

# DeKalb County Historic Preservation Commission

Monday, March 18<sup>th</sup>, 2024 - 6:00 P.M.

## Staff Report

### Regular Agenda

M. 472 Ridgecrest Road, Todd C. Wilkes. Demolish roof and construct a second story. **1246924.**

Built in 1953 – Nonhistoric (15 238 02 006)

This property is in Druid Hills Character Area #1 and in the Druid Hills National Register Historic District.

### Summary

Applicant proposes demolishing the roof and constructing a second story on the currently one-story nonhistoric home. The current low pitch, hipped roof will be removed and a second story with two front-facing gable dormers on either side and a series of double-hung windows will be installed. The second story addition will increase the height of the structure to 26.7', and the second story will be constructed with concrete fiber board 7" lap style siding and the roof will be constructed with asphalt shingles on the main home and metal standing seam style roof on the front porch.

The application also proposes changes to the existing first story of the property. This includes replacing the current red brick and concrete mortar with new whitewash-stained brick and concrete mortar, adding additional brick to meet with the new second-story subfloor, replacing all current siding with concrete fiber board 7" lap style siding, replacing all windows with wooden-clear glass units with brick mold casing, and replacing the front door with a solid painted Craftsman style door.

Applicant also proposes constructing a front porch, a back deck, and a new two (2) car garage. The base of the front porch will be white-washed brick and mortar to match the house and extend outward into the front yard and run along the front façade. The columns of the new front porch will 9' – 8 7/8" tall, with a 3'-6" square concrete base and 8"x 8" cedar on top. The garage will be constructed with concrete fiber board 7" lap style siding and replace the current one (1) car open carport. Lastly, an enclosed wooden deck will be constructed on the rear of the house with a stacked staircase leading onto the backyard and an asphalt shingle roof to match the roofing on the main home.

### Recommendation

**Deny.** The proposed second story does not conform to the massing, proportions, or dominant development pattern of the surrounding area of influence. The property is located in Druid Hills Characters Area #1, which is defined by basic massing component, consisting primarily of main building block with projecting front and side porches and wings/bays, and architectural elements such as moderately pitched roofs, cornice lines, windows, and fort story windows and side porches. Front-façade porches tend to be entrance bay only rather than full-façade or more than 3-bays large.

### Relevant Guidelines

5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the

structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.

- 7.0 *Additions & New Construction* - Preserving Form & Layout The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.2 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.
- 7.2.2 *Directional Emphasis* (p67) Guideline - A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.
- 7.2.3 *Shape: Roof Pitch* (p68) Guideline - The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Building Elements* (p68) Guideline - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.
- 7.2.4 *Massing* (p69) Guideline - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.
- 7.2.5 *Proportion* (p70) Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.
- 7.2.6 *Rhythm* (p71) Guideline - New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.
- 7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.

- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area
- 11.0 *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.



DeKalb County  
GEORGIA

Development Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)  
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

### Application for Certificate of Appropriateness

Date submitted: 2/23/2024

Date Received: \_\_\_\_\_

Address of Subject Property: 472 Ridgecrest Rd NE, Atlanta GA 30307

Applicant: Todd C. Wilkes

E-Mail: toddcwilkes@gmail.com

Applicant Mailing Address: 2097 Vista Dale Court, Tucker GA 30084

Applicant Phone: 770.639.3104

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

\*\*\*\*\*

Owner(s): Sarah N. Bacon Email: jfy5@cdc.gov

Owner(s): Dennis E. Reidy Email: reidydennis@gmail.com

Owner(s) Mailing Address: 472 Ridgecrest Rd NE, Atlanta GA 30307

Owner(s) Telephone Number: 404.514.9090

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 6/01/2024

Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input checked="" type="checkbox"/>
Demolition	<input checked="" type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input checked="" type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

**Demo the roof and add a second story onto the existing home.**

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](mailto:plansustain@dekalbcountyga.gov) and [pjvennings@dekalbcountyga.gov](mailto:pjvennings@dekalbcountyga.gov). An incomplete application will not be accepted.

Signature of Applicant: \_\_\_\_\_



DEPARTMENT OF PLANNING & SUSTAINABILITY

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**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: Sarah N Bacon and Dennis E Reidy

being owner(s) of the property at: 472 Ridgecrest Road, NE, Atlanta, GA 30307

hereby delegate authority to: Todd Wilkes/TCW Homes

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

Signature of Owner(s): Sarah N Bacon

Date: 2/19/2024

**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.

# LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL

DISTANCES ARE HORIZONTAL GROUND DISTANCES.

THE SURVEY DIMENSIONS ARE BASED ON THE U.S. FOOT  
(39.37 INCHES = 1 METER)

EQUIPMENT USED:  
THEODOLITE READING DIRECTLY TO 02 SECONDS,  
ELECTRONIC DISTANCE METER READINGS DIRECTLY  
TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED  
HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 62,570 FEET.  
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE  
BY LATITUDE AND DEPARTURE AND IS FOUND TO BE  
ACCURATE WITHIN 1 FOOT IN 168,060 FEET.

THIS PROPERTY HAS BEEN FIELD SURVEYED.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE  
EXAMINATION AND MAY BE SUBJECT TO OTHER EASEMENTS  
AND ENCUMBRANCES NOT SHOWN THAT MAY OR MAY NOT  
BE OF RECORD.

## LEGEND

- REBAR FOUND OR SET (RBF) (RBS)
- CORNER CALCULATED OR SET (IPS)
- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)
- SPOT ELEVATION
- 1' CONTOURS
- 10' CONTOURS

LOT AREA  
0.523 ACRES +/-  
22,798 SQ.FT. +/-

IMPERVIOUS AREA  
3,714 SQ.FT. OR  
16.3% OF LOT

FLOOR AREA  
RATIO F.A.R.  
183 SQ.FT. OR  
8.1% OF LOT

GPS N/S  
(STATE PLANE GA W)  
N 1,370,428.001  
E 2,250,842.070  
ELEV. 1052.654 NAVD88

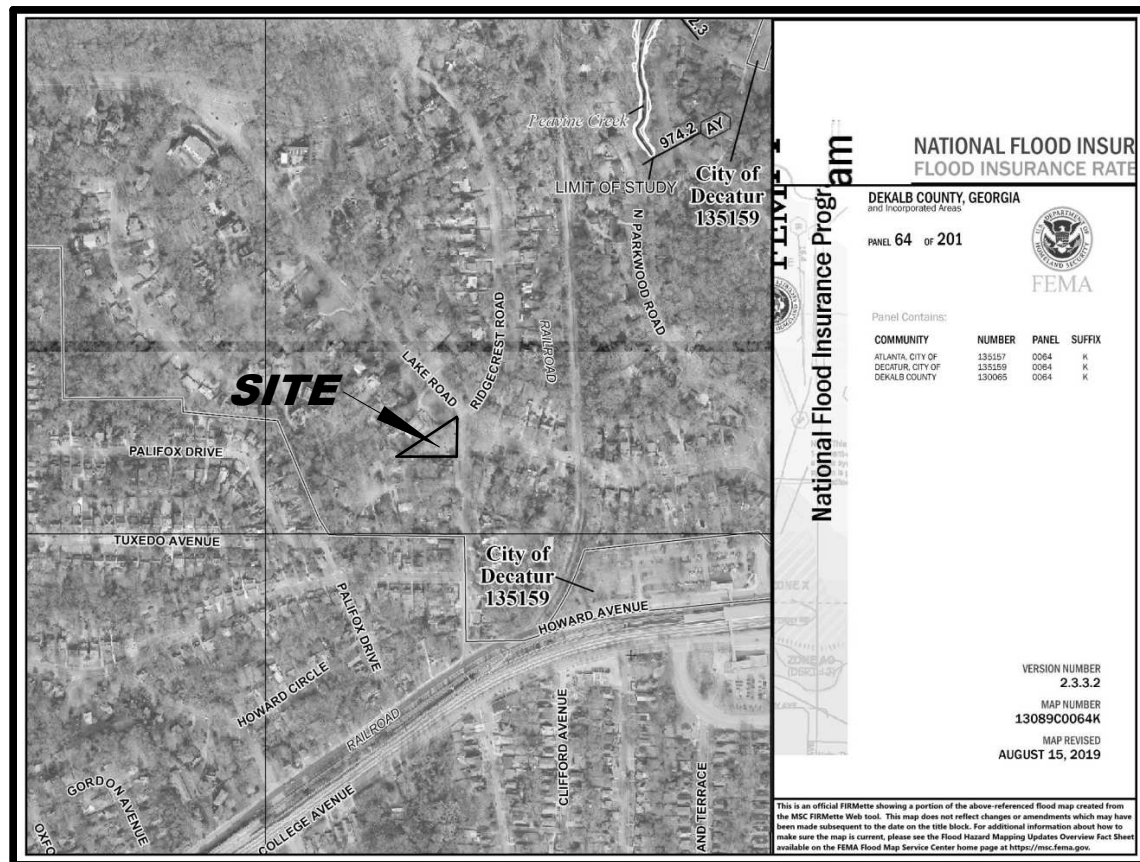
LOT 4  
N/F  
JENNIFER L. MEEUWSEN  
DB 23385 PG 597  
TAX ID 15 238 02 008

SUBJECT LOT IS  
LOT 1 BLOCK "O"  
L.M. PROPERTY SUBDIVISION  
AS RECORDED IN  
PLAT BOOK 16 PAGE 166  
TAX ID 15 238 02 006

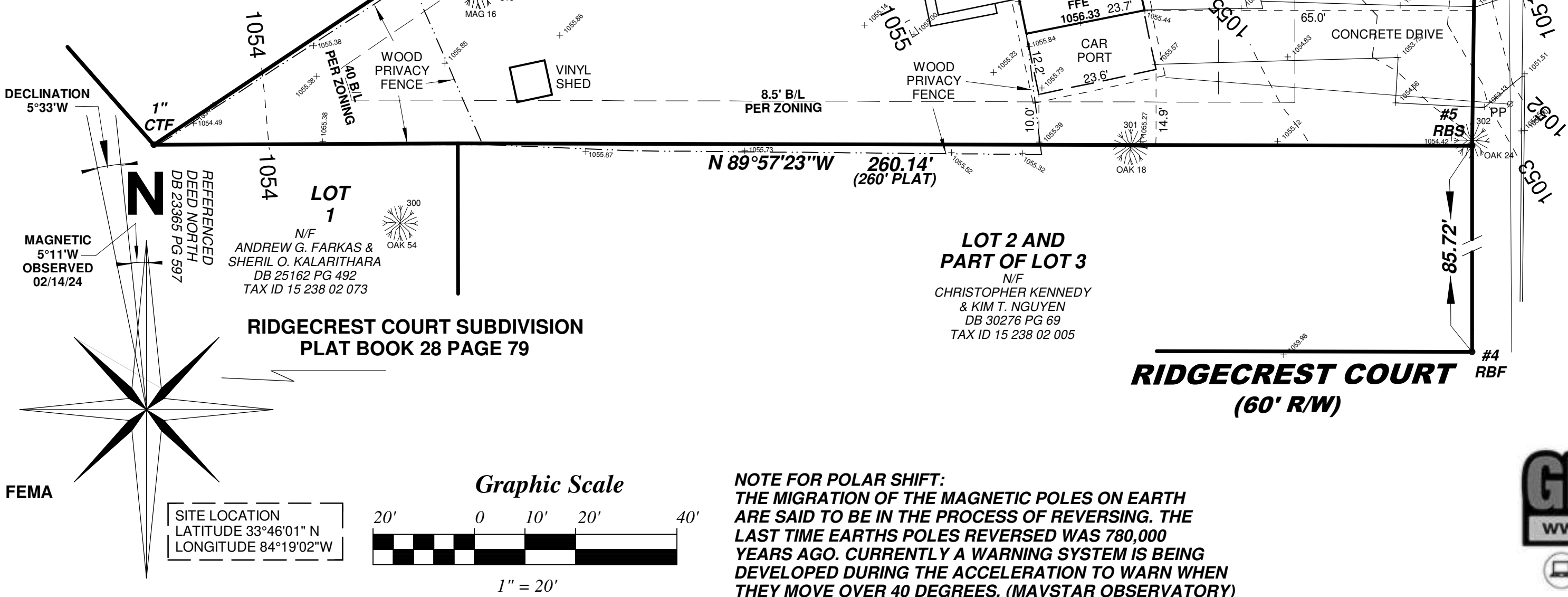
SITE REFERENCES:  
1) DEED BOOK 27604 PAGE 475 (R/W DEED)  
2) DEED BOOK 23636 PAGE 91  
3) DEED BOOK 18253 PAGE 110  
4) PLAT BOOK 16 PAGE 166  
5) TAX MAPS AND TAX DATA AVAILABLE  
ONLINE FROM THE DEKALB COUNTY  
WEB SITE.



LOCATION MAP  
NOT TO SCALE



NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA  
FLOOD INSURANCE RATE MAP NUMBER 13089C0064K PANEL 64 OF 201  
COVERING DEKALB COUNTY, GEORGIA DATED AUGUST 15, 2019.



NOTE FOR POLAR SHIFT:  
THE MIGRATION OF THE MAGNETIC POLES ON EARTH  
ARE SAID TO BE IN THE PROCESS OF REVERSING. THE  
LAST TIME EARTH'S POLES REVERSED WAS 780,000  
YEARS AGO. CURRENTLY A WARNING SYSTEM IS BEING  
DEVELOPED DURING THE ACCELERATION TO WARN WHEN  
THEY MOVE OVER 40 DEGREES. (MAVSTAR OBSERVATORY)

## UNDERGROUND UTILITY DISCLAIMER

Information regarding the reported presence, size, character and location of existing underground  
utilities and structures is shown hereon. There is no certainty of the accuracy of this information  
as it relates to underground facilities and it shall be considered in that light by those using this  
drawing. The location and arrangement of underground utilities and structures shown hereon  
may be inaccurate and such underground utilities and structures not shown may be encountered.  
The owner, his employees, his consultants and his contractors shall hereby distinctly understand  
that the surveyor is not responsible for the correctness or sufficiency of the information shown  
hereon as it relates to underground utilities and structures. The limitations as to accuracy  
contained in this paragraph shall not apply to the utilities and/or structures of any kind which are  
visible from the surface. All such above ground utilities and/or structures have been field located  
and are accurately depicted hereon.

## PLAT CERTIFICATION NOTICE

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE  
PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT  
EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT  
EXPRESS RECERTIFICATION BY THE SURVEYOR HEREON. RENAMING  
THE PLAT TO SAID OTHER PERSON, PERSONS OR ENTITIES.

## STATE WATERS NOTE

THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO  
THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR  
ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY  
CONSTRUCTION OR OTHER WORK THE PROPERTY OWNER AND/OR  
THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE  
AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT  
THIS PROPERTY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY  
BE REQUIRED.

ACCORDING TO THE DEKALB RECORDS THIS SITE  
IS ZONED R85. DRUID HILLS HISTORIC DISTRICT

NOTE THAT ANY BUILDING SETBACKS SHOWN ARE  
SUBJECTIVE AND HAVE BEEN INTERPOLATED FROM  
ZONING INFORMATION OR PLATS OF RECORD. THESE  
BUILDING SETBACKS MAY CHANGE WHEN REVIEWED  
BY THE LOCAL GOVERNING AUTHORITY.

PURSUANT TO THE OFFICIAL CODE OF GEORGIA ANNOTATED  
SECTION 44-1-15 IT IS UNLAWFUL FOR ANY PERSON WILLFULLY  
AND KNOWINGLY TO REMOVE, DESTROY, INJURE, OR DISPLACE  
ANY PROPERTY CORNER MONUMENT EXCEPT UNDER THE  
AUTHORITY OF A REGISTERED LAND SURVEYOR.

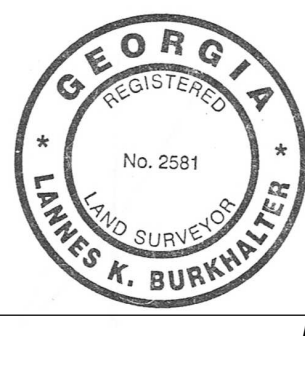
## SHORT LINE TABLE

Line	Bearing	Distance
1	S 19°53'10"E	10.34'
2	S 56°16'01"W	4.36'
3	S 0°31'09"W	12.14'

NOTE: THE ELEVATIONS REFLECTED HEREON ARE  
BASED ON A NEW GPS STATIC OBSERVATION USING A  
DUAL FREQUENCY TRIPLE CONSTELLATION ANTENNA  
WHILE APPLYING GEOID 18 RESULTS.

## SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does  
not subdivide or create a new parcel or make any changes to any real  
property boundaries. The recording information of the documents, maps,  
plats, or other instruments which created the parcel or parcels are stated  
hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY  
APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF  
PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR  
REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE  
OF THE LAND. Furthermore, the undersigned land surveyor certifies that  
this plat complies with the minimum technical standards for property  
surveys in Georgia as set forth in the rules and regulations of the Georgia  
Board of Registration for Professional Engineers and Land Surveyors and  
as set forth in O.C.G.A. Section 15-6-67.



LARNES K. BURKHALTER GA. R.L.S. #2581 02/15/24  
DATE

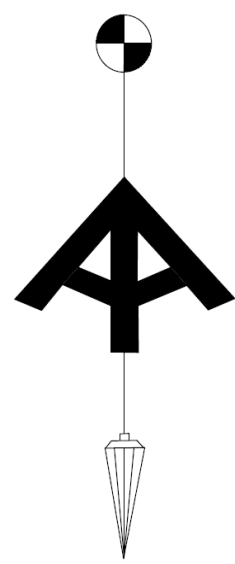
MATTERS OF TITLE ARE EXCEPTED  
© COPYRIGHT AARROW SURVEYING 2024

BOUNDARY/ASBUILT, TOPOGRAPHIC AND TREE SURVEY FOR:

**TCW HOMES, INC.**

LOCATED AT:

**#472 RIDGECREST ROAD, NE  
LAND LOT 237 OF THE 15TH DISTRICT  
DEKALB COUNTY, GEORGIA**



**AARROW SURVEYING**  
LICENSE NO. LSF000595

2245 COUNTRY WALK  
SNELLVILLE, GEORGIA 30039  
PH. AND FAX 770-982-9900

SHEET 01 OF 03

REVISIONS:

JOB NUMBER: 240005  
SCALE: 1" = 20'  
DATE: 02/15/24  
DRAWN BY: KB  
PC: KB  
CHECKED BY: KB  
STATE: GEORGIA  
AARROW PLOT DATE: 02/14/24



# LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL

DISTANCES ARE HORIZONTAL GROUND DISTANCES.

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- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)
- EXISTING SHEET DRAINAGE
- SILT FENCE (DOUBLE ROW TYPE C)
- CRZ (CRITICAL ROOT ZONE)
- SRP (STRUCTURAL ROOT PLATE)
- TREE SAVE FENCE AND LIMITS OF DISTURBANCE

EX. IMPERVIOUS  
AREA  
3,714 SQ.FT. OR  
16.3% OF LOT

DRIVE 823  
C/P 285  
BLDG FTPRINT 1838  
F PORCH & STPS 52  
F BRICK WALK 131  
R DECK & STPS 513  
ACCESS 23  
SHED 49

PROP. IMPERVIOUS  
AREA  
4876 SQ.FT. OR  
21.4% OF LOT

NEW DRIVE 1452  
CRG 285  
BLDG FTPRINT 1838  
NEW F PORCH 308  
NEW R DECK & STPS 885  
ACCESS 23  
SHED 49  
NEW PAD 36

EX. FLOOR AREA  
RATIO F.A.R.  
1838 SQ.FT. OR  
8.1% OF LOT

PROP. FLOOR AREA  
RATIO F.A.R.  
3216 SQ.FT. OR  
14.1% OF LOT

GPS N/S  
(STATE PLANE GA W)  
N 1,370,428.001  
E 2,250,842.070  
ELEV. 1052.654 NAVD88

LOT  
4

N/F  
JENNIFER L. MEEUWSEN  
DB 23365 PG 597  
TAX ID 15 2338 02 008

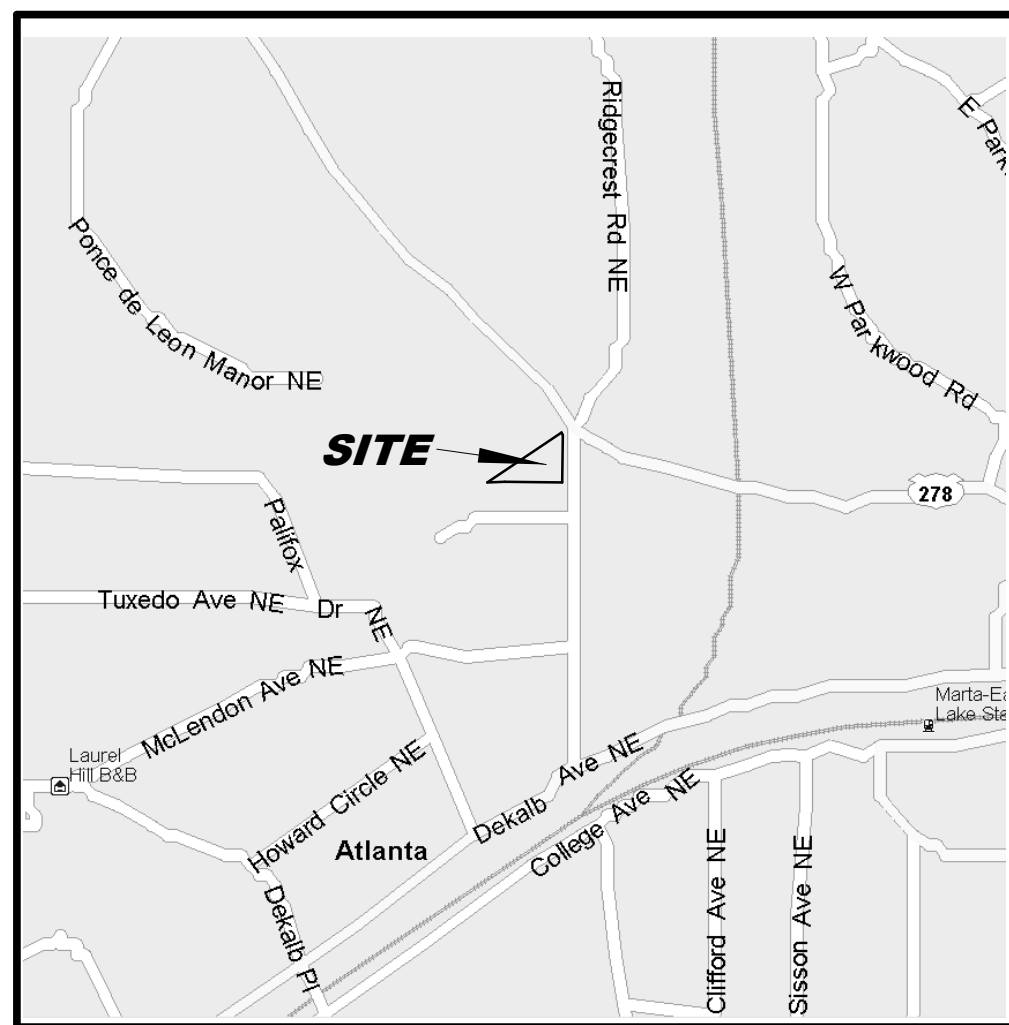
SUBJECT LOT IS  
LOT 1 BLOCK "O"  
L.M. PROPERTY SUBDIVISION  
AS RECORDED IN  
PLAT BOOK 16 PAGE 166  
TAX ID 15 238 02 006

SITE REFERENCES:

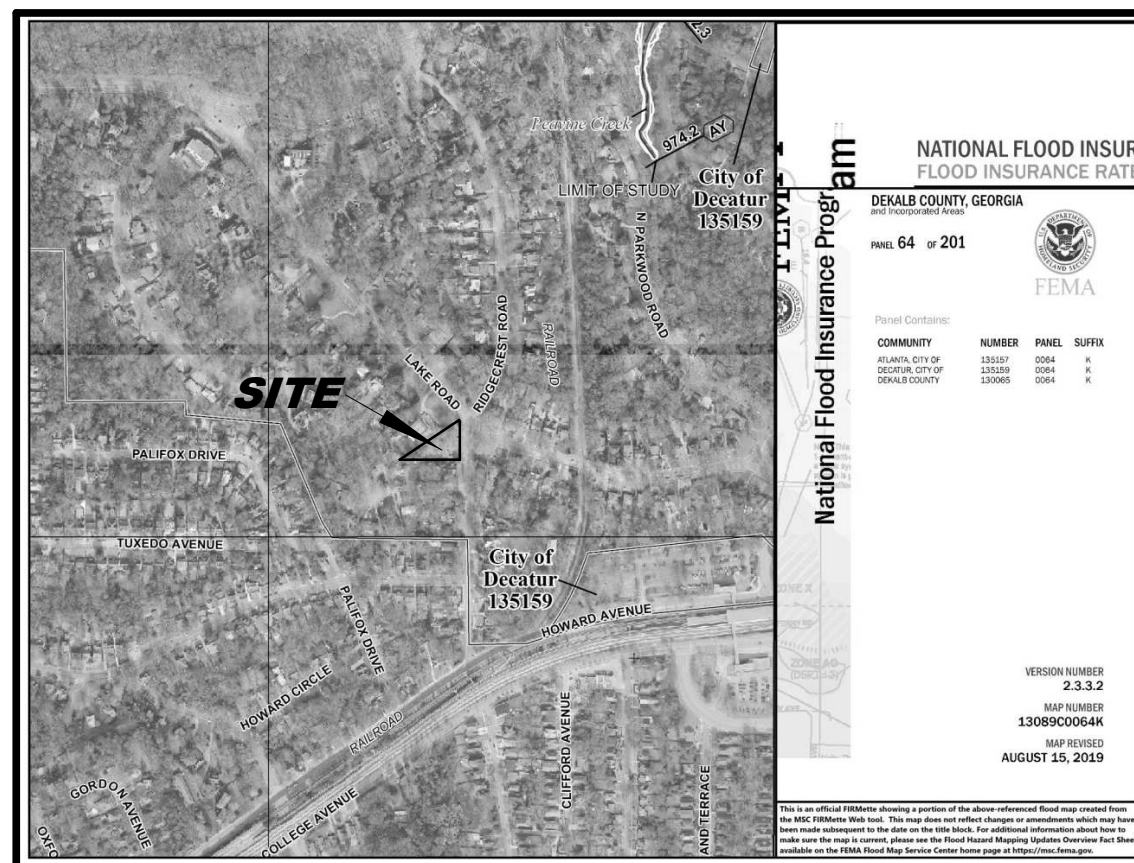
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- PLAT BOOK 16 PAGE 166
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ONLINE FROM THE DEKALB COUNTY  
WEB SITE.

OWNER:  
SARAH BACON  
742 RIDGECREST ROAD, NE  
ATLANTA, GA 30307  
404-514-9090

EMERGENCY 24 HR CONTACT:  
TODD WILKES - TCW HOMES  
2097 VISTADALE CT.  
TUCKER, GA. 30084  
PH 770-639-3104



LOCATION MAP  
NOT TO SCALE

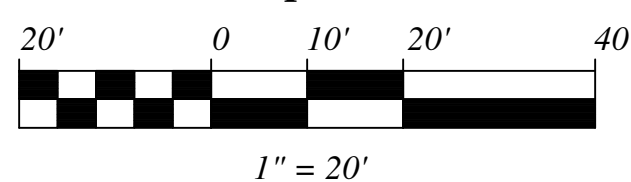


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FLOOD INSURANCE RATE MAP NUMBER 13089C0064K PANEL 64 OF 201  
COVERING DEKALB COUNTY, GEORGIA DATED AUGUST 15, 2019.

DECLINATION  
5°33'W  
MAGNETIC  
5°11'W  
OBSERVED  
02/14/24  
N  
1" CTF  
DEED NORTH  
DB 23365 PG 597  
LOT 1  
N/F  
ANDREW G. FARKAS &  
SHERIL O. KALATHHARA  
DB 25162 PG 492  
TAX ID 15 238 02 073  
RIDGECREST COURT SUBDIVISION  
PLAT BOOK 28 PAGE 79

SITE LOCATION  
LATITUDE 33°46'01" N  
LONGITUDE 84°19'02" W

Graphic Scale



NOTE FOR POLAR SHIFT:  
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YEARS AGO. CURRENTLY A WARNING SYSTEM IS BEING  
DEVELOPED DURING THE ACCELERATION TO WARN WHEN  
THEY MOVE OVER 40 DEGREES. (MAVSTAR OBSERVATORY)

RIDGECREST COURT  
(60' R/W)

GEORGIA811  
www.Georgia811.com

Contact 811 before you dig.

## UNDERGROUND UTILITY DISCLAIMER

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utilities and structures is shown hereon. There is no certainty of the accuracy of this information  
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## STATE WATERS NOTE

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THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR  
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THIS PROPERTY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY  
BE REQUIRED.

ACCORDING TO THE DEKALB RECORDS THIS SITE  
IS ZONED R85. DRUID HILLS HISTORIC DISTRICT

NOTE THAT ANY BUILDING SETBACKS SHOWN ARE  
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ZONING INFORMATION OR PLATS OF RECORD. THESE  
BUILDING SETBACKS MAY CHANGE WHEN REVIEWED  
BY THE LOCAL GOVERNING AUTHORITY.

PURSUANT TO THE OFFICIAL CODE OF GEORGIA ANNOTATED  
SECTION 44-1-15 IT IS UNLAWFUL FOR ANY PERSON WILLFULLY  
AND KNOWINGLY TO REMOVE, DESTROY, INJURE, OR DISPLACE  
ANY PROPERTY CORNER MONUMENT EXCEPT UNDER THE  
AUTHORITY OF A REGISTERED LAND SURVEYOR.

## SHORT LINE TABLE

Line	Bearing	Distance
1	S 19°53'10"E	10.34'
2	S 56°16'01"W	4.36'
3	S 0°31'09"W	12.14'

LOT AREA  
0.523 ACRES +/-  
22,798 SQ.FT. +/-

NOTE: THE ELEVATIONS REFLECTED HEREON ARE  
BASED ON A NEW GPS STATIC OBSERVATION USING A  
DUAL FREQUENCY TRIPLE CONSTELLATION ANTENNA  
WHILE APPLYING GEOID 18 RESULTS.

## SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does  
not subdivide or create a new parcel or make any changes to any real  
property boundaries. The recording information of the documents, maps,  
plats, or other instruments which created the parcel or parcels are stated  
hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY  
APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF  
PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR  
REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE  
OF THE LAND. Furthermore, the undersigned land surveyor certifies that  
this plat complies with the minimum technical standards for property  
surveys in Georgia as set forth in the rules and regulations of the Georgia  
Board of Registration for Professional Engineers and Land Surveyors and  
as set forth in O.C.G.A. Section 15-6-67.



James K. Burkhalter  
LANNES K. BURKHALTER GA. R.L.S. #2581  
02/15/24  
DATE

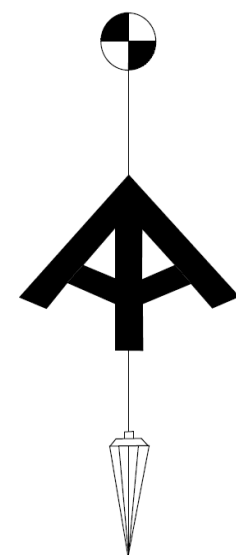
MATTERS OF TITLE ARE EXCEPTED  
© COPYRIGHT AARROW SURVEYING 2024

REIDENTIAL SITE PLAN FOR:

**TCW HOMES, INC.**

LOCATED AT:

**#472 RIDGECREST ROAD, NE  
LAND LOT 237 OF THE 15TH DISTRICT  
DEKALB COUNTY, GEORGIA**



**AARROW SURVEYING**  
LICENSE NO. LSF000595

2245 COUNTRY WALK  
SNELLVILLE, GEORGIA 30039  
PH. AND FAX 770-982-9900

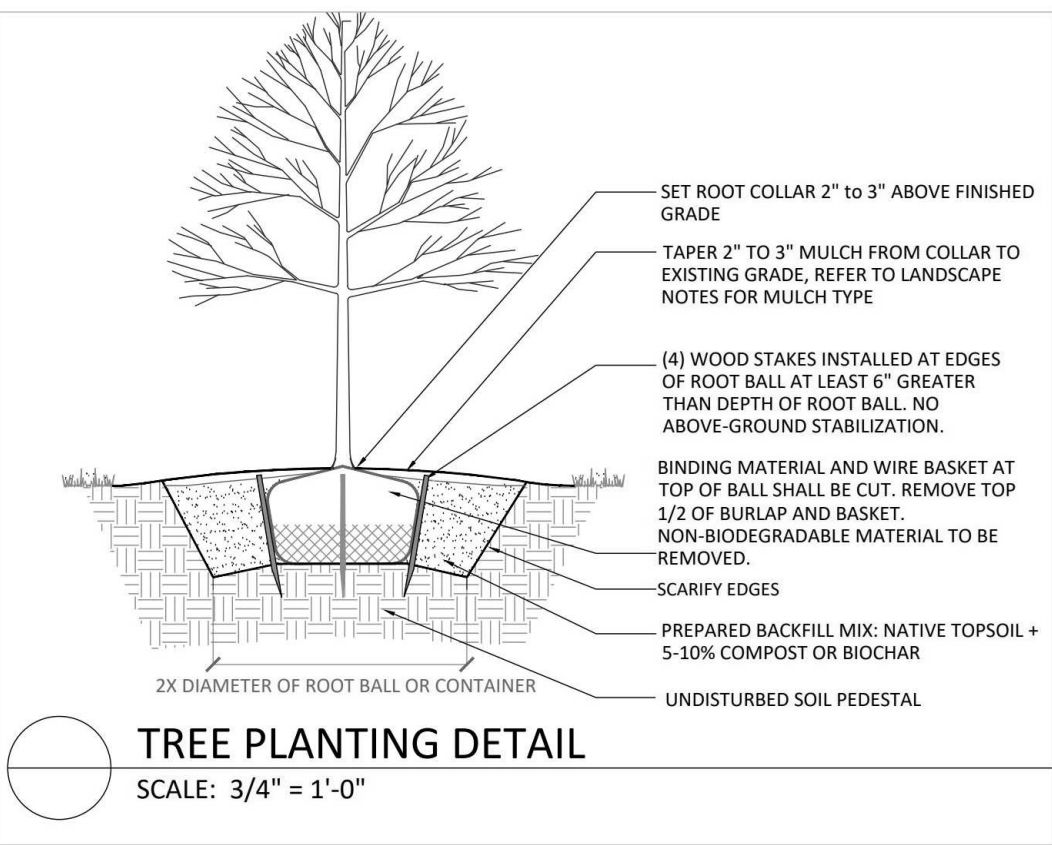
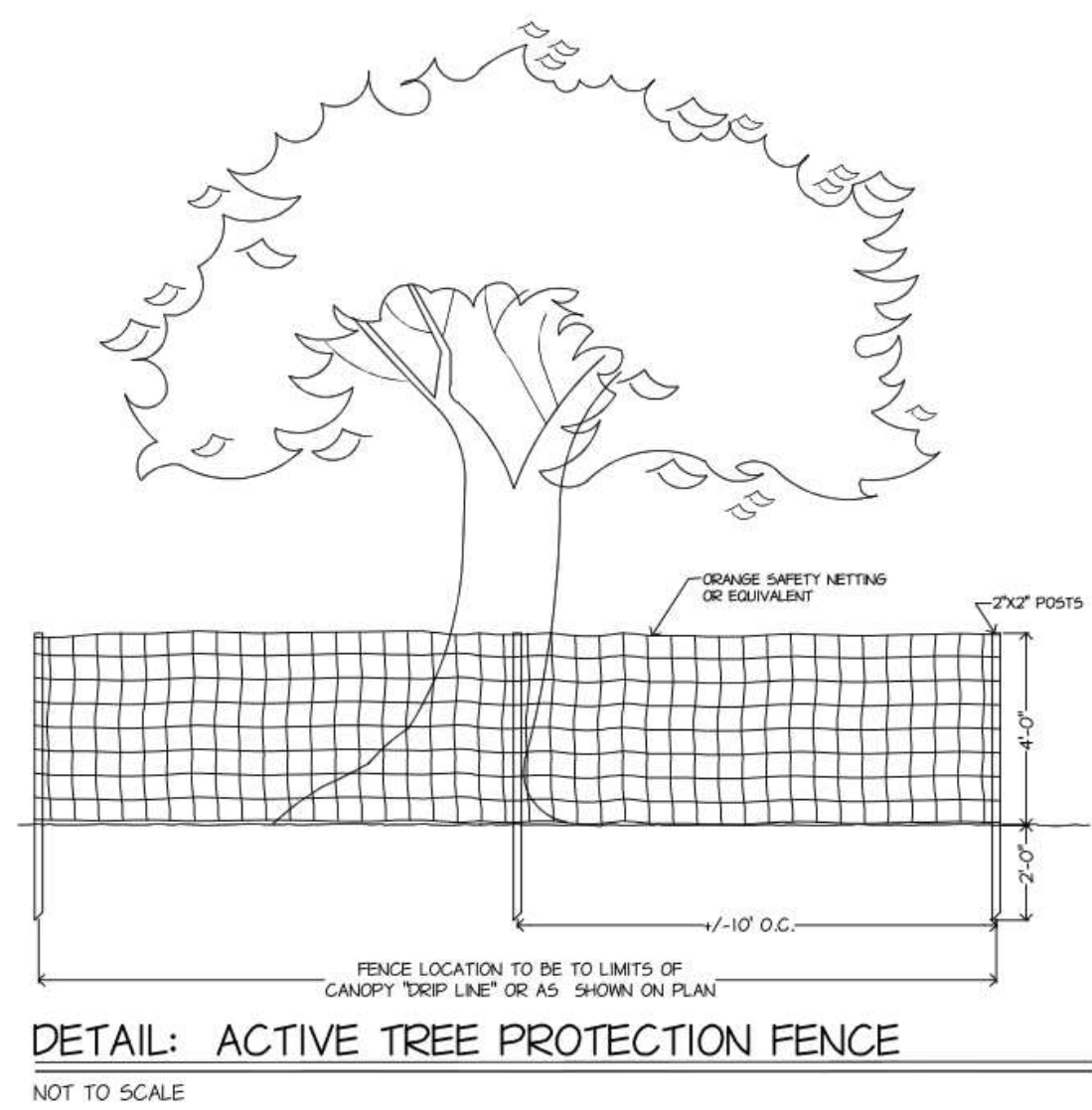
SHEET 02 OF 03

REVISIONS:

JOB NUMBER: 240005  
SCALE: 1" = 20'  
DATE: 02/15/24  
DRAWN BY: KB  
CHECKED BY: KB  
STATE: GEORGIA  
DISTRICT: 15TH  
SECTION: UNINC.  
COUNTY: DEKALB  
ARROW PLOT DATE: 02/14/24



# LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL



NOTE: WHEN OVERSTORY TREES ARE REQUIRED IN CERTAIN ZONING DISTRICTS. OVERSTORY TREES INCLUDE OAKS, HICKORIES, TULIP POPLAR, BEECH, AND BLACK GUM. THIS CAN BE SATISFIED BY ARBORIST APPROVAL OF EXISTING TREES.

## VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction sites, roadways and similar sites.

## GENERAL CONSTRUCTION AND SPECIAL SITE PLAN NOTES:

EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.

STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. THE LOCATIONS SHOWN MAY BE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.

ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.

FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY AND A CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

DISTURBED AREAS IDLE FOR 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

SILT FENCE SHALL BY "TYPE-S" AS PER THE MAUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA AND BE WIRE REINFORCED.

THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS OR REFERS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONSOF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.

IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

LAND DISTURBANCE IS PROHIBITED WITHIN ANY IRF LIMITS. IRF LIMITS SHOULD BE LOCATED AND STAKED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

LAND DISTURBANCE IS PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE ALL STREAM BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

ALL BUILDINGS LOCATED ADJACENT TO THE INTERMIDEATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET OR WHATEVER MINIMUM HEIGHT REQUIRED BY THE GOVERNING MUNICIPALITY, ABOVE THE INTERMEDIATE REGIONAL FLOOD (IRF) ELEVATION. THE MINIMUM HEIGHT ABOVE THE IRF SHOULD BE VERIFIED BY THE CONTRACTOR.

THE PLACEMENT OF DUMPSTERS IS PROHIBITED IN THE RIGHT-OF-WAY.

## TREE PROTECTION:

NO MACHINE TRENCHING THROUGH CRITICAL ROOT ZONE.

HAND DIG WHERE SILT FENCE (SD-1) CROSSES THE CRITICAL ROOT ZONE OF ANY TREE.

ROOT PRUNE AS NEEDED ACCORDING TO ISA/ANSI PROFESSIONAL STANDARDS.

ALL THE SAVE FENCING IS TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING INSPECTION.

NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

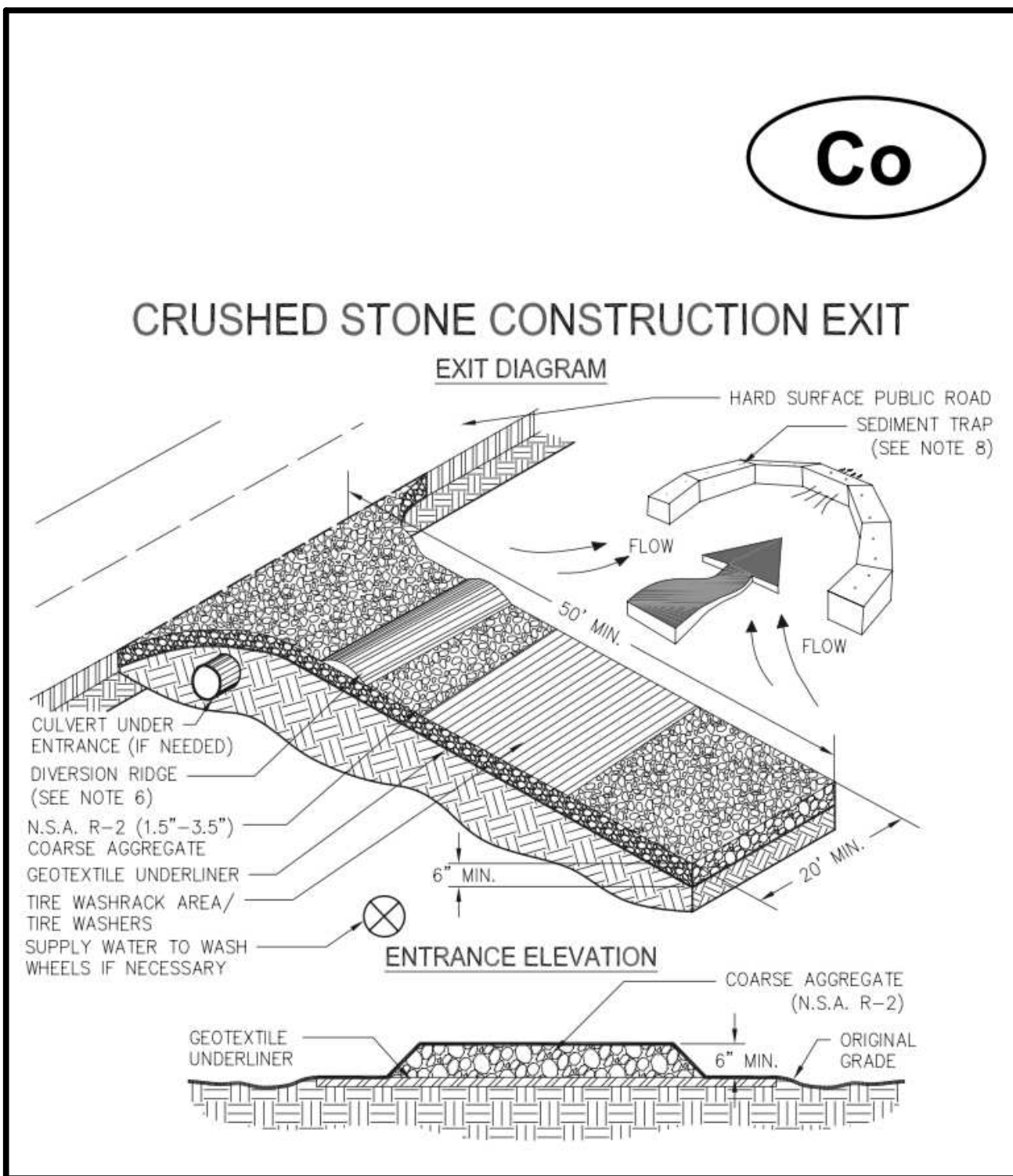
KEEP OUT SINAGE REQUIRED FOR TREE PROTECTED AREAS.

NOTE: WHERE THE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL ALSO LEAVE SITE IN A SHEET FLOW CONDITION.

NOTE: NO TREES TO BE REMOVED DURING THE PROPOSED CONSTRUCTION.

NOTE: NO TREES TO BE REMOVED OR IMPACTED EXCEPT AS SHOWN

NOTE: NO EQUIPMENT OR MATERIALS MAY BE STORED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.



NOTE: THE EXISTING CONCRETE DRIVEWAY IS BEING USED AND IMPLEMENTED AS THE SITE CONSTRUCTION ENTRANCE, DUMPTER PAD AND STAGING AREA AS PER THE CONTRACTOR.

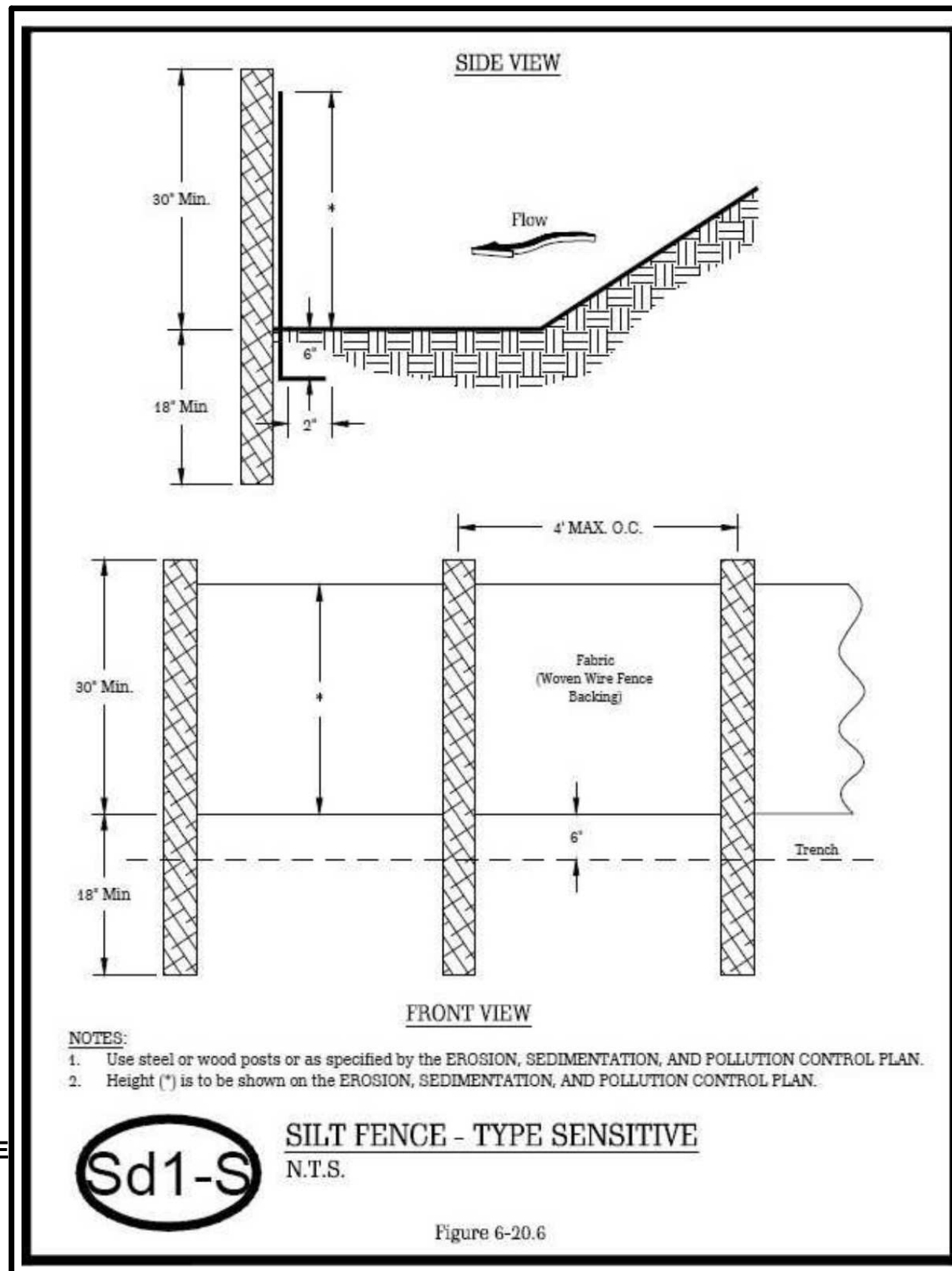
## NOTES FOR PROPOSED SITE CONSTRUCTION:

- 1) LIMITS OF CONSTRUCTION DIMENSIONED AS SHOWN.
- 2) PURPOSE OF PROJECT IS TO ADD 2ND STORY FRAMED AREA TO THE EXISTING HOUSE AS SHOWN AND TO ADD NEW WOOD DECK AND PATIO.
- 3) MATERIAL STAGING AND DUMPTER WILL BE LOCATED WITHIN THE EXISTING DRIVEWAY.
- 4) THERE IS NO PROPOSED LAND DISTURBANCE THAT INVOLVES MEASURABLE GRADING OR EARTH MOVEMENT. SURFACE SCRAPING AND AREAS PROVIDING SUPPORT MAY BE DISTURBED.
- 5) THE PROPOSED ADDITIONS ARE AT FINISHED AND NEW SECOND FLOOR LEVEL

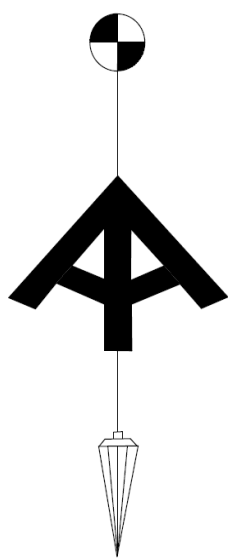
NOTE: THE IMPROVEMENTS BEING MADE AS PER THIS PLAN ARE FOR A SECOND STORY ADDITION. THE ONLY EXPANSION OF THE BUILDING FOOTPRINT IS THE FRONT PORCH AS SHOWN.

OWNER:  
SARAH BACON  
742 RIDGECREST ROAD, NE  
ATLANTA, GA 30307  
404-514-9090

EMERGENCY 24 HR CONTACT:  
TODD WILKES - TCW HOMES  
2097 VISTADALE CT.  
TUCKER, GA. 30084  
PH 770-639-3104



TREE IMPACT AND PRESERVATION CHART					
POINT	DESCRIPTION AND SIZE (DIAM. @ DBH)	CRZ AREA	CRZ AREA IMPACT	PERCENT OF IMPACT	
303	OAK 54	OFF SITE	0	0	TOTAL ON SITE DOCUMENTED TREE PRESERVATION 335"
301	OAK 18		0	0	
302	OAK 24		0	0	
304	PINE 22		0	0	
305	CEDAR 11		0	0	NOTE THAT NO EXISTING TREES ARE TO BE IMPACTED
306	OAK 58		0	0	
308	OAK 31		0	0	
309	OAK 26		0	0	
310	MAG 16		0	0	NO TREE INNER CRITICAL ROOT ZONES EQUAL TO 1/2 OF THE RADIUS FOR THE CRZ IS TO BE IMPACTED



**AARROW SURVEYING**

LICENSE NO. LSF000595

2245 COUNTRY WALK  
SNELLVILLE, GEORGIA 30039  
PH. AND FAX 770-982-9900

SHEET 03 OF 03

REVISIONS:

## RESIDENTIAL SITE PLAN DETAILS SURVEY FOR:

**TCW HOMES, INC.**

LOCATED AT:

**#472 RIDGECREST ROAD, NE  
LAND LOT 237 OF THE 15TH DISTRICT  
DEKALB COUNTY, GEORGIA**

JOB NUMBER: 000000  
SCALE: 1" = 20'  
DATE: 00/00/00  
DRAWN BY: KB  
PC: KB JP: KB  
CHECKED BY: KB  
AARROW PLOT DATE: 00/00/00

LAND LOT: 000  
DISTRICT: 00TH  
SECTION:  
COUNTY: SOME  
STATE: GEORGIA



Created by:

TCW INC. dba TCW HOMES  
2097 VISTADALE COURT  
TUCKER, GA. 30084  
770.286.4034  
www.TCWHOMES.com

Created for:

Dennis Reidy, Sarah Bacon  
472 Ridgecrest Rd NE  
Atlanta, Ga. 30307



Pages:	
PAGE	TITLE
1	PROJECT SUMMARY
2	EXISTING IMAGES
3	EXISTING FLOOR PLAN
4	PROPOSED RENDERINGS
5	PROPOSED FIRST FLOOR
6	PROPOSED SECOND FLOOR
7	FRONT ELEVATION VIEW
8	RIGHT SIDE ELEVATION VIEW
9	BACK ELEVATION VIEW
10	LEFT SIDE ELEVATION VIEW
11	WINDOWS, DOOR AND COLUMNS
12	ROOF PLAN/ GUTTERS



DATE				
BY				
NOTE:				

SHEET TITLE: Project Summary

DRAWING PROVIDED TO:  
Dennis Reidy, Sarah Bacon  
472 Ridgecrest Rd NE  
Atlanta, Ga. 30307

DRAWINGS PROVIDED BY:  
TCW INC. dba TCW HOMES  
2097 VISTADALE COURT  
TUCKER, GA. 30084  
770.286.4034

DATE:

2/23/2024

SCALE:

.25" = 1'

SHEET:

A-1

EMERGENCY CONTACT:  
TODD WILKES 770.639.3104  
TODD@TCWHOMES.COM





Front



Back



Left Side



Right Side



DATE	
BY	
NOTE	

SHEET TITLE:

Existing Images

DRAWING PROVIDED TO:

Dennis Reidy, Sarah Bacon  
472 Ridgcrest Rd NE  
Atlanta, Ga. 30307

DRAWINGS PROVIDED BY:

TCN INC. dba TCN HOMES  
2091 VISTADALE COURT  
TUCKER GA 30084  
770.286.4034

DATE:

2/23/2024

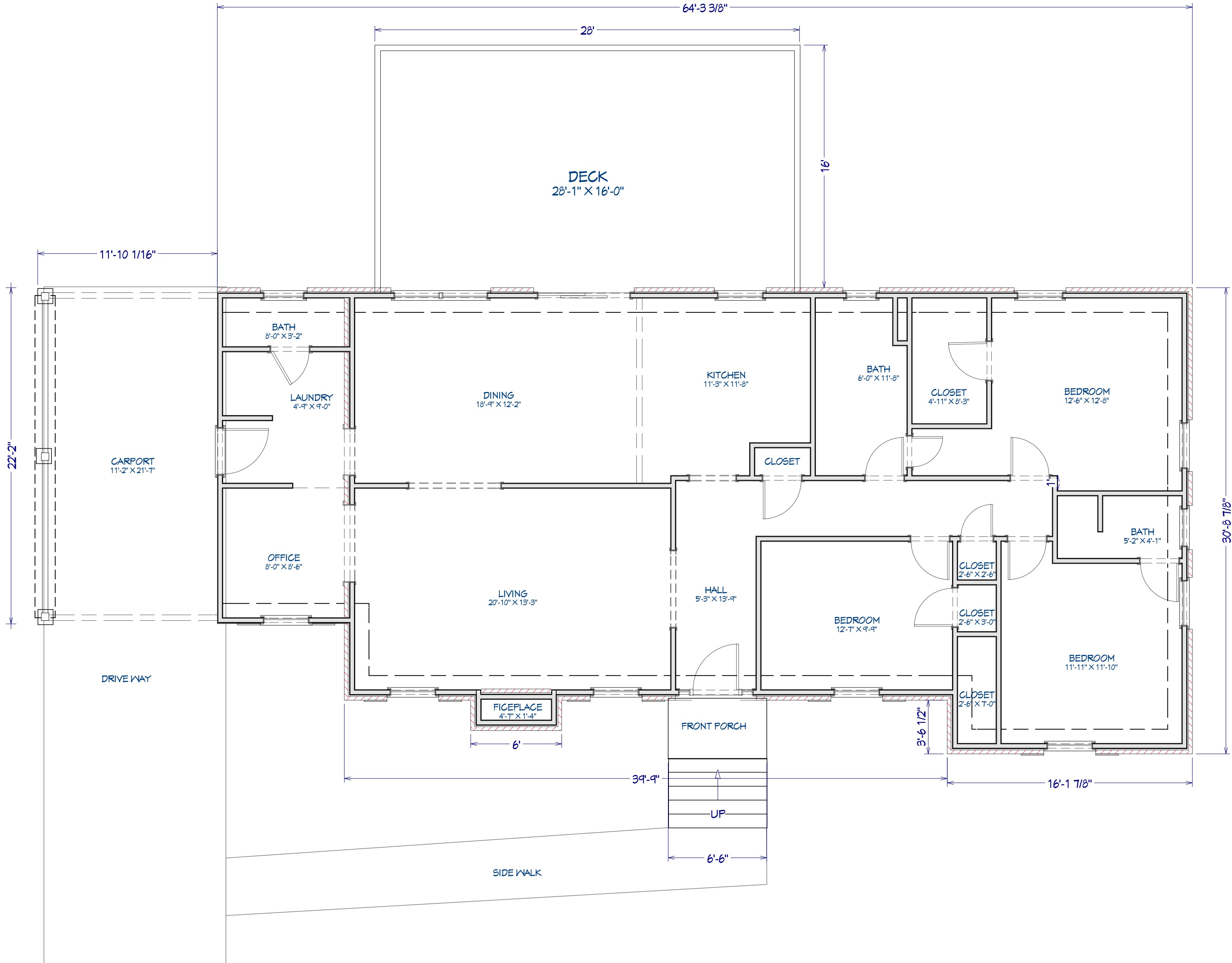
SCALE:

.25" = 1'

SHEET:

**A-2**





DATE	
BY	
NOTE	

SHEET TITLE:  
Existing Floor Plan

DRAWING PROVIDED TO:  
Dennis Reidy, Sarah Bacon  
472 Ridgcrest Rd NE  
Atlanta, Ga. 30307

DRAWINGS PROVIDED BY:  
TCN INC. dba TCN HOMES  
2097 VISTADALE COURT  
TUCKER GA 30084  
770.286.4034

DATE:  
2/23/2024

SCALE:  
.25" = 1'

SHEET:  
**A-3**





# Front of House



## Back of House



NOTE:	BY	DATE

**SHEET TITLE:**

## Proposed Renderings

DRAWING PROVIDED TO:

Dennis Reidy, Sarah Bacon  
472 Ridgecrest Rd NE  
Atlanta, Ga. 30307

DRAWINGS PROVIDED BY:

TCW INC. dba TGN HOMES  
2097 VISTADALE COURT  
TUCKER, GA. 30084  
770.286.4034

DATE: \_\_\_\_\_

2/23/2024

SCALE:

.25" = 1'
-----------

SHEET:

**A-4**





NOTE:	BY	DATE

TITLE: Proposed First Floor

Dennis Reidy, Sarah Bacon  
472 Ridgecrest Rd NE  
Atlanta, Ga. 30307

INGS PROVIDED BY:  
TCW INC. dba TCW HOMES  
2097 VISTADALE COURT  
TUCKER, GA. 30084  
770.286.4034

DATE:

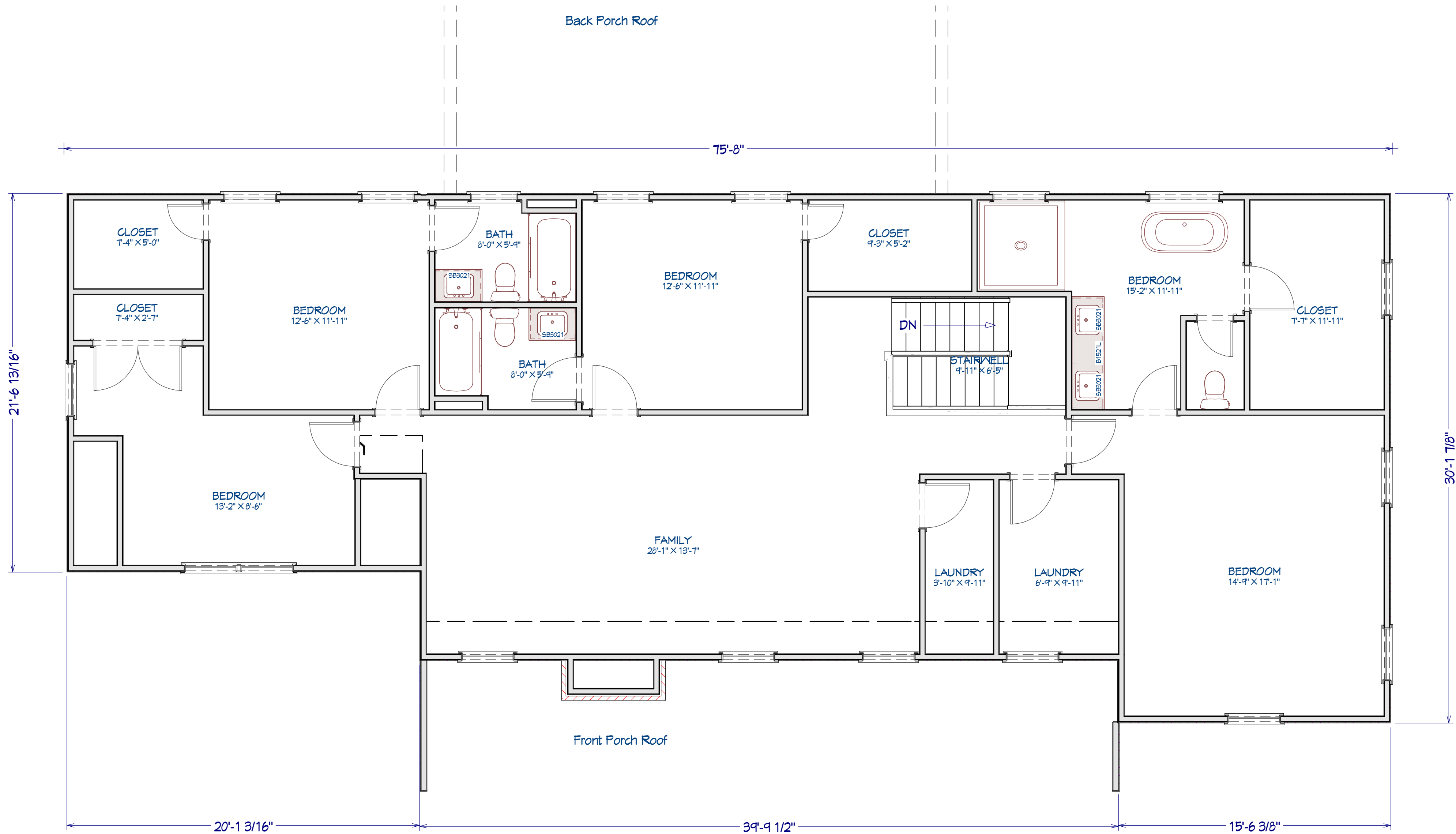
2/23/2024

SCALE:

$$3/16'' = 1'$$

SHEET:

**A-5**



DATE	BY	NOTE

SHEET TITLE: Proposed Second Floor

DRAWING PROVIDED TO:  
Dennis Reidy, Sarah Bacon  
472 Ridgcrest Rd NE  
Atlanta, Ga. 30307

DRAWINGS PROVIDED BY:  
TCN INC. dba TCN HOMES  
2097 VISTADALE COURT  
TUCKER GA 30084  
770.286.4034

DATE:

2/23/2024

SCALE:

.25" = 1'

SHEET:

A-6



### Brick Work:

Redoing the brick to meet the plans:  
All new brick will be in the same size and texture as the existing brick  
All bricks are to be stained in a mixed white color  
The new mortar will match the existing mortar in color  
Around the windows  
Extending the fireplace  
Extending the first floor brick to meet the bottom of the new 2nd floor  
The brick joint between the 1st and 2nd floor will have rolling lock brickwork  
New Brick porch with brick base on the support beams  
Brick base is to be 16"x16"x42"

### Siding Work:

All siding will be replaced with new Concrete  
fiber board (Hardy Board)  
The siding will be 7" lap style



DATE	BY	NOTE

SHEET TITLE:  
Front Elevation View

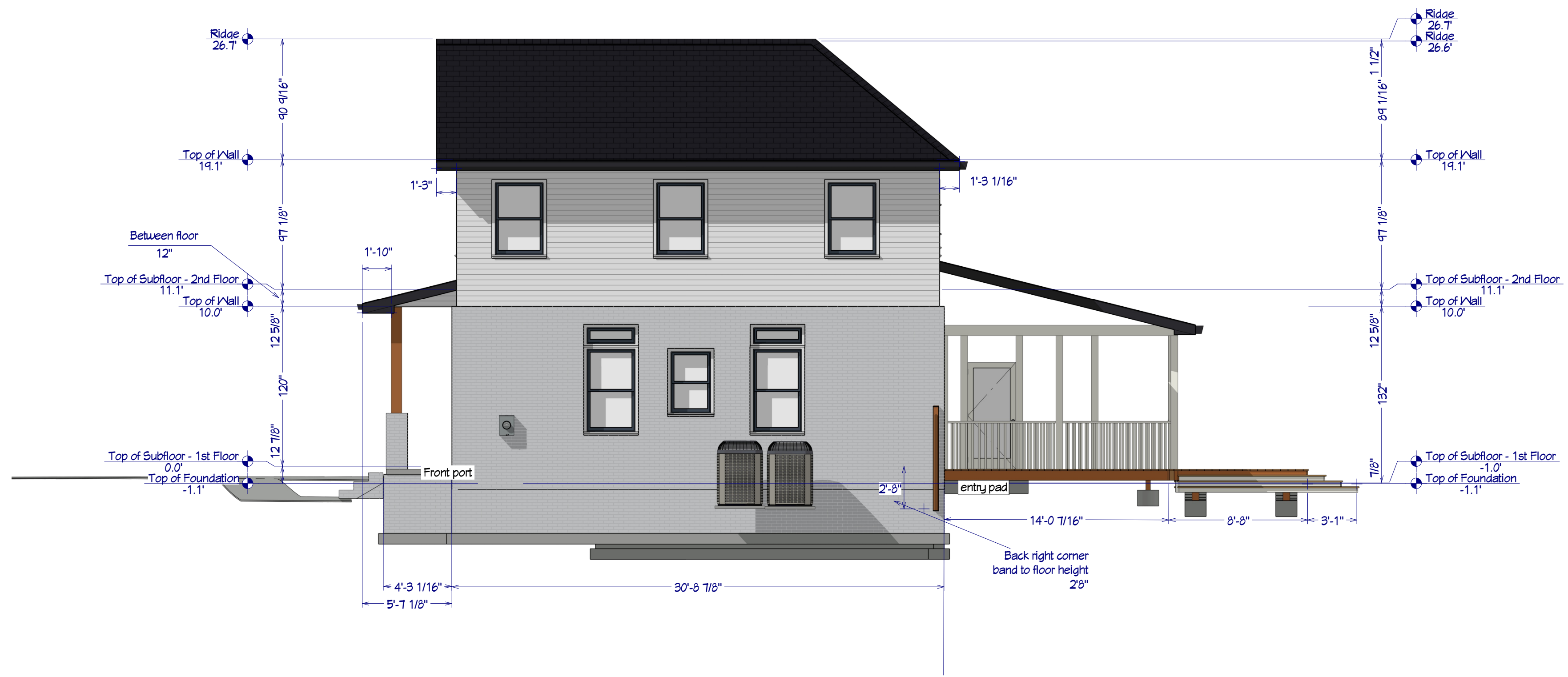
DRAWING PROVIDED TO:  
Dennis Reidy, Sarah Bacon  
472 Ridgcrest Rd NE  
Atlanta, Ga. 30307

DRAWINGS PROVIDED BY:  
TCN INC. dba TCN HOMES  
2097 VISTADALE COURT  
TUCKER GA 30084  
770.286.4034

DATE:  
2/23/2024

SCALE:  
3/16"=1'

SHEET:  
A-7



NOTE:	BY:		DATE:	

SHEET TITLE:  
Right Side Elevation View

DRAWING PROVIDED TO:  
Dennis Reidy, Sarah Bacon  
472 Ridgcrest Rd NE  
Atlanta, Ga. 30307

DRAWINGS PROVIDED BY:  
TCN INC. dba TCN HOMES  
2097 VISTADALE COURT  
TUCKER, GA. 30084  
770.286.4034

DATE:

2/23/2024

SCALE:

3/16"=1'

SHEET:

A-8





DATE

BY

NOTE:

SHEET TITLE:

Back Elevation View

DRAWING PROVIDED TO:

Dennis Reidy, Sarah Bacon  
472 Ridgcrest Rd NE  
Atlanta, Ga. 30307

DRAWINGS PROVIDED BY:

TCN INC. dba TCN HOMES  
2097 VISTADALE COURT  
TUCKER, GA. 30084  
770.286.4034

DATE:

2/23/2024

SCALE:

3/16"=1'

SHEET:

A-9



NOTE:	BY:	DATE:

SHEET TITLE:  
Left Side Elevation View

DRAWING PROVIDED TO:  
Dennis Reidy, Sarah Bacon  
472 Ridgcrest Rd NE  
Atlanta, Ga. 30307

DRAWINGS PROVIDED BY:  
TCN INC. dba TCN HOMES  
2097 VISTADALE COURT  
TUCKER GA 30084  
770.286.4034

DATE:

2/23/2024

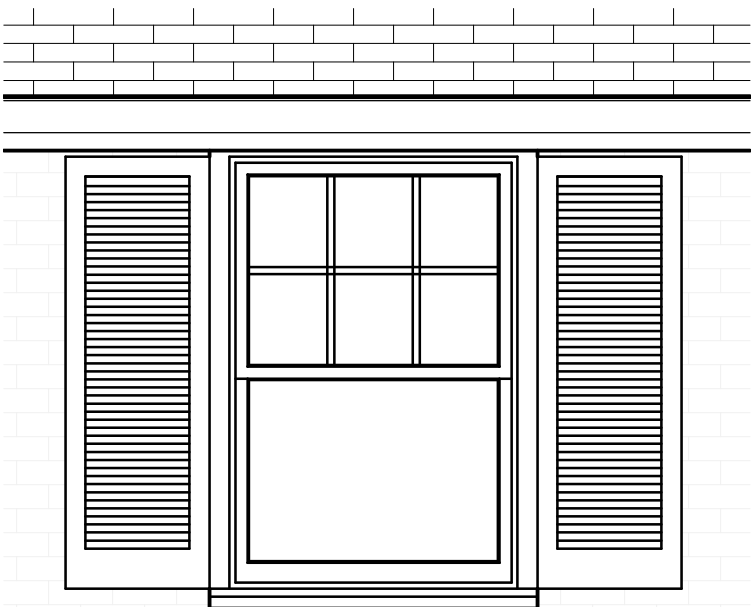
SCALE:

3/16"=1'

SHEET:

A-10

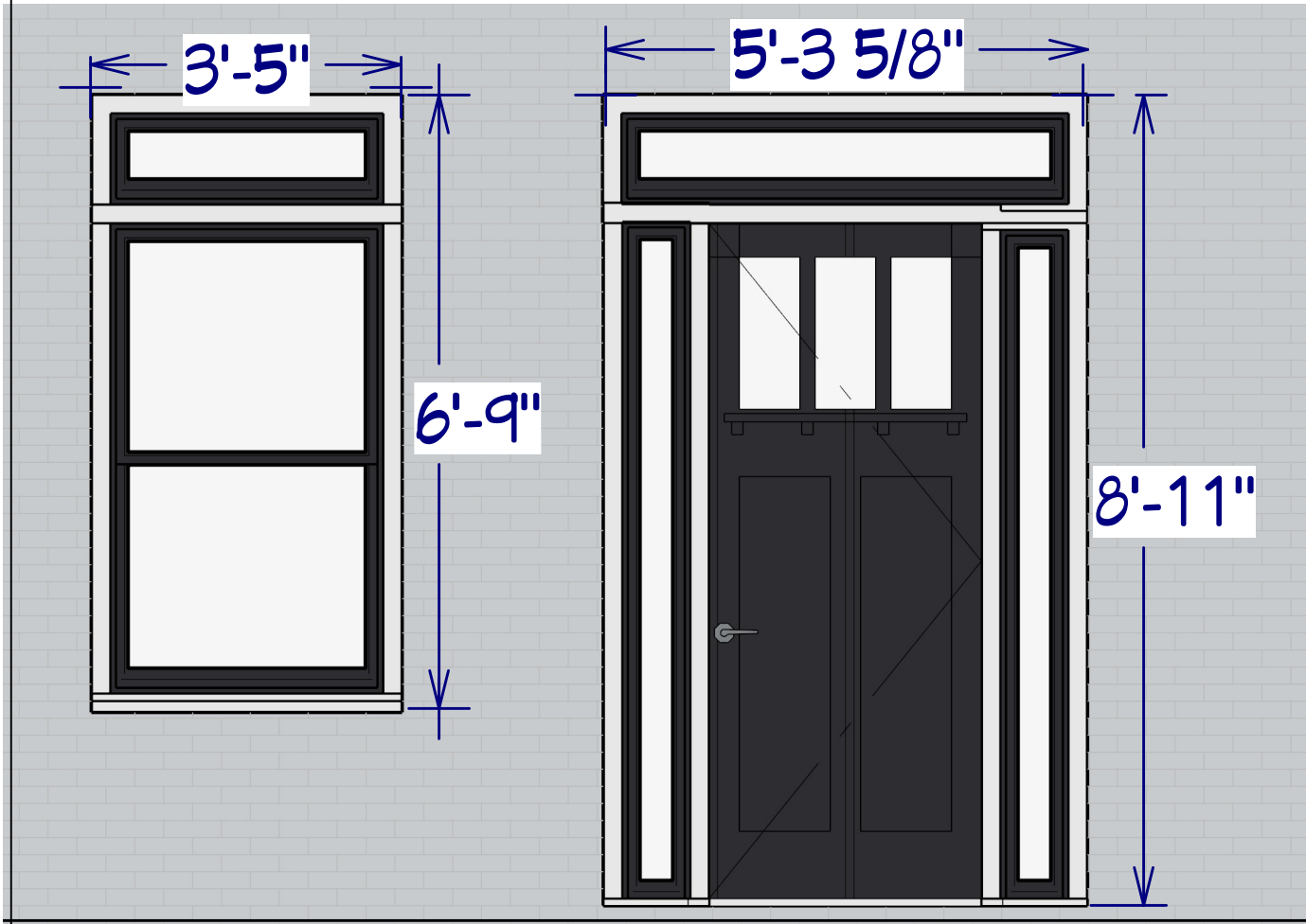
# Existing Windows



## Existing Windows:

All the existing windows in the house are to be replaced  
Existing windows are vinyl replacement window  
Existing windows have 6 lites white GBG muntin's on the top sash

# Proposed Windows and Door



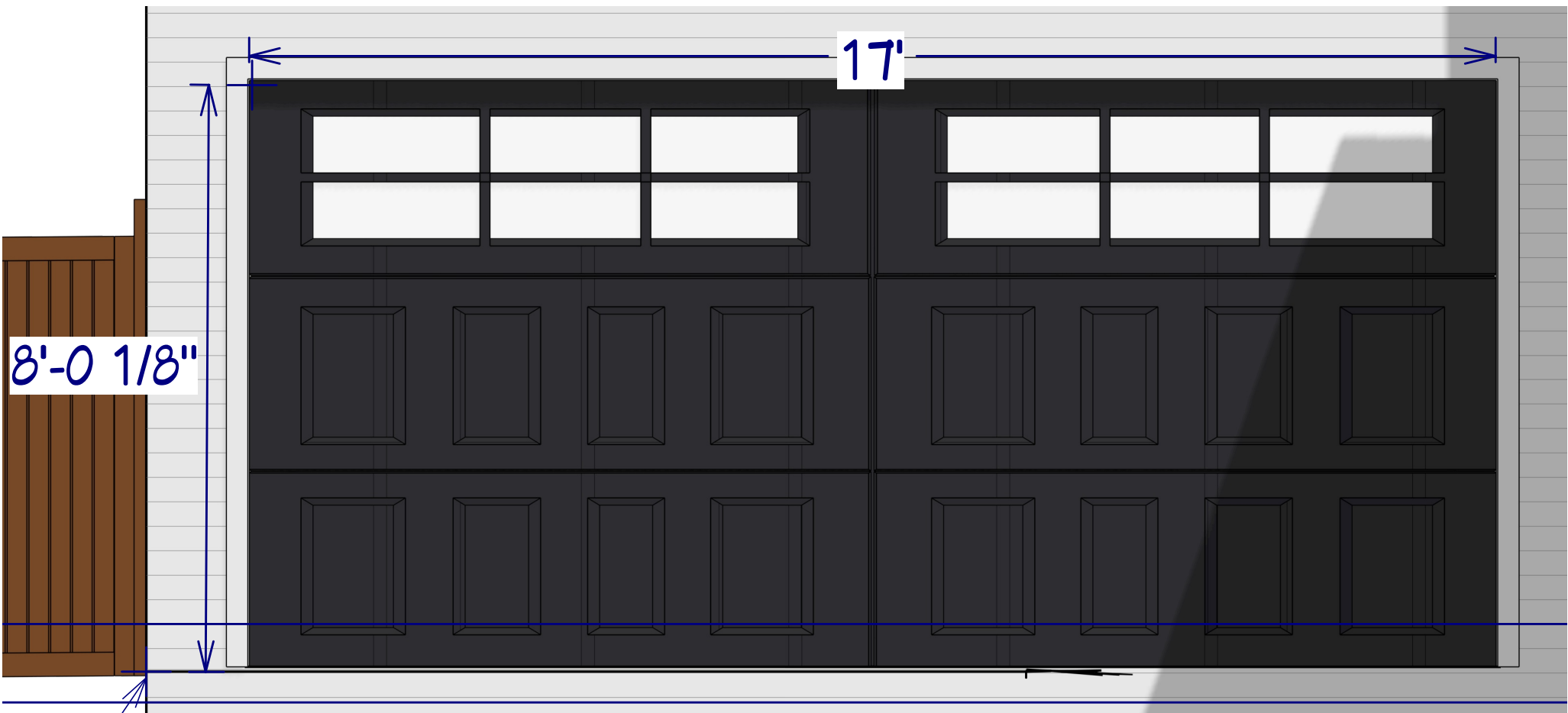
## Proposed Windows:

Proposed windows are to be wooden clear glass units  
All opening windows are to be double hung units  
Proposed window are to be double pane insulated units  
Proposed Transom windows are to be fixed  
Garden window (Back of house) is to be fixed window  
Proposed windows will meet state and county codes R-Value  
No shutters are to be installed on windows  
All new windows are to have a standard Brick mold casing

## Proposed Front Door:

New Front Door will be a Craftsman style door  
New Front Door will be a solid paint grade door  
Front Door is a single door with side lites and transom window  
New Front Door is to have a standard Brick mold casing

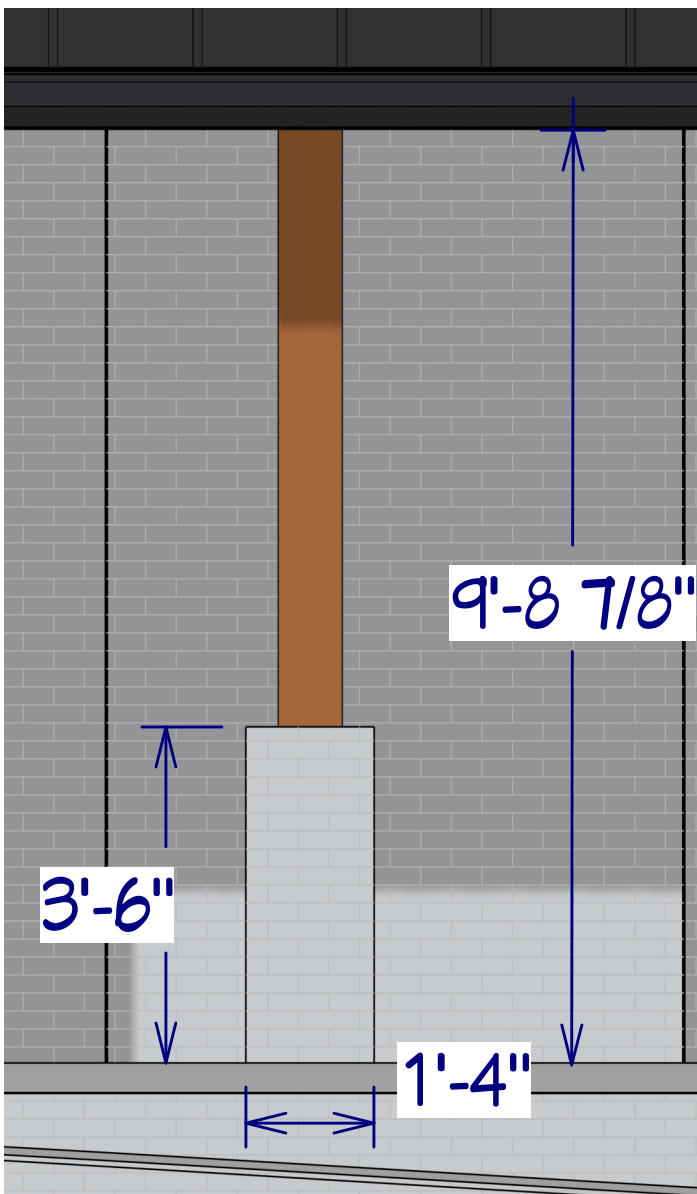
# Proposed Garage Door



## Proposed Garage Door:

Proposed Garage Door is to be a standard 8'X17' aluminum unit  
Proposed Garage Door is to be painted to match the front door  
Proposed Garage Door is to have standard raised panel (Craftsman style)  
The top panel is to have windows with muntin's that are to be pain'd to match  
The proposed Garage door is to have a standard Brick mold casing

# Columns



## Proposed Columns:

Front porch columns are to be  
8"X8" solid cedar that is to be  
stained and sealed in "Cedar tone"  
Columns are to have a 16"X16"X42"  
brick base  
Brick base is to match the existing brick  
and stain to match the proposed brick on the house



DATE	BY	NOTE

SHEET TITLE:	Windows, Door and Columns
--------------	---------------------------

DRAWING PROVIDED TO:	Dennis Reidy, Sarah Bacon 472 Ridgcrest Rd NE Atlanta, Ga. 30307
----------------------	--

DRAWINGS PROVIDED BY:	TCN INC. dba TCN HOMES 2097 VISTADALE COURT TUCKER GA 30084 770.286.4034
-----------------------	---

DATE:	2/23/2024
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SCALE:	1/2" = 1'
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SHEET:	A-11
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# Roofing Material

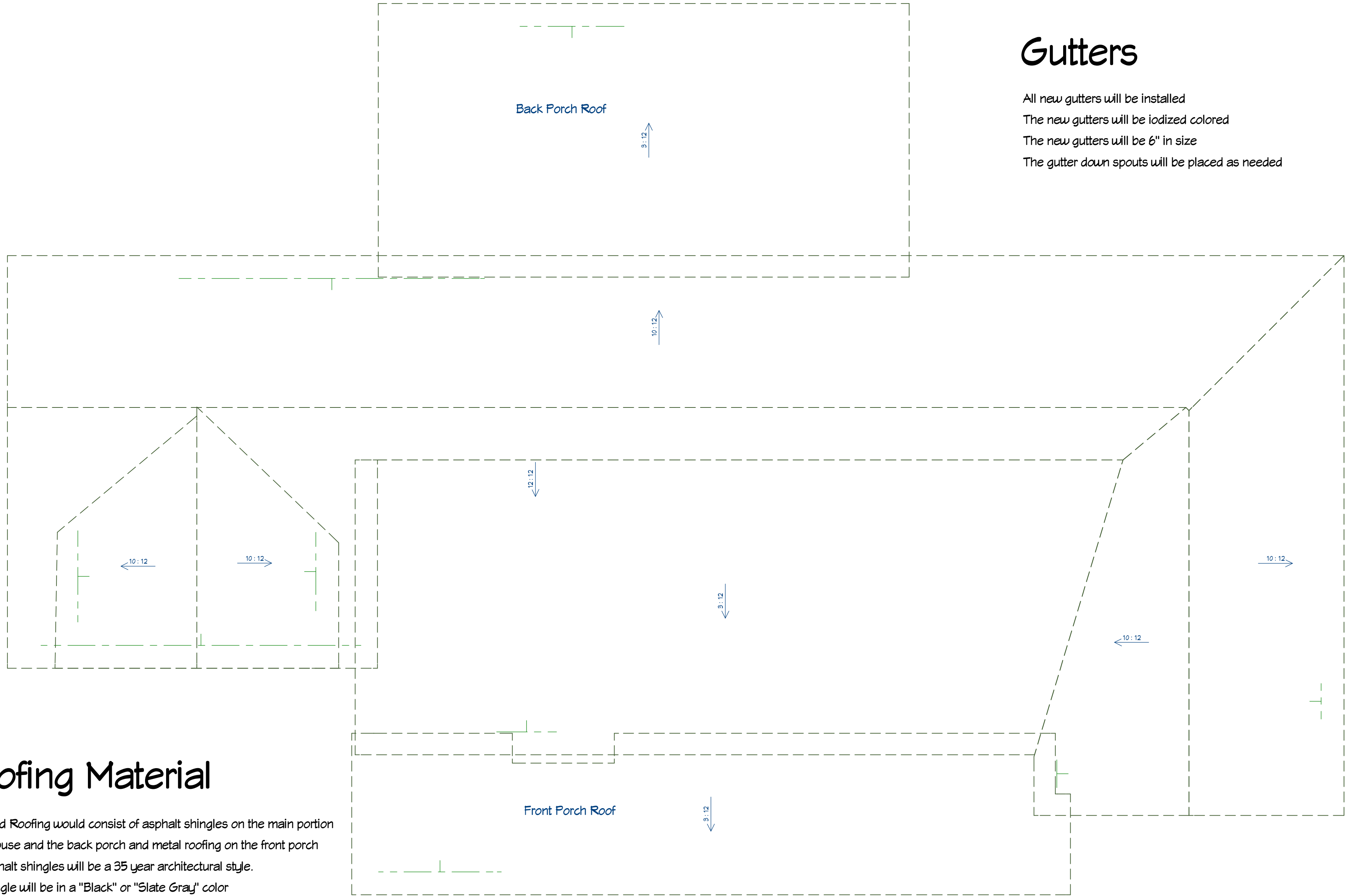
Proposed Roofing would consist of asphalt shingles on the main portion of the house and the back porch and metal roofing on the front porch

The asphalt shingles will be a 35 year architectural style.

The shingle will be in a "Black" or "Slate Gray" color

The front porch will have a standing seam style roof

The standing seam roof will be in a "Black" or "Charcoal" color



# Gutters

All new gutters will be installed

The new gutters will be iodized colored

The new gutters will be 6" in size

The gutter down spouts will be placed as needed



NOTE:	BY:	DATE:

SHEET TITLE:
Roof Plan/ Gutters

DRAWING PROVIDED TO:
Dennis Reidy, Sarah Bacon 472 Ridgcrest Rd NE Atlanta, Ga. 30307

DRAWINGS PROVIDED BY:
TCN INC. dba TCN HOMES 2097 VISTADALE COURT TUCKER GA 30084 770.286.4034

DATE:
2/23/2024

SCALE:
.25" = 1'

SHEET:
A-12