



Lorraine Cochran-Johnson

DeKalb County Zoning Board of Appeals

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

Wednesday, February 11, 2025

Planning Department Staff Analysis

Chief Executive Officer



Juliana
Njoku

Interim
Director

D4. Case No: A-26-1247837

Parcel ID(s): 18 046 03 018

Commission District 04 Super District 06

Applicant:

Shauna Edwards
[REDACTED]

Owner:

Chase MGMT & Consulting LLC / Michael Brown
[REDACTED]

Project Name:

3177 Robinson Avenue – New Home Construction

Location:

3177 Robinson Avenue, Scottdale, GA 30079

Requests:

Application by Shauna Edwards to request variance from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce setbacks and increase lot coverage to facilitate construction of a single-family residence in the Scottdale Tier 2 Overlay and R-75 (Residential Medium) District.

Staff Recommendation: Deferral

Staff Findings:

Unresolved discrepancies between the submitted survey, revised site plan, and County GIS data may materially affect the variance request. GIS mapping indicates that a portion of Robinson Avenue traverses the subject property, which is not reflected on the submitted survey, and the plans do not account for required sidewalk improvements associated with the Scottdale Tier 2 Overlay District. These inconsistencies impact the accuracy of setback measurements and overall site compliance. Additional coordination with the applicant and surveyor is necessary to reconcile these issues and confirm the precise dimensional impacts prior to Board consideration.

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: Shauna Edwards

Mailing Address: 1300 Ridenour Blvd NW

City/State/Zip Code: Kennesaw GA 30152

Email: [REDACTED]

Telephone Home: [REDACTED] Business: NEXTGEN PERMITTING

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: CHASE MGMT & CONSULTING LLC / MICHAEL BROWN

Address (Mailing): 55 FULTON STREET SE, ATLANTA GA 30312

Email: [REDACTED] Telephone Home: [REDACTED] Business:

ADDRESS/LOCATION OF SUBJECT PROPERTY

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

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

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

CHECK TYPE OF HEARING REQUESTED:

☒ VARIANCE (From Development Standards causing undue hardship upon owners of property.)

☐ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)

☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

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

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

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

DATE: 10/16/25 Applicant/Agent Shauna Edwards
Signature:

TO WHOM IT MAY CONCERN:

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

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

Eddie W. Sellers ¹¹⁻¹⁶⁻²⁵ [Signature]
Notary Public Owner Signature

Notary Public Owner Signature

Notary Public Owner Signature





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: 10-17-25 Applicant Signature: [Signature]

DATE: _____ Applicant Signature: _____

LETTER OF INTENT

ADDRESS: 3177 Robinson Avenue Scottdale, GA 30079

Zoning: R-75

Overlay District: Scottdale Overlay District Tier 2

REQUEST:

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

Requesting the following:

Requesting to vary front property lines from 30 feet to 16 feet

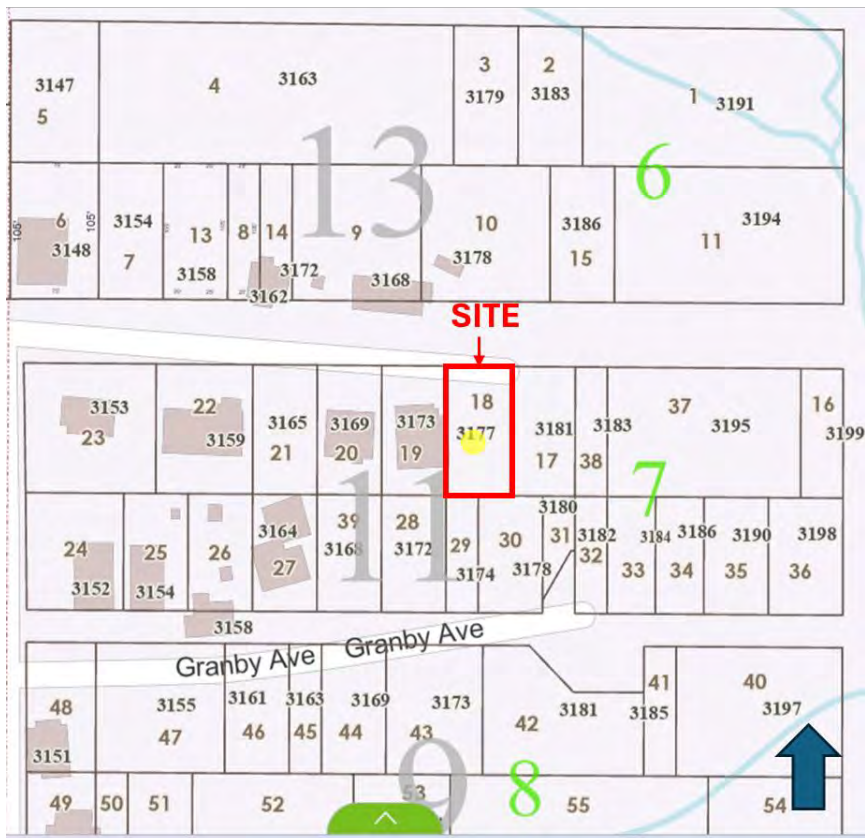
Requesting to vary the rear setback from 30 feet to 16 feet

Background: The subject property is located at 3177 Robinson Avenue, Scottdale, GA 30079, and is zoned R-75 within the Scottdale Overlay District, Tier 2. The required setbacks for the R-75 zoning district are 35 feet (front), 7.5 feet (side), and 30 feet (rear).

This lot is relatively small, with a total area of 4,341 square feet, measuring approximately 50.15 feet in width and 85.51 feet in depth (as shown in the diagram below). The current owners intend to construct a detached three (3) story single-family residence of approximately 3,020 sq ft (heated plus unheated) on the property.

Due to the limited lot size, a variance is necessary to accommodate the proposed construction, as outlined in the variance request. The surrounding

LOCATION MAP



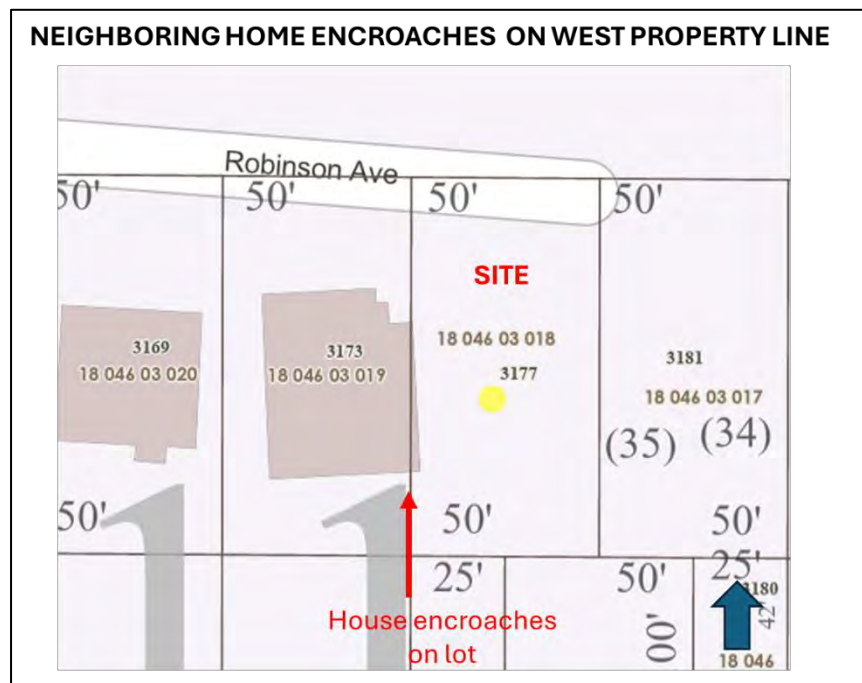
area consists primarily of residential properties, and the proposed single-family use is consistent and compatible with the existing neighborhood. The variance being requested pertains only to the front and rear setbacks, as detailed above.

Physical Conditions:

The subject site has an approximate depth of 80 feet, with required front and rear setbacks of 30 feet each. These setback requirements collectively leave only 20 feet of buildable depth, which is insufficient to construct a functional single-family home. As a result, the proposed residence encroaches into the front and rear setback areas, necessitating a variance request.

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

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



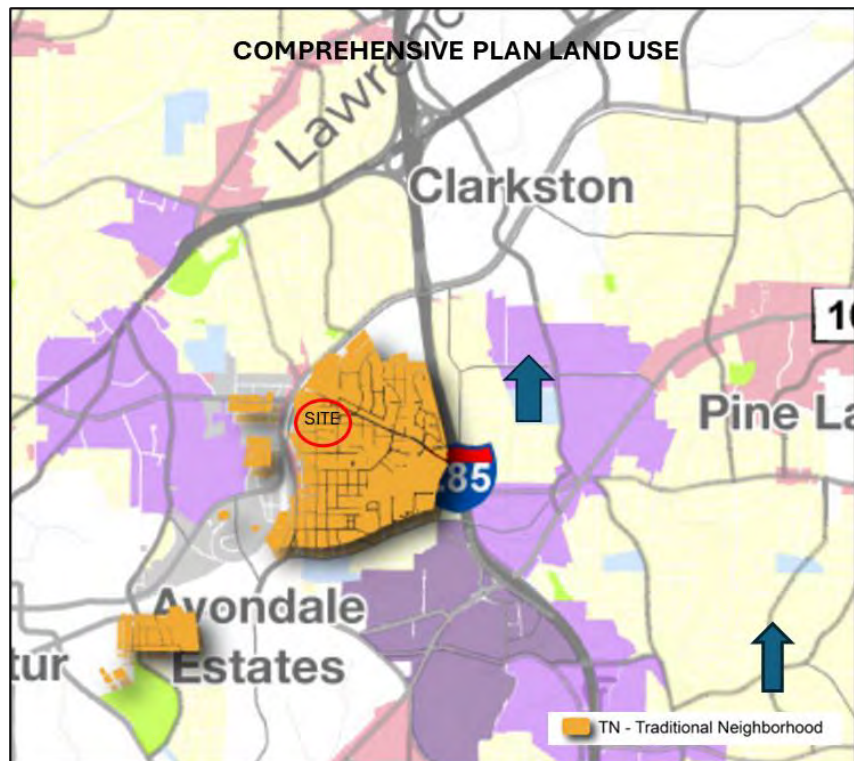
Minimum Necessary: This request represents the minimum variance necessary to allow for the construction of a reasonably sized single-family home. Variances of this nature are common within the Scottsdale area, given the smaller lot sizes and existing development

patterns. The applicant is not seeking any special privilege but rather requesting only what is essential to build a functional and appropriately scaled home consistent with the surrounding neighborhood.

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

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

Alignment with Spirit of the Law: The subject site is located within the Traditional Neighborhood Character areas (see diagram – subject site located within red circle). The Comprehensive Plan states “Traditional Neighborhoods Character Area is to preserve the style and appeal of older traditional neighborhood communities. These areas primarily consist of residential areas in older parts of the community that were typically developed prior to WWII. The characteristics include higher pedestrian orientation, sidewalks and more grid-like street patterns. They have on-street parking, small, regular lots, and buildings closer to the front property line.” The proposed single-



family development will be compatible with surrounding residential land use. The request for a front variance also falls with the intent of the Comprehensive Plan allowing for buildings closer to the property line. The proposed request to build a house will be consistent with the goals of the Comprehensive Plan.

VARIANCE CRITERIA

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

Yes, the property presents unique physical conditions that were not created by the owner. The subject lot has a total depth of only 80 feet, while the zoning code requires both front and rear setbacks of 30 feet. This leaves only 20 feet of buildable depth, effectively rendering the lot unbuildable under the current standards. Strict application of the requirements outlined in Sec. 27-3.36_would therefore deprive the owner of the ability to construct a functional residence on the property.

Additionally, the neighboring house along the west property line encroaches onto the subject property by a few inches. For reasons of privacy and fire safety, the proposed home must be situated further away from that property line. This encroachment also reduces the available width for construction, leaving elongating the structure as the only feasible design solution.

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

Requesting a reduction of the front and rear setbacks due to smaller lot size is a common practice within the Scottdale area. Numerous lots throughout the County have similar dimensions, and variances are routinely sought to make these lots

buildable. Therefore, granting this request would not confer any special privilege, as it is consistent with other approvals in the area. The proposed reduction of the front and rear setbacks from 30 feet to 16 feet is the minimum necessary to allow reasonable and functional development of the property.

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

Granting the variance will not be detrimental to the public welfare or injurious to adjacent properties. The request does not involve a zoning change, and the proposed development a single-family residence is consistent with the existing residential character of the surrounding neighborhood.

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

The interpretation and application of the code create an undue hardship for this property. With the required 30-foot front and rear setbacks, only 20 feet of buildable depth remains, making it extremely difficult to construct a functional residence. Additionally, the neighboring house encroaches onto the side property line, which necessitates designing a longer, narrower home to maintain privacy and comply with fire safety standards. Without the requested variance, the strict enforcement of this code would impose an unreasonable and unnecessary hardship on the property owner.

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

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

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

ZONING CRITERIA

ZONING DISTRICT: RS-75

PARCEL ID: 18 046 03 018

MINIMUM SET BACKS:

FRONT 30 ft.
SIDE 7.5 ft.
REAR 30 ft.

EXISTING LOT AREA: 4,341 SF (0.10 AC)

MAX. LOT COVERAGE:

ALLOWED: 35% (1,519 SF)
PROPOSED: 35% (1,519 SF)

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

BUILDING AREA

HEATED

UPPER LEVEL - 850 SF
MAIN LEVEL - 1,015 SF
LOWER LEVEL - 680 SF

NON-HEATED

DECK - 145 SF
GARAGE - 475 SF

TOTAL BUILDING AREA - 3,165 SF

BUILDING HEIGHT

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

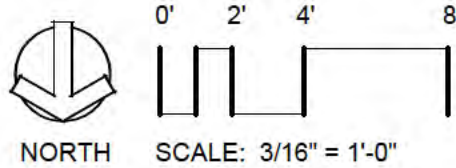
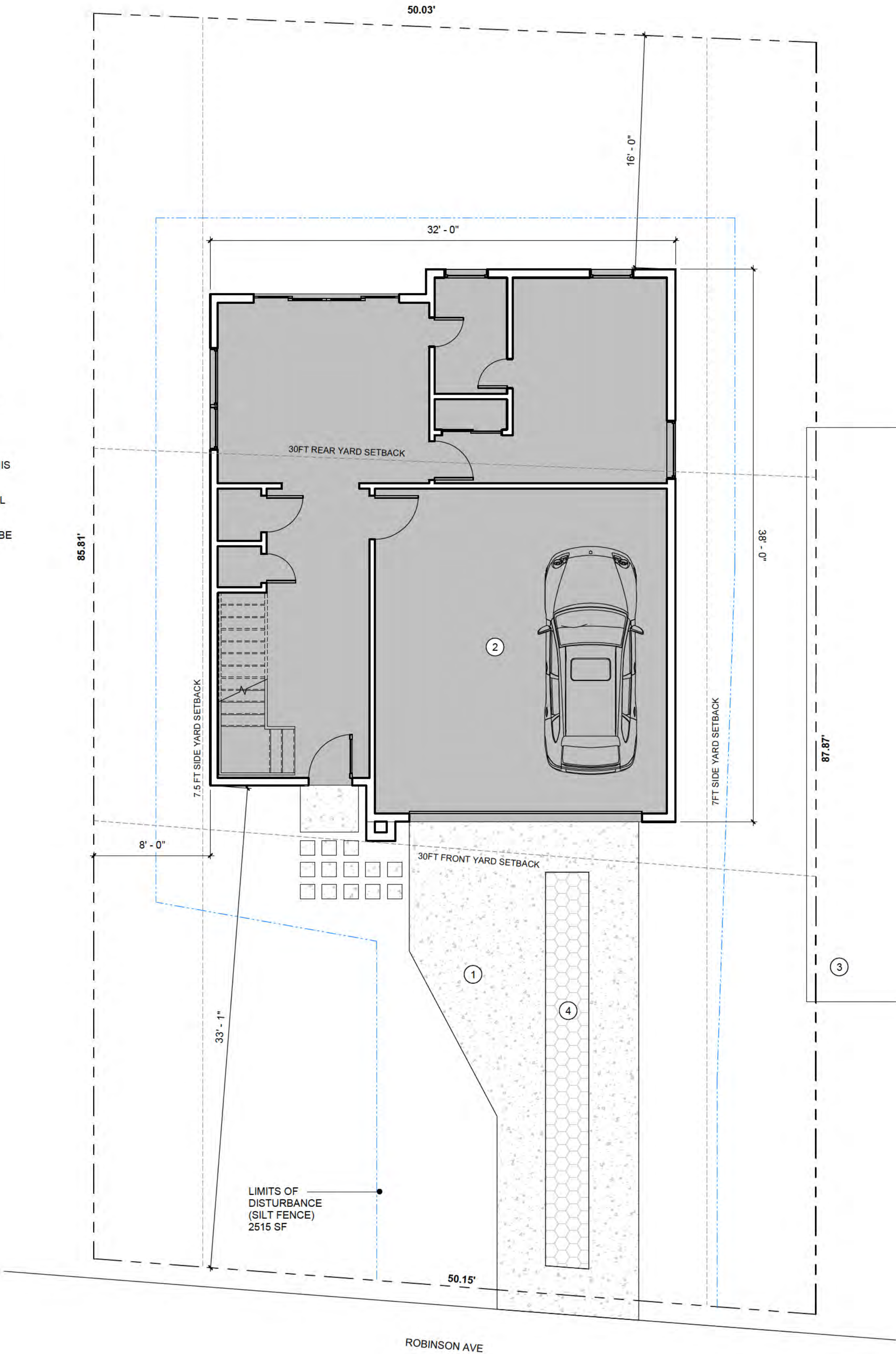
PARKING: 2 PER DWELLING MIN.

GENERAL SITE NOTES:

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

SITE LEGEND:

- NEW CONCRETE DRIVEWAY
- NEW SINGLE FAMILY RESIDENCE
- ADJACENT PROPERTY STRUCTURE OVER PROPERTY LINE
- MONDO GRASS



GENERAL NOTES

- A0.01 ALL ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL CODES AND ORDINANCES, WHETHER LISTED HEREIN OR NOT.
- A0.02 ANY & ALL GOVERNING LOCAL LABOR LAWS, REGULATIONS & REQUIREMENTS AND THOSE SET AS BUILDING REQUIREMENTS SHALL BE OBSERVED & FOLLOWED AS THEY RELATE TO THIS PROJECT. ARRANGEMENTS FOR PRECLUDE ANY LABOR RELATED JOB DISPUTES COMPLIANCE WITH THESE REQUIREMENTS SHALL BE MADE BY GC TO & RELATED DELAYS/PROBLEMS & COSTS.
- A0.03 CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS AND CERTIFICATE OF OCCUPANCY PERMIT AS WELL AS SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS PRIOR TO AND DURING CONSTRUCTION.
- A0.04 MATERIALS, DIMENSIONS, AND OTHER CONDITIONS NOT OTHERWISE INDICATED IN THESE DRAWINGS SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED AND MORE FULLY DEFINED ELSEWHERE IN THE DRAWINGS.
- A0.05 THE EXTENT OF WORK SHALL BE LIMITED TO THAT INDICATED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT WRITTEN APPROVAL OF OWNER. ANY ADDITIONAL WORK PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
- A0.06 GC SHALL BE RESPONSIBLE FOR FIELD MEASURING OF EXISTING CONDITIONS PRIOR TO START OF WORK & DURING CONSTRUCTION AS NECESSARY TO ASSURE CONSTRUCTION ADHERENCE TO DRAWINGS. BY ENTERING INTO A CONSTRUCTION CONTRACT FOR THIS WORK, GC SHALL INDICATE HIS FAMILIARITY WITH THE SITE/FIELD CONDITIONS.
- A0.07 FLOOR TOLERANCE: IN LAYING OUT THE WORK TO BE COMPLETED, CONSIDERATION SHALL BE GIVEN TO VARIATIONS IN THE FLOOR LEVEL RESULTING FROM THE CONSTRUCTION QUALITY AND LIVE AND DEAD LOADS. IMPOSED ON THE STRUCTURE. FIELD VERIFICATIONS SHALL BE MADE OF CONDITIONS TO VERIFY CONSTRUCTION TOLERANCES AND ALIGNMENT OF DOOR HEADS. OTHER HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE. LEVEL FLOORS AS REQUIRED BY USING AN APPROVED LEVELING COMPOUND.
- A0.08 THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS, & EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION. NOISE, SECURITY, AND DUST BARRIERS BETWEEN CONSTRUCTION AREAS AND OCCUPIED AND PUBLIC AREAS SHALL BE MAINTAINED BY CONTRACTOR.
- A0.09 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BUILDING CORRIDORS CLEAR OF PROJECT MATERIALS AND EQUIPMENT.
- A0.10 GC SHALL PROVIDE GENERAL CARPENTRY AS REQUIRED FOR WORK WHICH MAY NOT FALL UNDER THE JURISDICTION OF A SPECIFIED TRADE BUT IS REQUIRED FOR PROPER JOB EXECUTION AND COMPLETION OF CONSTRUCTION.
- A0.11 NO MODIFICATIONS/REVISIONS/CHANGES SHALL BE UNDERTAKEN UNLESS SPECIFICALLY SO INSTRUCTED & APPROVED BY OWNER.
- A0.12 CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.
- A0.13 THE INTENT OF THE CONTRACT DOCUMENTS IS TO EXCLUDE ALL MATERIALS WHICH CONTAIN KNOWN HAZARDOUS SUBSTANCES. THESE INCLUDE MATERIALS CONTAINING ASBESTOS, POLYCHLORINATED BIPHENYL(PCB), OR ANY OTHER KNOWN SUBSTANCES DETERMINED TO BE A HEALTH HAZARD BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) AND OTHER RECOGNIZED AGENCIES. IN STUDYING THE CONTRACT DOCUMENTS, AND AT ANY TIME DURING EXECUTION OF THE WORK, THE CONTRACTOR SHALL AT ONCE REPORT TO THE ARCHITECT ANY MATERIALS CONTAINING HAZARDOUS SUBSTANCES THAT HE/SHE MAY DISCOVER. DO NOT PROCEED WITH INSTALLATION OF HAZARDOUS MATERIALS.
- A0.14 CONTRACTOR SHALL VERIFY PRESENCE OF HAZARDOUS MATERIALS WITH OWNER. ARCHITECT AND ITS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS, POLYCHLORINATED BIPHENYL(PCB) OR OTHER TOXIC SUBSTANCES.
- A0.15 WHERE PRODUCTS ARE SPECIFIED BY REFERENCE STANDARD OR IN DESCRIPTIVE MANNER WITHOUT MANUFACTURER'S NAME, MODEL NUMBER OR TRADE NAME, CONTRACTOR SHALL SELECT MATERIALS MEETING SPECIFIED REQUIREMENTS WHICH DO NOT CONTAIN KNOWN HAZARDOUS SUBSTANCES IN ANY FORM AND SUBMIT TO ARCHITECT FOR APPROVAL.
- A0.16 INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT, SHALL BE COMPLIED WITH.
- A0.17 IN MAKING REQUESTS FOR SUBSTITUTION, CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT MATERIALS REQUESTED FOR SUBSTITUTION ARE FREE OF KNOWN HAZARDOUS SUBSTANCES IN ANY FORM.
- A0.18 WARRANTY SHALL BE EXTENDED FOR ALL CONSTRUCTION COMPONENTS, EQUIPMENT AND INSTALLATIONS INCLUDED IN THIS CONTRACT FOR A MINIMUM OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- A0.19 GC SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS/DETAILS AS SHOWN AND ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP WHICH APPEAR WITHIN A PERIOD OF ONE (1) YEAR.
- A0.20 THESE DOCUMENTS INDICATE MATERIALS AND METHODS OF CONSTRUCTION TO ESTABLISH STANDARDS OF QUALITY AND/OR PERFORMANCE. OTHER MATERIALS AND/OR METHODS WILL BE CONSIDERED BY THE ARCHITECT FOR ACCEPTANCE PROVIDED THAT THEY DO NOT AFFECT THE VISIBLE APPEARANCE. MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT IN WRITING PRIOR TO ORDERING AND/OR FABRICATION.

LOCATION MAP



3177 Robinson Residence

3177 Robinson Avenue
Scottsdale, GA 30079

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

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

Contractor:
TBD

PROJECT DESCRIPTION

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

VARIANCE REQUESTED FOR REDUCTION OF REAR YARD SETBACK FROM 30FT TO 16FT.

INDEX OF DRAWINGS

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

ARCHITECTURAL SYMBOLS

	ELEVATION INDICATOR: ELEV. NUMBER - SHEET NUMBER	NAME [NN.NNN]	ROOM TAG
	SECTION INDICATOR: DRAWING NUMBER SHEET NUMBER		REVISION NUMBER
	ENLARGED PLAN/DETAIL: DRAWING NUMBER SHEET NUMBER		CODED NOTE
			MILLWORK NOTE
	ELEVATION HEIGHT INDICATOR: HEIGHT DESCRIPTION		WINDOW TYPE SYMBOL
		ALIGN	ALIGN ELEMENTS

ABBREVIATIONS

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

CODE ANALYSIS

I. AUTHORITIES

A. DEKALB COUNTY DEVELOPMENT DEPARTMENT
DEKALB COUNTY FIRE MARSHAL

III. PROJECT CRITERIA

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

II. APPLICABLE CODES

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

Project Name :
3177 ROBINSON AVENUE RESIDENCE
3177 ROBINSON AVENUE
SCOTTSDALE, GA 30079



Revisions :

No.	Date	Description
0	01.16.26	ISSUE FOR PERMIT & CONSTRUCTION

Project No.: 25-61

Scale: AS NOTED

Issue Date: 01.16.26

Drawn: TS

INDEX AND PROJECT INFO

A0

FOR CONSTRUCTION



Revisions :

No.	Date	Description
0	01.16.26	ISSUE FOR PERMIT & CONSTRUCTION

Project No.: 25-61

Scale: AS NOTED

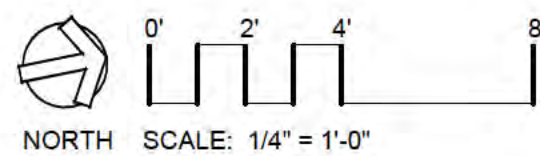
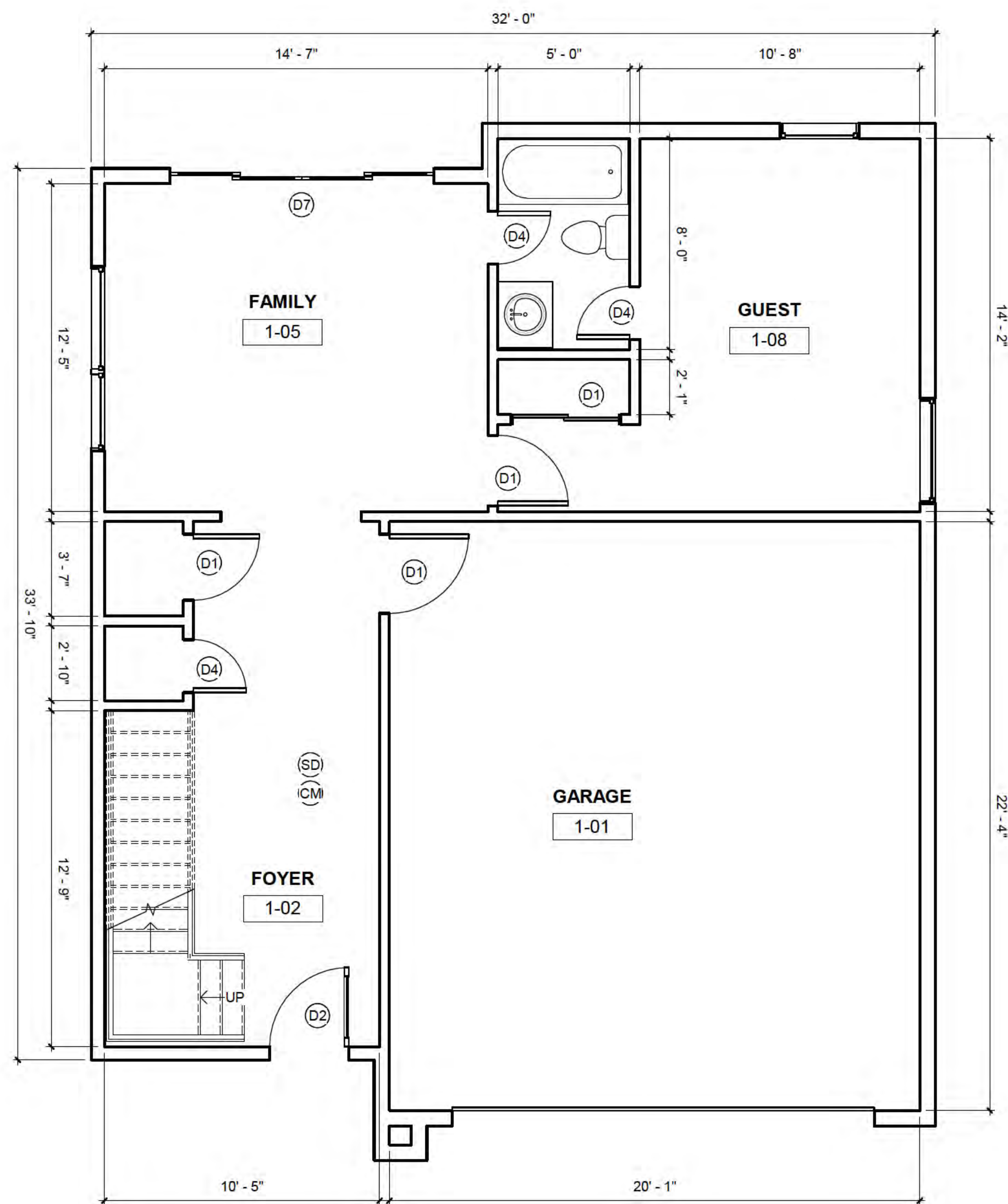
Issue Date: 01.16.26

Drawn: TS

PLANS, NOTES & LEGEND

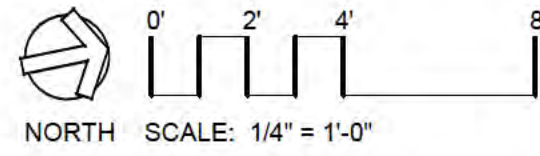
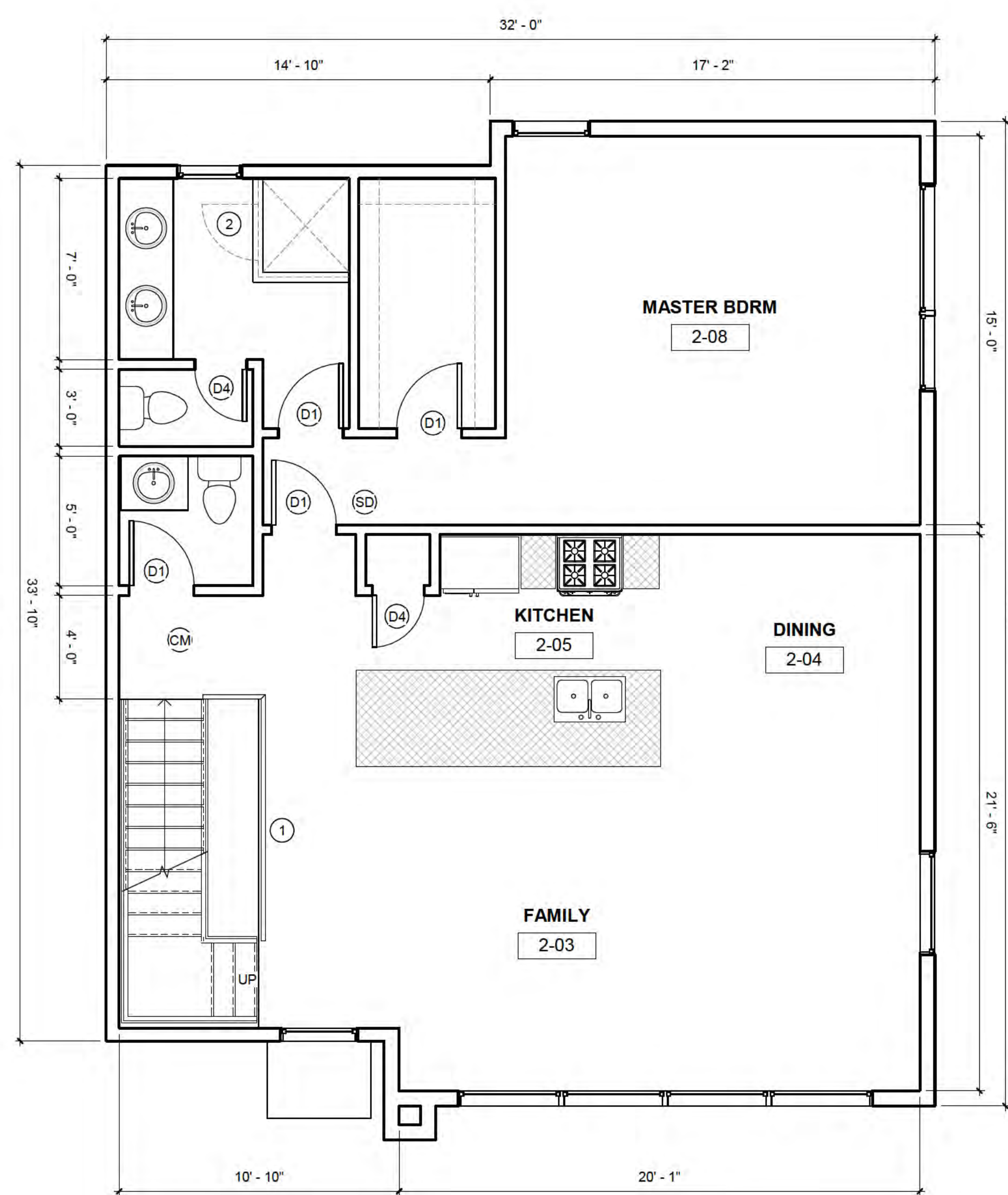
A1

FOR CONSTRUCTION



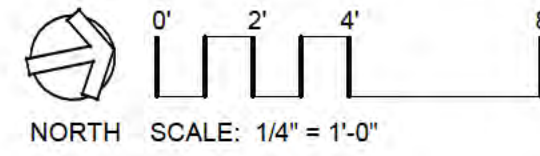
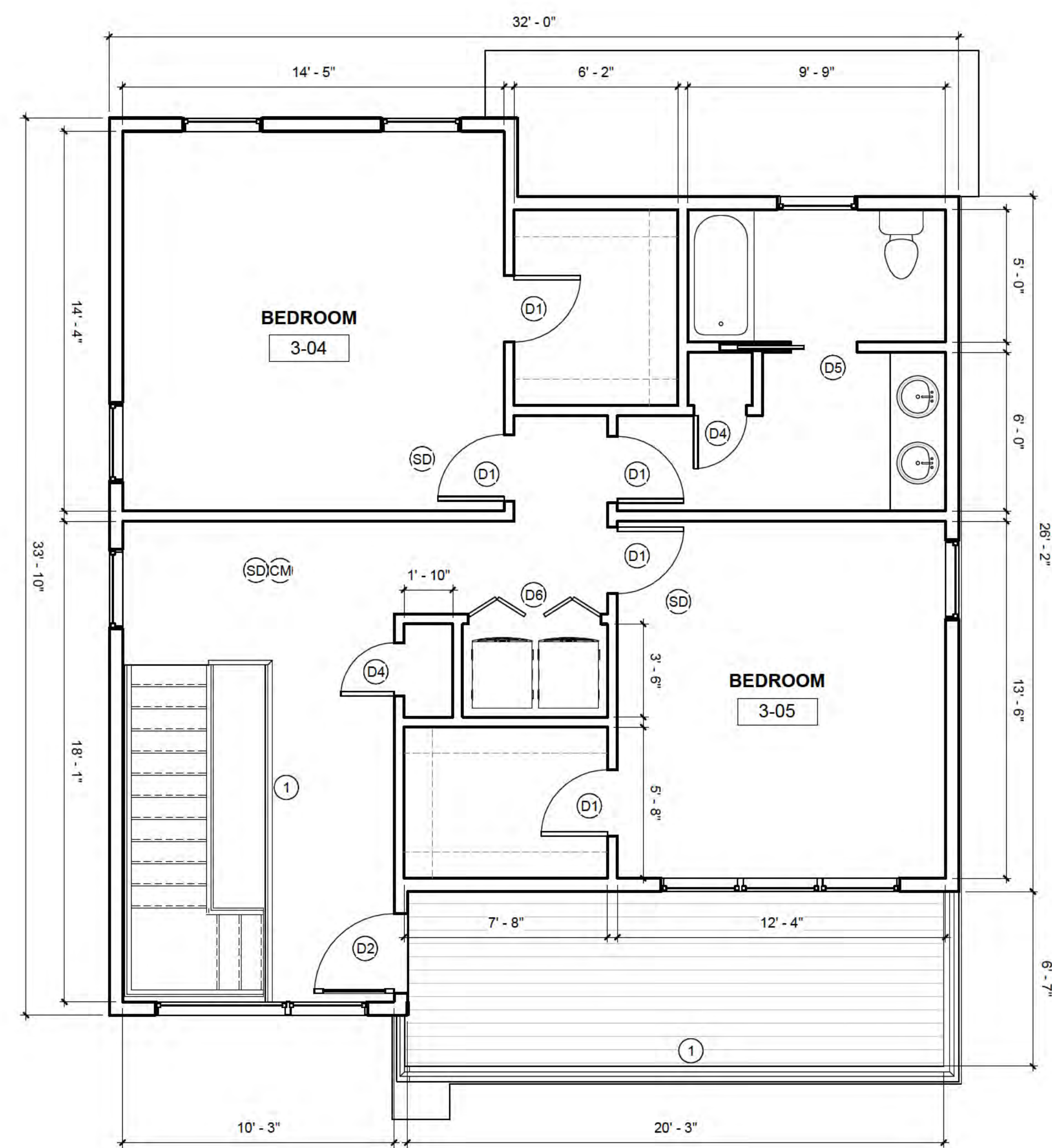
1 CONSTRUCTION PLAN - LOWER LEVEL

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



2 CONSTRUCTION PLAN - MAIN LEVEL

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



3 CONSTRUCTION PLAN - UPPER LEVEL

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

SYMBOL	DESCRIPTION OF WALLTYPES
	EXISTING PARTITION/STRUCTURE
	NEW PARTITION/STRUCTURE
	DEMO PARTITION
	INDICATES MILLWORK PROVIDED AND INSTALLED BY G.C.
	SMOKE DETECTOR 1. SMOKE DETECTORS SHALL COMPLY WITH IRCSECTION R-314 AND R-314.4. ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217. 2. R314.4 EXCEPTION 1: SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHEN INSTALLED IN BUILDINGS WITHOUT COMMERCIALPOWER.
	CARBON MONOXIDE DETECTOR 1. CARBON MONOXIDE DETECTOR SYSTEM SHALL COMPLY WITH IRC SECTIONS R-315.1 AND R-315.2 2. R-315.2 EXCEPTION: WHERE CARBON MONOXIDE ALARMS ARE INSTALLED MEETING THE REQUIREMENTS OF SECTION R315.1, COMPLIANCE WITH SECTION 315.2 IS NOT REQUIRED.
	KEYED NOTES: 1 METAL GUARDRAIL, 36" HEIGHT
	2 PROVIDE TEMPERED SAFETY GLAZING
	NOTES: SMOKE AND CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED

4 PLAN LEGEND & NOTES

SCALE: NTS

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

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

5 DOOR SCHEDULE

SCALE: NTS

EMERGENCY EGRESS WINDOWS R310.1.1 MINIMUM OPENING AREA 1. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF SQ.FT. MINIMUM OPENING HEIGHT: 24IN MINIMUM OPENING WIDTH: 20IN MINIMUM SILL HEIGHT: 24 IN MAXIMUM SILL HEIGHT: 44IN						
WINDOW NOTES: 1. NOTE, ALL WINDOWS TO BE VINYL FRAMES, WITH LOW-E INSULATED GLAZING						

7 WINDOW NOTES

SCALE: NTS



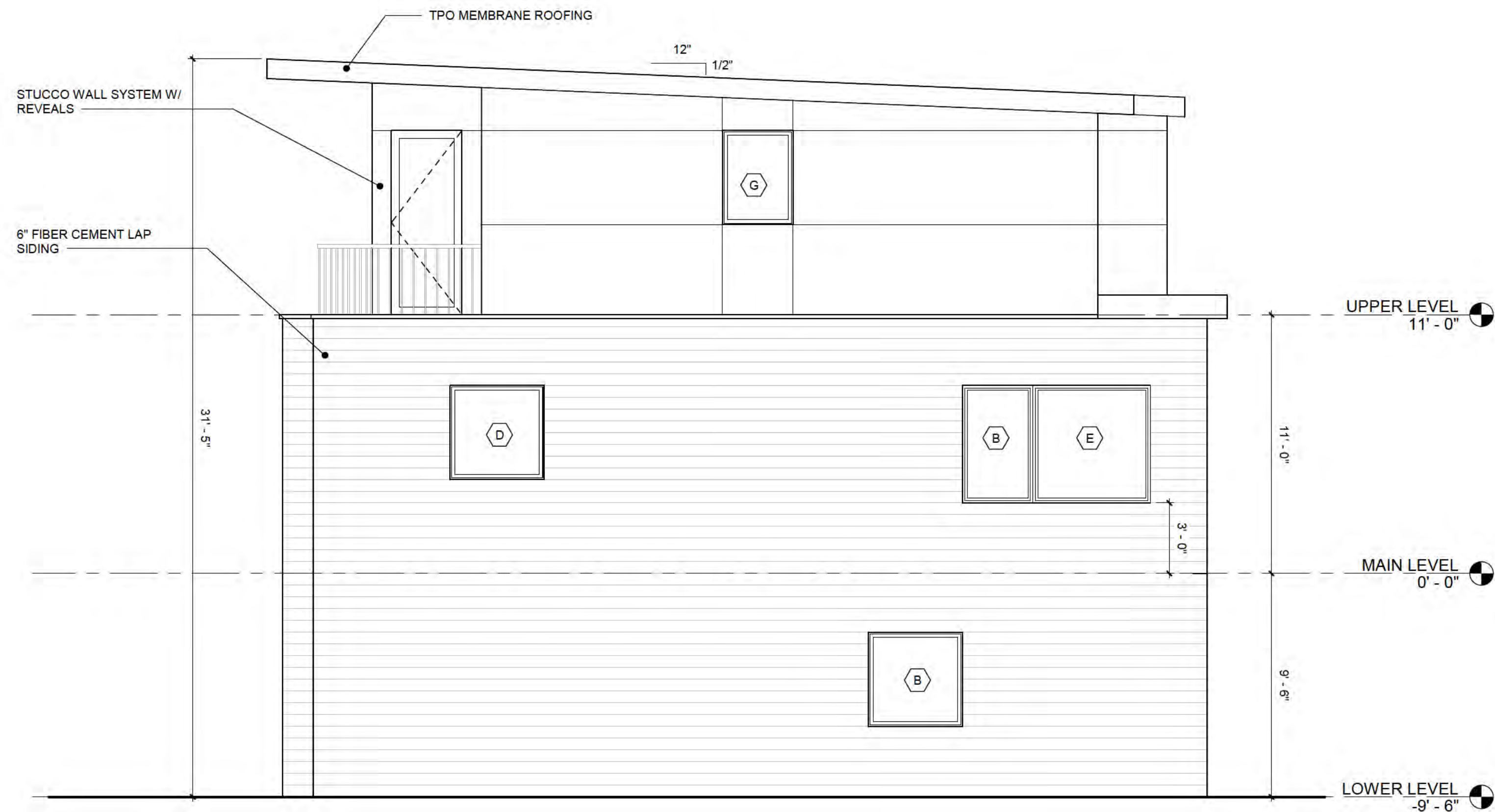
Revisions :		
No.	Date	Description
0	01.16.26	ISSUE FOR PERMIT & CONSTRUCTION

Project No.:	25-61
Scale:	AS NOTED
Issue Date:	01.16.26
Drawn:	TS

BUILDING
ELEVATIONS

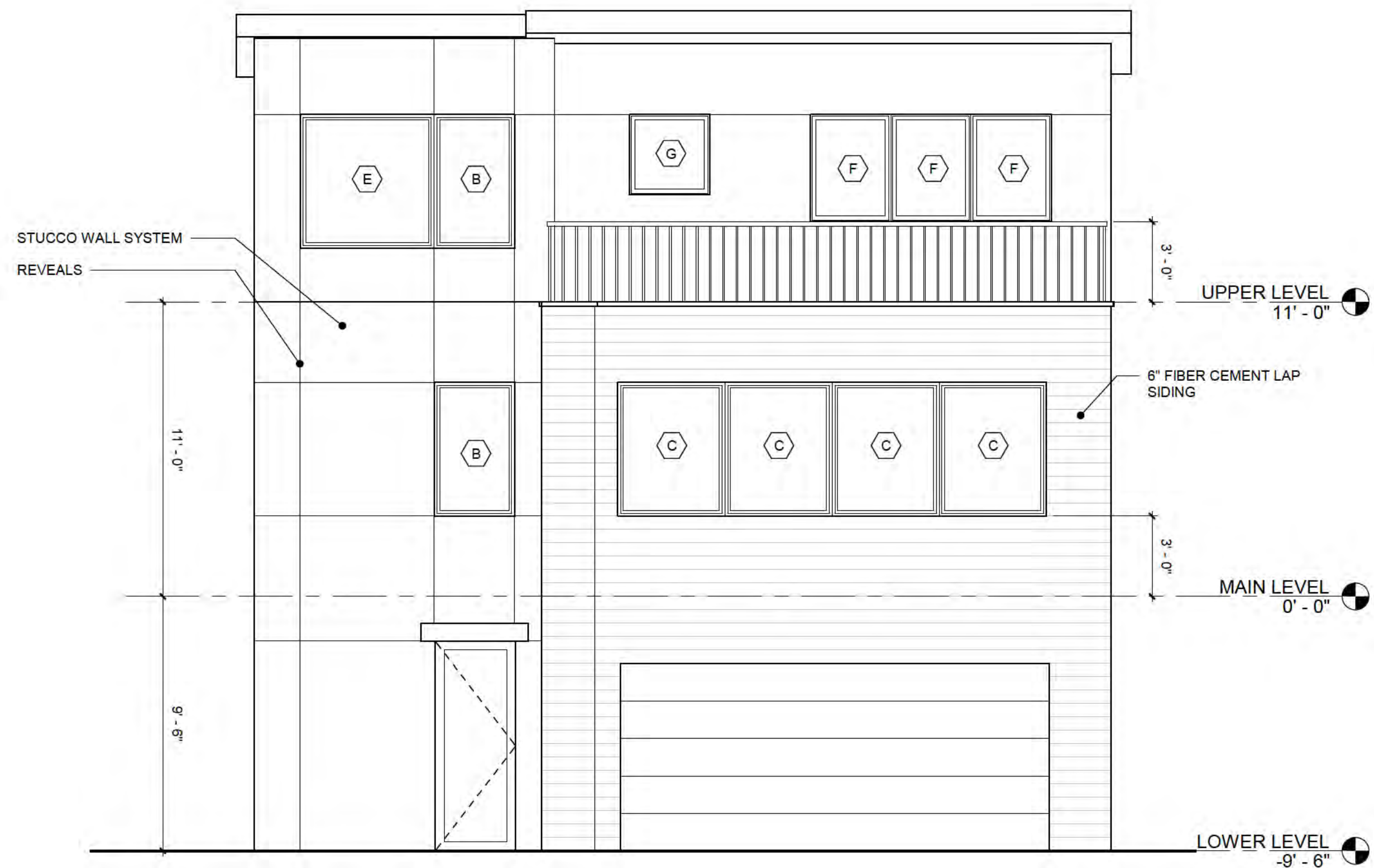
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FOR CONSTRUCTION



1 BUILDING ELEVATION - NORTH

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



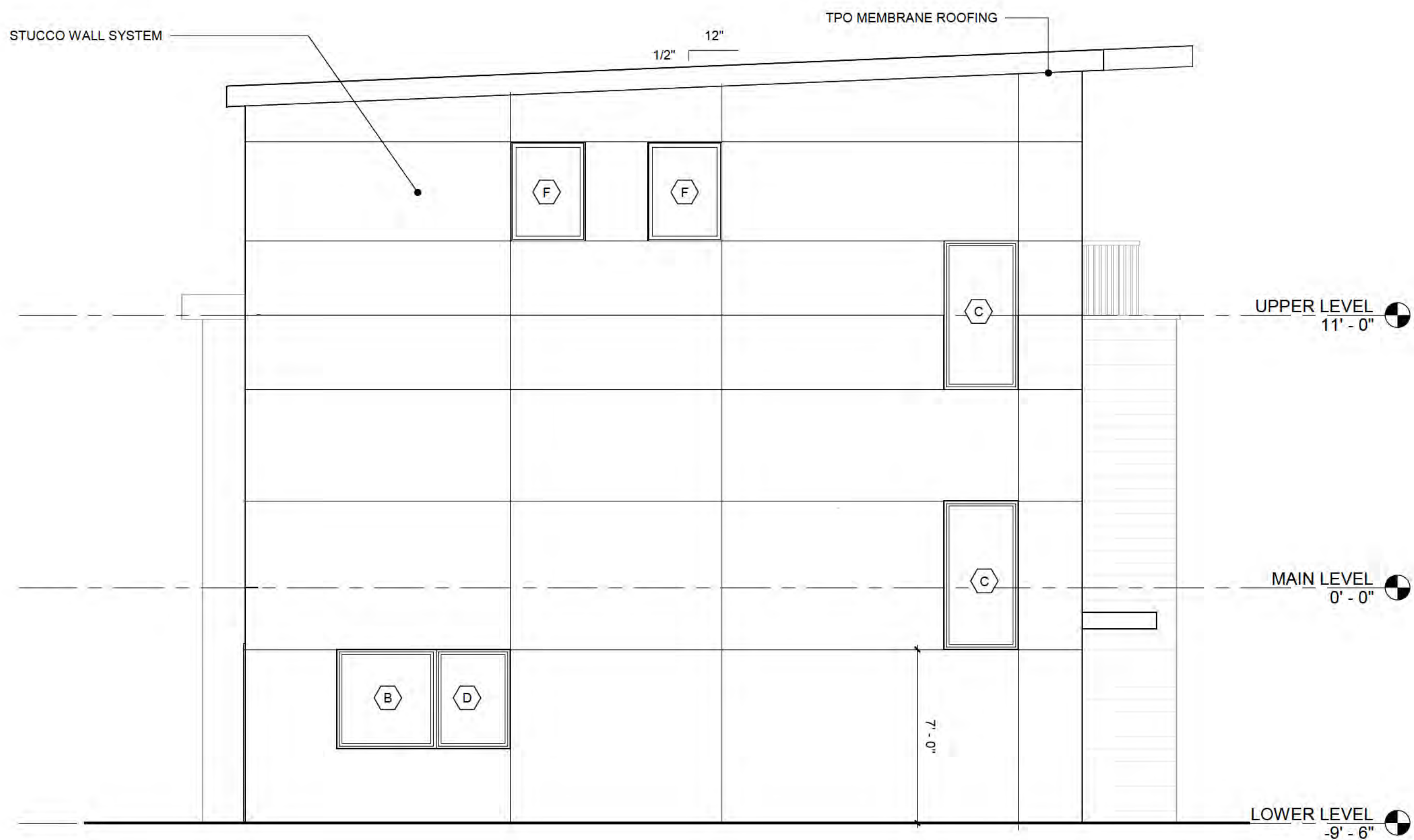
2 BUILDING ELEVATION - NORTH

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



3 BUILDING ELEVATION - SOUTH

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



4 BUILDING ELEVATION - SOUTH

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