

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 ☐

Applicant/Owner Signature

August 17, 2026

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

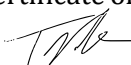
This form is required if the individual making the request **is not** the owner of the property.

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.



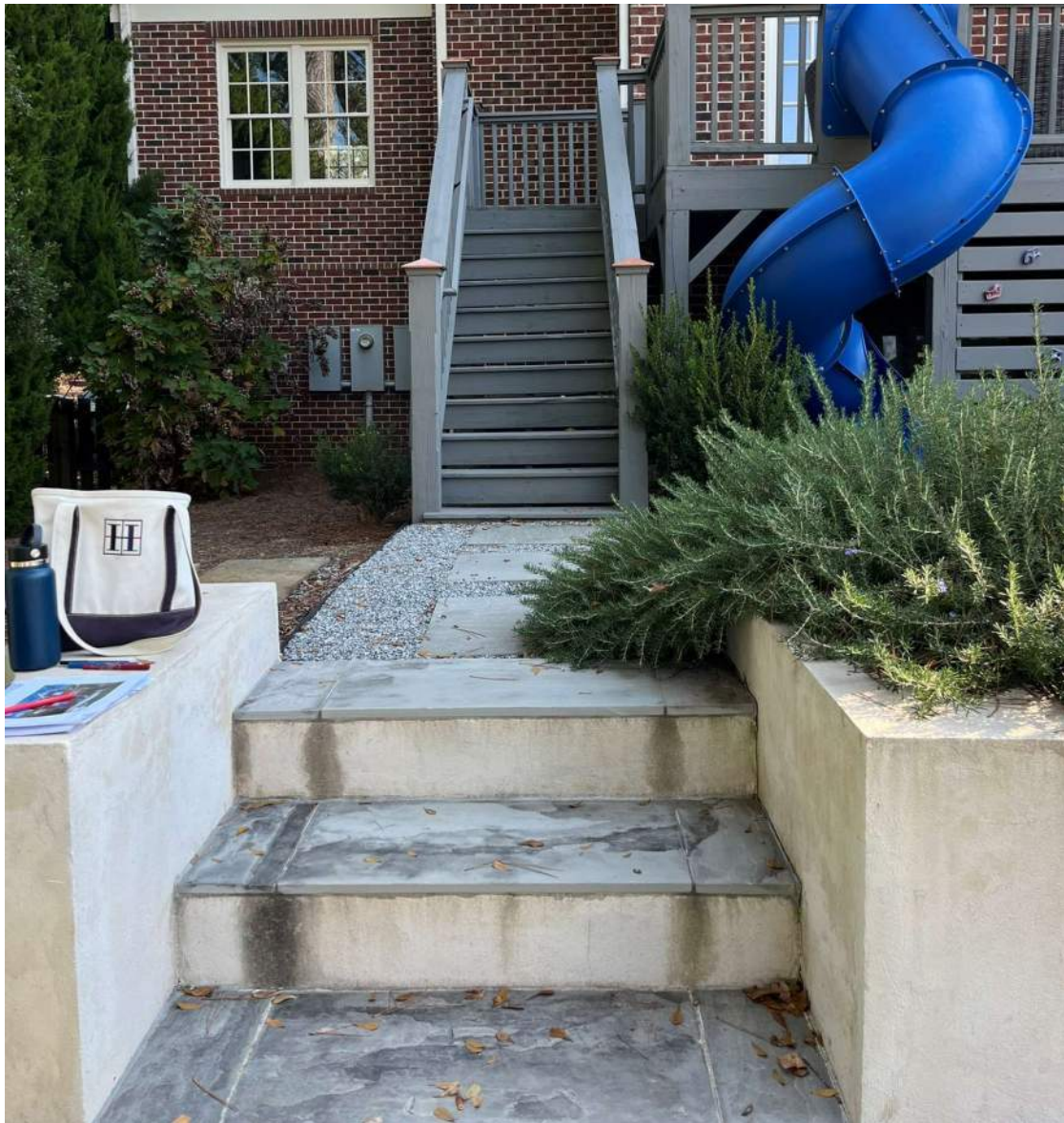
Existing rear elevation.

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.

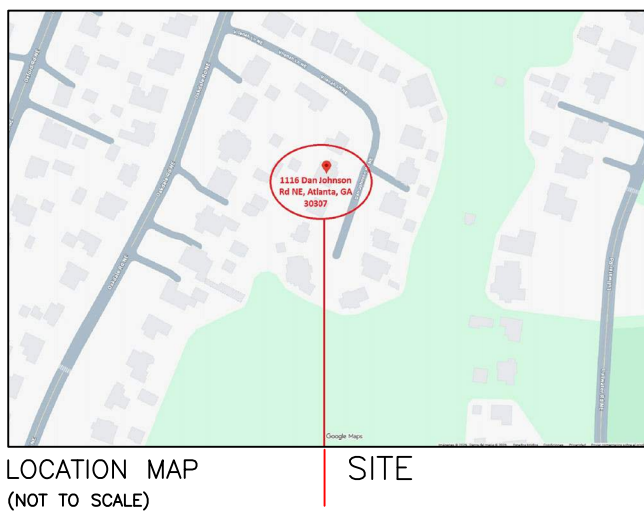
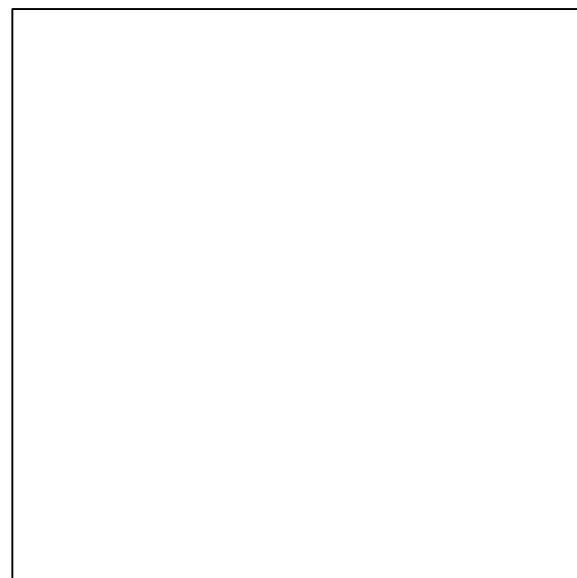
For these reasons, I respectfully support the Vanderhams' application for a Certificate of Appropriateness and encourage the Commission to approve the proposed work at 1116 Dan Johnson Road NE.

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 UNCLER
- 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
- GAS GAS GAS
- YELLOW LINE (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.

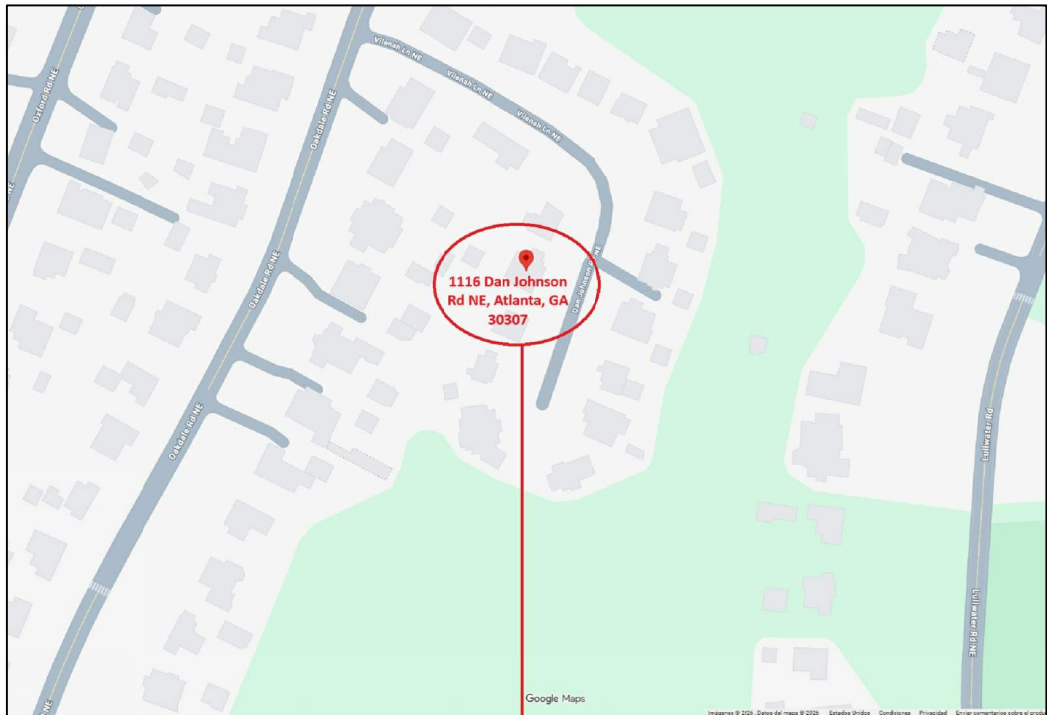
PROPERTY IS ZONED R-85
UNINCORP. DEKALB COUNTY

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	



INFO@SURVEYLANDEXPRESS.COM

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'

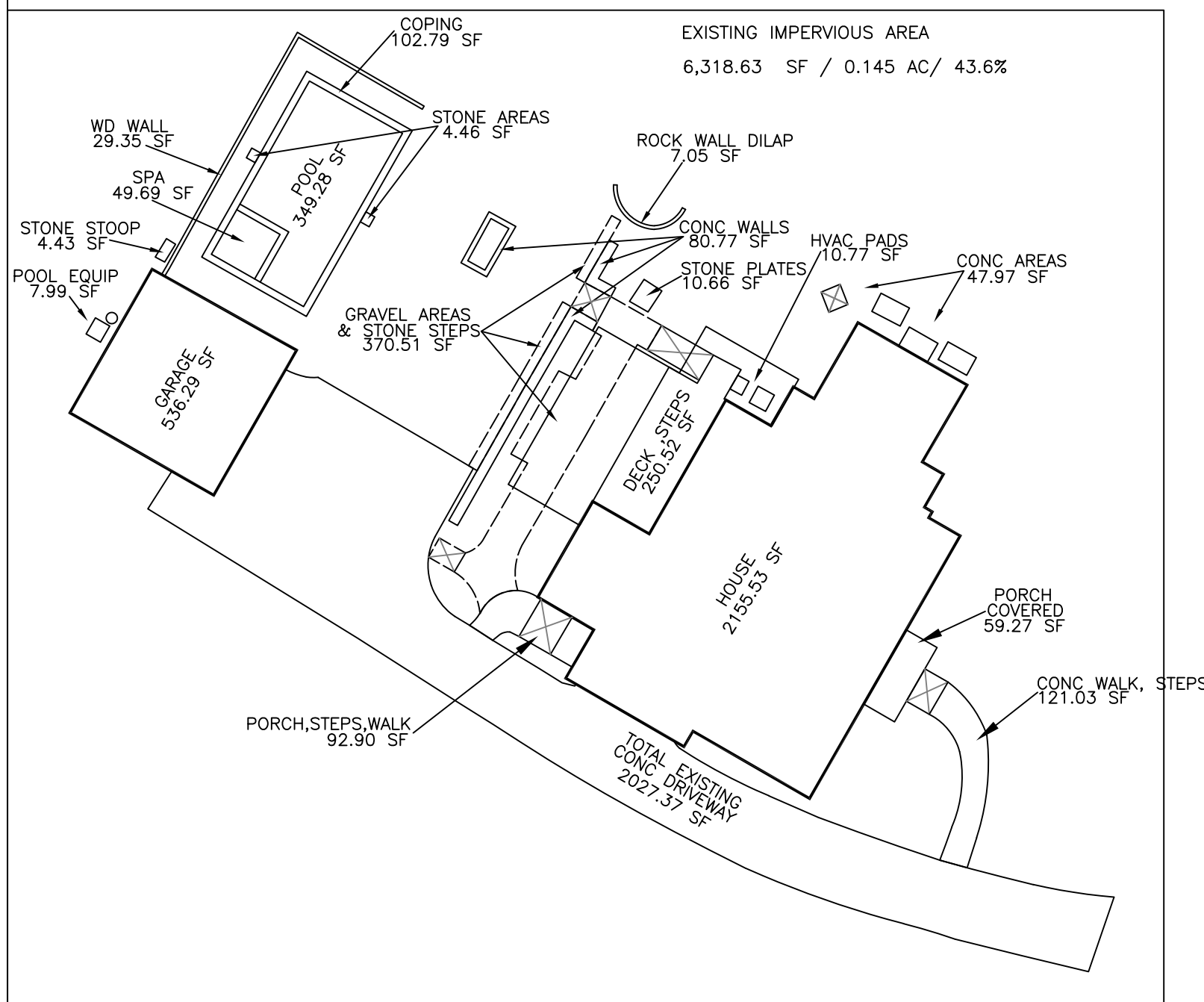
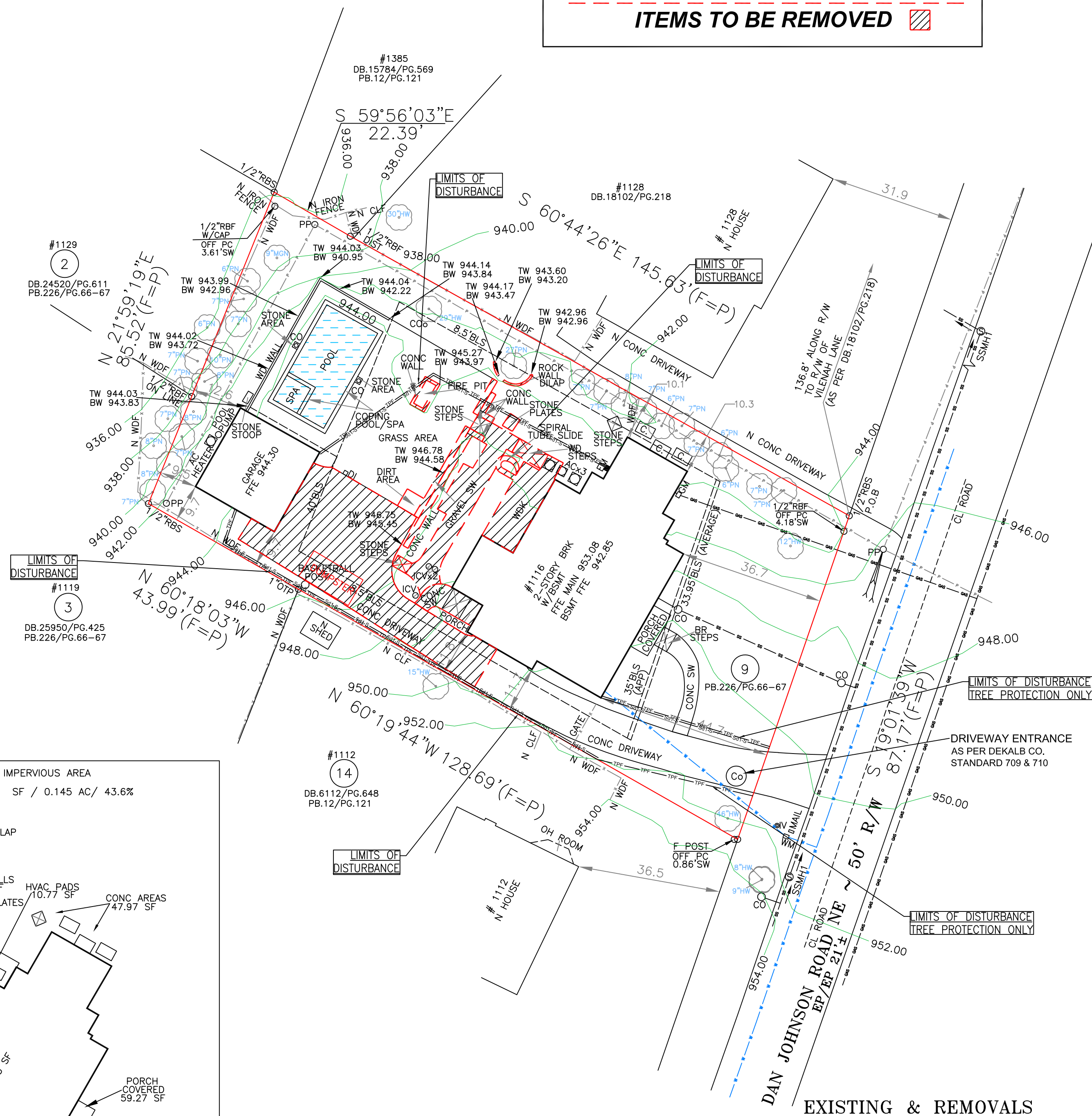
LINETYPE LEGEND:

ITEMS TO BE REMOVED

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



TOTAL LAND AREA
14499.74 SF / 0.333 AC

ALLOWABLE IMPERVIOUS AREA
5074.91 SF / 0.116 AC / 35%

EXISTING IMPERVIOUS AREA
6285.94 SF / 0.144 AC/43.35%

EXISTING & REMOVALS

RELEASE FOR CONSTRUCTION

LOT 9			SITE PLAN PREPARED FOR:		SHEET 2 OF 5	
DANIEL J. MATTHEWS ESTATES SUBDIVISION			TIM VANDERHAM			
LAND LOT 2						
DEKALB COUNTY, GEORGIA			PB.226/PG.66-67		DB.32058/PG.48	
FIELD WORK DATE JULY 13, 2026		PRINTED/SIGNED AUGUST 18, 2026		PROPERTY ADDRESS: 1116 DAN JOHNSON ROAD NE ATLANTA, GA 30307		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"		GEORGIA REGISTERED No. 31072 PROFESSIONAL SURVEYOR EUGENE A. STEPANYO		
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.						
AM COORD #20212667 DWG #20261002		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM		
IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.						

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'



SEC. 5.1.10. - MAXIMUM LOT COVERAGE.

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 *

- 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 *

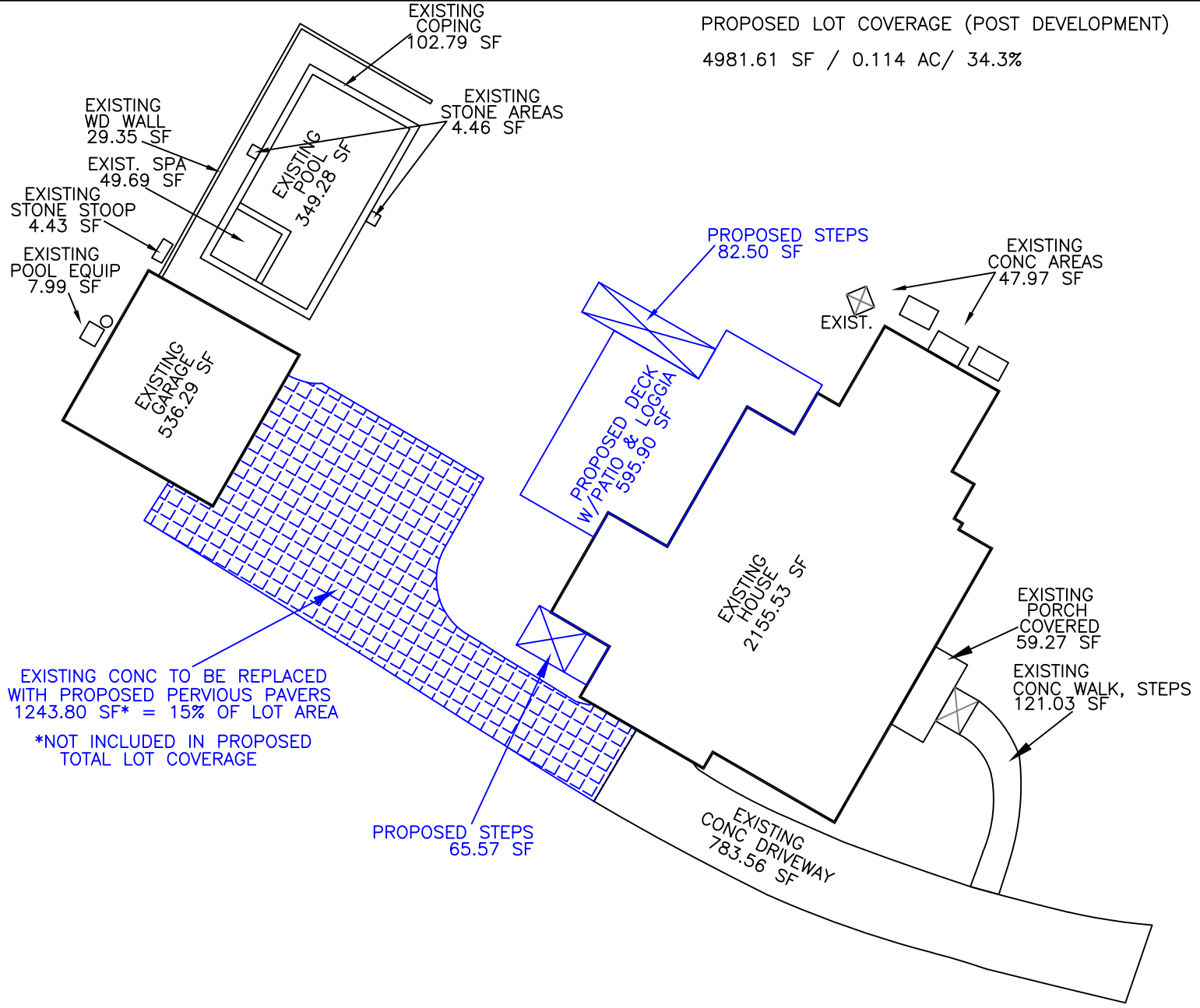
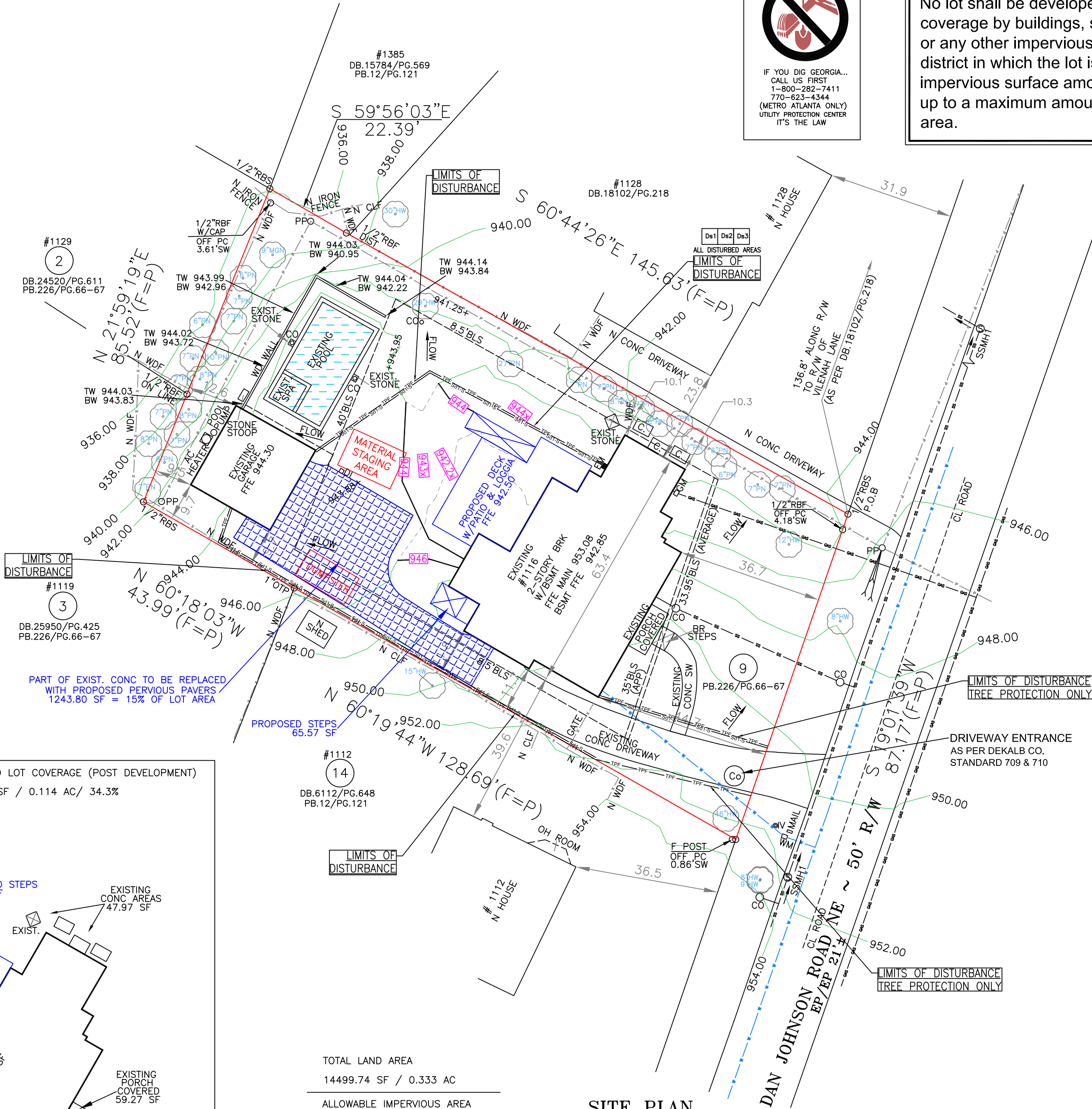
- SS SS SS SS INDICATES SANITARY SEWER LINE
- P P P P INDICATES POWER LINE
- W W W W INDICATES WATER LINE
- GAS GAS GAS GAS INDICATES GAS LINE
- X X X X INDICATES FENCE LINE
- --- --- --- INDICATES DRAINAGE LINE
- --- --- --- BURIED POWER/CABLE LINE
- AT&T BURIED LINE

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

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

- Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)
- Ds2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)



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		

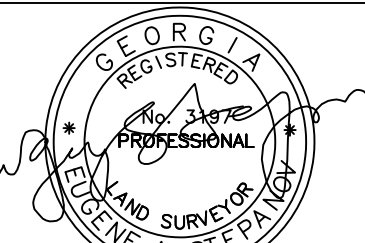
SITE PLAN

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	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
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AM	
COORD #20212667	
DWG #20261002	

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

RELEASE FOR CONSTRUCTION

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.COM			



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

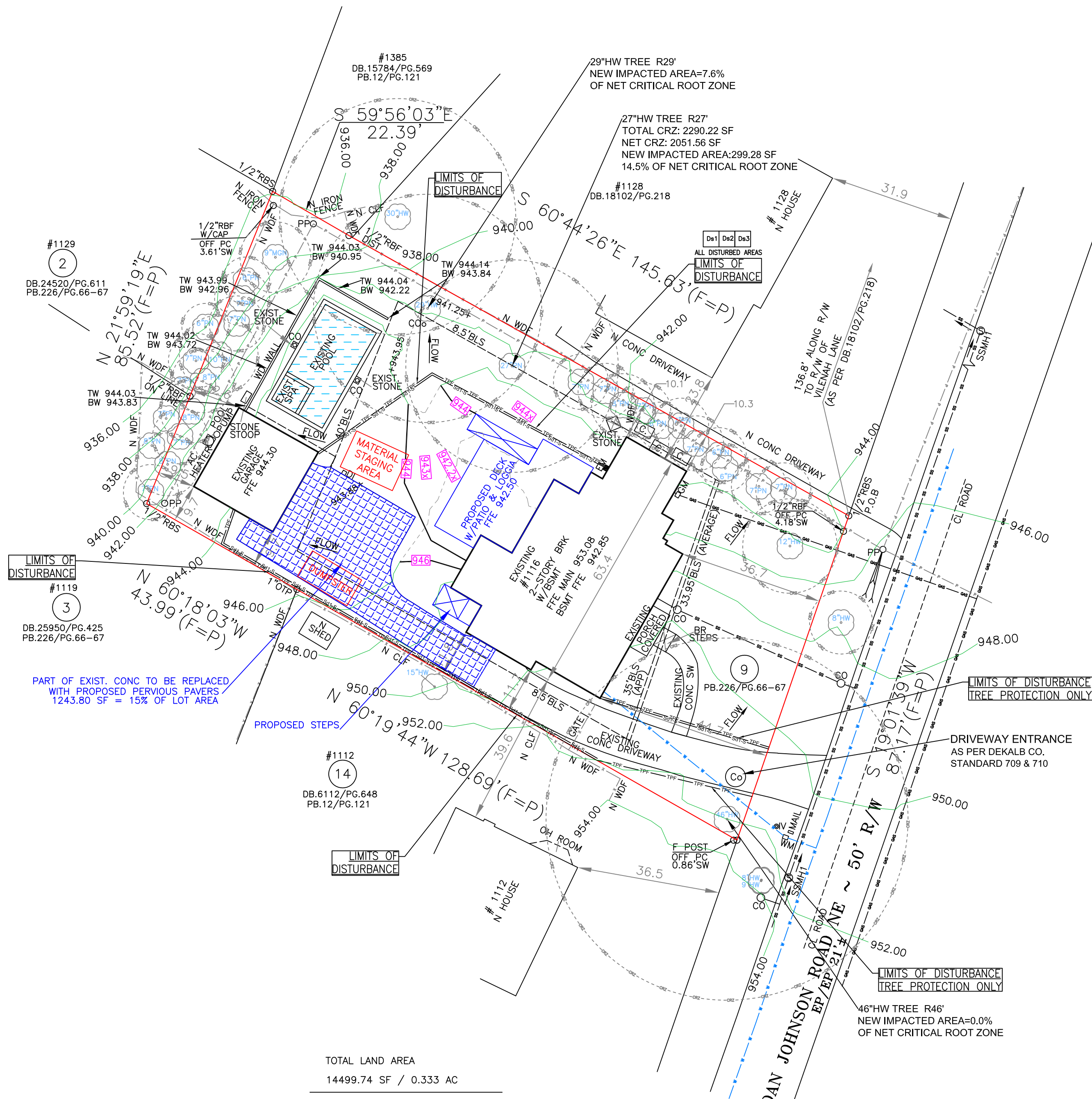
EXIST. HOUSE FFE
MAIN 953.08

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
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- INDICATES SANITARY SEWER LINE
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- INDICATES Sd1 TYPE C SILT FENCE
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- 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

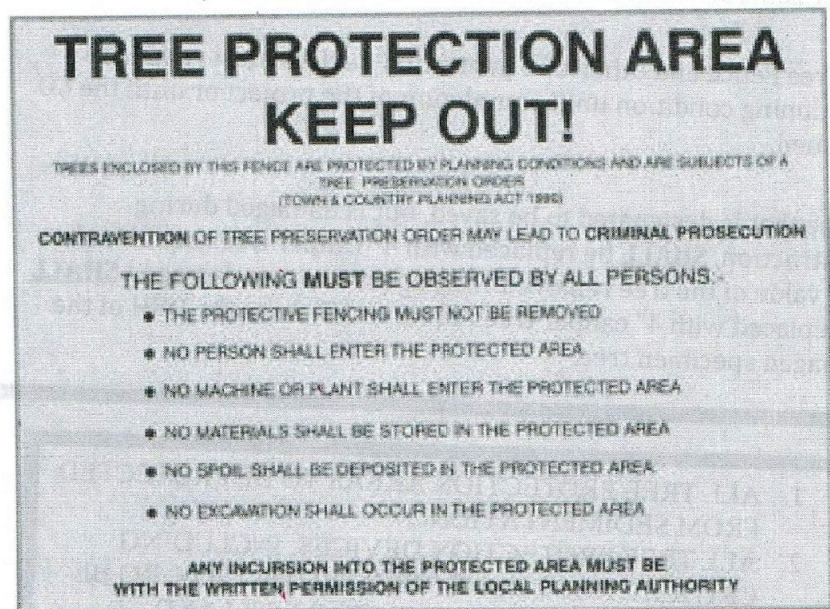
TOTAL LAND AREA
14499.74 SF / 0.333 AC

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 STEPHEN 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**.

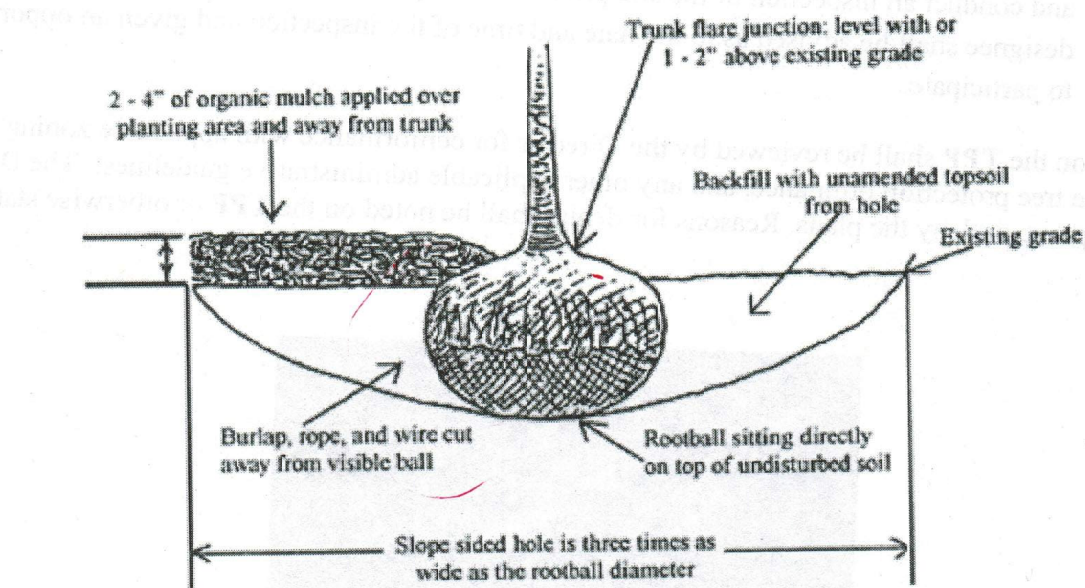
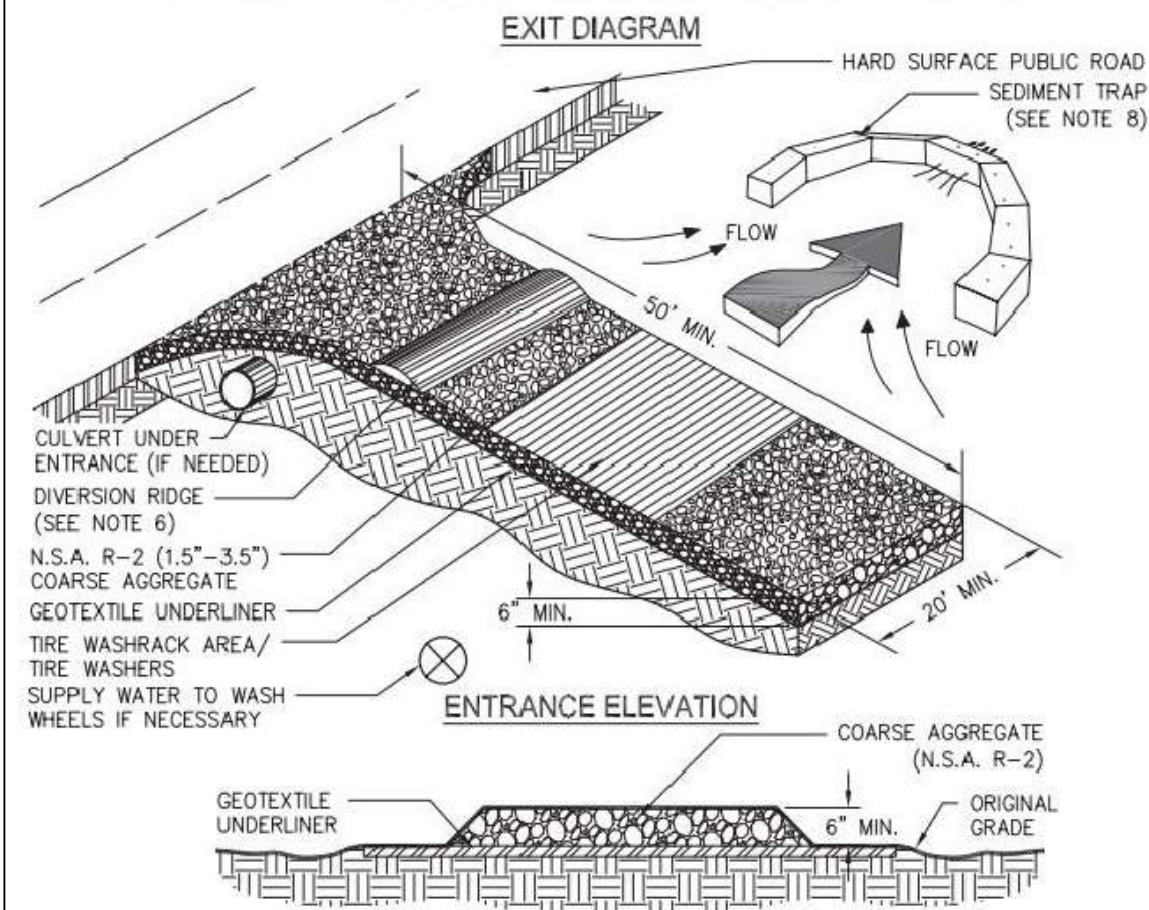


Diagram illustrating proper planting procedure for a tree or shrub.

CRUSHED STONE CONSTRUCTION EXIT



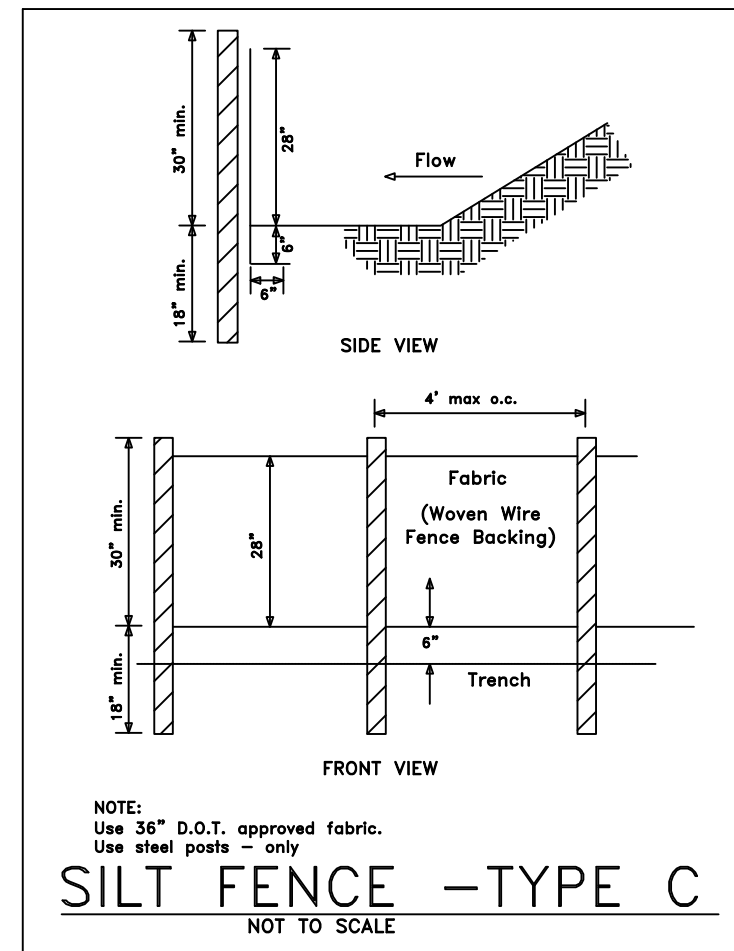
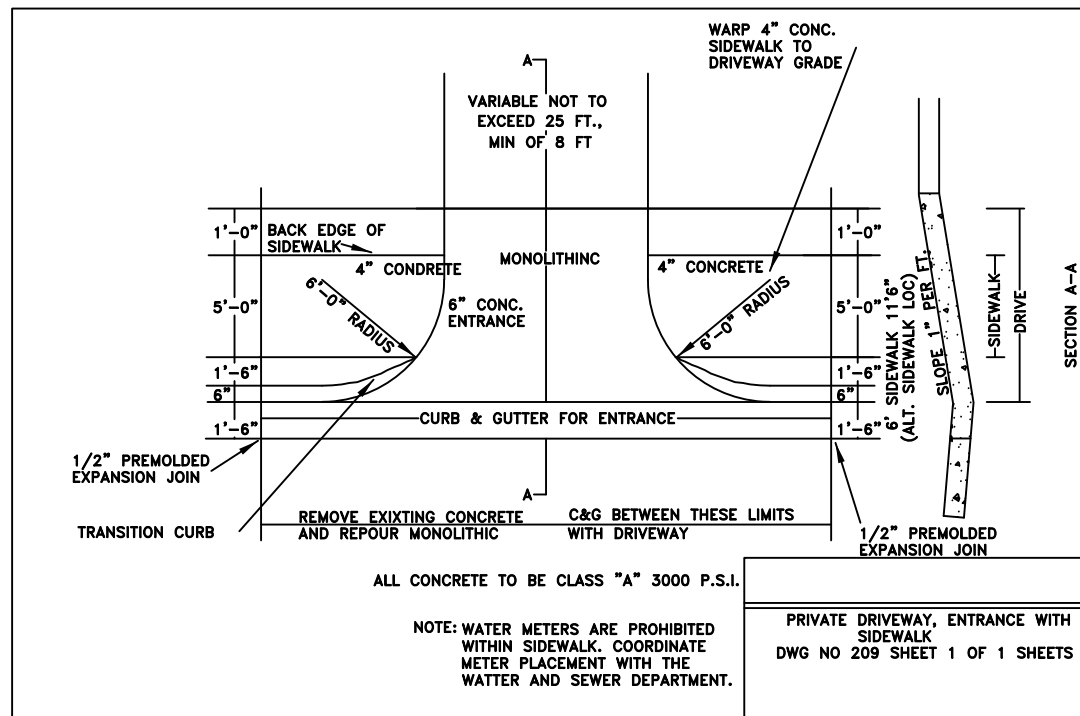
- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL 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

NOT TO SCALE

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

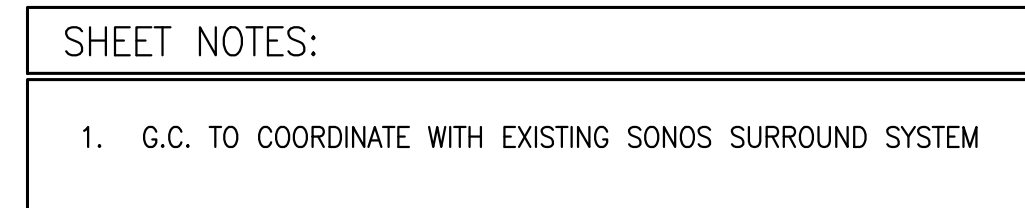
TIM VANDERHAM

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

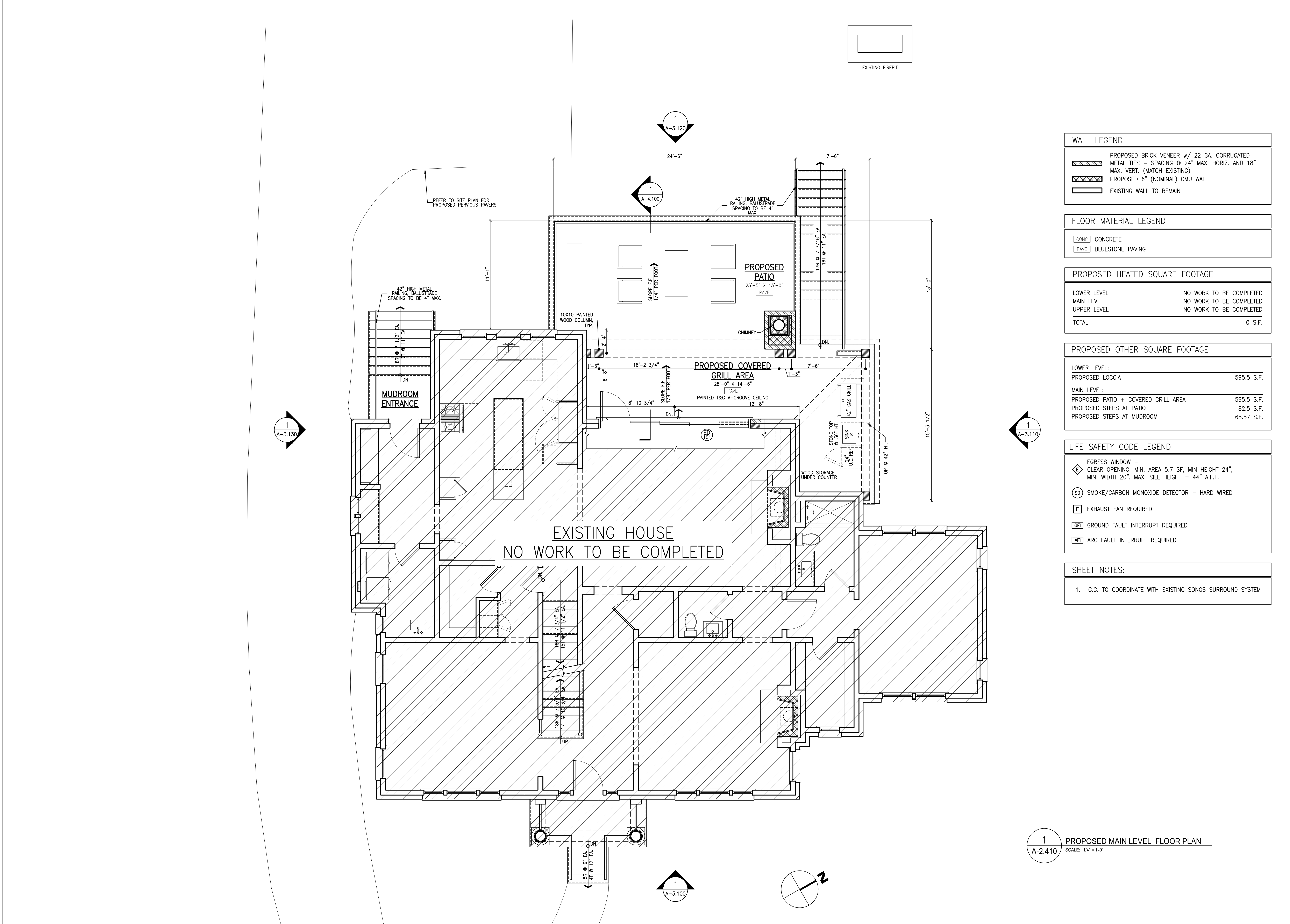


24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

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.



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.

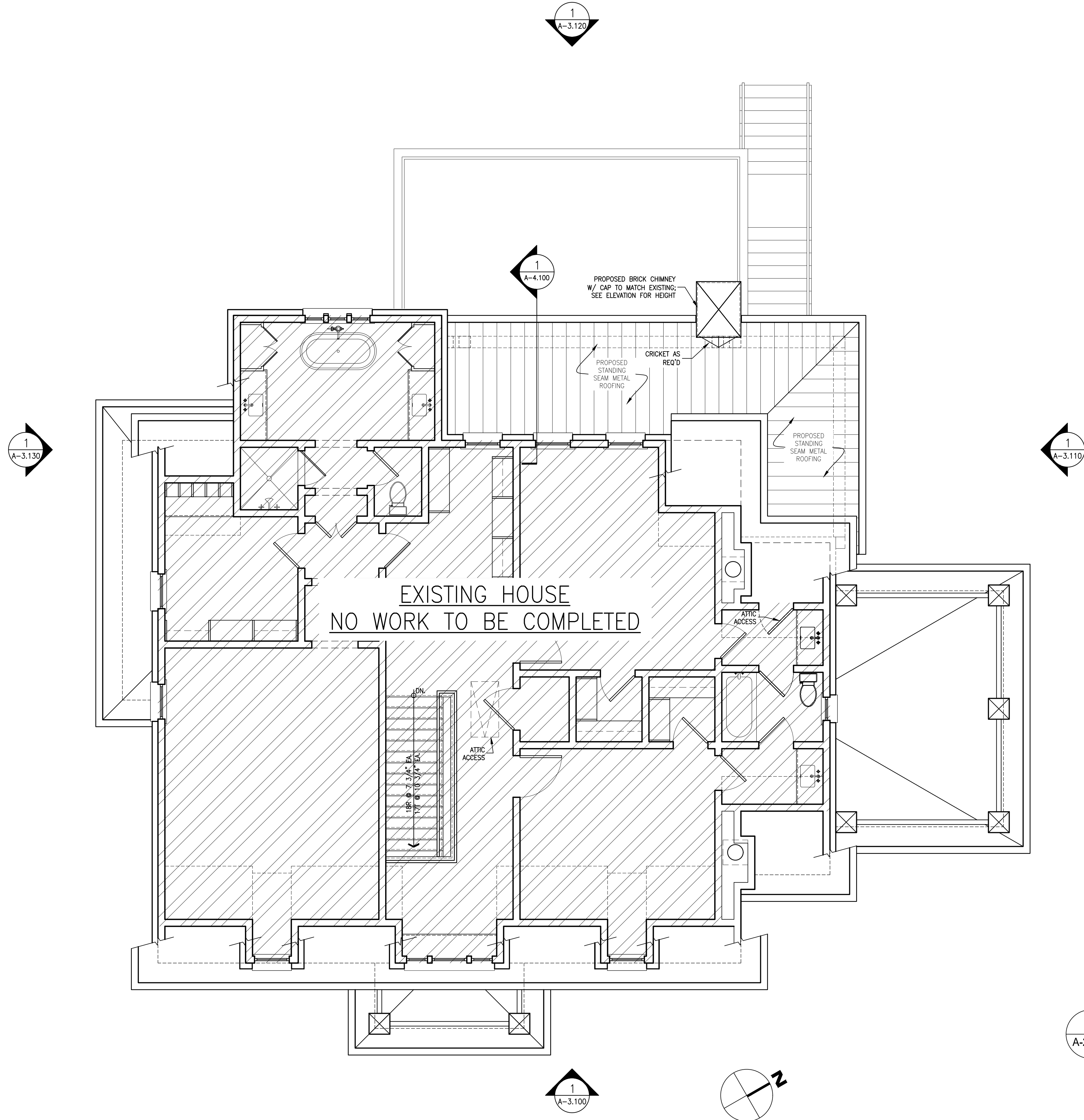
PROPOSED OTHER SQUARE FOOTAGE	
LOWER LEVEL:	
PROPOSED LOGGIA	595.5 S.F.
MAIN LEVEL:	
PROPOSED PATIO + COVERED GRILL AREA	595.5 S.F.
PROPOSED STEPS AT PATIO	82.5 S.F.
PROPOSED STEPS AT MUDROOM	65.57 S.F.

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:	
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MAIN LEVEL:	
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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"



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1116 DAN JOHNSON RD NE
ATLANTA, GA 30307

H:\Projects - CAD Standards\Vanderham Residence - 1116 Dan Johnson Drive\256181-A24-Floor Plans.dwg Aug 18, 2026 - 4:00am

RELEASED FOR CONSTRUCTION



issue

date	2026-08-21
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scale	AS NOTED
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drawn E.I. checked E.S.

project no.

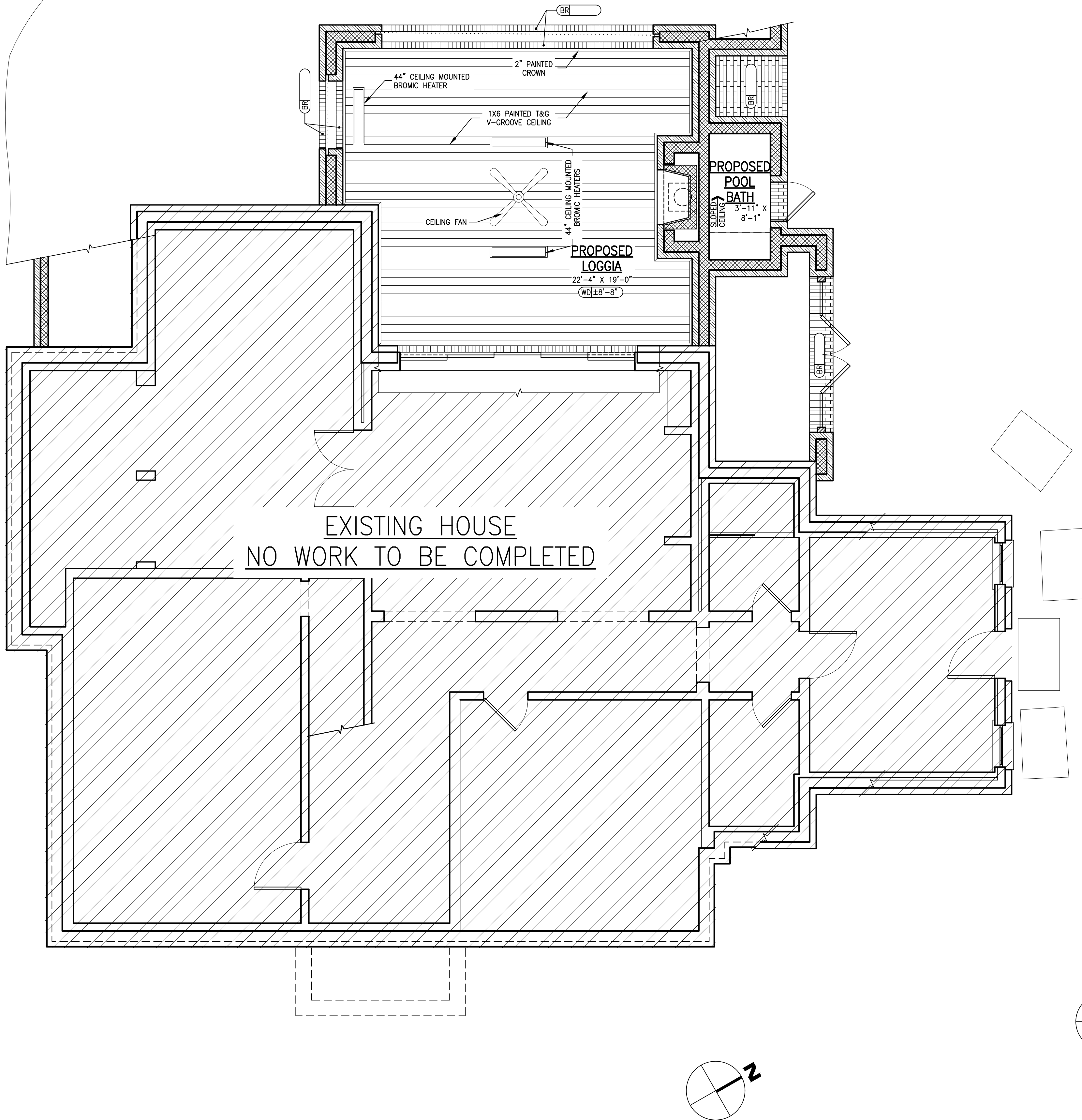
256181

title	PROPOSED
-------	----------

ROOF PLAN

sheet number

A-2.500



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
HARRISON DESIGN

3565 Piedmont Rd NE
Building 1, Suite 700
Atlanta, GA 30305
phone: 404-365-7760
harrisonsdesign.com

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VANDERHAM RESIDENCE

1116 DAN JOHNSON RD NE
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

PROPOSED LOWER LEVEL
CEILING PLAN

sheet number

A-2.600

1
A-2.600

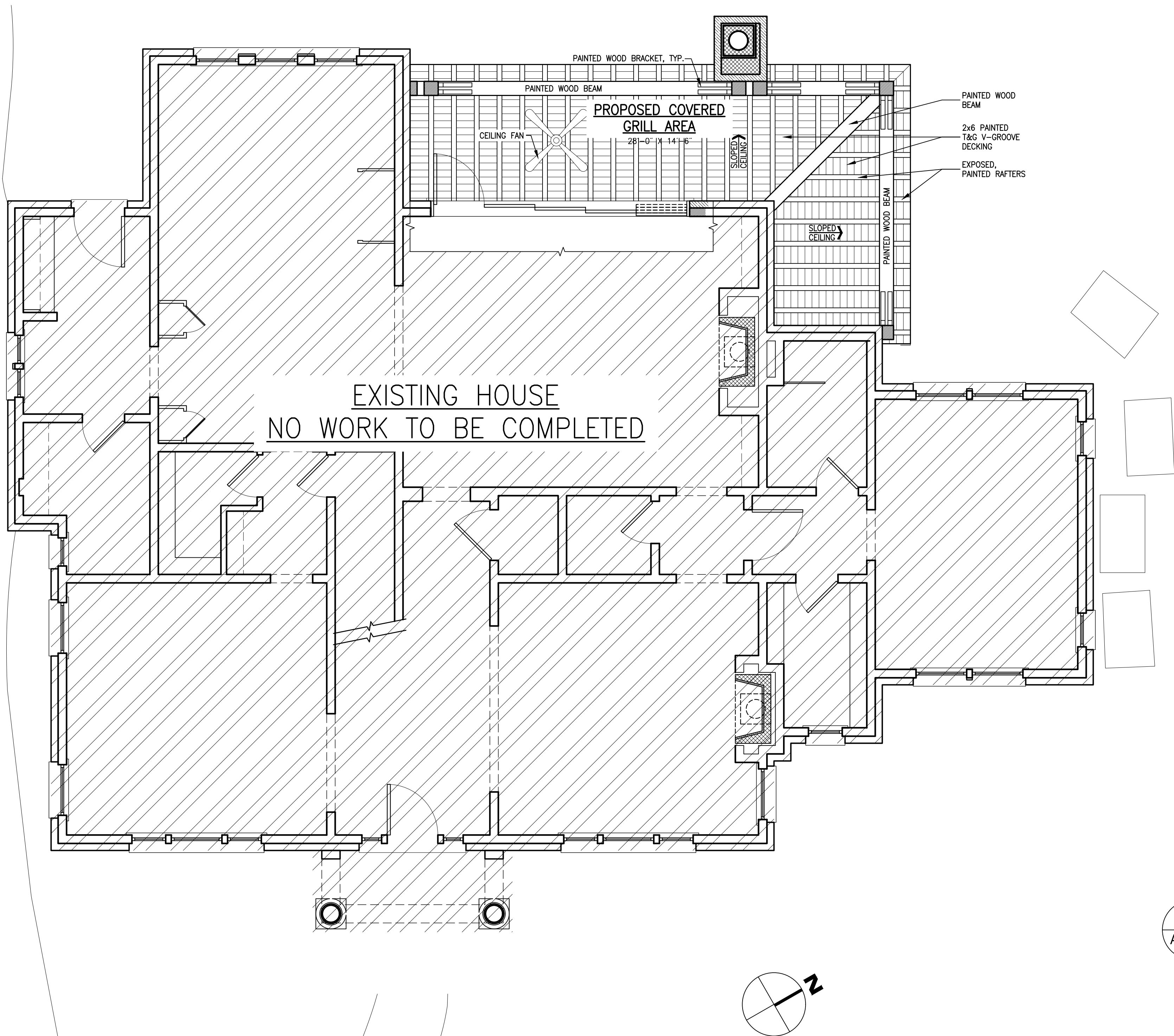
PROPOSED LOWER LEVEL CEILING PLAN
SCALE: 1/4" = 1'-0"

1116 DAN JOHNSON RD NE
ATLANTA, GA 30307

Aug 16, 2026 - 4:01pm

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-2.610

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

H
HARRISON DESIGN

3565 Piedmont Rd NE
Building 1, Suite 700
Atlanta, GA 30305
phone: 404-365-7760
harrisonsdesign.com

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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 MAIN LEVEL
CEILING PLAN

sheet number

A-2.610

1116 Dan Johnson Drive256181-A26-Ceiling Plans.dwg

Aug 16, 2026 - 3:58pm

RELEASED FOR CONSTRUCTION

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1
A-3.100

EXISTING FRONT ELEVATION

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

NO CHANGE TO FRONT ELEVATION

H

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2026-08-21

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ES

project no.

256181

title

EXISTING FRONT ELEVATION

sheet number

A-3.100

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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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stamps

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2026-08-21 COA SUBMISSION

date

2026-08-21

scale

AS NOTED

drawn

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checked

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project no.

256181

title

PROPOSED
RIGHT ELEVATION

sheet number

A-3.110

RELEASED FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION



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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issue

2026-08-21 COA SUBMISSION

date

2026-08-21

scale

AS NOTED

drawn

FJ

checked

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project no.

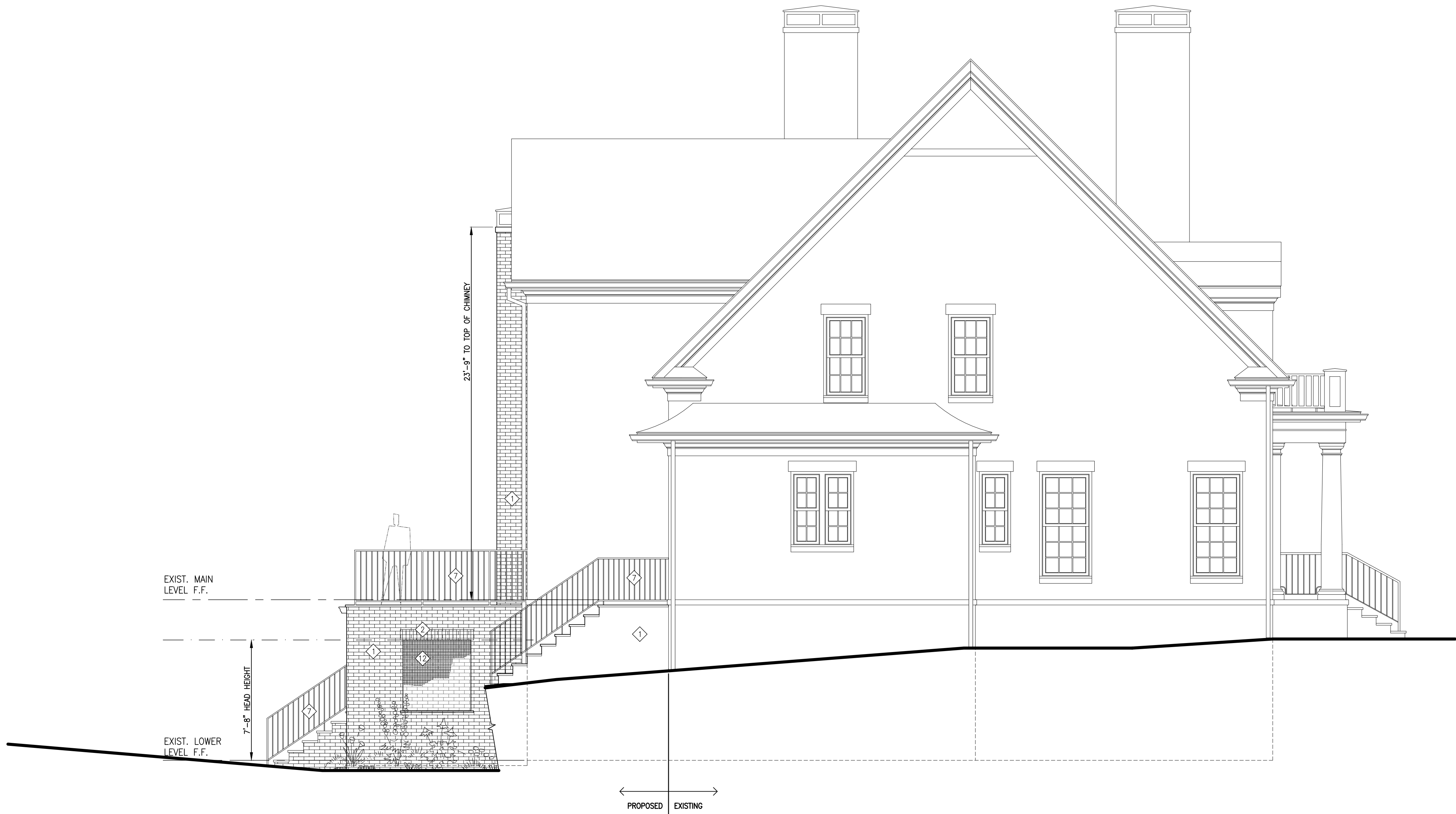
256181

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
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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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2026-08-21 COA SUBMISSION

date

2026-08-21

scale

AS NOTED

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checked

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project no.

256181

title

PROPOSED
LEFT ELEVATION

sheet number

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ATLANTA, GA 30307

stamps

issue

2026-08-21 COA SUBMISSION

date	2026-08-21
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project no.	
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256181

title	WALL SECTIONS
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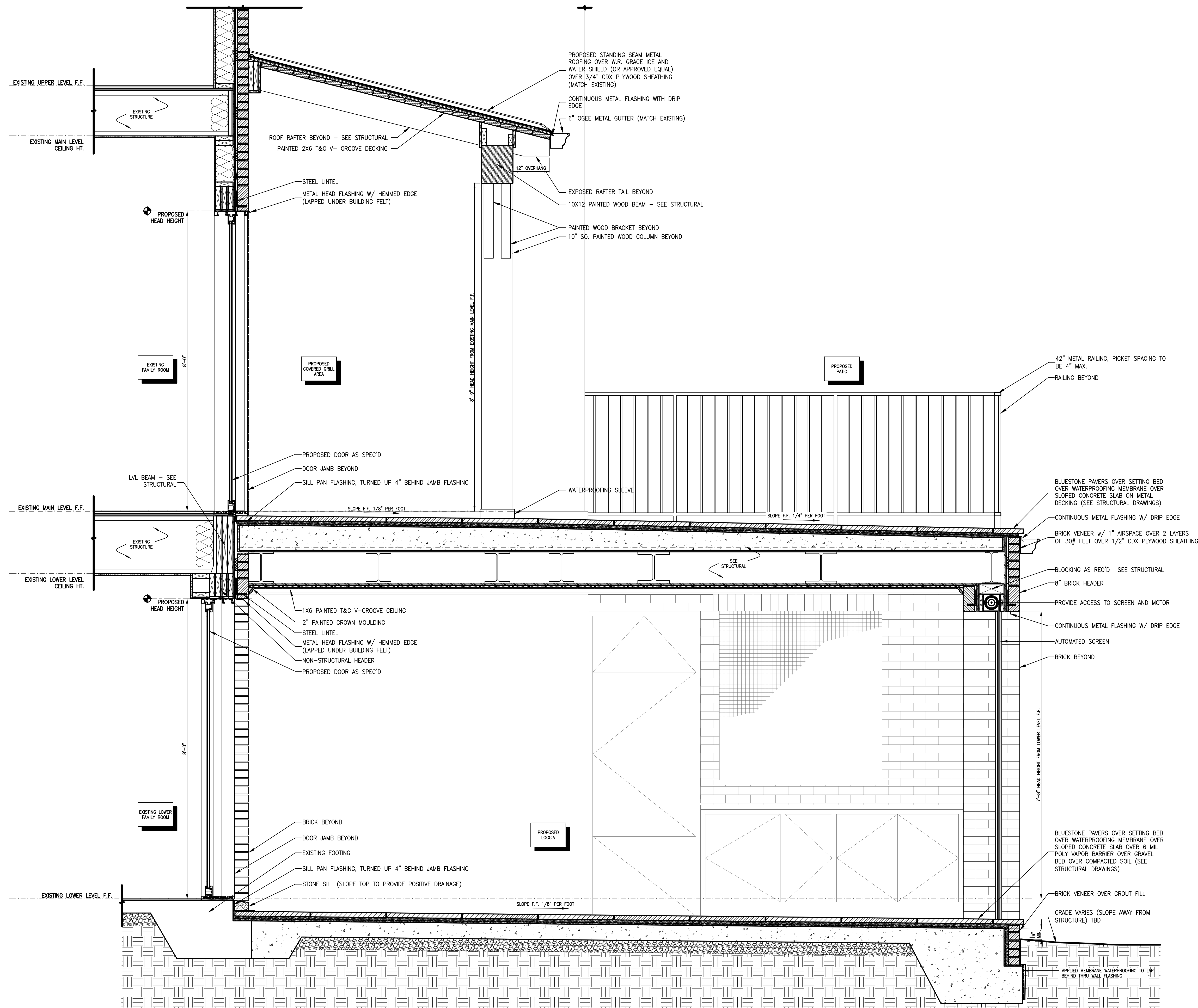
sheet number

A-4.100

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

SCALE: 3/4" = 1'-0"

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ATLANTA, GA 30307

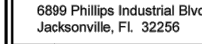
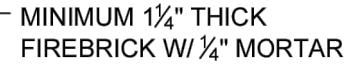
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HEARTH EXTENSION SHALL
EXTEND A MINIMUM OF 20" TO THE
FRONT AND 12" TO THE SIDES OF
FIREBOX'S FINISHED OPENING.



GENERAL NOTES

1. FIREPLACE SHALL BE INSTALLED WITH THE MINIMUM CLEARANCES TO COMBUSTIBLES AS LISTED BELOW.
 - UNIT FRONT AND ISOKERN CHIMNEY: 0"
 - SIDES AND REARS: 18"
 - COMBUSTIBLE HEATING ABOVE OPENING TOP: 0"
 - HEATING OR TRIM TO OPENING SIDES: 0"
 - MANTLE ABOVE OPENING: 18"
 - OPENING TO EXHAUSTS: 28"
 - HEARTH EXTENSION BEYOND FRONT: 28"
 - HEARTH EXTENSION BEYOND SIDES (FINISHED): 12"
 - COMBUSTIBLE FLOOR, 4" MUST USE FIREPILE APPLICATION
 - INSULATION FROM FIREBOX: 0"
2. UNLESS THE FIRELITE KIT IS UTILIZED, THE FIREPLACE AND NONCOMBUSTIBLE HEARTH EXTENSION SHALL REST atop A NONCOMBUSTIBLE FLOORING SYSTEM WITH NO WOODEN UNDERPINNINGS.
3. THE FIRELITE KIT SET MUST BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING. THE KIT SET MUST COMPLY WITH THE STANDARD FOR DECORATIVE GAS APPLIANCE FOR INSTALLATION IN SOLID FUEL BURNING SYSTEMS, ANSI Z21.60 OR Z21.8 AND SHALL ALSO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FUEL GAS CODE, ANSI Z223.8/ NFPA 54. THE FIRELITE KIT SET MUST BE INSTALLED IN ACCORDANCE WITH THE STANDARD FOR GAS SETTING, WHICH HAVE BEEN NOTED 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. THE FIRELITE KIT SET SHALL BE APPROVED AND QUALIFIED BY THE GASBURNER FOR THE STANDARD AND MAGNUM SERIES FIREPLACES AND MAY HELP IMPROVE FIREPLACE OPERATION IN HOMES TIGHTLY SEALED AND WITH LOW OXYGEN. THE VENTILATING APPLIANCE INSTALLER, IF THE INSTALLATION IS TO BE LONGER THAN TEN FEET (10'), THEN THE SIX INCH (6") DIA. GAS LINE SHALL BE ATTACHED TO THE EXISTING FOUR (4") DIA. GAS LINE OUTSIDE OF THE UNIT. THE SIX INCH APPLIANCE INCLUDES AN ADDITIONAL TWENTY FEET OF FLEX HOSE, FOR A MAXIMUM RUN OF TWENTY FEET.
4. DRAWINGS ARE FOR DESIGN PURPOSES ONLY AND ARE THE SOLE PROPERTY OF EARTHCOORE INDUSTRIES. ANY REPRODUCTION OR UNAUTHORIZED USE IS STRICTLY PROHIBITED.
6. EARTHCOORE (ISOKERN OR ANY DIVISION THEREOF) SHALL NOT BE HELD LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES OR EXPENSES INCURRED BY THE USER OF THE FIREPLACES OR CHIMNEY SYSTEMS.
7. ALWAYS CHECK LOCAL BUILDING CODES GOVERNING FIREPLACES AND FIREPLACE INSTALLATIONS.

DETAIL A
DAMPER SUPPORT ANGLE

101.5 [4"]

9.5 [3/8"]

101.5 [4"]

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

MINIMUM
1½" THICK FIREBRICK
W/ ¾" MORTAR

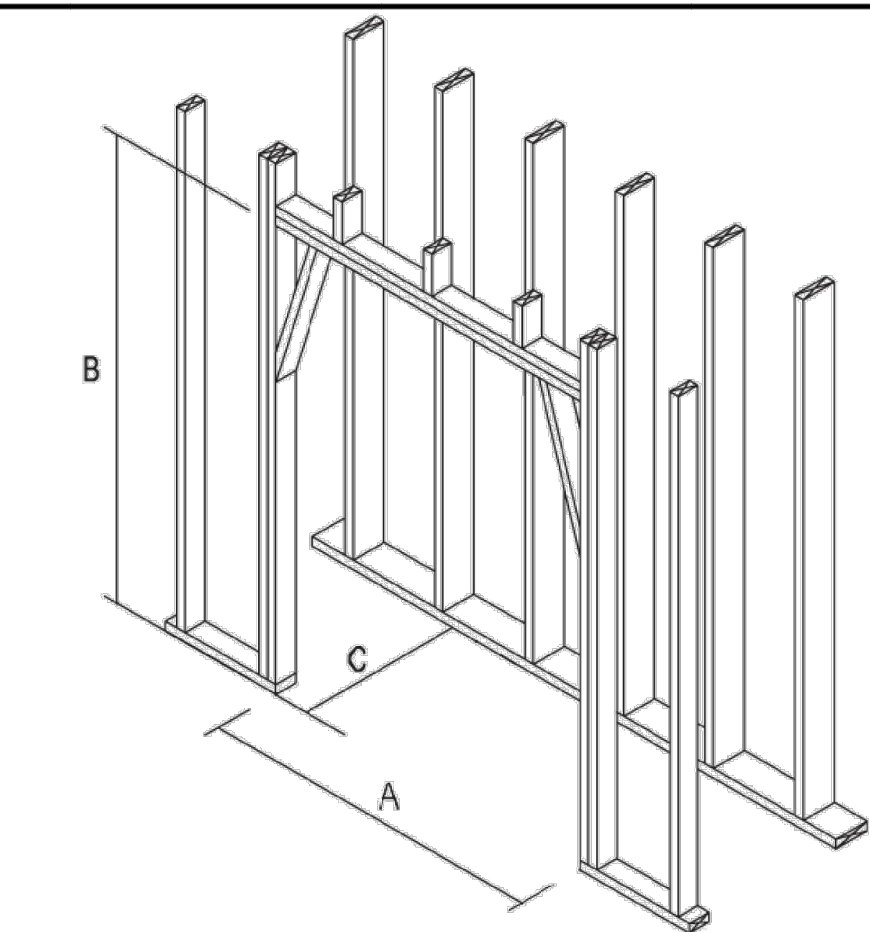
NOTE: WHENEVER THE MAXIMUM DM CHIMNEY HEIGHT OF 57' IS EXCEEDED, OR IN ANY INSTANCE WHERE THE ISOKERN BRICK LEDGE IS USED, IT IS REQUIRED THAT THE FIREBOX/SMOKE DOME ASSEMBLY INCLUDE THE PLACEMENT OF A 4" BY 4" BY 3/8" MINIMUM STEEL ANGLE ACROSS THE FIREBOX OPENING. (SEE DETAIL A)

42" STANDARD (80s42)

UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE IN MILLIMETERS										PROJECT: 42" STANDARD (80s42)																			
UNSPECIFIED TOLERANCES					THIRD ANGLE PROJECTION					DESCRIPTION: FIREPLACE CONSTRUCTION DOCUMENT																			
ANG. LIN.										MATERIAL: E.C. PURNICE MIXTURE																			
										K.B.H.				DATE: 4/21/22				SIZE: D		SCALE: 1-1/2"=1'-0"				DRAWING #: 80s42				REV.: D	
XY.										APPROVED:				DATE:															

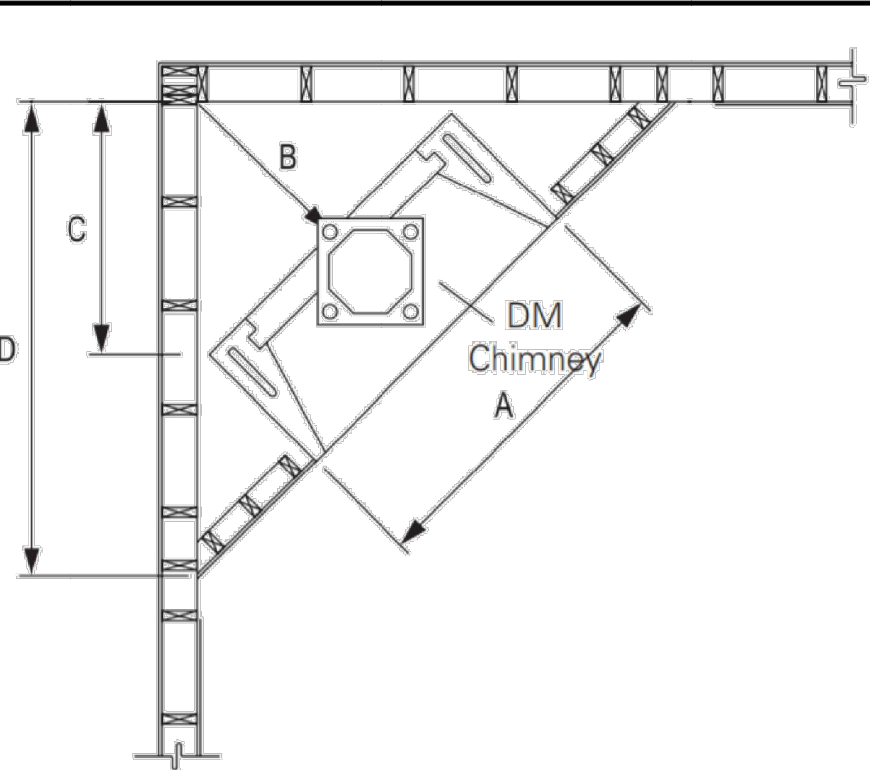
Typical Installation Framing Dimensions			
STANDARD	Width - A	Height - B	Depth - C
Model 36	46"	65"	26 3/4"
Model 42	52"	65"	26 3/4"
Model 46	56"	65"	26 3/4"

- Notes:**
1. "B" includes the 3" thick base plate.
 2. "Raised hearth" requires additional rough opening height at "B" equal to the height of the raised hearth detail.
 3. Rough framing dimension for width "A" allows for the required 1 1/2" clearance at the sides of the Fireplace.
 4. Rough framing dimension for Height "B" will need to be increased by 4" if the Firelite application is utilized.
 5. 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.

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



ISOKERN

MADE IN USA
Chesapeake, VA 23223

Headquarters
Jacksonville, FL 32256

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.

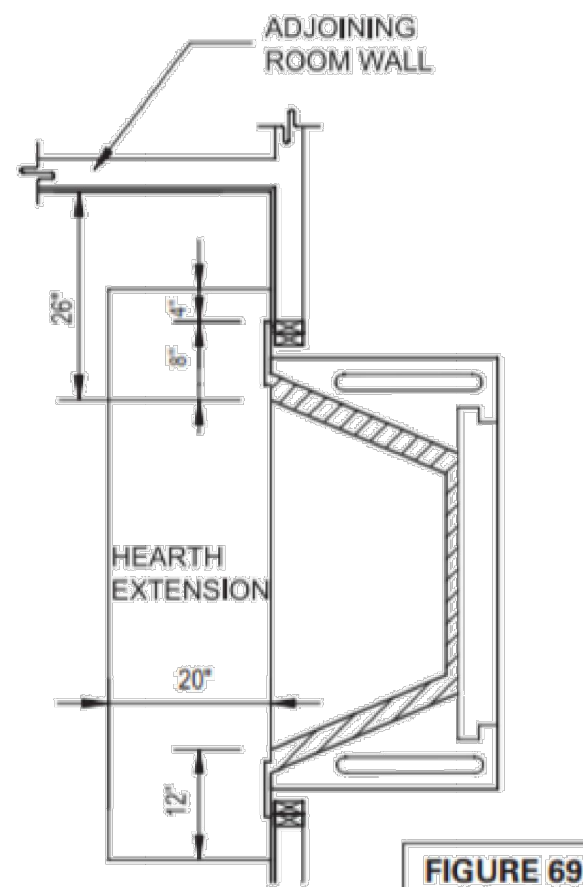
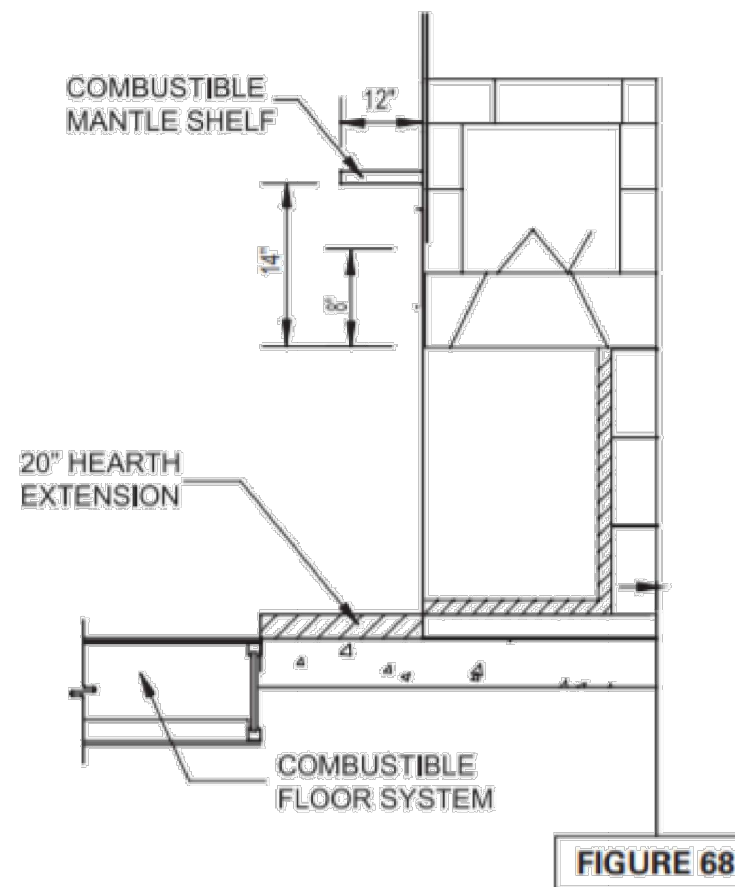
Combustible projecting mantles - up to twelve inches (12") of projection - shall not be placed less than fourteen inches (14") from the top of the fireplace opening. Combustible mantles which project more than twelve inches (12") from the face of the fireplace, shall have additional clearance from the 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.
1. Designed for field assembly as a fireplace and chimney unit.
 2. All interlocking parts necessary for assembly of a complete firebox and smoke dome.
 3. Interlocking double module chimney components (DM).

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

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

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

- CODE COMPLIANCE:**
- A. SBCCI NO. 9626
 - B. LARR NO. 25483
 - C. NYC-MEA 241-90-E
 - D. ICC REPORT NO. ESR 2316
 - E. 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	
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X 1		X 1		SIZE: D	
XX 1		XX 1		SCALE: N.T.S.	
099 Philips Industrial Blvd. Jacksonville, FL 32256		DRAWN: K.B.H.		DRAWING #: 80s42	
		APPROVED:		SHEET: 1 OF 1	



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phone: 404-365-7760
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VANDERHAM RESIDENCE

1116 DAN JOHNSON RD NE
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

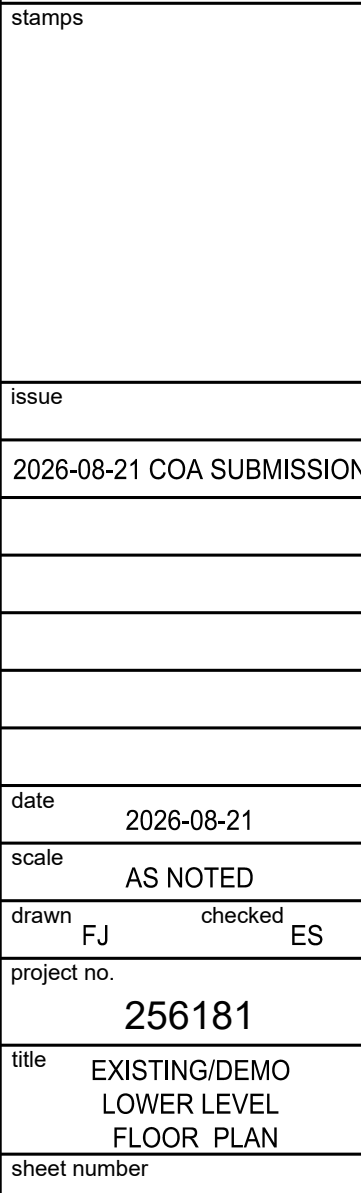
sheet number

A-9.001

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1116 DAN JOHNSON RD NE
ATLANTA, GA 30307

H:\Projects - CAD Standards\Vanderham Residence - 1116 Dan Johnson Drive\AX - Demo\256181-XA24-As Built Floor Plans.dwg Aug 18, 2026 - 3:59pm

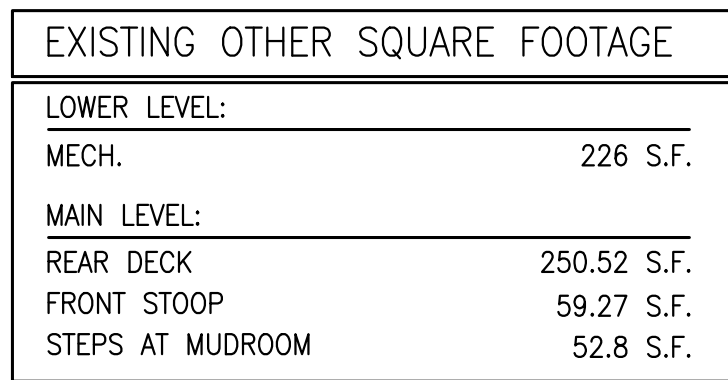


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ATLANTA, GA 30307

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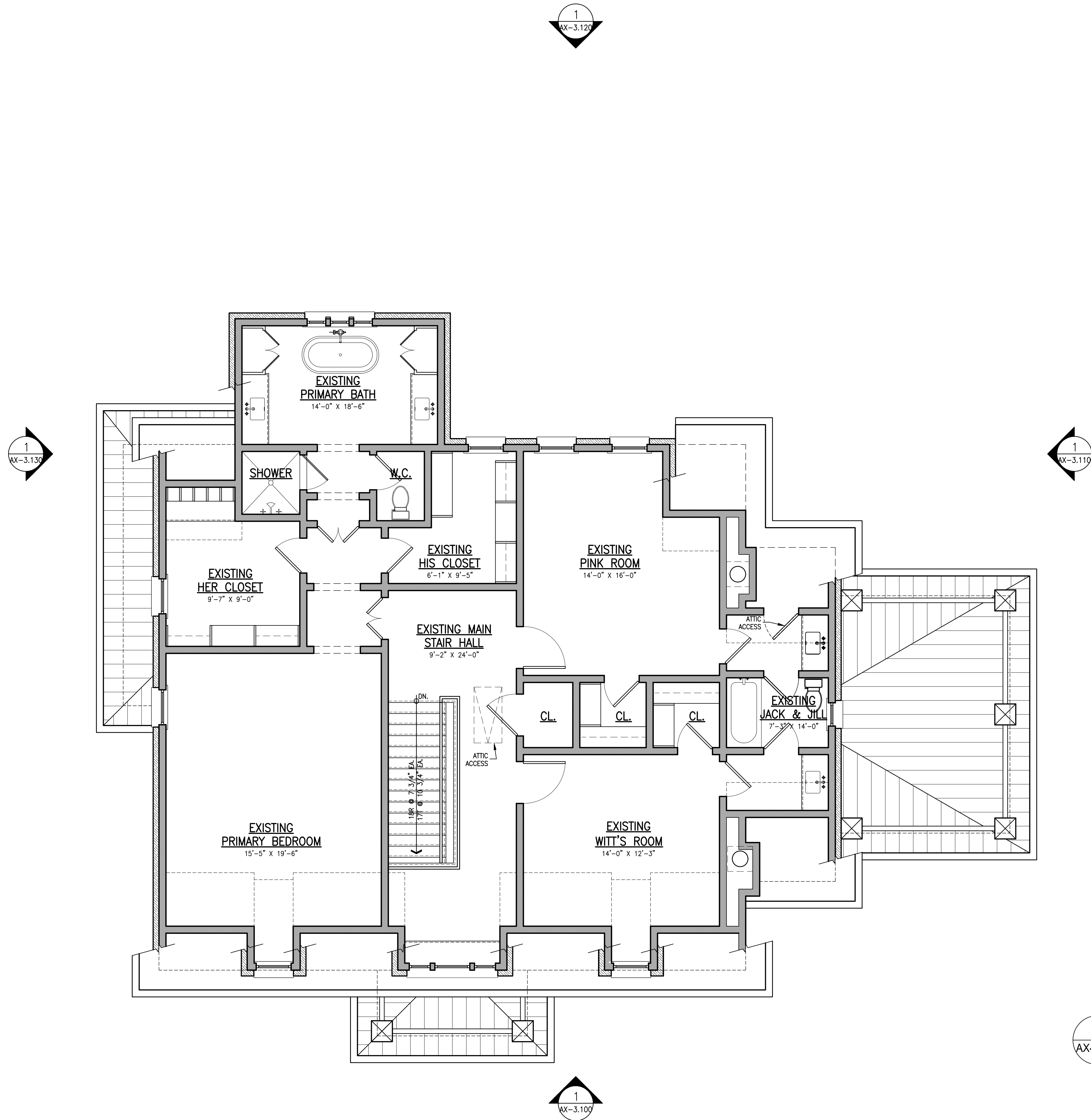
RELEASED FOR CONSTRUCTION



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"

H
HARRISON DESIGN

3565 Piedmont Rd NE
Building 1, Suite 700
Atlanta, GA 30305
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harrisonsdesign.com

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VANDERHAM RESIDENCE

1116 DAN JOHNSON RD NE
ATLANTA, GA 30307

stamps

issue

2026-08-21 COA SUBMISSION

date2026-08-21

scaleAS NOTED

drawnFJcheckedES

project no.256181

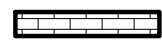
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UPPER LEVEL
FLOOR PLAN

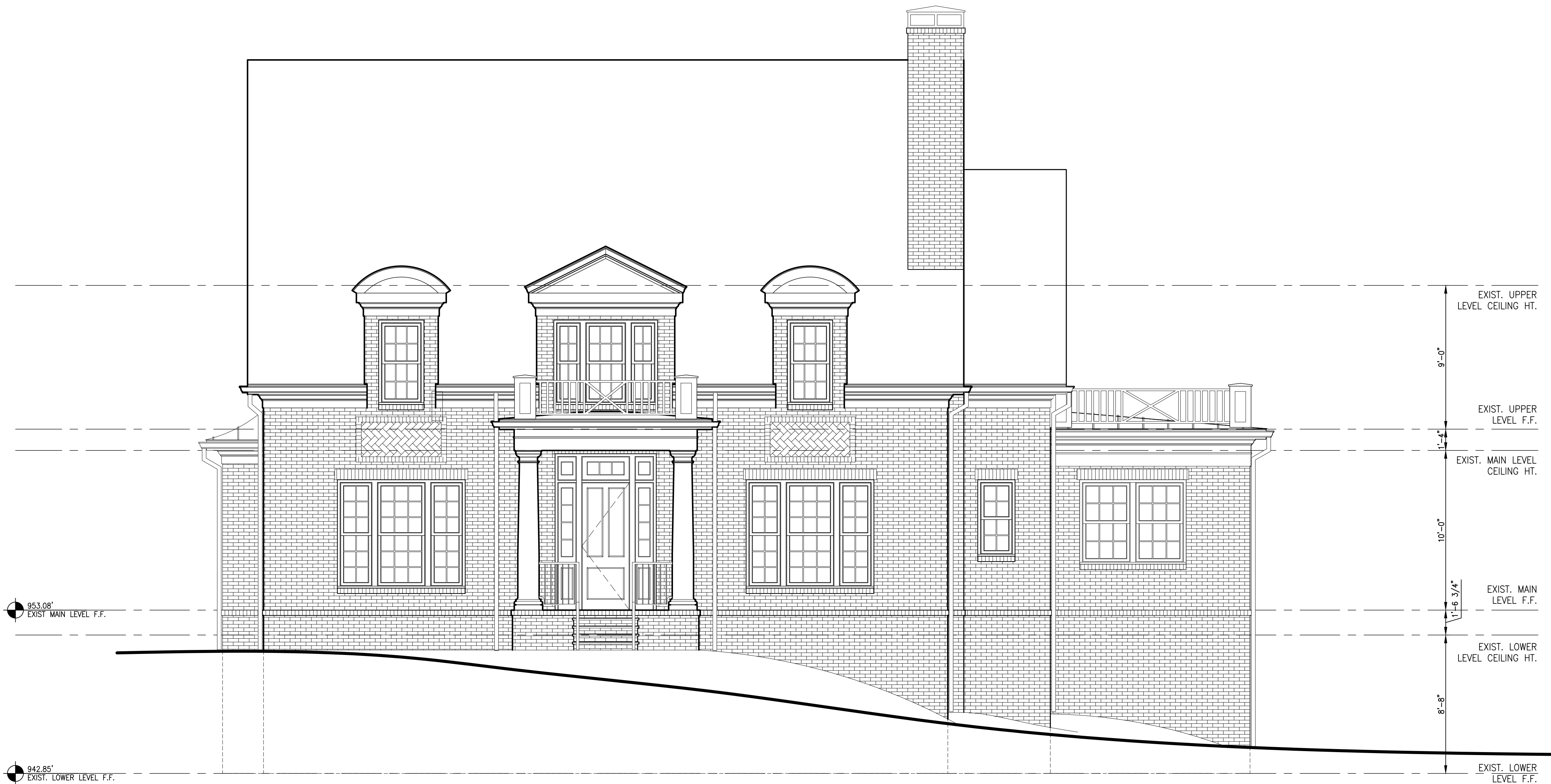
sheet number

AX-2.420

RELEASED FOR CONSTRUCTION

EXTERIOR MATERIAL LEGEND

-  EXISTING STUD WALL TO REMAIN
-  DEMO



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



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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.

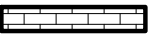
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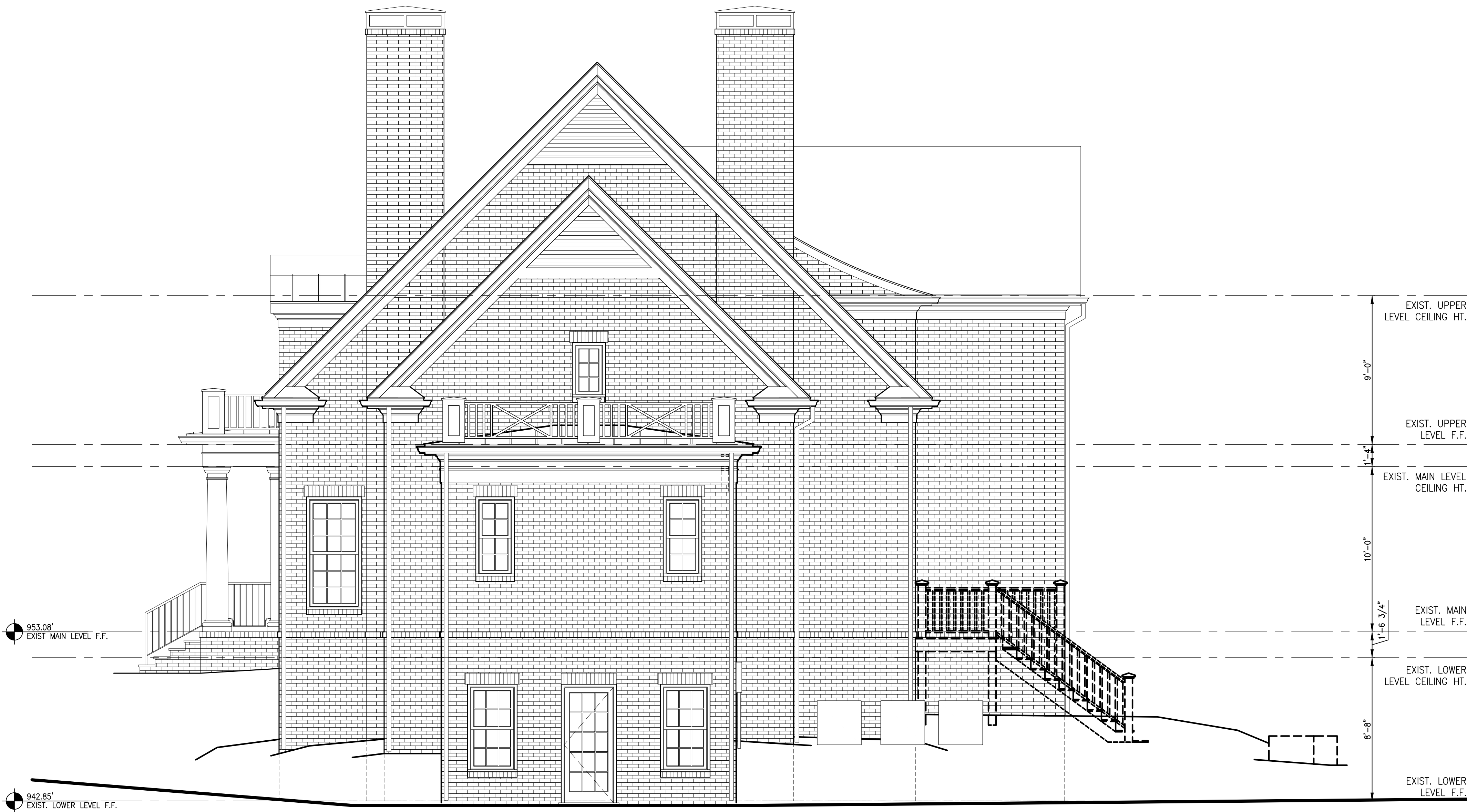
title EXISTING/DEMO
FRONT ELEVATION

sheet number

AX-3.100

EXTERIOR MATERIAL LEGEND

-  EXISTING STUD WALL TO REMAIN
-  DEMO



1 EXISTING/DEMO RIGHT ELEVATION
AX-3.110 SCALE: 1/4" = 1'-0"



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issue

2026-08-21 COA SUBMISSION

date 2026-08-21

scale AS NOTED

drawn FJ checked ES

project no.

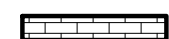
256181

title EXISTING/DEMO
RIGHT ELEVATION

sheet number

AX-3.110

EXTERIOR MATERIAL LEGEND

-  EXISTING STUD WALL TO REMAIN
-  DEMO



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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 EXISTING/DEMO
REAR ELEVATION

sheet number

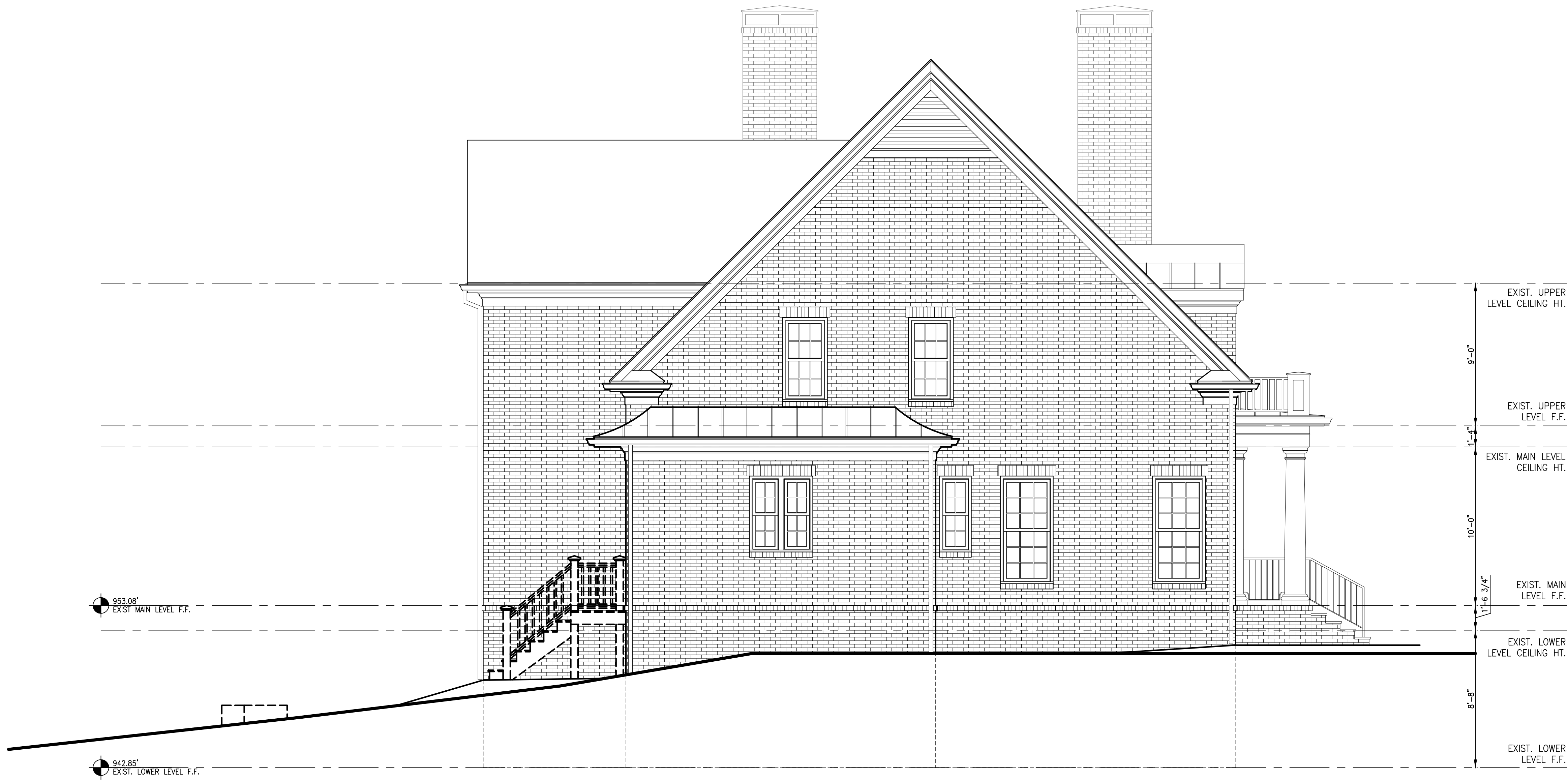
AX-3.120

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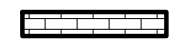
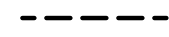
AX-3.120

EXISTING/DEMO REAR ELEVATION

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



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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stamps

issue

2026-08-21 COA SUBMISSION

date

2026-08-21

scale

AS NOTED

drawn

FJ

checked

ES

project no.

256181

title

EXISTING/DEMO
LEFT ELEVATION

sheet number

AX-3.130

SEE SHEET 5-O 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.

<u>2ND LEVEL FRAMING LEGEND</u>	
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	

<u>2ND LEVEL FLOOR DESIGN LOADS</u>	
40 PSF	LIVE LOAD
10 PSF	DEAD LOAD
<u>2ND LEVEL CEILING DESIGN LOADS</u>	
20 PSF	LIVE LOAD
10 PSF	DEAD LOAD

KOBLASZ & KENNISON
ENGINEERING, PC

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
zachs@kk-eng.com

CHECKED BY: BEN CARL

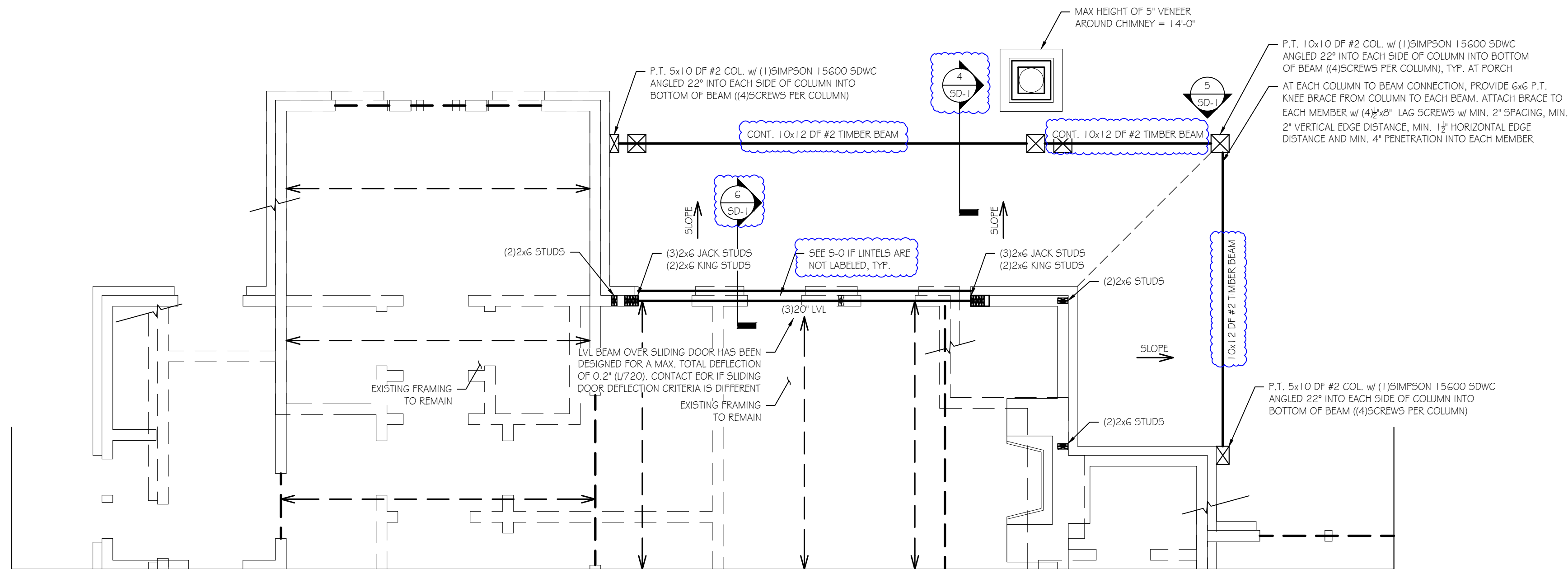
STAMP



ROOF AND 2ND
LEVEL FRAMING
PLAN

S-2

RELEASED FOR CONSTRUCTION



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

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

1. NEW STUD WALLS 2x4 or 2x6 @ 16" O.C. w/ 10'-0" MAXIMUM STUD HEIGHT, U.O.C.
2. INTERIOR LOAD BEARING WALLS SHALL HAVE BLOCKING BETWEEN STUDS. DISTANCE BETWEEN BLOCKING PANELS AND BOTTOM/OT PLATES SHALL NOT EXCEED 5'-0" O.C.
3. EXTERIOR WALLS TO BE FULLY SHEATHED w/ 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. INTERIOR SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE. PROVIDE A VERTICAL JOINT AT THE FLOOR LINE WITH STUDS JOINTS OCCURRING 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.

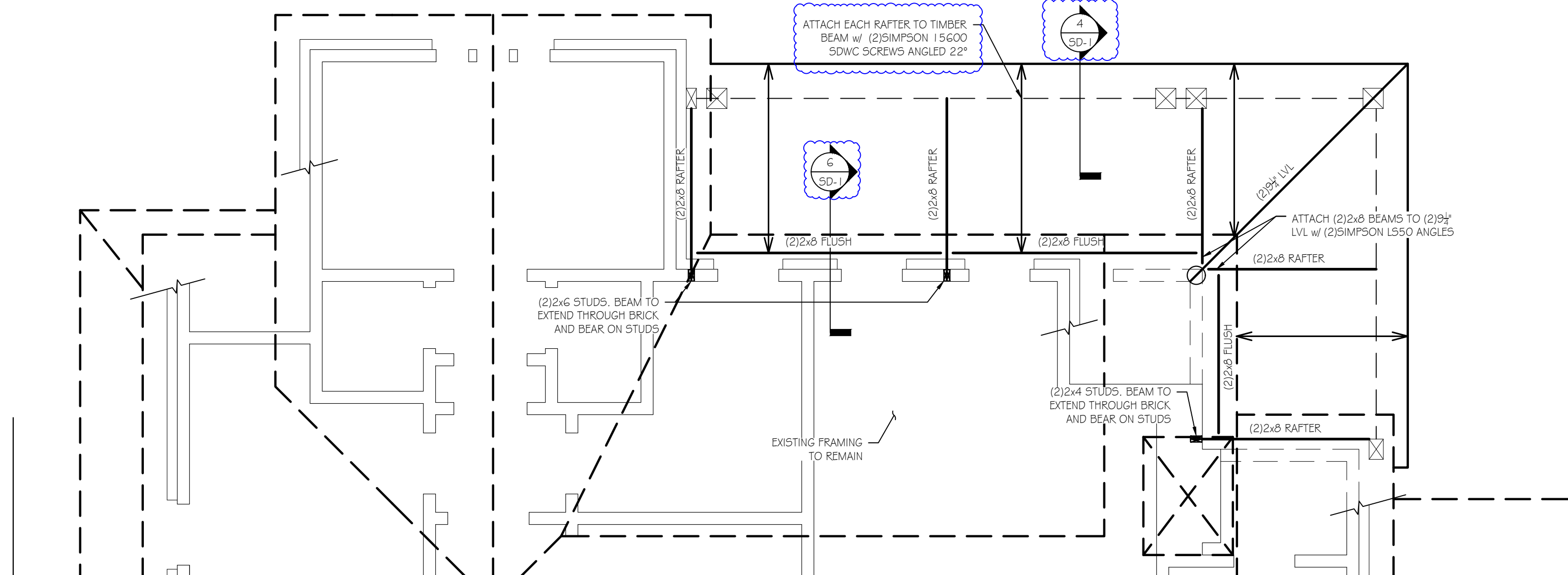
ROOF FRAMING LEGEND	
NEW ROOF FRAMING	
EX. ROOF FRAMING	
NEW 2ND LEVEL WALLS	
EXISTING 2ND LEVEL WALLS	
1ST LEVEL WALLS (OUTSIDE FOOTPRINT OF 2ND LEVEL)	
NEW HEADERS OR BEAMS	
EXISTING HEADERS OR BEAMS	
BEAMS BELOW	
NEW RAFTERS	
EXISTING RAFTERS	
ROOF BRACING	
COLUMNS BELOW	
OVER - FRAMING	

<u>ROOF DESIGN LOADS</u>	
20 PSF	LIVE LOAD
10 PSF	DEAD LOAD

ROOF FRAMING NOTES:

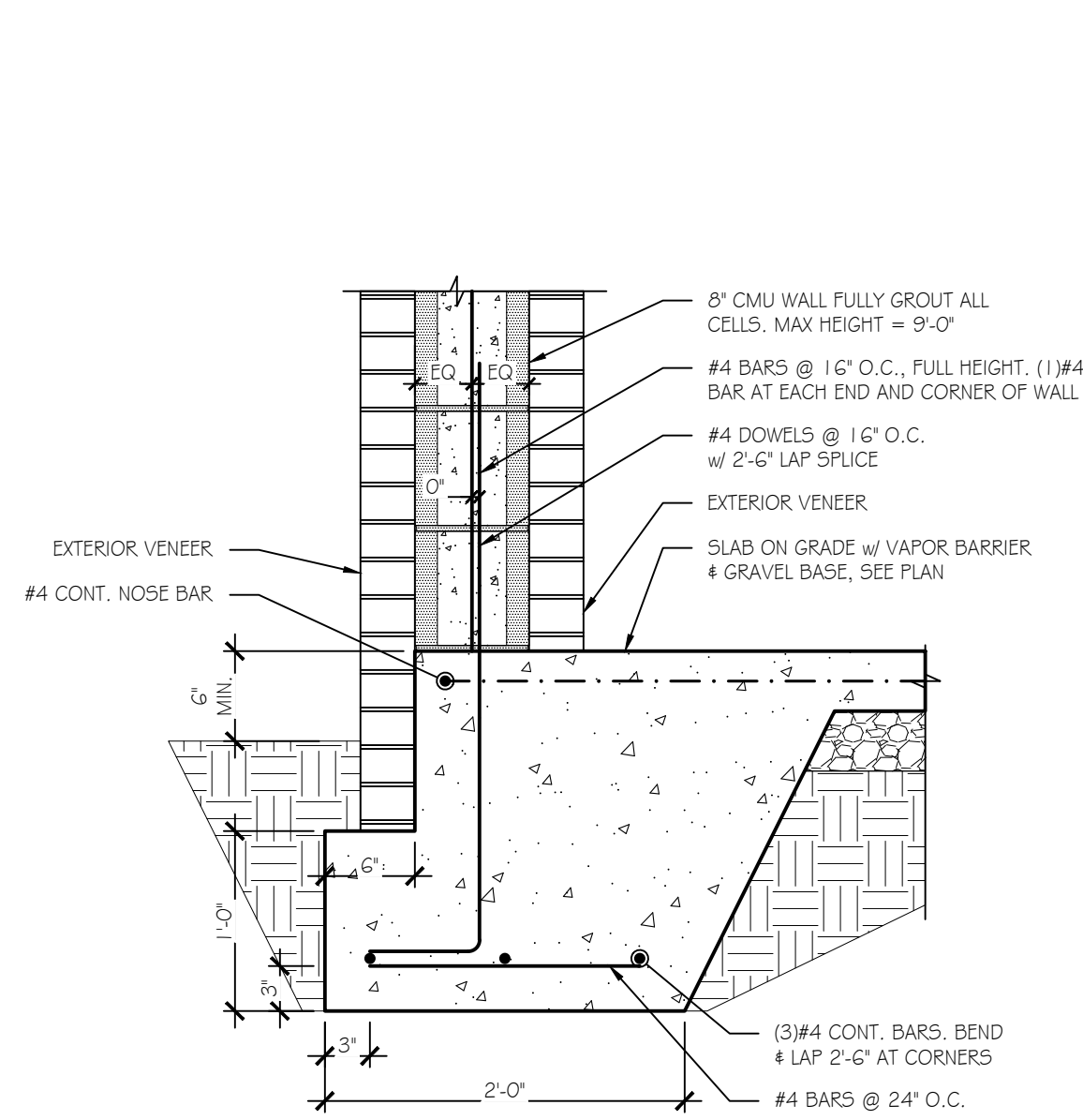
1. ALL NEW RAFTERS TO BE 2x8 @ 16" O.C., U.N.O.
2. ALL NEW HIP, VALLEY & RIDGE BOARDS TO BE 11/2x12, U.N.O.
3. NEW ROOF DECKING TO BE 1/2" APA RATED 3/4" SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT SUPPORTED EDGES & 12" O.C. AT INTERMEDIATE MEMBERS.
4. ALL RAFTERS THAT ARE LABELED "OVER-FRAMING" SHALL BE EITHER BRACED AT THE TOP OR FULLY SHEATHED.
5. CONNECT CEILING JOISTS TO RAFTERS w/ A MIN. OF (5) 10d NAILS, U.N.O.
6. 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.

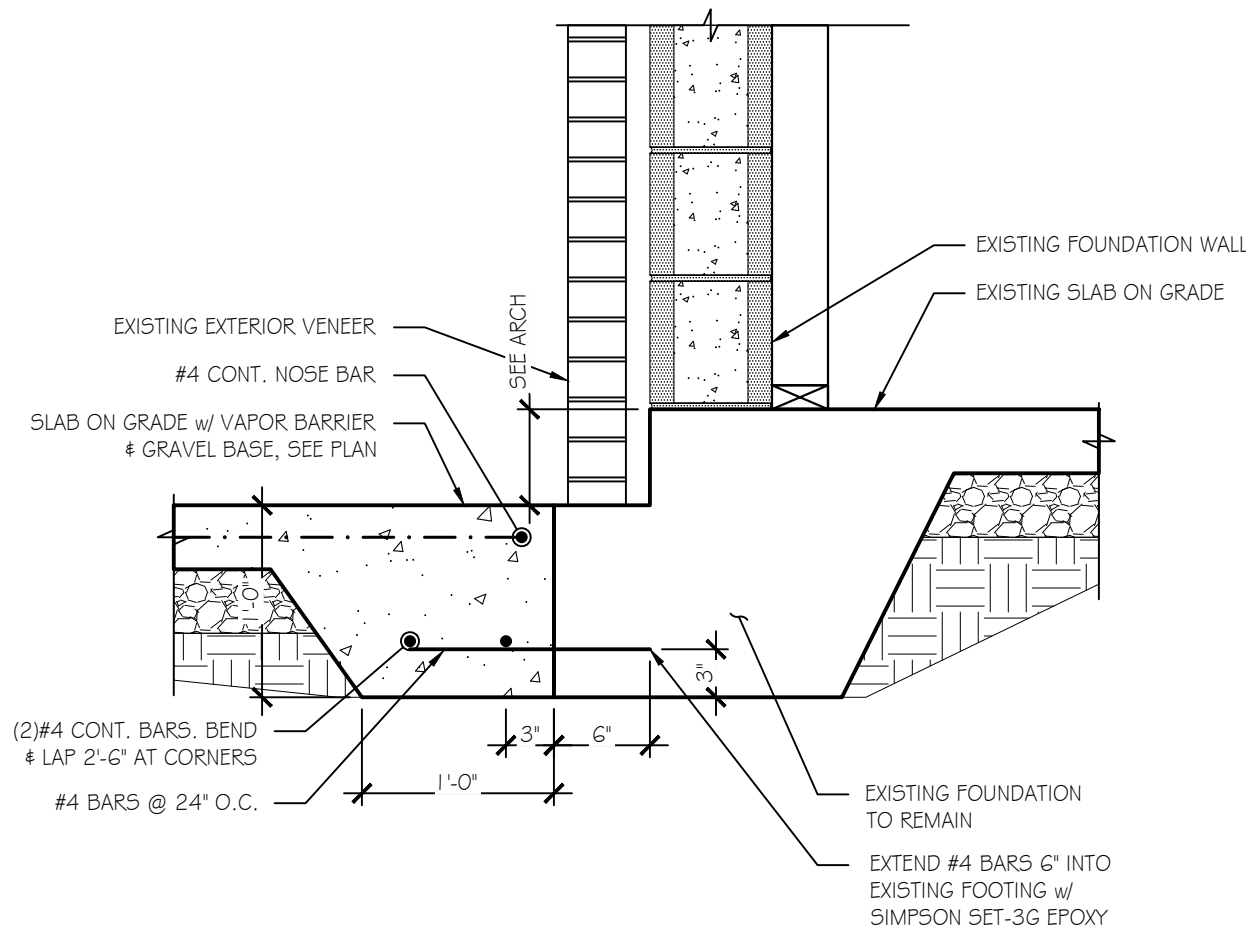


2 ROOF FRAMING PLAN
S-2 SCALE: 1/4" = 1'-0"

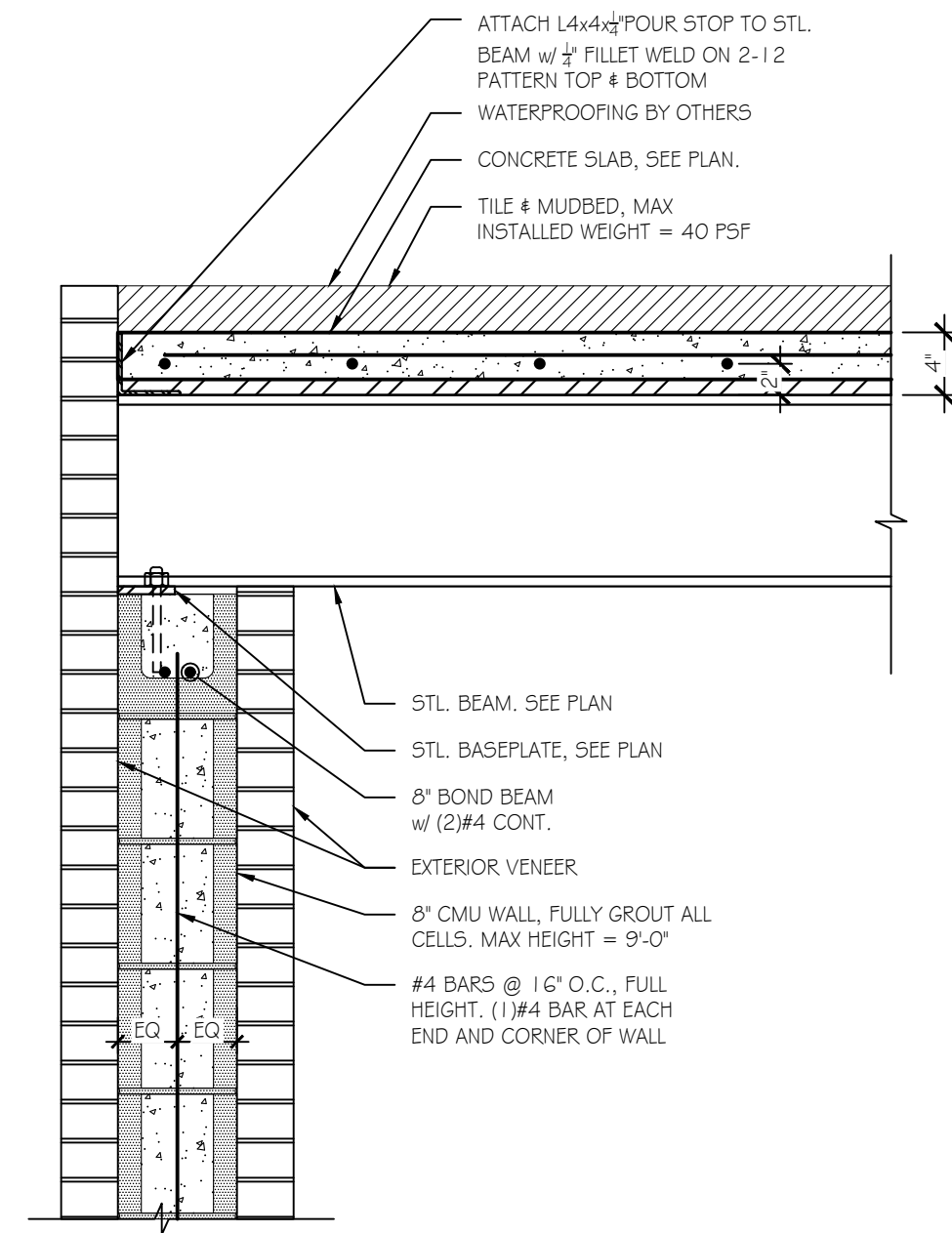
SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FRAMING. THESE NOTES INCLUDE WOOD SPECIES/GRADE, HANGER SPECIFICATIONS, AND BEAM PLY ATTACHMENT.



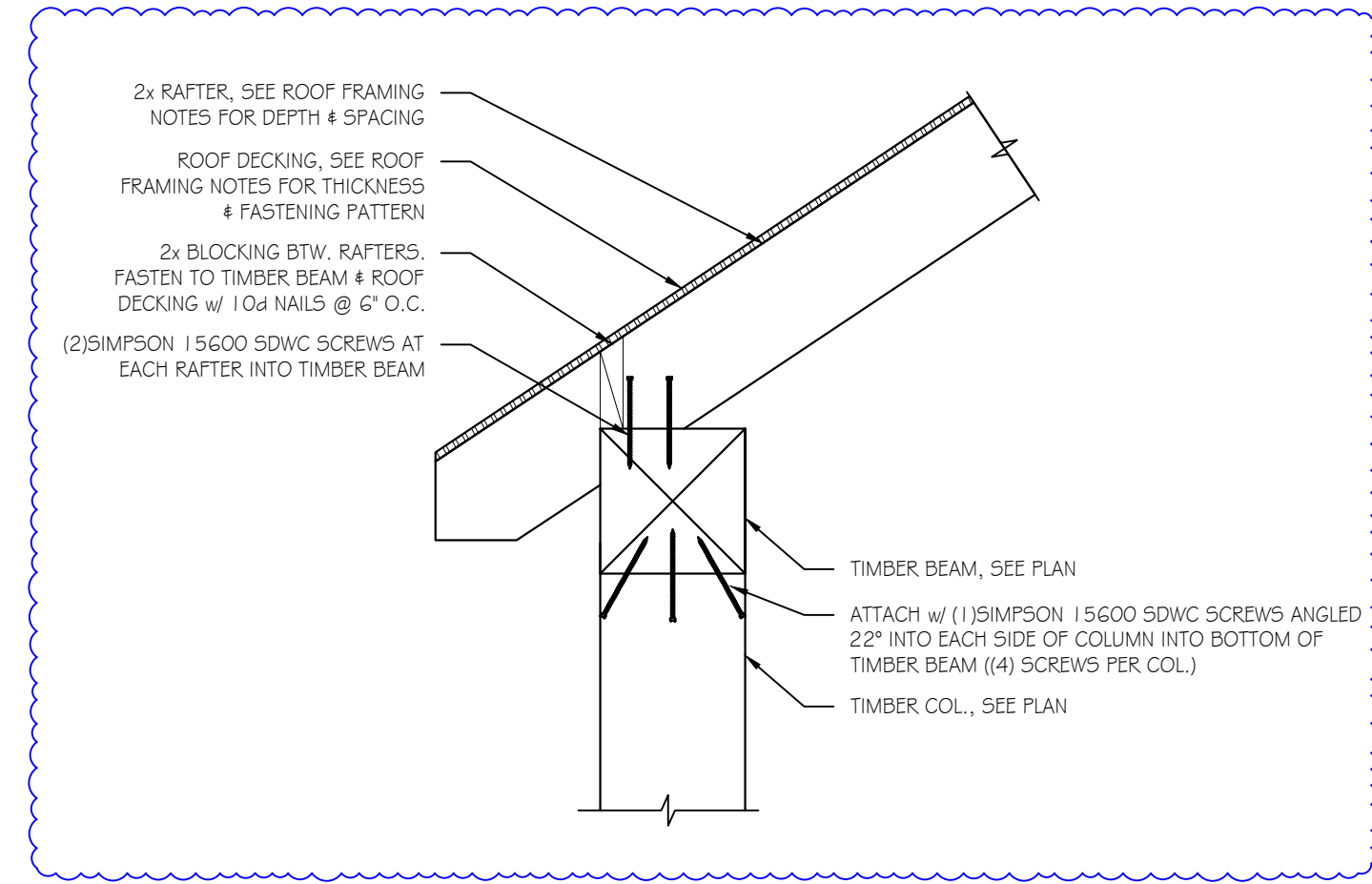
1
SD-1
SECTION
SCALE: 1" = 1'-0"



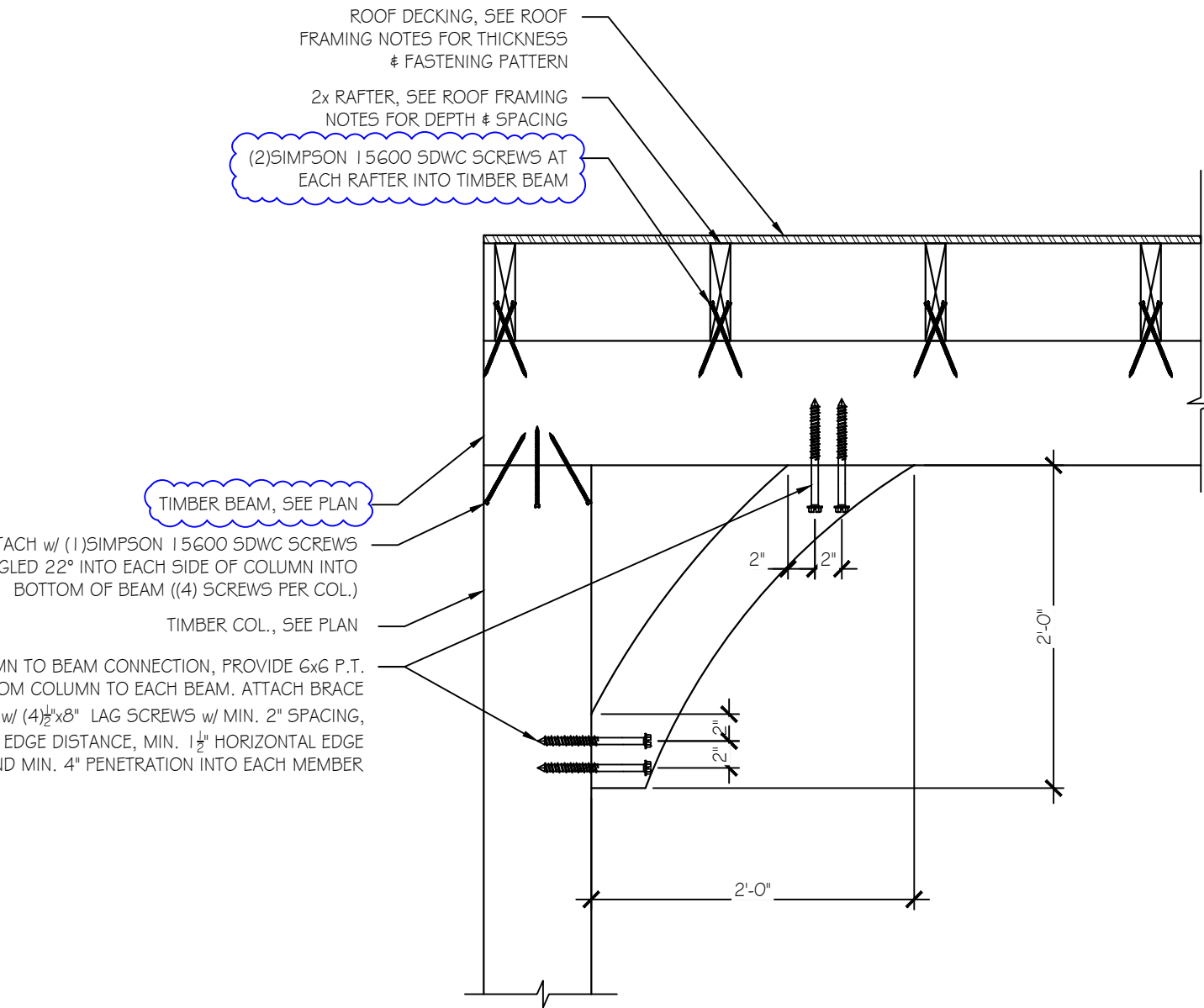
2
SD-1
SECTION
SCALE: 1" = 1'-0"



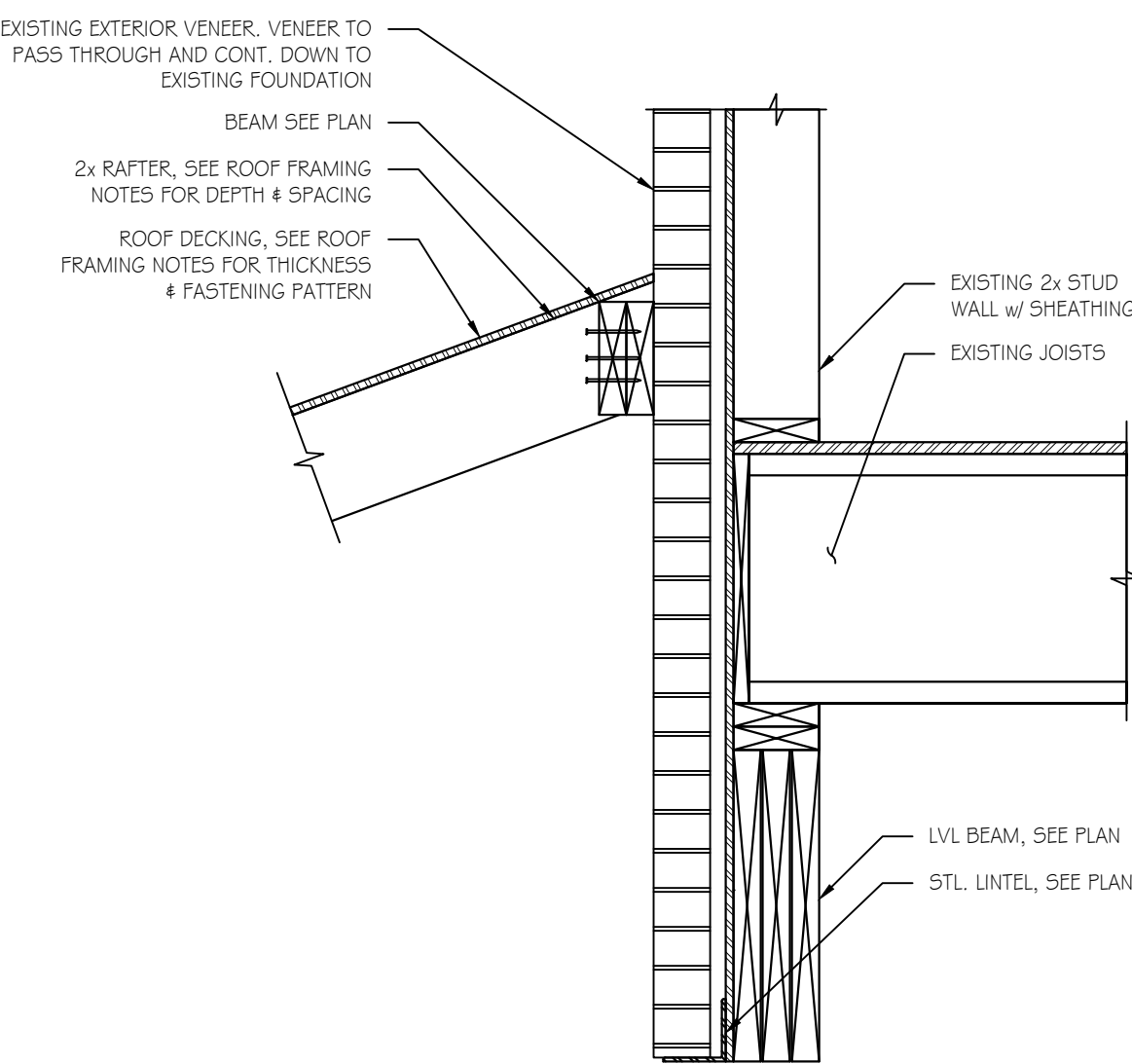
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SD-1
SECTION
SCALE: 1" = 1'-0"



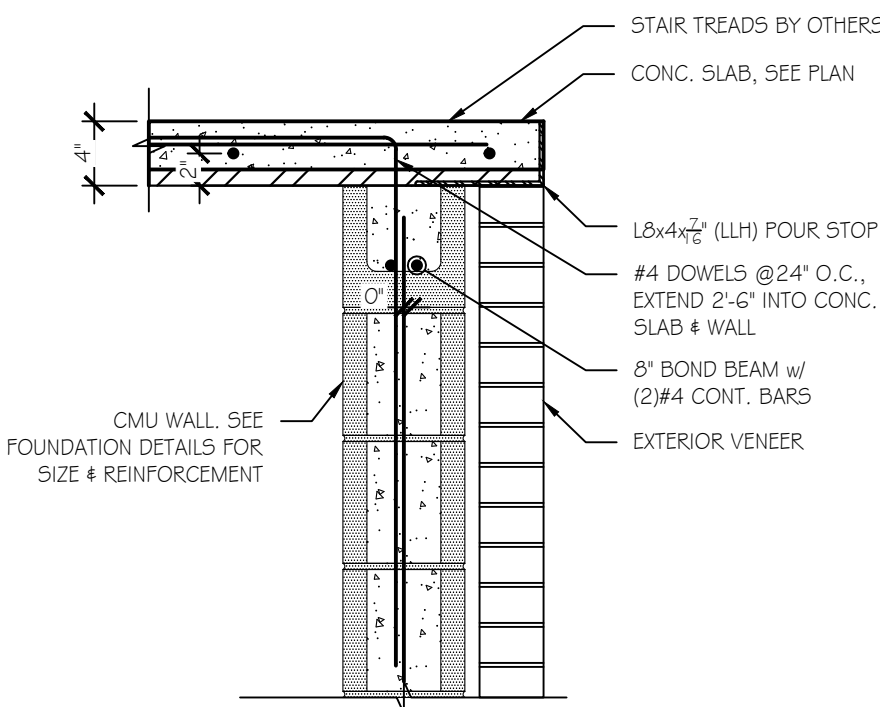
4
SD-1
SECTION
SCALE: 1" = 1'-0"



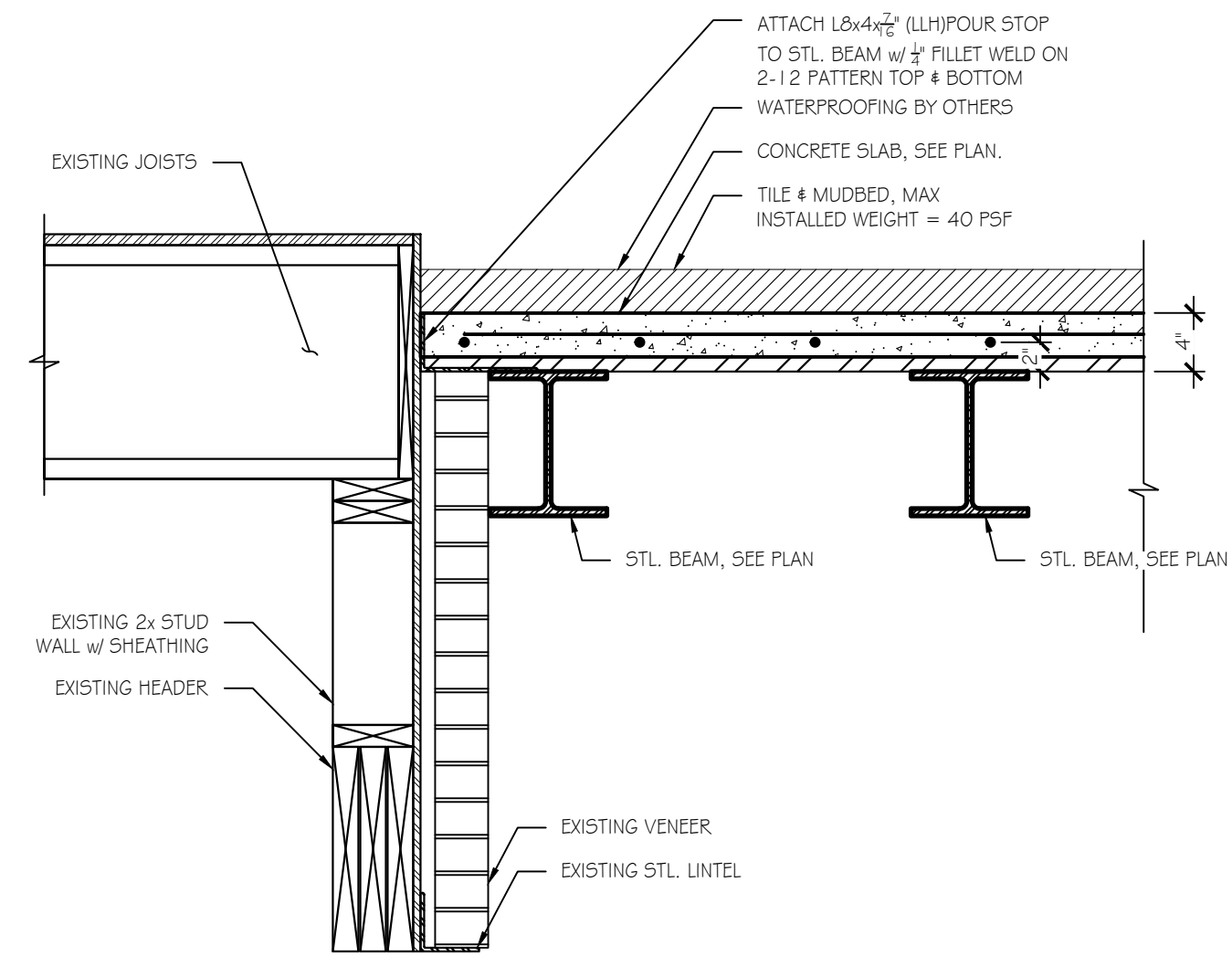
5
SD-1
SECTION
SCALE: 1" = 1'-0"



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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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