



## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer  
Michael Thurmond

Interim Director  
Cedric Hudson

### Application for Certificate of Appropriateness

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

Address of Subject Property: 1035 Oxford Rd

Applicant: Ben Darmer / Parkwood Living, LLC E-Mail: bdarmer@bellsouth.net / info@parkwoodliving.com

Applicant Mailing Address: 1877 Ardmore Rd Atlanta, GA 30309 /  
951 Edgewood Ave Atlanta, GA 30307

Applicant Phone: 404-695-0690 / 404-438-6120

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

\*\*\*\*\*

Owner(s): Christopher J White, Trustee Kevin Gerard white Trust Email: cjwhitedds@gmail.com

Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_

Owner(s) Mailing Address: 1035 Oxford Road, Atlanta GA 30306

Owner(s) Telephone Number: \_\_\_\_\_

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

- Nature of work (check all that apply):
- |                   |                                     |                        |                                     |                             |                          |
|-------------------|-------------------------------------|------------------------|-------------------------------------|-----------------------------|--------------------------|
| New construction  | <input checked="" type="checkbox"/> | New Accessory Building | <input type="checkbox"/>            | Other Building Changes      | <input type="checkbox"/> |
| Demolition        | <input checked="" 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 type="checkbox"/> |
| Moving a Building | <input type="checkbox"/>            | Sign Installation      | <input type="checkbox"/>            |                             |                          |

Description of Work:

Demolish existing single family home. Build a new single family residence that is two stories with a basement that includes a two car drive under garage. The new home will be placed in an almost the exact location as the existing structure, including a similar width. The curbcut/driveway apron will remain in the same location.

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 [pjennings@dekalbcountyga.gov](mailto:pjennings@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: \_\_\_\_\_

being owner(s) of the property at: 1035 Oxford Rd.

hereby delegate authority to: Ben Darmer / Parkwood Living, LLC

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

Signed by: [Signature]
Signature of Owner(s)
4946298F932C432...
Date: 10/3/2024 | 13:52 PDT

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.



Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric Hudson

**Application for Certificate of Appropriateness**

Date submitted: 10/27/24 Date Received: \_\_\_\_\_

Address of Subject Property: 1035 Oxford Rd

Applicant: Ben Darmer / Parkwood Living, LLC E-Mail: bdarmer@bellsouth.net / info@parkwoodliving.com

Applicant Mailing Address: 1877 Ardmore Rd Atlanta, GA 30309 /  
951 Edgewood Ave Atlanta, GA 30307

Applicant Phone: 404-695-0690 / 404-438-6120

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

\*\*\*\*\*  
Owner(s): Christopher J white, Trustee Kevin Gerard white Trust Email: cjwhitedds@gmail.com

Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_

Owner(s) Mailing Address: 1035 Oxford Road, Atlanta GA 30306

Owner(s) Telephone Number: \_\_\_\_\_

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

Nature of work (check all that apply):  
New construction  Demolition  Addition  Moving a Building   
New Accessory Building  Landscaping  Fence/Wall  Sign Installation   
Other Building Changes  Other Environmental Changes  Other

Description of Work:

Demolish existing single family home. Build a new single family residence that is two stories with a basement that includes a two car drive under garage. The new home will be placed in an almost the exact location as the existing structure, including a similar width. The curbcut/driveway apron will remain in the same location.

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 [pvjennings@dekalbcountyga.gov](mailto: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: CHRISTOPHER J. WHITE, TRUSTEE KEVIN GERARD WHITE TRUST

being owner(s) of the property at: 1035 Oxford Rd.

hereby delegate authority to: Ben Darmer / Parkwood Living, LLC

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

Signed by: Signature of Owner(s) [Handwritten Signature]

Date: 10/3/2024 | 13:52 PDT

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.

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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.



9/9/2024

**To: Dekalb County Druid Hills Civic Association &  
The Historic Preservation Commission**

**Re: 1035 Oxford Road NE Atlanta, GA 30306**

I, Jodi Bell Woodard, the owner located at  
1028 Oxford Rd. am a neighbor to 1035 Oxford Road  
NE Atlanta, GA 30306. I believe that the existing home does not have significant  
historic value, nor does it currently contribute to the Druid Hills Historic District.  
We give our full support that the current home should be torn down and built  
back to Druid Hills Historic District standards.

  
Name

09/13/24  
Date:

9/9/2024

*To: Dekalb County Druid Hills Civic Association &  
The Historic Preservation Commission*

**Re: 1035 Oxford Road NE Atlanta, GA 30306**

I, MARK A. LAMAS, the owner located at  
1018 OXFORD RD. N.E. am a neighbor to 1035 Oxford Road  
NE Atlanta, GA 30306. I believe that the existing home does not have significant  
historic value, nor does it currently contribute to the Druid Hills Historic District.  
We give our full support that the current home should be torn down and built  
back to Druid Hills Historic District standards.

Mark A. Lamas      9/14/24

Name:

Date:

9/9/2024

*To: Dekalb County Druid Hills Civic Association &  
The Historic Preservation Commission*

**Re: 1035 Oxford Road NE Atlanta, GA 30306**

I, James Hamrick, the owner located at  
1717 Oxford Rd NE am a neighbor to 1035 Oxford Road  
NE Atlanta, GA 30306. I believe that the existing home does not have significant  
historic value, nor does it currently contribute to the Druid Hills Historic District.  
We give our full support that the current home should be torn down and built  
back to Druid Hills Historic District standards.

---

Name:

Date:



9/9/2024

**To: Dekalb County Druid Hills Civic Association &  
The Historic Preservation Commission**

**Re: 1035 Oxford Road NE Atlanta, GA 30306**

I, George Shepherd, the owner located at  
1027 Oxford Road am a neighbor to 1035 Oxford Road  
NE Atlanta, GA 30306. I believe that the existing home does not have significant  
historic value, nor does it currently contribute to the Druid Hills Historic District.  
We give our full support that the current home should be torn down and built  
back to Druid Hills Historic District standards.

George B. Shepherd 9/16/2024  
Name: Date:

9/9/2024

**To: Dekalb County Druid Hills Civic Association &  
The Historic Preservation Commission**

**Re: 1035 Oxford Road NE Atlanta, GA 30306**

I, CRAIG + ALLANA BROOKS, the owner located at  
1046 OXFORD RD. am a neighbor to 1035 Oxford Road  
NE Atlanta, GA 30306. I believe that the existing home does not have significant  
historic value, nor does it currently contribute to the Druid Hills Historic District.  
We give our full support that the current home should be torn down and built  
back to Druid Hills Historic District standards.

Name:

Allana Brooks

Date:

9/15/24

9/15/24



## **STRUCTURAL ENGINEER INSPECTION REPORT**



Site Address: 1035 Oxford Rd NE, Atlanta, GA 30306  
Inspection Date: Friday, August 29, 2024,  
Prepared by: Harry Wahba, P.E. (Lic. PE039356)  
Phone: (470) 295-3779  
Email: fivestarengineeringllc@gmail.com



Do not use this report, form any conclusions or make any commitments unless you have carefully read the entire report. This report describes the condition of the accessible and observable areas of the premises at the time of the inspection. The condition can change substantially after the inspection in ways that cannot be predicted.



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## Property Description

The property inspected is a single-family house built in 1920 with a basement/crawlspace foundation.

## Scope

On August 29, 2024, a site visit was carried out at 1035 Oxford Rd NE, Atlanta, GA, 30306, to inspect and assess the condition, structural stability, and integrity of the building's foundation. The purpose was to determine if the existing foundation was strong enough to support the current structure or needed improvements to accommodate any additions. Our client was concerned about the foundation and wanted to identify any underlying structural issues.

During the external visual inspection, specific findings related to the construction and industry best practices for the concrete foundation were noted. The inspection scope was limited to visible foundation observations without moving or removing obstructing items.

## Observations, Conclusions & Recommendations

For this inspection, it is noted that the foundation is constructed of structural brick and mortar on granite and stone footings, which are in fair to poor condition. The foundation walls are made of structural brick and mortar with gaps in the mortar joints, deteriorated bricks, water intrusion, and sagging walls due to settled footings, which require repair. Portions of the crawlspace/basement have been excavated, undermining the foundation. These areas have been coated with concrete to support the original dirt. Ideally, these areas should have had a masonry block and mortar foundation wall placed at the bottom of the slope on a concrete footing with proper reinforcement and backfilled to provide adequate support for the foundation.

Additionally, there are brick-and-mortar columns without footings in fair condition, functioning as intended. Over time, additional supports such as steel and wood posts have deteriorated at the bottom, no longer providing adequate support. The steel posts have deteriorated bottoms and are no longer adequately connected at the bottom due to excessive rust and deterioration. It is recommended that these supports be replaced with brick-and-mortar columns or 6x6 pressure-treated posts on concrete footings with appropriate connectors as required by the code.

The following are my observations, conclusions, and recommendations. The observations below were limited to what could be readily observed and did not involve any intrusive tests.

**Observation #1:** Damaged floor joists and beams and uneven floor in different floor locations; see Exhibit 1.

**Conclusion:** The floor joists/beams and subfloor have been severely damaged for an extended period due to a leak or moisture condition. Any moisture problems contributed to decay and weakened the floor joists and subfloor. Also, there are noticeable deflections on the surface. This condition is called "creep" and is observed in buildings 40 years or older. This type of age deflection occurs when, after many years of continuous loading, the cells in the



wood change shape, and some of the fibers start to bend. Breakage and collapse seldom occur because the breaking strength of wood usually doubles its fiber bending strength. Accordingly, creeping floors tend to deflect and then set. Also, many Improper supplemental supports and beam/joists have been noticed.

**Recommendation:** We recommend replacing all the rotted beams/joists and adding more support in the form of new structural beams and columns, such as new wood/steel posts.

Assuming the joists are in good condition, reinforcing the floor can solve uneven floor problems. Beefing up the floor joists can diminish uneven floor issues. It is essential to demolish all the wooden structural elements of the house and build a new floor system and foundation.

**Observation #2:** There has been inappropriate excavation within the interior walls and middle support footings; see Exhibit 2.

**Conclusion:** When excavating to convert the low crawl space to a deeper level, the soil within the perimeter is excavated to the desired depth, usually done by hand. Once the footings have been exposed without adequate support or soil stabilization, the structural integrity of the home foundation will be compromised.

**Recommendation:** It is recommended to support the crawl space wall and middle piers foundation. This can be achieved by adding new supports such as steel posts and footings and stabilizing the soil with concrete flowable fill. Alternatively, creating a "bench ledge" by constructing a small retaining wall inside the perimeter of the foundation can help strengthen the structure and serve as a retaining wall for the soil outside the new foundation.

**Observation #3:** The steel posts supporting the main beams display rust damage at the base; Exhibit 3.

**Conclusion:** Steel posts exposed to high humidity and moisture will eventually rust at various points. When these parts are subjected to flooding or repetitive wet conditions, they become corroded and lose their strength.

**Recommendation:** If the corrosion on the steel posts or base is not severe, they should be sanded down and coated with a zinc-rich primer. Subsequently, the steel should be covered with at least two coats of acrylic paint. If the rust damage is severe, it is best to replace the affected parts entirely. This can be accomplished by cutting out the severely rusted section, attaching an elevated base, or welding a new steel post to the bottom.

**Important Note:** Based on our visual inspection and examination of the structural components of the foundation throughout the house, we have found that the structural elements need to be improved to meet acceptable engineering and construction standards as outlined in the 2018 IRC with 2020 Georgia Amendments. Much of the foundation needs structural support. Due to the extent of the damage and repairs required, we recommend that the house should be demolished and rebuilt as new construction from the ground up.

The conditions above render the building structurally unsafe, requiring immediate remediation and action.



## Special Notice

Opinions and comments in this report are based on observations made during the inspection. Performance standards are based on the knowledge gained through the inspector's experience and professional studies. There is no warranty or guarantee, expressed or implied, regarding habitability, future performance, life, or merchantability, and no need to repair any inspected item.

## Exhibits

Exhibit 1:





**Exhibit 2:**



**Exhibit 3:**



**REPORT PREPARED BY:**  
Harry Wahba, P.E.  
Registered Professional Engineer (Lic. PE039356)







September 18, 2024

1458 Grist Mill Drive  
Acworth, GA. 30101  
Office: (770) 318-5858  
Fax: (770) 529-5279  
Email: dawnmccaughtry@gmail.com

**TO: Mike Wall**

Email: mikewall4@gmail.com

An asbestos inspection and assessment were conducted on the structure located at, 1035 Oxford Road NE, Atlanta, GA. 30306.

Mr. Robert McCaughtry completed the inspection. Mr. McCaughtry has completed the asbestos and assessment course work and passed an exam that meets all requirements for EPA/AHERA/ASHARA approved accreditation and NESHAP Regulation training. A copy of Mr. McCaughtry' Asbestos Inspectors training certificate is attached.

The asbestos survey identified air cell as suspected asbestos containing material (ACM). 10 samples of suspect materials were collected.

Samples of the suspect materials were submitted to Call Analytical Laboratories, Inc. 554 County Rd 62, Gaylesville, AL. 35973. Each sample was analyzed using Polarized Light Microscopy.

<b>Sample ID</b>	<b>Sample Description</b>
Sample #1	Kitchen, floor tile, tested negative.
Sample #2	Utility room, linoleum, tested negative.
Sample #3	Utility room, J.C., tested negative.
Sample #4	Stairwell, J.C., tested negative.
Sample #5	Left front upstairs bedroom, J.C., tested negative.
Sample #6	Rear center bedroom, J.C., tested negative.
Sample #7	Upstairs hallway, J.C., tested negative.
Sample #8	Basement, boiler insulation, tested positive.
Sample #9	Basement, air cell, tested positive.
Sample #10	Downstairs far right room, floor tile, tested negative.

**This structure has asbestos containing materials and will require abatement prior to demolition.**

**Mr. Robert McCaughtry**



**Inspection Wizards LLC**  
1785 Carlington Court  
Grayson, Georgia 30017  
(678) 770-4079  
[www.inspectionwizards.com](http://www.inspectionwizards.com)

Kris Bonds  
1035 Oxford Road NE  
Atlanta, Georgia 30306

August 29, 2024

Re: Structural Foundation Evaluation

On August 29, 2024, at approximately 10:00 AM we inspected the structural foundation of the above referenced house under the direct supervision of William Hamilton, PE, CMI, for the purpose of determining whether the existing foundation is capable for supporting the existing building or an addition with improvements. The house was originally built in 1920 based on the official records. The foundation is structural brick and mortar on granite and stone footings in fair to poor condition. The footings are approximately 20x14 running continuously around the perimeter of the house, as revealed by probing in the area of the footings. The probe and handheld penetrometer also revealed an available soil bearing pressure in the range of 20500 psf. The foundation walls are structural brick and mortar with gaps in the mortar joints, deteriorated bricks, water intrusion, sagging walls where the footings have settled in need of repair. There are areas of the crawlspace / basement which have been excavated causing the foundation to be undermined. Note these areas have been coated with concrete to facilitate the support the original dirt provided. These areas should have had a masonry block and mortar foundation wall placed at the bottom of the slope on concrete footing with proper re-enforcement and backfilled to provide proper and adequate support for the foundation. In addition, to the foundation walls there are brick and mortar columns (original to the house) with no footings in fair condition, working as intended. Over time to facilitate the over spanning of the floor joist additional supports such as steel and wood posts both have deteriorated bottoms (rusted through or water damaged) so they no longer support as proposed. The steel posts are no longer joined at the bottom from the excessive rest and deterioration. Recommend these supports be replaced with brick-and-mortar columns or 6x6 pressure treated posts on concrete footings with footing to post and post to beam connectors as required by code.

The floor is a combination of beams and joists supported by the foundation walls and support columns. Many of the joists are over spanned and sagging, with and without support posts not properly designed to properly support the floor joists (single posts on individual floor joists instead of a beam to support multiple joists. There is significant water and termite damage as well as evidence of a possible fire. As can be seen on numerous joist with charring of the wood and fire sealant applied to the joists and beams. The sagging of the floor joists is observed in the house with uneven floors, cracking in the wall surfaces at the door frames, and the stairs sloping from one side to the other.

Based on the visual inspection and examination of the structural components of the foundation throughout the house (rim joists foundation walls, footers, columns, support posts and beams), we find the structural components inadequate to meet acceptable engineering and construction standards as set forth in the 2018 IRC with 2020 Georgia Amendments regarding strength, stress, loads, stability, and structural integrity. Note much of the foundation needs to be supported structurally, requiring the foundation walls to be dismantled and reconstructed on proper footing. Use of modern methods such as footing piles can not be used as the footings are brick and granite and when lifted to be supported will come apart unlike concrete footings. It is my opinion the amount of damage and repairs needed to the foundation and support foundations (columns and support posts) this house should be demolished and re-built as new construction from the ground up.

Please accept this affidavit as Building Engineer Certification that I, the undersigned, do acknowledge full proficiency with the provisions of the technical codes, other applicable laws and ordinances related to the above noted inspection. Should you have any questions or concerns please feel free to give me a call.

Respectfully submitted,



**William Hamilton, CMI, PE**  
Certified Master Inspector (309176)  
Professional Engineer (042917)  
(678) 770-4079 / [BHamilton.InspWiz@gmail.com](mailto:BHamilton.InspWiz@gmail.com)























<b>1035 Oxford Inventory</b>			
<b>Assessor: James C. Hawkins ISA Arborist ID: GO-0022A/(TRAQ) Prep</b>			
Tag	Species	Location	DBH
1	Japanese Maple	Front right of property	16
2	Red Tip	Front right of home	25
3	Japanese Maple	Front right of home	10
4	Red Tip	Front left of home	15
5	Water Oak	Front left of home	50
6	Magnolia	Front left of home	12
7	Black Cherry	Front left of property	9
8	Tulip Poplar	Front left of property	19
9	Privet	Front left of property	7
10	Japanese Privet	Back right of home	20
11	Pecan	Back right of home	10
12	Silver maple	Right of shed	25
13	Red Bud	Back left of house	30
14	Japanese Maple	Back left of house	8
15	Pecan	Back middle of property	30
16	Maple	Back left of property	12
17	Tulip Poplar	Back right of property	58
18	Pine	Back right of property	30
19	Cherry Laurel	Back right of property	15
20	Mulberry	Left of shed	12
21	Mulberry	Left of shed	15
22	Pecan	Back right of property	15
23	Unknown	Back left of home	14
24	Mulberry	Back right of property	15
25	Cherry Laurel	Back right of property	8
26	Hackberry	Back right of property	8
27	Mulberry	Back right of property	11
28	Cherry Laurel	Back right of home	8
29	Mulberry	Back right of property	9

<b>ared on 09/25/2024 on behalf of Boutte Tree</b>
Health
Constricted root zone, healthy
Sparse canopy, Leaf spot fungal infection,decay in trunk, poor health
Healthy
Lean, leaf spot fungal infection,sparse canopy
Sparse canopy, codominant with inclusion,girdled stem, moderate deadwood in canopy, poor health
Healthy
Healthy
Lean, healthy
Invasive
Invasive
Within 5 ft of foundation/house
Lean, constricted root zone, fair health
Codominant With inclusion at base of tree, decay in inclusion, large crack running down inclusion, poor health
Within 5 ft of foundation/home
Healthy
Fungal cankers throughout trunk, poor health
Fair health
Healthy
Invasive
Undesireable species
Undesireable species
Healthy
Heavy vines, suppressed, poor structure
Undesireable species
Invasive
Healthy
Undesireable species
Invasive
Undesireable species

recommendation	DBH match?	
Retain	Yes	
Remove	Yes	
Retain	Yes	
Remove	Yes	
Remove	Yes	
Retain	Yes	
Retain	Yes	
Retain	Yes	
Remove	Yes	
Remove	Yes	
Remove	Yes	
Retain	Yes	
Remove	Yes	
Remove	Yes	
Retain	Yes	
Remove	Yes	
Retain	Yes	
Remove	Yes	
Remove	Yes	
Remove	Yes	
Retain	Yes	
Remove	Yes	
Remove	Yes	
Remove	Yes	

OXFORD ROAD (60' R/W)

EX. SEWER LINE

N 15°05'45"E 100.00'

1/2" REBAR  
7/5/4" HOLLY  
7" HOLLY  
5/4" HOLLY  
5/5" HOLLY  
5/5" HOLLY  
6" HOLLY  
4/4" HOLLY

1

3  
MAPLE

4

2

7

9

6

5

#1035  
EX. 2-STORY HOUSE  
W/CRAWLSPACE  
F.F.E. = 852.81

10

11

14

N/F  
GEORGE B. SHEPHERD  
DB:16873 PG:474

N 73°44'44"W  
183.80'

8/7 1/2" CREPE  
9" OAK  
946  
5" MAGNOLIA

28

12

13

23

14 1/2" OAK

8.5' B.L.

6" WOOD FENCE

185.39'

S 74°12'18"E

8.5' B.L.

25

22

20

10" OAK

21

10" OAK

15

27

10" OAK

26

9" OAK

25

8" OAK

29

58" OAK

19

0" PINE

18

40' B.L.

33" OAK

17

12" OAK

16

S 10°22'51"W 102.00'

N/F  
MICHAEL JOSEPH HARRELL  
BRYCE EDWARD HARRELL  
DB:31259 PG:511

- = FLOOR JOINT
- = STORM
- = WATER
- = GAS LINE
- = CONCRETE
- = CONSTRUCTION
- = CURB AND
- = LIGHT STAND
- = OPEN TOP
- = CRIMP TOP



































The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

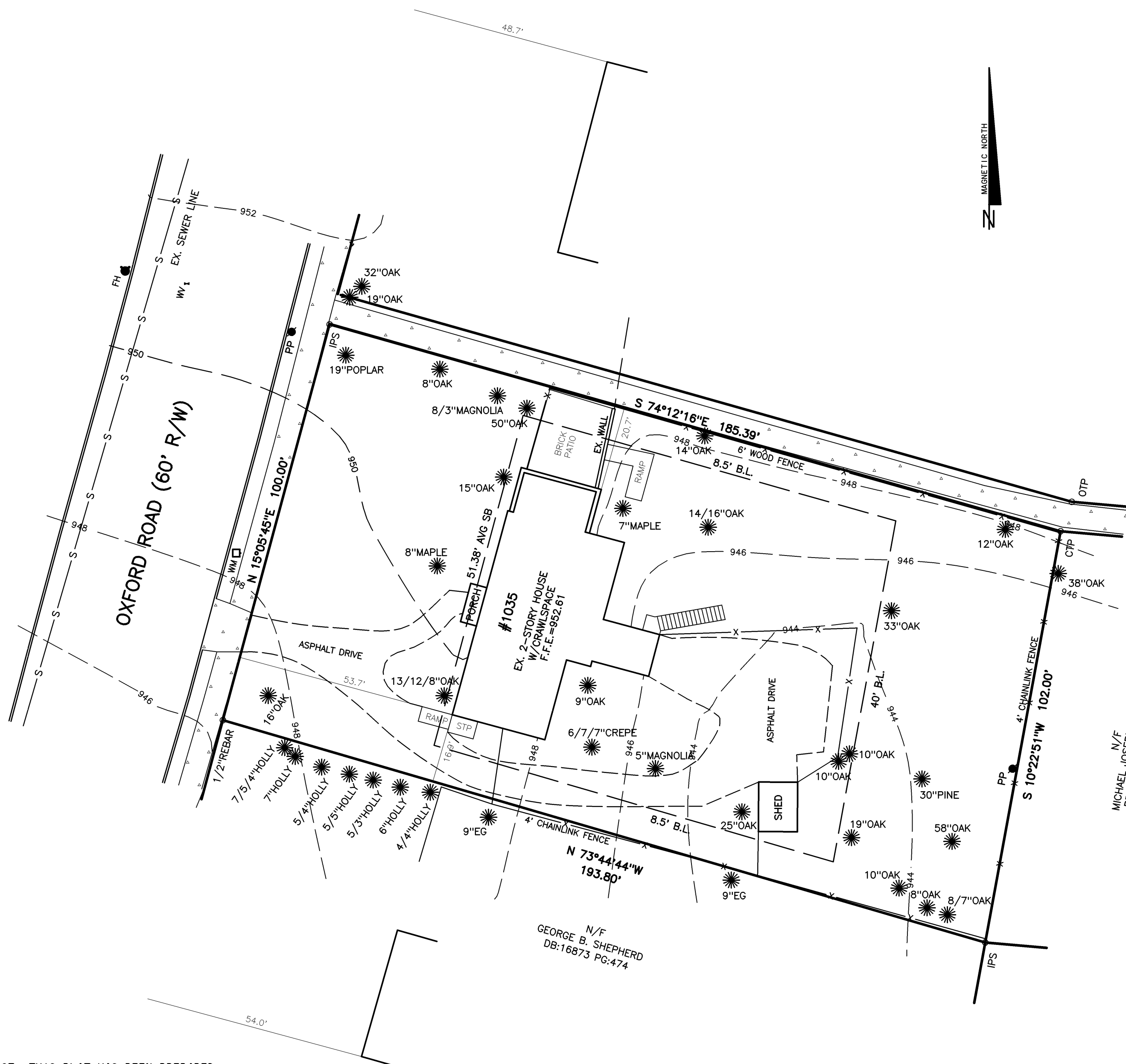
**FLOOD HAZARD STATEMENT**

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

**ZONING INFORMATION**

CLASSIFICATION: R-85  
 MINIMUM LOT WIDTH - 85 FEET  
 MINIMUM LOT AREA - 12,000 sf.  
 SETBACKS: FRONT - 35 FEET  
 SIDE - 8.5 FEET  
 REAR - 40 FEET  
 MAXIMUM LOT COVERAGE - 35%  
 MINIMUM FLOOR AREA - 2000 sf.  
 MAXIMUM BUILDING HEIGHT - 35 FEET

LOT AREA:  
 19,110 sf.  
 0.438 ACRES



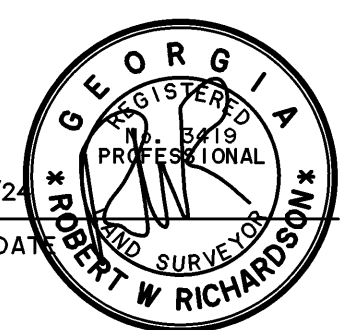
- LEGEND**
- IPF = 1/2" REBAR FOUND
  - IPS = 1/2" REBAR PIN SET
  - L.L. = LAND LOT
  - L.L.L. = LAND LOT LINE
  - P.L. = PROPERTY LINE
  - CL = CENTERLINE
  - B.L. = BUILDING LINE
  - R/W = RIGHT-OF-WAY
  - S.S.E. = SANITARY SEWER EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - MH = MANHOLE
  - C.B. = CATCH BASIN
  - J.B. = JUNCTION BOX
  - HW = HEADWALL
  - D.I. = DROP INLET
  - PP = POWER/UTILITY POLE
  - F.H. = FIRE HYDRANT
  - I.E. = INVERT ELEVATION
  - F.F.E. = FINISHED FLOOR ELEVATION
  - F.F.B. = FINISHED FLOOR BASEMENT
  - F.F.G. = FINISHED FLOOR GARAGE
  - BOC = BACK OF CURB
  - EP = EDGE OF PAVEMENT
  - N/F = NOW OR FORMERLY
  - P.O.B. = POINT OF BEGINNING
  - SS = SANITARY SEWER LINE/PIPE
  - X-X-X- = FENCE LINE
  - O- = FLOOD HAZARD ZONE LINE
  - - - = STORM SEWER LINE/PIPE
  - W- = WATER LINE
  - G- = GAS LINE
  - CM = CONCRETE MONUMENT
  - C.E. = CONSTRUCTION EASEMENT
  - C&G = CURB AND GUTTER
  - LS = LIGHT STANDARD
  - OTP = OPEN TOP PIPE FOUND
  - CTP = CRIMP TOP PIPE FOUND



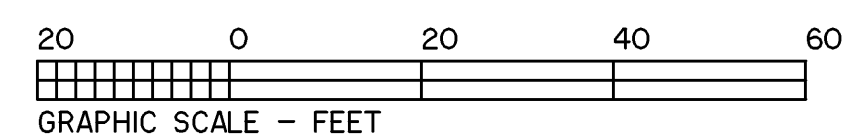
N/F  
 MICHAEL JOSEPH HARRELL  
 BRYCE EDWARD HARRELL  
 DB:31259 PG:511

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

*Robert W. Richardson*



09/06/24 DATE



ROBERT W. RICHARDSON, GA RLS #3419

<b>ALPHA LAND SERVICES</b> P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		SURVEY FOR: <b>1035 OXFORD ROAD</b> TAX PARCEL# 18 002 04 020	
REVISION:	LAND LOT: 2	LOT: 54	BLOCK: 12B
	DISTRICT: 18TH	SUB: DRUID HILLS	
	DEKALB COUNTY		
	GEORGIA		
FIELD DATE: 09/05/24	AREA = 0.438 ACRES		
PLAT DATE: 09/06/24	JOB No. 24-08-412		



The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

**FLOOD HAZARD STATEMENT**

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

**ZONING INFORMATION**

CLASSIFICATION: R-85  
 MINIMUM LOT WIDTH - 85 FEET  
 MINIMUM LOT AREA - 12,000 sf.  
 SETBACKS: FRONT - 35 FEET  
           SIDE - 8.5 FEET  
           REAR - 40 FEET  
 MAXIMUM LOT COVERAGE - 35%  
 MINIMUM FLOOR AREA - 2000 sf.  
 MAXIMUM BUILDING HEIGHT - 35 FEET

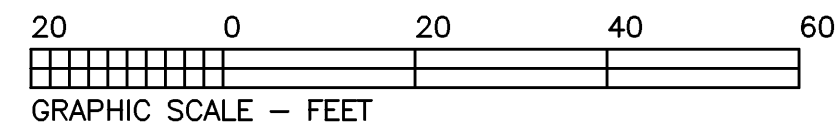
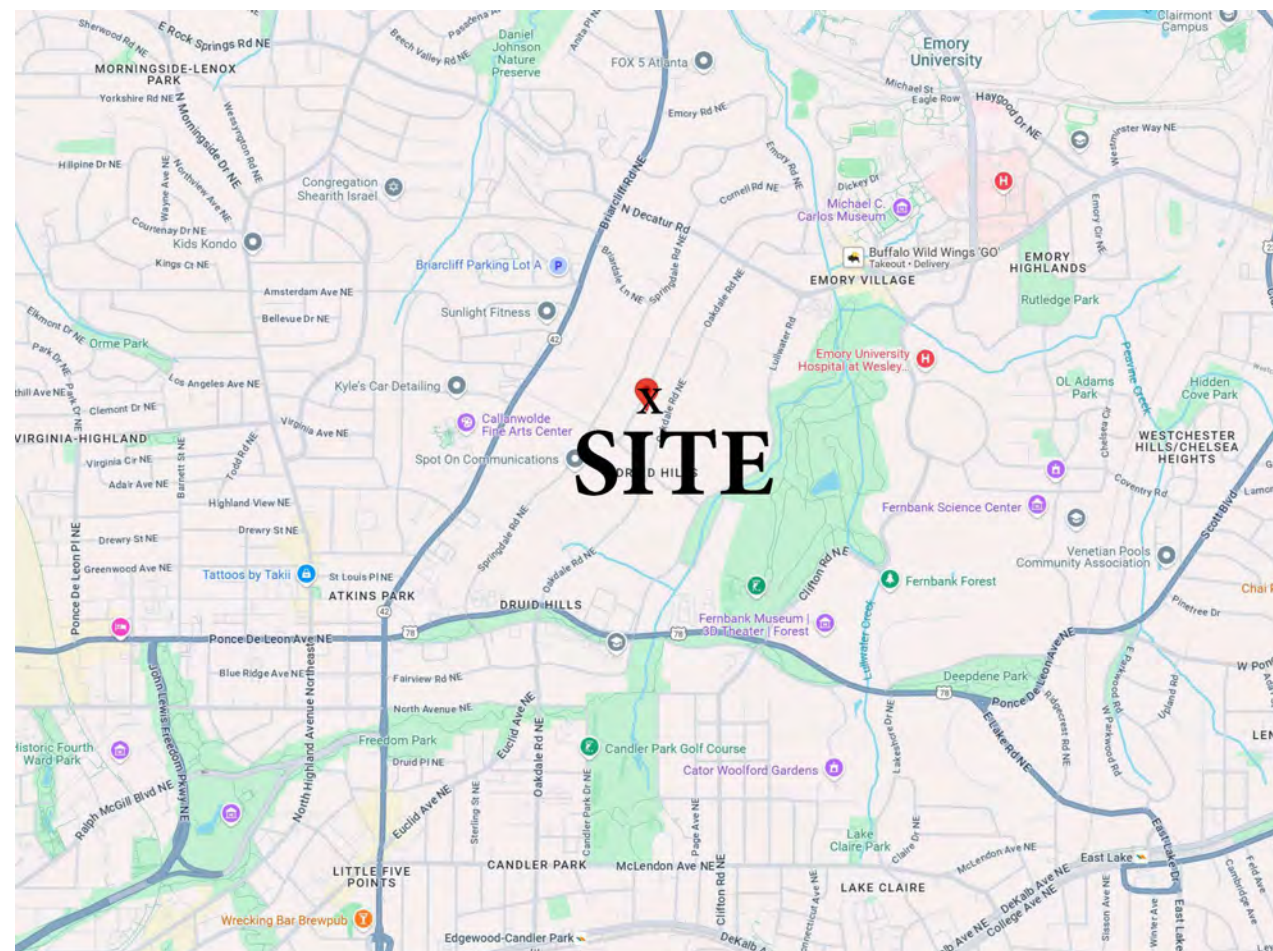
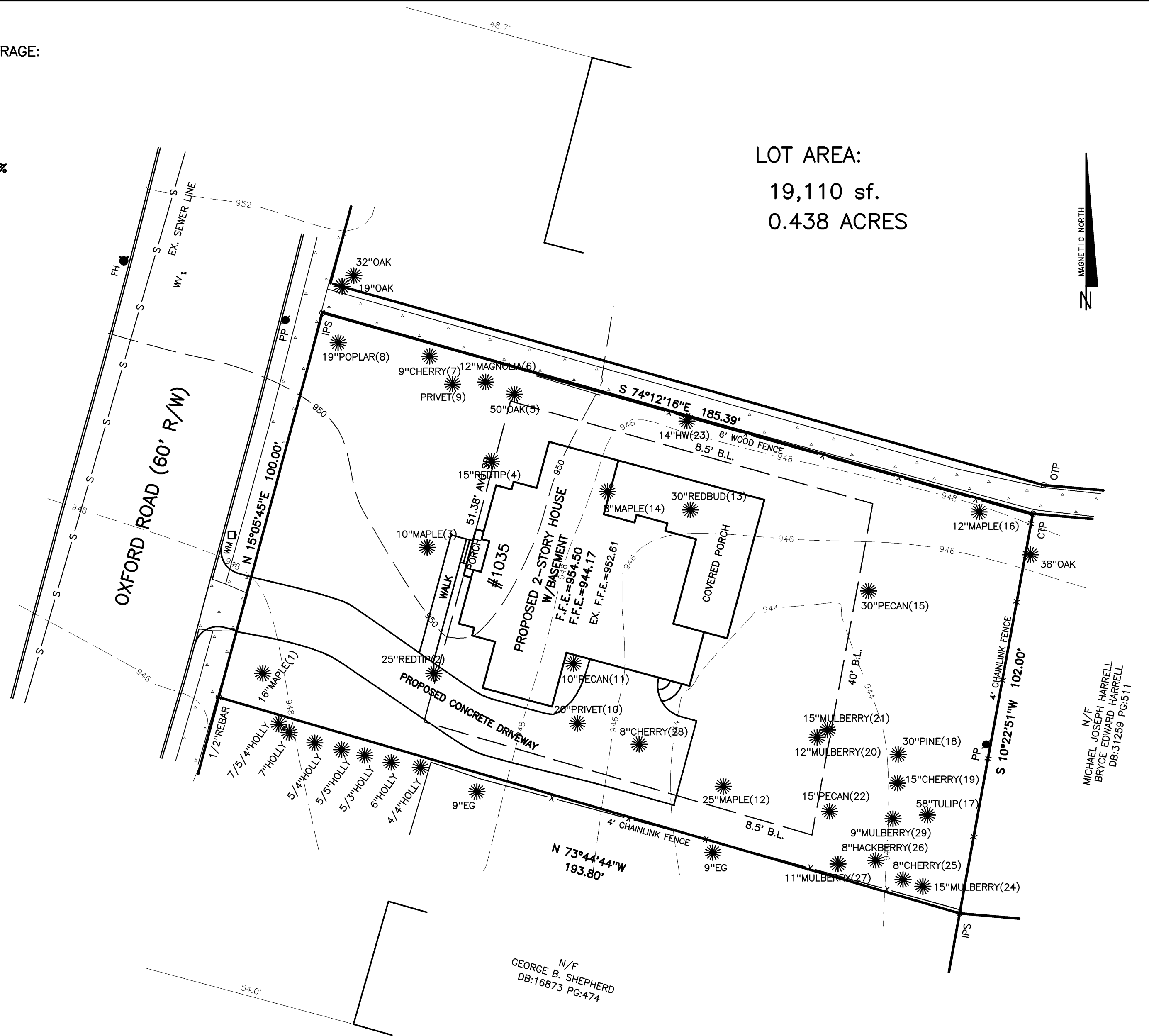
**LEGEND**

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X = FENCE LINE
- O = FLOOD HAZARD ZONE LINE
- SS = STORM SEWER LINE/PIPE
- W = WATER LINE
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- C.E. = CONSTRUCTION EASEMENT
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- OTP = OPEN TOP PIPE FOUND
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**PROPOSED LOT COVERAGE:**

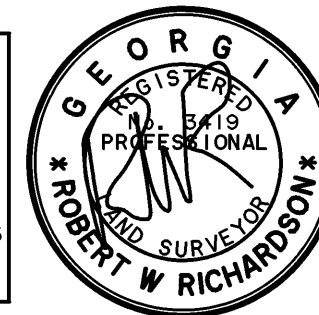
HOUSE = 2512 sf.  
 DRIVEWAY = 2034 sf.  
 FRONT WALK = 136 sf.  
 FRONT PORCH = 50 sf.  
 REAR PORCH = 824 sf.  
 TOTAL = 5556 sf.  
 LOT COVERAGE = 29.07%

LOT AREA:  
 19,110 sf.  
 0.438 ACRES



24 HR CONTACT:  
 MIKE WALL  
 (404)438-6120  
 MIKEWALL4@GMAIL.COM

**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
 ROBERT W. RICHARDSON  
 LEVEL II CERTIFIED DESIGN PROFESSIONAL  
 CERTIFICATION NUMBER 0000089322  
 ISSUED 10/12/2019 EXPIRES 10/11/2025  
 SIGNATURE DATE



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 P.O. BOX 1651  
 LOGANVILLE, GA. 30052  
 ENGINEERING \* LAND SURVEYING  
 OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

SITE PLAN FOR:	
1035 OXFORD ROAD	
TAX PARCEL# 18 002 04 020	
LAND LOT: 2	LOT: 54 BLOCK: 12B
DISTRICT: 18TH	SUB: DRUID HILLS
DEKALB COUNTY	
GEORGIA	
FIELD DATE: 09/05/24	AREA = 0.438 ACRES
PLAT DATE: 10/25/24	JOB No. 2441251

NOT FOR CONSTRUCTION

Drawn:  
Checked:  
Date:  
Job No.:

Revisions:	
No.	Date



1 FRONT ELEVATION  
A201 1/4"=1'-0"

1035 OXFORD ROAD  
A NEW CUSTOM HOUSE PROJECT  
ATLANTA, GEORGIA

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creating architecture for sustainable environments

Title:  
EXTERIOR ELEVATIONS  
Scale:  
1/4"=1'-0"

Sheet:  
A201

of:

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Drawn:  
Checked:  
Date:  
Job No.:

Revisions:	
No.	Date

**1035 OXFORD ROAD**  
**A NEW CUSTOM HOUSE PROJECT**  
 ATLANTA, GEORGIA



**1 RIGHT SIDE ELEVATION**  
 A202 1/4"=1'-0"

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Title:  
**EXTERIOR ELEVATIONS**  
 Scale:  
 1/4"=1'-0"

Sheet:  
**A202**  
 of:

Process. Design with Purpose. Create.

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Checked:  
Date:  
Job No.:

Revisions:	
No.	Date



1 REAR ELEVATION  
A203 1/4"=1'-0"

1035 OXFORD ROAD  
A NEW CUSTOM HOUSE PROJECT  
ATLANTA, GEORGIA

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Title:  
EXTERIOR ELEVATIONS  
Scale:  
1/4"=1'-0"

Sheet:  
A203  
of:

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Checked:  
Date:  
Job No.:

Revisions:	
No.	Date



1 LEFT SIDE ELEVATION  
 A204 1/4"=1'-0"

1035 OXFORD ROAD  
 A NEW CUSTOM HOUSE PROJECT  
 ATLANTA, GEORGIA

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 Create.

Title:  
**EXTERIOR ELEVATIONS**  
 Scale:  
 1/4"=1'-0"

Sheet:  
**A204**  
 of: