

William "Dub" Pearman, III
Mayor

Harold Simmons
City Manager



MEMO

TO: Historic Planning Commission

FROM: Curtis Hindman, Interim Community Development Director

DATE: March 13, 2023

RE: 31 Morgan Street
Application for Certificate of Appropriateness
Proposed addition to existing home.

The City of Senolia received an application for Certificate of Appropriateness at the above referenced address.

APPLICANTS REQUEST:

The applicant is proposing to add an addition to the rear , enclose the existing garage, add a new garage, update all windows, and add a new front porch.

ADMINISTRATORS REPORT:

The existing zoning for the above referenced location is RH. The applicant has also requested an administrative variance to encroach upon the side setback by 2 feet for new addition.

See the attached application and supporting documentation for HPC review.



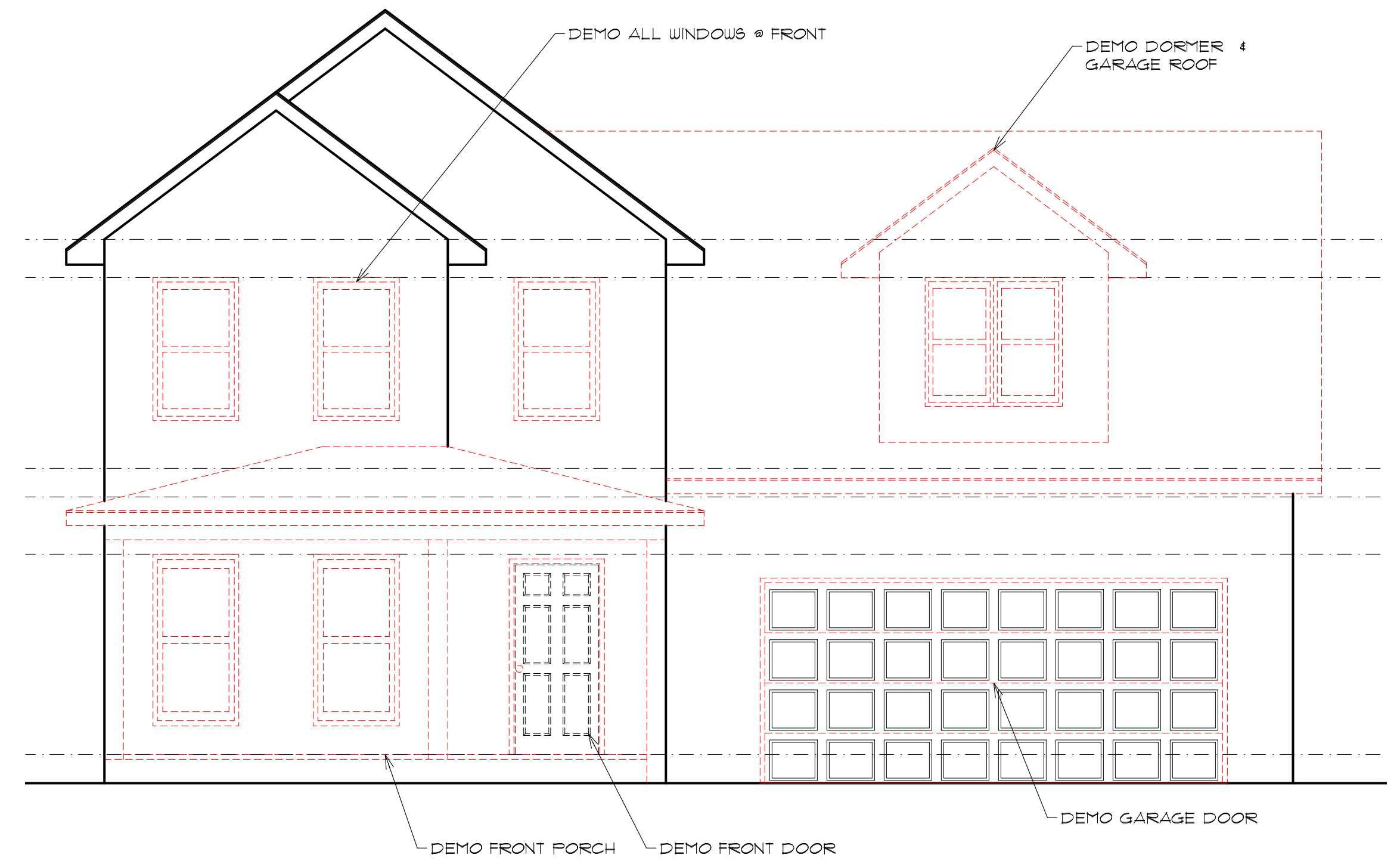
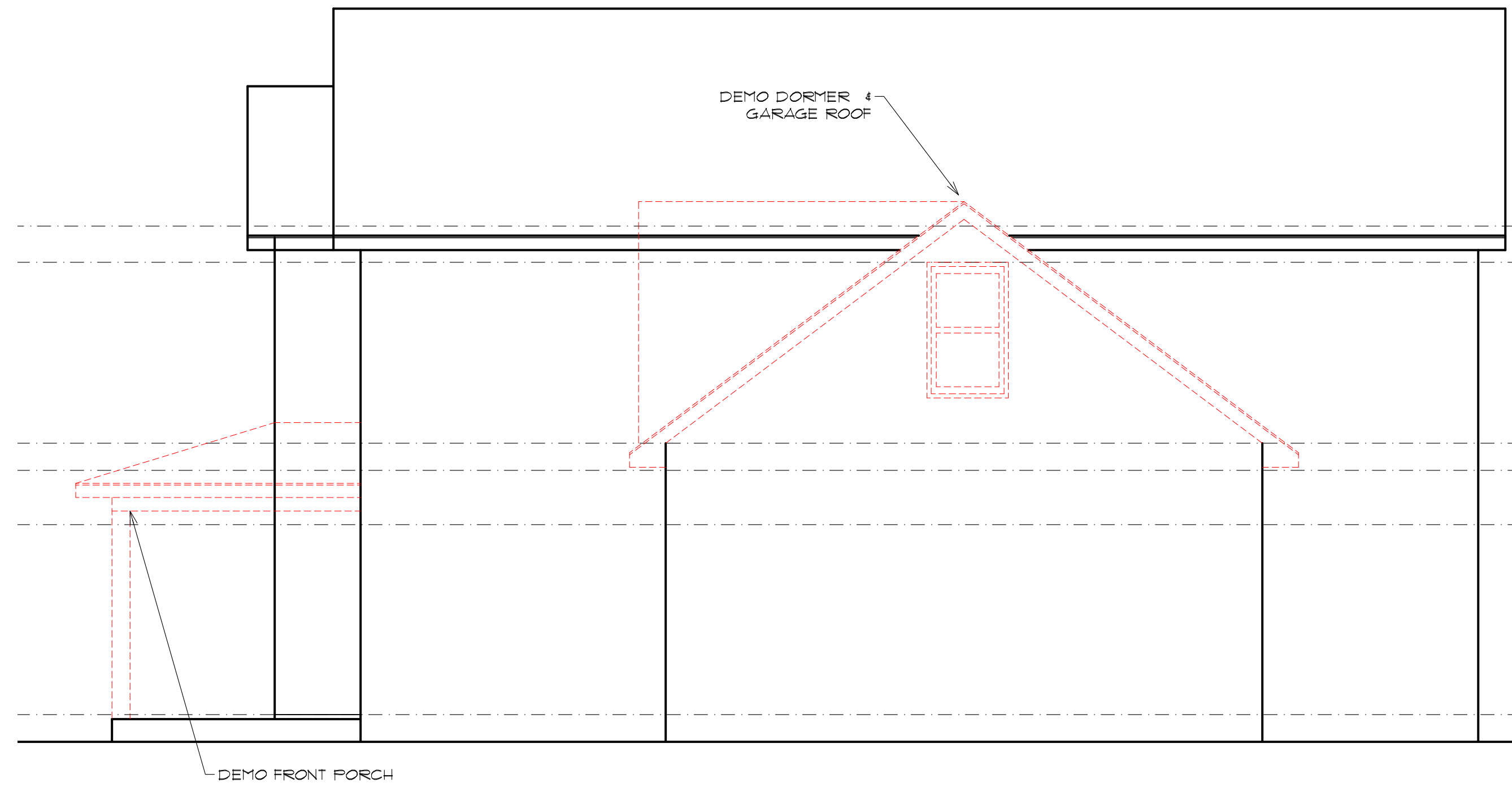


Uploaded by **Natalie Brondum**

View

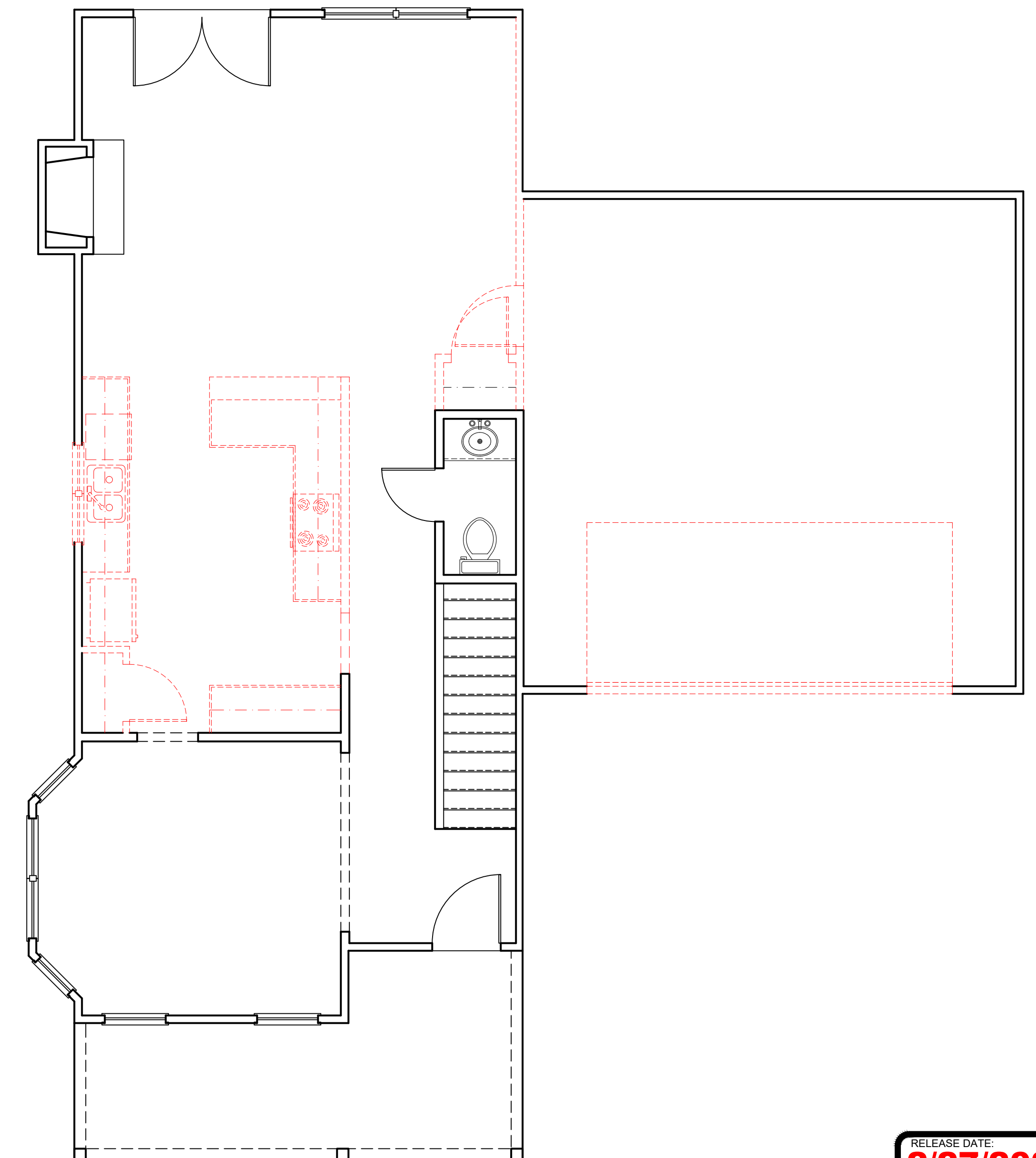
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CONTRACTOR TO DETERMINE LOAD BEARING WALLS AND EXISTING SUPPORT THAT SHOULD BE SUPPORTED BEFORE DEMOLITION.



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Brian Riede Design, Inc.
1341 Spokeley Road
Newnan, GA 30063
678-361-2356 briede@briadedesign.com

PROJECT:	CAT WILLIAMS
DRAWING:	DEMOLITION PLANS ELEVATIONS
DRAWN BY:	RIEDE
DRWG. DATE:	1/27/23
SCALE:	1/4" = 1'-0"
PLAN NO.:	BRD220006
DRWG. NO.:	D-1

RELEASE DATE:
2/27/2023

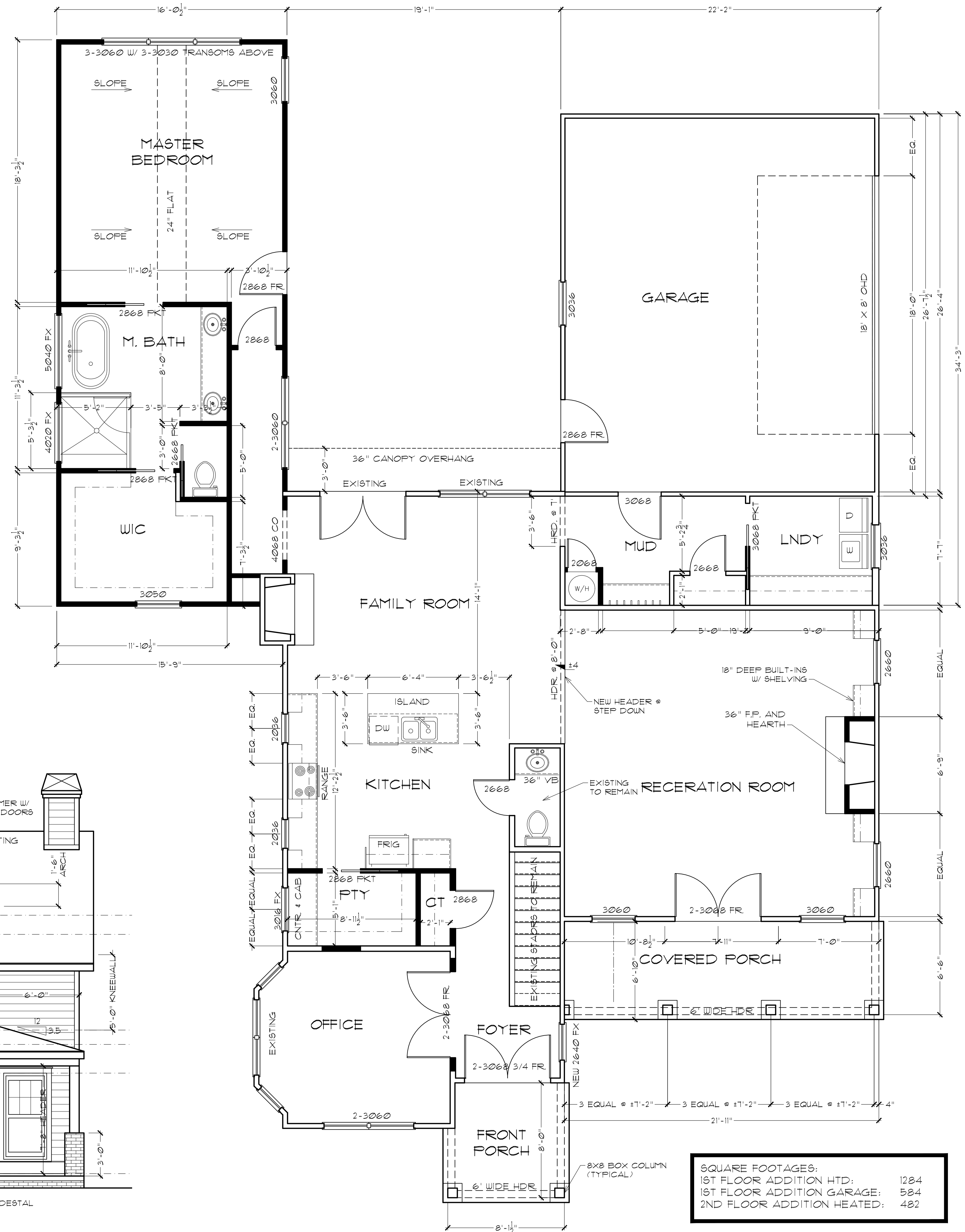
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CONSTRUCTION CODES:
International Building Code, 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
International Residential Code, 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
International Fire Code, 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
National Electrical Code, 2020 Edition, with no Georgia Amendments (Effective January 1, 2020)
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020) - (Effective January 1, 2020)
International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
NFPA 101, Life Safety Code 2018 Edition with State Amendments (2020) - (Effective January 1, 2020)

WINDOW & DOORS NOTES:
1. WINDOW EGRESS TO BE 20"W X 24" H MINIMUM (821 SQ. IN.) CLEAR OPENING.
2. ALL WINDOW WITHIN 24" RADIUS OF A DOOR OR LESS THAN 18" FRONT THE FLOOR MUST HAVE TEMPERED GLASS
3. ALL SIDELITES, FRENCH DOORS AND PATIOS DOORS MUST HAVE TEMPERED GLASS.

GENERAL NOTES:
ALL DETAILS AND CONDITIONS ARE CNTR. RESPONSIBILITY TO VERIFY PRIOR TO CONSTRUCTION.
ALL SLAB AND FLOOR PLAN DIMENSIONS TO BE VERIFIED BY CNTR. PRIOR TO CONSTRUCTION.

FRAMING NOTES:
STRUCTURAL SPECIFICATIONS PROVIDED ON THESE PRINTS ARE A SUGGESTION FROM THE DESIGN AND ARE SUGGESTED MINIMUM REQUIREMENTS ONLY.
DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES.
CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.
ALL FRAMED WALL DIMENSIONS ARE BASED ON 2X4 STUDS UNLESS OTHERWISE NOTED. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X4 STUDS W/ #2 SYP UNLESS OTHERWISE NOTED.
ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
ALL JOISTS AND RAFTERS SHALL BE ALIGNED W/ WALL STUDS.
FRAMER TO PROVIDE DOUBLE FLOOR JOISTS UNDER PARTITION WALLS.
ALL EXTERIOR CORNERS SHALL BE BRACED WITH 3/4" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8D COMMON @ 6" O.C. AT ALL EDGES AND 8D COMMON @ 12" O.C. AT ALL INTERMEDIATE STUDS (OPTIONAL - APPROVED CORNER BRACING BOTH DIRECTIONS AT ALL CORNERS).
ALL COLUMNS AND SOLID FRAMING TO EXTEND DOWN THROUGH ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB OR GRADE BEAM, OR FOOTING DESIGN TO CARRY THE LOAD.
PROVIDE DOUBLE 2X10 STRONG BACKS AT FOR MID SPAN AT CEILING JOISTS WITH SPANS GREATER THAN 10'-0".
PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS @ 4'-0" O.C. MAX.
HIP, VALLEY BOARDS AND RIDGE BOARD SHALL BE "2X" SIZE LARGER THAN RAFTERS.
ALL CEILING JOISTS AND ROOF RAFTERS TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOADS THROUGH ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB OR GRADE BEAM, OR FOOTING DESIGN TO CARRY THE LOAD.



SQUARE FOOTAGES:
1ST FLOOR ADDITION HTD: 1284
1ST FLOOR ADDITION GARAGE: 584
2ND FLOOR ADDITION HEATED: 482

RELEASE DATE:
2/27/2023

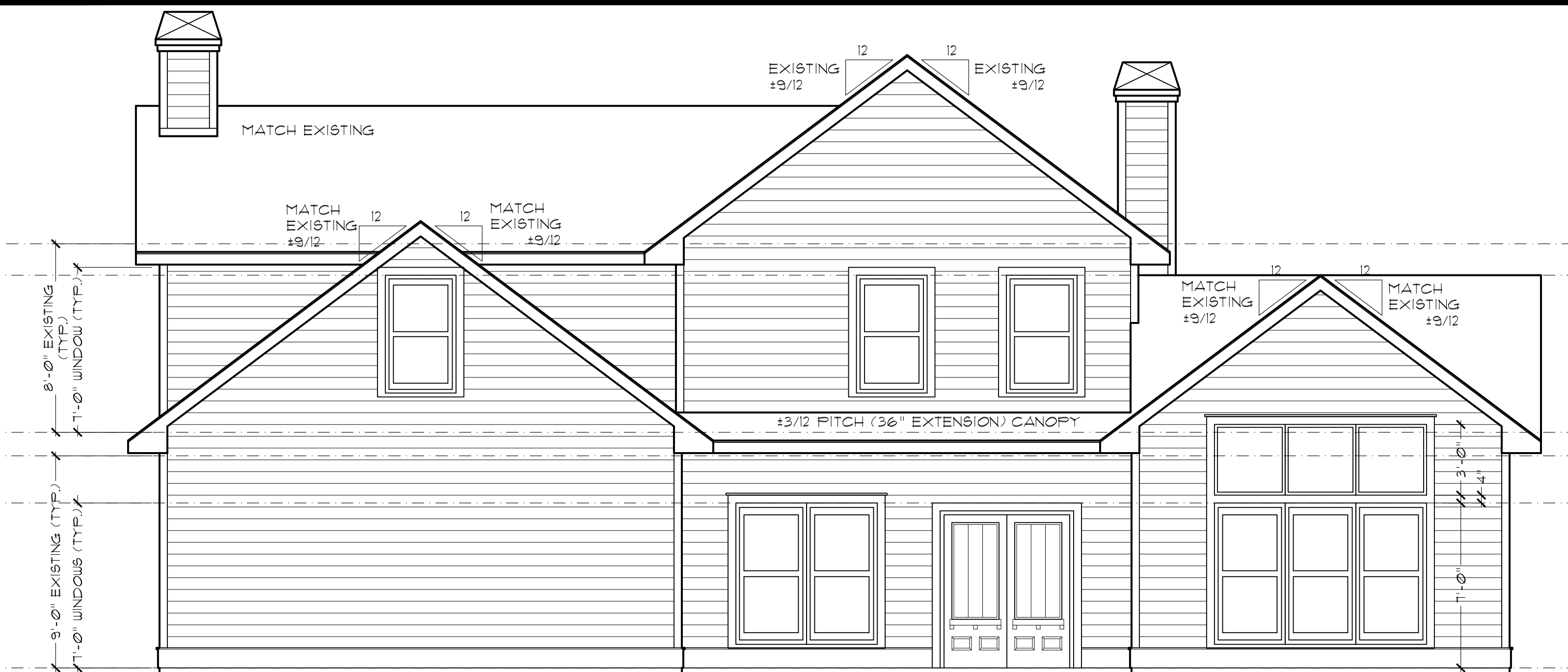
Brian Riede Design, Inc.
1341 Spokeley Road
Newnan, GA 30263
678-361-2356 briede@yahoo.com

PROJECT: CAY WILLIAMS
DRAWING: 1ST FLOOR PLAN AND FRONT ELEVATION
DRN BY: BRIEDE
DRWG. DATE: 1/27/23
SCALE: 1/4" = 1'-0"
PLAN NO. BRD220006
DRWG. NO. A-1

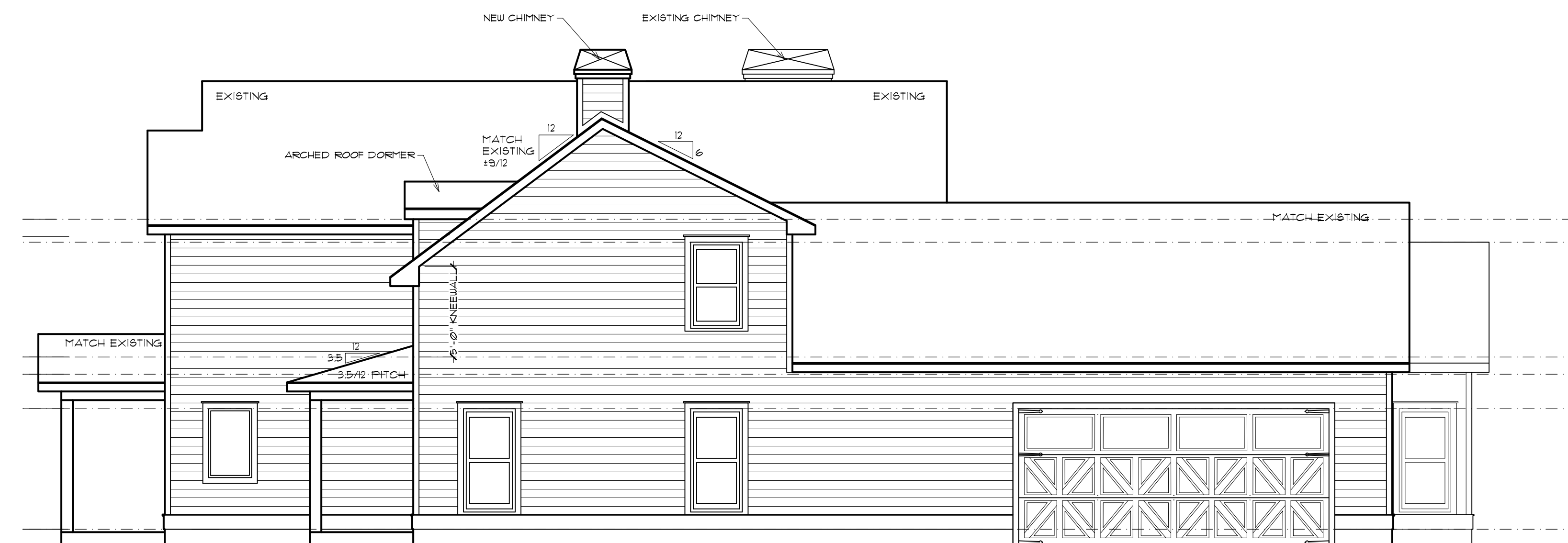
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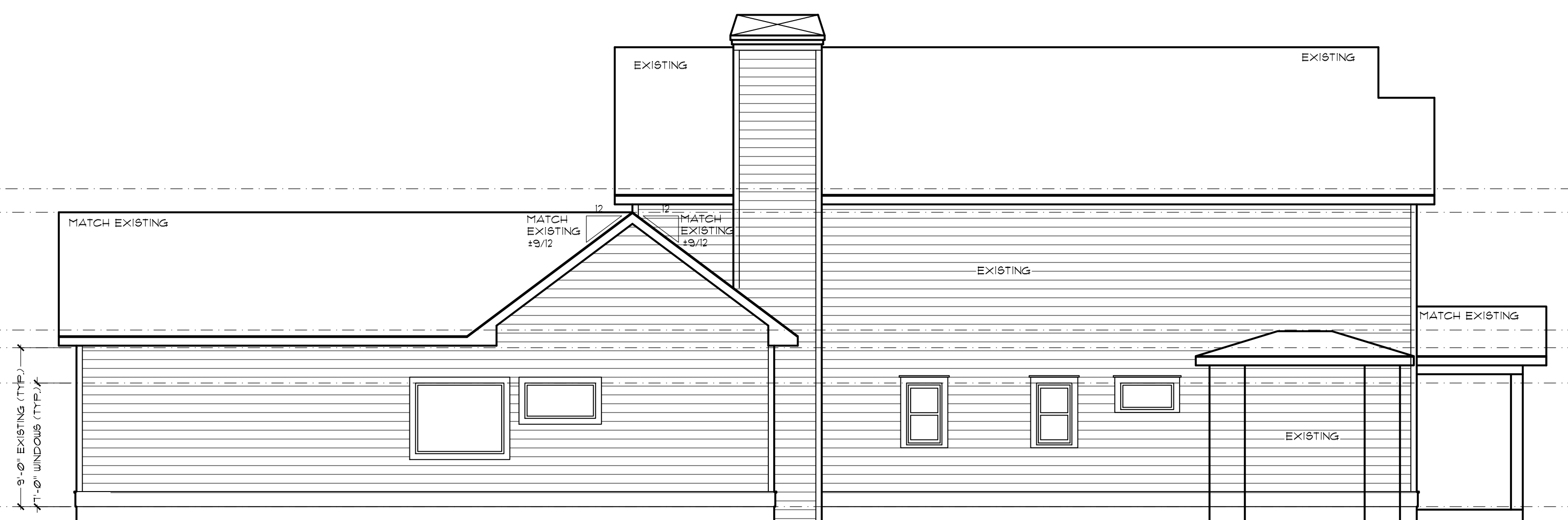
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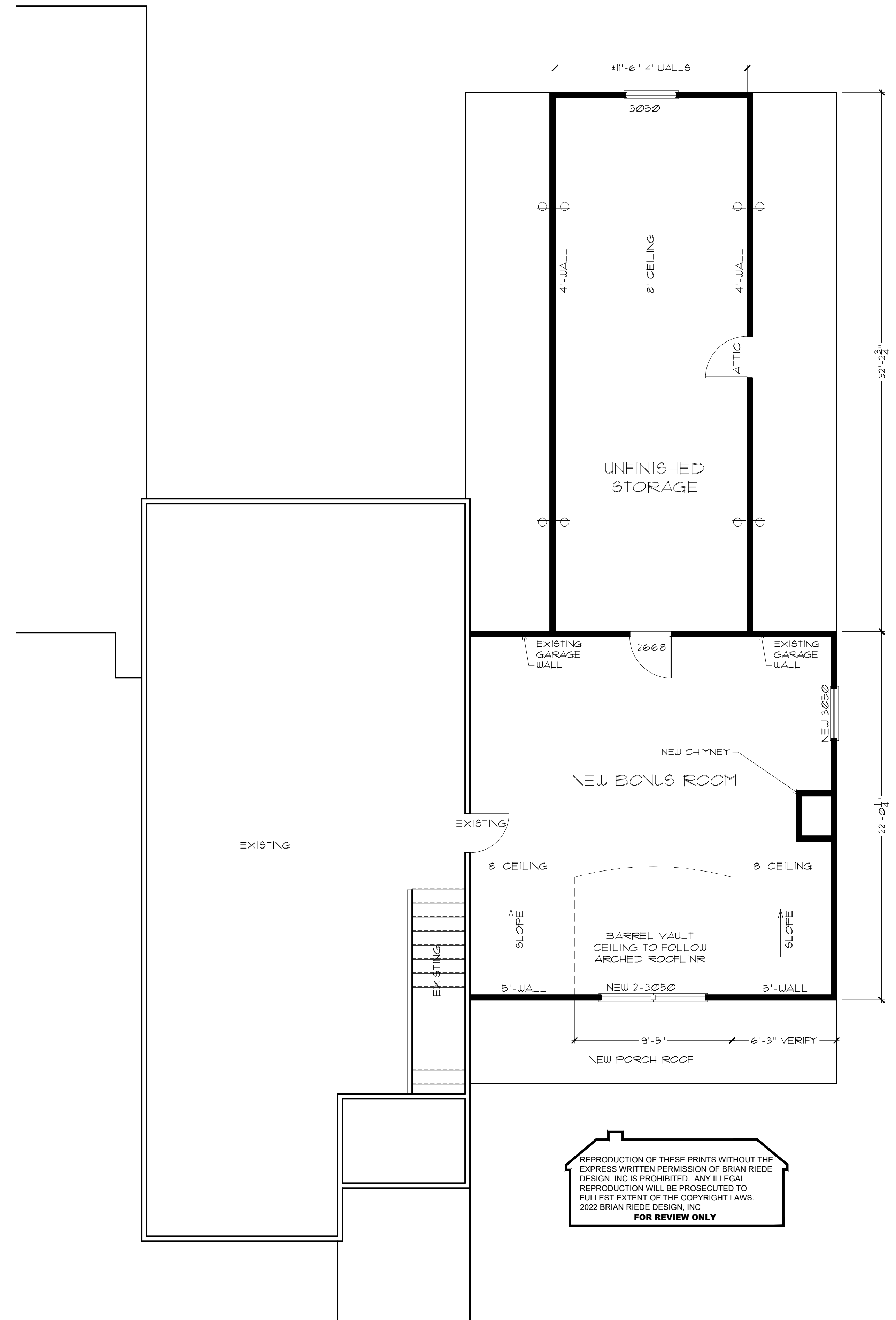
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

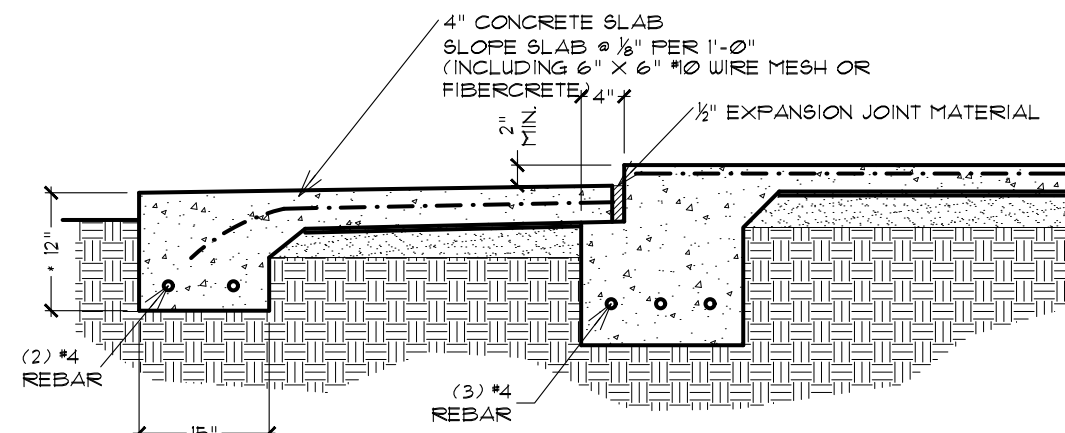


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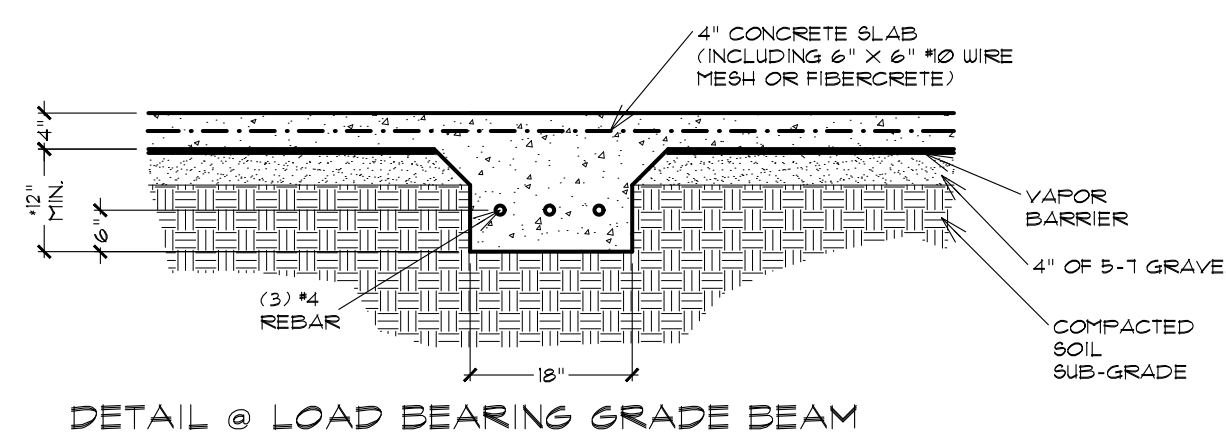
PROJECT: CARY WILLIAMS
DRAWING: 2ND FLOOR PLAN AND ELEVATIONS
DRN BY: BRIEDE
DRNG. DATE: 1/27/23
SCALE: 1/4" = 1'-0"
PLAN NO. BRD220006
DRNG. NO. A-3

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678-361-2356 briede@yanoo.com

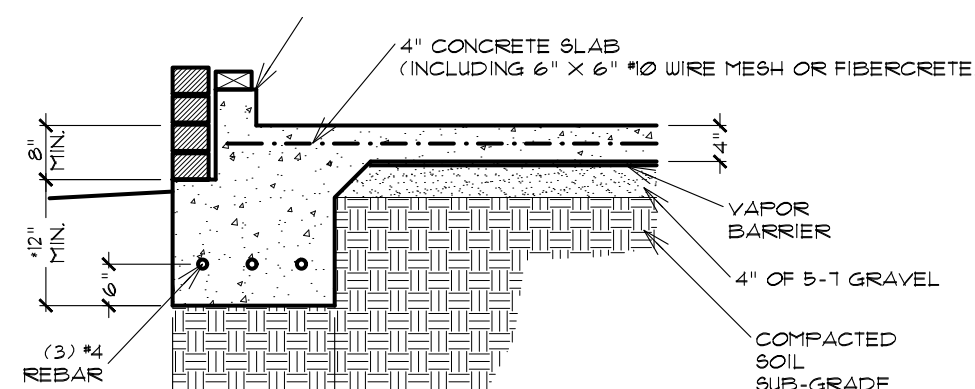
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2/27/2023



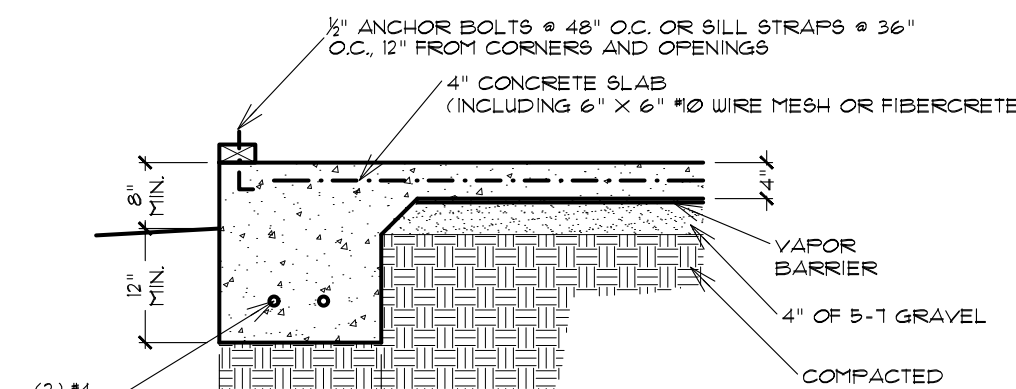
DETAIL @ PATIO/PORCH SLAB



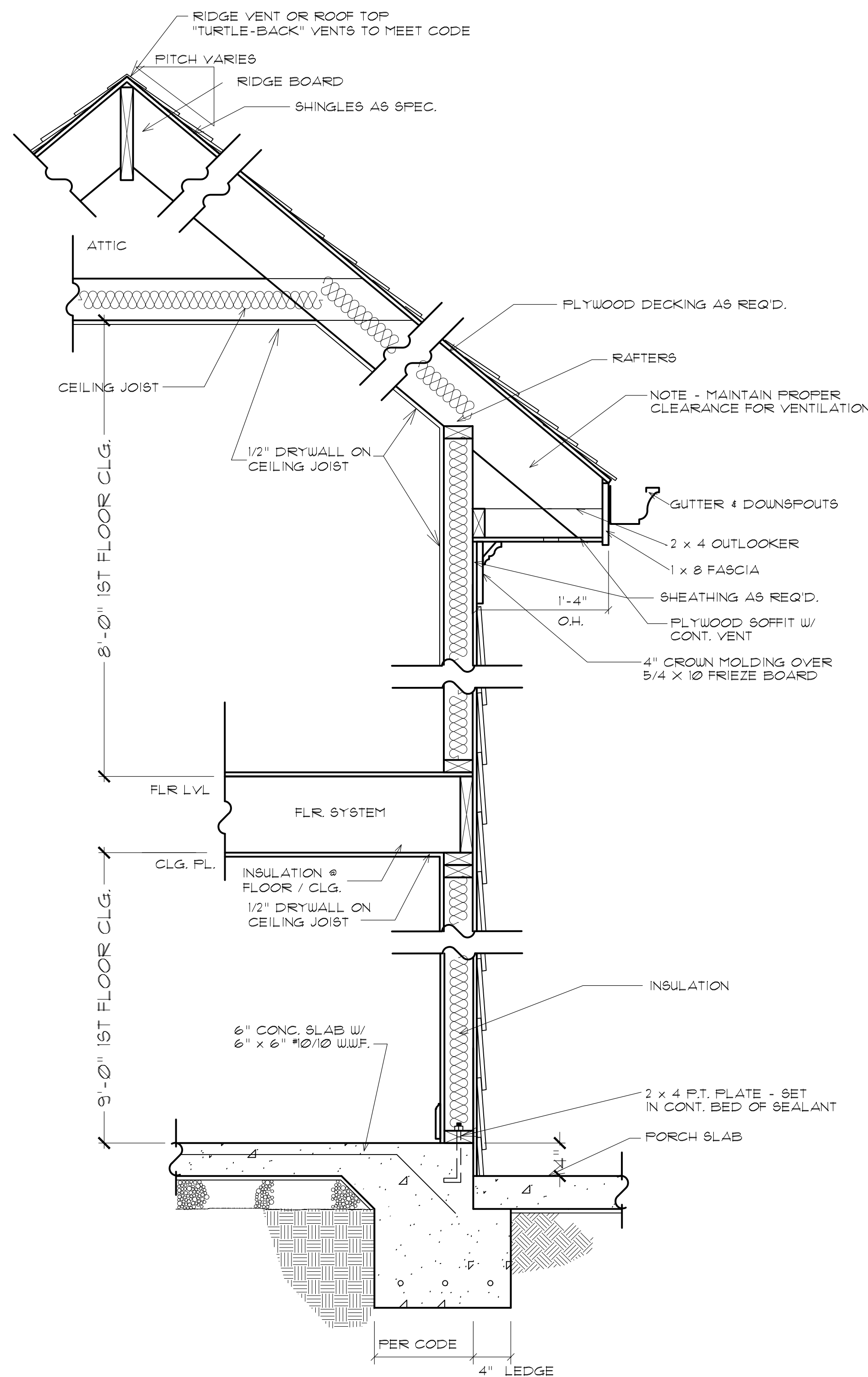
DETAIL @ LOAD BEARING GRADE BEAM



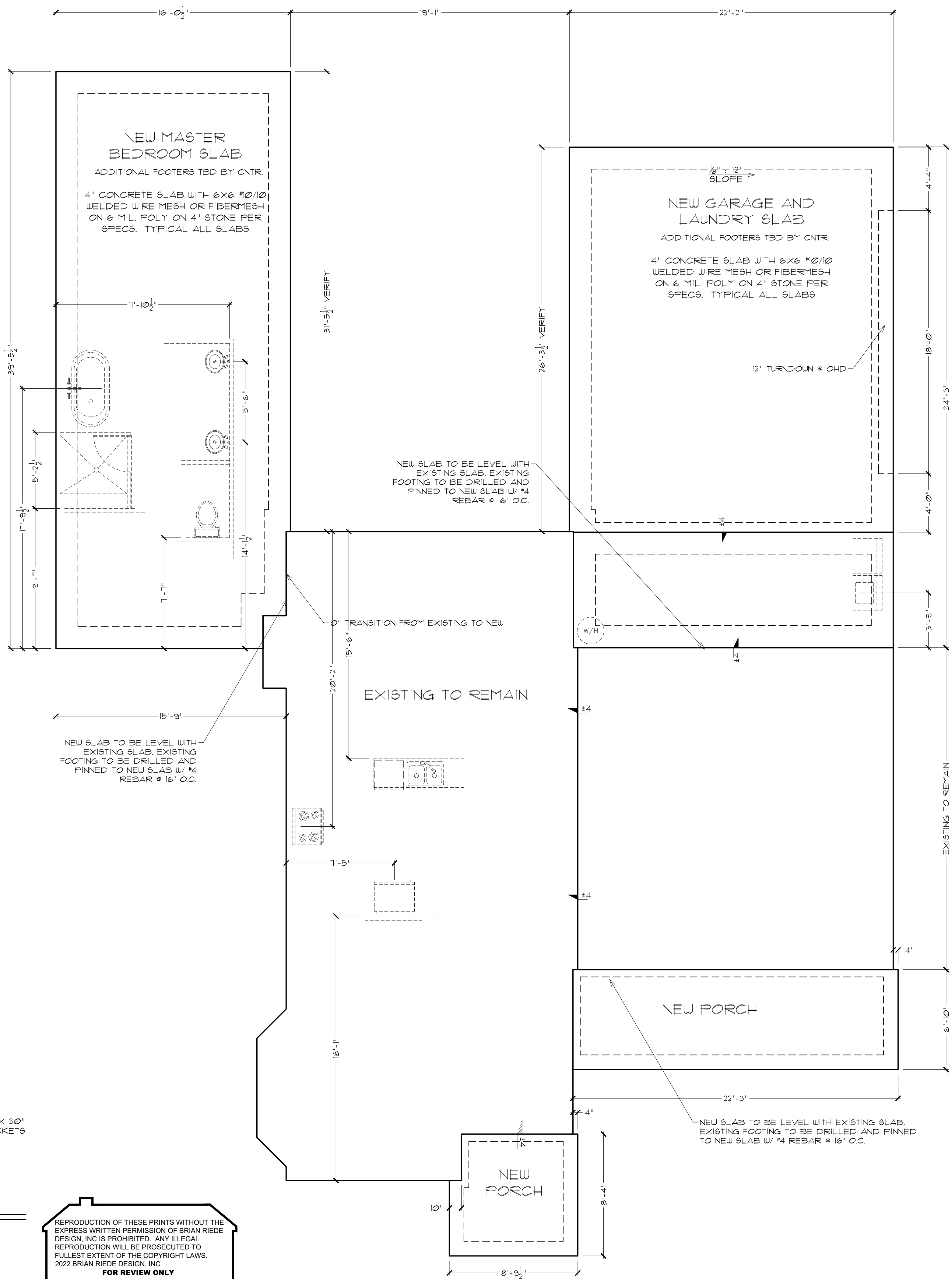
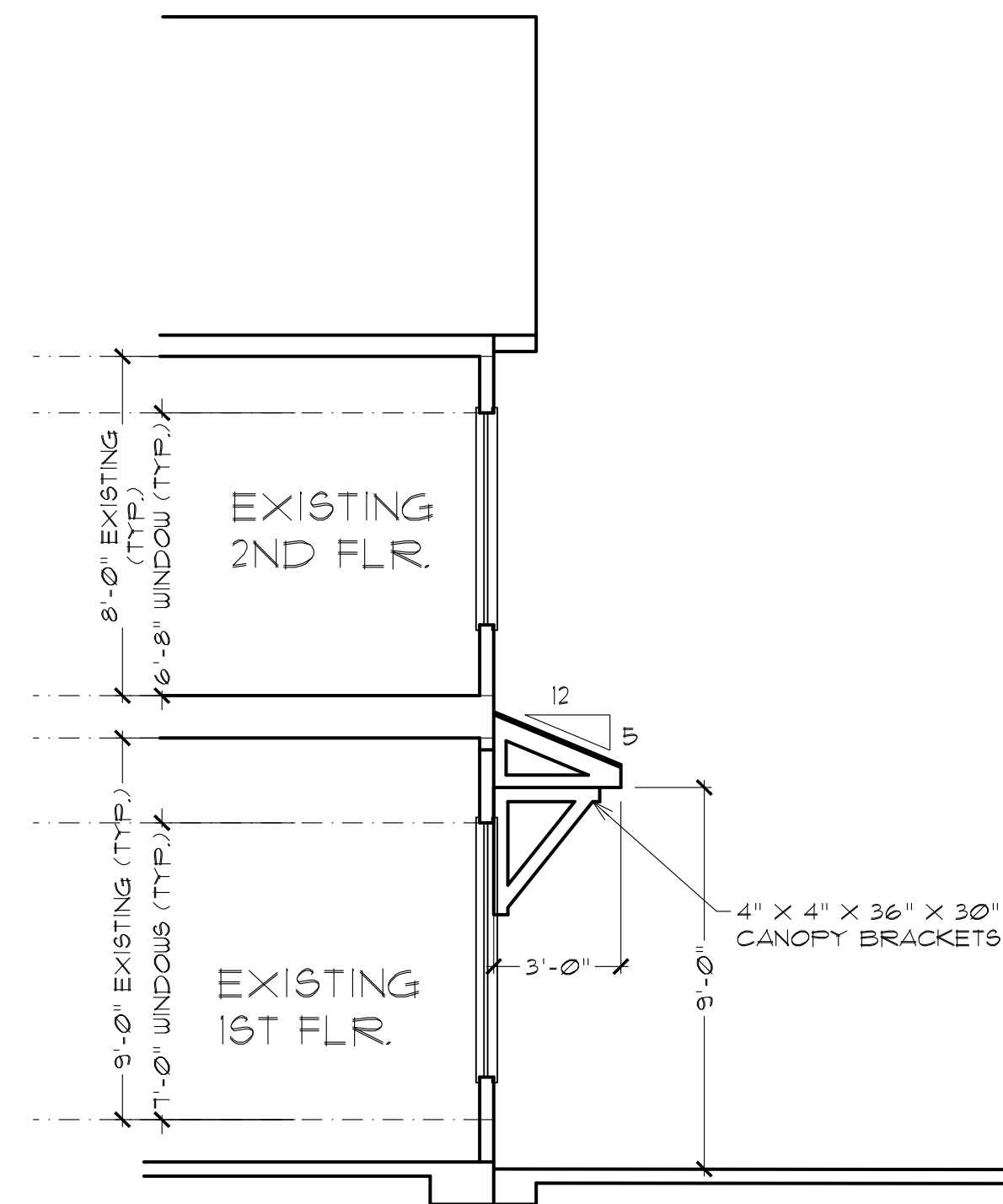
DETAIL @ TURNED DOWN SLAB FOOTER W/ BRICK LEDGE



DETAIL @ TURNED DOWN SLAB FOOTER



TURNED DOWN SLAB DETAIL



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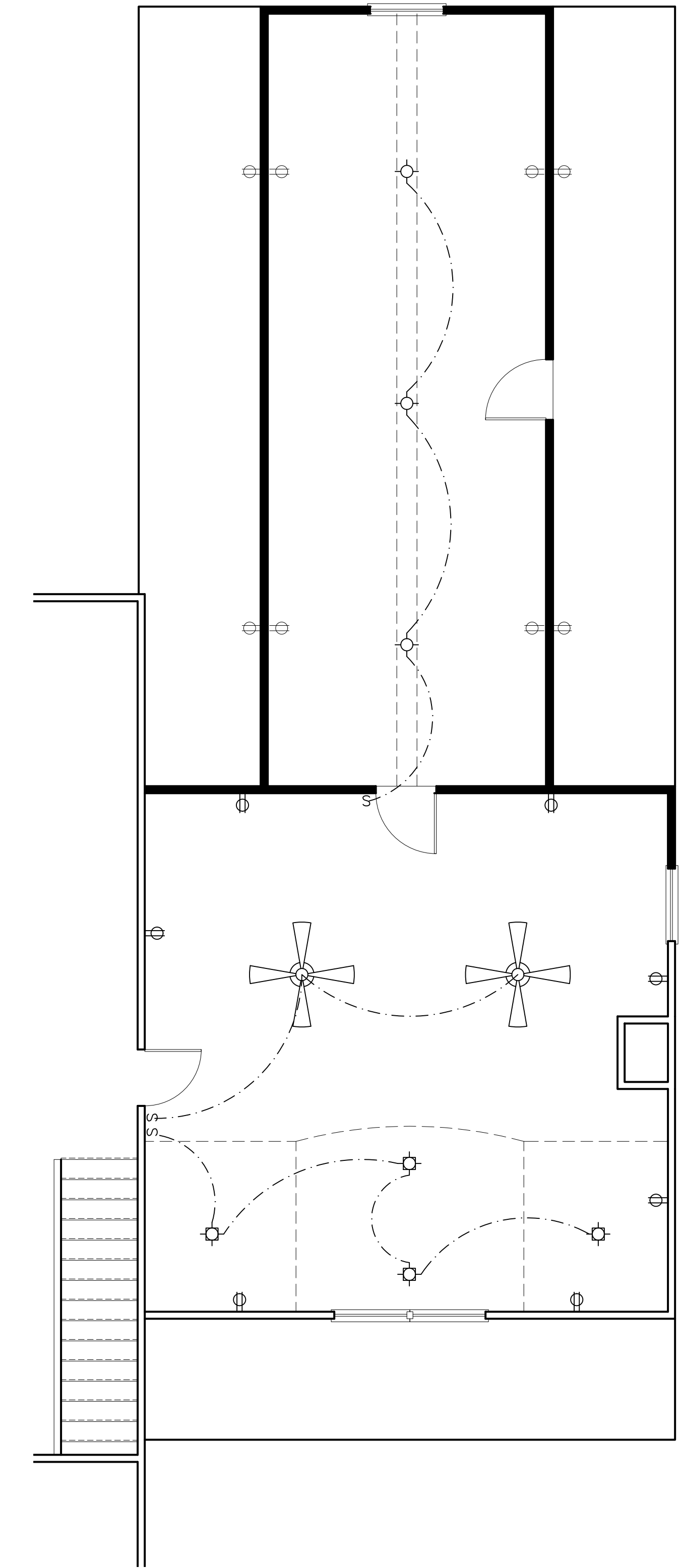
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 1341 Spoksey Road, Newnan, GA 30063
 678-361-2356 briede@yahoo.com

PROJECT: CAY WILLIAMS
 DRAWING: FOOTING PLAN AND DETAILS




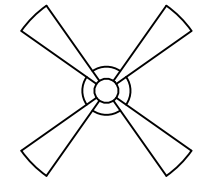








DRAWN BY: RIEDE
 DRWG. DATE: 1/27/23
 SCALE: 1/4" = 1'-0"
 PLAN NO. BRD220006
 DRWG. NO. S-1

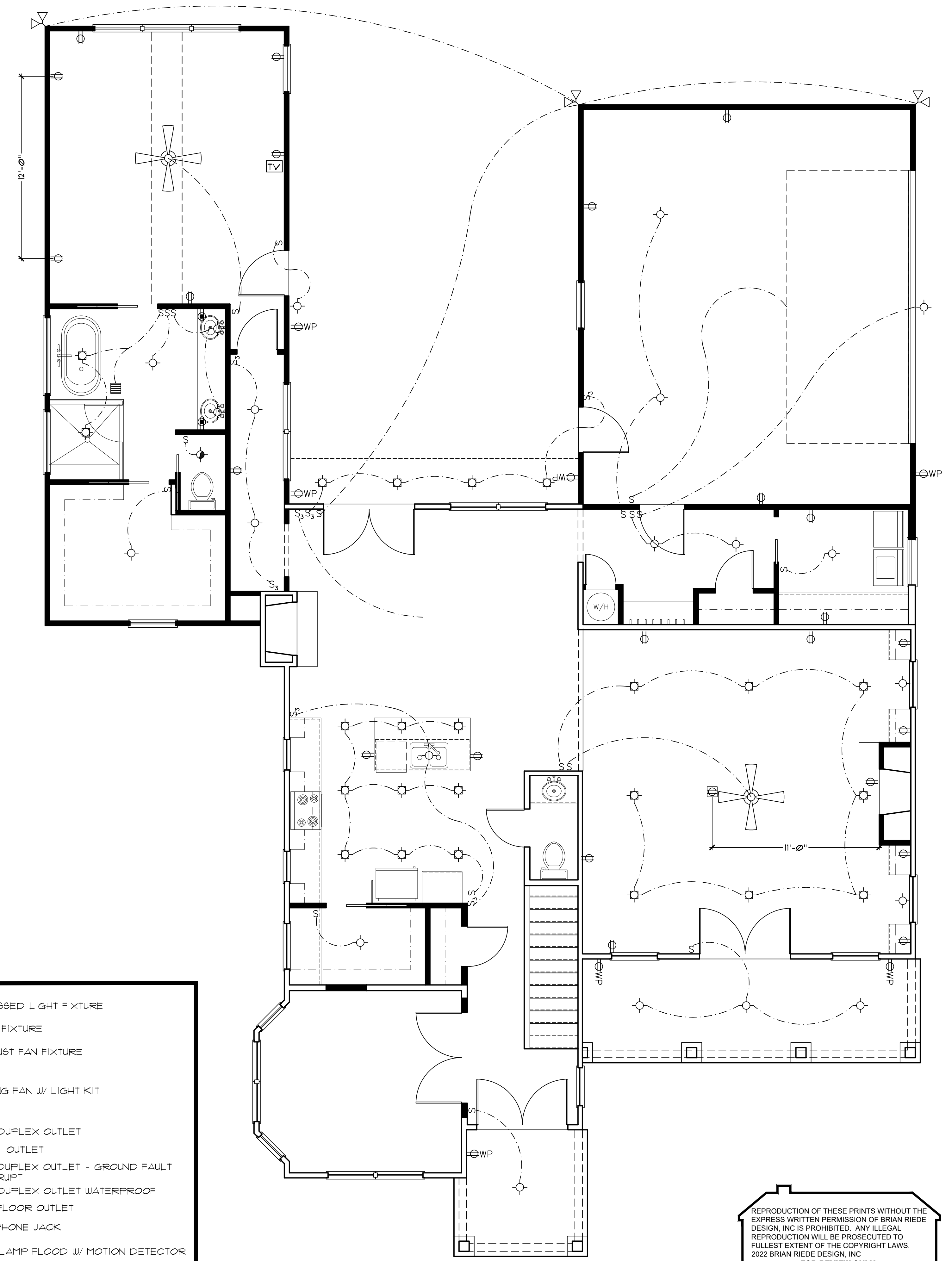
RELEASE DATE: 2/27/2023

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2ND FLOOR

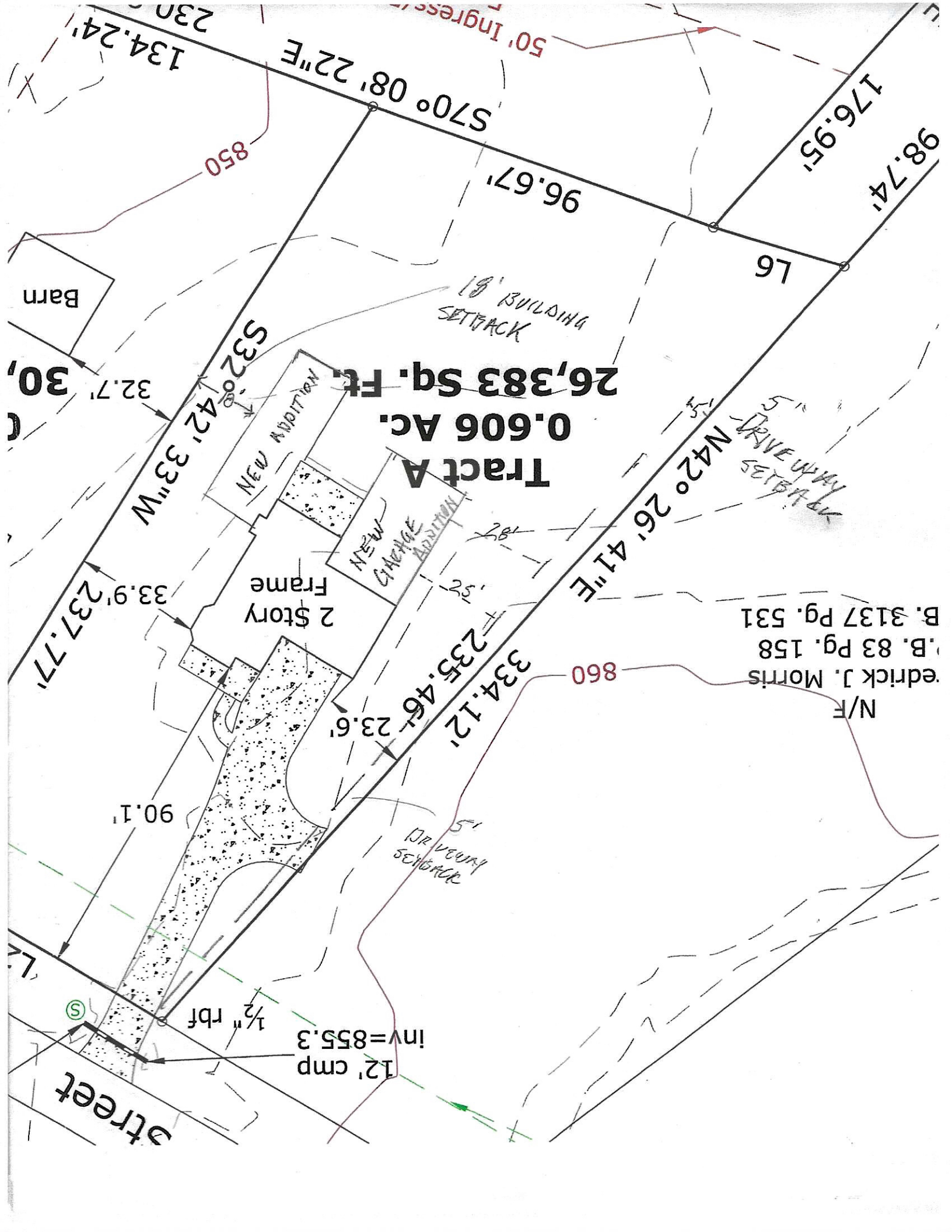
-  RECESSED LIGHT FIXTURE
-  LIGHT FIXTURE
-  EXHAUST FAN FIXTURE
-  CEILING FAN W/ LIGHT KIT
-  110 V DUPLEX OUTLET
-  220 V OUTLET
-  110 V DUPLEX OUTLET - GROUND FAULT INTERRUPT
-  110 V DUPLEX OUTLET WATERPROOF
-  110 V FLOOR OUTLET
-  TELEPHONE JACK
-  DUAL LAMP FLOOD W/ MOTION DETECTOR
-  CABLE TV



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RELEASE DATE:
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<p>PROJECT: CAY WILLIAMS</p> <p>DRAWING: ELECTRICAL / LIGHTING PLANS</p> <p>DRAWN BY: RIEDE</p> <p>DRWG. DATE: 1/27/23</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PLAN NO. BRD220006</p> <p>DRWG. NO. E-1</p>	<p>Brian Riede Design, Inc. 1341 Spokley Road Newton, GA 30063 678-361-2356 briede@yahoo.com</p>
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REVISIONS	



Tract A
0.606 Ac.
26,383 Sq. Ft.

NEW ADDITION

NEW GARAGE ADDITION

2 Story Frame

18' BUILDING SETBACK

5' DRIVEWAY SETBACK

5' DRIVEWAY SETBACK

N/F
 edrick J. Morris
 B. 83 Pg. 158
 B. 3137 Pg. 531

134.24'
 230'

S70° 08' 22" E
 96.67'

176.95'
 98.74'

L6

Barn

30'
 32.7'

S32° 00' 42' 33" W
 237.77'

N42° 26' 41" E
 334.12'
 235.46'

33.9'

860

90.1'

23.6'

12' cmp
 inv=855.3
 1/2" rbf

Street

Ⓢ