



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: 923 Springdale Road, Atlanta

Applicant: Cody Pless E-Mail: cpless@placemakerdesign.com

Applicant Mailing Address: 1000 Circle 75 Parkway, Suite 400, Atlanta, GA 30339

Applicant Phone(s): 404-549-4499 Fax: _____

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

Owner(s): 923 Springdale Partners, LLC. E-Mail: daver@mc.com

_____ E-Mail: _____

Owner(s) Mailing Address: 245 N. Highland Avenue, Suite 230-367, Atlanta, GA 30307

Owner(s) Telephone Number: 404-392-5551

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1918

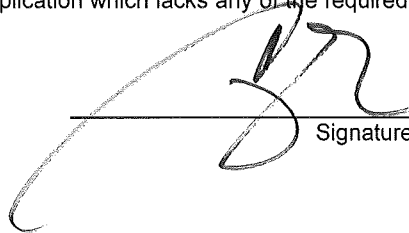
Nature of work (check all that apply):

- 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:

Removal of painted, plastic storm windows and filling in with trim paneling.

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.



Signature of Applicant/Date

Revised 1/26/17

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),

Dave Radlmann, manager

being (owner) (owners) of the property 923 Springdale Road,

hereby delegate authority to Cody Pless

to file an application in (my) (our) behalf.

 its, manager, 05/03/18
Signature of Owner/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, 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.

GENERAL PLAN NOTES

1. CONTRACTOR RESPONSIBLE FOR MEETING ALL LOCAL CODE REQUIREMENTS
2. ALL EXTERNAL WALLS ARE 5 1/2" STUDS. ALL INTERNAL WALLS ARE 3 1/2" STUDS, UNLESS NOTED OTHERWISE
3. ALL DIMENSIONS ARE TO FACE OF STUD
4. REFER TO MILLWORK SUPPLIER'S DRAWINGS FOR KITCHEN AND BATH CABINERY AND COUNTERTOPS
5. ALL FINISHES AND FIXTURES SELECTED BY OWNER.
6. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS PER R401.3
7. PER CITY OF ATLANTA, TOILET FACILITIES SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AND SUCH FACILITIES SHALL BE MAINTAINED IN A SANITARY CONDITION. CONSTRUCTION WORKER TOILET FACILITIES OF THE NON-SEWER TYPE SHALL CONFORM TO ANSI Z4.3. (EFFECTIVE JANUARY 1, 2014) (R306.6).

DOOR SCHEDULE

NUMBER	SIZE	TYPE	QTY	NOTES
01	2'-6" x 7'-0"	INTERIOR	6	MATCH EXISTING H.H. & FINISH
02	2'-8" x 7'-0"	INTERIOR	3	MATCH EXISTING H.H. & FINISH
03	2'-0" x 7'-0"	INTERIOR	4	MATCH EXISTING H.H. & FINISH
04	3'-0" x 7'-0"	INTERIOR	3	MATCH EXISTING H.H. & FINISH
05	2'-4" x 7'-0"	INTERIOR	6	MATCH EXISTING H.H. & FINISH
06	2'-0" x 7'-0"	INTERIOR (FRENCH)	1 PAIR	MATCH EXISTING H.H. & FINISH

PLAN LEGEND

- 2x6 NEW STUD WALL
- 2x4 NEW STUD WALL
- EXISTING WALL



REV #	DATE	DESCRIPTION
01	06/29/17	REVISIONS PER FIELD CONDITIONS
02	09/08/17	REVISIONS PER FIELD CONDITIONS

923 SPRINGDALE REMODEL
 923 SPRINGDALE ROAD
 ATLANTA, GEORGIA 30306



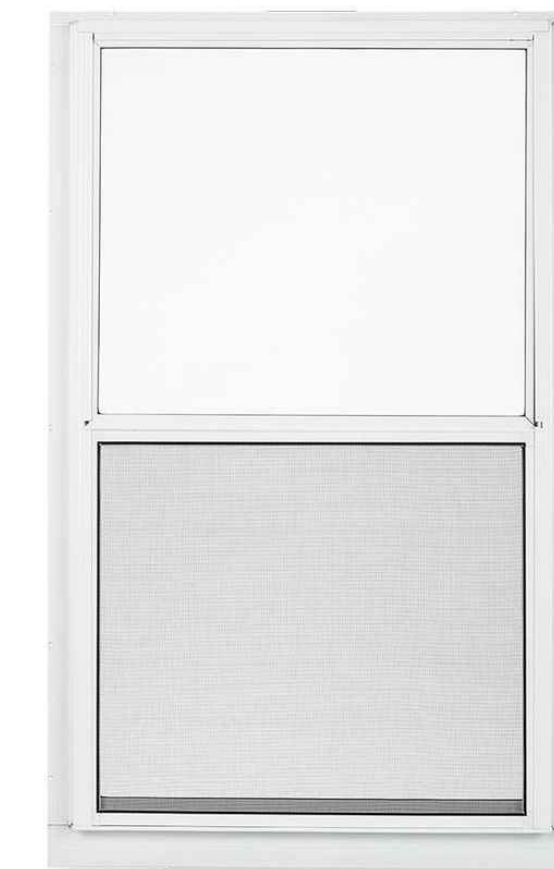
PLACE MAKER DESIGN
 1000 CIRCLE 75 PARKWAY
 SUITE 400
 ATLANTA, GEORGIA 30339
 404.549.4499

ISSUE DATE	04/20/16
DRAWN BY	CP
CHECKED BY	KJM
PLD PROJ #	1600

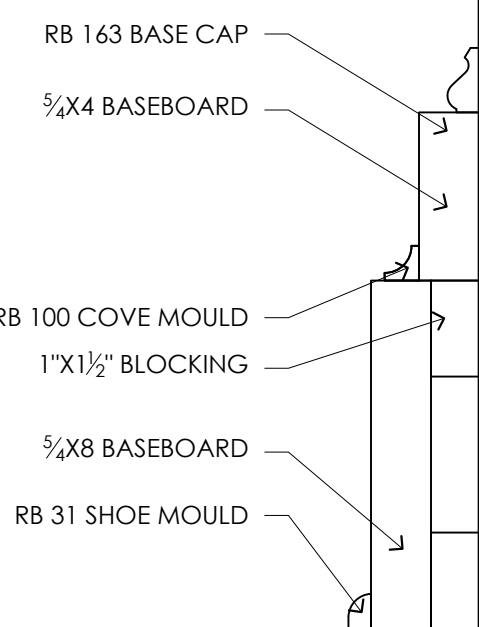
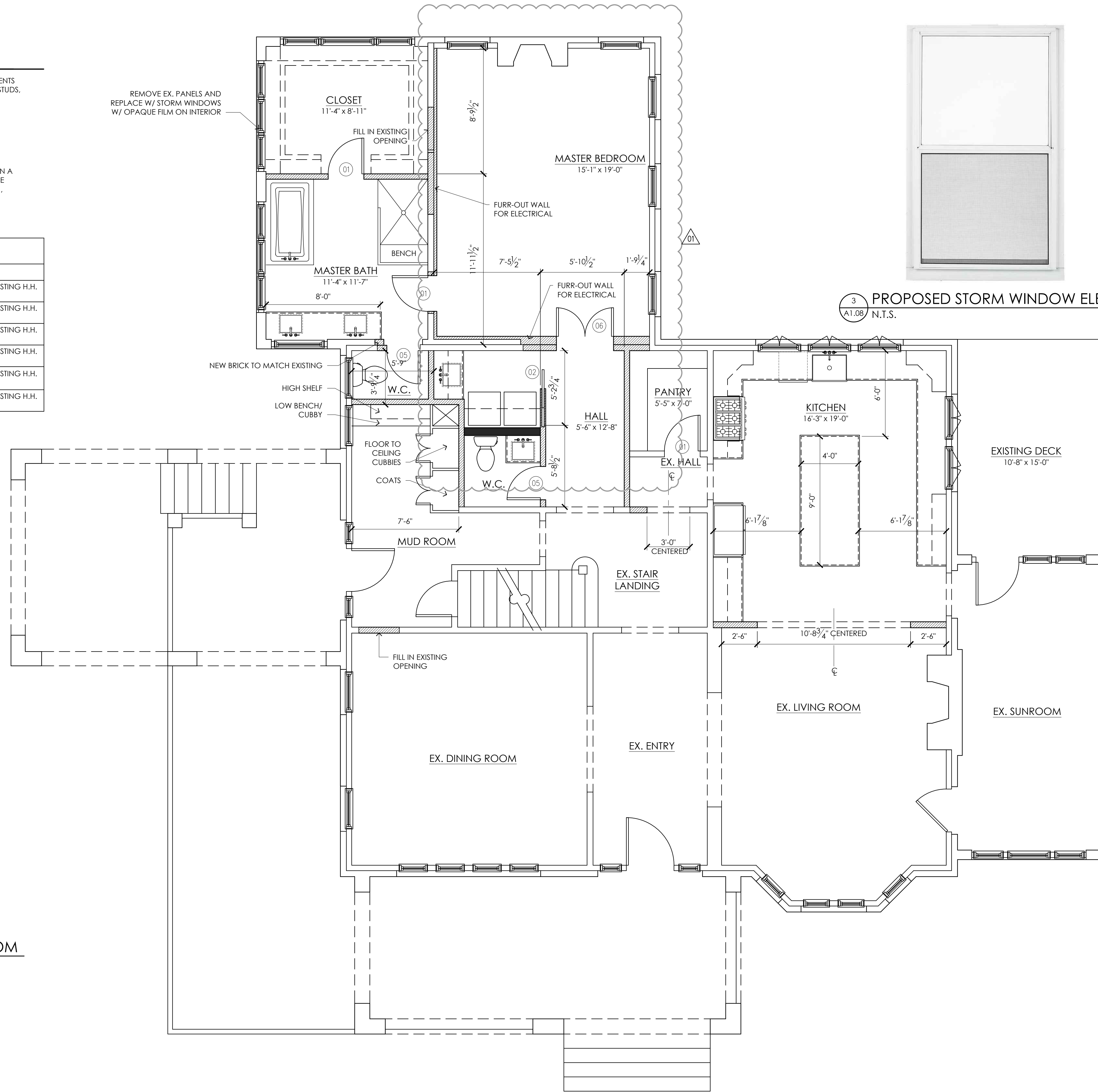
PROPOSED FLOOR PLAN

A1.08

REMOVE EX. PANELS AND REPLACE W/ STORM WINDOWS W/ OPAQUE FILM ON INTERIOR



3 PROPOSED STORM WINDOW ELEVATION
 A1.08 N.T.S.



2 BASE MOULD FOR MASTER BEDROOM
 A1.08 3"=1'-0"

1 PROPOSED SECOND LEVEL FLOOR PLAN
 A1.08 1/4"=1'-0"

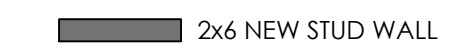


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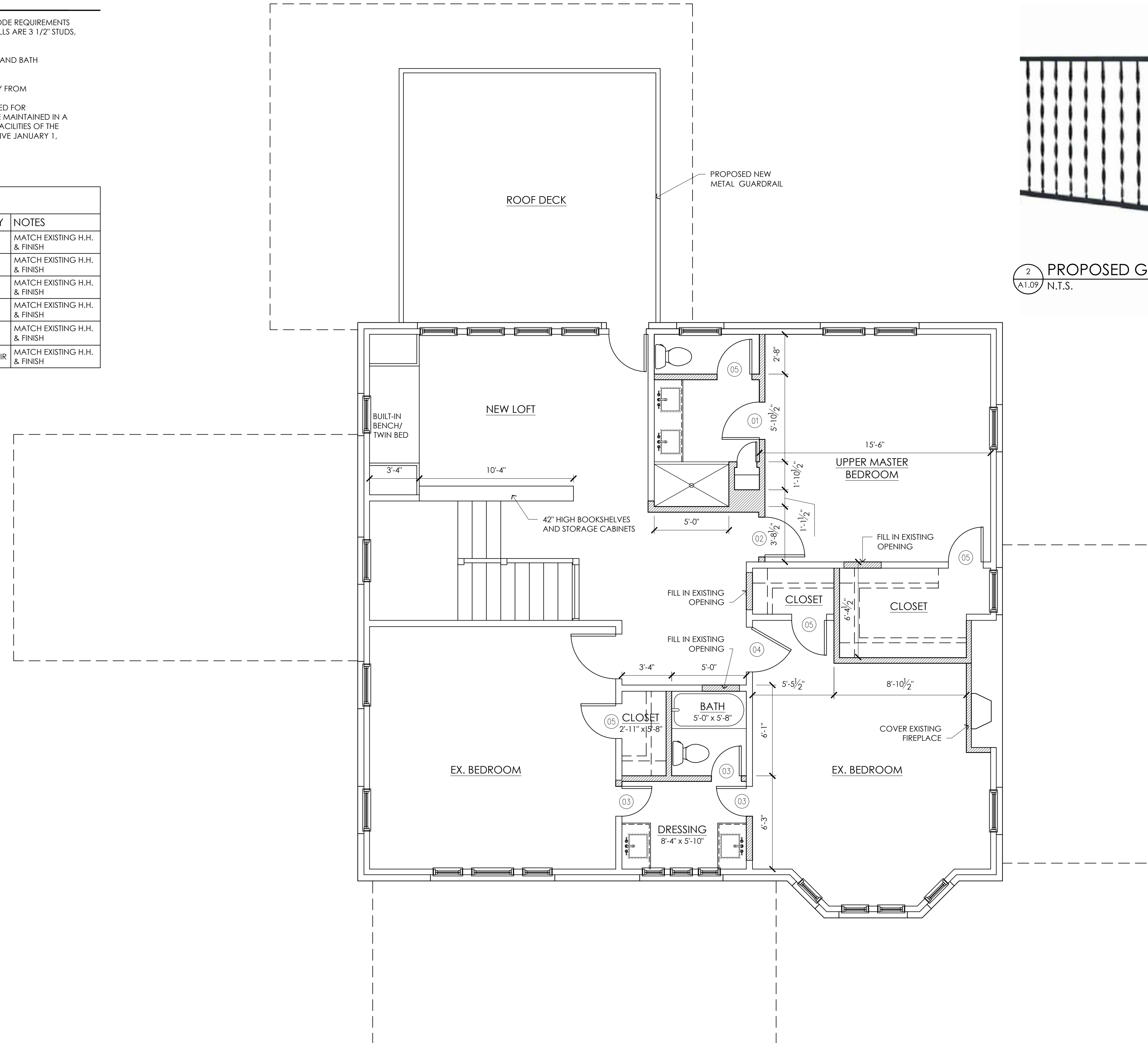
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PLAN LEGEND

-  2x6 NEW STUD WALL
-  2x4 NEW STUD WALL
-  EXISTING WALL



2 PROPOSED GUARDRAIL AT ROOF DECK
A1.09 N.T.S.



1 PROPOSED THIRD LEVEL FLOOR PLAN
A1.09 1/4"=1'-0"



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923 SPRINGDALE ROAD
ATLANTA, GEORGIA 30306



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SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	04/20/16
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SHEET TITLE
PROPOSED FLOOR PLAN

SHEET #
A1.09