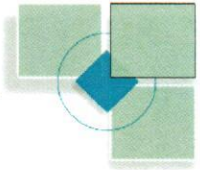




DeKalb County Department of Planning & Sustainability



Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS DeKalb County Historic Preservation Commission

1. **Address of Property:** 1162 Oakdale Rd., Atlanta, Ga 30307
Owner: 1162 Oakdale Road, LLC Owner Telephone: 404-886-0847
Owner Address: Same as above

2. **Name of Applicant:** Warner McConaughey/HammerSmith, Inc.
You or your representative may be present at the meeting of the commission, but attendance is not mandatory.
You will be notified of the time, date, and location of the meeting. Email: warner@hammersmith.net
Mailing Address: 807 Church St., Decatur, Ga. 30030
Daytime Telephone: 404-377-1021
Relationship of Applicant to Property Owner: Owner Architect Contractor Other

3. **Age of Structure:** Approximate date of construction for the primary structure on the property and any secondary structures affected by this project: 95 years old

4. Nature of Proposed Work:
- | | |
|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Site Preparation/Clearance |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Moving a Building |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Sign Erection or Replacement |
| <input type="checkbox"/> New Freestanding Building | <input type="checkbox"/> Repairs or Alterations |
| <input type="checkbox"/> Fence/Wall | <input type="checkbox"/> Exterior Architectural Features |
| <input type="checkbox"/> Exterior Environmental Feature | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Deck or Patio | <input type="checkbox"/> Other |

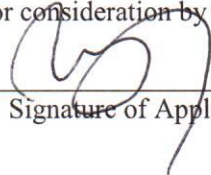
Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate building and landscape materials to be used. Accurate drawings and photographs are **required**. (Use an extra sheet, if necessary.)

Enlarge existing rear (2) story addition to 10ft x 20ft. Stucco panels & wood windows similiar to existing/ Enclose existing screen porch with glass similiar lite pattern with stucco panels below./Build new deck on exterior/Misc. interior updates/renovations. No changes to existing windows, doors on front and sides of house (other than screen porch)

IMPORTANT: This form must be completed before the Historic Preservation Commission can consider the approval of any material change to a Historic Property or within a Historic District. This form, along with supporting documents (plans, material, color samples, and photos), must be filed with the Historic Preservation staff, DeKalb County Planning Department, 330 West Ponce de Leon Avenue, Suite 500, Decatur, Georgia 30030. Provide eight (8) collated sets of the application form and all supporting documentation. In addition, provide eight (8) collated sets of plans reduced to 11"x 17" or smaller and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in .pdf format. All applicable items from the attached checklist of Submittal Criteria must be addressed. Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

FOR OFFICE USE ONLY

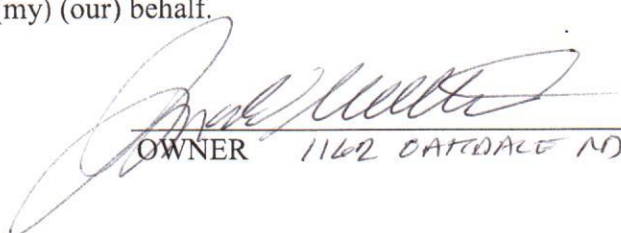
Date received: _____
Initials: _____
Sign given: Yes No

 5-31-19
Signature of Applicant Date

**AUTHORIZATION OF A SECOND PARTY TO APPLY
FOR A
CERTIFICATE OF APPROPRIATENESS
DeKalb County Historic Preservation Commission**

(I) (We), 1162 OAKDALE ROAD, LLC
being (owner) (owners) of the property described below or attached, hereby delegate authority to
1162 OAKDALE ROAD, ATLANTA 30307
to file an application in (my) (our) behalf.

4/29/19
DATE


OWNER 1162 OAKDALE RD LLC, MANAGER

PLEASE REVIEW THE FOLLOWING INFORMATION

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

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

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

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

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



1162 ~~Oxford~~
Oakdale Rd.

Front Elevation



1162 ~~xxxx~~ Rd
Oakdale

Rear elevation



1162 ~~Oxford~~ Rd.
Oakdale

Right side (w/ screen porch)



1162 Oakdale Rd.

Left side

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
 NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

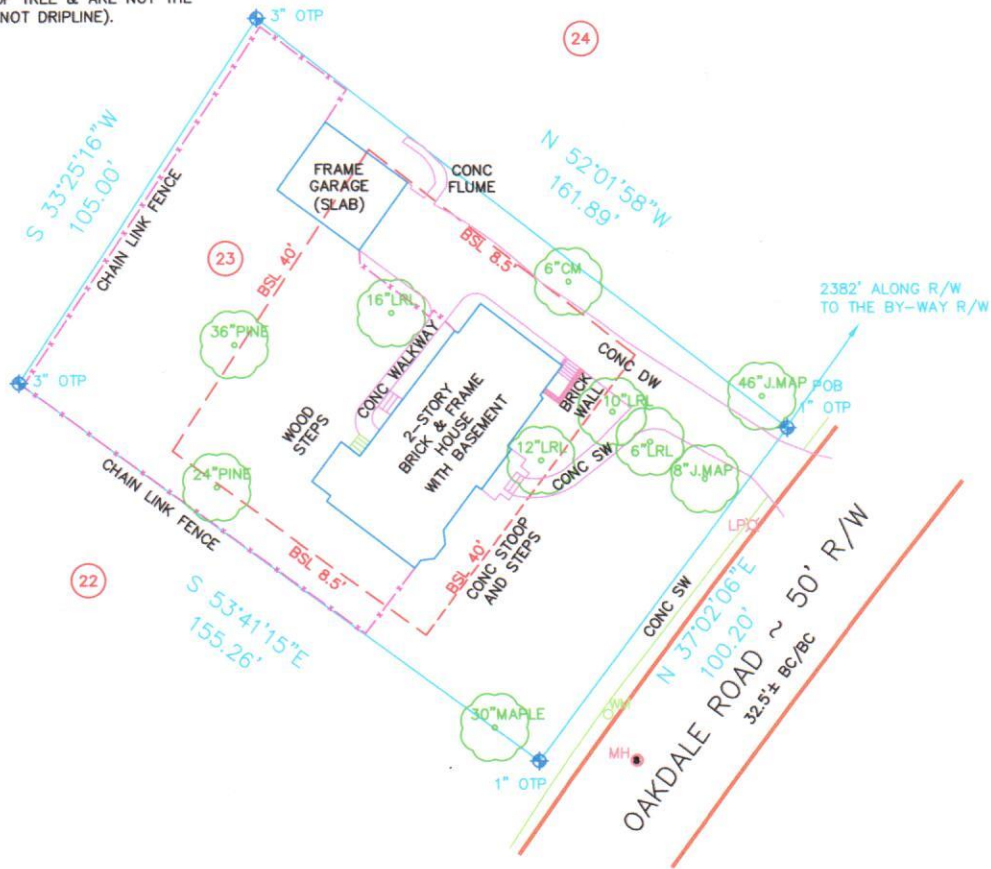
~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

*** L E G E N D ***

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS N/F NOW OR FORMERLY
 APD AS PER DEED NAIL NAIL FOUND
 APP AS PER PLAT P PLAT (BOOK/PAGE)
 BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
 CP COMPUTED POINT POC POINT OF COMMENCEMENT
 CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
 D DEED (BOOK/PAGE) R/W RIGHT-OF-WAY
 DW DRIVEWAY RBF REINFORCING BAR FOUND (1/2" UNO)
 EP EDGE OF PAVEMENT RBS 1/2" REINFORCING BAR SET
 FFE FINISH FLOOR ELEVATION SW SIDEWALK
 FKA FORMERLY KNOWN AS SSE SANITARY SEWER EASEMENT
 IPF IRON PIN FOUND SSCO SANITARY SEWER CLEANOUT
 L ARC LENGTH LL LAND LOT -X- FENCE LINE
 LLL LAND LOT LINE ■ WALL
 N NEIGHBOR'S



PROPERTY ADDRESS:
 1162 OAKDALE ROAD
 ATLANTA, GA
 LAND AREA:
 16,250 SF= 0.373 AC
 IMPERVIOUS AREA:
 DRIVEWAY: 1592 SF
 SIDEWALK: 175 SF
 CONC STOOP: 72 SF
 HOUSE: 1703 SF
 BRICK WALL: 16 SF
 CONC. STAIRS: 35 SF
 WOOD STAIRS: 14 SF
 CONC. WALKWAY: 136 SF
 CONCRETE FLUME: 48 SF
 GARAGE: 495 SF
 EXIST= 4,286 SF=26.3%
 MAX=35%

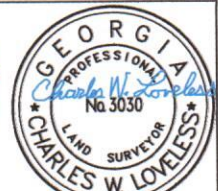
ZONING: R-85
 0 30
 SCALE 1" = 30'

PLAT PREPARED FOR:
 1162 OAKDALE ROAD

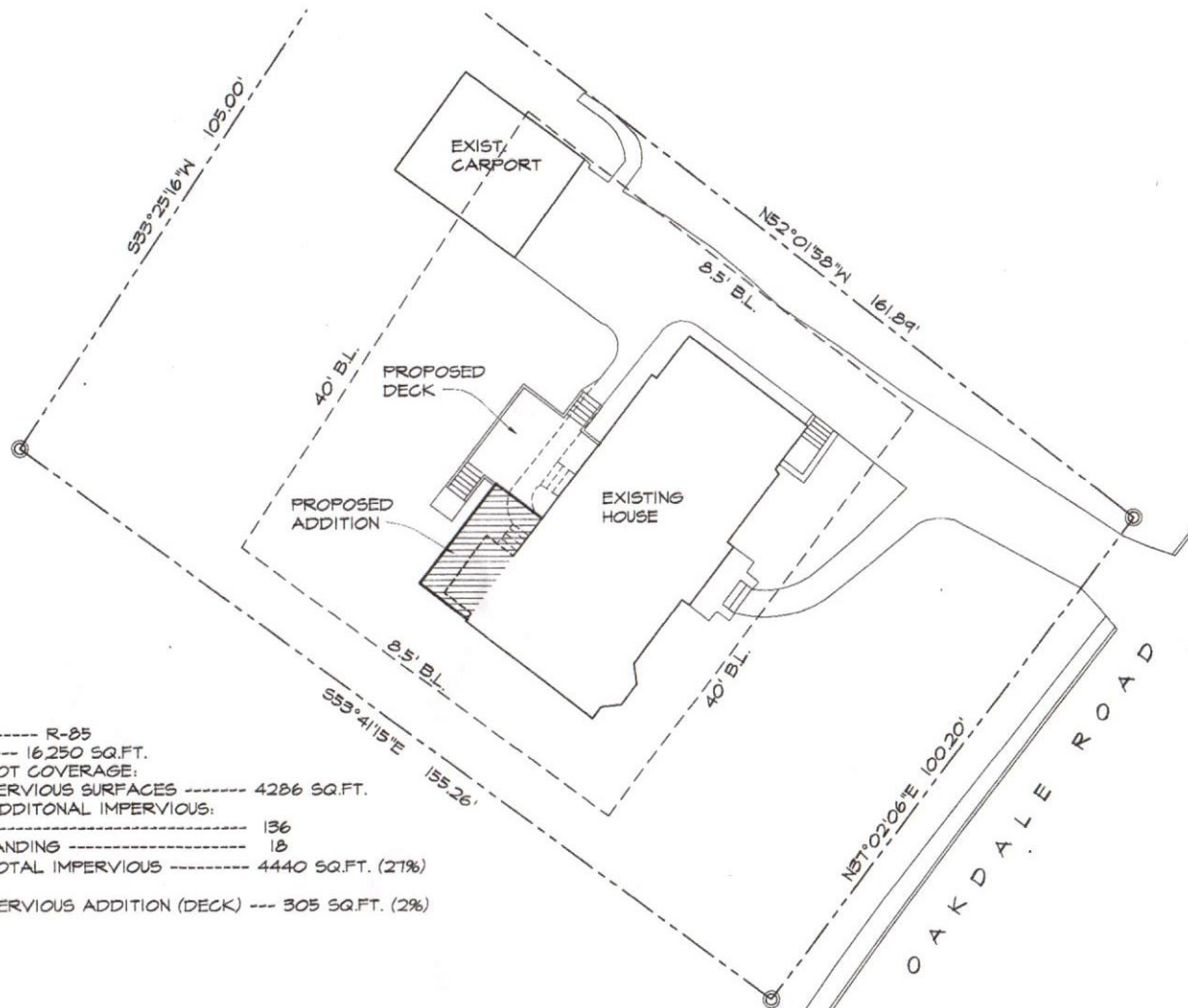
LOT 23 BLOCK 12-B DRUID HILLS SUBDIVISION	
LAND LOT 2 18th DISTRICT	BY:
DEKALB COUNTY, GEORGIA	FIELD DATE: 5-15-2019 MF
LOCATED IN UNINCORP	DRAWN DATE: 5-17-2019 HNL
REFERENCE: PLAT BOOK , PAGE	ALL MATTERS OF TITLE ARE EXCEPTED ~ NOT FOR RECORDING
REFERENCE: DEED BOOK 7562, PAGE 350	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 204,705 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



SURVEY SYSTEMS ATLANTA
 2156 W Park Ct, Ste D, Stone Mtn, GA 30087
 COA #LSF000867, info@SurveySystemsAtlanta.com
 Call 678-591-6064 ~ Office 404-760-0010



ZONING ----- R-25
 LOT SIZE ----- 16,250 SQ.FT.
 PROPOSED LOT COVERAGE:
 EXISTING IMPERVIOUS SURFACES ----- 4286 SQ.FT.
 PROPOSED ADDITIONAL IMPERVIOUS:
 ADDITION ----- 136
 CONCRETE LANDING ----- 18
 PROPOSED TOTAL IMPERVIOUS ----- 4440 SQ.FT. (27%)
 PROPOSED PERVIOUS ADDITION (DECK) --- 305 SQ.FT. (2%)

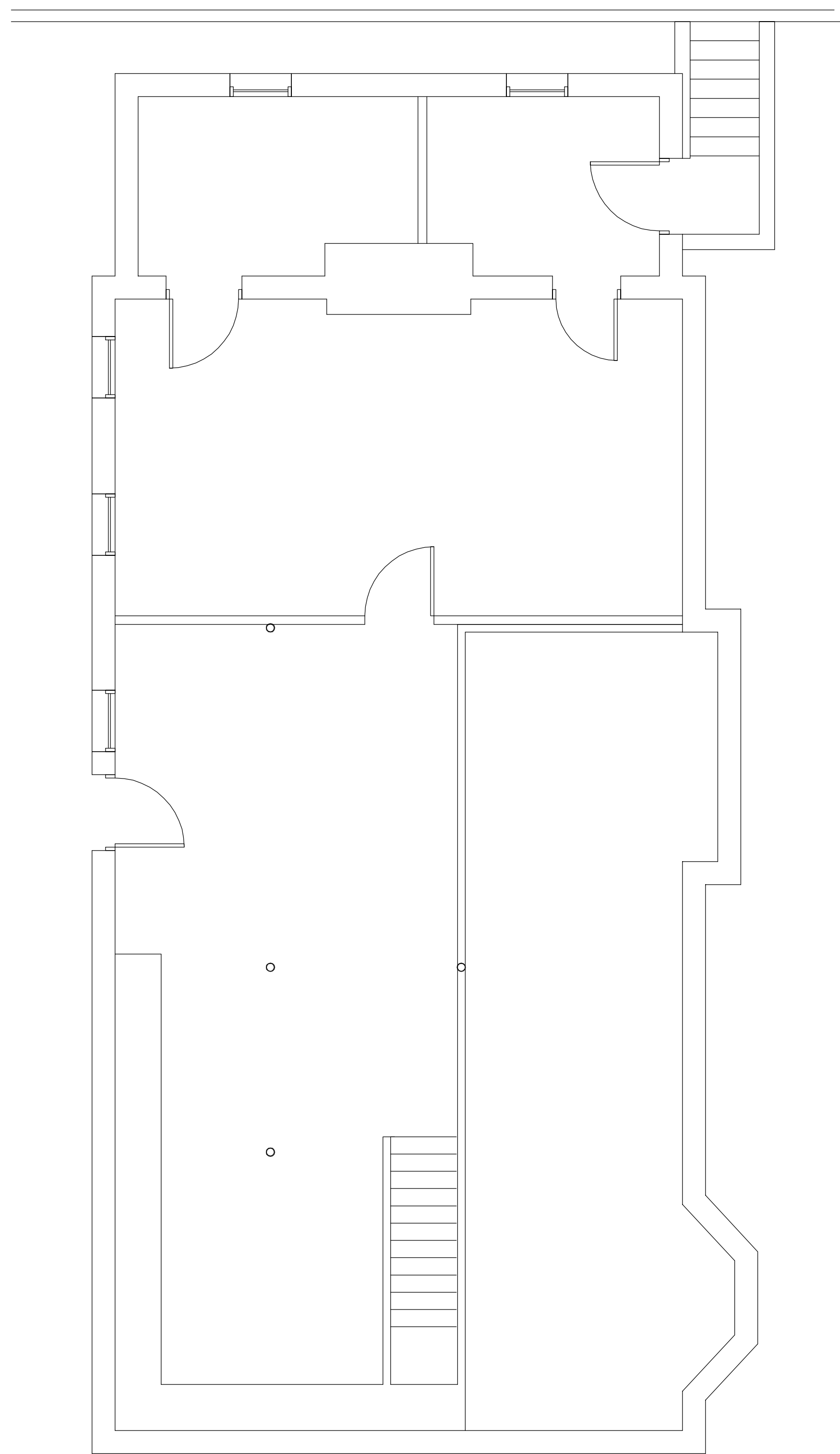
NO.	ISSUE	DATE
A	PRELIMINARY	MAY 31, 2019



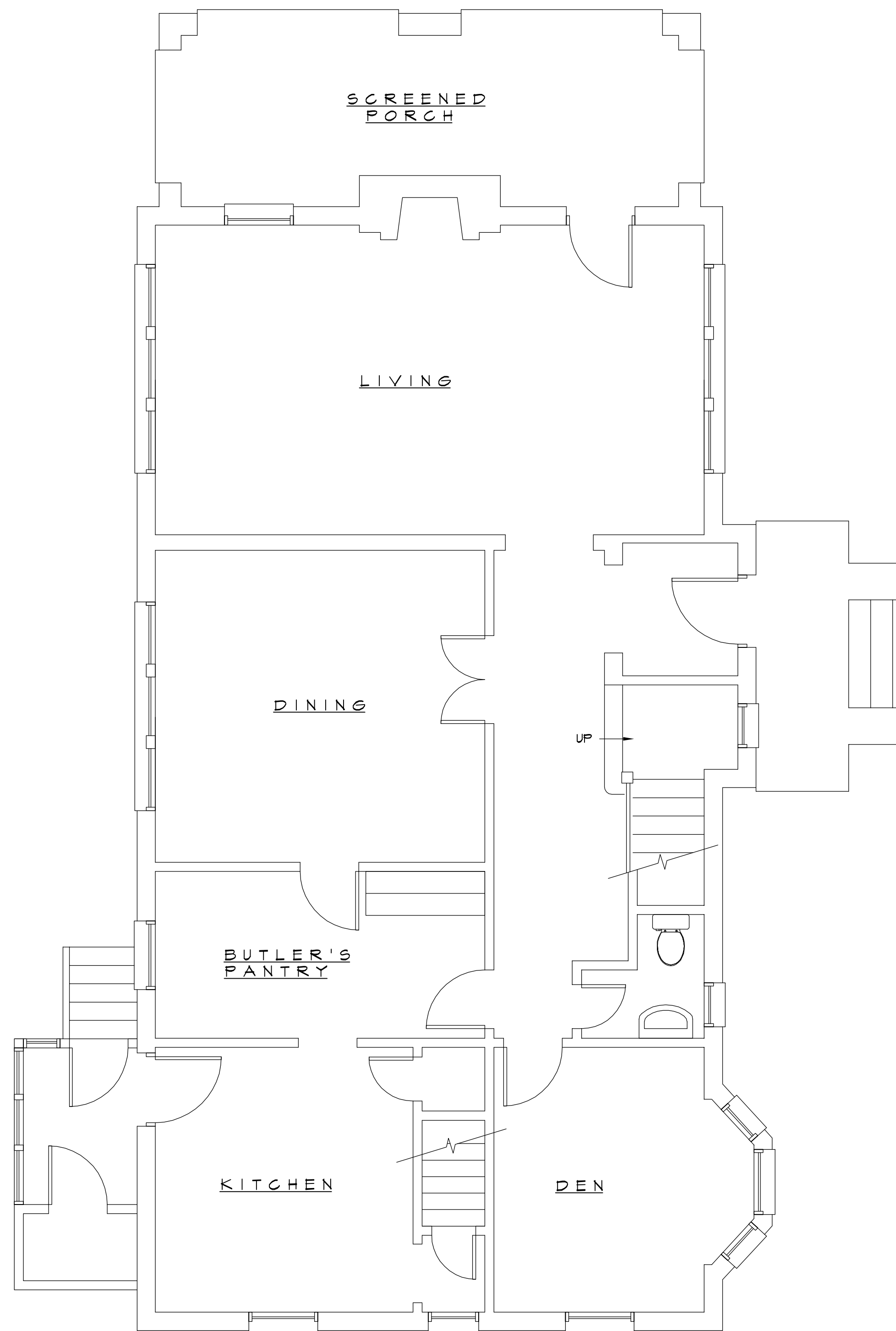
1162 OAKDALE ROAD
 ATLANTA, GEORGIA 30306

 PROPOSED SITE PLAN

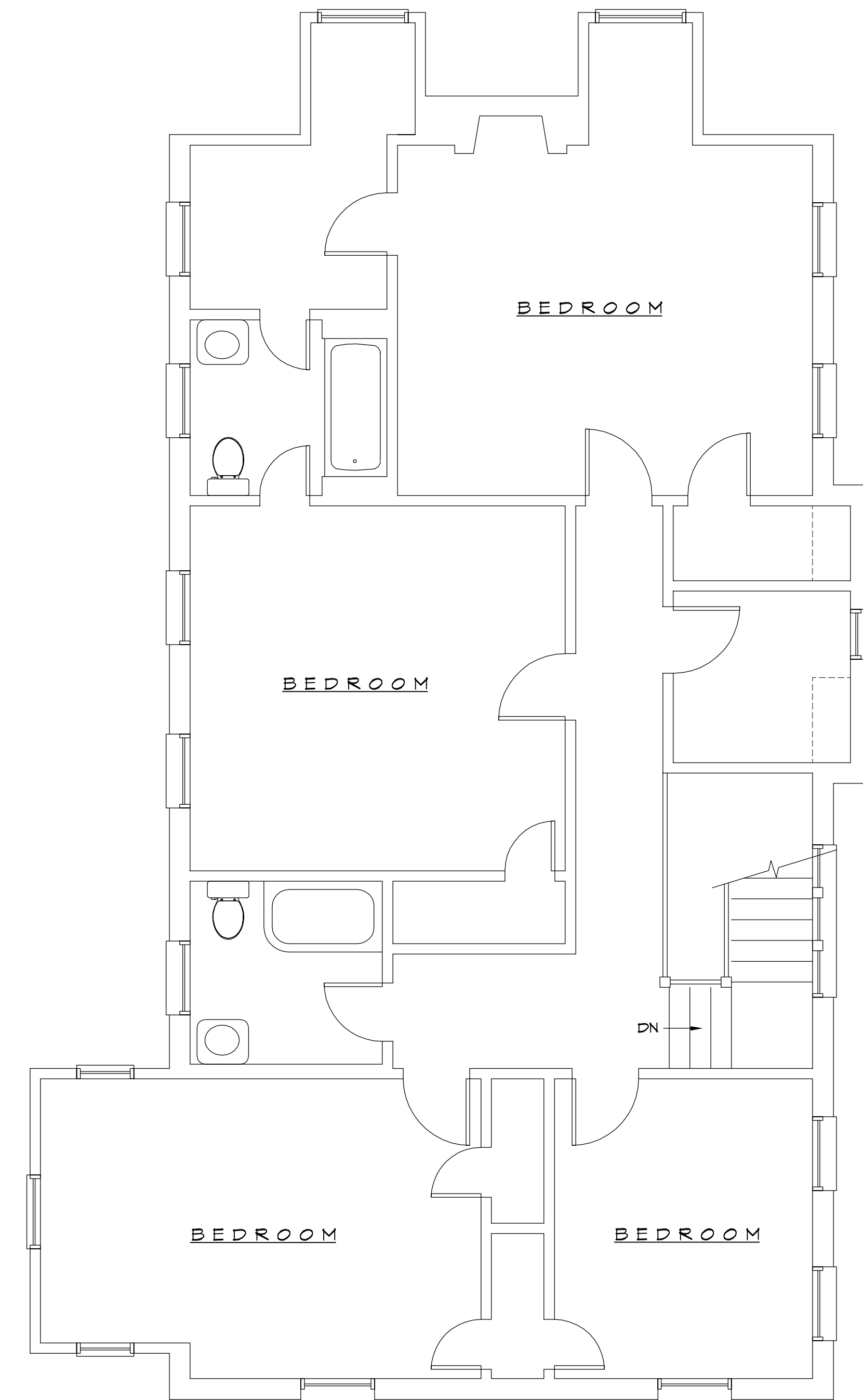
SCALE:
 1" = 20'-0"
 DWG NO:
C-1



EXISTING BASEMENT FLOOR PLAN
1/4"=1'-0"



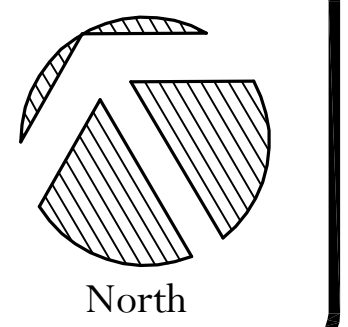
EXISTING MAIN LEVEL FLOOR PLAN
1/4"=1'-0" 1673 SF (HEATED)



EXISTING UPPER LEVEL FLOOR PLAN
1/4"=1'-0" 1490 SF

NO.	ISSUE	DATE
0	PRELIMINARY	MAY 31, 2019

HammerSmith
Live Brilliantly



1162 OAKDALE ROAD
ATLANTA, GEORGIA 30306

EXISTING FLOOR PLANS

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

DWG NO:
A-1



EXISTING FRONT (SOUTHEAST) ELEVATION
1/4"=1'-0"



EXISTING SIDE (NORTHEAST) ELEVATION
1/4"=1'-0"



EXISTING SIDE (SOUTHWEST) ELEVATION
1/4"=1'-0"



EXISTING REAR (NORTHWEST) ELEVATION
1/4"=1'-0"

NO.	ISSUE	DATE
A	PRELIMINARY	MAY 31, 2019

HammerSmith
Live Brilliantly



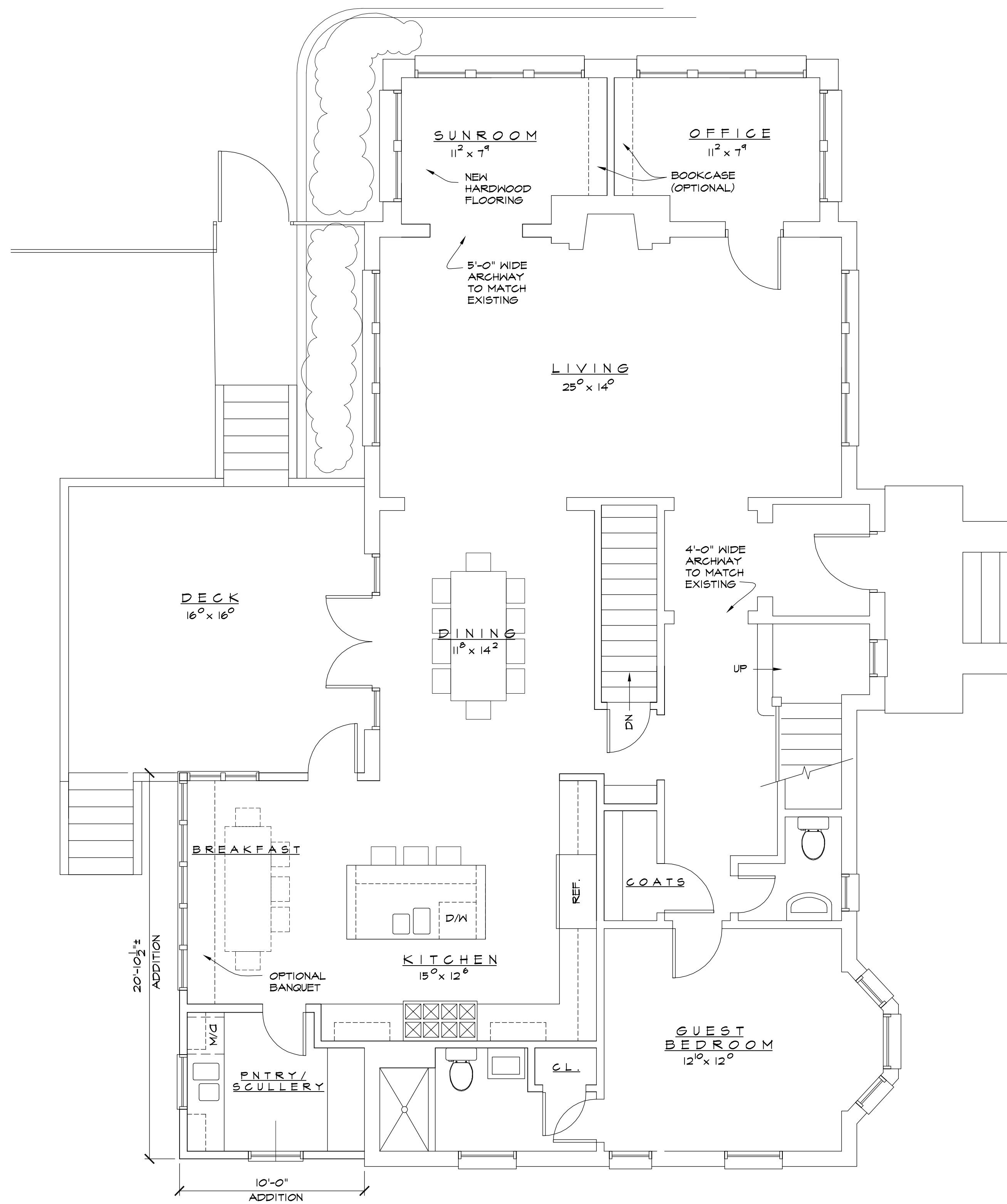
807 Church Street
Decatur, GA 30030 • 404.377.023 • www.hammersmith.net

1162 OAKDALE ROAD
ATLANTA, GEORGIA 30306

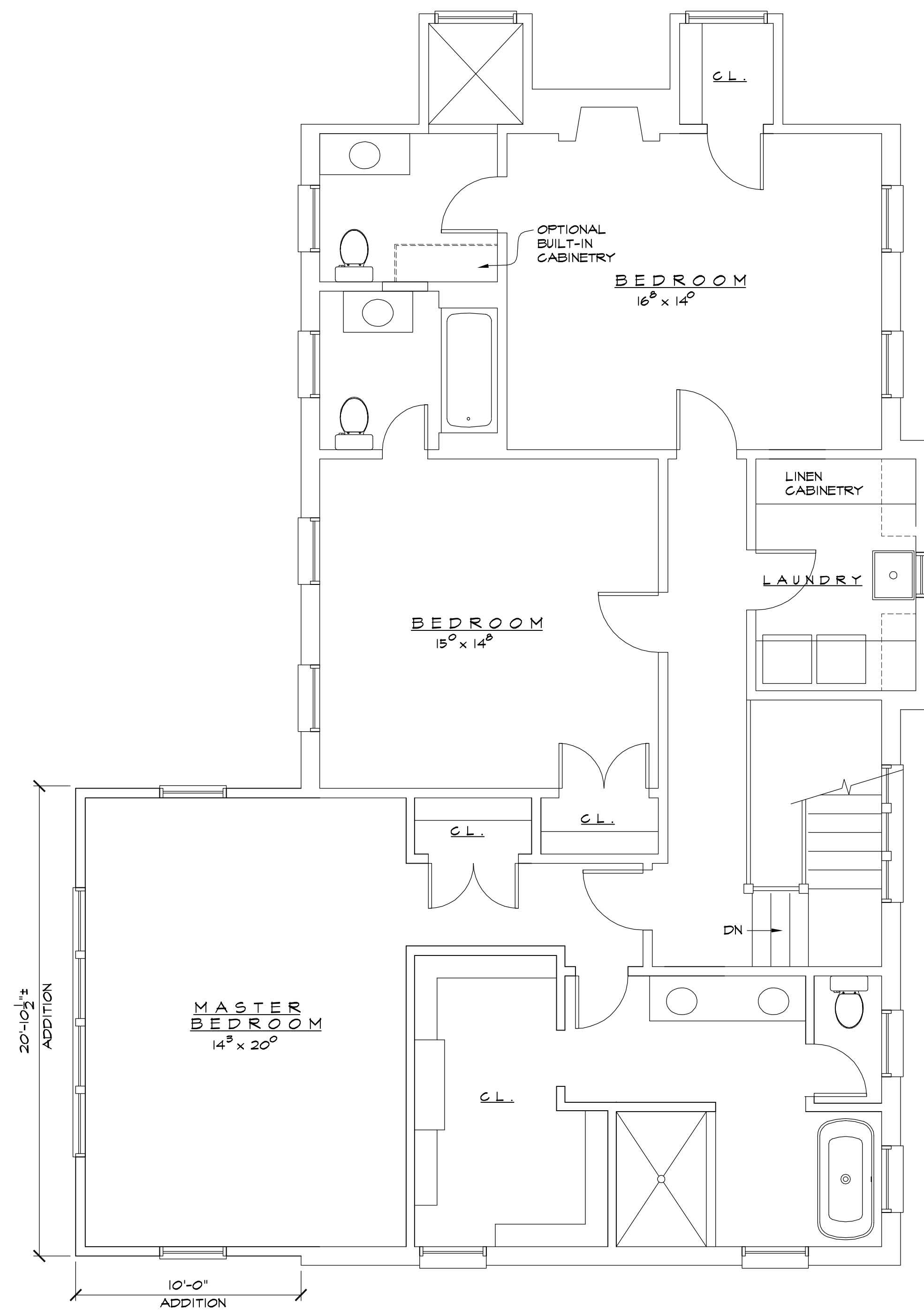
EXISTING EXTERIOR ELEVATIONS

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

DWG NO:
A-2



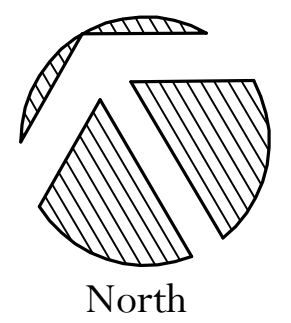
PROPOSED MAIN LEVEL FLOOR PLANS
1/4"=1'-0"
1818 SF (HEATED)



PROPOSED UPPER LEVEL FLOOR PLANS
1/4"=1'-0"
1634 SF

NO.	ISSUE	DATE
A	PRELIMINARY	MAY 31, 2019

HammerSmith
Live Brilliantly



1162 OAKDALE ROAD
ATLANTA, GEORGIA 30306

PROPOSED FLOOR PLANS

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

DWG NO:
A-3



PROPOSED FRONT (SOUTHEAST) ELEVATION
1/4"=1'-0"



PROPOSED SIDE (NORTHEAST) ELEVATION
1/4"=1'-0"



PROPOSED SIDE (SOUTHWEST) ELEVATION
1/4"=1'-0"



PROPOSED REAR (NORTHWEST) ELEVATION
1/4"=1'-0"

DATE
MAY 31, 2019

ISSUE
PRELIMINARY

NO.
A

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1162 OAKDALE ROAD
ATLANTA, GEORGIA 30306

PROPOSED EXTERIOR ELEVATIONS

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

DWG NO:

A-4