

PROJECT DATA:

APPLICABLE BUILDING
CODES AND COMMENTS

Sandy Springs Georgia

- 2012 FULTON COUNTY ORDINANCE FOR FIRE PREVENTION AND PROTECTION ORDINANCE
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION WITH 2020 AMENDMENTS
- INTERNATIONAL BUILDING CODE, 2018 EDITION WITH 2020 AND 2022 GEORGIA STATE AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 EDITION WITH 2020, 2022, AND 2023 GEORGIA STATE AMENDMENTS,
- NFPA NATIONAL ELECTRICAL CODE, 2020 EDITION WITH 2021 GEORGIA STATE AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH 2020, 2022, AND 2023 GEORGIA
- INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION WITH 2022 GEORGIA STATE AMENDMENTS

CODES AND ORDINANCES

2012 INTERNATIONAL RESIDENTIAL BUILDING CODE
WITH 2014 DECK AMENDMENT

THE CITY OF SANDY SPRINGS IS CURRENTLY
ENFORCING THE INTERNATIONAL RESIDENTIAL CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020).

FOR ALL NEW KITCHEN HOODS, PLEASE NOTE ON THE
PLANS THAT MAKE-UP AIR IS REQUIRED IF THE HOOD
IS CAPABLE OF EXHAUSTING MORE THAN 400 CFMS.
SEE M1503.6 OF THE INTERNATIONAL RESIDENTIAL
CODE.

ADDITIONS AND ALTERATIONS MUST COMPLY WITH
CURRENT CODE REQUIREMENTS FOR THE LOCATION OF
SMOKE ALARMS AND CARBON MONOXIDE ALARMS
(IRC314.3 AND 315.3) THROUGHOUT THE ENTIRE
HOUSE. FOR THIS PROJECT ANY NEW ALARMS
REQUIRED NEED NOT BE HARD WIRED, BUT ALL THE
ALARMS MUST COMMUNICATE WIRELESSLY WITH EACH
OTHER.

PLEASE ADD THE FOLLOWING NOTE TO THE
ARCHITECTURAL COVER SHEET: "AFTER THE PERMIT
IS ISSUED CONTACT THE DEPARTMENT OF COMMUNITY
DEVELOPMENT THROUGH THE ONLINE PORTAL TO
SCHEDULE A BUILDING PRE-CONSTRUCTION MEETING
WITH THE BUILDING INSPECTOR PRIOR TO ANY LAND
DISTURBANCE, BUILDING CONSTRUCTION, OR
DEMOLITION." (THIS IS IN ADDITION TO THE SITE
PRE-CONSTRUCTION MEETING.) CONTRACTORS WHO
SKIP THEIR BUILDING PRE-CONSTRUCTION MEETING
(OR OTHER REQUIRED INSPECTIONS) WILL BE FINED
FOR DOING SO. SEE IRC SECTIONS R109.3 AND
R109.4.

SCOPE OF WORK

2ND STORE ADDITION
HOUSE RENOVATIONS
KITCHEN RENOVATION
NEW PLUMBING ADDITION
NEW ELECTRICAL ADDITON
NEW HVAC ADDITOION
NEW 2ND FLOOR SIDING
NEW 2ND FLOOR ROOF ADDITION
NEW 2ND FLOOR DECK ADDITON
NEW 2ND FLOOR WINDOWS

EXISTING MAIN LEVEL = 1,293 SQ. FT.
EXISTING 2ND LEVEL = 1,189 SQ. FT.
EXISTING BASEMENT LEVEL = 1,189 SQ. FT.
PROPOSED 2ND LEVEL = 1,027 SQ. FT.
TOTAL HEATED AREA = 4,698 SQ. FT.
EXISTING GARAGE = 441 SQ. FT.
TOTAL HEATED AREA = 5,139 SQ. FT.



7975 INNSBRUCK DR.

DESIGN LIVE LOADS

FIRST FLOOR : 40 PSF
SECOND FLOOR : 30 PSF
ROOF: 40 PSF

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH ALL STATE
AND LOCAL BUILDING CODES ENFORCED IN THE
CITY OF SOUTH FULTON , GEORGIA . AREA INCLUDING:
INTERNATIONAL RESIDENTIAL BUILDING CODE
- IRC 2012 EDITION W/ GA. AMENMENT
ONE AND TWO FAMILY DEWELLING CODE
- 2012 IRC 2012 EDITION W/ GA. AMENMENT
THE GEORGIA STATE ENERGY CODE.
2. DIMENSIONS ARE TAKEN FROM/TO FACE OF CONCRETE,
MASONRY, WOOD STUDS, OR CENTERLINE OF COLUMNS,
ETC. AS INDICATED, UNLESS NOTED OTHERWISE. ALL
DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR
AND ANY DISCREPANCY SHALL BE BROUGHT TO THE
ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
3. HOUSE ARE AS INDICATED ARE SQUARE FOOTAGE FOR
HEATED FLOOR SPACES ONLY. PORCHES OR DECKS
ARE NOT INCLUDED. STAIR AREA ARE INCLUDED ON
THE MAIN LEVEL FLOOR ONLY.
4. ELECTRICAL DEVICES SHOWN ARE FOR LOCATION
PURPOSED ONLY. ALL ELECTRICAL INSTALLATIONS
SHALL CONFORM TO THE ENFORCED ELECTRICAL CODE.
5. CONTRACTOR SHALL COORDINATE ALL LOCATIONS AND
INSTALLATIONS OF PLUMBING, ELECTRICAL AND HVAC
EQUIPMENT PRIOR TO CONSTRUCTION. CONTRACTOR
SHALL INFORM ARCHITECT OF ANY CONFLICTS BETWEEN
THESE ITEMS AND ARCHITECTURAL ITEMS.
6. BATT INSULATION SHALL BE INSTALLED IN ALL EXTERIOR
WALLS, CRAWL SPACES, ATTIC SPACES, AND SOFFITS AS
INDICATED. BATT INSULATION SHALL HAVE A THERMAL
RESISTANCE OF R-13 FOR 2 X 4 STUD WALLS AND R-30
FOR ALL CRAWL SPACES, ATTIC SPACES AND SOFFITS
WITH INTEGRAL VAPOR BARRIER. INSULATION SHALL BE
BUILDING. ALL VOIDS AROUND DOOR AND WINDOW
FRAMES, AND OTHER PENETRATIONS SHALL BE FILLED
TIGHTLY WITH INSULATION MATERIAL.
7. ALL WINDOWS SIZES INDICATED ARE STANDARD SIZES
EVERY SLEEPING ROOM MUST HAVE A LEAST ONE
OPERABLE WINDOW (OR DOOR) OF CLEAR OPENING
SIZE APPROVED FOR EMERGENCY EGRESS OR RESCUE
ACCORDING TO THE APPLICABLE BUILDING CODE.
8. ANY DISCREPANCY BETWEEN PLANS, ELEVATIONS, AND
DETAILS FOUND BY CONTRACTOR SHALL BE BROUGHT
TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION.

DRAWING INDEX

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A-15	WALL SECTION

**PERMIT
APPROVED** SANDY SPRINGS
COMMUNITY DEVELOPMENT

PERMITTED BY: *Bernadette Eaden* DATE: 04/23/2024

PERMIT #: **BR24-00090**

THESE PLANS HAVE BEEN REVIEWED WITH RESPECT TO CITY BUILDING AND DEVELOPMENT CODES
ONLY. NO EXPERTS HAVE BEEN CHECKED FOR THE ELECTRICAL, MECHANICAL, ELECTRICAL, OR
PLUMBING SECTIONS OTHER THAN TO CORRELATE THE PERMITTED PLANS WITH THE APPLICABLE
BUILDING CODES.

STRUCTURAL INTEGRITY DURING CONSTRUCTION IS THE TOTAL RESPONSIBILITY OF THE
OWNER AND THE OWNER'S AGENTS. THIS PERMIT IS SUBJECT TO ALL SANDY SPRINGS
ORDINANCES AND GEORGIA STATE LAWS.

A SITE PRE-CONSTRUCTION MEETING AND A BUILDING PRE-CONSTRUCTION MEETING ARE
REQUIRED BY THE BEGINNING OF THE PROJECT FOR ALL PERMITTED EXCEPT TRADES PERMITS.
THE OWNER AND THE OWNER'S AGENTS SHALL REQUEST AND PASS ALL INSPECTIONS PRIOR
TO THE COMMENCEMENT OF WORK.

General Notes

COVER SHEET

No.	Revision/Issue	Date

Firm Name and Address

J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swineyj@bellsouth.net

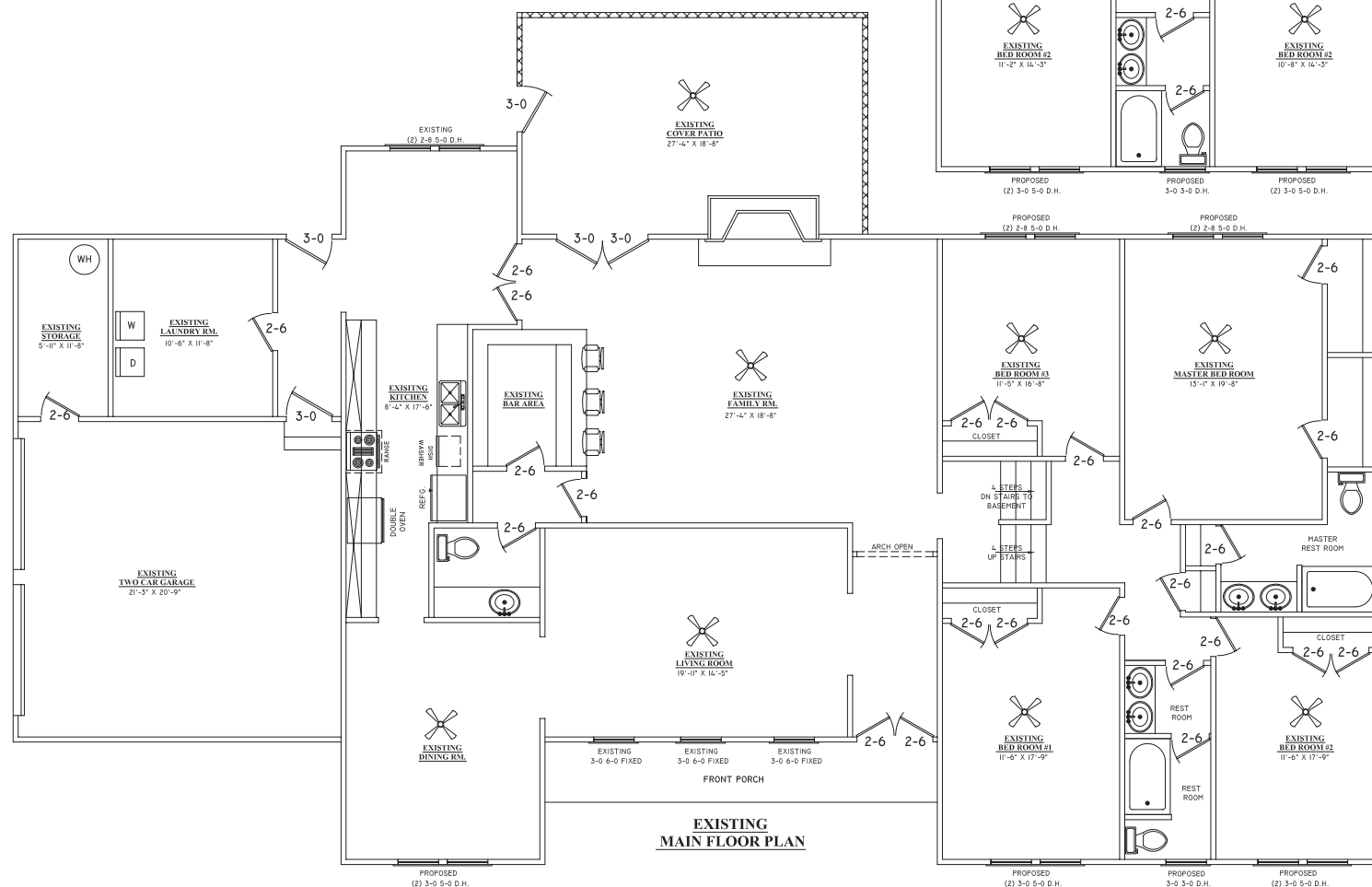
Project Name and Address

2ND STORY ADDITION W/
HOUSE RENOVATION
7975 INNSBRUCK DR.
SANDY SPRING GA, 30350

Project	Sheet
Date 03/14/2024	A-1
Scale 3/16" = 1'-0"	

RELEASE FOR CONSTRUCTION

EXISTING
BASEMENT FLOOR PLAN



EXISTING SPLIT LEVEL MAIN & 2ND & BASEMENT FLOOR PLAN

No.	Revision/Issue	Date
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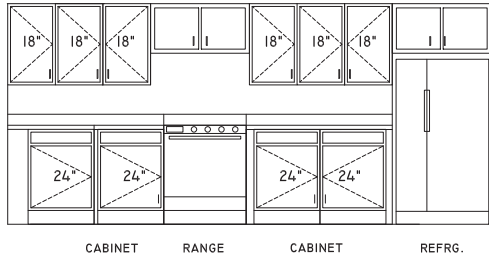
J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swineyj@bellsouth.net

Project Name and Address

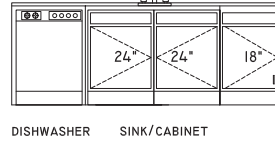
**2ND STORY ADDITION W
HOUSE RENOVATION
7975 INNSBRUCK DR.
SANDY SPRING GA, 30350**

Project	Sheet
Date 03/14/2024	A-2
Scale 3/16" = 1'-0"	

RELEASE FOR CONSTRUCTION

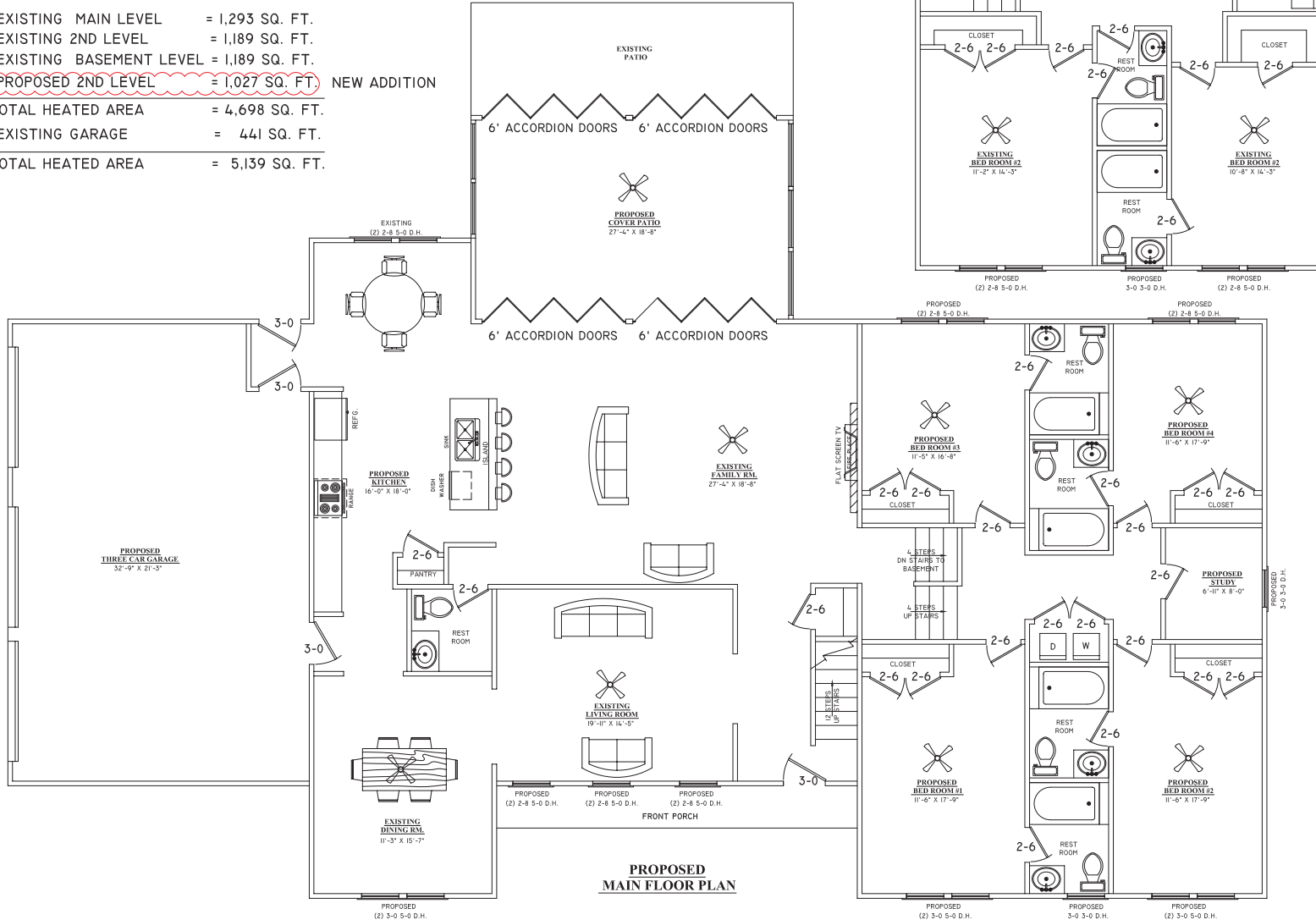


**RANGE / REFRG.
ELEVATIONS**

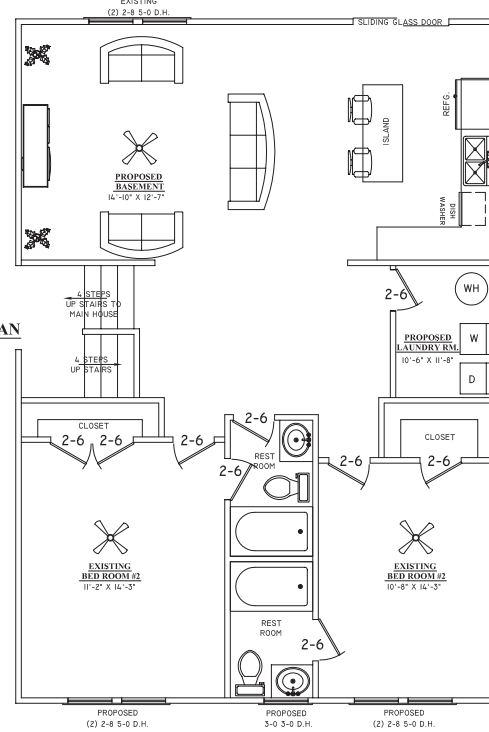


SINK COUNTER ELEVATIONS

EXISTING MAIN LEVEL = 1,293 SQ. FT.
 EXISTING 2ND LEVEL = 1,189 SQ. FT.
 EXISTING BASEMENT LEVEL = 1,189 SQ. FT.
PROPOSED 2ND LEVEL = 1,027 SQ. FT. NEW ADDITION
 TOTAL HEATED AREA = 4,698 SQ. FT.
 EXISTING GARAGE = 441 SQ. FT.
 TOTAL HEATED AREA = 5,139 SQ. FT.



**EXISTING
BASEMENT FLOOR PLAN**



**PERMIT
APPROVED**

SANDY SPRINGS
COMMUNITY DEVELOPMENT

PERMITTED BY: Bernadette Eaden DATE: 04/23/2024

PERMIT #: **BR24-00090**

THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO CITY BUILDING AND DEVELOPMENT CODES ONLY. NO ENGINEER, ARCHITECT, OR OTHER PROFESSIONAL HAS BEEN REQUIRED TO CHECK THE STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING SECTIONS OF THIS PLAN. IT IS THE RESPONSIBILITY OF THE OWNER AND THE CONTRACTOR TO OBTAIN THE NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES.

A SITE PRE-CONSTRUCTION MEETING AND A BUILDING PRE-CONSTRUCTION MEETING ARE REQUIRED BY THE REQUIREMENTS OF THE PERMIT FOR ALL PERMITS EXCEPT TRADE PERMITS. THE OWNER AND THE CONTRACTOR SHALL REQUEST AND PASS ALL RESPECTIVE PERMITS TO THE CONCERNED AGENCIES.

General Notes

PROPOSED SPLIT LEVEL
 MAIN & 2ND & BASEMENT
 FLOOR PLAN

No.	Revision/Issue	Date

Firm Name and Address

J.S. CADD DESIGN SERVICE
 1426 GOLF LINK DR.
 STONEMOUNTAIN GA, 30088
 (404) 502-8574
 swineyjj@bellsouth.net

Project Name and Address

**2ND STORY ADDITION W/
 HOUSE RENOVATION**
 7975 INNSBRUCK DR.
 SANDY SPRING GA, 30350

Project

Date: **03/14/2024**

Scale: **3/16" = 1'-0"**

A-3

RELEASE FOR CONSTRUCTION

PERMIT
APPROVED

SANDY SPRINGS
COMMUNITY DEVELOPMENT

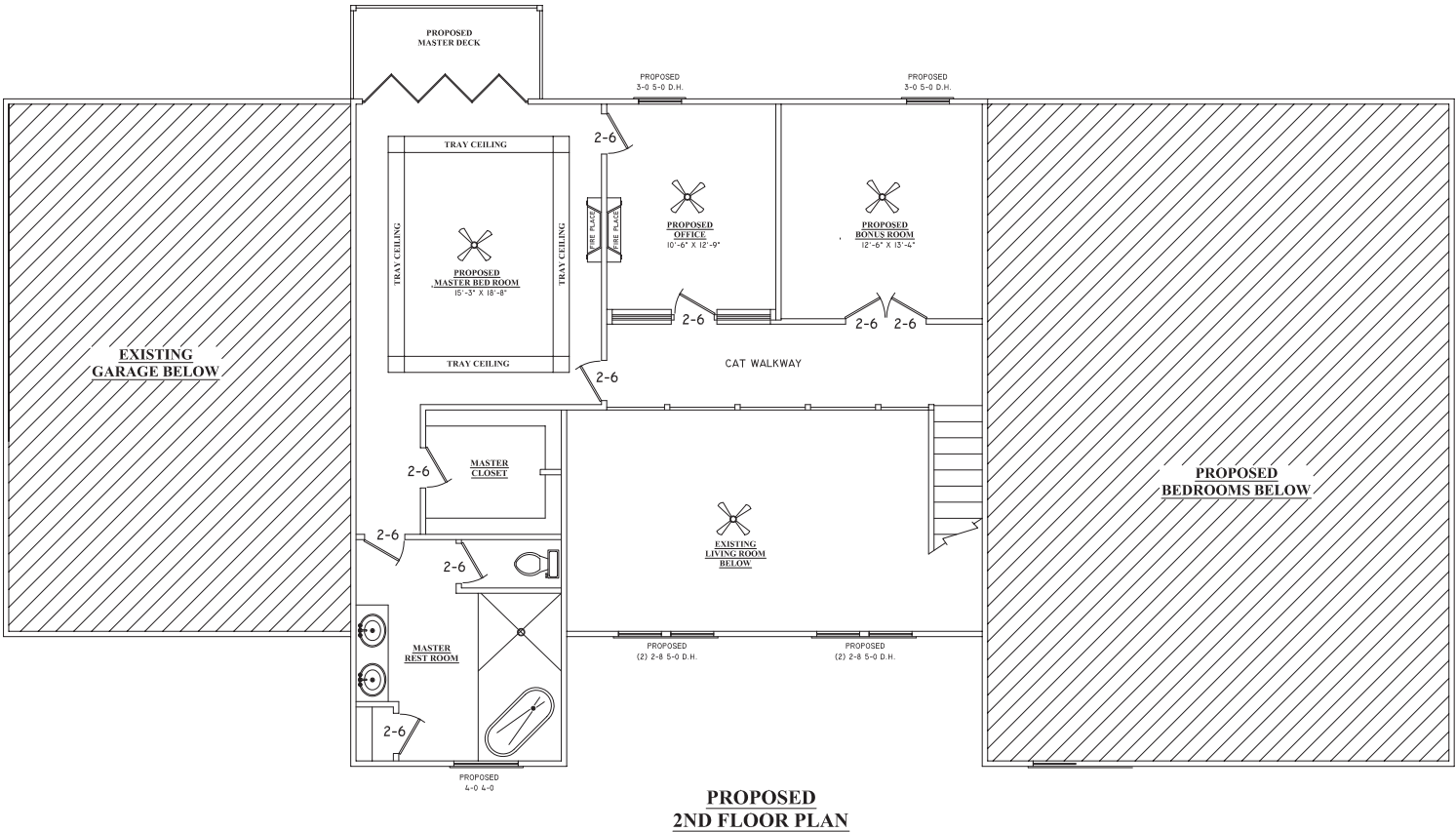
PERMITTED BY: *Bernadette Eaden* DATE: 04/23/2024

PERMIT #: **BR24-00090**

THESE PLANS WERE PREPARED WITH RESPECT TO CITY BUILDING AND DEVELOPMENT CODES ONLY, AND SHOULD BE USED IN CONJUNCTION WITH THE APPLICABLE BUILDING CODES. BUILDING DEPARTMENT HAS NO LIABILITY FOR ANY VIOLATIONS OF THE APPLICABLE BUILDING CODES.

STRUCTURAL INTEGRITY DURING CONSTRUCTION IS THE TOTAL RESPONSIBILITY OF THE OWNER AND THE OWNER'S AGENT. THIS PERMIT IS SUBJECT TO ALL SANDY SPRINGS ORDINANCES AND GEORGIA STATE LAWS.

A SITE PRE-CONSTRUCTION MEETING AND A BUILDING PRE-CONSTRUCTION MEETING ARE REQUIRED AT THE BEGINNING OF THE PROJECT FOR ALL PERMITS EXCEPT TRADE PERMITS. THE OWNER AND THE OWNER'S AGENT SHALL REQUEST AND PASS ALL INSPECTIONS PRIOR TO THE COMPLETION OF WORK.



General Notes

PROPOSED
SECOND STORY ADDITION
FLOOR PLAN

No.	Revision/Issue	Date

Firm Name and Address

J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swineyjj@bellsouth.net

Project Name and Address

2ND STORY ADDITION W/
HOUSE RENOVATION
7975 INNSBRUCK DR.
SANDY SPRING GA, 30350

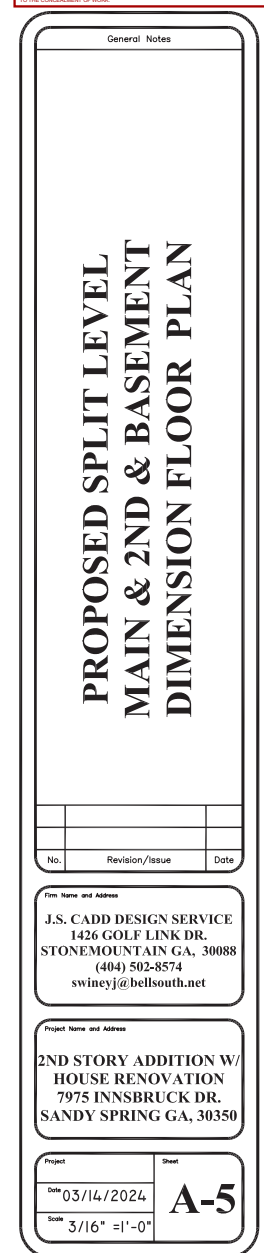
Project

Date 03/14/2024

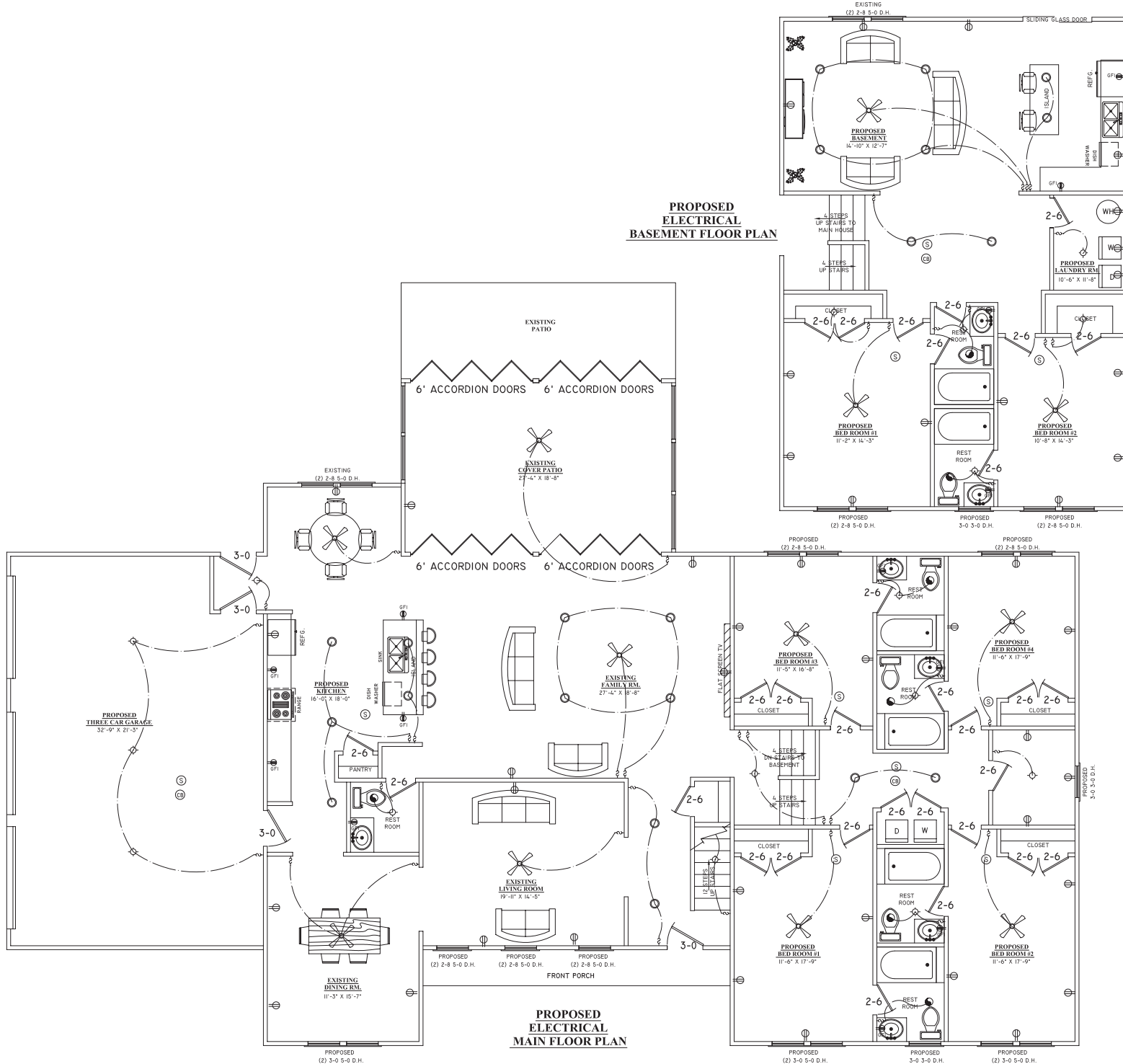
Scale 3/16" = 1'-0"

Sheet

A-4



RELEASE FOR CONSTRUCTION



PERMIT APPROVED SANDY SPRINGS COMMUNITY DEVELOPMENT

PERMITTED BY: *Bernadette Eaden* DATE: 04/23/2024

PERMIT # **BR24-00090**

THIS PERMIT IS VALID FOR THE CONSTRUCTION OF THE CITY BUILDING AND DEVELOPMENT DEPARTMENT ONLY. NO EFFORT HAS BEEN MADE TO CHECK THE STRUCTURAL, MECHANICAL, ELECTRICAL OR PLUMBING CODES OTHER THAN TO CORRELATE THE SUBMITTED PLANS WITH THE APPLICABLE STRUCTURAL INTEGRITY DURING CONSTRUCTION IS THE TOTAL RESPONSIBILITY OF THE OWNER AND ANY CONSULTING ENGINEER. THIS PERMIT IS SUBJECT TO ALL SANDY SPRINGS ORDINANCES AND CONSTRUCTION STANDARDS.

A SITE PRE-CONSTRUCTION MEETING AND A BUILDING PRE-CONSTRUCTION MEETING ARE REQUIRED AT THE COMMENCEMENT OF THIS PROJECT FOR ALL ADVERTISED WORK. THESE MEETINGS ARE TO BE HELD AT THE CITY OF SANDY SPRINGS, 1426 GOLF LINK DR., SANDY SPRING, GA 30088. THE MEETINGS SHALL BE HELD AT THE DISCRETION OF THE CITY OF SANDY SPRINGS.

General Notes

PROPOSED SPLIT LEVEL MAIN & 2ND & BASEMENT ELECTRICAL FLOOR PLAN

No.	Revision/Issue	Date

Firm Name and Address

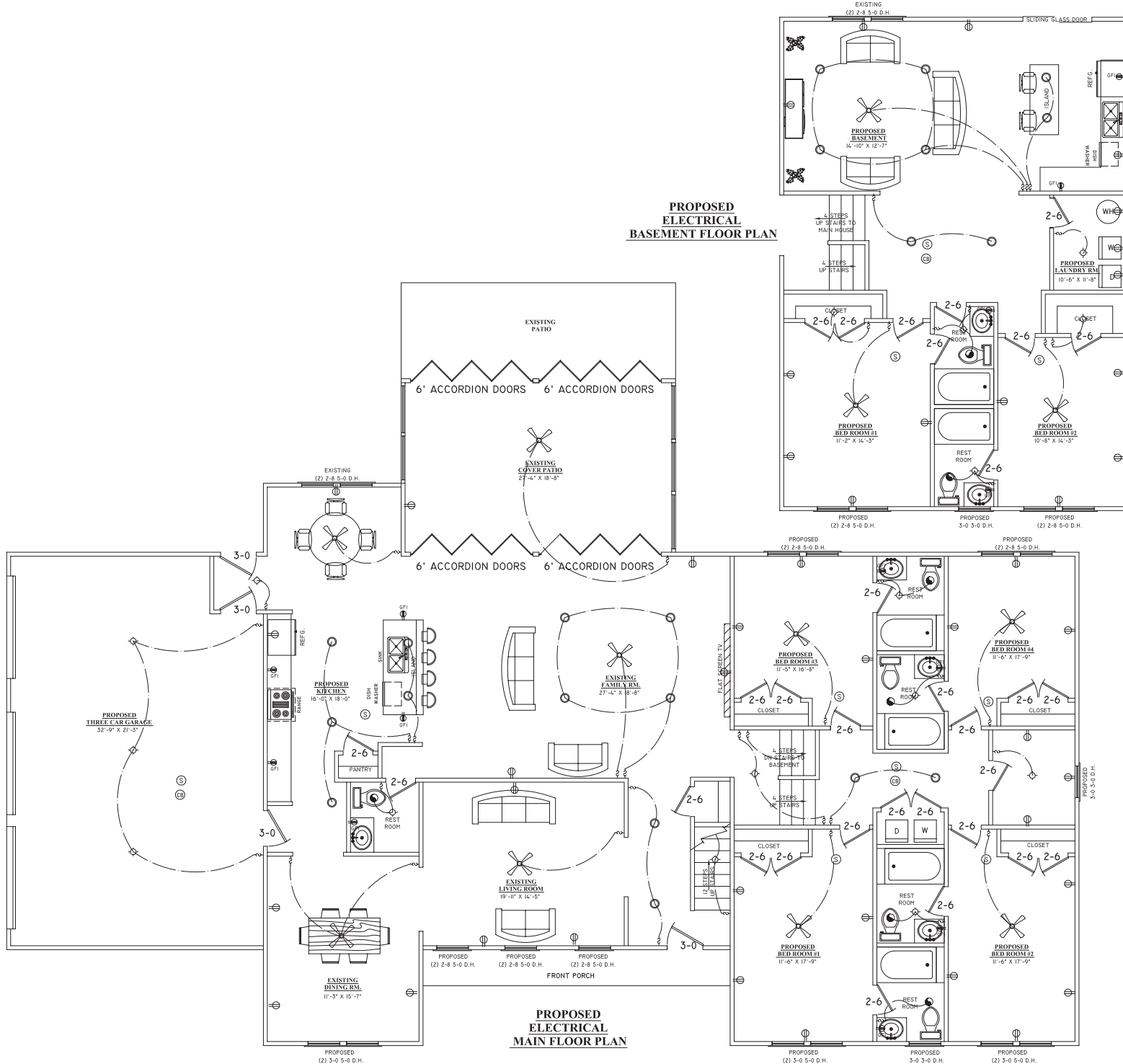
J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swiney@bellsouth.net

Project Name and Address

2ND STORY ADDITION W/ HOUSE RENOVATION
7975 INNSBRUCK DR.
SANDY SPRING GA, 30350

Project	Sheet
Date: 03/14/2024	A-7
Scale: 3/16" = 1'-0"	

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PERMIT APPROVED SANDY SPRINGS COMMUNITY DEVELOPMENT

PERMITTED BY: *Bernadette Eaden* DATE: 04/23/2024

PERMIT # **BR24-00090**

THIS PERMIT IS VALID FOR THE CONSTRUCTION OF THE PROJECT ONLY. ANY CHANGES TO THE PROJECT MUST BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. THE PERMIT IS SUBJECT TO ALL SANDY SPRINGS ORDINANCES AND ZONING CODES. A SITE PRE-CONSTRUCTION MEETING AND A BUILDING PRE-CONSTRUCTION MEETING ARE REQUIRED AT THE BEGINNING OF THE PROJECT FOR ALL PERMITS EXCEPT TRAILER HOMES. THE OWNER AND THE OWNER'S AGENT SHALL REQUEST AND PAY ALL INSPECTIONS PRIOR TO THE COMMENCEMENT OF WORK.

General Notes

PROPOSED SPLIT LEVEL MAIN & 2ND & BASEMENT ELECTRICAL FLOOR PLAN

No.	Revision/Issue	Date

Firm Name and Address

J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swiney@bellsouth.net

Project Name and Address

2ND STORY ADDITION W/ HOUSE RENOVATION
7975 INNSBRUCK DR.
SANDY SPRING GA, 30350

Project	Date	A-7
Scale	03/14/2024	
3/16" = 1'-0"		

RELEASE FOR CONSTRUCTION

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

ELECTRICAL LEGEND

	ELECTRICAL PANEL		SWITCH
	DUPLEX OUTLET		SWITCH - 3 WAY
	DUPLEX OUTLET ABV. COUNTER		SWITCH - DIMMER
	DUPLEX OUTLET- GROUND FAULT INTERRUPTER		INCANDESCENT PENDANT FIXTURE
	DUPLEX OUTLET ABV COUNTER- GROUND FAULT INTERRUPTER		INCANDESCENT WALL MTD. FIXTURE
	DUPLEX OUTLET ISOLATED GROUND		CEILING FAN
	DEDICATED DUPLEX OUTLET		EXHAUST FAN
	DEDICATED DUPLEX OUTLET 220V		RECESSED CAN LIGHT FIXTURE
	DUPLEX OUTLET - WATERPROOF		EXTERIOR FLOOD LIGHT
	QUADRAPLEX OUTLET		JUNCTION BOX
	TELEPHONE JACK		THERMOSTAT
	TELEVISION JACK		SMOKE DETECTOR
			CARBON DIOXIDE DETECTOR

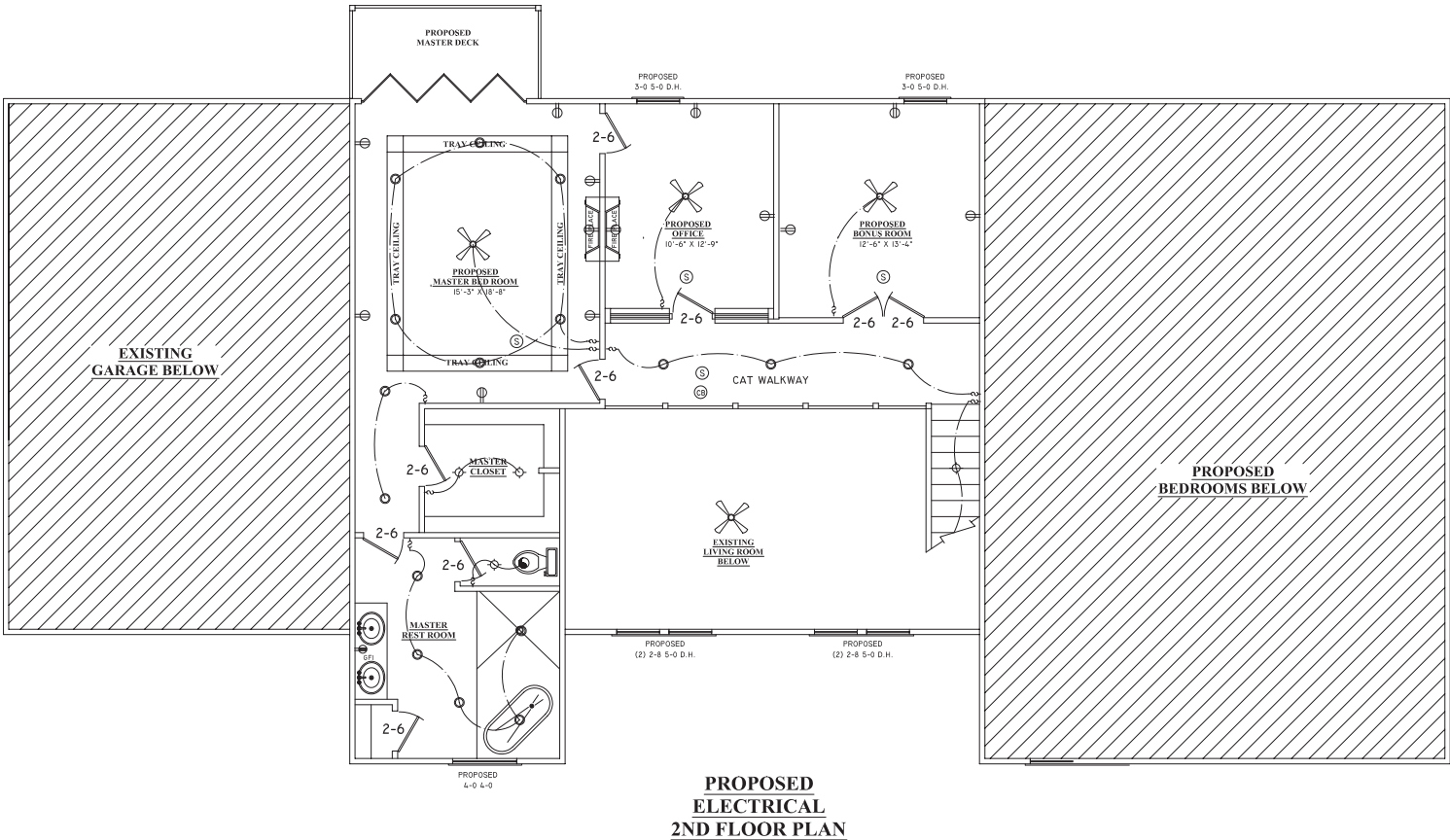
PERMIT
APPROVED

SANDY SPRINGS
COMMUNITY DEVELOPMENT

PERMITTED BY: *Bernadette Eaden* DATE: 04/23/2024

PERMIT #: BR24-00090

THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECTS. IT IS THE PROPERTY OF J.S. CADD DESIGN SERVICE, LLC. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF J.S. CADD DESIGN SERVICE, LLC IS PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN. A SITE PRE-CONSTRUCTION MEETING AND A BUILDING PRE-CONSTRUCTION MEETING ARE REQUIRED AT THE BEGINNING OF THE PROJECT FOR ALL PERMITS EXCEPT THOSE ISSUED BY THE COUNTY AND THE COUNTY AGENT SHALL REQUEST AND PASS ALL INSPECTIONS PRIOR TO THE COMMENCEMENT OF WORK.



General Notes

PROPOSED
SECOND STORY ADDITION
ELECTRICAL FLOOR PLAN

No.	Revision/Issue	Date

Firm Name and Address
J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swineyjj@bellsouth.net

Project Name and Address
2ND STORY ADDITION W/
HOUSE RENOVATION
7975 INNSBRUCK DR.
SANDY SPRING GA, 30350

Project
Date 03/14/2024
Scale 3/16" = 1'-0"

Sheet
A-8

PERMIT
APPROVED

SANDY SPRINGS
COMMUNITY DEVELOPMENT

PERMITTED BY: *Bernadette Eaden* DATE: 04/23/2024

PERMIT #: BR24-00090

THESE PLANS HAVE BEEN REVIEWED IN ACCORDANCE WITH CITY BUILDING AND DEVELOPMENT DEPARTMENT ONLY. NO EFFORT WAS MADE TO CHECK THE STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING CODES OTHER THAN TO COMPARE THE SUBMITTED PLANS WITH THE APPLICABLE CODES.

STRUCTURAL INTEGRITY DURING CONSTRUCTION IS THE TOTAL RESPONSIBILITY OF THE HOMEOWNER AND CONTRACTOR. THIS PERMIT IS SUBJECT TO ALL SANDY SPRINGS ORDINANCES AND GEORGIA STATE LAWS.

A SITE PRE-CONSTRUCTION MEETING AND A BUILDING PRE-CONSTRUCTION MEETING ARE REQUIRED AT THE DISCRETION OF THE INSPECTOR. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION OF WORK.



**PROPOSED
FRONT ELEVATIONS**



**EXISTING
FRONT ELEVATIONS**

General Notes

EXISTING & PROPOSED
FRONT ELEVATION

No.	Revision/Issue	Date

Firm Name and Address
J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swineyjj@bellsouth.net

Project Name and Address
2ND STORY ADDITION W/
HOUSE RENOVATION
7975 INNSBRUCK DR.
SANDY SPRING GA, 30350

Project	Sheet
Date 03/14/2024	A-9
Scale 3/16" = 1'-0"	

RELEASE FOR CONSTRUCTION

PERMIT
APPROVED

SANDY SPRINGS
COMMUNITY DEVELOPMENT

PERMITTED BY: *Bernadette Eaden* DATE: 04/23/2024

PERMIT #: BR24-00090

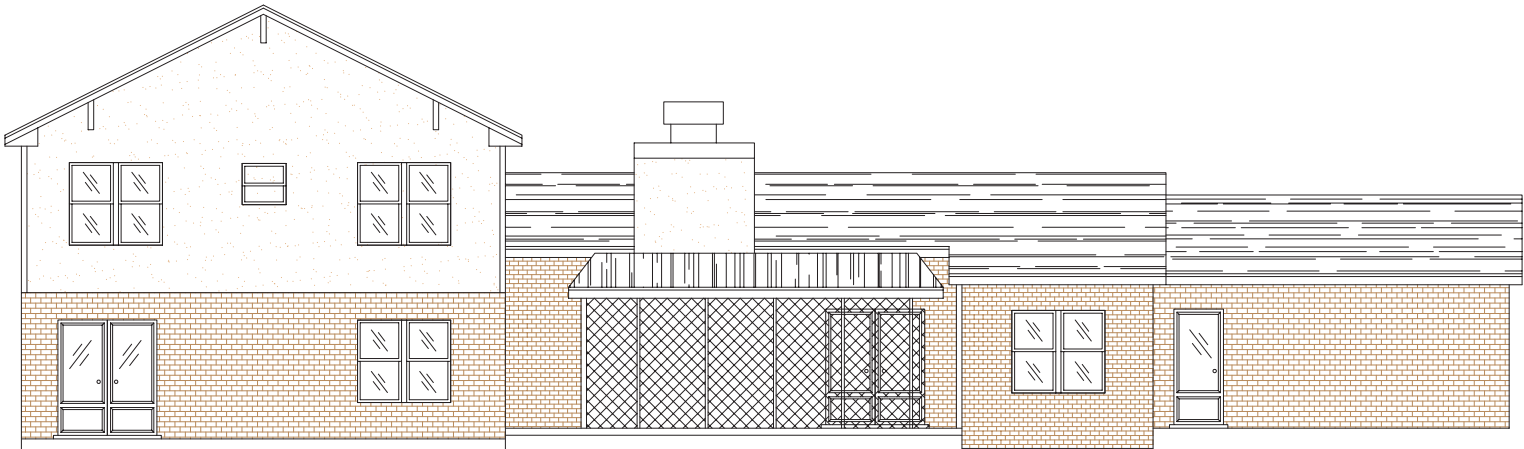
THESE PLANS HAVE BEEN REVIEWED BY SANDY SPRINGS CITY BUILDING AND DEVELOPMENT DEPARTMENT ONLY. NO EFFORT WAS MADE TO CHECK THE STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING CODES OTHER THAN TO COMPARE THE SUBMITTED PLANS WITH THE APPLICABLE CODES.

STRUCTURAL INTEGRITY DURING CONSTRUCTION IS THE TOTAL RESPONSIBILITY OF THE HOMEOWNER. THIS PERMIT IS SUBJECT TO ALL SANDY SPRINGS ORDINANCES AND CODES.

A SITE PRE-CONSTRUCTION MEETING AND A BUILDING PRE-CONSTRUCTION MEETING ARE REQUIRED AT THE DISCRETION OF THE INSPECTOR. THESE MEETINGS MUST BE ATTENDED BY THE HOMEOWNER AND THE INSPECTOR. THESE MEETINGS MUST BE HELD AT THE COMMENCEMENT OF WORK.



**PROPOSED
REAR ELEVATIONS**



**EXISTING
REAR ELEVATIONS**

General Notes

EXISTING & PROPOSED
REAR ELEVATION

No.	Revision/Issue	Date

Firm Name and Address

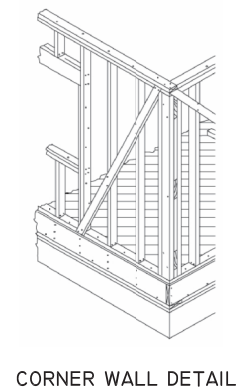
J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swineyjj@bellsouth.net

Project Name and Address

2ND STORY ADDITION W/
HOUSE RENOVATION
7975 INNSBRUCK DR.
SANDY SPRING GA, 30350

Project	Sheet
Date 03/14/2024	A-10
Scale 3/16" = 1'-0"	

RELEASE FOR CONSTRUCTION



General Notes

PROPOSED 2ND FLOOR FRAMING PLAN

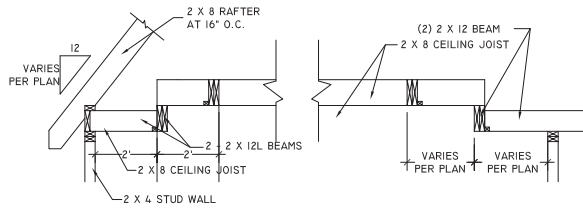
No.	Revision/Issue	Date
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Firm Name and Address
J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swineyj@bellsouth.net

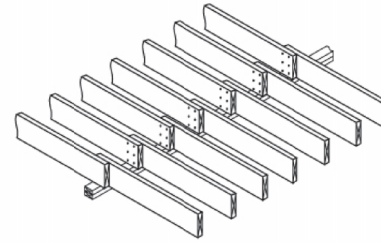
Project Name and Address

**2ND STORY ADDITION W/
HOUSE RENOVATION
7975 INNSBRUCK DR.
SANDY SPRING GA, 30350**

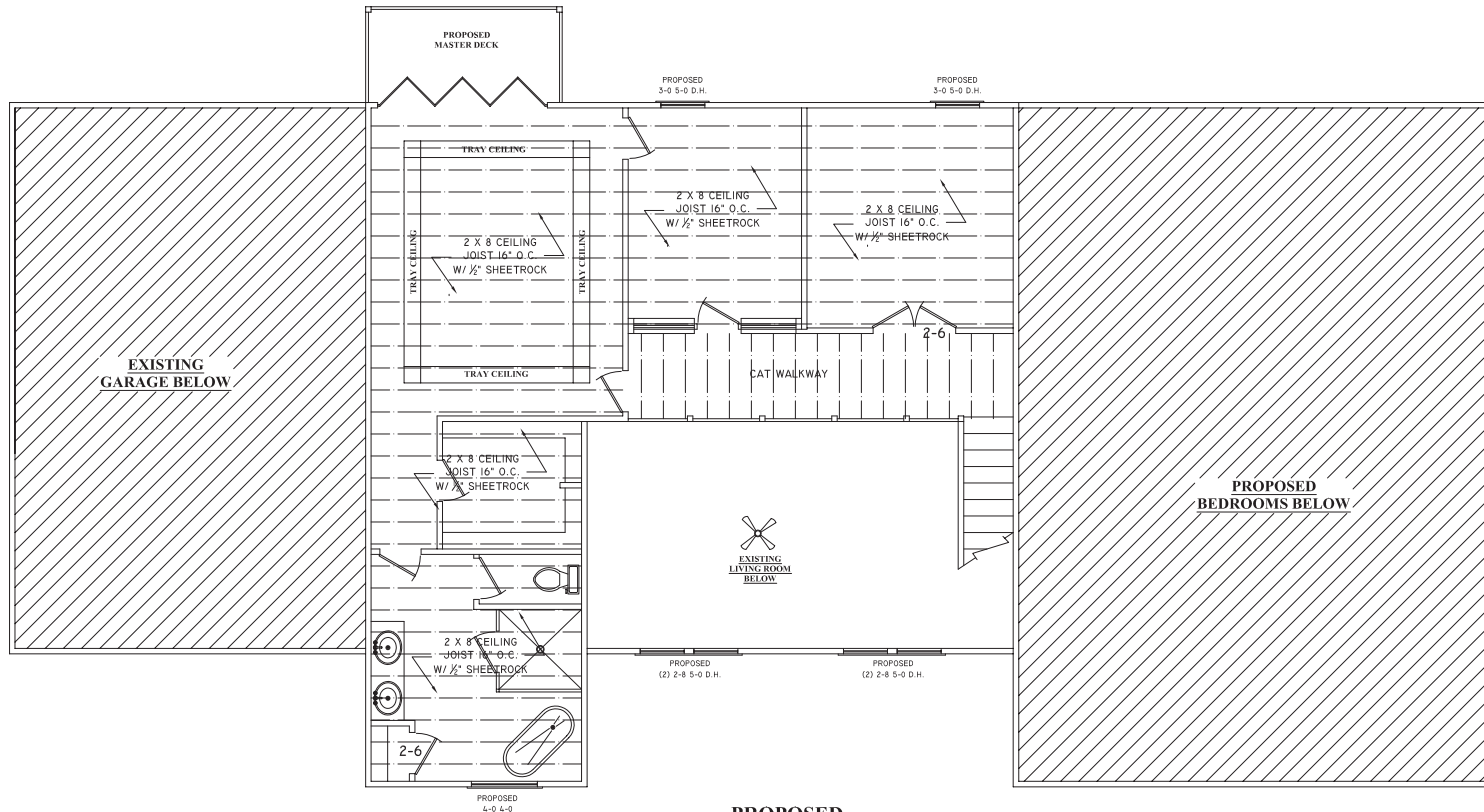
Project	Sheet
Date 03/14/2024	A-11
Scale 3/16" = 1'-0"	



TRAY CEILING DETAIL
SCALE : 1/2" = 1'-0"



CEILING JOIST DETAIL



PROPOSED
2ND FLOOR CEILING
FRAMING PLAN

PERMIT APPROVED SANDY SPRINGS COMMUNITY DEVELOPMENT

PERMITTED BY: *Bernadette Cadon* DATE: 04/23/2024

PERMIT #: **BR24-00090**

THESE PLANS WERE REVIEWED WITH RESPECT TO CITY BUILDING AND DEVELOPMENT CODES ONLY. NO OTHERS ARE BEING TO CHECK THE CODES. NO OTHERS TO CHECK THE BUILDING CODES. A LIMITED LIABILITY COMPANY IS THE DESIGNER OF THESE PLANS. THE DESIGNER IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE PERMIT IS SUBJECT TO ALL SANDY SPRINGS ORDINANCES AND GEORGIA STATE LAWS.

A SITE PRE-CONSTRUCTION MEETING AND A BUILDING PRE-CONSTRUCTION MEETING ARE REQUIRED AT THE BEGINNING OF THE PROJECT FOR ALL PERMITS EXCEPT THOSE PERMITS FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE. THE OWNER AND THE CONTRACTOR SHALL REQUEST AND PASS ALL INSPECTIONS PRIOR TO THE COMMENCEMENT OF WORK.

General Notes

PROPOSED
2ND FLOOR
CEILING FRAMING PLAN

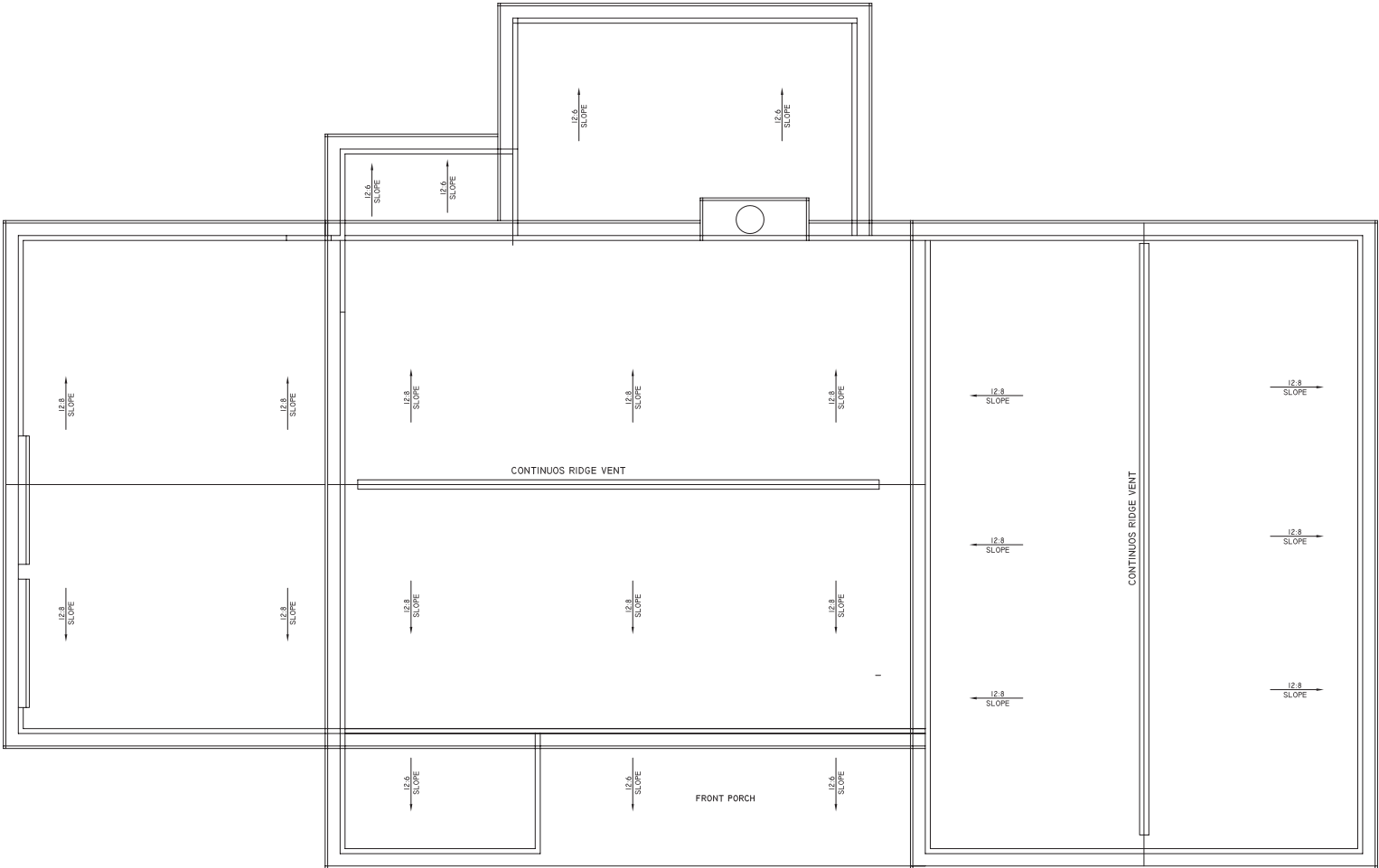
No.	Revision/Issue	Date

Firm Name and Address
J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swineyjj@bellsouth.net

Project Name and Address
2ND STORY ADDITION W/
HOUSE RENOVATION
7975 INNSBRUCK DR.
SANDY SPRING GA, 30350

Project	Sheet
Date: 03/14/2024	A-12
Scale: 3/16" = 1'-0"	

RELEASE FOR CONSTRUCTION



EXISTING
MAIN FLOOR PLAN

PERMIT APPROVED SANDY SPRINGS COMMUNITY DEVELOPMENT

PERMITTED BY: *Bernadette Loden* DATE: 04/23/2024

PERMIT #: BR24-00090

THESE PLANS WERE REVIEWED WITH RESPECT TO CITY BUILDING AND DEVELOPMENT CODES ONLY. NO EXPERTS WERE ASKED TO CHECK THE STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING SECTIONS OTHER THAN TO CORRECT THE SUBMIT TO PLANS WITH THE APPLICABLE BUILDING CODES.

STRUCTURAL INTEGRITY DURING CONSTRUCTION IS THE TOTAL RESPONSIBILITY OF THE OWNER AND THE OWNER'S AGENT. THIS PERMIT IS SUBJECT TO ALL SANDY SPRINGS ORDINANCES AND GEOTECHNICAL CODES.

A SITE PRE-CONSTRUCTION MEETING AND A BUILDING PRE-CONSTRUCTION MEETING ARE REQUIRED AT THE BEGINNING OF THE PROJECT FOR ALL PERMITS EXCEPT TRADE PERMITS. THE OWNER AND THE BUILDING AGENT SHALL REQUEST AND PASS ALL INSPECTIONS PRIOR TO THE COMPLETION OF EACH.

General Notes

**EXISTING
ROOF SLOPE PLAN**

No.	Revision/Issue	Date

Firm Name and Address

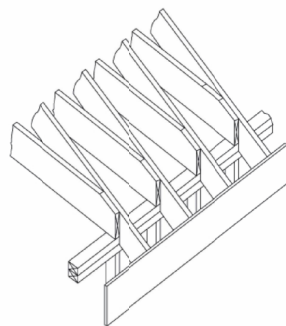
J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swineyjj@bellsouth.net

Project Name and Address

2ND STORY ADDITION W/
HOUSE RENOVATION
7975 INNSBRUCK DR.
SANDY SPRING GA, 30350

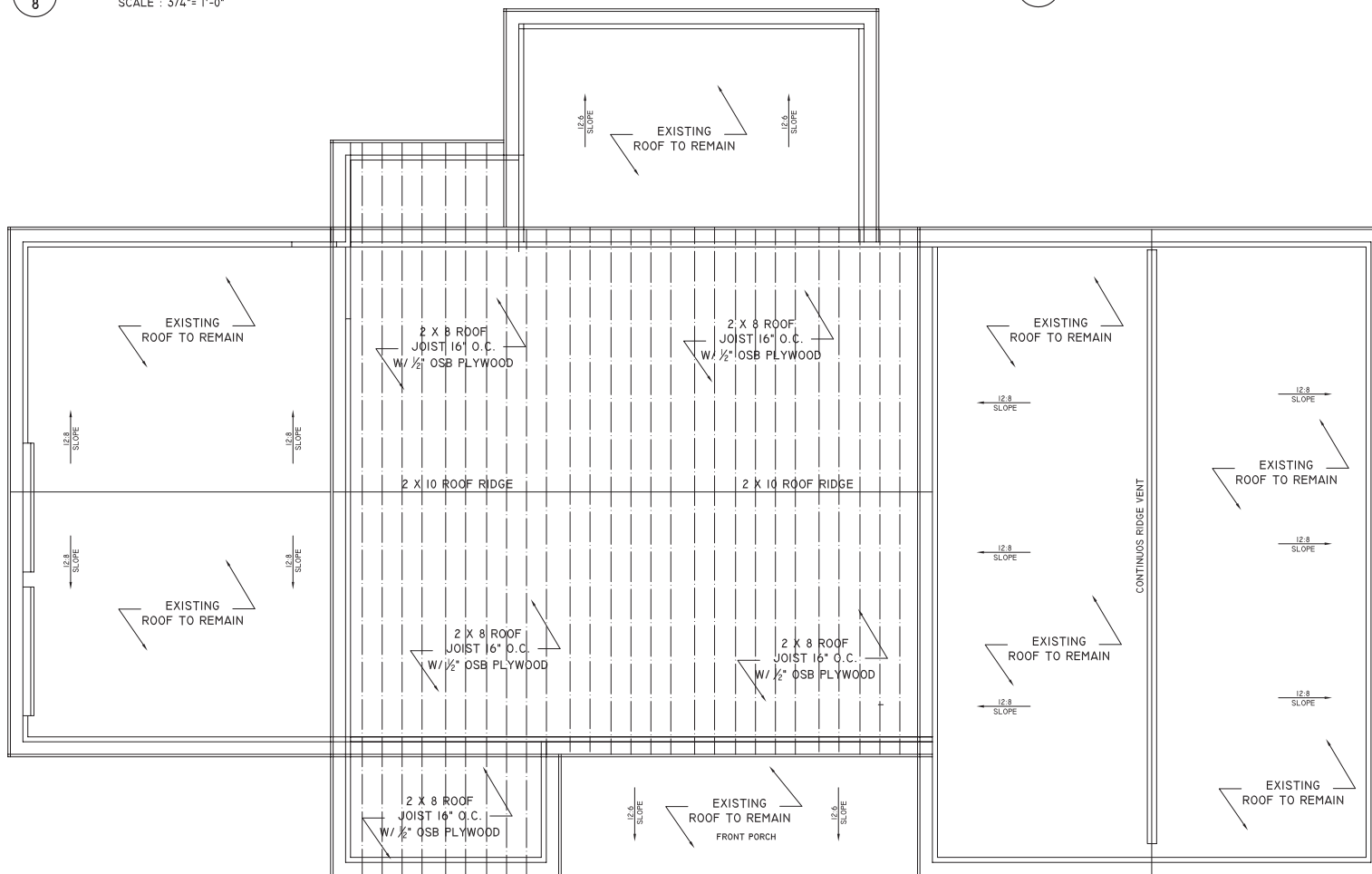
Project	Sheet
Date 03/14/2024	A-13
Scale 3/16" = 1'-0"	

RELEASE FOR CONSTRUCTION



RAFTER CONNECTION DETAIL

SCALE : 3/4" = 1'-0"



PROPOSED
NEW ROOF FRAMING PLAN

PERMIT APPROVED

Bernadette Eaden



SANDY SPRINGS
COMMUNITY DEVELOPMENT

PERMITTED BY: Bernadette Eaden DATE: 04/23/2020

PERMIT #: BR24-00090

THESE PLANS WERE REVIEWED WITH RESPECT TO CITY BUILDING AND DEVELOPMENT CODE ONLY. NO ATTEMPT WAS MADE TO CHECK THE STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING DESIGN OTHER THAN TO COMPARE THE SUBMITTED PLANS WITH THE APPLICABLE CITY ORDINANCES AND STATE LAWS.

STRUCTURAL INTEGRITY DURING CONSTRUCTION IS THE TOTAL RESPONSIBILITY OF THE SUBMITTER OF THIS PERMIT. THE PERMIT IS SUBJECT TO ALL SANDY SPRINGS ORDINANCES AND GEORGIA STATE LAWS.

A SITE PRE-CONSTRUCTION MEETING AND A FOLLOWING PERMIT CONSTRUCTION MEETING ARE REQUIRED FOR THE BEGINNING OF THE PROJECT FOR ALL PERMITS EXCEPT STREET PERMITS. THE OWNER AND THE OWNER'S AGENT MUST REQUEST AND PASS ALL INSPECTIONS PRIOR TO THE BEGINNING OF CONSTRUCTION.

General Notes

PROPOSED NEW ROOF FRAMING PLAN

No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address

J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swiney@bellsouth.net

Project Name and Address

**2ND STORY ADDITION W/
HOUSE RENOVATION
7975 INNSBRUCK DR.
SANDY SPRING GA, 30350**

Project	Sheet
Date 03/14/2024	A-14
Scale 3/16" = 1'-0"	

PERMIT
APPROVED

SANDY SPRINGS
COMMUNITY DEVELOPMENT

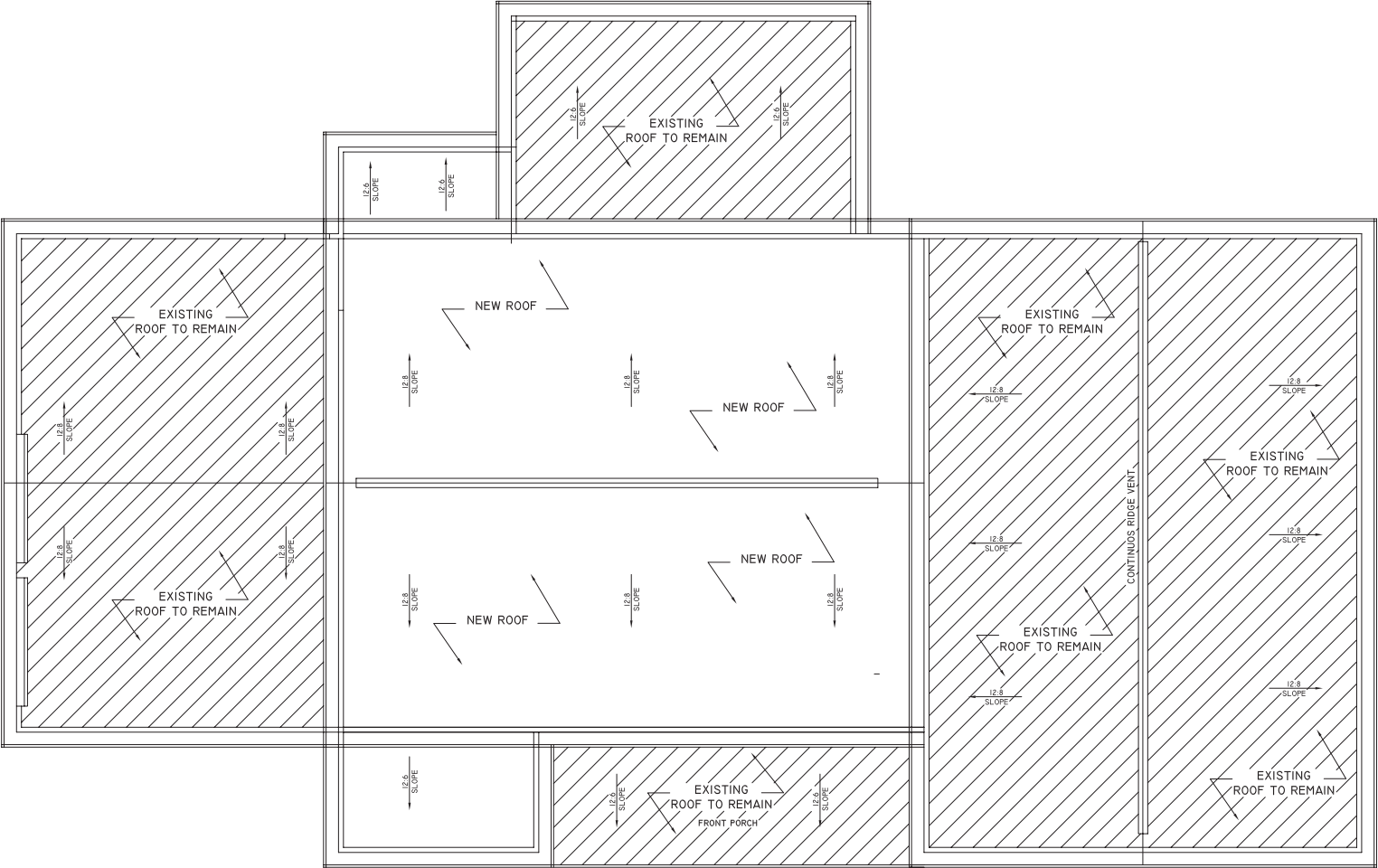
PERMITTED BY: *Bernadette Eaden* DATE: 04/23/2024

PERMIT #: BR24-00090

IF THESE PLANS HAVE BEEN REVIEWED WITH RESPECT TO CITY BUILDING AND DEVELOPMENT CODES ONLY, NO DESIGNER OR ENGINEER IS CHECKING THE STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING LOADS OTHER THAN TO COMBINE THE SUBMITTED PLANS WITH THE APPLICABLE BUILDING CODES.

STRUCTURAL INTEGRITY DURING CONSTRUCTION IS THE TOTAL RESPONSIBILITY OF THE OWNER AND THE CONTRACTOR. THIS PERMIT IS SUBJECT TO ALL SANDY SPRINGS ORDINANCES AND GEORGIA STATE LAWS.

A SITE PRE-CONSTRUCTION MEETING AND A BUILDING PRE-CONSTRUCTION MEETING ARE REQUIRED AT THE BEGINNING OF THIS PROJECT FOR ALL PERMITS EXCEPT THOSE PERMITS FOR EXISTING AND THE CONTRACTOR SHALL REQUEST AND PASS ALL INSPECTIONS PRIOR TO THE COMPLETION OF WORK.



PROPOSED
NEW ROOF SLOPE PLAN

General Notes

PROPOSED
NEW ROOF SLOPE PLAN

No.	Revision/Issue	Date

Firm Name and Address

J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swineyjj@bellsouth.net

Project Name and Address

2ND STORY ADDITION W/
HOUSE RENOVATION
7975 INNSBRUCK DR.
SANDY SPRING GA, 30350

Project

Date 03/14/2024

Scale 3/16" = 1'-0"

Sheet

A-15

RELEASE FOR CONSTRUCTION

PERMIT
APPROVED

SANDY SPRINGS
COMMUNITY DEVELOPMENT

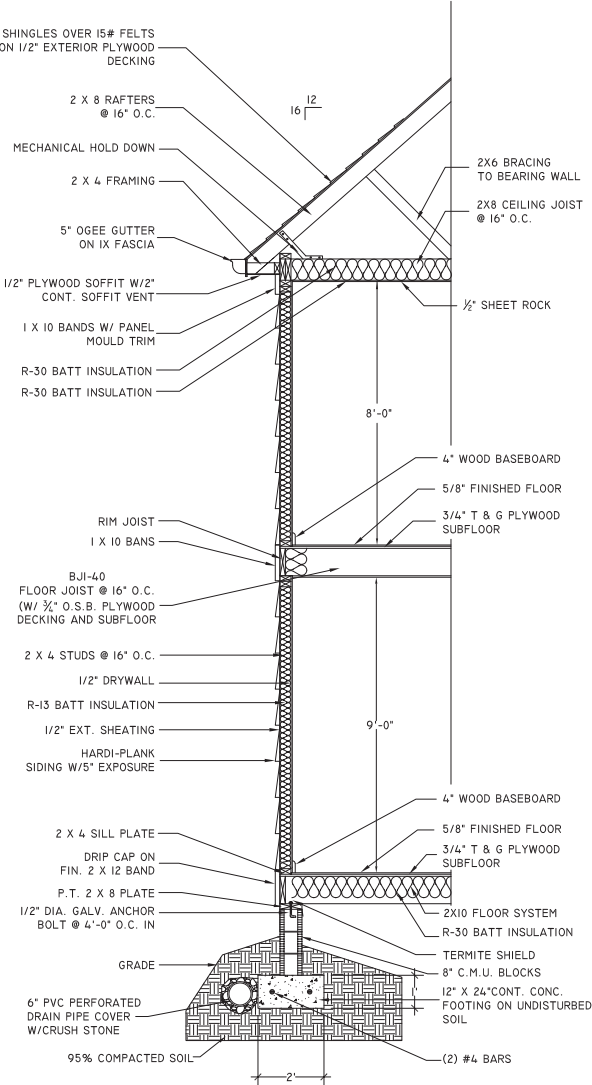
PERMITTED BY: *Bernadette Eaden* DATE: 04/23/2024

PERMIT #: **BR24-00090**

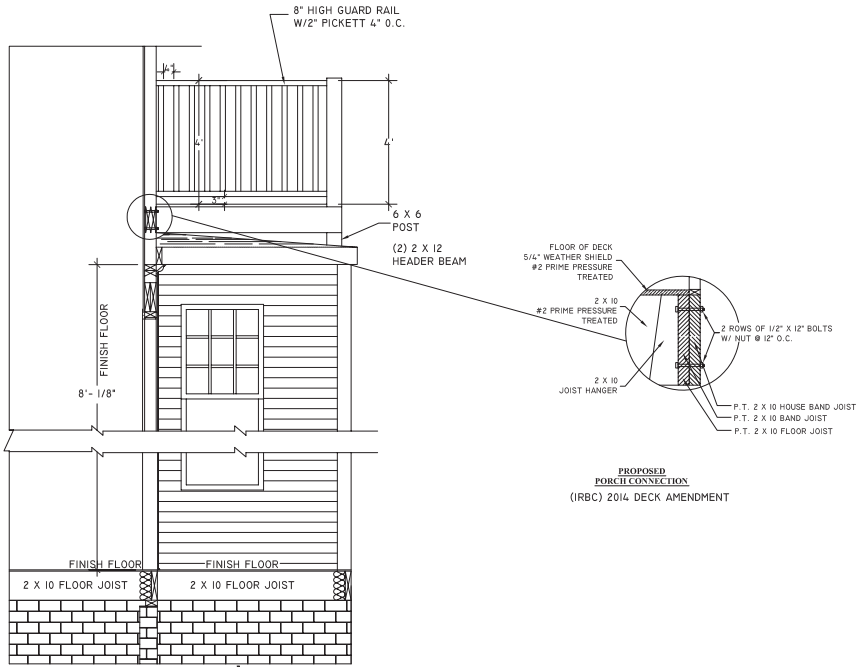
THESE PLANS WERE PREPARED BY AN INDIVIDUAL OR FIRM NOT LICENSED TO CITY, COUNTY AND STATE ENGINEERS. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CITY, COUNTY AND STATE ENGINEERS. THE CITY, COUNTY AND STATE ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CITY, COUNTY AND STATE ENGINEERS.

STRUCTURAL INTEGRITY DURING CONSTRUCTION IS THE TOTAL RESPONSIBILITY OF THE OWNER AND THE CONTRACTOR. THIS PERMIT IS SUBJECT TO ALL SANDY SPRINGS ORDINANCES AND ORDINANCES OF THE CITY.

A SITE PRE-CONSTRUCTION MEETING AND A BUILDING PRE-CONSTRUCTION MEETING ARE REQUIRED AT THE BEGINNING OF THE PROJECT FOR ALL PERMITS EXCEPT THOSE PERMITS FOR THE OWNER AND THE CONTRACTOR SHALL REQUEST AND PASS ALL INSPECTIONS PRIOR TO THE COMMENCEMENT OF WORK.



WALL SECTION
SCALE : 1/2"= 1'-0"



DECK DETAIL
SCALE : 3/4"= 1'-0"

General Notes

WALL & DECK
SECTION DETAIL

No.	Revision/Issue	Date

Firm Name and Address

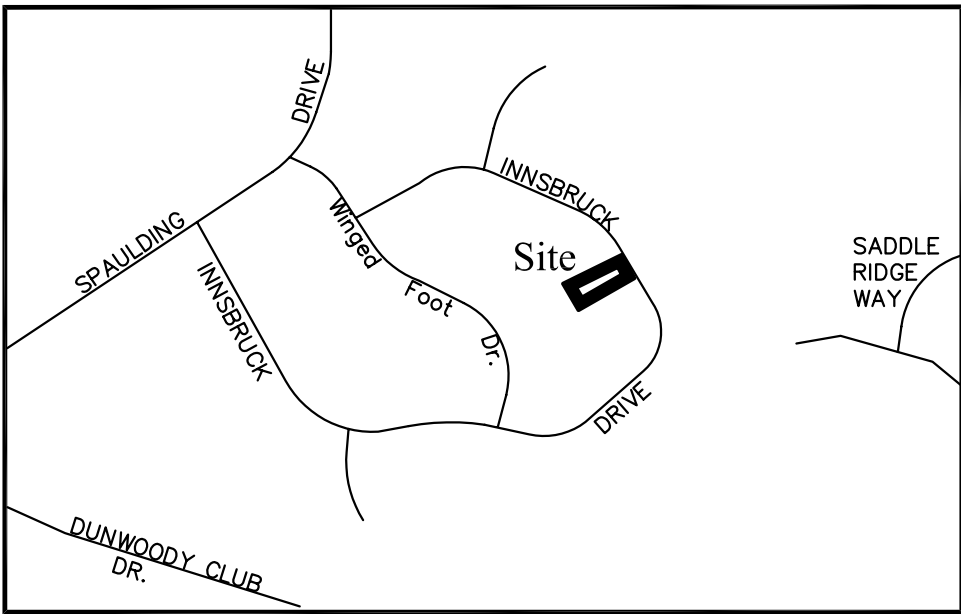
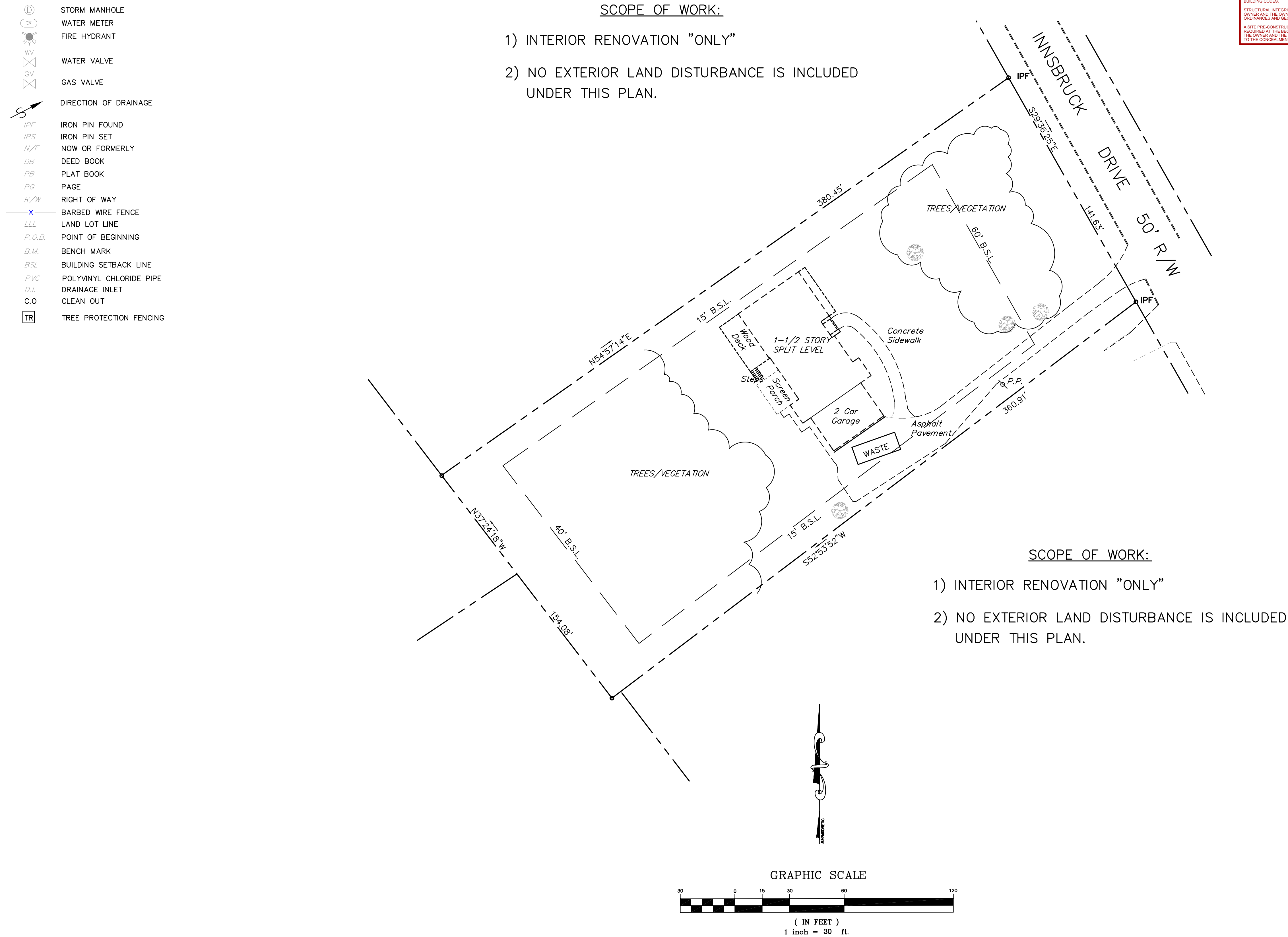
J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
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swineyjj@bellsouth.net

Project Name and Address

2ND STORY ADDITION W/
HOUSE RENOVATION
7975 INNSBRUCK DR.
SANDY SPRING GA, 30350

Project	Sheet
Date 03/14/2024	A-16
Scale 3/16" = 1'-0"	

- LEGEND**
- LAMP POLE
 - UTILITY POLE
 - OVERHEAD POWER LINE (OHP)
 - SIGN
 - SANITARY SEWER MANHOLE
 - ELECTRICAL MANHOLE
 - STORM MANHOLE
 - WATER METER
 - FIRE HYDRANT
 - WATER VALVE
 - GAS VALVE
 - DIRECTION OF DRAINAGE
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - N/F NOW OR FORMERLY
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - R/W RIGHT OF WAY
 - X BARBED WIRE FENCE
 - LLL LAND LOT LINE
 - P.O.B. POINT OF BEGINNING
 - B.M. BENCH MARK
 - BSL BUILDING SETBACK LINE
 - PVC POLYVINYL CHLORIDE PIPE
 - D.I. DRAINAGE INLET
 - C.O. CLEAN OUT
 - TR TREE PROTECTION FENCING



Vicinity Map

OWNER & DEVELOPMENT NOTES:

1. PROPERTY LOCATION: 7975 INNSBRUCK DRIVE
SANDY SPRINGS, GA.
Four Seasons Subdivisions
Unit 3, Block C, Lot 13
PARCEL ID. # 06-0356 00050200
- PRESENT ZONING: RE-1
2. OWNER: KX 84, LLC
3. DESIGNER: PYRAMID EDC CONSULTANTS, INC.
P.O. BOX 274
PINE LAKE, GA. 30072
404-556-8271
4. EXISTING SURVEY DATA FROM: "Boundary & Topographic Survey"
OWNER RECORDS, FIELD OBSERVATION

GENERAL NOTES

- The existing driveway may be used as a Construction Exit provided that all construction vehicles are confined to existing paved areas on Site. Any tracking of Dirt, Silt, Mud, etc. onto street will result in an immediate 'Stop Work' Order. The 'Stop Work' Order will not be lifted until a Construction Exit is constructed in accordance with the current Detail.
- No decks, patios, or permanent 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 Design Professional whose signed and dated Seal appears hereon, affirms that the Site was visited prior to the preparation of this Site Plan by (himself / herself) or (his / her) authorized Agent under (his / her) supervision.
- 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.)
- 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 Plane - West Zone).
- 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.

TREE PROTECTION NOTES:

- NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES TO OCCUR WITHIN THE TREE PROTECTION AREAS OR WITHIN SIX (6) OF THE CRZ.
- ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.
- ALL TREE PROTECTION PLAN ADDENDUM FOR THIS PROJECT SHALL BE SUBMITTED TO THE COUNTY ARBORIST AT LEAST THIRTY (30) DAYS PRIOR TO REQUESTING A FINAL INSPECTION. IF REQUIRED.
- WHERE APPLICABLE, THIS PLAN SHALL INCLUDE SPECIES, SIZE AND LOCATION OF TREES TO BE PLANTED OFF-SITE TO MEET REQUIRED TREE DENSITY. ISSUANCE OF A CERTIFICATE OF OCCUPANCY IS SUBJECT TO APPROVAL OF THIS PLAN, AS WELL AS VERIFICATIONS OF THE INSTALLATION OF THE TREES WHERE REQUIRED.

Pyramid EDC Consultants, Inc
P.O. Box 274
Pine Lake, Georgia 30072

PyramidEDCConsultants@gmail.com

REVISIONS	
Date	Description

Site Plan
7975 Innsbruck Drive
Land Lot 356 of the 6th District
City of Sandy Springs, Fulton County, Georgia

PED Project # 24-P0311
Date: 28 MAR. 2024
Project Manager: MAB

