

DeKalb County Historic Preservation Commission

Monday, December 15, 2025- 6:00 P.M.

Staff Report

Regular Agenda

- C. 1036 Oxford Road, Alan Clark. Replace windows on front of elevation of house. Construct new, rear addition. **1247902.**

Built in 1925 (18 002 02 027)

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

- 03-01 1036 Oxford Road (DH), David Hicks. Replace one window and repair two others. **Approved.**
05-02 1036 Oxford Road (DH), David Hicks. Replace nonhistoric rear addition and build porte cochere on side. **Approved.**

Summary

The applicant proposes the following work:

1. Replace windows on the front façade of a historic house. A total of eleven (11) existing windows, seven (7) double-hung and four (4) fixed/casement, on center and left of the front façade of the house will be removed and replaced with metal clad wood windows. The existing windows do not have divided lites or grills. The new windows will have true divided lites, with a 6-over-6 pane pattern for the double-hung windows and an 8 divided lite pattern for the casement/fix windows. All other windows on the front façade of the house will remain.
2. Construct an addition on the rear of a historic house. The two-story addition will be constructed on the rear of the house, toward the Southern property line, and will be composed of a covered porch on the lower-level and a bedroom suite on the upper-level. The upper portion of the addition will be constructed with a hipped-clay tile roof to match the existing roof, painted stucco siding, metal clad double hung windows, and supported by doric columns on the lower level. The lower level will be constructed with a new brick foundation and will include a covered porch to the right of the addition, constructed with doric columns, a seam teal roof, and 4' screen shiplap panels. The addition will not be visible from the front façade or from the Right of Way.

Recommendation

Approve with Modifications. Staff recommends the Commission approve the replacement of the eleven windows with the modification that the replacement windows not include divided lites in order to match the design of the original windows in accordance with Guideline 6.1.2.

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.

6.1.4 *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.

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

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: 11/23/2025 Date Received: _____
Address of Subject Property: 1036 Oxford Road, Atlanta Georgia 30306
Applicant: Alan Clark, AIA E-Mail: alan@alanclarkarchitects.com
Applicant Mailing Address: Alan Clark Architects, LLC 424 Manor Ridge Drive, NW
Atlanta GA 30305
Applicant Phone: (404) 219-4642

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

Owner(s): Harry and Denise Rowland Email: hrowland21@gmail.com

Owner(s): _____ Email: _____

Owner(s) Mailing Address: 1036 Oxford Road, Atlanta GA 30306

Owner(s) Telephone Number: (404) 862-2215 / Harry-cell

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

Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input checked="" type="checkbox"/>
Demolition	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input checked="" type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

Remove windows in front elevation of house and replace with new appropriate double hung windows. New addition in back of house (covered porch and enlarged bedroom suite), renovation of existing primary bedroom

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.

Signature of Applicant: Alan P. Clark, AIA

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: Harry and Denise Rowland

being owner(s) of the property at: 1036 Oxford Road Atlanta GA 30306

hereby delegate authority to: Alan Clark Architects, LLC

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

Signature of Owner(s):

Date:

Please review the following information

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

Before making any changes to your approved plans, contact the preservation planner 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.

A RENOVATION FOR
ROWLAND FAMILY
1036 OXFORD ROAD NE, ATLANTA GEORGIA 30306
DEKALB COUNTY HISTORIC PRESERVATION COMMISSION
NOVEMBER 24, 2025



CODE COMPLIANCE INFORMATION

CURRENT STATE MINIMUM CODES FOR CONSTRUCTION
THE FOLLOWING ARE THE CURRENT STATE MINIMUM STANDARD CODES FOR CONSTRUCTION AS ADOPTED BY THE BOARD OF COMMUNITY AFFAIRS.
CURRENT MANDATORY CODES AS ADOPTED BY DCA:

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FIRE CODE, 2018 EDITION
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENT
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2023 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS

FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101), IFC GEORGIA AMENDMENTS OR THE GEORGIA ACCESSIBILITY CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE.

CURRENT PERMISSIVE CODES AS ADOPTED BY DCA

- DISASTER RESILIENT BUILDING CODE IBC APPENDIX
- DISASTER RESILIENT BUILDING CODE IRC APPENDIX
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- NATIONAL GREEN BUILDING STANDARD, 2008 EDITION, WITH GEORGIA AMENDMENTS

PROJECT TEAM

ARCHITECT
ALAN CLARK ARCHITECTS, LLC
CONTACT: **ALAN P. CLARK, AIA**
424 MANOR RIDGE DRIVE NW
ATLANTA, GEORGIA 30305
CELL (404) 219-4642
EMAIL **ALAN@ALANCLARKARCHITECTS.COM**

CONTRACTOR:
TBD

STRUCTURAL ENGINEERING
TDB

OWNER CONTACT

HARRY AND DENISE ROWLAND

HARRY ROWLAND (EMAIL) hrowland21@gmail.com

SCOPE OF WORK

RENOVATION OF EXISTING TWO STORY SINGLE FAMILY RESIDENCE, ADDING NEW PRIMARY SUITE ON SECOND FLOOR AND OPEN PORCH ON MAIN FLOOR.
REMOVAL OF EXISTING WINDOWS AND REPLACEMENT WITH NEW DOUBLE HUNG WINDOWS IN EXISTING OPENINGS.

INDEX OF DRAWINGS

- ARCHITECTURE (BY ALAN CLARK ARCHITECTS, LLC)
- T-1 BUILDING CODE, PROJECT TEAM AND INDEX OF DRAWINGS
T-2 ARCHITECTURAL GENERAL NOTES, ARCHITECTURAL SYMBOLS
- C-1 EXISTING SURVEY (BY MCCLUNG SURVEY)
- AB-1 EXISTING BASEMENT
AB-2 EXISTING MAIN FLOOR PLAN
AB-3 EXISTING SECOND FLOOR PLAN
AB-4 EXISTING ATTIC LEVEL
AB-5 EXISTING ROOF PLANS
AB-6 EXISTING FRONT AND SIDE ELEVATIONS
AB-7 EXISTING REAR AND SIDE ELEVATIONS
AB-8 EXISTING PHOTOGRAPHS
- A-0 PROPOSED SITE PLAN
A-1 PROPOSED MAIN FLOOR PLAN
A-2 PROPOSED SECOND FLOOR PLAN
A-3 PROPOSED ATTIC PLAN
A-4 PROPOSED ROOF PLAN
A-5 PROPOSED FRONT AND DRIVE SIDE EXTERIOR ELEVATIONS
A-6 PROPOSED REAR AND SIDE EXTERIOR ELEVATIONS

SQUARE FOOTAGE CALCS

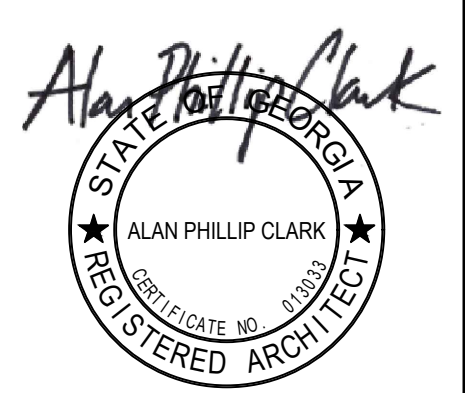
HEATED AREA	
FIRST FLOOR	2,283
SECOND FLOOR	1,444
THIRD FLOOR	603
TOTAL HEATED	4,330
UNHEATED	
FRONT STOOP	85 S.F.
POOL DECK	260 S.F.
PATIO	188 S.F.
BALCONY	259 S.F.
UNFINISHED ATTIC	160 S.F.
BASEMENT	463 S.F.
TOTAL UNHEATED	1,415 S.F.
TOTAL OVERALL (HEATED + UNHEATED)	5,745 S.F.

REVISIONS	DATE

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ALL RIGHTS RESERVED.

THIS DRAWING IS THE PROPERTY OF
ALAN CLARK ARCHITECTS, LLC
AND IS NOT
TO BE REPRODUCED OR COPIED IN
WHOLE OR IN PART. THE DIMENSION
OF WHICH ARE 24" X 36"
IT IS ONLY TO BE USED FOR THE PROJECT
AND SITE SPECIFICALLY IDENTIFIED HEREIN
AND IS NOT TO BE USED ON ANY OTHER
PROJECT WITHOUT WRITTEN PERMISSION
FROM THE ARCHITECT. THE CONTRACTOR
IS RESPONSIBLE FOR VERIFYING ALL FIELD
MEASUREMENTS, QUANTITIES, DIMENSIONS
AND RELATED FIELD CONSTRUCTION
CRITERIA.

NOTE TO GENERAL CONTRACTOR:
ANY DISCREPANCIES, INCONSISTENCIES
OR AMBIGUITIES FOUND BETWEEN THE
DRAWINGS, SPECIFICATIONS & SITE
CONDITIONS SHALL BE IMMEDIATELY
REPORTED TO THE ARCHITECT IN WRITING.
THE ARCHITECT WILL PROMPTLY CORRECT
THE SAME IN WRITING. WORK DONE BY THE
CONTRACTOR AFTER DISCOVERY OF SUCH
DISCREPANCIES, INCONSISTENCIES OR
AMBIGUITIES SHALL BE DONE AT THE
GENERAL CONTRACTOR'S RISK.



ALAN CLARK
ARCHITECTS
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@ALANCLARKARCHITECTS [INSTAGRAM]

A RENOVATION FOR
ROWLAND FAMILY
1036 OXFORD ROAD NE
ATLANTA GEORGIA 30306

DATE	11/24/2025
DRAWN BY	APC/WAC
JOB NUMBER	0281
SHEET NAME	TITLE SHEET

T-1
SHEET NUMBER

ARCHITECTURAL SYMBOLS

5

—

Wall Type

A

Window Type

100

Door Type

ELEVATION

Elevation height

Room Name

Floor Finish

Room Name
(and Finish Material)

1

A1

Elevation designation

Section designation

X

X

Detail bubble

1

ROOM NAME

SCALE

Drawing tag

ZONING INFORMATION

DEKALB COUNTY R-85

MINIMUM LOT WIDTH: 85 FEET

MINIMUM LOT AREA: 12,000 SQUARE FEET

FRONT SETBACK (MJR. THGHFARE.): 50 FT

FRONT SETBACK (MNR. THGHFARE.): 40 FT

FRONT SETBACK (COLLECTOR ST.): 35 FT

MINIMUM SIDE SETBACK: 8.5 FEET

MINIMUM REAR SETBACK: 40 FEET

MAXIMUM LOT COVERAGE: 35%

MINIMUM FLOOR AREA: 2,000 SQUARE FEET

MAXIMUM BUILDING HEIGHT: 35 FEET

MUST BE APPROVED BY DEKALB COUNTY ZONING PRIOR TO CONSTRUCTION

GENERAL NOTES

- 1) ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL AND MECHANICAL

2) DO NOT SCALE DRAWINGS

3) THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM ARCHITECT.

4) IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.

5) DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FOUNDATION OR FACE OF FRAMING, UNLESS NOTED OTHERWISE.

6) IT IS THE RESPONSIBILITY OF THE OWNER AND/ OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.

7) ANY DISCREPANCIES CONTAINED WITHIN THE FOLLOWING DRAWINGS/DOCUMENTS ARE TO BE IMMEDIATELY REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.

8) ANY DEVIATIONS FROM THE FOLLOWING DOCUMENTS SHOULD BE REPORTED IMMEDIATELY TO ARCHITECT.

9) ALL STRUCTURAL MEMBERS TO BE VERIFIED, DESIGNED, AND SIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE WHICH THE PROJECT IS BEING CONSTRUCTED.

10) ALL WOOD IN CONTACT WITH CONCRETE AND/OR EXPOSED TO THE EXTERIOR ELEMENTS TO BE PRESSURE TREATED.

11) ALL SHEATHING AND DECKING USED ON EXTERIOR ENVELOPE TO BE OF "EXTERIOR GRADE"

12) CERTIFIED U.L. FIRE SEPARATION/RATED ASSEMBLIES TO BE USED WHERE REQUIRED BY CODE.

13) G.C. TO VERIFY & ADHERE TO FIREPLACE MANUFACTURER AND CODE REQUIREMENTS FOR MIN. CLEARANCES OF COMBUSTIBLE MATERIALS AROUND FIREPLACE, INCLUDING, BUT NOT LIMITED TO, FRAMING, SURROUNDING MATERIAL, HEARTH, & FLUE.

14) ALL TOILETS MUST HAVE VENTILATION FAN ABOVE IN CEILING IN ACCORDANCE WITH GOVERNING BUILDING CODE.

15) ALL BEDROOMS MUST HAVE SMOKE DETECTORS LOCATED OUTSIDE BEDROOM DOOR IN ACCORDANCE W/ GOVERNING BUILDING CODE.

16) TEMPERED GLASS TO BE USED IN DOORS & WINDOWS AS REQUIRED BY GOVERNING BUILDING CODE. G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO FINAL ORDER.

17) EXTERIOR PORCHES SHOULD BE SLOPED 1/8" PER FOOT MINIMUM TO ALLOW FOR DRAINAGE OF WATER & TO PREVENT PONDING OF WATER.

18) G.C. TO VERIFY W/ ELEVATOR AND/OR LIFT MANUFACTURING COMPANIES REQUIREMENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL & ELECTRICAL, PERTAINING TO SPECIFIED ELEVATOR/LIFT BEFORE CONSTRUCTION - IF G.C. SUBSTITUTES SPECIFIED ELEVATOR/LIFT FOR ANOTHER MANUF. AND/OR MODEL NOTIFY ARCHITECT IMMEDIATELY (BEFORE PROCEEDING) TO DISCUSS POSSIBLE IMPACT ON CONSTRUCTION DOCUMENTS.

19) IT IS RECOMMENDED THAT SPECIFICATIONS AND PLANS BE CONSIDERED AS COMPLIMENTARY. WHERE THE G.C. FINDS A DISCREPANCY BETWEEN THE TWO, THE G.C. SHOULD IMMEDIATELY CALL ANY/ALL DISCREPANCY (IES) TO THE ATTENTION OF THE ARCHITECT OR ENGINEER AND REQUEST THAT A WRITTEN CLARIFICATION BE ISSUED. WHERE THE ARCHITECT OR ENGINEER FINDS A DISCREPANCY, SAID DISCREPANCY SHOULD IMMEDIATELY BE CALLED TO THE ATTENTION OF THE G.C., CLARIFYING THE DISCREPANCY, AND ISSUE A WRITTEN CLARIFICATION OF THE REQUIREMENT.

IF AN INSTANCE OF CONFLICT OCCURS, UNITED STATES CASE LAW GENERALLY SUPPORTS WRITTEN SPECIFICATIONS AS RULING OVER GRAPHIC INFORMATION.

20) G.C. TO VERIFY GRADE AGAINST HOUSE/STRUCTURE SLOPES AWAY TO DRAIN WATER AWAY FROM STRUCTURE.

21) G.C. TO VERIFY MASONRY WEEP-HOLES @ 33" O.C., MAX.

22) G.C. TO USE METAL MASONRY TIES. G.C. TO VERIFY W/ STRUCTURAL 0.29 x 7/8" GALV. METAL TIES TO BE USED. EACH METAL TIE MAY NOT SUPPORT AN AREA GREATER THAN 3'-0" SQUARE FEET WITH A MAXIMUM SPACING OF 16" O.C VERTICALLY AND 24" O.C. MAX. HORIZONTALLY.

23) G.C. TO VERIFY R-VALUES W/ LOCAL JURISDICTIONS AND GOVERNING CODES AND BE COMPLIANT WITH 2015 NEC CODE REQUIREMENTS AT A MINIMUM

24) G.C. TO VERIFY SOIL CONDITIONS BEFORE POURING FOUNDATION.

25) TYPICAL SLAB ON GRADE TO BE 4" P.I.P. CONCRETE SLAB W/ 6 X 6 X 1 1/4 W.W.F. OVER 6 MIL. POLY VAPOR BARRIER OVER 4" GRAVEL BED OVER COMPACTED SOIL. G.C. TO VERIFY WITH APPROVED STRUCTURAL BEFORE POURING SLAB.

26) ALL WINDOW & DOOR SHOP DRAWINGS REQUIRED TO BE REVIEWED & APPROVED BY ARCHITECT AND OWNER PRIOR TO PLACING ORDER.

27) G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO ORDERING.

28) G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF GUTTERS & DOWNSPOUTS PRIOR TO INSTALLATION.

29) G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF VENTS, INCLUDING BUT NOT LIMITED TO, DRYER VENTS / EXHAUST VENTS, WHICH ARE LOCATED ON EXTERIOR WALLS.

30) G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATION OF EXTERIOR LIGHTING PRIOR TO INSTALLATION OF JUNCTION BOXES.

31) G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATIONS OF INTERIOR AND EXTERIOR ELECTRICAL SWITCHES PRIOR TO INSTALLATION OF JUNCTION BOXES.

32) G.C. TO COORDINATE ELECTRICAL & PLUMBING REQUIREMENTS FOR APPLIANCES , INCLUDING, BUT NOT LIMITED TO REFRIGERATORS & FREEZERS, OVENS, STOVES, GRILLS, VENT HOODS, ICE MAKERS, AND DISHWASHERS.

33) G.C. TO VERIFY ALL STRUCTURAL MEMBERS NOTED IN ARCHITECTURAL DRAWINGS, INCLUDING, BUT NOT LIMITED TO STUDS, JOISTS, AND RAFTER SIZES AND SPACING, WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK IN QUESTION.

34) ALL EXTERIOR MATERIALS, COLORS, STAINS, ETC. TO BE SUBMITTED TO ARCHITECT & OWNER FOR REVIEW & APPROVAL, PRIOR TO FINAL ORDER & INSTALLATION. MATERIAL MOCK-UPS MIGHT BE NECESSARY FOR REVIEW& APPROVAL.

35) ALL SILLS & TOPS OF HEADER TRIM @ EXTERIOR WINDOWS TO SLOPE MIN. 5 DEGREES TO SHED WATER PROPERLY.

36) ALL WINDOW AND DOOR DIMENSIONS ON SCHEDULE DIMENSIONED TO SASH. IT IS THE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ROUGH OPENING SIZES AND REQUIREMENTS WITH THE CHOSEN WINDOW MANUFACTURER.

37) EACH ITEM OF MATERIAL AND EQUIPMENT SHALL EQUAL OR EXCEED THAT DESCRIBED OR INDICATED. THE CONTRACTOR IS HELD DIRECTLY RESPONSIBLE FOR ALL WORK DONE BY SUBCONTRACTORS.

38) NO VARIATIONS OR DEVIATIONS FROM THE DETAILS AS DRAWN ARE PERMITTED WITHOUT WRITTEN AUTHORIZATION OR AN ALTERNATE APPROVED DETAIL FURNISHED BY THE ARCHITECT OR OWNERS. UNLESS SPECIFICALLY STATED OTHERWISE, ALL MATERIALS PROVIDED UNDER THIS CONTRACT SHALL BE NEW AND FREE FROM DEFECTS.

39) ALL DIMENSIONS ARE WITNESSED TO THE OUTSIDE FACE OF CMU, OR STUD, CENTER OF COLUMNS, TOP OF STRUCTURAL CONCRETE SLAB OR MASONRY OPENINGS OF WINDOWS AND DOORS UNLESS NOTED OTHERWISE.

40) THE CONTRACTOR SHALL DEVELOP A COMPLETE SCHEDULE FOR COMPLETION OF THE WORK. THIS SCHEDULE SHALL BE REVIEWED WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.

41) FIELD VERIFY ALL DIMENSIONS.

42) GENERAL CONTRACTOR SHALL HOLD EXTERIOR GRADES A MINIMUM OF 6" BELOW FINISH FLOOR AND PROVIDE A 5% SLOPE OF GRADE AWAY FROM BUILDING EXTERIOR.

43) ALL CONCRETE SHALL BE PROPORTIONED TO DEVELOP 3000 PSI AT 28 DAYS AND HAVE A MAXIMUM SLUMP OF 4".

44) ALL LUMBER IN CONTACT WITH THE GROUND, CONCRETE, MASONRY, OR THE EXTERIOR SHALL BE PRESSURE TREATED.

45) PROVIDE WOOD BLOCKING SUPPORT FOR GRAB BARS, TOILET AND ACCESSORIES, AS REQUIRED BY EACH MANUFACTURER.

46) ALL DOOR AND WINDOW OPENINGS TO BE COUNTER FLASHED W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.

47) CAULK WITH SEALANT AT ALL JOINTS AT DISSIMILAR MATERIALS. CAULK PANEL ENDS OF SIMILAR MATERIALS WHEN EXPOSED TO AIR INFILTRATION.

48) METAL FLASHING SHALL BE PROVIDED AT ALL VERTICAL MATERIAL TRANSITIONS W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.

49) ALL FLOOR FINISH CHANGES TO OCCUR AT CENTERLINE OF DOORS (U.N.O.).

50) INSTALL ALL PRODUCTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

51) IF ASBESTOS, TRANSITE, LEAD, MERCURY, PCBS, SILICA, MOLD, OR OTHER HAZARDOUS CONSTRUCTION MATERIAL(S) IS DISCOVERED DURING CONSTRUCTION, AND/OR DEMOLITION OF EXISTING WORK, CONTRACTOR TO NOTIFY ARCHITECT AND CLIENT IMMEDIATELY. CONTRACTOR TO CONSULT HAZARDOUS MATERIAL SPECIALIST FOR REMOVAL OR ENCAPSULATION UPON FINDING ABOVE CONSTRUCTION MATERIALS. COMPANIES INVOLVED IN ANY FACET OF A DEMOLITION, A RENOVATION, OR EVEN A CURRENT CONSTRUCTION PROJECT THAT FAIL TO GRASP THIS SALIENT FACT EXPOSE THEMSELVES TO LITIGATION FROM INJURED PARTIES AS A RESULT OF CONTACT (REAL OR PERCEIVED) WITH HAZARDOUS MATERIALS.

52) CONTRACTOR TO ENSURE ALL GFCI/AFCI CIRCUIT PROTECTION TO BE INSTALLED PER 2020 NEC CODE REQUIREMENTS. REFERENCE PLANS FOR LOCATIONS.
- # ABBREVIATIONS
- | | |
|------------|---------------------------|
| AFF | ABOVE FINISH FLOOR |
| ABV | ABOVE |
| ARCH | ARCHITECTURAL / ARCHITECT |
| BYND | BEYOND |
| BTM | BOTTOM |
| B.O. | BOTTOM OF |
| BL | BUILD LINE |
| CLG | CEILING |
| CTR | CENTER |
| CL | CENTER LINE |
| CLO/ CLOS | CLOSET |
| CONC | CONCRETE |
| CMU | CONCRETE MASONRY UNIT |
| CONT | CONTINUOUS |
| COORD | COORDINATE |
| DEG | DEGREE |
| DIFF | DIFFERENCE/ DIFFERENT |
| DIM | DIMENSION(S) |
| DWG | DRAWING |
| DBL | DOUBLE |
| DN | DOWN |
| EA | EACH |
| EL | ELEVATION |
| ELEV | ELEVATOR |
| ELLIP | ELLIPTICAL |
| EXT | EXTERIOR |
| FIN | FINISH |
| FLR | FLOOR |
| GEN | GENERAL |
| GC | GENERAL CONTRACTOR |
| HGT | HEIGHT |
| INT | INTERIOR |
| LVL | LEVEL |
| MANUF | MANUFACTURER |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MIN | MINIMUM |
| OC | ON CENTER |
| OW | OPEN WEB |
| PL | PLATE |
| PIP | POURED IN PLACE |
| PDR | POWDER ROOM |
| PT | PRESSURE TREATED |
| R | RADIUS |
| RCP | REFLECTED CEILING PLAN |
| REF | REFERENCE |
| REP | REPRESENTATIVE |
| REQ'D/ REQ | REQUIRED/ REQUIREMENTS |
| SECT | SECTION |
| SPECS | SPECIFICATIONS |
| ST/ STOR | STORAGE |
| STRUCT | STRUCTURAL/ STRUCTURE |
| THK | THICK |
| TBD | TO BE DETERMINED |
| TO | TOP OF |
| TYP | TYPICAL |
| T&G | TOUNGE & GROOVE |
| UNO | UNLESS NOTED OTHERWISE |
| VIF | VERIFY IN FIELD |
| WWF | WELDED WIRE FABRIC |
- *** IF ANY DISSIMILAR METALS ARE SHOWN AS BEING IN CONTACT WITH EACH OTHER, CONTRACTOR TO PROVIDE "MATERIAL" TO ELIMINATE GALVANIC ACTION.
- | REVISIONS | DATE |
|-----------|------|
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| | |
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1036 OXFORD ROAD NE
ATLANTA GEORGIA 30306

DATE

11/24/2025

DRAWN BY

APC/WAC

JOB NUMBER

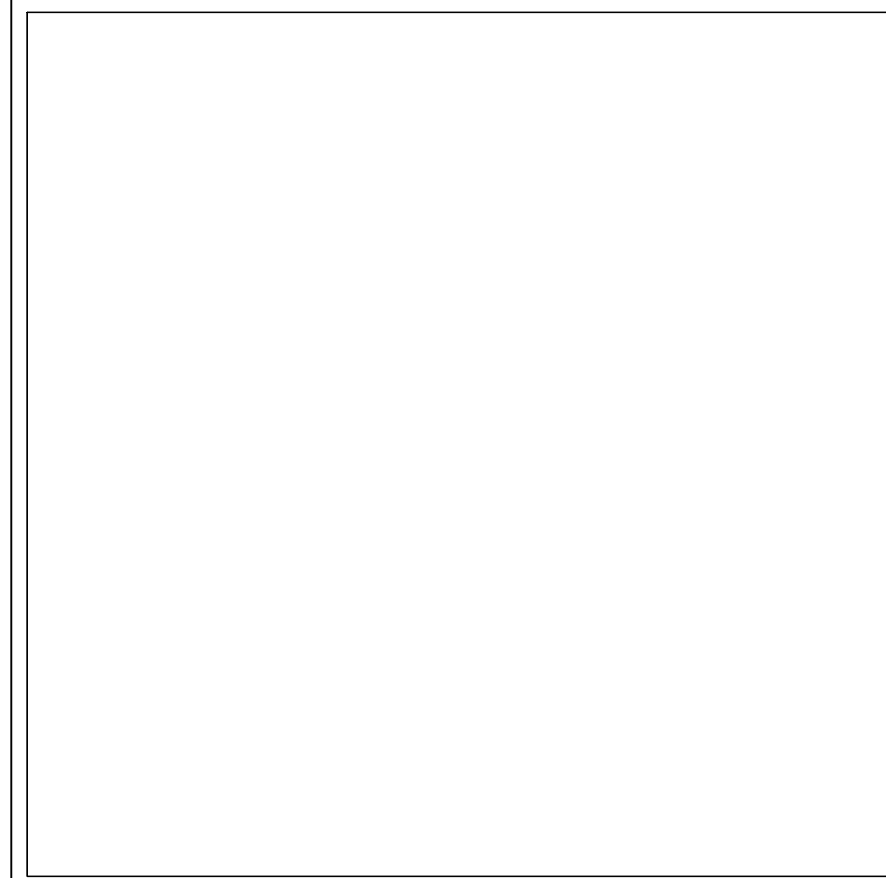
0281

SHEET NAME

NOTES & SYMBOLS

T-2

SHEET NUMBER
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REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF HARRY M. ROLAND, JR. AND DENISE TILLMAN ROWLAND DEED BOOK 32211 PAGE 56-58 DEKALB COUNTY, GEORGIA

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. 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.
- Know whats below.
Call before you dig.**
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. 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 TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 240,855 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

#1057
N/F
VIRGINIA E. SCHENCK
DB 31923 PG 742

#1065
N/F
JONATHAN DE OLANO
GRETA MODESITT
DB 27581 PG 628

#1046
N/F
CRAIG A. BROOKES
ALLANA BROOKES
DB 24987 PG 167

#1049
N/F
SUNIL GHATNEKAR
CHRISTINE MOON
DB 22959 PG 297

#1028
N/F
ALEXIS JOHN D'AMECOURT
MELANIE GUDZAN D'AMECOURT
DB 31809 PG 433

ZONING INFORMATION

DEKALB COUNTY R-85
MINIMUM LOT WIDTH: 85 FEET
MINIMUM LOT AREA: 12,000 SQUARE FEET
FRONT SETBACK (MJR. THGHFARE.): 50 FT
FRONT SETBACK (MNR. THGHFARE.): 40 FT
FRONT SETBACK (COLLECTOR ST.): 35 FT
MINIMUM SIDE SETBACK: 8.5 FEET
MINIMUM REAR SETBACK: 40 FEET
MAXIMUM LOT COVERAGE: 35%
MINIMUM FLOOR AREA: 2,000 SQUARE FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MUST BE APPROVED BY DEKALB COUNTY ZONING PRIOR TO CONSTRUCTION

LEGEND

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

IMPERVIOUS CALCULATIONS



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

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

Michael R. Noles Georgia RLS No. 2646 Date

NO.	REVISIONS	DATE	DB

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

SURVEY FOR
DENISE TILLMAN ROWLAND, JR.
HARRY M. ROWLAND

1036 OXFORD ROAD
ATLANTA, GEORGIA

TOTAL AREA= 0.457± ACRES
OR 19,895± SQ. FT.

30' 15' 0' 30' 60'
SCALE IN FEET

LOT 6 BLOCK "12-A"
DRUID HILLS

LAND LOT 2
18TH DISTRICT
DEKALB COUNTY, GEORGIA
PLAT PREPARED: 11-14-2025
FIELD: 12-13-2025 SCALE: 1"=30'

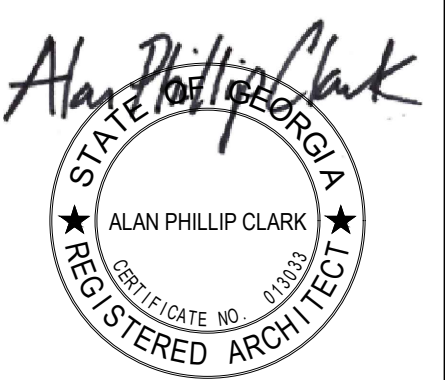
C&B-IT
PB
PG

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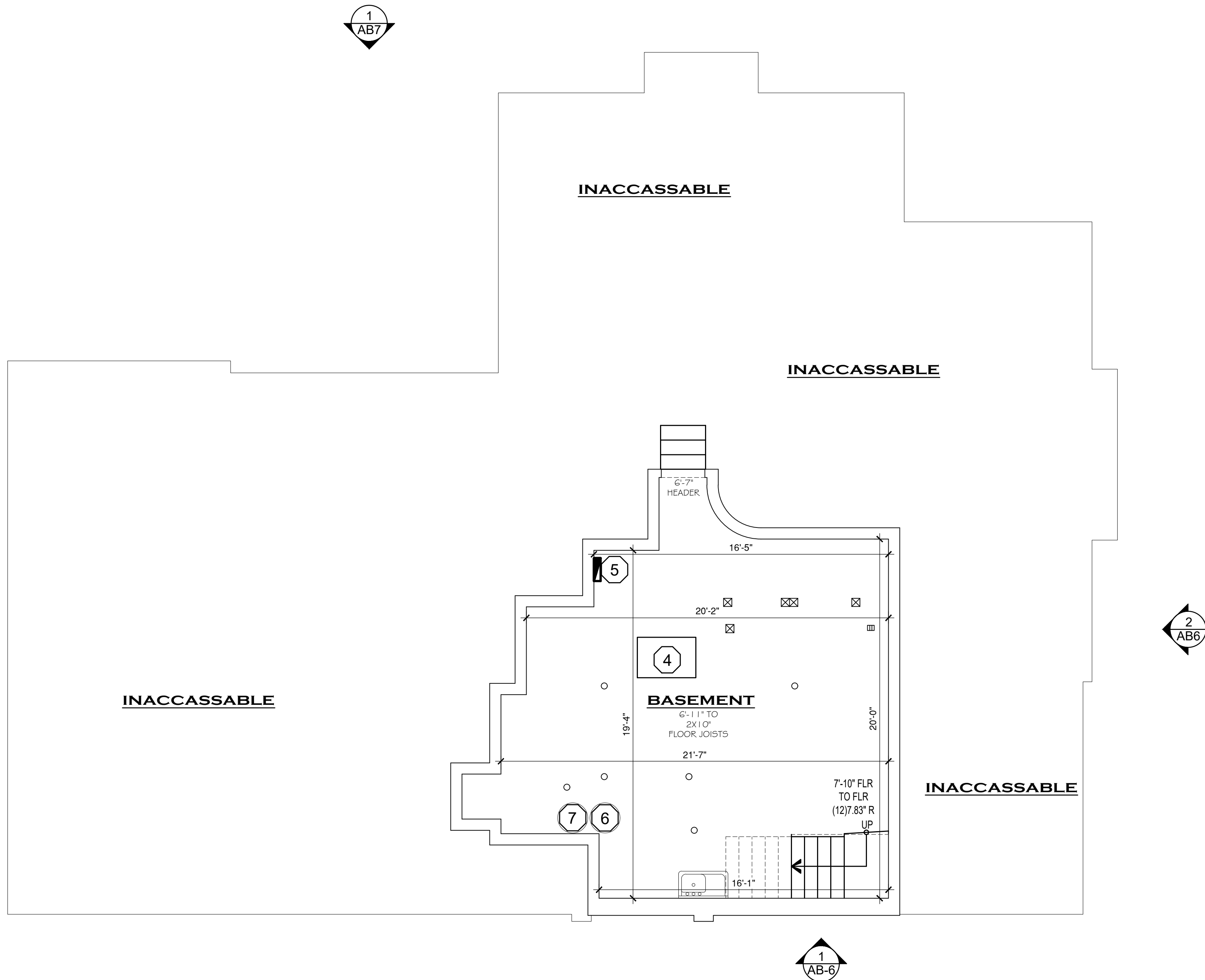


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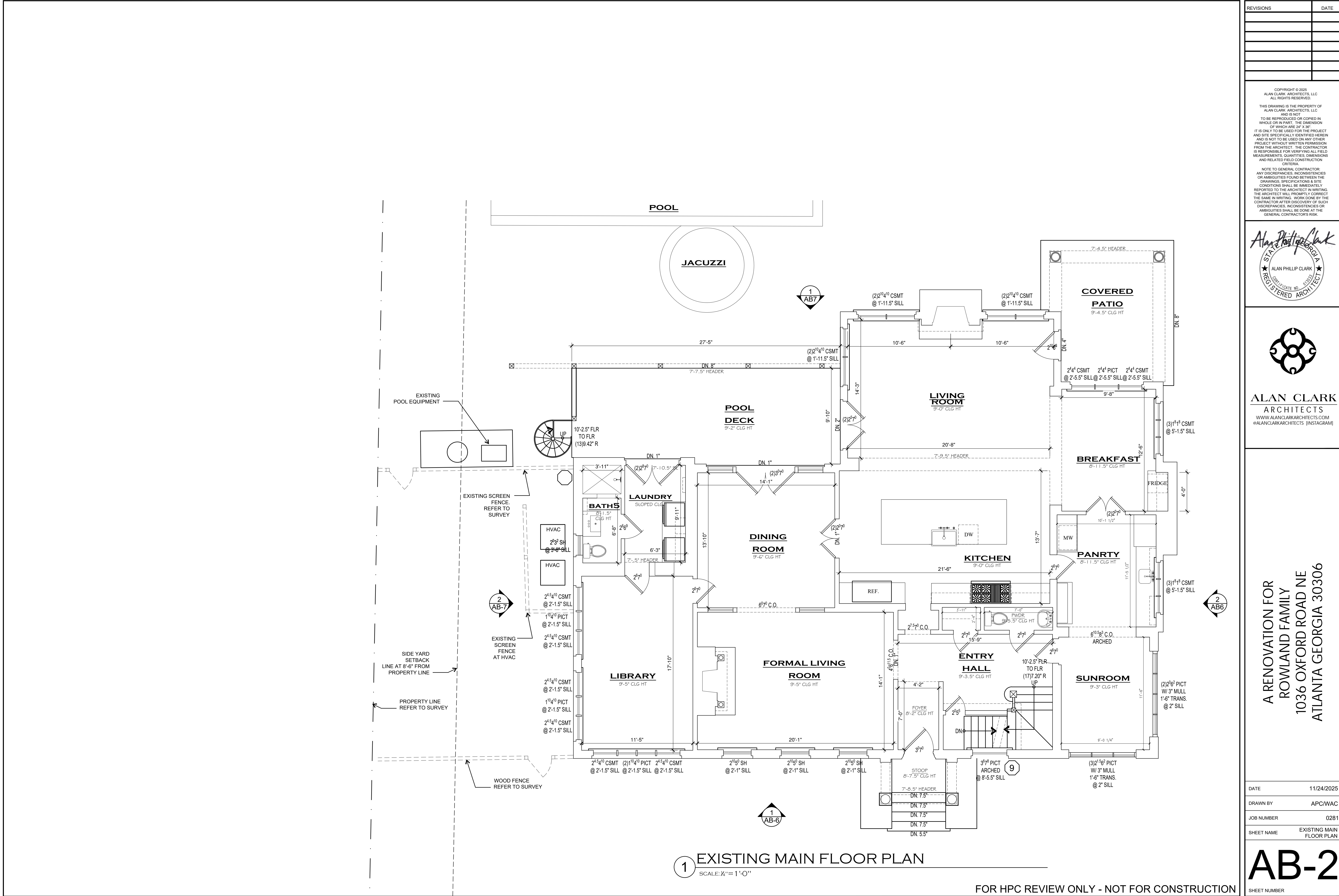
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1036 OXFORD ROAD NE
ATLANTA GEORGIA 30306

DATE	11/24/2025
DRAWN BY	APC/WAC
JOB NUMBER	0281
SHEET NAME	EXISTING BASEMENT FLOOR PLAN

AB-1
SHEET NUMBER



1 EXISTING BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

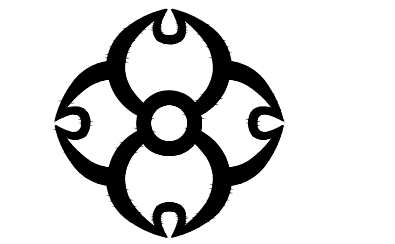
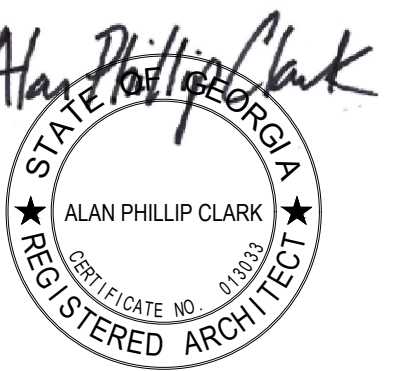


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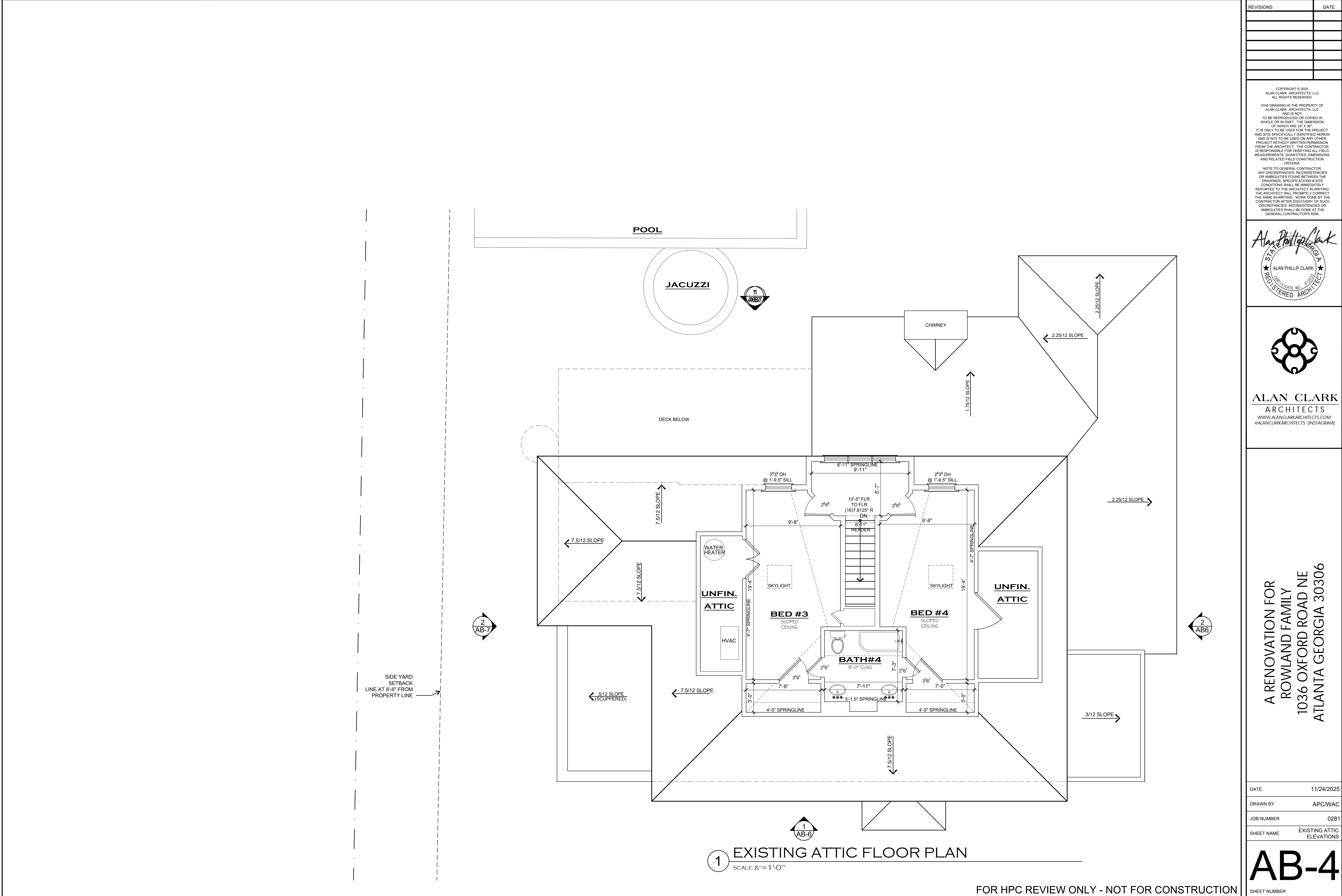


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JOB NUMBER	0281
SHEET NAME	EXISTING MAIN FLOOR PLAN

AB-2
SHEET NUMBER

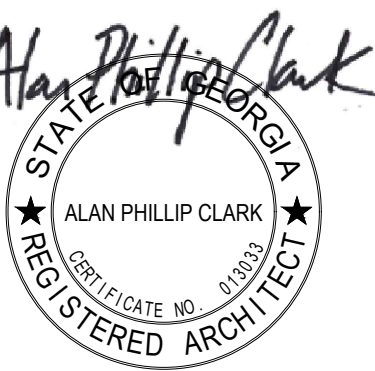


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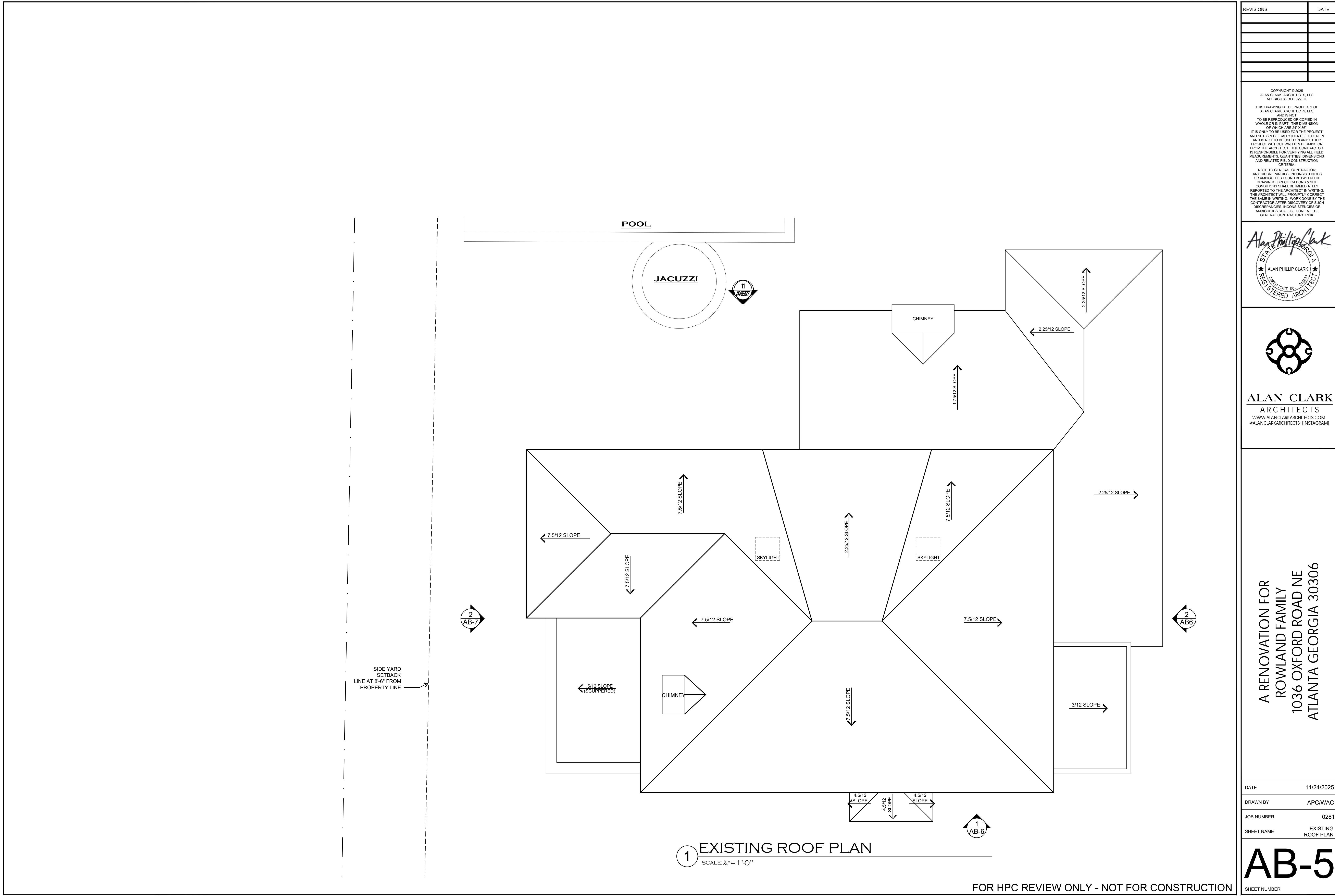



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SHEET NAME	EXISTING ATTIC ELEVATIONS

AB-4
SHEET NUMBER

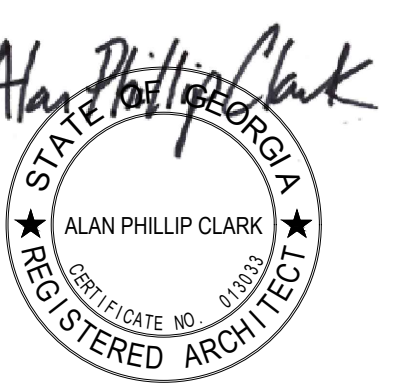


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SHEET NAME	EXISTING ROOF PLAN

AB-5
SHEET NUMBER



2 EXISTING EXTERIOR ELEVATION - DRIVE SIDE
SCALE: 1/4" = 1'-0"



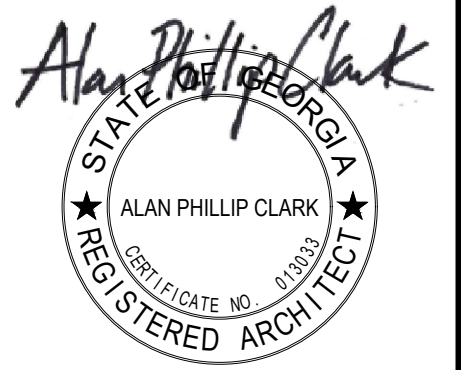
1 EXISTING EXTERIOR ELEVATION - FRONT
SCALE: 1/4" = 1'-0"

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SHEET NAME	EXISTING EXTERIOR ELEVATIONS

AB-6
SHEET NUMBER



2 EXISTING EXTERIOR ELEVATION - SIDE YARD
SCALE: 1/4" = 1'-0"



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

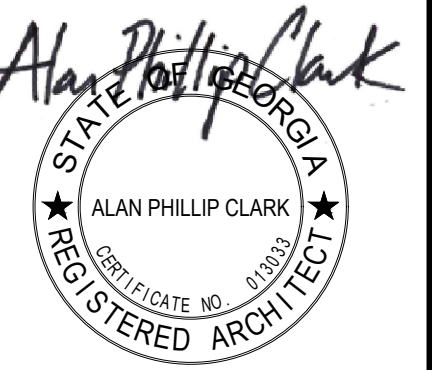
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AB-7
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1036 OXFORD ROAD RECENT PHOTOGRAPHS (OCT/NOV 2025)

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Alan Phillip Clark
STATE OF GEORGIA
★ ALAN PHILLIP CLARK ★
REGISTERED ARCHITECT
CERTIFICATE NO. 81983


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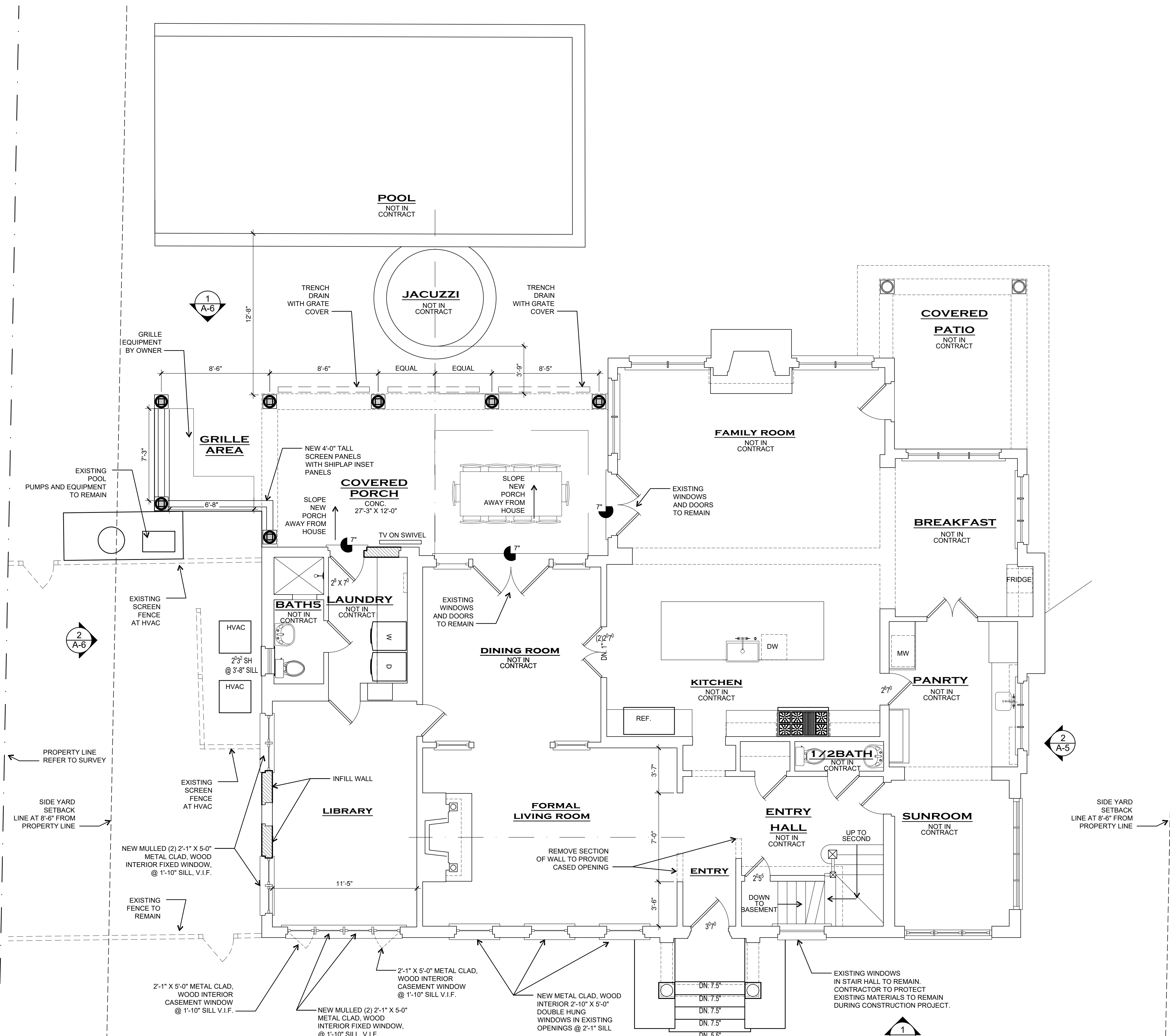
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AB-8

SHEET NUMBER

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

GENERAL NOTES

1. EXISTING WOOD STUD WALL

2. NEW 2 x 4 & 2 x 6 WOOD STUD WALL

3. NEW BRICK VENEER

4. NEW STONE VENEER

5. ALL DIMENSIONS ARE PLUS OR MINUS

6. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS

7. FIRE AND CARBON MONOXIDE DETECTORS PLACED ACCORDING TO IRC R313 AND GEORGIA AMENDMENTS.

SYMBOLS LEGEND

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

EXHAUST FAN

GROUND FAULT INTERRUPTER

SQUARE FOOTAGE

HEATED AREA

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

TOTAL HEATED

UNHEATED

FRONT STOOP

POOL DECK

PATIO

BALCONY

UNFINISHED ATTIC

BASEMENT

TOTAL UNHEATED

TOTAL OVERALL (HEATED + UNHEATED)

2,283

1,444

603

4,330

85 S.F.

260 S.F.

188 S.F.

259 S.F.

160 S.F.

463 S.F.

1,415 S.F.

5,745 S.F.

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ALAN PHILLIP CLARK
STATE OF GEORGIA
REGISTERED ARCHITECT
CERTIFICATE NO. 11933

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A RENOVATION FOR
ROWLAND FAMILY
1036 OXFORD ROAD NE
ATLANTA GEORGIA 30306

DATE

11/24/2025

DRAWN BY

APC/WAC

JOB NUMBER

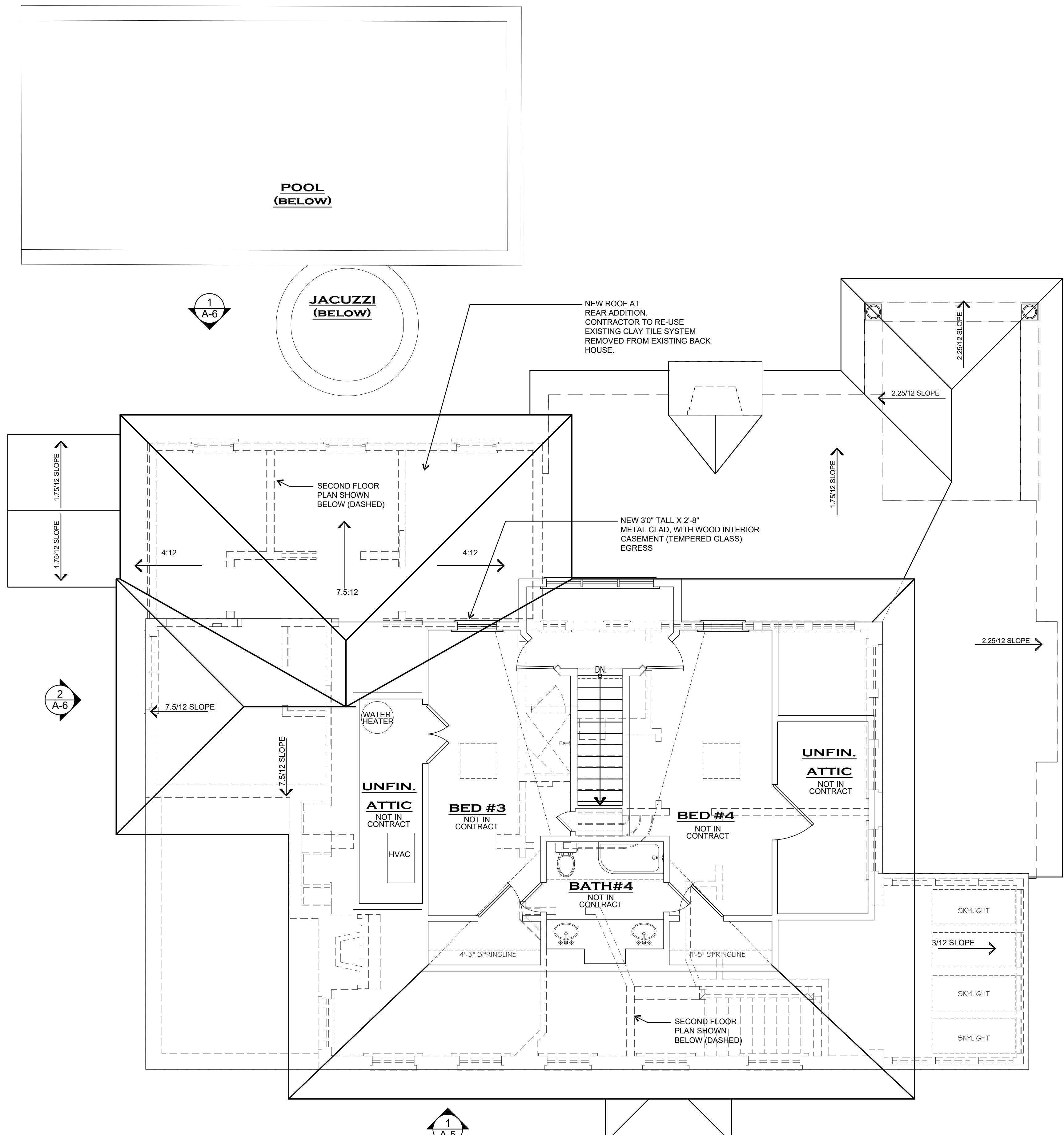
0281

SHEET NAME

PROPOSED
MAIN FLOOR PLAN

A-1

SHEET NUMBER



1 PROPOSED ATTIC PLAN
SCALE: 3/4" = 1'-0"

GENERAL NOTES

- 1. EXISTING WOOD STUD WALL
- 2. NEW 2 x 4 & 2 x 6 WOOD STUD WALL
- 3. NEW BRICK VENEER
- 4. NEW STONE VENEER
- 5. ALL DIMENSIONS ARE PLUS OR MINUS
- 6. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS
- 7. FIRE AND CARBON MONOXIDE DETECTORS PLACED ACCORDING TO IRC R313 AND GEORGIA AMENDMENTS.

SYMBOLS LEGEND

SMOKE DETECTOR	SD
CARBON MONOXIDE DETECTOR	CM
EXHAUST FAN	F
GROUND FAULT INTERRUPTER	GFI

SQUARE FOOTAGE

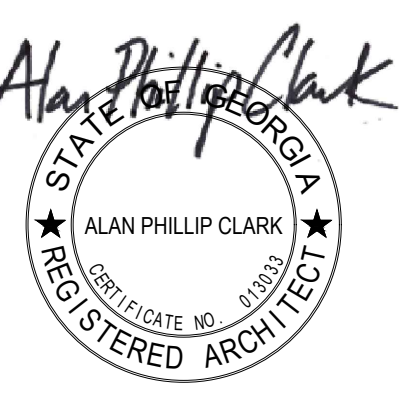
HEATED AREA	2,283
FIRST FLOOR	
SECOND FLOOR	1,444
THIRD FLOOR	603
TOTAL HEATED	4,330
UNHEATED	
FRONT STOOP	85 S.F.
POOL DECK	260 S.F.
PATIO	188 S.F.
BALCONY	259 S.F.
UNFINISHED ATTIC	160 S.F.
BASEMENT	463 S.F.
TOTAL UNHEATED	1,415 S.F.
TOTAL OVERALL (HEATED + UNHEATED)	5,745 S.F.

REVISIONS	DATE

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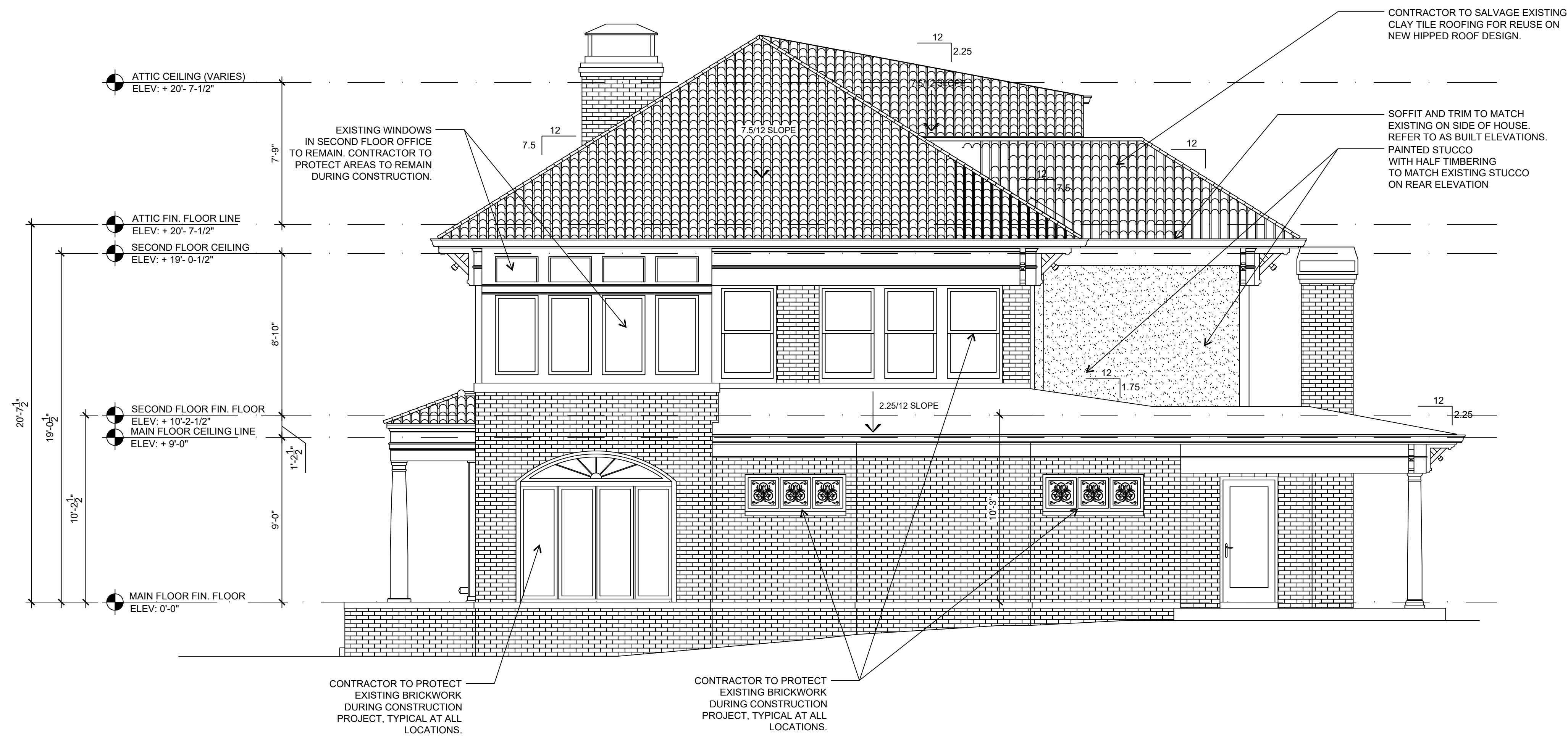
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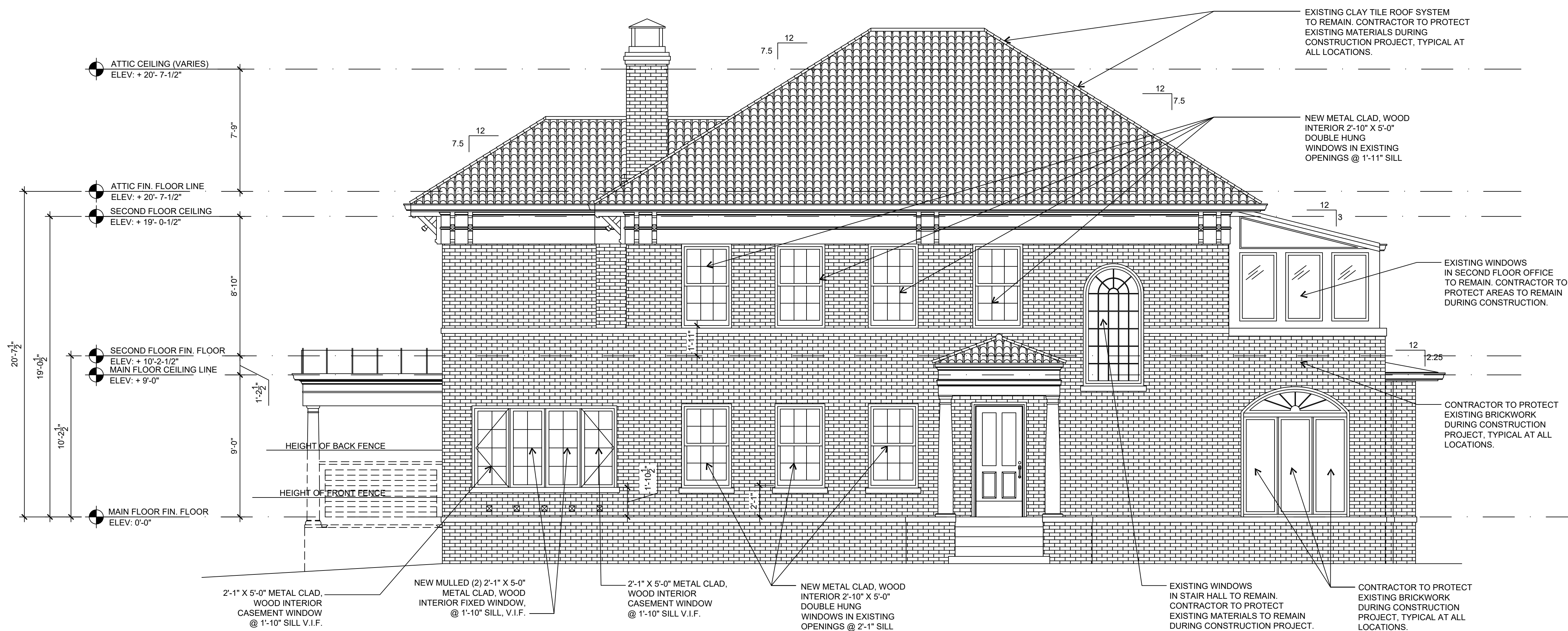
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SHEET NAME	ATTIC LEVEL PLAN



2 PROPOSED EXTERIOR ELEVATION - DRIVE SIDE
SCALE: 1/4" = 1'-0"



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

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Alan Phillip Clark
STATE OF GEORGIA
★ ALAN PHILLIP CLARK ★
REGISTERED ARCHITECT
CONFIRMATE NO. 11003


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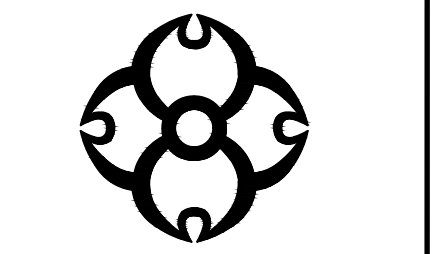
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JOB NUMBER	0281
SHEET NAME	PROPOSED FRONT EXT. ELEVATION

A-5
SHEET NUMBER

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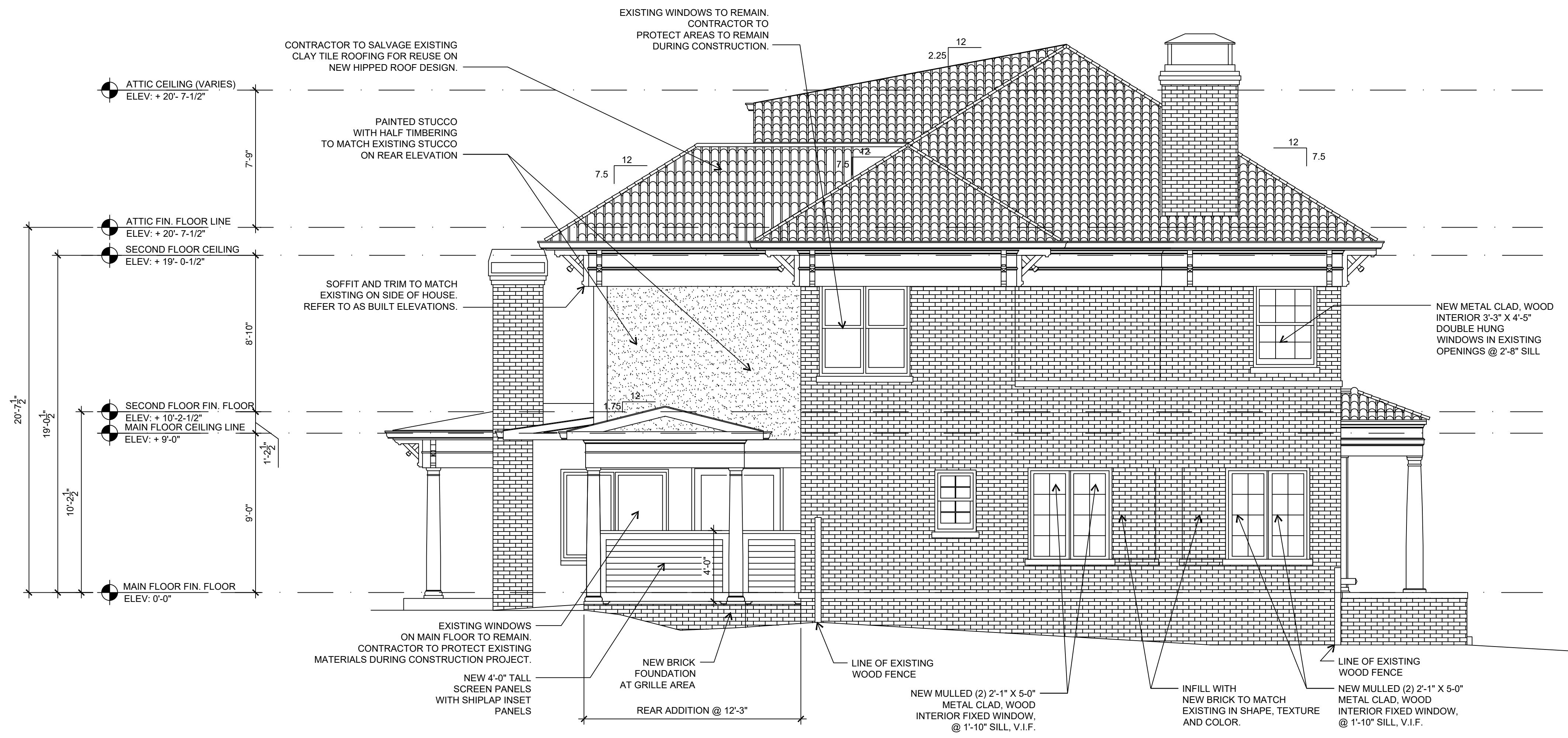
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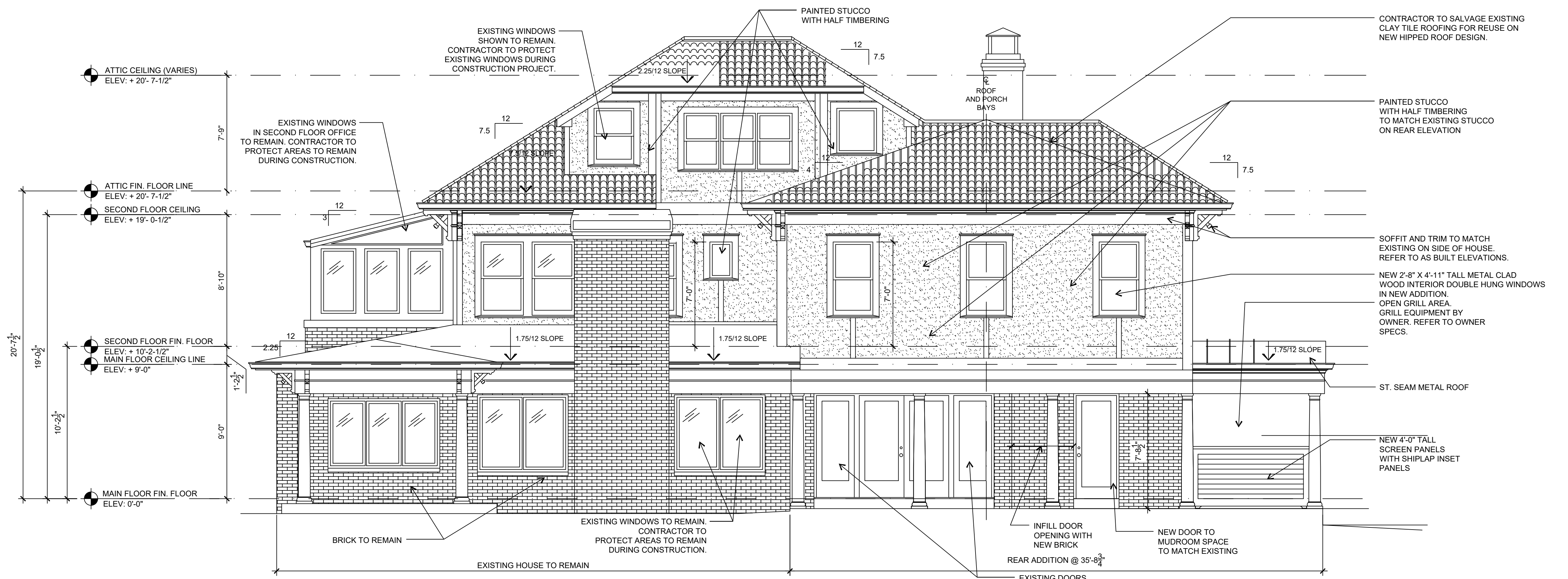
DATE	11/24/2025
DRAWN BY	APC/WAC
JOB NUMBER	0281
SHEET NAME	PROPOSED FRONT EXT. ELEVATION

A-6

SHEET NUMBER



2 PROPOSED EXTERIOR ELEVATION - SIDE YARD
SCALE: 3/4" = 1'-0"



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

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