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: 2.12.26 Date Received: _____

Address of Subject Property: 1071 Oxford Rd NE

Applicant: Evans Harrell E-Mail: [redacted]

Applicant Mailing Address: 1071 Oxford Rd NE
Atlanta GA 30306

Applicant Phone: [redacted]

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

****

Owner(s): _____ Email: _____

Owner(s): _____ Email: _____

Owner(s) Mailing Address: _____

Owner(s) Telephone Number: _____

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:

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

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. 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 pjvennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: Dan Hanlon Digitally signed by Dan Hanlon Date: 2026.02.12 16:31:44 -05'00'

DeKalb County

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

I/ We: Evans Harrell

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

hereby delegate authority to: Dan Hanlon

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

Signature of Owner(s): _____

Date: July 17, 2025

Please review the following information

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

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

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

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

JN: 25-069.01	FOLDER: OXFORD ROAD, 1071	FIELD: AN 3-14-2025	DRAFT: AQ 3-28-2025	REVIEW: 04.01.25 jc

RESERVED FOR THE SUPERIOR COURT CLERK

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumberances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

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

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

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

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

0 20' 40'
1" = 20'

N (COMPASS)

REFERENCE:
DEED BOOK 12442 PG 115

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

SURVEY DATA:

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

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

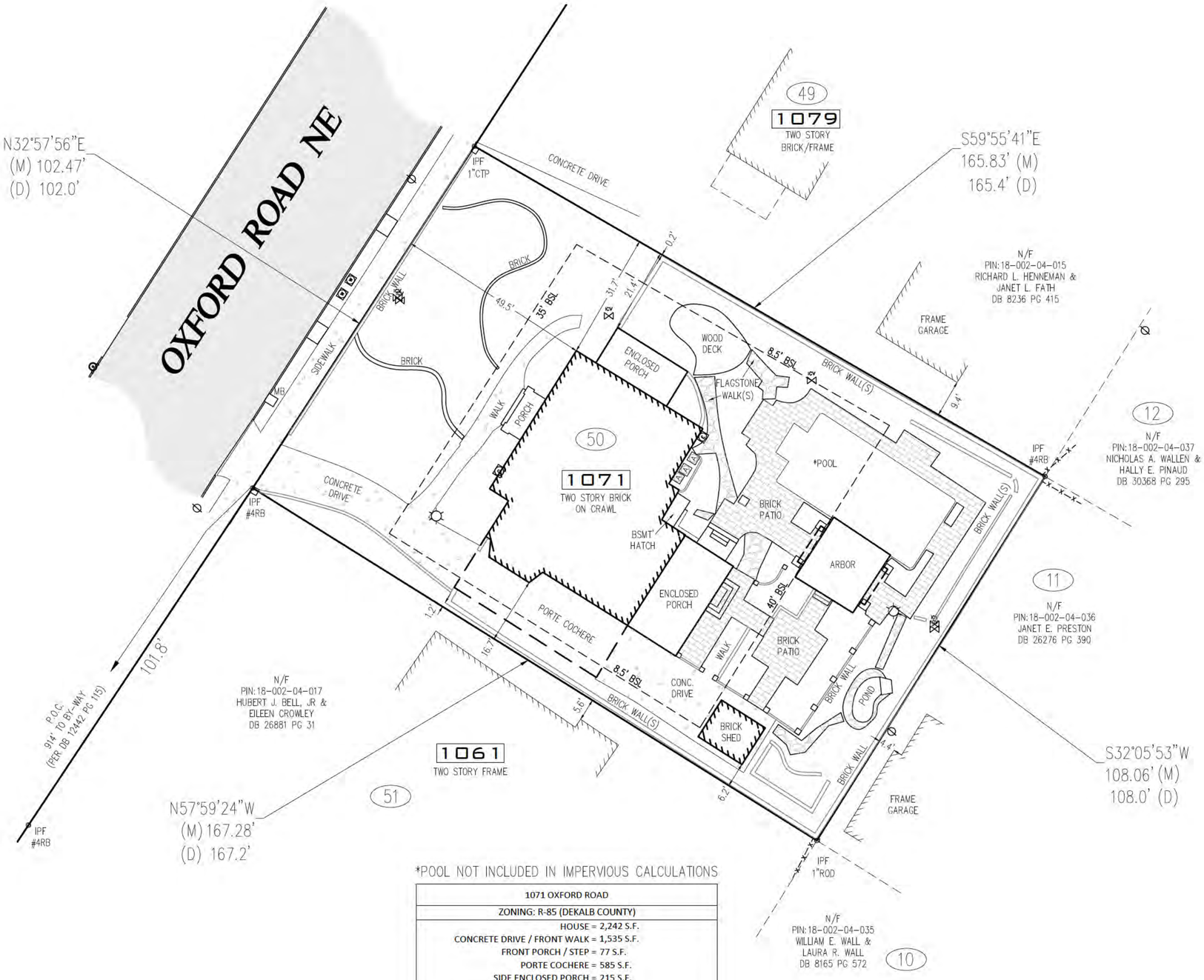
TOTAL AREA: 17,523 SQ FT, 0.402 AC

CALCULATED PLAT CLOSURE: 1:118,910

FIELD DATA:

DATE OF FIELD SURVEY 3-14-2025

EQUIPMENT USED:
TRIMBLE S5 ROBOTIC TOTAL STATION



LEGEND

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

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

*POOL NOT INCLUDED IN IMPERVIOUS CALCULATIONS

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

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

1071 OXFORD ROAD

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

GEORGIA REGISTERED No. 3354 LANDSURVEYOR JONATHAN M. COE

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

www.dekalbsurveys.com
COA 1086

© 2025: THIS 18 X 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR

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

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

SITE NOTES:

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

DEKALB COUNTY NOTES:

1. GRADE TO DRAIN AWAY FROM FOUNDATION.
2. ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
4. ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
6. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
7. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
8. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
9. 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.
10. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
11. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR OR A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
12. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
13. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
14. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
15. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
16. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
17. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
18. WATER QUALITY BMP(s) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
19. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(s).
20. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
    MONDAY-FRIDAY 7:00am-7:00pm
    SATURDAY 8:00am-5:00pm
21. DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP
22. DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEER OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT
23. 72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
24. SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE PLUMBING PERMIT.
25. PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY, A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR. HTTPS://WWW.DEKALBCOUNTYGA.GOV/TRANSPORTATION/UTILITY-PERMITTING
26. PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES, FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.
27. NOTIFY WATER AND SEWER INSPECTOR AT 770-732-6411 PRIOR TO START OF CONSTRUCTION
28. ANY WALL OF 4' OR GREATER IN HEIGHT REQUIRES A SEPARATE BUILDING PERMIT BEFORE CONSTRUCTION
29. DEVELOPERS AND PROPERTY OWNERS' ASSOCIATIONS SHALL ENSURE ACCESS TO ALL PRIVATE STREETS BY EMERGENCY AND LAW ENFORCEMENT VEHICLES AND SHALL ENSURE THAT PRIVATE STREETS ARE CONSTRUCTED TO ALLOW ACCESS BY ALL EMERGENCY VEHICLES AND LAW ENFORCEMENT VEHICLES.
30. NO WOODY VEGETATION IS ALLOWED WITHIN 15' OF THE DOWNSTREAM TOE OF EARTHEN EMBANKMENT". (I.E. STUMPS, ETC)
31. ANY CONSERVATION AREAS WILL BE RECORDED AT THE DEKALB COUNTY COURTHOUSE IN PERPETUITY WITH THE AFFECTED PROPERTIES

PRE-CONSTRUCTION LOT COVERAGE:

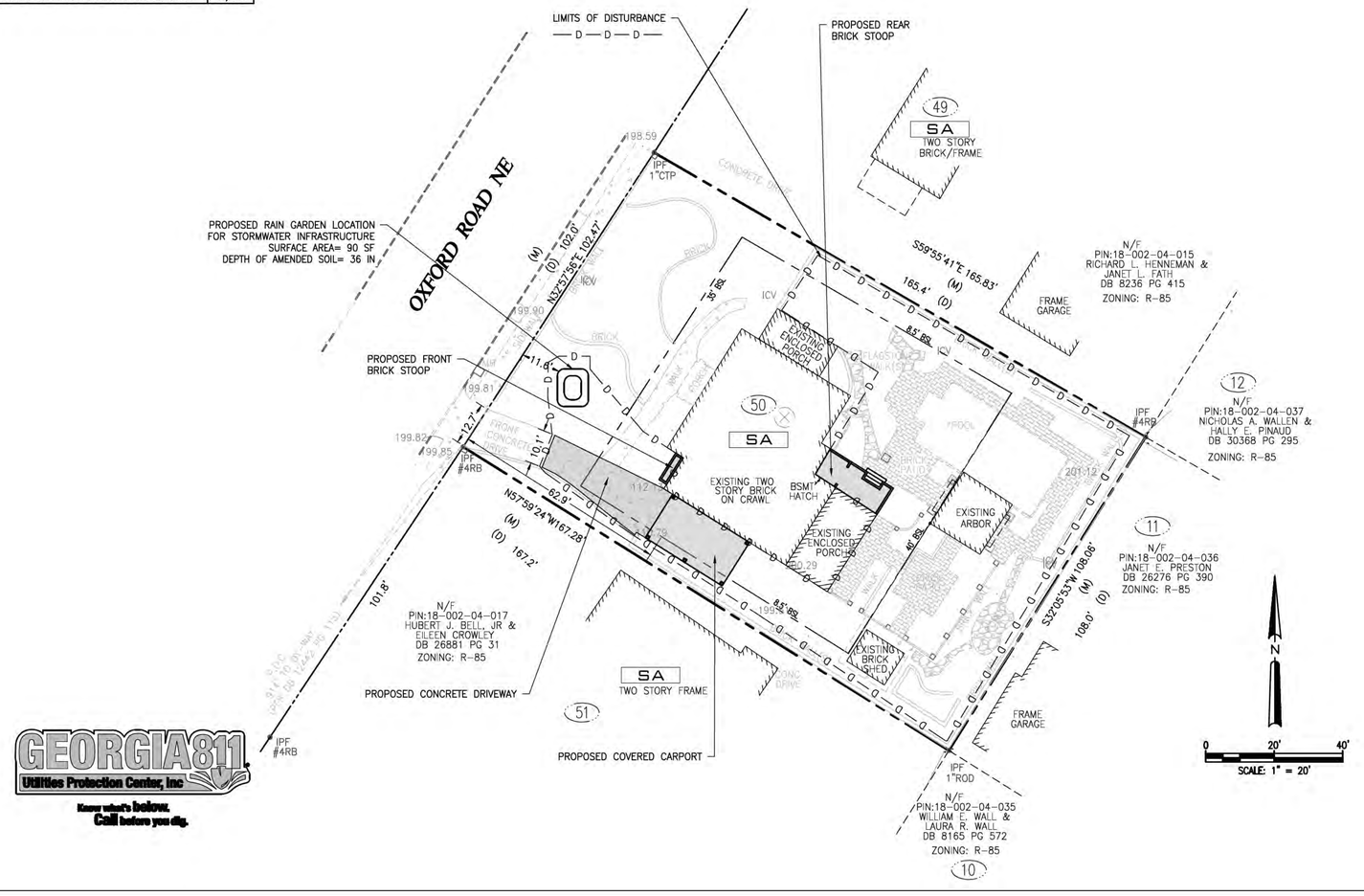
EXISTING IMPERVIOUS AREA	SF
EXISTING HOUSE	2,242
EXISTING FRONT CONCRETE DRIVE	1,535
EXISTING FRONT PORCH	77
EXISTING PORT COCHERE	585
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,489
EXISTING FLAGSTONE WALKS	324
EXISTING WALLS	735
EXISTING BASEMENT HATCH	28
EXISTING ARBOR	302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

POST-CONSTRUCTION LOT COVERAGE:

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

ZONING CONFORMANCE:

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



GEORGIA811 Utilities Protection Center, Inc
Know what's below. Call before you dig.

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

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

REGISTERED GEORGIA ENGINEER GEORGE H. BALTZ III

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

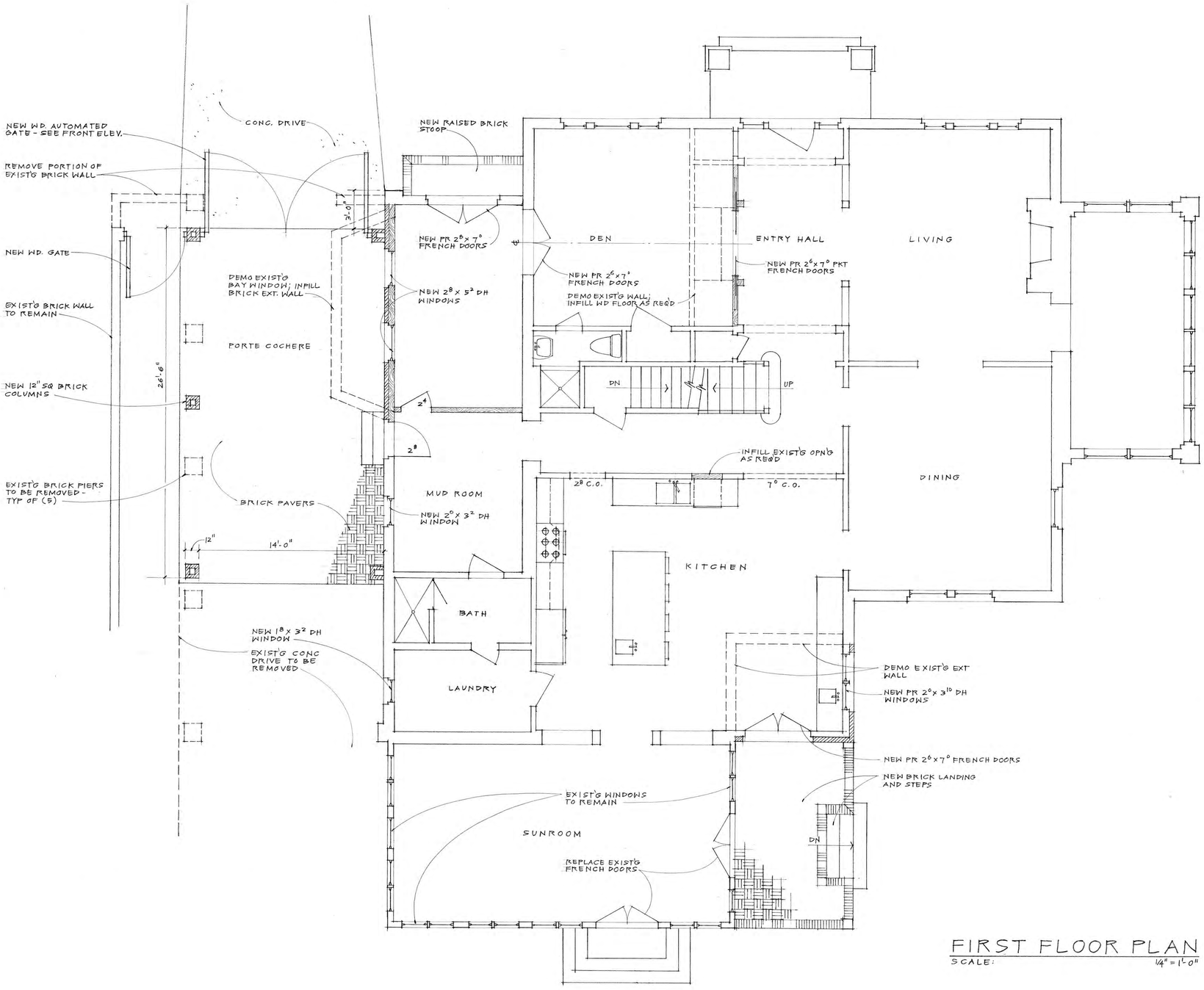
REV	DATE	BY	CHKD	DESCRIPTION

PRELIMINARY SITE PLAN

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

CVE PI # 25-338

SHEET NO.
C-1



FIRST FLOOR PLAN

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

REVISIONS	BY

JOHN STEVEN CONWAY
ARCHITECT
404 378 5787
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030

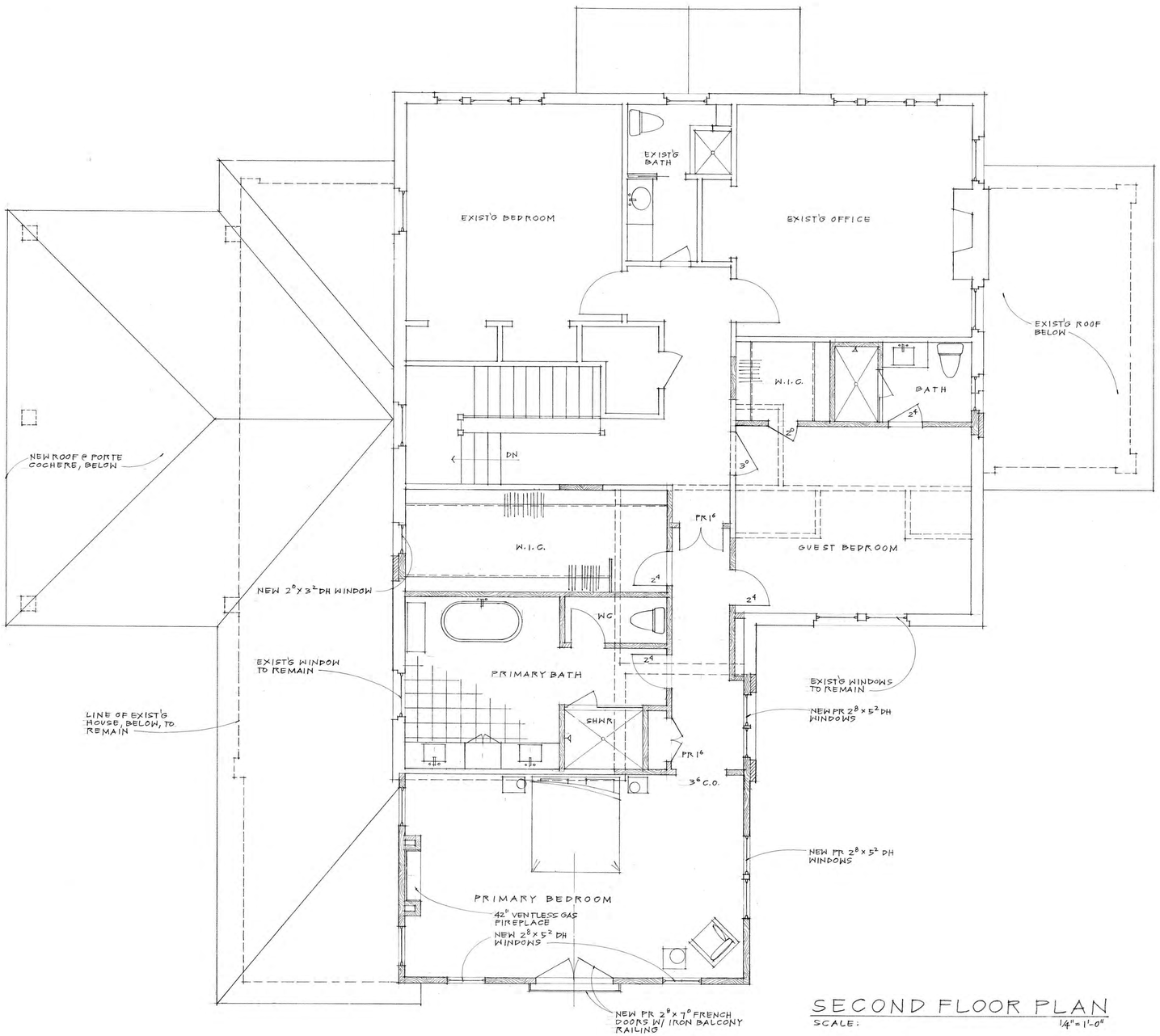
PROPOSED RENOVATIONS FOR

Evans Harrell and Mo Burke

1071 Oxford Road, Atlanta, GA 30307

Date	2·12·26
Scale	NOTED
Drawn	JSC
Job	
Sheet	A-1
Of	Sheets

24 X 36 CLEARPRINT®



SECOND FLOOR PLAN

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

REVISIONS	BY

JOHN STEVEN CONWAY
ARCHITECT
404 378 5787
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030

PROPOSED RENOVATIONS FOR

Evans Harrell and Mo Burke

1071 Oxford Road, Atlanta, GA 30307

Date	2·12·26
Scale	NOTED
Drawn	JSC
Job	
Sheet	A-2
Of	Sheets

24 X 18 CLEARPRINTe

RIGHT SIDE ELEVATION

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

FRONT ELEVATION

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

REVISIONS	BY

JOHN STEVEN CONWAY
ARCHITECT
404 378 5787
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030

PROPOSED RENOVATIONS FOR

Evans Harrell and Mo Burke

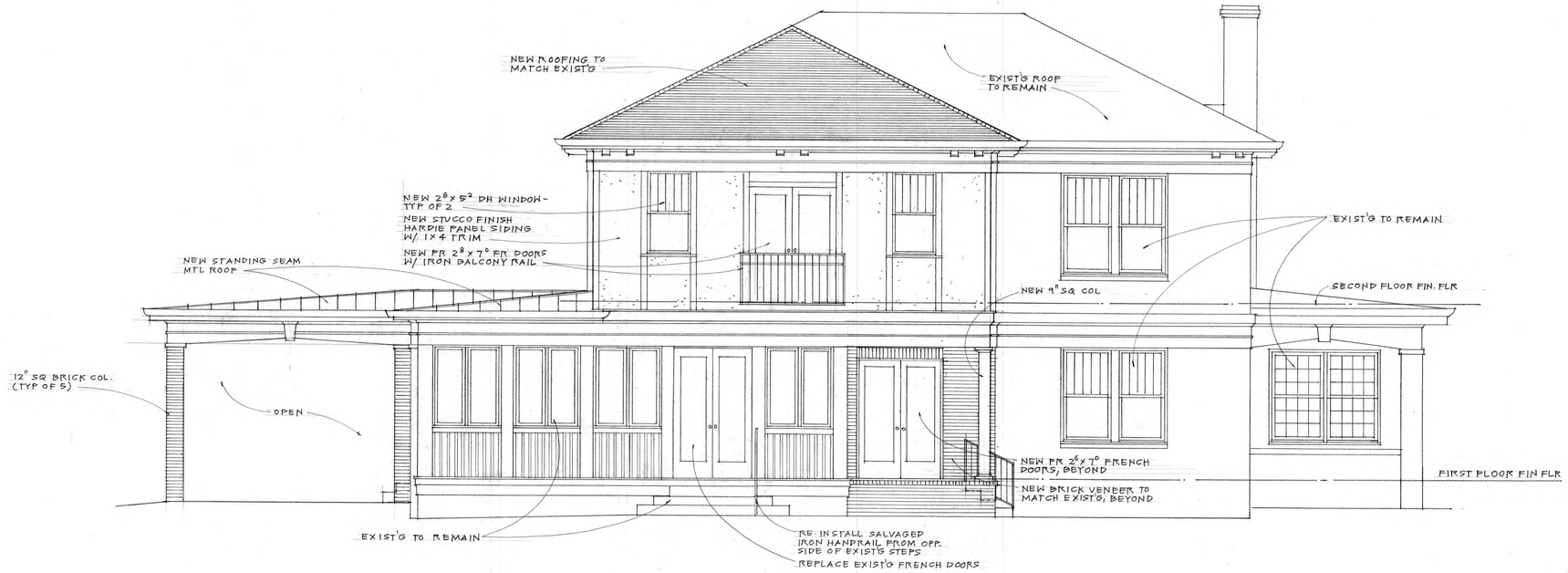
1071 Oxford Road, Atlanta, GA 30307

Date	2·12·26
Scale	NOTED
Drawn	JSC
Job	
Sheet	A-3
Of	Sheets

24 X 36 CLEARPRINT®

LEFT SIDE ELEVATION

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



REAR ELEVATION

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

REVISIONS	BY

JOHN STEVEN CONWAY
ARCHITECT
404 378 5787
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030

PROPOSED RENOVATIONS FOR

Evans Harrell and Mo Burke

1071 Oxford Road, Atlanta, GA 30307

Date 2·12·26

Scale NOTED

Drawn JSC

Job

Sheet A-4

Of Sheets

24 X 36 CLEARPRINTs

REVISIONS	BY

JOHN STEVEN CONWAY
ARCHITECT
404 378 5778
JSCONWAY@ATT.COM
307 GLENN CIRCLE
DECATUR, GA 30030

PROPOSED RENOVATIONS FOR

Evans Harrell and Mo Burke

1071 Oxford Road, Atlanta, GA 30307

Date	
Scale	
Drawn	
Job	
Sheet	EX-1
Of	Sheets

24 X 36 CLEARPRINT®

REVISIONS	BY

JOHN STEVEN CONWAY
ARCHITECT
404 378 5778
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030

PROPOSED RENOVATIONS FOR

Evans Harrell and Mo Burke

1071 Oxford Road, Atlanta, GA 30307

Date	
Scale	
Drawn	
Job	
Sheet	EX-2
Of	Sheets

24 X 36 CLEARPRINT®