

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: 1140 Springdale Rd NE, Atlanta, Georgia 30306

Applicant: Brendan Hunter E-Mail: _____

Applicant Mailing Address: 1140 Springdale Rd NE, Atlanta, Georgia 30306

Applicant Phone(s): _____ Fax: _____

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

Owner(s): Brendan Hunter E-Mail: _____

E-Mail: _____

Owner(s) Mailing Address: 1140 Springdale Rd NE, Atlanta, Georgia 30306

Owner(s) Telephone Number: _____

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1925

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: See attached documents.

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

2/9/2026

Signature of Applicant/Date

Revised 1/26/17

Brendan Hunter – 1140 Springdale Rd NE, Atlanta, Georgia 30306

I have been approved to remove an existing garage and associated wall located at the property. I am seeking approval to build a new garage and pool. I have enclosed drawings for the pool and the garage, as well as a site plan for the improvements. There will be grass around the pool with azaleas, hydrangeas, gardenias, and roses, but will otherwise maintain a natural setting.

POOL FINISHES

Pool Surface: PebbleTec

Color: Tahoe Blue



Pool Tile: PebbleTec Glass Tile

Color: Blue Shore



Coping: Shell Tumbled Travertine Bullnose Coping



The pool will look similar to this pool but with the above finishes. Additionally, there will be a single strip of coping around the pool and then surrounded by grass.



GARAGE FINISHES

Roof: CertainTeed Landmark Architectural Shingles in Moiré Black



Siding: Hardie Plank

Color: Sherwin-Williams Cotton White – SW 7104 - to match existing house



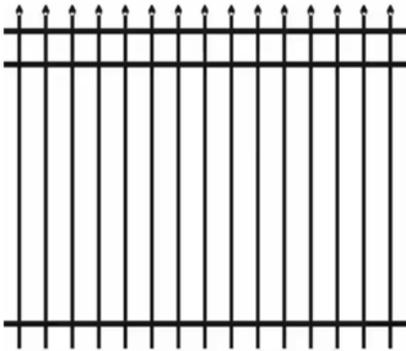
Brick: Red Range Wirecut 6024



Garage Door: OHD Atlanta Plantation Collection 381 - CH#3



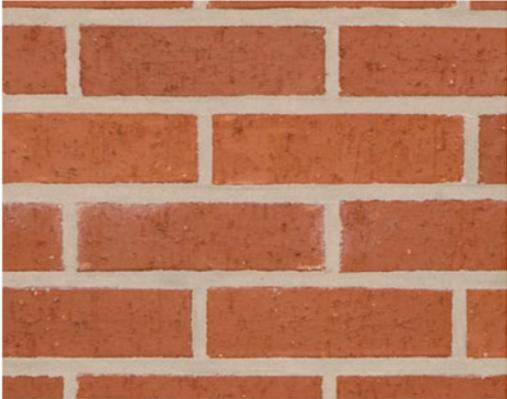
FENCE: Front facing and along the front sides– Black Aluminum – 5 ft.



Rear sides and rear – Black chain link – 5 ft. (match existing neighbor’s fence)



RETAINING WALL: Red Range Wirecut 6024



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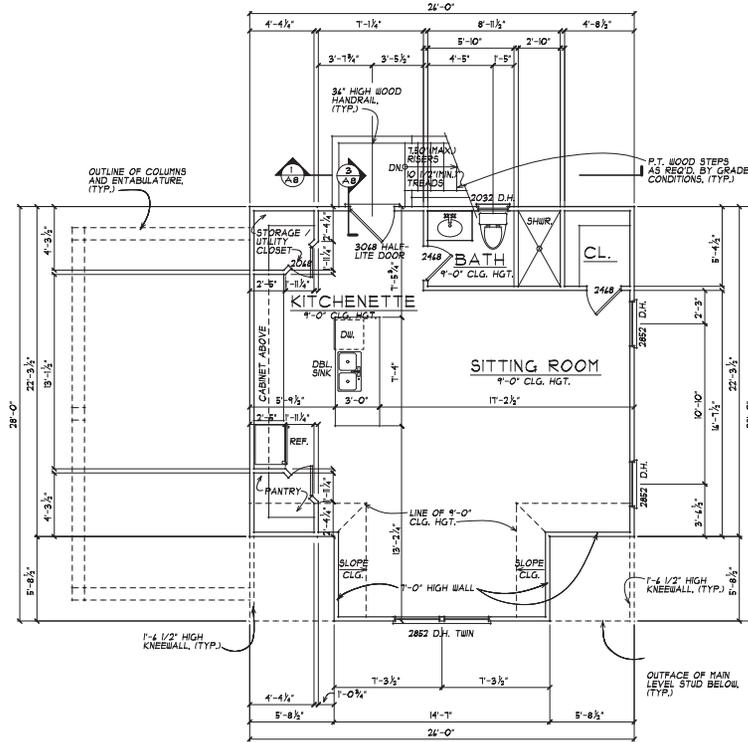
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 770-422-5300
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 3) Plans should be reviewed with engineering expert(s) if required by local building department.

All revisions or modifications to the plans must be reviewed and approved by Oak Design Group, LLC, prior to proceeding on project.

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1 UPPER LEVEL PLAN
 A3 SCALE: 1/4" = 1'-0"

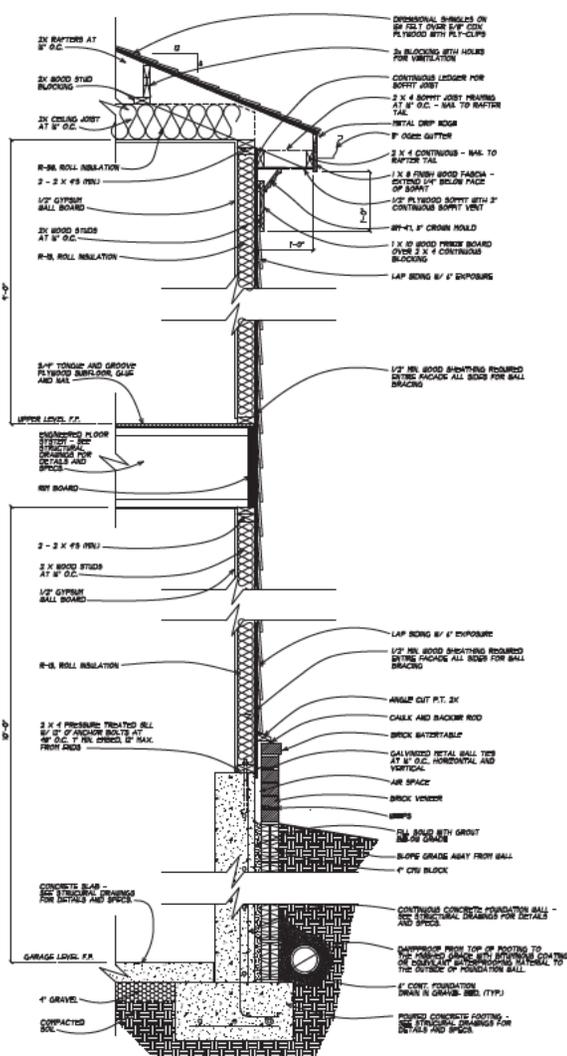
HEATED SQUARE FOOTAGE	
UPPER LEVEL	443 htd. s.f.
TOTAL	443 htd. s.f.
UNHEATED SQUARE FOOTAGE	
PORCH	302 unhtd. s.f.
GARAGE	128 unhtd. s.f.
TOTAL	1,030 unhtd. s.f.
CEILING HEIGHTS	
MAIN LEVEL	10'-0"
UPPER LEVEL	9'-0"
* ALL CEILING HEIGHTS STATED ABOVE UNLESS OTHERWISE NOTED	
ABBREVIATIONS	
Abv.	Above
A.F.F.	Above Finished Floor
C.O.	Cased Opening
F.O.	Framed Opening
O.C.	On Center
O.F.S.	Offset of Stud
V.W.S.	Ventilated Wire Shelving

DATE	REVISIONS

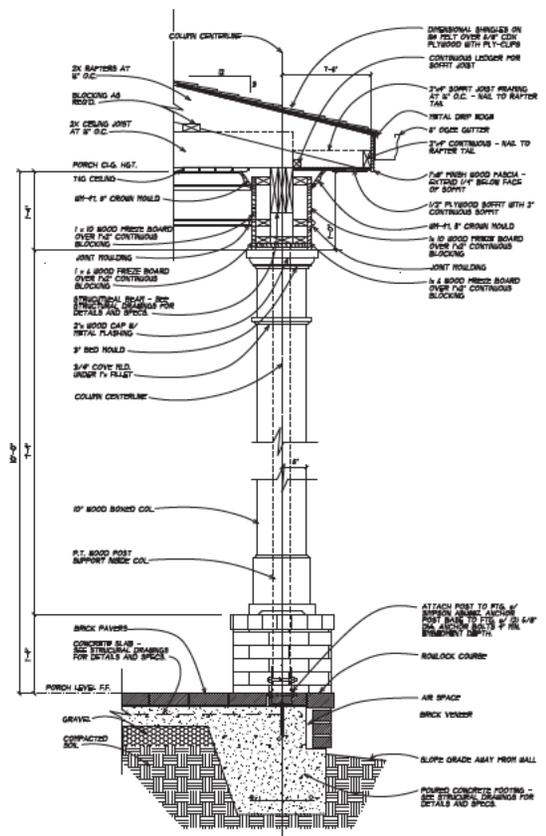
PROJECT
HUNTER RESIDENCE
 1140 SPRINGDALE ROAD NE
 ATLANTA, GEORGIA

DATE
 2-9-26
 PROJECT NUMBER
 2023.54
 DRAWN BY
 DCO
 TUBE

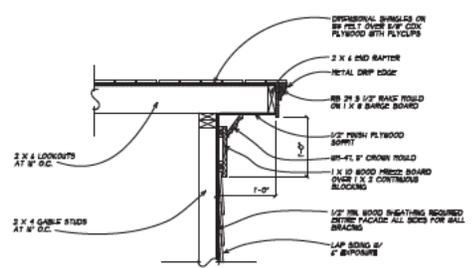
* RELEASED FOR CONSTRUCTION



1 TYP. WALL SECTION
SCALE: 1/2" = 1'-0"

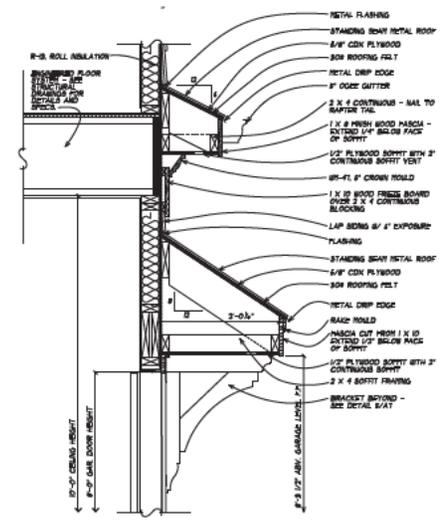


2 PORCH SECTION
SCALE: 1/2" = 1'-0"

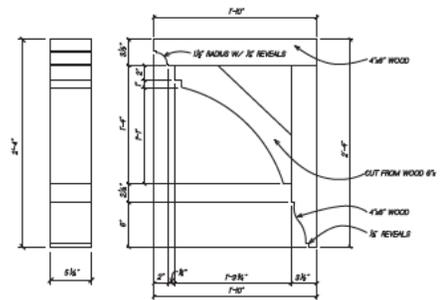


4 RAKE SECTION
SCALE: 1/2" = 1'-0"

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3 CANOPY SECTION
SCALE: 1/2" = 1'-0"



5 BRACKET DETAIL
SCALE: 1/2" = 1'-0"



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 316 ALEXANDER STREET SE
 MARIETTA, GEORGIA 30060
 770-422-5289

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 3) Plans indicate location only; engineering approval is required for all construction.
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PROJECT	
REVISIONS	
DATE	

HUNTER RESIDENCE
 1140 SPRINGDALE ROAD NE
 ATLANTA, GEORGIA

DATE: 2-9-24
 PROJECT NUMBER: 2023.54
 DRAWN BY: DCO
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PROJECT	
DATE	
REVISIONS	

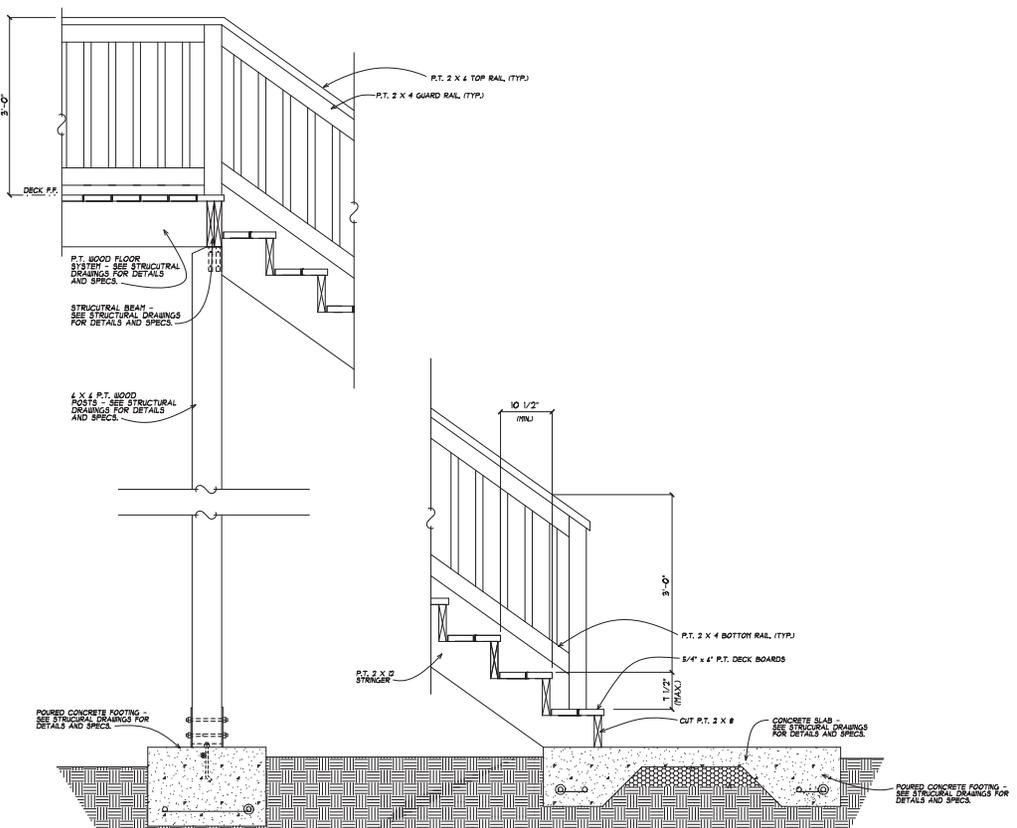
HUNTER RESIDENCE
1140 SPRINGDALE ROAD NE
ATLANTA, GEORGIA

DATE: 2-9-26
PROJECT NUMBER: 2023.54
DRAWN BY: DCO

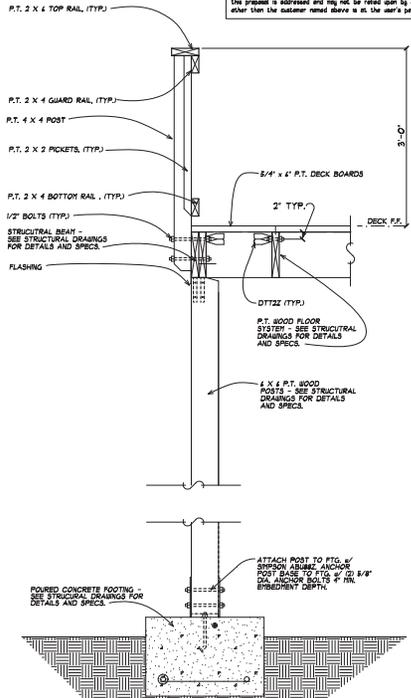
TUBE
* RELEASED FOR CONSTRUCTION

SHEET A8 OF 8

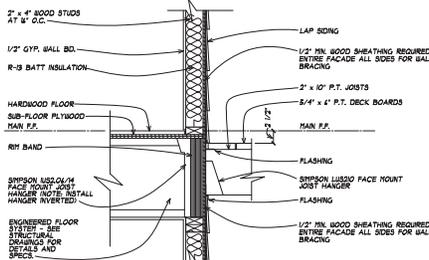
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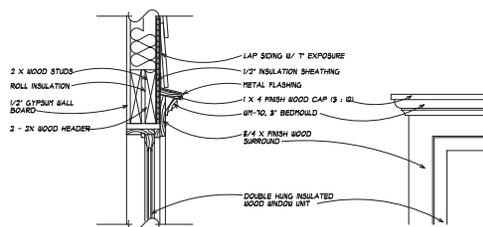
1 STAIR AND CONCRETE PAD SECTION
SCALE: 1/2" = 1'-0"



2 HANDRAIL / FOOTING SECTION
SCALE: 1/2" = 1'-0"



3 DECK / WALL SECTION
SCALE: 1/2" = 1'-0"

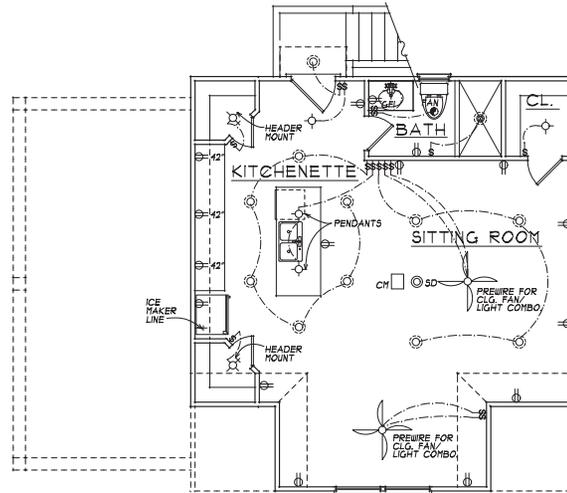


4 PEDIMENT SECTION
SCALE: 1/2" = 1'-0"

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 3) Plans shall be reviewed with engineering expert local inspectors actual site conditions.
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ELECTRICAL KEY	
	EXHAUST FAN
	GROUND FAULT INTERRUPTER OUTLET
	SMOKE DETECTOR
	SPRINKLER HEAD
	CARBON MONOXIDE ALARM

1 UPPER LEVEL ELECTRICAL PLAN
 E2 SCALE: 1/4" = 1'-0"

REVISIONS							
DATE							

PROJECT
HUNTER RESIDENCE
 1140 SPRINGDALE ROAD NE
 ATLANTA, GEORGIA

DATE
 2-9-26
 PROJECT NUMBER
 2023.54
 DRAWN BY
 DCO
 TUBE

* RELEASED FOR CONSTRUCTION

SHEET
 E2 OF
 2

FOUNDATION LEGEND	
FOOTINGS	
FOUNDATION WALLS	
COLUMNS ABOVE	
BRICK ABOVE	
STUD WALLS	

KOBLASZ & KENNISON
ENGINEERING, P.C.

333 CREEKSTONE RIDGE
WOODSTOCK, GEORGIA 30188

404 | 860 | 2600

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HUNTER RESIDENCE

1140 SPRINGDALE RD NE
ATLANTA, GEORGIA 30306

SUBMITTALS:

10/07/2018 STRUCTURAL DESIGN BINDER

PROJECT NUMBER: 2962

DESIGNED BY: WILLIAM ENAL
WENAL@K&K-ENG.COM
w@k&k-eng.com

CHECKED BY: LUKE KENNISON

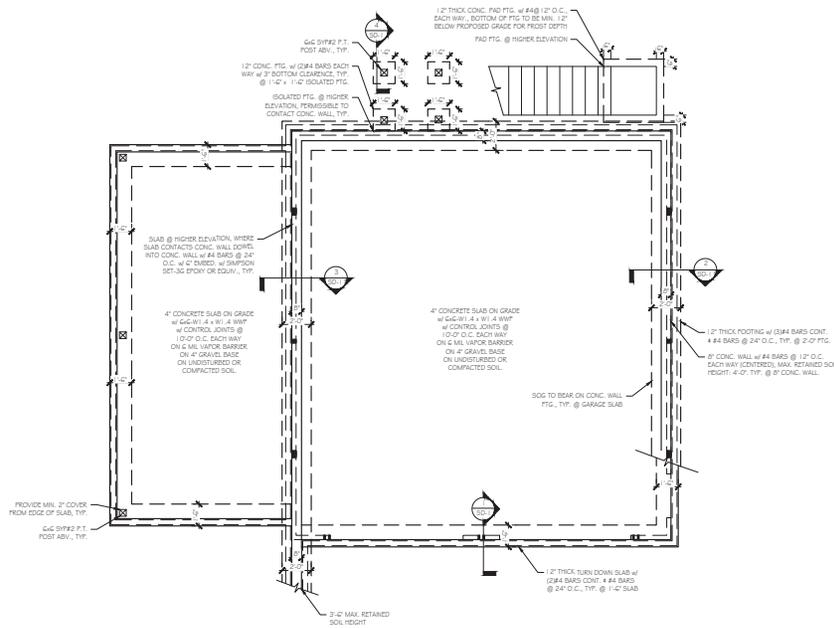
STAMP



FOUNDATION PLAN

S-1

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FOUNDATION NOTES

- ALL FOUNDATION WALLS GREATER THAN 4'-0" TALL SHALL BE CONTINUOUS FROM FOOTING TO FLOOR SYSTEM U/L/O.
- SOLE/SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 2" ANCHOR BOLTS @ 4" MAXIMUM OF 6"-0" O.C. MINIMUM @ EASES PER PLATE SECTION AND (1) SOLE WITHIN 12" FROM END OF PLATE SECTION. MINIMUM 7" EMBEDMENT INTO MASONRY OR CONCRETE.

SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FOUNDATION. THESE NOTES INCLUDE ALLOWABLE SOIL BEARING CAPACITY, SPACING REQUIREMENTS, AND CONCRETE STRENGTH.

1 FOUNDATION PLAN
5-1 SCALE: 1/4" = 1'-0"

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HUNTER RESIDENCE

1140 SPRINGDALE RD NE
ATLANTA, GEORGIA 30306

SUBMITTALS:

15/07/2018 STRUCTURAL DESIGN BOARD

PROJECT NUMBER: 25662

DESIGNED BY: WILLIAM KEAL
(970) 366-3993 EXT11
wkeal@kk-eng.com

CHECKED BY: LUKE KENNISON

SEAL



CEILING LEVEL FRAMING PLAN

S-3

RELEASED FOR CONSTRUCTION

CEILING FRAMING LEGEND	
2ND LEVEL WALLS	[Symbol]
1ST LEVEL WALLS (EXCLUDE FOOTING IF APPLICABLE)	[Symbol]
HEADERS OR BEAMS	[Symbol]
BEAMS BELOW	[Symbol]
JOISTS	[Symbol]
ROOF BRACING	[Symbol]
COLUMNS BELOW	[Symbol]

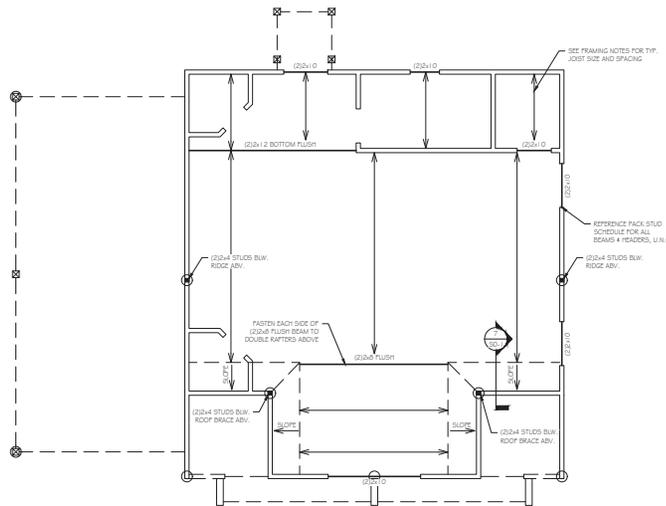
CEILING DESIGN LOADS	
20 PSF	STORAGE LIVE LOAD
10 PSF	NON-STORAGE LIVE LOAD (UNINHABITABLE ATTICS OF UP TO 3'-6" HEIGHT)
10 PSF	STORAGE DEAD LOAD
5 PSF	NON-STORAGE DEAD LOAD (UNINHABITABLE ATTICS OF UP TO 3'-6" HEIGHT)

2ND LEVEL PACKED STUD SCHEDULE *	
APPLICABLE TO CEILING SUPPORTING WEIGHTS IN COL. 4 (10)	
NUMBER OF STUDS IN BEAM	NUMBER OF STUDS ON EACH END
EMPTY BEAM	125#
EMPTY BEAM	125#
EMPTY BEAM	145#

2ND LEVEL JACK STUD SCHEDULE *	
APPLICABLE TO HEADERS IN 1ST BAY WALLS	
HEADER SPAN	NUMBER OF JACK STUDS ON EACH END
≤ 4'-0"	110# JACK
> 4'-0"	125# JACK

2ND LEVEL KING STUD SCHEDULE *		
APPLICABLE TO HEADERS IN 1ST BAY WALLS		
HT. OF EXT. WALL	HEADER SPAN	NUMBER OF KING STUDS ON EACH END
INTERIOR	ANY	110# KING
EXTERIOR	≤ 8'-0"	110# KING
EXTERIOR	8'-0" ≤ L < 12'-0"	125# KING
EXTERIOR	12'-0" ≤ L < 24'-0"	150# KING

* SCHEDULE APPLIES ONLY WHEN COLUMNS NOT SPECIFIED ON PLAN



2ND LEVEL WALL (BELOW CEILING) FRAMING NOTES:

1. STUD WALLS TO BE 2x4 OR @ 1'-0" O.C. w/ 3'-0" MAXIMUM STUD HEIGHT. U.N.D.
2. INTERIOR LOAD BEARING WALLS SHALL HAVE BLOCKING BETWEEN STUDS. DISTANCE BETWEEN BLOCKING PANELS AND BOTTOM/TOP PLATES SHALL NOT EXCEED 3'-0" O.C.
3. EXTERIOR WALLS TO BE FULLY SPECIFIED w/ HP ANCHOR BRACKETING ATTACHED w/ 10# WALL @ 6" O.C. AT PANEL EDGES & 1/2" O.C. AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING BETWEEN STUDS AT PANEL EDGES. HORIZONTAL BRACKETING JOISTS SHALL NOT OCCUR AT THE FLOOR LINE. NOTE: SHALL VERTICAL OR HORIZONTAL JOISTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. BRACKETING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 1/2" AND PROVIDE A MINIMUM OF 1/2" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

CEILING FRAMING NOTES:

4. ALL CEILING JOISTS TO BE 2x8 @ 12" O.C. U.N.D.
5. WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 2'-0" O.C. IN 1ST BAY TO BRACE WALL.

SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FRAMING. THESE NOTES INCLUDE WOOD SPECIES/GRADE, HANGER SPECIFICATIONS, AND BEAM FLY ATTACHMENT.

CEILING LEVEL FRAMING PLAN

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

1
S-3

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HUNTER RESIDENCE

1140 SPRINGDALE RD NE
ATLANTA, GEORGIA 30306

SUBMITTALS:
10/07/2024 STRUCTURAL DESIGN BIDDING

PROJECT NUMBER: 2562

DESIGNED BY: WILLIAM KEAL
(904) 966-3800 EXT. 111
wkeal@kk-eng.com

CHECKED BY: LUKE KENNISON

STAMP



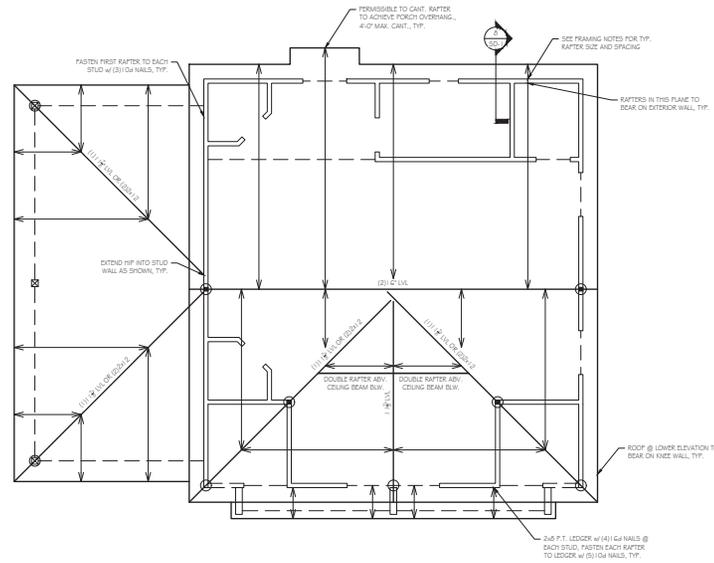
ROOF FRAMING PLAN

S-4

RELEASED FOR CONSTRUCTION

ROOF FRAMING LEGEND	
ROOF FRAMING	
2ND LEVEL WALLS	
1ST LEVEL WALLS (OUTSIDE PORTION OF 2ND LEVEL)	
HEADERS OR BEAMS	
BEAMS BELOW	
RAFTERS	
ROOF BRACING	

ROOF DESIGN LOADS	
20 PSF	U/G LOAD (S.F. # 101) (101)
1/2 PSF	U/G LOAD (S.F. # 102) (102)
1/2 PSF	W/P LOAD (S.F. # 103) (103)
1/0 PSF	DEAD LOAD



- ROOF FRAMING NOTES:**
- ALL RAFTERS TO BE 2x8 @ 16" O.C. U.N.O.
 - ALL HIP, VALLEY & RIDGE BOARDS TO BE 1 1/2x12, U.N.O.
 - ROOF CEILING TO BE #4 APA RATED SHEATHING ATTACHED W/ 1" GA NAILS @ 2" O.C. AT SUPPORTED EDGES & 12" O.C. AT INTERMEDIATE MEMBERS.
 - CONNECT CEILING JOISTS TO RAFTERS W/ A MIN. OF (3) 1" GA NAILS, U.N.O.
 - ONLY BRACK FURNISH & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.
- SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FRAMING. THESE NOTES INCLUDE WOOD SPECIFICATIONS, HANGER SPECIFICATIONS, AND BEAM FLY ATTACHMENT.

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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HUNTER
RESIDENCE

1140 SPRINGDALE RD NE
ATLANTA, GEORGIA 30306

SUBMITTALS:

REVISION: STRUCTURAL CONCRETE (SD-1)

PROJECT NUMBER: 2862

DESIGNED BY: WILLIAM M. KENNISON
P.E. LICENSE NO. 10000

CHECKED BY: LUIS KENNISON

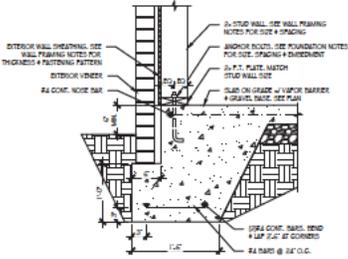
SEAL



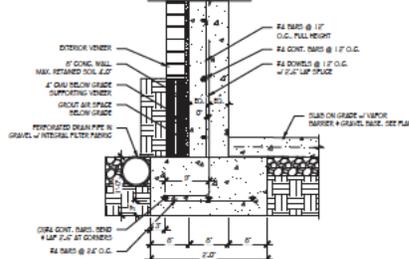
STRUCTURAL
DETAILS

SD-1

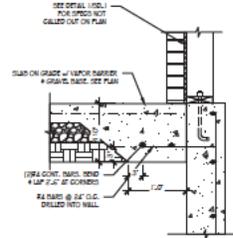
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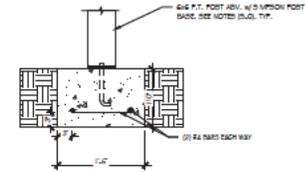
1 SECTION
SD-1 SCALE: 1" = 1'-0"



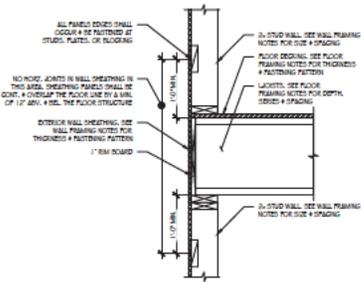
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SD-1 SCALE: 1" = 1'-0"



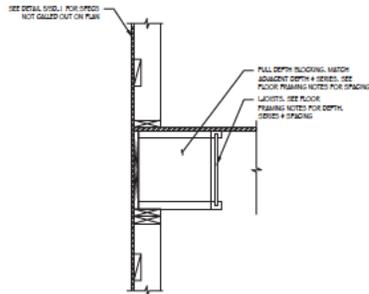
3 SECTION
SD-1 SCALE: 1" = 1'-0"



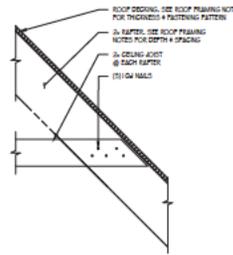
4 SECTION
SD-1 SCALE: 1" = 1'-0"



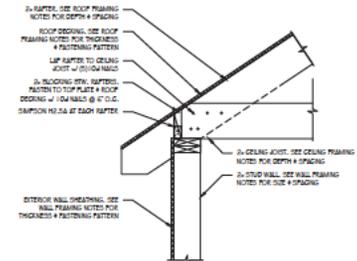
5 SECTION
SD-1 SCALE: 1" = 1'-0"



6 SECTION
SD-1 SCALE: 1" = 1'-0"



7 SECTION
SD-1 SCALE: 1" = 1'-0"



8 SECTION
SD-1 SCALE: 1" = 1'-0"

POOL
 SIZE: 30' x 17' AREA: 475 PERIMETER: 94
 DEPTH: 3.5' - 6' EST TOTAL GALLONS: 14,000
 INTERIOR: Non-Premium Pebble COPING: Trav. Prem.
 SKIMMERS: 2 RETURNS: 3 TILE: STD
 STEPS/BENCH/LEDGE: PER PLAN
 DIRT DISPOSITION: TO HAUL - BOBCAT INCLUDED

SPA SPECS
 SIZE: 7 X 7 AREA: 49 PERIMETER: 28
 DEPTH: 3' COPING: SAME AS POOL
 RAISED HEIGHT: LEVELED JETS: 8 BLOWER: 1
 INTERIOR FINISH: Same as pool SPILLWAY: YES
 SPECIAL:
 NOTES:

EQUIPMENT
 POOL PUMP: VSP - PENTAIR
 FILTRATION: CARTRIDGE FILTER SIZE: 420
 HEATER: MASTERTEMP BTU: 399K GAS LINE FT: 30'
 POOL LIGHT(S): 3 LED COLOR SPA LIGHT: 1 LED COLOR
 CLEANING SYSTEM: POLARIS 280
 SANITATION: SALT SYSTEM
 AUTOMATION: PENTAIR INTELLICENTER I5- POOL/SPA
 SPECIAL: AUTOFILL INCLUDED - CONNECTION BY OTHERS
 NOTES:

DECK
 DECK TYPE: BY OTHERS
 TOTAL DECK SQFT:
 STEPS TYPE: STEPS LF:
 SPECIAL:
 NOTES:
 RAISED / EXPOSED BEAM: N/A
 RAISED / EXPOSED BEAM FACING: N/A

NOTES:

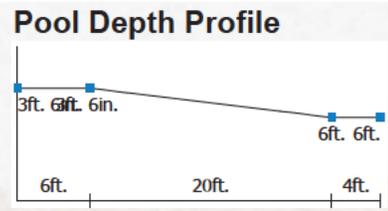
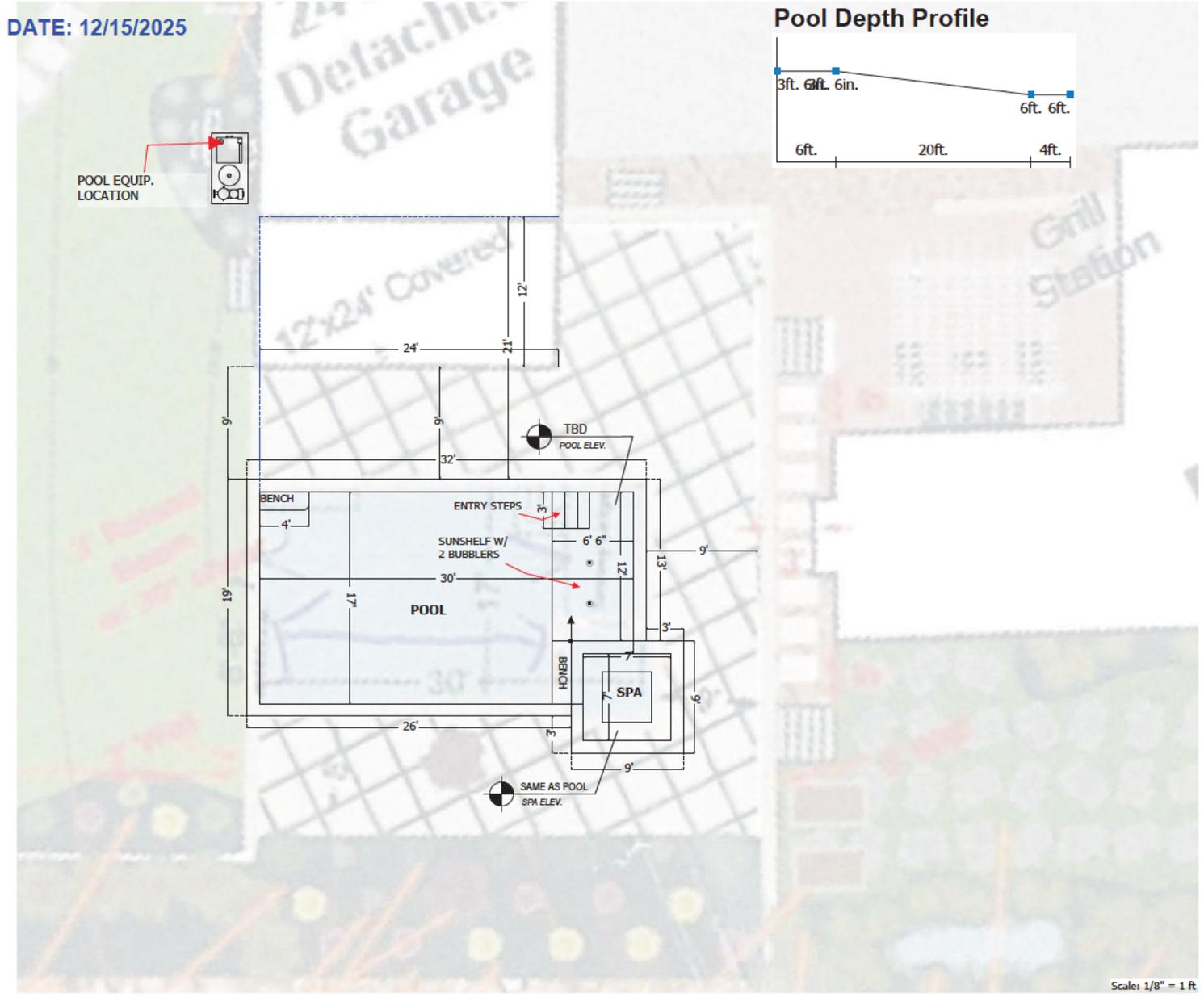
DESIGNER: Ana Fortes
 ADDRESS: 915 Ferncroft Ct
 CITY: Roswell ZIP: 30075
 CELL: 512-923-0664
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 FAX: 877-760-2105
 EMAIL: _____



Designed Exclusively

OWNER(S): HUNTER'S RESIDENCE - STONE CREST HOMES
 ADDRESS: 1140 SPRINDALE RD
 CITY: ATLANTA ZIP: GA
 PHONE(S): _____

DATE: 12/15/2025



Scale: 1/8" = 1 ft

