

RECEIVED

By Danielle McKissic at 2:01 pm, Oct 28, 2022

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 525 RIDGE CREST ROAD NE, ATLANTA, GA 30307

Applicant: JUAN RAMIREZ E-Mail: _____

Applicant Mailing Address: 309 HOODVIEW DRIVE, DECATUR, GA 30030

Applicant Phone(s): 770 318 2782 Fax: _____

Applicant's relationship to the owner: Owner ☐ Architect: ☐ Contractor/Builder ☒ Other ☐

Owner(s): KYLE & STACEY LUSK E-Mail: STACEYDLUSK@GMAIL.COM

E-Mail: KYLE.P.LUSK@GMAIL.COM

Owner(s) Mailing Address: 525 RIDGE CREST ROAD NE, ATLANTA, GA 30307

Owner(s) Telephone Number: 678 923 2016

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: BUILT IN 1950

Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition ☒ Moving a building ☐ Other building changes ☐
New accessory building ☐ Landscaping ☐ Fence/Wall ☐ Other environmental changes ☐
Sign installation or replacement ☐ Other ☐

Description of Work:

THE PROJECT SCOPE OF WORK CONSISTS OF THE MODIFICATION
OF THE EXISTING GARAGE TO AN OFFICE/LIVING SPACE.
THE GARAGE STRUCTURE WILL BE CONNECTED WITH THE MAIN HOUSE WITH
A COVERED WALKWAY. A SECOND FLOOR ADDITION AND AN ADDITION TOWARDS
THE BACKYARD WILL BE ADDED.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov. An incomplete application will not be accepted.



10/25/22
Signature of Applicant/Date

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

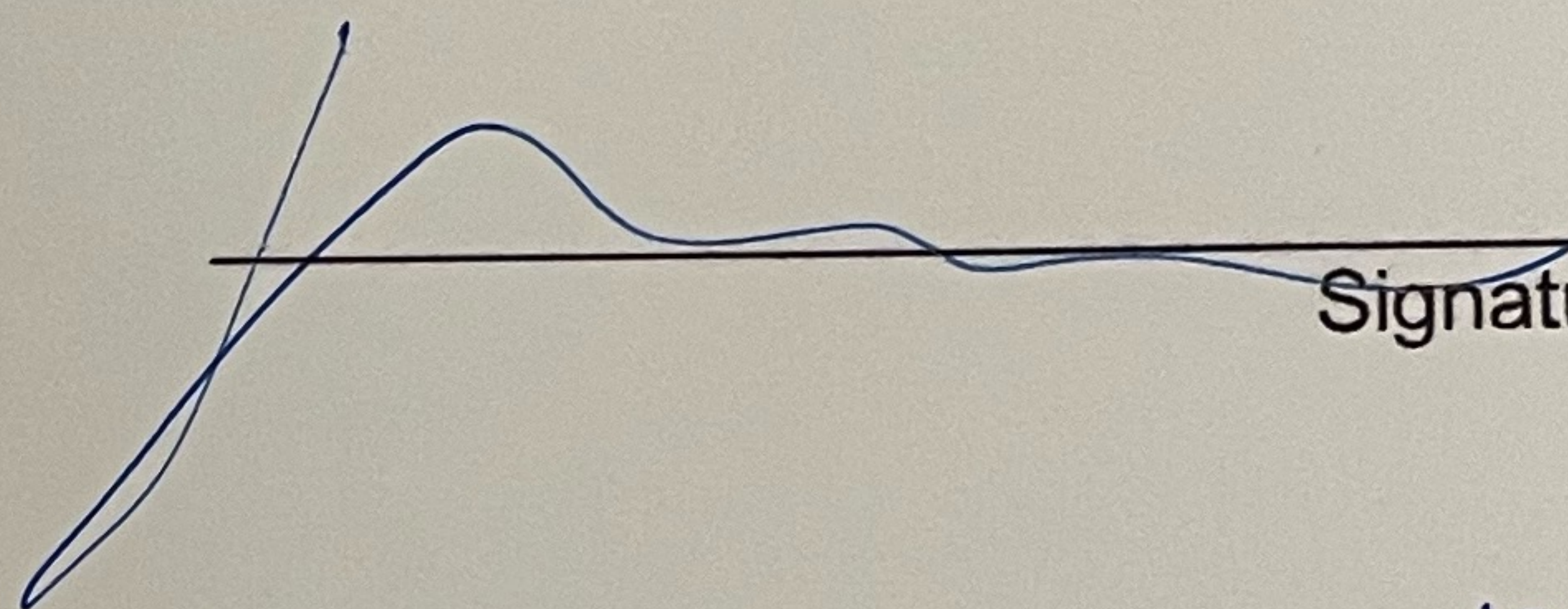
This form is required if the individual making the request is **not** the owner of the property.

I/We, Kyle and Stacey Lusk

being owner(s) of the property at 525 RIDGE CREST RD. NE, ATLANTA, GA 30307

hereby delegate authority to JUAN RAMINEZ, STUDIO D+C, INC

to file an application for a certificate of appropriateness in my/our behalf.


Signature of Owner(s)

10-28-2022

Date

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

ARCHITECTURAL SYMBOLS

ELEVATION SYMBOL

ELEVATION REFERENCE NUMBER

SHEET ON WHICH THE ELEVATION IS DRAWN

SECTIONSYMBOL

SECTION/ DETAIL REFERENCE NUMBER

SHEET ON WHICH THE SECTION/DETAIL IS DRAWN

ELEVATION SYMBOL

ELEVATION REFERENCE NUMBER

SHEET ON WHICH THE ELEVATION IS DRAWN

DRWAING NAME SYMBOL

DRAWING REFERENCE NUMBER

TITLE

SCALE: 1/8"=1'-0"

DRAWING NAME

DRAWING SCALE

DRWAING NAME SYMBOL

NORTH

ZONING SUMMARY

PROJECT NAME : GARAGE MODIFICATION
LUSK RESIDENCE

ADDRESS : 525 RIDGECREST ROAD, NE, ATLANTA GA 30307

STRUCTURE DESCRIPTION:
PRINCIPAL STRUCTURE: THREE BEDROOM, 3.5 BATHROOMS, ONE STORY, WOOD FRAMED SINGLE FAMILY RESIDENCE WITH UNFINISHED BASEMENT. THE MAIN EXTERIOR MATERIALS ARE BRICK AND WOOD SIDING, ASPHALT SHINGLES ARE USED AS THE MAIN ROOFING MATERIAL.

ZONING: R-85

USE: DETACHED SINGLE-FAMILY DWELLING

TOTAL LOT AREA: 21,834 SF

TOTAL LOT COVERAGE SUMMARY- IMPERVIOUS SURFACES:

SEE A1.00 SURVEY &
A1.01 PROPOSED SITE PLAN

TOTAL FLOOR AREA SUMMARY:

PRINCIPAL STRUCTURE: EXIST. TO REMAIN
FLOOR AREA GARAGE: LEVEL 1:
LEVEL 2:

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)

INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)

INTERNATIONAL FIRE CODE (IFC), 2018 EDITION (NO GEORGIA AMENDMENTS)

INTERNATIONAL PLUMBING CODE (IPC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)

INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)

INTERNATIONAL FUEL GAS CODE (IFGC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)

NFPA NATIONAL ELECTRICAL CODE (NEC), 2020 EDITION (NO GEORGIA AMENDMENTS)

INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC), 2018 EDITION WITH GEORGIA AMENDMENTS

INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2015 EDITION WITH GEORGIA STATE SUPPLEMENTS AND AMENDMENTS (2020)

2018 NFPA 101 LIFE SAFETY CODE WITH ALL GEORGIA STATE AMENDMENTS

GEORGIA ACCESSIBILITY CODE- GAC 120-3-20

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

PROJECT DESCRIPTION

THE EXISTING STRUCTURE LOCATED AT 525 RIDGECREST DRIVE, ATLANTA, GA, WAS CONSTRUCTED IN 1950 AS A WOOD FRAMED SINGLE FAMILY RESIDENCE.

THE PROJECT SCOPE OF WORK CONSISTS OF THE MODIFATION OF THE EXISTING GARAGE TO AN OFFICE/ LIVING SPACE.

THE GARAGE STRUCTURE WILL BE CONNECTED WITH THE MAIN HOUSE WITH A COVERED WALKWAY.

A SECOND FLOOR ADDITION AND AN ADDITION TOWARDS THE BACKYARD WILL BE ADDED.

PROJECT TEAM

OWNER:

KYLE & STACEY LUSK
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

CONTRACTOR AND PROJECT DESIGNERS:

STUDIO d+c, INC.
309 WOODVIEW DRIVE
DECATUR, GA 30030
CONTACT: JUAN RAMIREZ
OFFICE: 403 377 7346
CELL: 770 318 2782
FAX: 404 377 9860
EMAIL: jramirez@studlod-c.com
WEB: www.studlod-c.com

FRONT SETBACK:

EXISTING TO REMAIN, WILL NOT CHANGE. 35'-0"

SIDE SETBACKS:

EXISTING TO REMAIN, WILL NOT CHANGE. 8'-6"

REAR SETBACK:

EXISTING TO REMAIN, WILL NOT CHANGE. 40'-0"

BUILDING HEIGHT :

EXISTING PRINCIPAL STRUCTURE TO REMAIN, WILL NOT CHANGE.
ROOF OF NEW ADDITION WILL ALIGN WITH FRONT RIDGE OF PRINCIPAL STRUCTURE (HIGHEST POINT).
HEIGHT:

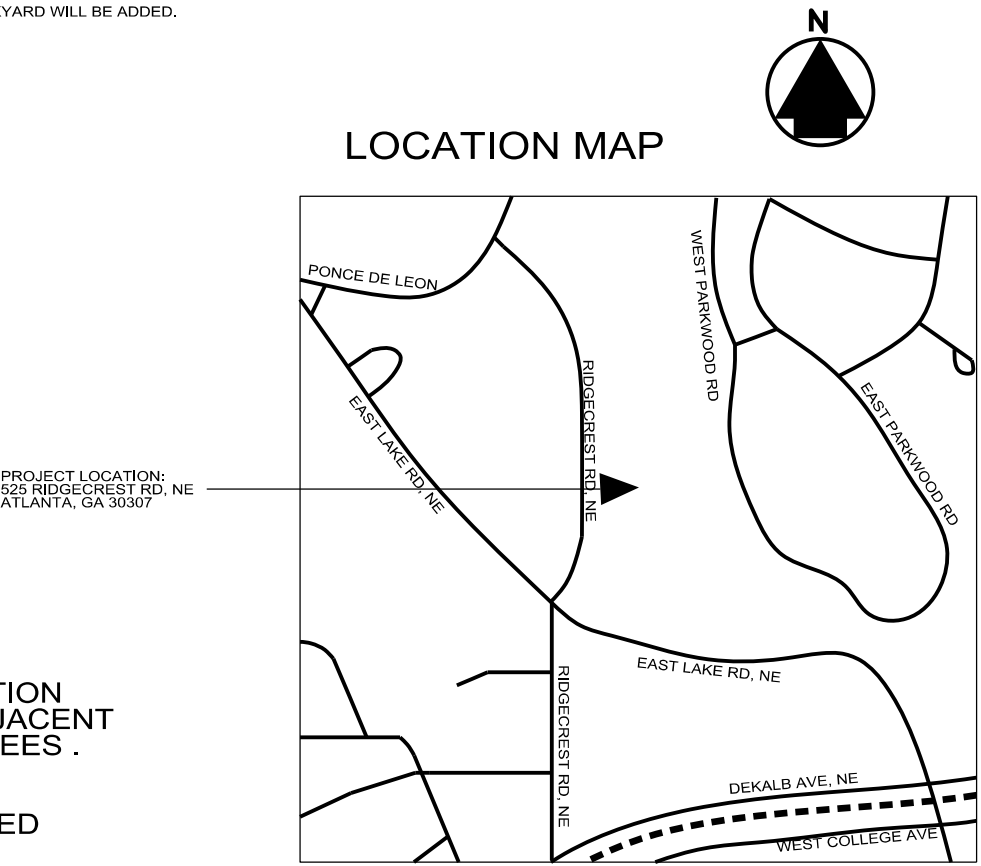
NOTE: THIS PROJECT RENOVATION/ADDITION
WILL NOT DESTROY OR DISTURB THE ADJACENT
SOIL OR ROOT SYSTEMS OF EXISTING TREES .

NO TREES WILL BE REMOVED OR DAMAGED

DRAWING INDEX

G0.01	COVER SHEET
A1.00	PROPERTY SURVEY
A1.01	PROPOSED SITE PLAN
A2.01	EXISTING/ DEMOLITION PLAN- LEVEL 1
A2.02	EXISTING/ DEMOLITION PLAN- ROOF
A3.01	NEW PLAN - LEVEL 1
A3.02	NEW ROOF PLAN
A4.01	EXISTING ELEVATIONS
A4.02	EXISTING ELEVATIONS
A4.03	NEW ELEVATIONS
A4.04	NEW ELEVATIONS
A7.01	WINDOW & DOOR SCHEDULE
A9.01	PHOTOS OF EXISTING STRUCTURE
A9.02	PHOTOS OF EXISTING STRUCTURE

LOCATION MAP



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

GARAGE MODIFICATION
LUSK RESIDENCE
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

PRINTING & REVISIONS

10/28/22 COA Submittal

XX/XX/XX Construction Documents

XX/XX/XX Released for Construction

Sheet Title	COVER SHEET
Sheet Number	G0.01

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA ALSO KNOWN AS
APD AS PER DEED
APP AS PER PLAT
BSL BUILDING (SETBACK) LINE
CP COMPUTED POINT
CTP CRIMP TOP PIPE FOUND
D DEED (BOOK/PAGE)
DW DRIVEWAY
EP EDGE OF PAVEMENT
FFE FINISH FLOOR ELEVATION
FKA FORMERLY KNOWN AS
IPF IRON PIN FOUND
L ARC LENGTH
LL LAND LOT
LLL LAND LOT LINE
N NEIGHBOR'S

N/F NOW OR FORMERLY
NAIL NAIL FOUND
P PLAT (BOOK/PAGE)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS LENGTH
R/W RIGHT-OF-WAY
RBF REINFORCING BAR FOUND
(1/2" UNO)
RBS 1/2" REINFORCING BAR SET
SW SIDEWALK
SSE SANITARY SEWER EASEMENT
SSCO SANITARY SEWER CLEANOUT
-X- FENCE LINE
WALL

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

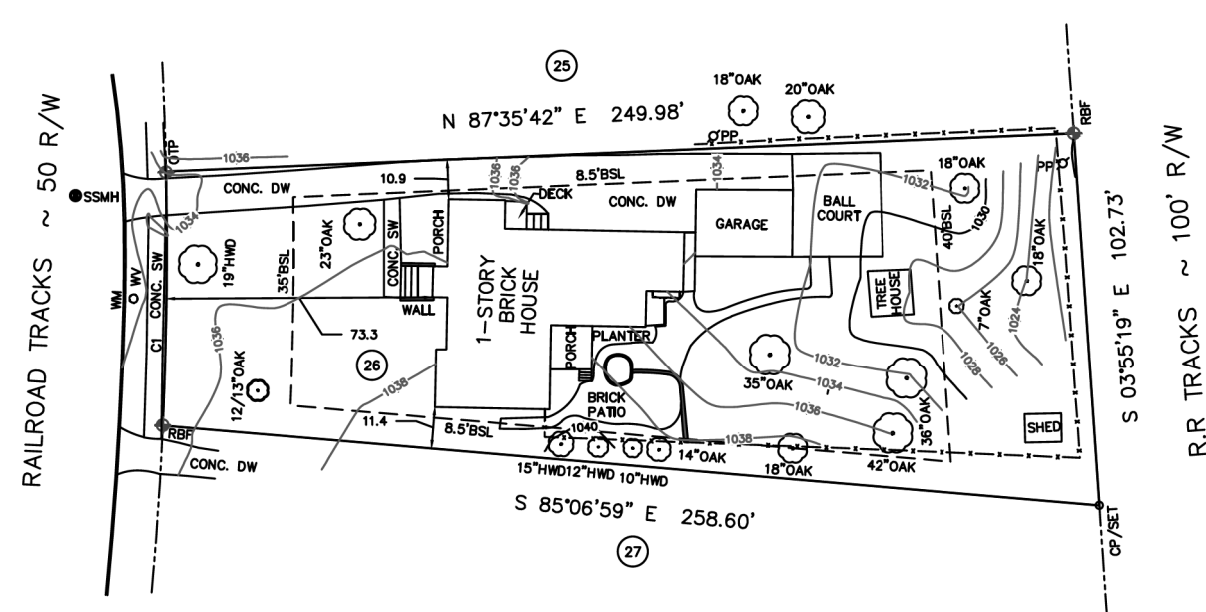
BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

CURVE RADIUS LENGTH CHORD CH.BEARING
C1 1075.579 69.95' 69.94' N 00°42'51" E



MAGNETIC

PROPERTY ADDRESS:
525 RIDGECREST RD NE,
ATLANTA, GA 30307

LAND AREA:
21834 SF
0.50 AC

IMPERVIOUS AREA:
EXIST= 7121 SF= 32.6%

ZONING: R-85

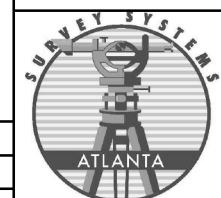
0 40
SCALE 1" = 40'

PLAT PREPARED FOR:
525 RIDGECREST RD

LOT 26 BLOCK 21
LAND LOT 237 15th DISTRICT PARCEL ID: 15 237 02 026 BY:
DEKALB COUNTY, GEORGIA FIELD DATE: 02-23-2022 NH
LOCATED IN UNINCORPORATED DRAWN DATE: 02-25-2022 AE
REFERENCE: PLAT BOOK 8, PAGE 102 ALL MATTERS OF TITLE ARE
REFERENCE: DEED BOOK 23487, PAGE 453 EXCEPTED. NOT TO BE RECORDED
NOR USED TO CONVEY PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



SURVEY SYSTEMS ATLANTA
657 Lake Dr, SW, Snellville, GA 30039
COA #LSF000867, info@SurveySystemsAtlanta.com
Cell 678-591-6064 ~ Office 404-760-0010

REVISED: 03-24-2022



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

GARAGE MODIFICATION
LUSK RESIDENCE
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

PRINTING & REVISIONS

10/28/22 COA Submittal

XX/XX/XX Construction Documents
XX/XX/XX Released for Construction

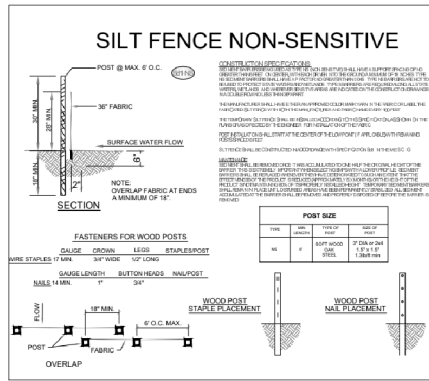
Sheet Title

PROPERTY SURVEY

Sheet Number

A1.00

1
A 1.00 PROPERTY SURVEY
SEE GRAPHIC SCALE



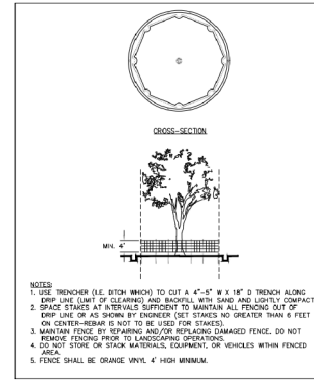
CONSTRUCTION SILT FENCE

LEGEND :

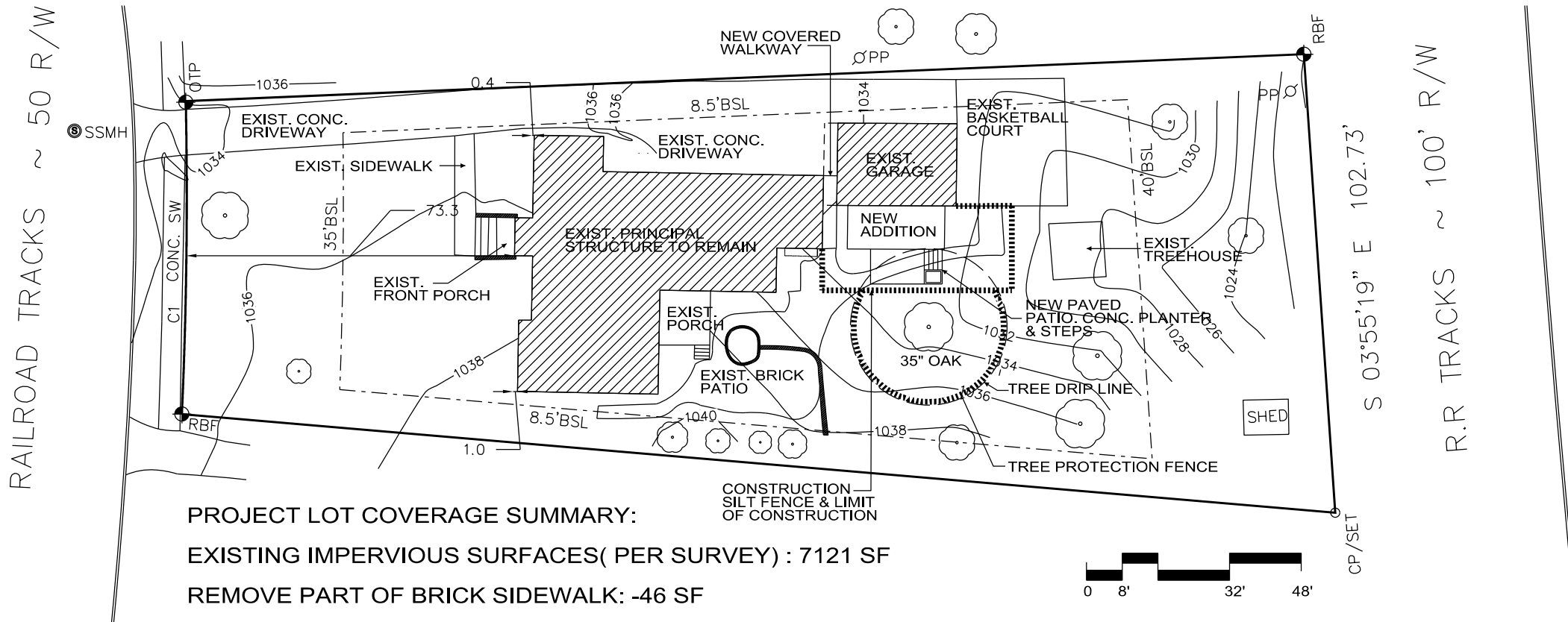
EXISTING TO REMAIN

CONSTRUCTION SILT FENCE

TREE PROTECTION FENCE



TREE PROTECTION FENCE



PROJECT LOT COVERAGE SUMMARY:

EXISTING IMPERVIOUS SURFACES(PER SURVEY) : 7121 SF

REMOVE PART OF BRICK SIDEWALK: -46 SF

NEW IMPERVIOUS SURFACES:

NEW ADDITION: 210 SF

NEW PATIO,STEPS & PLANTER :129 SF

HVAC SLAB: 9 SF

TOTAL: 7423 SF

TOTAL PROPOSED LOT COVERAGE: 7423 SF

LOT SIZE: 21,834 SF

PROPOSED LOT COVERAGE: 34%

MAXIMUM LOT COVERAGE ALLOWED: 35%

1
A 1.01

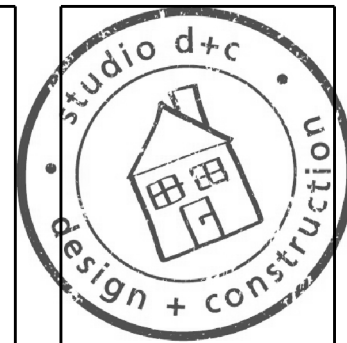
NEW SITE PLAN

SCALE: 1/16"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.

24 HOURS CONTACT- EROSION & SEDIMENT CONTROL
JUAN RAMIREZ, STUDIO D+C,INC
770 318 2782

NOTE: THIS PROJECT
WILL NOT DESTROY OR DISTURB THE ADJACENT
SOIL OR ROOT SYSTEMS OF EXISTING TREES .
NO TREES WILL BE REMOVED.



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

**GARAGE MODIFICATION
LUSK RESIDENCE**
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

PRINTING & REVISIONS

10/28/22 COA Submittal

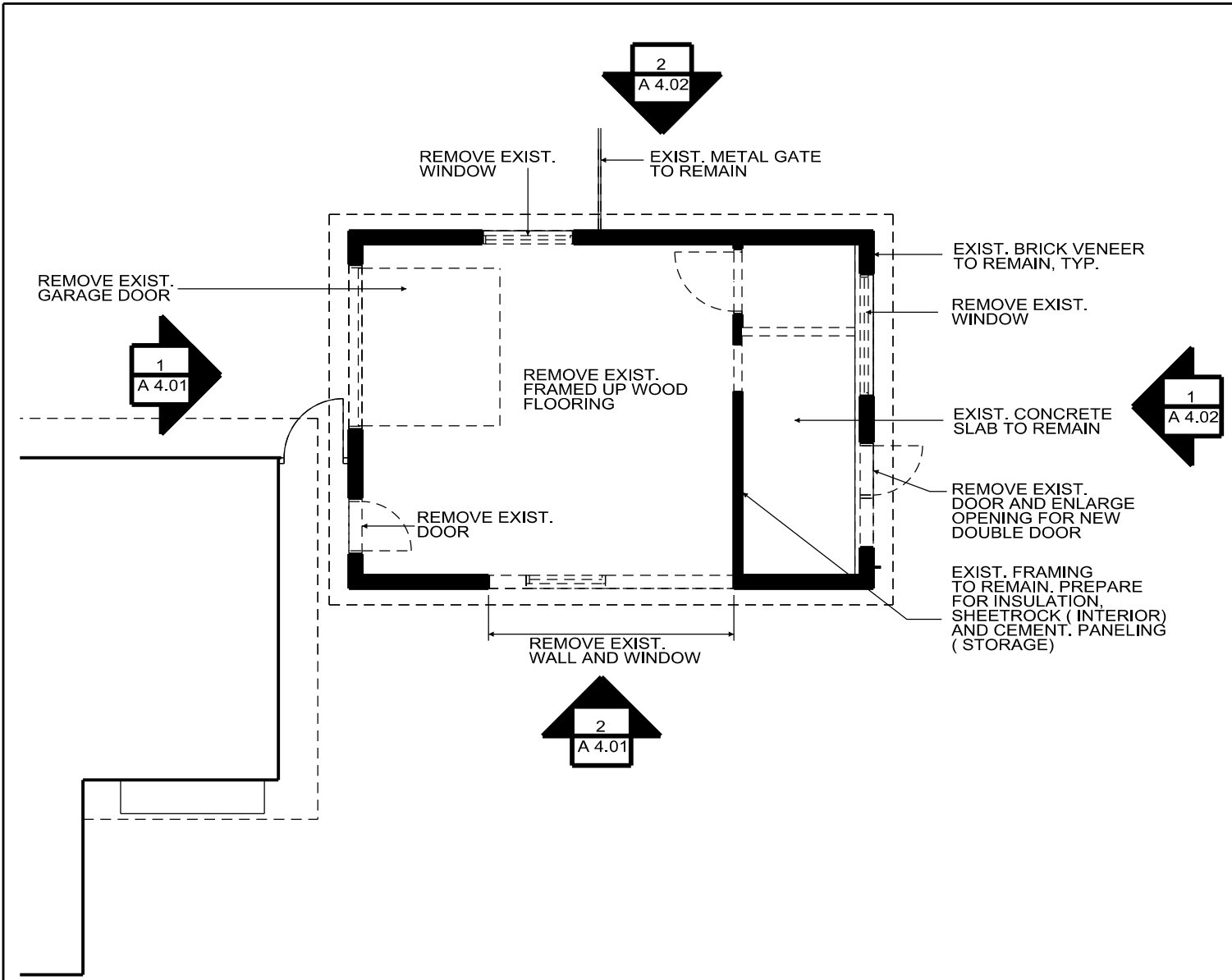
XX/XX/XX Construction Documents
XX/XX/XX Released for Construction

Sheet Title

NEW SITE PLAN

Sheet Number

A1.01



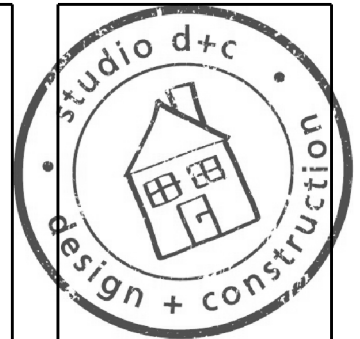
- LEGEND :
- EXISTING WALL TO REMAIN
 - EXISTING WALL OR ITEM TO BE REMOVED
 - EXISTING DOOR TO REMAIN
 - EXISTING DOOR TO BE REMOVED
 - EXISTING WINDOW TO REMAIN
 - EXISTING WINDOW TO BE REMOVED
 - EXISTING TO REMAIN

1
A 2.01

EXISTING/ DEMO FLOOR PLAN - LEVEL 1

SCALE: 1/8"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

GARAGE MODIFICATION
LUSK RESIDENCE
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

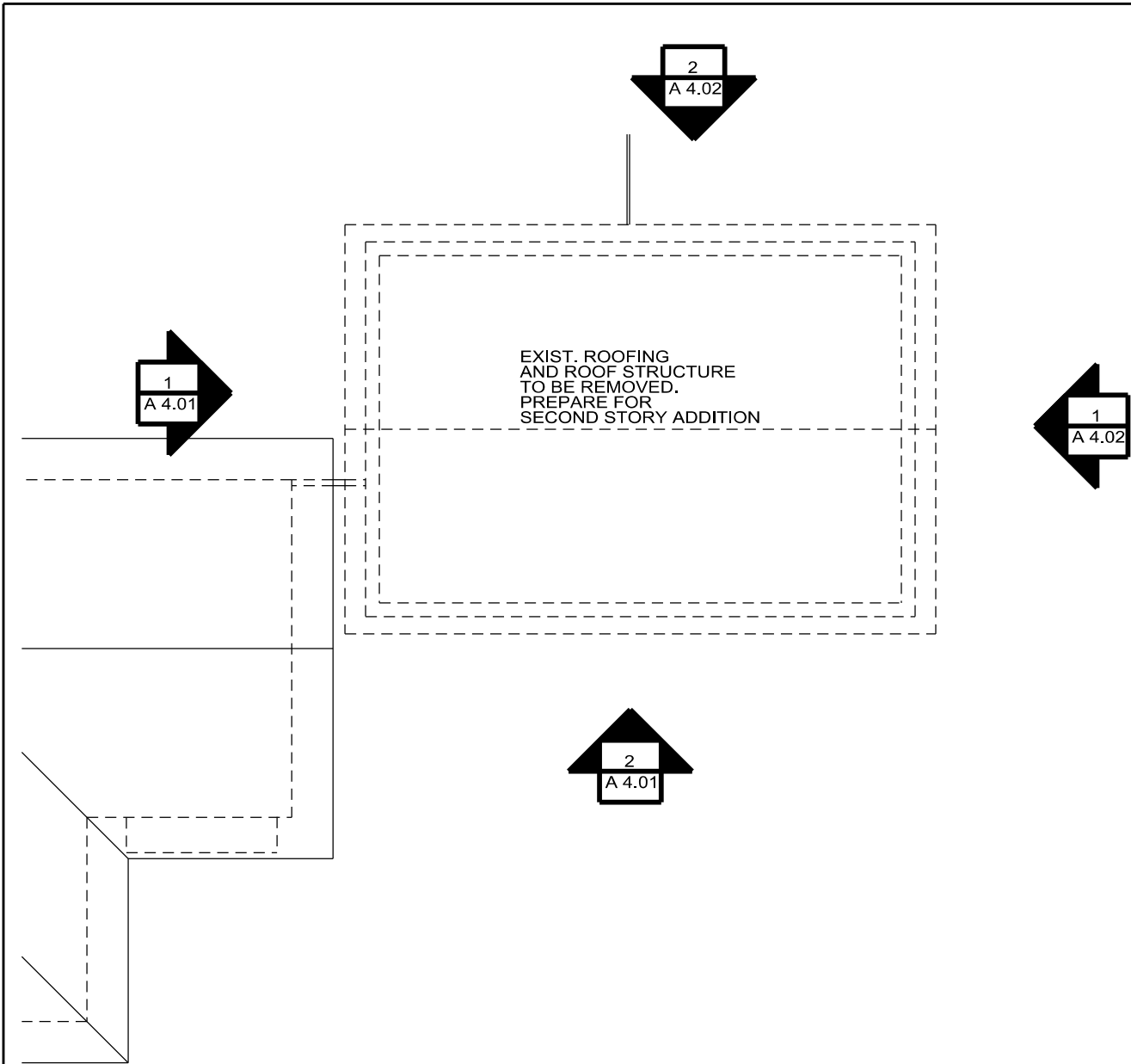
PRINTING & REVISIONS

10/28/22 COA Submittal

XX/XX/XX Construction Documents

XX/XX/XX Released for Construction

Sheet Title	EXISTING/ DEMO FLOOR PLAN LEVEL 1
Sheet Number	A2.01



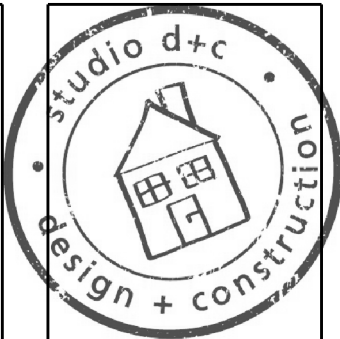
- LEGEND :
- EXISTING WALL TO REMAIN
 - EXISTING WALL OR ITEM TO BE REMOVED
 - EXISTING DOOR TO REMAIN
 - EXISTING DOOR TO BE REMOVED
 - EXISTING WINDOW TO REMAIN
 - EXISTING WINDOW TO BE REMOVED
 - EXISTING TO REMAIN

1
A 2.02

EXISTING/ DEMO ROOF PLAN - LEVEL 1

SCALE: 1/8"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

GARAGE MODIFICATION
LUSK RESIDENCE
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

PRINTING & REVISIONS

10/28/22 COA Submittal

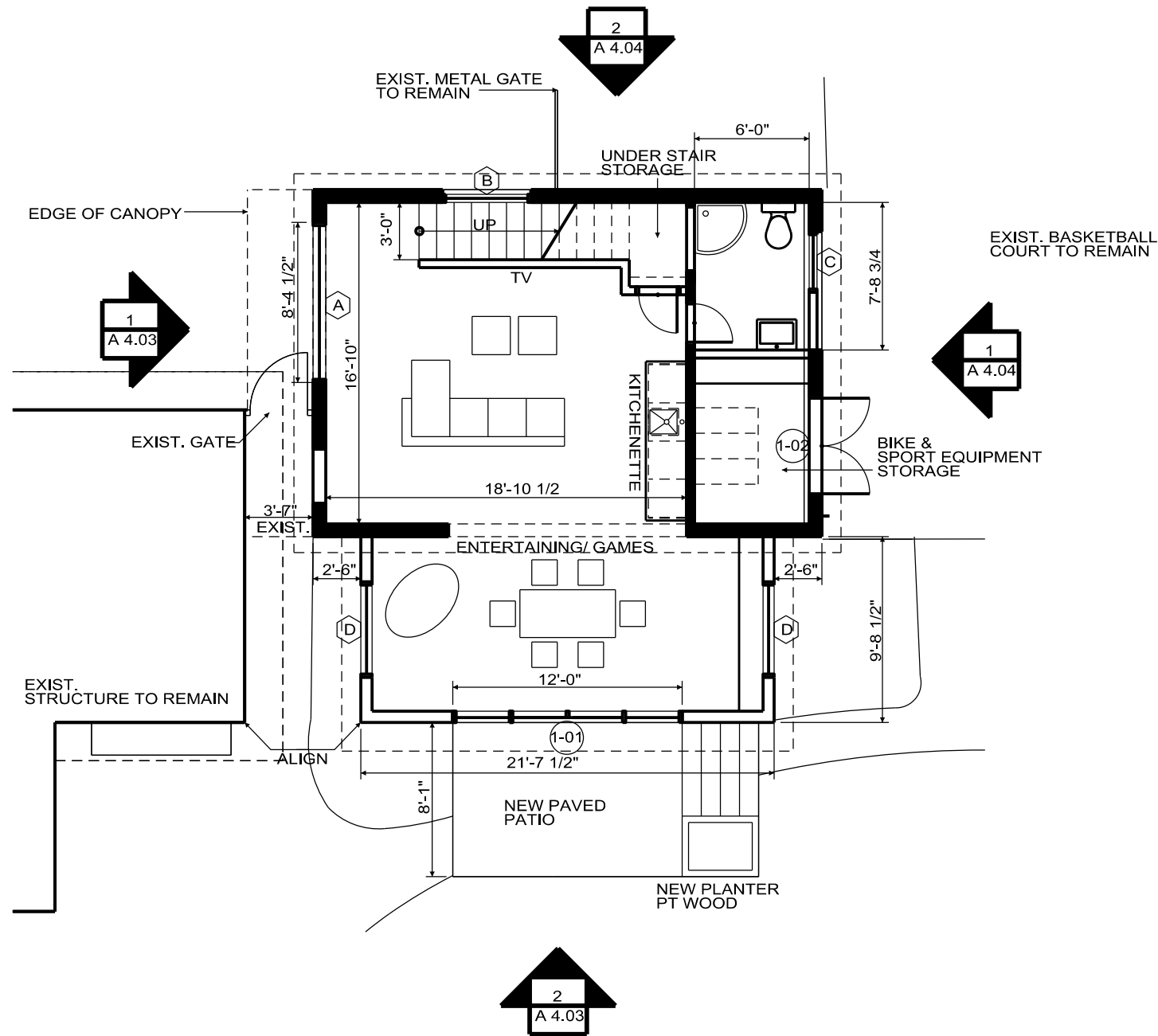
XX/XX/XX Construction Documents

XX/XX/XX Released for Construction

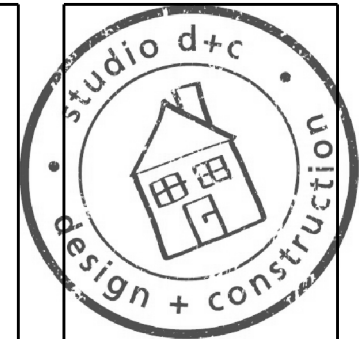
Sheet Title
EXISTING/ DEMO
ROOF PLAN

Sheet Number

A2.02



- LEGEND :
- EXISTING WALL TO REMAIN
 - EXISTING WALL OR ITEM TO BE REMOVED
 - EXISTING DOOR TO REMAIN
 - EXISTING DOOR TO BE REMOVED
 - EXISTING WINDOW TO REMAIN
 - EXISTING WINDOW TO BE REMOVED
 - EXISTING TO REMAIN



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

GARAGE MODIFICATION
LUSK RESIDENCE
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

PRINTING & REVISIONS

10/28/22 COA Submittal

XX/XX/XX Construction Documents

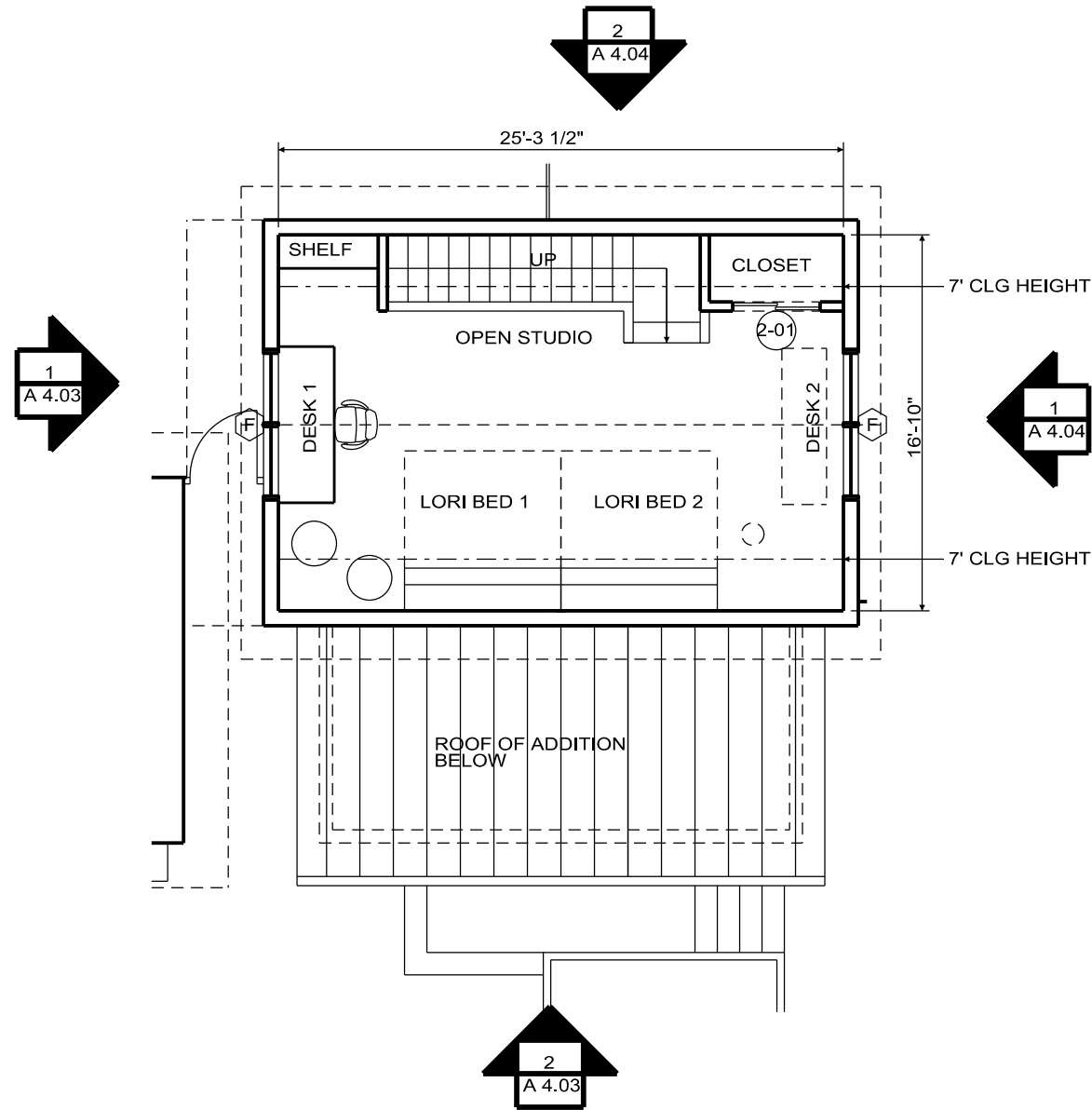
XX/XX/XX Released for Construction

Sheet Title

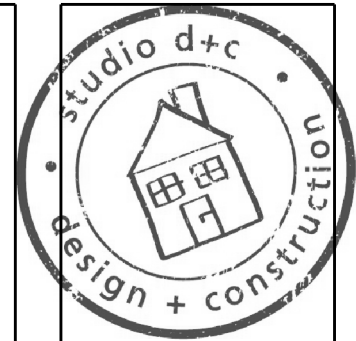
NEW
FLOOR PLAN
LEVEL 1

Sheet Number

A3.01



- LEGEND :
- EXISTING WALL TO REMAIN
 - EXISTING WALL OR ITEM TO BE REMOVED
 - EXISTING DOOR TO REMAIN
 - EXISTING DOOR TO BE REMOVED
 - EXISTING WINDOW TO REMAIN
 - EXISTING WINDOW TO BE REMOVED
 - EXISTING TO REMAIN



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com
Consultants

GARAGE MODIFICATION
LUSK RESIDENCE
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

PRINTING & REVISIONS

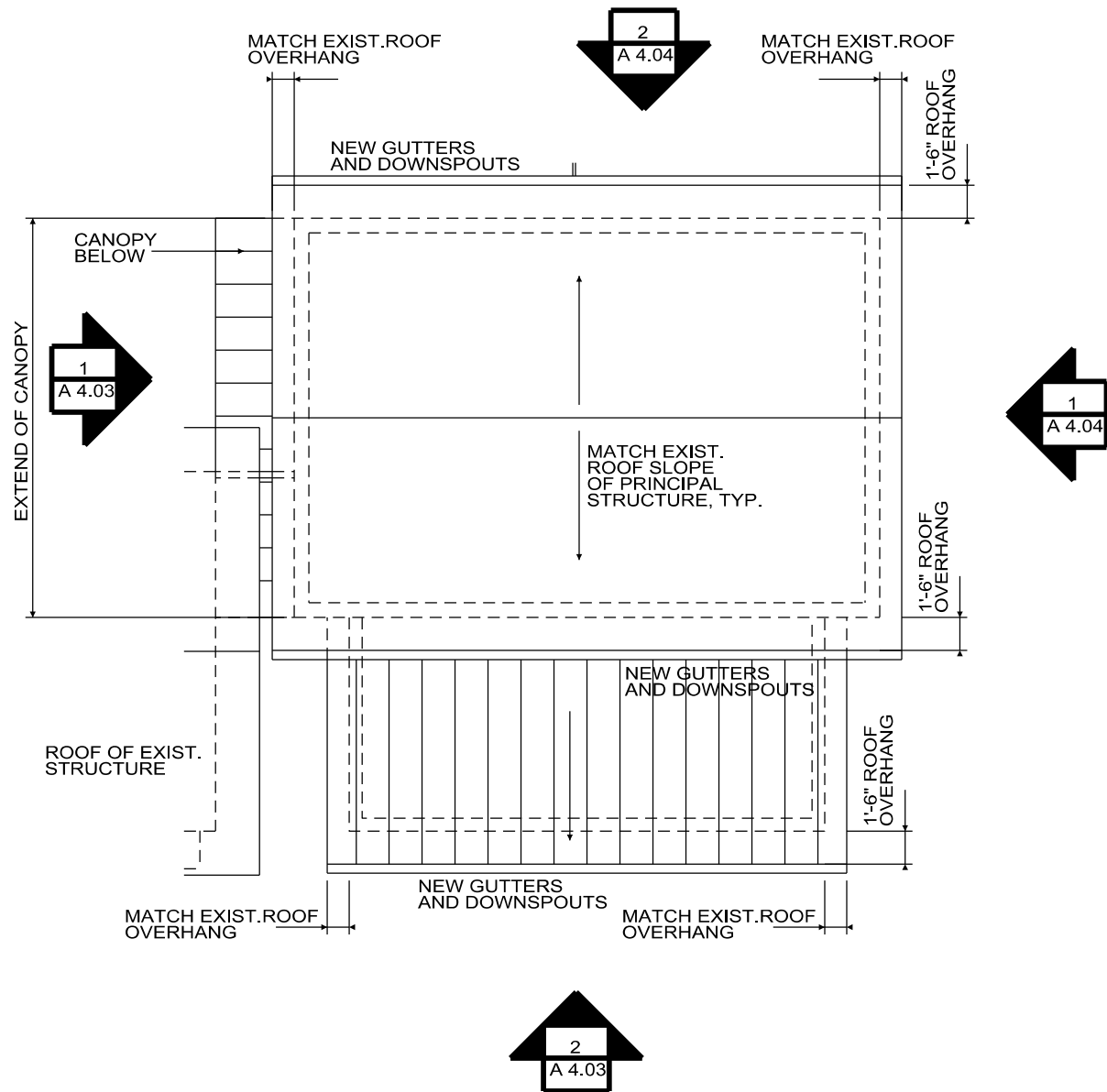
10/28/22 COA Submittal

XX/XX/XX Construction Documents
XX/XX/XX Released for Construction

Sheet Title	
NEW FLOOR PLAN LEVEL 2	
Sheet Number	A3.02

1
A 3.02
NEW FLOOR PLAN - LEVEL 2
SCALE: 1/8"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.



- LEGEND :
- EXISTING WALL TO REMAIN
 - EXISTING WALL OR ITEM TO BE REMOVED
 - EXISTING DOOR TO REMAIN
 - EXISTING DOOR TO BE REMOVED
 - EXISTING WINDOW TO REMAIN
 - EXISTING WINDOW TO BE REMOVED
 - EXISTING TO REMAIN

1
A 3.03

NEW FLOOR PLAN - LEVEL 2

SCALE: 1/8"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

GARAGE MODIFICATION
LUSK RESIDENCE
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

PRINTING & REVISIONS

10/28/22 COA Submittal

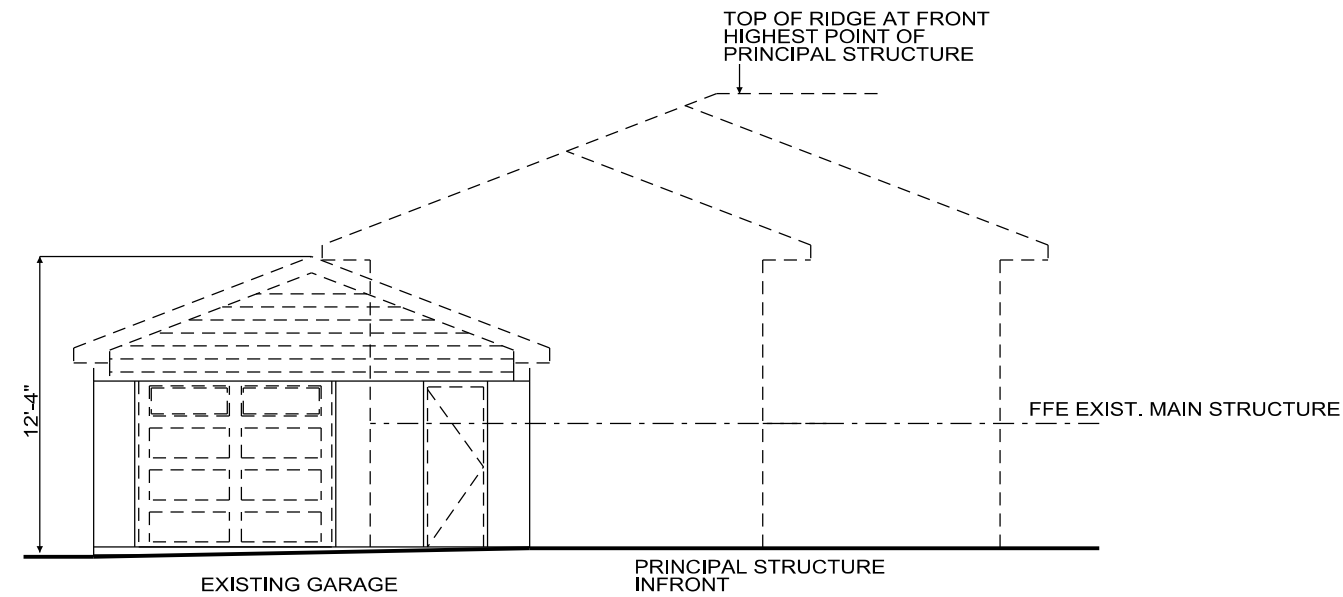
XX/XX/XX Construction Documents

XX/XX/XX Released for Construction

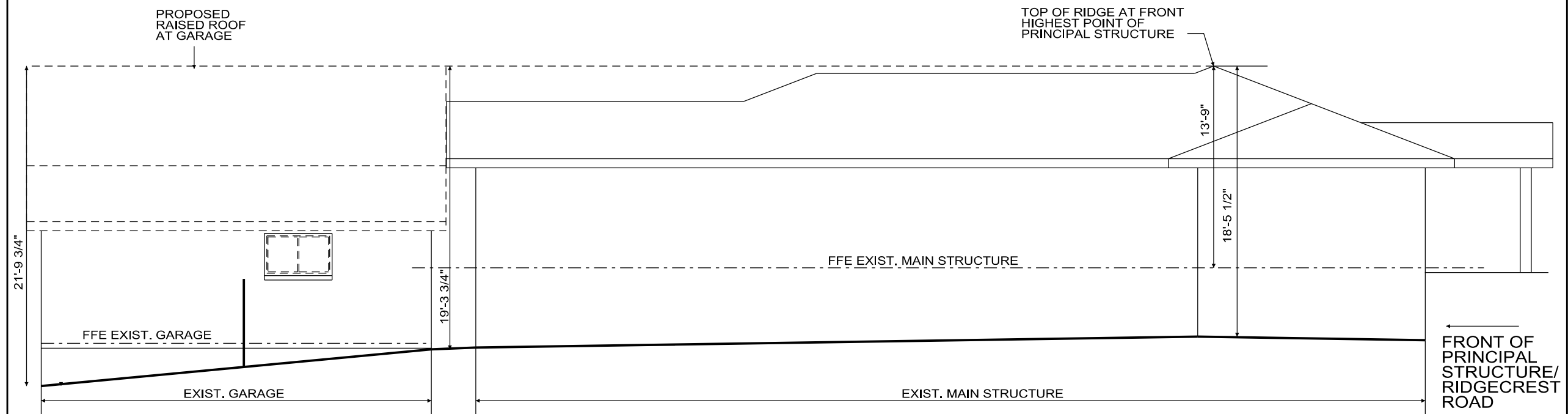
Sheet Title
NEW
ROOF PLAN

Sheet Number

A3.03



1
A 4.01 EXISTING/ DEMOLITION FRONT ELEVATION- WEST
SCALE: 1/8"=1'-0"



2
A 4.01 EXISTING/ DEMOLITION ELEVATION- NORTH
SCALE: 1/8"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

GARAGE MODIFICATION
LUSK RESIDENCE
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

PRINTING & REVISIONS

10/28/22 COA Submittal

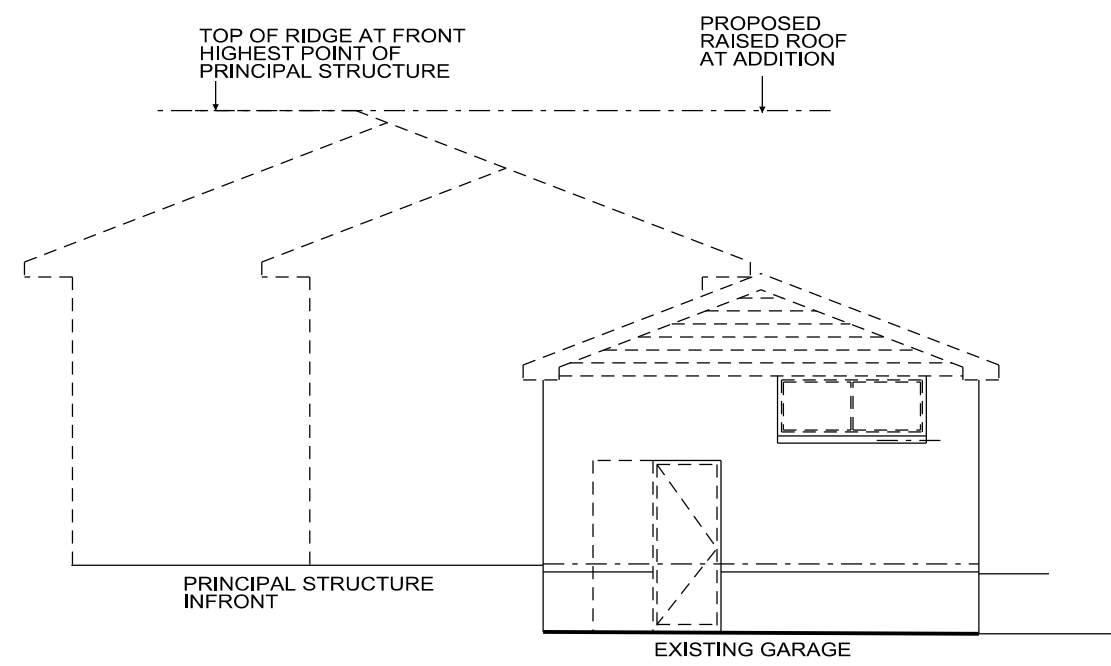
XX/XX/XX Construction Documents

XX/XX/XX Released for Construction

Sheet Title
EXIST./ DEMOLITION ELEVATIONS

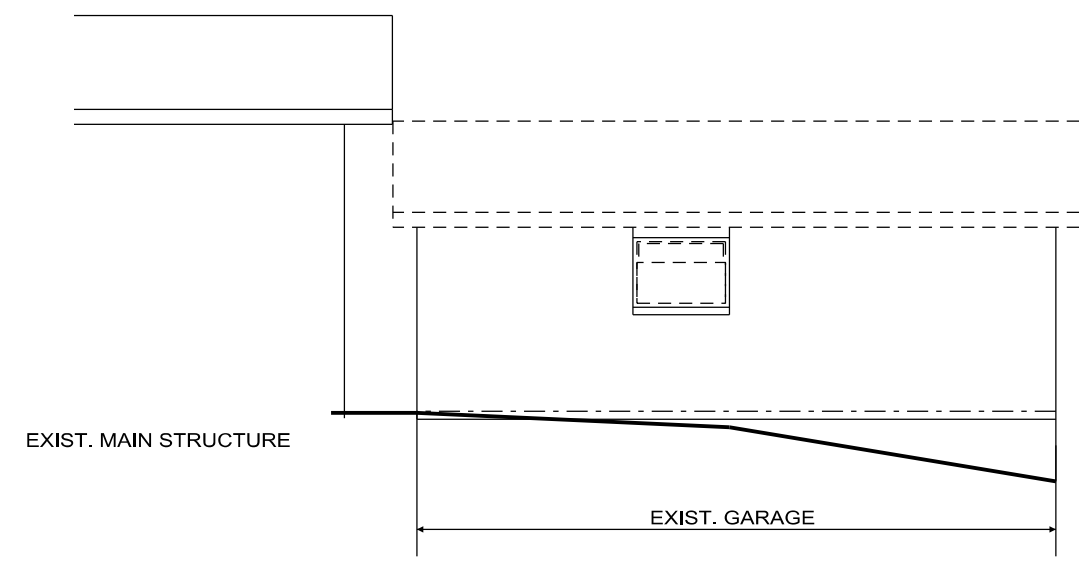
Sheet Number

A4.01



1	EXISTING/ DEMOLITION REAR ELEVATION- EAST
A 4.02	

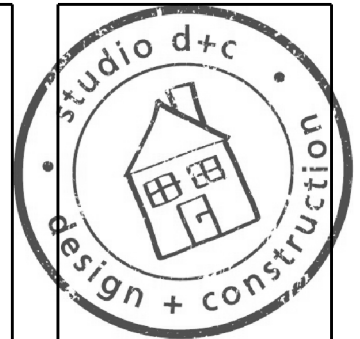
SCALE: 1/8"=1'-0"



2	EXISTING/ DEMOLITION ELEVATION- SOUTH
A 4.02	

SCALE: 1/8"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

GARAGE MODIFICATION
LUSK RESIDENCE
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

PRINTING & REVISIONS

10/28/22 COA Submittal

XX/XX/XX Construction Documents
XX/XX/XX Released for Construction

Sheet Title
EXIST./ DEMOLITION ELEVATIONS
Sheet Number
A4.02



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

GARAGE MODIFICATION
LUSK RESIDENCE
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

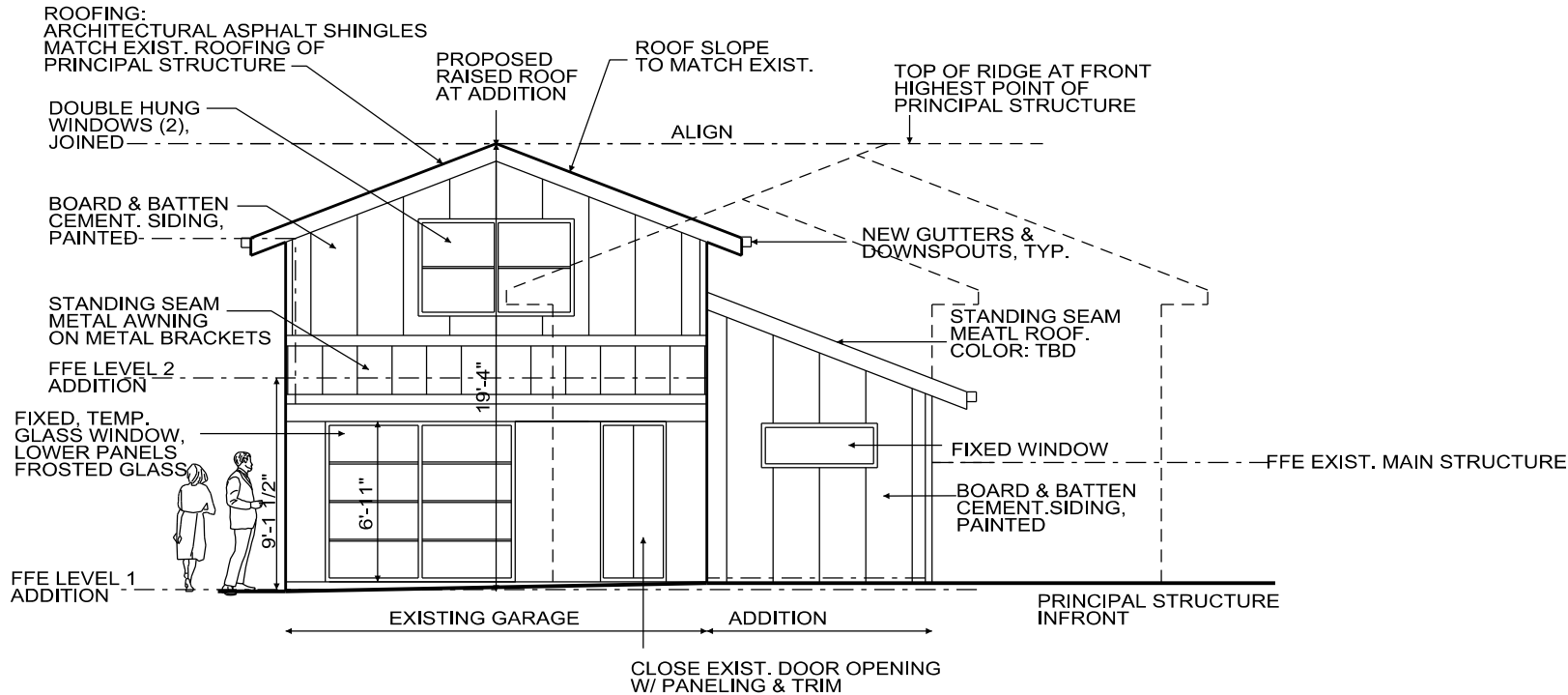
PRINTING & REVISIONS

10/28/22 COA Submittal

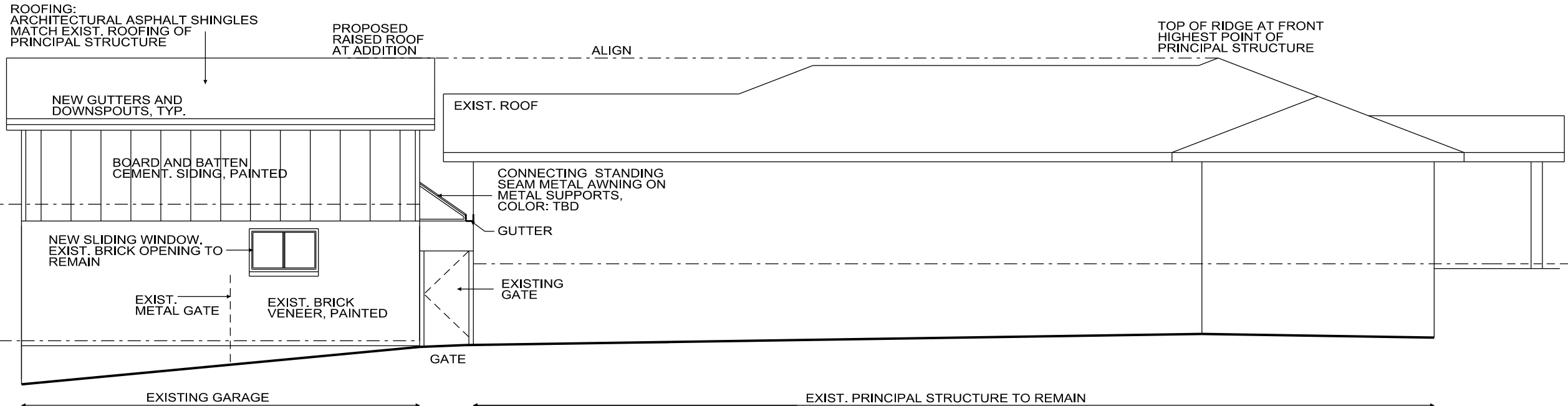
XX/XX/XX Construction Documents

XX/XX/XX Released for Construction

Sheet Title	NEW ELEVATIONS
Sheet Number	A4.03

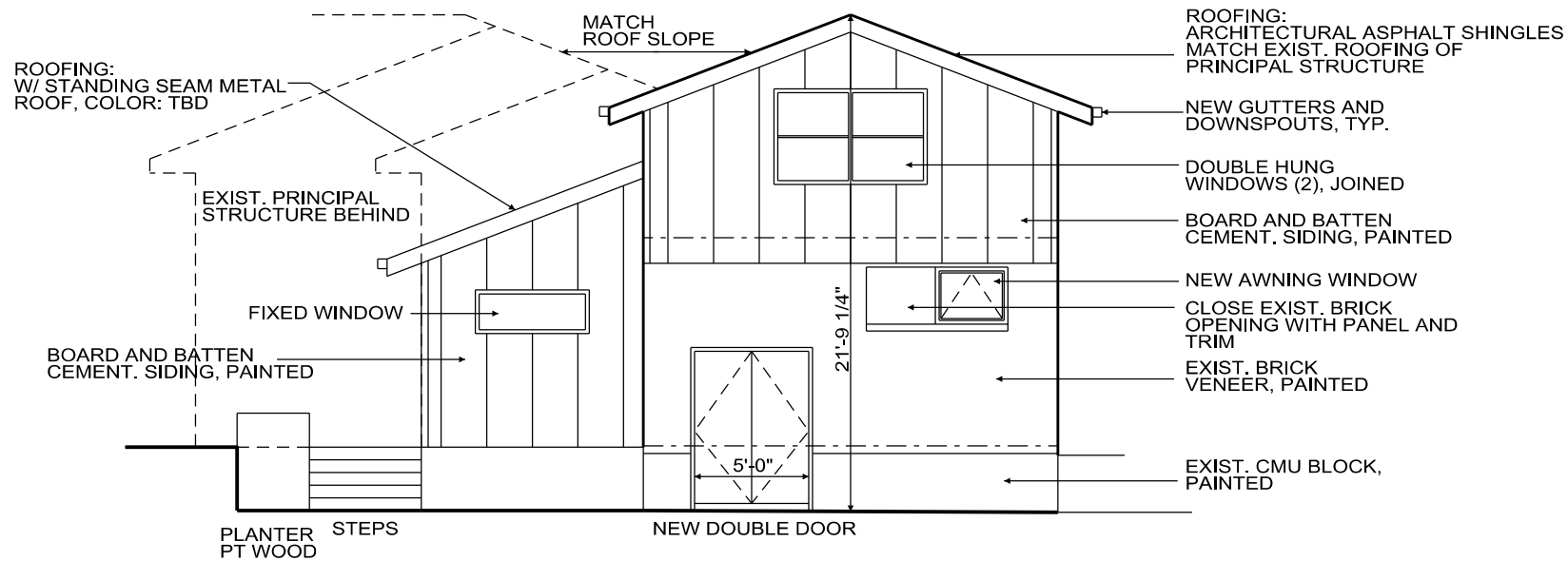


1
A 4.03
NEW FRONT ELEVATION @ ADDITION- WEST
SCALE: 1/8"=1'-0"

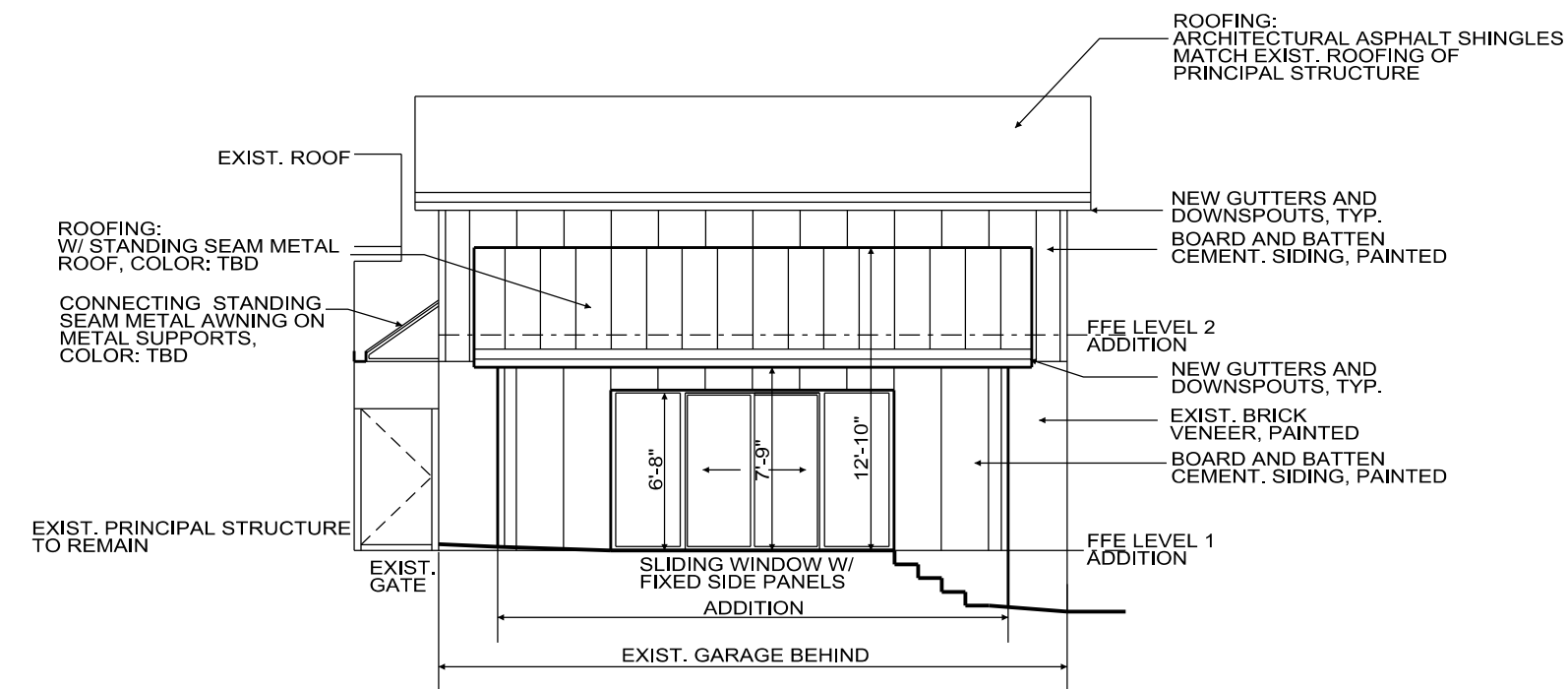


2
A 4.03
NEW ELEVATION @ ADDITION- NORTH
SCALE: 1/8"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.



1
A 4.04 NEW REAR ELEVATION @ ADDITION- EAST
SCALE: 1/8"=1'-0"



2
A 4.04 NEW ELEVATION @ ADDITION- SOUTH
SCALE: 1/8"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

GARAGE MODIFICATION
LUSK RESIDENCE
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

PRINTING & REVISIONS

10/28/22 COA Submittal

XX/XX/XX Construction
Documents

XX/XX/XX Released for
Construction

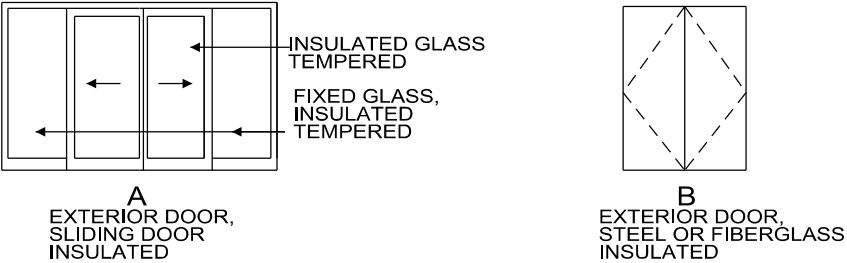
Sheet Title	NEW ELEVATIONS
Sheet Number	A4.04

DOOR SCHEDULE

	DOOR					FRAME			DETAILS			NOTES
DOOR No.	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	HEAD	JAMB	SILL	
LEVEL 1												
1-01	A	12'-0"	6'-8"						SLIDING DOOR W/ FIXED SIDE PANELS			TEMPERED, LOCK, MOVEABLE INSECT SCREEN
1-02		5'-0"	6'-8"	STEEL OR FIBERGLASS								LOCKSET
LEVEL 2												
2-01												

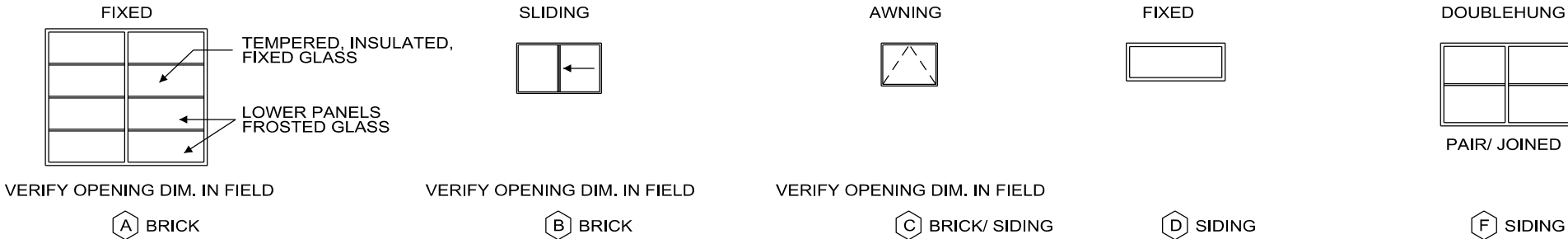
NOTES :

1. FOR ALL INTERIOR DOORS REPLACING EXISTING DOORS FIELD VERY DIMENSIONS PRIOR TO ORDERING.
2. HARDWARE TO BE COORD. W/ OWNER
3. ALL DOOR DIMENSIONS ARE NOMINAL TOTAL OPENINGS. FINAL DIMENSIONS ARE TO BE V.I.F. AND DOORS TO BE UNDERCUT 1/4" A.F.F. OR AS REQUIRED FOR FINISHED FLOOR.
4. INSTALL HEADER AND JAMBS AS REQUIRED AT ALL NEW DOOR LOCATIONS



WINDOW SCHEDULE

LEVEL 1							NOTES
R.O.							
QUANTITY	WINDOW TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	TOP OF RO	
1	A	8'-2 5/8"	7'-11"				VERIFY OPENING DIM. IN FIELD. TEMPERED, INSULATED, FIXED GLASS
1	B	4'-7 1/2"	2'-10 1/2"				VERIFY OPENING DIM. IN FIELD. SLIDING WINDOW
1	C	3'-2"	2'-6"				VERIFY OPENING DIM. IN FIELD. AWNING WINDOW
2	D	5'-0"	1'-10"				FIXED WINDOW
2	F	6'-8 1/2"	4'-2 1/4"				PAIR OF DOUBLEHUNG, JOINED



- NOTES:
- NEW WINDOW MATERIAL: FIBERGLASS (PELLA IMPERVIA, MARVIN ELEVATE OR SIMILAR)
- NEW WINDOW STYLE AND COLOR: MATCH EXIST. WINDOWS AT MAIN STRUCTURE.



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

GARAGE MODIFICATION
LUSK RESIDENCE
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

PRINTING & REVISIONS

10/28/22 COA Submittal

XX/XX/XX Construction Documents
XX/XX/XX Released for Construction

Sheet Title	A7.01
DOOR & WINDOW SCHEDULE	
Sheet Number	



1
A 9.01

EXIST. GARAGE - FRONT/ WEST ELEVATION
SCALE: N/A



2
A 9.01

EXIST. GARAGE- BACK/ EAST ELEVATION
SCALE: N/A



3
A 9.01

EXIST. GARAGE- SIDE/ NORTH ELEVATION
SCALE: N/A



4
A 9.01

EXIST. GARAGE- SIDE/SOUTH ELEVATION
SCALE: N/A



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

GARAGE MODIFICATION
LUSK RESIDENCE
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

PRINTING & REVISIONS

10/28/22 COA Submittal

XX/XX/XX Construction
Documents

XX/XX/XX Released for
Construction

Sheet Title
PHOTOS OF
EXISTING
STRUCTURE

Sheet Number

A9.01



1
A 9.02
EXIST. GARAGE- FRONT & SIDE ELEV. FROM BACKYARD
SCALE: N/A



2
A 9.02
EXIST. GARAGE- VIEW FROM DRIVEWAY
SCALE: N/A



3
A 9.02
STREET VIEW
SCALE: N/A



2
A 9.02
MAIN STRUCTURE- STREET VIEW
SCALE: N/A



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

GARAGE MODIFICATION
LUSK RESIDENCE
525 RIDGECREST ROAD, NE
ATLANTA, GA 30307

PRINTING & REVISIONS

10/28/22 COA Submittal

XX/XX/XX Construction
Documents

XX/XX/XX Released for
Construction

Sheet Title
PHOTOS OF
EXISTING
STRUCTURE

Sheet Number

A9.02