DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1010 Oxford Rd, Atlanta GA 30306

Applicant: Revival Construction (A. Wright Marshall, IV) E-Mail: wright@revivalconstruction.com

Applicant Mailing Address: 1991 Rockledge Rd NE, Atlanta GA 30324

Applicant Phone(s): 404-888-9886 Fax: 404-888-9959

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

****

Owner(s): James and Julia Berry E-Mail: jberry@highlandsp.com

E-Mail: _____

Owner(s) Mailing Address: 1010 Oxford Rd, Atlanta GA 30306

Owner(s) Telephone Number: 404-643-8245

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: Built 1928

Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition and Alterations/Renovations ☒ Moving a building ☐ Other building changes ☐
New accessory building ☐ Landscaping ☐ Fence/Wall ☐
Sign installation or replacement ☐ Other ☐ Other environmental changes ☐

Description of Work:
Complete renovation including removal of poorly built, non-historic additions. The interior and exterior of house will be renovated and restored. Non-original dormers on the front of the house will be removed. Earlier, non-historic additions will be removed back to the original house, and new additions will be built on the rear and left sides of the house. The existing porte-cochere will be converted to screen porch. The driveway will be replaced with new concrete driveway, and a new garage/workshop will be built.
Exterior materials will match and complement the existing house and are labeled on the drawings. The house will remain painted brick but a different color. All new doors and windows will be wood, SDL units by Jeldwen.
The garage will be Hardi-plank artisan lap siding with mitered corners.

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all ~~supporting documentation. If plans/drawings~~ are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

Wright Marshall 9/24/20
Signature of Applicant/Date

Revised 1/26/17

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Decatur, GA 30030

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),

James and Julia Berry

being (owner) (owners) of the property 1010 Oxford Rd, Atlanta GA 30306,

hereby delegate authority to Revival Constrution, Inc. (A. Wright Marshall IV)

to file an application in (my) (our) behalf.

9/24/20

Signature of Owner/Date

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

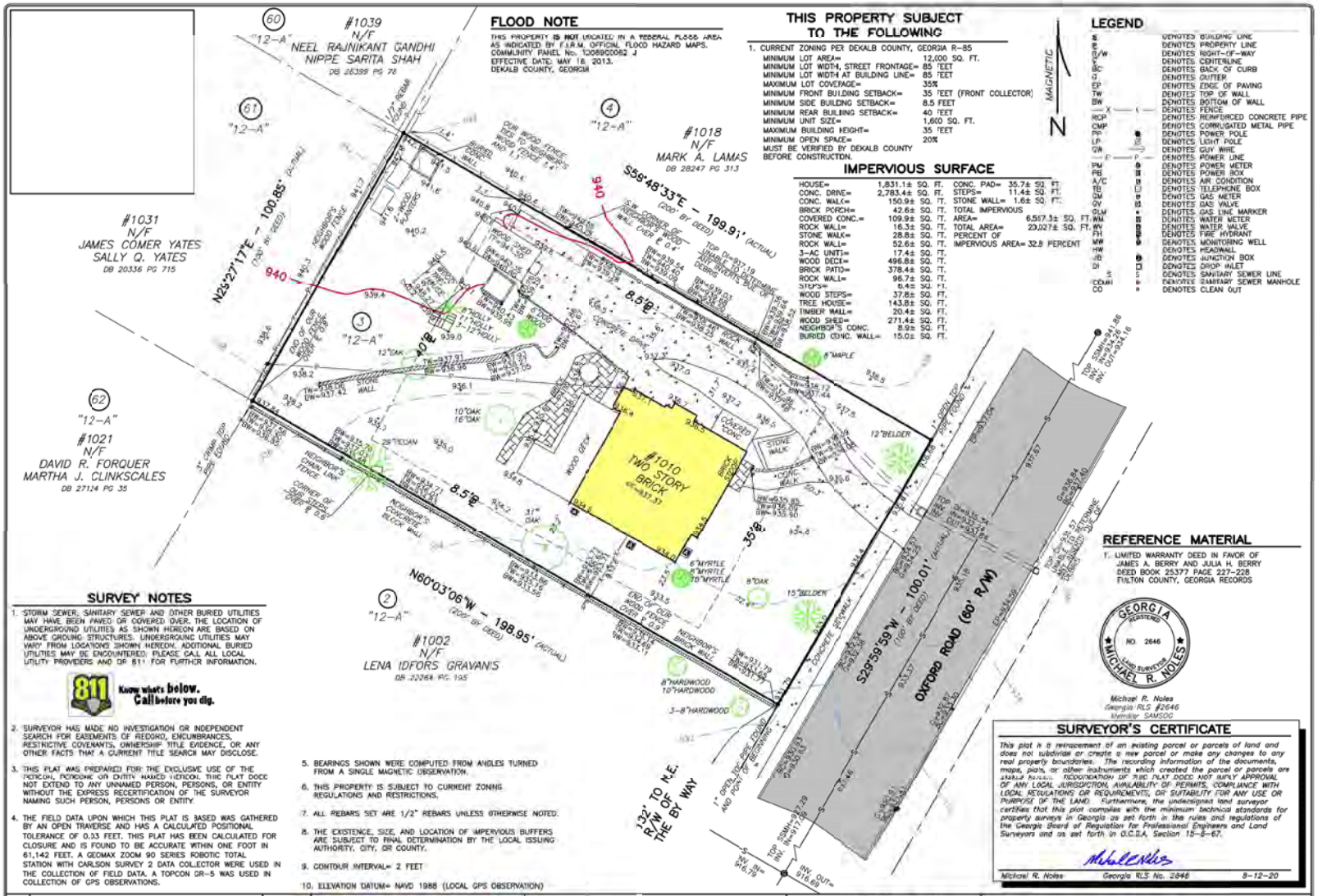
Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. 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 monetary 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. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

Revised 1/26/17



FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13089C0062 J
EFFECTIVE DATE: MAY 16, 2013.
DEKALB COUNTY, GEORGIA

THIS PROPERTY SUBJECT TO THE FOLLOWING

1. CURRENT ZONING PER DEKALB COUNTY, GEORGIA R-85

MINIMUM LOT AREA=	12,000 SQ. FT.
MINIMUM LOT WIDTH, STREET FRONTAGE=	85 FEET
MINIMUM LOT WIDTH AT BUILDING LINE=	85 FEET
MAXIMUM LOT COVERAGE=	35%
MINIMUM FRONT BUILDING SETBACK=	35 FEET (FRONT COLLECTOR)
MINIMUM SIDE BUILDING SETBACK=	8.5 FEET
MINIMUM REAR BUILDING SETBACK=	40 FEET
MINIMUM UNIT SIZE=	1,600 SQ. FT.
MAXIMUM BUILDING HEIGHT=	35 FEET
MINIMUM OPEN SPACE=	20%

MUST BE VERIFIED BY DEKALB COUNTY BEFORE CONSTRUCTION.

IMPERVIOUS SURFACE

HOUSE=	1,831.1± SQ. FT.	CONC. PAD=	35.7± SQ. FT.
CONC. DRIVE=	2,783.4± SQ. FT.	STEPS=	11.4± SQ. FT.
CONC. WALK=	150.9± SQ. FT.	STONE WALL=	1.6± SQ. FT.
BRICK PORCH=	42.6± SQ. FT.	TOTAL IMPERVIOUS AREA=	6,517.3± SQ. FT.
COVERED CONC.=	109.9± SQ. FT.	TOTAL AREA=	20,027± SQ. FT.
ROCK WALL=	16.3± SQ. FT.	PERCENT OF IMPERVIOUS AREA=	32.5 PERCENT
STONE WALK=	28.8± SQ. FT.		
ROCK WALL=	52.6± SQ. FT.		
3-AC UNIT=	17.4± SQ. FT.		
WOOD DECK=	496.8± SQ. FT.		
BRICK PATIO=	378.4± SQ. FT.		
ROCK WALL=	96.7± SQ. FT.		
STEPS=	5.4± SQ. FT.		
WOOD STEPS=	37.8± SQ. FT.		
TREE HOUSE=	143.8± SQ. FT.		
TIMBER WALL=	20.4± SQ. FT.		
WOOD SHED=	271.4± SQ. FT.		
NEIGHBOR'S CONC.	8.9± SQ. FT.		
BURIED CONC. WALL=	15.0± SQ. FT.		

LEGEND

B	DENOTES BUILDING LINE
P	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
C	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT

REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF JAMES A. BERRY AND JULIA H. BERRY DEED BOOK 25377 PAGE 227-228 FULTON COUNTY, GEORGIA RECORDS

SURVEY 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. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND DIAL 811 FOR FURTHER INFORMATION.

811 Know what's below. Call before you dig.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS 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 RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.33 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 61,142 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA. A TOPCON GR-5 WAS USED IN COLLECTION OF GPS OBSERVATIONS.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
9. CONTOUR INTERVAL= 2 FEET
10. ELEVATION DATUM= NAVD 1988 (LOCAL GPS OBSERVATION)

GEORGIA REGISTERED NO. 2646 LAND SURVEYOR MICHAEL R. NOLES

Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles — Georgia RLS No. 2646 — 8-12-20

NO.	REVISIONS	DATE
-	-	-

McCLUNG SURVEYING
McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP FOR
JAMES A. BERRY

1010 OXFORD ROAD
ATLANTA, GEORGIA

TOTAL AREA= 0.460± ACRES
OR 20,027± SQ. FT.

20' 10' 0' 20' 40'
SCALE IN FEET

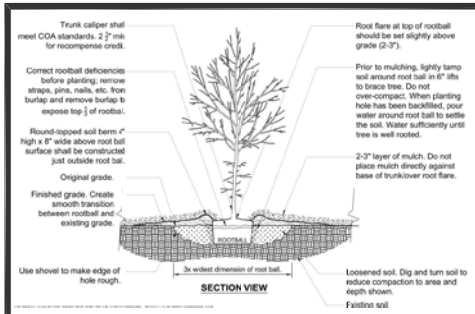
LOT 3 BLOCK "12-A"
DRUID HILLS SUBDIVISION

LAND LOT 2
18TH DISTRICT
DEKALB COUNTY
GEORGIA

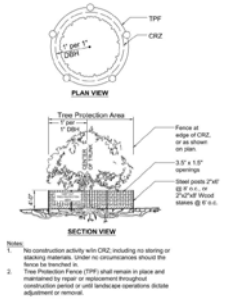
PLAT PREPARED: 8-12-20
FIELD: 8-6-20 SCALE: 1"=20'

JOB#253656

PB
PG



B / L-2 TREE STAKING DETAIL
SCALE: N.T.S.



C / L-2 TREE PROTECTION FENCING DETAIL
SCALE: N.T.S.

EXISTING TREES ON SITE

TREE ID	SIZE	COMMON NAME	BOTANICAL NAME	% IMPACT	SAVED	DESTROYED
1	15"	BOXELDER	*ACER NEGUNDO*	0%	X	
2	15"	BOXELDER	ACER NEGUNDO	0%	X	
3	8"	OAK	QUERCUS SPECIES	0%	X	
4	AVERAGE 8"	TRIPLE STEM CRAPE MYRTLE	LAGERSTROEMIA INDICA	0%	X	
5	31"	OAK	QUERCUS SPECIES	13%	X	
6	29"	PECAN	CARYA ILLINOINENSIS	0%	X	
7	26"	OAK	QUERCUS SPECIES	100%		X
8	12"	OAK	QUERCUS SPECIES	0%	X	
9	AVERAGE 10"	5 STEM HOLLY	ILEX SPECIES	10%	X	
10	6"	DOGWOOD	CORNUS SPECIES	100%		X

157" EXISTING ON SITE
125" TO REMAIN ON SITE= AFTER TREE REMOVAL 79.6% TO REMAIN- ***REQUIREMENT SATISFIED***
55.2 MINIMUM INCHES REQUIRED PER ACRE- ***REQUIREMENT SATISFIED***

TREES TO BE REMOVED- 2 TREES TOTAL

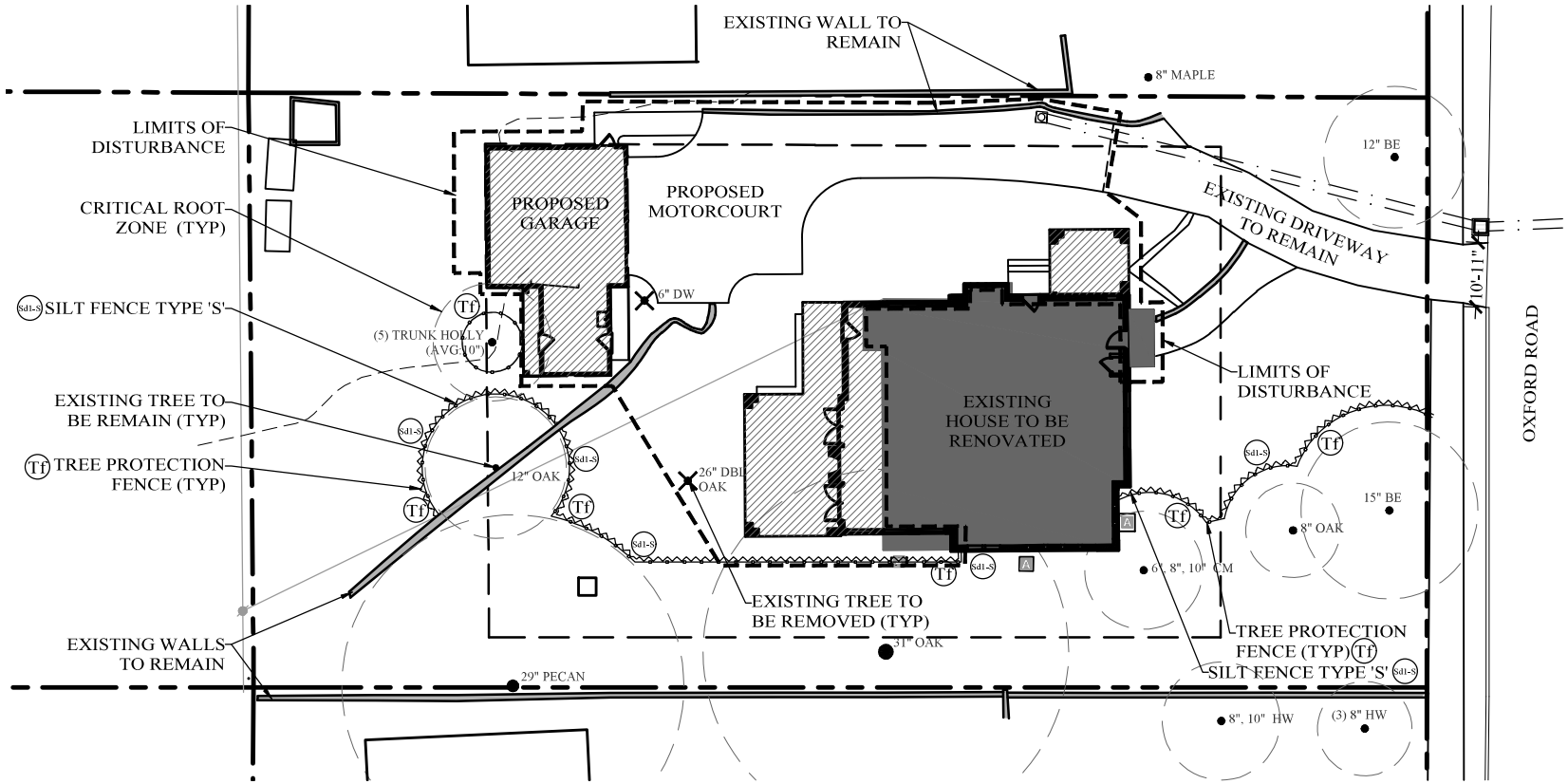
1	6" DOGWOOD
1	26" OAK (MULTI STEM)

SITE INFORMATION

SITE ACREAGE: .460 ACRES (20.027 SQ. FT.)
ZONING: R-85
DeKALB COUNTY
LANDLOT: 2
DISTRICT: 18

ALL TREE PROTECTION MEASURES ARE TO BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.

THERE WILL BE NO TRENCHING WITHIN THE CRITICAL ROOTS OF TREES FOR THE INSTALLATION OF UTILITIES.



0 10 20 40 60

A / L-2 TREE PROTECTION AND REPLACEMENT PLAN
SCALE: 1"=20'-0"

PROPERTY OWNERS:
JAMES AND JULIA BERRY
1010 OXFORD ROAD
ATLANTA, GA 30306
404 643 8245

NORTH

This drawing is the property of Susan Taylor , the dimension is 11" x 17" and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project without written permission.

BERRY RESIDENCE

1010 Oxford Road Atlanta, Georgia 30306
L.L. 2, 18th district, Dekalb County, Georgia Lot 3, Block 12-A
Druid Hills Subdivision

PRINT DATE:
9.24.2020

Note: This plan is not released for construction and has been prepared for submission for a Certificate of Appropriateness ONLY.

TREE PROTECTION AND REPLACEMENT PLAN

L-2

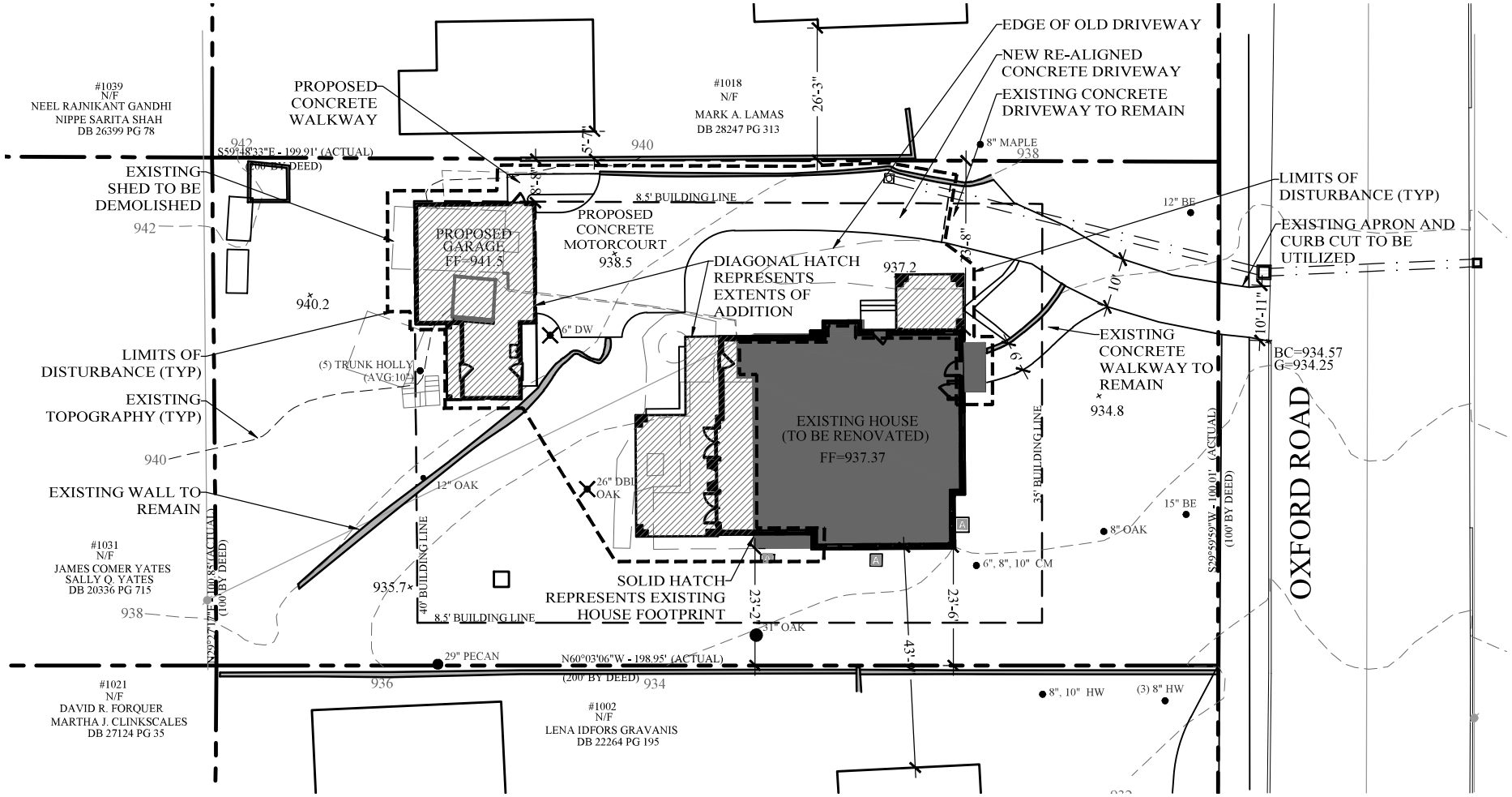
ALL WALLS SHOWN ON SITE PLAN ARE EXISTING.

ACCORDING TO F.I.R.M. PANEL 13089C0062J DATED MAY 16, 2013, THIS PROPERTY DOES NOT FALL WITHIN A FLOOD HAZARD AREA.

THERE IS NO MAJOR GRADING AS A PART OF THIS PROJECT.

THERE ARE NO PROPOSED CHANGES TO EXISTING HARDSCAPE MATERIALS FOR WALKWAYS, STEPS, AND DRIVEWAY.

SEE ARCHITECTURAL DRAWINGS BY OTHERS FOR HOUSE AND GARAGE MATERIALS.



A / L-1 PROPOSED SITE PLAN
SCALE: 1"=20'-0"

SITE INFORMATION

SITE ACREAGE: .460 ACRES (20.027 SQ. FT.)
ZONING: R-85
DeKALB COUNTY
LANDLOT: 2
DISTRICT: 18

PROPERTY OWNERS:
JAMES AND JULIA BERRY
1010 OXFORD ROAD
ATLANTA, GA 30306
404 643 8245

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BERRY RESIDENCE

1010 Oxford Road Atlanta, Georgia 30306
L.L. 2, 18th district, Dekalb County, Georgia Lot 3, Block 12-A
Druid Hills Subdivision

PRINT DATE:
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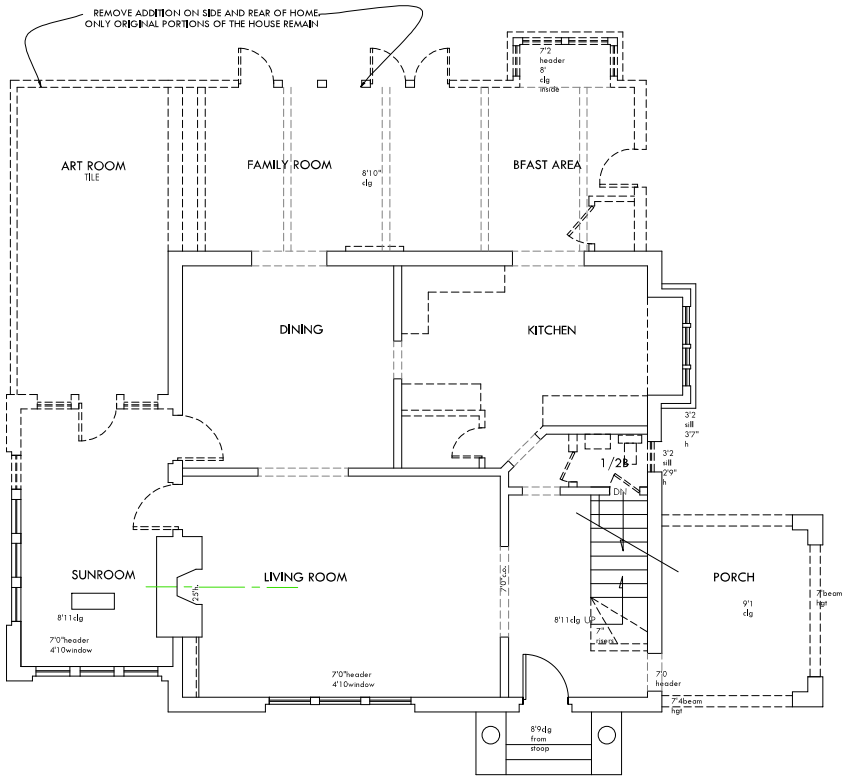
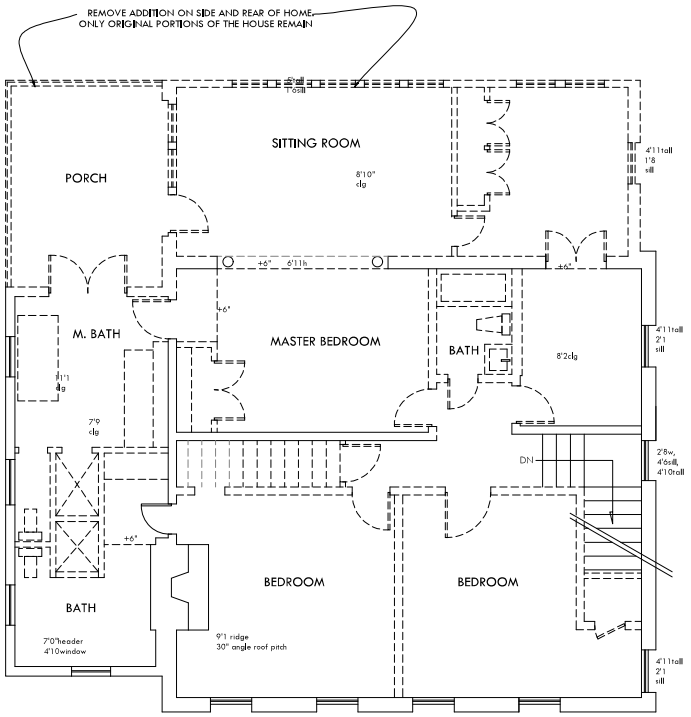
SITE PLAN

L-1



1 AB1 EXISTING MAIN FLOOR PLAN

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



2 AB1 EXISTING SECOND FLOOR PLAN

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

**DASHED WALLS + FIXTURES ARE TO BE REMOVED

AMANDA ORR ARCHITECTS
425 PEACHTREE HILLS AVE. #31-B
ATLANTA, GA 30305
amanda@amandaorrarchitects.com
404.550.7494

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ALTERATIONS & ADDITIONS TO :
1010 OXFORD ROAD
ATLANTA, GEORGIA 30306

DATE
MAY 27, 2020

REVISED

☒ NOT RELEASED FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
☐ HALF SIZE PRINT

SCALE
AS NOTED

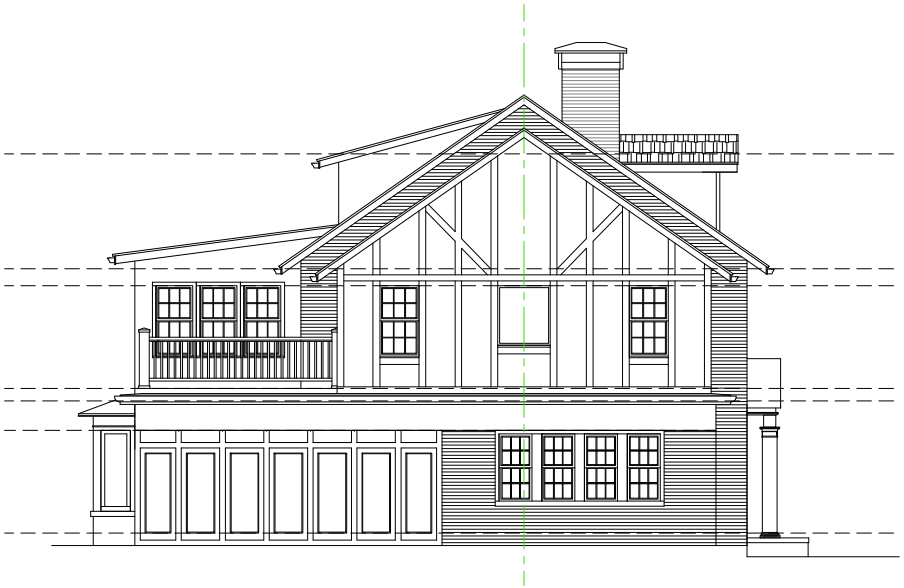
TITLE
EXISTING FLOOR PLANS

SHEET
AB-1

NOT RELEASED FOR CONSTRUCTION | NOT RELEASED FOR CONSTRUCTION

C AB2 EXISTING PHOTOS
SCALE: N.T.S.

A AB2 EXISTING FRONT (OXFORD ROAD) ELEVATION
SCALE: 1/4" = 1'-0"



B AB2 EXISTING SIDE (SUNROOM) ELEVATION
SCALE: 1/4" = 1'-0"

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ALTERATIONS & ADDITIONS TO :
1010 OXFORD ROAD
ATLANTA, GEORGIA 30306

DATE
SEPTEMBER 14, 2020

REVISED

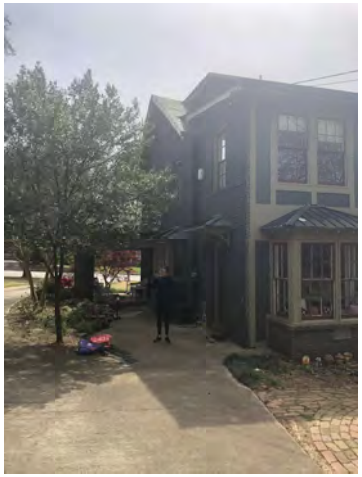
☒ NOT RELEASED FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
☐ HALF SIZE PRINT

SCALE
AS NOTED

TITLE
EXISTING ELEVATIONS

SHEET
AB-2

NOT RELEASED FOR CONSTRUCTION | NOT RELEASED FOR CONSTRUCTION



C AB3 EXISTING PHOTOS
SCALE N.T.S.

A AB3 EXISTING REAR ELEVATION
SCALE 1/4" = 1'-0"

B AB3 EXISTING SIDE (KITCHEN) ELEVATION
SCALE 1/4" = 1'-0"

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ALTERATIONS & ADDITIONS TO :
1010 OXFORD ROAD
ATLANTA, GEORGIA 30306

DATE
SEPTEMBER 14, 2020

REVISED

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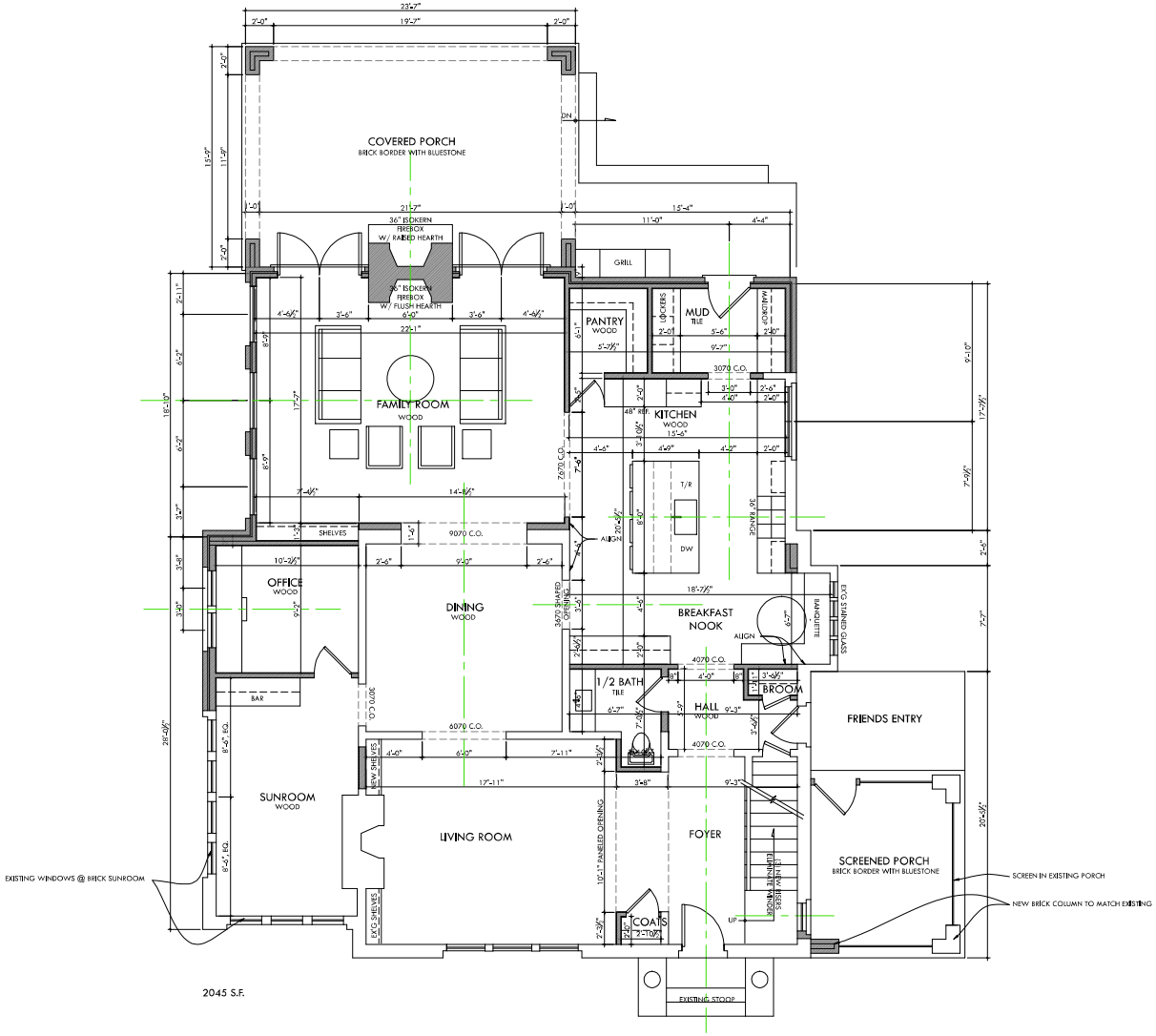
☐ RELEASED FOR CONSTRUCTION
☐ HALF SIZE PRINT

SCALE
AS NOTED

TITLE
EXISTING ELEVATIONS

SHEET
AB-3

NOT RELEASED FOR CONSTRUCTION | NOT RELEASED FOR CONSTRUCTION



2045 S.F.

1 / A-1 PROPOSED MAIN FLOOR PLAN

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

** ALL SHADED WALLS ARE NEW
** MATCH EXISTING CROWN, CASING AND BASE, TYP. U.N.O.
** ±9'-0" FINISH CEILING TYP, U.N.O.

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ALTERATIONS & ADDITIONS TO : 1010 OXFORD ROAD
ATLANTA, GEORGIA 30306

DATE
SEPTEMBER 14, 2020

REVISED

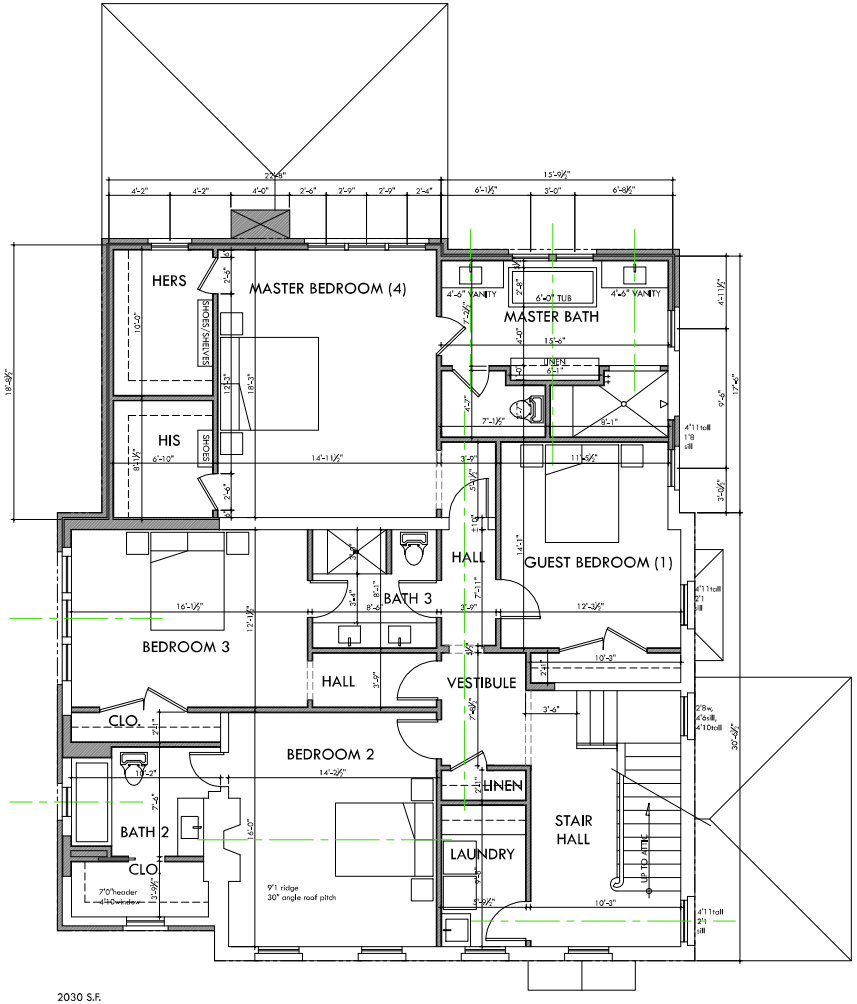
☒ NOT RELEASED FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
☐ HALF SIZE PRINT

SCALE
AS NOTED

TITLE
PROPOSED FIRST FLOOR PLAN

SHEET
A-1

NOT RELEASED FOR CONSTRUCTION | NOT RELEASED FOR CONSTRUCTION



2030 S.F.

1 / A-2 PROPOSED SECOND FLOOR PLAN

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

**ALL SHADED WALLS ARE NEW

**MATCH EXISTING CROWN, CASING AND BASE U.N.O.

**ALL NEW FIXTURES, TILE IN BATHROOMS

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ATLANTA, GA 30305
amanda@amandaorrarchitects.com
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ALTERATIONS & ADDITIONS TO :
1010 OXFORD ROAD
ATLANTA, GEORGIA 30306

DATE
SEPTEMBER 14, 2020

REVISED

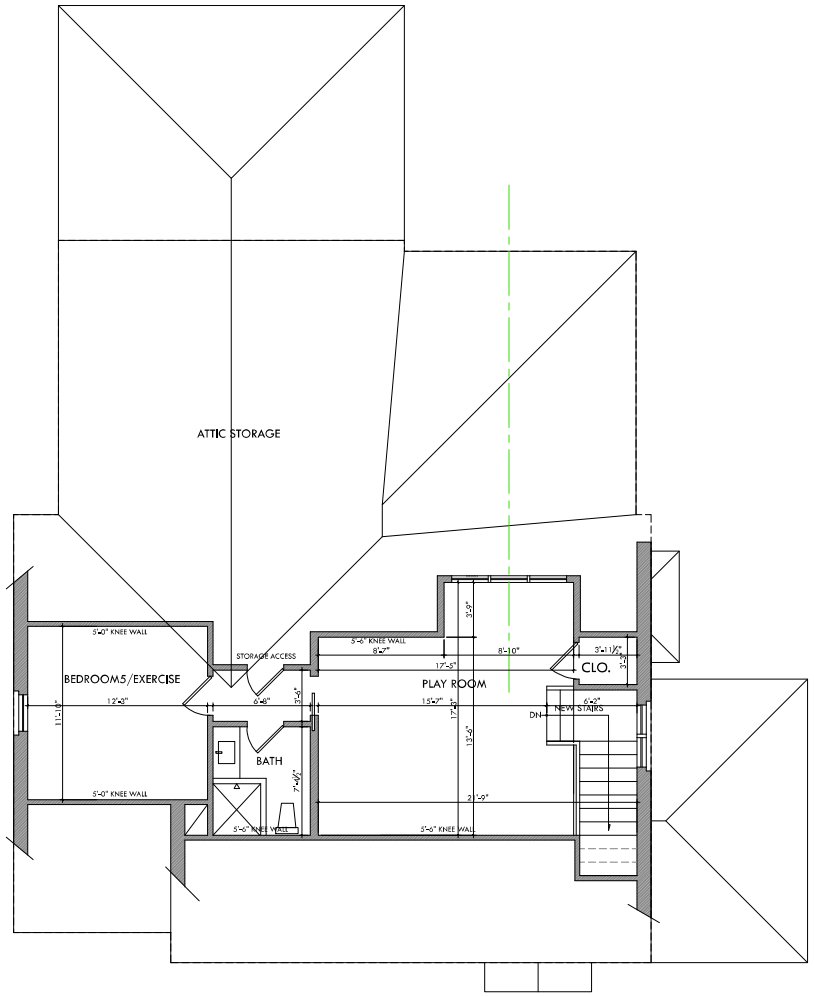
☒ NOT RELEASED FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
☐ HALF SIZE PRINT

SCALE
AS NOTED

TITLE
PROPOSED SECOND FLOOR PLAN

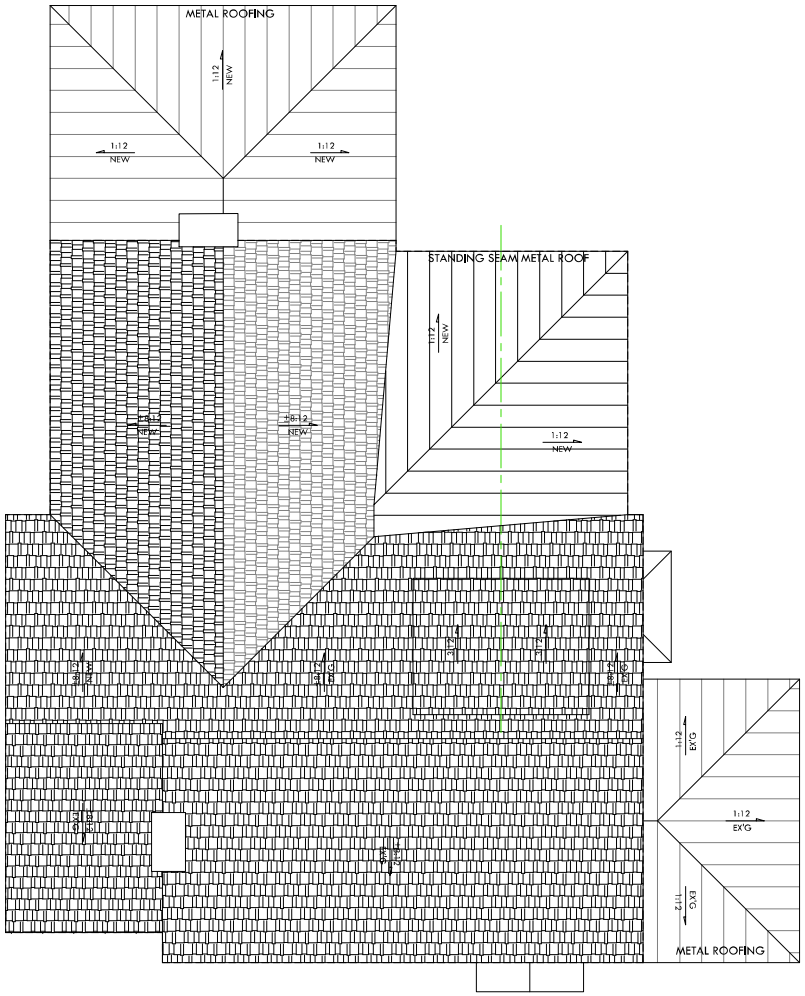
SHEET
A-2

NOT RELEASED FOR CONSTRUCTION | NOT RELEASED FOR CONSTRUCTION



1 A-3 PROPOSED ATTIC PLAN

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



2 A-3 PROPOSED ROOF PLAN

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

ARCHITECTURAL SHINGLE ROOFING TYP. U.N.O.

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ALTERATIONS & ADDITIONS TO :
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DATE
SEPTEMBER 14, 2020

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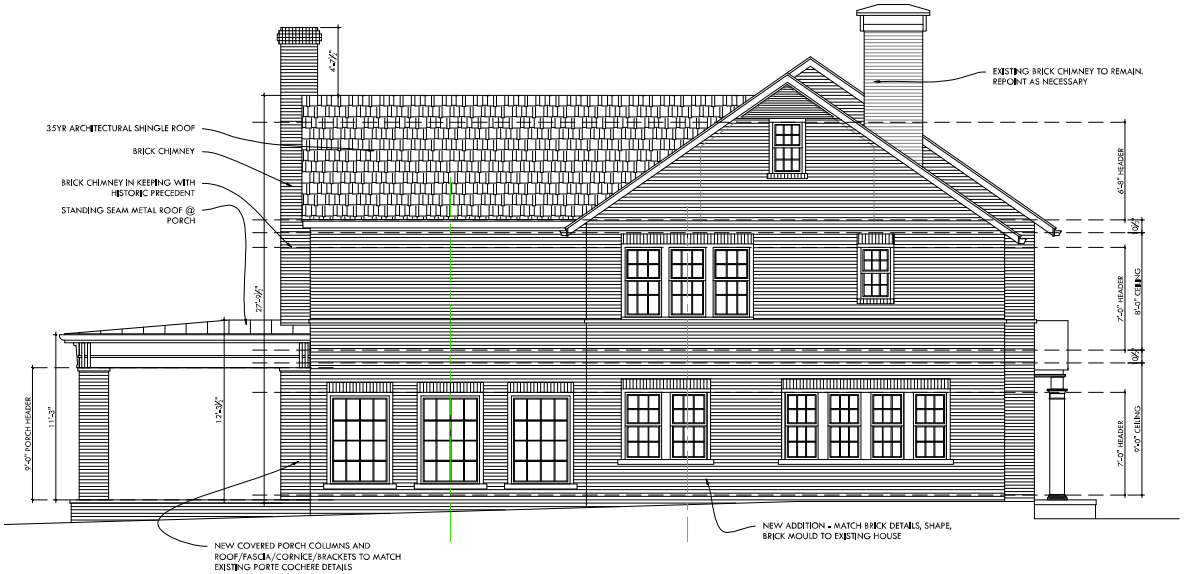
SCALE
AS NOTED

TITLE
ATTIC AND ROOF PLAN

SHEET
A-3

A / A-4 PROPOSED FRONT (OXFORD ROAD) ELEVATION

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



B / A-4 PROPOSED SIDE (FAMILY ROOM) ELEVATION

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

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TITLE
PROPOSED ELEVATIONS

SHEET
A-4

A / A-5 PROPOSED REAR ELEVATION

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

B / A-5 PROPOSED SIDE (KITCHEN) ELEVATION

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

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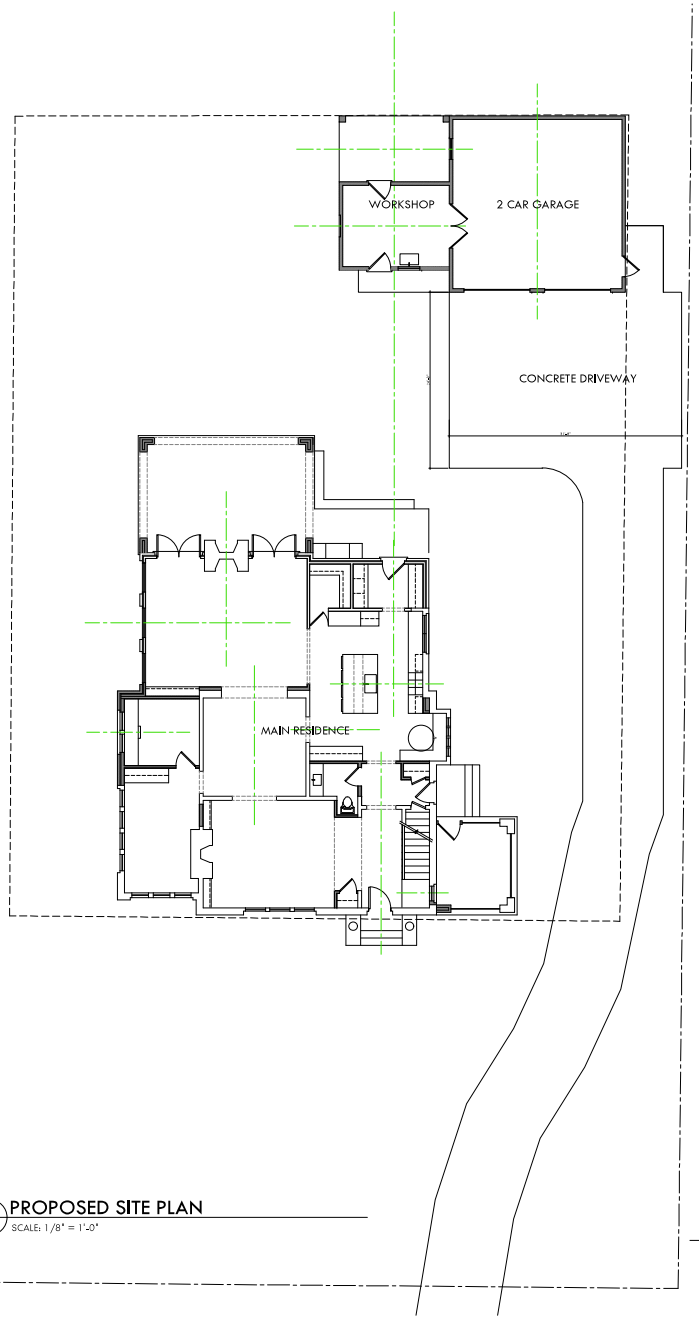
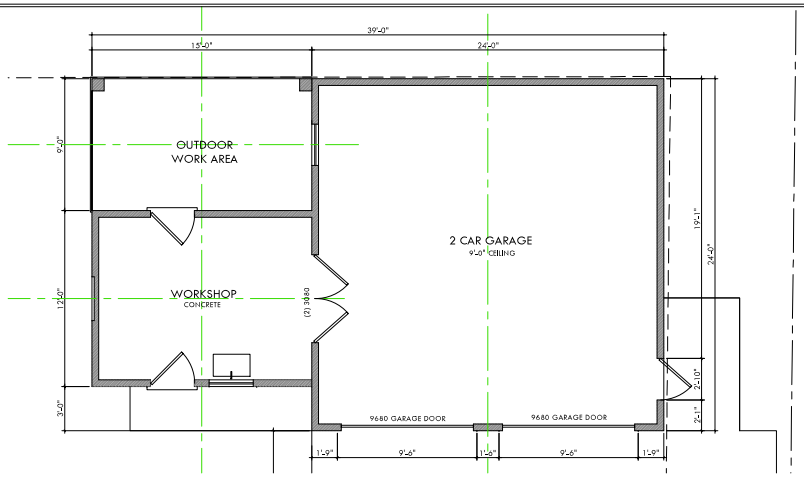
SCALE: AS NOTED

TITLE: PROPOSED ELEVATIONS

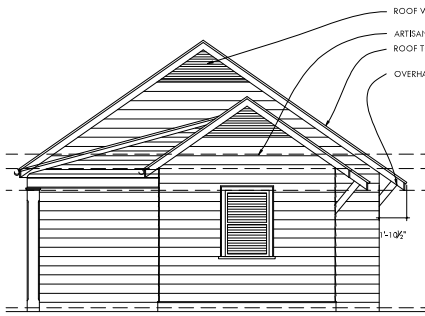
SHEET: A-5



1 S-1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

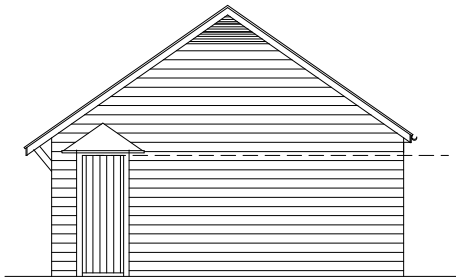


2 S-1 PROPOSED GARAGE PLAN
SCALE: 1/4" = 1'-0"

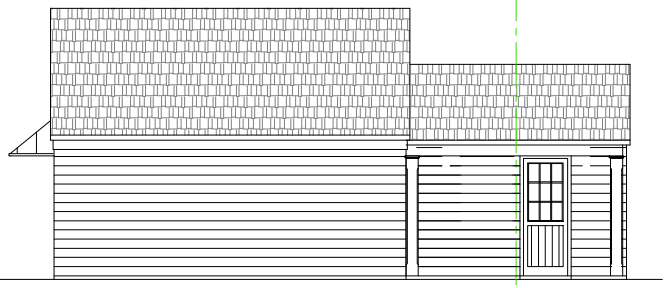


A S-1 SIDE GARAGE ELEVATION
SCALE: 1/4" = 1'-0"

B S-1 FRONT GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



C S-1 SIDE GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



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

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TITLE
SITE PLAN
NEW GARAGE

SHEET
S-1

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DeKalb County Parcel Map

0 0.005 0.01 0.02 0.03 0.04 mi

Date Printed: 9/18/2020

N

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