

**856 Rosedale Avenue  
Atlanta, GA 30312**

## OUR STORY



### Overall Goals

- To upgrade and modernize each house – in terms of layout, features and amenities
- Transform the entire block in a way that supports a well maintained community

### Address common design issues with all 4 similar, adjoining houses on Rosedale

- Grade and install yard drains for all four properties in order to minimize water problems that are often caused by water runoff from adjoining land.
- Level the rear of the properties in order to create complimentary walkways and driveways
- Establish common porch, deck and rail designs in order to establish a community feel to street.
- Install rear parking, patios and walkways to minimize on-street congestion and improve street-scape look.
- Install stairs linking main floor to basement.



### Modernize and expand kitchen



- Remove wall between kitchen and living room to create a “great room.”
  - Move kitchen door from side to back linking it to deck – thereby extending the house.
  - Install new 42” long (vs. the standard 30”) cabinets in kitchen to maximize storage capacity.
  - Install recessed, over-the-sink and under-the-counter lighting.
  - Move side window to allow even more light into kitchen
- Install warm colored tile to compliment wood floors and allows for durability, ease of maintenance.

### Modernize and add new bathrooms

- Install new lights and cabinets to bright room and create more space
- Install tile in a way that enhances room appeal and durability
- Create storage space for a whole assortment of bathroom items such as linens, cleaning supplies and appliances.



### Maximize storage space

- Addressed ubiquitous need for storage by utilizing available space throughout house.
- Attic stairs installed to allow for storage and to allow for placement of HVAC system in order to free-up basement space.
- Closet created in main floor hallway to serve as either a pantry, utility closet or both.
- Coat closet built in living room for convenient placement of coats or tall items.
- Closet place under basement stairs. And two other basement hall closets created to hold a variety of different items.
- Large bedroom closets located in downstairs bedrooms.
- Large basement utility room created as a centralized place for appliances such as the water heater and washer & dryer – and allows for great bulk storage space.

### Make house safe, convenient and energy efficient



- Installed all new electric system throughout house – all by certified electricians.
- Installed all new plumbing lines throughout house – including from the house to the City waterline connection near the street. This means the water pressure will be strong and the water will be safe to drink.
- Installed all new insulation throughout house – including the attic, walls and basement. This feature will benefit will help keep energy bills low throughout the year.
- Install all new energy efficient double-hung, double pane windows throughout house.
- Install sewer pump service in back of house under uniquely designed cabinet. This allows for easy maintenance.

### Cable, phone and Security READY

- Install cable, telephone, network and security system wiring throughout house to allow for easy installation of all primary utility/entertainment systems.
- Wires run to centralized area where they can be easily maintained.

### Minimize potential water problems



- Front and back yards re-graded to channel water into drains and between houses.
  - Yard drains installed in front yard to capture water before reaching house.
  - All water from gutters flows into drains and channeled to backyard away from front off house.
  - New gutter and leaf guard systems installed along roof line .
  - Internal french-drain systems installed along vulnerable inner walls of basement area – channeling water to rear of house.
- Each item designed to prevent water from reaching house.



### Create charming look and feel

- Restored original wood floors.
- Installed crown molding in all primary main floor areas.
- Restored original solid-core wood doors in main floor rooms.
- Install complimentary ceiling fan in living room.
- Walls painted very popular color of Navajo-white.



Features and benefits: 856 Rosedale

**BEFORE**



**AFTER**

