

# DeKalb County Historic Preservation Commission

Monday, April 20, 2026- 6:00 P.M.

## Staff Report

### Regular Agenda

D. 1071 Oxford Road, Evans Harrell. Remove and replace a nonhistoric carport, construct a stoop, and replace the roof on the side elevation of a historic house. **1248038.**

Built in 1927 (18 002 04 016)

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

03-22 1071 Oxford Road, Scott Nichols. Install solar panels on the rear and part of the side of the house. 1245559.

#### **Approved**

11-25 1071 Oxford Road, Dan Hanlon. Construct a second-story addition and demolish a porte cochere and enclosed porch on a historic house. 1247715. **Denied.**

### Summary

The applicant proposes the following work:

1. Remove a nonhistoric carport and side addition. The nonhistoric, one-story bump out addition and carport located on the right elevation of the house, towards the Southern property line, will be demolished and removed. The exterior wall of the right wing of the house where the addition will be removed will be infilled with brick to match, three double-hung 5-over-one windows, and a side entrance door with brick steps below.
2. Construct a new nonhistoric carport. A new, nonhistoric carport will be constructed on the right elevation of the house, towards the Southern property line, in the location of the demolished nonhistoric addition and carport. The carport will be an open structure, constructed with a metal hipped, slanted roof, supported by brick piers over a brick paver driveway. An automated wood driveway gate will be installed at the front entrance of the carport, facing towards the front yard. A wood pedestrian gate will be installed on the other side of the carport, towards the Southern property line, between the front brick pier of the carport and an existing brick wall. The carport will measure roughly 27'x14' in size and the existing concrete driveway will be rerouted to connect to the entrance of the carport.
3. Install pedestrian gates. A wood pedestrian gate will be installed on the other side of the historic house; one installed to the right of the carport, towards the Southern property line, between the front brick pier of the carport and an existing brick wall, and one installed to the left of the house, towards the Northern property line, between the front corner of the house and a brick pier connecting to an existing brick wall.
4. Construct a stoop to the front of a side addition. A raised, brick stoop will be constructed on the front façade of the right wing of the house. The existing window on the front façade of the wing will be removed and replaced with a set of French doors, leading out to the proposed brick stoop.
5. Replace the roofing on the side elevation of a historic house. The existing, flat membrane roof above the right-wing addition of the house will be removed and replaced with a hipped, slanted standing seam metal roof.

6. Construct a rear addition. An addition will be constructed on the rear of the historic house, above the existing enclosed covered porch. The addition will be constructed with a hipped roof to match the existing roof, brick veneer connecting to the historic house and stucco finish Hardi panel siding beyond, and double-hung 5-over-one windows. A set of French doors will be installed on the rear façade of the addition, facing outwards to the backyard and leading to a balcony enclosed by iron railing. A brick stoop will be constructed to the left of the enclosed porch, toward the Northern property line. The stoop will lead to the side entrance of the enclosed porch and a new set of French doors on the rear façade of the house. A set of brick stairs will be installed on the side of the proposed stoop with iron handrails on either side.
7. Install rain garden in front yard. A rain garden will be installed in the front yard of the property, between the driveway and the existing brick-retaining wall.

## **Recommendation**

Approve. These proposed changes do not appear to have a substantial adverse effect on 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-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.

6.1.1 *Exterior Materials* (p50) Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.

6.1.1 *Exterior Materials* (p51) Guideline - Original stucco should be retained to the greatest extent possible without the application of any surface treatment including paint. Stucco facing requires periodic maintenance and should be repaired with a stucco mixture that matches the original material in both appearance and texture.

6.1.1 *Exterior Materials* (p51) Guideline - The application of artificial or nonhistoric exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.

Use of compatible and high quality “look-a-like” synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the original materials are beyond repair, (2) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building, (3) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are

beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.

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

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

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

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

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.2 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.
- 7.2.1 *Building Orientation and Setback* (p66) Guideline - The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.
- 7.2.2 *Directional Emphasis* (p67) Guideline - A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.
- 7.2.3 *Shape: Roof Pitch* (p68) Guideline - The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Building Elements* (p68) Guideline - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.
- 7.2.4 *Massing* (p69) Guideline - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.
- 7.2.5 *Proportion* (p70) Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.
- 7.2.6 *Rhythm* (p71) Guideline - New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.

- 7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.
- 7.2.7 *Scale/Height* (p72) Guideline - A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence. Dominant patterns of cornice lines, string courses, and water tables can be referenced to help create a consistent appearance.
- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.
- 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) Guideline - Curb cuts should not be added or expanded in order to protect the character of the district's streets.
- 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.

9.7 *Residential Landscape Design* (p92) Recommendation - Residential yards, originally created by noted landscape designers, will require special attention. Original plans and specifications should be used, if they can be located, in updating plantings. Suggested steps to follow in the redesign of residential landscapes are noted below:

- 1) Understand the original landscape design through historic research; for example, try to locate original plans and specifications and historic photographs;
- 2) Compare the existing landscape with the documented historic landscape;
- 3) Identify any features that are part of the historic landscape;
- 4) Be sensitive to the potential of archaeological features (Refer to Chapter 10.0: Archeology);
- 5) Identify site needs, develop a program for the site (circulation versus planting zone); and
- 6) Develop an updated plan for the landscape that retains as much historic material, as possible, and accommodates today's functional needs in a manner that is in the spirit of the historic design.

9.7 *Residential Landscape Design* (p92) Guideline – The plantings of individual trees, shrubs, annuals, perennials, and ground covers that are not a part of a landscaping project will not require review by the preservation commission.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer  
Lorraine Cochran-Johnson

Director  
Juliana A. Njoku

### Application for Certificate of Appropriateness

Date Submitted: 2.12.26

Subject Property Address: 1071 Oxford Road NE

Property Parcel ID No: 18 002 04 015

Date(s) of Construction on all structures on the property: 1920

(This information can be found in the DeKalb County property accessory and tax records database.)

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:

We are proposing:

- removing an existing, non-historic carport
- removing a portion of a non-historic side addition
- building a new, smaller carport with vehicular and pedestrian gates
- adding a small front stoop with French doors to the existing side addition
- replacing the membrane roof over the side addition with standing seam metal

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      \_\_\_\_\_  
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**

**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: Evans Harrell

being owner(s) of the property at: 1071 Oxford Rd NE, Atlanta, GA, 30306

hereby delegate authority to: Dan Hanlon

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

Signature of Owner(s): 

Date: July 17, 2025

**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.

RESERVED FOR THE SUPERIOR COURT CLERK

**GENERAL NOTES:**

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site.
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

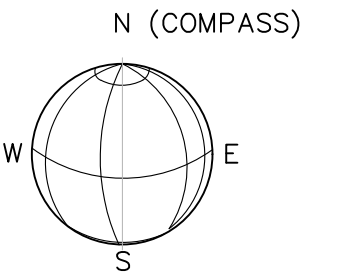
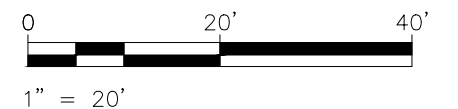
**PLAT NOTES:**

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

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

**ZONING NOTE:**  
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION



**LEGEND**

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- EOP EDGE OF PAVEMENT
- CURB CURB BACK OF CURB
- BSL BUILDING SETBACK LINE (PRIMARY)
- FFE FINISHED FLOOR ELEVATION
- LLL LAND LOT LINE
- PP POWER POLE
- GW GUIDE WIRE
- R/W RIGHT OF WAY
- C.P. CALCULATED POINT
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- UP UNDERGROUND POWER
- GAS- GAS UNDERGROUND GAS
- W- UNDERGROUND WATER
- UT- UNDERGROUND TELEPHONE
- S- UNDERGROUND SEWER
- FH FIRE HYDRANT
- FDC FIRE DEPT. CONNECTION
- CB CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- SWCB SINGLE WING CATCH BASIN
- MH MANHOLE
- JB JUNCTION BOX
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- CO CLEANOUT
- EM ELECTRIC METER
- AC AIR CONDITIONING UNIT
- TELEPHONE BOX
- ICB IRRIGATION CONTROL BOX
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- CONCRETE PAD
- ASPHALT
- STONE
- GRAVEL

- (M) MEASURED
- (D) DEED
- (P) PLAT

**REFERENCE:**  
DEED BOOK 12442 PG 115

**FLOOD HAZARD NOTE:** THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0062K EFFECTIVE DATE AUGUST 15, 2019

**SURVEY DATA:**

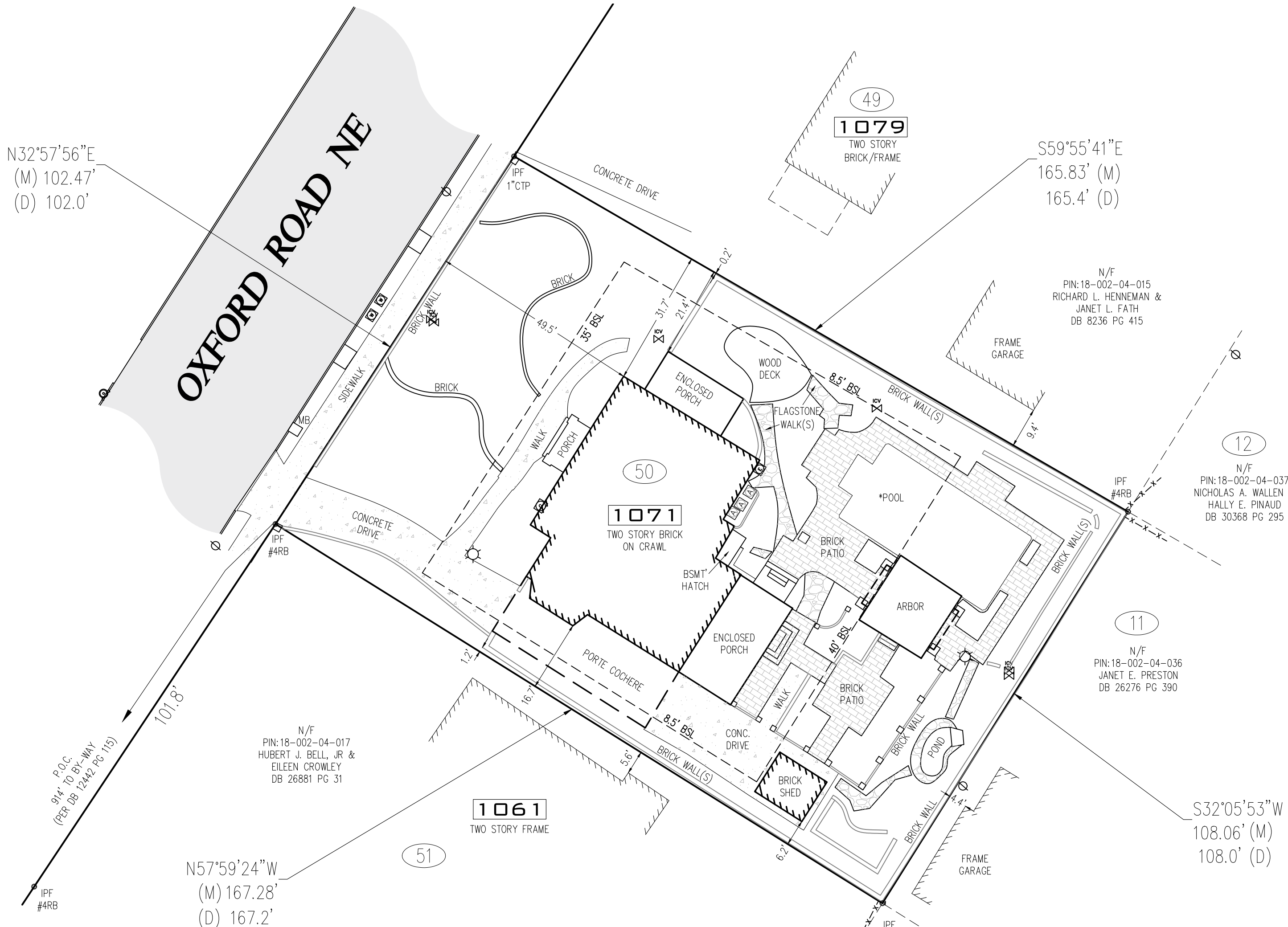
TYPE OF SURVEY: RETRACEMENT  
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 12442 PG 115  
PROPERTY OWNER AT TIME OF SURVEY: EVANS M. HARRELL II & CHARITY SCOTT  
PARCEL NUMBER: 18-002-04-016

BEARING BASIS IS A SINGLE COMPASS READING & ANGLES TURNED THENCEFORTH.

TOTAL AREA: 17,523 SQ FT, 0.402 AC  
CALCULATED PLAT CLOSURE: 1:118,910

**FIELD DATA:**

DATE OF FIELD SURVEY 3-14-2025  
EQUIPMENT USED: TRIMBLE S5 ROBOTIC TOTAL STATION



\*POOL NOT INCLUDED IN IMPERVIOUS CALCULATIONS

1071 OXFORD ROAD	
ZONING:	R-85 (DEKALB COUNTY)
HOUSE:	= 2,242 S.F.
CONCRETE DRIVE / FRONT WALK:	= 1,535 S.F.
FRONT PORCH / STEP:	= 77 S.F.
PORTE COCHERE:	= 585 S.F.
SIDE ENCLOSED PORCH:	= 215 S.F.
REAR ENCLOSED PORCH:	= 386 S.F.
BRICK PATIO(S) / WALK / LANDSCAPING:	= 1,489 S.F.
FLAGSTONE WALK(S):	= 324 S.F.
WALL(S) / COLUMN(S):	= 735 S.F.
BASEMENT HATCH:	= 28 S.F.
ARBOR:	= 302 S.F.
POND:	= 122 S.F.
AC PAD(S):	= 21 S.F.
IMPERVIOUS TOTAL:	= 8,061 S.F.
LOT AREA:	= 17,523 S.F.
LOT COVERAGE (%) :	= 46.0

BOUNDARY SURVEY FOR  
RED LEVEL RENOVATIONS, LLC  
LOT 50, BLOCK 12-B, DRUID HILLS SUBDIVISION

**1071 OXFORD ROAD**

DEKALB COUNTY, GEORGIA  
LAND LOT 2, DIST 18  
DATE: MARCH 28, 2025



PREPARED BY:  
DEKALB SURVEYS, INC.  
407 WEST PONCE DE LEON AVENUE  
SUITE B  
DECATUR, GEORGIA 30030  
404.373.9003



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**SITE NOTES:**

- TOTAL SITE AREA: 17,523 SF / 0.40 ACRES  
TOTAL DISTURBED AREA: 9,257 SF / 0.21 ACRES  
TAX ID: 18 002 04 016
- SITE ADDRESS: 1071 OXFORD ROAD NE, DEKALB COUNTY, GA 30306
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS CO. DATED 03-14-2025.
- THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0062K DATED AUGUST 15, 2019 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE DEKALB COUNTY, AND STATE OF GEORGIA STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
- ALL APPROPRIATE EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS, AND/OR FLOOD PLAIN BUFFERS THAT APPLY TO THIS PROPERTY ARE SHOWN ON THESE PLANS
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

**DEKALB COUNTY NOTES:**

- GRADE TO DRAIN AWAY FROM FOUNDATION.
- ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
- ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR OR A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:  
MONDAY-FRIDAY 7:00am-7:00pm  
SATURDAY 8:00am-5:00pm
- DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP
- DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEER OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT
- 72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
- SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE PLUMBING PERMIT.
- PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY, A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR. [HTTPS://WWW.DEKALBCOUNTYGA.GOV/TRANSPORTATION/UTILITY-PERMITTING](https://www.dekalbcountyga.gov/transportation/utility-permitting)
- PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES, FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.
- NOTIFY WATER AND SEWER INSPECTOR AT 770-732-6411 PRIOR TO START OF CONSTRUCTION
- ANY WALL OF 4' OR GREATER IN HEIGHT REQUIRES A SEPARATE BUILDING PERMIT BEFORE CONSTRUCTION
- DEVELOPERS AND PROPERTY OWNERS' ASSOCIATIONS SHALL ENSURE ACCESS TO ALL PRIVATE STREETS BY EMERGENCY AND LAW ENFORCEMENT VEHICLES AND SHALL ENSURE THAT PRIVATE STREETS ARE CONSTRUCTED TO ALLOW ACCESS BY ALL EMERGENCY VEHICLES AND LAW ENFORCEMENT VEHICLES.
- NO WOODY VEGETATION IS ALLOWED WITHIN 15' OF THE DOWNSTREAM TOE OF EARTHEN EMBANKMENT\*. (I.E. STUMPS, ETC)
- ANY CONSERVATION AREAS WILL BE RECORDED AT THE DEKALB COUNTY COURTHOUSE IN PERPETUITY WITH THE AFFECTED PROPERTIES

**PRE-CONSTRUCTION LOT COVERAGE:**

EXISTING IMPERVIOUS AREA	SF
EXISTING HOUSE	2,242
EXISTING FRONT CONCRETE DRIVE	1,535
EXISTING FRONT PORCH	77
EXISTING PORT COCHERE	585
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,489
EXISTING FLAGSTONE WALKS	324
EXISTING WALLS	735
EXISTING BASEMENT HATCH	28
EXISTING ARBOR	302
EXISTING POND	122
EXISTING AC PADS	21
<b>TOTAL EXISTING IMPERVIOUS AREA</b>	<b>8,061</b>
<b>EXISTING LOT COVERAGE</b>	<b>46.00%</b>

**POST-CONSTRUCTION LOT COVERAGE:**

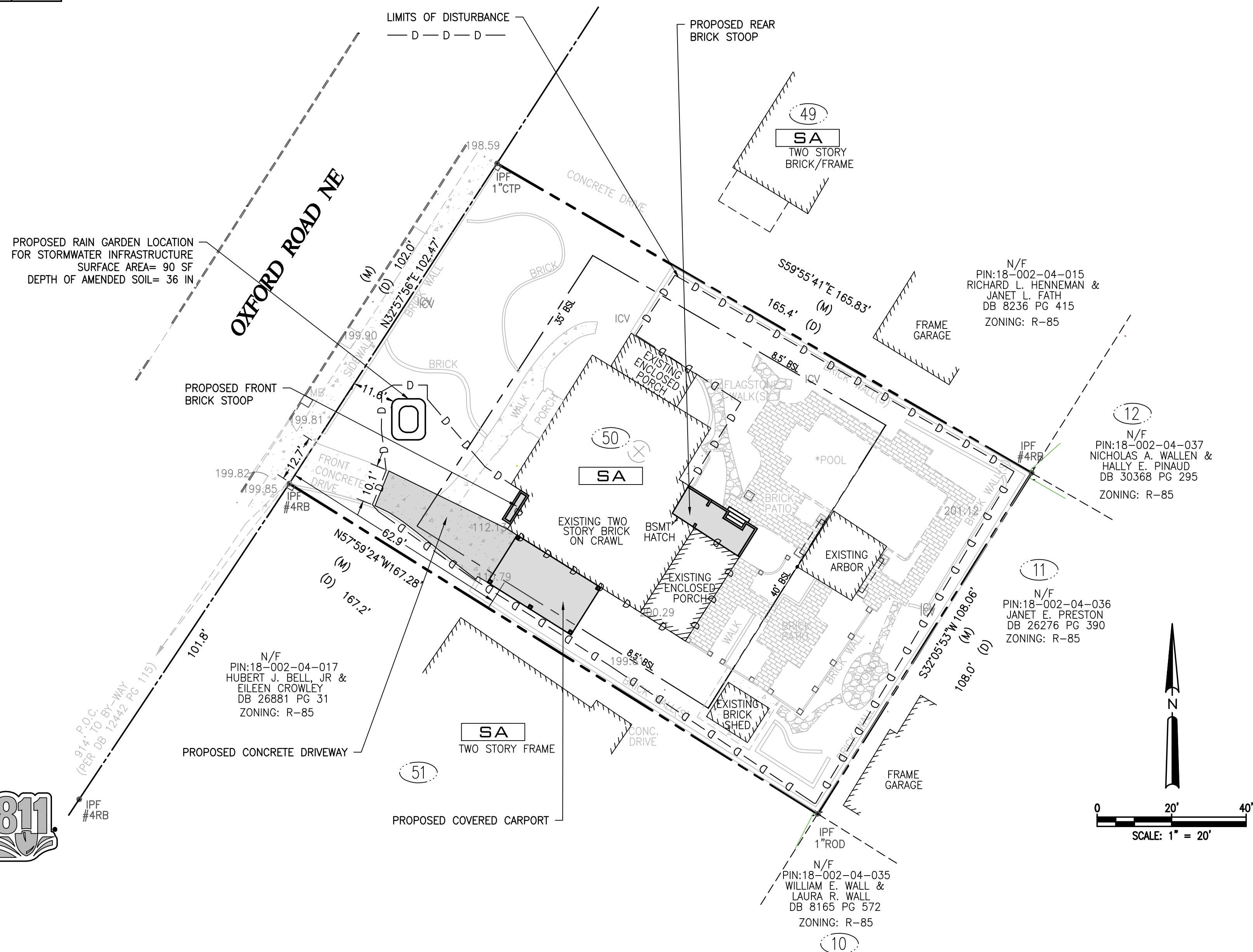
EXISTING IMPERVIOUS AREA TO REMAIN	SF
EXISTING HOUSE	2,188
EXISTING FRONT CONCRETE DRIVE	250
EXISTING FRONT PORCH	77
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,489
EXISTING FLAGSTONE WALKS	324
EXISTING WALLS	735
EXISTING ARBOR	302
EXISTING POND	122
EXISTING AC PADS	21
<b>TOTAL EXISTING AREA TO REMAIN</b>	<b>6,109</b>
<b>PROPOSED IMPERVIOUS AREA</b>	<b>SF</b>
PROPOSED FRONT CONCRETE DRIVE	472
PROPOSED COVERED CARPORT	398
PROPOSED REAR BRICK STOOP	199
PROPOSED FRONT BRICK STOOP	24
<b>TOTAL PROPOSED IMPERVIOUS AREA</b>	<b>1,093</b>
<b>TOTAL EXISTING AREA TO REMAIN</b>	<b>6,109</b>
<b>TOTAL POST CONSTRUCTION IMPERVIOUS AREA</b>	<b>7,202</b>
<b>TOTAL POST CONSTRUCTION LOT COVERAGE</b>	<b>41.10%</b>

**24 HOUR EMERGENCY CONTACT: DAN HANLON 404-425-4325**

THE PROPOSED LOT COVERAGE IS 41.10%. THIS IS GREATER THAN THE MAXIMUM ALLOWED LOT COVERAGE OF 35.00%. HOWEVER, THE EXISTING LOT COVERAGE IS 46.00%. THE PROPOSED PLAN PROVIDES A REDUCTION IN THE LOT COVERAGE.

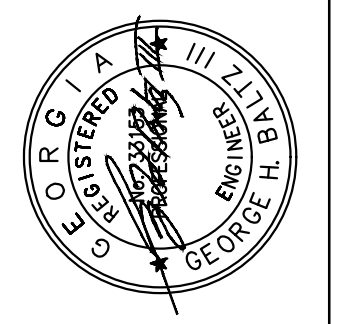
**ZONING CONFORMANCE:**

SITE ZONING: R-85 (RESIDENTIAL MEDIUM LOT-100) DISTRICT  
 MINIMUM LOT SIZE: 12,000 SF  
 LOT WIDTH: 85 FEET, MIN AT STREET  
 85 FEET, MIN AT BUILDING LINE  
 35 FEET, MIN FOR CULDESAC  
 FRONT SETBACK: 50 FEET MIN (THOROUGHFARES)  
 40 FEET MIN (ARTERIALS)  
 35 FEET MIN (COLLECTOR AND ALL OTHERS)  
 25 FEET MIN (ALLEY ACCESS)  
 SIDE SETBACK: 8.5 FEET  
 REAR SETBACK: 40 FEET  
 LOT COVERAGE: SHALL NOT EXCEED 35%  
 FLOOR AREA: NO LESS THAN 1,800 SQ FEET  
 OFF-STREET PARKING: 2 SPACES  
 BUILDING HEIGHT: NO MORE THAN 35 FEET  
 OPEN SPACE: 20%



Prepared By:  
**CRESCENT VIEW ENGINEERING, LLC.**  
211 Fraser Street  
Marietta, GA 30060  
678-324-8410  
www.crescentvieweng.com

Prepared For:  
**RED LEVEL RENOVATIONS**  
SITE ADDRESS:  
DRUID HILLS SUB.  
LOT 50, BLOCK 12-B, GA



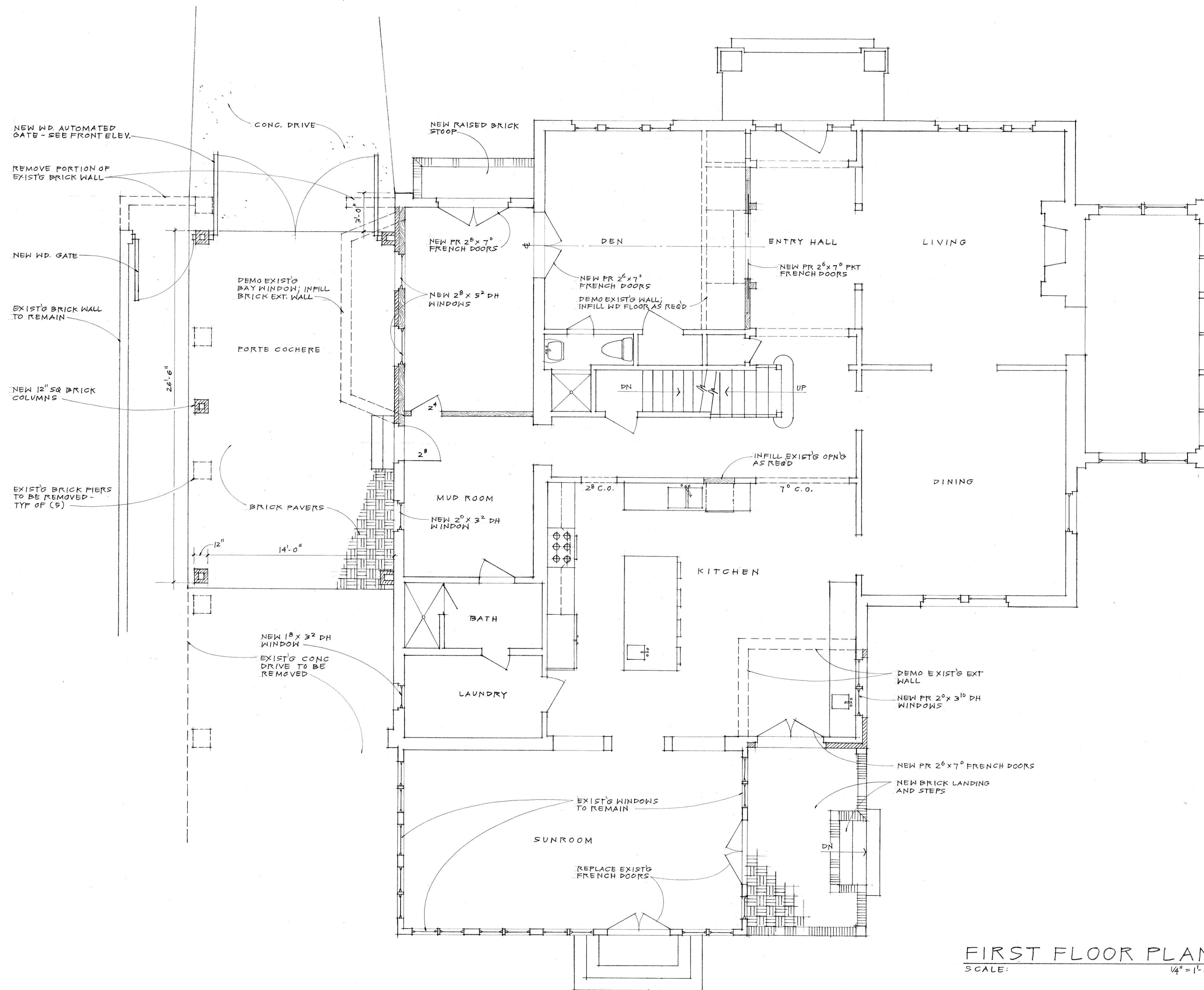
DESIGNED	DRAWN	CHECKED	IN CHARGE	DATE
R. LIBERTY	R. LIBERTY	A. RAVAT	G.H. BALTZ	10 FEB 2026

REV	DATE	BY	DESCR

CONSTRUCTION PLANS FOR:  
**1071 OXFORD ROAD**  
LAND LOT 2, DISTRICT 18  
DEKALB COUNTY, GEORGIA

CVE PI # 25-338

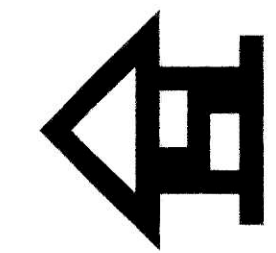
SHEET NO.  
**C-1**



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

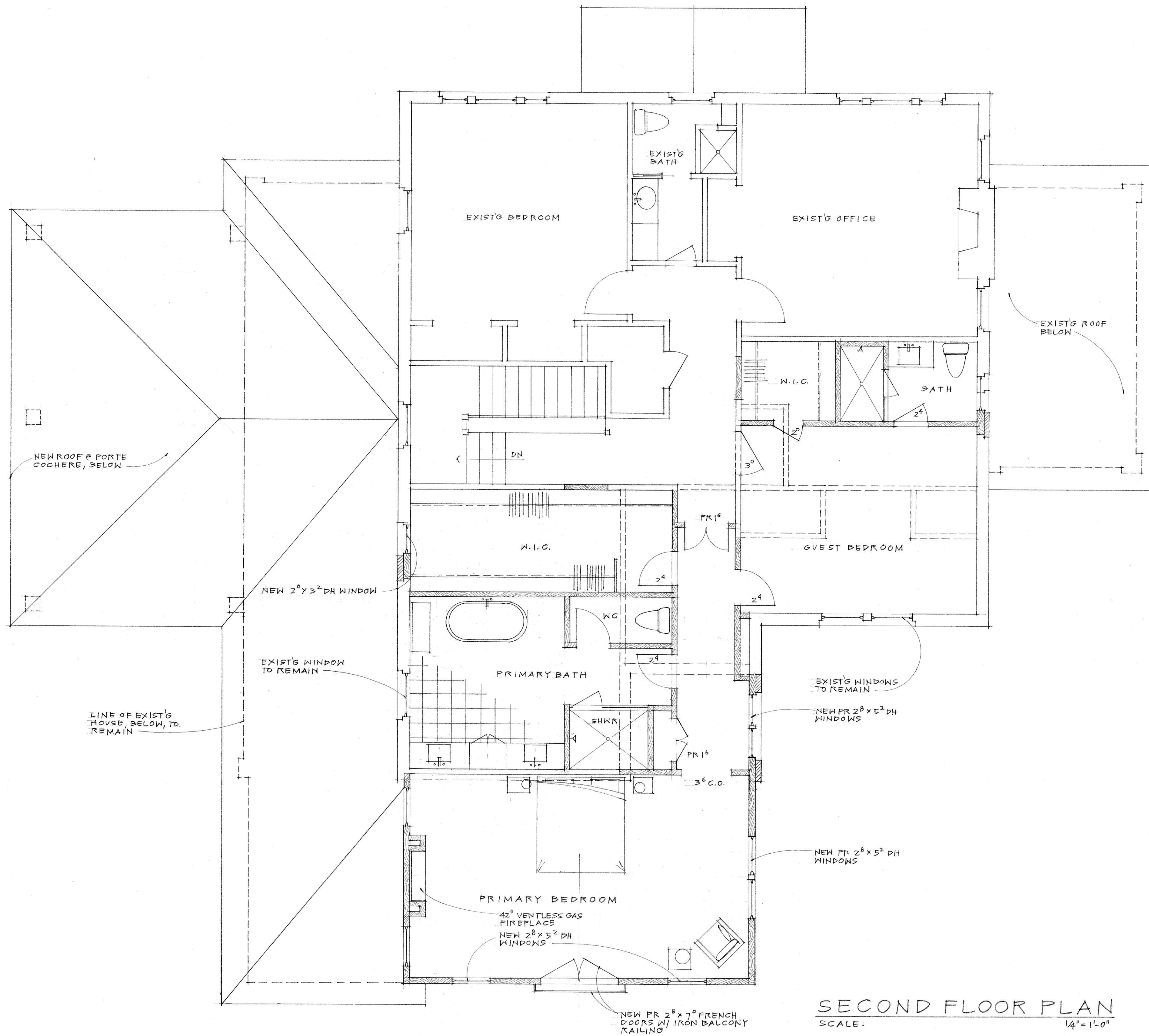
REVISIONS	BY

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JSCONWAY@AOL.COM  
307 GLENN CIRCLE  
DECATUR, GA 30030



PROPOSED RENOVATIONS FOR  
**Evans Harrell and Mo Burke**  
1071 Oxford Road, Atlanta, GA 30307

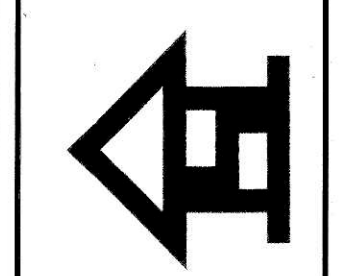
Date	2-12-26
Scale	NOTED
Drawn	JSC
Job	
Sheet	<b>A-1</b>
Of	Sheets



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

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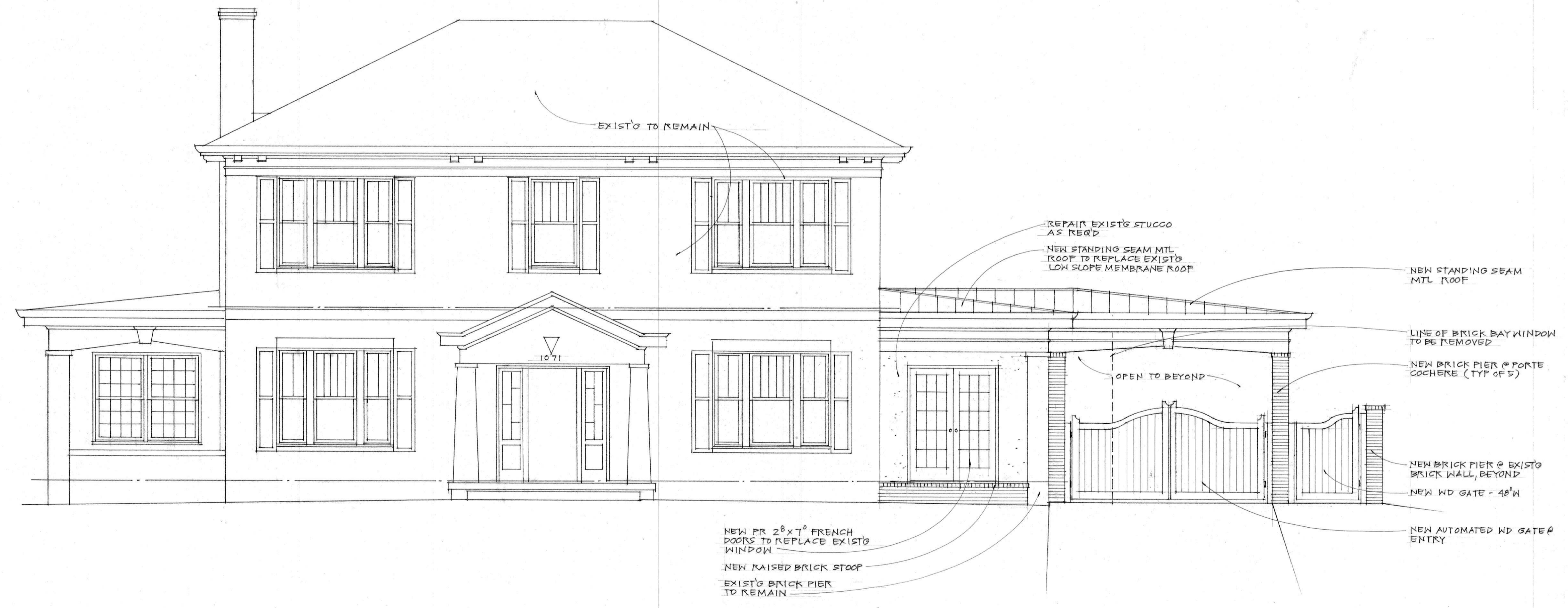


PROPOSED RENOVATIONS FOR  
**Evans Harrell and Mo Burke**  
1071 Oxford Road, Atlanta, GA 30307

Date	2-12-26
Scale	NOTED
Drawn	JSC
Job	
Sheet	<b>A-2</b>
Of	Sheets



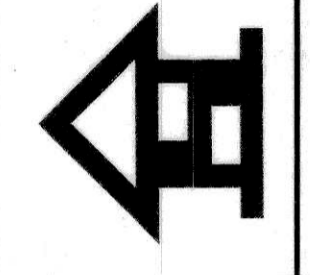
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

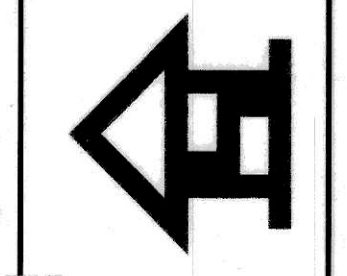
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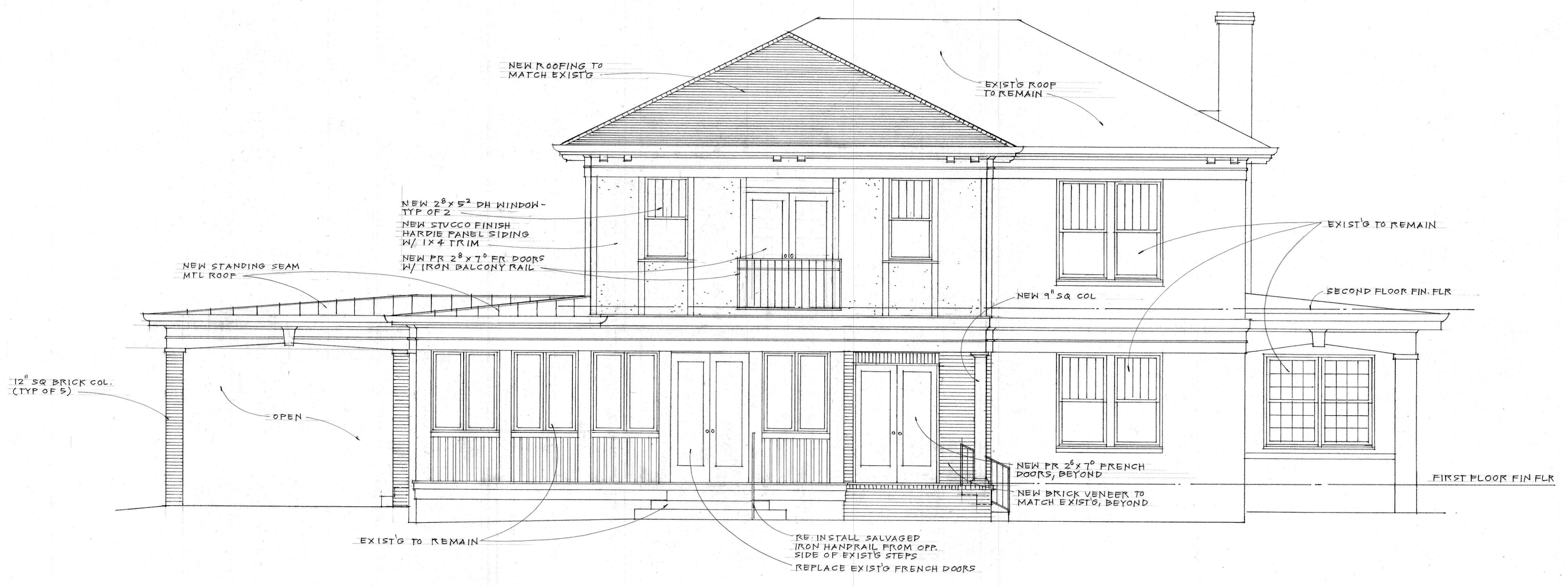


PROPOSED RENOVATIONS FOR  
**Evans Harrell and Mo Burke**  
1071 Oxford Road, Atlanta, GA 30307

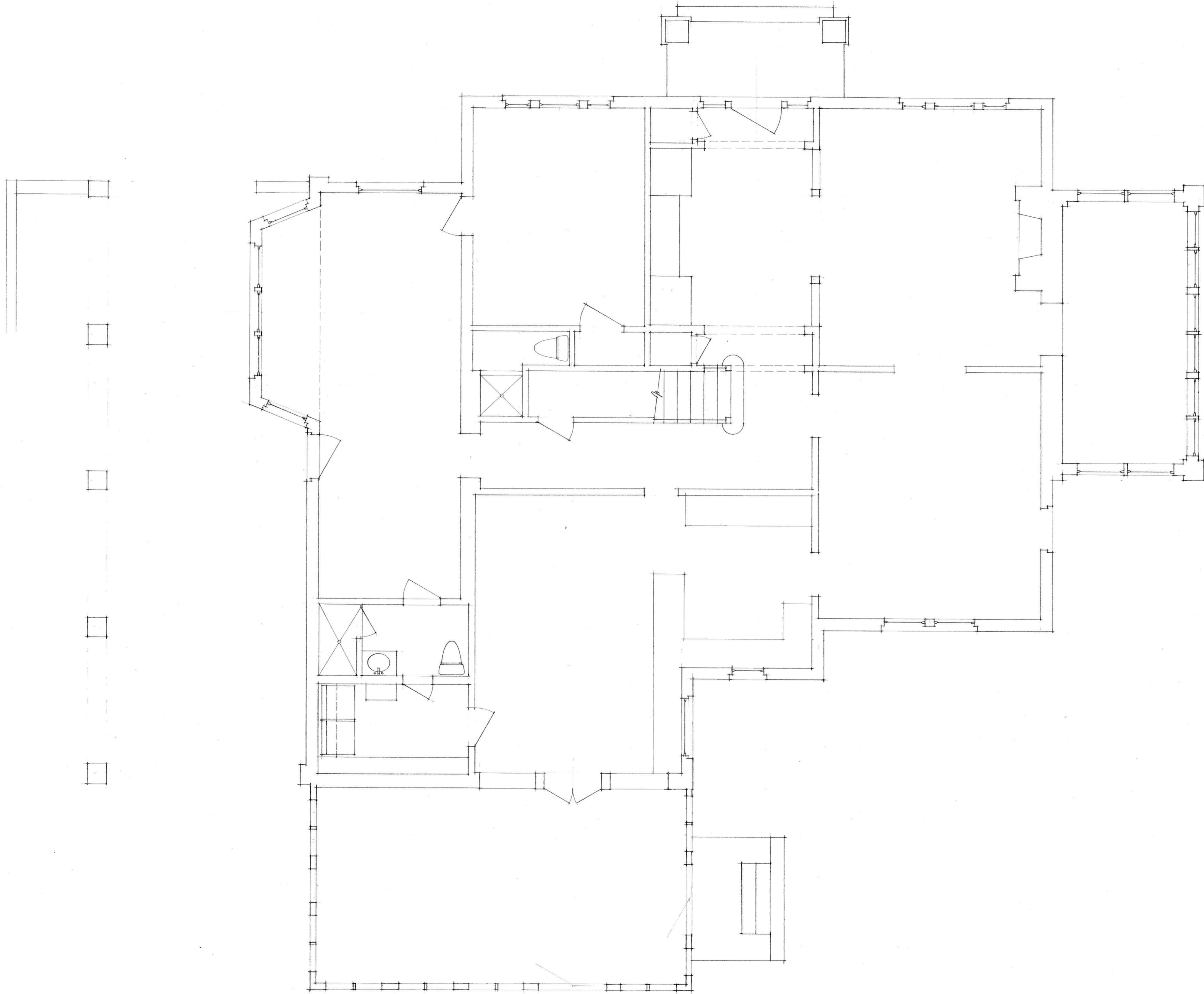
Date	2-12-26
Scale	NOTED
Drawn	JSC
Job	
Sheet	<b>A-3</b>
Of	Sheets



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

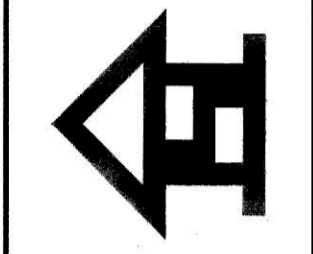


REAR ELEVATION  
SCALE: 1/4" = 1'-0"



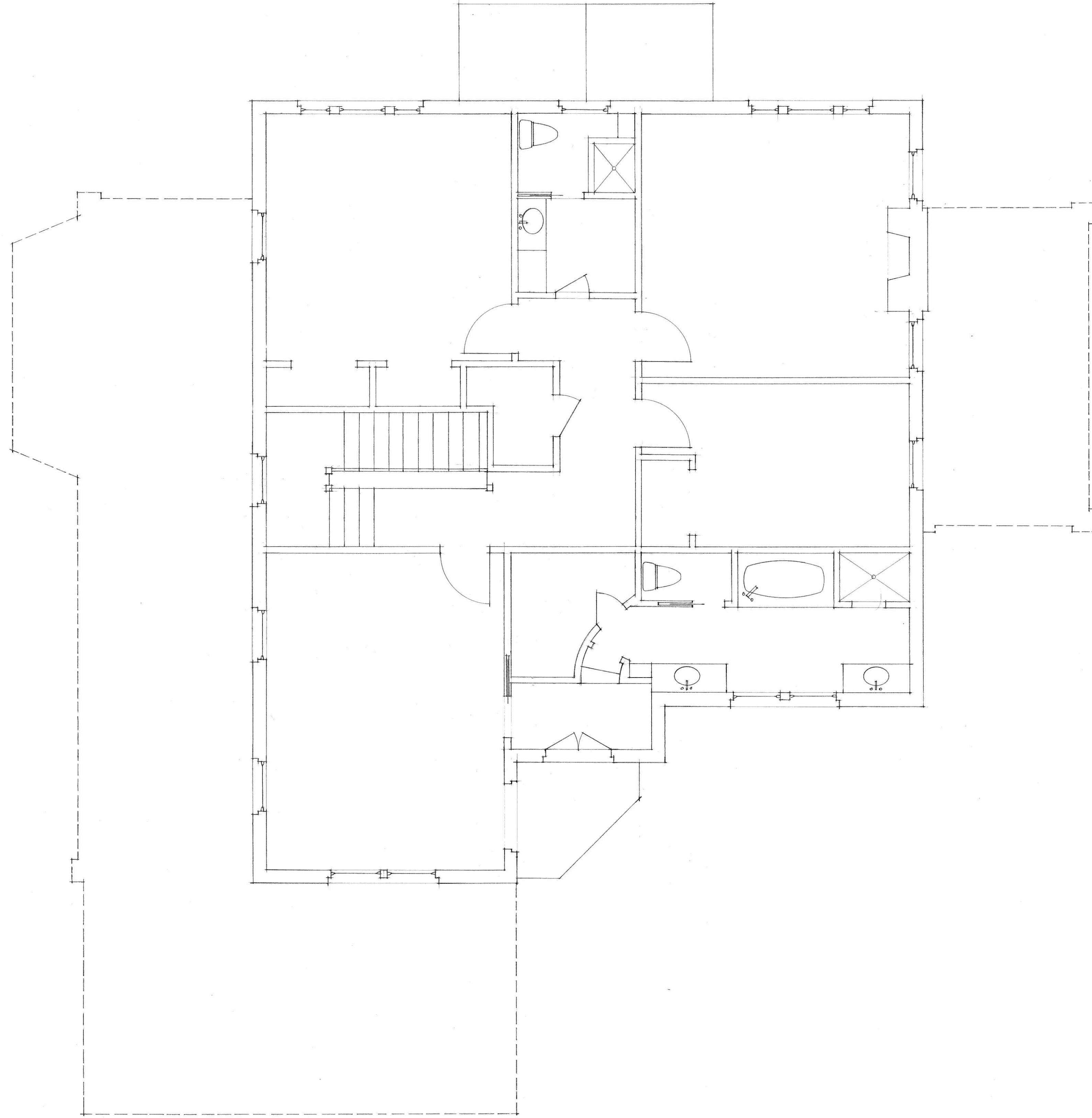
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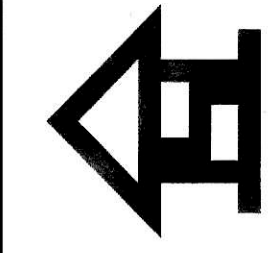
PROPOSED RENOVATIONS FOR  
**Evans Harrell and Mo Burke**  
 1071 Oxford Road, Atlanta, GA 30307

Date
Scale
Drawn
Job
Sheet <b>EX-1</b> Of Sheets



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PROPOSED RENOVATIONS FOR  
**Evans Harrell and Mo Burke**  
 1071 Oxford Road, Atlanta, GA 30307

Date  
 Scale  
 Drawn  
 Job  
 Sheet  
**EX-2**  
 Of Sheets











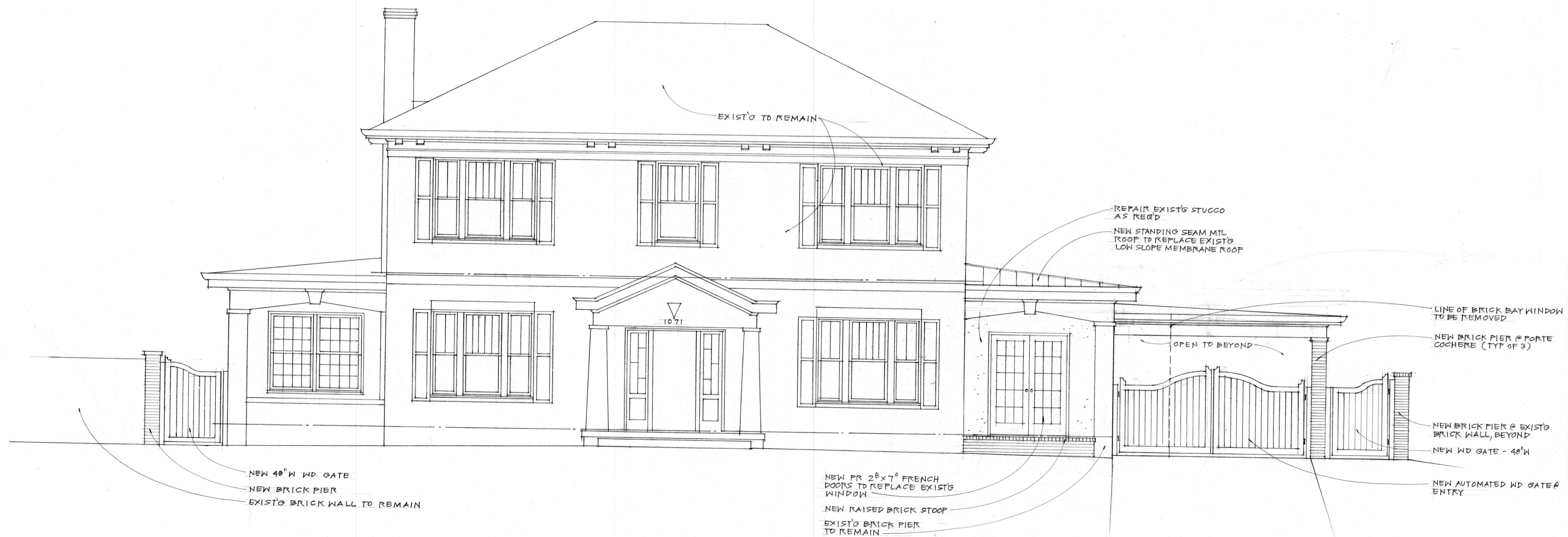








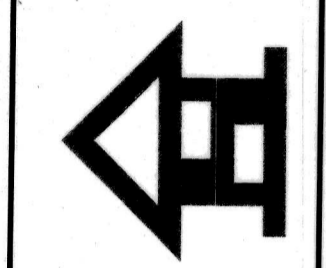
ALTERNATE  
RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



ALTERNATE  
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

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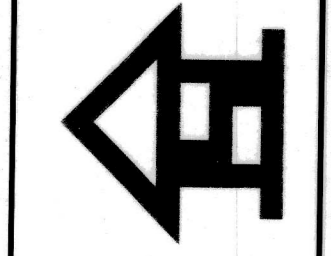


PROPOSED RENOVATIONS FOR  
Evans Harrell and Mo Burke  
1071 Oxford Road, Atlanta, GA 30307

Date	3-2-26
Scale	NOTED
Drawn	JSC
Job	
Sheet	A-3
Of	Sheets

REVISIONS	BY

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PROPOSED RENOVATIONS FOR  
**Evans Harrell and Mo Burke**  
1071 Oxford Road, Atlanta, GA 30307



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**ALTERNATE REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

Date: 3-2-26  
Scale: NOTED  
Drawn: JSC  
Job:  
Sheet: **A-4**  
Of: 4 Sheets