DeKalb County Historic Preservation Commission

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

Staff Report

Regular Agenda

F. 1035 Oxford Road, Ben Darmer for Parkwood Living, LLC. Modify a previously approved COA to construct a nonhistoric house. **1247910.**

To be Built - Nonhistoric (18 002 04 020)

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

02-25 1035 Oxford Road, Ben Darmer for Parkwood Living, LLC. Demolish a historic house and construct a new house. 1247316. **Denied. (Remanded on Appeal)**

04-25 1035 Oxford Road, Ben Darmer for Parkwood Living, LLC. Demolish a historic house and construct a new house. 1247316. **Approved with Modifications.**

Summary

The applicant proposes the following work:

1. Construct a rear addition on a nonhistoric house. A "flex room" addition will be constructed on the rear, Northern corner of the previously approved nonhistoric house. The addition will be single story, constructed with a gable roof, and will not be visible from the Right of Way.
2. Install a pool in the backyard. An in-ground pool will be installed in the backyard of the property. A paver patio will be installed around the pool.
3. Install a privacy fence. A 6ft wood privacy fence will be installed around the perimeter of the property, along the rear and side property lines and extending towards the front property line.

Recommendation

Defer. Staff recommends that this application be deferred in order to discuss the proposed scope of work as presented in the application, including the provided site plan and architectural drawings, as there are significant modifications to the plans for the previously approved nonhistoric house and additional elements of work that have not been included in previous applications including the construction of a two-story rear addition, installation of landscaping, and constriction of a new driveway.

If the applicant does not consent to a deferral at this time, staff recommends **Approval with Modification.** Staff recommends approval of the proposed single-story rear addition and in-ground pool with the modification that the proposed fencing be denied in accordance with Guideline 9.4. and with the understanding that only these elements be approved at this time; all other work shown on the plans provided that differ from the plans approved by the COA issued in April of 2025 is not included within this approval and will require an additional application in the future.

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.

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.

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.

11.0 *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.

DeKalb County
GEORGIA

Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: _____ Date Received: _____

Address of Subject Property: 1035 Oxford Rd

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

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

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

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

****

Owner(s): PARKWOOD LIVING, LLC - MIKE WALL Email: MIKEWALL4@GMAIL.COM

Owner(s): _____ Email: INFO@PARKWOODLIVING.COM

Owner(s) Mailing Address: 951 EDGEWOOD AVE. 30307

Owner(s) Telephone Number: 404-438-6120

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	☐	New Accessory Building	☐	Other Building Changes	☐
Demolition	☐	Landscaping	☐	Other Environmental Changes	☐
Addition	☑	Fence/Wall	☑	Other	☑
Moving a Building	☐	Sign Installation	☐		

Description of Work:

NEW FLEX ROOM ADDITION. NEW POOL. NEW WOOD PRIVACY FENCE.

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: _____

DeKalb County
GEORGIA

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: PARKWOOD LIVING, LLC / MIKE WALL

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

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

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

Signature of Owner(s): [signature]

Date: 11/19/25

Please review the following information

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

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

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

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

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

ZONING INFORMATION

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

LEGEND

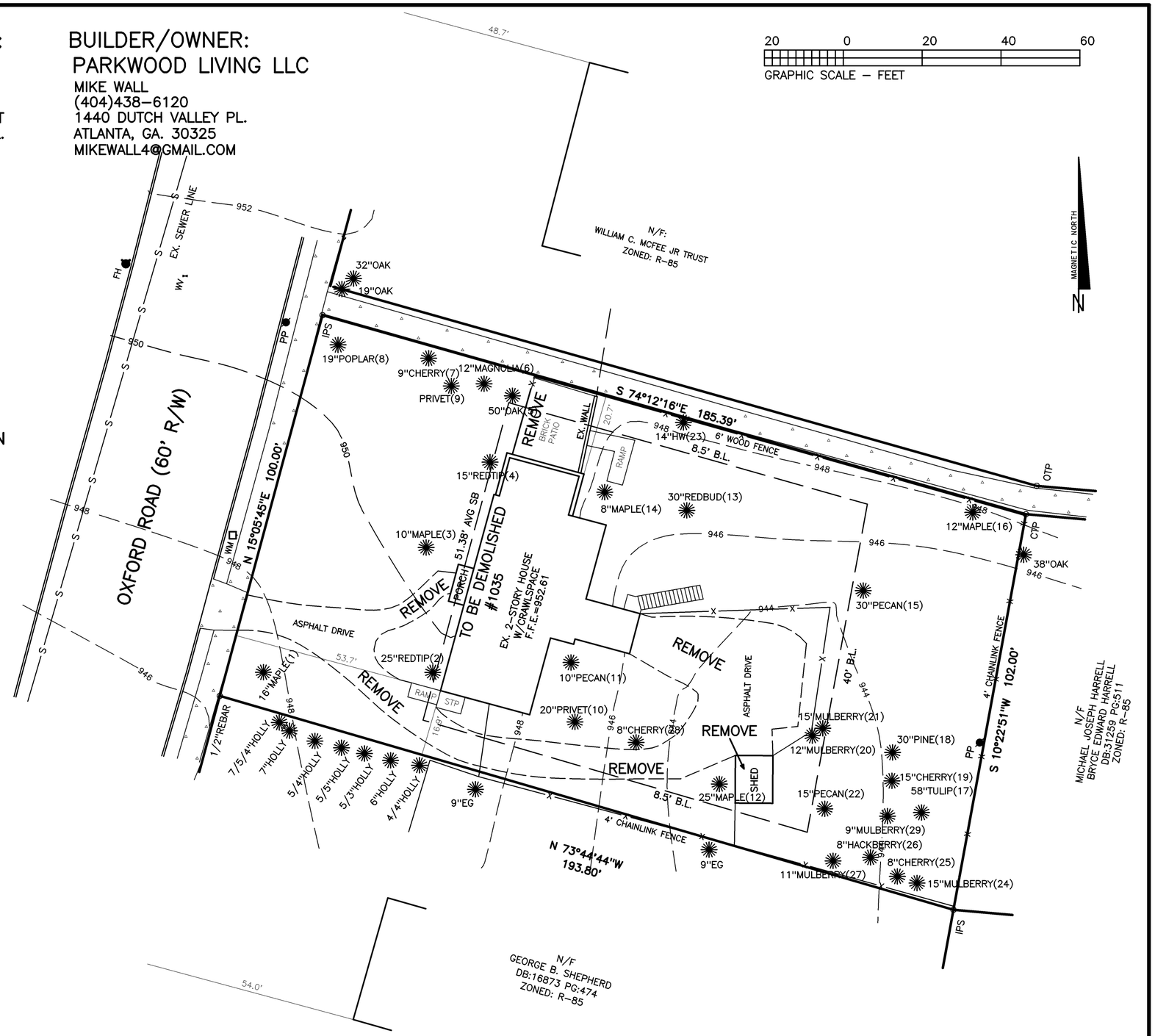
IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET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

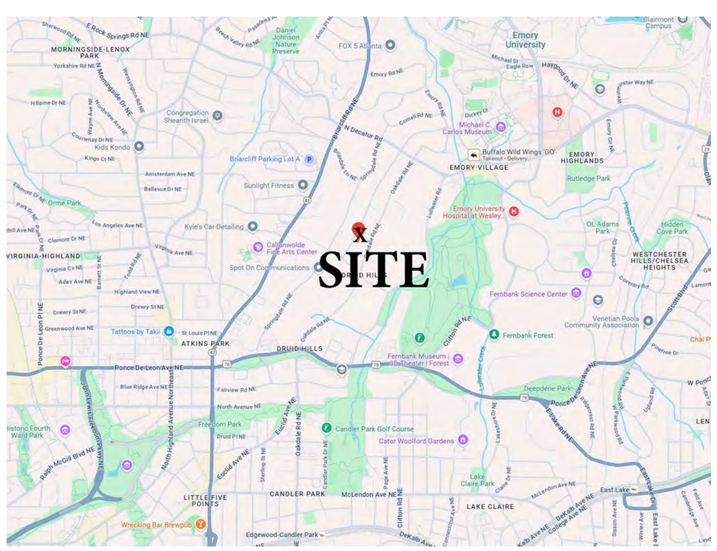
24 HR CONTACT:
MICHAEL WALL
(404)438-6120
MIKEWALL4@GMAIL.COM
PARKSIDE DEVELOPMENT
1440 DUTCH VALLEY PL.
ATLANTA, GA. 30325

BUILDER/OWNER:
PARKWOOD LIVING LLC
MIKE WALL
(404)438-6120
1440 DUTCH VALLEY PL.
ATLANTA, GA. 30325
MIKEWALL4@GMAIL.COM

LOT AREA:
19,110 sf.
0.438 ACRES

ALL EXISTING INFRASTRUCTURE TO BE DEMOLISHED PER SEPARATE DEMOLITION PLAN/PERMIT.





* - LOT IS PART OF DRUID HILLS SUBDIVISION; RECORDED PLAT FOR ORIGINAL SUBDIVISION COULD NOT BE FOUND.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED: 10/11/2019 EXPIRES 10/11/2028
11/05/25
SIGNATURE DATE

GEORGIA REGISTERED No. 3419 PROFESSIONAL LAND SURVEYOR ROBERT W RICHARDSON

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

REVISION: 11/05/25
REF. PLAT: PB. * P.

EXISTING CONDITIONS FOR:

1035 OXFORD ROAD

TAX PARCEL# 18 002 04 020

LAND LOT: 2
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 09/05/24
PLAT DATE: 09/30/25

LOT: 54 BLOCK: 12B
SUB: DRUID HILLS

AREA = 0.438 ACRES
JOB No. 24412EX

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

Equipment used: Topcon GTS-213 Total Station.

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24 HR CONTACT:
MICHAEL WALL
(404)438-6120
MIKEWALL4@GMAIL.COM
PARKSIDE DEVELOPMENT
1440 DUTCH VALLEY PL
ATLANTA, GA. 30324

BUILDER/OWNER:
PARKWOOD LIVING LLC
MIKE WALL
MIKEWALL4@GMAIL.COM
(404)438-6120
1440 DUTCH VALLEY PL
ATLANTA, GA. 30324

LOT AREA:
19,110 sf.
0.438 ACRES

20 0 20 40 60
GRAPHIC SCALE – FEET

NO GRADED SLOPE SHALL EXCEED 3H:1V ON ALL DISTURBED AREAS

Ds1 Ds2 Ds3 Ds4

DISTURBED AREA = 14,390 sf.
0.330 ACRES

(Tr) – 4' ORANGE MESH TREE SAVE FENCE
(Sd1-S) – TYPE "S" SILT-FENCE
(SdHb) – STAKED HAY BALES AS EROSION CONTROL
(Co) – CONSTRUCTION EXIT

MAGNETIC NORTH
N

ZONING INFORMATION

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C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND

PROPOSED IMPERVOUS:
STORMWATER DEPARTMENT

HOUSE = 2881 sf.
PAVER DRIVE = 225 sf.* (1500)
FRONT WALK = 123 sf.
FRONT PORCH = 109 sf.
REAR PORCH = 609 sf.
FLEX ROOM = 469 sf.
PAVER PATIO = 70 sf* (464)
POOL/COPING = 512 sf.
TOTAL = 4998 sf.
IMPERVIOUS COVERAGE = 26.2%

PROPOSED LOT COVERAGE:
ZONING DEPARTMENT

HOUSE = 2881 sf.
PAVER DRIVE = 900 sf.(1500 @60%)
FRONT WALK = 123 sf.
FRONT PORCH = 109 sf.
REAR PORCH = 609 sf.
FLEX ROOM = 469 sf.
PAVER PATIO = 279 sf.(464 @60%)
POOL/COPING = 512 sf.
TOTAL = 5882 sf.
LOT COVERAGE = 30.8%

* – PAVERS CONSIDERED 15% IMPERVIOUS

WATER QUALITY CALCULATIONS:

Rv = 0.05 + 0.009(26.2) = 0.2858

$$WQv = \frac{(1.2)(0.2858)(19110)}{12} = 546.2$$

TOTAL STORAGE REQUIRED = 547 CF
INFILTRATION TRENCH TO BE UTILIZED
GRAVEL VOIDS: 547/0.4 = 1368 CF
TRENCH DIMENSIONS: 6'd x 10'w x 23'L
GRAVEL VOLUME = 1380 CF
TOTAL STORAGE PROVIDED = 552 CF

LANDSCAPE REQUIREMENTS:

120 x 0.438 = 53" DBH REQUIRED
PRESERVED = 114" DBH
SURPLUS = 61" DBH

15 x 0.438 = 6.6 UNITS REQUIRED
PRESERVED = 48.4 UNITS
SURPLUS = 41.8 UNITS

TWO FRONT YARD TREES REQUIRED
REQUIREMENT MET

SPECIMEN RECOMENSE:

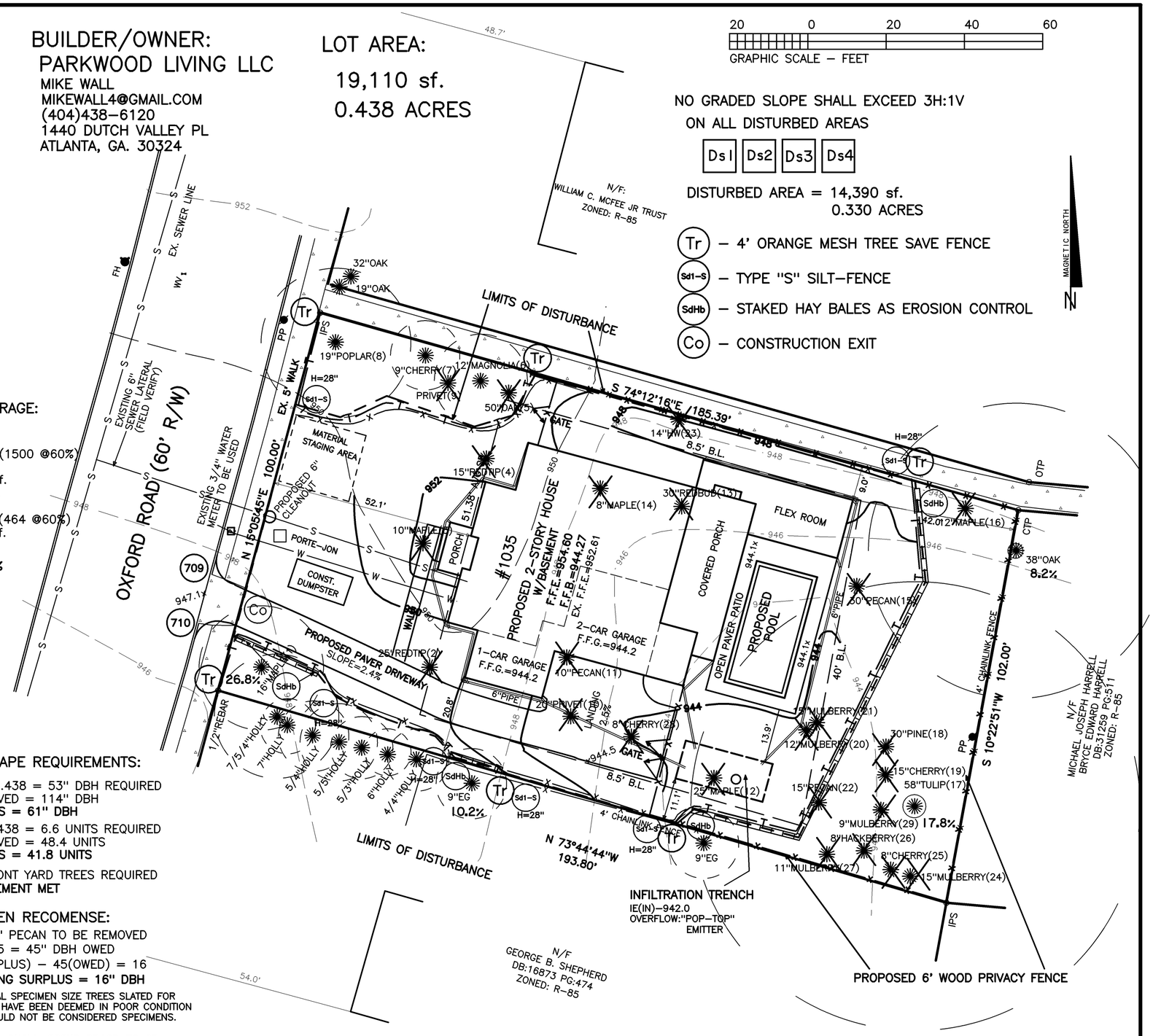
ONE 30" PECAN TO BE REMOVED
30 x 1.5 = 45" DBH OWED
61(SURPLUS) – 45(OWED) = 16
REMAINING SURPLUS = 16" DBH

ADDITIONAL SPECIMEN SIZE TREES SLATED FOR REMOVAL HAVE BEEN DEEMED IN POOR CONDITION AND SHOULD NOT BE CONSIDERED SPECIMENS.

TREE INVENTORY:

SAVED:
1 – 16" MAPLE – 4.8
6 – 12" MAGNOLIA – 3.2
7 – 9" CHERRY – 2.4
8 – 19" POPLAR – 5.4
17 – 58" POPLAR – 32.6%

REMOVED:
2 – 25" REDTIP
3 – 10" JAPANESE MAPLE
4 – 15" REDTIP
5 – 50" OAK–POOR HEALTH
9 – 7" PRIVET
10 – 20" PRIVET
11 – 10" PECAN
12 – 25" MAPLE
13 – 30" REDBUD–POOR HEALTH
14 – 8" JAPANESE MAPLE
15 – 30" PECAN
16 – 12" MAPLE
18 – 30" PINE
19 – 15" CHERRY
20 – 12" MULBERRY
21 – 15" MULBERRY
22 – 15" PECAN
23 – 14" HARDWOOD
24 – 15" MULBERRY
25 – 8" CHERRY
26 – 8" HACKBERRY
27 – 11" MULBERRY
28 – 8" CHERRY
29 – 9" MULBERRY



GENERAL NOTES:

1) THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2) EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
4) ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
5) LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
6) ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
7) ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
8) ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
9) A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
10) A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
11) DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
12) WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
13) ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S)
14) NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
15) WORK HOURS AND CONSTRUCTION DELIVERIES ARE:

MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm

16) I ROBERT W. RICHARDSON CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

* LOT IS PART OF DRUID HILLS SUBDIVISION; NO RECORD OF ORIGINAL SUBDIVISION PLAT CAN BE FOUND.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED: 10/11/2019 EXPIRES 10/11/2028
SIGNATURE DATE 11/24/25

GEORGIA REGISTERED No. 3419 PROFESSIONAL LAND SURVEYOR ROBERT W RICHARDSON

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

REVISION:
REF. PLAT: PB. * P.

POOL SITE PLAN FOR:
1035 OXFORD ROAD
TAX PARCEL# 18 002 04 020

LAND LOT: 2
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 09/05/24
PLAT DATE: 11/24/25

LOT: 54 BLOCK: 12B
SUB: DRUID HILLS
AREA = 0.438 ACRES
JOB No. 24412SPP

INSTALLATION SPECIFICATIONS:
1. INSTALLATION, PRODUCT SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
2. LOOSEN COMPACTED SOIL TO A MINIMUM DEPTH OF THREE (3) INCHES PRIOR TO APPLICATION.
3. DRY STRAW OR HAY SHALL BE IN CLEAN CONDITION AND APPLIED BY HAND OR MACHINE TO A THICKNESS OF TWO (2) TO FOUR (2) INCHES.
4. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.
5. MULCH ON SLOPES GREATER THAN 3% SHOULD BE ANCHORED WITH EMULSIFIED ASPHALT OR OTHER SUITABLE TACKIFIER.
6. ADDITIONAL MULCHING IS REQUIRED IF THE MINIMUM THICKNESS IS NOT ACHIEVED OR IF SOIL COVERAGE IS LESS THAN 90%

Ds1 DISTURBED AREA STABILIZATION WITH MULCHING

INSTALLATION SPECIFICATIONS:
1. INSTALLATION, SEED SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY TO ALLOW PROPER GERMINATION AND STABILIZATION.
3. SOIL SURFACES MAY NEED TO BE TILLED, PITTED, OR OTHERWISE SCARIFIED TO ALLOW FOR PROPER SEED LODGING AND GERMINATION.
4. APPLY LIME AT A RATE OF ONE TON PER ACRE AS NEEDED.
5. APPLY 10–10–10 FERTILIZER TO SOILS WITH LOW FERTILITY AT A RATE OF 500 TO 700 POUNDS PER ACRE.
6. SEEDS SHALL BE PLANTED AT A DEPTH OF TEN TIMES THE SEED DIAMETER.
7. ACCEPTABLE PLANTING METHODS INCLUDE HYDRO–SEEDING, DRILLING, AND BROADCAST SPREADING BY MACHINE OR HAND.

SPECIES	PLANTING RATES PER ACRE*	TYPICAL PLANTING MONTHS											
		J	F	M	A	M	J	J	A	S	O	N	D
BARLEY	144 LBS									X	X	X	X
ANNUAL LESPEDEZA	40 LBS	X	X	X	X								
WEEPING LOVEGRASS	4 LBS		X	X	X	X	X						
BROWNTOP MILLET	40 LBS					X	X	X	X				
OATS	128 LBS									X	X	X	
RYE	168 LBS								X	X	X	X	X
ANNUAL RYEGRASS	40 LBS	X	X	X						X	X	X	X
SUDANGRASS	60 LBS				X	X	X	X	X	X			
WHEAT	180 LBS									X	X	X	X

* PLANTING RATES SHOWN ARE FOR BROADCAST APPLICATIONS. REDUCE THESE RATES BY 50% FOR SEED DRILLING.

Ds2 DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING

PLANTING SPECIFICATIONS:
1. INSTALLATION, SEED SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
2. PERMANENT VEGETATION SHALL INCLUDE GROUND PREPARATION, LIMING, FERTILIZING, SEEDING, AND MULCHING.
3. INTERIM EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL AT LEAST 70% OF THE EXPOSED SURFACE IS SUFFICIENTLY STABILIZED.
4. PREPARE THE LAND FOR SEEDING BY APPLYING LIME AND FERTILIZER AND DISKING THE SURFACE TO A MAXIMUM DEPTH OF FOUR (4) INCHES. FINISHED SURFACE SHALL BE SMOOTH, UNIFORM, AND FREE OF DEBRIS SUCH AS TRASH, ROCKS, ROOTS, AND WEEDS.
5. MULCH SHALL BE APPLIED UNIFORMLY WITHIN 24 HOURS OF SEEDING.
6. REFER TO THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA FOR ADDITIONAL PLANTING SPECIFICATIONS AND ALTERNATIVE VEGETATIVE COVER SUCH AS TREES AND SHRUBS.

SPECIES	PLANTING RATES PER ACRE*	TYPICAL PLANTING MONTHS											
		J	F	M	A	M	J	J	A	S	O	N	D
BAHIA	60 LBS	X	X	X	X	X	X	X	X	X	X	X	X
BERMUDA (HULLED)	10 LBS		X	X	X	X	X						
BERMUDA (UNHULLED)	10 LBS	X	X								X	X	X
TALL FESCUE	50 LBS			X	X				X	X	X	X	
WEEPING LOVEGRASS	4 LBS			X	X	X	X						
SERICEA LESPEDEZA	60 LBS		X	X	X	X	X						

* PLANTING RATES SHOWN ARE FOR BROADCAST APPLICATIONS. REDUCE THESE RATES BY 50% FOR SEED DRILLING.

LIME AND FERTILIZER APPLICATION:
1. GRADED AREAS REQUIRE LIME APPLICATION.
2. AGRICULTURAL LIME SHALL BE APPLIED AT A RATE OF ONE (1) TO TWO (2) TONS PER ACRE UNLESS SOIL TESTS SUGGEST OTHERWISE. REPEAT APPLICATION EVERY FIVE (5) YEARS OR AS NEEDED.

TYPE OF SPECIES	PLANTING YEAR	RECOMMENDED N–P–K	FERTILIZER RATE PER ACRE
COOL SEASON GRASSES	1	6–12–12	1500 LBS
	2	6–12–12	1000 LBS
	MAINTENANCE	10–10–10	400 LBS
COOL SEASON GRASSES AND LEGUMES	1	6–12–12	1500 LBS
	2	0–12–12	1000 LBS
	MAINTENANCE	0–10–10	400 LBS
WARM SEASON GRASSES	1	6–12–12	1500 LBS
	2	6–12–12	800 LBS
	MAINTENANCE	10–10–10	400 LBS
WARM SEASON GRASSES AND LEGUMES	1	6–12–12	1500 LBS
	2	0–10–10	1000 LBS
	MAINTENANCE	0–10–10	400 LBS

* PERMANENT SEEDING MAY BE SUBSTITUTED WITH SODDING (Ds4) AT THE DISCRETION OF THE PROPERTY OWNER AND LOCAL INSPECTOR.

Ds3 DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING

Ds4

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" (+ or - 1/4") of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

Table 2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L, P,C P,C P,C P,C	Warm weather
Bahiagrass	Pensacola	P,C	Warm weather
Centipede	___	P,C	Warm weather
St. Augustine	Common Bitterblue Raleigh	\ C	Warm weather
Zoysia	Emerald Myer	P,C	Warm weather
Tall Fescue	Kentucky 31	M-L, P	Cool weather

MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated
- Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.
- Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.
- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.
- Agricultural lime should be applied based on soil tests or at a rate of 1-2 tons/acre.
- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.

Table 1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./sq.ft.)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

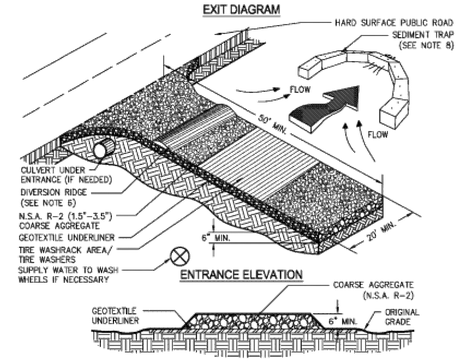
- On slopes steeper than 3:1, sod should be anchored with pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.
- Fertilize grasses in accordance with soil tests or Table 3.

Table 3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
Warm season	First Second	6-12-12 6-12-12	1500 800	50-100 50-100

MAINTENANCE
The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT

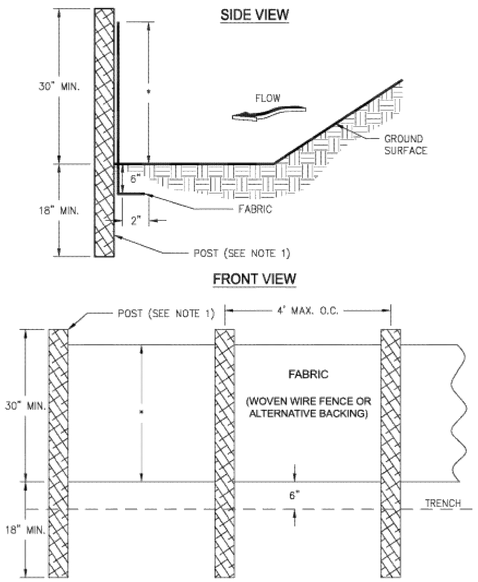


NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R–2 (1.5"–3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1

GSWCC (Amended - 2013) 6-142

SILT FENCE Sd1-S (TYPE C)



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

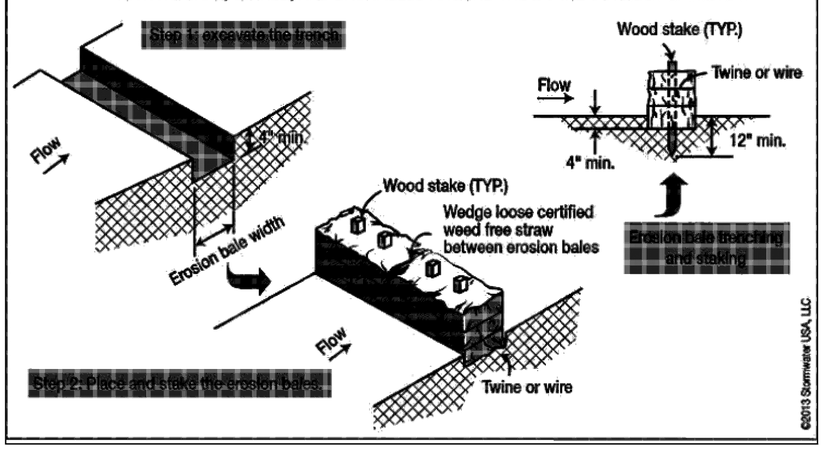
Figure 6-27.2

GSWCC 2016 Edition 6-142

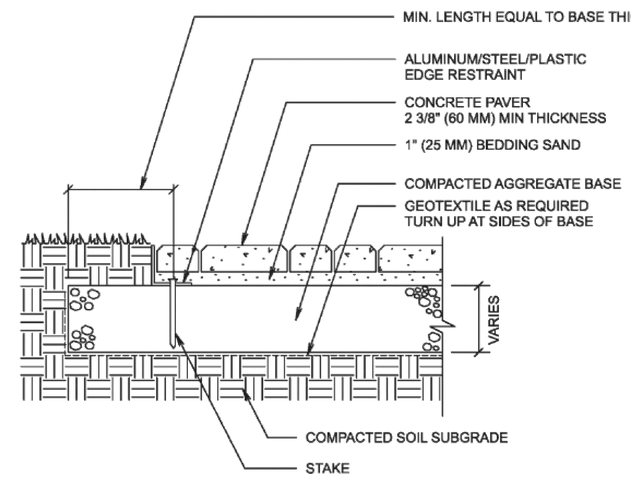
BMP Detail Series

STRAW BALES DETAIL

NOTE 1. STAKES SHALL BE WOOD AND SHALL BE 2" × 2" NOMINAL.
2. EROSION BALES SHALL BE 18" × 18" × 36".
3. EROSION BALES SHALL BE ENTRENCHED 4 IN. MINIMUM INTO THE SOIL, THIGHTLY ABUTTED WITH NO CAPS, STAKED, AND BACKFILLED AROUND THE ENTIRE OUTSIDE PERIMETER.



©2013 Stormwater USA, LLC



NOTE:
THICKNESS OF AGGREGATE BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.

BELGARD PAVERS
www.Belgard.com

PATIO/WALK/RESIDENTIAL DRIVEWAY W/ ALUMINUM / STEEL / PLASTIC EDGE

DRAWING NO. ICPI-53
SCALE F.S.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED: 10/11/2019 EXPIRES 10/11/2021
09/30/25
SIGNATURE DATE

GEORGIA REGISTERED No. 3419 PROFESSIONAL LAND SURVEYOR ROBERT W RICHARDSON

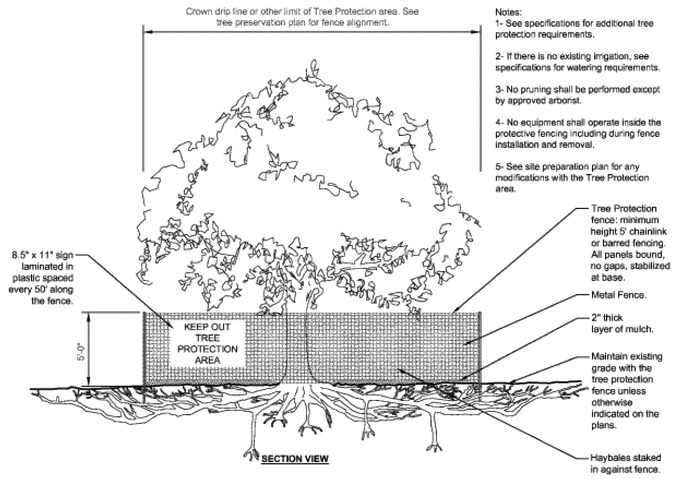
ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE,GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION:
REF. PLAT: PB. P.

NOTES & DETAILS FOR:
1035 OXFORD ROAD
TAX PARCEL# 18 002 04 020

LAND LOT: 2
DISTRICT: 18TH
DEKALB COUNTY GEORGIA
FIELD DATE: 09/05/24
PLAT DATE: 09/30/25

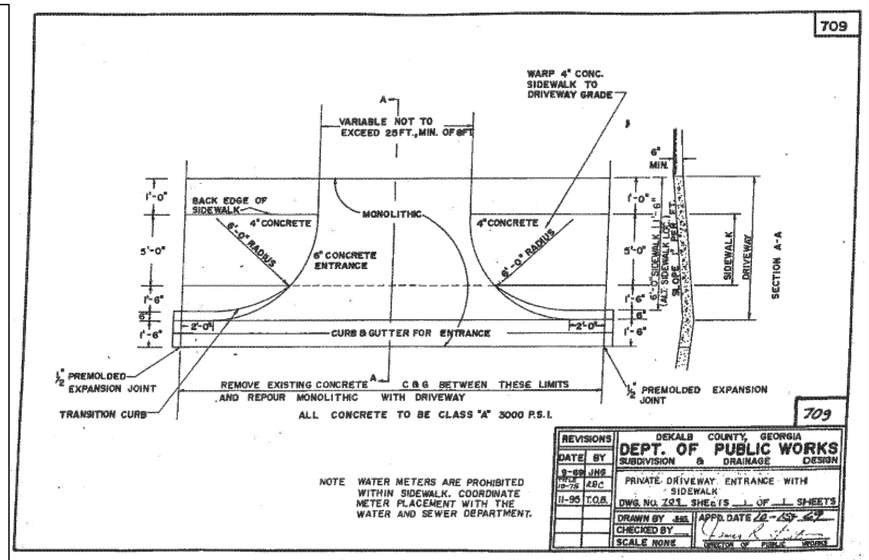
LOT: 54 BLOCK: 12B
SUB: DRUID HILLS
AREA = 0.438 ACRES
JOB No. 24412S2



Notes:
1- See specifications for additional tree protection requirements.
2- If there is no existing irrigation, see specifications for watering requirements.
3- No pruning shall be performed except by approved arborist.
4- No equipment shall operate inside the protective fencing including during fence installation and removal.
5- See site preparation plan for any modifications with the Tree Protection area.

S-X TREE PROTECTION

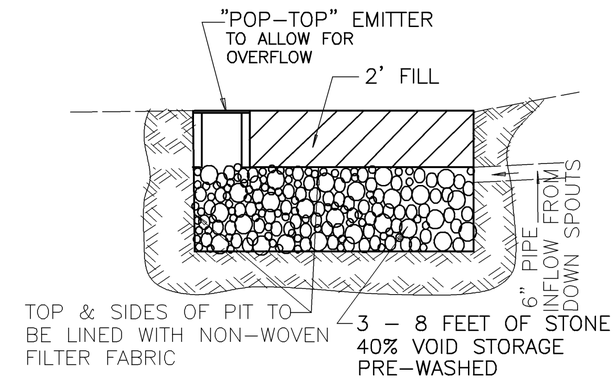
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



INFILTRATION TRENCH MAINTENANCE ACTIVITIES AND SCHEDULE

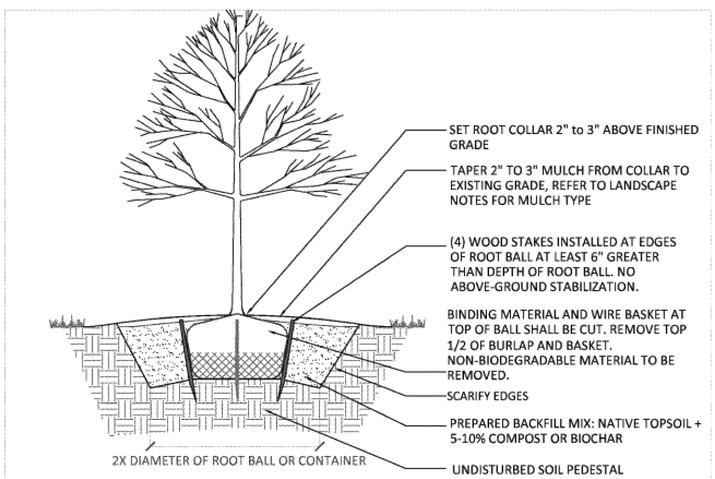
ACTIVITY	SCHEDULE
– REPLACE GRAVEL AND TOPSOIL (WHEN CLOGGED)	AS NEEDED
– CLEAR INLETS OF DEBRIS, INCLUDING SEDIMENT AND OIL/GREASE – STABILIZE THE SURROUND AREA. – MOW GRASS AND REMOVE GRASS CLIPPINGS FROM FILTER STRIP AREAS, IF APPLICABLE – REPAIR UNDERCUT AND ERODED AREAS AT INFLOW/OUTFLOW STRUCTURES.	MONTHLY
– INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR DEBRIS ACCUMULATION AND STRUCTURAL INTEGRITY; TAKE CORRECTIVE ACTION AS NEEDED.	SEMIANNUALLY
– AERATE PRETREATMENT BASIN BOTTOM OR DE–THATCH BASIN BOTTOM, IF APPLICABLE.	ANNUALLY
– SCRAPE PRETREATMENT BASIN BOTTOM TO REMOVE ACCUMULATED SEDIMENT AND RE–SEED GROUND COVER, IF APPLICABLE.	EVERY 5 YEARS
– TOTALLY REHABILLITATE THE TRENCH AND RESTORE ITS DESIGN STORAGE CAPACITY. – EXCAVATE TRENCH WALLS TO EXPOSE CLEAN SOIL IF APPLICABLE.	UPON FAILURE

1.) DOWN DRAINS SHALL HAVE POSITIVE SLOPE AWAY FROM FOUNDATION.

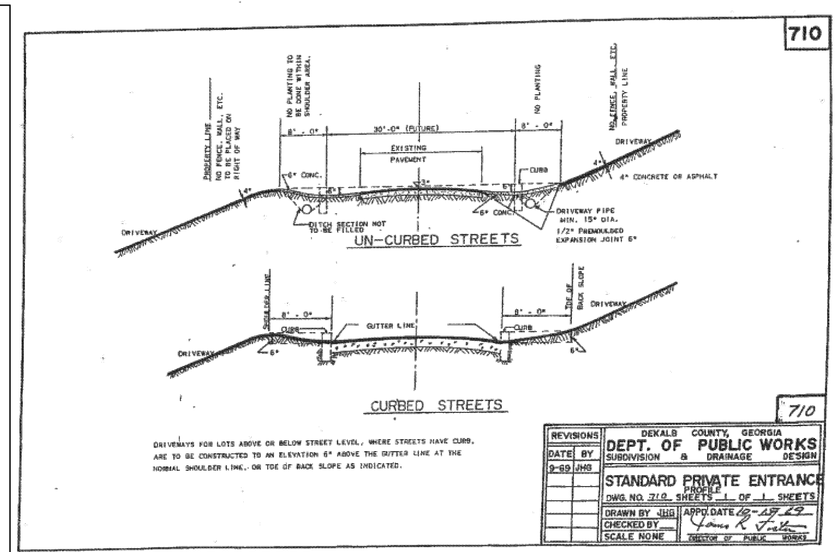


GRAVEL TRENCH : N.T.S.

2.) DOWN SPOUTS SHALL NOT BE DISCHARGE CLOSER THAN 5' FROM FOUNDATION



TREE PLANTING DETAIL
SCALE: 3/4" = 1'-0"



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LOT: 54 BLOCK: 12B
SUB: DRUID HILLS
AREA = 0.438 ACRES
JOB No. 24412S3

1035 OXFORD ROAD

A NEW CUSTOM HOUSE PROJECT INCLUDING NEW FLEX ROOM

PROJECT DIRECTORY

OWNER

MICHAEL WALL
PARKSIDE DEVELOPMENT
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Email: mikewall4@gmail.com

CONTRACTOR

ROBERT LONG JR.
ROBERT LONG CONSTRUCTION LLC
P.O. BOX 801208
ACWORTH, GEORGIA 30101
TEL. (404) 626-3302
Email: robert.long@robertlongconstruction.com

DESIGN TEAM

GOODMAN DESIGN, INC.
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ALPHARETTA, GEORGIA 30009
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SITE DEVELOPMENT

ALPHA LAND SERVICES
ROBERT RICHARDSON
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LOGANVILLE, GEORGIA 30052
TEL. (770) 696-4054
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SCOPE OF WORK

A NEW CUSTOM HOME PROJECT INCLUDING NEW FLEX ROOM.

ELECTRICAL LOAD CALCULATIONS AND PANEL SCHEDULE FOR EV CHARGING STATION WILL BE PROVIDED BY HOMEOWNER'S ELECTRICAL CONTRACTOR AND SUBMITTED TO THE CITY OF ATLANTA PRIOR TO ELECTRICAL PERMIT ISSUANCE.

INDEX OF DRAWINGS

A001	COVER SHEET
A002	ABBREV. & GRAPHIC SYMBOLS
A100	BASEMENT PLAN
A101	FLOOR PLANS
A102	ROOF PLAN & VERT. CIRCULATION
A201	EXTERIOR ELEVATION
A202	EXTERIOR ELEVATION
A203	EXTERIOR ELEVATION
A204	EXTERIOR ELEVATION
A301	SECTIONS & DETAILS
A302	SECTIONS & DETAILS

BUILDING CODE REVIEW

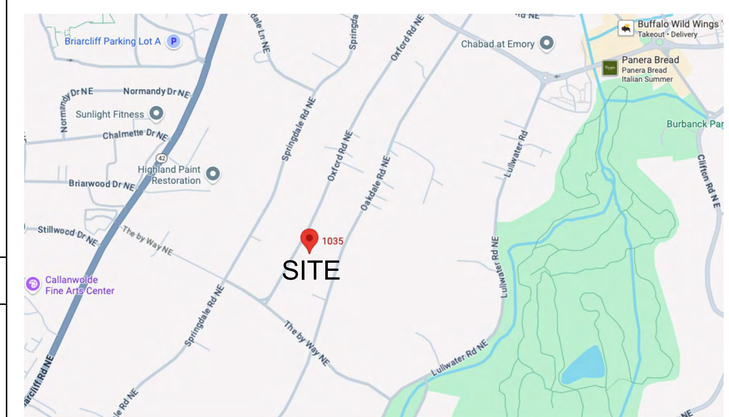
BUILDING CODE:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2024)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020), (2024)
- International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
- 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)

USE GROUP:	SINGLE FAMILY
CONSTRUCTION CLASS:	UNPROTECTED
HEIGHT & AREA LIMITATION:	3 STORY MAXIMUM HEIGHT, 35 FEET. AVERAGE HEIGHT PROVIDED– SEE ELEVATIONS.
EMERGENCY ESCAPE:	EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM OF 5.7 SQ. FT.

VICINITY MAP



AREA SUMMARY

BASEMENT:	1,613 HEATED SF
MAIN LEVEL:	2,578 HEATED SF
UPPER LEVEL:	2,440 HEATED SF
TOTAL:	6,631 HEATED SF
FLEX ROOM:	395 HEATED SF
FRONT STOOP:	80 SF
COVERED PATIO:	588 SF
COVERED DECK:	588 SF
TWO CAR GARAGE:	530 SF
ONE CAR GARAGE:	222 SF

RELEASED FOR CONSTRUCTION

Drawn:
Checked:
Date:
Job No.:

Revisions:

No.	Date

1035 OXFORD ROAD
A NEW CUSTOM HOUSE PROJECT
ATLANTA, GEORGIA

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e. brant@goodmandesign.us
www.goodmandesign.us
creating architecture for sustainable environments
Create. Process. Design with Purpose.

Title:
COVER SHEET

Scale:
NO SCALE

Sheet:
A001

of:

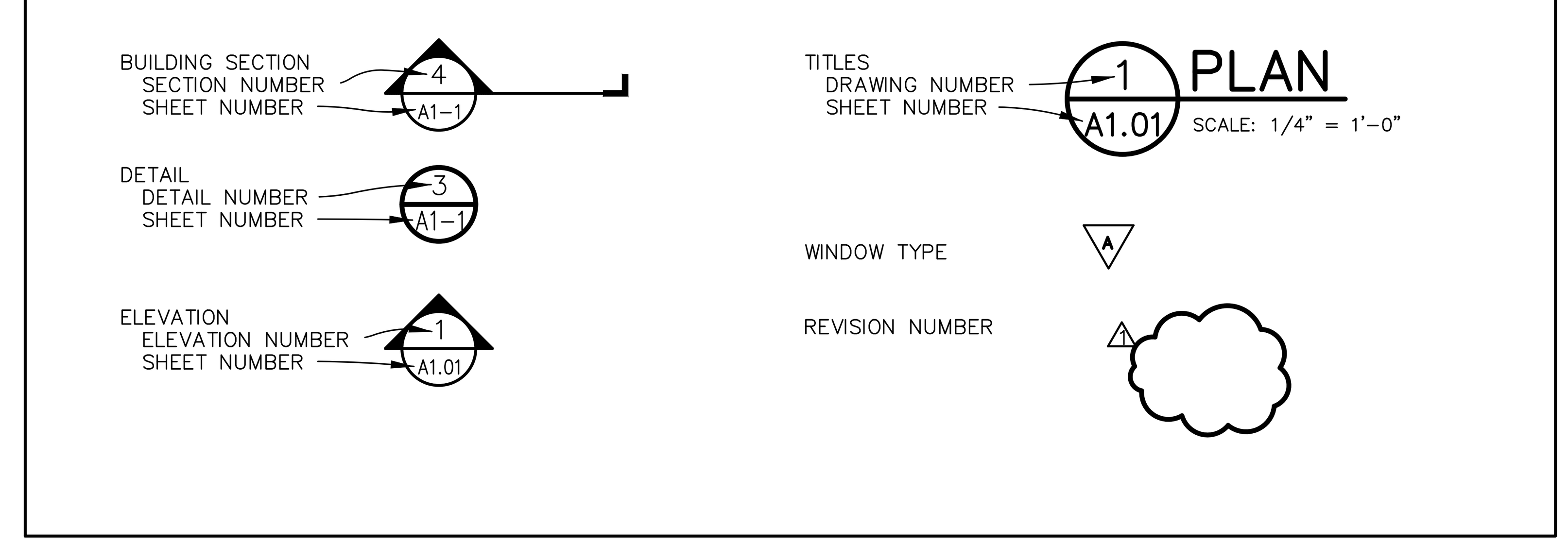
ABBREVIATIONS

&	AND
@	AT
AB	ANCHOR BOLT
AC	ACRE
ACOUS	ACOUSTIC
ACT	ACOUSTICAL CEILING TILE
ADDL	ADDITIONAL
ADH	ADHESIVE
ADJ	ADJACENT
ADMIN	ADMINISTRATION
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
ALT	ALTERNATE, ALTERNATIVE
ALUM	ALUMINUM
AMSL	ABOVE MEAN SEA LEVEL
ANOD	ANODIZE (D)
APPROX	APPROXIMATE
ARCH	ARCHITECT (URAL)
ASPH	ASPHALT
ASSY	ASSEMBLY
AU	ACOUSTICAL UNITS
AUTO	AUTOMATIC
AUX	AUXILIARY
B/	BOTTOM OF
BAL	BALANCE (ED)
BALC	BALCONY
BA RM	BATHROOM
DEV	BEVEL (ED)
BD	BOARD
BG	BUMPER GUARD
BITUM	BITUMEN (OUS)
BLDG	BUILDING
BLKG	BLOCKING
BLRM	BALLROOM
BLST	BALLAST
BM	BEAM
BOL	BOLLARD
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BRKT	BRACKET
BRZ	BRONZE
B/S	BOTH SIDES
BSMT	BASEMENT
BT	BATHTUB
BTWN	BETWEEN
BUR	BUILT–UP ROOFING
C	CHANNEL SHAPE
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIN
CBL	CABLE
CC	CENTER TO CENTER
CEG	CONSULTING ENGINEER'S GROUP
CEM	CEMENT (ITIOUS)
CER	CERAMIC
CERT	CERTIFY (ICATION, ICATE)
CB	CORNER GUARD
CIP	CAST–IN–PLACE
CJ	CONTROL JOINT
CJF	COMPRESSIBLE JOINT FILLER
C/L	CENTERLINE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR (ANCE)
CMU	CONCRETE MASONRY UNIT
CNCL	CONCEAL (ED)
CNTR	COUNTER
COL	COLUMN
COMB	COMBINE (ATION)
COMP	COMPOSITE
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT (ED, ING, ION)
CONST	CONSTRUCT (ION)
CONT	CONTINUE (OUS)
COORD	COORDINATE (ED)
CORR	CORRIDOR
CPT	CARPET
CSWK	CASEWORK
CTSK	COUNTERSINK
CT	CERAMIC TILE
CTR	CENTER
CU	CUBIC
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DTL	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DL	DEAD LOAD
DN	DOWN
DN RM	DINING ROOM
DND	DUAL NAPKIN DISPOSAL
DPFG	DAMPROOFING
DR	DOOR
DR RM	DRESSING ROOM
DRNBD	DRAINBOARD
DRN	DRAIN
DS	DOWNSPOUT
DW	DRYWALL
DWG	DRAWING
DWR	DRAWER
DWTR	DUMBWAITER
E	EAST
EA	EACH
EDF	ELECTRICAL DRINK FOUNTAIN
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC (AL)
ELEV	ELEVATOR
EMER	EMERGENCY
EMP	EMPLOY (EE)
ENCL	ENCLOSURE
ENG	ENGINEER (ING)
ENTR	ENTRANCE (ENTRY)
EOS	EDGE OF SLAB
EPX	EPOXY
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EPS	EXTRUDED POLYSTYRENE
EQ	EQUAL
EQUIP	EQUIPMENT
ESC	ESCAPE
ESCL	ESCALATOR
ETC	ETCETERA
EWC	ELECTRIC WATER COOLER
EXC	EXCAVATION
EXCL	EXCLUDE (ED, ING)
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED
EXPN	EXPAND (ED, ING, SION)
EXT	EXTERIOR
EXTR	EXTRUDE (ED)

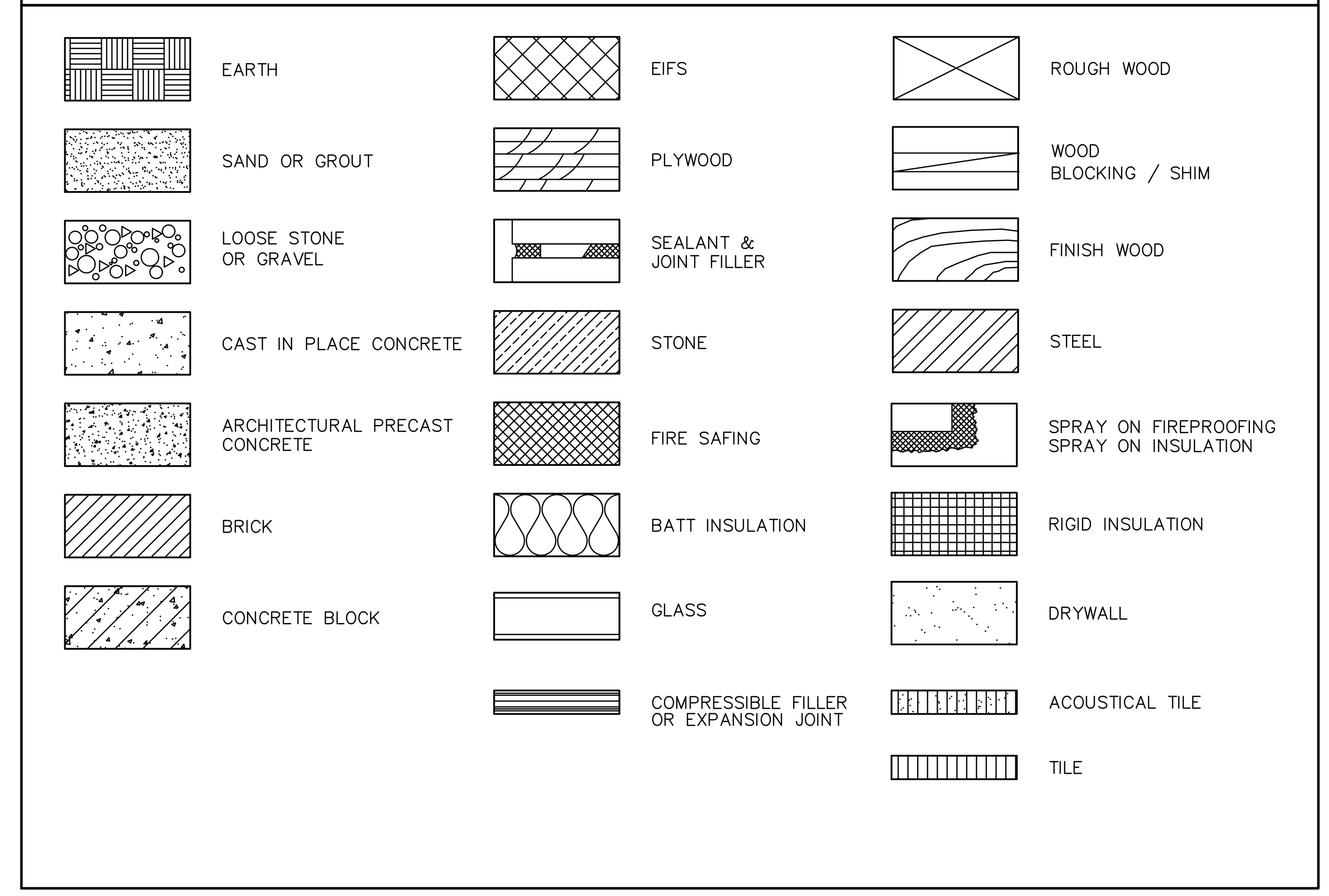
FA	FIRE ALARM
FAC	FIRE APPARATUS CABINET
FAB	FABRICATE (OR)
FCRC	FLUOROCARBON RESINOUS COATING
FD	FLOOR DRAIN
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FHC	FIRE HOSE CABINET
FIB	FIBER (OUS)
FIN	FINISH
FIXT	FIXTURE
FLEX	FLEXIBLE
FLR	FLOOR (ING)
FLUOR	FLUORESCENT
FM	FACTORY MUTUAL
FOUNT	FOUNTAIN
FOF	FACE OF FINISH
FPRF	FIREPROOF (ED, ING)
FR	FIRE RESISTIVE
FRP	FIBER REINFORCED PLASTER
FS/C	FIRE SAFING ON CLIPS
FSTN	FASTEN (ER)
FT	FOOT (FEET)
FTG	FOOTING
FURN	FURNISH
FURR	FURRING
FVC	FIRE VALVE CABINET
FCWP	FABRIC COVERED WALL PANEL
GA	GAUGE
GAL	GALLON
GALV	GALVANIZE (ED)
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLASS
GRDRL	GUARDRAIL
GRD	GRADE
GRND	GROUND
GSB	GYPSUM SOFFIT BOARD
GSF	GROSS SQUARE FEET
GSTRM	GUESTROOM
GTR	GUTTER
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIBB
HC	HANDICAPPED
HD	HEAD
HDW	HARDWARE
HDEPS	HIGH DENSITY EXTRUDED POLYSTYRENE
HGR	HANGER
HM	HOLLOW METAL
HNDRL	HANDRAIL
HOR OR	
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HSKPG	HOUSEKEEPING
HSTWY	HOISTWAY
HT	HEIGHT
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HYD	HYDRANT
ID	INSIDE DIAMETER (DIMENSION)
IN	INCH (ES)
INCAN	INCANDESCENT
INCL	INCLUDE (ED, ING)
INFO	INFORMATION
INSUL	INSULATE (ED, ING, ION)
INT	INTERIOR
IRMA	INVERTED ROOF MEMBRANE ASSEMBLY
IRR	IRRIGATION
JAN	JANITOR
JB	JAMB
JR	JUNIOR
JST	JOIST
JT	JOINT
K	KING
KIT	KITCHEN
KD	KNOCKDOWN
L	ANGLE SHAPE
LAB	LABORATORY
LAM	LAMINATE (ED)
LAUN	LAUNDRY
LAV	LAVATORY
LB	POUND
LDSC	LANDSCAPE (ED, ING)
LF	LEFT HAND
LKR	LOCKER
LL	LIVE LOAD
LONG	LONGITUDINAL
LP	LOW POINT
LT	LIGHT
LVR	LOUVER
MACH	MACHINE
MAINT	MAINTAIN (ANCE)
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MBH	MOP & BROOM HOLDER
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURE(ER)
MFT	MINERAL FISSURE TILE
MH	MANHOLE
MIN	MINIMUM (MINUTE)
MIR	MIRROR
M/S	MIRROR WITH SHELF
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MD	MODIFY (ED)
MP	MIDPOINT
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTG	MEETING
MTL	METAL
MUL	MULLION
N	NORTH
NA	NOT APPLICABLE
NAT	NATURAL
NEOP	NEOPRENE
NF	NO FINISH
NIC	NOT IN CONTRACT
NO / NOM	NUMBER NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OA	OVERALL (DIMENSION)
OC	ON CENTER
OD ODRN	OVERFLOW DRAIN
OH	OVER HEAD
OPP HD	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OTS	OPEN TO STRUCTURE
OZ	OUNCE

PART	PARTIAL
PC	PRECAST CONCRETE
PD	PLAZA DRAIN
PERF	PERFORATE (ED)
PRIM	PERIMETER
PKG	PARKING
PL	PLATE
P/L	PROPERTY LINE
P LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLUMB	PLUMBING
PLYWD	PLYWOOD
PMR	PROTECTED MEMBRANE ROOFING
PMW	PROTECTED MEMBRANE WATERPROOFING
PNL	PANEL
POL	POLISH (ED)
PR	PAIR
PREFAB	PREFABRICATE (ED)
PRELIM	PRELIMINARY
PRESS	PRESSURE
PROJ	PROJECTION, PROJECT
PROT	PROTECT (ED)
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAINTED
PRN	PARTITION
PVF2	POLYVINYLIDENE FLUORIDE FINISH
PVG	PAVING
PVMT	PAVEMENT
QRK	QUIRK
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RB	RESILIENT BASE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD RDRN	ROOF DRAIN
RDG	RIDGE
RE	REGARDING
REF	REFER TO (REFERENCE)
REG	REGISTER
REFL	REFLECT (ED, IVE)
REINF	REINFORCE (ED, ING, MENT)
REM	REMOVE (ABLE)
REQD	REQUIRED
RES	RESILIENT
REST	RESTAURANT
RET	RETAIN (ED, ING)
RH	RIGHT HAND
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT–OF–WAY
RT	RUBBER TILE
RTD	RECESSED TOWEL DISPENSER
S	SOUTH
SAB	SOUND ATTENUATION BLANKET
SAN	SANITARY
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SDP	SOAP DISPENSER
SEC	SECTION
SEP	SEPARATE (ION)
SERV	SERVICE
SF	SQUARE FEET (FOOT)
SGT	STRUCTURAL GLAZED TILE
SH SHT	SHEET
SHTH	SHEATHING
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNV	SANITARY NAPKIN VENDOR
SPEC	SPECIFICATION
SQ	SQUARE
SPKR	SPEAKER
SPR	SPRINKLER (ED)
SRMFI	SEMI RIGID MINERAL FIBER INSULATION
SS	STAINLESS STEEL
ST	STONE
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STE	SUITE
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURE
ST STL	STAINLESS STEEL
STRUC	STRUCTURE (AL)
SUP	SUPPLY
SUSP	SUSPEND (ED)
T	TREAD
T/	TOP OF
T/S	TOP OF STEEL/SLAB
T/W	TOP OF WALL
TAEC	THERMAL ACRYLIC ENAMEL COATING
TB	TOWEL BAR
T&G	TONGUE & GROOVE
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPER (ED)
TER	TERRACE
THK	THICK (NESS)
THRU	THROUGH
TOIL	TOILET
TOPO	TOPOGRAPHIC MAP
TOC	TOP OF CURB
TOS	TOP OF SLAB (STEEL
TPD	TOILET PAPER DISPENSER
TRANS	TRANSVERSE (FER)
TYP	TYPICAL
US	UNCERCUT
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
USG	UNITED STATES GYPSUM
USU	UTILITY SHELF UNIT
UTIL	UTILITY (IES)
VAL	VALLEY
VAR	VARY (IES)
VAP BAR	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
V PLAS	VENEER PLASTER
VOC	VERTICAL ON CENTER
VOL	VOLUME
VS	VINYL SHEET
VT	VINYL TILE
VW	VIEW WINDOW
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
WNDW	WINDOW
WF	WIDE FLANGE SHAPE
WG	WIRE GLASS
W/O	WITHOUT
WP	WORKPOINT
WPFG	WATERPROOFING
WR	WASTE RECEPTACLE
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD (S)

SYMBOLS LEGEND



MATERIALS LEGEND



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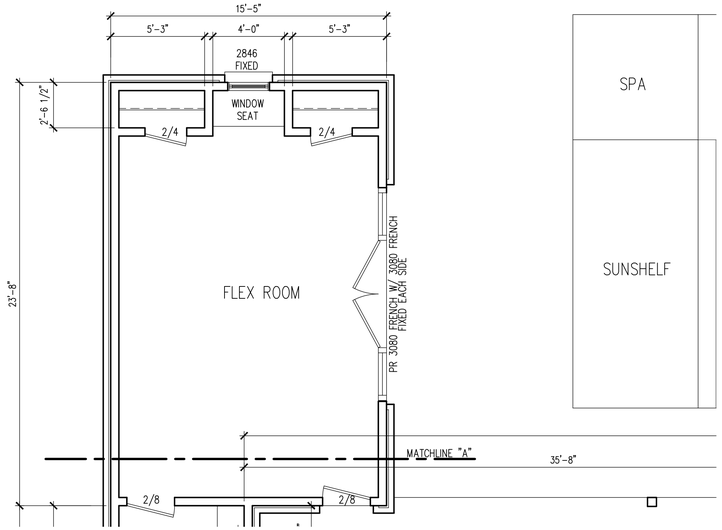
Title:
ABBREV. & GRAPHIC SYMBOLS

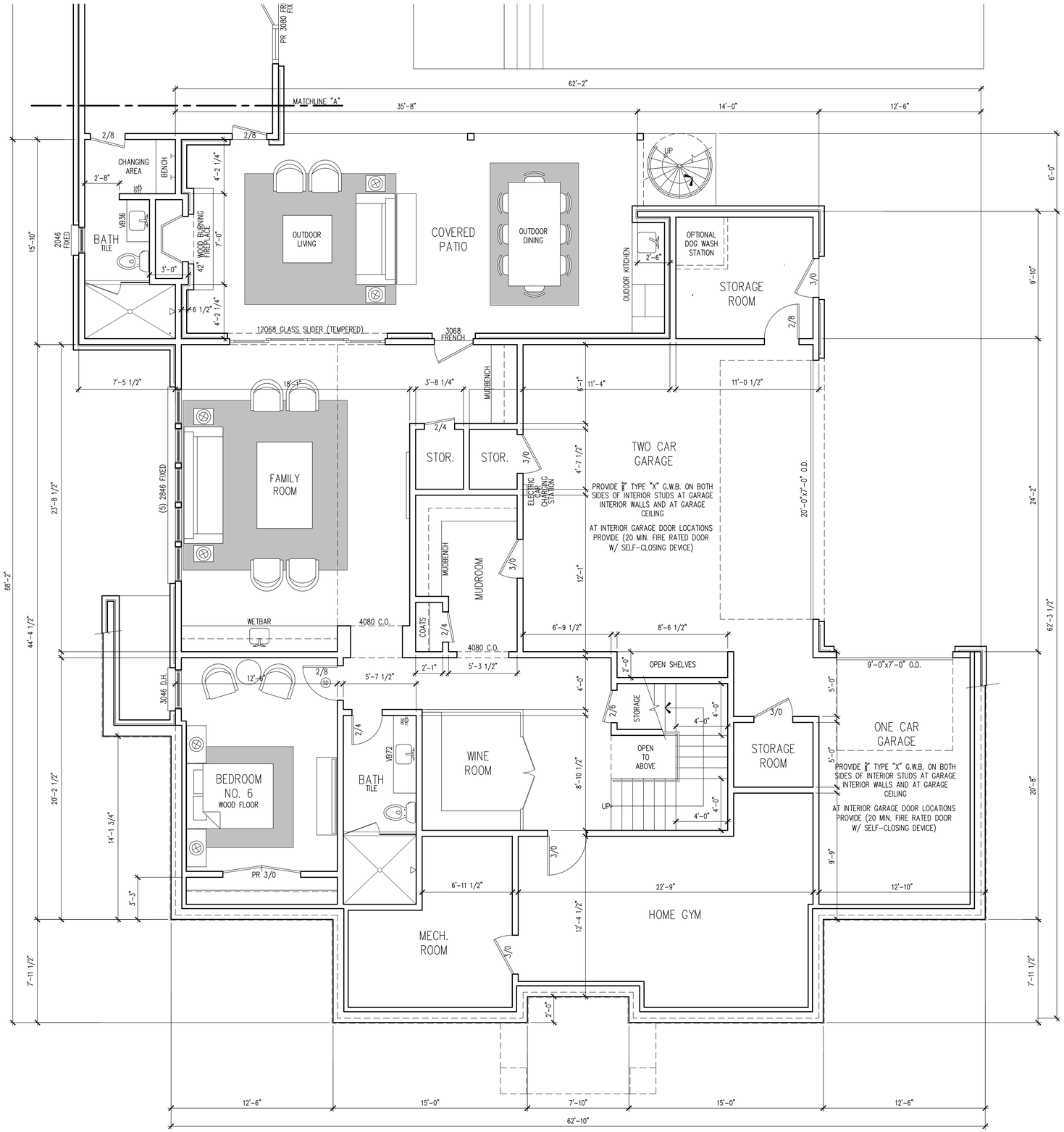
Scale:
NO SCALE

Sheet:
A002

of:



2 A100 CONTUATION OF BASEMENT FLOOR PLAN
1/4"=1'-0"



1 A100 BASEMENT LEVEL FLOOR PLAN
1/4"=1'-0"

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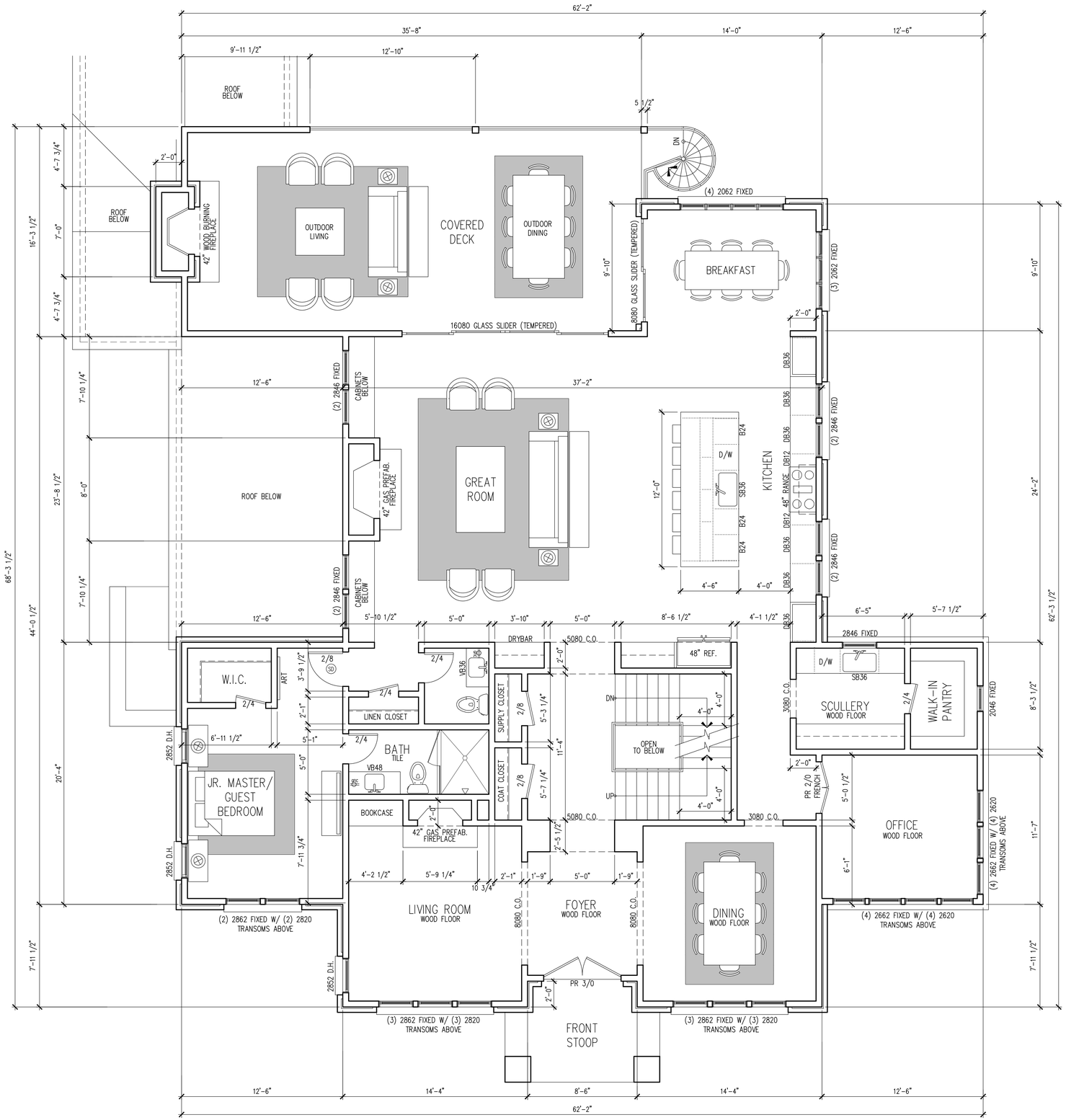
Title:
BASEMENT PLAN

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

Sheet:
A100

of:



1 A101 **MAIN LEVEL FLOOR PLAN**
1/4"=1'-0"

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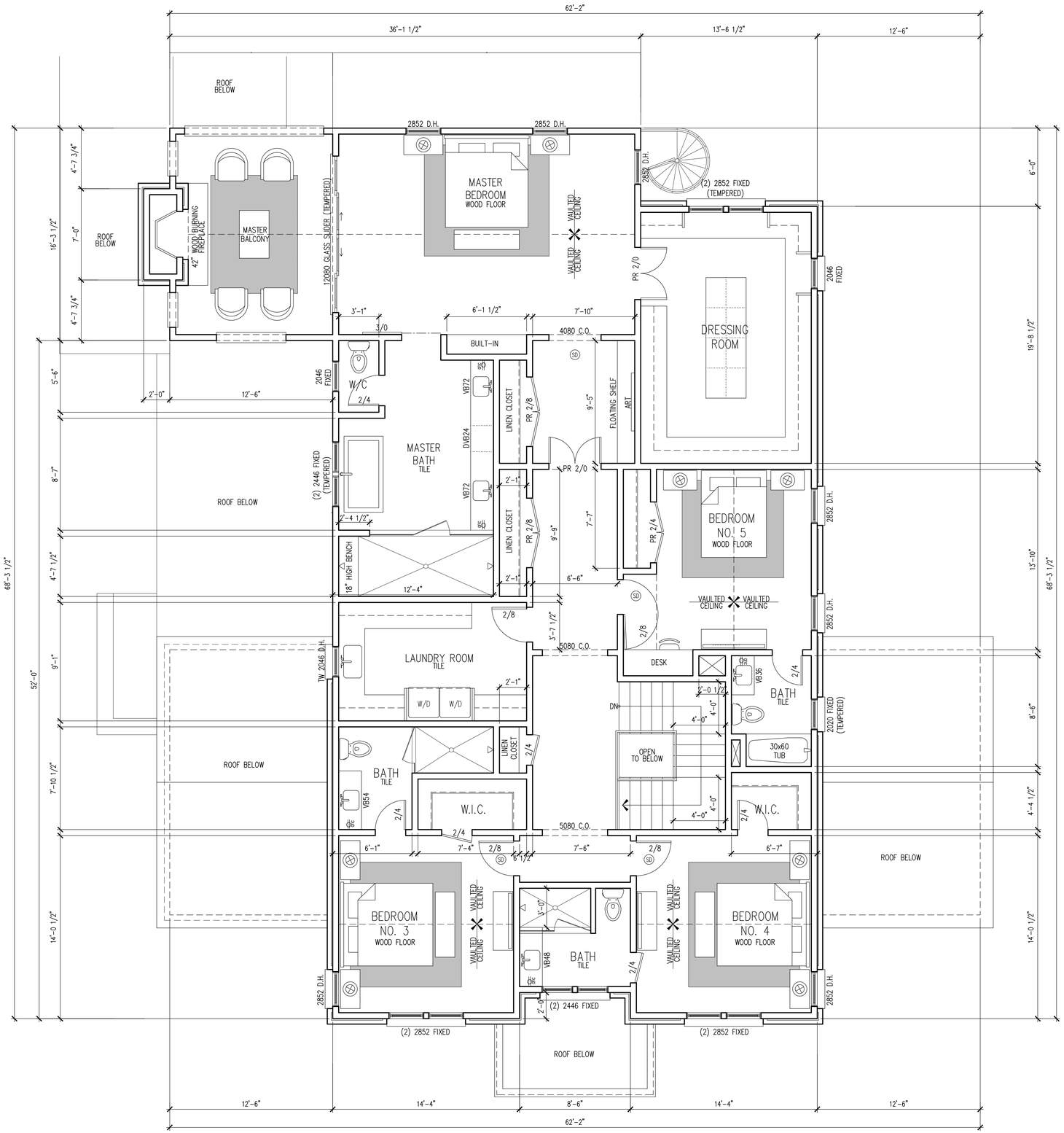
Title:
FLOOR PLANS

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

Sheet:
A101

of:



1 A102 UPPER LEVEL FLOOR PLAN
1/4"=1'-0"

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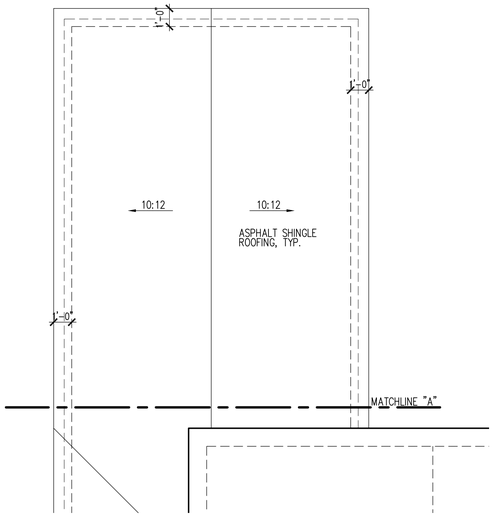
Title:
FLOOR PLANS

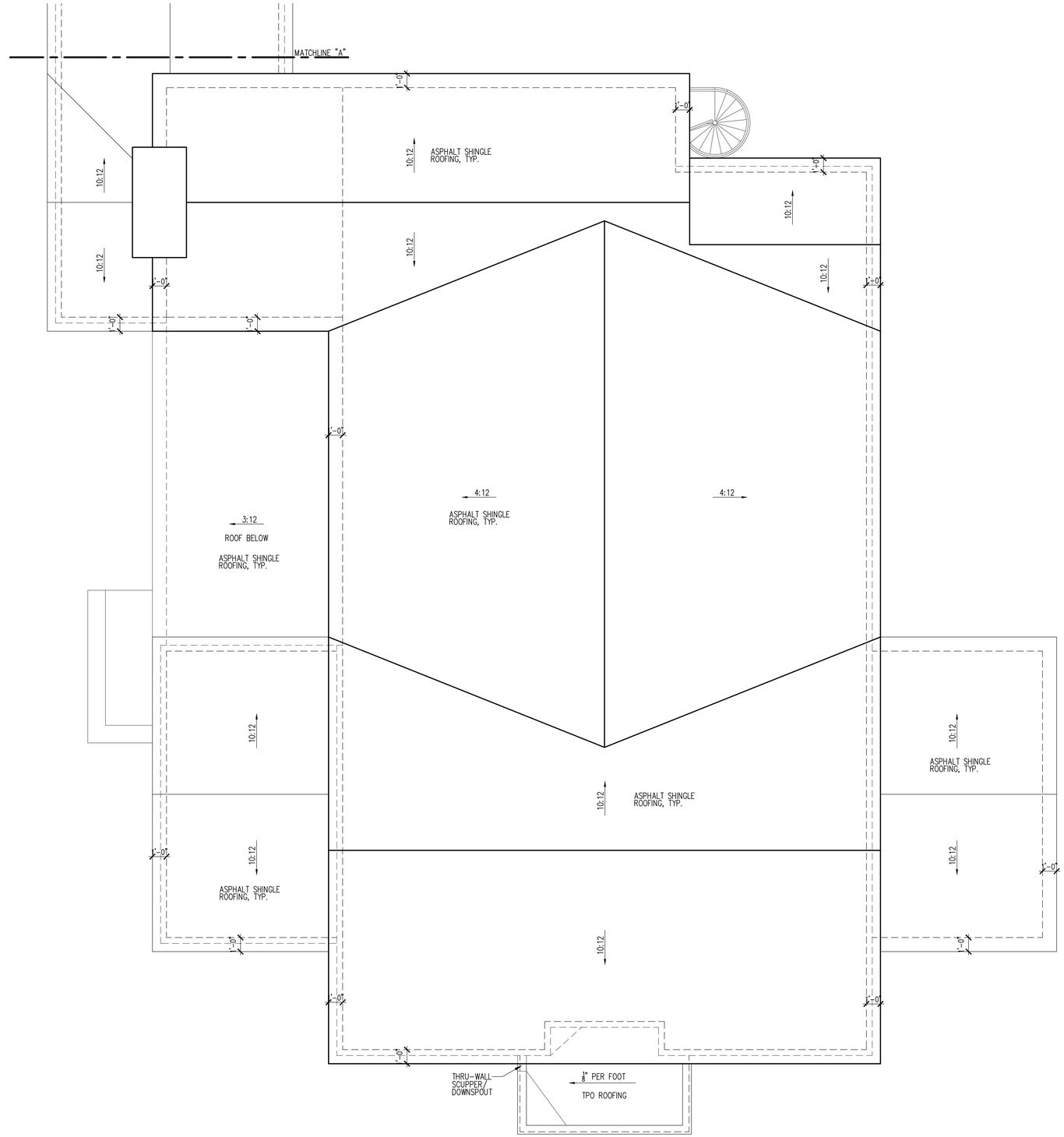
Scale:
1/4"=1'-0"

Sheet:
A102

of:



2 A103 CONTINUATION OF ROOF PLAN
1/4"=1'-0"



1 A103 ROOF PLAN
1/4"=1'-0"

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Title:
ROOF PLAN & VERT. CIRCULATION

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

Sheet:
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of:

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

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Title:
EXTERIOR ELEVATIONS

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

Sheet:
A201

of:

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

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Title:
EXTERIOR ELEVATIONS

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

Sheet:
A202

of:

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

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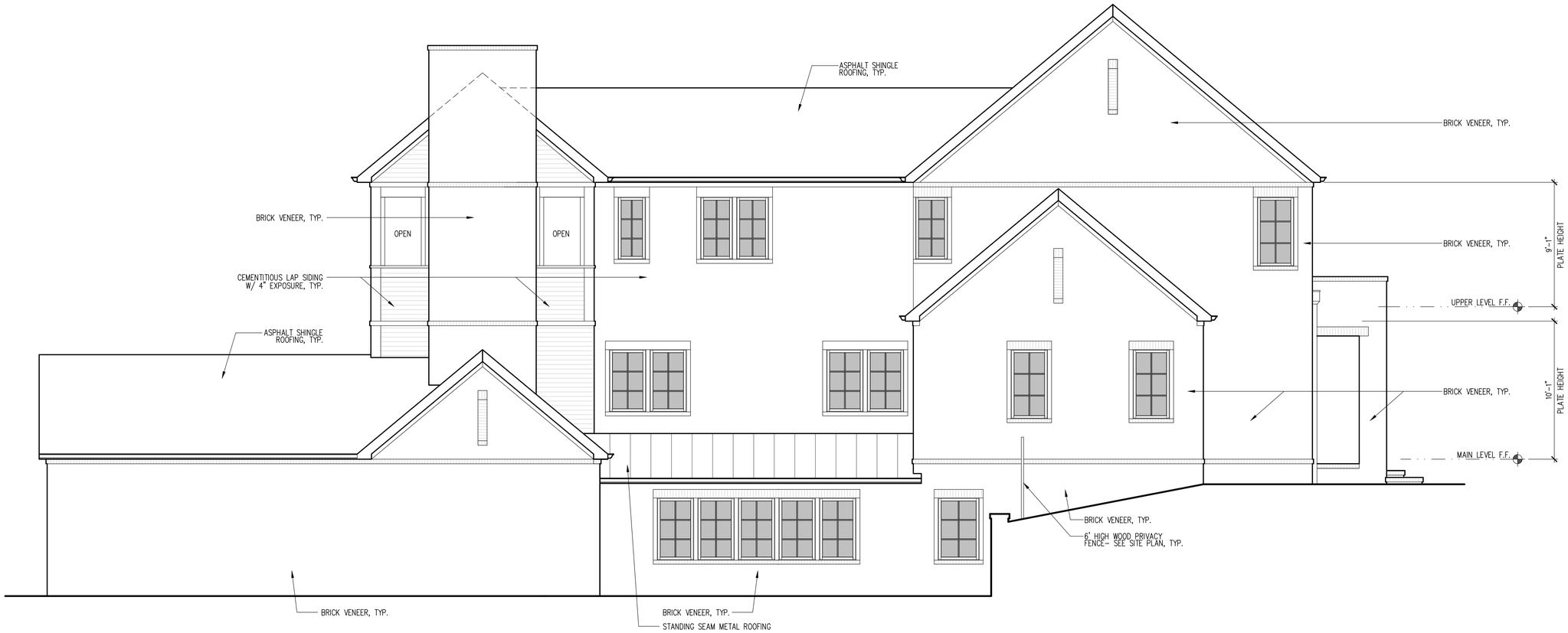
Title:
EXTERIOR ELEVATIONS

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

Sheet:
A203

of:



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

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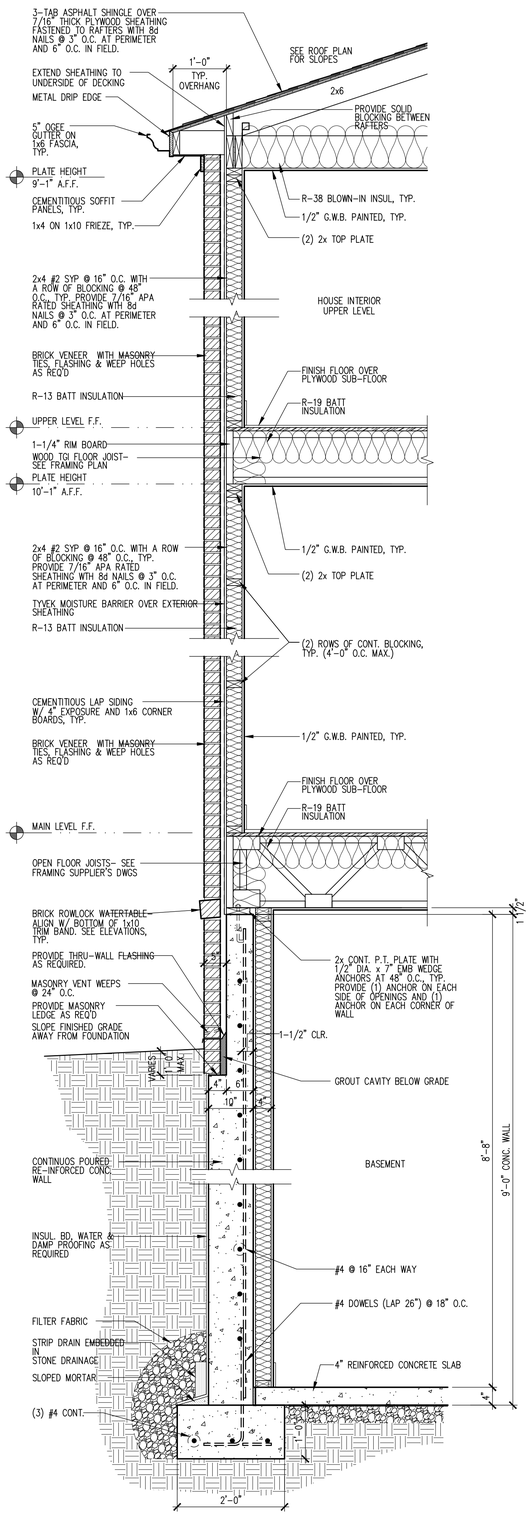
Title:
EXTERIOR ELEVATIONS

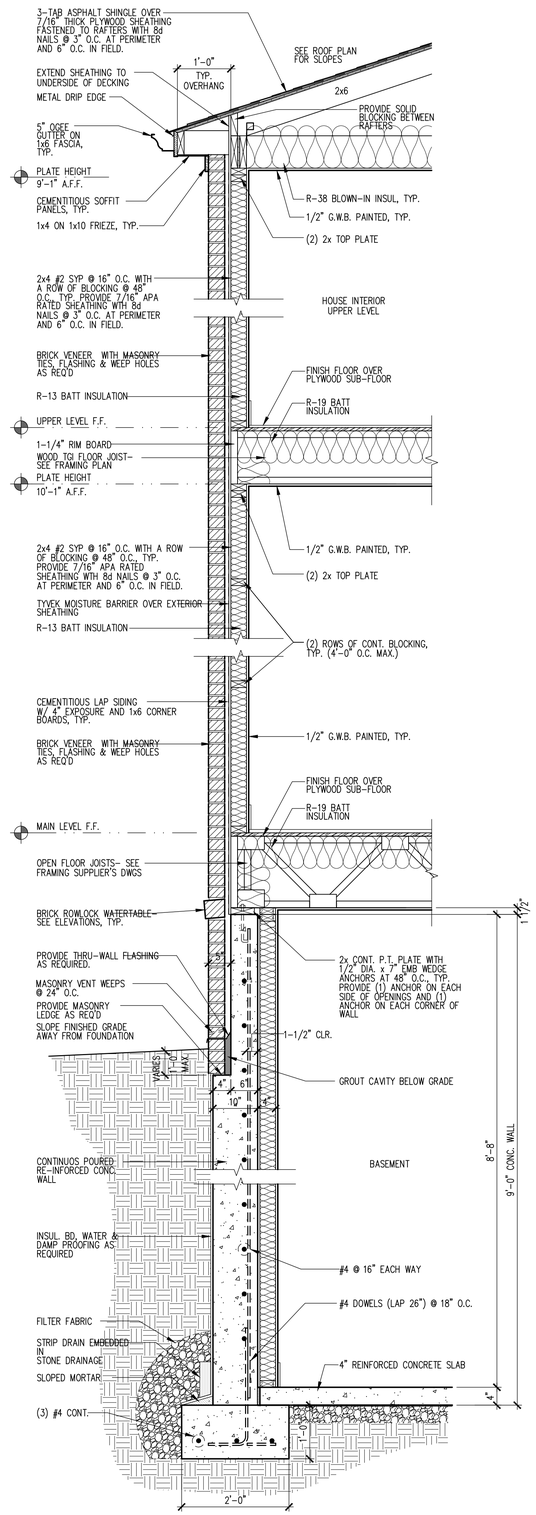
Scale:
1/4"=1'-0"

Sheet:
A204

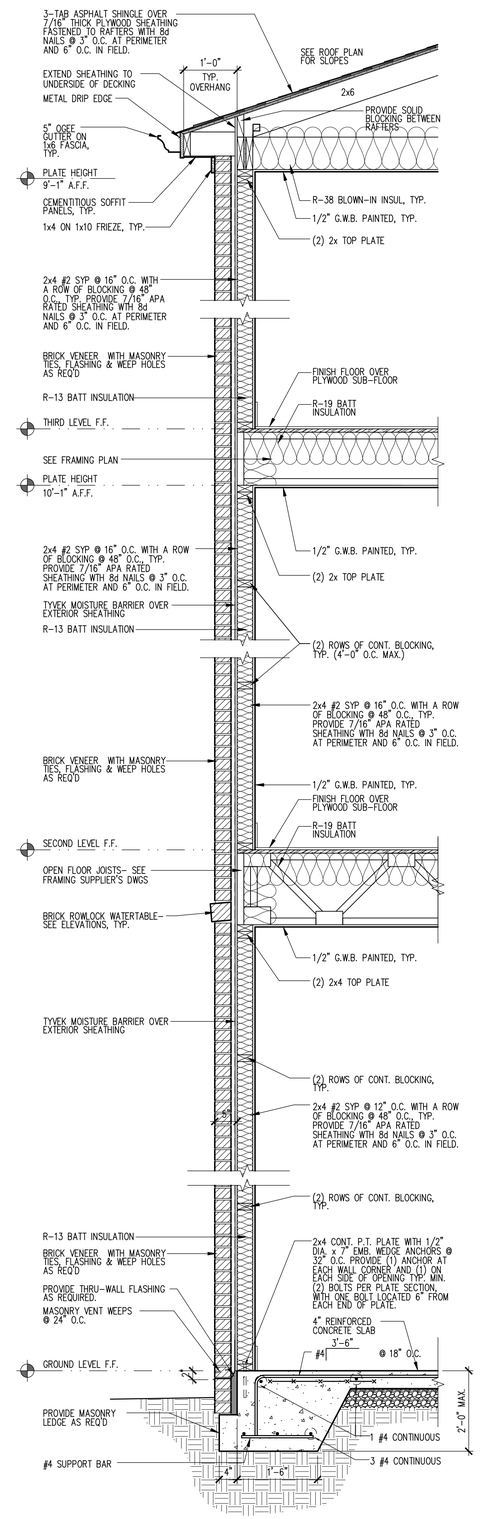
of:



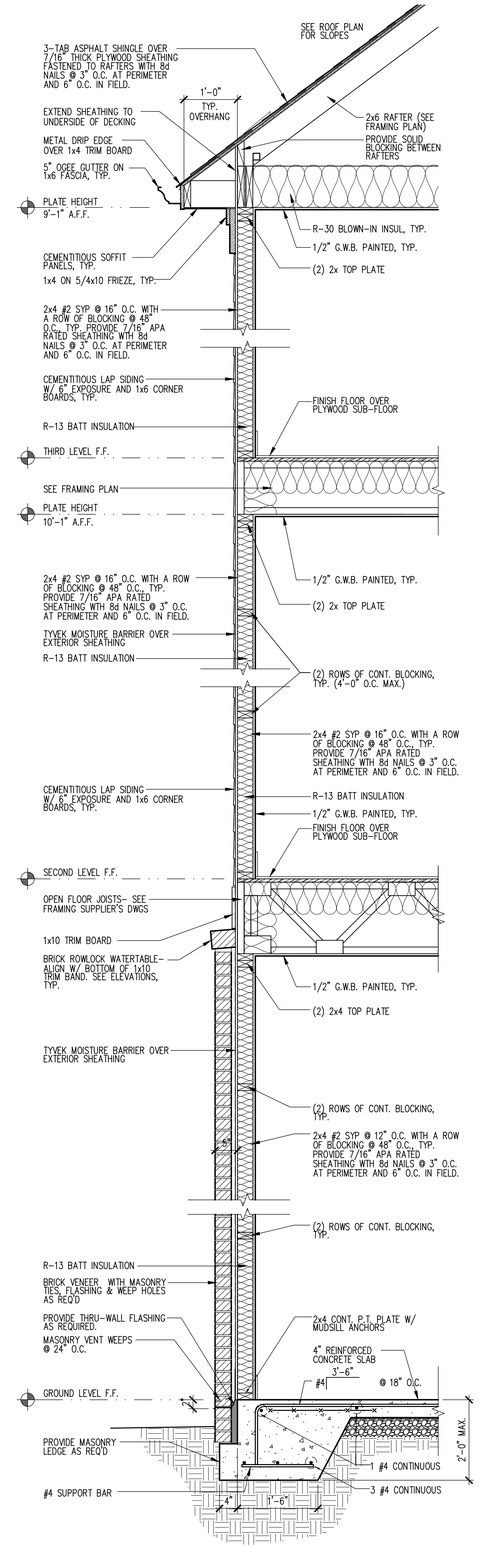
1 A301 **WALL SECTION**
3/4"=1'-0"



2 A301 **WALL SECTION**
3/4"=1'-0"



3 A301 **WALL SECTION**
3/4"=1'-0"



4 A301 **WALL SECTION**
3/4"=1'-0"

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Title:
SECTIONS & DETAILS

Scale:
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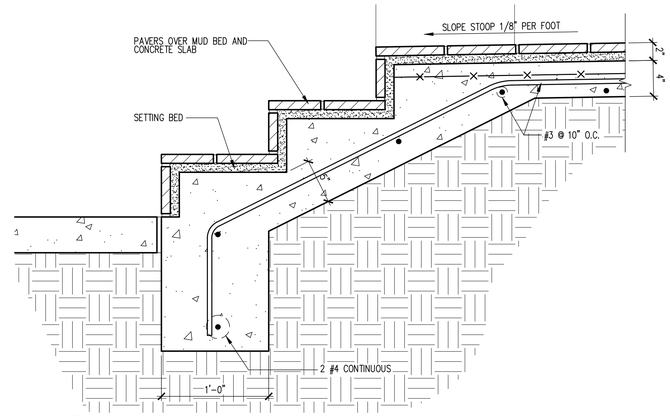
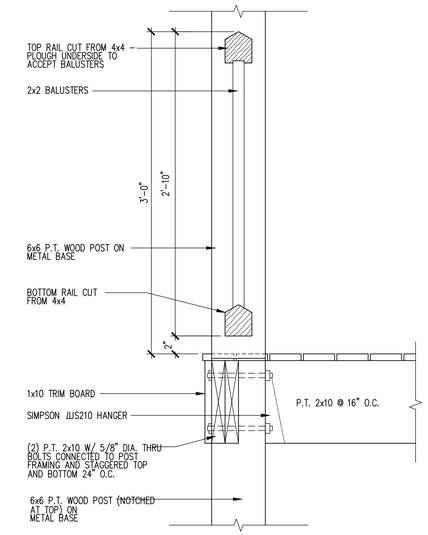
Sheet:
A301

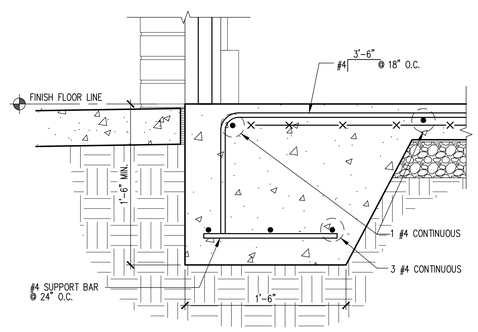
of:



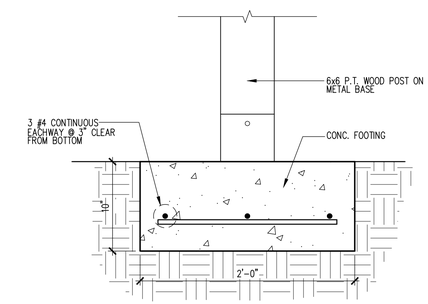
1 A302 DETAIL @ PORCH STEPS
1-1/2"=1'-0"



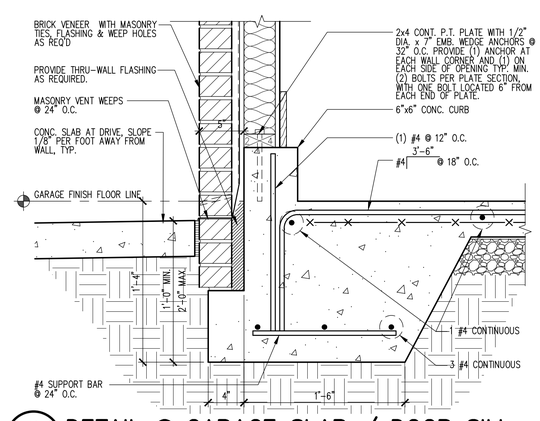
4 A302 DETAIL @ DECK POST / RAILING
1-1/2"=1'-0"



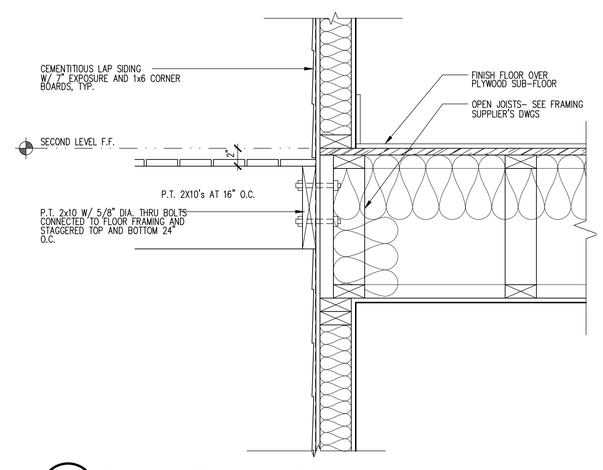
2 A302 DETAIL @ GARAGE SLAB / CURB
1-1/2"=1'-0"



5 A302 DETAIL @ DECK POST FOUNDATION
1-1/2"=1'-0"



3 A302 DETAIL @ GARAGE SLAB / DOOR SILL
1-1/2"=1'-0"



6 A302 DETAIL @ DECK CONNECTION
1-1/2"=1'-0"

RELEASED FOR CONSTRUCTION

Drawn:
Checked:
Date:
Job No.:

Revisions:

No.	Date

1035 OXFORD ROAD
A NEW CUSTOM HOUSE PROJECT
ATLANTA, GEORGIA

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Title:
SECTIONS & DETAILS

Scale:
AS NOTED

Sheet:
A302

of: