



**Jonesboro Historic Preservation Commission**  
**124 NORTH AVENUE**  
**March 15, 2021 – 5:30 PM**

## **Agenda**

***NOTE: As set forth in the Americans with Disabilities Act of 1990, the City of Jonesboro will assist citizens with special needs given proper notice to participate in any open meetings of the City of Jonesboro. Please contact the City Clerk's Office via telephone (770-478-3800) or email at [rclark@jonesboroga.com](mailto:rclark@jonesboroga.com) should you need assistance.***

**I. CALL TO ORDER – Chairperson Betsy Wester**

**II. APPROVAL OF AGENDA**

**III. APPROVAL OF MINUTES**

**IV. OLD BUSINESS - NONE**

**V. NEW BUSINESS - ACTION ITEMS**

1. Historic Preservation Commission to consider a Certificate of Appropriateness for 106 West Mimosa Drive; Rear extension of existing carport for residence in Historic Residential Overlay.
2. Historic Preservation Commission to consider a Certificate of Appropriateness for Tax Facts, Inc; North McDonough Street; Sign and awning for commercial building in Historic District.
3. Historic Preservation Commission to consider a Certificate of Appropriateness for T H Weiss, 180 North McDonough Street; Changing exterior color on commercial business in Historic District.
4. Historic Preservation Commission to consider a Certificate of Appropriateness extension for Commercial Center; 137 West Mill Street; New sign in Historic District.
5. Historic Preservation Commission to consider a Certificate of Appropriateness for Tran Realty – 181 North Main Street; New ground sign for commercial building in Historic District.

6. Historic Preservation Commission to consider a Certificate of Appropriateness REVISION for 204 Lee Street; House renovation and addition

## **VI. ADJOURNMENT**



CITY OF JONESBORO, GEORGIA COUNCIL  
**Agenda Item Summary**

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE  
March 15, 2021

**Requesting Agency (Initiator)**

Office of the City Manager

**Sponsor(s)**

Community Development Director Allen

**Requested Action** (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Historic Preservation Commission to consider a Certificate of Appropriateness for 106 West Mimosa Drive; Rear extension of existing carport for residence in Historic Residential Overlay.

**Requirement for Board Action** (Cite specific Council policy, statute or code requirement)

City Code Section 86-270 Accessory Building Standards; Sec. 86-111 Historic Residential Overlay Standards

**Is this Item Goal Related?** (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes

Beautification, Community Planning, Neighborhood and Business  
Revitalization, Historic Preservation

**Summary & Background**

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

**Agency recommendation – Approval of Certificate of Appropriateness application;** Mr. Wiggins owns 106 West Mimosa Drive and applied for a permit and a Certificate of Appropriateness for a 40 foot by 18-foot (720 square feet) carport extension into the rear yard of his home. There is currently a 2187 square-foot home and 600 square-foot carport, which both predate the Zoning Code. The property is zoned R-4 residential, but lies within the Historic Residential Overlay, which requires a Certificate of Appropriateness for new structures, per Sec. 86-111 (e).

Section 86-270 gives standards for accessory buildings in the City:

No accessory building shall exceed the height of the principal dwelling in any residential district, nor shall the combined total area of all accessory buildings on a lot exceed the larger of 800 square feet in area or 25 percent of the floor area of the principal dwelling. Calculation of floor area shall not include basement areas. All accessory buildings shall be set back a minimum of 100 percent of the front yard setback for the district; however no accessory building other than a detached garage may be located between the principal dwelling and the public right-of-way. A minimum side yard and rear yard setback of five feet shall apply to accessory building located a distance greater than 20 feet from the principal dwelling; otherwise the building setbacks for the principal dwelling shall apply to the accessory building.

All accessory structures established on the street side of a corner lot and located a distance equal to or less than the dimension of the required side yard for principal dwellings in the zoning district in which the lot is situated shall be screened through the installation of landscaping or stockade-type fence. Such screening shall comply with provisions of article XV of this chapter.

The exterior finishes and color of all accessory structures shall be identical to the exterior finish and color of the principal dwelling on which the accessory structures are located. For brick construction, only the characteristics of the trim work shall apply to the accessory buildings.

No accessory structure shall be located upon a lot until construction of the principal building has been completed and a certificate of occupancy has been issued.

No plumbing beyond a wash sink shall be permitted in an accessory structure.

The number of individual structures accessory to a residential use shall be controlled by the following schedule:

Lot Size    Number of Structures

**FOLLOW-UP APPROVAL ACTION (City Clerk)**

**Typed Name and Title**

Ricky L. Clark, City Manager

**Date**

March, 15, 2021

**Signature**

City Clerk's Office

Up to 1 acre 1

Above 1 acre 2

NOTE: This schedule provides for the indicated number of structures and one detached garage.

**Staff response:** The proposed carport enlargement is 720 square-feet, 25.8% of the 2787 square-feet already on the property. It will be fully behind the front setback line and at least 5 feet off of the side property line. It will be totally open with no sinks or any other features. It will be metal like the pre-existing carport, but will not be readily seen from the road, which should not be an issue.

Section 86-111 gives further standards for accessory buildings in the Historic Residential Overlay:

e. Accessory structures.

1. Historic accessory structures, or outbuildings, shall be maintained in accordance with guidelines for dwellings in the overlay.
2. New accessory structures, including, but not limited to carports, garages and storage sheds, shall be located behind the facade line of the dwelling.
3. The design, scale, placement and materials of new accessory structures within public view shall be compatible with those of the principal dwelling.

**Staff response:** The proposed accessory building complies with these standards, being in the rear yard but will not be readily within public view, being in the back yard and largely obscured in the side yard by the existing carport.

**Design Review Commission recommendation, 3.3.21: Approval of submitted design**

**Fiscal Impact** (Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private owner

**Exhibits Attached** (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Applications and Site Plan
- Property Picture 1
- Property Picture 2

**Staff Recommendation** (Type Name, Title, Agency and Phone)

**Approval**



**CITY OF JONESBORO**  
 124 NORTH AVENUE  
 JONESBORO, GA 30236  
 770-478-3800 • FAX 770-478-3775  
**Building Permit Application**  
**Minimum Fee \$100.00**

BL# \_\_\_\_\_ County \_\_\_\_\_  
 Date 2-4-21  
 Permit No. 052

Application is hereby made according to the laws and ordinances of Jonesboro for a permit to erect, alter, and/or use a structure as described herein or shown in accompanying plans and specifications, to be located as shown on plot plan and, if granted, will conform to all laws and ordinances regulating same.

Address <u>106 W. Mimosa Dr</u>				Project/Subdivision _____			
Parcel ID # _____				LL _____	District _____	Zoning _____	Overlay _____
Flood Plain _____ Access _____				Lot _____	Block _____	Plan # _____	
<b>Purpose of Permit:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Remodel <input type="checkbox"/> Demolition <input type="checkbox"/> Other				Describe Use of Construction _____		Size of New Structure <u>18</u> x <u>40</u>	
<b>Structure Type:</b> <input type="checkbox"/> Detached Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Apartment <input type="checkbox"/> Fee Simple <input type="checkbox"/> Condo/Townhome <input type="checkbox"/> Institutional <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Accessory <input type="checkbox"/> Other <u>Carpport Extension</u>							
Foundation: <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Crawl Space <input type="checkbox"/> Basement		Heated Area: Main _____ Upper _____ Lower _____ Other _____ Total <u>0</u>					
Unfinished Area _____		Carpport <u>X</u>		Garage _____		Total Area _____	
No. Stories _____	Height _____	No. Units _____	No. Rooms _____	No. Bedrooms _____	No. Baths _____		
<b>Sewage:</b> <input type="checkbox"/> Public <input type="checkbox"/> Septic Tank		<b>Power:</b> <input type="checkbox"/> Georgia Power <input type="checkbox"/> Other		<b>Water:</b> <input type="checkbox"/> Public <input type="checkbox"/> Well		<b>Cooling/Heating:</b> <input type="checkbox"/> Gas <input type="checkbox"/> Electric	
<b>Fireplace:</b> <input type="checkbox"/> Prefab <input type="checkbox"/> Masonry		<b>Exterior Finish Material</b> <u>Metal</u>					
Land Owner <u>Bobby Wiggins</u>				Estimated Construction Cost <u>\$9,500.00</u>			
Address <u>106 W Mimosa Dr</u>				Contractor <u>R &amp; B Metal Structures</u>			
City <u>Jonesboro</u> State <u>Ga</u> Zip <u>30236</u>				Address <u>979 Hwy 42 South</u>			
City <u>Jackson</u> State <u>Ga</u> Zip <u>30233</u>				City <u>Jackson</u> State <u>Ga</u> Zip <u>30233</u>			
Telephone <u>770 471-3440</u> Other _____				Telephone <u>770 775-2254</u> GA License No. _____			

BLW I hereby certify that the above permitted structure shall be built in accordance with the 2012 Georgia State Energy Code for Buildings. This INITIAL code regulates the design, erection, construction, alteration and renovation of buildings. Compliance is mandatory.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

Date 4 Feb 21 Printed Name Bobby Wiggins Signature Bobby Wiggins

NOTICE: Separate permits are required for electrical, plumbing, heating, ventilation, air conditioning or prefab fireplaces. This permit becomes null and void if work authorized is not commenced within six (6) months of permit approval or if work is suspended or abandoned for a period of six months at anytime after it is begun. Proper permits must be obtained before work is begun or fees shall be doubled.

DO NOT COMPLETE THE FOLLOWING - office use only							
TEMPORARY POLE (#) _____				\$30.00 _____			
Building - Sq. Ft. _____	x 20 = _____	Fireplace (#) _____	x 30.00 = _____				
Electrical _____	x 20 = _____	Garbage Disposal (#) _____	x 12.50 = _____				
Plumbing _____	x 20 = _____	Low Voltage (Minimum) _____	x 50.00 = _____				
HVAC _____	x 20 = _____						
ICC \$ _____	Temp # _____	Date _____					
F/P: <input type="checkbox"/> Yes <input type="checkbox"/> No	Approved by: _____	Input by: _____	Permit Cost: _____	C.O. Fee: _____	Total Fee: _____		
Issued by: _____	Payment Amt: _____	Payment Type: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> Card					

Original - File

Yellow - Tax Assessor

Pink - Inspector

Goldenrod - Applicant



## CITY OF JONESBORO

124 North Avenue  
Jonesboro, GA 30236

[www.jonesboroga.com](http://www.jonesboroga.com)

## BUILDING PERMIT APPLICATION SCOPE OF WORK

Name: Bobby Wiggins Date: 4 Feb 21

Address: 106 W Mimosa Dr Jonesboro, GA

### Rooms work is to take place in:

- |                                      |   |                                      |
|--------------------------------------|---|--------------------------------------|
| <input type="checkbox"/> Basement    | <input type="checkbox"/> Living Room    | <input type="checkbox"/> Bedroom 3   |
| <input type="checkbox"/> Kitchen     | <input type="checkbox"/> Master Bedroom | <input type="checkbox"/> Bedroom 4   |
| <input type="checkbox"/> Bathroom    | <input type="checkbox"/> Bedroom 1      | <input type="checkbox"/> Exterior    |
| <input type="checkbox"/> Master Bath | <input type="checkbox"/> Bedroom 2      | <input type="checkbox"/> Other _____ |

### Electrical and Mechanical

- |  |   |
|--|---|
| <input type="checkbox"/> New or upgrade of electric service        | <input type="checkbox"/> Adding or replacing electric circuits        |
| <input type="checkbox"/> Installing smoke detectors                | <input type="checkbox"/> Adding or relocating receptacles or switches |
| <input type="checkbox"/> Installing new furnace                    | <input type="checkbox"/> Installing new AC condenser                  |
| <input type="checkbox"/> Installing new fireplace or heating stove | <input type="checkbox"/> New chimney or vent                          |
| <input type="checkbox"/> Installing new bathroom exhaust fan       | <input type="checkbox"/> Installing or replacing range hood           |
| <input type="checkbox"/> Other: _____                              |   |

### Framing

- |   |   |
|---|---|
| <input type="checkbox"/> New deck, porch, or stairs   | <input type="checkbox"/> Roofing (Replacing decking and shingles)     |
| <input checked="" type="checkbox"/> Addition  | <input type="checkbox"/> Installing or relocating load bearing walls  |
| <input checked="" type="checkbox"/> Detached garage, carport, or storage building   | <input type="checkbox"/> Altering or relocating existing window/doors |
| <input type="checkbox"/> Replacing deck, porch, stairs or railing   | <input type="checkbox"/> Sheathing                                    |
| <input type="checkbox"/> New attached garage or carport   | <input type="checkbox"/> Installing new drywall                       |
| <input type="checkbox"/> New pool, spa or hot tub   | <input type="checkbox"/> Installing sunroom or other pre-manufactured |
| <input type="checkbox"/> Installing or relocating non-load bearing walls  | <input type="checkbox"/> Other: _____                                 |
| <input type="checkbox"/> Replacing or repairing damaged:  |   |
| <input type="checkbox"/> Floor joist <input type="checkbox"/> Stud <input type="checkbox"/> Beam <input type="checkbox"/> Header <input type="checkbox"/> Ceiling Joist <input type="checkbox"/> Rafters or Trusses |   |

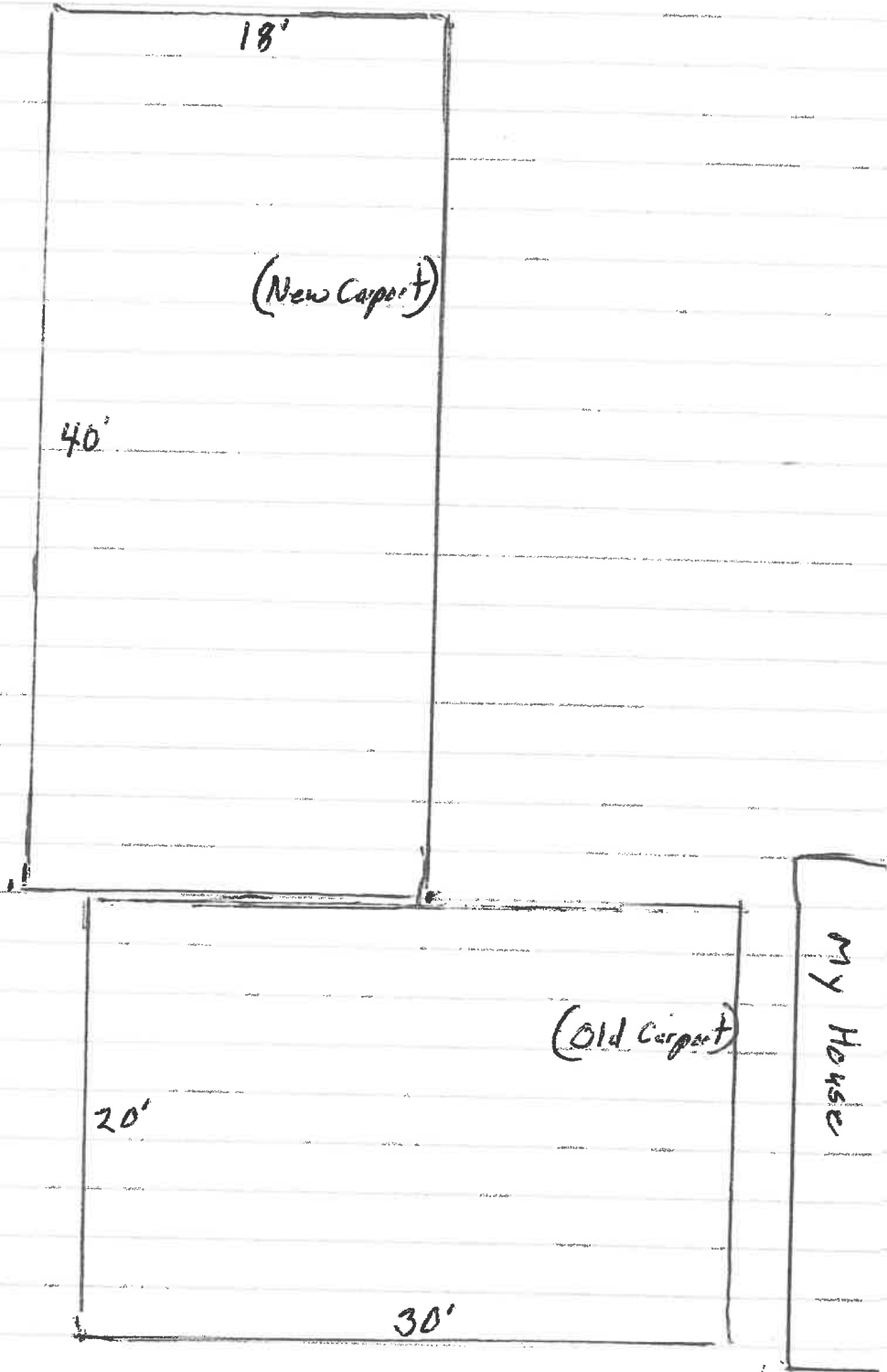
### Plumbing

- |  |  |
|--|--|
| <input type="checkbox"/> Installing or replacing water heater    | <input type="checkbox"/> Relocating existing plumbing fixtures |
| <input type="checkbox"/> Installing new water or DWV piping      | <input type="checkbox"/> Installing or replacing gas piping    |
| <input type="checkbox"/> Replacing existing water or DWV piping  | <input type="checkbox"/> Installing new plumbing fixtures      |
| <input type="checkbox"/> Installing or replacing backflow device | <input type="checkbox"/> Installing new sump pump              |
| <input type="checkbox"/> Other: _____                            |  |

### Additional Information

Extending my Carport. Adding to back of carport  
in back yard, using same metal material.

Attachment: Applications and Site Plan (1839 : 106 West Mimosa Drive Carport)





Permit  
#052

Call for Inspection  
Safebuilt, Inc.

**South Atlanta Office**  
Inspection Scheduling

**Inspection Cutoff Time is 4:00 PM**  
Inspections will be conducted  
the next regular business  
day, excluding City Holidays

770-914-2377

Phone 770-474-9393  
Phone 770-914-2377  
Email: [tyroneoffice@safebuilt.com](mailto:tyroneoffice@safebuilt.com)

**SAFEbuilt.** ✓

770-474-9393

[tyroneoffice@safebuilt.com](mailto:tyroneoffice@safebuilt.com)



## CITY OF JONESBORO

124 North Avenue  
Jonesboro, Georgia 30236  
[www.jonesboroga.com](http://www.jonesboroga.com)

### JONESBORO HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The Jonesboro Historic Preservation Commission or J.H.P.C. is tasked with ensuring the Historic District's Preservation and Standards are met cording to the City of Jonesboro Codes and Ordinances. This application and approval thereof does not constitute an approval to begin construction. It is a review of Chapter 86-Zoning, Section 86-102 (H-1) Historic District and Section 86-103 (H-2) Historic District. Once the applicant meets Historic District Code, the process of approval of plans, land disturbance, and other compliance measures must be met. Please contact the Jonesboro City Hall (770) 478-3800 and speak with the City Clerk for further information.

#### Property Information:

Address: 106 W Mimosa Dr  
Owner: Bobby Wiggins

Note: if applicant is not the owner, the applicant must provide written permission from the owner – notarized, and owner's contact information. See Jonesboro City Hall to obtain permissible document.

#### Applicant Information:

Applicant Name: Bobby Wiggins  
Mailing Address: 106 W Mimosa Dr, Jonesboro, GA 30236  
Email Address: bobby.wiggins48@yahoo.com Phone 770 471-3668

Fees and Charges s identified within the City of Jonesboro's schedule of fees for the Historic Preservation Committee Certificate of Appropriateness.

**Application Fee \$75.00**

## PROJECT INFORMATION

Type of Project (Check all that apply)

### Construction

- ☐ New building
- ☐ Additional building
- ☐ Minor Exterior Change
- ☐ Major Building Restoration, Rehabilitation, or Remodeling

### Site Changes

- ☐ Parking area(s), Driveway(s), or Walkway(s)
- ☐ Fence(s) or Wall (s)
- ☐ Sign(s)
- ☐ Mechanical System(s)
- ☐ Non-temporary Site Feature(s): (i.e. satellite dishes, pools, lighting, arbors, gazebo's, etc.)

### Demolition or Relocation

- ☐ Primary Building
- ☐ Outbuilding
- ☐ Site Feature

## APPLICATION REQUIREMENTS

Applicants must include support materials as noted to be considered (i.e. plans, schematics, images, dimensions, surrounding structures). Incomplete applications will not be reviewed.

## APPLICATION DEADLINE & REPRESENTATION

Applications must be delivered to the Jonesboro City Hall at least eighteen (18) days preceding the next scheduled J.H.P.C. meeting. The J.H.P.C. meets on an as needed basis. Applicant's attendance is required: A presentation with visuals and detailed information is suggested. Questions which may arise, and if unanswered could result in the denial of the application.

## REQUIRED MATERIALS

The following materials are required for a complete application. Incomplete applications WILL NOT be reviewed.

- A. New Buildings and Additions:
  - i. Description of Project
  - ii. Site Plan
  - iii. Architectural Elevations
  - iv. Floor Plan
  - v. Description of Materials
  - vi. Photographs of Proposed Site
  
- B. Major Restoration, Rehabilitation, or Remodeling:
  - i. Architectural Elevations or Sketches
  - ii. Description of Project
  - iii. Description of Materials
  - iv. Photographs of Proposed Site
  
- C. Minor Exterior Changes:
  - i. Description of Project
  - ii. Description of Materials
  - iii. Photographs of Existing Building
  
- D. Site Changes: Parking, Driveways & Walkways:
  - i. Site Plan or Sketch of Site
  - ii. Description of Materials
  - iii. Photographs of Site
  
- E. Site Changes: Fences, Walls, and other Site Features:
  - i. Site Plan or Sketch of Site
  - ii. Architectural Elevations or Sketches
  - iii. Description of Materials
  - iv. Photographs of Site
  
- F. Site Changes: Signs:
  - i. Architectural Elevation or Sketch (For signs located on the building)
  - ii. Site Plan or Sketch of Site (For free standing signs)
  - iii. Description of Materials and Illumination

## PROJECT AND MATERIALS DESCRIPTION

Extend my existing carport on the back side (in my back yard) I will be using the same type and material (metal).

(Add Additional Sheets as Necessary)

Bobby Wiggins  
PRINT NAME

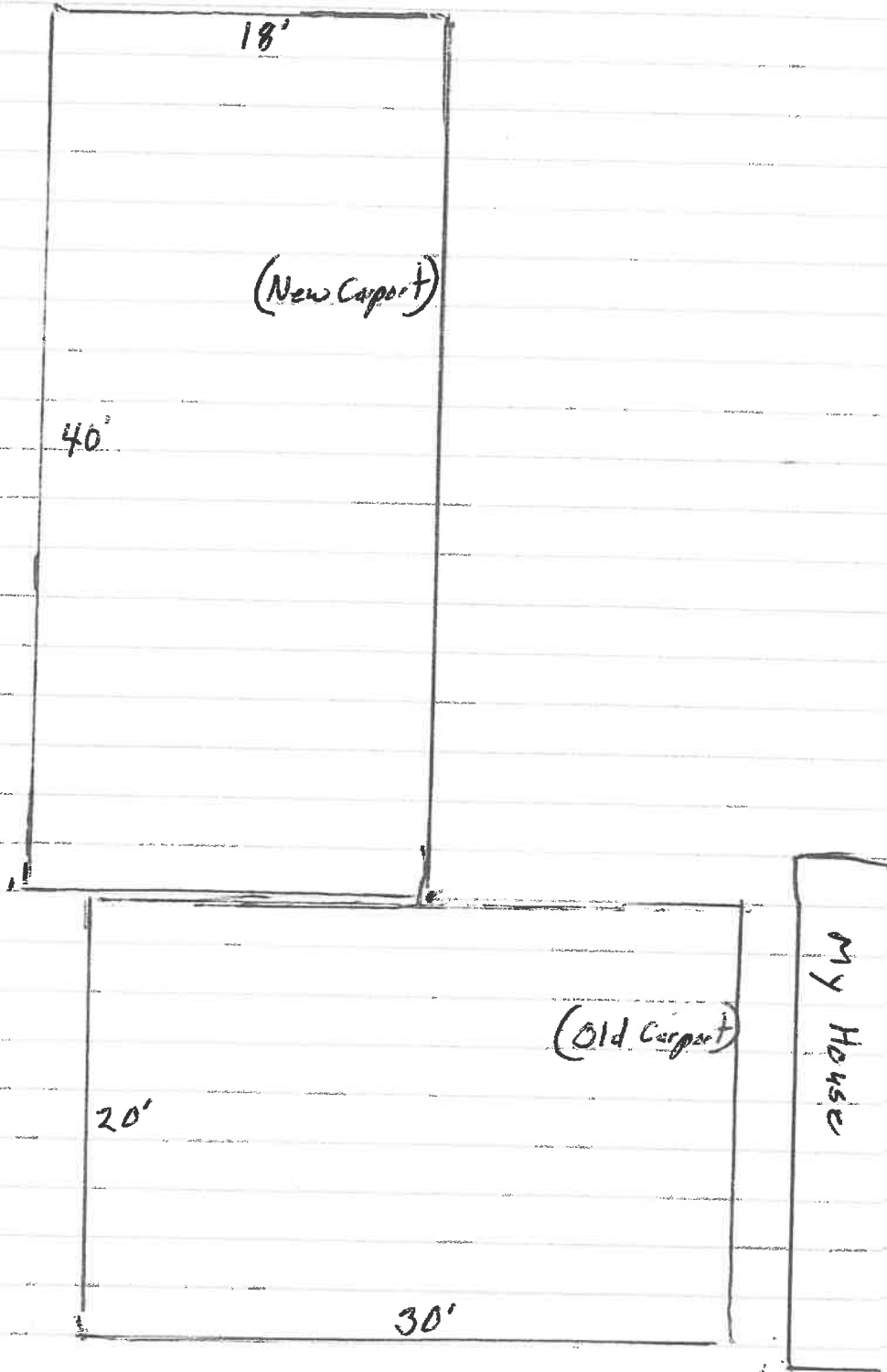
4 Feb 21  
DATE

Bobby Wiggins  
SIGNATURE

\_\_\_\_\_  
FEE AMOUNT

\_\_\_\_\_(Application Received By)

Attachment: Applications and Site Plan (1839 : 106 West Mimosa Drive Carport)





Attachment: Applications and Site Plan (1839 : 106 West Mimosa Drive Carport)



## CITY OF JONESBORO

124 North Avenue  
Jonesboro, GA 30236  
[www.jonesboroga.com](http://www.jonesboroga.com)

## PROPERTY OWNER/CORPORATION OFFICER AFFIDAVIT FOR PERMIT

Name: Bobby Wiggins Date: 4 Feb 21  
Address of Permit Project: 106 W Mimosa Dr, Jonesboro

### Type of Permit Requested:

☒ Building    ☐ Electrical    ☐ Plumbing    ☐ HVAC

I, the undersigned, do hereby apply for permission to alter, modify, or make repairs at the above indicated location and/or construct an accessory building at the same location.

I certify that, I or a designee(s), do possess the craft skills necessary to perform the work and that the work described on the attached permit application will be accomplished by the undersigned or designee(s) employing no labor for hire or subcontractor assistance.

I understand that compliance with ALL CODES, which are applicable to this project is required.

Signature of Applicant: Bobby Wiggins

Mailing Address: 106 W Mimosa Dr

Phone number: (770) 471-3660 Email Address: bobby.wiggins48@yahoo.com

Attachment: Applications and Site Plan (1839 : 106 West Mimosa Drive Carport)

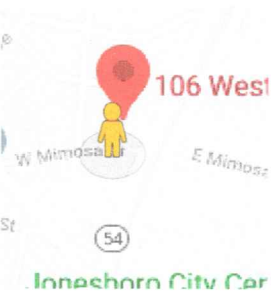


Image capture: Jun 2019 © 202 Google

Jonesboro, Georgia



Street View



Attachment: Property Picture 1 (1839 : 106 West Mimosa Drive Carport)

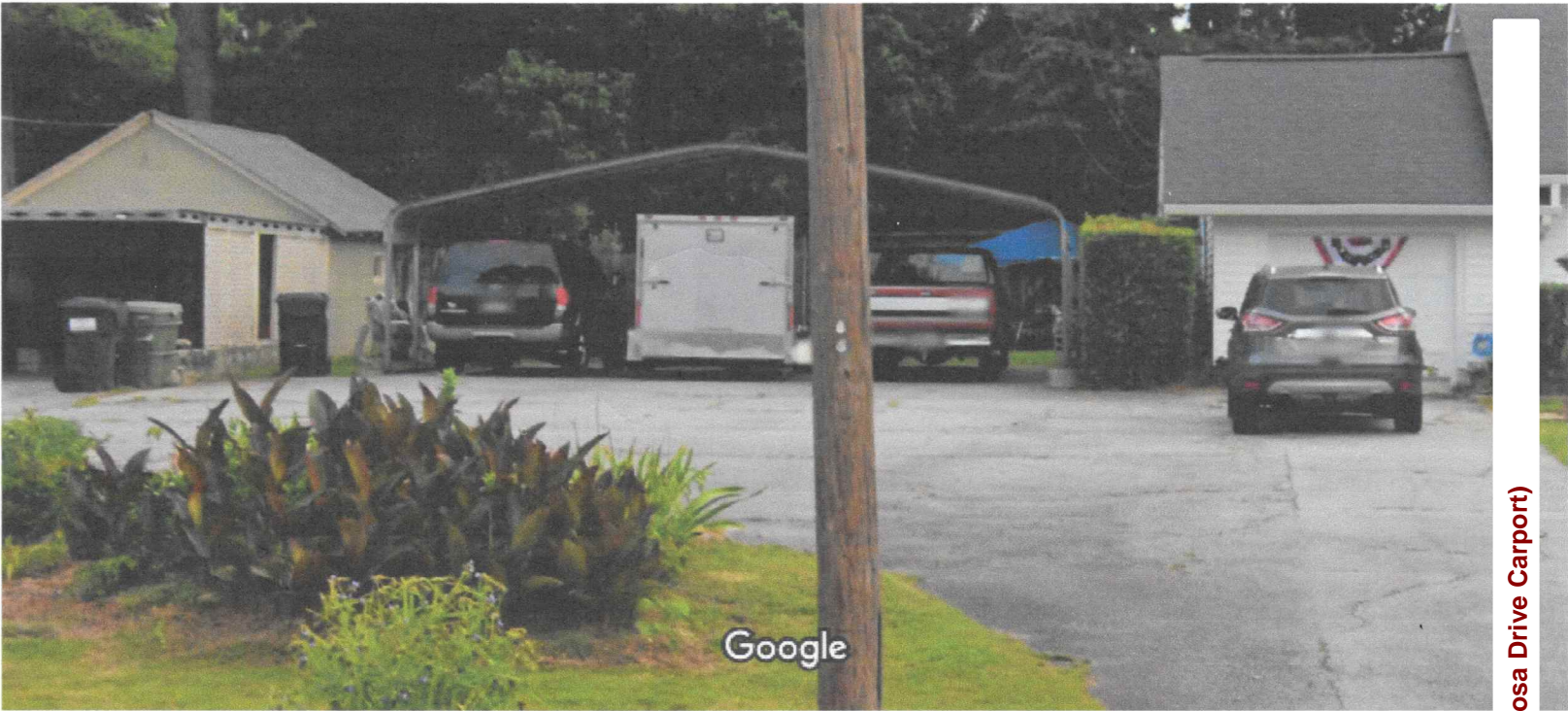
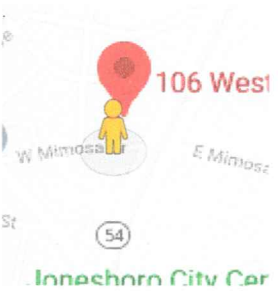


Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View



Attachment: Property Picture 2 (1839 : 106 West Mimosa Drive Carport)



# CITY OF JONESBORO, GEORGIA COUNCIL

## Agenda Item Summary

Agenda Item #

5.2

- 2

COUNCIL MEETING DATE

March 15, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

**Requested Action** (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Historic Preservation Commission to consider a Certificate of Appropriateness for Tax Facts, Inc; North McDonough Street; Sign and awning for commercial building in Historic District.

**Requirement for Board Action** (Cite specific Council policy, statute or code requirement)

City Code Section 86-489, 86-490, and 86-495 – Sign Standards

**Is this Item Goal Related?** (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes

Beautification, Community Planning, Neighborhood and Business  
Revitalization, Historic Preservation

**Summary & Background**

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

**Approval of design;** Recently, the Code Enforcement Officer noticed personnel at the business, Tax Facts, Inc., replacing their sign (white letters) and front door canopy (the canopy is already up but the new letters are not). They were informed that they needed a permit and a Certificate of Appropriateness approval for being in the Historic District. In his application, the owner said that the old letters “were breaking up and fallen to the sidewalk.” He states that the replacement letters are exactly the same size and will be in the same location as the former letters. However, the new letters were observed by the Code Enforcement Officer to be red. Also, the new canopy is obviously blue versus the old green. The blue canopy now matches the canopy color of adjacent businesses. The letters will meet the Code:

1. The letters (13.44 square feet) will not exceed the maximum 150 total square feet allowed for wall signs.
2. The letter area (5.6%) will not exceed the maximum 7.5% wall coverage allowed for wall signs.
3. The proposed sign does not straddle any existing columns or panels on the building exterior.

The property is also in the Historic District, which has its own signage standards.

Sec. 86-495. - Historic district.

(3) Signage standards.

a. General. Signage shall complement the architectural details of the building, and shall not violate or otherwise obscure the architecture of the building to which it is attached. Signs, lettering, or boxed graphics shall not cut across columns, cornices, windowsills, arches or balconies, nor extend above the roofline of any building to which it is attached.

b. Lettering, size, and content. Letters can be painted or mounted directly on a signboard, storefront, wall or window, if in proportion to the storefront. Lots in the H-1 Historic District are allowed the same amount of signage as lots outside of the H-1 Historic District. In the H-1 Historic District, canopy signs and hanging or suspended signs may be utilized.

Provided, however, in no case may the total signage area exceed ten percent of the building face to which the sign is attached. Acceptable lettering materials include wood, stone, synthetic stone, metal, vinyl, dimensional plastic, acrylic, or high-density polystyrene foam. The overall design of all signage shall be compatible with the turn-of-the-century theme of the historic district.

c. Materials. Signs may be constructed of concrete, brick, wood, stone, metal, glass, or synthetic materials that have the same appearance of the aforementioned natural materials due to their finish. All materials shall be compatible with the building's architecture, and should be colorfast and resistant to corrosion. Signs shall be professionally finished in accordance with the material selected, whether by sanding, painting, staining and/or sealing, with the edges of the sign framed out and/or sealed.

d. Lighting. All signs in the historic district, whether ground signs or wall signs, shall only be illuminated by an external light source, and through craftsmanship and materials, shall reflect the design aesthetics of the

### FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

March, 15, 2021

Signature

City Clerk's Office

**historic district.**

e. Colors. The historic preservation commission shall approve the color or colors of all signs as well as the color or colors of all lettering, symbols, marks, pictures, figures, embellishments, frames or the like contained therein.

The letters will be the exact same material (plastic) as before and the same size. There will be no illumination, external or internal, of the sign.

Design Review Commission, 3.3.21: Approval of submitted design. (Note: Replacement sign letters will be white as before, not red as erroneously stated before.)

**Fiscal Impact**

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private owner

**Exhibits Attached** (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Historic Preservation Commission Application - Tax Facts Inc
- Sign Permit 837 - Tax Facts Inc
- Former Canopy
- New Canopy

**Staff Recommendation** (Type Name, Title, Agency and Phone)

Approval

**CITY OF JONESBORO**

124 North Avenue  
Jonesboro, Georgia 30236  
[www.jonesboroga.com](http://www.jonesboroga.com)

JONESBORO HISTORIC PRESERVATION COMMISSION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The Jonesboro Historic Preservation Commission or J.H.P.C. is tasked with ensuring the Historic District's Preservation and Standards are met according to the City of Jonesboro Codes and Ordinances. This application and approval thereof does not constitute an approval to begin construction. It is a review of Chapter 86-Zoning, Section 86-102 (H-1) Historic District and Section 86-103 (H-2) Historic District. Once the applicant meets Historic District Code, the process of approval of plans, land disturbance, and other compliance measures must be met. Please contact the Jonesboro City Hall (770) 478-3800 and speak with the City Clerk for further information.

**Property Information:**

Address: 114 N. McDONOUGH ST  
Owner: Edward TOKASH for Tax Facts

Note: if applicant is not the owner, the applicant must provide written permission from the owner - notarized, and owner's contact information. See Jonesboro City Hall to obtain permissible document.

**Applicant Information:**

Applicant Name: Edward TOKASH  
Mailing Address: 114 N McDONOUGH ST Jonesboro  
Email Address: ETOKASH@TAXFACTS.COM Phone 770-471-3003

Fees and Charges as identified within the City of Jonesboro's schedule of fees for the Historic Preservation Committee Certificate of Appropriateness.

**Application Fee \$75.00**

**PROJECT INFORMATION**

Type of Project (Check all that apply)

**Construction**

- ☐ New building
- ☐ Additional building
- ☐ Minor Exterior Change
- ☐ Major Building Restoration, Rehabilitation, or Remodeling

**Site Changes**

- ☐ Parking area(s), Driveway(s), or Walkway(s)
- ☐ Fence(s) or Wall (s)
- ☒ Sign(s) *No change - Letters approved by Historic Com. About 25 yrs Ago*
- ☐ Mechanical System(s)
- ☐ Non-temporary Site Feature(s): (i.e. satellite dishes, pools, lighting, arbors, gazebo's, etc.)

**Demolition or Relocation**

- ☐ Primary Building
- ☐ Outbuilding
- ☐ Site Feature

**APPLICATION REQUIREMENTS**

Applicants must include support materials as noted to be considered (i.e. plans, schematics, images, dimensions, surrounding structures). Incomplete applications will not be reviewed.

**APPLICATION DEADLINE & REPRESENTATION**

Applications must be delivered to the Jonesboro City Hall at least eighteen (18) days preceding the next scheduled J.H.P.C. meeting. The J.H.P.C. meets on an as needed basis. Applicant's attendance is required: A presentation with visuals and detailed information is suggested. Questions which may arise, and if unanswered could result in the denial of the application.

**REQUIRED MATERIALS**

The following materials are required for a complete application. Incomplete applications WILL NOT be reviewed.

A. New Buildings and Additions:

- i. Description of Project
- ii. Site Plan
- iii. Architectural Elevations
- iv. Floor Plan
- v. Description of Materials
- vi. Photographs of Proposed Site

B. Major Restoration, Rehabilitation, or Remodeling:

- i. Architectural Elevations or Sketches
- ii. Description of Project
- iii. Description of Materials
- iv. Photographs of Proposed Site

C. Minor Exterior Changes:

- i. Description of Project
- ii. Description of Materials
- iii. Photographs of Existing Building

D. Site Changes: Parking, Driveways & Walkways:

- i. Site Plan or Sketch of Site
- ii. Description of Materials
- iii. Photographs of Site

E. Site Changes: Fences, Walls, and other Site Features:

- i. Site Plan or Sketch of Site
- ii. Architectural Elevations or Sketches
- iii. Description of Materials
- iv. Photographs of Site

F. Site Changes: Signs:

- i. Architectural Elevation or Sketch (For signs located on the building)
- ii. Site Plan or Sketch of Site (For free standing signs)
- iii. Description of Materials and Illumination

## PROJECT AND MATERIALS DESCRIPTION

Plastic letters—Same as  
 Previous approval—No changes  
 Old letter were breaking up and  
 Fallen to sidewalk

CITY OF JONESBORO  
 770-478-3800

REC#: 00017823 2/22/2021 11:36 AM  
 OPER: MW TERM: 007  
 REF#: 14013

TRAN: 25.0000 SIGN PERMIT  
 PERMIT#:837  
 ADDRESS:114 N MCDONOUGH ST  
 SIGN 60.00CR

TRAN: 50.0000 C O APPROPRIATENESS  
 ADDRESS:114 N MCDONOUGH ST  
 BUSINESS:TAX FACTS  
 CERTIFICATE OF APPR 75.00CR

TENDERED: 135.00 CHECK  
 APPLIED: 135.00-

CHANGE: 0.00

THANK YOU FOR VISITING THE  
 CITY OF JONESBORO  
 124 NORTH AVENUE  
 JONESBORO, GA 30236

(Add Additional Sheets as Necessary)

Edward Tokash  
 PRINT NAME

02/22/21  
 DATE

Edward Tokash  
 SIGNATURE

75.00  
 FEE AMOUNT

M. Wetherington  
 (Application Received By)

Attachment: Historic Preservation Commission Application - Tax Facts Inc (1840 : 114 North McDonough Street Sign)

## Google Maps 114 N McDonough St



Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View



Existing Sign on Building -  
New letters will be Exact same  
including Placement

old letters HAVE to be replaced  
Because They were breaking up

Attachment: Historic Preservation Commission Application - Tax Facts Inc (1840 : 114 North McDonough Street Sign)



# CITY OF JONESBORO

124 North Avenue  
Jonesboro, Georgia  
30236  
770-478-3800

**SIGN PERMIT**      N<sup>o</sup>      0837

**GOOD FOR SIX MONTHS ONLY**

**Business** Tax Facts Inc

**Location** 114 N McDonough St

**Owner** Edward Tokash

**Sign Description** \_\_\_\_\_

See Attached  
Replacing existing  
sign due to breakage

**Estimated Cost** \_\_\_\_\_

**Fee** 600 ADD Fee PD

**Received Payment** 62 22 21

**Date** \_\_\_\_\_

Attachment: Sign Permit 837 - Tax Facts Inc (1840 : 114 North McDonough Street Sign)



**CITY OF JONESBORO**  
 124 North Avenue  
 Jonesboro, Georgia 30236  
 City Hall: (770) 478-3800  
 Fax: (770) 478-3775  
 www.jonesboroga.com

## SIGN PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER. USE A SEPARATE PAGE FOR EACH NECESSARY QUESTION/ANSWER ATTACHMENT.

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

**APPLICATION FEE: \$60.00** (Non-Refundable). The Sign Permit fee is an additional cost. The City of Jonesboro will calculate and advise fees due.

Administrative fee	(flat fee) \$60.00
Area of Sign 1-10ft <sup>2</sup>	(flat fee) \$35.00
Area of Sign 11-25ft <sup>2</sup>	(flat fee) \$60.00 *
Area of Sign 26-50ft <sup>2</sup>	(flat fee) \$90.00
Area of Sign 51ft <sup>2</sup> and greater	(flat fee) \$125.00
Temporary Signs	(flat fee for second permit) \$30.00
Two permits allowed per property per year.	
First is free and a flat fee is required for	
2nd permit.	

Date of Application:

2/22/21

PLEASE PRINT OR TYPE This is an application for authorization to erect/change signage. A permit fee of \$\_\_\_\_\_ will be charged and must be submitted with this application, and is based on the City of Jonesboro Schedule of Fees. The signage fees are based on independent sign size. A separate application is required for each new sign or for any change to an existing sign.

Once authorization has been given, and within 10 days of work completion, the applicant must request in writing a final permit. Included with your final permit request must be a current and dated photograph of each face of the sign and a signed affidavit that the photographs are accurate, with a statement that the sign was erected/changed as described in the application. False statements made on this application are grounds for revocation of the sign permit authorization

The city shall process all sign authorizations/permit applications, within 45 days of the city's receipt of completed application. Once written authorization has been issued, all work must be completed within 180 days. If, after 180 days, the City has not received report of completion, the authorization shall become null and void and no final permit will be issued.

### Description of Permit

**Please check:**

- ☐ New Sign
- ☒ Change to Existing Sign
- ☐ Ground Sign
- ☐ Window Sign
- ☐ Subdivision Sign
- ☐ Projecting Sign Wall Sign
- ☐ Entrance Sign
- ☐ Special Event Sign
- ☐ Other (describe below)

EXACT SAME - old sign Breaking

### Property Owner or Applicant Information

Name: TAX FACTS Inc

Mailing Address: 114 N McDonough St

City: Jonesboro State: GA Zip: 30236

Phone: (Day) 770 471 3003 (Evening) 678 612 9112

\*Signature: Edw Tokash

\*By signing the above line, Property Owner gives permission for appropriate actions.

Attachment: Sign Permit 837 - Tax Facts Inc (1840 : 114 North McDonough Street Sign)

## Jonesboro Property Information

Existing Uses and Structures: Income Tax PreparationSurrounding Uses and Structures: (See Official Zoning Map): Offices

Surrounding Zoning:

North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_

Property Address of Sign: 114 N M<sup>c</sup>Donough StComplete dimensions and total area of the sign: 15" x 129"

What is the position of the sign in relation to nearby buildings/structures and other signs?

Front of Building

What is the position of the sign in relation to nearby buildings/structures and other signs?

Front of Building

What are the setbacks from right-of-ways, property lines and easements?

ON The Building

Name of person, firm, corporation or association erecting the sign is:

SignARama

Name of business/activity at the address where the sign is to be erected:

Income Tax Preparation

Is this in a planned development?

?

Attach to this application a written description of all other signs located on the lot, indicating the sign type, size and placement. (Master Signage Plan)

None

Include one accurate scale drawing of the sign plans you are requesting a permit for. Include:

- specifications and method of construction
- materials used in the construction of the sign itself
- how the sign(s) will be attached to the building or ground
- a scale drawing of the site showing driveways, structures, existing and proposed signs
- any other limiting site features.
- Indicate if the sign will be illuminated

**NOTE: BE SURE OF YOUR LOCATION PRIOR TO ERECTING SIGN. CALL CODE ENFORCEMENT FOR VERIFICATION (770) 478-3800**

**FOR OFFICE USE ONLY:**

Date Received: 02/22/2021

Received By: [Signature]

Fee Amount Enclosed: \$ 60.00

Date Approved: \_\_\_/\_\_\_/20\_\_\_

Date Denied \_\_\_/\_\_\_/20\_\_\_

Permit Issued \_\_\_/\_\_\_/20\_\_\_

Comment:

**CITY OF JONESBORO**  
770-478-3800

REC#: 00017823    2/22/2021    11:36 AM  
OPER: MW    TERM: 007  
REF#: 14013

TRAN: 25.0000    SIGN PERMIT  
PERMIT#: 837  
ADDRESS: 114 N MCDONOUGH ST  
SIGN    60.00CR

TRAN: 50.0000    C O APPROPRIATENESS  
ADDRESS: 114 N MCDONOUGH ST  
BUSINESS: TAX FACTS  
CERTIFICATE OF APPR    75.00CR

TENDERED:    135.00    CHECK  
APPLIED:    135.00-

CHANGE:    0.00

THANK YOU FOR VISITING THE  
CITY OF JONESBORO  
124 NORTH AVENUE  
JONESBORO, GA 30236

APPLICATION FOR SIGN PERMIT

Attachment: Sign Permit 837 - Tax Facts Inc (1840 : 114 North McDonough Street Sign)

## ATTACHMENT -1-

## PROPERTY OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an amendment to the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

Edward Tokash

PRINT NAME

Ed Tokash 02/22/21

SIGNATURE/DATE

APPLICANT:

Edward Tokash

PRINT NAME

for  
Tax Facts

Ed Tokash 02/22/21

SIGNATURE/DATE

NOTARY:

SIGNATURE/DATE

SEAL

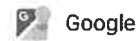
Attachment: Sign Permit 837 - Tax Facts Inc (1840 : 114 North McDonough Street Sign)

Google Maps 114 N McDonough St

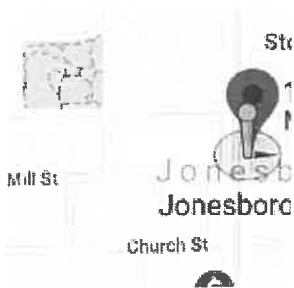


Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



### Street View

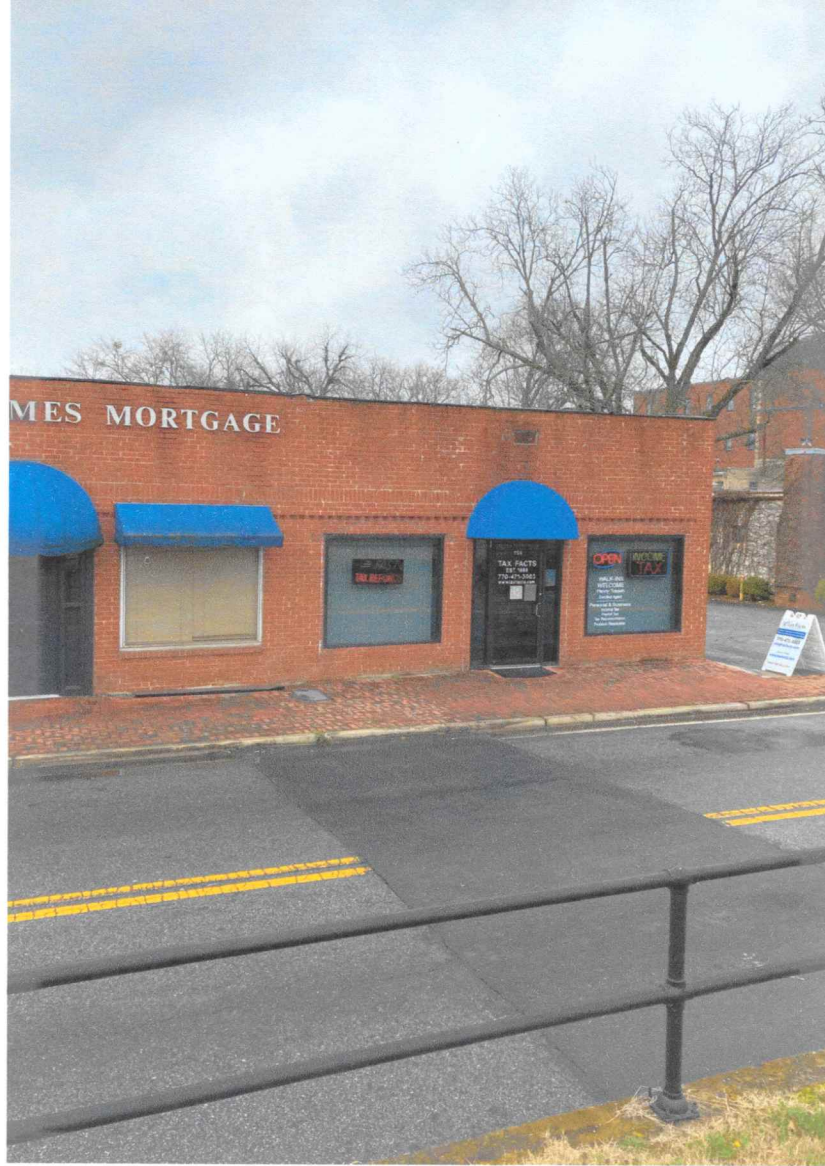


**Attachment: Sign Permit 837 - Tax Facts Inc (1840 : 114 North McDonough Street Sign)**



Stockbridge  
114 Norl  
McDono  
Jonesboro<sup>WI</sup>  
Jonesboro Middle  
Church St

**Attachment: Former Canopy (1840 : 114 North McDonough Street Sign)**



Attachment: New Canopy (1840 : 114 North McDonough Street Sign)



# CITY OF JONESBORO, GEORGIA COUNCIL

## Agenda Item Summary

Agenda Item #

5.3

- 3

COUNCIL MEETING DATE

March 15, 2021

## Requesting Agency (Initiator)

Office of the City Manager

## Sponsor(s)

Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Historic Preservation Commission to consider a Certificate of Appropriateness for T H Weiss, 180 North McDonough Street; Changing exterior color on commercial business in Historic District.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*

City Code Section 86-103 H-2 Historic District Standards;

Is this Item Goal Related? *(If yes, describe how this action meets the specific Board Focus Area or Goal)*

Yes

Beautification, Community Planning, Neighborhood and Business  
Revitalization, Historic Preservation

## Summary &amp; Background

*(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

**Agency recommendation – Approval of exterior paint changes;** Tara Plumbing and TH Weiss are both located at 180 North McDonough Street and are commercial businesses in a converted dwelling. The property is zoned H-2 and is in the Historic District. Recently, the applicant applied for a Certificate of Appropriateness to repaint certain portions of the exterior of the building in order to update the look. In 2018, the same building was approved by the Historic Preservation Commission for a replacement roof.

Per the applicant: "House is currently a front porch gray and want to change to a traditional gray which is slightly lighter. Trim is currently a light yellow / tannish color. Want to change that to white. Smaller gables are currently red and they will remain red."

## Section 86-103:

## b. Building materials.

1. Historic building materials shall be maintained.
2. **Unpainted brick facades shall remain unpainted.**
3. Damaged exterior materials shall be treated with materials that will not cause further deterioration, including the use of a historic mortar mix of an appropriate color when repointing brick.
4. Proper maintenance of all building materials shall adhere to the secretary of interior's standards for rehabilitation and other resources on file with the office of downtown development.

## c. Building color.

1. **Recommended color shades shall draw from the range of existing color shades and complement the color schemes that already exist in the district. Reference materials on appropriate color palettes will be available for review at the office downtown development at city hall.**
2. Neon colors are prohibited.
3. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development.
4. **Color patterns shall be consistent with the architectural style of the structure and with the overall historic character of the district.**

**In summary, the front porch brick has been painted for a long time. The colors chosen for the update are not substantially different than what it out there now. The removal of the yellowish color on the trim will be a definite improvement. The colors will be fresher and somewhat lighter, but will still be compatible with the adjacent neighborhood.**

## FOLLOW-UP APPROVAL ACTION (City Clerk)

## Typed Name and Title

Ricky L. Clark, City Manager

## Date

March, 15, 2021

## Signature

City Clerk's Office

**Design Review Commission recommendation, 3.3.21: Approval of changed exterior colors as submitted.**

**Fiscal Impact***(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*

Private owner

**Exhibits Attached** *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- 180 N MCDONOUGH ST
- Property Picture 1
- Property Picture 2
- Gray1
- Gray2

**Staff Recommendation** *(Type Name, Title, Agency and Phone)*

**Approval**



## CITY OF JONESBORO

124 North Avenue  
Jonesboro, Georgia 30236

[www.jonesboroga.com](http://www.jonesboroga.com)

### JONESBORO HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The Jonesboro Historic Preservation Commission or J.H.P.C. is tasked with ensuring the Historic District's Preservation and Standards are met according to the City of Jonesboro Codes and Ordinances. This application and approval thereof does not constitute an approval to begin construction. It is a review of Chapter 86-Zoning, Section 86-102 (H-1) Historic District and Section 86-103 (H-2) Historic District. Once the applicant meets Historic District Code, the process of approval of plans, land disturbance, and other compliance measures must be met. Please contact the Jonesboro City Hall (770) 478-3800 and speak with the City Clerk for further information.

#### Property Information:

Address: 180 N McDonough St  
Owner: Leslie Dodgen

Note: if applicant is not the owner, the applicant must provide written permission from the owner, notarized, and owner's contact information. See Jonesboro City Hall to obtain permissible documents.

#### Applicant Information:

Applicant Name: Leslie Dodgen  
Mailing Address: 180 N McDonough St Jonesboro 30236  
Email Address: ldodgen@thweissatl.com Phone 404766240

Fees and Charges as identified within the City of Jonesboro's schedule of fees for the Historic Preservation Committee Certificate of Appropriateness.

**Application Fee \$75.00**

**PROJECT INFORMATION**

Type of Project (Check all that apply)

**Construction**

- ☐ New building
- ☐ Additional building
- ☒ Minor Exterior Change
- ☐ Major Building Restoration, Rehabilitation, or Remodeling

**Site Changes**

- ☐ Parking area(s), Driveway(s), or Walkway(s)
- ☐ Fence(s) or Wall (s)
- ☐ Sign(s)
- ☐ Mechanical System(s)
- ☐ Non-temporary Site Feature(s): (i.e. satellite dishes, pools, lighting, arbors, gazebo's, etc.)

**Demolition or Relocation**

- ☐ Primary Building
- ☐ Outbuilding
- ☐ Site Feature

**APPLICATION REQUIREMENTS**

Applicants must include support materials as noted to be considered (i.e. plans, schematics, images, dimensions, surrounding structures). Incomplete applications will not be reviewed.

**APPLICATION DEADLINE & REPRESENTATION**

Applications must be delivered to the Jonesboro City Hall at least eighteen (18) days preceding the next scheduled J.H.P.C. meeting. The J.H.P.C. meets on an as needed basis. Applicant's attendance is required: A presentation with visuals and detailed information is suggested. Questions which may arise, and if unanswered could result in the denial of the application.

## REQUIRED MATERIALS

The following materials are required for a complete application. Incomplete applications WILL NOT be reviewed.

A. New Buildings and Additions:

- i. Description of Project
- ii. Site Plan
- iii. Architectural Elevations
- iv. Floor Plan
- v. Description of Materials
- vi. Photographs of Proposed Site

B. Major Restoration, Rehabilitation, or Remodeling:

- i. Architectural Elevations or Sketches
- ii. Description of Project
- iii. Description of Materials
- iv. Photographs of Proposed Site

C. Minor Exterior Changes:

- i. Description of Project ✓
- ii. Description of Materials ✓
- iii. Photographs of Existing Building ✓

D. Site Changes: Parking, Driveways & Walkways:

- i. Site Plan or Sketch of Site
- ii. Description of Materials
- iii. Photographs of Site

E. Site Changes: Fences, Walls, and other Site Features:

- i. Site Plan or Sketch of Site
- ii. Architectural Elevations or Sketches
- iii. Description of Materials
- iv. Photographs of Site

F. Site Changes: Signs:

- i. Architectural Elevation or Sketch (For signs located on the building)
- ii. Site Plan or Sketch of Site (For free standing signs)
- iii. Description of Materials and Illumination

## PROJECT AND MATERIALS DESCRIPTION

paint exterior of House

- House is currently a front porch gray, and want to change to a traditional gray which is slightly lighter.
- Trim is currently a light yellow / tanish color. Want to change that to white.
- Smaller gables are currently red, they will remain red.
- materials = exterior paint

(Add Additional Sheets as Necessary)

Leslie Dodger

PRINT NAME

2/22/21

DATE

h —

SIGNATURE

75.00

FEE AMOUNT

\_\_\_\_\_(Application Received By)

Attachment: 180 N MCDONOUGH ST (1841 : 180 North McDonough Street Exterior Paint)

## Leslie Dodgen

**From:** Leslie Dodgen <ldodgen@thweissatl.com>  
**Sent:** Monday, February 22, 2021 2:59 PM  
**To:** Leslie Dodgen



Best Regards,

Leslie Dodgen

T.H. Weiss (Atlanta), Inc.  
 180 North McDonough Street  
 Jonesboro, GA 30236

Office: 404-766-2400

Cell: 678-414-8175

Fax: 404-766-2410

Email: ldodgen@thweissatl.com

Website: [www.thweiss.com](http://www.thweiss.com)

CITY OF JONESBORO  
 770-478-3800

REC#: 00017845 2/23/2021 10:29 AM  
 OPER: PD TERM: 003  
 REF#: 18744

TRAN: 50.0000 C O APPROPRIATENESS  
 ADDRESS: 180 N MCDONOUGH ST  
 BUSINESS: T H WEISS  
 CERTIFICATE OF APPR 75.000R

TENDERED: 75.00 CHECK  
 APPLIED: 75.00-

CHANGE: 0.00

THANK YOU FOR VISITING THE  
 CITY OF JONESBORO  
 124 NORTH AVENUE  
 JONESBORO, GA 30236

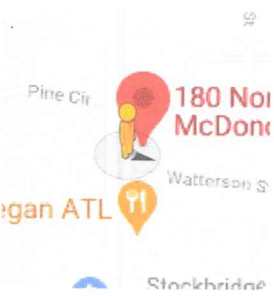


Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View



Attachment: Property Picture 1 (1841 : 180 North McDonough Street Exterior Paint)

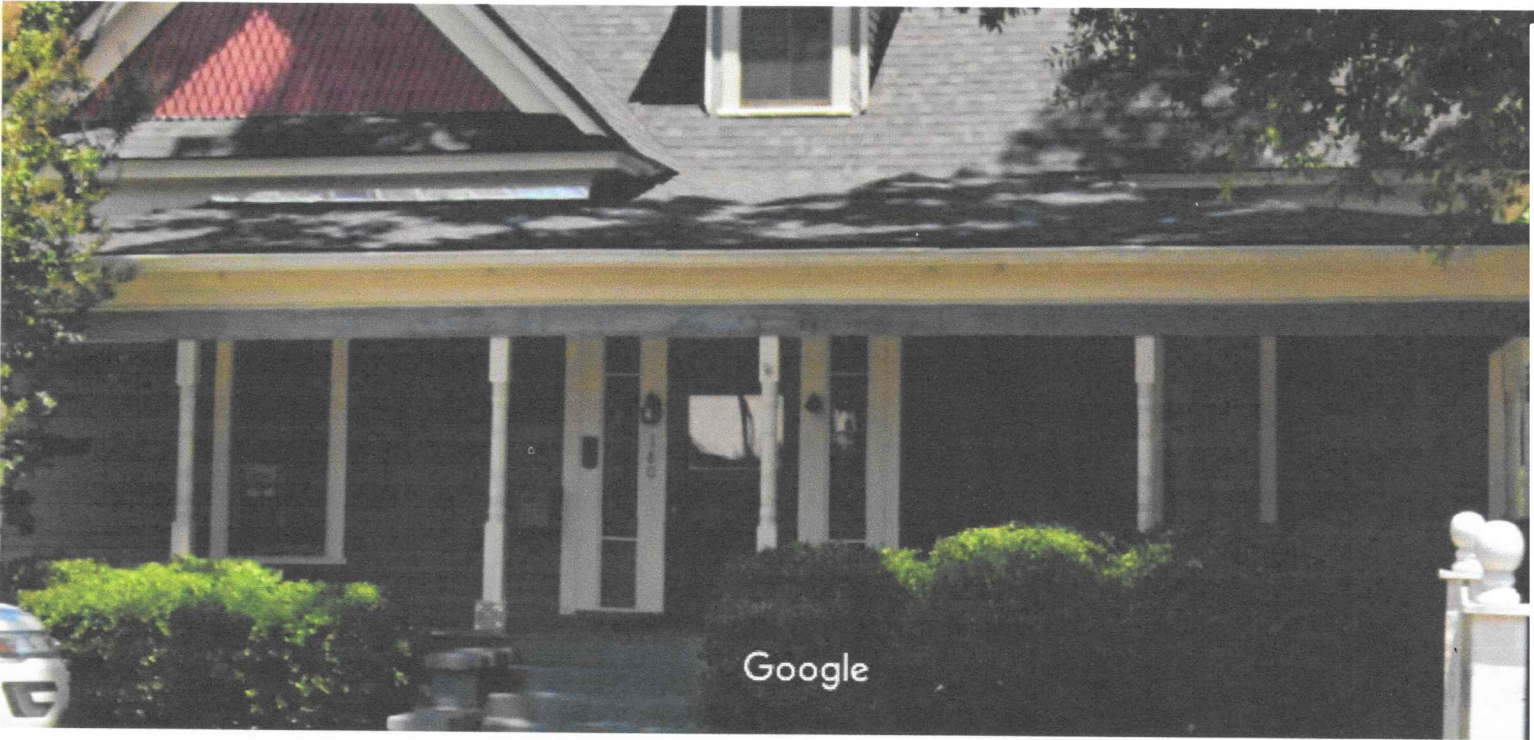
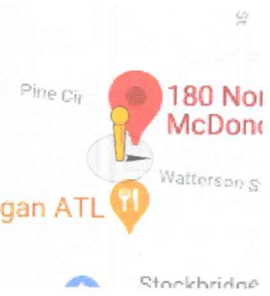


Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View



Attachment: Property Picture 2 (1841 : 180 North McDonough Street Exterior Paint)

SW 2849

**Westchester Gray**

Interior / Exterior



5.3.d

COORDINATING COLORS

SIMILAR COLORS

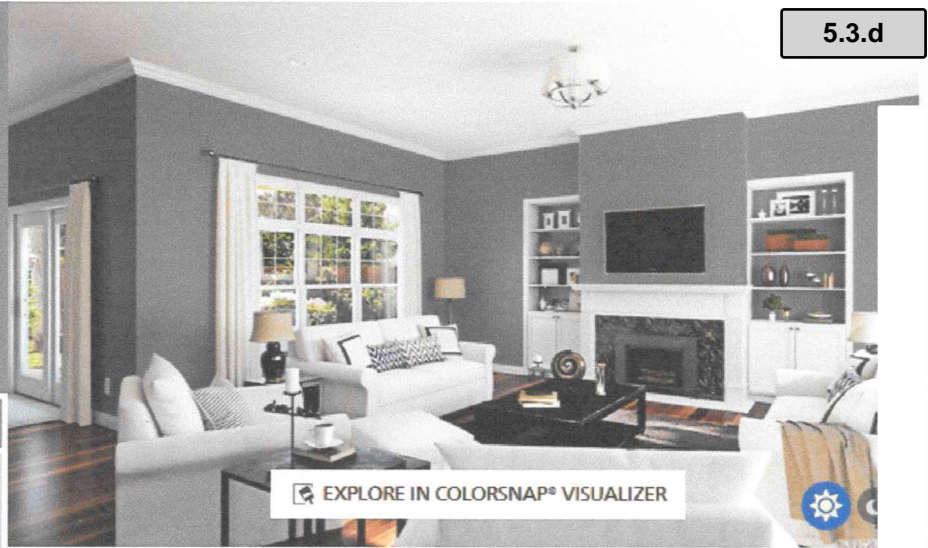
DETAILS

SW 2850

**Chelsea Gray**

SW 2838

**Polished Mahogany**



Attachment: Gray1 (1841 : 180 North McDonough Street Exterior Paint)

SW 6250  
**Granite Peak**

Interior / Exterior  
Location Number: 225-C6



5.3.e

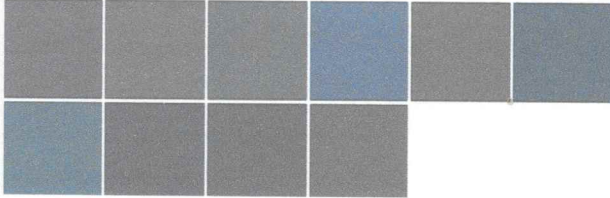
225

Granite Peak

COORDINATING COLORS

SIMILAR COLORS

DETAILS



Attachment: Gray2 (1841 : 180 North McDonough Street Exterior Paint)



**CITY OF JONESBORO, GEORGIA COUNCIL**  
**Agenda Item Summary**

**Agenda Item #**

**5.4**

**- 4**

**COUNCIL MEETING DATE**  
March 15, 2021

**Requesting Agency (Initiator)**

Office of the City Manager

**Sponsor(s)**

Community Development Director Allen

**Requested Action** *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Historic Preservation Commission to consider a Certificate of Appropriateness extension for Commercial Center; 137 West Mill Street; New sign in Historic District.

**Requirement for Board Action** *(Cite specific Council policy, statute or code requirement)*

City Code Section 86-489 and 86-490 – General Sign Standards; Sec 86-495 – Historic Dist. Sign Standards

**Is this Item Goal Related?** *(If yes, describe how this action meets the specific Board Focus Area or Goal)*

Yes

Beautification, Community Planning, Neighborhood and Business  
Revitalization, Historic Preservation

**Summary & Background**

*(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

First approved in September 2019 and approved for renewal of the Certificate of Appropriateness in July 2020, the sign design has gone through several delays, one of the main ones being trying to coordinate with the adjacent Broad Street renovation (in terms of possible sidewalk locations).

Now that the Broad Street project is 99% complete, the applicant is asking for another renewal of their Certificate of Appropriateness certificate to get started soon.

The new sign design is quality and will complement the Broad Street project.

**Fiscal Impact**

*(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*

Private owner

**Exhibits Attached** *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- Historic Application
- Sign Application
- REVISED DESIGN
- Certificate of Appropriateness - 137 West Mill Street Sign
- Certificate of Appropriateness - 137 West Mill Street Sign REV

**FOLLOW-UP APPROVAL ACTION (City Clerk)**

**Typed Name and Title**

Ricky L. Clark, City Manager

**Date**

March, 15, 2021

**Signature**

City Clerk's Office

- Agenda Cover Sheet - 137 West Mill Street REV DRC

5.4

**Staff Recommendation** *(Type Name, Title, Agency and Phone)*

**Approval of Extension**



## CITY OF JONESBORO

124 North Avenue  
Jonesboro, Georgia 30236  
[www.jonesboroga.com](http://www.jonesboroga.com)

## JONESBORO HISTORIC PRESERVATION COMMISSION

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The Jonesboro Historic Preservation Commission or J.H.P.C. is tasked with insuring the Historic District's Preservation and standards are met according to the City of Jonesboro Codes and Ordinances. This application and approval thereof does not constitute an approval to begin construction. It is a review of Chapter 86 – Zoning, Section 86-102 (H-1) Historic District and Section 86-103 (H-2) Historic District. Once the applicants meets Historic District Code, the process of approval of plans, land disturbance, and other compliance measures must be met. Please contact the Jonesboro City Hall (770) 478-3800 and speak with the City Clerk for further information.

**Property Information:**

Address: 137 West Mill St. Jonesboro, GA.

Owner: Artofmore Properties LLC

*Note: if applicant is not the owner, the applicant must provide written permission from the owner – notarized, and owner's contact information. See Jonesboro City Hall staff to obtain permissible document.*

**Applicant Information:**

Applicant Name: Matthew Foley

Mailing Address: 10800 Jones Bridge Rd. D2 Johns Creek, GA. 30022

Email Address: Matt@suretybondgirls.com Telephone: 678-694-1967

- Fees and Charges as identified within the City of Jonesboro's schedule of fees for the Historic Preservation Committee Certificate of Appropriateness.

Residential - \$35.00

Commercial: \$50.00

Sign: \$10.00

Attachment: Historic Application (1842 : 137 West Mill Street Sign COA Renewal)

**PROJECT INFORMATION**

Type of Project (Check all that apply)

**Construction**

- ☐ New building
- ☐ Additional building
- ☐ Minor Exterior Change
- ☐ Major Building Restoration, Rehabilitation, or Remodeling

**Site Changes**

- ☐ Parking area(s), Driveway(s), or Walkway(s)
- ☐ Fence(s) or Wall (s)
- ☒ Sign(s)
- ☐ Mechanical System(s)
- ☐ Non-temporary Site Feature(s): (i.e. satellite dishes, pools, lighting, arbors, gazebo's, etc.)

**Demolition or Relocation**

- ☐ Primary Building
- ☐ Outbuilding
- ☐ Site Feature

**APPLICATION REQUIREMENTS**

Applicants must include support materials as noted to be considered (i.e. plans, schematics, images, dimensions, surrounding structures). Incomplete applications will not be reviewed.

**APPLICATION DEADLINE & REPRESENTATION**

Applications must be delivered to the Jonesboro City Hall at least eighteen (18) days preceding the next scheduled J.H.P.C. meeting. The J.H.P.C. meets on an as needed basis. Applicant's attendance is required: A presentation with visuals and detailed information is suggested. Questions which may arise, and if unanswered could result in the denial of the application.

## REQUIRED MATERIALS

The following materials are required for a complete application. Incomplete applications WILL NOT be reviewed.

- A. New Buildings and Additions:
  - i. Description of Project
  - ii. Site Plan
  - iii. Architectural Elevations
  - iv. Floor Plan
  - v. Description of Materials
  - vi. Photographs of Proposed Site
  
- B. Major Restoration, Rehabilitation, or Remodeling:
  - i. Architectural Elevations or Sketches
  - ii. Description of Project
  - iii. Description of Materials
  - iv. Photographs of Proposed Site
  
- C. Minor Exterior Changes:
  - i. Description of Project
  - ii. Description of Materials
  - iii. Photographs of Existing Building
  
- D. Site Changes: Parking, Driveways & Walkways:
  - i. Site Plan or Sketch of Site
  - ii. Description of Materials
  - iii. Photographs of Site
  
- E. Site Changes: Fences, Walls, and other Site Features:
  - i. Site Plan or Sketch of Site
  - ii. Architectural Elevations or Sketches
  - iii. Description of Materials
  - iv. Photographs of Site
  
- F. Site Changes: Signs:
  - i. Architectural Elevation or Sketch (For signs located on the building)
  - ii. Site Plan or Sketch of Site (For free standing signs)
  - iii. Description of Materials and Illumination

**PROJECT AND MATERIALS DESCRIPTION**

ADDING A NEW 30 SQ.FT. ALUMINUM FABRICATED CABINET GROUND SIGN TO THE PROPERTY

THE HEIGHT OF THE SIGN IS 6'-0" FROM THE GROUND TO TOP OF SIGN

*(Add Additional Sheets as Necessary)*

MATTHEW FOLEY  
PRINT NAME

8/21/2019  
DATE

  
SIGNATURE

\$125.00  
FEE AMOUNT

\_\_\_\_\_(Application Received By)

Attachment: Historic Application (1842 : 137 West Mill Street Sign COA Renewal)



**CITY OF JONESBORO**  
 124 North Avenue  
 Jonesboro, Georgia 30236  
 City Hall: (770) 478-3800  
 Fax: (770) 478-3775  
 www.jonesboroga.com

## SIGN PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER. USE A SEPARATE PAGE FOR EACH NECESSARY QUESTION/ANSWER ATTACHMENT.

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

**APPLICATION FEE: \$60.00** (Non-Refundable). The Sign Permit fee is an additional cost. The City of Jonesboro will calculate and advise fees due.

Administrative fee	(flat fee) \$60.00
Area of Sign 1-10ft <sup>2</sup>	(flat fee) \$35.00
Area of Sign 11-25ft <sup>2</sup>	(flat fee) \$60.00
Area of Sign 26-50ft <sup>2</sup>	(flat fee) \$90.00
Area of Sign 51ft <sup>2</sup> and greater	(flat fee) \$120.00
Temporary Signs	(flat fee for second permit) \$30.00
Two permits allowed per property per year. First is free and a flat fee is required for 2nd permit.	

Date of Application: \_\_\_\_\_

PLEASE PRINT OR TYPE This is an application for authorization to erect/change signage. A permit fee of \$ \_\_\_\_\_ will be charged and must be submitted with this application, and is based on the City of Jonesboro Schedule of Fees. The signage fees are based on independent sign size. A separate application is required for each new sign or for any change to an existing sign.

Once authorization has been given, and within 10 days of work completion, the applicant must request in writing a final permit. Included with your final permit request must be a current and dated photograph of each face of the sign and a signed affidavit that the photographs are accurate, with a statement that the sign was erected/changed as described in the application. False statements made on this application are grounds for revocation of the sign permit authorization

The city shall process all sign authorizations/permit applications, within 45 days of the city's receipt of completed application. Once written authorization has been issued, all work must be completed within 180 days. If, after 180 days, the City has not received report of completion, the authorization shall become null and void and no final permit will be issued.

### Description of Permit

**Please check:**

- ☒ New Sign
- ☐ Change to Existing Sign
- ☒ Ground Sign
- ☐ Window Sign
- ☐ Subdivision Sign
- ☐ Projecting Sign Wall Sign
- ☐ Entrance Sign
- ☐ Special Event Sign
- ☐ Other (describe below)

### Property Owner or Applicant Information

Name: MATTHEW FOLEYMailing Address: 10800 JONES BRIDGE RD. SUITE D-2City: JOHNS CREEK State: GA Zip: 30022Phone: (Day) 678-694-1967 (Evening) 770-309-9298

Attachment: Sign Application (1842 : 137 West Mill Street Sign COA Renewal)

### Jonesboro Property Information

Existing Uses and Structures: THE BUILDING IS EXISTING AND THE GROUND SIGN WILL BE NEW

Surrounding Uses and Structures: (See Official Zoning Map): \_\_\_\_\_

Surrounding Zoning: \_\_\_\_\_

North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_

Property Address of Sign: \_\_\_\_\_

Complete dimensions and total area of the sign: 137 W. MILL ST. JONESBORO, GA.

What is the position of the sign in relation to nearby buildings/structures and other signs?

ON THE CORNER OF THE PROPERT FACING THE ROAD

What is the position of the sign in relation to nearby buildings/structures and other signs?

What are the setbacks from right-of-ways, property lines and easements?

5'

Name of person, firm, corporation or association erecting the sign is:

CLAYTON SIGN INC. 5198 N. LAKE DR. LAKE CITY, GA. 30260

Name of business/activity at the address where the sign is to be erected:

PERFECT HOMES

Is this in a planned development?

NO

Attach to this application a written description of all other signs located on the lot, indicating the sign type, size and placement. (Master Signage Plan)

Include one accurate scale drawing of the sign plans you are requesting a permit for. Include:

- specifications and method of construction
- materials used in the construction of the sign itself
- how the sign(s) will be attached to the building or ground
- a scale drawing of the site showing driveways, structures, existing and proposed signs
- any other limiting site features.
- Indicate if the sign will be illuminated

**NOTE: BE SURE OF YOUR LOCATION PRIOR TO ERECTING SIGN. CALL CODE ENFORCEMENT FOR VERIFICATION (770) 478-740**

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: 8/21/19

Signed: \_\_\_\_\_

Notary: \_\_\_\_\_



**FOR OFFICE USE ONLY:**

Date Received: \_\_\_\_/\_\_\_\_/20\_\_\_\_

Received By: \_\_\_\_\_

Fee Amount Enclosed: \$ \_\_\_\_\_

Date Approved: \_\_\_\_/\_\_\_\_/20\_\_\_\_

Date Denied \_\_\_\_/\_\_\_\_/20\_\_\_\_

Permit Issued \_\_\_\_/\_\_\_\_/20\_\_\_\_

Comment:

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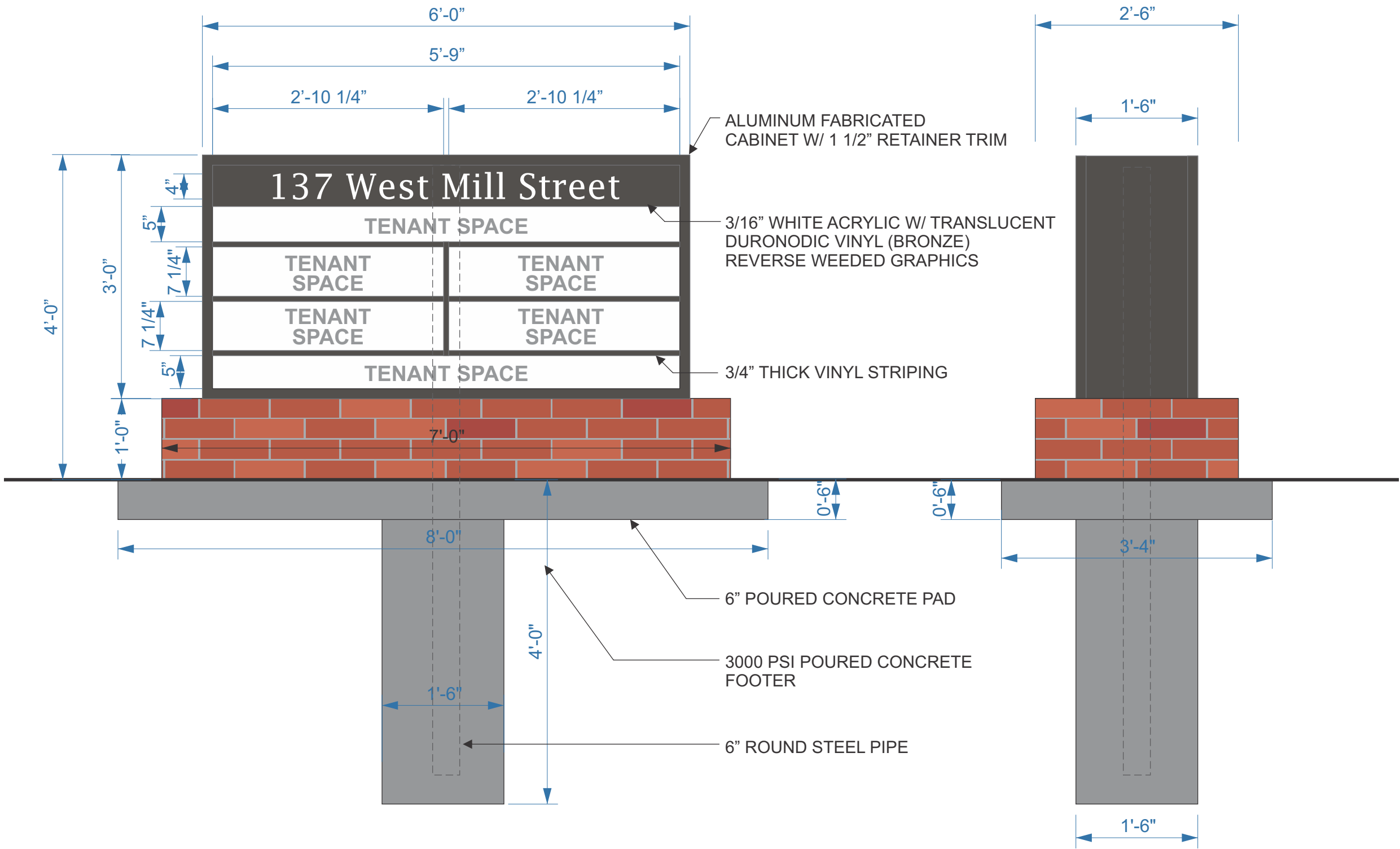
Attachment: Sign Application (1842 : 137 West Mill Street Sign COA Renewal)



5198 North Lake Drive  
Lake City, GA 30260  
404-361-3800  
fax 404-361-7038  
www.claytonsigns.com



PAINT/VINYL TO MATCH  
PMS 281 DARK BLUE



DOUBLE FACED WASH LIGHTED TENANT SIGN

30 SQ. FT

SCALE: 3/4" = 1'-0"

PROFILE

SCALE: 3/4" = 1'-0"

DATE - 7.22.19
SIGN TYPE INTERNALLY ILLUMINATED DOUBLE FACED TENANT SIGN
PROJECT NAME PERFECT HOMES MGMT 137 WEST MILL STREET JONESBORO, GA
QUOTE #
CLIENT INFORMATION
REVISIONS: DATE _____ DATE _____
DESIGNER RYAN MCALLISTER ACCOUNT REP. SAM FLEET SCALE: AS INDICATED DRAWING FILE NAME O:\MV\Folder P\Perfect Homes Mgmt - Jonesboro Ga 7.22.19

ALL ELECTRICAL SIGNS ARE  
120 VOLTS  
UNLESS OTHERWISE INDICATED

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN  
CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE  
REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE  
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WITHOUT WRITTEN PERMISSION FROM THE OWNER OF  
CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE  
SUBJECT TO LEGAL ACTION IN A COURT OF LAW.

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Drawing  
A1



5198 North Lake Drive  
Lake City, GA 30260  
404-361-3800  
fax 404-361-7038  
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Attachment: REVISED DESIGN (1842 : 137 West Mill Street Sign COA Renewal)

Drawing  
A2



1'=1/32" Scale



1'=1/16" Scale

# CERTIFICATE OF APPROPRIATENESS



City of Jonesboro  
Historic Preservation Commission  
124 North Avenue  
Jonesboro, Georgia 30236



## THIS DOCUMENT TO BE POSTED AT ALL TIMES

The City of Jonesboro Historic Preservation Commission in conforming with Sec. 42-28 of the Code of Ordinances for the City of Jonesboro, hereby grants permission for work to be performed on the premises listed in accordance with outline specification.

PREMISES: Commercial Center

OWNER: ARTOFMORE PROPERTIES LLC

ADDRESS: 137 West Mill Street

TYPE: Replacement Ground Sign in Historic District

HISTORIC PRESERVATION MEETING DATE: **SEPTEMBER 16, 2019**

### Work Approved:

*Installation of replacement ground sign, as shown on revised exhibit. Sign to be minimum 10 feet from each adjacent street right-of-way, shall be a maximum 4 feet tall, shall not have internal illumination, and color shall be dark bronze to more closely match building. Provide landscaping in disturbed areas. To include solar lighting to illuminate sign face. Approval contingent upon Design Review Commission approval on September 18, 2019.*

**Under penalty of law, I,** the undersigned, assure that the work to be performed will be executed as specified under the terms of this Certificate. If it is determined that changes are necessary, I will apply for those modifications prior to the commencement of any work on those changes.

**Signed:** \_\_\_\_\_  
Applicant

**Approved:** \_\_\_\_\_  
Chairman, Betsy Wester  
Historic Preservation Commission

**Approved:** \_\_\_\_\_  
Zoning Administrator, David D. Allen  
City of Jonesboro

*Note: An additional permit may still be required. All work shall be in compliance with all Building Codes and Zoning Regulations. This Certificate shall become void unless construction is commenced within six months of the date of issuance.*

# CERTIFICATE OF APPROPRIATENESS



City of Jonesboro  
Historic Preservation Commission  
124 North Avenue  
Jonesboro, Georgia 30236



## THIS DOCUMENT TO BE POSTED AT ALL TIMES

The City of Jonesboro Historic Preservation Commission in conforming with Sec. 42-28 of the Code of Ordinances for the City of Jonesboro, hereby grants permission for work to be performed on the premises listed in accordance with outline specification.

PREMISES: Commercial Center

OWNER: ARTOFMORE PROPERTIES LLC

ADDRESS: 137 West Mill Street

TYPE: Replacement Ground Sign in Historic District

HISTORIC PRESERVATION MEETING DATE: JULY 20, 2020 **\*\*RENEWAL\*\***

### Work Approved:

*Installation of replacement ground sign, as shown on revised exhibit. Sign to be minimum 10 feet from each adjacent street right-of-way, shall be a maximum 4 feet tall, shall not have internal illumination, and color shall be dark bronze to more closely match building. Provide landscaping in disturbed areas. To include external solar lighting to illuminate sign face.*

**Under penalty of law, I,** the undersigned, assure that the work to be performed will be executed as specified under the terms of this Certificate. If it is determined that changes are necessary, I will apply for those modifications prior to the commencement of any work on those changes.

**Signed:** \_\_\_\_\_  
Applicant

**Approved:** \_\_\_\_\_  
Chairman, Betsy Wester  
Historic Preservation Commission

**Approved:** \_\_\_\_\_  
Zoning Administrator, David D. Allen  
City of Jonesboro

*Note: An additional permit may still be required. All work shall be in compliance with all Building Codes and Zoning Regulations. This Certificate shall become void unless construction is commenced within six months of the date of issuance.*



## Agenda Item Summary

COUNCIL MEETING DATE

## Requesting Agency

Community Development (Matthew Foley, applicant)

## Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Sign permit application for replacement ground sign in historic district

## Requirement for Board Action (Cite specific Council policy, statute or code requirement)

City Code Section 86-489 and 86-490 – General sign standards; Sec 86-495 – Historic Dist. Sign standards

## Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

☒ Yes ☐ No

## Summary &amp; Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

**Agency recommendation – Approval of revised sign design, meeting Code setback requirements;** The property, 137 West Mill Street, has been the site for a multi-tenant commercial building for many years. The property is zoned H-1 (Historic District), any new signs or alterations to existing signs require Certificate of Appropriateness approval from the Historic Preservation Commission and review by the Design Review Commission. The existing ground sign that was at the corner of West Mill Street and Riley Way has recently been torn down. The replacement ground sign is proposed for the same grass area at the street corner.

**Sec. 86-490. Regulated signs.**

- (a) *Ground signs, which are permanent, shall be permitted in non-residential zoning districts. No ground sign shall have a height greater than six feet above normal grade, or a sign face area greater than 35 square feet (each side) for lots with a single building and 45 square feet (each side) for planned centers. No portion of a ground sign shall not be located within ten feet of a street right-of-way or within 50 feet of any other permanent sign, major structure or building. Changeable copy shall not exceed 33 percent of the area of the sign face. Ground signs are allowed only on lots upon which there is a building which is currently occupied pursuant to a current and valid certificate of occupancy issued by the city or which is currently being developed under an active building permit issued by the city.*
- (c) *Planned centers.*
- (1) *A planned center, not located along Tara Boulevard, shall be entitled to one monument sign on each street right-of-way fronted. These permitted signs shall be limited to sign face areas of 45 square feet each with a maximum frame height of six feet from grade. No portion of the sign shall include an area for changeable letters.*
- (2) *In addition to monument signs, a planned center, not located along Tara Boulevard, shall be entitled to one ground sign per entrance. Each such ground sign may have multiple face panels, the number of which shall not exceed the number of businesses*

## FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title		Phone	City Manager's Office
Signature		Date	

**Fiscal Impact / Funding Source**

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private Business Owner

**Exhibits Attached** (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

New sign elevation, Existing sign pictures

**Staff Recommendation****Approval**

David Allen, Community Development Director, 770.570.2977

*or organizations located within the planned center. The size and number of face panels shall not exceed the total allowable sign face area for a ground sign. No portion of the sign or any face panel shall include an area for changeable letters, either manual or electronic.*

- (4) No ground sign permits shall be issued for buildings or units in a planned center unless they are consistent in design, proportion, and material to the building(s).*

**Sec. 86-495. Historic districts.**

*The purpose of this section is to ensure that signage in the historic district is harmonious in proportion, form, color, and materials to the character of said district. Visual relatedness is crucial to the goal of an integrated historic district, and signs play a key role in helping to preserve the historical district's sense of time and place, and to achieve the desired effect of charm and compatibility. No sign shall be erected, altered, restored or moved within the historic district until an application for a Certificate of Appropriateness as to exterior architectural features and signage has been reviewed and approved by the Historic Preservation Commission and the Design Review Commission. All proposed changes requiring a Certificate of Appropriateness shall comply with the applicable design standards in the 2005 Zoning Ordinance.*

- (1) Applicability. This section shall apply only to those ~~building~~ structures and uses within the geographical boundaries of the Historic Districts, the H-1 and H-2 zoning districts.*
- (2) Compatibility. As to signs, buildings, structures, and uses within the Historic Districts, when a provision of this section conflicts with any section in the balance of this article, the provision of this section shall control. Otherwise, to the extent reasonably possible, the provisions of this section shall be interpreted consistent with the provisions of the balance of this article.*
- (3) Signage standards.*
  - a. General. Signage shall complement the architectural details of the building and shall not violate or otherwise obscure the architecture of the building to which it is attached. Signs, lettering, or boxed graphics shall not cut across columns, cornices, windowsills, arches or balconies, nor extend above the roofline (except for parapets and mansards) of any building to which it is attached.*

- b. *Lettering, size, and content. Letters can be painted or mounted directly on a signboard, storefront, wall or window, if in proportion to the storefront. Lots in the H-1 and H-2 Historic Districts are allowed the same amount of signage as lots outside of the H-1 and H-2 Historic Districts. In the H-1 and H-2 Historic Districts, canopy signs and hanging or suspended signs may be utilized. Provided, however, in no case may the total signage area exceed ten percent of the building face to which the sign is attached. Acceptable lettering materials include wood, stone, synthetic stone, metal, and acrylic. The overall design of all signage shall be compatible with the turn-of-the-century theme of the historic district.*
- c. *Materials. Signs may be constructed of concrete, brick, wood, stone, metal, glass, or synthetic materials that have the same appearance of the aforementioned natural materials due to their finish. All materials shall be compatible with the building's architecture and should be colorfast and resistant to corrosion. Signs shall be professionally finished in accordance with the material selected, whether by sanding, painting, staining and/or sealing, with the edges of the sign framed out and/or sealed.*
- d. *Lighting. All signs in the historic district, whether ground signs or wall signs, shall only be illuminated by an external light source, and through craftsmanship and materials, shall reflect the design aesthetics of the historic district.*
- e. *Colors. The Historic Preservation Commission and the Design Review Commission shall consider the context of the surrounding area when reviewing the color of a proposed sign in the Historic Districts; however, the colors and logos of nationally and regionally recognized businesses shall not be prohibited.*

While the proposed sign is an improvement over the previous sign in terms of aesthetics and does meet some size requirements (sign face area and height), there are several design issues which need to be addressed before the sign design can be approved.

- The Historic District does not allow internal illumination.
- The sign is listed on the sign application as being 5 feet off of the right-of-way. A minimum 10 feet is required, without an approved variance. The grass area is so tight, there may not be room to get a sign of any significant size at the corner. And though the sign does not exceed the 6-foot height maximum, the presence of a human-sized sign in that area (even 10 feet off of the right-of-way) may be a sight distance traffic hazard and prevent the street sign from being seen by motorists traveling south on West Mill Street.

Design Review Commission, 9.4.19 – Based on staff criteria above. Continuance until October meeting to allow time for redesign. **(to be heard at Special Called Meeting 9.18.19)**

(Sign company is currently working on redesign – taking out internal illumination, lowering sign height, and relocating it enough off of the right-of-way.)

**Revised design is no longer internally illuminated, is 4 feet in height (2 feet lower), has a dark bronze color to more match the building, and is further off the streets.**

**Historic Preservation Commission, 9.16.19 – Approval; Installation of replacement ground sign, as shown on revised exhibit. Sign to be minimum 10 feet from each adjacent street right-of-way, shall be a maximum 4 feet tall, shall not have internal illumination, and color shall be dark bronze to more closely match building. Provide landscaping in disturbed areas. To include solar lighting to illuminate sign face. Approval contingent upon Design Review Commission approval on September 18, 2019.**



CITY OF JONESBORO, GEORGIA COUNCIL  
**Agenda Item Summary**

Agenda Item #

5.5

- 5

COUNCIL MEETING DATE  
March 15, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Historic Preservation Commission to consider a Certificate of Appropriateness for Tran Realty – 181 North Main Street; New ground sign for commercial building in Historic District.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

City Code Section 86-489 and 86-490 – Sign Standards' Sec. 86-495 Historic District Sign Standards

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes

Beautification, Community Planning, Neighborhood and Business  
Revitalization, Historic Preservation

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

**Agency recommendation – Denial of sign design;** 181 North Main Street has been a commercial building in the Historic District for many years. Recently, Tran Realty applied for a ground sign permit at the property, requiring Design Review Commission and Historic Preservation Commission review. No sign exists there now; therefore, the sign framework location, height, and size cannot be grandfathered like many other pre-existing signs in the Historic District.

**The proposed sign is a double-sided panel, 32 square feet each side, mounted between two wooden posts. The sign is proposed to be 8 feet tall, and about 15 feet from the front of the building and an unknown distance from the right-of-way. No electronics or illumination was proposed.**

Sec. 86-489. - General regulations.

- (a) Messages. Any sign allowed under this article may contain any message, except those displaying any statement, word, character or illustration of an obscene nature.
- (b) Non-residential zoning districts. In non-residential zoning districts signs shall be permitted in the following combination of wall and ground signs subject to the provisions hereinafter stated:
  - (1) Lot with one building, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city.
    - a. Combination of one wall sign and one ground sign, subject to the respective size limitations in section 86-490. In addition to section 86-490, each wall sign shall not exceed 7.5 percent of the exterior building facade, without an approved variance

Single building on multiple frontage lots are allowed a total of ten percent of the exterior building facade for wall signs, and may have one additional wall sign, and one additional ground sign (subject to the size limitations in section 86-490). When calculating their allowed square footage, buildings on multiple frontage lots shall base their calculations on the facade with the primary entrance and/or architectural features of the building. Otherwise, the facade used shall be that facade which faces the public road of the greatest capacity. The classification of streets in the thoroughfare plan shall be the basis for determining street capacity.

Sec. 86-490. - Regulated signs.

- (a) Ground signs, which are permanent, shall be permitted in non-residential zoning districts. **No ground sign shall**

**FOLLOW-UP APPROVAL ACTION (City Clerk)**

Typed Name and Title

Ricky L. Clark, City Manager

Date

March, 15, 2021

Signature

City Clerk's Office

have a height greater than six feet above normal grade, or a sign face area greater than 35 square feet (each side) for lots with a single building and 45 square feet (each side) for planned centers. No portion of a ground sign shall not be located within ten feet of a street right-of-way or within 50 feet of any other permanent sign, major structure or building. Changeable copy shall not exceed 33 percent of the area of the sign face. Ground signs are allowed only on lots upon which there is a building which is currently occupied pursuant to a current and valid certificate of occupancy issued by the city or which is currently being developed under an active building permit issued by the city.

**While The proposed sign complies with the panel size requirements, it is two feet taller than the allowed height, closer to the building than 50 feet, and likely closer to the right-of-way line than 10 feet.**

**While the height could certainly be reduced to comply, it will be hard to comply with the 50-foot building setback and 10-foot right-of-way setback at the same time. An alternative would be an appropriately sized wall sign.**

*Sec. 86-495. - Historic districts.*

*The purpose of this section is to ensure that signage in the historic district is harmonious in proportion, form, color, and materials to the character of said district. Visual relatedness is crucial to the goal of an integrated historic district, and signs play a key role in helping to preserve the historical district's sense of time and place, and to achieve the desired effect of charm and compatibility. No sign shall be erected, altered, restored or moved within the historic district until an application for a certificate of appropriateness as to exterior architectural features and signage has been reviewed and approved by the historic preservation commission and the design review commission. All proposed changes requiring a certificate of appropriateness shall comply with the applicable design standards in the 2005 zoning ordinance.*

- (1) *Applicability. This section shall apply only to those structures and uses within the geographical boundaries of the historic districts, the H-1 and H-2 zoning districts.*
- (2) *Compatibility. As to signs, buildings, structures, and uses within the historic districts, when a provision of this section conflicts with any section in the balance of this article, the provision of this section shall control. Otherwise, to the extent reasonably possible, the provisions of this section shall be interpreted consistent with the provisions of the balance of this article.*
- (3) *Signage standards.*
  - a. *General. Signage shall complement the architectural details of the building and shall not violate or otherwise obscure the architecture of the building to which it is attached. Signs, lettering, or boxed graphics shall not cut across columns, cornices, windowsills, arches or balconies, nor extend above the roofline (except for parapets and mansards) of any building to which it is attached.*
  - b. *Lettering, size, and content. Letters can be painted or mounted directly on a signboard, storefront, wall or window, if in proportion to the storefront. Lots in the H-1 and H-2 historic districts are allowed the same amount of signage as lots outside of the H-1 and H-2 historic districts. In the H-1 and H-2 historic districts, canopy signs and hanging or suspended signs may be utilized. Provided, however, in no case may the total signage area exceed ten percent of the building face to which the sign is attached. Acceptable lettering materials include wood, stone, synthetic stone, metal, and acrylic. The overall design of all signage shall be compatible with the turn-of-the-century theme of the historic district.*
  - c. *Materials. Signs may be constructed of concrete, brick, wood, stone, metal, glass, or synthetic materials that have the same appearance of the aforementioned natural materials due to their finish. All materials shall be compatible with the building's architecture and should be colorfast and resistant to corrosion. Signs shall be professionally finished in accordance with the material selected, whether by sanding, painting, staining and/or sealing, with the edges of the sign framed out and/or sealed.*
  - d. ***Lighting. All signs in the historic district, whether ground signs or wall signs, shall only be illuminated by an external light source, and through craftsmanship and materials, shall reflect the design aesthetics of the historic district.***
  - e. *Colors. The historic preservation commission and the design review commission shall consider the context of the surrounding area when reviewing the color of a proposed sign in the historic districts; however, the colors and logos of nationally and regionally recognized businesses shall not be prohibited.*
  - f. *Awning and canopy signs. Awnings or canopies over doors, entrances, windows or outside service areas are permitted in the H-1 historic district. Professionally applied forms, graphics, symbols, lettering, or other visual presentation may be incorporated into the awning or canopy valance/drop flap but are restricted to 20 percent of the awning field. Size of the signage shall be computed as for a wall sign. Signage pursuant to*

this subsection shall be included within the overall amount of signage allowed under section 86-489.

Awnings or canopies shall clear sidewalks by seven feet in height, and project no more than six feet from the building. Canvas or synthetic look-alike canvas are the only materials permitted for awnings and canopies. Metal or vinyl may be approved for awnings or canopies if the overall design is consistent with the H-1 historic district's turn-of-the-century theme. Awnings or canopies may not be backlit. Metal awnings and canopies are preferred.

- g. *Hanging or suspended signs.* Hanging, suspended, or projecting signs are permitted and shall clear sidewalks by seven feet in height, and project or drop no more than 36 inches from the building. Hanging or suspended signs should project or drop from a wall or roof at a 90-degree angle. Hanging or suspending signs over driveways, alleys, or parking areas is prohibited. Hanging, suspended, or projecting signs shall be limited to a maximum size of six square feet, and if double sided, shall be calculated as only one sign. One hanging, suspended, or projecting sign per business is permitted, and shall be calculated as part of the total signage area allowed under section 86-489. Attractive hardware for hanging is encouraged.
- h. *Window signs.* Interior window signs shall not exceed 25 percent of the total window area exposed to public view. Window signs shall not be included within the overall amount of signage allowed under section 86-489.
- i. *Special events.* Additional signage is permitted in the historic district under section 86-494, provided that all such additional signage conforms to the aesthetic standards of the historic district.
- j. *Ground signs.* Ground signs may hang or suspend from a horizontal support that is affixed to the ground by vertical post.
- k. *A-frame signs.* A-frame or "sandwich" signs are allowed at the rate of one per business or parcel. A-frame signs shall not obstruct pedestrian or vehicular routes.

**Design Review Commission recommendation, 3.3.21: Denial of submitted design and to seek other options, such as variance or revised design.**

**Fiscal Impact**

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private owner

**Exhibits Attached** (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- 181 N MAIN ST
- TRAN REALTY POST PANEL SIGN - 03\_01\_21 (1)
- Property Picture

**Staff Recommendation** (Type Name, Title, Agency and Phone)

**Denial**



# CITY OF JONESBORO

124 North Avenue  
Jonesboro, Georgia  
30236  
770-478-3800

## SIGN PERMIT

N<sup>o</sup>

0839

GOOD FOR SIX MONTHS ONLY

Business

Tran Realty

Location

181 N. main St.

Owner

Thanh Tran

Sign Description

32' sq. Ft.

Attachment: 181 N MAIN ST (1843 : 181 North Main Street Sign)

Estimated Cost

Fee

Received Payment

\$60 3-1-21

Date



**CITY OF JONESBORO**  
 124 North Avenue  
 Jonesboro, Georgia 30236  
 City Hall: (770) 478-3800  
 Fax: (770) 478-3775  
 www.jonesboroga.com

## SIGN PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER. USE A SEPARATE PAGE FOR EACH NECESSARY QUESTION/ANSWER ATTACHMENT.

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

**APPLICATION FEE: \$60.00** (Non-Refundable). The Sign Permit fee is an additional cost. The City of Jonesboro will calculate and advise fees due.

Administrative fee	(flat fee) \$60.00
Area of Sign 1-10ft <sup>2</sup>	(flat fee) \$35.00
Area of Sign 11-25ft <sup>2</sup>	(flat fee) \$60.00
Area of Sign 26-50ft <sup>2</sup>	(flat fee) \$90.00
Area of Sign 51ft <sup>2</sup> and greater	(flat fee) \$125.00
Temporary Signs	(flat fee for second permit) \$30.00
Two permits allowed per property per year.	
First is free and a flat fee is required for	
2nd permit.	

Attachment: 181 N MAIN ST (1843 : 181 North Main Street Sign)

Date of Application: 02/25/2021

PLEASE PRINT OR TYPE This is an application for authorization to erect/change signage. A permit fee of \$ 60.00 will be charged and must be submitted with this application, and is based on the City of Jonesboro Schedule of Fees. The signage fees are based on independent sign size. A separate application is required for each new sign or for any change to an existing sign.

Once authorization has been given, and within 10 days of work completion, the applicant must request in writing a final permit. Included with your final permit request must be a current and dated photograph of each face of the sign and a signed affidavit that the photographs are accurate, with a statement that in the application. False statements made on the sign permit authorization

The city shall process all sign authorizations/permits upon receipt of completed application. Once written, the permit must be completed within 180 days. If, after 180 days of completion, the authorization shall become null and void.

CITY OF JONESBORO  
770-478-3800

REC#: 00017913 3/01/2021 2:33 PM  
OPER: PD TERM: 003  
REF#: 7034

TRAN: 25.0000 SIGN PERMIT

PERMIT#: 839

ADDRESS: 181 N MAIN ST

SIGN

60.00CR

TRAN: 73.0000 CONVENIENCE FEE

CONVENIENCE FEE

2.00CR

TENDERED: 62.00 CREDIT CARD

APPLIED: 62.00-

CHANGE: 0.00

THANK YOU FOR VISITING THE  
CITY OF JONESBORO  
124 NORTH AVENUE  
JONESBORO, GA 30236

#### Description of

#### Please check:

- ☒ New Sign
- ☐ Change to Existing Sign
- ☐ Ground Sign
- ☐ Window Sign
- ☐ Subdivision Sign
- ☐ Projecting Sign Wall Sign
- ☐ Entrance Sign
- ☐ Special Event Sign
- ☐ Other (describe below)

#### Property Owner or Applicant Information

Name: THANH-PHONG N TRAN

Mailing Address: 181 N. MAIN STREET

City: JONESBORO State: GA Zip: 30236

Phone: (Day) 404-936-2396 (Evening) 404-936-2396

### Jonesboro Property Information

Existing Uses and Structures: N/A

Surrounding Uses and Structures: (See Official Zoning Map): \_\_\_\_\_

Surrounding Zoning: \_\_\_\_\_

North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_

Property Address of Sign: 181 N. MAIN STREET, JONESBORO GA 30236

Complete dimensions and total area of the sign: 4' X 8' = 32'

What is the position of the sign in relation to nearby buildings/structures and other signs?  
IN FRONT YARD OF BUILDING

What is the position of the sign in relation to nearby buildings/structures and other signs?  
\_\_\_\_\_

What are the setbacks from right-of-ways, property lines and easements?  
\_\_\_\_\_

Name of person, firm, corporation or association erecting the sign is:

CLAYTON SIGNS-SAM FLEET-866-579-1330

Name of business/activity at the address where the sign is to be erected:

CLAYTON SIGNS - 5198 N LAKE DRIVE, LAKE CITY, GA 30260

Is this in a planned development?  
\_\_\_\_\_

Attach to this application a written description of all other signs located on the lot, indicating the sign type, size and placement. (Master Signage Plan)

Attachment: 181 N MAIN ST (1843 : 181 North Main Street Sign)

Include one accurate scale drawing of the sign plans you are requesting a permit for. Include:

- specifications and method of construction
- materials used in the construction of the sign itself
- how the sign(s) will be attached to the building or ground
- a scale drawing of the site showing driveways, structures, existing and proposed signs
- any other limiting site features.
- Indicate if the sign will be illuminated

**NOTE: BE SURE OF YOUR LOCATION PRIOR TO ERECTING SIGN. CALL CODE ENFORCEMENT FOR VERIFICATION (770) 478-740**

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: 03/01/21

Signed: 

Notary: \_\_\_\_\_

SEAL

**FOR OFFICE USE ONLY:**

Date Received: \_\_\_\_/\_\_\_\_/20\_\_\_\_ Received By: \_\_\_\_\_

Fee Amount Enclosed: \$ \_\_\_\_\_

Date Approved: \_\_\_\_/\_\_\_\_/20\_\_\_\_

Date Denied \_\_\_\_/\_\_\_\_/20\_\_\_\_

Permit Issued \_\_\_\_/\_\_\_\_/20\_\_\_\_

Comment:

---



---



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## ATTACHMENT -1-

**PROPERTY OWNER'S AUTHORIZATION**

The undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an amendment to the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.


**PROPERTY OWNER:**

THANH-PHONG N TRAN  
\_\_\_\_\_  
PRINT NAME

  
\_\_\_\_\_  
SIGNATURE/DATE

**APPLICANT:**

THANH-PHONG N TRAN  
\_\_\_\_\_  
PRINT NAME

  
\_\_\_\_\_  
SIGNATURE/DATE

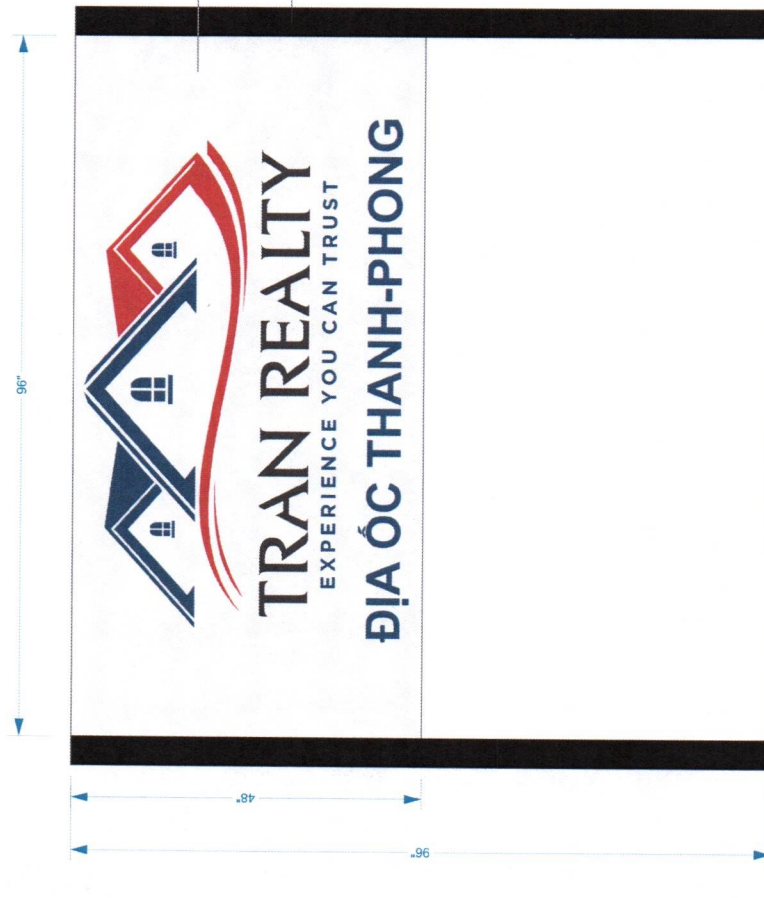
**NOTARY:**

\_\_\_\_\_  
SIGNATURE/DATE

SEAL

Attachment: 181 N MAIN ST (1843 : 181 North Main Street Sign)

SIGN TYPE: POST & PANEL SIGN  
DOUBLE-SIDED  
QTY: 1



FRONT VIEW  
Scale: 3/4" = 1"

P1 PAINT - BLACK

D1 DIGITAL PRINT



5188 NORTH LAKE DRIVE  
LAKE CITY, GA 30760  
404-361-3800  
FAX 404-361-7038  
WWW.CLAYTONSIGNS.COM

DATE - 3 / 01 / 2021

SIGN TYPE  
POST & PANEL SIGN

CLIENT

TRAN REALTY

REVISIONS:

REVISION # - DATE

DESIGNER Nathan Diffee

ACCOUNT REP SF

SCALE: AS INDICATED

DRAWING FILE NAME  
O:\Nathan Diffee\TRAN REALTY\TRAN REALTY POST & PANEL SIGN

- 03\_01\_21.CDR

NF

DRAWING STATUS:

PAGE

1

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SIGN TYPE: POST & PANEL SIGN  
DOUBLE-SIDED  
QTY: 1



6MM WHITE ACM PANEL  
WITH DIGITALLY PRINTED  
GRAPHIC (D1) ON BOTH SIDES

ACM PANEL MOUNTS TO  
4"X4" SQUARE WOODEN  
POSTS PAINTED P1

Pg.1  
a FRONT VIEW  
Scale: 3/4" = 1'

P1 PAINT - BLACK

D1 DIGITAL PRINT



Attachment: TRAN REALTY POST PANEL SIGN - 03\_01\_21 (1) (1843 : 181 North Main Street Sign)



5198 NORTH LAKE DRIVE  
LAKE CITY, GA 30260  
404-361-3800  
FAX 404-361-7038  
WWW.CLAYTONSIGNS.COM

DATE - 3 / 01 / 2021  
SIGN TYPE  
POST & PANEL SIGN

CLIENT  
TRAN REALTY

REVISIONS:  
REVISION # - DATE

DESIGNER Nathan Diffie  
ACCOUNT REP. SF

SCALE: AS INDICATED  
DRAWING FILE NAME  
O:\ Nathan Diffie\ TRAN REALTY \ TRAN  
REALTY POST & PANEL SIGN  
- 03\_01\_21.CDR

DRAWING  
STATUS:



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1

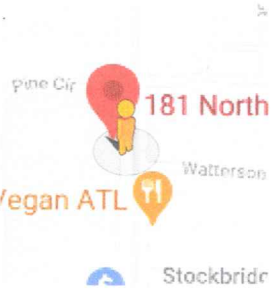


Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View



Attachment: Property Picture (1843 : 181 North Main Street Sign)



CITY OF JONESBORO, GEORGIA COUNCIL  
**Agenda Item Summary**

Agenda Item #

5.6

- 6

COUNCIL MEETING DATE  
March 15, 2021

**Requesting Agency (Initiator)**

Office of the City Manager

**Sponsor(s)**

Community Development Director Allen

**Requested Action** (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Historic Preservation Commission to consider a Certificate of Appropriateness REVISION for 204 Lee Street; House renovation and addition

**Requirement for Board Action** (Cite specific Council policy, statute or code requirement)

Sec. 86-97. R-2 Single Family Residential Regulations; Sec. 86-111. Historic Residential Overlay Standards

**Is this Item Goal Related?** (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes

Beautification, Community Planning, Neighborhood and Business  
Revitalization, Historic Preservation

**Summary & Background**

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Agency recommendation – **Approval with revisions as presented;** In September 2020, the applicant was approved for a Certificate of Appropriateness for a residential renovation and addition. This house is located in the Historic Residential Overlay. The house construction stalled out for a while, and then I was informed by architect Joel Aviles that he was assisting the applicant with the house construction and had prepared new drawings. The new drawings show relatively minor exterior variations with the wording on the approved Certificate of Appropriateness:

*Interior renovation of an existing house, with replacement roof and exterior siding material. Addition will be on the rear of the residence. Any replacement doors, windows, and shutters shall match the existing style. Existing roof materials shall be replaced with the same type of historic material or with materials that closely resembles the existing material. Front porch shall remain and continue to be open. New addition shall match the new brick exterior of the rest of the house. Proposed exterior brick color is almond, with stone accents around doors. No replacement vinyl siding allowed.*

1. Any replacement doors, windows, and shutters shall match the existing style. **This will still comply.**
2. Existing roof materials shall be replaced with the same type of historic material or with materials that closely resembles the existing material. **Asphalt shingles will still be used.**
3. Front porch shall remain and continue to be open. **The front porch will remain and continue to be open but will be enhanced and enlarged.**
4. New addition shall match the new brick exterior of the rest of the house. **This will still happen; however, the brick for the existing house and the addition will occur at the water table line along the foundation. The rest will be Hardiplank.**
5. Proposed exterior brick color is almond, with stone accents around doors. **The revised brick color is a darker, more variegated color (see plans). The stone accents around the doors are no longer proposed, although some nice dark wood posts will now enhance the front porch.**
6. No replacement vinyl siding allowed. **Hardiplank (fiber cement) siding will now be used.**
7. Any replacement doors, windows, and shutters shall match the existing style. **The replacement windows will complement the colors of the exterior revisions.**

**In summary, the revisions since last fall will further enhance the house and still complement the surrounding neighborhood.**

Sec. 86-227. - Building exterior.

*All residential and commercial construction shall be brick, concrete stucco, stone, cementitious siding, wood or similar, durable architectural materials. Vinyl siding may be permitted in residential applications, only, provided the grade of vinyl meets or exceeds the Standard Specification*

**FOLLOW-UP APPROVAL ACTION (City Clerk)**

**Typed Name and Title**

Ricky L. Clark, City Manager

**Date**

March, 15, 2021

**Signature**

City Clerk's Office

*Vinyl siding is prohibited in the H-1 and H-2 historic districts and the historic overlay.* Owners of structures within these districts or the overlay having vinyl siding are not required to replace such siding; however, renovation of or addition to any structure having a construction cost exceeding 50 percent of the assessed market value shall comply with this section. That is, the use of vinyl on the structure being renovated or the addition shall be prohibited.

(b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-2 district shall conform to the following development standards:

- (1) Minimum lot area: 21,780 square feet (½-acre) **Lot not changing**
- (2) Minimum lot width: 100 feet **Lot not changing**
- (3) Minimum front yard: 35 feet **Existing front footprint not changing**
- (4) Minimum side yard: 15 feet **Existing side footprint not changing**
- (5) Minimum rear yard: 35 feet **Rear addition complies with this setback (see site plan)**
- (6) Minimum floor area per dwelling unit: 1,600 square feet **With addition, house size will be nearly 1900 square feet.**
- (7) Maximum building height: Two stories and 35 feet **Existing one-story**
- (8) Maximum lot coverage: 35 percent **With all improvements, lot coverage will be 15%.**

#### **Section 86-111 Historic Residential Overlay**

(g) Architectural design standards. The following standards shall control renovation, new construction and development in the historic residential overlay:

(1) Rehabilitation. Careful maintenance of the existing historic design, materials and details of structures in the overlay is encouraged. Rehabilitative efforts shall include the use of materials compatible with the architectural style of the historic structure (see article VII, Architectural style and scale for guidance on specific historic styles and building materials traditionally found in Jonesboro).

a. Roofs.

1. The existing pitch and shape of the roof shall be maintained. **Kept as existing. Rear addition cannot be seen from the road.**
2. The shape, style, and placement of historic dormers shall be maintained. **No dormers**
3. Addition of dormers to the front facade where none previously existed is prohibited. **No dormers**
4. Existing roof materials shall be replaced with the same type of historic material or with materials that closely resembles the existing material. **So noted.**
5. Decorative brackets, cornices, and eaves shall be maintained. **None**
6. Historic chimneys shall be maintained; new chimneys shall use traditional design and materials, and their placement shall be appropriate for the architectural style of the structure. **So noted.**

b. Building materials.

1. Historic building materials shall be maintained. **Vinyl is not allowed.**
2. Unpainted brick facades shall remain unpainted. **None**
3. Damaged exterior materials shall be treated with materials that will not cause further deterioration, including the use of an historic mortar mix of an appropriate color when repointing brick. **n/a**
4. Maintenance of all building materials shall adhere to the secretary of interior's standards for rehabilitation and other resources on file with the office of downtown development. **n/a**

c. Building color.

1. Recommended color shades shall draw from the range of existing color shades and complement the color schemes that already exist in the overlay. Reference materials on appropriate color palettes will be available for review at the office downtown development at city hall. **A light-colored Hardiplank siding will mimic the former white vinyl siding. Several houses in the area are light-colored, while others are dark-colored brick. The dark-colored brick water table now proposed for the house will contrast nicely with the white siding.**
2. Neon colors are prohibited. **So noted.**
3. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development. **So noted.**
4. Color patterns shall be consistent with the architectural style of the structure and with the overall historic character of the overlay. **A light-colored Hardiplank siding will mimic the former white vinyl siding. Several houses in the**

area are light-colored, while others are dark-colored brick. The dark-colored brick water table now proposed for the house will contrast nicely with the white siding.

5.6

*d. Foundations.*

1. The original design and materials of the foundation, open pier foundation and porch pier foundation shall be maintained. **Foundation will not be altered. Brick veneer put on foundation.**

2. Unpainted historic masonry foundations shall not be painted. **New brick in foundation.**

3. Concrete block is not permitted as a foundation material. **Brick veneer put on foundation.**

*e. Details.*

1. Addition of architectural details where none previously existed is prohibited. **None**

2. Replacement of historic details shall be made with matching material, design and scale rather than stock details. **None**

3. Removal of details from a structure is prohibited. **So noted**

*f. Lighting.*

1. Lighting fixtures and wattage shall be compatible with the historic character of the structure and the overlay.

2. Lighting placement and wattage shall be configured to prevent glare and to prevent light spillage onto residential uses.

**So noted**

*g. Windows.*

1. Historic windows and window arrangement shall be maintained. **So noted**

2. Damaged portions of windows, or windows damaged beyond repair, shall be replaced with windows comparable in design, size and materials rather than stock windows. **So noted**

3. Flat snap-in muntins, designed to resemble frames that hold panes of glass in a window, are discouraged.

4. New windows on side elevations shall be compatible with historic windows in terms of materials, size and design.

5. Storm windows shall match the color of the window frame and obscure the window as little as possible.

6. The addition of windows where none previously existed is discouraged.

7. The addition of shutters that are incompatible with the window size and shape is discouraged. **So noted**

*h. Doors.*

1. Historic doors and door placement shall be maintained. **So noted**

2. Damaged portions of doors, or doors damaged beyond repair, shall be replaced with doors that are comparable in design, size and materials rather than stock doors.

3. New doors on side elevations shall be compatible with historic doors in terms of materials, size and design.

4. Storm doors shall match the color of the doorframe and obscure the door as little as possible. The addition of doors, sidelights, transoms, fanlights or other decorative features where none previously existed is discouraged.

*i. Porches.*

1. The design, materials, roof supports and balustrades and roof shape of historic porches shall be maintained. **The revised front porch design will be compatible with the surrounding neighborhood.**

2. The addition of front porches where none previously existed is discouraged. **Porch already there will be enlarged and enhanced.**

3. The addition of decorative elements, if desired, shall be consistent with the base architectural style of the structure.

4. Replacement of historic porch features shall be made with matching material, design, and scale rather than stock features. **The revised front porch design will be compatible with the surrounding neighborhood.**

5. Porch floors and foundations shall not be replaced with slab concrete or brick. **Existing porch already had concrete.**

6. The enclosure of front or side porches shall be prohibited. **Enhanced porch will remain open.**

**Fiscal Impact**

*(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*

Private owner

**Exhibits Attached** (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- 204 Lee Street - RENOVATIONS March 2021
- 204 Lee Street - SITE PLAN march 2021

**Staff Recommendation** *(Type Name, Title, Agency and Phone)*

**Approval**

# SOLANO RESIDENCE

HOME RENOVATION AND ADDITION

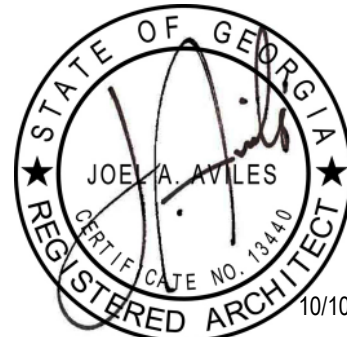
204 LEE STREET  
JONESBORO, GA 30236  
CLAYTON COUNTY



12055 Greenmont Walk | Alpharetta | Georgia 30009  
tel: 404.975.7895 | email: joel@joelaviles.com  
www.joelaviles.com

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Professional Seals:



Prepared for:

ALBERT SOLANO

Consultants:

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## APPLICABLE CODES

TYPE OF OCCUPANCY:	IRC RESIDENTIAL GROUP (R-3)
RESIDENTIAL:	INTERNATIONAL RESIDENTIAL CODE - 2018 EDITION, W/ GEORGIA STATE AMENDMENTS (2020)
ELECTRICAL:	NEC - NATIONAL ELECTRIC CODE - 2017 EDITION, W/ NO GEORGIA AMENDMENTS
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION, W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
CLIMATE ZONE:	3A
PLUMBING:	INTERNATIONAL PLUMBING CODE - 2018 EDITION, W/ GEORGIA AMENDMENTS (2020)

## DESIGN LOADS AND BUILDING PLANNING

THE STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL RESIDENTIAL CODE (2018 EDITION)

FLOORS:  
SLEEPING AREAS = 30 PSF LL + 10 PSF DL  
LIVING AREAS = 40 PSF LL + 20 PSF DL  
STAIRS = 100 PSF LL  
WOOD DECKS = 40 PSF LL + 20 PSF DL

ROOFS:  
CEILINGS NOT ATTACHED TO RAFTERS, L/A = 180:  
ROOF LIVE LOAD = 20 PSF  
ROOF DEAD LOAD = 10 PSF (LIGHTWEIGHT FRAMING)  
ROOF DEAD LOAD = 20 PSF

CEILINGS ATTACHED TO RAFTERS, L/A = 240:  
ROOF LIVE LOAD = 20 PSF  
ROOF DEAD LOAD = 10 PSF (LIGHTWEIGHT FRAMING)  
ROOF DEAD LOAD = 20 PSF

CEILINGS:  
UNINHABITABLE ATTICS W/O STORAGE, L/A = 240:  
LIVE LOAD = 10 PSF  
DEAD LOAD = 5 PSF

UNINHABITABLE ATTICS W/ LIMITED STORAGE, L/A = 240:  
LIVE LOAD = 20 PSF  
DEAD LOAD = 10 PSF

WIND LOADS:  
BASIC WIND SPEED = 115 MPH

WEATHERING PROBABILITY FOR CONCRETE: MODERATE

GROUND SNOW LOAD : 5 PSF

TERMITE INFESTATION PROBABILITY : VERY HEAVY

## ARCHITECTURAL LEGEND

	SECTION MARK
	CALLOUT DETAIL MARK
	CEILING TAG
	CENTER LINE
	DOOR TAG
	EQUIPMENT TAG
	NORTH ARROW
	ROOM TAG
	AL STOREFRONT TAG
	WALL TAG
	WINDOW TAG
	(GRID LINE) CENTER
	(GRID LINE) FACE

## ABBREVIATIONS

3050 WINDOW SIZE 3'-0" x 5'-0"	KW KNEE WALL
A AMPS	KW KILOWATT
ABV ABOVE	LDG LEDGE
AC ABOVE CEILING	LIN LINEN
ACT ACOUSTICAL CEILING TILE	LOC LOCATION
AFF ABOVE FINISH FLOOR	MAS MASONRY
ALUM ALUMINUM	MECH MECHANICAL ROOM
APPROX APPROXIMATE	MFR MANUFACTURER
ASC ABOVE SUSPENDED CEILING	OHD OVERHEAD DOOR
BDRM BEDROOM	OPG OPENING
BF BI-FOLD DOOR	OPT OPTIONAL
BLW BELOW	PAN PANTRY
BRK BRICK	PDS PULL DOWN STAIR
BMT BASEMENT	PS PEDESTAL SINK
CL CENTER LINE	PT PRESSURE TREADED
CLW CENTER LINE OF WALL	PW PLUMBING WALL
COL COLUMN	PWR POWDER ROOM
CONC CONCRETE	QT QUARRY TILE
CONT CONTINUOUS	RB RUBBER
COORD COORDINATE	RC STAIR RISER COUNT
CPT CARPET	RD STAIR RISER DIMENSION
CT CERAMIC TILE	RECP RECEPTACLE
DBL DOUBLE	SB SMOKE BARRIER
DECO DECORATIVE	SC SOLID CORE
DF DRINKING FOUNTAIN	SCWD SOLID CORE WOOD
DN DOWN	SIM SIMILAR
DS DOWNSPOUT	SS STAINLESS STEEL
DW DRAIN	STL STEEL
DWG DRAWINGS	SU STUB-UP
EFS EXTERIOR INSULATION FINISH SYSTEM	TC STAIR TREAD COUNT
ELEC ELECTRIC	TD STAIR TREAD DIMENSION
EP ELECTRIC PANEL	TOP TOP OF PLATE
EW EACH WAY	TOW TOP OF WINDOW
EWC ELECTRIC WATER COOLER	TRANS TRANSOM WINDOW
EXG EXISTING	TYP TYPICAL
EXT EXTERIOR	UNO UNLESS NOTED OTHERWISE
FE WALL RECESSED	V VOLTS
FEC FIRE EXTINGUISHER 5# A.B.C.	VCT VINYL COMPOSITE TILE
FEC FIRE EXTINGUISHER CABINET	W WATTS
W SEMI RECESSED W/ 5# A.B.C.	WH WATER HEATER
FLR FLOORING	WIC WALK IN CLOSET
FOS FACE OF STUD	
FPL FIRE PLACE	
FTG FOOTING	
GS GENERAL CONTRACTOR	
GYB GYPSUM BOARD	
HGT HEIGHT	
HM HOLLOW METAL	
HP HORSEPOWER	
IG ISOLATED GROUND	

## SCOPE OF WORK

RENOVATE AND CREATE NEW ADDITION TO AN EXISTING HOME.

## TEAM MEMBERS

OWNER: ALBERT SOLANO  
404.952.0453

ARCHITECT: JOEL AVILES ARCHITECTS, LLC  
ATTN: JOEL AVILES, AIA, NCARB  
12055 GREENMONT WALK  
ALPHARETTA, GA 30009  
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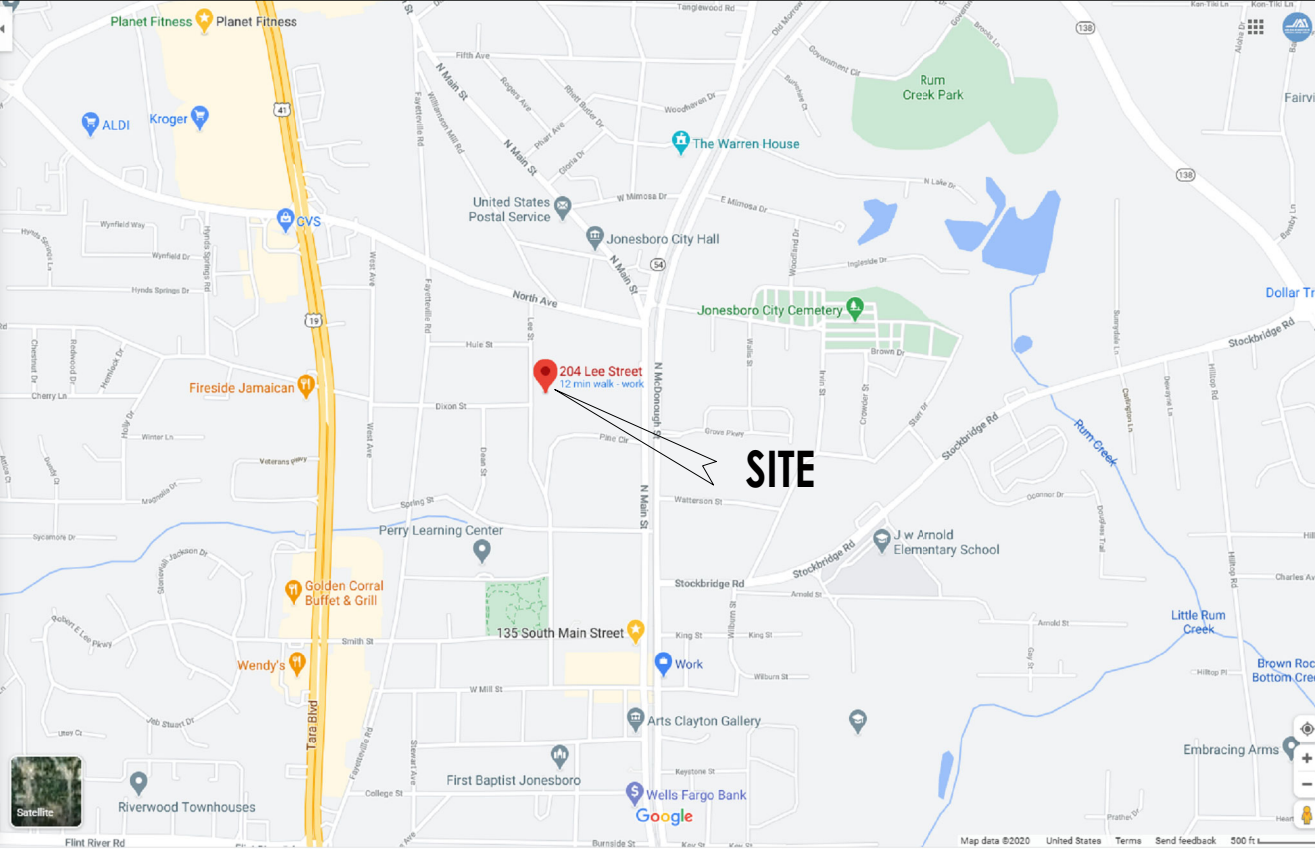
## BUILDING AREAS

AREA SCHEDULE (GROSS HEATED)	
EXISTING HEATED AREA	1391 SF
NEW HEATED ADDITION	599 SF
Grand total	1990 SF

AREA SCHEDULE (GROSS UNHEATED)	
COVERED FRONT PORCH	160 SF
COVERED SCREEN PORCH	365 SF
Grand total	525 SF

AREA SCHEDULE (GROSS TOTAL UNDER ROOF)	
EXISTING HEATED AREA	1391 SF
COVERED FRONT PORCH	160 SF
NEW HEATED ADDITION	599 SF
COVERED SCREEN PORCH	365 SF
Grand total	2515 SF

## LOCATION MAP



## INTERPRETATION OF DRAWINGS DURING CONSTRUCTION

1. JOEL A. AVILES, ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE; AND THAT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

## DRAWING INDEX

SHEET INDEX	
A100	COVER SHEET
A101	NOTES AND SPECIFICATIONS
A102	EXISTING FLOOR PLAN & ELEVATIONS
A103	PROPOSED FLOOR & ROOF PLAN
A104	PROPOSED EXTERIOR ELEVATIONS
A105	PROPOSED EXTERIOR ELEVATIONS
A106	FOUNDATION / FLOOR FRAMING PLAN
A107	CEILING & ROOF FRAMING PLANS
A108	DETAILS
A109	ELECTRICAL LAYOUT
A110	ISOMETRICS

NO.	DATE	COLORS	DESCRIPTIONS	BY
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## ISSUES / REVISIONS

Project:  
**204 LEE STREET**

Project Address:  
204 LEE STREET  
JONESBORO, GA 30236

Drawing Title:

**COVER SHEET**

Drawing Status:

**RELEASED FOR CONSTRUCTION**

Scale: 1/4" = 1'-0" Drawn by: JA Reviewed by: JA

Date/Time Printed: 2/8/2021 6:31:28 PM

Date: 10/10/20 Project number: 20046

Drawing:

**A100**

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
5. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
6. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. WHERE APPLICABLE, COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
8. THE STRUCTURE SHOWN ON THESE DRAWINGS IS SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL TEMPORARILY BRACE THE STRUCTURE AND ITS COMPONENTS TO RESIST ALL LATERAL FORCES DURING CONSTRUCTION.

SOIL & FOUNDATION WALL GENERAL NOTES:

1. FOOTINGS HAVE BEEN DESIGNED USING A SOIL BEARING PRESSURE OF 2000 PSF. FOOTING DESIGN PARAMETERS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
2. BOTTOM OF CONCRETE FOOTINGS SHALL BE 12" BELOW FINISH GRADE AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE STRUCTURE.
3. IF BACKFILL EXCEEDS 4 FEET AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.

REINFORCED CONCRETE GENERAL NOTES:

1. MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS: (PER IRC TABLE R402.2)
  - A. BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER = 2,500 PSI
  - B. BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS = 2,500 PSI
  - C. BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER = 3,000 PSI
  - D. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS = 3,000 PSI
2. CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH AS SHOWN ABOVE (IRC TABLE R402.2). CONCRETE SUBJECT TO WEATHERING SHALL BE AIR ENTRAINED AS SPECIFIED IN IRC TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS, AND STEPS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 4.2.3. OF ACI 318. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTER 3 OF ACI 318 OR ACI 332.
3. CONCRETE WORK SHALL CONFORM TO ACI 318-05, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
4. AGGREGATE SHALL BE NORMAL WEIGHT AND CONFORM TO ASTM C33.
5. THE FOLLOWING MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE PROVIDED:
  - 3 IN. - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
  - 2 IN. - CONCRETE EXPOSED TO EARTH OR WEATHER (#6 TO #18 BAR)
  - 1 1/2 IN. - CONCRETE EXPOSED TO EARTH OR WEATHER (#3 TO #5 BAR)
  - 3/4 IN. - CONCRETE NOT EXPOSED TO EARTH OR WEATHER (#3 TO #11 BAR)
6. LAP SPLICES FOR REINFORCING STEEL SHALL BE ACI CLASS B.
7. DETAILING, FABRICATION AND PLACING OF CONCRETE REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318 AND ACI 315. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
8. ALL REINFORCING STEEL SHALL BE FREE OF RUST, SCALE OR ANY FOREIGN MATERIAL PRIOR TO CONCRETE PLACEMENT.

CONCRETE SLABS ON GRADE NOTES:

1. CONCRETE SLAB-ON-GROUND FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R506 OR ACI 332.
2. CONSTRUCTION AND CONTROL JOINTS SHALL BE INSTALL WITHIN A MAXIMUM AREA OF 150 SF, OR AS INDICATED ON PLANS.
3. CONCRETE SLAB ON GRADE SHALL BE 4 INCHES THICK, 3,000 PSI CONCRETE REINFORCED WITH 6x6 - W1.4x1.4 WELDED WIRE MESH PLACED 1 INCH BELOW TOP OF SLAB. INSTALL SLAB OVER A 4 INCH GRAVEL BASE WITH 6 MIL MIN. VAPOR BARRIER.
4. WELDED WIRE MESH SHALL CONFORM TO ASTM A185, LAP MESH 6 INCHES MIN.
5. FINISHING OF CONCRETE SLAB ON GRADE SHALL CONFORM TO ACI 302.1R.

MASONRY NOTES:

1. CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT AND CONFORM TO ASTM C90, GRADE N, TYPE II, COMPRESSIVE STRENGTH (f'm) SHALL BE 1,500 PSI MINIMUM.
2. MASONRY MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND CONFORM TO ASTM C476.
3. INSTALLATION OF CONCRETE MASONRY UNITS SHALL CONFORM TO ACI 530 / ASCE 5. UNITS SHALL BE SET IN RUNNING BOND.
4. MASONRY REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
5. JOINT REINFORCING FOR MASONRY SHALL BE TRUSS TYPE, 2-9 GAUGE 3/16 RODS, AND CONFORM TO ASTM A82. VERTICAL SPACING SHALL BE 16 INCHES TYPICAL.
6. ALL MASONRY CELLS CONTAINING REINFORCING STEEL OR BELOW GRADE SHALL BE GROUTED SOLID. VERTICAL REINFORCING SHALL BE DOWELED INTO THE FOUNDATION. LAP SPLICES FOR REINFORCEMENT SHALL BE 50 BAR DIAMETER.

WOOD FRAMING NOTES:

1. WOOD FRAMING SHALL CONFORM TO ALL LOCAL BUILDING CODES AS A MINIMUM STANDARD.
2. TOE AND END NAILING MAY BE ALLOWED FOR BEARING TYPE CONNECTIONS UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL OTHER CONNECTIONS SHALL BE MADE USING METAL CONNECTORS.
3. NOMINAL WOOD FRAMING SHALL BE SOUTHERN PINE NO.2 AND CONFORM TO NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, KILN DRIED (MC=15%) OR EQUAL UNLESS NOTED OTHERWISE ON THE DRAWINGS.
4. WALL STUD FRAMING SHALL BE SOUTHERN PINE, STUD GRADE TYPICAL.
5. WOOD FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH SOIL, CONCRETE OR MASONRY SHALL BE PRESSURE PRESERVATIVE TREATED TYPICAL.
6. SIMPSON CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SIMPSON STRONG-TIE COMPANY, INC. USE THE SIZE AND NUMBER OF REQUIRED FASTENERS AS LISTED IN THE SIMPSON STRONG-TIE CATALOG C-2009.
7. PROVIDE BRIDGING AT 6'-0" O/C MAXIMUM SPACING AND AT ALL BEARING POINTS FOR ALL JOISTS AND RAFTERS.
8. LOAD BEARING STUD WALLS SHALL HAVE HORIZONTAL BRACING AT 6'-0" O/C MAXIMUM SPACING.
9. STUDS AND JOISTS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING WITHOUT ADDING METAL OR WOOD SIDE PIECES TO STRENGTHEN THE MEMBER TO ITS ORIGINAL CAPACITY.
10. STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325N, TYPICAL.
11. JOISTS AND RAFTERS SHALL BE CUT TO HAVE HORIZONTAL CONTACT FOR THE FULL WIDTH OF THE SUPPORTING MEMBER.
12. NAIL MULTIPLE MEMBER BEAMS TOGETHER WITH 16D NAILS AT 12 INCHES ON CENTER STAGGERED.
13. ALL STRUCTURAL GLUED LAMINATED TIMBER TO HAVE MINIMUM FB = 2400 PSI. GRADE COMBINATION F.
14. ALL LAMINATED VENEER LUMBER BEAMS (LVL) TO HAVE MINIMUM FB = 2925 PSI AND A MODULUS OF ELASTICITY OF 2000 KSI.
15. ALL METAL CONNECTORS AND FASTENERS TO BE PROTECTED FROM CORROSION BY USING SUCH CONNECTORS AND FASTENERS THAT ARE ADDITIONALLY TREATED FOR PROTECTION AGAINST CORROSION BY THE MANUFACTURERS.
16. WOOD ROOF SHEATHING SHALL BE 5/8 IN. APA RATED PLYWOOD, CDX OR OSB SHEATHING. NAIL SHEATHING TO WOOD TRUSSES WITH 10d COMMON NAILS SPACED 6 IN. O.C. AT PANEL EDGES AND 12 IN. O.C. AT INTERMEDIATE SUPPORTS.
17. EXTERIOR WALL SHEATHING SHALL BE 1/2 IN. APA RATED PLYWOOD, CDX OR OSB SHEATHING. NAIL SHEATHING TO WOOD STUDS AND PLATES WITH 10d COMMON NAILS SPACED 6 IN. O.C. AT PANEL EDGES AND 12 IN. O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTE OTHERWISE.
18. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
19. ALL HEADERS SHALL BE 2-2x10's WITH 1/2" PLYWOOD BUTCH PLATE UNLESS OTHERWISE NOTED.
20. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
21. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS IF FLOOR JOIST ARE INDICATED ON PLANS.
22. UNLESS OTHERWISE INDICATED ON PLANS, PROVIDE 2X4'S COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
23. UNLESS OTHERWISE INDICATED ON PLANS, PROVIDE CONTINUOUS PURLINS, LUMBER SIZED EQUAL TO RAFTER, AT A POINT WHERE IT MEETS THE PURLIN BRACE AT THE TOP END. PURLIN BRACE SHALL BE 2x4 MIN., WITH A ANGLE TO HORIZON NOT LESS THAN 45 DEGREES AT BOTTOM END, AND SPACED A MINIMUM OF 48" O.C. BOTTOM END OF PURLIN TIE SHALL BEAR ON BEARING WALL AND TOP END SHALL BE CONNECTED TO CONTINUOUS PURLIN.
24. UNLESS OTHERWISE INDICATED ON PLANS, PROVIDE 2x4 RATER TIES @ EVERY OTHER RAFTER, WHERE CEILING JOIST RUN PERPENDICULAR TO RAFTERS.
25. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
26. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD.
27. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
28. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
29. COMMON WIRE NAILS SHALL BE GALVANIZED AND CONFORM TO ASTM F1667. THE FOLLOWING SIZES SHALL BE USED:

TYPE	DIAMETER	LENGTH
6d	0.113 IN.	2 IN.
8d	0.131 IN.	2 1/2 IN.
10d	0.148 IN.	3 IN.
12d	0.148 IN.	3 1/4 IN.
16d	0.162 IN.	3 1/2 IN.

PRE-ENGINEERED WOOD TRUSSES:

1. WOOD ROOF TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.
2. FLOOR TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.
3. DO NOT FIELD CUT OR ALTER WOOD TRUSSES WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.

LIGHT GAUGE FRAMING:

1. LIGHT GAUGE FRAMING SHALL BE FABRICATED AND ERECTED ACCORDING TO SPECIFICATIONS OF THE AMERICAN IRON AND STEEL INSTITUTE (AISI).
2. HILTI FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS BY THE HILTI CORPORATION.

GLAZING AND OPENING NOTES:

1. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OF ANY STANDING SURFACE AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
  2. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT., A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 44" FROM FINISH FLOOR TO OPENING SILL.
  3. UNLESS OTHERWISE INDICATED ON PLANS ALL GLAZING SHALL BE INSULATED LOW-E.
- EXHAUST FAN NOTES:
1. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE IF SPECIFIED ON PLANS.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO COMPLY WITH NATIONAL ELECTRIC CODE AS SPECIFIED UNDER APPLICABLE CODES.
2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN THE STATE OF GEORGIA.

MECHANICAL NOTES:

1. ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR IN THE STATE OF GEORGIA.

PLUMBING NOTES:

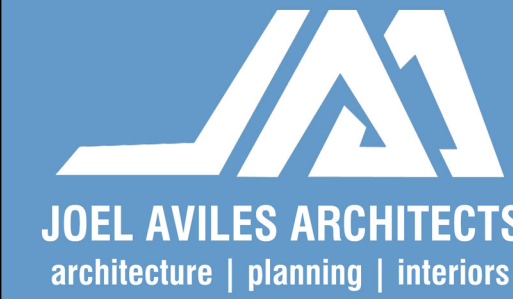
1. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER CONTRACTOR IN THE STATE OF GEORGIA.

ELECTRICAL SYMBOL LEGEND

NOTES:

1. ALL MOUNTING HEIGHTS ARE TO CENTERLINE OF DEVICES UNO, ALL SHALL BE THE MOUNTING HEIGHT USED, UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS.
2. ALL SYMBOLS INDICATED IN THIS LEGEND MAY NOT NECESSARILY BE USED ON THE PLANS.

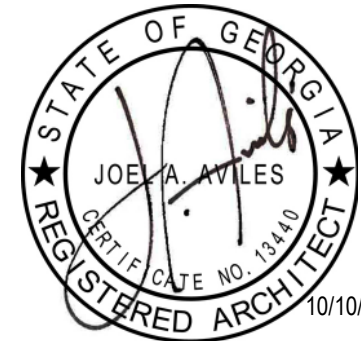
	LIGHT - FLOOD		SWITCH
	LIGHT - EYE LID		SWITCH DOUBLE SWITCH BOX
	14" DIA. SOLATUBE W/ LIGHT FIXTURE (MODEL 290 DS)		SWITCH TRIPLE SWITCH BOX
	10" DIA. SOLATUBE W/ LIGHT FIXTURE (MODEL 160 DS)		SWITCH QUADRUPLE SWITCH BOX
	PULL CHAIN LIGHT		3-WAY SWITCH
	CLG MOUNTED LUMINAIRE		4-WAY SWITCH
	WALL MOUNTED LUMINAIRE		FAN SWITCH
	RECESSED CAN LIGHT		GARAGE DOOR OPENER SWITCH
	RECESSED MINI CAN LIGHT		GARBAGE DISPOSAL
	RECESSED WALL MOUNTED WALL LUMINAIRE		EQUIPMENT BACKBOARD
	2 x 4 FLUORESCENT LIGHT FIXTURE (8 FT)		EXISTING EQUIPMENT BACKBOARD
	CEILING MOUNTED LED STRIP FIXTURE (8 FT)		ELECTRICAL PANEL BOARD - SURFACE OR RECESSED MOUNTED
	CEILING MOUNTED LED STRIP FIXTURE (4 FT)		ELECTRICAL METER
	TRACK LIGHTING (LED)		NON-FUSED DISCONNECT SWITCH - RATING / POLES / ENCLOSURE AS INDICATED (E.G. 30/3/3R)
	ELECTRICAL WIRE WITH NUMBER OF CONDUCTORS		FUSED DISCONNECT SWITCH - RATING / POLES / ENCLOSURE / FUSE AS INDICATED (E.G. 60/3/3R/40)
	HOME RUN W/ CIRCUIT NUM. (E.G. PANEL C CIRCUIT NUM 1)		DUPLEX RECEPTACLE - 18" AFF OR AT HEIGHT INDICATED - NEMA 5-20R
	LIGHT W/CEILING FAN PRE-WIRED		DUPLEX RECEPTACLE - 220-240 V, 18" AFF OR AT HEIGHT INDICATED - NEMA 5-20R
	CEILING FAN W/LIGHT		ELECTRIC VEHICLE CHARGING STATION
	CEILING FAN		DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE (GFCI) - 18" AFF OR AT HEIGHT INDICATED, NEMA 5-20R
	TELEVISION CABLE		ELECTRICAL SERVICE WITH GROUND FAULT PROTECTION
	TELEVISION CABLE CEILING MOUNTED THERMOSTAT		SPECIAL PURPOSE RECEPTACLE - TYPE AND MOUNTING AS INDICATED
	42" A.F.F. PHONE OUTLET		SPECIAL PURPOSE RECEPTACLE- ELECTRIC CAR OUTLET - AMPS PER MFR
	SMOKE DETECTOR - CEILING MOUNTED & HARD WIRED		WEATHERPROOF DUPLEX 20A GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE - 36" AFF OR AT HEIGHT INDICATED
	SMOKE DETECTOR - WALL MOUNTED & HARD WIRED		HIDDEN OUTLET
	CARBON MONOXIDE ALARM DETECTOR - CEILING MOUNTED		SWITCHED OUTLET
	CARBON MONOXIDE & SMOKE DETECTOR ALARM DETECTOR COMBO - CEILING MOUNTED		FLOOR MOUNTED OUTLET
			CEILING MOUNTED OUTLET
			JUNCTION BOX (DIRECT CONNECTION)



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Professional Seals:



Prepared for:  
**ALBERT SOLANO**

Consultants:

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NO.	DATE	DESCRIPTIONS	BY
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ISSUES / REVISIONS

Project:  
**204 LEE STREET**

Project Address:

204 LEE STREET  
JONESBORO, GA 30236

Drawing Title:

**NOTES AND SPECIFICATIONS**

Drawing Status:

**RELEASED FOR CONSTRUCTION**

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Date/Time Printed: 2/8/2021 6:31:32 PM

Date: 10/10/20 Project number: 20046

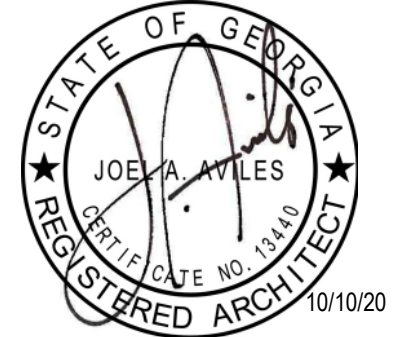
Drawing:

**A101**



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Professional Seals:



Prepared for:  
ALBERT SOLANO

Consultants:

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NO.	DATE	DESCRIPTIONS	BY
ISSUES / REVISIONS			

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**204 LEE STREET**

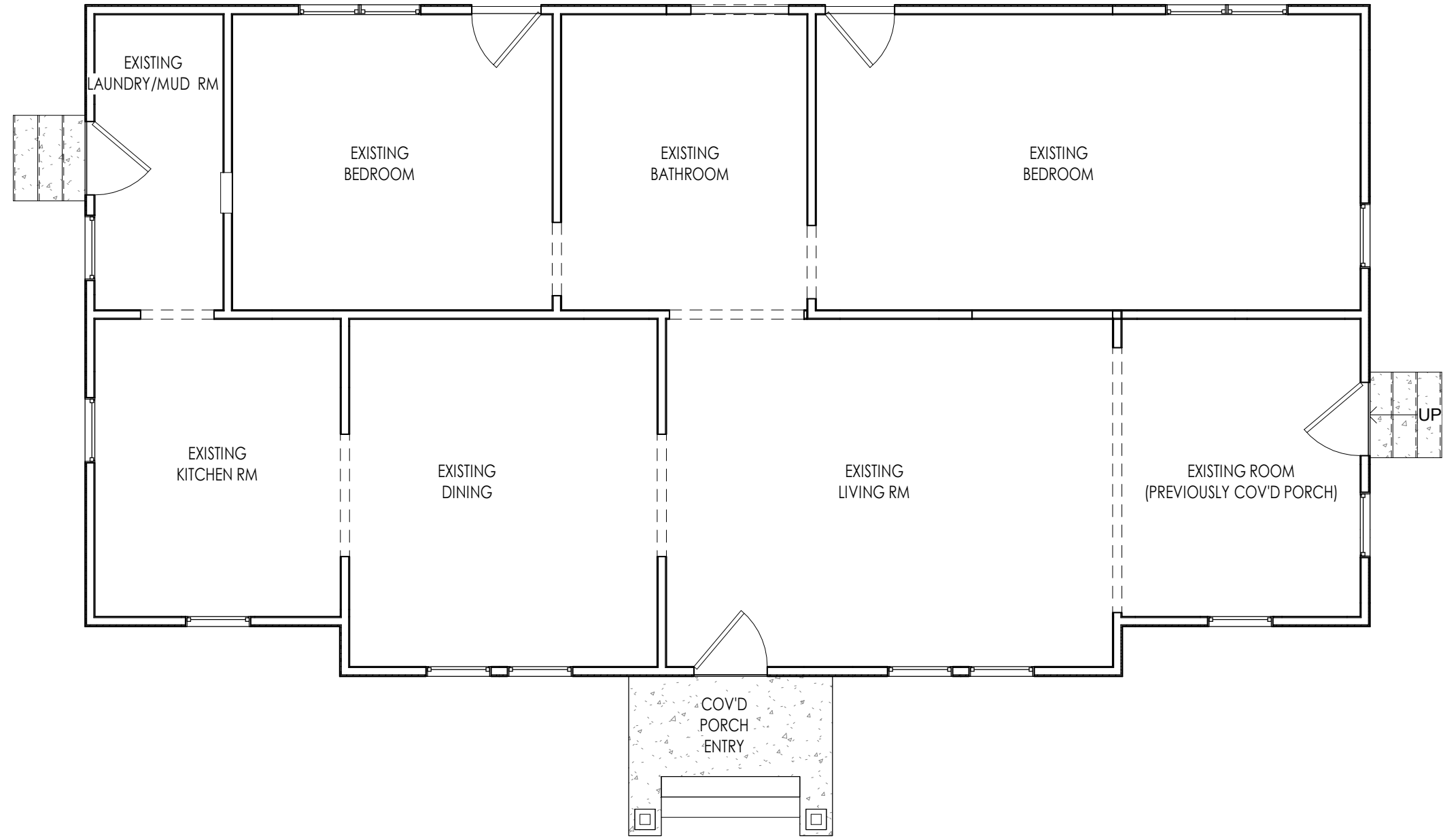
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204 LEE STREET  
JONESBORO, GA 30236

Drawing Title:  
**EXISTING FLOOR PLAN & ELEVATIONS**

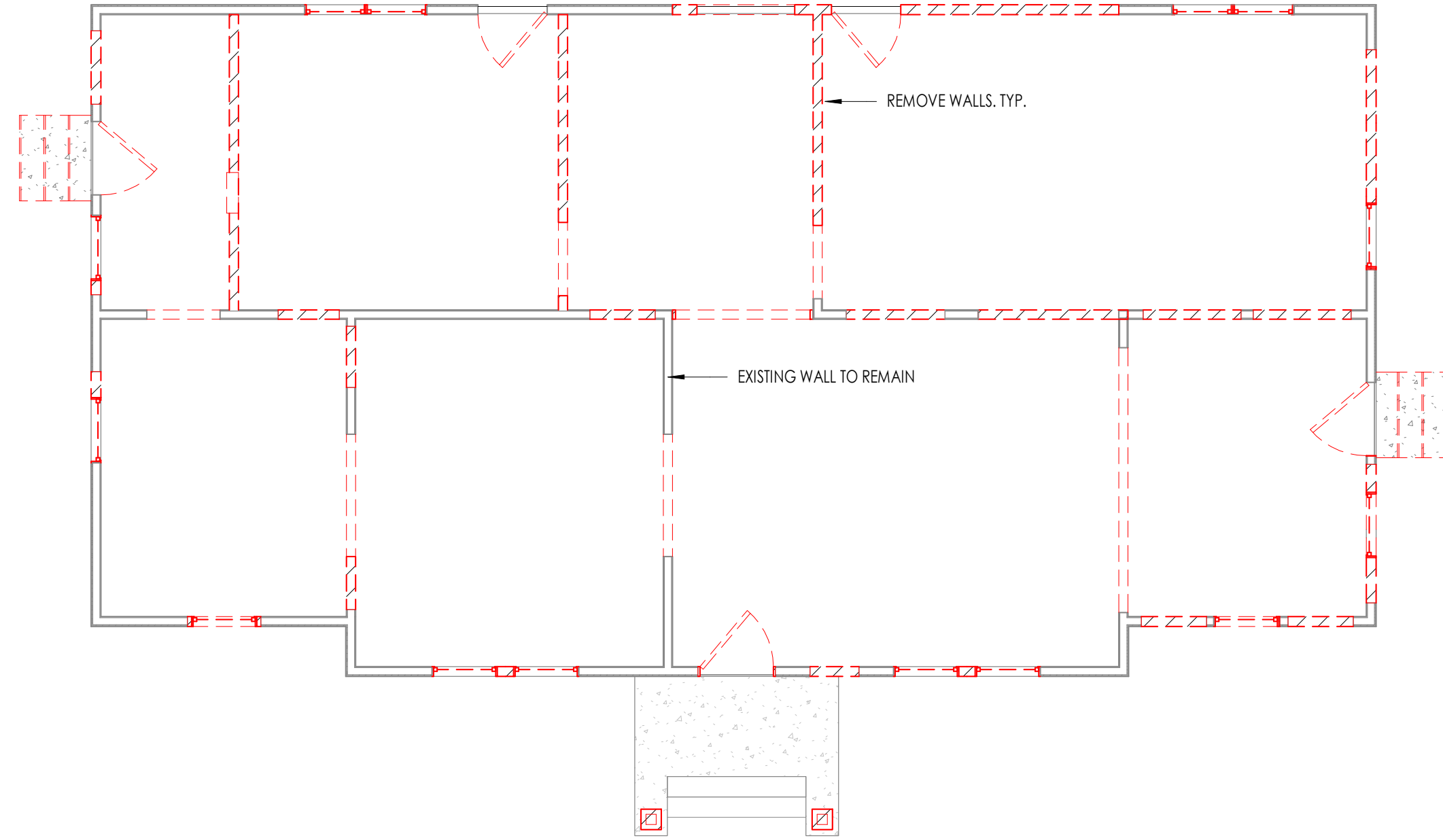
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**RELEASED FOR CONSTRUCTION**

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Date: 10/10/20 Project number: 20046

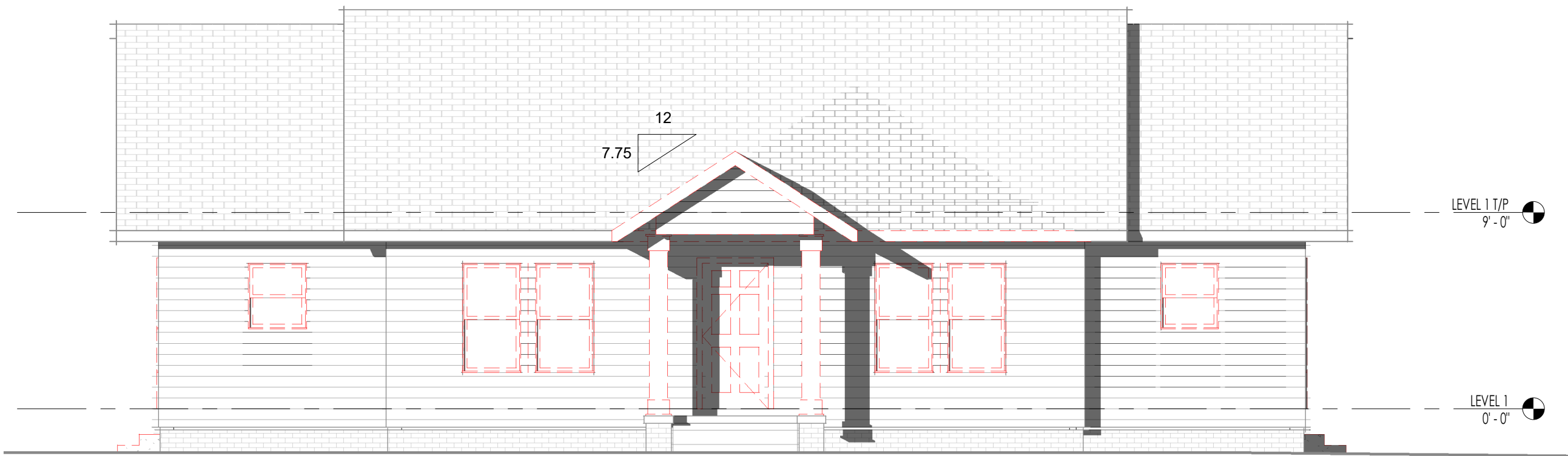
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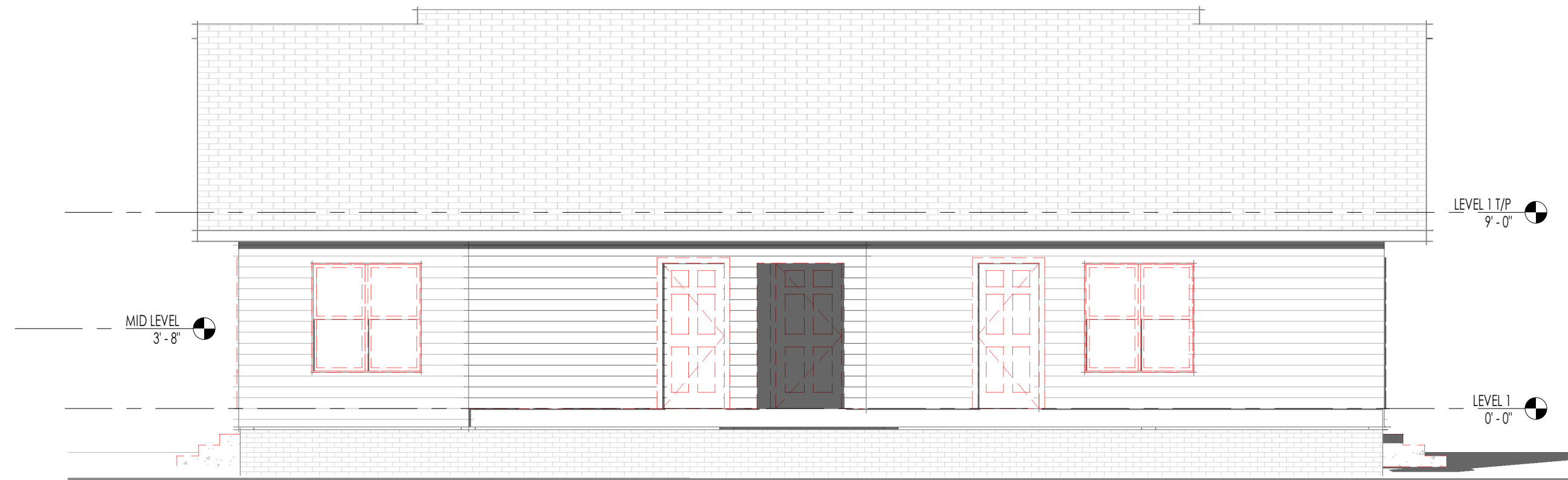
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A102  
**EXISTING FLOOR PLAN**  
3/16" = 1'-0"



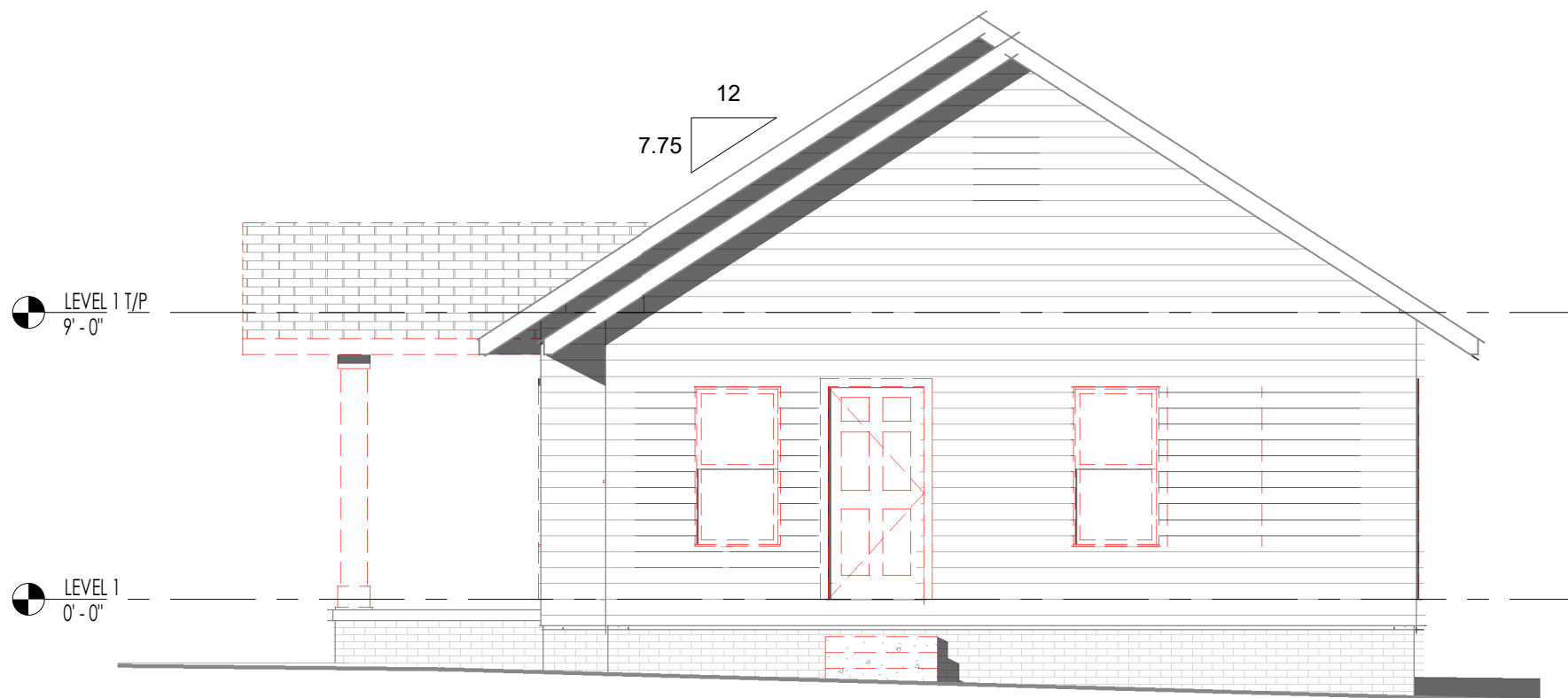
6  
A102  
**DEMO PLAN**  
3/16" = 1'-0"



1  
A102  
**FRONT ELEVATION - EXISTING**  
3/16" = 1'-0"



3  
A102  
**REAR ELEVATION - EXISTING**  
3/16" = 1'-0"



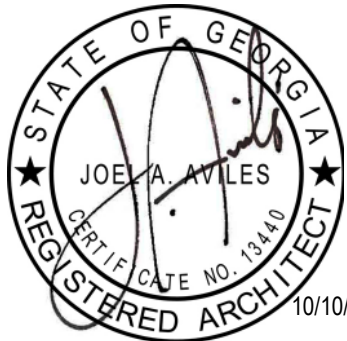
4  
A102  
**RIGHT ELEVATION - EXISTING**  
3/16" = 1'-0"



2  
A102  
**LEFT ELEVATION - EXISTING**  
3/16" = 1'-0"



Professional Seals:



Prepared for:  
**ALBERT SOLANO**

Consultants:

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NO.	DATE	DESCRIPTIONS	BY
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ISSUES / REVISIONS

Project:  
**204 LEE STREET**

Project Address:  
204 LEE STREET  
JONESBORO, GA 30236

Drawing Title:  
**PROPOSED EXTERIOR  
ELEVATIONS**

Drawing Status:  
**RELEASED FOR  
CONSTRUCTION**

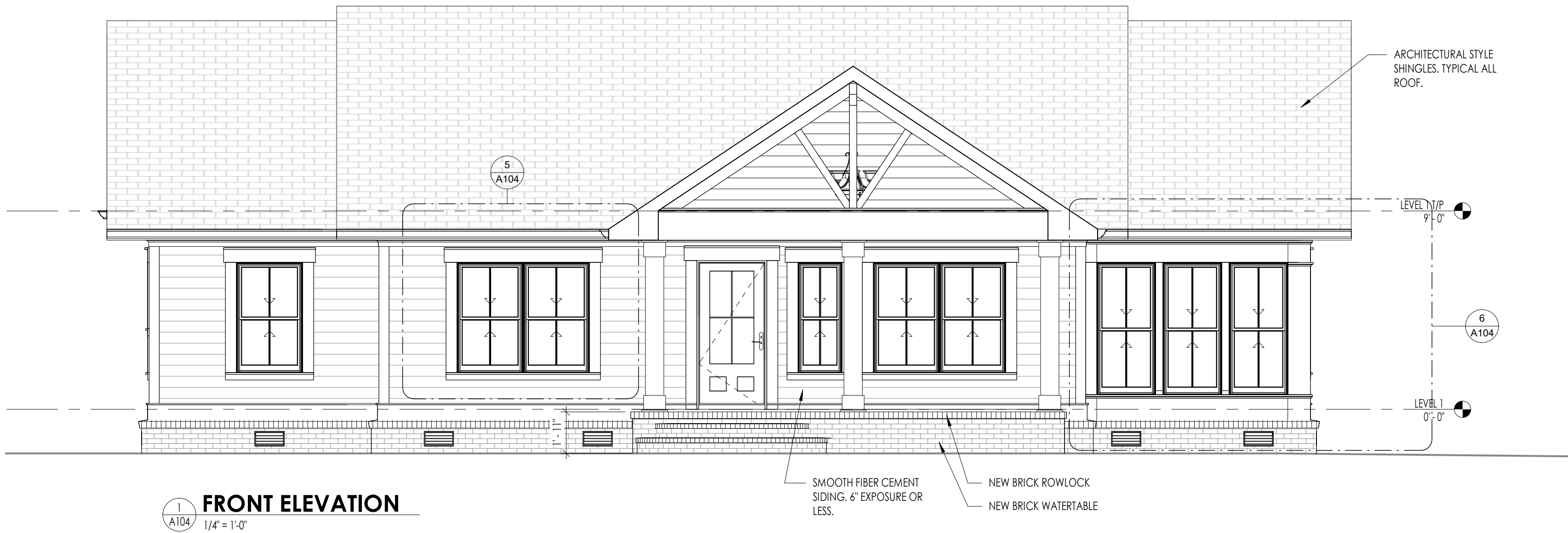
Scale: As indicated Drawn by: JA Reviewed by: JA

Date/Time Printed: 2/8/2021 6:31:55 PM

Date: 10/10/20 Project number: 20046

Drawing:

**A104**



**1 FRONT ELEVATION**  
A104 1/4" = 1'-0"



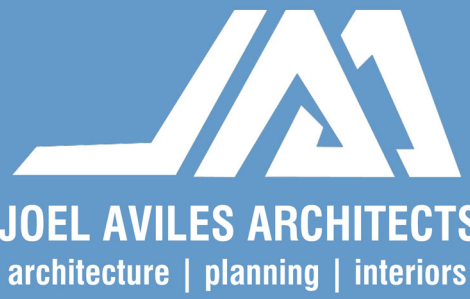
**2 REAR ELEVATION**  
A104 1/4" = 1'-0"



**5 WINDOW TRIM ELEVATION**  
A104 1/2" = 1'-0"

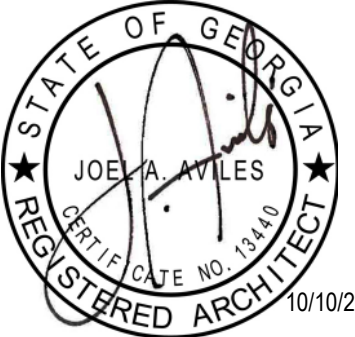


**6 SUNROOM WINDOW TRIM**  
A104 1/2" = 1'-0"



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Prepared for:  
ALBERT SOLANO

Consultants:

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NO.	DATE	DESCRIPTIONS	BY
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ISSUES / REVISIONS

Project:  
**204 LEE STREET**

Project Address:  
204 LEE STREET  
JONESBORO, GA 30236

Drawing Title:  
**PROPOSED EXTERIOR  
ELEVATIONS**

Drawing Status:  
**RELEASED FOR  
CONSTRUCTION**

Scale: 1/4" = 1'-0" Drawn by: JA Reviewed by: JA  
Date/Time Printed: 2/8/2021 6:31:59 PM  
Date: 10/10/20 Project number: 20046

Drawing:

**A105**



1  
A105  
1/4" = 1'-0" **RIGHT ELEVATION**



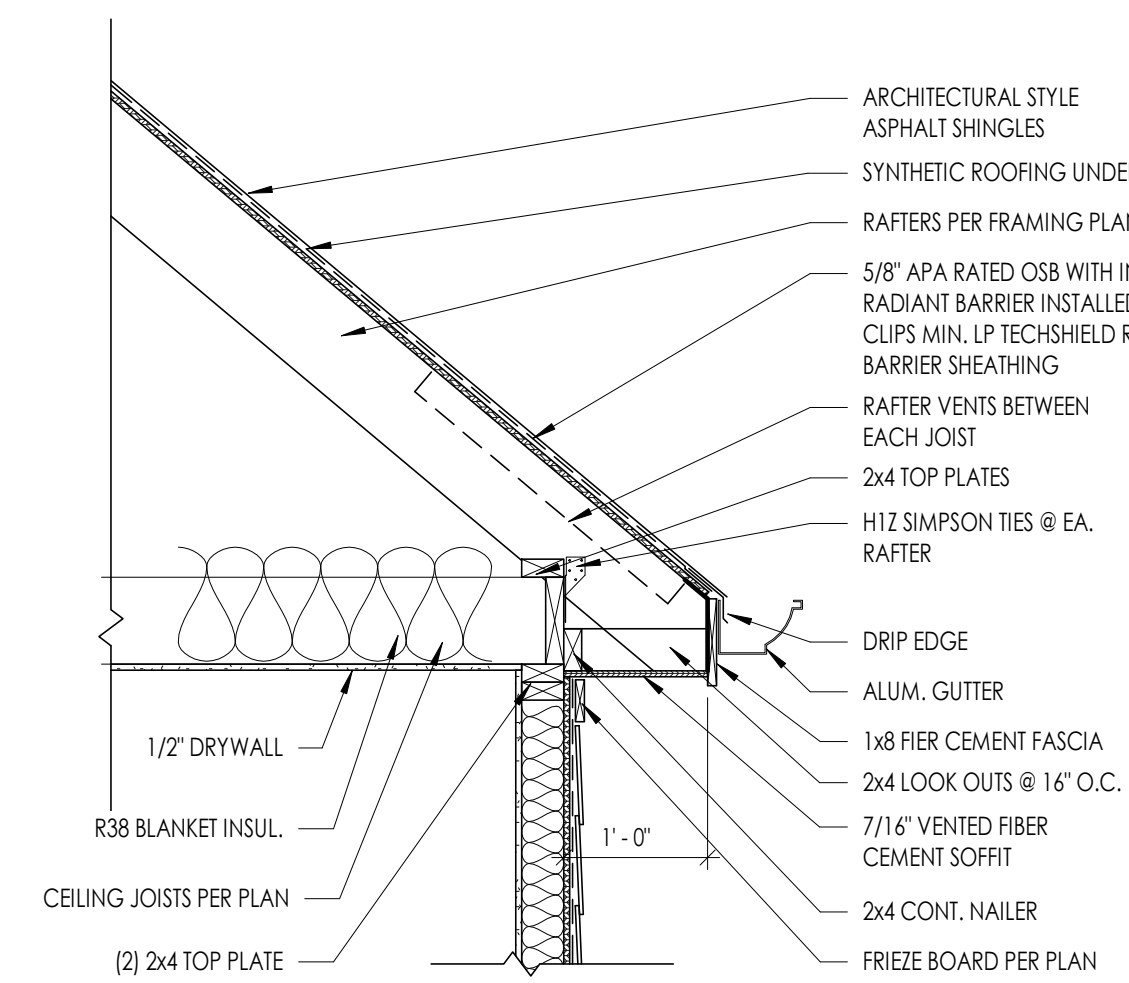
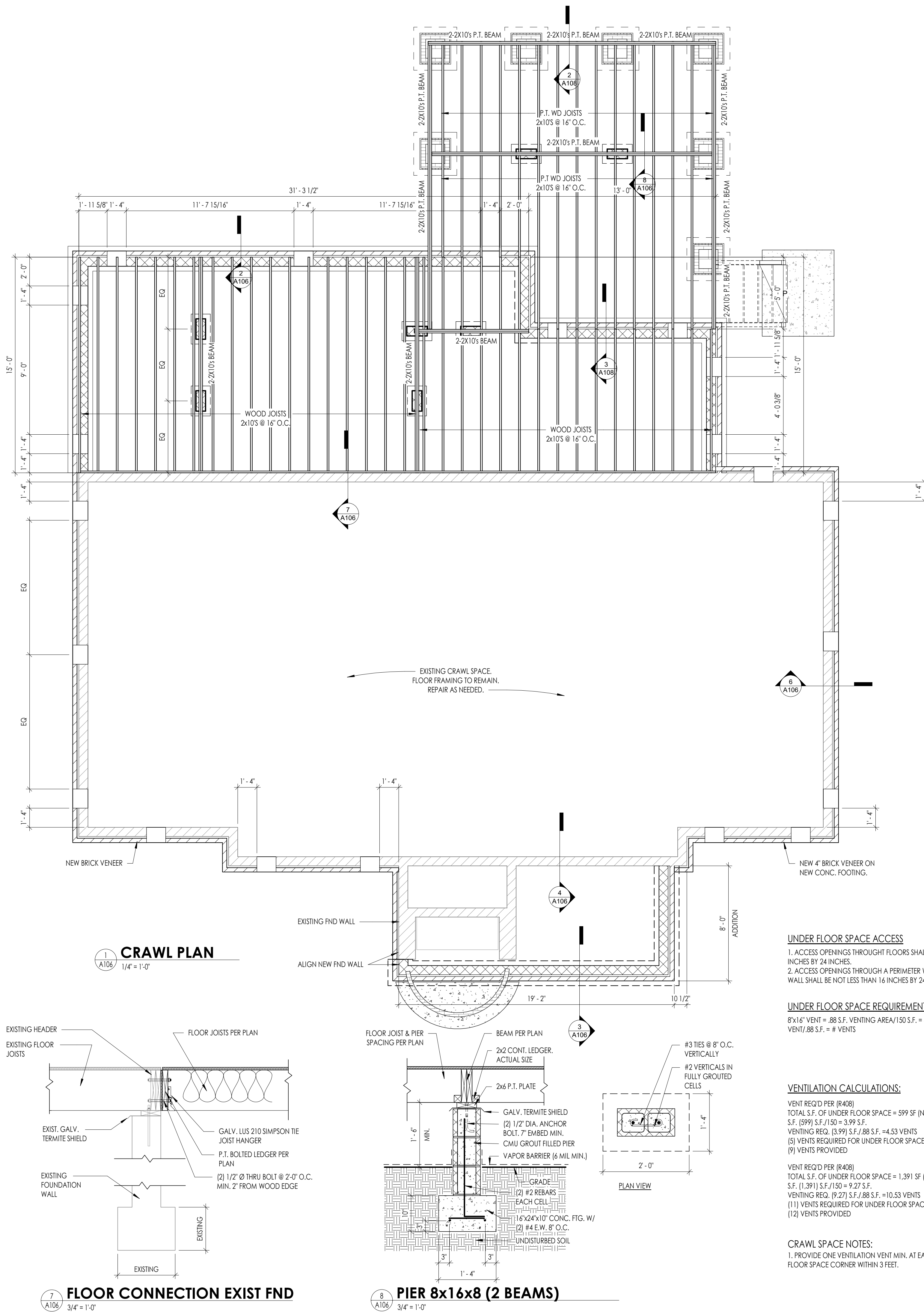
2  
A105  
1/4" = 1'-0" **LEFT ELEVATION**

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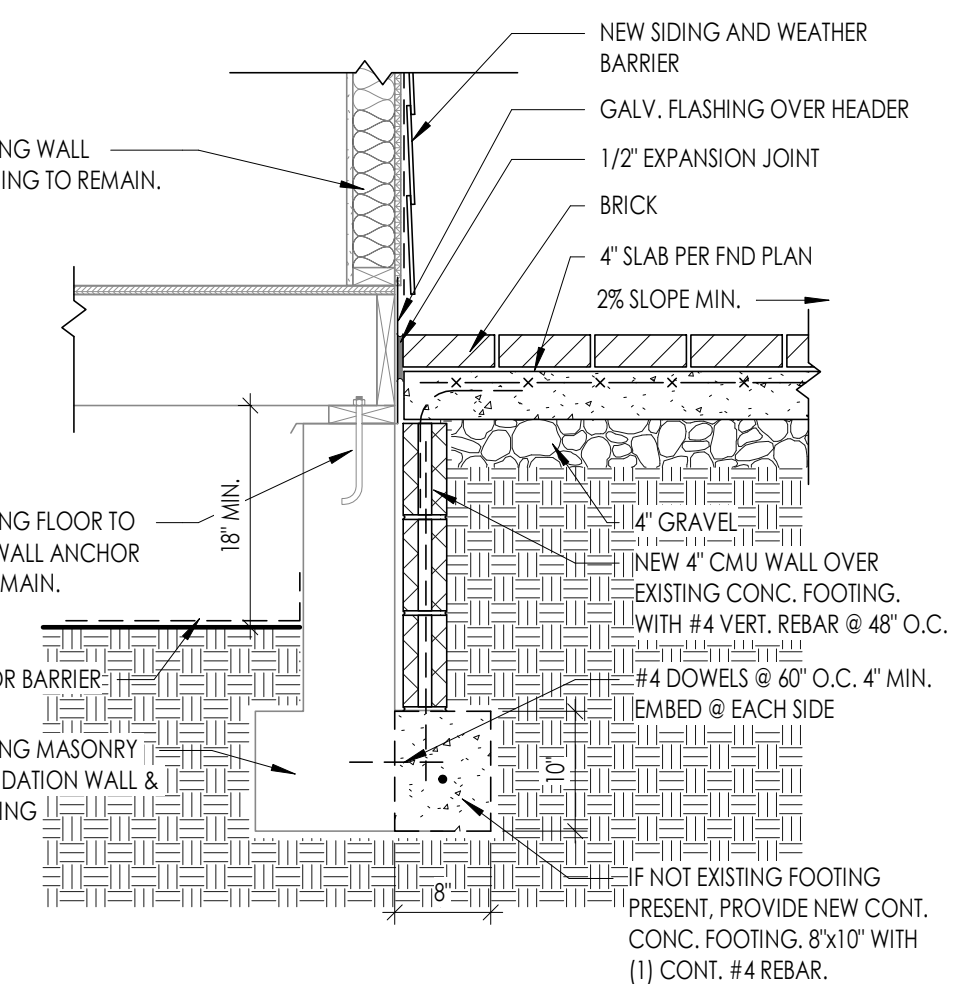
Consultants:

NO.	DATE	DESCRIPTIONS	BY
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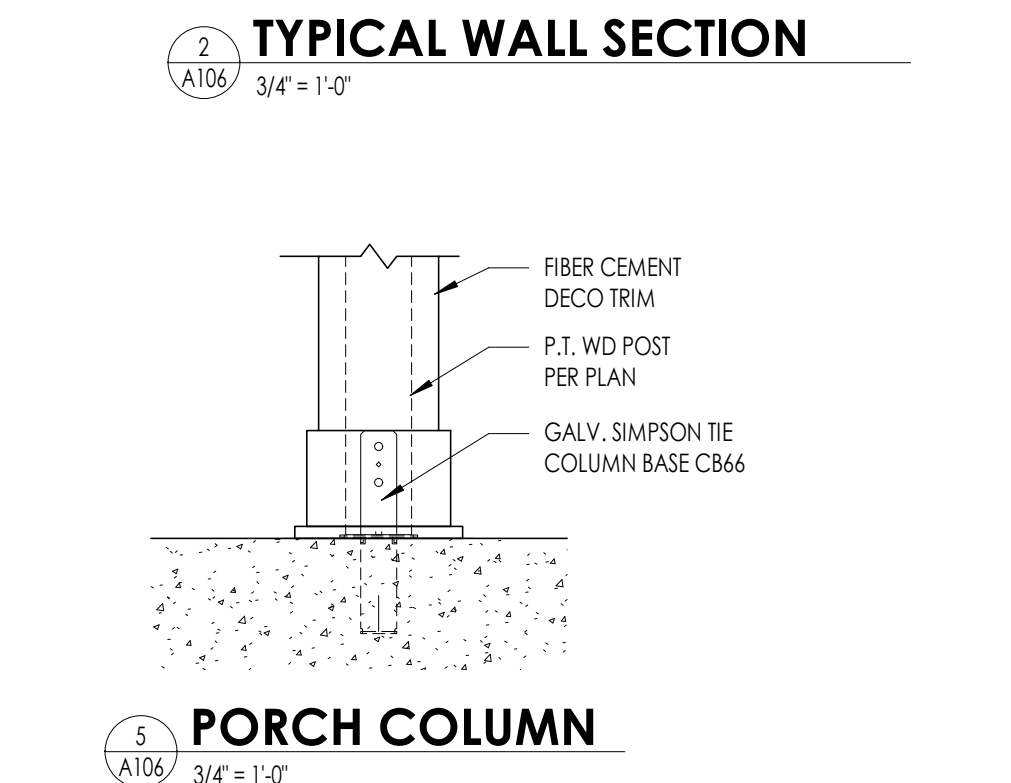
Drawing: **A106**



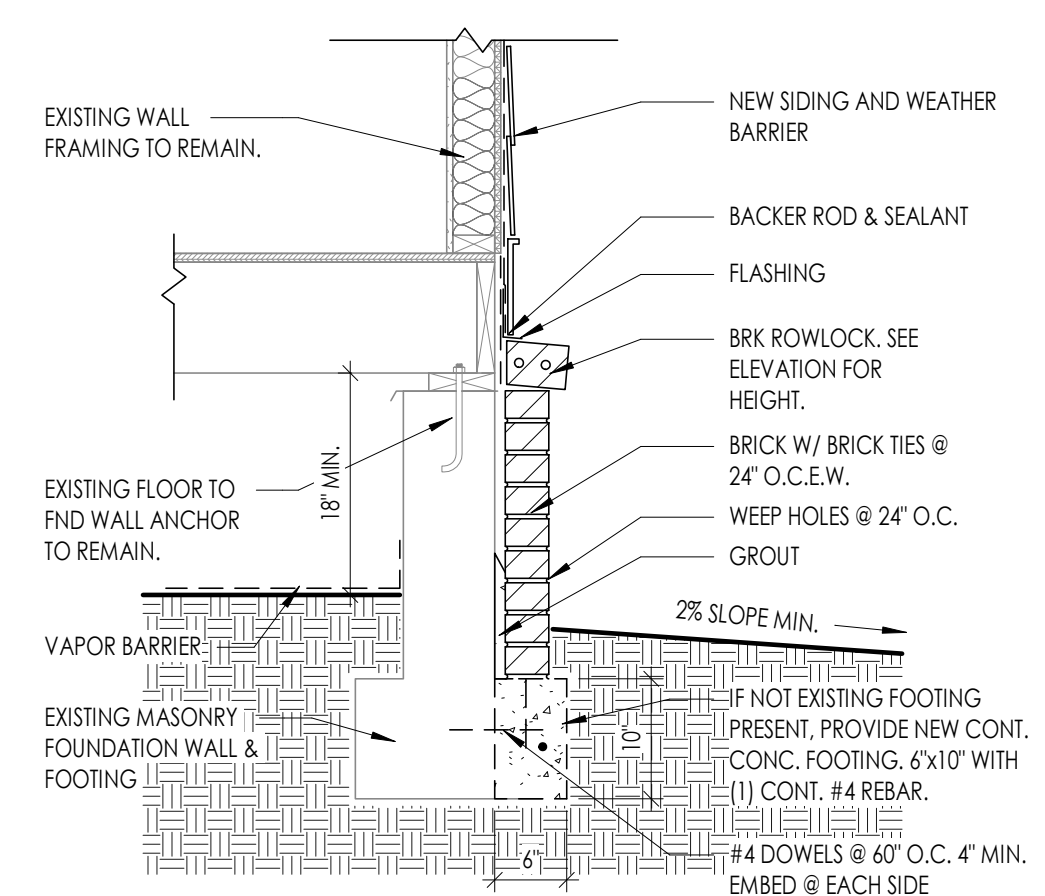
**PORCH STOOP EDGE - BRICK FACE**



## 4 **PORCH STOOP CONNECTION**



**PORCH COLUMN**



**BRICK ON EXISTING FND WALL**  
3/4" = 1'-0"

### UNDER FLOOR SPACE ACCESS

1. ACCESS OPENINGS THROUGH FLOORS SHALL BE MINIMUM OF 18 INCHES BY 24 INCHES.
2. ACCESS OPENINGS THROUGH A PERIMETER WALL OR EXTERIOR WALL SHALL BE NOT LESS THAN 16 INCHES BY 24 INCHES.

### UNDER FLOOR SPACE REQUIREMENTS

$$\frac{8' \times 16" \text{ VENT} = .88 \text{ S.F. VENTING AREA}}{150 \text{ S.F.} = \text{S.F. VENT REQ. REQ.}} \\ \text{VENT} / .88 \text{ S.F.} = \# \text{ VENTS}$$

VENTILATION CALCULATIONS:

VENT REQ'D PER [R408]  
TOTAL S.F. OF UNDER FLOOR SPACE = 599 SF (NEW ADDITION)  
S.F. [599] S.F./150 = 3.99 S.F.  
VENTING REQ. [3.99] S.F./88 S.F. =4.53 VENTS  
(5) VENTS REQUIRED FOR UNDER FLOOR SPACE  
(9) VENTS PROVIDED

VENT REQ'D PER [R408]  
TOTAL S.F. OF UNDER FLOOR SPACE = 1,391 SF (EXISTING)  
S.F. (1,391) S.F./150 = 9.27 S.F.  
VENTING REQ. (9.27) S.F./ .88 S.F. = 10.53 VENTS  
(11) VENTS REQUIRED FOR UNDER FLOOR SPACE  
(12) VENTS PROVIDED

CRAWL SPACE NOTES:

1. PROVIDE ONE VENTILATION VENT MIN. AT EACH UNDER FLOOR SPACE CORNER WITHIN 3 FEET.



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Project:  
**204 LEE STREET**

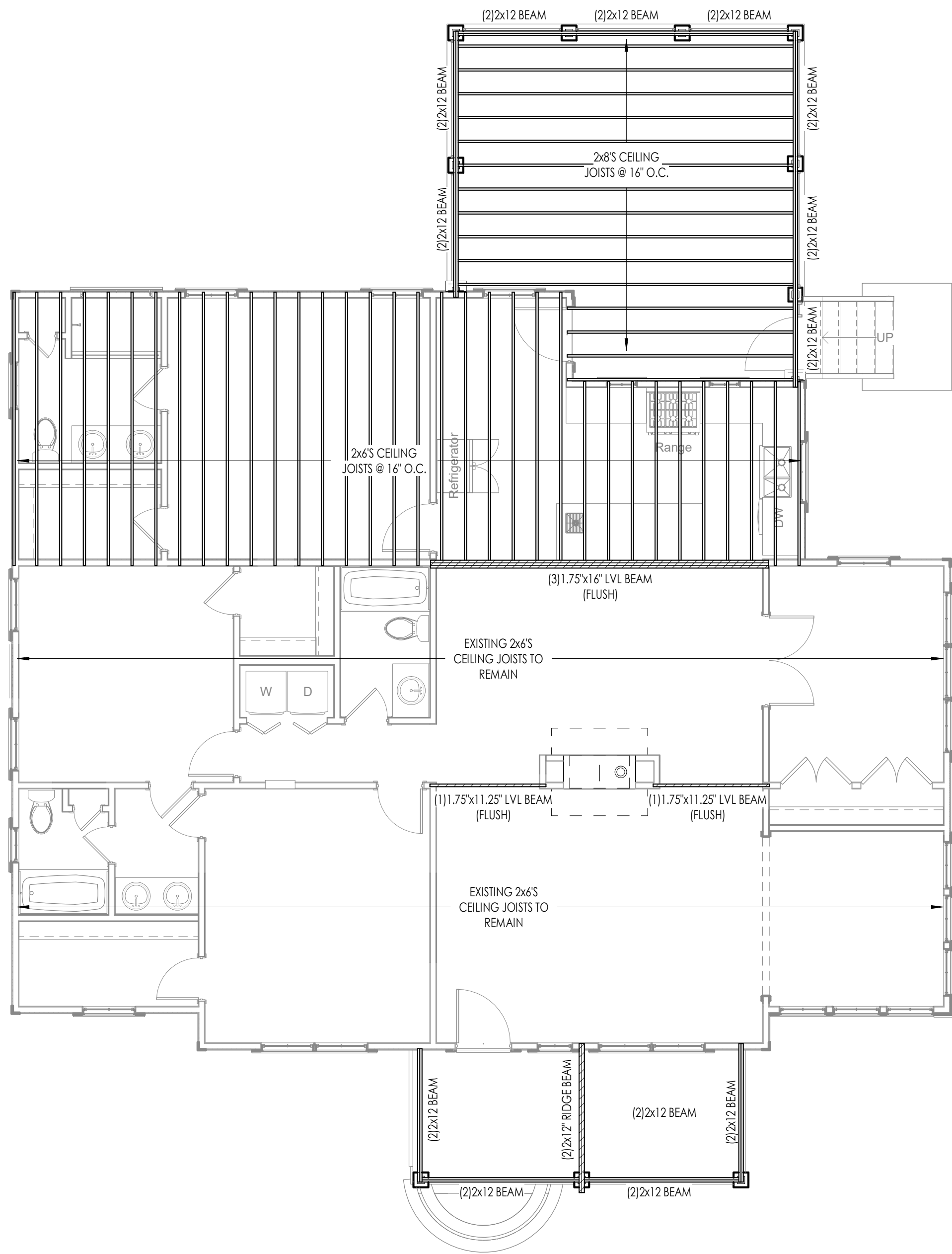
Project Address:  
204 LEE STREET  
JONESBORO, GA 30236

Drawing Title:  
**CEILING & ROOF FRAMING PLANS**

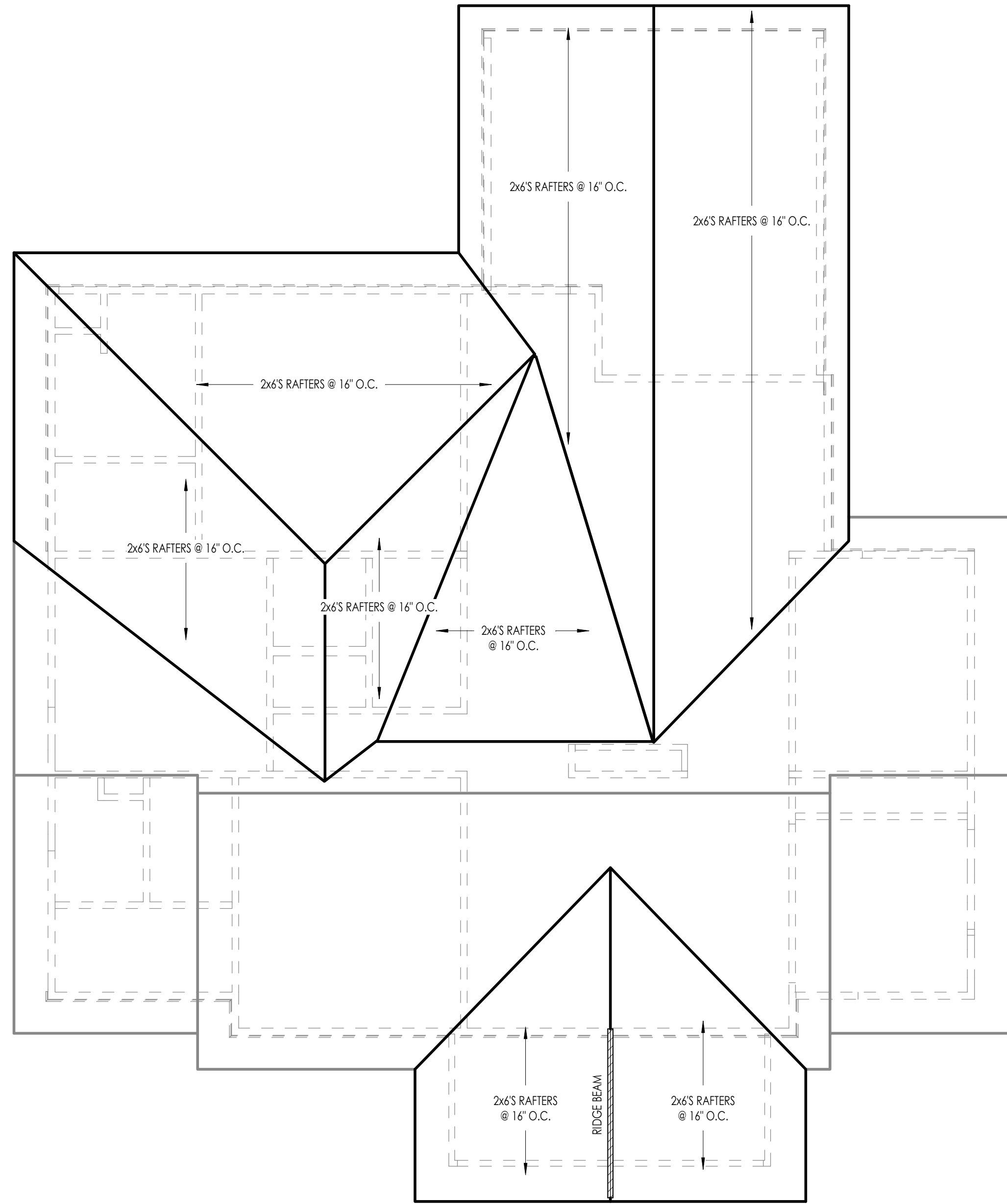
Drawing Status:  
**RELEASED FOR CONSTRUCTION**

Scale: 3/16" = 1'-0" Drawn by: JA Reviewed by: JA  
Date/Time Printed: 2/8/2021 6:32:08 PM  
Date: 10/10/20 Project number: 20046

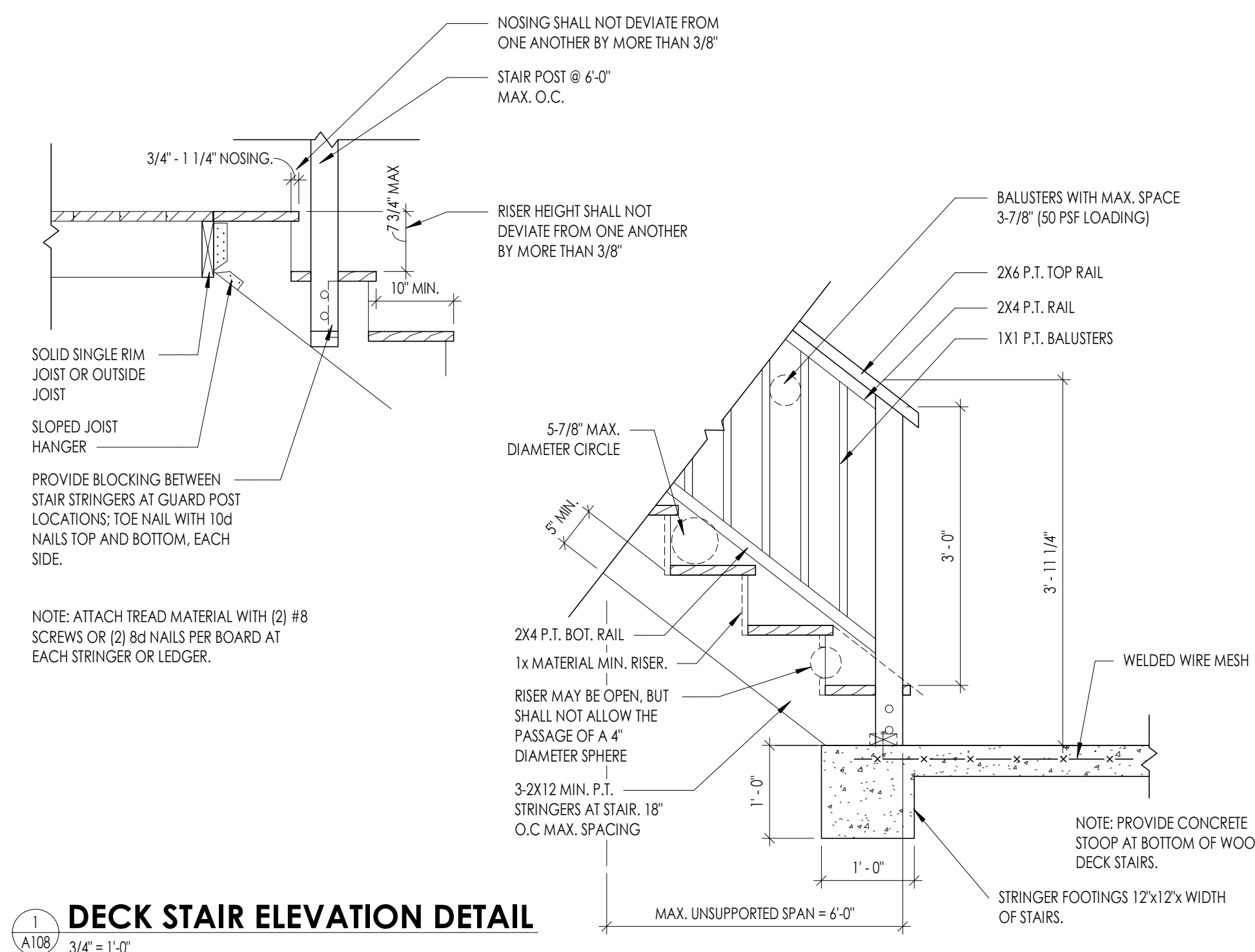
Drawing:  
**A107**



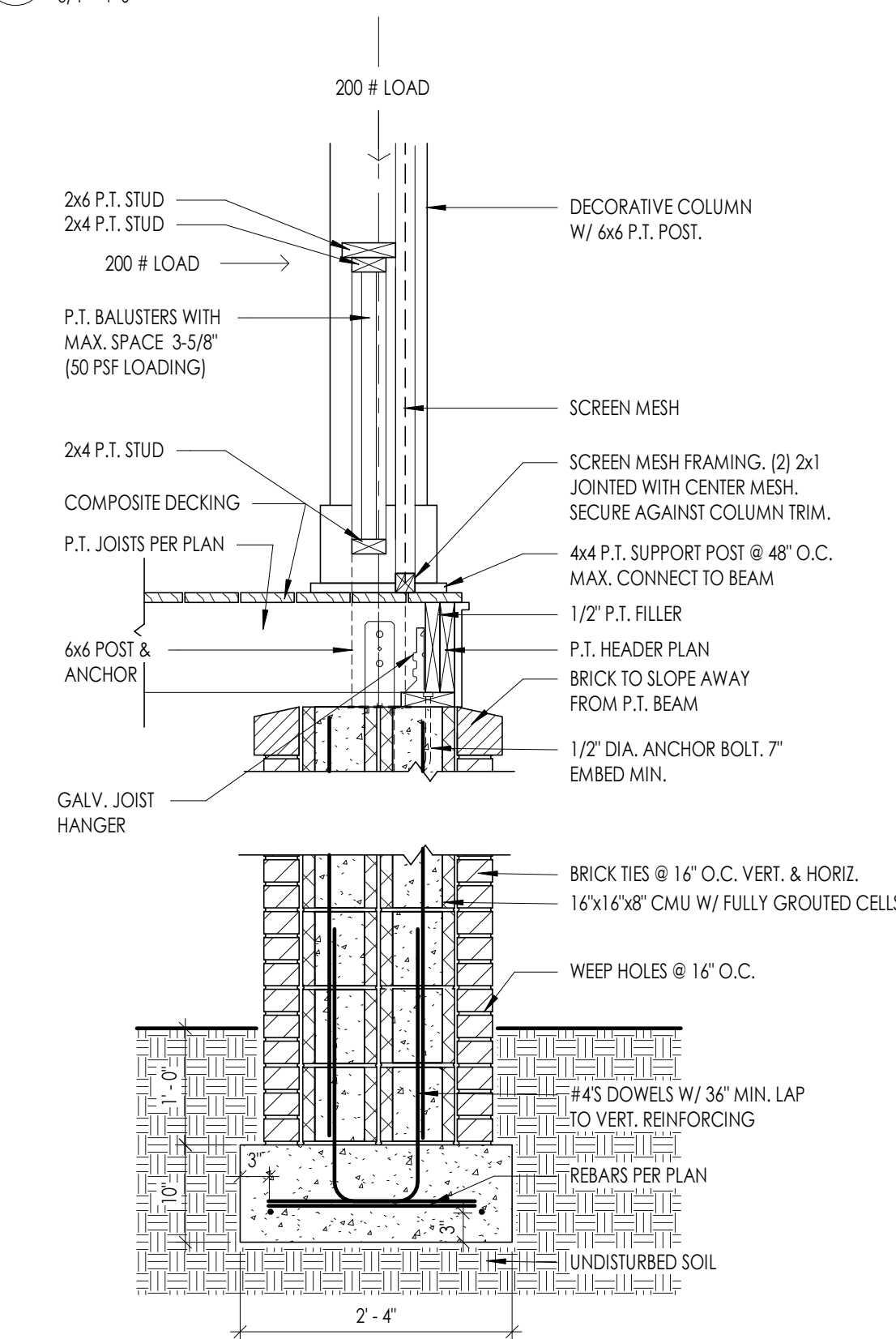
1  
A107  
**CEILING FRAMING PLAN**  
3/16" = 1'-0"



2  
A107  
**ROOF FRAMING PLAN**  
3/16" = 1'-0"



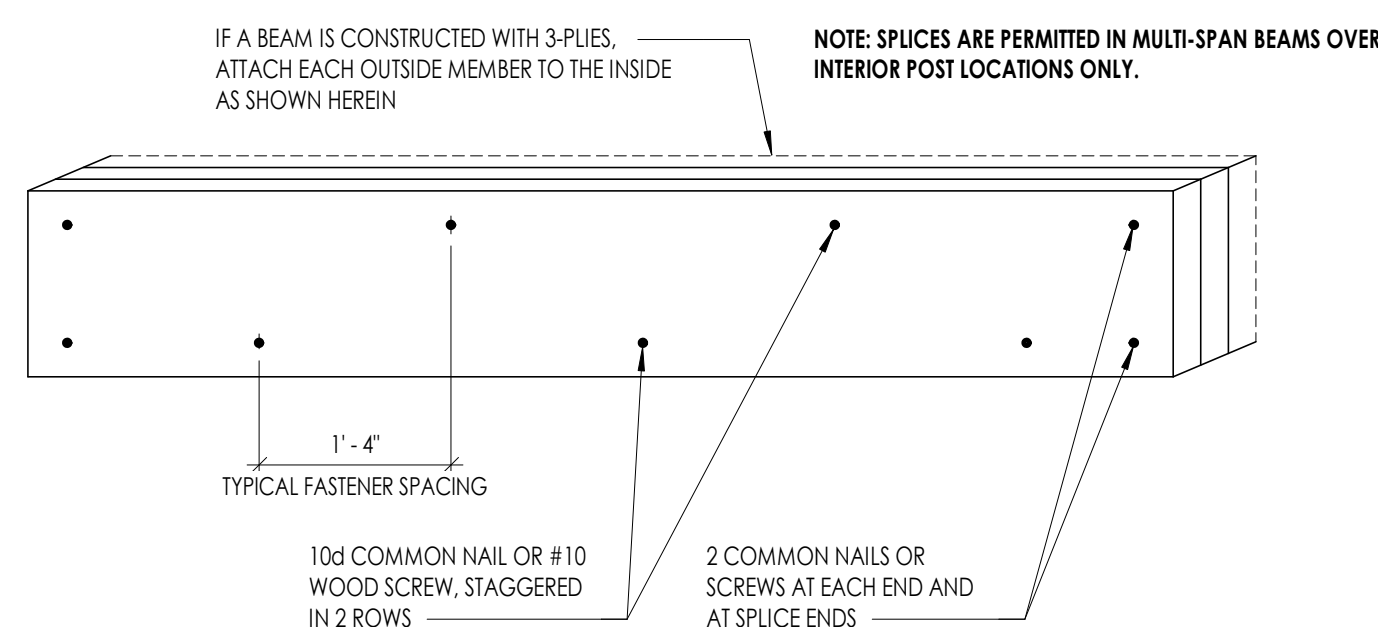
**1 DECK STAIR ELEVATION DETAIL**  
3/4" = 1'-0"



**2 DECK RAILING AT PIER W/ SCREEN MESH**  
3/4" = 1'-0"

#### DECK GENERAL NOTES:

- Lumber shall be naturally durable wood or shall be southern pine, grade #2 or better that is pressure-preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Field cut ends, notches and drilled holes of preservative treated wood shall be treated in the field in accordance with AWPA M4. Preservative-treated lumber in contact with the ground shall be rated as "ground-contact." **Please note: not all treated lumber is rated for ground contact.**
- Wood-plastic composites are composed of bound wood and plastic fibers creating material that can be used as decking and guard elements as permitted herein. Permissible wood-plastic composites must bear a label indicating its performance criteria and compliance with ASTM D 7032.
- Nails shall be ring-shanked or annular grooved.
- Screws and nails shall be hot-dipped galvanized, stainless steel or approved for use with pressure treated lumber.
- Hardware, e.g., joist hangers, cast-in-place post anchors, mechanical fasteners, shall be galvanized with 1.85 oz/sf of zinc (G-185 coating) or shall be stainless steel. Use products such as "Zmax" from Simpson Strong-Tie or "Triple Zinc" and "Gold Coat" from USP.
- Electrical receptacles for decks shall comply with the currently approved edition of the National Electrical Code.
- Lighting for decks and exterior stairs shall comply with IRC 303.7 Stairway Illumination.
- Decks constructed in accordance with these details are not approved for privacy screens, planters, built-in seating or hot tub installations.



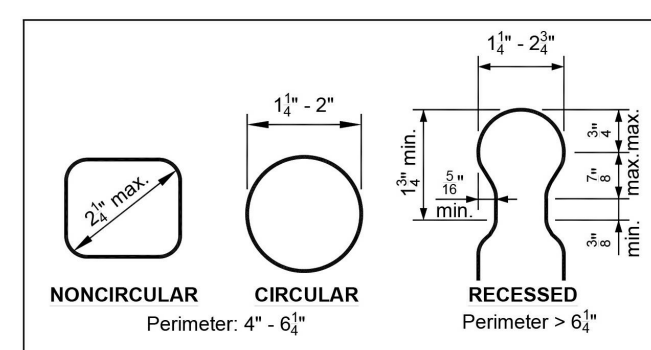
**5 BEAM ASSEMBLY DETAIL**  
3/4" = 1'-0"

#### Stair Handrails

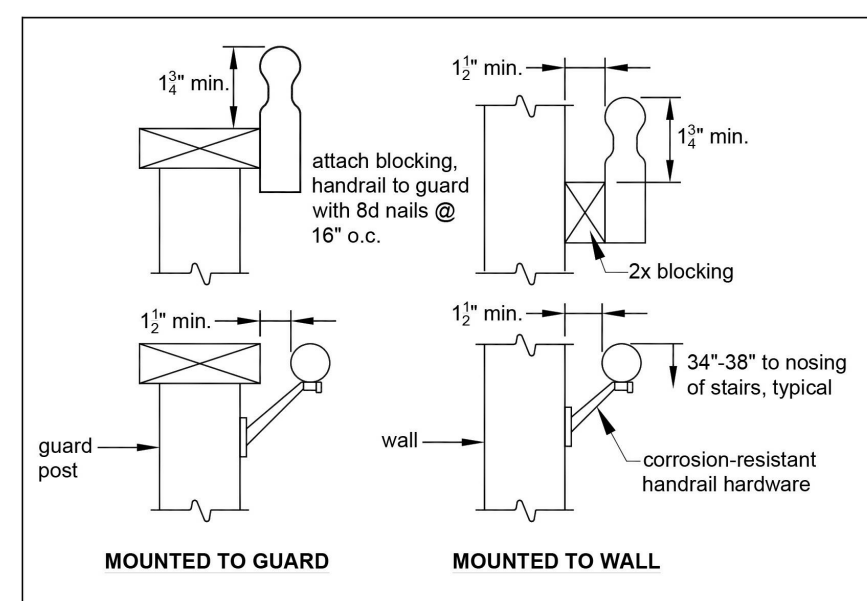
Handrails shall be constructed in accordance with the following requirements.

- Stairs with four or more risers shall have a handrail on one side.
- Handrails shall be graspable per FIGURE 37.
- Handrail and connecting hardware material shall be decay-resistant and/or corrosion resistant.
- Handrail shall be attached to the stair guard or an existing exterior wall which acts as a barrier to the stairs. See FIGURE 38.
- All shapes shall have a smooth surface with no sharp corners.
- Recessed sections may be shaped from a 2x6 or 7/8" board.
- Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end; see FIGURE 39.
- Handrails may be interrupted by guard posts only at a turn in the stair.

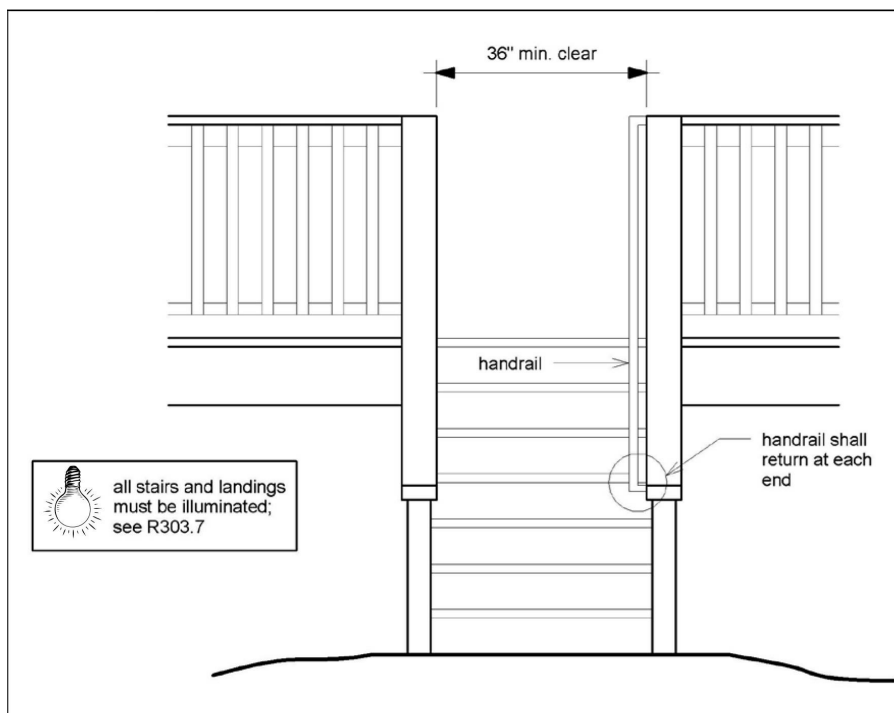
**ALL HANDRAIL SHALL SUPPORT A 200LB LOADING ON ANY DIRECTION**



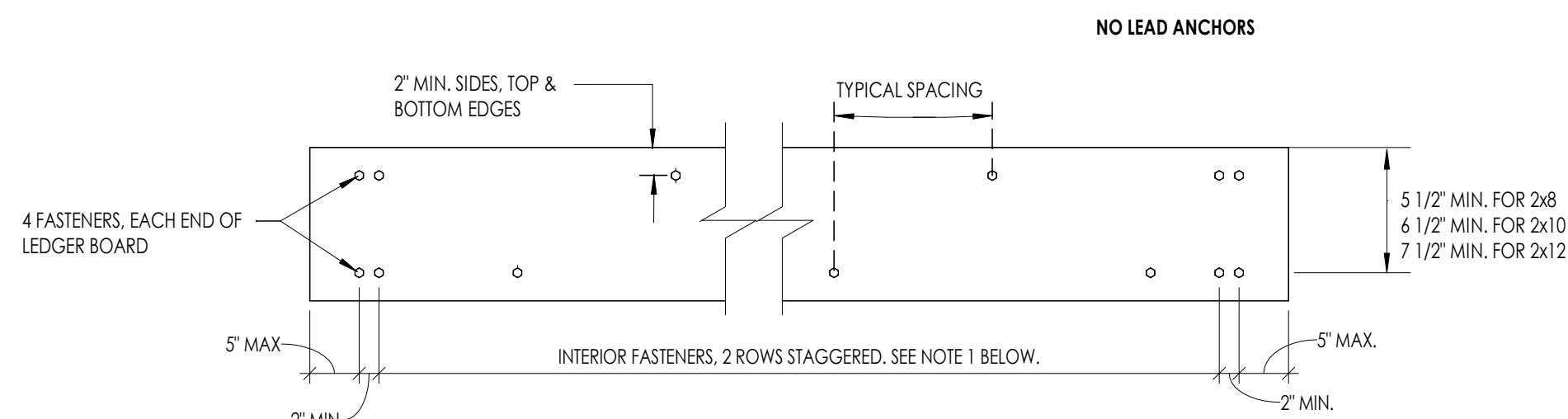
**FIGURE 37: HANDRAIL GRASPABILITY TYPES/GEOMETRY**



**FIGURE 38: HANDRAIL REQUIREMENTS**



**6 HANDRAIL DETAILS**  
1/2" = 1'-0"



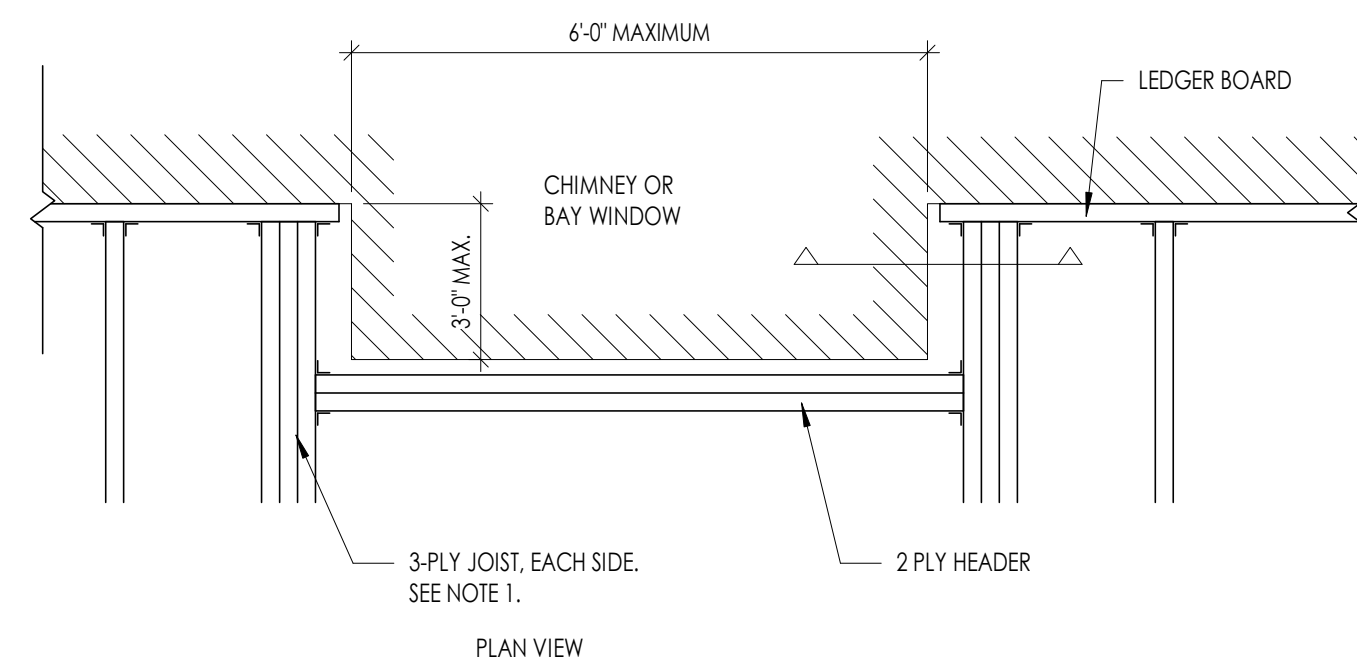
#### NOTES:

- ADDITIONAL INTERIOR FASTENERS ARE REQUIRED AT CHIMNEY OR BAY WINDOW.

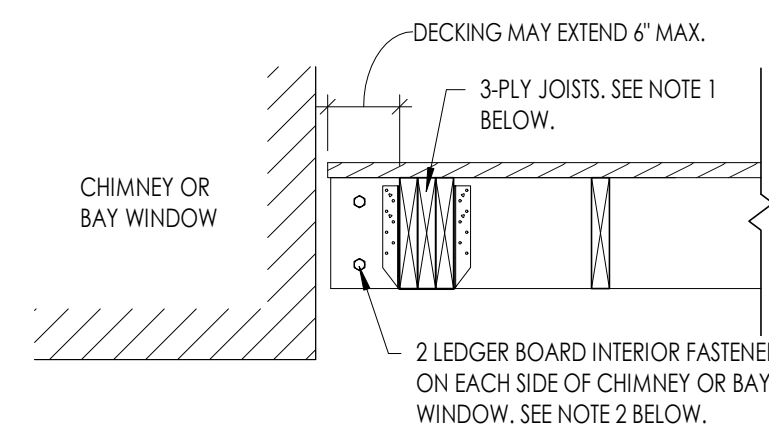
MAXIMUM LEDGER BOARD FASTENER SPACING, ON CENTER							
FASTENER	JOIST SPAN	≤ 6'	> 6' - 8'	> 8' - 10'	> 10' - 12'	> 12' - 14'	> 14' - 16'
	BAND BOARD						> 16' - 18'
THROUGH BOLTS	EWP=ENGINEERED WOOD PRODUCT	24"	18"	14"	12"	10"	9"
	2x LUMBER	36"	36"	34"	29"	24"	21"

#### NOTES:

- EWP = 1" MINIMUM MANUFACTURED ENGINEERED WOOD PRODUCT.
- THROUGH-BOLTS SHALL HAVE A MINIMUM DIAMETER OF 1/2". PILOT HOLES FOR THROUGH-BOLTS SHALL BE 17/32" TO 9/16" IN DIAMETER. THROUGH-BOLTS MUST BE EQUIPPED WITH WASHERS AT THE BOLT-HEAD AND NUT.



**PLAN VIEW**



**SECTION VIEW**

#### NOTES:

- MAY BE REDUCED TO 2-PLY JOISTS IF JOISTS SPACING = 24" ON CENTER, JOIST SPAN ≤ 8'-6" OR CHIMNEY / BAY WINDOW DEPTH ≤ 18".
- FASTENERS ADJACENT CHIMNEY / BAY WINDOW ARE CONSIDERED INTERIOR TO THE LEDGER BOARD.
- JOIST HANGERS SHALL BE SIZED FOR THE NUMBER OF PLIES SUPPORTED.
- HEADER SIZE SHALL BE EQUAL TO THE JOIST SIZE.
- WHEN THE CHIMNEY OR BAY WINDOW IS DEEPER THAN 3'-0", INSTALL A 6x6 POST WITH FOOTING BELOW THE TRIPLE JOIST AT THE LOCATION OF THE HEADER CONNECTION.
- WHEN THE HEADER IS LONGER THAN 6'-0", INSTALL 6x6 POST WITH FOOTING BELOW THE HEADER TO REDUCE THE SPAN TO LESS THAN 6'-0".

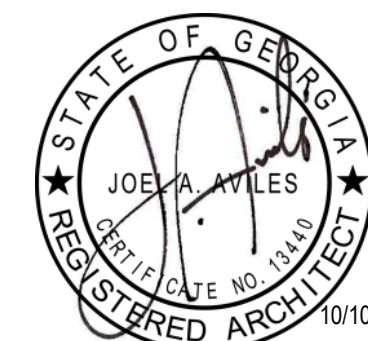
**7 LEDGER BOARD FASTENER DETAIL**  
3/4" = 1'-0"



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ISSUES / REVISIONS

Project:

**204 LEE STREET**

Project Address:

204 LEE STREET  
JONESBORO, GA 30236

Drawing Title:

**DETAILS**

Drawing Status:

**RELEASED FOR CONSTRUCTION**

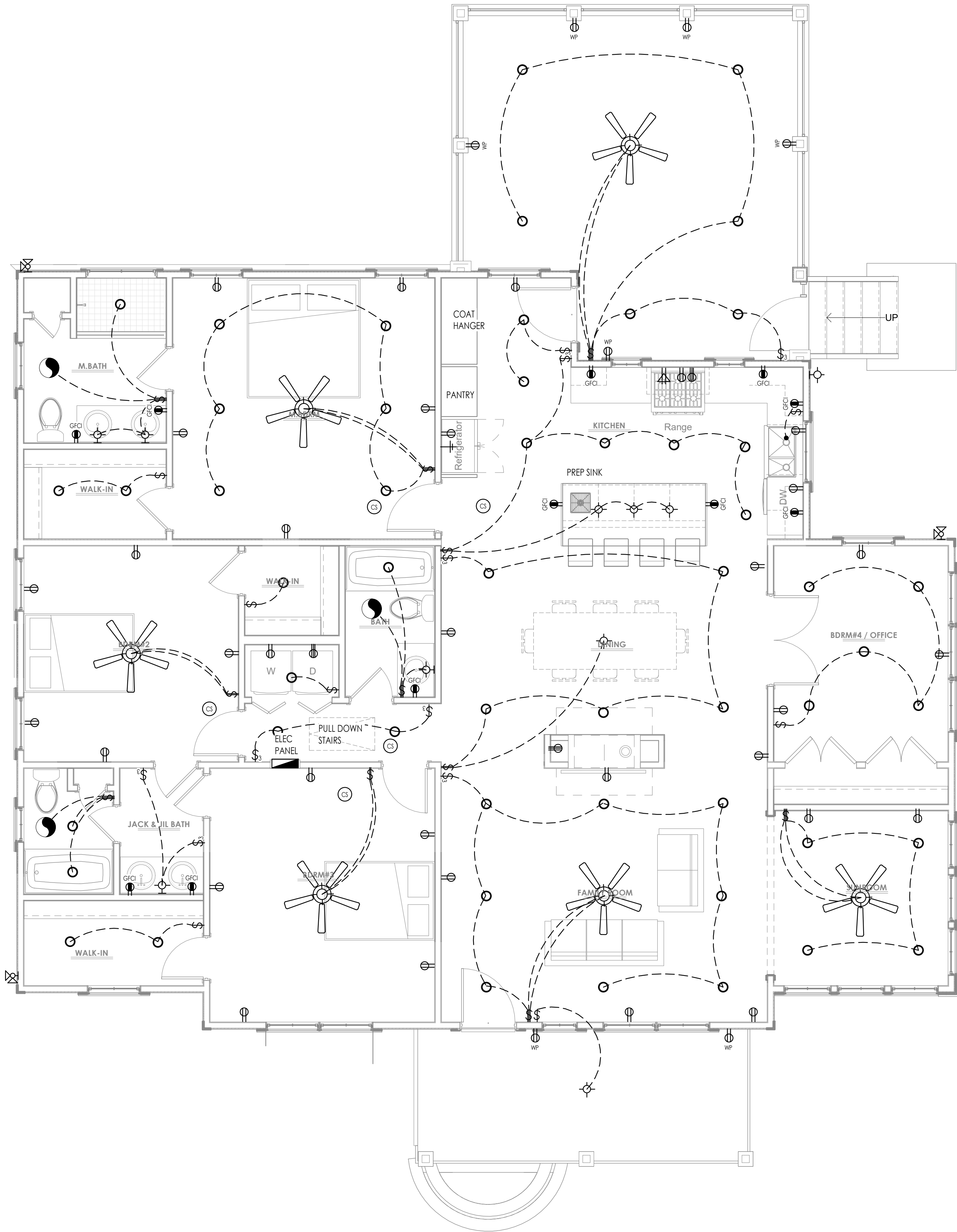
Scale: As indicated Drawn by: JA Reviewed by: JA

Date/Time Printed: 2/8/2021 6:32:13 PM

Date: 10/10/20 Project number: 20046

Drawing:

**A108**



**ELECTRICAL LAYOUT**  
A109 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND

- NOTES:
1. ALL MOUNTING HEIGHTS ARE TO CENTERLINE OF DEVICES UNO, ALL SHALL BE THE MOUNTING HEIGHT USED, UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS.
2. ALL SYMBOLS INDICATED IN THIS LEGEND MAY NOT NECESSARILY BE USED ON THE PLANS.

	LIGHT - FLOOD		SWITCH
	LIGHT - EYE LID		SWITCH DOUBLE SWITCH BOX
	14" DIA. SOLATUBE W/ LIGHT FIXTURE (MODEL 290 DS)		SWITCH TRIPLE SWITCH BOX
	10" DIA. SOLATUBE W/ LIGHT FIXTURE (MODEL 160 DS)		SWITCH QUADRUPLE SWITCH BOX
	PULL CHAIN LIGHT		3-WAY SWITCH
	CLG MOUNTED LUMINAIRE		4-WAY SWITCH
	WALL MOUNTED LUMINAIRE		FAN SWITCH
	RECESSED CAN LIGHT		GARAGE DOOR OPENER SWITCH
	RECESSED MINI CAN LIGHT		GARBAGE DISPOSAL
	RECESSED WALL MOUNTED WALL LUMINAIRE		EQUIPMENT BACKBOARD
	2 x 4 FLUORESCENT LIGHT FIXTURE		EXISTING EQUIPMENT BACKBOARD
	CEILING MOUNTED LED STRIP FIXTURE (8 FT)		ELECTRICAL PANEL BOARD - SURFACE OR RECESSED MOUNTED
	CEILING MOUNTED LED STRIP FIXTURE (4 FT)		ELECTRICAL METER
	TRACK LIGHTING (LED)		NON-FUSED DISCONNECT SWITCH - RATING / POLES / ENCLOSURE AS INDICATED (E.G. 30/3/3R)
	ELECTRICAL WIRE WITH NUMBER OF CONDUCTORS		FUSED DISCONNECT SWITCH - RATING / POLES / ENCLOSURE / FUSE AS INDICATED (E.G. 60/3/3R/40)
	HOME RUN W/ CIRCUIT NUM. (E.G. PANEL C CIRCUIT NUM 1)		DUPLEX RECEPTACLE - 18" AFF OR AT HEIGHT INDICATED - NEMA 5-20R
	LIGHT W/CEILING FAN PRE-WIRED		DUPLEX RECEPTACLE - 220-240 V, 18" AFF OR AT HEIGHT INDICATED - NEMA 5-20R
	CEILING FAN W/LIGHT		ELECTRIC VEHICLE CHARGING STATION
	CEILING FAN		DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE (GFCI) - 18" AFF OR AT HEIGHT INDICATED, NEMA 5-20R
	TELEVISION CABLE		ELECTRICAL SERVICE WITH GROUND FAULT PROTECTION
	TELEVISION CABLE CEILING MOUNTED		SPECIAL PURPOSE RECEPTACLE - TYPE AND MOUNTING AS INDICATED
	THERMOSTAT		SPECIAL PURPOSE RECEPTACLE- ELECTRIC CAR OUTLET - AMPS PER MFR
	42" A.F.F. PHONE OUTLET		WEATHERPROOF DUPLEX 20A GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE - 36" AFF OR AT HEIGHT INDICATED
	SMOKE DETECTOR - CEILING MOUNTED & HARD WIRED		HIDDEN OUTLET
	SMOKE DETECTOR - WALL MOUNTED & HARD WIRED		SWITCHED OUTLET
	CARBON MONOXIDE ALARM DETECTOR - CEILING MOUNTED		FLOOR MOUNTED OUTLET
	CARBON MONOXIDE & SMOKE DETECTOR ALARM DETECTOR COMBO - CEILING MOUNTED		CEILING MOUNTED OUTLET
			JUNCTION BOX (DIRECT CONNECTION)

MECHANICAL SYMBOL LEGEND

- NOTES:
1. MECHANICAL NOTES

	EXHAUST FAN
	EXHAUST FAN WITH LIGHT COMBO
	HVAC RETURN DIFFUSER
	HVAC SUPPLY DIFFUSER
	GAS LINE CONNECTION

PLUMBING SYMBOL LEGEND

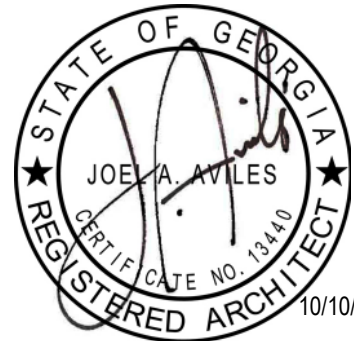
	WATER LINE
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Prepared for:  
**ALBERT SOLANO**

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Project:  
**204 LEE STREET**

Project Address:  
204 LEE STREET  
JONESBORO, GA 30236

Drawing Title:  
**ELECTRICAL LAYOUT**

Drawing Status:  
**RELEASED FOR CONSTRUCTION**

Scale: As indicated Drawn by: JA Reviewed by: JA  
Date/Time Printed: 2/8/2021 6:32:17 PM

Date: 10/10/20 Project number: 20046

Drawing:

**A109**



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1	02.08.21	COLORS	
NO.	DATE	DESCRIPTIONS	BY



EROSION CONTROL NOTES:

1. PRIOR TO ANY LAND DISTURBANCE, CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE EROSION CONTROL DEPARTMENT
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO CONSTRUCTION.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLAN SHALL BE IMPLEMENTED AS NECESSARY.
4. DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN , AND REPAIRED AS NECESSARY.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INTALLED, IF DETERMINED NECESSARY BY ON SITE INSPECTION.
7. SILT FENCE SHALL BY "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
8. DOUBLE ROW OF SDI-C REQUIRED, IF DISTURBED AREA IS WITHIN 200 FEET OF STATE WATERS.
9. NO GRADED SLOPE SHALL EXCEED 2H:1V

LEGEND

- PROPOSED BUILDING  
EXISTING TOPOGRAPHIC CONTOURS  
PROPOSED TOPOGRAPHIC CONTOURS  
EXISTING SPOT ELEVATIONS  
PROPOSED SPOT ELEVATIONS
- Sd1-C SILT FENCE BARRIER.  
Co CONST. EXIT/ ENTRANCE.  
Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)  
Ds2 DISTURBED AREA STABILIZATION (W/ TEMPORARY VEGETATION)  
Ds3 DISTURBED AREA STABILIZATION (W/PERMANENT VEGETATION)  
Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

- P.O.B. POINT OF BEGINNING  
P.O.R. POINT OF REFERENCE  
I.P.S. 1/2" IRON PIN SET  
O.H.P. OVERHEAD POWER LINE  
P.P. POWER POLE  
L.L.L. LAND LOT LINE  
I.P.F. 1/2" IRON PIN FOUND  
O.T.P. 1/2" OPEN TOP PIPE  
C.L. CENTER LINE  
X LOT NUMBER  
WM WATER METER  
G.M GAS METER

SITE PLAN NOTES

1. NO FILL SLOPE OR RETAINING WALLS REQUIRED FOR CONSTRUCTION
2. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
3. DUMPSTERS AND/OR TEMPORARY SANITATION FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY
4. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRED A COMPACTION CERTIFICATION BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO FOOTERS BEING POURED.
5. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREA PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13063C0088F DATE: 6/07/2017  
NO WATER OF STATE EXIST. WITHIN 200 FEET OF PROJECT SITE

INSTRUMENT USED:

GEOMAX ZOOM 90 ROBOTIC TOTAL STATION.  
REFERENCE USE: PB 1 PG 140

SITE DATA

GROSS LOT AREA

36,857. sq.ft.  
0.846 acres

TOTAL DISTURD AREA  
11,671 SQ FT. OR 0.26 AC.

LOT COVERAGE AREA OF IMPERVIOUS SURFACE:

EXIST HOUSE ----- 1,418 SQ.FT.  
EXIST CONC DRIVEWAY / WALWAY ---- 2,400 SQ.FT.  
EXIST CAR PORT ----- 703 SQ.FT.  
EXIST STEEL SHED ----- 209 SQ.FT.  
NEW ADDITION ----- 599 SQ.FT.  
NEW FRONT PORCH ----- 160 SQ.FT.  
NEW SCREEN PORCH ----- 365 SQ.FT.

TOTAL IMPERVIOUS AREA ----- 5,854 SQ.FT.  
PROPOSED LOT COVERAGE ----- 15%

PROPOSED FLOOR AREA RATIO  
MAIN FLOOR HEATED ----- 2,016 SQ.FT.

HEATED FLOOR AREA ---- 2,016 SQ.FT./ 36,857 SQ.FT= .05

CONTRACTOR/DEVELOPER

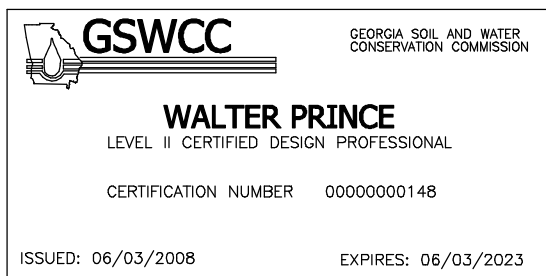
ALBERTO SOLANO  
CELL: 404-952-0453

NOTE:

- THE PUBLIC SEWER LINE
- THE PROPOSED SANITARY SEWER SERVICE WITH A CLEAN OUT (LABEL SERVICE AS "NEW" OR "EXISTING")
- THE PROPOSED CONTOURS/GRADING LINES (IF NO GRADING WILL BE PERFORMED ,LABEL " NO GRADING CHANGES" ON PLAN)
- THE ESTIMATED CUT AND FILL QUANTITIES IN CUBIC YARDS
- THE ESTIMATED DISTURBED AREA IN ACRES.

SAN SEWER CONNECTION TO BE CONNECTED TO EXIST. SERVICE.  
CONTRACTOR SHALL VERIFY LOCATION PRIOR BEGINING OF CONSTRUCTION

Before staring any land-disturbing activities, the contractor is required to schedule a pre-construction meeting with Erosion & Sediment Control.  
Call (404) 546-1305  
Failure to schedule may result in a Stop Work Order or Permit Revocation



NOTES

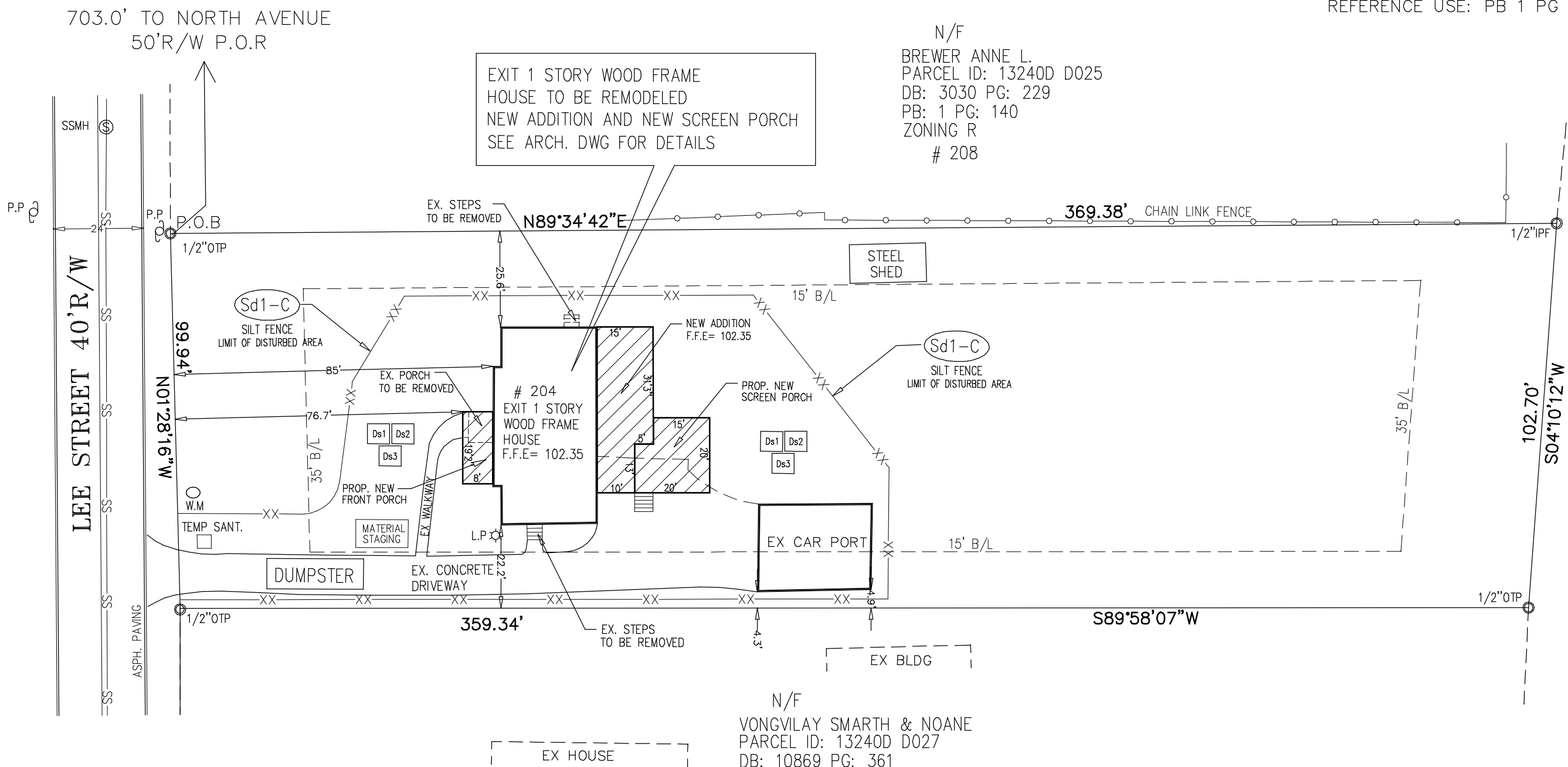
"THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES".

"EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

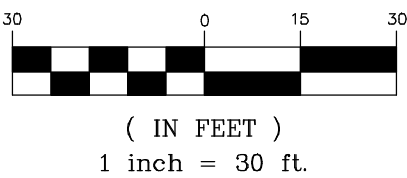
NOTE:

- 1- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- 2- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- 3- DUMPSTER SHALL NOT BE LOCATED INSIDE OF TREE PROTECTION FENCE.
- 4- NO STANDING WATER.

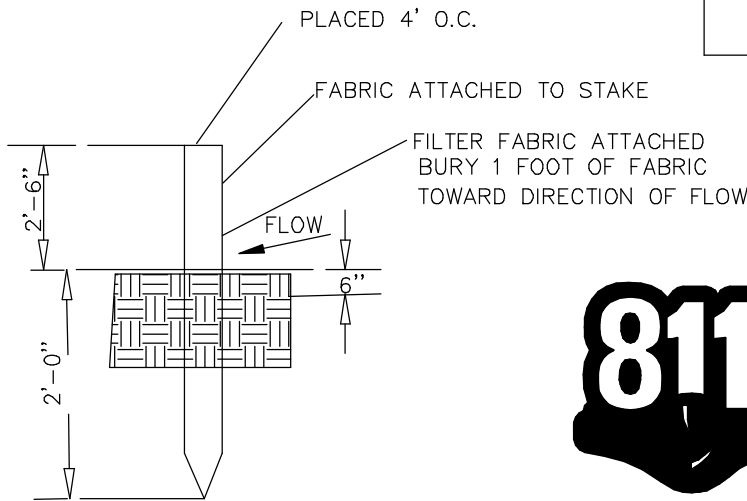
DIRT STATEMENT:  
CUT = 30 CU.YDS.  
FILL = 30 CU.YDS.  
DIRT TO BE BALANCE ON SITE  
DEMOLITION DEBRIS= 60 CU.YDS.



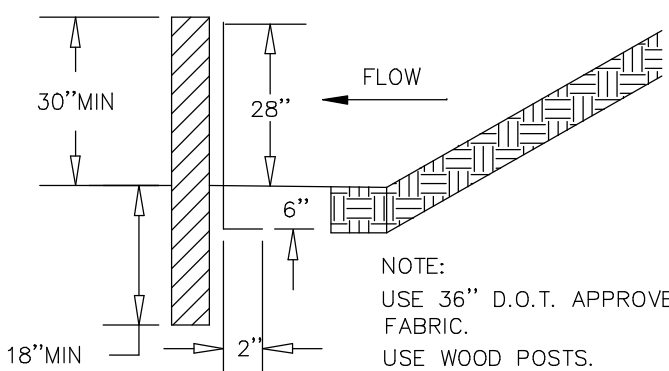
GRAPHIC SCALE



"ONLY FOOT TRAFFIC WILL OCCUR IN AREA, NO HEAVY MACHINERY"



SD1-SILT FENCE SIDE VIEW  
NOT TO SCALE



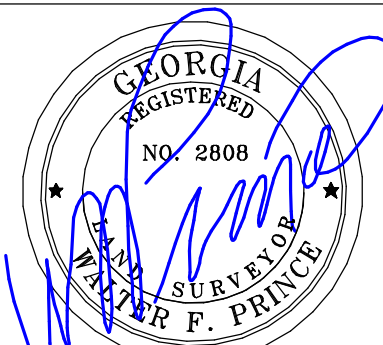
SD1-SILT FENCE SIDE VIEW  
NOT TO SCALE



Know what's  
Call below.

REVISIONS

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" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:



SEAL:

24 HOUR CONTACT/DEVELOPER

ALBERTO SOLANO  
CELL: 404-952-0453

HURD PRINCE & ASSOCIATES, INC.  
\*Consulting Engineers & Surveyors\*  
110 MLK SR HERITAGE TRAIL  
STOCKBRIDGE, GEORGIA 30281-3424  
Phone (678)-782-7737

PROJECT ADDRESS

204 LEE STREET  
JONESBORO GA. 30236

PARCEL ID: 13240D D026

LAND LOT: 240

DISTRICT: 13 TH DISTRICT

COUNTY: CLAYTON

STATE: GEORGIA

ZONING: R2

FRONT YARD SETBACK = 35 FEET  
SIDE YARD SETBACK =15 FEET  
REAR YARD SETBACK = 35 FEET

SITE PLAN AND SOIL  
EROSION CONTROL  
PLAN FOR:

ALBERTO  
SOLANO

DATE: DECEMBER 12 2020

JOB: 27232

DRAWN: W.A

CHECKED: F.P.

SHEET NUMBER:

SHEET 1 OF 1