

AGENDA
CITY OF BERKELEY LAKE
PLANNING & ZONING COMMISSION
APRIL 8, 2025 at 7:15 PM
4040 South Berkeley Lake Road
Berkeley Lake, GA 30096

I. CALL TO ORDER

II. APPROVAL OR CHANGES TO THE AGENDA

III. APPROVAL OF MINUTES

a) March 11, 2025

IV. OLD BUSINESS

a) Election of Chair

b) Election of Vice Chair

V. NEW BUSINESS

a) PZV-25-03 – 246 Lakeshore Drive variance to Section 78-197(7) – side setback, 78-197(10) – lot coverage, 78-197(11) – building coverage, and 78-141 to expand a non-conforming structure to enclose a carport and build a second story above

VI. CITIZEN COMMENTS

VII. DISCUSSION SESSION

VIII. ADJOURNMENT

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION
DRAFT MINUTES
MARCH 11, 2025
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington
George Kaffezakis
Rand Kirkus

City Officials: Leigh Threadgill - City Administrator

Citizens Present: 1

I. CALL TO ORDER

Huntington called the meeting to order at 7:15 PM. A quorum of the commission along with City Administrator, Leigh Threadgill, were present at the meeting.

II. APPROVAL OF OR CHANGES TO THE AGENDA

Huntington asked if there were any suggested changes to the agenda.

Kaffezakis moved to approve the agenda. Kirkus seconded the motion. All were in favor and the motion passed.

III. MINUTES

1. Minutes of January 14, 2025

Kirkus moved to approve the minutes of the January 14th meeting. Kaffezakis seconded and all voted to approve the minutes.

IV. OLD BUSINESS

- a) Election of Chair

Kaffezakis moved to continue consideration of this until the next meeting. Kirkus seconded the motion. All were in favor and the motion passed.

b) Election of Vice Chair

Kaffeidakis moved to continue consideration of this until the next meeting. Kirkus seconded the motion. All were in favor and the motion passed.

V. NEW BUSINESS

a) PZV-25-01, 540 Lakeshore Drive – Variance to Sec. 78-89(g)(3) to reduce distance from opposite shore from 75 feet to 41 feet

Huntington recognized the applicant and asked if he would like to provide any additional information about the application.

Barry Newton, 540 Lakeshore Drive, provided a brief overview of the project and noted the dock, which is to be rebuilt following damage, will not extend any closer to the opposite shore than it did before, but the new roof will.

There was discussion regarding the cantilevered roof and the impact of the project on viewshed.

It was clarified that the clearance from the proposed roof to the closest boathouse is approximately 24 feet.

There was discussion both about visual impact and navigability impact and the expectation to be able to cover your boat. There was further discussion about the hardship associated with this request.

Kaffeidakis made a motion to approve the variance as submitted. Kirkus seconded the motion. All were in favor and the motion passed.

b) Report on Administrative Variance Approval AV-24-07 - 3960 Peachtree Industrial Blvd

Huntington noted that this was an extension of a variance that expired April 11, 2024. The new expiration is April 11, 2025.

c) Report on Administrative Variance AV-24-08 - 3762 Frederica Rd

Huntington noted that this was a slight modification to the front setback within the 10% variance allowable by administrative approval.

d) Report on Administrative Variance AV-25-02 - 600 Hilltop Ln

Huntington noted that this was a conforming extension to an existing deck that is non-conforming with regard to side setback.

VI. CITIZEN COMMENTS

Draft Minutes

Planning & Zoning Commission Meeting

January 14, 2025

Page 2 of 3

There were no comments.

VII. DISCUSSION

Kaffezakis inquired about the status of the code update project. Threadgill responded that the consultants were in the process of writing the new ordinances.

VIII. ADJOURNMENT

There being no further business, Kaffezakis moved to adjourn. Kirkus seconded the motion. All were in favor. Huntington adjourned the meeting at 7:58 PM.

Respectfully submitted,

Leigh Threadgill
City Administrator

**City of Berkeley Lake
Staff Analysis**

| | |
|-------------------|--|
| CASE NUMBER: | PZV-25-03, 246 LAKESHORE DR. |
| RELIEF REQUESTED: | EXPANSION OF NON-CONFORMING STRUCTURE, REDUCTION IN SIDE SETBACK FROM 12.5 FEET TO 5 FEET 4 INCHES, INCREASE IN BUILDING COVERAGE FROM 21.2% TO 23.6% AND INCREASE IN LOT COVERAGE FROM 35.13% TO 36.48% |
| EXISTING ZONING: | R-100, RESIDENTIAL |
| EXISTING USE: | SINGLE FAMILY RESIDENCE |
| APPLICANT: | ALEX AND ANGEL RIESS 246 LAKESHORE DR BERKELEY LAKE, GA 30096 |
| OWNERS: | ALEX AND ANGEL RIESS SAME AS ABOVE |
| MEETING DATE: | APRIL 8, 2025 P&Z COMMISSION |

PROPOSED PROJECT:

The applicant proposes to alter the existing house by removing the carport which sits 8 feet 2 inches from the side property line and replacing it with a garage and space above that will sit 5 feet 5 inches from the side property line. The house is non-conforming with regard to side, front and rear setback as well as building coverage and the lot is non-conforming with regard to lot coverage. A variance to Section 78-197(7) is needed to allow the reduction in the side setback from 12.5 feet to 5.42 feet as well as to Section 78-197(10) to increase lot coverage from 35.13% to 36.48% and to Section 78-197 (11) to increase building coverage from 21.2% to 23.6%. Finally, a variance is required per Section 78-141 to allow the expansion of a non-conforming structure.

FINDINGS OF FACT:

- 1.) The existing house is located at 246 Lakeshore Drive on a 0.27-acre lot and was built in 1985 according to Gwinnett County property records.
- 2.) It is non-conforming relative to the R-100 front, rear and side setback standards as well as building coverage. In addition, the impervious surfaces on the lot exceed the lot coverage standard.
- 3.) At 11,619 square feet, the subject lot is considerably smaller than the minimum lot size required by R-100, which is 28,050 square feet. However, lake lots are exempt from the minimum lot size standard.
- 4.) Similarly, the lot depth from front to rear property line at its deepest is less than 150 feet, considerably shallower than the R-100 required 200 feet. However, lake lots are also exempt from the lot depth standard.
- 5.) The applicant proposes replacing the existing car port with a two-story addition, a two-car tandem garage and space above to be used to expand the master bedroom. The addition is larger than the carport and will come closer to the side property line by just shy of 3 feet

for a setback of 5 feet 5 inches, a variance of 7 feet from the required 12.5-foot side setback (Section 78-197(7)).

- 6.) Not only is there a greater variance to the side setback than the existing structure, but the applicant also requests to increase the already non-conforming lot and building coverage standards.
- 7.) The lot coverage will increase from 35.13% to 36.48% and the building coverage will increase from 21.2% to 23.6%.
- 8.) Prior to permit issuance, approval from environmental health will be required for the expansion of the home.
- 9.) Properties to the north and south are zoned R-100 and the location of single-family residences. Lake Berkeley is adjacent to the east and the right-of-way of Lakeshore Drive is adjacent to the west.

STANDARDS FOR APPROVAL:

In considering whether to grant or deny this variance request, the commission must evaluate the application based on the criteria specified in Section 78-366 (a)(1) of the zoning ordinance:

a) *Applications for variances.*

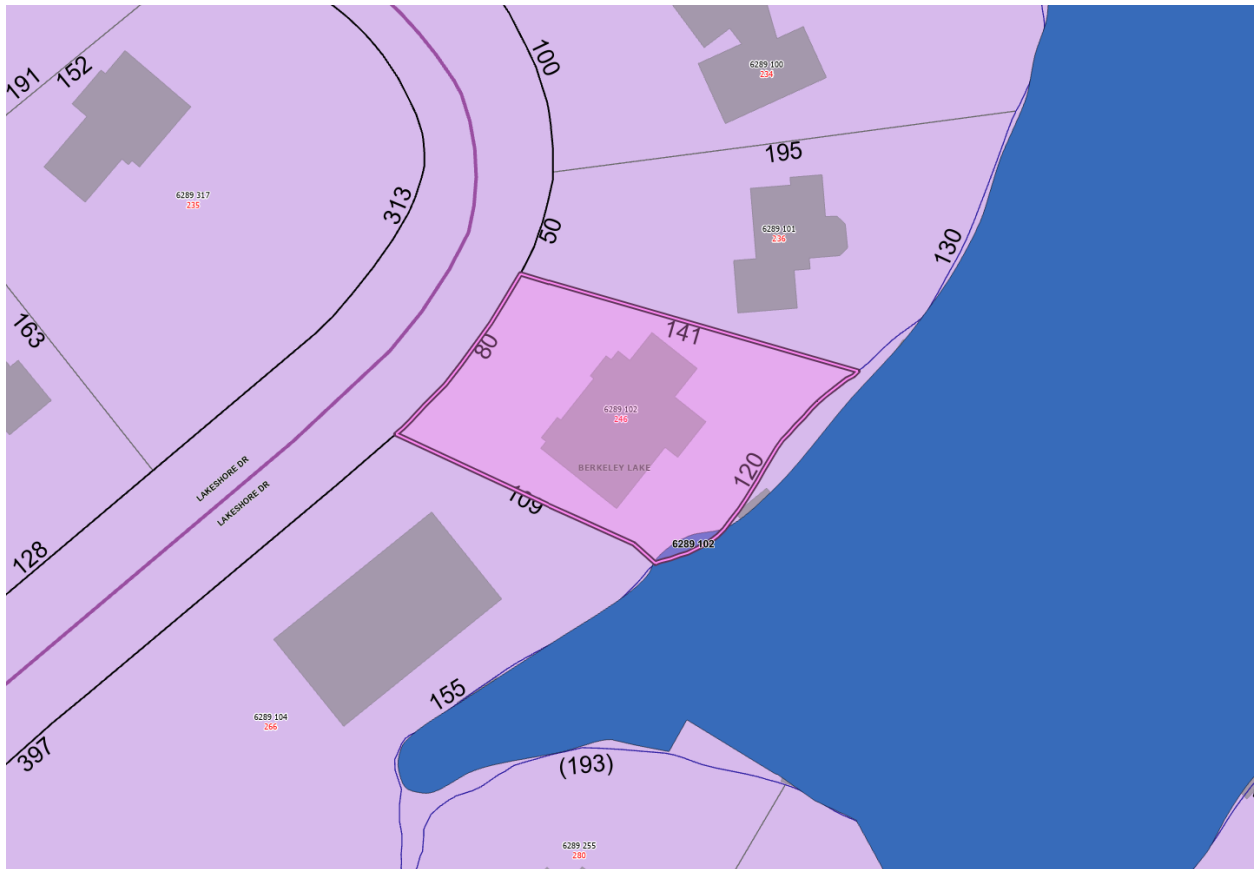
(1) *All applications for variances shall be submitted initially, in writing, to the planning and zoning commission of the city, which shall consider these requests at its next called meeting. The planning and zoning commission may authorize such variance from the terms of this zoning chapter as will not be contrary to the public interest. The spirit of this chapter shall be observed, the public safety, health and welfare secured and substantial justice done. At the hearing, any party may appear in person or have authorized representation. Such variances may be granted in individual cases if the planning and zoning commission finds that:*

- a. *There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography; and*
- b. *The application of this chapter to this particular piece of property would create an unnecessary hardship; and*
- c. *Such conditions are peculiar to the particular piece of property involved; and*
- d. *Such conditions are not the result of any actions of the property owner; and*
- e. *Relief, if granted, would not cause substantial detriment to the public nor impair the purposes or intent of this chapter; and*
- f. *The variance is granted for a use of land or building or structure that is not prohibited by this chapter.*

SITE PHOTO



LOCATION MAP



AERIAL PHOTO





Application for Variance

| For Office Use Only | |
|-----------------------|--------------------------|
| Application #: | V/AV 25-03 |
| Check #: | Credit _____ Cash: _____ |
| Date Paid: | 2/3/2025 |
| P&Z hearing date: | 4/8/2025 |
| Action: | _____ |
| Appeal filed: | _____ |
| Council hearing date: | _____ |
| Account 100.34.1390.2 | |
| Variance App | \$ 450.00 |

Part 1: Applicant Information

APPLICANT IS: Owner Agent Attorney

NAME Angelique & Alexander Riess DATE 02/03/2025

MAILING ADDRESS 246 Lakeshore Drive

CITY Berkeley Lake STATE GA ZIP 30096

TELEPHONE _____ MOBILE (770) 335 7486 FAX _____

E-MAIL ar.personal.2017@gmail.com

Part 2: Property Owner Information

NAME(S) Same as Part 1

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____ MOBILE _____ FAX _____

E-MAIL _____

Part 3: Property and Use Information

PROPERTY ADDRESS 246 Lakeshore Drive PARCEL ID R6289 102

PARCEL SIZE 0.26 Acres ZONING _____

EXISTING USE Single Family Home

I am requesting relief from code section _____ for the purpose of:

Convert existing carport into a 2-car garage (Remove carport and build new 2-car garage)

NOTICE: The granting of a Variance does not affect any requirement for a Building Permit for proposed construction.

The following supplemental documentation must be submitted with this application:

- Letter of Intent describing the proposed construction, development or improvements.
- Site Plan showing all existing and proposed improvements on the property.
- Survey of the property

Variance Application: Part 3: Property and Use Information (continued)

Applicant: Please provide written responses to the following items in order to support the request. Attach a separate sheet if necessary:

1) Explain the extraordinary and exceptional conditions pertaining to the size, shape or topography of the subject property; OR if this request is for the expansion of a non-conforming structure, explain whether granting the variance would result in an increase in the non-conforming aspects of the structure.

Our home is a two-story house with 3 Bedrooms and 3 bathrooms, the house is about 3,800 Sqft. and it has a carport instead of a garage. We would like to remove the existing carport and convert it into an enclosed 2-car garage. Our vision is to continue with the same roof line of the second story to allow us to build a new garage with attic space above. As shown in the submitted plans and survey: (1) The side-setback would be reduced from 8'2" to 5'5" (2) The building coverage would be increased from 2,469 sqft to 2,745 sqft and (3) The lot coverage would be increased from 35.13% to 36.48%. The current height of the home is 25'4" in front and 34'4" in the back.
We are asking for relief from the following code sections: 78-197(7), 78-197(10), 78-197(11), and 78-141

2) Explain how the application of the ordinance to the subject property would create an unnecessary hardship.

Because our home has only a single carport, our second vehicle must be parked in the driveway. As a result, our vehicles are exposed to debris from surrounding trees—such as leaves, limbs, pinecones, and the spiny fruit from the sweet gum trees—as well as pollen, dust, and occasional snow, leaving them constantly dirty. Furthermore, the rising number of car break-ins in the area makes it highly desirable to park vehicles in a secure, enclosed garage. Having a garage would also let us install a car charger.

3) Explain how the conditions are peculiar or unique to the subject property.

Nearly every home in Berkeley Lake features at least a single-car garage, so having only a carport detracts from our home's curb appeal.

4) Are the conditions requiring a variance the result of any actions of the property owner? If YES, explain.

No

5) What, if any, detriment to the public or impairment to the purposes of the ordinance would result if the variance were granted.

None - in my humble opinion

6) Is the proposed use of land, building or structure permitted by the zoning ordinance?

As far as I know, yes.

I hereby make application to the City of Berkeley Lake, Georgia for the above referenced property. I do hereby affirm that the information provided here, above and contained in all material I submit for the purposes of supporting my request for a Variance, to the best of my knowledge is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken as a result of this application. I understand that it is my/our responsibility to conform to all City of Berkeley Lake ordinances in full and obtain any additional permits as may be required and that failure to do so will result in enforcement action taken by the City.

Applicant's Signature Alexander Riess Date 03/07/2025

Owner's Signature _____ Date _____

Angel and Alex Riess
246 Lakeshore Dr NW
Berkeley Lake, 30096

To: The City of Berkeley Lake

Berkeley Lake, 02/03/2025

Variance Letter of Intent.

We are writing this letter to request a Variance for our home remodeling project, located at 246 Lakeshore Dr NW, Berkeley Lake, 30096.

It is a two-story house with 3 Bedrooms and 3 bathrooms. The house is about 3,800 Sqft. and it has a carport instead of a garage.

We would like to remove the existing carport and convert it into an enclosed 2 car garage.

Our vision is to continue with the same roof line of the second story to allow us to build a new garage with attic space above.

The attic space above would be finished in a later phase as an extension to our current master bedroom.

The new garage space will be used to park our 2 cars under one roof in an enclosed space protected from the tree limbs, leaves, and car break-ins that is happening a lot recently in our area.

Best regards,

Angel and Alex Riess.

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

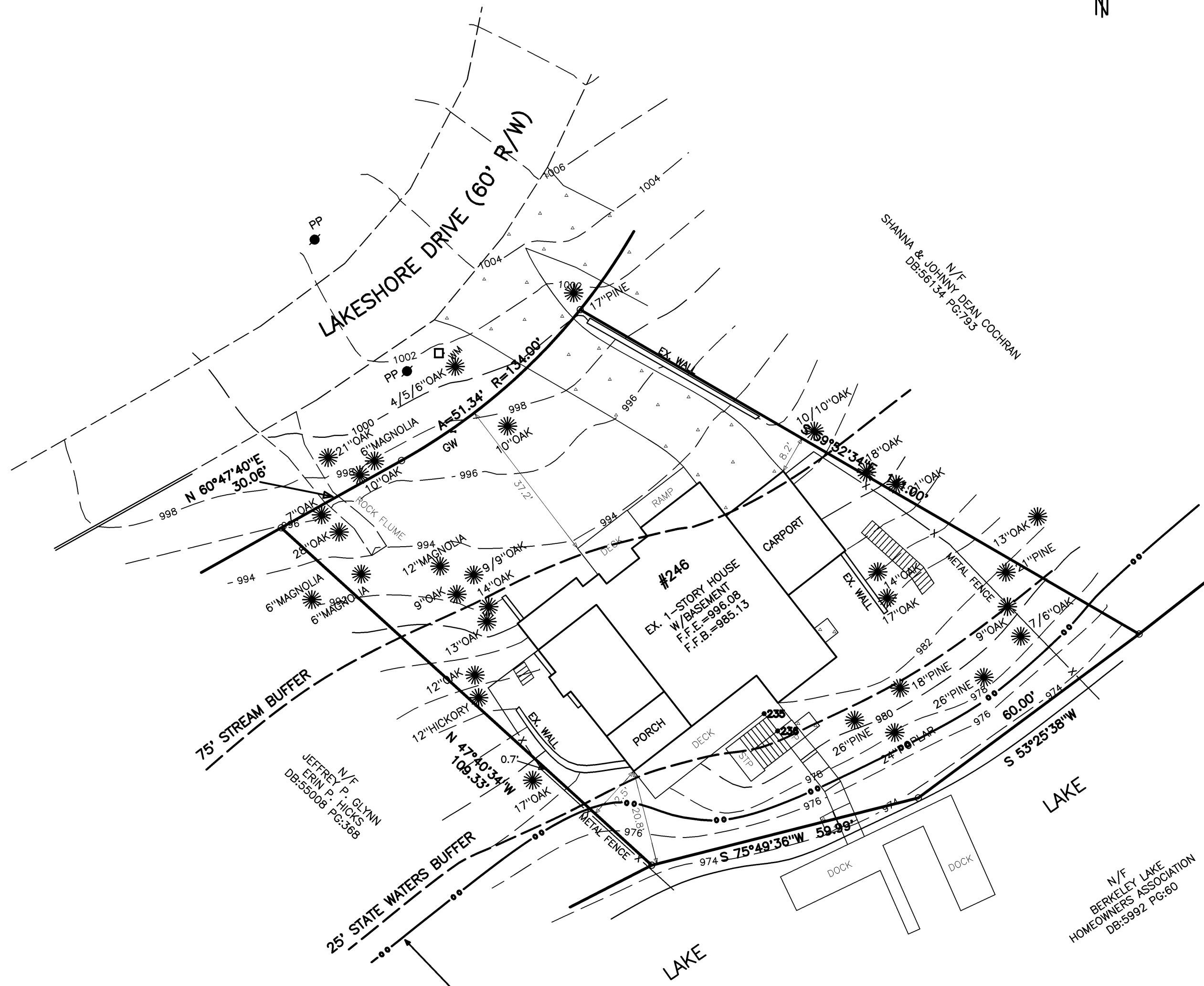
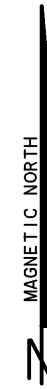
FLOOD HAZARD STATEMENT

A PORTION OF THIS PROPERTY IS IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF GWINNETT COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13135C 00686, DATED 03/04/13

LOT AREA:
11,619 sf.
0.267 ACRES

LEGEND

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



100 YEAR FLOOD LIMITS
ELEVATION=977'

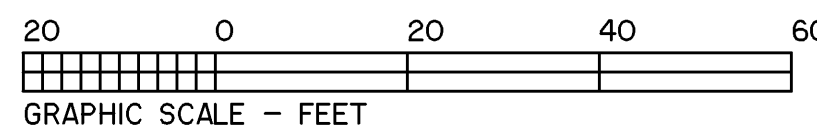
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Robert W. Richardson

ROBERT W. RICHARDSON, GA RLS #3419

08/13/24

DATE



| | | | |
|--|---|--|--|
| ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM | | SURVEY FOR: 246 LAKESHORE DRIVE TAX PARCEL# 6289-102 | |
| REVISION: _____ _____ REF. PLAT: PB. _____ E. _____ P. 248 | LAND LOT: 289 DISTRICT: 6TH GWINNETT COUNTY GEORGIA FIELD DATE: 08/02/24 PLAT DATE: 08/09/24 | LOT: 23&24 BLOCK: SUB: BERKELEY LAKE AREA = _____ JOB No. 24-07-354 | |

PROJECT INFORMATION

**A HOME
RENOVATION**

246 LAKESHORE DR. NW,
DULUTH, GA 30096

PROJECT DESCRIPTION/CODE INFORMATION

·PROJECT IS A PARTIAL RENOVATION AND EXTENSION OF AN EXISTING 2 STORY HOUSE, SCOPE INCLUDES REMOVAL OF AN EXISTING CAR PORT TO BE REPLACED BY A TANDOM GARAGE, RENOVATION OF AN EXITING PANTRY AND EXTENSION OF THE PRIMARY BEDROOM OVER THE NEW TANDOM GARAGE. ALL PROPOSED WORK MEETS ALL CURRENT ZONING REQUIREMENTS.

ZONING : R-100

BUILDING SET BACKS :

FRONT SETBACK: 65 FT MIN.
SIDE SETBACK: 12.5 FT MIN.
REAR SETBACK: 40 FT MIN (FROM LAKE BERKELEY)

LOT COVERAGE: 30% MAX.

FLOOR AREA RATIO: 15% MAX

BUILDING HEIGHT: 35FT MAX.

AREA SUMMARY:

| ENCLOSED AREA | | NON-CONDITIONED AREA | |
|---------------------------------|-----------|----------------------|-----------|
| LOCATION | AREA | LOCATION | AREA |
| NEW ADDITIONAL CONDITIONED AREA | 338.32 SF | NEW GARAGE AREA | 618.23 SF |
| TOTAL AREA | 338.32 SF | TOTAL AREA | 618.23 SF |

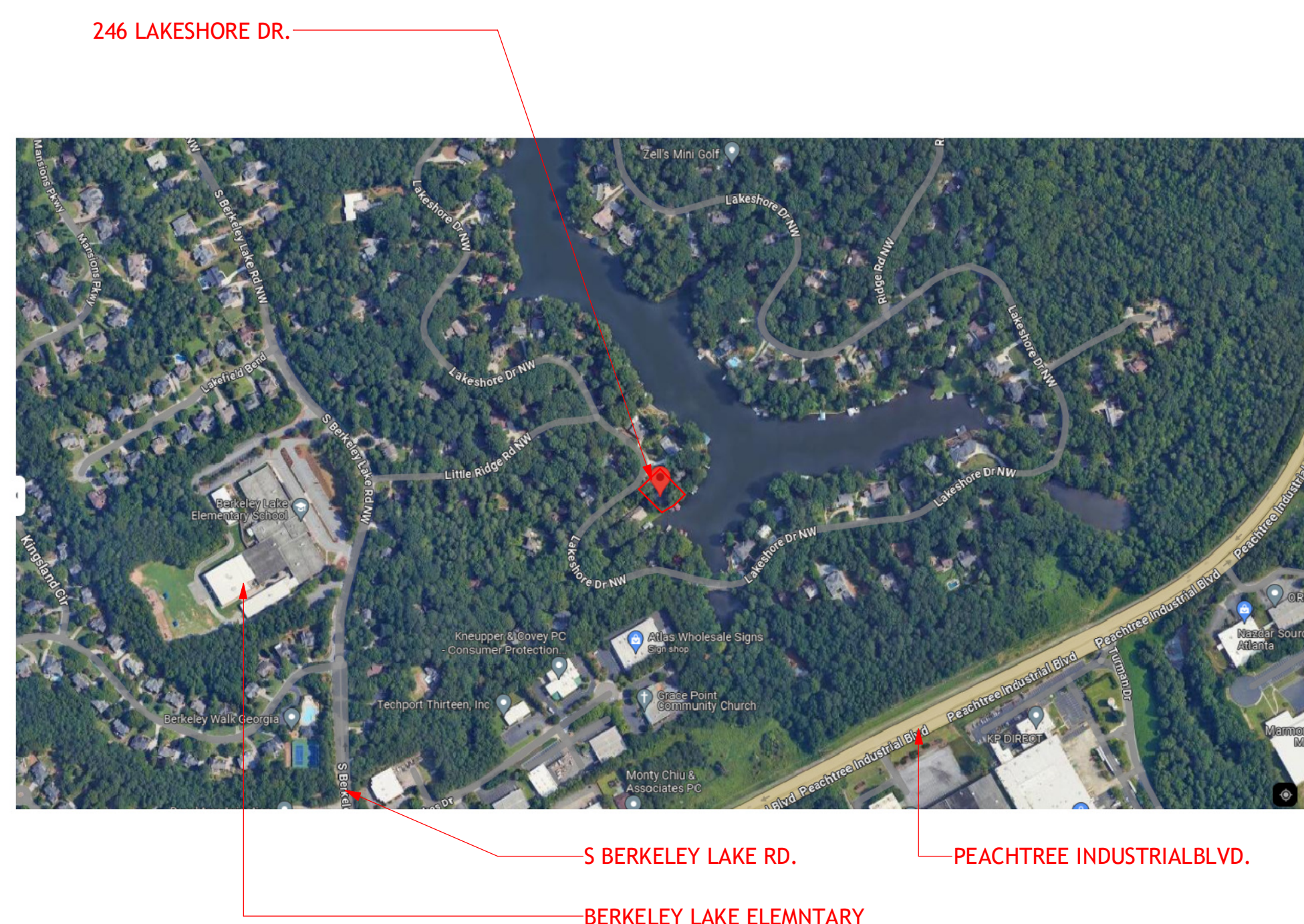
CODE COMPLIANCE:

ALL NEW WORK SHALL COMPLY WITH CURRENT GEORGIA BUILDING CODES.

APPLICABLE CODE

- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH 2020, 2024 GEORGIA AMENDMENTS
- INTERNATIONAL FIRE CODE, 2018 EDITION, WITH ALL GEORGIA FIRE MARSHALL AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH 2020, 2022, 2023 & 2024 GEORGIA AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH 2020 & 2024 GEORGIA AMENDMENTS
- NATIONAL FUEL & GAS CODE, 2018 EDITION, WITH 2020, 2022 GEORGIA AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2020 EDITION, WITH 2021 GEORGIA AMENDMENTS
- NATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH 2020, 2022 & 2023 GEORGIA SUPPLEMENTS AND AMENDMENTS
- NFPA 101, LIFE SAFETY CODE, 2018 EDITION, WITH ALL GEORGIA FIRE MARSHALL AMENDMENTS (2020)
- INTERNATIONAL SWIMMING POOL AND SPA CODE WITH GEORGIA AMENDMENTS 2020.

VICINITY MAP



DRAWING INDEX

| SHEET NUMBER | SHEET NAME | COUNT |
|--------------|----------------------|-------|
| A0-00 | COVER PAGE | 1 |
| A1-00 | DEMO. FLOOR PLANS | 1 |
| A1-01 | PROPOSED FLOOR PLANS | 1 |
| A1-10 | PROPOSED RCP | 1 |
| A2-00 | DEMO. ELEVATIONS | 1 |
| A2-01 | DEMO. ELEVATIONS | 1 |
| A2-02 | PROPOSED ELEVATIONS | 1 |
| A2-03 | PROPOSED ELEVATIONS | 1 |

FRONT VEIW



DRAWING CONVENTION

| | | | |
|--|------------------------|--|----------------------------------|
| | DRAWING — WALL SECTION | | ROOM NAME — ROOM NAME AND NUMBER |
| | DRAWING — ELEVATION | | REQUIRED CLEAR DIMENSION |
| | NOTE REFERENCE | | DIMENSION TO FACE FINISH |
| | DETAIL | | ELEVATION DATUM |
| | BREAK LINE | | EXISTING WALL TO REMAIN |
| | PARTITION TYPE | | NEW WALL |
| | | | DOOR NUMBER |
| | | | WINDOW NUMBER |

**wright
gardner
architect
llc**

154 Krog Street, #125
Atlanta, GA 30307
404-218-8460

**A HOME
RENOVATION**
246 LAKESHORE DR. NW,
DULUTH, GA 30096

stamp:

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revisions

| No. | Description | Date |
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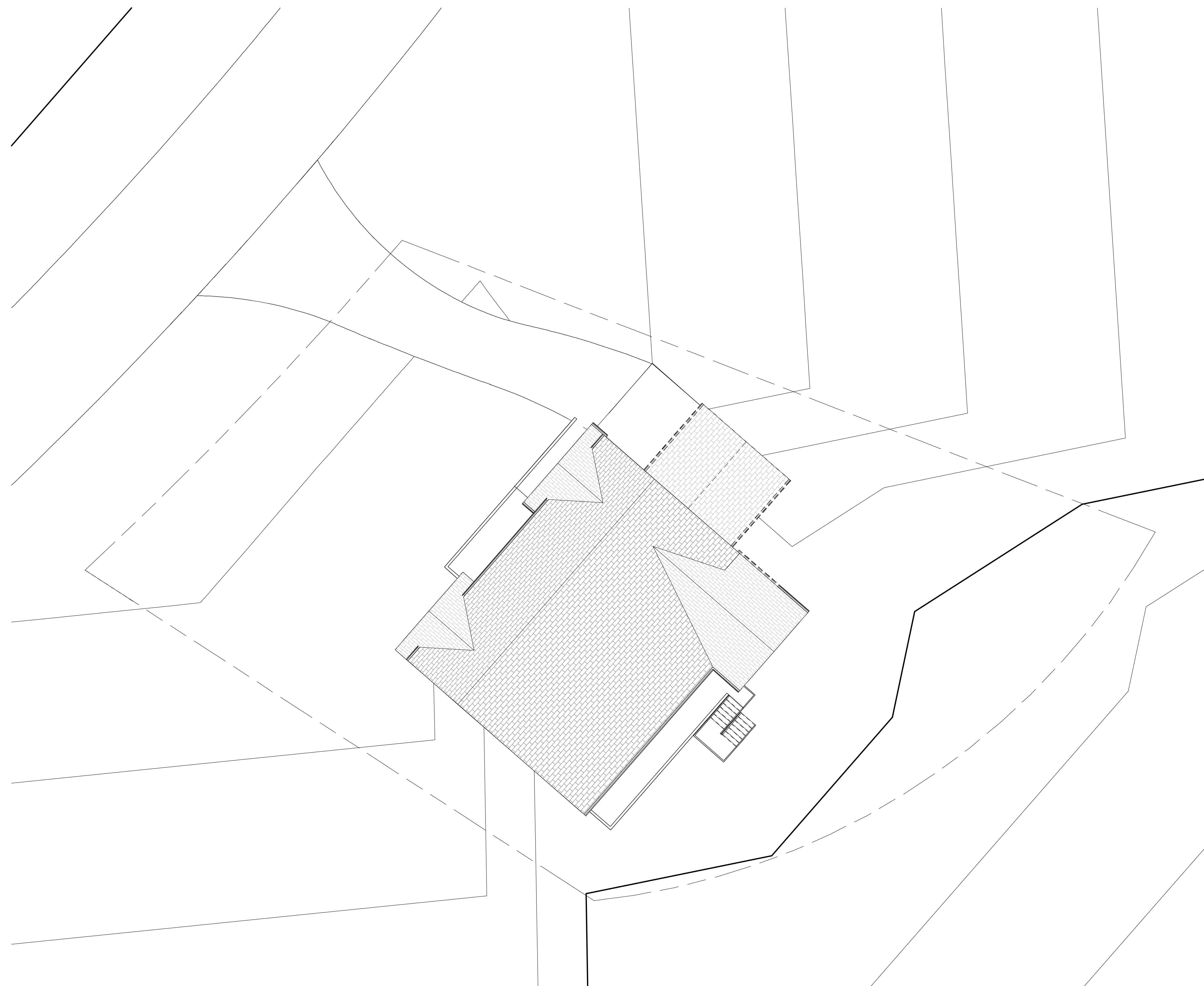
COVER PAGE

project number: 24-029
drawing date: 08-16-2024
scale: as noted

sheet number:

A0-00

■ NOT ISSUED FOR CONSTRUCTION
□ ISSUED FOR CONSTRUCTION



**wright
gardner
architect**
llc

154 Krog Street, #125
Atlanta, GA 30307
404-218-8460

**A HOME
RENOVATION**
246 LAKESHORE DR. NW,
DULUTH, GA 30096

stamp:

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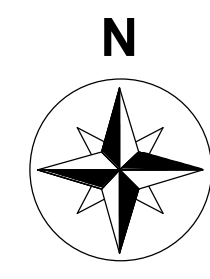
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sheet title:
SITE PLAN

project number: 24-029
drawing date: 08-16-2024
scale: as noted

sheet number:
A0-01
 NOT ISSUED FOR CONSTRUCTION
 ISSUED FOR CONSTRUCTION

1 EXISTING SITE
A0-01 1 : 100



| DOOR SCHEDULE | | | | | | |
|-------------------|--------|-------|--------|-----------|-----------------------|-----------|
| LEVEL | Mark | WIDTH | HEIGHT | TYPE MARK | DESCRIPTION | TEMPERED. |
| DRIVE | GD-01 | 3'-0" | 8'-0" | JJ | BTM PNL ENTRY | YES |
| DRIVE | GD-02 | 9'-0" | 8'-0" | HH | | NO |
| GROUND FLOOR LINE | GFD-01 | 5'-0" | 6'-8" | DD | SOLID CORE DBL SWING | NO |
| SECOND FLOOR LINE | SFD-04 | 2'-8" | 6'-8" | SD | SOLID CORE SNGL SWING | NO |
| SECOND FLOOR LINE | SFD-06 | 2'-6" | 6'-8" | SD | SOLID CORE SNGL SWING | NO |
| SECOND FLOOR LINE | SFD-07 | 4'-0" | 6'-8" | DD | SOLID CORE DBL SWING | NO |

| GD | BED | DD |
|---------------|---------------|-----------------------|
| | | |
| GARAGE DOOR | BTM PNL ENTRY | SOLID CORE DBL SWING |
| CS | CS | SD |
| | | |
| CAVITY SLIDER | CAVITY SLIDER | SOLID CORE SNGL SWING |

| WINDOW SCHEDULE | | | | | | | | |
|-------------------|--------|-------|--------|-------------|-----------|------------------------|--------|----------|
| LEVEL | MARK | WIDTH | HEIGHT | HEAD HEIGHT | TYPE MARK | DESCRIPTION | EGRESS | TEMPERED |
| GROUND FLOOR LINE | GW-01 | 5'-8" | 5'-2" | 8'-0" | DCW | (2) CASEMENT | NO | NO |
| GROUND FLOOR LINE | SFW-05 | 8'-4" | 5'-2" | 8'-0" | TCW | (2) CASEMENT (1) FIXED | | |
| SECOND FLOOR LINE | SFW-01 | 8'-4" | 5'-2" | 6'-8" | TCW | (2) CASEMENT (1) FIXED | YES | YES |
| SECOND FLOOR LINE | SFW-02 | 2'-8" | 3'-2" | 8'-0" | FW | FIXED | NO | NO |

| FW | DCW | TCW |
|--------------|------------------------|------------------------|
| | | |
| FIXED WINDOW | DOUBLE CASEMENT WINDOW | (2) CASEMENT (1) FIXED |

GENERAL WINDOW GLAZING NOTES:

- ALL WINDOW GLAZING TO BE INSULATED DOUBLE PANE. CLEAR GLASS WITH LOW E COATING
- EGRESS WINDOWS TO MEET CLEAR OPENING REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE FROM SLEEPING ROOM

stamp:

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revisions

| No. | Description | Date |
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sheet title:

SCHEDULES AND QUANTITIES

project number: 24-029
drawing date: 08-16-2024
scale: as noted

sheet number:

A0-10

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sheet title:
DEMO. FLOOR PLANS

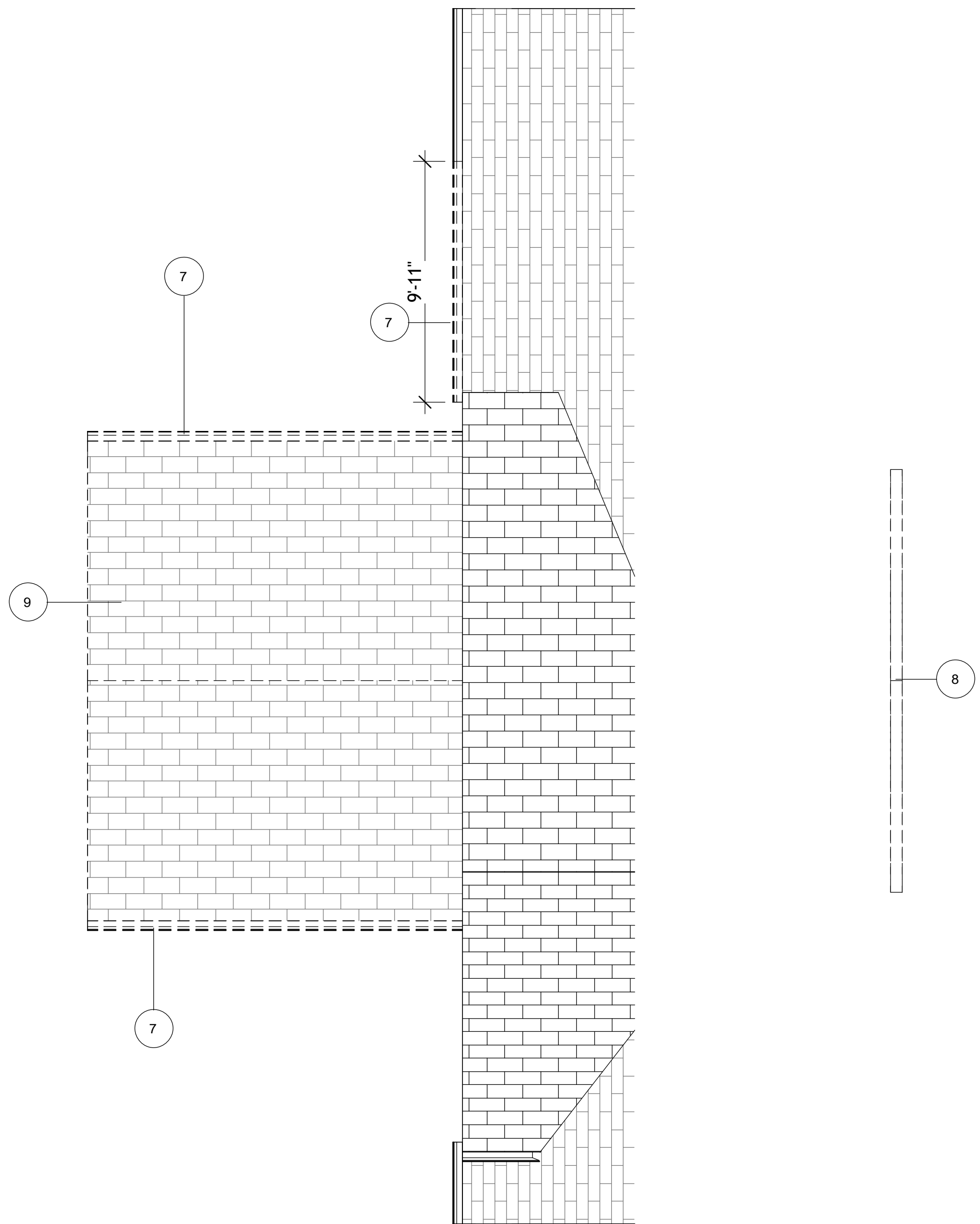
project number: 24-029
drawing date: 08-16-2024
scale: as noted

sheet number:
A1-00
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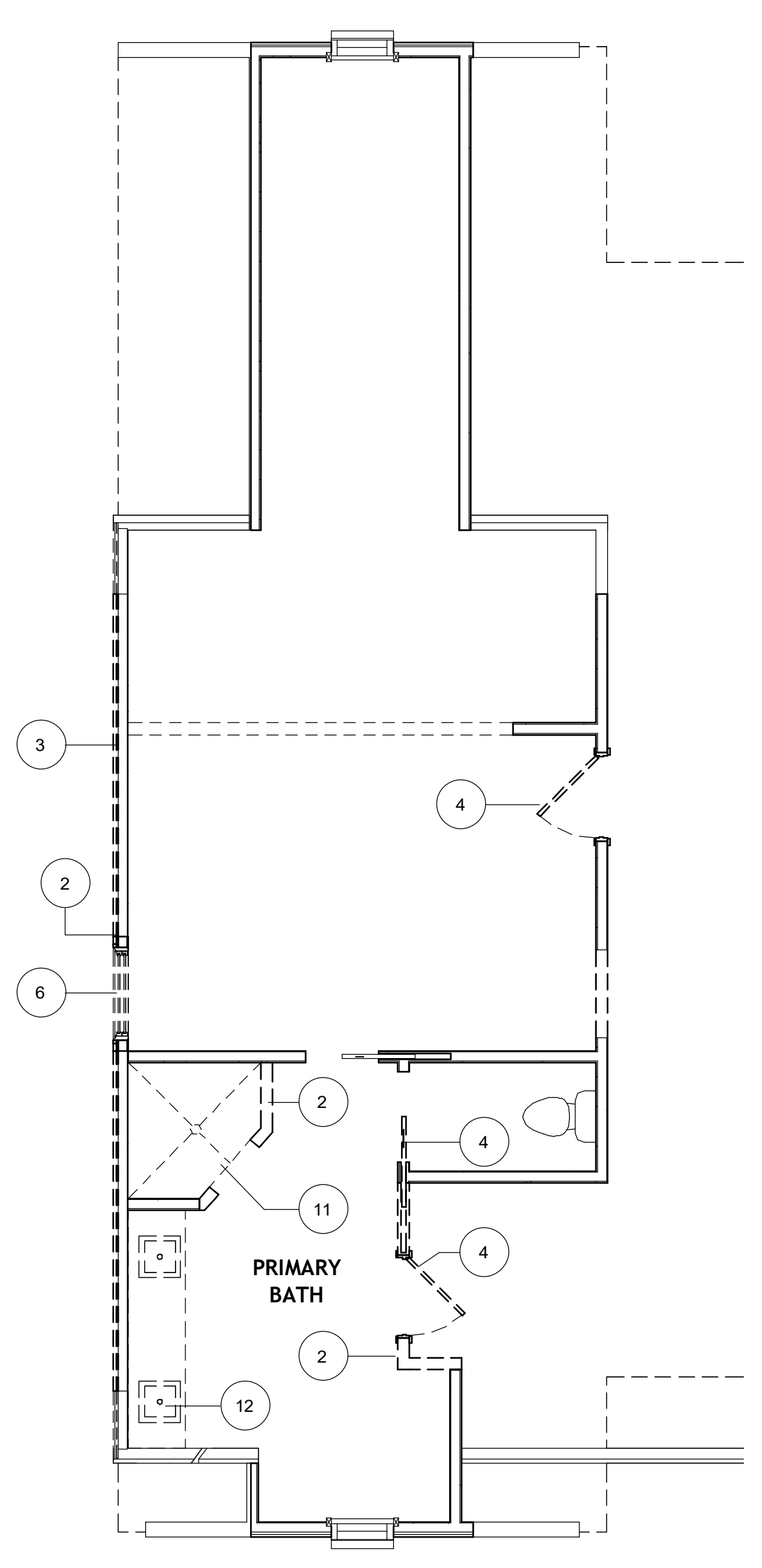
GENERAL DEMOLITION NOTES:

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND TO NOTIFY OWNER OF ANY DISCREPACIES
- CONTRACTORS SHALL NOT DEMOLISH ANY LOAD BEARING WALLS OR CONSTRUCTION THAT WILL COMPROMISE THE STRUCTURAL INTEGRITY OF THE STRUCTURE. NOTIFY OWNER OF ANY STRUCTURAL ISSUES ARISING FROM DEMOLITION
- REMOVE AND CAP ALL EXISTING FLOOR POWER AND COMMUNICATION OUTLETS THROUGHOUT PER ELECTRICAL CODE REQUIREMENTS
- DEMOLITION INCLUDES TRENCHING/ SAW CUTTING OF SLAB FOR ELECTRICAL OUTLETS
- DEMOLITION INCLUDES TRENCHING/SAW CUTTING OF SLAB FOR PLUMBING WORK. COORDINATE PLUMBING REMOVAL AND RELOCATION WITH PLUMBING DRAWINGS.
- REMOVE ALL MECHANICAL DUCTWORK & EQUIPMENT AND CAP ALL ROOF PENETRATIONS FOR RE-USE
- WHERE PARTITION DEMOLITION OCCURS ADJACENT TO EXISTING TO REMAIN, PATCH AND REPAIR ADJACENT CONDITIONS FOR FOR FINAL FINISHES
- ITEMS DAMAGED DURING DEMOLITION BEYOND SCOPE OF DEMOLITION. REQUIREMENTS SHALL BE REPAIRED OR REPLACED TO LIKE NEW CONDITION AT NO ADDITIONAL COST TO OWNER

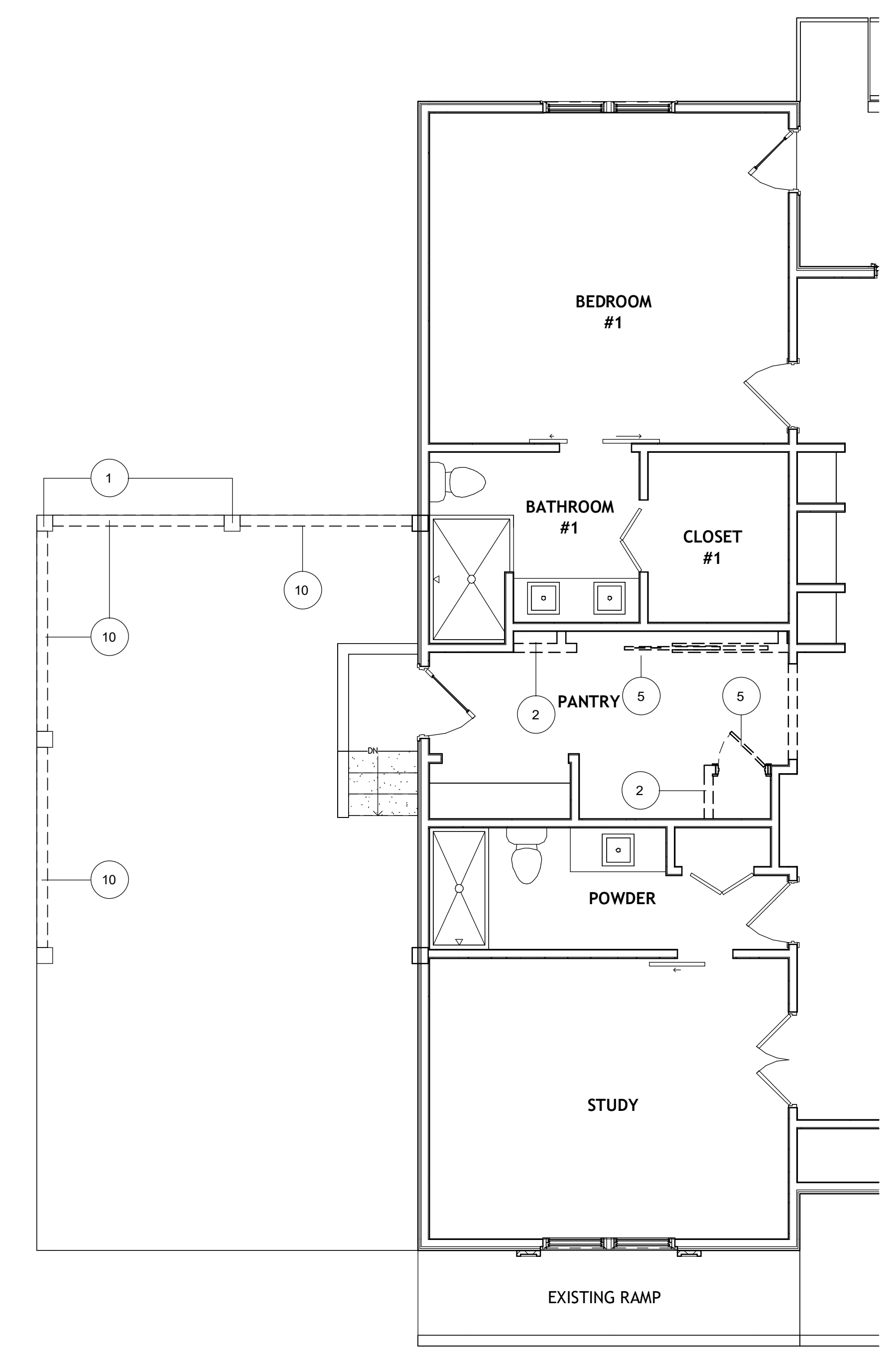
| KEYNOTE LEGEND | |
|----------------|---|
| NUMBER | KEYNOTE |
| 1 | REMOVE EXISTING COLUMN SAVE SALVAGABLE TIMBER FOR RE-USE. |
| 2 | EXISTING WALLS, ASSOCIATED ELECTRICAL AND INSULATION TO BE DEMOLISHED, FINISH SMOOTH WITH ADJACENT WALL, CEILINGS AND FLOORS. |
| 3 | REMOVE EXISTING WALL SHEATHING AND FINISH TO STUD BELOW NEW ROOF AND REPLACE WITH GYP. WALL BOARD. |
| 4 | REMOVE EXISTING DOOR AND FRAME, SAVE FOR RE-USE, FILL IN WITH FRAMING AND FINISH SMOOTH WITH ADJACENT WALL. |
| 5 | REMOVE EXISTING DOOR AND FRAME. |
| 6 | REMOVE EXISTING WINDOW AND FRAME. |
| 7 | REMOVE EXISTING GUTTER |
| 8 | REMOVE EXISTING WALL |
| 9 | REMOVE EXISTING ROOFING MATERIALS AND FRAMING, SAVE ALL VIABLE TIMBER FOR RE-USE. |
| 10 | REMOVE EXISTING GAURD RAIL. |
| 11 | REMOVE EXISTING SHOWER AND FIXTURES |
| 12 | REMOVE EXISTING SINK AND COUNTER, SAVE SINK TO BE RE-USED |



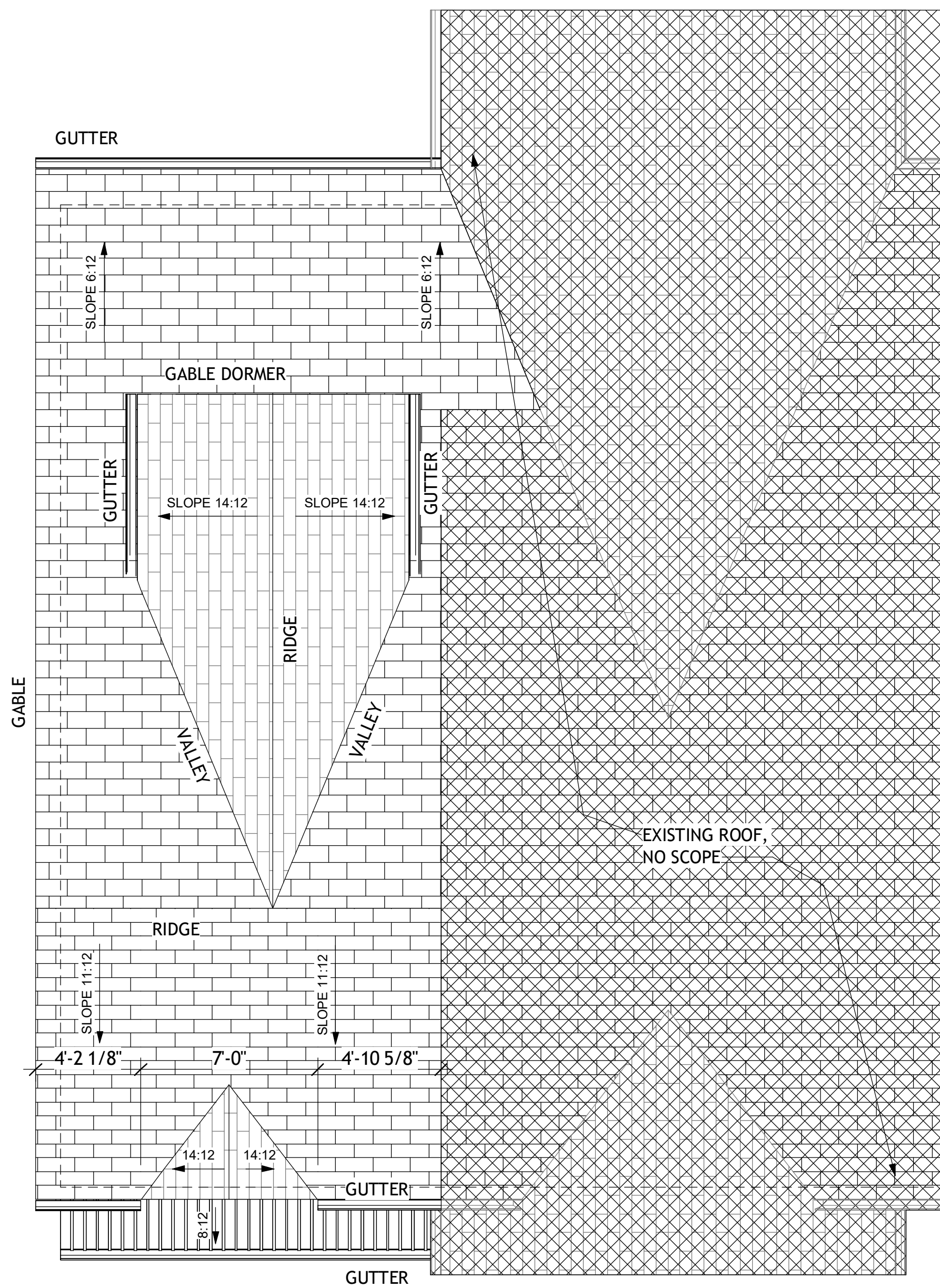
3 DEMO. ROOF PLAN
A1-00 1/4" = 1'-0"



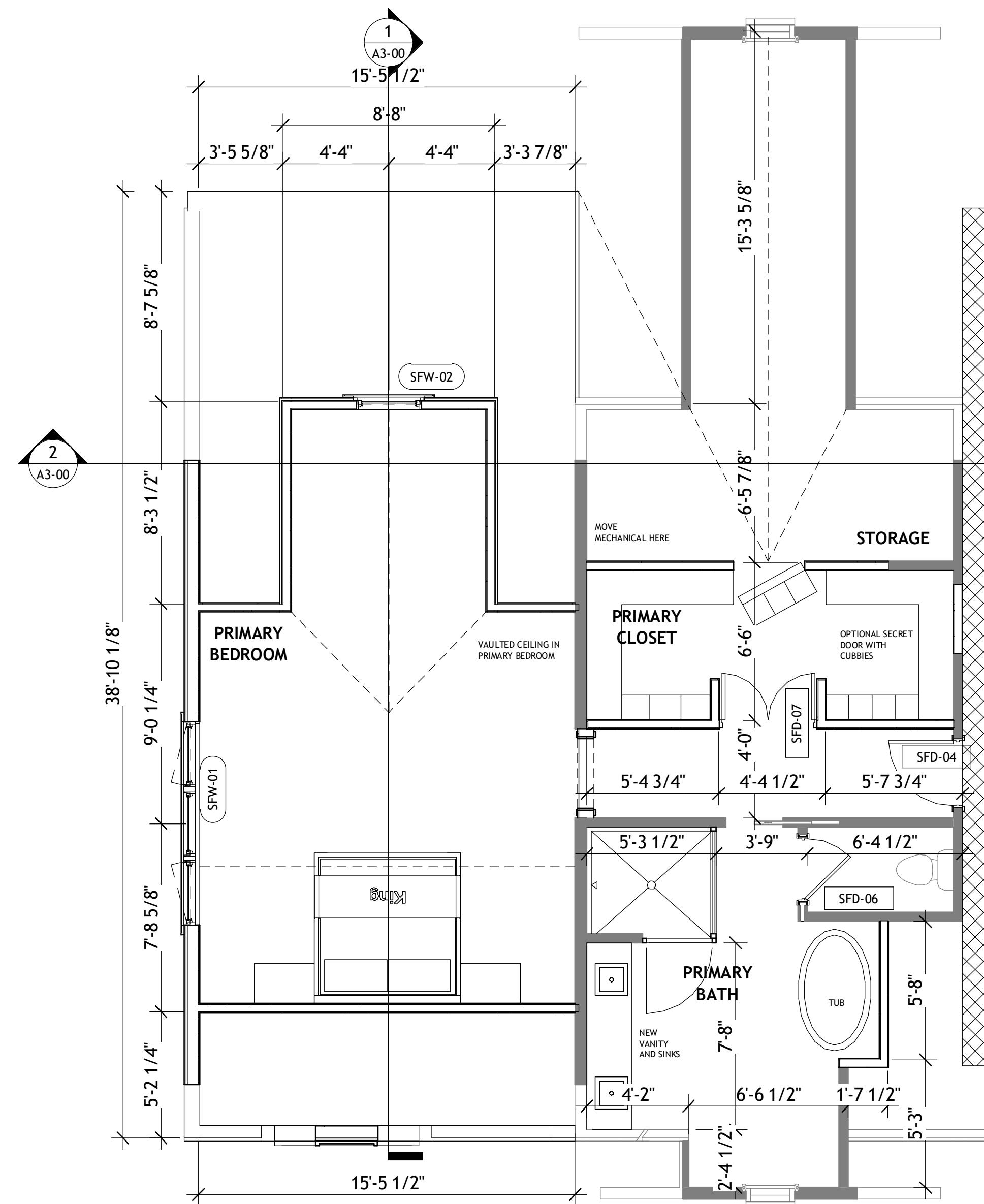
2 SECOND FLOOR DEMO. PLAN
A1-00 1/4" = 1'-0"



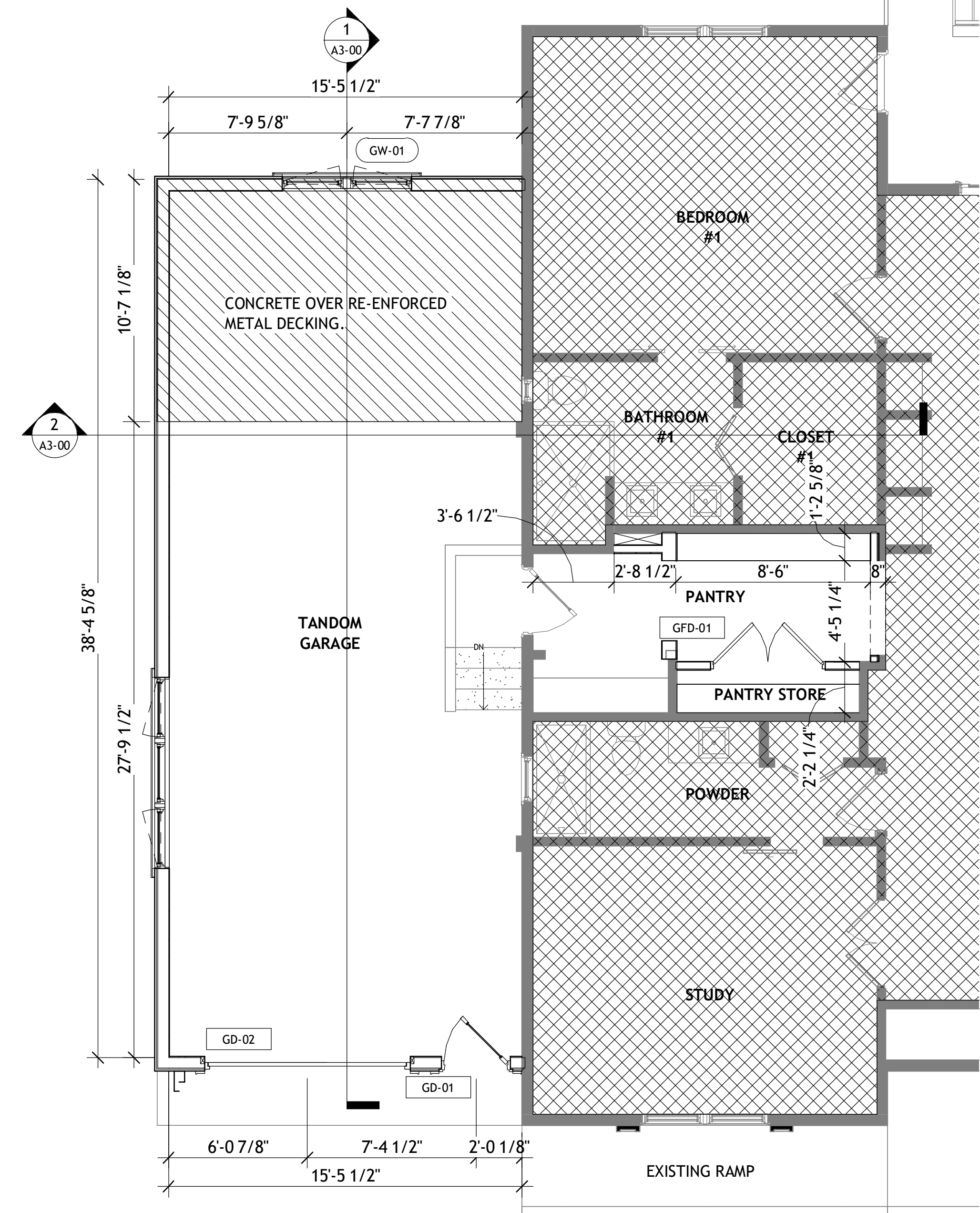
1 GROUND FLOOR DEMO. PLAN
A1-00 1/4" = 1'-0"



3 ROOF PLAN
A1-01 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
A1-01 1/4" = 1'-0"



GENERAL NOTE:

- ALL ELEMENTS ON PLAN THAT ARE SHOWN AS GREY ARE ASSUMED TO BE EXISTING.
- ALL DIMENSIONS AT GREY WALLS ARE TAKEN TO BE FROM FINISHED FACE.
- CROSS HATCH INDICATES AREA WHERE THERE IS NO SCOPE OF WORK.

1 PROPOSED GROUND FLOOR PLAN
A1-01 1/4" = 1'-0"

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sheet title:

PROPOSED
FLOOR PLANS

project number: 24-029
drawing date: 08-16-2024
scale: as noted

sheet number:

A1-01

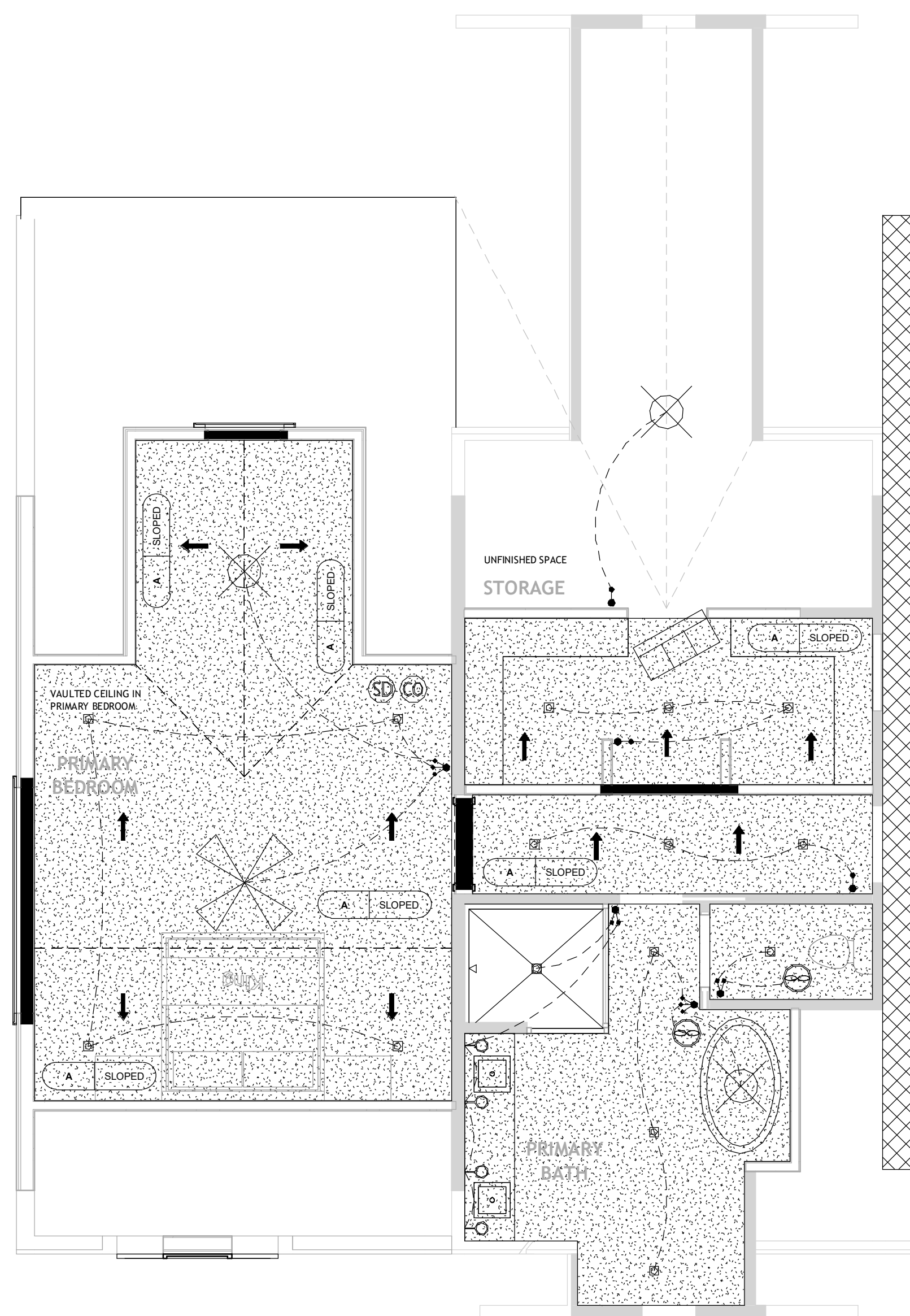
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ELECTRICAL LEGEND

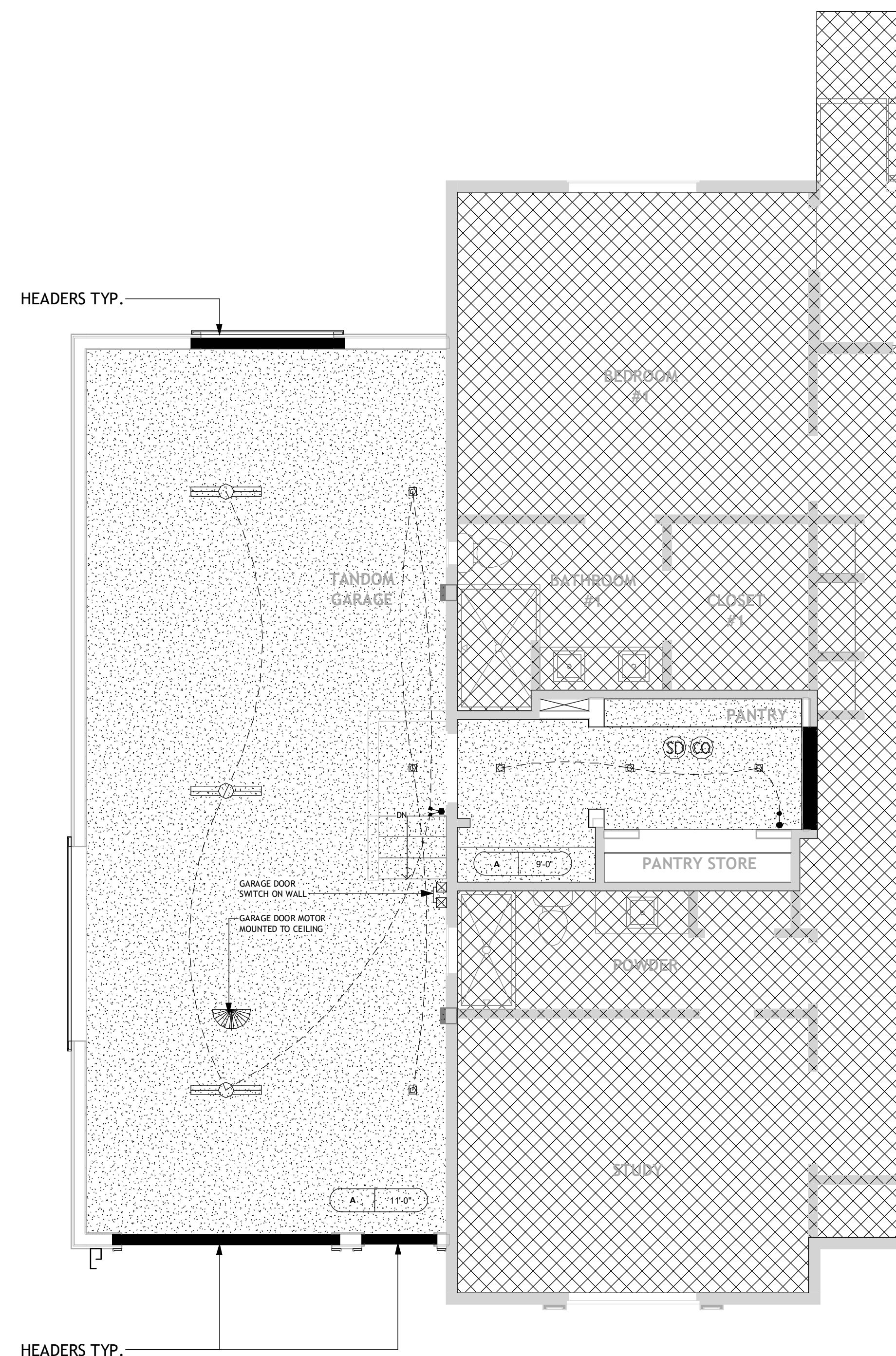
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| | SMOKE DETECTOR |
| | CARBONMONOXIDE DETECTOR |
| | CEILING FAN WITH DIRECTIONAL LIGHTS |
| | WALL MOUNTED LIGHTS |
| | CENTRAL LIGHT (DIRECTIONAL) |
| | PENDANT LIGHT |
| | CAN LIGHT |
| | FLUORESCENT LIGHTS |
| | EXTRACTOR |
| CEILING TAG | |
| | |
| TYPE MARK | HEIGHT |

CEILING TYPES:

A =
B =



2 PROPOSED SECOND FLOOR RCP
A1-10 1/4" = 1'-0"



1 PROPOSED GROUND FLOOR RCP
A1-10 1/4" = 1'-0"

GENERAL NOTE:

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**A HOME
RENOVATION**
246 LAKESHORE DR. NW,
DULUTH, GA 30096

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sheet title:

PROPOSD RCP

project number: 24-029
drawing date: 08-16-2024
scale: as noted

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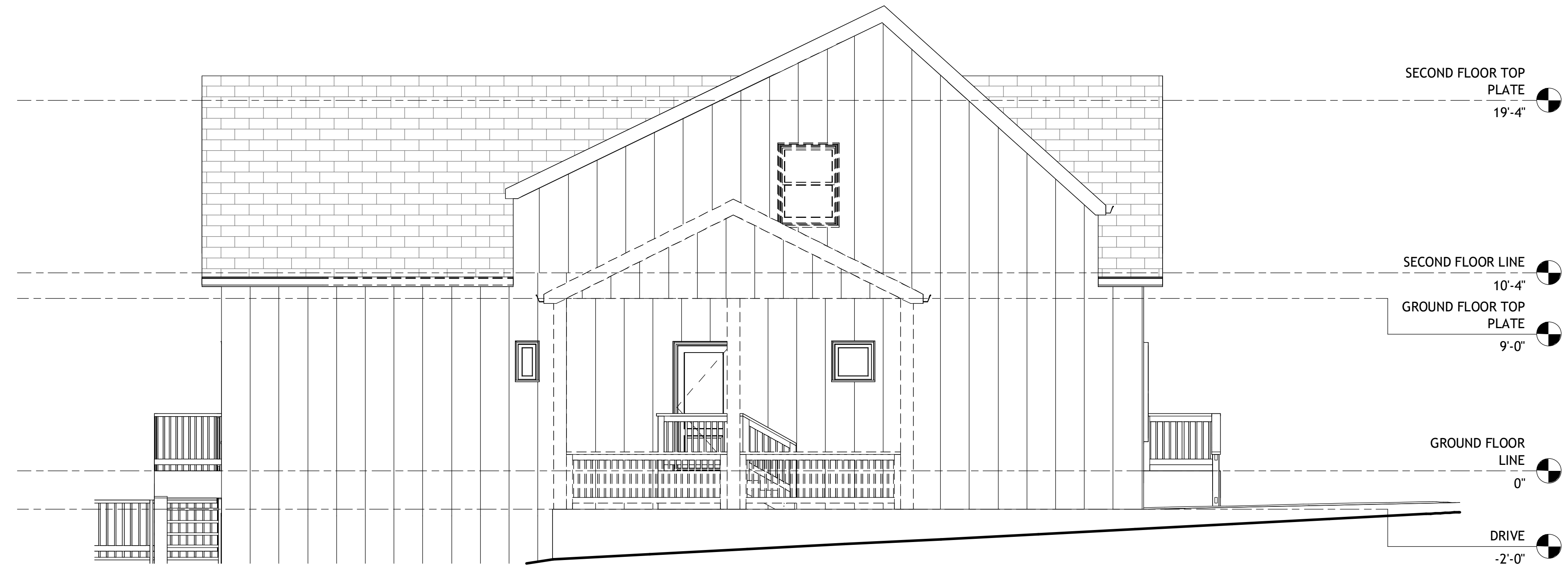
A1-10

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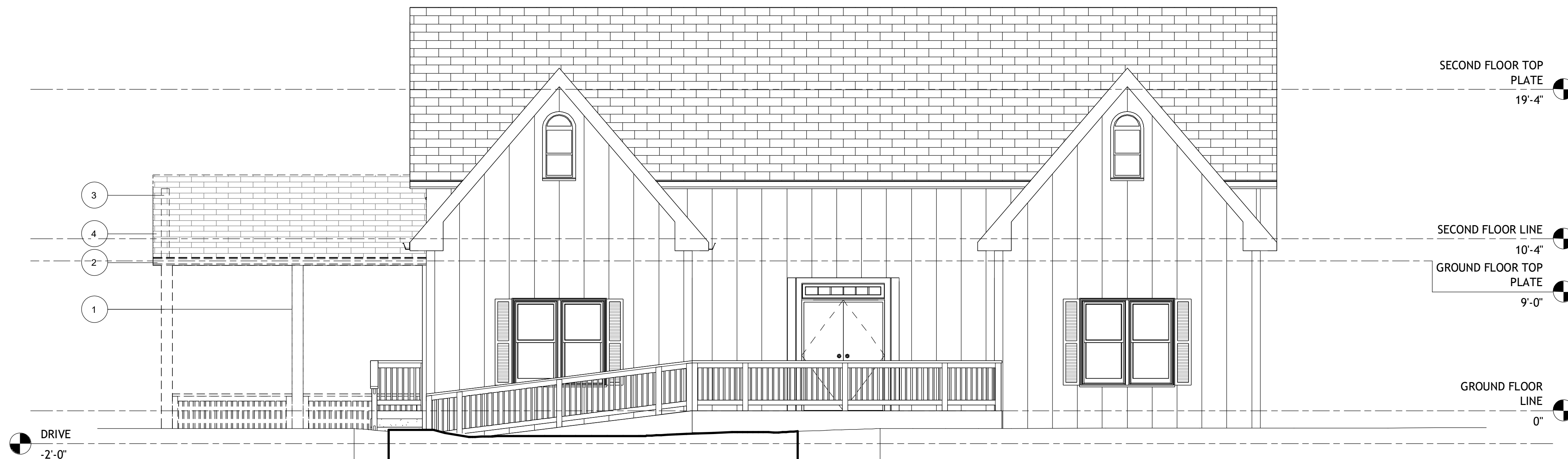
GENERAL DEMOLITION NOTES:

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| KEYNOTE LEGEND | |
|----------------|---|
| NUMBER | KEYNOTE |
| 1 | REMOVE EXISTING COLUMN SAVE SALVAGABLE TIMBER FOR RE-USE. |
| 2 | REMOVE EXISTING GUTTER |
| 3 | REMOVE EXISTING WALL |
| 4 | REMOVE EXISTING ROOFING MATERIALS AND FRAMING, SAVE ALL VIABLE TIMBER FOR RE-USE. |



2 LEFT-SIDE ELEVATION DEMO
A2-00 1/4" = 1'-0"



1 FRONT ELEVATION DEMO
A2-00 1/4" = 1'-0"

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sheet title:

**DEMO.
ELEVATIONS**

project number: 24-029
drawing date: 08-16-2024
scale: as noted

sheet number:

A2-00

- NOT ISSUED FOR CONSTRUCTION
- ISSUED FOR CONSTRUCTION

GENERAL DEMOLITION NOTES:

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| KEYNOTE LEGEND | |
|----------------|---|
| NUMBER | KEYNOTE |
| 1 | REMOVE EXISTING COLUMN SAVE SALVAGABLE TIMBER FOR RE-USE. |
| 2 | REMOVE EXISTING GUTTER |
| 3 | REMOVE EXISTING WALL |
| 4 | REMOVE EXISTING ROOFING MATERIALS AND FRAMING, SAVE ALL VIABLE TIMBER FOR RE-USE. |
| 5 | REMOVE EXISTING GAURD RAIL. |



2 RIGHT-SIDE ELEVATION DEMO
A2-01 1/4" = 1'-0"



1 REAR ELEVATION DEMO
A2-01 1/4" = 1'-0"

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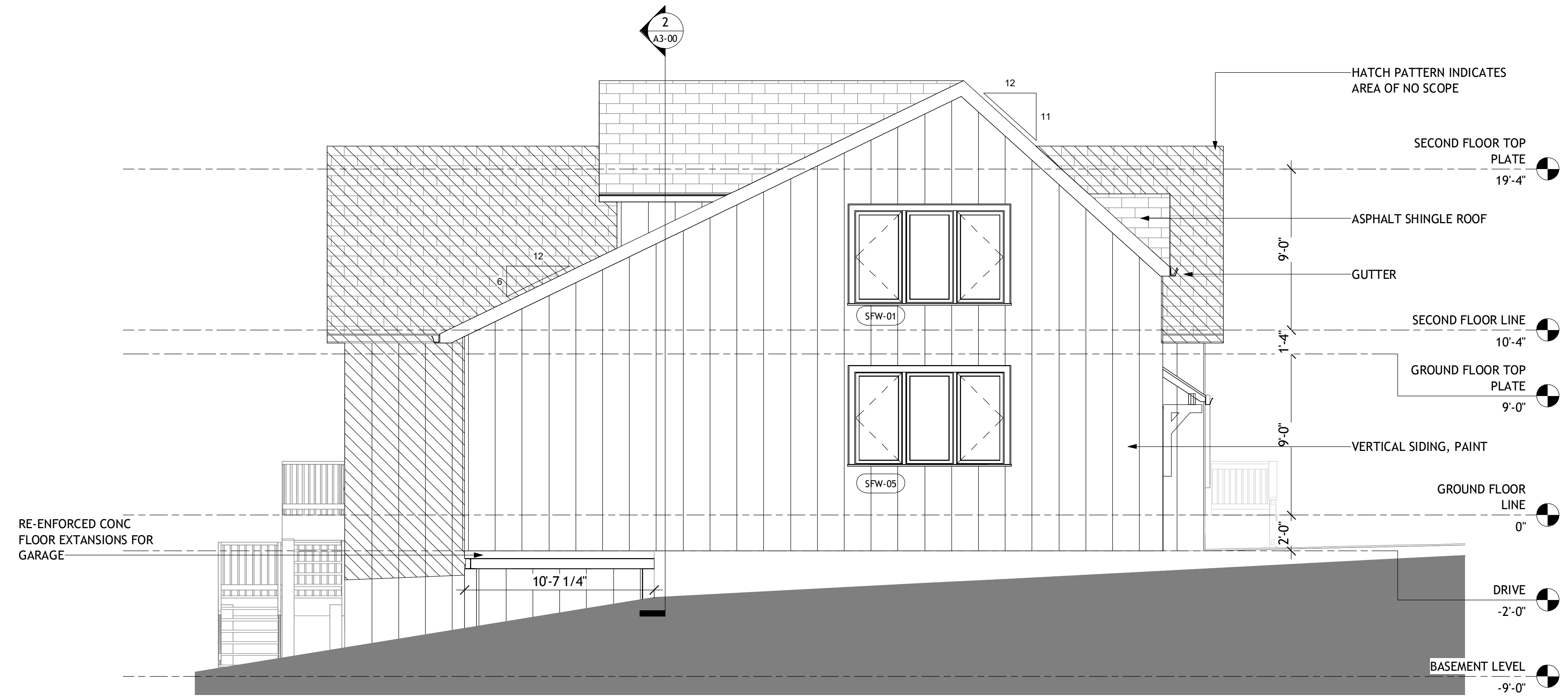
**DEMO.
ELEVATIONS**

project number: 24-029
drawing date: 08-16-2024
scale: as noted

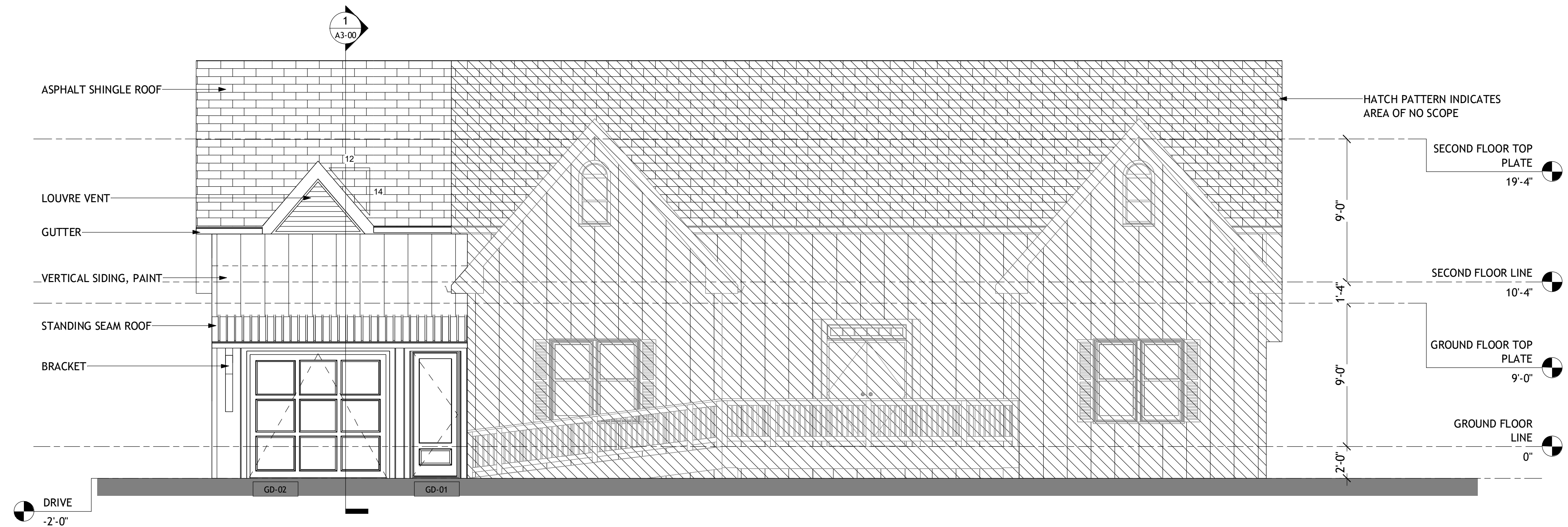
sheet number:

A2-01

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2 LEFT-SIDE ELEVATION PROPOSED
A2-02 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
A2-02 1/4" = 1'-0"

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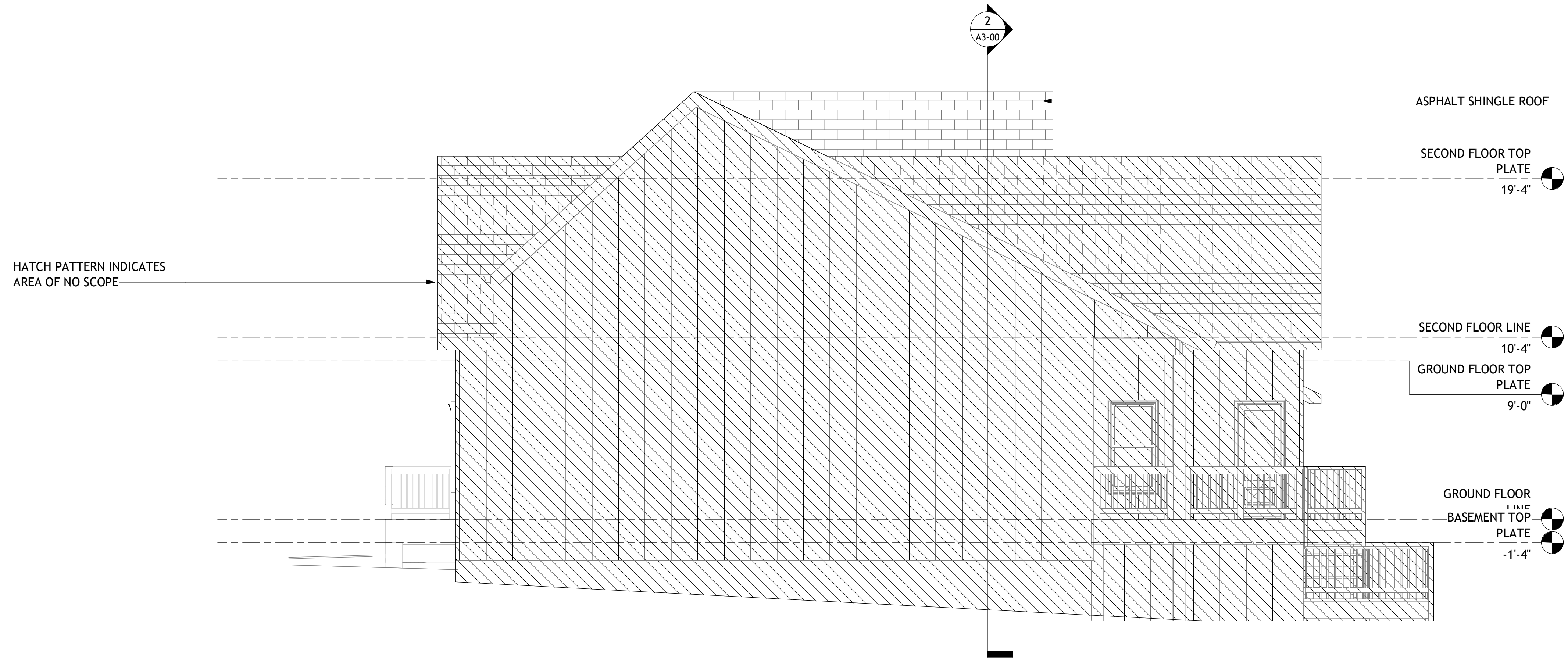
PROPOSED
ELEVATIONS

project number: 24-029
drawing date: 08-16-2024
scale: as noted

sheet number:

A2-02

■ NOT ISSUED FOR CONSTRUCTION
□ ISSUED FOR CONSTRUCTION



2 RIGHT-SIDE ELEVATION PROPOSED
A2-03 1/4" = 1'-0"



1 REAR ELEVATION PROPOSED
A2-03 1/4" = 1'-0"

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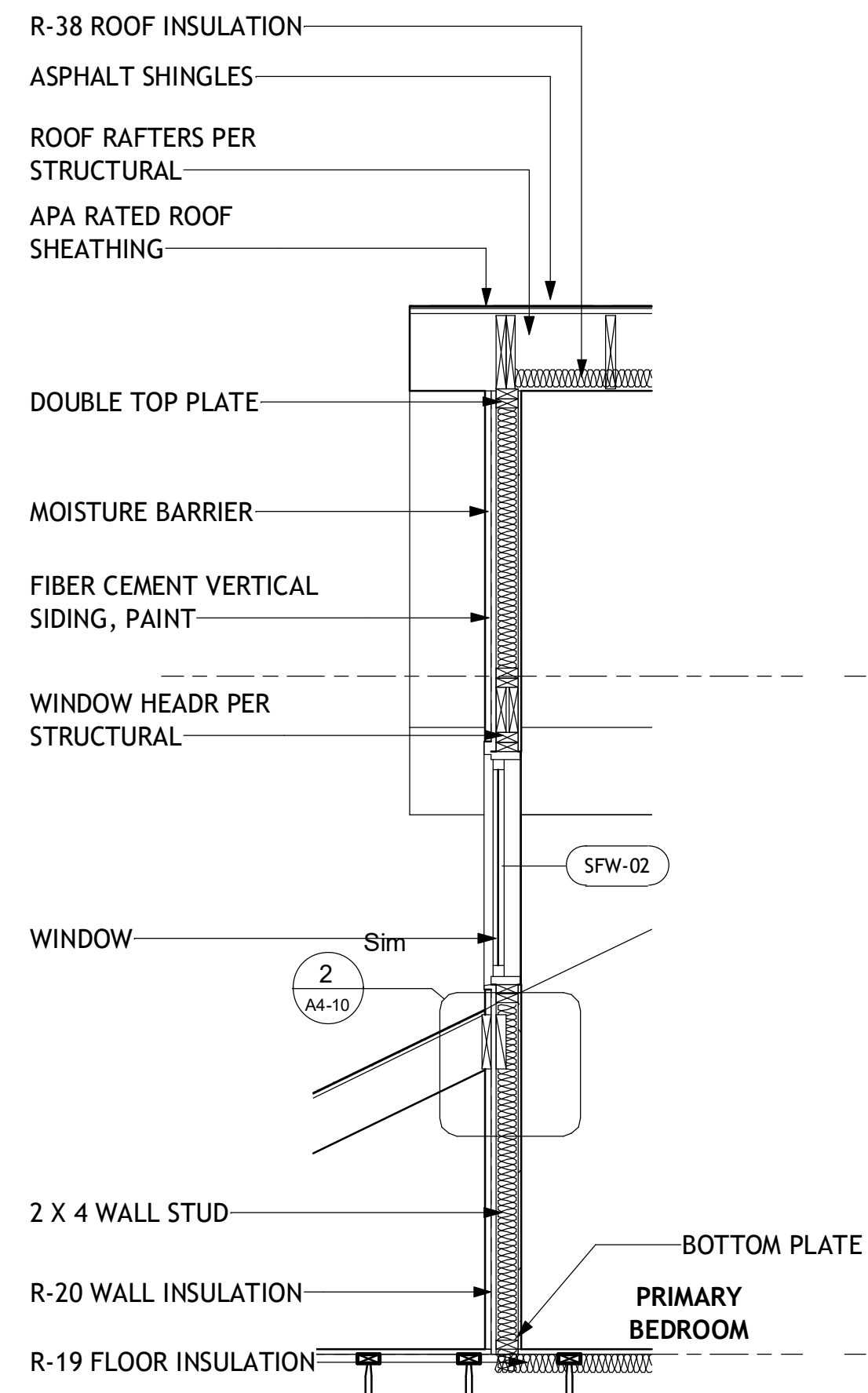
**PROPOSED
ELEVATIONS**

project number: 24-029
drawing date: 08-16-2024
scale: as noted

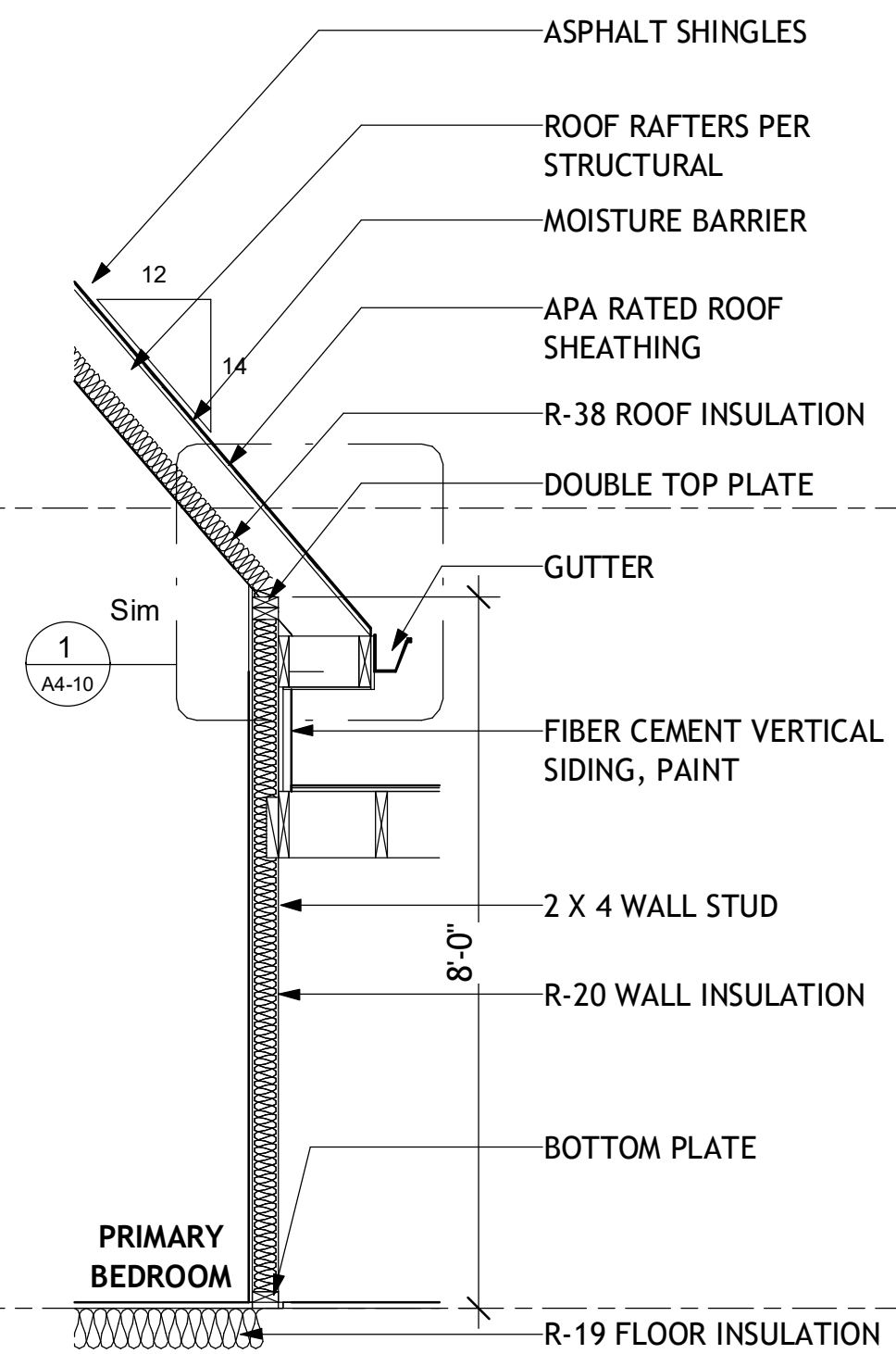
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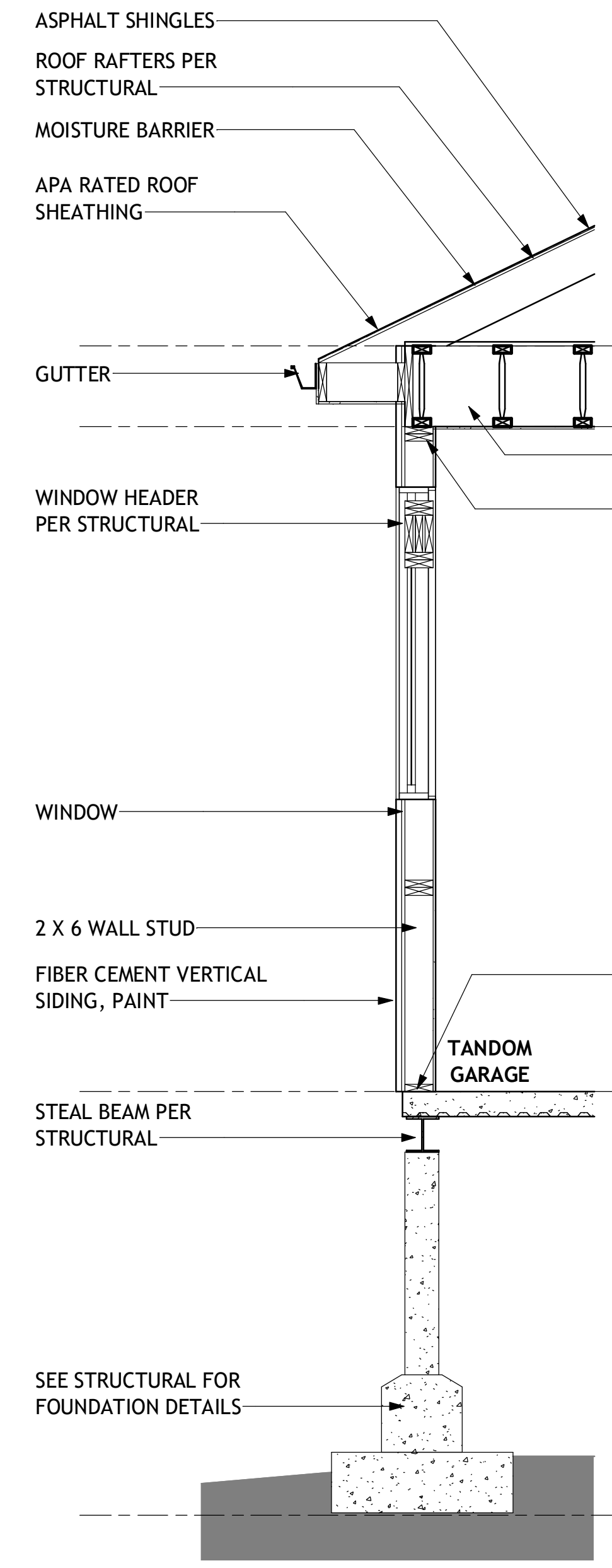
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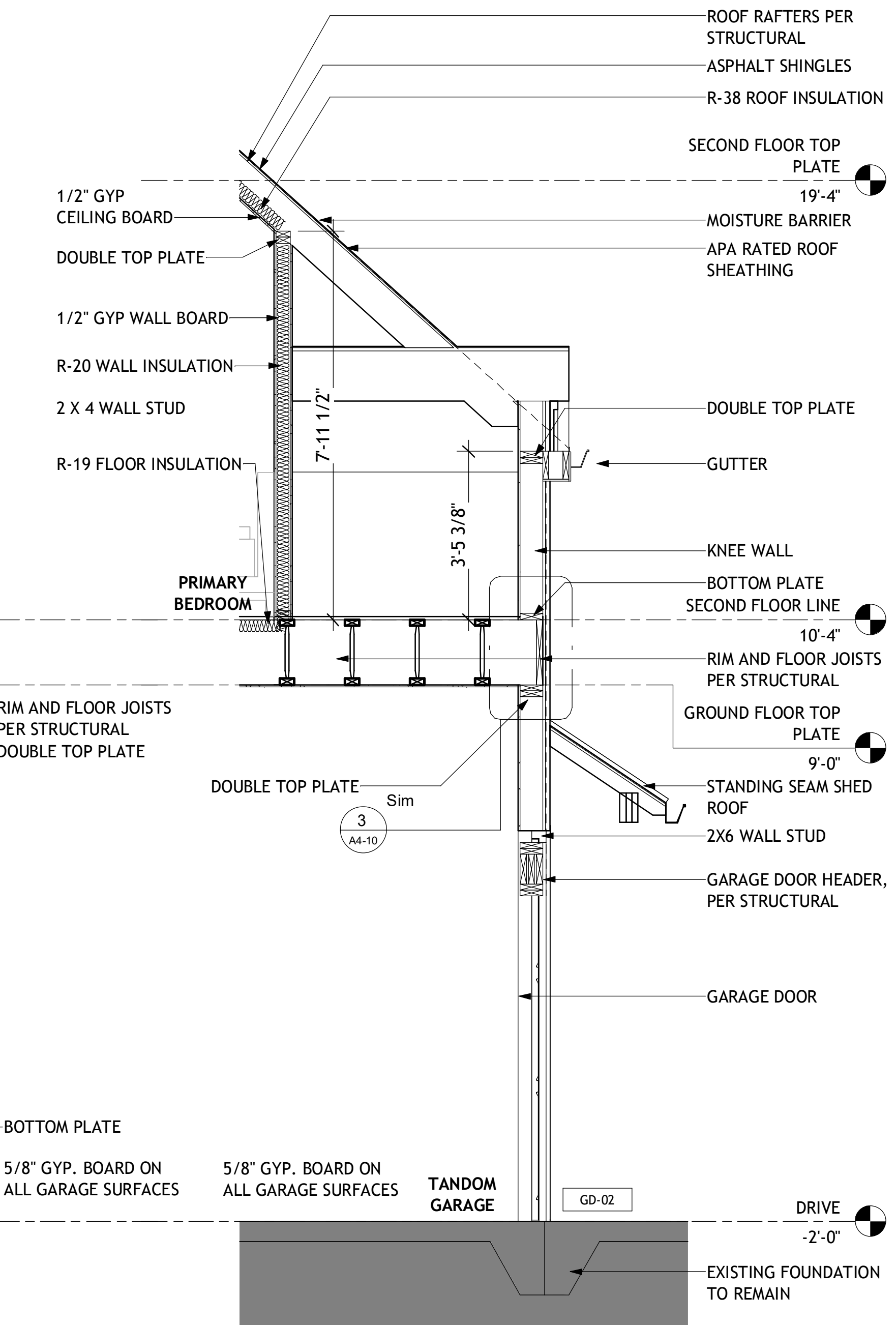
4 PRIMARY WALL DETAIL #2
A4-00 1/2" = 1'-0"



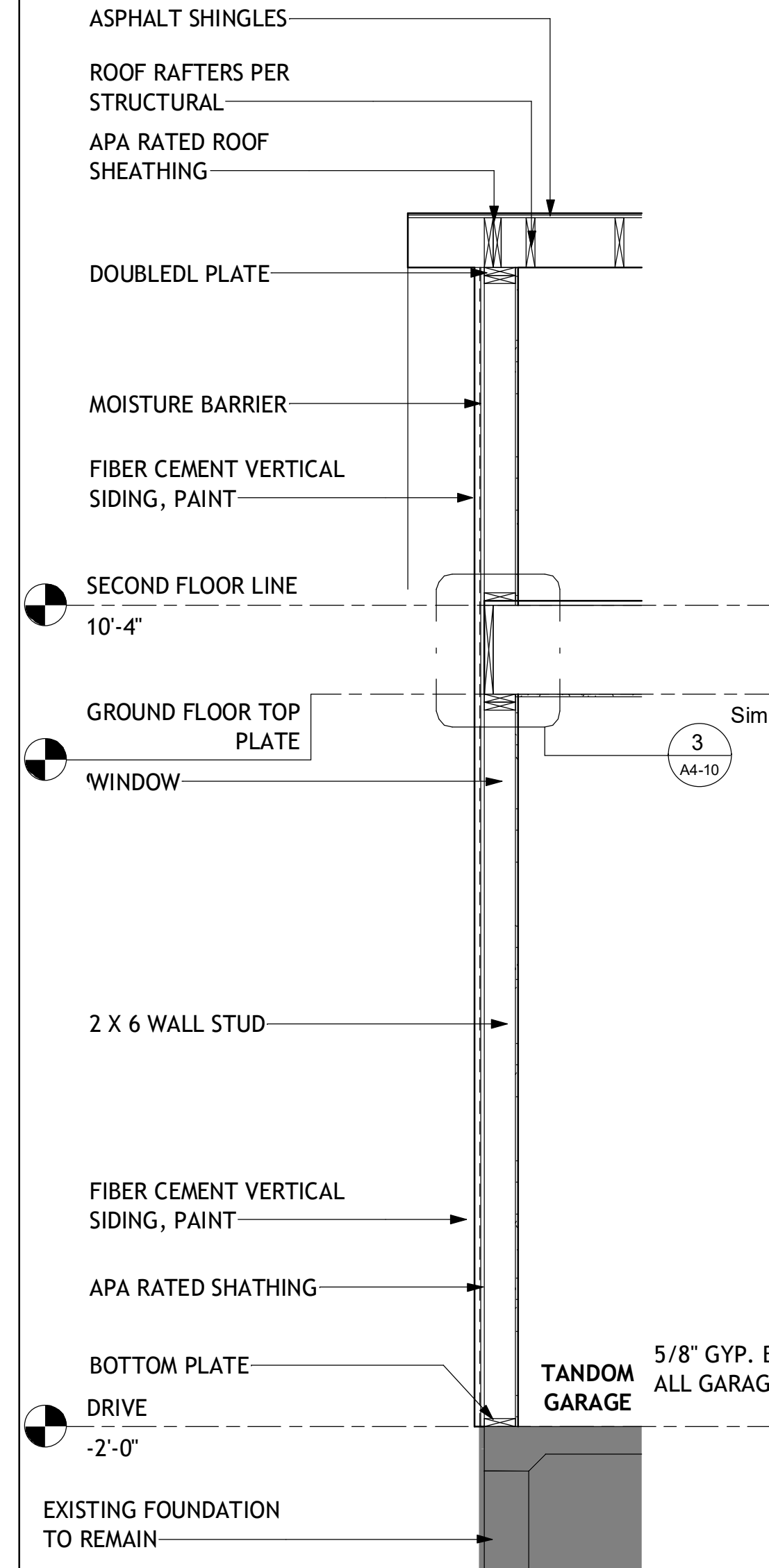
3 PRIMARY WALL DETAIL #1
A4-00 1/2" = 1'-0"



2 TANDOM GARAGE WALL DETAIL #2
A4-00 1/2" = 1'-0"



1 TANDOM GARAGE WALL DETAIL #1
A4-00 1/2" = 1'-0"



5 TANDOM GARAGE WALL DETAIL #3
A4-00 1/2" = 1'-0"

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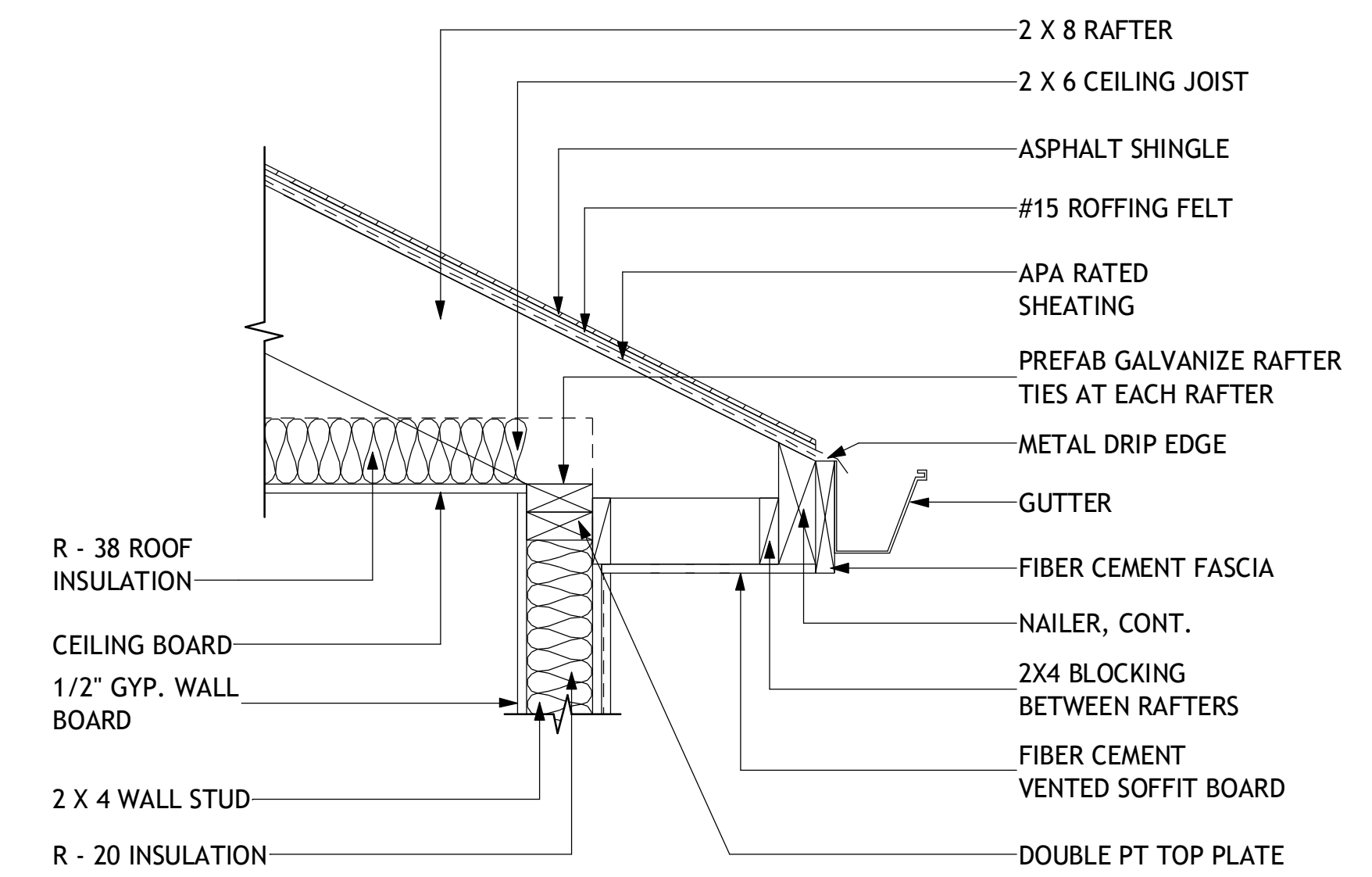
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WALL DETAILS

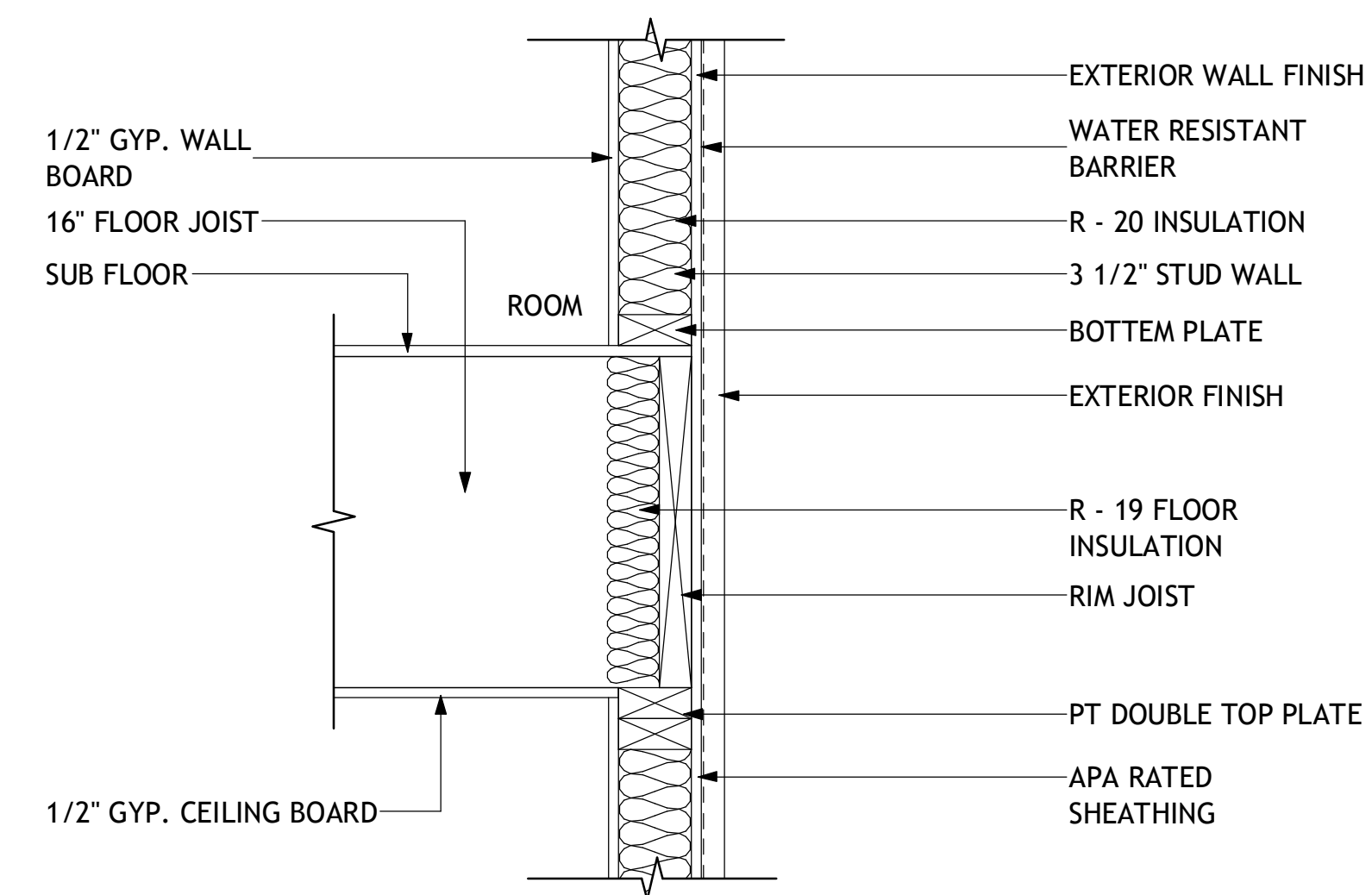
project number: 24-029
drawing date: 08-16-2024
scale: as noted

sheet number:

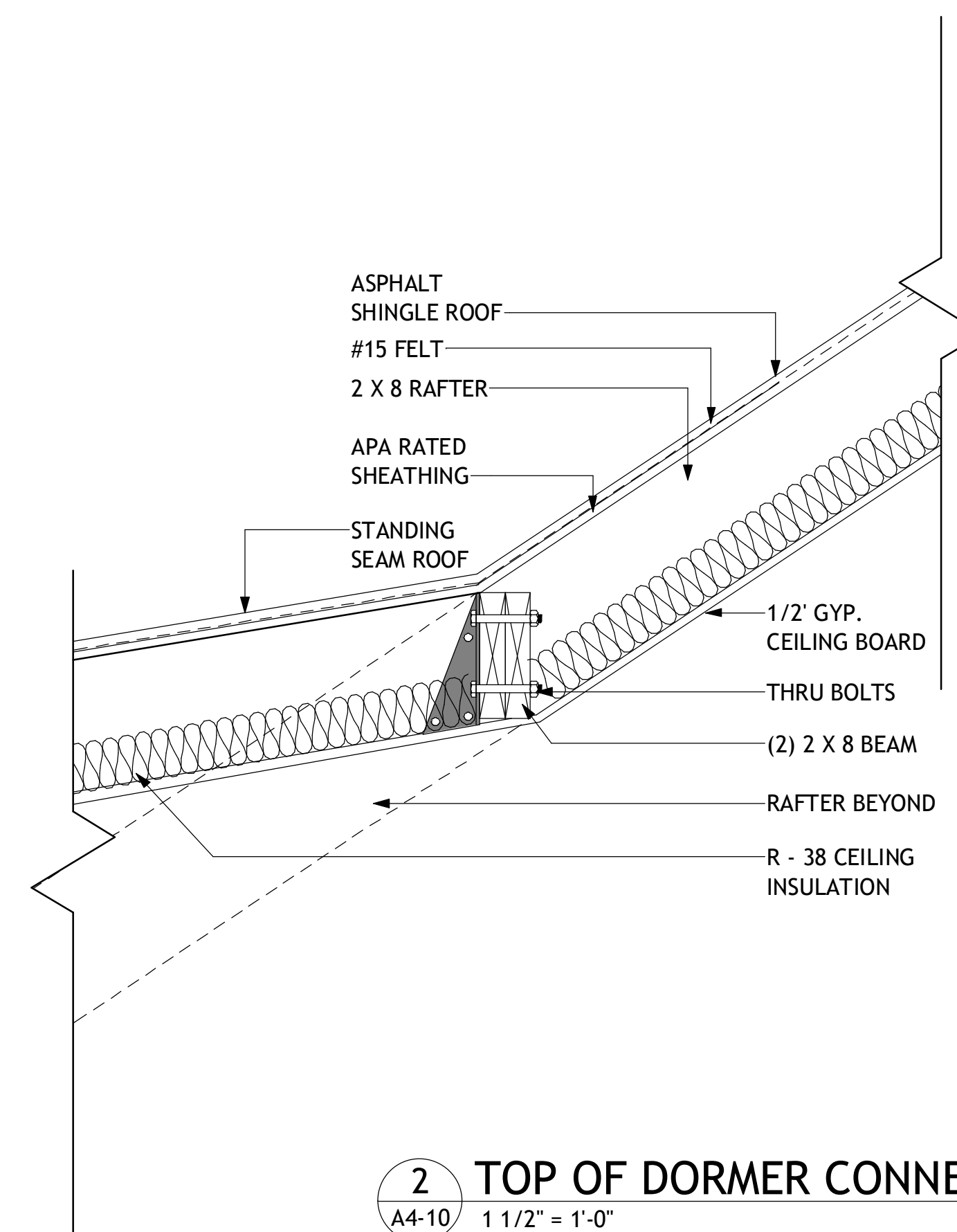
A4-00
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1 EAVE DETAIL
A4-10 1 1/2" = 1'-0"



3 FLOOR CONNECTION
A4-10 1 1/2" = 1'-0"



2 TOP OF DORMER CONNECTION DETAIL
A4-10 1 1/2" = 1'-0"

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sheet title:

**ENLARGED
DETAILS**

project number: 24-029
drawing date: 08-16-2024
scale: as noted

sheet number:

A4-10

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**3D VIEWS &
RENDERS**

project number: 24-029
drawing date: 08-16-2024
scale: as noted

sheet number:

A9-00

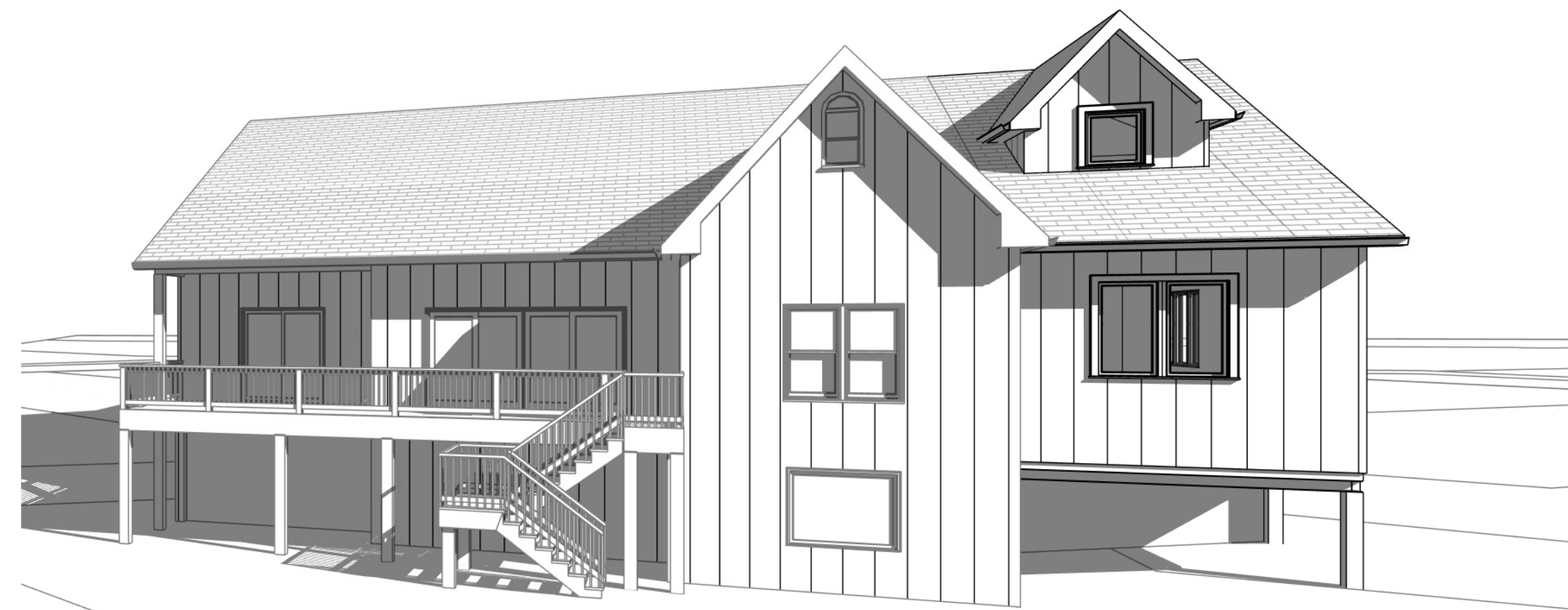
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4 3D #4
A9-00



3 3D #3
A9-00



5 3D #5
A9-00



2 3D #2
A9-00



1 3D #1
A9-00