



DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Applicant Name: Tawanda Vauss

Applicant Email Address: vausse.edna@carispch.com

Applicant Mailing Address: 7566 Union Grove Rd
Lithonia GA 30058

Applicant Phone Number: 404-969-8079

Owner Name: Vincent & Tawanda Vauss
(If more than one owner, attach list of owners.)

Owner Email Address: vausse.edna@carispch.com or tawanda.vausse@gmail.com

Owner Mailing Address: 7566 Union Grove Rd
Lithonia GA 30058

Owner Phone Number: 404-969-8079 / Vincent Vauss 770 896-1676

Subject Property Address: 7566 Union Grove Rd
Lithonia GA 30058

Parcel ID Number(s): 1618601007

Acreage: 2.91 Commission District(s): 5&7 Super District: _____

Existing Zoning District(s): 5th Proposed Zoning District(s): _____

Existing Land Use Designation(s): _____ Proposed Land Use Designation(s): _____ (if applicable)

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

Owner: ✓ Agent: _____

Tawanda Vauss
Signature of Applicant:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: X Review Calendar Dates: X PC: X BOC: X
Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X
Zoning Conditions: _____ Community Council Meeting: X Public Notice, Signs: X
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: _____
Possible Variances: No proposed development on site.

Comments: Applicant has received a letter from the Public Health Department regarding the septic tank on site.

Note - Applicant has been through the process previously. Please address Supplemental Regulations from Section

Sec. 4.2.41. - Personal care homes and child caring institutions.

Planner: Andrea Folgherait, Sr. Planner Date: 02/04/2025

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



DeKalb County
GEORGIA

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

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson, MCRP

PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE (Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Tawanda Vauss Phone: 404-969-8079 Email: Tvauss@ednacarespch.com
Property Address: 7566 Union Grove Road, Lithonia 30058
Tax Parcel ID: 16 186 01 007 Comm. District(s): 5 & 7 Acreage: 2.91
Existing Use: PCH, 4-6 Proposed Use: PCH, more than 6.
Supplemental Regs: _____ Overlay District: No DRI: _____
Rezoning: Yes ☒ No _____
Existing Zoning: R-85 Proposed Zoning: RSM Square Footage/Number of Units: _____
Rezoning Request: Rezone to RSM to increase PCH capacity to more than 6.

Land Use Plan Amendment: Yes _____ No ☒
Existing Land Use: SUB Proposed Land Use: _____ Consistent ☒ Inconsistent _____
Special Land Use Permit: Yes ☒ No _____ Article Number(s) 27- _____
Special Land Use Request(s): Personal Care Home for 7 or more

Major Modification:

Existing Case Number(s): SLUP-17-21824

Condition(s) to be modified:

N/A.

Notice Date: February 20, 2025

PUBLIC NOTICE

To

Request for a Special Land Use Permit/Rezoning

Filed by: Tawanda Vauss/Edna Mae Lockett Personal Care Home

Located at: 7566 Union Grove Rd

Lithonia, Georgia 30058

Current Use – Personal Care Home – Group Model

Proposed Use – Personal Care Home – Community Model

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT: Via Zoom

Location: Zoom

Invite Link

<https://us05web.zoom.us/j/3829971701?pwd=tpdQN50yhn4n86FbsSwrvVWdCo8TCM.1&omn=89522628512>

Passcode
afZ1WW

Date & Time: March 6, 2025 @ 7pm

Contact Info:

Tawanda Vauss, Administrator
404-969-8079

MEETING SIGN IN SHEET:

Project: Personal Care Home Rezoning/SLUP	Meeting Time & Date: MARCH 6, 2025 7PM
Facilitator: Tawanda Vauss	VIA Zoom Platform

[illegible]

LETTER OF APPLICATION

- The proposed zoning classification?

RSM

- The reason for Special land Use Permit (SLUP) Request?

I desire to operate a "Personal Care Home, Community" for 7 or more individuals and desires to rezone to RSM; a Special Land Use Permit (SLUP) is required

- The existing and proposed use of the property?

Existing state license and county license currently as R-85 6 person PCH; Proposed use is RSM for 7 or more

- The home operates as a single unit 7 bedroom personal care home that has four private rooms, and three shared bedrooms

Type of Unit – It is a residential style care facility providing housing and care services to elderly residents who need 24-hour care

Number of employees – 5

Manner of operation – The facility provides round the clock care in a home like environment, ensuring residents receive assistance with daily living activities, meals, and companionship.

Hours of operation – 24 hours a day care

Mrs. Tawanda Vauss
Edna Mae Lockett Personal Care Home
7566 Union Grove Rd
Lithonia, Georgia 30058

March 7, 2025

Dekalb County Planning & Sustainability Department
330 W Ponce De Leon Avenue
Decatur, Georgia 30030

Dear Planning and Sustainability,

Please accept this as my letter of application regarding 7566 Union Grove Rd Lithonia, Georgia 30058. I am proposing that the home in question be approved and granted a special land use permit by changing my zone to a RSM which would allow me to operate as a 7 bed without any modifications. My home is currently approved via The State of Georgia to operate as Edna Mae Lockett Personal Care Home, which is a six-bed facility. Also, currently hold a Dekalb County Business License to operate as a 6 bed. I would like to increase my intake size to a community model as there is a desperate need for our elderly population to receive quality care in a quality home that's affordable.

The home is in great condition and sits on 2.91 acres and a large frontage in which the home is extremely far back from the traffic/road- The home is quiet, and no one really knows we are there on the street. Our direct neighbors are extremely supportive. This home is considered a family model personal care home dedicated to care and services for the Elderly, Disable and Mentally fragile that will operate 24hrs; include a staff of five.

We have been in business since 2017, and we haven't received any state citations. In fact, I receive several calls from people who have been referred to by doctors, nurses and others alike. It is our motto and pledge that our home will provide compassionate quality care and services in a client-centered family environment.

Being approved to operate as a special land use will not impact or impede my neighbors within the community. I sincerely state that there will be no modifications nor renovations or signs placed. During our fire inspection the inspector indicated that our home occupancy size could be 16, report attached. Please contact me should you have any questions.

Thanking you in advance



Tawanda Vauss, Administrator
Edna Mae Lockett Personal Care Home
tvauss@ednacarespch.com
[https://www.facebook.com/EdnaCaresPersonalCare Home. LLC](https://www.facebook.com/EdnaCaresPersonalCareHome.LLC)
770-559-3598 office
404-959-8079 mobile

IMPACT ANALYSIS

Special Land Use Permit Response

- A. The site has an adequate land size area available for the proposed use including provision of all required yard, open space, off-street parking and all other applicable requirements of the zoning district in which the use is proposed to be located.
- B. Adjacent properties and land uses and with other properties and land uses in the district are in compliance with the proposed use.
- C. The use contemplated has adequate utilities, public services and facilities
- D. Adequate of the public street on which the use is proposed are in compliant.
- E. The subject property has adequate ingress and egress to all proposed buildings, structures and uses thereon, with references to pedestrian and automotive safety and convenience traffic flow and control, and access in the event of fire or other emergency.
- F. The proposed use shall not cause impacts upon any adjoining land use by reason of noise, smoke, order, dust or vibration generated.
- G. The proposed land is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located.
- H. The proposed is consistent with advances, conflicts or detracts from policies of comprehensive plan.
- I. There are adequate provisions of refuse and service areas.
- J. There will not be a limit on duration when the special land use permit is granted.
- K. There will not be any modifications to the current structure and will not create any shadow impact on any adjoining lot or building as a result granting a SLUP.
- L. No, the proposed SLUP will not affect historic buildings, sites, districts or archaeological resources.
- M. Yes, the proposed SLUP use will satisfy the requirements contained withing supplemental regulations for such SLUP use.
- N. Yes, the SLUP will definitely be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: February 17, 2025

TO WHOM IT MAY CONCERN:


I/WE: Vincent & Tawanda Vaus
Name of Owner(s)


being owner(s) of the subject property described below or attached hereby delegate authority to:

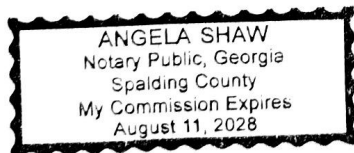
Tawanda Vaus

Name of Agent or Representative

to file an application on my/our behalf.


Notary Public


Owner



DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes: _____ No: ✓ *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

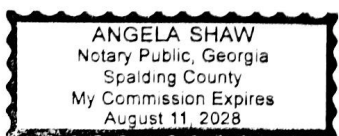

Notary

 2/17/2025
Signature of Applicant /Date

Check one: Owner ✓ Agent _____

8-11-28
Expiration Date/ Seal

*Notary seal not needed if answer is "No".





January 28, 2025

Hi,

I have done some research since I received your email. The house at 7566 Union Grove Road has a 1500 Gallon septic tank and 480 feet of field lines. This was installed in 1982. I have also seen that the lot 2.91 acres. There is plenty of space to replace the septic system should this ever become necessary.

DeKalb Public Health will have no objection to adding a seventh bed.

A handwritten signature in black ink, appearing to read "Alan Gaines", is written over the typed name.

Alan Gaines

Deputy Director, Environmental Health / DeKalb Public Health
Richardson Health Center / 445 Winn Way, Suite 320 / Decatur, GA 30030
PHONE 404-508-7934/ CELL 678-283-0173
alan.gaines@dph.ga.gov | dekalbpublichealth.com

Record and Return to:
Lueder, Larkin & Hunter, LLC
4500 Hugh Howell Road, Suite 350
Tucker, GA 30084
File No.: GA-TK-17-0196-PUR

True & Corrected
1000 0000

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF DEKALB

THIS INDENTURE, made this the 17th day of March, 2017, between

Vincent E. Vauss

as party or parties of the first part, hereinafter called Grantor, and

Vincent E. Vauss and Tawanda Horton
As Joint Tenants with Rights of Survivorship and Not as Tenants in Common

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey, release and forever QUITCLAIM unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 186 of the 16th District, DeKalb County, Georgia, being a 2.852 acre tract of land, more particularly described as follows: To locate the True Point of Beginning, commence at the intersection of the Right-Of-Way of Poplar Falls Road and Union Grove Road, run thence 1002.90 feet Easterly along the Northerly Right-Of-Way of said Union Grove Road to a point, which is The True Point of Beginning; run thence North 01 degrees, 22 minutes, 56 seconds, East a distance of 433.70 feet to a point; run thence North 88 degrees, 20 minutes, 47 seconds, East a distance of 272.38 feet to a point; run thence South 01 degree, 44 minutes, 55 seconds, West a distance of 487.62 feet to a point on the Northerly Right-Of-Way of Union Grove Road (70-Foot Right-Of-Way); run thence Westerly along said Northerly Right-Of-Way a distance of 271.80 feet to a point, which is the True Point of Beginning.

Parcel 16 186 01 007

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said described property to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:




Unofficial Witness



Vincent E. Vauss

(SEAL)



Notary Public

My Commission Expires:

10/19/19

[Notary Seal]



OWNER:
AFIA GRIFFITH
8843 STAFFORD COURT
INDIANAPOLIS, IN 46260

DEVELOPER:
EDNA CARES PERSONAL CARE HOME, INC.
7886 UNION CHURCH ROAD
LITHONIA, GEORGIA 30058
(770)889-3888

ENGINEER:
LAWRENCE A. MARTIN, P.E.
3872 POINTE BLEUE DRIVE
DECATUR, GEORGIA 30034
(770)572-6488

24 HOUR CONTACT PERSON:
TAMARA HORTON
(684) 988-3878

EXISTING FLOOR PLANS

FOR

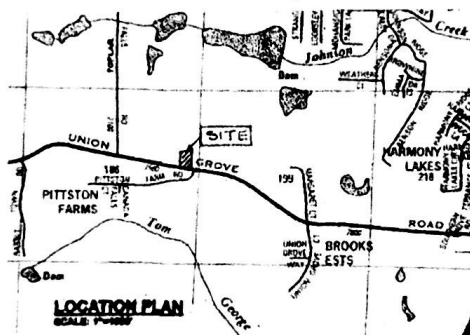
"EDNA CARES" - PCH

PERSONAL CARE HOME CARING FOR 6 RESIDENTS

7566 UNION GROVE ROAD
LITHONIA, GEORGIA 30058

LOCATED IN
LAND LOT 186, 16th DISTRICT
DEKALB COUNTY

DATE: APRIL 8, 2017



HVAC NOTES

- NO REVISIONS TO THE HEATING VENTILATING AND AIR CONDITIONING (HVAC) SYSTEM IS ANTICIPATED FOR THIS PROJECT. IF, HOWEVER, DURING THE COURSE OF INSPECTION, THE SYSTEM IS FOUND TO BE DEFECTIVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS AND THE REPAIRS SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF THE DEKALB COUNTY. A SEPARATE INSTALLATION PERMIT SHOULD BE REQUIRED. COMPLY WITH ALL APPLICABLE CODES AND DEKALB COUNTY INSPECTIONS AND APPROVALS.
- DESIGN OF ANY REPAIRS/REPLACEMENT TO THE HVAC SYSTEM SHALL BE THE RESPONSIBILITY OF THE HVAC CONTRACTOR.
- HVAC CONTRACTOR SHALL INSPECT THE EXISTING SYSTEM TO VERIFY THAT THE EXISTING HVAC SYSTEM IS PERFORMING SATISFACTORILY AND NOTIFY THE OWNER OF THE RESULTS OF THE INSPECTION TO ACCOMMODATE THE ANTICIPATED HVAC LOAD.

ELECTRICAL NOTES

- NO ELECTRICAL WORK IS ANTICIPATED FOR THIS PROJECT. IF, HOWEVER, DURING THE COURSE OF INSPECTION, ELECTRICAL WORK IS IDENTIFIED, THE WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF THE DEKALB COUNTY. A SEPARATE PERMIT SHOULD BE REQUIRED. COMPLY WITH ALL APPLICABLE CODES AND DEKALB COUNTY ELECTRICAL INSPECTIONS AND APPROVALS.
- DESIGN OF ANY REPAIRS/REPLACEMENT TO THE ELECTRICAL SYSTEM SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

PLUMBING GENERAL NOTES

- NO PLUMBING WORK IS ANTICIPATED FOR THIS PROJECT. IF, HOWEVER, DURING THE COURSE OF INSPECTION, PLUMBING WORK IS IDENTIFIED, THE WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF THE DEKALB COUNTY. A SEPARATE PERMIT SHOULD BE REQUIRED. COMPLY WITH ALL APPLICABLE CODES AND DEKALB COUNTY PLUMBING INSPECTIONS AND APPROVALS.
- COORDINATE WITH ALL OTHER TRADES PRIOR TO INSTALLATION. REFER TO AVAILABLE FACILITY DRAWINGS TO VERIFY EXISTING SIZES AND LOCATION OF ALL EXISTING OR ANTICIPATED UTILITY CONNECTIONS PRIOR TO THE START OF ANY WORK FOR THIS PROJECT.
- INSULATE EXISTING HOT AND COLD WATER PIPING WITH 1" THICK ALL-FIBERGLASS INSULATION.
- ALL NEWLY INSTALLED PIPING SHALL BE TESTED IN ACCORDANCE WITH LOCAL ORDINANCES REGULATING GAS AT 100 PSI AND WATER AT 150 PSI. TEST THE PRESSURE SYSTEM BEFORE ANY OCCUPANCY OR DROP IN PRESSURE FOR A PERIOD OF NOT LESS THAN TEN (10) HOURS.

SCOPE OF WORK

USING EXISTING PERSONAL CARE HOME FOR THE BOARD AND CARE OF 6 RESIDENTS AS PERMITTED BY DEKALB COUNTY UNDER NEW OWNERSHIP. NO STRUCTURAL WORK IS REQUIRED FOR THIS PERMIT APPLICATION. AN APPLICATION FOR A SPECIAL LAND USE PERMIT IS REQUIRED FOR INCREASING THE NUMBER OF RESIDENTS FROM 3 TO 6 AS ALLOWED. THE DETAILS ARE INCLUDED HERE-IN FOR YOUR REVIEW AND APPROVAL.

GENERAL NOTES

1. THE INFORMATION SHOWN IN THESE DRAWINGS IS BASED ON ACTUAL FIELD MEASUREMENTS AND OTHER INFORMATION OF RECORD. ALL WORK DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FOLLOWING CONSTRUCTION CODES:

INTERNATIONAL BUILDING CODE - 2012 EDITION WITH GEORGIA AMENDMENTS (2014, 2015)

INTERNATIONAL GAS CODE - 2011 EDITION WITH GEORGIA AMENDMENTS (2014, 2015)

INTERNATIONAL MECHANICAL CODE - 2012 EDITION WITH GEORGIA AMENDMENTS (2014, 2015)

INTERNATIONAL PLUMBING CODE - 2012 EDITION WITH GEORGIA AMENDMENTS (2014, 2015)

NATIONAL ELECTRICAL CODE - 2014 EDITION WITH NO GEORGIA AMENDMENTS

INTERNATIONAL ENERGY CONSERVATION CODE - 2009 EDITION WITH GEORGIA AMENDMENTS AND SUPPLEMENTS

INTERNATIONAL FIRE CODE - 2012 EDITION WITH GEORGIA AMENDMENTS

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) - 701 LIFE SAFETY CODE, 2012 EDITION
OSHA TITLE 18 AND 30 AND CHAPTERS OF THE FIRE COMMISSIONER'S RULES AND REGULATIONS

2016 STANDARDS SPECIFIC FOR ACCESSIBLE DESIGN BY U.S. DEPARTMENT OF JUSTICE

DEKALB COUNTY FIRE DEPARTMENT APPROVAL IS REQUIRED.

DEKALB COUNTY BUILDING INSPECTIONS AND APPROVALS ARE REQUIRED.

2. CODE ADOPTION

REF. INTERNATIONAL BUILDING CODE - 2012 EDITION WITH GA. AMENDMENTS (2014, 2015)

SIZE OF BUILDING: 3291 S.F.

HEIGHT OF BUILDING: 1 STORY

TYPE CONSTRUCTION: TYPE VB (UNPROTECTED)

FIRE SPRINKLER: YES

PRIMARY OCCUPANCY

SECTION 201.05 OCCUPANCY TYPE GROUP (RESIDENTIAL)

TABLE 201.05 TYPE VB - ALLOWED FOR DETORY AND UNLIMITED S.F.

TABLE 201.05 TYPE VB CONSTRUCTION PROTECTED:

CHAPTER 8
EXTERIOR BEARING WALL 2 HR RATING
INTERIOR BEARING WALL 1 HR RATING
FLOOR CONSTRUCTION 1 HR RATING
ROOF CONSTRUCTION 1 HR RATING

OCCUPANT LOAD (MPPA 101 TABLE 7.1.2.2)

RESIDENTIAL (MPPA 101 TABLE 7.1.2.2) PERSONS + 170 LBS. = 18 PERSONS

HOWEVER BUILDING SHALL CONFORM TO STANDARDS SET BY ONE REQUIRING 180 S.F. PER RESIDENT IN EACH BEDROOM. DEKALB COUNTY ALLOWS 6 S.M. IN A S.F. ZONE UPON SUCCESSFUL APPLICATION OF A S.F. ZONE.

OCCUPANT LOAD (DEKALB COUNTY) (MPPA 101 TABLE 7.1.2.2)

THREE DOUBLE OCCUPANT ROOMS = 6 PERSONS
1 SHIFTS (24 HOURS) @ 2 CARE GIVERS PER SHIFT = 4 PERSONS
2 MANAGERS WORKING CONCURRENTLY = 2 PERSONS
1 VISITOR PER RESIDENT WORKING CONCURRENTLY = 1 PERSON
TOTAL = 13 PERSONS

HOWEVER BUILDING SHALL CONFORM TO STANDARDS SET BY ONE REQUIRING 180 S.F. PER RESIDENT IN EACH BEDROOM. DEKALB COUNTY ALLOWS 6 S.M. IN A S.F. ZONE UPON SUCCESSFUL APPLICATION OF A S.F. ZONE.

MEANS OF EGRESS: 83'12" x 72'0" = 5984 S.F. (MPPA 101 TABLE 7.3.3.1)

3. FIRE NOTES (SEE NOTES TO THIS DRAWING)

1. BUILDING ACCESS SHALL CONFORM TO APPLICABLE SECTIONS OF 2012 IBC 101 AND 102 GEORGIA ACCESSIBILITY CODE (2012) AND 2012 IBC 101 AND 102 GEORGIA ACCESSIBILITY CODE (2012) AND 2012 IBC 101 AND 102 GEORGIA ACCESSIBILITY CODE (2012).

2. EVACUATION CAPABILITY: THE DESIGN OF THIS FACILITY IS BASED ON 2012 IBC 101 PROVISIONS.

3. PROVIDE LEVER HANDWARE FOR ALL NEW AND EXISTING DOORS. LEVER HANDWARE ONLY TO BE OPERABLE WHEN BUILDING IS OCCUPIED.

3. FIRE NOTES

THE BUILDING IS FULLY SPRINKLED, CONFORM TO DEKALB COUNTY F.M.O. REQUIREMENTS, SUBMITTALS, INSPECTION AND APPROVAL.

CLASS A OR B INTERIOR FINISH PER 2012 M.F.P.A. 8101 SECTION 10.2
PROVIDE PORTABLE FIRE EXTINGUISHER PROTECTION PER M.F.P.A. 8101 SEC 8.7, 2006 EDITION

KITCHEN SUPPRESSION SYSTEM PROTECTION, PER APPLICABLE PROVISIONS 1908 M.F.P.A. 806, AS MODIFIED BY OBC.

NO KEY LOCKS ON BUSINESS SIDE OF DOOR, PER M.F.P.A. 8101 CHAPTER 7.

LEVER HANDWARE ON NEW RE-HUNG DOORS PER M.F.P.A. 8101 (20-20-240).

PROVIDE SIZE 2, A 10 BC 1A AS INDICATED INSTALLED AT MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE.

PROVIDE MANUAL FIRE ALARM SYSTEM FOR THE FACILITY INCLUDING SINGLE STATION SMOKE DETECTORS AS INDICATED ON THE DRAWINGS PER 2012 M.F.P.A. 8101-22.2.2.7 AND SECTION 8.5 AND 2002 M.F.P.A. 72 FIRE ALARM REVIEW REQUIREMENTS.

SEPARATE FIRE ALARM PLANS AND PERMITS ARE REQUIRED CONFORM TO DEKALB COUNTY F.M.O. SUBMITTALS, INSPECTION AND APPROVAL.

TEST INSTALLED FIRE PROTECTION SYSTEM UPON COMPLETION OF INSTALLATION PER 2012 IBC 901.5.

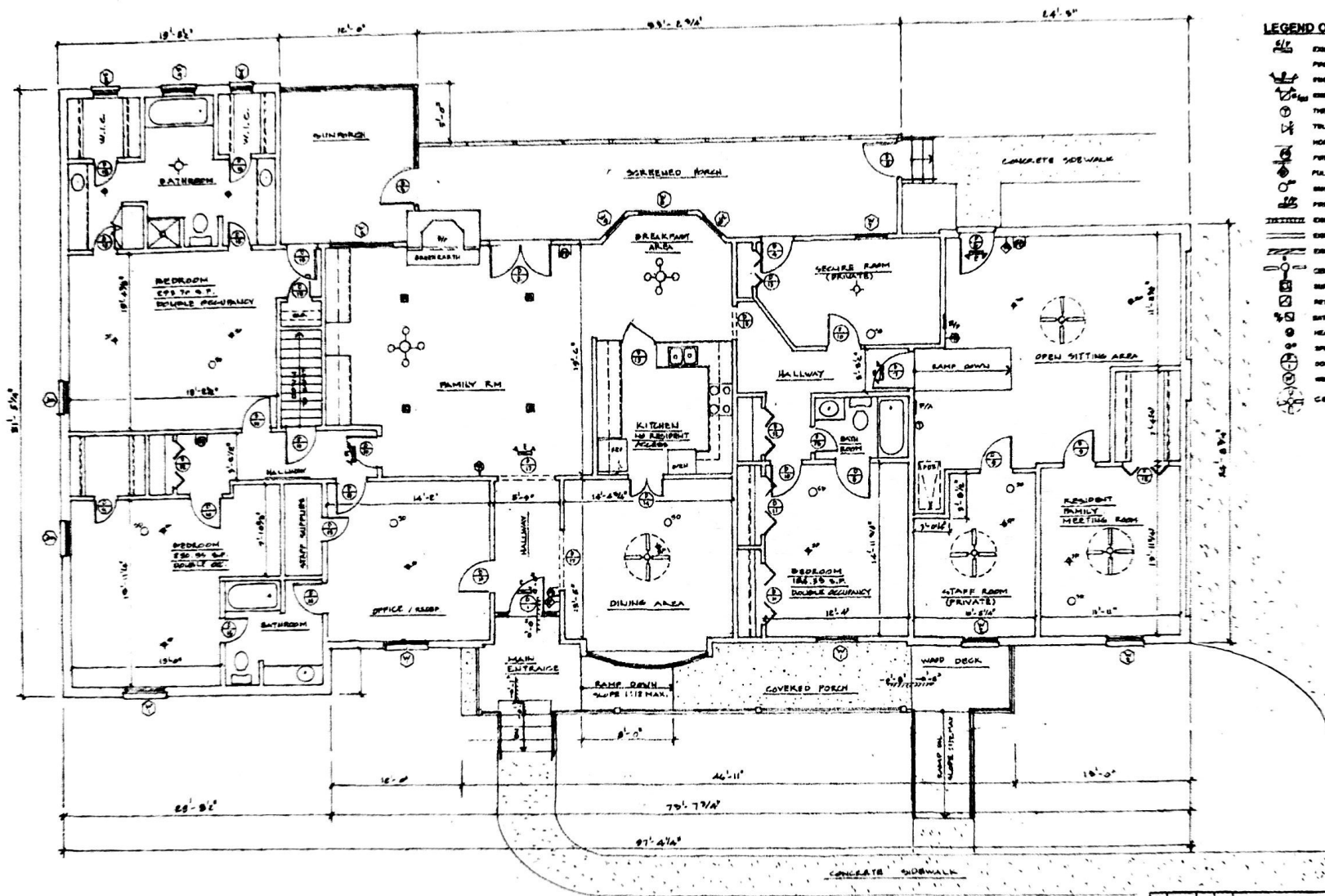
DESIGNED	LAM
DRAWN	JA
CHECKED	LAM
DATE	4/8/17
IN CHARGE	LAM



LAWRENCE A. MARTIN, P.E.	
CONSTRUCTION - ENGINEERING - SUPPORT SERVICES	
SUBMITTED	APPROVED

REV	DATE	BY	DESCRIPTION

EXISTING FLOOR PLANS "EDNA CARES" PERSONAL CARE HOME 7886 UNION CHURCH ROAD LITHONIA, GEORGIA 30058 DEKALB COUNTY	
SCALE	PROJECT NO. 17040
	DRAWING NO. A-1

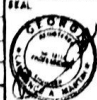


LEGEND OF SYMBOLS

- EXISTING ELECTRICAL PANEL
- FIRE ALARM PANEL
- EMERGENCY EXIT LIGHT
- EMERGENCY BATTERY BACK-UP LIGHT
- THERMOSTAT LOCATION
- TELEPHONE OUTLETS
- HOUSE/STORE ONLY
- FIRE EXTINGUISHER
- PULL STATION
- SMOKE DETECTOR
- FIRE ALARM PANEL
- EXISTING CORE WALLS
- EXISTING HIGH LOAD BEARING PARTITION WALL
- EXISTING FIRE WALL TO REMAIN
- CEILING FAN FIXTURE
- SUPPLY AIR REGISTER
- RETURN AIR REGISTER
- BATHROOM EXHAUST FAN
- HEAT DETECTOR
- SPEAKER HEAD LOCATION
- DOOR SWING
- WINDOW SILLINGS
- CEILING FAN WITH LIGHT FIXTURE

REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED LAM
DRAWN FR
CHECKED LAM
DATE 4/11/17
BY CHANGE LAM



LAM

LAWRENCE A. MARTIN, P.E.
CONSTRUCTION - ENGINEERING - SUPPORT SERVICES

P.O. BOX 371790
DECATUR, GEORGIA 30037
(770) 515-8430

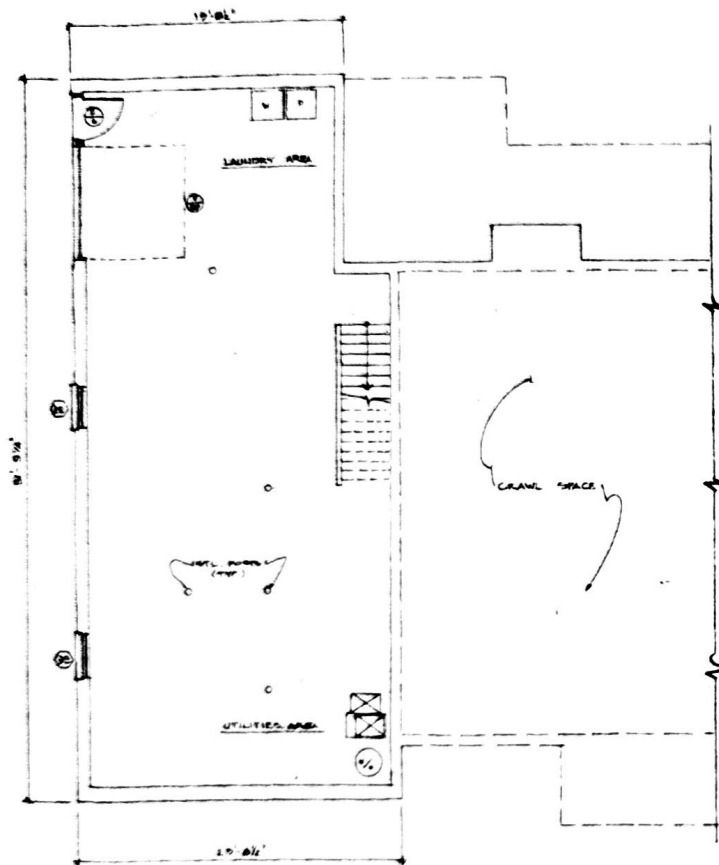
SUBMITTED

APPROVED

EXISTING FLOOR PLANS
"ENDA CARES" PERSONAL CARE HOME
7966 UNION CHURCH ROAD
LITHONIA, GEORGIA 30058
DEKALB COUNTY

SCALE

PROJECT NO.
17048
DRAWING NO.
A-2



EXISTING BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"

DOOR SCHEDULE					
SYMBOL	WIDTH	HEIGHT	DESCRIPTION	QUANTITY	REMARKS
D-1	3'-0"	6'-8"	DECORATIVE ENTRANCE DOOR WITH GLASS LITES	1	W WOOD FRAME
D-2	3'-0"	6'-8"	EXTERIOR FRENCH STYLE 18 LITE DOOR DOOR	1	W WOOD FRAME
D-3	3'-0"	6'-8"	INTERIOR INSULATED GLASS DOOR	1	W ALUMINUM FRAME
D-4	2'-6"	6'-8"	INTERIOR FRENCH STYLE 18 LITE DOOR DOOR	1	W WOOD FRAME
D-5	2'-6"	6'-8"	EXTERIOR FRENCH STYLE 18 LITE DOOR	3	W WOOD FRAME
D-6	2'-6"	6'-8"	EXTERIOR FRENCH STYLE 18 LITE DOOR	8	W WOOD FRAME
D-7	2'-6"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR	2	W WOOD FRAME
D-8	2'-6"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE FLUSH PANEL DOOR	2	W WOOD FRAME
D-9	2'-6"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE FLUSH PANEL DOOR	1	W WOOD FRAME
D-10	2'-6"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR	8	W WOOD FRAME
D-11	2'-6"	6'-8"	INTERIOR TWIN BREAKING CENTER PANEL DOOR	2	W WOOD FRAME
D-12	2'-6"	6'-8"	INTERIOR TWIN BREAKING CENTER PANEL DOOR	2	W WOOD FRAME
D-13	2'-6"	6'-8"	INTERIOR TWIN BREAKING CENTER PANEL DOOR	1	W WOOD FRAME
D-14	2'-6"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR DOOR DOOR	1	W WOOD FRAME
D-15	2'-6"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR	8	W WOOD FRAME
D-16	2'-6"	6'-8"	INTERIOR FRENCH STYLE 18 LITE DOOR DOOR	1	W WOOD FRAME
D-17	6'-0"	6'-8"	TRIMMED OPENING	1	W WOOD FRAME
D-18	2'-6"	6'-8"	TRIMMED OPENING	1	W WOOD FRAME
D-19	3'-0"	6'-8"	HALF DOOR WITH INTERIOR LOCK	1	W WOOD FRAME
D-20	6'-0"	7'-0"	GARAGE DOOR	1	W WOOD FRAME

WINDOW SCHEDULE					
SYMBOL	WIDTH	HEIGHT	DESCRIPTION	QUANTITY	REMARKS
W-1	3'-0"	6'-8"	PARTIAL INSULATED GLASS 12 SINGLE DOUBLE HUNG WOOD WINDOW	1	2'-6" ALF
W-2	3'-0"	6'-8"	EASTING INSULATED GLASS 12 SINGLE DOUBLE HUNG WOOD WINDOW	2	2'-6" ALF
W-3	3'-0"	6'-8"	EASTING INSULATED GLASS 12 SINGLE DOUBLE HUNG WOOD WINDOW	3	2'-6" ALF
W-4	2'-6"	6'-8"	NEW INSULATED GLASS 12 DOUBLE HUNG VINYL CLAD WOOD WINDOW	1	2'-6" ALF
W-5	5'-0"	6'-8"	EASTING TWIN FRENCH STYLE 18 LITE HUNG IN WOOD FRAME	1	10'-0" ALF
W-6	4'-0"	6'-8"	EASTING TWIN FRENCH STYLE 18 LITE HUNG IN WOOD FRAME	1	2'-6" ALF
W-7	2'-6"	6'-8"	EASTING FRENCH STYLE 18 LITE HUNG IN WOOD FRAME	1	2'-6" ALF
W-8	3'-0"	6'-8"	EASTING FRENCH STYLE 18 LITE HUNG IN WOOD FRAME	2	2'-6" ALF
W-9	2'-6"	6'-8"	EASTING FRENCH STYLE 18 LITE HUNG IN WOOD FRAME	2	2'-6" ALF
W-10	2'-6"	6'-8"	EASTING FRENCH STYLE 18 LITE HUNG IN WOOD FRAME	2	2'-6" ALF
W-11	1'-0"	6'-8"	SEGMENTAL FRENCH STYLE 18 LITE BAY WINDOW GLASS PANEL	5	2'-6" ALF

REV	DATE	BY	APP	DESCRIPTION

DESIGNED LAM
DRAWN ZH
CHECKED LAM
DATE 6/8/11
IN CHARGE LAM



LAWRENCE A. MARTIN, P.E.
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SUPPORT SERVICES

EXISTING FLOOR PLANS
"ENDIA CARES" PERSONAL CARE HOME
7584 UNION CHURCH ROAD
LITHONIA, GEORGIA 30058
DEKALB COUNTY

SCALE
PROJECT NO.
17048
DRAWING NO.
A-3