



Application for Certificate of Appropriateness

Date Received 7/27/2023 Application No.: 1
Address of Subject Property: Corner of Bridge st and Johnson St 105 Johnson St, Senolia, GA
Applicant: Lisa and Sean Warren
E-Mail: slwarren5@bellsouth.net
Applicant Mailing Address: 365 Loring Lane Peachtree City, Ga

Applicant Phone(s): 404-358-0556
Applicant's relationship to the owner: Owner Architect: Contractor/Builder x
Other

Owner(s): Lisa and Sean Warren
E-Mail: slwarren5@bellsouth.net
Owner(s) Mailing Address: 365 Loring Lane Peachtree City, Ga

Owner(s) Telephone Number: 404-358-0556

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

- Nature of work (check all that apply):
New construction [x] 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:
New Construction home per plans attached

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 Lisa M Warren Date 8/2/23

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 Assistant City Manager, Jeff Fisher at 770-599-3679 or jfisher@senoia.com. Applicants are also referred to the City of Senoia website, <https://www.senoia.com/documents>. Please bring completed application to Sharon Casey at city hall or if you would like, you may email it to her at scasey@senoia.com. Her direct number is 770-328-3275.

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

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

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings. 8
- 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; Minor grading needed
- f. Dirt removal or regrading if more than 18"; plan to use all dirt on property.
- g. Tree protection plan; TBD
- h. Tree removal and replacement plan TBD

3. Driveways and Walkways

- a. Location and relationship to house; Right elevation of home
- b. Width; 12'
- c. Material; Concrete

d. Curb cut and apron width 16'

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides; City requirements
- c. Material; wood
- d. Railing if necessary none

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

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan; attached
- c. Scalable elevations for front, rear, left, right; attached
- d. Height, grade to ridge; per plan
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners; Per plan
- g. Height from grade or finished floor line to eaves at all four corners; TBD
- h. Ceiling heights of each floor, indicating if rough or finished; Per Plan
- i. Height of space between the ceiling and finished floor above; Per Plan
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan TBD

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; All per plan
- b. Roofing material; Per plan

- c. Overhang; per plan
- d. Louvers and vents; per plan
- e. Chimney height and material per plan

8. Dormers

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

9. Skylights none

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

10. Façade Per plan

- 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; 8'
- b. Design of door (e.g. 6-panel, craftsman); 3/4 glass 1 panel bottom
- c. Material of door; textured Fiberglass
- d. Overhang; per plan
- e. Portico height; per plan
- f. Size and height of columns or posts; per plan
- g. Railing per plan

12. Windows

- a. Consistent with original as well as the area of influence; all per plan
- b. Size and proportion similar to original; per plan
- c. Pane orientation and size similar to original; per plan
- d. Type (e.g. double hung, casement); double hung
- e. Fenestration on walls visible from right-of-way; per plan
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior; 2/2 lite SDL bar
- g. Material of window and any cladding; vinyl
- h. Width of muntins compared to original (show dimensions on drawings); 1 1/4"
- i. Shutters or canopies PER PLAN
- j. Dimensions of windows and doors. PER PLAN

13. Materials

- a. Show all materials and label them on drawings; PER PLAN
- b. Provide samples of brick or stone; per plan will follow city recommendations
- c. Provide samples if new or unusual materials

Material Descriptions

Please check the box next to the material that best describes the area referred:

Finish material:

Exterior Finish:

Siding Scale:

- To Match Existing
 New Exposure: Height of Boards: _____ In Inches

Siding Material:

- Wood.
 Cement Based Siding.
 Brick to Match Existing
 Other (Describe): _____

Roofing:

- Shingle to Match Existing.
 New Shingle (Entire Roof New and Existing)
 Seamed Metal Roof:
 Standing Seam
 Flat Seam
 Five "V"
 Other (Describe): _____

Trim: To Match Existing: If trim will be different Please describe: _____ per plan

Railing: To Match Existing: If Railing will be different Please describe: _____ per plan

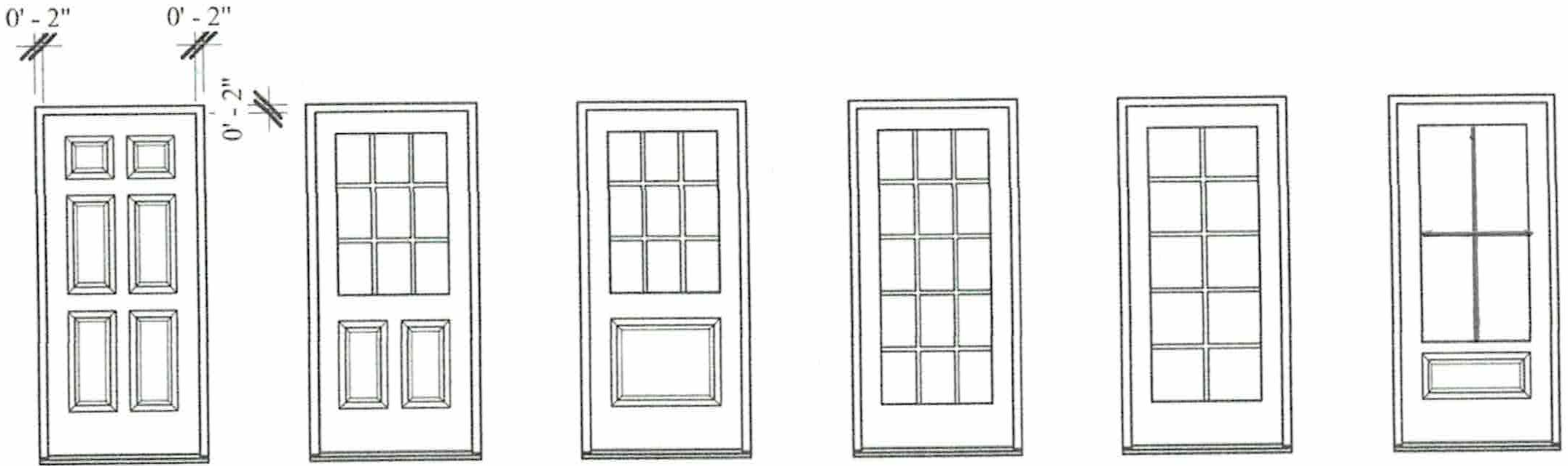
Step Material: _____ brick per plan

Foundation Material: Match Existing: If Material will be different Please Describe: _____
poured wall

Initial of Applicant: BE

Door Type Selection Sheet

2" Minimum Door
Trim All Doors



6 Panel

9 Lite
over
2 Panel

9 Lite
over
1 Panel

15 Lite

10 Lite

Custom Lite
Pattern: Please
Draw or Attach
Picture

Typical Door Styles

Front Door
Textured ~~FIBER~~
Fiberglass
Painted to Match
accent

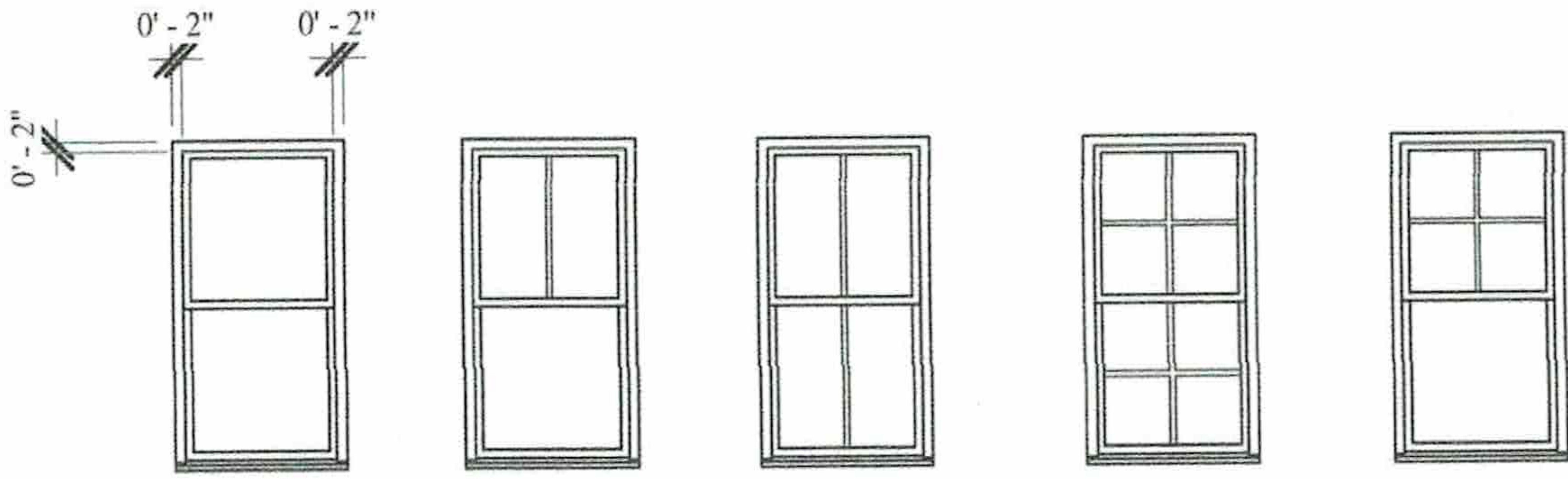
Please check the box below the Typical Door Style door that most closely resembles the majority of the exterior doors in your existing home.

If there is no style that resembles the majority of doors in your existing home please attach a picture (may be from a brochure or magazine) that is representative of that majority style and/or the door that you propose to use.

Initial of Applicant: _____

Window Type Selection Sheet

2" Minimum Window
Trim All Windows



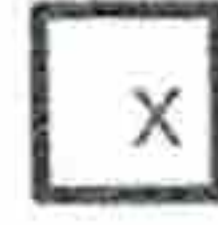
1 Over 1



2 Over 1



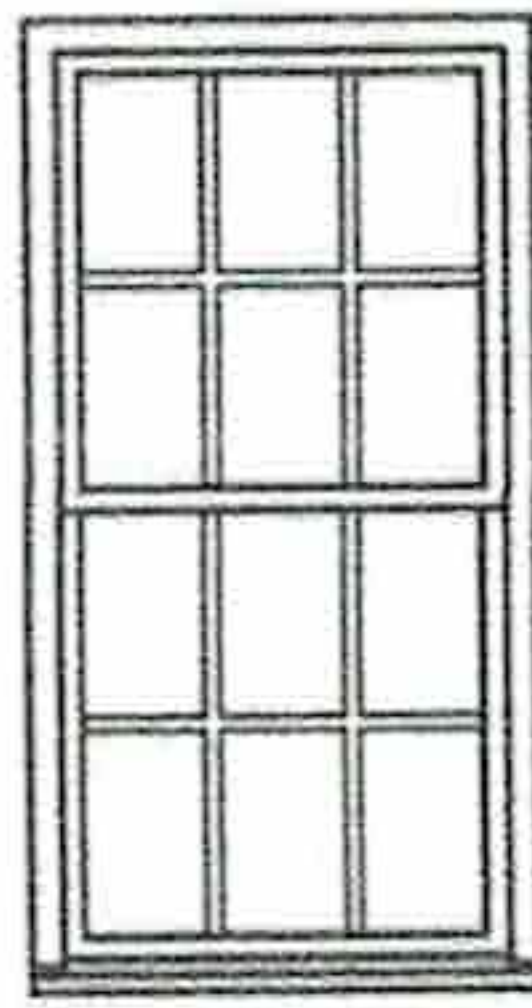
2 Over 2



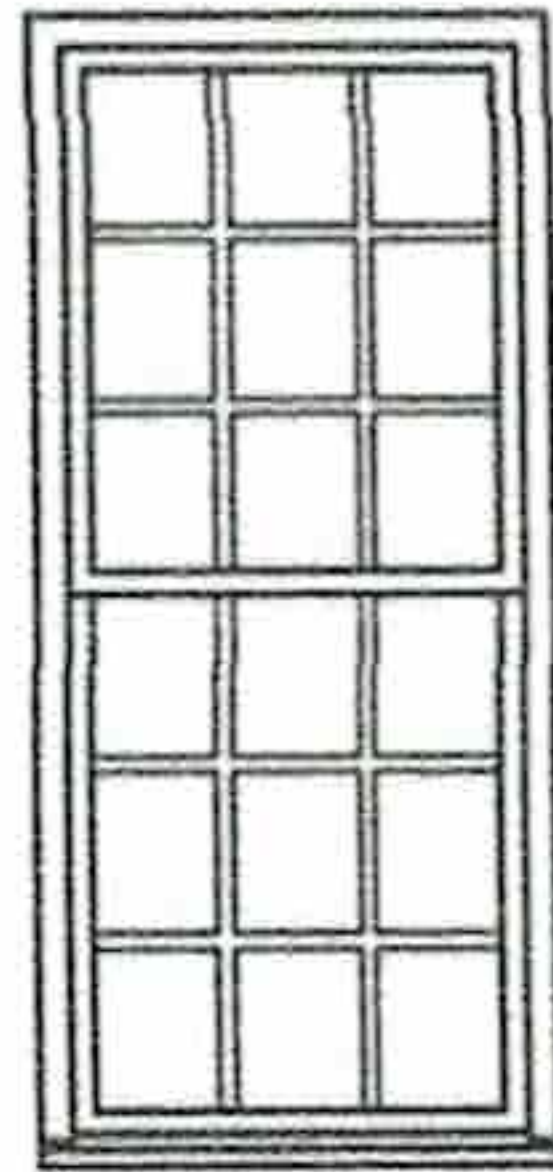
4 Over 4



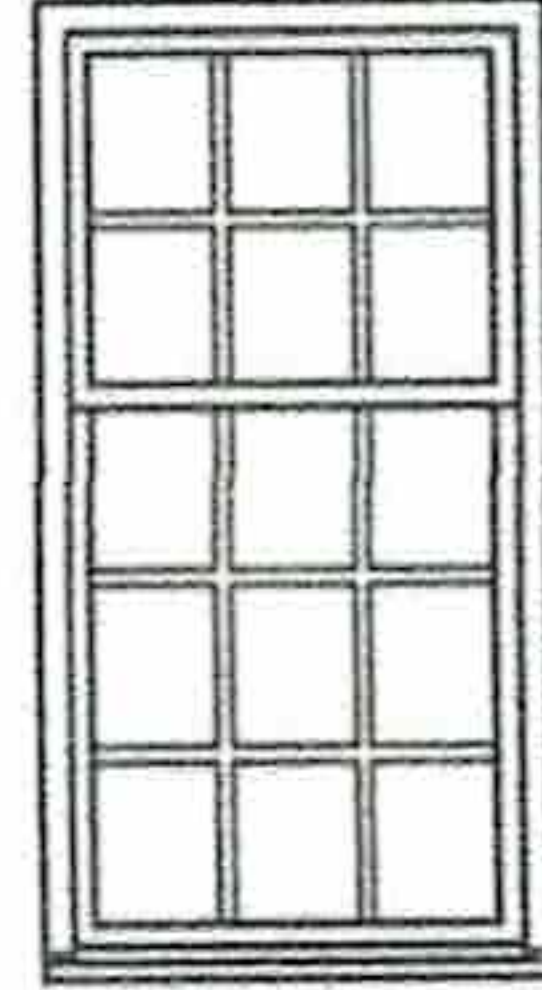
4 Over 1



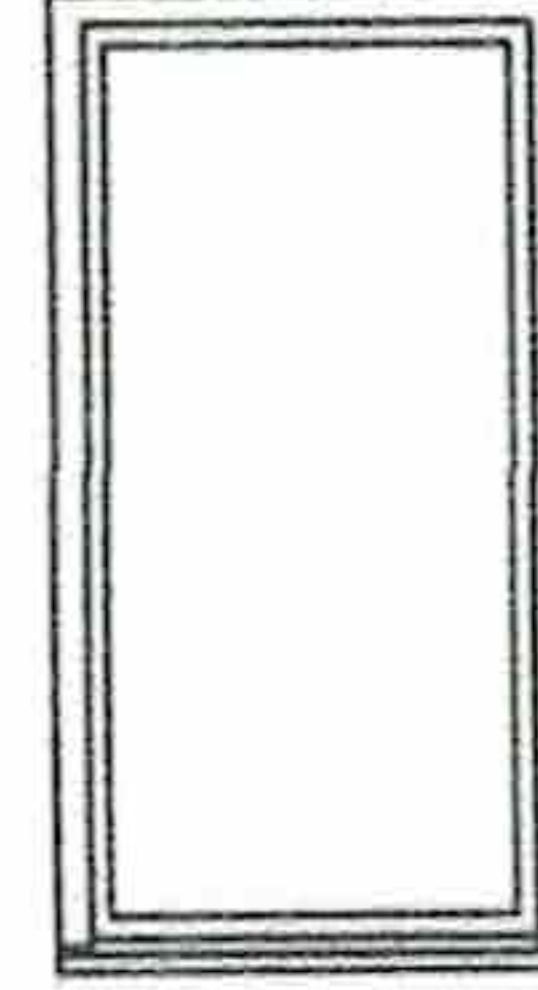
6 Over 6



9 Over 9



1/3 Over
2/3



Other: Please
Draw Proposed
Pattern/Type



Typical Window Styles

Please check the box below the Typical Window Style window that most closely resembles the majority of the windows in your existing home.

If there is no style that resembles the majority of windows in your existing home please attach a picture (may be from a brochure or magazine) that is representative of that majority style and/or the window that you propose to use.

Initial of Applicant: BK



City of Senovia Simple Structures Selection Form for

The Historical Preservation Committee

This form is to be used for submission for approval from the Historical Preservation Committee (HPC) for the City of Senovia, Georgia. This form is for simple structures when the applicant (Homeowner) has no drawings to be attached to their Certificate of Compliance (COA) which is required for all structures New or Additions within the Historic District of Senovia. This information will provide the HPC with a more accurate picture of your intentions as the Homeowner.

A simple structure will be defined for the purpose of this form as a three sided structure that will be attached to an existing residence within the Historic District of Senovia, Georgia. The Structure may be enclosed such as a Sunroom, or open such as a Porch. These simple structures may have a roof or may be an open deck.

More Complex Structures will require submittal of prepared drawings by the Homeowner. A Complex Structure will be defined as one having any one or more of the following: More than Three Sides, Multiple Roof Lines, Angles to the Existing Residence a Free Standing Structure or similar requirements.

On the following sheets please find drawings/descriptions/notes that present examples of Simple Structures. Please select a drawing/description/notes that best represents your intended project. You must indicate the materials as noted within. If the space allowed does not provide enough room for a description of materials or not indicated, please attach notes, drawings, pictures, etc. that will represent your intended addition.

Please note that these drawings are for use by the HPC and are not intended for use as detailed/working drawings for building permits etc.

Address of Residence to be Altered: _____

Name of Homeowner/Applicant: _____

Signature of Homeowner/Applicant: _____

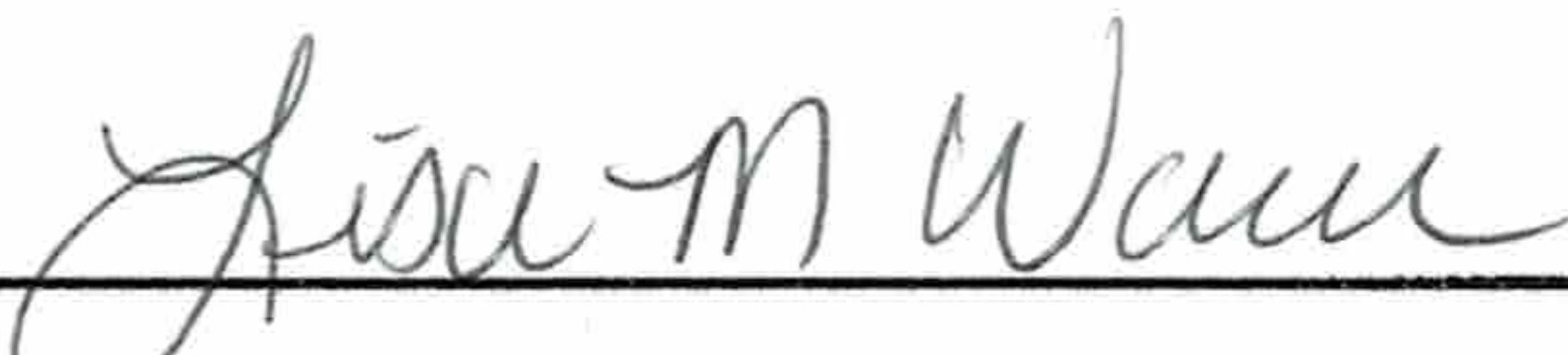
Please Initial Each Sheet Where Indicated

Accepted By HPC: _____ Date: _____

Signature of Chairperson HPC

14. Garages / Accessory Buildings

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


Applicant Signature

8/2/23
Date