



SANDY SPRINGS

GEORGIA

BOARD OF APPEALS

Sherri Allen, Chair
Justin Sparano, Vice Chair
Jason Bodwell
Fred Jewell
Nathan Kongthum
Kimberly Gay
Susan Maziar

Wednesday, January 7, 2026

Regular Meeting

6:00 p.m.

The Board of Appeals meeting will be held in the Studio Theatre at Sandy Springs City Hall
(1 Galambos Way, Sandy Springs, GA 30328)

Live-stream: www.SandySpringsGA.gov/Stream

Public Comment: <http://spr.gs/publiccomment>

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

- A. January 7, 2026 Board of Appeals Meeting Agenda

IV. Approval of Meeting Minutes

- A. November 5, 2025 Board of Appeals Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Cases

- A. **2026-0001 V-25-51 - 1000 Johnson Ferry Road** - Request for a Variance from Sec. 9.4.3. to allow retaining walls to exceed the maximum height. *(Applicant Withdrew Application)*
(Presented by Matthew Anspach, Senior Planner)
- B. **2026-0002 V-25-54 - 701 Bass Way** - Request for a Variance from Sec. 6.1.2.B. to allow the encroachment of a building eave into the 30-foot side street setback. *(Case has been moved to the February 4, 2026 Board of Appeals Meeting)*
(Presented by Helen Owens, Planner III/Zoning Administrator)

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.

The City will make reasonable accommodations for those persons.

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SANDY SPRINGS

GEORGIA

- C. **2026-0003 V-25-49 - 7821 Jet Ferry Road** — **Request** for a Variance from Sec. 9.4.3.C., Sec. 9.4.2.G.2., Sec.6.1.2.B, Sec. 2.2.2. to allow a new house to encroach into the side setbacks, with walls, retaining walls, and grading.

(Presented by Michele McIntosh-Ross, Planning & Zoning Manager)

VI. Ongoing Business

VII. New Business

VIII. Adjournment

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SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, January 7, 2026

Case: **V-25-49 - 7821 Jett Ferry Road**
Staff Contact: Michele McIntosh-Ross (mmcintosh-ross@sandyspringsga.gov)
Report Date: December 28, 2025

REQUEST

Request for a Variance from Sec. 9.4.3.C., Sec. 9.4.2.G.2., Sec. 6.1.2.B., and Sec. 2.2.2 to allow a new house to encroach into the side setbacks, with walls, retaining walls, and grading.

APPLICANT

Property Owners:	Petitioner:	Representative:
Lilach and Shachar Ilan	Lilach and Shachar Ilan	Yaniv Regev

RECOMMENDATIONS

Department of Community Development

Staff recommends **Denial** of Variance V-25-49

MATERIALS SUBMITTED AND REVIEWED

Materials and Plans

1. "Application (Revised)" received on December 3, 2025

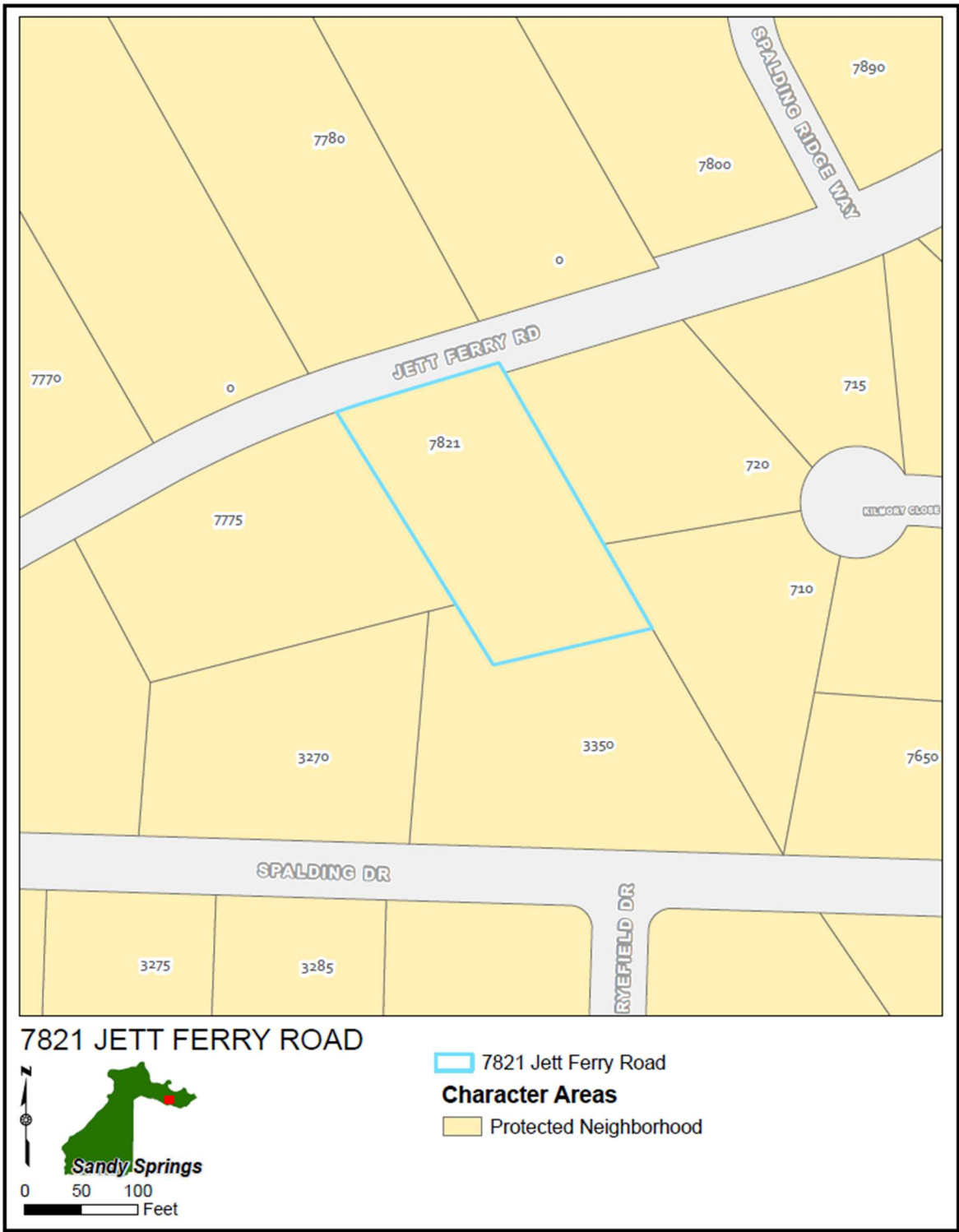
Plans

2. Survey "17X22port" Prepared by S.A. Gaskins & Associates, LLC. Stamped by Swinson A Gaskins Sr., received on November 11, 2025.
3. Site Plan "Preliminary Site Plan" received on December 3, 2025. Prepared by Crescent View Engineering, LLC. Stamped by George H. Baltz III.
4. Alternative Site Plan received on November 21, 2025. Prepared by Crescent View Engineering, LLC. Stamped by George H. Baltz III.
5. Septic Soil Test Prepared by Earth Works Environmental Services, LLC received on December 2, 2025.
6. House Plans "7821 Jett Ferry Rd - BLUEPRINTS". Prepared by Innova Engineering LLC., received on December 2, 2025.

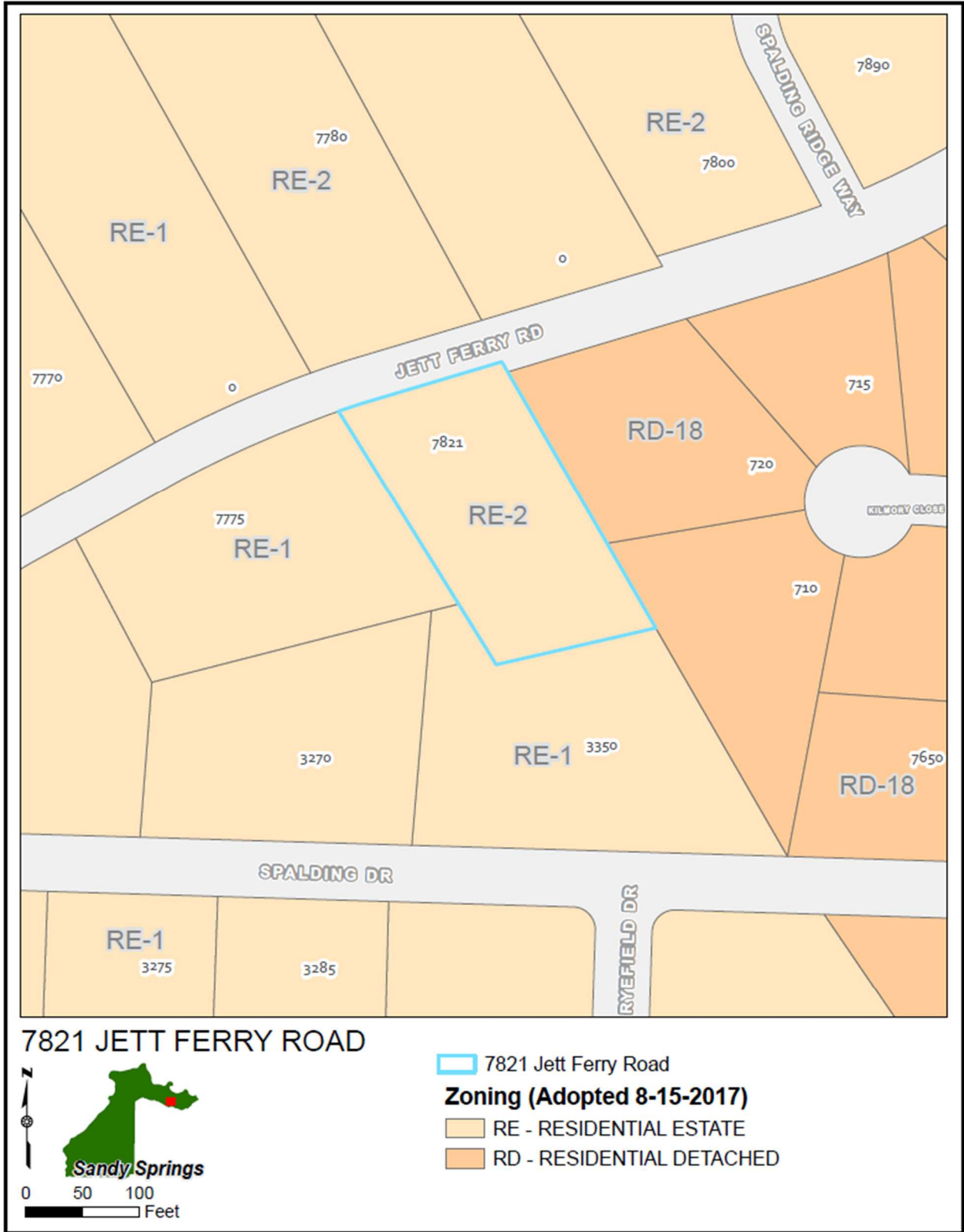
PROPERTY INFORMATION	
Location:	7821 Jett Ferry Road (06 0342 LL0161)
Council District:	Council District 1 – John Paulson
Neighborhood:	N/A
Road frontage:	Approximately 150 feet
Lot Depth	Approximately 265 feet
Acreage:	Approximately 0.88 acre
Current Zoning	RE-2 (Residential Estate – 2 acres minimum lot size)
Existing Land Use:	Vacant (forested)
Previous Zoning Cases:	None
Character Area:	Protected Neighborhood

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	Zoning	Address(es)	Land area (acres) (approximate)
North	RE-2 / Residential Estate	7780 Jett Ferry Rd	2.00
East	RD-18 / Residential Detached	720 Kilmory Close	0.56
East	RD-18 / Residential Detached	710 Kilmory Close	0.69
South	RE-1 / Residential Estate	3350 Spalding Dr	1.10
Southwest	RE-1 / Residential Estate	3270 Spalding Dr	1.00
West	RE-1 / Residential Estate	7775 Jett Ferry Rd	1.07
PROPOSED DEVELOPMENT			
-	RE-2 / Residential Estate	7821 Jett Ferry Rd	0.88

CHARACTER AREA MAP

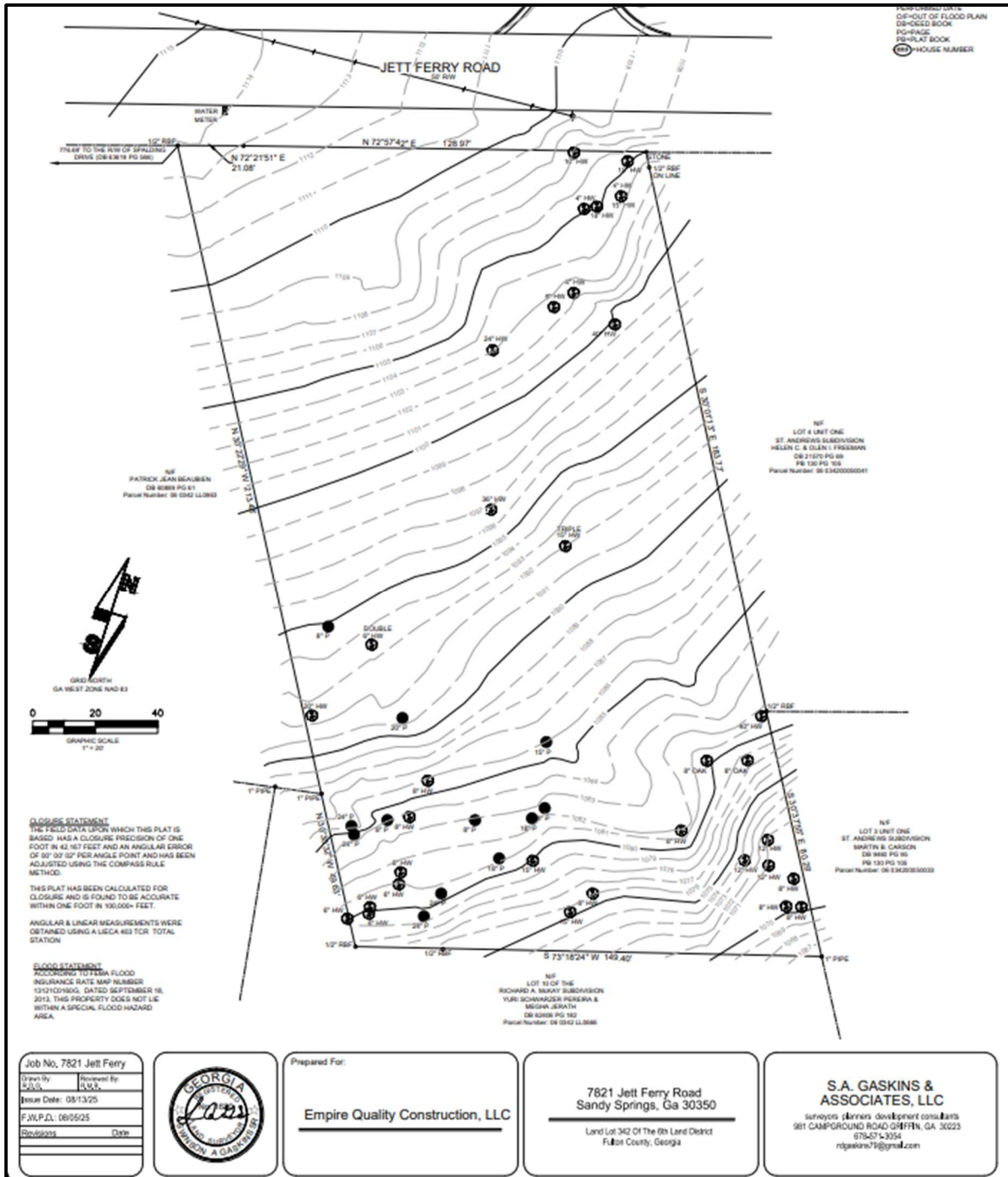


ZONING MAP



AERIAL IMAGE





EXISTING DEVELOPMENT

The subject property is a 0.88 acre vacant/ undeveloped lot, with no encumbrances such as streams, stream buffers, or easements. The property is zoned RE-2 (Residential Estate 2 acres minimum), and according to Fulton County records, the owners acquired the property in 2021, four years after the RE-2 zoning and associated setbacks were put in place. The previous zoning was AG-1 (Agriculture 1 acre).

There are no sewer lines near the property along Jett Ferry Road for this development to connect into, therefore the development will need to include a septic tank and a reserve field on the property. According to the level three (3) soil test results provided by the applicant, the majority of the lot area is conducive to the installation of the septic system.

The parcel is rectangular/ parallelogram in shape with moderate topography that slopes downward from the street (1,112-feet-ASL*) to the rear (1,070-feet-ASL*) of the property, a change in elevation of 42 feet over the 265-foot lot depth. There is a slight increase in steepness descending in the rear within the 50-foot rear setback. A 15.8% slope is considered as moderate to steep, while 20-25% is generally considered as steep.

*Elevation in feet Above Sea Level (ASL)



Aerial showing topography lines of subject property and surrounding parcels

At 0.88 acres, the lot size is smaller than the minimum lot size for an RE-2 property which is considered a nonconforming lot of record or substandard lot. The adjacent properties to the west and south are zoned RE-1 and are larger than the subject property at 1.07 and 1.10 acres respectively.

Sec. 11.7.4. – Nonconforming Lot of Record

Sec. 11.7.4.A. Defined. A lot that was legally platted and recorded in the deed records of Fulton County that no longer meets the standards of this Development Code.

Sec. 11.7.4.B.1. A nonconforming lot of record that is inadequate in area or width is considered buildable under this Development Code, provided it meets all of the other remaining standards of the Code, including setbacks. Where relief is necessary to make an existing nonconforming lot of record buildable, a variance may be considered by the Board of Appeals.



View of property from Jett Ferry Road facing south



View of the adjacent property to the west facing southwest

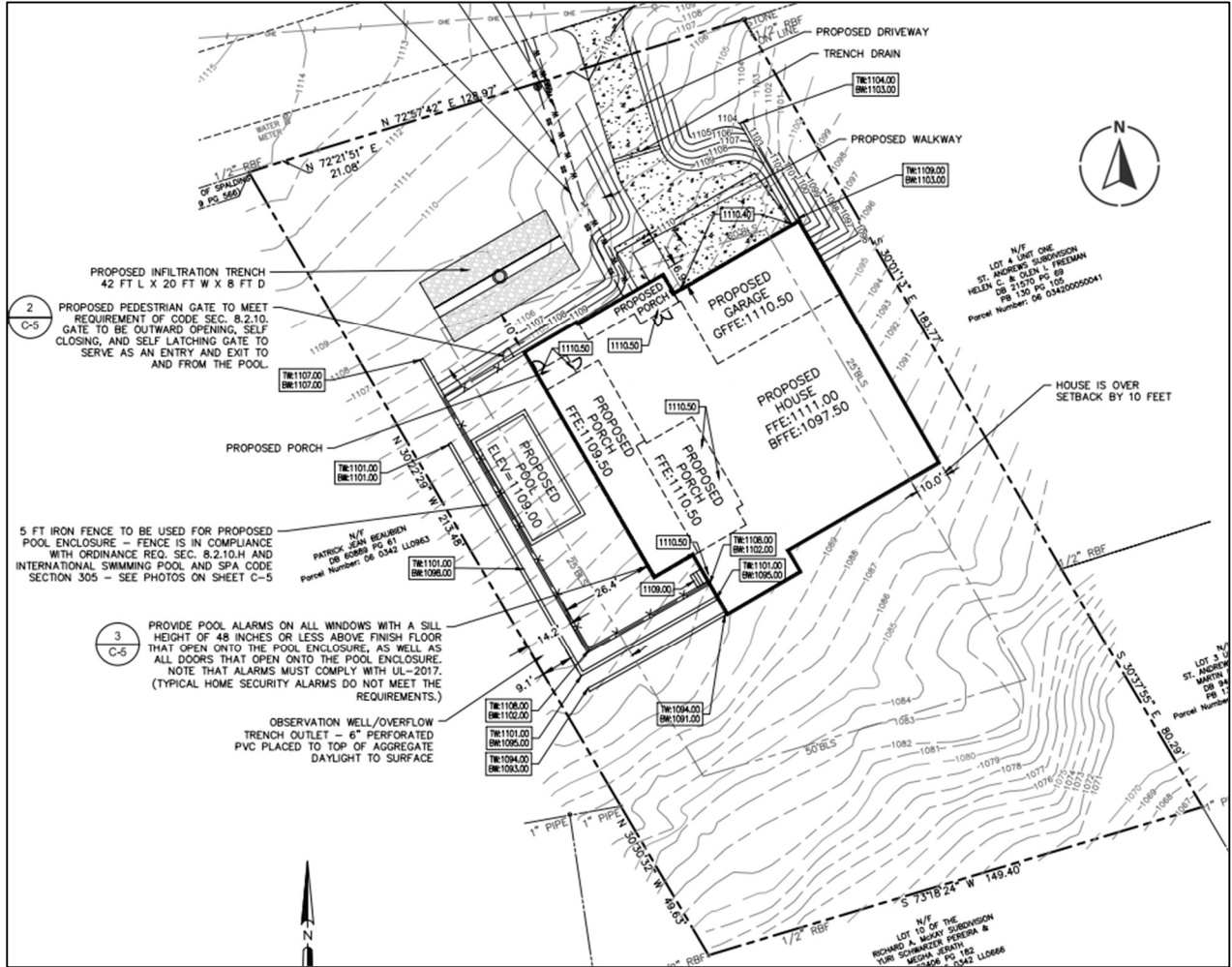


View of the adjacent property to the east facing east



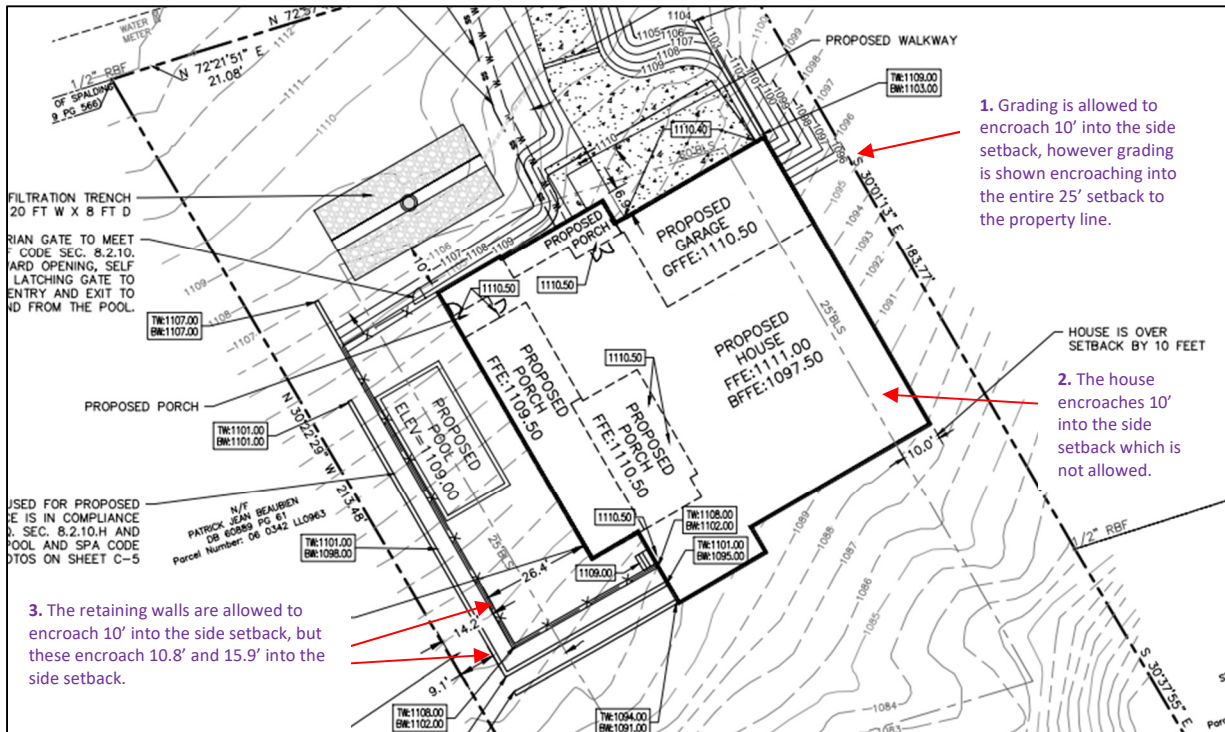
View of the east side of the property facing south

SITE PLAN (received December 3, 2025)



PROPOSED DEVELOPMENT

The applicants are proposing to construct a new 4,626 square foot house on a 0.88 acre vacant parcel. The proposed house plan shows a four- (4) bedroom, four (4) and a half-bathroom, two- (2) story house with a two-car attached garage, three (3) porches, an office, a pool and pool bath, and a basement.



The proposed house plans show the following encroachments:

1. Variance to the eastern 25-foot side setback with grading (9.4.2.G.2.a) encroachments to the property line, 15 feet beyond what is allowed by Code.
2. Variance to the eastern 25-foot side setback with a house wall (6.1.2.B.) encroachment of 10 feet.
3. Variance to the western 25-foot side setback with retaining walls (9.4.3.C.1.a) and grading (9.4.2.G.2.a) encroachments 5.9 feet beyond what is allowed by Code.

Sec. 9.4.2.G.2.a., In all RE- Districts, grading may encroach up to 10 feet into the required side building setbacks.

The proposal shows grading encroachments 25 feet into the east side setback up to the common lot property line, and grading that encroaches more than 15.9 feet into the required side setback on the west side.

Sec. 9.4.3.C.1.a., In all RE- Districts, retaining walls may encroach up to 10 feet into the required side building setbacks.

The proposal shows retaining walls that encroach 15.9 feet into the required side setback on the west side.

Sec. 6.1.2.B., All buildings and structures must be located at or behind the required setbacks[.]. ...

The proposal encroaches into the required side setbacks.

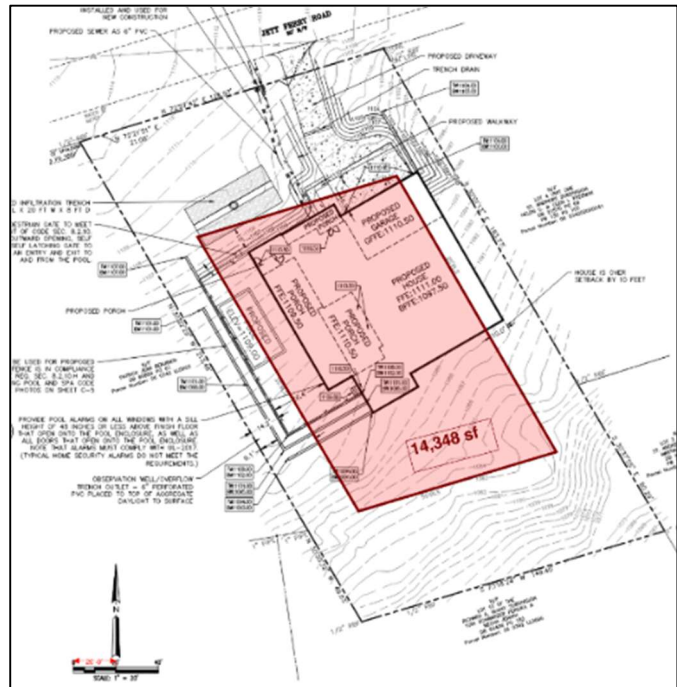
RE-2 Setbacks *Sec. 2.2.2 Side common lot line: 25 feet; Rear common lot line: 50 feet; Primary street: 60 feet.*

Note for more information: RE-1 Setbacks *Sec. 2.2.2 Side common lot line: 15 feet; Rear common lot line: 40 feet; Primary street: 60 feet.*

9.4.3.C.2.a. *In all RE- Districts, no retaining walls are allowed within 20 feet of the rear lot line.*

9.4.2.G.3.a. *In all RE- Districts, no grading is allowed within 20 feet of the rear lot line.*

At 0.88 acres, the lot size is smaller than the minimum lot size for RE-2 (Residential Estate 2-acres minimum) lots. It is also slightly smaller than the minimum 1-acre lot size for an RE-1 lot. Therefore, this lot is considered a nonconforming lot of record. According to code section 11.7.4.1, if the substandard nature of the lot deems it unbuildable, a variance may be considered. However, at 0.88 acres, this lot is larger than most lots in Sandy Springs and it is buildable under this Development Code, with 14,348 square feet of buildable area. The pink box to the right represents the extent of the buildable area on the property. Also note that retaining walls and grading can be placed beyond this buildable area (pink box), and encroach up to ten (10) feet into the 25' side setbacks, and can encroach up to 30 feet into the 50' rear setback. Swimming pools (minor residential accessory structure) can also encroach beyond the buildable area (pink box) into the side and rear setbacks a minimum of 10 feet from the property line, or within the above grading and retaining wall setbacks. Therefore, the requested variance is not required to render the property buildable, but rather to accommodate the specific house plan proposed by the applicant.



V-25-43 VARIANCE CONSIDERATIONS

Per Section 11.6.2.G. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

- 1. Variances will only be granted upon showing that:**
 - a. The variance request would not result in negating the general intent of this Development Code or with the Comprehensive Plan policies;**

Finding: The Comprehensive Plan policies do intend for neighborhoods to be similarly zoned and sized, with lot parameters that promote a harmonious neighborhood. This property is uniquely zoned RE-2 which has a larger minimum lot size than its surrounding neighbors, while the lot is actually smaller than its RE-1 neighbors to the west. But given this fact, this variance request does result in negating the general intent of the Development Code because it unnecessarily encroaches into the side setbacks put in place to maintain a consistent distance between homes.

- b. The variance if granted will not be detrimental to the public safety, health, or welfare of the public or injurious to other property;**

Finding: The variance, if granted, will not be detrimental to the public safety, health, or welfare of the public, but staff believes that the proposed grading up to the east property line is injurious to that adjacent property.

c. The conditions on which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property;

Finding: The physical conditions of this property are not unique for Sandy Springs or this neighborhood in terms of topography. The size of the lot at 0.88 acres and being zoned RE-2 is unique for the neighborhood, but not unusual for Sandy Springs. Nonconforming lot status allows development of substandard lots, but does not waive compliance with setback standards or the need to satisfy these variance criteria.

d. Because of the particular physical surroundings, shape, size, or topographical conditions of the specific property involved, an extraordinary hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

Finding: Given the physical conditions, size, shape, and topographical conditions of the property, an extraordinary hardship would not result if the strict letter of these regulations is carried out. Rather, it would be a mere inconvenience, not a hardship, for the applicant to redesign or reconfigure their proposed house plan to fit the parameters of the subject property.

e. The variance requested is the minimum necessary to accomplish the development or building;

Finding: This property may be developed in compliance with the Code, however the house plan proposed by the applicants necessitates the requested variance, where a different or reconfigured building plan would allow development of this lot without the need for relief. This property has 14,348 square feet of buildable area, and relatively moderate topography. This variance request is not necessary to accomplish development on this property.

f. In the case of an amendment to a buffer or setback required by this Code, the variance application shows how equal or greater protection will be achieved of the adjacent property or natural resource affected by the proposed development, should the variance be granted; and

Finding: This application is a request to encroach into both the east and west side common lot line setbacks where there are adjoining properties. The proposed development does not show any mitigation or protection of the adjacent properties or natural resources should the variance be granted. The Arborist noted Boundary Trees would be affected because of the extent of the encroachments into the side setbacks. Furthermore, Staff believes the proposed grading up to the east property line is an infringement on the adjacent property, and the other encroachments into the setbacks with gradings and retaining walls on the west side are a disregard to the setback requirements of the Development Code.

g. Such conditions are not the result of action or inaction of the current property owner; and

Finding: The physical conditions of the parcel is not a result of action or inaction of the current property owner, however the proposed development is not appropriately designed to account for the conditions of the property.

2. Failure of an applicant to obtain a land disturbance, building or any other permit required by this Code shall not in and of itself constitute a justification for a variance absent a showing of the criteria listed under Section 1 above.

Finding: This variance request is not predicated on the failure of the applicant to obtain a land disturbance, building or any other permit required by this Code, but rather on the specific site conditions and circumstances cited in the application.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:

A house can be designed for this lot that meets the Development Code.

Sandy Springs Arborist:

There are Boundary Trees visible on online aerial imagery on the eastern and western adjacent parcels that are not shown on the plan. The increased disturbance in the side setbacks from the proposed site plan could impact the Boundary Trees.

Sandy Springs Building Official:

No comment provided.

Sandy Springs Land Development Manager:

Retaining walls can encroach no more than 10 feet into the side setback. The site plan shows it almost 16 feet into the side setback (9.1 feet from the property line). The parcel can be better developed to allow the pool at the rear of the home and may be built in accordance with Code requirements. The water quality discharge location must be a minimum of 10 feet from the property line. Although related to planning and zoning, the garage appears to be more than 50% of the building façade (where 40% is the maximum). The garage also does not appear to be set back 5 feet from the front plain of the home’s conditioned space.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided

Urban Forest Coordinator:

No comment provided.

Sandy Springs Transportation Planner:

No comment provided.

Sandy Springs Public Works:

No comment provided.

Correspondence Received:

No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Staff recommends **Denial** of Variance V-25-49, a request for a Variance from Sec. 9.4.3.C., Sec. 9.4.2.G.2., Sec. 6.1.2.B., and Sec. 2.2.2 to allow a new house to encroach into the side setbacks, with walls, retaining walls, and grading.

SPORTS

Northside football players honored in All-Region teams in 4AAAAA and 5A, Division I

By Greg Oshust
Sports Editor

Northside football standouts were rewarded for their outstanding seasons on the gridiron with their selections to the All-Region teams in Regions 4AAAAA (Woodward Academy) and 5A, Division I (Whitefield Academy, Mount Vernon, Wesleyan).

Senior defensive back and Georgia commit Blake Stewart led the way for Woodward Academy with his selection as 4AAAAA defensive player of the year.

In Class A, Division I, Whitefield Academy received most of the top honors in subregion B, with senior running back Mason Hollingsworth named player of the year, senior defensive lineman William Dukes a co-defensive player of the year and Robert Walsh coach of the year.

Wesleyan had two players selected for top honors in subregion A of 5A, Division I, with senior linebacker William Wright chosen as defensive player of the year and senior lineman Eli Rickell as lineman of the year.

Woodward had several players named to the first team in 4AAAAA — senior offensive lineman Josh Battle on offense and senior defensive lineman Rocco Xerogeanes, junior linebacker Elijah Lyles and junior defensive back Bryce Woods on defense.

Wesleyan featured five players on the subregion A first team offense — junior quarterback Jameson Hilton, senior running back Maddox Garland, senior wide receiver Carter Hayes, senior tight end Bruce Gillis and senior offensive lineman Wiley Koch — while Mount Vernon had three — junior wide receiver Taurean Rollins, junior offensive line-



Special Photo — Bill Yoder

Woodward Academy senior defensive back and Georgia commit Blake Stewart (1) is the Region 4AAAAA defensive player of the year.

man Will Schuh and senior kicker Nico Tur.

Mount Vernon's three players selected to the subregion A first team defense were senior defensive lineman Coleson Quesinberry, junior linebacker Ethan Siggers and junior athlete Keon Clealand, while Wesleyan featured senior linebacker Conn Hardy and senior defensive back Ryley Webb.

Whitefield Academy had several players selected to first-team honors in subregion B — Hollingsworth, senior wide receivers Cole

Rabalais and Parker Shim, senior offensive linemen David Tidwell and Sam Blee and junior tight end Luke Linder on offense, along with Dukes, junior linebacker Jamison White, senior defensive backs Cole Wotton and John Durden and sophomore defensive back Robert Sipp on defense.

Woodward's second-team selections in 4AAAAA were junior quarterback Ryan Harrigan on offense and junior defensive lineman Jack Wilson and senior athlete Zaydn Young on defense.

In subregion A of 5A, Division I, Mount Vernon's second-team selections were senior running back Harrison Mills, senior wide receiver Dustin Kyle and junior offensive lineman Joshua Cotton on offense, along with senior defensive lineman Rigby Anderson and senior defensive back Patrick Still on defense.

Wesleyan's players on the subregion A second team were junior wide receiver Geno Houchins and junior offensive lineman David Chamberlain on offense,

as well as senior defensive lineman Tab Butler and senior defensive back Coleman Eldridge on defense.

In subregion B, Whitefield Academy had five players on second-team defense — senior linebacker Ben Yarbrough, junior linebacker Henry Tidwell, sophomore defensive lineman Thomas Dickey, senior defensive back Jackson Wallace and freshman defensive back Karson Lewis — as well as four more on second-team offense — junior quarterback Landon Ryan, junior wide

receiver Ian Kelly, senior offensive lineman Josh Ellis and junior offensive lineman Sam Suddath.



Area college QBs looking for new homes in transfer portal

By John Bednarowski
sportseditor@mdjonline.com

Three local college quarterbacks are on the move.

Former North Cobb standout Malachi Singleton, Marietta standout Tyler Hughes and Cherokee standout AJ Swann are all planning to enter their names in the transfer portal when it opens Jan. 2.

Singleton will be looking for his third home. A four-star prospect coming out of North Cobb, he was a backup quarterback at Purdue this season. He played in 11 games for the Boilermakers and threw for 439 yards with five touchdowns and two interceptions, while running for 202 yards and a score on 49 carries.

The move was reported first by On3 and confirmed by Singleton on X with a simple message of, "Much love."

Singleton had specialized packages designed for him at Purdue to use in short-yardage situations and in the red zone. He had significant playing time in two games when starter Ryan Browne was injured.

Against Northwestern, Singleton threw for 187 yards and had 20 rushing yards, while he was 16-of-28 for 150 yards and a touchdown against Washington.

Singleton, who originally signed with Arkansas as part of the class of 2023, will have two years of eligibility to use at his next destination.

Hughes, who signed with William & Mary as part of the class of 2022, became the only player in program history to throw for 2,000 yards and run for 600 in the same season. The former Blue Devil started as a junior and threw for 2,330 yards and 23 touchdowns with only three interceptions, while completing 66.2% of



William & Mary Athletics

Tyler Hughes



Purdue Athletics

Malachi Singleton

his passes. He also ran for 679 yards and 11 scores.

The 6-foot, 225-pound Hughes, who will have one year of eligibility remaining, originally chose William & Mary over Campbell, Southern and Western Carolina.

Swann will be looking for home No. 4. The former Cherokee standout helped lead Appalachian State to a 5-7 record this season and a trip to the Birmingham Bowl against Georgia Southern. Swann threw for 1,495 yards with 10 touchdowns.

He earned Sun Belt Conference Player of the Week when he set a team

record for most passing yards in an App State debut with 368 yards in a 34-11 win over Charlotte.

Swann originally committed to Maryland, but he changed his mind and signed with Vanderbilt in the class of 2022.

After two years with the Commodores, where he threw for more than 2,700 yards and 22 touchdowns, Swann moved on to LSU, where he played in two games and threw only four passes.

In his college career, Swann has thrown for 4,236 yards with 32 touchdowns. He will have one year of eligibility remaining.

SANDY SPRINGS NOTICE OF VARIANCES

Petition Number:	V-25-49
Petitioner:	Lilach and Shachar Ilan
Property Location:	7821 Jett Ferry Road Parcel # 06 0342 LL0161
Current Zoning:	RE-2
Request:	Request for a Variance from Sec. 9.4.3.C., Sec. 9.4.2.G.2., Sec. 6.1.2.B. and Sec. 2.2.2. to allow a new house to encroach into the side setbacks, with walls, retaining walls, and grading encroachments.
Public Hearings:	Board of Appeals Wednesday, January 7, 2026 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-stream at www.sandyspringsga.gov/stream . For instructions on how to provide public comment during the Public Hearing, please visit http://spr.gs/publiccomment .

The Tradition Continues ...

ANOTHER ACTIVE



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Sandy Springs Planning and Zoning

1 Galambos Way Sandy Springs, GA 30328
Tel. (770) 730-5600



Project Information Sheet

Property

Address: 7821 JETT FERRY RD, SANDY SPRINGS, GA, 30350
Parcel ID: 06 0342 LL0161

Applicant: shachar ilan

Applicant Email: [REDACTED]

Applicant Phone: [REDACTED]

Application

Type of Variance: General

Description of Request: to change the side setback from 25" to 15"

Current use of the property: residentials

Current Zoning: RE-2: Residential Estate (2 acres minimum lot size)

Petitioner:

Petitioner Address: , , ,

Phone:

Email:

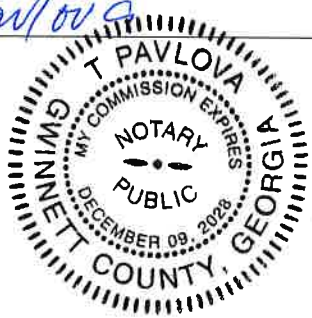


SANDY SPRINGS
COMMUNITY DEVELOPMENT

Failure to complete any of these requirements may result in an administrative hold, and the case will be rescheduled to a future filing cycle.

AUTHORIZATION FORM – PART I

The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the Authorization Form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: <u>JACHAR ILAN</u>	Sworn and subscribed before me this <u>11</u> th day of <u>November</u> 20 <u>25</u>
Address: <u>505 Oak Bridge Trl</u>	
City, State, Zip Code: <u>Alpharetta GA 30022</u>	Notary public: <u>T Pavlova</u>
Email address: [REDACTED]	Seal: 
Phone number: [REDACTED]	
Owner's signature: <u>[Signature]</u>	
Commission expires: <u>December 08, 2028</u>	

A- If the Applicant is *not* the owner of the subject property:

Fill out the following section, check the appropriate statement and have it notarized.

Applicant states under oath that:	
<input type="checkbox"/> He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or <input type="checkbox"/> He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or <input type="checkbox"/> He/she has an estate of years which permits the Applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name:	Sworn and subscribed before me this
Company name:	
Address:	<u> </u> th day of <u> </u> 20 <u> </u>
City, State, Zip Code:	Notary public:
Email address:	Seal:
Phone number:	
Applicant's signature:	



SANDY SPRINGS
COMMUNITY DEVELOPMENT

AUTHORIZATION FORM – PART II

C. If an agent or attorney will represent the owner and/or the Applicant:
Fill out the following section and have it notarized.

Agent's name:	Yaniv Regal
Company:	
Address:	7755 Set + Ferry
City, State, Zip Code:	Sandy Springs
Email address:	[REDACTED]
Phone number:	[REDACTED]
Agent's signature:	[Signature]
Applicant's signature:	

Sworn and subscribed before me this
2 th day of Dec 2025
Notary public: Lakesha Passmore
<div style="border: 1px solid black; padding: 5px; text-align: center;"> Lakesha Passmore NOTARY PUBLIC Douglas County State of Georgia My Comm. Expires 01252027 </div>
Commission expires: 1/25/27

Legal Description for 7821 Jett Ferry Road

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 342 OF THE 6th DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR BEING 776.69' NORTHEASTERLY FROM THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF SPALDING DRIVE, AND THE NORTHWESTERN RIGHT OF WAY OF JETT FERRY ROAD;
THENCE RUNNING ALONG THE NORTHERN RIGHT OF WAY OF JETT FERRY ROAD(50' RIGHT OF WAY) N72°21'51"E, A DISTANCE OF 21.08' TO A POINT, THENCE N72°57'42"E, A DISTANCE OF 128.97' TO A STONE, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING S30°01'13"E, A DISTANCE OF 183.77 TO A ½" REBAR, THENCE S30°37'55"E, A DISTANCE OF 80.29' TO A 1" PIPE, THENCE S73°18'24"W, A DISTANCE OF 149.40' TO A ½" REBAR, THENCE N30°30'32"W, A DISTANCE OF 49.63' TO A 1" PIPE, THENCE N30°22'29"W, A DISTANCE OF 213.48' TO A ½" REBAR AND THE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.88 ACRES

Letter of Intent – Variance Request

Property Address: 7821 Jet Ferry rd. Sandy Springs, GA

Applicants/Owners: Lilach and Shachar Ilan

Date: December 2, 2025

To Whom It May Concern,

1. **Soil Conditions:** Much of the land consists of rocky soil that is unsuitable for a standard septic tank. As a result, we have limited space for septic placement, and even that requires a specialized system. As a result we have a limited land to place the home.
2. **Steep Topography:** The back of the property has a very steep slope, making it impossible place a septic tank. To ensure structural safety and accessibility, we must build the home horizontally to ensure enough space for both the septic tank and home.
3. **Neighborhood Context:** Most neighboring lots are zoned **E-2**, which allows for a **15-foot side yard setback**. Our property's current zoning requires a 25-foot setback, creating an undue restriction compared to surrounding homes and limiting our ability to design a functional backyard.
4. **Small Lot Size:** The lot is significantly smaller than average for the area, limiting our ability to construct the desired home while meeting the current 25-foot setback requirement.

The requested variance will allow us to construct a **safe, well-scaled home** that aligns with the character of the neighborhood while improving the **usability and livability** of our lot. The proposed design remains entirely within our property boundaries and will not negatively affect adjacent properties, sightlines, or the general welfare of the community.

We sincerely appreciate your time and consideration of this request and respectfully ask for your **approval of the variance**.

Sincerely,

Lilach and Shachar Ilan

404-917-3833

Shacharilan@att.net

7821 Jet Ferry rd. Sandy Springs, GA

Variance Analysis – Request for Approval

Property Address: 7821 Jet Ferry rd. Sandy Springs, GA Sandy Springs, GA

Applicants/Owners: Lilach and Shachar Ilan

Reason for Variance Request:

To request a reduction in the required setback in order to construct a home and backyard that fit within the constraints of the lot.

Justification:

1. Lot Size Limitation

The lot's small size makes it difficult to meet the standard 25-foot side setback requirement while maintaining a functional building footprint.

2. Topography Constraint

The steep slope of the property prevents constructing the home facing the rear as typically designed. The house must be positioned horizontally to the lot to ensure safe foundation engineering and adequate access.

3. Consistency with Surrounding Lots

Many nearby properties are zoned **E-2**, which allows **15-foot setbacks**. Aligning our design with this standard will ensure consistency with neighborhood aesthetics and maintain balanced spacing between homes.

4. Community Impact

The requested variance remains entirely within our property boundaries and will not negatively affect the neighborhood's character, privacy, or safety. The design preserves the integrity of the community's layout while enabling a usable backyard for our family.

Conclusion:

Given the small lot size, steep terrain, and the surrounding zoning context, we respectfully request approval of this variance. The proposed adjustment is necessary for a practical, safe, and harmonious home design consistent with the neighborhood character.

We appreciate your time and consideration of this request and respectfully ask for your approval of the variance.

Sincerely,

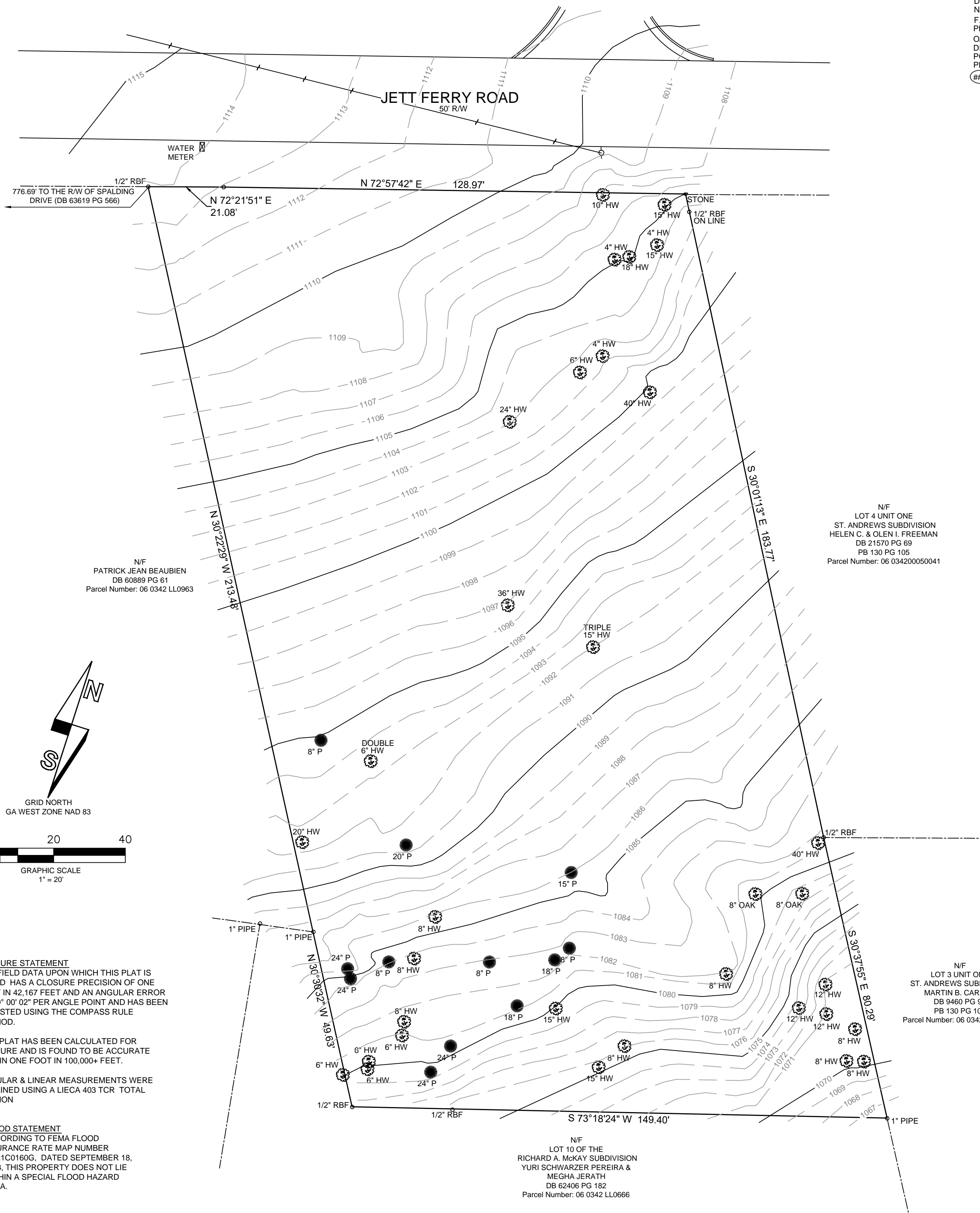
Lilach and Shachar Ilan

404-917-3833

Shacharilan@att.net

7821 Jet Ferry rd. Sandy Springs, GA

- LEGEND
- RBF=REBAR FOUND
 - RBS=REBAR SET
 - CTP=CRIMP TOP PIPE
 - LL=LAND LOT
 - LLL=LAND LOT LINE
 - P=PROPERTY LINE
 - CO=CONSTRUCTION ENTRANCE
 - EP=EDGE OF PAVEMENT
 - P.O.B.=POINT OF BEGINNING
 - B/L=BUILDING SETBACK LINE
 - D.E.=DRAINAGE EASEMENT
 - N/F=NOW OR FORMERLY
 - F.W.P.D.=FIELD WORK PERFORMED DATE
 - O/F=OUT OF FLOOD PLAIN
 - DB=DEED BOOK
 - PG=PAGE
 - PB=PLAT BOOK
 - (###)=HOUSE NUMBER

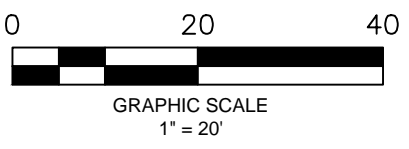
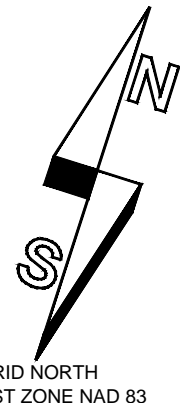


N/F
PATRICK JEAN BEAUBIEN
DB 60889 PG 61
Parcel Number: 06 0342 LL0963

N/F
LOT 4 UNIT ONE
ST. ANDREWS SUBDIVISION
HELEN C. & OLEN I. FREEMAN
DB 21570 PG 69
PB 130 PG 105
Parcel Number: 06 034200050041

N/F
LOT 3 UNIT ONE
ST. ANDREWS SUBDIVISION
MARTIN B. CARSON
DB 9460 PG 95
PB 130 PG 105
Parcel Number: 06 034200050033

N/F
LOT 10 OF THE
RICHARD A. MCKAY SUBDIVISION
YURI SCHWARZER PEREIRA &
MEGHA JERATH
DB 62406 PG 182
Parcel Number: 06 0342 LL0666



CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,167 FEET AND AN ANGULAR ERROR OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA 403 TCR TOTAL STATION

FLOOD STATEMENT
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0160G, DATED SEPTEMBER 18, 2013, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

Job No. 7821 Jett Ferry	
Drawn By: R.D.G.	Reviewed By: R.M.B.
Issue Date: 08/13/25	
F.W.P.D.: 08/05/25	
Revisions	Date



Prepared For:
Empire Quality Construction, LLC

**7821 Jett Ferry Road
Sandy Springs, Ga 30350**
Land Lot 342 Of The 6th Land District
Fulton County, Georgia

S.A. GASKINS & ASSOCIATES, LLC
surveyors planners development consultants
981 CAMPGROUND ROAD GRIFFIN, GA 30223
678-571-3054
rdgaskins79@gmail.com



SITE NOTES:

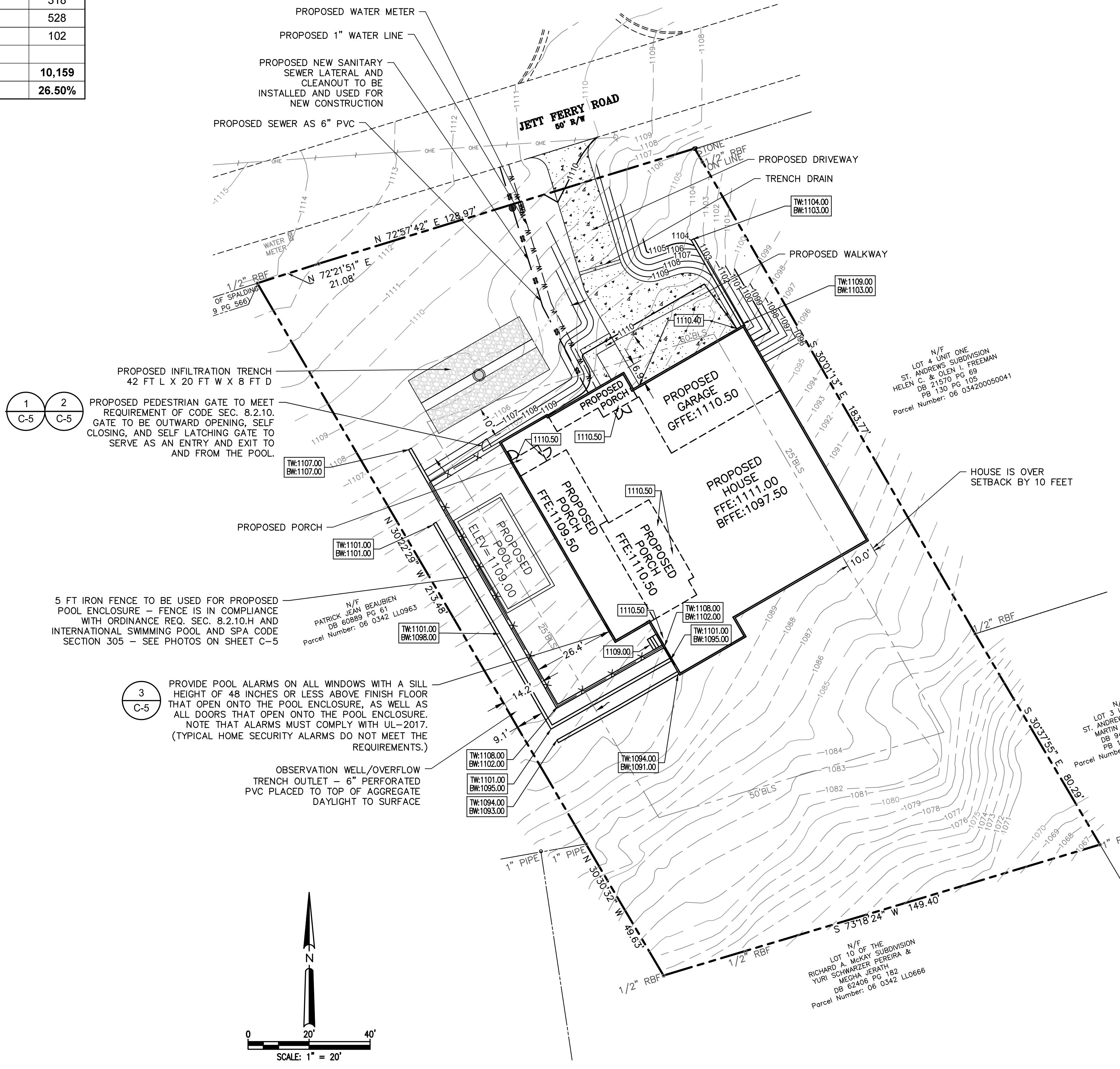
- SITE AREA: 0.88 ACRES / 38,339 SF
TOTAL DISTURBED AREA: 0.57 ACRES / 24,879 SF
7821 JETT FERRY ROAD, SANDY SPRINGS, GA 30350
ZONING: RE-2
MIN LOT AREA = 2 ACRES
MIN LOT WIDTH = 200 FT
MAX LOT COVERAGE = 25 %
MIN CANOPY COVERAGE = 35 %
MIN PRIMARY STREET = 60 FT
MIN SIDE STREET = 40 FT
SIDE COMMON LOT LINE = 25 FT
REAR COMMON LOT LINE = 50 FT
MAX BUILDING HEIGHT = NO HIGHER THAN 3 STORIES / 40 FT
MIN PARKING = 2 PER PRINCIPAL DWELLING UNIT
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY SURVEY SYSTEMS ATLANTA, 01-22-2025.
- THIS SITE IS NOT LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER #13121001606 DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS.
- THE HOUSE FOOTPRINT IS PER THE ARCHITECTURAL DRAWINGS AND REPRESENT THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES NOT REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.
- THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER, AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.
- THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN.
- AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.
- OWNER TO EXECUTE AN AGREEMENT FROM CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT BEFORE ANY DECK STRUCTURES CAN BE BUILT IN ANY PRIVATE EASEMENTS.
- THE HOUSE SHALL BE CONSTRUCTED OF MATERIALS CONSISTING OF BRICK, ROCK, TRUE STUCCO, CEMENTOUS PLANKS, AND CEMENTOUS SHANKS.
- NO DECKS, PATIOS, OR CEMENTOUS STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- THE VISIBLE STORAGE OR PARKING OF MORE THAN 4 VEHICLES AT A SINGLE-FAMILY RESIDENCE IS UNLAWFUL.
- CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (THE CUT-OFF TIME FOR NEXT DAY INSPECTION IS 2PM.)

POST-CONSTRUCTION LOT COVERAGE:

Proposed New Impervious Area	
Existing Impervious Area to Remain	SF
Total Existing Impervious Area to Remain	0
Proposed Impervious Area	
Proposed House	4626
Proposed Garage	1022
Proposed Front Porch	214
Proposed Side Porch	1,695
Proposed Driveway	1,559
Proposed Walkway	82
Proposed Steps	13
Proposed Walls	318
Proposed Pool	528
Proposed Pool Coping	102
Total Post-Construction Impervious Area	10,159
Lot Coverage %	26.50%

CITY OF SANDY SPRINGS GENERAL NOTES:

- ALL STORMWATER RUNOFF REDUCTION, WATER QUALITY, AND GREEN INFRASTRUCTURE BMPs WILL REQUIRE INSPECTION AND CERTIFICATION BY THE DESIGN PROFESSIONAL PRIOR TO FINAL SITE INSPECTION APPROVAL. AS-BUILT DRAWINGS MUST INCLUDE THIS CERTIFICATION, BMP DIMENSIONS (LENGTH, WIDTH AND DEPTH) AND AS-BUILT COORDINATES (GEORGIA STATE PLAN _ WEST ZONE).
- ANY WORK WITHIN CITY OF SANDY SPRINGS RIGHT-OF-WAY REQUIRES A SEPARATE UTILITY PERMIT FROM THE CITY OF SANDY SPRINGS PUBLIC WORKS DEPARTMENT.
- STOCKPILE AREAS MUST BE PLACED AND MAINTAINED WITHIN THE LIMITS OF DISTURBANCE AND HAVE APPROPRIATE EROSION CONTROL BMPs IN PLACE OR BE HAULED IMMEDIATELY FROM THE PROJECT SITE. FAILURE TO PROPERLY MAINTAIN AND PROTECT STOCKPILE AREAS MAY RESULT IN A STOP WORK ORDER AND/OR MAY REQUIRE A PLAN REVISION.
- GATES NOT INTENDED FOR PEDESTRIAN USE SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
- FOR ALL CASES WHERE A BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS AND OPERABLE WINDOWS WITH A SILL HEIGHT LOWER THAN 48" ON THE BUILDING(S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN OR WINDOW IS OPENED.



CITY OF SANDY SPRINGS NOTES:

- THIS SITE IS 1.20 MILES FROM THE CHATTAHOOCHEE RIVER. THEREFORE, THIS PROPERTY IS NOT INSIDE THE 2000 FT CORRIDOR.
- THIS PROPERTY IS NOT LOCATED IN THE NANCY CREEK SENSITIVE AREA.
- THERE ARE NOT ANY EXISTING STRUCTURES THAT WILL BE REMOVED UNDER THIS PERMIT.
- BUILDING HEIGHT SHALL NOT EXCEED 40 FT.
- NEW WALL HEIGHTS BETWEEN 4 AND 6 FT WILL REQUIRE A WALL INDEMNIFICATION AGREEMENT FROM THE OWNER/UILDER OR PLANS BEARING A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION ON THE STATE OF GEORGIA. FOR WALL HEIGHTS 6 FT AND OVER, RETAINING WALL DESIGN REQUIRED. PLANS MUST BEAR A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION IN GEORGIA, BY OTHERS.
- WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
- ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (I.E. THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PADS.

CONTACT THE CITY OF SANDY SPRINGS' DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL ON LINE TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY.

ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.

WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION CONTROL TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

THE EXISTING UTILITIES (WATER / SEWER SERVICE / GAS) ARE TO BE USED FOR THE NEW CONSTRUCTION. CONTRACTOR TO PROTECT EXISTING TAPS AND RECONNECT UTILITIES TO NEW STRUCTURE DURING CONSTRUCTION.

WALLS MORE THAN 4' TO BE DESIGNED BY STRUCTURAL ENGINEER

PRIOR TO FINAL ACCEPTANCE, AN AS-BUILT SURVEY WILL BE REQUIRED SIGNED AND SEALED BY A GEORGIA REGISTERED LAND SURVEYOR. AN AS-BUILT DRAWING, CONTAINING A BOUNDARY SURVEY, SITE IMPROVEMENTS, TOP AND BOTTOM OF WALLS, FINISHED FLOOR ELEVATIONS OF BUILDINGS, DECKS, AND POOL, UTILITIES, EASEMENTS, PERTINENT SITE DEVELOPMENT DATA, AND ANY OTHER REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.

THE PLAN PREPARER AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PARTICIPATION OF THE SITE PLAN

FOUNDATION FORM SURVEY IS REQUIRED FOR ALL NEW CONSTRUCTION / NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 5 FEET OF ANY SETBACK, EASEMENT, OR BUFFER. THE FOUNDATION FORM SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GEORGIA.

THE FENCE AND WALL FOOTING MUST BE ENTIRELY CONTAINED WITHIN THE PROPERTY AND CANNOT ENCROACH ONTO A PROPERTY LINE PER THE CITY DEVELOPMENT CODE SECTION 8.2.10.B

NO WALLS MORE THAN 6' PROPOSED. FINISHING MATERIAL TO BE STONE / STUCCO.

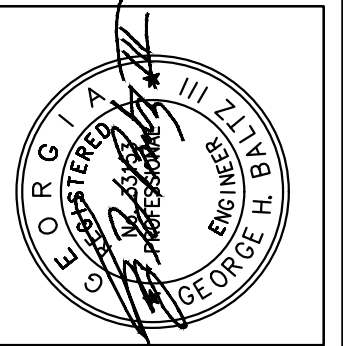
INCLUDE NOTE FOR POOL LIGHTING: NFPA 2024 ARTICLE 680.23 (3) GFCI PROTECTION, LAMPING, RE-LAMPING AND SERVICING- CIRCUITS PROVIDING POWER TO LIGHTS OPERATING AT VOLTAGES GREATER THAN LOW VOLTAGE LIGHTS (15 TO 25 VOLTS) GFCI PROTECTION IS REQUIRED.

(5) LOCATION, WALL MOUNTED LUMINAIRE - LIGHTS IN WALLS BELOW THE NORMAL WATER LEVEL OF THE POOL OF LIGHT ARE NOT LESS THAN 18 INCHES BELOW THE SURFACE OF THE WATER UNLESS THE LIGHT IS LISTED FOR LESSER OR DEEPER DEPTHS. NO LIGHT SHALL BE INSTALLED LESS THAN 4 INCHES BELOW THE NORMAL WATER LEVEL OF THE POOL.

LIGHTS INSIDE OF POOLS, OPERATING ABOVE 25 VOLTS ARE REQUIRED TO BE GFCI PROTECTED. LIGHTS MUST BE INSTALLED BETWEEN 4 AND 18 INCHES BELOW THE SURFACE OF THE WATER UNLESS LIGHTS INSTALLED ARE DESIGNED FOR DEEPER DEPTHS. PROVIDE DOCUMENTATION REGARDING LIGHTS PROPOSED.

Prepared By:
CRESCENT VIEW ENGINEERING, LLC.
211 Fraser Street
Marietta, GA 30060
www.crescentvieweng.com

Prepared For:
SHACHAR LLAN
404-917-3833
SHACARILAN@ATT.NET



DESIGNED	DRAWN	CHECKED	IN CHARGE	DATE
SWS	SWS	LIZ	GBH	DEC 3, 2025

REV	DATE	BY	DESCRIPTION

CONSTRUCTION PLANS FOR:
7821 JETT FERRY ROAD
LAND LOT 342, 06 DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 25-355

SHEET NO.
C-1

SITE NOTES:

- SITE AREA: 0.88 ACRES / 38,339 SF
TOTAL DISTURBED AREA: 0.57 ACRES / 24,879 SF
7821 JETT FERRY ROAD, SANDY SPRINGS, GA 30350
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Proposed Side Porch	1,695
Proposed Driveway	1,559
Proposed Walkway	82
Proposed Steps	13
Proposed Walls	318
Total Post-Construction Impervious Area	9,529
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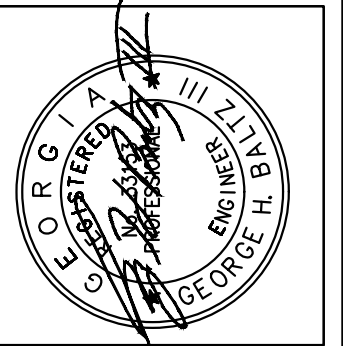
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- STOCKPILE AREAS MUST BE PLACED AND MAINTAINED WITHIN THE LIMITS OF DISTURBANCE AND HAVE APPROPRIATE EROSION CONTROL BMPs IN PLACE OR BE HAULED IMMEDIATELY FROM THE PROJECT SITE. FAILURE TO PROPERLY MAINTAIN AND PROTECT STOCKPILE AREAS MAY RESULT IN A STOP WORK ORDER AND/OR MAY REQUIRE A PLAN REVISION.
- GATES NOT INTENDED FOR PEDESTRIAN USE SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
- FOR ALL CASES WHERE A BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS AND OPERABLE WINDOWS WITH A SILL HEIGHT LOWER THAN 48" ON THE BUILDING(S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN OR WINDOW IS OPENED.



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Prepared For:
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SHACARLAN@ATT.NET



DESIGNED	DRAWN	CHECKED	LIZ	IN CHARGE	GBH	DATE
SWS	SWS	SWS	LIZ	GBH	GBH	NOV 20 2025

REV	DATE	BY	DESCRIPTION

CONSTRUCTION PLANS FOR:
7821 JETT FERRY ROAD
LAND LOT 342 - 08 DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 25-355
SHEET NO. C-1

CONTACT THE CITY OF SANDY SPRINGS DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL ON LINE TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY.

ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.

WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.

WALLS MORE THAN 4' TO BE DESIGNED BY STRUCTURAL ENGINEER

PRIOR TO FINAL ACCEPTANCE, AN AS-BUILT SURVEY WILL BE REQUIRED SIGNED AND SEALED BY A GEORGIA REGISTERED LAND SURVEYOR. AN AS-BUILT DRAWING, CONTAINING A BOUNDARY SURVEY, SITE IMPROVEMENTS, TOP AND BOTTOM OF WALLS, FINISHED FLOOR ELEVATIONS OF BUILDINGS, DECKS, AND POOL, UTILITIES, EASEMENTS, PERTINENT SITE DEVELOPMENT DATA, AND ANY OTHER REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.

THE PLAN PREPARER AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PARTICIPATION OF THE SITE PLAN

FOUNDATION FORM SURVEY IS REQUIRED FOR ALL NEW CONSTRUCTION / NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 5 FEET OF ANY SETBACK, EASEMENT, OR BUFFER. THE FOUNDATION FORM SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GEORGIA.

THE FENCE AND WALL FOOTING MUST BE ENTIRELY CONTAINED WITHIN THE PROPERTY AND CANNOT ENCRROACH ONTO A PROPERTY LINE PER THE CITY DEVELOPMENT CODE SECTION 8.2.10.B

NO WALLS MORE THAN 6' PROPOSED. FINISHING MATERIAL TO BE STONE / STUCCO.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION CONTROL TO CONTROL OR TREAT THE SEDIMENT SOURCE.

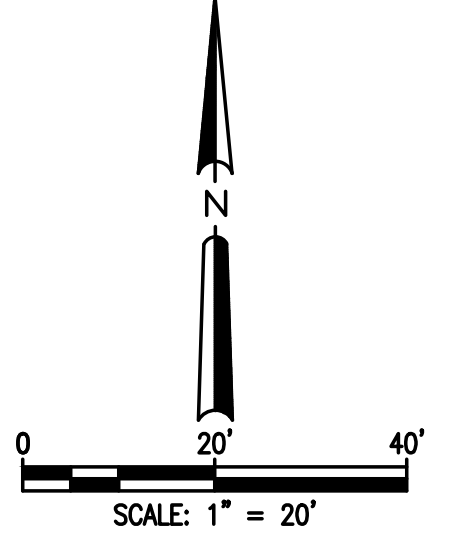
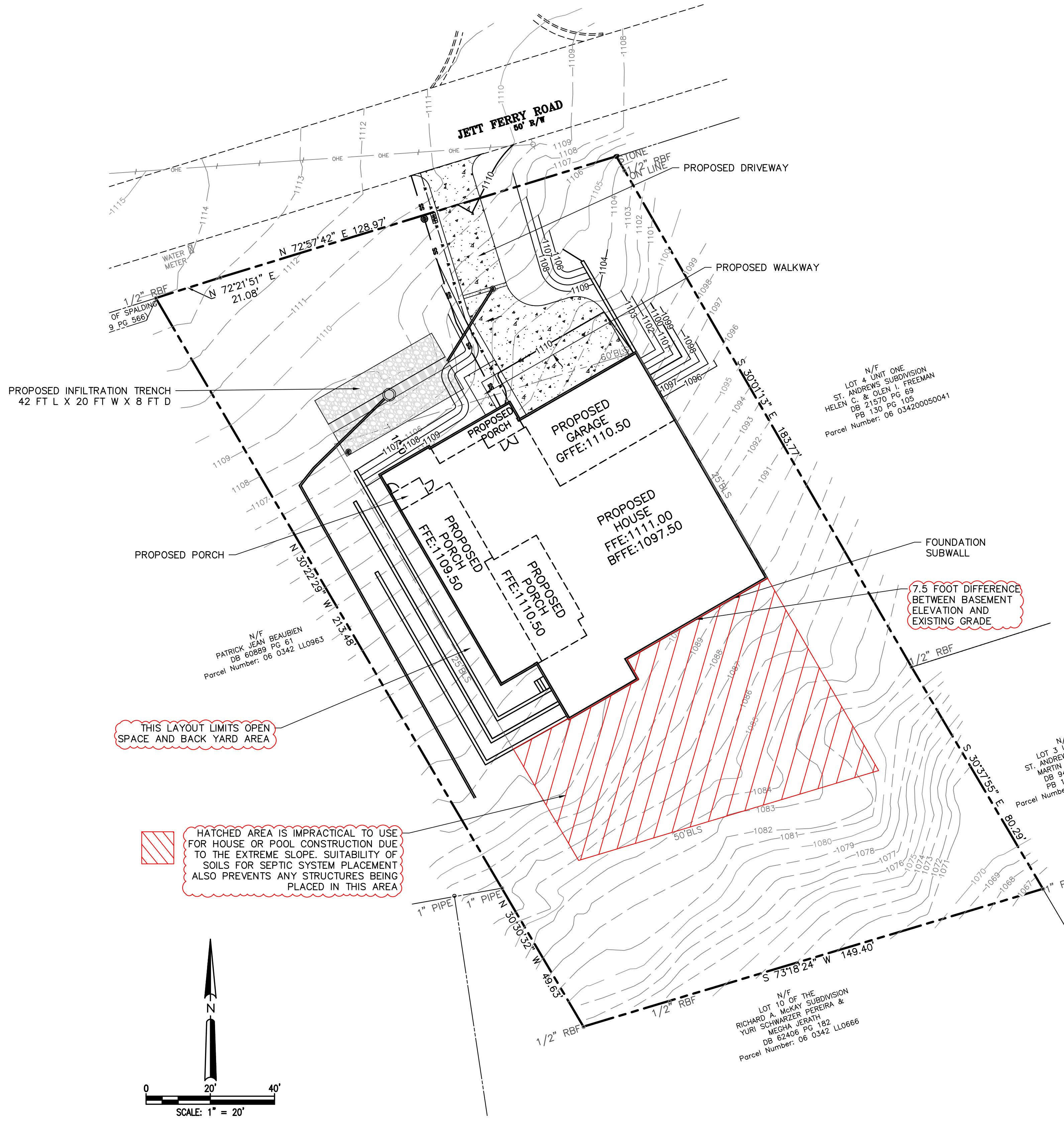
ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

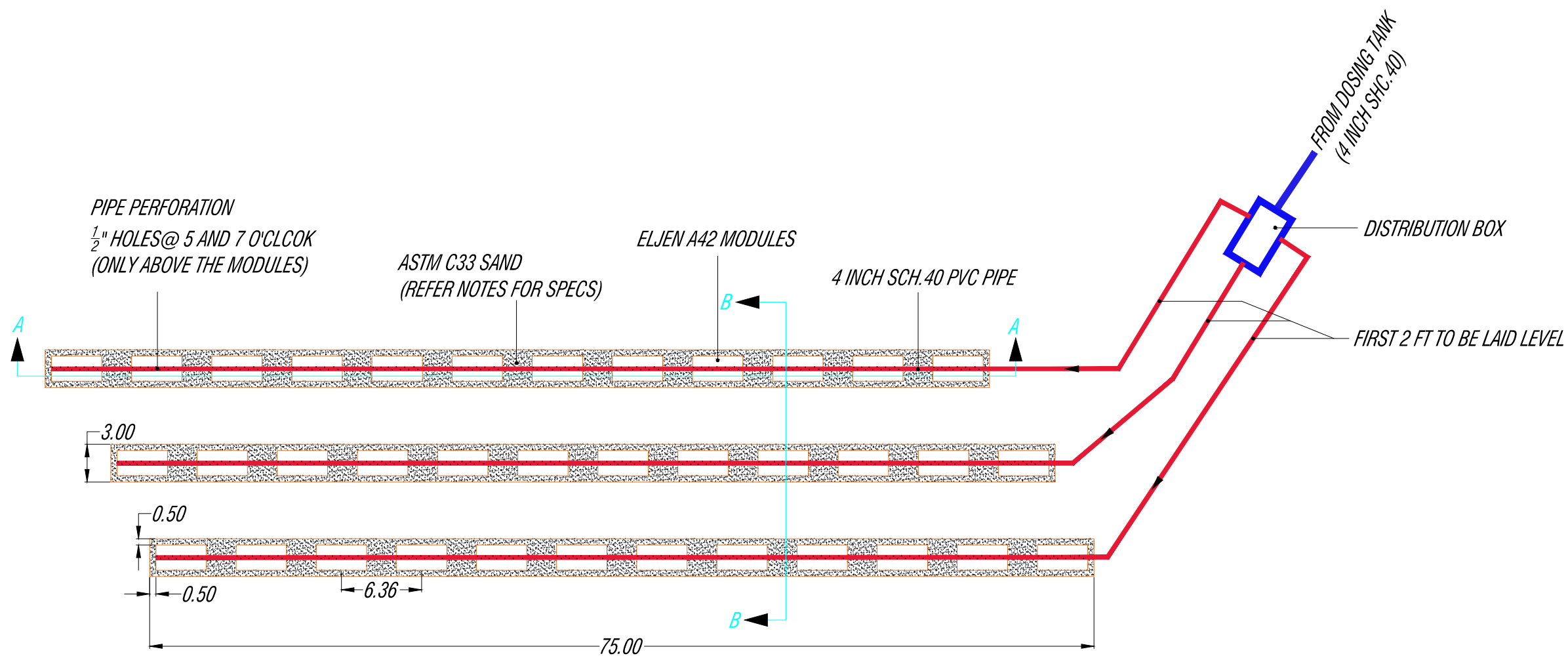
THE EXISTING UTILITIES (WATER / SEWER SERVICE / GAS) ARE TO BE USED FOR THE NEW CONSTRUCTION. CONTRACTOR TO PROTECT EXISTING TAPS AND RECONNECT UTILITIES TO NEW STRUCTURE DURING CONSTRUCTION.

INCLUDE NOTE FOR POOL LIGHTING: NFPA 2024 ARTICLE 680.23 (3) GFCI PROTECTION, LAMPING, RE-LAMPING AND SERVICING- CIRCUITS PROVIDING POWER TO LIGHTS OPERATING AT VOLTAGES GREATER THAN LOW VOLTAGE LIGHTS (15 TO 25 VOLTS) GFCI PROTECTION IS REQUIRED.

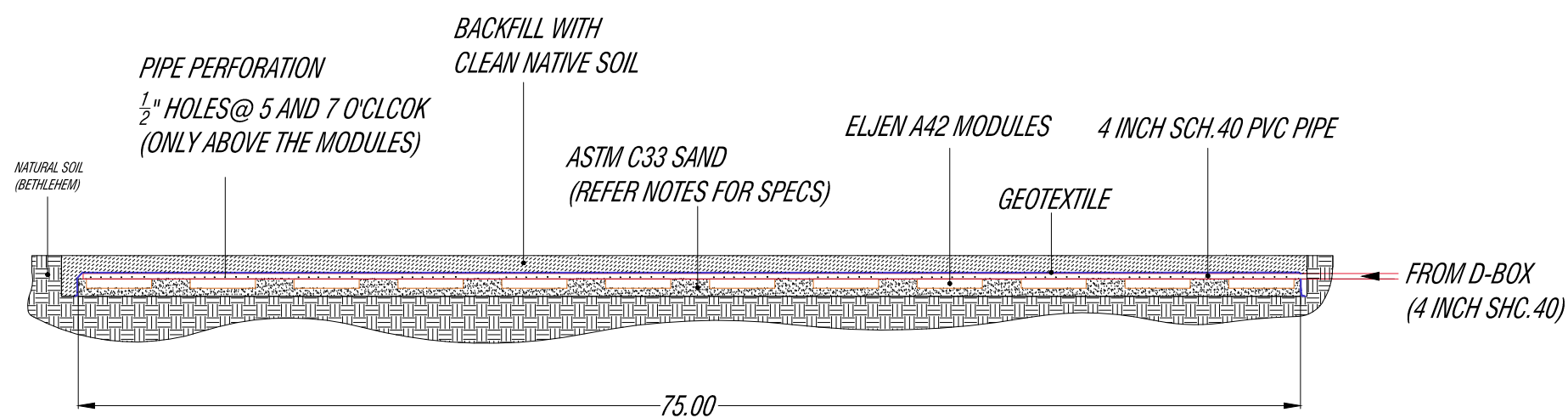
(5) LOCATION, WALL MOUNTED LUMINAIRES - LIGHTS IN WALLS BELOW THE NORMAL WATER LEVEL OF THE POOL OF LIGHT ARE NOT LESS THAN 18 INCHES BELOW THE SURFACE OF THE WATER UNLESS THE LIGHT IS LISTED FOR LESSER OR DEEPER DEPTHS. NO LIGHT SHALL BE INSTALLED LESS THAN 4 INCHES BELOW THE NORMAL WATER LEVEL OF THE POOL

LIGHTS INSIDE OF POOLS, OPERATING ABOVE 25 VOLTS ARE REQUIRED TO BE GFCI PROTECTED. LIGHTS MUST BE INSTALLED BETWEEN 4 AND 18 INCHES BELOW THE SURFACE OF THE WATER UNLESS LIGHTS INSTALLED ARE DESIGNED FOR DEEPER DEPTHS. PROVIDE DOCUMENTATION REGARDING LIGHTS PROPOSED.





01
GEI-02 ELJEN SYSTEM PLAN VIEW
1" = 10'

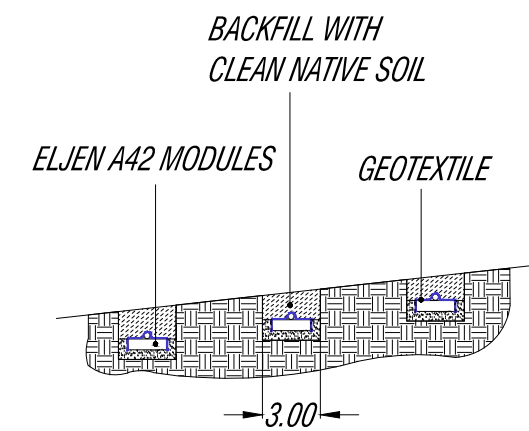


02
GEI-02 ELJEN SYSTEM SECTION A-A
1" = 5'

DESIGN DATA

SEPTIC TANK SIZE: THIS HOUSE HAS 4 BEDROOMS WITH A GARBAGE GRINDER AND A BASEMENT. THE SEPTIC TANK REQUIRED IS 1500 GALLON.

DRAIN FIELD SIZE: THE DRAIN FIELD SIZING IS BASED ON A LEVEL 3 SOIL INVESTIGATION PERFORMED BY EARTHWORKS ENVIRONMENTAL SERVICES, LLC WHICH IS SOLELY RESPONSIBLE FOR ITS ACCURACY. A RED STAMPED, ORIGINAL COPY OF THE REPORT SHALL BE INCLUDED WITH THIS DESIGN. CALCULATIONS ARE CONSISTENT WITH GEORGIA DPH ONSITE MANUAL GUIDELINES. FOR AN ESTIMATED PERCOLATION RATE OF 60 MIN/IN, 446.67 FT OF CONVENTIONAL LINE IS REQUIRED FOR THE SECONDARY REPLACEMENT SYSTEM (451 FT PROVIDED). THE PRIMARY SYSTEM FOR THIS PROJECT IS AN ELJEN SYSTEM. USING SIZING CHART TABLES PROVIDED IN THE ELJEN MANUAL PUBLISHED MARCH 2015 FOR STATE OF GEORGIA, FOR 4 BEDROOM, PERC RATE OF 60 MIN/IN & 2 FT SEPARATION TO LIMITING CONDITION, 32 ELJEN MODULES ARE REQUIRED (36 MODULES PROVIDED). THE LOADING RATE IS 0.896 (GPD/FT²). FOR 3 FT WIDE TRENCH, REQUIRED TRENCH LENGTH IS 223.33 FT (225 FT PROVIDED)



03
GEI-02 ELJEN SYSTEM SECTION B-B
1" = 5'



Date: 10/29/2025
Scale: 1"=10' & 1"=5'
Job No.: 2051
Sheet No.: GEI-02
Sheet 2 of 3 Sheets

OSMS PLAN

1.0 ± ACR LOT
7821 JETT FERRY RD
L.L 342, DIST 06
FULTON COUNTY, GEORGIA

FIELD: GHA
DRAW: MRK
REVIEW: GHA
FOR: YANIV R

GEOSCIENCES ENGINEERING, INC.

Soil . Environmental . Geotechnical . CMT
319 ATLANTA STREET SE, SUITE 100
MARIETTA, GEORGIA 30060-2264

TEL: 770-428-4070
FAX: 770-428-9570
geosciencesengineering.com



EarthWorks

Environmental Services, LLC
(770) 503-6488

1440 Gran Forest Drive
Cumming, GA 30041



LEVEL 3 SOIL INVESTIGATION REPORT

Report Date: 3/16/2021	Inspection Date: 3/2/2021	Level of Study: 3
Site Location: 7821 Jett Ferry Road		Job No. 21165
Client: Benjamin Harris		Phone: 678-532-1276
County: Fulton	Land Lot: 342	District: 6 th
Field Inspection By: Matthew Cook		
Boring Location Method: Bad Elf GNSS Surveyor & Google Earth Professional		
Certified By: Jeffrey A. Reichel Jr, DPH CSC		

SOIL SERIES & INTERPRETIVE PROPERTIES

Soil Series & Slope Class (%)	Depth to Bedrock (in)	Depth to PWT* (in)	Estimated Perc. (min/in)	Depth of Estimated Perc (in)	Recommended Installation Depth (in)	Soil Suitability Code
Bethlehem, 4-18%	>72**	>72	60	24-48	24-36	N3

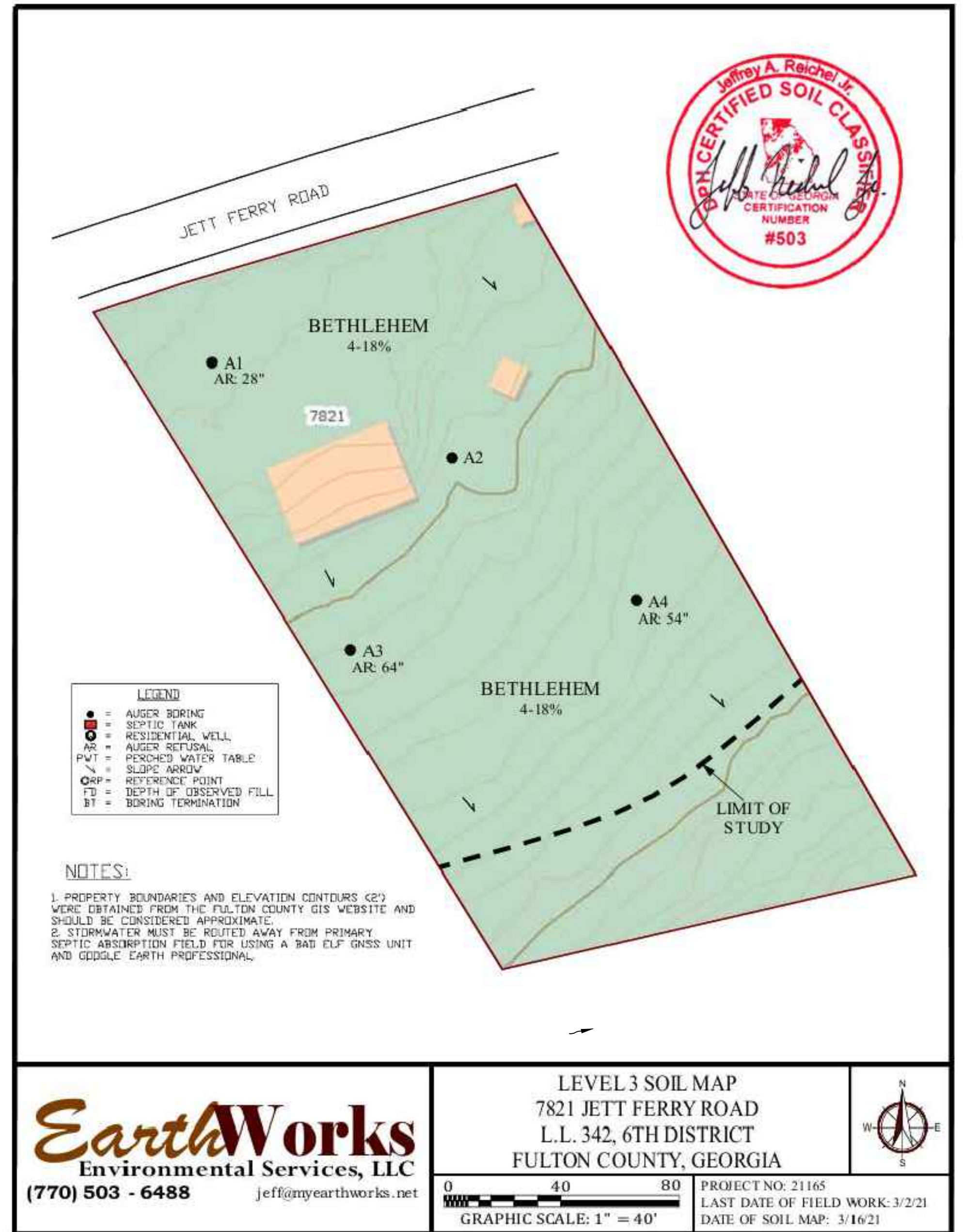
* Perched Water Table ** Auger Refusal on Seams of Soft Weathered Rock that should be rippable with a backhoe.

SOIL SUITABILITY CODE DEFINITIONS

- N3 Soils contain somewhat shallow parent material and partially weathered rock. Hand auger borings have been advanced to 6 feet and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered rock.

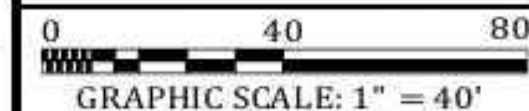
GENERAL NOTES & COMMENTS

- The base map was obtained from the Fulton County GIS Website.
- Borings were located using a Bad Elf GNSS Surveyor and Google Earth Professional.
- When installing drain line in clay soils, every effort should be made to prevent smearing trench walls and bottom. These conditions reduce drainage rate and may cause premature failure. Installation should be conducted under dry soil conditions. If smearing is evident, surface should be picked or raked prior to placement of distribution media.
- Modification of the site including cut and fill of the drain field area may void the conditions cited.
- Parts of this property were inaccessible due to thick vegetation during time of soil study.



EarthWorks
Environmental Services, LLC
(770) 503 - 6488 jeff@myearthworks.net

LEVEL 3 SOIL MAP
7821 JETT FERRY ROAD
L.L. 342, 6TH DISTRICT
FULTON COUNTY, GEORGIA



PROJECT NO: 21165
LAST DATE OF FIELD WORK: 3/2/21
DATE OF SOIL MAP: 3/16/21

Date: 10/29/2025
Scale: N.T.S.
Job No.: 2051
Sheet No.: GEI-03
Sheet 3 of 3 Sheets

SOIL REPORT (BY OTHERS)
1.0 ± ACR LOT
7821 JETT FERRY RD
L.L. 342, DIST 06
FULTON COUNTY, GEORGIA

FIELD: GHA
DRAW: MBK
REVIEW: GHA
FOR: YANVR

GEOSCIENCES ENGINEERING, INC.
Soil, Environmental, Geotechnical, CMT
319 ATLANTA STREET SE, SUITE 100
MARIETTA, GEORGIA 30060-2264
TEL: 770-428-4070
FAX: 770-428-9570
geosciencesengineering.com



7821 Jett Ferry Rd. Single family residence

7821 JETT FERRY RD, ATLANTA, GA 30350

OWNER:

LILACH AND SHACHAR ILAN
7821 JETT FERRY RD,
ATLANTA, GA 30350

DESIGN:

INNOVA ENGINEERING LLC
2057 LAKE PARK DR SE,
SMYRNA, GA 30080
(770) 828-9836

SCOPE OF WORK:

Layout Page Table		
Label	Title	Description/Comments
A-1	COVER SHEET	
A-2	PROPOSED LAYOUT	
A-3	PROPOSED LAYOUT	
A-4	PROPOSED LAYOUT	
A-5	PROPOSED ELEVATIONS	
A-6	DIMENSIONED PLAN	
A-7	DIMENSIONED PLAN	
A-8	DIMENSIONED PLAN	
S-1	ROOF PLAN	
S-2	ROOF PLAN	
S-3	ROOF FRAMING LAYOUT	
S-4	ROOF FRAMING LAYOUT	
S-5	STRUCTURAL DETAILS	
S-6	CONSTRUCTION DETAILS	

GENERAL NOTES:

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

THE GEORGIA STATE MINIMUM CODES:

- INTERNATIONAL BUILDING CODE - 2018 EDITION WITH GEORGIA STATE AMENDMENTS 2020
- INTERNATIONAL MECHANICAL CODE - 2018 EDITION WITH GEORGIA STATE AMENDMENTS 2020
- INTERNATIONAL PLUMBING CODE - 2018 EDITION WITH GEORGIA STATE AMENDMENTS 2020 AND IRC APPENDIX F
- INTERNATIONAL FUEL GAS CODE - 2018 EDITION WITH GEORGIA STATE AMENDMENTS 2020
- 2020 NATIONAL ELECTRICAL CODE (NEC)
- INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION WITH GEORGIA STATE AMENDMENTS 2020
- INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS, 2018 EDITION WITH GEORGIA STATE AMENDMENTS 2020, AND IRC APPENDIX F
- INTERNATIONAL FIRE PREVENTION CODE - 2018 EDITION WITH AMENDMENTS 2020
- THE GEORGIA EROSION AND SEDIMENTATION ACT OF 1975, THIRD EDITION 1992
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 2018 EDITION USED BY GA DCA
- CGA TITLE 25 AND 30 AND CHAPTER 120 OF THE FIRE COMMISSIONER'S RULES AND REGULATIONS

GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING FRAMING SIZES, SPANS AND DIRECTIONS DURING EXPLORATORY DEMOLITION. IF ANY EXISTING FRAMING CONDITIONS DIFFER FROM THESE PLANS THE CONTRACTOR MUST NOTIFY ARCHITECT AND STRUCTURAL ENGINEER BEFORE CONSTRUCTION CAN CONTINUE.

THIS PLANS HAS BEEN PREPARED TO MEET PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODE REQUIREMENTS VARY WITH LOCATION AND CHANGE FROM TIME TO TIME. BEFORE STARTING CONSTRUCTION, THE CONTRACTOR MUST REVIEW AND BE RESPONSIBLE FOR ALL DIMENSIONS AND OTHER DETAILS AND SHOULD REVIEW PLANS TO INSURE THEY MEET CURRENT REQUIREMENTS. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING, AND ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS ON THESE PLANS. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS. THESE PLANS HAVE BEEN GENERATED FOR THE CLIENTS LISTED IN THE PROJECT NAME AND ARE NOT TO BE USED, REPRODUCED, COPIED, OR DISTRIBUTED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION.

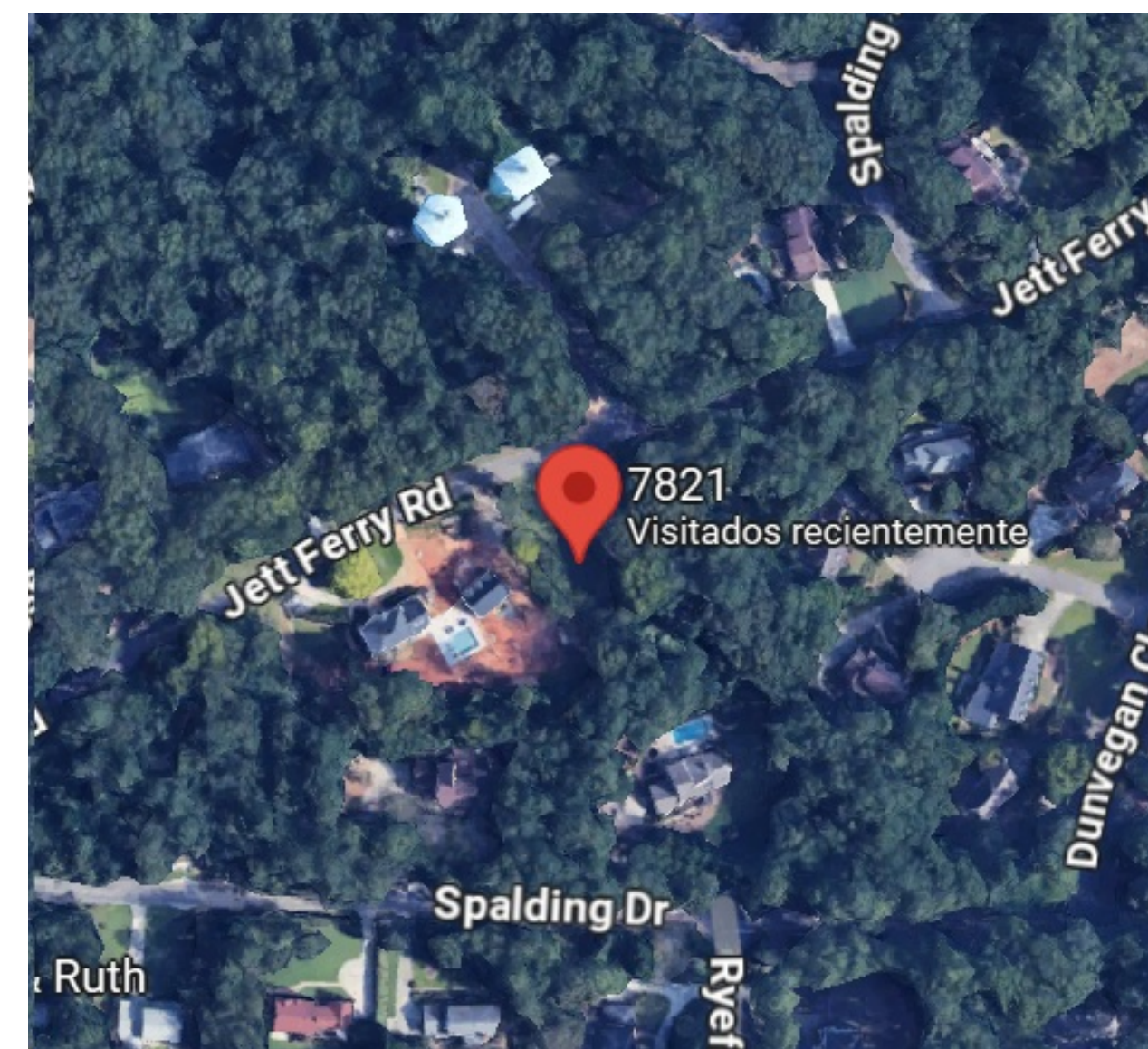
1. ALL MEANS AND METHODS OF CONSTRUCTION SHALL COMFORT TO CODES, LAWS, AND REGULATIONS OF FULTON COUNTY, INCLUDING BUT NOT LIMITED TO FLUES, CHIMNEY, FIREPLACE, SMOKE DETECTOR, MASONRY, WOOD CONSTRUCTION, ROOFING, PLUMBING, ELECTRICAL WIRING, EXHAUST FANS, VENTING, MECHANICAL EQUIPMENT, AND DUCTWORK, ETC., AND SUCH CODES, LAWS, AND REGULATIONS SHALL GOVERN OVER ANY CONFLICTING INFORMATION INDICATED ON THE CONSTRUCTION DOCUMENTS.
2. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, FOR ACTS OR OMISSIONS OF THE CONTRACTORS, SUBCONTRACTORS, OR ANY OTHER PERSONS, PERFORMING ANY OF THE WORK OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND / OR IN ACCORDANCE WITH LOCAL CODES, RESTRICTIONS, AND REQUIREMENTS.
3. EACH NOTE ON ANY PAGE SHALL BE CONSIDERED AS ONE AND CONSISTENT FOR ALL PAGES
4. ALL PLAN DIMENSIONS ARE TO FACE OF FINISH PARTITIONS UNLESS OTHERWISE NOTED
5. ALL DIMENSIONS GOVERN OVER SCALE
6. CONTRACTOR TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
7. EACH BEDROOM SHALL HAVE AT LEAST ONE WINDOW WHOSE CLEAR OPENING IS A MINIMUM OF 5.7 SQ.FT. THE MINIMUM CLEAR WIDTH SHALL BE 20" AND MINIMUM CLEAR HEIGHT SHALL BE 24". GRADE FLOOR BEDROOM WINDOWS MAY HAVE A MINIMUM 5.0 SQ.FT. CLEAR OPENING.

FOUNDATION WALLS:

1. POURED CONCRETE FOUNDATION &/OR CMU WALLS SHALL BE MIN. NOMINAL 8" THICK AND STEEL REINFORCED AS NOTED ON DETAILS SECTIONS AND AS REQUIRED BY STATE, COUNTY, AND LOCAL CODES AND RESTRICTIONS.
2. CONCRETE WALLS SHALL BE INSPECTED BY LICENSED ENGINEER OR ARCHITECT PRIOR TO POURING.
3. WATERPROOFING ON CONC. WALLS MUST CONFORM TO LOCAL CODE REQUIREMENTS.
4. USE 1/2" DIA. MIN. GALV. ANCHOR BOLTS OR STRAPS TO SECURE SILL PLATES 6'-0" O.C. AND A MAX. 12" FROM CORNERS. PROVIDE FOAM SILL SEAL BETWEEN TOP OF FOUNDATION WALL AND SILL PLATE.
5. ALL PENETRATIONS THROUGH FOUNDATION WALLS MUST BE SEALED GAS TIGHT.
6. PROVIDE FREE DRAINING GRANULAR BACKFILL WITH A MAX. EQUIV. FLUID PRESSURE OF 30 LBS PER SQ.FT. PER FOOT OF BACKFILL AGAINST FOUNDATION WALLS.

ROOFING AND MOISTURE PROTECTION:

1. ALL METAL & SHINGLE SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ACCORDING TO THE GUIDELINES ESTABLISHED FOR CERTIFIED MFG'S 20 YEARS NO DOLLAR LIMIT (NDL) WARRANTY.
2. PROVIDE METAL DRIP CAP AT STARTER COURSES ABOVE GUTTERS.
3. PROVIDE FLASHING AT ALL DOORS, WINDOWS, AND OTHER OPENINGS AND AS NECESSARY AND AS PER CODE TO PREVENT MOISTURE PENETRATION.
4. METAL FLASHING, COUNTER FLASHING, AND COPING SHALL BE MIN #26 GAUGE NON CORROSIVE METAL AND SHALL BE USED AT ALL STEPS, VALLEYS, AND COUNTERS.
5. MECHANICAL/PLUMBING/ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL HORIZONTAL & VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE.
6. GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROVIDE NECESSARY STRUCTURAL MECHANICAL ELECTRICAL AND PLUMBING SLEEVES, ANCHORS, VENT OPENINGS ETC., THAT MIGHT BE REQUIRED.



LOCATION MAP
NTS

FRAMING:

1. ALL WALL PLATES IN CONTACT W/MASONRY OR CONC. SURFACE SHALL BE PRESSURE TREATED.
2. ALL STUDS BE 2X4 OR 2X6 STUD GRADE SPC WITH 1/2" CDX PLYWOOD EXTERIOR SHEATHING OR EQUAL.
3. ALL JOISTS AND RAFTERS TO BE SPRUCE/PINE/FIR #2 AND BETTER. ROOF SHEATHING TO BE 1/2" THK. G.D.X. ALL FLOOR SHEATHING TO BE 3/4" T & G.C.D.X. EXCEPT AREAS TO RECEIVE HARDWOOD FLOORING TO BE 1/2" C.D.X. PLYWOOD SUBFLOOR. ALL PLYWOOD SUBFLOOR TO BE GLUED TO JOISTS WITH APPROVED CONSTRUCTION ADHESIVE AND NAILED PER BLDG CODE.
4. MANUFACTURER TRUSS JOIST SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECS. TRUSS JOIST SHALL BE TRUSS JOIST MACMILLAN TJI-FR0 250 OR TJI FR0 350 OR EQUAL WITH RIM JOIST AS PER MFG'R. SPECS. PROVIDE APPROVED CRUSH BLOCKS AT ALL FRONT LOADS AND ALL BEARING POINTS AS RECOMMENDED BY MANUFACTURER.
5. PRECAST CONC. & LAMINATED W/D BEAMS AND COLUMNS TO BE BUILT AND INSTALLED IN ACCORDANCE W/ ALL MANUFACTURER'S SPECIFICATIONS AND AS REQUIRED BY LOCAL CODES, RESTRICTIONS, AND REGULATIONS.
6. PROVIDE APPROVED JOIST HANGERS AT ALL FLUSH JOIST-TO-JOIST AND JOIST-TO-BEAM CONNECTIONS.
7. HEADERS IN ALL BEARING PARTITIONS AND BEARING WALLS TO BE SOLID DIMENSIONAL LUMBER SIZED AS INDICATED ON FRAMING PLANS W/ 1/2" SOLID PLYWOOD BETWEEN UNLESS OTHERWISE NOTED. LAMINATED HEADERS AND BEAMS SHALL BE NAILED AS PER MANUFACTURER'S SPECIFICATIONS.
8. ALL HEADERS IN EXCESS OF 4'-0" SHALL HAVE MIN (2) TRIMMER JACKS ON EACH SIDE.
9. PROVIDE ADDITIONAL JOIST OR TRUSS UNDER INTERIOR PARTITIONS RUNNING PARALLEL TO FLOOR JOIST AND HAVING A LENGTH GREATER THAN 6'-0". DOUBLE JOIST UNDER BATHTUBS OR SPACE JOIST AT 12" O.C.
10. ALL BEARING PARTITIONS SHALL HAVE 2 TOP PLATES - STAGGER SPICES 4'-0" MIN. SPICES SHALL BE CENTERED OVER TOP OF STUDS. STUDS SHALL ALIGN WITH JOISTS AND RAFTERS ABOVE AND BELOW.
11. PROVIDE 2X FIRESTOP BLOCKING AS REQUIRED BY CODE THROUGHOUT.
12. HOLES BORED OR CUT INTO JOISTS SHALL NOT OCCUR WITHIN 2' OF TOP OR BOTTOM OF JOISTS NOR IN CENTER ONE THIRD OF JOIST SPAN AND THE DIAMETER OF HOLES SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST. NOTCHES SHALL NOT OCCUR IN TENSION SIDE OF JOIST. NOTCHES IN COMPRESSION SIDE OF JOISTS SHALL NOT OCCUR IN THE CENTER ONE THIRD OF THE SPAN AND SHALL NOT EXCEED ONE SIXTH OF THE DEPTH OF THE JOIST.
13. WHERE THE INSTALLATION OF PLUMBING, HEATING, OR OTHER PIPES NECESSITATES THE CUTTING OF TOP PLATES MORE THAN ONE HALF THEIR WIDTH A METAL TIE NOT LESS THAN 13 GAUGE AND 1 1/2" IN WIDTH SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN (4) 16 PENNY NAILS.
14. THE DIAMETER OF HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE THIRD THE WIDTH OF THE STUD. WHERE STUDS ARE CUT OR BORED IN EXCESS OF ONE THIRD THE WIDTH OF THE STUD IT SHALL BE REINFORCED TO BE EQUAL IN LOAD CARRYING CAPACITY TO A STUD NOTCHED NOT MORE THAN ONE THIRD ITS DEPTH.

15. STEEL LINTELS: (FOR EACH 4" THICKNESS OF MASONRY WALL)

OPENING WIDTH	ANGLE SIZE	BEARING LENGTH
UP TO 3'-11"	L3 1/2" X 3 1/2" X 5/16	5"
4'-0" TO 5'-11"	L4" X 3 1/2" X 5/16	5"
6'-0" TO 7'-11"	L5" X 3 1/2" X 5/16	5"
8'-0" TO 10'-0"	W8X15 W/ SUSPENDED PLATE	5"

WOOD LINTEL/HEADER TABLE:

OPENING WIDTH	WOOD SIZE	BEARING
0 TO 3'-0"	2-2X6	6"
3'-1" TO 5'-0"	2-2X8	8"
5'-1" TO 6'-0"	2-2X10	10"
6'-1" TO 7'-0"	2-2X12	12"

REINFORCED CMU LINTELS: PROVIDE A MINIMUM OF 8" BEARING AT EACH END

OPENING WIDTH	LINTEL SIZE AND REINFORCING
UP TO 4'-0"	WALL THICKNESS X 8" DEEP, REINFORCED W/ #4 BOTTOM UP TO 3" THICK, REINFORCED W/ #4 BOTTOM OVER 3" THICK
4'-1" TO 8'-0"	WALL THICKNESS X 16" DEEP, REINFORCED BOTTOM UP TO 3" THICK, REINFORCED W/ #5 BOTTOM OVER 3" THICK & #3 STIRRUPS @ 6" O.C.

PRECAST CONCRETE LINTELS: PROVIDE A MINIMUM OF 8" BEARING AT EACH END

OPENING WIDTH	LINTEL SIZE AND REINFORCING
UP TO 4'-0"	WALL THICKNESS X 8" DEEP, REINFORCED W/ #4 BOTTOM
4'-1" TO 8'-0"	WALL THICKNESS X 16" DEEP, REINFORCED W/ #5 BOTTOM

16. THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTELS INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS, ETC. ARE SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION.
17. NO OPENINGS SHALL BE PLACED ABOVE ANY LINTEL WITHIN A HEIGHT LESS THAN OR EQUAL TO THE WIDTH OF THE CLEAR OPENING BELOW THE LINTEL, UNLESS SPECIFICALLY SHOWN OR APPROVED BY THE STRUCTURAL ENGINEER.

FINISHES:

1. ALL EXTERIOR WOOD CORNICE AND TRIM SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION.
2. ALL INTERIOR WALLS AND CEILINGS TO BE 1/2" THICK GYPSUM WALLBOARD EXCEPT AS OTHERWISE NOTED.
3. SHOWER AND TUB WALLS ARE TO BE CERAMIC TILE ON CEMENTINOUS TILE BACKER BOARD.
4. INTERIOR TRIM AND MOLDINGS INCLUDING BASE, CASINGS, CROWN, CHAIRRAIL, ETC. SHALL BE AS DETAILED AND/OR AS SELECTED BY OWNER.

INSULATION:

1. INSULATION IN EXTERIOR WALLS, FLOORS, OR CEILINGS SHALL BE PAPER BACKED BLANKET OR ROLL TYPE FIBERGLASS WITH VAPOR BARRIER.
2. INSULATION IN EXT. WOOD FRAME WALLS TO BE R-13 NOM. 3 5/8" AT 2X4 WALLS AND R-19 5 1/2" AT 2X6 WALLS.
3. INSULATION IN FLAT CEILINGS ADJACENT TO ATTIC SPACES TO BE NOM. 10" (R-30)
4. PROVIDE R-13 INSULATION W/VOIL VAPOR BARRIER AT CONC. FOUNDATION WALLS.
5. NEW DOORS AND WINDOWS ARE REQD TO HAVE AN R-2.8 RATING MIN.

DRAINAGE OF FOOTINGS:

1. UNLESS OTHERWISE NOTED, PROVIDE PERIMETER BASEMENT WALLS WITH 4" OR 6" DIA. DIAMETER PERFORATED CORRUGATED PLASTIC DRAIN LAID ON 2" GRAVEL BASE W/ 6"-8" GRAVEL COVER WITH JOINTS COVERED WITH FILTER CLOTH FOR PERFORATED TILE.
2. SLOPE DRAIN TILE AS REQUIRED TO DRAIN TO STORM SEWER OR OUTFALL.
3. PUT 18" OF GRAVEL ALL AROUND FOUNDATION.

DAMP PROOFING FOR CONCRETE AND MASONRY FOUNDATIONS:

1. EXTERIOR FOUNDATION WALLS OF CONSTRUCTION ENCLOSED BASEMENTS SHALL BE PORTLAND CEMENT PARING TO THE WALL FROM FOOTING TO FINISH GRADE.
2. THE PARING SHALL BE COVERED WITH A COAT OF APPROVED BITUMINOUS MATERIAL APPLIED AT THE RECOMMENDED RATE.

REINFORCING:

1. REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A615 -95C, GRADE 60 (60,000 PSI).
2. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A-185.
3. ALL REINFORCING SHALL BE DETAILED FABRICATED AND PLACED IN ACCORDANCE WITH THE ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI-318).
4. DETAILS OF REINFORCEMENT SHALL CONFORM TO ACI 318 -95, ACI 318-14 AND CRSI STANDARDS.
5. ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIAMETERS 5T SPLICED AND AROUND CORNER OR INTERSECTION WITH A STANDARD 90 DEGREE BEND ON CORNER BARS.
6. LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.
7. SLABS ON GRADE SHALL BE 4" THK. CONCRETE AND REINFORCED WITH 6"X6" W/ 4XN1.4 WWF LAP MESH 8" IN EACH DIRECTION. PLACE CONCRETE OVER 4 MIL. POLYETHYLENE VAPOR BARRIER AND 4" MINIMUM OF COARSE AGGREGATE OR AS RECOMMENDED BY SOILS ENGINEER. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUB GRADE OR ON COMPACTED OR AND CONTROLLED FILL. FILL UNDER SLABS SHALL BE COMPACTED IN 8" LAYERS TO 95% MAXIMUM DENSITY. USE AIR ENTRAINED CONCRETE AT ALL EXTERIOR SLABS. POUR SLABS IN ALTERNATE PANELS WITH MAXIMUM OF 600 SQUARE FEET AND PROVIDE CONTROL & CONSTRUCTION JOINTS AT 30'-0" MAXIMUM OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.



REVISION TABLE	REVISOR	DESCRIPTION
NUMBER	DATE	

SHEET TITLE:
COVER SHEET

PROJECT ADDRESS:
**7821 JETT FERRY RD,
ATLANTA, GA 30350**

DRAWINGS PROVIDED BY:
INNOVA ENGINEERING AND DESIGNS
1 GLENLAKE PKWY NE, ATLANTA GA 30328
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(678) 941 6002

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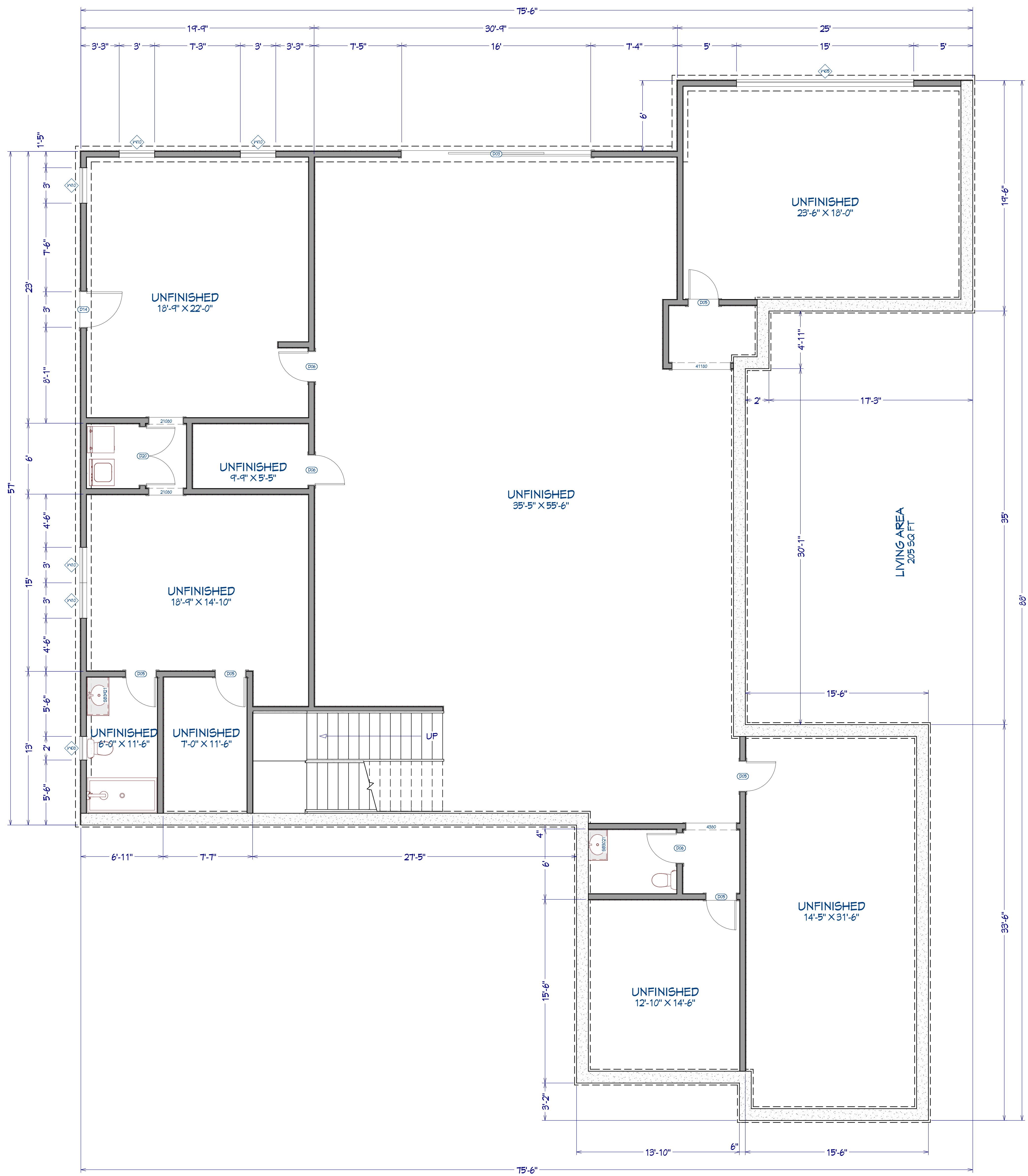
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SCALE:

SHEET:

A-1

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1 BASEMENT LAYOUT
1/4" = 1'0"

NUMBER	LABEL	QTY	LOOK	REV	DESCRIPTION	HEADER
P01	10000	1	1	10000	R EX 114" X 20"	FIXED GLASS (2)
P02	10000	1	1	10000	L EX 114" X 20"	FIXED GLASS (2)
P03	10000	1	0	10000	L EX 114" X 20"	FIXED GLASS (2)
P04	10000	2	0	10000	R EX 114" X 20"	FIXED GLASS (2)
P05	20000	1	0	20000	R IN 30" X 12"	HINGED DOOR (2)
P06	20000	1	0	20000	L IN 30" X 12"	HINGED DOOR (2)
P07	20000	2	1	20000	L EX 30" X 12"	EXT HINGED DOOR (2)
P08	20000	1	1	20000	L IN 30" X 12"	HINGED DOOR (2)
P09	20000	1	1	20000	R EX 30" X 12"	EXT HINGED DOOR (2)
P10	20000	1	1	20000	R IN 30" X 12"	HINGED DOOR (2)
P11	20000	2	2	20000	L EX 30" X 12"	EXT HINGED DOOR (2)
P12	20000	2	2	20000	R EX 30" X 12"	EXT HINGED DOOR (2)
P13	20000	1	1	20000	L IN 30" X 12"	HINGED DOOR (2)
P14	20000	1	1	20000	R IN 30" X 12"	HINGED DOOR (2)
P15	20000	1	1	20000	L EX 30" X 12"	EXT HINGED DOOR (2)
P16	20000	1	1	20000	R EX 30" X 12"	EXT HINGED DOOR (2)
P17	20000	1	1	20000	L IN 30" X 12"	HINGED DOOR (2)
P18	20000	1	1	20000	R IN 30" X 12"	HINGED DOOR (2)
P19	20000	1	1	20000	R EX 30" X 12"	EXT HINGED DOOR (2)
P20	41100	1	0	41100	L IN 18" X 28" 1/2"	POCKET DOOR (2)
P21	20000	1	1	20000	L IN 30" X 12"	HINGED DOOR (2)
P22	20000	1	1	20000	R EX 30" X 12"	EXT HINGED DOOR (2)
P23	20000	1	1	20000	R IN 30" X 12"	HINGED DOOR (2)
P24	20000	2	2	20000	L IN 30" X 12"	HINGED DOOR (2)
P25	20000	2	2	20000	R IN 30" X 12"	HINGED DOOR (2)

NUMBER	LABEL	QTY	LOOK	REV	DESCRIPTION	HEADER
K01	10000	1	1	10000	R IN 30" X 12"	FIXED GLASS (2)
K02	10000	1	1	10000	L IN 30" X 12"	FIXED GLASS (2)
K03	10000	1	1	10000	L IN 30" X 12"	FIXED GLASS (2)
K04	10000	1	1	10000	R IN 30" X 12"	FIXED GLASS (2)
K05	20000	1	1	20000	R EX 30" X 12"	FIXED GLASS (2)
K06	20000	1	1	20000	L EX 30" X 12"	FIXED GLASS (2)
K07	20000	1	1	20000	R EX 30" X 12"	FIXED GLASS (2)
K08	20000	1	1	20000	L EX 30" X 12"	FIXED GLASS (2)
K09	20000	1	1	20000	R EX 30" X 12"	FIXED GLASS (2)
K10	20000	1	1	20000	L EX 30" X 12"	FIXED GLASS (2)
K11	20000	1	1	20000	R EX 30" X 12"	FIXED GLASS (2)
K12	20000	1	1	20000	L EX 30" X 12"	FIXED GLASS (2)
K13	20000	1	1	20000	R EX 30" X 12"	FIXED GLASS (2)
K14	20000	1	1	20000	L EX 30" X 12"	FIXED GLASS (2)
K15	20000	1	1	20000	R EX 30" X 12"	FIXED GLASS (2)
K16	20000	1	1	20000	L EX 30" X 12"	FIXED GLASS (2)
K17	20000	1	1	20000	R EX 30" X 12"	FIXED GLASS (2)
K18	20000	1	1	20000	L EX 30" X 12"	FIXED GLASS (2)
K19	20000	1	1	20000	R EX 30" X 12"	FIXED GLASS (2)
K20	20000	1	1	20000	L EX 30" X 12"	FIXED GLASS (2)
K21	20000	1	1	20000	R EX 30" X 12"	FIXED GLASS (2)
K22	20000	1	1	20000	L EX 30" X 12"	FIXED GLASS (2)
K23	20000	1	1	20000	R EX 30" X 12"	FIXED GLASS (2)
K24	20000	1	1	20000	L EX 30" X 12"	FIXED GLASS (2)
K25	20000	1	1	20000	R EX 30" X 12"	FIXED GLASS (2)
K26	20000	1	1	20000	L EX 30" X 12"	FIXED GLASS (2)



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	DESCRIPTION

SHEET TITLE:
PROPOSED LAYOUT

PROJECT ADDRESS:
**7821 JETT FERRY RD,
ATLANTA, GA 30350**

DRAWINGS PROVIDED BY:
INNOVA ENGINEERING AND DESIGNS
1 GLENLAKE PKWY NE, ATLANTA GA 30328
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(678) 941 6002

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08/26/25

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REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

SHEET TITLE:
PROPOSED LAYOUT

PROJECT ADDRESS:
**7821 JETT FERRY RD,
ATLANTA, GA 30350**

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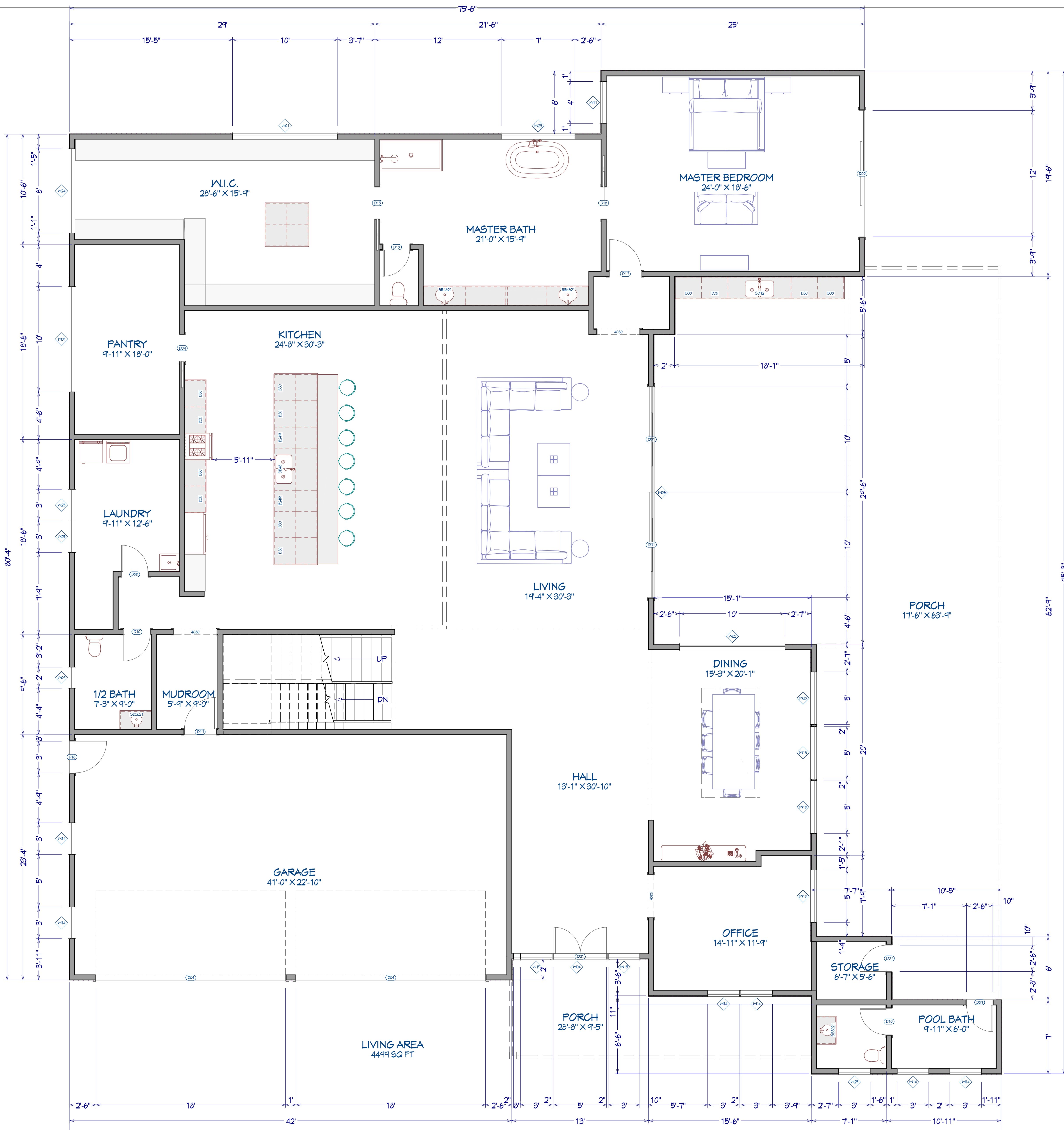
SCALE:

SHEET:

A-3

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR/SIZE	NOV	DESCRIPTION	HEADER	
D01	10000	4	1	10000	14'x20"	EXT. SLIP-RES. GLASS PANEL	2X12X10 (2)
D02	10000	1	0	10000	14'x20"	EXT. SLIP-RES. GLASS PANEL	2X12X10 (2)
D03	10000	1	0	10000	14'x20"	EXT. SLIP-RES. GLASS PANEL	2X12X10 (2)
D04	10000	4	0	10000	14'x20"	EXT. SLIP-RES. GLASS PANEL	2X12X10 (2)
D05	2000	5	0	2000	34"x38" 1/2"	HINGED DOOR PO	2X6X3 (2)
D06	2000	1	0	2000	34"x38" 1/2"	HINGED DOOR PO	2X6X3 (2)
D07	2000	2	0	2000	34"x38" 1/2"	EXT. HINGED DOOR E01	2X6X3 (2)
D08	2000	1	1	2000	34"x38" 1/2"	HINGED DOOR PO	2X6X3 (2)
D09	2000	1	1	2000	34"x38" 1/2"	HINGED DOOR PO	2X6X3 (2)
D10	2000	3	0	2000	34"x38" 1/2"	HINGED DOOR PO	2X6X3 (2)
D11	2000	4	2	2000	34"x38" 1/2"	HINGED DOOR PO	2X6X3 (2)
D12	2000	4	2	2000	34"x38" 1/2"	HINGED DOOR PO	2X6X3 (2)
D13	3000	1	0	3000	18" 1/4"x38" 1/2"	POCKET DOOR PO	2X6X3 (2)
D14	3000	1	0	3000	18" 1/4"x38" 1/2"	POCKET DOOR PO	2X6X3 (2)
D15	3000	1	1	3000	18" 1/4"x38" 1/2"	EXT. HINGED DOOR E01	2X6X3 (2)
D16	3000	1	1	3000	18" 1/4"x38" 1/2"	EXT. HINGED DOOR E01	2X6X3 (2)
D17	3000	1	1	3000	18" 1/4"x38" 1/2"	EXT. HINGED DOOR E01	2X6X3 (2)
D18	3000	1	1	3000	18" 1/4"x38" 1/2"	EXT. HINGED DOOR E01	2X6X3 (2)
D19	3000	1	1	3000	18" 1/4"x38" 1/2"	EXT. HINGED DOOR E01	2X6X3 (2)
D20	41130	1	0	41130	14'x18" 1/2"	DOUBLE HINGED DOOR PO	2X6X3 (2)
D21	4000	1	1	4000	18" 1/4"x38" 1/2"	EXT. DOUBLE HINGED DOOR E01	2X6X3 (2)
D22	2000	5	2	2000	34"x38" 1/2"	HINGED DOOR PO	2X6X3 (2)
D23	2000	2	2	2000	34"x38" 1/2"	HINGED DOOR PO	2X6X3 (2)
D24	2000	2	2	2000	34"x38" 1/2"	HINGED DOOR PO	2X6X3 (2)

WINDOW SCHEDULE								
NUMBER	LABEL	QTY	FLOOR/SIZE	NOV	DEGRESS	TEMPERED	DESCRIPTION	HEADER
W01	10000	18	1	10000	14'x20"		FIXED GLASS	2X12X10 (2)
W02	10000	18	1	10000	14'x20"		FIXED GLASS	2X12X10 (2)
W03	10010	11	1	10010	14'x20"		FIXED GLASS	2X12X10 (2)
W04	10010	11	1	10010	14'x20"		FIXED GLASS	2X12X10 (2)
W05	10020	11	0	10020	14'x20"		FIXED GLASS	2X12X10 (2)
W06	40130	1	1	40130	14'x20"		FIXED GLASS	2X12X10 (2)
W07	20000	1	2	20000	24'x36"		FIXED GLASS	2X12X10 (2)
W08	2000	11	0	2000	34"x38" 1/2"	YES	FIXED GLASS	2X6X3 (2)
W09	2000	11	0	2000	34"x38" 1/2"	YES	FIXED GLASS	2X6X3 (2)
W10	2000	11	0	2000	34"x38" 1/2"	YES	FIXED GLASS	2X6X3 (2)
W11	2000	11	0	2000	34"x38" 1/2"	YES	FIXED GLASS	2X6X3 (2)
W12	2000	11	0	2000	34"x38" 1/2"	YES	FIXED GLASS	2X6X3 (2)
W13	2000	11	0	2000	34"x38" 1/2"	YES	FIXED GLASS	2X6X3 (2)
W14	3010	6	1	3010	31"x36"		FIXED GLASS	2X6X3 (2)
W15	3000	2	1	3000	31"x36"		FIXED GLASS	2X6X3 (2)
W16	2000	1	2	2000	44"x36"		FIXED GLASS	2X6X3 (2)
W17	2000	1	2	2000	44"x36"		FIXED GLASS	2X6X3 (2)
W18	2000	1	2	2000	44"x36"		FIXED GLASS	2X6X3 (2)
W19	2000	1	2	2000	44"x36"		FIXED GLASS	2X6X3 (2)
W20	2000	1	2	2000	44"x36"		FIXED GLASS	2X6X3 (2)
W21	2000	1	1	2000	61"x31"		FIXED GLASS	2X6X3 (2)
W22	2000	3	2	2000	61"x31"		FIXED GLASS	2X6X3 (2)
W23	3010	1	1	3010	31"x36"	YES	FIXED GLASS	2X6X3 (2)
W24	3000	1	1	3000	31"x36"		FIXED GLASS	2X6X3 (2)
W25	3010	3	1	3010	31"x36"	YES	FIXED GLASS	2X6X3 (2)
W26	3010	3	1	3010	31"x36"	YES	FIXED GLASS	2X6X3 (2)
W27	4020	12	12	4020	14'x20"	YES	FIXED GLASS	2X6X3 (2)



1 FIRST FLOOR LAYOUT
1/4" = 1'0"

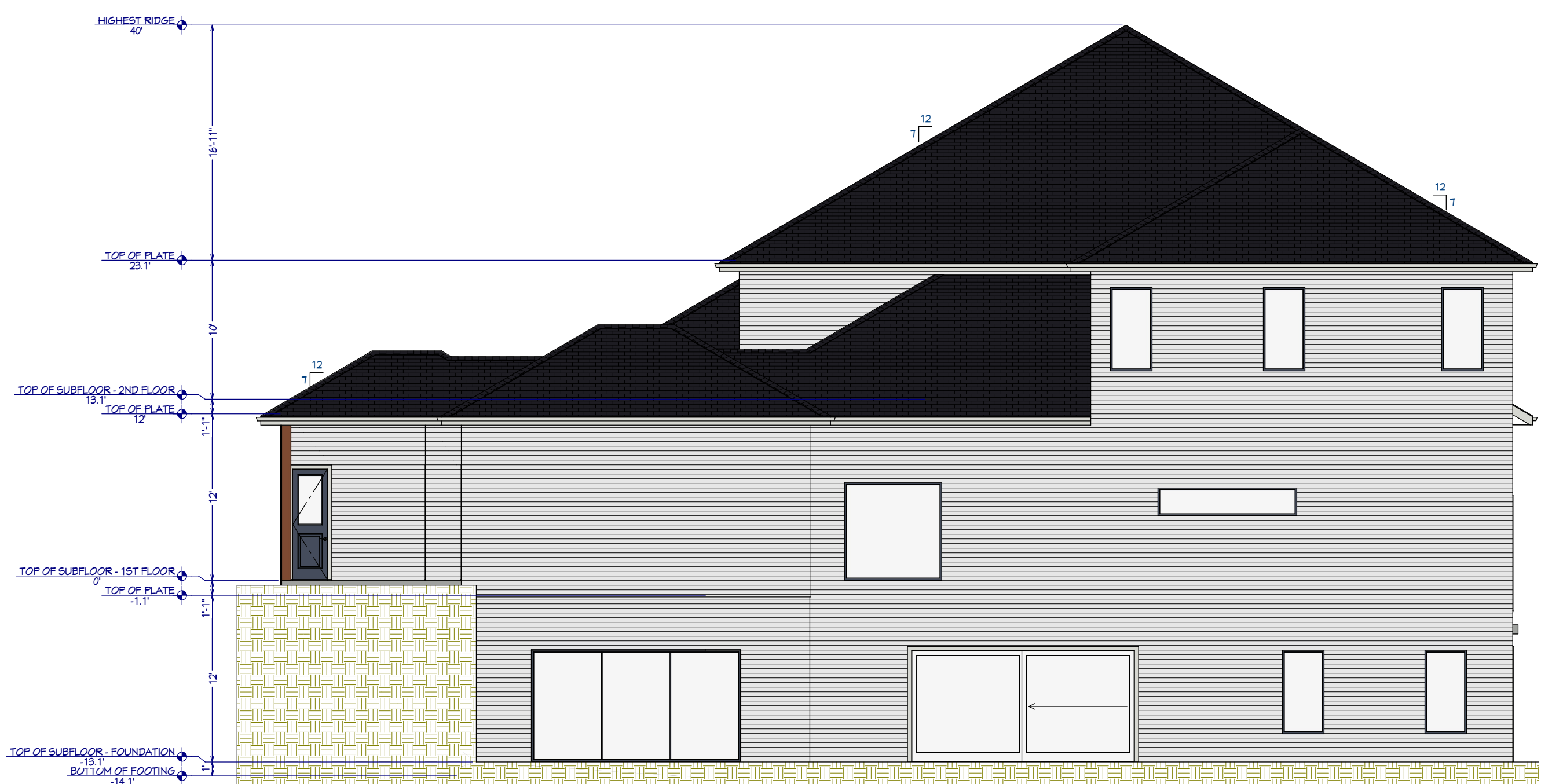
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REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION



1 PROPOSED FRONT ELEVATION
1/8" = 1'0"



2 PROPOSED REAR ELEVATION
1/8" = 1'0"



3 PROPOSED LEFT ELEVATION
1/8" = 1'0"



4 PROPOSED RIGHT ELEVATION
1/8" = 1'0"

SHEET TITLE:
PROPOSED LAYOUT

PROJECT ADDRESS:
**7821 JETT FERRY RD,
ATLANTA, GA 30350**

DRAWINGS PROVIDED BY:
INNOVA ENGINEERING AND DESIGNS
1 GLENLAKE PKWY NE, ATLANTA GA 30328
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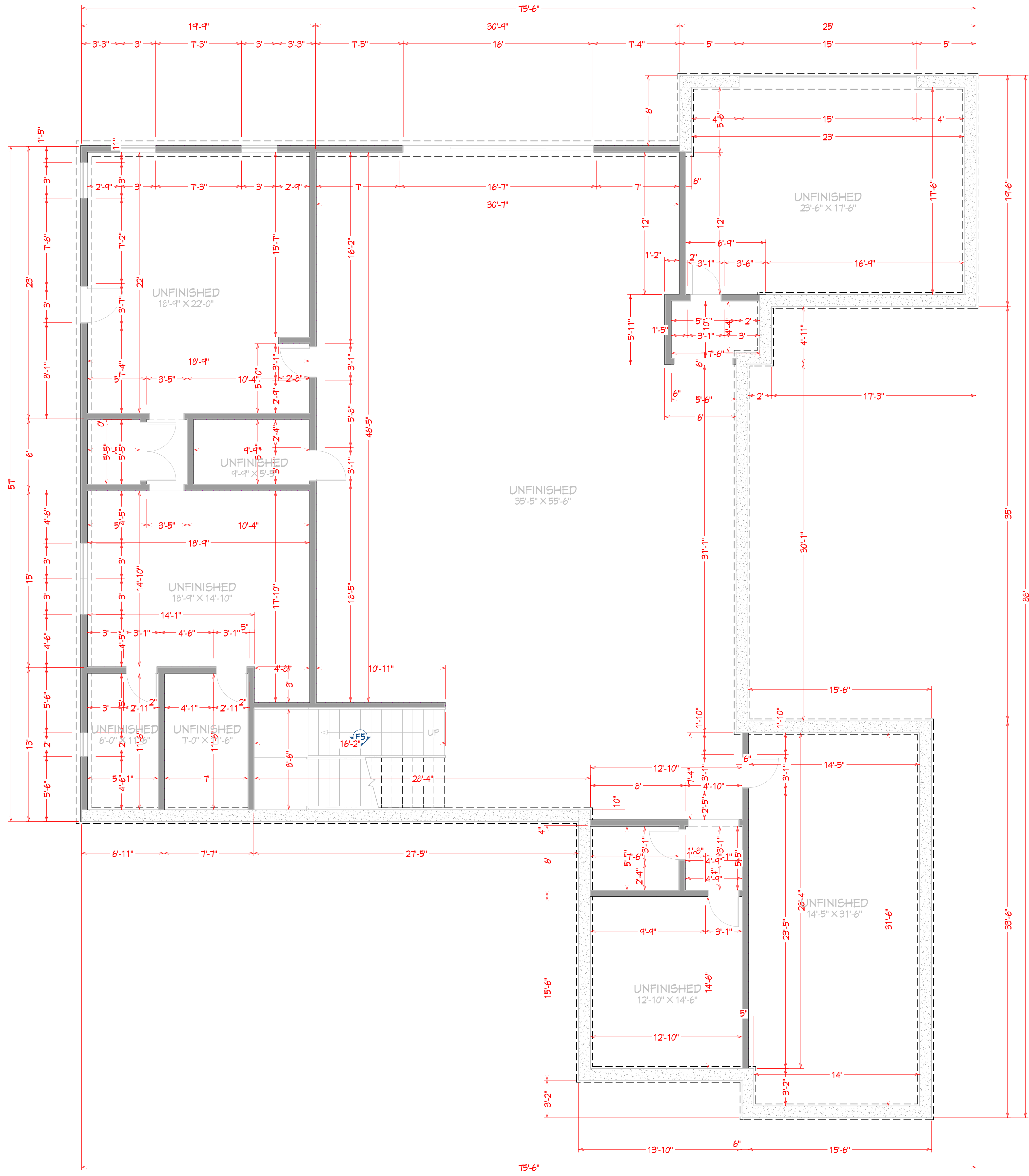
08/26/25

SCALE:

SHEET:

A-5

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1 BASEMENT DIMENSIONED PLAN
1/4" = 1'0"

RELEASED FOR CONSTRUCTION



REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE:
DIMENSIONED PLAN

PROJECT ADDRESS:
**7821 JETT FERRY RD,
ATLANTA, GA 30350**

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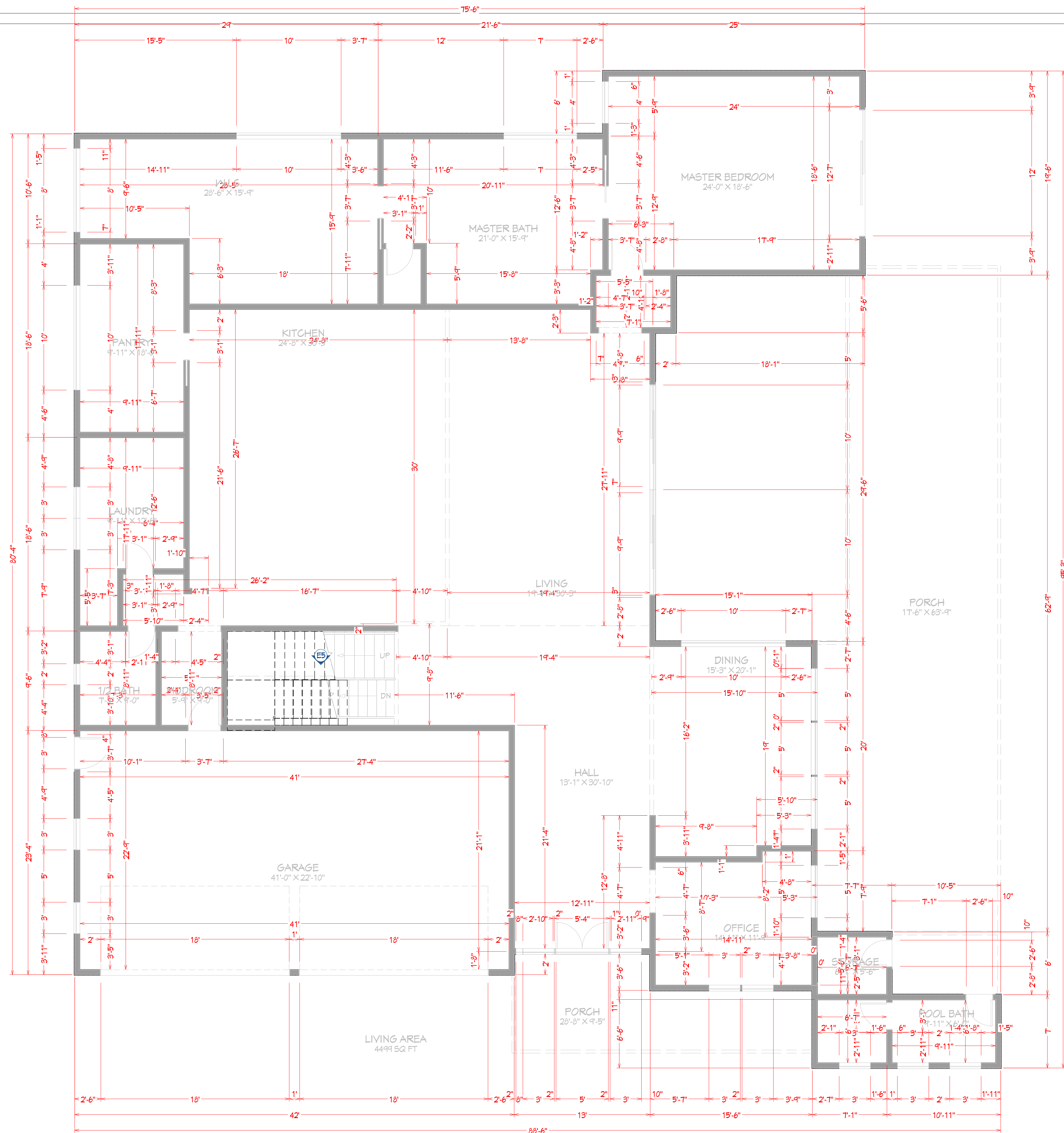
DATE:

08/26/25

SCALE:

SHEET:

A-6



1 FIRST FLOOR DIMENSIONED PLAN
 1/4" = 10'

RELEASED FOR CONSTRUCTION



NUMBER	DATE	REVISION	DESCRIPTION

SHEET TITLE:
DIMENSIONED PLAN

PROJECT ADDRESS:
**7821 JETT FERRY RD,
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SCALE:

SHEET:

A-7



REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE:
DIMENSIONED PLAN

PROJECT ADDRESS:
**7821 JETT FERRY RD,
ATLANTA, GA 30350**

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1 GLENLAKE PKWY NE, ATLANTA GA 30328
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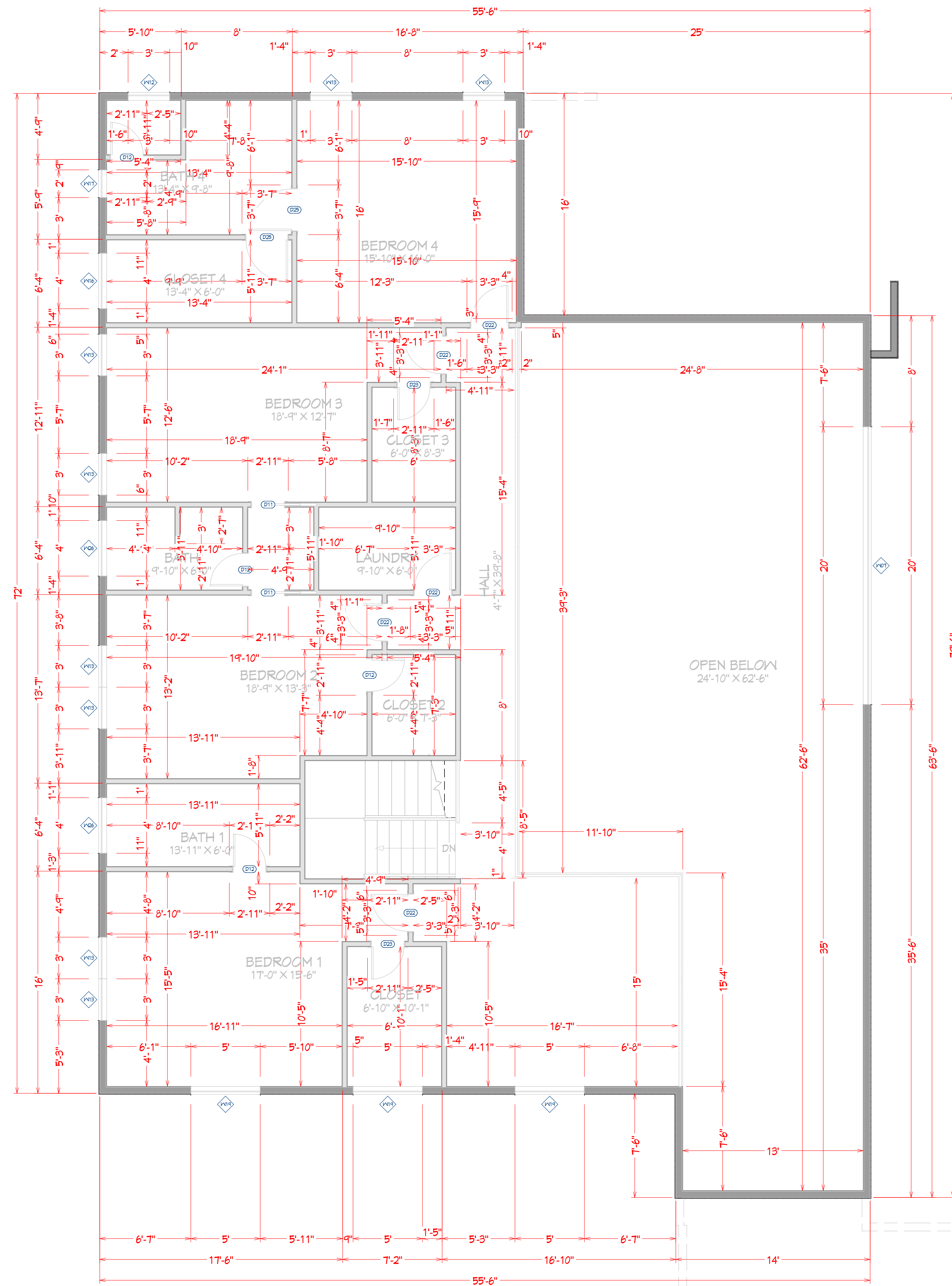
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08/26/25

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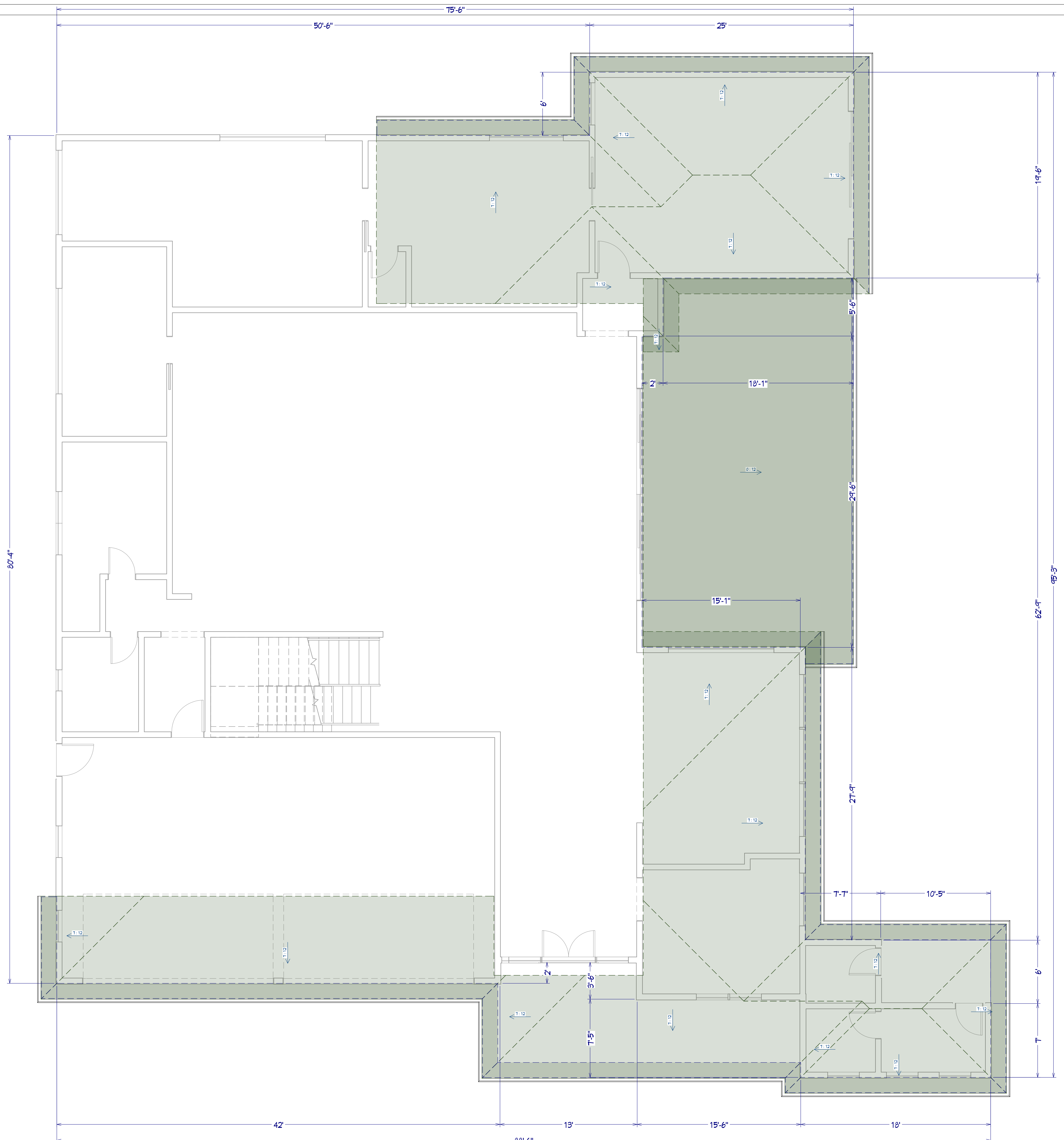
SHEET:

A-8



1 SECOND FLOOR DIMENSIONED PLAN
1/4" = 1'0"

RELEASED FOR CONSTRUCTION



1 FIRST FLOOR ROOF PLAN
1/4" = 10"

RELEASED FOR CONSTRUCTION



NUMBER	DATE	REVISION	DESCRIPTION

SHEET TITLE:
ROOF PLAN

PROJECT ADDRESS:
**7821 JETT FERRY RD,
ATLANTA, GA 30350**

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SCALE:

SHEET:

S-1



NUMBER	DATE	REVISION TABLE	REVISED BY	DESCRIPTION

SHEET TITLE:
ROOF PLAN

PROJECT ADDRESS:
**7821 JETT FERRY RD,
ATLANTA, GA 30350**

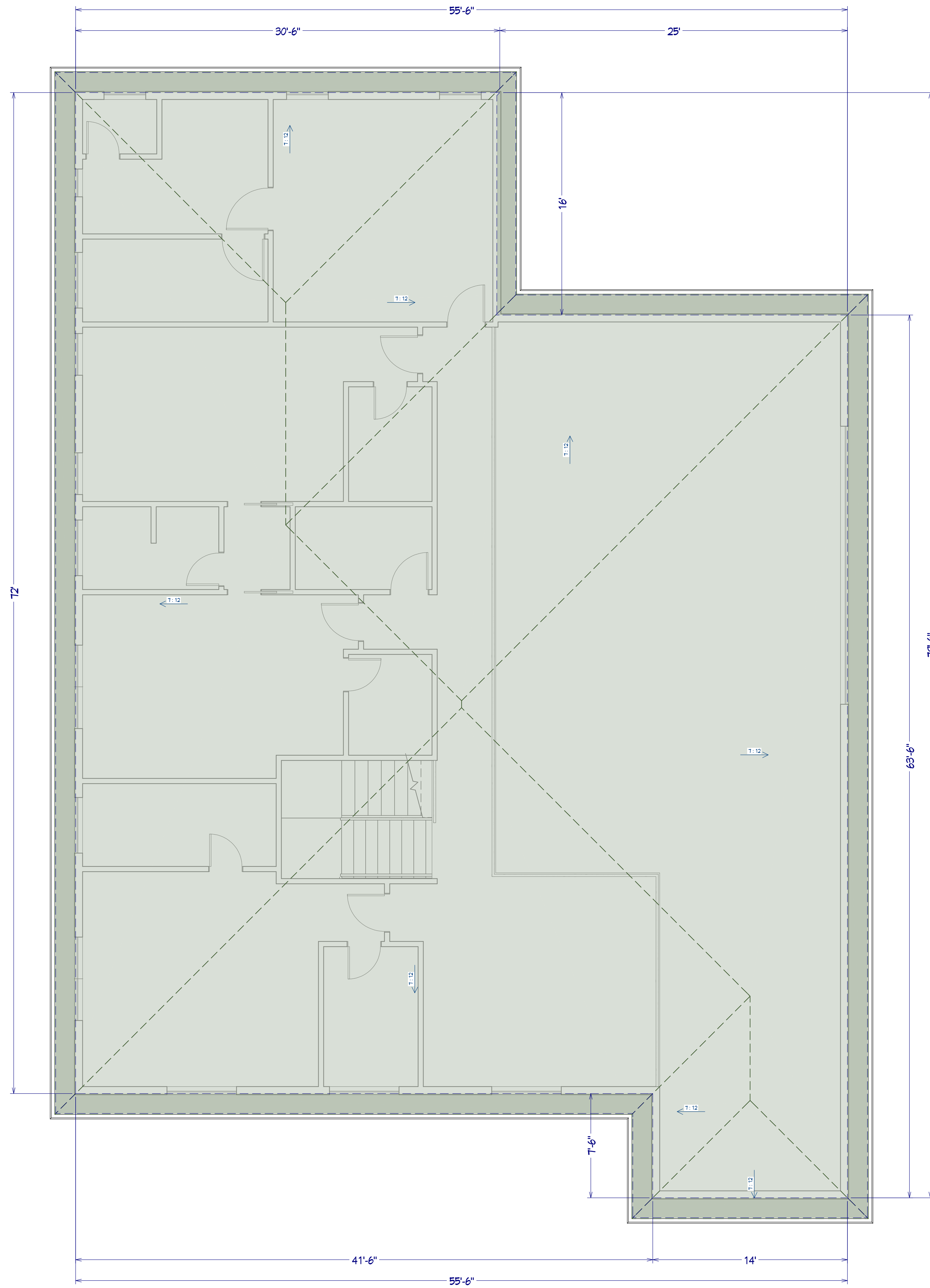
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DATE:
08/26/25

SCALE:

SHEET:

S-2



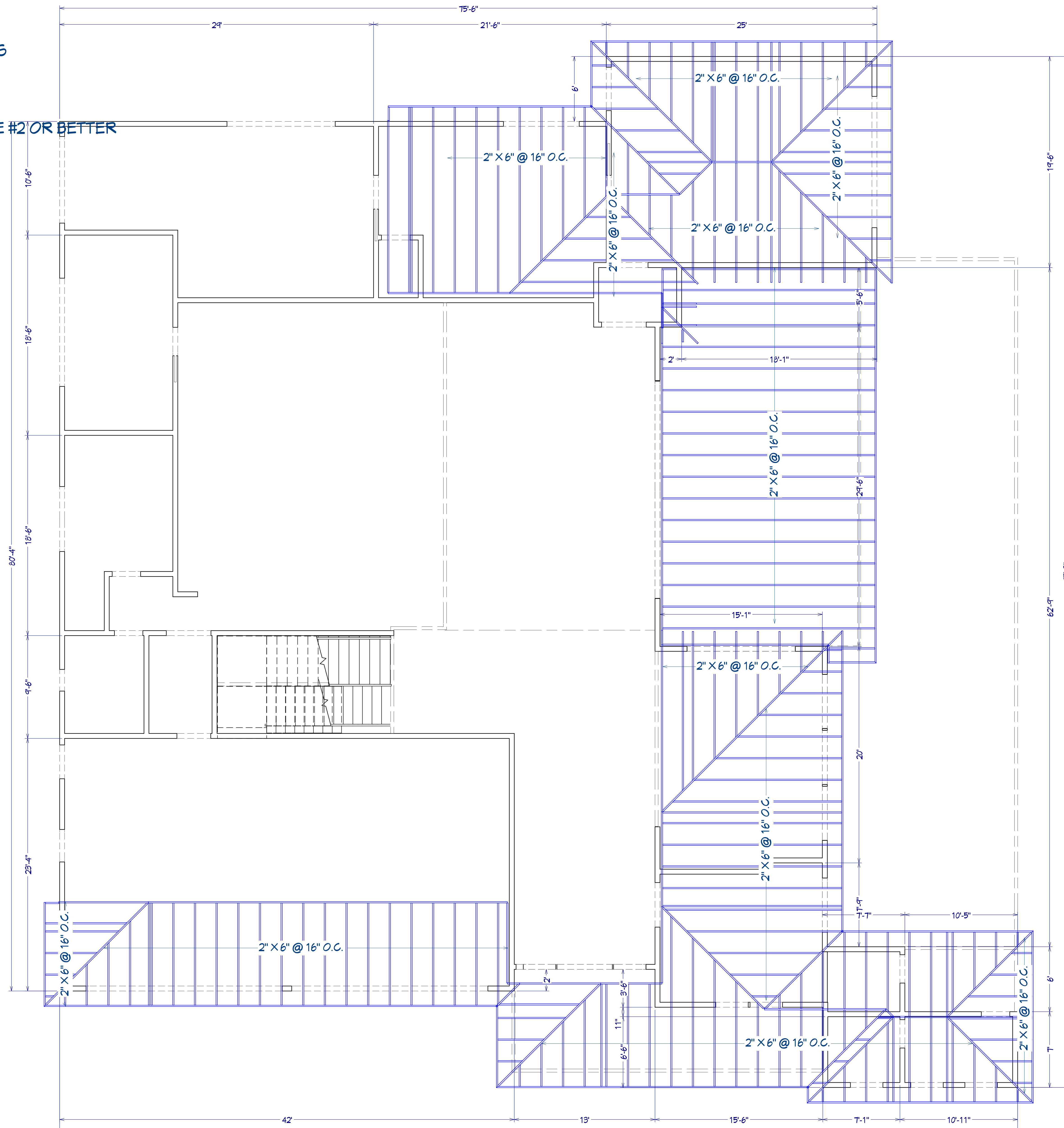
1 SECOND FLOOR ROOF PLAN
1/4" = 1'0"

RELEASED FOR CONSTRUCTION

ROOF FRAMING NOTES:

- CEILING NOT ATTACHED TO RAFTERS
- LIVE LOAD: 20 PSF
- DEAD LOAD: 10 PSF

ALL WOOD SHALL BE SOUTHERN PINE #2 OR BETTER



1 FIRST FLOOR ROOF FRAMING LAYOUT
1/4" = 10"

RELEASED FOR CONSTRUCTION



NUMBER	DATE	REVISION	DESCRIPTION

SHEET TITLE:
**ROOF FRAMING
LAYOUT**

PROJECT ADDRESS:
**7821 JETT FERRY RD,
ATLANTA, GA 30350**

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1 GLENLAKE PKWY NE, ATLANTA GA 30328
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(678) 941 6002

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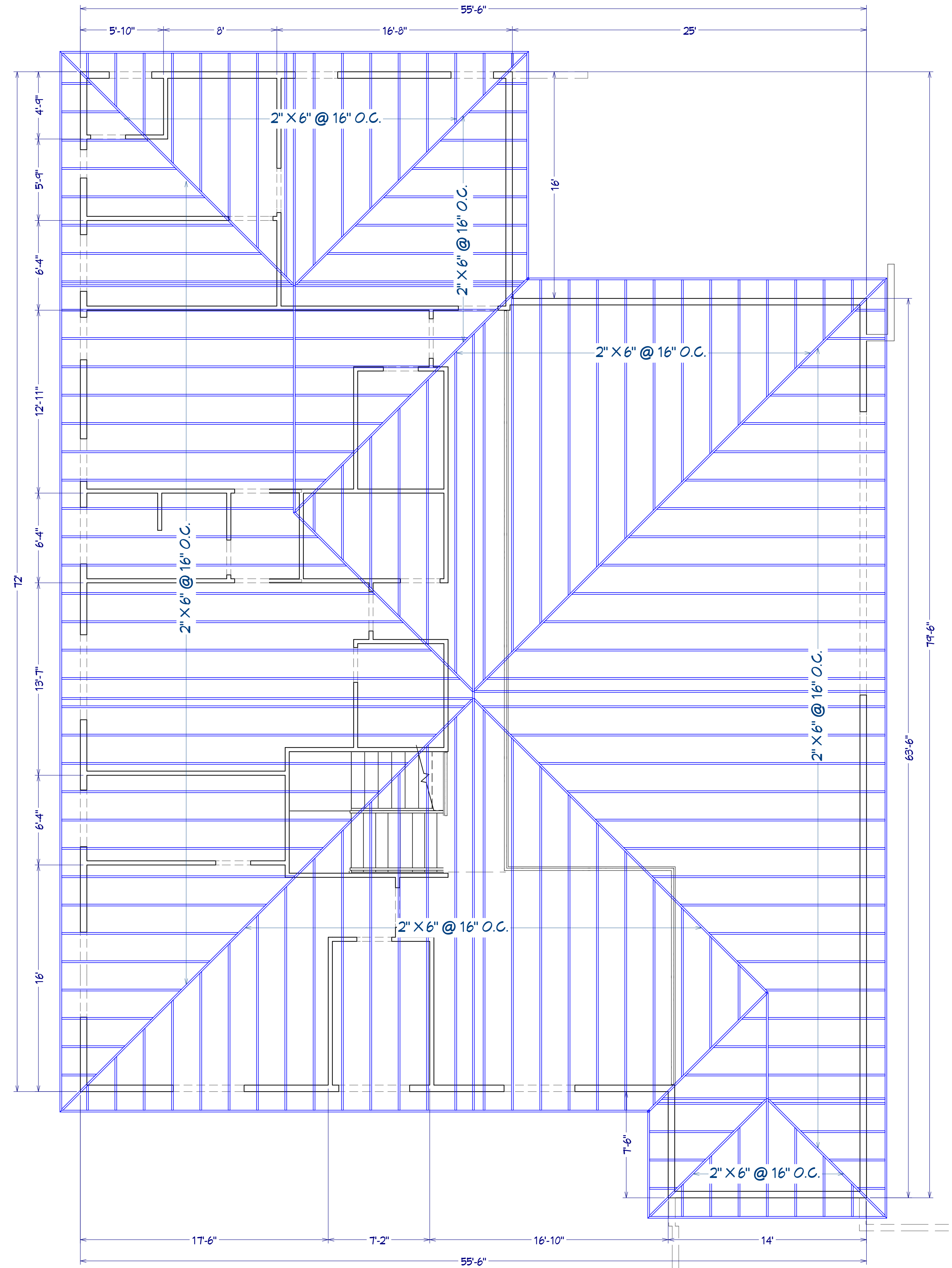
SCALE:

SHEET:
S-3

ROOF FRAMING NOTES:

- CEILING NOT ATTACHED TO RAFTERS
- LIVE LOAD: 20 PSF
- DEAD LOAD: 10 PSF

ALL WOOD SHALL BE SOUTHERN PINE #2 OR BETTER



1 SECOND FLOOR ROOF FRAMING LAYOUT
1/4" = 1'0"



REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE:
ROOF FRAMING LAYOUT

PROJECT ADDRESS:
**7821 JETT FERRY RD,
ATLANTA, GA 30350**

DRAWINGS PROVIDED BY:
INNOVA ENGINEERING AND DESIGNS
1 GLENLAKE PKWY NE, ATLANTA GA 30328
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DATE:

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SCALE:

SHEET:

S-4

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NUMBER	DATE	REVISION	DESCRIPTION

SHEET TITLE:
**STRUCTURAL
DETAILS**

PROJECT ADDRESS:
**7821 JETT FERRY RD,
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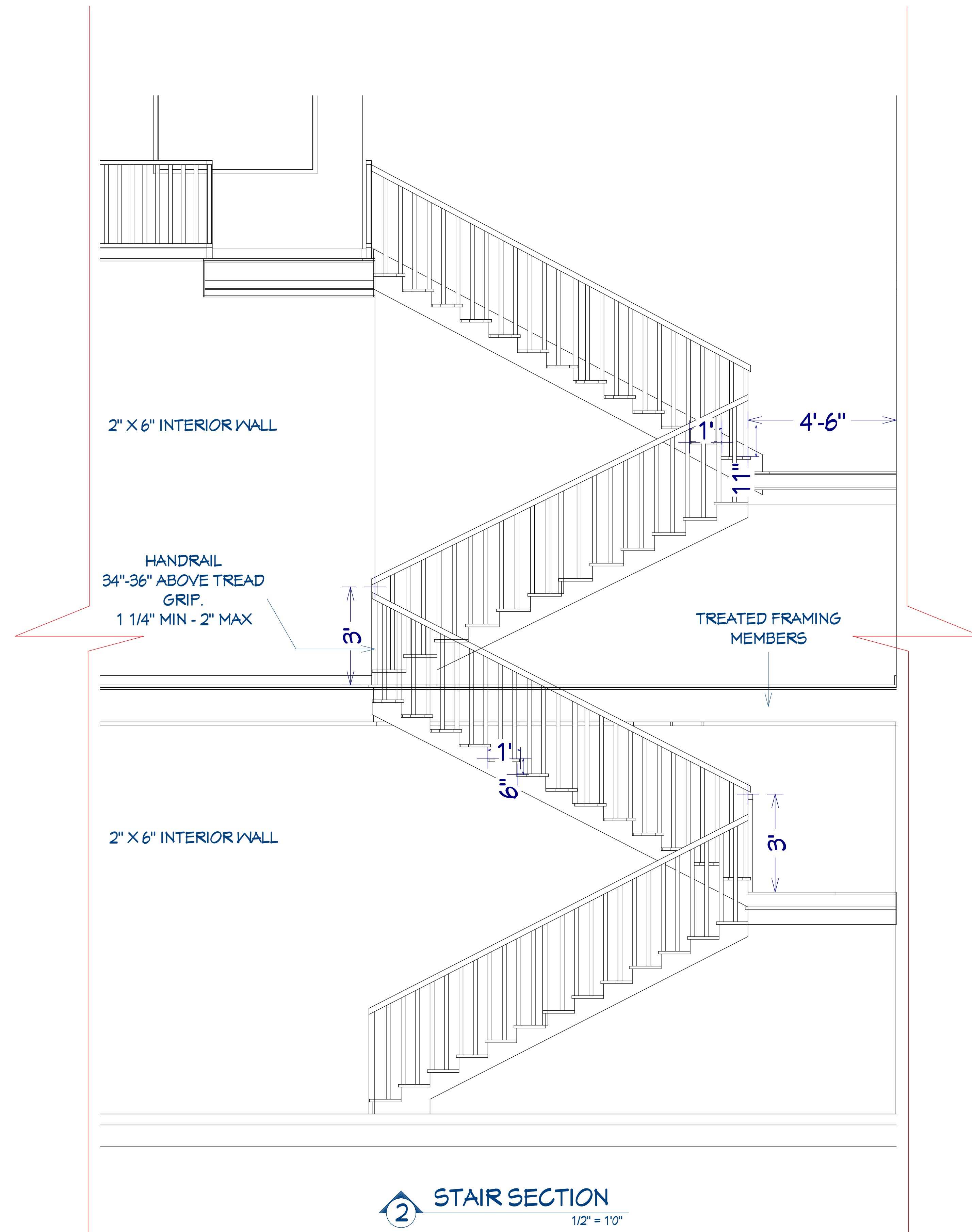
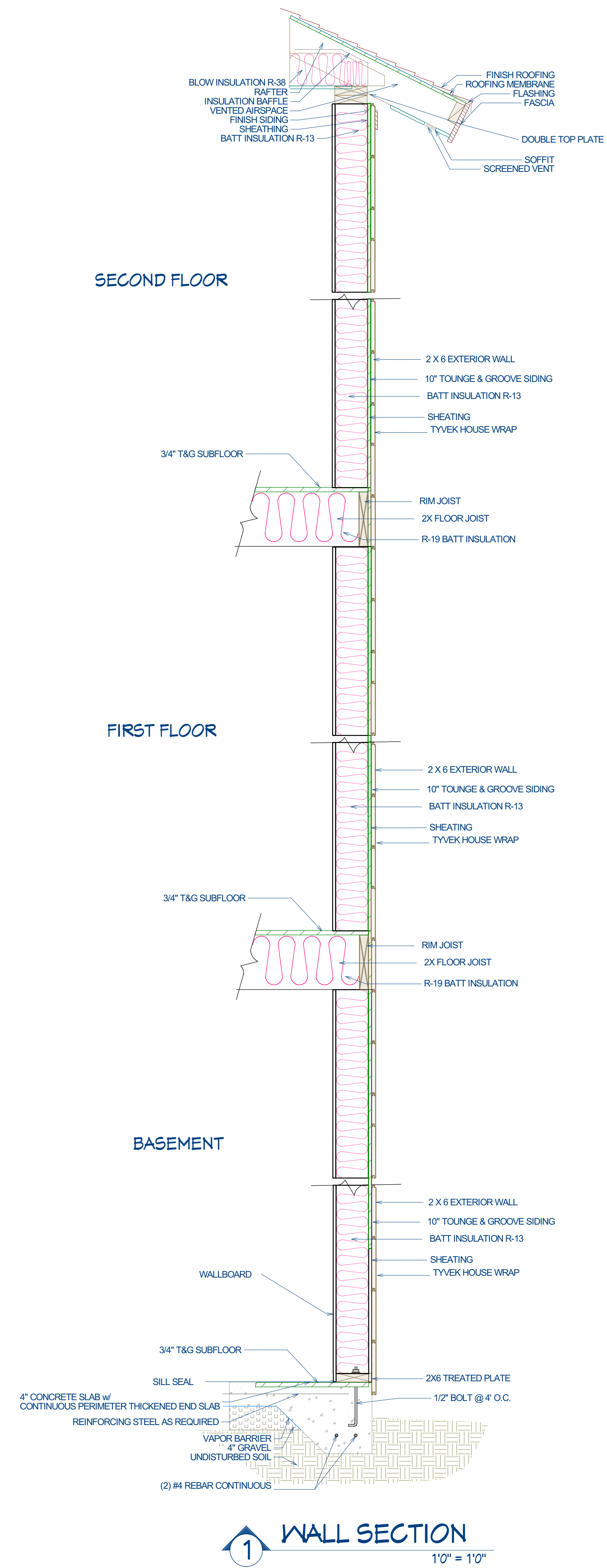
DATE:

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SCALE:

SHEET:

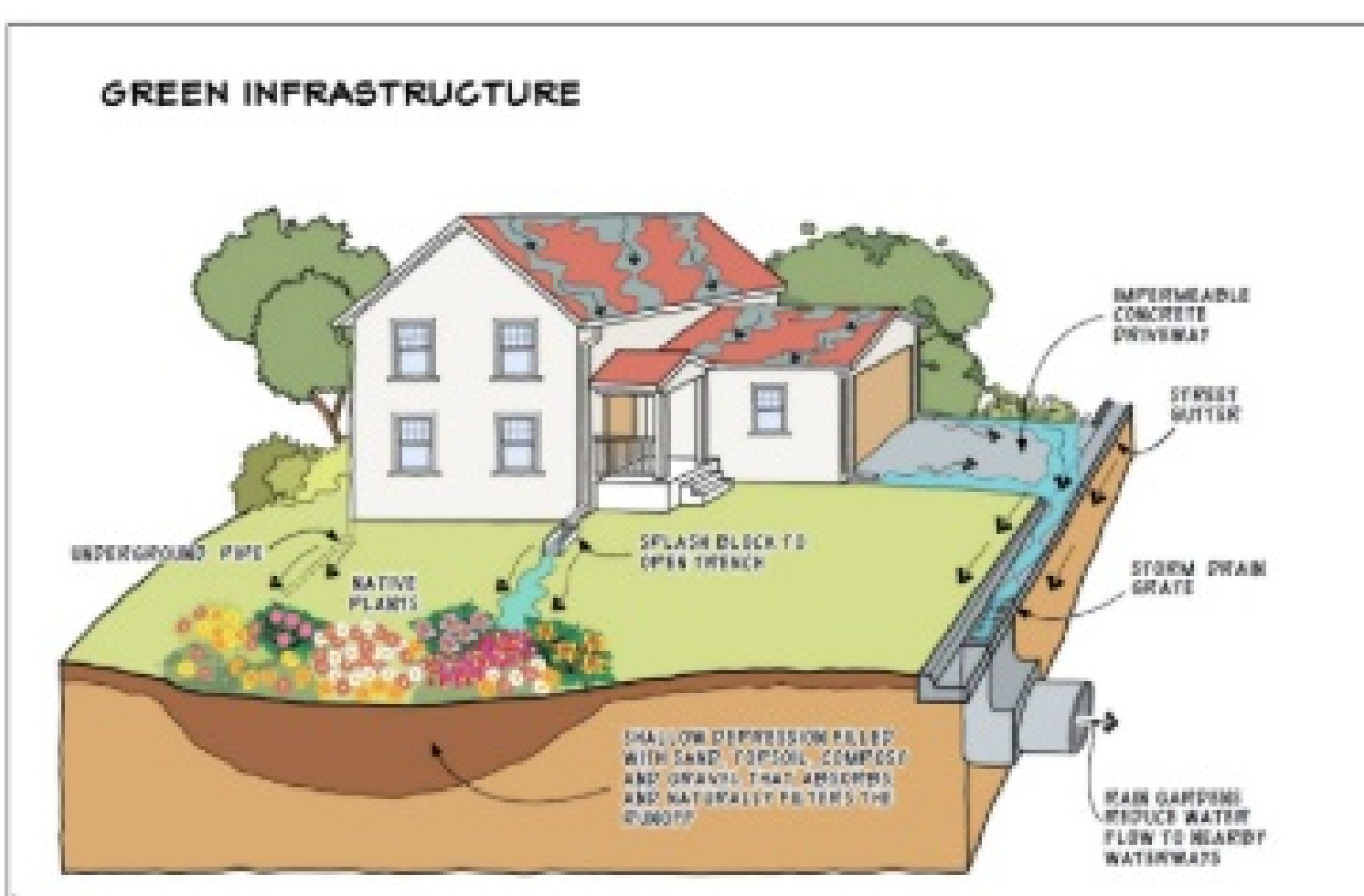
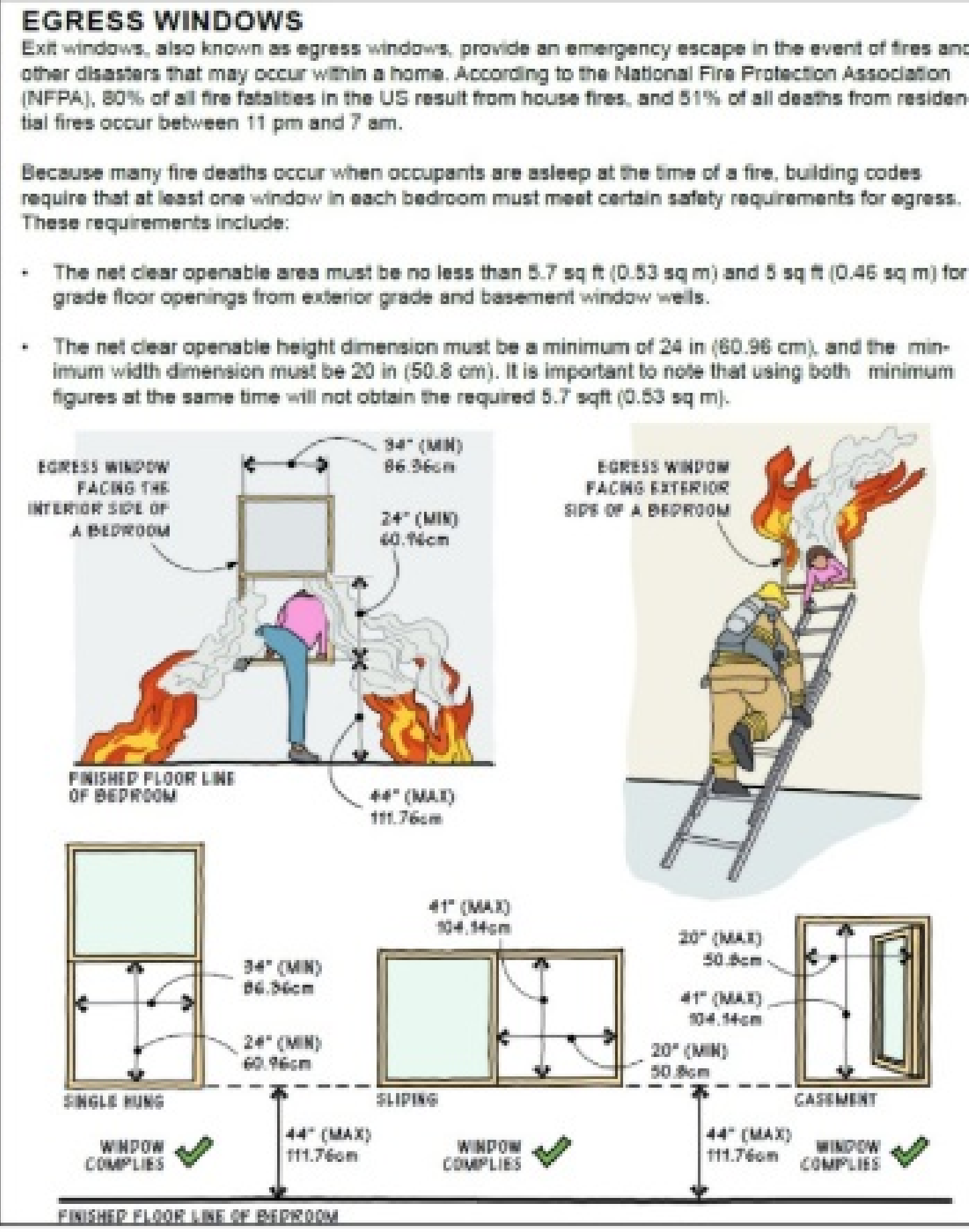
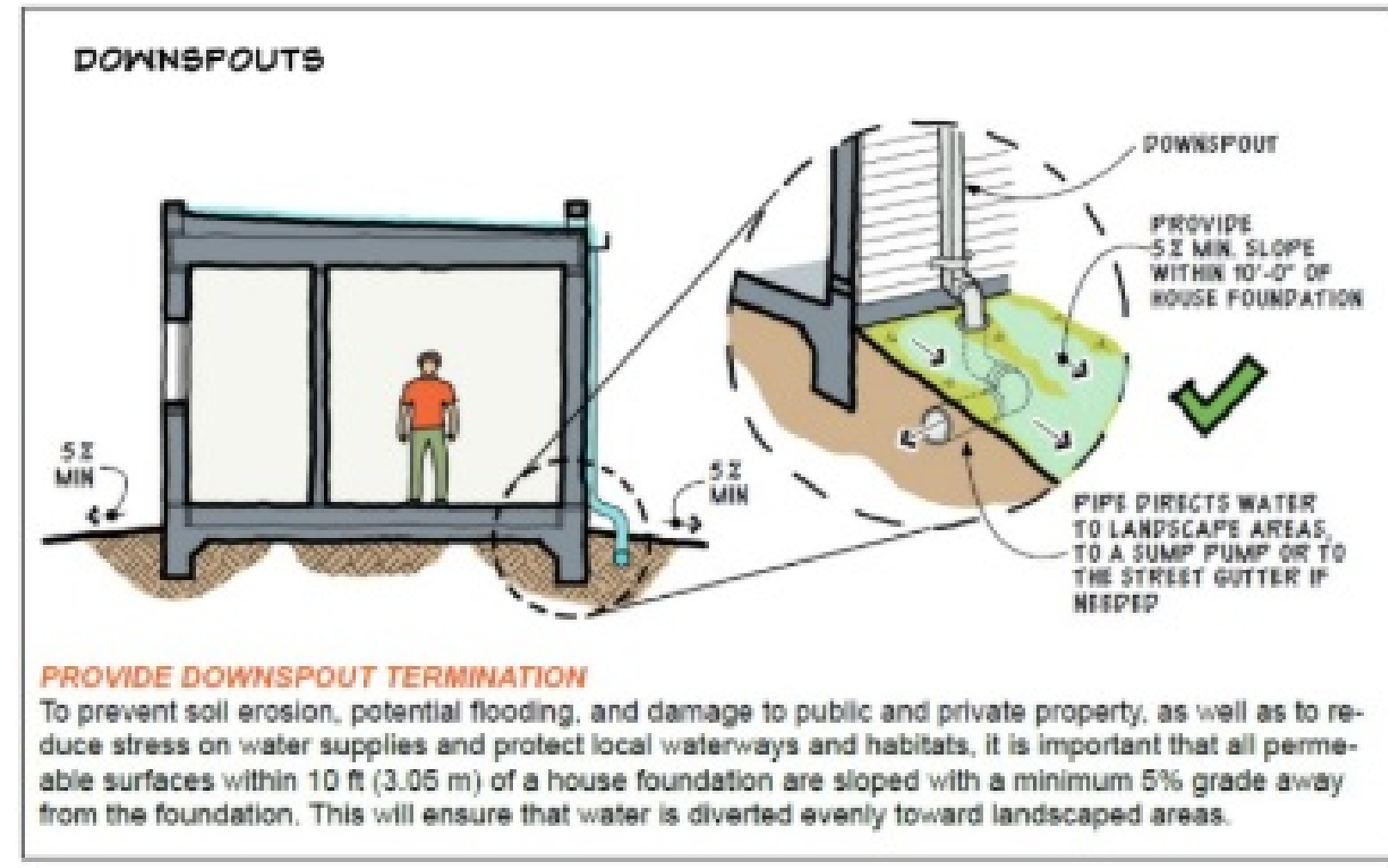
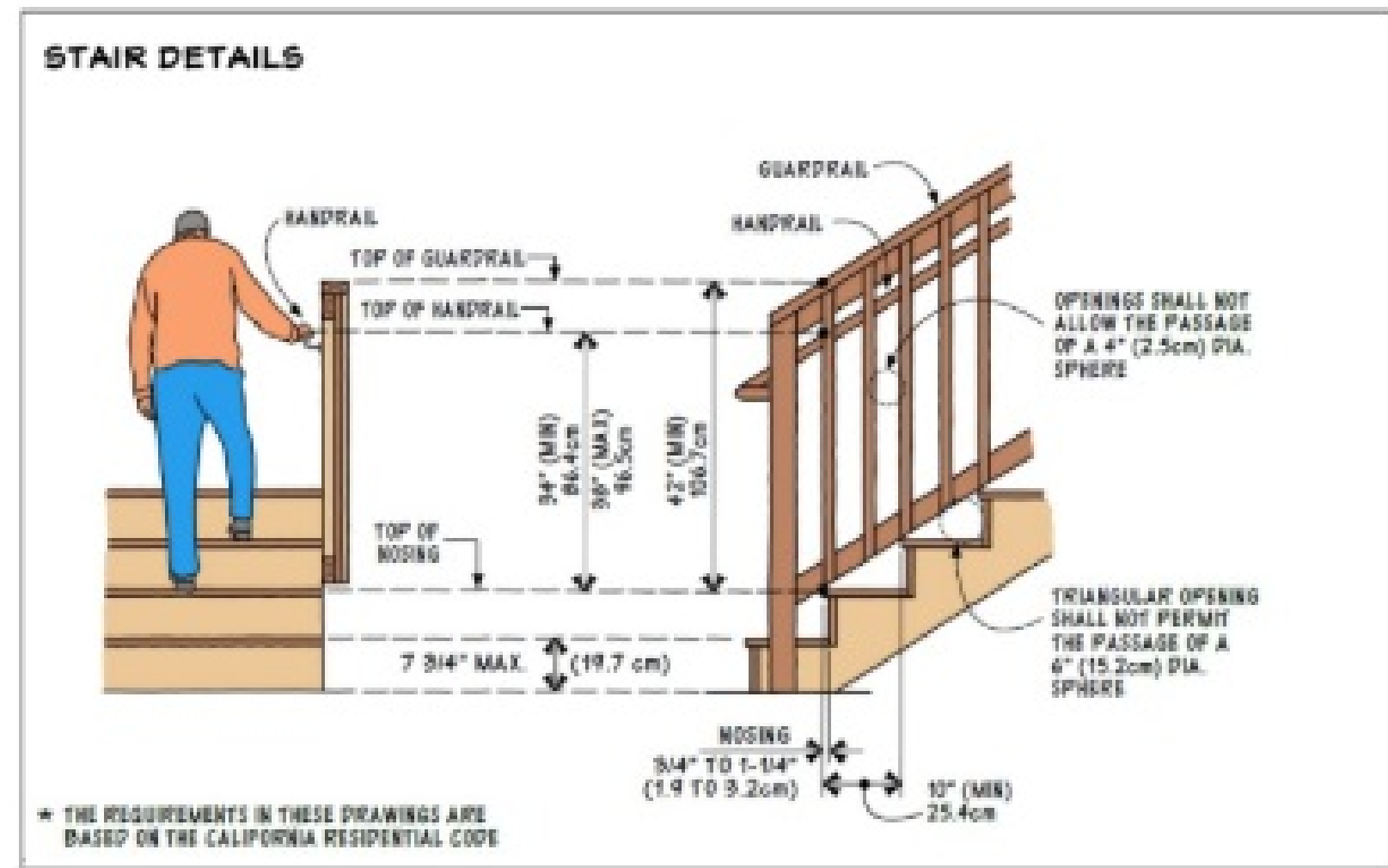
S-5



RELEASED FOR CONSTRUCTION

NO.	DESCRIPTION	QTY	UNIT	MANUFACTURER	FINISH	NOTES
201	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	DOT SLIDER-GLASS PANEL	24"X36" (2)
202	3000 L EX 14"X14"	1	1	3000 L EX 14"X14"	DOT SLIDER-GLASS PANEL	24"X36" (2)
203	3000 L EX 14"X14"	1	1	3000 L EX 14"X14"	DOT SLIDER-GLASS PANEL	24"X36" (2)
204	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	SHARED-DANDED-DOOR	24"X36" (2)
205	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	POCKET-DOOR FKH	24"X36" (2)
206	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
207	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
208	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
209	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
210	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
211	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
212	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
213	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
214	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
215	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
216	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
217	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
218	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
219	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
220	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
221	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
222	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
223	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	HINGED-DOOR FKH	24"X36" (2)
224	4100 LUR EX 12"X14"	1	1	4100 LUR EX 12"X14"	DOUBLE-HINGED-DOOR FKH	24"X36" (2)
225	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	DOT DOUBLE-HINGED-DOOR FKH	24"X36" (2)

NO.	DESCRIPTION	QTY	UNIT	MANUFACTURER	FINISH	NOTES
301	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	FIXED GLASS	24"X36" (2)
302	3000 L EX 14"X14"	1	1	3000 L EX 14"X14"	FIXED GLASS	24"X36" (2)
303	3000 L EX 14"X14"	1	1	3000 L EX 14"X14"	FIXED GLASS	24"X36" (2)
304	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	FIXED GLASS	24"X36" (2)
305	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	FIXED GLASS	24"X36" (2)
306	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	FIXED GLASS	24"X36" (2)
307	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	FIXED GLASS	24"X36" (2)
308	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	FIXED GLASS	24"X36" (2)
309	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	FIXED GLASS	24"X36" (2)
310	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	FIXED GLASS	24"X36" (2)
311	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	FIXED GLASS	24"X36" (2)
312	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	FIXED GLASS	24"X36" (2)
313	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	FIXED GLASS	24"X36" (2)
314	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	FIXED GLASS	24"X36" (2)
315	4000 L EX 12"X14"	1	1	4000 L EX 12"X14"	FIXED GLASS	24"X36" (2)
316	4000 R EX 12"X14"	1	1	4000 R EX 12"X14"	FIXED GLASS	24"X36" (2)
317	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	FIXED GLASS	24"X36" (2)
318	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	FIXED GLASS	24"X36" (2)
319	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	FIXED GLASS	24"X36" (2)
320	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	FIXED GLASS	24"X36" (2)
321	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	FIXED GLASS	24"X36" (2)
322	3000 R EX 12"X14"	1	1	3000 R EX 12"X14"	FIXED GLASS	24"X36" (2)
323	3000 L EX 12"X14"	1	1	3000 L EX 12"X14"	FIXED GLASS	24"X36" (2)
324	4000 R EX 12"X14"	1	1	4000 R EX 12"X14"	FIXED GLASS	24"X36" (2)



NUMBER	DATE	REVISION	DESCRIPTION

SHEET TITLE:
**CONSTRUCTION
DETAILS**

PROJECT ADDRESS:
**7821 JETT FERRY RD,
ATLANTA, GA 30350**

DRAWINGS PROVIDED BY:
INNOVA ENGINEERING AND DESIGNS
1 GLENLAKE PKWY NE, ATLANTA GA 30328
www.innovaconstructiongroup.com
(678) 941 6002

DATE:
08/26/25

SCALE:

SHEET:

S-6

RELEASED FOR CONSTRUCTION

Board of Appeals

January 7, 2026



SANDY SPRINGS
GEORGIA

V-25-49

7821 Jett Ferry Road

STAFF RECOMMENDATION:
Denial

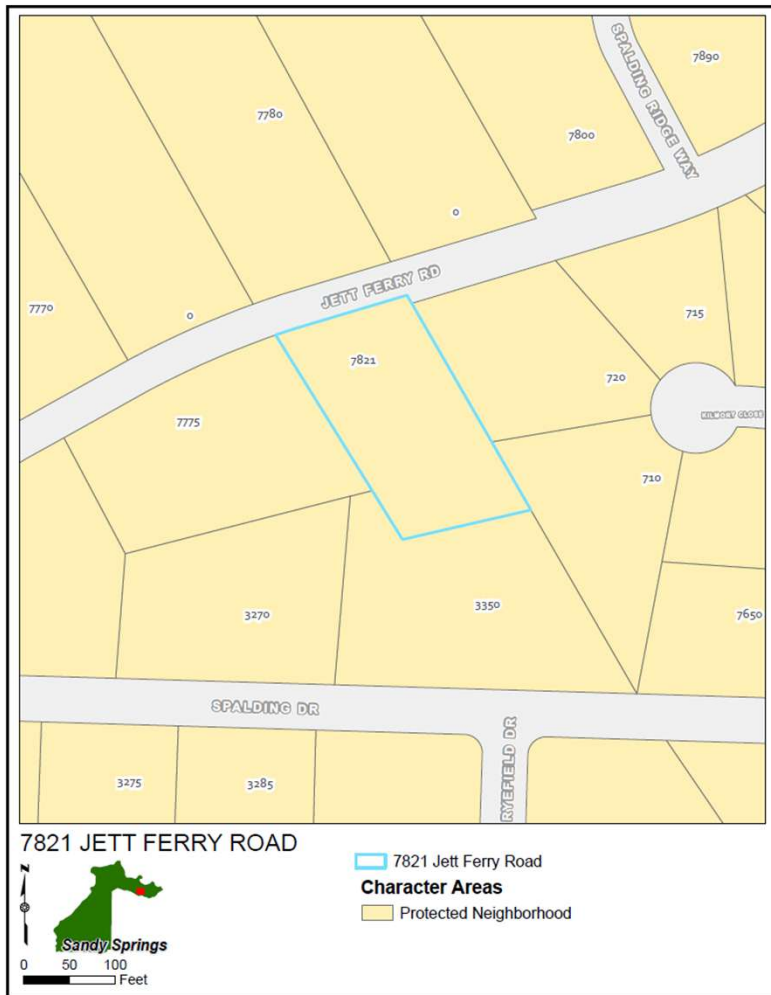


SANDY SPRINGS
GEORGIA

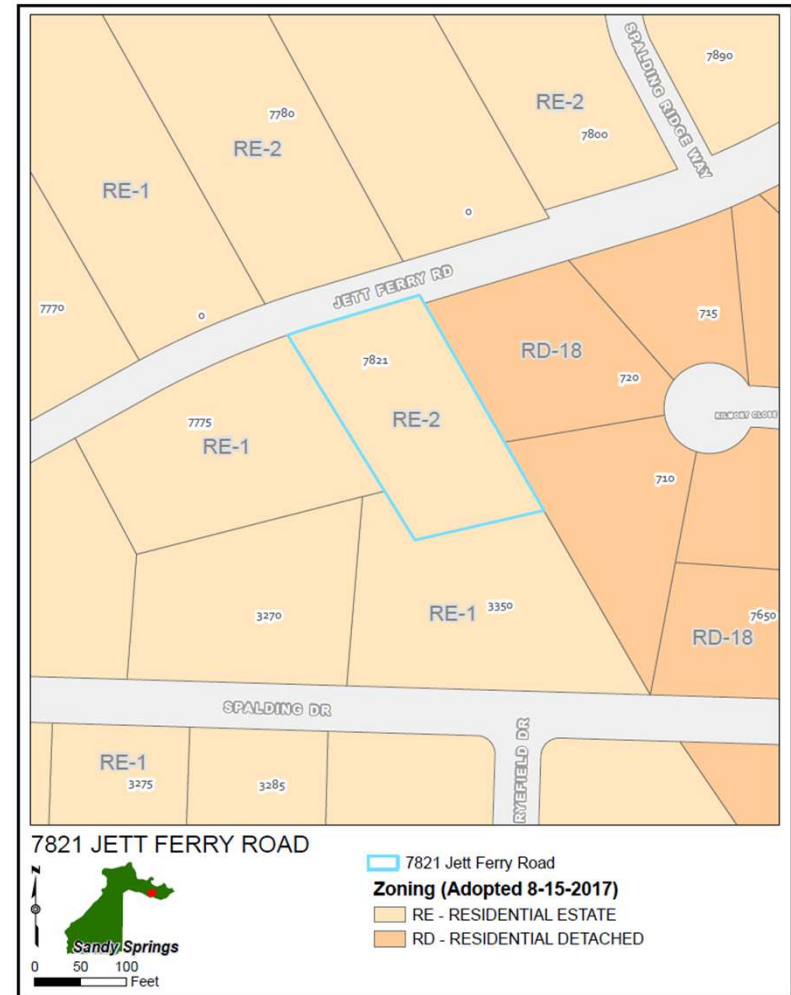
Request

- A request for a Variance from Sec. 9.4.3.C., Sec. 9.4.2.G.2., Sec. 6.1.2.B., and Sec. 2.2.2 to allow a new house to encroach into the side setbacks, with walls, retaining walls, and grading.

Character Area Map



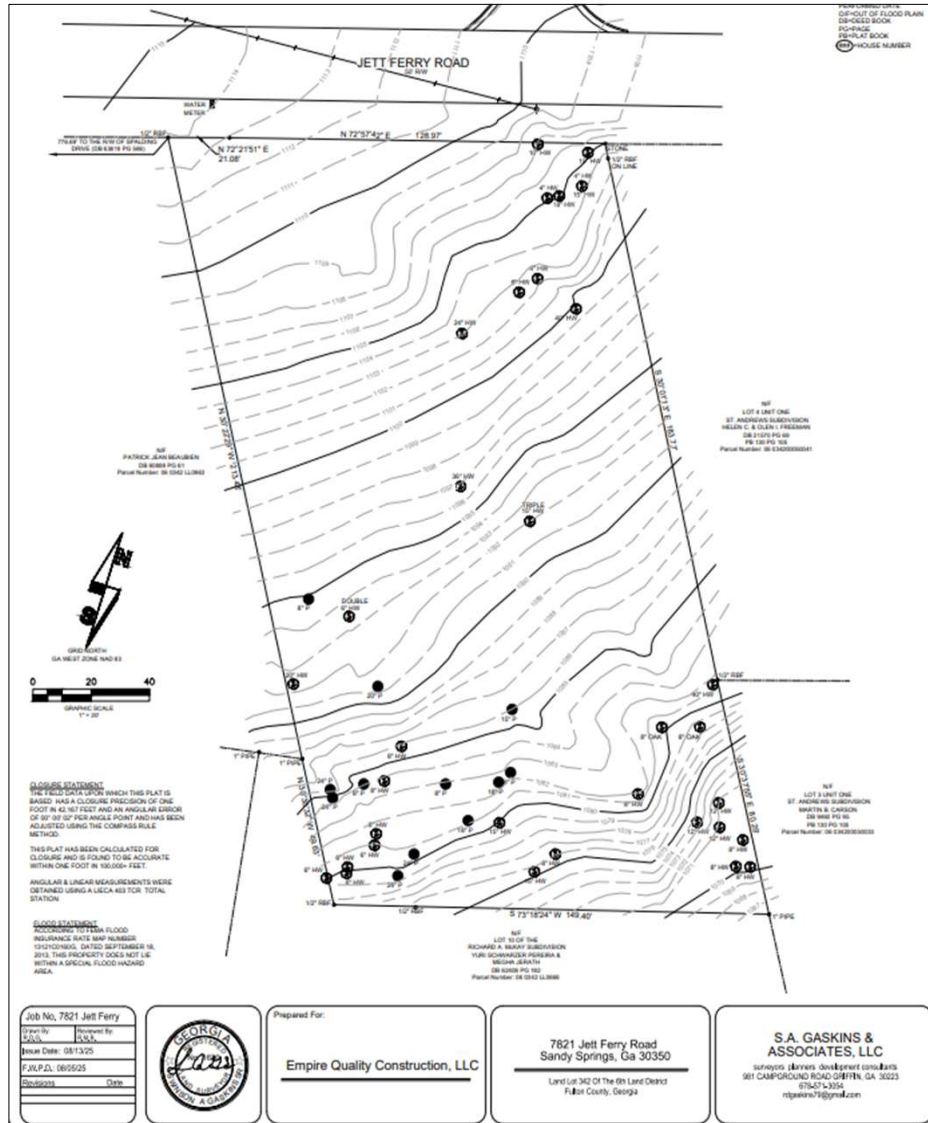
Zoning Map



Aerial Image



Survey



Existing Conditions

- The property is undeveloped 0.88 acres, mostly forested
- Zoned RE-2 (Residential Estate 2 acres minimum). Nonconforming lot of record 11.7.4
- The owners acquired the property in 2021 – four years after the zoning was put in place
- The lot will need to reserve a portion for a septic system
- Topography is relatively moderately sloped from the street to the rear
- No other encumbrances



View of property from Jett Ferry Road facing south

Existing Conditions



View of adjacent property to the west facing southwest



View of adjacent property to the east facing east

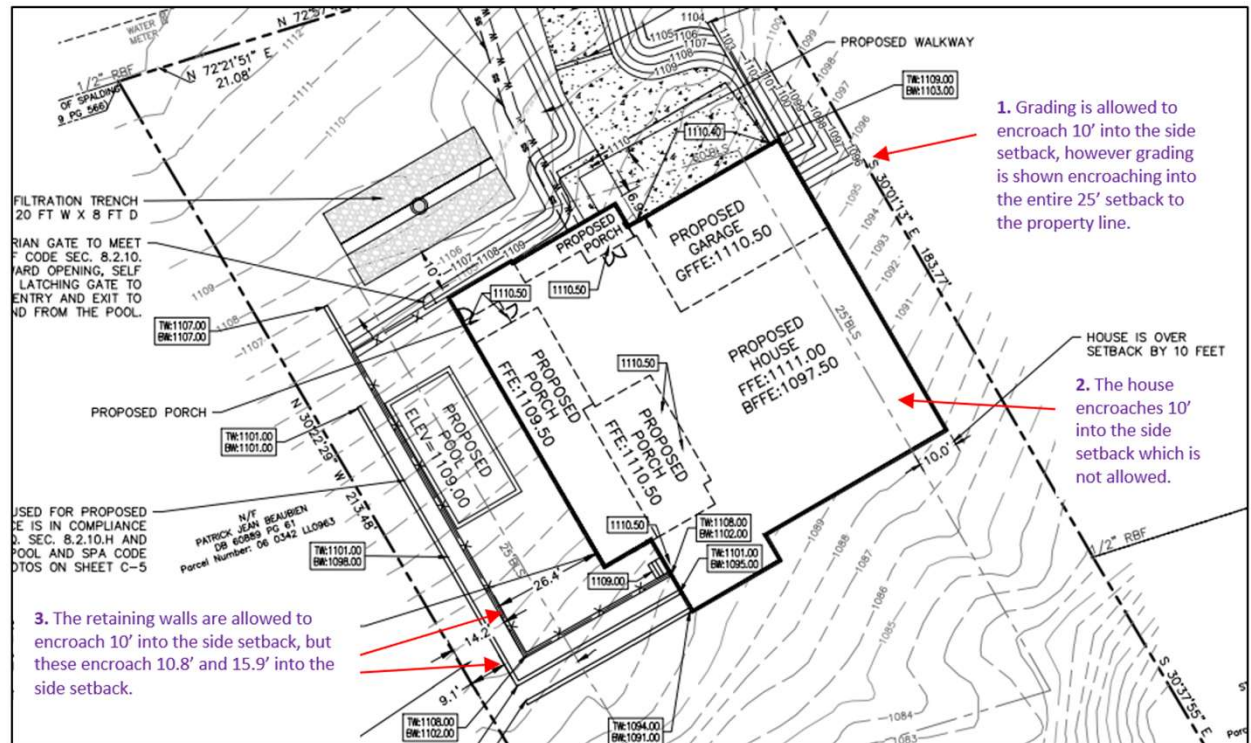
Existing Conditions



Aerial showing topography lines at 2-foot intervals

Proposed Development

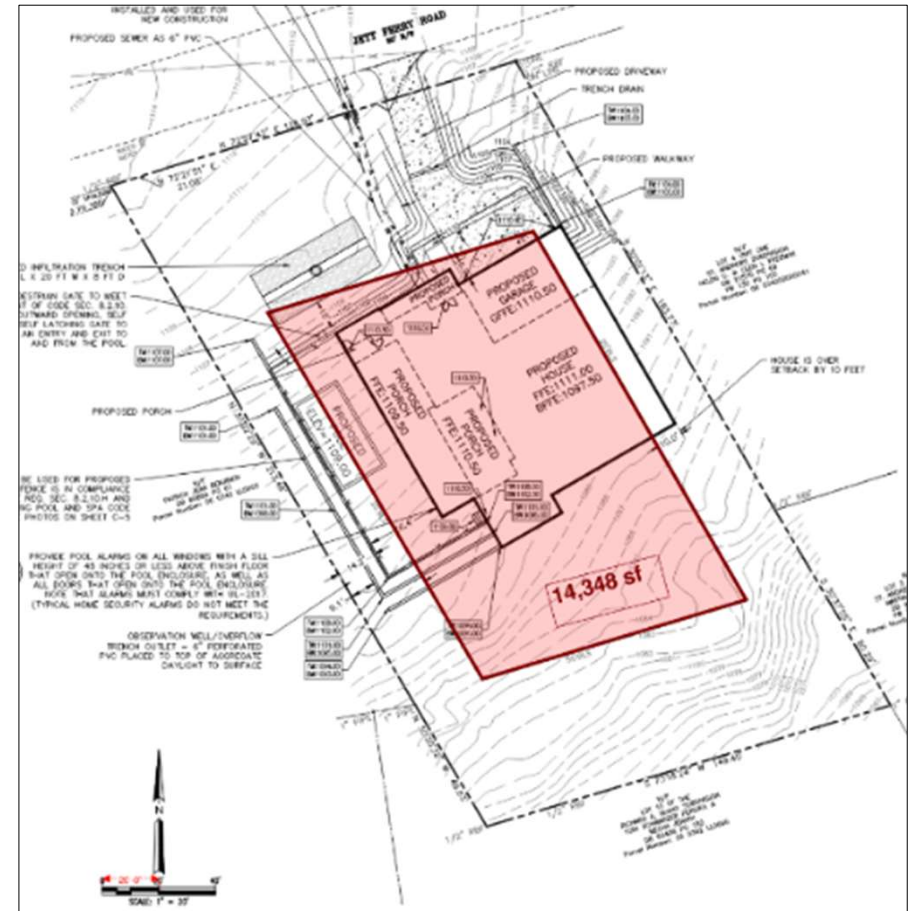
- The proposed house plan is a new 4,626 SF two-story house on vacant land
- Includes four bedrooms, four and a half bathrooms, two-car garage, three porches, an office, a pool and pool bath, and a basement
- The proposed house plans show the following encroachments:



1. East side grading encroaches to the property line (9.4.2.G.2.a)
2. East side house wall encroaches 10 feet into the side setback (6.1.2.B.)
3. West side retaining walls and grading encroaches 15.9 feet into the side setback (9.4.3.C.1.a) & (9.4.2.G.2.a)

Proposed Development

- This lot is considered a nonconforming lot of record but is buildable with 14,348 SF of buildable area (pink box to the right).
- Retaining walls and grading can encroach up to ten (10) feet into the 25' side setbacks, and can encroach up to 30 feet into the 50' rear setback.
- Swimming pools can also encroach into the side and rear setbacks a minimum of 10 feet from the property line, or within grading and retaining wall setbacks.
- A differently designed house plan could meet the allowances of this Development Code.



Variance Considerations:

- The variance, if granted, is not detrimental to the public safety, health, or welfare of the public. Staff believes it does negate the intent of the Development Code because it unnecessarily encroaches into setbacks that were put in place to maintain consistent distances between homes.
- The conditions of this property are not unique for Sandy Springs or this neighborhood in terms of topography. The 0.88-acre lot size zoned RE-2 is unique for the neighborhood, but not unusual for the City. Nonconforming lot status allows development but does not waive compliance with setback standards or the need to satisfy variance criteria.
- Given the size, shape, and topographical conditions of the property, an extraordinary hardship is not demonstrated. A different house plan would allow development of this lot without the need for a variance.
- This property has 14,348 square feet of buildable area, and relatively moderate topography. This variance request is not necessary to accomplish development on this property.
- Staff believes the proposed grading up to the east property line is an infringement on the adjacent property.
- The physical conditions of the parcel is not a result of action or inaction of the current property owner, however the proposed development is not appropriately designed to account for the conditions on the property.

Recommendation

Staff recommends **Denial** of V-25-49, a request for a Variance from Sec. 9.4.3.C., Sec. 9.4.2.G.2., Sec. 6.1.2.B., and Sec. 2.2.2 to allow a new house to encroach into the side setbacks, with walls, retaining walls, and grading.

