



Application for Certificate of Appropriateness

Date Received 06/28/21 Application No.: _____
Address of Subject Property: 460 Pylant St Senoia, GA 30276
Applicant: ERIC Weronick
E-Mail: USApony@Live1.com
Applicant Mailing Address: 460 Pylant St Senoia, GA 30276

Applicant Phone(s): 678-995-6786
Applicant's relationship to the owner: Owner Architect: Contractor/Builder
Other _____

Owner(s): Same
E-Mail: Same
Owner(s) Mailing Address: same

Owner(s) Telephone Number: same

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: House (1885) + 2019 - not being worked on garage - 2019 shed / N/A

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:
14 X 32 swimming pool / tanning deck
16 X 40 concrete paver patio near pool
convert 12 X 18 existing shed to 12 X 24 pool house to open on patio
ADD 12 X 24 covered roof structure to pool house
ADD to 2019 double dormer to existing 23' X 22' garage to create office area with 12' X 8' rear deck / door to stairs / system
* pool / patio to be done by Mark Turner Grading (James will be present @ HPC 7/12) meeting
* licensed builder TBA to work with home owner (470) 300-9711

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.). 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.

Applicant [Signature] Date 06/28/21

City of Senoia

P.O. Box 310
Senoia, GA 30276
770.599.3679

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories.

Please address questions regarding applicability to your project to the Senoia Community Development Director 770-599-3679 or drimi@senoia.com

Applicants are also referred to the City of Senoia website, <https://www.senoia.com/documents>

I have reviewed the "Design Guidelines for the City of Senoia" Y N

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers Y N

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- e. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, ¼"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
brick size and color
stone type and color
fiber-cement (e.g. Hardieplank) or wood siding
shake or shingle
other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g. 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

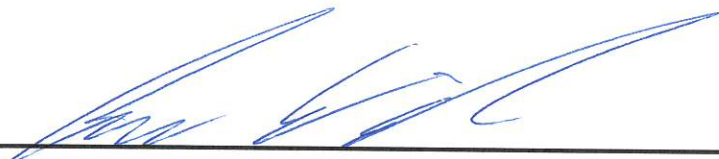
- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g. double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof



Applicant Signature

6/28/21

Date

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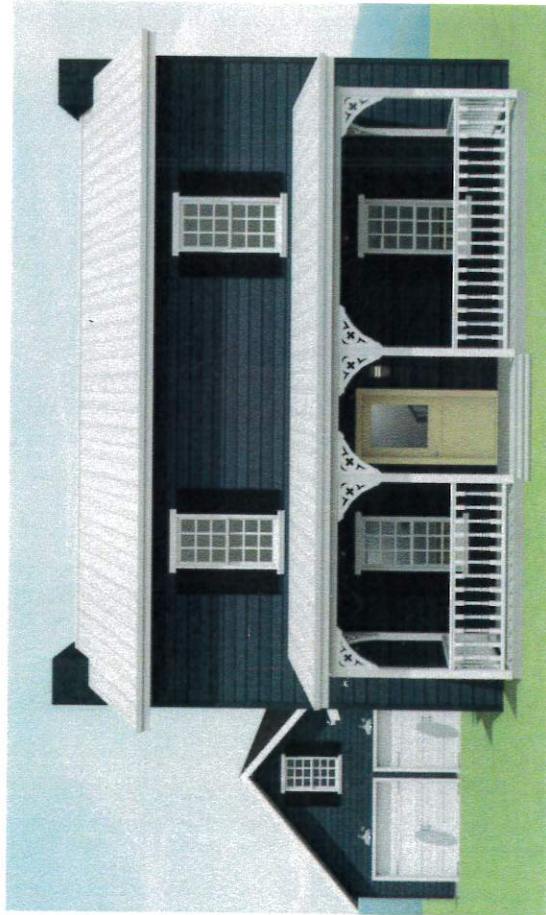
460 Pylant St Senoia, GA 30276
ERIC WERNICK
(678) 995-6786

- Request of double dormer to current garage to create office space (20' to 22' \pm 400 - 488 SQ FT)
 - rear 12' x 8' deck off back with skirts & platforms
 - remove 3050 window & ADD 3068 glass door (vinyl/metal/wood etc.)
IF needed
 - siding would be same as garage or Board N' Batten style
- Request to remove (2) existing trees to put in 14 x 32 pool (concrete & vinyl)
 - 16' x 40' concrete paver patio
- Request to change shed (12' x 18') to pool house & ADD 6' for dimensions to 12' x 24'
 - put 12' x 24' covered roof structure/porch with 4 $\frac{1}{2}$ concrete footers for 6x6 PT posts
 - siding would be same hardy plank as house style or board N' Batten
- Returned
12/12 Landscape & metal fence (black) and/or pool cover (TBA) after grader done/complete work
 - Black metal fence height & style to be approved by HPC similar to neighbors approved fence

Mark Turner Grading Hiram, GA
CJAMES - (470) 300-9711

Woronick Residence

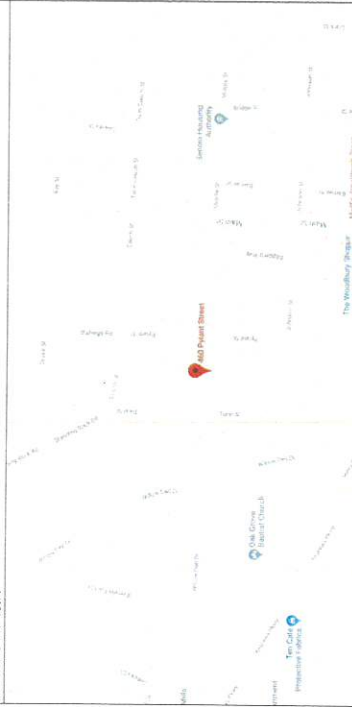
Senola, GA



Specifications	Contacts	Area Calculations
Comfort View Single Hung Window Nailborn Forest Cabinets Quartz in kitchen, Master bathroom, Laundry and Guest Bath Cultural marble in upstairs bath Lighting Allowance Appliance Allowance Wire Closet Shelving Sand and Finish Oak Hardwood Tile in Bathrooms and Laundry Pety DB Standard Carpet Second Floor 1"x4"1"x6" Window Casing 1"x8" Base Pety DB Standard Hollow Core Interior Doors Pety DB Standard Door Hardware Plumbing Fixtures Allowance Removal of 2 Pecan Trees Removal of Evergreen in Front	Eric and Karen Woronick 460 Pylant Street Senola, GA 30216 Email: usapony@live.com karen.woronick@ Piedmont.org Design By: Pety Design & Build 280 E. Lanier Avenue Fayetteville, Ga 30214 Contact: Dan Pety Alexis Coleman Phone: 770-719-2515 Email: alexis@petydb.com Dan@petydb.com	Condition Area- First Floor 2,203 SqFt Second Floor 470 SqFt Total Conditioned Area 2,673 SqFt Unconditioned Area- Covered Porch 155 SqFt Garage 484 SqFt Total Unconditioned Area 639 SqFt Grading Notes CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

Final finishes shall be confirmed with the homeowner prior to ordering.

Locator Plan



GENERAL NOTES:

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Homeowner will take necessary precautions to remove or relocated items of value to be reused and/or saved, or in any danger of being damaged due to construction process.

The Builder Shall Verify That Site Conditions Are Consistent with These Plans Before Starting Work. Work Not Specifically Detailed Shall Be Constructed to The Same Quality as Similar Work That is Detailed. All Work Shall Be Done in Accordance with International Building Codes and Local Codes. Written Dimensions and Specific Notes Shall Take Precedence Over Scaled Dimensions and General Notes. The Engineer/Designer Shall Be Consulted for Clarification if Site Conditions Are Encountered That Are Different Than Shown, if Discrepancies Are Found in The Plans or Notes, Or if a Question Arises Over the Intent of The Plans or Notes. Contractor Shall Verify and is Responsible for All Dimensions (Including Rough Openings).

The General Contractor is Responsible for The Design and Proper Function of Plumbing, HVAC and Electrical Systems. The General Contractor Shall Notify This Office with Any Plan Changes Required for Design and Function of Plumbing, HVAC and Electrical Systems.

Please See Additional Notes Called Out on Other Sheets.

Pety Design & Build
(LP Builders, Inc.)
October 4th 2018

Designs by
Alexis

Sheet
1 of
10

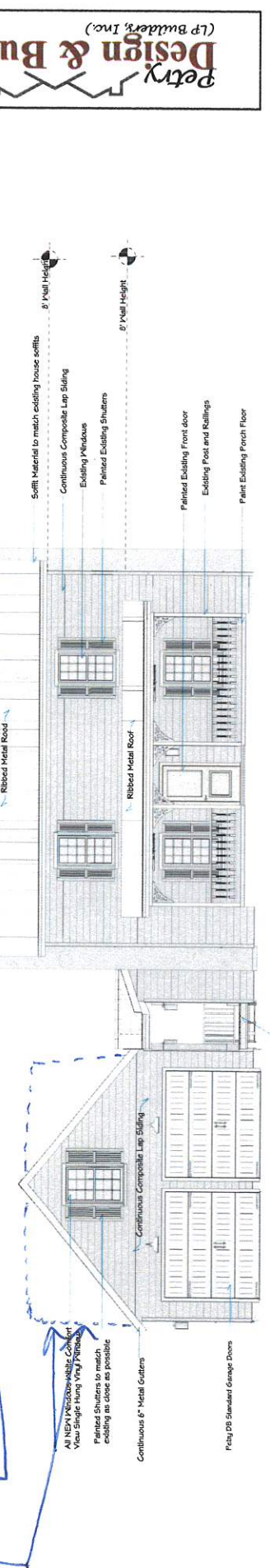
Eric & Karen Woronick
460 Pylant Street
Senola, GA 30216

460 Pylant St
ERIC WORONICK
678-995-6786

3

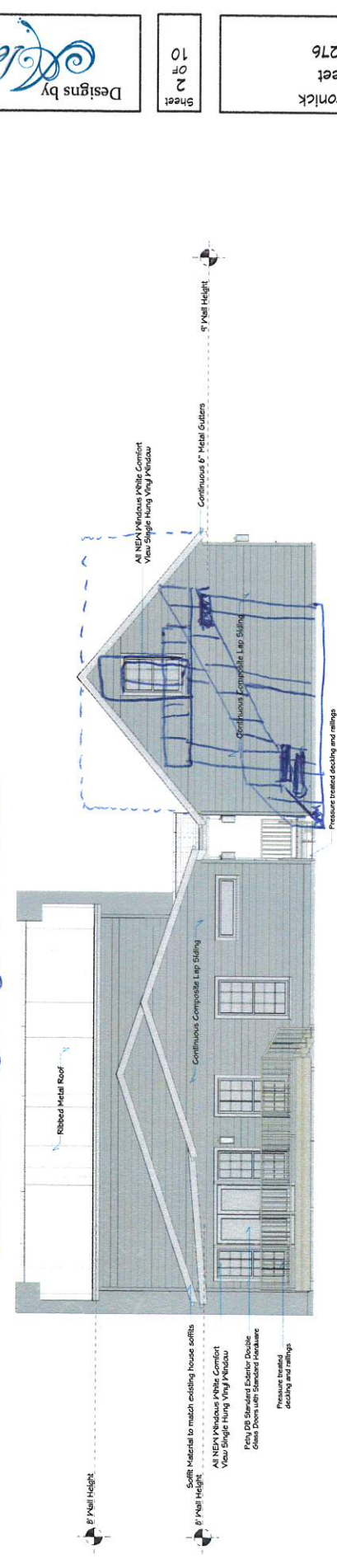
Proposed 20% double sided dormer to each side of garage 23' to each side of garage 23' - (2) 3050 SH windows on dormer facing property line exterior in vinyl or if needed wood. (Zero needed windows on inside dormer cant be seen from road)

Goal - To create office space above garage from 20' to 22' square area (400 sqft - 488 sqft)



1 Front Elevation

ADD 8'x12 deck in rear with stairs & platform down to pathway between garage + house



2 Rear Elevation

- Remove rear window & replace with glass door 3068



October 9th 2018



Sheet 2 of 10

Eric & Karen Woronick
460 Pylant Street
Senola, GA 30276

NOTES:
These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of final details of the residences. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of finishes, furniture, furnishings, appliances, counters, soffits, floor coverings and other matters of detail, are conceptual only and are not necessarily included in each unit, or if included, included as depicted.
Homeowner & Contractor: To Verify All Dimensions, Structural Details, And Building Codes, And Grade Requirements.

460 Pylant St
ERIC WORONICK 678-495-6866

4

460 Pylant St
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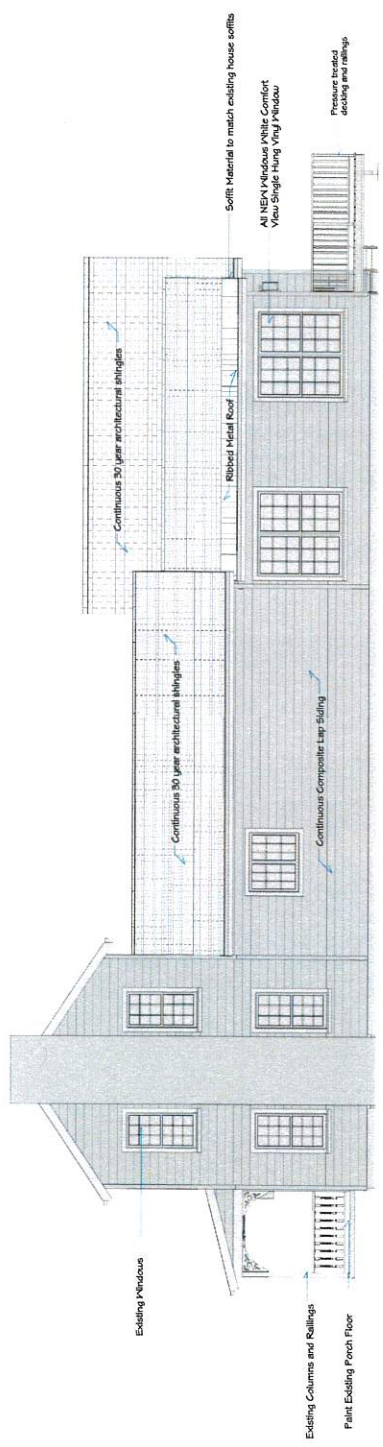


October
9th
2018



Sheet
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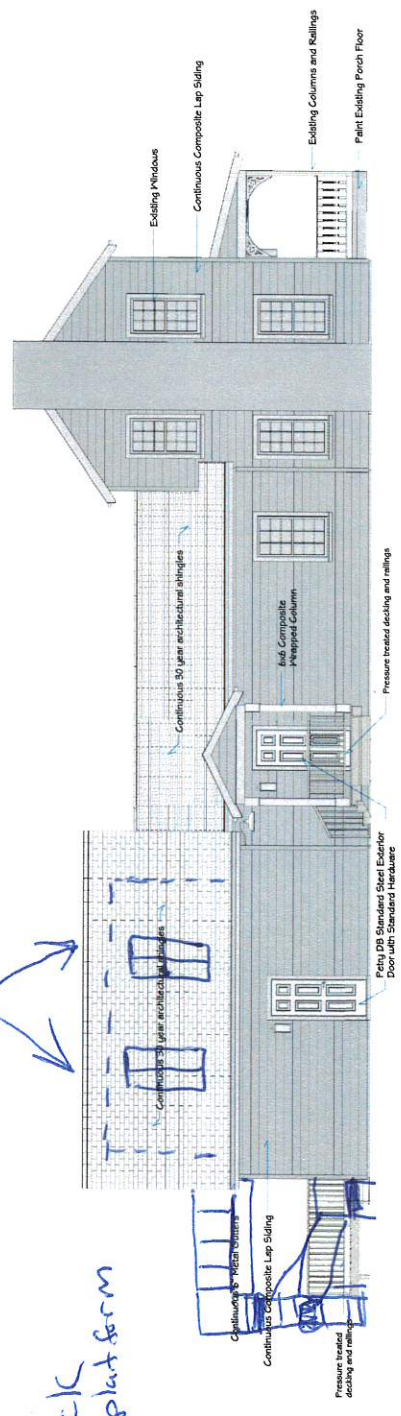
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460 Pylant Street
Senola, GA 30276



3 Left Side Elevation

(2) 3050SH vinyl windows to match House (or wood if needed)

12' x 8' Deck
w/ skirts + platform



4 Right Side Elevation

(4) Double sided dormer above garage to create office area about 20' to 22' square

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Homeowner & Contractor: To Verify All Dimensions, Structural Details, And Building Codes, And Grade Requirements.

460 Pylant St
 ERIC WORONICK
 678-995-6786



October
 9th
 2018



Sheet
 6
 OF
 10

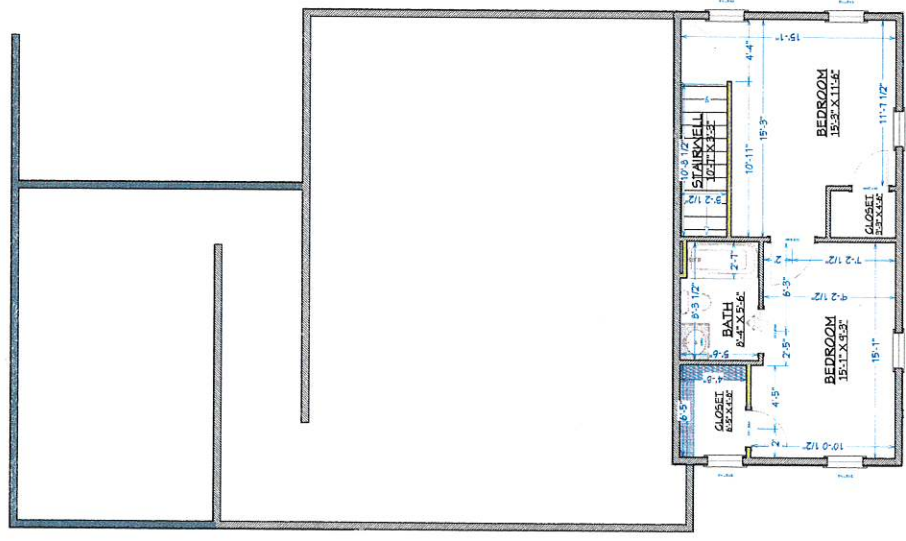
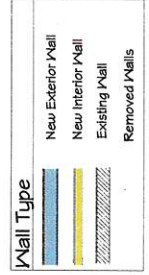
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DOOR SCHEDULE				
NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH HEIGHT
D01	D01-3068	2	3068 R IN	80" 80"
D02	D02-3068	1	3068 R IN	80" 80"
D03	D03-3068	1	3068 R IN	80" 80"

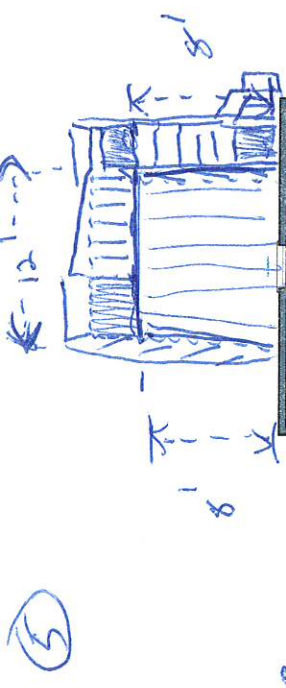
WINDOW SCHEDULE				
NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH HEIGHT DESCRIPTION
W01	W01-3050SH	2	3050SH	36" 60" SINGLE HUNG

Framing Notes:
 All Work should be performed in accordance with all applicable local codes and regulations. The builder should verify all conditional before beginning construction. Consult with local structural engineer and code officials prior to the framing materials provide to insure compliance with codes and structural integrity
 First and Second Floor Walls: 2x4 Southern Pine
 Ceiling Joist: 2x8 Southern Pine
 Roof: 2x6 Southern Pine
 Window Heads are 8" unless noted otherwise. Window unit sizes are approximate unit sizes. Verify actual sizes and rough openings with manufacturer. Door and Window rough openings shall be such that the outside edges of adjacent door and window trim is aligned. Unless otherwise noted.

Area Calculations	
Condition Area- First Floor	2,203 SqFt
Second Floor	470 SqFt
Total Conditioned Area	2,673 SqFt
Unconditioned Area- Covered Porch	155 SqFt
Garage	464 SqFt
Total Unconditioned Area	639 SqFt



1 2nd Floor Plan
 Scale: 1/4" = 1'-0"



23' x 12'

23' x 12'

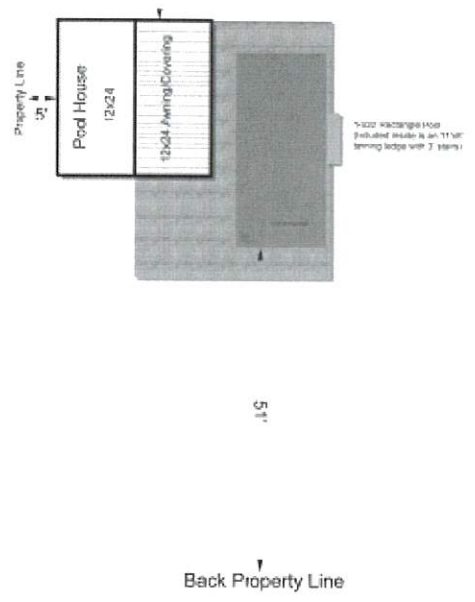
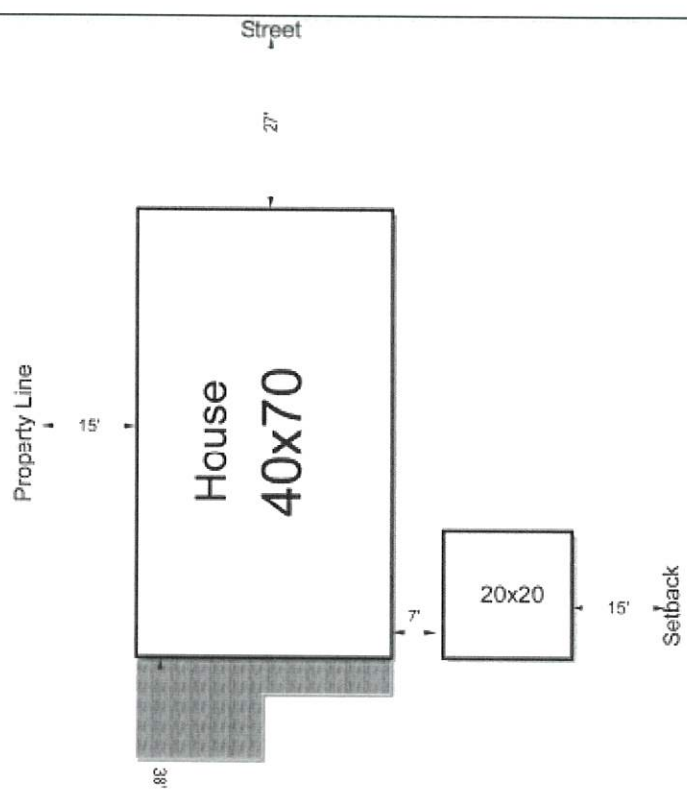
12' x 8' rear deck on garage with skirts
 1/3 3 platforms (1)

1 3068 glass door

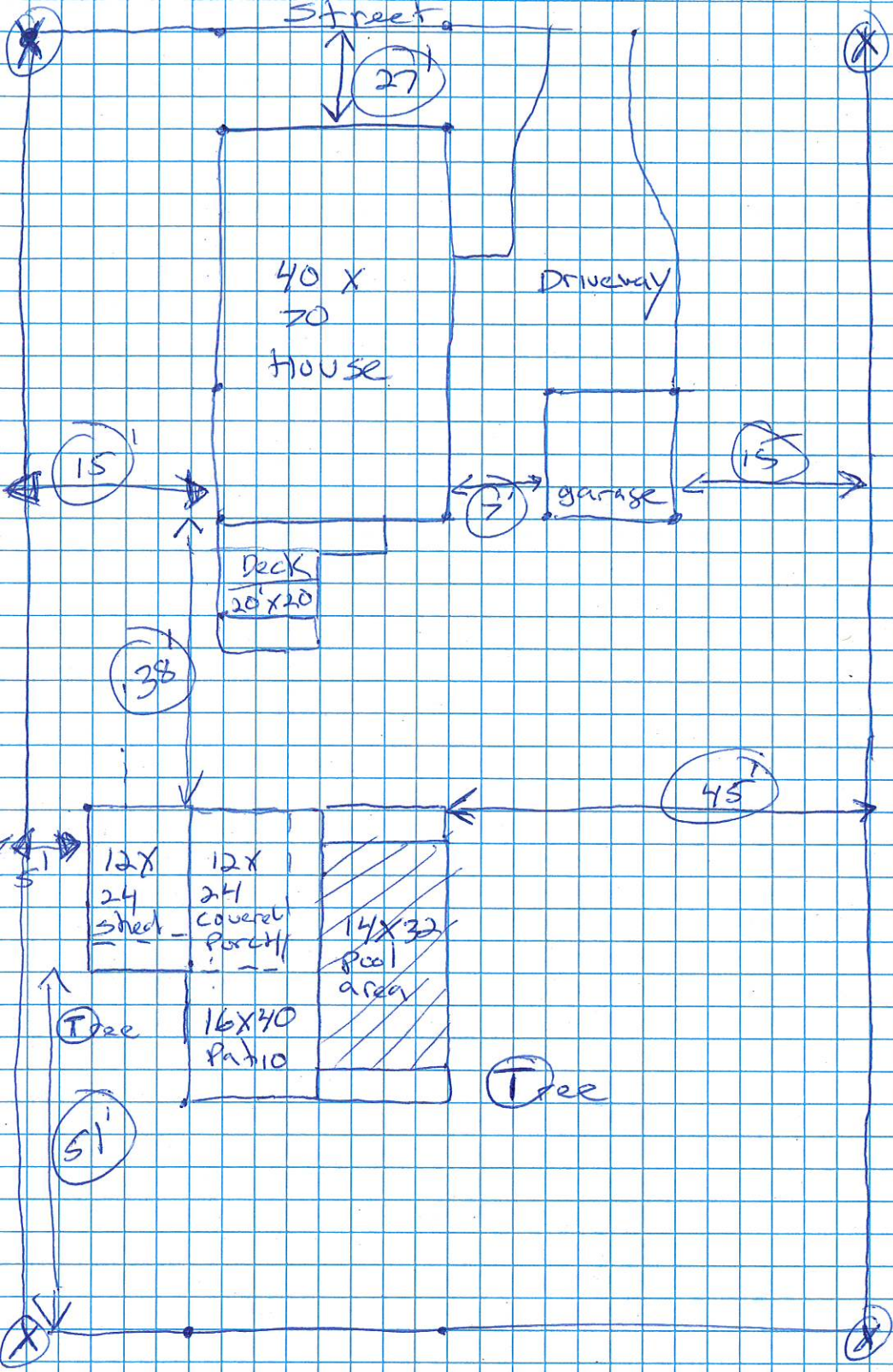
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 Homeowner & Contractor: To Verify All Dimensions, Structural Details, And Building Codes, And Grade Requirements.



Senoia / 460 Pylant St
ERIC WARONICK
678-995-6786



map location provided
by Mark Turner Grading



14 x 32 Swimming Pool
16 x 40 patio

12 x 24 covered roof/
porch area

12 x 24 shed converted to
pool house

* Pool area to be
4' deep to 5' deep slope
(Dirt removed)

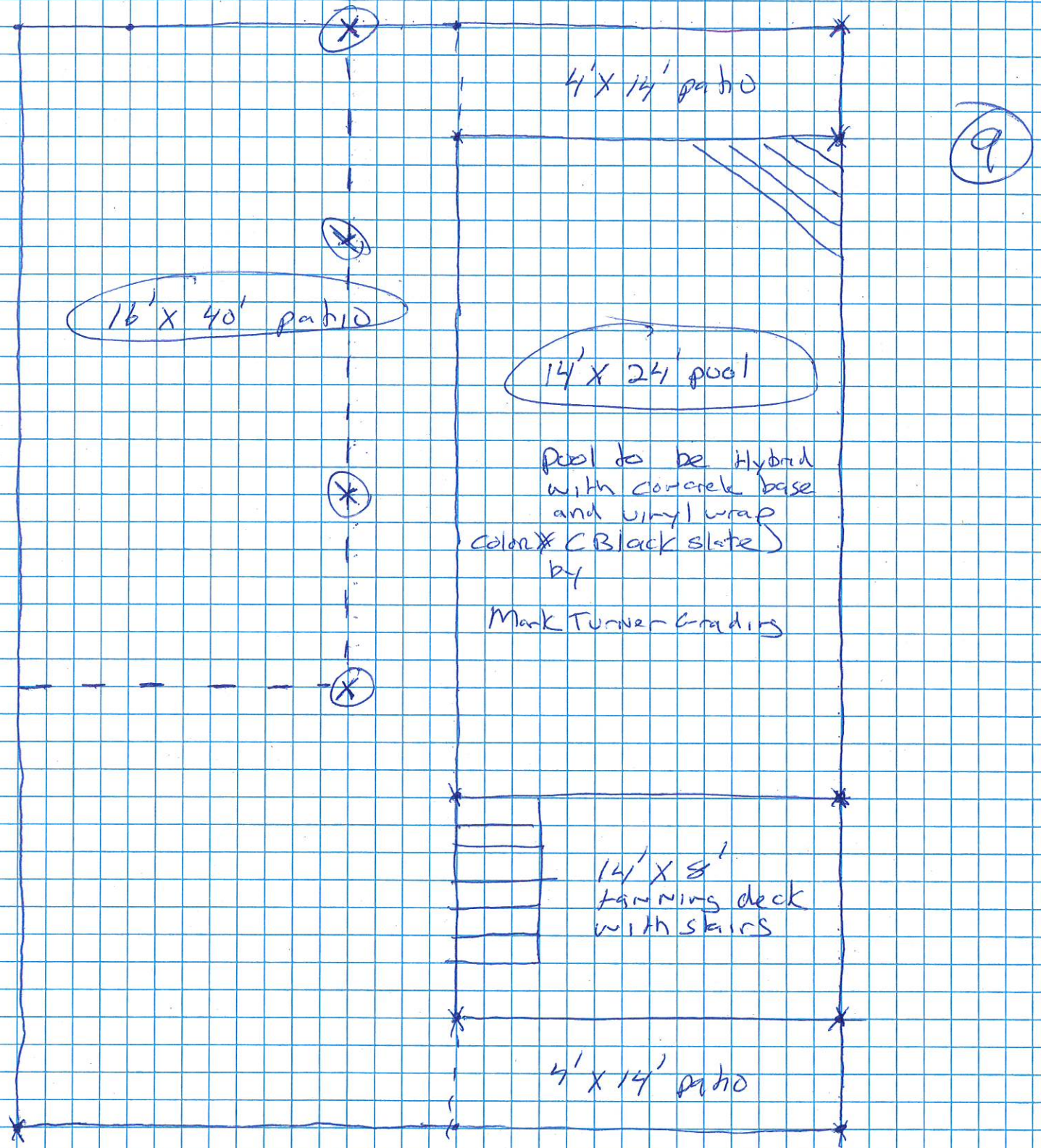
(2) Tree removals

460 Pylant St Senoia, GA
ERIC WARDWICK
678-995-6786

Senola / 460 Pylant St
ERIC Wronick
678-995-6786

4 to 5 concrete pavers to code
Covered roof porch 6x6' PT posts

patio will be concrete pavers from South Atlantic concrete products
Roman tumbled in granite (gray color)



option of ^{Approved} cover that is automatic/rollout to 14' x 32'
OR black metal fence around pool + patio.

38' From house/crawl space

460 Pylant St
ERIC Wronick
678-995-6286

(10)

Property line

EXISTING 12' x 18' shed

- want to convert to

(X) 12' x 24' pool house

5' 12'

60 68 French patio doors
(X) vinyl/metal/glass

(1) 3050 egress window
vinyl/glass

18'

(X)

(X)

6'

12 x 24

(X) 24

covered roof
patch area

(X) (4) concrete footers to
code for 6x6 posts
to (5) based off builder

