DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday, July 8th, 2026

Planning Department Staff Analysis

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana Njoku
Director

N4. Case No: A-26-1248148 **Parcel ID(s): 18 046 03 018**

Commission District 04 Super District 06

Applicant: **Shauna Edwards**
1300 Ridenour Blvd NW
Kennesaw, GA 30152

Owner: **Chase MGMT & Consulting LLC / Michael Brown**
55 Fulton Street SE
Atlanta, GA 30312

Project Name: **3177 Robinson Avenue Residence**

Location: 3177 Robinson Avenue, Scottdale, GA 30079

Requests: Request variances from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce required setbacks to facilitate construction of a detached single-family residence in the R-75 (Residential Medium Lot-75) zoning district and Scottdale Overlay District, Tier 2.

The application presents two alternatives:

(1) Site Plan A, without sidewalk/right-of-way dedication, requesting a rear setback reduction from 30 feet to 15 feet; or
(2) Site Plan B, with sidewalk/right-of-way dedication, requesting a front setback reduction from 30 feet to 20 feet and a rear setback reduction from 30 feet to 15 feet.

Staff Recommendation: Approval with conditions, with preference for Site Plan B

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 material deviation from the approved site layout, setbacks, sidewalk/frontage configuration, or building footprint shall require review and approval by the Zoning Board of Appeals.

STAFF FINDINGS:

The subject property is located at 3177 Robinson Avenue in the R-75 zoning district and Scottdale Overlay District, Tier 2. The application proposes construction of a detached three-story single-family residence with an attached garage and related site improvements.

The applicant presents two alternative site plans. Site Plan A maintains the existing lot area of approximately 4,341 square feet and requests only a rear setback variance from 30 feet to 15 feet. Site Plan B accounts for a sidewalk/right-of-way dedication that reduces the lot area to approximately 3,804 square feet, and requests both a front setback variance from 30 feet to 20 feet and a rear setback variance from 30 feet to 15 feet. The applicant states that the required 30-foot front and rear setbacks would leave only approximately 27 feet of buildable depth under Site Plan A and approximately 17 feet of buildable depth under Site Plan B.

Staff acknowledges that Site Plan B requires additional dimensional relief because of the frontage improvement/right-of-way condition. However, staff has a preference for Site Plan B as it preserves the proposed sidewalk condition and better supports the pedestrian-oriented character of the Scottdale Overlay District and the Traditional Neighborhood character area. The additional front setback relief under Site Plan B appears tied to a public frontage improvement rather than to an attempt to intensify the residential use beyond the proposed single-family residence.

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 contains physical conditions associated with its small lot area, shallow lot depth, and existing subdivision pattern. The property is below the current 5,000-square-foot minimum lot size described by the applicant for the Scottdale Overlay District, Tier 2. In addition, the parcel is only approximately 87.87 feet deep before any sidewalk/right-of-way dedication and approximately 77.87 feet deep under Site Plan B. Applying a 30-foot front setback and 30-foot rear setback to a lot of this depth significantly limits the usable building envelope.

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 appears to be tied to allowing reasonable single-family residential development on a substandard residential lot. Site Plan A would reduce only the rear setback to 15 feet while maintaining the standard front setback. Site Plan B would reduce both the front and rear setbacks, but the added front setback relief is related to the proposed sidewalk/right-of-way dedication and the resulting reduction in available lot depth.

Staff finds that Site Plan B better advances the pedestrian-oriented purpose of the Traditional Neighborhood character area and the Scottdale Overlay context as it includes the sidewalk/frontage condition. Although Site Plan B requires more dimensional relief than Site Plan A, the additional relief appears to be a reasonable tradeoff for preserving the sidewalk/right-of-way improvement. The proposed use remains a detached single-family residence, which is consistent with the residential zoning and surrounding neighborhood pattern. Subject to conditions limiting approval to the submitted site configuration and requiring compliance with all other applicable standards, the request does not appear to constitute a special 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 development is a single-family residence within an established residential neighborhood. The request does not introduce a new nonresidential use or a use inconsistent with the R-75 zoning district. The proposed setbacks would allow a house to be constructed on a small lot while maintaining side yard setbacks and a residential building form. Site Plan B would also support pedestrian conditions by incorporating the sidewalk/right-of-way condition along Robinson Avenue.

The grant of the variance is not expected to be materially detrimental to public welfare or injurious to nearby properties, provided the development remains substantially consistent with the approved site plan and complies with all other applicable stormwater, tree, transportation, land development, building, and fire requirements.

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

The hardship is tied to the lot depth and substandard lot area, not solely to a preferred architectural layout. In particular, Site Plan B demonstrates that providing pedestrian-oriented frontage improvements further reduces the available private lot depth, creating a direct relationship between the requested front setback relief and a public improvement along Robinson Avenue. Strict application of the 30-foot front and rear setbacks would create a practical hardship for reasonable residential development of this lot.

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

The requested variance would be generally consistent with the spirit and purpose of the zoning ordinance and the DeKalb County Comprehensive Plan. The subject property is located within the Traditional Neighborhood character area, which emphasizes the preservation of older residential neighborhood patterns, pedestrian orientation, sidewalks, grid-like streets, small regular lots, and buildings located closer to the front property line. The proposed single-family residence is consistent with the residential use of the area and would place an active residential structure on a small existing lot.

Staff finds Site Plan B to be the more appropriate option from a planning standpoint because it accommodates the sidewalk/right-of-way condition and supports the pedestrian-oriented goals of the Traditional Neighborhood character area. The reduced front setback under Site Plan B is also consistent with the character area guidance recognizing traditional neighborhood buildings located closer to the front property line. Subject to conditions, the variance would allow compatible residential infill while maintaining consistency with the overall purpose of the district and Comprehensive Plan.

FINAL STAFF ANALYSIS:

The subject property is a small residential lot in the R-75 zoning district and Scottdale Overlay District, Tier 2. The strict application of the required 30-foot front and rear setbacks would significantly constrain the buildable area of the property and limit the ability to construct a functional detached single-family residence. The lot's substandard area, shallow depth, and surrounding development pattern provide sufficient basis for setback relief.

Staff recommends approval with conditions and has a preference for Site Plan B. While Site Plan B requires both front and rear setback relief, the additional front setback variance is tied to the proposed sidewalk/right-of-way dedication and better supports the pedestrian-oriented intent of the Traditional Neighborhood character area. The approval should be limited to the specific site layout selected by the Board and should not be construed to approve any lot coverage, height, or other variance not specifically requested and granted.

Staff Recommendation: Approval with conditions, with preference for Site Plan B

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 material deviation from the approved site layout, setbacks, sidewalk/frontage configuration, or building footprint shall require review and approval by the Zoning Board of Appeals.

Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or
Authorized Representative: _____

[redacted]

Business: NEXTGEN PERMITTING

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____

[redacted]

Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 3177 ROBINSON AVENUE City: SCOTTDALE State: GA Zip: 30079

District(s): 18 Land Lot(s): 046 Block: 03 Parcel: 018

Zoning Classification: R-75 Commission District & Super District: SCOTTDALE - TIER 2

CHECK TYPE OF HEARING REQUESTED:

_____ 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 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: _____ Applicant Signature: _____

DATE: _____ Applicant Signature: _____

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the ZoningBoard of Appeals for the requests as shown in this application.

DATE: 5/24/2026 Applicant/Agent Signature: Shauna Edwards

TO WHOM IT MAY CONCERN:

(I)/ (WE): Michael Brown
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

MONA LEAH HARRIS NOTARY EXPIRES GEORGIA 10/18/2026 PUBLIC DOUGLAS COUNTY

Mona Leah Harris 05/24/2026
Notary Public

Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

2025101506 DEED BOOK 32212 PG 490
Filed and Recorded: 9/26/2025 3:29:00 PM
Recording Fee: $25.00
Real Estate Transer Tax: $69.00
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Return Recorded Document to:
The Andrews Law Firm, LLC
P. O. Box 312233
Atlanta, GA 31131
File No: 25-1009-B
File Name: Chase MGMT
Parcel #: 18-046-03-018

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the **23rd day of September, 2025,** between **Ahmad Rashid, Trustee of CAV Revocable Living Trust dated August 21, 2025,** party of the first part, and **Chase MGMT. & Consulting L.L.C.,** party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS ($10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land

See attached Exhibit "A"

Tax Map or Parcel ID No.: 18-046-03-018
3177 Robinson Avenue, Scottdale, GA 30079

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

CAV Revocable Living Trust dated August 21, 2025

By: _____
Ahmad Rashid, Trustee

_____
Unofficial Witness

_____
Notary Public

SONJA F ANDREWS
NOTARY
EXPIRES
GEORGIA
JUNE 6, 2028
PUBLIC
FULTON COUNTY

SONJA F ANDREWS
NOTARY
EXPIRES
GEORGIA
JUNE 6, 2028
PUBLIC
FULTON COUNTY

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 46 of the 18th District, Dekalb County, Georgia, being Lots 36 and 37, Block H, Meadow Brook Subdivision, as per plat recorded in Plat Book 4, Page 68, Dekalb county, Georgia records and being more particularly described as follows:

Beginning at a point 250 feet west of the southwest corner of Robinson Ave. and Reed St.; running thence south 100 feet to property line; thence west along property line a distance of 50 feet and thence 100 feet north to Robinson Ave. and thence east along the south side of Robinson Ave., a distance of 50 feet to the point of beginning. Being the same property as described in that Tax Deed at Deed Book 17989, Page 573, Dekalb County Records and Final Order recorded in Deed Book 22371, Page 690, aforesaid records.

Subject to easements and restrictions of record

Parcel ID Number: 18 046 03 018

LETTER OF INTENT

ADDRESS: 3177 Robinson Avenue Scottdale, GA 30079

Zoning: R-75

Overlay District: Scottdale Overlay District Tier 2

REQUEST:

Request to vary Sec. 27-3.36 Scottdale Overlay District Building Standards to construct a single-family home

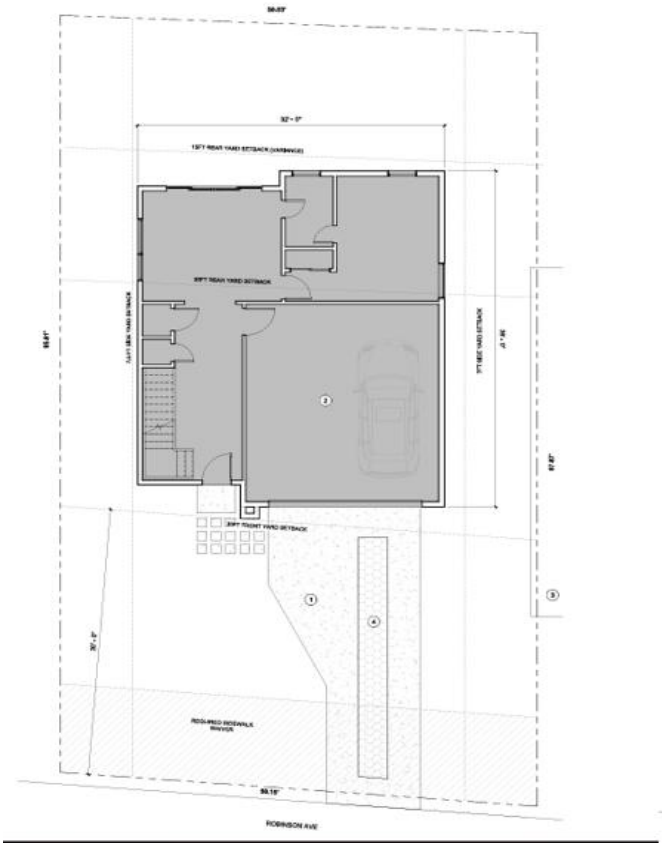
Requesting the following:

REQUEST 1 - Site Plan A (Without Sidewalk) - Requesting to vary the rear setback from 30 feet to 15 feet

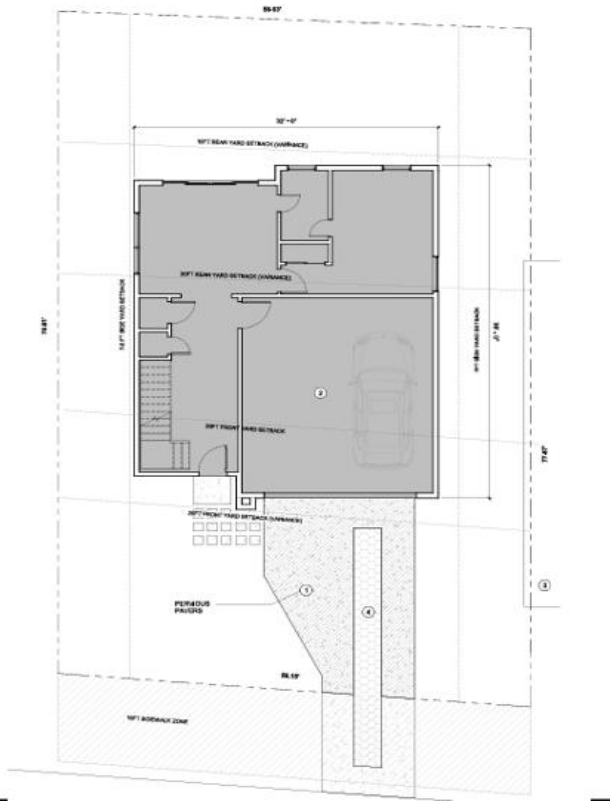
OR

REQUEST 2 - Site Plan B (With Sidewalk) - Requesting to vary front property lines from 30 feet to 20 feet **AND** Requesting to vary the rear setback from 30 feet to 15 feet.

SITE PLAN A - NO SIDEWALK



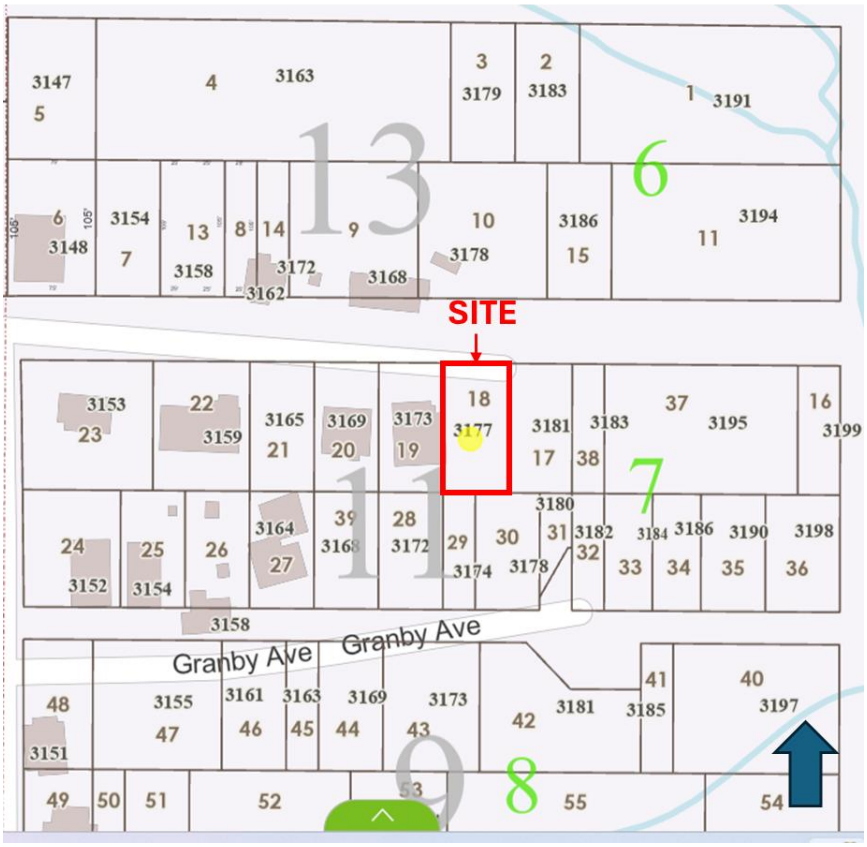
SITE PLAN B – WITH SIDEWALK



Background: The subject property is located at 3177 Robinson Avenue, Scottdale, GA 30079, and is zoned R-75 within the Scottdale Overlay District, Tier 2. The required setbacks for the R-75 zoning district are 30 feet (front), 7.5 feet (side), and 30 feet (rear).

WITHOUT SIDEWALKS (SITE PLAN A) - This lot is relatively small, with a total area of 4,341 square feet, measuring approximately 50.03 feet in width and 87.87 feet in depth. The current owners intend to construct a detached three (3) story single-family residence of approximately 3,165 sq ft (heated plus unheated) on the property.

LOCATION MAP



WITH SIDEWALKS (SITE PLAN B)

The required sidewalk will trigger a right of way dedication leading to reduced lot size with a total area of 3,804 square feet, measuring approximately 50.03 feet in width and 77.87 feet in depth. The current owners intend to construct a detached three (3) story single-family residence of approximately 3,165 sq ft (heated plus unheated) on the property. The reduction in lot size will result in a front, and rear setback variance request.

Due to the limited lot size, a variance is necessary to accommodate the proposed construction, as outlined in the variance request. The surrounding area consists primarily of residential properties, and the proposed single-family use is consistent and compatible with the existing neighborhood. The variance being requested pertains only to the front and rear setbacks, as detailed above.

Previous Submissions: **This variance request was first heard by the BZA Board on Dec 10, 2025, which was then differed to Feb 11, 2026. Case was withdrawn without prejudice in February 2026 as additional time was needed to make amendments favoring the board requests. We have provided two site plans as follows:**

1. **Site Plan A – No sidewalk**
2. **Site Plan B – With sidewalks**

Physical Conditions (Without Sidewalks) Site Plan A:

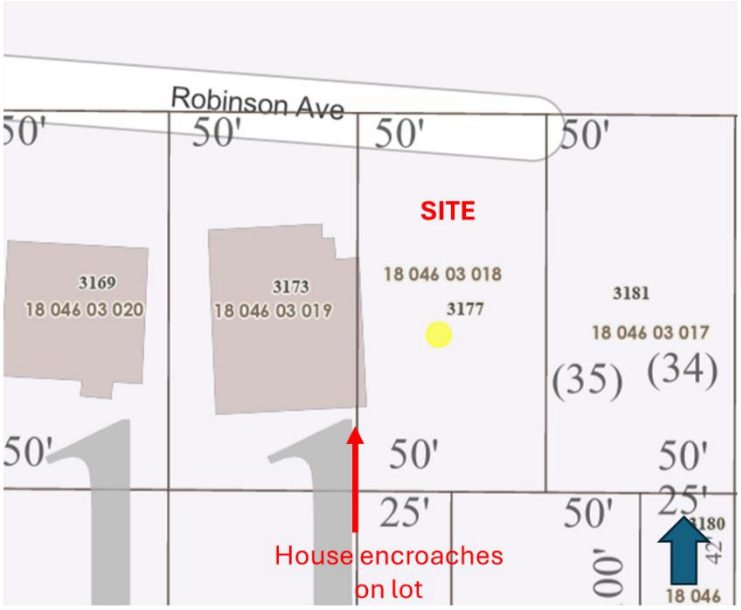
The subject site has an approximate depth of 87.87 feet, with required front and rear setbacks of 30 feet each. These setback requirements collectively leave only 27 feet of buildable depth, which is insufficient to construct a functional single-family home. As a result, the proposed residence encroaches into the rear setback area, necessitating a variance request.

Under the Scottdale Overlay District, Tier 2, the minimum required lot size is 5,000 square feet. The subject property, however, has a total area of 4,341 square feet, making it smaller than the current standard. Strictly applying the required setbacks to an undersized lot further reduces the usable building area, creating a significant hardship.

Physical Conditions (With Sidewalks) Site Plan B:

The subject site has an approximate depth of 77.87 feet, with required front and rear setbacks of 30 feet each. These setback requirements collectively leave only 17 feet of buildable depth, which is insufficient to construct a functional single-family home. As a result, the proposed residence encroaches into the front and rear setback area, necessitating a variance request.

NEIGHBORING HOME ENCROACHES ON WEST PROPERTY LINE



Under the Scottdale Overlay District, Tier 2, the minimum required lot size is 5,000 square feet. The subject property, however, has a total area of 3,804/4,341 square feet, making it smaller than the current standard. Strictly applying the required setbacks to an undersized lot further reduces the usable building area, creating a significant hardship.

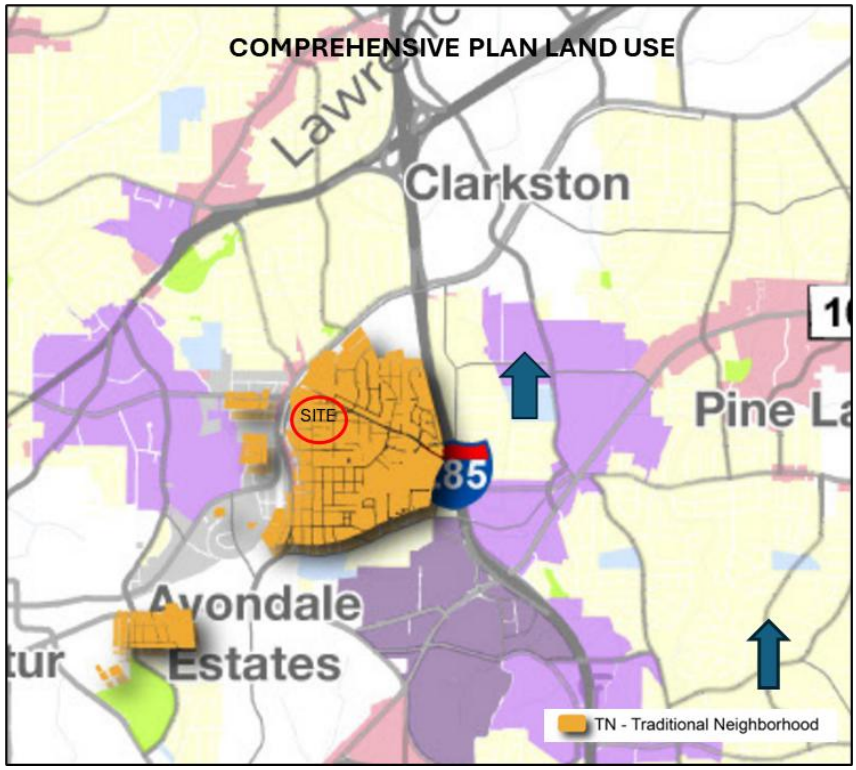
Additionally, the adjacent home to the west encroaches into its side property line by several feet (as shown in the attached diagram). Consequently, the placement of the proposed house must be adjusted further away from the west property line to preserve privacy and comply with fire safety standards.

Minimum Necessary: This request represents the minimum variance necessary to allow for the construction of a reasonably sized single-family home. Variances of this nature are common within the Scottdale area, given the smaller lot sizes and existing development patterns. The applicant is not seeking any special privilege but rather requesting only what is essential to build a functional and appropriately scaled home consistent with the surrounding neighborhood.

Public Welfare: The requested variance will not negatively impact public welfare or the surrounding community. The subject property is located within a residential neighborhood, and the proposed construction of a single-family home is fully consistent with the character and use of the area.

Ordinance Hardship: Yes, the ordinance requirements significantly limit the buildable area due to the lot being smaller than the minimum size required. When the setback regulations are applied, the available building area is further reduced. As a result, it would be impractical to construct a functional single-family home without requesting a variance, particularly for the front and rear setbacks, given the shallow depth of the lot.

Alignment with Spirit of the Law: The subject site is located within the Traditional Neighborhood Character areas (see diagram – subject site located within red circle). The Comprehensive Plan states "Traditional Neighborhoods Character Area is to preserve the style and appeal of older traditional neighborhood communities. These areas primarily consist of residential areas in older parts of the community that were typically developed prior to WWII. The characteristics include higher pedestrian orientation, sidewalks and more grid-like street patterns. They have on-street parking, small, regular lots, and buildings closer to the front property line." The proposed single-family development will be compatible with surrounding residential land use. The request for a front variance also falls with the intent of the Comprehensive Plan allowing for buildings closer to the property line. The proposed request to build a house will be consistent with the goals of the Comprehensive Plan.



VARIANCE CRITERIA

A. 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, a

Yes, the property presents unique physical conditions that were not created by the owner. The subject lot has a total depth of approximately 77/ 87 feet, while the zoning code requires both front and rear setbacks of 30 feet. This leaves approximately 17 or 27 feet of buildable depth, effectively rendering the lot unbuildable under the current standards. Strict application of the requirements outlined in Sec. 27-3.36_would therefore deprive the owner of the ability to construct a functional residence on the property.
Additionally, the neighboring house along the west property line encroaches onto the subject property by a few inches. For reasons of privacy and fire safety, the proposed home must be situated further away from that property line. This encroachment also reduces the available width for construction, leaving elongating the structure as the only feasible design solution.

B. 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.

Requesting a reduction of the front and rear setbacks due to smaller lot size is a common practice within the Scottdale area. Numerous lots throughout the County have similar dimensions, and variances are routinely sought to make these lots buildable. Therefore, granting this request would not confer any special privilege, as it is consistent with other approvals in the area. The proposed reduction of the front and rear setbacks is the minimum necessary to allow reasonable and functional development of the property.

C. 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.

Granting the variance will not be detrimental to the public welfare or injurious to adjacent properties. The request does not involve a zoning change, and the proposed development a single-

family residence is consistent with the existing residential character of the surrounding neighborhood.

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

The interpretation and application of the code create an undue hardship for this property. With the required 30-foot front and rear setbacks, only 17/27 feet of buildable depth remains, making it extremely difficult to construct a functional residence. Additionally, the neighboring house encroaches onto the side property line, which necessitates designing a longer, narrower home to maintain privacy and comply with fire safety standards. Without the requested variance, the strict enforcement of this code would impose an unreasonable and unnecessary hardship on the property owner.

E. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

The Dekalb County Comprehensive Plan promotes land use consistency. The area is zoned for residential use; this lot will be used for a single-family home and meets the intent of the Comprehensive which is to ensure uses are compatible.

SITE PLAN (SCALE: 3/16"=1'-0")

ZONING CRITERIA

ZONING DISTRICT: R5-75

PARCEL ID: 18 046 03 018

MINIMUM SET BACKS:
FRONT 30 ft.
SIDE: 7.5 ft
REAR: 30 ft.

LOT AREA: 4,341 SF (0.10 AC)

MAX. LOT COVERAGE:
ALLOWED: 35% (1,519 SF)
PROPOSED: 35% (1,518 SF)

HOUSE: 1,155 SF
DRIVEWAY: 337 SF
FRONT PORCH/WALKWAY: 26 SF
DECK: N/A

BUILDING AREA
HEATED
UPPER LEVEL = 850 SF
MAIN LEVEL = 1,015 SF
LOWER LEVEL = 680 SF
NON-HEATED
DECK = 145 SF
GARAGE - 475 SF

TOTAL BUILDING AREA = 3,165 SF

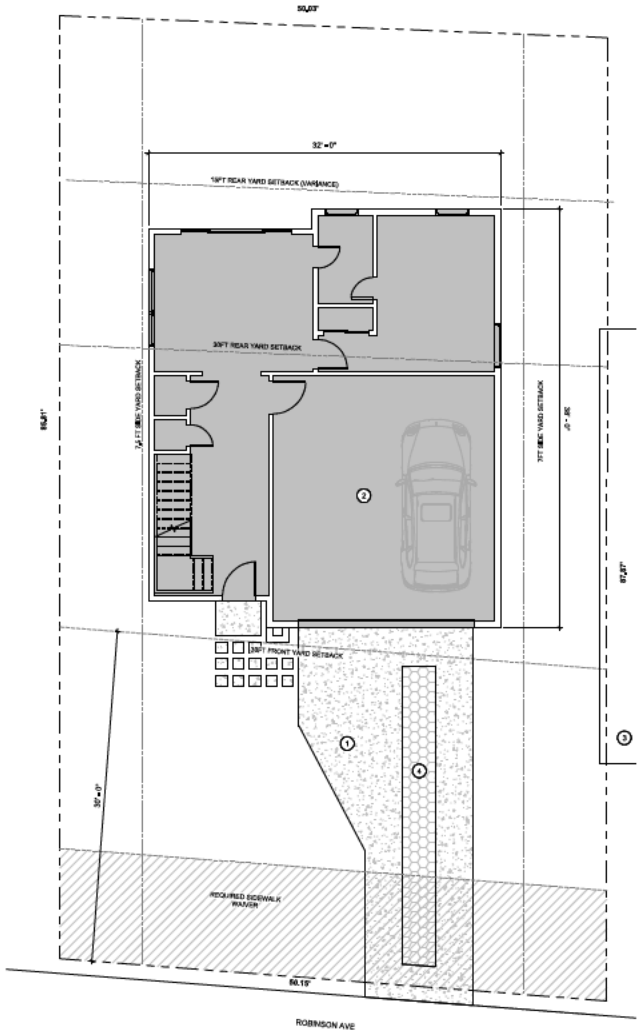
BUILDING HEIGHT
NUMBER OF STORIES: 3
HEIGHT: 31'-6" FT

GENERAL SITE NOTES:

1. NO TREES ARE REMOVED AS PART OF CONSTRUCTION.
2. ALL SITE WALL TO BE LESS THAN 4FT. IF SITE WALL EXCEED 4FT A SEPARATE PERMIT WILL BE REQUIRED
3. NO STATE WATERS, STREAMS OR BUFFERS EXIST ON THIS PROPERTY.
4. ALL PROPOSED EROSION AND SEDIMENTATION CONTROL THROUGH THE CRITICAL ROOT ZONES OF ALL TREES MUST BE SPECIFIED TO BE ABOVE GROUND SOF= COMPOST FILTER SOCKS. SO FOR THIS SITE, IT WOULD BE THE FRONTAGE AREA EROSION CONTROL MEASURES.
5. DISTURBED AREA IS LESS THAN 3000SF

SITE LEGEND:

1. NEW CONCRETE DRIVEWAY
2. NEW SINGLE FAMILY RESIDENCE
3. ADJACENT PROPERTY STRUCTURE OVER PROPERTY LINE
4. MONDO GRASS



NORTH SCALE: 3/16" = 1'-0"

GENERAL NOTES

A0.01
ALL ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL CODES AND ORDINANCES, WHETHER LISTED HEREIN OR NOT.
A0.02
ANY & ALL GOVERNING LOCAL LABOR LAWS, REGULATIONS & REQUIREMENTS AND THOSE SET AS BUILDING REQUIREMENTS SHALL BE OBSERVED & FOLLOWED AS THEY RELATE TO THIS PROJECT. ARRANGEMENTS FOR PRECLUDE ANY LABOR RELATED JOB DISPUTES COMPLIANCE WITH THESE REQUIREMENTS SHALL BE MADE BY GC TO & RELATED DELAYS/PROBLEMS & COSTS.
A0.03
CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS AND CERTIFICATE OF OCCUPANCY PERMIT AS WELL AS SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS PRIOR TO AND DURING CONSTRUCTION.
A0.04
MATERIALS, DIMENSIONS, AND OTHER CONDITIONS NOT OTHERWISE INDICATED IN THESE DRAWINGS SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED AND MORE FULLY DEFINED ELSEWHERE IN THE DRAWINGS.
A0.05
THE EXTENT OF WORK SHALL BE LIMITED TO THAT INDICATED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT WRITTEN APPROVAL OF OWNER. ANY ADDITIONAL WORK PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
A0.06
GC SHALL BE RESPONSIBLE FOR FIELD MEASURING OF EXISTING CONDITIONS PRIOR TO START OF WORK & DURING CONSTRUCTION AS NECESSARY TO ASSURE CONSTRUCTION ADHERENCE TO DRAWINGS. BY ENTERING INTO A CONSTRUCTION CONTRACT FOR THIS WORK, GC SHALL INDICATE HIS FAMILIARITY WITH THE SITE/FIELD CONDITIONS.
A0.07
FLOOR TOLERANCE: IN LAYING OUT THE WORK TO BE COMPLETED, CONSIDERATION SHALL BE GIVEN TO VARIATIONS IN THE FLOOR LEVEL RESULTING FROM THE CONSTRUCTION QUALITY AND LIVE AND DEAD LOADS IMPOSED ON THE STRUCTURE. FIELD VERIFICATIONS SHALL BE MADE OF CONDITIONS TO VERIFY CONSTRUCTION TOLERANCES AND ALIGNMENT OF DOOR HEADS. OTHER HORIZONTAL ELEMENTS SHALL BE
MAINTAINED AT CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE. LEVEL FLOORS AS REQUIRED BY USING AN APPROVED LEVELING COMPOUND.
A0.08
THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS, & EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION, NOISE, SECURITY, AND DUST BARRIERS BETWEEN CONSTRUCTION AREAS AND OCCUPIED AND PUBLIC AREAS SHALL BE MAINTAINED BY CONTRACTOR.
A0.09
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NO MODIFICATIONS/REVISIONS/CHANGES SHALL BE UNDERTAKEN UNLESS SPECIFICALLY SO INSTRUCTED & APPROVED BY OWNER.
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CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.
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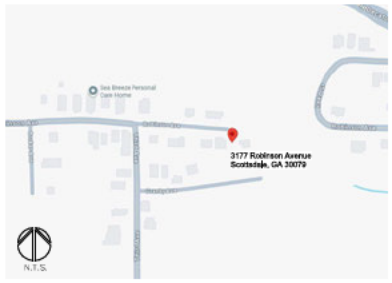
THE INTENT OF THE CONTRACT DOCUMENTS IS TO EXCLUDE ALL MATERIALS WHICH CONTAIN KNOWN HAZARDOUS SUBSTANCES. THESE INCLUDE MATERIALS CONTAINING ASBESTOS, POLYCHLORINATED BIPHENYL (PCB), OR ANY OTHER KNOWN SUBSTANCES DETERMINED TO BE A HEALTH HAZARD BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) AND OTHER RECOGNIZED AGENCIES. IN STUDYING THE CONTRACT DOCUMENTS, AND AT ANY TIME DURING EXECUTION OF THE WORK, THE CONTRACTOR SHALL AT ONCE REPORT TO THE ARCHITECT ANY MATERIALS CONTAINING HAZARDOUS SUBSTANCES THAT HE/SHE MAY DISCOVER, DO NOT PROCEED WITH INSTALLATION OF HAZARDOUS MATERIALS.
A0.14
CONTRACTOR SHALL VERIFY PRESENCE OF HAZARDOUS MATERIALS WITH OWNER. ARCHITECT AND ITS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL, OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
A0.15
WHERE PRODUCTS ARE SPECIFIED BY REFERENCE STANDARD OR IN DESCRIPTIVE MANNER WITHOUT MANUFACTURER'S NAME, MODEL NUMBER OR TRADE NAME, CONTRACTOR SHALL SELECT MATERIALS MEETING SPECIFIED REQUIREMENTS WHICH DO NOT CONTAIN KNOWN HAZARDOUS SUBSTANCES IN ANY FORM AND SUBMIT TO ARCHITECT FOR APPROVAL.
A0.16
INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT, SHALL BE COMPLIED WITH.
A0.17
IN MAKING REQUESTS FOR SUBSTITUTION, CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT MATERIALS REQUESTED FOR SUBSTITUTION ARE FREE OF KNOWN HAZARDOUS SUBSTANCES IN ANY FORM.
A0.18
WARRANTY SHALL BE EXTENDED FOR ALL CONSTRUCTION COMPONENTS, EQUIPMENT AND INSTALLATIONS INCLUDED IN THIS CONTRACT FOR A MINIMUM OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
A0.19
GC SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS/DETAILS AS SHOWN AND ANY DEFECTS DUE TO FAULTY
MATERIALS OR WORKMANSHIP WHICH APPEAR WITHIN A PERIOD OF ONE (1) YEAR.
A0.20
THESE DOCUMENTS INDICATE MATERIALS AND METHODS OF CONSTRUCTION TO ESTABLISH STANDARDS OF QUALITY AND OR PERFORMANCE. OTHER MATERIALS AND/OR METHODS WILL BE CONSIDERED BY THE ARCHITECT FOR ACCEPTANCE PROVIDED THAT THEY DO NOT AFFECT THE VISIBLE APPEARANCE. MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT IN WRITING PRIOR TO ORDERING AND/OR FABRICATION.

LOCATION MAP



3177 Robinson Residence - Site 'A'

3177 Robinson Avenue
Scottsdale, GA 30079

Michael Brown
3177 Robinson Avenue
Scottsdale, GA 30079
Contact: M. Brown
P: 678-409-8252
E: chasemanagement1@gmail.com

Architect:
Timothy K Sliger, AIA
919 E. Rock Springs Rd. NE
Atlanta, GA 30306
P: 404.889.5529
E: sligertk@hotmail.com

Contractor:
TBD

PROJECT DESCRIPTION

PROJECT CONSISTS OF A NEW SINGLE FAMILY RESIDENCE. APPX AREA 2,545 SF (HEATED) AND ASSOCIATED SITE WORK. NEW MECHANICAL, ELECTRICAL, PLUMBING FIXTURES AND FINISHES THROUGHOUT.

VARIANCE REQUESTED FOR REDUCTION OF REAR YARD SETBACK FROM 30FT TO 19FT AND SIDEWALK WAIVER.

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE	ORIGINAL ISSUE DATE	REVISION NO.	REVISION ISSUE DATE
A0-A	COVER SHEET/GENERAL PROJECT INFORMATION	05.12.26		
A1-A	PLANS, NOTES & LEGEND	05.12.26		
A2-A	BUILDING ELEVATIONS	05.12.26		

ARCHITECTURAL SYMBOLS

NN.NNN	ELEVATION INDICATOR: ELEV.NUMBER - SHEET NUMBER	NAME NN.NNN	ROOM TAG
NN SHEET	SECTION INDICATOR: DRAWING NUMBER SHEET NUMBER	#A	REVISION NUMBER
		#	CODED NOTE
NN SHEET	ENLARGED PLAN/DETAIL: DRAWING NUMBER SHEET NUMBER	#	MILLWORK NOTE
		X	WINDOW TYPE SYMBOL
9'-0" A.F.F. T.O. CEILING	ELEVATION HEIGHT INDICATOR: HEIGHT DESCRIPTION	ALIGN	ALIGN ELEMENTS

ABBREVIATIONS

A/C	AIR CONDITIONER	GA	GAUGE	REF	REFRIGERATOR
ADJ	ADJACENT	GALV	GALVANIZED	REFRIG	REFRIGERATOR
ADMIN	ADMINISTRATION	GWB	GYPSUM WALL BOARD	REQ	REQUIRED
AFF	ABOVE FINISH FLOOR	GYP BD	GYPSUM BOARD	REV	REVISION/REVISED
ALT	ALTERNATE	HDW	HARDWARE	RM	ROOM
ALUM	ALUMINUM	HVAC	HEATING, VENTILATING, AIR CONDITIONING	SAN	SANITARY
APPROX	APPROXIMATE			SCHED.	SCHEDULE
ARCH	ARCHITECTURAL	INT	INTERIOR	SEC	SECRETARY
AVG	AVERAGE			SF	SQUARE FOOT
BLDG	BUILDING	JAN	JANITOR	SIM	SIMILAR
BOT	BOTTOM	JUNC	JUNCTION	SPECS	SPECIFICATIONS
CPT	CARPET	LAM	LAMINATED	SQ	SQUARE
CAB	CABINET	LAV	LAVATORY	SS	STAINLESS STEEL
CL	CENTERLINE			STD	STANDARD
CLG	CEILING	MAX	MAXIMUM	STOR	STORAGE
CLGHT	CEILING HEIGHT	MECH	MECHANICAL	SW	SWITCH
CLR	CLEAR	MEZZ	MEZZANINE		
CONF	CONFERENCE	MFR	MANUFACTURER	TV	TELEVISION
CONT	CONTINUOUS	MGR	MANAGER	TYP	TYPICAL
CORR	CORRIDOR	MISC	MISCELLANEOUS		
		MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
DIA	DIAMETER				
DIM	DIMENSION	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
DN	DOWN	NTS	NOT TO SCALE		
DR	DOOR	NOM	NOMINAL	VENT	VENTILATION
DTL/DET	DETAIL			VERT	VERTICAL
DWG	DRAWING	OC	ON CENTER	VWC	VINYL WALLCOVERING
		OPNG	OPENING	VEST	VESTIBULE
EL	ELEVATION	OPP	OPPOSITE		
ELEV	ELEVATOR				
EQ	EQUAL	PL	PLASTIC LAMINATE	WI	WITH
EQUIP	EQUIPMENT	PLAM	PLASTIC LAMINATE	WC	WALLCOVERING
EXST	EXISTING	PLYWD	PLYWOOD	WD	WOOD
		PT	PAINT	W/O	WITHOUT
		QTY	QUANTITY		

CODE ANALYSIS

I. AUTHORITIES

A. DEKALB COUNTY DEVELOPMENT DEPARTMENT
DEKALB COUNTY FIRE MARSHAL

II. PROJECT CRITERIA
A. OCCUPANCY: RESIDENTIAL
B. TYPE OF CONSTRUCTION: VB
C. SPRINKLERED: NO
D. FIRE ALARM: NO
E. 1-HOUR PROTECTED: NO
F. GROSS AREA OF PROJECT: 2,545 SF (TOTAL)
UPPER LEVEL - 850 SF
MAIN LEVEL = 1,015 SF
LOWER LEVEL - 680 SF
G. NUMBER OF STORIES: 3
I. HEIGHT: 31'-6" FT

II. APPLICABLE CODES

A. INTERNATIONAL BUILDING CODE = 2024 EDITION W/ GA AMMENDMENTS (2026)
B. INTERNATIONAL RESIDENTIAL BUILDING CODE - 2018 EDITION W/ GA AMMENDMENTS (2020, 2024)
C. NATIONAL ELECTRICAL CODE = 2023 EDITION
D. INTERNATIONAL FUEL GAS CODE = 2018 EDITION W/ GA AMMENDMENTS (2020, 2022)
E. INTERNATIONAL MECHANICAL CODE - 2018 EDITION W/ GA AMMENDMENTS (2020, 2024)
F. INTERNATIONAL PLUMBING CODE = 2018 EDITION W/ GA AMMENDMENTS (2020, 2022, 2023, 2024)
G. INTERNATIONAL ENERGY CONSERVATION CODE- 2015 EDITION W/ GA SUPPLEMENTS AND AMENDMENTS (2020, 2022, 2023)
H GEORGIA ACCESSIBILITY CODE, CHAPTER 120-3-20, 2015 EDITION
I. INTERNATIONAL FIRE CODE = 2018 EDITION
J. NFPA 101 (LIFE SAFETY CODE) 2018 EDITION W/ GA AMMENDMENTS (2020)
K. U.S. DEPT. OF JUSTICE, ADA STANDARDS FOR ACCESSIBLE DESIGN (ADA) = 2010 EDITION
L. INTERNATIONAL FIRE CODE - 2018 EDITION W/ GA AMENDMENTS (2020)
M. INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC) 2018 EDITION W/ GA AMMENDMENTS (2022)

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Project Name:
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3177 ROBINSON AVENUE
SCOTTSDALE, GA 30079
DEKALB COUNTY, GEORGIA

STATE OF GEORGIA
TIMOTHY K. SLIGER
REGISTERED ARCHITECT

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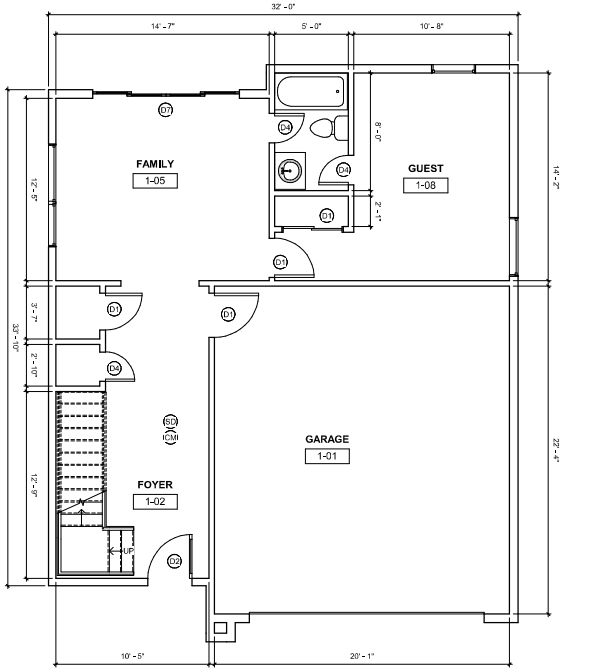
INDEX AND PROJECT INFO

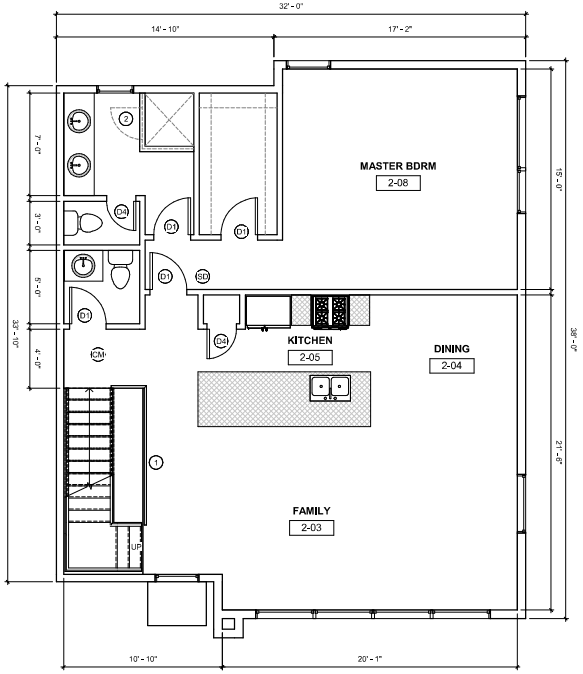
A0-A

FOR CONSTRUCTION



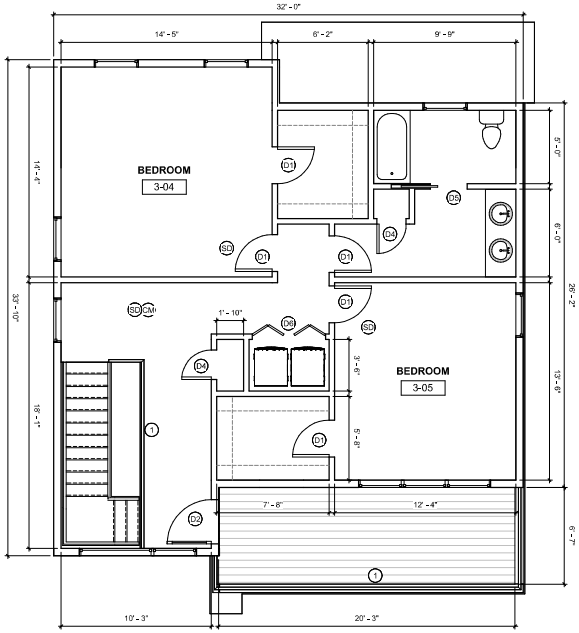
NORTH SCALE: 1/4" = 1'-0"

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



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

2 CONSTRUCTION PLAN - MAIN LEVEL SCALE: 1/4"=1'-0"



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

3 CONSTRUCTION PLAN - UPPER LEVEL SCALE: 1/4"=1'-0"

SYMBOL	DESCRIPTION OF WALLTYPES
	EXISTING PARTITION/STRUCUTRE
	NEW PARTITION/STRUCTURE
	DEMO PARTITION
	INDICATES MILLWORK PROVIDED AND INSTALLED BY G.C.

KEYED NOTES:

1. METAL GUARDRAIL, 36" HEIGHT
2. PROVIDE TEMPERED SAFETY GLAZING

SD SMOKE DETECTOR
1. SMOKE DETECTORS SHALL COMPLY WITH IRCSECTION R-314 AND R-314.4. ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217.
2. R314.4 EXCEPTION 1: SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHEN INSTALLED IN BUILDINGS WITHOUT COMMERCIALPOWER.

ICM CARBON MONOXIDE DETECTOR
1. CARBON MONOXIDE DETECTOR SYSTEM SHALL COMPLY WITH IRC SECTIONS R-315.1 AND R-315.2
2. R-315.2 EXCEPTION: WHERE CARBON MONOXIDE ALARMS ARE INSTALLED MEETING THE REQUIREMENTS OF SECTION R315.1, COMPLIANCE WITH SECTION 315.2 IS NOT REQUIRED.

NOTES:

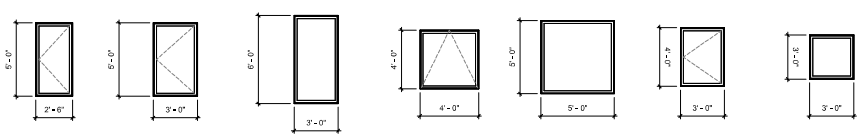
SMOKE AND CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED

4 PLAN LEGEND & NOTES SCALE: NTS

TYPE	SIZE	RATING	MATERIAL	COMMENTS
D1	2'-6" x 6'-8"	NR	WOOD	
D2	3'-0" x 7'-0"	NR	WOOD/GLASS	EXT, TEMP. GLS
D3	4'-0" x 6'-8"	NR	WOOD	SLIDING
D4	2'-0" x 6'-8"	NR	WOOD	
D5	2'-6" x 6'-8"	NR	WOOD	POCKET
D6	4'-0" x 7'-0"	NR	WOOD	BIFOLD
D7	10'-0" x 7'-0"	NR	GLS/METAL	4-PANEL SLIDING

1. ALL EXTERIOR ENTRY DOORS TO BE 36" MIN.
2. GLAZING IN DOORS SHALL COMPLY WITH IRC SECTION R-8.4.1. PROVIDE TEMPERED SAFETY GLAZING.

5 DOOR SCHEDULE SCALE: NTS



EMERGENCY EGRESS WINDOWS
R310.1.1 MINIMUM OPENING AREA
1. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT; EXCEPTION: GRADE FOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF SQ.FT
MINIMUM OPENING HEIGHT: 24IN
MINIMUM OPENING WIDTH: 20IN
MINIMUM SILL HEIGHT: 24 IN
MAXIMUM SILL HEIGHT: 44IN

WINDOW NOTES:
1. NOTE, ALL WINDOWS TO BE VINYL FRAMES, WITH LOW-E INSULATED GLAZING

7 WINDOW NOTES SCALE: NTS

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DEKALB COUNTY, GEORGIA

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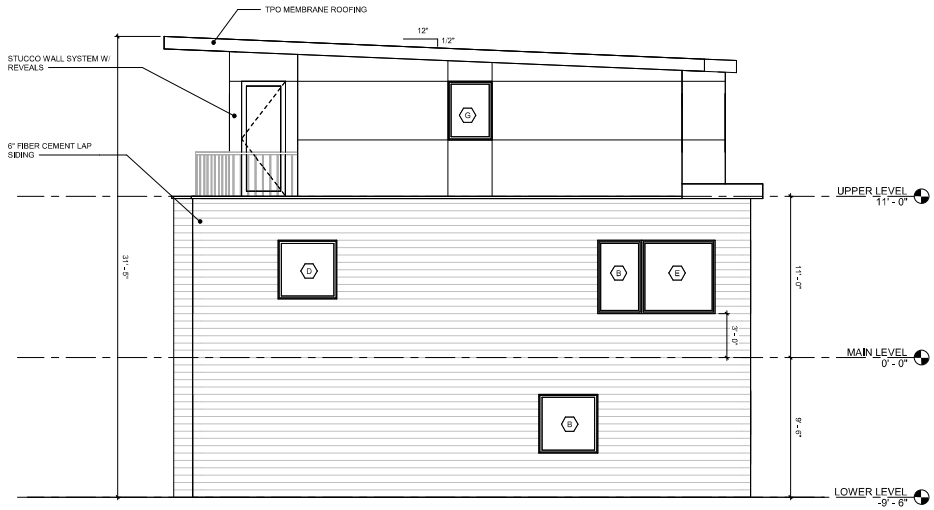
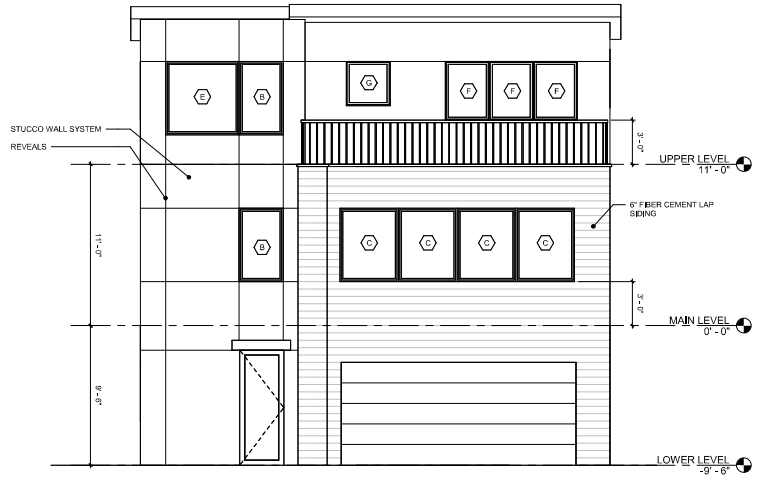
PLANS, NOTES & LEGEND

A1-A

FOR CONSTRUCTION

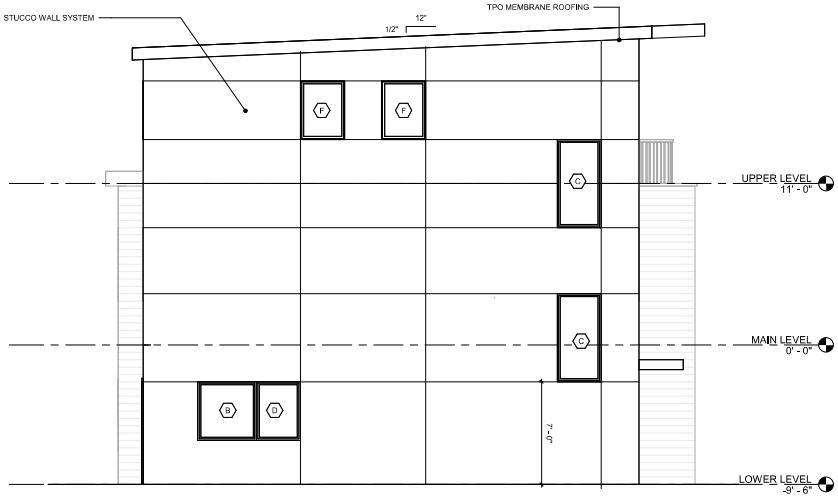


1 BUILDING ELEVATION - EAST SCALE: 1/4"=1'-0"



2 BUILDING ELEVATION - NORTH SCALE: 1/4"=1'-0"

3 BUILDING ELEVATION - SOUTH SCALE: 1/4"=1'-0"



4 BUILDING ELEVATION - WEST SCALE: 1/4"=1'-0"

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BUILDING ELEVATIONS

A2-A

FOR CONSTRUCTION

SITE PLAN (SCALE: 3/16"=1'-0")

ZONING CRITERIA

ZONING DISTRICT: R1-75

PARCEL ID: 18 046 03 018

MINIMUM SET BACKS:
FRONT 30 ft.
SIDE 7.5 ft
REAR 30 ft.

LOT AREA: 3,604 SF (0.067 AC)

MAX. LOT COVERAGE:
ALLOWED: 35% (1,331 SF)
PROPOSED: 37% (1,393 SF)

HOUSE: 1,155 SF
DRIVEWAY (PERVIOUS): 212 SF*
FRONT PORCH/WALK: 26 SF
DECK: N/A

* 15% REDUCTION FOR PERVIOUS PAVING

BUILDING AREA
HEATED
UPPER LEVEL = 850 SF
MAIN LEVEL = 1,015 SF
LOWER LEVEL = 680 SF
NON-HEATED
DECK = 146 SF
GARAGE = 475 SF

BUILDING AREA = 3,165 SF

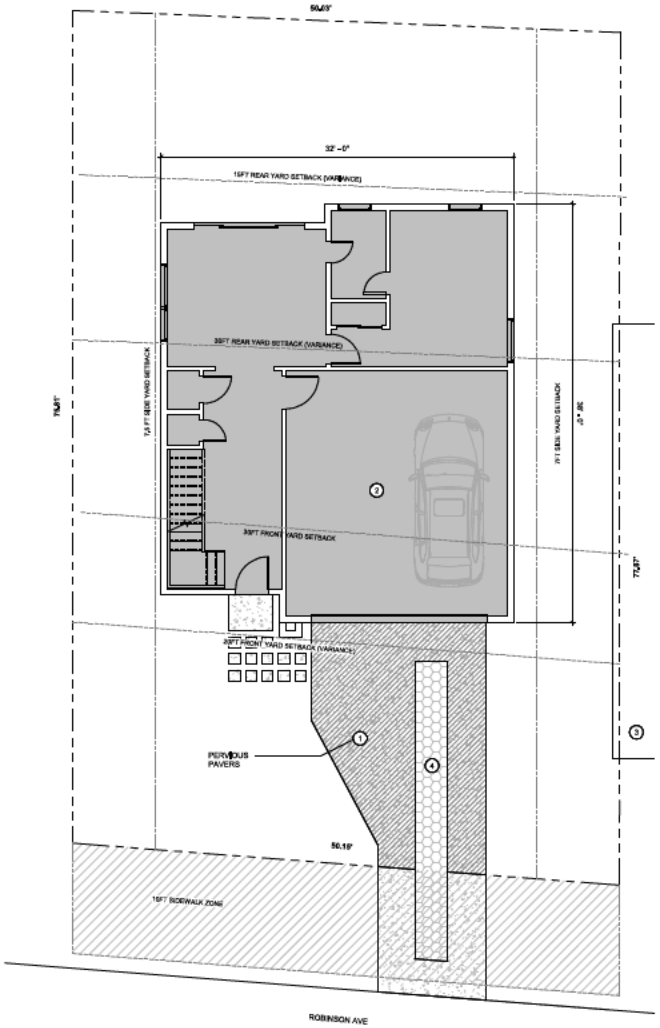
BUILDING HEIGHT
NUMBER OF STORIES: 3
HEIGHT: 31'-6" FT
MAX HEIGHT: 32'-0"

GENERAL SITE NOTES:

1. NO TREES ARE REMOVED AS PART OF CONSTRUCTION.
2. ALL SITE WALL TO BE LESS THAN 4FT. IF SITE WALL EXCEED 4FT A SEPARATE PERMIT WILL BE REQUIRED
3. NO STATE WATERS, STREAMS OR BUFFERS EXIST ON THIS PROPERTY.
4. ALL PROPOSED EROSION AND SEDIMENTATION CONTROL THROUGH THE CRITICAL ROOT ZONES OF ALL TREES MUST BE SPECIFIED TO BE ABOVE GROUND SOFT= COMPOST FILTER SOCKS, SO FOR THIS SITE, IT WOULD BE THE FRONTAGE AREA EROSION CONTROL MEASURES.
5. DISTUBED AREA IS LESS THAN 3000SF

SITE LEGEND:

1. NEW PERVIOUS PAVEMENT
2. NEW SINGLE FAMILY RESIDENCE
3. ADJACENT PROPERTY STRUCTURE OVER PROPERTY LINE
4. MONDO GRASS



NORTH SCALE: 3/16" = 1'-0"

GENERAL NOTES

A0.01
ALL ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL CODES AND ORDINANCES, WHETHER LISTED HEREIN OR NOT.
A0.02
ANY & ALL GOVERNING LOCAL LABOR LAWS, REGULATIONS & REQUIREMENTS AND THOSE SET AS BUILDING REQUIREMENTS SHALL BE OBSERVED & FOLLOWED AS THEY RELATE TO THIS PROJECT. ARRANGEMENTS FOR PRECLUDE ANY LABOR RELATED JOB DISPUTES COMPLIANCE WITH THESE REQUIREMENTS SHALL BE MADE BY GC TO & RELATED DELAYS/PROBLEMS & COSTS.
A0.03
CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS AND CERTIFICATE OF OCCUPANCY PERMIT AS WELL AS SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS PRIOR TO AND DURING CONSTRUCTION.
A0.04
MATERIALS, DIMENSIONS, AND OTHER CONDITIONS NOT OTHERWISE INDICATED IN THESE DRAWINGS SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED AND MORE FULLY DEFINED ELSEWHERE IN THE DRAWINGS.
A0.05
THE EXTENT OF WORK SHALL BE LIMITED TO THAT INDICATED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT WRITTEN APPROVAL OF OWNER. ANY ADDITIONAL WORK PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
A0.06
GC SHALL BE RESPONSIBLE FOR FIELD MEASURING OF EXISTING CONDITIONS PRIOR TO START OF WORK & DURING CONSTRUCTION AS NECESSARY TO ASSURE CONSTRUCTION ADHERENCE TO DRAWINGS. BY ENTERING INTO A CONSTRUCTION CONTRACT FOR THIS WORK, GC SHALL INDICATE HIS FAMILIARITY WITH THE SITE/FIELD CONDITIONS.
A0.07
FLOOR TOLERANCE: IN LAYING OUT THE WORK TO BE COMPLETED, CONSIDERATION SHALL BE GIVEN TO VARIATIONS IN THE FLOOR LEVEL RESULTING FROM THE CONSTRUCTION QUALITY AND LIVE AND DEAD LOADS IMPOSED ON THE STRUCTURE. FIELD VERIFICATIONS SHALL BE MADE OF CONDITIONS TO VERIFY CONSTRUCTION TOLERANCES AND ALIGNMENT OF DOOR HEADS. OTHER HORIZONTAL ELEMENTS SHALL BE
MAINTAINED AT CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE. LEVEL FLOORS AS REQUIRED BY USING AN APPROVED LEVELING COMPOUND.
A0.08
THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS, & EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION, NOISE, SECURITY, AND DUST BARRIERS BETWEEN CONSTRUCTION AREAS AND OCCUPIED AND PUBLIC AREAS SHALL BE MAINTAINED BY CONTRACTOR.
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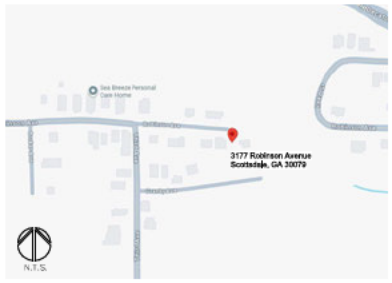
INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT, SHALL BE COMPLIED WITH.
A0.17
IN MAKING REQUESTS FOR SUBSTITUTION, CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT MATERIALS REQUESTED FOR SUBSTITUTION ARE FREE OF KNOWN HAZARDOUS SUBSTANCES IN ANY FORM.
A0.18
WARRANTY SHALL BE EXTENDED FOR ALL CONSTRUCTION COMPONENTS, EQUIPMENT AND INSTALLATIONS INCLUDED IN THIS CONTRACT FOR A MINIMUM OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
A0.19
GC SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS/DETAILS AS SHOWN AND ANY DEFECTS DUE TO FAULTY
MATERIALS OR WORKMANSHIP WHICH APPEAR WITHIN A PERIOD OF ONE (1) YEAR.
A0.20
THESE DOCUMENTS INDICATE MATERIALS AND METHODS OF CONSTRUCTION TO ESTABLISH STANDARDS OF QUALITY AND OR PERFORMANCE. OTHER MATERIALS AND/OR METHODS WILL BE CONSIDERED BY THE ARCHITECT FOR ACCEPTANCE PROVIDED THAT THEY DO NOT AFFECT THE VISIBLE APPEARANCE. MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT IN WRITING PRIOR TO ORDERING AND/OR FABRICATION.

LOCATION MAP



3177 Robinson Residence - Site 'B'

3177 Robinson Avenue
Scottsdale, GA 30079

Michael Brown
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Contact: M. Brown
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Architect:
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Contractor:
TBD

PROJECT DESCRIPTION

PROJECT CONSISTS OF A NEW SINGLE FAMILY RESIDENCE. APPX AREA 2,545 SF (HEATED) AND ASSOCIATED SITE WORK, NEW MECHANICAL, ELECTRICAL, PLUMBING FIXTURES AND FINISHES THROUGHOUT.

VARIANCE REQUESTED FOR REDUCTION OF REAR YARD SETBACK FROM 30FT TO 15FT AND FRONYARD SETBACK FROM 30FT TO 20FT. MAINTAIN 15FT SIDEWALK ZONE.

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE	ORIGINAL ISSUE DATE	REVISION NO.	REVISION ISSUE DATE
A0-B	COVER SHEET/GENERAL PROJECT INFORMATION	01.16.26		
A1-B	PLANS, NOTES & LEGEND	01.16.26		
A2-B	BUILDING ELEVATIONS	01.16.26		

ARCHITECTURAL SYMBOLS

NN.NNNN	ELEVATION INDICATOR: ELEV.NUMBER - SHEET NUMBER	NAME NN.NNNN	ROOM TAG
NN SHEET	SECTION INDICATOR: DRAWING NUMBER SHEET NUMBER	NN	REVISION NUMBER
NN SHEET	ENLARGED PLAN/DETAIL: DRAWING NUMBER SHEET NUMBER	8	CODED NOTE
		#	MILLWORK NOTE
		X	WINDOW TYPE SYMBOL
9'-0" A.F.F. B.O. CEILING	ELEVATION HEIGHT INDICATOR: HEIGHT DESCRIPTION	ALIGN	ALIGN ELEMENTS

ABBREVIATIONS

A/C	AIR CONDITIONER	GA	GAUGE	REF	REFRIGERATOR
ADJ	ADJACENT	GALV	GALVANIZED	REFRIG	REFRIGERATOR
ADMIN	ADMINISTRATION	GWB	GYPSUM WALL BOARD	REQ	REQUIRED
AFF	ABOVE FINISH FLOOR	GYP BD	GYPSUM BOARD	REV	REVISION/REVISED
ALT	ALTERNATE	HDW	HARDWARE	RM	ROOM
ALUM	ALUMINUM	HVAC	HEATING, VENTILATING, AIR CONDITIONING	SAN	SANITARY
APPROX	APPROXIMATE			SCHED.	SCHEDULE
ARCH	ARCHITECTURAL	INT	INTERIOR	SEC	SECRETARY
AVG	AVERAGE			SF	SQUARE FOOT
		JAN	JANITOR	SIM	SIMILAR
BLDG	BUILDING	JUNC	JUNCTION	SPECS	SPECIFICATIONS
BOT	BOTTOM			SQ	SQUARE
		LAM	LAMINATED	SS	STAINLESS STEEL
CPT	CARPET	LAV	LAVATORY	STD	STANDARD
CAB	CABINET			STOR	STORAGE
CL	CENTERLINE	MAX	MAXIMUM	SW	SWITCH
CLG	CEILING	MECH	MECHANICAL		
CLGHT	CEILING HEIGHT	MEZZ	MEZZANINE	TV	TELEVISION
CLR	CLEAR	MFR	MANUFACTURER	TYP	TYPICAL
CONF	CONFERENCE	MGR	MANAGER		
CONT	CONTINUOUS	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
CORR	CORRIDOR	MIN	MINIMUM		
DIA	DIAMETER	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
DIM	DIMENSION	NTS	NOT TO SCALE		
DN	DOWN	NOM	NOMINAL	VENT	VENTILATION
DR	DOOR			VERT	VERTICAL
DTL/DET	DETAIL	OC	ON CENTER	VWC	VINYL WALLCOVERING
DWG	DRAWING	OPNG	OPENING	VEST	VESTIBULE
		OPP	OPPOSITE		
EL	ELEVATION				
ELEV	ELEVATOR	PL	PLASTIC LAMINATE	WI	WITH
EQ	EQUAL	PLAM	PLASTIC LAMINATE	WC	WALLCOVERING
EQUIP	EQUIPMENT	PLYWD	PLYWOOD	WD	WOOD
EXST	EXISTING	PT	PAINT	W/O	WITHOUT
		QTY	QUANTITY		

CODE ANALYSIS

I. AUTHORITIES

A. DEKALB COUNTY DEVELOPMENT DEPARTMENT
DEKALB COUNTY FIRE MARSHAL

II. PROJECT CRITERIA
A. OCCUPANCY: RESIDENTIAL
B. TYPE OF CONSTRUCTION: VB
C. SPRINKLERED: NO
D. FIRE ALARM: NO
E. 1-HOUR PROTECTED: NO
F. GROSS AREA OF PROJECT: 2,545 SF (TOTAL)
UPPER LEVEL - 850 SF
MAIN LEVEL = 1,015 SF
LOWER LEVEL - 680 SF
G. NUMBER OF STORIES: 3
I. HEIGHT: 31'-6" FT

II. APPLICABLE CODES

A. INTERNATIONAL BUILDING CODE = 2024 EDITION W/ GA AMMENDMENTS (2026)
B. INTERNATIONAL RESIDENTIAL BUILDING CODE = 2018 EDITION W/ GA AMMENDMENTS (2020, 2024)
C. NATIONAL ELECTRICAL CODE = 2023 EDITION
D. INTERNATIONAL FUEL GAS CODE = 2018 EDITION W/ GA AMMENDMENTS (2020, 2022)
E. INTERNATIONAL MECHANICAL CODE = 2018 EDITION W/ GA AMMENDMENTS (2020, 2024)
F. INTERNATIONAL PLUMBING CODE = 2018 EDITION W/ GA AMMENDMENTS (2020, 2022, 2023, 2024)
G. INTERNATIONAL ENERGY CONSERVATION CODE= 2015 EDITION W/ GA SUPPLEMENTS AND AMENDMENTS (2020, 2022, 2023)
H GEORGIA ACCESSIBILITY CODE, CHAPTER 120-3-20, 2015 EDITION
I. INTERNATIONAL FIRE CODE = 2018 EDITION
J. NFPA 101 (LIFE SAFETY CODE) 2018 EDITION W/ GA AMMENDMENTS (2020)
K. U.S. DEPT. OF JUSTICE, ADA STANDARDS FOR ACCESSIBLE DESIGN (ADA) = 2010 EDITION
L. INTERNATIONAL FIRE CODE = 2018 EDITION W/ GA AMENDMENTS (2020)
M. INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC) 2018 EDITION W/ GA AMMENDMENTS (2022)

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DEKALB COUNTY, GEORGIA

STATE OF GEORGIA
TIMOTHY K. SLIGER
REGISTERED ARCHITECT

Revisions:

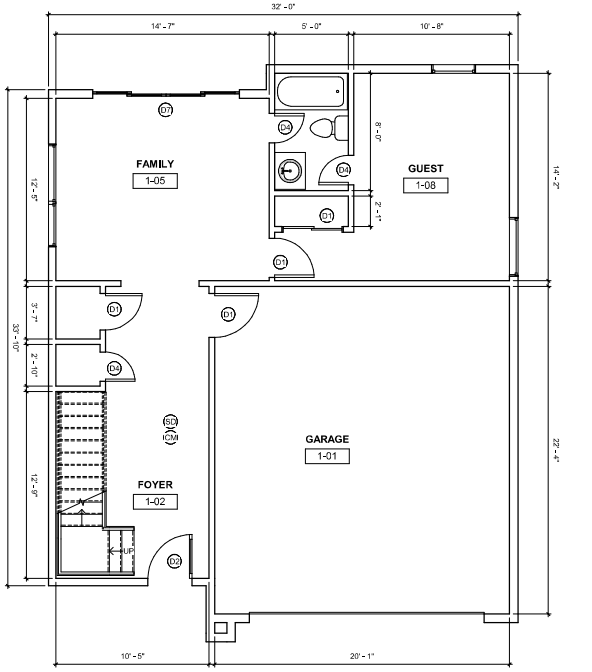
No.	Date	Description
0	05.12.26	ISSUE FOR PERMIT & CONSTRUCTION

Project No.:	25-61
Scale:	AS NOTED
Issue Date:	05.12.26
Drawn:	TS

INDEX AND PROJECT INFO

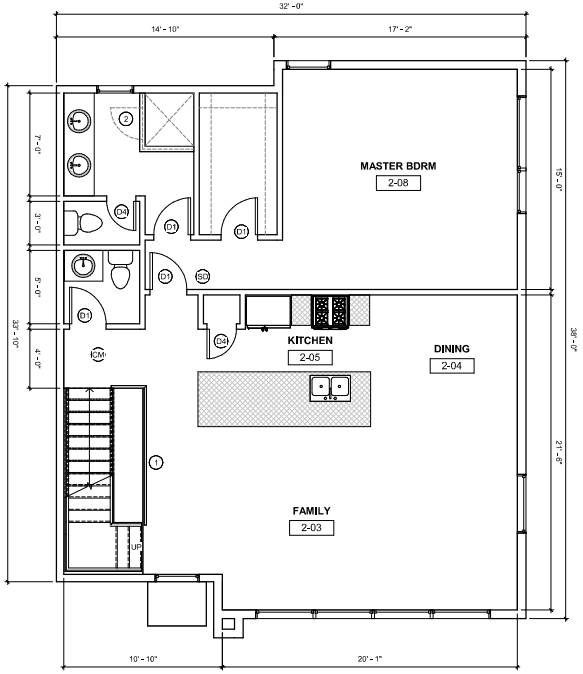
A0-B

FOR CONSTRUCTION



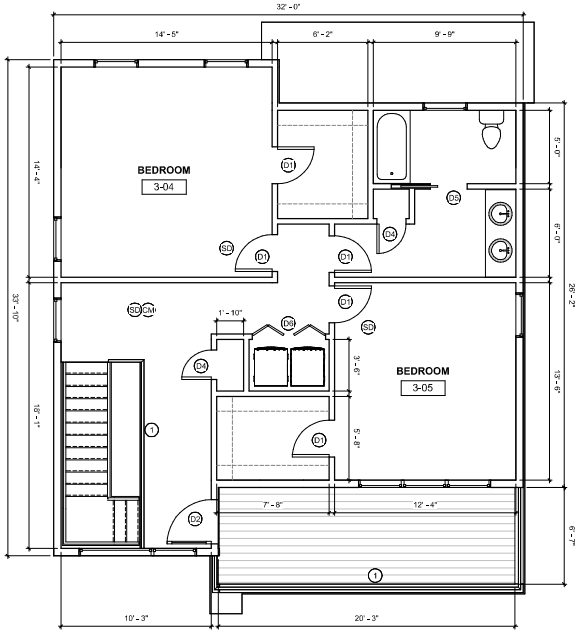
NORTH SCALE: 1/4" = 1'-0"

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



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

2 CONSTRUCTION PLAN - MAIN LEVEL SCALE: 1/4"=1'-0"



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

3 CONSTRUCTION PLAN - UPPER LEVEL SCALE: 1/4"=1'-0"

SYMBOL	DESCRIPTION OF WALLTYPES
	EXISTING PARTITION/STRUCUTRE
	NEW PARTITION/STRUCTURE
	DEMO PARTITION
	INDICATES MILLWORK PROVIDED AND INSTALLED BY G.C.

KEYED NOTES:

1. METAL GUARDRAIL, 36" HEIGHT
2. PROVIDE TEMPERED SAFETY GLAZING

SD SMOKE DETECTOR
1. SMOKE DETECTORS SHALL COMPLY WITH IRCSECTION R-314 AND R-314.4. ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217.
2. R314.4 EXCEPTION 1: SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHEN INSTALLED IN BUILDINGS WITHOUT COMMERCIALPOWER.

ICM CARBON MONOXIDE DETECTOR
1. CARBON MONOXIDE DETECTOR SYSTEM SHALL COMPLY WITH IRC SECTIONS R-315.1 AND R-315.2
2. R-315.2 EXCEPTION: WHERE CARBON MONOXIDE ALARMS ARE INSTALLED MEETING THE REQUIREMENTS OF SECTION R315.1, COMPLIANCE WITH SECTION 315.2 IS NOT REQUIRED.

NOTES:

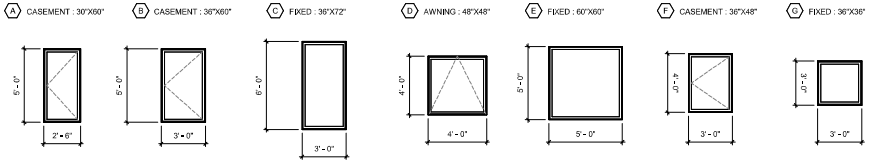
SMOKE AND CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED

4 PLAN LEGEND & NOTES SCALE: NTS

TYPE	SIZE	RATING	MATERIAL	COMMENTS
D1	2'-6" x 6'-8"	NR	WOOD	
D2	3'-0" x 7'-0"	NR	WOOD/GLASS	EXT, TEMP. GLS
D3	4'-0" x 6'-8"	NR	WOOD	SLIDING
D4	2'-0" x 6'-8"	NR	WOOD	
D5	2'-6" x 6'-8"	NR	WOOD	POCKET
D6	4'-0" x 7'-0"	NR	WOOD	BIFOLD
D7	10'-0" x 7'-0"	NR	GLS/METAL	4-PANEL SLIDING

1. ALL EXTERIOR ENTRY DOORS TO BE 36" MIN.
2. GLAZING IN DOORS SHALL COMPLY WITH IRC SECTION R-8.4.1. PROVIDE TEMPERED SAFETY GLAZING.

5 DOOR SCHEDULE SCALE: NTS



EMERGENCY EGRESS WINDOWS
R310.1.1 MINIMUM OPENING AREA
1. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT; EXCEPTION: GRADE FOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF SQ.FT
MINIMUM OPENING HEIGHT: 24IN
MINIMUM OPENING WIDTH: 20IN
MINIMUM SILL HEIGHT: 24 IN
MAXIMUM SILL HEIGHT: 44IN

WINDOW NOTES:
1. NOTE, ALL WINDOWS TO BE VINYL FRAMES, WITH LOW-E INSULATED GLAZING

7 WINDOW NOTES SCALE: NTS

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PLANS, NOTES & LEGEND

A1-B

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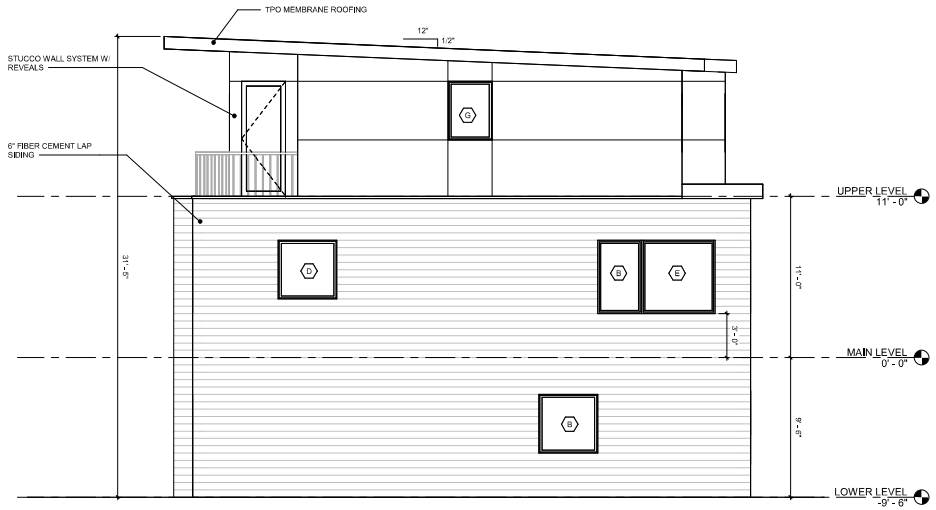
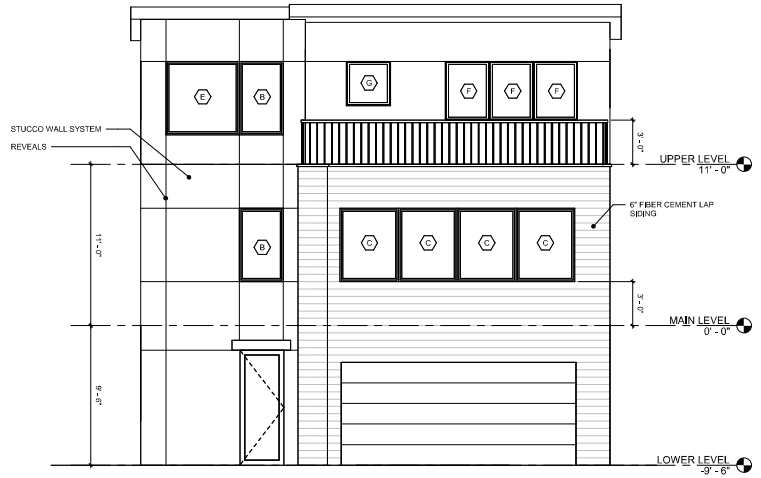
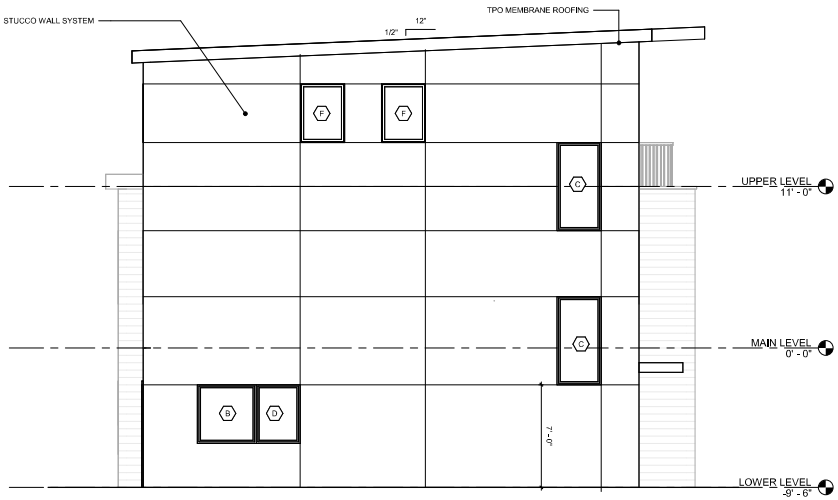


1 BUILDING ELEVATION - EAST SCALE: 1/4"=1'-0"



2 BUILDING ELEVATION - NORTH SCALE: 1/4"=1'-0"

3 BUILDING ELEVATION - SOUTH SCALE: 1/4"=1'-0"



4 BUILDING ELEVATION - WEST SCALE: 1/4"=1'-0"

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BUILDING ELEVATIONS

A2-B

FOR CONSTRUCTION