



Application for Certificate of Appropriateness

Date Received _____ Application No.: _____

Address of Subject Property: 202 Johnson Street, Senoia, GA 30276

Applicant: John E. Cottrell

E-Mail: jecottrell65@gmail.com

Applicant Mailing Address: 202 Johnson Street, Senoia, GA 30276

Applicant Phone(s): (520) 444-2199

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

Other *****

Owner(s): John & Vicky Cottrell

E-Mail: jecottrell65@gmail.com

Owner(s) Mailing Address: 202 Johnson St, Senoia, GA 30276

Owner(s) Telephone Number: (520) 444-2199 *****

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1965 (57 years)

- Nature of work (check all that apply): New construction Demolition Addition x Moving a building Other building changes New accessory building x Landscaping Fence/Wall Other environmental changes Sign installation or replacement Other

Description of Work: Interior/exterior remodel, garage addition and new accessory building.

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 John E. Cottrell Date 7/19/22

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"

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

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, $\frac{1}{4}''=1'$ 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

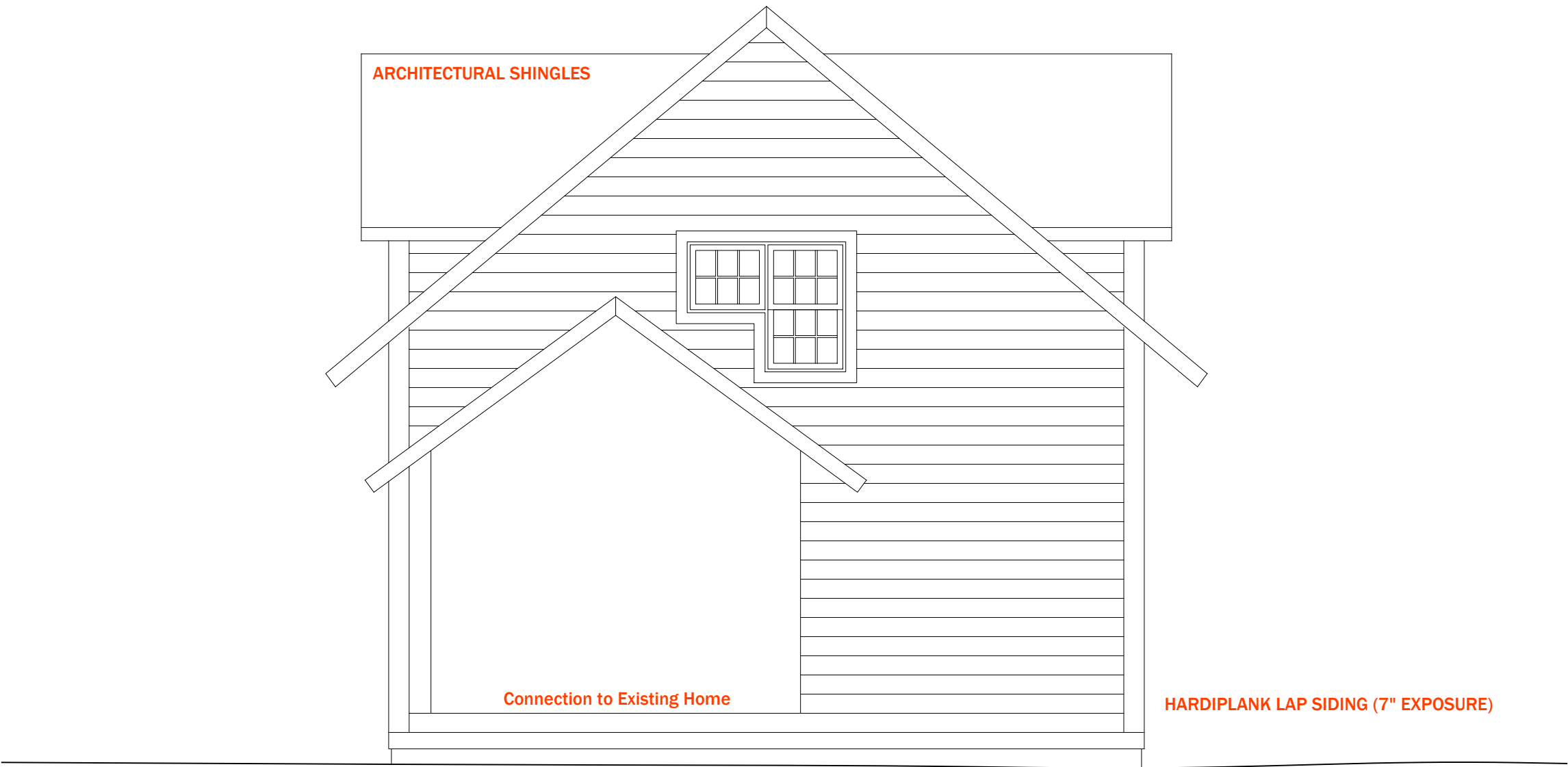
- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof



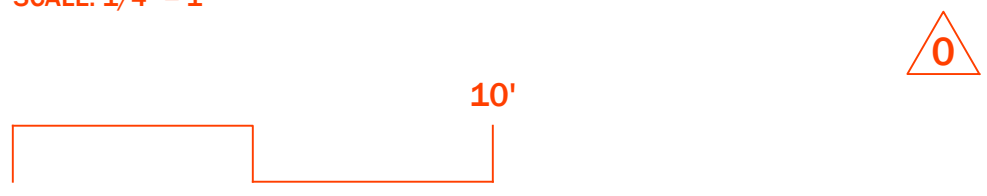
7/19/22

Applicant Signature

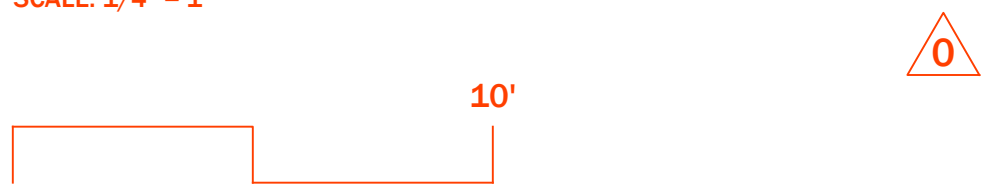
Date



2.11 SOUTH ELEVATION
SCALE: 1/4" = 1'



2.12 EAST ELEVATION
SCALE: 1/4" = 1'



2.1 GARAGE ELEVATIONS



PROJECT
**COTTRELL
RESIDENCE**

202 JOHNSON STREET
SENOIA, GEORGIA 30276

DATE: MAY 1, 2022

REVISION	DATE
1	
2	
3	
4	
5	
6	

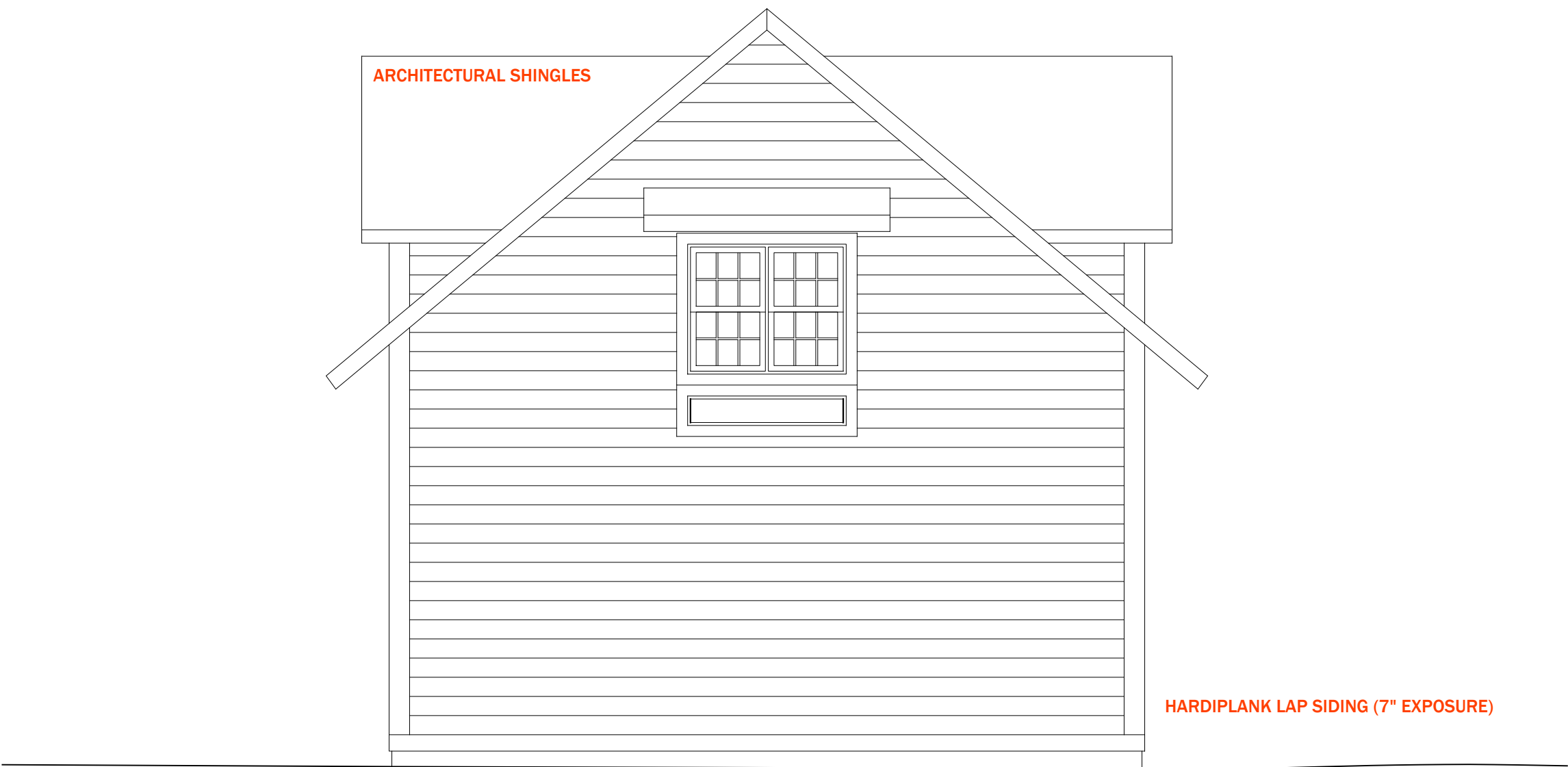
- NOTES:
- ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
 - HOUSE DATUM: X.X' = 0'-0"

**ELEVATION,
GARAGE,
SOUTH & EAST**

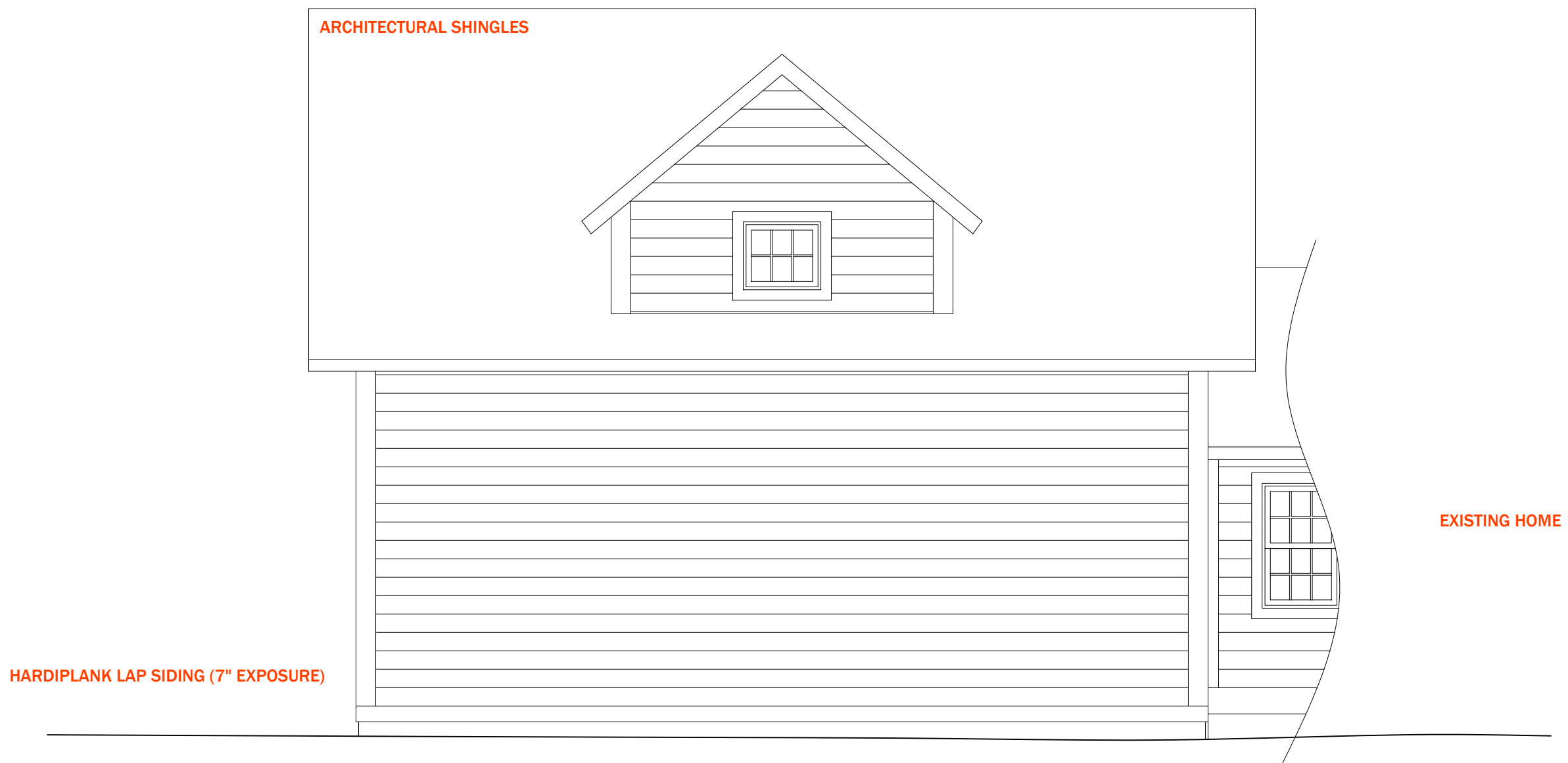
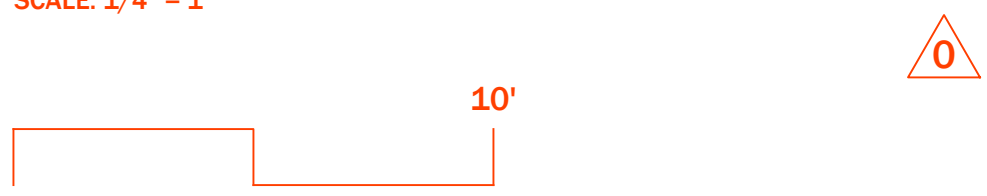
SCALE: AS NOTED

2.1

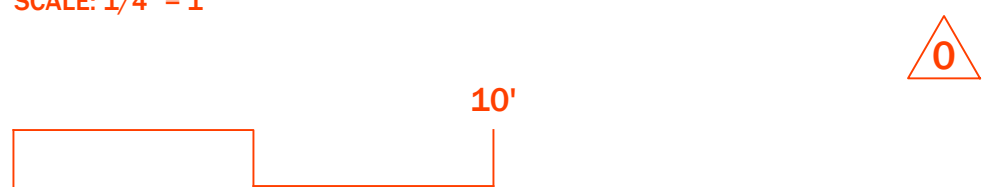
DRAWN BY: JEC



2.21 NORTH ELEVATION
SCALE: 1/4" = 1'



2.22 WEST ELEVATION
SCALE: 1/4" = 1'



2.2 GARAGE ELEVATIONS



PROJECT
**COTTRELL
RESIDENCE**

202 JOHNSON STREET
SENOIA, GEORGIA 30276

DATE: MAY 1, 2022

REVISION	DATE
1	
2	
3	
4	
5	
6	

- NOTES:
- ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
 - HOUSE DATUM: X.X' = 0'-0"

**ELEVATION,
GARAGE,
NORTH & WEST**

SCALE: AS NOTED

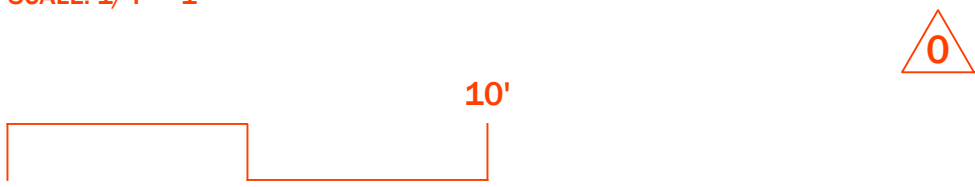
2.2

DRAWN BY: JEG



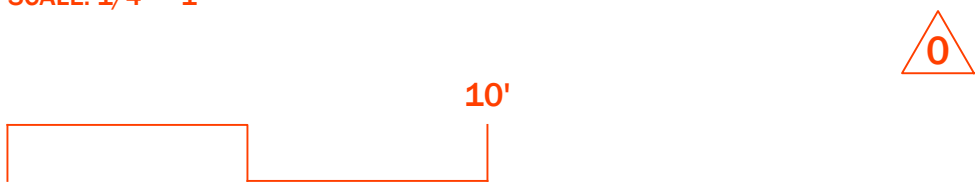
2.31 SOUTH ELEVATION

SCALE: 1/4" = 1'



2.32 EAST ELEVATION

SCALE: 1/4" = 1'



2.3 HOUSE ELEVATIONS



PROJECT
**COTTRELL
RESIDENCE**

202 JOHNSON STREET
SENOIA, GA 30276

DATE: JULY 19, 2022

REVISION	DATE
1	
2	
3	
4	
5	
6	

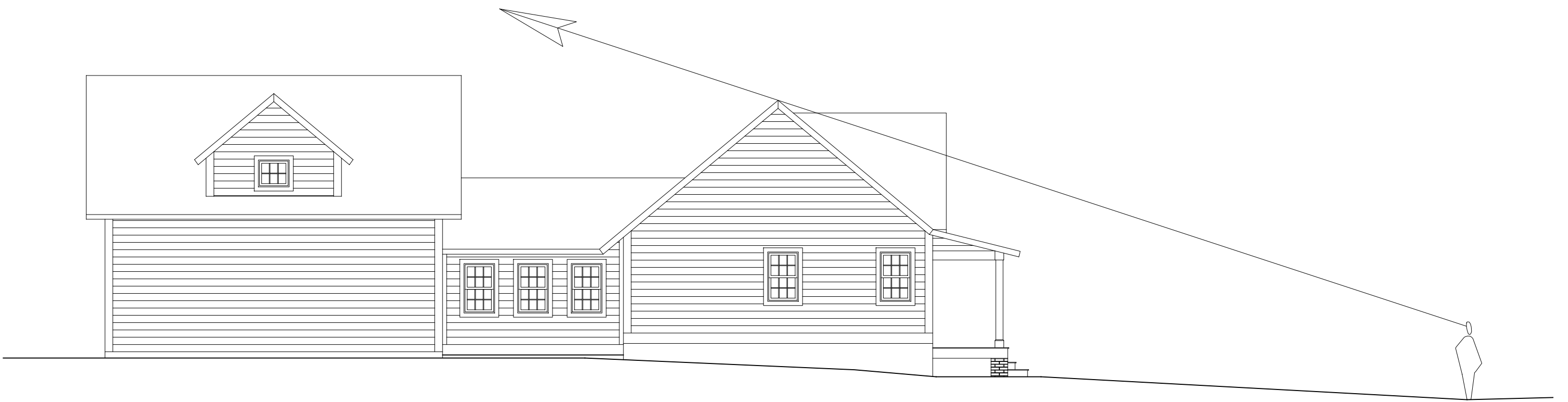
- NOTES:
- ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
 - HOUSE DATUM: X.X' - 0'-0"

**ELEVATIONS,
HOUSE**

SCALE: AS NOTED

2.3

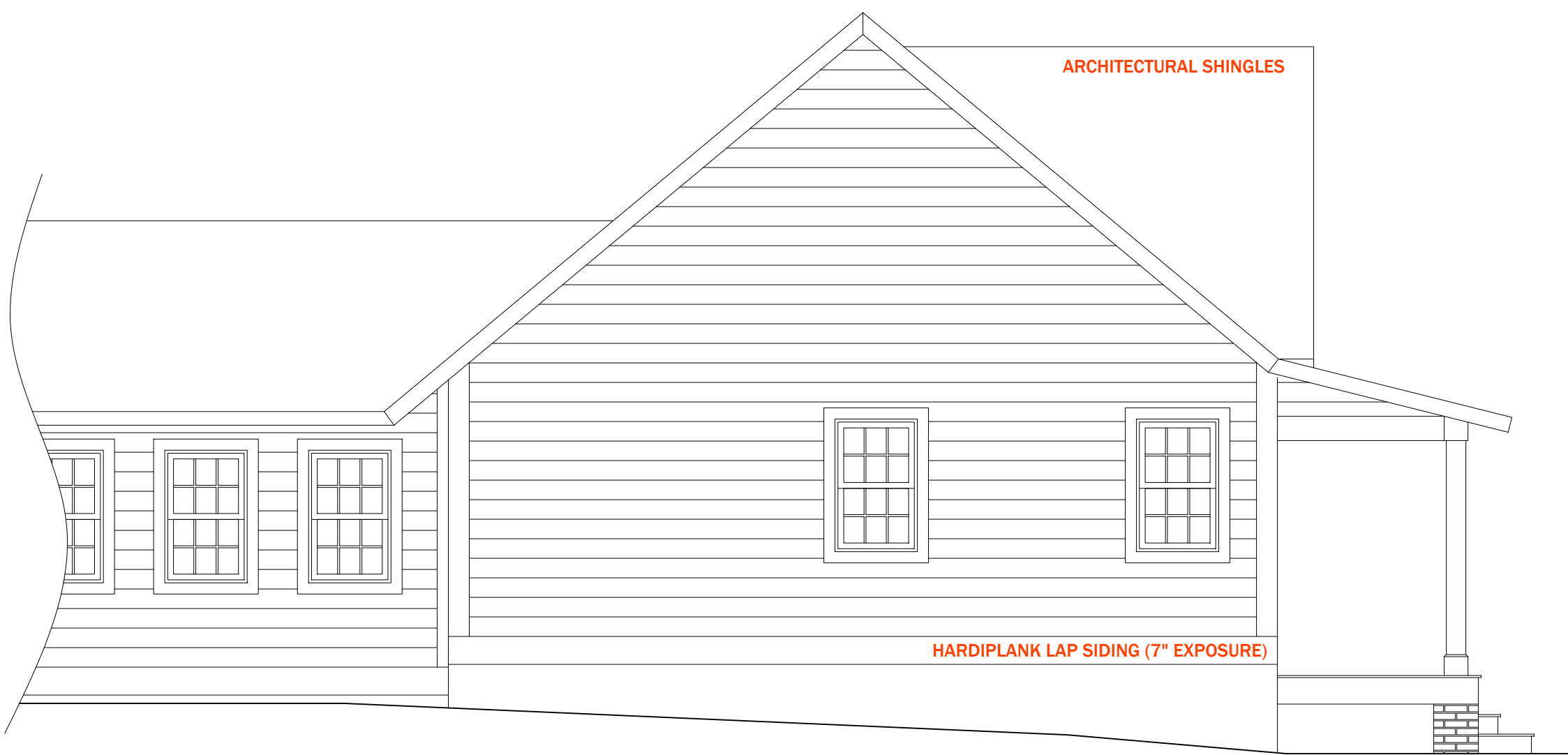
DRAWN BY: JEC



2.41 JOHNSON STREET SIGHT LINE

SCALE: 1/8" = 1'

JOHNSON STREET



2.42 WEST ELEVATION

SCALE: 1/4" = 1'



2.4 HOUSE ELEVATIONS



PROJECT
**COTTRELL
RESIDENCE**

202 JOHNSON STREET
SENOIA, GA 30276

DATE: JULY 19, 2019

REVISION	DATE
1	
2	
3	
4	
5	
6	

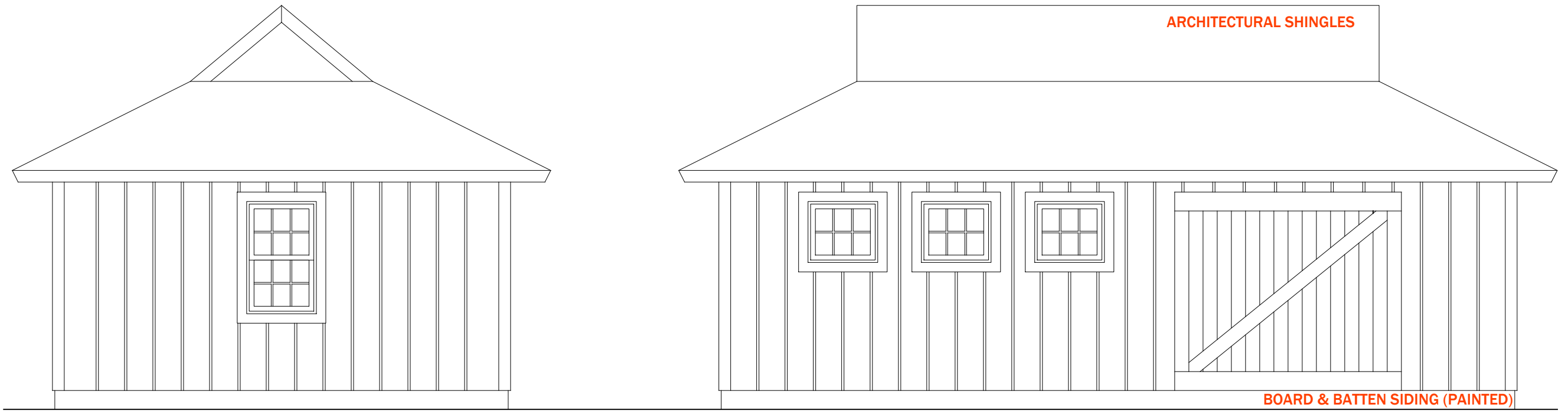
NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X.X' = 0'-0"

**ELEVATIONS,
HOUSE
SIGHT LINE**

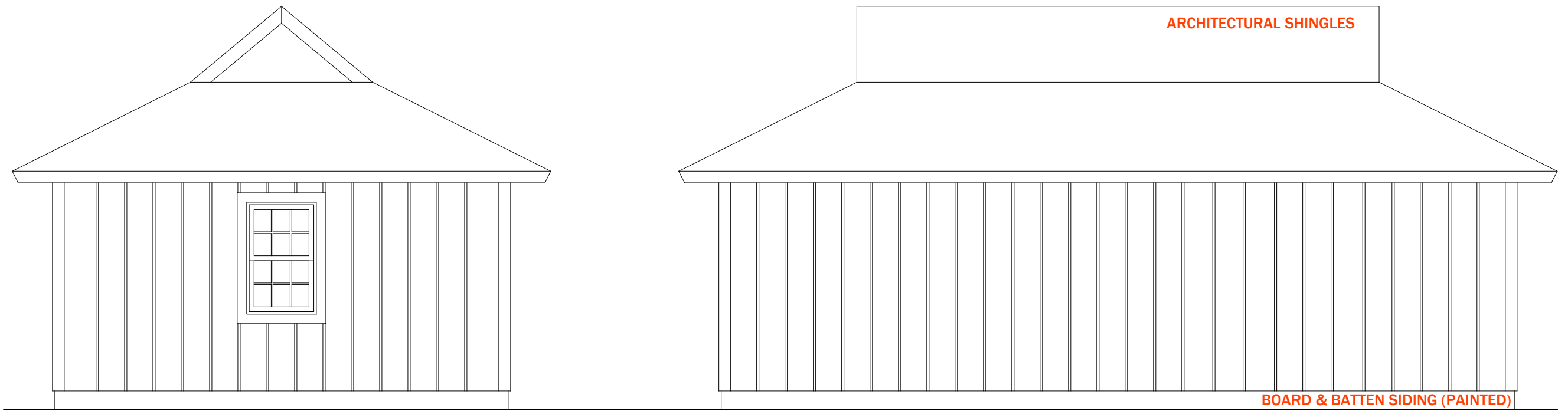
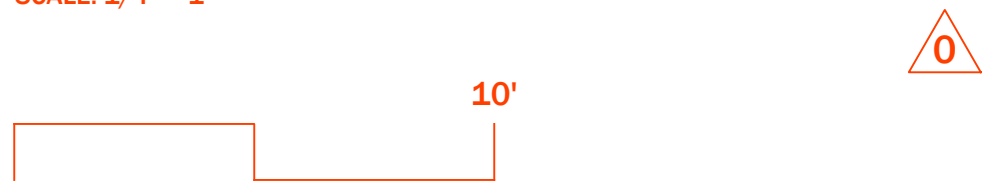
SCALE: AS NOTED

2.4

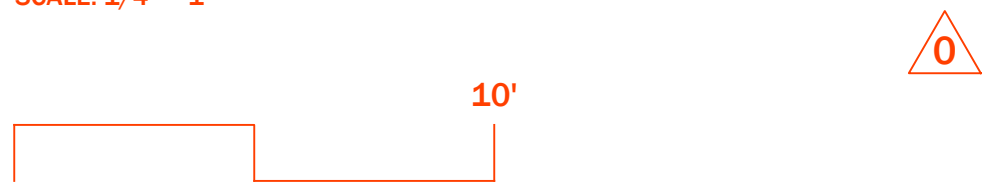
DRAWN BY: JEC



2.51 WEST & SOUTH ELEVATION
SCALE: 1/4" = 1'



2.52 EAST & NORTH ELEVATION
SCALE: 1/4" = 1'



2.5 ACCESSORY BUILDING ELEVATIONS



PROJECT
**COTTRELL
RESIDENCE**

202 JOHNSON STREET
SENOIA, GA 30276

DATE: JULY 19, 2022

REVISION	DATE
1	
2	
3	
4	
5	
6	

- NOTES:
- ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
 - HOUSE DATUM: X.X' = 0'-0"

**ELEVATION,
ACCESS. BLDG**

SCALE: AS NOTED

2.5

DRAWN BY: JEC

S.A. GASKINS & ASSOCIATES, LLC.

SURVEYORS PLANNERS DEVELOPMENT CONSULTANTS
981 Camp Ground Road Griffin Ga. 30223

sagaskins55@gmail.com

678-618-5067

JOHN 3:16

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

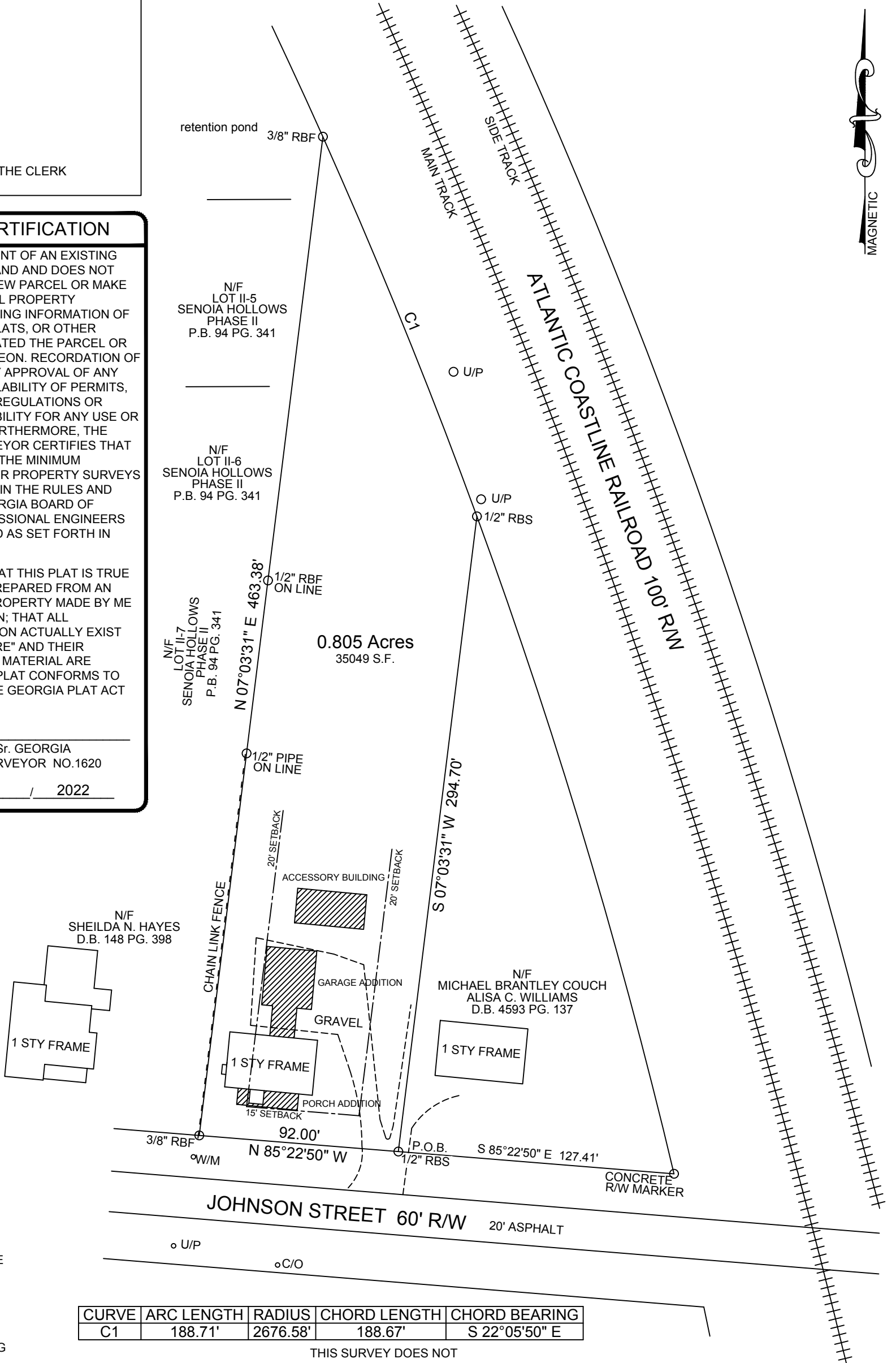
SURVEYORS CERTIFICATION

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

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620

DATE 04 / 19 / 2022



LEGEND

- B/L=BUILDING LINE
- C/L=CENTERLINE
- CTP=CRIMP TOP PIPE
- D.B.=DEED BOOK
- D.E.=DRAINAGE EASEMENT
- ESMT.=EASEMENT
- EP=EDGE OF PAVEMENT
- F.W.P.D.=FIELD WORK PERFORMED DATE
- L.L.=LAND LOT
- L.L.L.=LAND LOT LINE
- N/F=NOW OR FORMERLY
- P.B.=PLAT BOOK
- PG.=PAGE
- P.O.B.=POINT OF BEGINNING
- P/P=POWER POLE
- RBF=REBAR FOUND
- RBS=REBAR SET
- R/W=RIGHT OF WAY
- U/P=UTILITY POLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	188.71'	2676.58'	188.67'	S 22°05'50" E

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN WERE NOT SUPPLIED TO THIS OFFICE.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,200 FEET AND AN ANGULAR ERROR OF 00° 00' 01" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA TS02 TOTAL STATION & GEOMAX CHAMPION PRO GPS ON THE TRIMBLE NETWORK.

FLOOD STATEMENT

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP DATED FEB. 06, 2013 MAP NUMBER 13077C0270D, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

Prepared For:

JOHN COTTRELL

Date: 04/19/22

Scale: 1" = 50'

F.W.P.D.: 04/15/22

Job No: SA22-042A

County: COWETA, GA.

Land Lot: 279

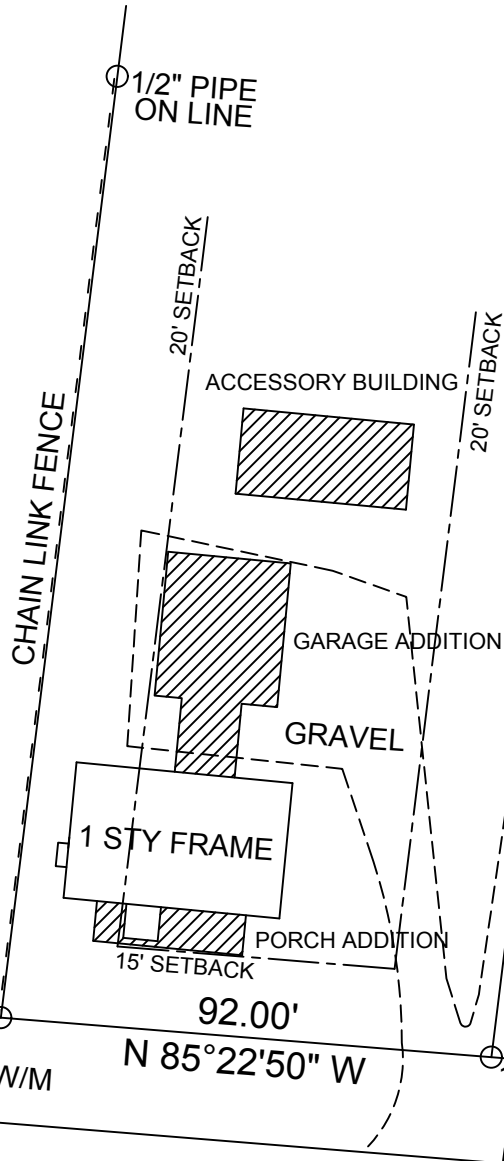
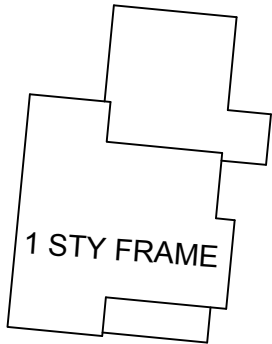
District: 1ST



GASKINS, Sr. GEORGIA
LAND SURVEYOR NO.1620

19 / 2022

N/F
SHEILDA N. HAYES
D.B. 148 PG. 398



S 07°03'31" W 294.70'

N/F
MICHAEL BRANTLEY COUCH
ALISA C. WILLIAMS
D.B. 4593 PG. 137



S 85°22'50" E 127.41'

CONCRETE
R/W MARKER

JOHNSON STREET 60' R/W 20' ASPHALT

o U/P

o C/O

ND
IE
PIPE
EASEMENT
IT
VEMENT
/ORK
RMED DATE

LINE