

DeKalb County Historic Preservation Commission

Wednesday, September 23, 2026- 6:00 P.M.

Staff Report

Consent Agenda

C. 1116 Dan Johnson Road, Emily Schickner. Construct a deck, a covered patio, and install landscaping on the rear of a nonhistoric house. **1248284 & 285.**

Built in 2013 - Nonhistoric (18 002 06 105)

This property is in the Druid Hills Character Area #1 and the Druid Hills National Register Historic District.

05-12 1116 Dan Johnson Road (DH), Phillip Clark Fine Custom Home Builders. Demolish secondary structure. 17868

Approved with Modification

06-13 1116 Dan Johnson Road (DH), Linda Dunlavy of Dunlavy Law Group, LLC. Build new house. 18663. **Approved with Modifications**

08-22 1116 Dan Johnson Road, Charles W. Button. Install a swimming pool in the backyard. 1245940. **Approved.**

Summary

The applicant proposes constructing an addition, consisting of a covered patio and an enclosed patio, on the rear of a nonhistoric house. To construct the addition, the existing concrete walls, gravel areas, steps, and sidewalks in the backyard will be removed and the existing wood deck, porch, and stairs on the rear of the house will be removed as well. The enclosed patio portion of the addition will be constructed on the lower level of the rear of the house, leading out to the rear yard, with stone patio flooring, red brick veneer siding to match the main house, sliding entrance doorways, and a brick fireplace with flue in the center of the patio. The fireplace flue will extend beyond the roofing of the enclosed portion of the patio by approximately 24' but will not be visible from the Right of Way. The upper-level portion of the addition will be a covered patio and will be constructed with a standing seam metal roof supported by 10x10 timber columns and enclosed by metal guard railing. Brick stairs with stone leads and metal handrails will be installed leading into the backyard from the patio and from the backyard into the existing mudroom of the house. Metal sliding doors will be installed on the rear of the house, leading onto the patio and backyard.

Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.

7.0 Additions & New Construction - Preserving Form & Layout The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.
- 11.0 *Nonhistoric Properties* (p94) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

RECEIVED

By dmwells at 9:21 am, Aug 20, 2026

Date Submitted: _____

Subject Property Address: 1116 Dan Johnson Rd. NE Atlanta, GA 30307

Property Parcel ID No: 18 002 06 105

Date(s) of Construction on all structures on the property: 2013
(This information can be found in the DeKalb County property accessory and tax records database.)

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:

Construction of a proposed loggia, covered and uncovered patio at the rear of an existing 2-story, single family residence with basement level. The additions are not visible from the right of way.

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 BEGINNING ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION.**

Owner ☒ Agent ☐  August 17, 2026
Applicant/Owner Signature Date

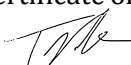
To Be Completed by Staff: Date Received: _____

**CERTIFICATE OF APPROPRIATENESS APPLICATION FEE:
CURRENTLY NO FEE**

**DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**

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: Tim Vanderham
being owner(s) of the property at: 1116 Dan Johnson Rd. NE Atlanta, GA 30307
hereby delegate authority to: Emily Schickner (Harrison Design)
to file an application for a certificate of appropriateness in my/our behalf.
Signature of Owner(s):  Date: August 17, 2026

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.

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

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

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

VANDERHAM RESIDENCE

Application for Certificate of Appropriateness

Prepared for: DeKalb County Historic Preservation Commission
Prepared by: Harrison Design and owners, Timothy Vanderham and Marci Nessing
August 21, 2026

PROJECT INFORMATION

- Location:** 1116 Dan Johnson Rd NE, Atlanta, GA 30307 (18 002 06 105)
Located in the Druid Hills Historic District
- Owner:** Timothy Vanderham
- Description:** Set in the Druid Hills neighborhood, this traditional home was built in 2013 alongside its detached garage and pool. The exterior materials consist of brick, painted wood, standing seam metal roof, and asphalt shingle roof. Inside, the home features plenty of open and connected spaces that support a growing family. The intention with the rear additions is to thoughtfully open the main-level and lower-level family rooms to the outdoors through the design of a loggia and patio. The proposed outdoor rooms will provide the Vanderhams the space for entertainment, grilling, hosting, and storage for the indoor fireplaces in the colder months.
- History:** Year Built: 2013

Construction: Brick

Style: Traditional
- Sources:** "Property Search." DeKalb County Tax Commissioner, 2026,
publicaccess.dekalbtaxga.gov/search/commonsearch.aspx?mode=realprop.
Accessed 17 Aug. 2026

PROJECT INFORMATION

**Plan for
demolition
and new
construction:**

1. Remove existing concrete walls, gravel areas, stone steps and gravel sidewalk in backyard.
2. Remove existing wood deck+stair+spiral tube slide and wood porch+stair at the rear of the home.
3. Remove two wood French doors (two-over-five pane pattern), transoms above and an estimated 15'-0" of wall assembly at main level family room. Remove an estimated 15'-0" of wall assembly at the lower level family room.
4. Construct the addition of a new loggia at the lower level with a new sliding door entering the lower level family room. The loggia will be constructed with modular, red brick veneer to match the existing house and has been designed with wall jogs to delineate the stop of the existing home and start of the proposed loggia. New automated screens hidden between the brick veneer at the loggia openings will protect it in extreme weather. All new brick openings will have the same 8" soldier course header found in the rest of the home.
5. Centered about the loggia space, there will be a new brick fireplace whose flue will extend beyond the uncovered patio by approximately 24'-1" to the top of chimney. The proposed chimney will not be visible from the right-of-way.
6. Construct the addition of a new stone patio at the main level with a new door system entering the main level family room. The covered portion of the patio will feature a new grill area with a 42" high wall, clad in wood panels between the 10x10 timber columns supporting the new standing seam metal roof above. The uncovered portion of the patio will be enclosed with a new metal guardrail.
7. From the new patio, the construction of new stairs clad in brick with stone treads and a metal handrail will lead the family to the backyard.
8. From the backyard, the construction of new stairs clad in brick with stone treads and a metal handrail will lead the family to the existing mudroom.
9. Installation of new metal sliding doors at the lower level family room. Installation of new metal door system at the main level family room.
10. The look of the new metal doors will complement the existing wood doors of the home, and the new pane-pattern (two-over-four) will be proportional to the existing door pane-pattern (five-over-four).
11. Installation of new gas lanterns, and automated screens at loggia.

REPRESENTATIVE PHOTOS



Aerial view of home.

Scope of work:

Construction of a proposed loggia and covered/uncovered patio at rear of existing 2-story, single family residence with basement level and detached garage. The proposed additions are not visible from the right-of-way.



Existing front elevation. View from Dan Johnson Rd.

Note existing materials consisting of modular red brick, typical double-hung windows with wood casing, and soldier course headers.



Enlarged elevation of existing front covered porch. Existing front door is a solid door with half-lite side lites and transoms above.

Note the stone treads and metal railing.



Enlarged elevation of existing dormer and railing.
Note existing standing seam metal roof.



Enlarged elevation of existing double-hung window with wood casing, soldier course header, and brick sill.

Proposed brick headers to match existing.



Enlarged detail of existing modular red brick, 1" protruding water table and gutter.
New brick veneer and gutter to match existing.



Enlarged detail of existing 12" overhang, 4.5" crown, chimney and chimney cap.
Proposed chimney to match existing.



Existing partial right side elevation. Partial view of existing wood gate.

View of right side of home is limited due to vegetation.



Existing left elevation standing below existing wood deck.

Scope of Work:

Remove existing wood deck above and brick veneer where new door will be placed.

Propose opening lower level family room with a sliding door to new brick loggia.



Interior elevation of lower level family room, looking towards wall with anticipated new sliding door.

Scope of work:

Remove an estimated 15' of wall assembly.

Propose new 5-panel, full-lite sliding door system.



Existing left elevation standing at existing wood deck.

Scope of Work:

Remove existing wood deck, French doors, lighting and brick veneer where new door system will be placed.

Propose opening main level family room with a Lites new door system to new covered grill area.



Interior elevation of main level family room, looking towards wall with anticipated new door system.

Scope of work:

Remove existing French doors (two-over-five pane pattern), transoms and an estimated 15' of wall assembly.

Propose new 5-panel, full-lite door system.



Right elevation of existing gravel area, wood deck, pavers, plantings and slide

Scope of Work:

Remove existing gravel, wood deck, pavers, plantings and slide.



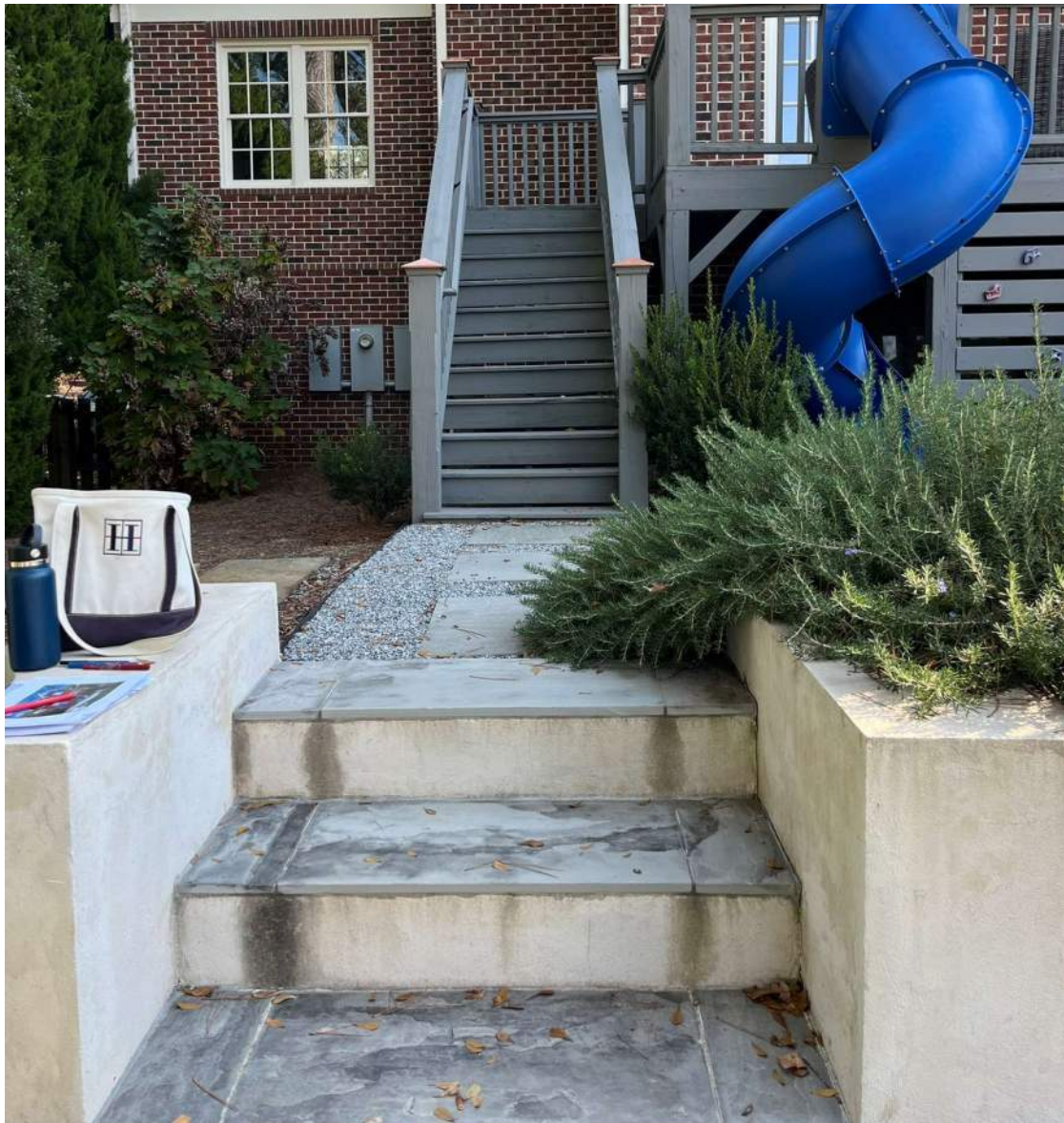
Existing rear elevation.

Scope of Work:

Remove existing concrete wall, gravel sidewalk, wood porches and stairs, two French doors, transoms and wall assembly between doors.

Propose new door system walking out to new stone patio with metal railing.

Propose new door system walking out onto new covered and uncovered patio on the main level.



Enlarged elevation of existing concrete wall, stone pavers, and wood stairs beyond.



Enlarged elevation of existing wood deck, slide and French doors beyond.



Enlarged elevation of existing concrete wall, gable and vent.

Note existing standing seam metal roof.



Enlarged elevation of existing wood gate to the right side of the house.



View looking towards backyard, standing at existing wood deck.

Scope of Work:

Remove existing concrete wall, gravel sidewalk, slide, wood deck, and stone pavers.
Existing pool and detached garage beyond.

Propose new stone patio overlooking backyard.



Existing front elevation of detached garage with wood siding and wood paneling at garage doors.



Mudroom door access from backyard.

Scope of Work:

Remove existing wood stair and railing.

Propose new brick stair and metal railing.



Left elevation of existing stairs and railing.

Scope of Work:

Remove existing wood stair and railing.

Propose new brick stair and metal railing.



Left elevation of existing concrete wall, plantings, gravel sidewalk, and slide beyond.

Scope of Work:

Remove existing concrete wall, plantings, and gravel sidewalk.



Existing partial left elevation. View from driveway.



Existing partial left elevation. View from driveway.



Enlarged detail of existing eave, overhang, gutter, downspout and crown.



Existing left elevation as seen walking down the driveway.

Note existing standing seam metal roof and metal gate.



Existing standing seam metal roof at right side of home

MATERIAL SAMPLES



New bluestone pavers to match existing.



New modular, red brick to match existing.



New brick headers to match existing.



New metal standing seam roof to match existing.



Photo inspiration for: metal railing, column and waterproofing sleeve on column.



Photo inspiration for: T&G v-groove ceiling and crown only.



Photo inspiration for: rafter to beam to column connection



Photo inspiration for: rafter to beam to column connection.



Photo inspiration for: automated screen



Photo inspiration for: firewood niche



Photo inspiration for: sliding doors with two-over-four pane patterns.



Photo inspiration for: sliding doors with two-over-four pane patterns.

Druid Hills Historic District References



1098 Dan Johnson Rd



1141 Dan Johnson Rd



1141 Dan Johnson Rd



1141 Dan Johnson Rd



1141 Dan Johnson Rd



1109 Oakdale Rd



1109 Oakdale Rd

LETTER OF SUPPORT

August 18, 2026

Re: Letter of Support for Certificate of Appropriateness
1116 Dan Johnson Road NE, Atlanta, GA 30307
Parcel ID: 18 002 06 105
Druid Hills Historic District

Dear Members of the DeKalb County Historic Preservation Commission:

I am writing in support of the application for a Certificate of Appropriateness for the proposed improvements at 1116 Dan Johnson Road NE, located within the Druid Hills Historic District.

The residence, owned by Timothy Vanderham, was constructed in 2013 along with its detached garage and pool prior to its current ownership. Although traditional in architectural character and thoughtfully designed to complement the established context of Druid Hills, the home is relatively recent construction within the historic district. Its exterior palette of brick, painted wood, standing-seam metal roofing, and asphalt shingles reflects materials and forms that are compatible with the architectural character of the surrounding neighborhood.

The proposed work is focused at the rear of the residence and has been carefully conceived to improve the relationship between the home and its existing outdoor spaces. The additions introduce a covered loggia and patio that will allow the main-level and lower-level family rooms to connect more naturally to the rear yard, pool, and landscape. These outdoor rooms will provide functional space for family gathering, grilling, and seasonal enjoyment while remaining subordinate to the primary residence.

The proposed work also addresses a significant functional limitation of the home's existing rear deck configuration. The deck's exposure and surface material result in substantial solar heat gain during warmer months, making the space difficult to comfortably occupy for extended periods. At the same time, the area beneath the elevated deck is largely unusable and inherently sheltered from sunlight and natural drying. While the space is currently maintained, its configuration creates conditions that, over time, can increase susceptibility to retained moisture, biological growth, and pest activity - conditions that are undesirable for the long-term care and performance of the residence.

The proposed loggia offers a thoughtful architectural resolution to these existing conditions. Rather than simply adding conditioned square footage, the design transforms two compromised exterior zones into purposeful, protected outdoor rooms. The covered structure will provide shade and greater year-round usability at the main level while creating a more intentional, durable, and maintainable environment below. In this way, the project responds to a genuine functional need while improving the long-term stewardship of the property.

Importantly, these improvements have been designed as a thoughtful evolution of the existing home rather than a departure from its established architectural character. Their location at the rear of the property minimizes their impact on the streetscape and preserves the appearance and presence of the primary façade along Dan Johnson Road. The scale, proportions, detailing, and material vocabulary of the new work are intended to be compatible with the existing 2013 residence while maintaining a cohesive relationship between existing and new construction.

The Druid Hills Historic District is distinguished not only by its architecture, but also by the relationship between its homes, landscapes, and gracious outdoor spaces. The proposed improvements respect those qualities while addressing practical shortcomings inherent in the home's current configuration. They represent a sensitive and measured intervention that allows the residence to better serve the needs of a growing family while supporting its continued care, durability, and architectural integrity.

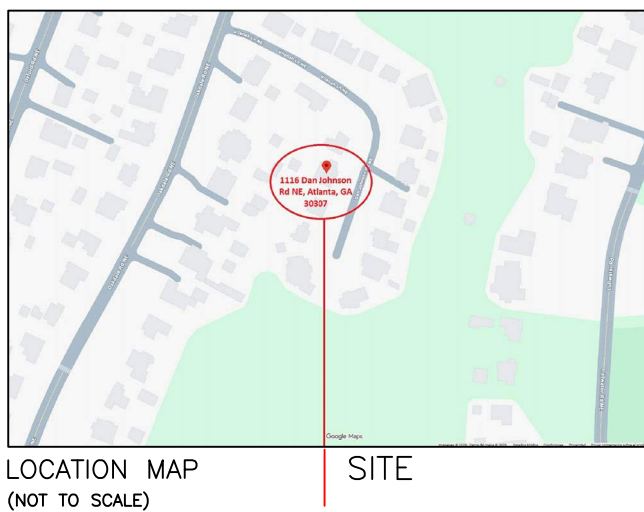
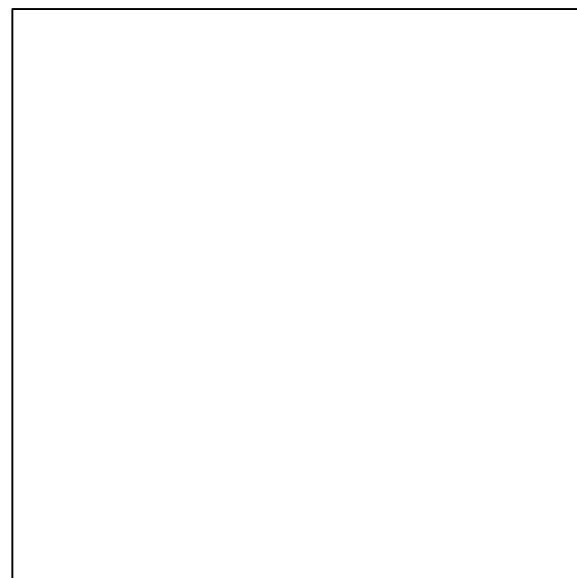
For these reasons, I respectfully support the Vanderhams' application for a Certificate of Appropriateness and encourage the Commission to approve the proposed work at 1116 Dan Johnson Road NE.

Thank you for your consideration and for your continued stewardship of the Druid Hills Historic District.

Sincerely,

Emily R. Schickner, AIA





THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURTHOUSE

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY
OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD
HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE
FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.
MAP ID 1309900062K EFFECTIVE DATE: 08/15/2019_ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF
MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD
HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY
IS SUGGESTED FOR MORE ACCURATE INFORMATION, FOR FURTHER INFORMATION
CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND
INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH
EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION
INFORMATION SUBMITTED BY THE LOCAL GOVERNING MUNICIPALITY IN
WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT
BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT
FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL
FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW
THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF
THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD
INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE,
BEYOND THE DATE OF THIS SURVEY.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE
BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES
AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND
RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND
UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES
MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS
OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE
BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD
BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE
IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED
USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE
EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF
WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR
EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES,
RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS
THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE
COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR
BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY
OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT
CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND
COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT
WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED
HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES,
TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY,
ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE
CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING
AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON,
PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY
UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS
RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY
MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN
NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR
MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S
STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY
ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO
DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE
INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S
STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS
PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL
AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF
RECORD.

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND
AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES
TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE
DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE
PARCEL OR PARCELS ARE STATED RECORDED OF THIS PLAT DOES NOT
IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS,
COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR
ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND
SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL
STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES
AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN
O.C.G.A. SECTION 15-6-67.

Eugene Stepanov
Eugene Stepanov
GA Reg. Land Surveyor No. 3197

07/21/2026
Date

0 20
SCALE 1" = 20'

TOTAL LAND AREA
14499.74 SF / 0.333 AC

ALLOWABLE IMPERVIOUS AREA
5074.91 SF / 0.116 AC / 35.00%
EXISTING IMPERVIOUS AREA
6,285.94 SF / 0.144 AC/43.35%

FRONT AVERAGE SETBACK CALCULATIONS

1128 - 31.9'
1112 - 36.0'
1169 = (31.9'+36.0')/2=33.95'

VERTICAL DATUM NAVD88

EXIST. HOUSE FFE
MAIN 953.08

SSMH1

TOP=951.50
INV IN=944.20
INV OUT=943.00

SSMH2

TOP=943.19
INV IN=933.19
INV OUT=932.99

DI

TOP=943.85

* L E G E N D *

- AC AIR CONDITIONING
- APD AS PER DEED
- AE ACCESS EASEMENT
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- AIF ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- APZ AS PER ZONING
- B BOLLARD
- BC BACK OF CURB
- BLK BLOCK
- BL BUILDING LINE SETBACK
- BR BRICK
- CB CATCH BASIN
- CBX CABLE BOX
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CM CADASTRAL MAP
- CMP CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CO SAN. SEWER CLEANOUT
- CONC CONCRETE (C)
- CP CALCULATED POINT
- CPT CRIMP TOP PIPE FOUND
- D DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FENCE CORNER
- FH FIRE HYDRANT
- FP FENCE POST
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- GT GREASE TRAP
- HDW HEAD WALL
- HW HARDWOOD TREE
- ICM IRRIGATION CONTROL METER
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IR IRON ROD FOUND
- IRF IRON FENCE
- IM IRRIGATION METER
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- LP LIGHT POLE
- LL LAND LOT LINE
- LGL MAGNETIC READING
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MNT MONUMENT
- N N.BORS
- OH OVERHANG
- OTF OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLEAR
- P PORCH
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP POWER POLE
- PW POWER LINE
- R RECORD
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- ROP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- STN STONE
- S/P SCREENED PORCH
- SW SIDEWALK
- TB TOP OF BANK
- TP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- YI YARD INLET
- X-X- FENCE
- INDICATES STAIRS
- INDICATES BUSHES

* LINE INDICATORS *

- INDICATES EASEMENT
- INDICATES FENCE LINE
- INDICATES POWER LINE
- INDICATES SANITARY SEWER LINE
- INDICATES DRAINAGE LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FUEL/GAS/OIL
- RED LINE (ELECTRICAL)
- ORANGE LINE (TELECOMM)

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- WATER VALVE
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- FIRE HYDRANT
- DRAINAGE INLET

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.
ZONING INFORMATION SHOWN HEREON
WAS DERIVED FROM ONLINE SOURCE MUNICOD.

PROPERTY IS ZONED R-85
UNINCORP. DEKALB COUNTY

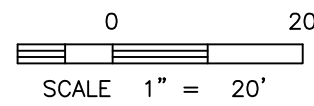
BUILDING SETBACKS:

FRONT: 35'(APP)
FRONT: AVERAGE 33.95'
SIDE 8.5'
REAR 40'
MAX IMPERVIOUS AREA 35%
MAX BUILDING HEIGHT 35'



LOT 9	EXISTING CONDITIONS SURVEY PREPARED FOR:	SHEET 1 OF 1
DANIEL J. MATTHEWS ESTATES SUBDIVISION	TIM VANDERHAM	
LAND LOT 2	18TH DISTRICT	
DEKALB COUNTY, GEORGIA	PB.226/PG.66-67	DB.32058/PG.48
FIELD WORK DATE JULY 13, 2026	PRINTED/SIGNED JULY 21, 2026	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
AU/SP COORD #20212667 DWG #20261002	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	


```
# 1128 - 31.9'
# 1112 - 36.0'
# 1169 = (31.9'+36.0')/2=33.95'
```

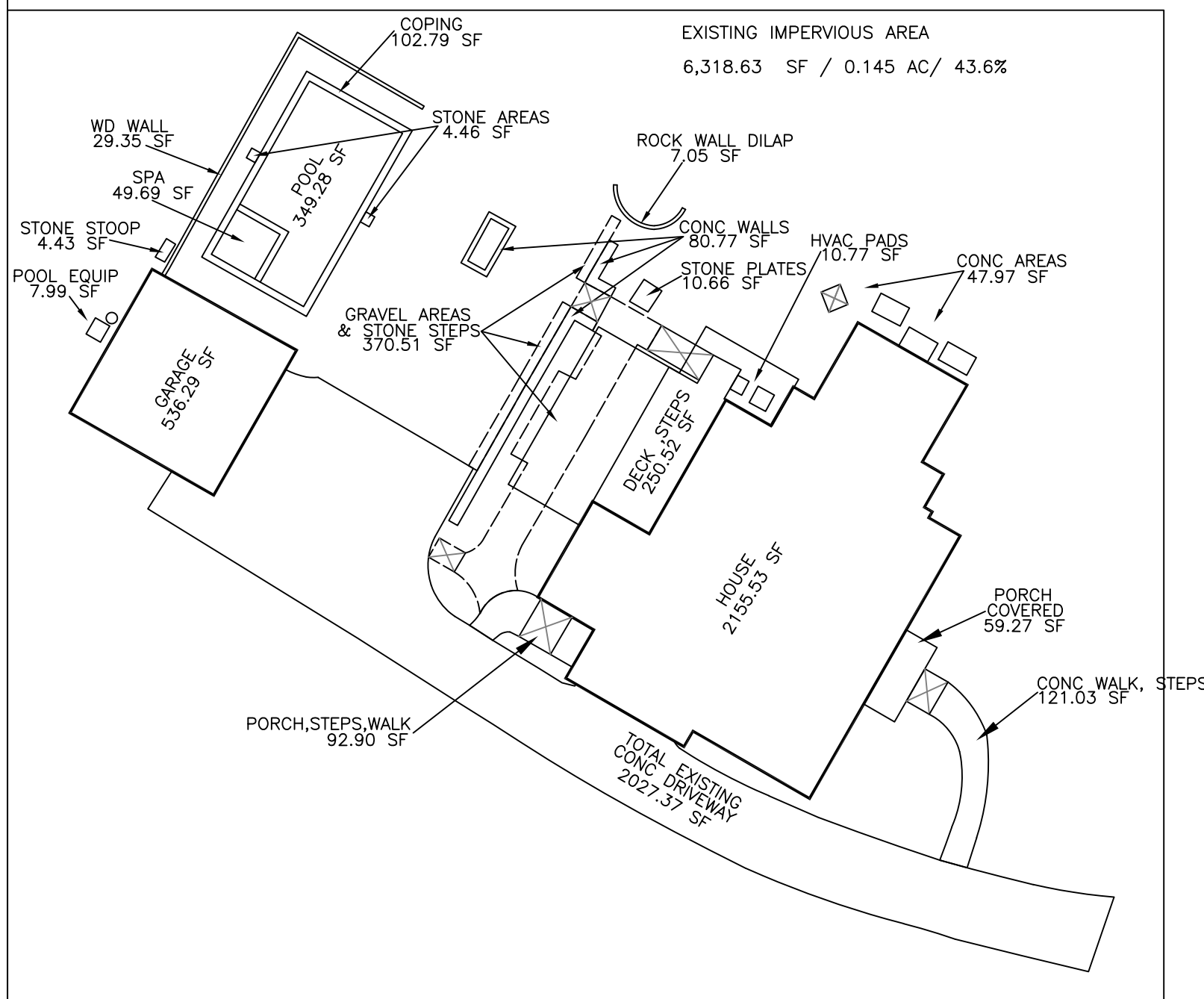
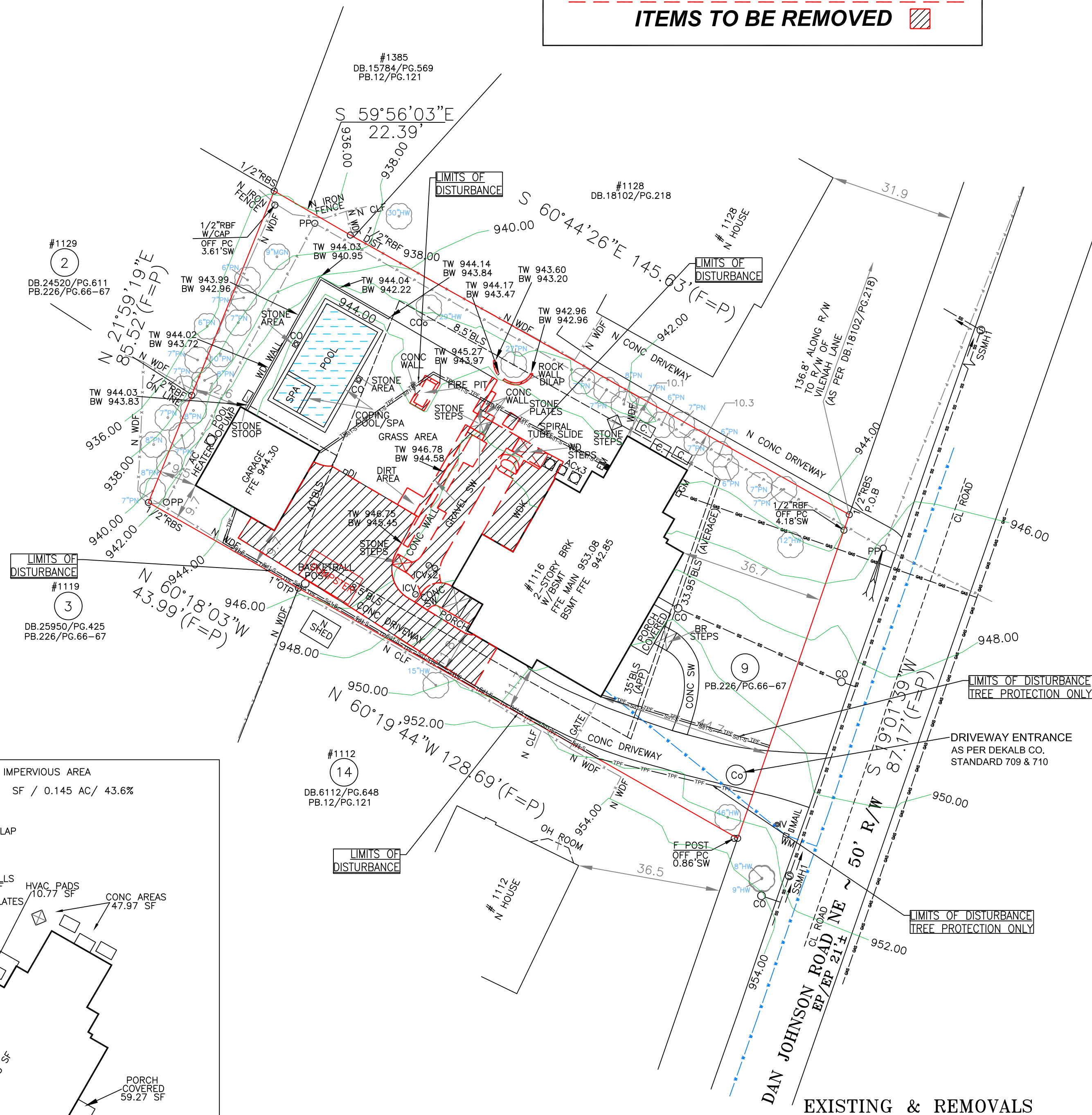


MAGNETIC

SSMH1
TOP=951.50
INV IN=944.20
INV OUT=943.00

SSMH2
TOP=943.19
INV IN=933.19
INV OUT=932.99

DI
TOP=943.85



5074.91 SF / 0.116 AC / 35%
EXISTING IMPERVIOUS AREA
6285.94 SF / 0.144 AC/43.35%

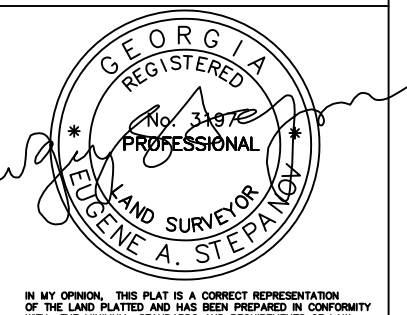
EXISTING & REMOVALS	RELEASE FOR CONSTRUCTION
---------------------	--------------------------

TIM VANDERHAM

PROPERTY ADDRESS:
1116 DAN JOHNSON ROAD NE
ATLANTA, GA 30307

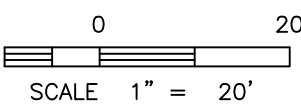
LOT 9		
DANIEL J. MATTHEWS ESTATES SUBDIVISION		
LAND LOT 2		18TH DISTRICT
DEKALB COUNTY, GEORGIA		PB.226/PG.66-67 DB.32058/PG.48
FIELD WORK DATE JULY 13, 2026	PRINTED/SIGNED AUGUST 18, 2026	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05.1 SECONDS PER STATION, AND A DISTANCE ERROR OF 0.01 FEET PER 100 FEET BY THE SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 1 MILE.		
AM COORD #20212667 DWG #20261002		SURVEY LAND EXPRESS LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM



MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY


```
# 1128 - 31.9'
# 1112 - 36.0'
# 1169 = (31.9'+36.0')/2=33.95'
```



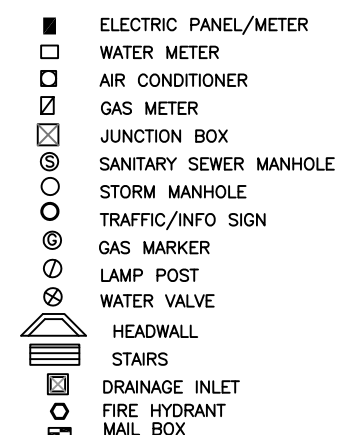
MAGNETIC



IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

No lot shall be developed to exceed the maximum allowable coverage by buildings, structures, driveways or parking areas, or any other impervious surface specified for the zoning district in which the lot is located. In addition to the maximum impervious surface amount, pervious materials may be added up to a maximum amount of fifteen (15) percent of the total lot area.

* SYMBOLS *



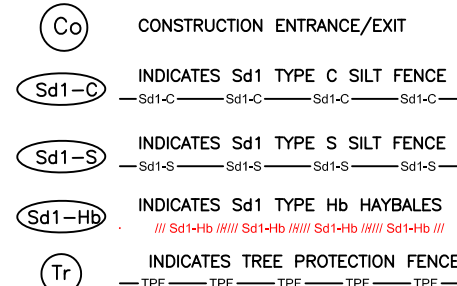
* LINE INDICATORS *

SS SS SS SS
INDICATES SANITARY SEWER LINE
P P P P
INDICATES POWER LINE
W W W W
INDICATES WATER LINE
GAS GAS GAS GAS
INDICATES GAS LINE
X X X X
INDICATES FENCE LINE

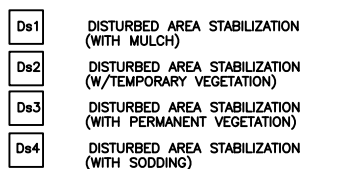
INDICATES DRAINAGE LINE
O O O O
BURIED POWER/CABLE LINE
AT&T BURIED LINE

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS



INDICATES STRUCTURAL ROOT PLATE



PROPOSED LOT COVERAGE (POST DEVELOPMENT)
4981.61 SF / 0.114 AC/ 34.3%

PROPOSED STEPS
82.50 SF

EXISTING
CONC AREAS

EXIST.

Year	Actual (%)	Projected (%)
1980	11.5	11.5
1985	12.5	12.5
1990	13.5	13.5
1995	14.5	14.5
2000	15.5	15.5
2005	16.0	16.5
2010	16.5	17.5
2015	17.0	18.5
2020	17.5	20.5

EXISTING

COVERED
59.27 SF
EXISTING

EXISTING
CONC

106 NEWAY
SF

Age (years)	Percentage (%)
18	10
25	25
30	40
35	55
40	70
45	80
50	85
55	85
60	85
65	85

TOTAL LAND AREA
14499.74 SF / 0.333 AC

ALLOWABLE IMPERVIOUS AREA
5074.91 SF / 0.116 AC / 35%

EXISTING IMPERVIOUS AREA (PRE-REMOVAL)
6285.94 SF / 0.144 AC/43.35%

EXISTING IMPERVIOUS AREA (POST-REMOVAL)
4251.63 SF / 0.097 AC / 29.3%

PROPOSED LOT COVERAGE (POST DEVELOPMENT)
4981.61 SF / 0.114 AC/ 34.3%

DISTURBED AREA
4548.85 SF / 0.104 AC

SITE PLAN

LOT 9		
DANIEL J. MATTHEWS ESTATES SUBDIVISION		
LAND LOT 2	18TH DISTRICT	
DEKALB COUNTY, GEORGIA	PB.226/PG.66-67	DB.32058/PG.48
FIELD WORK DATE JULY 13, 2026	PRINTED/SIGNED AUGUST 18, 2026	
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AM
COORD #20212667
DWG #20261002

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

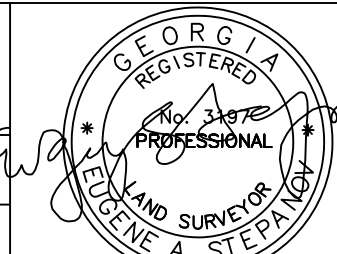
SITE PLAN PREPARED FOR:

SHEET 3 OF 5

TIM VANDERHAM

PROPERTY ADDRESS:
1116 DAN JOHNSON ROAD NE
ATLANTA, GA 30307

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY

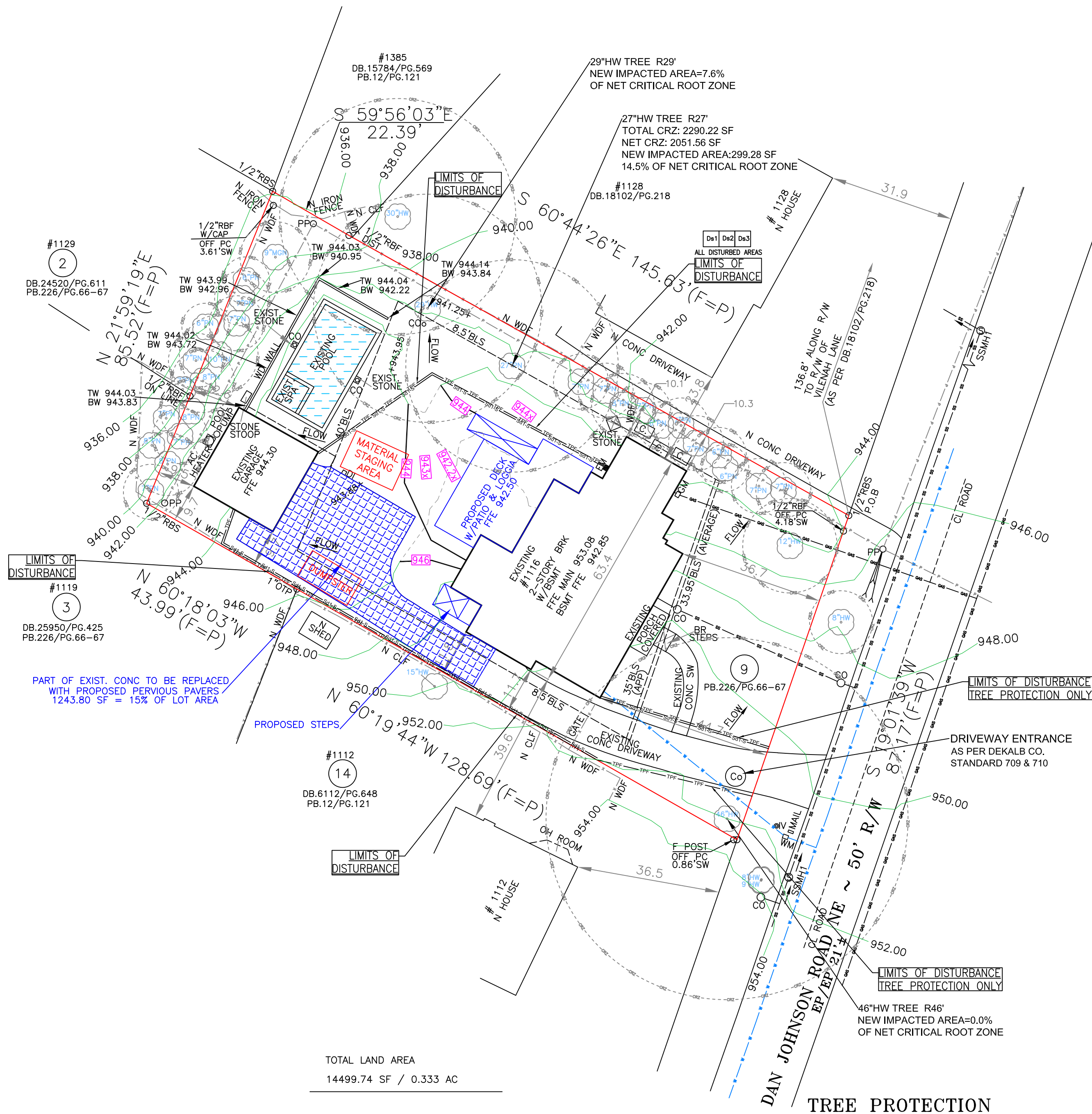
EXIST. HOUSE FFE
MAIN 953.08

FRONT AVERAGE SETBACK CALCULATIONS

1128 - 31.9'
1112 - 36.0'
1169 = (31.9'+36.0')/2=33.95'

0 20
SCALE 1" = 20'

MAGNETIC



* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- MAIL BOX

* LINE INDICATORS *

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- BURIED POWER/CABLE LINE
- AT&T BURIED LINE

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

- CONSTRUCTION ENTRANCE/EXIT
- INDICATES Sd1 TYPE C SILT FENCE
- INDICATES Sd1 TYPE S SILT FENCE
- INDICATES Sd1 TYPE Hb HAYBALES
- INDICATES TREE PROTECTION FENCE
- INDICATES STRUCTURAL ROOT PLATE

- DISTURBED AREA STABILIZATION (WITH MULCH)
- DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
- DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- DISTURBED AREA STABILIZATION (WITH SODDING)

TREE PLAN

PRESERVED DBH INCHES= 261"
REMOVED DBH INCHES= 0"
REPLACEMENT TREES= 0"
TOTAL DBH INCHES= 261"

0.333 AC x 120 INCHES/ACRE = 40 INCHES
REQUIRED FOR PRESERVATION.

X TREE TO BE REMOVED

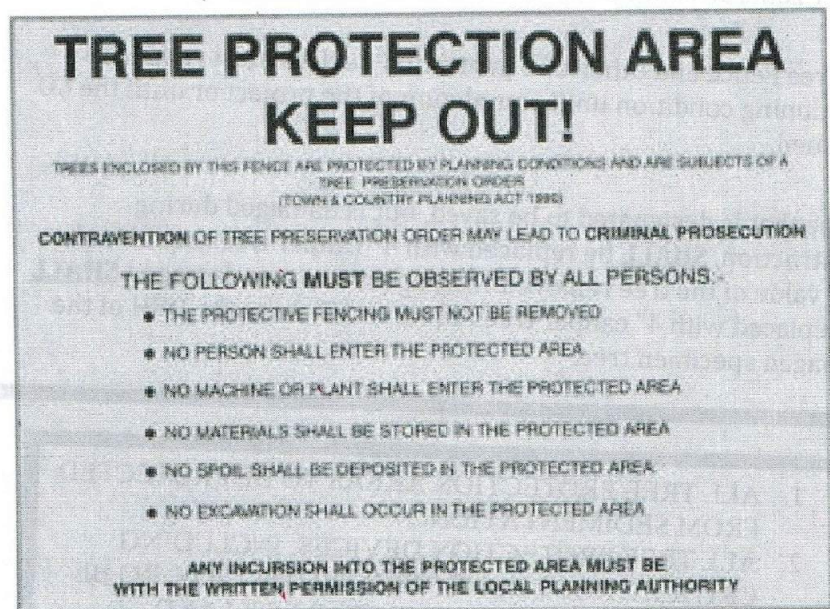
TOTAL LAND AREA
14499.74 SF / 0.333 AC

TREE PROTECTION

RELEASE FOR CONSTRUCTION

LOT 9	SITE PLAN PREPARED FOR: SHEET 4 OF 5	
DANIEL J. MATTHEWS ESTATES SUBDIVISION		
LAND LOT 2	18TH DISTRICT	
DEKALB COUNTY, GEORGIA	PB.226/PG.66-67	DB.32058/PG.48
FIELD WORK DATE JULY 13, 2026	PRINTED/SIGNED AUGUST 18, 2026	
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AM COORD #20212667 DWG #20261002	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	PROPERTY ADDRESS: 1116 DAN JOHNSON ROAD NE ATLANTA, GA 30307
24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM		GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR STEPHAN A. STEPHAN

- **Tree Protection Signs** are to be placed at least every 50' along the length of the Tree Protection Fence. The signs should be in language so that all workers on site are able to understand.



TREE REPLACEMENT PLAN

The **TRP** shall include planting schedules with botanical and common tree names, quantity, size, spacing, and any special planting notes. Trees used for credit on the **TRP** must be chosen from the County's approved tree list. At least 50% of replacement trees must be overstory trees. No more than 25% may be of any single species. No more than 25% may be evergreen species.

Tree relocation and credit for existing tree replacement units will be granted to trees relocated on site. Tree relocation is subject to approval of the **CA**. Existing trees $\geq 2"$ DBH and $\leq 7.9"$ may be used for credit on the tree replacement plan.

Unless otherwise approved by the **CA**, trees selected for replanting must meet the minimum standards as provided in the American Standard for Nursery Stock (ANSI Z60.1) and must be on the County's tree species selection list. Trees selected must be free of injury, pests, disease, nutritional disorders or root defects, and must be in good vigor to assure a reasonable expectation of survival. Standards for transplanting shall be in compliance with the International Society of Arboriculture (**ISA**) publication **Tree and Shrub Planting Manual** or a similar publication.

Replanted trees should be ecologically compatible with the site and neighboring area. When practical, replanted trees shall be of the same or similar species as those removed. Trees shall be planted in manner that provides adequate space for nourishment, light, and maturation.

Planting and staking details, as well as other applicable drawings, shall be specified in the **TRP**.

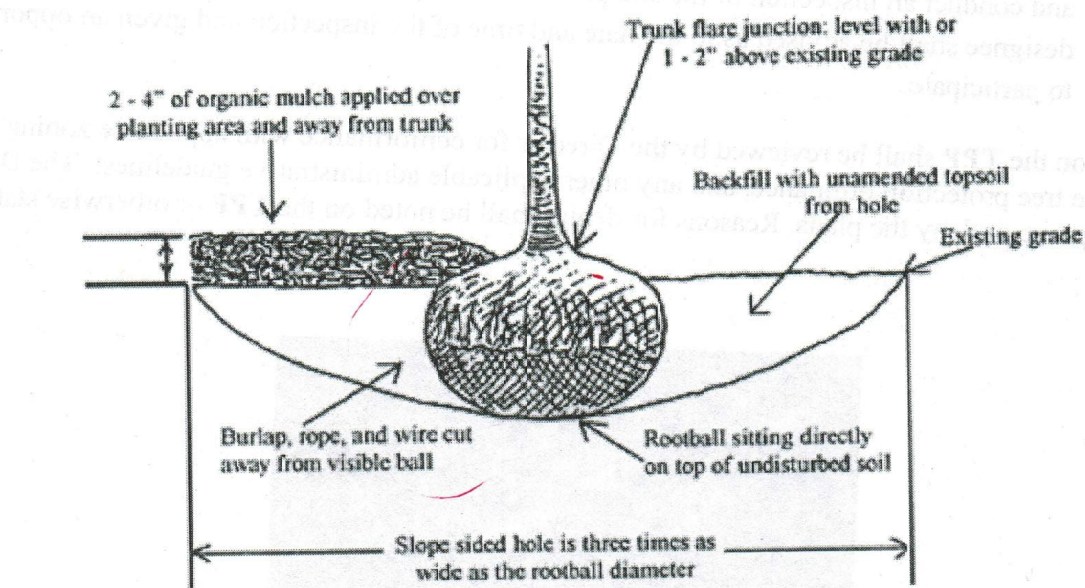
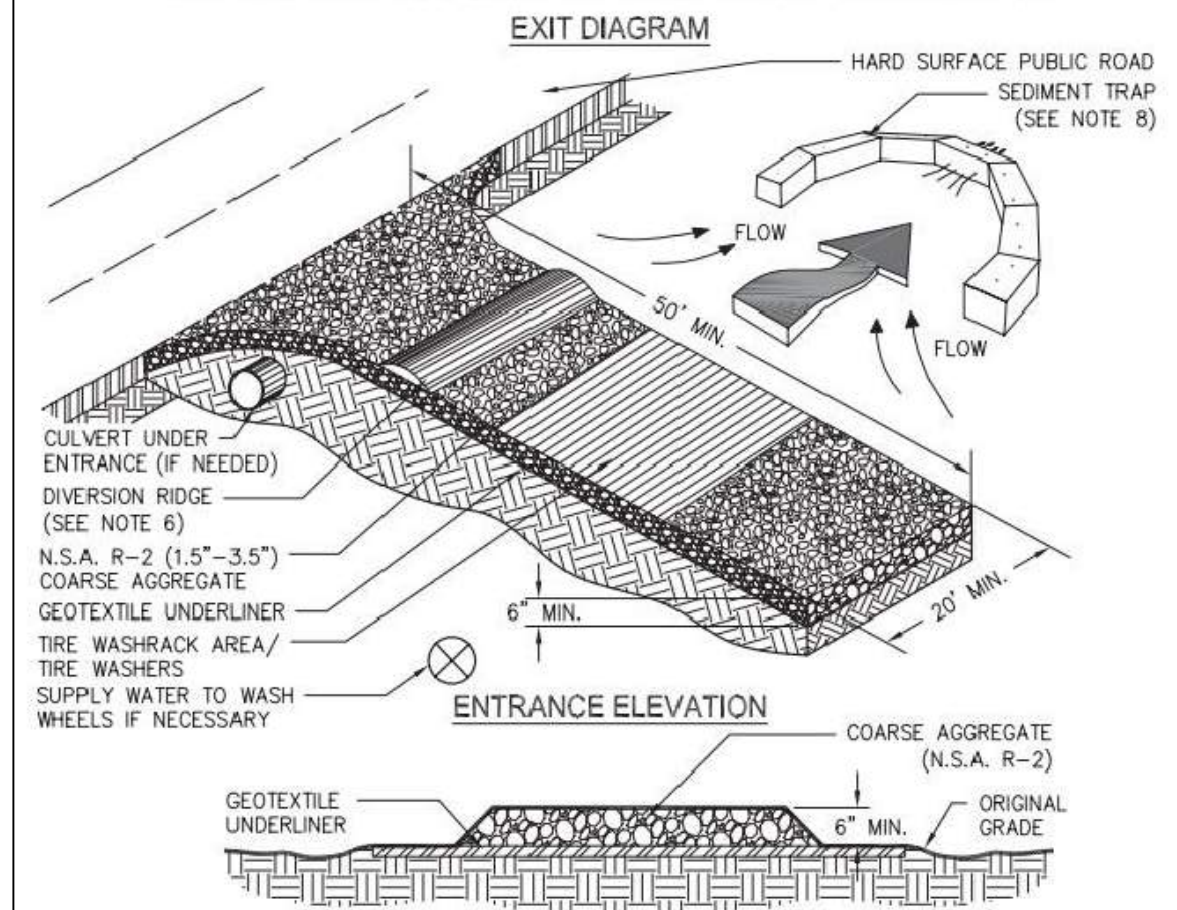


Diagram illustrating proper planting procedure for a tree or shrub.

CRUSHED STONE CONSTRUCTION EXIT



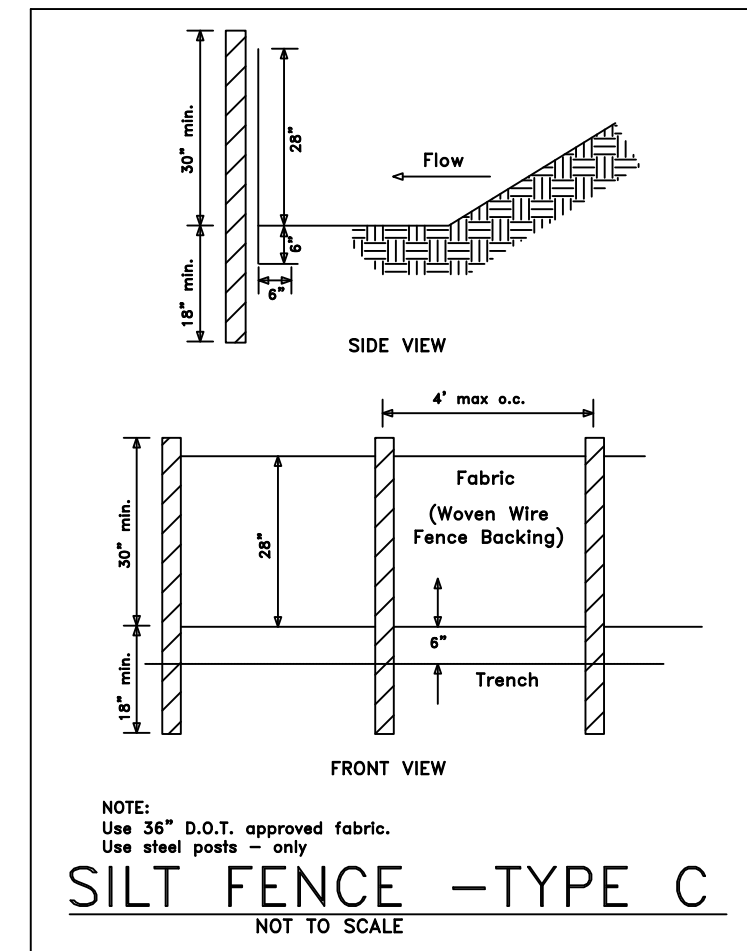
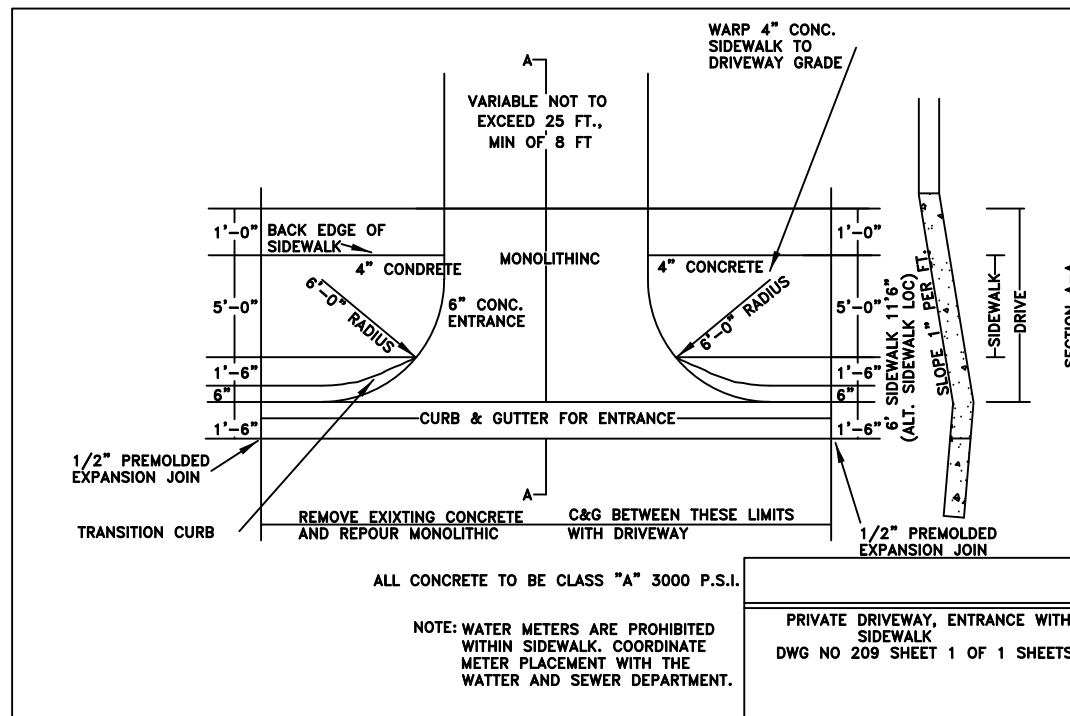
- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5\"-3.5\" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6\".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1

1. No one **SHALL** encroach, place solvents, building, machinery, building debris or any other material within 6' outside the periphery of the **CRZ** or within any Tree Save Area, transitional buffer zone, stream buffer, or state buffer zone.
2. All Tree Fence and other tree protection devices must remain in functioning condition until completion of the project or until the CO is issued.
3. A tree that is designated to be saved, but is damaged during construction, **SHALL** be replaced with 4\" caliper trees equal to the unit value of the tree removed. Any specimen tree damaged **SHALL** be replaced with 4\" caliper trees equal to 1.5 times the DBH of the damaged specimen tree.

1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
2. ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
3. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
4. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS (CRZ).
5. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.

STANDARD DETAILS 709 & 710



NOTE:
Use 36\" D.O.T. approved fabric.
Use steel posts - only

SILT FENCE -TYPE C

Sd1-C SEDIMENT BARRIER

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

MISC. DETAILS

LOT 9	DANIEL J. MATTHEWS ESTATES SUBDIVISION
LAND LOT 2	18TH DISTRICT
DEKALB COUNTY, GEORGIA	PB.226/PG.66-67 DB.32058/PG.48
FIELD WORK DATE JULY 13, 2026	PRINTED/SIGNED AUGUST 18, 2026
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AM
COORD #20212667
DWG #20261002

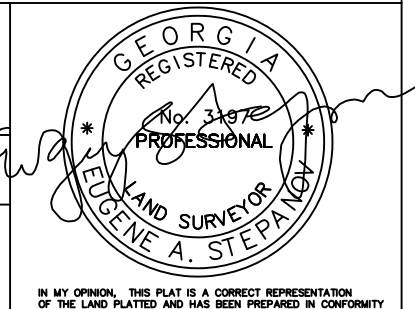
SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

RELEASE FOR CONSTRUCTION

SITE PLAN PREPARED FOR: SHEET 5 OF 5

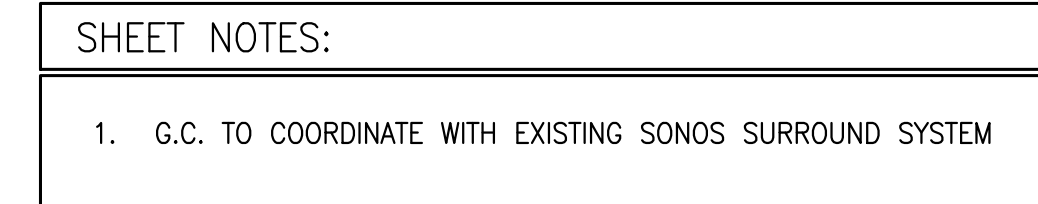
TIM VANDERHAM

PROPERTY ADDRESS:
1116 DAN JOHNSON ROAD NE
ATLANTA, GA 30307



24 LENOX POINTE
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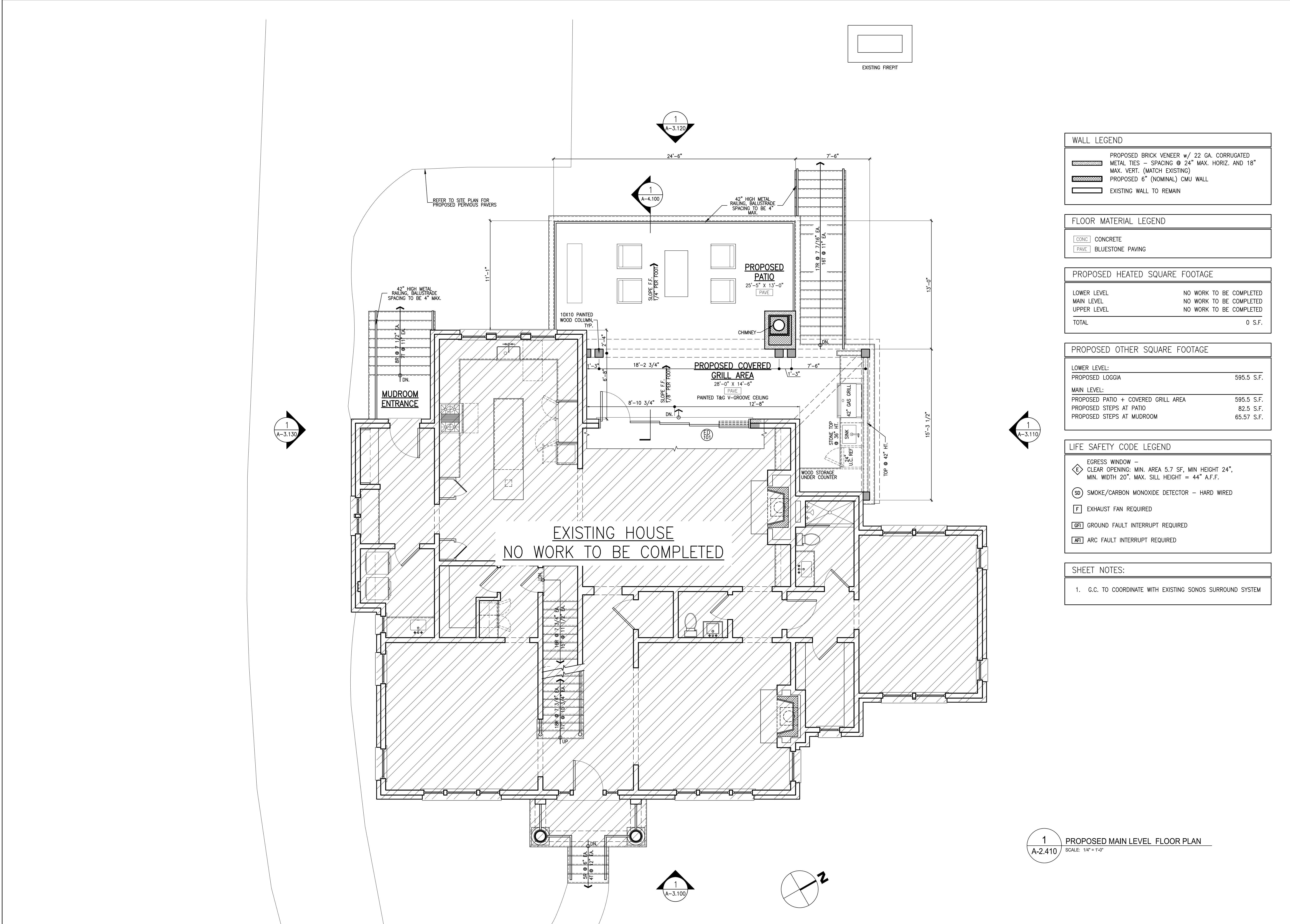
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



1
A-2.400

PROPOSED LOWER LEVEL FLOOR PLAN

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



WALL LEGEND	
	PROPOSED BRICK VENEER w/ 22 GA. CORRUGATED
	METAL TIES - SPACING @ 24" MAX. HORIZ. AND 18" MAX. VERT. (MATCH EXISTING)
	PROPOSED 6" (NOMINAL) CMU WALL
	EXISTING WALL TO REMAIN

FLOOR MATERIAL LEGEND	
	CONC. CONCRETE
	PAVE. BLUESTONE PAVING

PROPOSED HEATED SQUARE FOOTAGE	
LOWER LEVEL	NO WORK TO BE COMPLETED
MAIN LEVEL	NO WORK TO BE COMPLETED
UPPER LEVEL	NO WORK TO BE COMPLETED
TOTAL	0 S.F.

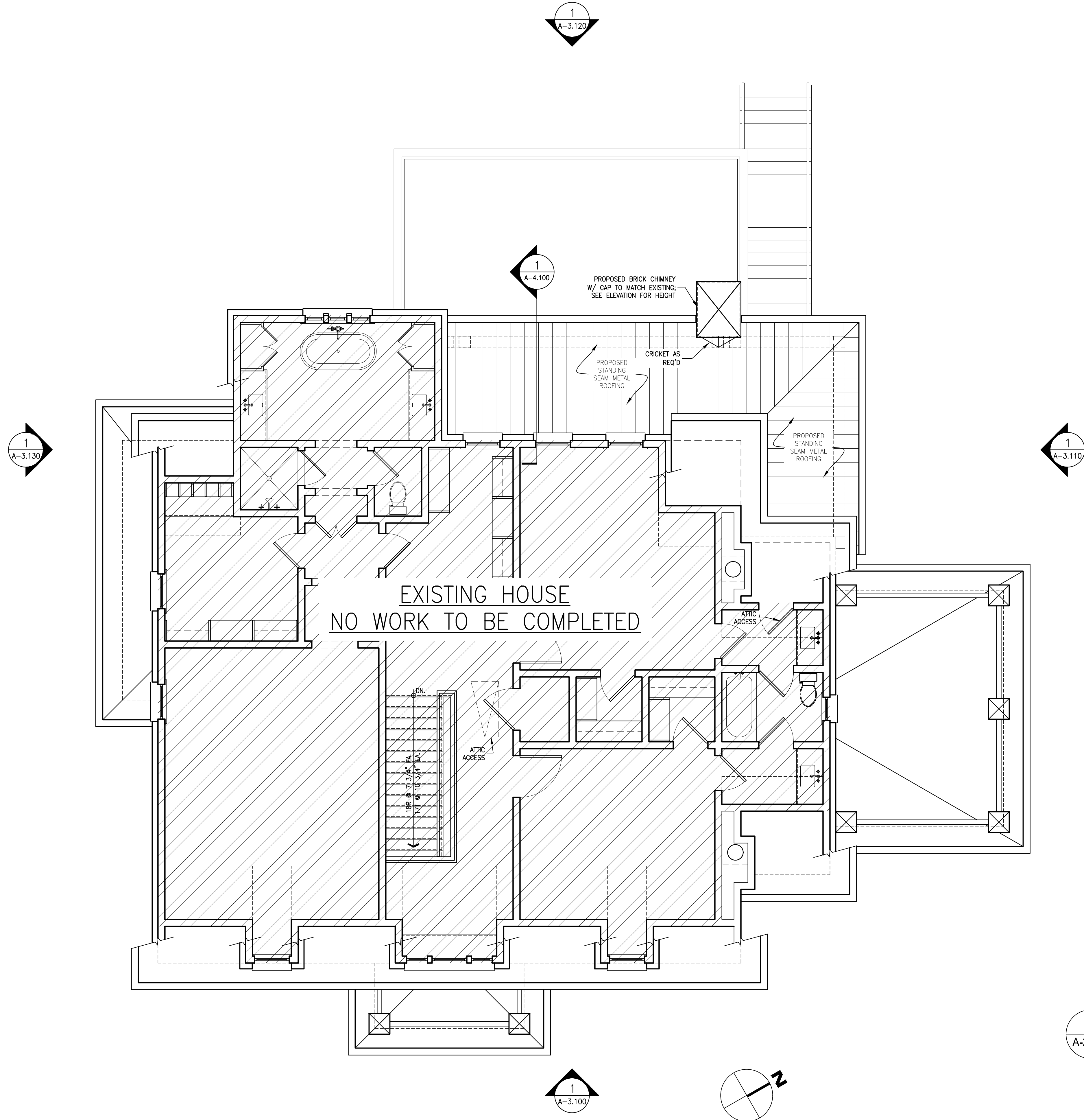
PROPOSED OTHER SQUARE FOOTAGE	
LOWER LEVEL:	
PROPOSED LOGGIA	595.5 S.F.
MAIN LEVEL:	
PROPOSED PATIO + COVERED GRILL AREA	595.5 S.F.
PROPOSED STEPS AT PATIO	82.5 S.F.
PROPOSED STEPS AT MUDROOM	65.57 S.F.

LIFE SAFETY CODE LEGEND	
	EGRESS WINDOW - CLEAR OPENING; MIN. AREA 5.7 SF, MIN HEIGHT 24", MIN. WIDTH 20". MAX. SILL HEIGHT = 44" A.F.F.
	SMOKE/CARBON MONOXIDE DETECTOR - HARD WIRED
	EXHAUST FAN REQUIRED
	GROUND FAULT INTERRUPT REQUIRED
	ARC FAULT INTERRUPT REQUIRED

SHEET NOTES:	
1.	G.C. TO COORDINATE WITH EXISTING SONOS SURROUND SYSTEM

1
A-2.410

PROPOSED MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



WALL LEGEND	
	PROPOSED BRICK VENEER w/ 22 GA. CORRUGATED METAL TIES - SPACING @ 24" MAX. HORIZ. AND 18" MAX. VERT. (MATCH EXISTING)
	PROPOSED 6" (NOMINAL) CMU WALL
	EXISTING WALL TO REMAIN

FLOOR MATERIAL LEGEND	
	CONC. CONCRETE
	PAVE. BLUESTONE PAVING

PROPOSED HEATED SQUARE FOOTAGE	
LOWER LEVEL	NO WORK TO BE COMPLETED
MAIN LEVEL	NO WORK TO BE COMPLETED
UPPER LEVEL	NO WORK TO BE COMPLETED
TOTAL	0 S.F.

PROPOSED OTHER SQUARE FOOTAGE	
LOWER LEVEL:	
PROPOSED LOGGIA	595.5 S.F.
MAIN LEVEL:	
PROPOSED PATIO + COVERED GRILL AREA	595.5 S.F.
PROPOSED STEPS AT PATIO	82.5 S.F.
PROPOSED STEPS AT MUDROOM	65.57 S.F.

LIFE SAFETY CODE LEGEND	
	EGRESS WINDOW - CLEAR OPENING; MIN. AREA 5.7 SF, MIN HEIGHT 24", MIN. WIDTH 20". MAX. SILL HEIGHT = 44" A.F.F.
	SMOKE/CARBON MONOXIDE DETECTOR - HARD WIRED
	EXHAUST FAN REQUIRED
	GROUND FAULT INTERRUPT REQUIRED
	ARC FAULT INTERRUPT REQUIRED

1
A-2.420
PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

H

HARRISON DESIGN

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stamps

issue

2026-08-21 COA SUBMISSION

date

2026-08-21

scale

AS NOTED

drawn

FJ

checked

ES

project no.

256181

title

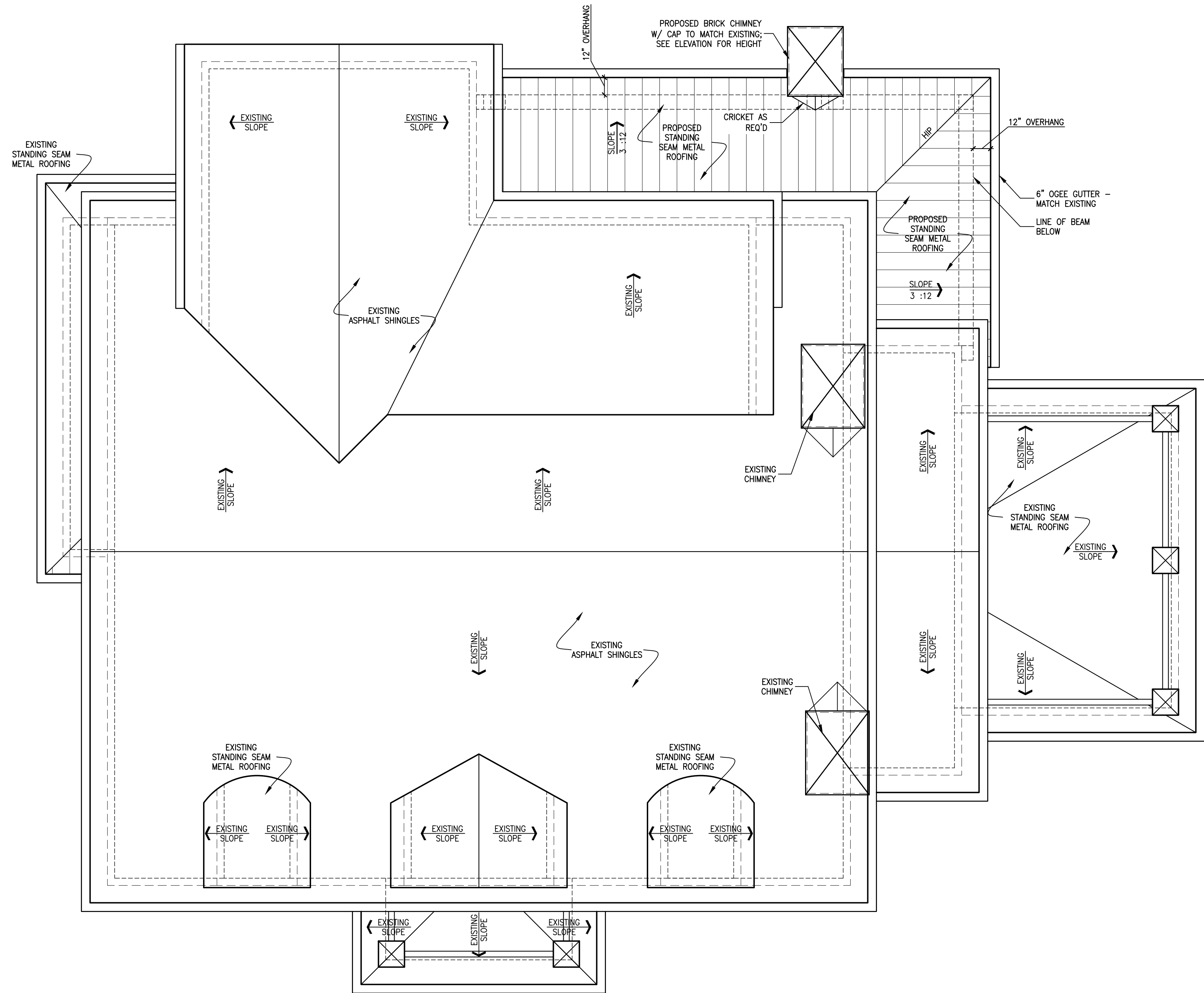
PROPOSED UPPER LEVEL FLOOR PLAN

sheet number

A-2.420

RELEASED FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION



1
A-2.500

PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

H

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title

PROPOSED ROOF PLAN

sheet number

A-2.500

1

A-2.500

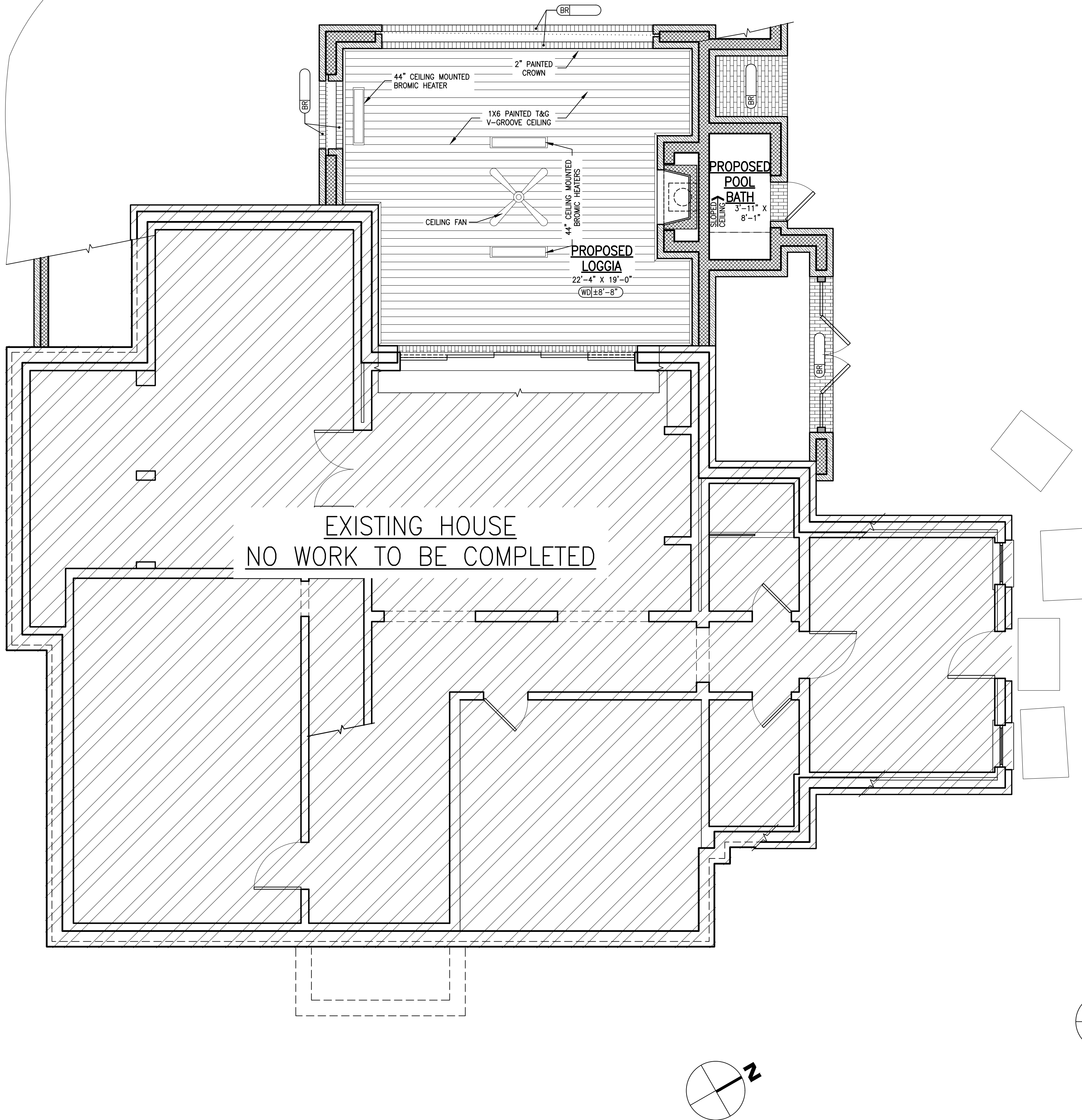
PROPOSED ROOF PLAN

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

H:\Projects - CAD Standards\Vanderham Residence - 1116 Dan Johnson Drive\256181-A2.4-Floor Plans.dwg Aug 18, 2026 - 4:00pm

RELEASED FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION



CEILING MATERIAL LEGEND	
	CEILING MATERIAL - SEE FINISH LEGEND
	CEILING HEIGHT FROM EXISTING F.F.
BR - BRICK WD - PAINTED WOOD	

1
A-2.600

PROPOSED LOWER LEVEL CEILING PLAN
SCALE: 1/4" = 1'-0"

H
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issue

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date

2026-08-21

scale

AS NOTED

drawn

FJ

checked

ES

project no.

256181

title

PROPOSED LOWER LEVEL
CEILING PLAN

sheet number

A-2.600

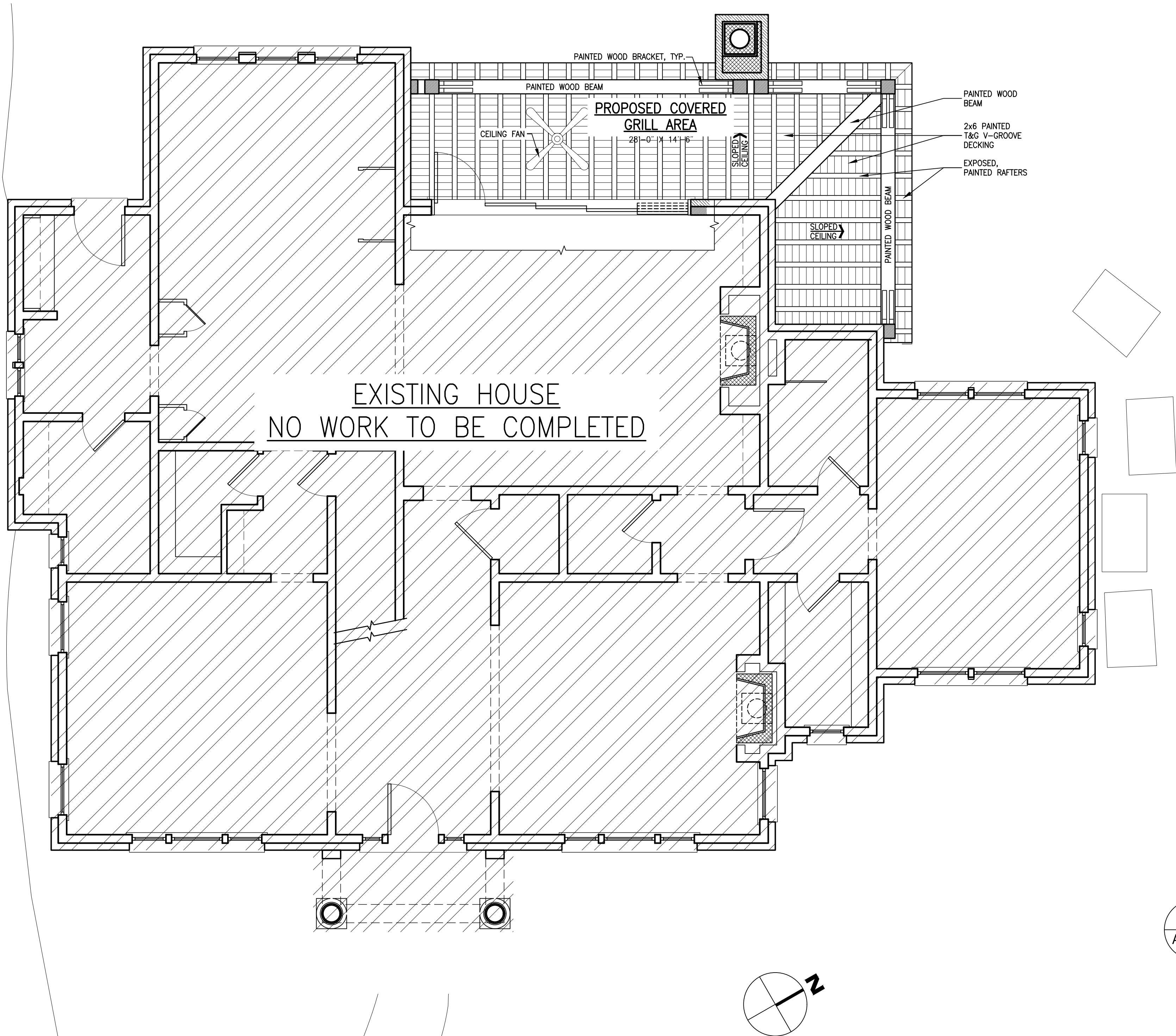
1
A-2.600

PROPOSED LOWER LEVEL CEILING PLAN
SCALE: 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

H:\Projects - CAD Standards\Vanderham Residence - 1116 Dan Johnson Drive\256181-A26-Ceiling Plans.dwg Aug 16, 2026 - 4:01pm

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CEILING MATERIAL LEGEND	
	CEILING MATERIAL - SEE FINISH LEGEND
	CEILING HEIGHT FROM EXISTING F.F.
BR - BRICK	
WD - PAINTED WOOD	

1
A-2.610

PROPOSED MAIN LEVEL CEILING PLAN
SCALE: 1/4" = 1'-0"

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date

2026-08-21

scale

AS NOTED

drawn

FJ

checked

ES

project no.

256181

title

PROPOSED MAIN LEVEL
CEILING PLAN

sheet number

A-2.610

1
A-2.610

PROPOSED MAIN LEVEL CEILING PLAN
SCALE: 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION



1

A-3.100

EXISTING FRONT ELEVATION

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

NO CHANGE TO FRONT ELEVATION

H

H

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issue

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date

2026-08-21

scale

AS NOTED

drawn

FJ

checked

ES

project no.

256181

title

EXISTING FRONT ELEVATION

sheet number

A-3.100

1116 Dan Johnson Drive/256181-A31-Elevations.dwg

Aug 18, 2026 - 3:56pm

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EXTERIOR MATERIAL LEGEND	
1	BRICK VENEER w/ 22 GA. CORRUGATED METAL TIES - SPACING @ 24" MAX. HORIZ. AND 18" MAX. VERT. - MATCH EXISTING
2	BRICK HEADER - MATCH EXISTING
3	STANDING SEAM METAL ROOF - MATCH EXISTING
4	6" OGEE GUTTER - MATCH EXISTING
5	10X10 PAINTED WOOD COLUMN, TYP.
6	WATERPROOFING SLEEVE
7	42" HIGH METAL RAILING, BALUSTRADE SPACING TO BE 4" MAX.
8	PAINTED WOOD BRACKET, TYP.
9	PAINTED WOOD GATE
10	PAINTED WOOD PANELING
11	GAS LANTERNS
12	AUTOMATED SCREEN
13	CHIMNEY CAP - MATCH EXISTING

1
A-3.110

PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

H

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date

2026-08-21

scale

AS NOTED

drawn

FJ

checked

ES

project no.

256181

title

PROPOSED
RIGHT ELEVATION

sheet number

A-3.110

RELEASED FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION

H:\Projects - CAD Standards\Vanderham Residence - 1116 Dan Johnson Drive\256181-A31-Elevations.dwg Aug 18, 2026 - 3:55pm



EXTERIOR MATERIAL LEGEND

- 1 BRICK VENEER w/ 22 GA. CORRUGATED METAL TIES -
SPACING @ 24" MAX. HORIZ. AND 18" MAX. VERT. -
MATCH EXISTING
- 2 BRICK HEADER - MATCH EXISTING
- 3 STANDING SEAM METAL ROOF - MATCH EXISTING
- 4 6" OGEE GUTTER - MATCH EXISTING
- 5 10X10 PAINTED WOOD COLUMN, TYP.
- 6 WATERPROOFING SLEEVE
- 7 42" HIGH METAL RAILING, BALUSTRADE
SPACING TO BE 4" MAX.
- 8 PAINTED WOOD BRACKET, TYP.
- 9 PAINTED WOOD GATE
- 10 PAINTED WOOD PANELING
- 11 GAS LANTERNS
- 12 AUTOMATED SCREEN
- 13 CHIMNEY CAP - MATCH EXISTING

1
A-3.120

PROPOSED REAR ELEVATION

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



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2026-08-21 COA SUBMISSION

date

2026-08-21

scale

AS NOTED

drawn

FJ

checked

ES

project no.

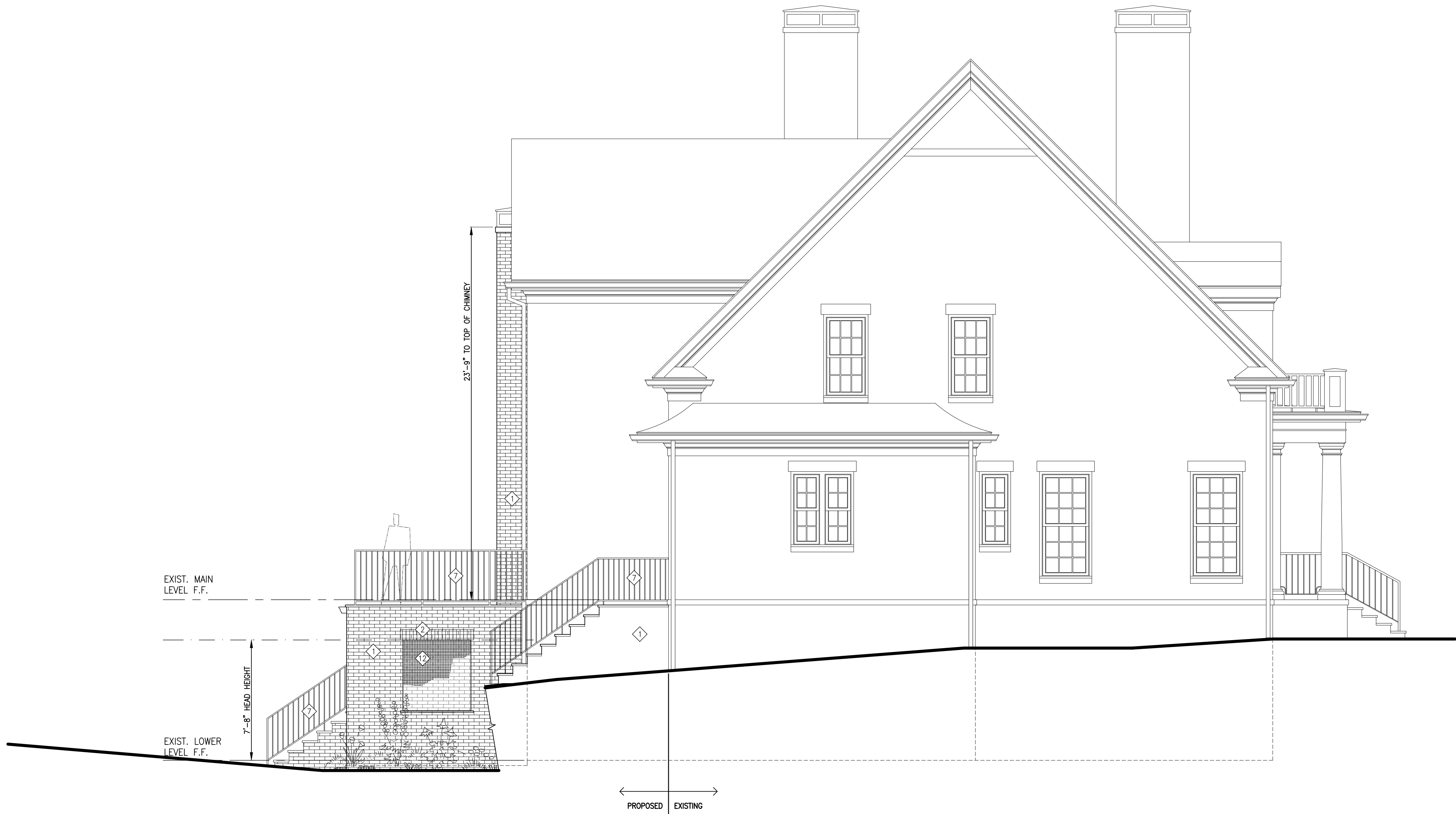
256181

title

PROPOSED
REAR ELEVATION

sheet number

A-3.120



EXTERIOR MATERIAL LEGEND

- 1 BRICK VENEER w/ 22 GA. CORRUGATED METAL TIES – SPACING @ 24" MAX. HORIZ. AND 18" MAX. VERT. – MATCH EXISTING
- 2 BRICK HEADER – MATCH EXISTING
- 3 STANDING SEAM METAL ROOF – MATCH EXISTING
- 4 6" OGEE GUTTER – MATCH EXISTING
- 5 10X10 PAINTED WOOD COLUMN, TYP.
- 6 WATERPROOFING SLEEVE
- 7 42" HIGH METAL RAILING, BALUSTRADE SPACING TO BE 4" MAX.
- 8 PAINTED WOOD BRACKET, TYP.
- 9 PAINTED WOOD GATE
- 10 PAINTED WOOD PANELING
- 11 GAS LANTERNS
- 12 AUTOMATED SCREEN
- 13 CHIMNEY CAP – MATCH EXISTING

1
A-3.130

PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

H
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date

2026-08-21

scale

AS NOTED

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FJ

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ES

project no.

256181

title

PROPOSED
LEFT ELEVATION

sheet number

A-3.130

RELEASED FOR CONSTRUCTION

Aug 18, 2026 - 3:56pm

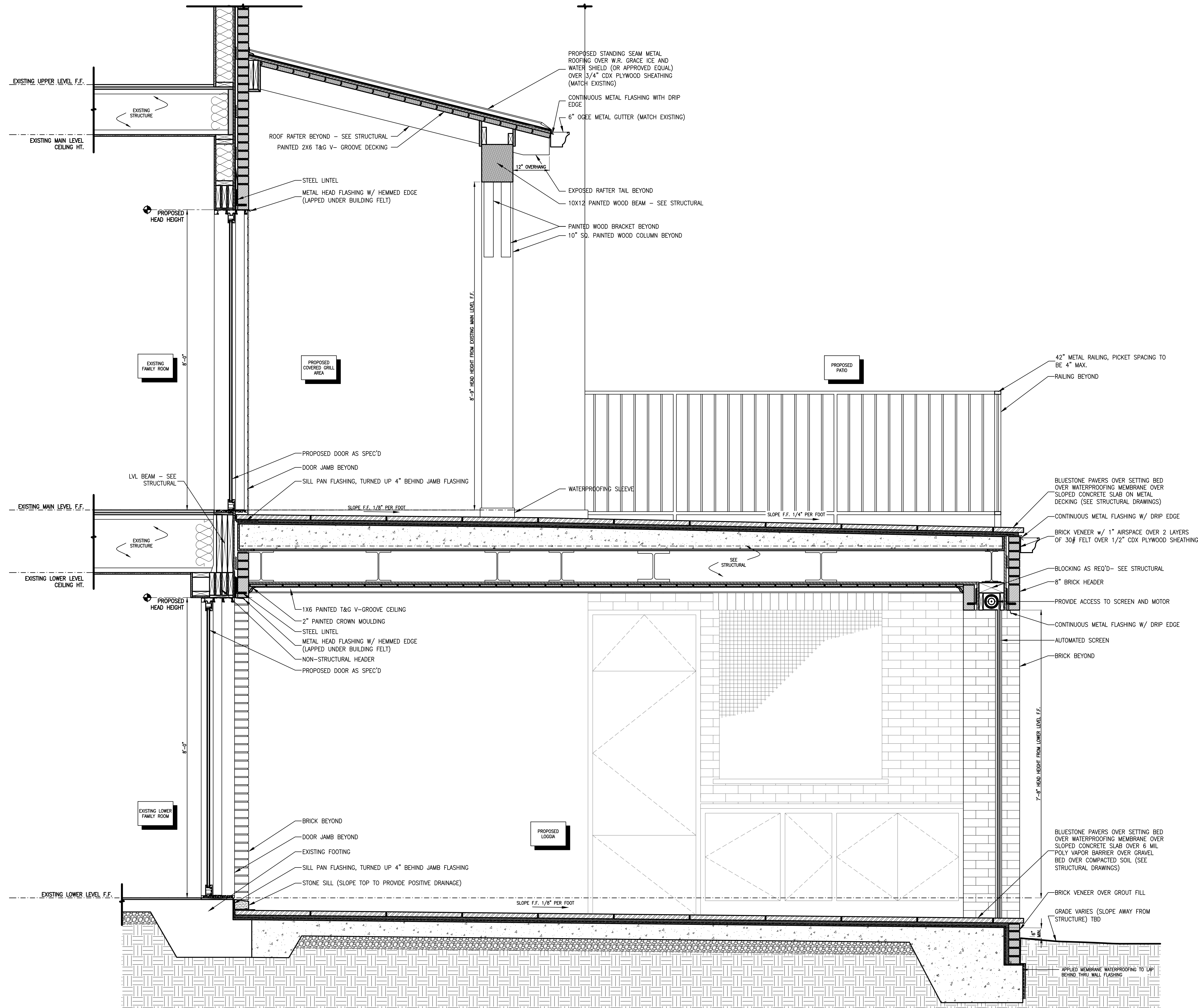
RELEASED FOR CONSTRUCTION

VANDERHAM RESIDENCE

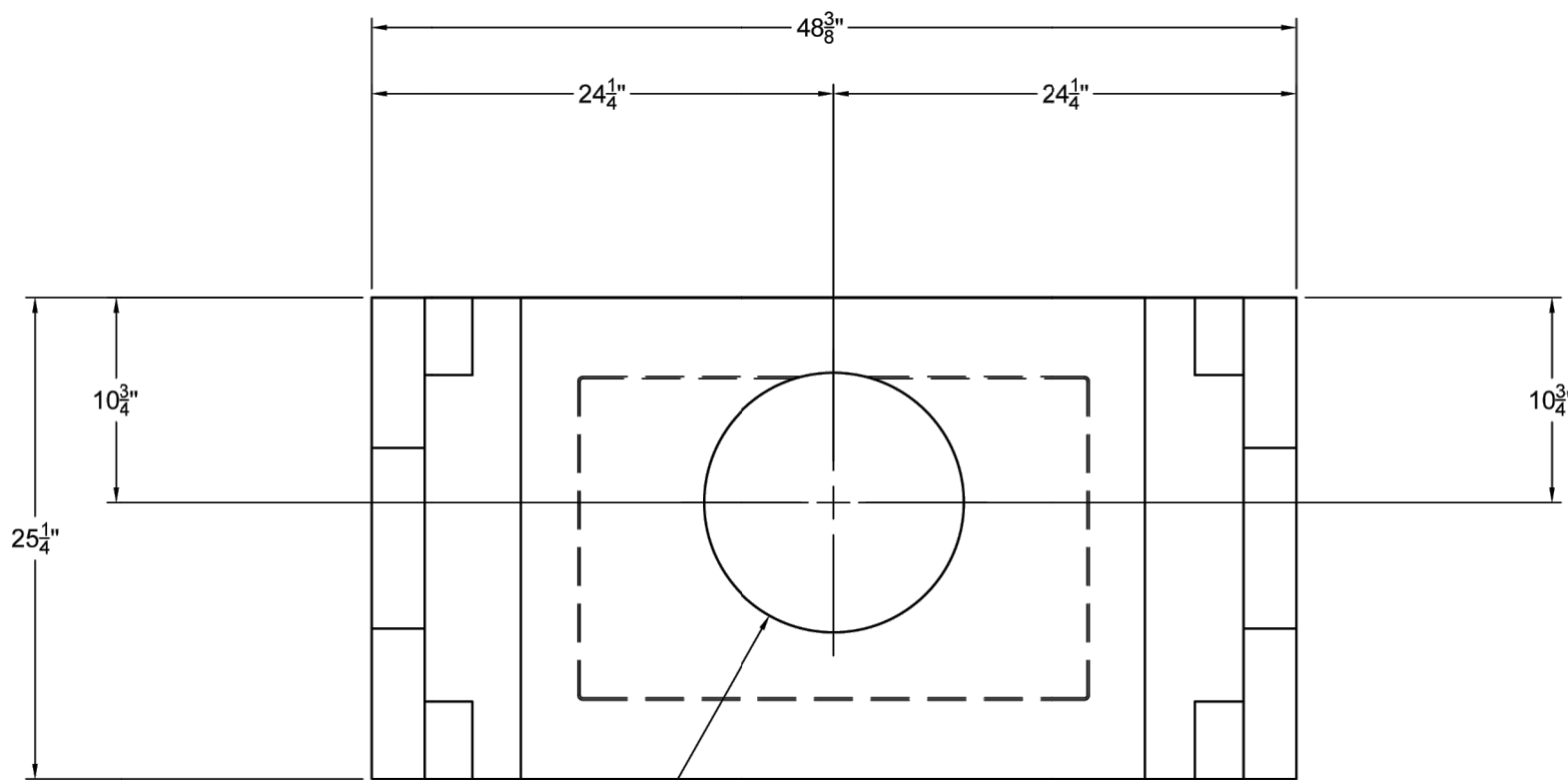
1116 DAN JOHNSON RD NE
ATLANTA, GA 30307

1) Dominante	2) Subdominante	3) Dominante	4) Subdominante	5) Dominante	6) Subdominante	7) Dominante	8) Subdominante	9) Dominante	10) Subdominante	11) Dominante	12) Subdominante	13) Dominante	14) Subdominante	15) Dominante	16) Subdominante	17) Dominante	18) Subdominante	19) Dominante	20) Subdominante	21) Dominante	22) Subdominante	23) Dominante	24) Subdominante	25) Dominante	26) Subdominante	27) Dominante	28) Subdominante	29) Dominante	30) Subdominante	31) Dominante	32) Subdominante	33) Dominante	34) Subdominante	35) Dominante	36) Subdominante	37) Dominante	38) Subdominante	39) Dominante	40) Subdominante	41) Dominante	42) Subdominante	43) Dominante	44) Subdominante	45) Dominante	46) Subdominante	47) Dominante	48) Subdominante	49) Dominante	50) Subdominante	51) Dominante	52) Subdominante	53) Dominante	54) Subdominante	55) Dominante	56) Subdominante	57) Dominante	58) Subdominante	59) Dominante	60) Subdominante	61) Dominante	62) Subdominante	63) Dominante	64) Subdominante	65) Dominante	66) Subdominante	67) Dominante	68) Subdominante	69) Dominante	70) Subdominante	71) Dominante	72) Subdominante	73) Dominante	74) Subdominante	75) Dominante	76) Subdominante	77) Dominante	78) Subdominante	79) Dominante	80) Subdominante	81) Dominante	82) Subdominante	83) Dominante	84) Subdominante	85) Dominante	86) Subdominante	87) Dominante	88) Subdominante	89) Dominante	90) Subdominante	91) Dominante	92) Subdominante	93) Dominante	94) Subdominante	95) Dominante	96) Subdominante	97) Dominante	98) Subdominante	99) Dominante	100) Subdominante
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

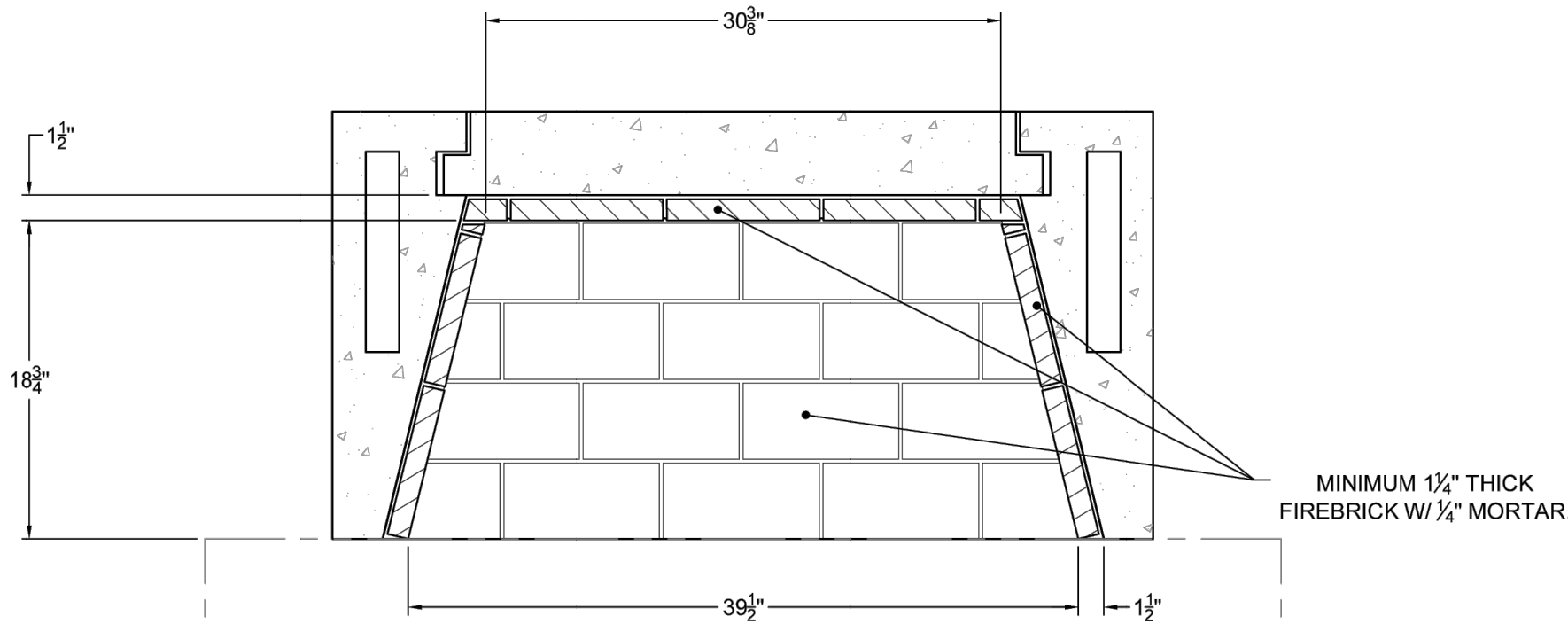
BEI EASED FOR CONSTRUCTION



1 WALL SECTION
A-4.100 SCALE: 3/4" = 1'-0"



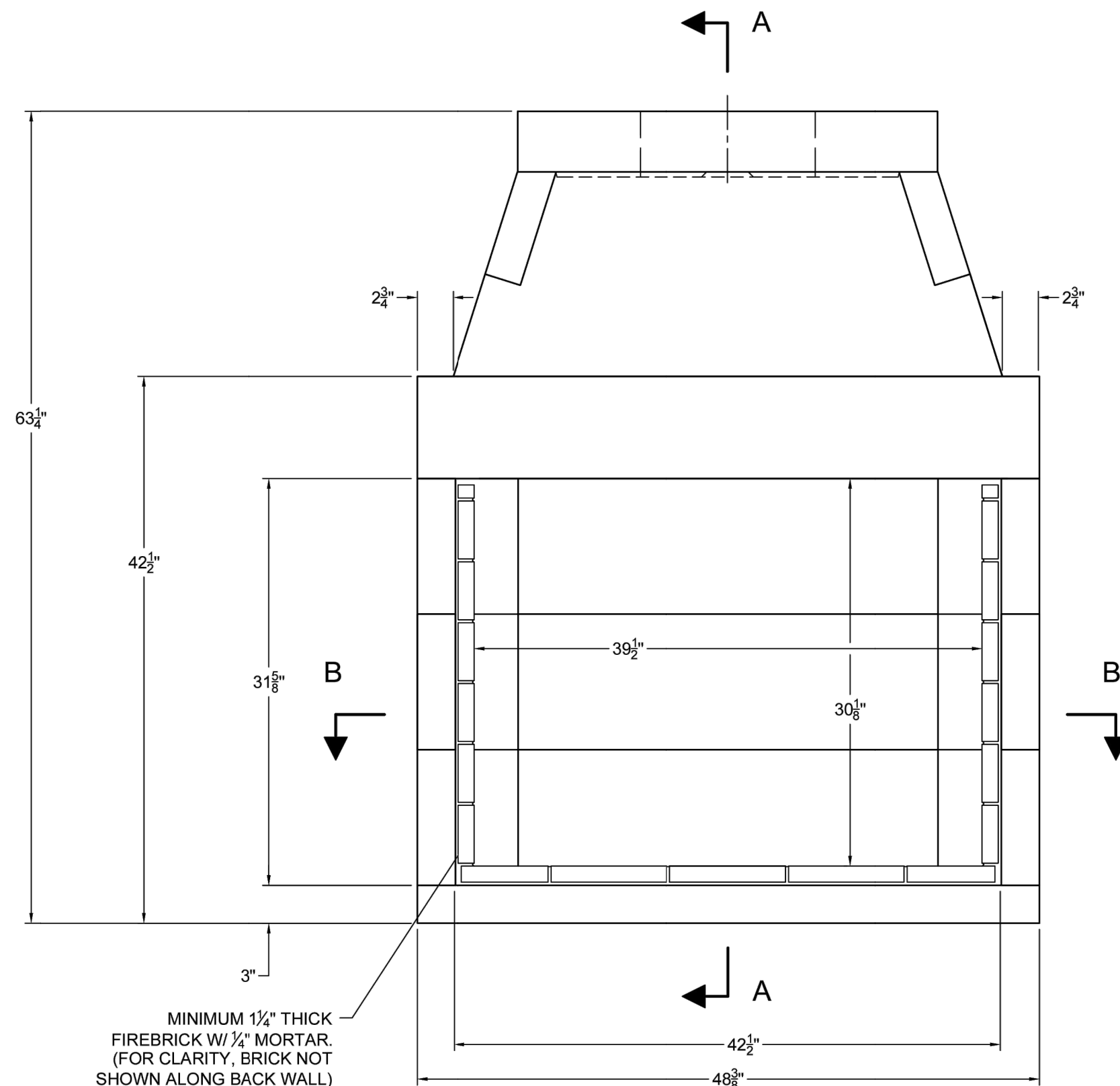
TOP VIEW



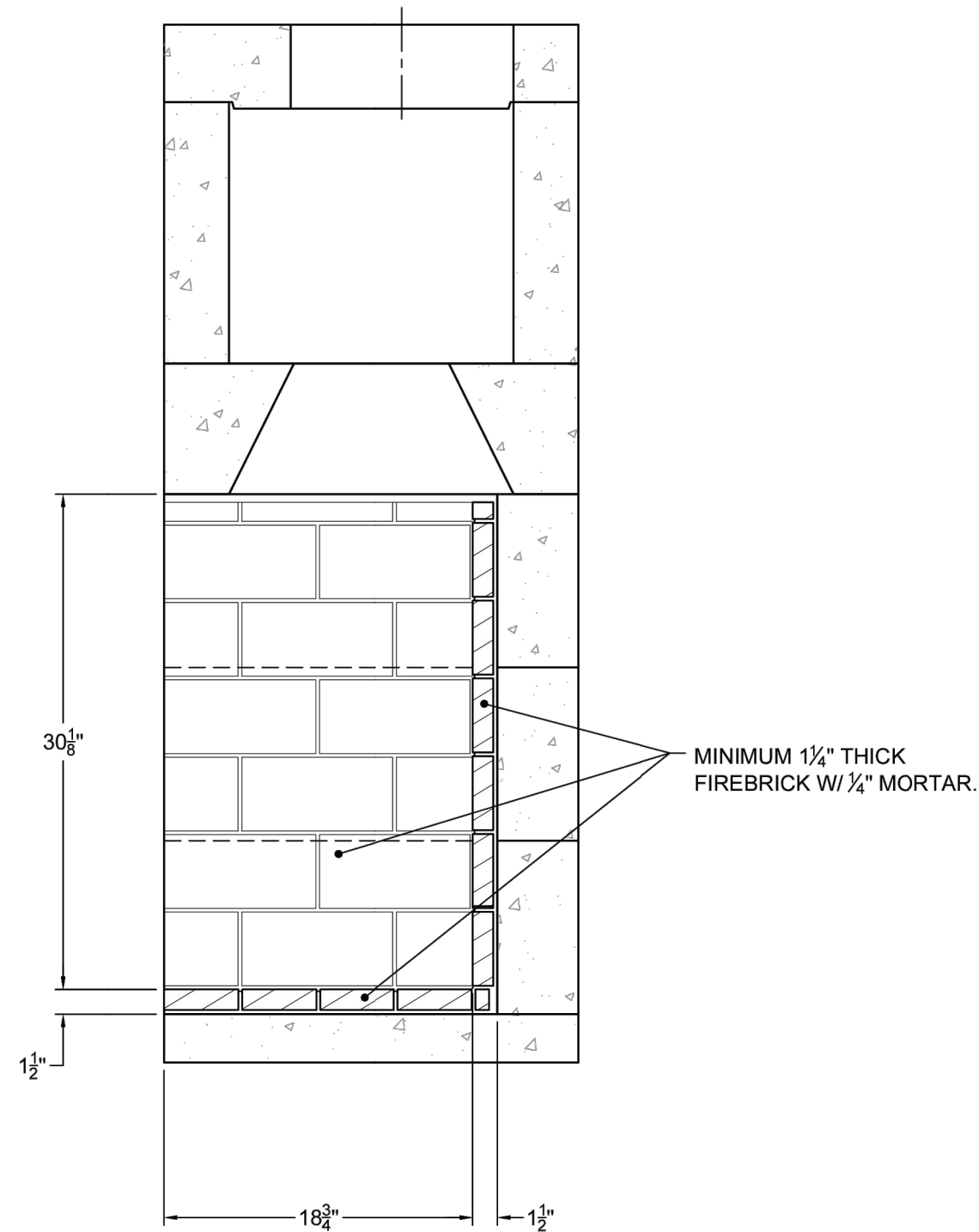
SECTION B-B
HORIZONTAL FIREBRICK DETAIL

ISOKERN FIREBOX AND
NONCOMBUSTIBLE HEARTH
EXTENSION SHALL BE SUPPORTED
BY CONCRETE SLAB WITH NO
COMBUSTIBLE UNDERPINNINGS.

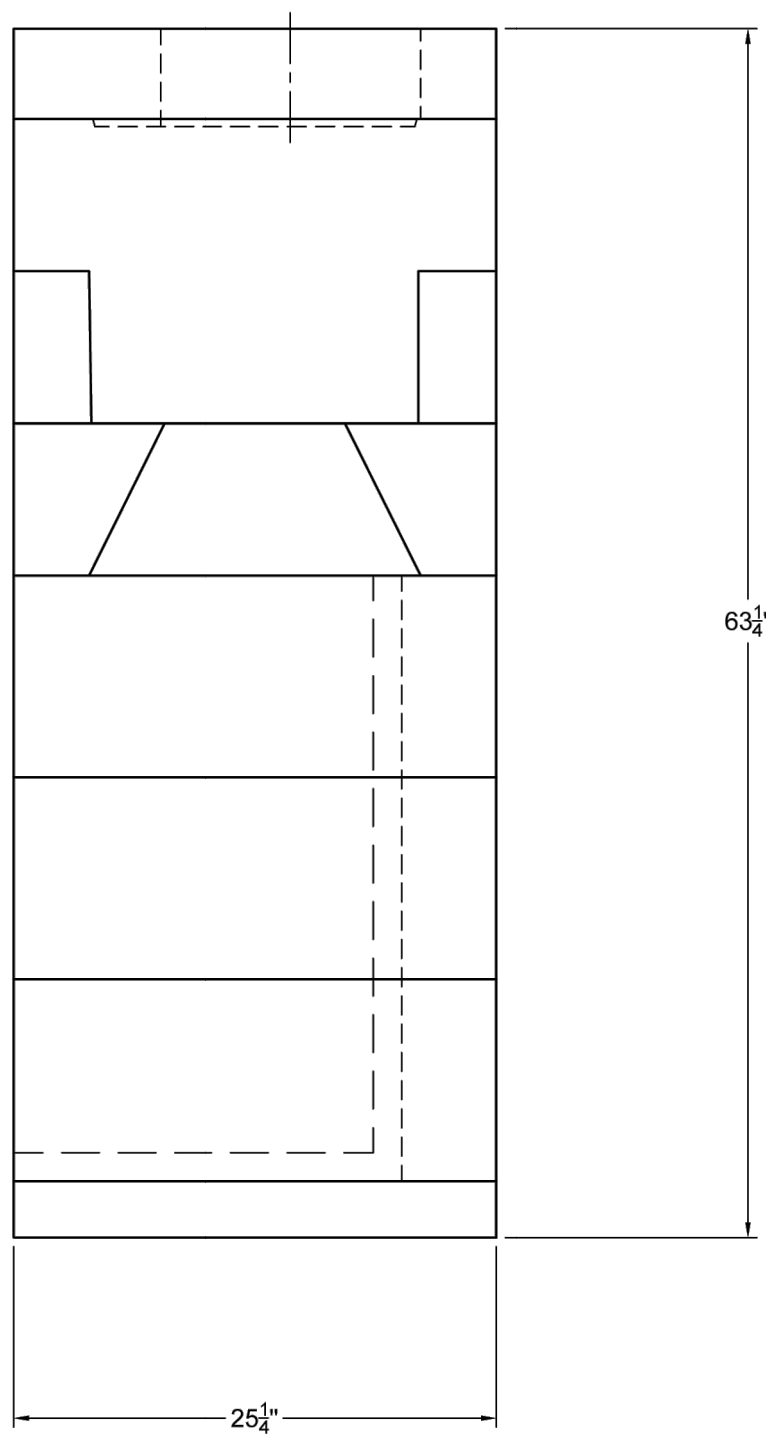
HEARTH EXTENSION SHALL
EXTEND A MINIMUM OF 20" TO THE
FRONT AND 12" TO THE SIDES OF
FIREBOX'S FINISHED OPENING.



FRONT VIEW



SECTION A-A
VERTICAL FIREBRICK DETAIL



RIGHT-SIDE VIEW

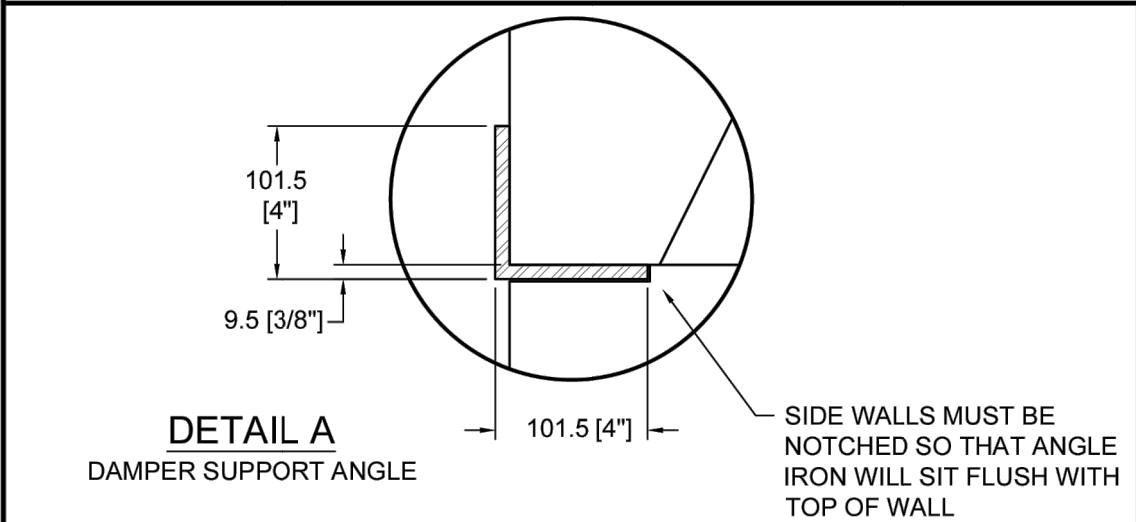
COMPONENT LIST

PART #	DESCRIPTION	QTY.
11	SMOKE DOME (MIDDLE)	2
20	SIDE WALL	6
22	BASEPLATE-42" (STD)	1
28	BACK WALL-42" (STD)	3
34	TOP SLOPING	2
69	DAMPER BEAM-42"	2
77A	TOP PLATE W/345mm HOLE	1
95L	DAMPER END, LEFT	1
95R	DAMPER END, RIGHT	1

GENERAL NOTES

- FIREPLACE SHALL BE INSTALLED WITH THE MINIMUM CLEARANCES TO COMBUSTIBLES AS LISTED BELOW.
 - UNIT FRONT AND ISOKERN CHIMNEY: 0"
 - SIDES AND REAR: 1"
 - COMBUSTIBLE BREASTING ABOVE OPENING TOP: 8"
 - SHEATHING OR TRIM TO OPENING SIDES: 8"
 - MANTLE ABOVE OPENING: 14"
 - OPENING TO SIDEWALLS: 26"
 - HEARTH EXTENSION BEYOND FRONT: 20"
 - HEARTH EXTENSION BEYOND SIDES (FINISHED): 12"
 - COMBUSTIBLE FLOOR: 4" (MUST USE FIRELITE APPLICATION)
 - INSULATION FROM FIREBOX (UNSHIELDED): 3"
- UNLESS THE FIRELITE KIT IS UTILIZED, THE FIREPLACE AND NONCOMBUSTIBLE HEARTH EXTENSION SHALL REST ATOP A NONCOMBUSTIBLE FLOORING SYSTEM WITH NO WOODEN UNDERPINNINGS.
- IF YOU INSTALL A VENTED GAS LOG SET (DECORATIVE GAS APPLIANCE), THE LOG SET MUST COMPLY WITH THE STANDARD FOR DECORATIVE GAS APPLIANCE FOR INSTALLATION IN SOLID FUEL BURNING FIREPLACES, ANSI Z21.80 OR Z21.84 AND SHALL ALSO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FUEL GAS CODE, ANSI Z223.1/NFPA 54, LATEST EDITION. IF YOU WISH TO INSTALL AN UNVENTED (VENT-FREE) GAS LOG SET, ONLY UNVENTED GAS LOG SETS WHICH HAVE BEEN FOUND TO COMPLY WITH THE STANDARD FOR UNVENTED ROOM HEATERS, ANSI Z21.11.2 ARE TO BE INSTALLED IN THIS FIREPLACE. CHECK LOCAL CODES FOR COMPLIANCE FOR UNVENTED (VENT-FREE) GAS LOG SETS.
- 4" COMBUSTION AIR INLET KITS ARE RECOMMENDED BY EARTHCORE FOR THE STANDARD AND MAGNUM SERIES FIREPLACES AND MAY HELP IMPROVE FIREPLACE OPERATION IN HOMES TIGHTLY SEALED AND WITH OTHER VENTILATING APPLIANCES INSTALLED. IF THE INSTALLATION IS TO BE LONGER THAN TEN FEET (10'), THEN THE SIX INCH (6") ADAPTER WILL BE NEEDED. THIS ADAPTER WILL ATTACH TO THE EXISTING FOUR INCH (4") SLEEVE OUTSIDE OF THE UNIT. THE SIX INCH ADAPTER INCLUDES AN ADDITIONAL TWENTY FEET OF 6" FLEX HOSE, FOR A MAXIMUM RUN OF THIRTY FEET (30').
- DRAWINGS ARE FOR DESIGN PURPOSES ONLY AND ARE THE SOLE PROPERTY OF EARTHCORE INDUSTRIES. ANY REPRODUCTION OR UNAUTHORIZED USE IS STRICTLY PROHIBITED.
- EARTHCORE/ISOKERN OR ANY DIVISION THEREOF SHALL NOT BE HELD LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES OR EXPENSES ARISING OUT OF THE USE OF THE FIREPLACES OR CHIMNEY SYSTEMS.
- ALWAYS CHECK LOCAL BUILDING CODES GOVERNING FIREPLACES AND FIREPLACE INSTALLATIONS.

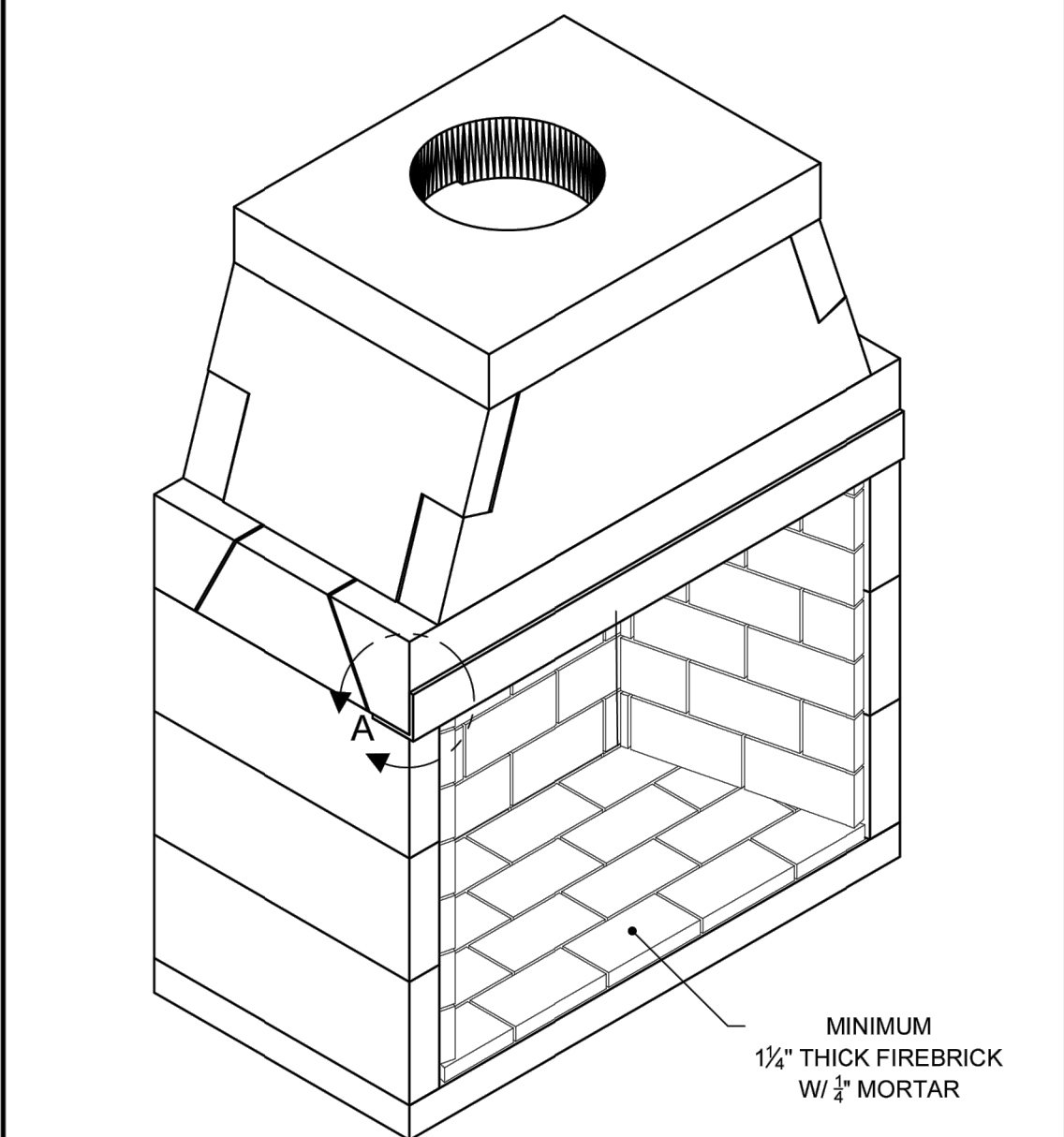
DETAILS (N.T.S.)



DETAIL A
DAMPER SUPPORT ANGLE

SIDE WALLS MUST BE
NOTCHED SO THAT ANGLE
IRON WILL SIT FLUSH WITH
TOP OF WALL

ISOMETRIC VIEW (N.T.S.)



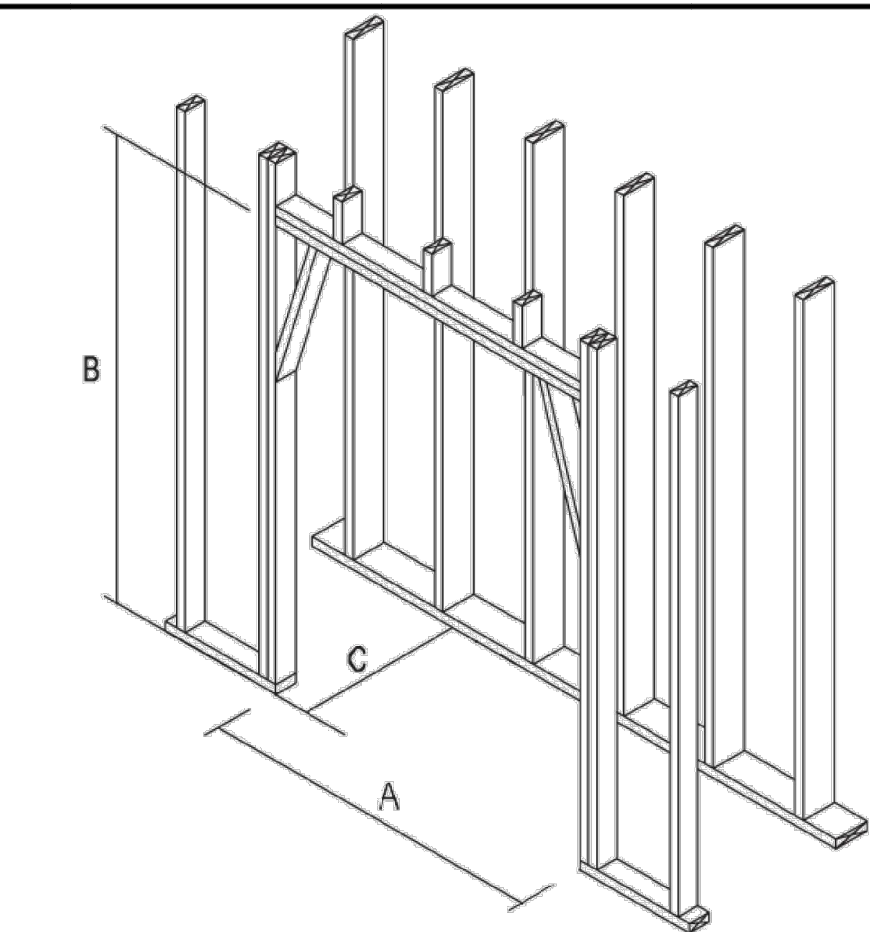
NOTE: WHENEVER THE MAXIMUM DM CHIMNEY HEIGHT OF 57' IS EXCEEDED, OR IN ANY INSTANCE WHERE THE ISOKERN BRICK LEDGE IS USED, IT IS REQUIRED THAT THE FIREBOX/SMOKE DOME ASSEMBLY INCLUDE THE PLACEMENT OF A 4" BY 4" BY 3/8" MINIMUM STEEL ANGLE ACROSS THE FIREBOX OPENING. (SEE DETAIL A)



PROJECT: 42" STANDARD (80s42)		UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE IN MILLIMETERS	
THIRD ANGLE PROJECTION		DESCRIPTION: FIREPLACE CONSTRUCTION DOCUMENT	
UNSPECIFIED TOLERANCES		MATERIAL: E.C. PUMICE MIXTURE	
AND X	3	DATE: 4/21/22	TIME: 8:0842
UN X	3	APPROVED: K.B.H.	DATE: 4/21/22
XX	3	DATE: 4/21/22	TIME: 8:0842
SCALE: 1-1/2"=1'-0"		DRAWING # 80s42	
D		SHEET # 1 OF 1	

Typical Installation Framing Dimensions			
STANDARD	Width - A	Height - B	Depth - C
Model 36	46"	65"	26 3/4"
Model 42	52"	65"	26 3/4"
Model 46	56"	65"	26 3/4"

- Notes:**
- "B" includes the 3" thick base plate.
 - "Raised hearth" requires additional rough opening height at "B" equal to the height of the raised hearth detail.
 - Rough framing dimension for width "A" allows for the required 1 1/2" clearance at the sides of the Fireplace.
 - Rough framing dimension for Height "B" will need to be increased by 4" if the Firelite application is utilized.
 - Rough framing dimension for depth "C" allows for the required 1 1/2" clearance at the back of the Fireplace. 26 3/4" is only for an interior wall as most exterior wall framing have insulation, even if the wall is 2x6, the foam they spray expands so typically 31" is allowed on an exterior wall



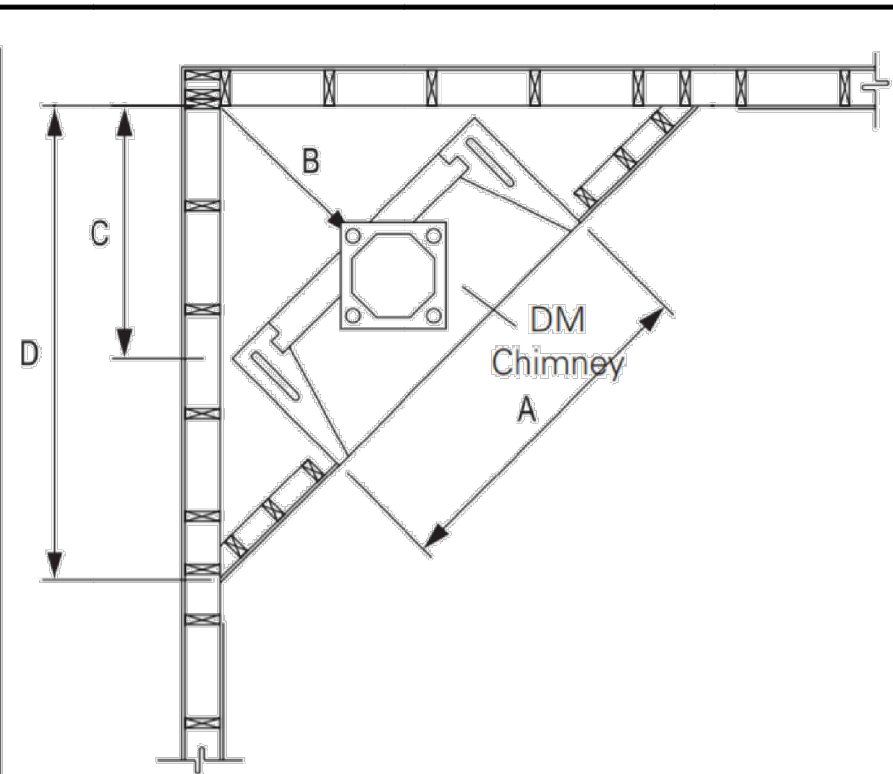
Corner Installation Framing Dimensions				
The following chart of dimensions detail the positioning of an STANDARD Series fireplace in a corner. It also details the positioning of DM chimney where it must turn 45° degrees, if alignment is needed to overhead framing.				
STANDARD	A	B	C	D
Model 36	46"	23 1/2"	32"	69"
Model 42	52"	26 1/2"	36"	73"
Model 46	56"	28 1/2"	39"	76"

To turn flue 45°, first set starting inner liner onto the top plate of the fireplace.

Next, set a DM outer casing onto the inner liner so that the outer casing is at 45° to the firebox and square to the overhead framing system. Run the vertical DM chimney through the overhead framing.

Offset blocks can be used, if necessary, to align with overhead framing before running the vertical DM chimney outer casing and liner.

NOTE: Support the third offset down to footings and at each third offset block thereafter.





Intertek
WIN 04895
DO NOT REMOVE
OR COVER
THIS LABEL

MODULAR REFRACTORY FIREPLACE

STANDARD: ☐ 36" ☐ 42" ☐ 46"
80S36 80S42 80S46

CERTIFIED TO: UL 127, ULC S610

WHI-

CLEARANCE TO COMBUSTIBLES:

SMOKE DOME FRONT AND ISOKERN CHIMNEY	= 0 in.
UNIT SIDES AND REAR	= 1.5 in. (38mm)
COMBUSTIBLE SHEATHING ABOVE OPENING	= 8 in. (203mm)
TOP SHEATHING OR TRIM TO OPENING SIDES	= 8 in. (203mm)
MANTEL ABOVE OPENING	= 14 in. (356mm)
OPENING TO SIDEWALL	= 26 in. (660mm)
HEARTH EXTENSION BEYOND FRONT	= 20 in. (508mm)
HEARTH EXTENSION BEYOND SIDES	= 12 in. (305mm)
COMBUSTIBLE FLOOR (MUST USE FIRE-LITE APPLICATION)	= 4 in. (102mm)
INSULATION FROM FIREBOX	= 3 in. (76mm)

USE SOLID WOOD FUEL OR LISTED DECORATIVE GAS VENTED OR UNVENTED APPLIANCE. ALSO FOR USE WITH LISTED METAL CHIMNEY. FIRE-LITE APPLICATION TO USE ECO-STEEL CHIMNEY ONLY.

DO NOT USE A FIREPLACE INSERT OR OTHER PRODUCTS NOT SPECIFIED FOR USE WITH THIS PRODUCT. "WARNING" THIS FIREPLACE HAS NOT BEEN TESTED FOR USE WITH GLASS DOORS TO REDUCE THE RISK OF FIRE OR INJURY. DO NOT INSTALL GLASS DOORS. IF DOORS ARE USED, OPERATE FIREPLACE WITH DOORS FULLY OPEN. WHEN BURNING A DECORATIVE GAS APPLIANCE IN THE FIREPLACE, LOCK THE DAMPER TO THE FULLY OPEN POSITION. DO NOT OPERATE AN UNVENTED GAS LOG SET IN THIS FIREPLACE WITH THE CHIMNEY REMOVED.

SEE INSTALLATION AND OPERATING INSTRUCTIONS FOR THIS MODEL AND ICC # ESR-2316.

ISOKERN

MADE IN USA
Chesapeake, VA 23223

Headquarters
Jacksonville, FL 32256

CONTACT BUILDING OFFICIAL PRIOR TO INSTALLATION
REFER TO INTERTEK'S DIRECTORY OF BUILDING PRODUCTS FOR DETAILED INFORMATION.

Clearance to Combustible Trim - 36, 42 & 46 Models

Hearth Extensions

All STANDARD 36, 42 and 46 Fireplaces shall have hearth extensions of brick, concrete, stone, tile or other code approved noncombustible material. Suitable hearth extension material for the fireplaces shall be placed on the hearth extension's noncombustible substrate and must extend to at least twenty inches (20") in front of the fireplace's finished opening and must extend to at least twelve inches (12") beyond the sides of the finished fireplace opening. **(Figure 68)**

WARNING: The noncombustible hearth extension, by code, must sit on noncombustible substrate which shall have no wood underpinnings.

This means that off-grade wood floor systems shall be constructed in such a way that all wood floor joists and sub-flooring shall stop twenty inches (20") out from the front of the firebox. **(Figure 69)**

Mantle and Mantle Shelf Clearances

Fireplaces are subject to the same building code safety clearances to combustible trim as with any radiant heat fireplace.

All combustible trim shall be kept at least eight inches (8") from the finished fireplace opening.

Combustible trim located along the sides of the fireplace opening, which project more than one and one-half inches (1 1/2") from the face of the fireplace, shall have additional clearance from the eight inches (8") equal to the projection.

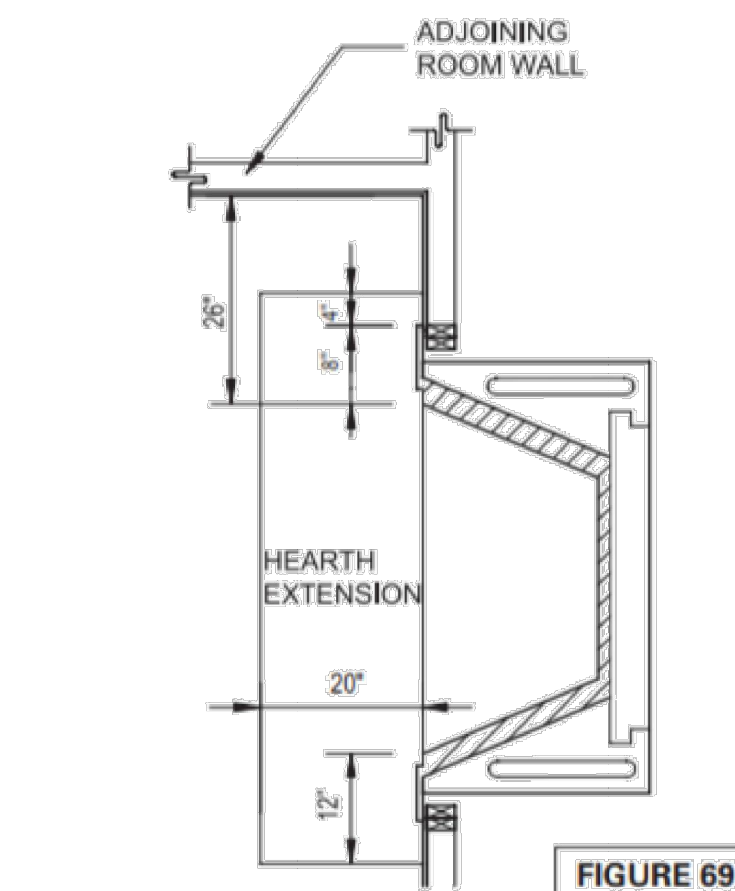
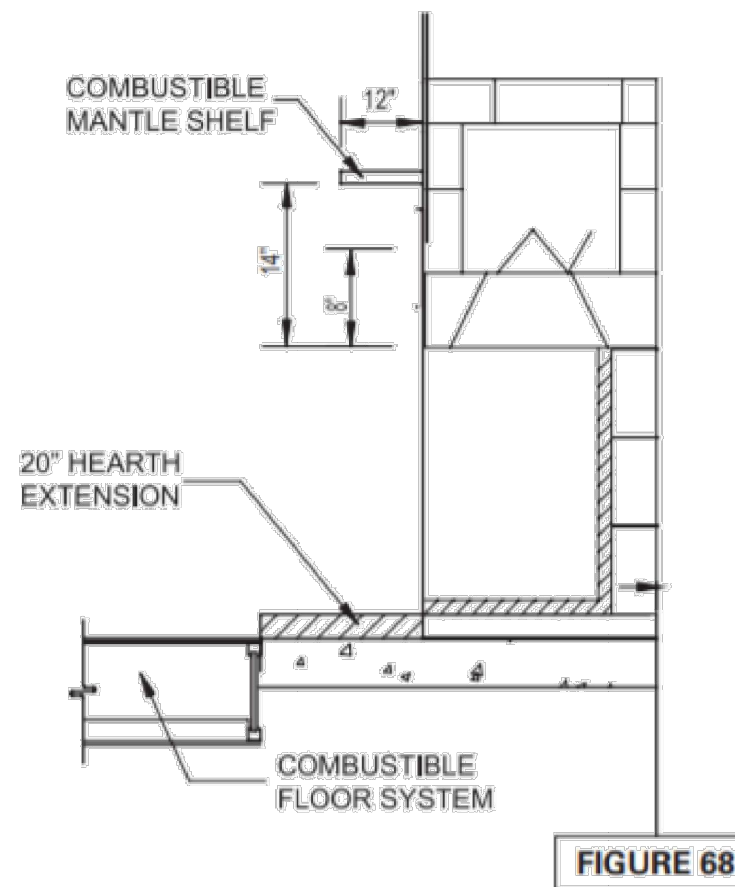
Combustible projecting mantles - up to twelve inches (12") of projection - shall not be placed less than fourteen inches (14") from the top of the fireplace opening. Combustible mantles which project more than twelve inches (12") from the face of the fireplace, shall have additional clearance from the fourteen inches (14") equal to the projection.

Note: The local authority having jurisdiction may require greater clearances for projecting combustible mantle shelves. Be sure to check local building codes regarding required clearances to projecting combustible mantles.

Adjoining Walls. Side walls and walls to rooms adjoining fireplace installations cannot be closer than twenty-six inches (26") to the finished fireplace opening.

Note: "Clearance to Combustible Trim" are those distances required to ensure that a fireplace mantle or facing will not catch fire. In most cases the distances should also be adequate to prevent any discoloration or warping due to heat. However each installation presents a unique and completely different set of circumstances involving many variables.

These include paint or finish composition, previous exposure to heat, methods and quality of construction, air flow patterns, etc. Because of these variables, the manufacturer does not guarantee that heat warping or discoloration will never occur.



Standard Series (All Fuel) Specifications

MANUFACTURER:
ISOKERN Fireplace and Chimney Systems, North America distribution by Earthcore Industries, LLC, Jacksonville, Florida (Telephone 800-642-2920)

PRODUCT DESCRIPTION:
Modular refractory masonry precast fireplace and chimney components.

- Designed for field assembly as a fireplace and chimney unit.
- All interlocking parts necessary for assembly of a complete firebox and smoke dome.
- Interlocking double module chimney components (DM).

MATERIALS:

- Light weight concrete of a proprietary mixture of Icelandic volcanic aggregate and cement for precast firebox, chimney block and flue liner components.
 - Compressive Strength: Firebox and Chimney Block: 972 psi.
 - Compressive Strength: Flue Liner: 1175 psi.
- Premixed (dry) EARTHCORE ADHESIVE.
 - Tensile strength: 807 psi; Compressive strength: 2460 psi.
 - Tested per ASTM C109, ASTM C307, and ANSI 118.4.
- Standard 1-1/8" thick high temperature refractory brick to line firebox interior
- Standard cast iron poker-style damper (optional top mount or in-line damper available).

INSTALLATION:

- Reference manufacturer's installation instructions for standard configurations, weights, sizes and installation details.
- Suitable masonry foundation and noncombustible hearth extensions must be provided.
- Unit to be assembled on site per manufacturer's illustrated instructions.
 - Premixed EARTHCORE ADHESIVE is used at all joints between components.
 - Firebox to be lined with a minimum 1-1/8" thick rated firebrick.
- A 1-1/2" minimum clearance to combustible materials is required.
- A 3" minimum clearance to insulation required.

CERTIFICATION:

- Warnock Hersey/Intertek Testing Services Report No. 632-912500; 3159656MID008; 3082504-T1
- Meets or exceeds UL 103HT; UL 103; UL 127; UL 1777; ULC 5610; ANSI 223.1.

CODE COMPLIANCE:

- SBCCI NO. 9626
- LARR NO. 25483
- NYC-MEA 241-90-E
- ICC REPORT NO. ESR 2316
- IBC 2006, IRC 2006, IMC 2006

NOTE: Isokern components are a natural material and slight variations in dimensions may occur. These should be no more than 1/8".

SCAN QR CODE FOR LATEST INSTALLATION MANUALS



earthcore® INDUSTRIES, L.L.C.		UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE IN MILLIMETERS		PROJECT: 42" STANDARD (80s42)	
UNSPECIFIED TOLERANCES		THIRD ANGLE PROJECTION		DESCRIPTION: GENERAL INFORMATION AND SPECIFICATIONS	
ANG X 1		DATE: 4/21/22		DRAWN: K.B.H.	
LIN X 1		APPROVED:		DATE:	
XX 1		SIZE: D		SCALE: N.T.S.	
				DRAWING # 80s42	
				SHEET 1 OF 1	



HARRISON DESIGN

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Atlanta, GA 30305
phone: 404-365-7760
harrisonsdesign.com

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ATLANTA, GA 30307

stamps

issue

2026-08-21 COA SUBMISSION

date 2026-08-21

scale AS NOTED

drawn FJ checked ES

project no. 256181

title FIREPLACE SPECIFICATIONS

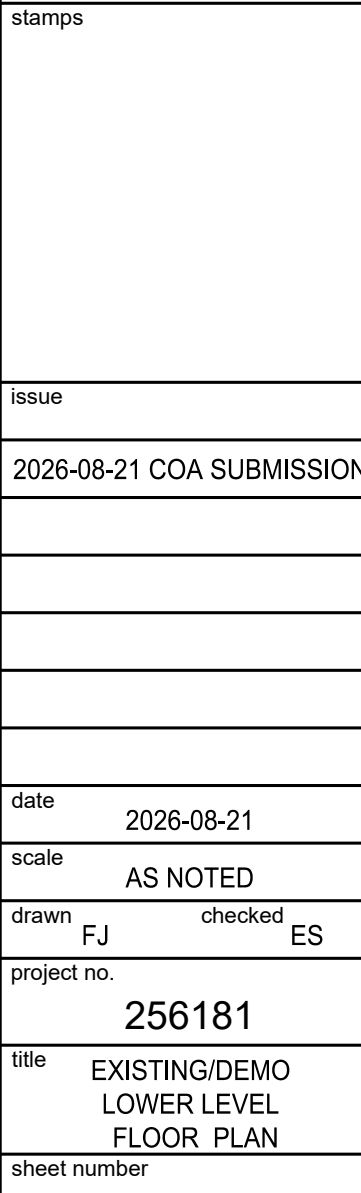
sheet number A-9.001

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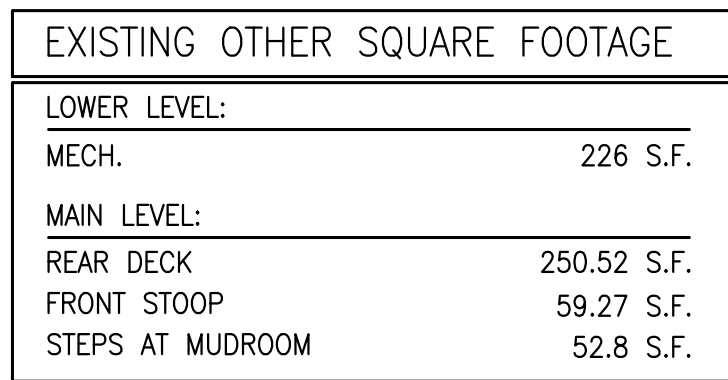


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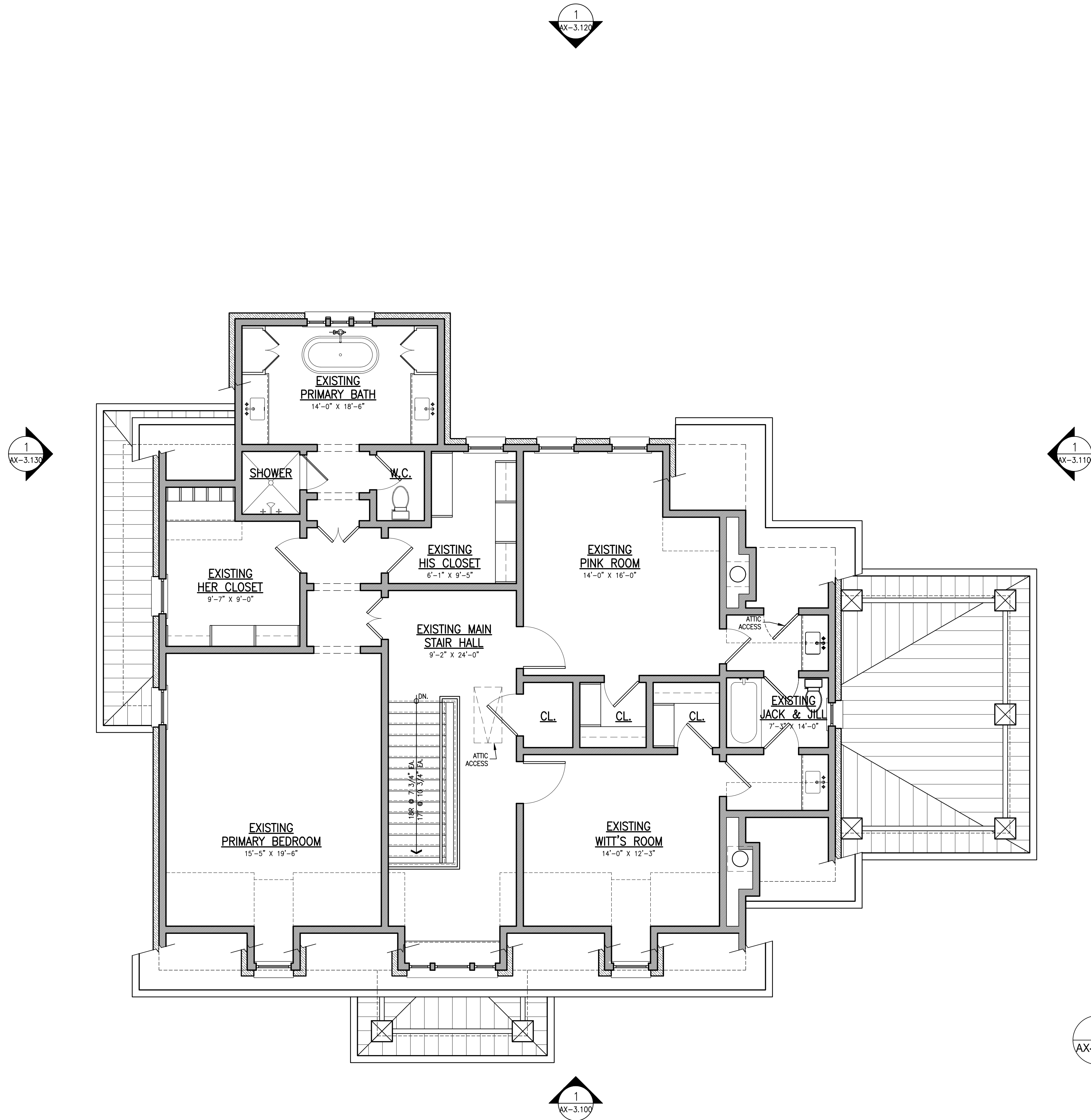
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1 EXISTING/DEMO MAIN LEVEL FLOOR PLAN
AX-2.410 SCALE: 1/4" = 1'-0"

stamps	
issue	
2026-08-21 COA SUBMISSION	
date	2026-08-21
scale	AS NOTED
drawn	FJ
checked	ES
project no.	256181
title	EXISTING/DEMO MAIN LEVEL FLOOR PLAN
sheet number	

AX-2.410



WALL LEGEND	
	EXISTING BRICK TO REMAIN
	EXISTING STUD WALL TO REMAIN
	DEMO

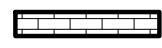
EXISTING HEATED SQUARE FOOTAGE	
LOWER LEVEL	1,761 S.F.
MAIN LEVEL	2,069 S.F.
UPPER LEVEL	1,626 S.F.
TOTAL	5,456 S.F.

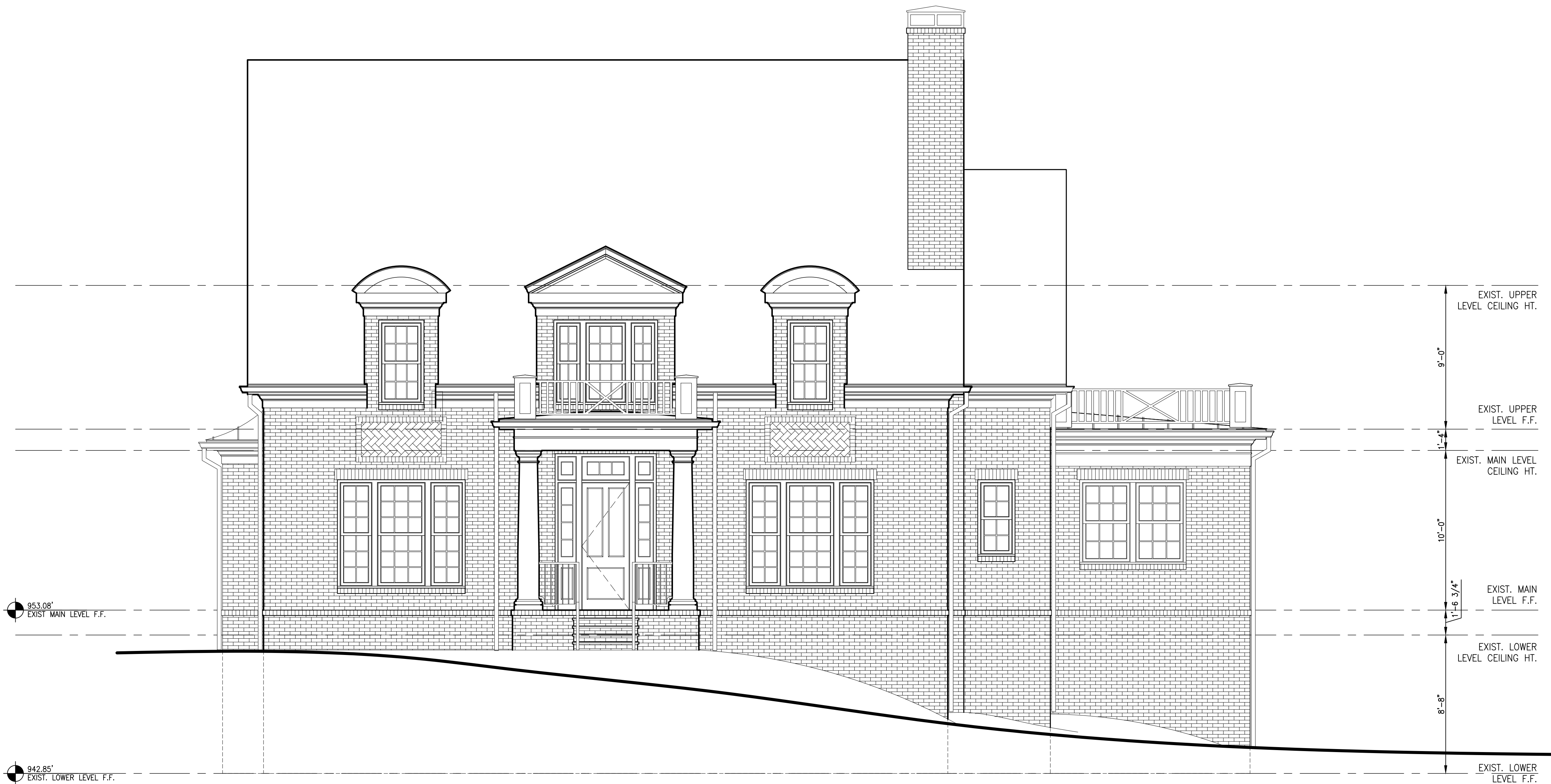
EXISTING OTHER SQUARE FOOTAGE	
LOWER LEVEL:	
MECH.	226 S.F.
MAIN LEVEL:	
REAR DECK	250.52 S.F.
FRONT STOOP	59.27 S.F.
STEPS AT MUDROOM	52.8 S.F.

1
AX-2.420

EXISTING/DEMO UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

-  EXISTING STUD WALL TO REMAIN
-  DEMO



1 EXISTING/DEMO FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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date 2026-08-21

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drawn FJ checked ES

project no.

256181

title EXISTING/DEMO
FRONT ELEVATION

sheet number

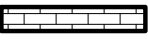
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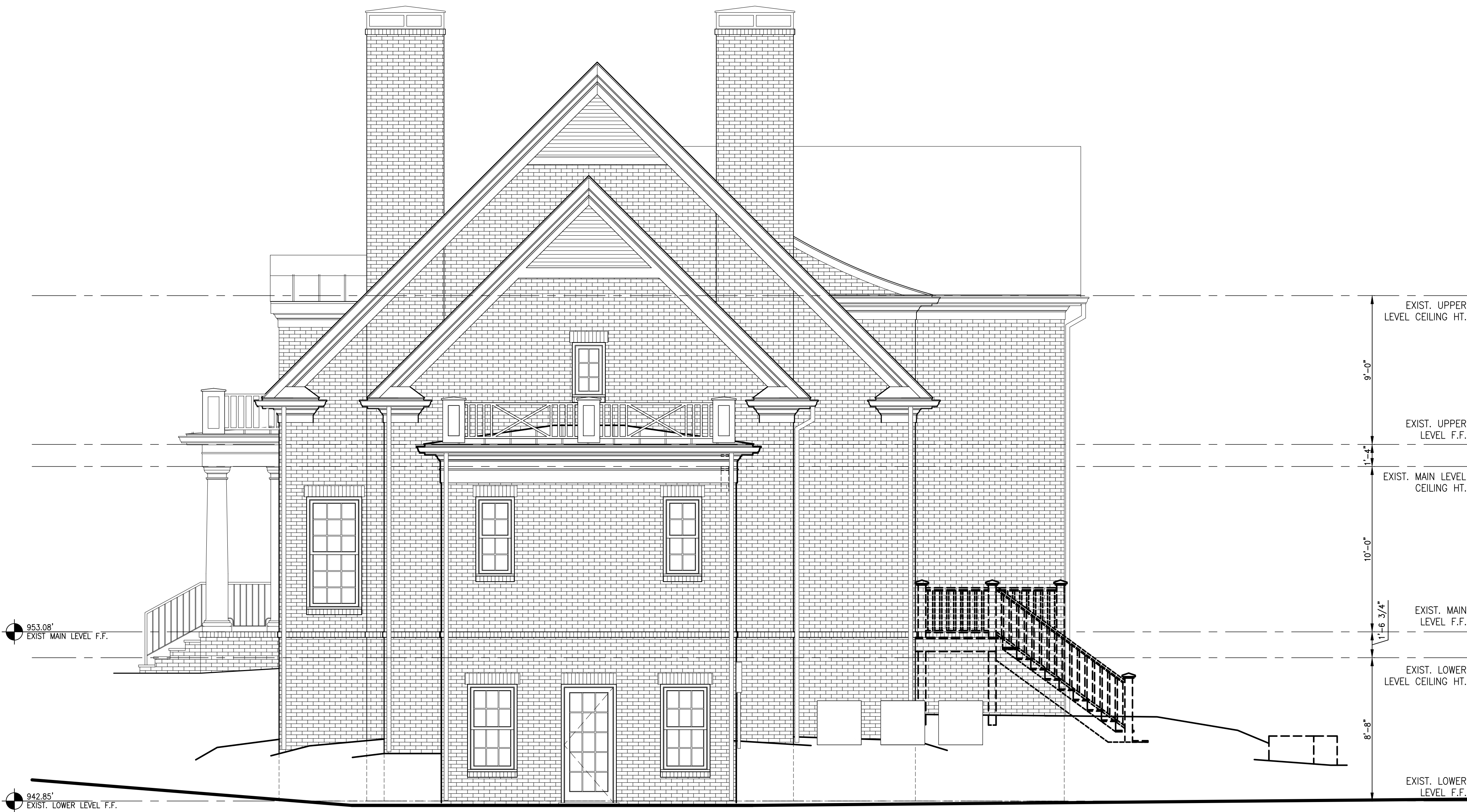
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EXTERIOR MATERIAL LEGEND

-  EXISTING STUD WALL TO REMAIN
-  DEMO



1

AX-3.110

EXISTING/DEMO RIGHT ELEVATION

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

H
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scale

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drawn

FJ

checked

ES

project no.

256181

title

EXISTING/DEMO
RIGHT ELEVATION

sheet number

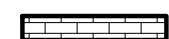
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EXTERIOR MATERIAL LEGEND

-  EXISTING STUD WALL TO REMAIN
-  DEMO



1 EXISTING/DEMO REAR ELEVATION
AX-3.120 SCALE: 1/4" = 1'-0"



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date 2026-08-21

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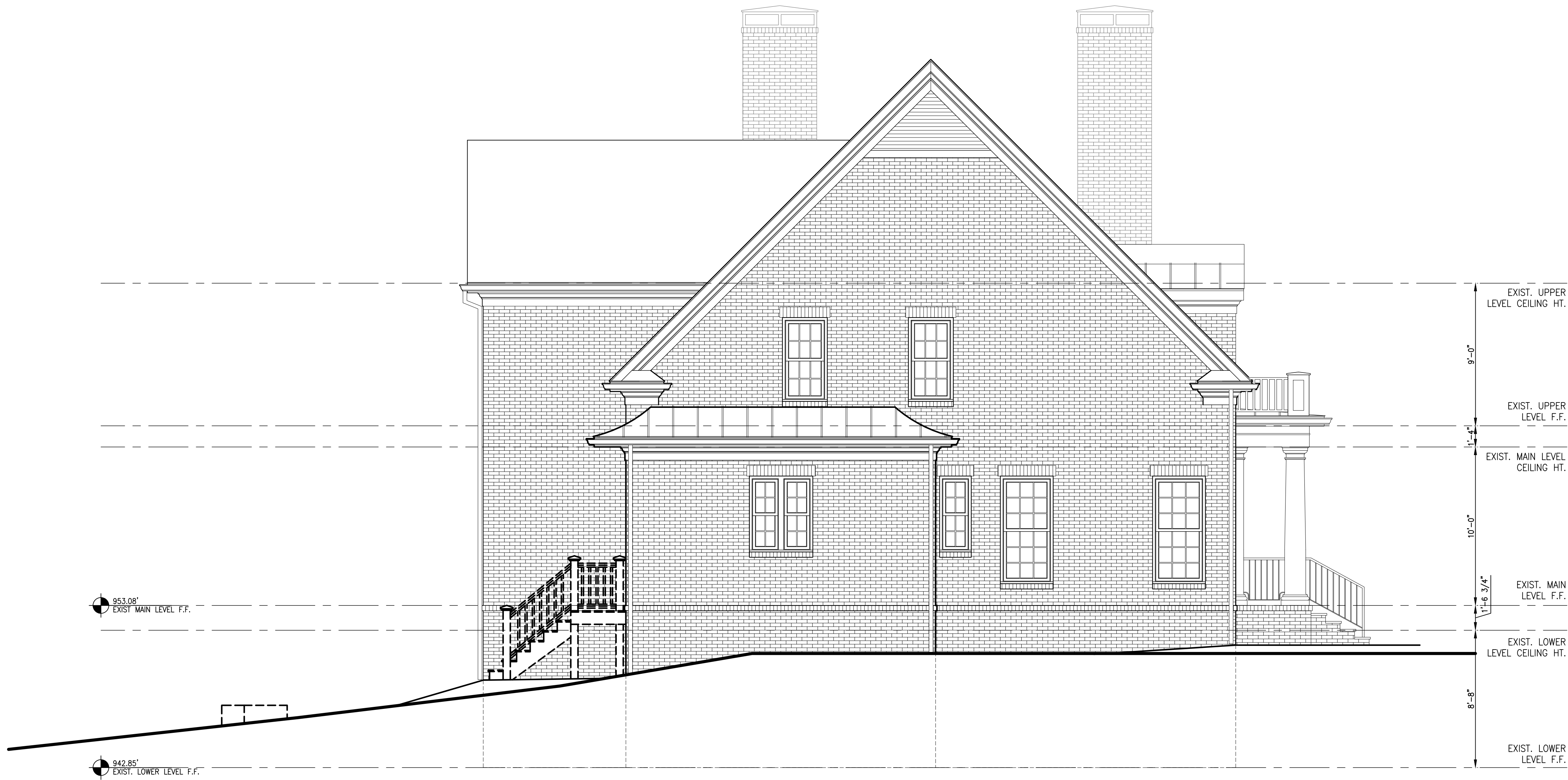
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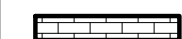
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EXISTING/DEMO
REAR ELEVATION

sheet number

AX-3.120



EXTERIOR MATERIAL LEGEND

-  EXISTING STUD WALL TO REMAIN
-  DEMO

1
AX-3.130

EXISTING/DEMO LEFT ELEVATION

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



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scale AS NOTED

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project no.

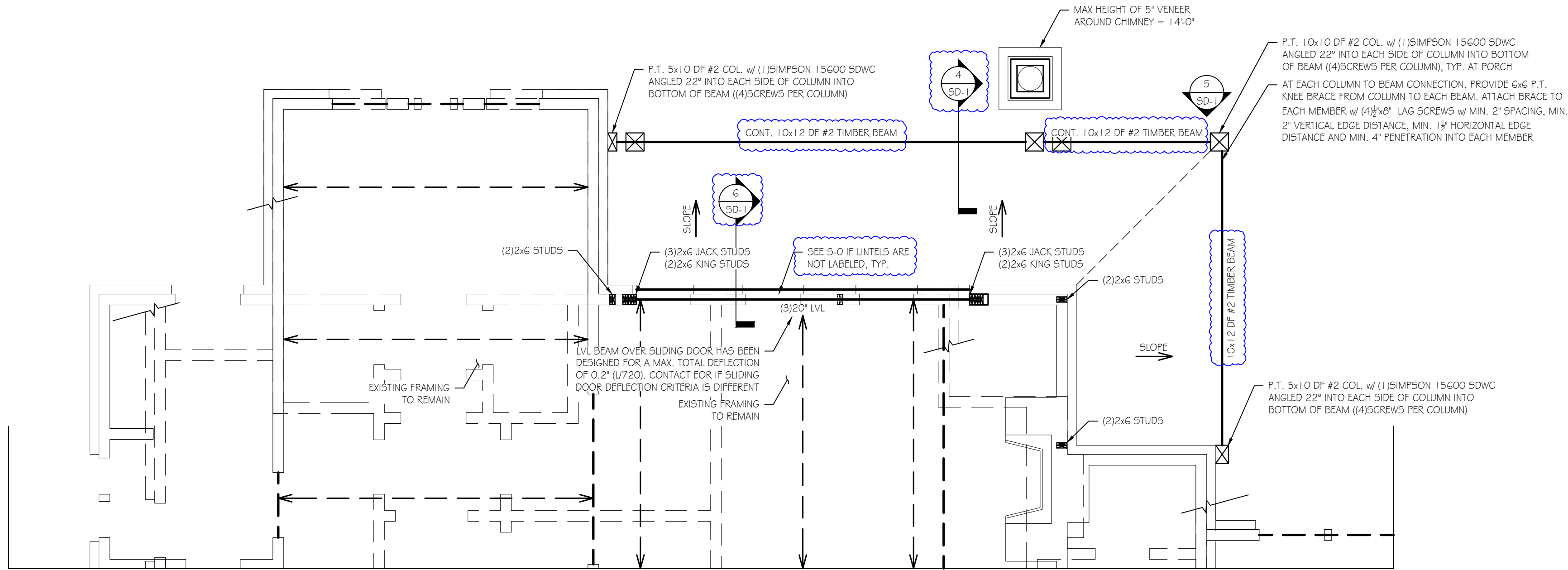
256181

title
EXISTING/DEMO
LEFT ELEVATION

sheet number

AX-3.130





1
S-2 2ND LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS SHOWN ON
THIS PLAN. CONTACT E.O.R. IF
ANYTHING IS DIFFERENT.

2ND LEVEL FRAMING LEGEND	
NEW 1ST LEVEL WALLS	
EXISTING 1ST LEVEL WALLS	
NEW 2ND LEVEL WALLS	
EXISTING 2ND LEVEL WALLS	
NEW HEADERS OR BEAMS	
EXISTING HEADERS OR BEAMS	
NEW JOISTS	
EXISTING JOISTS	
COLUMNS BELOW	☒
COLUMNS ABOVE	☒

2ND LEVEL FLOOR DESIGN LOADS	
40 PSF	LIVE LOAD
10 PSF	DEAD LOAD
2ND LEVEL CEILING DESIGN LOADS	
20 PSF	LIVE LOAD
10 PSF	DEAD LOAD

1ST LEVEL WALL (BELOW 2ND FLOOR) FRAMING NOTES:

- NEW STUD WALLS TO BE 2x4 OR 2x6 @ 16" O.C. w/ 10'-0" MAXIMUM STUD HEIGHT, U.N.O.
- INTERIOR LOAD BEARING WALLS SHALL HAVE BLOCKING BETWEEN STUDS. DISTANCE BETWEEN BLOCKING PANELS AND BOTTOM/TOP PLATES SHALL NOT EXCEED 5'-0" O.C.
- EXTERIOR WALLS TO BE FULLY SHEATHED w/ #4 APA RATED SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING BETWEEN STUDS AT PANEL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FRAMING. THESE NOTES INCLUDE WOOD SPECIES/GRADE, HANGER SPECIFICATIONS, AND BEAM PLY ATTACHMENT.

CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS SHOWN ON
THIS PLAN. CONTACT E.O.R. IF
ANYTHING IS DIFFERENT.

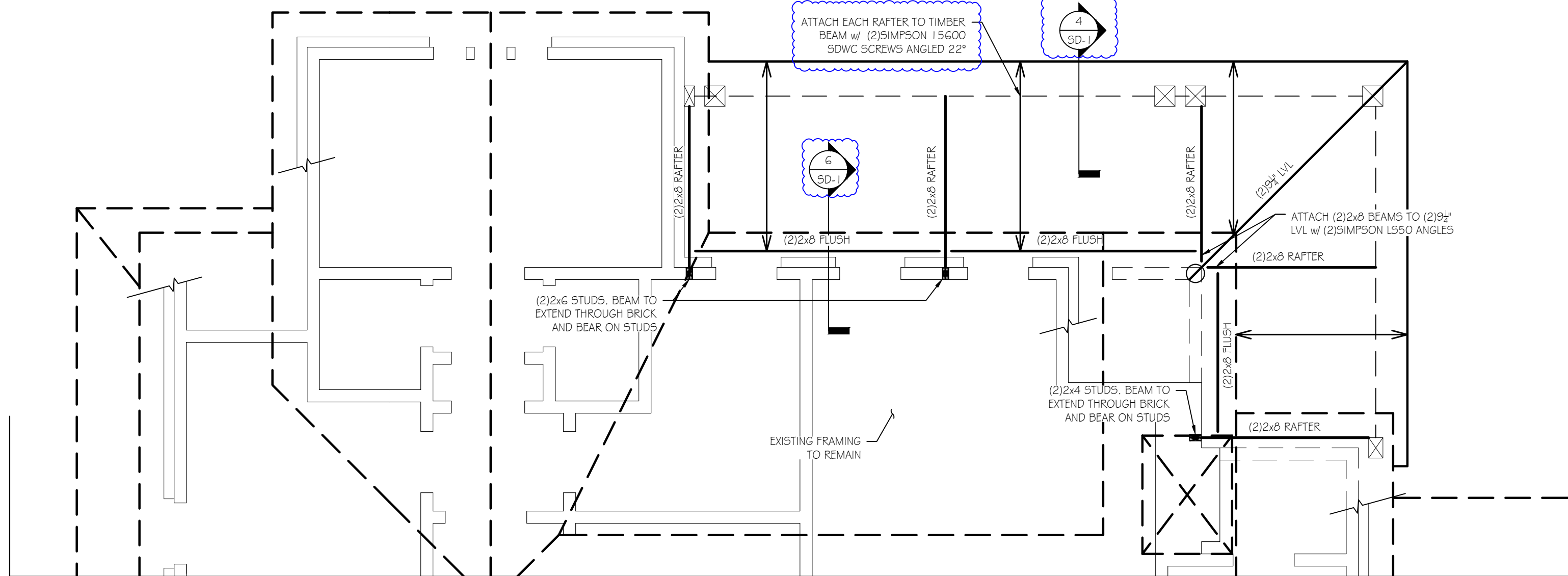
ROOF FRAMING LEGEND	
NEW ROOF FRAMING	
EX. ROOF FRAMING	
NEW 2ND LEVEL WALLS	
EXISTING 2ND LEVEL WALLS	
1ST LEVEL WALLS (OUTSIDE FOOTPRINT OF 2ND LEVEL)	
NEW HEADERS OR BEAMS	
EXISTING HEADERS OR BEAMS	
BEAMS BELOW	
NEW RAFTERS	
EXISTING RAFTERS	
ROOF BRACING	
COLUMNS BELOW	☒
OVER - FRAMING	

ROOF DESIGN LOADS	
20 PSF	LIVE LOAD
10 PSF	DEAD LOAD

ROOF FRAMING NOTES:

- ALL NEW RAFTERS TO BE 2x8 @ 16" O.C., U.N.O.
- ALL NEW HIP, VALLEY & RIDGE BOARDS TO BE (1)2x12, U.N.O.
- NEW ROOF DECKING TO BE #4 APA RATED #4 SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT SUPPORTED EDGES & 12" O.C. AT INTERMEDIATE MEMBERS.
- ALL RAFTERS THAT ARE LABELED 'OVER-FRAMING' SHALL BE EITHER BRACED AT THE TOP OR FULLY SHEATHED.
- CONNECT CEILING JOISTS TO RAFTERS w/ A MIN. OF (5) 10d NAILS, U.N.O.
- ONLY BRACE PURLINS & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.

SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FRAMING. THESE NOTES INCLUDE WOOD SPECIES/GRADE, HANGER SPECIFICATIONS, AND BEAM PLY ATTACHMENT.



2
S-2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

KOBLASZ & KENNISON
ENGINEERING, P.C.

333 CREEKSTONE RIDGE
WOODSTOCK, GEORGIA 30188

404 | 860 | 2600

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VANDERHAM
RESIDENCE

1116 DAN JOHNSON RD NE
ATLANTA, GEORGIA 30307

SUBMITTALS:

03/18/2026 STRUCTURAL DESIGN ISSUED
04/15/2026 REVISED PER ARCH COMMENTS

PROJECT NUMBER: 26110

DESIGNED BY: ZACH STONE
(404) 860-2600 EXT:712
zach@kk-eng.com

CHECKED BY: BEN CARL

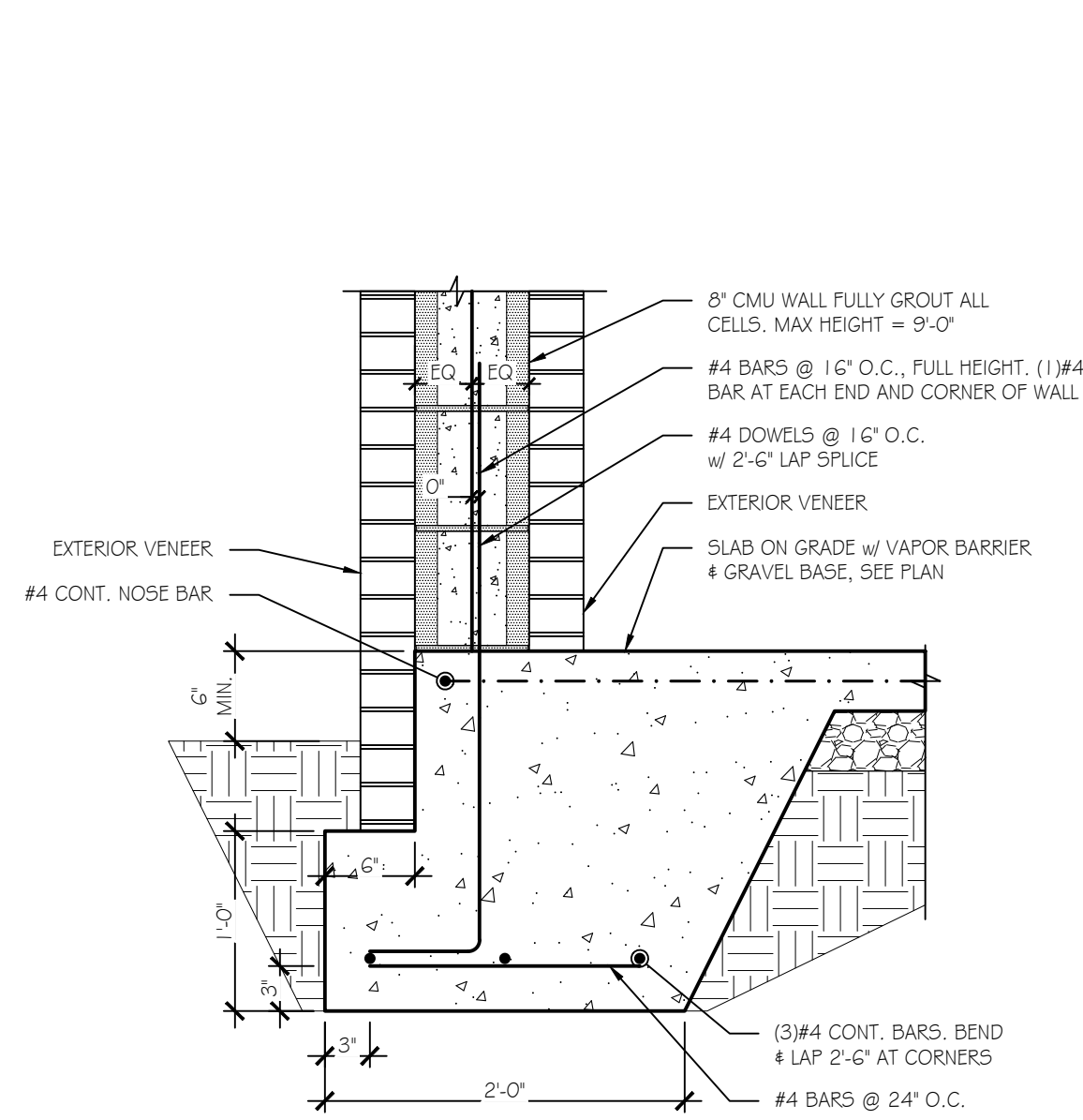
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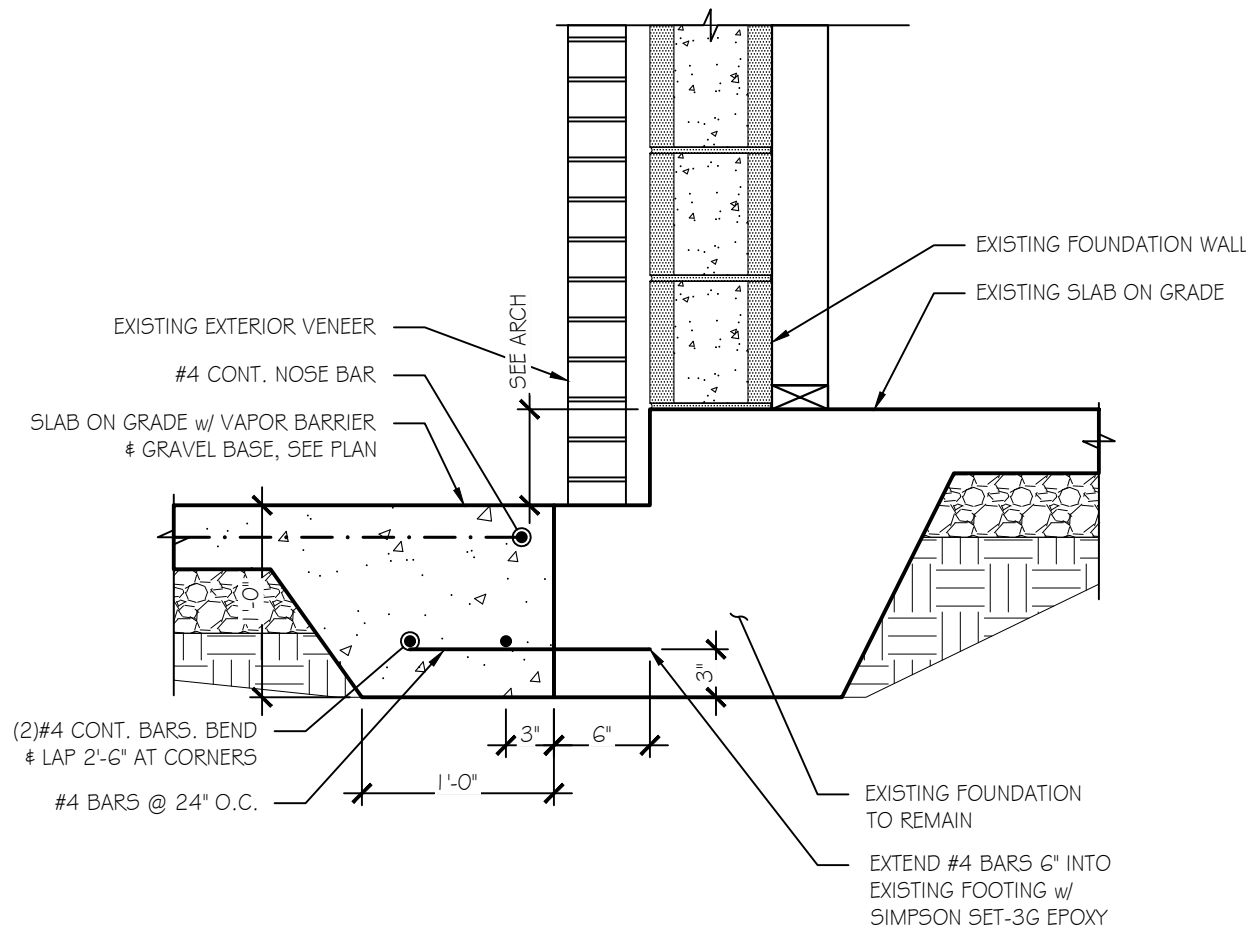
ROOF AND 2ND
LEVEL FRAMING
PLAN

S-2

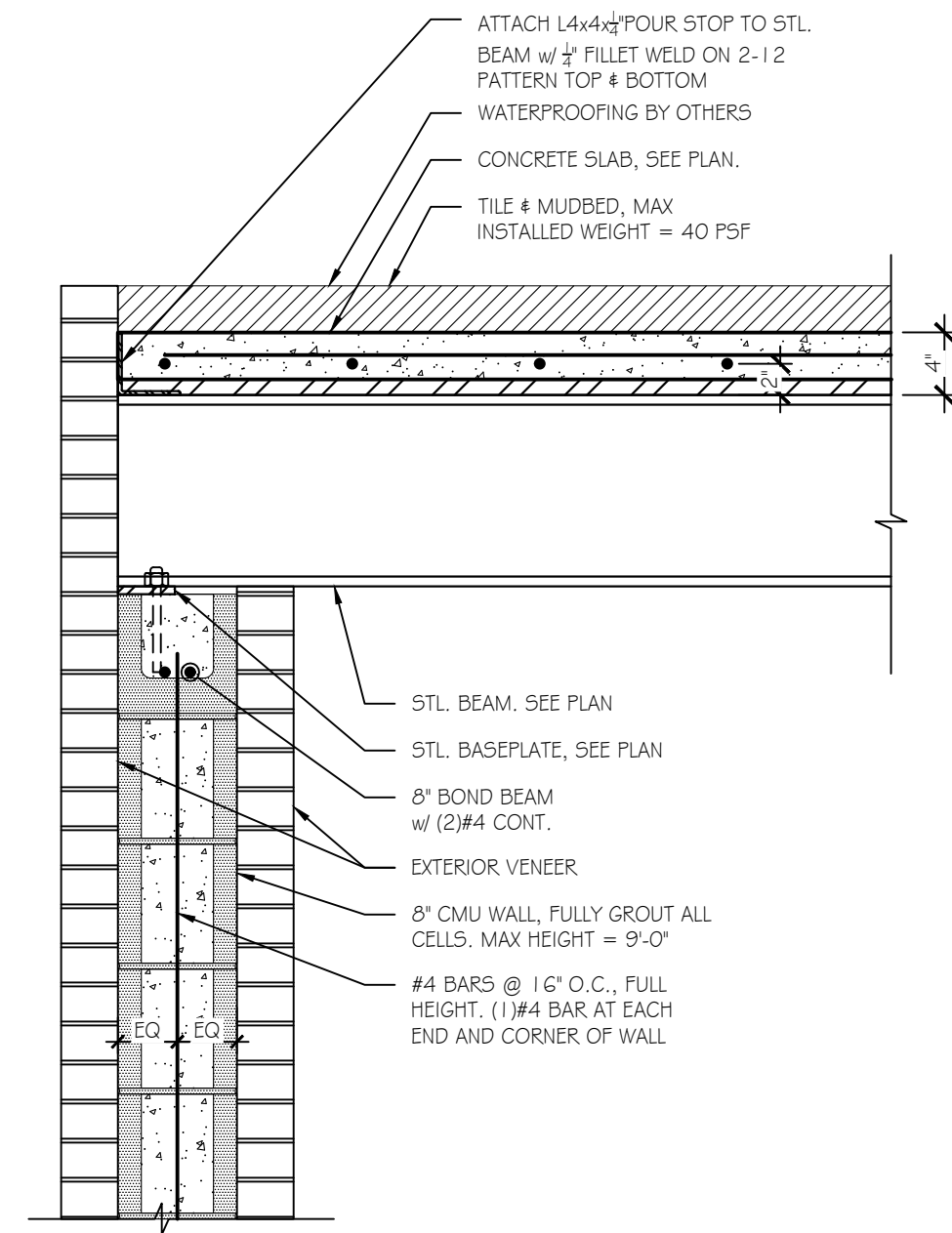
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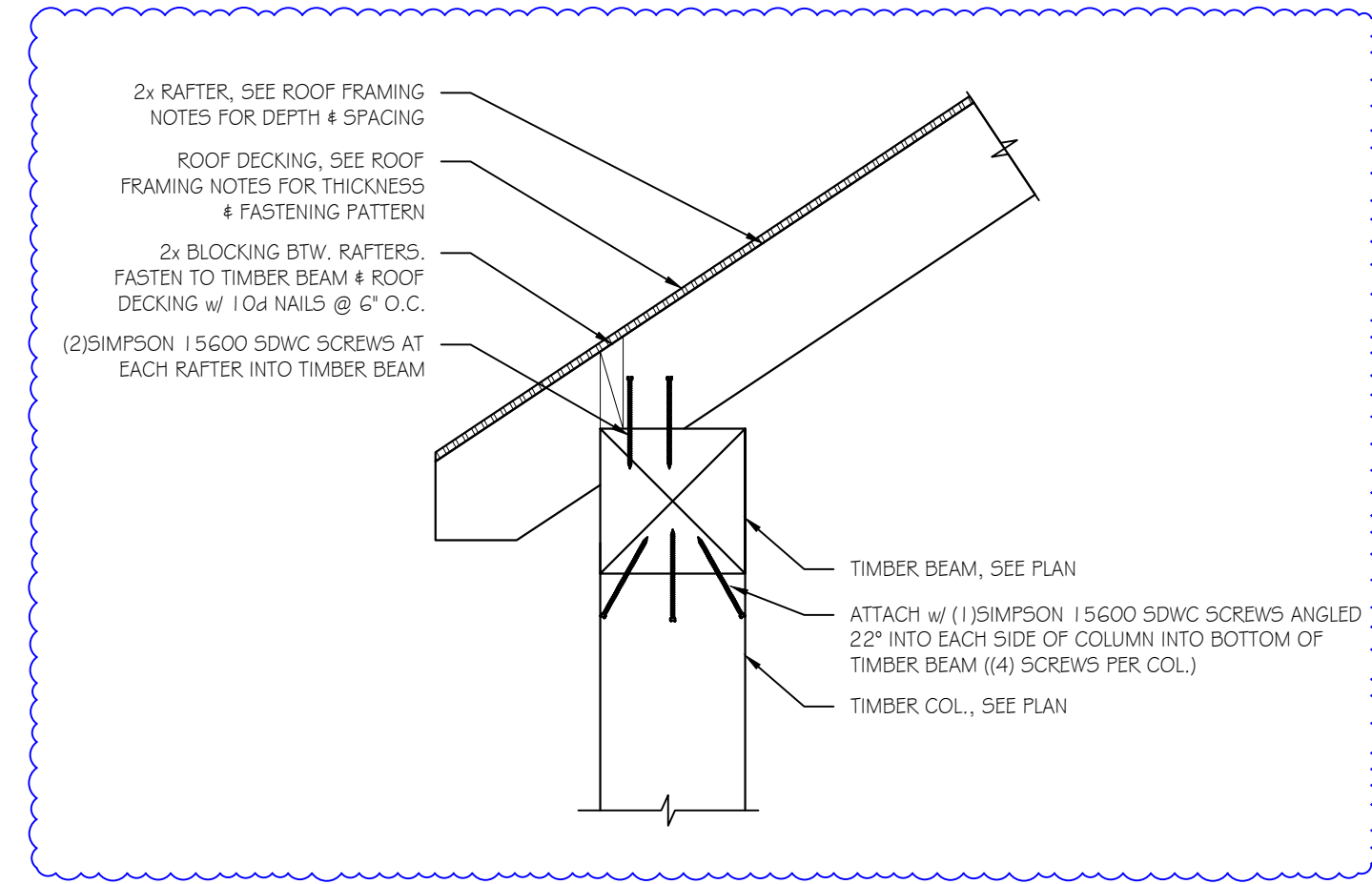
1
SD-1
SECTION
SCALE: 1" = 1'-0"



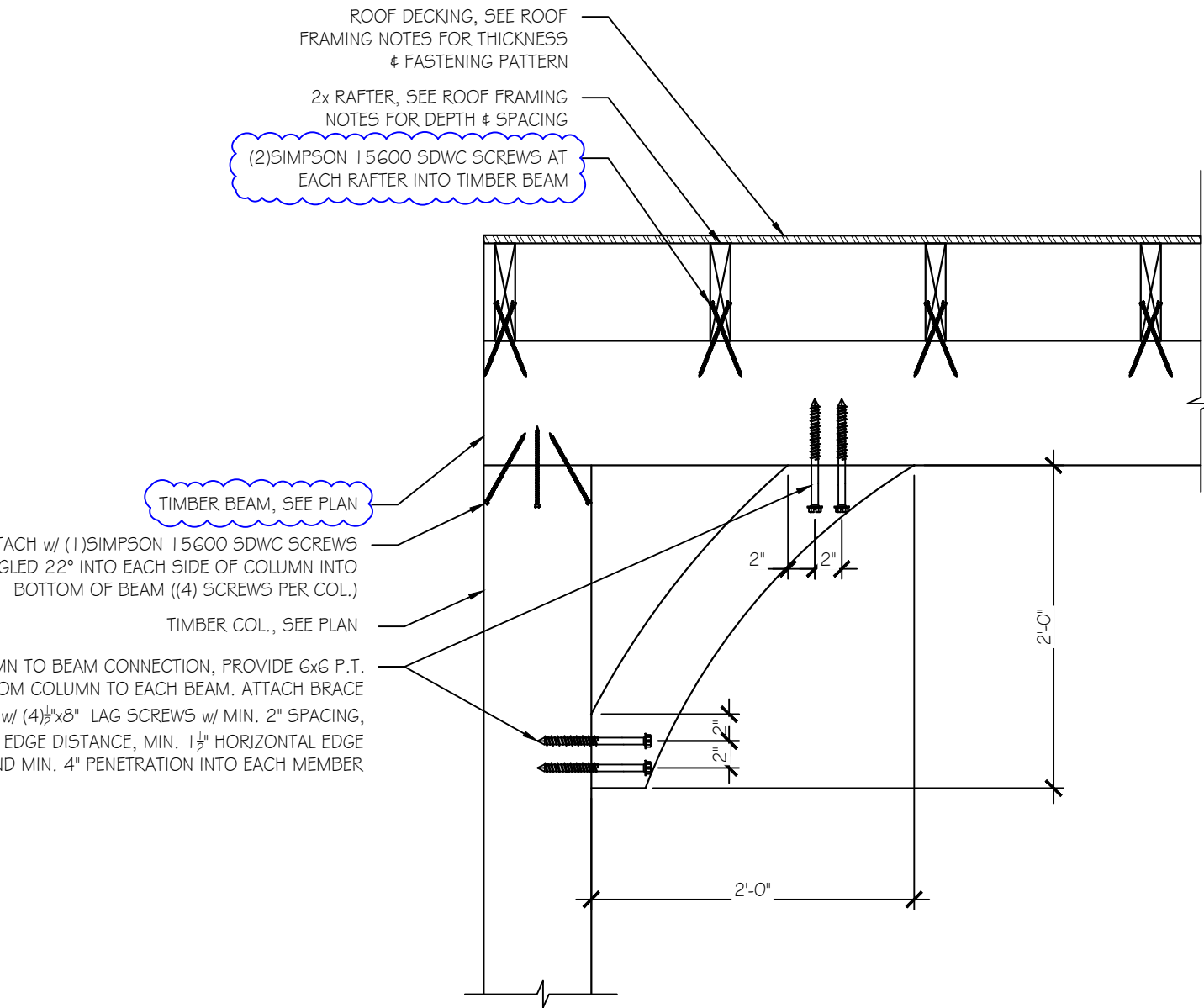
2
SD-1
SECTION
SCALE: 1" = 1'-0"



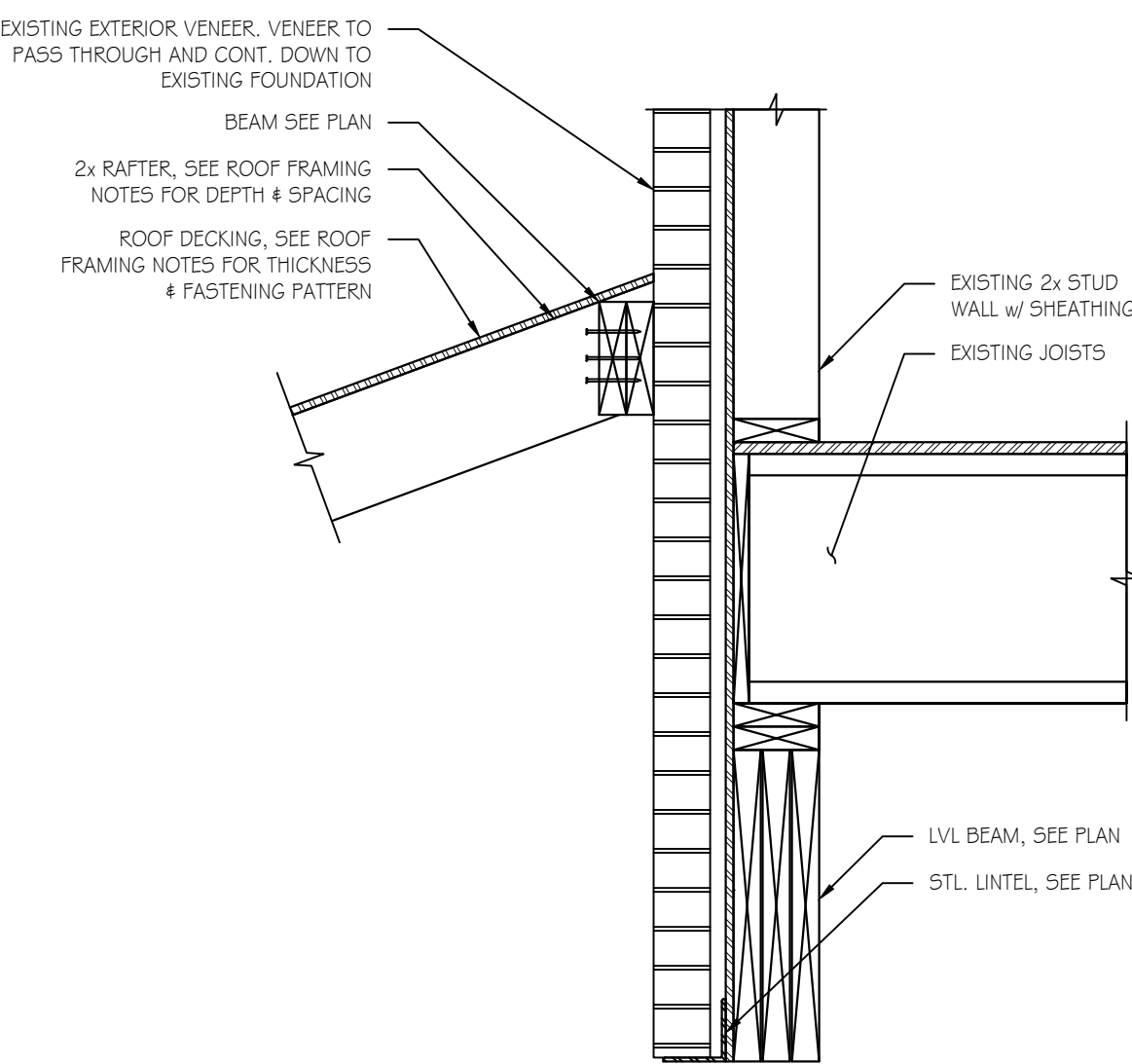
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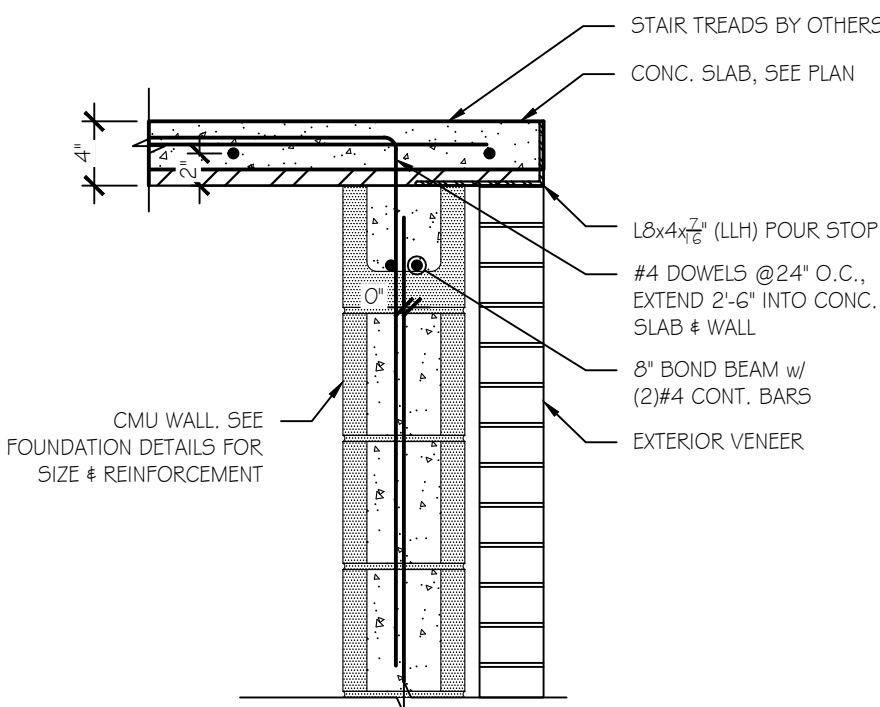
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SECTION
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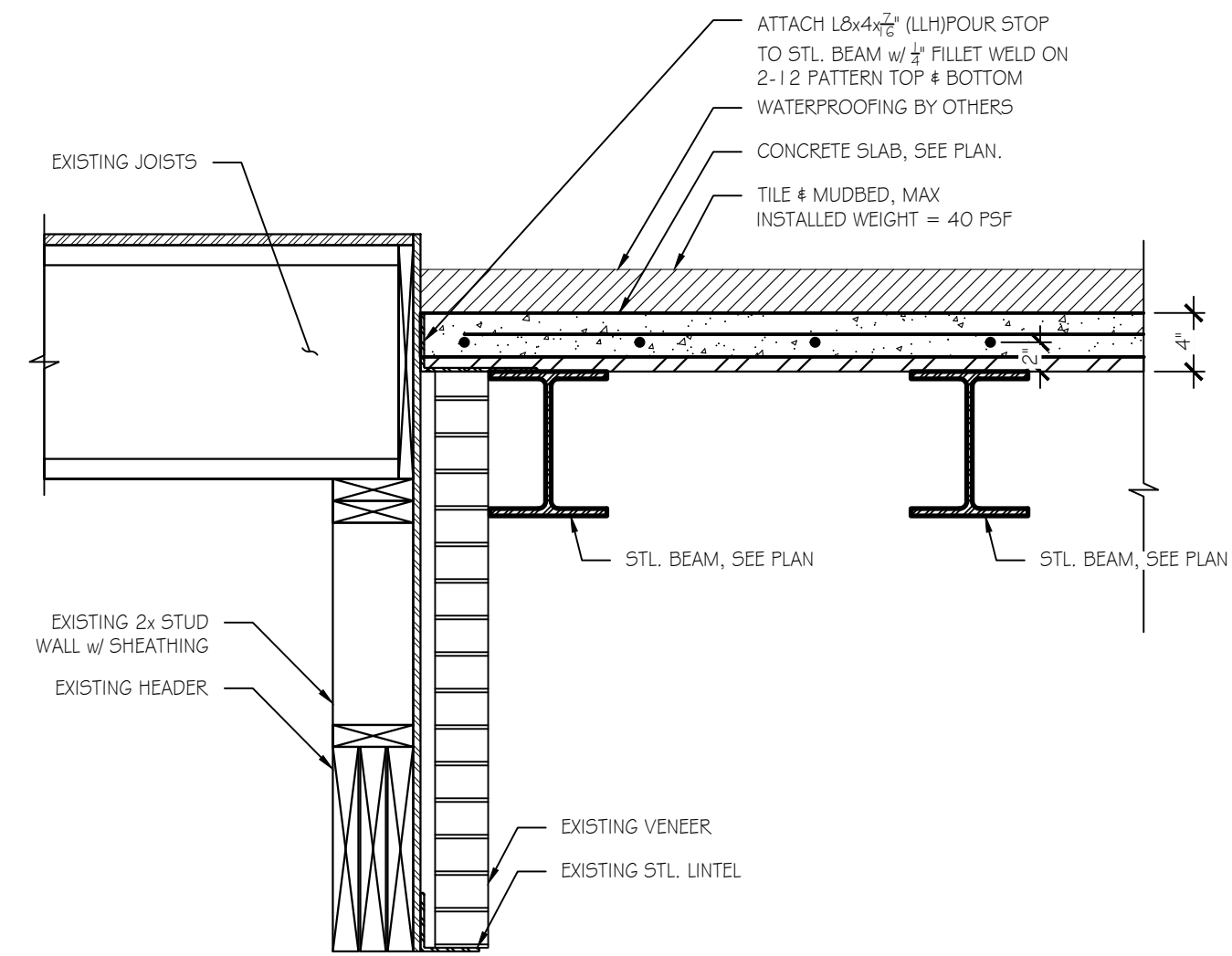
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SD-1
SECTION
SCALE: 1" = 1'-0"



6
SD-1
SECTION
SCALE: 1" = 1'-0"



7
SD-1
SECTION
SCALE: 1" = 1'-0"



8
SD-1
SECTION
SCALE: 1" = 1'-0"

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VANDERHAM RESIDENCE

1116 DAN JOHNSON RD NE
ATLANTA, GEORGIA 30307

SUBMITTALS:

03/18/2026 STRUCTURAL DESIGN ISSUED

04/15/2026 REVISED PER ARCH COMMENTS

PROJECT NUMBER: 26110

DESIGNED BY: ZACH STONE
(404) 860-2600 EXT: 712
zach@kk-eng.com

CHECKED BY: BEN CARL

STAMP



STRUCTURAL
DETAILS

SD-1

RELEASED FOR CONSTRUCTION