

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1156 SPRINGDALE ROAD NE

Applicant: SCOTT YOUNG E-Mail: SCOTTYOUNG365@GMAIL.COM

Applicant Mailing Address: 1493 Sanden Ferry Drive Decatur, Ga. 30033

Applicant Phone(s): (678) 822-3115 Fax: _____

Applicant's relationship to the owner: Owner Architect: Contractor/Builder Other x _____

Owner(s): IVAN RIOBO E-Mail: ivanriobo@me.com

GRETCHEN COLON E-Mail: gretchenacolon@gmail.com

Owner(s) Mailing Address: 1156 SPRINGDALE RD NE
ATLANTA, GA 30306

Owner(s) Telephone Number: 678-907-3310

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1910

Nature of work (check all that apply):

- New construction Demolition Addition Moving a building Other building changes
- New accessory building Landscaping Fence/Wall Other environmental changes
- Sign installation or replacement Other

Description of Work:

• DEMOLITION OF ADDITIONS DESIGNED IN 2007 IN ORDER TO ADD NEW FOOTPRINT FOR KITCHEN, LIVING ROOM, AND 2 BEDROOMS ADDITION. CONSTRUCTION OF PROPOSED PAVILION AND TWO-CAR GARAGE. CONSTRUCTION OF A POOL AND SIDE WALLS.

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 An incomplete application will not be accepted.

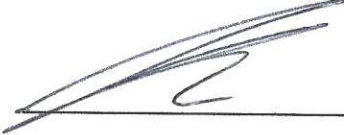
Seth Young 3/23/21
Signature of Applicant/Date

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, Gretchen Colow de Riobo and Ivan Riobo
being owner(s) of the property at 1156 Springdale Rd, 30306,
hereby delegate authority to _____
to file an application for a certificate of appropriateness in my/our behalf.



Signature of Owner(s)

February 4, 2021
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 (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
RIOBO-COLON RESIDENCE

1156 Springdale Road NW • Atlanta • Georgia 30306

ARCHITECT

BRADLEY E HEPPNER ARCHITECTURE, LLC

574 Hascall Road

Atlanta, GA 30309

404-745-9339

brad@bradleyheppner.com

NOTES

These drawings are the property of Bradley E. Heppner Architecture, LLC and may not be used or reproduced in part or whole without written permission from Bradley E. Heppner

Bradley E. Heppner Architecture, LLC assumes no liability for any structure constructed from these drawings. It is the responsibility of the purchaser of these drawings to acquire the services of a qualified contractor licensed where applicable. The contractor shall be responsible for including, but not limited to, the following prior to the commencement of construction.

1. Contractor must verify all dimensions prior to proceeding with construction or ordering materials in order to identify any and all discrepancies between the drawings and the field conditions.
2. Contractor must verify compliance with all applicable codes and regulations for the jurisdiction in which the structure is to be constructed.
3. The contractor must address all site conditions, structural, mechanical, electrical, plumbing, and other engineering requirements.
4. Any discrepancies, inconsistencies, or ambiguities found within the drawings, or between the drawings, specifications, and site conditions shall be immediately reported to the Architect. The Architect will promptly correct the same in writing. Work done by the contractor after the discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the contractor's risk.
5. The contractor is responsible for construction details and quality of fit and finish that meet or exceed industry standards.

These drawings should consist of the following sheets:

LIST OF DRAWINGS

COVER SHEET

SURVEY

- LA-1 SITE PERMIT PLAN
- LA-2 SOIL EROSION AND SEDIMENT CONTROL PLAN
- LA-3 TREE PROTECTION PLAN
- LA-4 GRADING AND DRAINAGE
- LA-5 LANDSCAPE PLAN
- LA-6 UTILITY PLAN

- AB1.1 ASBUILT MAIN LEVEL FLOOR PLAN
- AB1.2 ASBUILT UPPER LEVEL FLOOR PLAN
- AB1.3 ASBUILT ROOF PLAN
- AB2.1 ASBUILT EXTERIOR ELEVATIONS

- A1.1 MAIN LEVEL FLOOR PLAN
- A1.2 FLOOR PLANS AT CARRIAGE HOUSE & PAVILION
- A1.3 UPPER LEVEL FLOOR PLAN
- A1.4 ROOF PLAN
- A1.5 ROOF PLAN AT CARRIAGE HOUSE

- A2.1 FRONT AND LEFT SIDE ELEVATIONS
- A2.2 REAR AND RIGHT SIDE ELEVATIONS
- A2.3 CARRIAGE HOUSE ELEVATIONS

- A5.1 WINDOW AND DOOR SCHEDULE

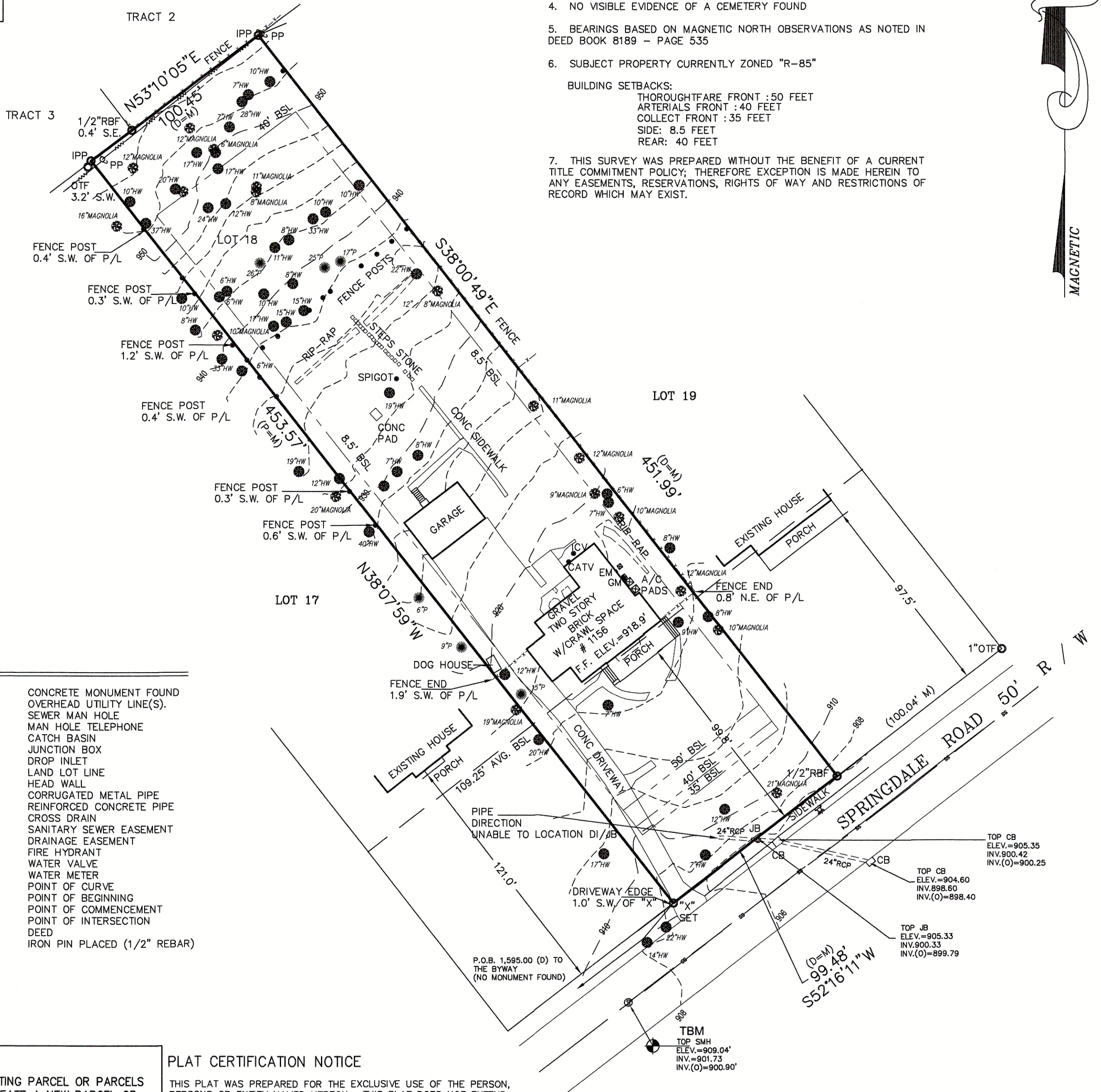
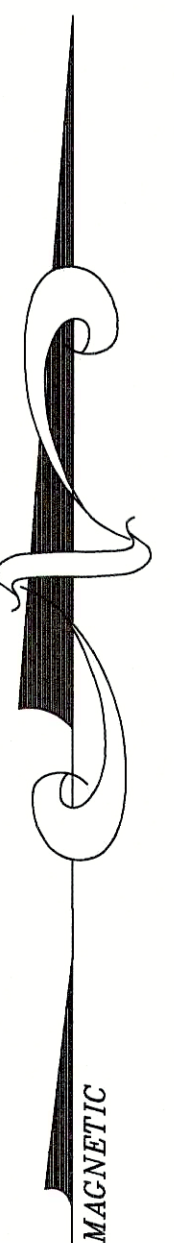
15 FEBRUARY 2021

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13089C0062K - EFFECTIVE DATE OF AUGUST 15, 2019.

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
 2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
 3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
 4. NO VISIBLE EVIDENCE OF A CEMETERY FOUND
 5. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 8189 - PAGE 535
 6. SUBJECT PROPERTY CURRENTLY ZONED "R-85"
- BUILDING SETBACKS:
 THOROUGHFARE FRONT : 50 FEET
 ARTERIALS FRONT : 40 FEET
 COLLECT FRONT : 35 FEET
 SIDE : 8.5 FEET
 REAR : 40 FEET
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.



AREA
45,257 sq. ft.
1.04 acres

IMPERVIOUS AREA CALCULATIONS:

- HOUSE = 2,173 S.F.
- FRONT PORCH/STEPS = 400 S.F.
- WALLS = 11 S.F.
- FRONT SIDEWALKS = 312 S.F.
- A/C PADS = 22 S.F.
- ROCK WALK 29 S.F.
- DOG HOUSE = 31 S.F.
- DRIVEWAY/PATIO = 3,531 S.F.
- GARAGE = 709 S.F.
- REAR DECK/STEPS = 32 S.F.
- CONC SIDEWALK = 230 S.F.
- CONC PAD = 19 S.F.
- STEP STONES = 40 S.F.
- GRAVEL = 113 S.F.
- RIP-RAPS = 245 S.F.

TOTAL LOT COVERAGE = 7,897 S.F. (17.45%)

LEGEND

IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	OHUL	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SMH	SEWER MAN HOLE
RB	REINFORCING BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	CB	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LL	LAND LOT	DI	DROP INLET
L	LINE	LLL	LAND LOT LINE
R	RADIUS	HW	HEAD WALL
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
C	CURVE	RCP	REINFORCED CONCRETE PIPE
CO	CLEAN OUT	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LIGHT POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)

SURVEYOR CERTIFICATION

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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN W. STANZILIS, JR.

PLAT CERTIFICATION NOTICE

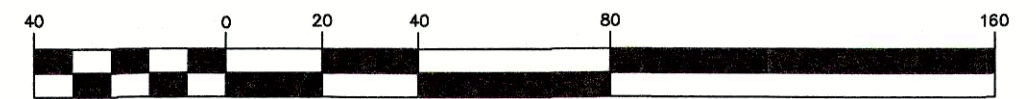
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

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. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.

CERTIFICATE OF AUTHORIZATION NO. LSF000374

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

FIELD DATE 3/25/2020

JOB # 20-708		ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR :	GRETCHEN COLON		DATE	3/26/2020	SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052
		OWNER / PURCHASER:	GRETCHEN COLON		SCALE	1" = 40'	
		LAND LOT 2	18th DISTRICT	SECTION	DEKALB COUNTY, GEORGIA		
		LOT 18	BLOCK 11	UNIT	REVISION	BY:	
SUBDIVISION DRUID HILLS						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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.	
PLAT BOOK	PAGE	PLOTTED:	DISC #:			ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
DEED BOOK 8189	PAGE 535	APPROVED:					

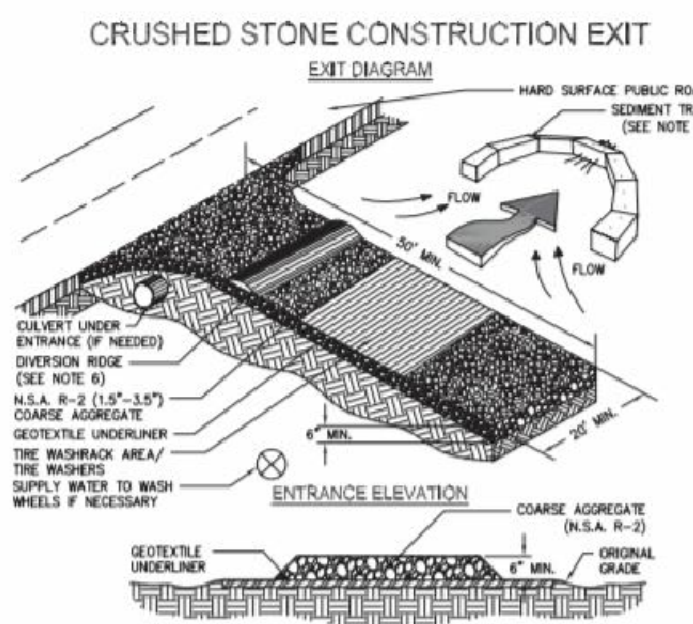
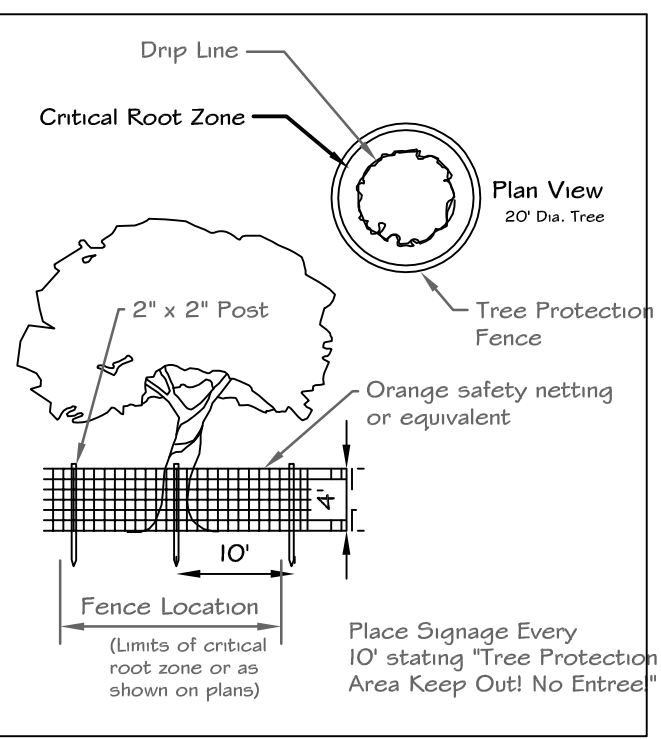
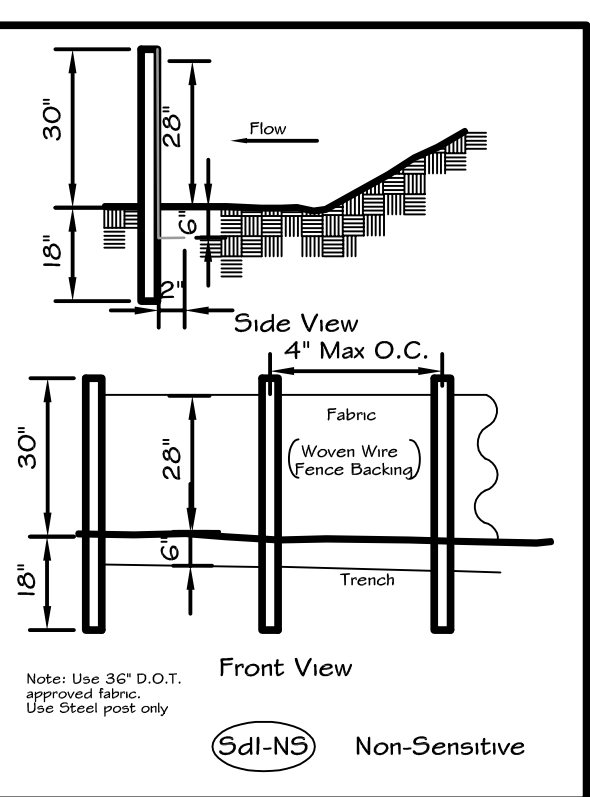


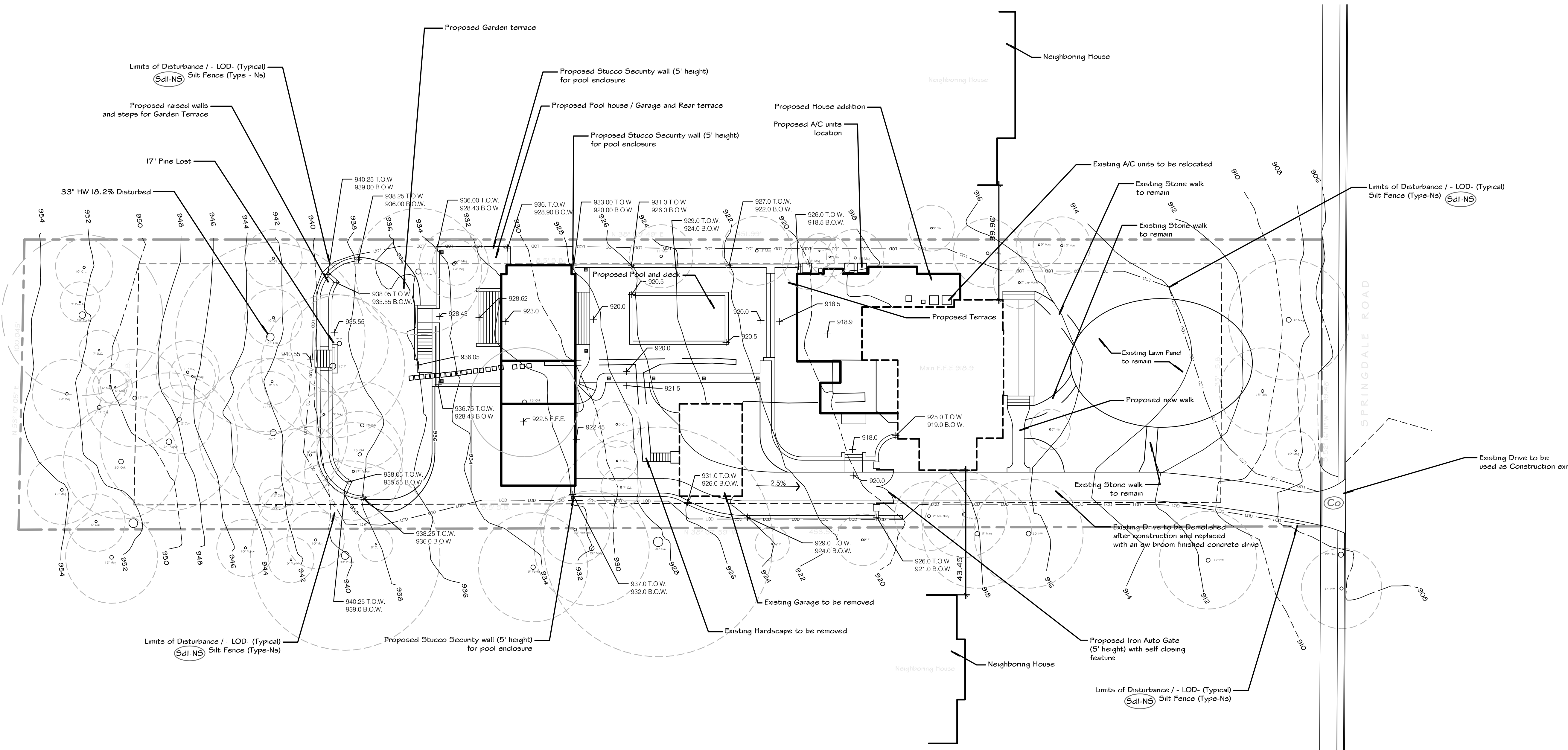
Figure 1. Crushed Stone Construction Exit Installation Requirements



Tree Protection Fence Detail



Silt Fence Detail



Note: Doors and windows in pool courtyard to have alarms placed so they will sound if opened.

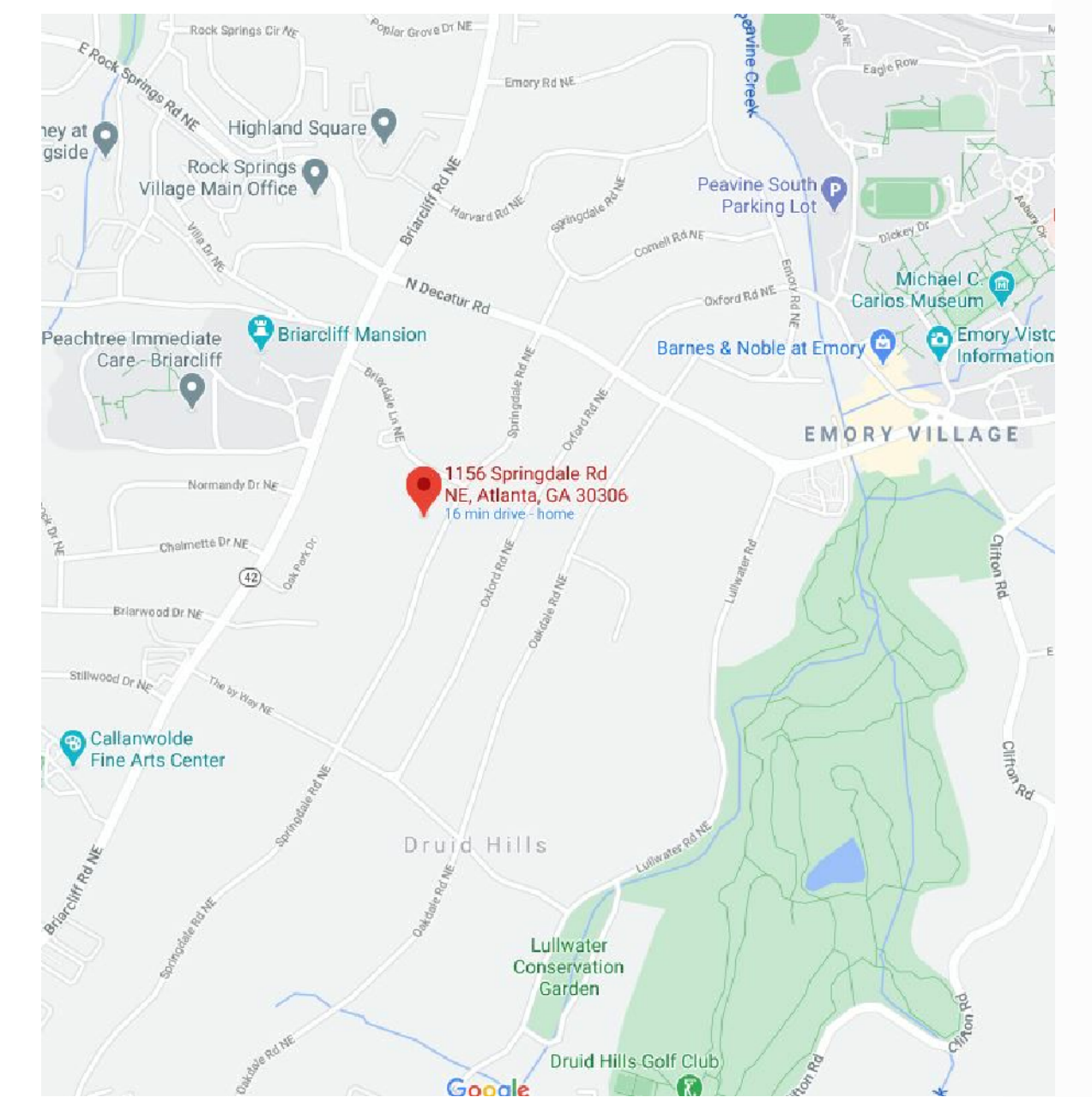
- Project Description: Proposed construction of:
- 1) Demolition of existing Garage, Drive, Walks, Steps, Gravel areas
 - 2) Addition to House, New Garage / Pool House, Pool,
 - 3) New Drive and walls and walks as needed
 - 4) New Walls and steps behind Pool House / Garage as shown on plan

"This project will comply with the current applicable codes that apply to all the commercial and residential swimming pool projects during reviews and inspections:
 International building code, 2012 edition, with Georgia amendments.-International Residential Code, 2012 edition, with Georgia amendments-International Fire Code, 2012 edition, with Georgia amendments-International Plumbing Code, 2012 edition, with Georgia amendments.-International Mechanical Code, 2012 edition, with Georgia amendments.-International Fuel Gas code, 2012 edition, with Georgia amendments.-National Electrical Code, 2014 edition (NO Georgia amendments). -Georgia Accessibility Code-GA 120-3-20A (2010 ADA Standards for Accessible design)"

Flood Statement
 This property is not located in a flood hazard area according to F.I.R.M. panel #13089CO062 K
 last revised on August 15, 2019

Survey information taken from survey by Solar Land Surveying Company
 P.O. Box 723993
 Atlanta, Georgia 30339-0993
 Phone (770) 794-9055
 Dated: 3-26-2020

Project Notes:
 Owner: Mr. Ivan Riobo and Mrs. Gretchen Colon
 1156 Springdale Road Atlanta, Georgia
 Property Zoned R-85
 Building setbacks
 Front-35 Feet
 Side-8.5 Feet
 Rear-40 Feet
 Total lot area= 45,257 square feet (1.05 acre)
 Lot coverage allowed=35% or 15,839.95 square feet
 Existing lot coverage: (square feet)
 House = 2,173 s.f.
 Garage = 709 s.f.
 Drive = 3,531 s.f.
 Front Porch / Steps = 400
 Front sidewalks = 312 s.f.
 Rear Steps and walk at garage = 262 s.f.
 Walls = 11 s.f.
 Rear patio = 573.75
 Ac units and pad = 22 s.f.
 Rock Walk = 29 s.f.
 Dog House = 31 s.f.
 Conc Pad = 19 s.f.
 Stepping Stones = 40 s.f.
 Gravel = 113 s.f.
 Rip Rap = 245 s.f.
 Total existing lot coverage=7,897 s.f. (17.45%)
 Note: some existing impervious to be removed for new construction
 Proposed Lot Coverage:
 House Addition = 1,572.29
 Garage & Pool House = 1,973.74 s.f.
 Rear Terrace at back addition = 1,163.30
 Pool Deck and Steps = 2,498.89 s.f.
 Rear Steps off Pool House = 163.98
 Rear Lawn Panel Walls and Steps = 277.16
 Upper Garden Wall and Steps = 259.54
 Retaining Wall by Driveway = 146.87
 Front Walk = 114.91
 Front Porch = 433.43
 Total Proposed Coverage = 11,951.38
 Total lot coverage existing + Proposed = 14,124.38 (31.2% Coverage)
 Total Cut = 2,369 Cubic Yards
 Total Fill = 18.03 Cubic Yards
 Area disturbed= 25,926.91 s.f. or (0.595 Acres) within Limits of Disturbance



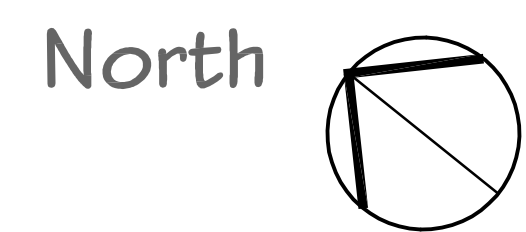
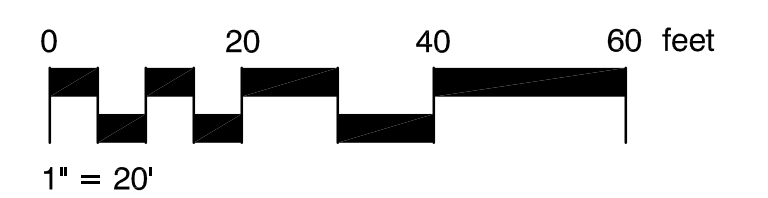
Site Vicinity Map

Not To Scale

Released For Construction

The Riobo - Colon Residence
 1156 Springdale Road
 Atlanta, Georgia
 Date : 2-9-21

SHEET
 LA-1



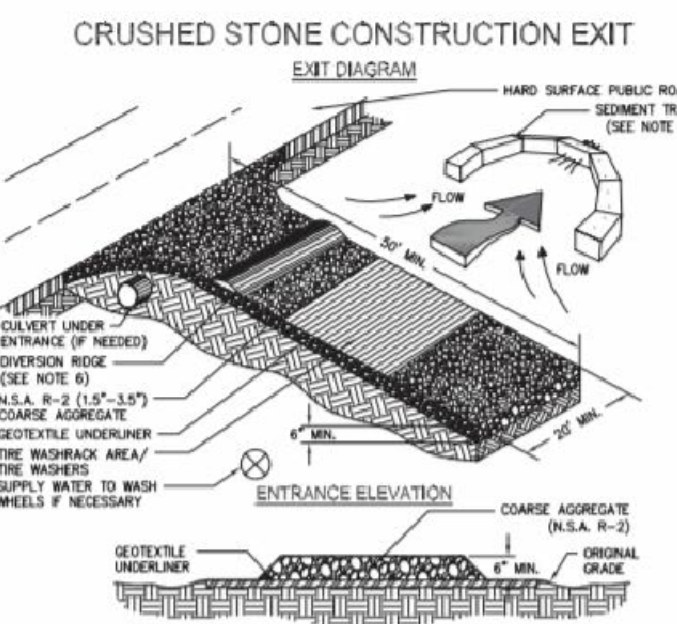
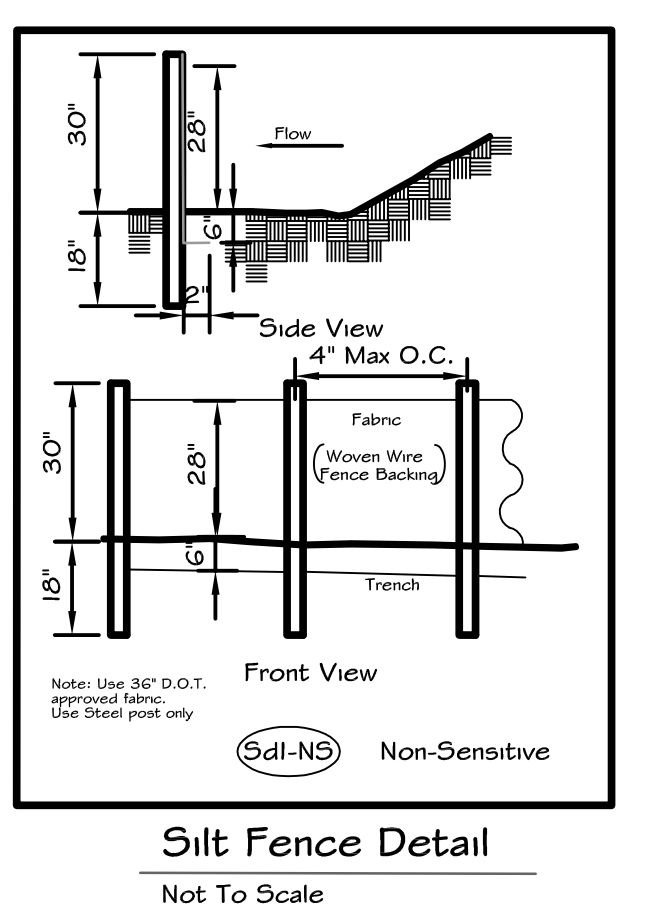
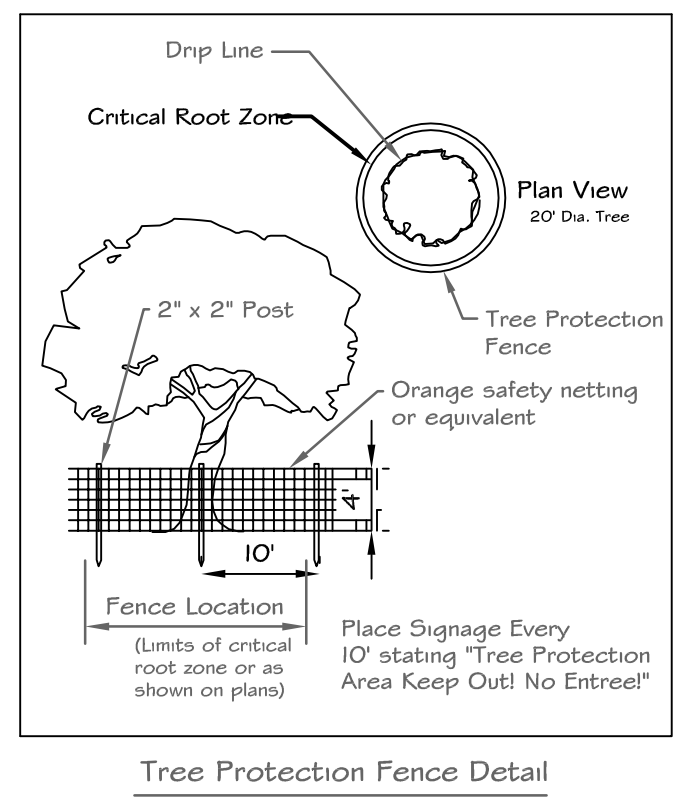


Figure 1. Crushed Stone Construction Exit Installation Requirements

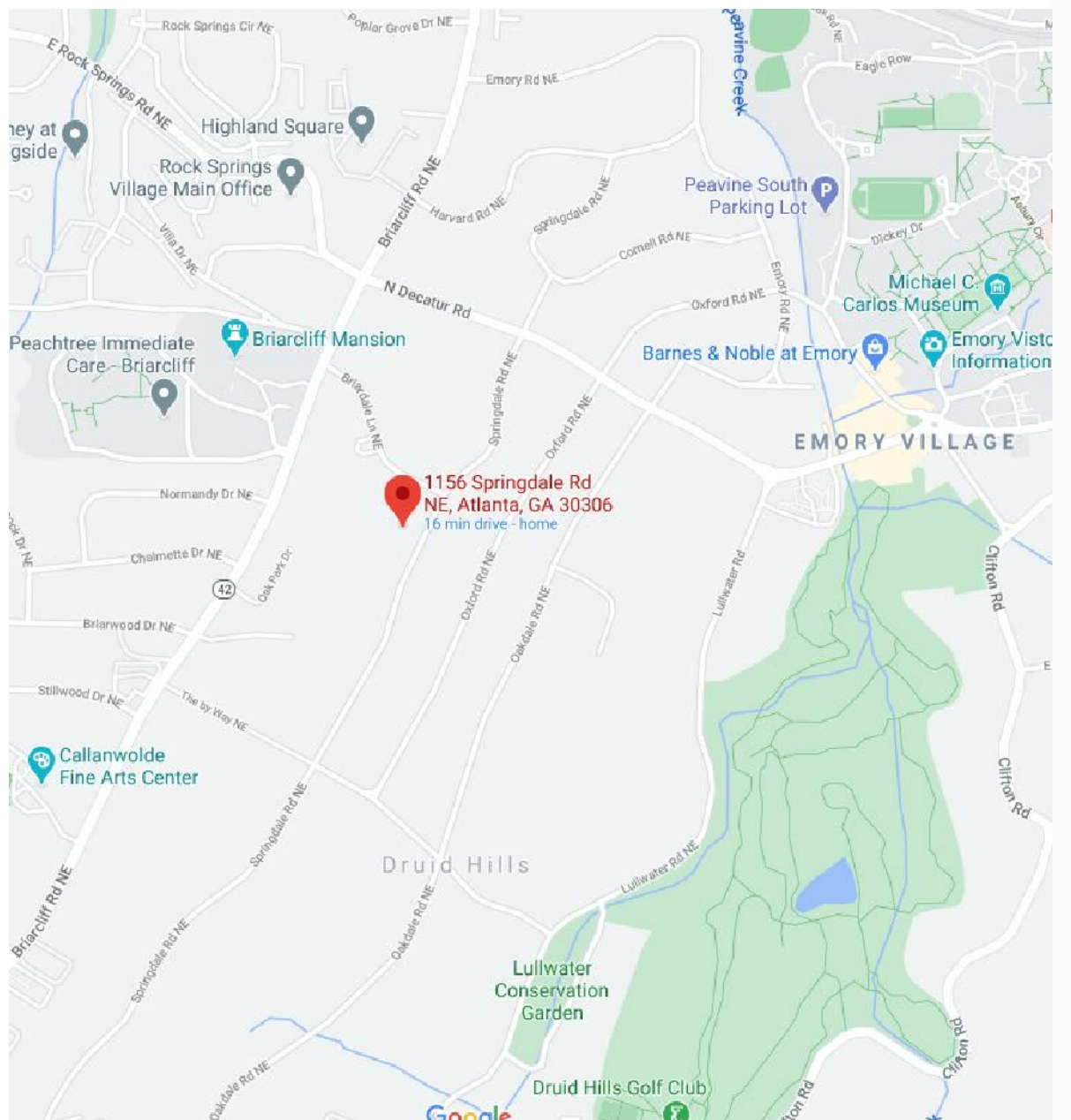


Land Disturbance Stabilization Key

- Ds1** Disturbed area stabilization (with mulching only)
- Ds2** Disturbed area stabilization (with temporary seeding)
- Ds3** Disturbed area stabilization (with permanent seeding)
- Ds4** Disturbed area stabilization (with sodding)

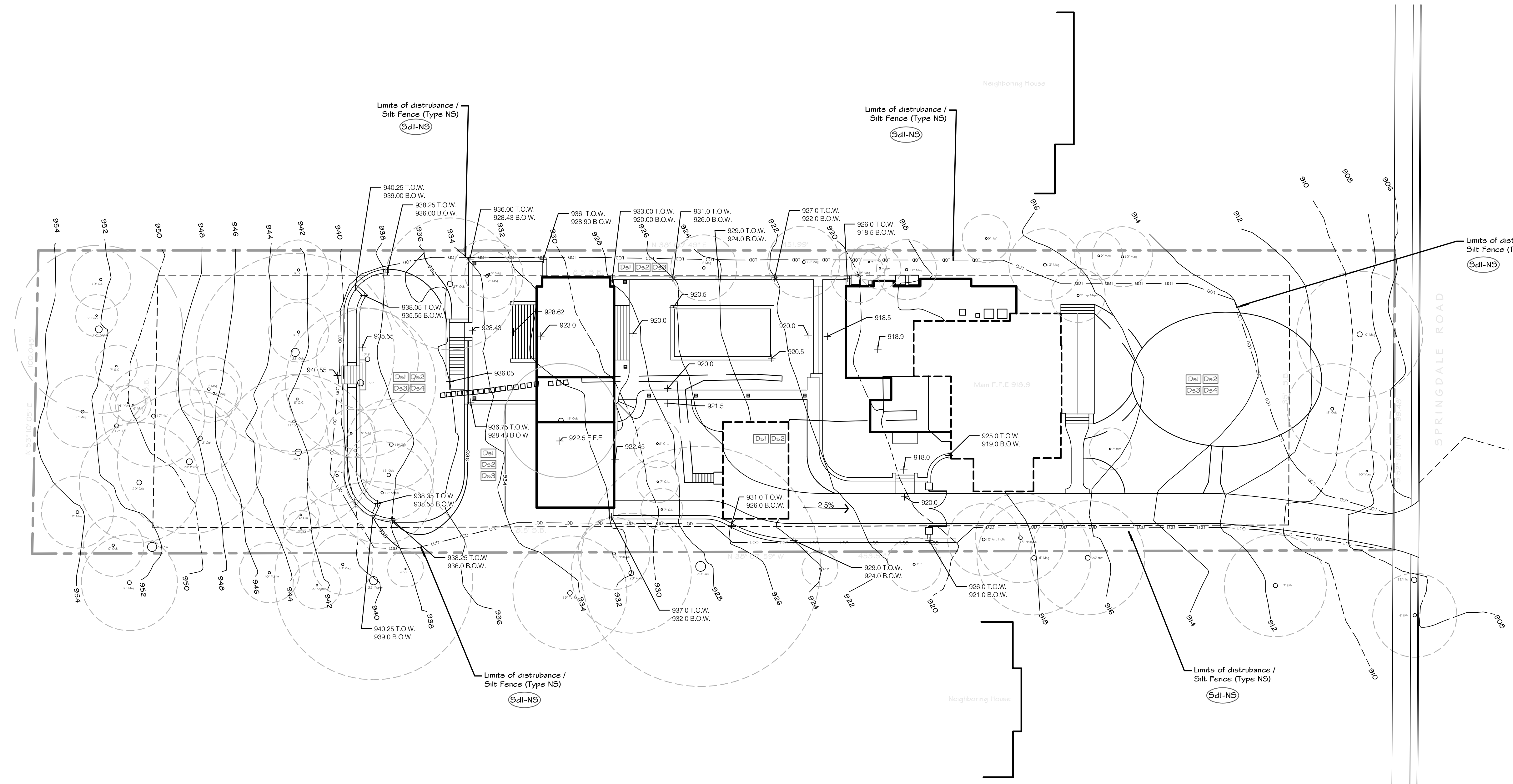


24 Hour Contact Mrs. Gretchen Colon (678) 907-3310



Site Vicinity Map

Not To Scale



Note:
Doors and windows adjacent to pool, to have alarms placed so they will sound if opened.

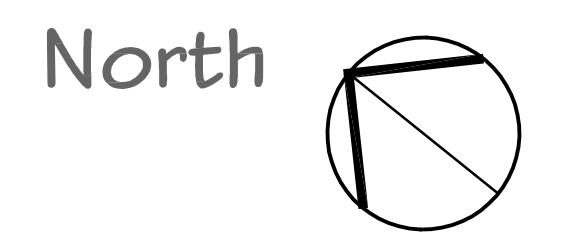
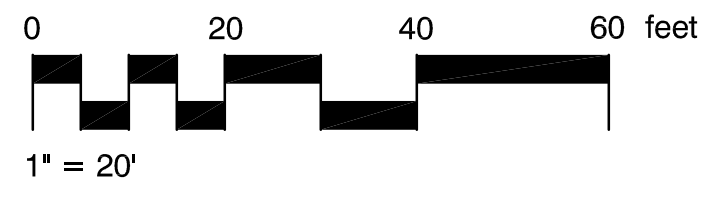
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 Retaining Wall by Driveway = 146.87
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 Total Proposed Coverage = 11,951.38
 Total lot coverage existing + Proposed = 14,124.38 (31.2% Coverage)
 Total Cut = 103.77 Cubic Yards
 Total Fill= 1 Cubic Yards
 Area disturbed= 2,100 s.f. (0.048 Acres)

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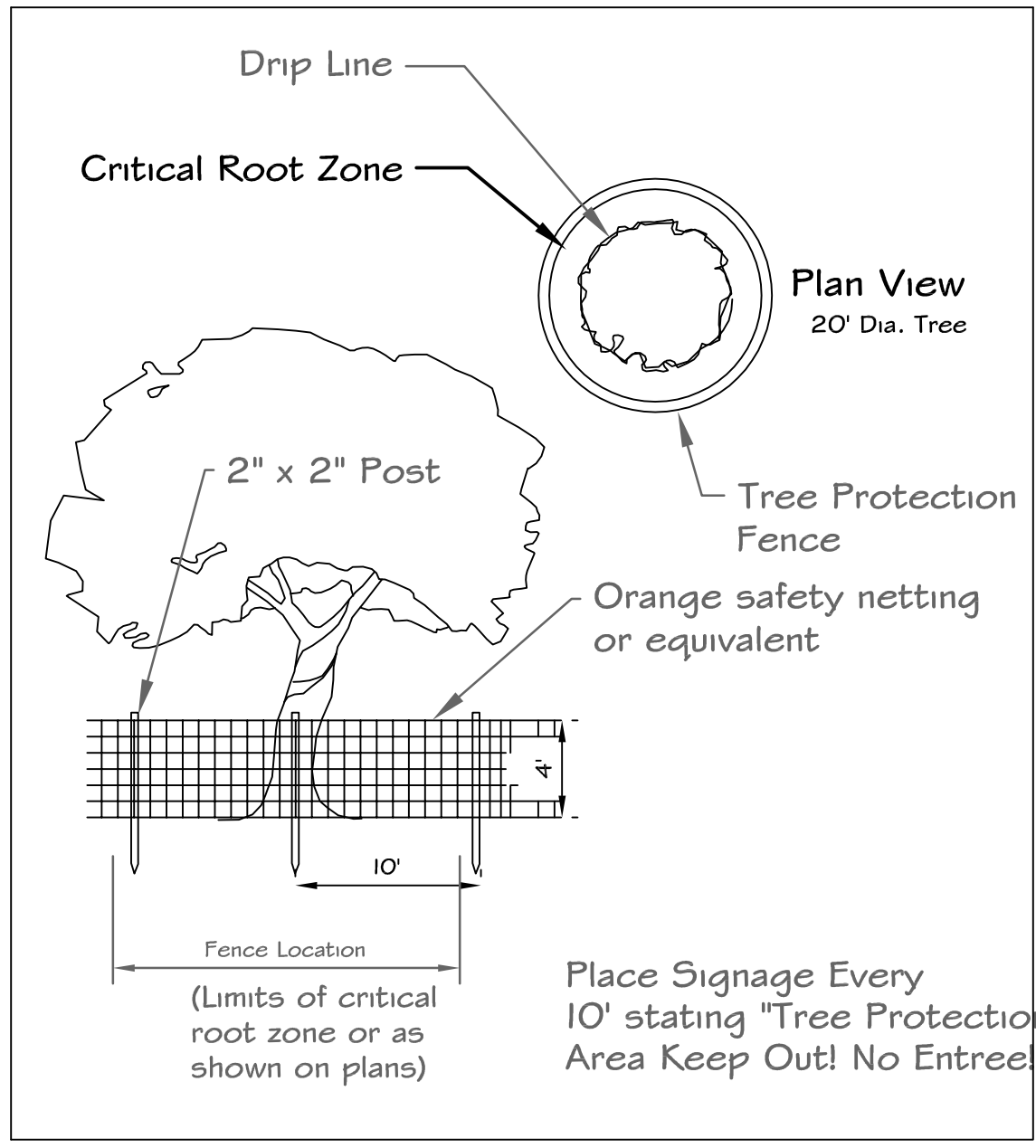


Released For Construction

The Riobo - Colon Residence
1156 Springdale Road
Atlanta, Georgia
Date : 2-9-21

SHEET
LA-2

young studios
landscape architecture & civil planning
scott young
c. 478.822.3115
t. 770.987.7409
scott@youngstudios.com
1475 Roswell Hwy. Atlanta, Georgia 30306



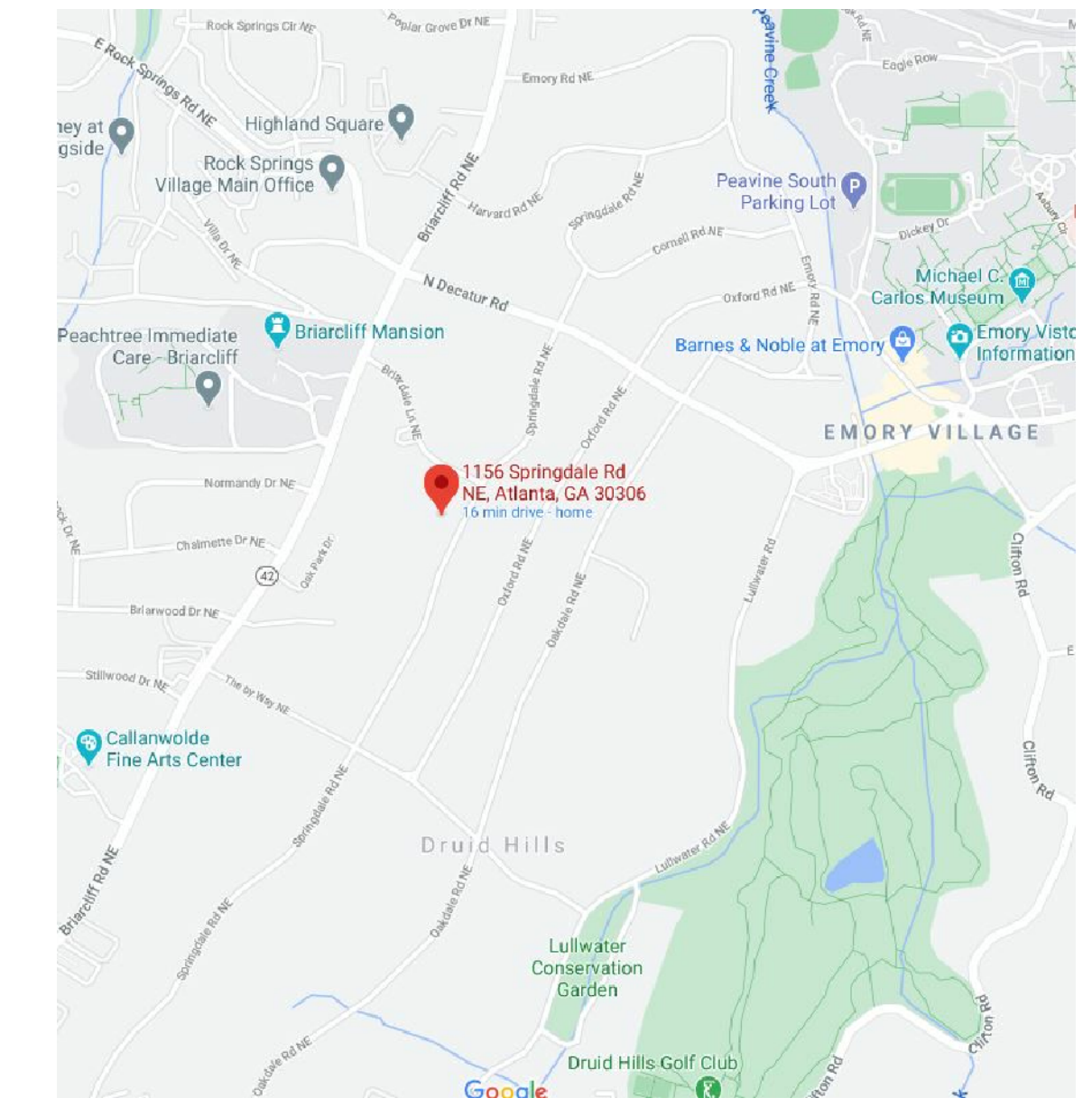
Tree Protection Fence Detail

Not To Scale

Tree Preservation Calculations
 120 inches / Acre X 1.05 Acres=126 Inches required or
 25% of existing trees to remain
 701" Caliper inches exist on site
 20 Trees to be lost due to construction for 250" caliper inches removed
 701 - 250" = 451" caliper inches remain on property
 451" > 126" Therefore density is satisfied

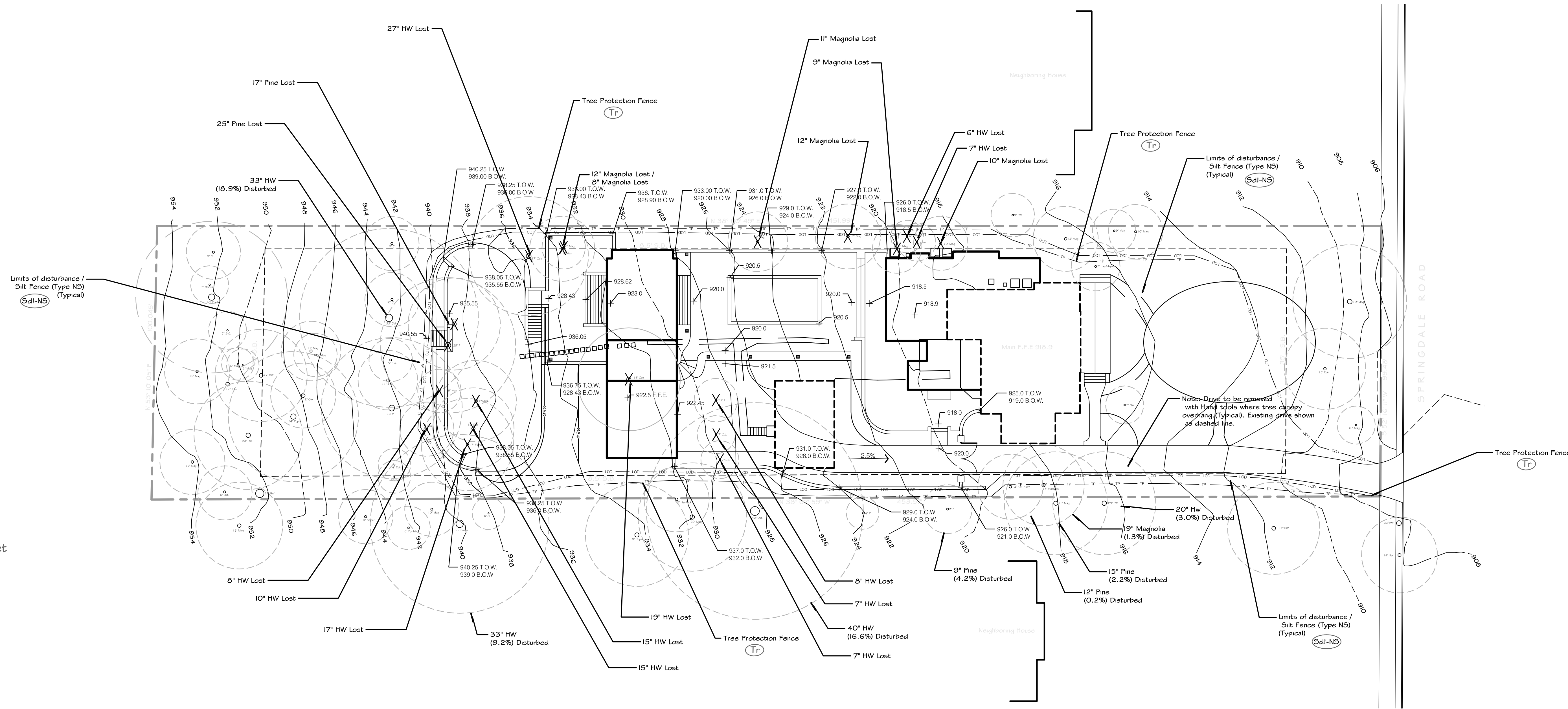


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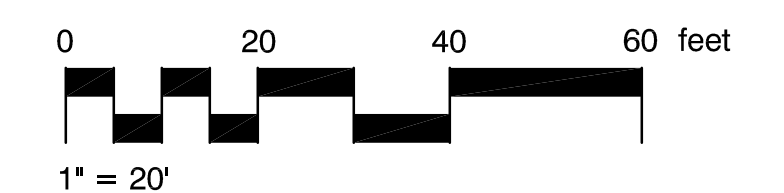


Site Vicinity Map

Not To Scale



Note:
 Doors and windows in rear yard to have
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Released For Construction

The Riobo - Colon Residence Tree Protection Plan

The Riobo - Colon Residence
 1156 Springdale Road
 Atlanta, Georgia
 Date : 2-9-21

SHEET
 LA-3

young studios
 landscape architecture + civil planning
 scott young
 c. 678.822.3115
 t. 770.987.7409
 scott@youngstudios.com
 1475 Kennesaw Drive, Atlanta, Georgia 30329

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 Front sidewalks = 312 s.f.
 Rear Steps and walk at garage = 262 s.f.
 Walls = 11 s.f.
 Rear patio = 573.75
 Ac units and pad = 22 s.f.
 Rock Walk = 29 s.f.
 Dog House = 31 s.f.
 Conc Pad = 19 s.f.
 Stepping Stones = 40 s.f.
 Gravel = 113 s.f.
 Rip Rap = 245 s.f.
 Total existing lot coverage=7,897 s.f. (17.45%)
 Proposed Lot Coverage:
 House Addition = 1,572.29
 Garage & Pool House =1,973.74 s.f.
 Rear Terrace at back addition = 1,163.30
 Pool Deck and Steps = 2,498.89 s.f.
 Rear Steps off Pool House = 163.98
 Rear Lawn Panel Walls and Steps = 277.16
 Upper Garden Wall and Steps = 259.54
 Retaining Wall by Driveway = 146.87
 Front Walk = 114.91
 Front Porch = 433.43
 Total Proposed Coverage = 11,951.38
 Total lot coverage existing + Proposed = 14,124.38 (31.2% Coverage)
 Total Cut = 103.77 Cubic Yards
 Total Fill= 1 Cubic Yards
 Area disturbed= 2,100 s.f. (0.048 Acres)

Flood Statement
 This property is not located in a flood hazard area according to F.I.R.M. panel
 #13089C0062 K
 last revised on August 15, 2019

Survey information taken from survey by
 Solar Land Surveying Company
 P.O. Box 723993
 Atlanta, Georgia 30339-0993
 Phone (770) 794-9055
 Dated: 3-26-2020

- Project Description: Proposed construction of:
- 1) Demolition of existing Garage, Drive, Walks, Steps, Gravel areas
 - 2) Addition to House, New Garage / Pool House, Pool,
 - 3) New Drive and walls and walks as needed
 - 4) New Walls and steps behind Pool House / Garage as shown on plan

"This project will comply with the current applicable codes that apply to all the commercial and residential swimming pool projects during reviews and inspections:
 International building code, 2012 edition, with Georgia amendments.-International Residential Code, 2012 edition, with Georgia amendments-International Fire Code, 2012 edition, with Georgia amendments-International Plumbing Code, 2012 edition, with Georgia amendments.-International Mechanical Code, 2012 edition, with Georgia amendments.-International Fuel Gas code, 2012 edition, with Georgia amendments.-National Electrical Code, 2014 edition (NO Georgia amendments). -Georgia Accessibility Code-GA 120-3-20A (2010 ADA Standards for Accessible design)"

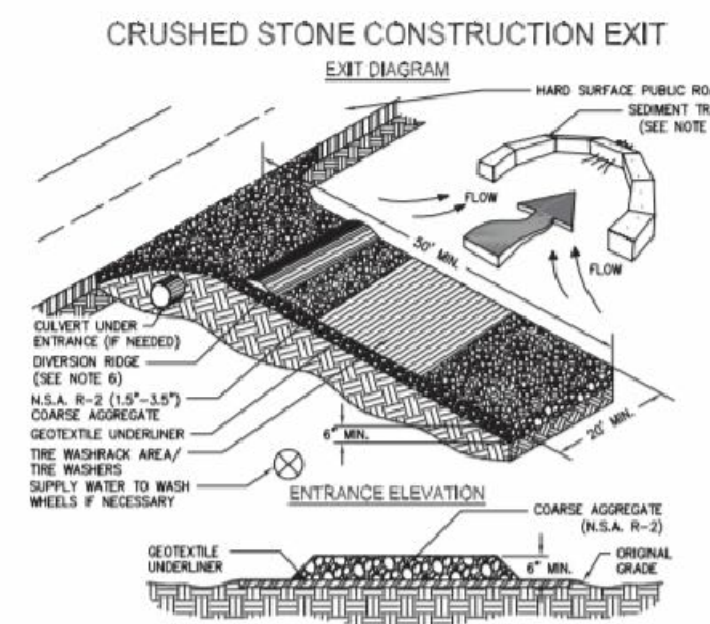
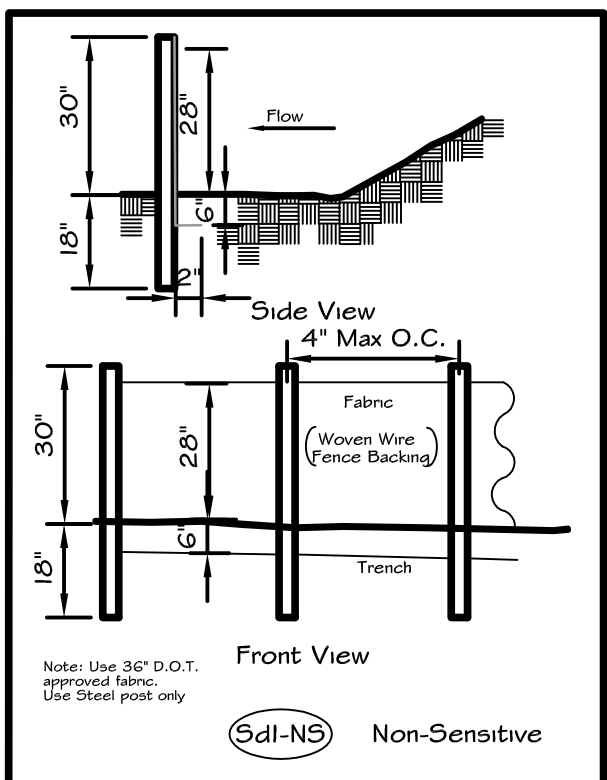


Figure 1. Crushed Stone Construction Exit Installation Requirements

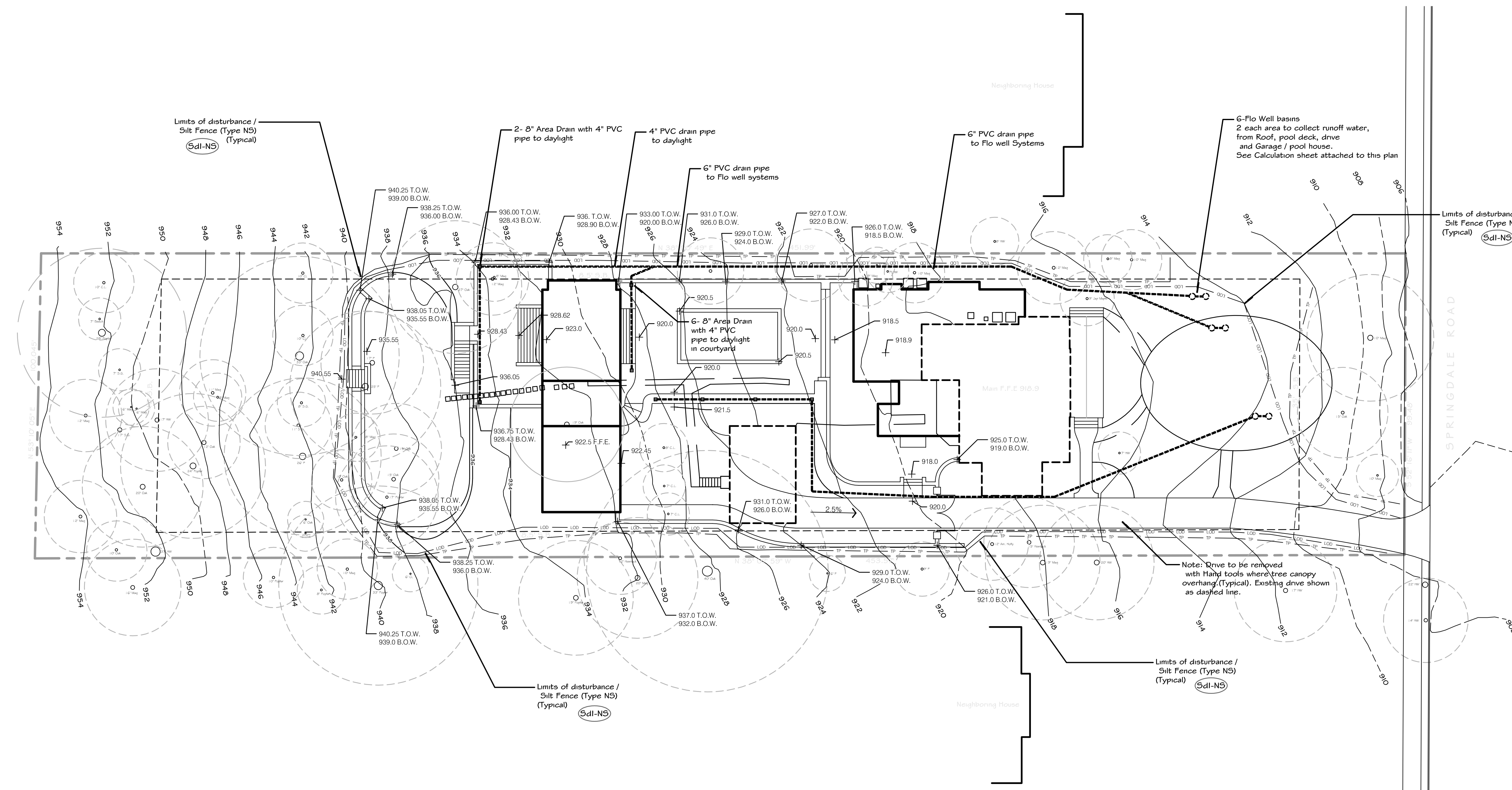


Silt Fence Detail Not To Scale

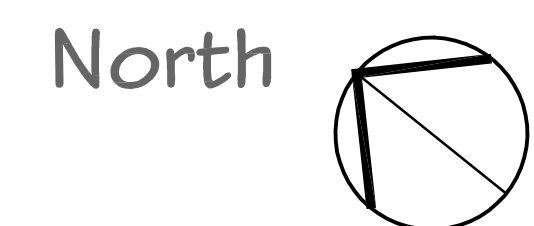
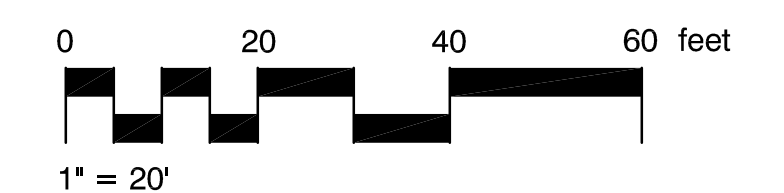
Project Notes:
 Owner: Mr. Ivan Riobo and Mrs. Gretchen Colon
 1156 Springdale Road Atlanta, Georgia
 Property Zoned R-85
 Building setbacks
 Front-35 Feet
 Side-8.5 Feet
 Rear-40 Feet
 Total lot area= 45,257 square feet (1.05 acre)
 Lot coverage allowed=35% or 15,839.95 square feet
 Existing lot coverage: (square feet)
 House = 2,173 s.f.
 Garage = 709 s.f.
 Drive = 3,531 s.f.
 Front Porch / Steps = 400
 Front sidewalks = 312 s.f.
 Rear Steps and walk at garage = 262 s.f.
 Walls = 11 s.f.
 Rear patio = 573.75
 Ac units and pad = 22 s.f.
 Rock Walk = 29 s.f.
 Dog House = 31 s.f.
 Conc Pad = 19 s.f.
 Stepping Stones = 40 s.f.
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Flood Statement
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 last revised on August 15, 2019

Survey information taken from survey by
 Solar Land Surveying Company
 P.O. Box 723993
 Atlanta, Georgia 30339-0993
 Phone (770) 794-9055
 Dated: 3-26-2020



Note:
 Doors and windows in rear yard to have alarms placed so they will sound if opened.



Flo-Well Calculations

NDS Flo-Well Calculator

Step 1: Enter the Square Feet of Drainage Area 1 (Ct. Area) = 4000
 Enter the Square Feet of Drainage Area 2 (Ct. Area) = 4000

Step 2: Choose the Coefficient of Runoff for Area 1 (0.50 recommended)
 Choose the Coefficient of Runoff for Area 2 (0.50 recommended)

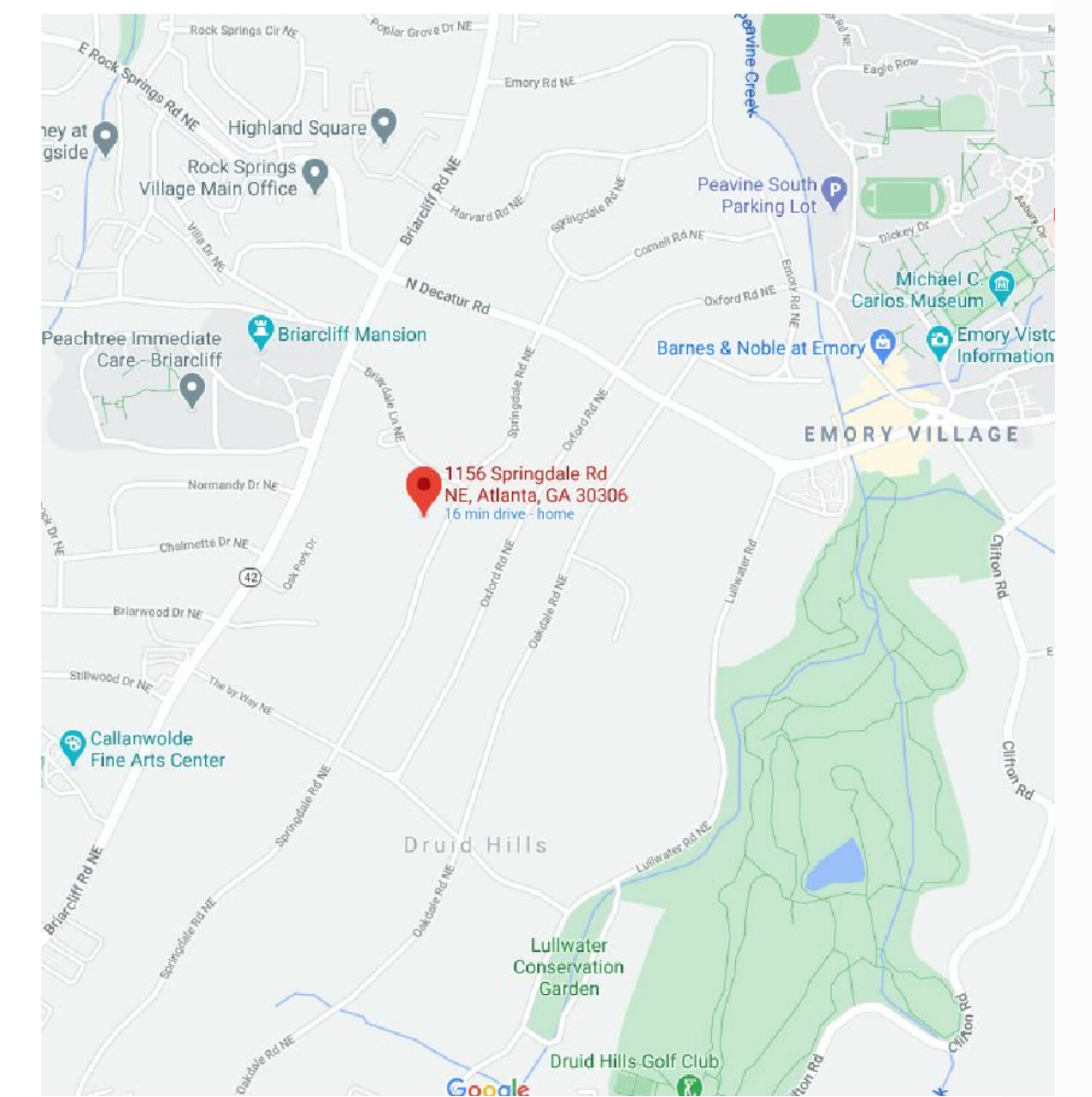
Step 3: Choose the 25 Year Rainfall (inches) = 4.00
 Unit: in/hr

Step 4: Help Us Improve: We will use your feedback for our software. Please contact us if you have any questions or comments. We will respond as quickly as possible. An e-mail or call is preferred.

Download Installation Details



24 Hour Contact Mrs. Gretchen Colon (678) 907-3310



Site Vicinity Map

Not To Scale

Released For Construction

The Riobo - Colon Residence

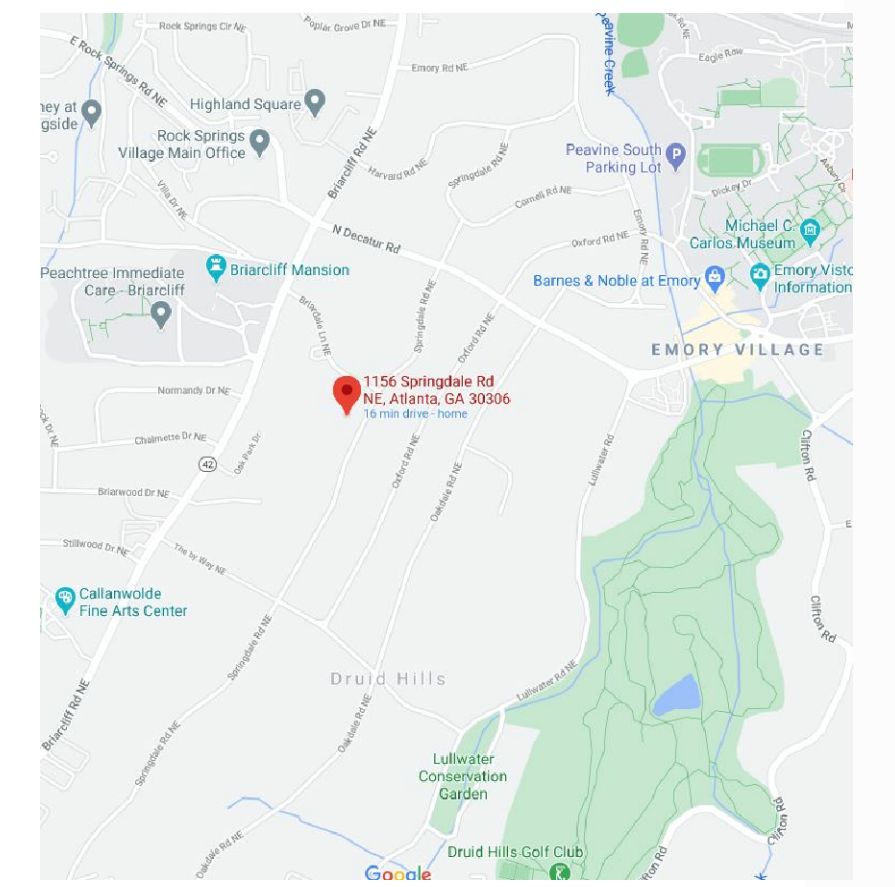
1156 Springdale Road
Atlanta, Georgia
Date : 2-9-21

SHEET
LA-4

young studios
 landscape architecture + land planning
 scott young
 c. 678.822.3115
 t. 770.987.7409
 scott@youngstudios.com
 1475 Kennesaw Drive, Atlanta, Georgia 30329

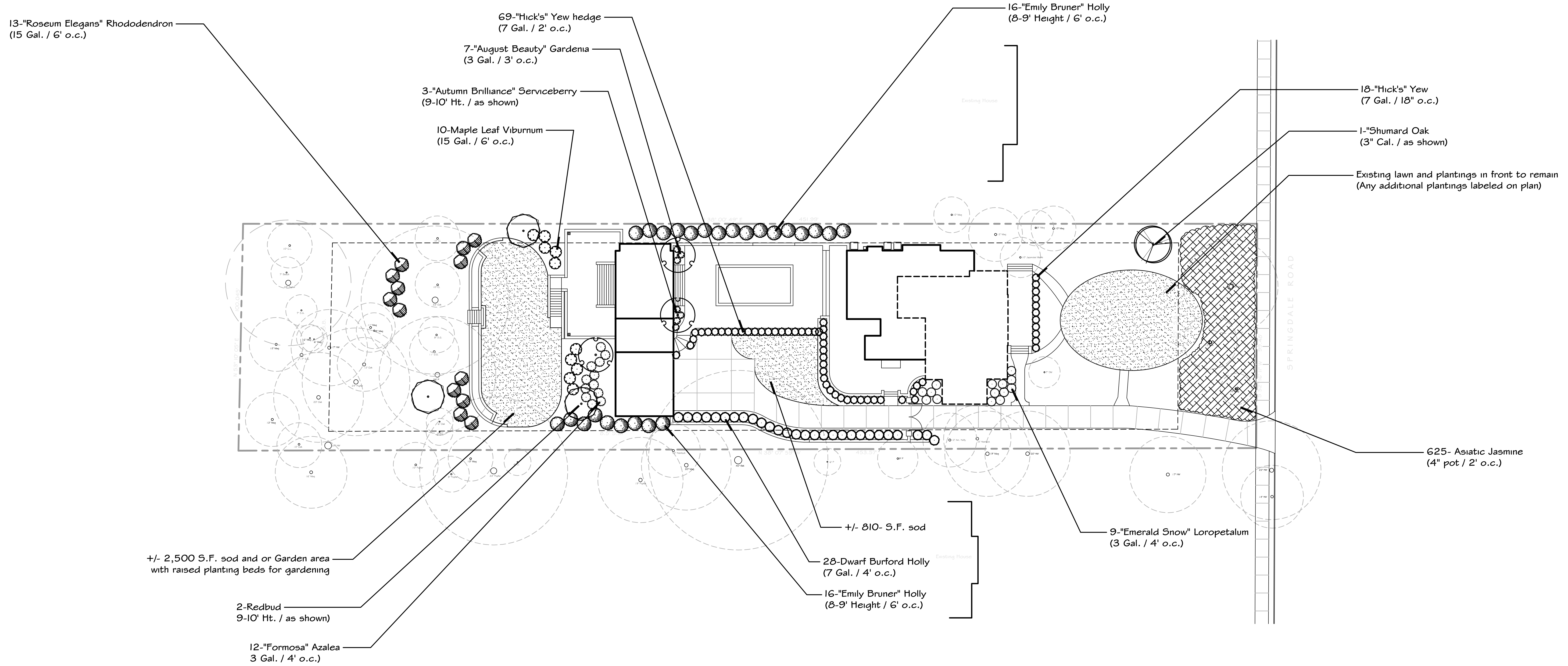
Project Description: Proposed construction of:
 1) Demolition of existing Garage, Drive, Walks, Steps, Gravel areas
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Site Vicinity Map

Not To Scale

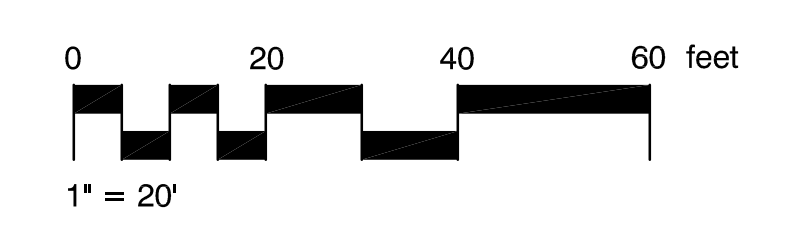


Released For Construction

Landscape Plan

The Riobo - Colon Residence
1156 Springdale Road
Atlanta, Georgia
Date : 2-9-21

SHEET
LA-5



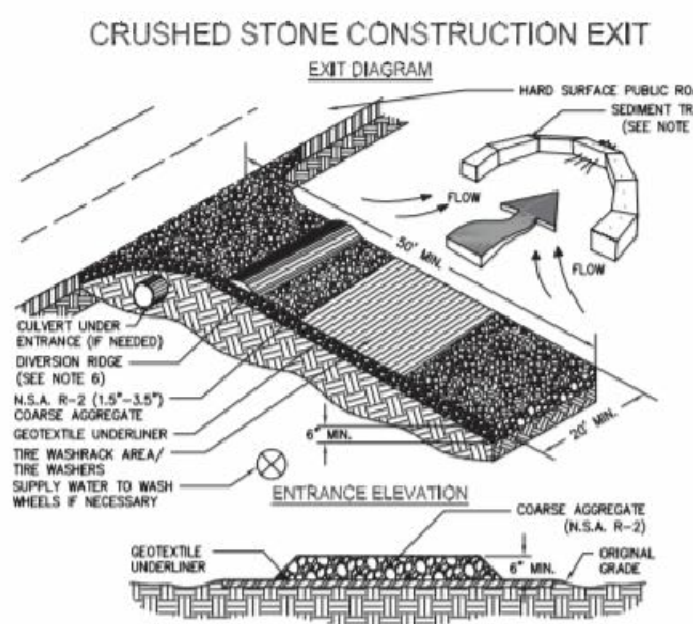
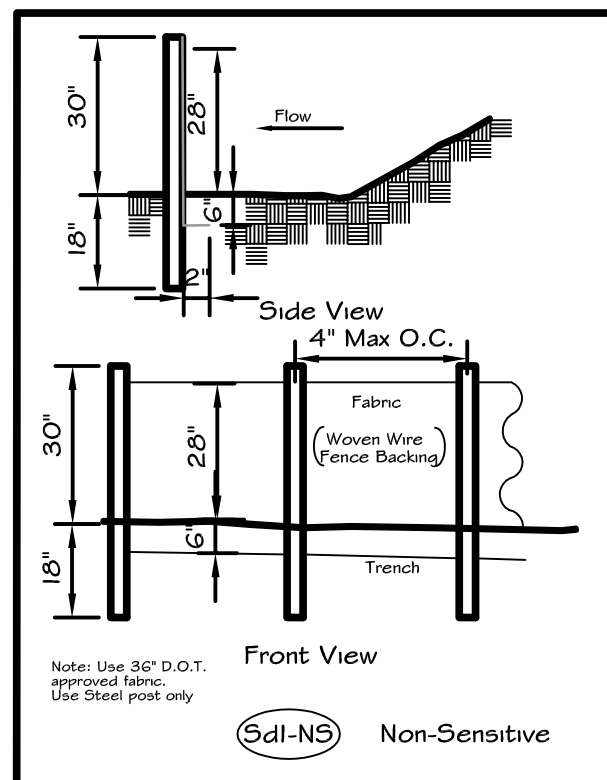
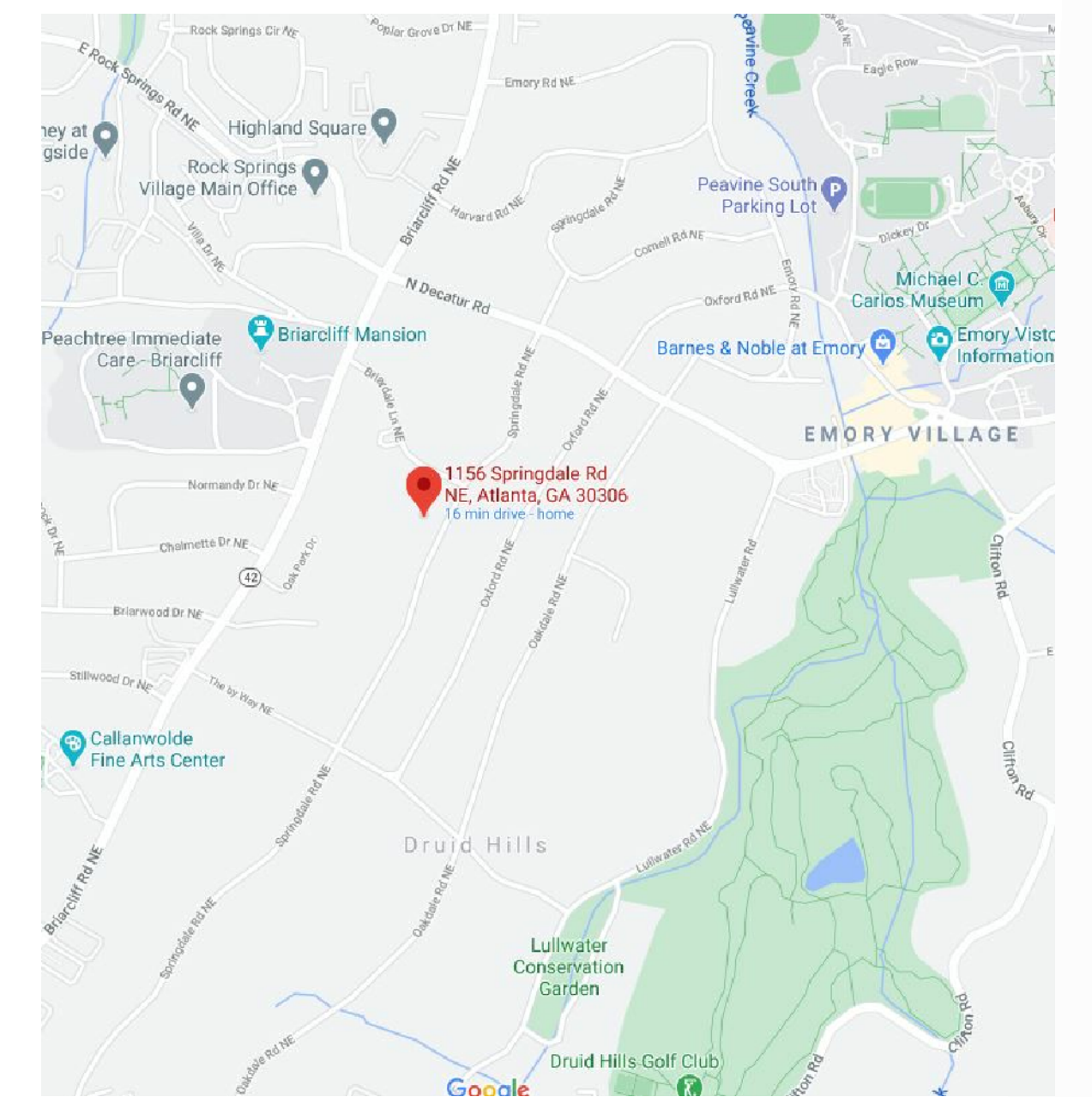


Figure 1. Crushed Stone Construction Exit Installation Requirements



Silt Fence Detail Not To Scale



Site Vicinity Map

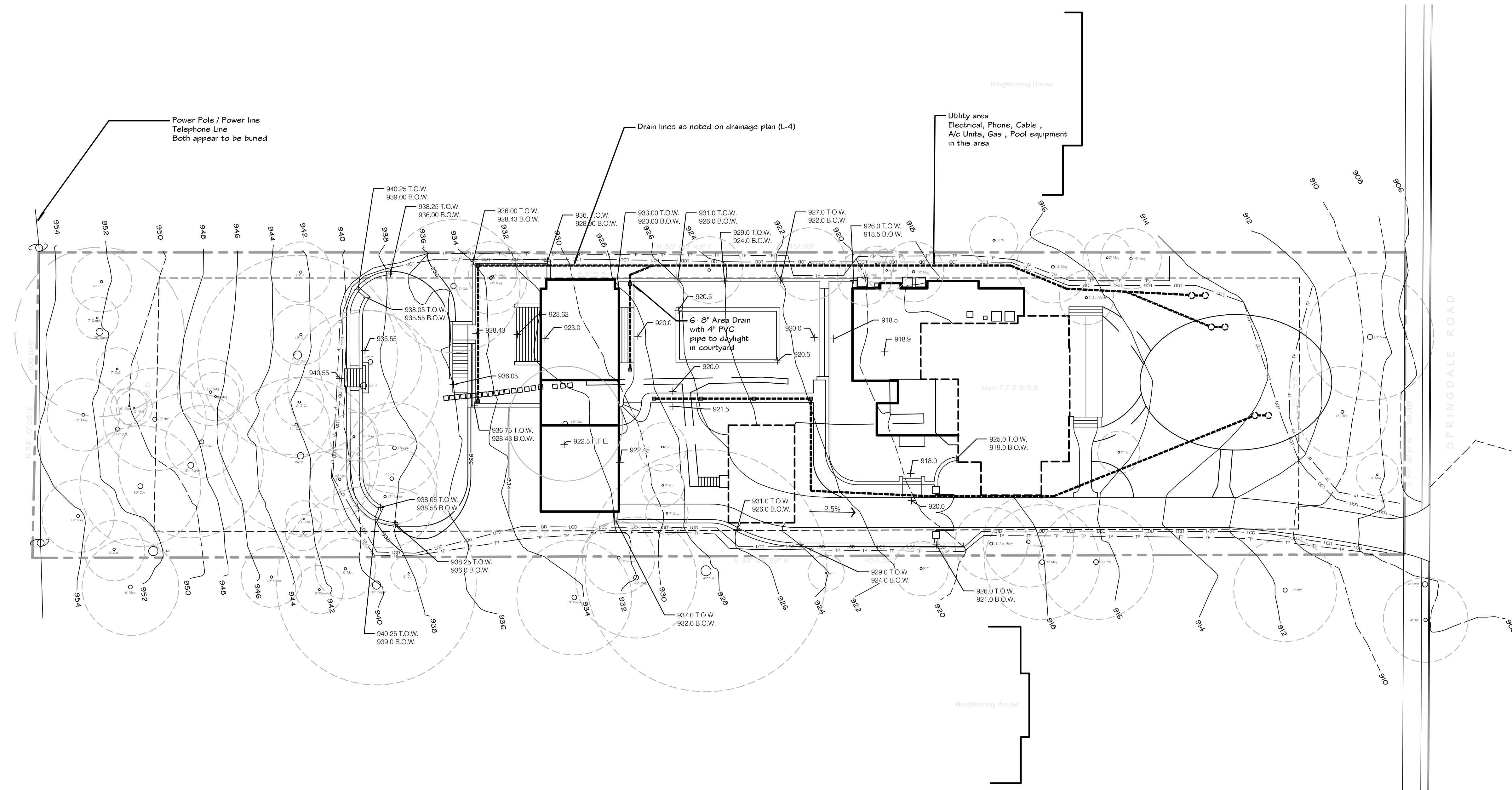
Not To Scale

Released For Construction

Utility Plan

The Riobo - Colon Residence 1156 Springdale Road Atlanta, Georgia

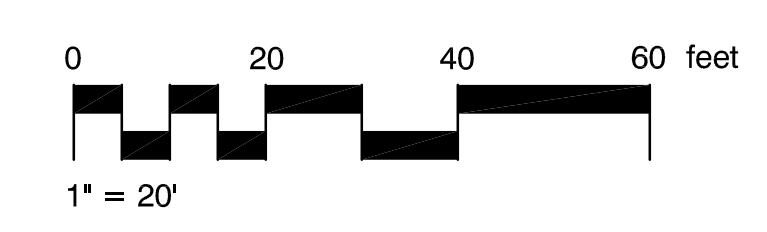
SHEET LA-6



Note: Doors and windows in rear yard to have alarms placed so they will sound if opened.

- Project Description: Proposed construction of: 1) Demolition of existing Garage, Drive, Walks, Steps, Gravel areas 2) Addition to House, New Garage / Pool House, Pool, 3) New Drive and walls and walks as needed 4) New Walls and steps behind Pool House / Garage as shown on plan

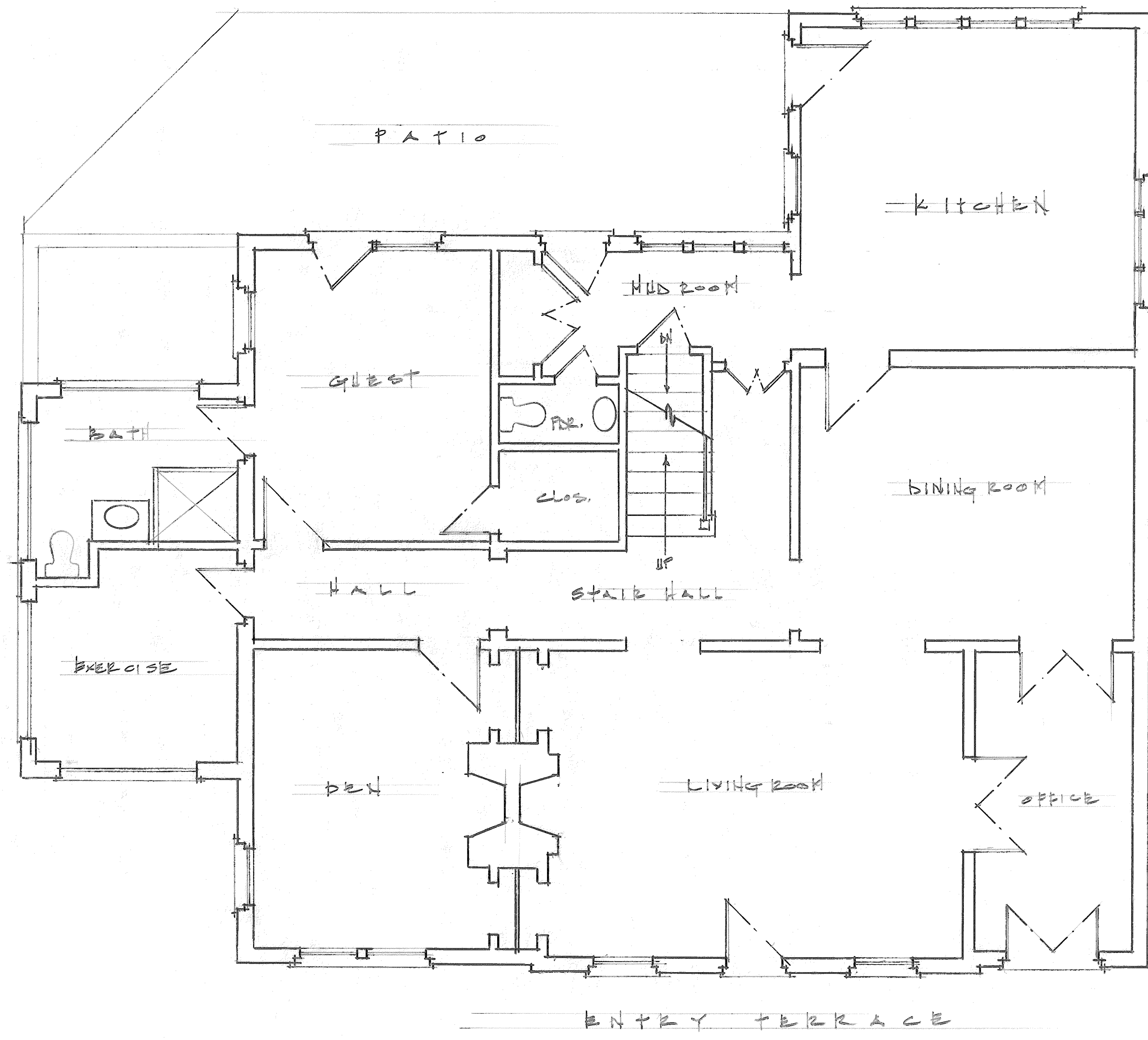
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Project Notes: Owner: Mr. Ivan Riobo and Mrs. Gretchen Colon 1156 Springdale Road Atlanta, Georgia Property Zoned R-85 Building setbacks Front-35 Feet Side-8.5 Feet Rear-40 Feet Total lot area= 45,257 square feet (1.05 acre) Lot coverage allowed=35% or 15,839.95 square feet Existing lot coverage: (square feet) House = 2,173 s.f. Garage = 709 s.f. Drive = 3,531 s.f. Front Porch / Steps = 400 Front sidewalks = 312 s.f. Rear Steps and walk at garage = 262 s.f. Walls = 11 s.f. Rear patio = 573.75 Ac units and pad = 22 s.f. Rock Walk = 29 s.f. Dog House = 31 s.f. Conc Pad = 19 s.f. Stepping Stones = 40 s.f. Gravel = 113 s.f. Rip Rap = 245 s.f. Total existing lot coverage=7,897 s.f. (17.45%) Proposed Lot Coverage: House Addition = 1,572.29 Garage & Pool House =1,973.74 s.f. Rear Terrace at back addition = 1,163.30 Pool Deck and Steps = 2,498.89 s.f. Rear Steps off Pool House = 163.98 Rear Lawn Panel Walls and Steps = 277.16 Upper Garden Wall and Steps = 259.54 Retaining Wall by Driveway = 146.87 Front Walk = 114.91 Front Porch = 433.43 Total Proposed Coverage = 11,951.38 Total lot coverage existing + Proposed = 14,124.38 (31.2% Coverage) Total Cut = 103.77 Cubic Yards Total Fill= 1 Cubic Yards Area disturbed= 2,100 s.f. (0.048 Acres)

Flood Statement This property is not located in a flood hazard area according to F.I.R.M. panel #13089C0062 K last revised on August 15, 2019

Survey information taken from survey by Solar Land Surveying Company P.O. Box 723993 Atlanta, Georgia 30339-0993 Phone (770) 794-9055 Dated: 3-26-2020



WASBUILT MAIN LEVEL PLAN
 1/4" = 1'-0"

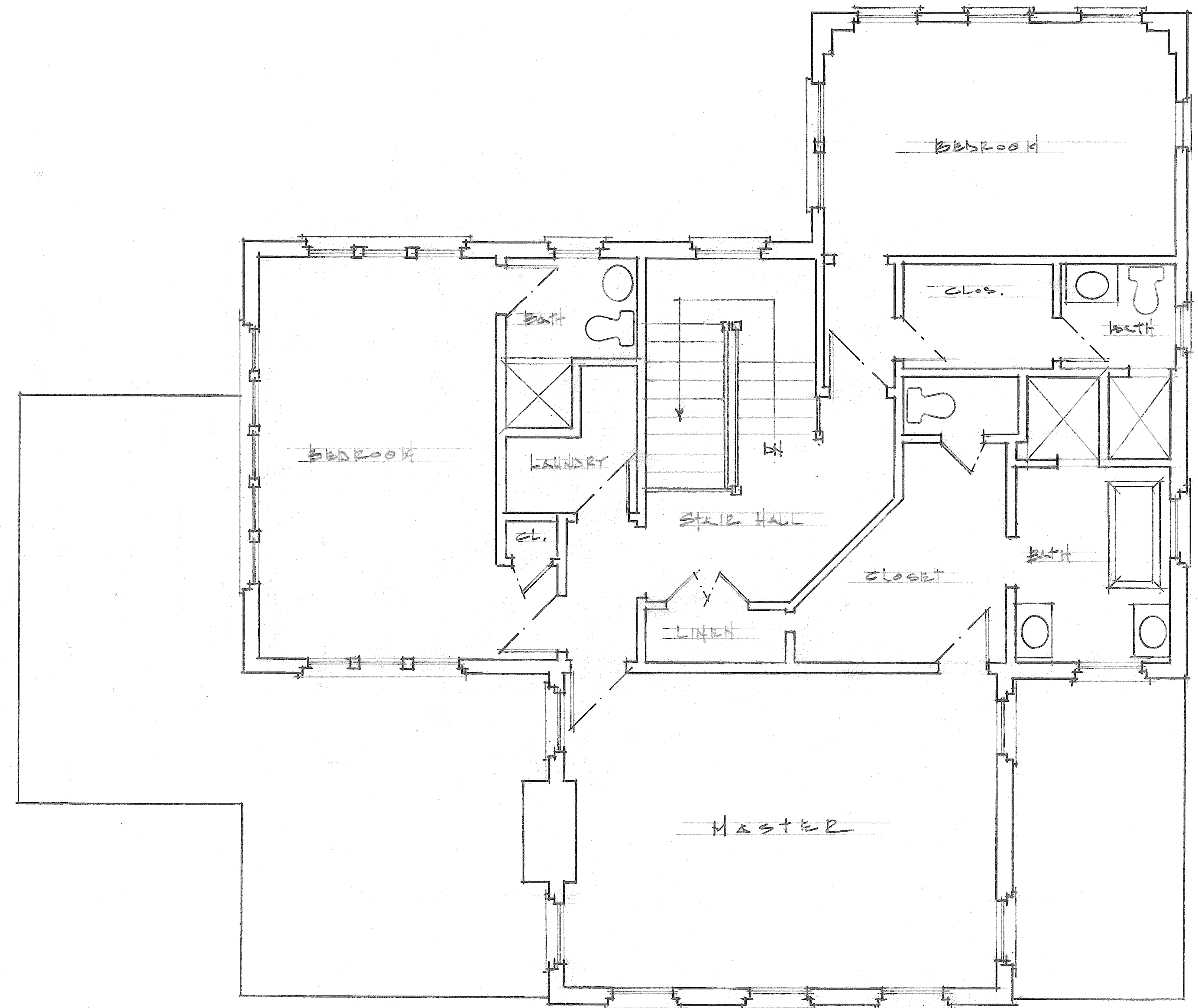
Note to Contractor:
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Bradley E. Heppner
ARCHITECTURE
 Limited Liability Company
 574 Hecall Road
 Atlanta, GA 30309
 (404) 745-9339
 (404) 734-0907
 brad@bradleyheppner.com

Alterations and Addition to the
RIOBO-COLON RESIDENCE
 1156 Springdale Road NE • Atlanta • Georgia 30306

SCALE: AS NOTED	APPROVED BY:	DRAWN BY:
DATE: 15 FEB 2021		AB1.1



1. ASHBITT UPPER FLOOR PLAN
 1/4" = 1'-0"

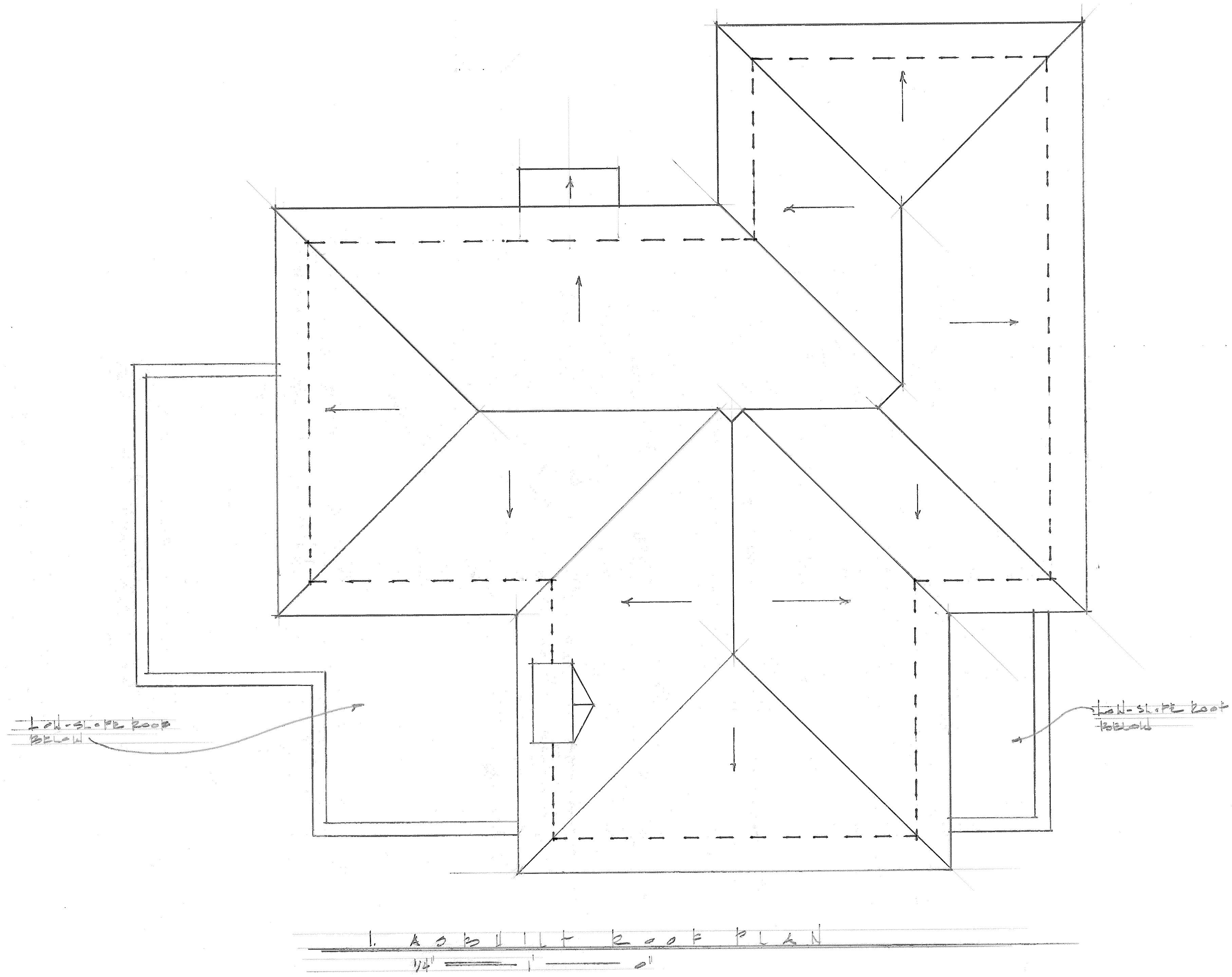
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 Atlanta, GA 30309
 (404) 745-9339
 (404) 734-8887
 brad@bradleyheppner.com

Alterations and Addition to the
RIOBO-COLON RESIDENCE
 1156 Springdale Road NE • Atlanta • Georgia 30309

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: B.E.H.
DATE: 15 Sept 2021		
		AB1.2



Note to Contractor:
 Any discrepancies, inconsistencies, or ambiguities found within the drawings, or between the drawing, specifications, and 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 contractor's risk.

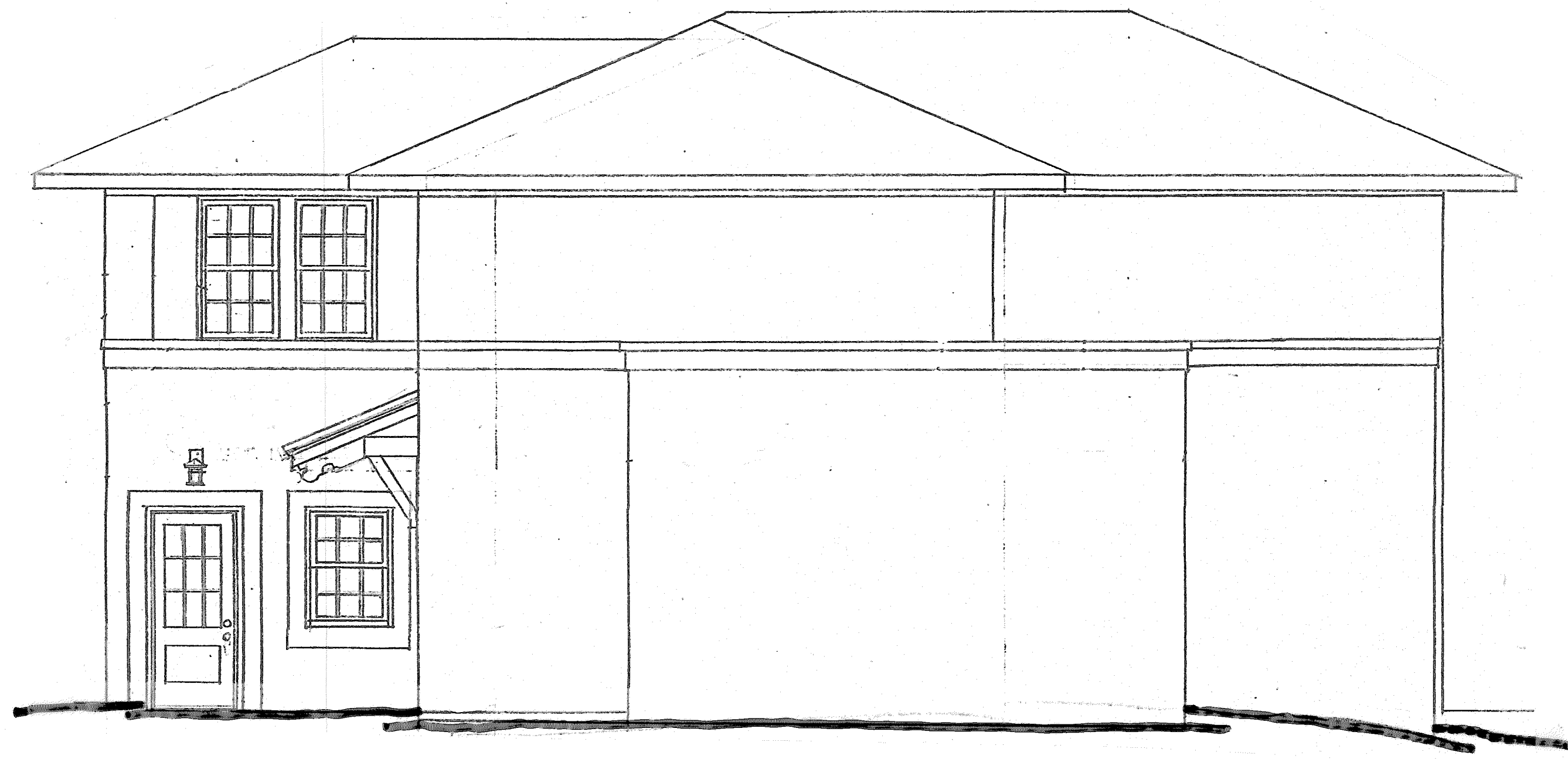
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Bradley E. Heppner
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 Limited Liability Company

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 Atlanta, GA 30309
 (404) 745-8339
 (m) 404.734.6887
 bhe@bradleyheppner.com

Alterations and Addition to the
RIOBO-COLON RESIDENCE
 1156 Springdale Road NE • Atlanta • Georgia 30308

SCALE: As Noted	APPROVED BY:	DRAWN BY: B.E.H.
DATE: 15 Feb 2021		
		AB1.3



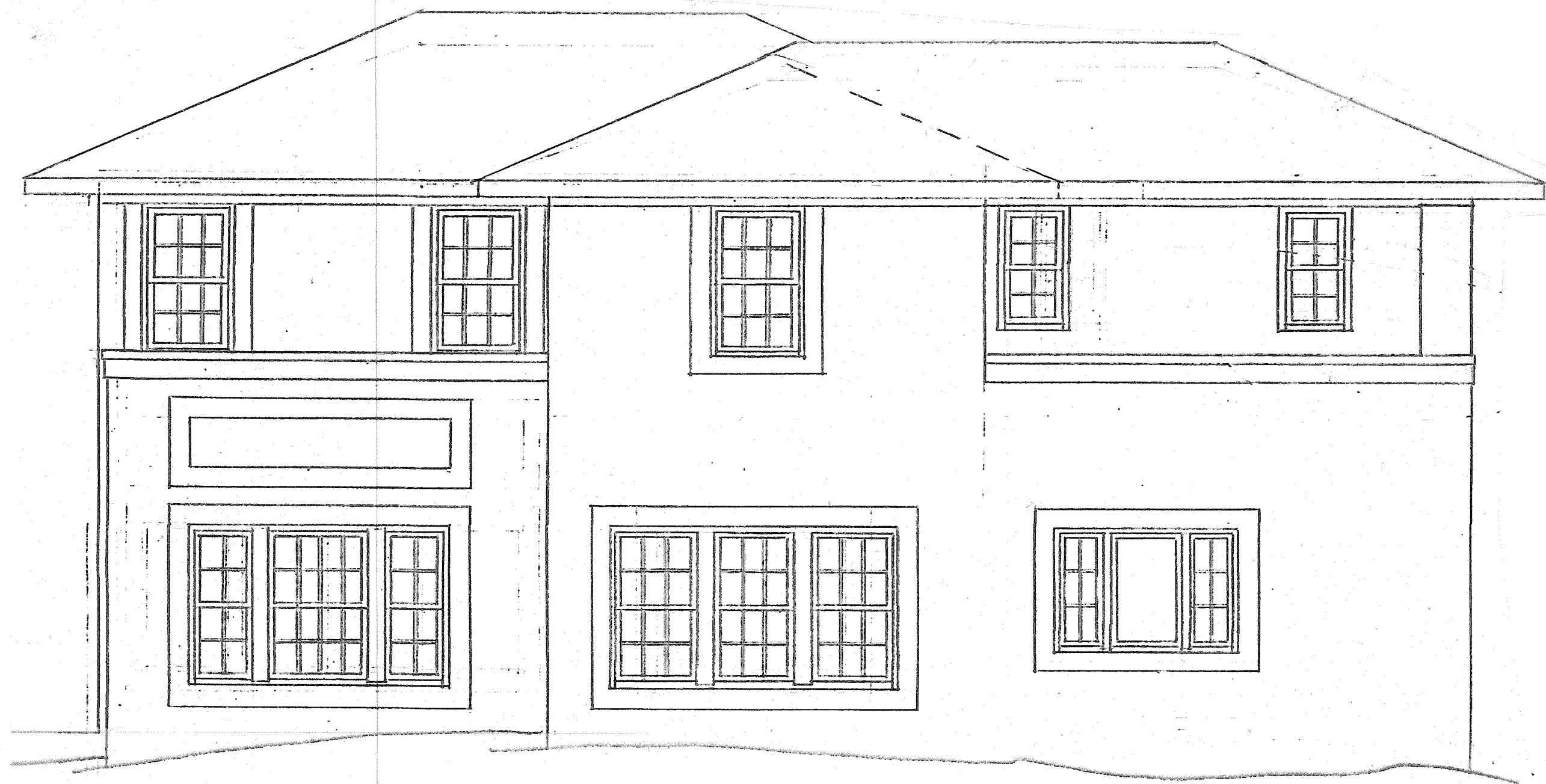
2. ASBUILT LEFT SIDE ELEVATION

1/4" = 1'-0"



1. ASBUILT FRONT ELEVATION

1/4" = 1'-0"



4. ASBUILT RIGHT SIDE ELEVATION

1/4" = 1'-0"



3. ASBUILT REAR ELEVATION

1/4" = 1'-0"

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brad@bradleyheppner.com

(p) 404.745.6339
(m) 404.734.6887

Alterations and Addition to the
RIOBO-COLON RESIDENCE

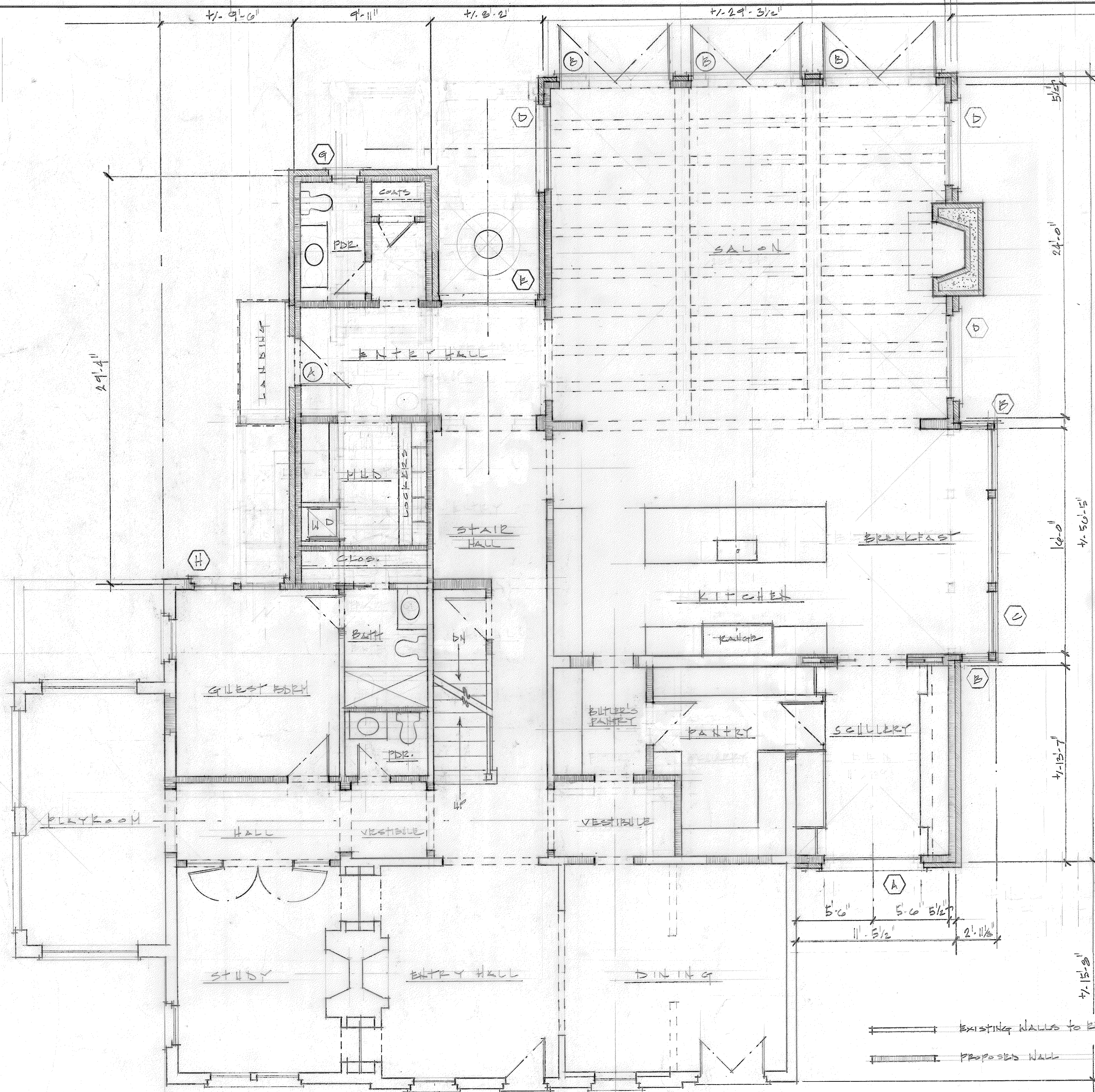
1156 Springdale Road NE • Atlanta • Georgia 30306

SCALE: AS SHOWN
DATE: 15 Feb 2021

APPROVED BY:

DRAWN BY: B.E.H.

AB2.1



1. PROPOSED MAIN LEVEL FLOOR PLAN
 1/4" = 1'-0"

Note to Contractor:
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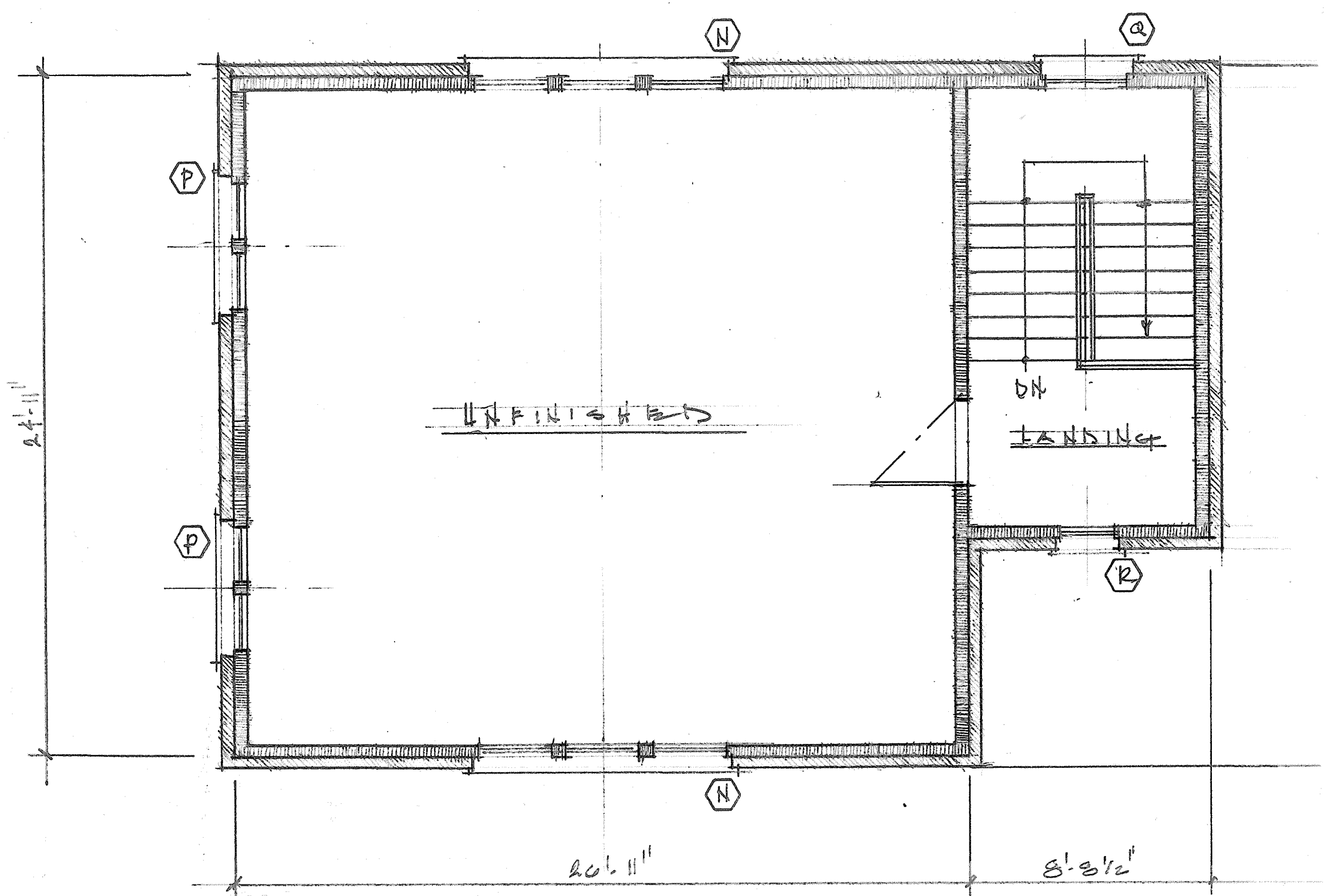
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 Atlanta, GA 30309
 (404) 745-9339
 (404) 734-6887
 brod@bradleyheppner.com

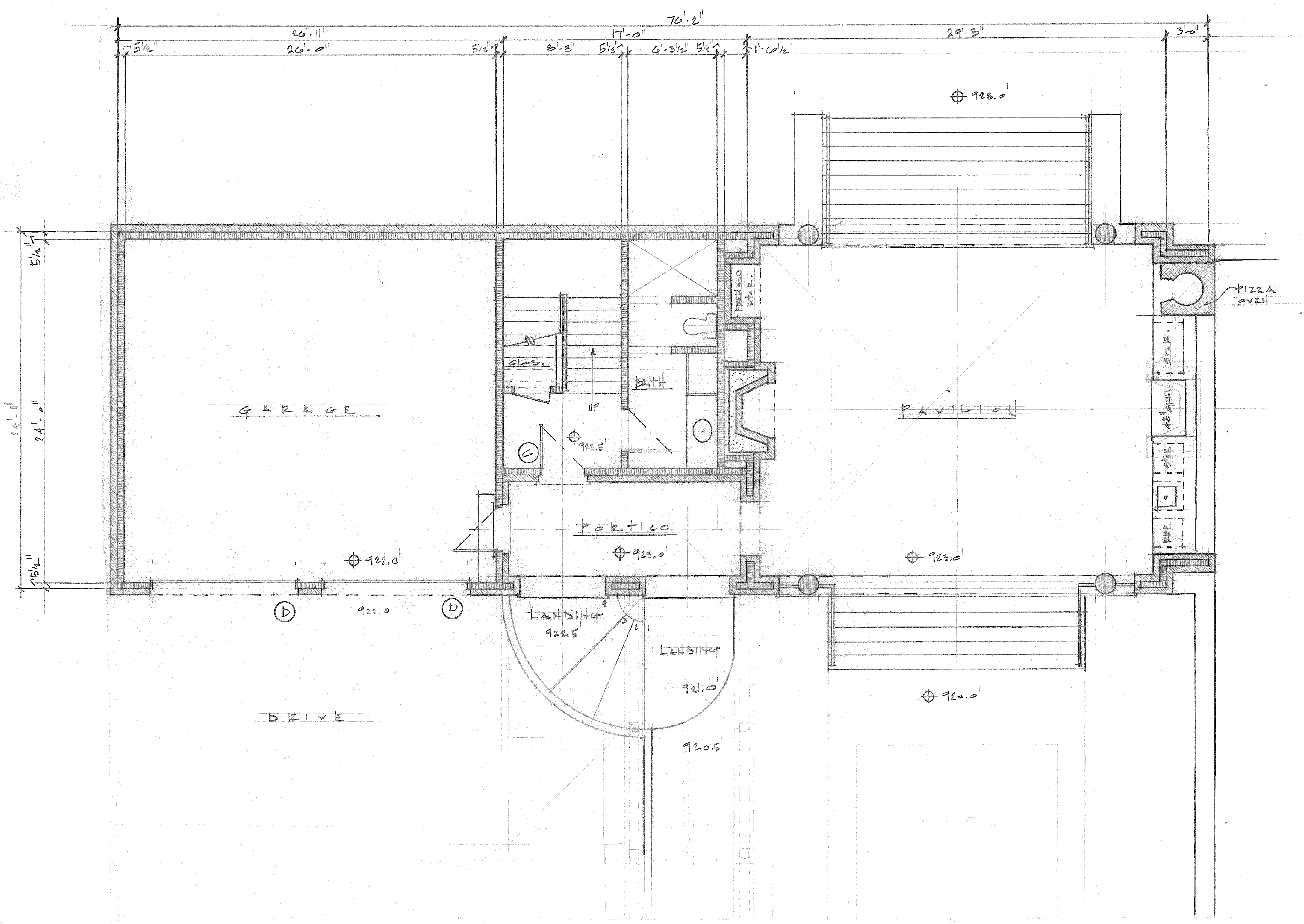
Alterations and Addition to the
RIOBO-COLON RESIDENCE
 1156 Springdale Road NE • Atlanta • Georgia 30308

SCALE 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: B.E.H.
DATE: 20 MAR 2020		
21 DEC 2020		
15 FEB 2021		

A1.1



2. CARRIAGE HOUSE UPPER LEVEL
1/4" = 1'-0"



1. PLAN OF PAVILION, GARAGE
1/4" = 1'-0"

Note to Contractor:
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Bradley E. Heppner
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Atlanta, GA 30309
brad@bradleyheppner.com
(404) 745-9239
(404) 734-6887

Alterations and Addition to the
RIOBO-COLON RESIDENCE

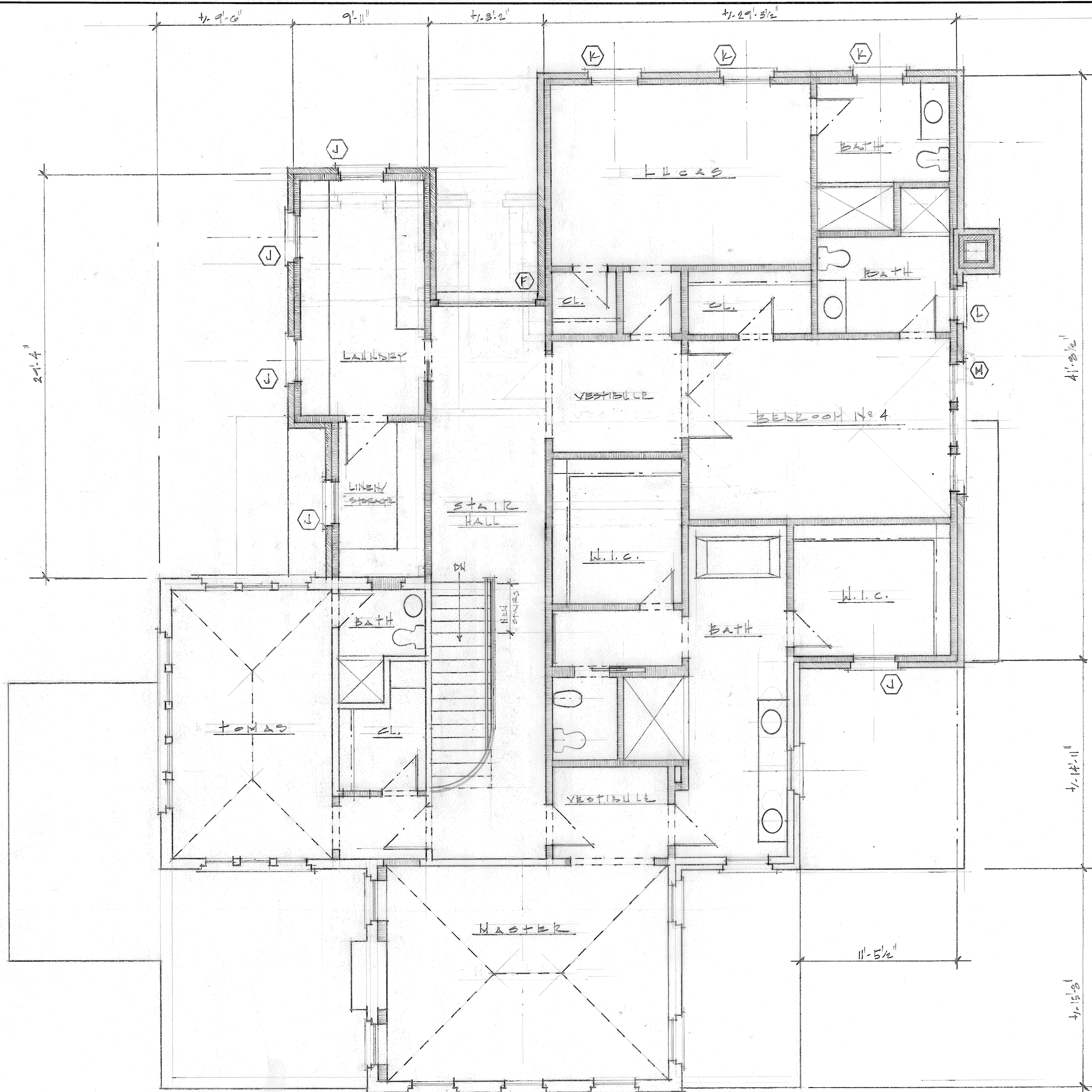
1166 Springdale Road NE • Atlanta • Georgia 30309

SCALE: 1/4" = 1'-0"
DATE: 21 DEC 2010
15 FEB 2011

APPROVED BY:

DRAWN BY: B.E.H.

A1.2



PROPOSED UPPER LEVEL FLOOR PLAN

EXISTING WALL TO REMAIN
 PROPOSED WALL

Note to Contractor:
 Any discrepancies, inconsistencies, or ambiguities found within the drawings, or between the drawing, specifications, and 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 contractor's risk.

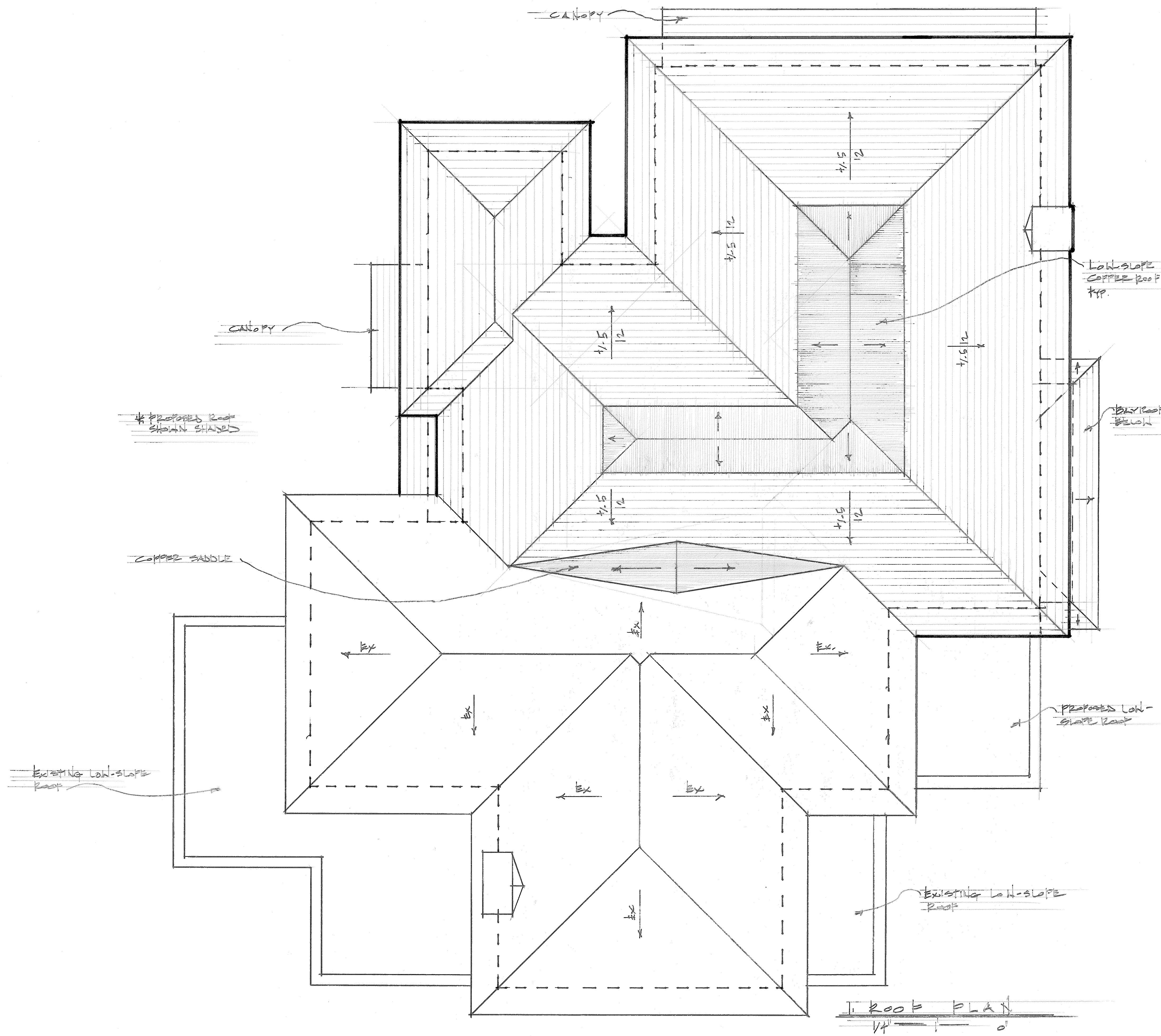
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 574 Haeccall Road
 Atlanta, GA 30309
 (404) 474-8339
 (404) 474-8887
 brad@bradleyheppner.com

Alterations and Addition to the
RIOBO-COLON RESIDENCE
 1156 Springdale Road NE • Atlanta • Georgia 30309

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: B.E.H.
DATE: 21 DEC 2022		
15 FEB 2021		

A1.3



Note to Contractor:
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574 Hazell Road
 Atlanta, GA 30309
 (404) 745-6339
 (404) 734-6887
 brad@bradleyheppner.com

Alterations and Addition to the
RIOBO-COLON RESIDENCE

1156 Springdale Road NE • Atlanta • Georgia 30309

SCALE: AS SHOWN	APPROVED BY:	DRAWN BY: B.E.H.
DATE: 15 FEB 2021		
		A1.4



Note to Contractor:
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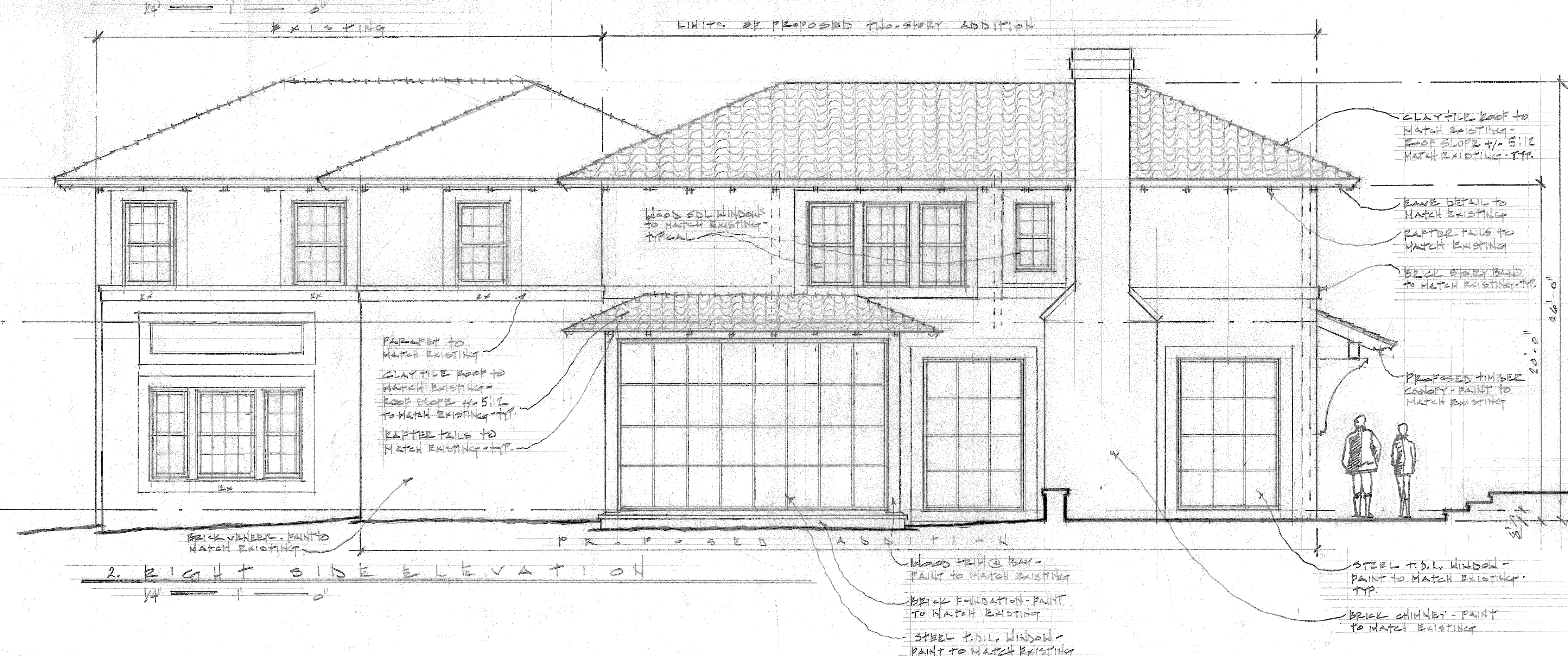
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ARCHITECTURE
Limited Liability Company
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Atlanta, GA 30309
(404) 745-8339
(404) 734-6887
brad@bradleyheppner.com

Alterations and Addition to the
RIOBO-COLON RESIDENCE
1158 Springdale Road NE • Atlanta • Georgia 30306

SCALE: As Noted	APPROVED BY:	DRAWN BY: B.E.H.
DATE: 15 Feb 2021		

A2.1



Note to Contractor:
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Atlanta, GA 30309
brad@bradleyheppner.com
(404) 745-0330
(404) 734-6887

Alterations and Addition to the
RIOBO-COLON RESIDENCE

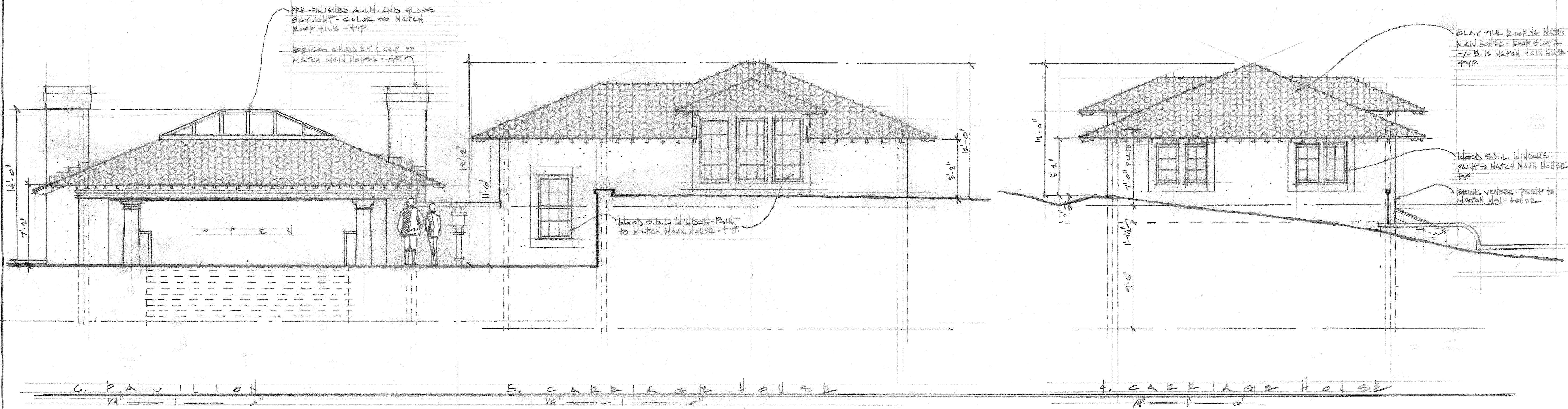
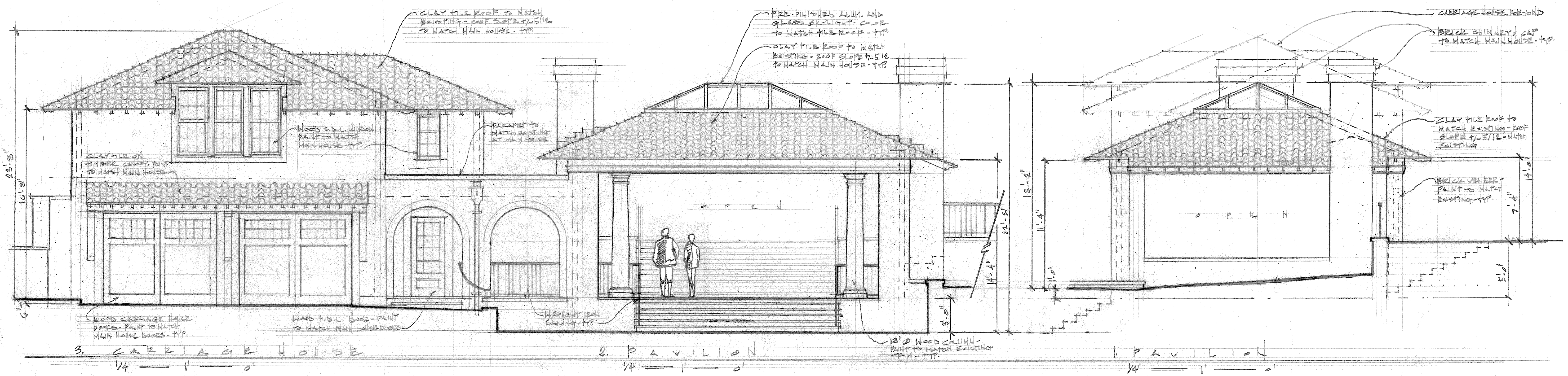
1156 Springdale Road NE • Atlanta • Georgia 30309

SCALE: AS NOTED
DATE: 15 FEB 2024

APPROVED BY:

DRAWN BY: B.E.H.

A2.2



Note to Contractor:
Any discrepancies, inconsistencies, or ambiguities found within the drawings, or between the drawing, specifications, and 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 contractor's risk.

This drawing is the property of Bradley E. Heppner Architecture, LLC and is not to be reproduced or copied in whole or in part, the dimensions 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.

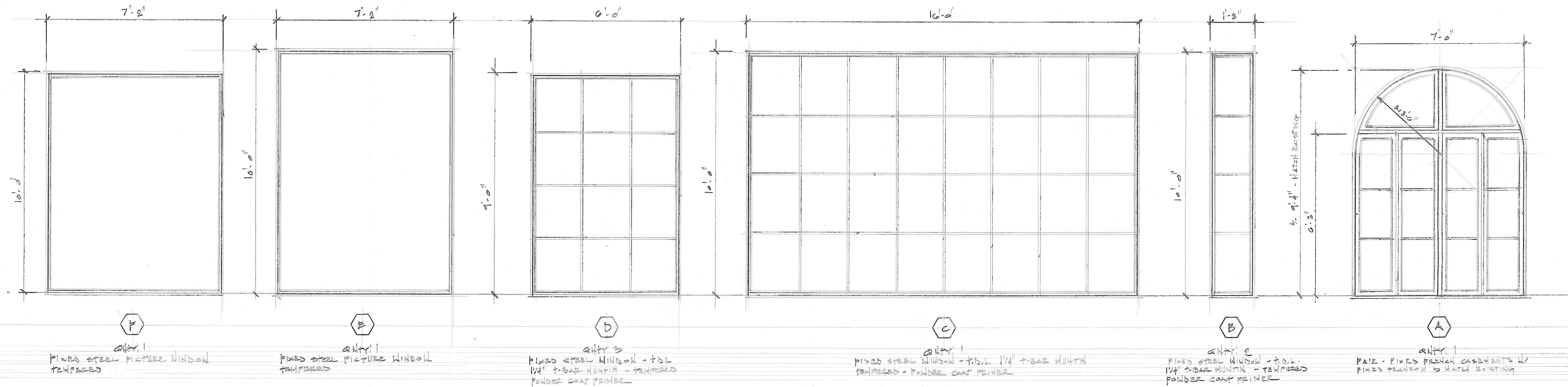
Bradley E. Heppner
ARCHITECTURE
Limited Liability Company
574 Heacell Road
Atlanta, GA 30309
brad@bradleyheppner.com
(404) 745-9330
(404) 734-6887

Alterations and Addition to the
RIOBO-COLON RESIDENCE
1156 Springdale Road NE • Atlanta • Georgia 30306

SCALE: AS NOTED
DATE: 15 FEB 2021

APPROVED BY: [Signature]
DRAWN BY: B.E.H.

A2.3



F QTY: 1
 FIXED STEEL PICTURE WINDOW
 TEMPERED

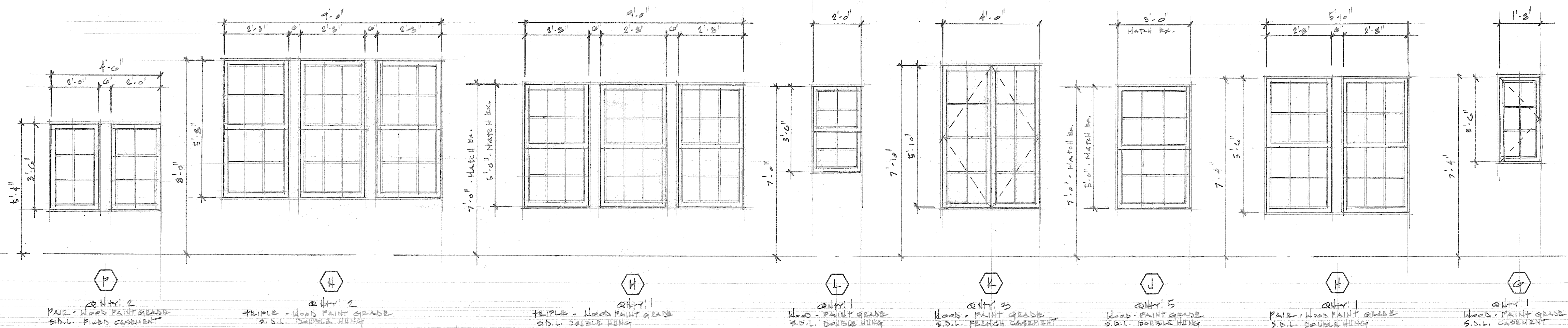
F QTY: 1
 FIXED STEEL PICTURE WINDOW
 TEMPERED

D QTY: 3
 FIXED STEEL WINDOW - F.S.L.
 1/4" X-BAR MUNTIN - TEMPERED
 POWDER COAT PRIMER

C QTY: 1
 FIXED STEEL WINDOW - F.S.L.
 1/4" X-BAR MUNTIN
 TEMPERED - POWDER COAT PRIMER

B QTY: 2
 FIXED STEEL WINDOW - F.S.L.
 1/4" X-BAR MUNTIN - TEMPERED
 POWDER COAT PRIMER

A QTY: 1
 PAIR - FIXED FRENCH CASEMENTS W/
 FIXED TRANSOM TO MATCH EXISTING



P QTY: 2
 PAIR - WOOD PAINT GRADE
 S.D.L. FIXED CASEMENT

F QTY: 2
 TRIPLE - WOOD PAINT GRADE
 S.D.L. DOUBLE HUNG

H QTY: 1
 TRIPLE - WOOD PAINT GRADE
 S.D.L. DOUBLE HUNG

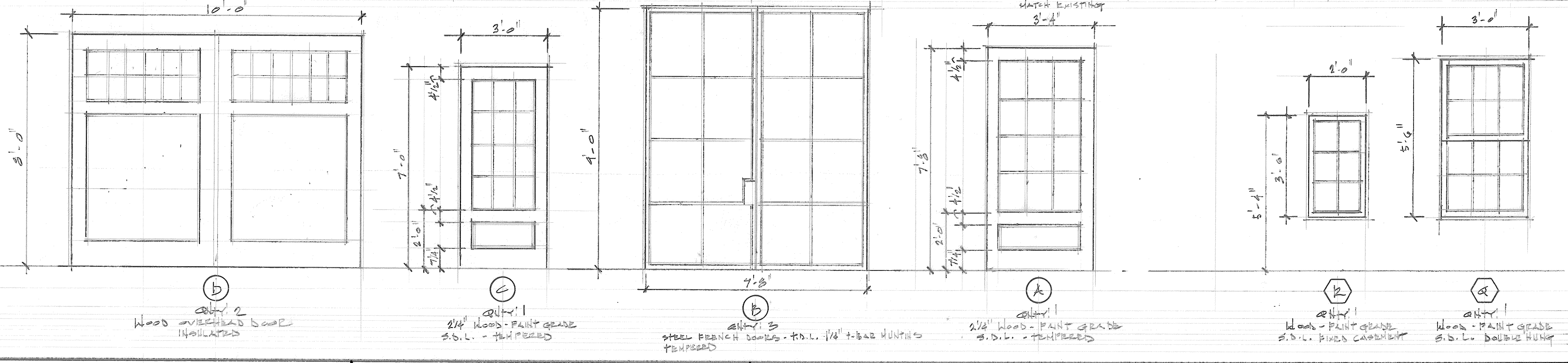
L QTY: 1
 WOOD - PAINT GRADE
 S.D.L. DOUBLE HUNG

K QTY: 3
 WOOD - PAINT GRADE
 S.D.L. FRENCH CASEMENT

J QTY: 5
 WOOD - PAINT GRADE
 S.D.L. DOUBLE HUNG
 MATCH EXISTING

H QTY: 1
 PAIR - WOOD PAINT GRADE
 S.D.L. DOUBLE HUNG

G QTY: 1
 WOOD - PAINT GRADE
 S.D.L. CASEMENT



B QTY: 2
 WOOD OVERHEAD DOOR
 INSULATED

C QTY: 1
 2 1/4" WOOD - PAINT GRADE
 S.D.L. - TEMPERED

B QTY: 3
 STEEL FRENCH DOORS - F.S.L.
 1/4" X-BAR MUNTINS
 TEMPERED

A QTY: 1
 2 1/2" WOOD - PAINT GRADE
 S.D.L. - TEMPERED

L QTY: 1
 WOOD - PAINT GRADE
 S.D.L. FIXED CASEMENT

K QTY: 1
 WOOD - PAINT GRADE
 S.D.L. DOUBLE HUNG

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 brad@bradleyheppner.com

Alterations and Addition to the
RIOBO-COLON RESIDENCE
 1156 Springdale Road NE • Atlanta • Georgia 30306

Window & Door Schedule		APPROVED BY:	DRAWN BY:
SCALE	1/8" = 1'-0"		B.E.H.
DATE	15 Feb 2021		

A5.1