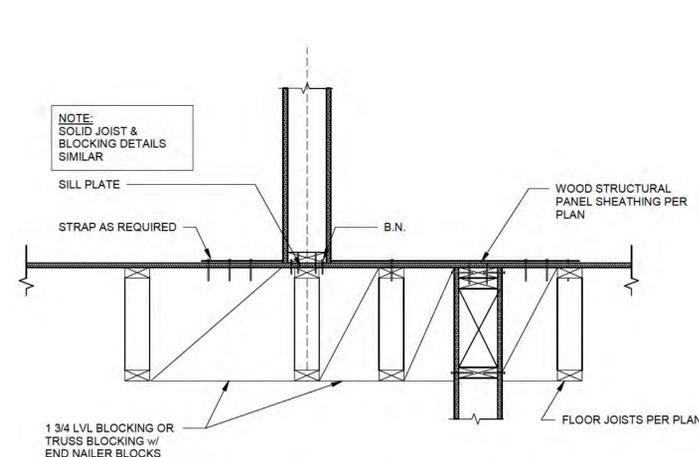
FLOOR JOIST DRAG CONNECTION TO COLUMN

S.8 NTS



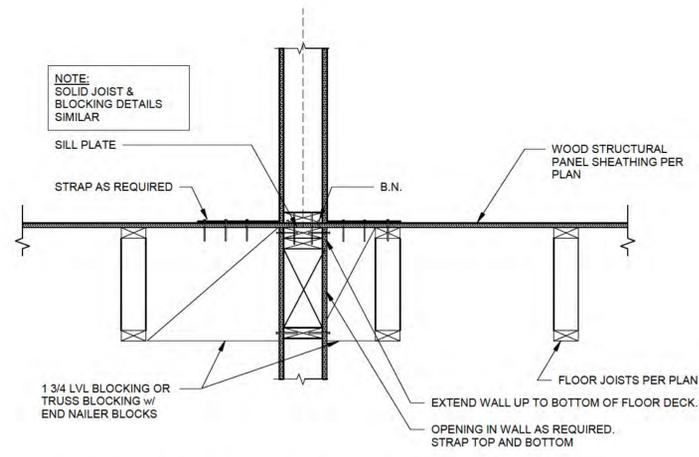
FRAME COLUMN BASE TO ELEVATED FLOOR

S.8 NTS



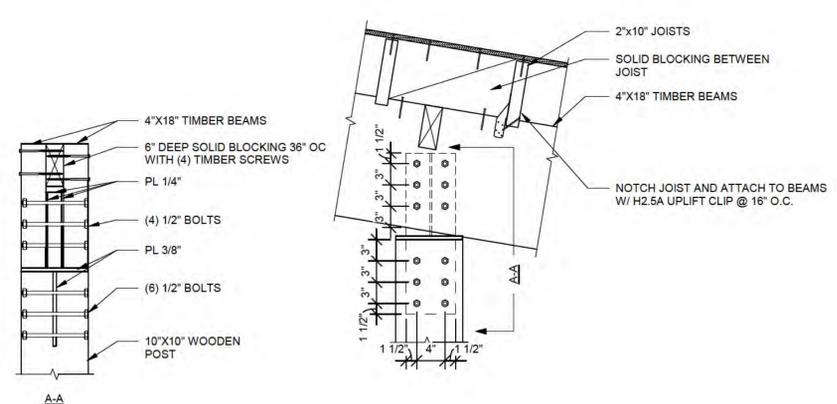
9 OFFSET SHEAR WALL

S.8 1" = 1'-0"



10 STACKED SHEAR WALLS

S.8 1" = 1'-0"



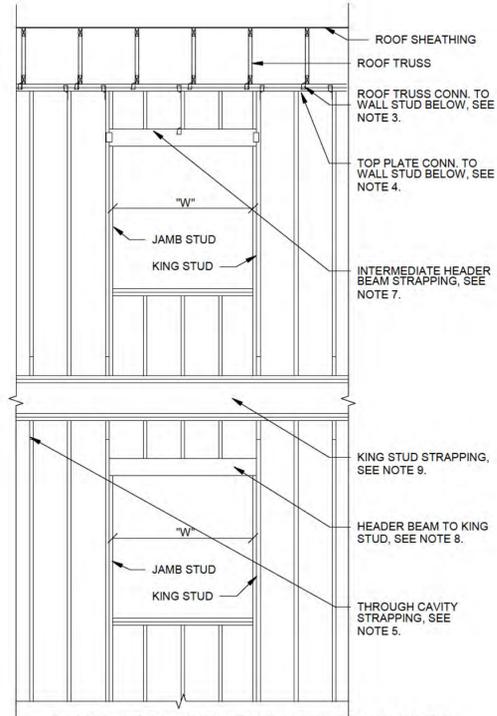
11 POST TO BEAM

S.8 1" = 1'-0"

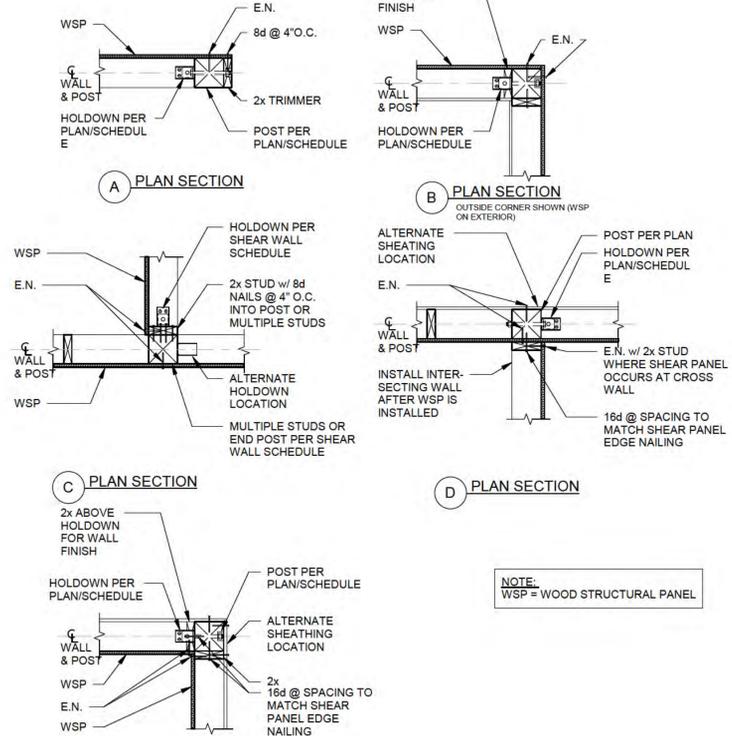
CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	(3) 8d COMMON (2 1/2" x 0.131")	TOENAIL
2. BRIDGING TO JOIST	(2) 8d COMMON (2 1/2" x 0.131")	TOENAIL EACH END
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	(2) 8d COMMON (2 1/2" x 0.131")	FACE NAIL
4. WIDER THAN 1"x6" SUBFLOOR OR LESS TO EACH JOIST	(3) 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	16d COMMON (3 1/2" x 0.135") @ 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16d COMMON (3 1/2" x 0.135") @ 16" O.C."	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	16d (3 1/2" x 0.135") @ 16" O.C.	TYPICAL FACE NAIL
"DOUBLE TOP PLATES"	8-16d COMMON (3 1/2" x 0.135")	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.	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")	TOENAIL
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:

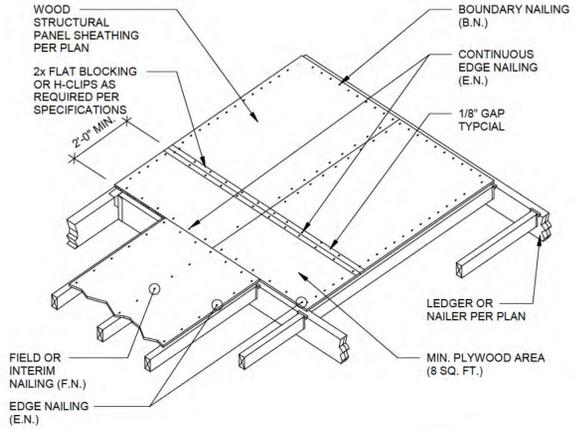
- COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE NOTED
- NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 8 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE.
- FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
- COMMON OR DEFORMED SHANK (6D - 2" x 0.113"; 8D - 2 1/2" x 0.131"; 10D - 3" x 0.148") COMMON (6D - 2" x 0.113"; 8D - 2 1/2" x 0.131"; 10D - 3" x 0.148")
- DEFORMED SHANK (6D - 2" x 0.113"; 8D - 2 1/2" x 0.131"; 10D - 3" x 0.148")
- 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.
- 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.
- CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH DIAMETER HEAD AND 1 1/2-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4-INCH LENGTH FOR 25/32-INCH SHEATHING.
- 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).
- 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.
- PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- L FOR ROOF SHEATHING APPLICATIONS, 8D NAILS (2 1/2" x 0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
- STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.
- FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
- 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.
- FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.



- ALL ROOF TRUSSES TO BE MECHANICALLY FASTENED AT ALL BEARING POINTS AND STUD FRAMING BELOW ACCORDING TO THE FOLLOWING CRITERIA:
 - ATTACH ROOF TRUSS TO TOP PLATE WITH ONE (1)-SIMPSON H2.5A HURRICANE TIE, TYP.
 - FOR ROOF TRUSSES LOCATED WITHIN "s" OF BUILDING EDGE, ATTACH ROOF TRUSS TO TOP PLATE WITH TWO (2)-SIMPSON H2.5A HURRICANE TIES.
- 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. PROVIDE CS16 STRAPPING AT 48" O.C. THROUGH UPPER TWO (2) FLOOR CAVITIES. ALIGN W/ TIES PRESCRIBED IN NOTE 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. PROVIDE INTERMEDIATE STRAPPING OF HEADER BEAM TO CRIPPLE STUD ABOVE (AT ROOF FRAMING LEVEL ONLY) ACCORDING TO THE FOLLOWING CRITERIA:
 - WHERE $W \leq 4'-0"$, NO ADDITIONAL STRAPPING REQUIRED.
 - WHERE $4'-0" < W \leq 6'-0"$, PROVIDE (1)-H2.5A AT MID-SPAN.
 - WHERE $4'-0" < W \leq 9'-0"$, PROVIDE (1)-H2.5A AT THIRD POINTS (2 TIES TOTAL).
- PROVIDE CONNECTION BETWEEN HEADER BEAM AND KING STUDS ACCORDING TO THE FOLLOWING CRITERIA:
 - WHERE $W \leq 4'-0"$, NO ADDITIONAL CONNECTION REQUIRED.
 - WHERE $4'-0" < W \leq 6'-0"$, NO ADDITIONAL CONNECTION REQUIRED.
 - WHERE $6'-0" < W \leq 9'-0"$, PROVIDE (1)-LTP4 AT EA. SUPPORT (TWO PLATES TOTAL).
- PROVIDE STRAPPING FROM KING STUD(S) TO KING STUD(S) THROUGH FLOOR CAVITY ACCORDING TO THE FOLLOWING CRITERIA:
 - WHERE $W \leq 4'-0"$, PROVIDE CS16 STRAP AT UPPER TWO (2) FLOOR LEVELS.
 - WHERE $4'-0" < W \leq 6'-0"$, PROVIDE CS16 STRAP AT UPPER TWO (2) FLOOR LEVELS.
 - WHERE $6'-0" < W \leq 9'-0"$, PROVIDE CS16 STRAP AT UPPER TWO (2) FLOOR LEVELS.
- PROVIDE TIEDOWN ANCHORS FOR ALL GIRDER TRUSSES (GT) AND DOUBLE TRUSSES (DBL) ACCORDING TO THE FOLLOWING CRITERIA:
 - FOR GT/DBL SPAN $\leq 20'-0"$, PROVIDE:
 - LG2 GIRDER TIEDOWN W/ (16)-16d SINKERS INTO GT/DBL AND (14)-16d SINKERS INTO POST/STUDPACK BELOW
 - GT/DBL SPAN $\leq 35'-0"$, PROVIDE:
 - MGT GIRDER TIEDOWN W/ (22)-10d NAILS INTO GT/DBL AND 15/8" ϕ A307 THREADED ROD ANCHOR
 - HDU4 W/ 10-1/4"x2 1/2" SDS SCREWS
 - FOR GT/DBL SPAN $\leq 50'-0"$, PROVIDE:
 - HGT-2 GIRDER TIEDOWN W/ (16)-10d NAILS INTO GT/DBL AND 25/8" ϕ A307 THREADED ROD ANCHOR
 - (2)-HTT4 TENSION TIES W/ (18)-16d NAILS INTO POST/STUDPACK BELOW
- PROVIDE FLOOR-TO-FLOOR STRAPPING OF POSTS/STUDPACKS SUPPORTING GIRDER TRUSSES (GT) AND DOUBLE TRUSSES (DBL) ACCORDING TO THE FOLLOWING CRITERIA:
 - FOR GT/DBL SPANS $\leq 20'-0"$, PROVIDE (1)-CS16 W/ 12" END LENGTHS AND (11)-10d NAILS ABOVE AND BELOW
 - FOR GT/DBL SPANS $\leq 35'-0"$, PROVIDE (2)-CS16 W/ 12" END LENGTHS AND (11)-10d NAILS ABOVE AND BELOW (EA. STRAP)
 - FOR GT/DBL SPANS $\leq 50'-0"$, PROVIDE (1)-CMST14 W/ 30" END LENGTHS AND (33)-16d NAILS ABOVE AND BELOW
- 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.
- 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):
 - FOR 2-PLY LVL BEAMS, PROVIDE (1) LGT2
 - FOR 2-PLY LVL BEAMS, PROVIDE (1) LGT3-SDS2.5
- 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:
 - FOR 2-PLY LVL BEAMS, PROVIDE (2) MTS12 TWIST STRAPS
 - FOR 3-PLY LVL BEAMS, PROVIDE (2) MTS12 TWIST STRAPS
- UNLESS NOTED OTHERWISE, INSTALL ALL SPECIFIED SIMPSON HARDWARE AS DIRECTED BY SIMPSON PRODUCT DATA.



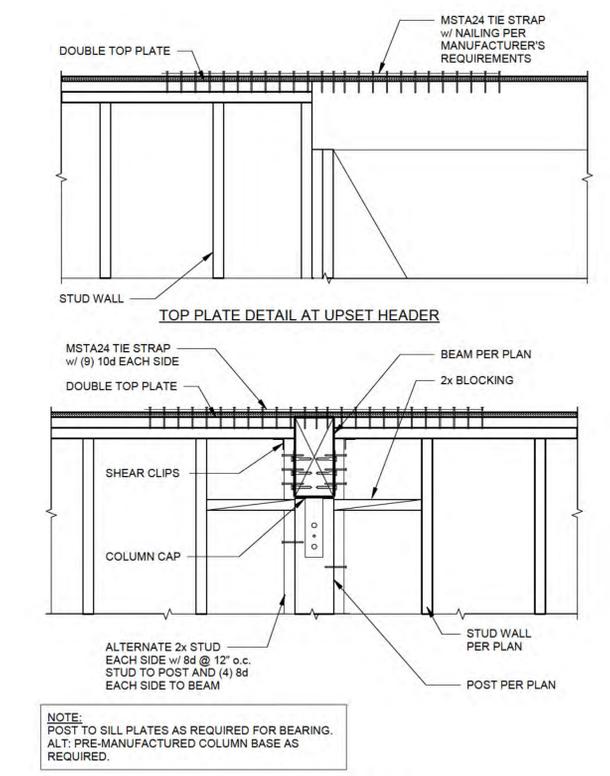
WALL INTERSECTION AT POSTS AND COLUMNS



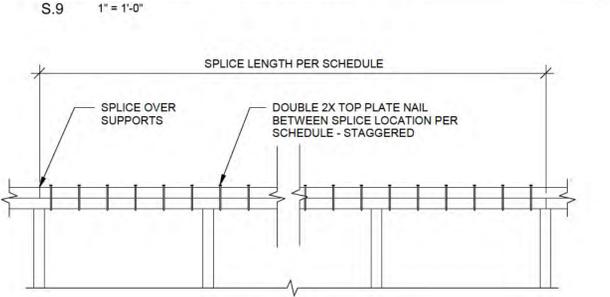
ARE	Length (L)	NAILING		
		BOUNDAR	EDGES	INTER M
A				
B				
C				

DIAPHRAGM NAILING

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



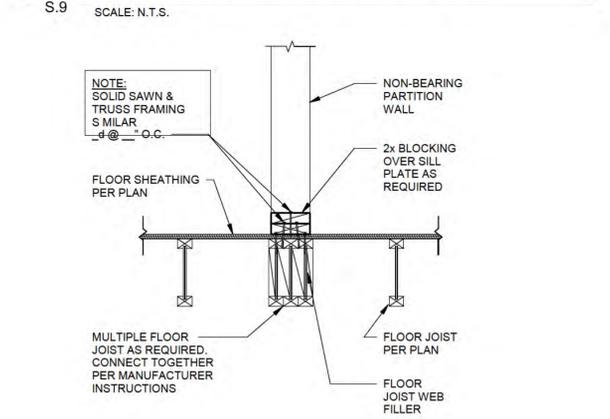
BEAM TO WALL



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



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
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929.841.7883

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

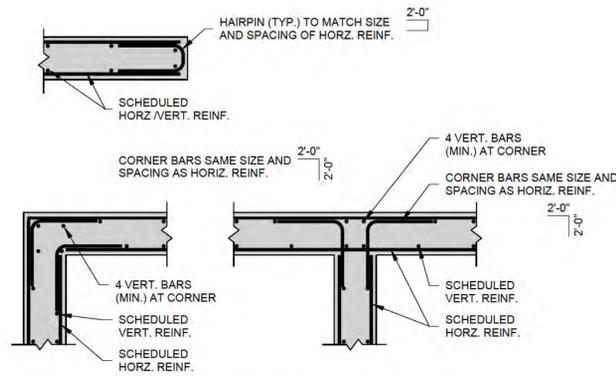
PROJECT NO.
2401

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

CURRENT REVISION

DRAWING TITLE
TYP. WOOD FRAMING
DETAILS
SHEET NO.
S.9

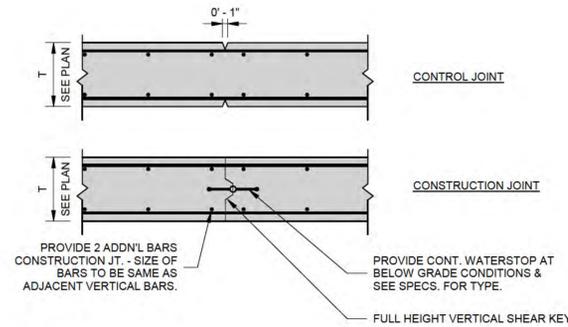
FORMAT
24" X 36"
0 1/2" 1" 2"



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

CONCRETE WALL, FOOTING CORNER/INTERSECTION DETAIL

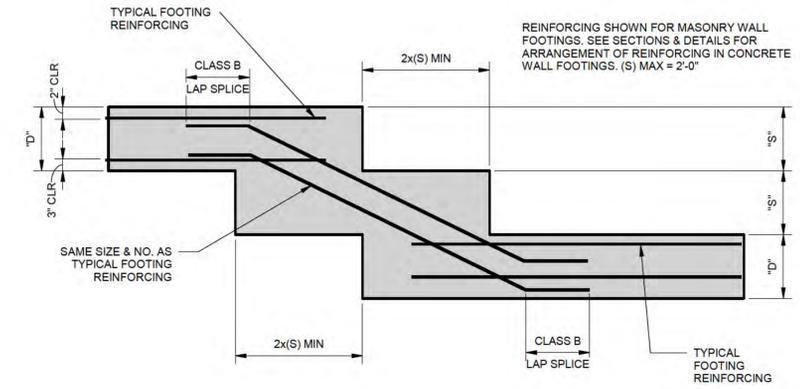
1
S.10 3/4" = 1'-0"



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

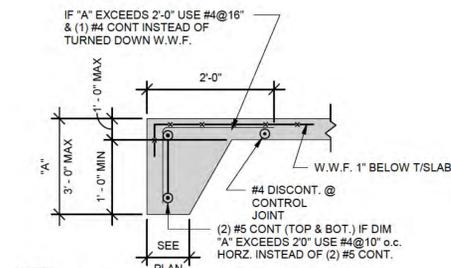
VERTICAL JOINTS AT CON. WALL

2
S.10 3/4" = 1'-0"



TYP. STEPPED FOOTING

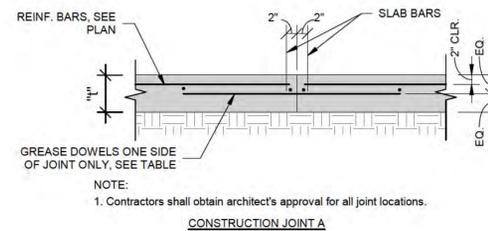
3
S.10 3/4" = 1'-0"



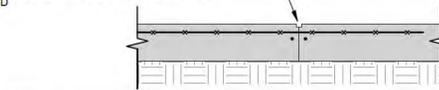
- NOTES:
- SEE PLAN FOR SLAB ON GRADE THICKNESS AND REINF.
 - COORDINATE ELEVATIONS AND LOCATIONS OF ALL FLOOR SLABS WITH ARCHITECTURAL PLANS.
 - TURN DOWN SLAB BEARING 1'-0" BELOW FINISHED GRADE, TYP.

TURNED DOWN SLAB

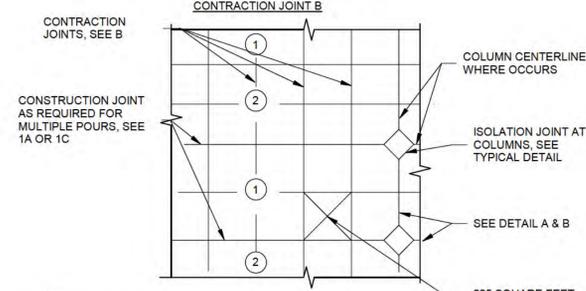
4
S.10 3/4" = 1'-0"



CONTRACTION JOINT, SAW CUT 1/8" WIDE x 1" DEEP MIN. SEE NOTE 2. SAWING MUST OCCUR AS SOON AS CONCRETE SURFACE IS FIRM ENOUGH SO CONCRETE WILL NOT BE DAMAGED, BUT NO LATER THAN 12 HOURS AFTER CONCRETE HAS BEEN PLACED



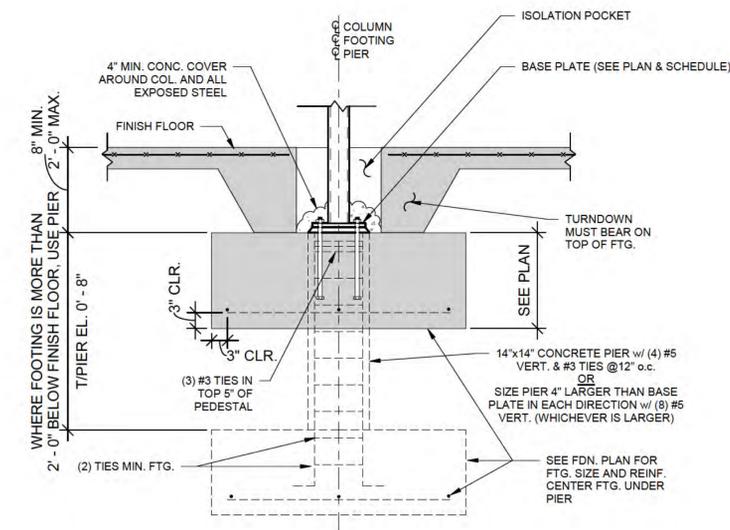
- NOTE:
- CONTRACTION JOINT SPACING TO BE MAX. 12 FT FOR 4" SLABS, 14 FT FOR 6" SLABS OR AS DIRECTED PER ACI 308.
 - CONTRACTION JOINT TO BE 1" FOR 4" SLABS, 1 1/4" FOR 5" SLABS, AND 1 1/2" FOR 6" AND THICKER SLABS.



- NOTES:
- Slab shall be placed in strip pattern.
 - 1 = First
 - 2 = Second
 - Strips to be divided by construction joints at the centerline of columns wherever they occur and subdivided as required into areas not exceeding 225 sqft. by construction joints.
 - In areas where columns do not occur provide construction and contraction joints as above.
 - Contractors shall obtain architect's approval for all joint locations.
 - Diamond dowel system is manufactured by PNA Construction Technologies, Inc. or Engineered approved Equivalent.
 - Comply with ACI302.1R04, ACI308R-08 and ACI detailing material (SP66).
 - Use internal vibration to consolidate concrete around diamond shear plate, per industry guidelines.

SLAB JOINT CONFIGURATION

5
S.10 3/4" = 1'-0"



TYPICAL COLUMN, PIER, & FOOTING DETAIL

6
S.10 3/4" = 1'-0"

MATERIAL CONTEXT

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ATLANTA, GA, 30308

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40' WIDE X 147' LONG

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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

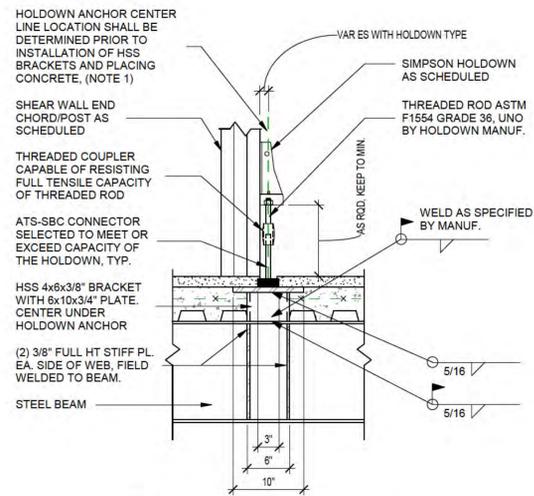
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

DRAWING TITLE
CONCRETE DETAILS

SHEET NO.
S.10

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

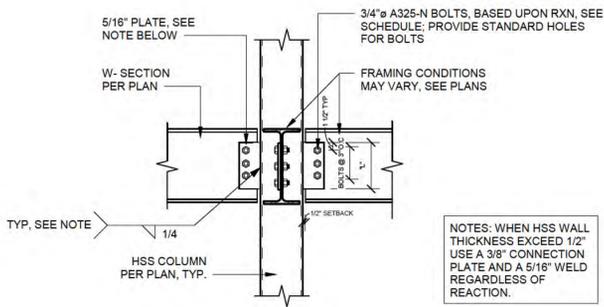


NOTES:

1. THE CONTRACTOR SHALL PRODUCE A HOLDDOWN ANCHOR LAYOUT PLAN AND SUBMIT FOR REVIEW TO A/E PRIOR TO INSTALLATION OF HOLDDOWN 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 HOLDDOWN TO STEEL BEAM CONNECTION

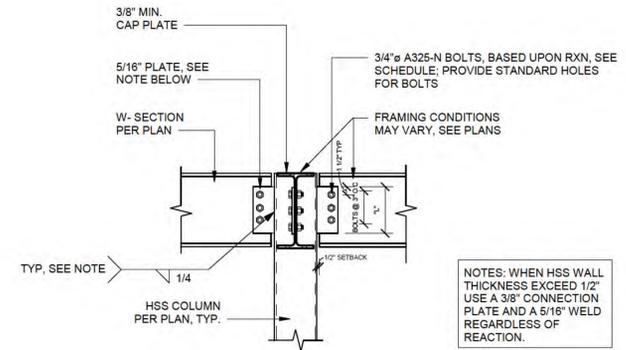
S.11 1" = 1'-0"



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 REQUIREMENTS

TYPICAL SINGLE PLATE CONNECTION AT HSS COLUMN

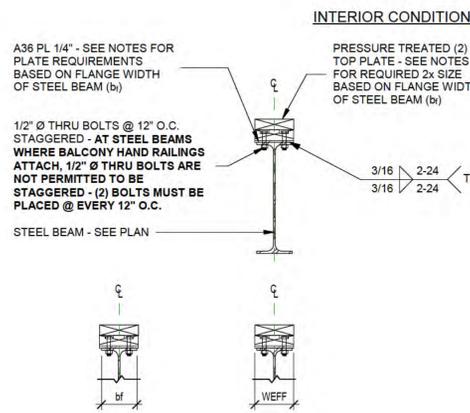
2 S.11 3/4" = 1'-0"



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 REQUIREMENTS

TYPICAL SINGLE PLATE CONNECTION AT TOP OF HSS COLUMN

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



NOTES

WHEN THE STEEL BEAM FLANGE WIDTH (bf) IS < 11 1/4":

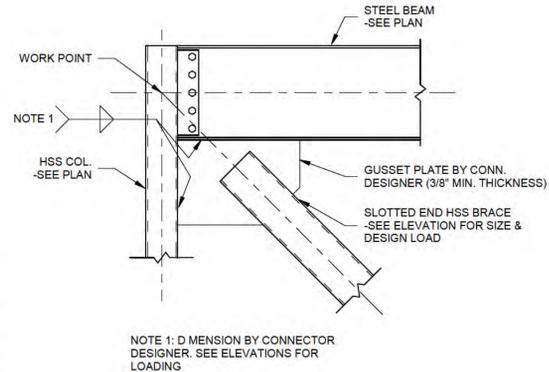
OPTION A

(2) 2x TOP PLATE MEMBERS CAN BE SAWN DOWN TO MATCH THE EXACT WIDTH OF THE STEEL BEAM FLANGE (bf)

OPTION B

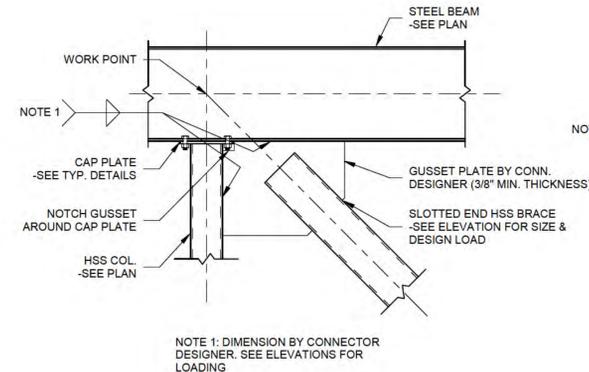
AN A36 PL 1/4" CAN BE PROVIDED ACCORDING TO THE FOLLOWING TABLE:

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



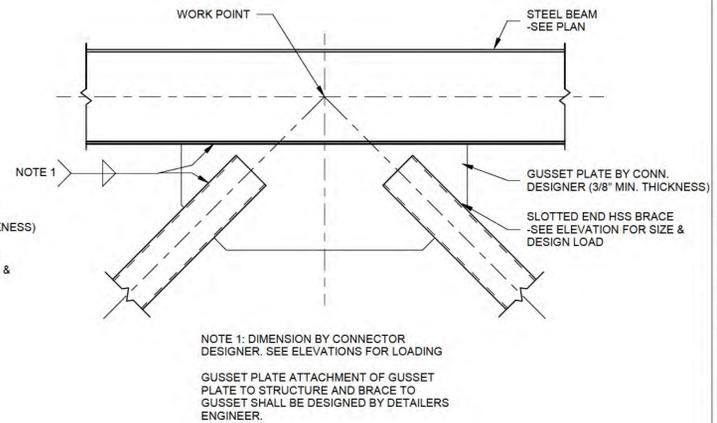
BRACE DETAIL 01

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



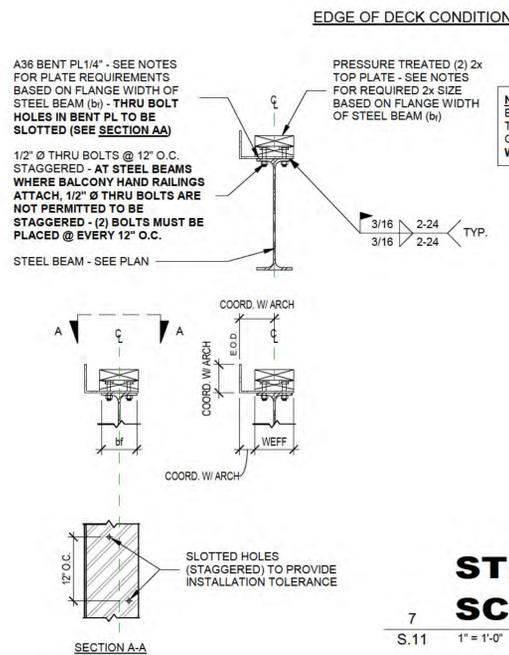
BRACE DETAIL 02

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



BRACE DETAIL 03

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



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

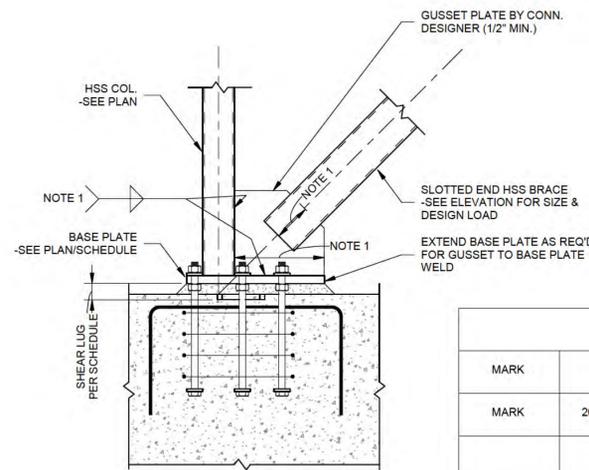
WHEN THE STEEL BEAM FLANGE WIDTH (bf) IS < 11 1/4":

AN A36 BENT PL 1/4" CAN BE PROVIDED ACCORDING TO THE FOLLOWING TABLE:

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

STEEL BEAM PLATE SCHEDULE

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



- NOTES**
1. D DIMENSION BY CONNECTOR DESIGNER. SEE ELEVATIONS FOR LOADING
 2. PROVIDE PLATE WASHERS @ BRACE FRAMES ONLY (FIELD WELD TO BASEPLATE ALL AROUND). SEE ALSO 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	W8x87 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

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
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
155 Third Street NE, Unit 5
Atlanta, GA 30308

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

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

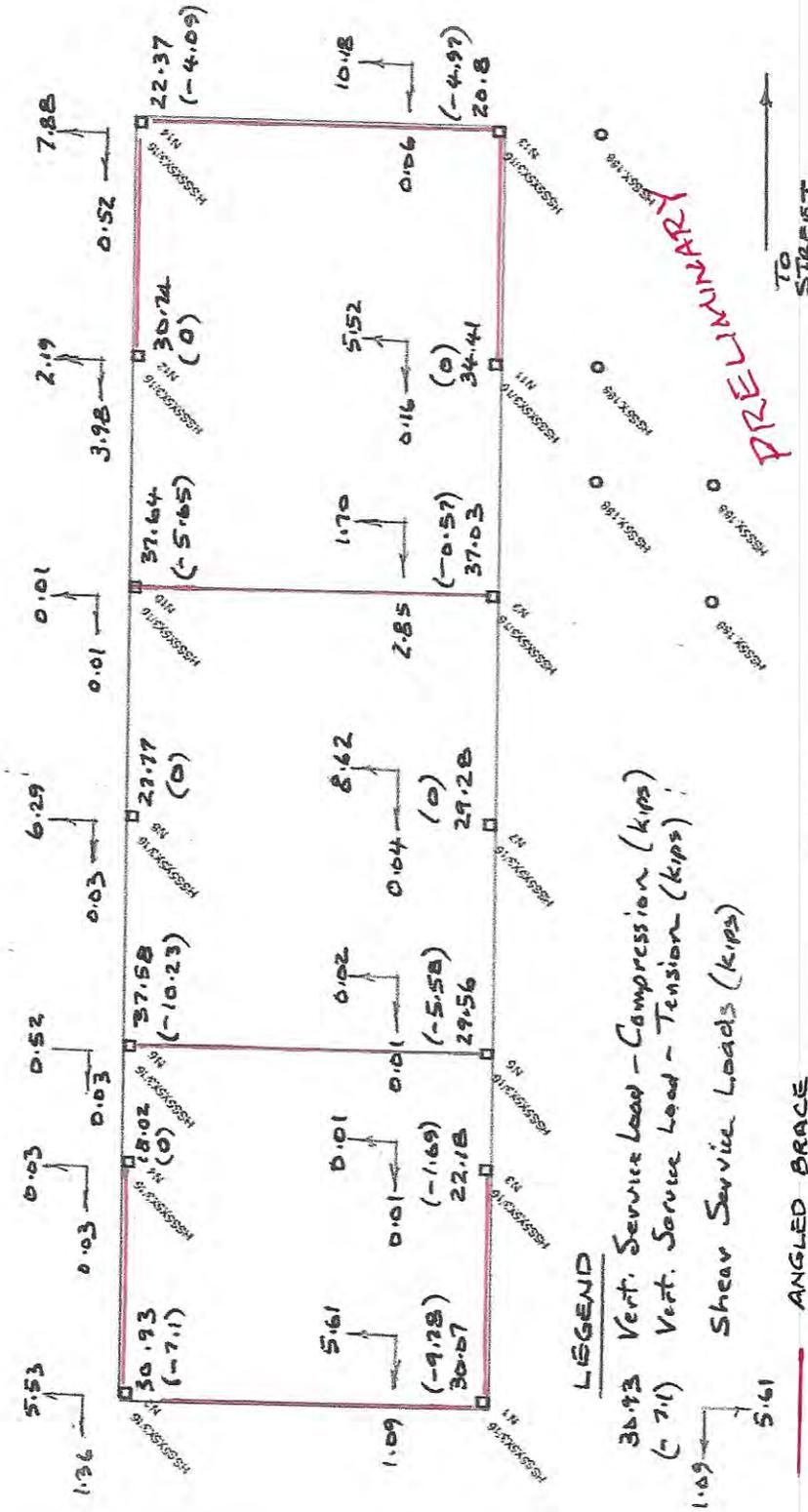
Node	HELICAL PIER		HELICAL TIE-BACK			
	Product	Design load (kips)	Product	Design Load (kips)	Batter (degrees)	Bearing Direction (Degrees)
N1	SS150	30.07	SS5	20.0	15	11 – short
N2	SS150	30.93	SS5	20.0	15	14 – short
N3	SS5	22.18	n/a			
N4	SS5	18.02	n/a			
N5	SS150	29.36	n/a			
N6	SS175	37.58	SS5	2.0	15	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
 PROPOSED SINGLE FAMILY RESIDENCE
 1208 NORTH DECATUR ROAD
 ATLANTA, GEORGIA

SKETCH 1



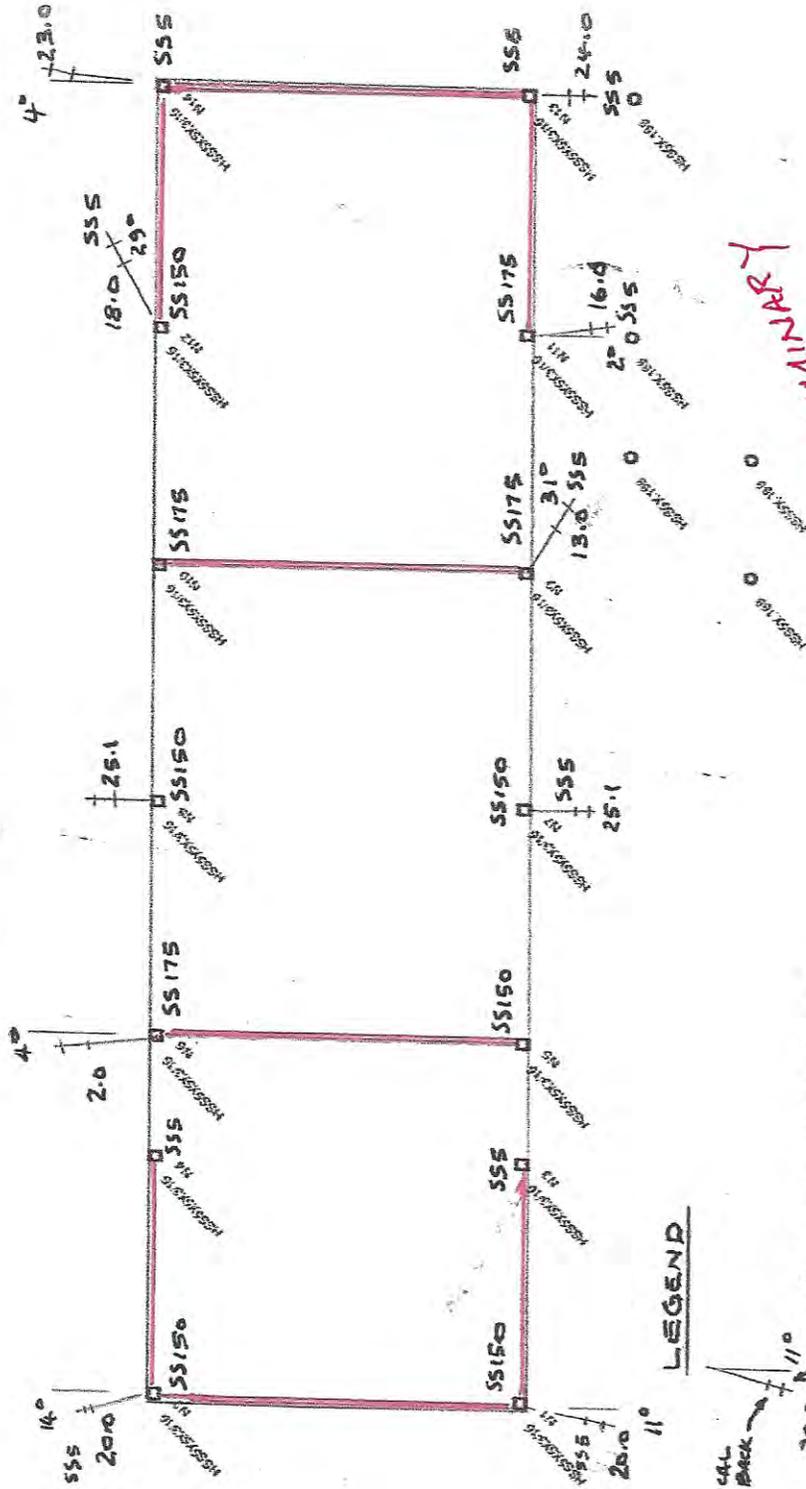
REFERENCE
 STRL DWG. NO S.1
 REC'D AUG. 9, 2025

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



LEGEND

- HELIICAL TIE BACK
- 20.0 N 11° BEARING ANGLE (DEG)
- DESIGN AXIAL LOAD (KIPS)
- ANGLED BRACE

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

Oakhurst Geotechnical Services

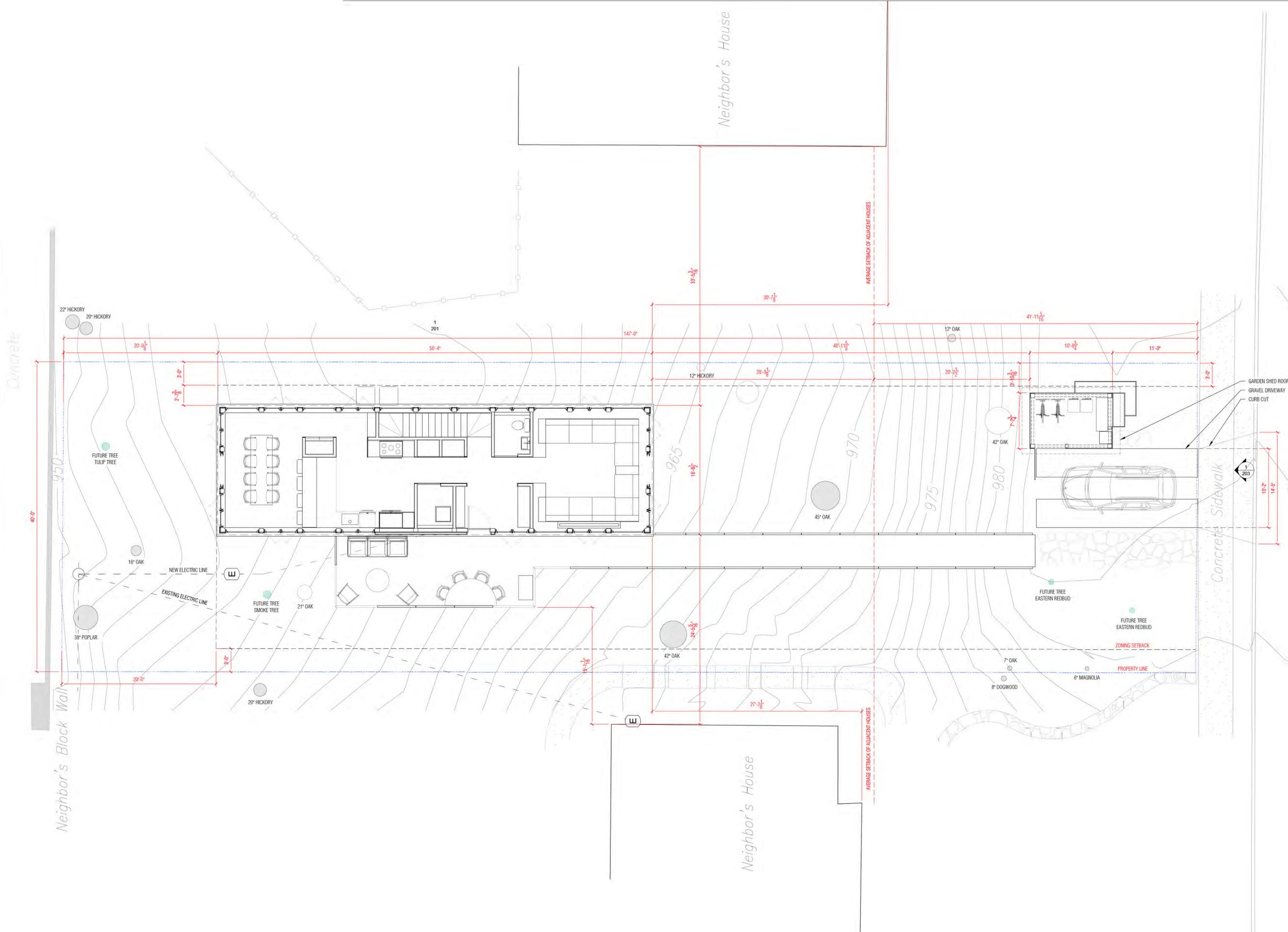
DRAWN BY:
 R.R. TURTON, P.E.
 AUGUST 27, 2025



PREVIOUS



REVISED



MATERIAL CONTEXT

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

PROJECT NAME
TWIN OAKS

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ATLANTA, GA 30306

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SEAL



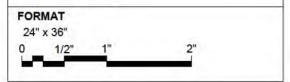
PROJECT NO.
2401

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

CURRENT REVISION
N/A

DRAWING TITLE
SITE PLAN

SHEET NO.
A-100 ALT





BLACK LOCUST SIDING, DECKING



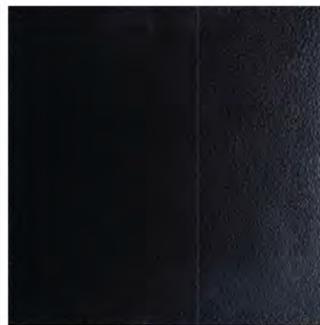
SOUTHERN YELLOW PINE RAFTERS & ROOF SOFFIT CLADDING



GALVALUME CORRUGATED ROOFING HOUSE



SILVER METALLIC FINISH WINDOW FINISH & TRIM



BLACK PAINTED STEEL STRUCTURE & RAILINGS



BLACK CEMENT BOARD SOFFIT (UNDERNEATH HOUSE)



CORRUGATED POLYCARBONATE ROOFING GARDEN SHED



CABLE TRELLIS SCREENS

MATERIAL CONTEXT

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ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

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ATLANTA, GA 30306

OWNER
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DEKALB
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MR-2 MEDIUM DENSITY RESIDENTIAL

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SEAL

NORTH

PROJECT NO.
2401

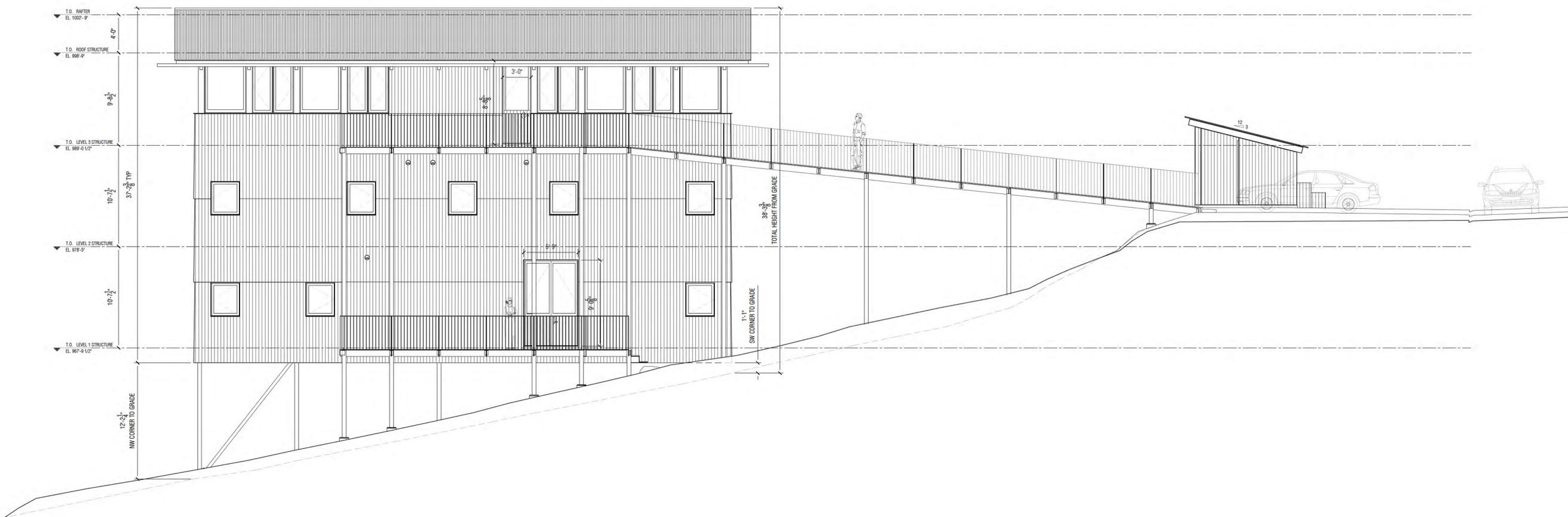
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100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
WEST ELEVATION

SHEET NO.
A-200 ALT

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





BLACK LOCUST SIDING, DECKING



SOUTHERN YELLOW PINE RAFTERS & ROOF SOFFIT CLADDING



GALVALUME CORRUGATED ROOFING HOUSE



SILVER METALLIC FINISH WINDOW FINISH & TRIM



BLACK PAINTED STEEL STRUCTURE & RAILINGS



BLACK CEMENT BOARD SOFFIT (UNDERNEATH HOUSE)



CORRUGATED POLYCARBONATE ROOFING GARDEN SHED



CABLE TRELLIS SCREENS

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ATLANTA, GA, 30308

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SEAL

NORTH

PROJECT NO.
2401

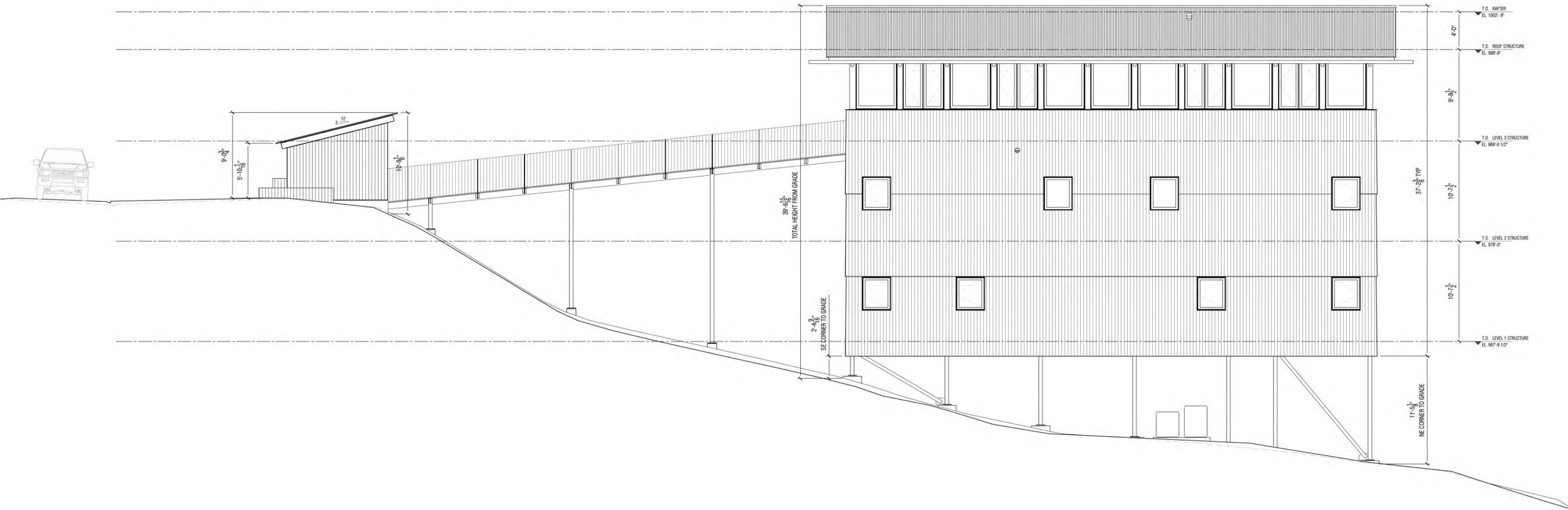
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100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
EAST ELEVATION

SHEET NO.
A-201 ALT

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





BLACK LOCUST SIDING, DECKING



SOUTHERN YELLOW PINE RAFTERS & ROOF SOFFIT CLADDING



GALVALUME CORRUGATED ROOFING HOUSE



SILVER METALLIC FINISH WINDOW FINISH & TRIM



BLACK PAINTED STEEL STRUCTURE & RAILINGS



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CORRUGATED POLYCARBONATE ROOFING GARDEN SHED



CABLE TRELLIS SCREENS

MATERIAL CONTEXT

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ATLANTA, GA, 30308

PROJECT NAME
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PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
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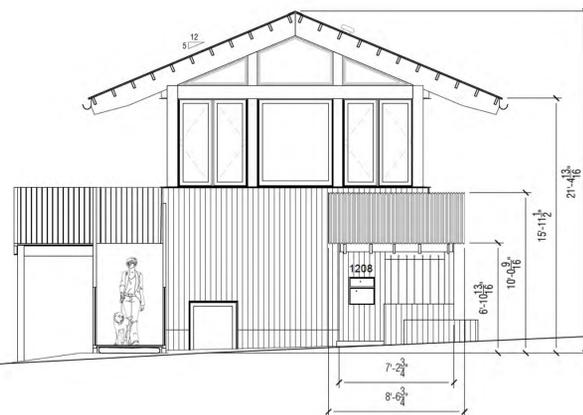
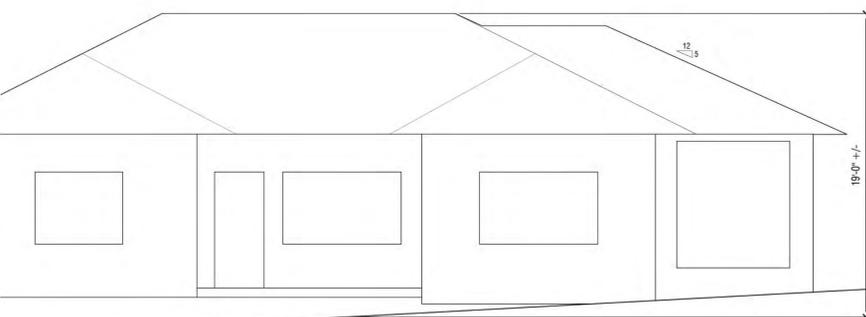
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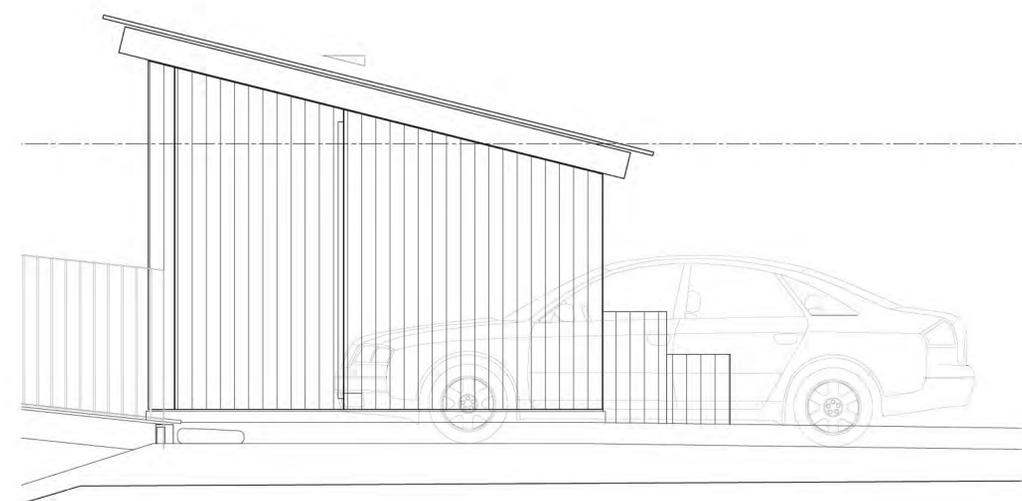
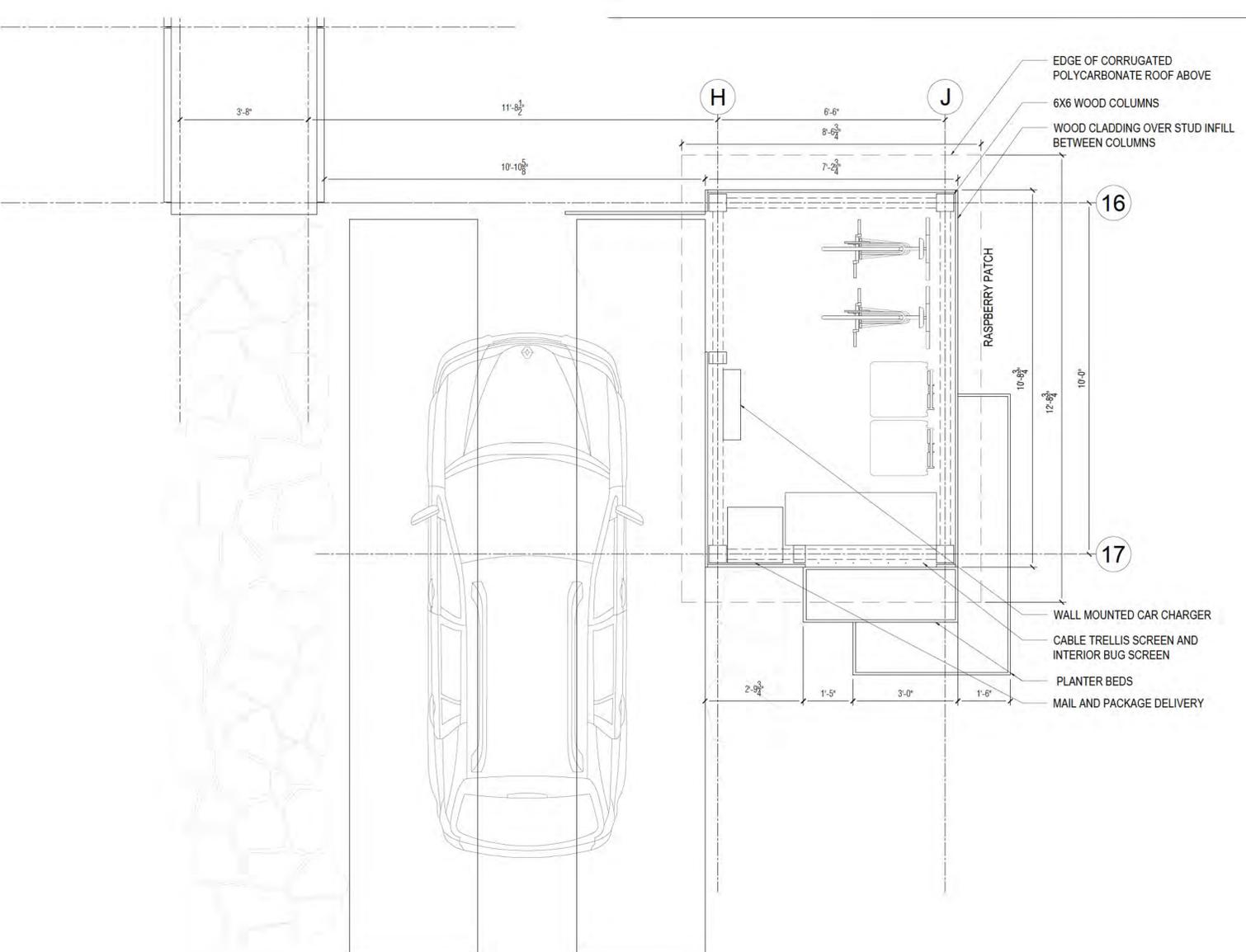
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N/A

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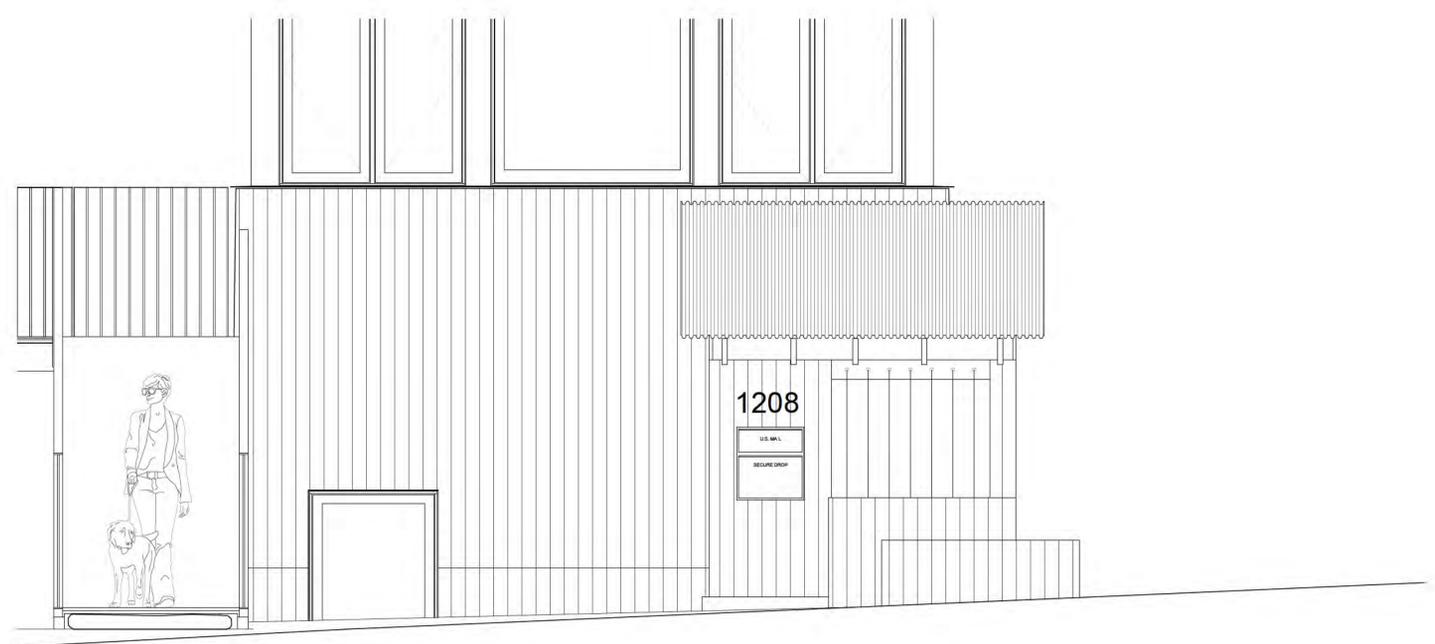
SHEET NO.
A-203 ALT

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





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

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SEAL

NORTH

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 2401

ISSUE + DATE
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CURRENT REVISION
 N/A

DRAWING TITLE
 ENLARGED VIEWS GARDEN SHED

SHEET NO.
 A-400 ALT

