



Lorraine Cochran-Johnson

Chief Executive Officer

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

Wednesday, May 14, 2025

Planning Department Staff Analysis



Cedric Hudson

Interim Director

N8. Case No: A-25-1247491

Parcel ID(s): 18 046 01 034

Commission District 04 Super District 06

Applicant: **Christina Patterson**
2315 Wildwood Lake Drive
Suwanee, GA 30024

Owner: **Christina Patterson**
2315 Wildwood Lake Drive
Suwanee, GA 30024

Project Name: New Home Construction

Location: 521 Warren Avenue, Scottdale, GA 30079

Requests: Application by Christina Patterson to request variance from Section 27-2.2.1 and 27-3.36 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate the construction of a single-family home in the R-75 (Residential Medium Lot) and Scottdale Overlay District – Tier 2) zoning district.

Staff Recommendation: Deferral to June ZBA hearing by request of applicant

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: _____

Mailing Address: _____

City/State/Zip Code: _____

Email: _____

Telephone Home: _____ Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____

Address (Mailing): _____

Email: _____ Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ City: _____ State: _____ Zip: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: _____ Commission District & Super District: _____

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.

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:

Christina Patterson

DATE: _____

Applicant
Signature:

Dear Members of the Zoning Board of Appeals,

My name is Christina Patterson, and I am writing to formally request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance. My request pertains to the Lot Coverage maximums for my property at 521 Warren Ave, Scottdale, and the purpose of this variance is to facilitate the construction of a custom single-family home that will accommodate my daughter's wheelchair accessibility needs.

1. Physical Conditions of the Site:

The lot itself is perfect for most homes, however, the need for a single-story home for accessibility when bound by the Lot Coverage maximums constitutes a special case necessitating this variance request of 6.06%; a 2.31% increase for the home, porch, and garage, as well as an additional 3.75% increase for pervious concrete to be used for the driveway and walkway.

2. Minimum Variance Necessary:

I assure you that my request is solely for the minimum variance necessary to render the home fully wheelchair accessible and is essential to my daughter's ability to live independently in the home she will share with her husband.

3. Public Welfare:

This proposed custom home will meet (or exceed) all DeKalb County and Scottdale Overlay District specs and/or requirements, and building a new home in the Eskimo Heights neighborhood, where there are no less than fifteen vacant lots on Warren Avenue, will be a positive contribution to the revitalization efforts proposed and endorsed by the Scottdale Community Alliance. The requested variance will not pose any harm to the public welfare, neighboring properties, or any other overall improvements in the zoning district, as there are no material changes to the home that violate any ordinance and only minimal additional lot coverage. In keeping with the Dekalb County / Scottdale Overlay District's commitment to sustainability and stormwater control, we will use pervious concrete for the driveway, walkway, and anywhere deemed feasible by our builder.

4. Ordinance Hardship:

A strict interpretation of the zoning laws, in this case, would cause undue hardship for my daughter with her wheelchair accessibility needs. In trying to stay within the lot coverage parameters, we have reduced the footprint of the home as much as possible while still allowing her to be able to access all rooms of the house as easily as a non-wheelchair user as well as, have full accessibility accommodations in the kitchen, bathrooms, laundry room, closets, garage, and storage spaces. In addition, we have placed the garage at the back of the house to give her more privacy and security as she's leaving and entering her home, which also contributes to our lot coverage overage.

5. Alignment with the Spirit of the Law:

I firmly believe that my variance request aligns with the intent of the Suburban Character Area, as outlined in the DeKalb County Comprehensive Plan. The proposed construction of this new home is in line with the goals of the Scottdale Community Alliance as well, and their initiative to create a well-planned, walkable neighborhood with strong community involvement; it's our sincere hope this home will not only be a welcome addition to Eskimo Heights but will also encourage others to consider Scottdale when relocating. Our DeKalb County roots run deep as my parents chose to move here when my father came home from his tour of duty in Vietnam in 1970. I attended Clarkston High School (Class of '74 grad!), my son and daughter both came home from the hospital to our first home in Decatur, and now my son-in-law is a teacher at Decatur High School. Assuming this variance request is approved, I also plan to build my home in Scottdale so I'm (much) closer to them (and my granddaughter in Tucker).

In conclusion, I appreciate your time and consideration of my variance request. Please know I am committed to working collaboratively to ensure that my proposed changes align with the broader goals and policies of DeKalb County, and I thank you for your time and consideration in this matter.

Sincerely,

Christina Patterson
Christina Patterson

LETTER OF SUPPORT

Christina Patterson

521 Warren Ave. Scottdale

404-790-1808

pattersonhouse74@gmail.com

March 20, 2025

DeKalb County Zoning Board of Appeals

178 Sam's St. Decatur, GA 30032

Subject: Letter of Support for Variance Request - 521 Warren Avenue
Scottdale, GA 30079

Dear Members of the Zoning Board of Appeals,

I am expressing my strong support for the variance request submitted by Christina Patterson for the property located at 521 Warren Avenue. I am/we are her neighbor(s) at 525 Warren Avenue.

Why I Support the Variance:

- The proposed project will enhance the neighborhood by improving aesthetics with the construction of a new home on a lot that has been vacant for years and the site of frequent loitering and illegal dumping.
- The variance will alleviate a hardship on the property owner, as the home they are building is specifically designed to meet the homeowner's wheelchair accessibility needs as a paraplegic.
- The project is consistent with the spirit and intent of the DeKalb County Comprehensive Plan and Zoning Ordinance as a new

home build will contribute to the ongoing revitalization of the neighborhood.

- The variance request will not negatively impact adjacent properties or the surrounding community, as there will be no outwardly evident structural changes with the build, and, other than the requested lot coverage variance, the home will be built to DeKalb County and City of Scottdale recommendations and requirements.

Conclusion:

I respectfully urge you to grant the variance request for 521 Warren Avenue. I am confident that this project will be a positive addition to our community. Thank you for your time and consideration.

Sincerely,

Tamera Perry
Tamera Perry

Xavier Perry
Xavier Perry



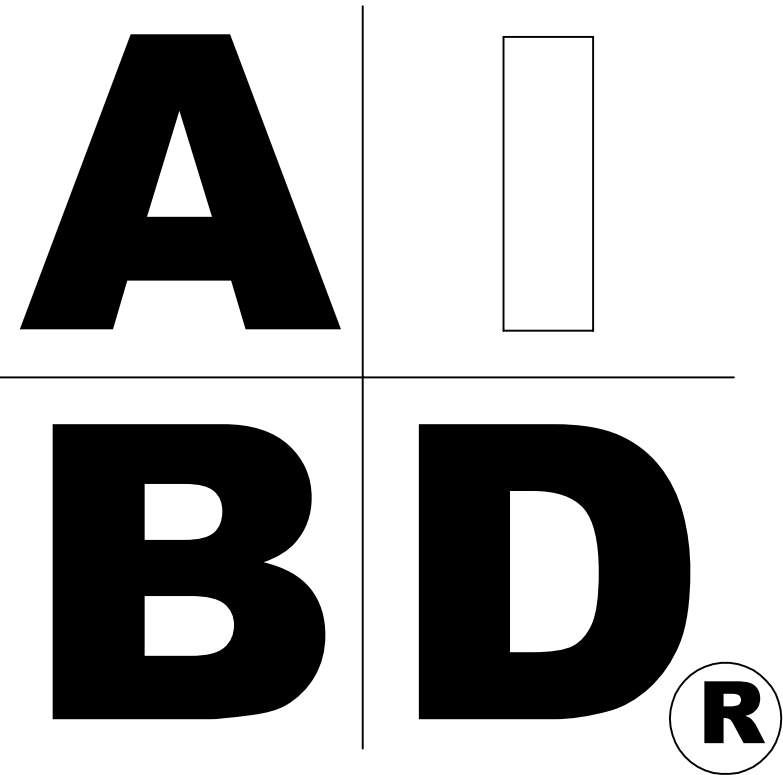
House Plan Zone, LLC.

www.HPZplans.com

Phone: 601.336.3254

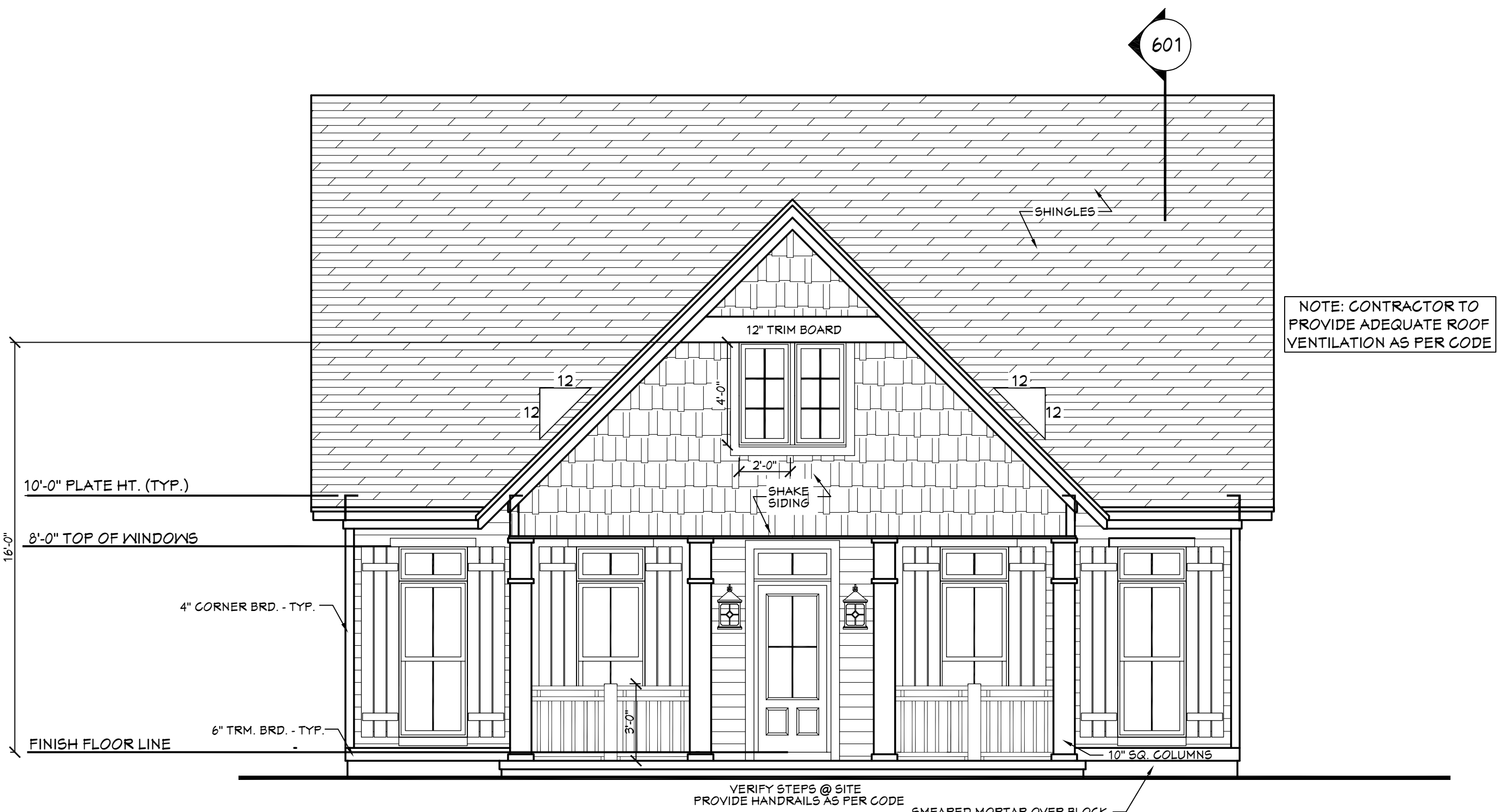
Email: sales@hpzplans.com

Fax: 1-800-574-1387



STANDARD ABBREVIATIONS

@	AT	LT.	LIGHT
#	FOUND(S)	LIN.	LINEN
APPROX.	APPROXIMATELY	MANUF.	MANUFACTURER
BASE.	BASEMENT	MAS.	MASONRY
B/T	BETWEEN	MAX.	MAXIMUM
BLK.	BLOCK	MTL.	METAL
BLK'G	BLOCKING	MIN.	MINIMUM
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BRD.	BOARD	O.C.	ON CENTER
BOT.	BOTTOM	O/C	ON CENTER
BLDG.	BUILDING	OFT.	OPTIONAL
CAB.	CABINET	O.S.B.	ORIENTED STRAND BOARD
CLG.	CEILING	OTS	OWNER TO SELECT
CLR.	CLEAR	O.T.S	OWNER TO SELECT
CLOS.	CLOSET	PG.	PAGE
COL.	COLUMN	PAN.	PANTRY
COLS.	COLUMNS	PL.	PLATE
CONC.	CONCRETE	P	PLATE
CMU	CONCRETE MASONRY UNIT	PLYND	PLYWOOD
C.U.	CONDENSOR UNIT	PLYND	PLYWOOD
CONN.	CONNECTION	POLY.	POLYETHYLENE
CONT.	CONTINUOUS	PSI	POUNDS PER SQUARE INCH
COVERG	COVERING	PRE-FAB	PREFABRICATED
CS	CRAWL SPACE	RE.	REFERENCE
DECO.	DECORATIVE	REF	REFRIGERATOR
DET	DETAIL	REINF.	REINFORCED
DIA.	DIAMETER	R	RESISTANCE
D/N	DISHWASHER	R.A	RETURN AIR
DBL.	DOUBLE	R.A.G	RETURN AIR GRILLE
DF	DOUGLAS FIR	REQ'D	REQUIRED
D	DRYER	SCR.	SCREEN
EA.	EACH	SHLVs.	SHELVES
ELEV.	ELEVATION	SHR.	SHOWER
ENG.	ENGINEER	SHWR	SHOWER
FT.	FEET	SST.	SIMPSON STRONG TIE
F.F.L.	FINISHED FLOOR LINE	SP	SOUTHERN PINE
FIN.	FINISH	SPECS.	SPECIFICATIONS
F.C.	FIRE CODE	SQ.	SQUARE
FLR.	FLOOR	S.F.	SQUARE FOOTAGE
FTG.	FOOTING	STL.	STEEL
FOUND.	FOUNDATION	THK.	THICK
FND.	FOUNDATION	THK.	THICKNESS
FR.	FREEZER	TBD.	TO BE DETERMINED
GA.	GAUGE	TR	TRANSOM
GALV.	GALVANIZED	TYP.	TYPICAL
GYP.	GYPSUM	U.T.C.	UNDER THE COUNTER
HDR.	HEADER	UTIL.	UTILITY
HVAC	HEATING, VENTILATION & AIR CONDITIONING	VAN.	VANITY
HT.	HEIGHT	VERT.	VERTICAL
HTS.	HEIGHTS	WH	WATER HEATER
HORIZ.	HORIZONTAL	W	WASHER
IN.	INCHES	WT.	WEIGHT
INCL.	INCLUDE	WIN.	WINDOW
INSUL.	INSULATION	WM.	WIRE MESH
JT.	JOINT	W	WITH
JST.	JOIST	WD.	WOOD
JSTs.	JOISTS	WCFM	WOOD FRAME CONSTRUCTION MANUAL



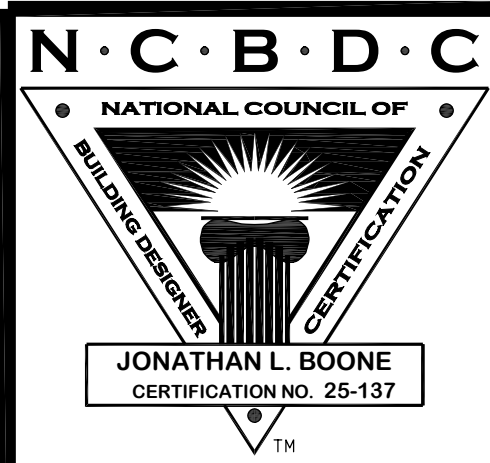
401 BB-2219 FRONT VIEW
SCALE----- 1/4" = 1'-0"

BB-2219

SHEET INDEX:

- 1 COVER SHEET
- 2 FOUNDATION PLAN
- 3 FLOOR PLAN
- 4 EXTERIOR VIEWS
- 5 EXTERIOR VIEWS
- 6 SECTION & CABINET VIEWS
- 7 ROOF PLAN
- 8 ELECTRICAL PLANS

CODE DISCLAIMER:
1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH MISSISSIPPI AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
3. ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOISTS SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2015 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
4. ALL FOUNDATIONS AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.



Date: 07.24.18
Drawn By: C.T.B.

SHEET NUMBER

1

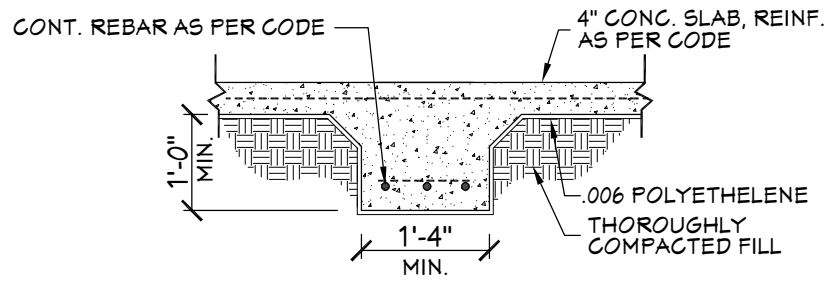
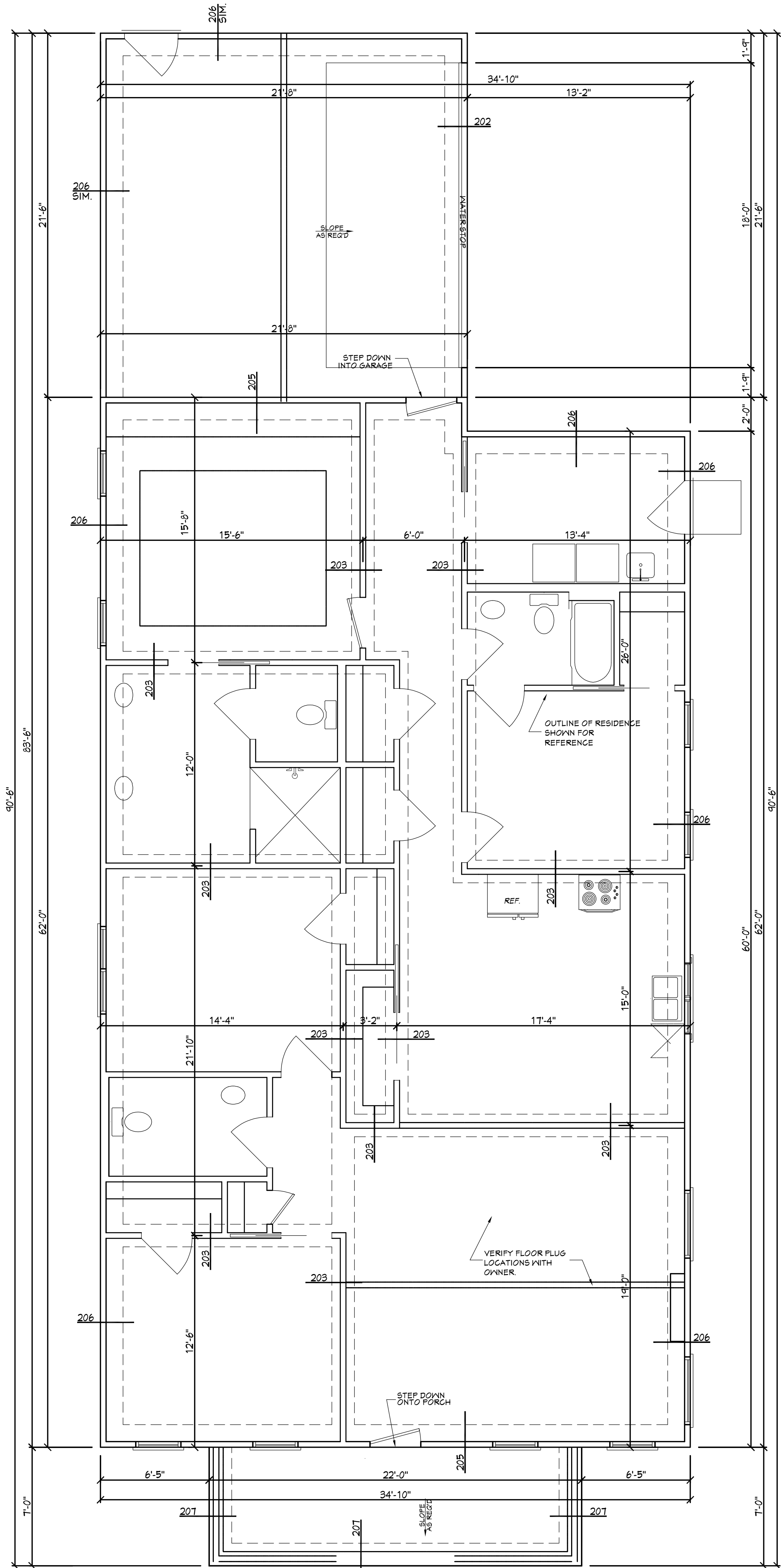
Home plans professionally modified by:

unlimited options, inc.

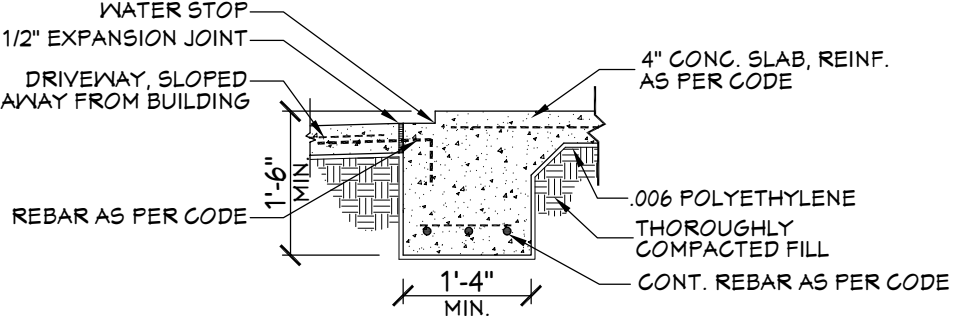


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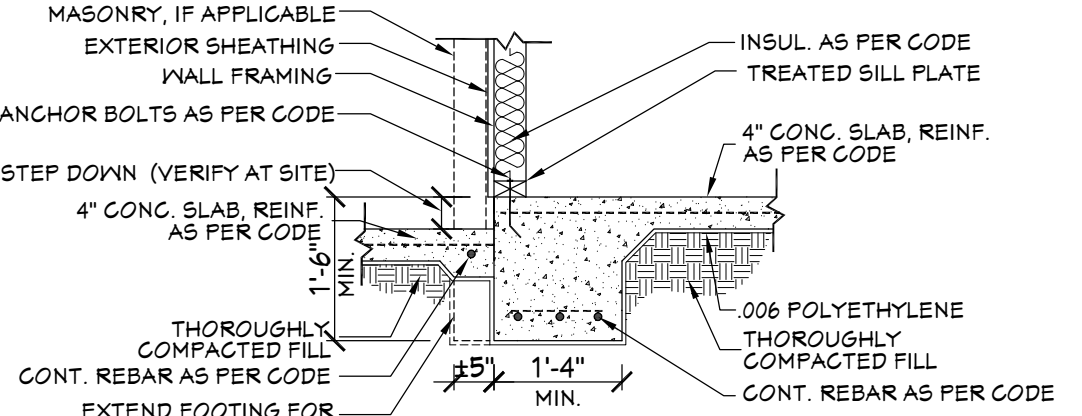
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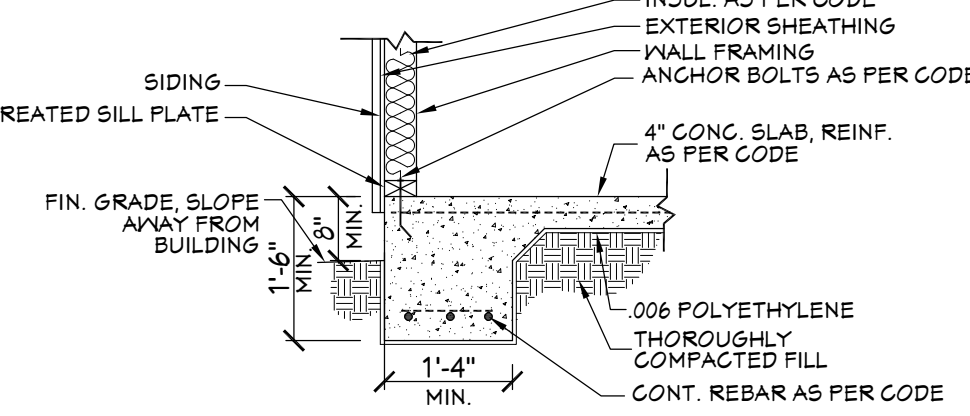
203 FTG. DET.



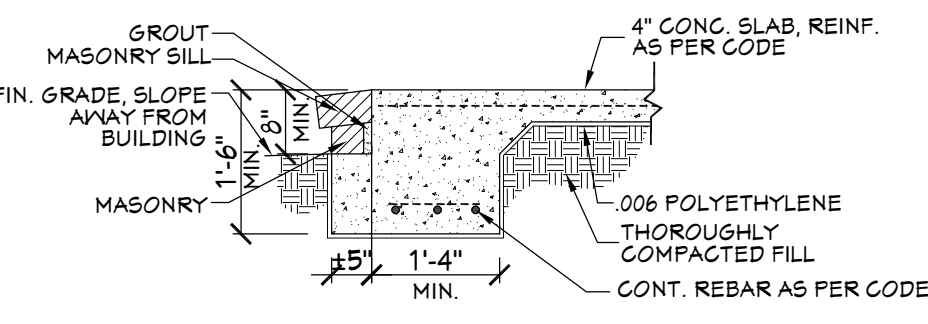
202 FTG. DET.



205 FTG. DET.



206 FTG. DET.



207 FTG. DET.

- SLAB FOUNDATION NOTES:**
1. ALL FOOTING SIZES AND LOCATIONS TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.
 2. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO CONSTRUCTION AND MAKE ANY NECESSARY ADJUSTMENTS.
 4. CONTRACTOR TO PROVIDE WATERPROOFING AS REQ'D TO MEET ALL APPLICABLE CODES AND TYPICAL BUILDING PRACTICES.
 5. CONCRETE SLABS TO BE 4" (3000 psi MIN.), REINFORCED AS PER CODE OR AS DETERMINED BY LICENSED ENGINEER.

201 **FOUNDATION PLAN**
SCALE----- 1/4" = 1'-0"

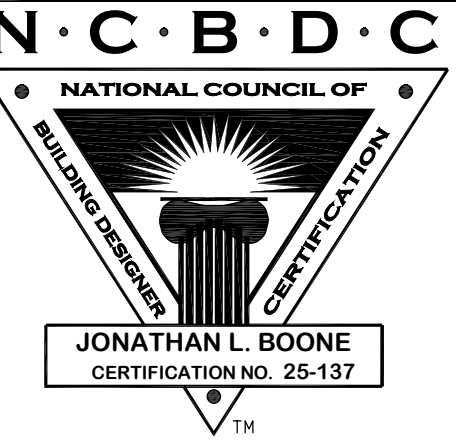
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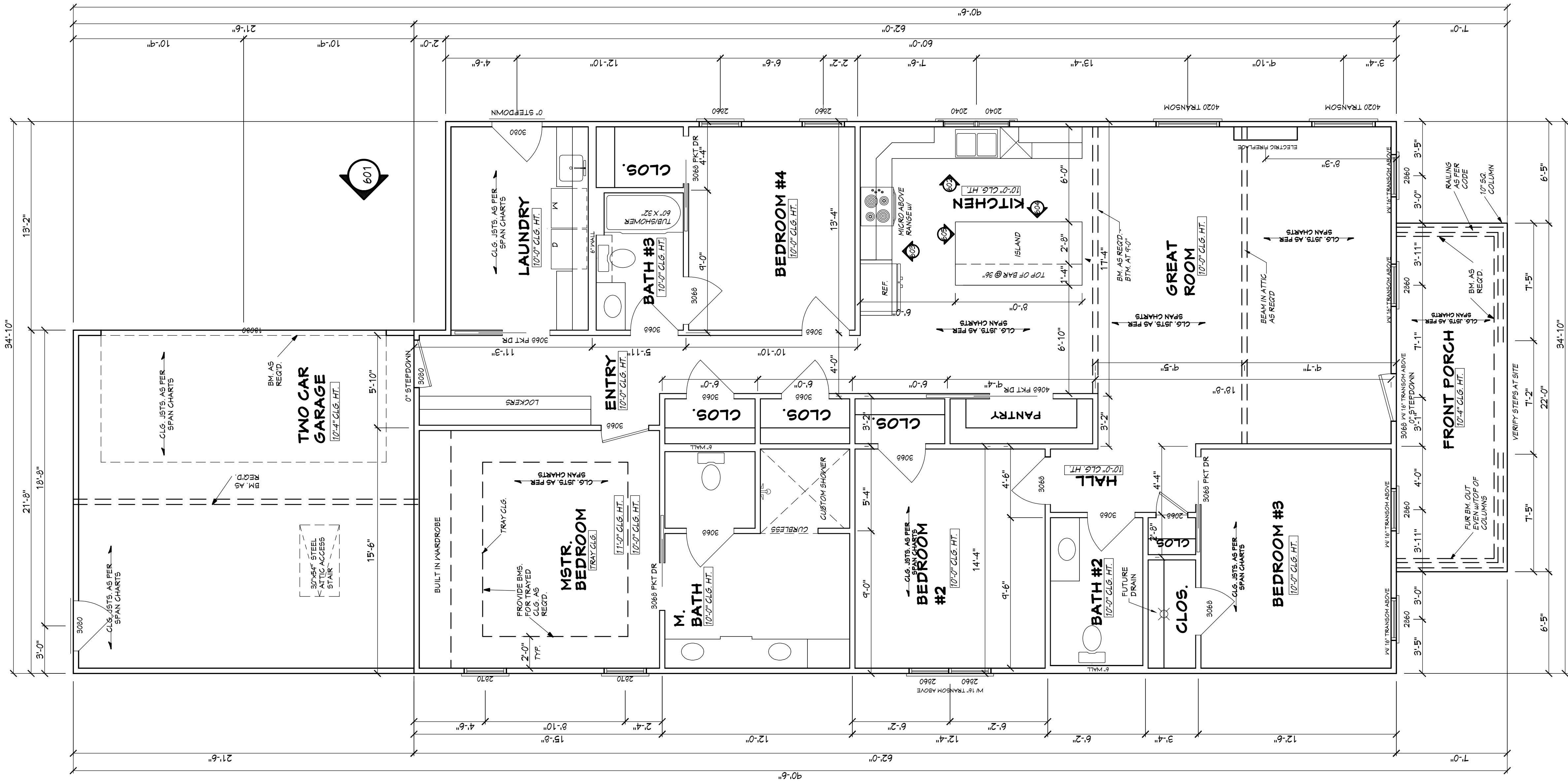


Pre-Drawn Plan ID:
BB-2219

House Plan Zone, LLC, has exercised great care and effort in the development of these plans and the completion of these construction documents. However, it is the responsibility of the contractor to verify all dimensions and details on site. House Plan Zone, LLC, does not assume any responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the design. House Plan Zone, LLC, highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. Other special conditions required by local building codes. All dimensions to be verified on site prior to construction. If a foundation plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

Date: 07.24.18
Drawn By: C.T.B.
Plan number:

SHEET NUMBER
2



NOTE: CONTRACTOR TO LOCATE HVAC AND WATER HEATER UNITS AT SITE.

BB-2219 FLOOR PLAN

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

AREA:	2134	S.F. HEATED
	154	S.F. UNHEATED - FRONT PORCH
	466	S.F. UNHEATED - TWO CAR GARAGE
	2754	S.F. TOTAL UNDER ROOF

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NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
7. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THEN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2015, R312.1.1 & R312.1.2
8. M1305 1.3 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 30 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. EXCEPTIONS:
 - a. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
 - b. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG.
 - c. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST AN 18-INCH WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.
 - d. M1305 1.1 FURNACES AND AIR HANDLERS, FURNACES AND AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12 INCHES WIDER THAN THE FURNACE OR AIR HANDLER. FURNACES HAVING A FIREBOX OPEN TO THE ATMOSPHERE SHALL HAVE AT LEAST A 6-INCH WORKING SPACE ALONG THE FRONT COMBUSTION CHAMBER SIDE. COMBUSTION AIR OPENINGS AT THE REAR OR SIDE OF THE COMPARTMENT SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 17.
 - e. EXCEPTION: THIS SECTION SHALL NOT APPLY TO REPLACEMENT APPLIANCES INSTALLED IN EXISTING COMPARTMENTS AND ALCOVES WHERE THE WORKING SPACE CLEARANCES ARE IN ACCORDANCE WITH THE EQUIPMENT OR APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - f. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 57 SQUARE FEET NET CLEAR OPENINGS AS PER IRC 2015 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENINGS OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
 - g. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2015.
 - h. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
 - i. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2015 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
 - j. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2015, M1507.2

Pre-Drawn Plan ID:

2219

Date: 07.24.18
Drawn By: J.A.L.

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3

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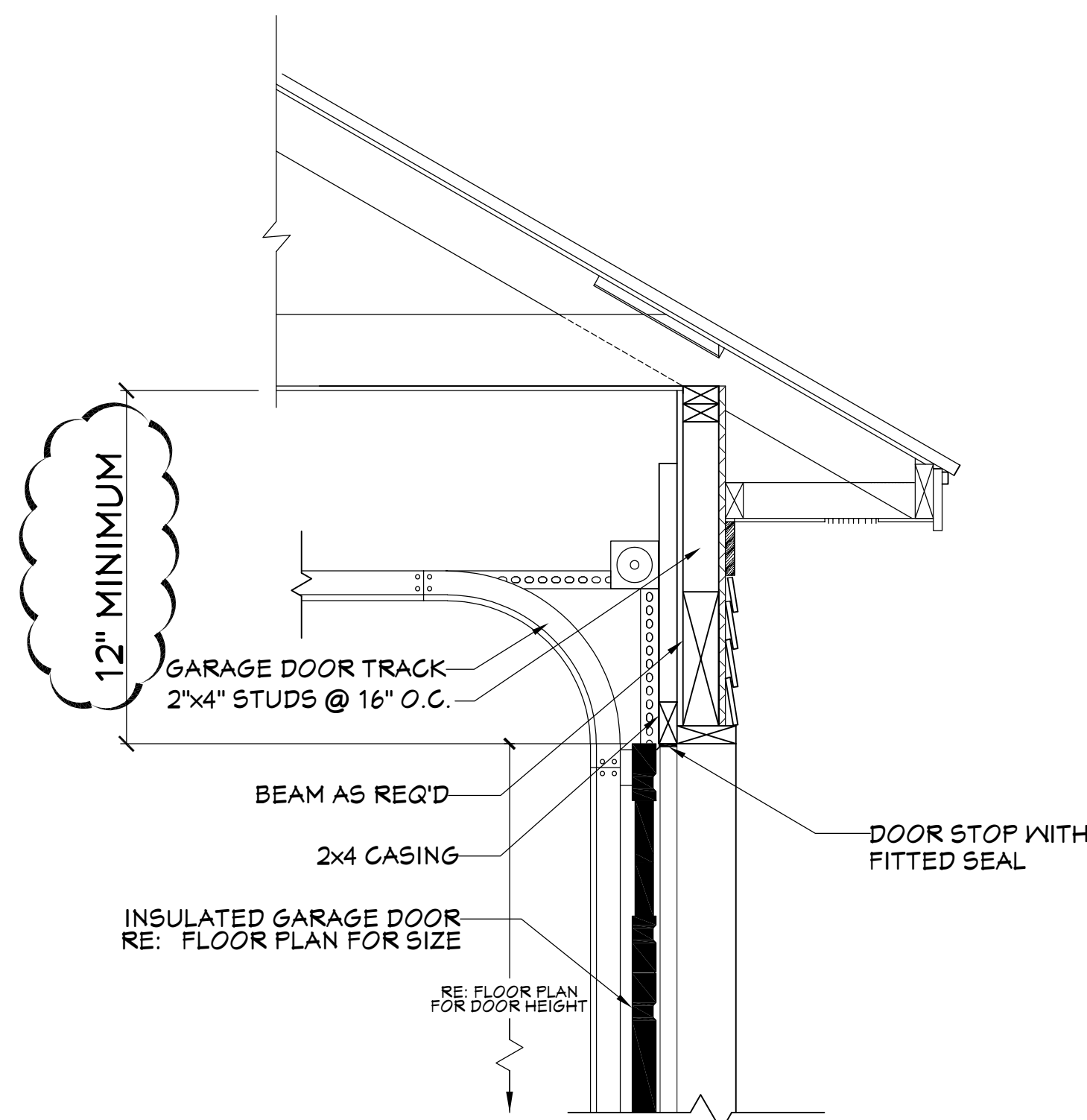
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401 **BB-2219 FRONT VIEW**
SCALE----- 1/4" = 1'-0"

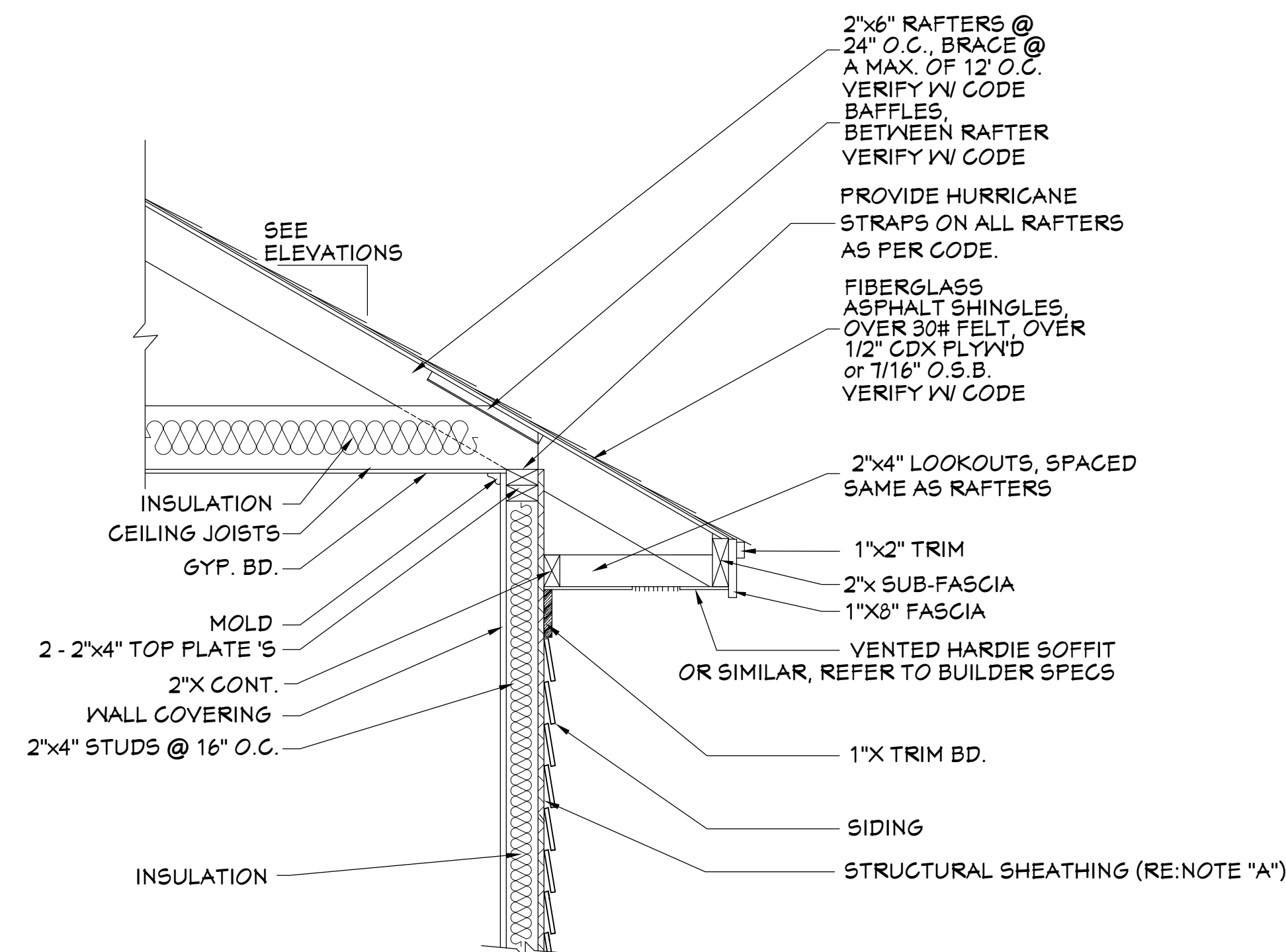
EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



403 **GARAGE DOOR CLEARANCE**
SCALE----- N.T.S.

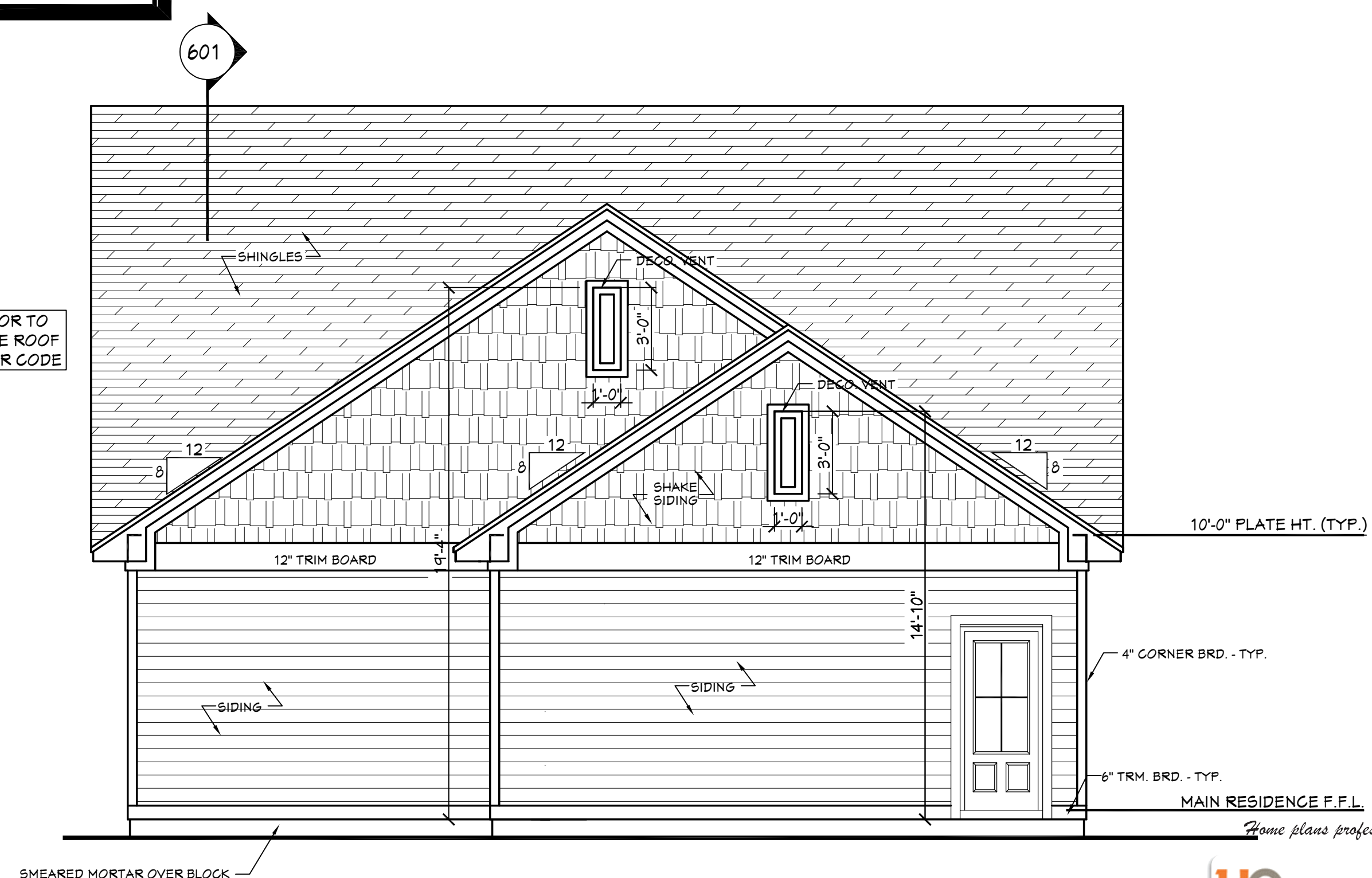
THE INTENT OF THIS DETAIL IS TO SHOW THE MINIMUM REQUIRED DISTANCE FROM THE TOP OF THE GARAGE DOOR OPENING TO THE CEILING OF THE GARAGE.



NOTE "A": PROVIDE A MINIMUM OF 7/16" STRUCTURAL WOOD PANEL ATTACHED w/ 8d COMMON OR 10d BOX NAILS AT 4" SPACING ON EDGE AND 12" IN FIELD.

NOTE "B": CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.

404 **TYP. CORNICE DETAIL**
SCALE----- 3/4" = 1'-0"



402 **REAR VIEW**
SCALE----- 1/4" = 1'-0"

unlimited options, inc.

MEMBER A B D C

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Designing Homes
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Pre-Drawn Plan ID:
BB-2219

Date:
07.24.18

Drawn By:
C.T.B.

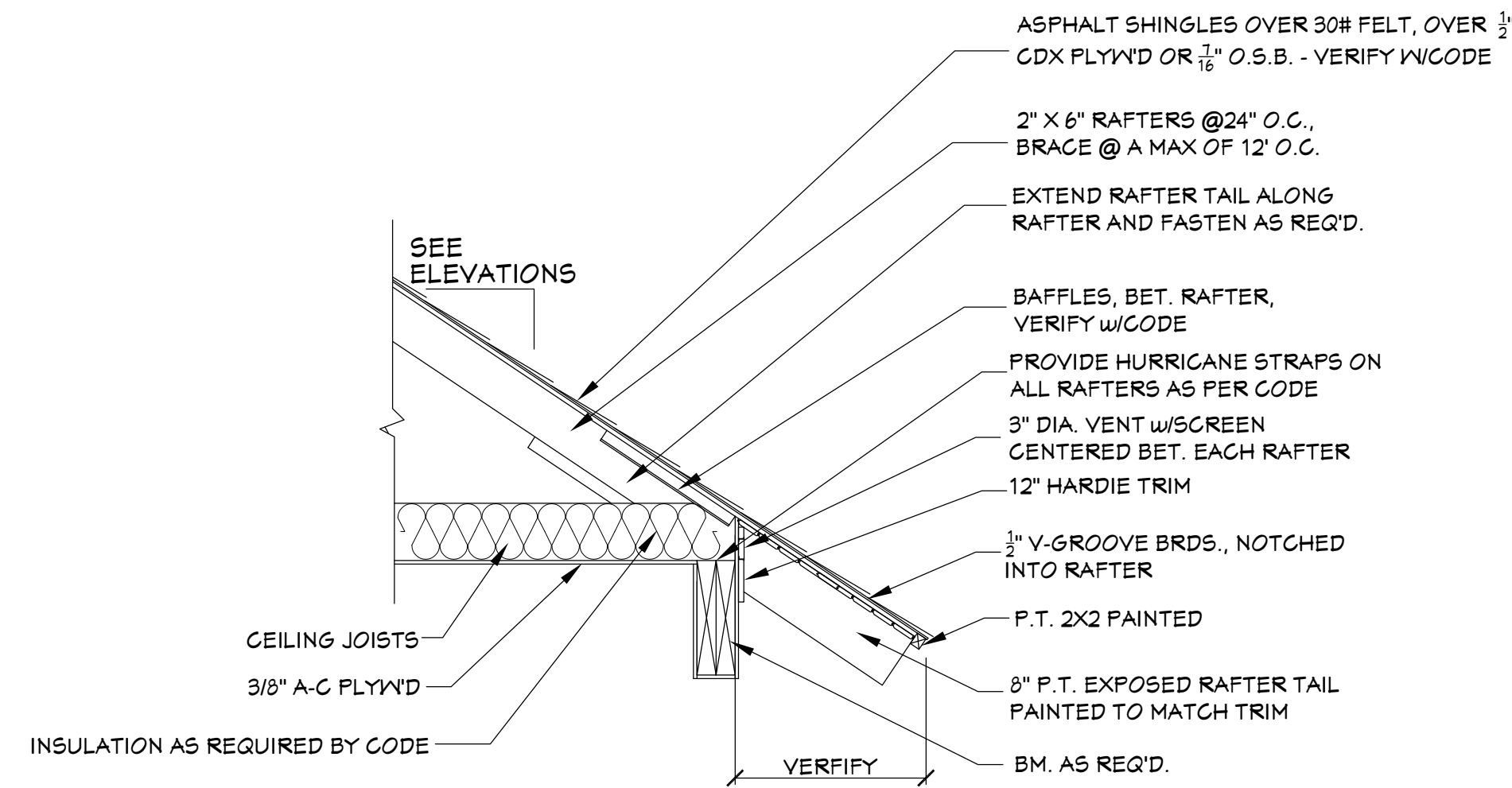
Plan number:

SHEET NUMBER

4



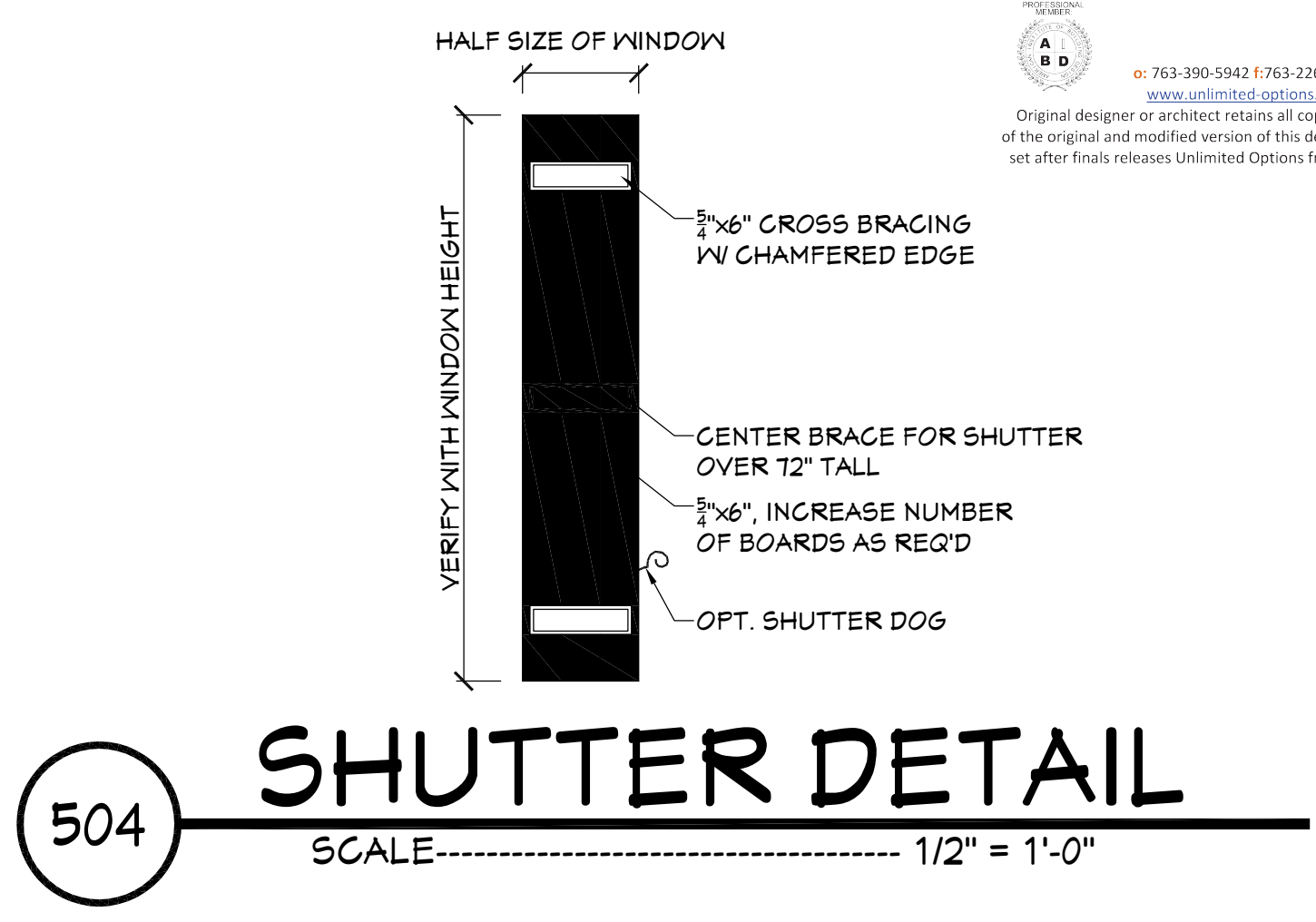
501 RIGHT VIEW
SCALE----- 1/4" = 1'-0"



503 TYP. CORNICE DETAIL FOR EXPOSED RAFTERS
SCALE----- 3/4" = 1'-0"

- EXTERIOR ELEVATION NOTES:**
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
 2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
 3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
 4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
 6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

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504 SHUTTER DETAIL
SCALE----- 1/2" = 1'-0"



502 LEFT VIEW
SCALE----- 1/4" = 1'-0"

Designing Homes

HOUSE PLAN ZONE

Building Relationships

Website:
www.HFPZplans.com

Email:
sales@hfpzplans.com

Phone:
601.336.3254

Fax:
1.800.574.1387

N · C · B · D · C

NATIONAL COUNCIL OF BUILDING DESIGNERS

JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Pre-Drawn Plan ID:
BB-2219

Date: 07.24.18

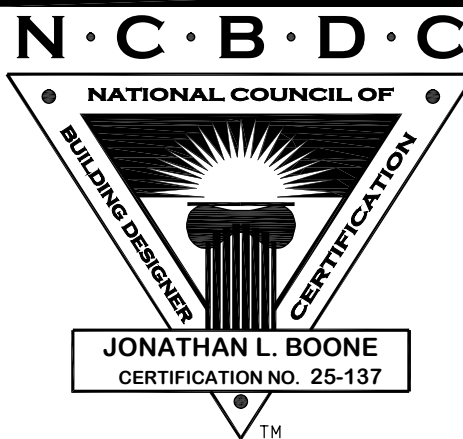
Drawn By: C.T.B.

Plan number:

SHEET NUMBER
5

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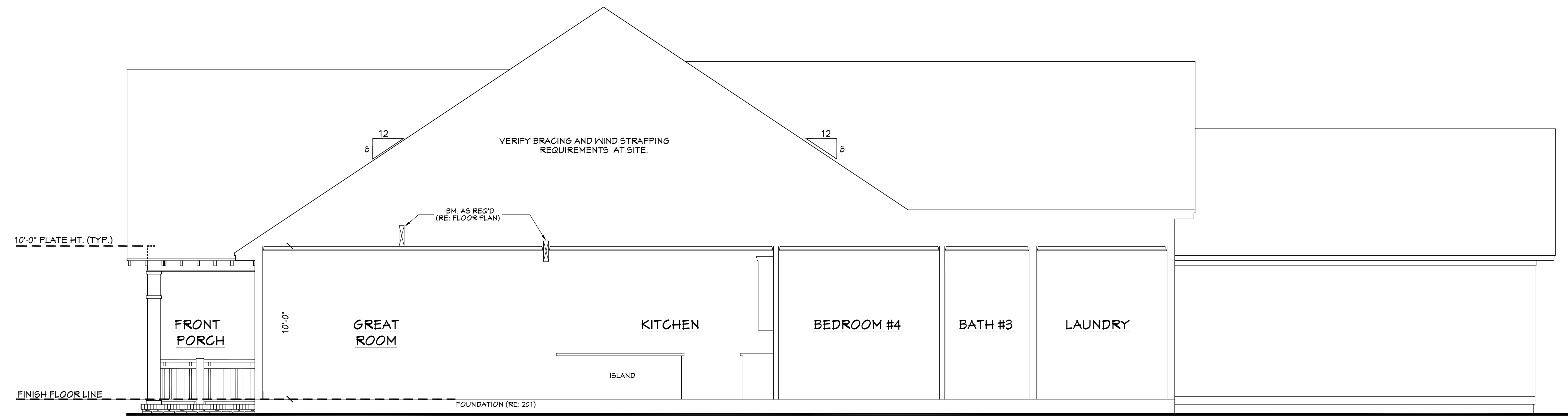
Pre-Drawn Plan ID:
BB-2219

Date:
07.24.18
Drawn By:
J.A.B.

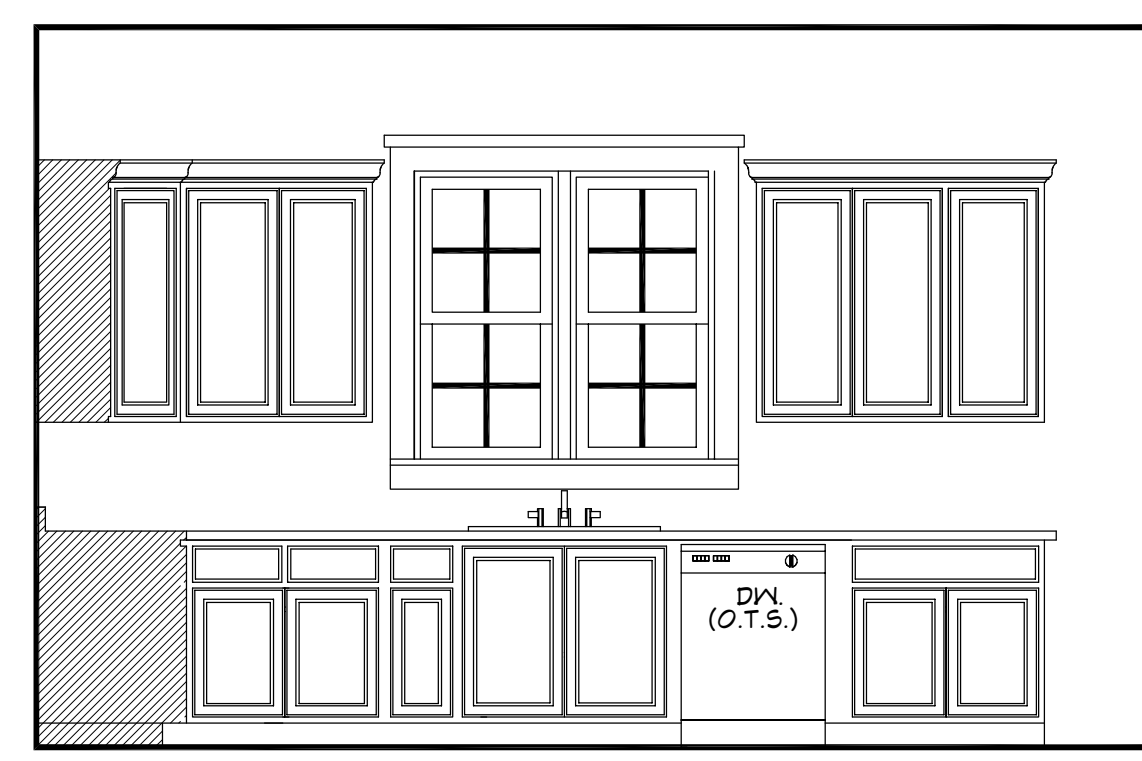
SHEET NUMBER
6

CROSS SECTION NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND TYPICAL BUILDING PRACTICES.
5. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
6. ALL LUMBER SIZES AND SPACING TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D. BY CURRENT CODES.



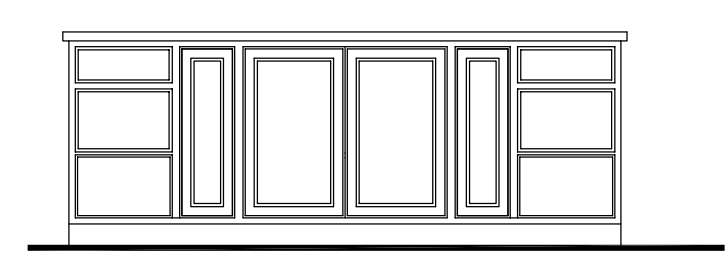
601 CROSS SECTION
SCALE-----1/4"=1'-0"



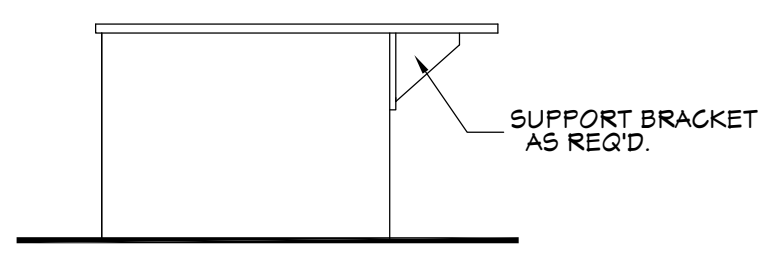
602 KITCHEN
SCALE-----3/8"=1'-0"



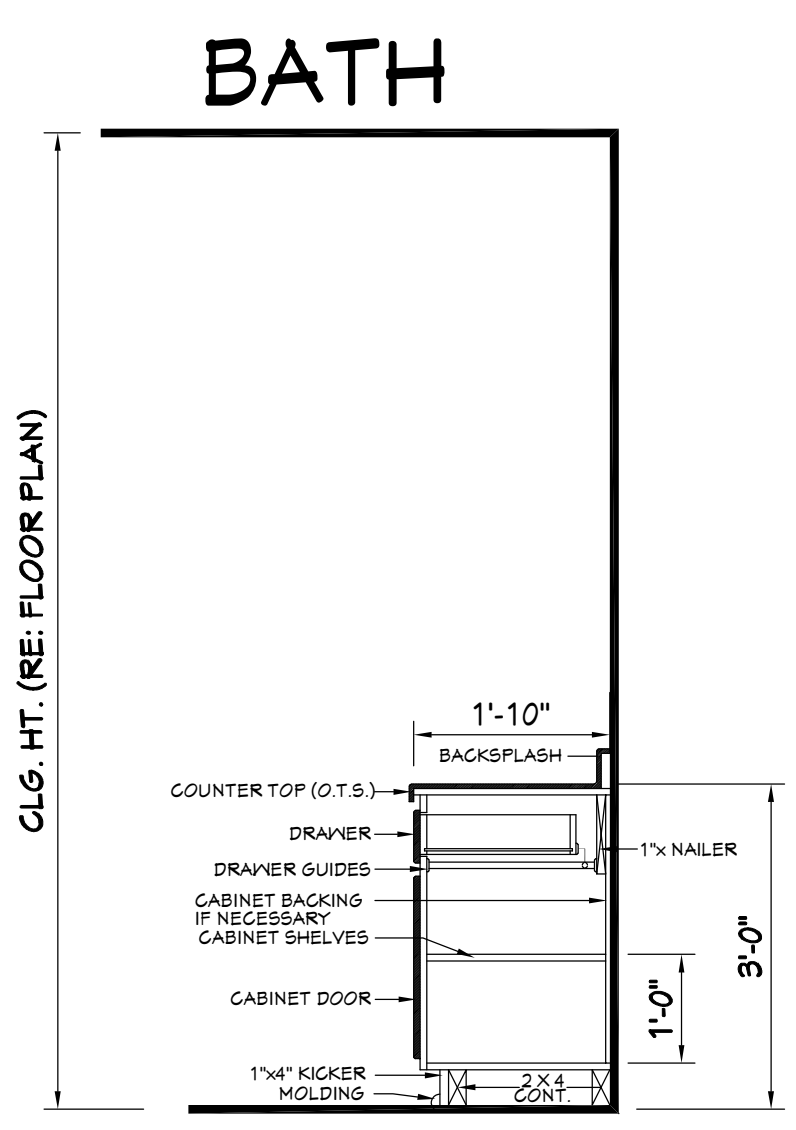
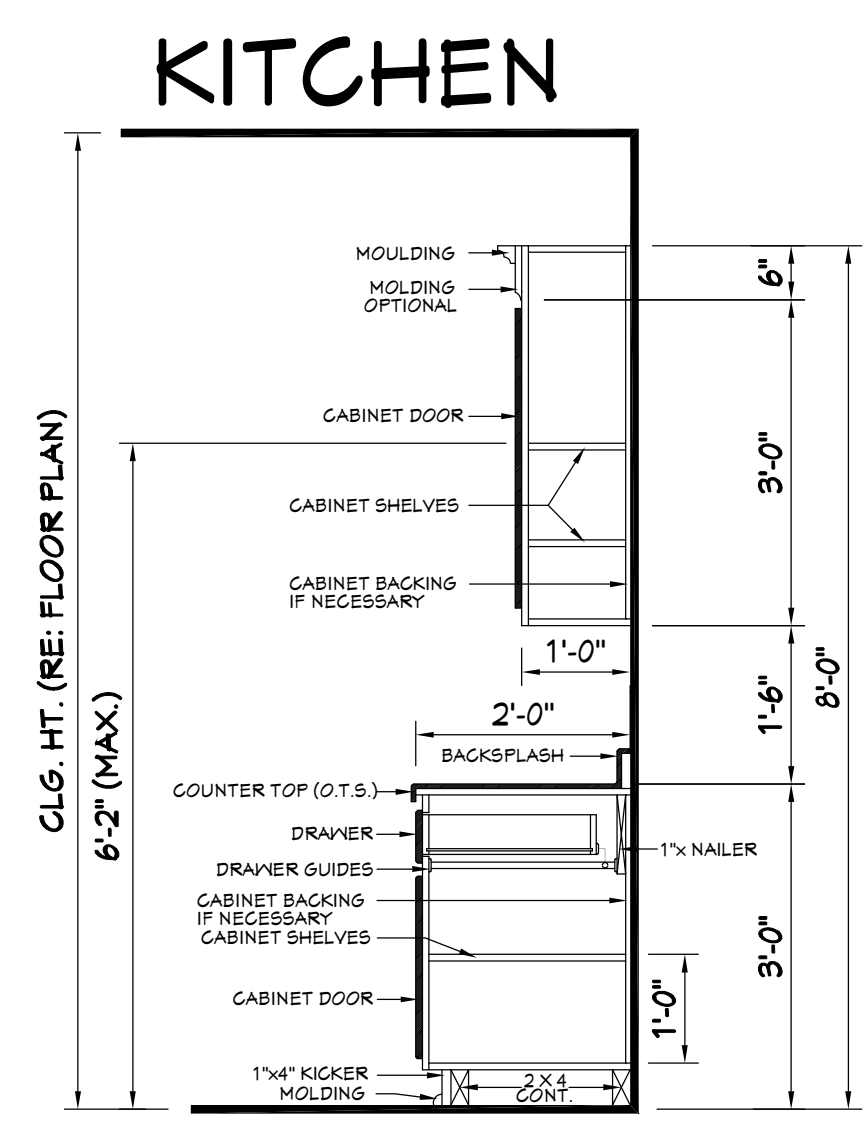
603 KITCHEN
SCALE-----3/8"=1'-0"



604 KITCHEN
SCALE-----3/8"=1'-0"

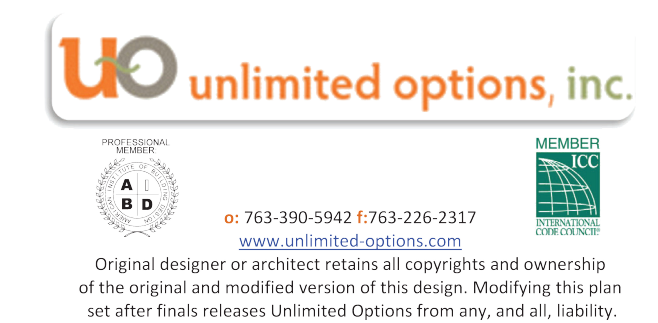


605 KITCHEN
SCALE-----3/8"=1'-0"



606 TYPICAL CABINET SECTIONS
SCALE-----N.T.S.

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ROOF PLAN NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", No.2 S.Y.P. OR AS REQ'D BY ENGINEER.
3. ALL RAFTERS TO BE SIZED AS PER SPAN CHART.
4. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
5. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.
7. ALL ROOF PENETRATIONS TO BE ON SIDES OR REAR OF RESIDENCE. ALL PVC YENTS SHALL BE PAINTED BLACK OR TO MATCH ROOFING.

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES
LIVE LOAD=50psf, L/Δ≤180 DEAD LOAD = 10psf

SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT. - IN.)
2 x 6	12-0	12-11
	16-0	11-2
	19-2	10-2
2 x 8	24-0	9-2
	12-0	16-4
	16-0	14-2
2 x 10	19-2	12-11
	24-0	11-7
	12-0	14-5
2 x 12	16-0	16-10
	19-2	15-4
	24-0	13-9
2 x 12	12-0	22-10
	16-0	19-10
	19-2	18-1
2 x 12	24-0	16-2

NOTES:
The above tables are based on the IRC 2015 TABLE R802.5.1(3)

CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES
(UNINHABITABLE ROOFS WITH LIMITED STORAGE,
LIVE LOAD = 20psf, L/Δ≤240) DEAD LOAD = 10psf)

***IF HABITABLE ATTIC SPACE IS DESIRED
REFER TO THE INTERNATIONAL RESIDENTIAL CODE SPAN TABLES***

VISUALLY GRADED #2
SOUTHERN PINE
(MAXIMUM CEILING JOIST SPANS)

SIZE	SPACING (INCHES)	SPANS (MAXIMUM CEILING JOIST SPANS) (FT. - IN.)
2 x 4	12-0	9-3
	16-0	8-0
	19-2	7-4
	24-0	6-7
2 x 6	12-0	13-11
	16-0	12-0
	19-2	11-0
	24-0	9-10
2 x 8	12-0	17-7
	16-0	15-3
	19-2	13-11
	24-0	12-6
2 x 10	12-0	20-11
	16-0	18-1
	19-2	16-6
	24-0	14-4

NOTES:
The above tables are based on the IRC 2015 TABLE R802.4(2)

RAFTER LENGTH CHART

ROOF PITCH	FACTOR
3/12	1.05
4/12	1.07
5/12	1.10
6/12	1.14
7/12	1.17
8/12	1.20
9/12	1.25
10/12	1.30
11/12	1.35
12/12	1.40
14/12	1.54
16/12	1.70

VALLEY HORIZONTAL SPAN OF MEMBER BY FACTOR
CHOOSE APPROPRIATE FACTORS FOR JOIST

HIP/ VALLEY CONVERSION			
IF COMMON RAFTER ROOF PITCHES...		THEN HIP/ VALLEY RAFTER ROOF PITCH BECOMES...	
RISE/RUN	SLOPE	RISE/RUN	SLOPE
1/12	5°	1/11	5°
2/12	10°	2/11	7°
3/12	14°	3/11	10°
4/12	18°	4/11	13°
5/12	23°	5/11	16°
6/12	27°	6/11	19°
7/12	30°	7/11	22°
8/12	34°	8/11	25°
9/12	37°	9/11	28°
10/12	40°	10/11	30°
11/12	42°	11/11	33°
12/12	45°	12/11	35°

CONVERSION CHART FOR SINGLE ROOFS ONLY.
CHART DOES NOT APPLY FOR DUAL PITCH ROOFS.

ROOF PLAN

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

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Pre-Drawn Plan ID:

BB-2219

Date:

07.24.18

Drawn By:

C.T.B.

Plan number:

SHEET NUMBER

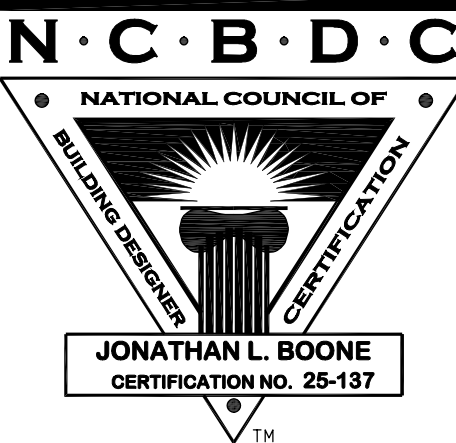
7

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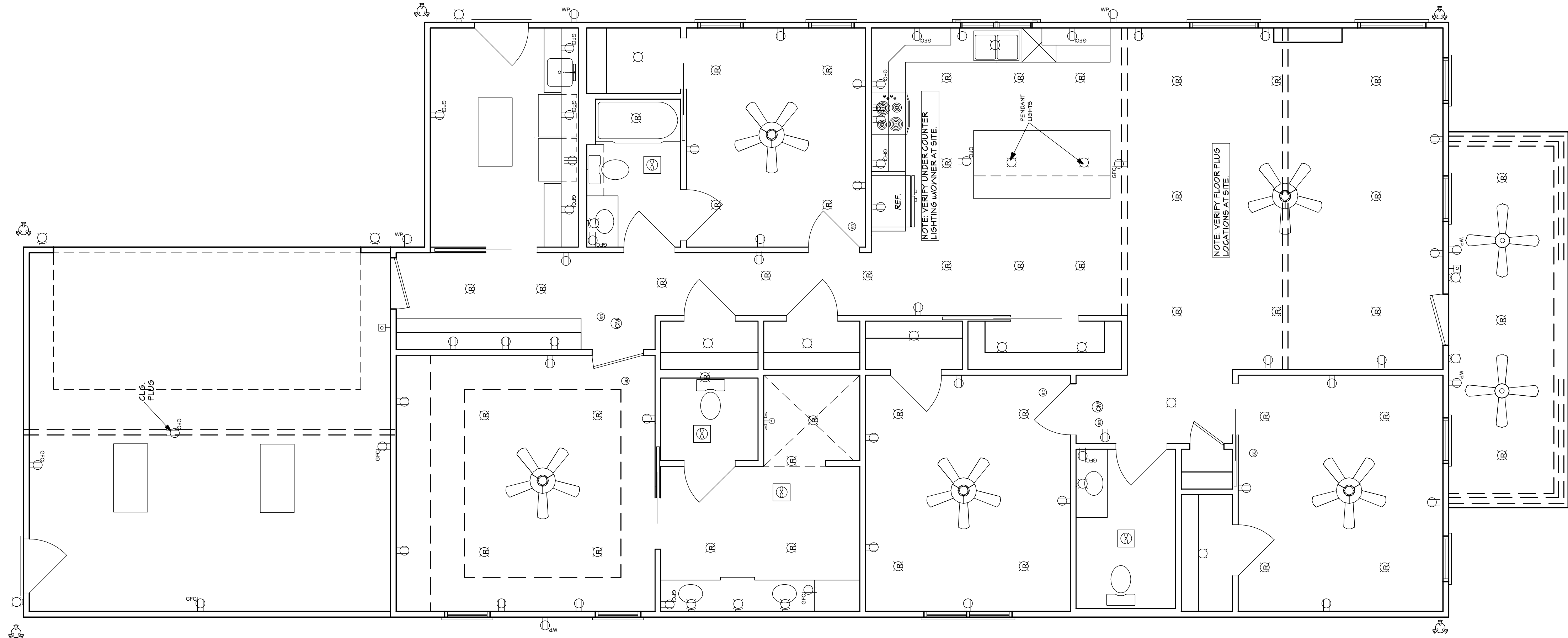
Designing Homes
HOUSE PLAN ZONE
Building Relationships

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
	110 VOLT OUTLET
	GROUND FAULT PROTECTED OUTLET
	WEATHERPROOF OUTLET
	220 VOLT RECEPTACLE
	FLOOR OUTLET (OWNER TO LOCATE)
	CEILING HUNG FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	WALL MOUNTED FLOODLIGHT'S
	RECESSED CEILING FIXTURE
	FLUORESCENT LIGHT
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	SWITCH
	THREE WAY SWITCH
	WALL MOUNTED LIGHT
	DINMER SWITCH (OWNER TO LOCATE)
	DOOR ACTIVATED SWITCH
	WEATHERPROOF SWITCH
	CAT'S NETWORKING JACK (OWNER TO LOCATE)
	TELEPHONE OUTLET (OWNER TO LOCATE)
	TELEVISION OUTLET (OWNER TO LOCATE)
	DOORBELL BUTTON (CONTRACTOR TO LOCATE)
	THERMOSTAT (CONTRACTOR TO LOCATE)
	CEILING EXHAUST FAN, VENT TO EXTERIOR
	TV SPEAKER
	RADIO SPEAKER

	CEILING FAN ONLY, NO LIGHT KIT
	CEILING FAN WITH LIGHT KIT
	TRACK LIGHTING (OWNER TO LOCATE)
	WALL SCONCE (OWNER TO LOCATE)
	CHANDELIER 1 (O.T.S.)
	CHANDELIER 2 (O.T.S.)
	UNDER COUNTER LIGHTING
	EMERGENCY LIGHTING/ EXIT SIGN

ELECTRICAL NOTES:
1. ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE HARDWIRED TO THE MAIN SERVICE AND INTERCONNECTED. SMOKE ALARMS SHALL BE INSTALLED WITHIN 4 FEET OF THE MAIN SERVICE SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SMOKE ALARMS SHALL BE HARD WIRED WITH A BATTERY BACK UP.
3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WITH ATTACHED GARAGES.
4. A 125 VOLT, SINGLE PHASE, 15-20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, COOLING, OR AIR CONDITIONING EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.



NOTE: SWITCHES AND CONNECTIONS NOT SHOWN. OWNER TO LOCATE THESE ITEMS DURING ELECTRICAL WALK-THROUGH WITH ELECTRICAL CONTRACTOR.

BB-2219
ELECTRICAL
PLAN

Pre-Drawn Plan ID:

2219

Date:
07.24.18
Drawn By:
J.A.L.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER
THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA,
COMMUNITY PANEL NUMBER 13089C 0067K, DATED 08/15/19

ZONING INFORMATION:

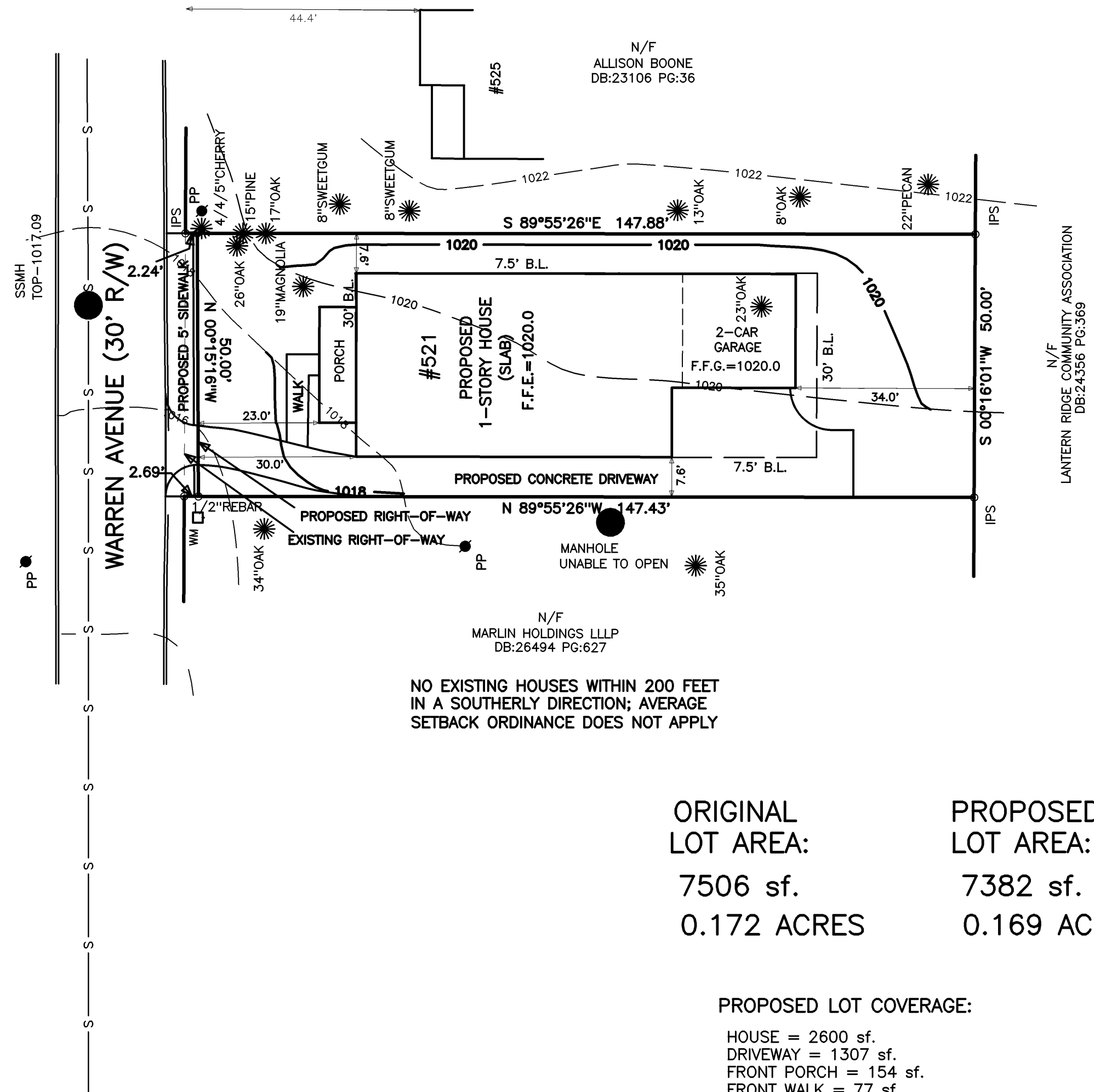
CLASSIFICATION: R-75
SETBACKS: FRONT - 30 FEET
SIDE - 7.5 FEET
REAR - ~~40 FEET~~ 30 FEET *
MINIMUM LOT WIDTH - 75 FEET
MINIMUM LOT AREA - 10,000 sf.
MAXIMUM LOT COVERAGE - 35%
MINIMUM FLOOR AREA - 2000 sf.
MAXIMUM BUILDING HEIGHT - ~~35 FEET~~ 28 FEET *

* – SCOTTDALE OVERLAY DISTRICT

LEGEND

IPF = 1/2" REBAR FOUND
 IPS = 1/2" REBAR PIN SET
 L.L. = LAND LOT
 L.L.L. = LAND LOT LINE
 P.L. = PROPERTY LINE
 CL = CENTERLINE
 B.L. = BUILDING LINE
 R/W = RIGHT-OF-WAY
 S.S.E. = SANITARY SEWER EASEMENT
 D.E. = DRAINAGE EASEMENT
 MH = MANHOLE
 C.B. = CATCH BASIN
 J.B. = JUNCTION BOX
 HW = HEADWALL
 D.I. = DROP INLET
 PP = POWER/UTILITY POLE
 F.H. = FIRE HYDRANT
 I.E. = INVERT ELEVATION
 F.F.E. = FINISHED FLOOR ELEVATION
 F.F.B. = FINISHED FLOOR BASEMENT
 F.F.G. = FINISHED FLOOR GARAGE
 BOC = BACK OF CURB
 EP = EDGE OF PAVEMENT
 N/F = NOW OR FORMERLY
 P.O.B. = POINT OF BEGINNING
 —SS— = SANITARY SEWER LINE/PIPE
 —X-X-X— = FENCE LINE
 —O— = FLOOD HAZARD ZONE LINE
 ——— = STORM SEWER LINE/PIPE
 —W— = WATER LINE
 —G— = GAS LINE
 CM = CONCRETE MONUMENT
 C.E. = CONSTRUCTION EASEMENT
 C&G = CURB AND GUTTER
 LS = LIGHT STANDARD
 OTP = OPEN TOP PIPE FOUND
 CTP = CRIMP TOP PIPE FOUND

24 HR CONTACT:
BRALYNN FERGUSON
(404)698-3533
BRALYNN@STRYANTINVESTMENTS.COM



ORIGINAL
LOT AREA:

7506 sf.

0.172 ACRES

PROPOSED
LOT AREA:

7382 sf.

0.169 ACRES

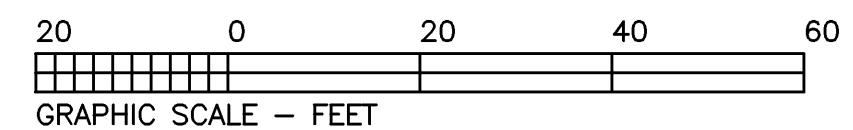
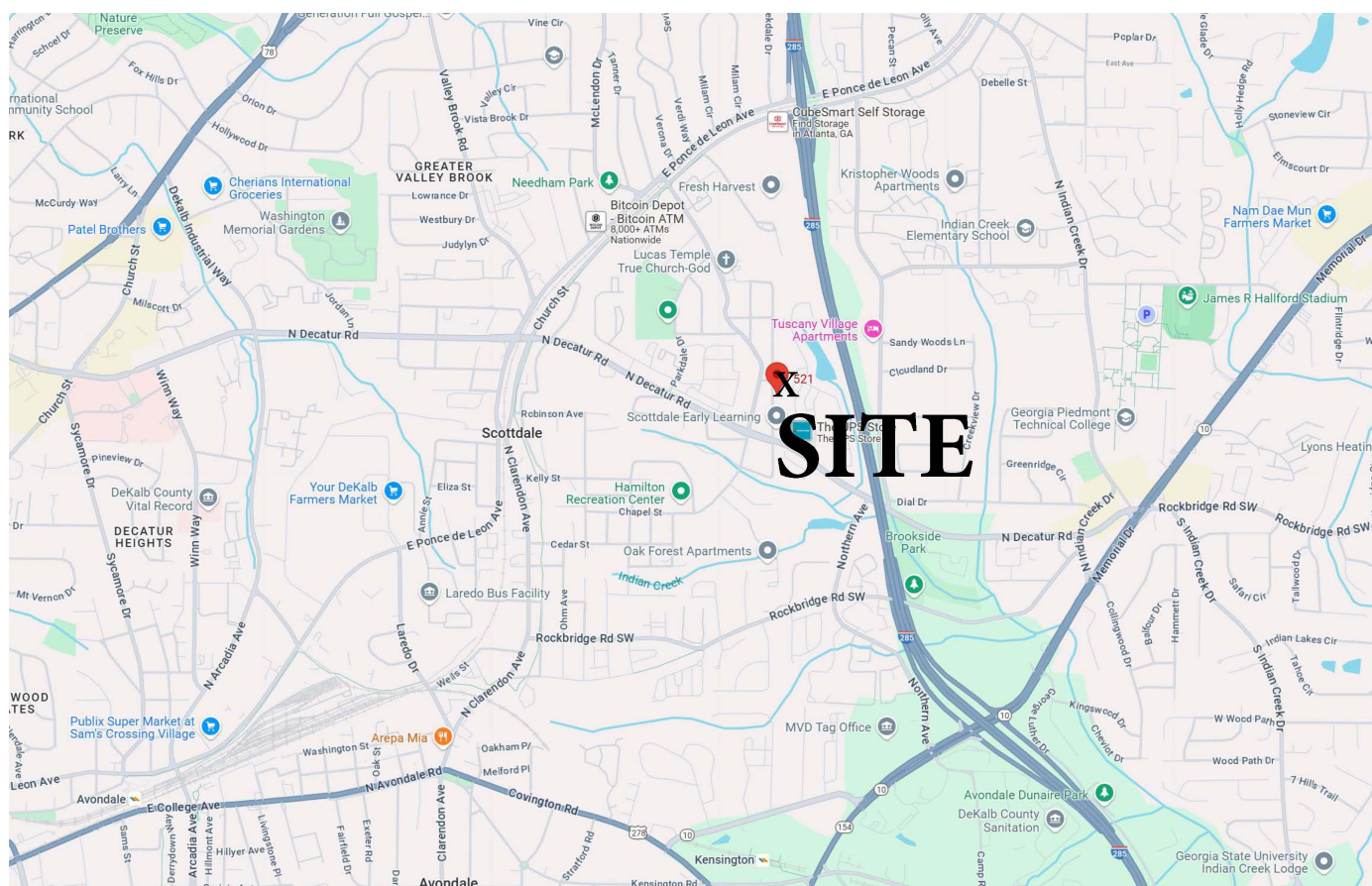
PROPOSED LOT COVERAGE:

HOUSE = 2600 sf.
DRIVEWAY = 1307 sf.
FRONT PORCH = 154 sf.
FRONT WALK = 77 sf.

TOTAL = 4138 sf.

LOT COVERAGE = 56.06%

MAXIMUM = 35% = 2627 sf.



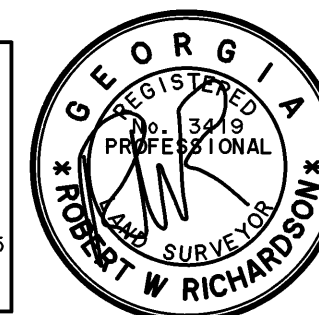
GSWCC GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000089322

ISSUED 10/11/2019 EXPIRES 10/11/2025

[Signature] 03/14/25
SIGNATURE DATE



ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION: _____

REF. PLAT: PB. 156 P. 30

VARIANCE SITE PLAN FOR:	
521 WARREN AVENUE	
TAX PARCEL# 18 046 01 034	
LAND LOT: 46	LOT: 33 BLOCK: 6
DISTRICT: 18TH	SUB: ESKIMO HEIGHTS
DEKALB COUNTY	
GEORGIA	
FIELD DATE: 09/20/24	AREA = 0.172 ACRES
PLAT DATE: 03/14/25	JOB No. 24388S1

Dear Members of the Zoning Board of Appeals,

My name is Christina Patterson, and I am writing to formally request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance. My request pertains to the Lot Coverage maximums for my property at 521 Warren Ave, Scottdale, and the purpose of this variance is to facilitate the construction of a custom single-family home that will accommodate my daughter's wheelchair accessibility needs.

1. Physical Conditions of the Site:

The lot itself is perfect for most homes, however, the need for a single-story home for accessibility when bound by the Lot Coverage maximums constitutes a special case necessitating this variance request of 6.06%; a 2.31% increase for the home, porch, and garage, as well as an additional 3.75% increase for pervious concrete to be used for the driveway and walkway.

.

2. Minimum Variance Necessary:

I assure you that my request is solely for the minimum variance necessary to render the home fully wheelchair accessible and is essential to my daughter's ability to live independently in the home she will share with her husband.

3. Public Welfare:

This proposed custom home will meet (or exceed) all DeKalb County and Scottdale Overlay District specs and/or requirements, and building a new home in the Eskimo Heights neighborhood, where there are no less than fifteen vacant lots on Warren Avenue, will be a positive contribution to the revitalization efforts proposed and endorsed by the Scottdale Community Alliance. The requested variance will not pose any harm to the public welfare, neighboring properties, or any other overall improvements in the zoning district, as there are no material changes to the home that violate any ordinance and only minimal additional lot coverage. In keeping with the Dekalb County / Scottdale Overlay District's commitment to sustainability and stormwater control, we will use pervious concrete for the driveway, walkway, and anywhere deemed feasible by our builder.

4. Ordinance Hardship:

A strict interpretation of the zoning laws, in this case, would cause undue hardship for my daughter with her wheelchair accessibility needs. In trying to stay within the lot coverage parameters, we have reduced the footprint of the home as much as possible while still allowing her to be able to access all rooms of the house as easily as a non-wheelchair user as well as, have full accessibility accommodations in the kitchen, bathrooms, laundry room, closets, garage, and storage spaces. In addition, we have placed the garage at the back of the house to give her more privacy and security as she's leaving and entering her home, which also contributes to our lot coverage overage.

5. Alignment with the Spirit of the Law:

I firmly believe that my variance request aligns with the intent of the Suburban Character Area, as outlined in the DeKalb County Comprehensive Plan. The proposed construction of this new home is in line with the goals of the Scottdale Community Alliance as well, and their initiative to create a well-planned, walkable neighborhood with strong community involvement; it's our sincere hope this home will not only be a welcome addition to Eskimo Heights but will also encourage others to consider Scottdale when relocating. Our DeKalb County roots run deep as my parents chose to move here when my father came home from his tour of duty in Vietnam in 1970. I attended Clarkston High School (Class of '74 grad!), my son and daughter both came home from the hospital to our first home in Decatur, and now my son-in-law is a teacher at Decatur High School. Assuming this variance request is approved, I also plan to build my home in Scottdale so I'm (much) closer to them (and my granddaughter in Tucker).

In conclusion, I appreciate your time and consideration of my variance request. Please know I am committed to working collaboratively to ensure that my proposed changes align with the broader goals and policies of DeKalb County, and I thank you for your time and consideration in this matter.

Sincerely,

Christina Patterson



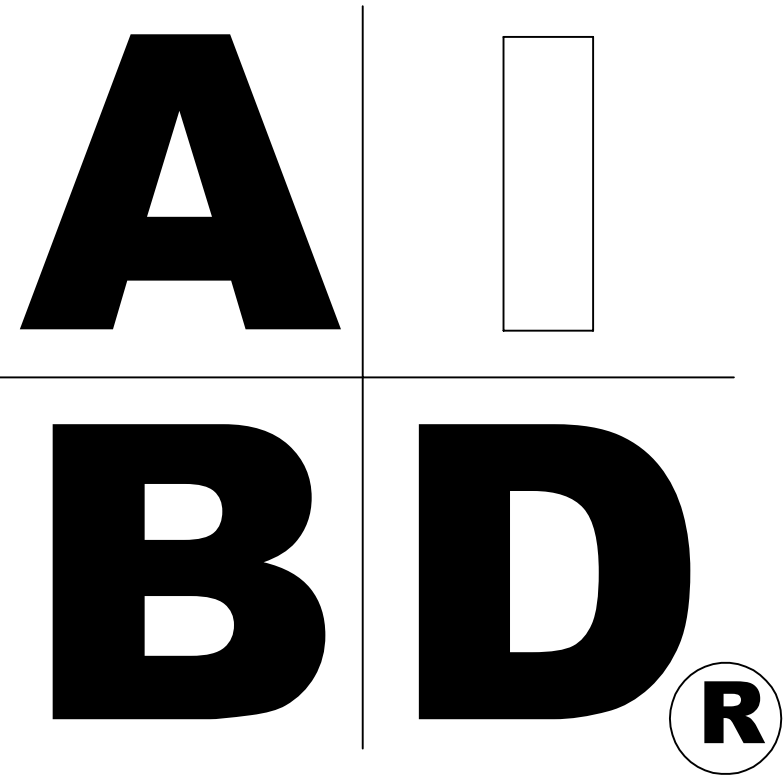
House Plan Zone, LLC.

www.HPZplans.com

Phone: 601.336.3254

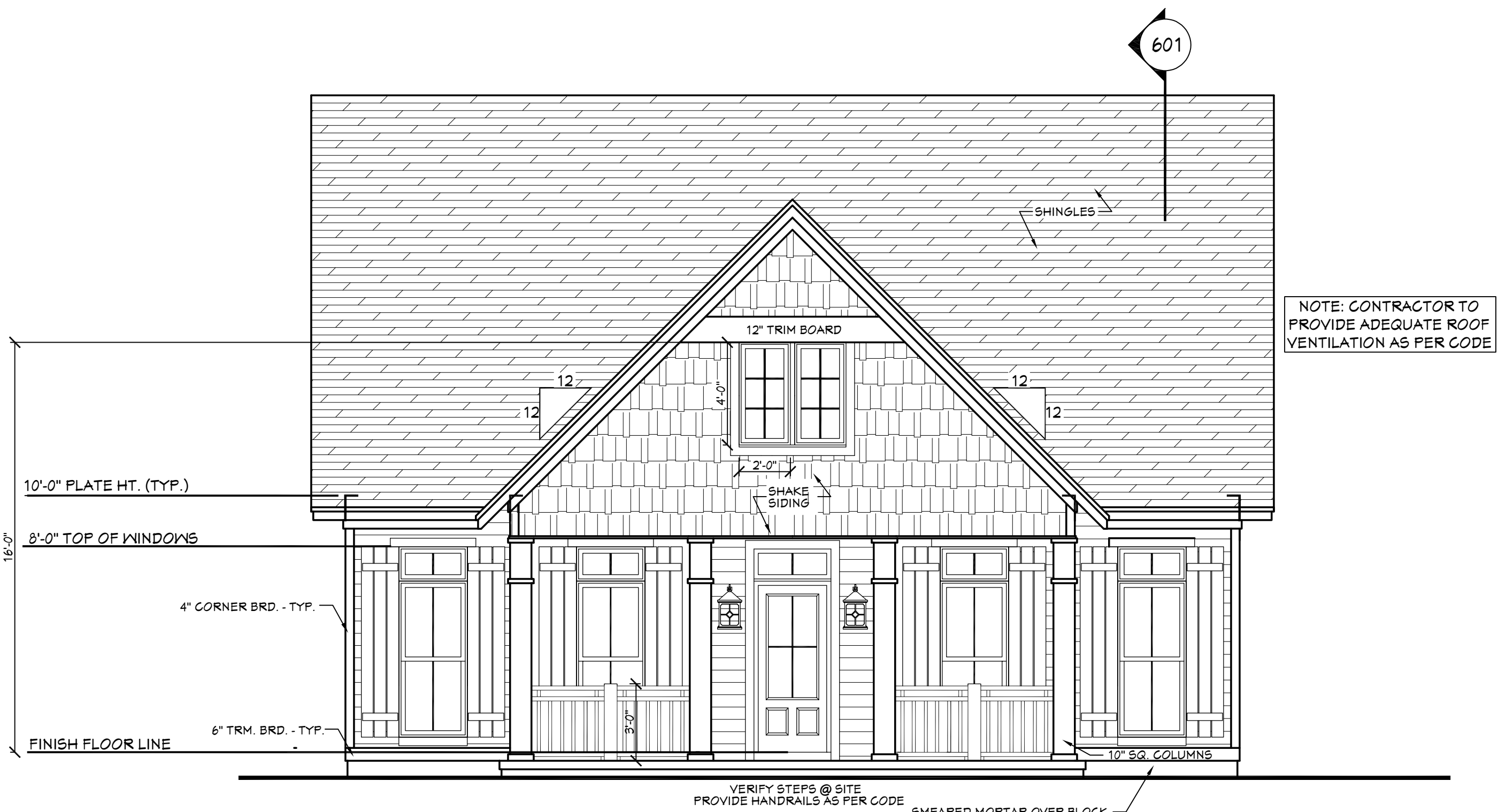
Email: sales@hpzplans.com

Fax: 1-800-574-1387



STANDARD ABBREVIATIONS

@	AT	LT.	LIGHT
#	FOUND(S)	LIN.	LINEN
APPROX.	APPROXIMATELY	MANUF.	MANUFACTURER
BASE.	BASEMENT	MAS.	MASONRY
B/T	BETWEEN	MAX.	MAXIMUM
BLK.	BLOCK	MTL.	METAL
BLK'G	BLOCKING	MIN.	MINIMUM
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BRD.	BOARD	O.C.	ON CENTER
BOT.	BOTTOM	O/C	ON CENTER
BLDG.	BUILDING	OFT.	OPTIONAL
CAB.	CABINET	O.S.B.	ORIENTED STRAND BOARD
CLG.	CEILING	OTS	OWNER TO SELECT
CLR.	CLEAR	O.T.S	OWNER TO SELECT
CLOS.	CLOSET	PG.	PAGE
COL.	COLUMN	PAN.	PANTRY
COLS.	COLUMNS	PL.	PLATE
CONC.	CONCRETE	P	PLATE
CMU	CONCRETE MASONRY UNIT	PLYND	PLYWOOD
C.U.	CONDENSOR UNIT	PLYND	PLYWOOD
CONN.	CONNECTION	POLY.	POLYETHYLENE
CONT.	CONTINUOUS	PSI	POUNDS PER SQUARE INCH
COVERG	COVERING	PRE-FAB	PREFABRICATED
CS	CRAWL SPACE	RE.	REFERENCE
DECO.	DECORATIVE	REF	REFRIGERATOR
DET	DETAIL	REINF.	REINFORCED
DIA.	DIAMETER	R	RESISTANCE
D/N	DISHWASHER	R.A	RETURN AIR
DBL.	DOUBLE	R.A.G	RETURN AIR GRILLE
DF	DOUGLAS FIR	REQ'D	REQUIRED
D	DRYER	SCR.	SCREEN
EA.	EACH	SHLVs.	SHELVES
ELEV.	ELEVATION	SHR.	SHOWER
ENG.	ENGINEER	SHWR	SHOWER
FT.	FEET	SST.	SIMPSON STRONG TIE
F.F.L.	FINISHED FLOOR LINE	SP	SOUTHERN PINE
FIN.	FINISH	SPECS.	SPECIFICATIONS
F.C.	FIRE CODE	SQ.	SQUARE
FLR.	FLOOR	S.F.	SQUARE FOOTAGE
FTG.	FOOTING	STL.	STEEL
FOUND.	FOUNDATION	THK.	THICK
FND.	FOUNDATION	THK.	THICKNESS
FR.	FREEZER	TBD.	TO BE DETERMINED
GA.	GAUGE	TR	TRANSOM
GALV.	GALVANIZED	TYP.	TYPICAL
GYP.	GYPSUM	U.T.C.	UNDER THE COUNTER
HDR.	HEADER	UTIL.	UTILITY
HVAC	HEATING, VENTILATION & AIR CONDITIONING	VAN.	VANITY
HT.	HEIGHT	VERT.	VERTICAL
HTS.	HEIGHTS	WH	WATER HEATER
HORIZ.	HORIZONTAL	W	WASHER
IN.	INCHES	WT.	WEIGHT
INCL.	INCLUDE	WIN.	WINDOW
INSUL.	INSULATION	WM.	WIRE MESH
JT.	JOINT	W	WITH
JST.	JOIST	WD.	WOOD
JSTs.	JOISTS	WCFM	WOOD FRAME CONSTRUCTION MANUAL



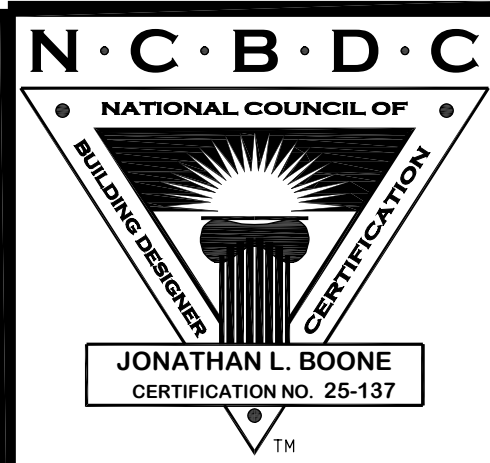
401 BB-2219 FRONT VIEW
SCALE----- 1/4" = 1'-0"

BB-2219

SHEET INDEX:

- 1 COVER SHEET
- 2 FOUNDATION PLAN
- 3 FLOOR PLAN
- 4 EXTERIOR VIEWS
- 5 EXTERIOR VIEWS
- 6 SECTION & CABINET VIEWS
- 7 ROOF PLAN
- 8 ELECTRICAL PLANS

CODE DISCLAIMER:
1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH MISSISSIPPI AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
3. ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOISTS SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2015 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
4. ALL FOUNDATIONS AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.



Date: 07.24.18
Drawn By: C.T.B.

SHEET NUMBER

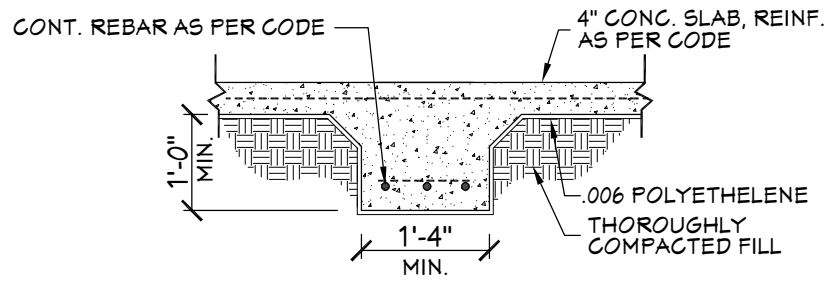
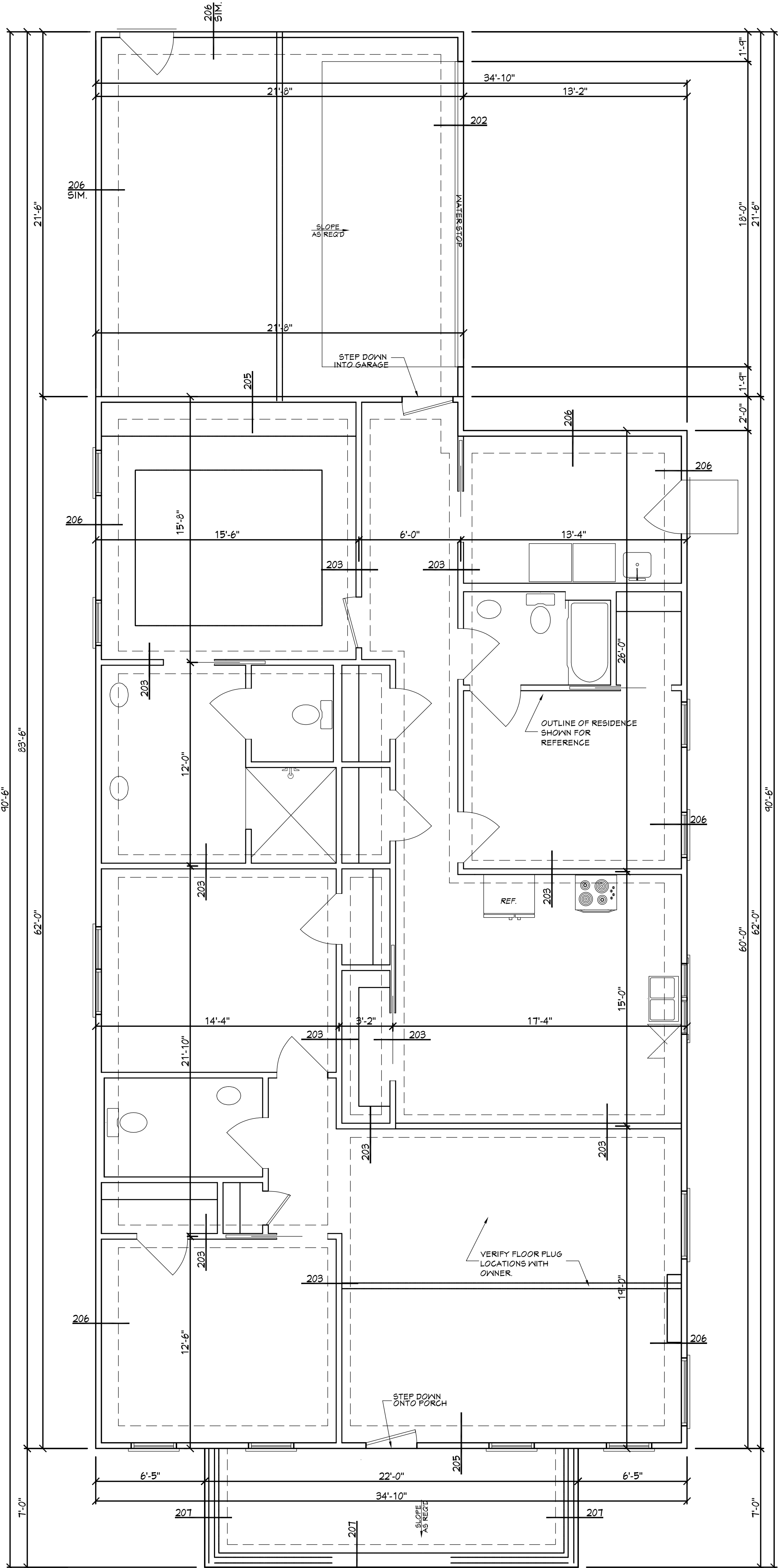
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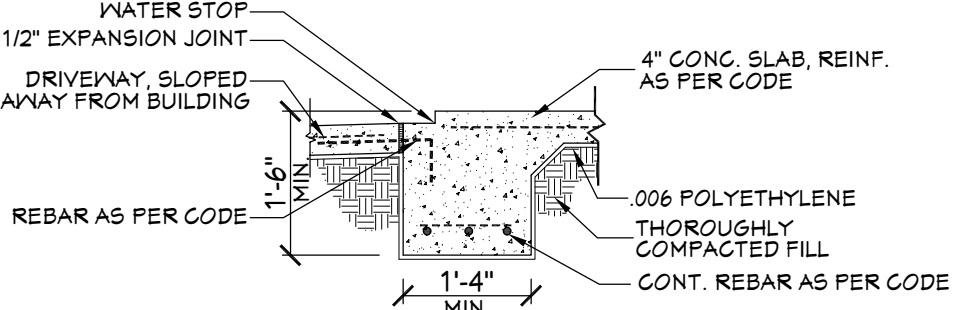
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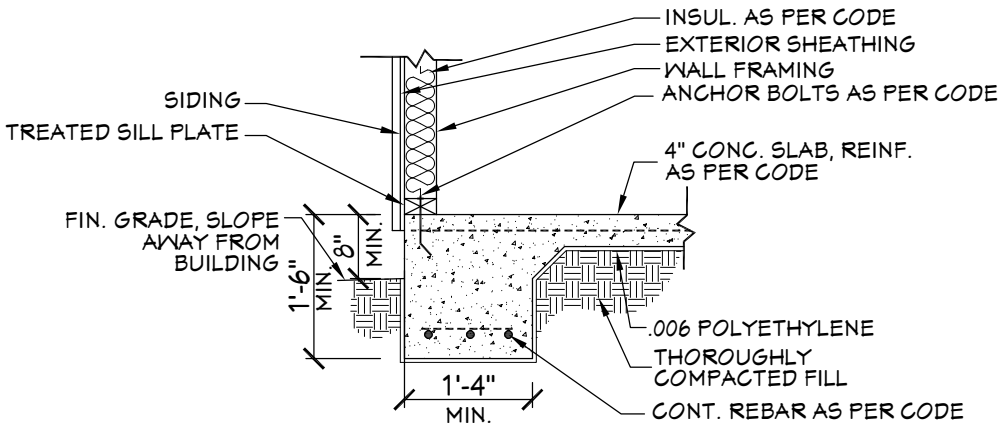
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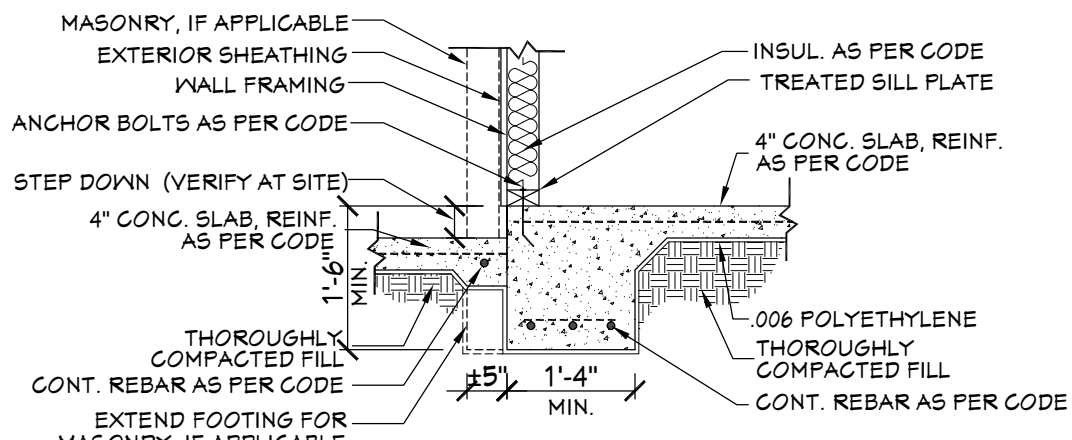
203 FTG. DET.



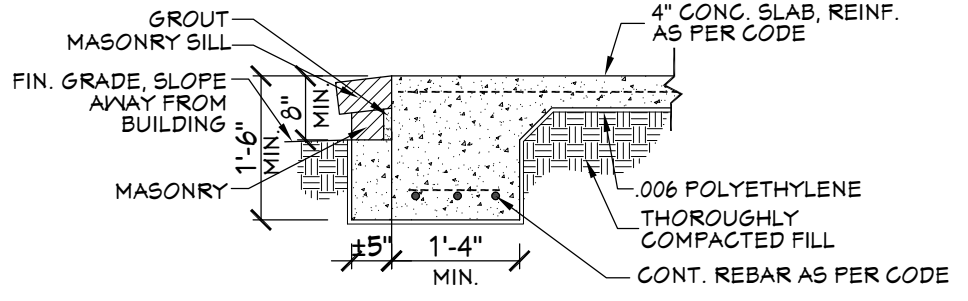
202 FTG. DET.



206 FTG. DET.



205 FTG. DET.



207 FTG. DET.

- SLAB FOUNDATION NOTES:**
1. ALL FOOTING SIZES AND LOCATIONS TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.
 2. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO CONSTRUCTION AND MAKE ANY NECESSARY ADJUSTMENTS.
 4. CONTRACTOR TO PROVIDE WATERPROOFING AS REQ'D TO MEET ALL APPLICABLE CODES AND TYPICAL BUILDING PRACTICES.
 5. CONCRETE SLABS TO BE 4" (3000 psi MIN.), REINFORCED AS PER CODE OR AS DETERMINED BY LICENSED ENGINEER.

201 FOUNDATION PLAN
SCALE----- 1/4" = 1'-0"

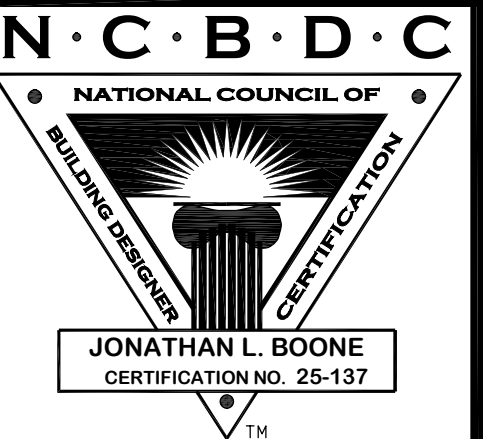
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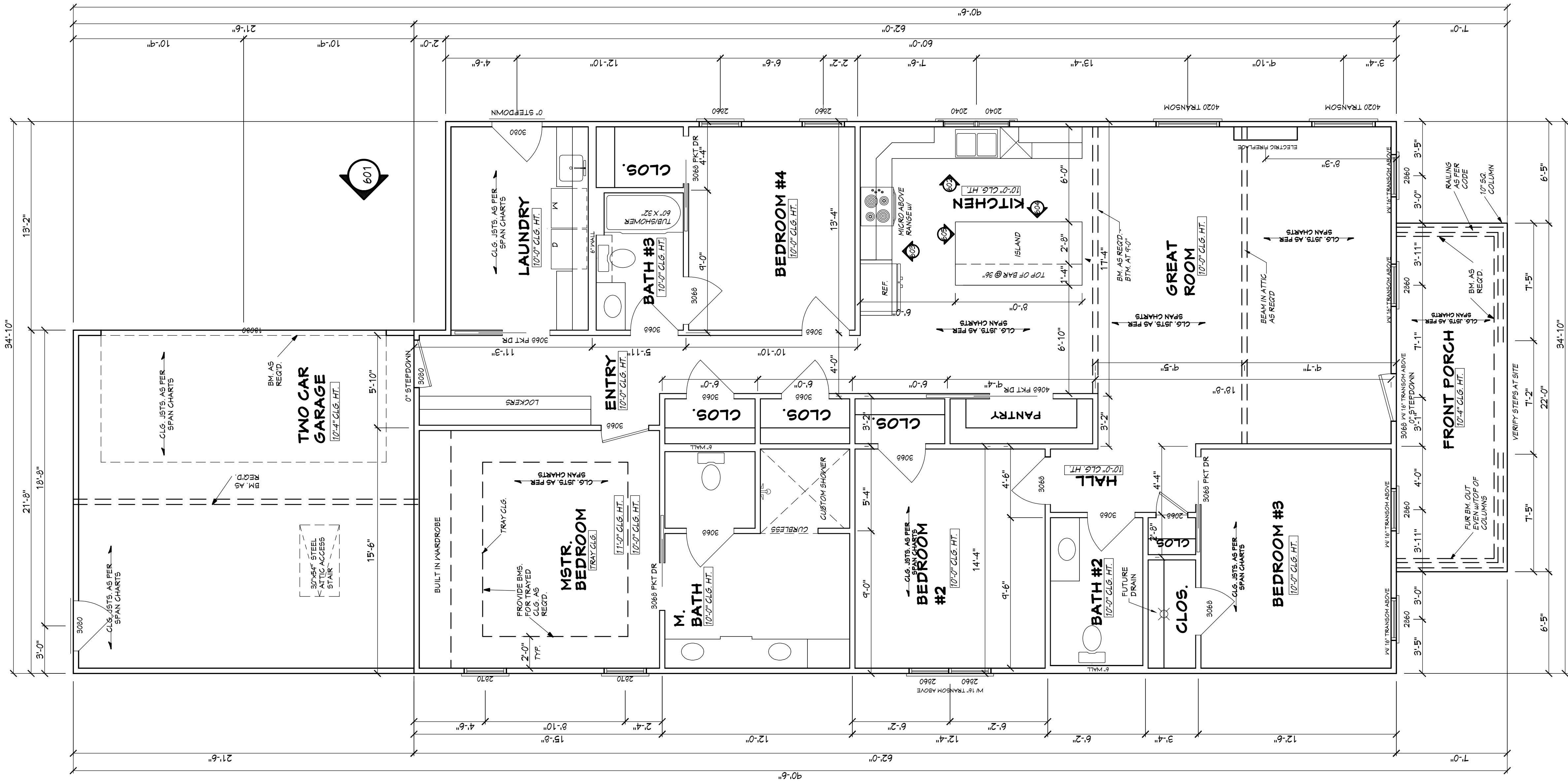


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2

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NOTE: CONTRACTOR TO LOCATE HVAC AND WATER HEATER UNITS AT SITE.

BB-2219 FLOOR PLAN

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

AREA:	2134	S.F. HEATED
	154	S.F. UNHEATED - FRONT PORCH
	466	S.F. UNHEATED - TWO CAR GARAGE
	2754	S.F. TOTAL UNDER ROOF

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NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
7. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THEN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2015, R312.1.1 & R312.1.2
8. M1305 1.3 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 30 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. EXCEPTIONS:
 - a. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
 - b. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG.
 - c. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST AN 18-INCH WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.
 - d. M1305 1.1 FURNACES AND AIR HANDLERS, FURNACES AND AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12 INCHES WIDER THAN THE FURNACE OR AIR HANDLER. FURNACES HAVING A FIREBOX OPEN TO THE ATMOSPHERE SHALL HAVE AT LEAST A 6-INCH WORKING SPACE ALONG THE FRONT COMBUSTION CHAMBER SIDE. COMBUSTION AIR OPENINGS AT THE REAR OR SIDE OF THE COMPARTMENT SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 17.
 - e. EXCEPTION: THIS SECTION SHALL NOT APPLY TO REPLACEMENT APPLIANCES INSTALLED IN EXISTING COMPARTMENTS AND ALCOVES WHERE THE WORKING SPACE CLEARANCES ARE IN ACCORDANCE WITH THE EQUIPMENT OR APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - f. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 57 SQUARE FEET NET CLEAR OPENINGS AS PER IRC 2015 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENINGS OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
 - g. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2015.
 - h. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
 - i. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2015 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
 - j. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2015, M1507.2

Pre-Drawn Plan ID:

2219

Date: 07.24.18
Drawn By: J.A.L.

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3

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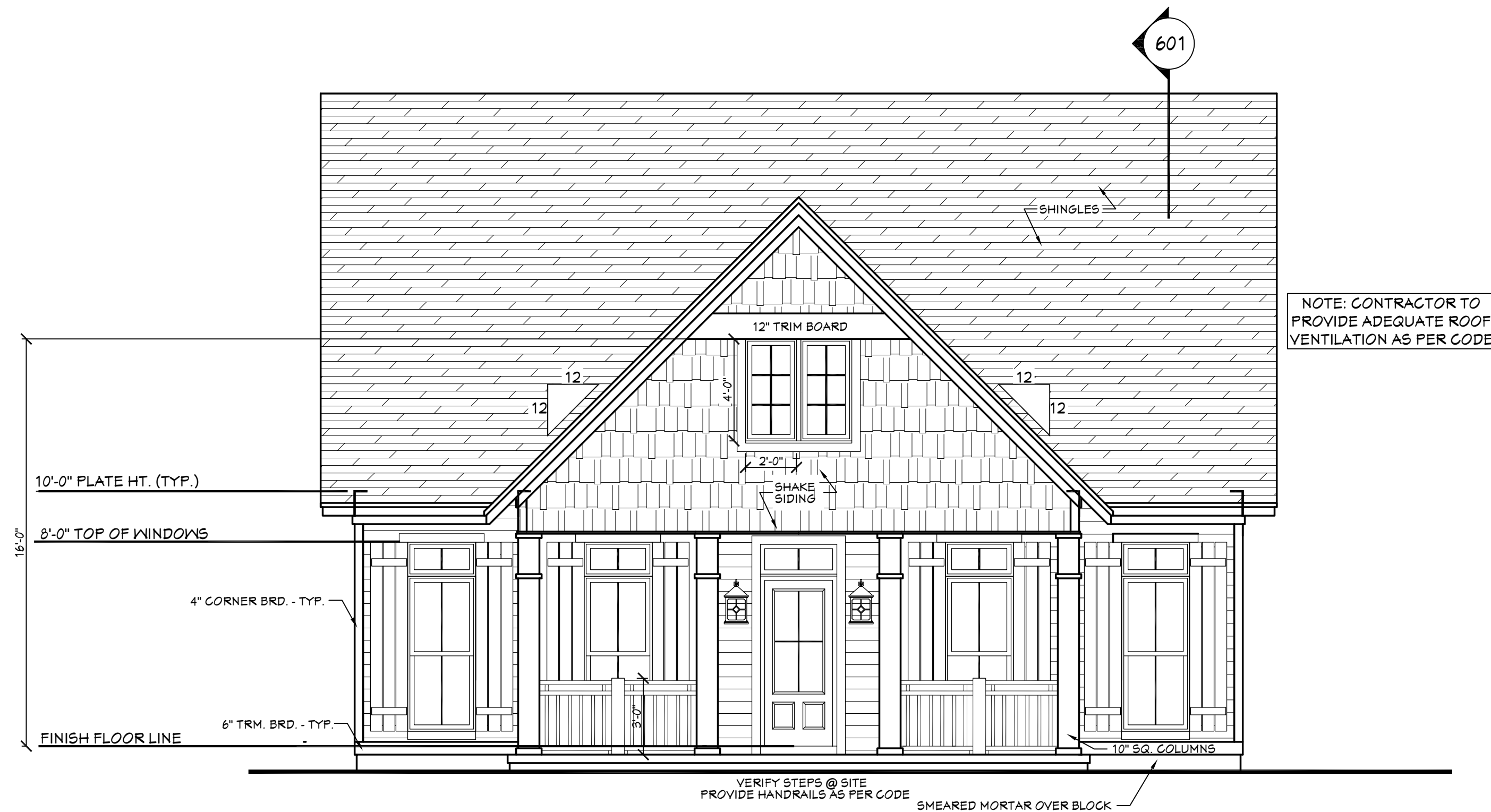
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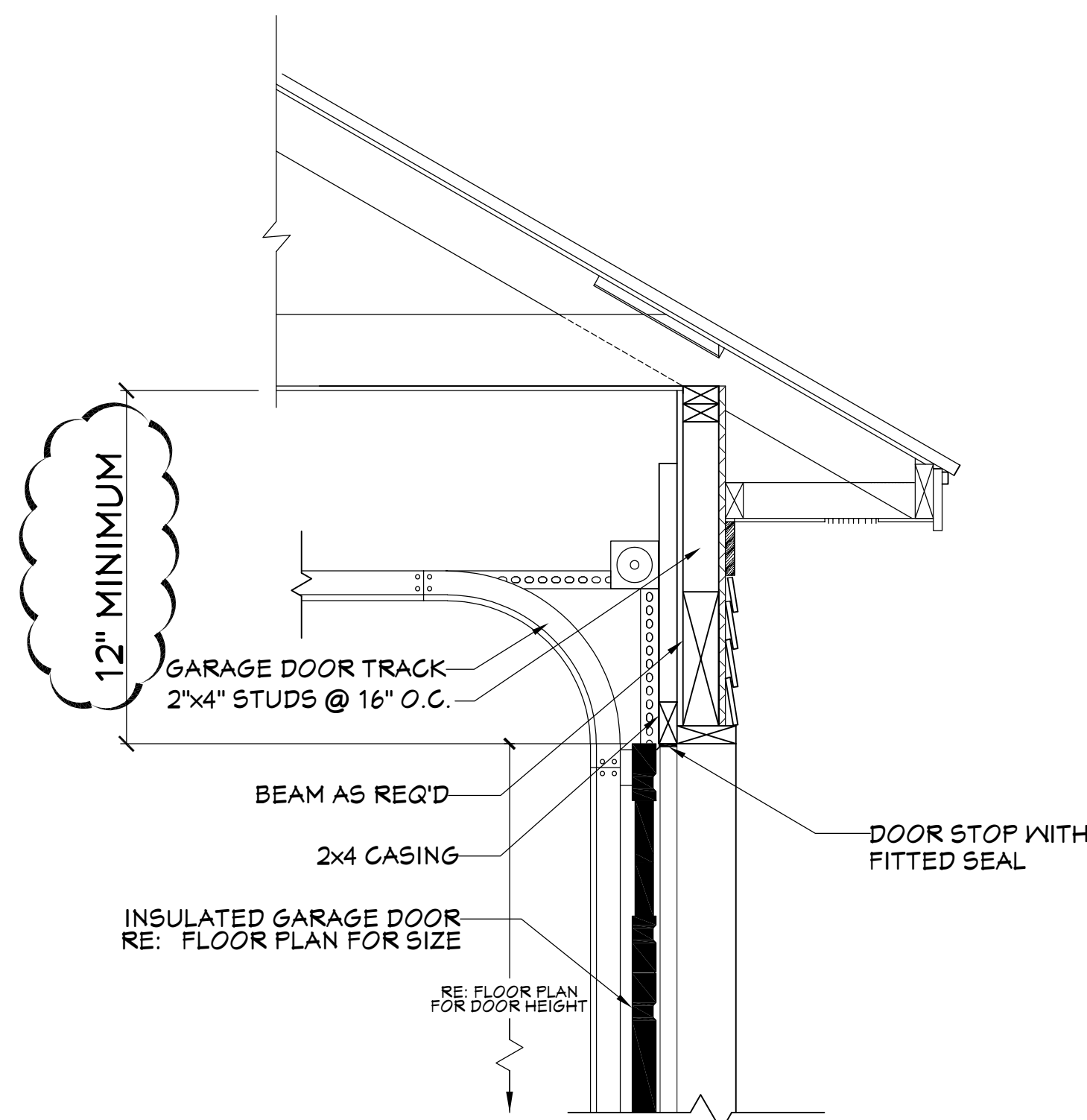
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401 **BB-2219 FRONT VIEW**
SCALE----- 1/4" = 1'-0"

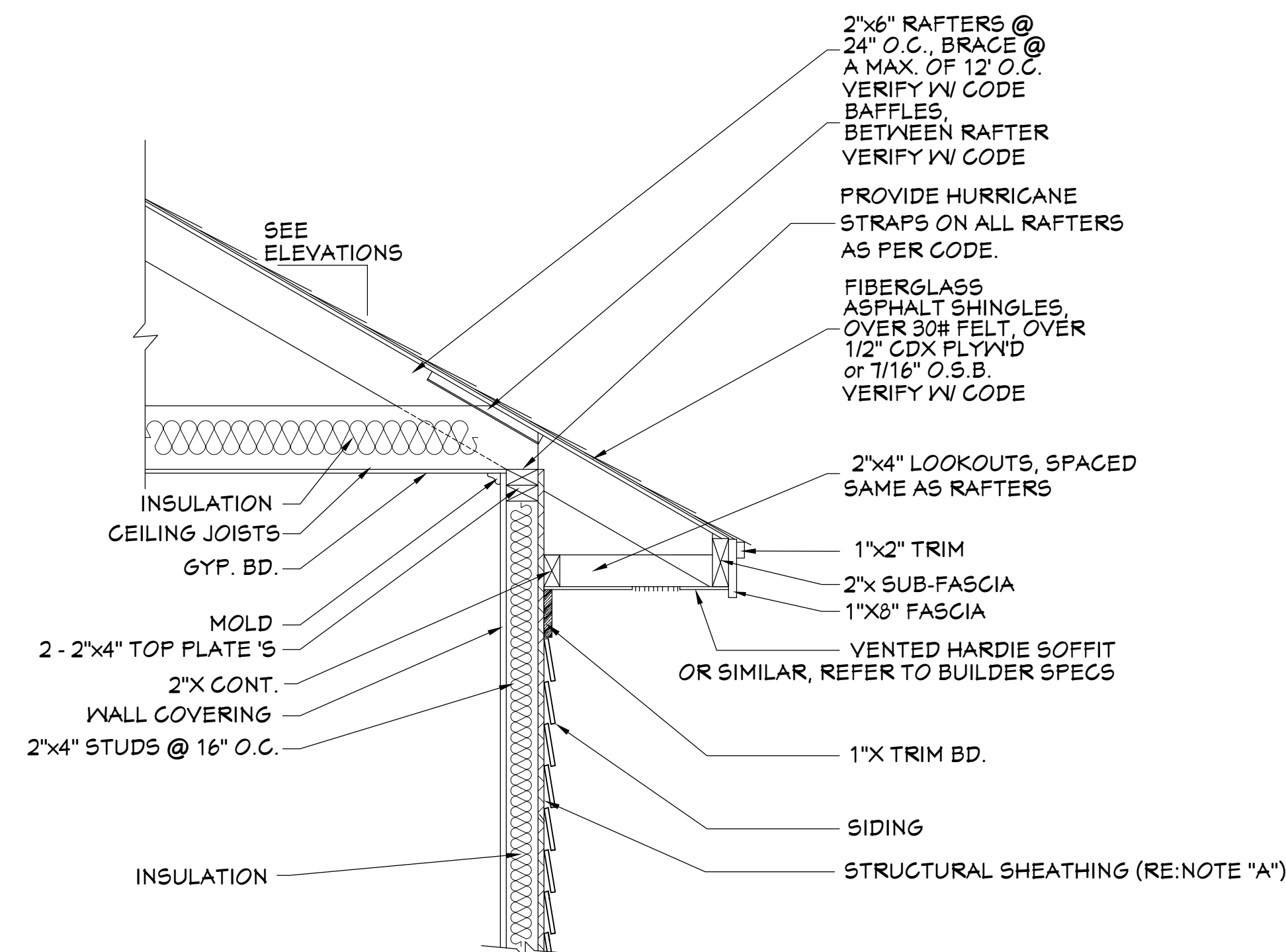
EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



403 **GARAGE DOOR CLEARANCE**
SCALE----- N.T.S.

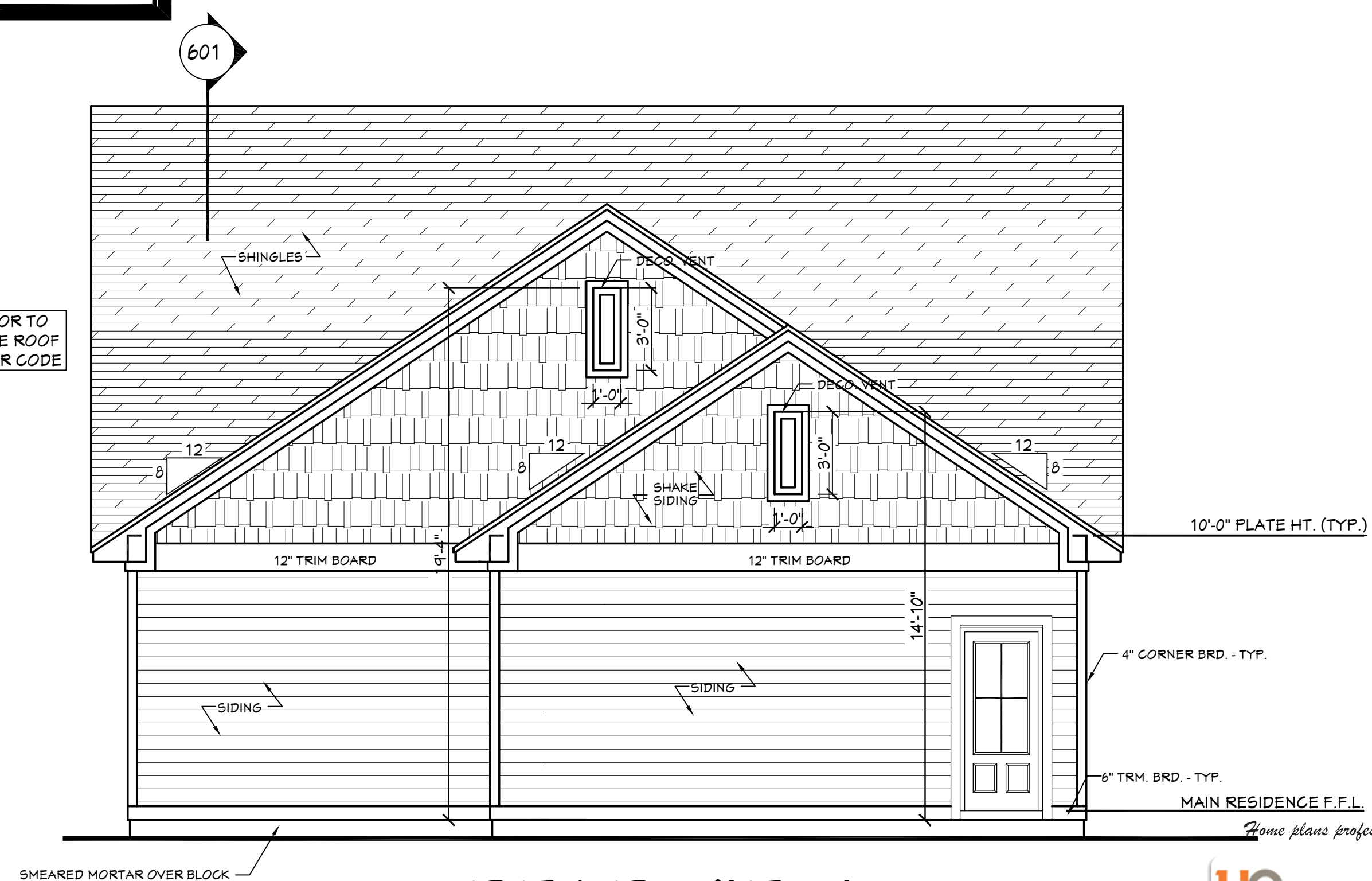
THE INTENT OF THIS DETAIL IS TO SHOW THE MINIMUM REQUIRED DISTANCE FROM THE TOP OF THE GARAGE DOOR OPENING TO THE CEILING OF THE GARAGE.



NOTE "A": PROVIDE A MINIMUM OF 7/16" STRUCTURAL WOOD PANEL ATTACHED w/ 8d COMMON OR 10d BOX NAILS AT 4" SPACING ON EDGE AND 12" IN FIELD.

NOTE "B": CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.

404 **TYP. CORNICE DETAIL**
SCALE----- 3/4" = 1'-0"



402 **REAR VIEW**
SCALE----- 1/4" = 1'-0"

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MEMBER A B D C

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Drawn By:
C.T.B.

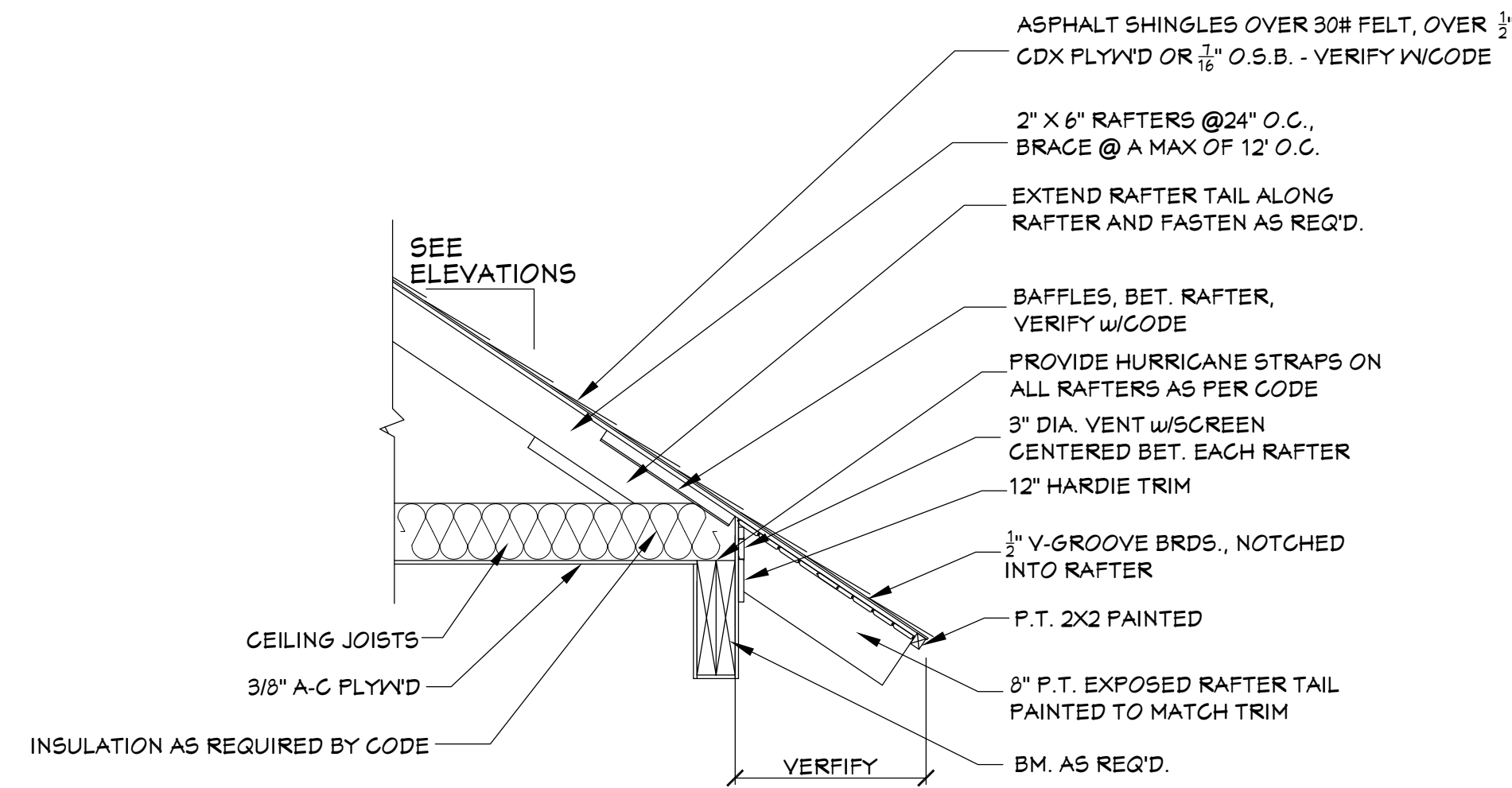
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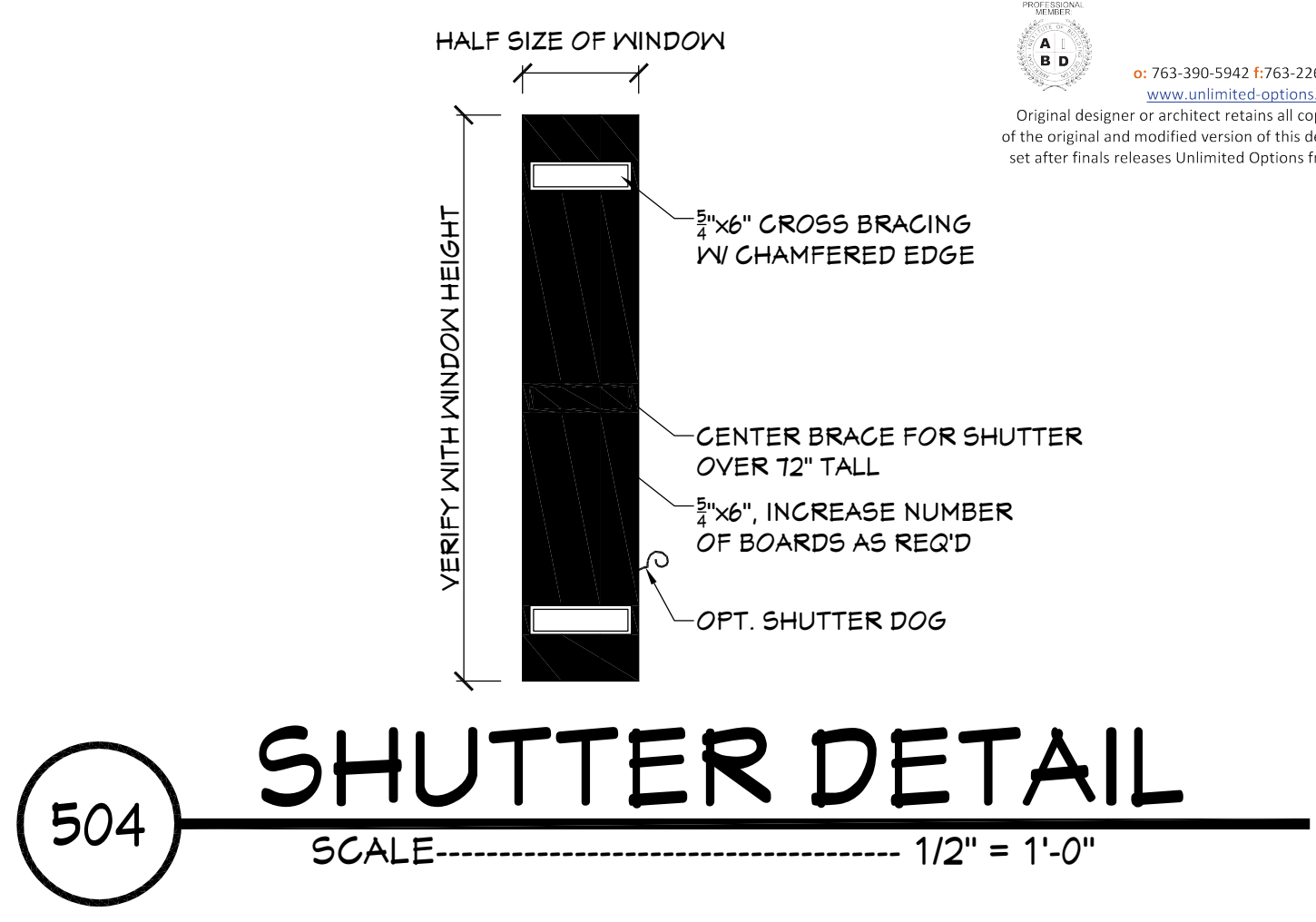
501 RIGHT VIEW
SCALE----- 1/4" = 1'-0"



503 TYP. CORNICE DETAIL FOR EXPOSED RAFTERS
SCALE----- 3/4" = 1'-0"

- EXTERIOR ELEVATION NOTES:**
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
 2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
 3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
 4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
 6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

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504 SHUTTER DETAIL
SCALE----- 1/2" = 1'-0"



502 LEFT VIEW
SCALE----- 1/4" = 1'-0"

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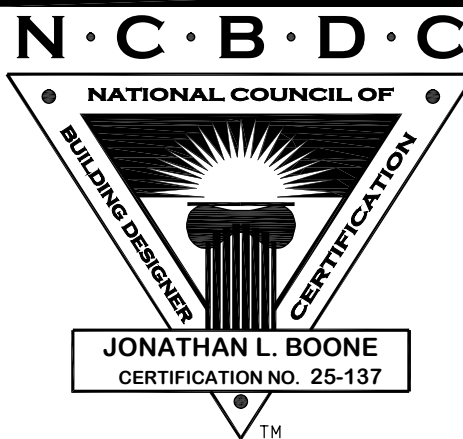
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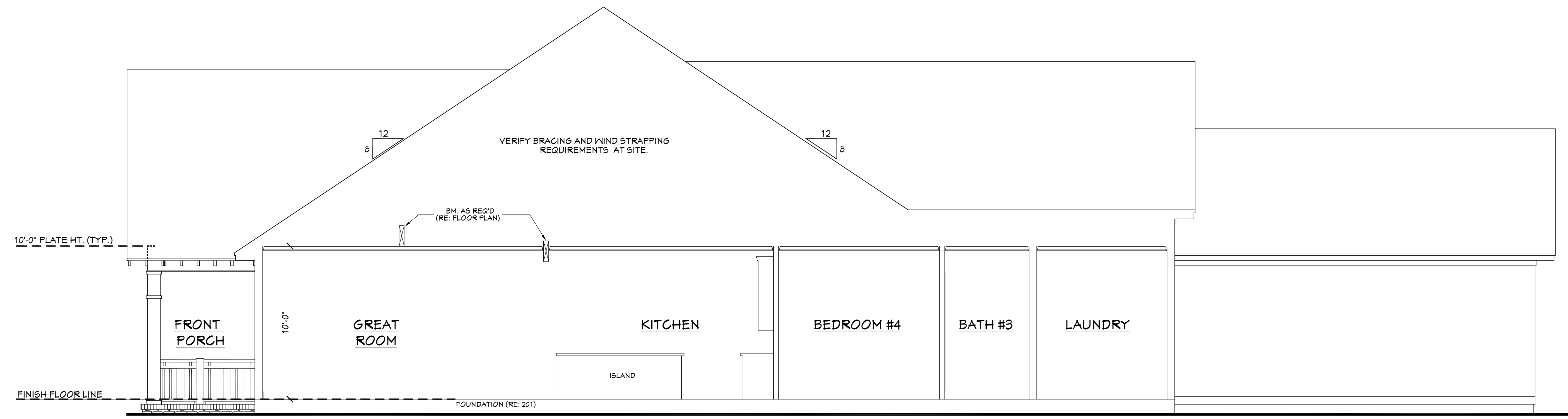


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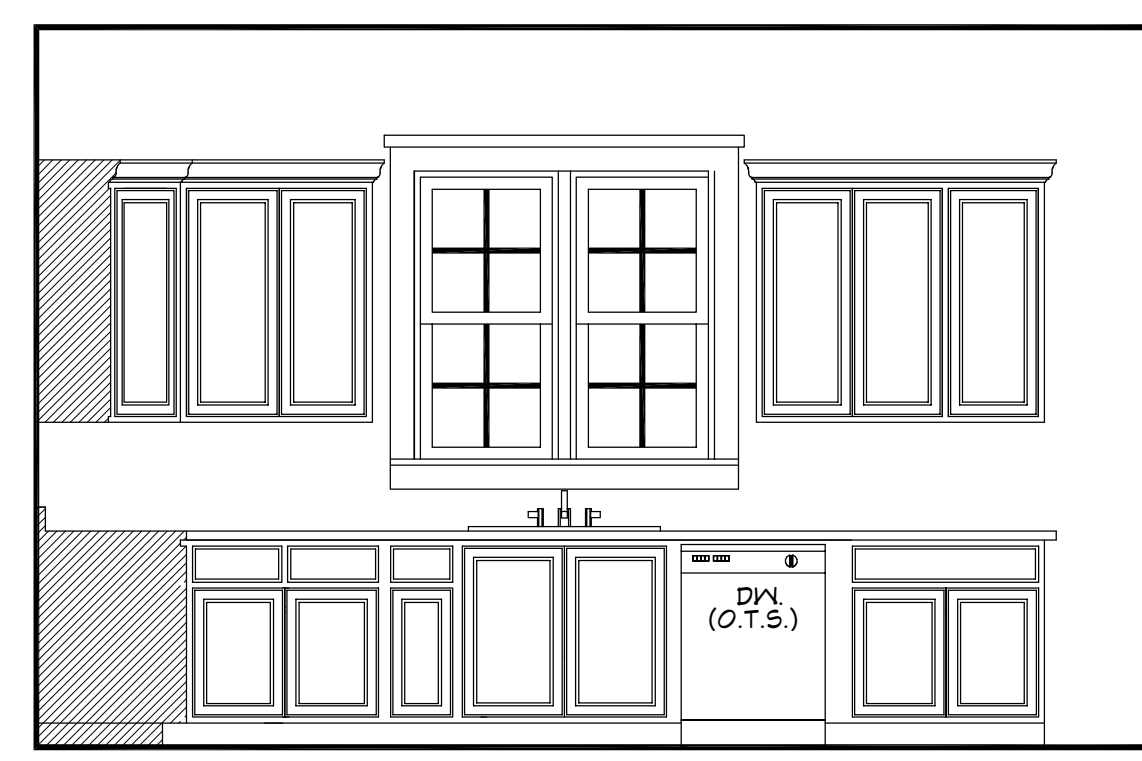
Date:
07.24.18
Drawn By:
J.A.B.

SHEET NUMBER
6

- CROSS SECTION NOTES:**
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
 2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
 3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
 4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND TYPICAL BUILDING PRACTICES.
 5. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
 6. ALL LUMBER SIZES AND SPACING TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 7. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D. BY CURRENT CODES.



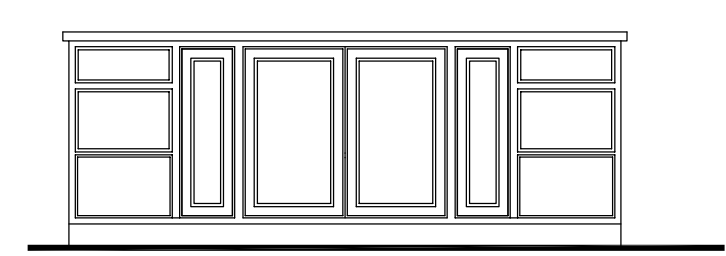
601 CROSS SECTION
SCALE-----1/4"=1'-0"



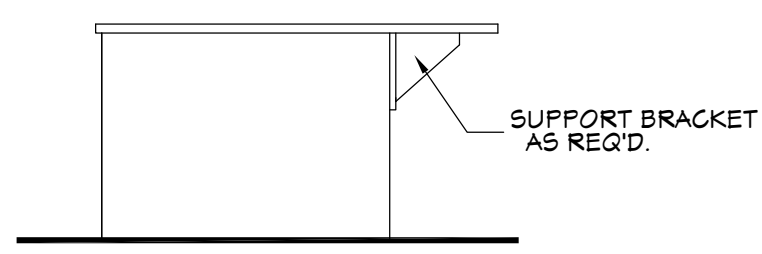
602 KITCHEN
SCALE-----3/8"=1'-0"



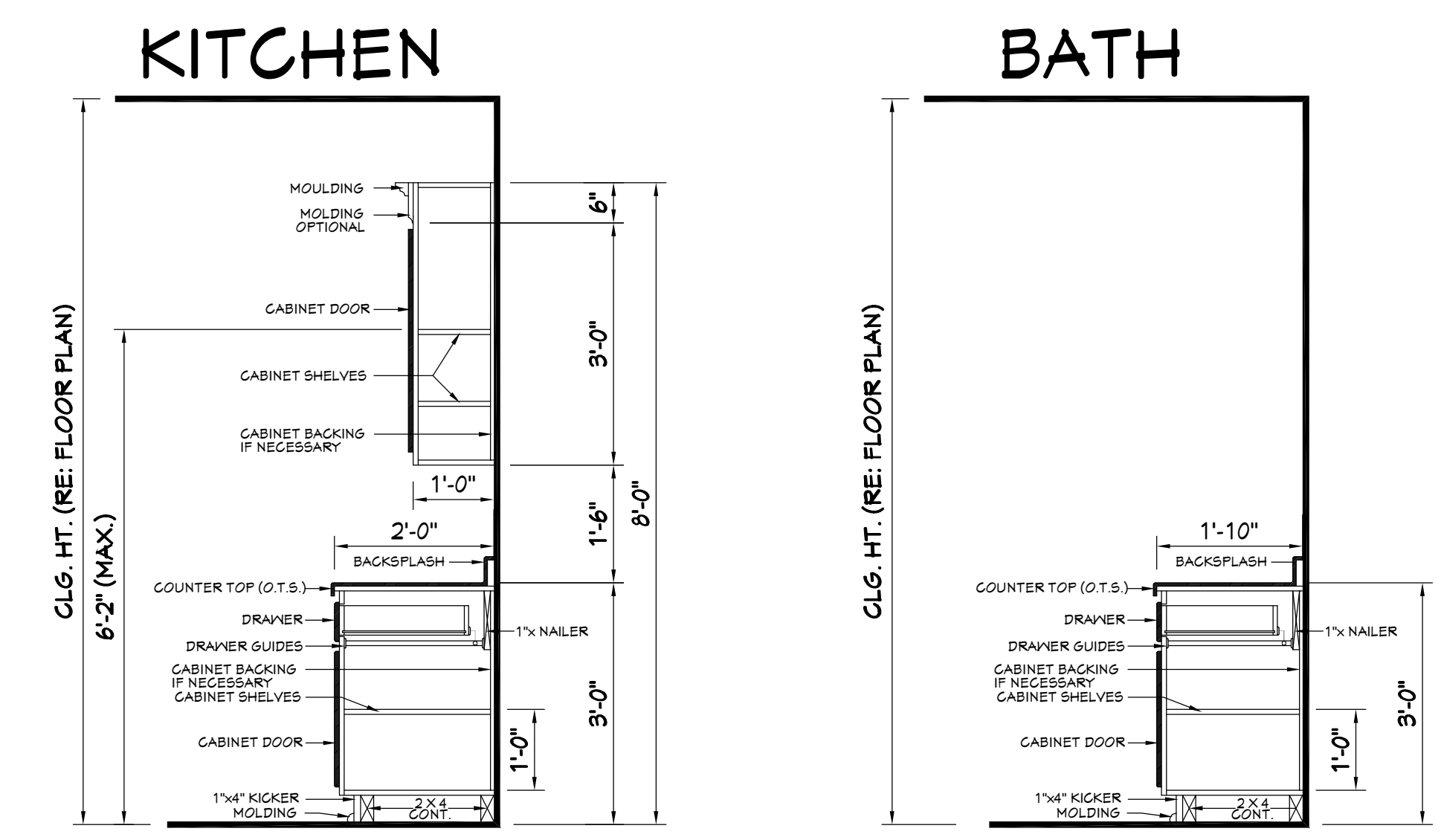
603 KITCHEN
SCALE-----3/8"=1'-0"



604 KITCHEN
SCALE-----3/8"=1'-0"



605 KITCHEN
SCALE-----3/8"=1'-0"



606 TYPICAL CABINET SECTIONS
SCALE-----N.T.S.

ROOF PLAN NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", No.2 S.Y.P. OR AS REQ'D BY ENGINEER.
3. ALL RAFTERS TO BE SIZED AS PER SPAN CHART.
4. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
5. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.
7. ALL ROOF PENETRATIONS TO BE ON SIDES OR REAR OF RESIDENCE. ALL PVC YENTS SHALL BE PAINTED BLACK OR TO MATCH ROOFING.

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES
LIVE LOAD=50psf, L/Δ≤180 DEAD LOAD = 10psf

SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT. - IN.)
2 x 6	12-0	12-11
	16-0	11-2
	19-2	10-2
2 x 8	24-0	9-2
	12-0	16-4
2 x 8	16-0	14-2
	19-2	12-11
	24-0	11-7
2 x 10	12-0	14-5
	16-0	16-10
	19-2	15-4
2 x 12	24-0	13-9
	12-0	22-10
2 x 12	16-0	19-10
	19-2	18-1
2 x 12	24-0	16-2

NOTES:
The above tables are based on the IRC 2015 TABLE R802.5.1(3)

CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES
(UNINHABITABLE ROOFS WITH LIMITED STORAGE,
LIVE LOAD = 20psf, L/Δ≤240) DEAD LOAD = 10psf)

***IF HABITABLE ATTIC SPACE IS DESIRED,
REFER TO THE INTERNATIONAL RESIDENTIAL CODE SPAN TABLES***

REFER TO THE INTERNATIONAL RESIDENTIAL CODE SPAN TABLES***
VISUALLY GRADED #2
SOUTHERN PINE
(MAXIMUM CEILING JOIST SPANS)

SIZE	SPACING (INCHES)	SPANS (MAXIMUM CEILING JOIST SPANS) (FT. - IN.)
2 x 4	12-0	9-3
	16-0	8-0
	19-2	7-4
	24-0	6-7
2 x 6	12-0	13-11
	16-0	12-0
	19-2	11-0
	24-0	9-10
2 x 8	12-0	17-7
	16-0	15-3
	19-2	13-11
	24-0	12-6
2 x 10	12-0	20-11
	16-0	18-1
	19-2	16-6
	24-0	14-4

NOTES:
The above tables are based on the IRC 2015 TABLE R802.4(2)

RAFTER LENGTH CHART

ROOF PITCH	FACTOR
3/12	1.05
4/12	1.07
5/12	1.10
6/12	1.14
7/12	1.17
8/12	1.20
9/12	1.25
10/12	1.30
11/12	1.35
12/12	1.40
14/12	1.54
16/12	1.70

VALLEY HORIZONTAL SPAN OF MEMBER BY FACTOR
CHOOSE APPROPRIATE FACTOR FOR SITUATION.

HIP/ VALLEY CONVERSION			
IF COMMON RAFTER ROOF PITCHES...		THEN HIP/ VALLEY RAFTER ROOF PITCH BECOMES...	
RISE/RUN	SLOPE	RISE/RUN	SLOPE
1/12	5°	1/11	5°
2/12	10°	2/11	7°
3/12	14°	3/11	10°
4/12	18°	4/11	13°
5/12	23°	5/11	16°
6/12	27°	6/11	19°
7/12	30°	7/11	22°
8/12	34°	8/11	25°
9/12	37°	9/11	28°
10/12	40°	10/11	30°
11/12	42°	11/11	33°
12/12	45°	12/11	35°

CONVERSION CHART FOR SINGLE ROOFS ONLY.
CHART DOES NOT APPLY FOR DUAL PITCH ROOFS.

ROOF PLAN

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

Home plans professionally modified by:

unlimited options, inc.



763-390-5942 / 763-326-2317
www.unlimited-options.com

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Pre-Drawn Plan ID:

BB-2219

Date:

07.24.18

Drawn By:

C.T.B.

Plan number:

SHEET NUMBER

7

Website:
www.HPZplans.com

Email:
sales@hpzplans.com

Phone:
601.336.3254

Fax:
1.800.574.1387



House Plan Zone, LLC, has exercised great care and effort in the development of these plans and the completion of these construction documents. However, we do not warrant that the plans are free of errors or omissions. House Plan Zone, LLC assumes no responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the design. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. Other special conditions required by local building codes. All dimensions to be verified on site prior to construction. If a foundation plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

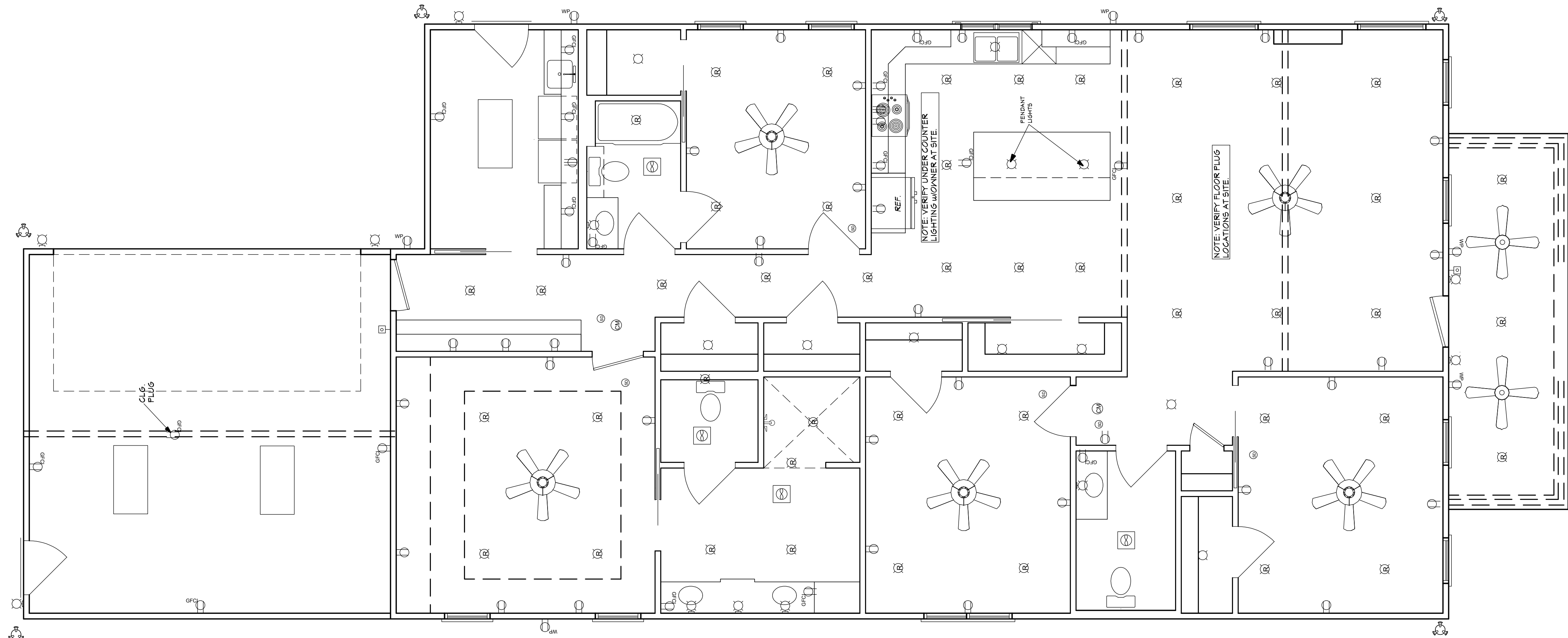
Designing Homes
HOUSE PLAN ZONE
Building Relationships

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
	110 VOLT OUTLET
	GROUND FAULT PROTECTED OUTLET
	WEATHERPROOF OUTLET
	220 VOLT RECEPTACLE
	FLOOR OUTLET (OWNER TO LOCATE)
	CEILING HUNG FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	WALL MOUNTED FLOODLIGHT'S
	RECESSED CEILING FIXTURE
	FLUORESCENT LIGHT
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	SWITCH
	THREE WAY SWITCH
	WALL MOUNTED LIGHT
	DINMER SWITCH (OWNER TO LOCATE)
	DOOR ACTIVATED SWITCH
	WEATHERPROOF SWITCH
	CAT'S NETWORKING JACK (OWNER TO LOCATE)
	TELEPHONE OUTLET (OWNER TO LOCATE)
	TELEVISION OUTLET (OWNER TO LOCATE)
	DOORBELL BUTTON (CONTRACTOR TO LOCATE)
	THERMOSTAT (CONTRACTOR TO LOCATE)
	CEILING EXHAUST FAN, VENT TO EXTERIOR
	TV SPEAKER
	RADIO SPEAKER

	CEILING FAN ONLY, NO LIGHT KIT
	CEILING FAN WITH LIGHT KIT
	TRACK LIGHTING (OWNER TO LOCATE)
	WALL SCONCE (OWNER TO LOCATE)
	CHANDELIER 1 (O.T.S.)
	CHANDELIER 2 (O.T.S.)
	UNDER COUNTER LIGHTING
	EMERGENCY LIGHTING/ EXIT SIGN

ELECTRICAL NOTES:
1. ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE HARDWIRED TO THE MAIN SERVICE AND INTERCONNECTED WITHIN THE DWELLING. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SMOKE ALARMS SHALL BE HARD WIRED WITH A BATTERY BACK UP.
3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EACH SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WITH ATTACHED GARAGES.
4. A 125 VOLT, SINGLE PHASE, 15-20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVING OF HEATING, COOLING, AND AIR CONDITIONING EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.



NOTE: SWITCHES AND CONNECTIONS NOT SHOWN. OWNER TO LOCATE THESE ITEMS DURING ELECTRICAL WALK-THROUGH WITH ELECTRICAL CONTRACTOR.

BB-2219 ELECTRICAL PLAN

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unlimited options, inc.

MEMBER
A
B
D
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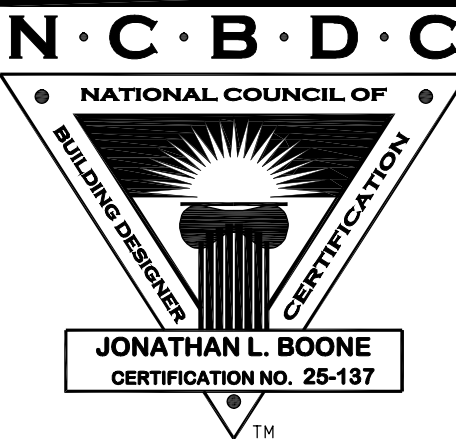
Designing Homes
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Fax:
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Pre-Drawn Plan ID:

2219

Date:
07.24.18

Drawn By:
J.A.L.

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SHEET NUMBER

8

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Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER
THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA,
COMMUNITY PANEL NUMBER 13089C 0067K, DATED 08/15/19

ZONING INFORMATION:

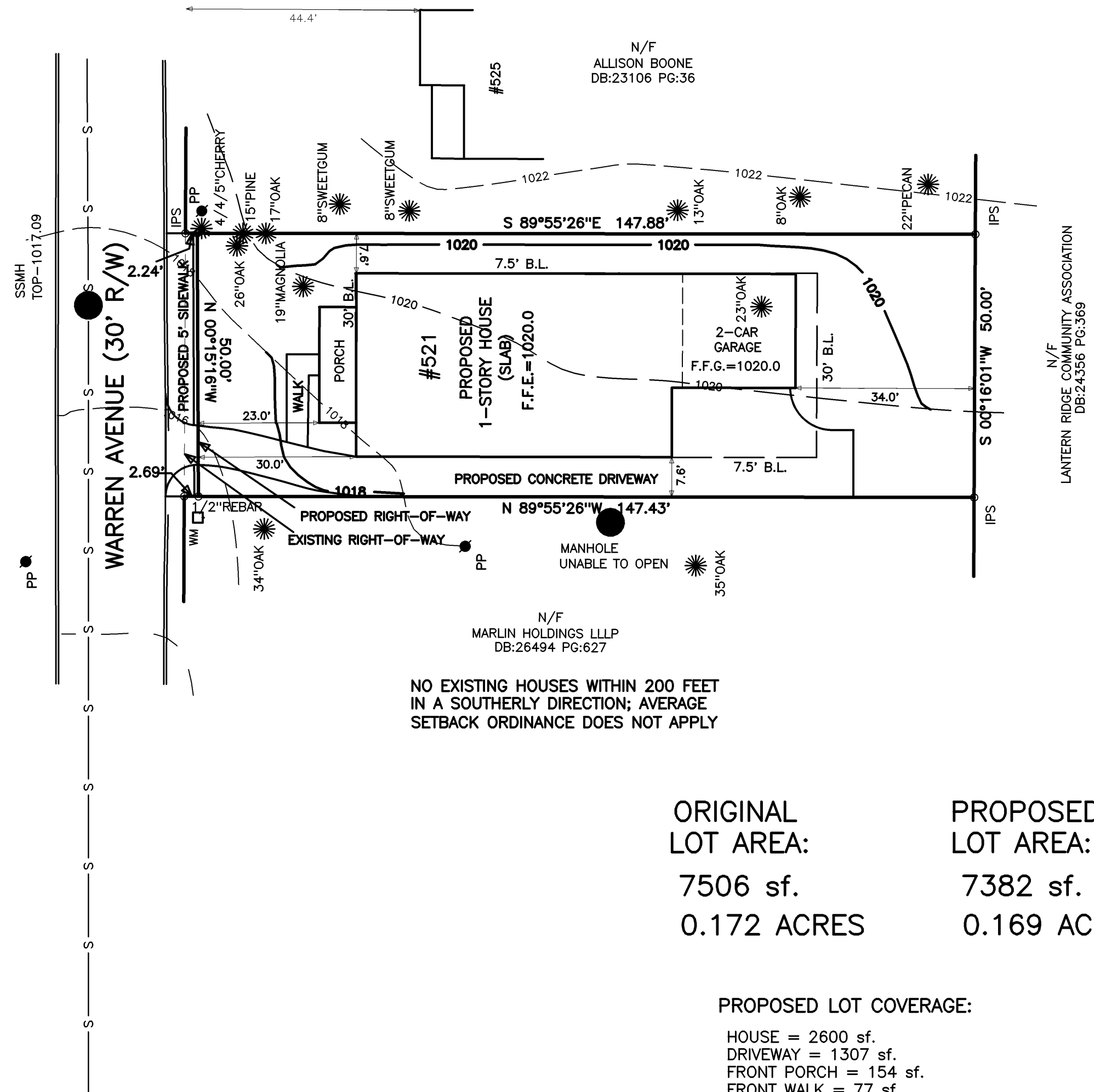
CLASSIFICATION: R-75
SETBACKS: FRONT - 30 FEET
SIDE - 7.5 FEET
REAR - ~~40 FEET~~ 30 FEET *
MINIMUM LOT WIDTH - 75 FEET
MINIMUM LOT AREA - 10,000 sf.
MAXIMUM LOT COVERAGE - 35%
MINIMUM FLOOR AREA - 2000 sf.
MAXIMUM BUILDING HEIGHT - ~~35 FEET~~ 28 FEET *

* - SCOTTDALE OVERLAY DISTRICT

LEGEND

IPF = 1/2" REBAR FOUND
 IPS = 1/2" REBAR PIN SET
 L.L. = LAND LOT
 L.L.L. = LAND LOT LINE
 P.L. = PROPERTY LINE
 CL = CENTERLINE
 B.L. = BUILDING LINE
 R/W = RIGHT-OF-WAY
 S.S.E. = SANITARY SEWER EASEMENT
 D.E. = DRAINAGE EASEMENT
 MH = MANHOLE
 C.B. = CATCH BASIN
 J.B. = JUNCTION BOX
 HW = HEADWALL
 D.I. = DROP INLET
 PP = POWER/UTILITY POLE
 F.H. = FIRE HYDRANT
 I.E. = INVERT ELEVATION
 F.F.E. = FINISHED FLOOR ELEVATION
 F.F.B. = FINISHED FLOOR BASEMENT
 F.F.G. = FINISHED FLOOR GARAGE
 BOC = BACK OF CURB
 EP = EDGE OF PAVEMENT
 N/F = NOW OR FORMERLY
 P.O.B. = POINT OF BEGINNING
 —SS— = SANITARY SEWER LINE/PIPE
 —X-X-X— = FENCE LINE
 —O— = FLOOD HAZARD ZONE LINE
 ——— = STORM SEWER LINE/PIPE
 —W— = WATER LINE
 —G— = GAS LINE
 CM = CONCRETE MONUMENT
 C.E. = CONSTRUCTION EASEMENT
 C&G = CURB AND GUTTER
 LS = LIGHT STANDARD
 OTP = OPEN TOP PIPE FOUND
 CTP = CRIMP TOP PIPE FOUND

24 HR CONTACT:
BRALYNN FERGUSON
(404)698-3533
BRALYNN@STRYANTINVESTMENTS.COM



ORIGINAL
LOT AREA:

7506 sf.

0.172 ACRES

PROPOSED
LOT AREA:

7382 sf.

0.169 ACRES

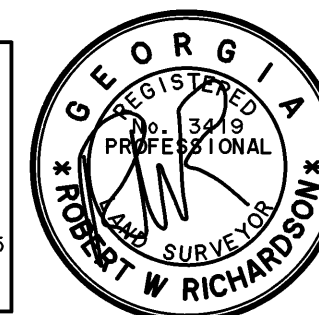
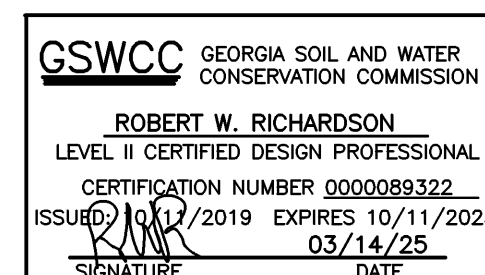
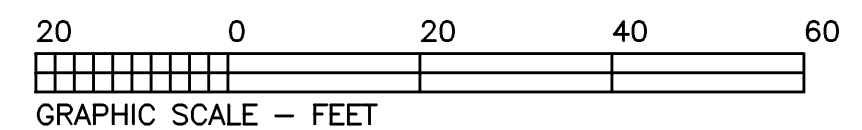
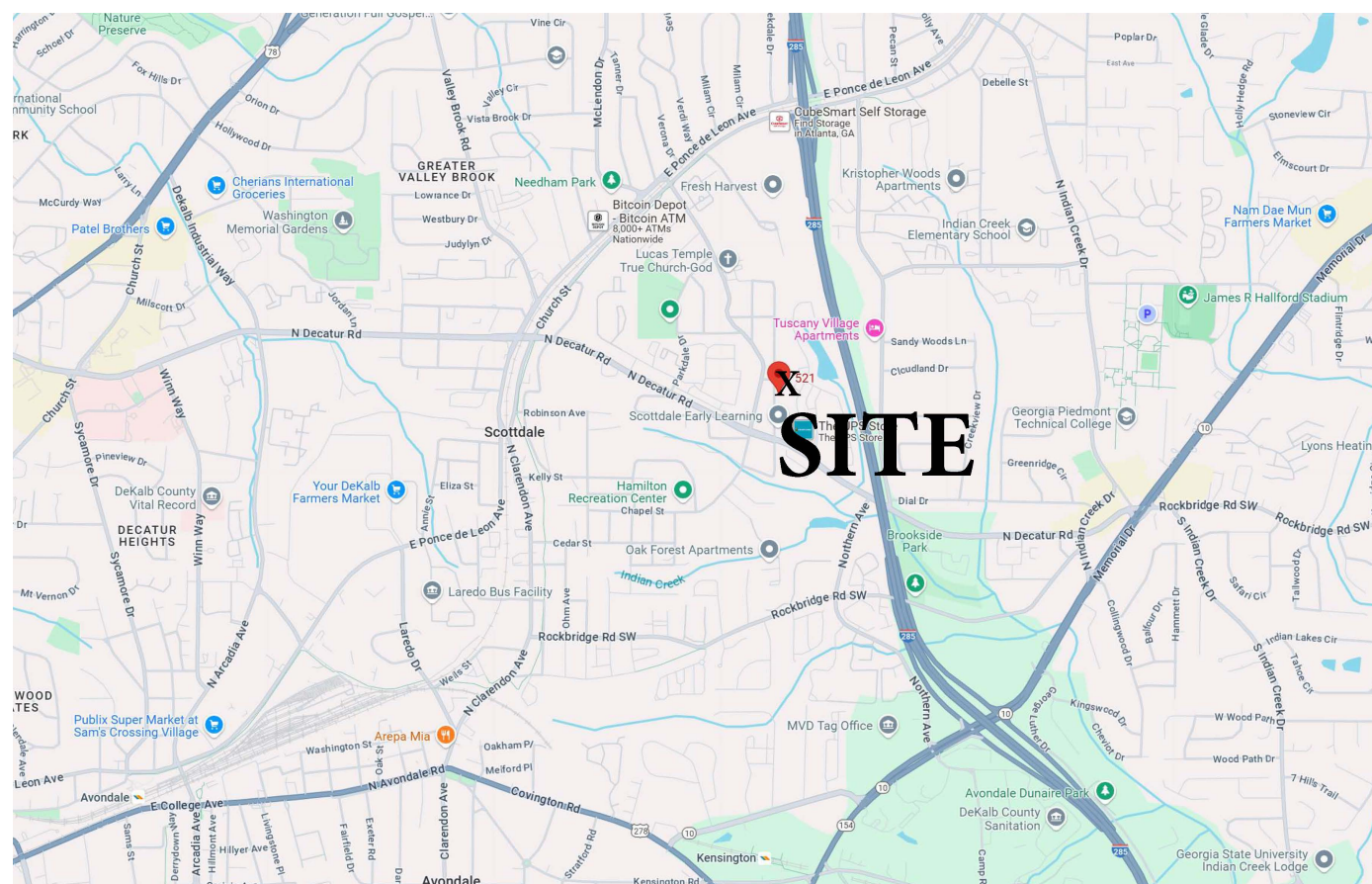
PROPOSED LOT COVERAGE:

HOUSE = 2600 sf.
DRIVEWAY = 1307 sf.
FRONT PORCH = 154 sf.
FRONT WALK = 77 sf.

TOTAL = 4138 sf.

LOT COVERAGE = 56.06%

MAXIMUM = 35% = 2627 sf.



ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM	VARIANCE SITE PLAN FOR: 521 WARREN AVENUE TAX PARCEL# 18 046 01 034		
REVISION: _____ _____ REF. PLAT: PB. 156 P. 30	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;"> LAND LOT: 46 DISTRICT: 18TH DEKALB COUNTY GEORGIA FIELD DATE: 09/20/24 PLAT DATE: 03/14/25 </td> <td style="width: 50%; padding: 2px;"> LOT: 33 BLOCK: 6 SUB: ESKIMO HEIGHTS AREA = 0.172 ACRES JOR No 243889J </td> </tr> </table>	LAND LOT: 46 DISTRICT: 18TH DEKALB COUNTY GEORGIA FIELD DATE: 09/20/24 PLAT DATE: 03/14/25	LOT: 33 BLOCK: 6 SUB: ESKIMO HEIGHTS AREA = 0.172 ACRES JOR No 243889J
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LETTER OF SUPPORT

Christina Patterson

521 Warren Ave. Scottdale

404-790-1808

pattersonhouse74@gmail.com

March 20, 2025

DeKalb County Zoning Board of Appeals

178 Sam's St. Decatur, GA 30032

Subject: Letter of Support for Variance Request - 521 Warren Avenue
Scottdale, GA 30079

Dear Members of the Zoning Board of Appeals,

I am expressing my strong support for the variance request submitted by Christina Patterson for the property located at 521 Warren Avenue. I am/we are her neighbor(s) at 525 Warren Avenue.

Why I Support the Variance:

- The proposed project will enhance the neighborhood by improving aesthetics with the construction of a new home on a lot that has been vacant for years and the site of frequent loitering and illegal dumping.
- The variance will alleviate a hardship on the property owner, as the home they are building is specifically designed to meet the homeowner's wheelchair accessibility needs as a paraplegic.
- The project is consistent with the spirit and intent of the DeKalb County Comprehensive Plan and Zoning Ordinance as a new

home build will contribute to the ongoing revitalization of the neighborhood.

- The variance request will not negatively impact adjacent properties or the surrounding community, as there will be no outwardly evident structural changes with the build, and, other than the requested lot coverage variance, the home will be built to DeKalb County and City of Scottdale recommendations and requirements.

Conclusion:

I respectfully urge you to grant the variance request for 521 Warren Avenue. I am confident that this project will be a positive addition to our community. Thank you for your time and consideration.

Sincerely,

Tamera Perry
Tamera Perry

Xavier Perry
Xavier Perry