

AGENDA
CITY OF BERKELEY LAKE
PLANNING & ZONING COMMISSION
FEBRUARY 13, 2024 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) November 14, 2023

IV. OLD BUSINESS

V. NEW BUSINESS

- a) PZV24-01 – 498 Lakeshore Drive – Variance to Sec. 78-141, expansion of non-conforming structure and Sec. 78-89, location of accessory structure in side yard 2-inches from side property line
- b) Election of Chair
- c) Election of Vice Chair
- d) Appointment of Secretary

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
NOVEMBER 14, 2023
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington
 Pekka Ignatius
 George Kaffezakis
 Rand Kirkus
 Robin Sansone

City Officials: Leigh Threadgill - City Administrator
 Thomas Mitchell – City Attorney
 Rob Hiller – City Marshal

Citizens Present: 9

I. CALL TO ORDER

Huntington called the meeting to order at 7:17 PM. A quorum of the commission along with City Administrator, Leigh Threadgill, and City Attorney, Thomas Mitchell, were present at the meeting.

II. APPROVAL OF OR CHANGES TO THE AGENDA

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

Sansone moved to approve the agenda as submitted. Kaffezakis seconded and all voted to approve the agenda.

III. MINUTES

1. Minutes of October 10, 2023

Kaffezakis moved to approve the minutes of the October 10th meeting. Kirkus seconded and all voted to approve the minutes.

IV. OLD BUSINESS

1. PZRZ 23-08, 4477/4487 Peachtree Industrial Boulevard – Rezoning from GC-A (C-1) to M-1 and PZV 23-09 associated concurrent variances as follows:
 - a. Modification of the 75-foot buffer adjacent to residential property
 - b. Reduction of the M-1 district area minimum from 10 acres to 4.996 acres
 - c. Reduction in the M-1 75-foot front setback to 11.11 feet along a portion of the property where there is a jog in the Peachtree Industrial Boulevard right-of-way

Huntington acknowledged Threadgill to review the project and the status of the rezoning and variance applications. She provided background regarding the zoning of the property and an overview of the project, application, and staff analysis and recommendation.

Threadgill noted that the buffer modification request was to exclude approximately 4,800 square feet of buffer area adjacent to the undeveloped, land-locked property. The site plan shows a portion of the stormwater management area and a corner of the smaller building to be located in this area. In addition, this area can now be used to meet tree density standards, either through the preservation or planting of trees.

The variance to reduce the front setback from 75 feet to 11.11 feet along the cut-out in the property isn't needed as the site plan is currently drawn.

Threadgill reviewed the six standards governing the exercise of zoning power as follows:

- Will the rezoning permit a use that is suitable in view of the use and development of adjacent and nearby property – while it may be compatible with some of the adjacent and nearby properties, it is incompatible with the established residential area to the north/northeast
- Will the rezoning adversely affect the existing use or usability of adjacent or nearby property –the rezoning would have an adverse impact on adjacent or nearby residential property
- Does the subject property have reasonable economic use as currently zoned – this is difficult to answer absent a market analysis.
- Will the rezoning result in a use that would cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools – staff has circulated the application to Gwinnett Departments of Water Resources and Transportation. The applicant should comply with any comments that result from review by those departments.
- Is the rezoning in conformity with the policy and intent of any land use plan in effect – the future land use map designates this property to be within the Peachtree Industrial District which allows some light industrial uses, acceptable light industrial uses would closely adhere to the zoning and landscape standards of the city in order to make the industrial nature of the development harmonious with surrounding land uses.

- Are there other existing or changing conditions affecting the use and development of the property which provide supporting grounds for either approval or disapproval of the proposal – the subject site has topographic challenges – it slopes steeply toward a stream, pond and lake, which highlights the importance of post-development stormwater management and erosion and sedimentation control. In addition, existing zoning regulations do not permit two principal or primary uses/buildings on one lot.

In light of concerns regarding development of the proposed use in accordance with the submitted site plan adjacent to the established residential area, staff recommends denial of the application.

In addition, regarding the three requested variances, staff recommends denial as follows:

- Modification of the 75-foot undisturbed buffer would adversely impact the established residential area to the northeast.
- Reduction of the district area minimum from 10 acres to 5 acres would result in an industrial development that is constrained to a point that it cannot provide adequate space for truck traffic circulation, stormwater management and landscaping.
- The front setback variance is unnecessary as the site is currently configured. Given that variances are granted upon the condition that the site is developed in accordance with the approved plans, it would not make sense to grant this variance to a need that has not been demonstrated or a hypothetical scenario.

Threadgill noted that staff has an alternative conditional approval recommendation for the commission's consideration with the following conditions:

- 1.) The property shall be developed in substantial accordance with the submitted proposed Site Plan entitled "Rezoning Site Plans for 4477-4487 Peachtree Industrial Boulevard, Berkeley Lake, GA 30092, Gwinnett County," prepared by GAK Engineering, Inc. dated _____, 2023 and submitted to the Mayor and City Council on _____, 2023 (the "Site Plan"), with modification to meet conditions of zoning or State, County, and City regulations. Such modification, if substantial in the discretion of the City Administrator, will require Mayor and Council approval through an application for rezoning/change in conditions.
- 2.) There shall be no more than one building on the property. Permitted uses shall be limited to the following M-1 uses:
 - a. Enclosed warehouse with offices,
 - b. Wholesaling with offices, and

c. Business office

- 3.) Building construction shall be in accordance with building elevations submitted with the application. Structures shall be constructed of the following materials: Albond aluminum composite panel and the sample material provided at the meeting, specifications to be provided by the applicant.
- 4.) If no building permit shall have been issued for the proposed use by January 1, 2027, the entire property shall revert to the C-1, GC-A (Gwinnett County-Annexed) zoning classification.
- 5.) Stormwater management facilities shall be designed in accordance with the Georgia Stormwater Management Manual, current edition, at the time the project is submitted for LDP. A landscape plan will be required for the bioretention area, and maintenance plan will be required for both the bioretention area and the detention pond. Discharge of the stormwater detention facility will not be permitted on steep slopes. Engineered plans for all retaining walls shall be required prior to issuance of a LDP. Construction of detention pond and walls atop the existing 60" RCP shall not be allowed. Documentation of County approval of location of pond walls in the vicinity of the prescriptive easement on the 60" RCP shall be provided prior to issuance of an LDP. Post-developed flow rates from onsite runoff shall be equal to or less than 70% of pre-developed flow rates from onsite runoff.
- 6.) Lighting shall be down-cast and directed in towards the property so that it does not shine into nearby residential buildings or properties. Lighting shall be consistent with what is termed "dark sky lighting."
- 7.) There shall be no less than a 75-foot undisturbed, vegetated buffer and no less than a 75-foot building and parking drive setback where the property is adjacent to residentially zoned property. Where there is inadequate vegetative screening to achieve an opaque screen, supplemental plantings in accordance with Sec. 42-224 of the City of Berkeley Lake Code of Ordinances shall be required.
- 8.) A Landscaping Plan shall be provided for the site, including areas within the 75-foot buffer that are sparsely vegetated, to be approved by the City Administrator.
- 9.) Buffers shall be undisturbed except for landscaping and/or planting anticipated or required by the preceding two conditions.
- 10.) Outdoor storage and display shall be prohibited.
- 11.) Location and design of curb cuts on Peachtree Industrial Boulevard shall be approved by the governmental entity with jurisdiction over Peachtree Industrial Boulevard.

- 12.) Dumpster pick-up and deliveries shall be limited to between 7:00 a.m. and 7:00 p.m.
- 13.) The owners shall timely repair or repaint any graffiti or vandalism and remove any refuse or garbage dumped on the property.
- 14.) The owner shall abide by the following requirements:
 - a. All roof-mounted equipment shall be screened from view on all sides.
 - b. The total height of any buildings, including any roof mounted equipment such as solar panels and/or HVAC equipment, shall not exceed 40 feet from the mean ground level grade of the building.
- 15.) No outdoor loudspeakers will be allowed. Sound level from any indoor or outdoor speaker or equipment shall be 0 decibels measured at the property line.
- 16.) Address all comments from the Gwinnett County Department of Water Resources as follows:
 - a. Locate the existing 48-inch Ductile Iron Pipe (DIP) reuse line on the southwest corner of the property. The line should be located both vertically and horizontally to determine if there will be appropriate cover over the line during all phases of construction, and if the line is able to handle the traffic anticipated over it. Designate the easement on the site plan.
 - b. Submit a sewer capacity request to verify available capacity at the Garner Industrial Pump Station.
 - c. Confirm that the existing sewer on the southern portion of the site, designated as vitrified clay pipe, is adequate for the anticipated depth and traffic for this development. If conditions are likely to compromise the integrity of the pipe, the developer must implement protection.
 - d. Confirm whether the abandoned 8-inch vitrified clay pipe bisecting the parcel has a dedicated easement.
 - e. Permanent structures are prohibited from being built in the existing sewer easement. The site design or sewer may need to be adjusted to avoid the walls from the loading docks encroaching on the easement and show the easement in the design plans. Confirm that the pipe is adequate for the anticipated depth and traffic for this development. If conditions are likely to compromise the integrity of the pipe, the developer must implement protection.

- f. Connect to existing 16-inch ductile iron pipe water main located on the southern right-of-way of Peachtree Industrial Boulevard via jack-and-bore. Provide adequate easements for the bore and receiving pit.
- 17.) All new utility lines shall be located underground.
- 18.) Provide streetlights along all public rights-of-way utilizing decorative light poles/fixtures. Light source shall be high-pressure sodium. Streetlights shall be staggered, 150 feet on-center. All street lighting shall be subject to review and approval of the Gwinnett County Department of Transportation. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads. The fixture head shall be a cobra head. The pole type shall be fluted (black). And the maximum pole height shall be 40 feet.
- 19.) Provide lighting throughout all parking areas utilizing decorative light poles/fixtures. Light source shall be metal halide, not exceeding an average of 4.5 foot-candles of light output through the parking area. Light fixtures shall be hooded. Lighting shall be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares. Light fixtures shall be as follows: Fixture Head = Box Head, Pole Type = fluted black, height = 35' max.
- 20.) Dumpsters shall be screened from view on all four sides. Screening shall consist of three solid walls of brick, stucco or split-faced block construction, two feet taller than the height of the dumpster, with 100 percent solid metal or wooden gates. Dumpsters shall be placed in the rear yard.
- 21.) Natural vegetation shall remain on the property until issuance of a development permit.
- 22.) Owner shall post a bond in the amount of \$250,000.00, at least 40% to be in cash with the remainder to be provided by a surety properly licensed, registered and in good standing with the State of Georgia, the form of which is subject to approval by the City Attorney. The bond shall be to guarantee performance of the owner's obligation to prevent silting of the pond downstream of the property. The bond shall remain in place until the later of five years after final completion of the site work or issuance of the final certificate of occupancy for the buildings.
- 23.) Portable buildings shall be prohibited.
- 24.) All mechanical, HVAC and like systems shall be screened from street level view on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood.
- 25.) These conditions shall be printed on any plat recorded and attached to any plat of a lot provided to buyers. The failure for a plat to contain any or all of the conditions shall not relieve any person of full compliance with each condition.

- 26.) If the applicant has made any promises, memorialized in writing and signed by the applicant or its authorized agent, to owners of properties contiguous to the property, and those writings have been filed with the City Administrator prior to approval of this application, issuance of any development or building permit will be conditioned upon fulfillment of such promises.
- 27.) This zoning with conditions shall have no precedential impact with regard to other properties in the City of Berkeley Lake, including but not limited to adjacent properties.

Huntington acknowledged the applicant.

Taner Baltici, the applicant, exhibited the building elevations for both proposed buildings.

Wendy Kraby, attorney for the applicant, distributed the site plan, which was the same as the site plan included in the agenda packets, with a substitute list of proposed conditions. She outlined that she would highlight the changes to the site plan, explain the proposed businesses, discuss the city's comprehensive plan and review the proposed variances.

Kraby noted the site plan has 2 main changes – one is moving the bioretention pond out of the way of the Gwinnett County stormwater pipe. She noted that she talked to Gwinnett County DWR and that while there is no written easement that dictates what could be built atop the pipe, they would prefer not to have large structures built over top because of the expense to replace if they have to repair the pipe. They are alright with driveways and parking areas. The other main change is that the number of curb cuts has been reduced from three to two.

Kraby reviewed that the larger building is the warehouse building, which would include offices for warehouse staff, a break room and restrooms. The product will be stored here. The product is large slabs of high-end marble and stone. Baltici distributed samples of the product. They are sold wholesale to fabricators who would cut them for kitchens or bathrooms. That cutting doesn't take place in the warehouse, it takes place wherever it is shipped to. The smaller building would be the showroom for the product where customers could come see the product without going into the warehouse. The smaller building will house the wholesale sales staff and executive staff. It is all one use; it is selling the wholesale products that are associated with the product stored on site.

Kraby stated that the city's comprehensive indicates that this is a community that has said that it wants to foster quality development and redevelopment and wants to attract new businesses and revise zoning and development regulations in the hope that that will help attract new businesses. The zoning code is dated, but the project can work with variances. This is the type of development that it feels like the city wants and is asking for. This is not a developer, but an owner. This is what he wants to build. He wants to be a part of Berkeley Lake and be a part of it for a long time. This is not a developer who will develop something and leave but wants this to be a good development too.

Kraby reviewed the variances. The first variance is for a small area to the right of the bioretention pond, which is adjacent to the land-locked Ryerson property. They are asking for relief from the buffer requirement. There would be a 25-foot setback. This would allow some breathing room to plant trees and to make this work. The applicant has given up a lot of space, they have changed the sizes, the driveways to make it work. The second variance is to the 75-foot setback from the road. They are just asking for one consistent 75-foot setback along the entire right-of-way. The third variance is regarding code that requires a 10-acre district area minimum. The city argues that that has to be 10 acres of one zoning district, but it doesn't count if it's GC-A(M-1) adjacent to M-1. If this applies, it will be difficult for any property to rezone. Kraby reviewed the zoning map and noted that this rule hasn't been enforced. Also, this property is adjacent to approximately 20 acres of GC-A(M-1) property.

Kraby said that there are a few condition changes, some of which are to make the conditions more modern. When dealing with streetlights and parking lot lighting, those things change with technology. High pressure sodium and metal halide are being phased out to be LED. Conditions (#16 and #17) have been revised to have the lighting to be approved by the city engineer and subject to the county's approval. For the dumpster enclosures, the applicant has asked for a different material than the city's condition that is reasonably decided by the city manager that compliments the building. There are new materials that can be used to match that would be similar in nature. Regarding condition #22, which is the \$250,000 bond requirement with \$100,000 cash required up front. This is surprising and excessive, but is willing to work with the city to find something that would be more reasonable. There are already bonds that the applicant will be subject to. There is a bond for tree replacement trees, land disturbance, and potentially for creek buffer. A lot of the conditions are very similar to what the city already has. Kraby noted that there is concern about the condition that the zoning would expire after a certain amount of time. The applicant wants to be sure that the city's permitting process doesn't cause a delay and result in the sunset of the zoning approval. Certainly, my client is going to want to build as soon as he can. It's a money issue. There is some code that gives the Planning & Zoning Commission the authority to extend expiration, and would like that same idea be applied here.

Huntington opened the meeting to public comment.

Chris Hoblen, 325 Lakeshore Drive, stated that he and his wife Marlene have lived here for 49 years. He acknowledged that he is not against something being built on the property behind him. He just wants to ensure it is done right. Twice before developers have worked on the property and things weren't done right, so he is leery about this property. He has major concerns and has asked David Huetter with United Consulting to speak tonight. He's an expert on this property and knows about Mr. Hoblen's concerns.

David Huetter, United Consulting, noted that he has worked with Holben and is very familiar with the property. The developer has made a lot of efforts to try to comply with the conditions, especially to maintain the buffer adjacent to Mr. Holben. The site is tight and difficult, and there are some additional concerns. In the past when development activity has occurred, the Holben pond becomes a mud hole. He acknowledged the help of the condition of the bond

required for dealing with siltation of the pond to rectify that if it happens. There is concern about silt and sediment that will enter the pond. It has happened before and it is anticipated it will happen again, no matter how well the developer tries to hold sediment on their site. This needs to be addressed by conditions of approval. It's not just that there is sedimentation accumulating in the pond, the turbidity that could be caused will also cause an eyesore. It is an aesthetic issue too. In addition, the site is proposed to have a large stormwater pond, and water has to get from there to the pond downstream on Holben's property. The volume and velocity of water coming from that pond is a concern. The stormwater calculations need to be accurate; they need to detain enough water to avoid erosion of the stream channel and flooding that overtops the road and runs into Lake Berkeley.

Kaffezakis noted that if the condition is for 70% pre-development flows, does that condition address the issues, or is there still an issue with the design. Huetter noted he is not a design engineer but a biologist. There are issues with channel protection and scour on that stream channel. If the flow is increased from what it is currently, that problem will worsen. There is current erosion on the stream before it enters the pond. There is concern that will get worse if more water is dumped in there.

There was further discussion about the condition, which is for there to be less water.

Kaffezakis commended the city engineers for making it more restrictive but noted that it is all about execution, which is why the bond condition is there. He further asked about the 60-inch RCP and whether there could be a CCTV of the pipe before construction to determine its condition and another post construction to ensure there was no displacement of the RCP pipe joints. If there is a problem that is uncovered now, it would be better to have the county fix it now. It may not be a requirement during this process, but at some point.

Kraby responded that she has talked to the Gwinnett County Department of Water Resources and understands the pipe was recently installed and shouldn't be an issue for 30 years. There will be a lot that has to be done during the Land Development Permit process. The Gwinnett County DWR department will have to work closely with Builderstone during the permitting process.

There was further discussion about evaluation of the pipe as part of the development permit process. It would be beneficial that the county know the status of the pipe now. It could be completely disassociated from the county, but the county may be able to perform the work themselves to ensure the quality of the pipe.

Kirkus asked about the easement for the subject pipe and lack thereof. Kraby responded there is a prescriptive easement over the subject RCP pipe and what is allowed over the easement. There was further discussion that the owner will have to work with the county on this during permitting and construction and in the event of future needed repairs.

Huntington asked to review the staff recommendation of denial and to understand staff's position regarding the standards for zoning.

There was discussion regarding the suitability of use. Threadgill explained that generally in zoning, industrial districts tend to be the most intense districts, residential districts are the least intense and commercial districts are somewhere in the middle. This zoning change is considered an upzoning from commercial to industrial. Threadgill stated that there is still question whether this site design is too much adjacent to an established residential area, acknowledging that there has been an effort on the applicant's part to mitigate some of the problems associated with the site. Staff questioned how to mitigate the impact of this development on a site with steep slopes that slope toward the residential district, especially given the amount of impervious that is proposed.

Kaffeidakis discussed the hodgepodge of uses around the proposed site. He further noted that the difference in impervious from commercial to industrial is probably not significant. He went on to say that having two buildings rather than one is not an issue for him either.

Ignatius agreed with Kaffeidakis. He noted that practically one building as opposed to two buildings is no different. He also stated that the type of use is not excessively burdensome.

Huntington asked what kind of truck traffic will be associated with the use. The owner stated that there will be tractor trailers. Kaffeidakis noted that the turning radius has been adjusted over the course of the site plan revisions.

Huntington further stated that the location on Peachtree Industrial Boulevard screams M-1.

Sansone noted that it is all in the execution of the site plan, not so much whether C-1 or M-1.

There was discussion about the zoning standard regarding impacts to adjacent property. Threadgill explained that the site is very constrained. And if there is a repair needed to the pipe, the area of impact for that repair could affect the stormwater management system for this site.

George Kyiamah stated that the slopes for the pipe repair area could be mitigated. He acknowledged that in urban areas with skyscrapers there are methods of digging in constrained spaces. The technology is there, but he hopes they won't have to repair the pipe for 50 years. There was further discussion.

There was further discussion about stormwater management on the site and design according to the Georgia Stormwater Management Manual which requires not only peak flow control but runoff reduction as well. Stormwater must be infiltrated so that the post development runoff is not more than pre-development runoff. This plan includes implementation of a bioretention area just upstream of the extended dry detention pond to infiltrate the first flash of runoff, and then the rest they will control peak flow to 70% of the pre-development peak flow rates. The outlet pipe is not going to discharge into the stream, but into an existing stilling basin like a pond, which will hold the water, allow suspended sediments to settle and reduce the peak flows. There is an outlet control structure there. This is an added protection.

Huntington stated that the option isn't between this project and leaving the site as is. It is going to be the same discussion whether with this owner or a future commercial developer.

Huntington asked if there were any additional questions regarding the six standards of zoning power.

Threadgill stated that the existing regulations preclude two uses/buildings on a site, and this site plan shows two buildings. Staff has to administer the standing rules of the city. There was further discussion.

The commission considered each variance request - the buffer modification, reduction in district area minimum and front setback reduction to accommodate the jog in the road.

Huntington invited citizen comments regarding the staff recommendations.

Holben stated that he is concerned about the additional water that will come into the pond on his property that can barely handle the water it receives now. There is no water coming off this 5 acres. It is a forest. Once you put buildings and parking lots, a big detention pond will be needed. If too much water comes into the pond and overtops the road and flows into Berkeley Lake, what can be done. That is a big concern. He noted that it will take a large detention pond to manage the water that will be generated by the additional impervious surfaces from the proposed development. The pond can't handle more water.

Huntington stated that everyone is on the same page about that, but not developing the property isn't an option. We want it to be developed by the right people and in a way that there is some control. None of us want more silt in the lake or in Holben's pond. Everyone is about protecting the pond to protect the lake.

Holben noted he is happy for the property to develop right. He has already spent almost \$8000 on consultants evaluating this project because of how dangerous this property is. If we can figure out a way to not put more water into the pond, that would be great. He acknowledged he didn't think that could be done. He expressed a second concern about silt, which is going to get in the pond. There will be a big rain. If during construction a big rain comes, silt will flow into the pond and into Berkeley Lake. He has experienced silt filling his pond three times due to prior developers' actions. Holben expressed appreciation for the commission.

Huntington stated that the silt is probably going to come.

Holben noted that he doesn't sleep at night because he has battled on this before and he doesn't want to battle anymore.

Taner Baltici, Builderstone owner, approached the commission with an example of how he has managed stormwater in other locations. His company was recognized as being a top business in the world dealing with water infrastructure. He is focused on the stormwater issue. When this process started, he had only one location, now he has two, soon they will be opening two more locations, and he needs a headquarters. He discussed his experience with stormwater management. It is a good idea to check the pipe before and after construction to ensure that everyone understands the condition of the pipe.

Huntington stated that Builderstone was being recognized internationally for dealing with things related to water infrastructure.

David Huetter stated that Holben has spent a lot of money. He is concerned with the bond issue. There needs to be a provision for Holben to recoup his costs if he hires someone to survey the pond or take water samples in preparation for this development.

Huntington closed the comment period.

There was consideration of the conditions and discussion regarding the difference between the applicant's proposed conditions and the staff's recommended conditions.

Regarding the applicant's proposed condition #1, If the buffer modification variance is approved, there doesn't seem to be a need for the first condition requiring a 25-foot setback adjacent to the land-locked R-100 parcel.

There were no changes to the applicant's proposed condition #2.

The condition limiting the permitted uses was discussed. It was determined to use staff's permitted use list and remove enclosed accessory buildings from the permitted use list in the applicant's proposed condition #3.

There were no changes to the applicant's proposed condition #4.

There was discussion regarding the applicant's proposed condition #5. The applicant wants to make sure the sunset of approval is reasonable. Kraby noted that the owner wants to build it as soon as possible but is concerned that the city's small staff may result in a longer review time for processing permit applications. The applicant has asked for some relief in the form of an extension from the planning and zoning commission, knowing how long it can take to go through the land development permit process. Mitchell noted that this was his draft language, and he didn't want the property to be developed and then nothing built on it. Once they start, they need to get the building built, or it has to revert back so the commission has control. The applicant's language allows for development of the property but not the building. In that case it could be developed and then it just sits. There was further discussion. It seemed acceptable to allow an extension to be granted by the planning and zoning commission, but the exact wording was not determined.

In review of applicant's proposed condition #6, it was determined to use staff's recommended condition #5, except regarding documentation of county approval. Kraby noted that the county has told her that they won't make an official ruling on that and doesn't want to have to present an official written ruling. Threadgill stated that the verbiage regarding documentation of county approval was drafted by the city engineer, but that in her recent conversations with the county she concurred that the county may not be willing to put any approval in writing. But the applicant does agree to the 70% pre-development standard for post-developed flow rate.

There was discussion regarding applicant's proposed condition #7 relative to the bond requirement. The verbiage of this condition still needs to be fleshed out. The bond in the applicant's condition is from the city's ordinance and addresses something different than the bond required by staff's recommended condition. Mitchell asked the commission for direction on the amount of the bond and what percentage is needed in cash. Kraby noted that it needs to be reasonably related to what bonds are usually used for. Mitchell explained that the amount

noted in staff's recommended condition is based on a cost estimate provided by the city engineer for removal of 2 feet of silt from the downstream pond. Kraby noted the applicant is concerned about the cash requirement, which seems unreasonable.

Huetter noted that Holben requests a condition requiring the developer to do a sedimentation survey of his pond pre and post development. There was further discussion and the importance of having the baseline condition of the pond before development.

Huntington asked for further clarification about the bond that is included in the staff's recommended conditions. Mitchell responded that it would be called upon to address any sedimentation of the pond immediately downstream. There was further discussion about the surveys of pre and post development sediment loads and monitoring of the site during construction relative to erosion and sedimentation control.

There was discussion about adding the condition to require the developer to perform a pre and post survey of the sediment load in Holben's pond.

It was stipulated to use the applicant's proposed condition #8 because staff's recommended condition assumes no modification to the buffer.

It was stipulated to use staff's recommended condition #8 as condition #9.

The applicant's proposed condition #10 is consistent with staff's recommended condition verbiage regarding curb cuts.

The applicant's proposed condition #11 regarding dumpsters is consistent with staff's recommended condition.

The applicant's proposed condition #12 regarding cleanup of the site relative to trash and graffiti is consistent with staff's recommended condition.

It was stipulated to use the applicant's proposed condition #13 which captured staff's recommended conditions relative to outdoor storage, screening of roof-mounted equipment, outdoor loudspeakers, and portable buildings.

The applicant explained that the proposed condition #14 is meant to address the same things as staff's recommended condition #16 without providing the specific list of comments from the Gwinnett County Department of Water Resources, which would be provided during the LDP process. There was consensus to use the applicant's proposed condition #14.

The applicant's proposed conditions #15 regarding underground utilities was accepted.

The applicant's proposed conditions #16 and #17 regarding streetlights and parking lot lighting respectively were accepted with the change from city engineer to city administrator approval.

It was stipulated to use the applicant's proposed condition #18 regarding light pollution.

It was stipulated to use the applicant's proposed condition #19 regarding dumpster screening.

The wording of the applicant's proposed condition #20 was slightly altered to clarify that no vegetation can be removed from site until issuance of a land development permit.

Applicant's proposed conditions #22, #23 and #24 are the same as staff's recommended conditions.

There was discussion regarding the condition requiring the bond. Mitchell noted that in 2021 Forsyth County adopted an ordinance that requires developers to do a baseline survey at the developers' cost on downstream ponds. It was noted that this doesn't require the post development survey.

There was further discussion about the bond condition and the cash requirement. Mitchell noted that cash is required because it incentivizes the owner/developer to get it right the first time. There was further discussion about bonds and cash requirements associated with them. The consensus of the commission was not to require a portion of the bond to be provided in cash.

There was discussion about the wording for the pre-development pond survey requirement to be paid for by the developer. Mitchell noted that he can wordsmith the condition relative to this.

For the condition relative to the reversion of zoning Mitchell suggested adding a sentence at the end as follows: "provided upon request by applicant, the planning commission may extend the time for good cause shown."

There was further discussion about the conditions of approval. The applicant expressed concern about the duration of the bond requirement, and it was determined to reduce the amount of time after completion of the site work from five years to three years. The staff was directed to alter the bond condition accordingly and to strike the cash requirement as well.

Kaffezakis made a motion to recommend approval of the modification to the 75-foot buffer adjacent to the land-locked parcel in accordance with the proposed site plan. Ignatius seconded the motion. All were in favor and the motion passed.

Kaffezakis made a motion to recommend approval of the reduction in the M-1 district area minimum from 10 acres to 4.996 acres. Kirkus seconded the motion. All were in favor and the motion passed.

Ignatius moved to recommend approval of the reduction in the front yard setback from 75 feet to 11.11 feet along the cut-out along Peachtree Industrial Boulevard. Kirkus seconded the motion. Huntington, Sansone, Kirkus and Ignatius voted in favor. Kaffezakis voted against it and the motion passed.

Ignatius moved to recommend conditional approval of the request to rezone from GC-A(C-1) to M-1, light industrial, with the conditions discussed at the meeting. Kaffezakis seconded the motion. All were in favor and the motion passed.

V. NEW BUSINESS

Huntington noted that there was no new business to be considered.

VI. CITIZEN COMMENTS

There were no comments.

VII. DISCUSSION

There was no further discussion.

VIII. ADJOURNMENT

There being no further business. Huntington adjourned the meeting at 10:45 PM.

Respectfully submitted,

Leigh Threadgill
City Administrator

**City of Berkeley Lake
Staff Analysis**

CASE NUMBER: PZV-24-01, 498 LAKESHORE DR.

RELIEF REQUESTED: EXPANSION OF NON-CONFORMING STRUCTURE AND PLACEMENT OF ACCESSORY STRUCTURE IN SIDE YARD AND AT 2 INCHES FROM SIDE PROPERTY LINE

EXISTING ZONING: R-100, RESIDENTIAL

PROPOSED USE: SINGLE FAMILY RESIDENCE

APPLICANT: MARTIN BRINTON
498 LAKESHORE DR
BERKELEY LAKE, GA 30096

OWNERS: MARTIN AND JANINE BRINTON
SAME AS ABOVE

MEETING DATE: FEB. 13, 2024 P&Z COMMISSION

PROPOSED PROJECT:

The applicant was granted a variance in May to increase the size of his house by 120 square feet by bumping out the garage toward the street. However, when he submitted for permit, the scope of the project had changed. In addition to the bump-out considered in May, the plans call for second story additions. The square footage of the house is increasing from 4,075 square feet to 5,235 square feet. This house is non-conforming, and the modification to expand not just horizontally but vertically needs to be considered.

Additionally, since the last variance was considered, the applicant has built a shed to store wood in the side yard approximately two inches from the side property line. A variance is sought to allow this accessory structure to be located in the side yard and 12 feet 4 inches closer than allowed by code.

FINDINGS OF FACT:

- 1.) The existing house is located at 498 Lakeshore Drive on a 0.31-acre lot and was built in 1987 according to Gwinnett County property records.
- 2.) It is non-conforming relative to the rear setback standard and building coverage standards. Additionally, the impervious areas on the lot do not comply with the lot coverage standard.
- 3.) On May 9, the Planning & Zoning Commission approved a variance to Sec. 78-141 and Sec. 78-197(7) to allow the expansion of the non-conforming structure and allow a one-foot side setback encroachment. This approval included approval of the additional lot and building coverage associated with the building expansion as follows:

	Zoning Standard	Existing Condition	Proposed Condition
Lot Coverage	30%	40.2%	41.2%
Building Coverage	15%	17.12%	18.2%

- 4.) At the time of approval, the scope of work was understood to be a 120-square-foot expansion of the garage.
- 5.) However, upon permit application, staff learned that the scope was greater than the 120-square-foot change in the footprint and included building above the existing structure as well.
- 6.) In addition to the change in scope to the home addition, warranting the need for another variance to Sec. 78-141 to allow the expansion of a non-conforming structure, the applicant also seeks relief from Sec. 78-89 for an already-built woodshed which has been located in the side yard approximately 12 feet 4 inches too close to the north side property line.
- 7.) Since the May variance approval, a new survey was performed and the lot size was calculated to be slightly larger than thought when the variance was considered before making the lot and building coverages less than originally approved, but both have also increased as a result of the woodshed. The new totals are as follows:

	Standard	Existing	Approved 5/9	Proposed
Lot Coverage	30%	39.8% (previously thought to be 40.2%)	40.8% (previously thought to be 41.2%)	37.3%
Building Coverage	15%	17.05% (previously thought to be 17.12%)	18.04% (previously thought to be 18.2%)	16.2%

- 8.) Plans note that the vertical additions to the property will comply with the maximum height limits. The height on the front of the structure is proposed to be 33'7" to comply with the 35-foot maximum. The height on the back (lakeside) of the structure is proposed to be 43'1" to comply with the 45-foot maximum.
- 9.) Properties to the north and south are zoned R-100 and the location of single-family residences. Lake Berkeley is adjacent to the west and the right-of-way of Lakeshore Drive is adjacent to the east.

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 <u>24-01</u>
Check #:	<u>1402</u> Cash: _____
Date Paid:	<u>12/21/23</u>
P&Z hearing date:	<u>2/13/24</u>
Action:	_____
Appeal filed:	_____
Council hearing date:	_____
Account 100.34.1390.2	
Variance App	\$ <u>250.00</u> 450.00

Part 1: Applicant Information

APPLICANT IS: Owner Agent Attorney

NAME MARTY + JANINE BRINTON DATE 12/20/23
 MAILING ADDRESS 498 LAKE SHORE DRIVE
 CITY BERKELEY LAKE STATE CA ZIP 94706
 TELEPHONE 678 591 6741 MOBILE 678 591 6741 FAX _____
 E-MAIL MARTYBRINTON@YAHOO.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 498 LAKE SHORE DR PARCEL ID _____
 PARCEL SIZE 13622 SF ZONING R-100 Residential
 EXISTING USE SFR

I am requesting relief from code section 78-141 AND 78-89 (d.1) for the purpose of:

Reconstruction of a non conforming structure damaged by a fallen tree. The reconstruction of the main structure complies with ~~code~~ PNZ-23-02 VARIANCE APPROVED MAY 9, 2023. In addition we request a variance to section 78-89 (d.1) to construct a (log (timber) storage box)

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
- DETAIL explanation and thought process for considering the approval of the VARIANCE to section 78-89 (d.1)

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.

The ADDITION of the Firewood storage box would INCREASE LOT coverage by 60 SF. However total Lot Coverage will be less than the VARIANCE of 11.2% granted IN May (PNZ-23-02)

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

IT IS PHYSICALLY IMPOSSIBLE to LOCATE a ACCESSORY structure to store firewood that IS NOT AN eyesore ~~area~~ or a VIEW OBSTRUCTION AND comply with the ordinance. The ALTERNATIVE of STACKING the firewood AND covering with a tarp is less VISUALLY Appealing

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

THAN what IS being proposed (see ATTACHED for more details).

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

Yes, the owner HAD to move the Firewood pile to Accomodate construction of STRUCTURE

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

The proposed location IS IN the side setback AND OBSTACLES the VIEW. ~~As per~~ The purpose of the ordinance IS to preserve the view. However the view IN this location WAS ALREADY OBSTRUCTED by large Leland Cypress PLANTED IN line with the proposed

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

Log storage box location.
→ 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 Matthew Br...

Date 12/20/23

Owner's Signature Matthew Br...

Date 12/20/23

498 Lakeshore

12/20/23 - Application for Variance Supplement details

- 1) This request is for the approval of the proposed structure design as shown on the architectural plans submitted with this variance request. The variance request PNZ-23-02 granted in the May 9, 2023, requested relief from sec 78-141 for an extension or enlargement of a non-conforming structure. The applicant proposed to add approximately 120 square feet to the front of the house. With the increase in building area granted, the lot coverage and building coverage, which already was non-conforming, will be increased and required a variance to Section 78-197 (10) and (11) respectively.

At the time of the May meeting, the applicant submitted a concept drawing (see attached) detailing the location of the proposed additional 120 sf of building coverage on a survey of the lot. Also submitted with the variance request was a summary list of all the pertinent design parameters of the yet-to-be designed structure would comply with.

Note: The % of building and lot coverage calculations were based on an assumed lot area of 13,504 sf. The topo survey acquired since the May meeting shows the lot area is 13,622 sf. Thus, the percentage lot coverage calculations will be lower than presented in May. With the lot size being so small, this difference of 118sf has a large impact. For example, the actual lot coverage of the proposed design is under 38%.

The list is provided here for convenient reference.

- a. Lot coverage 41.2% (11.2% variance)
- b. Building Coverage 18.2% (3.2% variance)
- c. Septic System rear setback 75 ft (conforming)
- d. Septic Property Line setback 5 ft (conforming)
- e. Rear setback 19.8 ft (20.2 ft variance)
- f. Front setback 65 ft (conforming)
- g. South side setback 12.5 ft (conforming)
- h. North side setback 11.5 ft (non-conforming roof overhang)
- i. Structure height downhill not to exceed 45 ft (conforming)
- j. Structure height uphill not to exceed 35 ft (conforming)

The primary building structure shown in the design documents comply with items a through j above. The applicant is requesting the structure as designed be approved for Building Permit.

- 2) In addition to the above request, the applicant is requesting relief from section 78-89 (d.1). Setbacks. Accessory structure shall be 12.5 feet from interior side property line.

In preparation for the reconstruction of the existing structure after the tree fall damage, the existing firewood pile had to be relocated away from the main structure

construction area. The deadline was December 1, 2023, to accommodate construction which was to begin following building permit acquisition. The box was built, and the logs were relocated inside the box to meet this deadline. The applicant asks forgiveness and favor for this after-the-fact variance request.

The applicant considered all locations on the lot to stack the firewood. The applicant felt locating the tarped firewood stack against the lower-level wall of the house facing the lake, or against the wall of the new structure facing the street would be tacky and not appealing to anyone. In addition to appearance, locating against the structure facing the street would require moving the logs twice, once to the current box location during construction and again to the street side of the new garage after construction is complete. If the log pile was placed against the house on the north side, the pile would obstruct the currently unobstructed view down the side of the house from the street. The firewood logs could not be located on the south side of the structure because of access to the rear deck stairway would be blocked. If the log pile was placed away from the main structure, it would be an eyesore for the neighbor to our South as their house is canted on their lot and the log pile would be in the middle of their view of the lake. The location of the firewood box (or firewood pile alternative) was selected because it is the least obtrusive location on the lot. The log pile with tarp location is shown on the drawings as a firewood storage box along the north property line behind the new garage and does not obstruct the view down the side of the house. However, the applicant thought it would be worth the investment to hide the logs in an architecturally pleasing box in lieu of covering the log pile with a tarp weighted down with bricks.

The box roofline is engineered to follow the top edge of the property line fence elevation so the box cannot be seen from the adjoining lot. The box is 199" long, 29" wide, and 68" tall. The box is elevated off the ground to allow rainwater to pass under. To make the box more obscure, the slope of the box floor and roofline follow the natural slope of the land. Looking from the lake toward the box, most of it is hidden from view by existing Leland cypress hedge. Every element of the design of this box is to make it blend in and not be seen. As stated, the only alternative to permitting the box, is to dismantle the box and stack the firewood in the same location and cover with a tarp.

Impact on Land Coverage: the box has a roof dimension including overhang of 41" x 210" - an area of 60 sf.

Considering the main structure, including the firewood storage box, and the other impervious features on the lot, the designed structure including the log storage box roof area of 60 sf provides a Lot Coverage of 5,086 sf or 37.3% (a 7.3% variance).

498 Lakeshore

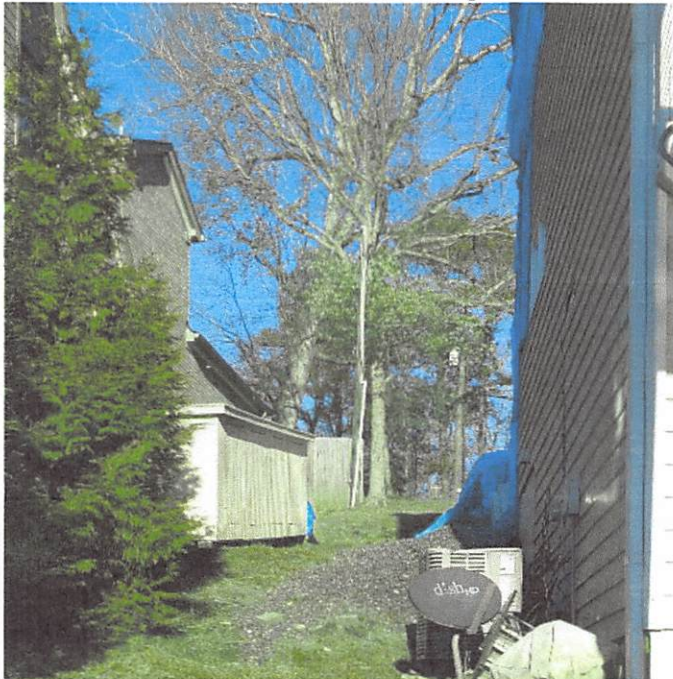
Log Storage Box : Side view facing North



498 Lakeshore
Firewood box – facing west (from street looking toward lake)



498 Lakeshore
Firewood box view from lake looking toward street



498 Lakeshore
Lot Plan View with location of proposed Log Box
12/20/23



LEGEND

DRAWING NUMBER

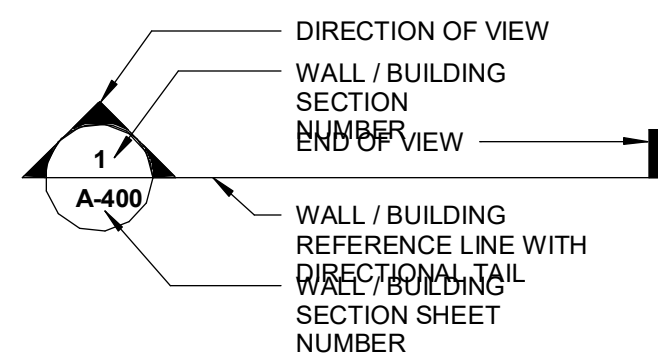
A-521

- SHEET NUMBER
- DRAWING SERIES
- DISCIPLINE LETTER

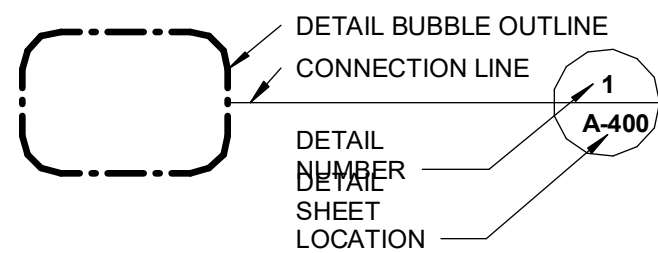
DRAWING TITLE

- FLOOR PLAN DRAWING TITLE
- 1/8"=1'-0" DRAWING SCALE

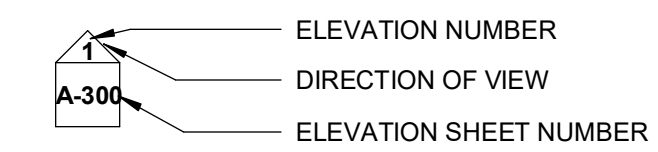
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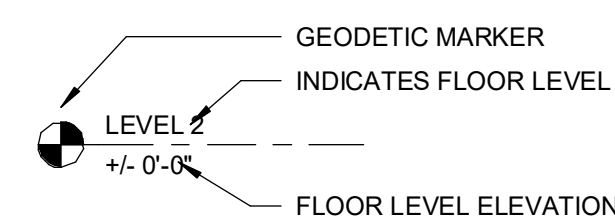
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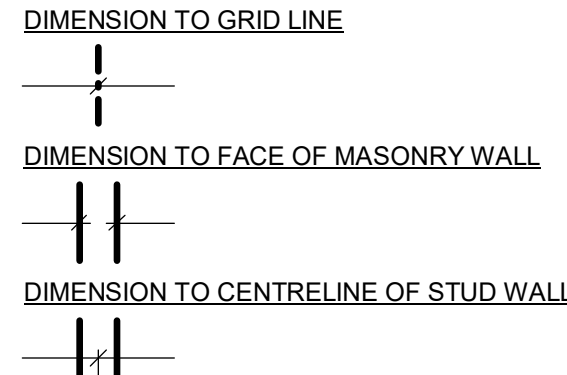
ELEVATION TAG



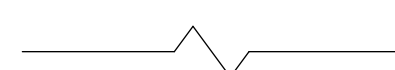
VERTICAL ELEVATION MARKER



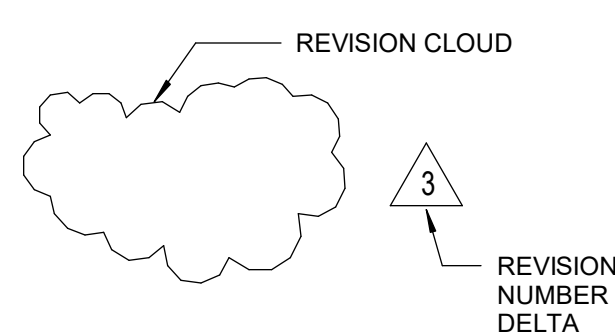
DIMENSIONS



BREAKLINE



DRAWING REVISIONS



GENERAL NOTES

A0.01 ALL ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL CODES AND ORDINANCES, WHETHER LISTED HEREIN OR NOT.

A0.02 ANY & ALL GOVERNING LOCAL LABOR LAWS, REGULATIONS & REQUIREMENTS AND THOSE SET AS BUILDING REQUIREMENTS SHALL BE OBSERVED & FOLLOWED AS THEY RELATE TO THIS PROJECT. ARRANGEMENTS FOR PRECLUDE ANY LABOR RELATED JOB DISPUTES COMPLIANCE WITH THESE REQUIREMENTS SHALL BE MADE BY GC TO & RELATED DELAYS/PROBLEMS & COSTS.

A0.03 CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS AND CERTIFICATE OF OCCUPANCY PERMIT AS WELL AS SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS PRIOR TO AND DURING CONSTRUCTION.

A0.04 MATERIALS, DIMENSIONS, AND OTHER CONDITIONS NOT OTHERWISE INDICATED IN THESE DRAWINGS SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED AND MORE FULLY DEFINED ELSEWHERE IN THE DRAWINGS.

A0.05 THE EXTENT OF WORK SHALL BE LIMITED TO THAT INDICATED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT WRITTEN APPROVAL OF OWNER. ANY ADDITIONAL WORK PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.

A0.06 GC SHALL BE RESPONSIBLE FOR FIELD MEASURING OF EXISTING CONDITIONS PRIOR TO START OF WORK & DURING CONSTRUCTION AS NECESSARY TO ASSURE CONSTRUCTION ADHERENCE TO DRAWINGS. BY ENTERING INTO A CONSTRUCTION CONTRACT FOR THIS WORK, GC SHALL INDICATE HIS FAMILIARITY WITH THE SITE/FIELD CONDITIONS.

A0.07 FLOOR TOLERANCE: IN LAYING OUT THE WORK TO BE COMPLETED, CONSIDERATION SHALL BE GIVEN TO VARIATIONS IN THE FLOOR LEVEL RESULTING FROM THE CONSTRUCTION QUALITY AND LIVE AND DEAD LOADS IMPOSED ON THE STRUCTURE. FIELD VERIFICATIONS SHALL BE MADE OF CONDITIONS TO VERIFY CONSTRUCTION TOLERANCES AND ALIGNMENT OF DOOR HEADS. OTHER HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE. LEVEL FLOORS AS REQUIRED BY USING AN APPROVED LEVELING COMPOUND.

A0.08 THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS, & EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION. NOISE, SECURITY, AND DUST BARRIERS BETWEEN CONSTRUCTION AREAS AND OCCUPIED AND PUBLIC AREAS SHALL BE MAINTAINED BY CONTRACTOR.

A0.09 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BUILDING CORRIDORS CLEAR OF PROJECT MATERIALS AND EQUIPMENT.

A0.10 GC SHALL PROVIDE GENERAL CARPENTRY AS REQUIRED FOR WORK WHICH MAY NOT FALL UNDER THE JURISDICTION OF A SPECIFIED TRADE BUT IS REQUIRED FOR PROPER JOB EXECUTION AND COMPLETION OF CONSTRUCTION.

A0.11 NO MODIFICATIONS/REVISIONS/CHANGES SHALL BE UNDERTAKEN UNLESS SPECIFICALLY SO INSTRUCTED & APPROVED BY OWNER.

A0.12 CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.

A0.13 THE INTENT OF THE CONTRACT DOCUMENTS IS TO EXCLUDE ALL MATERIALS WHICH CONTAIN KNOWN HAZARDOUS SUBSTANCES. THESE INCLUDE MATERIALS CONTAINING ASBESTOS, POLYCHLORINATED BIPHENYL(PCB), OR ANY OTHER KNOWN SUBSTANCES DETERMINED TO BE A HEALTH HAZARD BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) AND OTHER RECOGNIZED AGENCIES. IN STUDYING THE CONTRACT DOCUMENTS, AND AT ANY TIME DURING EXECUTION OF THE WORK, THE CONTRACTOR SHALL AT ONCE REPORT TO THE ARCHITECT ANY MATERIALS CONTAINING HAZARDOUS SUBSTANCES THAT HE/SHE MAY DISCOVER. DO NOT PROCEED WITH INSTALLATION OF HAZARDOUS MATERIALS.

A0.14 CONTRACTOR SHALL VERIFY PRESENCE OF HAZARDOUS MATERIALS WITH OWNER. ARCHITECT AND ITS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS, POLYCHLORINATED BIPHENYL(PCB) OR OTHER TOXIC SUBSTANCES.

A0.15 WHERE PRODUCTS ARE SPECIFIED BY REFERENCE STANDARD OR IN DESCRIPTIVE MANNER WITHOUT MANUFACTURER'S NAME, MODEL NUMBER OR TRADE NAME, CONTRACTOR SHALL SELECT MATERIALS MEETING SPECIFIED REQUIREMENTS WHICH DO NOT CONTAIN KNOWN HAZARDOUS SUBSTANCES IN ANY FORM AND SUBMIT TO ARCHITECT FOR APPROVAL.

A0.16 INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT, SHALL BE COMPLIED WITH.

A0.17 IN MAKING REQUESTS FOR SUBSTITUTION, CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT MATERIALS REQUESTED FOR SUBSTITUTION ARE FREE OF KNOWN HAZARDOUS SUBSTANCES IN ANY FORM.

A0.18 WARRANTY SHALL BE EXTENDED FOR ALL CONSTRUCTION COMPONENTS, EQUIPMENT AND INSTALLATIONS INCLUDED IN THIS CONTRACT FOR A MINIMUM OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

A0.19 GC SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS/DETAILS AS SHOWN AND ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP WHICH APPEAR WITHIN A PERIOD OF ONE (1) YEAR.

A0.20 SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT IN TRIPPLICATE FOR REVIEW. SHOP DRAWINGS ENHANCE THESE SPECIFICATIONS: APPROVAL OF SHOP DRAWINGS SHALL NOT RELEASE CONTRACTOR FROM RESPONSIBILITY FOR THE WORK AS SPECIFIED.

A0.21 THESE DOCUMENTS INDICATE MATERIALS AND METHODS OF CONSTRUCTION TO ESTABLISH STANDARDS OF QUALITY AND/OR PERFORMANCE. OTHER MATERIALS AND/OR METHODS WILL BE CONSIDERED BY THE ARCHITECT FOR ACCEPTANCE PROVIDED THAT THEY DO NOT AFFECT THE VISIBLE APPEARANCE. MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT IN WRITING PRIOR TO ORDERING AND/OR FABRICATION.

A0.22 ALL REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE, OR LOWER PRICE WITH CREDIT TO THE OWNER IS PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.

Brinton Residence Renovation

498 Lakeshore Drive
Berkeley Lake, GA 30096

Property Owner:
Marty and Janine Brinton
498 Lakeshore Drive
Berkeley Lake, GA 30096

Contractor:
Elia Vakin - EV Remodeling
3906 Morris Ct., Peachtree Corners,
GA 30092

PROJECT DESCRIPTION

EXISTING TWO STORY WITH UNFINISHED BASEMENT, SINGLE FAMILY RESIDENCE. NEW GARAGE TO BE REPLACED AFTER DAMAGE FROM A STORM, AND ADDED SF TO THE SECOND FLOOR ABOVE THE NEW GARAGE.

ADOPTED CODES

- I. AUTHORITIES
 - A. CITY OF BERKELEY LAKE DEVELOPMENT DEPARTMENT
 - CITY OF BERKELEY LAKE FIRE MARSHAL
- II. PROJECT CRITERIA
 - A. OCCUPANCY: RESIDENTIAL
 - B. TYPE OF CONSTRUCTION: VB
 - C. SPRINKLERED: NO
 - D. FIRE ALARM: NO
 - E. 1-HOUR PROTECTED: NO
 - F. EXISTING GROSS AREA OF PROJECT (FROM SURVEY): 2,291 SF (TOTAL)
 - 1ST LEVEL: 1,442 SF
 - 2ND LEVEL: 849 SF
 - BASEMENT (UNFINISHED): 1,308 SF
 - G. NUMBER OF STORIES: 2 + BASEMENT
 - H. HEIGHT: 31'-1" FT
- III. APPLICABLE CODES
 - A. INTERNATIONAL BUILDING CODE - 2018 EDITION W/ GA AMMENDMENTS (2020) (2022)
 - B. INTERNATIONAL RESIDENTIAL BUILDING CODE - 2018 EDITION W/ GA AMMENDMENTS (2020)
 - C. NATIONAL ELECTRICAL CODE - 2020 EDITION
 - D. INTERNATIONAL FUEL GAS CODE - 2018 EDITION W/ GA AMMENDMENTS (2020)
 - E. INTERNATIONAL MECHANICAL CODE - 2018 EDITION W/ GA AMMENDMENTS (2020)
 - F. INTERNATIONAL PLUMBING CODE - 2018 EDITION W/ GA AMMENDMENTS (2020)
 - G. INTERNATIONAL ENERGY CONSERVATION CODE- 2015 EDITION W/ GA SUPPLEMENTS AND AMENDMENTS (2020)
 - H. INTERNATIONAL SWIMMING POOL AND SPA CODE- 2018 EDITION W/ GA AMMENDMENTS (2020)
 - I. GEORGIA ACCESSIBILITY CODE / 1997 / GAC 120-3-20
 - J. INTERNATIONAL FIRE CODE - 2018 EDITION
 - K. NFPA 101 (LIFE SAFETY CODE) 2018 EDITION
 - L. U.S. DEPT. OF JUSTICE, ADA STANDARDS FOR ACCESSIBLE DESIGN (ADA) - 2010 EDITION

ZONING CRITERIA		LOT COVERAGE: 30% MAX	
ZONING DISTRICT: R-100	EXISTING: 40.2% (5,476 SF)	APPROVED: 40.7% (5,564 SF)	PROPOSED: 37.3% (5,086 SF)
PARCEL ID: R6289 132			
MINIMUM SET BACKS: (PER SECTION 5-20.6)	MAX. HEIGHT (ALLOWED):		
FRONT 65 ft.	DOWNHILL: 45 FT		
SIDE 12.5 ft.	UPHILL: 35 FT		
REAR 40 ft. (BERKELEY LAKE)	PROPOSED HEIGHT:		
	DOWNHILL: 43'-1 1/4 FT		
	UPHILL: 33'-7" FT		
	EXISTING LOT: 13,622 SF		

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	F.E.C.	FIRE EXTINGUISHER CABINET	P.T.	PRESSURE TREATED
A.C.T.	ACOUSTICAL CEILING TILE	F.D.	FLOOR DRAIN	PTD.	PAINTED
ALUM.	ALUMINUM	FTG.	FOOTING	Q.T.	QUARRY TILE
APPROX.	APPROXIMATELY	GA.	GAUGE	REINF.	REINFORCED
CPT.	CARPET	G.W.B.	GYPSUM WALL BOARD	R.D.	ROOF DRAIN
C.I.	CAST IRON	HDWD.	HARDWOOD	R.H.	RAIN SHOWER HEAD
C.B.	CEMENT BOARD	F-X	HOLLOW METAL DOOR FRAME TYPE	R.L.	ROOF LEADER
CT	CERAMIC TILE	LB.	POUND	R.M.	RECESSED MIRROR
C.O.	CLEAN OUT	LN.	LINOLEUM	R.O.	ROUGH OPENING
CONC.	CONCRETE	L-X	LINTEL NUMBER	R.B.	RUBBER BASE
C.M.U.	CONCRETE MASONRY UNIT	MC	MEDICINE CABINET	S.C.	SHOWER CONTROLS
CONT.	CONTINUOUS	MECH.	MECHANICAL	SEAL	SEALED CONCRETE
C.J.	CONTROL JOINT	M.O.	MASONRY OPENING	SLT.	SLATE TILE
C.MRBL.	CULTURED MARBLE	MW-X	MILLWORK ITEM NUMBER	S.H.	SHOWER HEAD
DIA.	DIAMETER	MRGWB	MOISTURE RESISTANT G.W.B.	S.S.M.	SOLID SURFACE MATERIAL
D.S.	DOWN SPOUT	O.C.	ON CENTER	SO	SQUARE
DWGS.	DRAWINGS	O.H.	OVER HANG	S.S.	STAINLESS STEEL
E.W.C.	ELECTRIC WATER COOLER	PCT	PORCELAIN TILE	S.T.	STAIR TREAD
EXP. JT.	EXPANSION JOINT	OPP	OPPOSITE HAND	S.C.	STAMPED CONCRETE
EXT.GWB	EXT. GYPSUM WALL BOARD	P. LAM.	PLASTIC LAMINATE	STRUCT.	STRUCTURAL
F.R.P.	FIBERGLASS REINFORCED	PNT-X	PAINT COLOR	TX	THRESHOLD TYPE
POLYESTER		POLY	POLYETHYLENE	T.P.	TOILET PARTITION
				T.O.M.	TOP OF MASONRY
				T.O.S.	TOP OF STEEL
				TYP.	TYPICAL DETAIL
				VERT.	VERTICAL
				V.C.T.	VINYL COMPOSITION TILE
				V.W.C.	VINYL WALLCOVERING

AREA CALCULATIONS

Area Schedule per floor	
Level	Area
BASEMENT EXISTING	1378 SF
LEVEL 1 EXISTING	2218 SF
LEVEL 2 EXISTING	1677 SF
	5273 SF

Area Schedule	
Name	Area
Existing Heated Area	1412 SF
Existing Heated Area	652 SF
Existing Heated Area	2063 SF

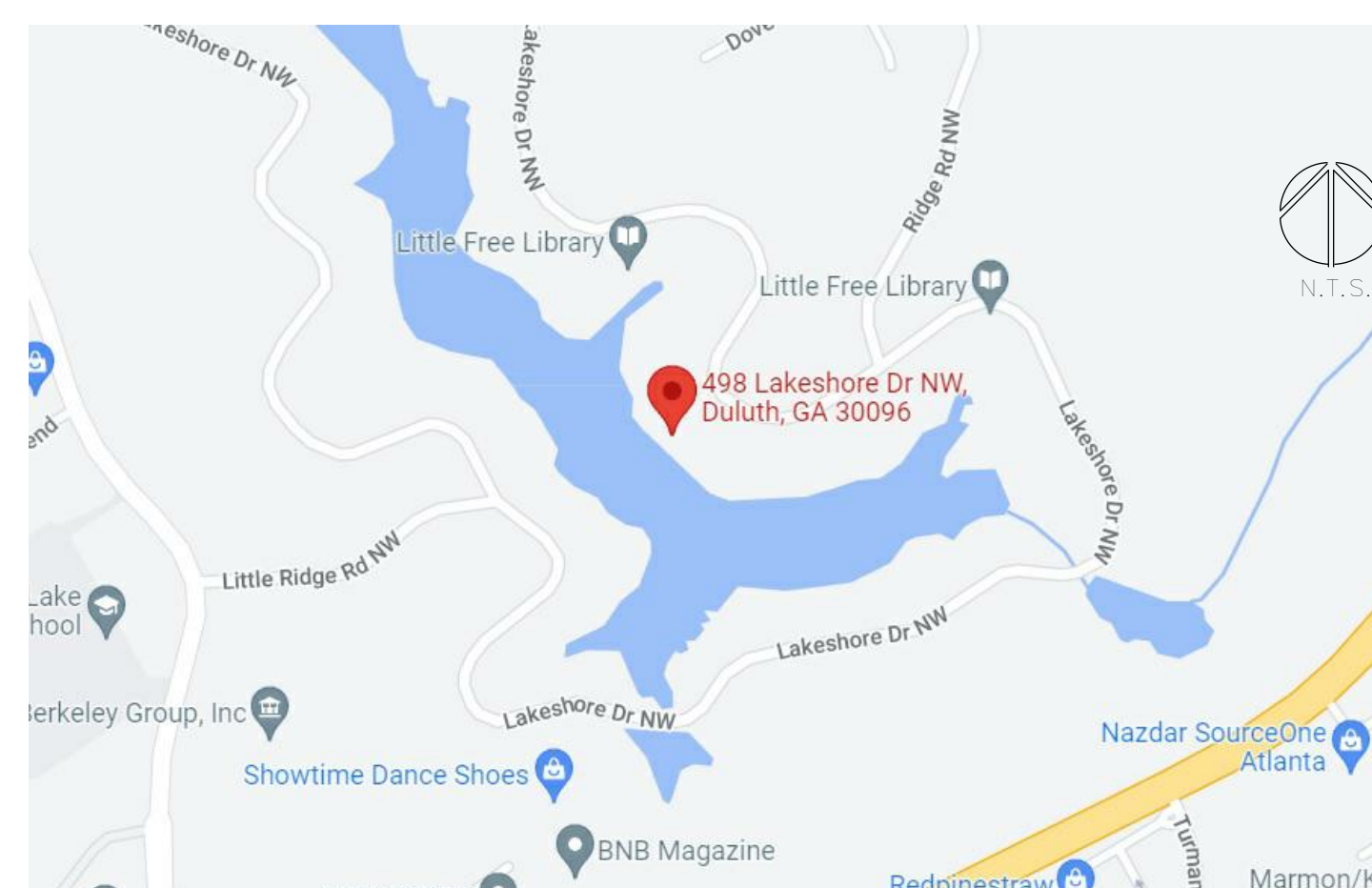
Existing Unheated Area	1333 SF
Existing Unheated Area	1333 SF

Heated Area	143 SF
Heated Area	143 SF

Unfinished Area	464 SF
Unfinished Area	328 SF
Unfinished Area	233 SF
Unfinished Area	45 SF
Unfinished Area	1071 SF

Unheated Area	639 SF
Unheated Area	24 SF
Unheated Area	663 SF
Unheated Area	5273 SF

LOCATION MAP



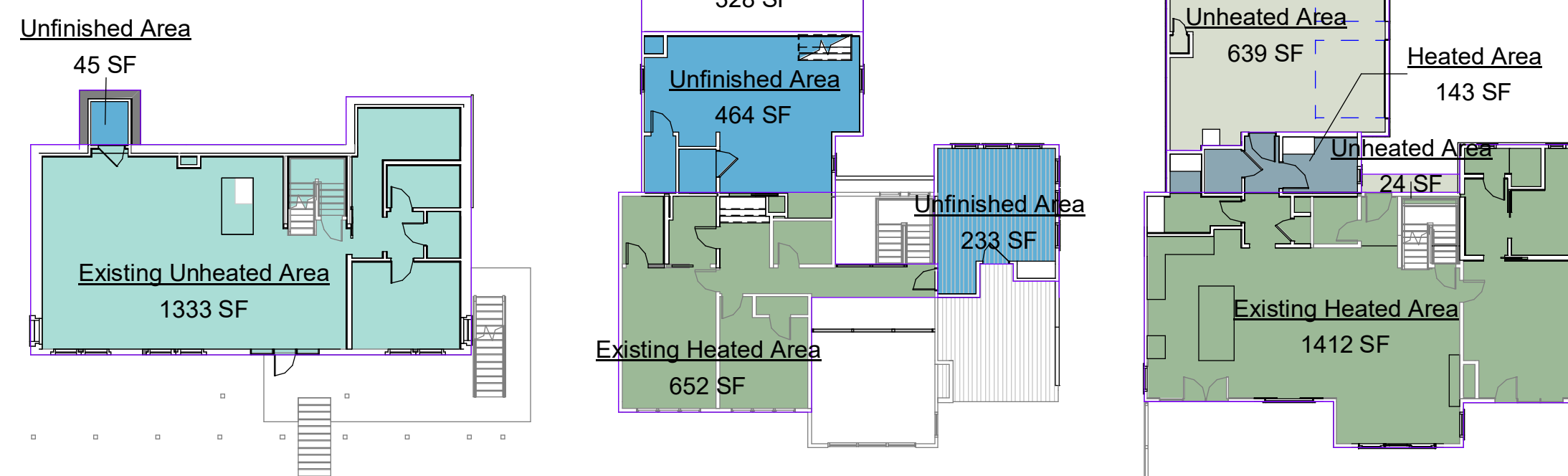
DRAWING INDEX

- 02 EXISTING FLOOR PLANS
 - 03 EXISTING ELEVATIONS
 - 04 DEMOLITION PLANS
 - 05 PROPOSED FLOOR PLANS
 - 06 PROPOSED FLOOR PLANS
 - 07 PROPOSED FLOOR PLANS
 - 08 PROPOSED FLOOR PLAN
 - 09 EXISTING / PROPOSED 3D VIEWS
 - 10 PROPOSED ELEVATIONS
 - 11 BUILDING SECTIONS
 - 12 BUILDING SECTIONS
 - 13 BUILDING/WALL SECTIONS
 - 14 3D VIEWS
-
- S1.0 FOUNDATION PLAN
 - S2.0 MAIN LEVEL FLOOR FRAMING PLAN
 - S2.1 UPPER LEVEL FLOOR FRAMING PLAN
 - S2.2 CEILING FRAMING PLAN
 - S2.3 ROOF FRAMING PLAN
 - S3.0 NOTES AND TYPICAL DTLS.
 - S3.1 DETAILS

AREA LEGEND

Area Legend

- Existing Heated Area
- Heated Area
- Unheated Area



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ARCHITECT

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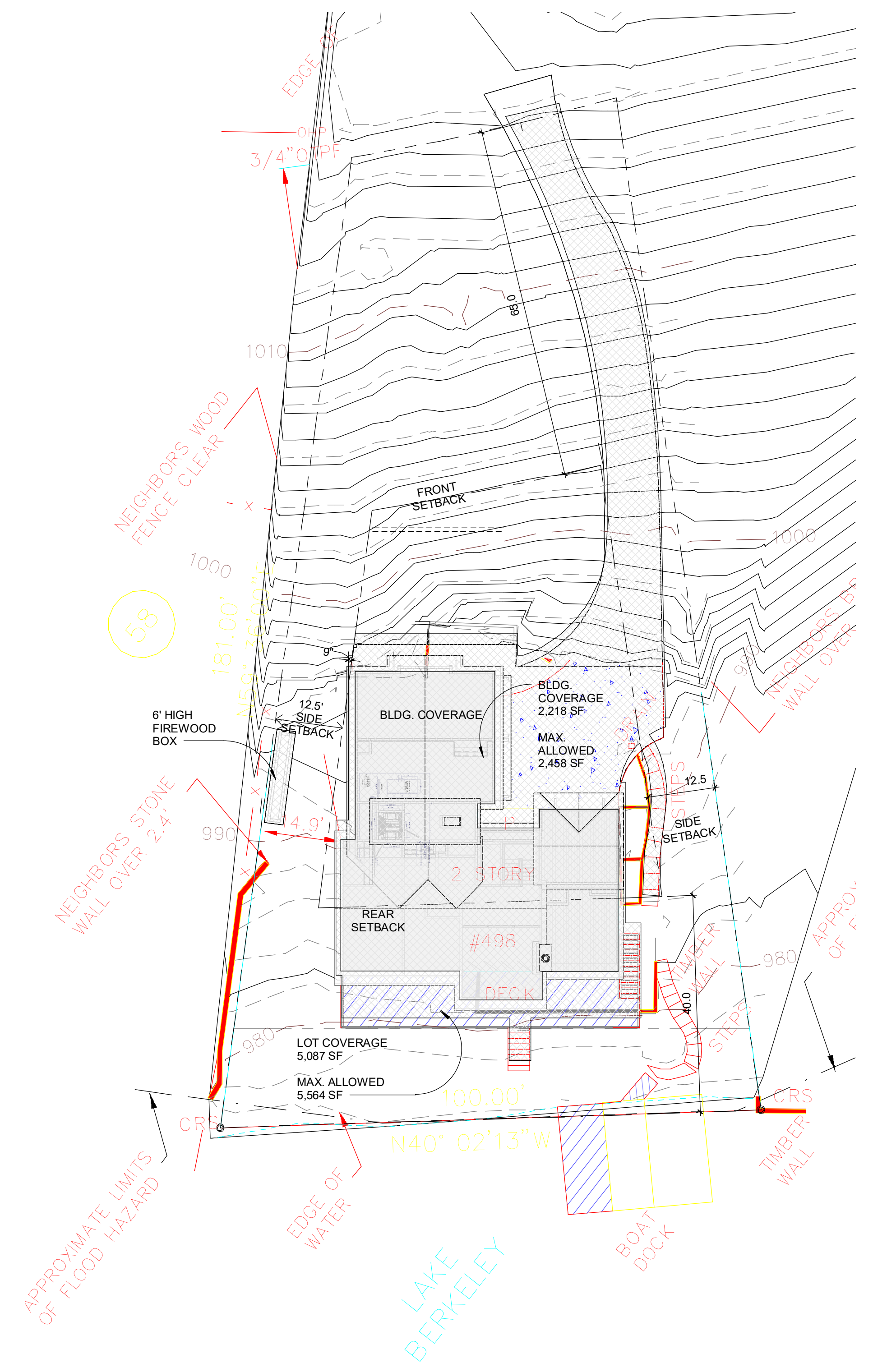
COVER SHEET

Project Number 10-2023
Date 11.09.23
Drawn By DMB
Checked By Checker

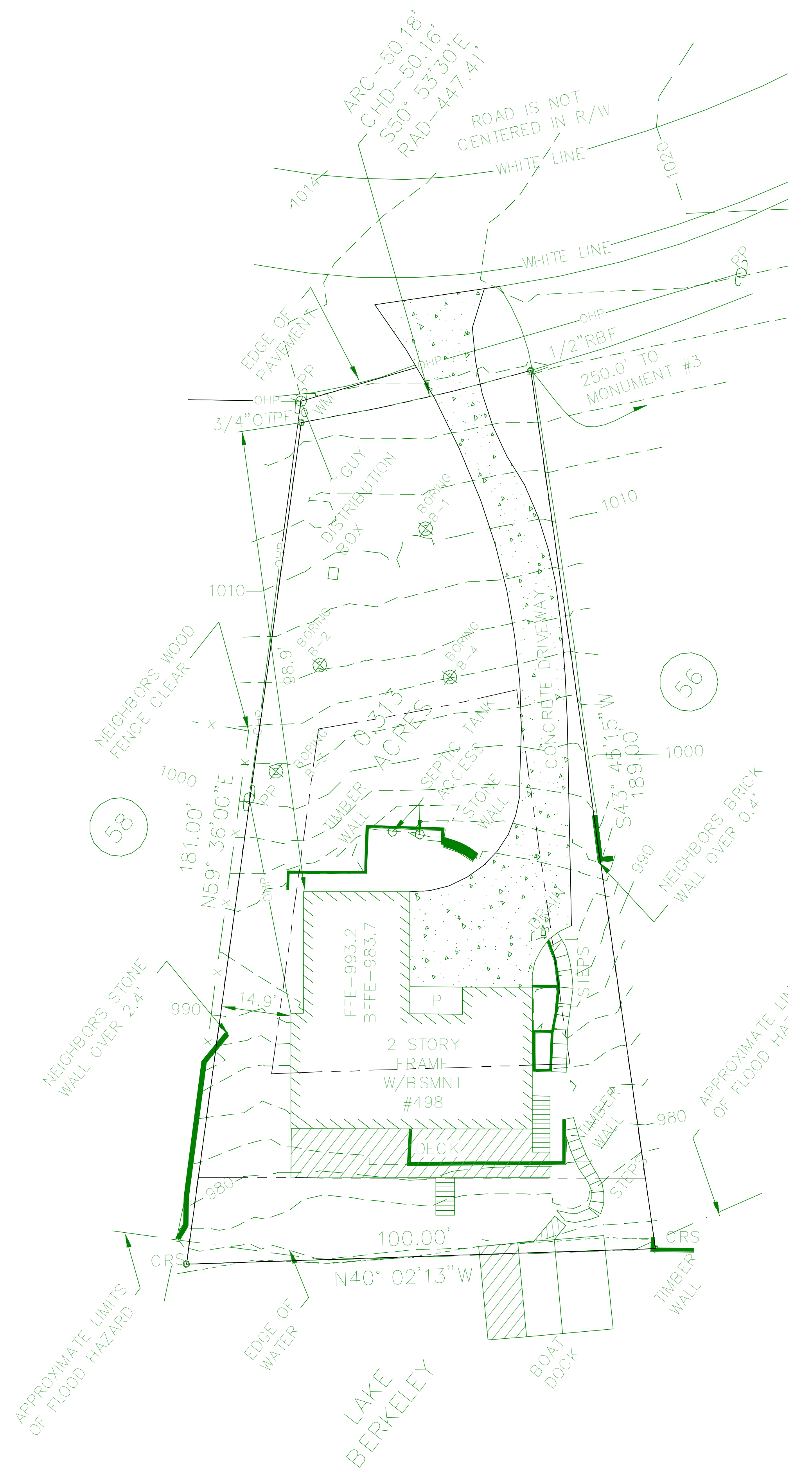
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Scale As indicated

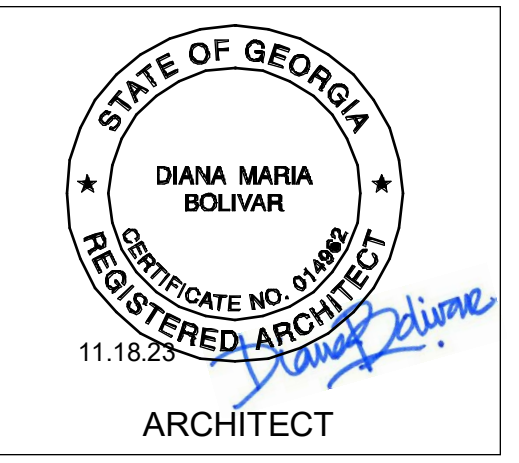
2 PROPOSED SITE
scale: 1/16" = 1'-0"



1 EXISTING SITE
scale: 1/16" = 1'-0"



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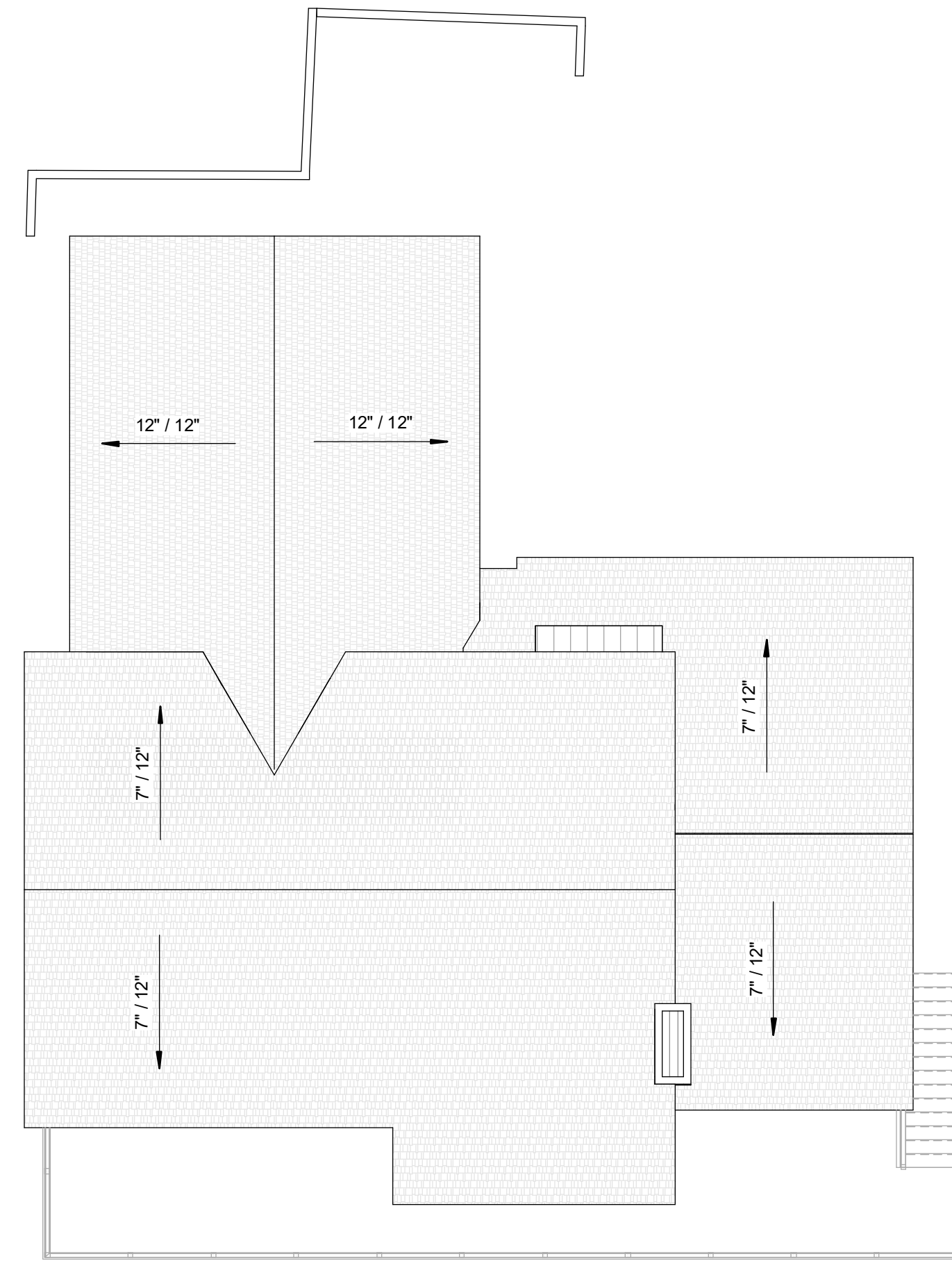
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SITE PLAN

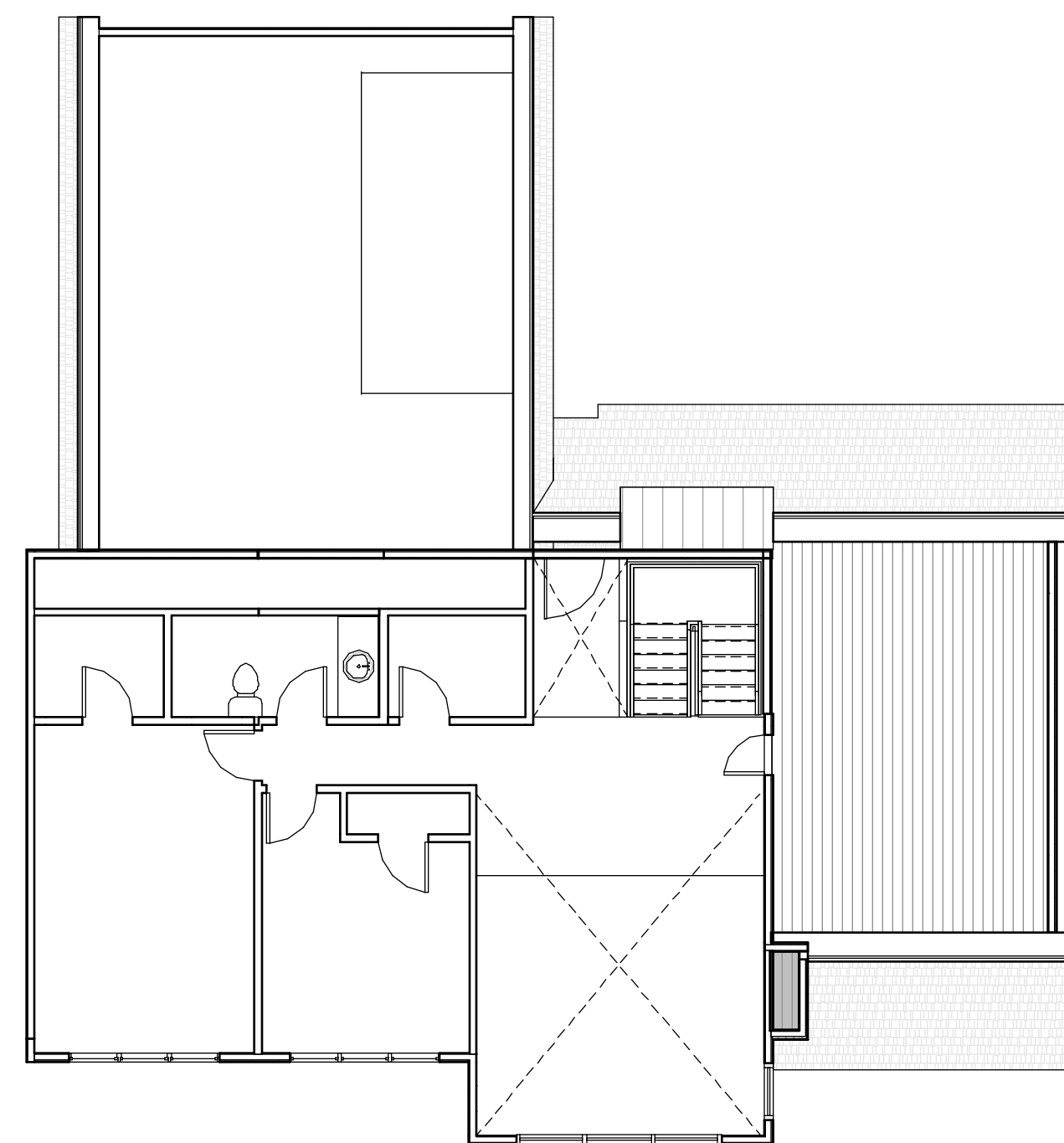
Project Number	10-2023
Date	11.09.23
Drawn By	dmb
Checked By	Checker

01
Scale 1/16" = 1'-0"

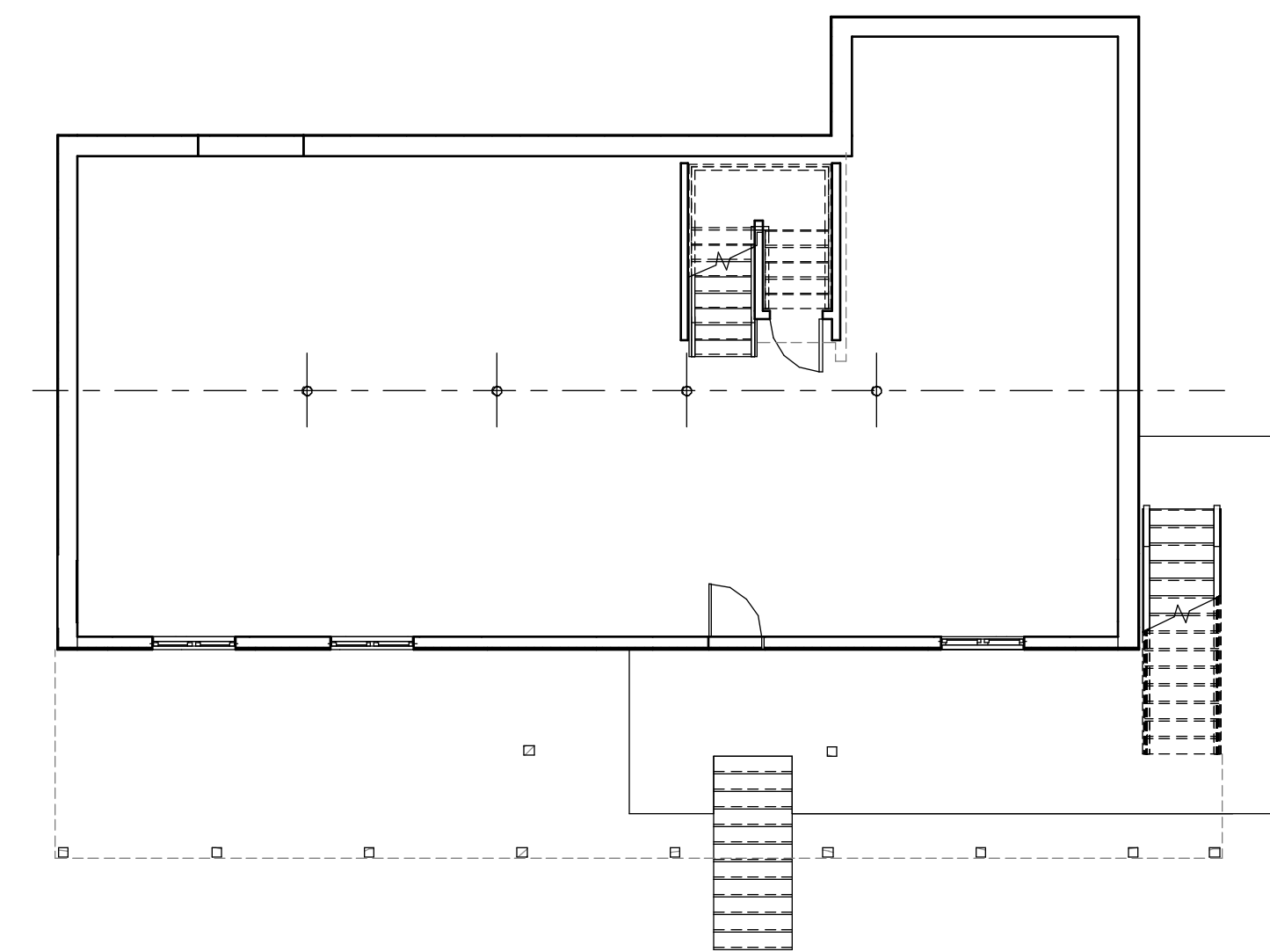
7 EXISTING ROOF PLAN
scale: 1/8" = 1'-0"



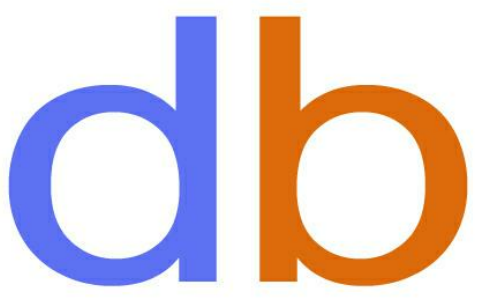
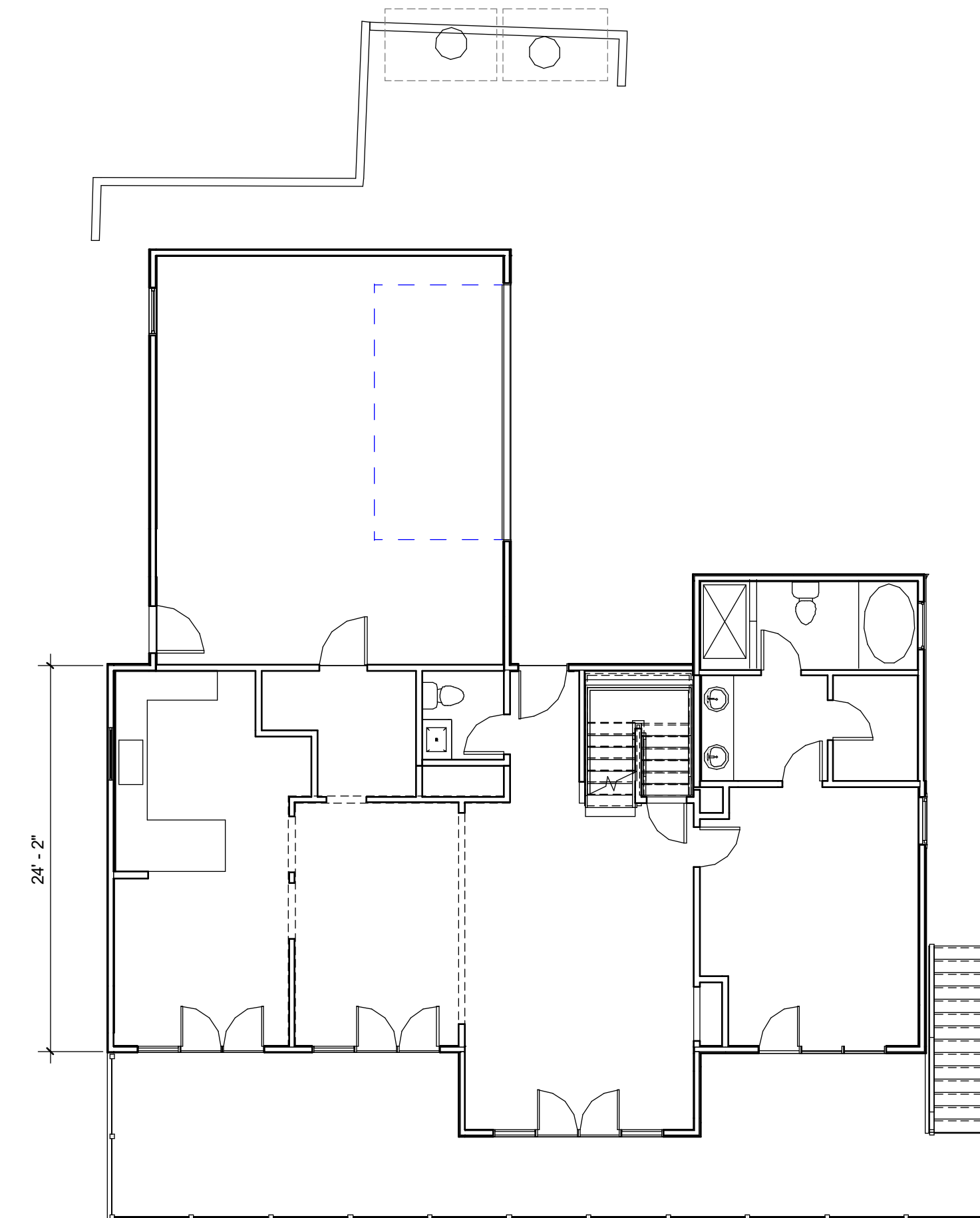
3 EXISTING LEVEL 2
scale: 1/8" = 1'-0"



1 EXISTING BASEMENT PLAN
scale: 1/8" = 1'-0"



2 EXISTING LEVEL 1
scale: 1/8" = 1'-0"



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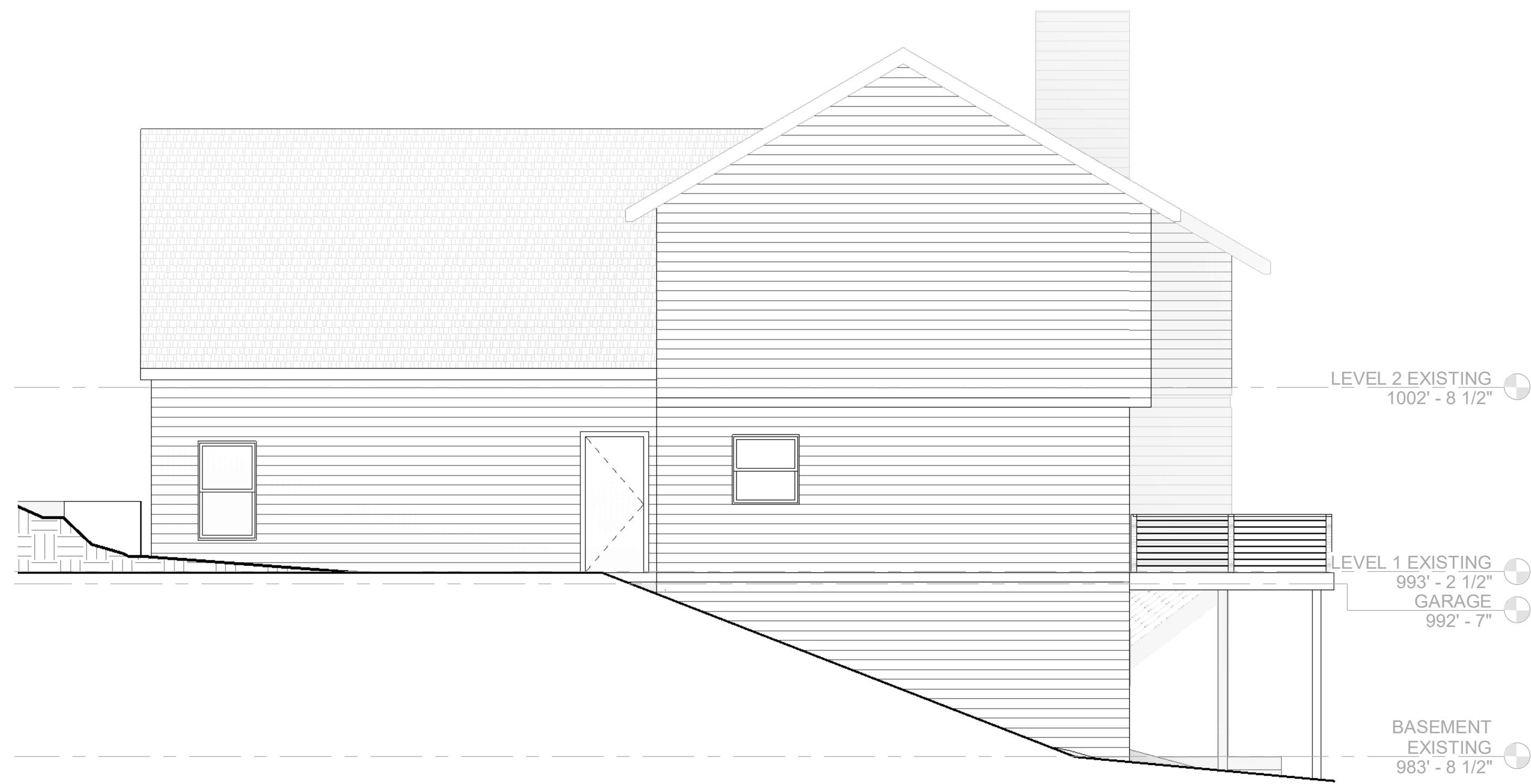
EXISTING
FLOOR PLANS

Project Number	10-2023
Date	11.09.23
Drawn By	dmb
Checked By	Checker

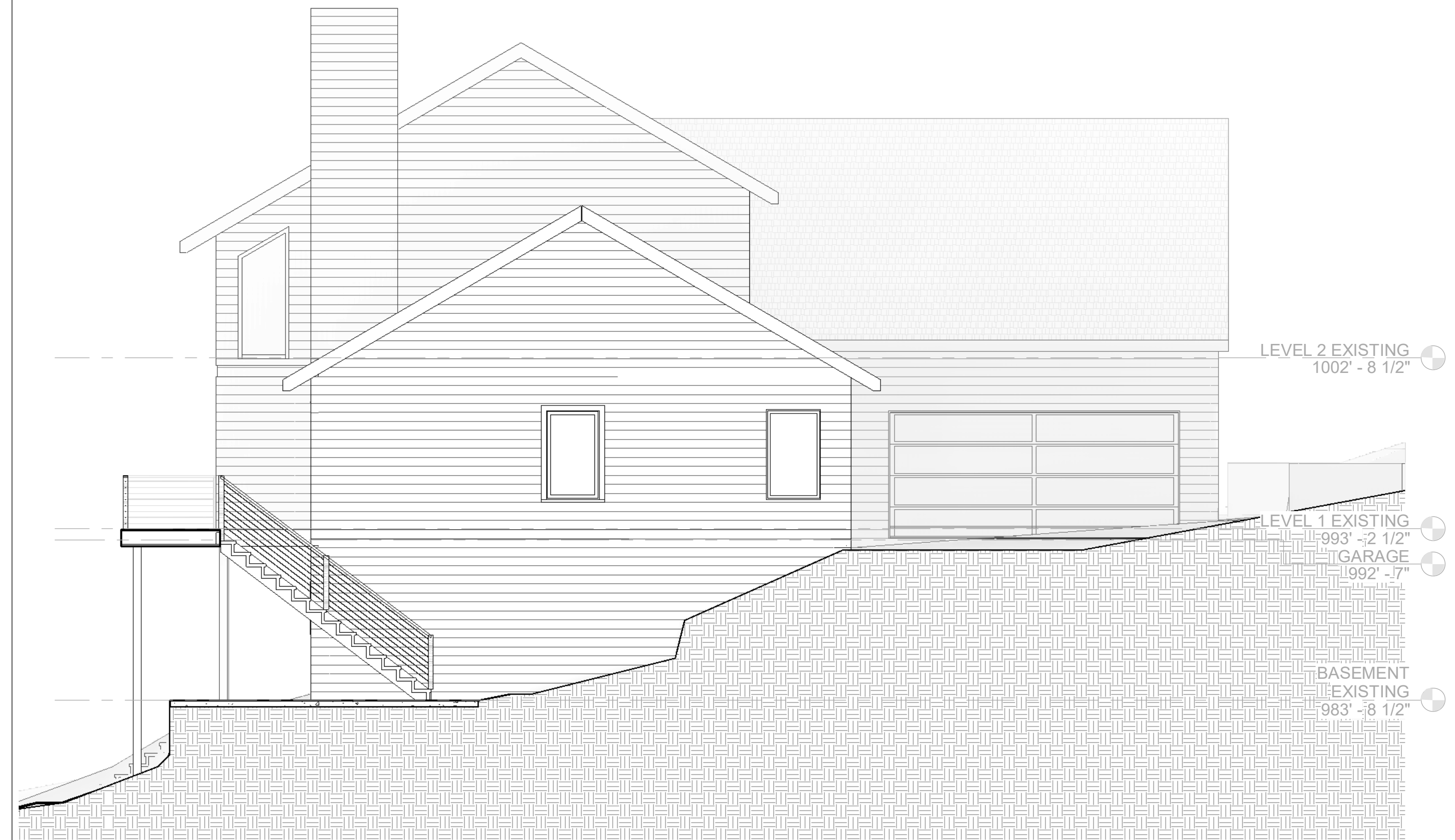
02

Scale 1/8" = 1'-0"

4 Right
scale: 3/16" = 1'-0"



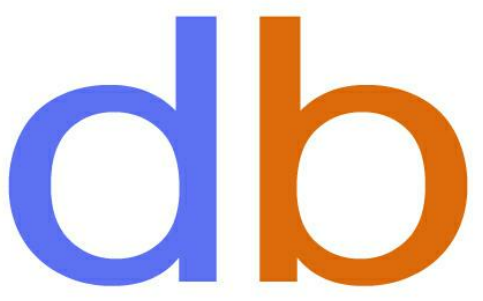
3 Left
scale: 3/16" = 1'-0"



2 Rear
scale: 3/16" = 1'-0"



1 Front
scale: 3/16" = 1'-0"



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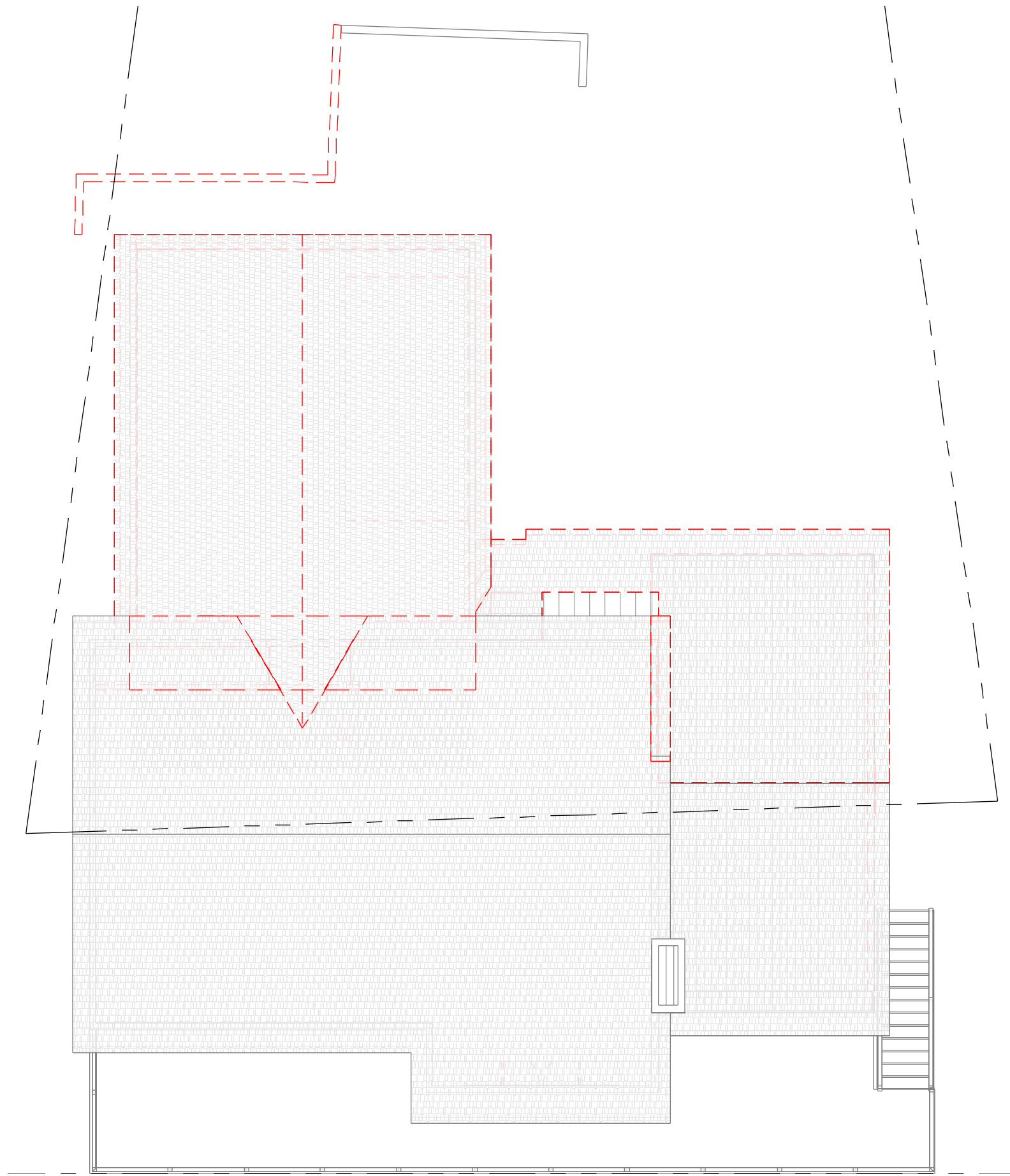
EXISTING
ELEVATIONS

Project Number	10-2023
Date	11.09.23
Drawn By	Author
Checked By	Checker

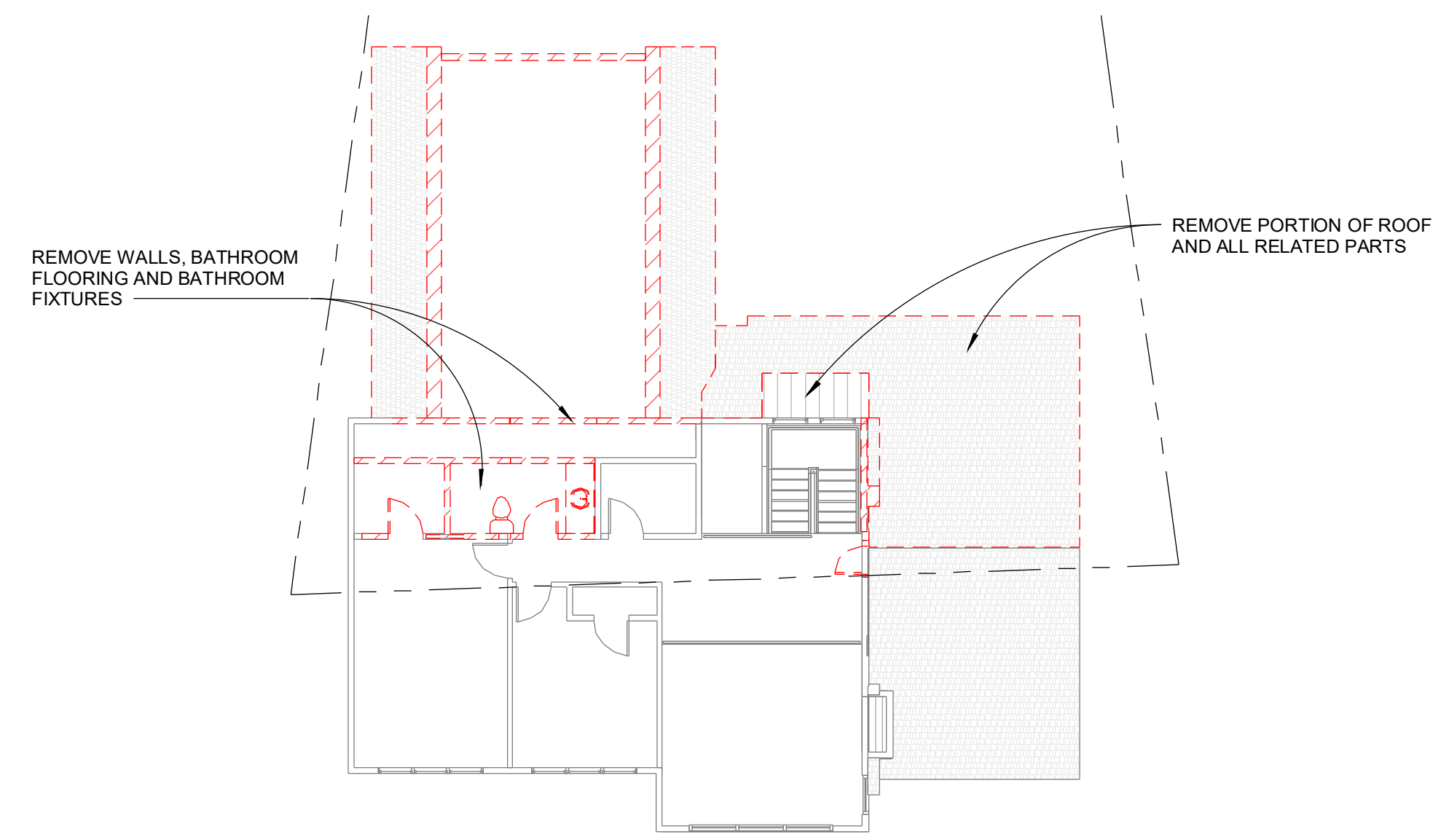
03

Scale 3/16" = 1'-0"

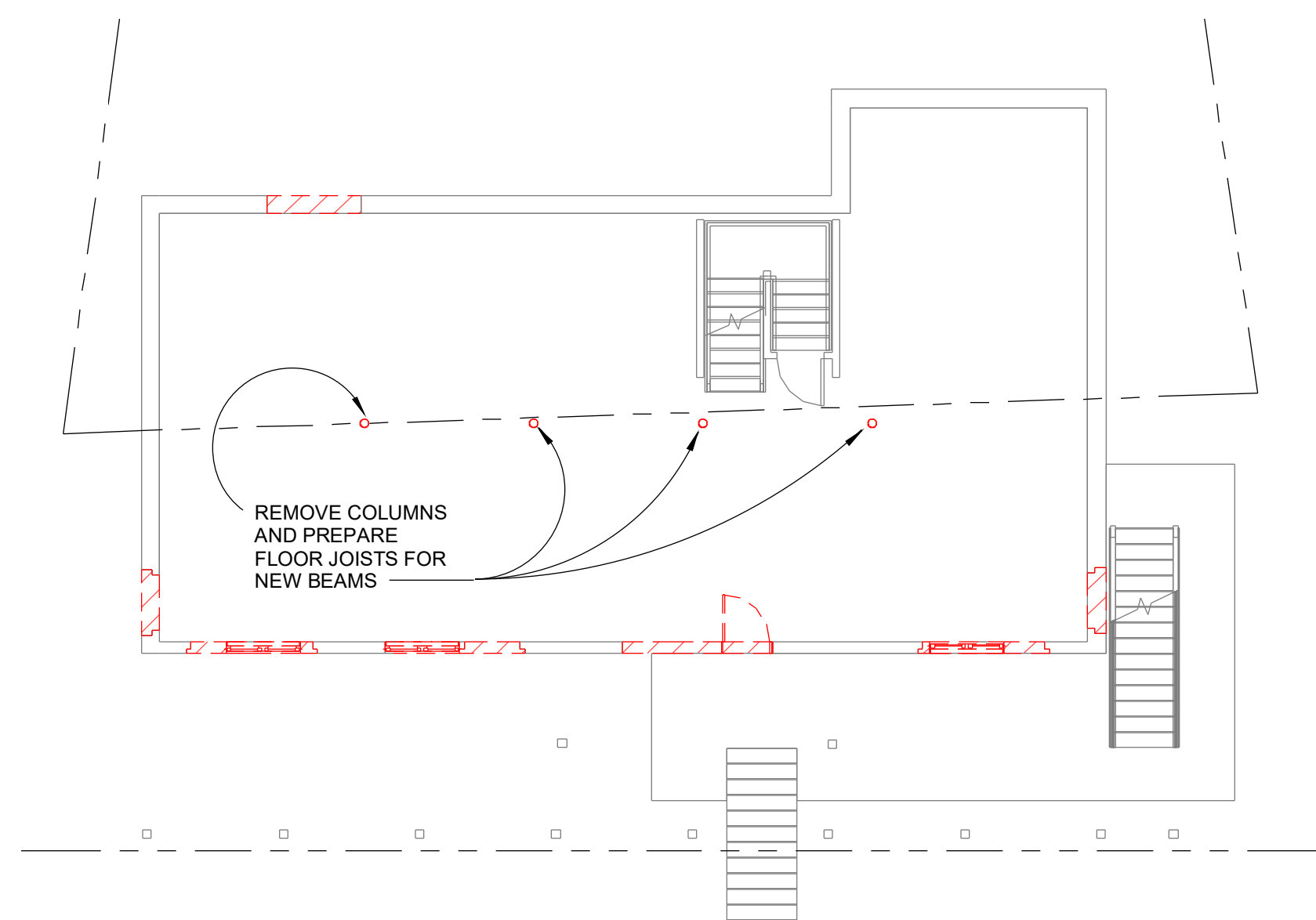
4 PROPOSED ROOF PLAN DEMO
scale: 1/8" = 1'-0"



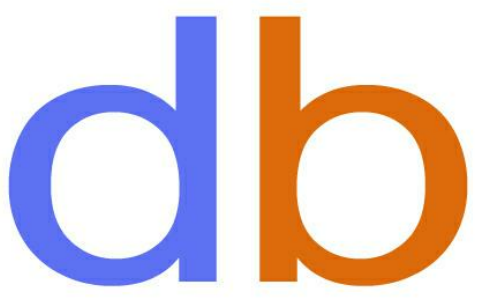
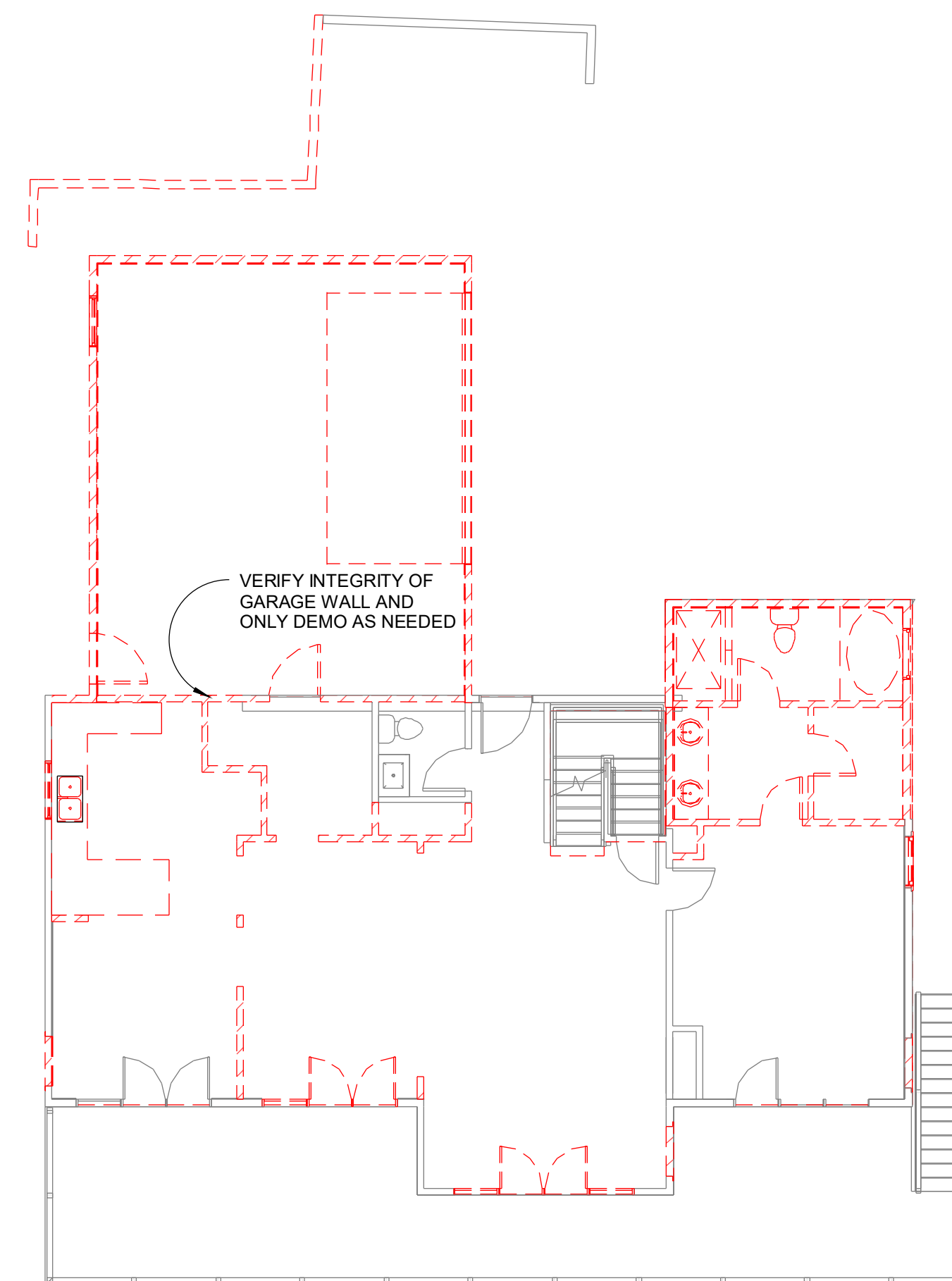
2 PROPOSED LEVEL 2 PLAN DEMO
scale: 1" = 10'-0"



3 PROPOSED BASEMENT PLAN DEMO
scale: 1/8" = 1'-0"



1 PROPOSED LEVEL 1 PLAN DEMO
scale: 1/8" = 1'-0"



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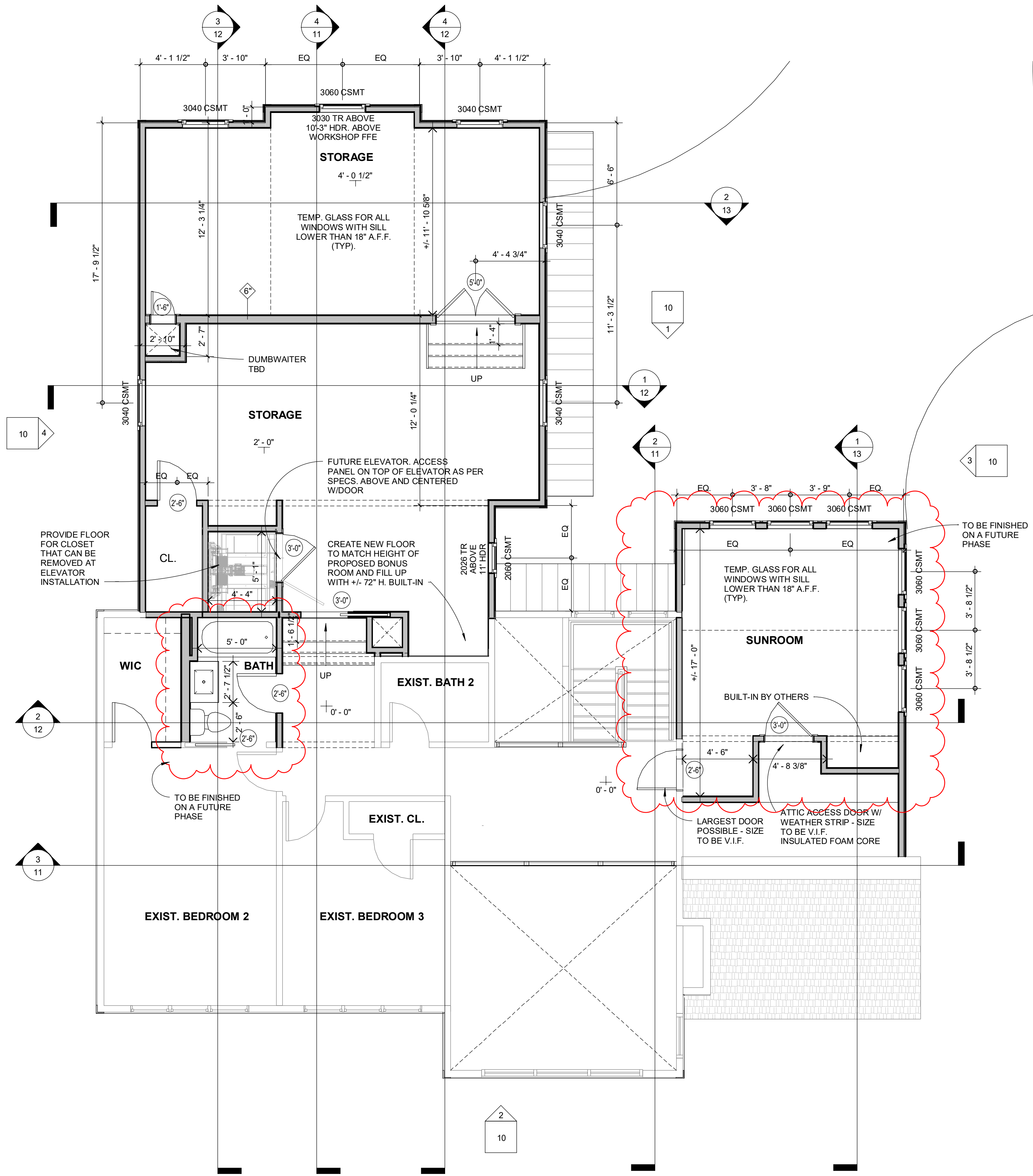
DEMOLITION PLANS

Project Number	10-2023
Date	11.09.23
Drawn By	dmb
Checked By	Checker

04

Scale As indicated

1 PROPOSED LEVEL 2 PLAN
 scale: 1/4" = 1'-0"



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Date 2 Revision 2

PROPOSED FLOOR PLANS

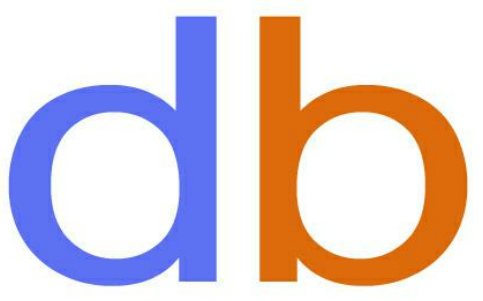
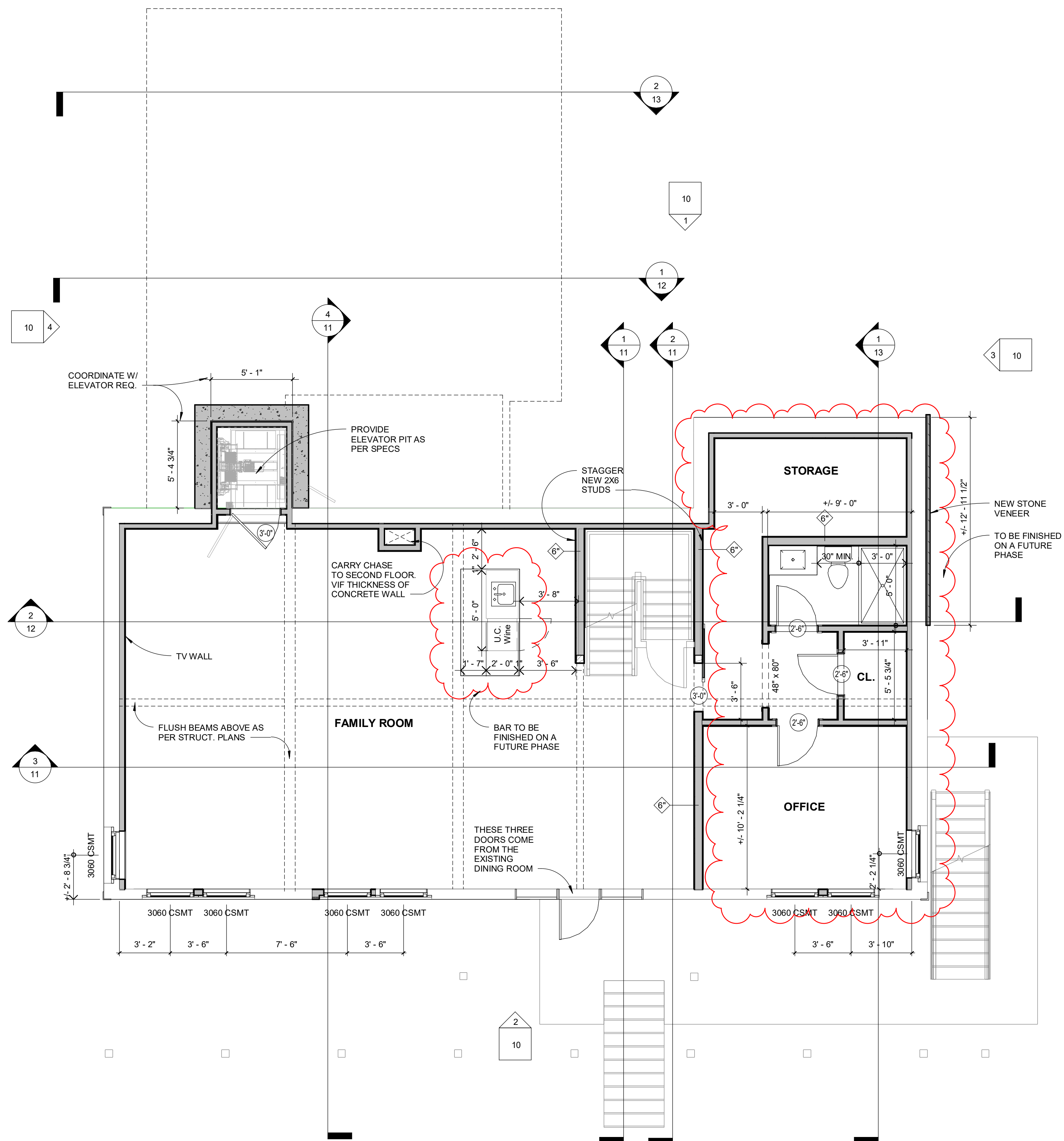
Project Number 10-2023
 Date 11.09.23
 Drawn By dmb
 Checked By Checker

06

Scale 1/4" = 1'-0"

1 PROPOSED BASEMENT PLAN

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



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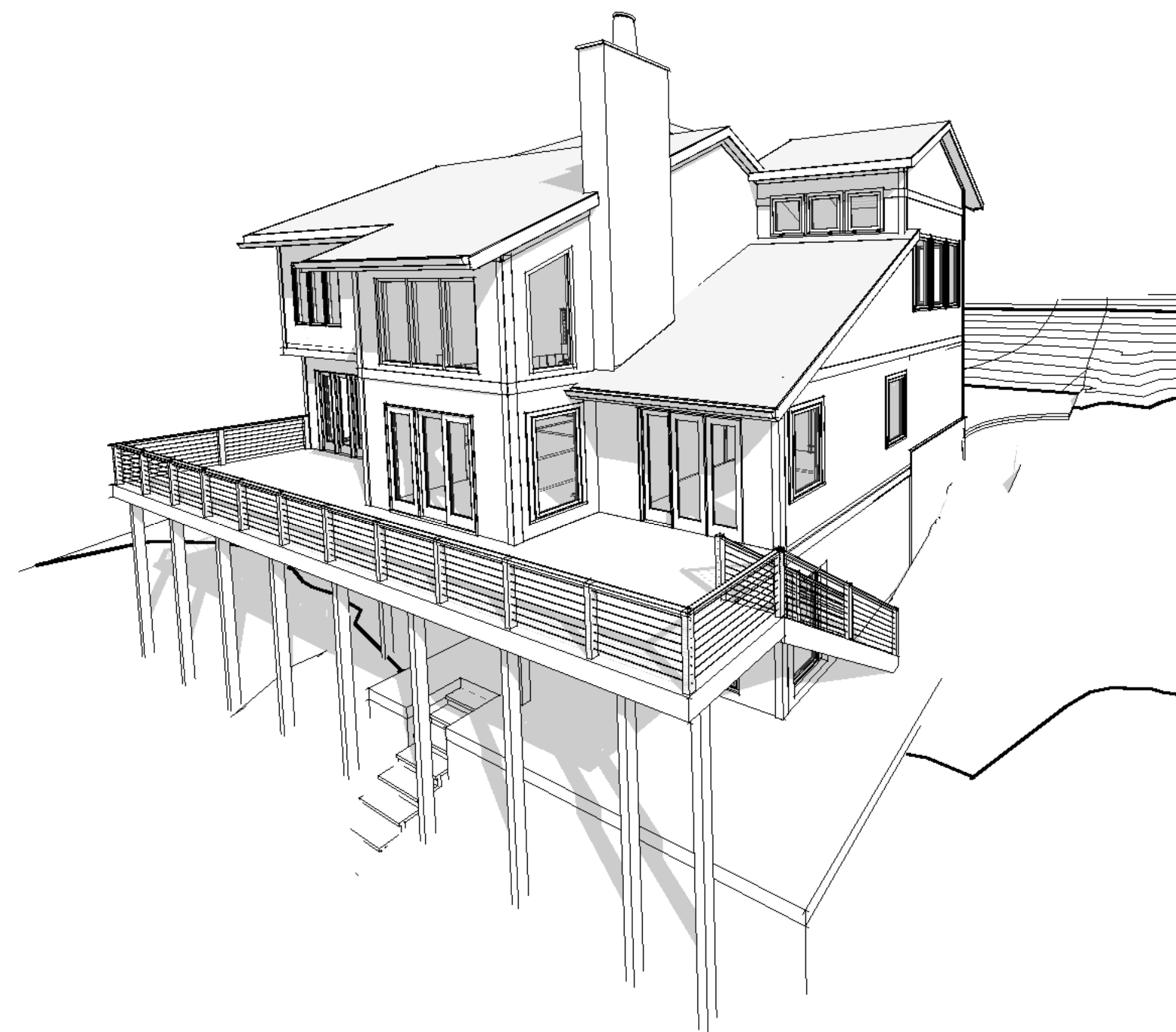
Date 2 Revision 2

PROPOSED FLOOR PLANS

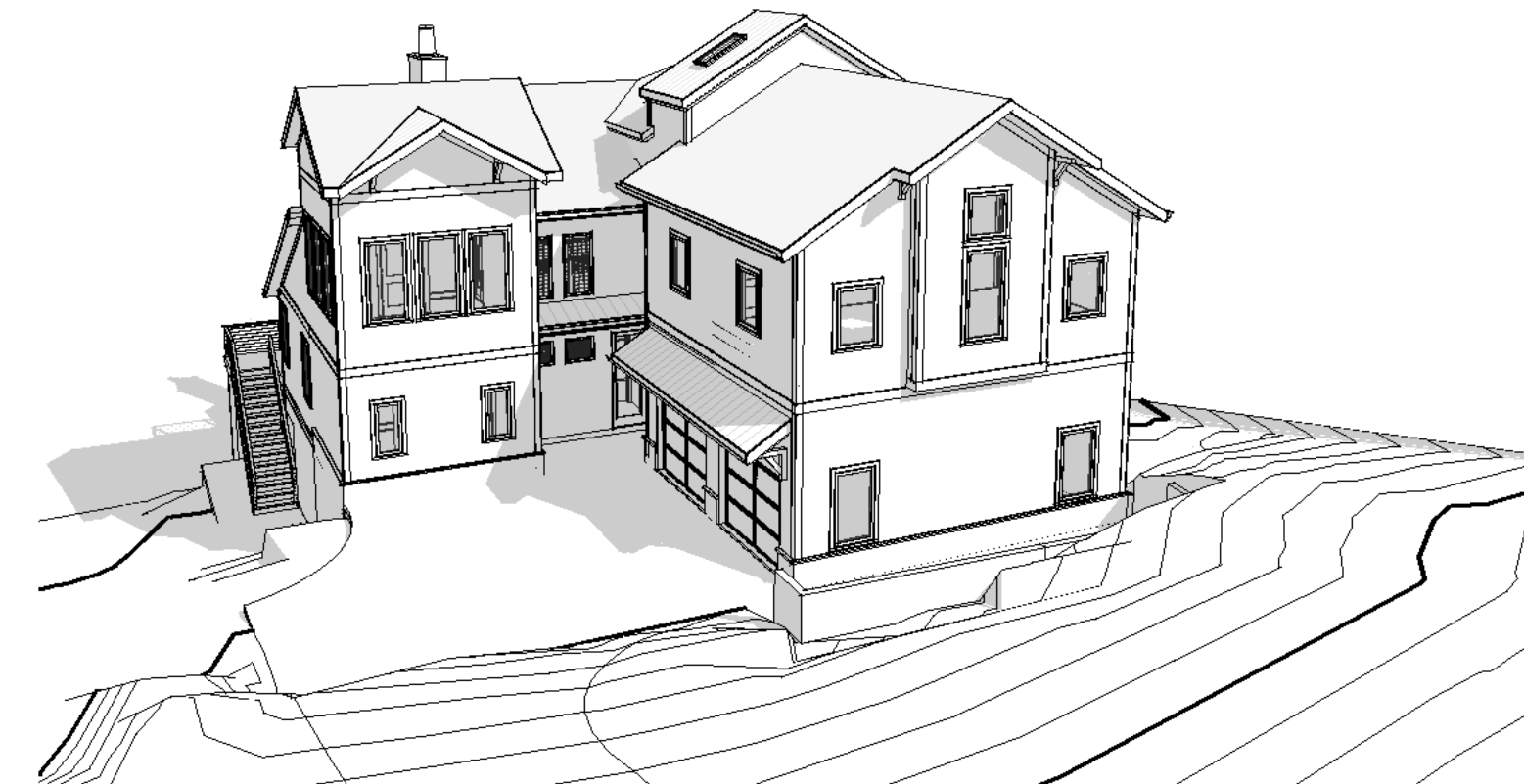
Project Number 10-2023
Date 11.09.23
Drawn By dmb
Checked By Checker

07

Scale 1/4" = 1'-0"



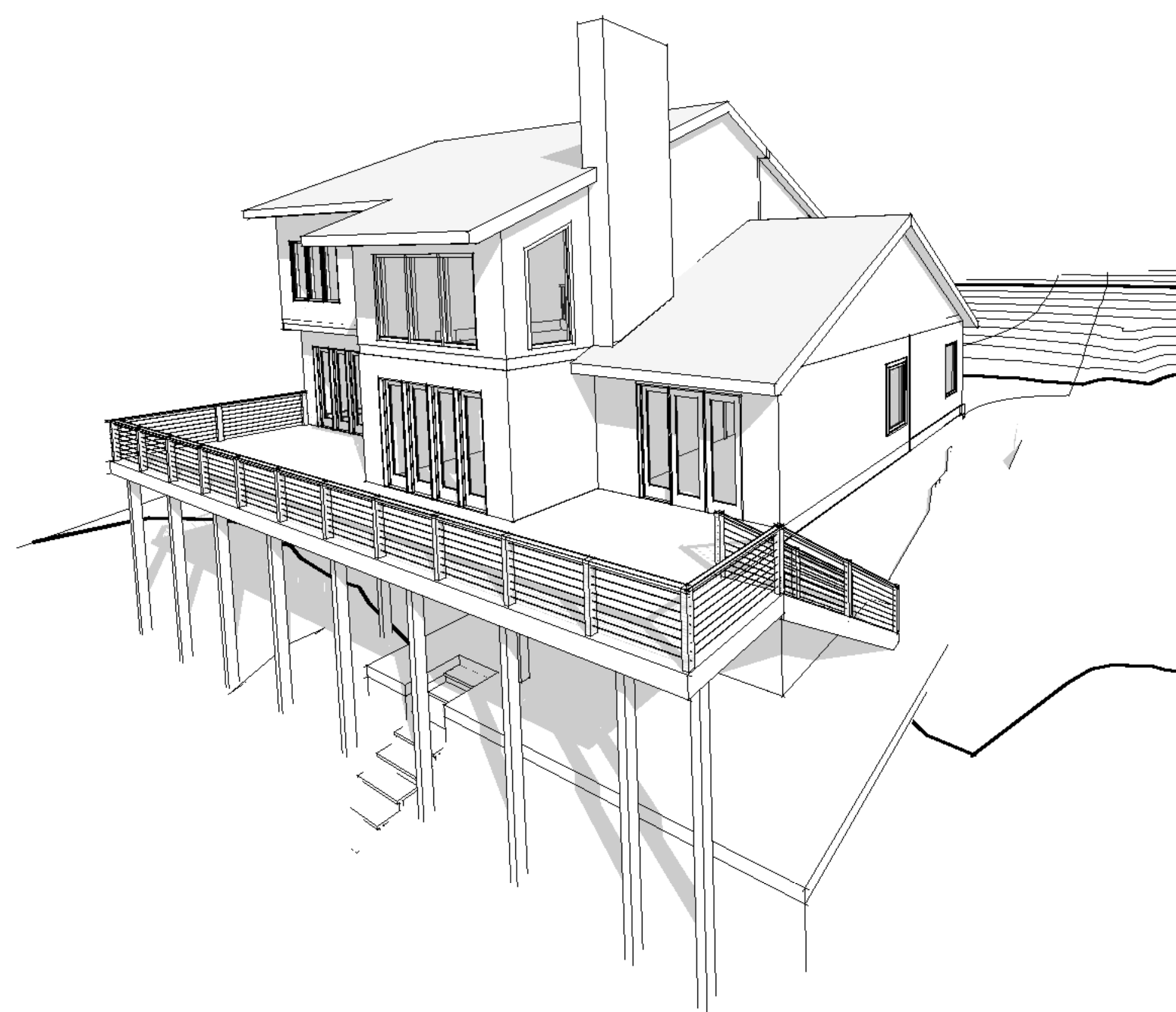
6 3D View 3 Proposed
scale:



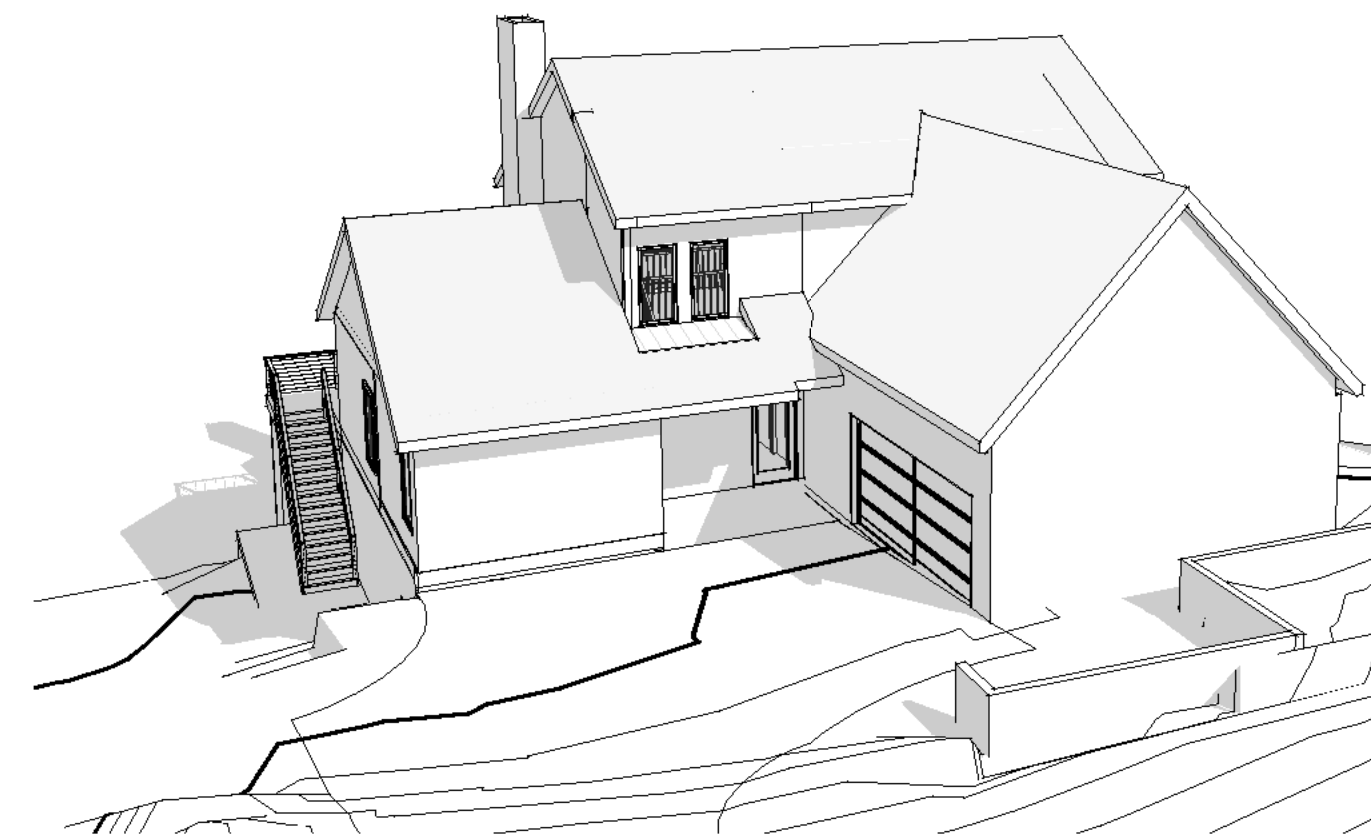
5 3D View 2 Proposed
scale:



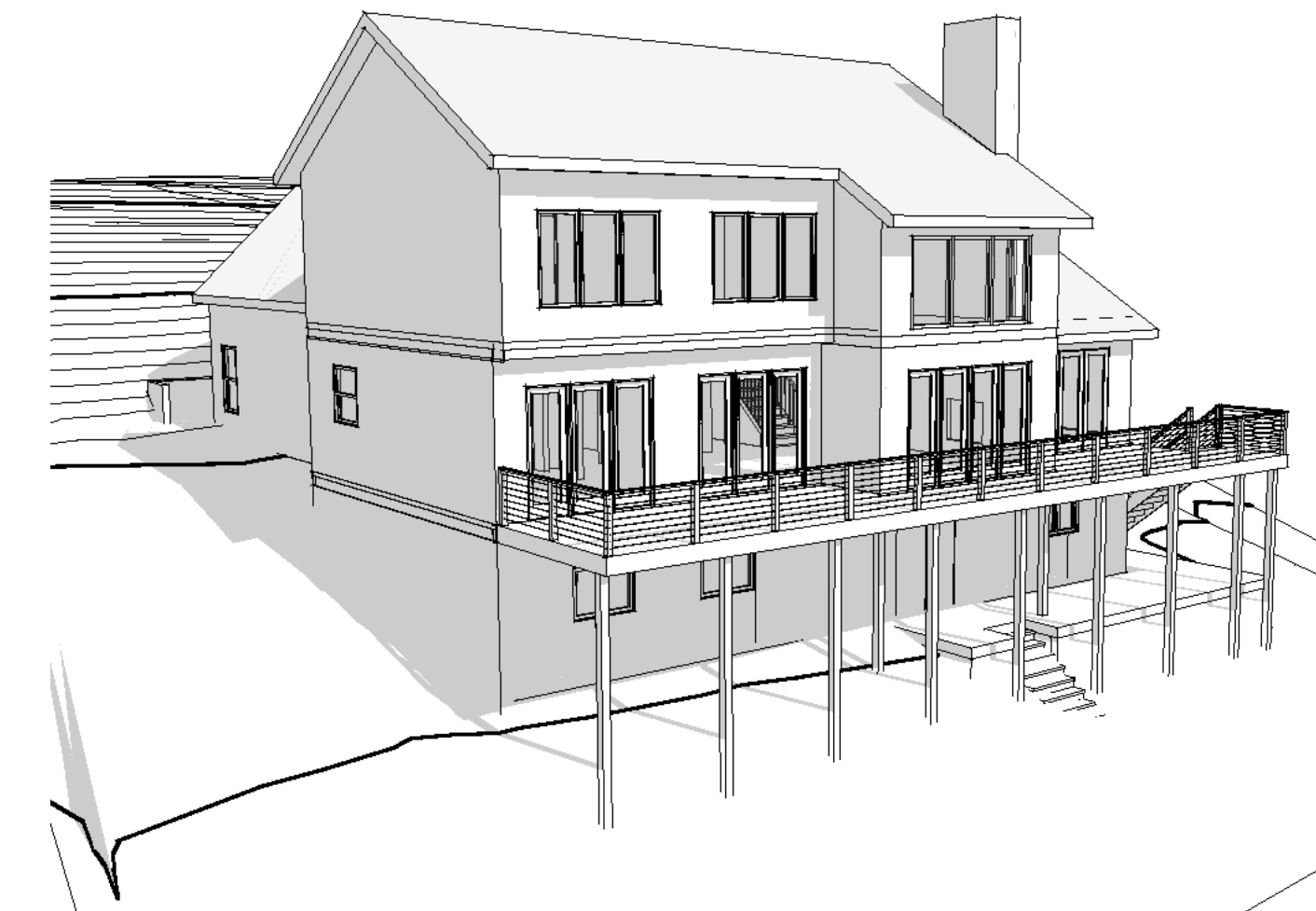
2 3D View 1 Proposed
scale:



4 3D View 3 Existing
scale:



3 3D View 2 Existing
scale:



1 3D View 1 Existing
scale:



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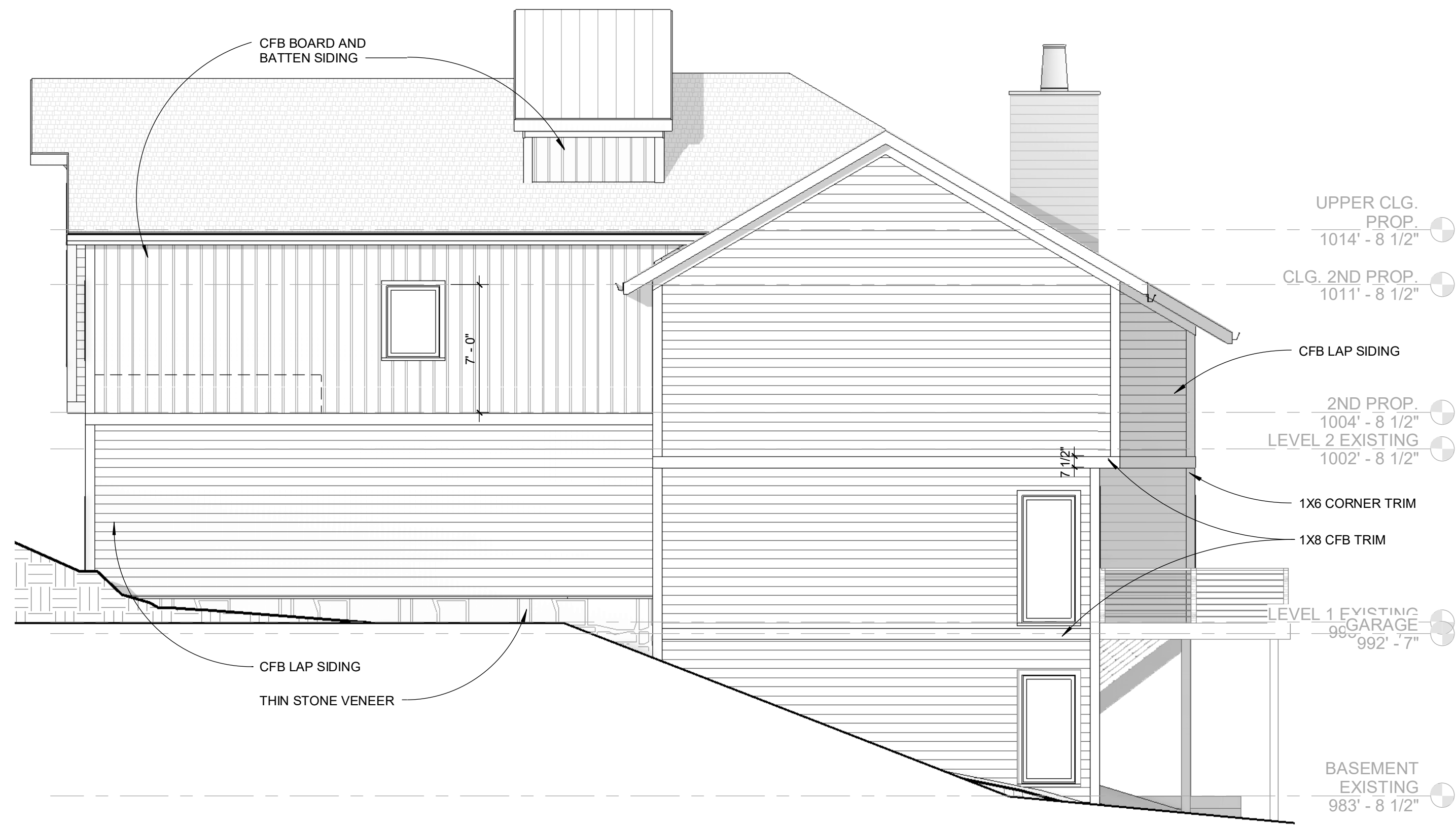
EXISTING /
PROPOSED 3D
VIEWS

Project Number	10-2023
Date	11.09.23
Drawn By	dmb
Checked By	Checker

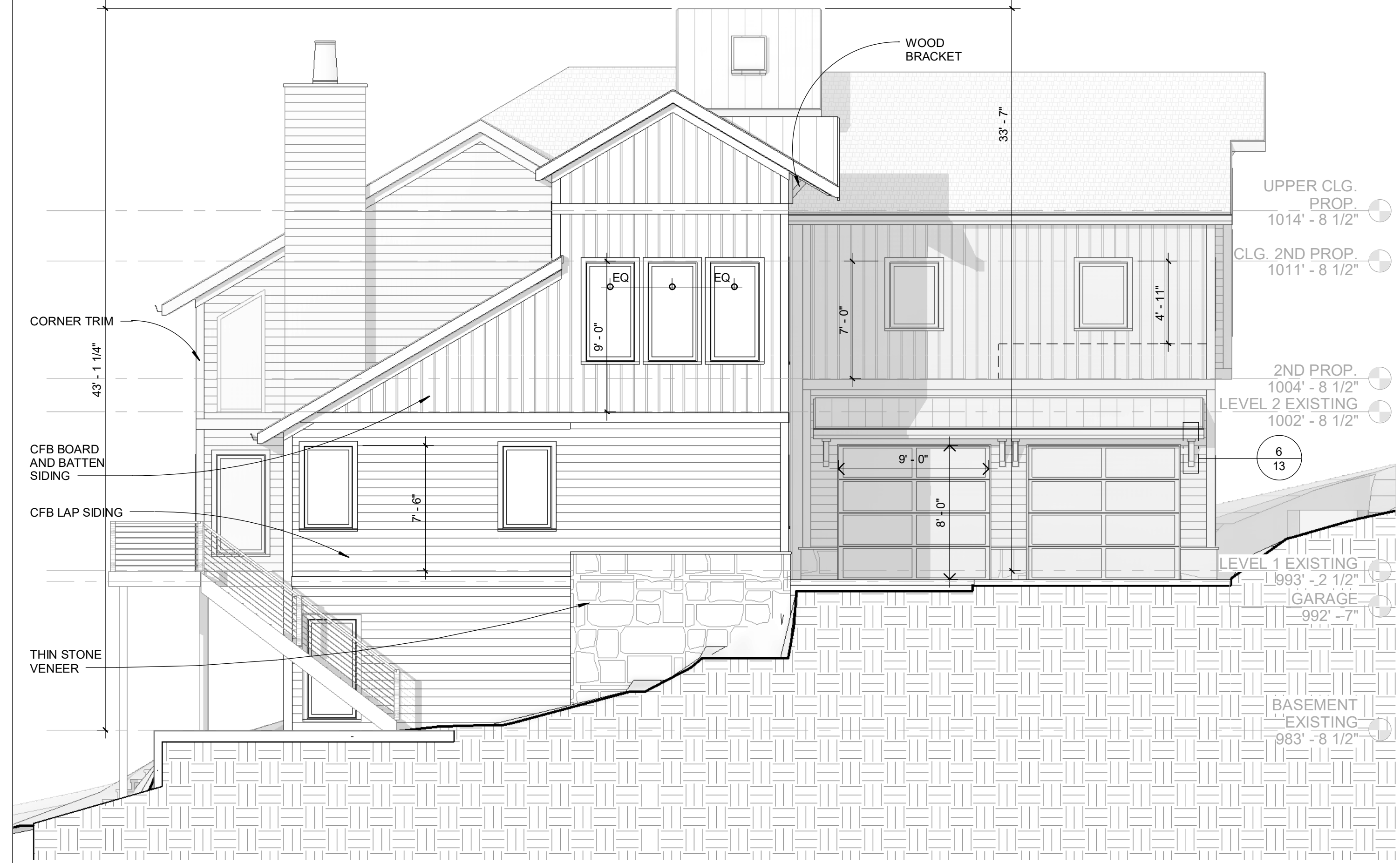
09

Scale

4 Right Proposed
scale: 3/16" = 1'-0"



3 Left Proposed
scale: 3/16" = 1'-0"



2 Rear Proposed
scale: 3/16" = 1'-0"



1 Front Proposed
scale: 3/16" = 1'-0"



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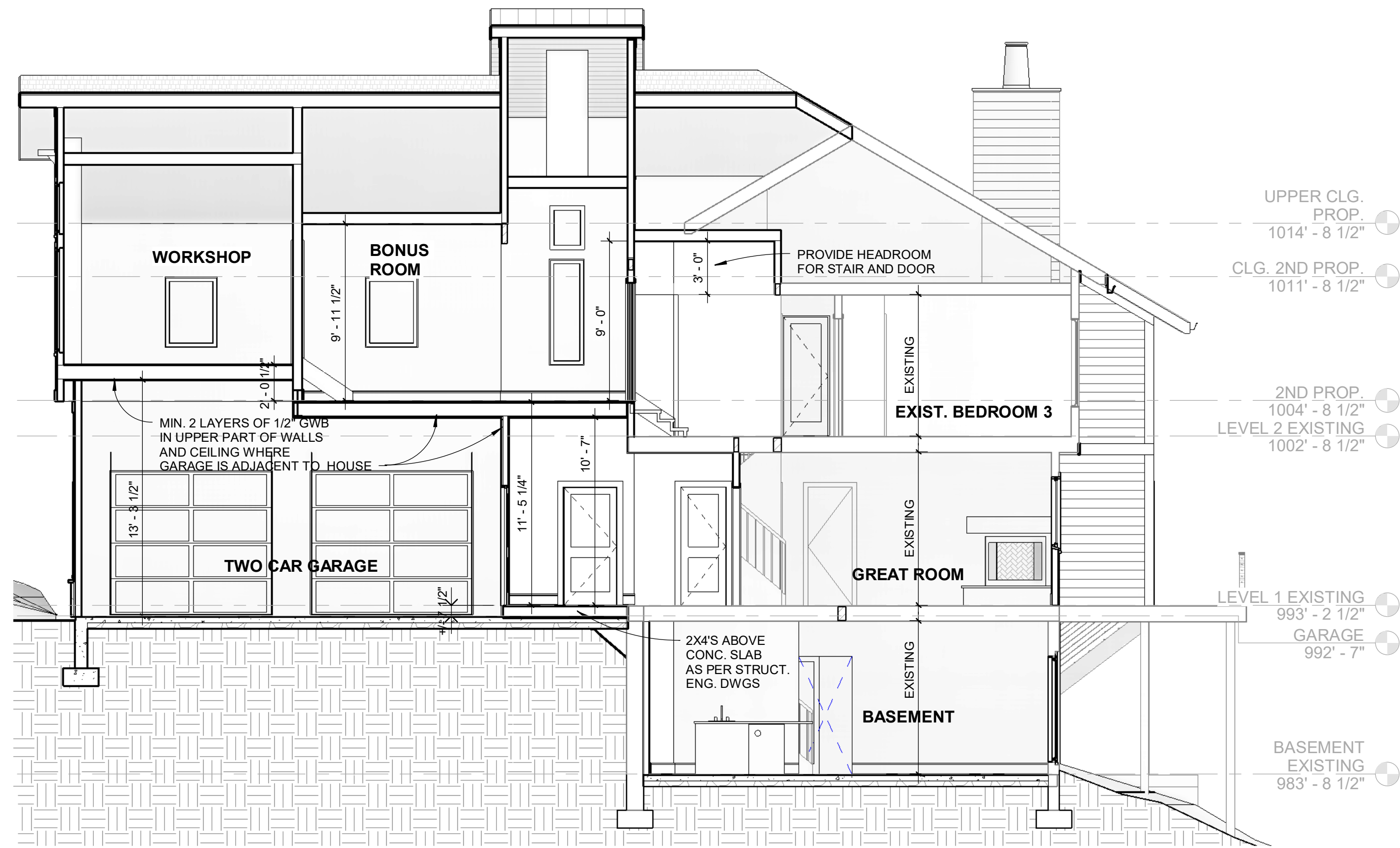
498 Lakeshore Drive
Berkeley Lake, GA

PROPOSED ELEVATIONS

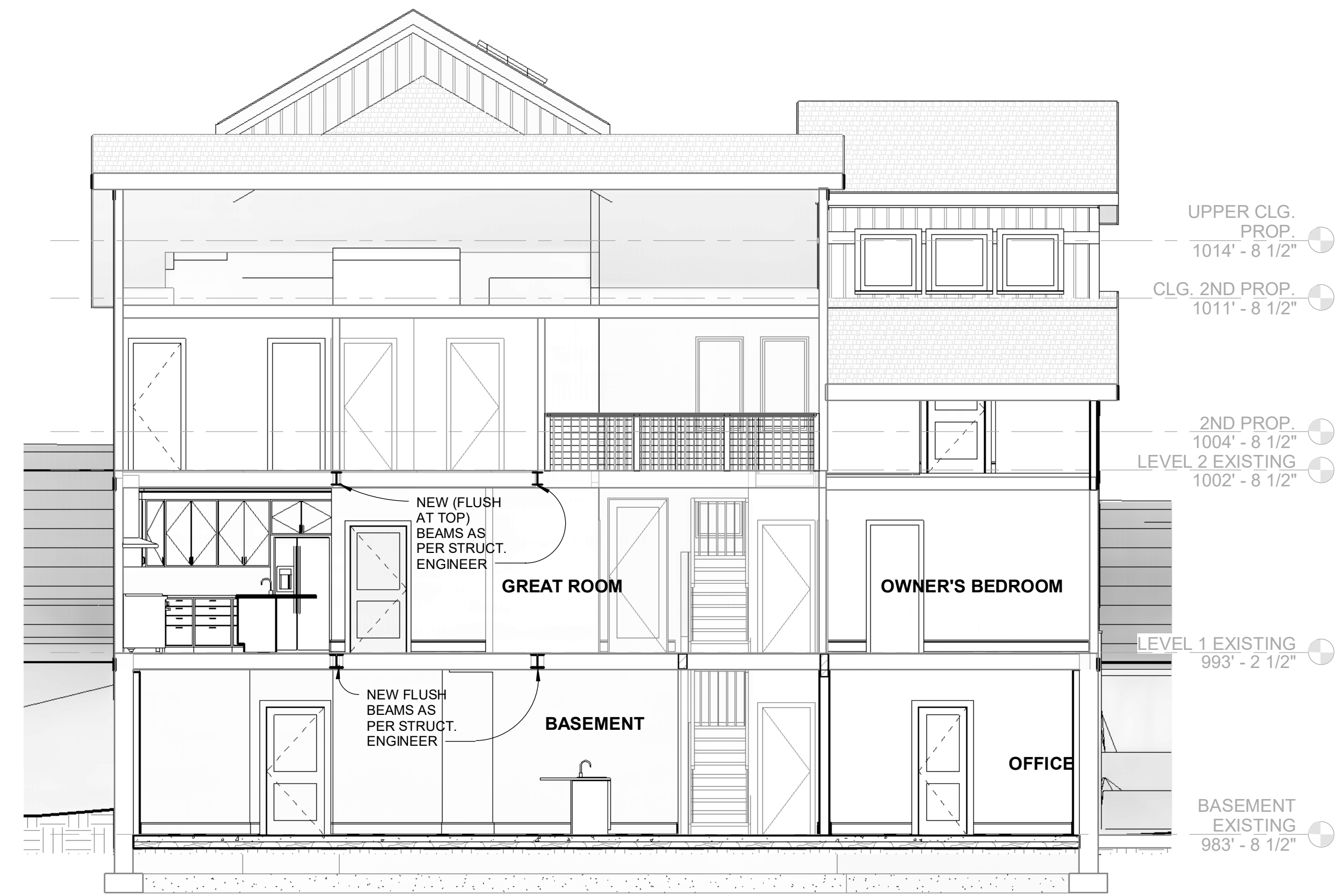
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Date	11.09.23
Drawn By	Author
Checked By	Checker

10

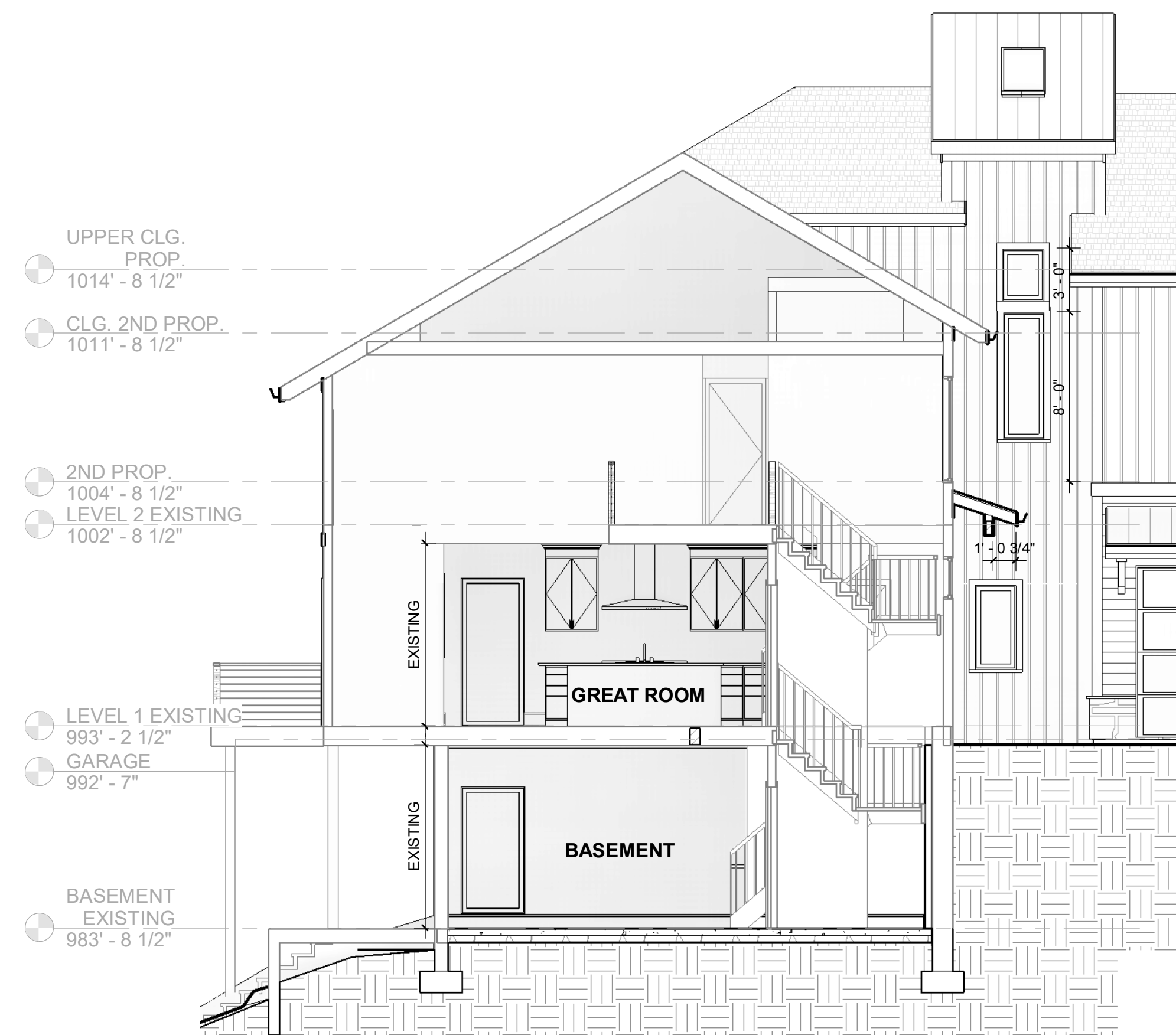
Scale 3/16" = 1'-0"



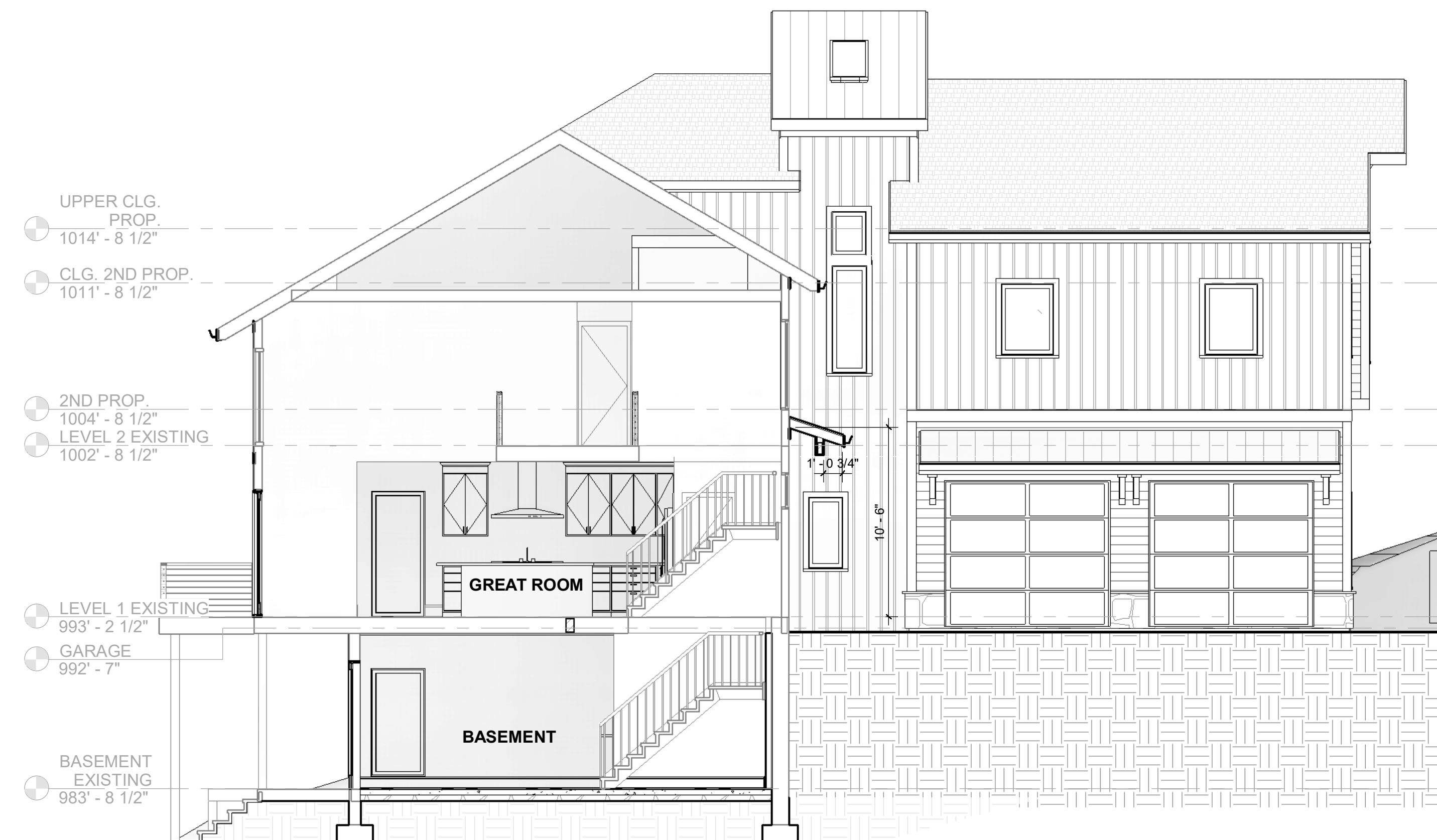
4 Section 4
scale: 3/16" = 1'-0"



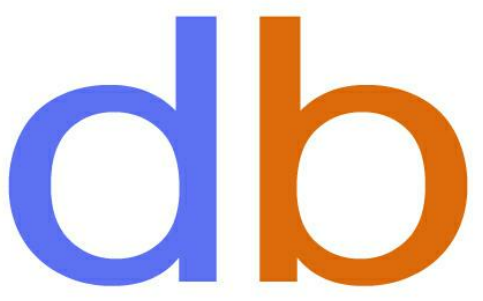
3 Section 3
scale: 3/16" = 1'-0"



2 Section 2
scale: 3/16" = 1'-0"



1 Section 1
scale: 3/16" = 1'-0"



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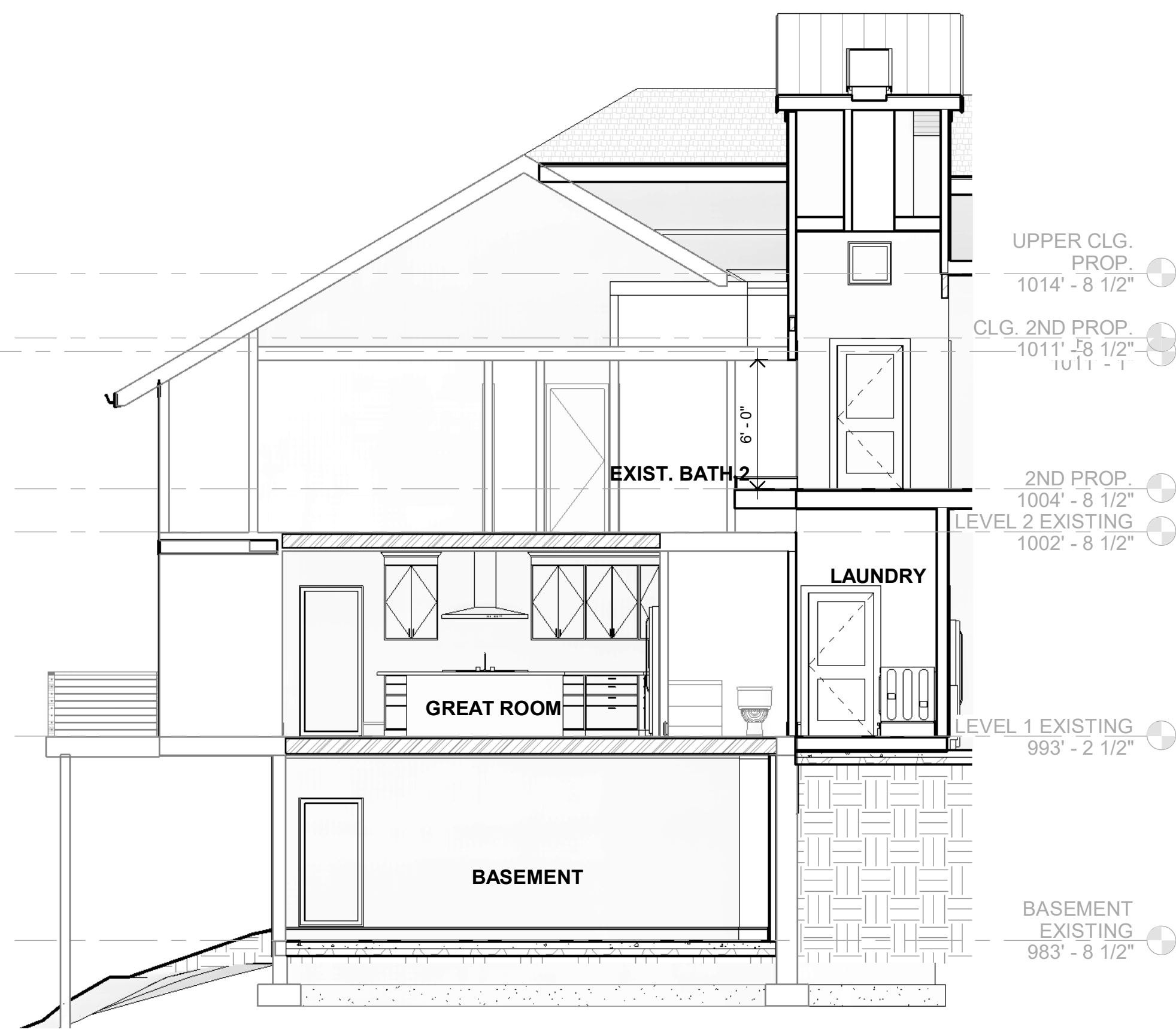
498 Lakeshore Drive
Berkeley Lake, GA

BUILDING SECTIONS

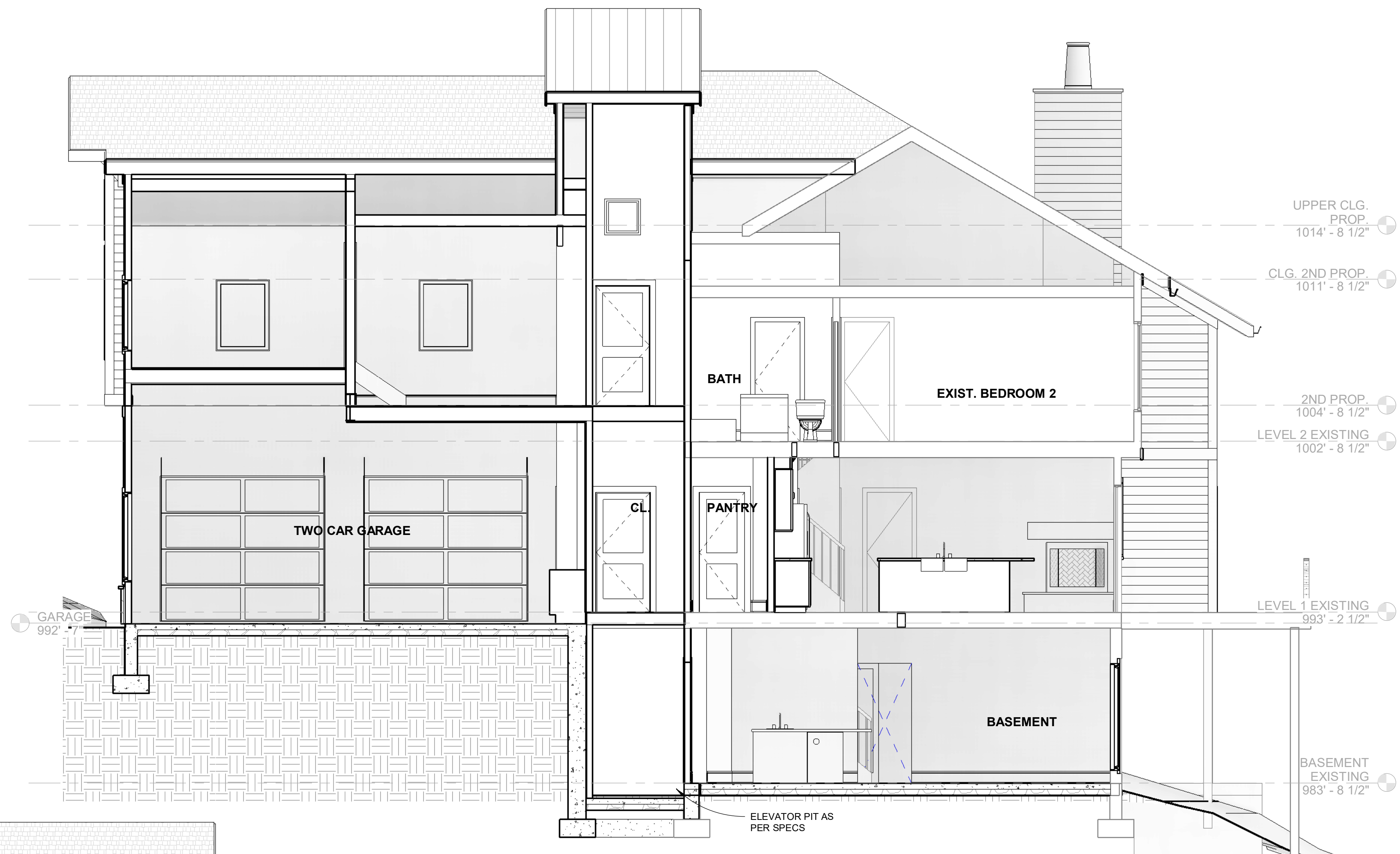
Project Number	10-2023
Date	11.09.23
Drawn By	dmb
Checked By	Checker

11

Scale 3/16" = 1'-0"



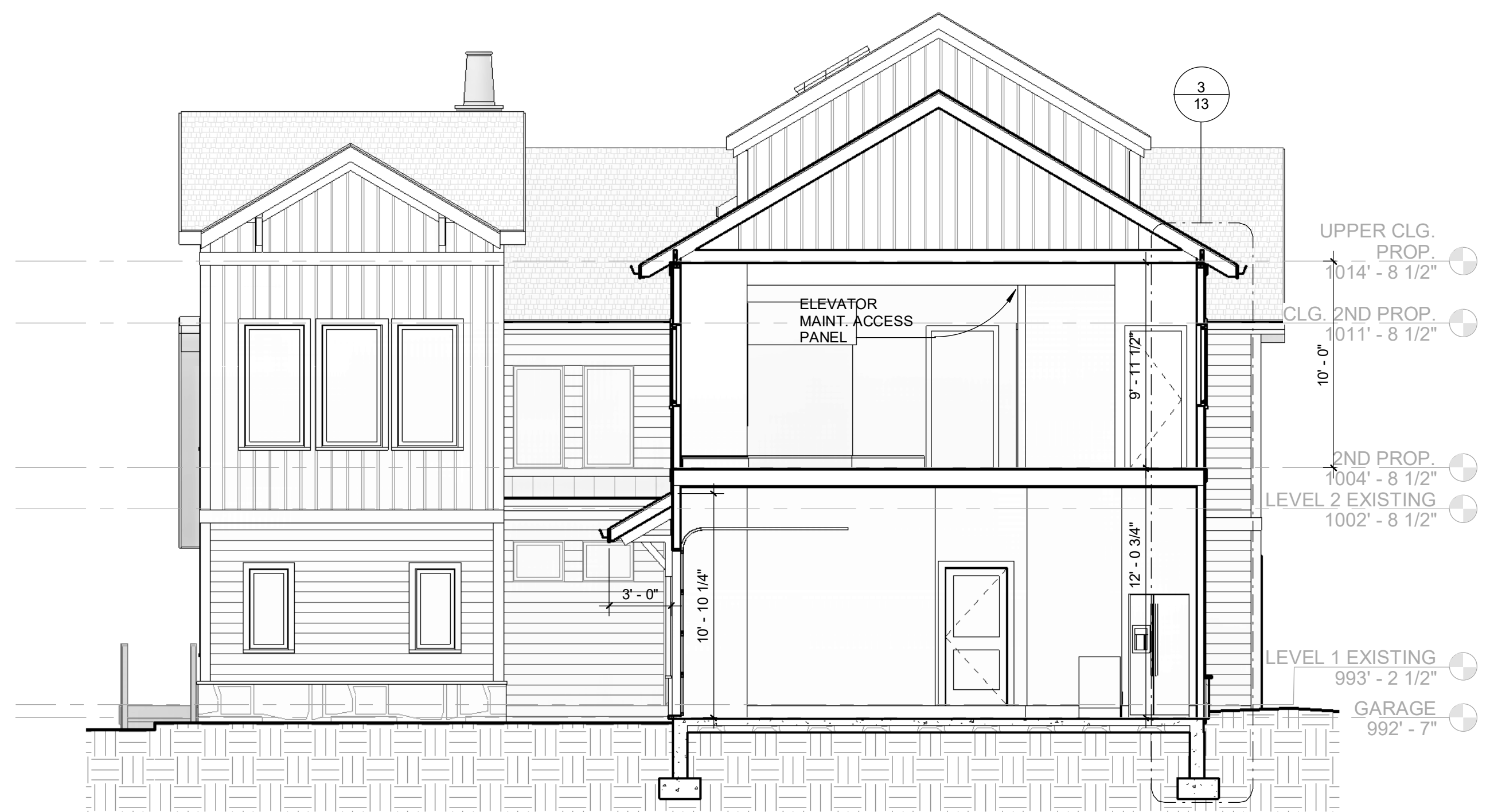
4 Section 8
scale: 3/16" = 1'-0"



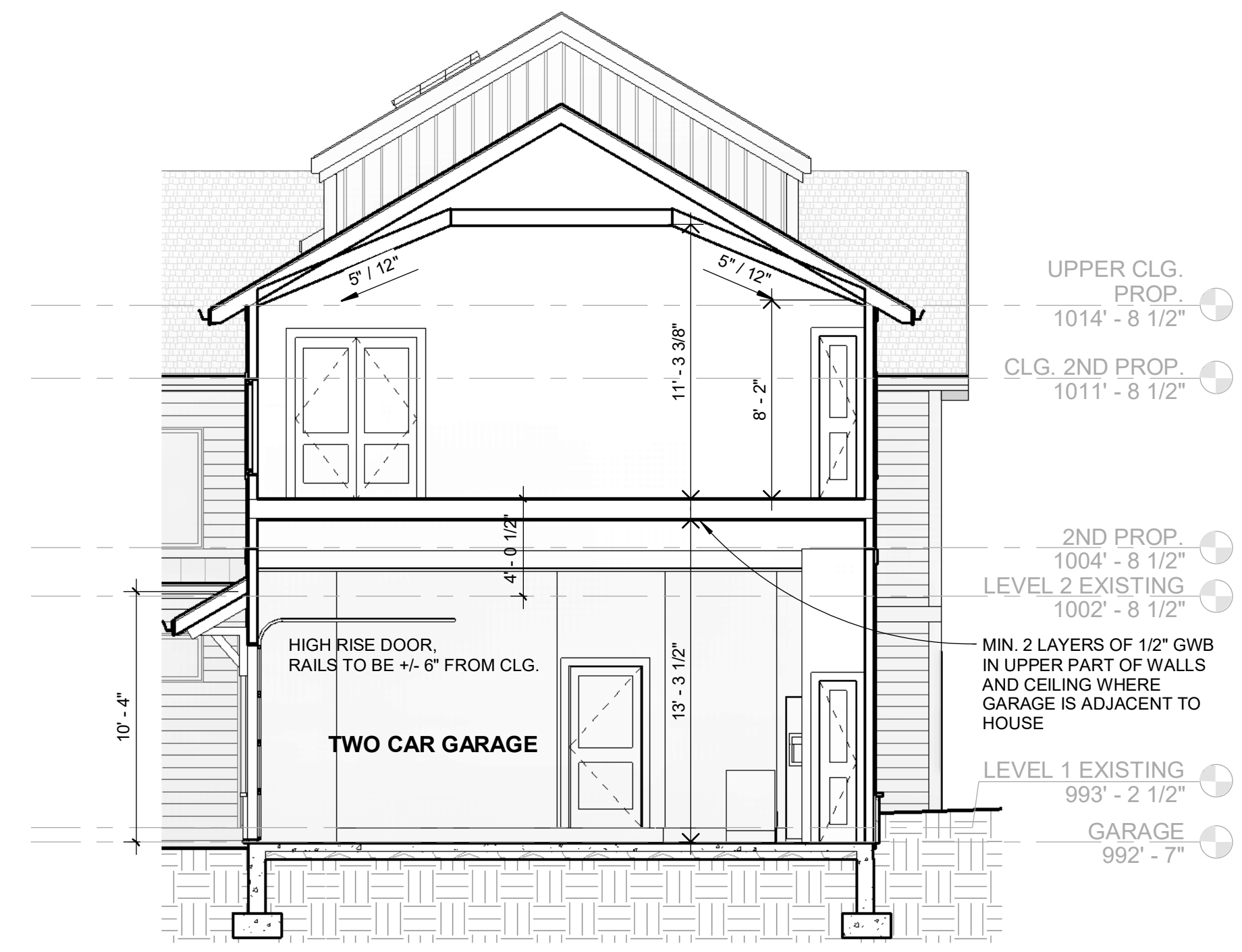
3 Section 7
scale: 1/4" = 1'-0"



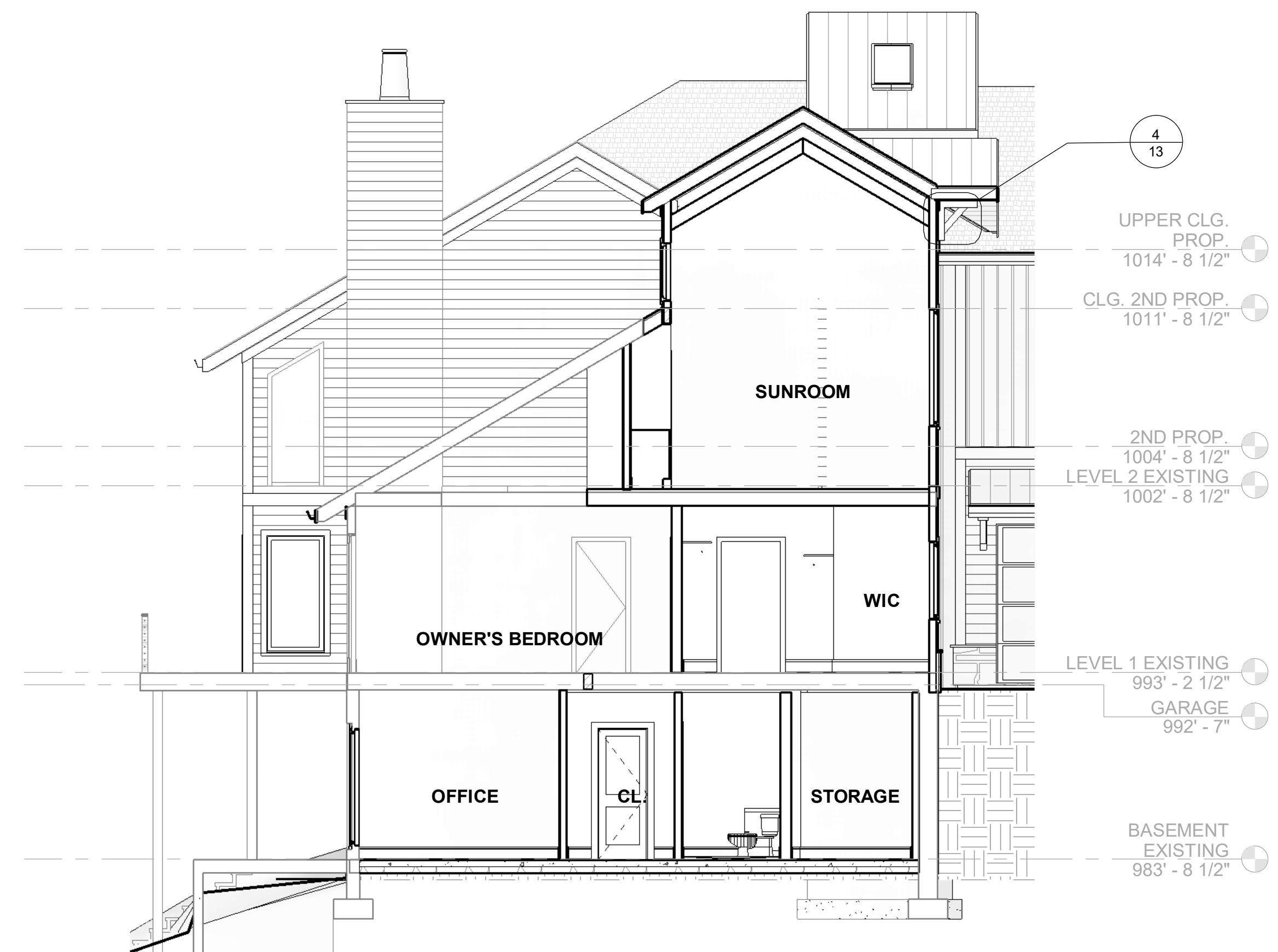
2 Section 6
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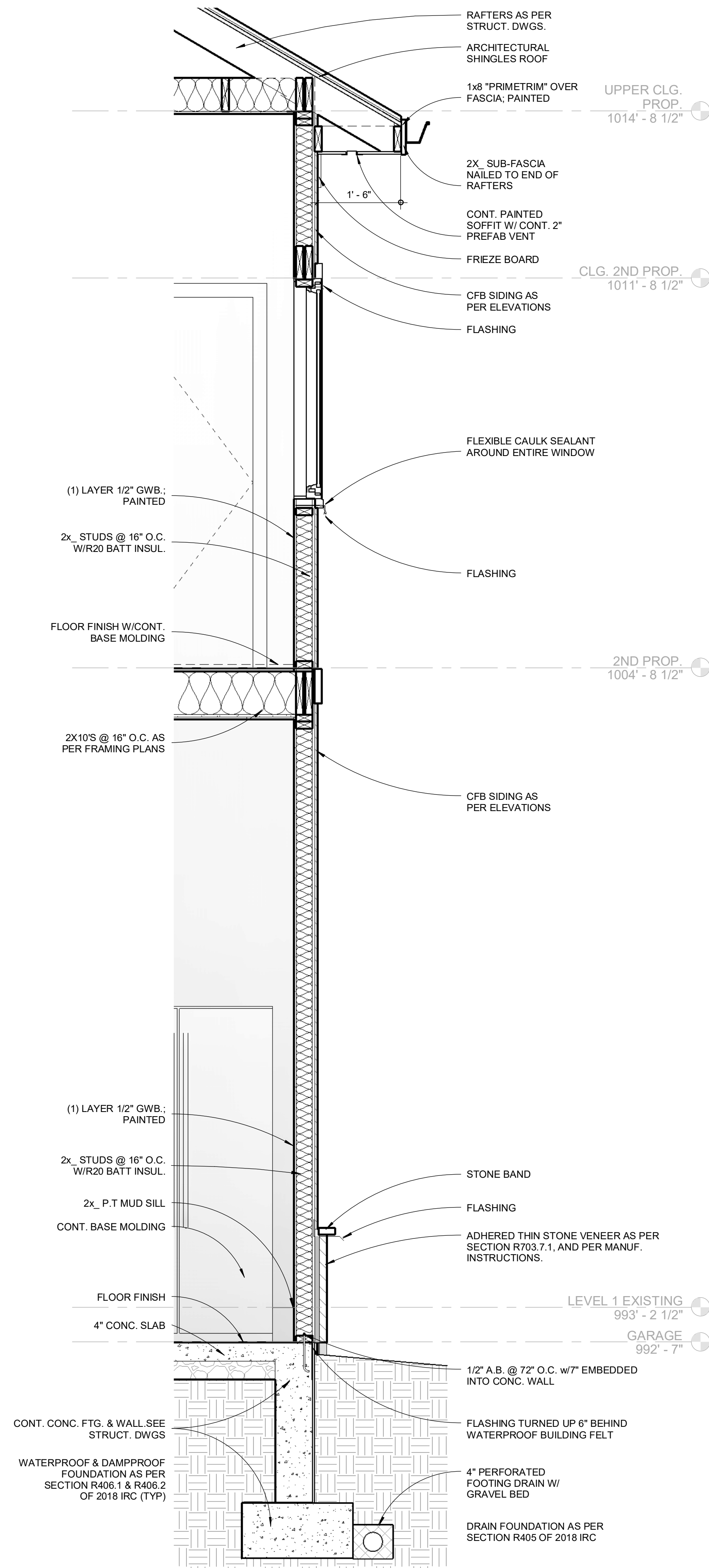
1 Section 5
scale: 3/16" = 1'-0"



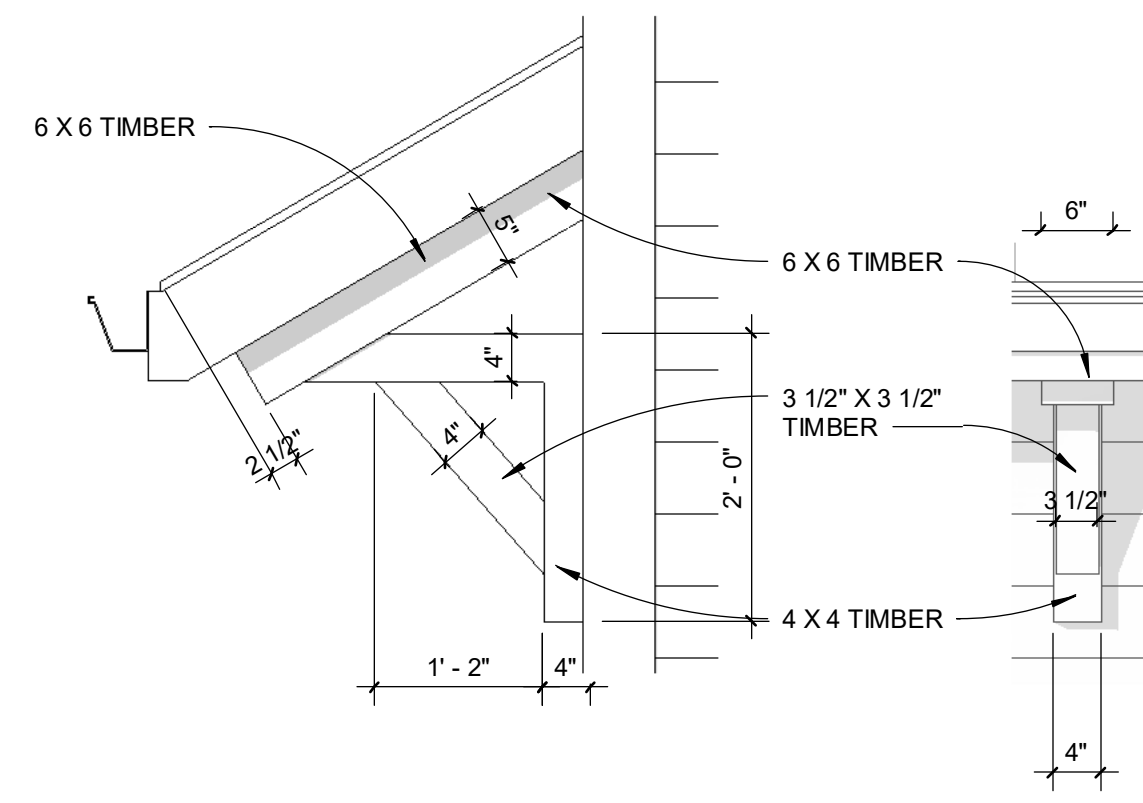
2 Section 10
scale: 3/16" = 1'-0"



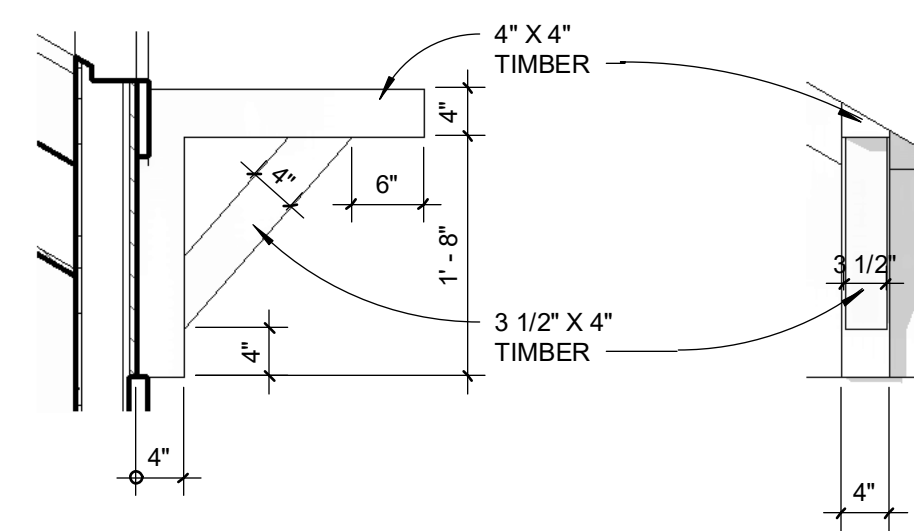
1 Section 9
scale: 3/16" = 1'-0"



3 TYP. WALL SECTION
scale: 3/4" = 1'-0"



5 Garage Bracket
scale: 3/4" = 1'-0"



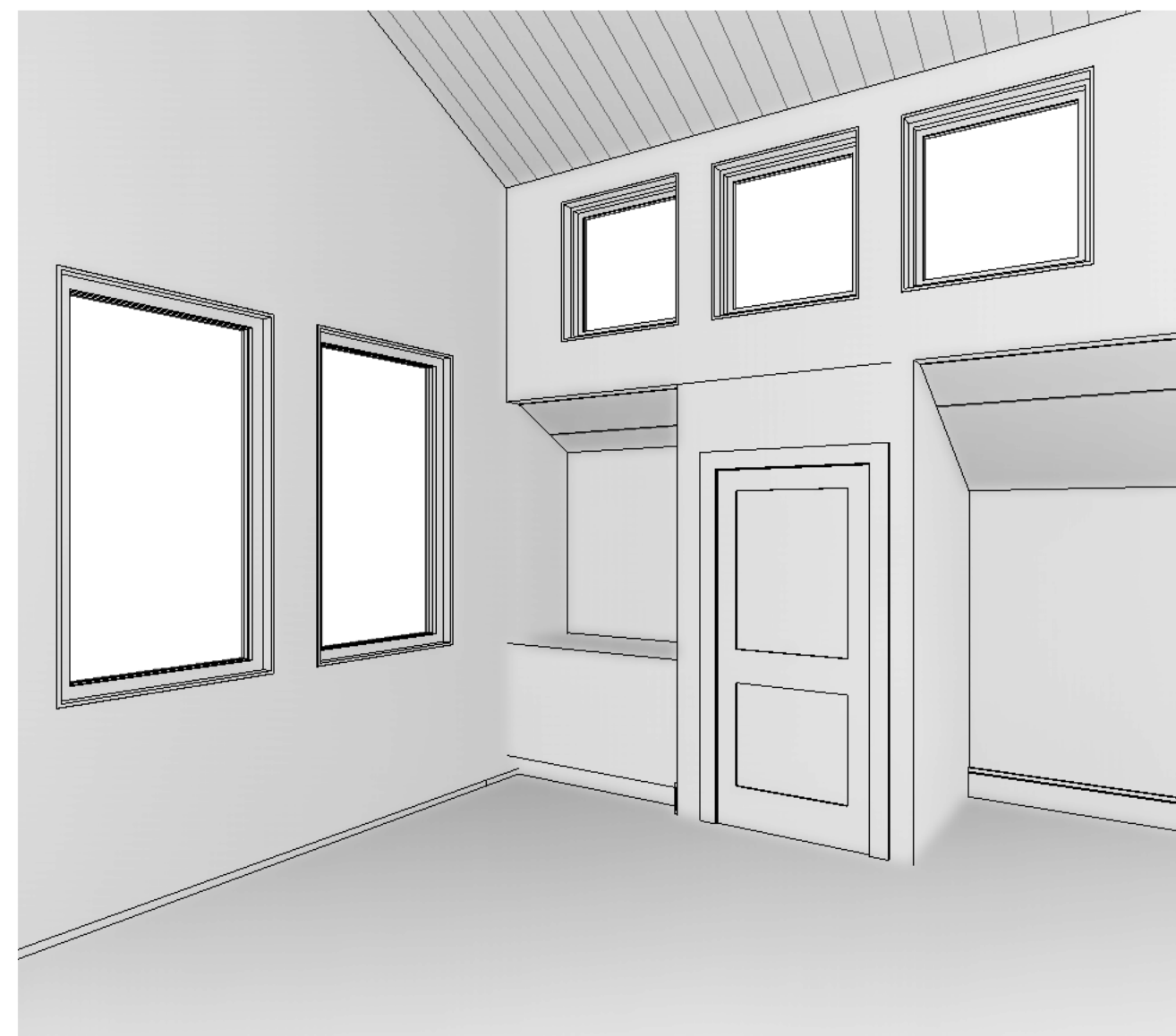
4 Wood Bracket
scale: 3/4" = 1'-0"



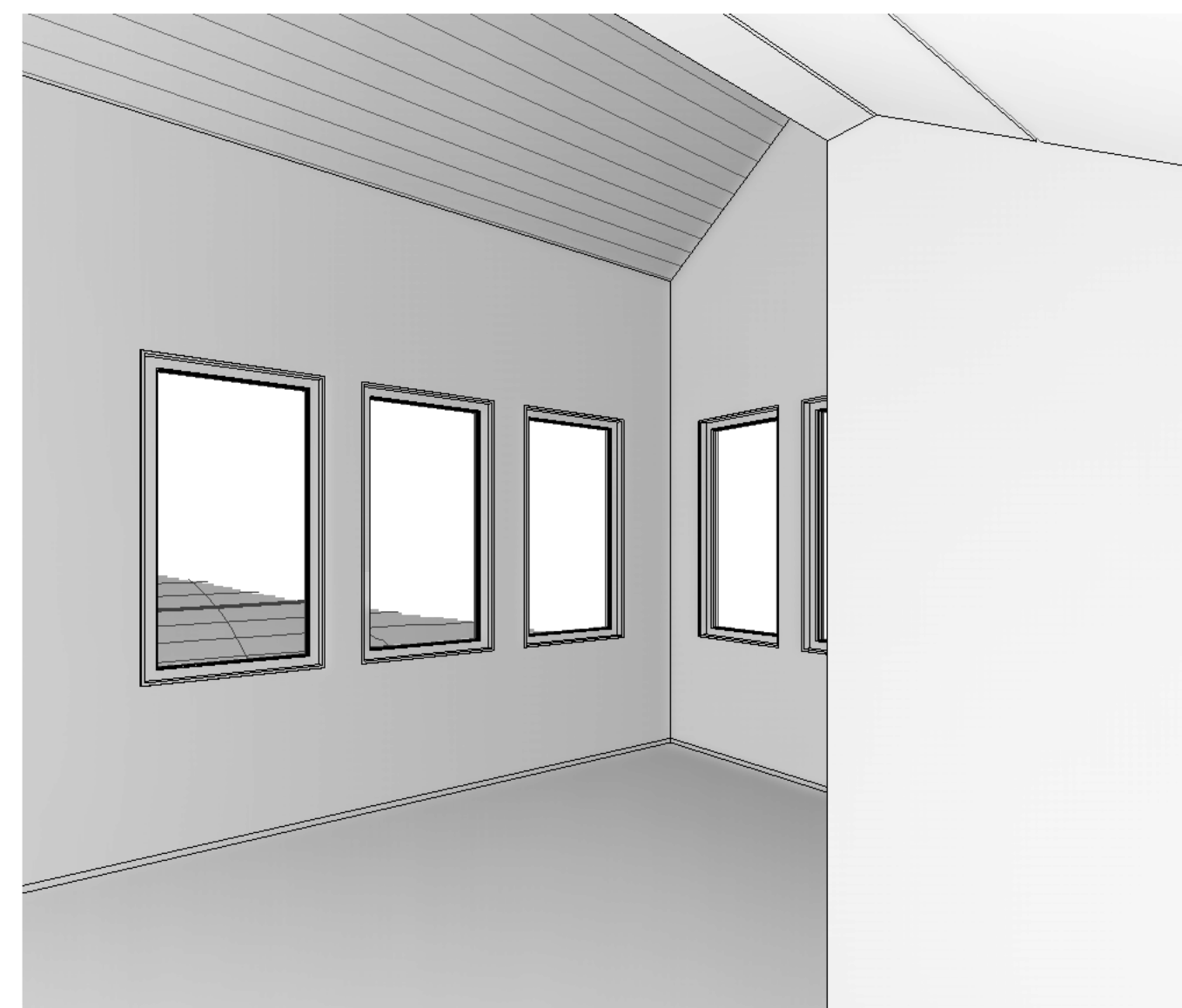
7 3D SECTION 2
scale:



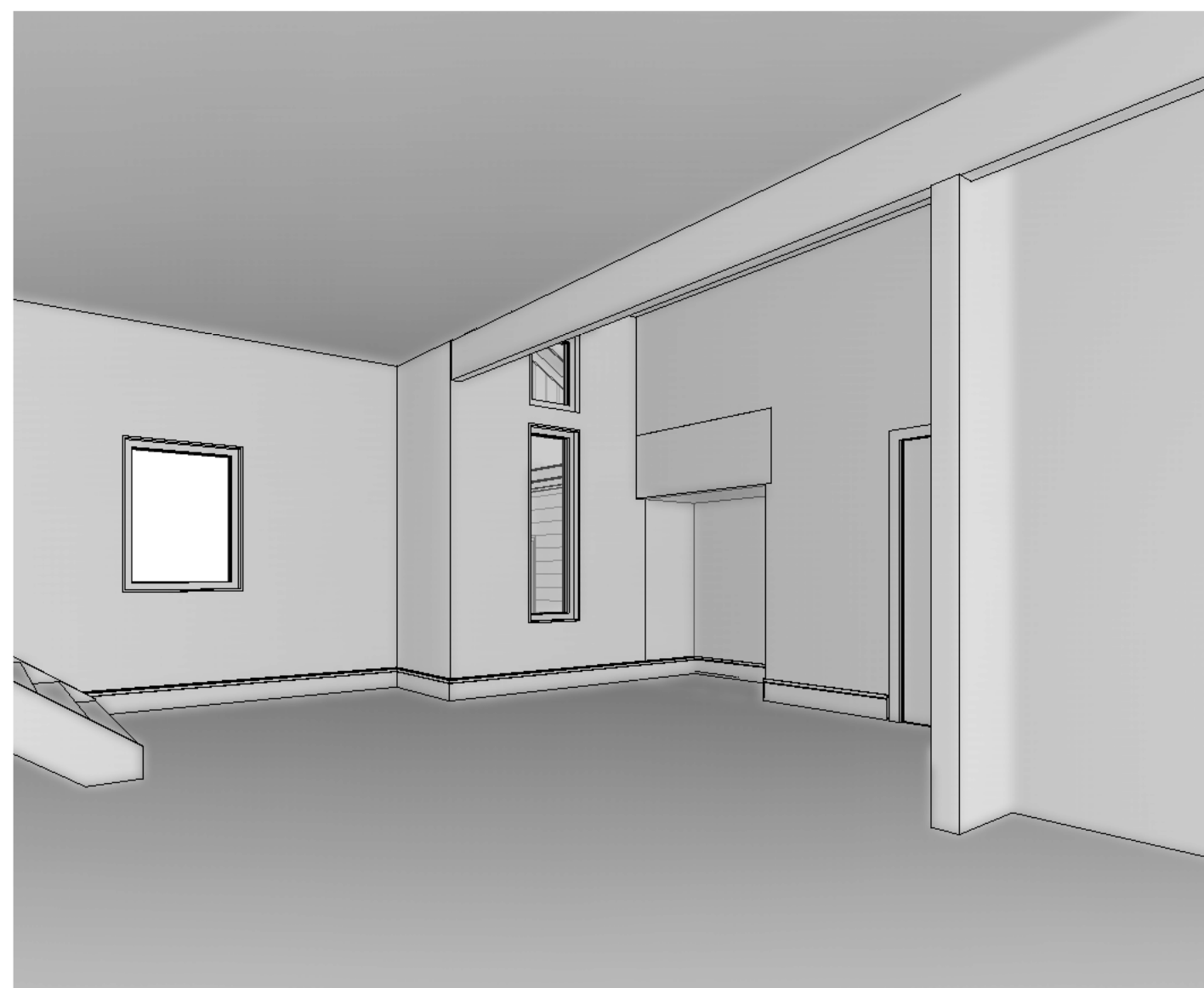
6 3D SECTION
scale:



5 3D View Sunroom 2
scale:



4 3D View Sunroom
scale:



3 3D View Bonus Room
scale:



2 3D View Dining
scale:



1 3D View Kitchen
scale:



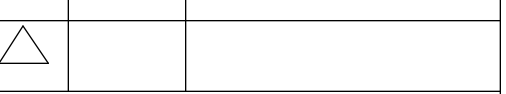
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Dahlonega, GA 30533



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Berkeley Lake, GA

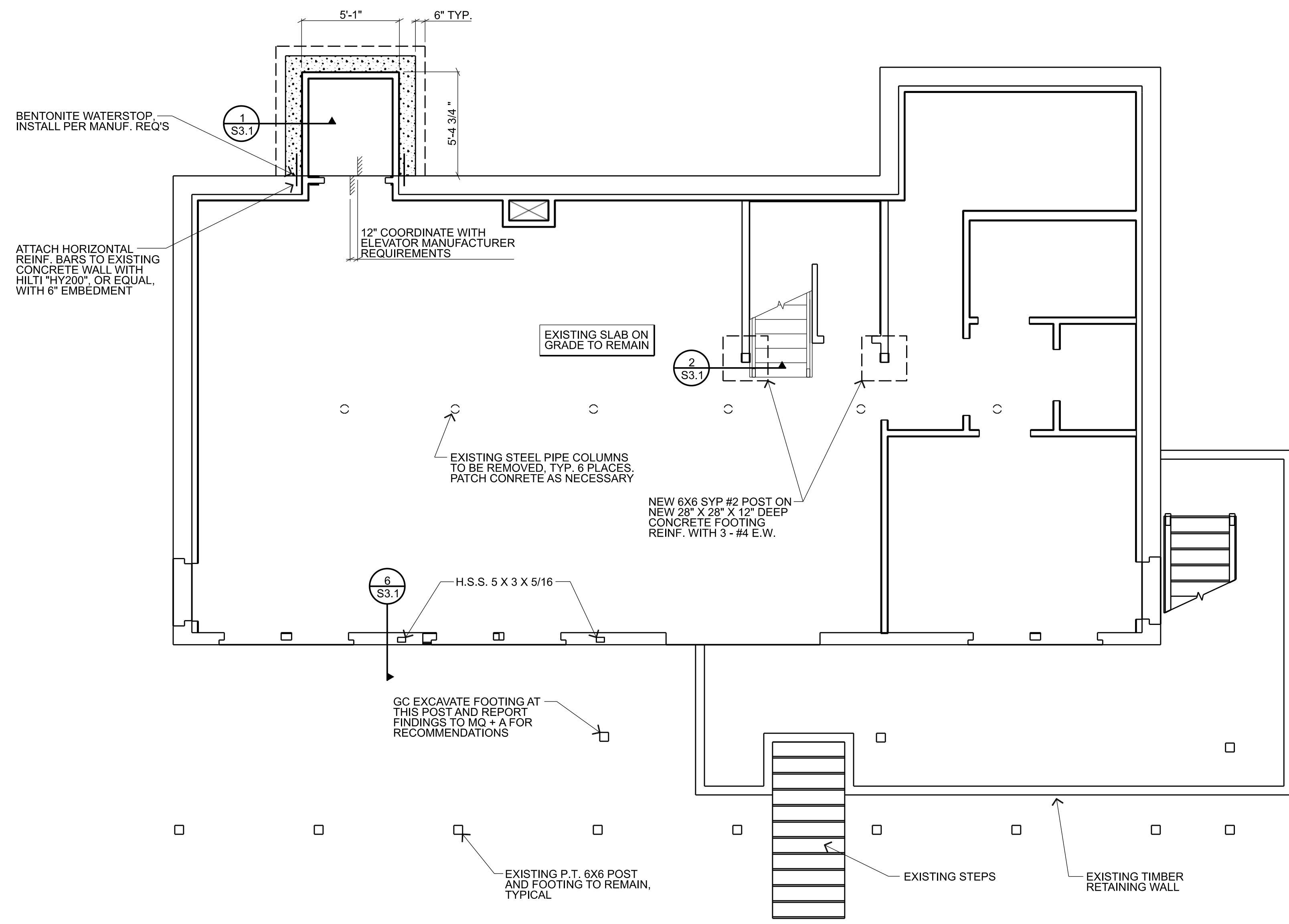


3D VIEWS

Project Number	10-2023
Date	11.09.23
Drawn By	dmb
Checked By	Checker

14

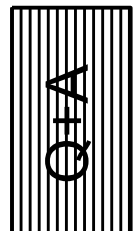
Scale

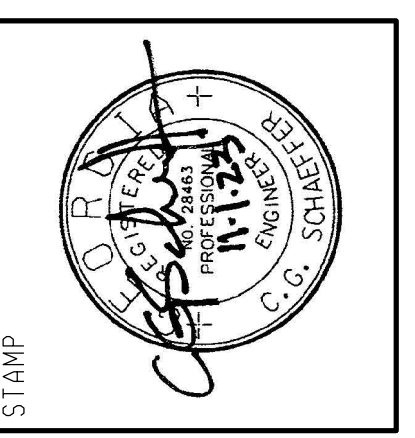


FOUNDATION PLAN

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

- NOTES:
1. DIMENSIONS ARE TO FACE OF STUD. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
 2. FIELD VERIFY DIMENSIONS AND EXISTING CONDITIONS.
 3. PROVIDE TEMPORARY SHORING PRIOR TO REMOVAL OF PIPE COLUMNS.


 michael quinn and associates, p.c.
 consulting engineers
 6767 peachtree industrial blvd., suite p
 norcross, georgia 30092
 telephone: (770) 452-0744

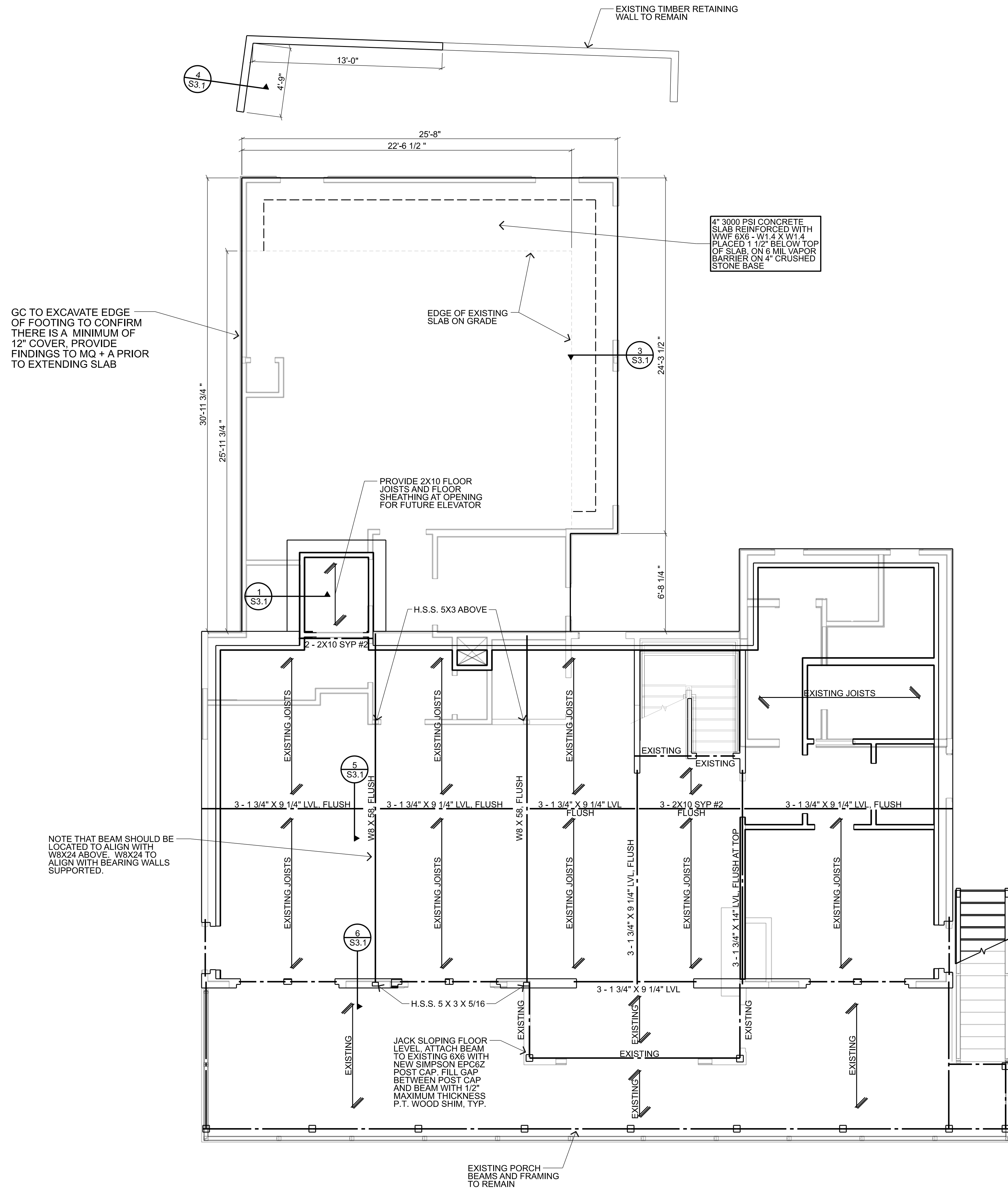


PROJECT
BRINTON RESIDENCE
 498 Lakeshore Drive
 Berkeley Lake, Georgia

TITLE
FOUNDATION PLAN

REV. NO.	REV. DATE
1	11/01/23

JOB NO.: 23118
 DATE: 8/29/23
 DESIGN BY: CGS
 DRAWN BY: CGS
 SHEET NO.:
S1.0



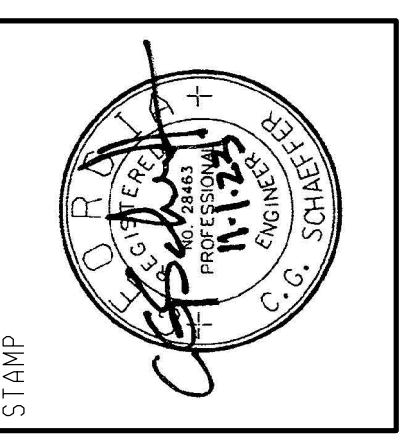
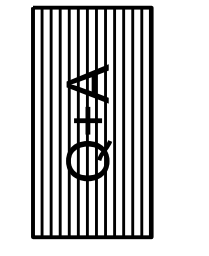
MAIN LEVEL FLOOR FRAMING PLAN

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

- NOTES:
1. FIELD VERIFY EXISTING CONDITIONS.
 2. EXISTING FLOOR JOISTS TO REMAIN.
 3. NEW HEADERS AT LOAD BEARING WALLS TO BE 3 - 2X10 SYP #2, U.N.O.
 4. PROVIDE TEMPORARY SHORING AS NECESSARY.
 5. PROVIDE SIMPSON HANGERS FOR WOOD BEAMS AS FOLLOWS:

3 - 2X10 = HGUS210-3
 3 - 1 3/4" LVL = HGUS410

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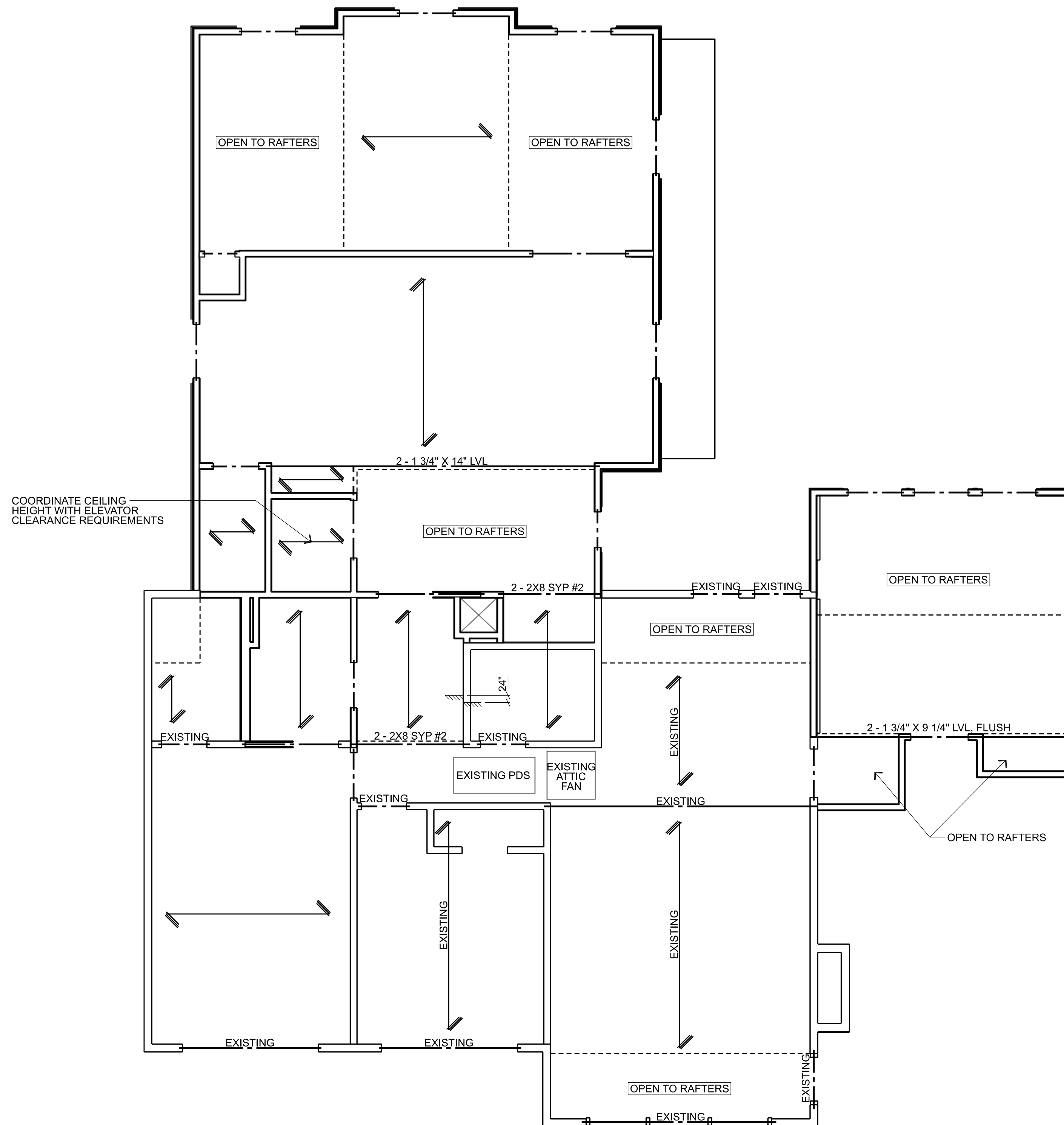


PROJECT: **BRINTON RESIDENCE**
 498 Lakeshore Drive
 Berkeley Lake, Georgia

TITLE: **MAIN LEVEL FLOOR FRAMING PLAN**

REV. NO.	REV. DATE
1	11/01/23

JOB NO.: 23118
 DATE: 8/29/23
 DESIGN BY: CGS
 DRAWN BY: CGS
 SHEET NO.: **S2.0**

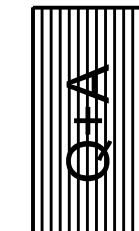


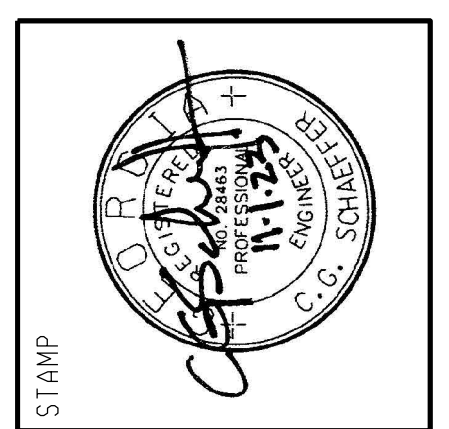
COORDINATE CEILING HEIGHT WITH ELEVATOR CLEARANCE REQUIREMENTS

CEILING FRAMING PLAN

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

- NOTES:
1. NEW CEILING JOISTS TO BE 2X8 SPF #2 AT 16" O.C., U.,N.O.
 2. NEW HEADERS AT LOAD BEARING WALLS TO BE 2 - 2X10 SYP #2, U,N.O.


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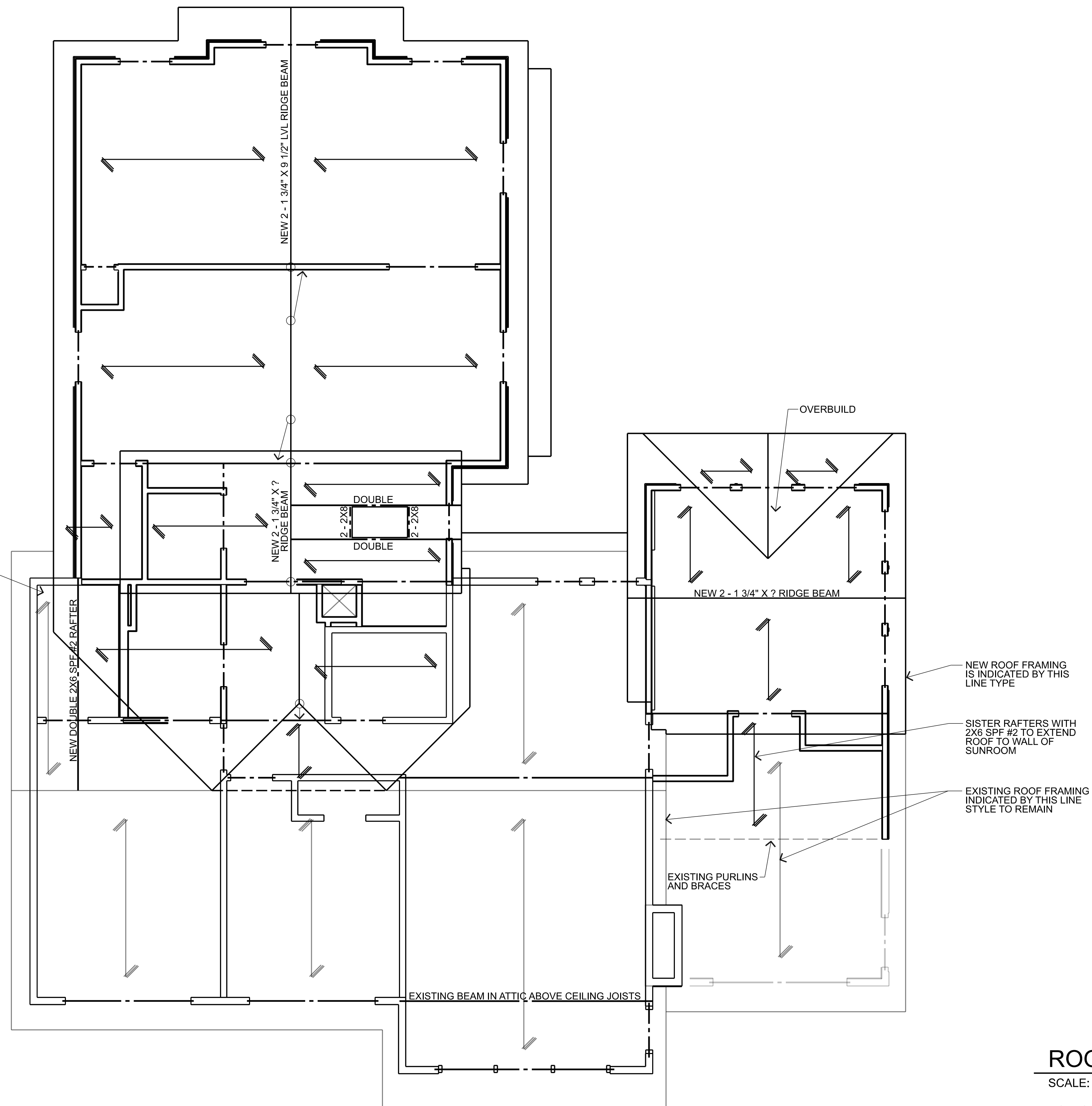
PROJECT
 BRINTON RESIDENCE
 498 Lakeshore Drive
 Berkeley Lake, Georgia

TITLE
 CEILING FRAMING PLAN

REV. NO.	REV. DATE
1	11/01/23

JOB NO.: 23118
 DATE: 8/29/23
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S2.2

REPLACE EXISTING 2X6
RAFTERS AS NECESSARY
WITH 2X6 SPF #2 AT 16" O.C.
MAXIMUM



ROOF FRAMING PLAN

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

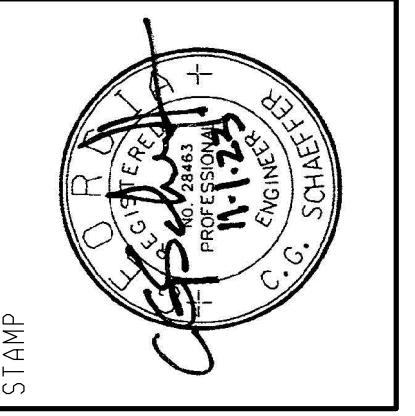
- NOTES:
1. DECK NEW ROOF WITH 7/16" APA RATED 32/16 SHEATHING.
 2. NEW RAFTERS TO BE 2X8 SPF #2 AT 16" O.C.
 3. NEW RIDGES, HIPS AND VALLEYS TO BE 2X10 SYP #2, U.N.O.
 4. NEW HEADERS AT LOAD BEARING WALLS TO BE 2 - 2X10 SYP #2, U.N.O.
 5. SEE S2.1 AND S2.2 FOR BEAMS AND HEADERS NOT INDICATED ON THIS SHEET.

PROJECT
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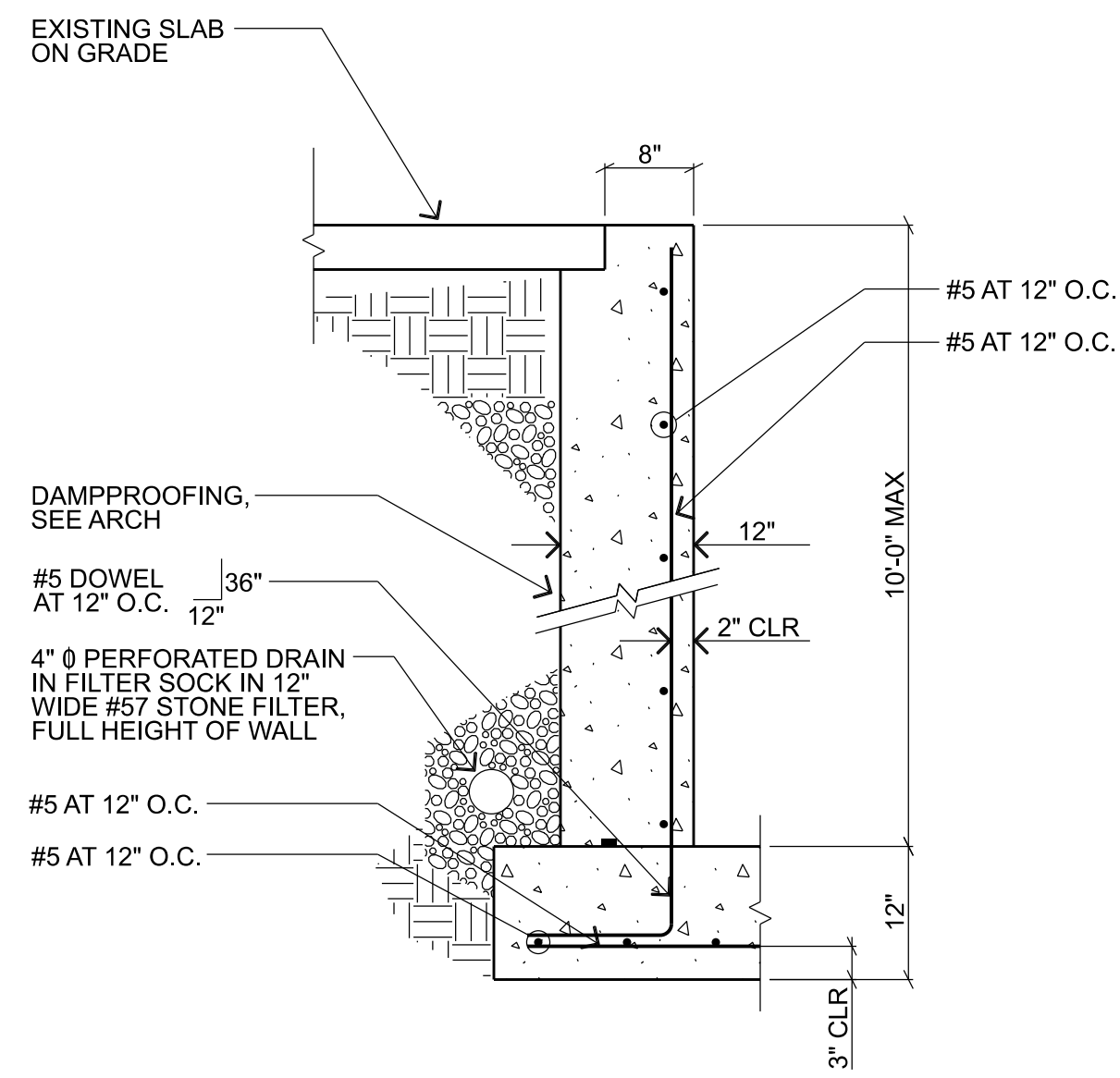
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ROOF FRAMING PLAN

REV. NO.	REV. DATE
1	11/01/23

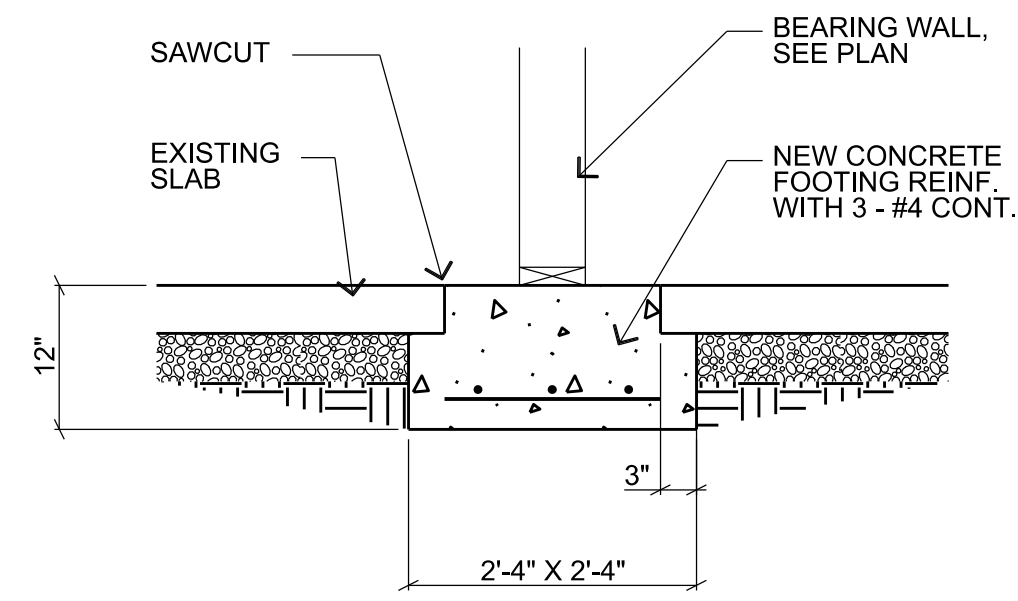
JOB NO.: 23118
DATE: 8/29/23
DESIGN BY: CGS
DRAWN BY: CGS
SHEET NO.:
S2.3



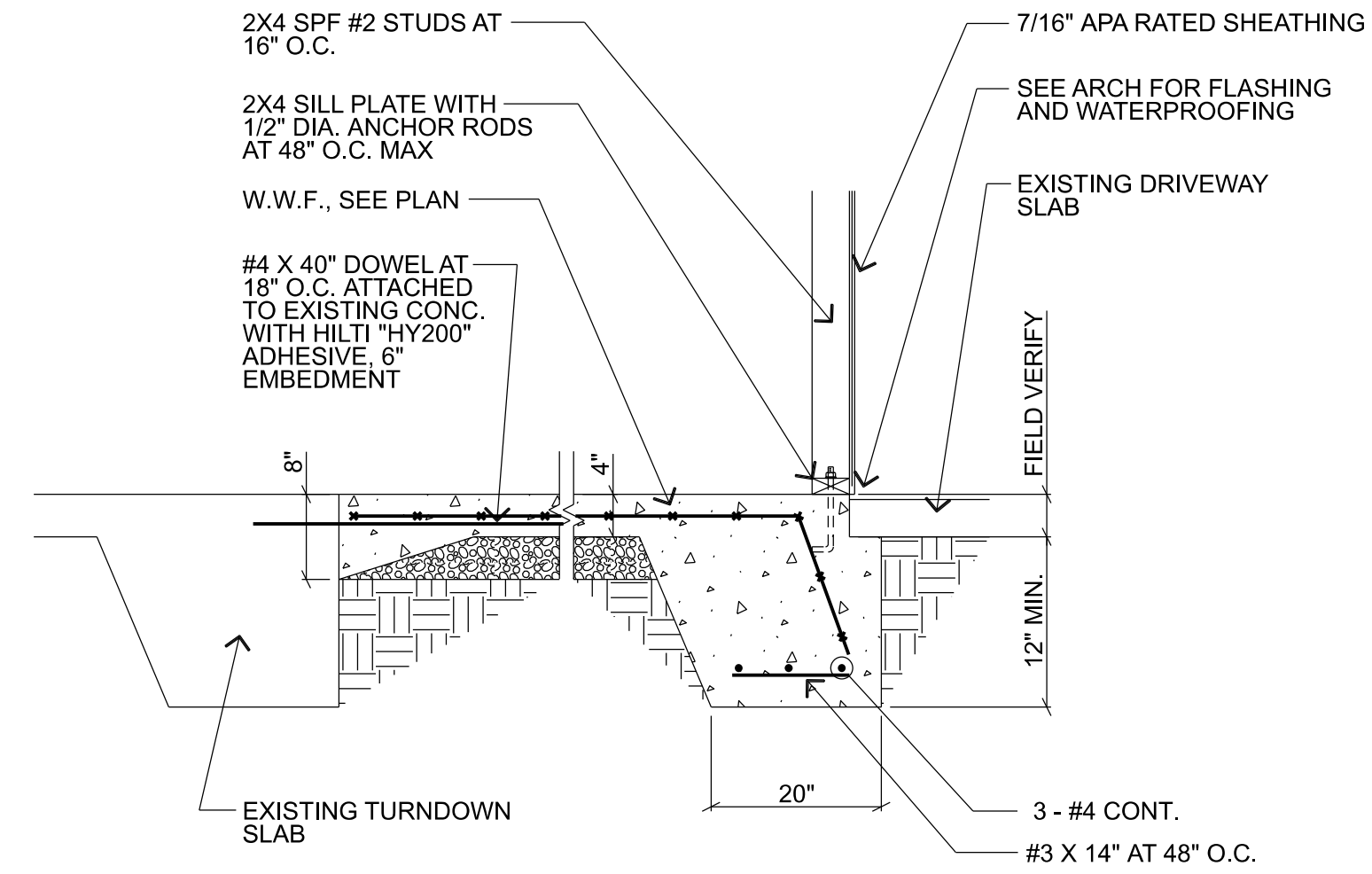
GFA
michael quinn and associates, p.c.
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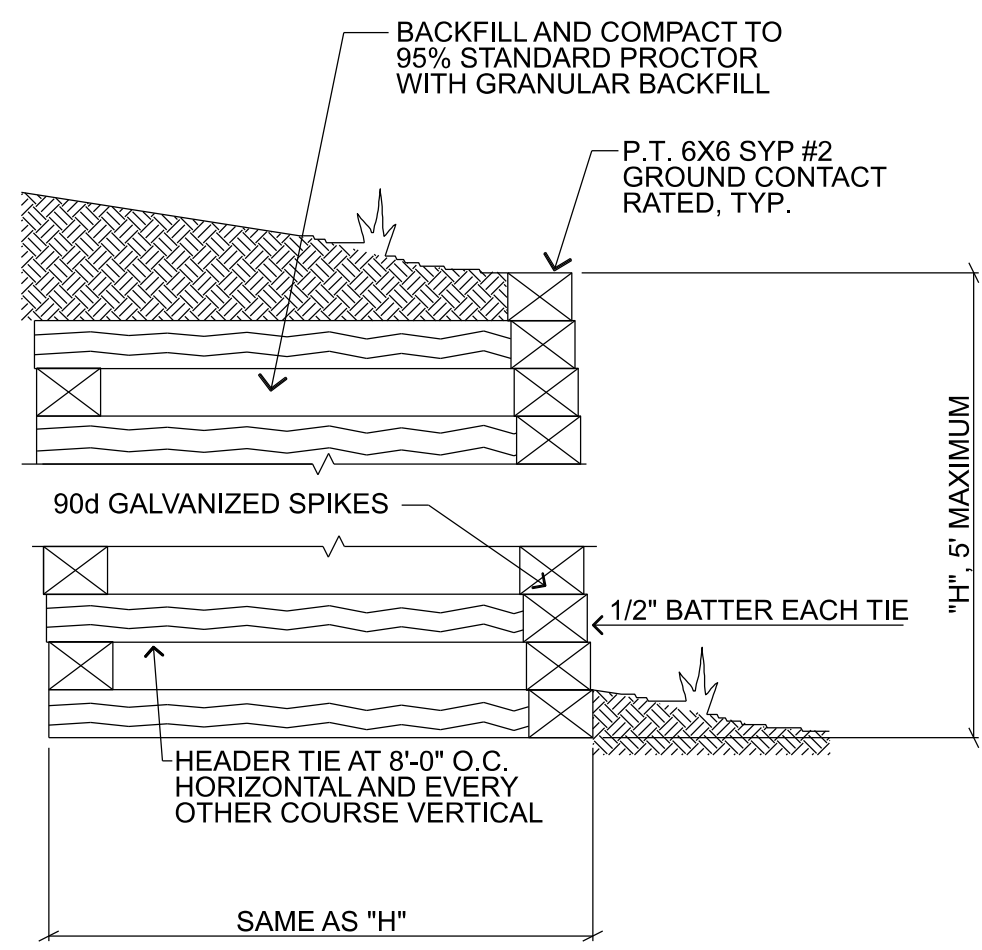
1
S3.1
SCALE: 3/4" = 1'-0"



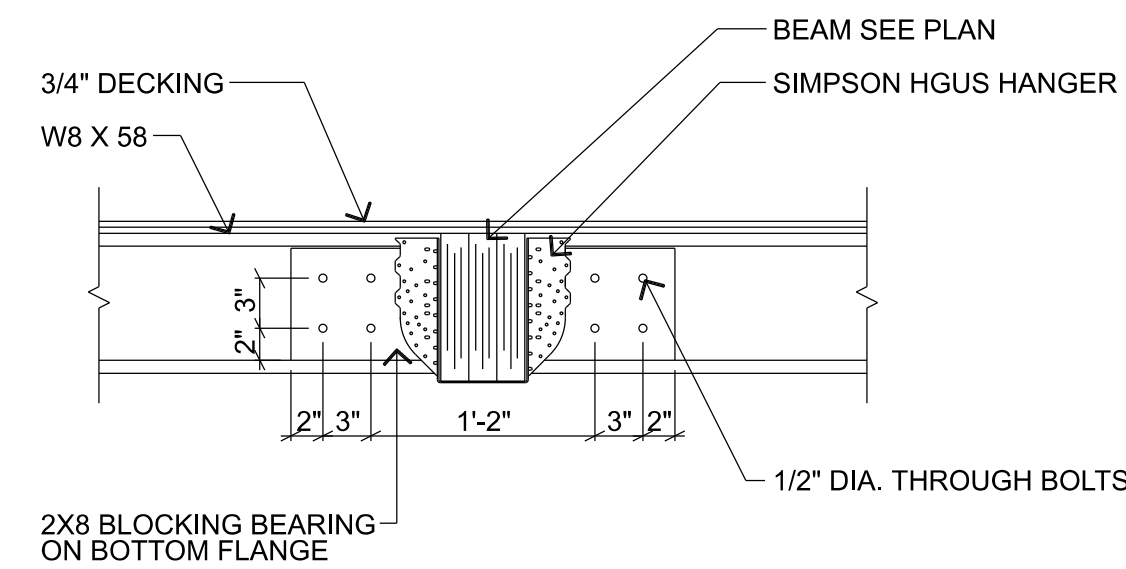
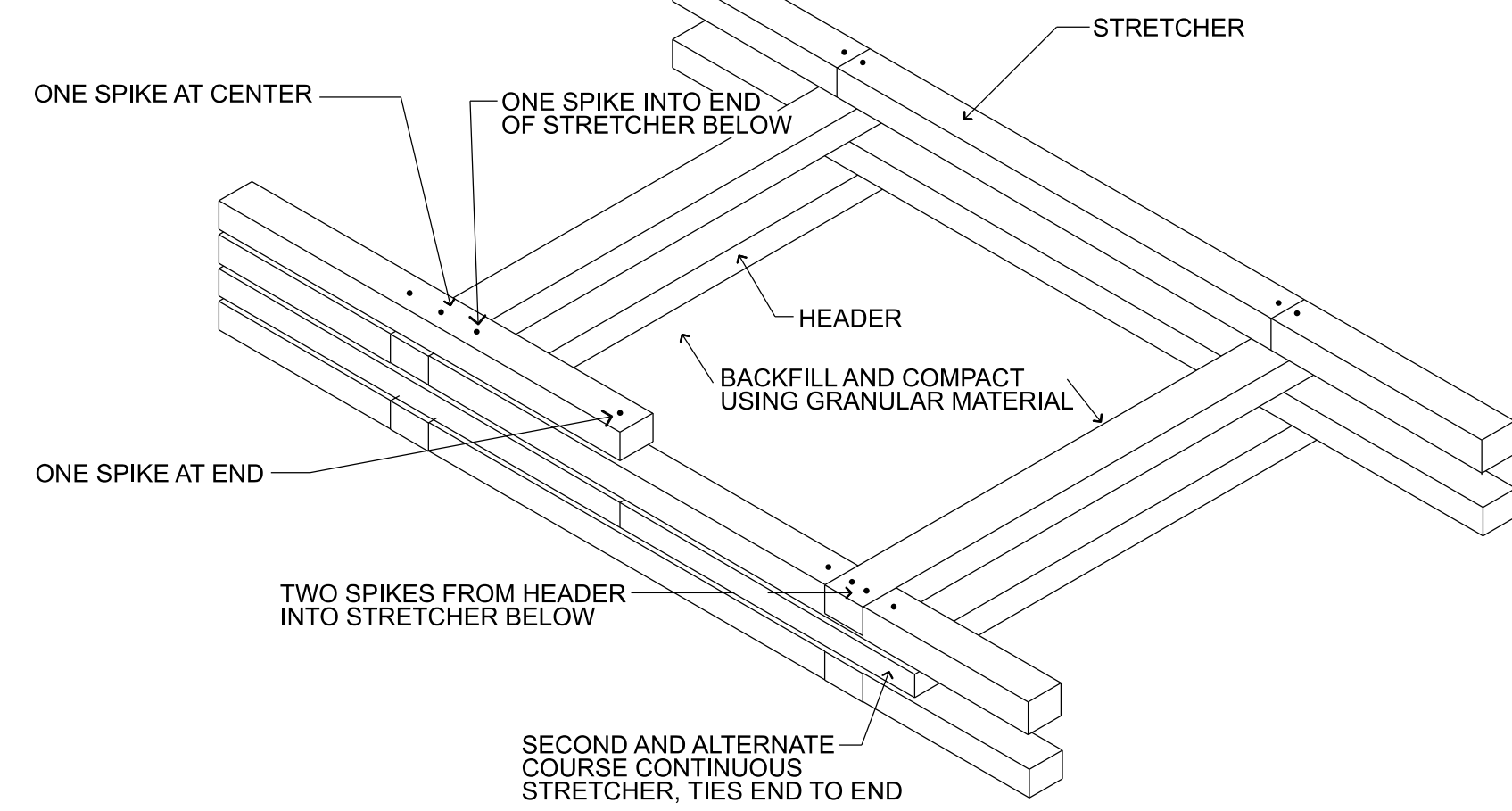
2
S3.1
SCALE: 3/4" = 1'-0"



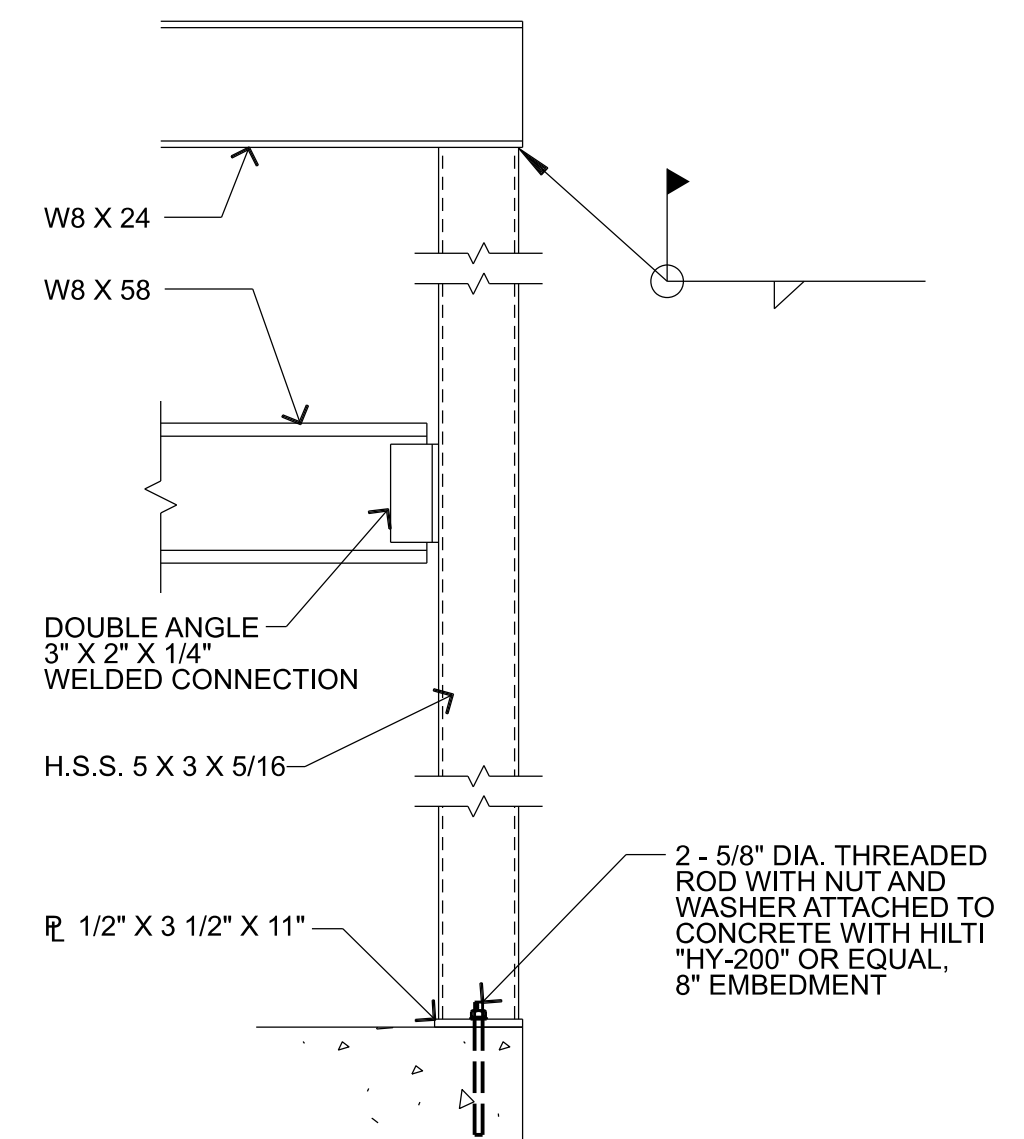
3
S3.1
SCALE: 3/4" = 1'-0"



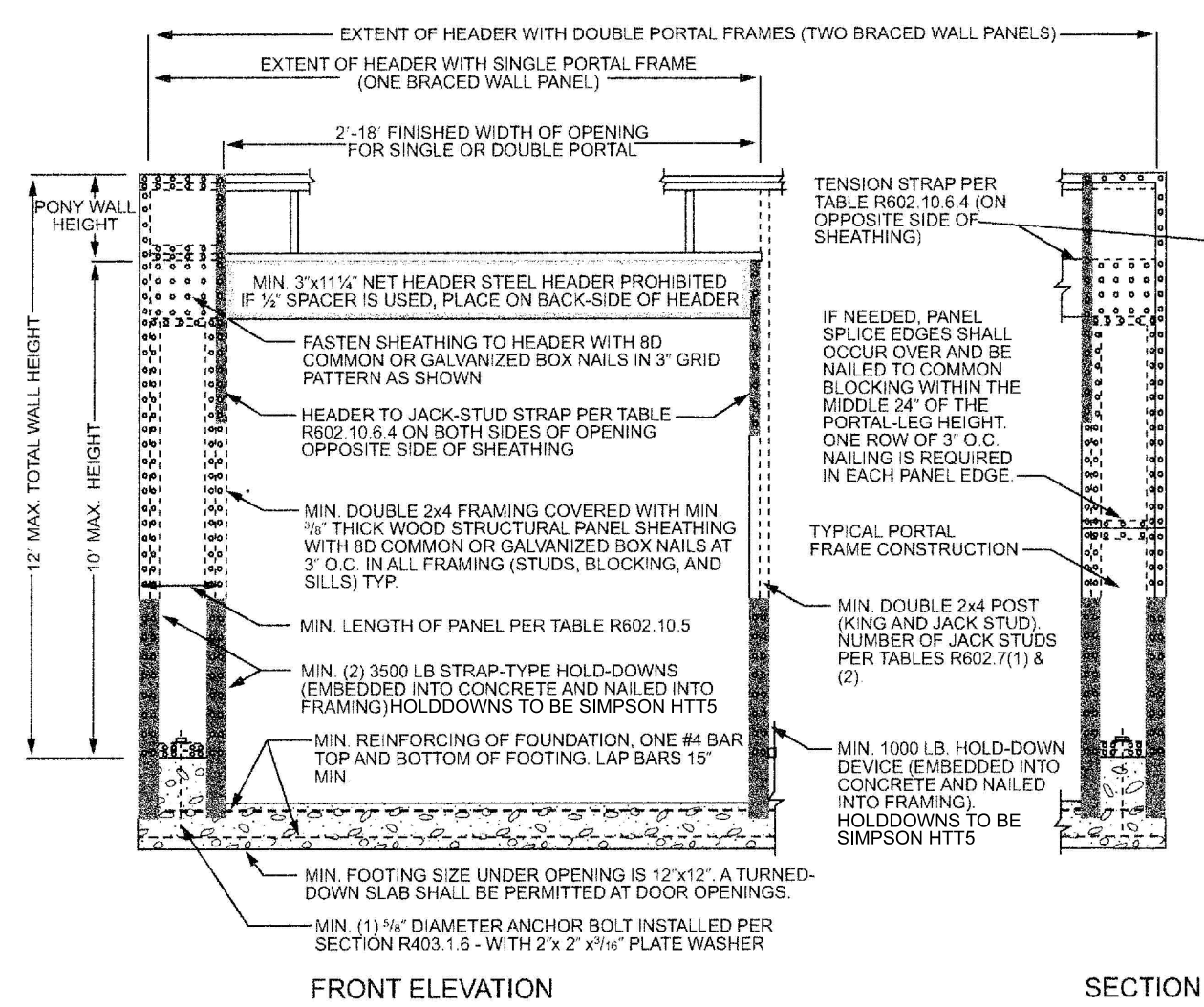
4
S3.1
SCALE: 3/4" = 1'-0"



5
S3.1
SCALE: 1" = 1'-0"



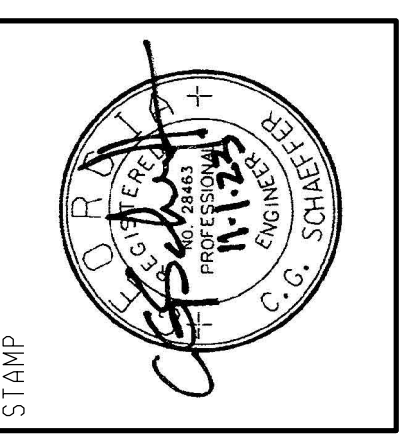
6
S3.1
SCALE: 1" = 1'-0"



7
S3.1
SCALE: 3/4" = 1'-0"

FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

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PROJECT: BRINTON RESIDENCE
498 Lakeshore Drive
Berkeley Lake, Georgia

TITLE: DETAILS

REV. NO.	REV. DATE
1	11/01/23

JOB NO.: 23118
DATE: 8/29/23
DESIGN BY: CGS
DRAWN BY: CGS
SHEET NO.: S3.1