

DeKalb County Historic Preservation Commission

Monday, May 18, 2026- 6:00 P.M.

Staff Report

Consent Agenda

B. 1446 Briarcliff Road, Mauny Tabar. Expand rear deck and fencing, install a rear driveway, replace windows, install skylights, install landscaping, and paint the exterior of a nonhistoric property.

1248101

Built in 1950 - Nonhistoric (18 054 01 015)

This property is not in an identified Character Area and is not in a National Register Historic District.

Summary

The applicant proposes the following work:

1. Expand rear deck. The existing covered porch on the rear of the house will be expanded towards the center of the house and the Northern property line. The materials of the expansion will match the existing porch and will expand the total size of the rear deck to 489 square feet.
2. Expand and install fencing. The existing fencing around the perimeter of the backyard of the property will be expanded and new fencing will be installed. 5ft tall, wood slat privacy fencing will be installed around the perimeter of the backyard, connecting the rear corners of the nonhistoric house. A wood gate will be installed in the center of the fencing along the Southern property line, across the existing driveway connecting to North Emory Place NE.
3. Install a rear parking pad. A parking pad will be installed in the backyard of the property, connecting to the existing driveway and connecting to the rear elevation of the house.
4. Replace windows on a nonhistoric house. The windows on the front façade of the house will be replaced in-kind with wood windows with exterior muntins, and the windows on the rear elevation will be replaced with vinyl windows with simulated divided lites. There will be no change to the location, size, or design of the windows.
5. Install skylights. Two, 22.5x46.5 fixed skylights will be installed on the roof of the nonhistoric house, facing towards Briarcliff Road.
6. Install landscaping. A total of five (5), 8ft, Layland Cypress trees will be installed in the front yard of the property, along Briarcliff Road.
7. Paint the exterior of an unpainted nonhistoric house. The unpainted brick exterior of the nonhistoric house will be painted white.

Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or the district. This application appears to meet the guidelines and the staff recommends approval.

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-of-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.

- 6.8 *Exterior Colors* (p60) Guideline - The initial painting or application of other surface treatment of and to masonry and stucco will be reviewed by the preservation commission. The specific color of the paint, however, will not be reviewed. Appropriate paint colors are usually related to the style and type of the property in question.
- 8.2 *Trees* (p78) Recommendation - The mature hardwood forest within the Druid Hills Local Historic District should be perpetuated through a district-wide replanting program. Trees should be replaced when mature trees are lost to age or damage or are removed for safety reasons. Replacement trees should be of identical or similar varieties to the original trees. A diversity of tree types is recommended to perpetuate the existing character of most tree groupings. Replacement trees of adequate size (1.5" caliper minimum) are recommended. Existing ordinances that provide for the protection and replacement of the district's tree resources should be applied to development activities within Druid Hills.
- 9.3 *Vegetation* (p83) Recommendation – The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.
- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use. In the review of the installation of fencing, the front yard shall be defined as the portion of land between the front entrance of the main structure on the property and the Right of Way of which the property is addressed.
- 9.4 *Enclosures and Walls* (p90) Guideline – The plantings of shrubbery to create a hedge is considered fencing and will require review by the preservation commission.
- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.
- 9.5 *Parking* (p90) Guideline - Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.
- 9.5 *Parking* (p90) Recommendation - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.
- 9.5 *Parking* (p90) Recommendation - In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.

11.0 *Nonhistoric Properties* (p94) 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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 4/16/26

Subject Property Address: 1446 BriarCliff Rd NE Atlanta GA

Property Parcel ID No: 18 054 01 015

Date(s) of Construction on all structures on the property: 1950
(This information can be found in the DeKalb County property accessory and tax records database.)

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 type="checkbox"/> | Landscaping | <input checked="" type="checkbox"/> | Other Environmental Changes | <input type="checkbox"/> |
| Addition | <input type="checkbox"/> | Fence/wall | <input checked="" type="checkbox"/> | Other | <input checked="" type="checkbox"/> |
| Moving a building | <input type="checkbox"/> | Sign Installation | <input type="checkbox"/> | | |

Description of Work:

Expand Back Deck, Add Rear Driveway, Exterior Paint, Window Replacement in kind, Expand Backyard Fer

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.

***PLEASE REVIEW THE FILING GUIDELINES BEGINNING ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION.**

Owner Agent M-Tabar 4/16/26
Applicant/Owner Signature Date

To Be Completed by Staff: Date Received: _____

**CERTIFICATE OF APPROPRIATENESS APPLICATION FEE:
CURRENTLY NO FEE**

**DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**



Department of Planning & Sustainability
Residential Building Permit
PERMIT # 3179772

To schedule an inspection call: (404)371-3010

Project

Permit Type: D-STRUCT

Project: 1446 Briarcliff LLC - Interior Alterations Only

Work Type: ALTERATION TO EXISTING STRUCTURE

Inspection Zone: 2

Phone Number of Record: (404)964-5922

Primary Contact: JANICE M WHITE*

Construction Type: VB

Occupancy Type: D-SFD

Property

Address: 1446 BRIARCLIFF RD, ATLANTA, GA 30306-

Parcel ID: 18 054 01 015

Zoning: R-75

Lot #: -

Land Use: TN

Septic: -

District: CD02 SD06

Setbacks:

Front: 0.0 Feet

Rear: 0.0 Feet

Left: 0.0 Feet

Right: 0.0 Feet

Contacts

Owner:

Briarcliff1446 LLC
 4500 Chattahoochee Way
 Marietta

Applicant:

JANICE M WHITE*
 1854 Virginia Avenue #2

Contractor:

William Giarratano

Contractor's Business License: RBI003604

Trade License: CI OF DUNWOODY #7807

Scope of Work

# Stories	1.0	Lot Size (SF)	14441.00
# Rooms	7	Heated Area (SF)	0
# Baths	2.0	Basement (SF)	0
# Kitchens	1	Garage (SF)	0
Exterior Finish	Brick	Outdoor Living Space (SF)	0
Roof Finish	Shingl	Total Area (SF)	0
		Building Valuation:	\$60,000.00

Description of Work

3-23-26 Pursuant to the change of scope from D-ADD (addition) to D-ALT (alteration) by forgoing the proposed rear porch expansion at 263.0417 SF, new front porch at 20.89 SF, and rear parking (pad per the site plan dated 1-21-26), the 2nd Historic and 2nd Zoning Reviews are conditionally approved on the building application for interior alterations only to the existing one-story house at 1,701 SF per the Historic (Chapter 13.5) and Zoning (Chapter 27) Ordinances under AP #3179772 at 1446 Briarcliff Road in the R-75 Zoning and Druid Hills Historic Districts. No exterior changes or modifications are allowed as well, since this would prompt the requirement for a COA (certificate of appropriateness) from the Historic Preservation Commission. Interior Alteration of Walls.....Existing Main Floor 1,570 SqFt to Remain the same...There will be NO Porch Expansion
 Interior alterations only

****2/23/26 JTCOLLINS DO NOT ISSUE****

Other Permits Required

HVAC, ELECTRICAL, PLUMBING

Inspections Required

A-ARBORIST, A-ASBUILT, S-FINAL, S-FRAMING, S-INSULATE, W-WTRQUA

Holds

Processing

Total Fees: \$0.00

Issue Date: 03/23/2026

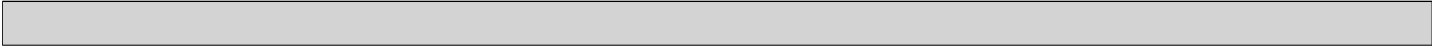


**Department of Planning & Sustainability
Residential Building Permit**

PERMIT # 3179772

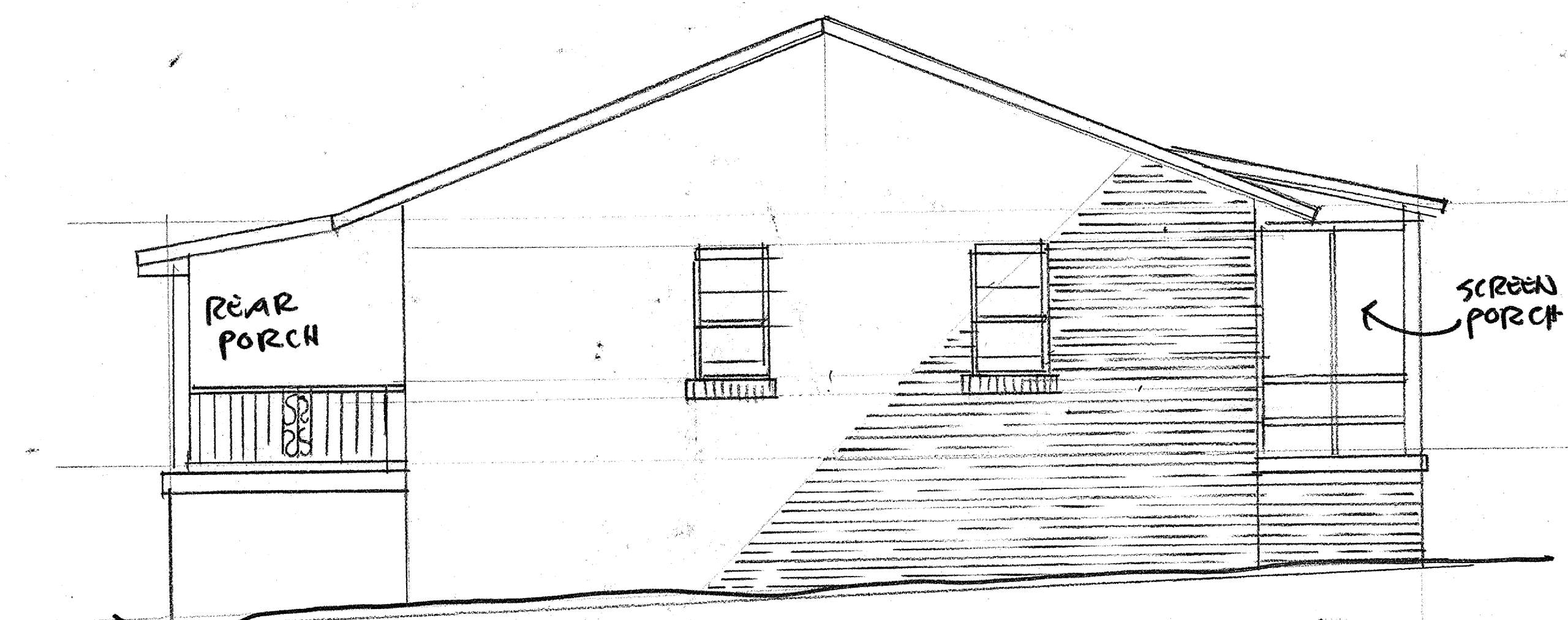
Processed By: WEB

Issued By: RASATTER



1446 BRIARCLIFF

EXISTING ELEVATION

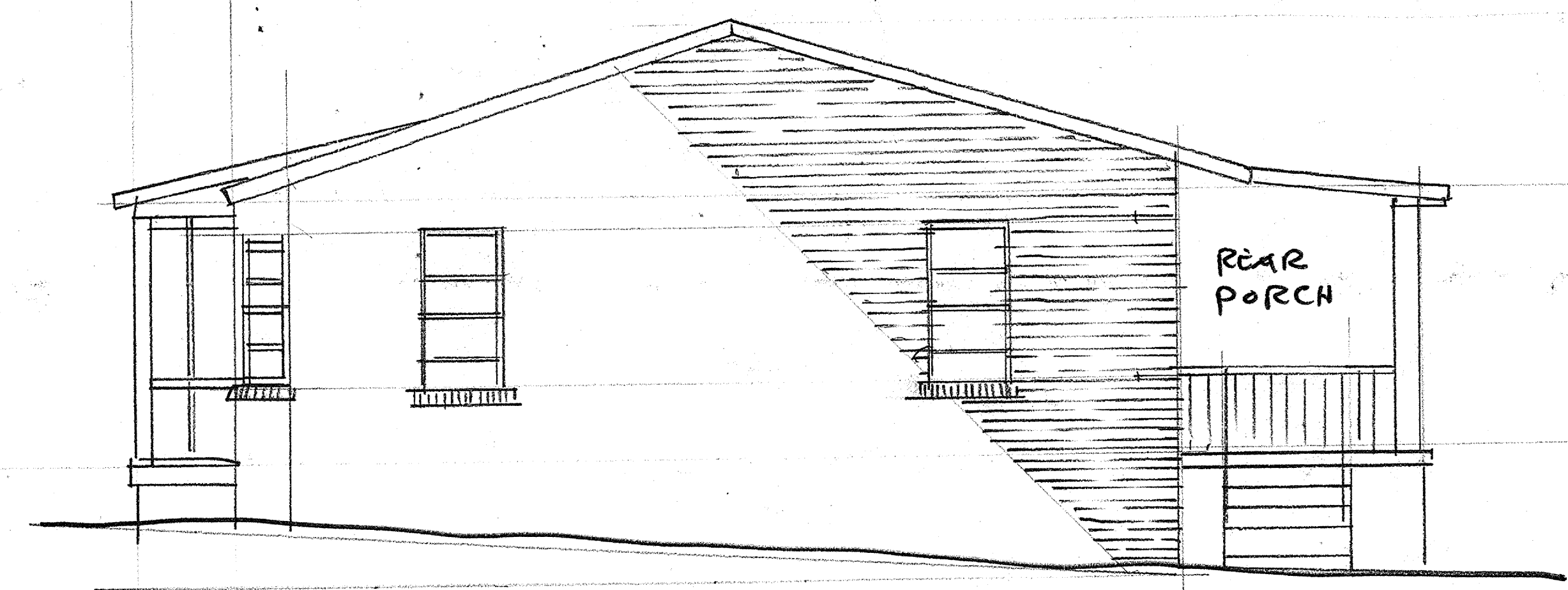


LEFT SIDE

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



REAR



RIGHT SIDE

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

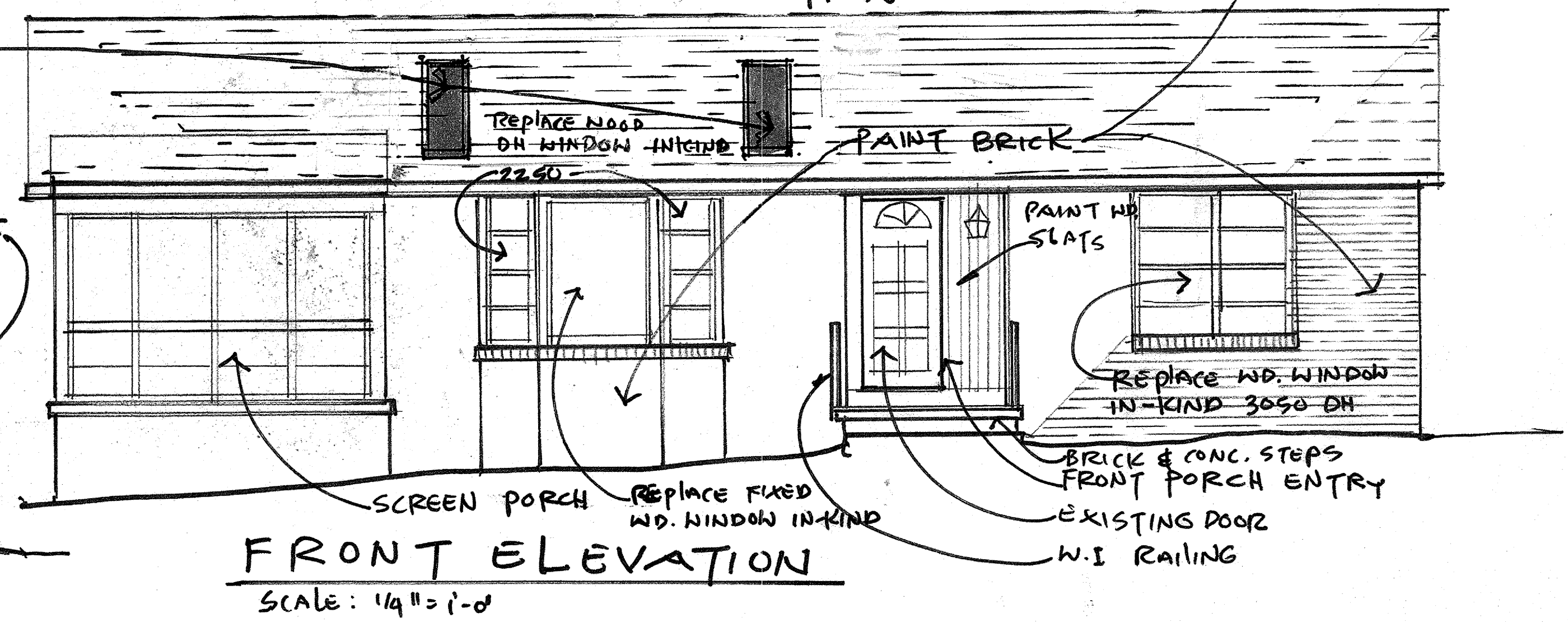
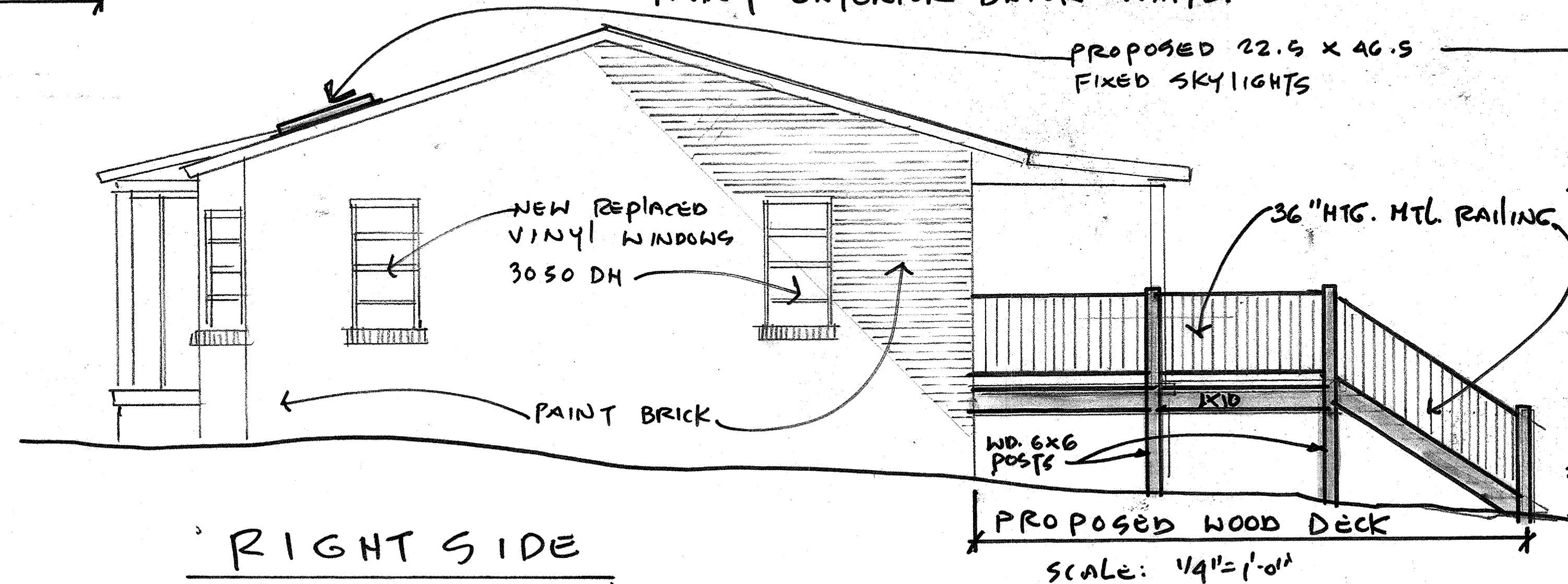
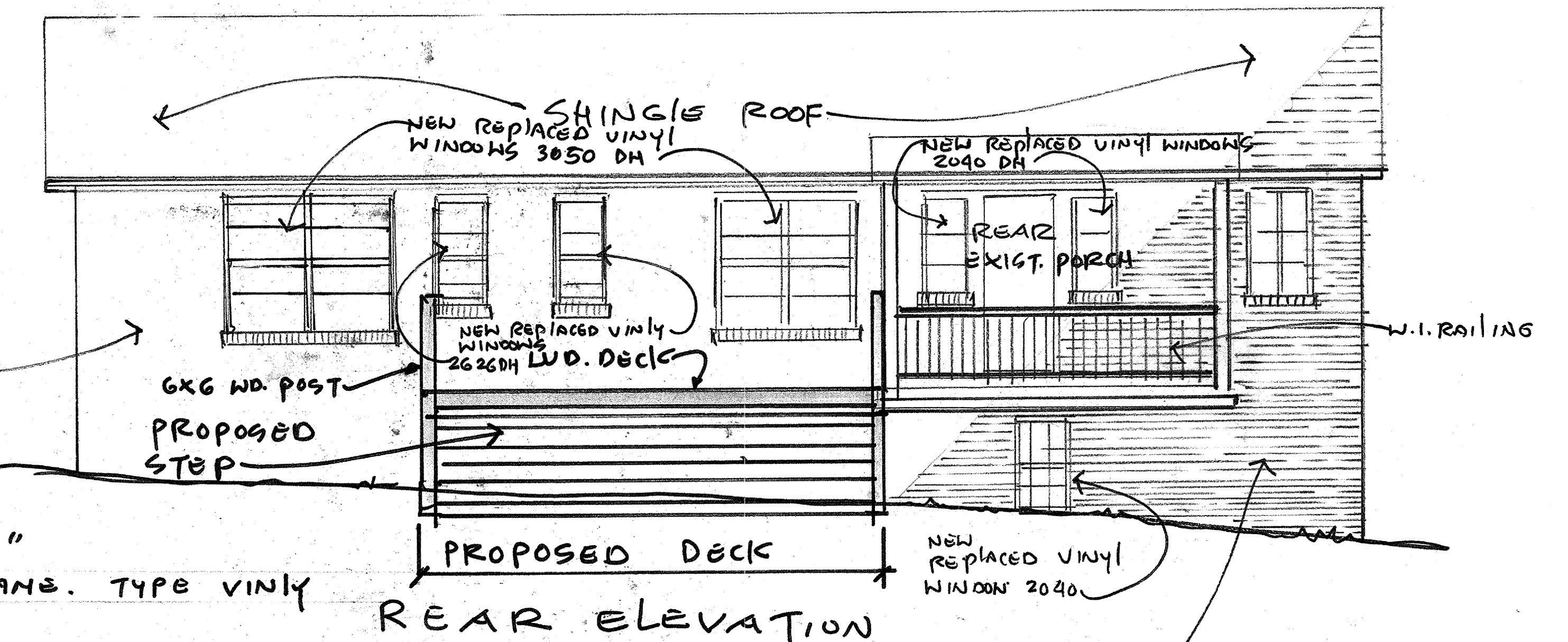
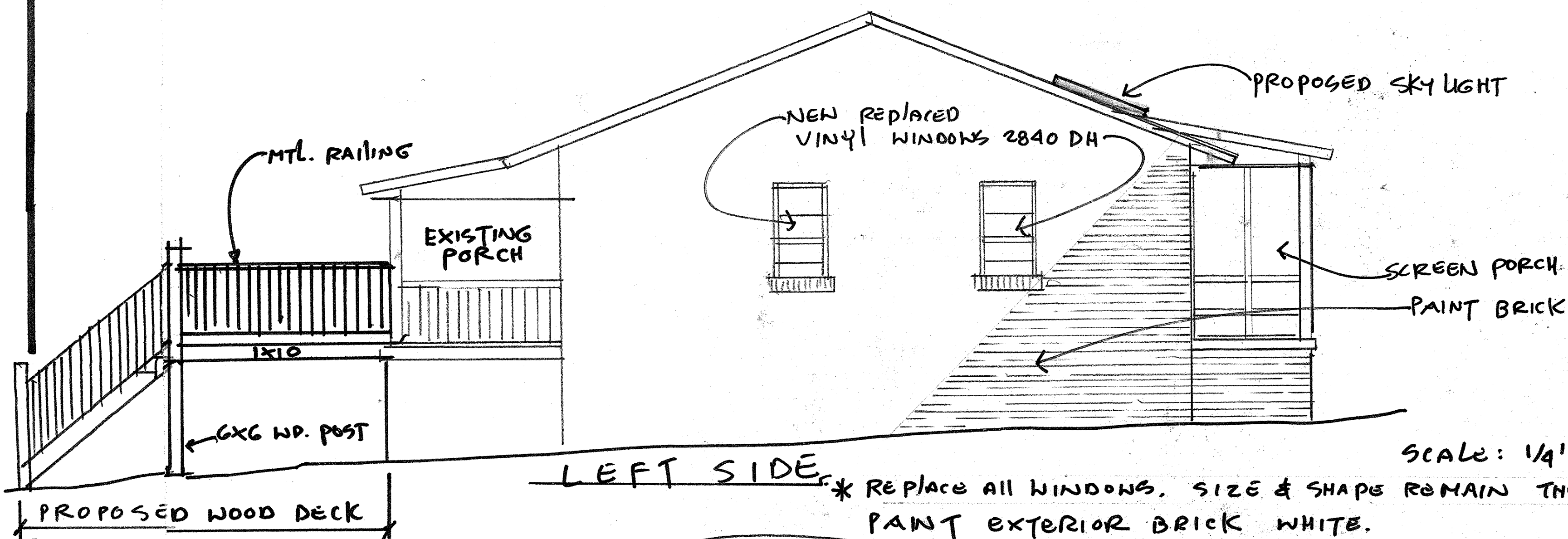
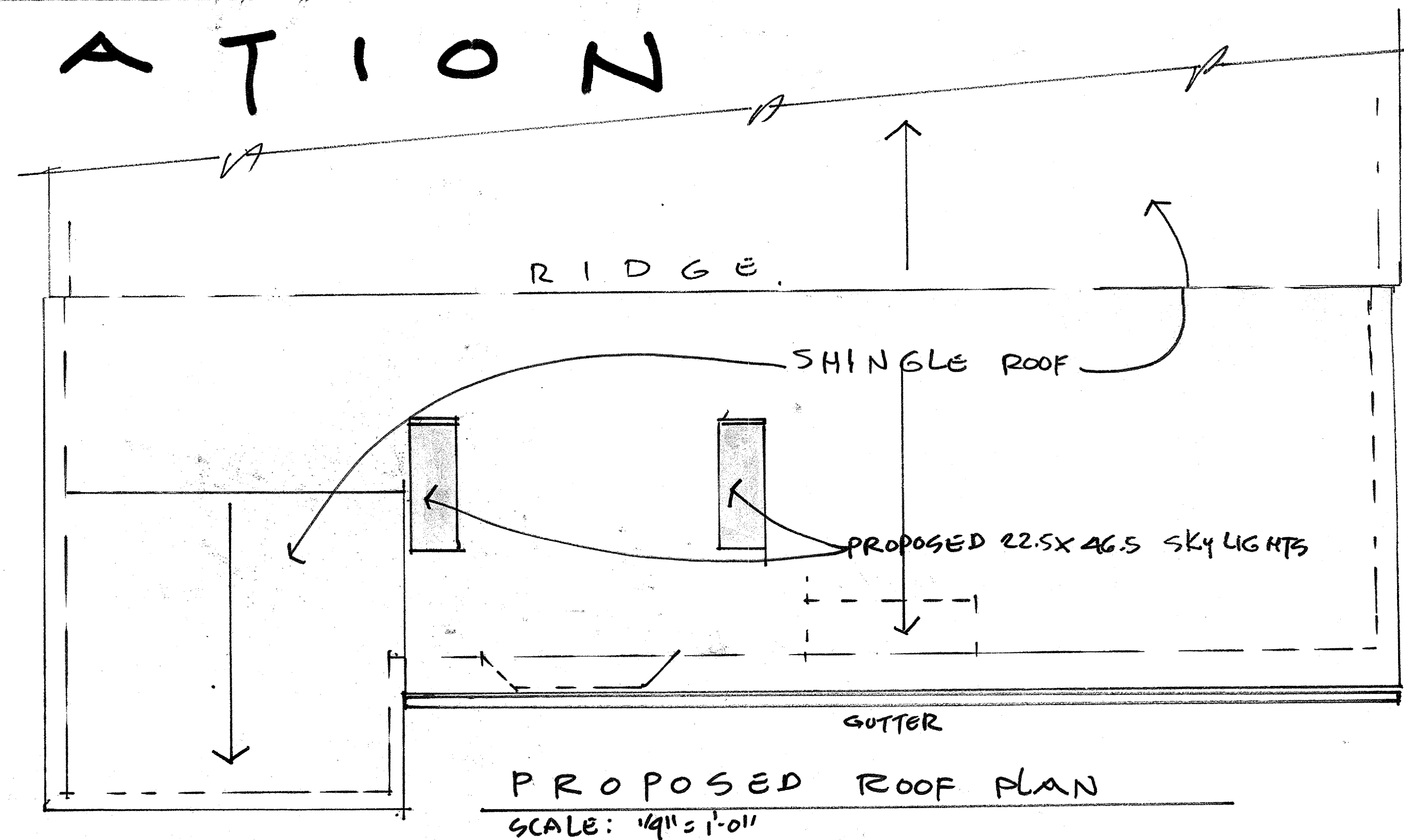


FRONT

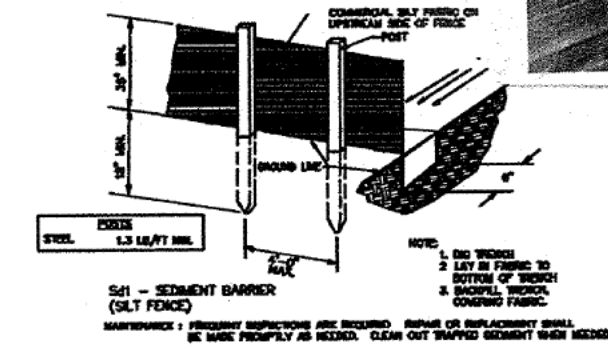
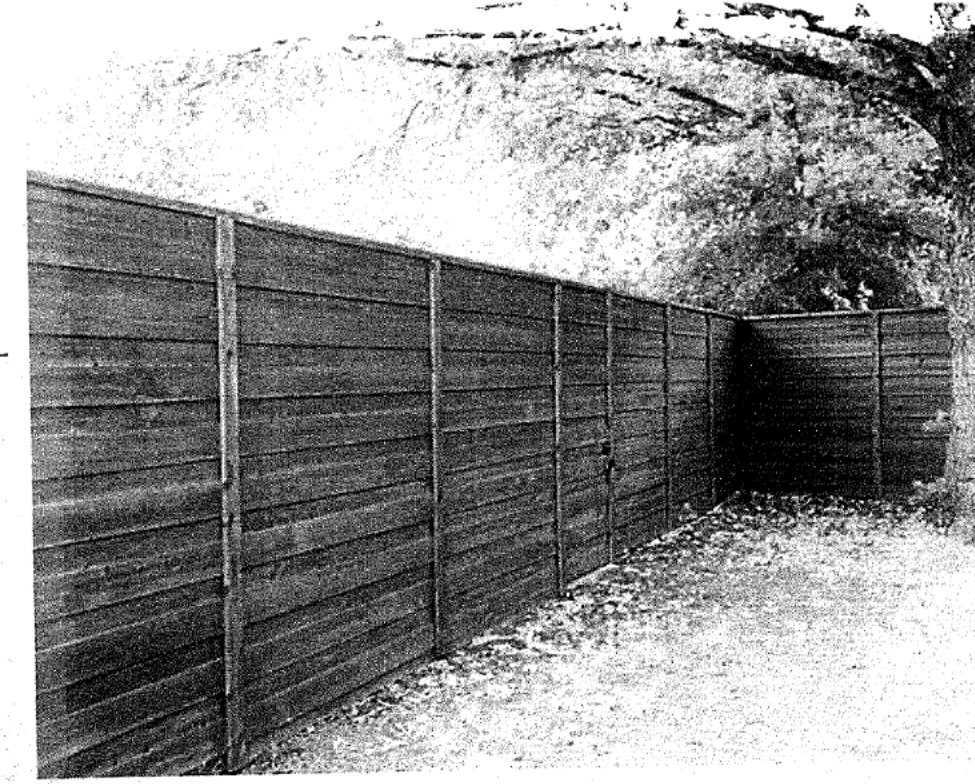
1446 BRIARCLIFF

PROPOSED ELEVATION

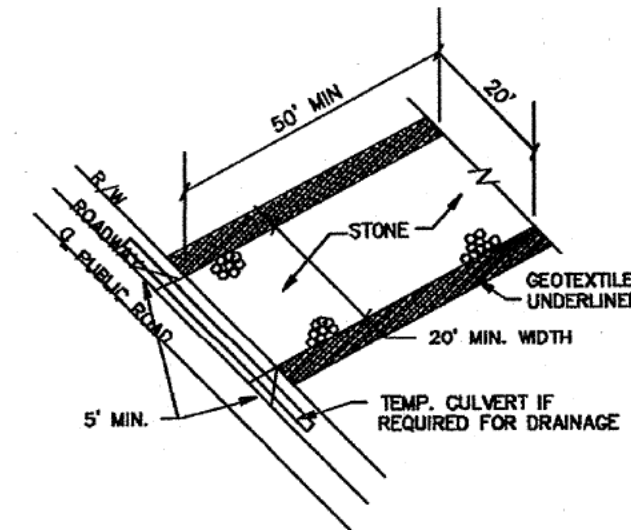
SUN-TEK
 22-1/2 in. x 46-1/2 in Fixed Self-
 Flashing Skylight with
 Tempered Low-E3 Glass
 ★★★★★ (127) Questions & Answers (55/5)



* REPLACE ALL WINDOWS. SIZE & SHAPE REMAIN THE SAME. TYPE VINYL
 PAINT EXTERIOR BRICK WHITE.

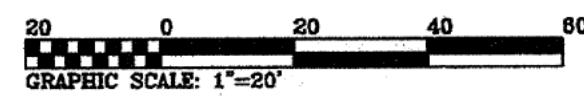


SEDIMENT BARRIER-SILT FENCE (TYPE C)
NOT TO SCALE



- NOTES
1. STONE SIZE ASTM D448 SIZE NO. 1, (1.5"-3.5" DIA.)
 2. PAD THICKNESS 6" MIN.
 3. MIN. SIZE 20"x20" MIN.
 4. IF NECESSARY, INCLUDE WASHING
 5. MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE.
 6. MAINTAIN IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS

CONSTRUCTION EXIT
NOT TO SCALE



EROSION CONTROL: 706-552-4474

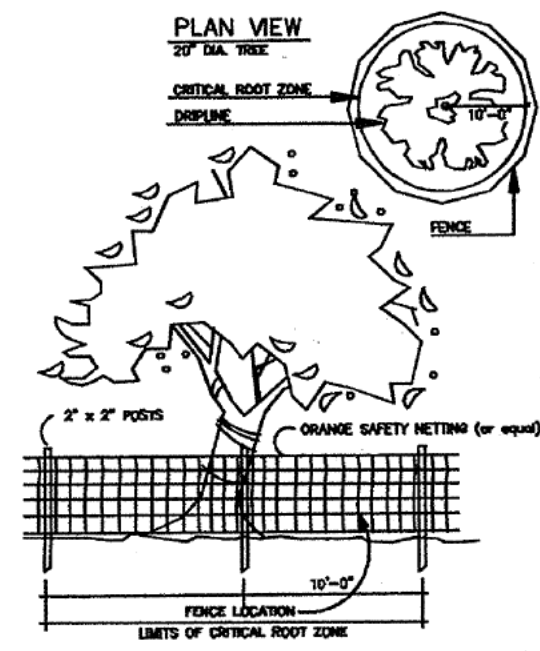
LOT COVERAGE CALCULATIONS

LOT SQUARE FOOTAGE	14,441 SQFT
BUILDING COVERAGE	1,570 SQ. FT.
DRIVEWAY	990 SQ. FT.
PORCHES	489 SQFT
SIDEWALK	411 SQFT
IMPERV COVERAGE	3,460/24%

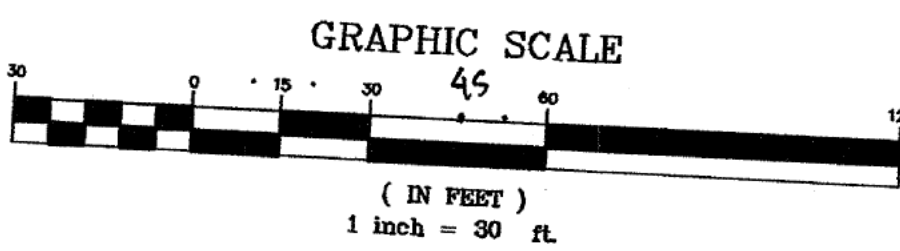
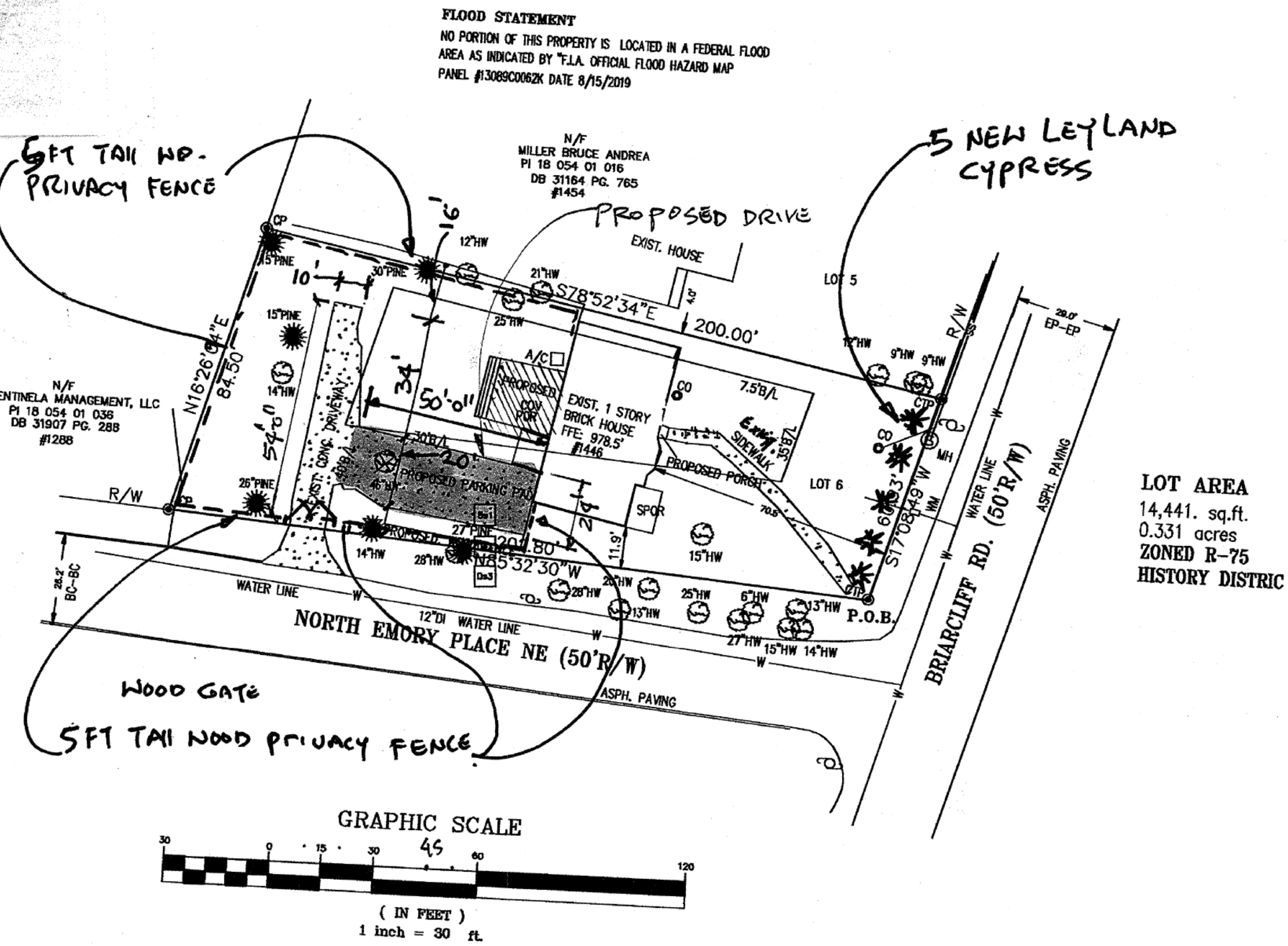
- LEGEND
- P.O.B. POINT OF BEGINNING
 - P.O.R. POINT OF REFERENCE
 - O.D.P. OVERHEAD POWER LINE
 - P.P. POWER POLE
 - L.L. LAND LOT LINE
 - L.P.F. 1/2" IRON PIN FOUND
 - L.P.S. 1/2" IRON PIN SET
 - O.T.F. OPEN TOP FOUND
 - T.L.P. TRAFFIC LIGHT POLE
 - C.L. CENTER LINE
 - LOT NUMBER
 - W.M. WATER METER
 - E. CITY WIRE
 - E.B. ELECTRIC BOX
 - T/B TELEPHONE BOX
 - C/B CABLE BOX
 - G.M. GAS METER
 - C.T.F. CRIMP TOP FOUND
 - T.T.P. TRAFFIC LIGHT POLE
 - A.F. ANGLE IRON FOUND
 - C.P. COMPUTER POINT

NOTE:
NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF PROJECT SITE.

NOTE:
NO MASS GRADING OR EXCAVATION WILL PERFORMED DURING CONSTRUCTION PROCESS.



ACTIVE TREE PROTECTION
NOT TO SCALE



FLOOD STATEMENT
NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS INDICATED BY T.L.A. OFFICIAL FLOOD HAZARD MAP PANEL #30860002K DATE 8/15/2019

- EROSION CONTROL
- 1) Separate permit is required for sidewalk and/or driveway construction in the public right-of-way contact Technical Services at 404 330-6849.
 - 2) Disturbed areas left idle shall be stabilized with temporary vegetation after 14 days; after 30 days permanent vegetation shall be established.
 - 3) SILT FENCE shall meet the requirements of Section 171-temporary silt fence, of the Georgia Standard Specifications, 1993 Edition and the be wire reinforced.
 - 4) Maintenance Statement: Erosion Control measures will be inspected at least weekly, after each rain and repaired by the general contractor.
 - 5) STATEMENT- Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
 - 6) No graded slope shall exceed 2:1.
 - 7) The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land-disturbing activities.
- 8) Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.

EROSION CONTROL LEGEND

(S1) SEDIMENT BARRIER	(S2) SILT FENCE
(S3) SILT FENCE WITH WIRE REINFORCEMENT	(S4) SILT FENCE WITH WIRE REINFORCEMENT AND STABILIZATION
(S5) SILT FENCE WITH WIRE REINFORCEMENT AND STABILIZATION AND PERMANENT VEGETATION	(S6) SILT FENCE WITH WIRE REINFORCEMENT AND STABILIZATION AND PERMANENT VEGETATION AND STABILIZATION

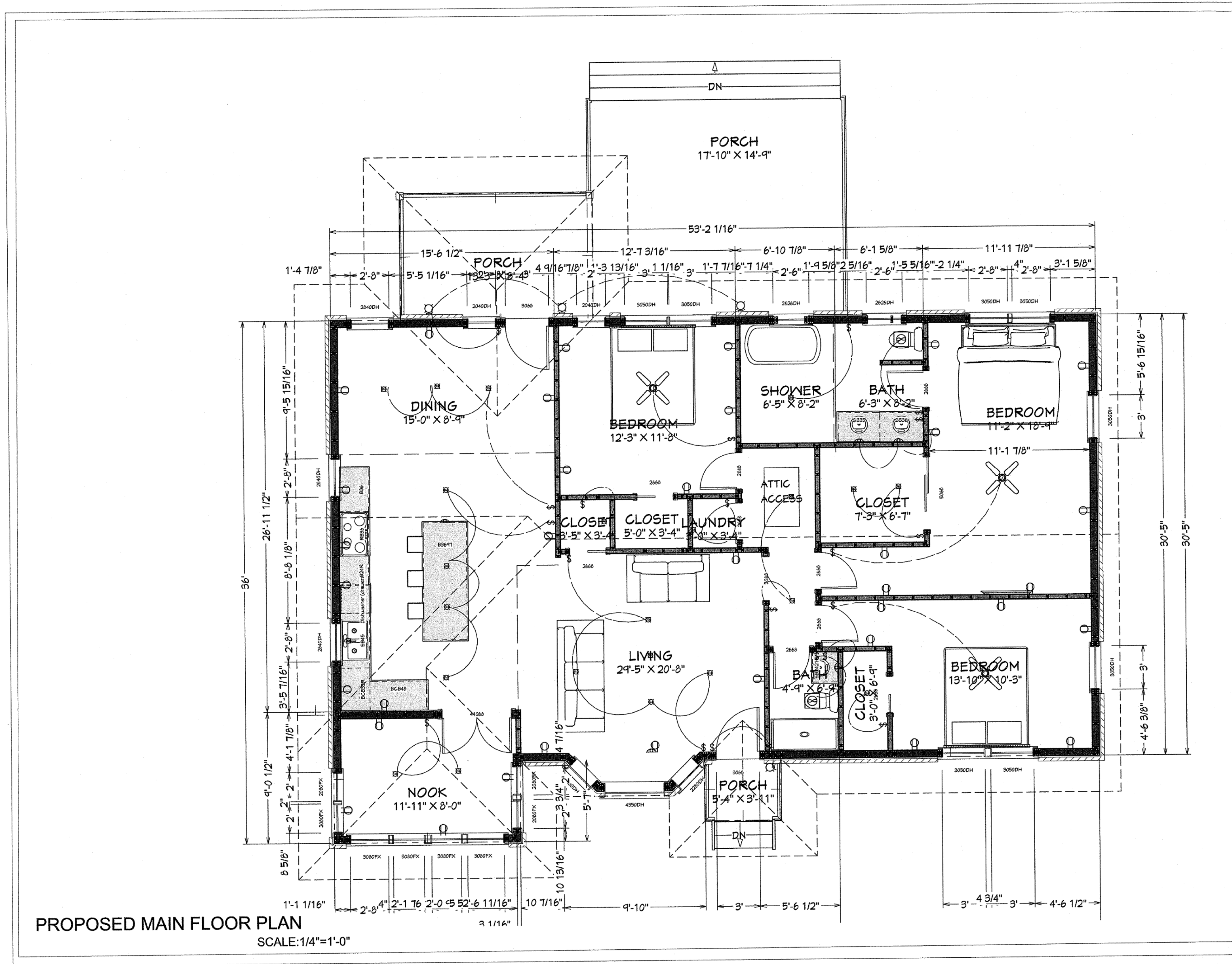
REVISIONS

SEAL:

SITE DATA

24 HOUR CONTACT/DEVELOPER

PROJECT ADDRESS



PROPOSED MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

EXISTING BASEMENT TO REMAIN

REVISIONS	
NO.	DATE:

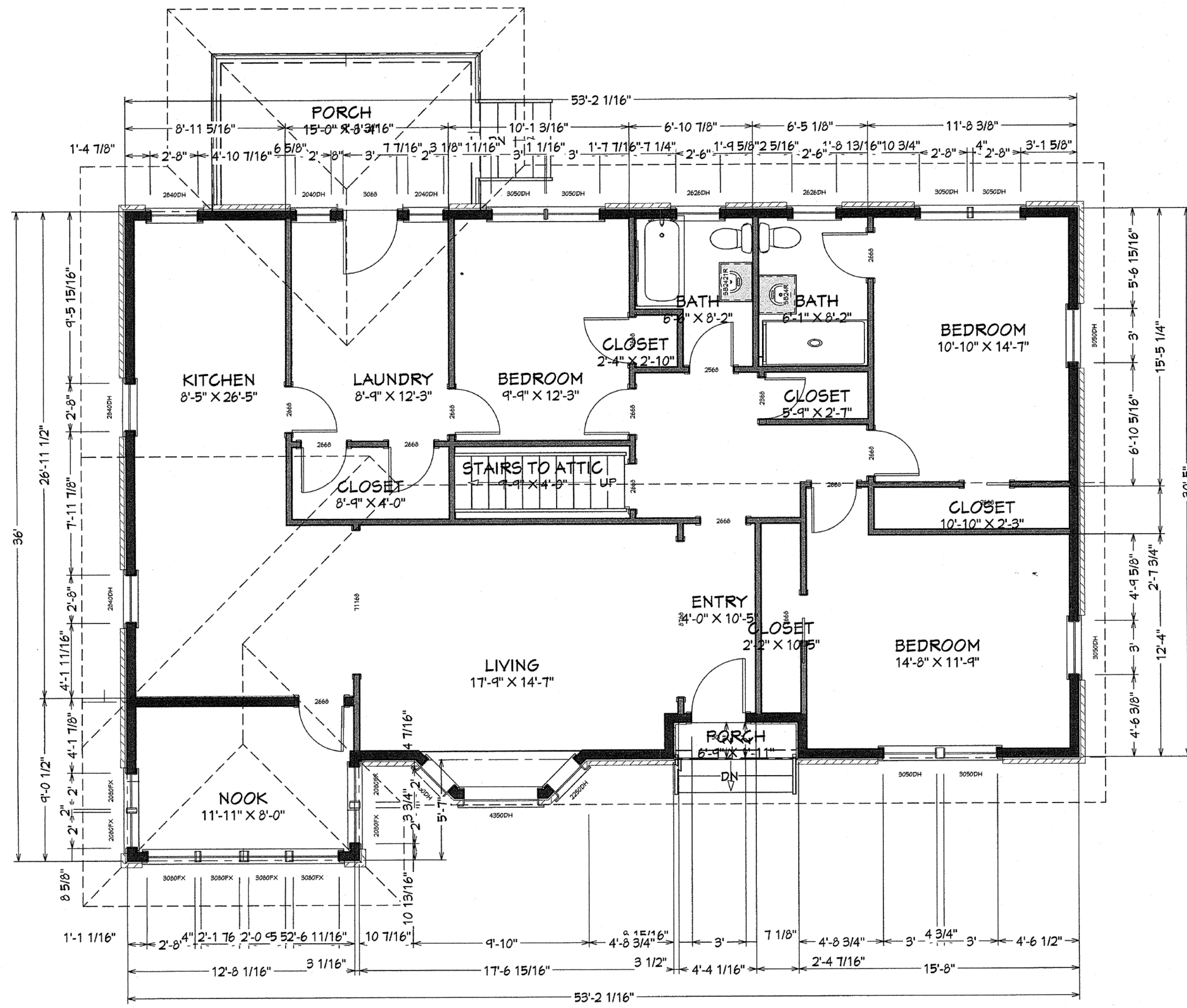
DATE: 08/19/25
DRAWN BY: ALW
CHECKED BY: SW
TITLE:

DESIGNED FOR:
RELEASED FOR CONSTRUCTION

PROJECT DESCRIPTION & LOCATION
1446 BRIARCLIFF ROAD
ATLANTA, GA

DESCRIPTION

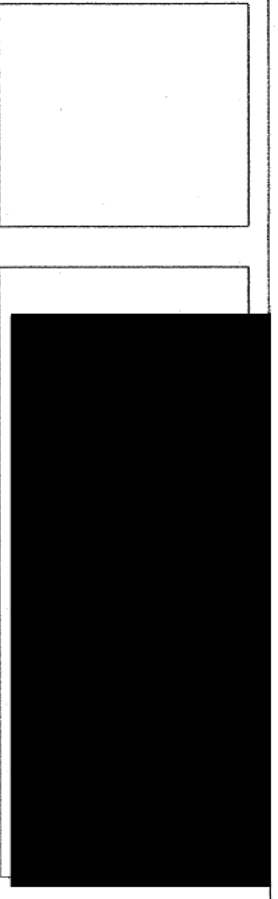
SHEET NUMBER
3



EXISTING MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	
NO.	DATE

DATE: 08/19/25
DRAWN BY: ALW
CHECKED BY: SW
TITLE:



DESIGNED FOR:
RELEASED FOR CONSTRUCTION

PROJECT DESCRIPTION & LOCATION
1448 BRIARCLIFF ROAD
ATLANTA, GA

DESCRIPTION

SHEET NUMBER
2

SURVEYORS NOTES:

1. 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. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. 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 RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
6. ALL REBARS SET ARA 1/2" REBARS UNLESS OTHERWISE NOTED.
7. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

LEGEND

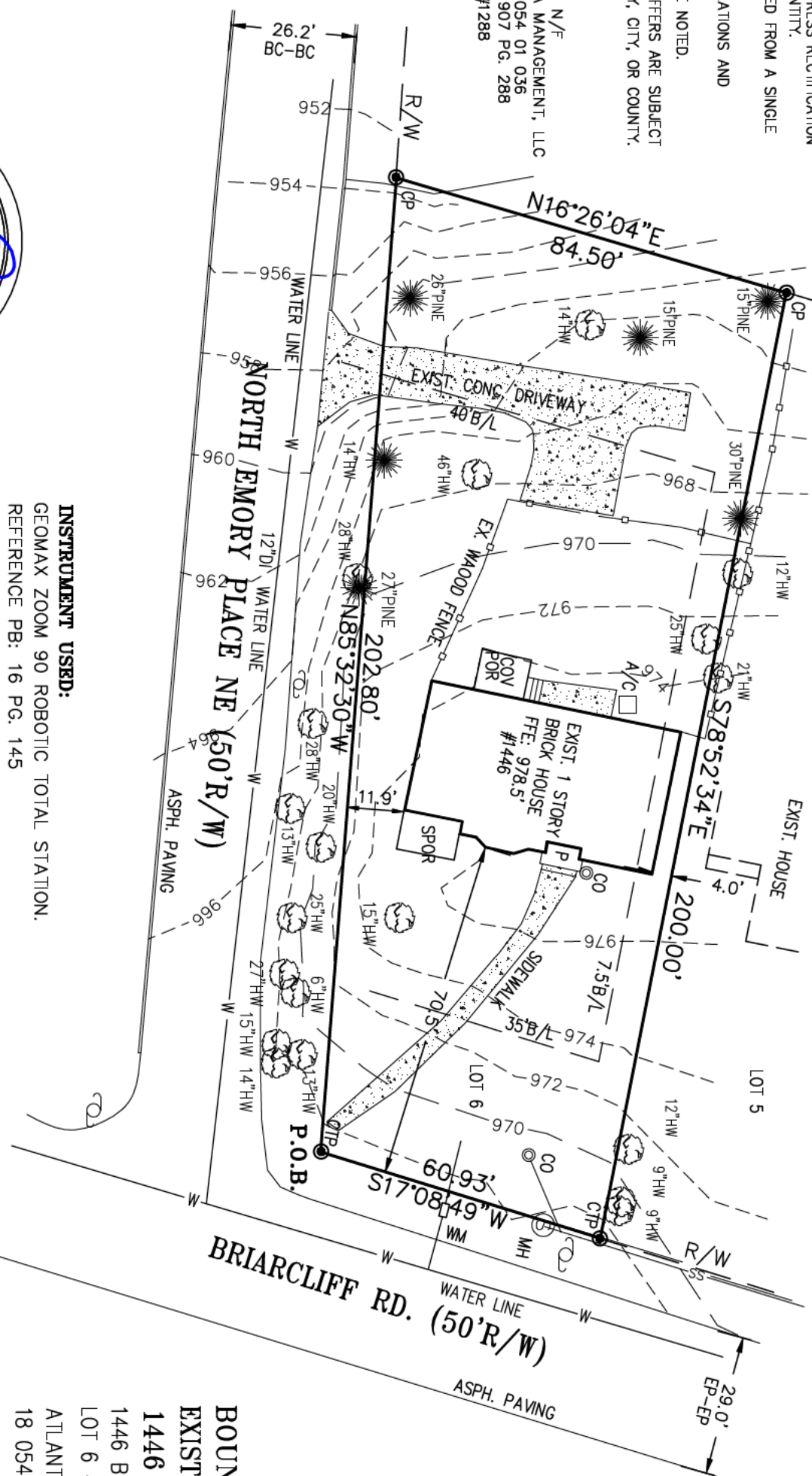
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.H.P. OVERHEAD POWER LINE
- P.P. POWER POLE
- L.L.L. LAND LOT LINE
- I.P.F. 1/2" IRON PIN FOUND
- I.P.S. 1/2" IRON PIN SET
- O.T.F. OPEN TOP FOUND
- T.L.P. TRAFFIC LIGHT POLE
- C.L. CENTER LINE
- ⊗ LOT NUMBER
- W.M WATER METER
- ← GUY WIRE
- E/B ELECTRIC BOX
- T/B TELEPHONE BOX
- C/B CABLE BOX
- G.M GAS METER
- C.T.F CRIMP TOP FOUND
- T.I.P TRAFFIC LIGHT POLE
- A.I.F ANGLE IRON FOUND
- CP COMPUTER POINT

N/F
CENTINELA MANAGEMENT, LLC
Pl 18 054 01 036
DB 31907 PG. 288
#1288

FLOOD STATEMENT
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.L.A. OFFICIAL FLOOD HAZARD MAP PANEL #13089C0062K DATE 8/15/2019

N/F
MILLER BRUCE ANDREA
Pl 18 054 01 016
DB 31164 PG. 765
#1454

NOTE:
THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF 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



LOT AREA
14,441. sq.ft.
0.331 acres
ZONED R-75
HISTORY DISTRICT

INSTRUMENT USED:
GEOMAX ZOOM 90 ROBOTIC TOTAL STATION.
REFERENCE PB: 16 PG. 145

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'06" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 183,383 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:



GRAPHIC SCALE

HURD PRINCE & ASSOCIATES, INC.
Consulting Planners & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-782-7737 CELL (404) 372-7304

BOUNDARY SURVEY OF EXISTING CONDITION FOR: 1446 BRIARCLIFF, LLC
1446 BRIARCLIFF RD.
LOT 6 KUNIANSKY PROPERTY SUBD.
ATLANTA GA. 30306
18 054 01 015
LL 54 18TH DISTRICT
DEKALB COUNTY GEORGIA
DATE : SURVEY PLAT DECEMBER 8, 2025

Vinyl Windows on Property Directly across the Street: 1437 Briarcliff Rd NE



Vinyl Windows on Property Directly across the Street: 1454 Briarcliff Rd NE



View of property from Briarcliff:



No visibility to side of the property



View of property from Briarcliff / N Emory: No visibility to side of the property



View from Emory Pl: No visibility to side of property



View from Emory Pl



Backyard: Existing 6 ft fence



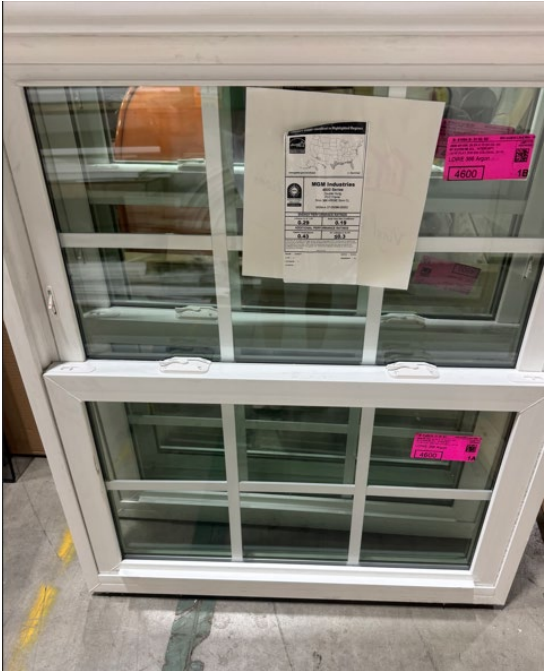
Property is located on a hill. View from standing in middle of existing driveway



Wood Window: <https://www.precisionmillworks.com/portfolio-items/double-hung-windows-rot-proof-enviroguard/>



Vinyl Window: <https://www.mgmindustries.com/products/4600>



Window Sizes

WINDOW SPECIFICATION SHEET VINYL WINDOW SOLUTIONS

INV # _____

CUSTOMER NAME Mary Taylor ADDRESS 1446 CITY BRIDGECREST RD NE ST DR ZIP 4-14-26 HOME PHONE _____ WORK PHONE _____

SALES REP _____ NAME _____ DATE _____ PHONE _____ PAGE _____ OF _____

NO	LOCATION	QTY	MEASUREMENTS		PRODUCT STYLE	WDW COLOR			GRIDS		LOW E ² & ARGON	LOW E ² & ARGON	GLASS		SCREEN		WRAP COLOR	COMMENTS
			WIDTH	HEIGHT		WH	TIN	IC	FLAT	CONT			TEMP	OBSCURE	HALF	FULL		
1		1	17 1/2	36 3/4	AW	X			X				X				W 1/2	Vinyl
2		1	17 1/4	36 5/8	AW	X			X				X				W 1/2	Vinyl
3		1	35 1/2	36 1/2	DH	X			X								W 1/2	Vinyl with 13/16 flat grids
4		1	43 3/4	45 1/2	DH	X			X									Vinyl with 13/16 flat grids
5		2	31 3/4	53 1/4	DH	X			X									Vinyl with 13/16 flat grids
6		2	31 3/4	53 1/4	DH	X												wood window exact match as current
7		1	65 3/4	53 1/4	AW	X												wood window exact match as current
8		3	31 3/4	53 1/4	DH	X												wood window exact match as current
9		3	31 3/4	53 1/4	DH	X												Vinyl with 13/16 flat grids
10		2	27 3/4	32 1/2	DH	X							X					Vinyl with 13/16 flat grids

Notes:

SECOND LEVEL

FRONT

BASEMENT

FRONT

EXISTING WINDOWS

WOOD

ALUMINUM

STEEL

VINYL

STRUCTURE

ONE STORY

TWO STORY

THREE STORY

MULTI LEVEL

REMOVE/REPLACE BLINDS

CUSTOMER

VINYL WINDOW SOLUTIONS

REMOVE STORM WINDOWS

CUSTOMER

VINYL WINDOW SOLUTIONS

OTHER

REMOVE AC/UNIT

REMOVE BURGLAR BARS

40 FOOT LADDER REQUIRED

12. Windows Questions

a. Consistent with original as well as the area of influence;

MT: Yes

b. Size and proportion similar to original;

MT: Yes

c. Pane orientation and size similar to original;

MT: Yes

d. Type (e.g., double hung, casement);

MT: Double Hung and Picture windows

e. Fenestration on walls visible from right-of-way;

MT: ONLY the front windows. None on side / back

f. Simulated divided light(SDL) or true divided light(TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;

MT: The front wood windows, matching originals / permanently affixed on exterior. The side / back windows; between the glass. All SDL.

g. Material of window and any cladding;

MT: Wood windows in front no cladding. Vinyl Windows in back; 3 picture windows in back will have aluminum cladding. Rest of them don't have cladding.

h. Width of muntins compared to original(show dimensions on drawings);

MT: same as original 7/8th

i. Shutters or canopies MT: None

j. Dimensions of windows and doors.

MT: Provided above.

Wood Fence:



Skylight: <https://www.homedepot.com/p/SUN-TEK-22-1-2-in-x-46-1-2-in-Fixed-Self-Flashing-Skylight-with-Tempered-Low-E3-Glass-FGC-2549-E-C-B/312185030>

22-1/2 in. x 46-1/2 in. Fixed Self-Flashing Skylight with Tempered Low-E3 Glass
by SUN-TEK

 Images (5)  Shop This Look (2)  Customer Images (18)



Approximate Location of Skylight. Property is located on a hill. With the new 8 ft trees that will be planted in the front, property won't be visible from ROW.

