



DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030



Lorraine Cochran-Johnson

Wednesday, May 13, 2026

Juliana
Njoku

Planning Department Staff Analysis

Chief Executive Officer

Director

N4. Case No: A-26-1247989

Parcel ID(s): 14 042 04 001

Commission District TBD Super District TBD

Applicant: **Teal Jaa**
2479 Tolliver Drive
Ellenwood, GA 30294

Owner: **Teal Jaa**
2479 Tolliver Drive
Ellenwood, GA 30294

Project Name: **2479 Tolliver Drive - Accessory Dwelling Unit**

Location: 2479 Tolliver Drive, Ellenwood, GA 30294

Requests: Variances from Section 27 of the DeKalb County Zoning Ordinance to allow an accessory structure in the front yard, and increase the maximum permitted size of an accessory dwelling unit from 900 square feet to 1,040 square feet, to facilitate construction of a detached accessory dwelling unit in the RSM (Residential Small Mix) zoning district.

Staff Recommendation: Approval with conditions

Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. Any permit drawings submitted for review shall be substantially consistent with the site layout, building footprint, floor plan, elevations, and improvements shown in the submitted plan set dated January 21, 2026, including the detached two-story accessory dwelling unit and new concrete drive. All other required reviews and approvals applicable to the property, including any required historic district review, shall be obtained prior to permit issuance.
3. The accessory dwelling unit shall be used solely for residential purposes and shall not be used for short-term rental.

STAFF FINDINGS:

The subject property is an existing single-family residential property located at 2479 Tolliver Drive in the RSM zoning district. The submitted survey and site materials indicate that the lot contains approximately 8,944 square feet (0.20 acres) and has an irregular triangular configuration with curved frontage along Tolliver Drive. The property is presently developed with an existing two-story brick single-family residence. The submitted plans propose a detached two-story accessory dwelling unit with a total floor area of 1,040 square feet and a new concrete drive. The packet and site geometry indicate that the proposed ADU is being located between the principal residence and the curved street frontage, within what functions as the front yard due to the lot configuration.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The subject property exhibits unusual physical conditions due to its triangular, cul-de-sac-like lot shape and curved street frontage. Unlike a conventional rectangular lot with a clearly defined rear yard, the shape of this parcel narrows substantially away from the street and causes yard areas and setback relationships to function differently than on typical rectangular lots. The existing residence also occupies the more practical central portion of the site, leaving limited area for placement of a detached accessory structure outside of all applicable setback areas. These site constraints are inherent to the parcel and were not created by the current application.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

The requested relief is limited in relation to the overall proposal. Based on the submitted materials, the setback issue appears relatively modest in dimension, and the increase in ADU size is from 900 square feet to 1,040 square feet, an increase of 140 square feet, representing approximately a 15% increase over the maximum permitted size. The proposed structure remains accessory to the principal residence and is shown as a detached residential building with a 520-square-foot footprint. Although the request includes both yard placement relief and size relief, the packet indicates that these requests are tied to the site geometry and the desire to create a functional ADU layout rather than to create an outsized development privilege.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

The proposed use is residential in nature and accessory to an existing single-family home. The surrounding area is also residential in character. The submitted plans show a detached structure with exterior materials and form generally consistent with a neighborhood residential setting, including brick and siding. While placement nearer the street increases the visibility of the structure than a typical rear-yard accessory building, the unusual lot shape contributes to that condition, and the proposal does not introduce a commercial use or an incompatible building type. Based on the present record, the request may not be materially detrimental to the public welfare or injurious to nearby property if constructed substantially as proposed.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Strict application of the ordinance would create practical difficulty because the lot configuration substantially limits the viable locations for a detached accessory structure. The triangular shape, curved frontage, and placement of the existing principal structure compress the remaining buildable area and make conventional rear-yard placement impractical. Under these circumstances, literal enforcement of setback, yard placement, and size limitations would significantly constrain the reasonable use of the property for a detached accessory dwelling unit.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The spirit and purpose of the zoning ordinance are served when variance relief allows a reasonable residential use of a uniquely constrained property without undermining neighborhood character. The proposed ADU remains subordinate in scale and function to the principal residence and reflects small-scale residential infill rather than a change to a more intensive nonresidential use. The pre-application materials also frame the request in terms of aging in place and incremental infill housing, which is generally consistent with broader comprehensive plan themes supporting housing flexibility and small-scale residential infill while retaining neighborhood context. The requested relief is consistent with the purpose of the ordinance and the character of the surrounding residential area.

FINAL STAFF ANALYSIS:

The subject property presents an unusual site condition due to its triangular lot shape, curved street frontage, and the placement of the existing residence, which collectively limit the remaining buildable area. The proposed detached accessory dwelling unit is located in an area that functions as the front yard due to this geometry.

The requested variances, including setback reduction, front yard placement, and a modest increase in ADU size, are directly tied to these physical constraints. The proposal reflects a reasonable attempt to accommodate a detached residential structure on a constrained lot without introducing a nonresidential use or substantially altering the character of the surrounding area.

As conditioned, the request is limited in scope and is not expected to establish a precedent for similar relief on more typical lot configurations.

Staff Recommendation: Approval with conditions

Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. Any permit drawings submitted for review shall be substantially consistent with the site layout, building footprint, floor plan, elevations, and improvements shown in the submitted plan set dated January 21, 2026, including the detached two-story accessory dwelling unit and new concrete drive. All other required reviews and approvals applicable to the property, including any required historic district review, shall be obtained prior to permit issuance.
3. The accessory dwelling unit shall be used solely for residential purposes and shall not be used for short-term rental.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

ADMINISTRATIVE VARIANCES AND SPECIAL EXCEPTIONS APPLICATION

AV/SE NO.: _____

APPLICANT: Teal Jaa

ADDRESS (MAILING): 2479 Tolliver Drive EMAIL: [REDACTED]

CITY: Ellenwood STATE: GA ZIP: 30294

TELEPHONE: [REDACTED] BUSINESS: _____ FAX: _____

OWNER OF RECORD FOR WHICH APPLICATION IS MADE (Print name)

Name (Print): Teal Jaa

Name (Signature): _____ E-Mail: _____

Address (Mailing): 2479 Tolliver Dr City: Ellenwood State: GA Zip: 30294

Telephone Home: _____ Business: _____ Fax: _____

Authorized Agent: _____ E-Mail: _____

Address (Mailing): N/A City: N/A State: _____ Zip: _____

Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF PROPERTY FOR WHICH APPLICATION IS MADE

Address: 2479 Tolliver Drive City: Ellenwood State: GA Zip: 30294

District(s): 15 Land Lot(s): _____ Block: B Parcel: 14-042-04-001

Zoning: R-CH Commission District(s): _____

To Be Completed By Planning and Development Department

Date Received: _____ Fee Paid: _____ Receipt No.: _____

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

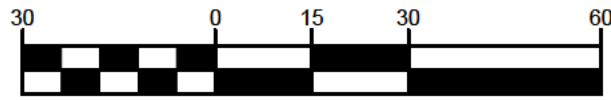
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- R/W MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPS)
- 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



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

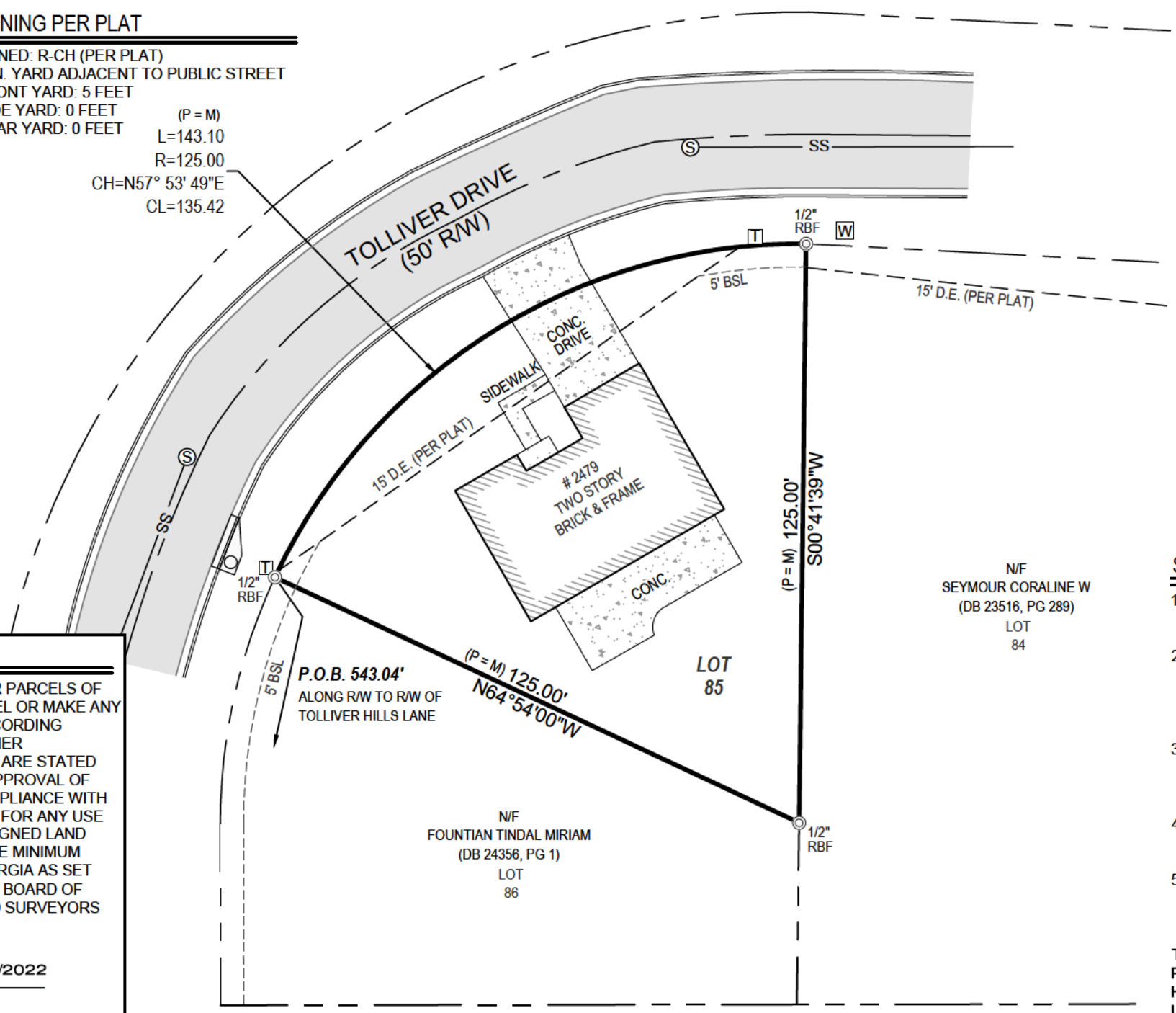
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION 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



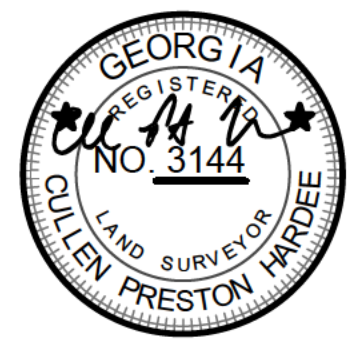
SURVEY NOTES

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

UNITED LAND SURVEYING
 COA NO. LSF 001321



**INTENT
DESIGN**

ADDRESS:
8301 OFFICE PARK DRIVE
SUITE B303B
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

PRIVATE RESIDENCE

2479 TOLLIVER DRIVE
ELLENWOOD, GEORGIA 30294

NEW CONSTRUCTION - ACCESSORY DWELLING UNIT [ADU]

RELEASED FOR CONSTRUCTION

DRAWN BY: WT II

REVIEWED BY: WT II

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




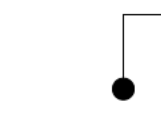

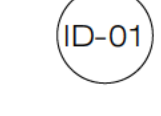
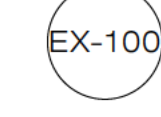
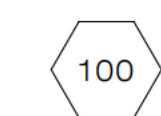
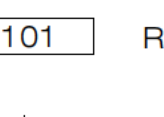

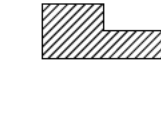

INTENT DESIGN
 ADDRESS:
 8301 OFFICE PARK DRIVE
 SUITE 8303B
 DOUGLASVILLE, GA 30134
 EMAIL: INFO@INTENTID.COM
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PRIVATE RESIDENCE
 2479 TOLLIVER DRIVE ELLENWOOD GEORGIA 30294

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 &	

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 SWITCHES 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 SPACING 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: INSTONNECCO@GMAIL.COM CLIENT PHONE: 404.954.1695	
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	
	ELEVATION MARKER	
	INTERIOR DOOR TAG	
	EXTERIOR DOOR TAG	
	WINDOW TAG	
	ROOM NUMBER	
	CASED OPENING	
	SLAB ELEVATION CHANGE	
	ELEVATION MARKER	
ABBREVIATIONS		
AFF	ABOVE FINISH FLOOR	
ABV	ABOVE	
ARCH	ARCHITECTURAL /	
BYND	BEYOND	
BTM	BOTTOM	
BO	BOTTOM OF	
BL	BUILD LINE	
CLG	CEILING	
CTR	CENTER	
CL	CENTER LINE	
CLO/	CLOSET	
CLOS	CLOSET	
CONC	CONCRETE	
CMU	CONCRETE MASONRY UNIT	
CONT	CONTINUOUS	
COORD	COORDINATE	
DEG	DEGREE	
DIF	DIFFERENCE/ DIFFERENT	
DIM	DIMENSION(S)	
DWG	DRAWING	
DBL	DOUBLE	
DN	DOWN	
EA	EACH	
ELEV	ELEVATION	
ELLIP	ELLIPTICAL	
EXT	EXTERIOR	
FIN	FINISH	
FLR	FLOOR	
GEN	GENERAL	
GC	GENERAL CONTRACTOR	
HGT	HEIGHT	
INT	INTERIOR	
LVL	LEVEL	
MANUF	MANUFACTURER	
MATL	MATERIAL	
MAX	MAXIMUM	
MECH	MECHANICAL	
MIN	MINIMUM	
OC	ON CENTER	
OW	OPEN WEB	
PL	PLATE	
PIP	POURED IN PLACE	
PDR	POWDER ROOM	
PT	PRESSURE TREATED	
R	RADIUS	
RCP	REFLECTED CEILING PLAN	
REF	REFERENCE	
REP	REPRESENTATIVE	
REQD	REQUIRED/ REQUIREMENTS	
REQ	REQUIRED/ REQUIREMENTS	
SECT	SECTION	
SOQ	SLAB ON GRADE	
SPECS	SPECIFICATIONS	
ST	STORAGE	
STOR	STRUCTURAL/ STRUCTURE	
STRUCT	THICK	
THK	TO BE DETERMINED	
TBD	TOP OF	
TO	TYPICAL	
TYP	TOUNGE & GROOVE	
T&G	UNLESS NOTED OTHERWISE	
UNO	VERIFY IN FIELD	
VIF	WELDED WIRE FABRIC	
WWF		

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

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

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REVIEWED BY: WT II

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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



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ARCHITECTURAL SITE PLAN

PHASE RELEASE DATES:

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DD PHASE	
CD PHASE	1/21/2026

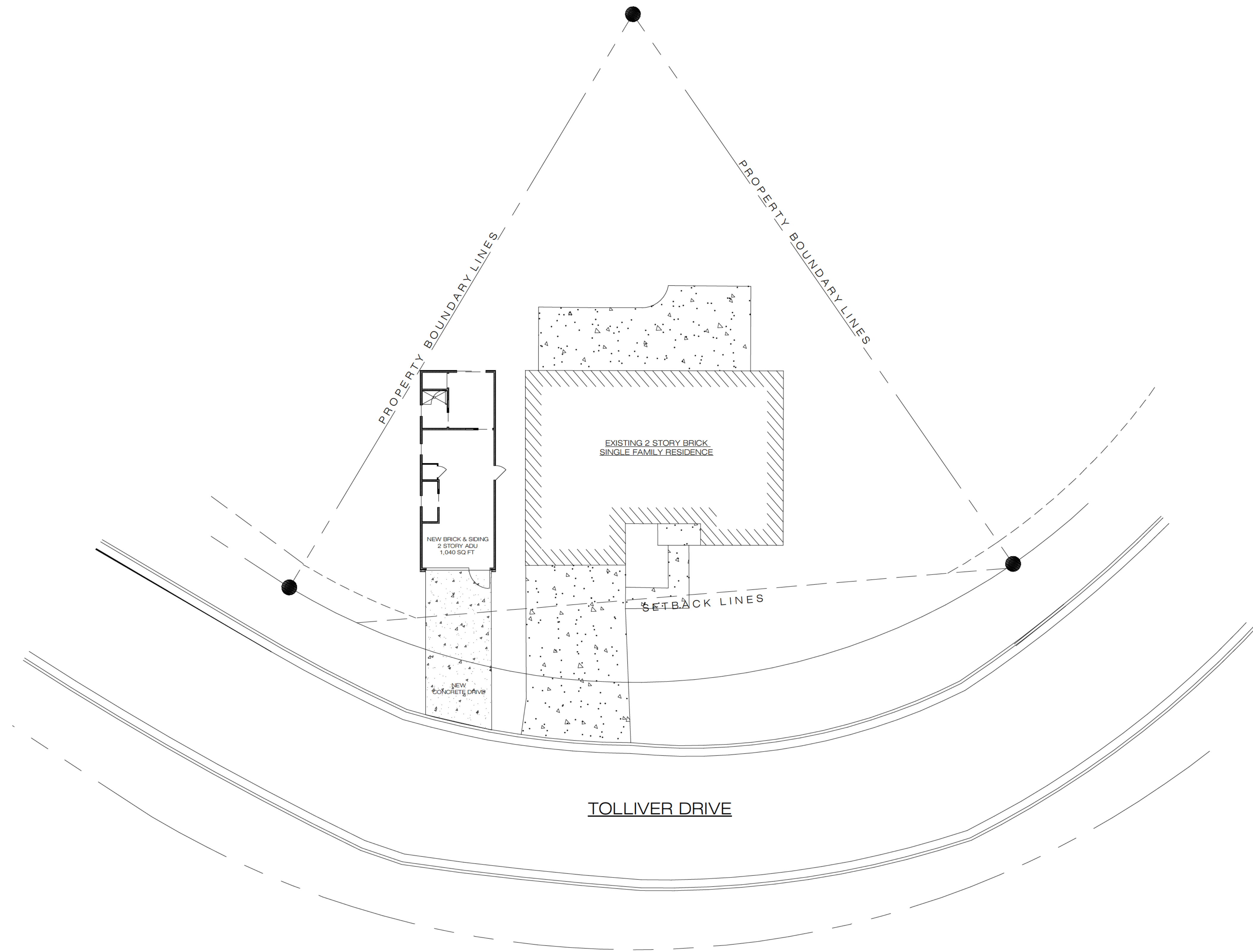
REVISIONS:

NO:	DATE:	COMMENTS:

PROJECT NO: R - 25 - 18

SHEET 3 SHEET SIZE: 3 6/8" x 6"

A1.100





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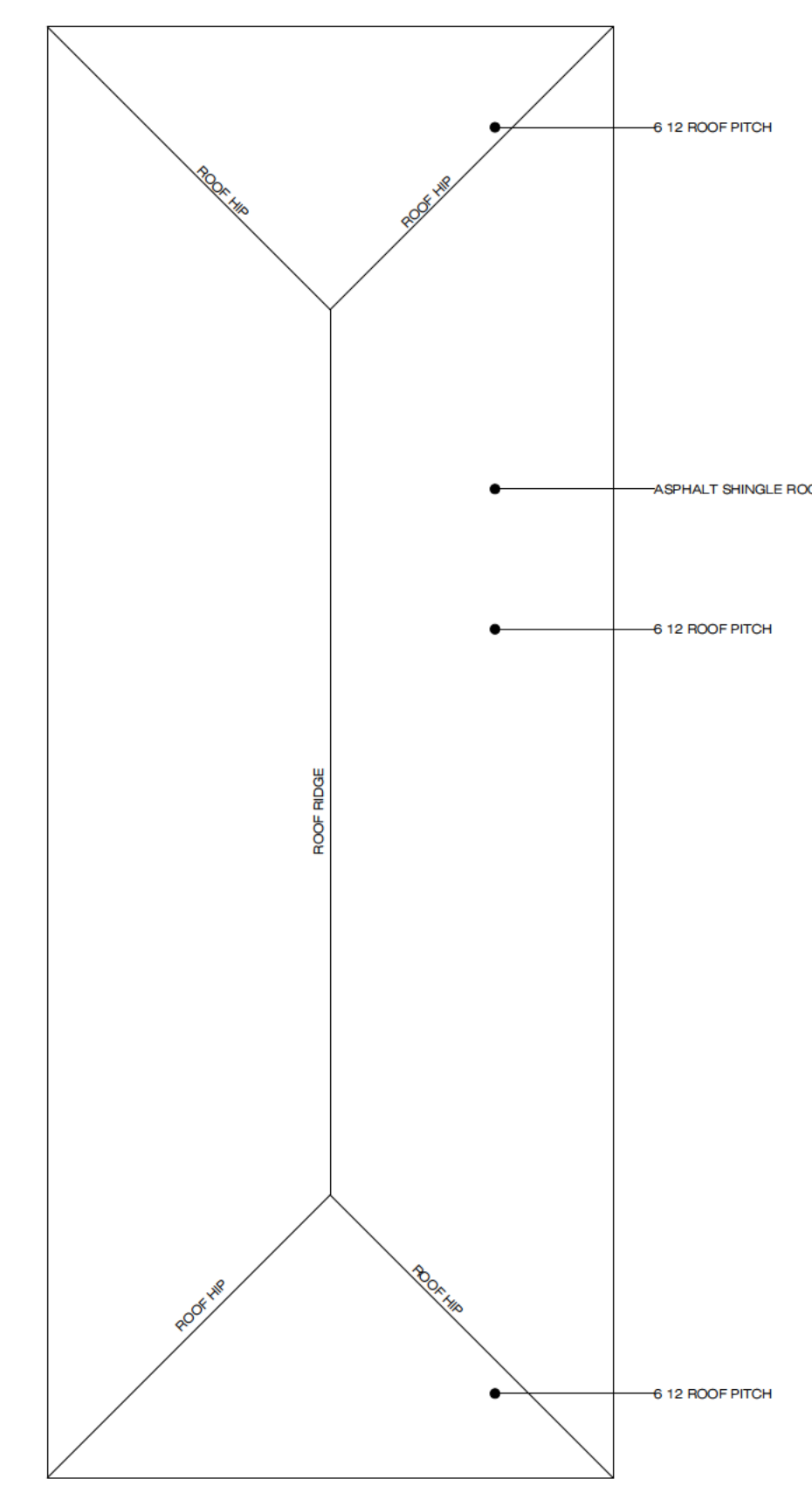
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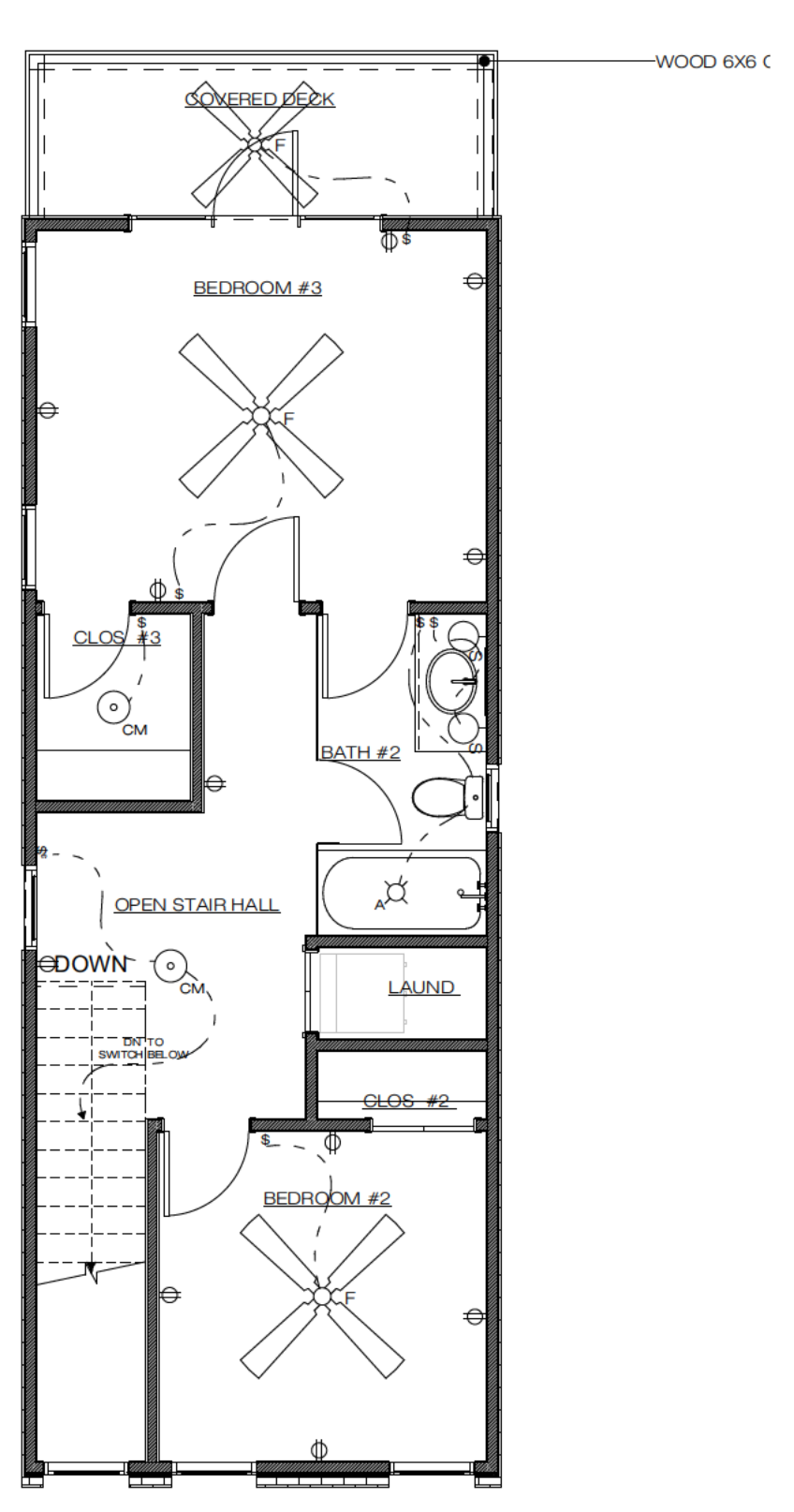
- LIFE SAFETY NOTES LEGEND**
- E2X** EXHAUST FAN PER IRC 1507.2 "HARDWIRED"
 - E2R** CLEAR OPENING: MIN. AREA 5.7 SF, MIN HEIGHT 24", MIN. WIDTH 20", MIN. SILL HEIGHT = 44" A.F.F. PER IRC 310.2.1 & 310.2.2
 - G.F.1** G.C. TO PROVIDE G.F.I. WITHIN 18" OF WATER @ 42" A.F.F. PER IRC 3202
 - H.1** 36" HT. 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.1** 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
 - E.L.V.** 18 0 1143 ORDINANCE FOR ELECTRICAL VEHICLE INFRASTRUCTURE STATIONED INSTALLED
 - S.S.1** 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

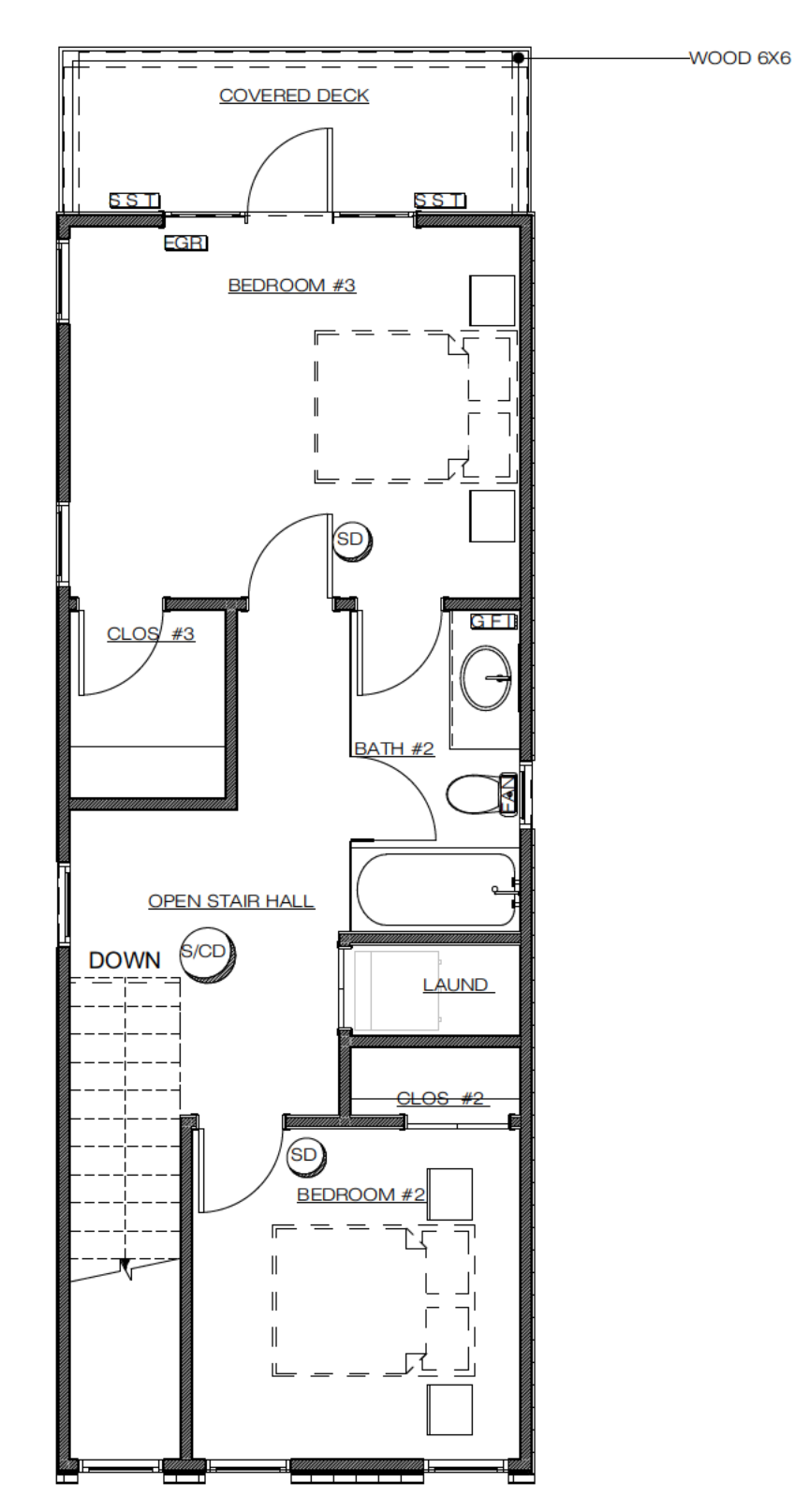
- DESIGN KEYNOTE LEGEND**
- BATHROOM NOTES:**
- 1 SINK
 - 2 MIRROR
 - 3 36" HT. BASE CABINET & COUNTERTOP
 - 4 TOILET/BIDET
 - 5 SHOWER
 - 6 SHOWER DRAIN
 - 7 18" SHOWER BENCH
 - 8 TUB (FREE STANDING)
 - 9 TUB SHOWER COMBO
 - 10 TOWEL HOOK
 - 11 TOILET PAPER ROLLER
 - 12 CLOSET NOTES:
 - 13 ROD HANGING
 - 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 HANGING & SHELVING
 - 37 DRYING ROD
- MECHANICAL NOTES:**
- 38 HVAC UNIT
 - 39 WATER HEATER
- LANDSCAPE NOTES:**
- 40 OUTDOOR GRILLE
 - 41 OUTDOOR FIRE PIT
 - 42 OUTDOOR FIRE PLACE
- GENERAL NOTES:**
- 43 STUD PACK AS REQUIRED BETWEEN WALL STUDS
 - 44 18" HT SITTING BENCH
 - 45 FIREPLACE



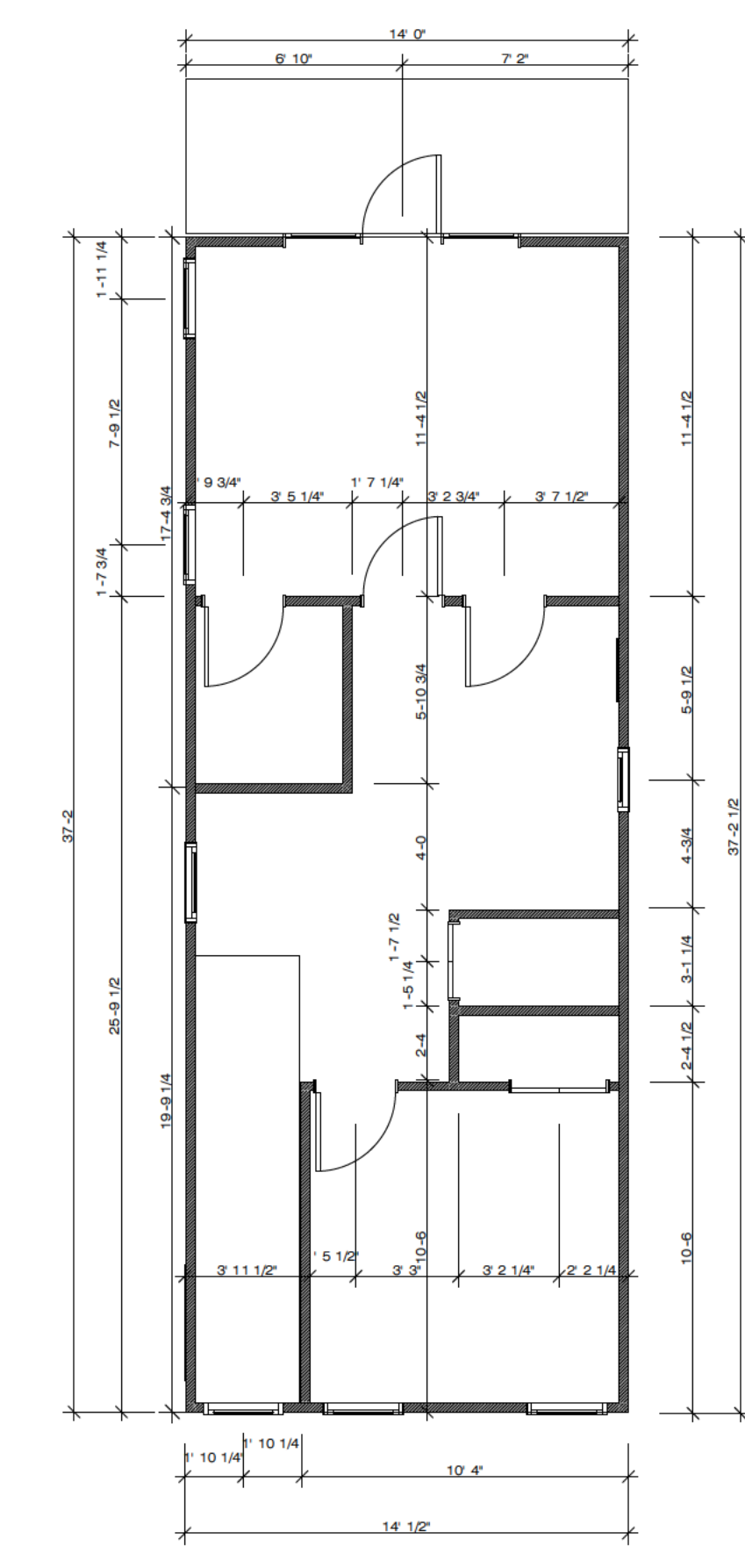
11 ROOF PLAN
SCALE: 3/16" 1'-0"



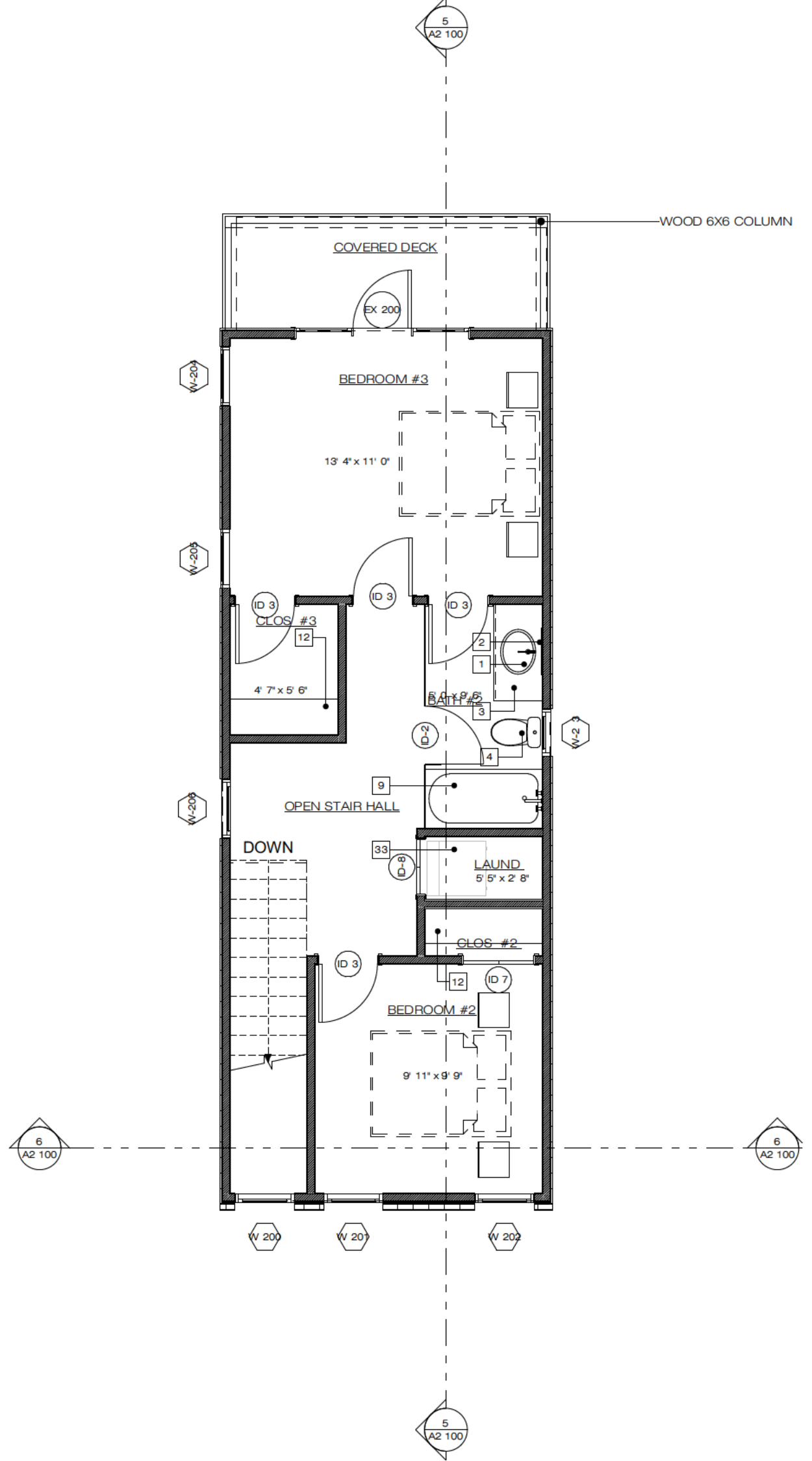
10 SECOND FLOOR ELECTRICAL PLAN
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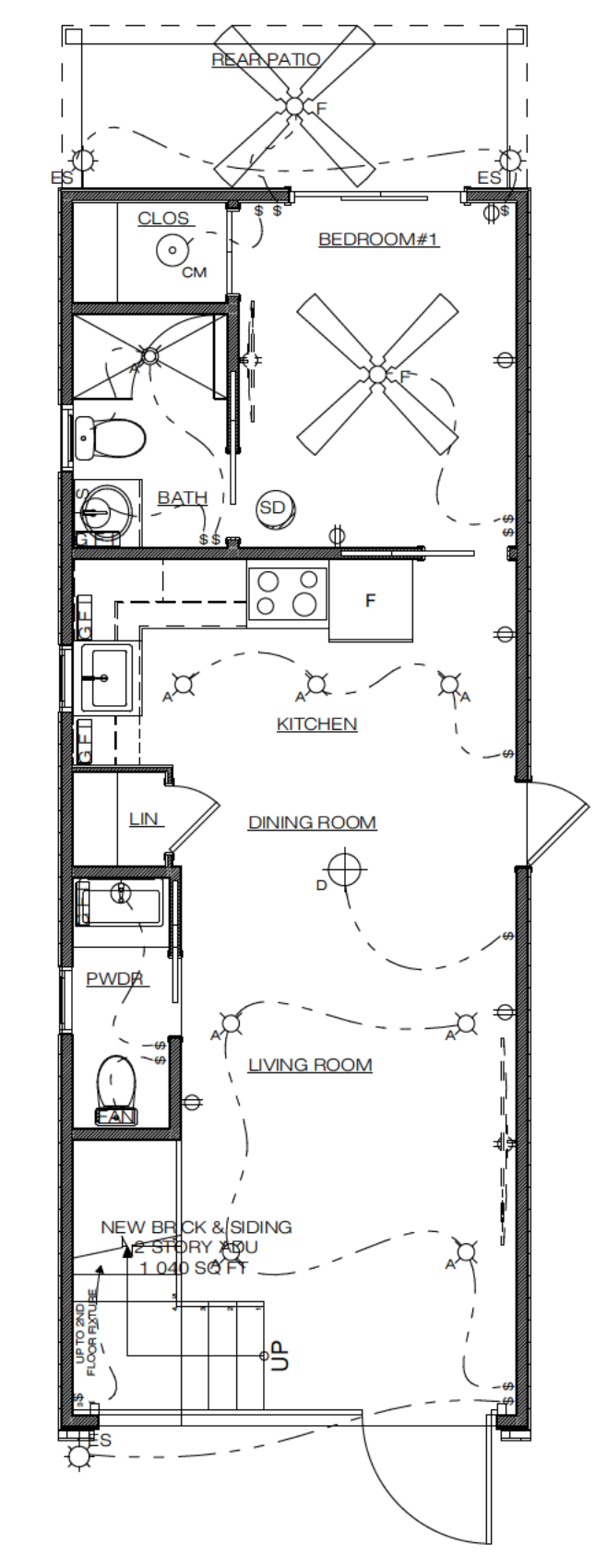
9 SECOND FLOOR LIFE SAFETY PLAN
SCALE: 3/16" 1'-0"



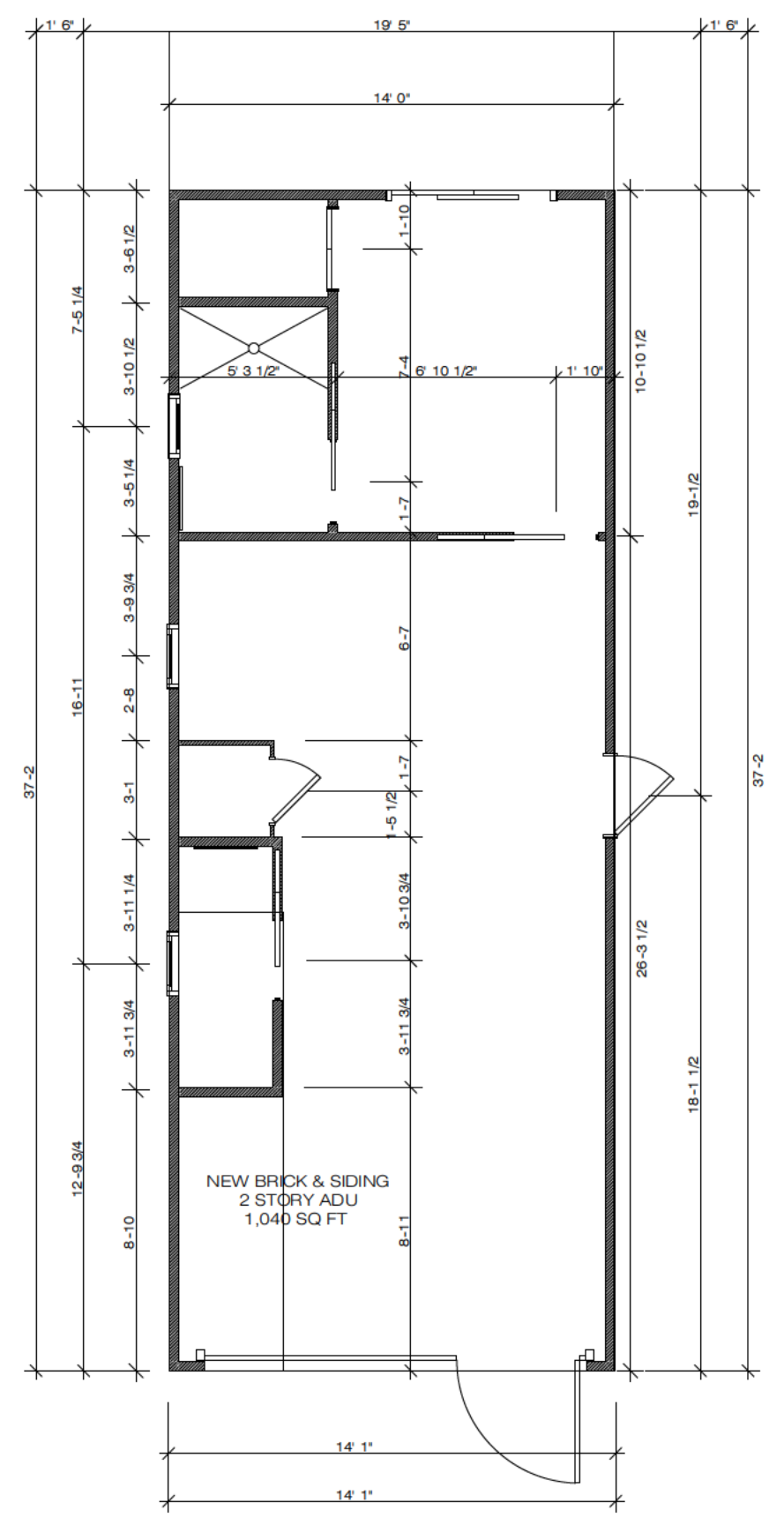
8 SECOND FLOOR DIMENSION PLAN
SCALE: 3/16" 1'-0"



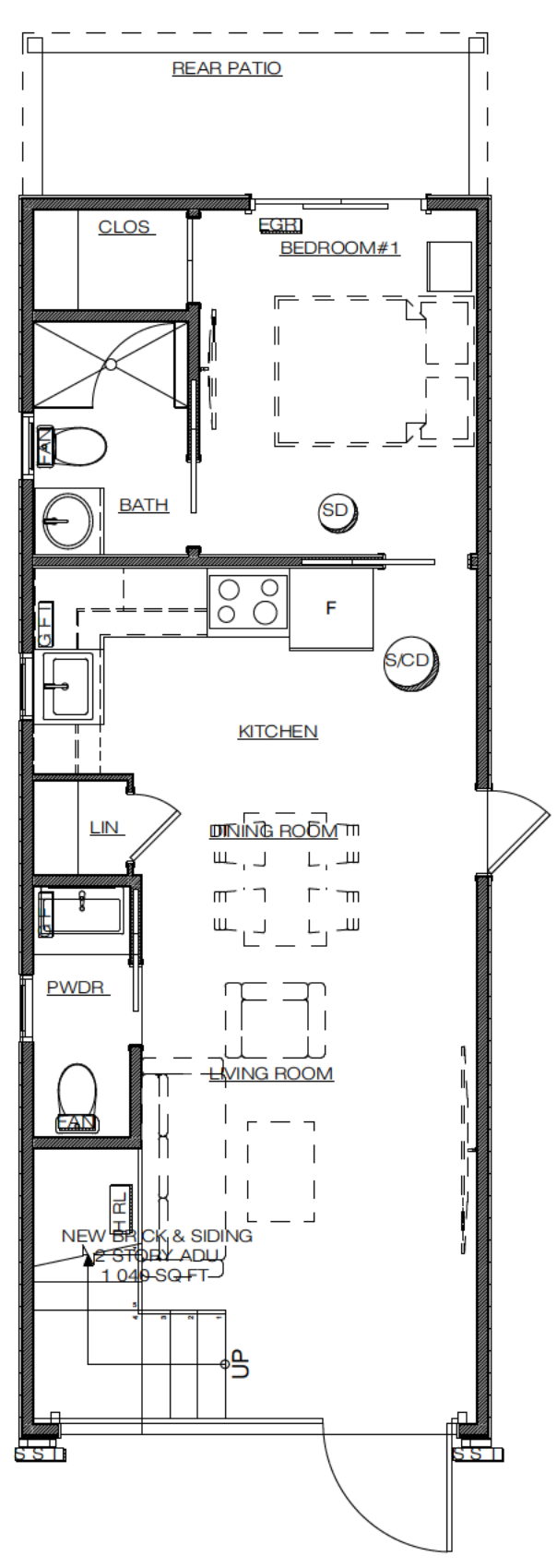
7 SECOND FLOOR REFERENCE PLAN
SCALE: 3/16" 1'-0"



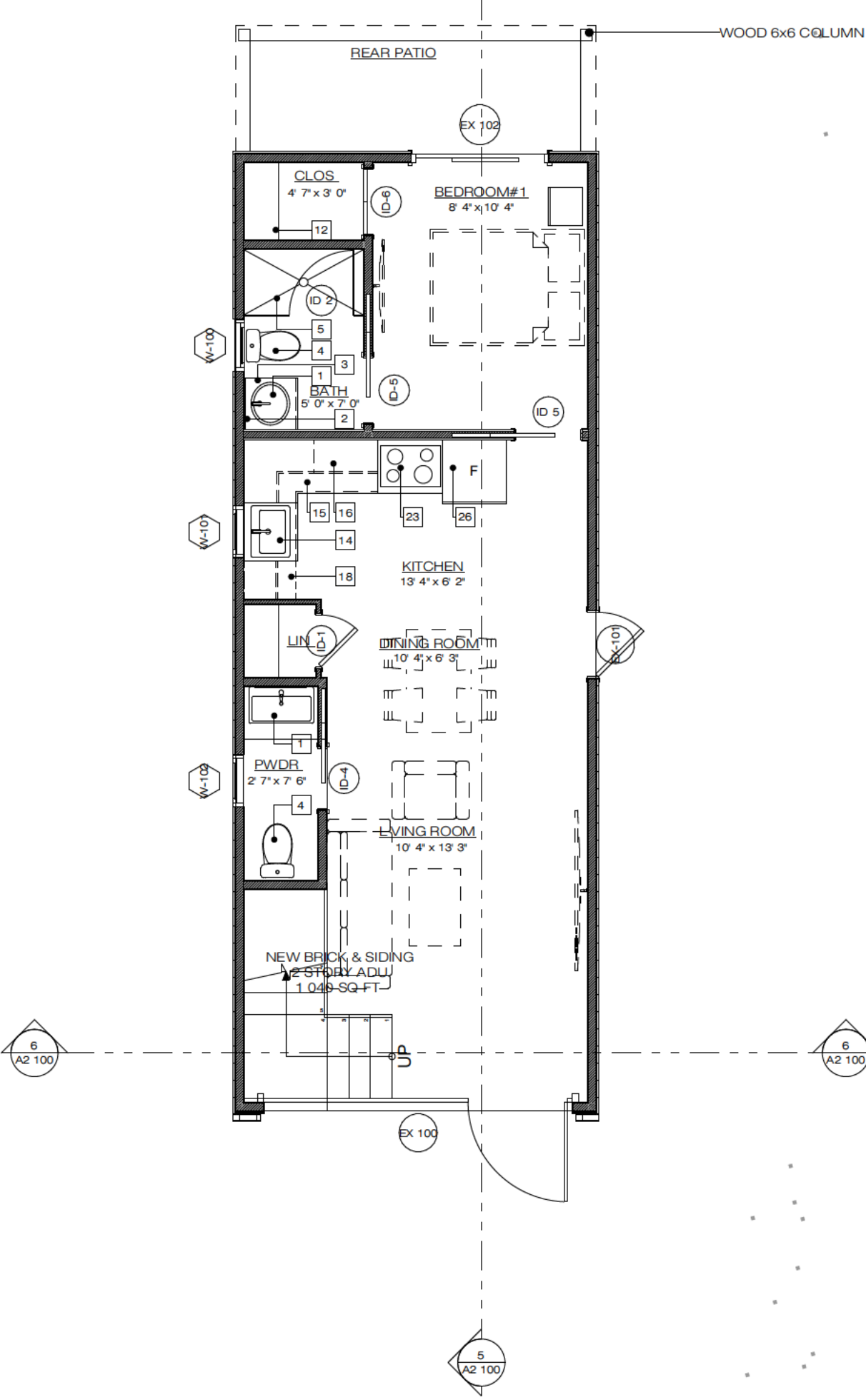
6 FIRST FLOOR ELECTRICAL PLAN
SCALE: 3/16" 1'-0"



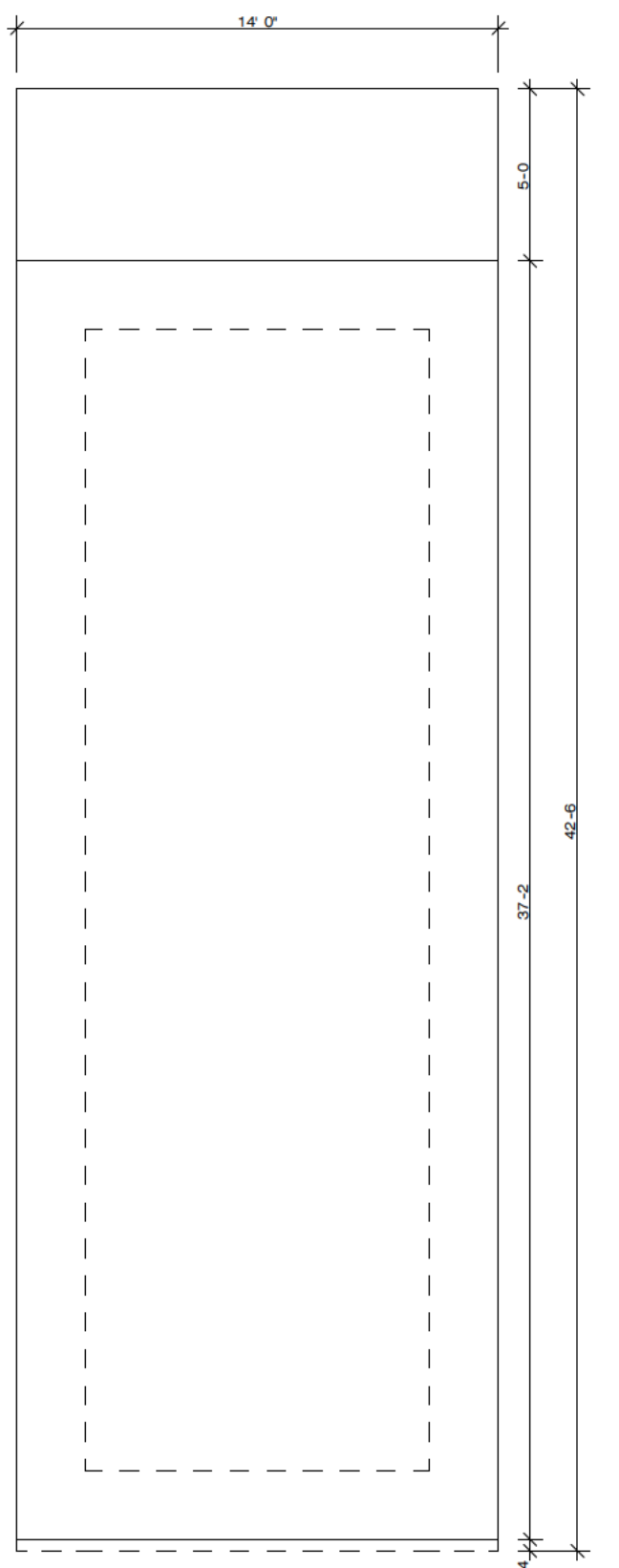
5 FIRST FLOOR DIMENSION PLAN
SCALE: 3/16" 1'-0"



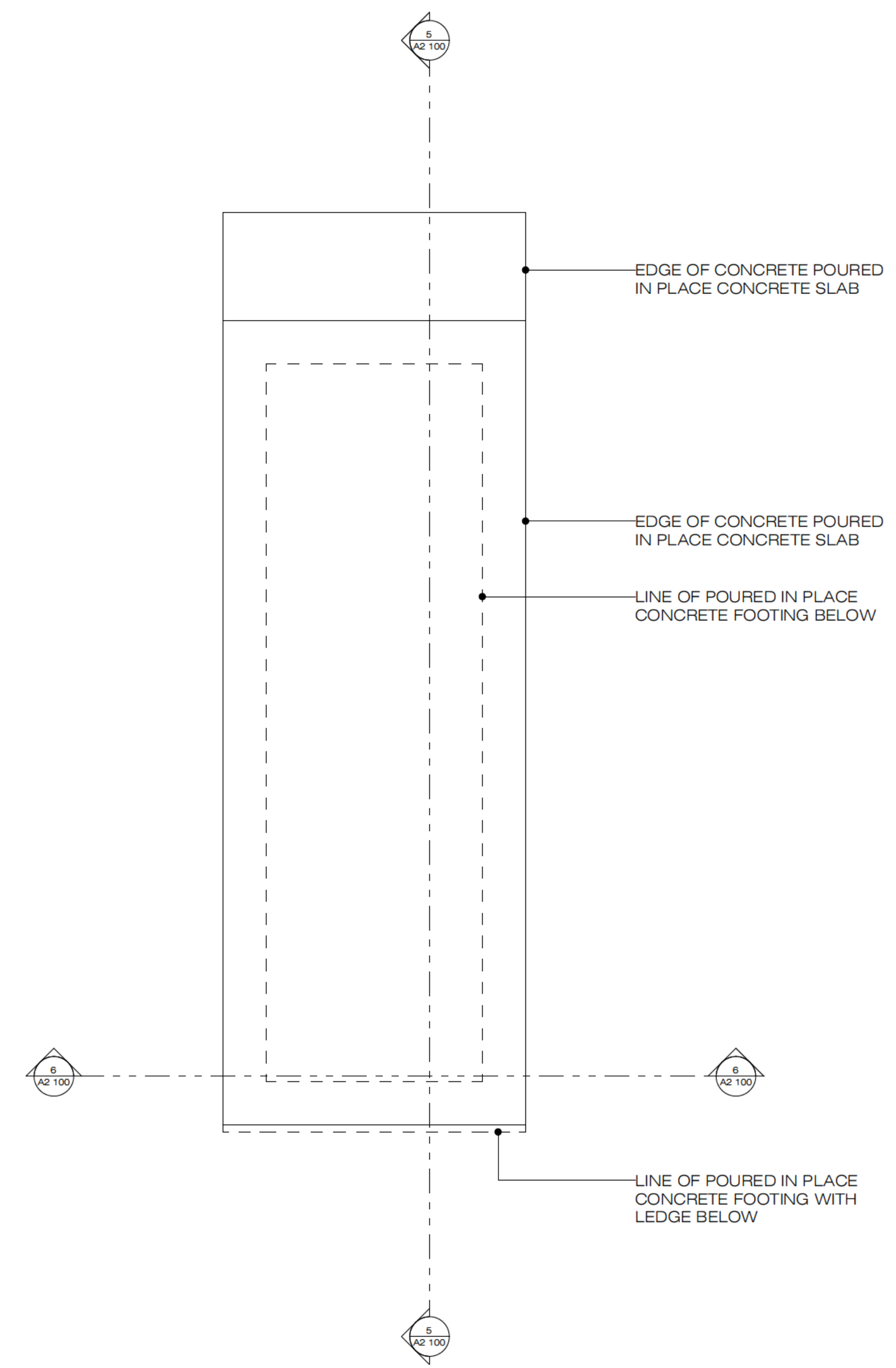
4 FIRST FLOOR LIFE SAFETY PLAN
SCALE: 3/16" 1'-0"



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"

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FOUNDATION, FIRST AND SECOND FLOOR PLANS

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REVISIONS:

NO.	DATE	COMMENTS

PROJECT NO: R 25 18
SHEET 4

A1.101

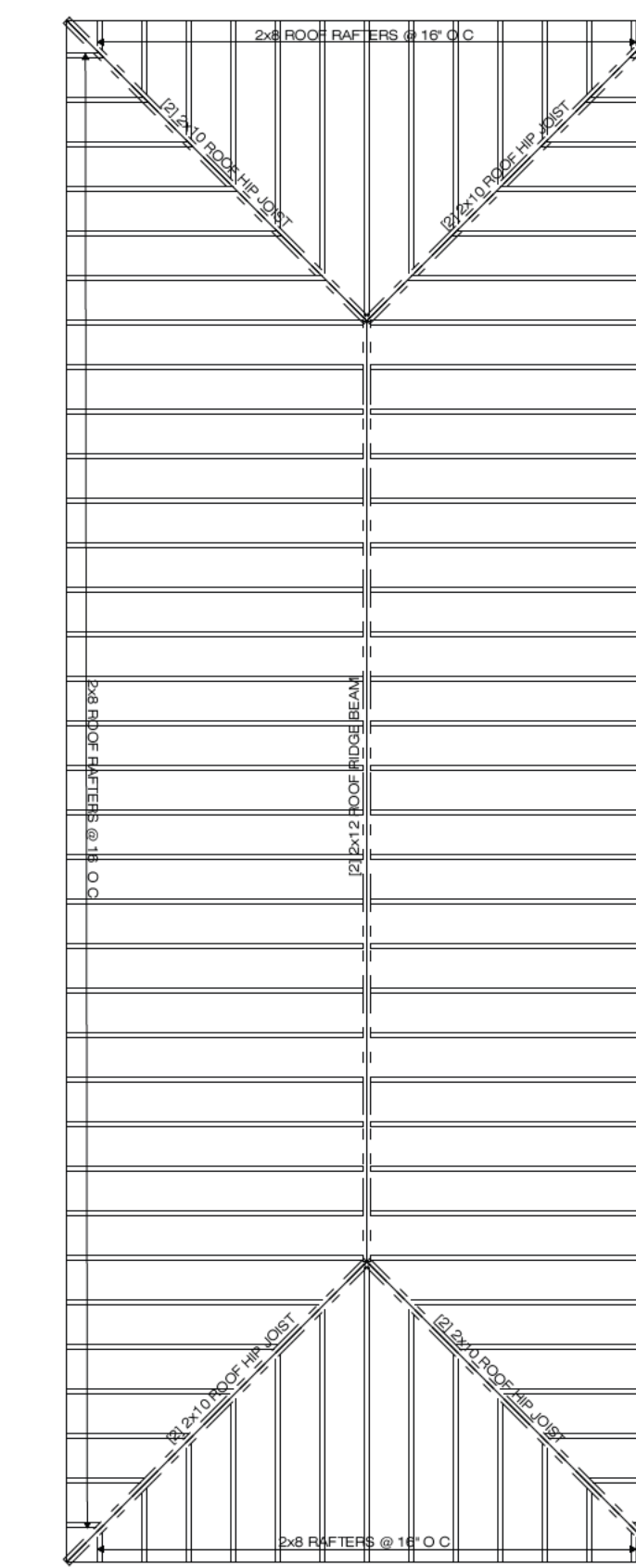


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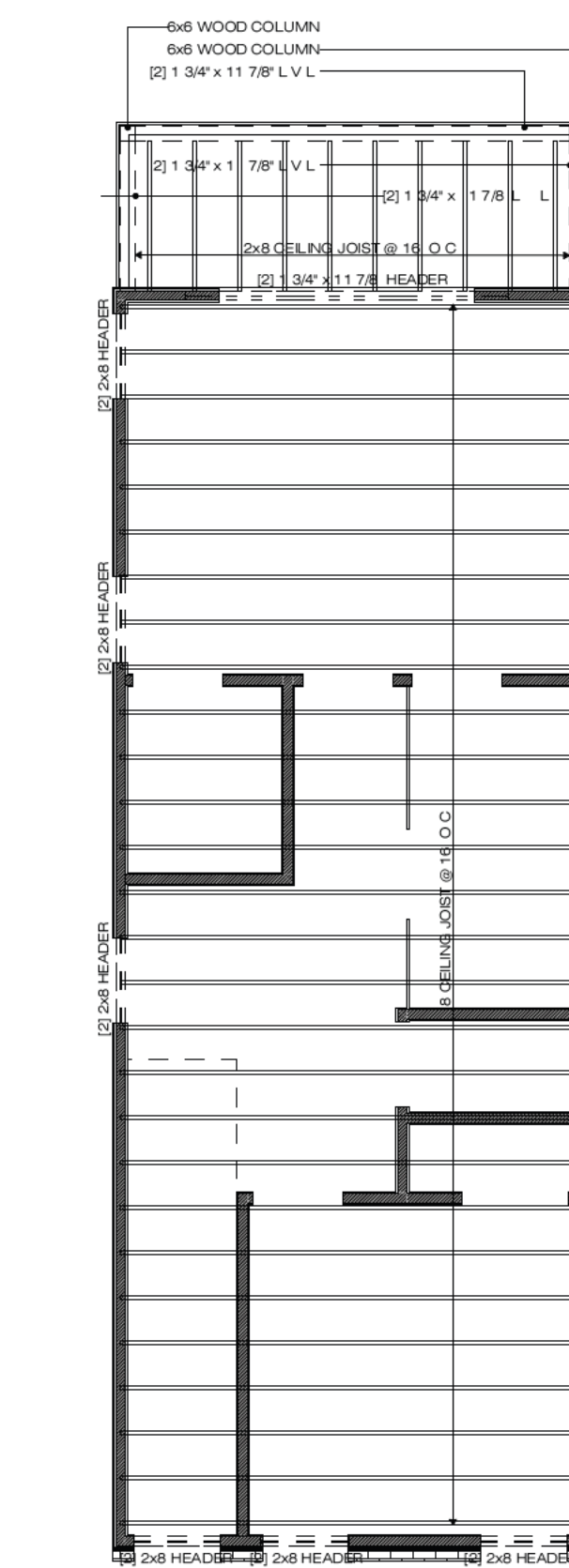
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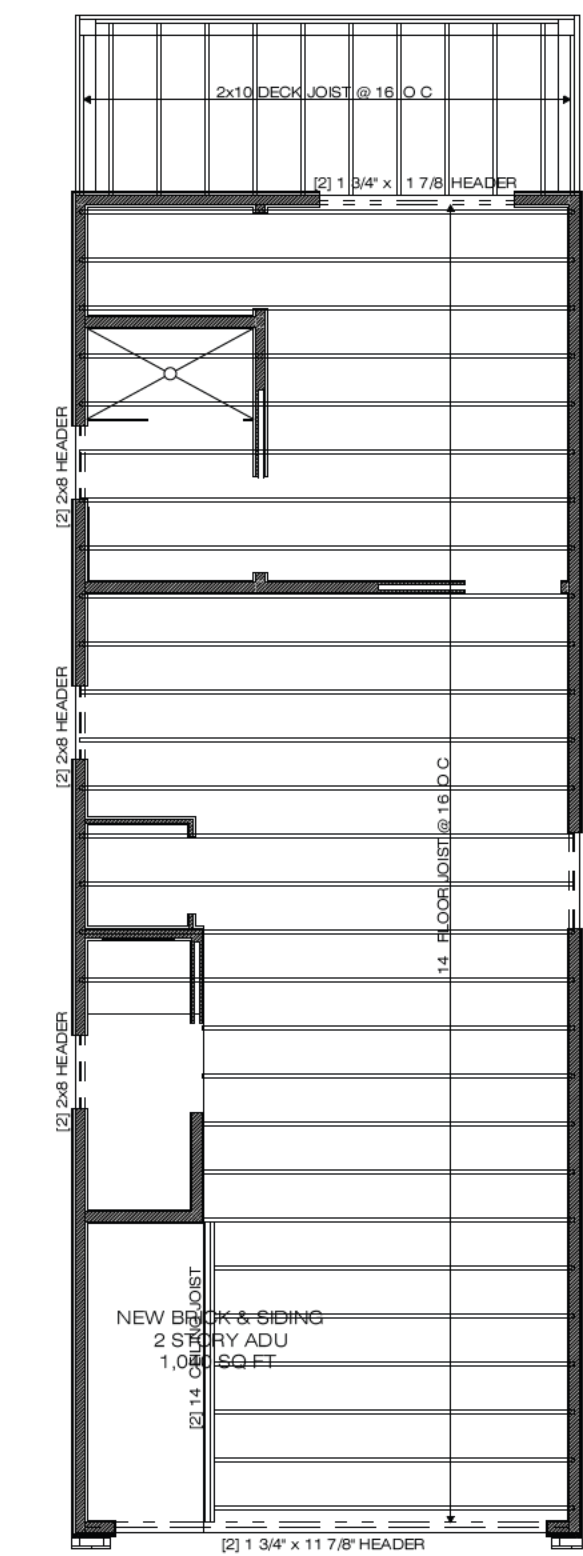
PRIVATE RESIDENCE
2479 TOLLIVER DRIVE ELLENWOOD GEORGIA
30294



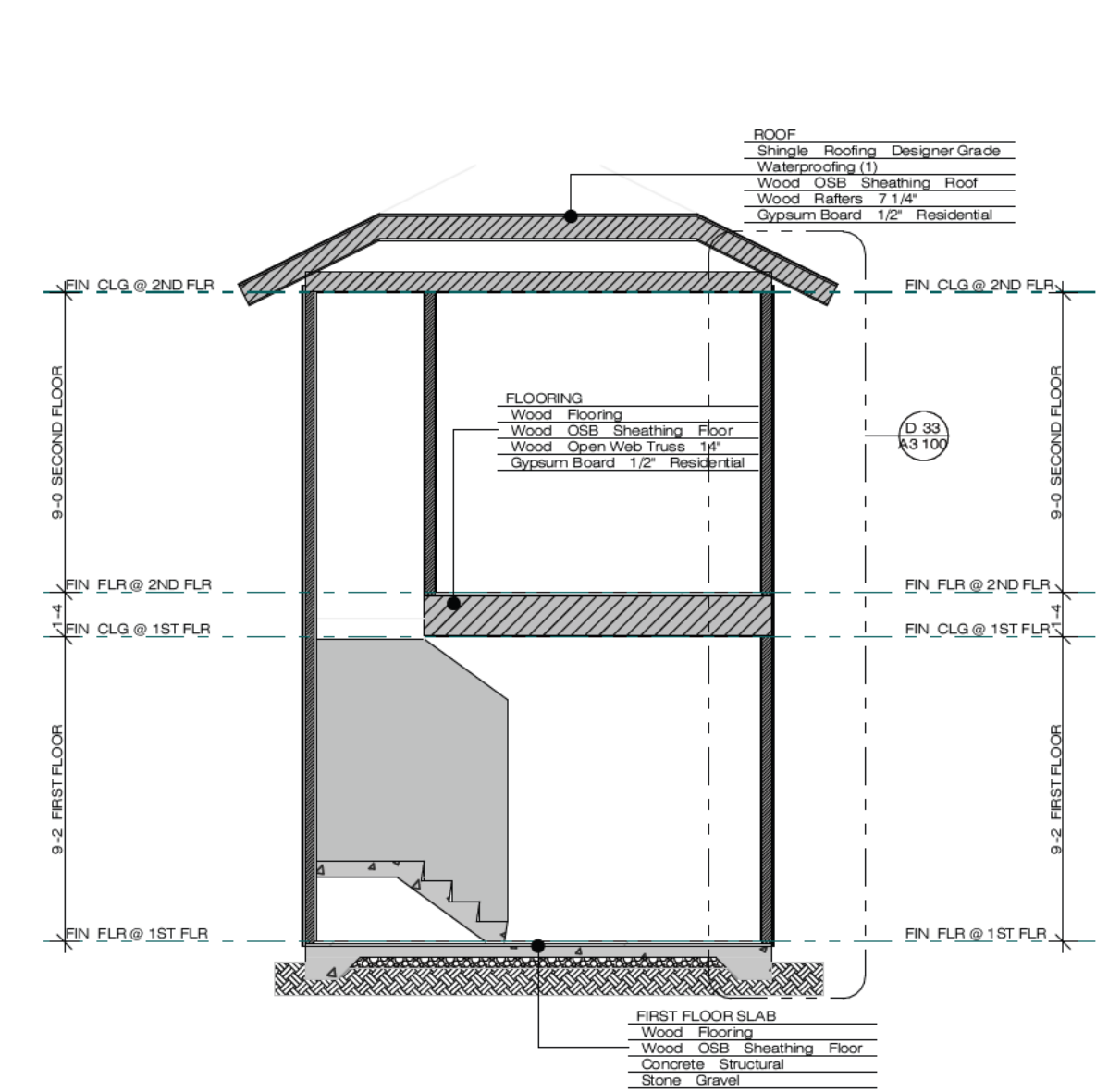
9 ROOF FRAMING PLAN
SCALE: 3/16" 1'-0"



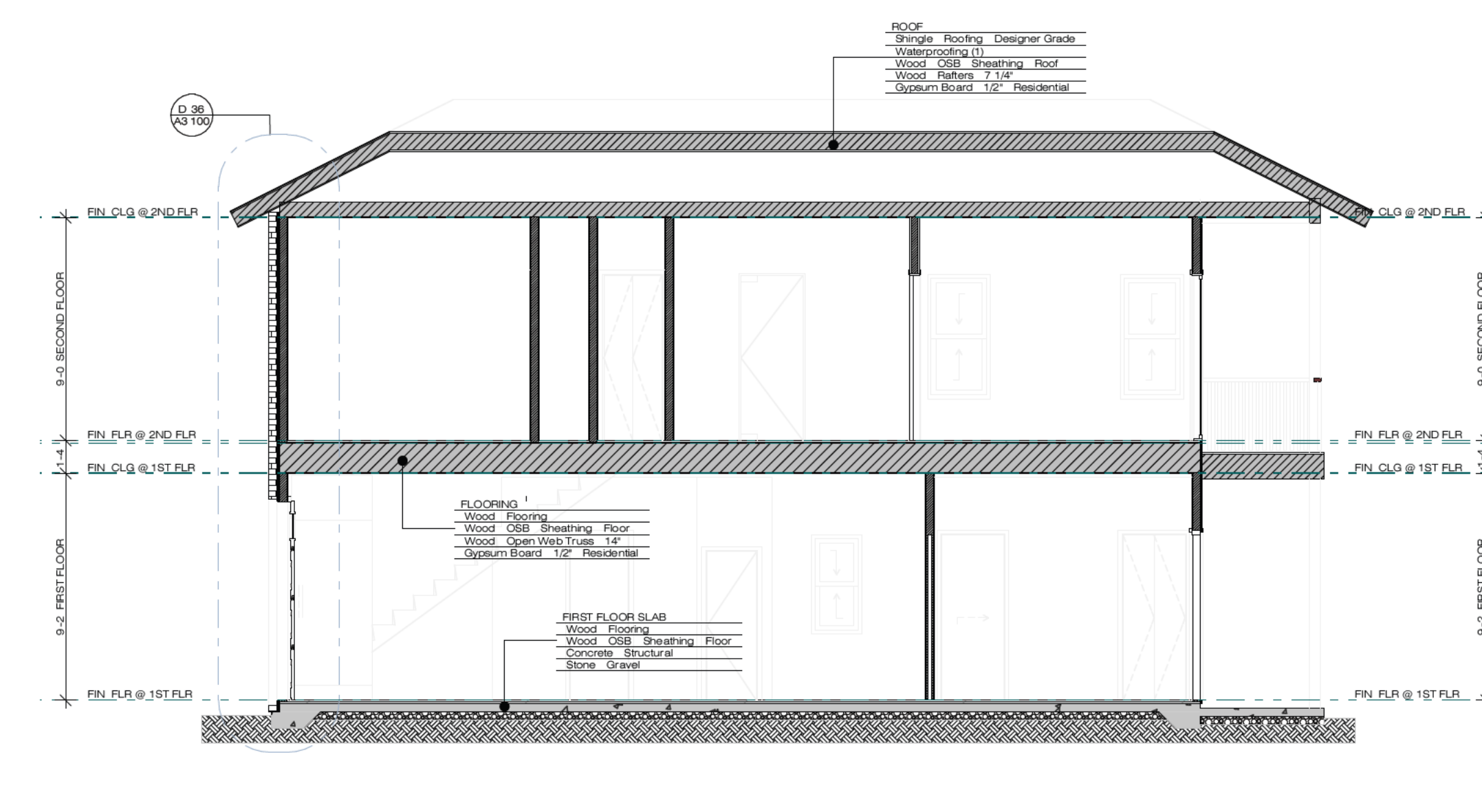
8 SECOND FLOOR CEILING FRAMING PLAN
SCALE: 3/16" 1'-0"



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



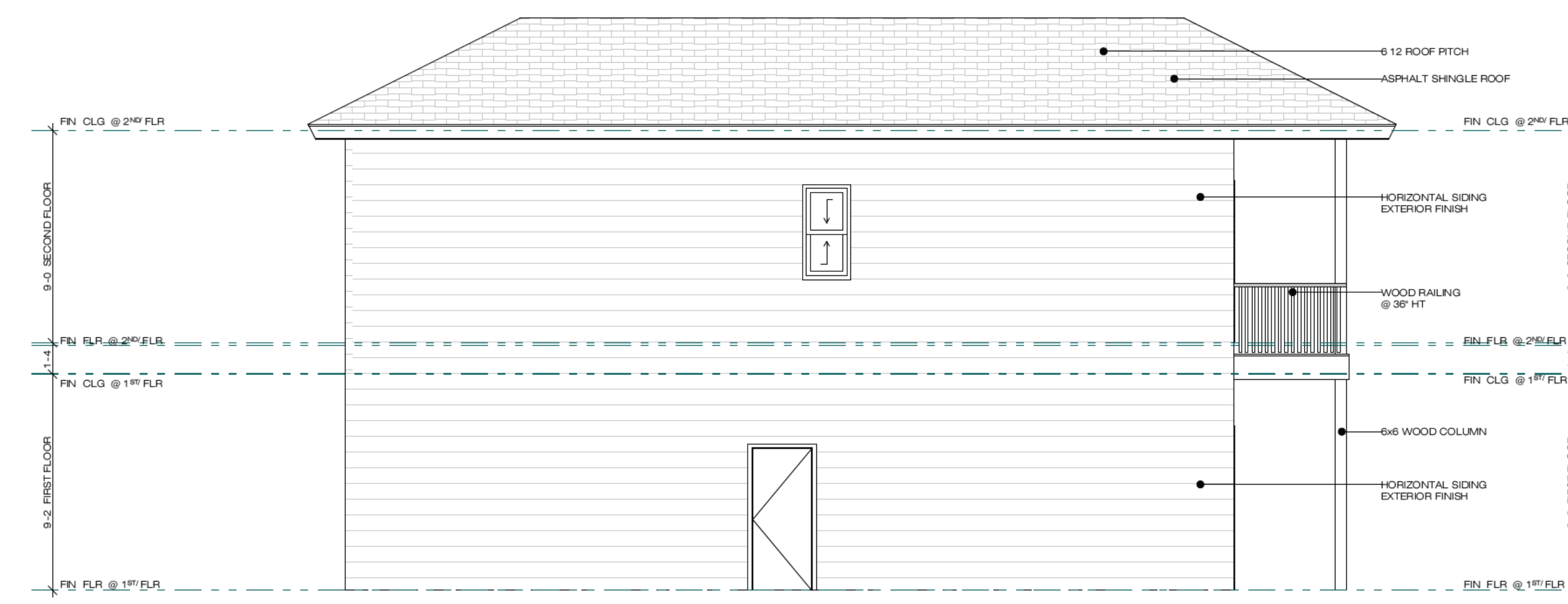
6 HORIZONTAL BUILDING SECTION
SCALE: 3/16" 1'-0"



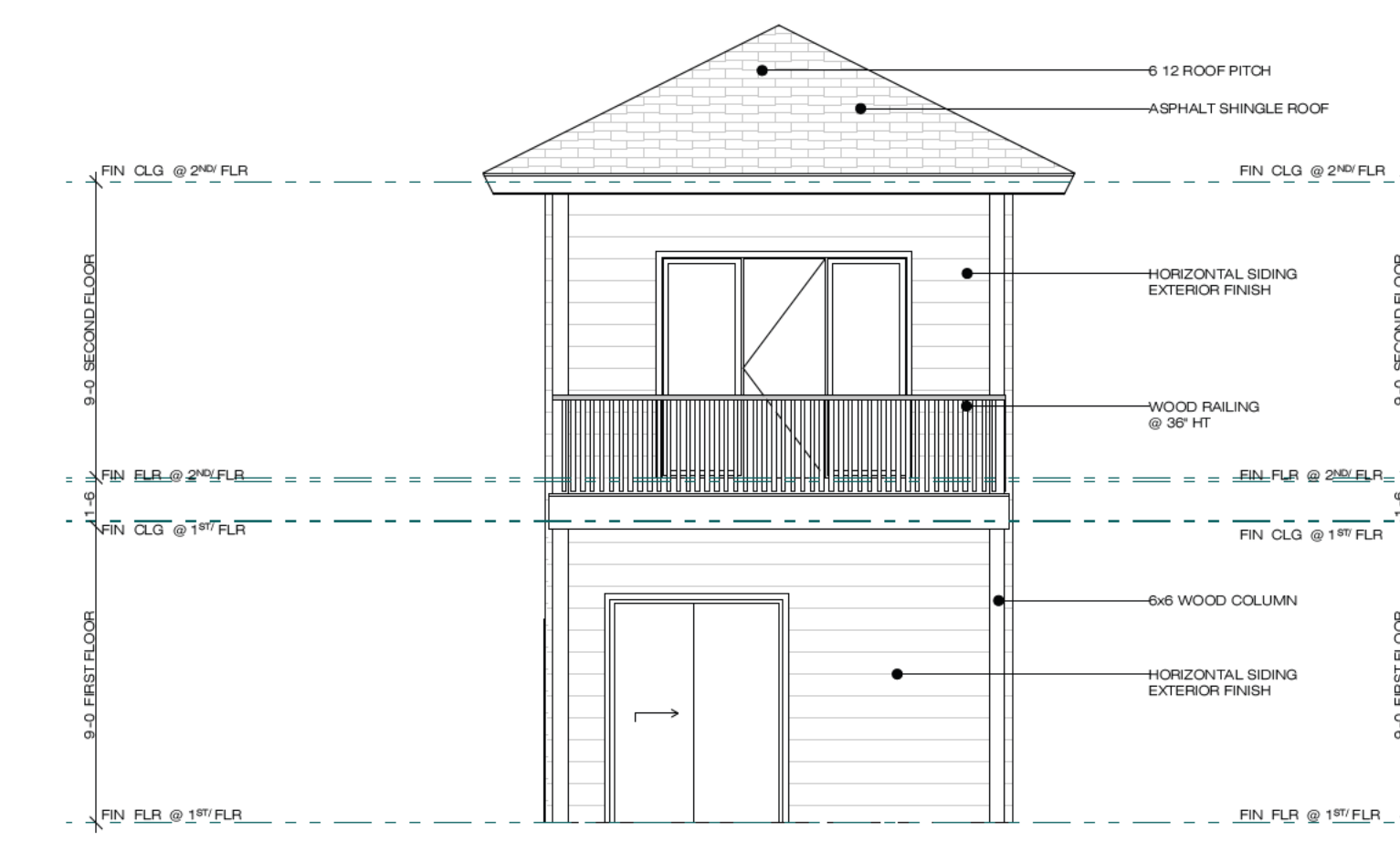
5 VERTICAL BUILDING SECTION
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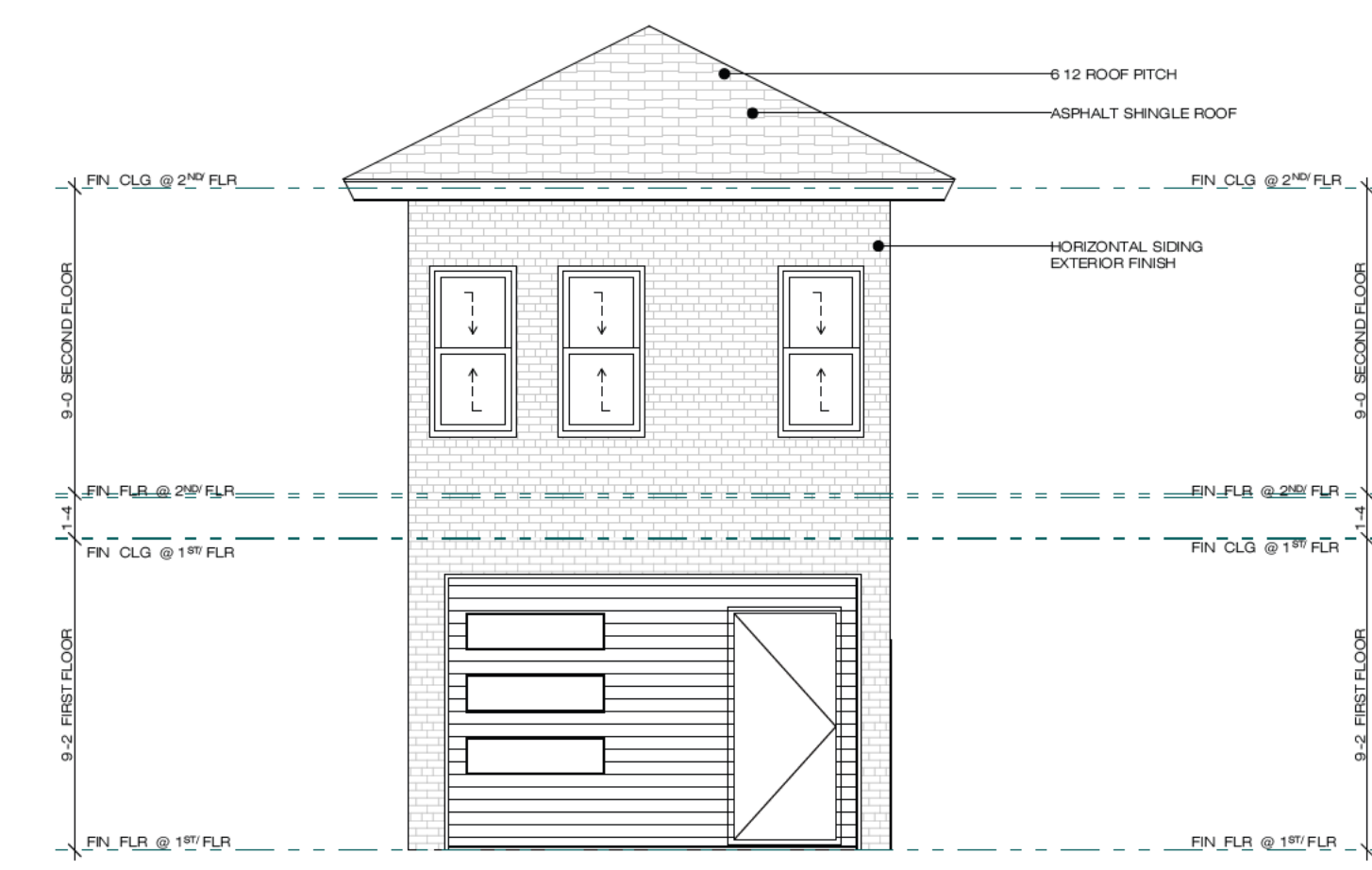
4 LEFT SIDE ELEVATION
SCALE: 3/16" 1'-0"



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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ELEVATIONS, BUILDING
SECTIONS AND
FRAMING

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

REVISIONS:		
NO.	DATE	COMMENTS

PROJECT NO: R 25 18

SHEET 5

A2.100

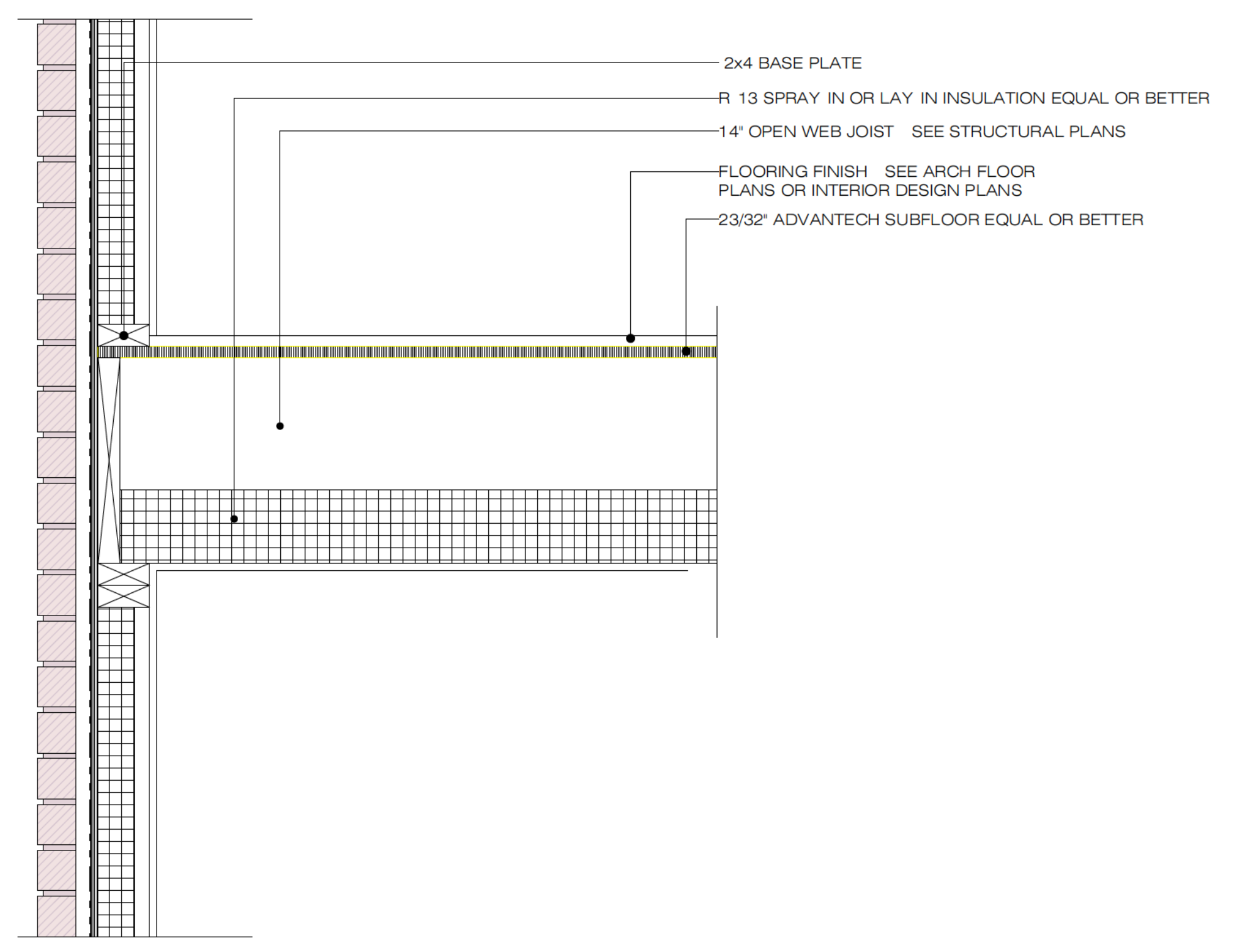


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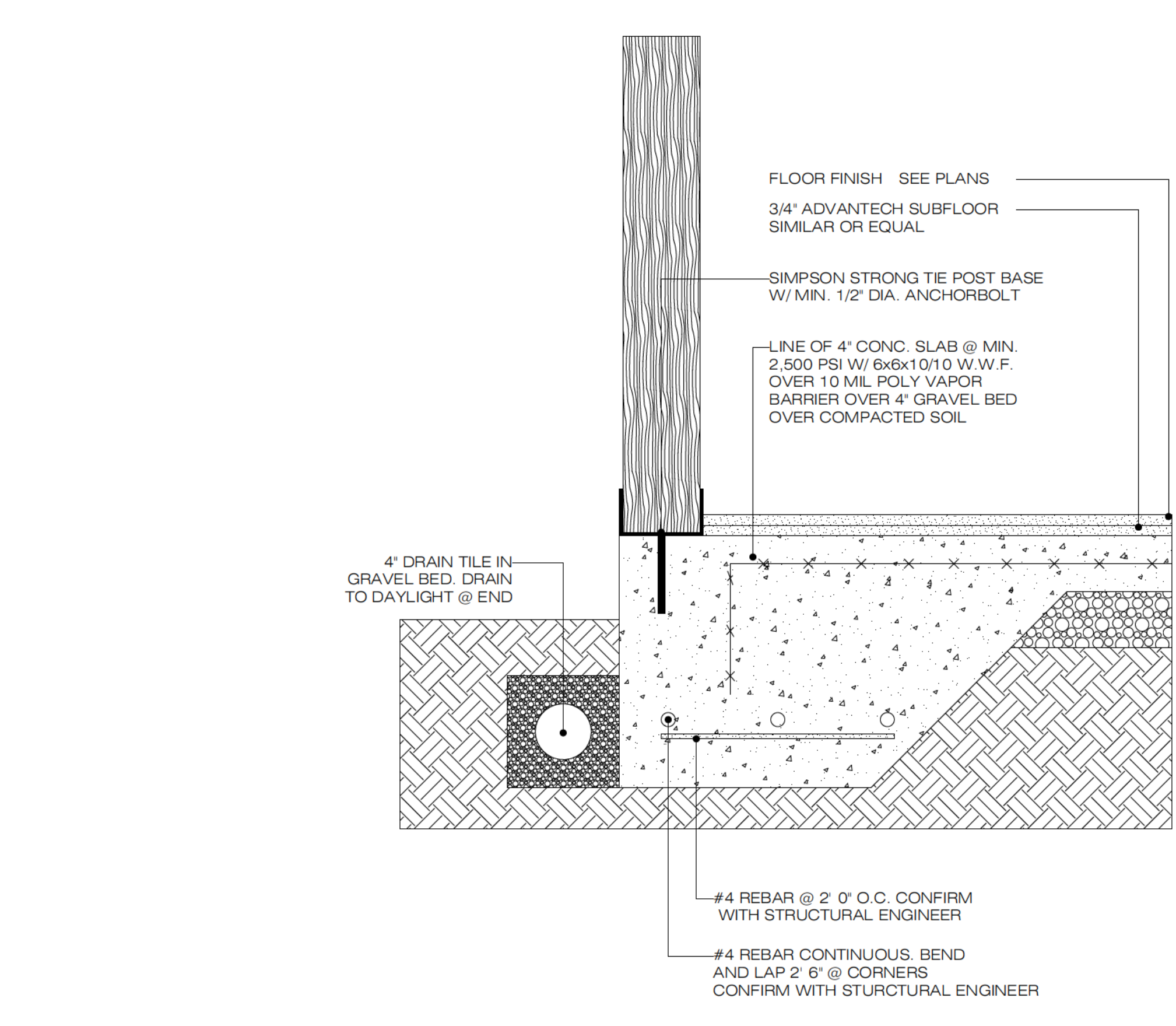
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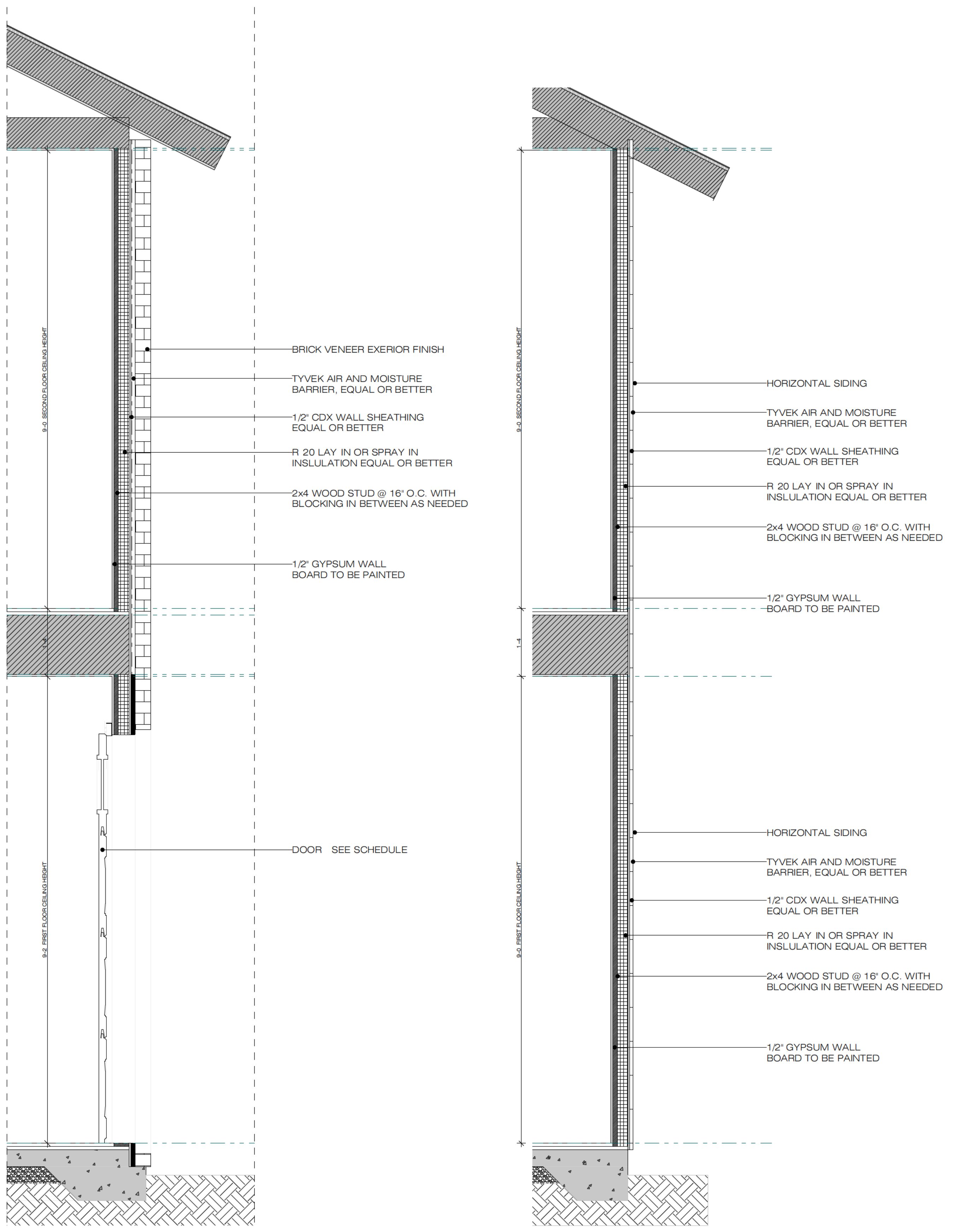
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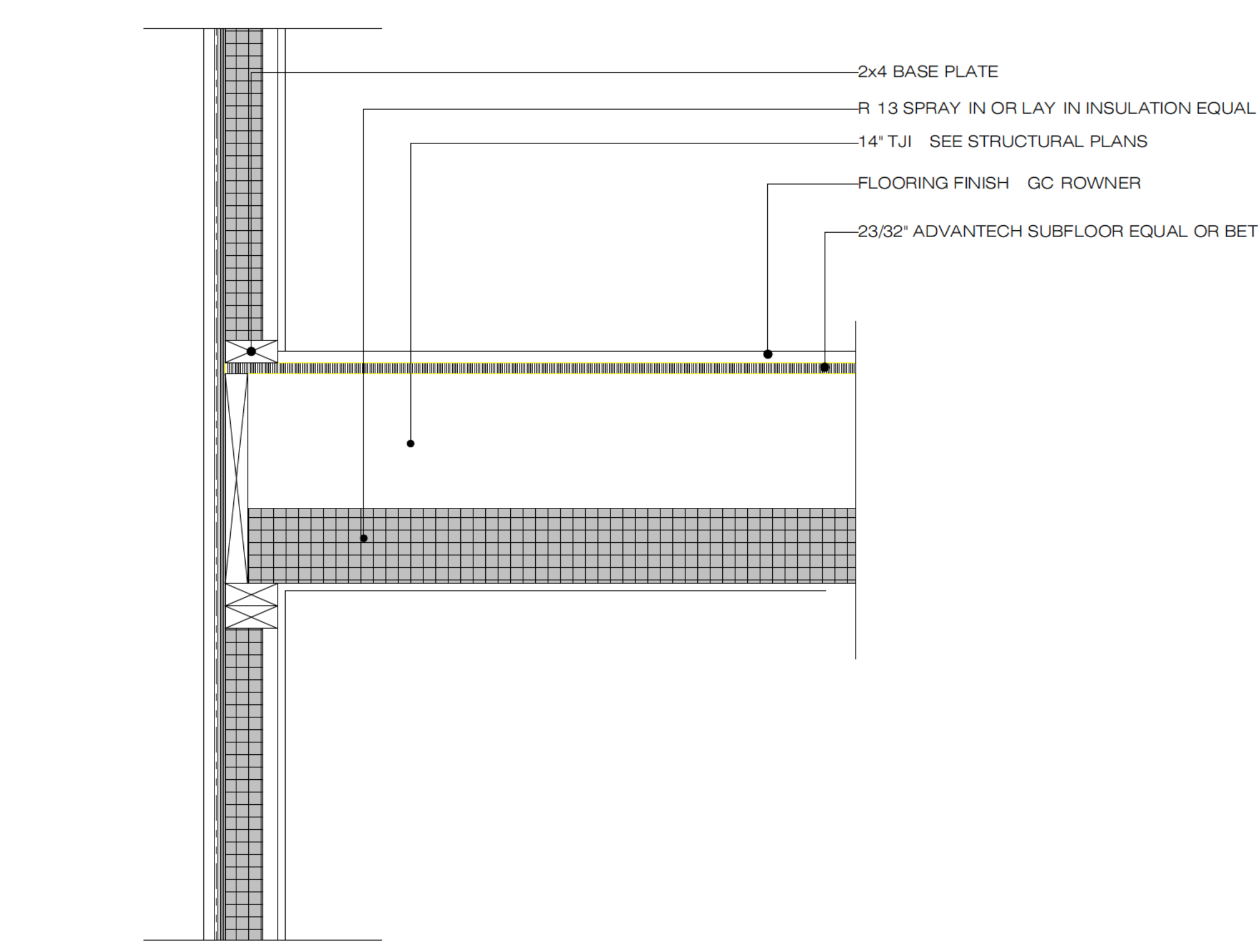
6 DETAIL
SCALE: 1 1/2" 1'-0"



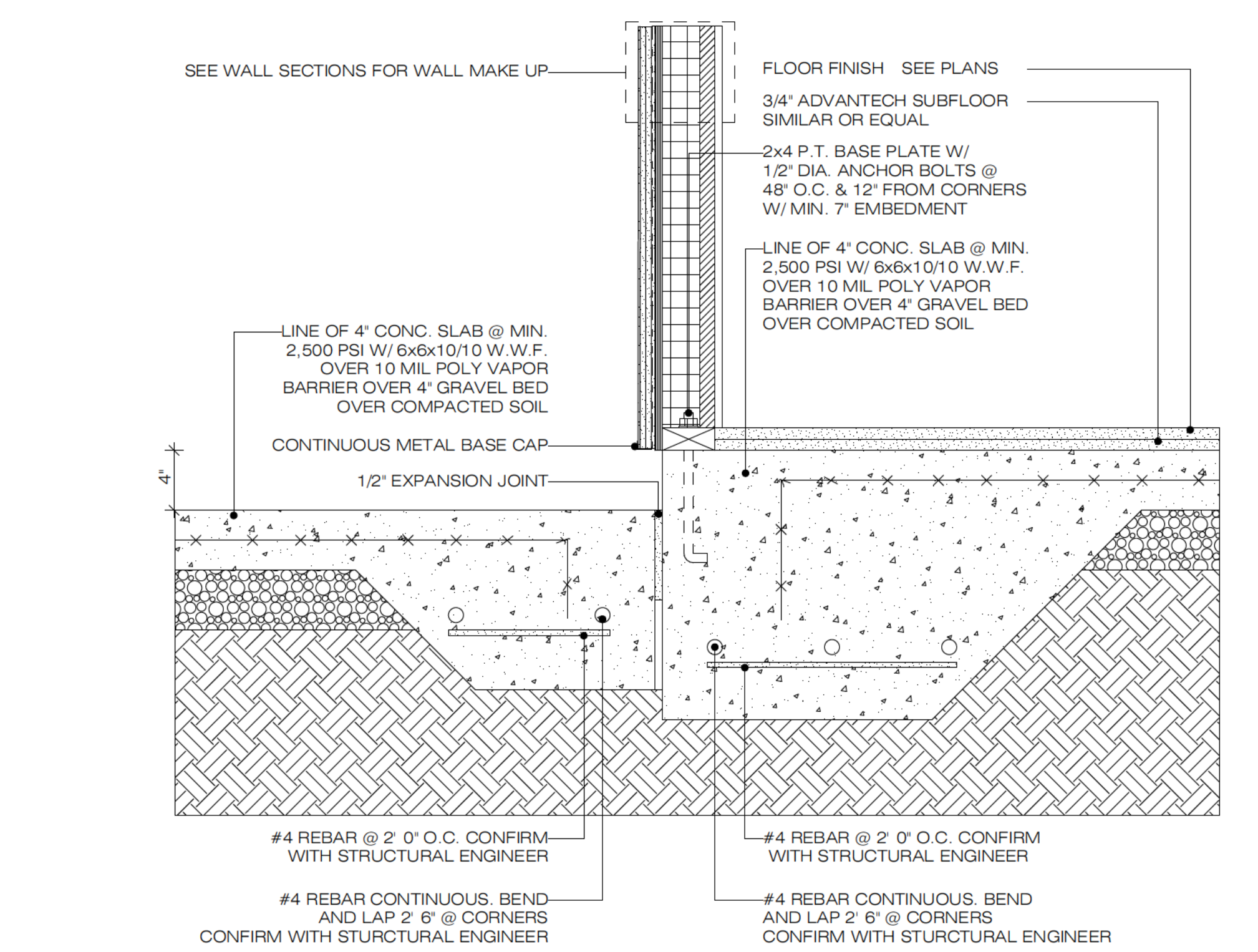
3 COLUMN DETAIL @ REAR PATIO
SCALE: 1 1/2" 1'-0"



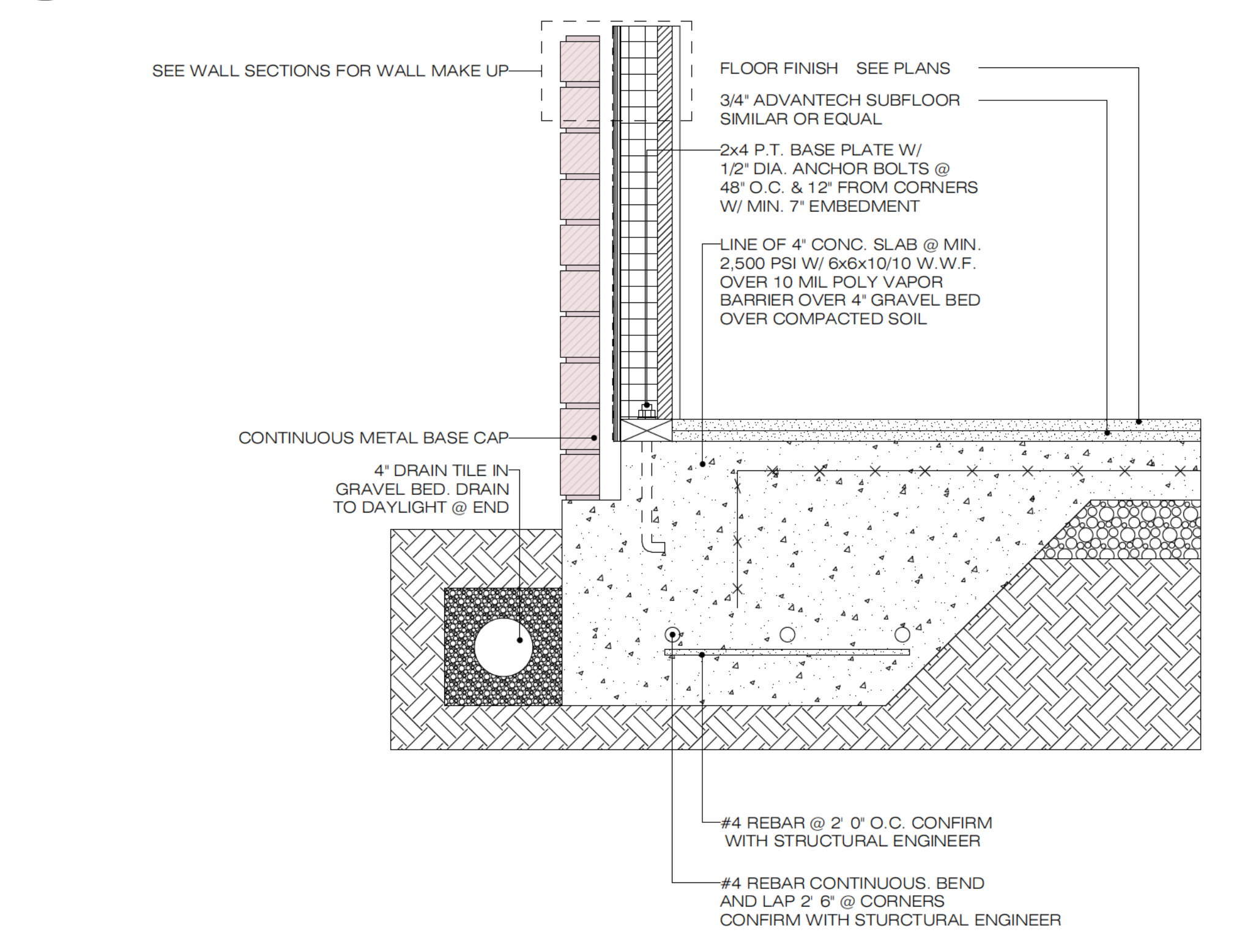
8 DETAIL
SCALE: 3/4" 1'-0"



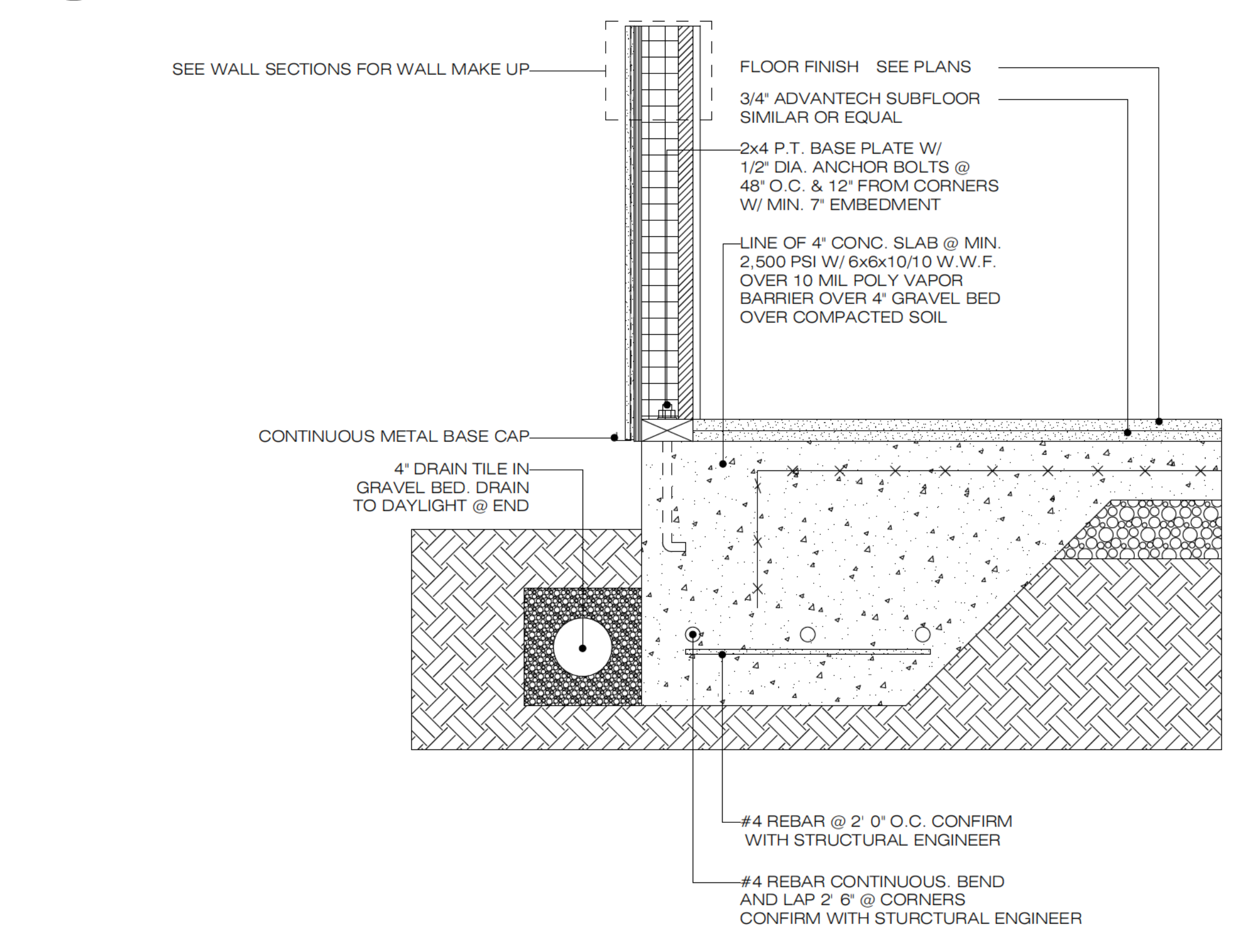
5 DETAIL
SCALE: 1 1/2" 1'-0"



2 DETAIL @ REAR PATIO @ FIRST FLOOR
SCALE: 1 1/2" 1'-0"



4 DETAIL
SCALE: 1 1/2" 1'-0"



1 TYPICAL FOUNDATION DETAIL
SCALE: 1 1/2" 1'-0"

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FOUNDATION, WALL
DETAILS & WALL
SECTION

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DD PHASE	
CD PHASE	12/18/2025

REVISIONS:

NO.	DATE	COMMENTS

PROJECT NO: R 25 18

SHEET 6

A3.100

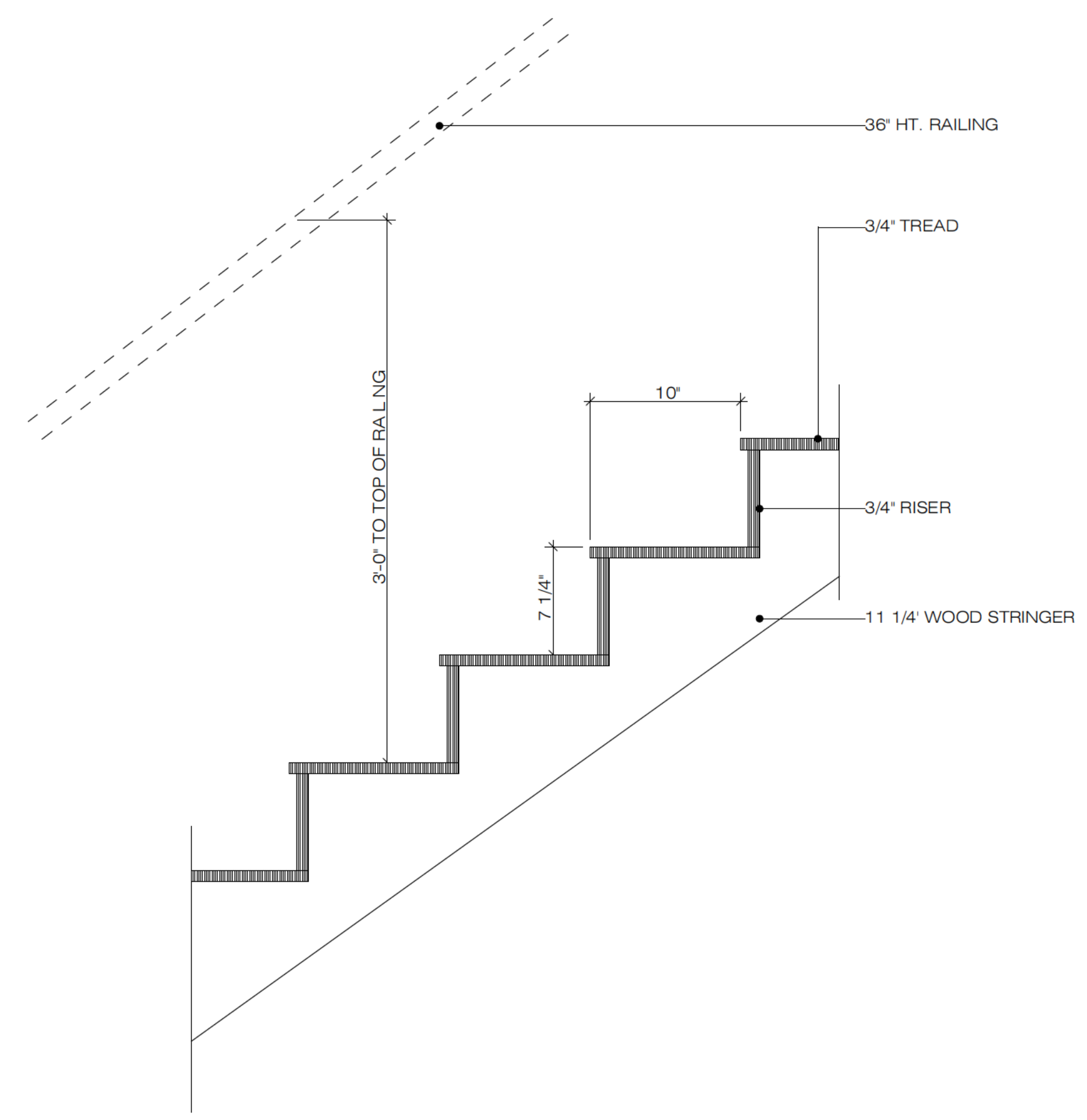


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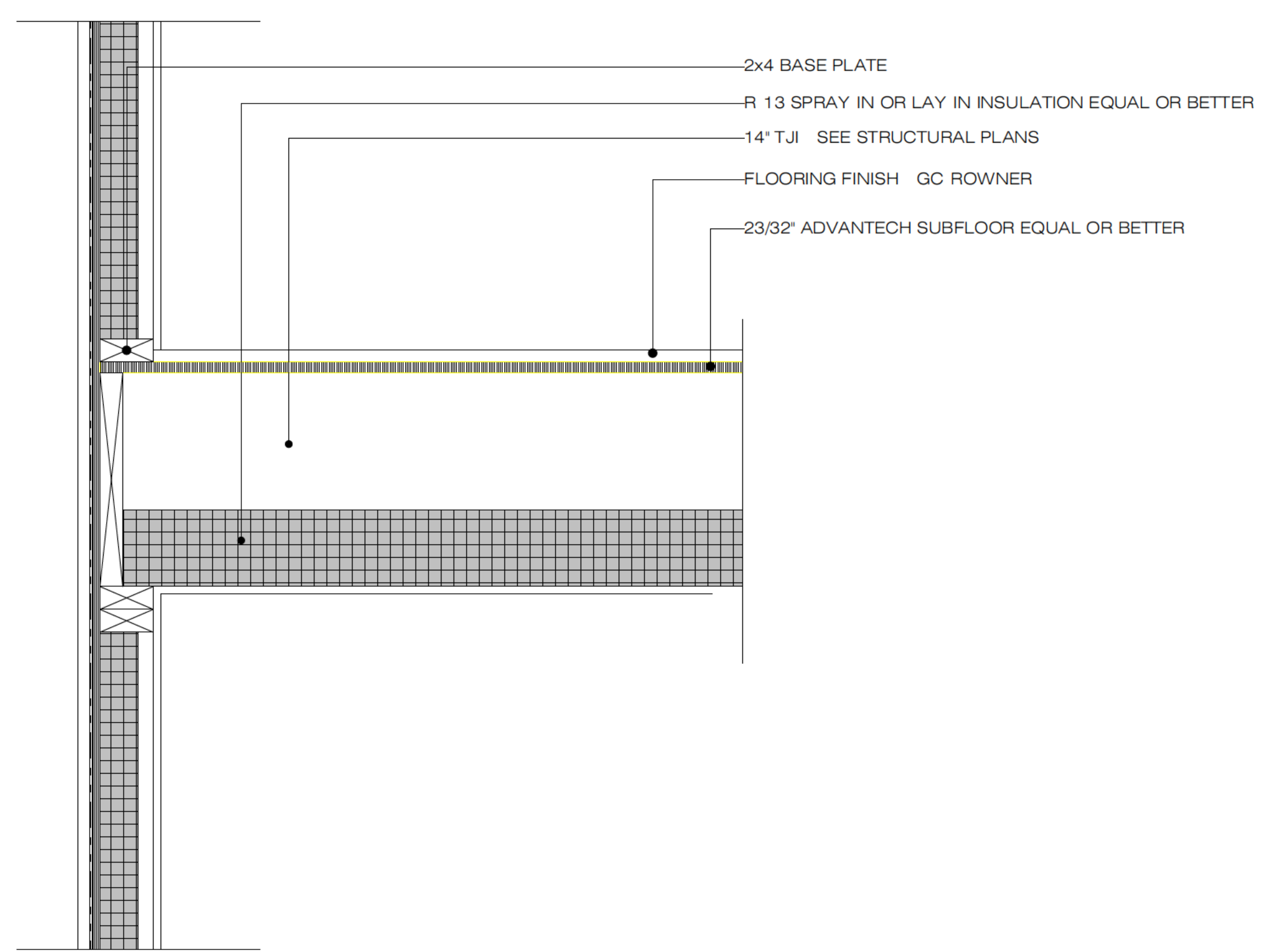
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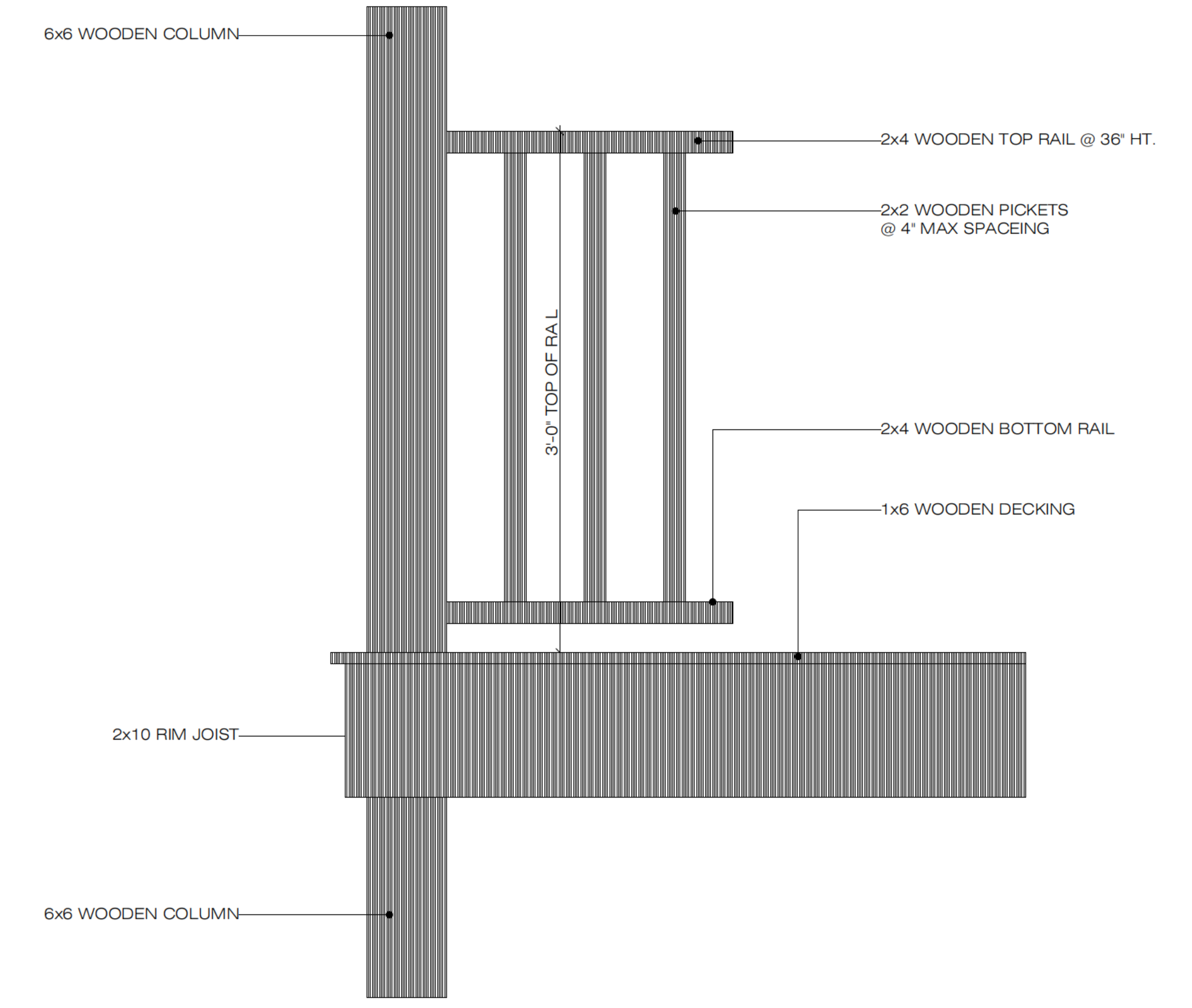
PRIVATE RESIDENCE
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30294



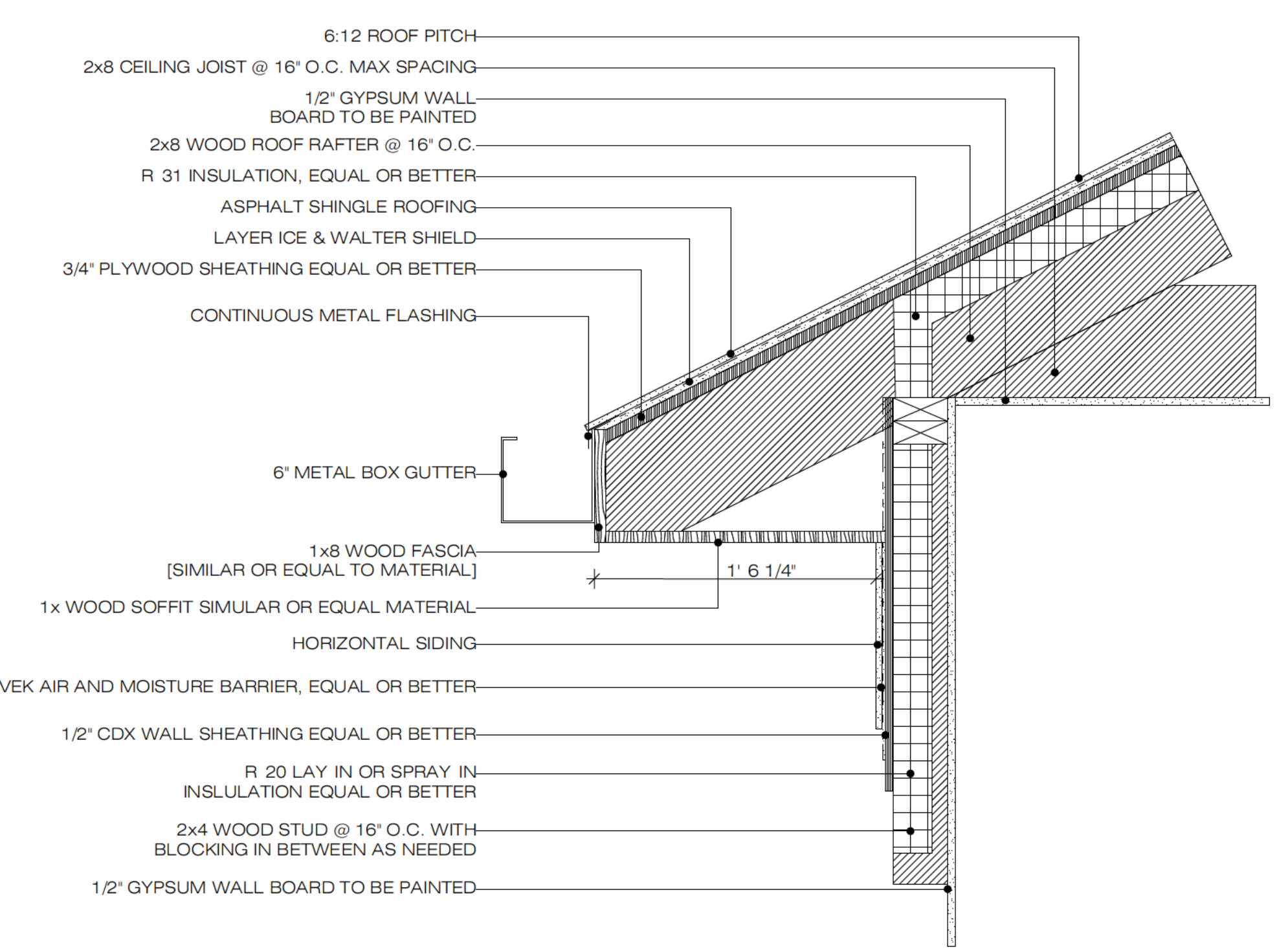
6 TYPICAL STAIR DETAIL
SCALE: 1 1/2" 1'-0"



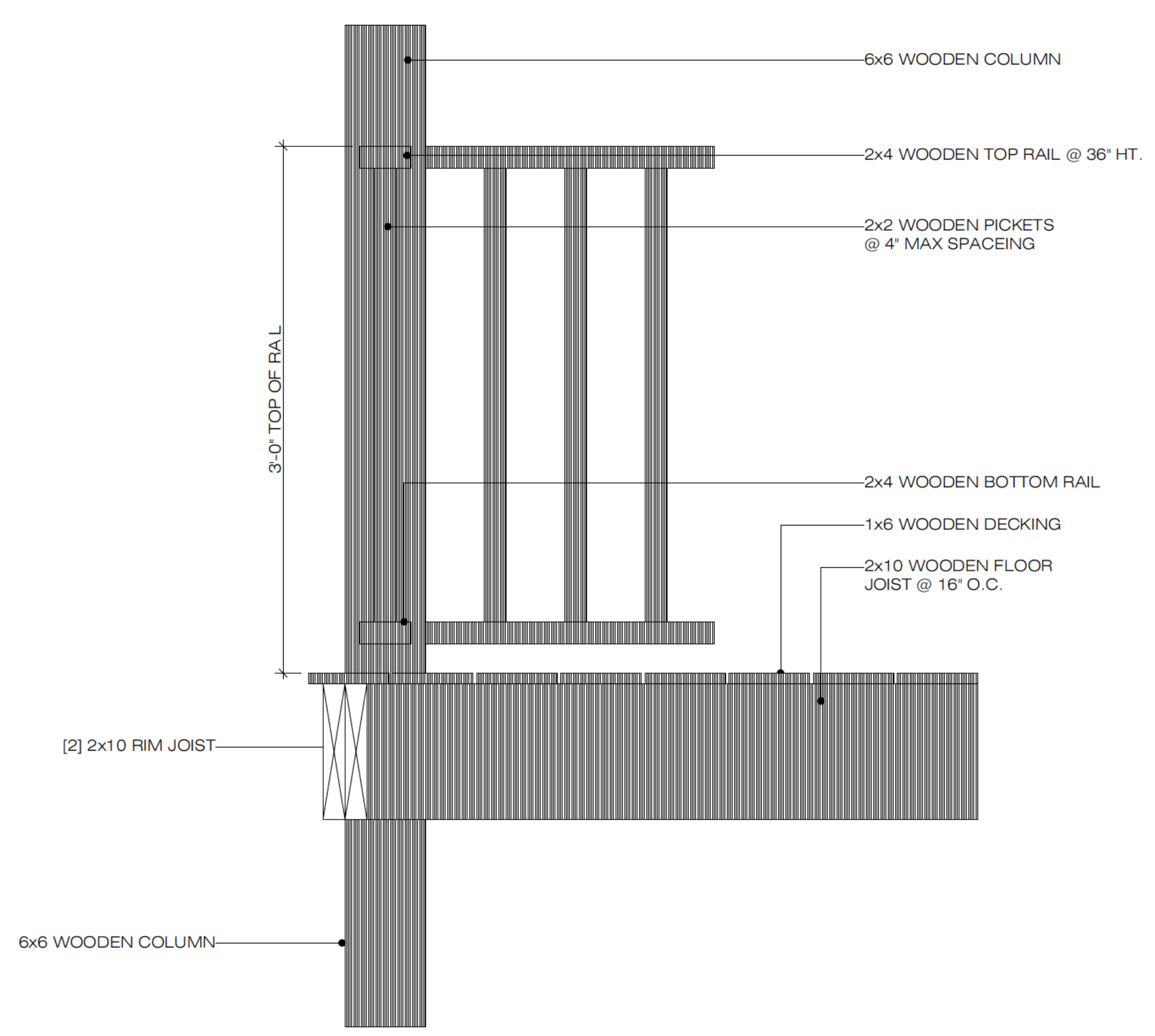
4 FLOOR CONNECTION DETAIL
SCALE: 1 1/2" 1'-0"



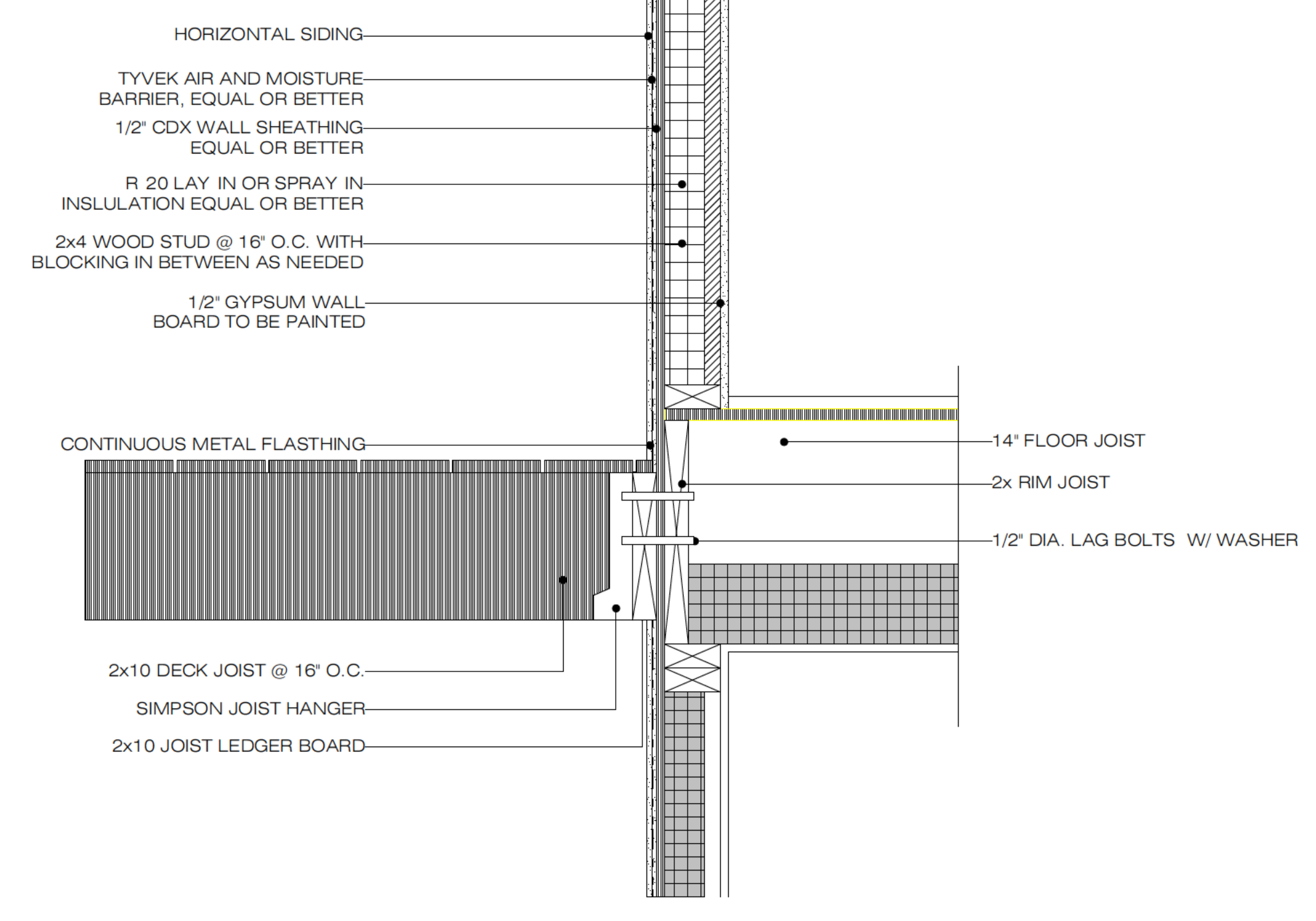
2 DECK DETAIL
SCALE: 1 1/2" 1'-0"



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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FLOOR & DECK DETAILS

PHASE RELEASE DATES:

PHASE	DATE
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DD PHASE	
CD PHASE	12/18/2025

REVISIONS:

NO.	DATE	COMMENTS

PROJECT NO: R 25 18

SHEET 7

A3.101

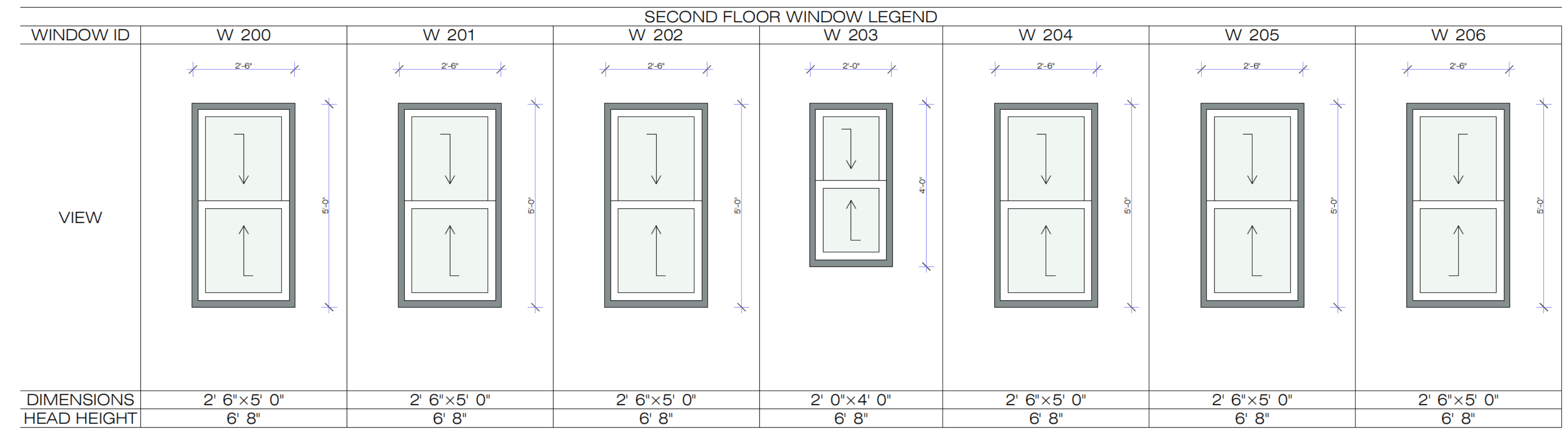


INTENT DESIGN

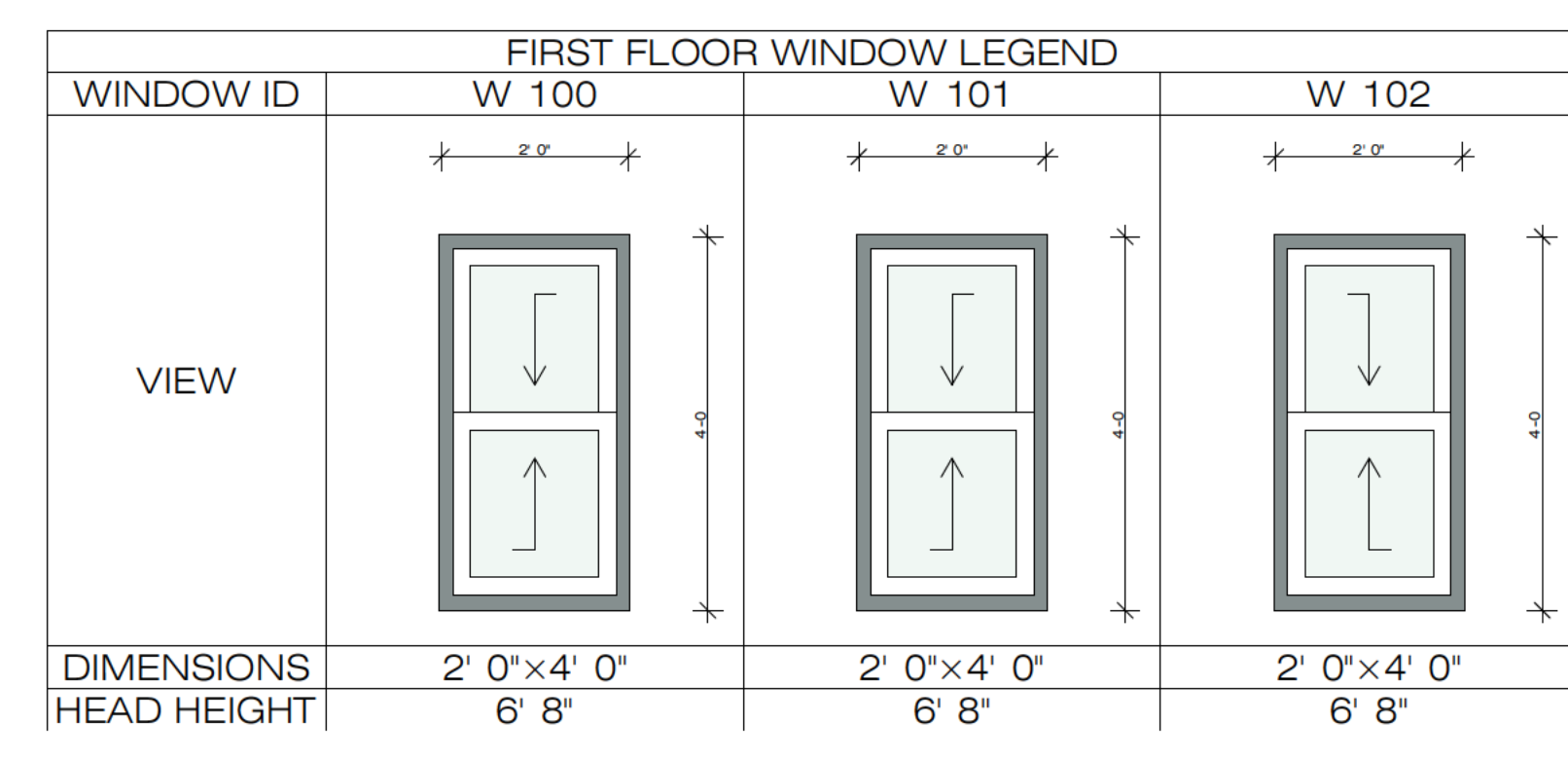
ADDRESS:
8301 OFFICE PARK DRIVE
SUITE B303B
DOUGLASVILLE, GA 30134
EMAIL: INFO@INTENTID.COM
PHONE: 404.992.9590
WEBSITE: WWW.INTENTID.COM

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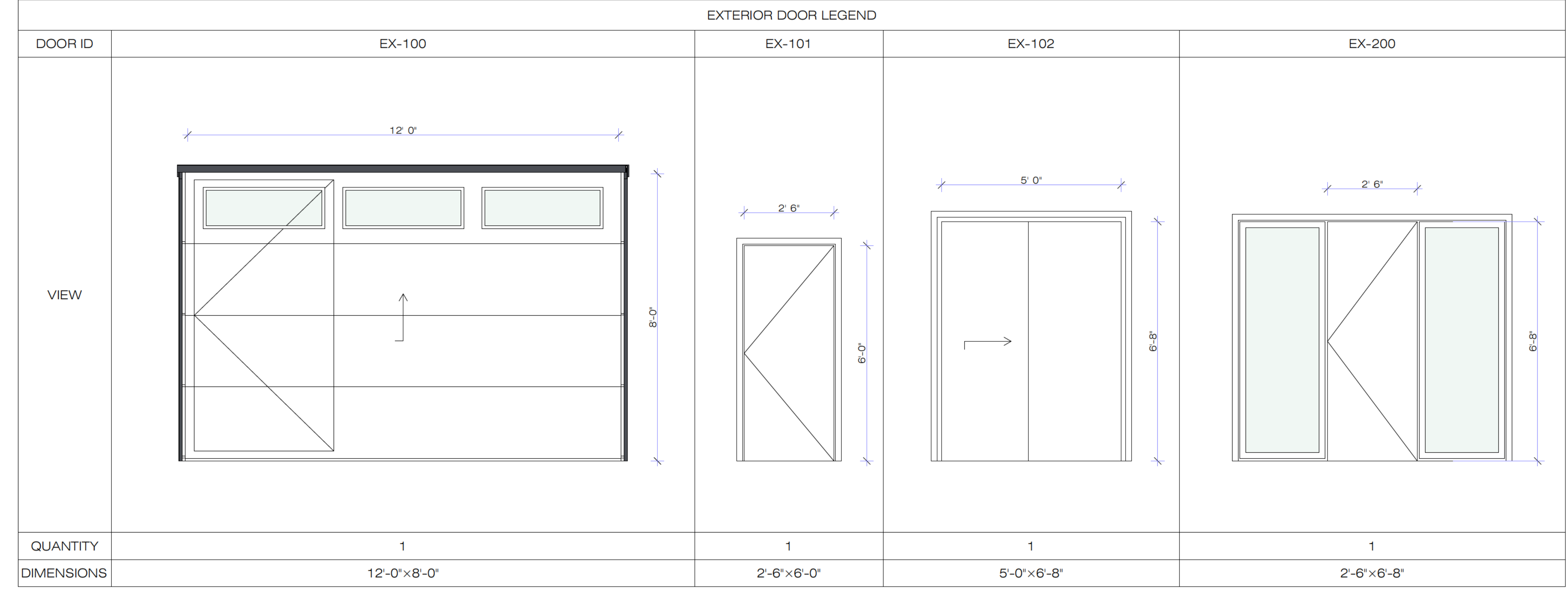
PRIVATE RESIDENCE
2479 TOLLIVER DRIVE ELLENWOOD GEORGIA
30294



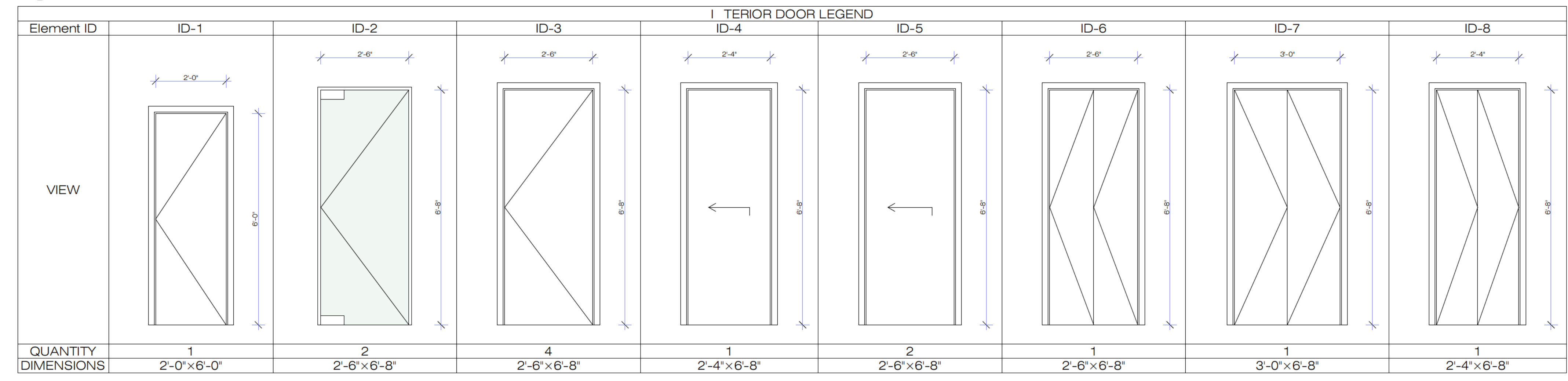
2 SECOND FLOOR WINDOW LEGEND
A4.100 SCALE: 1' 1'-0"



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"

SECOND FLOOR WINDOW SCHEDULE

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"

FIRST FLOOR WINDOW SCHEDULE

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"

EXTERIOR DOOR SCHEDULE

ID	NOMINAL WIDTH	NOMINAL HEIGHT	LEAF THICKNESS	MATERIAL	TYPE
EX-100	12'-0"	8'-0"	1 3/4"	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"

DOOR SCHEDULE

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-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"

RELEASED FOR CONSTRUCTION

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

