

ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: \_\_\_\_\_

Subject Property Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Parcel ID Number(s): \_\_\_\_\_

Commission District(s): \_\_\_\_\_ Super District(s): \_\_\_\_\_ Acreage: \_\_\_\_\_

TYPE OF HEARING REQUESTED (check one)

- VARIANCE (from Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (to Reduce or Waive off-street parking or loading space requirements.)
- OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

**\*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 5.  
FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.\***

**NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A  
PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE**

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner	Agent	_____	_____
		Signature	Date

Email [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) with any questions

**ZONING BOARD OF APPEALS (ZBA) APPLICATION**  
**FEE: \$300.00**

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

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

**ZONING PER PLAT**

ZONED: R-CH (PER PLAT)  
 MIN. YARD ADJACENT TO PUBLIC STREET  
 FRONT YARD: 5 FEET  
 SIDE YARD: 0 FEET  
 REAR YARD: 0 FEET

(P = M)  
 L=143.10  
 R=125.00  
 CH=N57° 53' 49"E  
 CL=135.42

**LEGEND**

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- R/W MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPS)
- REBAR FOUND (RBF)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- C.L.F. CHAIN LINK FENCE
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND
- IPF IRON PIN OR OR ROD FOUND



(PB 125, PG 53)

**AREA**  
 8,944 sq.ft.  
 0.20 acres

RESERVED FOR CLERK OF THE SUPERIOR COURT

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 30 ft.

**SURVEYORS CERTIFICATION**

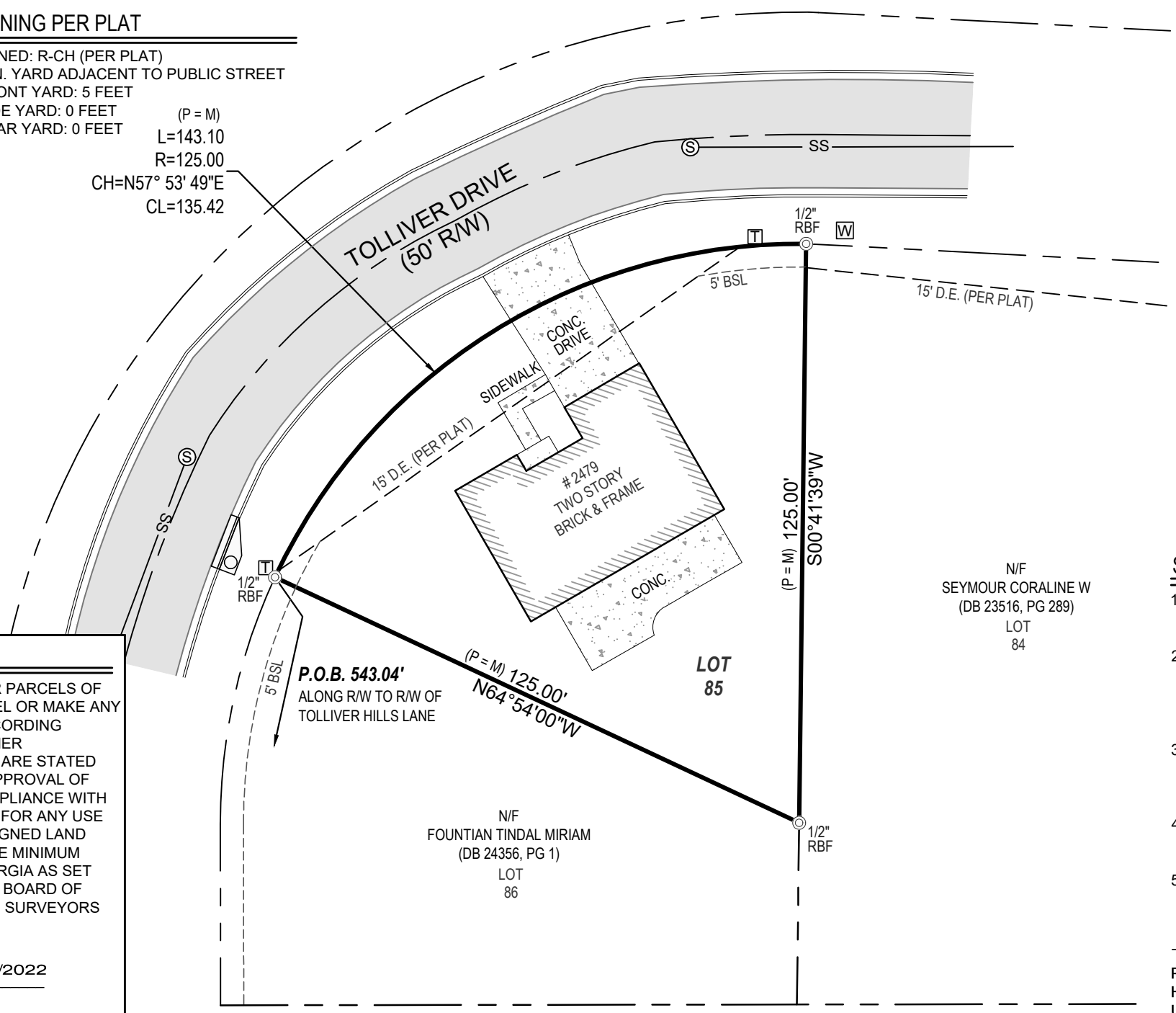
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION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

*Cullen Preston Hardee*

11/11/2022

CULLEN PRESTON HARDEE  
 REGISTERED LAND SURVEYOR #3144

DATE



**SURVEY NOTES**

1. EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 107,413 FEET.
4. THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
5. AS SHOWN ON FLOOD INSURANCE RATE MAPS OF DEKALB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13089C0141J THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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JOB NUMBER:  
 22-716



PLAT DATE: 11/11/2022  
 FIELD DATE: 10/10/2022  
 SCALE: 1"=30'  
 DRAWN BY: C.E.M.  
 REVIEWED BY: C.P.H.

REVISIONS	
1.	
2.	
3.	
4.	

LEGAL REFERENCE:	
DEED BOOK: 14058	PAGE: 686
PLAT BOOK: 125	PAGE: 53-55

**SHEET 1 OF 1**

AS-BUILT BOUNDARY SURVEY FOR:  
 IN STONE REALTY  
 LOT 85, BLOCK D, UNIT 1, PHASE 2  
 TOLLIVER HILLS SUBDIVISION  
 LAND LOT 42, 15TH DISTRICT  
 DEKALB COUNTY  
 GEORGIA

1258 CONCORD ROAD SE SUITE 103  
 SMYRNA, GEORGIA 30080  
 Ph. (678) 293-5232

VISIT US ON OUR WEBSITE:  
[www.united-uls.com](http://www.united-uls.com)

**UNITED LAND SURVEYING**  
 COA NO. LSF 001321



**INTENT  
DESIGN**

ADDRESS:  
8301 OFFICE PARK DRIVE  
SUITE 8303B  
DOUGLASVILLE, GA 30134  
EMAIL: INFO@INTENTID.COM  
PHONE: 404.992.9590  
WEBSITE: WWW.INTENTID.COM

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OF INTENT DESIGN.

PRIVATE RESIDENCE  
2479 TOLLIVER DRIVE ELLENWOOD GEORGIA  
30294

# PRIVATE RESIDENCE

2479 TOLLIVER DRIVE  
ELLENWOOD, GEORGIA 30294

NEW CONSTRUCTION - ACCESSORY DWELLING UNIT [ADU]

RELEASED FOR CONSTRUCTION

DRAWN BY: WT III

REVIEWED BY: WT III

SET TYPE: PERMIT SET

SHEET TITLE:  
COVER SHEET

PHASE RELEASE DATES:	
PHASE	DATE
SD PHASE	
DD PHASE	
CD PHASE	12/18/2025

REVISIONS:		
NO.	DATE	COMMENTS

PROJECT NO: R - 25 - 18

SHEET 1

G.000

# PRIVATE RESIDENCE

2479 TOLLIVER DRIVE ELLENWOOD GEORGIA 30294  
 NEW CONSTRUCTION - ACCESSORY DWELLING UNIT [ADU]  
 PERMIT SET - 1/21/2026



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**PRIVATE RESIDENCE**  
 2479 TOLLIVER DRIVE ELLENWOOD GEORGIA 30294

GENERAL NOTES FOR CONSTRUCTION	
1.] ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL & AND INTERNATIONAL BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL AND MECHANICAL	
2.] DO NOT SCALE DRAWINGS	
3.] THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDER'S RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM INTENT DESIGN.	
4.] IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.	
5.] DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FOUNDATION OR FACE OF FRAMING, UNLESS NOTED OTHERWISE.	
6.] DIMENSION INDICATED ON EXISTING DRAWINGS ARE TO FACE OF THE FINISH FOUNDATION WALL OR FINISH FACE OF DRYWALL WHERE THERE IS NO NEW CONSTRUCTION BEING DONE. IF DIMENSIONS OR DIMENSION LOCATIONS ARE QUESTIONABLE ON PLANS CONTACT INTENT DESIGN BEFORE MOVING FORWARD.	
7.] IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.	
8.] ANY DISCREPANCIES CONTAINED WITHIN THE FOLLOWING DRAWINGS/ DOCUMENTS ARE TO BE IMMEDIATELY REPORTED TO INTENT DESIGN AT 404.992.9590 BEFORE PROCEEDING WITH WORK IN QUESTION.	
9.] ANY DEVIATIONS FROM THE FOLLOWING DOCUMENTS SHOULD BE REPORTED IMMEDIATELY TO INTENT DESIGN AT 404.992.9590.	
10.] ALL STRUCTURAL MEMBERS TO BE VERIFIED, DESIGNED, AND SIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE WHICH THE PROJECT IS BEING CONSTRUCTED.	
11.] ALL WOOD IN CONTACT WITH CONCRETE AND/OR EXPOSED TO THE EXTERIOR ELEMENTS TO BE PRESSURE TREATED.	
12.] ALL SHEATHING AND DECKING USED ON EXTERIOR ENVELOPE TO BE OF EXTERIOR GRADE.	
13.] CERTIFIED UL FIRE SEPARATION/RATED ASSEMBLIES TO BE USED WHERE REQUIRED BY CODE.	
14.] G.C. TO VERIFY & ADHERE TO FIREPLACE MANUFACTURER AND CODE REQUIREMENTS FOR MIN. CLEARANCES OF COMBUSTIBLE MATERIALS AROUND FIREPLACE, INCLUDING, BUT NOT LIMITED TO, FRAMING, SURROUNDING MATERIAL, HEARTH, & FLUE.	
15.] ALL TOILETS MUST HAVE VENTILATION FAN ABOVE IN CEILING IN ACCORDANCE WITH GOVERNING BUILDING CODE.	
16.] ALL BEDROOMS MUST HAVE SMOKE DETECTORS LOCATED OUTSIDE BEDROOM DOOR IN ACCORDANCE W/ GOVERNING BUILDING CODE.	
17.] TEMPERED GLASS TO BE USED IN DOORS & WINDOWS AS REQUIRED BY GOVERNING BUILDING CODE. G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO FINAL ORDER.	
18.] EXTERIOR PORCHES, PATIOS, & DECKS SHOULD BE SLOPED 1/8" PER FOOT MINIMUM TO ALLOW FOR DRAINAGE OF WATER & TO PREVENT PONDING OF WATER.	
19.] GARAGE 1/8" PER FOOT MINIMUM TO ALLOW FOR DRAINAGE OF WATER & TO PREVENT PONDING OF WATER.	
20.] G.C. TO VERIFY W/ ELEVATOR AND/OR LIFT MANUF. ALL REQUIREMENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL & ELECTRICAL, PERTAINING TO SPECIFIED ELEVATOR/LIFT BEFORE CONSTRUCTION - IF G.C. SUBSTITUTES SPECIFIED ELEVATOR/LIFT FOR ANOTHER MANUF. AND/OR MODEL NOTIFY INTENT DESIGN IMMEDIATELY (BEFORE PROCEEDING) TO DISCUSS POSSIBLE IMPACT ON CONSTRUCTION DOCUMENTS AS REQD FOR FUTURE INSTALLATION.	
21.] G.C. TO VERIFY GRADE AGAINST HOUSE/STRUCTURE SLOPES AWAY TO DRAIN WATER AWAY FROM STRUCTURE.	
22.] G.C. TO VERIFY MASONRY WEEPHOLES @ 33" O.C., MAX. IN BRICK AND STONE EXTERIOR MATERIALS.	
23.] ALL STRUCTURAL STEEL BEAMS & COLUMNS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR, STRUCTURAL ENGINEER & INTENT DESIGN.	
24.] G.C. TO USE METAL MASONRY TIES. G.C. TO VERIFY W/ STRUCTURAL 0.29 x 7/8" GALV. METAL TIES TO BE USED. EACH METAL TIE MAY NOT SUPPORT AN AREA GREATER THAN 3'-0" SQUARE FEET WITH A MAXIMUM SPACING OF 16" O.C. VERTICALLY AND 24" O.C. MAX. HORIZONTALLY.	
25.] G.C. TO VERIFY R-VALUES W/ LOCAL JURISDICTIONS AND GOVERNING CODES BEFORE ORDERING INSULATION.	
26.] TYPICAL INSULATION "R-VALUES": ROOF/ROOFING: R=30 FLOORING/CEILING: R=21 EXTERIOR WALLS: R=21	
27.] G.C. TO VERIFY SOIL CONDITIONS BEFORE POURING FOUNDATION.	
28.] TYPICAL SLAB ON GRADE TO BE 4" P.I.P. CONCRETE SLAB W/ 6 x 6 x 10/10 W.W.F. OVER 6 MIL. POLY VAPOR BARRIER OVER 4" GRAVEL BED OVER COMPACTED SOIL. G.C. TO VERIFY W/ STRUCTURAL ENGINEERING BEFORE POURING SLAB.	
29.] ALL WINDOW & DOOR SHOP DRAWINGS REQUIRED TO BE REVIEWED & APPROVED BY INTENT DESIGN AND OWNER PRIOR TO PLACING ORDER.	
30.] G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO ORDERING.	
31.] G.C. TO VERIFY WITH INTENT DESIGN, PLACEMENT OF GUTTERS & DOWNSPUTS TO BE INSTALLED AT 12" ON CENTER	

GENERAL NOTES FOR CONSTRUCTION	
32.] G.C. TO VERIFY WITH INTENT DESIGN, PLACEMENT OF VENTS, INCLUDING BUT NOT LIMITED TO, DRYER VENTS / EXHAUST VENTS, WHICH ARE LOCATED ON EXTERIOR WALLS.	
33.] G.C. TO VERIFY WITH INTENT DESIGN, MOUNTING HEIGHT & LOCATION OF EXTERIOR LIGHTING PRIOR TO INSTALLATION OF JUNCTION BOXES.	
34.] G.C. TO VERIFY WITH INTENT DESIGN, MOUNTING HEIGHT & LOCATIONS OF INTERIOR AND EXTERIOR ELECTRICAL DRAWINGS PRIOR TO INSTALLATION OF JUNCTION BOXES.	
35.] STONE VENEER/MASONRY LEDGE TO EXTEND A MINIMUM OF 1'-6" BELOW GRADE @ ANY POINT TO PREVENT VISUAL EXPOSURE OF CONCRETE FOUNDATION. G.C. TO ALSO VERIFY THIS WITH STRUCTURAL ENGINEERING PLANS.	
36.] G.C. TO COORDINATE ELECTRICAL & PLUMBING REQUIREMENTS FOR APPLIANCES, INCLUDING, BUT NOT LIMITED TO REFRIGERATORS & FREEZERS, OVENS, STOVES, GRILLS, VENT HOODS, ICE MAKERS, AND DISHWASHERS.	
37.] G.C. TO VERIFY ALL STRUCTURAL MEMBERS NOTED IN ARCHITECTURAL DRAWINGS, INCLUDING, BUT NOT LIMITED TO STUDS, JOISTS, AND RAFTER SIZES AND FINISHING WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES CONTACT INTENT DESIGN IMMEDIATELY BEFORE PROCEEDING WITH WORK IN QUESTION.	
38.] ALL EXTERIOR MATERIALS, COLORS, STAINS, ETC. TO BE SUBMITTED TO INTENT DESIGN & OWNER FOR REVIEW & APPROVAL, PRIOR TO FINAL ORDER & INSTALLATION. MATERIAL MOCK-UPS MIGHT BE NECESSARY FOR REVIEW & APPROVAL.	
39.] ALL SILLS & TOPS OF HEADER TRIM @ EXTERIOR WINDOWS TO SLOPE MIN. 5 DEGREES TO SHED WATER PROPERLY.	
40.] ALL WINDOW HEADERS MIN. (2) 2X8 U.N.O.	
41.] ALL WINDOW AND DOOR DIMENSIONS ON SCHEDULE DIMENSIONED TO SASH. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ROUGH OPENING SIZES AND REQUIREMENTS WITH THE CHOSEN WINDOW MANUFACTURER.	

### GENERAL CONTRACTOR & TRADE NOTES

PERMIT DOCUMENT SET & CONSTRUCTION DOCUMENT SET ISSUANCE NOTE:  
 1.] IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL WORK IS BEING PERFORMED OFF OF THE MOST CURRENT DRAWINGS ISSUED. VERIFY DRAWINGS THAT ARE BEING USED ARE THE MOST CURRENT RELEASE BY COMPARING THE DATES LISTED ABOVE (ON SHEET "T.1.1") WITH THE DATES LISTED IN THE TITLE BLOCK OF EACH INDIVIDUAL SHEET. IF THE DATES DO NOT MATCH THEN YOU ARE NOT WORKING ON THE MOST CURRENT ISSUED DRAWING. IF THERE IS ANY QUESTION AS TO WHICH SHEETS ARE THE MOST CURRENT CONTACT THE ARCHITECT IMMEDIATELY.  
 2.] ALL TRADE CONTRACTORS WILL ADHERE TO THE TRADE ORDINANCE SPECIFIED AT THE TIME OF PERMIT APPLICATION

INTERNATIONAL BUILDING CODES	
- INTERNATIONAL BUILDING CODE: 2018 EDITION WITH GA AMENDMENTS (2020)	
- INTERNATIONAL RESIDENTIAL CODE: 2018 EDITION WITH GA AMENDMENT (2020)	
- INTERNATIONAL FIRE CODE: 2018 EDITION WITH GA AMENDMENTS (2020)	
- INTERNATIONAL PLUMBING CODE: 2018 EDITION WITH GA AMENDMENTS (2020)	
- INTERNATIONAL MECHANICAL CODE: 2018 EDITION WITH GA AMENDMENTS (2020)	
- INTERNATIONAL FUEL AND GAS CODE: 2018 EDITION WITH GA AMENDMENTS (2020)	
- NATIONAL ELECTRICAL CODE: 2020 EDITION WITH NO GA AMENDMENTS	
- INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION WITH GA SUPPLEMENTS AND AMENDMENTS (2020)	
- INTERNATIONAL SWIMMING POOL AND SPA CODE: 2018 EDITION WITH GA AMENDMENTS (2020)	
- NFPA 701: LIFE SAFETY CODE 2018 EDITION WITH STATE AMENDMENTS (2020)	

CLIENT INFORMATION	
CLIENT NAME: TEAL JAA	
CLIENT ADDRESS: 2479 TOLLIVER DRIVE, ELLENWOOD, GA 30294	
CLIENT EMAIL: INSTONECDC@GMAIL.COM	
CLIENT PHONE: 404.964.1695	

CONSTRUCTION INFORMATION	
CONSTRUCTION TYPE: TYPE V-B	
OCCUPANCY CLASSIFICATION: R-3	
EXTERIOR MATERIALS: BRICK (FRONT ELEVATION SIDING (LEFT SIDE, RIGHT SIDE, REAR ELEVATIONS)) ASPHALT SHINGLE: ROOF WOOD: REAR ELEVATION COLUMNS	

BUILDING SQUARE FOOTAGES	
FIRST FLOOR SQUARE FOOTAGE: 520 SQ.FT.	
SECOND FLOOR SQUARE FOOTAGE: 520 SQ.FT.	
ATTIC: N/A - ROOF HT. >5'-0"	
TOTAL SQUARE FOOTAGE: 1,040 SQ.FT.	
BUILDING FOOTPRINT SQUARE FOOTAGE: 520 SQ.FT.	

PROJECT DESCRIPTION	
THIS IS A SINGLE FAMILY NEW CONSTRUCTION ADU.	
STRUCTURE: THE STRUCTURE OF THE ADU WILL BE POURED IN PLACE SLAB ON GRADE CONCRETE FOUNDATION WITH WOOD WALLS, WOOD CEILINGS, WOOD FLOORS, WOOD ROOF RAFTERS.	
EXTERIOR MATERIALS & PROPERTIES: HORIZONTAL SIDING, ASPHALT SHINGLE ROOFING, WOOD COLUMNS. THE ADU WILL BE A TOTAL OF TWO STORIES.	

PROJECT SYMBOL INFORMATION		
SECTION MARKER	ENLARGED PLAN/ DETAIL MARKER	
KEYNOTE TAG	INTERIOR DOOR TAG	
ELEVATION MARKER	EXTERIOR DOOR TAG	
INTERIOR ELEVATION MARKER	WINDOW TAG	
WALL TAG	ROOM NUMBER	
ROOM NUMBER	CASIED OPENING	
FLOOR HEIGHT FLOOR NAME	SLAB ELEVATION CHANGE	
ELEVATION MARKER		

ABBREVIATIONS	
AFF	ABOVE FINISH FLOOR
ABV	ABOVE
ARCH	ARCHITECTURAL /
BYND	BEYOND
BTM	BOTTOM
BO	BOTTOM OF
BL	BOTTOM OF
CLG	BUILD LINE
CTR	CEILING
CL	CENTER
CLO/	CENTER LINE
CLOSC	CLOSET
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
COORD	COORDINATE
DEG	DEGREE
DIFF	DIFFERENCE/ DIFFERENT
DIM	DIMENSION(S)
DWG	DRAWING
DBL	DOUBLE
DN	DOWN
EA	EACH
ELEV	ELEVATION
ELLIP	ELEVATOR
EXT	ELLIPITICAL
FIN	EXTERIOR
FLR	FINISH
GEN	FLOOR
GC	GENERAL
HGT	GENERAL CONTRACTOR
INT	HEIGHT
LVL	INTERIOR
MANUF	LEVEL
MATL	MANUFACTURER
MAX	MATERIAL
MECH	MECHANICAL
MIN	MECHANICAL
OC	MINIMUM
OW	ON CENTER
PL	OPEN WEB
PIP	PLATE
PDR	POURED IN PLACE
PT	POWDER ROOM
R	PRESSURE TREATED
RCP	RADIUS
REF	REFLECTED CEILING PLAN
REP	REFERENCE
REQD	REPRESENTATIVE
REQ	REQUIRED/ REQUIREMENTS
SECT	REQUIRED/ REQUIREMENTS
SOG	SECTION
SPECS	SLAB ON GRADE
ST	SPECIFICATIONS
STOR	STORAGE
STRUCT	STORAGE
THK	STRUCTURAL/ STRUCTURE
TBD	THICK
TO	TO BE DETERMINED
TYP	TOP OF
T&G	TYPICAL
UNO	TOURGE & GROOVE
VIF	UNLESS NOTED OTHERWISE
WWF	VERIFY IN FIELD
	WELDED WIRE FABRIC

### PROEJECT DRAWING SHEET INDEX

GENERAL DRAWINGS	
G.000	COVER SHEET
G.001	PROJECT NOTES & INFORMATION
<b>FLOOR PLANS</b>	
A1.100	ARCHITECTURAL SITE PLAN
A1.101	FOUNDATION, FIRST AND SECOND FLOOR PLANS
<b>ELEVATIONS</b>	
A2.100	ELEVATIONS, BUILDING SECTIONS AND FRAMING
<b>DETAILS</b>	
A3.100	FOUNDATION, WALL DETAILS & WALL SECTION
A3.101	FLOOR & DECK DETAILS

### DESIGN TEAM INFORMATION

<b>ARCHITECTURE DESIGN:</b>	
NAME:	INTENT DESIGN
ADDRESS:	8303 OFFICE PARK DRIVE, SUITE 8303B DOUGLASVILLE, GA 30134
PHONE:	404.992.9590
EMAIL:	INFO@INTENTID.COM
<b>STRUCTURAL ENGINEERING:</b>	
NAME:	----
ADDRESS:	----
PHONE:	----
EMAIL:	----
<b>SURVEYOR:</b>	
NAME:	UNITED LAND SURVEYING
ADDRESS:	2130 KINGSTON CT. SUITE A MARIETTA, GA 30067
PHONE:	678.293.5232
EMAIL:	CONTACT@UNITED-ULS.COM
<b>LANDSCAPE ARCHITECT:</b>	
NAME:	----
ADDRESS:	----
PHONE:	----
EMAIL:	----
<b>CIVIL ENGINEER:</b>	
NAME:	----
ADDRESS:	----
PHONE:	----
EMAIL:	----
<b>MECHANICAL ENGINEER:</b>	
NAME:	----
ADDRESS:	----
PHONE:	----
EMAIL:	----
<b>ELECTRICAL ENGINEER:</b>	
NAME:	----
ADDRESS:	----
PHONE:	----
EMAIL:	----
<b>PLUMBING ENGINEER:</b>	
NAME:	----
ADDRESS:	----
PHONE:	----
EMAIL:	----
<b>INTERIOR DESIGNER:</b>	
NAME:	----
ADDRESS:	----
PHONE:	----
EMAIL:	----

### GENERAL CONTRACTOR INFORMATION

<b>GENERAL CONTRACTOR - BUILDER:</b>	
NAME:	----
ADDRESS:	----
PHONE:	----
EMAIL:	----

RELEASED FOR CONSTRUCTION	
DRAWN BY:	WT II
REVIEWED BY:	WT II
SET TYPE:	PERMIT SET

### SHEET TITLE: PROJECT NOTES & INFORMATION

PHASE RELEASE DATES:	
PHASE	DATE:
SD PHASE	
DD PHASE	
CD PHASE	12/18/2025

REVISIONS:		
NO.	DATE:	COMMENTS:

PROJECT NO: R - 25 - 18

SHEET 2

G.001



# INTENT DESIGN

ADDRESS:  
8301 OFFICE PARK DRIVE  
SUITE 8303B  
DOUGLASVILLE, GA 30134

EMAIL: INFO@INTENTID.COM  
PHONE: 404.992.9590  
WEBSITE: WWW.INTENTID.COM

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PRIVATE RESIDENCE  
2479 TOLLIVER DRIVE ELLENWOOD GEORGIA 30294

RELEASED FOR CONSTRUCTION

DRAWN BY: WT III

REVIEWED BY: WT III

SET TYPE: PERMIT SET

SHEET TITLE:  
ARCHITECTURAL SITE PLAN

PHASE RELEASE DATES:

PHASE	DATE
SD PHASE	
DD PHASE	
CD PHASE	1/21/2026

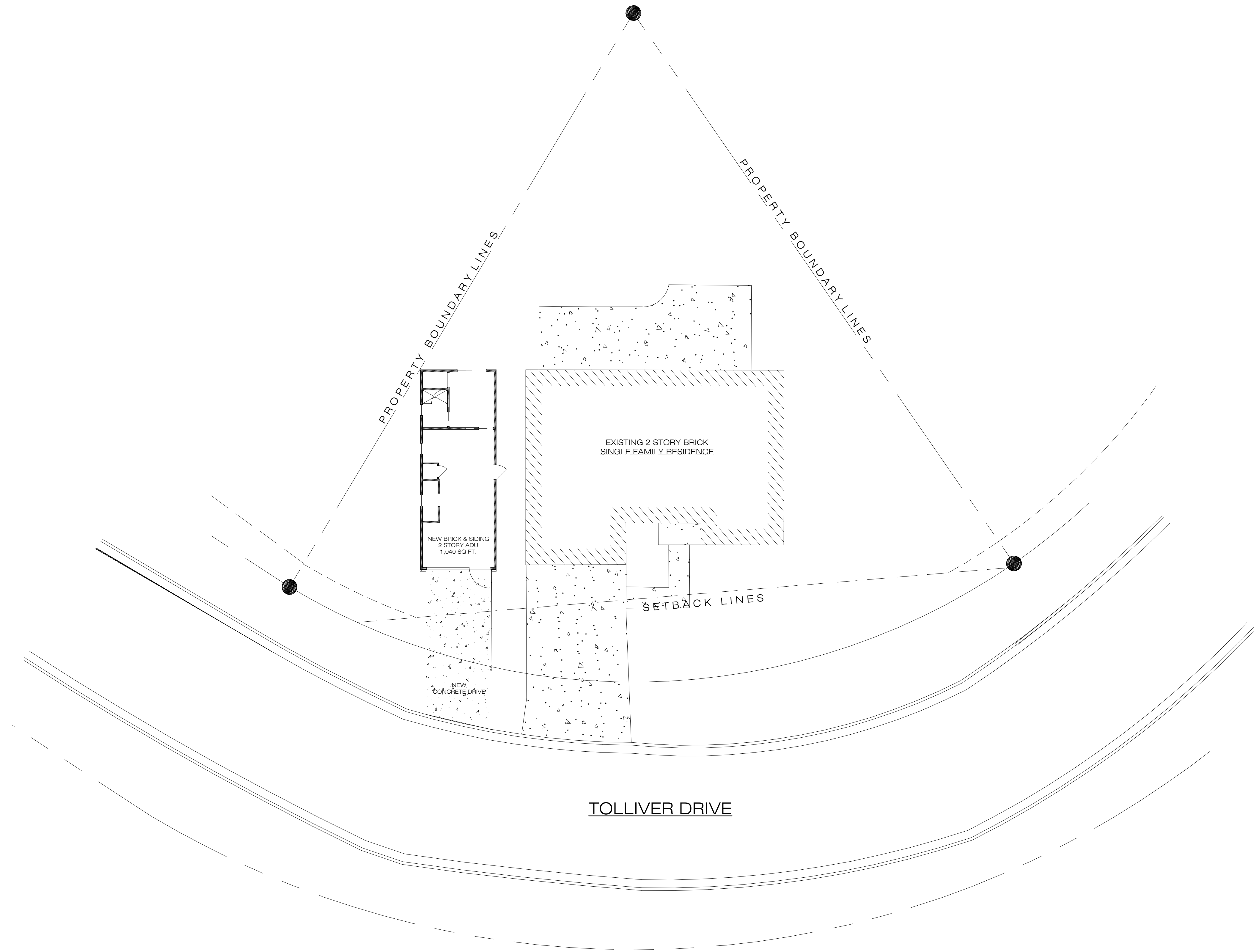
REVISIONS:

NO.	DATE	COMMENTS

PROJECT NO: R - 25 - 18

SHEET 3 SHEET SIZE: 3-612-6

# A1.100





**INTENT DESIGN**

ADDRESS:  
8301 OFFICE PARK DRIVE  
SUITE B303B  
DOUGLASVILLE, GA 30134  
EMAIL: INFO@INTENTID.COM  
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**PRIVATE RESIDENCE**  
2479 TOLLIVER DRIVE ELLENWOOD GEORGIA 30294

RELEASED FOR CONSTRUCTION

DRAWN BY: WT II

REVIEWED BY: WT II

SET TYPE: PERMIT SET

SHEET TITLE:  
**FOUNDATION, FIRST AND SECOND FLOOR PLANS**

PHASE RELEASE DATES:	
PHASE	DATE
SD PHASE	
DD PHASE	
CD PHASE	12/18/2025

REVISIONS:		
NO.	DATE	COMMENTS

PROJECT NO: R - 25 - 18

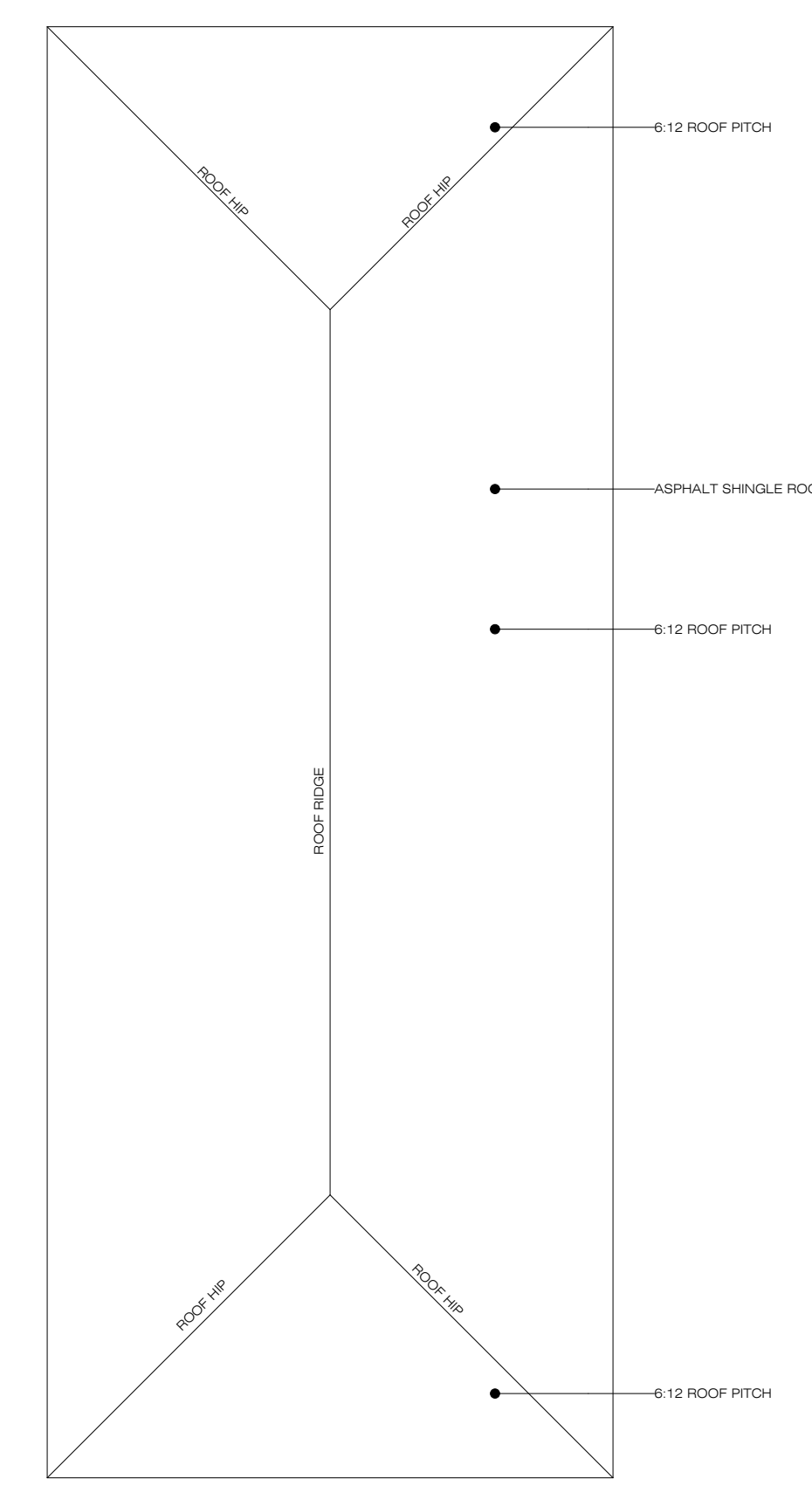
SHEET 4

**A1.101**

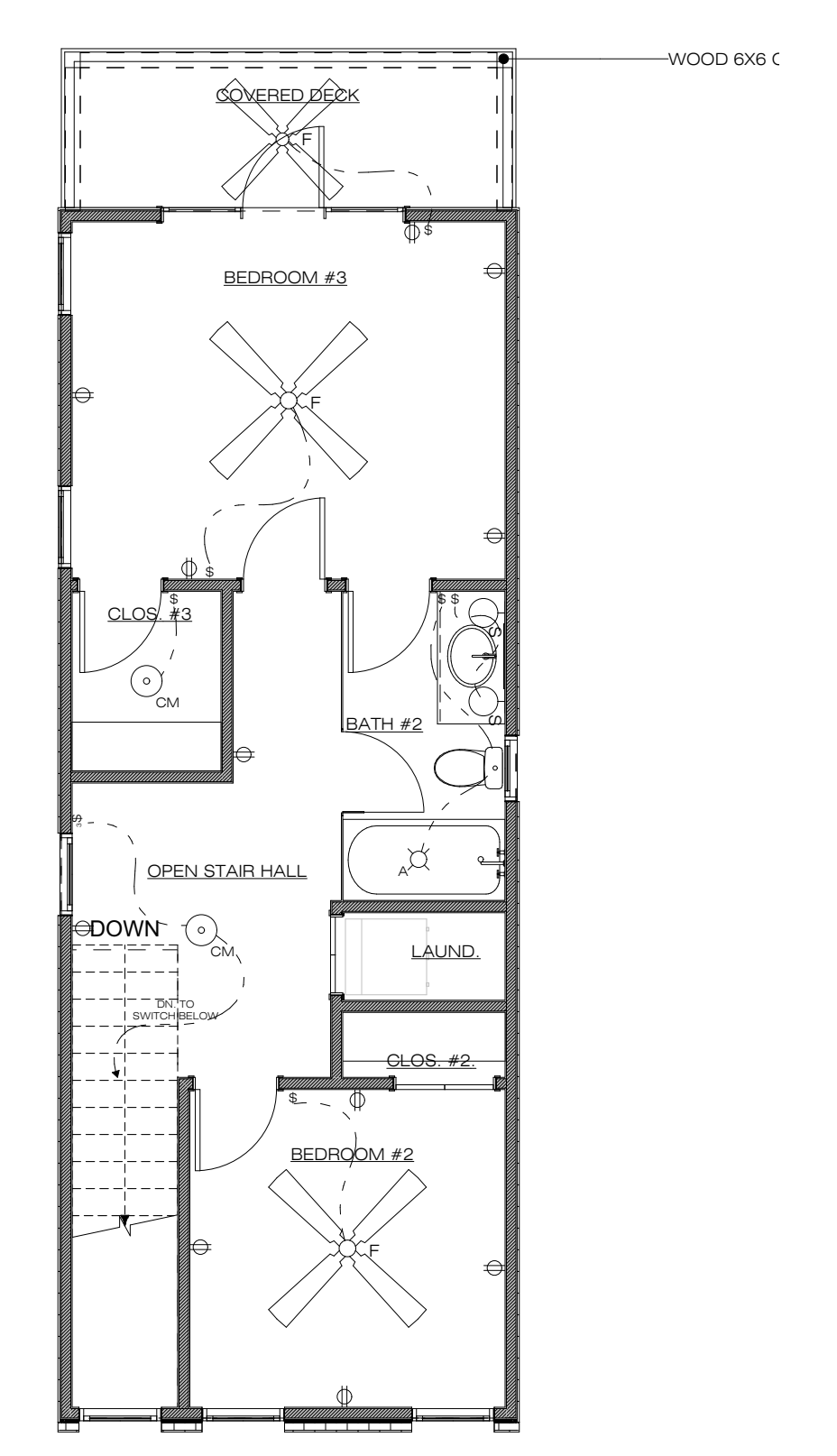
- LIFE SAFETY NOTES LEGEND**
- EAN** EXHAUST FAN PER IRC 1507.2 \*HARDWIRED\*
  - EGR** CLEAR OPENING: MIN. AREA 5.7 SF, MIN HEIGHT 24", MIN. WIDTH 20", MIN. SILL HEIGHT = 44" A.F.F. PER IRC 310.2.1 & 310.2.2
  - G.F.I** G.C. TO PROVIDE G.F.I. WITHIN 18" OF WATER @ 42" A.F.F. PER IRC 3202
  - H.B.R** 36" HT. RAIL W/ PICKETS @ 4" O.C. MAX. HANDRAIL SHALL HAVE HT. OF 34" TO 38" FROM TREAD NOSING PER IRC 311.7.8.1
  - G.R.L** GUARDRAIL REQUIRED AT STAIR, RAMP OR LANDING THAT IS LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE PER IRC312.1
  - EL.V** 18-0-1143 ORDINANCE FOR ELECTRICAL VEHICLE INFRASTRUCTURE STATIONED INSTALLED
  - S.S.T** PROVIDE SIMPSON STRONG TIE HTTS OR EQUIVALENT ON EITHER SIDE OF OPENINGS GREATER THAN 6'-0" IN WIDTH
  - SD** SMOKE DETECTOR PER IRC 314.3 \*HARDWIRED\*
  - SCD** SMOKE & CARBON MONOXIDE DETECTOR PER IRC 315.3 \*HARDWIRED\*
  - 45** MINIMUM 45 MINUTE FIRE RATED DOOR

- DIMENSION NOTES**
1. ALL DIMENSIONING WILL BE DONE TO THE OUTSIDE FACE OF THE STUD UNLESS OTHERWISE NOTED.
  2. ALL DIMENSION IN FOR NEW CONSTRUCTION WALLS AND PARTITIONS WILL BE DONE TO THE TOP OF STUD FOR HORIZONTAL WALLS AND TO THE RIGHT OF THE STUD FOR VERTICAL WALLS.
  3. FOR NEW INTERIOR AND EXTERIOR WALLS & PARTITIONS THE DIMENSIONS WILL BE TO THE STUD.
  4. DIMENSION IN EXISTING BUILDINGS WILL BE DONE TO THE FINISH FACE OF THE EXISTING WALL WHEN THE STUD IS NOT ABLE TO BE DIMENSIONED.
  5. THE BASE OF THE FLOOR PLATE STARTS FROM THE TOP OF THE SUBFLOOR.
  6. DIMENSIONING IS TO THE TOP RIGHT OF ALL STUDS

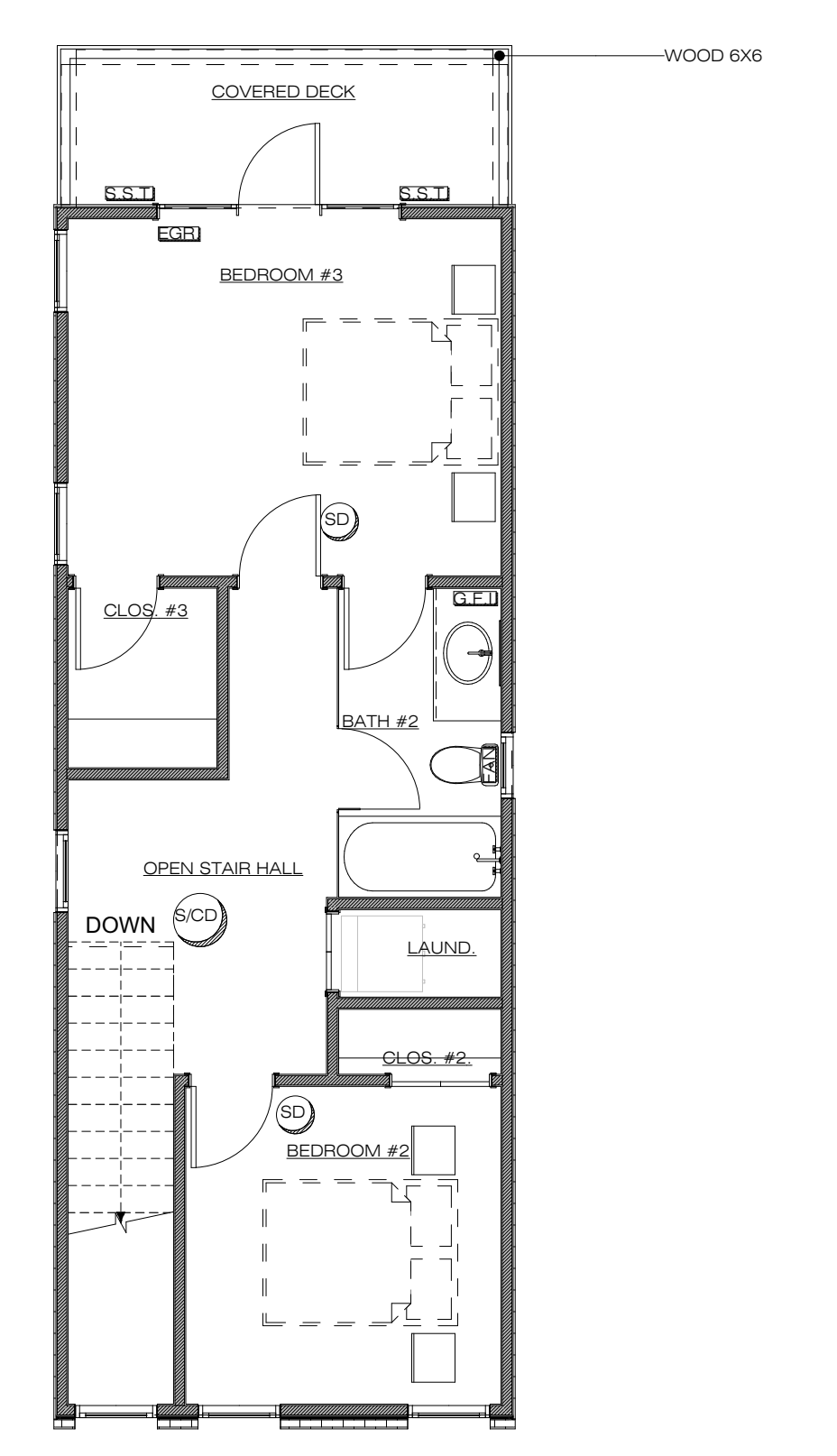
- DESIGN KEYNOTE LEGEND**
- BATHROOM NOTES:**
- 1 SINK
  - 2 MIRROR
  - 3 36" HT. BASE CABINET & COUNTERTOP
  - 4 TOILET/BIDET
  - 5 SHOWER
  - 6 SHOWER DRAIN
  - 7 18" SHOWER BENCH
  - 8 TUB (FREE STANDING)
  - 9 TUB - SHOWER COMBO
  - 10 TOWEL HOOK
  - 11 TOILET PAPER ROLLER
  - 12 CLOSET NOTES:
  - 13 ROD HANGING
  - 14 MILLWORK CLOSET SHELVING
- KITCHEN NOTES:**
- 15 SINK
  - 16 36" BASE CABINETS & COUNTERTOP
  - 17 UPPER CABINETS
  - 18 MILLWORK & SHELVING
  - 19 DISHWASHER
  - 20 U.C. TRASH
  - 21 U.C. REFRIGERATOR
  - 22 U.C. FREEZER
  - 23 U.C. WINE
  - 24 RANGE W/ HOOD VENT ABOVE
  - 25 COOKTOP W/ HOOD VENT ABOVE
  - 26 DOUBLE OVENS
  - 27 REFRIGERATOR (SIZE BY CONTRACTOR)
  - 28 FREEZER (SIZE BY CONTRACTOR)
  - 29 REF./FRZ. - COMBO (SIZE BY CONTRACTOR)
  - 30 MICROWAVE
- LAUNDRY NOTES:**
- 31 SINK
  - 32 WASHER
  - 33 DRYER
  - 34 STACKED WASHER & DRYER
  - 35 LAUNDRY SINK
- BASE CABINETS**
- 36 UPPER CABINETS
  - 37 HANGING & SHELVING
  - 38 DRYING ROD
- MECHANICAL NOTES:**
- 39 HVAC UNIT
  - 40 WATER HEATER
- LANDSCAPE NOTES:**
- 41 OUTDOOR GRILLE
  - 42 OUTDOOR FIRE PIT
  - 43 OUTDOOR FIRE PLACE
- GENERAL NOTES:**
- 44 STUD PACK AS REQUIRED BETWEEN WALL STUDS
  - 45 18" HT SITTING BENCH
  - 46 FIREPLACE



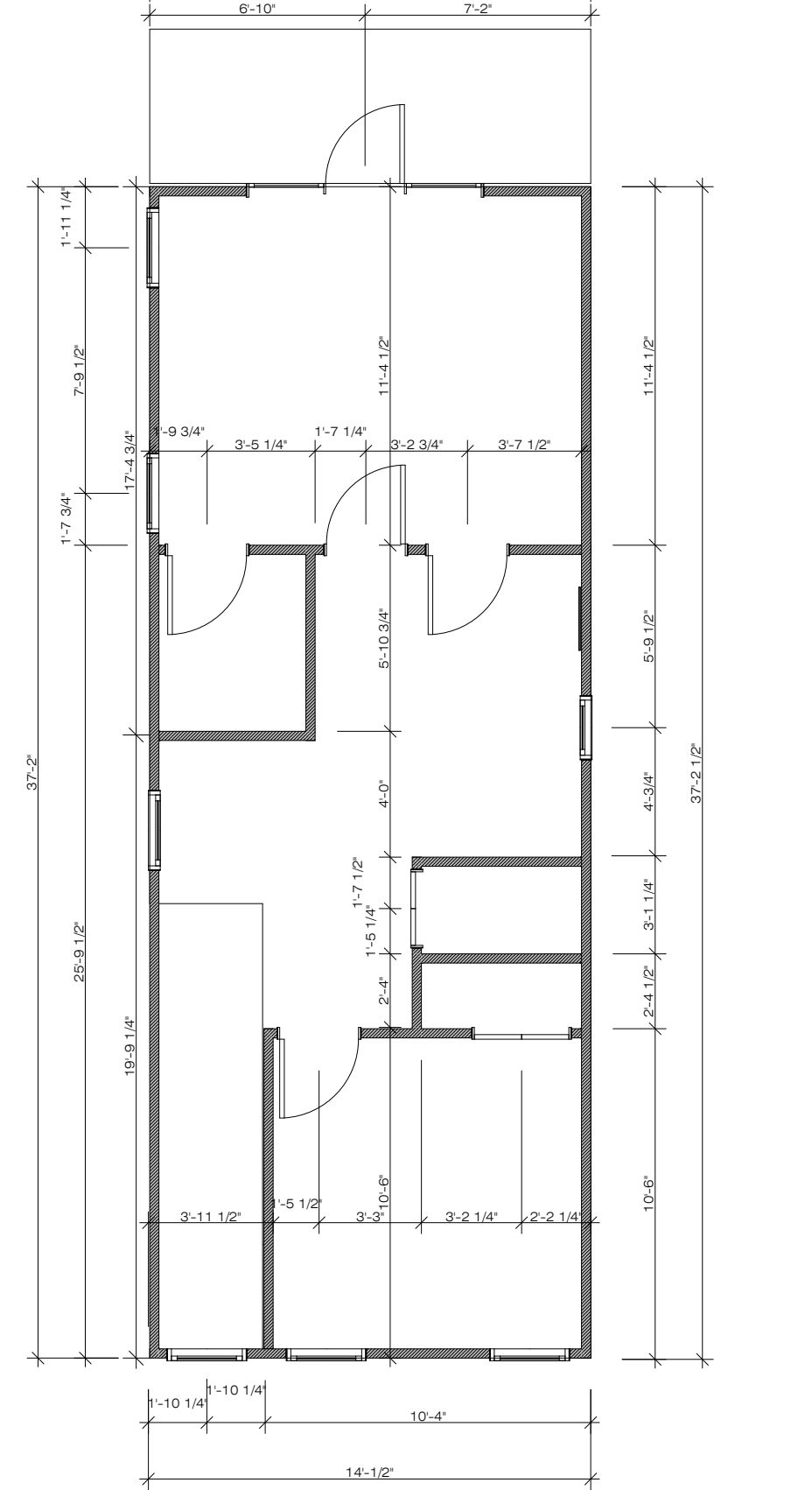
**11** ROOF PLAN  
SCALE: 3/16" = 1'-0"



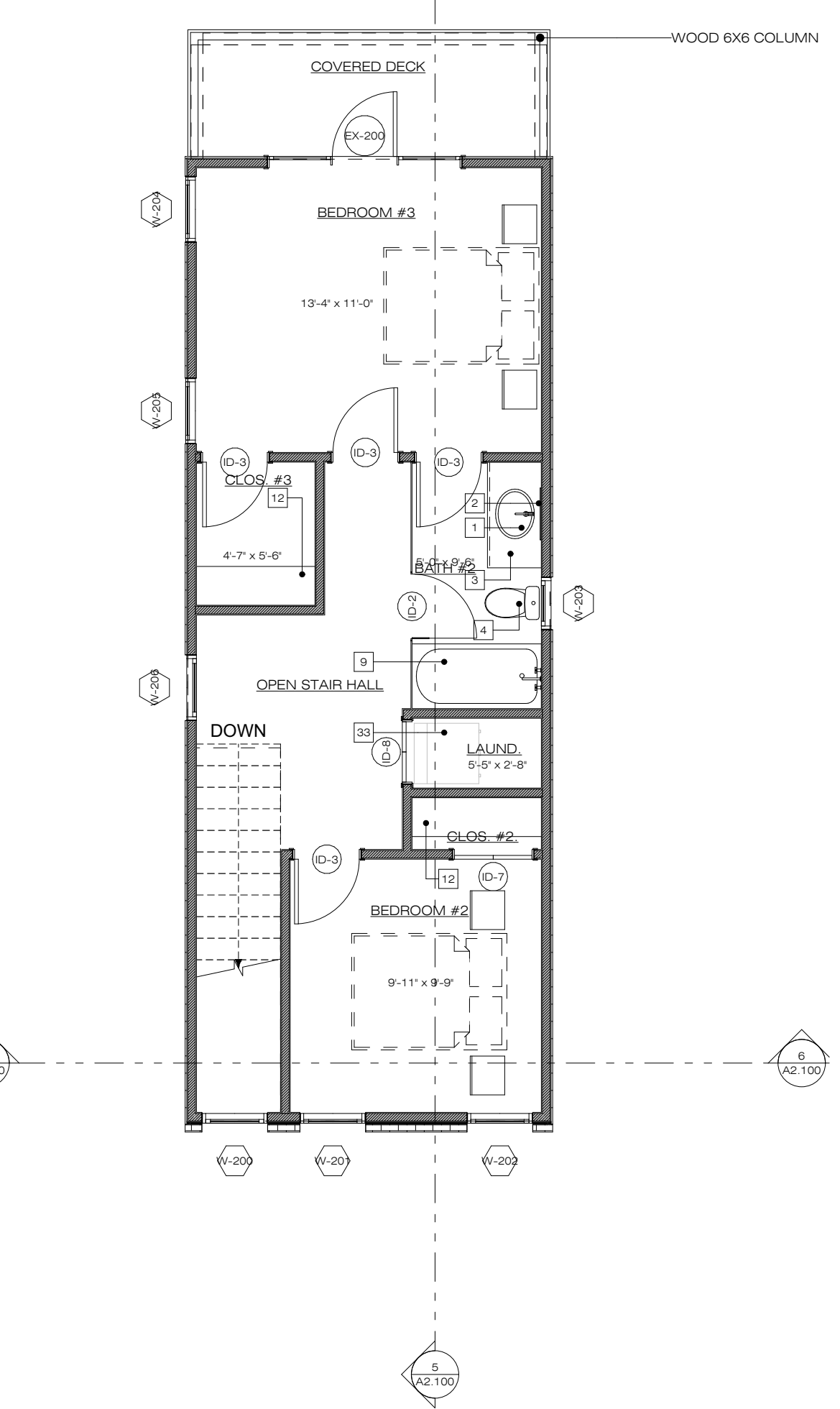
**10** SECOND FLOOR ELECTRICAL PLAN  
SCALE: 3/16" = 1'-0"



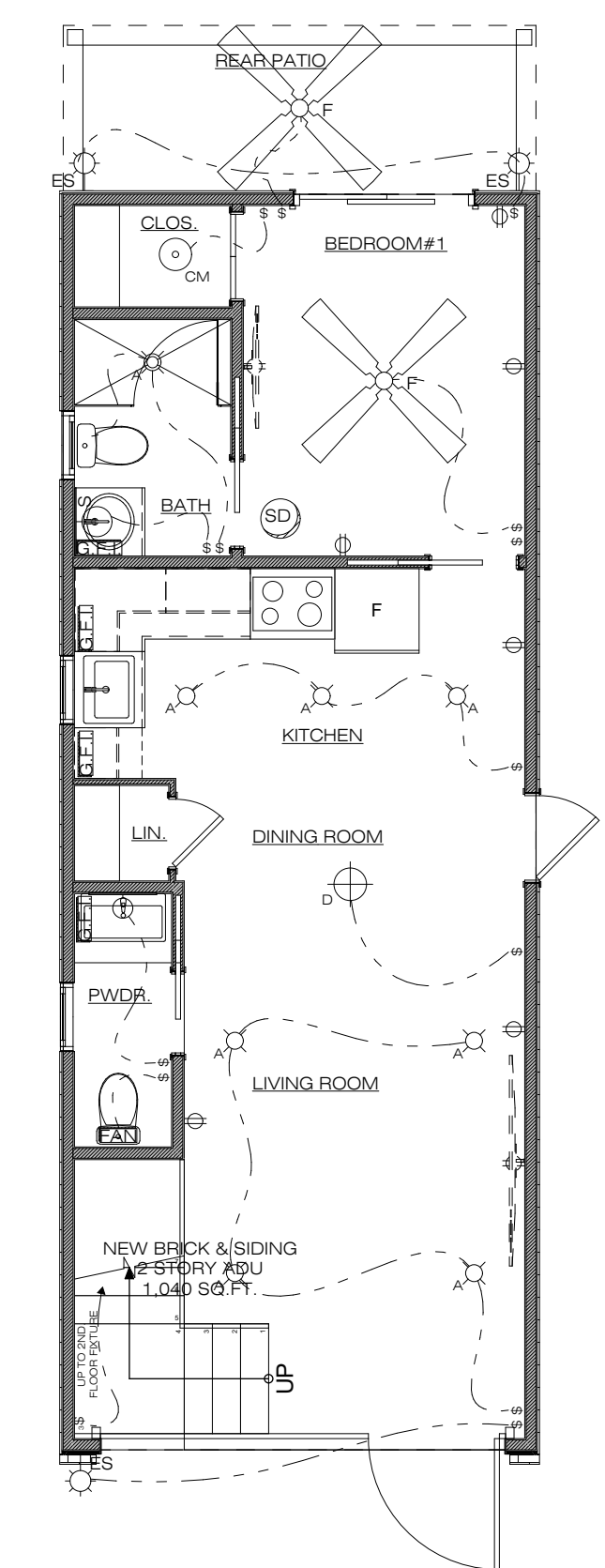
**9** SECOND FLOOR LIFE SAFETY PLAN  
SCALE: 3/16" = 1'-0"



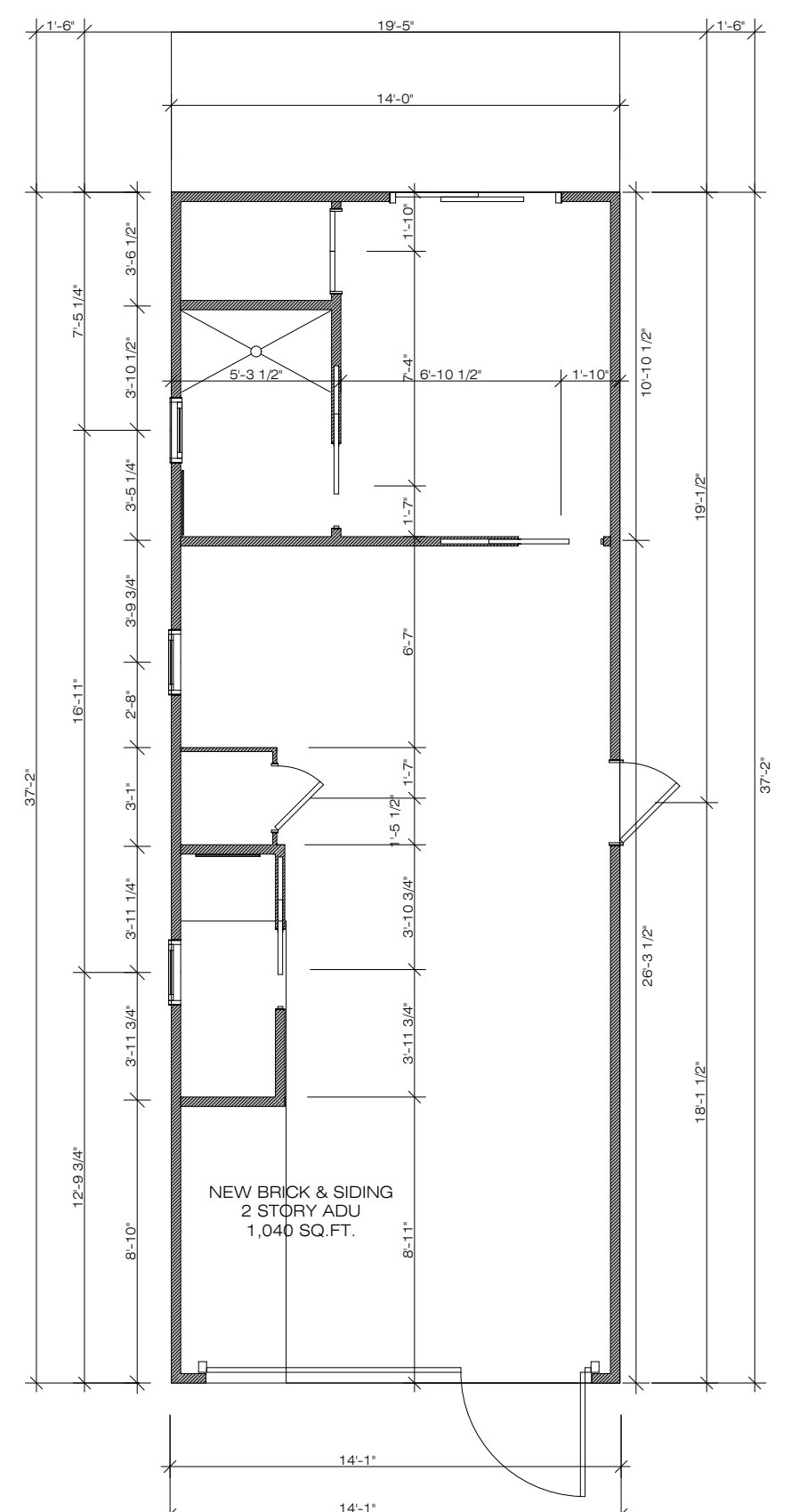
**8** SECOND FLOOR DIMENSION PLAN  
SCALE: 3/16" = 1'-0"



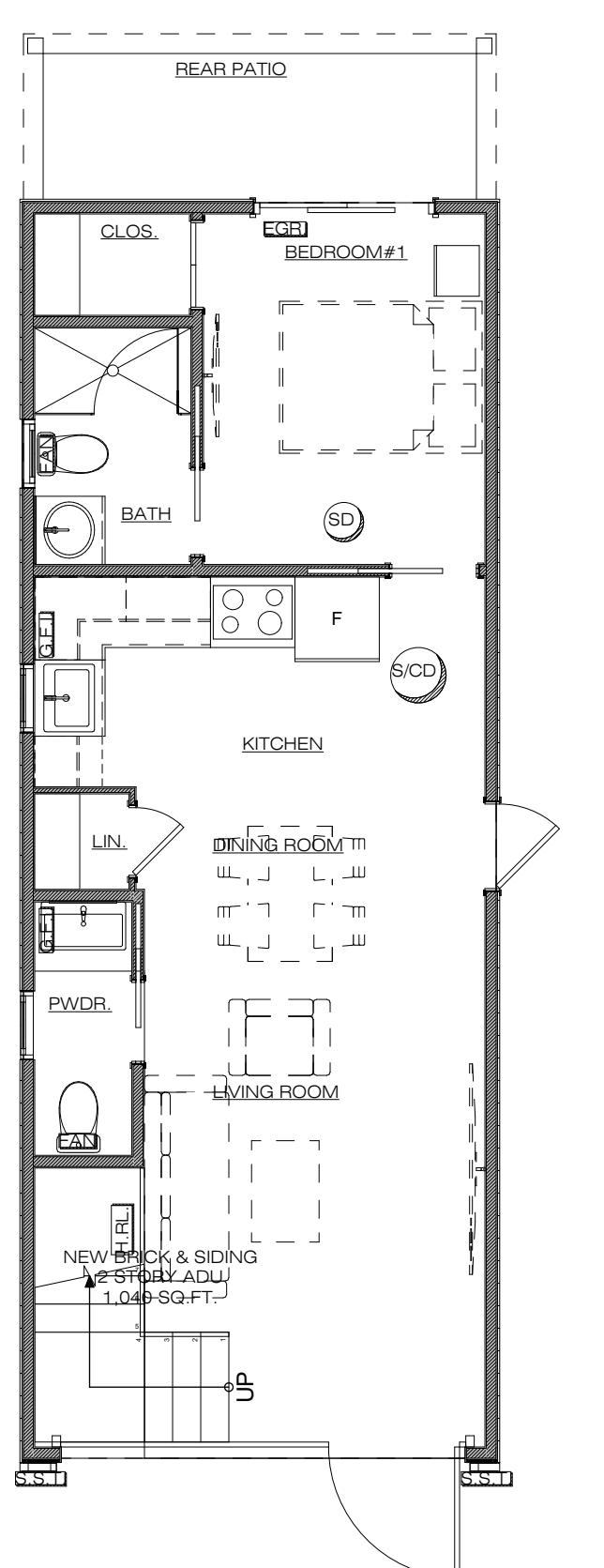
**7** SECOND FLOOR REFERENCE PLAN  
SCALE: 3/16" = 1'-0"



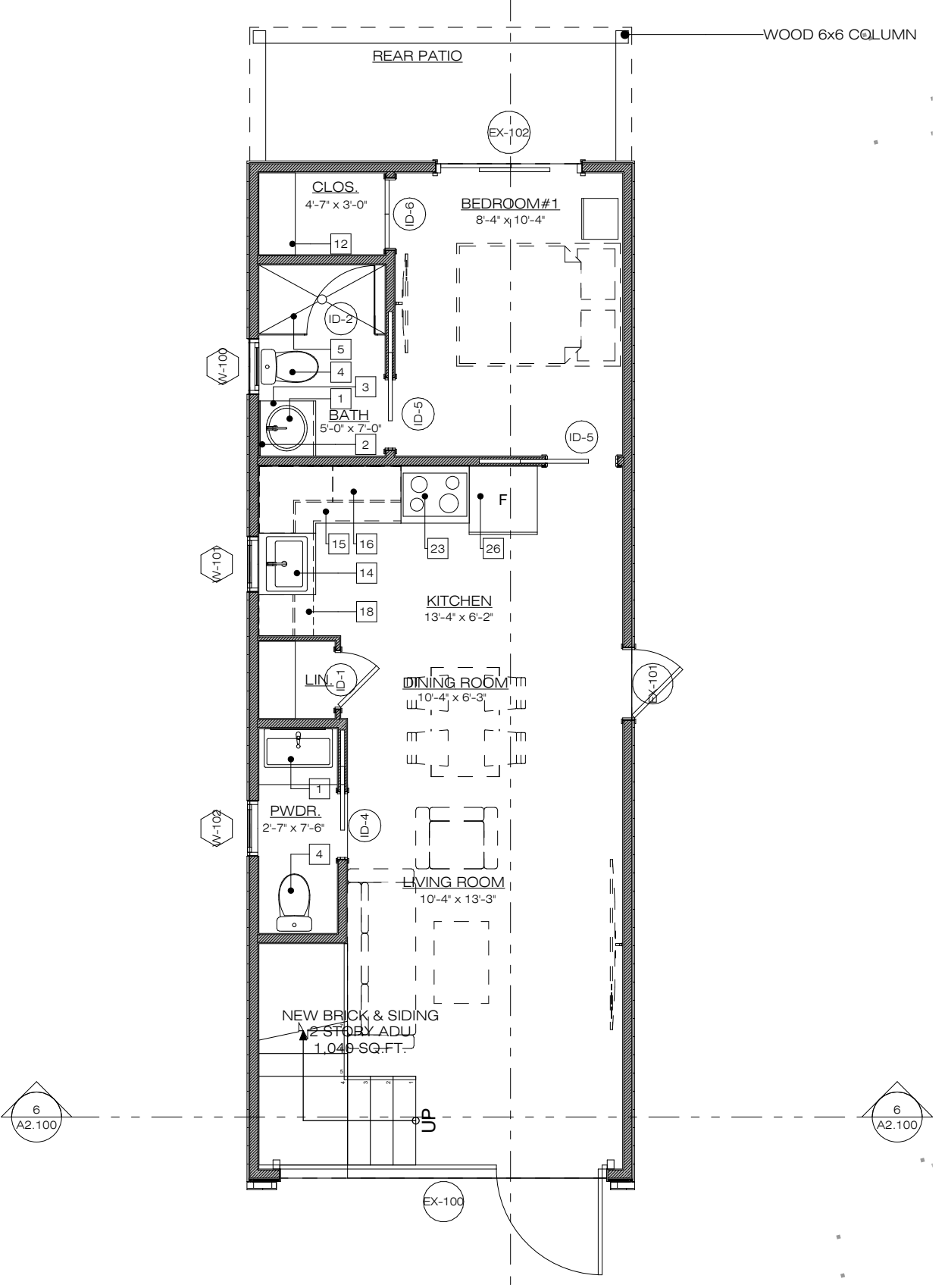
**6** FIRST FLOOR ELECTRICAL PLAN  
SCALE: 3/16" = 1'-0"



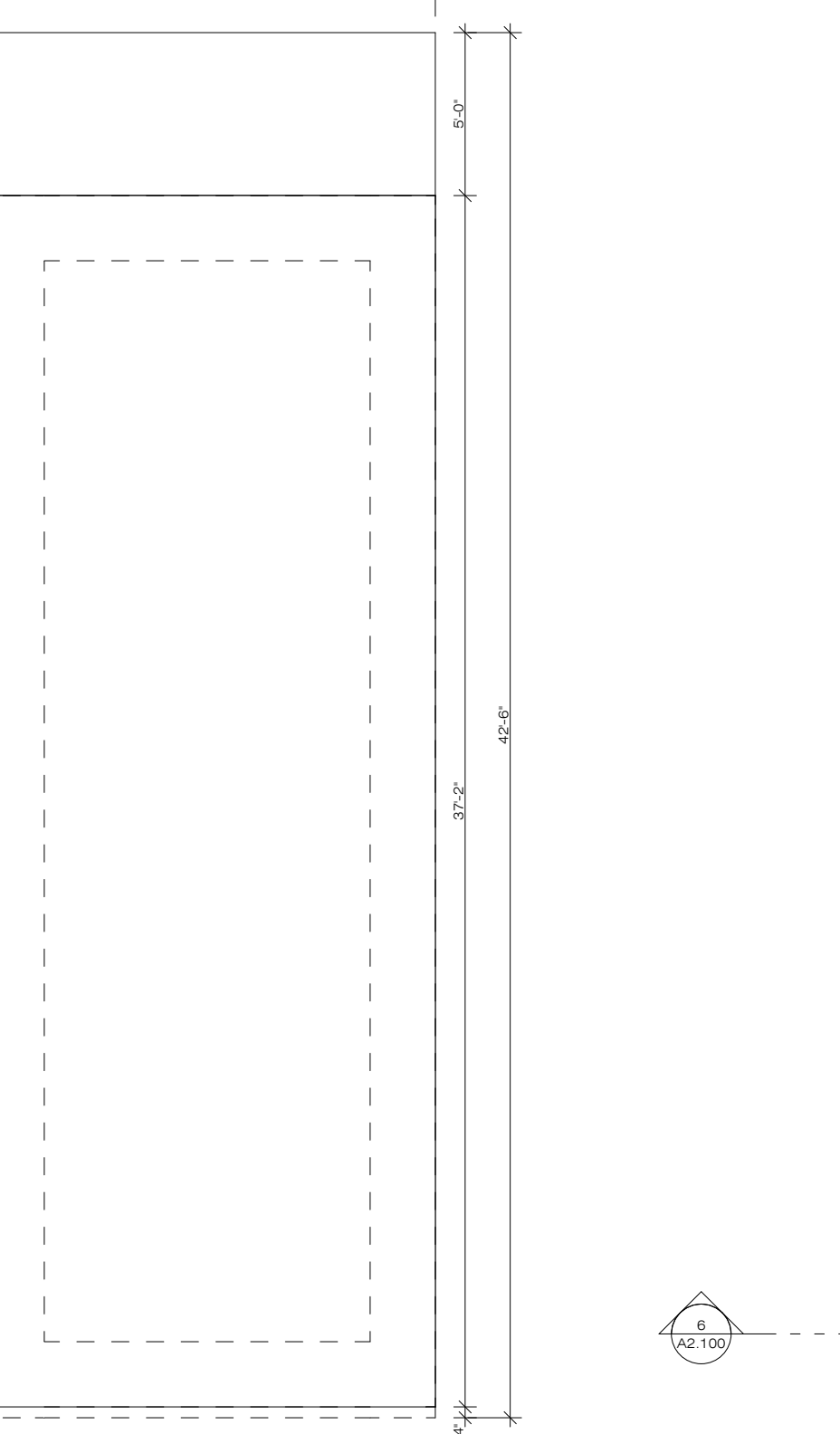
**5** FIRST FLOOR DIMENSION PLAN  
SCALE: 3/16" = 1'-0"



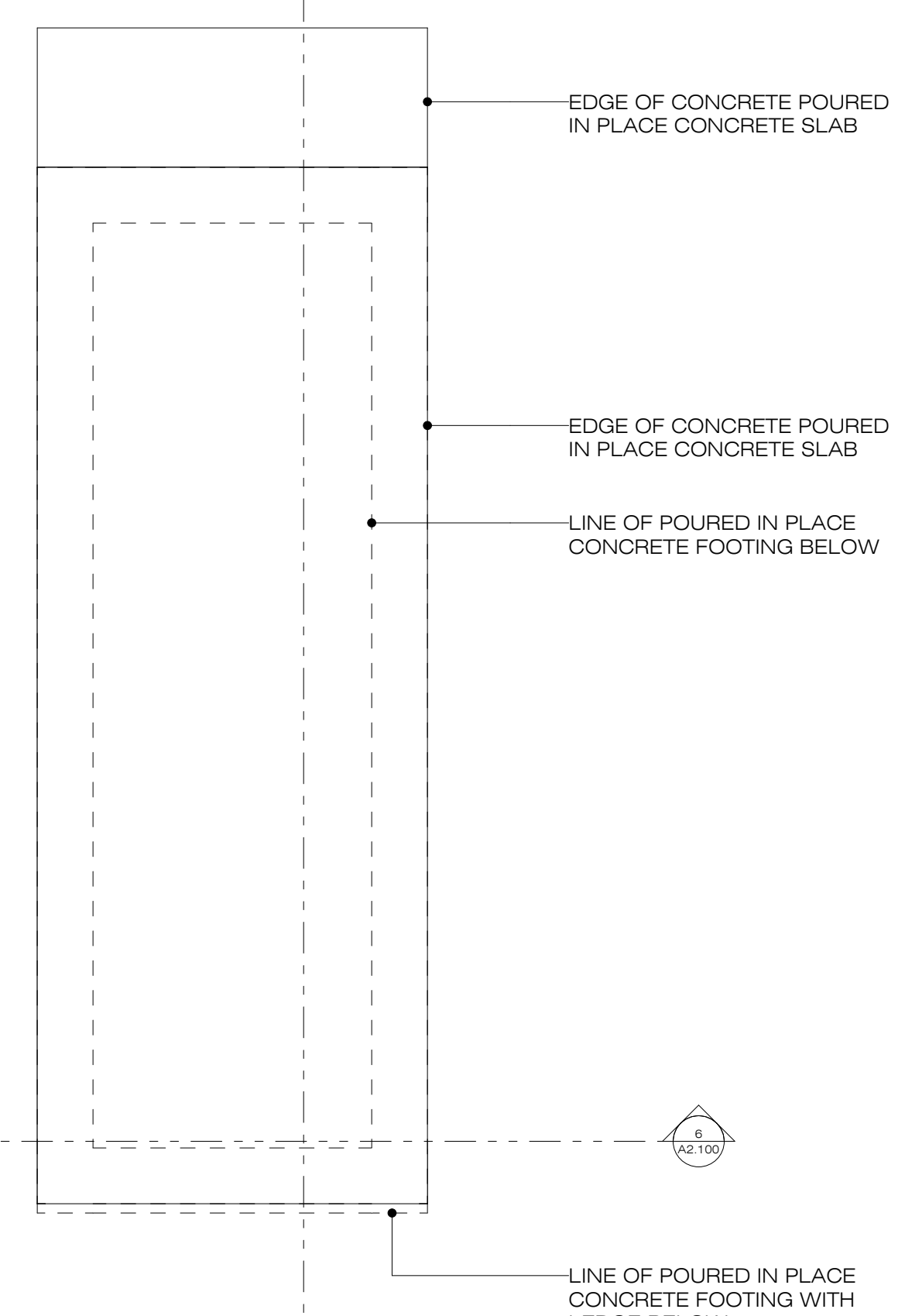
**4** FIRST FLOOR LIFE SAFETY PLAN  
SCALE: 3/16" = 1'-0"



**3** FIRST FLOOR REFERENCE PLAN  
SCALE: 3/16" = 1'-0"



**2** FOUNDATION DIMENSION PLAN  
SCALE: 3/16" = 1'-0"



**1** FOUNDATION FLOOR REFERENCE PLAN  
SCALE: 3/16" = 1'-0"



**INTENT DESIGN**

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8301 OFFICE PARK DRIVE  
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DRAWN BY: WT III

REVIEWED BY: WT III

SET TYPE: PERMIT SET

SHEET TITLE:  
ELEVATIONS, BUILDING  
SECTIONS AND  
FRAMING

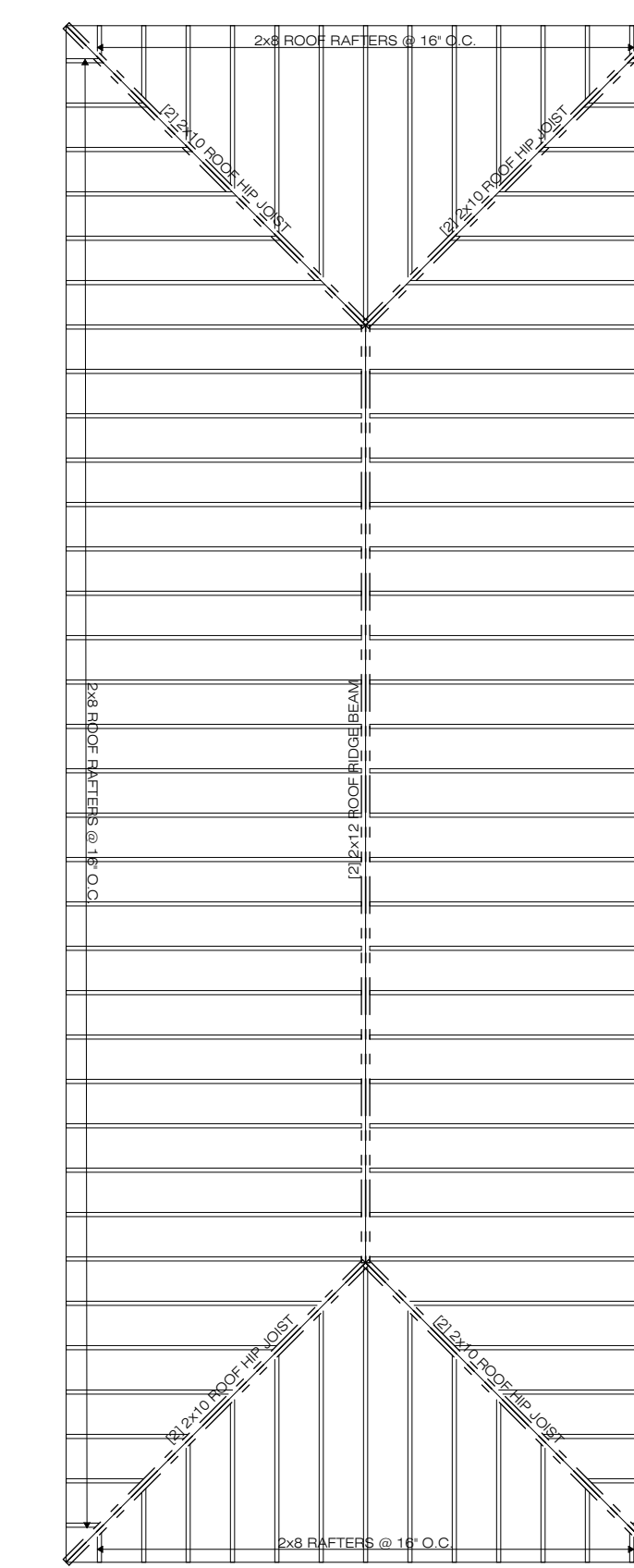
PHASE RELEASE DATES:	
PHASE	DATE
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REVISIONS:		
NO.	DATE	COMMENTS

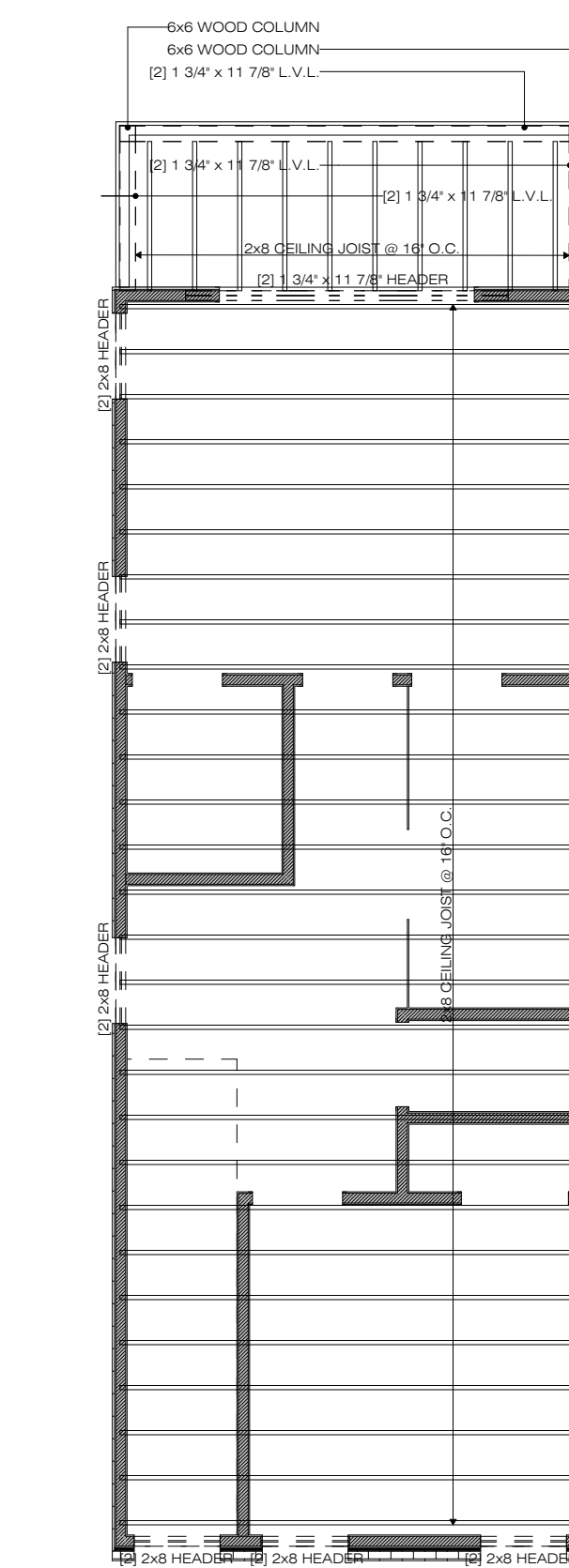
PROJECT NO: R - 25 - 18

SHEET 5

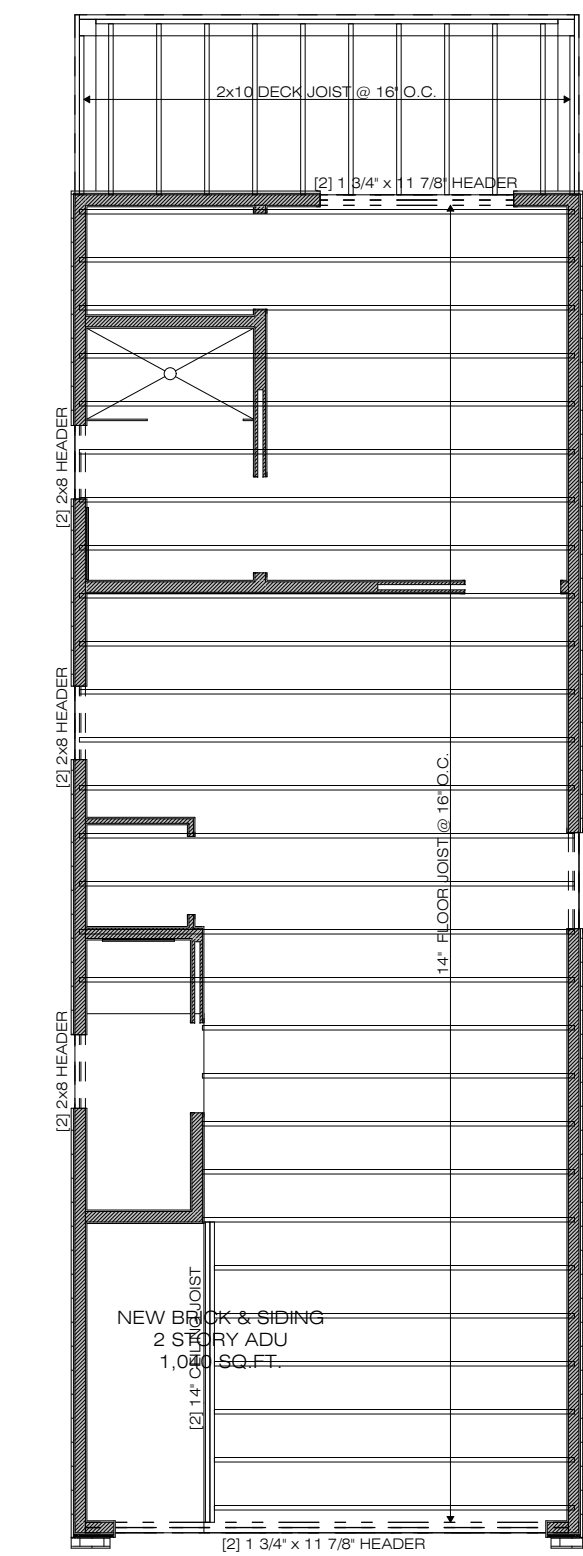
A2.100



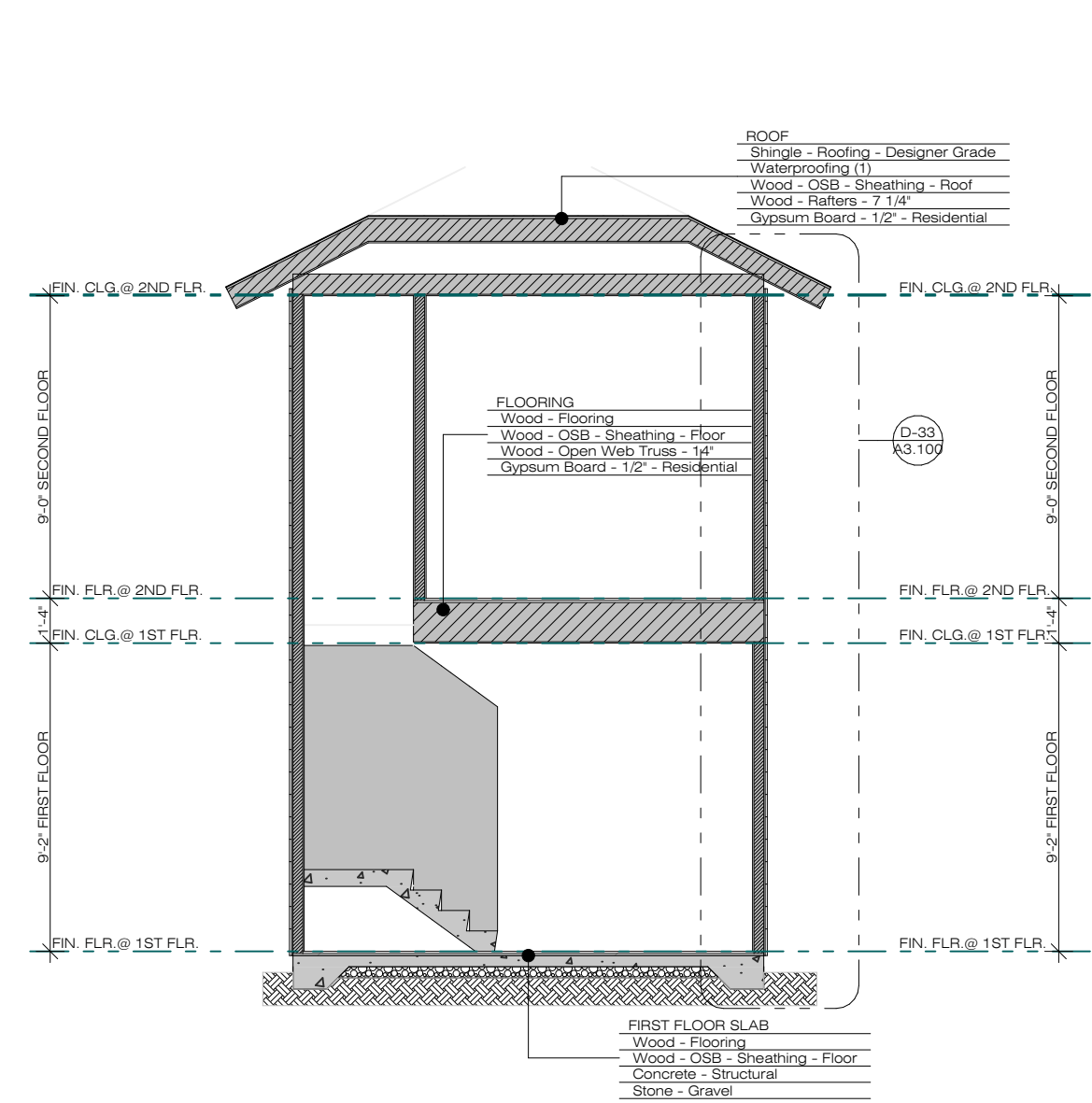
9 ROOF FRAMING PLAN  
SCALE: 3/16" = 1'-0"



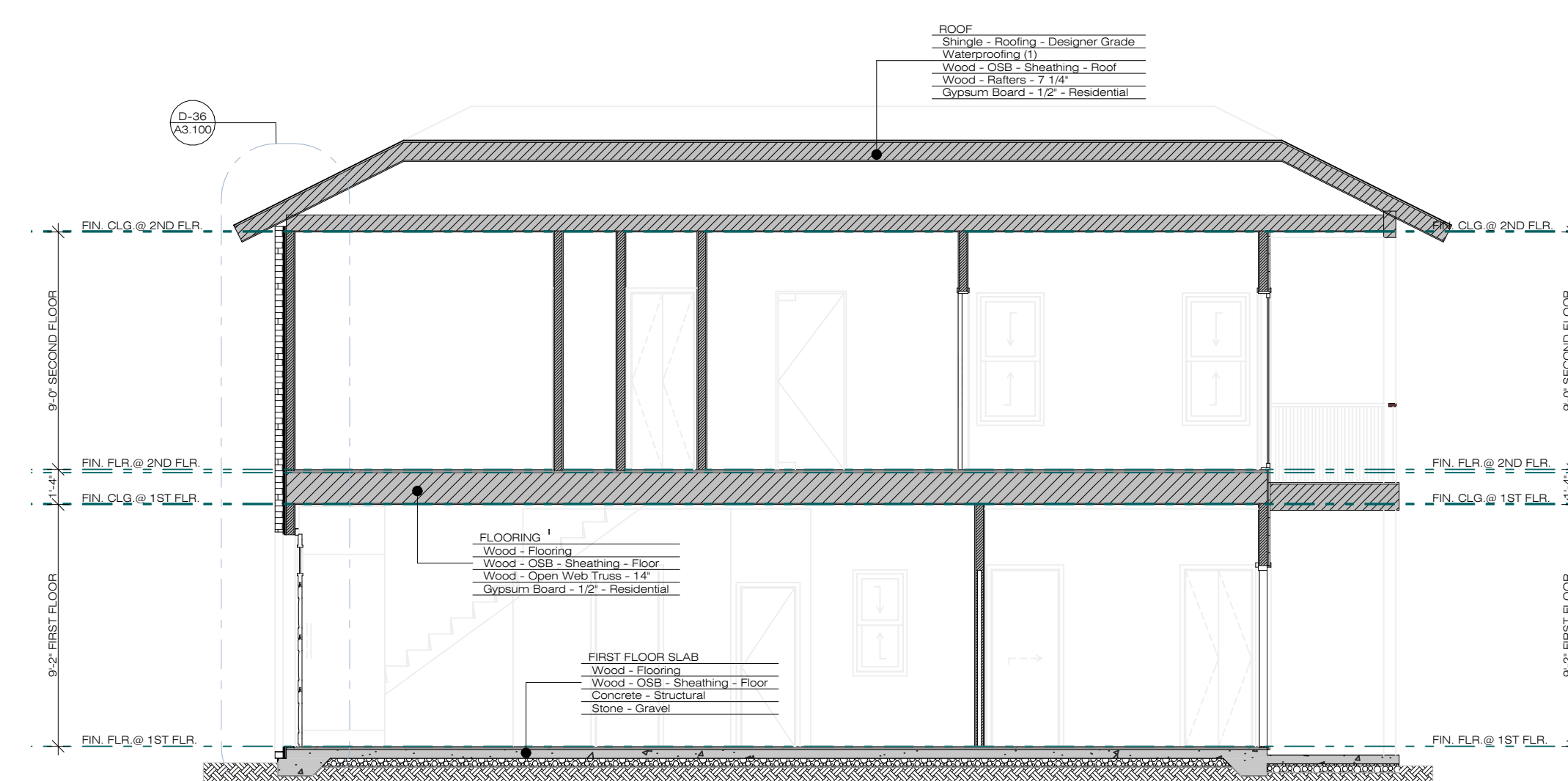
8 SECOND FLOOR CEILING FRAMING PLAN  
SCALE: 3/16" = 1'-0"



7 FIRST FLOOR FLOOR FRAMING PLAN  
SCALE: 3/16" = 1'-0"



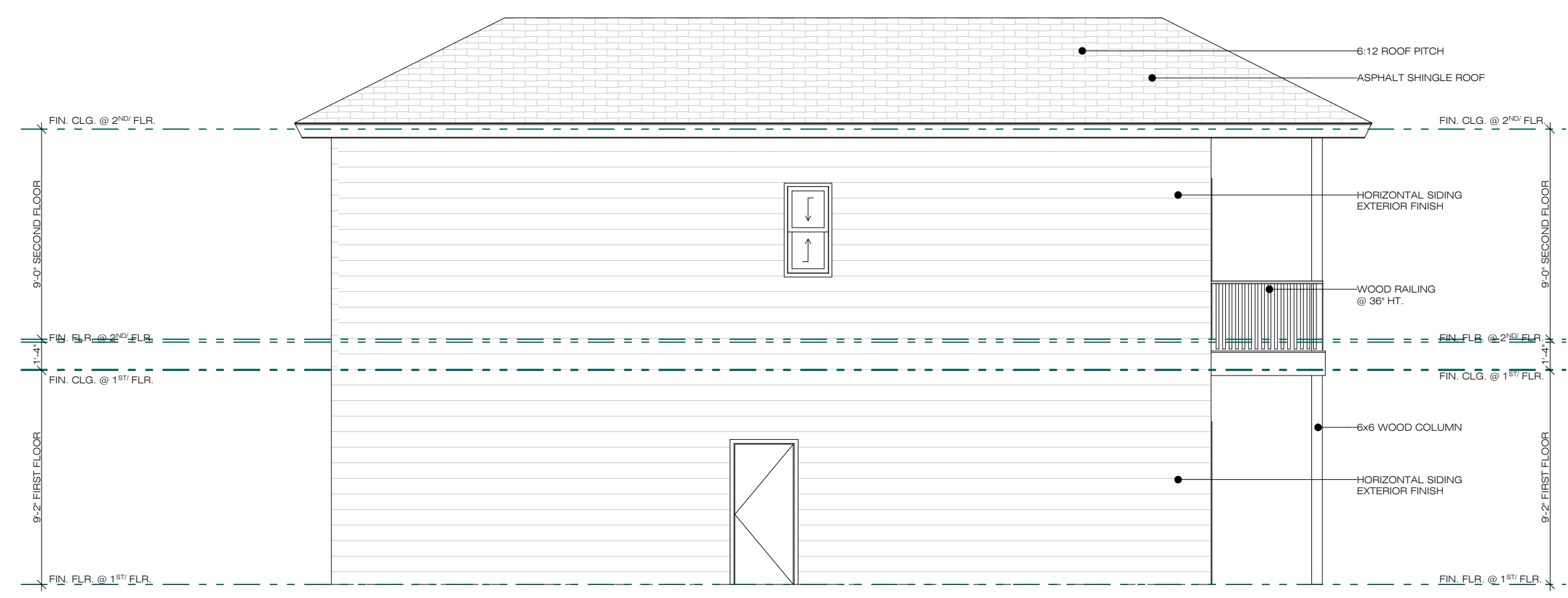
6 HORIZONTAL BUILDING SECTION  
SCALE: 3/16" = 1'-0"



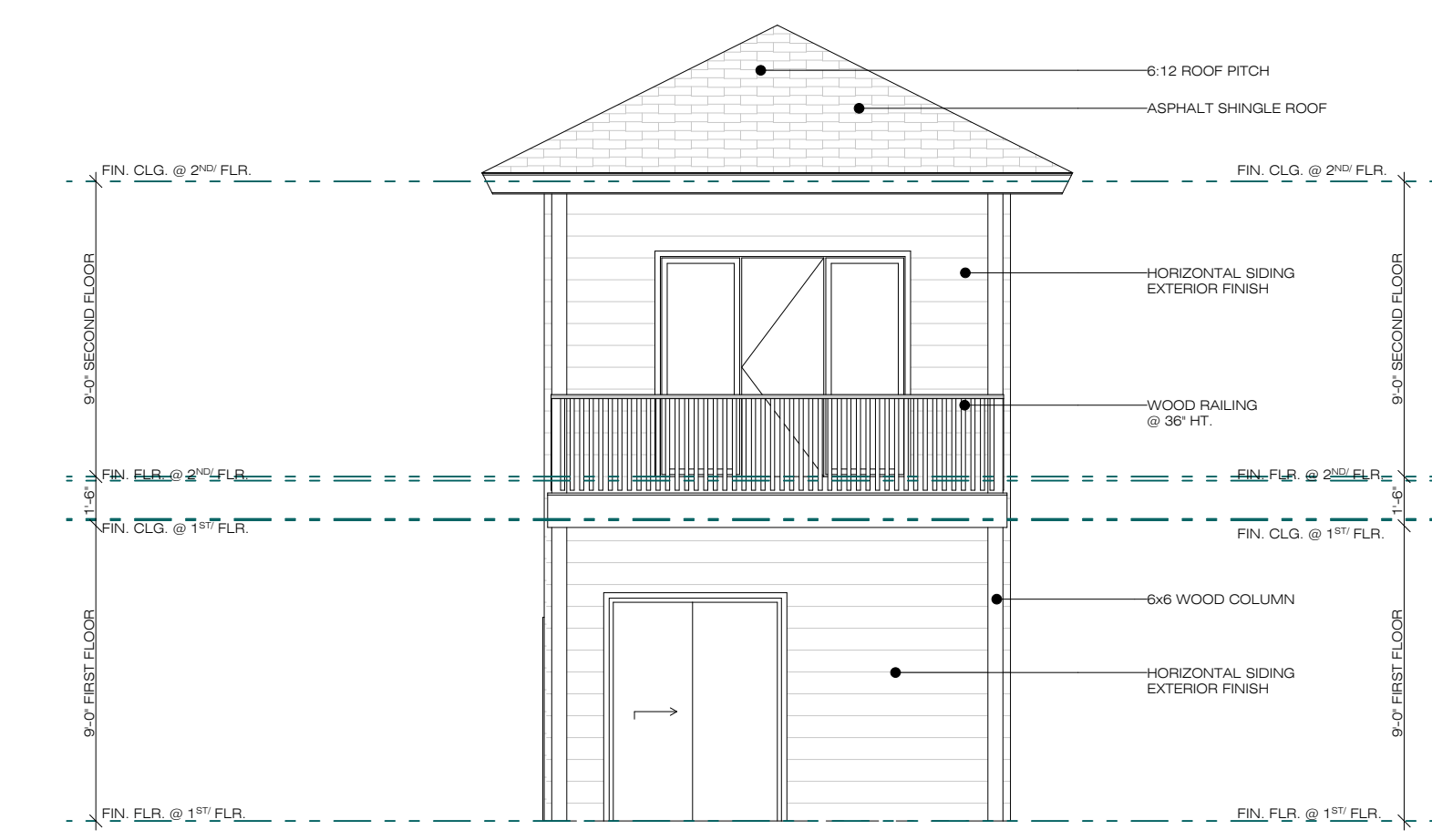
5 VERTICAL BUILDING SECTION  
SCALE: 3/16" = 1'-0"



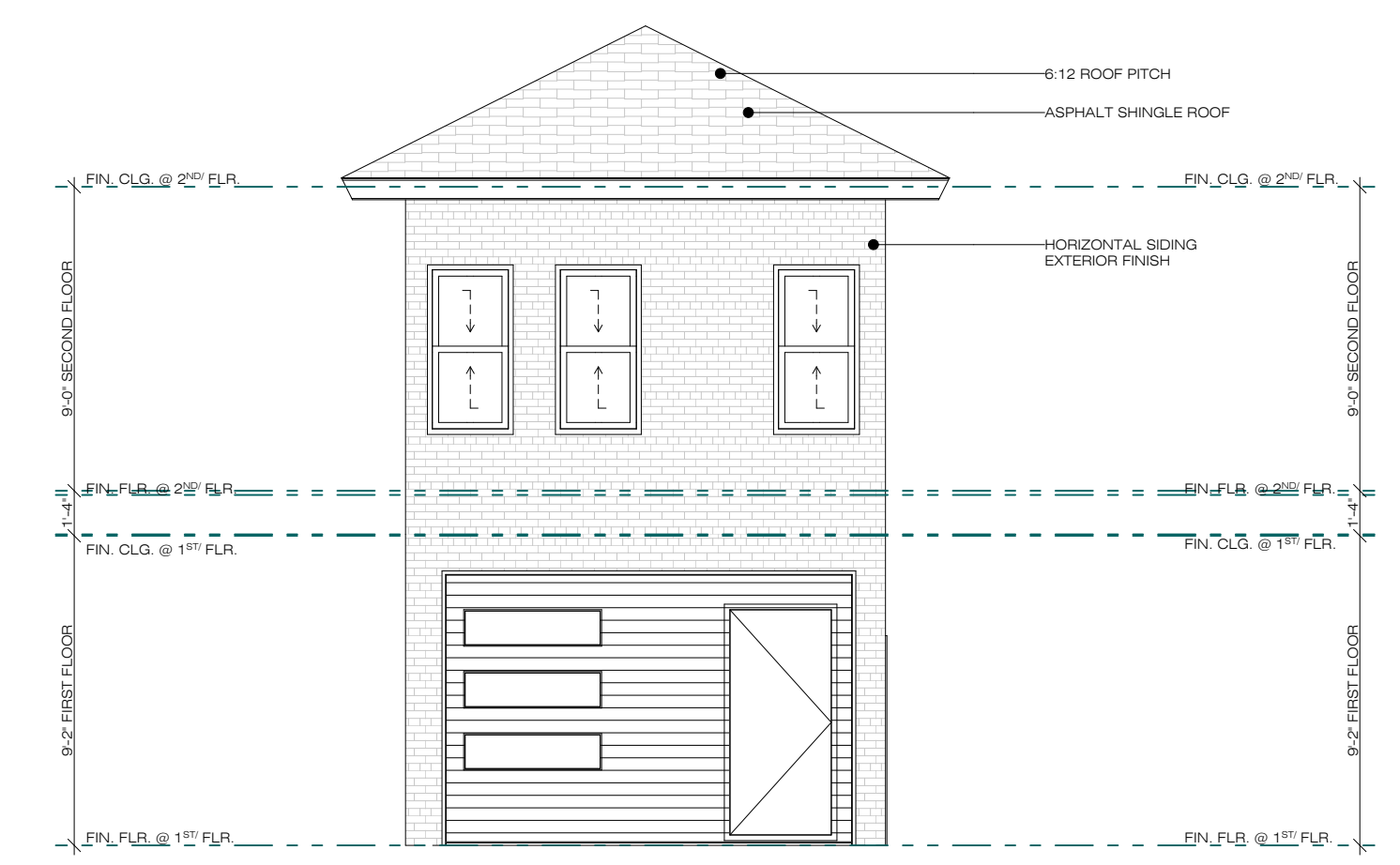
4 LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



3 RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

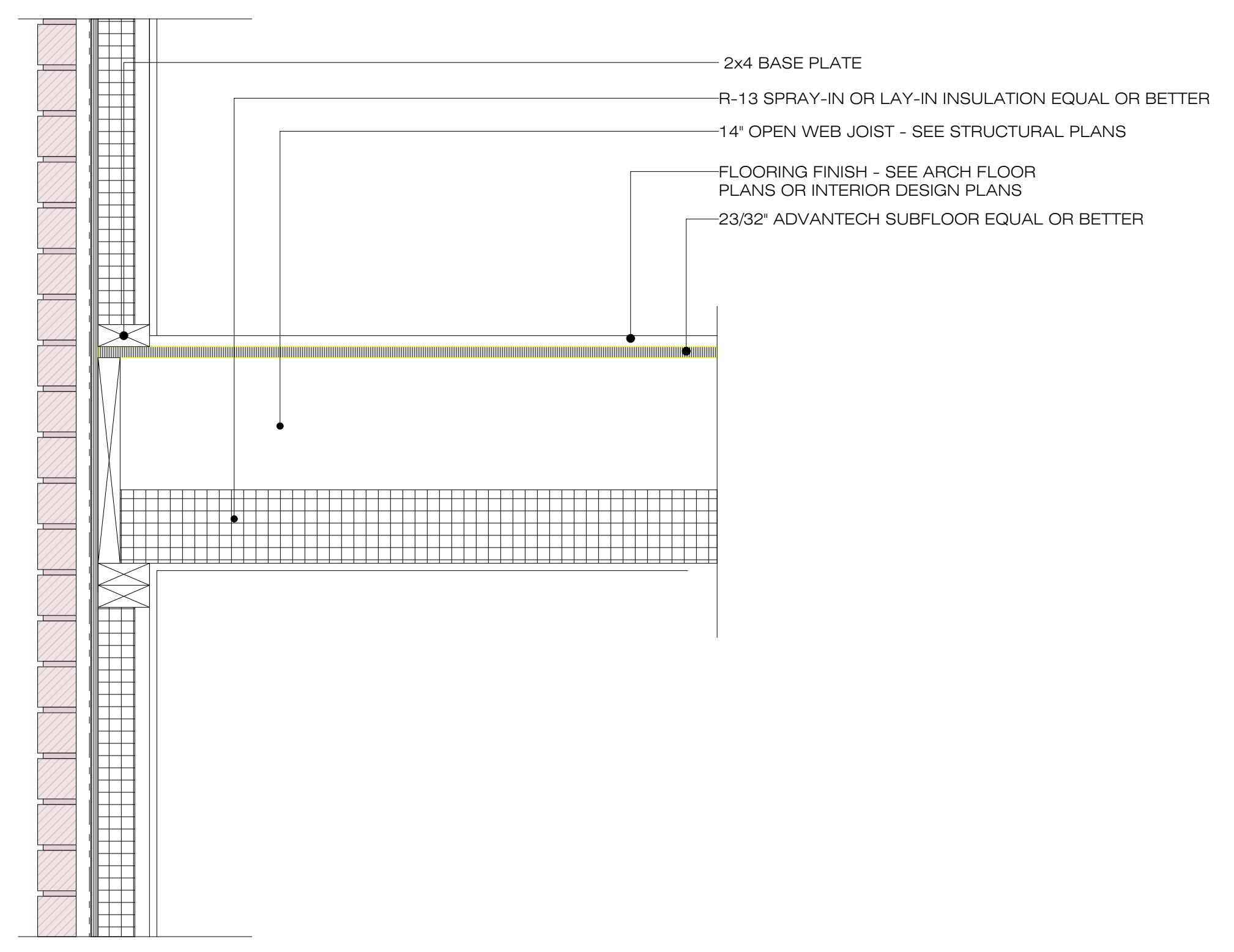


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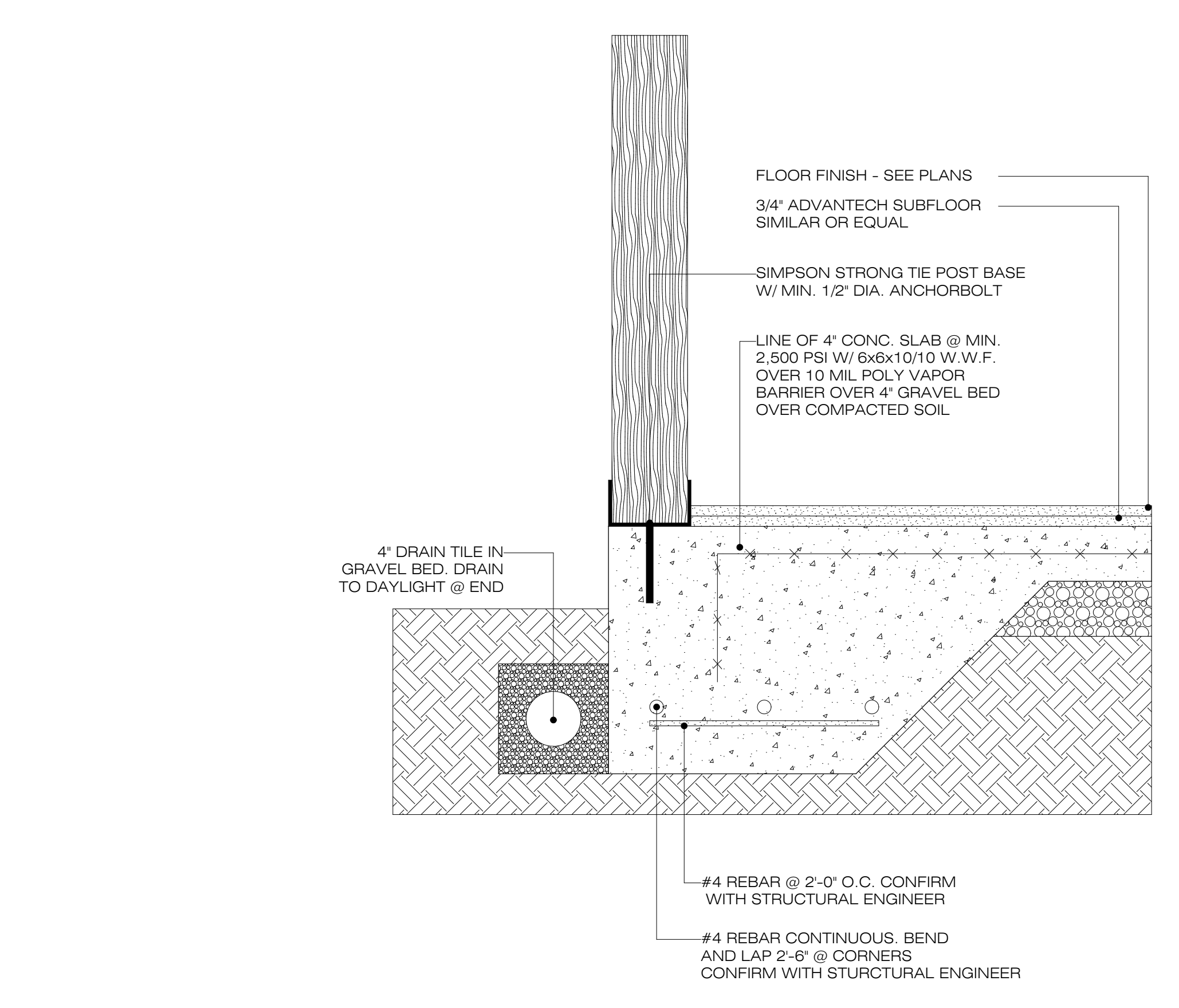
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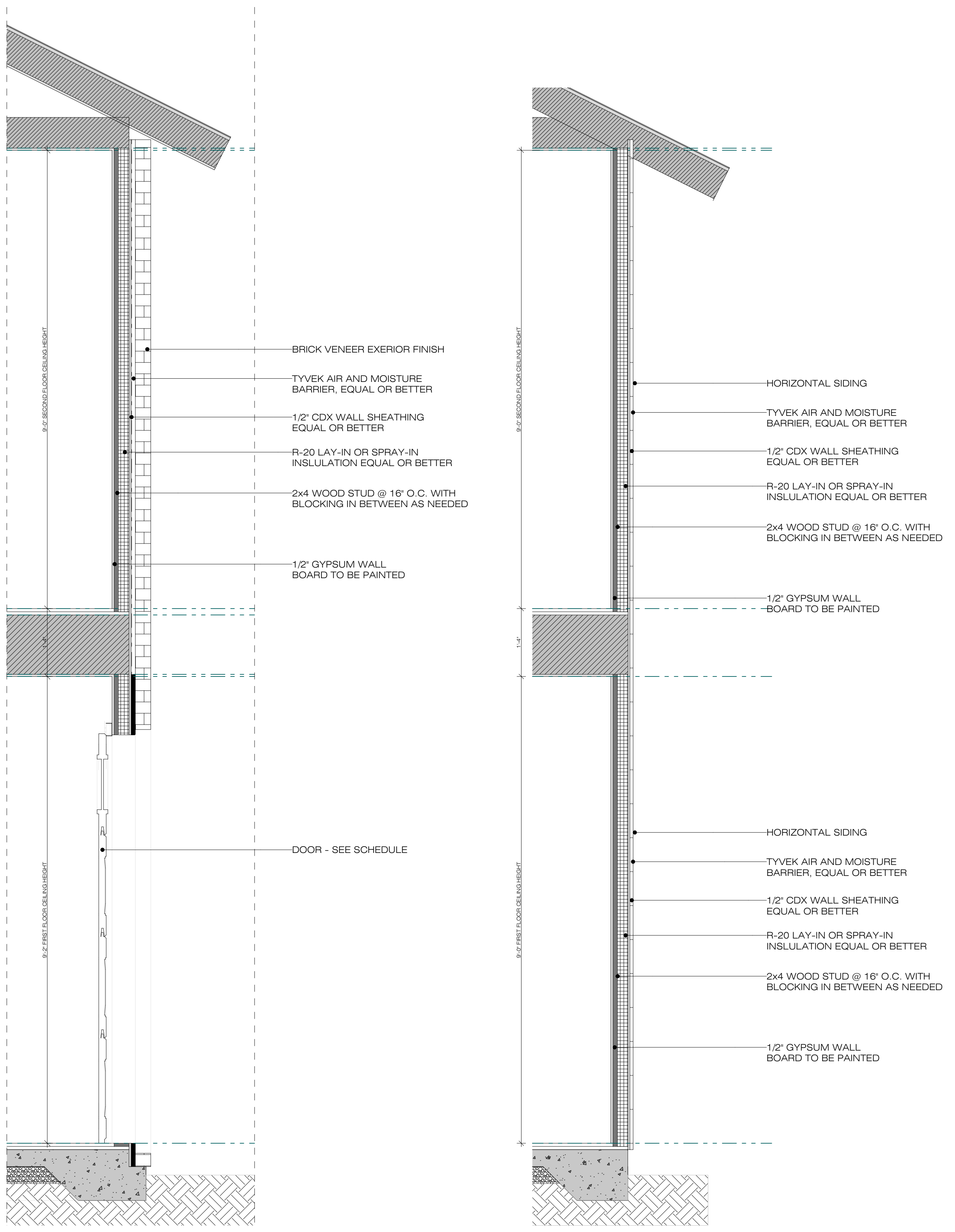
PRIVATE RESIDENCE  
2479 TOLLIVER DRIVE ELLENWOOD GEORGIA  
30294



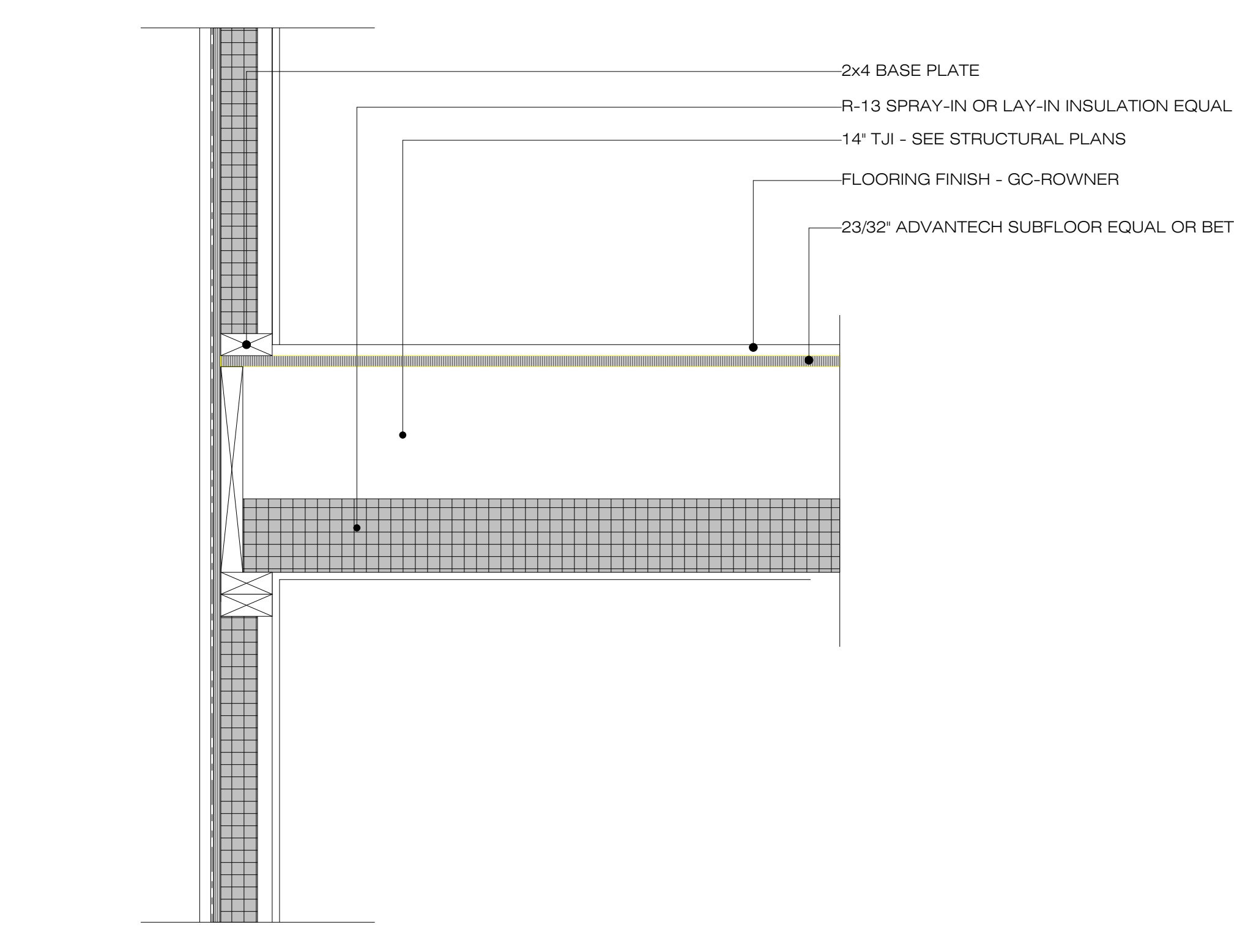
6  
A3.100 DETAIL  
SCALE: 1 1/2" = 1'-0"



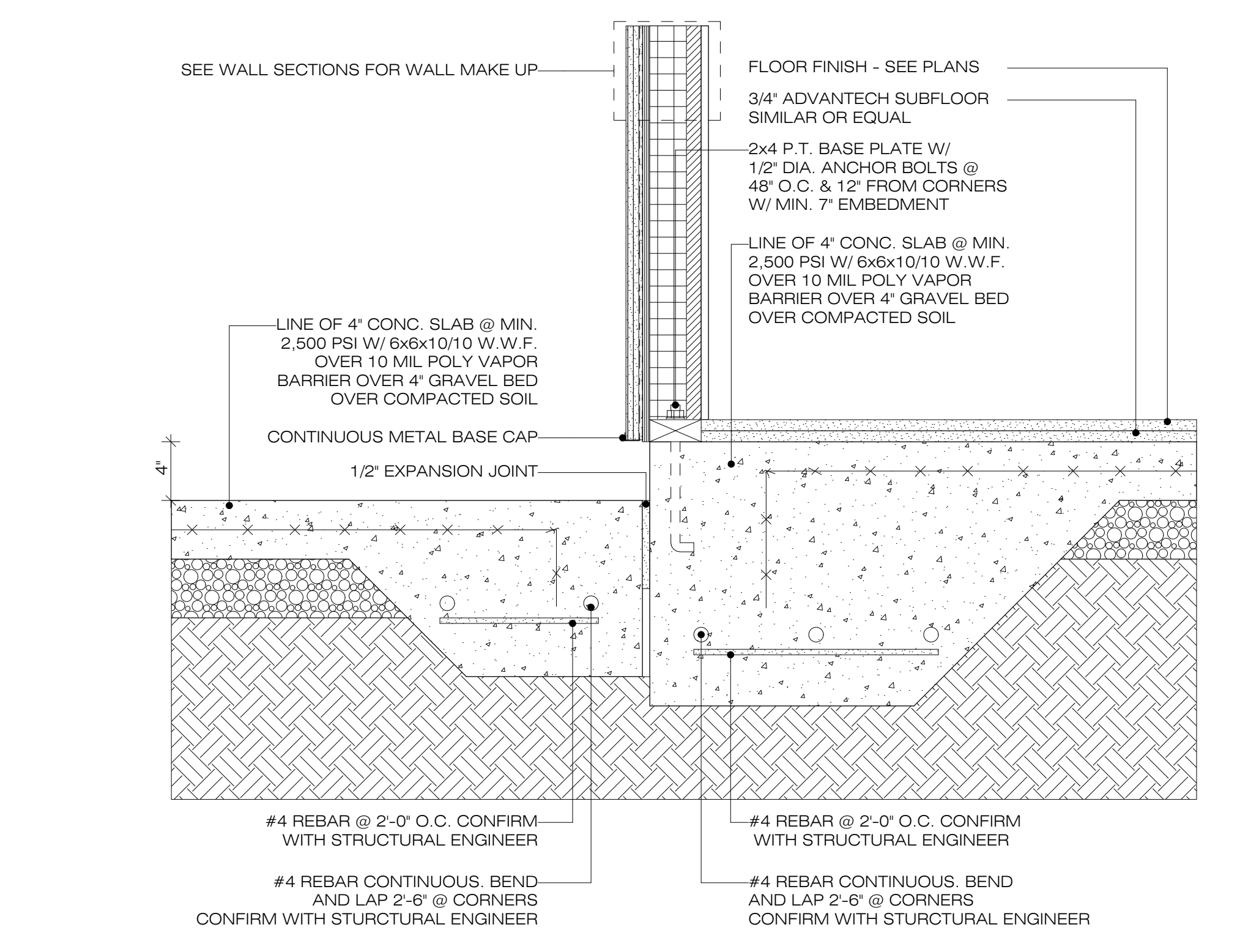
3  
A3.100 COLUMN DETAIL @ REAR PATIO  
SCALE: 1 1/2" = 1'-0"



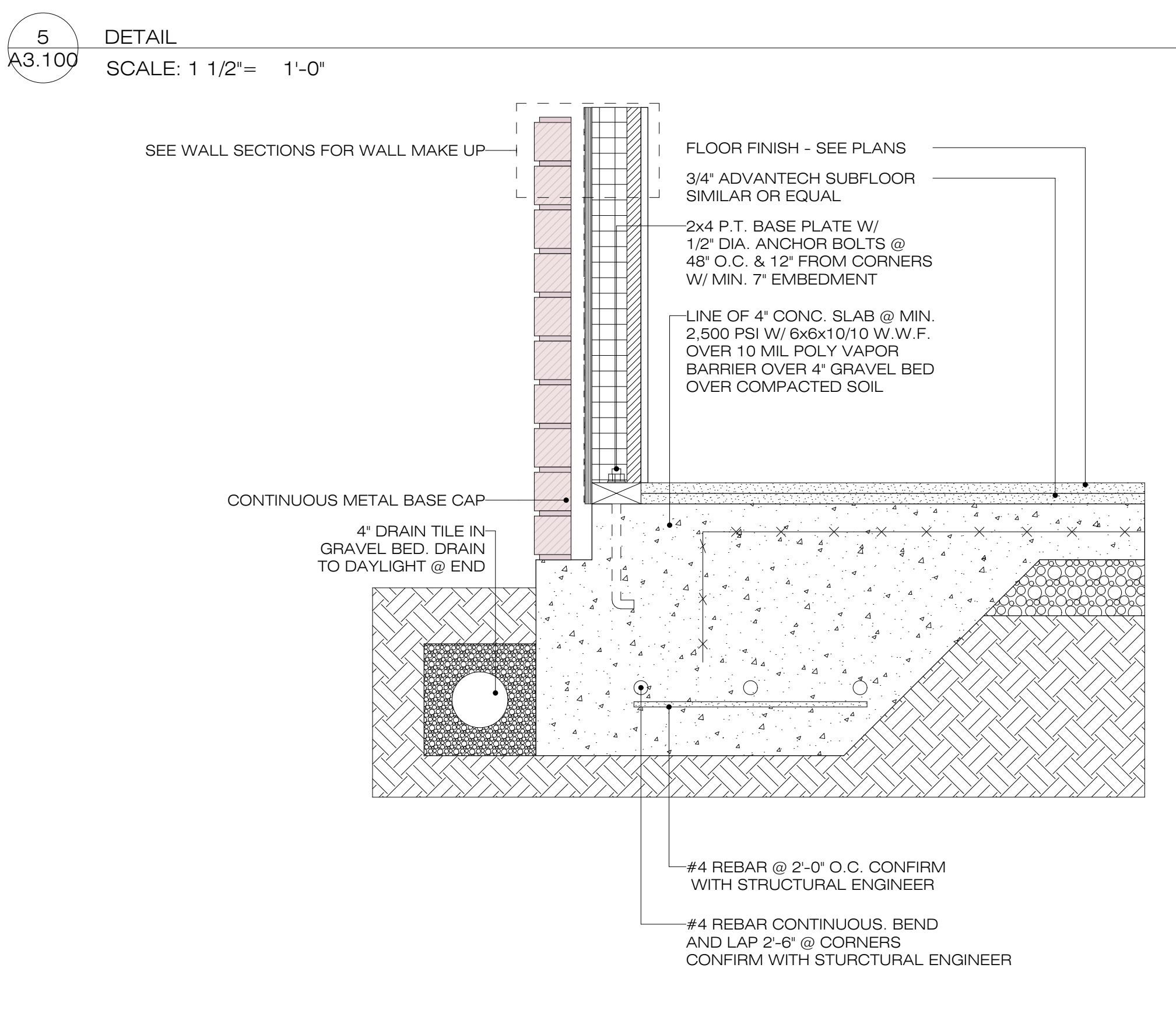
8  
A3.100 DETAIL  
SCALE: 3/4" = 1'-0"



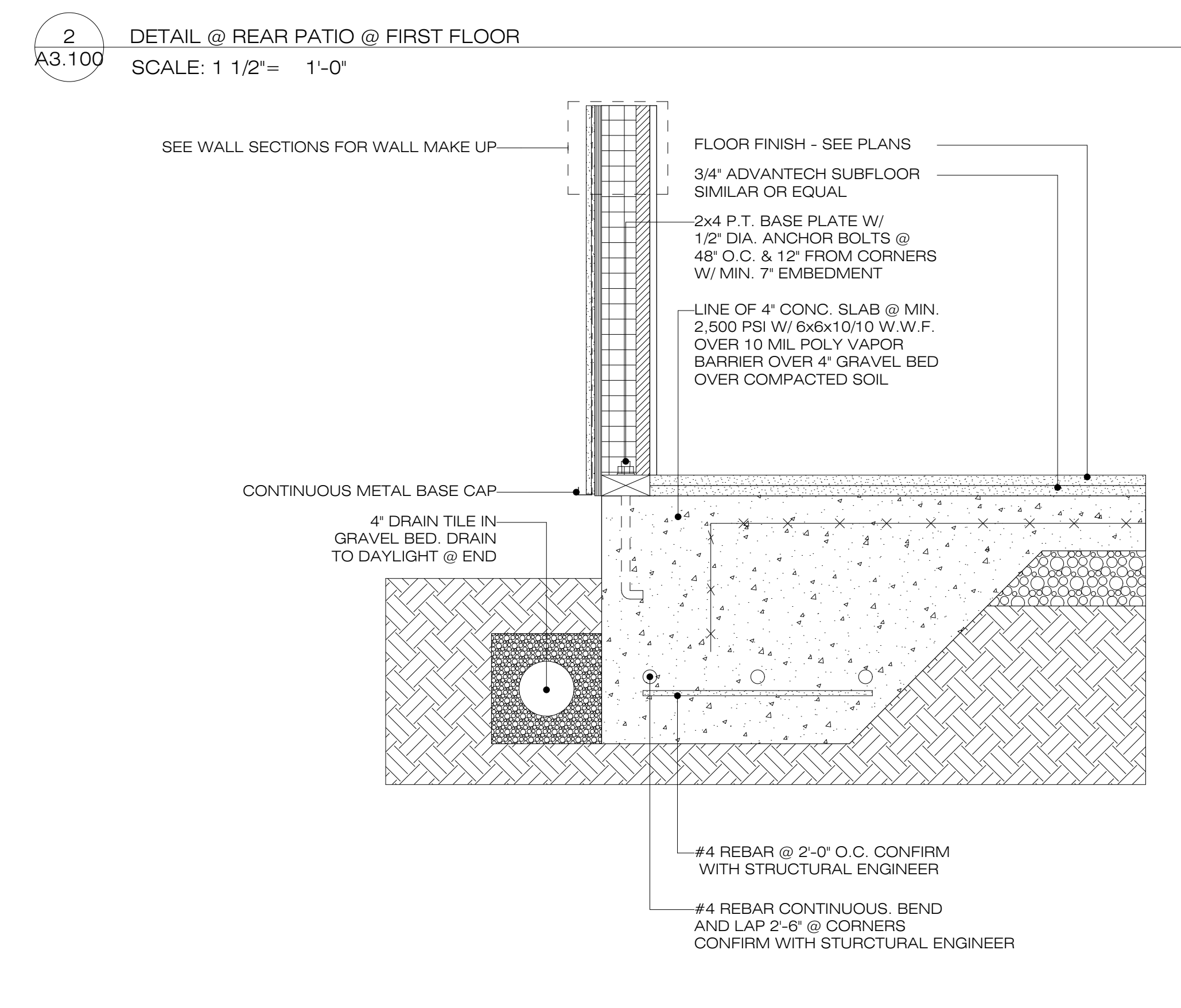
5  
A3.100 DETAIL  
SCALE: 1 1/2" = 1'-0"



2  
A3.100 DETAIL @ REAR PATIO @ FIRST FLOOR  
SCALE: 1 1/2" = 1'-0"



4  
A3.100 DETAIL  
SCALE: 1 1/2" = 1'-0"



1  
A3.100 TYPICAL FOUNDATION DETAIL  
SCALE: 1 1/2" = 1'-0"

RELEASED FOR CONSTRUCTION

DRAWN BY: WT III

REVIEWED BY: WT III

SET TYPE: PERMIT SET

SHEET TITLE:

FOUNDATION, WALL  
DETAILS & WALL  
SECTION

PHASE RELEASE DATES:

PHASE	DATE
SD PHASE	
DD PHASE	
CD PHASE	12/18/2025

REVISIONS:

NO.	DATE	COMMENTS

PROJECT NO: R - 25 - 18

SHEET 6

A3.100

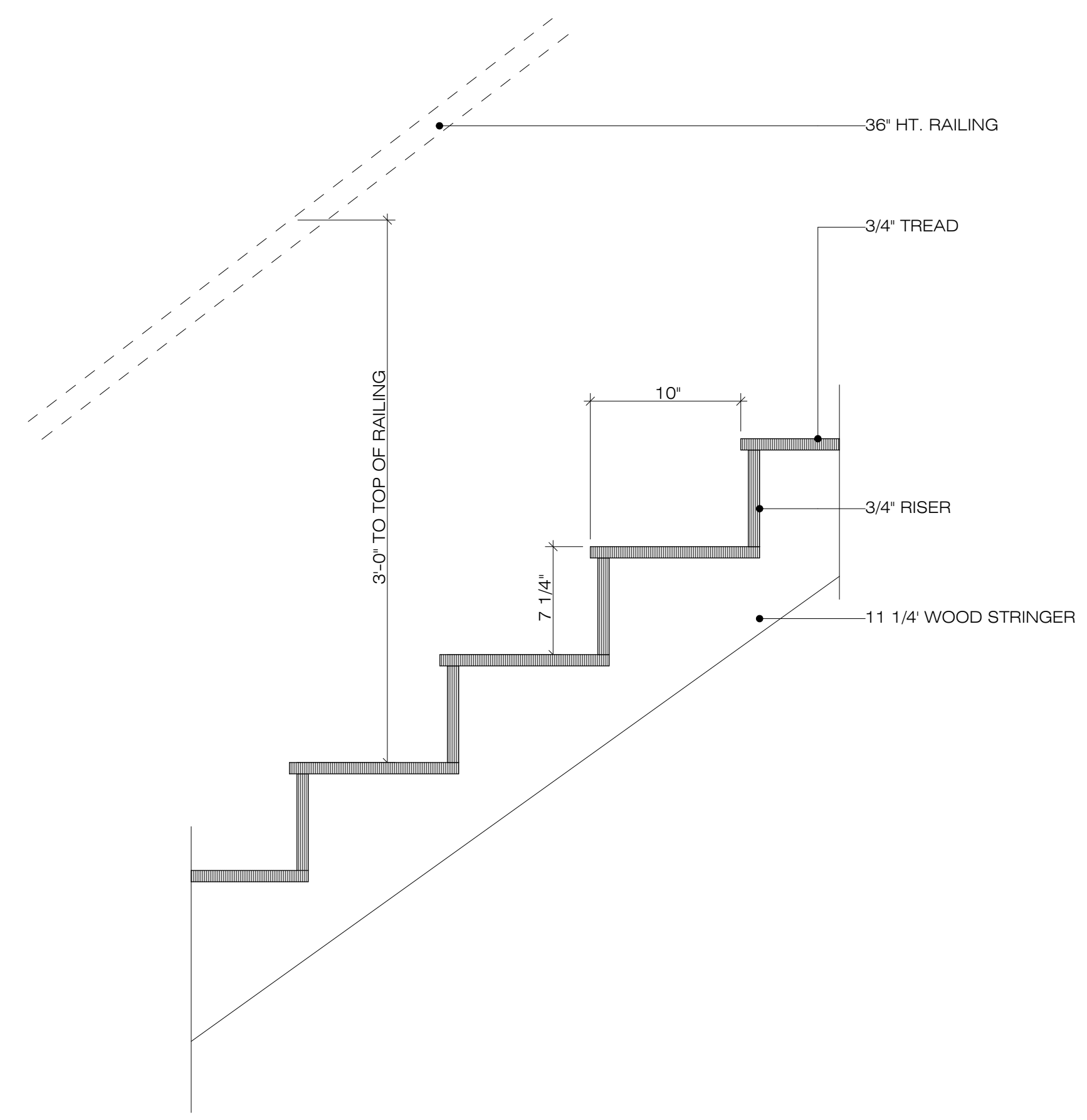


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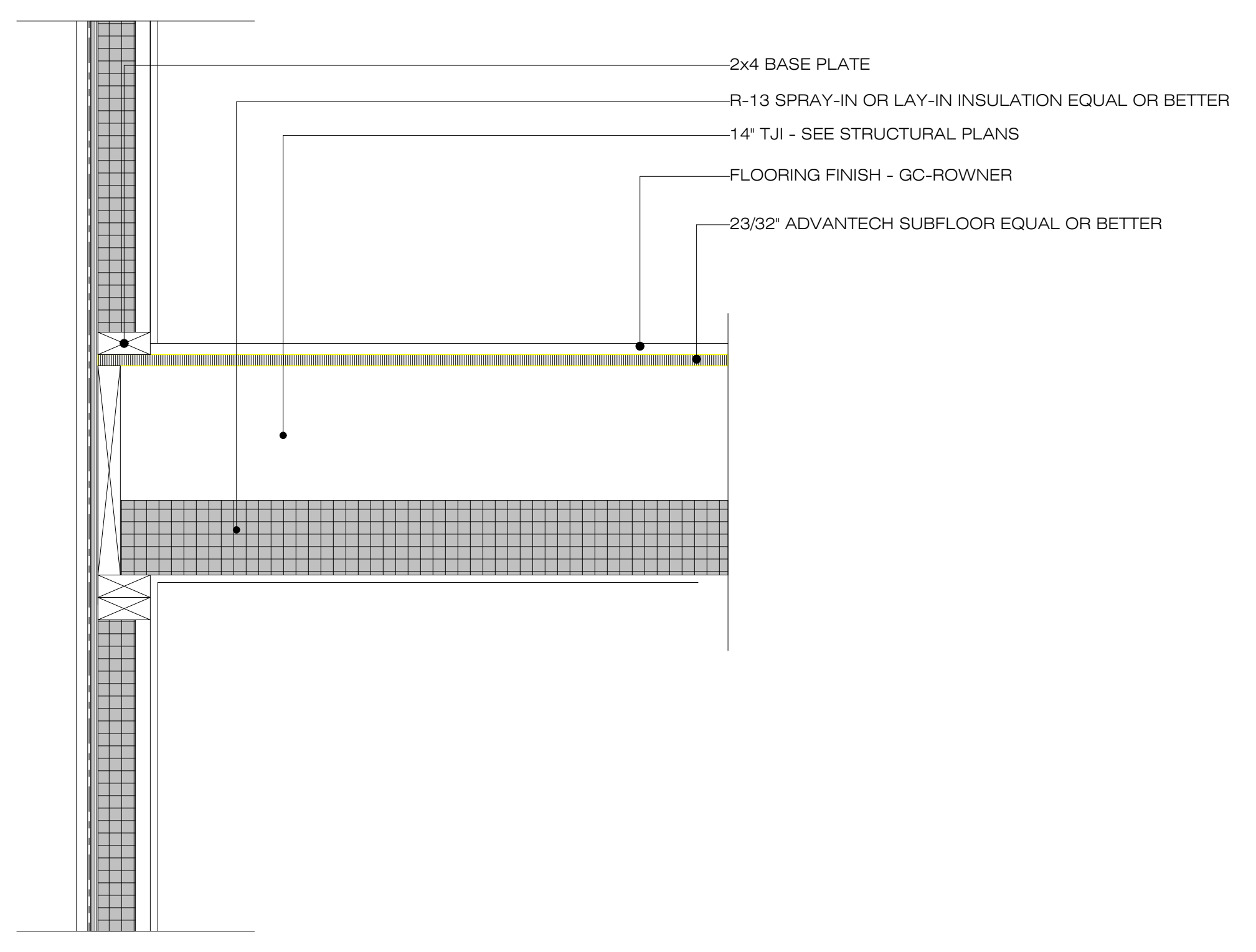
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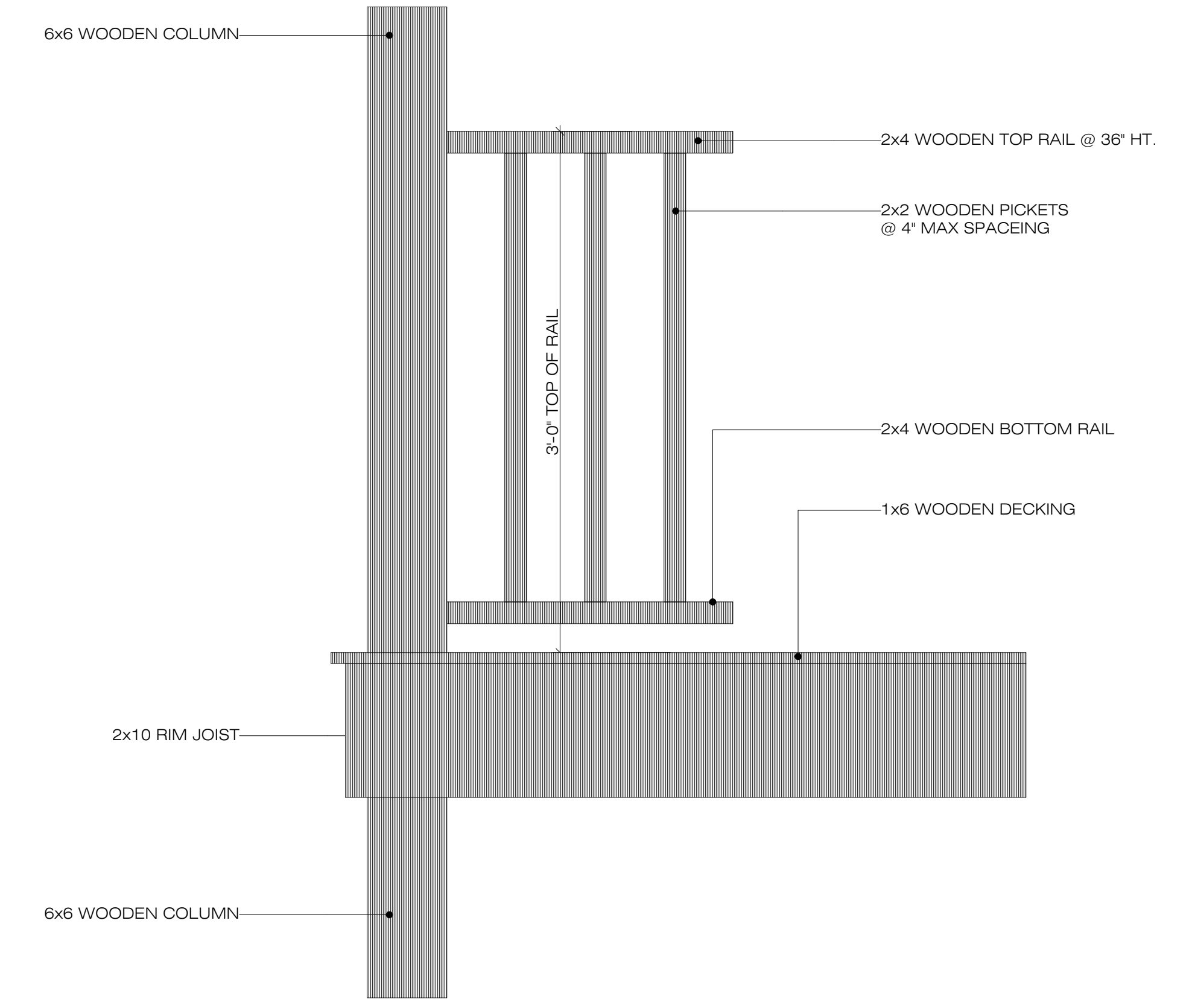
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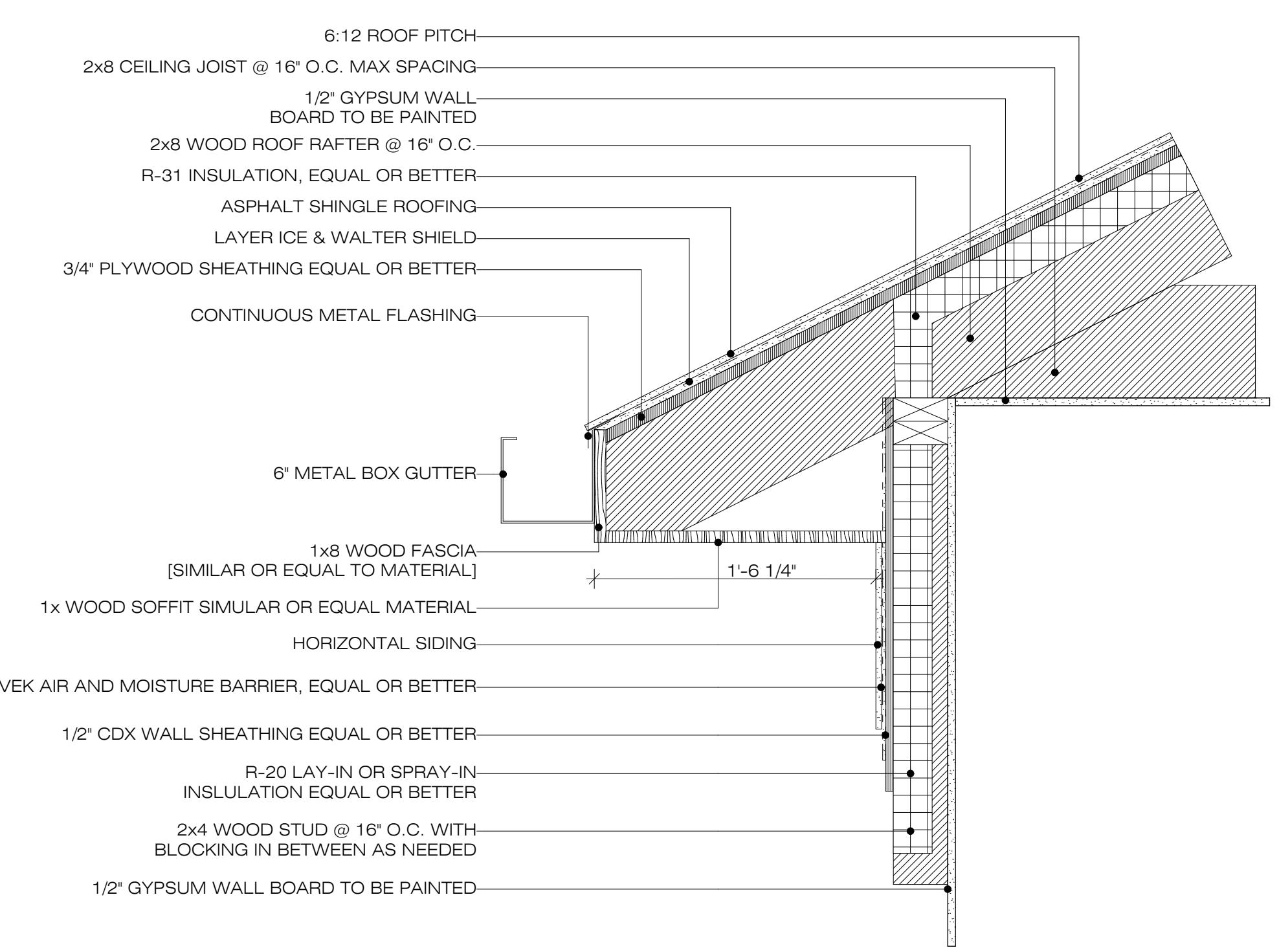
6 TYPICAL STAIR DETAIL  
SCALE: 1 1/2" = 1'-0"



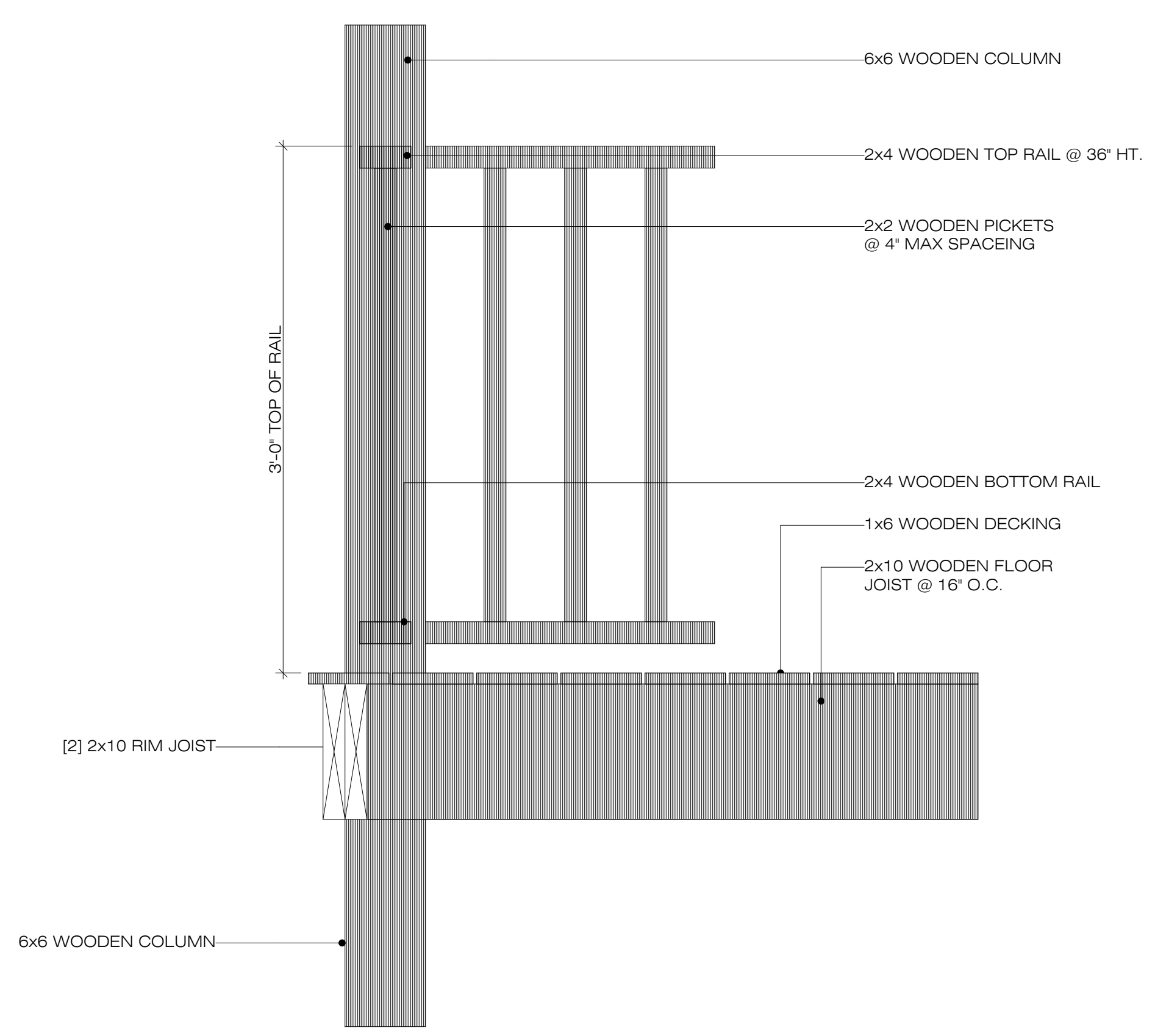
4 FLOOR CONNECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



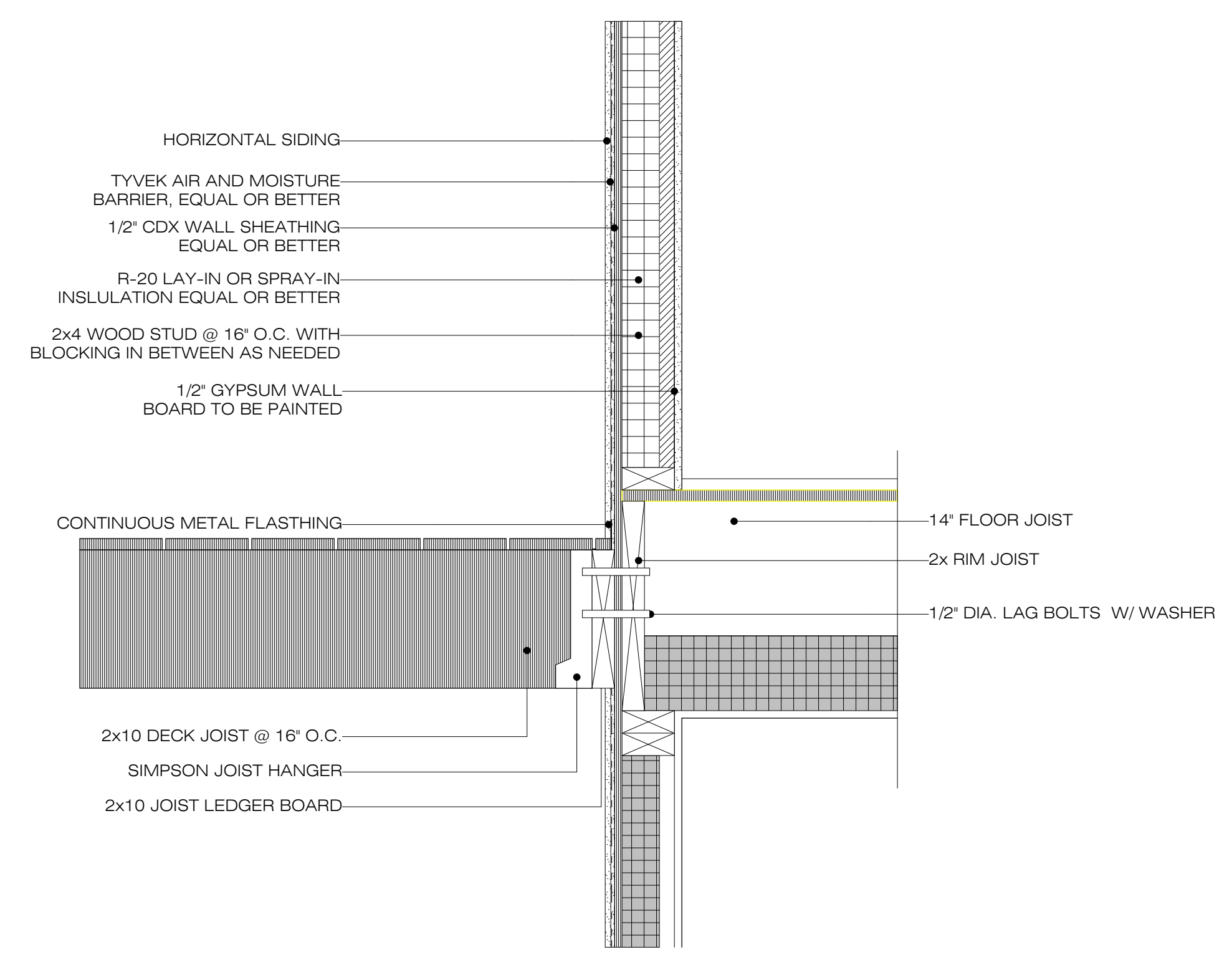
2 DECK DETAIL  
SCALE: 1 1/2" = 1'-0"



5 TYPICAL ROOF DETAIL  
SCALE: 1 1/2" = 1'-0"



3 DECK & RAILING DETAIL  
SCALE: 1 1/2" = 1'-0"



1 DECK CONNECTION DETAIL @ SECOND FLOOR  
SCALE: 1 1/2" = 1'-0"

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DRAWN BY: WT III

REVIEWED BY: WT III

SET TYPE: PERMIT SET

SHEET TITLE:

FLOOR & DECK DETAILS

PHASE RELEASE DATES:

PHASE	DATE
SD PHASE	
DD PHASE	
CD PHASE	12/18/2025

REVISIONS:

NO.	DATE	COMMENTS

PROJECT NO: R - 25 - 18

SHEET 7

A3.101



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DRAWN BY: WT II

REVIEWED BY: WT II

SET TYPE: PERMIT SET

SHEET TITLE:

DOOR & WINDOW SCHEDULES

PHASE RELEASE DATES:

PHASE	DATE
SD PHASE	
DD PHASE	
CD PHASE	12/18/2025

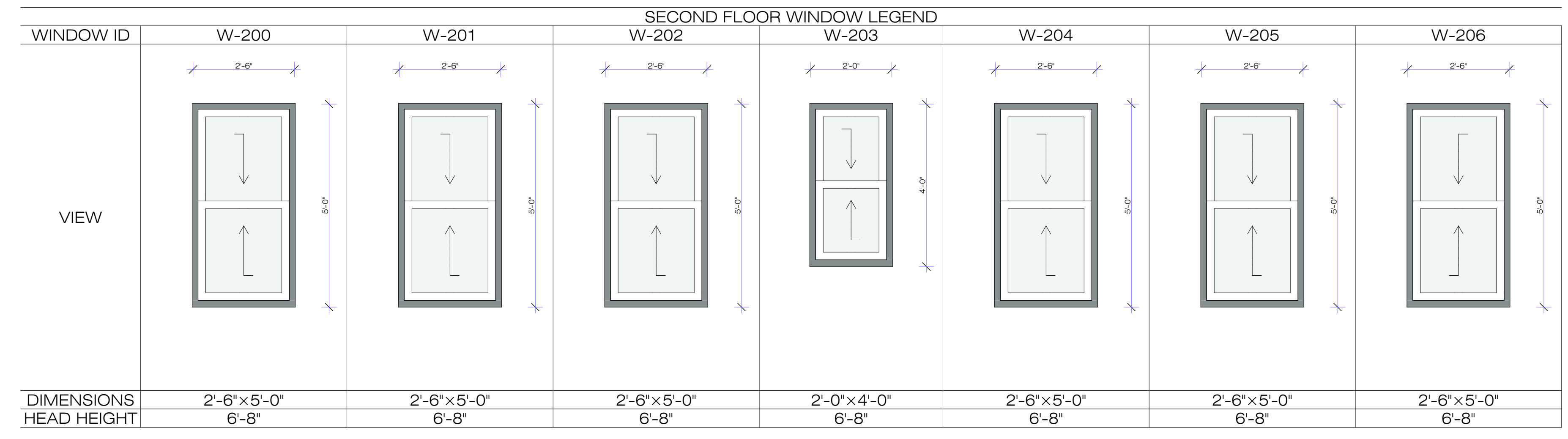
REVISIONS:

NO.	DATE	COMMENTS

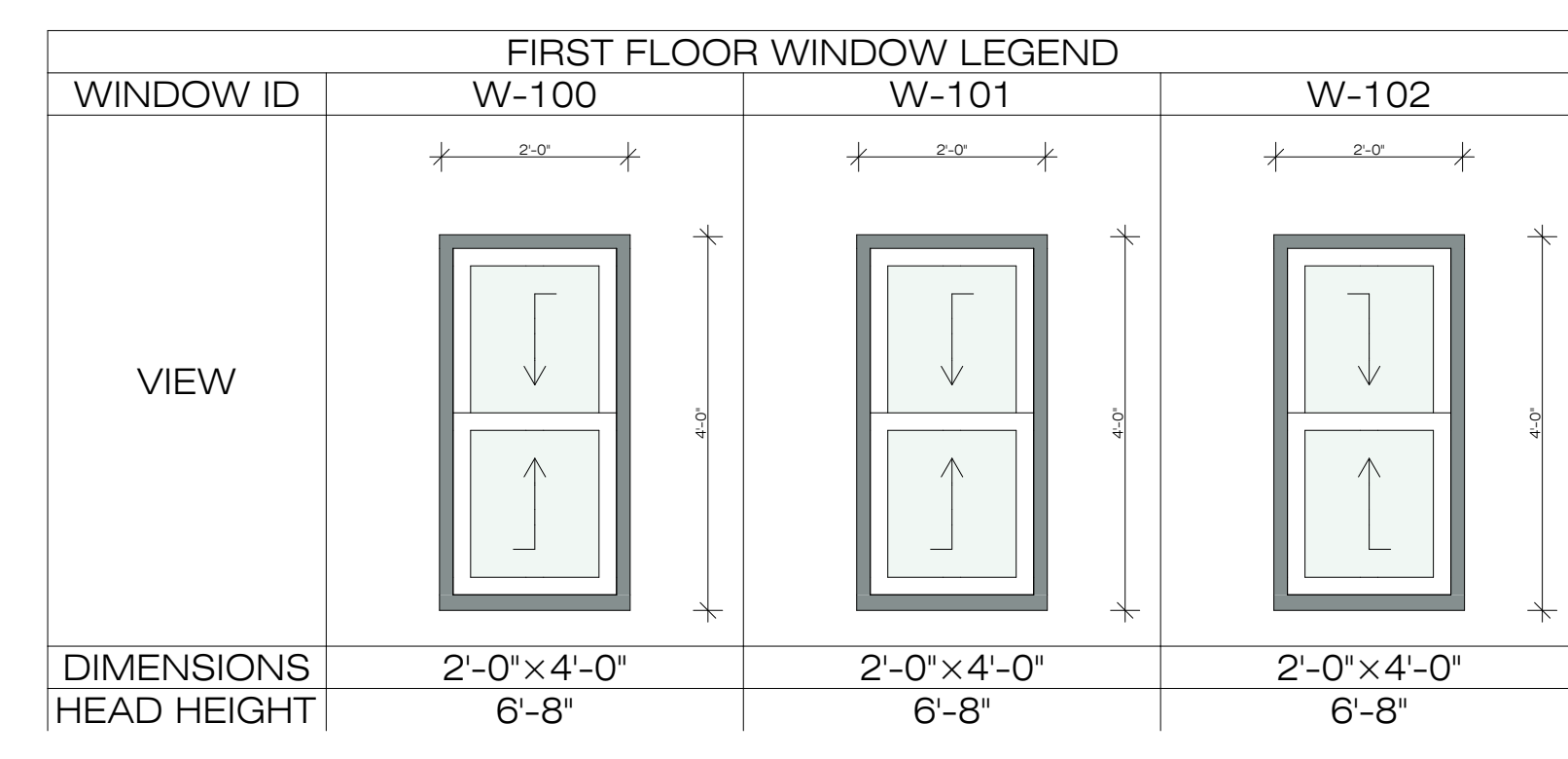
PROJECT NO: R - 25 - 18

SHEET 8

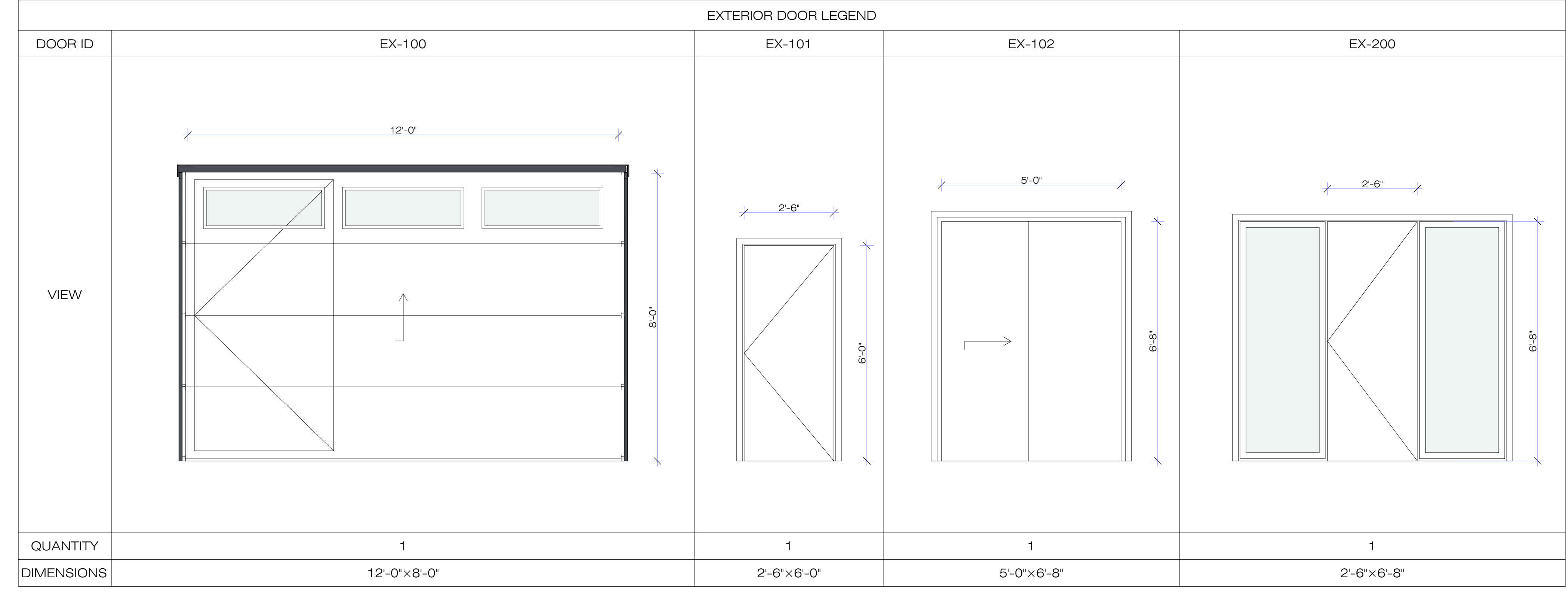
A4.100



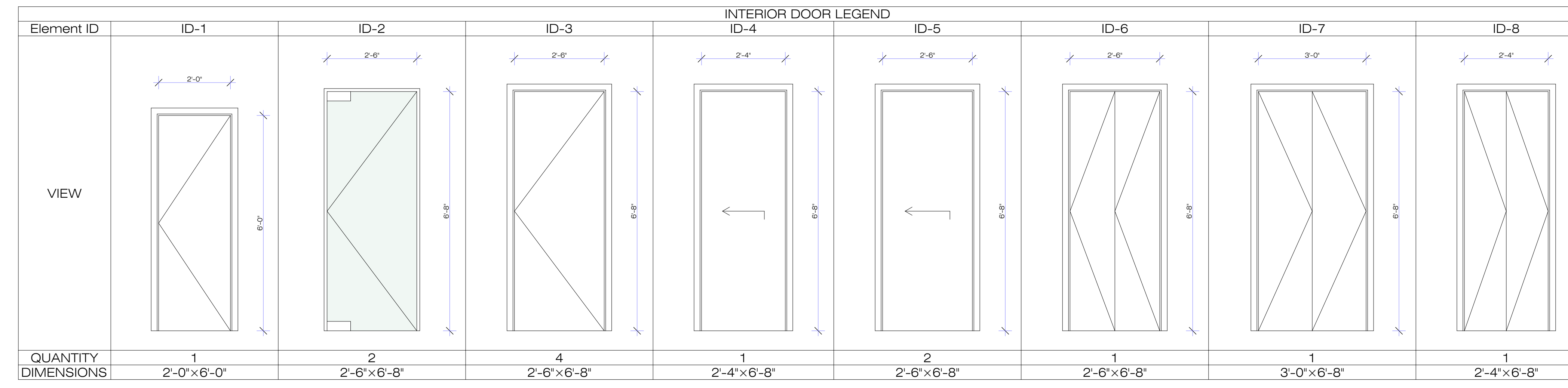
2 SECOND FLOOR WINDOW LEGEND  
A4.100 SCALE: 1' = 1'-0"



1 FIRST FLOOR WINDOW LEGEND  
A4.100 NOT TO SCALE



7 ID | Door Legend - Exterior  
A4.100 SCALE: 1' = 1'-0"



6 ID | Door Legend - Interior (1)  
A4.100 SCALE: 1' = 1'-0"

ID	Nominal W x H Size	W/D	Nominal Head Height	NOTES
W-200	2'-6" x 5'-0"	6'-8"		
W-201	2'-6" x 5'-0"	6'-8"		
W-202	2'-6" x 5'-0"	6'-8"		
W-203	2'-0" x 4'-0"	6'-8"		
W-204	2'-6" x 5'-0"	6'-8"		
W-205	2'-6" x 5'-0"	6'-8"		
W-206	2'-6" x 5'-0"	6'-8"		

4 SECOND FLOOR WINDOW SCHEDULE  
A4.100 SCALE: 1' = 1'-0"

ID	Nominal W x H Size	W/D	Nominal Head Height	NOTES
W-100	2'-0" x 4'-0"	6'-8"		
W-101	2'-0" x 4'-0"	6'-8"		
W-102	2'-0" x 4'-0"	6'-8"		

3 FIRST FLOOR WINDOW SCHEDULE  
A4.100 SCALE: 1' = 1'-0"

ID	NOMINAL WIDTH	NOMINAL HEIGHT	LEAF THICKNESS	MATERIAL	TYPE
EX-100	12'-0"	8'-0"	1.750"	Undefined	
EX-101	2'-6"	6'-0"	1 3/4"	Undefined	
EX-102	5'-0"	6'-8"	1 3/4"	Undefined	
EX-200	2'-6"	6'-8"	1 3/4"	Undefined	

8 EXTERIOR DOOR SCHEDULE  
A4.100 SCALE: 1' = 1'-0"

ID	NOMINAL WIDTH	NOMINAL HEIGHT	LEAF THICKNESS	MATERIAL	TYPE
ID-1	2'-0"	6'-0"	1 3/4"	Undefined	
ID-2	2'-6"	6'-8"	-1/2"	Undefined	
ID-2	2'-6"	6'-8"	-1/2"	Undefined	
ID-3	2'-6"	6'-8"	1 3/4"	Undefined	
ID-3	2'-6"	6'-8"	1 3/4"	Undefined	
ID-3	2'-6"	6'-8"	1 3/4"	Undefined	
ID-3	2'-6"	6'-8"	1 3/4"	Undefined	
ID-4	2'-4"	6'-8"	1 3/4"	Undefined	
ID-5	2'-6"	6'-8"	1 3/4"	Undefined	
ID-5	2'-6"	6'-8"	1 3/4"	Undefined	
ID-5	2'-6"	6'-8"	1 3/4"	Undefined	
ID-6	2'-6"	6'-8"	1 3/4"	Undefined	
ID-7	3'-0"	6'-8"	1 3/4"	Undefined	
ID-8	2'-4"	6'-8"	1 3/4"	Undefined	

5 INTERIOR DOOR SCHEDULE  
A4.100 SCALE: 1' = 1'-0"

**CURRENT ZONING**  
 ZONED: R-CH (PER PLAT)  
 MIN. YARD ADJACENT TO PUBLIC STREET  
 FRONT YARD: 5 FEET  
 SIDE YARD: 0 FEET  
 REAR YARD: 0 FEET

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR:  
**IN STONE REALTY**  
 LOT 85, BLOCK D, UNIT 1, PHASE 2  
 TOLLIVER HILLS SUBDIVISION  
 LAND LOT 42, 15TH DISTRICT  
 DEKALB COUNTY, GEORGIA

**AREA**  
 8,944 sq.ft.  
 0.20 acres

THIS BLOCK RESERVED FOR THE  
 CLERK OF THE SUPERIOR COURT

**LEGEND**

DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LL	LAND LOT
OTP	OPEN TOP PIPE
RB	REBAR
IPF	IRON PIN FOUND
IPS	1/2" REBAR
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
N/O	NOW OR FORMERLY
NF	OVERHEAD POWER LINE
S	SQUARE FOOT
REF	REFERENCE
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
R	PROPERTY LINE
C	CENTERLINE
ID	IDENTIFICATION
S.S.L	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURVE LABEL
CI	CURB INLET
DE	DRAINAGE EASEMENT
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
L	LINE LABEL
PKS	PK NAIL SET
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
C/O	SEWER CLEAN OUT
IPF	IRON PIN FOUND
IPN	IRON PIN SET
CP	CALCULATED POINT
PP	POWER POLE
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
JB	JUNCTION BOX
SMH	SANITARY SEWER MANHOLE
DI	DROP INLET
RW	R/W OR CONC. MONUMENT
SW	SINGLE WING CATCH BASIN
DW	DOUBLE WING CATCH BASIN
CI	CURB INLET
H	HEADWALL
FES	FLARED END SECTION
GM	GAS METER
GV	GAS VALVE
ET	ELECTRIC TRANSFORMER
LP	TELEPHONE PEDESTAL
LP	LIGHT POST
AS	ASPHALT
CON	CONCRETE

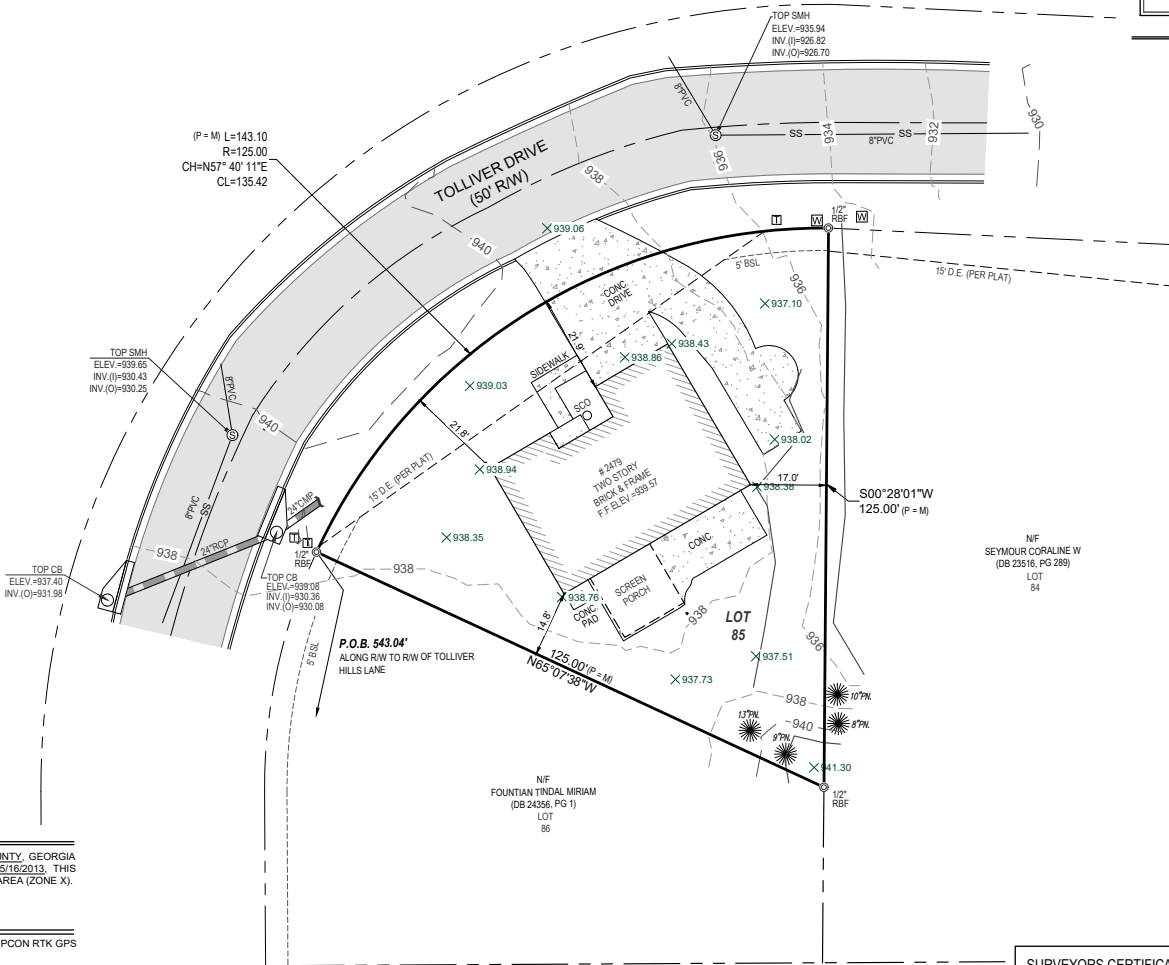
**FLOOD NOTE**

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF DEKALB COUNTY, GEORGIA  
 COMMUNITY PANEL NUMBER: 13089C0141J EFFECTIVE DATE 05/16/2013, THIS  
 PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA (ZONE X).

**SURVEY NOTES**

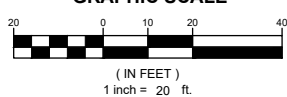
- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 92" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 107,413 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- THIS SURVEY IS REFERENCED TO HORIZONTAL DATUM SPC NAVD 83 AND VERTICAL DATUM.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.



NF SEYMOUR CORALINE W  
 (DB 23516, PG 289)  
 LOT 84

**GRAPHIC SCALE**



**SURVEYORS CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PLAT OF LAND AND DOES NOT SUBDIVIDE OR CREATE NEW CHANGES TO ANY REAL PROPERTY. INFORMATION OF THE DOCUMENTS, INSTRUMENTS WHICH CREATED THE PLAT IS HEREOF. RECORDATION OF THIS PLAT IN ANY LOCAL JURISDICTION, AVAILABILITY OF LOCAL REGULATIONS OR REQUIREMENTS OR PURPOSE OF THE LAND, FURTHER THE SURVEYOR CERTIFIES THAT THIS PLAT MEETS TECHNICAL STANDARDS FOR PROPERTY SURVEYING AND IS IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR PROFESSIONAL ENGINEERS AND AS SET FORTH IN O.C.G.A. SECTION 13-1-1.

*Cullen Preston Hardee*  
 CULLEN PRESTON HARDEE  
 REGISTERED LAND SURVEYOR #3144, L.S.P.