

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 10.24.2025

Date Received: _____

Address of Subject Property: 1749 Ridgecrest Ct

Applicant: Brandon Spencer

E-Mail: Brandon@Victoryandmain.com

Applicant Mailing Address: 1506 Harbor Watch Ct. - Woodstock, Ga - 30189

Applicant Phone: 678.851.5723

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

Owner(s): Doug Witten

Email: _____

Owner(s): Holly Witten

Email: holly@hollywittendesigns.com

Owner(s) Mailing Address: 1749 Ridgecrest Ct - Atlanta, Ga - 30307

Owner(s) Telephone Number: 404.849.9261

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1.01.2025

Nature of work (check all that apply):

New construction	☐	New Accessory Building	☐	Other Building Changes	☐
Demolition	☐	Landscaping	☐	Other Environmental Changes	☐
Addition	☒	Fence/Wall	☐	Other	☐
Moving a Building	☐	Sign Installation	☐		

Description of Work:

There will be a addition off of the back of the SW corner of the home which will act as the owners new kitchen and screen porch. A portion of the existing deck will remain in place as shown in the construction drawings.

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 and pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: _____

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: Holly and Doug Witten

being owner(s) of the property at: 1749 Ridgecrest Court, NE, Atlanta, GA 30307

hereby delegate authority to: Brandon Spencer with Victory and Main, LLC

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

Signature of Owner(s):

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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945, e-mail pvjennings@dekalbcountyga.gov and rlbragg@dekalbcountyga.gov.

Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- f. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include:

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

DEPARTMENT OF PLANNING & SUSTAINABILITY

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans: <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g., 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g., double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

DEPARTMENT OF PLANNING & SUSTAINABILITY

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - Representative photos
 - Letters of support/opposition
 - Architectural drawings
 - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

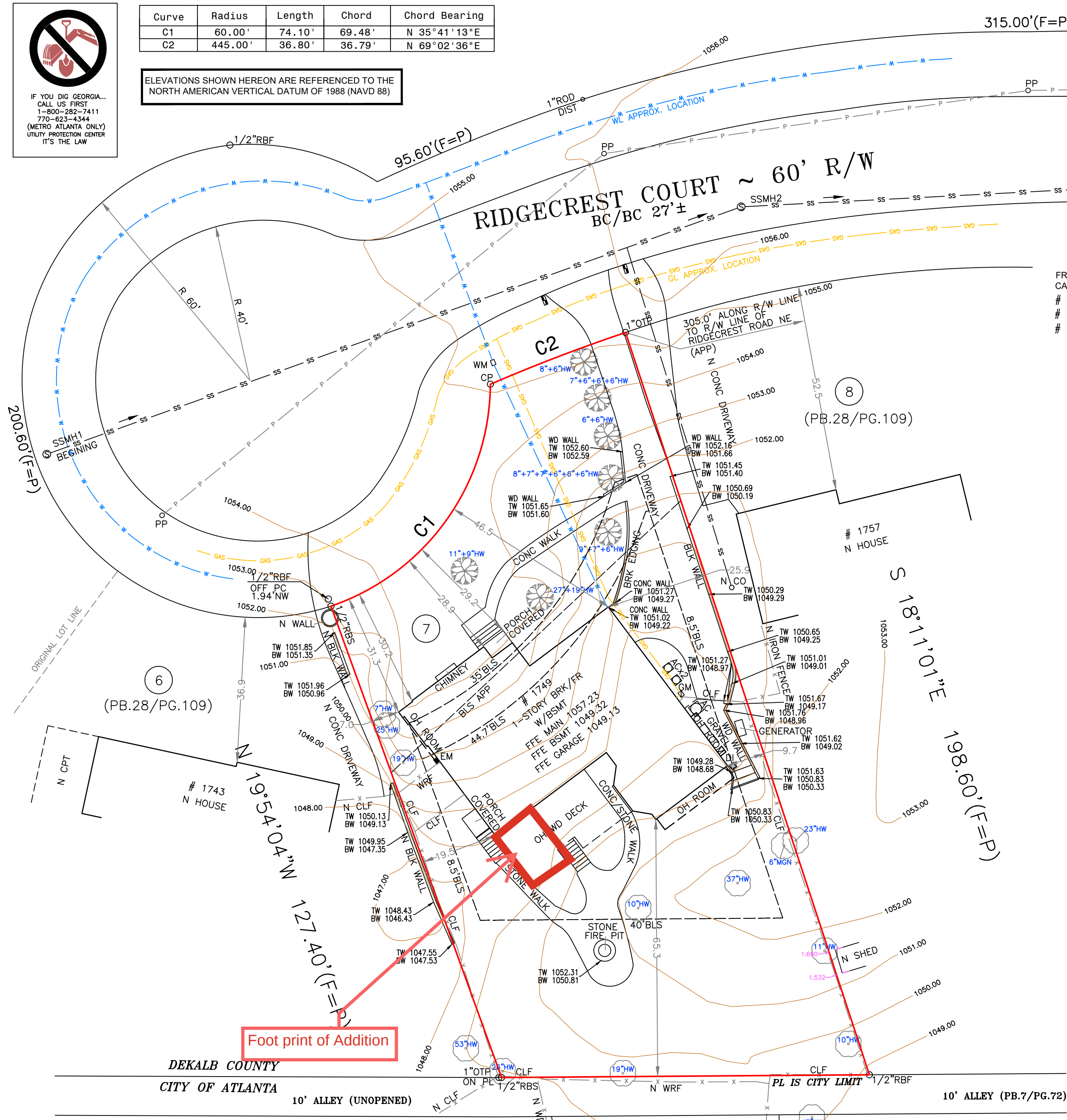
I have reviewed the information above and understand the Certificate of Appropriateness process.

I have reviewed the HPC calendar.



Curve	Radius	Length	Chord	Chord Bearing
C1	60.00'	74.10'	69.48'	N 35°41'13"E
C2	445.00'	36.80'	36.79'	N 69°02'36"E

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)



Foot print of Addition

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

FRONT AVERAGE SETBACK CALCULATIONS (MAY APPLY)
1743 - 36.9'
1757 - 52.5'
1749 = (36.9' + 52.5') / 2 = 44.7'

SSMH1
TOP=1054.13
INV OUT=1045.23

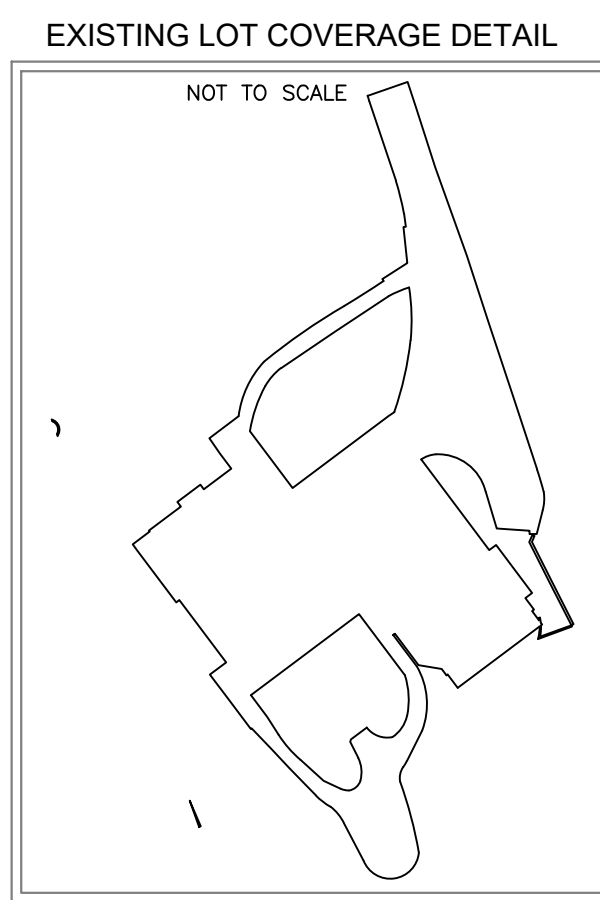
SSMH2
TOP=1056.24
INV IN=1043.64
INV OUT=1043.44

SSMH3
TOP=1055.73
(A) INV IN=1041.23
(B) INV IN=1040.83
INV OUT=1040.73

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-85
DRUID HILLS HISTORIC DISTRICT
DEKALB COUNTY
BUILDING SETBACK:
FRONT: 35.0' AS PER ZONING
REAR: 44.7' AVERAGE MAY APPLY FOR NEW CONSTRUCTION AND VACANT LOTS
SIDE: 8.5'
REAR: 40.0'
MAX. LOT COVERAGE 35%
MAX. BUILDING HEIGHT 28'

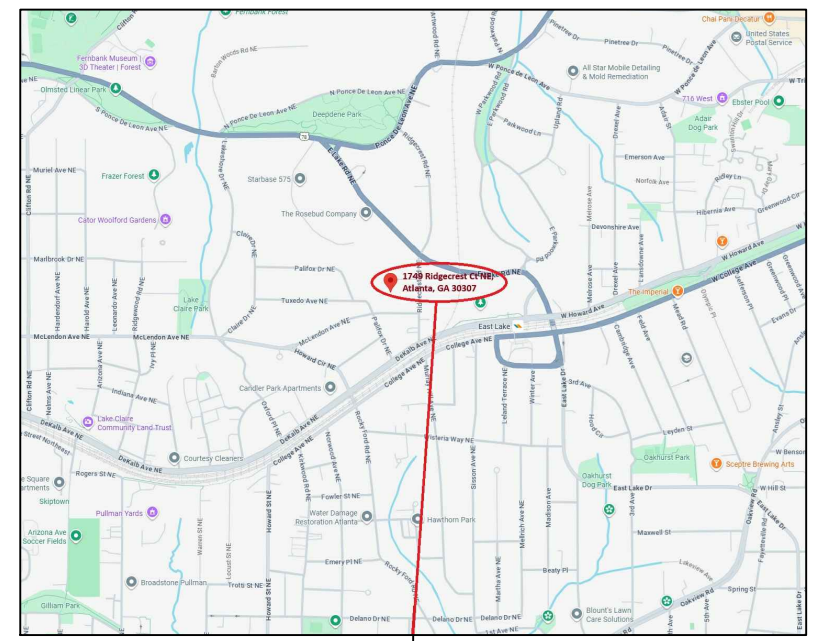
HISTORIC DISTRICT NOTE:
SETBACKS ARE SHOWN AS PER DEKALB COUNTY, GA CODE OF ORDINANCE, CHAPTER 27 / ARTICLE 2 / R-85 RESIDENTIAL MEDIUM / SEC. 2.2.1. OWNER PRIOR TO DEVELOPMENT OR RENOVATION PROJECT MUST CHECK WITH HISTORICAL COMMITTEE FOR SETBACKS AND OTHER REQUIREMENTS



TOTAL LAND AREA
15025.36 SF / 0.345 AC

ALLOWABLE LOT COVERAGE
5258.88 SF / 0.121 AC / 35%

EXISTING LOT COVERAGE
4885.60 SF / 0.112 AC / 32.5%



FLOOD NOTE:
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13089C0064K, EFFECTIVE DATE: 8/15/2019 ZONE: X

FUTURE FLOOD DISCLAIMER:
THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

- SURVEY NOTES:
- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
 - THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
 - SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREON. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE OF THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
 - THIS PLAT WAS 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 THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
 - PRESENCE OF STATE WATERS AND BUFFERS REQUIREMENT ARE SUBJECT TO COUNTY OF CITY DETERMINATION BY ENVIRONMENTAL.

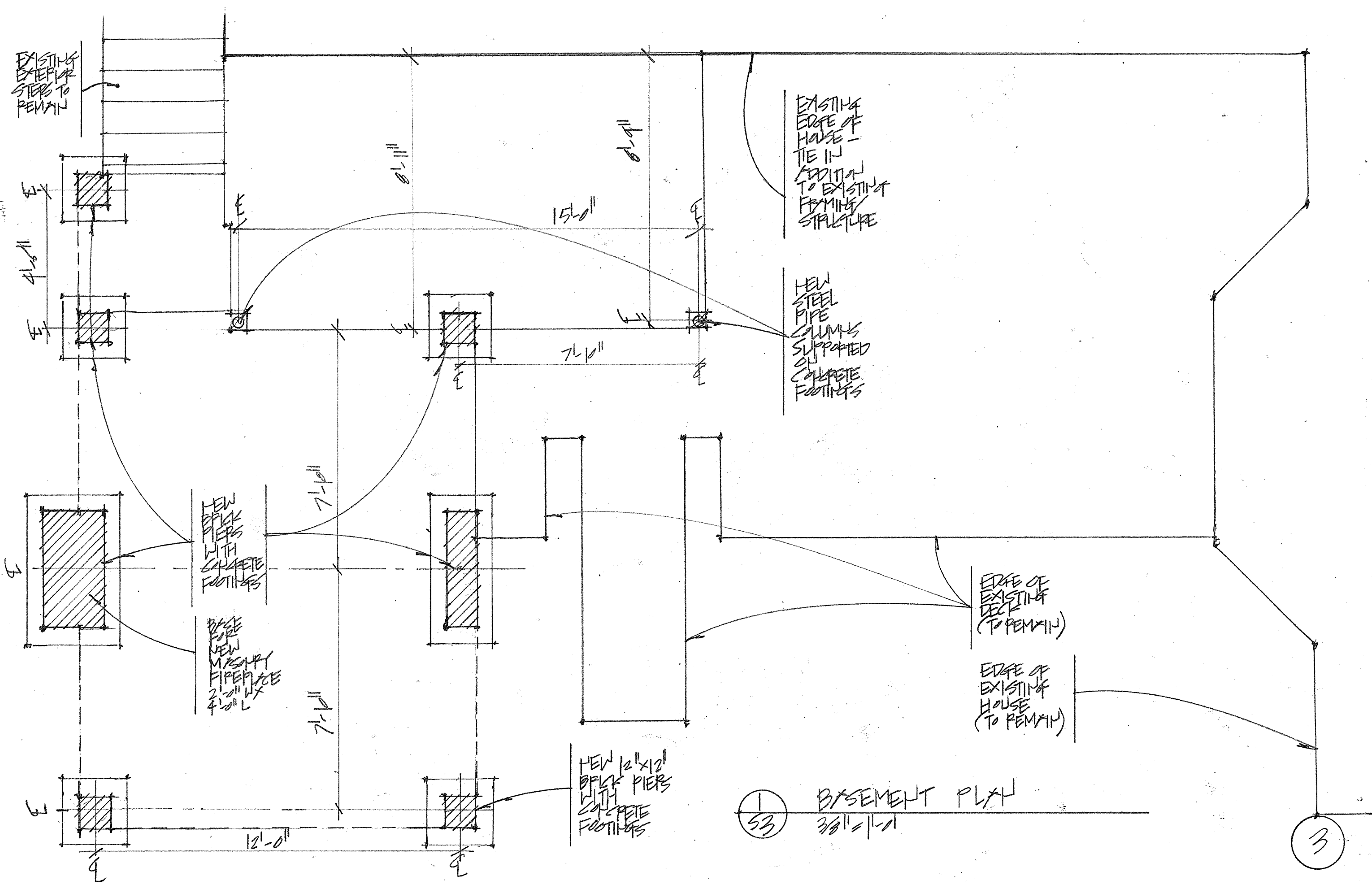
- * LEGEND *
- | | |
|---------------------------|-----------------------------|
| APP AS PER PLAT | ROD IRON ROD FOUND |
| APD AS PER DEED | IV IRRIGATION VALVE |
| APF AS PER FIELD | IVM IRRIGATION METER |
| AI ANGLE IRON FOUND | JB JUNCTION BOX |
| APZ AS PER ZONING | LLL LAND LOT LINE |
| BB BOTTOM BANK | MAG MAGNETIC READING IP |
| BC BACK OF CURB | MGN MAGNOLIA TREE |
| BLK BLOCK | MH MAN HOLE |
| BLS BUILDING SETBACK LINE | MTF METAL FENCE |
| BRK BRICK | N N'BORS |
| BSMT BASEMENT | OH OVERHANG |
| CBX CABLE BOX | OTP OPEN TOP PIPE FOUND |
| CBL CABLE LINE | OU OWNERSHIP UNCLEAR PORCH |
| C CONCRETE | (P) PLAT |
| CB CATCH BASIN | PC PROPERTY CORNER |
| CL CENTER LINE | PL PROPERTY LINE |
| CLF CHAIN LINK FENCE | PNT PINE TREE |
| CMP CORRUGATED METAL PIPE | POB POINT OF BEGINNING |
| C.O.A CITY OF ATLANTA | POC POINT OF COMMENCING |
| CO SAN SEWER CLEAN OUT | PP POWER POLE |
| CM CADASTRAL MAP | PW POWER LINE |
| CRWL CRAWL SPACE | R RECORD |
| CP CALCULATED POINT | PVC POLYVINYL CHLORIDE PIPE |
| CPT CARPORT | RFB REINFORCING BAR FOUND |
| (D) DEED | RFS REINFORCING BAR SET |
| DE DRAINAGE EASEMENT | RCP REINFORCED CONC. PIPE |
| DI DRAINAGE INLET | R/W RIGHT-OF-WAY |
| EB ELECTRIC POWER BOX | SN SIGN |
| EM ELECTRIC METER | SSL SANITARY SEWER LINE |
| EP EDGE OF PAVEMENT | SSE SANITARY SEWER EASEMENT |
| F FIELD | SP SCREENED PORCH |
| FC FENCE CORNER | SW SIDEWALK |
| FH FIRE HYDRANT | TB TOP OF BANK |
| FR FRAME | UE UTILITY EASEMENT |
| FP FENCE POST | WD WOOD |
| GL GAS LINE | WDF WOOD FENCE |
| GM GAS METER | WOK WOOD DECK |
| GV GAS VALVE | WL WATER LINE |
| GW GUY WIRE | WM WATER METER |
| HDW HEAD WALL | WRF WIRE FENCE |
| HW HARDWOOD TREE | WV WATER VALVE |
| IP IRON PIN | WW WET WEATHER |
| IPF IRON PIN FOUND | W/ WITH/ |
| IPS IRON PIN SET | |
- * SYMBOLS *
- | |
|--------------------------|
| ■ ELECTRIC PANEL/METER |
| □ WATER METER |
| □ AIR CONDITIONER |
| □ GAS METER |
| ⊗ JUNCTION BOX |
| ⊗ SANITARY SEWER MANHOLE |
| ⊗ STORM MANHOLE |
| ⊗ TRAFFIC/INFO SIGN |
| ⊗ GAS MARKER |
| ⊗ LAMP POST |
| ⊗ WATER VALVE |
| ⊗ HEADWALL |
| ⊗ STAIRS |
| ⊗ DRAINAGE INLET |
| ⊗ FIRE HYDRANT |
| ⊗ MAIL BOX |
| ○ SINGLE STEM |
| ⊗ MULTI STEM |
- * LINE INDICATORS *
- | |
|---|
| SS INDICATES SANITARY SEWER LINE |
| P INDICATES POWER LINE |
| W INDICATES WATER LINE |
| GAS INDICATES GAS LINE |
| X INDICATES FENCE LINE |
| ===== INDICATES DRAINAGE LINE |
| ----- INDICATES BURIED POWER/CABLE LINE |
| AT&T INDICATES BURIED LINE |

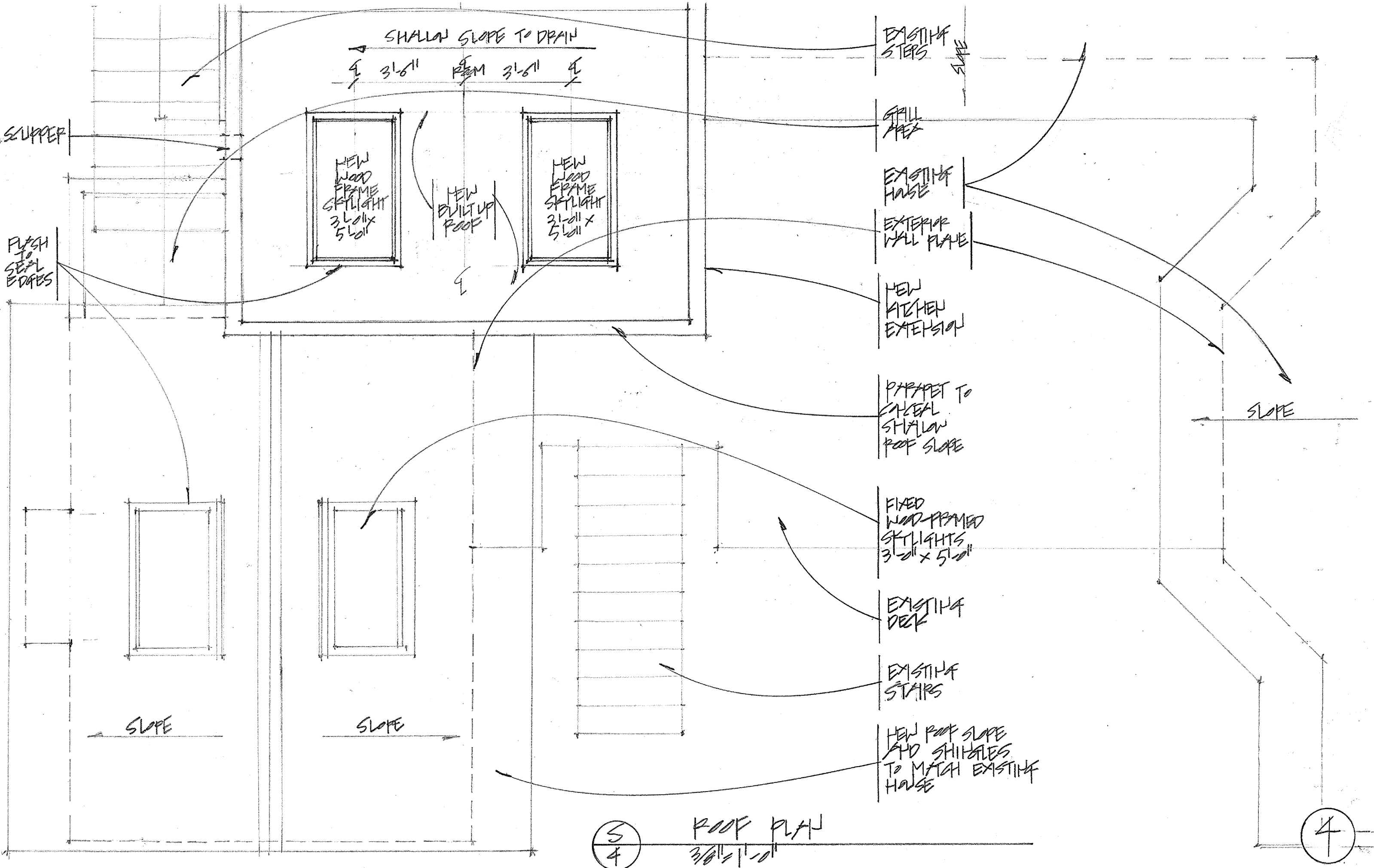
LOT 7 BLOCK		EXISTING CONDITIONS SURVEY PREPARED FOR:	
RIDGECREST COURT SUBDIVISION UNIT		HOLLY WITTEN	
LAND LOT 237 15TH DISTRICT SECTION		PROPERTY ADDRESS:	
DEKALB COUNTY, GEORGIA DB.23540/PG.109 PB.28/PG.109		1749 RIDGECREST COURT NE	
FIELD WORK DATE OCT 03, 2025 PRINTED/SIGNED OCT 09, 2025		ATLANTA, GA 30307	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 18" x 24"			
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 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.			
LK COORD #20231955 DWG #20231955		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 197 JOSEPH A. STEPHAN	

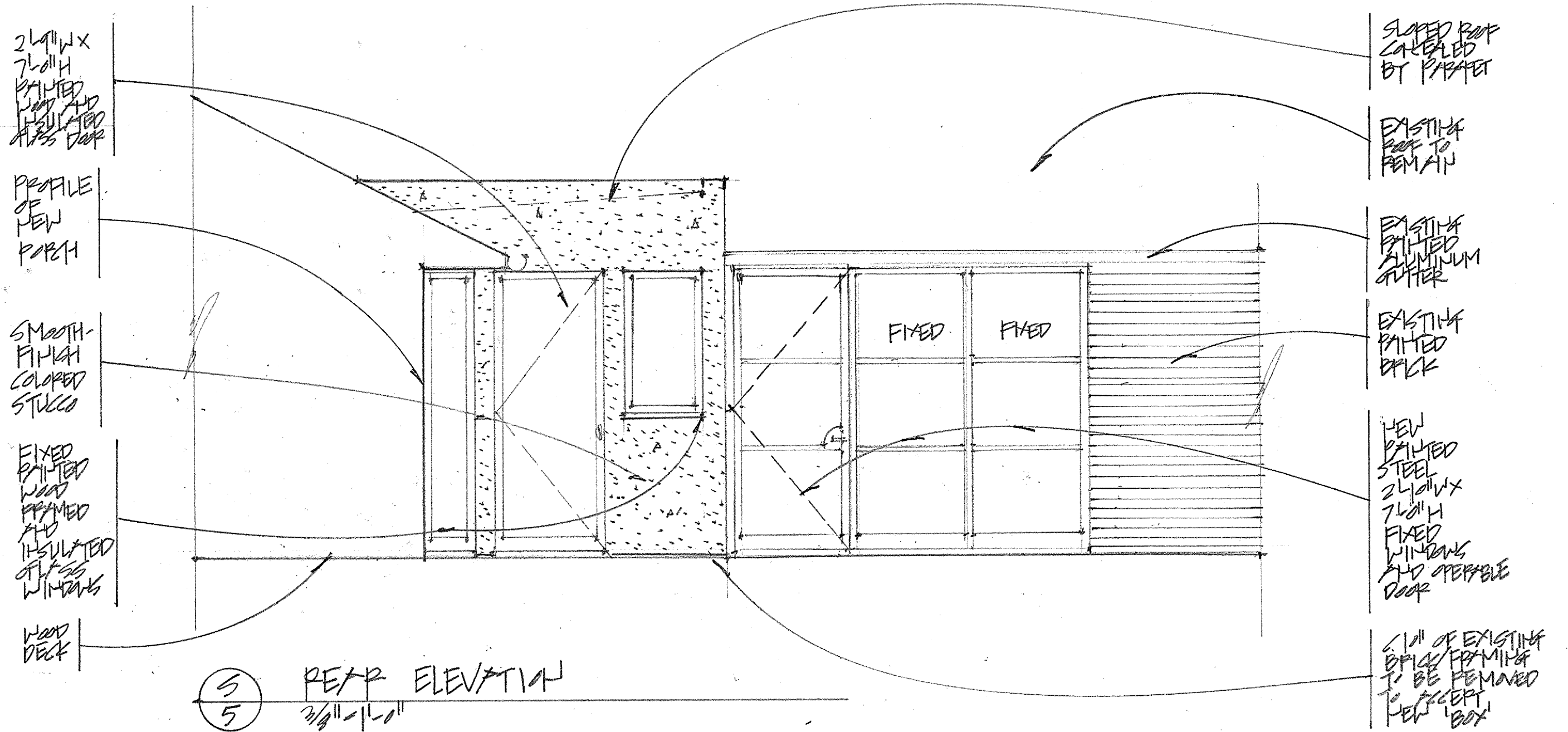
ADDITION AND ALTERATIONS TO
WITTEN RESIDENCE

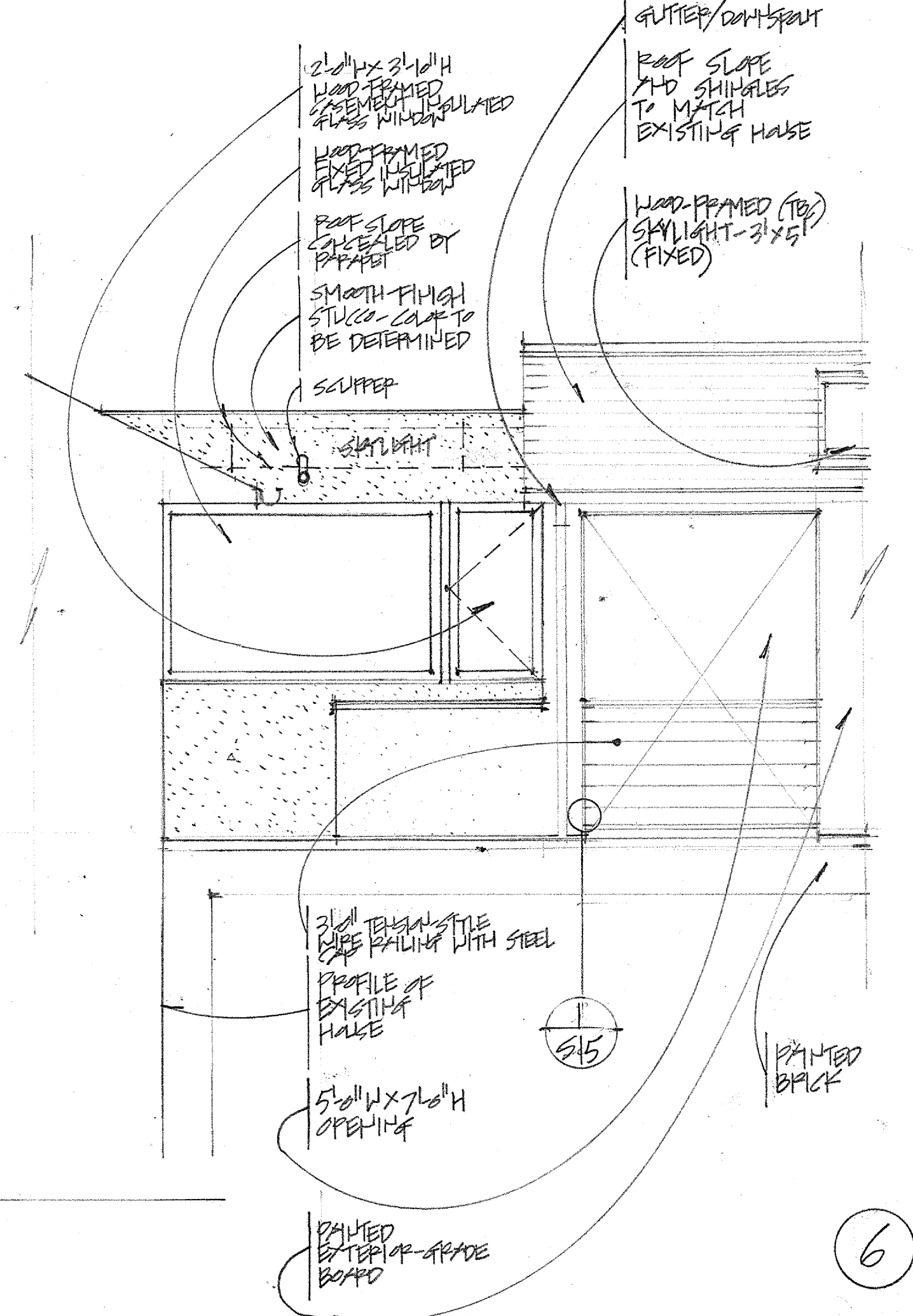
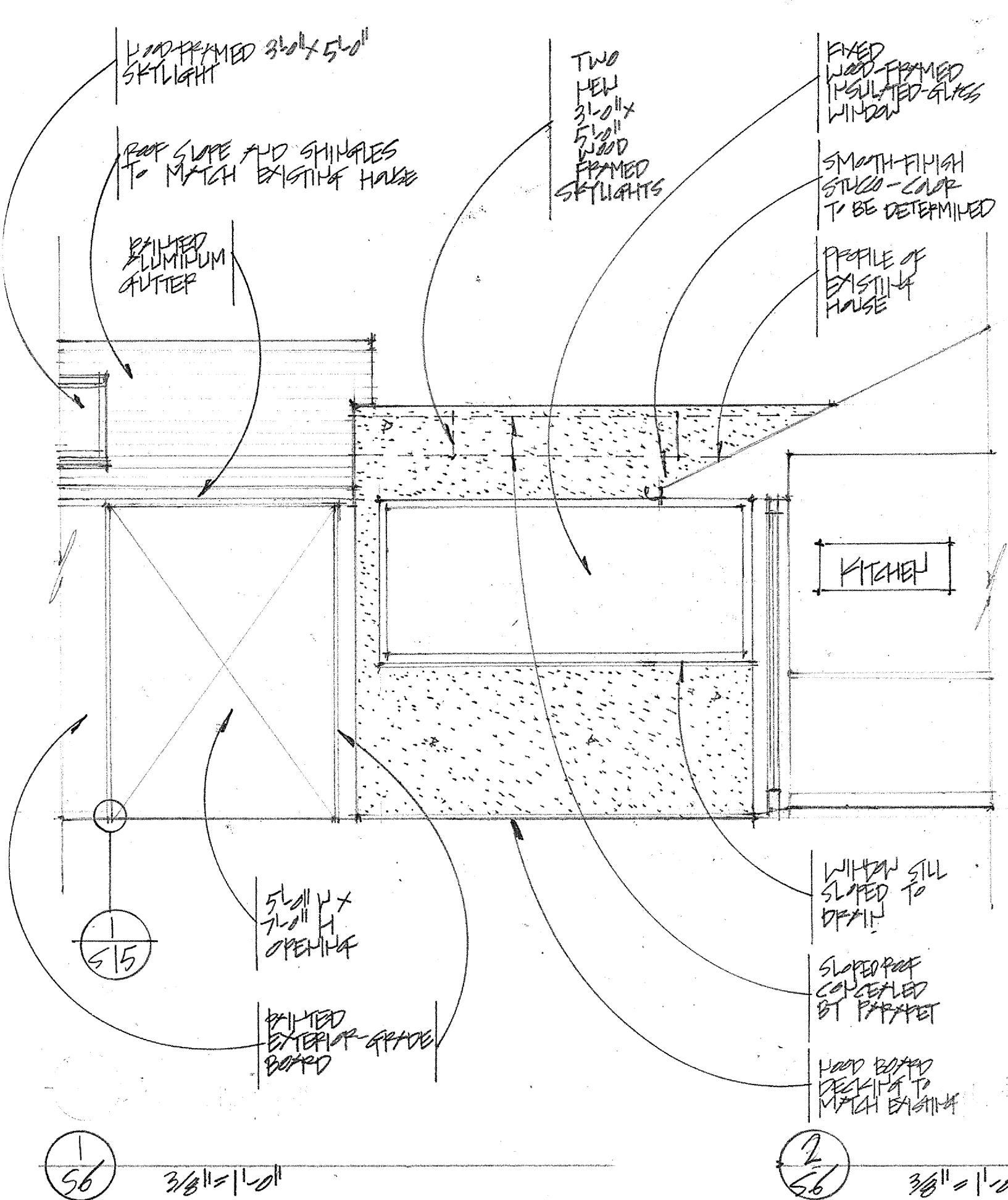


JAY F. WARONKER, ARCHITECT









TWO FIXED
3' W X 5' L
SKYLIGHTS

PAINTED
MDF
PANELS

TESSIN
DESIGN
WIRE PAINTING
WITH PAINTED
STEEL CAP/BASE

PAINTED
MDF
BOARD

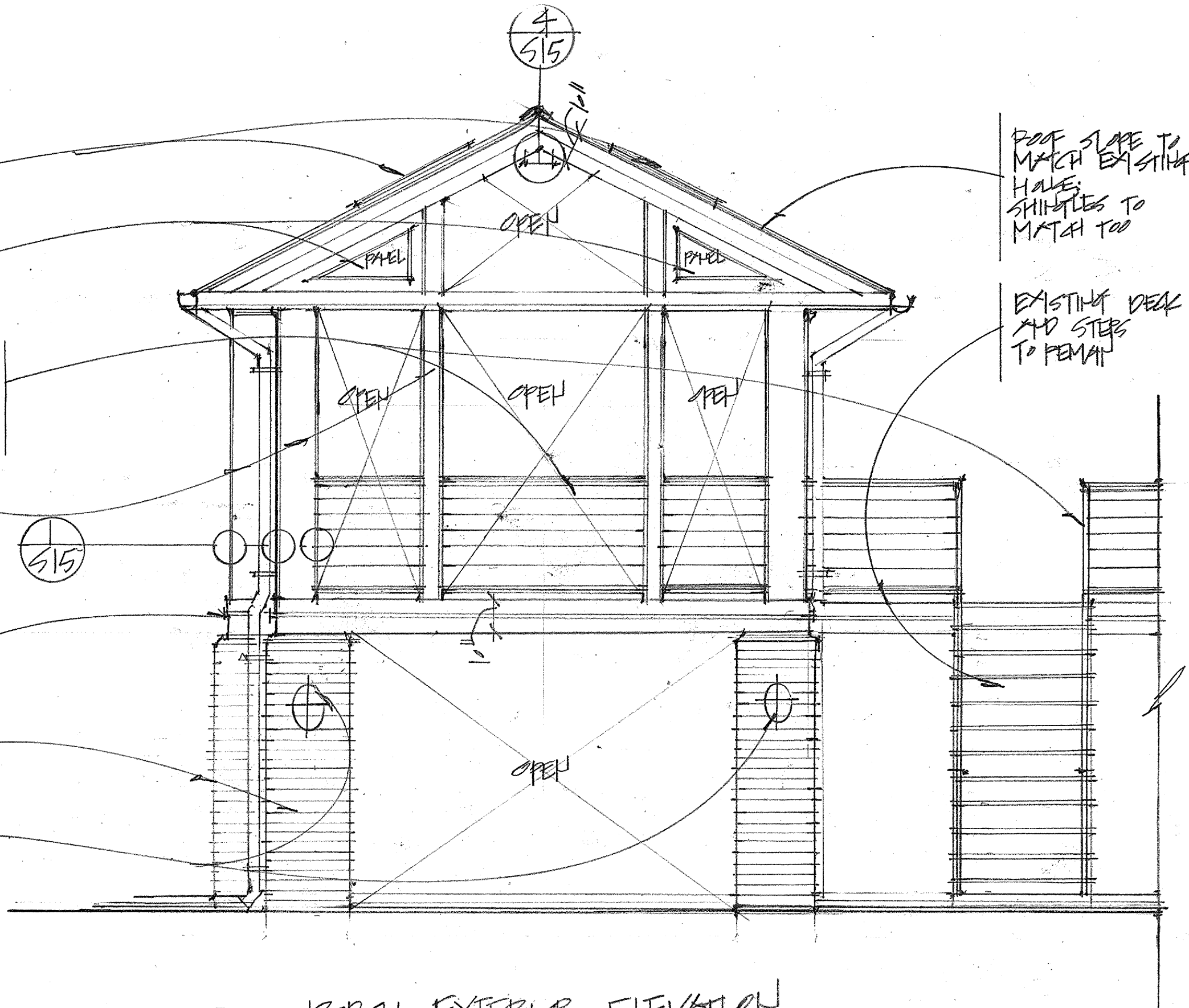
PAINTED
WOOD
ENTRANCE
PLATE

BRICK
PIERS

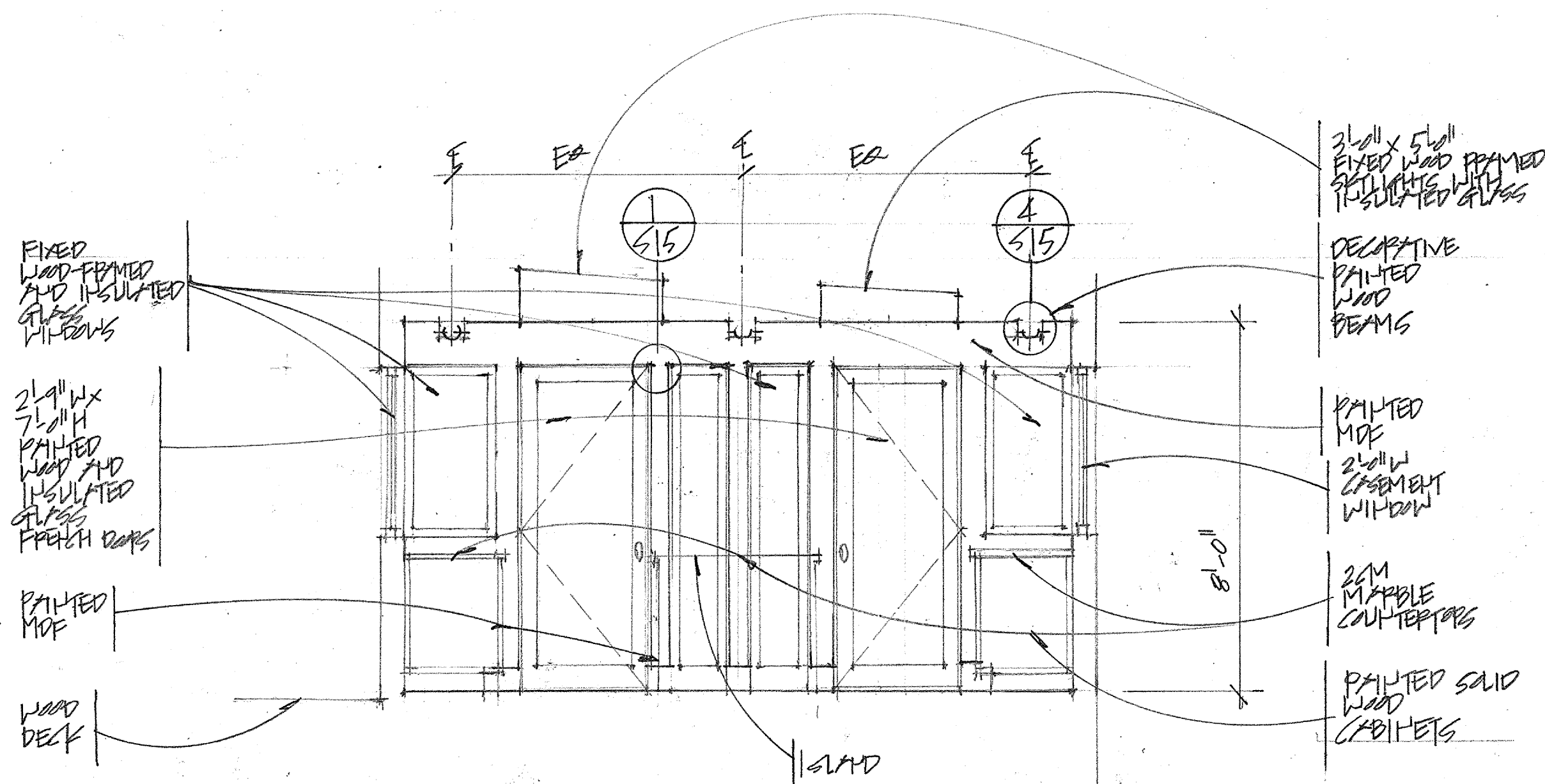
SCAFFERS

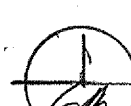
ROOF SLATE TO
MATCH EXISTING
HAVE
SHINGLES TO
MATCH TOO

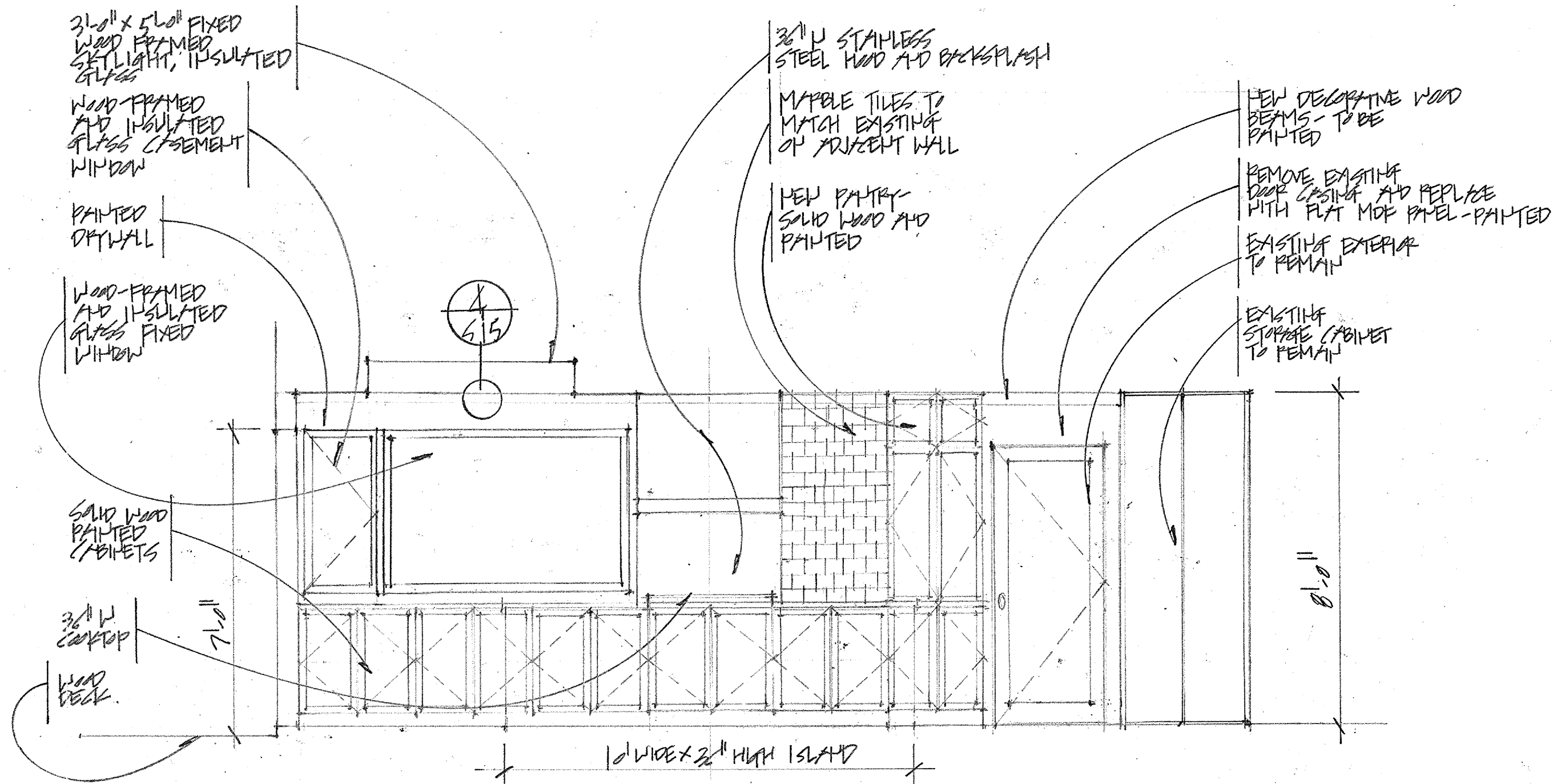
EXISTING DECK
AND STEPS
TO REMAIN



6/7 PORCH EXTERIOR ELEVATION
3/8 1/0"

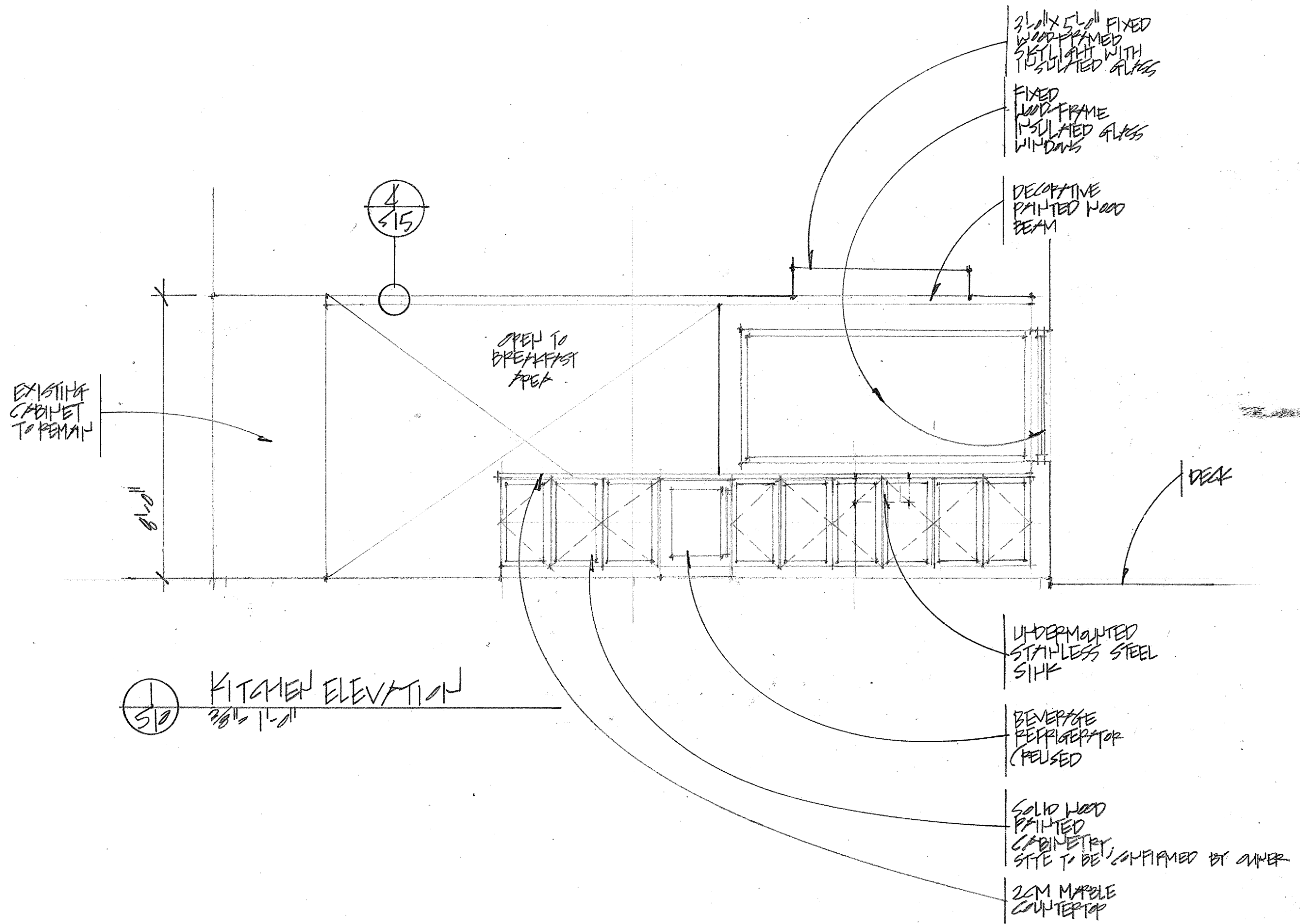


 KITCHEN ELEVATION
3/8" = 1'-0"

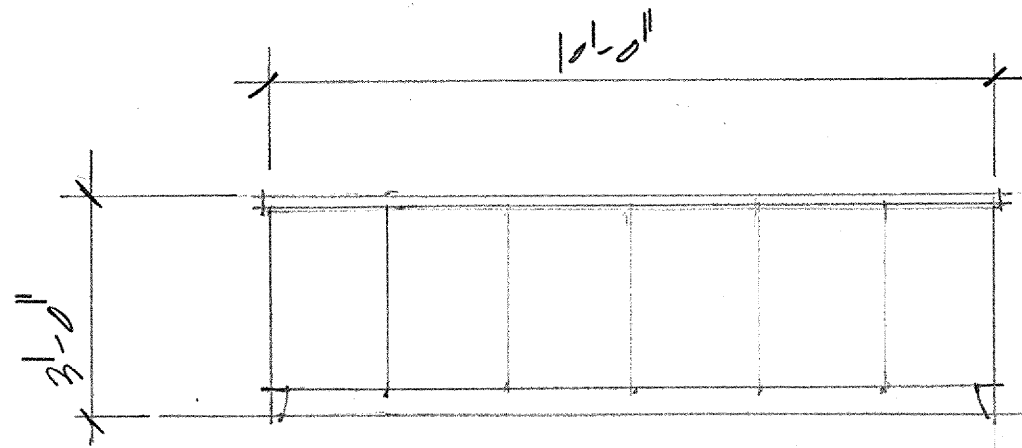


1
59 KITCHEN ELEVATION
3/8" = 1'-0"

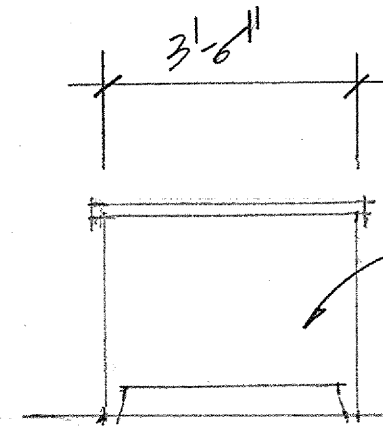
NOTE: CABINET DESIGN/STYLE AND COLOR TO BE SPECIFIED BY OWNER



KITCHEN ELEVATION
3/8" = 1'-0"

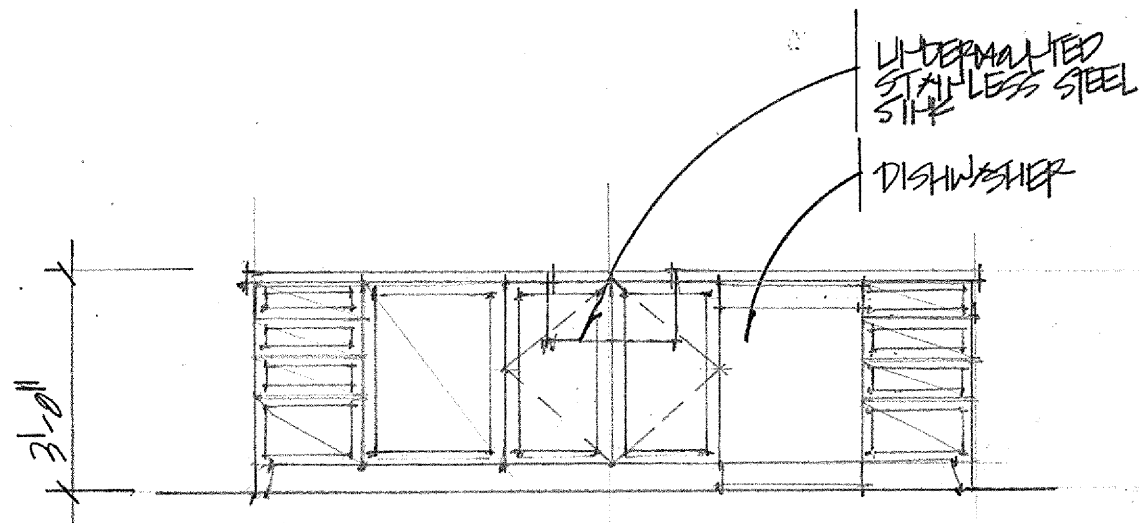


1 KITCHEN ISLAND
3/8" = 1'-0"

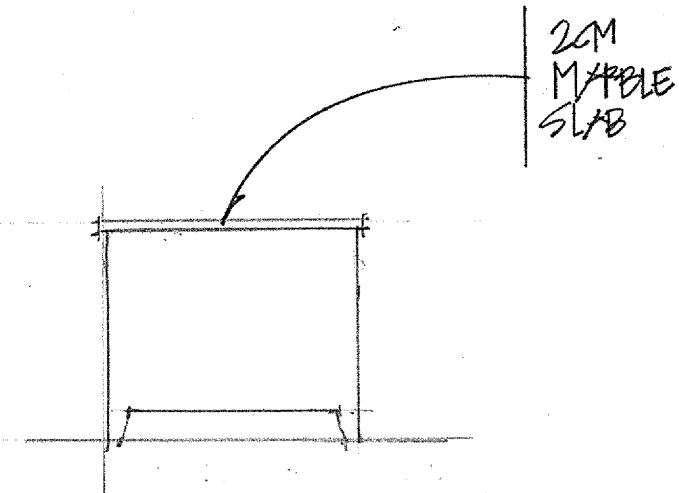


PAINTED SOLID
WOOD
CABINETS
STYLE TO BE
CONFIRMED
BY OWNER

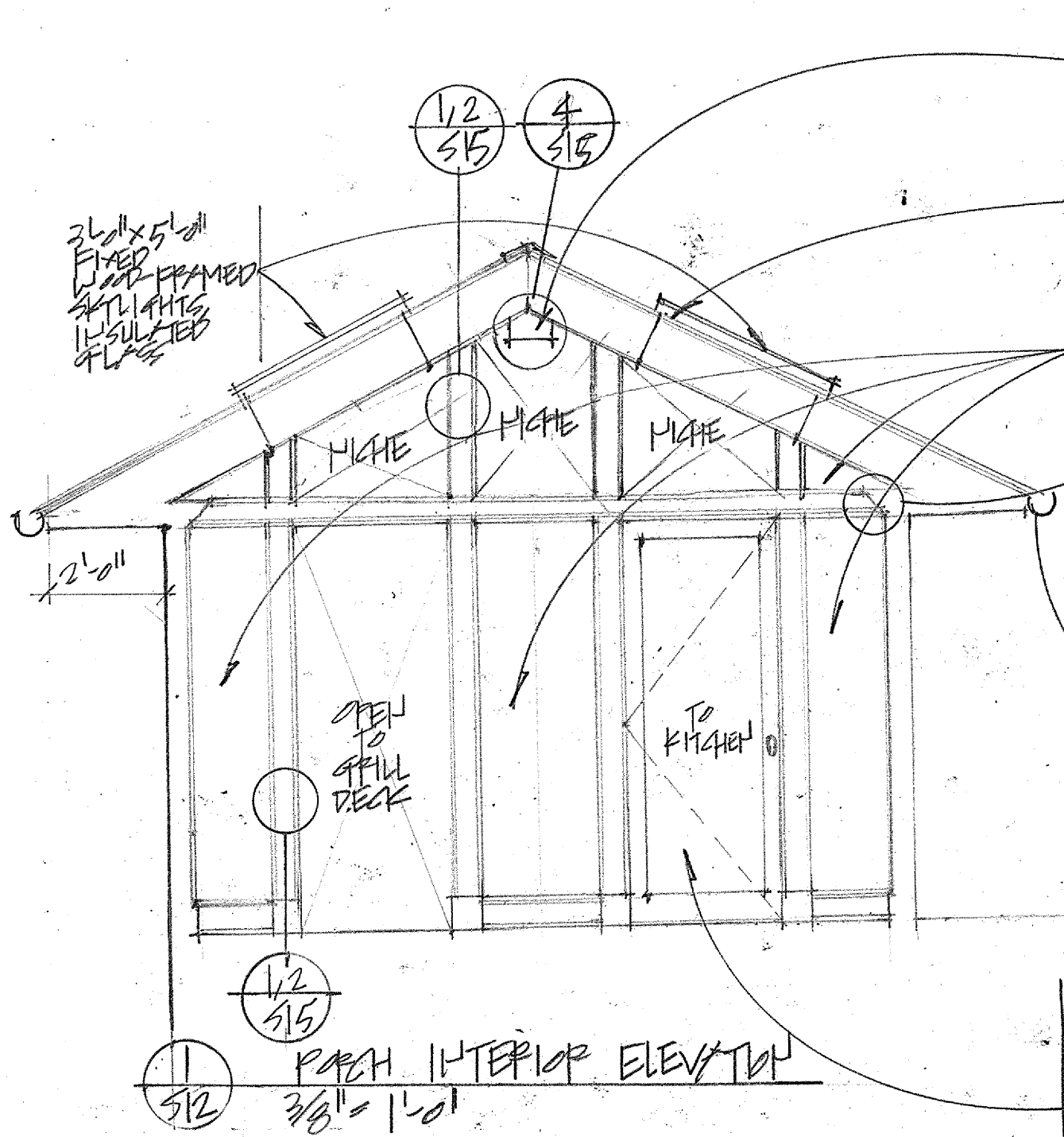
2 ISLAND
3/8" = 1'-0"



3 KITCHEN ISLAND
3/8" = 1'-0"

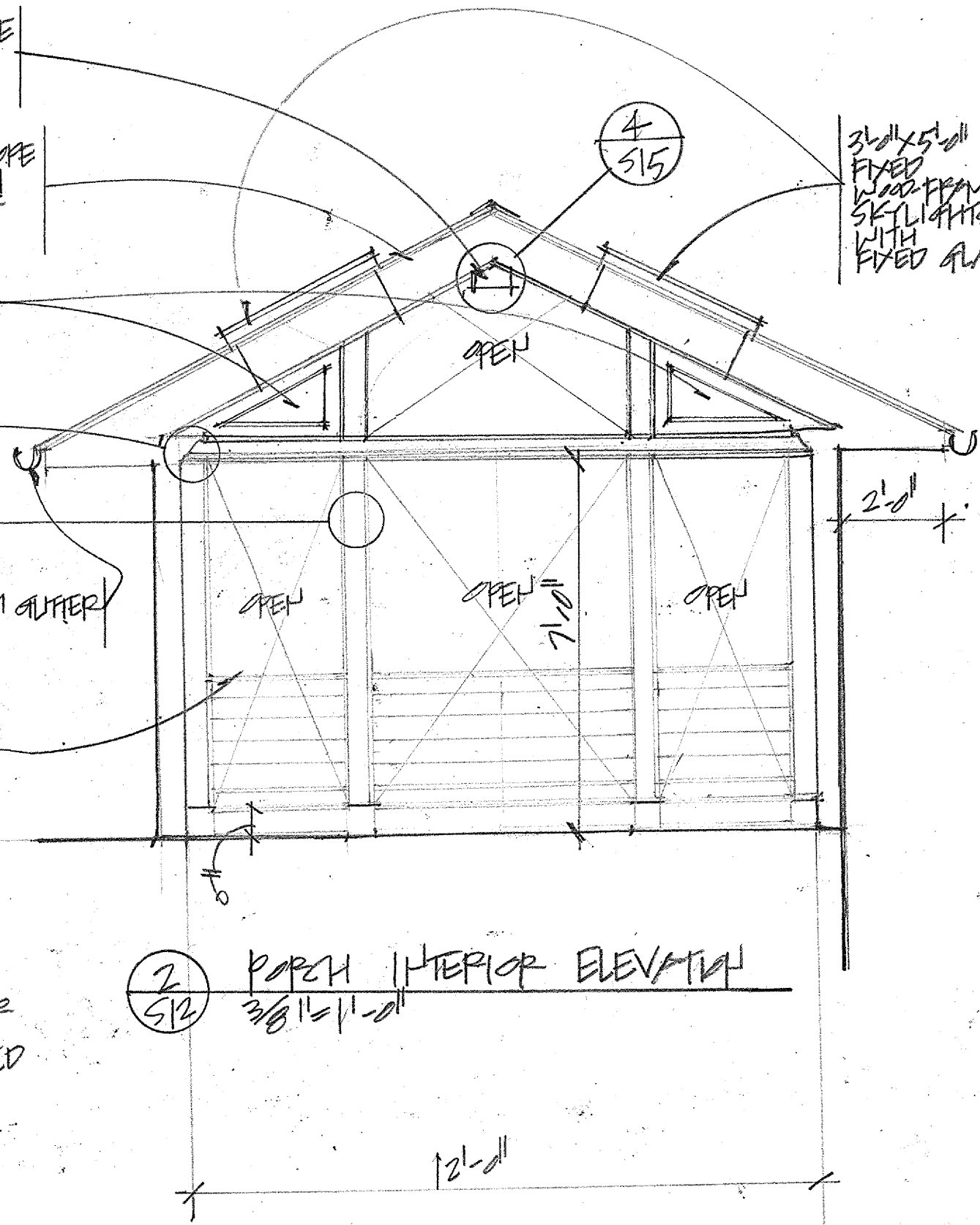


4 ISLAND
3/8" = 1'-0"

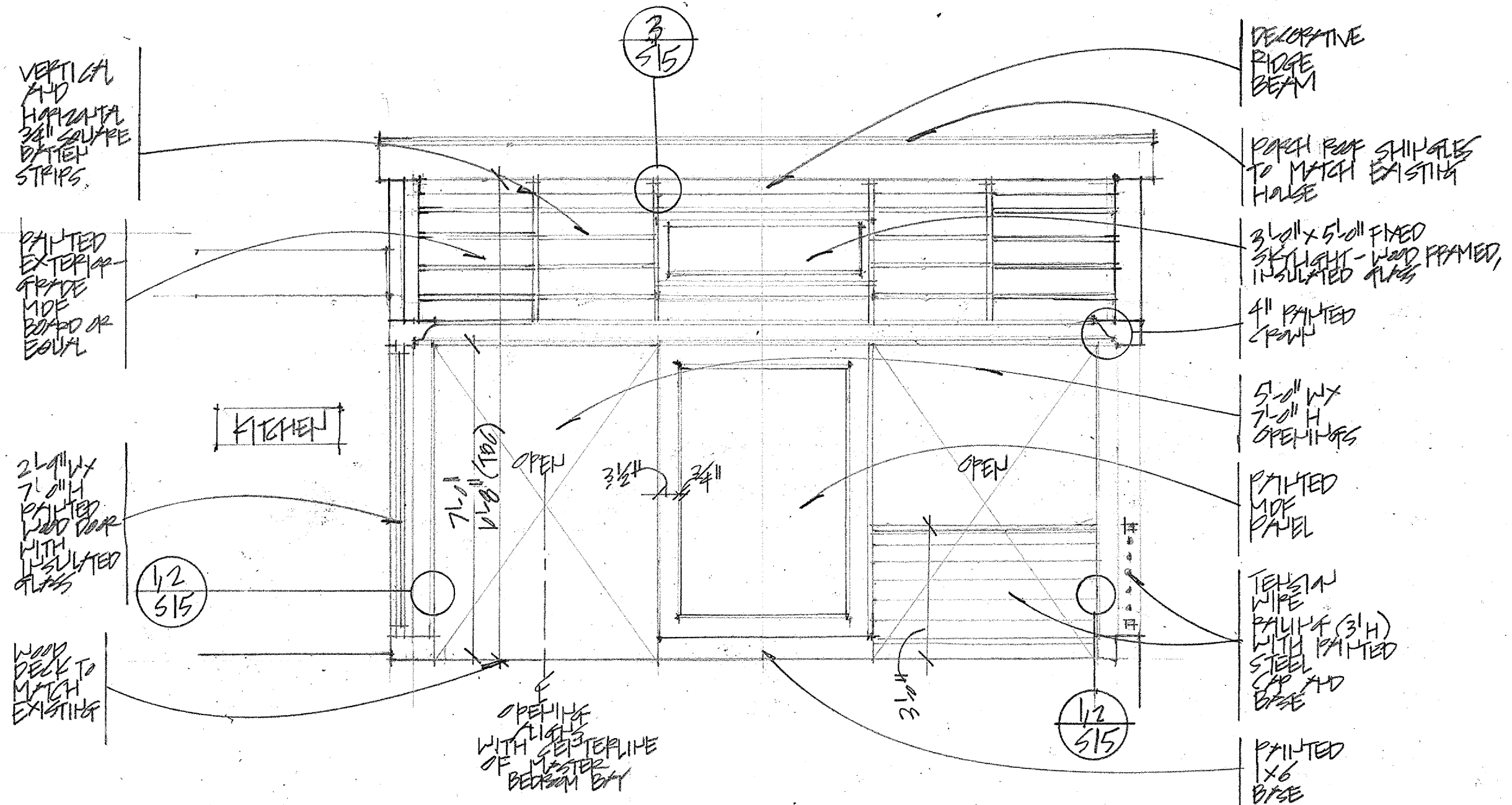


1
 5/12
 PORCH INTERIOR ELEVATION
 3/8" = 1'-0"

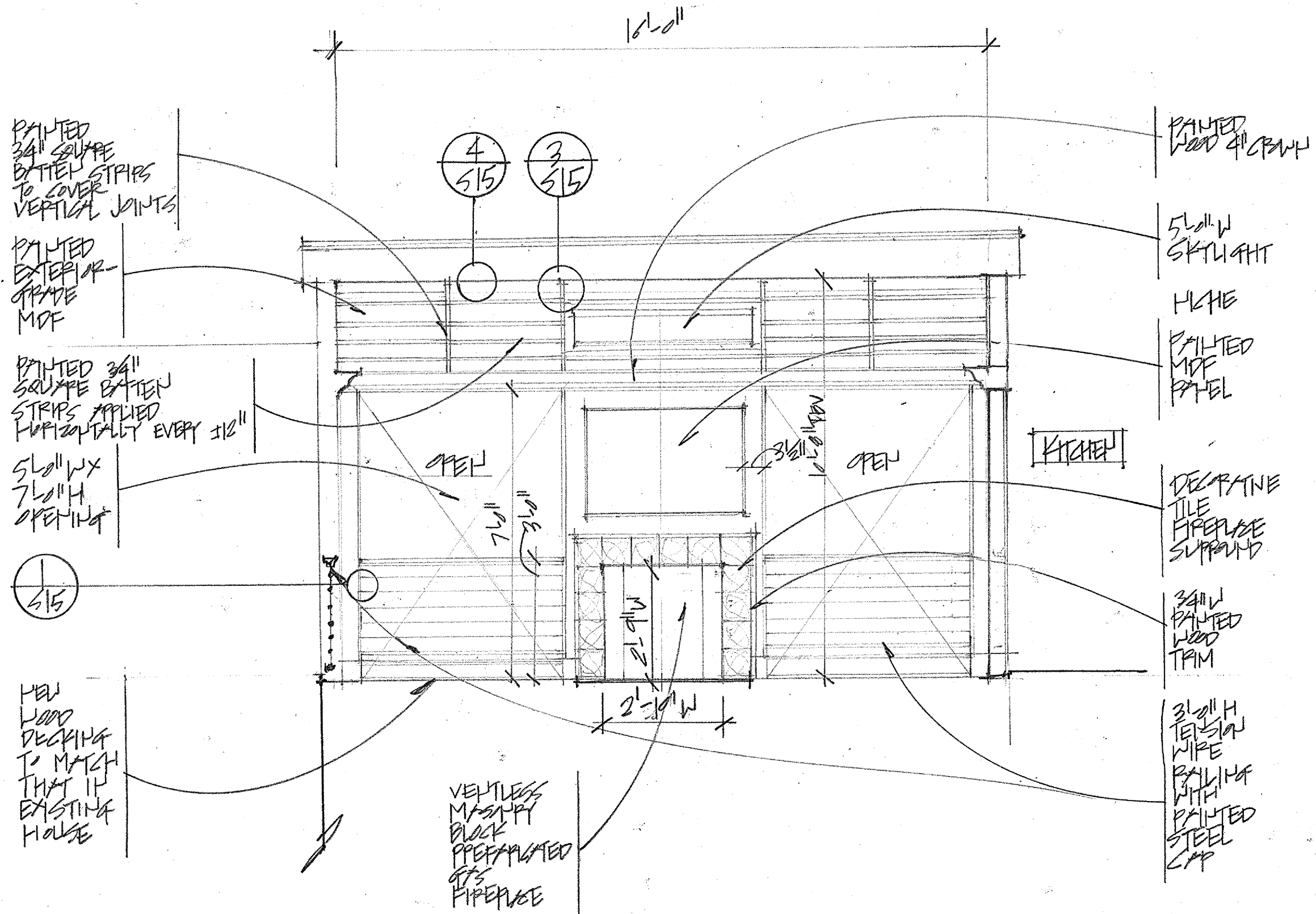
- DECORATIVE
PAINTED
WOOD
BEAM
- ROOF SLOPE
TO MATCH
EXISTING
HOUSE
- PAINTED
MDF
PANELS
- 4" CROWN
MOLDED
- PAINTED
ALUMINUM
OUTLET
- 3/4" H
TENSION
WIRE
RAILING
WITH
PAINTED
STEEL
CAP
- 2" W X
7" H
PAINTED
WOOD
DOOR
WITH
INSULATED
GLASS



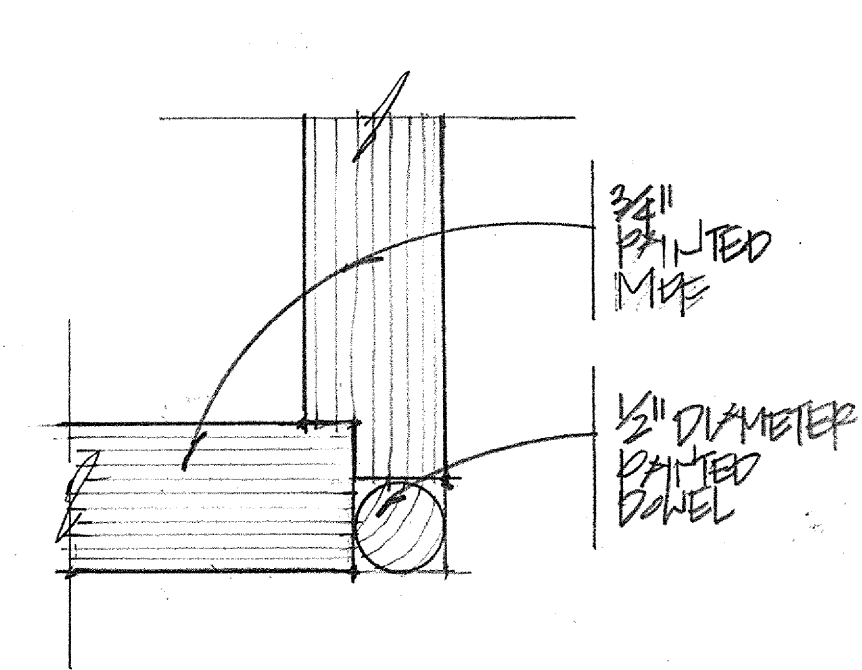
2
 5/12
 PORCH INTERIOR ELEVATION
 3/8" = 1'-0"



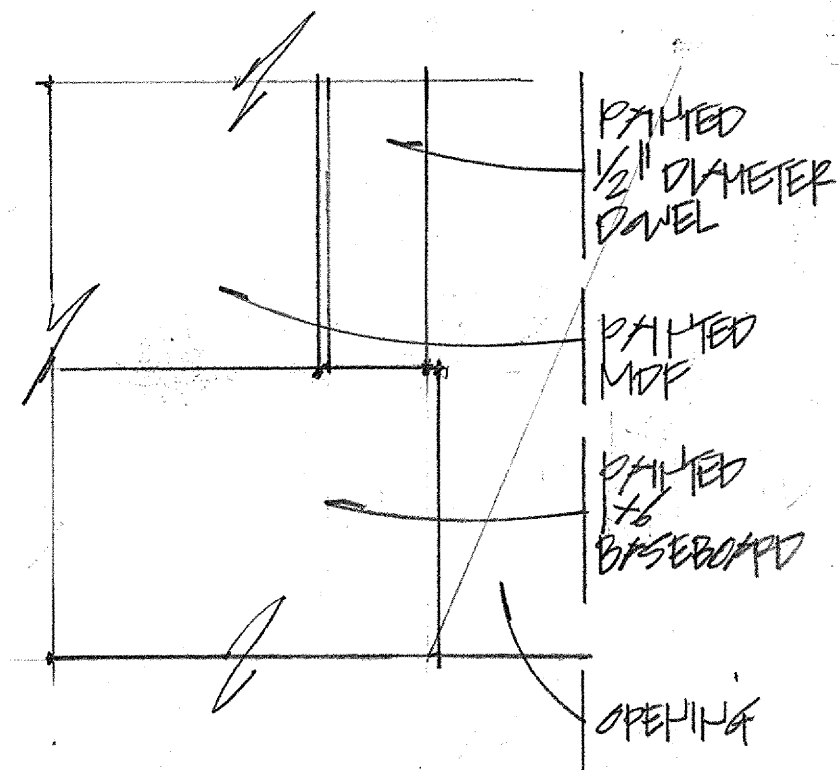
1 5/3 PORCH INTERIOR ELEVATION
3 1/4" = 1 1/4"



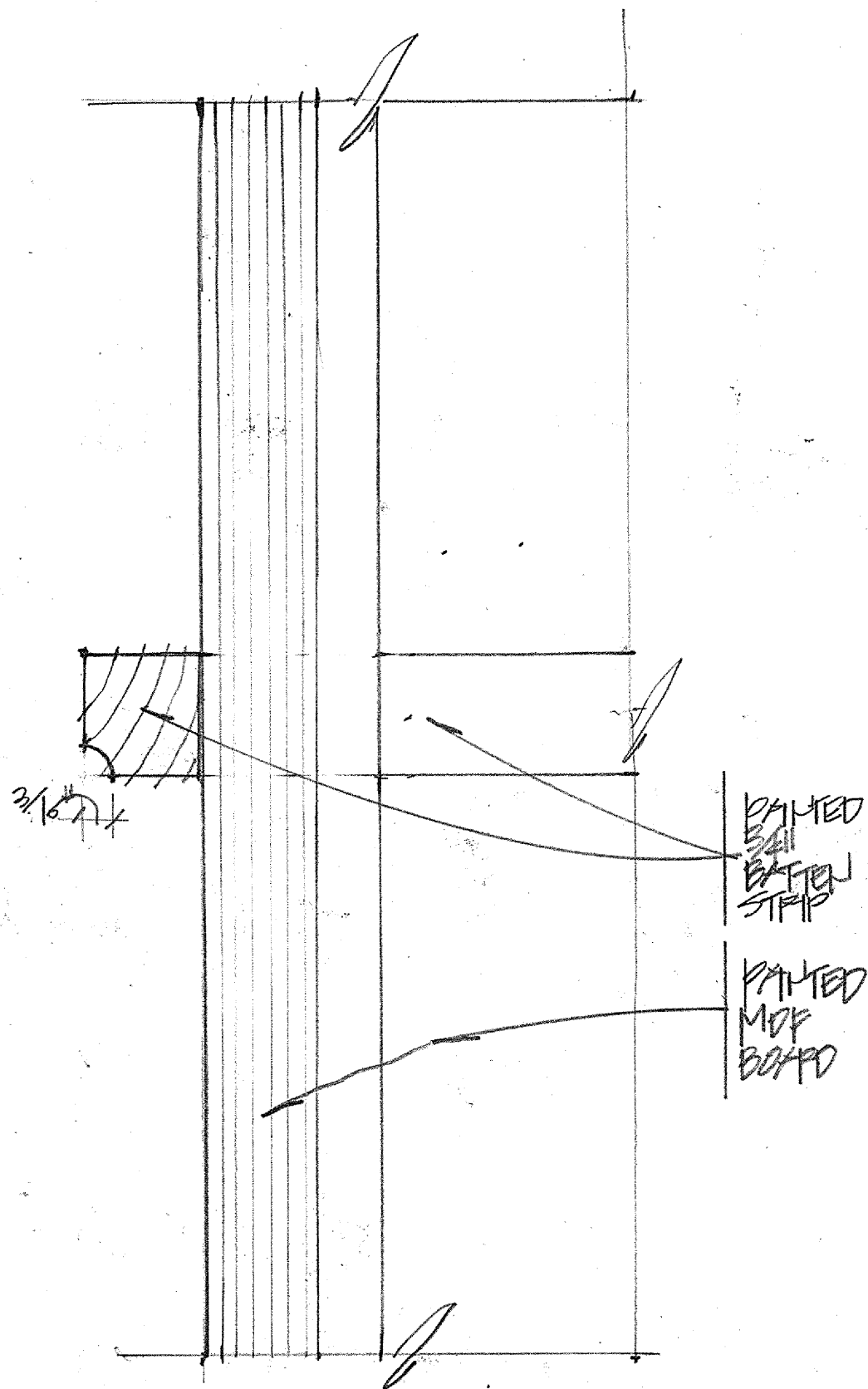

 PORCH INTERIOR ELEVATION
 3'-0" = 11'-0"



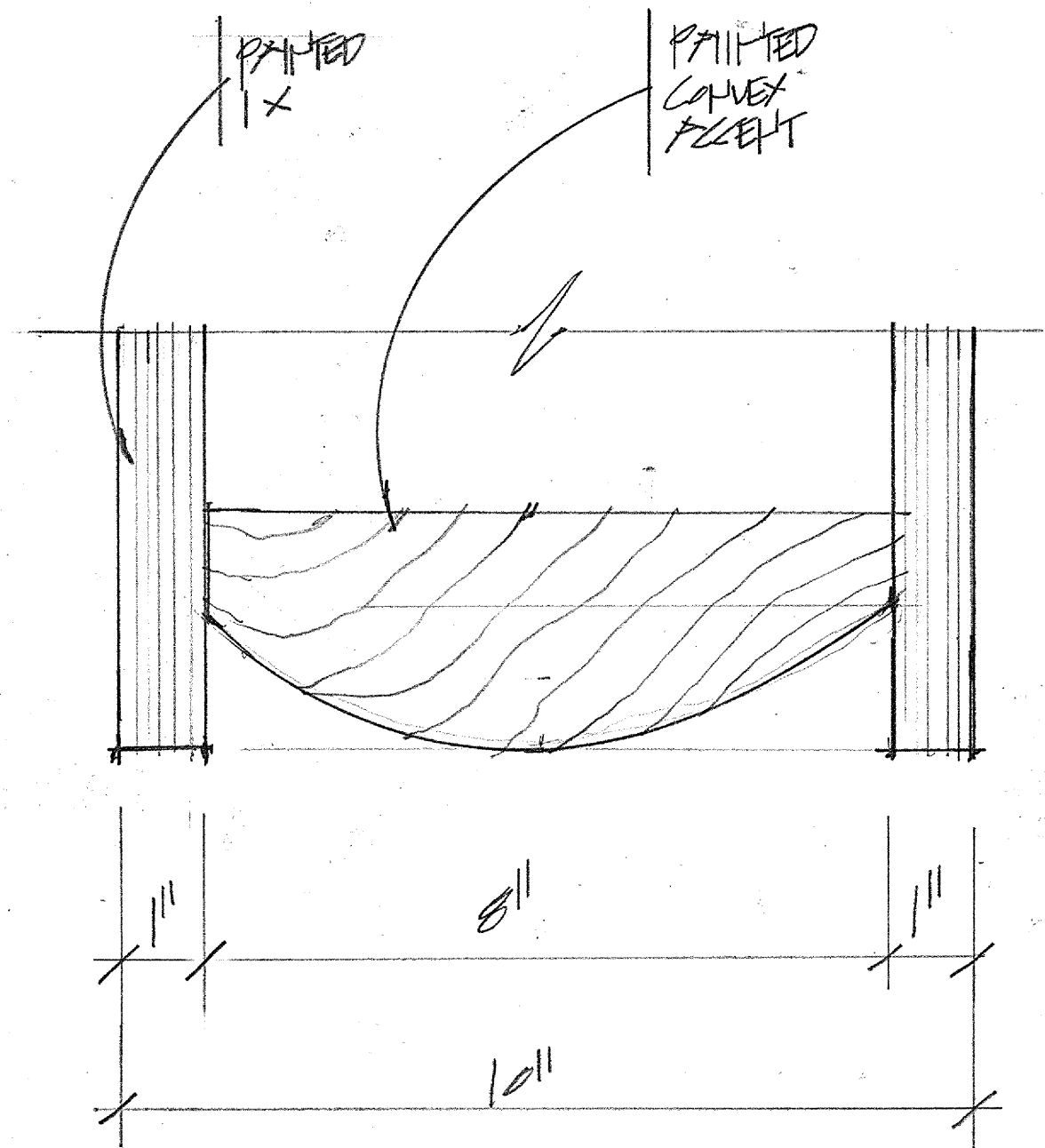
5/5



2 Casing
5/5 FULL SCALE



3 PORCH CEILING
5/5 FULL SCALE



4 BEAM DETAIL
5/5 HALF FULL SCALE

WITTEN RESIDENCE SPECIFICATION

Project Description

The scope of work includes reorienting the existing kitchen, made possible by expanding the room at the back of the house. The room addition will be in the form of an 8'-3' deep x 14'-6" wide stucco 'box' with a shallow-pitched roof concealed by a parapet. All new kitchen cabinetry, new kitchen countertops, and some new appliances will be installed. Some existing appliances will be reused, either left in place or relocated. The work also includes a new 12' wide x 16' deep covered open porch with a fireplace off the kitchen – its position shifted off the center of the kitchen 'box.' The project also encompasses minor alterations to the existing rear deck, featuring a new railing. The project likewise includes replacing a wood and glass door and a pair of wood double-hung windows at the existing breakfast room with a steel glass door and a pair of fixed steel units. To accommodate the kitchen addition and changes to the breakfast area, the rear wall of the house will be significantly altered.

Ceiling

The new porch's sloped ceiling will be finished in exterior-grade MDF board, to be painted. To conceal the board joints, 3/4" batten strips with a square profile will be arranged vertically. To complete the aesthetic, the same batten strips will be placed horizontally around the ceiling, uniformly spaced every +/-12". Refer to the Interior Elevations on Sheets 13 and 14 and Trim Detail 3 on Sheet 15 for the ceiling configuration.

Utilities

The new porch will not be heated or air-conditioned, but it will have electrical service that includes two ceiling fans positioned along the room's decorative ridge beam. Exterior grade electrical receptacles will be installed horizontally in the 1 x 6 painted baseboard. Recessed 'can' lights will be set in the sloped ceiling and ridge beam; reference the Floor Plan on Sheet 2 for locations. The porch will be installed with a sound system (to be confirmed).

Roof

The new porch's roof slope, finish material, and installation will match the existing house. Refer to the Roof Plan on Sheet 3 for the shape and the overhangs of the new porch roof. The roof of the kitchen addition 'box,' which will be concealed by a parapet, will be a shed one that minimally slopes to drain. The type of shed room will need to be discussed between the Contractor, Owner, and Architect. Options, based on costs, installation, and longevity, can include a traditional built-up, metal-seamed, modified bitumen, or PVC roof. The house's existing roof overhang where the new kitchen 'box' will be constructed will need to be cut away to accept this extension.

Floor

The floor of the new porch will maintain the existing decking material: 6" wide (nominal) wood strips. Refer to the Floor Plan on Sheet 2 for the direction of the floor strips. The floor of the porch will need to be finished below to seal it from insects and pests. The existing decking has deteriorated in areas and requires some repairs/replacement.

Kitchen 'Box'

The kitchen extension, the so-called 'box,' will be framed with 1 x 6s, fully sheathed, lathed, and with a smooth-finish stucco veneer. The finish and color of the stucco will be selected and approved by the Owner and Architect.

Walls

The exterior and interior walls of the new porch will be exterior-grade flat siding, paint-grade.

Porch Openings

Refer to Details 1 and 2 on Sheet 15 for porch opening casing design.

Skylights

The new porch will include two fixed glass and metal-framed 3' wide x 5' long (to be confirmed) skylights. Refer to the Floor and Roof Plans on Sheets 2 and 4 and the Interior Elevations on Sheets 13 and 14 to clarify configuration and locations. The pitch/slope of the skylight will match the room's roof pitch/slope. The skylight will be fabricated by VELUX or an equivalent manufacturer.

Gutters and Leaders

The new porch will feature painted aluminum gutters and leaders to match the existing house. The kitchen extension 'box' will not have gutters or leaders, but instead a scupper with a drainage pipe extending horizontally from the wall. Refer to Sheet 6, Elevation 2 for clarity.

Structural

The kitchen addition 'box' and new porch will be considerably heavier than the existing deck, so the space below will need to be engineered to accept the weight of the new rooms above. This will include steel pipe and brick columns. Refer to Sheet 3 for the Basement Plan.

Guardrails

The new porch will be installed with a guardrail of the tension wire (run horizontally) variety that includes a painted steel cap and base. The guardrail on the existing deck will be replaced with this same design. The design of the guardrail will be in accordance with the local building code.

WITTEN RESIDENCE SPECIFICATION, CONTINUED

Kitchen Cabinetry

All existing kitchen cabinetry will be replaced with entirely new cabinetry. This cabinetry will be a painted, solid wood, full-overlay product selected and approved by the Owner. Refer to the Interior Elevations on Sheets 8, 9, 10, and 11 for the cabinet's general design and layout.

Kitchen Countertops

All existing kitchen countertops will be replaced with new slabs of marble (or equivalent), to be sourced, hand-selected, and coordinated by the Owner. Refer to the Floor Plan on Sheet 2 and Interior Elevations on Sheets 8, 9, 10, and 11 for countertop layout and quantity.

Kitchen Appliances

Some existing appliances, such as the built-in refrigerator, wall ovens, beverage refrigerator, and dishwasher, will be kept in place or relocated/reused. The cooktop may be replaced. Two new kitchen sinks and a new microwave oven will be installed. Refer to the Floor Plan on Sheet 2 and Interior Elevations on Sheets 8, 9, 10, and 11 for appliance locations.

Kitchen Floor

The kitchen addition will be finished with the same type and layout of hardwood strips and finish as in the existing house.

Trim Work

The new kitchen, including the 'box,' and the porch, will include stock-available casing, baseboard, crown, decorative ceiling beams, and accent pieces, all paint grade, per the Architect's design.

Furniture

Not included in the scope of work; all furniture and interior design accessories shall be supplied independently by the Owner.

Building Permit, Inspections, and Site Protection

To be filed, paid for as part of the Contractor/Owner contract, coordinated, and managed by the Contractor.

Project Planning

The Wittens plan on living in their home during much of the construction period, so a 'habitability' plan will need to be considered to avoid as much disturbance as possible.















Location of Addition off the back of the home.

This area to remain

