

DeKalb County Historic Preservation Commission

Monday, May 19, 2025- 6:00 P.M.

Staff Report

Regular Agenda

D. 971 Oakdale Road, FIELD Landscape Architecture. Renovate a historic guest house, construct a garage, construct a detached shed, install a swimming pool, renovate driveway, and install new hardscape and landscaping. **247562**

Built 1910; Garage and guest house constructed in 1910 (18 002 06 041)

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

- 08-98 971 Oakdale Road, Russell Currey & Amy Durrell. Remove asphalt paving at rear of the house and replace with garden beds, gravel paths and stone patio. **Approved**
- 04-00 971 Oakdale Road (DH), Russell Currey & Amy Durrell. Construct footbridge across stream. **Approved.**
- 10-04 971 Oakdale Road (including 957 Oakdale Road and 1340 The ByWay) (DH), Russell Curry & Amy Durrell. Build 4' high chain link fence along property line in backyard. **Approved.**
- 04-08 971 Oakdale Road (DH), Amy Durrell & Russell Currey. Replace nonhistoric upper deck. 14644. **Approved.**
- 11-08 971 Oakdale Road (DH), Pamela Bullock. Garage modifications. 15258. **Approved.**
- 04-09 971 Oakdale Road (DH), Russell Currey & Amy Durrell. Landscaping. 15757. **Approved as modified**
- 04-14 971 Oakdale Road (DH), Russell Currey. Remove a tree, replace roof with slate, rebuild front porch, and replace basement windows. 19226. **Approved with modification.**
- 01-15 971 Oakdale Road (DH), Russell Currey. Modify front steps. 19687. **Denied.**
- 11-24 971 Oakdale Road, Starsha Parton. Install fencing. 1247311. **Approved.**
- 01-25 971 Oakdale Road, Starsha Parton. Install fencing. 1247376. **Approved.**

Summary

The applicant proposes the following work:

1. Renovate historic guest house. The renovation of the historic guest house includes the following work:
 - a. The existing double doors on the front façade of the guest house will be removed and infilled with a painted brick veneer to match the exterior of the structure. A series of six steel-folding doors will be installed in the center of the lower level of the front façade to serve as the primary entrance.
 - b. The current overhanging roof and supporting columns on the front façade of the structure will be removed and a flat standing seam roof overhang on painted wood brackets will be installed.
 - c. A set of painted wood stairs with wood railing will be constructed to attached to the existing upper level side porch with the front façade of the structure.
 - d. The roof of the guest house will be re-roofed with architectural asphalt shingles to match the existing roof.
 - e. The garage doors and back entry on the lower level on the rear façade of the structure will be removed and infilled with painted brick veneer to match the exterior of the structure. A series of six steel-folding doors will be installed in the center of the lower level of the rear façade to serve as the entrance from the pool area. A single painted wood door will be installed to the right of the steel doors, towards the proposed garage.

- f. A single-story, covered porch will be constructed on the rear of the guest house, leading out to the proposed swimming pool. The covered porch will be constructed with a standing seam hipped roof with painted exposed rafter tails, supported by four fiberglass doric columns.
2. Construct a 3-car garage. A new 928 square foot three-car garage will be constructed in the backyard of the property, at the end of the existing driveway and parking pad near the Northern property line. The garage will include three-bays with individual garage doors for each bay, and will be constructed with a painted brick veneer, painted wood brackets, and a side-gable architectural asphalt shingle roof.
3. Construct breezeway. A breezeway will be constructed to connect the guest house, proposed garage, and the rear of the main house. The breezeway will be constructed with painted brick piers, painted wood fascia, a standing seam hipped roof, and a 36" high iron handrail.
4. Install a swimming pool and patio. An 18' x 50' inground swimming pool will be installed on the rear of the property, behind the existing guest house. A 4' tall wooden picket fence will be installed around the perimeter of the swimming pool, connecting to the rear corner of the proposed garage and the rear corner of the existing guest house. A 4' self-latching gate will be installed in the center of the proposed fence, opening towards the rear property line from the swimming pool area. A 4' wood fence will be installed at the rear corner of the guest house. A paver patio will be installed between the proposed pool and the proposed covered porch for the guest house.
5. Renovate existing driveway. The existing driveway beyond the rear corner of the house will be removed and reduced to connect to the proposed driveway. The new portion of the driveway will match the existing driveway in material.
6. Install hardscape. The following hardscaping will be installed:
 - a. Install a 4' fieldstone retaining wall along the edge of the swimming pool area, towards the southern property line.
 - b. Install a 4' field stone retaining wall behind the proposed outdoor stone fireplace, near the northern property line.
 - c. Install a lawn steppingstone path along the proposed retaining wall towards the southern property line, connecting the swimming pool patio and the rear corner of the guest house to the existing stone garden border.
 - d. Install an outdoor stone fireplace. The stone fireplace will be installed towards the northern property line, within the swimming pool area enclosed by the proposed 4' wood fence and the 4' retaining walls. The stone fireplace will measure 10' 1" in height, 8' in width, and 4' 1" in depth. The fireplace will be constructed with a 42" conventional fireplace with stone surroundings, hearth and mantle.
7. Install landscaping. Landscaping will include shrubs and ground covers to be planted throughout the rear of the property, including around the proposed swimming area.

Recommendation

Approve with Modifications. At the request of the applicant, the proposed sports court and storage shed should be withdrawn from this application as these elements are no longer included within the scope of work. In accordance with Guidelines 6.1.2, 6.1.3, and 6.3, the columns on the front façade of the historic guest house should be retained as the columns are a character defining feature of the historic structure and the style in which it was constructed. In order to comply with the DeKalb County Health Code, the proposed fencing surrounding the swimming pool should be raised to 5 feet in height.

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 - 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 substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building and (2) 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.
- 6.1.3 *Entrances and Porches* (p53) Guideline - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.
- 6.1.3 *Entrances and Porches* (p54) Guideline - Original doors should be retained unless deteriorated beyond repair. Screen and storm doors should not detract from the character of the house and should be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door should be similar to the original in design and materials.
- 6.1.4 *Windows* (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.
- 6.3 *Accessory Buildings* (p59) Guideline - Garages, garage apartments, and other accessory buildings that have historic or architectural significance should be preserved as significant site elements. Rehabilitation treatments should follow the design guidelines provided in Section 6.1.1 Building Elements and Details. For construction of new accessory buildings see Section 7.0 Additions and New Construction.

- 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.

- 7.3.1 *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.
- 8.2 *Trees* (p78) Recommendation - The mature hardwood forest within the Druid Hills Local Historic District should be perpetuated through a district-wide replanting program. Trees should be replaced when mature trees are lost to age or damage or are removed for safety reasons. Replacement trees should be of identical or similar varieties to the original trees. A diversity of tree types is recommended to perpetuate the existing character of most tree groupings. Replacement trees of adequate size (1.5" caliper minimum) are recommended. Existing ordinances that provide for the protection and replacement of the district's tree resources should be applied to development activities within Druid Hills.
- 8.3 *Protection of the Historic Watershed Design and Design Concept* (p79) - Guideline - All construction within the Druid Hills Local Historic District should follow a 75' setback requirement from the top of bank of creek corridors and drainage ways, as delineated on the official "Historic District Map."
- 8.3 *Protection of the Historic Watershed Design and Design Concept* (p79) - Guideline - Methods used to address bankside erosion should complement the natural character of the creek corridor. Natural materials, such as native rock and plants, should be used as the material in erosion control devices.
- 9.3 *Vegetation* (p83) Recommendation - The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by

Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.

- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.
- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.
- 9.5 *Parking* (p90) Guideline - Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.
- 9.5 *Parking* (p90) Recommendation - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.
- 9.5 *Parking* (p90) Recommendation - In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.
- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.
- 9.7 *Residential Landscape Design* (p91) Recommendation - For residential yards, created without the assistance of landscape designers, historic landscape plans for other residential lots within the district should be used for guidance. These plans can be interpreted to create a new landscape plan that is based on historic traditions. Care should be taken to select designs for yards of similar size containing houses of similar style and scale.

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: 4/28/2025 Date Received: _____

Address of Subject Property: 971 Oakdale Road

Applicant: FIELD Landscape Architecture E-Mail: davis@fieldla.com

Applicant Mailing Address: 195 Arizona Avenue Unit LW4

Applicant Phone: 404-831-7180

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

Owner(s): Kyle Kinsell Email: Kyle.Kinsell@bain.com

Owner(s): Jaclyn Kinsell Email: jaclyn.kinsell@gmail.com

Owner(s) Mailing Address: 971 Oakdale Road

Owner(s) Telephone Number: 678-576-1002

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 10/1/25

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:

- Renovation of existing detached Guest House w/ new exterior stair and covered porch
- New 3-car Garage structure behind the existing Guest House
- New Breezeway to connect the new Garage, Guest House, and Main House
- New detached storage shed
- New Swimming Pool w pool deck and Sports Court
- Renovation of existing driveway, hardscapes and general landscaping improvements

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 and pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.**

Davis Bishop

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: Kyle Kinsell
being owner(s) of the property at: 971 Oakdale Road
hereby delegate authority to: FIELD Landscape Architecture
to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): Kyle Kinsell
Date: 4/23/25

Digitally signed by Kyle Kinsell
Date: 2025.04.23 10:53:30
-04'00'

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 via email. 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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by emailing **plansustain@dekalbcountyga.gov** AND **pvjennings@dekalbcountyga.gov**.
2. Complete and submit the application via email. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3(HPC Calendar). **Email the application and supporting documents to plansustain@dekalbcountyga.gov AND pvjennings@dekalbcountyga.gov**. If all documents are not provided the application will not be complete and will not be accepted.
3. Once the application has been received, the Administrative Specialist for the Department of Planning and Sustainability will provide a sign template and instructions on how to post the required signage on the property at least ten days before the preservation commission meeting. If the applicant does not post the required signage and provide evidence of posting within ten days before the preservation commission meeting, their application may be deferred or denied due to improper public notification.
4. The Preservation Planner may visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945 or via e-mail at pvjennings@dekalbcountyga.gov.

Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- f. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include:

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans: <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g., 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g., double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

DEPARTMENT OF PLANNING & SUSTAINABILITY

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Application Process Checklist

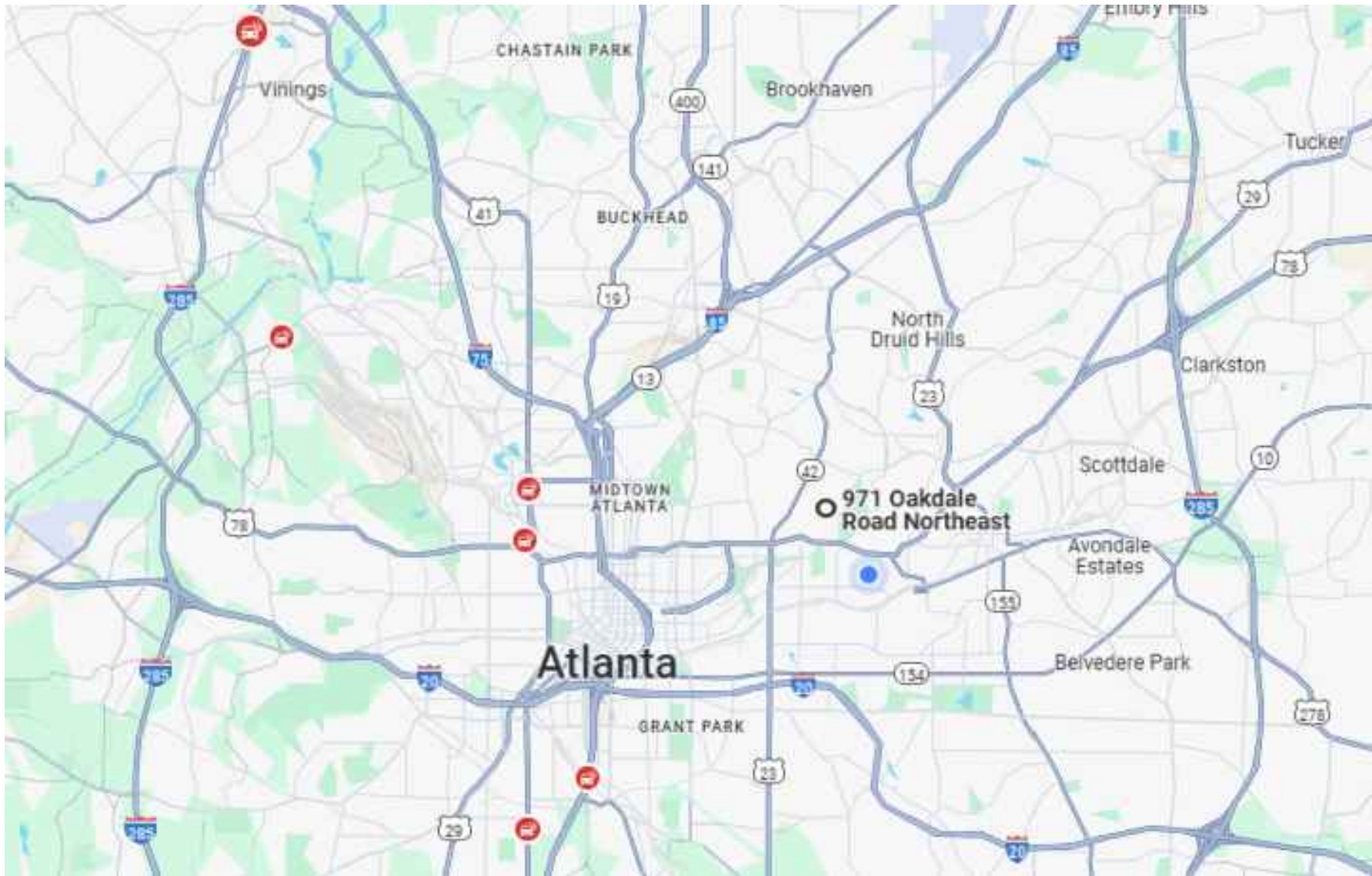
This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - o Representative photos
 - o Letters of support/opposition
 - o Architectural drawings
 - o Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process.

I have reviewed the HPC calendar.



VICINITY MAP / N.T.S.

LANDSCAPE ARCHITECT:
FIELD LANDSCAPE ARCHITECTURE
659 AUBURN AVENUE NE #154
ATLANTA, GA 30312
(706) 461 6631

ARCHITECT:
MICHAEL DECARLO
MIKE@DECARLOHAWKER.COM
(678) 595 9002

SURVEYOR:
MCCLUNG SURVEYING
4833 SOUTH COBB DR SUITE 200
SMYRNA, GA 30080
(770) 434 3383

KINSELL RESIDENCE

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
FOR A FAMILY SINGLE FAMILY RESIDENCE LOCATED AT

971 OAKDALE ROAD, ATLANTA, GA 30307

GENERAL SCOPE OF WORK:

DEMOLITION:
- EXISTING PAVING AND RETAINING WALLS

PROPOSED NEW CONSTRUCTION:
- NEW GARAGE AND BREEZEWAY BY ARCHITECT
- RENOVATED GUEST HOUSE BY ARCHITECT
- NEW POOL AND POOL DECK
- NEW RETAINING WALLS
- NEW PAVING AND LANDSCAPE STEPS
- NEW TENNIS COURT

24 HR CONTACT:

KYLE KINSELL: 678-576-1002

ZONING: R-85
MINIMUM LOT SIZE: 12,000 SF
SETBACKS
FRONT: 35 FT
SIDE: 8.5 FT
REAR: 40 FT
MAX COVERAGE: 35%

LIST OF DRAWINGS:

1. L-CO - PERMIT COVER SHEET
2. L-EX1 - SURVEY BY MCCLUNG SURVEYING
3. L-EX2 - EXISTING CONDITIONS - SITE PHOTOS
4. L-1.00 - SITE PLAN
5. L-5.00 - MATERIALS
6. L-5.01 - ELEVATIONS
- 7.-17. ARCHITECTURAL DRAWING SET BY MIKE DECARLO

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2022)(2024)(2025)
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2024)
INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2022)(2023)(2024)
INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2024)
INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2022)
NATIONAL ELECTRICAL CODE, 2023 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)(2022)(2023)
NFPA 101 – LIFE SAFETY CODE, 2018 EDITION, WITH STATE AMENDMENTS (2020)
INTERNATIONAL SWIMMING POOL & SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
GEORGIA ACCESSIBILITY CODES
GEORGIA AMENDMENTS PRESCRIPTIVE DECK DETAILS BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE

FIELD / LANDSCAPE
ARCHITECTURE

195 Arizona Ave NE, Unit LW4
Atlanta, GA 30307

p: 706.461.6631
e: brian@fieldla.com
w: fieldla.com



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PROJECT:

KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
PERMIT COVER SHEET

DRAWN BY: DB	CHECKED BY: BF
-----------------	-------------------

SCALE:

RELEASES:

1. 04/23/2025 COA PERMIT

SHEET:

L-CO

LEGEND

- | | | | |
|--------|---|---------|--------------------------|
| B | | DENOTES | BUILDING LINE |
| R/W | | DENOTES | PROPERTY LINE |
| R/O | | DENOTES | RIGHT-OF-WAY |
| BC | | DENOTES | CENTERLINE |
| B | | DENOTES | BACK OF CURB |
| GP | | DENOTES | GUTTER |
| TW | | DENOTES | EDGE OF PAVING |
| TW | | DENOTES | TOP OF WALL |
| K | X | DENOTES | BOTTOM OF WALL |
| BCP | | DENOTES | FENCE |
| CMP | | DENOTES | REINFORCED CONCRETE PIPE |
| LP | | DENOTES | CORRUGATED METAL PIPE |
| GW | | DENOTES | POWER POLE |
| P | | DENOTES | LIGHT POLE |
| P | | DENOTES | GUY WIRE |
| FB | | DENOTES | POWER LINE |
| PO | | DENOTES | POWER POLE |
| CB | | DENOTES | POWER BOX |
| FA | | DENOTES | FIBER OPTIC |
| TA | | DENOTES | AIR CONDITION |
| TR | | DENOTES | TELEPHONE |
| CB | | DENOTES | CABLE BOX |
| GLM | | DENOTES | TELEPHONE BOX |
| GV | | DENOTES | GAS METER |
| WV | | DENOTES | GAS VALVE |
| WV | | DENOTES | GAS LINE MARKER |
| FW | | DENOTES | WATER METER |
| FW | | DENOTES | WATER VALVE |
| MW | | DENOTES | FIRE HYDRANT |
| HW | | DENOTES | MONITORING WELL |
| JB | | DENOTES | HEADWALL |
| HW | | DENOTES | JUNCTION BOX |
| S | | DENOTES | DROP INLET |
| SSMH | | DENOTES | SANITARY SEWER LINE |
| P.O.B. | | DENOTES | SANITARY SEWER MANHOLE |
| C.O.C. | | DENOTES | CLEAN OUT |
| P.O.B. | | DENOTES | POINT OF BEGINNING |
| P.O.C. | | DENOTES | POINT OF COMMENCEMENT |

REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF
KYLE J. KINSELL AND JACLYN R. KINSELL
DEED BOOK 31618 PAGE 266-268
DEKALB COUNTY, GEORGIA RECORDS
2. EASEMENT AGREEMENT BETWEEN
THOMAS Y. SHIN AND MARTHA S. SHIN
DEED BOOK 8780 PAGE 351-362
DEKALB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL NO. 130980064 K SHADED ZONE X EFFECTIVE DATE: 8-15-19
DEKALB COUNTY, GEORGIA

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

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 OR 811 FOR FURTHER INFORMATION.



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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. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
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 PERSONS, 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 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE. THIS IS INTENDED TO BE ACCURATE WITHIN ONE FOOT IN 190,505 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED FOR THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED BASED ON PLAT BOOK 101 PAGE 31.
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)

THIS PROPERTY SUBJECT
TO THE FOLLOWING

- | | |
|---|----------------|
| 1. CURRENT ZONING R-85 PER DEKALB COUNTY, GEORGIA | |
| 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 |
| MINIMUM SIDE BUILDING SETBACK= | 8.5 FEET |
| MINIMUM REAR BUILDING SETBACK= | 40 FEET |
| MINIMUM HEATED LIVING AREA= | 1,800 SQ. FT. |
| MAXIMUM BUILDING HEIGHT= | 35 FEET |
| MINIMUM OPEN SPACE= | 20% |
| MUST BE VERIFIED BY DEKALB COUNTY
BEFORE CONSTRUCTION. | |

NO.	REVISIONS	DATE
•	•	•



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
KYLE KINSELL
JACLYN LINSSELL

971 OAKDALE ROAD N.E.
1340 THE BY WAY
ATLANTA, GEORGIA



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 herein. THIS RECORDING PLAT DOES NOT CONSTITUTE A SURVEY. NO JURISDICTION, AVAILABILITY OF RECORDS, 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 Surveying and Mapping, the Georgia Engineering and Land Surveyors, and as set forth in O.C.G.A. Section 15-6-67.

Michael E. Niles

Michael R. Noles Georgia RLS No. 2646

12-11-24

LAND LOT 2
18TH DISTRICT
DEKALB COUNTY
GEORGIA

PLAT PREPARED: 12-11-2024
FIELD: 12-8-2024 SCALE: 1"=30'

JOB#265151



FRONT FACADE OF MAIN RESIDENCE



NORTH SIDE OF MAIN HOUSE FACING STREET



REAR FACADE OF MAIN RESIDENCE



SOUTH FACADE OF MAIN RESIDENCE



EXISTING COURTYARD SPACE



FRONT FACADE OF EXISTING GARAGE / GUEST HOUSE



SIDE & REAR OF EXISTING GARAGE / GUEST HOUSE



REAR FACADE OF EXISTING GARAGE / GUEST HOUSE



SOUTH SIDE OF EXISTING GARAGE / GUEST HOUSE

ZONING: R-85, (DRUID HILLS)

MINIMUM LOT SIZE: 12,000 SF

SETBACKS
FRONT: 50 FT
SIDE: 8.5 FT
REAR: 40 FT
MAX COVERAGE: 35%

LOT SIZE: 77,058 SF
1.77 AC

EXISTING LOT COVERAGE

MAIN HOME FOOTPRINT: 2,436 SF
MAIN HOME PORCHES: 696 SF
DRIVEWAY: 4,677 SF
GUEST HOUSE + DECK: 883 SF
STONE PATHWAYS / PATIOS: 2,923 SF
RETAINING WALLS + STAIRS: 253 SF

TOTAL COVERAGE: 11,868 SF

LOT SIZE: 77,058 SF
EXISTING COVERAGE %: 15.4%

REMOVED IMPERVIOUS

DRIVEWAY: 3,270 SF
STONE PATHWAYS + PATIOS: 1,329 SF
RETAINING WALLS + STAIRS: 103 SF

TOTAL REMOVED: 4,462 SF

PROPOSED ADDITIONS

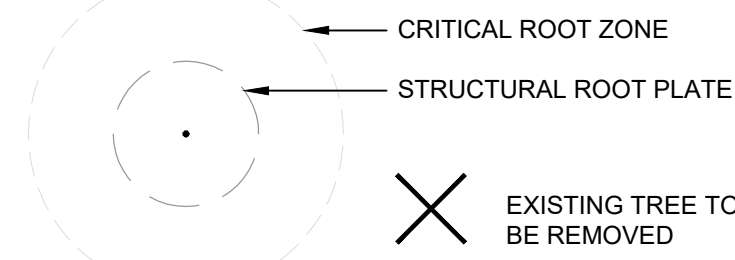
MOTORCOURT: 2,436 SF
BREEZEWAY: 758 SF
GARAGE: 795 SF
STORAGE SHED: 113 SF
SWIMMING POOL: 900 SF
RETAINING WALLS + STEPS: 562 SF
SPORTS COURT: 7,000 SF
STONE PATIOS + PATHS: 2,126 SF

TOTAL PROPOSED NEW: 14,742 SF

TOTAL EXISTING + PROPOSED: 22,148 SF
NEW COVERAGE PERCENTAGE: 28.7%

LEGEND

TP (TREE PROTECTION FENCE)
Sd1-S (SILT FENCE) & LOW (LIMIT OF WORK)
Sd1-H (STAKED HAY BALES)
PROPERTY LINE
SET BACKS



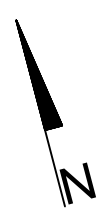
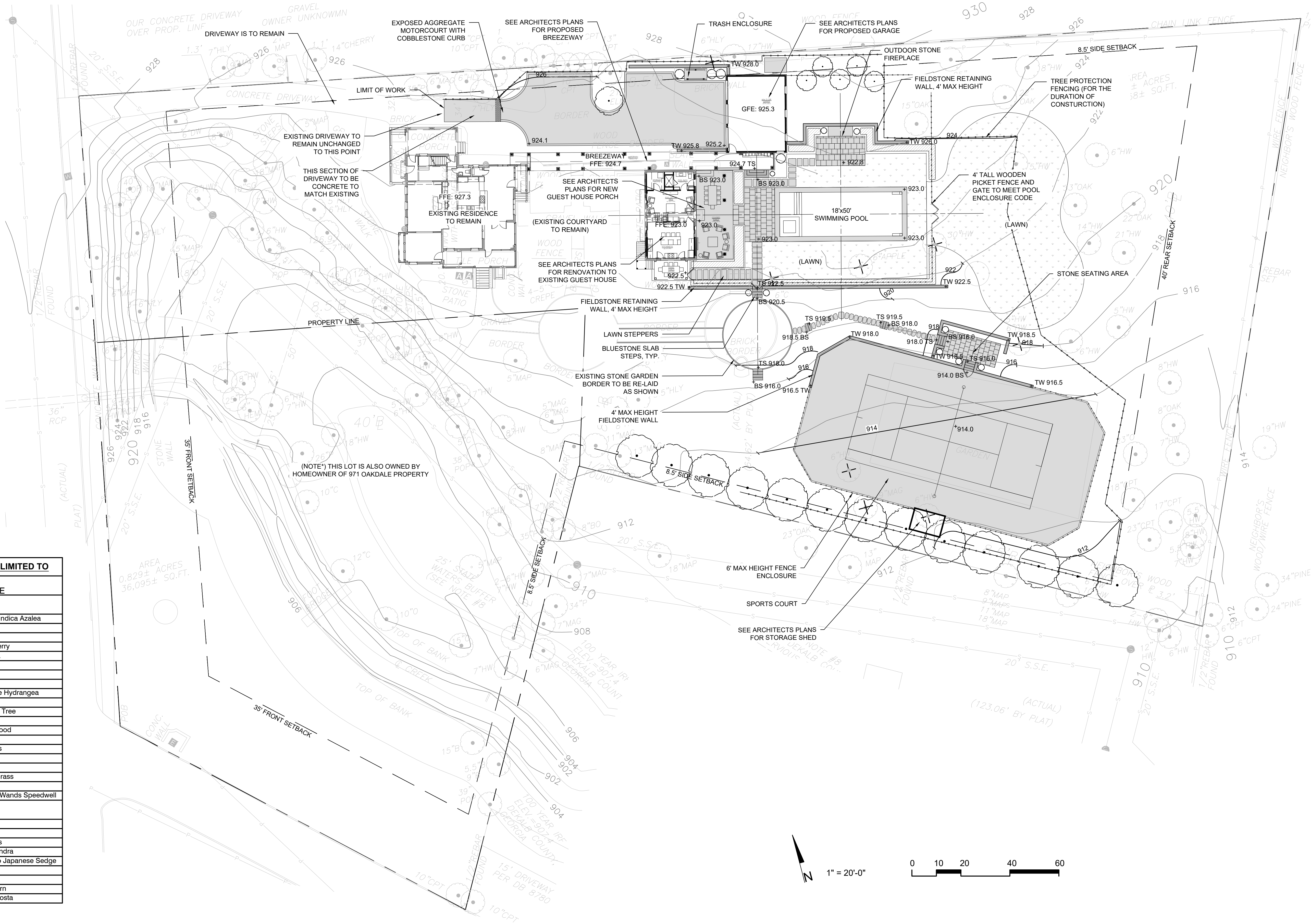
TREES TO BE REMOVED:

30" HARDWOOD
6" APPLE
6" CHERRY
11" HARDWOOD
6" HOLLY
6" HARDWOOD
9" MAGNOLIA
9" HARDWOOD

PLANTS THAT ARE PROPOSED BUT NOT LIMITED TO

BOTANICAL NAME	COMMON NAME
SHRUBS	
Azalea indica 'Mrs. G.G. Gerbing'	Mrs. G.G. Gerbing Indica Azalea
Buxus sempervirens	Common Boxwood
Buxus sempervirens	Common Boxwood
Callicarpa americana	American Beautyberry
Camellia sasanqua	Sasanqua Camellia
Camellia x 'Seafoam'	Seafoam Camellia
Fatsia japonica	Japanese Fatsia
Ficus pumila	Creeping Fig
Hydrangea paniculata 'Jane'	Little Lime® Panicle Hydrangea
Ilex x 'Conal'	Oak Leaf™ Holly
Illicium parviflorum 'Forest Green'	Forest Green Anise Tree
Osmanthus fragrans	Sweet Olive
Buxus x 'Green Velvet'	Green Velvet Boxwood
PERENNIAL MIX	
Juncus inflexus 'Blue Arrows'	Blue Arrows Juncus
Liatris spicata	Blazing Star
Nepeta dropmore	Catmint
Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass
Salvia nemorosa 'May Night'	May Night Sage
Veronica x 'White Wands'™	Magic Show White Wands Speedwell

GROUND COVERS	
Acorus gramineus	Sweet Flag
Dryopteris erythrosora	Autumn Fern
Ophiopogon japonicus 'Dwarf'	Dwarf Mondo Grass
Pachysandra terminalis	Japanese Pachysandra
Carex oshimensis 'Everillo'	EverColor® Everillo Japanese Sedge
Dryopteris erythrosora	Autumn Fern
Farfugium japonicum	Leopard Plant
Dryopteris ludoviciana	Southern Shield Fern
Hosta x 'Blue Mouse Ears'	Blue Mouse Ears Hosta



1" = 20'-0"



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PROJECT:

KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
COA PERMIT SITE PLAN

DRAWN BY: DB
CHECKED BY: BF

SCALE: 1" = 20'-0"

RELEASES:

1. 04/25/2025 COA PERMIT

SHEET:

L-1.00



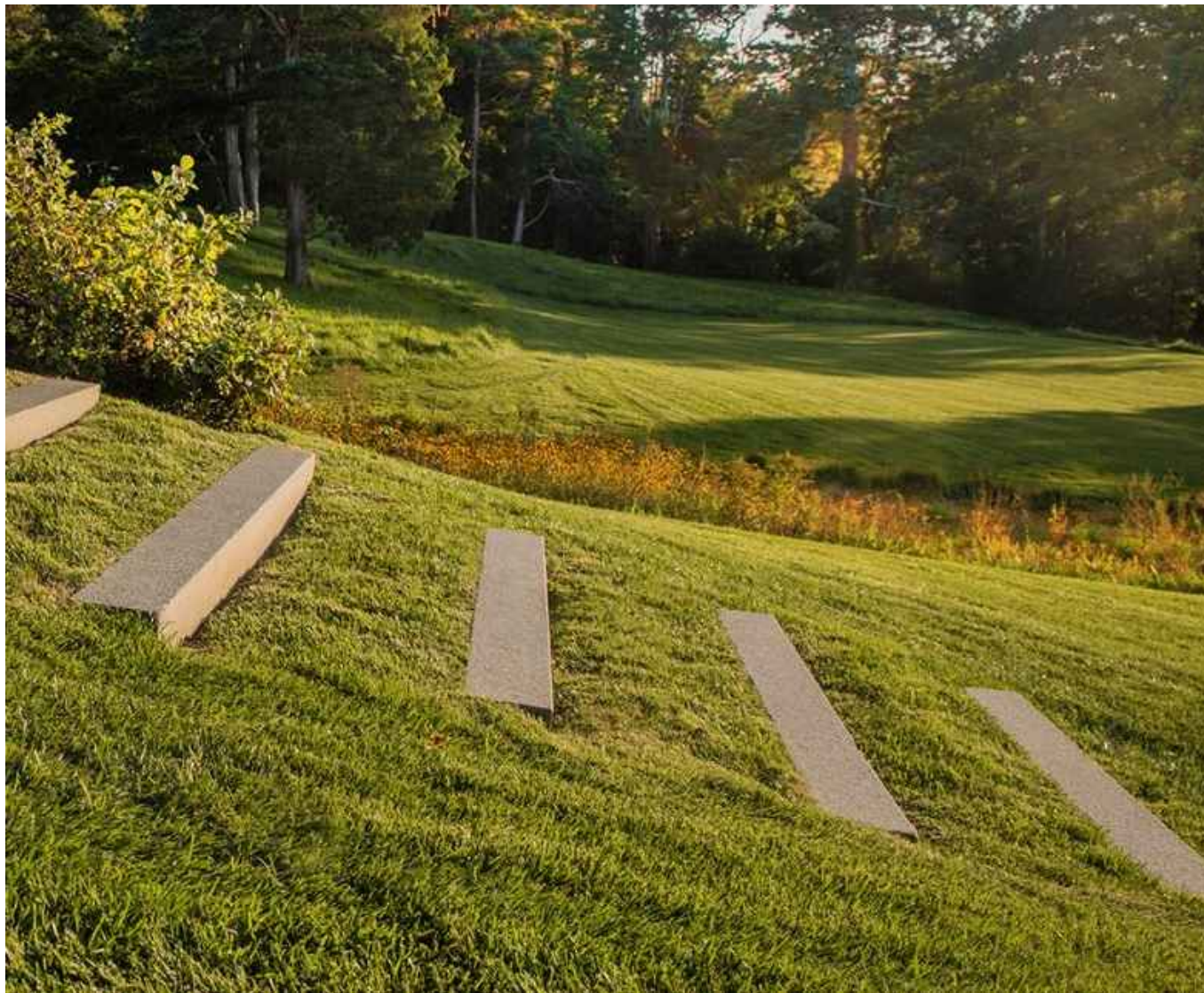
BLUESTONE SLAB STEPS



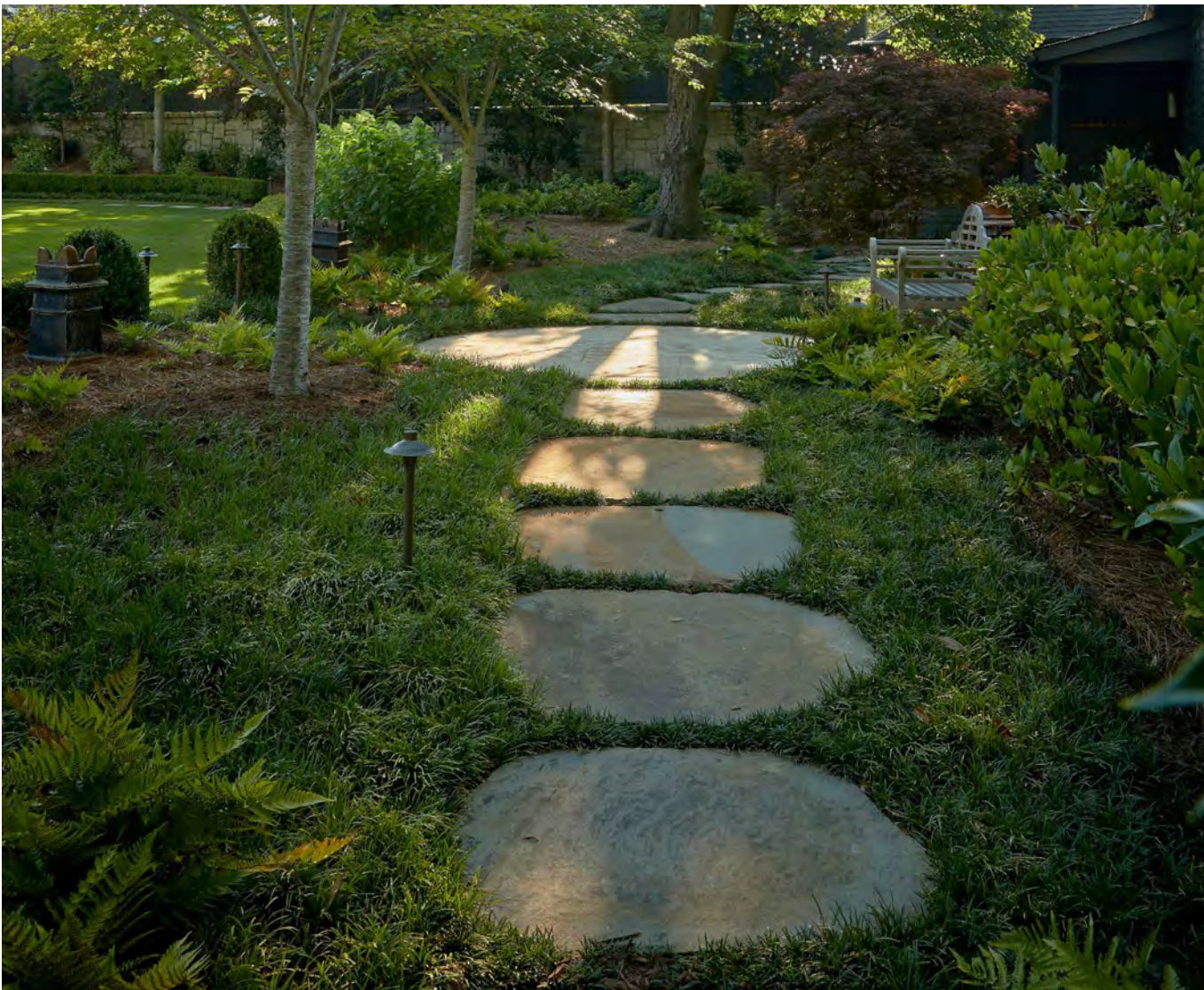
STONE PAVING



FIELDSTONE WALL WITH SLAB STEPS



LAWN STEPS



GRAY CRAB ORCHARD STEPPING STONES



PICKET FENCE & FIELDSTONE RETAINING WALL



WOODEN TRASH ENCLOSURE



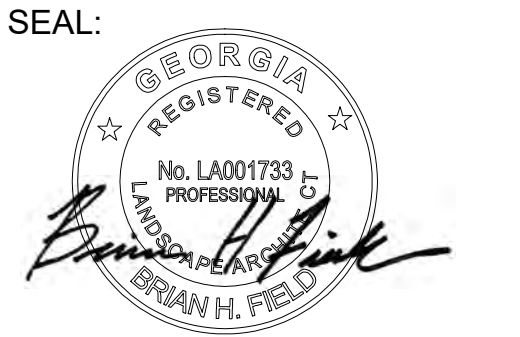
EXPOSED AGGREGATE MOTORCOURT WITH COBBLESTONE BORDER



SPORTS COURT WITH FENCE ENCLOSURE



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PROJECT:
KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
PROPOSED MATERIALS

DRAWN BY: DB
CHECKED BY: BF

SCALE: AS SHOWN

RELEASES:
1. 04/25/2025 FOR COA

SHEET:
L-5.00



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PROJECT:

KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:

FIREPLACE + FENCE + GATE
ELEVATIONS

DRAWN BY: DB	CHECKED BY: BF
-----------------	-------------------

SCALE: AS SHOWN

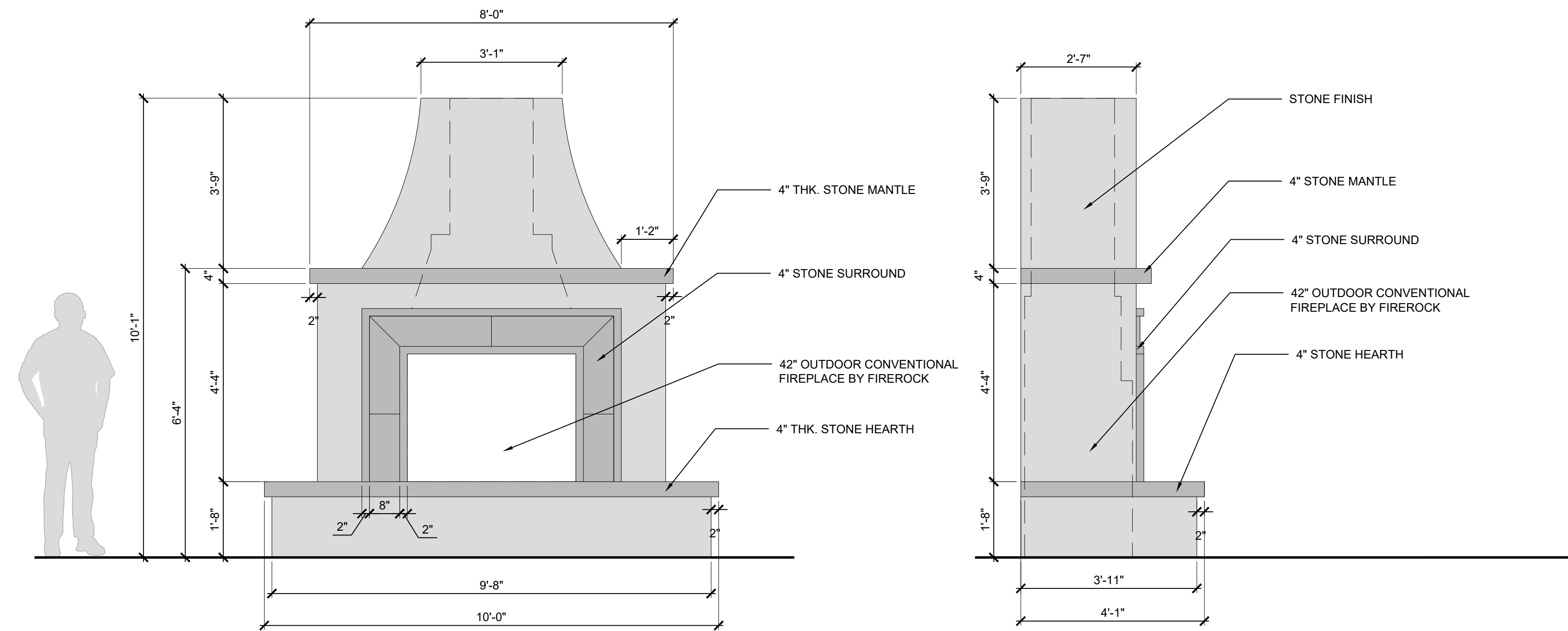
RELEASES:

1. 04/25/2025 FOR COA

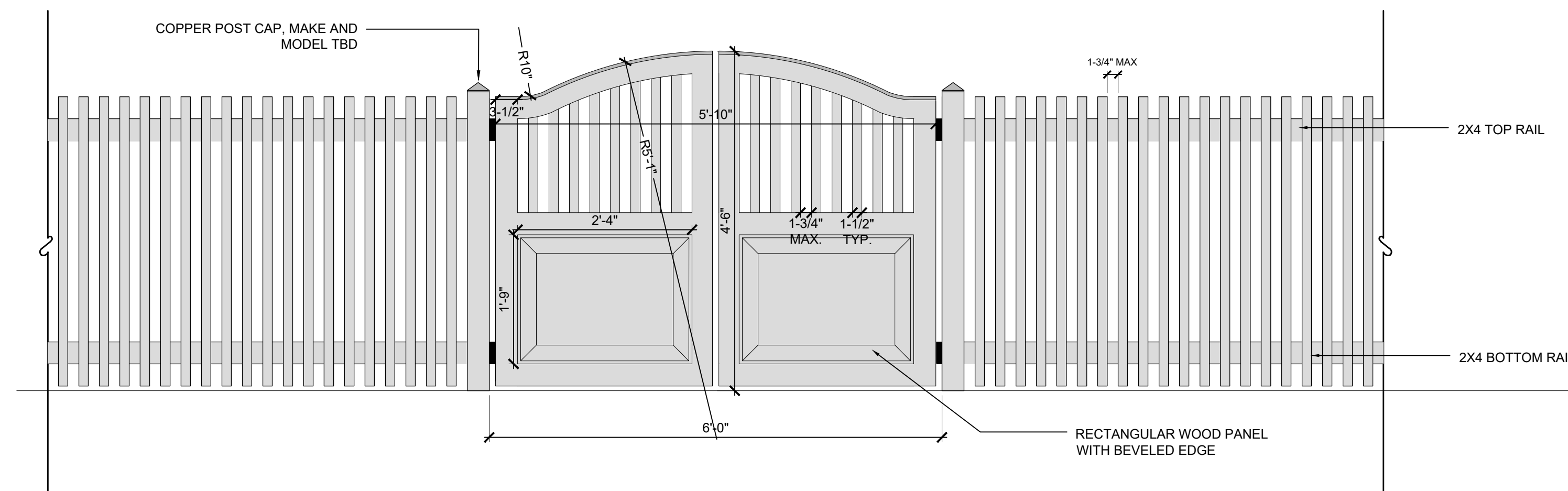
SHEET:

1501

L-5.01



1 OUTDOOR FIREPLACE SCHEMATIC ELEVATION
SCALE: NTS



2 WOODEN FENCE + PEDESTRIAN GATE

SCALE: NTS

L-5.01

ADDITION & RENOVATION TO THE KINSELL RESIDENCE

DECARLO
HAWKER

ARCHITECTURE & DESIGN
2470 H. L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678-595-9002
www.decarlohawker.com

28 APR 2025 CERT. OF APPROPRIATENESS

KINSELL RESIDENCE

ADDITION & RENOVATION

971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

TITLE SHEET CODE INFO

T1.1

NOT RELEASED FOR CONSTRUCTION

PROJECT DESCRIPTION:

- Guest House: Renovate the existing detached Guest House (no expansion of footprint).
- Guest House: Add a new exterior stair and rear Covered Porch to the existing Garage / Guest House structure.
- Garage: Add a new 3-car Garage structure behind the existing Guest House.
- Breezeway: Construct a new unenclosed but roofed Breezeway to connect the new Garage, existing Guest House, and existing Main House structures to each other.
- Pool: Add a swimming pool behind the existing Guest House - see landscape drawings.
- Landscaping: Renovate the existing driveway, hardscapes, and landscaping behind the existing Main House - see landscape drawings.
- Shed: Add a new detached storage shed by the new rear sports court.

APPLICABLE CODES:

- International Building Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2024) (2026)
- International Fire Code, 2018 Edition
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2023) (2024)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020) (2024)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020) (2022)
- National Electrical Code, 2023 Edition, with Georgia Amendments (2021)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020) (2022) (2023)
- International Swimming Pool and Spa Code, 2018 Edition with Georgia Amendments (2020)

PROJECT GENERAL NOTES:

- Construction drawings are to show conformity to building codes and for architectural design information only. General Contractor is responsible for all final material selections and for coordination and oversight of construction process.
- Construction shall meet the requirements of all applicable building codes including any product, drawings, or specifications not provided within the scope of this drawing set.
- Construction and installation shall follow all manufacturer guidelines and recommendations, including those needed for warranties.
- All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.
- Dimensions noted on drawings shall take precedence over scaled dimensions.
- General Contractor is responsible for verifying engineering issues meet all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.

CODE INFORMATION:

Project Address: 971 Oakdale Road
Atlanta, GA 30307

Zoning: R-85
Druid Hills Historic District

Occupancy: R-3, Single-Family Res.

Construction Type: Type VB

Site Area: 77,058 s.f.

Building Height: Main house (existing - historic): 31'-2 $\frac{1}{4}$ ", 2 stories + partial basement (existing - no change)

Accessory structures:
Guest house (existing - historic): 26'-0 $\frac{3}{4}$ ", 2 stories (existing - no change)
Garage (new): 19'-3 $\frac{1}{4}$ ", 1 story
Breezeway (new): 9'-2 $\frac{3}{4}$ ", 1 story (roofed but unenclosed)
Detached shed: 12'-9 $\frac{1}{2}$ ", 1 story

(New structures comply with 24'-0" max. for accessory structure)

(All building heights measured from front door threshold to top of highest roof peak per Zoning Code)

Building Area:	MAIN HOUSE	Existing:	New:	Total:
	Main house (ground floor):	1,472 s.f.	0 s.f.	1,472 s.f.
	Main house (2nd floor):	1,672 s.f.	0 s.f.	1,672 s.f.
	TOTAL	3,144 s.f.	0 s.f.	3,144 s.f.

(Complies with 1,800 s.f. min.)

(Main house square footage measured to interior face of exterior walls as per Zoning Code)

ACCESSORY STRUCTURE	Existing:	New:	Total:
Existing historic guest house (ground floor):	777 s.f.	0 s.f.	777 s.f.
Existing historic guest house (2nd floor):	777 s.f.	0 s.f.	777 s.f.
New garage	0 s.f.	0 s.f.	0 s.f.
New sports court shed	0 s.f.	0 s.f.	0 s.f.
TOTAL	1,554 s.f.	0 s.f.	1,554 s.f.

(Accessory area exceeds 1,200 s.f. max. but complies with limit since historic non-conforming amount is not being increased)

(Garage and accessory storage space does not count as zoning square footage as per Zoning Code)

(Accessory structure square footage measured to exterior face of exterior walls as per Zoning Code)

TOTAL ON PROPERTY	Existing:	New:	Total:
Main house	3,144 s.f.	0 s.f.	3,144 s.f.
Accessory structure	1,554 s.f.	0 s.f.	1,554 s.f.
TOTAL	4,698 s.f.	0 s.f.	4,698 s.f.

Lot Coverage: (See landscape drawings)

ARCHITECTURAL DRAWING INDEX:

T1.1 Title Sheet & Code Information
A0.1 Architectural Site Plan

D1.1 Ground Floor Demolition Plan
D1.2 2nd Floor Demolition Plan

A1.1 Ground Floor Plan - Proposed
A1.2 2nd Floor Plan & Lower Roof Plan - Proposed
A2.1 Exterior Elevations
A2.2 Exterior Elevations
A2.3 Exterior Elevations
A2.4 Exterior Elevations - Existing
A2.5 Exterior Elevations - Existing

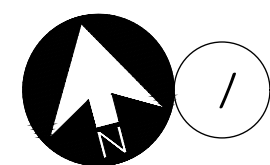
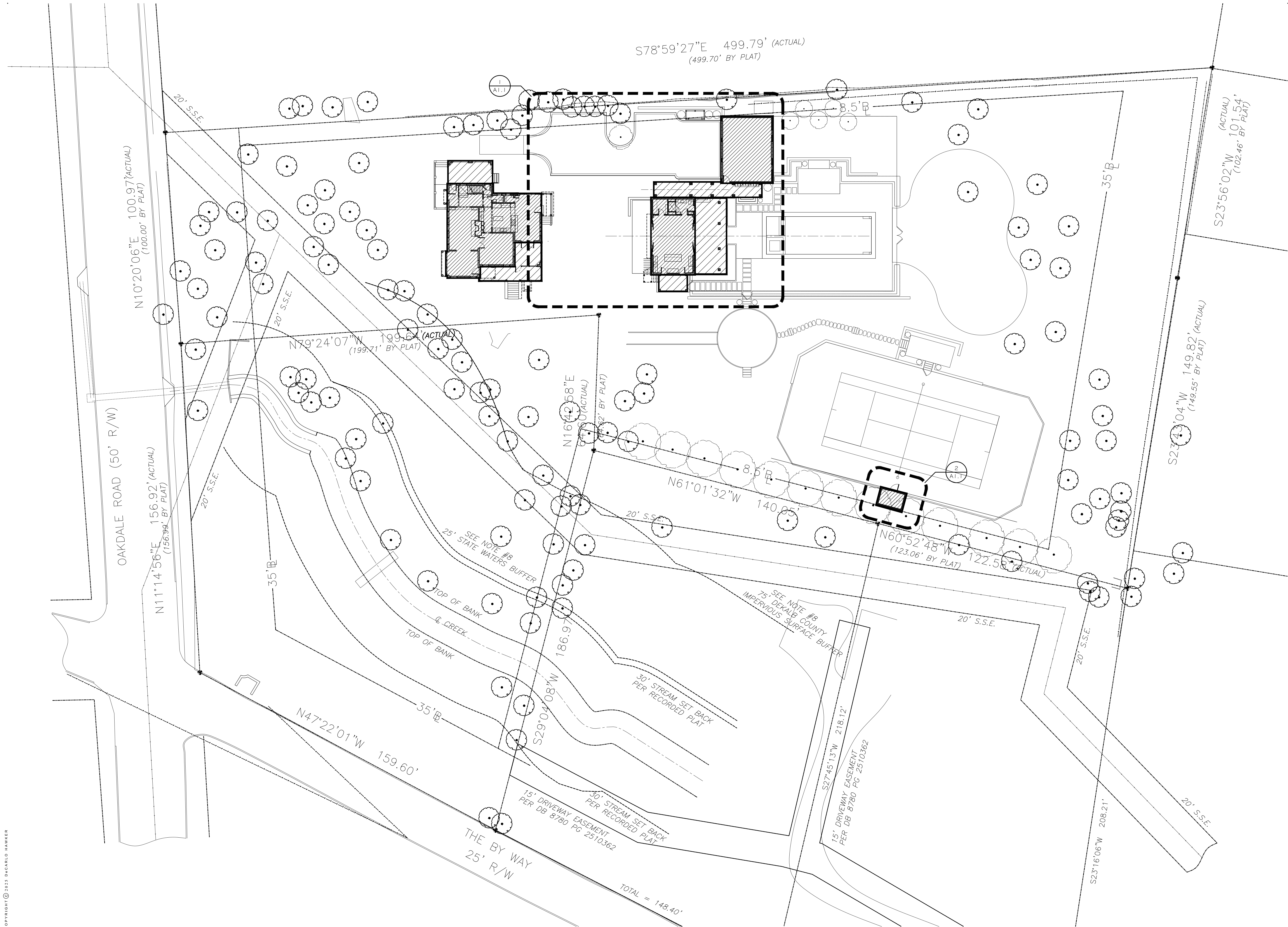
PROJECT CONTACTS:

OWNERS:
Jaclyn & Kyle Kinsell
971 Oakdale Road
Atlanta, GA 30307

ARCHITECT:
Mike DeCarlo
DeCarlo Hawker Architecture
2470 H. L. Williams Drive NE
Atlanta, GA 30317
(678) 595-9002
mike@decarlohawker.com

LANDSCAPE ARCHITECT:
Brian Field & Davis Bishop
Field Landscape Architecture
(706) 461-6631 & (404) 831-7180
brian@fieldla.com & davis@fieldla.com

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1 ARCHITECTURAL SITE PLAN - PROPOSED
SCALE: 1" = 20'-0"

DECARLO
HAWKER

ARCHITECTURE & DESIGN
2470 W.L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678-595-9002
WWW.DECARLOHAWKER.COM

28 APR 2025 CERT. OF APPROPRIATENESS
04 MAR 2025 CONCEPTUAL DESIGN

KINSELL
RESIDENCE

ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

ARCHITECTURAL
SITE PLAN
- PROPOSED

A0.1

NOT RELEASED FOR CONSTRUCTION

DE CARLO
HAWKER

ARCHITECTURE & DESIGN
2470 H.L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678-595-9002
www.decarlohawker.com

28 APR 2025 CERT. OF APPROPRIATENESS
04 MAR 2025 CONCEPTUAL DESIGN

KINSELL
RESIDENCE

ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

GROUND FLOOR
DEMOLITION PLAN

D1.1

NOT RELEASED FOR CONSTRUCTION

DEMO KEYNOTES

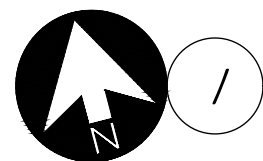
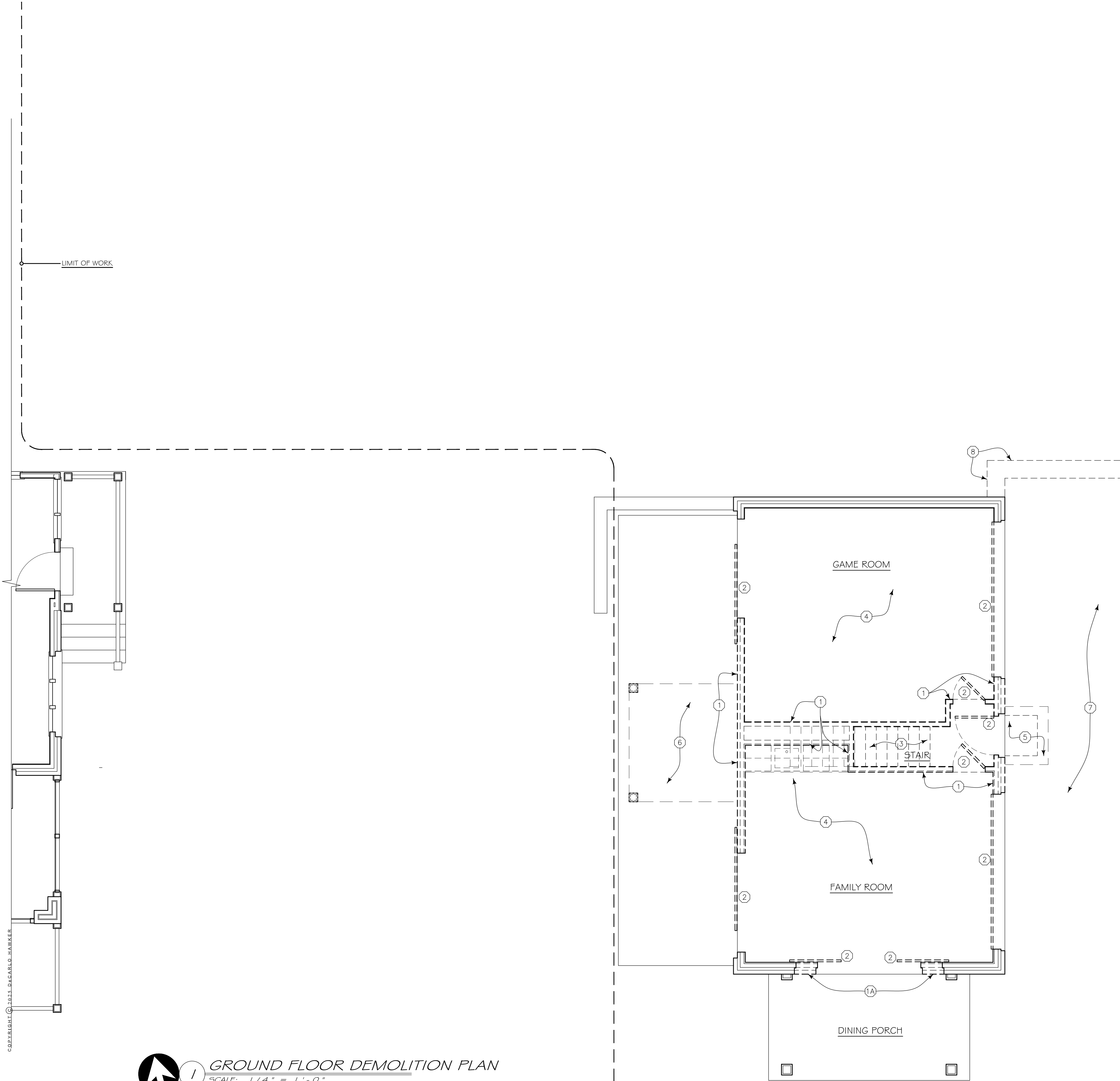
- ① REMOVE EXISTING WALL SHOWN DASHED.
①A REMOVE EXISTING WALL SHOWN DASHED TO ACCOMMODATE FOR NEW OR LARGER DOOR OR WINDOW OPENING
② REMOVE EXISTING DOOR.
③ REMOVE EXISTING STAIR & RAILINGS.
④ REMOVE EXISTING INTERIOR FINISHES AND ANY CABINETRY, FIXTURES-- SALVAGE ANY APPLIANCES FOR RE-USE PER OWNER.
⑤ REMOVE EXISTING ROOF CANOPY & STOOP BELOW.
⑥ REMOVE EXISTING TRELLIS STRUCTURE IN ITS ENTIRETY.
⑦ REMOVE EXISTING PAVED PATIO - SEE ALSO LANDSCAPE PLANS.
⑧ REMOVE EXISTING SITE RETAINING WALL - SEE ALSO LANDSCAPE PLANS.
⑨ REMOVE EXISTING UPPER RAILING SECTION AS REQUIRED FOR NEW WORK.

DEMOLITION
GENERAL NOTES

1. EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
2. BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
3. PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
4. REMOVE EXISTING ELECTRICAL, PLUMBING & GAS PIPING IN DEMO'D WALLS - DISCONNECT & CAP PRIOR TO REMOVAL.

LEGEND

- EXISTING WOOD FRAMED WALL TO REMAIN
EXISTING WALL TO BE REMOVED



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

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DeCarlo
Hawker

ARCHITECTURE & DESIGN
2470 H.L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678-595-9002
www.decarlohawker.com

28 APR 2025 CERT. OF APPROPRIATENESS
04 MAR 2025 CONCEPTUAL DESIGN

KINSELL
RESIDENCE

ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

2ND FLOOR
DEMOLITION PLAN

D1.2

NOT RELEASED FOR CONSTRUCTION

DEMO KEYNOTES

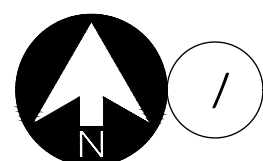
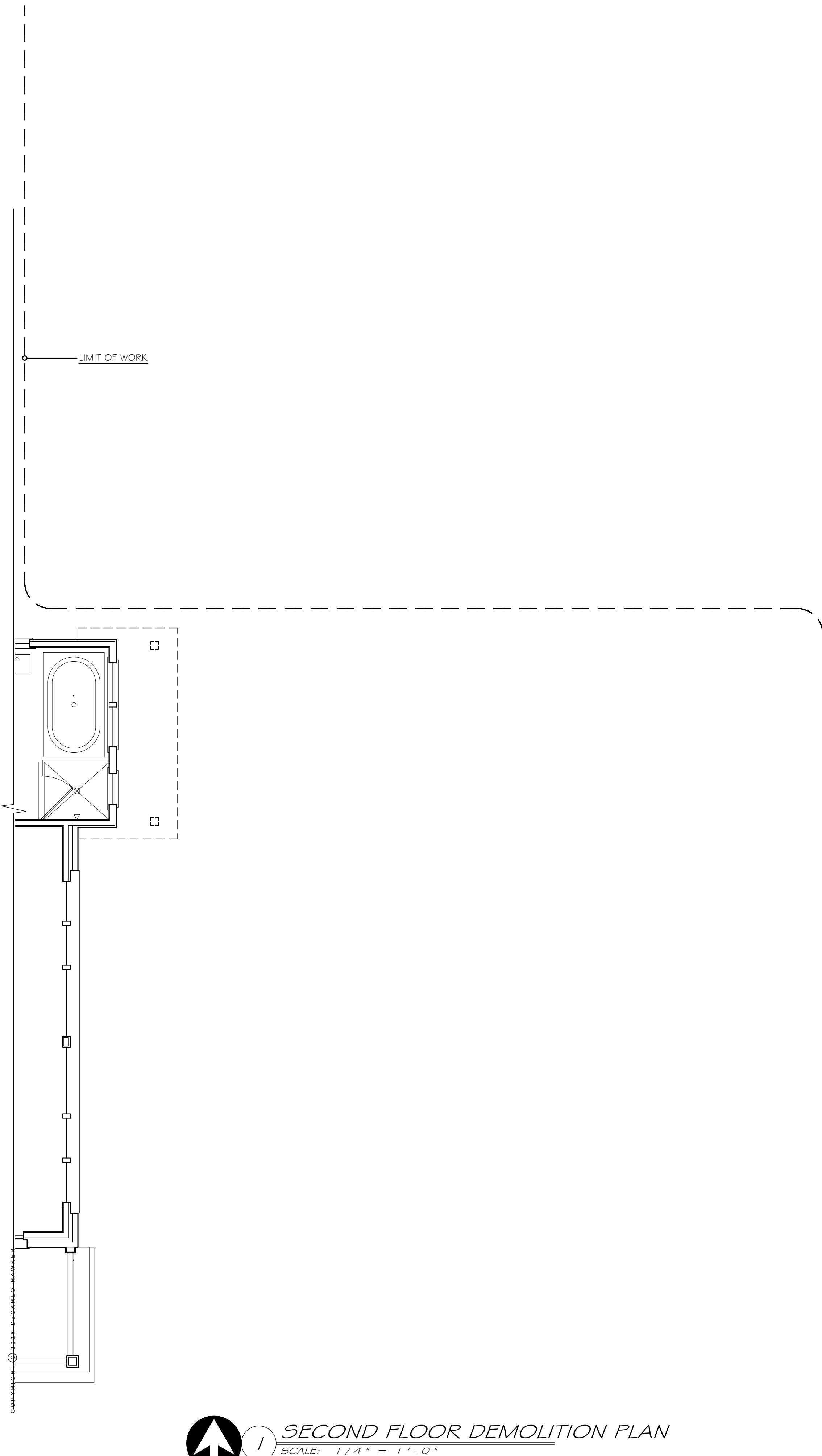
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DEMOLITION
GENERAL NOTES

1. EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
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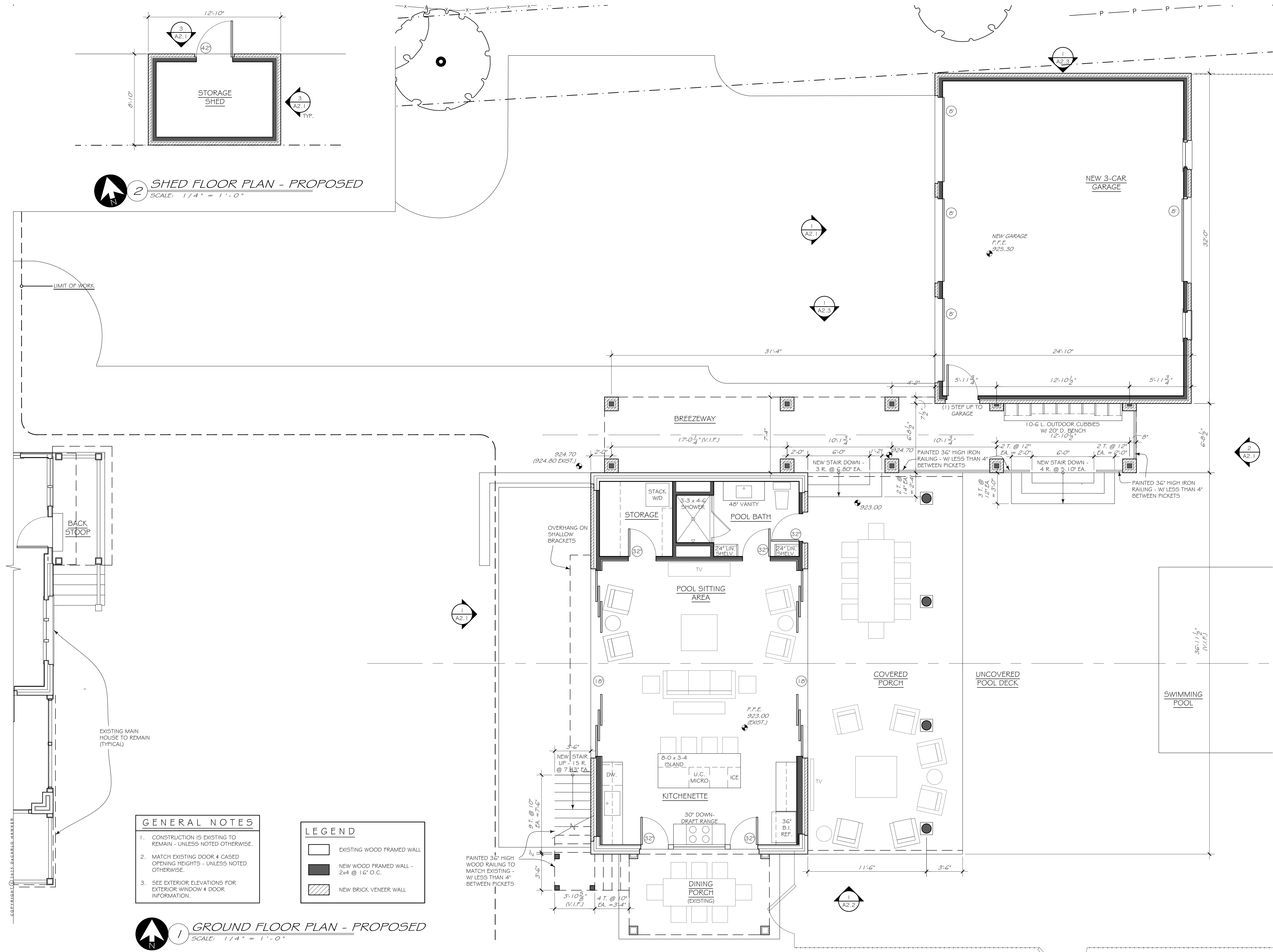
LEGEND

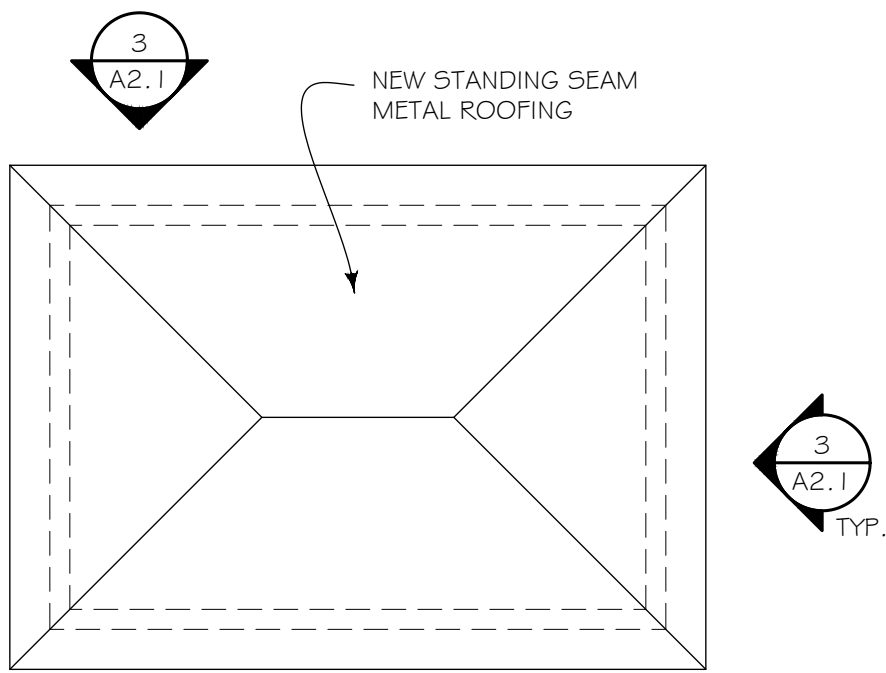
- EXISTING WOOD FRAMED WALL TO REMAIN
EXISTING WALL TO BE REMOVED



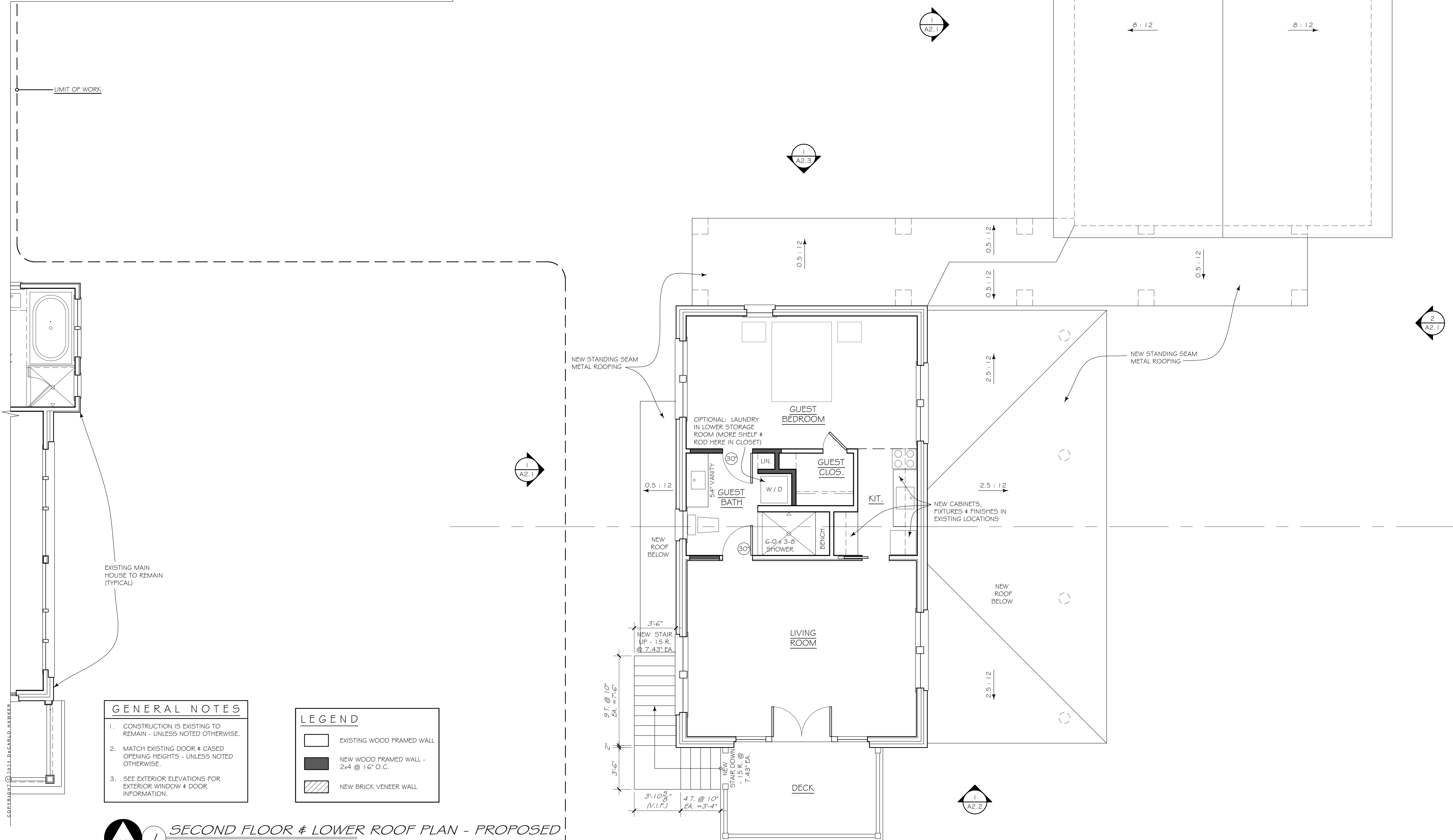
SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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2 LOWER ROOF PLAN - SHED
SCALE: 1/4" = 1'-0"



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28 APR 2025 CERT. OF APPROPRIATENESS
04 MAR 2025 CONCEPTUAL DESIGN

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RESIDENCE

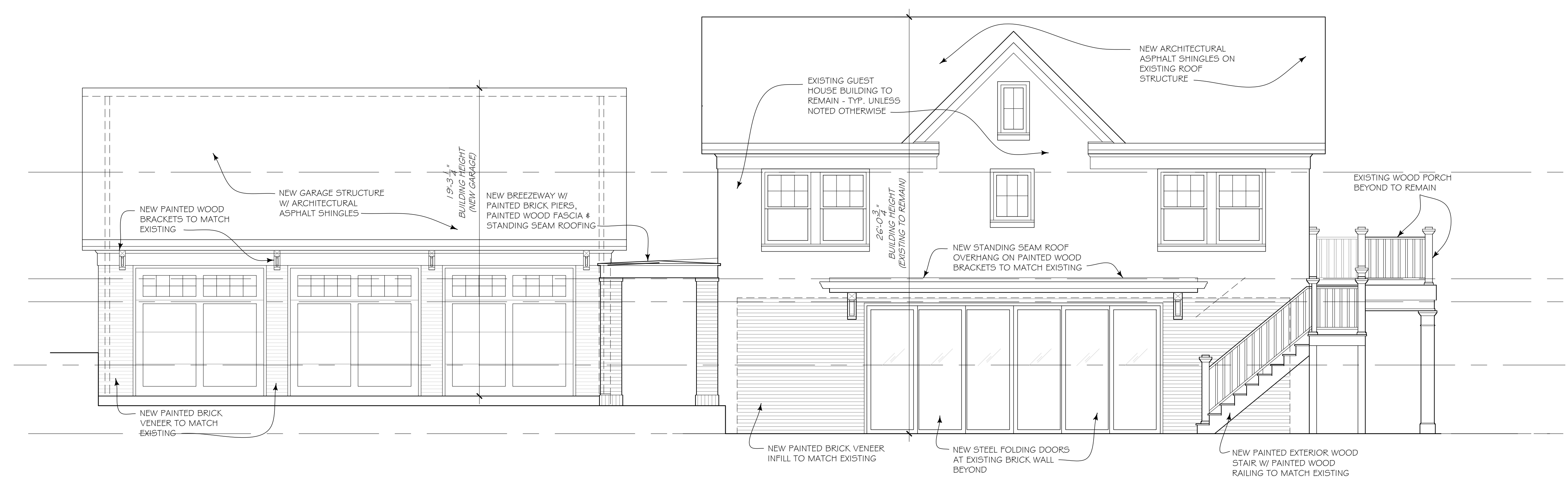
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971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

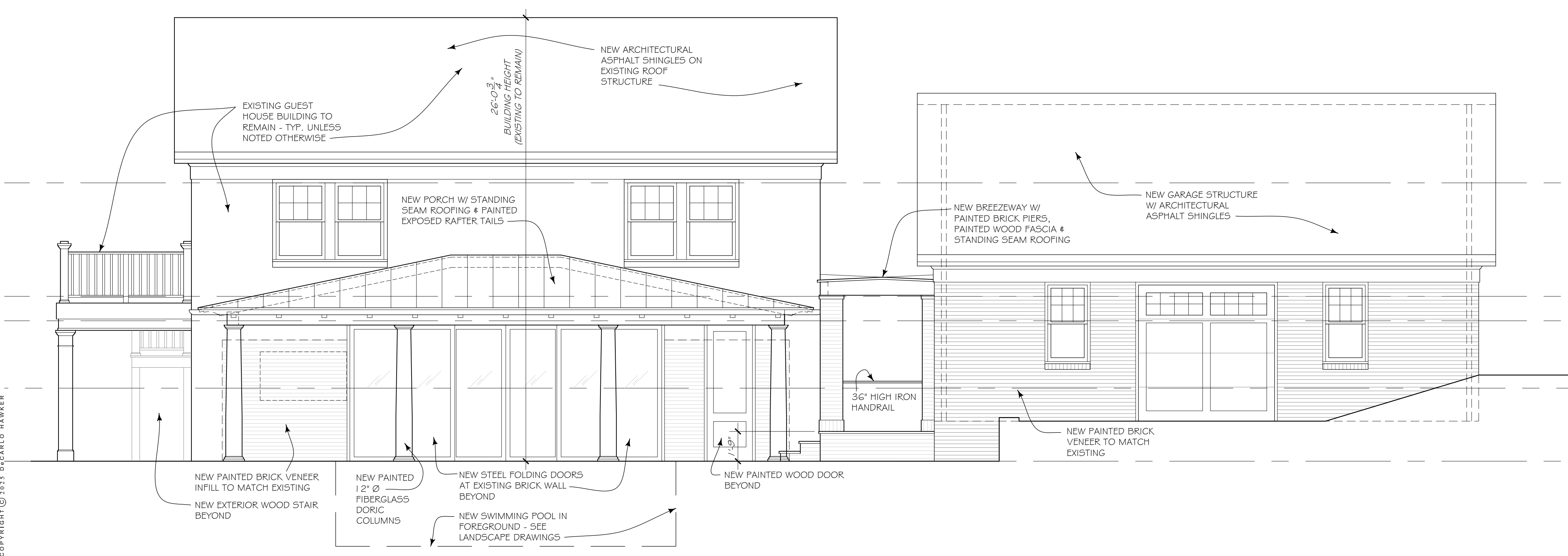
2ND FLOOR PLAN
& LOWER ROOF
PLAN - PROPOSED

A1.2

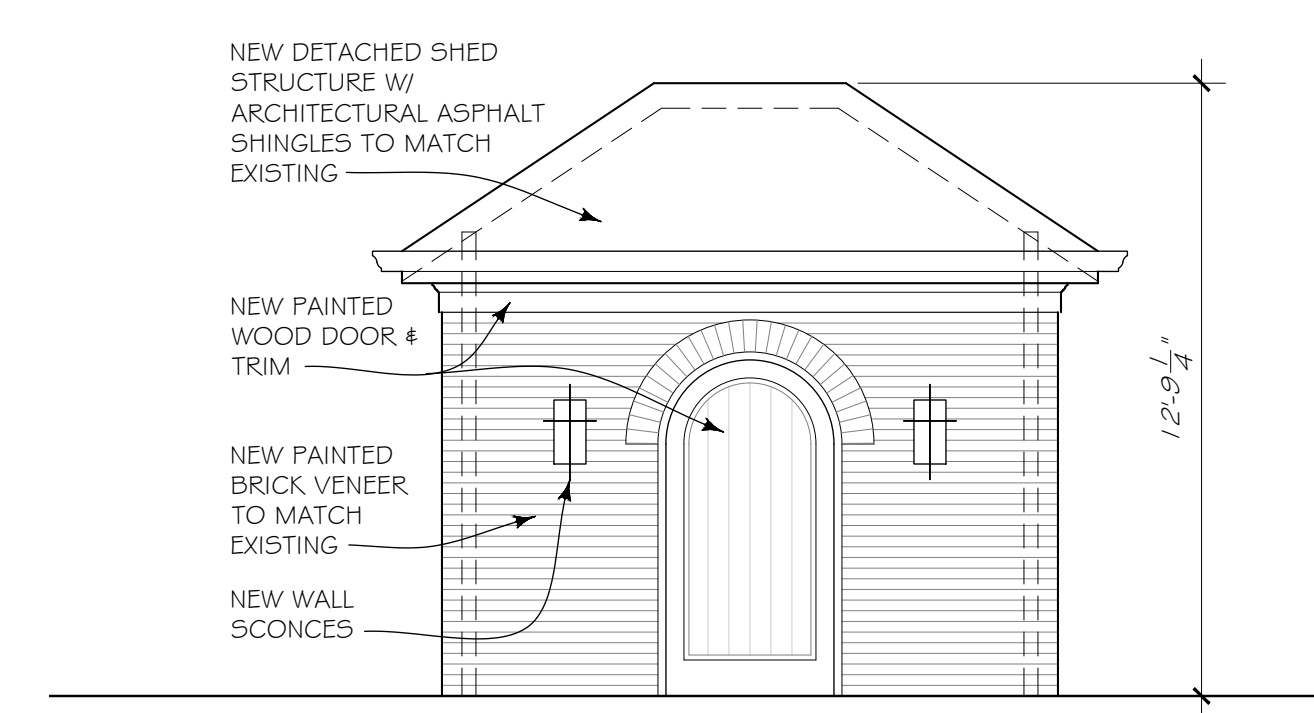
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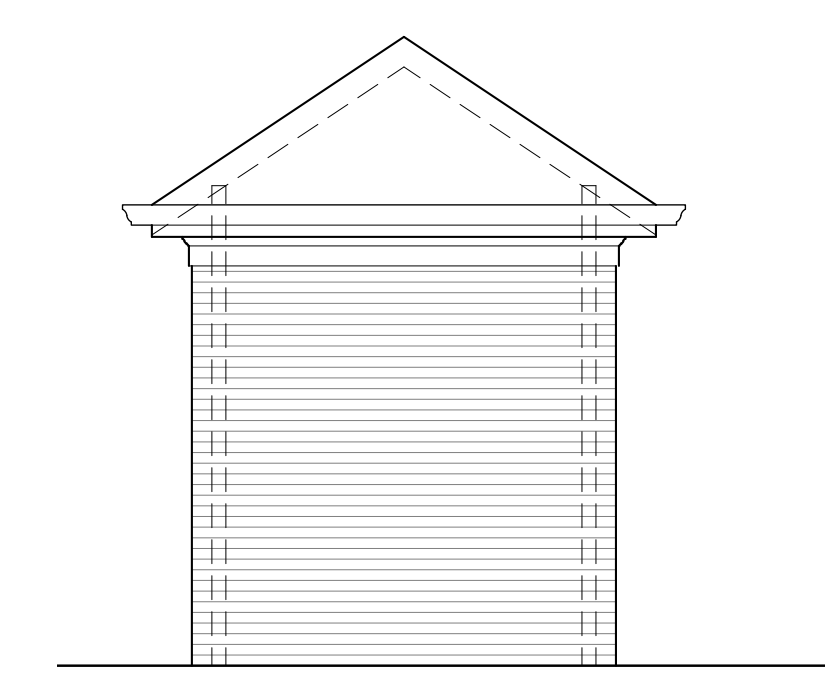
1 FRONT EXT. ELEVATION - A.D.U.
SCALE: 1/4" = 1'-0"



2 REAR EXT. ELEVATION - A.D.U.
SCALE: 1/4" = 1'-0"



3 FRONT EXT. ELEVATION - SHED
SCALE: 1/4" = 1'-0"



4 SIDE EXT. ELEVATION - SHED
SCALE: 1/4" = 1'-0"

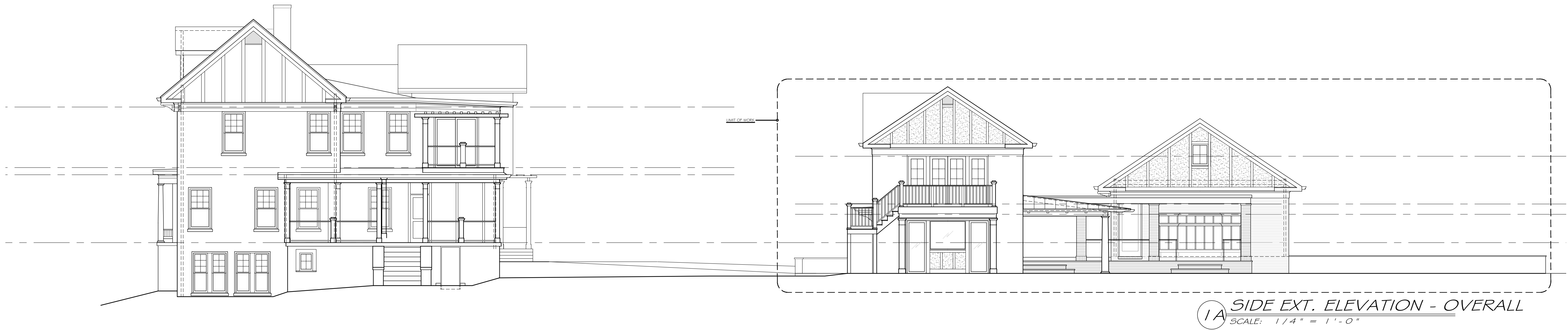
KINSELL
RESIDENCE

ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

EXTERIOR
ELEVATIONS
- PROPOSED

A2.1



28 APR 2025 CERT. OF APPROPRIATENESS
04 MAR 2025 CONCEPTUAL DESIGN

KINSELL
RESIDENCE

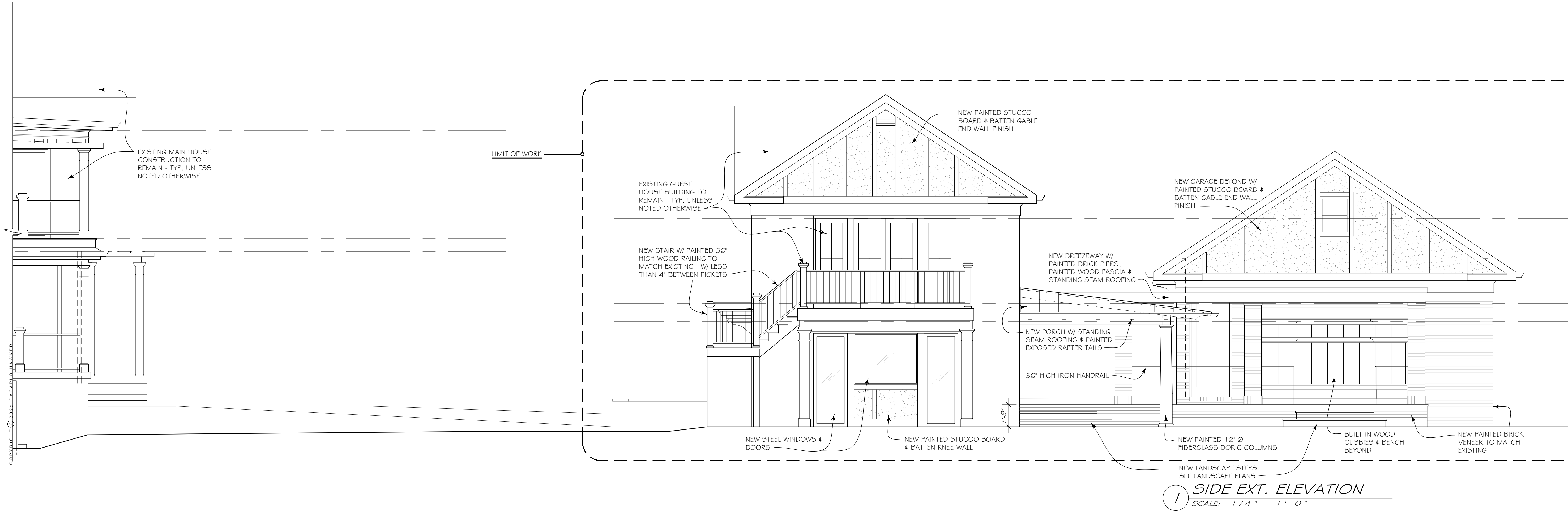
ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

EXTERIOR
ELEVATIONS
- PROPOSED

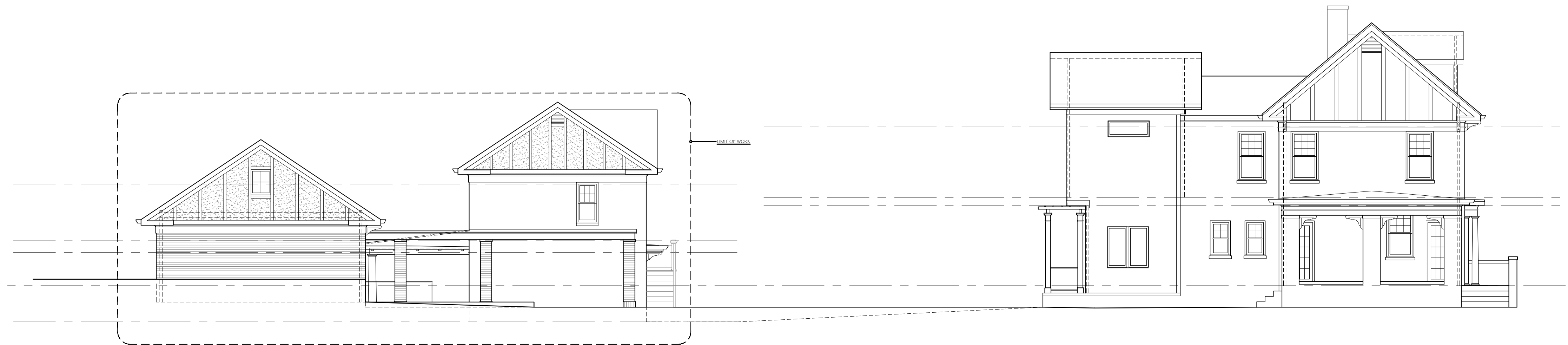
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NOT RELEASED FOR CONSTRUCTION



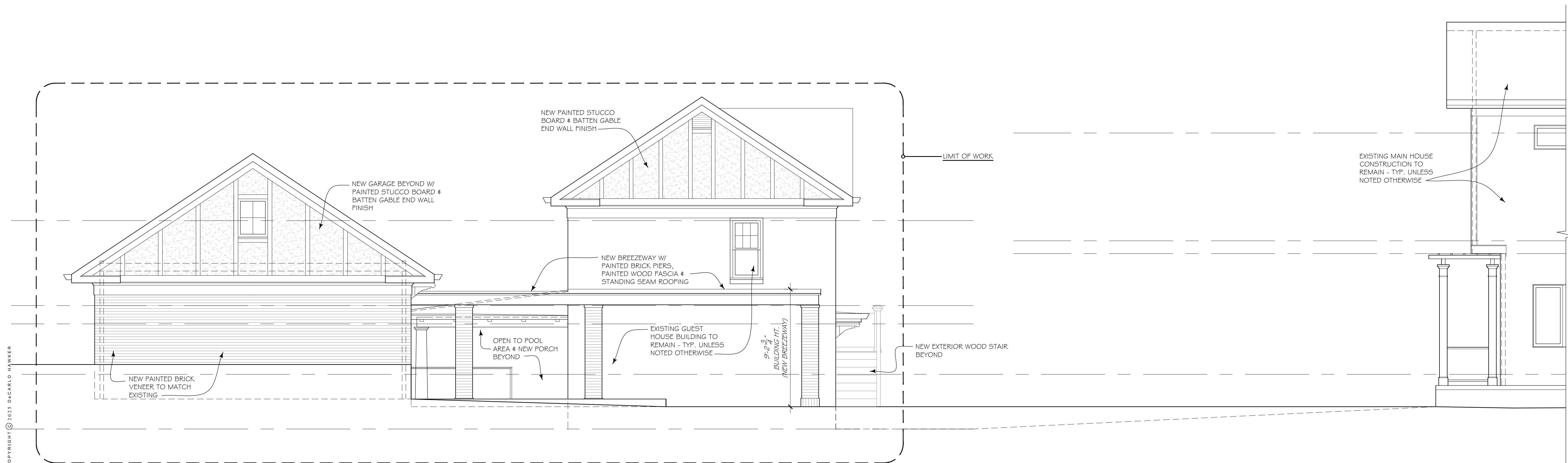
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ATLANTA, GEORGIA 30317
TELEPHONE: 678-595-9002
www.decarlohawker.com



1A SIDE EXT. ELEVATION @ DRIVEWAY - OVERALL
SCALE: 1/4" = 1'-0"

28 APR 2025 CERT. OF APPROPRIATENESS
04 MAR 2025 CONCEPTUAL DESIGN



1 SIDE EXT. ELEVATION @ DRIVEWAY
SCALE: 1/4" = 1'-0"

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RESIDENCE

ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

EXTERIOR
ELEVATIONS
- PROPOSED

A2.3

NOT RELEASED FOR CONSTRUCTION



1 FRONT EXT. ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



1A FRONT EXT. ELEVATION - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"



2 REAR EXT. ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



2A REAR EXT. ELEVATION - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"

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2470 N.E. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
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28 APR 2025 CERT. OF APPROPRIATENESS

KINSELL
RESIDENCE

ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

EXTERIOR
ELEVATIONS
- EXISTING

A2.4

NOT RELEASED FOR CONSTRUCTION

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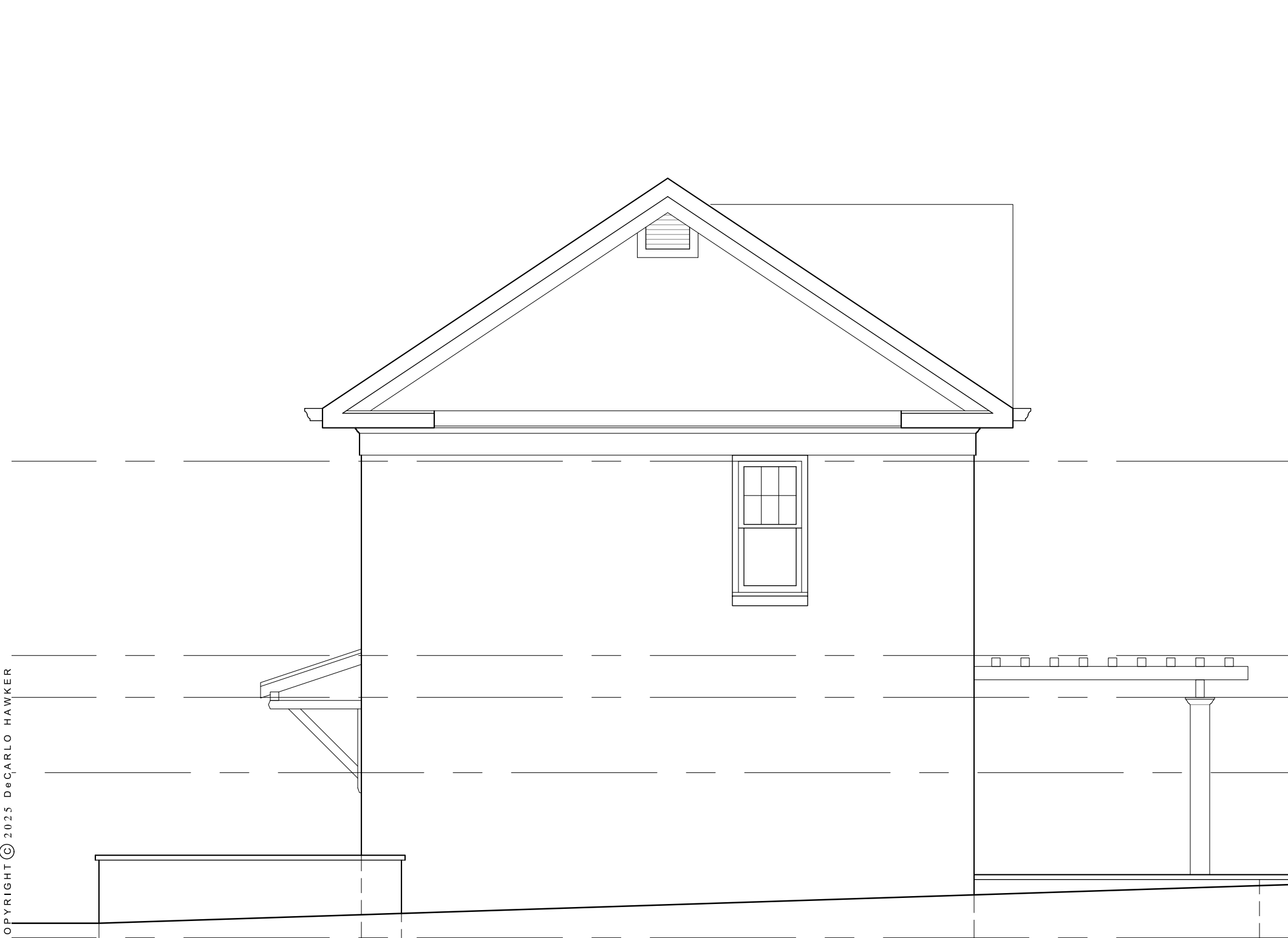


1 SIDE EXT. ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



1A SIDE EXT. ELEVATION - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"

28 APR 2025 CERT. OF APPROPRIATENESS



2A SIDE EXT. ELEVATION @ DRIVEWAY - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"



2 SIDE EXT. ELEVATION @ DRIVEWAY - EXISTING
SCALE: 1/4" = 1'-0"

KINSELL
RESIDENCE

ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

EXTERIOR
ELEVATIONS
- EXISTING

A2.5

NOT RELEASED FOR CONSTRUCTION

From: [Davis Bishop](#)
To: [Paige V. Jennings](#)
Cc: [Michael DeCarlo](#); [Brian Field](#)
Subject: Re: Questions Regarding Application for 971 Oakdale Road
Date: Wednesday, May 14, 2025 4:52:53 PM
Attachments: [image001.png](#)
[250514 - 971 Oakdale Rd plans for COA Review.pdf](#)

Good afternoon Paige,

Thanks for taking my call earlier. I've attached an updated set to this email, and have addressed the questions below in blue. As I mentioned, the tennis court and adjacent hardscape elements have been eliminated from the project scope. This is reflected in the plans. Hopefully this will streamline some of the review/discussions!

I have copied the project architect Mike DeCarlo to this email in case there are any additional questions that relate to the proposed architecture elements.

1. Can you provide individual drawings to show the existing and proposed elevations of the renovated guest house with notes regarding the proposed changes in the exterior materials and design? - [Please refer to sheets A2.4 & A2.5 for existing elevations of the guest house. The elevation drawings and accompanying notes on A2.1 & A2.2 show the existing vs. proposed material and design changes.](#)
2. The current proposed site plan does not show the neighboring properties; can you provide an updated site plan to show the neighboring properties and their proximity to the proposed work? - [Neighboring properties have been outlined and added to the site plan.](#)
3. Can you provide a narrative of the proposed hardscape and landscaping, including a planting list? - [The primary goals of the design are to preserve the historic character of the existing gardens and property, while introducing a swimming pool, circulation routes, and outdoor amenity spaces that serve the needs and wants of the family. Material imagery on sheet L-5.00 shows the aesthetic goal of material choices, with the intent of matching existing hardscape/stone materials on the property. There is a lot of existing plant material on the property, and as much of this in the proposed project area is going to be preserved and transplanted. The planting list on L-1.00 inventories some of the existing and proposed plant material that will be included in the landscape design.](#)
4. What is the square footage for the proposed sports court, pool deck, and patio for the outdoor stone fireplace? - [The square footage for these items are broken down](#)

into the Lot Coverage chart on L-1.01. However, as discussed over the phone the sports court (along with adjacent seating area + retaining walls) is no longer being proposed and can be eliminated from the project scope.

5. What is the square footage for the proposed storage shed? - The square footage of the proposed shed was 114SF. However this storage shed has been eliminated from the project scope.
6. What are the proposed modifications to the existing driveway? Will the driveway be expanded or reduced, and if so, what is the current size of the driveway and how will its size be modified? - The existing driveway is a total of 4,458SF, and the proposed size after modifications will be 3,843SF. The existing driveway will remain unchanged up to the point of the existing covered porch corner, approximately. After this point, the existing driveway is to be removed and the footprint reduced and modified to connect to the newly proposed garage. The adjustments to the driveway can be seen between the existing survey and the hatched design on L-1.00.
7. Will the proposed fence be self-latching or automatic? - The proposed fence will be self-latching in order to satisfy swimming pool code requirements.
8. Will any work be done on the historic house and if so, what work will be done? Can you provide drawings for those modifications? - There is no proposed work or modifications to the existing historic home.

Warm regards,

Davis Bishop, PLA
Landscape Architect



Please note our address has changed

FIELD Landscape Architecture LLC
195 Arizona Ave NE , Unit LW4
Atlanta, GA 30307
p: 404-831-7180
e: davis@fieldla.com
w: www.fieldla.com

On Wed, May 14, 2025 at 1:33 PM Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for May 19th. Before finalizing our report on the application for 971 Oakdale Road, could you please provide information for the following questions?

1. Can you provide individual drawings to show the existing and proposed elevations of the renovated guest house with notes regarding the proposed changes in the exterior materials and design?
2. The current proposed site plan does not show the neighboring properties; can you provide an updated site plan to show the neighboring properties and their proximity to the proposed work?
3. Can you provide a narrative of the proposed hardscape and landscaping, including a planting list?
4. What is the square footage for the proposed sports court, pool deck, and patio for the outdoor stone fireplace?
5. What is the square footage for the proposed storage shed?
6. What are the proposed modifications to the existing driveway? Will the driveway be expanded or reduced, and if so, what is the current size of the driveway and how will its size be modified?
7. Will the proposed fence be self-latching or automatic?
8. Will any work be done on the historic house and if so, what work will be done? Can you provide drawings for those modifications?

Due to the extent of the proposed scope of work and the additional information and documents required before a final determination can be made, would you be willing to agree to defer the application to the next meeting, scheduled for June 16th? This will allow time for your team to provide the requested information and documents, meet with staff to discuss, and for staff to review to provide a recommendation. In addition, this will allow you to speak with the commission during the meeting scheduled for May 19th and receive comments on the application, as well as prevent the application from being possibly denied due to additional information being required.

Please provide all information that you can as soon as possible. Our reports will be finalized before the of the week and will be sent out along with the agenda for the meeting to applicants.

Thank You,

Paige

Paige V. Jennings (they/them)

Senior Planner, Historic Preservation

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

Government Services Center | 178 Sams Street | Decatur, GA 30030

Email: pvjennings@dekalbcountyga.gov

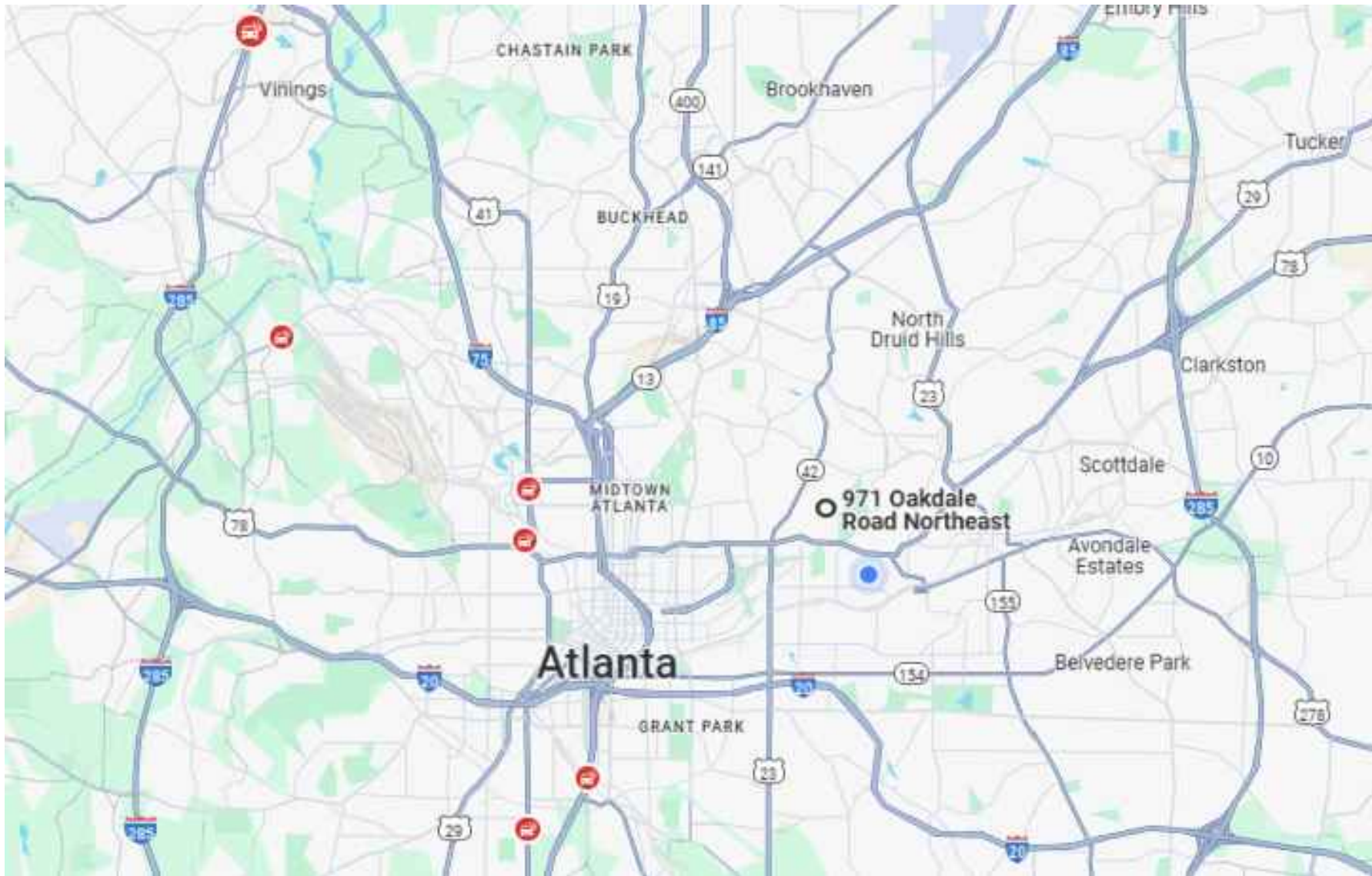
County Cell: 470-829-7341



Click here for **Permit Status** [DeKalb County Permit Tracker](#)

Click here for **Permit Guide** https://app.oncamino.com/dekalb_county/

Click here for **Zoning Map** [DeKalb County Parcel Viewer](#)



VICINITY MAP / N.T.S.

LANDSCAPE ARCHITECT:
FIELD LANDSCAPE ARCHITECTURE
659 AUBURN AVENUE NE #154
ATLANTA, GA 30312
(706) 461 6631

ARCHITECT:
MICHAEL DECARLO
MIKE@DECARLOHAWKER.COM
(678) 595 9002

SURVEYOR:
MCCLUNG SURVEYING
4833 SOUTH COBB DR SUITE 200
SMYRNA, GA 30080
(770) 434 3383

KINSELL RESIDENCE

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
FOR A FAMILY SINGLE FAMILY RESIDENCE LOCATED AT

971 OAKDALE ROAD, ATLANTA, GA 30307

GENERAL SCOPE OF WORK:

DEMOLITION:
- EXISTING PAVING AND RETAINING WALLS

PROPOSED NEW CONSTRUCTION:
- NEW GARAGE AND BREEZEWAY BY ARCHITECT
- RENOVATED GUEST HOUSE BY ARCHITECT
- NEW POOL AND POOL DECK
- NEW RETAINING WALLS
- NEW PAVING AND LANDSCAPE STEPS

24 HR CONTACT:

KYLE KINSELL: 678-576-1002

ZONING: R-85
MINIMUM LOT SIZE: 12,000 SF
SETBACKS
FRONT: 35 FT
SIDE: 8.5 FT
REAR: 40 FT
MAX COVERAGE: 35%

LIST OF DRAWINGS:

1. L-CO - PERMIT COVER SHEET
2. L-EX1 - SURVEY BY MCCLUNG SURVEYING
3. L-EX2 - EXISTING CONDITIONS - SITE PHOTOS
4. L-1.00 - SITE PLAN
5. L-5.00 - MATERIALS
6. L-5.01 - ELEVATIONS
- 7.-17. ARCHITECTURAL DRAWING SET BY MIKE DECARLO

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2022)(2024)(2025)
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2024)
INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2022)(2023)(2024)
INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2024)
INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)(2022)
NATIONAL ELECTRICAL CODE, 2023 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)(2022)(2023)
NFPA 101 – LIFE SAFETY CODE, 2018 EDITION, WITH STATE AMENDMENTS (2020)
INTERNATIONAL SWIMMING POOL & SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
GEORGIA ACCESSIBILITY CODES
GEORGIA AMENDMENTS PRESCRIPTIVE DECK DETAILS BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE



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



RELEASED FOR
CONSTRUCTION

SEAL:



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PROJECT:

KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
PERMIT COVER SHEET

DRAWN BY: DB	CHECKED BY: BF
-----------------	-------------------

SCALE:

RELEASES:

1. 04/23/2025 COA PERMIT

SHEET:

L-CO

LEGEND

B	●	DENOTES	BUILDING LINE
B	—	DENOTES	PROPERTY LINE
R/W	—	DENOTES	RIGHT-OF-WAY
BN	—	DENOTES	CENTERLINE
BN	—	DENOTES	BACK OF CURB
EP	—	DENOTES	GUTTER
GP	—	DENOTES	EDGE OF PAVING
BN	—	DENOTES	TOP OF WALL
TB	—	DENOTES	BOTTOM OF WALL
X	—	DENOTES	FENCE
X	—	DENOTES	REINFORCED CONCRETE PIPE
CMP	—	DENOTES	CORRUGATED METAL PIPE
LP	—	DENOTES	POWER POLE
LP	—	DENOTES	LIGHT POLE
GW	—	DENOTES	GUY WIRE
P	—	DENOTES	POWER LINE
FM	—	DENOTES	POWER METER
PB	—	DENOTES	POWER
A/C	—	DENOTES	FIBER OPTIC
CB	—	DENOTES	AIR CONDITION
GLM	—	DENOTES	CABLE
GLM	—	DENOTES	TELEPHONE BOX
GM	—	DENOTES	GAS METER
GV	—	DENOTES	GAS VALVE
GLM	—	DENOTES	GAS LINE MARKER
WM	—	DENOTES	WATERS WATER METER
WM	—	DENOTES	WATER VALVE
FM	—	DENOTES	FIRE HYDRANT
MW	—	DENOTES	MONITORING WELL
HW	—	DENOTES	HEADWALL
JB	—	DENOTES	JUNCTION BOX
DI	—	DENOTES	DROP INLET
S	—	DENOTES	SEWITARY SEWER LINE
S	—	DENOTES	SEWITARY SEWER MANHOLE
CO	—	DENOTES	CLEAN OUT
P.B.	—	DENOTES	POINT OF BEGINNING
P.O.C.	—	DENOTES	POINT OF COMMENCEMENT

REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF
KYLE J. KINSELL AND JACLYN R. KINSELL
DEED BOOK 31618 PAGE 266-268
DEKALB COUNTY, GEORGIA RECORDS
2. EASEMENT AGREEMENT BETWEEN
THOMAS Y. SHIN AND MARTHA S. SHIN
DEED BOOK 8780 PAGE 351-362
DEKALB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M., OFFICIAL FLOOD HAZARD MAPS, COMMUNITY PANEL NO. 130980064 K SHADED ZONE X EFFECTIVE DATE: 8-15-19
DEKALB COUNTY, GEORGIA

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA, FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

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 OR 811 FOR FURTHER INFORMATION.



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. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
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 CLOSURE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE. THIS PLAT IS TO BE ACCURATE WITHIN ONE FOOT IN 190,505 FEET. A GEDMOM ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED FOR THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED BASED ON PLAT BOOK 101 PAGE 31.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBAR 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)

THIS PROPERTY SUBJECT
TO THE FOLLOWING

1. CURRENT ZONING R-85 PER DEKALB COUNTY, GEORGIA
- | | |
|-------------------------------------|----------------|
| 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 |
| MINIMUM SIDE BUILDING SETBACK= | 8.5 FEET |
| MINIMUM REAR BUILDING SETBACK= | 40 FEET |
| MINIMUM HEATED VOLUME AREA= | 1,800 SQ. FT. |
| MAXIMUM BUILDING HEIGHT= | 35 FEET |
| MINIMUM OPEN SPACE= | 20% |
- MUST BE VERIFIED BY DEKALB COUNTY
BEFORE CONSTRUCTION.

NO.	REVISIONS	DATE
•	•	•



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
KYLE KINSELL
JACLYN LINSALL

971 OAKDALE ROAD N.E.
1340 THE BY WAY
ATLANTA, GEORGIA



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 hereby acknowledged and approved by the Board of Supervisors of the 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 land surveying as set forth in the Georgia Professional Engineers and Land Surveyors Act and as set forth in O.G.C.A. Section 15-6—67.

Michael E. Niles

Michael R. Noles Georgia RLS No. 2646

12-11-24

LAND LOT 2
18TH DISTRICT
DEKALB COUNTY
GEORGIA

PLAT PREPARED: 12-11-2024
FIELD: 12-8-2024 SCALE: 1

JOB#265151



FRONT FACADE OF MAIN RESIDENCE



NORTH SIDE OF MAIN HOUSE FACING STREET



REAR FACADE OF MAIN RESIDENCE



SOUTH FACADE OF MAIN RESIDENCE



EXISTING COURTYARD SPACE



FRONT FACADE OF EXISTING GARAGE / GUEST HOUSE



SIDE & REAR OF EXISTING GARAGE / GUEST HOUSE



REAR FACADE OF EXISTING GARAGE / GUEST HOUSE



SOUTH SIDE OF EXISTING GARAGE / GUEST HOUSE



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PROJECT:
KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
EXISTING SITE CONDITIONS

DRAWN BY: DB	CHECKED BY: BF
SCALE: AS SHOWN	
RELEASES:	
1. 04/25/2025	FOR COA
SHEET:	
L-EX-2	

ZONING: R-85, (DRUID HILLS)

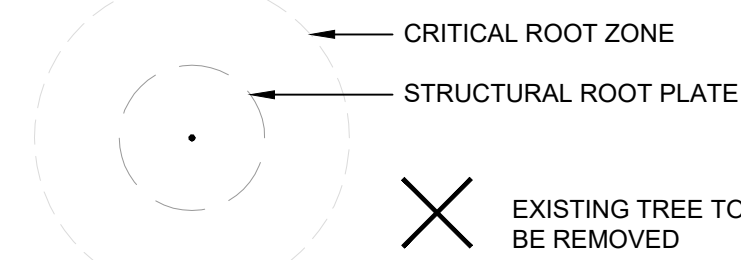
MINIMUM LOT SIZE: 12,000 SF

SETBACKS
FRONT: 50 FT
SIDE: 8.5 FT
REAR: 40 FT
MAX COVERAGE: 35%

LOT SIZE: 77,058 SF
1.77 AC

LEGEND

TP (TREE PROTECTION FENCE)
Sd1-S (SILT FENCE) & LOW (LIMIT OF WORK)
Sd1-H (STAKED HAY BALES)
PROPERTY LINE
SET BACKS



TREES TO BE REMOVED:

30" HARDWOOD
6" APPLE
6" CHERRY
6" HOLLY

EXISTING LOT COVERAGE

MAIN HOME FOOTPRINT: 2,436 SF
MAIN HOME PORCHES: 696 SF
DRIVEWAY: 4,677 SF
GUEST HOUSE + DECK: 883 SF
STONE PATHWAYS + PATIOS: 2,923 SF
RETAINING WALLS + STAIRS: 253 SF

TOTAL COVERAGE: 11,868 SF

LOT SIZE: 77,058 SF
EXISTING COVERAGE %: 15.4%

REMOVED IMPERVIOUS

DRIVEWAY: 3,270 SF
STONE PATHWAYS + PATIOS: 1,329 SF
RETAINING WALLS + STAIRS: 103 SF

TOTAL REMOVED: 4,462 SF

PROPOSED ADDITIONS

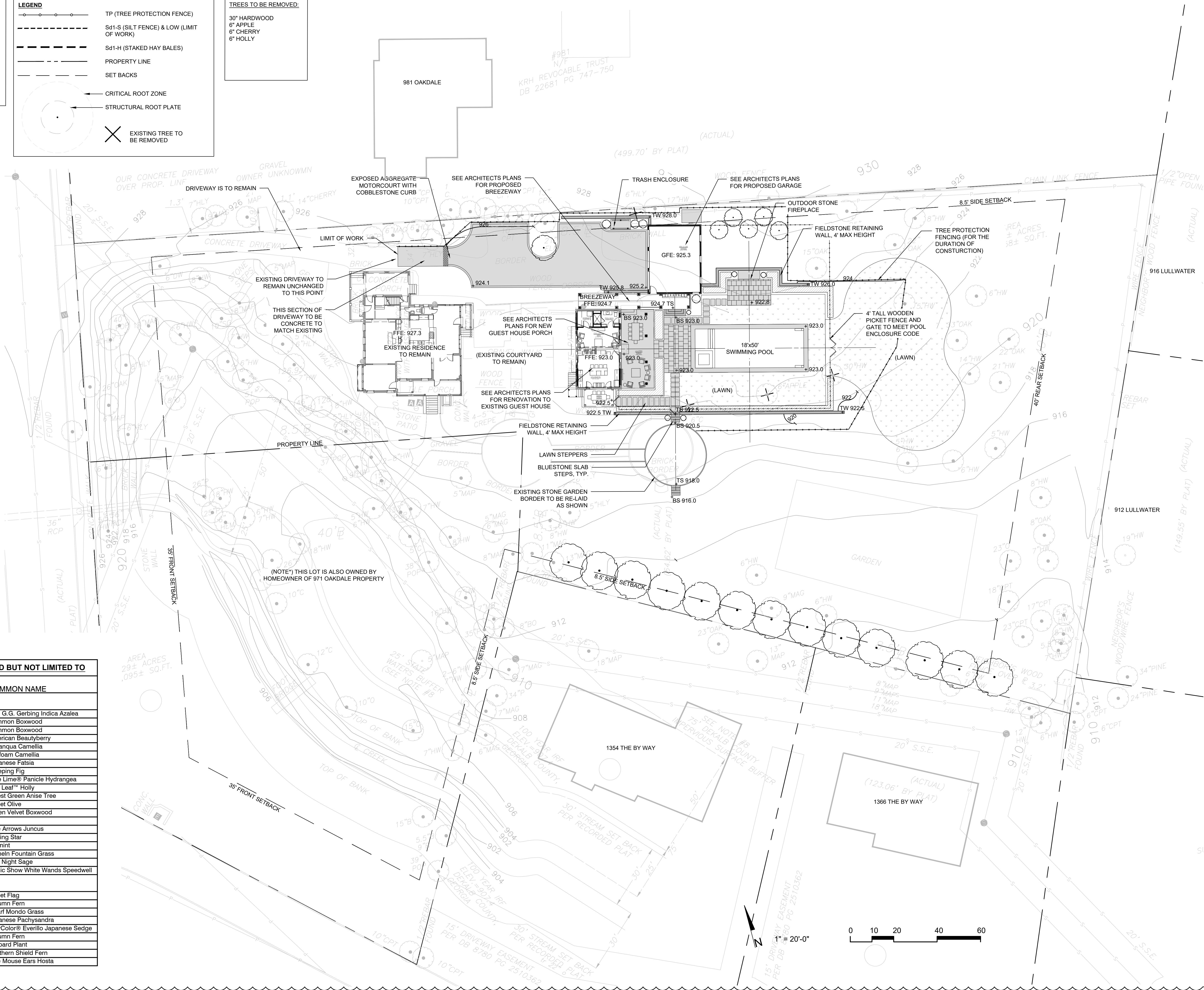
MOTORCOURT: 2,436 SF
BREEZEWAY: 372 SF
GARAGE: 795 SF
SWIMMING POOL: 900 SF
RETAINING WALLS + STEPS: 255 SF
STONE PATIOS + PATHS: 1,613 SF
OUTDOOR FIREPLACE: 42 SF

TOTAL PROPOSED NEW: 6,413 SF

TOTAL EXISTING + PROPOSED: 13,819 SF
NEW COVERAGE PERCENTAGE: 17.9 %

PLANTS THAT ARE PROPOSED BUT NOT LIMITED TO

BOTANICAL NAME	COMMON NAME
SHRUBS	
Azalea indica 'Mrs. G.G. Gerbing'	Mrs. G.G. Gerbing Indica Azalea
Buxus sempervirens	Common Boxwood
Buxus sempervirens	Common Boxwood
Callicarpa americana	American Beautyberry
Camellia sasanqua	Sasanqua Camellia
Camellia x 'Seafoam'	Seafoam Camellia
Fatsia japonica	Japanese Fatsia
Ficus pumila	Creeping Fig
Hydrangea paniculata 'Jane'	Little Lime® Panicle Hydrangea
Ilex x 'Conal'	Oak Leaf™ Holly
Illicium parviflorum 'Forest Green'	Forest Green Anise Tree
Osmanthus fragrans	Sweet Olive
Buxus x 'Green Velvet'	Green Velvet Boxwood
PERENNIAL MIX	
Juncus inflexus 'Blue Arrows'	Blue Arrows Juncus
Liatris spicata	Blazing Star
Nepeta dropmore	Catmint
Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass
Salvia nemorosa 'May Night'	May Night Sage
Veronica x 'White Wands' TM	Magic Show White Wands Speedwell
GROUND COVERS	
Acorus gramineus	Sweet Flag
Dryopteris erythrosora	Autumn Fern
Ophiopogon japonicus 'Dwarf'	Dwarf Mondo Grass
Pachysandra terminalis	Japanese Pachysandra
Carex oshimensis 'Everillo'	EverColor® Everillo Japanese Sedge
Dryopteris erythrosora	Autumn Fern
Farfugium japonicum	Leopard Plant
Dryopteris ludoviciana	Southern Shield Fern
Hosta x 'Blue Mouse Ears'	Blue Mouse Ears Hosta



FIELD LANDSCAPE ARCHITECTURE

195 Arizona Ave NE, Unit LW4
Atlanta, GA 30307

p: 706.461.6631
e: brian@fieldla.com
w: fieldla.com



Know what's below.
Call before you dig.



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CONSTRUCTION

SEAL:



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PROJECT:

KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
COA PERMIT SITE PLAN

DRAWN BY: DB
CHECKED BY: BF

SCALE: 1" = 20'-0"

RELEASES:

1. 04/25/2025 COA PERMIT
2. 05/14/2025 COA PERMIT

SHEET:

L-1.00



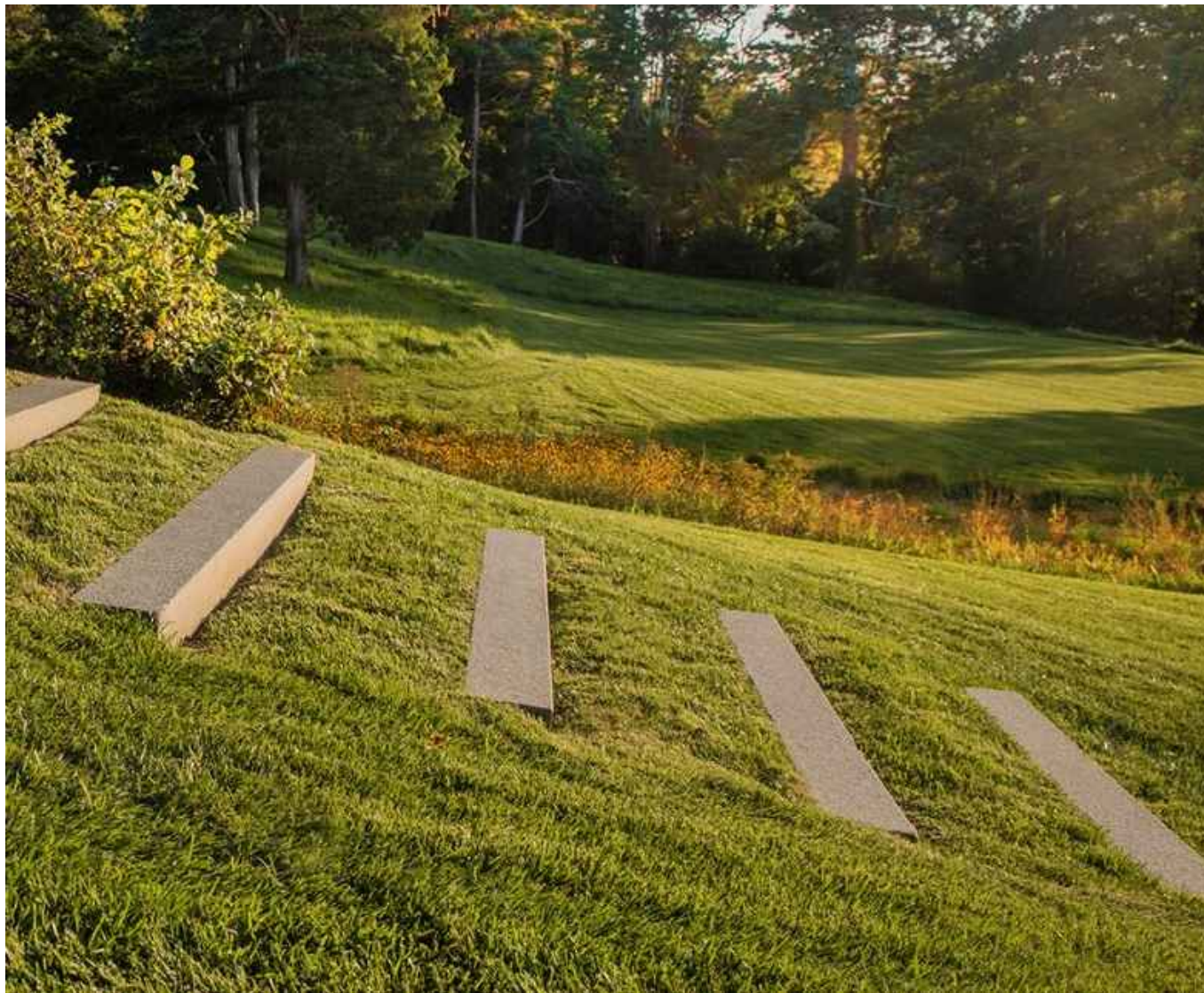
BLUESTONE SLAB STEPS



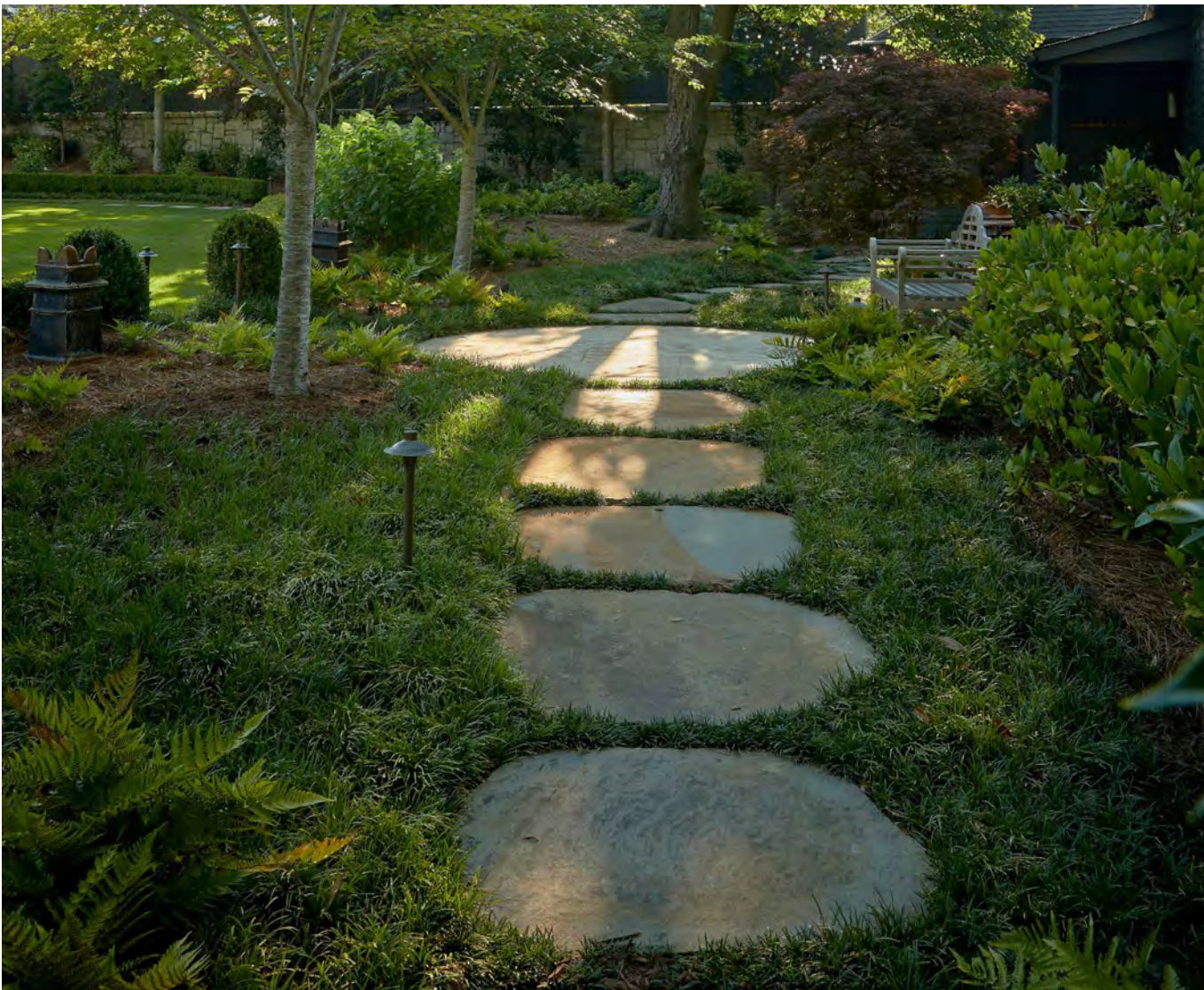
STONE PAVING



FIELDSTONE WALL WITH SLAB STEPS



LAWN STEPS



GRAY CRAB ORCHARD STEPPING STONES



PICKET FENCE & FIELDSTONE RETAINING WALL



WOODEN TRASH ENCLOSURE



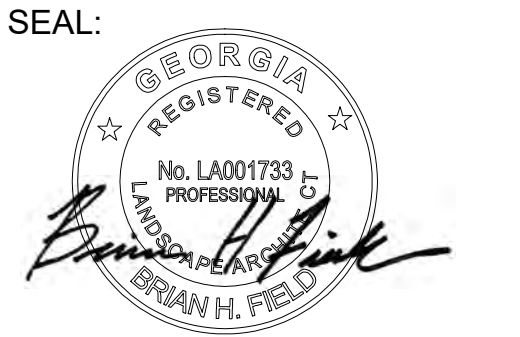
EXPOSED AGGREGATE MOTORCOURT WITH COBBLESTONE BORDER



SPORTS COURT WITH FENCE ENCLOSURE



RELEASED FOR CONSTRUCTION



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PROJECT:
KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
PROPOSED MATERIALS

DRAWN BY: DB	CHECKED BY: BF
-----------------	-------------------

SCALE: AS SHOWN

RELEASES:
1. 04/25/2025 FOR COA

SHEET:
L-5.00



RELEASED FOR
CONSTRUCTION



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PROJECT:
KINSELL RESIDENCE

971 OAKDALE ROAD
ATLANTA, GA 30307

DRAWING TITLE:
FIREPLACE + FENCE + GATE
ELEVATIONS

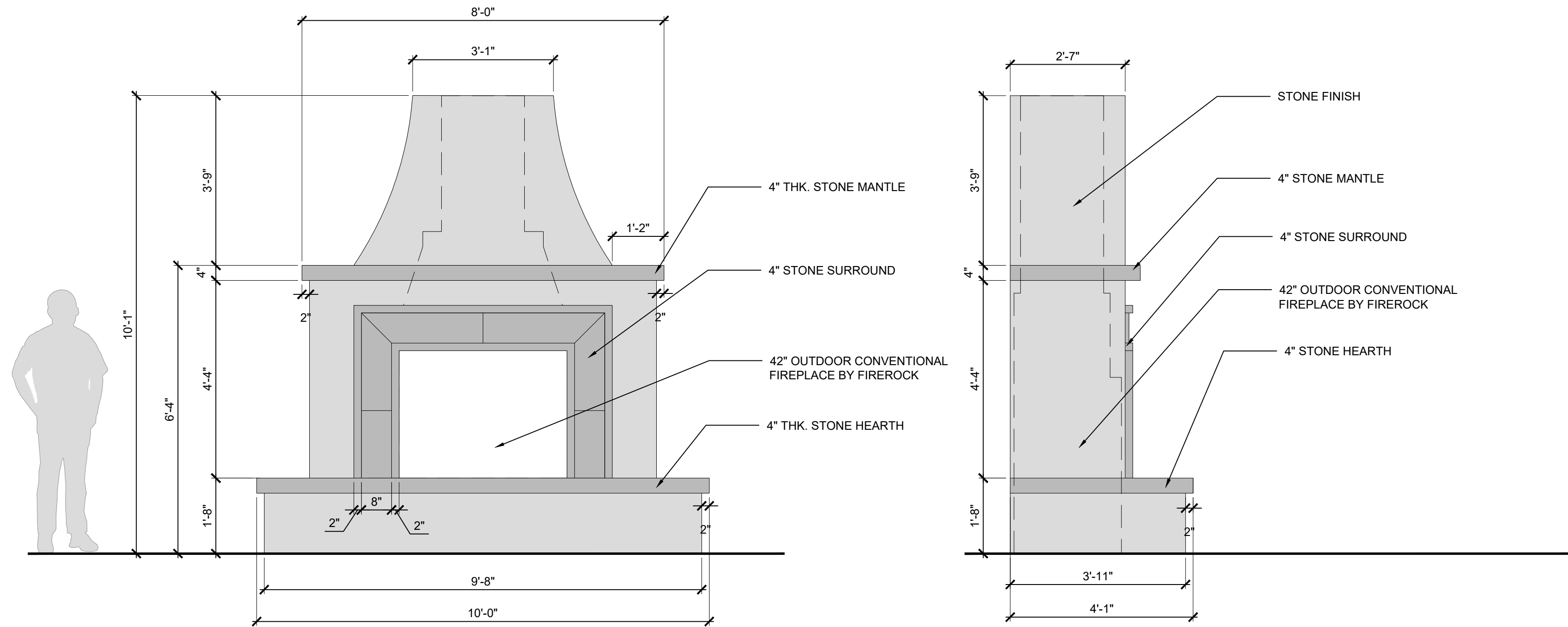
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SCALE: AS SHOWN

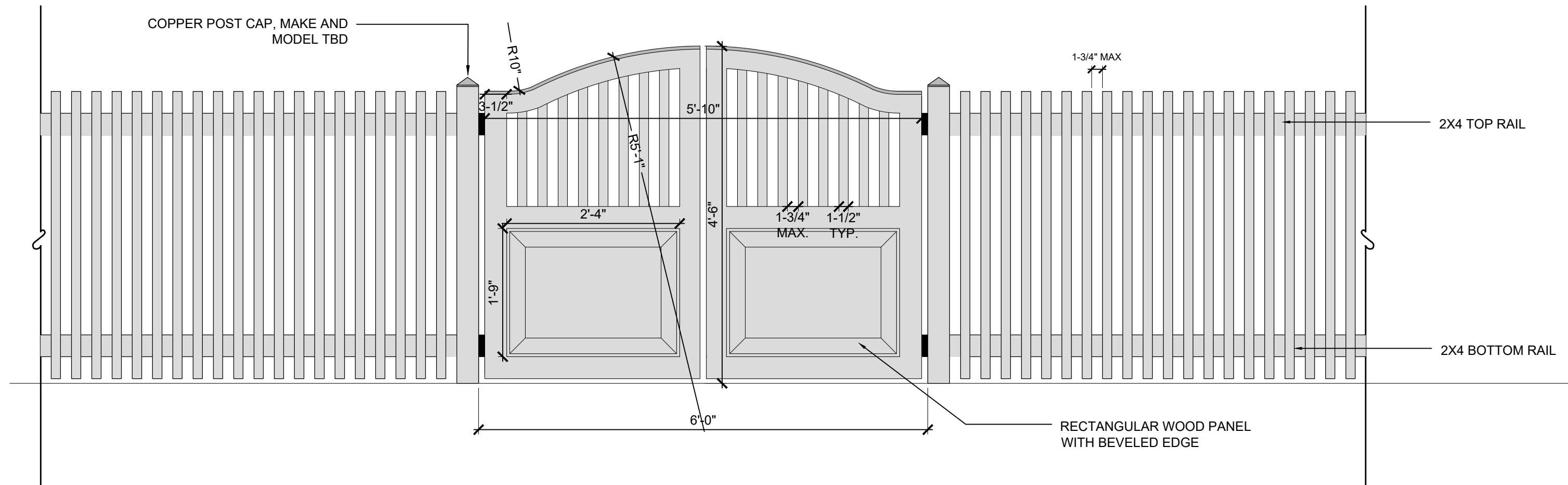
RELEASES:
1. 04/25/2025 FOR COA

SHEET:

L-5.01



1 OUTDOOR FIREPLACE SCHEMATIC ELEVATION
SCALE : NTS



2 WOODEN FENCE + PEDESTRIAN GATE
SCALE : NTS

ADDITION & RENOVATION TO THE KINSELL RESIDENCE

DECARLO
HAWKER

ARCHITECTURE & DESIGN
2470 H. L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678-595-9002
www.decarlohawker.com

28 APR 2025 CERT. OF APPROPRIATENESS

KINSELL RESIDENCE

ADDITION & RENOVATION

971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

TITLE SHEET CODE INFO

T1.1

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PROJECT DESCRIPTION:

- Guest House: Renovate the existing detached Guest House (no expansion of footprint).
- Guest House: Add a new exterior stair and rear Covered Porch to the existing Garage / Guest House structure.
- Garage: Add a new 3-car Garage structure behind the existing Guest House.
- Breezeway: Construct a new unenclosed but roofed Breezeway to connect the new Garage, existing Guest House, and existing Main House structures to each other.
- Pool: Add a swimming pool behind the existing Guest House - see landscape drawings.
- Landscaping: Renovate the existing driveway, hardscapes, and landscaping behind the existing Main House - see landscape drawings.
- Shed: Add a new detached storage shed by the new rear sports court.

APPLICABLE CODES:

- International Building Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2024) (2026)
- International Fire Code, 2018 Edition
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2023) (2024)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020) (2024)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020) (2022)
- National Electrical Code, 2023 Edition, with Georgia Amendments (2021)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020) (2022) (2023)
- International Swimming Pool and Spa Code, 2018 Edition with Georgia Amendments (2020)

PROJECT GENERAL NOTES:

- Construction drawings are to show conformity to building codes and for architectural design information only. General Contractor is responsible for all final material selections and for coordination and oversight of construction process.
- Construction shall meet the requirements of all applicable building codes including any product, drawings, or specifications not provided within the scope of this drawing set.
- Construction and installation shall follow all manufacturer guidelines and recommendations, including those needed for warranties.
- All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.
- Dimensions noted on drawings shall take precedence over scaled dimensions.
- General Contractor is responsible for verifying engineering issues meet all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.

CODE INFORMATION:

Project Address: 971 Oakdale Road
Atlanta, GA 30307

Zoning: R-85
Druid Hills Historic District

Occupancy: R-3, Single-Family Res.

Construction Type: Type VB

Site Area: 77,058 s.f.

Building Height: Main house (existing - historic): 31'-2 $\frac{1}{4}$ ", 2 stories + partial basement (existing - no change)

Accessory structures:
Guest house (existing - historic): 26'-0 $\frac{3}{4}$ ", 2 stories (existing - no change)
Garage (new): 19'-3 $\frac{1}{2}$ ", 1 story
Breezeway (new): 9'-2 $\frac{3}{4}$ ", 1 story (roofed but unenclosed)
Detached shed: 12'-9 $\frac{1}{2}$ ", 1 story

(New structures comply with 24'-0" max. for accessory structure)

(All building heights measured from front door threshold to top of highest roof peak per Zoning Code)

Building Area:	MAIN HOUSE	Existing:	New:	Total:
	Main house (ground floor):	1,472 s.f.	0 s.f.	1,472 s.f.
	Main house (2nd floor):	1,672 s.f.	0 s.f.	1,672 s.f.
	TOTAL	3,144 s.f.	0 s.f.	3,144 s.f.

(Complies with 1,800 s.f. min.)

(Main house square footage measured to interior face of exterior walls as per Zoning Code)

ACCESSORY STRUCTURE	Existing:	New:	Total:
Existing historic guest house (ground floor):	777 s.f.	0 s.f.	777 s.f.
Existing historic guest house (2nd floor):	777 s.f.	0 s.f.	777 s.f.
New garage	0 s.f.	0 s.f.	0 s.f.
New sports court shed	0 s.f.	0 s.f.	0 s.f.
TOTAL	1,554 s.f.	0 s.f.	1,554 s.f.

(Accessory area exceeds 1,200 s.f. max. but complies with limit since historic non-conforming amount is not being increased)

(Garage and accessory storage space does not count as zoning square footage as per Zoning Code)

(Accessory structure square footage measured to exterior face of exterior walls as per Zoning Code)

TOTAL ON PROPERTY	Existing:	New:	Total:
Main house	3,144 s.f.	0 s.f.	3,144 s.f.
Accessory structure	1,554 s.f.	0 s.f.	1,554 s.f.
TOTAL	4,698 s.f.	0 s.f.	4,698 s.f.

Lot Coverage: (See landscape drawings)

ARCHITECTURAL DRAWING INDEX:

T1.1 Title Sheet & Code Information
A0.1 Architectural Site Plan

D1.1 Ground Floor Demolition Plan
D1.2 2nd Floor Demolition Plan

A1.1 Ground Floor Plan - Proposed
A1.2 2nd Floor Plan & Lower Roof Plan - Proposed
A2.1 Exterior Elevations
A2.2 Exterior Elevations
A2.3 Exterior Elevations
A2.4 Exterior Elevations - Existing
A2.5 Exterior Elevations - Existing

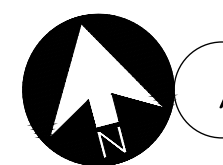
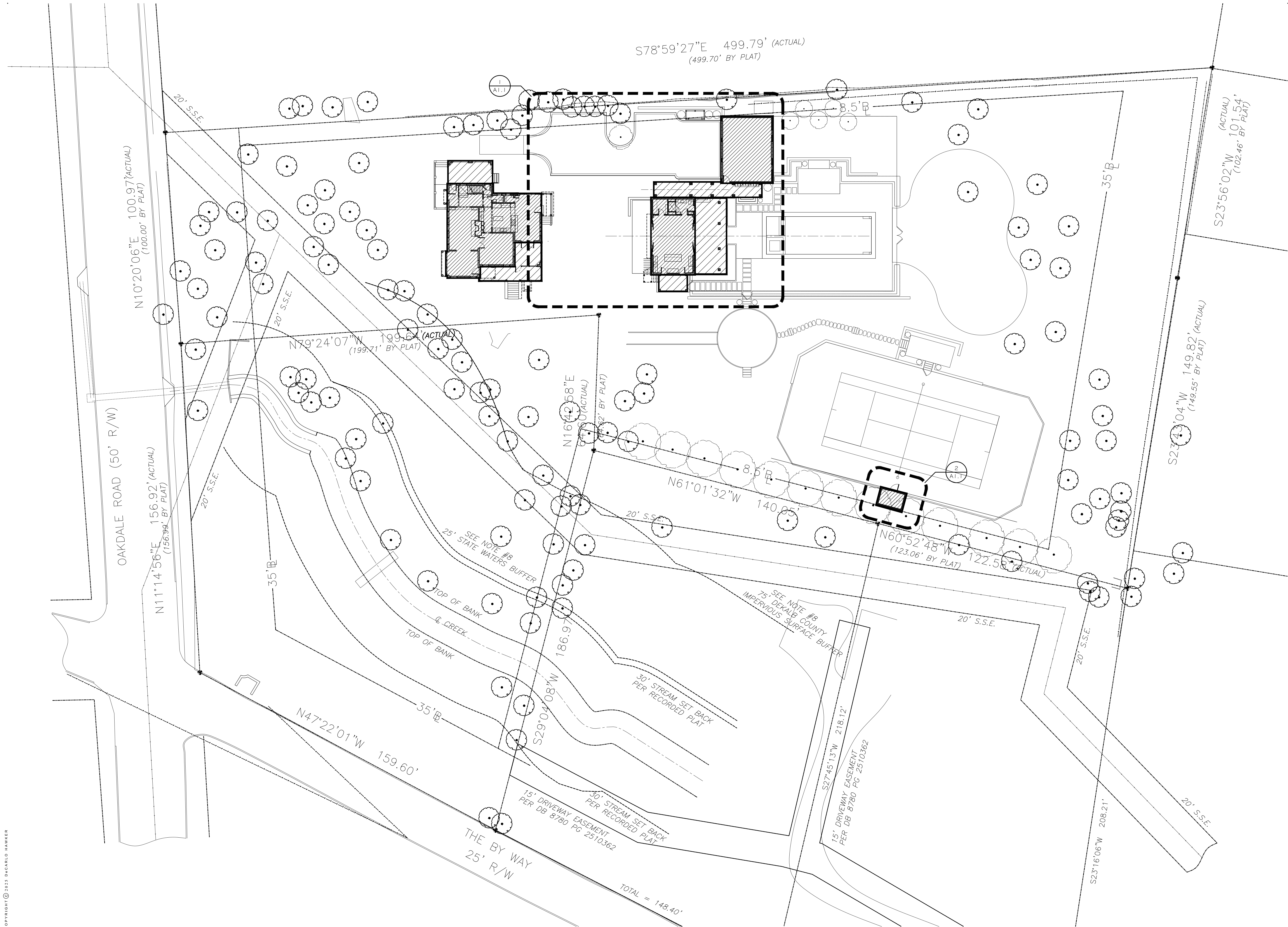
PROJECT CONTACTS:

OWNERS:
Jaclyn & Kyle Kinsell
971 Oakdale Road
Atlanta, GA 30307

ARCHITECT:
Mike DeCarlo
DeCarlo Hawker Architecture
2470 H. L. Williams Drive NE
Atlanta, GA 30317
(678) 595-9002
mike@decarlohawker.com

LANDSCAPE ARCHITECT:
Brian Field & Davis Bishop
Field Landscape Architecture
(706) 461-6631 & (404) 831-7180
brian@fieldla.com & davis@fieldla.com

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1 ARCHITECTURAL SITE PLAN - PROPOSED
SCALE: 1" = 20'-0"

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ARCHITECTURE & DESIGN
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ATLANTA, GEORGIA 30317
TELEPHONE: 678-595-9002
WWW.DECARLOHAWKER.COM

28 APR 2025 CERT. OF APPROPRIATENESS
04 MAR 2025 CONCEPTUAL DESIGN

KINSELL
RESIDENCE

ADDITION & RENOVATION

971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

ARCHITECTURAL
SITE PLAN
- PROPOSED

A0.1

NOT RELEASED FOR CONSTRUCTION

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04 MAR 2025 CONCEPTUAL DESIGN

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ATLANTA, GA 30307

JOB NO. 2429

GROUND FLOOR
DEMOLITION PLAN

D1.1

NOT RELEASED FOR CONSTRUCTION

DEMO KEYNOTES

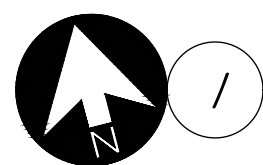
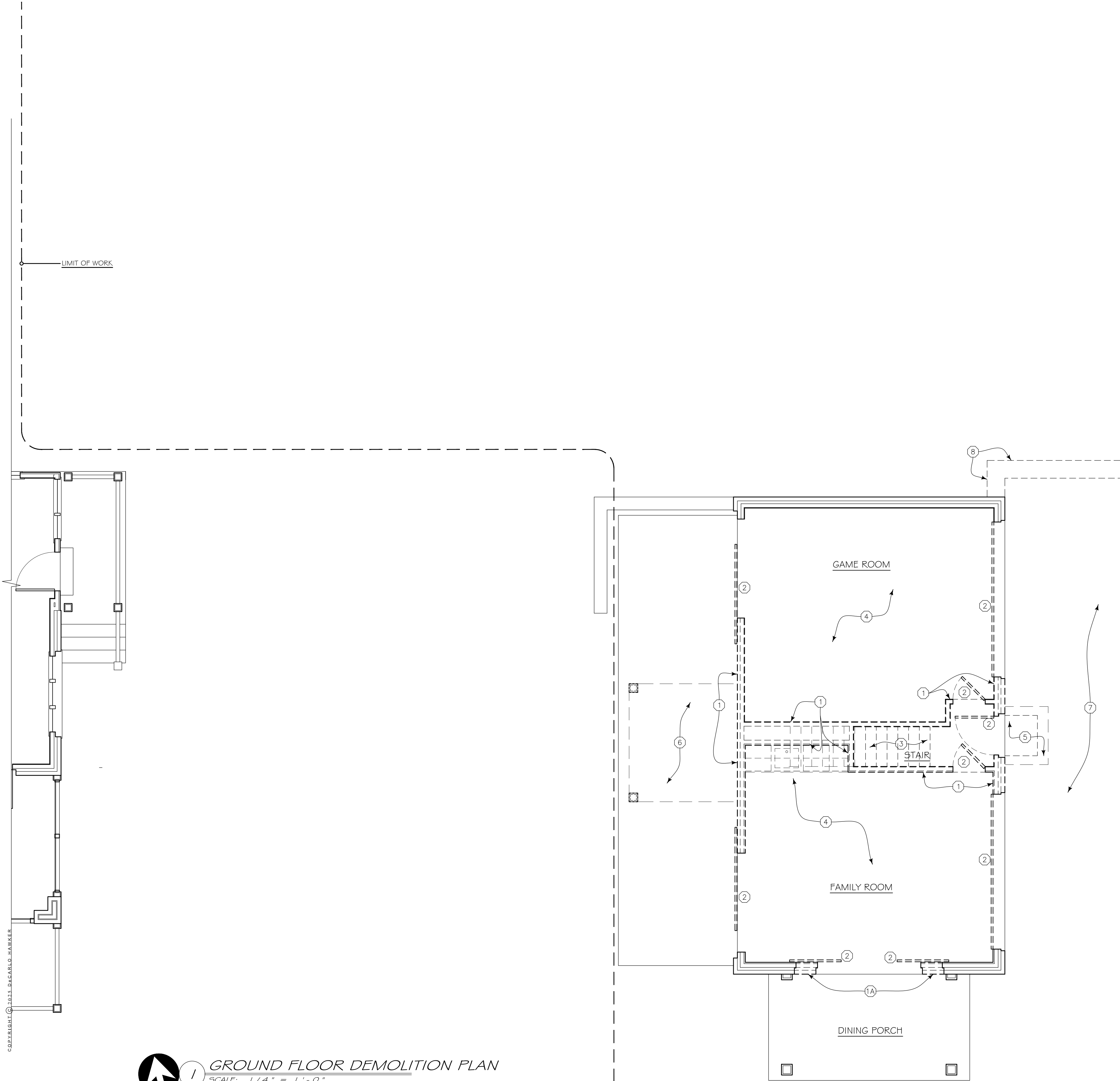
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- 1A REMOVE EXISTING WALL SHOWN DASHED TO ACCOMMODATE FOR NEW OR LARGER DOOR OR WINDOW OPENING
- 2 REMOVE EXISTING DOOR.
- 3 REMOVE EXISTING STAIR & RAILINGS.
- 4 REMOVE EXISTING INTERIOR FINISHES AND ANY CABINETRY, FIXTURES-- SALVAGE ANY APPLIANCES FOR RE-USE PER OWNER.
- 5 REMOVE EXISTING ROOF CANOPY & STOOP BELOW.
- 6 REMOVE EXISTING TRELLIS STRUCTURE IN ITS ENTIRETY.
- 7 REMOVE EXISTING PAVED PATIO - SEE ALSO LANDSCAPE PLANS.
- 8 REMOVE EXISTING SITE RETAINING WALL - SEE ALSO LANDSCAPE PLANS.
- 9 REMOVE EXISTING UPPER RAILING SECTION AS REQUIRED FOR NEW WORK.

DEMOLITION
GENERAL NOTES

1. EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
2. BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
3. PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
4. REMOVE EXISTING ELECTRICAL, PLUMBING & GAS PIPING IN DEMO'D WALLS - DISCONNECT & CAP PRIOR TO REMOVAL.

LEGEND

- | | |
|--|-------------------------------------|
| | EXISTING WOOD FRAMED WALL TO REMAIN |
| | EXISTING WALL TO BE REMOVED |



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

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04 MAR 2025 CONCEPTUAL DESIGN

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RESIDENCE

ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

2ND FLOOR
DEMOLITION PLAN

D1.2

NOT RELEASED FOR CONSTRUCTION

DEMO KEYNOTES

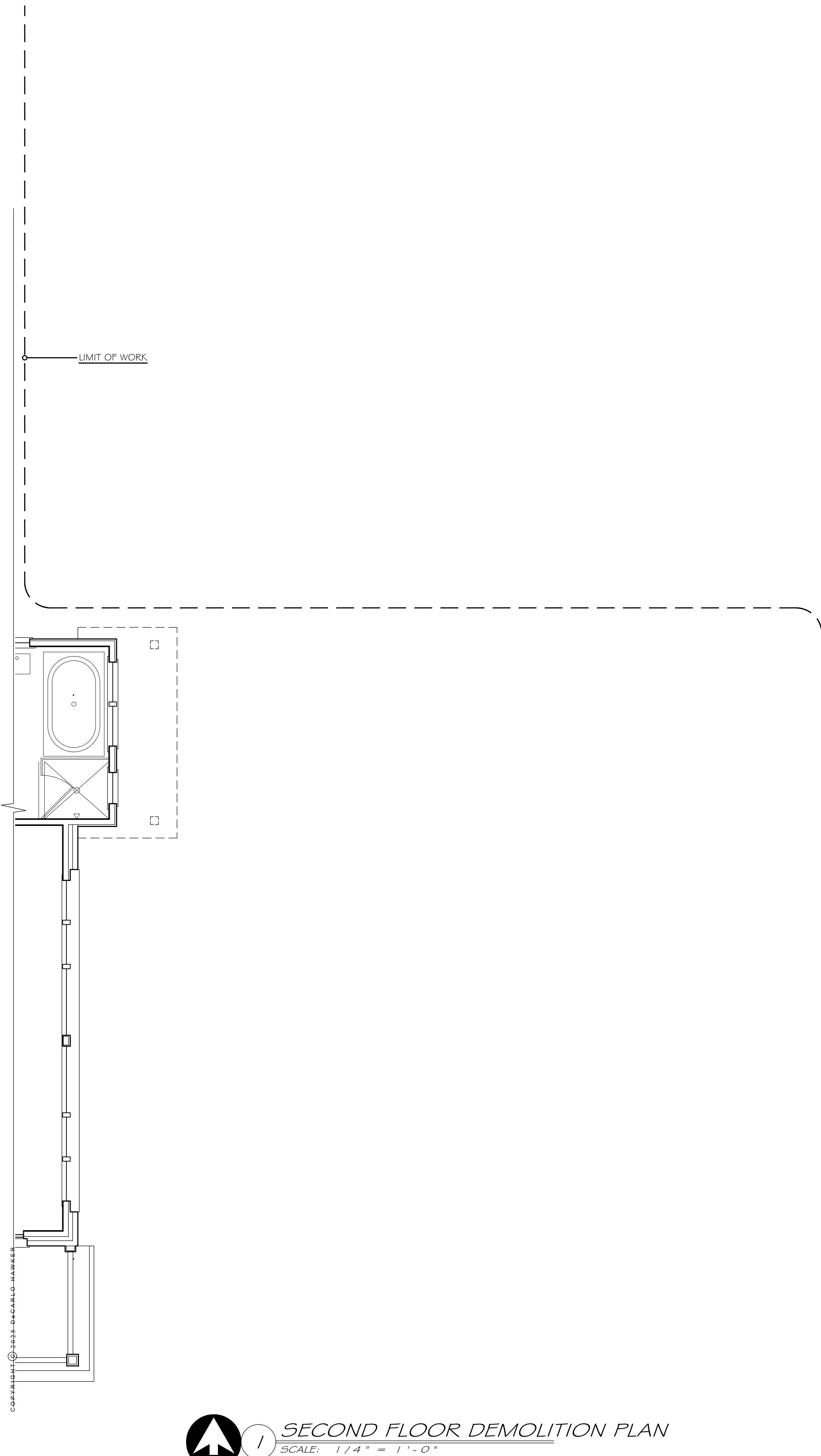
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①A REMOVE EXISTING WALL SHOWN DASHED TO ACCOMMODATE FOR NEW OR LARGER DOOR OR WINDOW OPENING
② REMOVE EXISTING DOOR.
③ REMOVE EXISTING STAIR & RAILINGS.
④ REMOVE EXISTING INTERIOR FINISHES AND ANY CABINETRY, FIXTURES-- SALVAGE ANY APPLIANCES FOR RE-USE PER OWNER.
⑤ REMOVE EXISTING ROOF CANOPY & STOOP BELOW.
⑥ REMOVE EXISTING TRELLIS STRUCTURE IN ITS ENTIRETY.
⑦ REMOVE EXISTING PAVED PATIO - SEE ALSO LANDSCAPE PLANS.
⑧ REMOVE EXISTING SITE RETAINING WALL - SEE ALSO LANDSCAPE PLANS.
⑨ REMOVE EXISTING UPPER RAILING SECTION AS REQUIRED FOR NEW WORK.

DEMOLITION
GENERAL NOTES

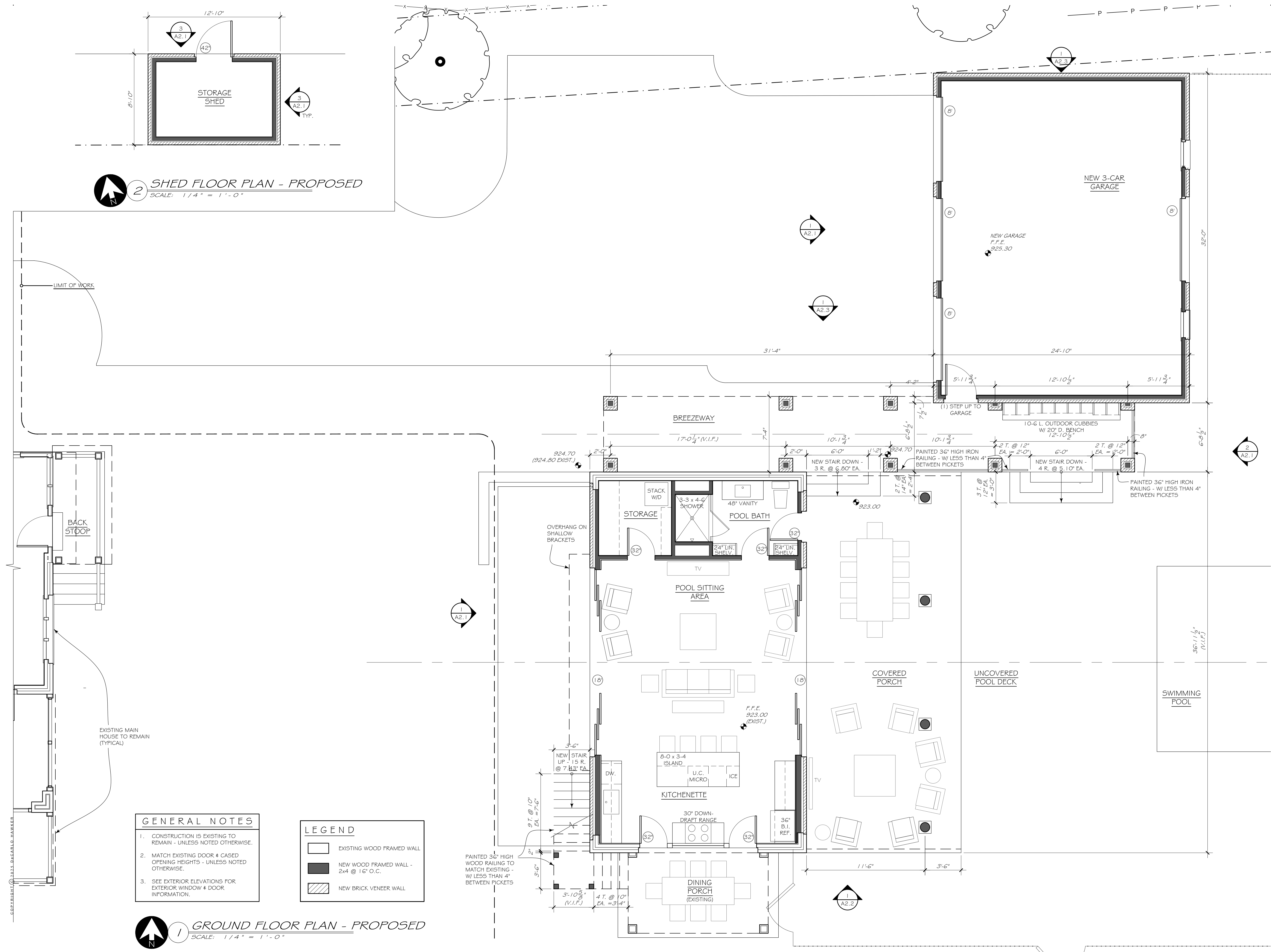
1. EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
2. BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
3. PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
4. REMOVE EXISTING ELECTRICAL, PLUMBING & GAS PIPING IN DEMO'D WALLS - DISCONNECT & CAP PRIOR TO REMOVAL.

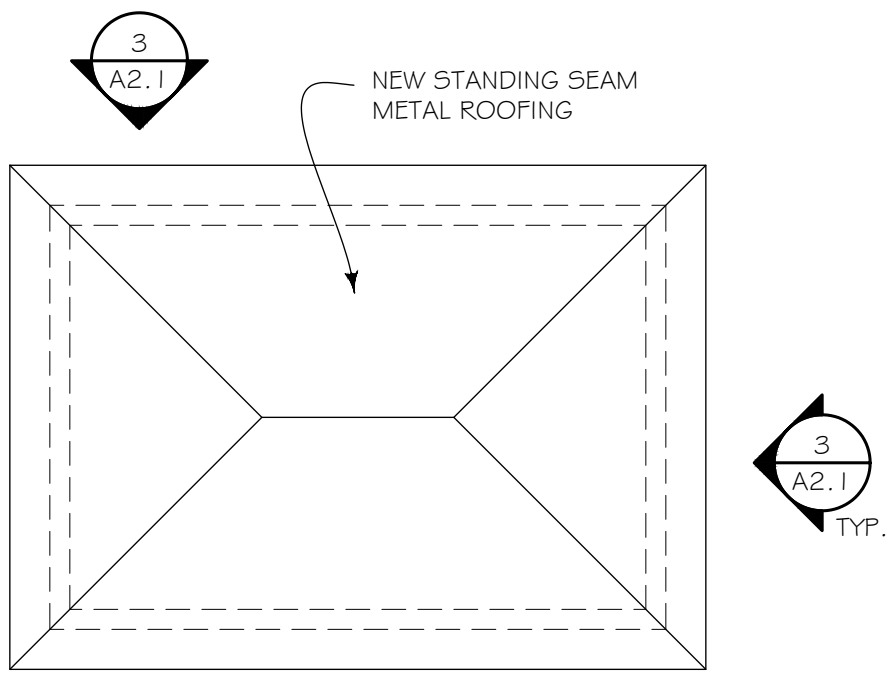
LEGEND

- EXISTING WOOD FRAMED WALL TO REMAIN
EXISTING WALL TO BE REMOVED

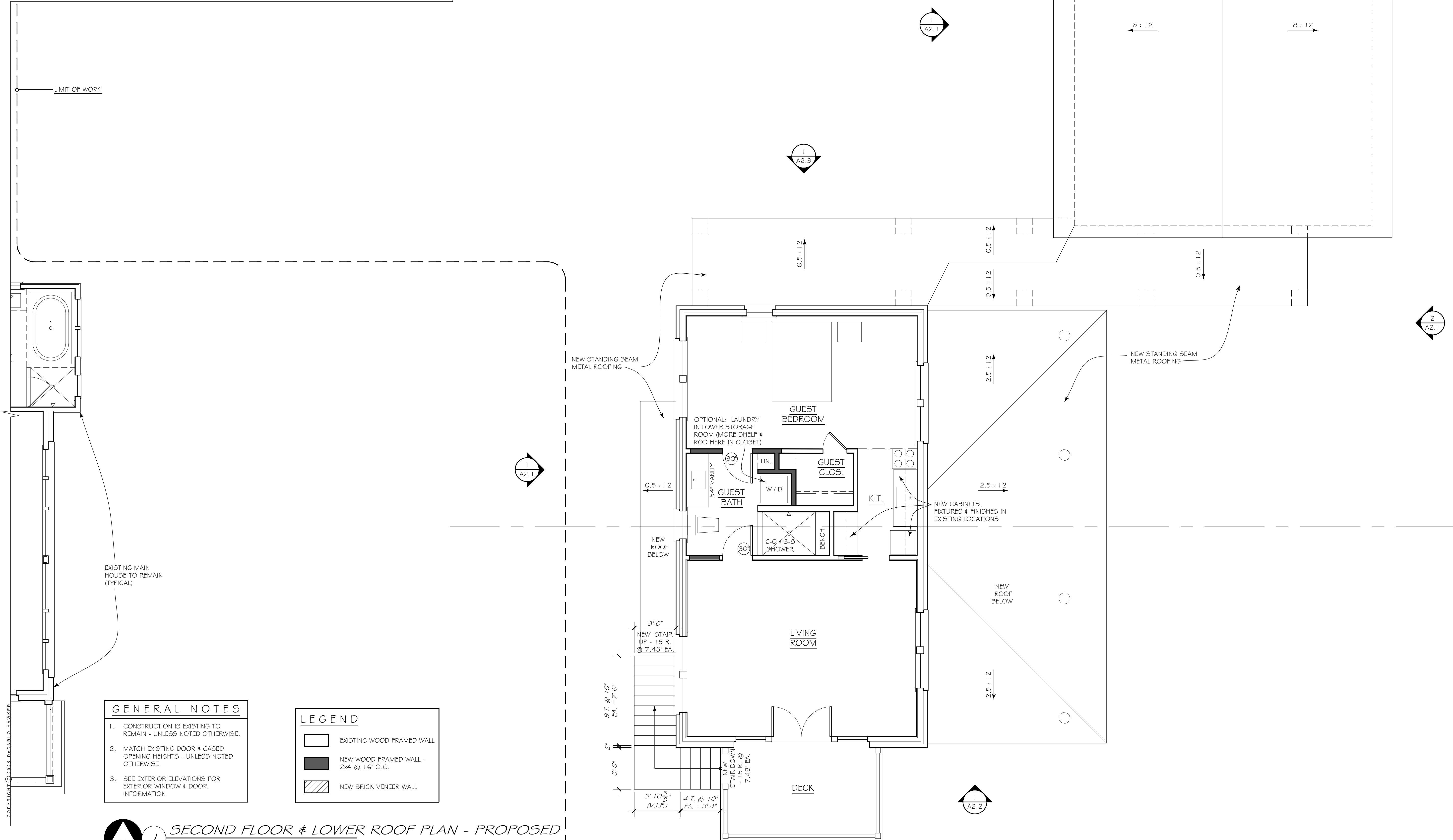


SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"





2 LOWER ROOF PLAN - SHED
SCALE: 1/4" = 1'-0"



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ARCHITECTURE & DESIGN
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04 MAR 2025 CONCEPTUAL DESIGN

KINSELL
RESIDENCE

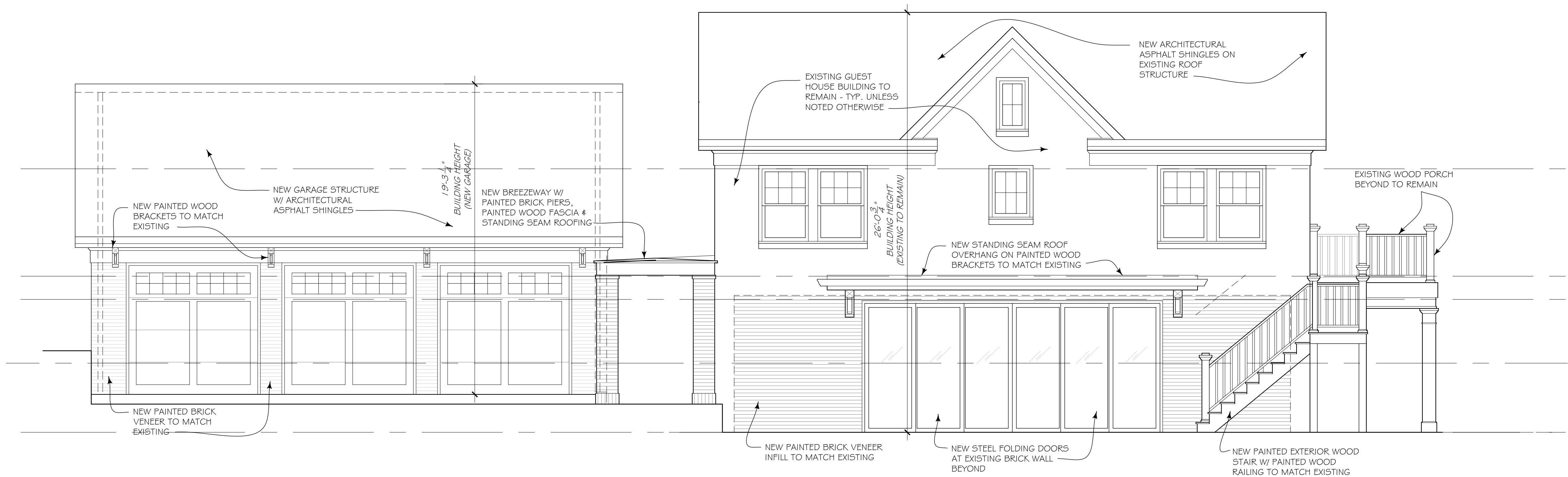
ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

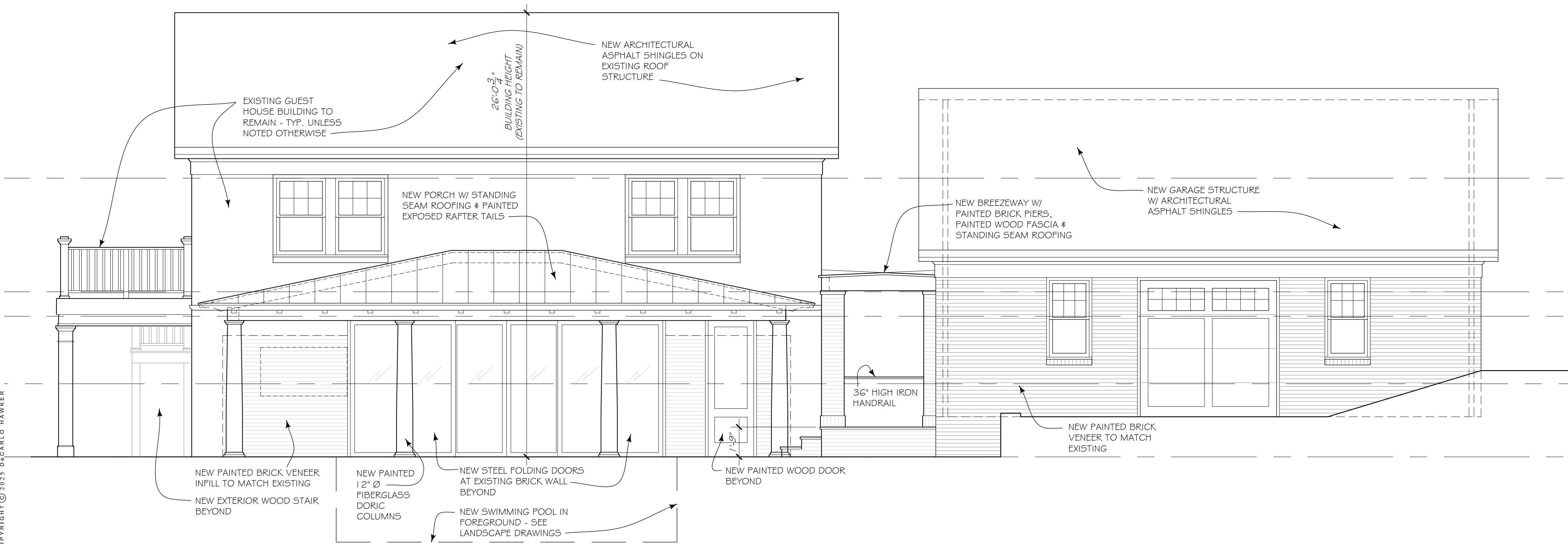
2ND FLOOR PLAN
& LOWER ROOF
PLAN - PROPOSED

A1.2

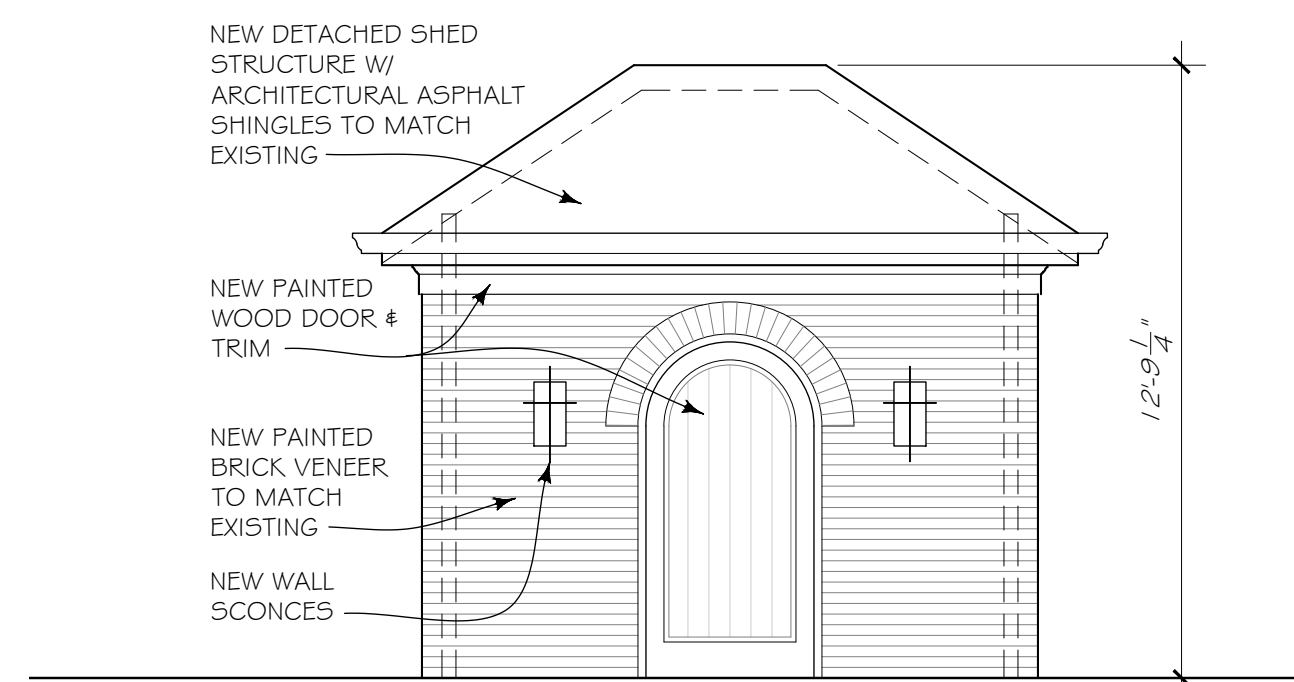
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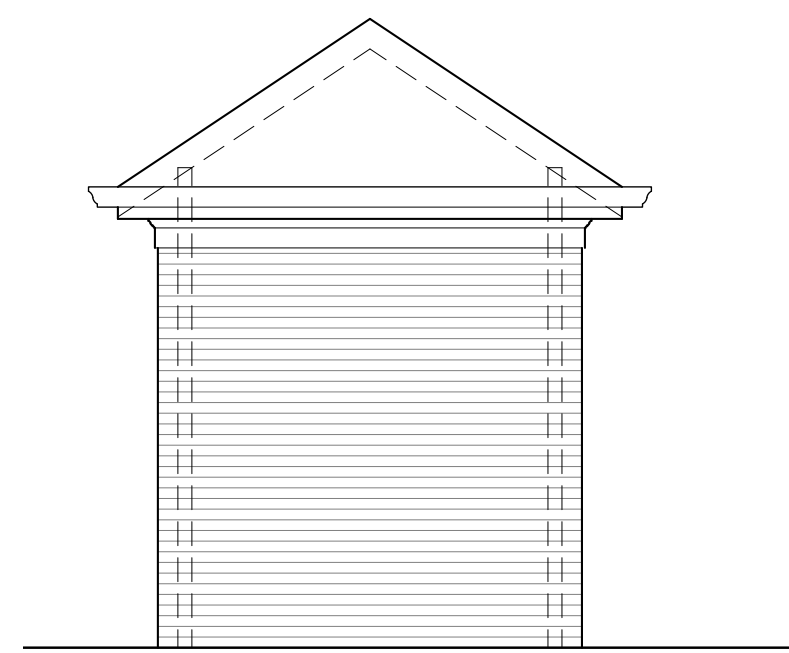
1 FRONT EXT. ELEVATION - A.D.U.
SCALE: 1/4" = 1'-0"



2 REAR EXT. ELEVATION - A.D.U.
SCALE: 1/4" = 1'-0"



3 FRONT EXT. ELEVATION - SHED
SCALE: 1/4" = 1'-0"



4 SIDE EXT. ELEVATION - SHED
SCALE: 1/4" = 1'-0"

KINSELL
RESIDENCE

ADDITION & RENOVATION

971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

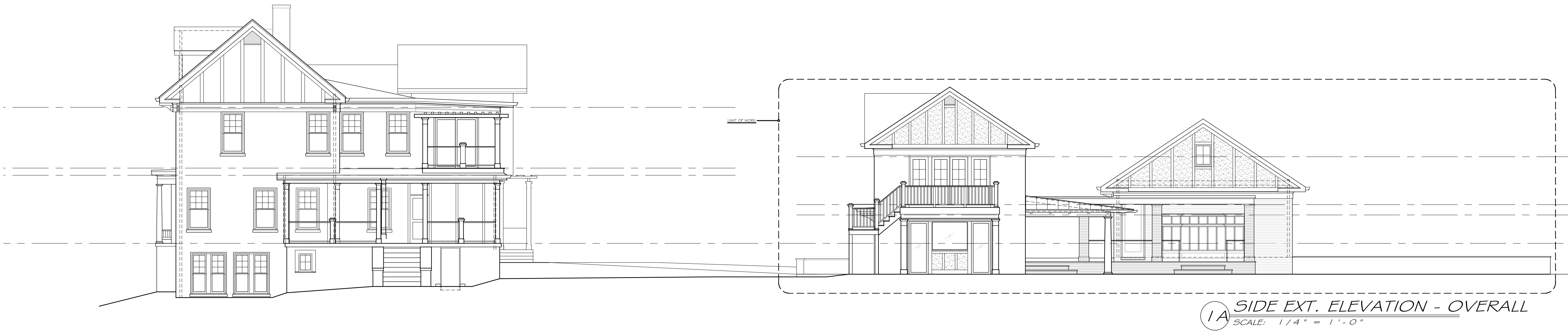
EXTERIOR
ELEVATIONS
- PROPOSED

A2.1

NOT RELEASED FOR CONSTRUCTION

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1A SIDE EXT. ELEVATION - OVERALL
SCALE: 1/4" = 1'-0"

28 APR 2025 CERT. OF APPROPRIATENESS
04 MAR 2025 CONCEPTUAL DESIGN

KINSELL
RESIDENCE

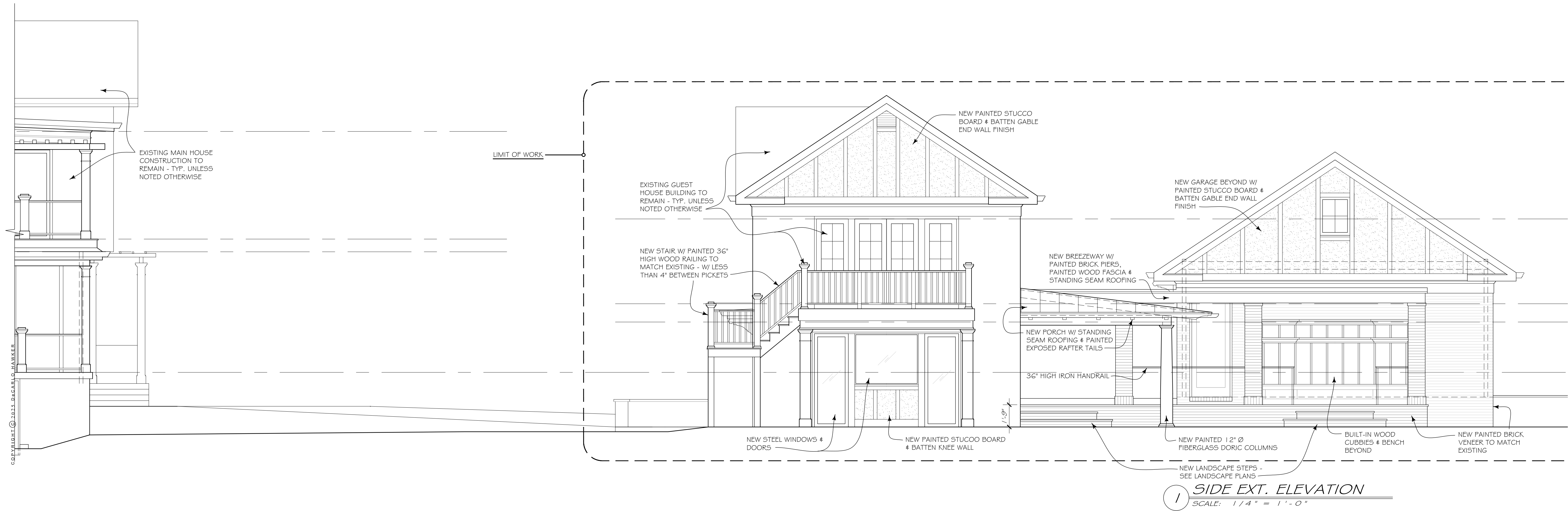
ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

EXTERIOR
ELEVATIONS
- PROPOSED

A2.2

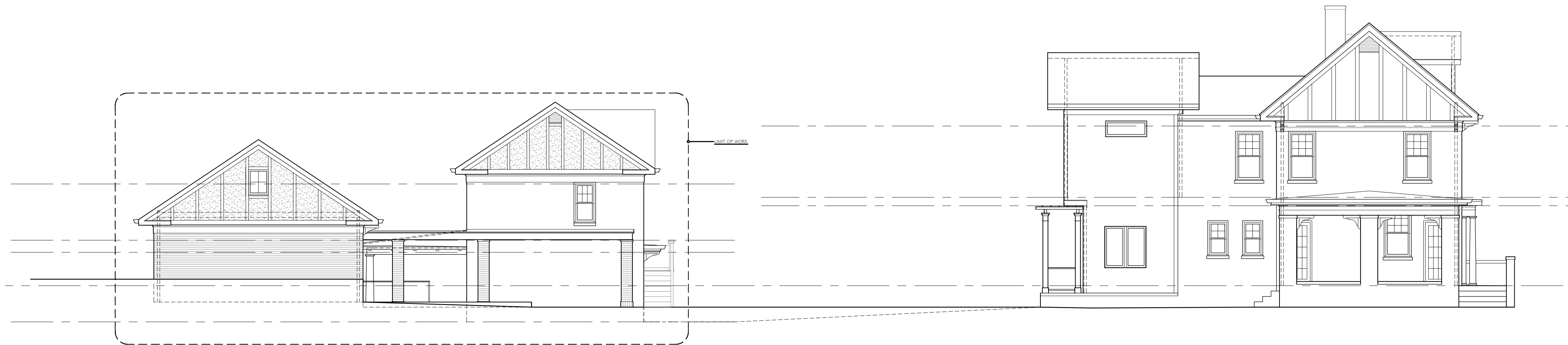
NOT RELEASED FOR CONSTRUCTION



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

DE CARLO
HAWKER

ARCHITECTURE & DESIGN
2470 W.L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678-595-9002
www.decarlohawker.com



1A SIDE EXT. ELEVATION @ DRIVEWAY - OVERALL
SCALE: 1/4" = 1'-0"

28 APR 2025 CERT. OF APPROPRIATENESS
04 MAR 2025 CONCEPTUAL DESIGN

KINSELL
RESIDENCE

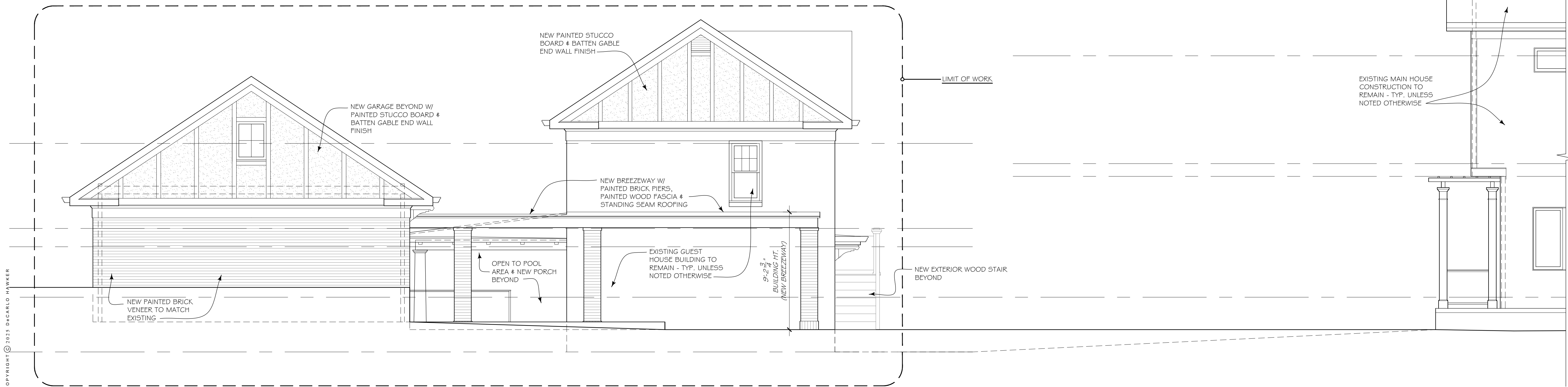
ADDITION & RENOVATION
971 OAKDALE RD.
ATLANTA, GA 30307

JOB NO. 2429

EXTERIOR
ELEVATIONS
- PROPOSED

A2.3

NOT RELEASED FOR CONSTRUCTION



1 SIDE EXT. ELEVATION @ DRIVEWAY
SCALE: 1/4" = 1'-0"



1 FRONT EXT. ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



1A FRONT EXT. ELEVATION - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"



2 REAR EXT. ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



2A REAR EXT. ELEVATION - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"

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HAWKER

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KINSELL
RESIDENCE

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EXTERIOR
ELEVATIONS
- EXISTING

A2.4

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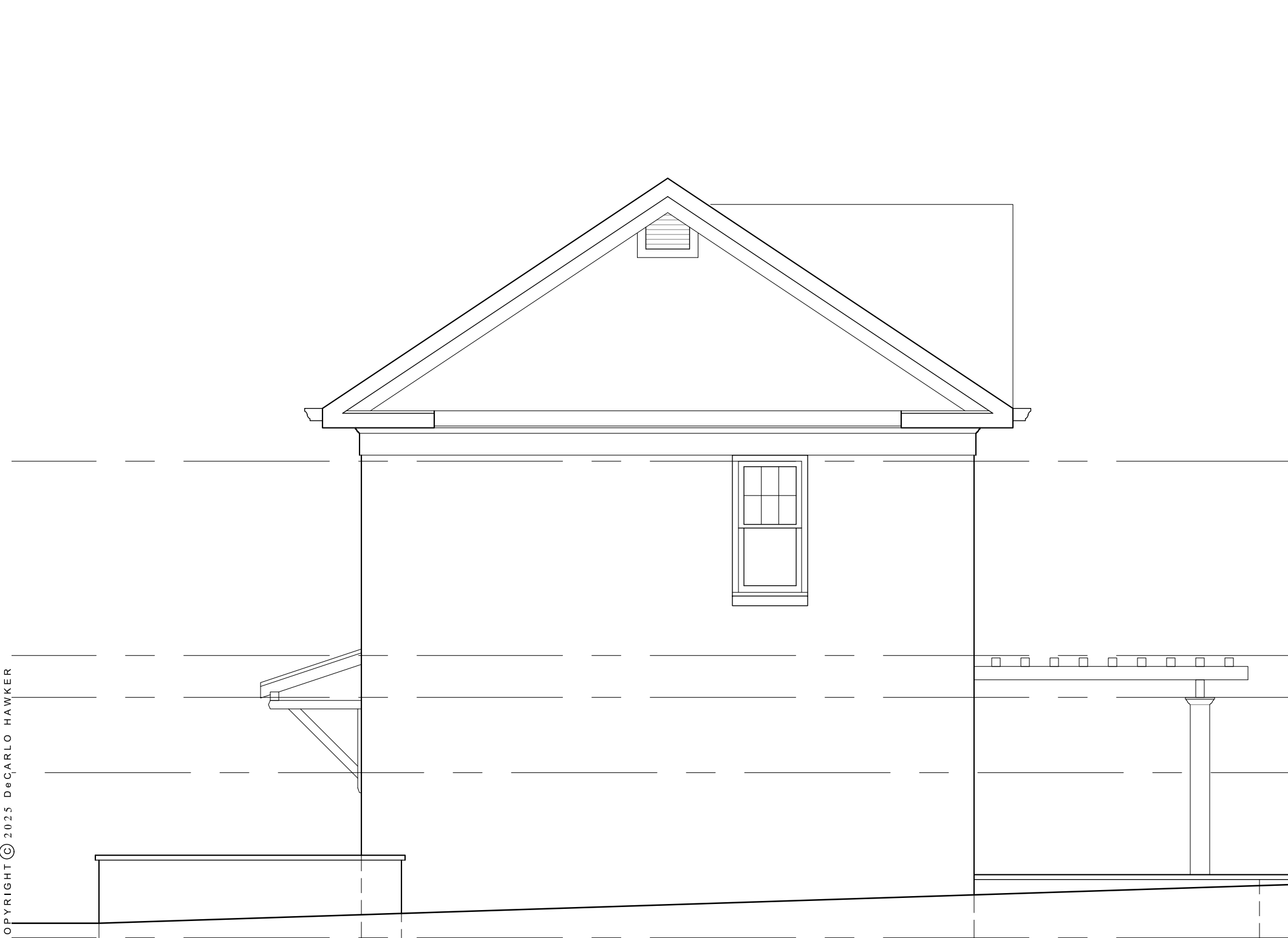


1 SIDE EXT. ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



1A SIDE EXT. ELEVATION - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"

28 APR 2025 CERT. OF APPROPRIATENESS



2A SIDE EXT. ELEVATION @ DRIVEWAY - GUEST HOUSE - EXISTING
SCALE: 1/4" = 1'-0"



2 SIDE EXT. ELEVATION @ DRIVEWAY - EXISTING
SCALE: 1/4" = 1'-0"

KINSELL
RESIDENCE

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JOB NO. 2429

EXTERIOR
ELEVATIONS
- EXISTING

A2.5

NOT RELEASED FOR CONSTRUCTION