



Jonesboro Historic Preservation Commission
124 NORTH AVENUE
November 21, 2022 – 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 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 reconsider a Certificate of Appropriateness for Commercial Building – 162 South Main Street; Parcel No. 13241D E006; Renovation of existing residence and property for conversion into a restaurant within the Historic District.
- VI. ADJOURNMENT**



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE

November 21, 2022

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 reconsider a Certificate of Appropriateness for Commercial Building – 162 South Main Street; Parcel No. 13241D E006; Renovation of existing residence and property for conversion into a restaurant within the Historic District.

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

City Code Section 86-103 H-2 Historic District Standards; Secretary of Interior Historic Design 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 – Changes to original design required; The 2-story building at 155 North Main Street has served as a residence for many years. The property is zoned H-2 and is in the Historic District. Recently, the applicant requested to convert the vacant residence into a Mexican restaurant.

The main scope of work, as far as exterior is concerned, is as follows:

1. Rebuild existing rear deck and provide ADA ramp.
2. Convert rear yard into parking area for restaurant.
3. Extend existing front porch into front yard and refurbish.
4. Repair and replace portions of existing roof where necessary.
5. In place of light-blue wood siding, attach “cloud white” brick veneer on the entire exterior.
6. Removal of shutters.

Per Section 86-103:

(I) Design standards. In order to preserve the physical character of existing historic structures in the H-2 historic district, every effort shall be made to adapt the property in a manner that complements the historic character of the area when making exterior alterations to the existing building, site, or environment. New construction shall also be appropriate for the district in design, placement, and scale.

(1) Rehabilitation. Maintaining the existing historic design, materials, and details of structures in the H-2 district is encouraged. Rehabilitative efforts shall include the use of materials that are compatible with the architectural style of the historic building (see article VII, Architectural style and scale, for guidance on specific historic styles and building materials traditionally found in Jonesboro.)

a. Roofs. **The roof elements (pitch, shape, chimney, etc.) will remain the same. Only periodic repair and patching will be necessary.**

1. The existing pitch and shape of the roof shall be maintained.
2. The shape, style, and placement of historic dormers shall be maintained.
3. The addition of dormers to the front facade where none previously existed is prohibited.
4. Existing roof materials shall be replaced with the same type of historic material or with that which closely resembles

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 21, 2022

Signature

City Clerk's Office

the existing material.

5. Decorative brackets, cornices, and eaves shall be maintained.

6. Historic chimneys shall be maintained.

7. New chimneys shall use traditional design and materials, and their placement shall be appropriate for the architectural style of the structure.

b. Building materials.

1. Historic building materials shall be maintained. **Existing wood siding (light-blue) to be replaced with white brick veneer.**

2. Unpainted brick facades shall remain unpainted. **n/a**

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. **The existing siding is damaged in certain spots. Brick is a more durable material.**

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. **Light blue to off white. Shades of white are compatible with other similar buildings in the Historic District.**

2. Neon colors are prohibited. **n/a**

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.

d. Foundations. **Existing foundation is a mix of concrete and red brick.**

1. The original design and materials of the foundation, open pier foundation and the porch pier foundation shall be maintained. **Not changed for house, although refurbished front porch looks to have an exposed concrete foundation.**

2. Unpainted historic masonry foundations shall not be painted.

3. Concrete block shall not be used as a foundation material. **So noted.**

e. Details.

1. The addition of architectural details where none previously existed is prohibited. **n/a**

2. Replacement of historic details shall be made with matching material, design, and scale versus stock details. **n/a**

3. The removal of details from a structure is prohibited. **Care needs to be given to preserve front window design on the southeast side, as this is a distinctive feature of the house.**

f. Lighting. **No information provided for new lighting.**

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

2. Lighting placement and wattage shall be configured to prevent glare and to prevent light trespass into residential uses.

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 that are comparable in design, size, and materials versus stock windows.

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 not compatible with the window size and shape is discouraged.

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 versus 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.

5. 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. **These shall be updated and improved.**
2. The addition of front porches where none previously existed is discouraged. **The existing front porch shall be enlarged but has always existed.**
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 versus stock features. **These shall be updated and improved.**
5. Porch floors and foundations shall not be replaced with slab concrete or brick. **So noted.**
6. The enclosure of front or side porches shall be prohibited. **So noted.**
7. The design and installation of ADA-compliant ramps onto a front porch shall seek to preserve the historic character of the buildings. Section 4.1.7 Accessible Buildings: Historic Preservation of the ADA Accessibility Guidelines, and resources of the office of downtown development, shall be used as resource guides. **The ramp shall be located in the rear.**

j. Walls and fences.

1. Historic fencing and walls shall be maintained.
2. Materials and design of fencing and walls shall be appropriate to the dwelling and to the district. Examples of appropriate materials are wood for fencing and stone for retaining walls. The use of chain link fencing material is prohibited.

k. Walks and drives.

1. Historic walks and drives shall be maintained.
2. New walks and drives shall use traditional placement and materials that are appropriate to the dwelling and to the district. The use of gravel is prohibited.
3. Parking shall be located to the rear of the dwelling or to the side behind the facade line of the dwelling.

l. Other features.

1. Mechanical systems (including but not limited to air conditioning units and satellite dishes), recreational equipment (including but not limited to pools and semi-permanent play structures), and decks shall be placed to the rear of the property so as to minimize visibility from the public view. Any mechanical systems that must be located on the roof shall be placed to the rear of the roof.
2. Skylights shall be located to the rear of the roof and shall not be within public view.
3. Compatible fencing or vegetation shall be used to screen features that are located to the rear of the property.
4. Utility meters shall be placed unobtrusively.
5. For commercial or office-zoned properties in the district, dumpsters shall be placed to the rear of buildings and shall be screened from public view by appropriate fencing, vegetation or walls.

While the house has always had wood siding, it has deteriorated through the years. The addition of the brick veneer would be a fresher, more durable upgrade. Respect must be given to existing window and porch designs.

- 1. Repair and patching of roof shall match existing material and color.**
- 2. Provide accent uplighting on building and night-sky friendly lighting on property.**
- 3. Porch floors and foundations shall not be replaced with slab concrete or brick.**
- 4. Historic windows and window arrangement shall be maintained.**
- 5. Historic doors and door placement shall be maintained.**
- 6. Parking lot shall be paved and not gravel.**
- 7. A landscape plan shall be provided.**

Design Review Commission, 11.2.22: Had several comments about the design and would like to see their recommended changes incorporated into the drawings for their next meeting in December.

DRC Recommendations

- What color will the window frames now be?**

- What will be the new trim color?
- Provide actual color sample of “cloud white” brick for veneer.
- While the brick is a more durable material than the wood siding, they recommend a composite mix of materials (brick, hardiplank, stone, etc.) for more visual interest.

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.)*

- Existing House
- 162 MAIN STREET 10-22-22 Design
- Acceptance Letter 11.21.22

Staff Recommendation *(Type Name, Title, Agency and Phone)***Denial of Original Design**



Image capture: Mar 2022 © 2022 Google

162 S Main St

All

Street View & 360°

5.1.a

My: S

Attachment: Existing House (3268 : 162 South Main Street)

112



Image capture: Jan 2022 © 2022 Google



162 S Main St

All

Street View & 360°

Attachment: Existing House (3268 : 162 South Main Street)

Google Maps 113 Burnside St



Image capture: Jan 2022 © 2022 Google

← 162 S Main St

Street View & 360°

All

Google Maps 100 Burnside St

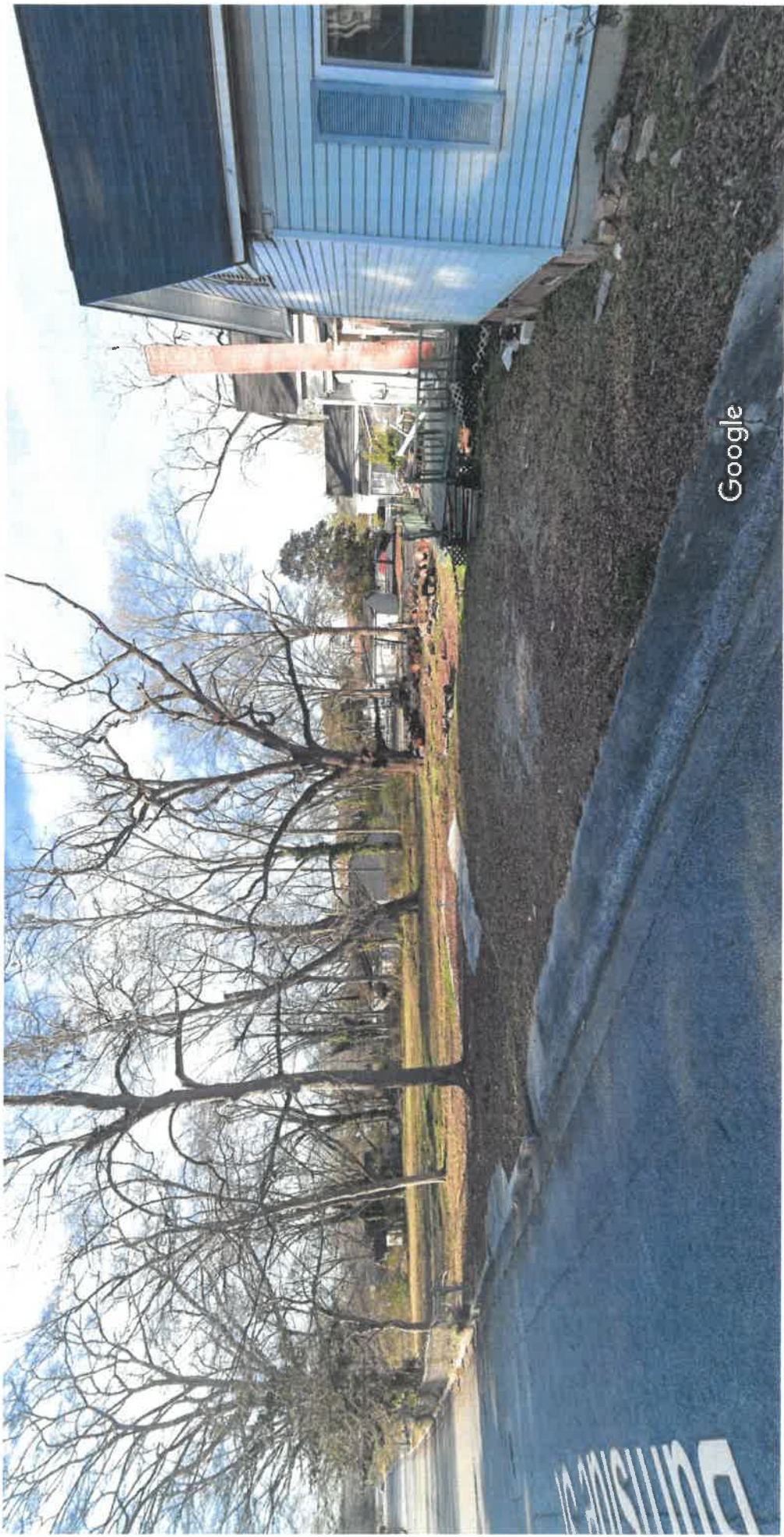


Image capture: Jan 2022 © 2022 Google



162 S Main St

All

Street View & 360°

Google

Google Maps 158 S Main St



Image capture: Mar 2022 © 2022 Google



162 S Main St

All

Street View & 360°

COVER SHEET & KEY PLAN

TABLE OF CONTENTS

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- A2 - LOCATION PLAN
- A3 - DEMOLITION PLAN
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- A5 - EXTERIOR ELEVATIONS
- A6 - EQUIPMENT LAYOUT MAIN FLOOR
- A7 - LIFE & SAFETY MAIN FLOOR LAYOUTS
- A8 - LIFE & SAFETY FIRST FLOOR LAYOUT
- A9 - PLUMBING RISER DIAGRAM
- A10 - SPAN TABLES & FRAMING NOTES
- A11 - FRAMING DETAIL
- A12 - ADA DETAILS
- A13 - GENERAL NOTES

PROJECT NAME:
PROPOSED RESTAURANT

PROJECT ADDRESS
162 S MAIN STREET
JONESBORO, GA 30236

PROJECT DESCRIPTION
MODIFICATIONS TO EXISTING
BUILDING TO ACCOMODATE A
RESTAURANT

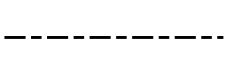
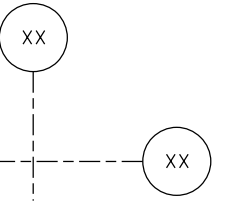
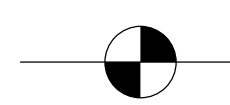
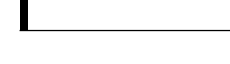
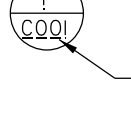
OCCUPANCY CLASSIFICATION:
ASSEMBLY A2
BUILDING CONSTRUCTION TYPE: VA
UNSPRINKLERED
OCCUPANT LOAD = 148
TOTAL AREA = 4633 SF

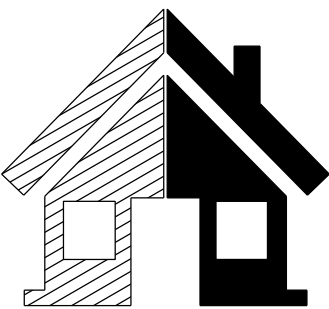
APPLICABLE CODES:
INTERNATIONAL BUILDING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FIRE CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL PLUMBING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL MECHANICAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FUEL GAS CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS
NATIONAL ELECTRICAL CODE: 2020 EDITION, WITH NO GEORGIA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION, WITH GEORGIA
SUPPLEMENTS AND AMENDMENTS
NFPA 101: LIFE SAFETY CODE 2018 WITH GEORGIA AMENDMENTS

ABBREVIATIONS

A	AMP	A	AMP
AC	AIR CONDITIONING	AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR	AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE	AFG	ABOVE FINISHED GRADE
APPROX	APPROXIMATELY	APPROX	APPROXIMATELY
APS	ARIZONA POWER SERVICE	APS	ARIZONA POWER SERVICE
ATCT	AIRPORT TRAFFIC CONTROL TOWER	ATCT	AIRPORT TRAFFIC CONTROL TOWER
ATS	AUTOMATIC TRANSFER SWITCH	ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY	AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE	AWG	AMERICAN WIRE GAUGE
BAT	BATTERY	BAT	BATTERY
BC	BARE COPPER	BC	BARE COPPER
BKR	BREAKER	BKR	BREAKER
BLDG	BUILDING	BLDG	BUILDING
C	CONDUIT	C	CONDUIT
CD	CEILING DIFFUSER	CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE	CFM	CUBIC FEET PER MINUTE
CHGR	CHARGER	CHGR	CHARGER
CKT	CIRCUIT	CKT	CIRCUIT
CO	CONDUIT ONLY	CO	CONDUIT ONLY
CONV	CONVENIENCE	CONV	CONVENIENCE
COR	CONTRACTOR ON SITE REPRESENTATIVE	COR	CONTRACTOR ON SITE REPRESENTATIVE
DB	DRY BULB	DB	DRY BULB
DIA	DIAMETER	DIA	DIAMETER
DISTR	DISTRIBUTION	DISTR	DISTRIBUTION
EG	EMERGENCY GENERATOR / EXHAUST GRILLE	EG	EMERGENCY GENERATOR / EXHAUST GRILLE
EQUIP	EQUIPMENT	EQUIP	EQUIPMENT
ETVS	ENHANCED TERMINAL VOICE SWITCH	ETVS	ENHANCED TERMINAL VOICE SWITCH
EXT	EXTERNAL	EXT	EXTERNAL
FIN	FINISHED	FIN	FINISHED
GA	GAUGE	GA	GAUGE
GALV	GALVANIZED	GALV	GALVANIZED
GFE	GOVERNMENT FURNISHED EQUIPMENT	GFE	GOVERNMENT FURNISHED EQUIPMENT
GND	GROUND	GND	GROUND
GRN	GREEN	GRN	GREEN
GRSC	GALVANIZED RIGID STEEL CONDUIT	GRSC	GALVANIZED RIGID STEEL CONDUIT
GYP	GYPSUM	GYP	GYPSUM
HGT	HEIGHT	HGT	HEIGHT
ID	INSIDE DIAMETER	ID	INSIDE DIAMETER
KAIC	KILOAMPS INTERRUPTING CURRENT, SYMMETRICAL	KAIC	KILOAMPS INTERRUPTING CURRENT, SYMMETRICAL
		MFGR	MANUFACTURER

DRAWING SYMBOLS

 GYPSUM BOARD	 PROPERTY LINE	 WOOD BLOCKING	 COLUMN GRID
 CONCRETE	 EXTERIOR MASONARY WALL	 BRICK/BLOCK	 DATUM LINE
 EARTH	 WALL TYPE	 BRSTONE	 BUILDING SECTION
 GRAVEL	 WINDOW/LOUVER NUMBER	 GRASS	 SECTION
 SAND	 DOOR NUMBER	 BATT INSULATION	 ELEVATION
 STEEL	 ROOM NUMBER	 CMU OR BRICK	 BREAKLINE SYMBOL
 INSULATION	 EXISTING WALL	 ENLARGED DETAIL	
 WOOD MEMBER		 DETAIL NUMBER	
		 SHEET NUMBER WHERE DETAIL IS LOCATED	
TITLE OF DETAIL _____ • SCALE OR OTHER INFORMATION			



FOR INFORMATION CONTACT

ALBERT SOLANO
7675 TARA BLVD
JONESBORO, GA 30236

LOCATION

162 S MAIN STREET
JONESBORO, GA 30236

SHEET TITLE

COVER SHEET,
ABBREVIATIONS &
SYMBOLS

REVISIONS

NO	DATE
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3	

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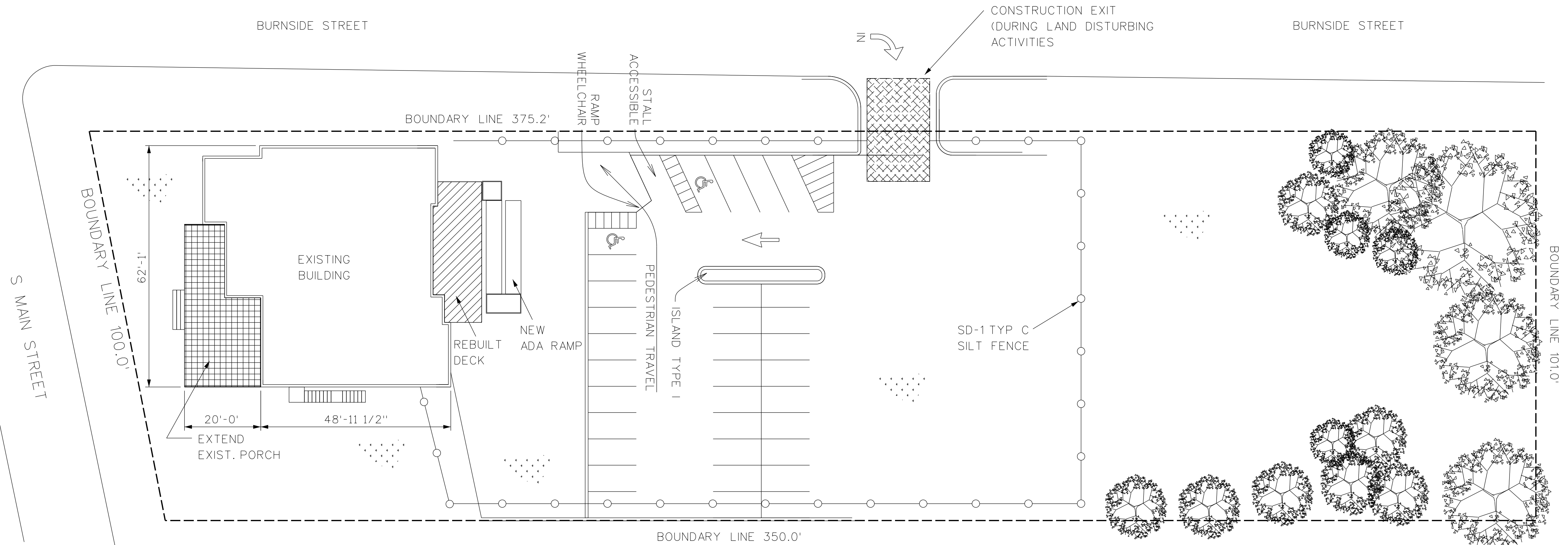
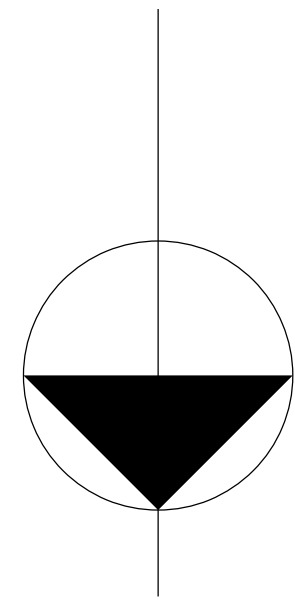
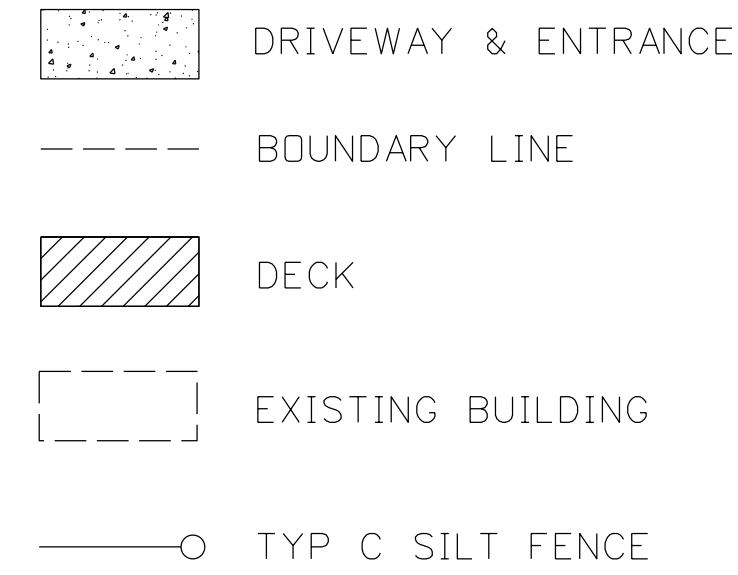
RLH

Date	10/25/2022
Scale	AS NOTED

DWG No.

A1

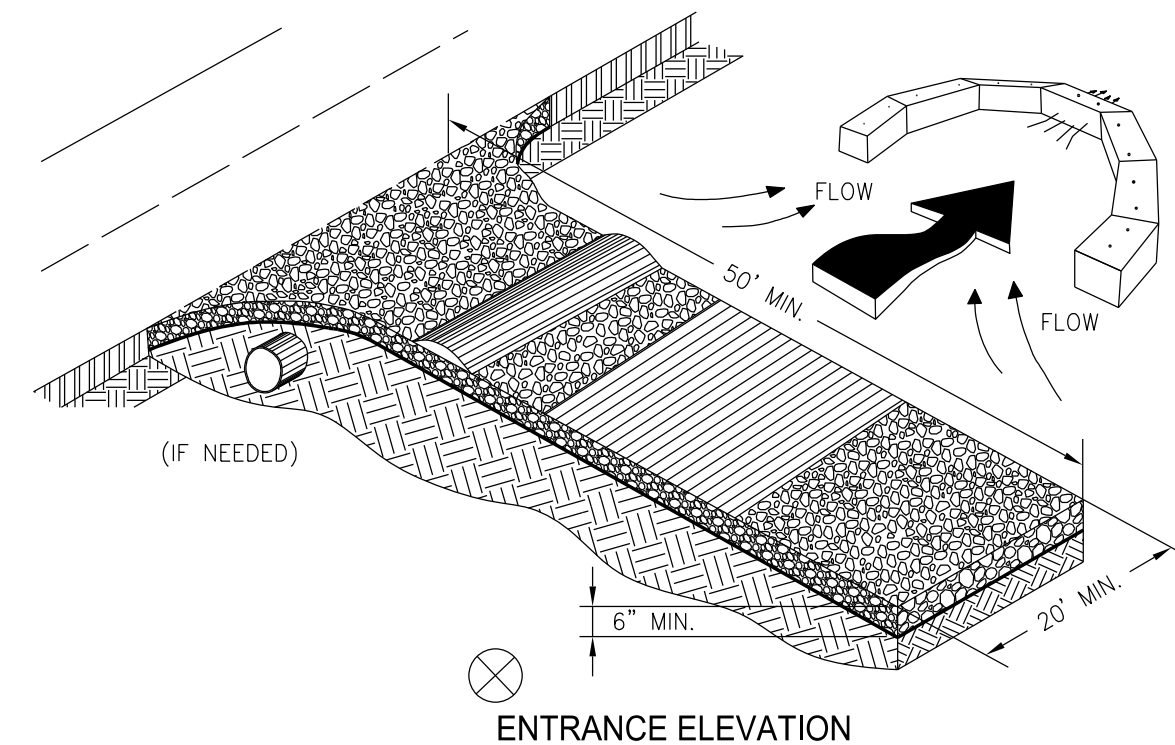
LEGEND



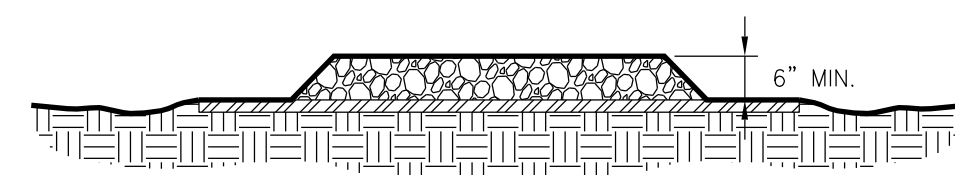
LOCATION PLAN
NOT TO SCALE

CRUSHED STONE CONSTRUCTION EXIT

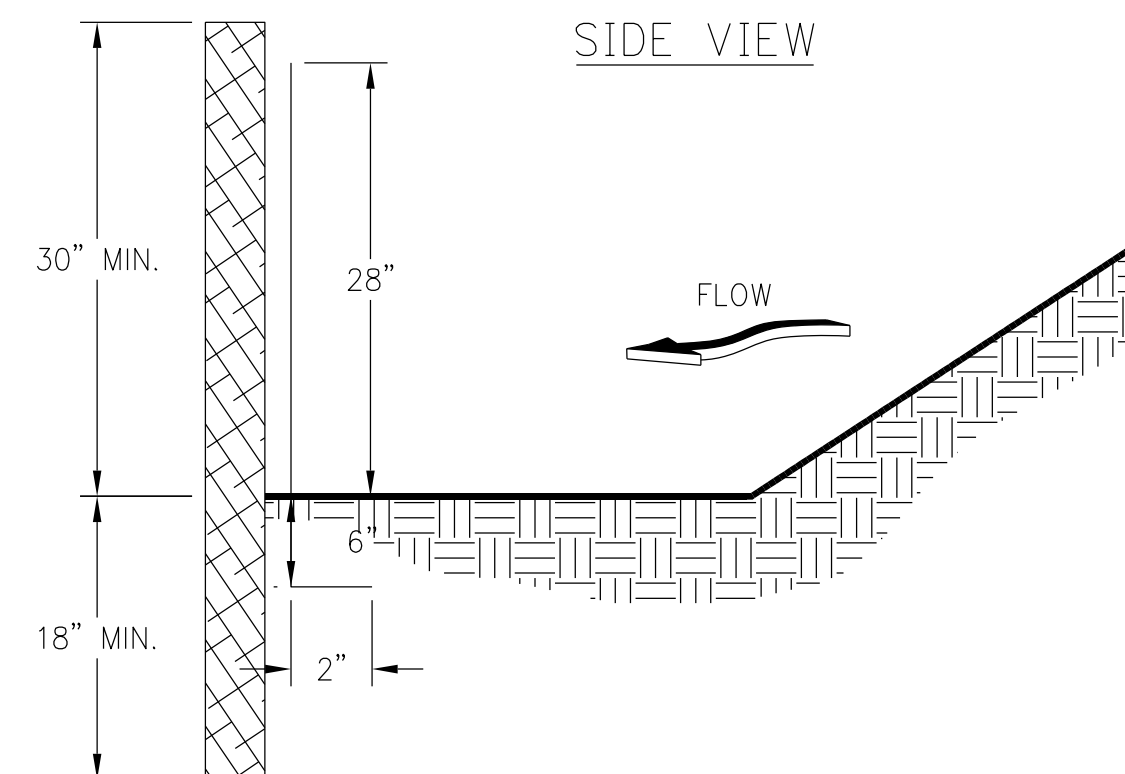
EXIT DIAGRAM



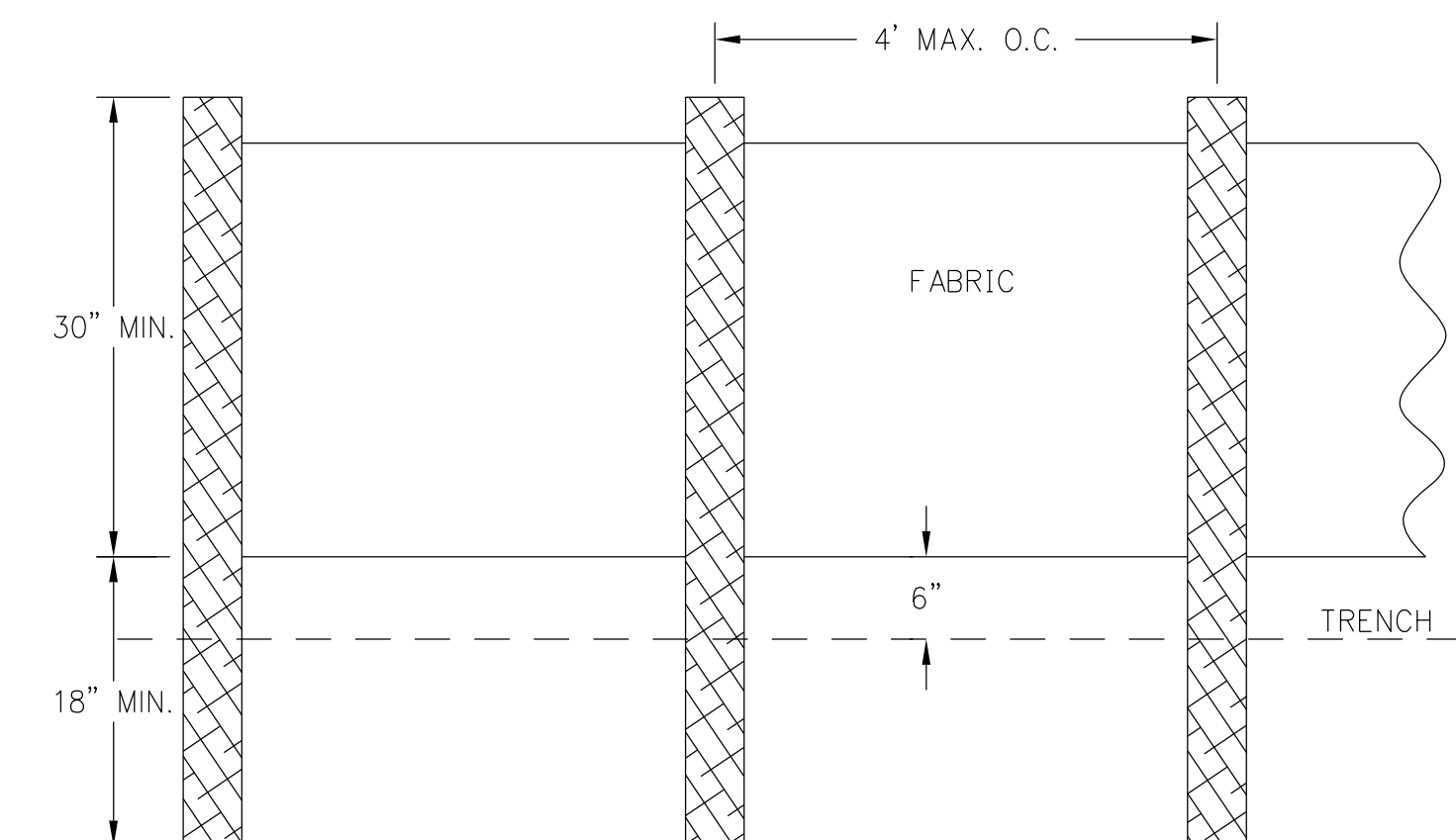
ENTRANCE ELEVATION



SIDE VIEW



FRONT VIEW



NOTES:
POSTS SHALL BE 2" X 2" OAK OR 1.15 LB/FT STEEL

SILT FENCE FABRIC SHALL BE SELECTED FROM GADOT QPL-36

SD1-S TYPE "C" SILT FENCE

NOT TO SCALE

MAINTAIN UNTIL THE PROJECT IS VEGETATED OR OTHERWISE STABILIZED. REMOVE BARRIERS AND ACCUMULATED SEDIMENT AND STABILIZE THE EXPOSED AREA WHEN THE PROJECT IS STABILIZED APPROVED SILT FENCE FABRICS ARE LISTED IN THE GEORGIA DOT QUALIFIED PRODUCTS LIST*35 (QPL-36). CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIRED. OTHER MEASURES MAY BE NECESSARY DEPENDING ON TRAFFIC INTO AND OF THE SITE AND FIELD CONDITIONS DURING CONSTRUCTION.

FOR INFORMATION CONTACT

ALBERT SOLANO
7675 TARA BLVD
JONESBORO, GA 30236

LOCATION

162 S MAIN STREET
JONESBORO, GA 30236

SHEET TITLE

SITE PLAN

REVISIONS

NO	DATE
1	
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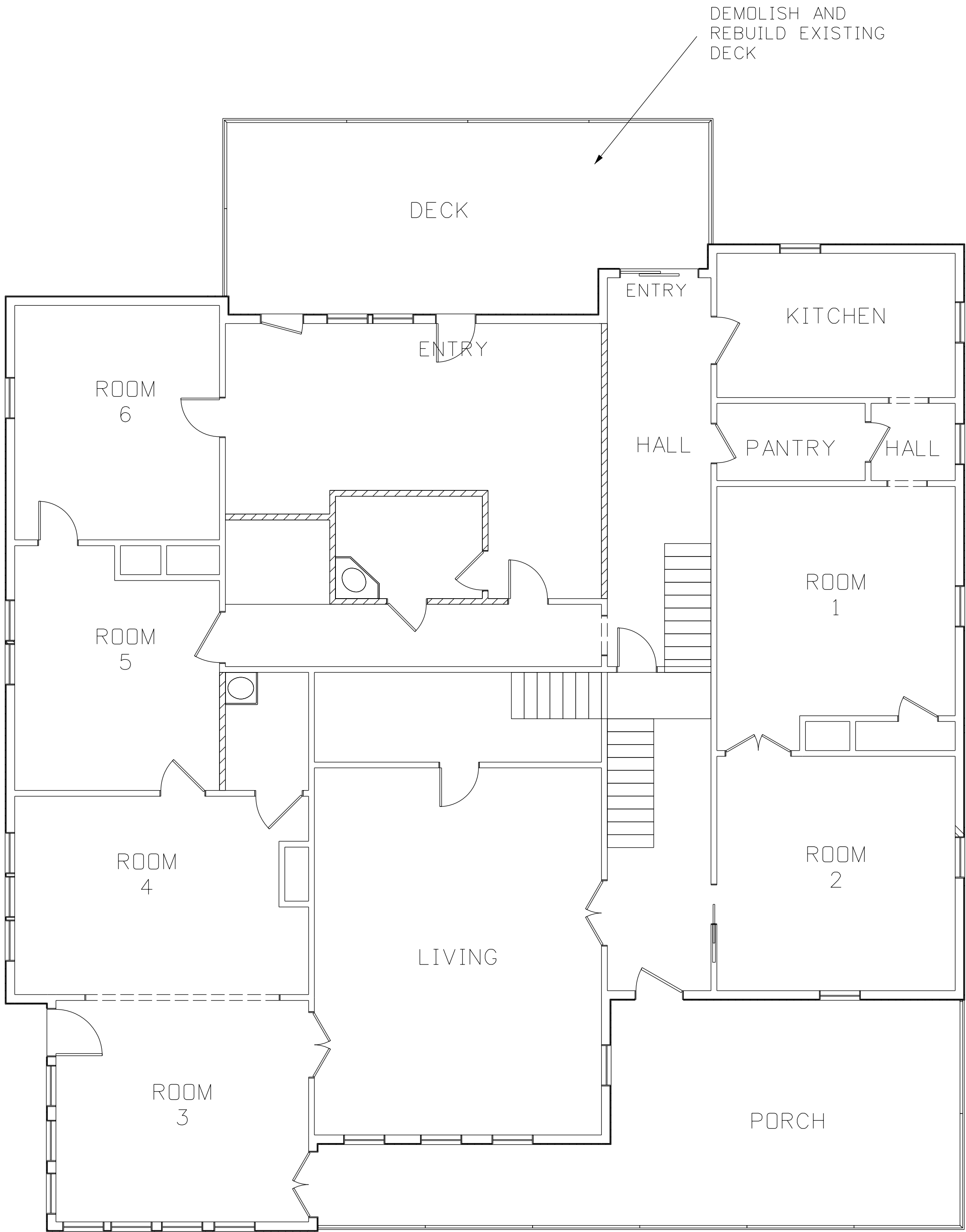
RLH

10/25/2022

Scale	AS NOTED
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DWG No.

A2



DEMOLITION PLAN

3/16" = 1'-0"

NOTES:
CONTRACTOR SHALL INSPECT FOUNDATIONS AND REPAIR, UPGRADE OR REPLACE FAULTY SECTIONS INCLUDING UNDERPINNING AS REQUIRED.

CONTRACTOR SHALL VERIFY GAS, ELECTRICAL AND PLUMBING REQUIRE MENTS PRIOR TO BEGINNING OF ROUGH-IN WORK.

PROVIDE ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED CONFORMING TO THE AMERICANS WITH DISABILITIES ACT, INCLUDING PARKING SPACES, RAMPS, DOOR AND TOILET HARDWARE AND SIGNAGE AND SYMBOLS.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. SUBMIT TO ENGINEER ANY DISCREPANCIES FOR CLARIFICATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR BUILDING THIS PROJECT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS UNLESS A WRITTEN NOTIFICATION FROM THE OWNER OR ENGINEER TO THE CONTRARY IS RECEIVED.

THE LOCATION OF THE EXISTING UTILITIES AND STRUCTURES WHERE SHOWN HEREON ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND ACTUAL LOCATION OF SUCH, WHETHER SHOWN HEREON OR NOT, PRIOR TO ANY EXCAVATION. ANY DAMAGES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

BY ENTERING INTO AN AGREEMENT WITH THE OWNER AND OR UNDERTAKING THIS WORK, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE JOB SITE, FAMILIARIZED HIMSELF WITH EXISTING CONDITIONS AND NOTED ANY DISCREPANCIES WITH THE CONTRACT DRAWINGS AND OTHER DOCUMENTS.

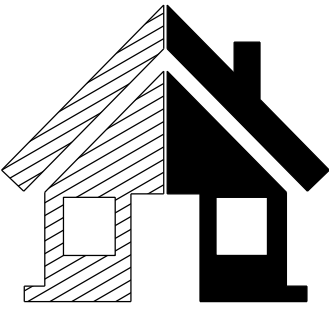
CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE OWNER'S ATTENTION PRIOR TO PROCEEDING AND MAY SUBMIT PROPOSAL FOR RESOLVING ALONG WITH ANY ADDITIONAL COST OR COST REDUCTION DETAILS IF APPLICABLE.

CONTRACTOR SHALL INDEMNIFY, DEFEND AND SAVE HARMLESS, OWNER ENGINEER AND ENGINEER'S AGENT FROM ALL CLAIMS, SUITS, OR ACTIONS OF EVERY NAME, KIND, AND DESCRIPTION, RESULTING FROM CONTRACTOR'S CONDUCTANCE OF THE WORK. OWNER ACCEPTS THESE PLANS AND PROCEEDS WITH THIS WORK WITH THE UNDERSTANDING THAT ENGINEER'S LIABILITY FOR ERRORS OR OMISSIONS IS LIMITED TO THE FEE PAID BY OWNER TO ENGINEER OR HIS AGENT FOR THESE PLANS.

LEGEND:

EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE REMOVED



FOR INFORMATION CONTACT

ALBERT SOLANO
7675 TARA BLVD
JONESBORO, GA 30236

LOCATION

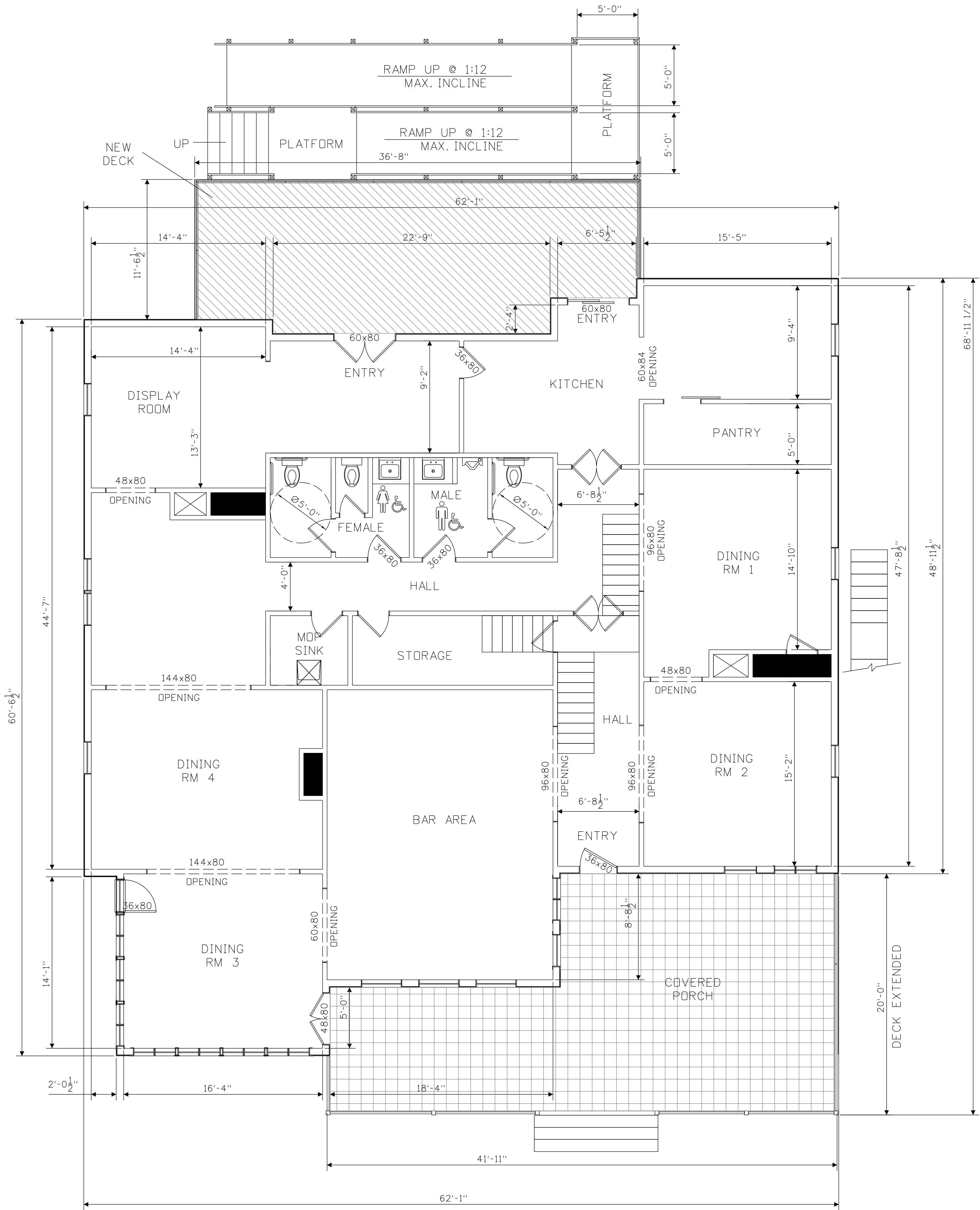
162 S MAIN STREET
JONESBORO, GA 30236

SHEET TITLE

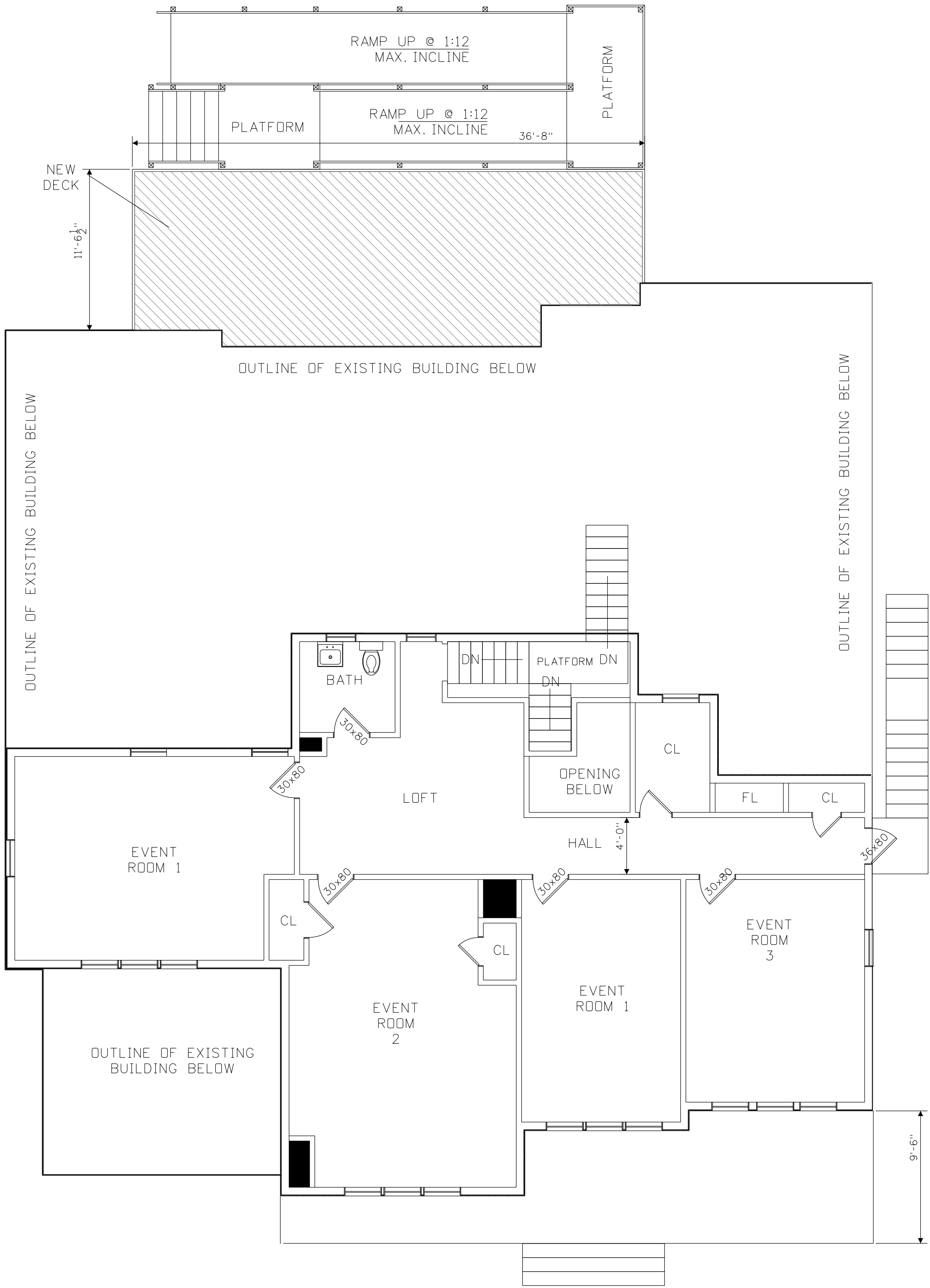
DEMOLITION PLAN

REVISIONS	
NO	DATE
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RLH	
Date	10/25/2022
Scale	AS NOTED
DWG No.	

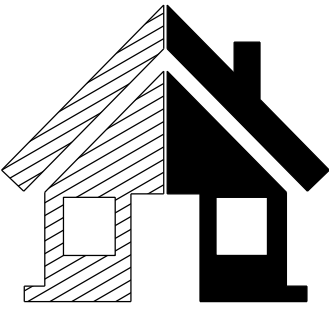
A3



MAIN FLOOR
3/16" = 1'-0"



FIRST FLOOR
3/16" = 1'-0"



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ALBERT SOLANO
7675 TARA BLVD
JONESBORO, GA 30236

LOCATION

162 S MAIN STREET
JONESBORO, GA 30236

SHEET TITLE

MAIN & FIRST FLOOR
PROPOSED LAYOUTS

REVISIONS

NO	DATE
1	
2	
3	

DRAWN BY

Date	10/25/2022
Scale	AS NOTED

DWG No.

A4



EXISTING ROOF TO REMAIN ———
(REPAIR AND/OR REPLACE ONLY
WHERE STRUCTURAL FAILURE
OCCURED OR DAMAGED)

FRONT ELEVATION

$$3/16'' = 1'-0''$$


RIGHT ELEVATION

$$3/16'' = 1'-0''$$


- NEW ADHERED BRICK
ON EXISTING CONSTRUCTION
(COLOR OFF-WHITE)

REAR ELEVATION

$$3/16'' = 1'-0''$$


LEFT ELEVATION

$$3/16'' = 1'-0''$$

FOR INFORMATION CONTACT

ALBERT SOLANO
7675 TARA BLVD
JONESBORO, GA 30236

LOCATION

162 S MAIN STREET
JONESBORO, GA 30236

SHEET TITLE

EXTERIOR ELEVATIONS

REVISIONS

NO	DATE
1	
2	
3	

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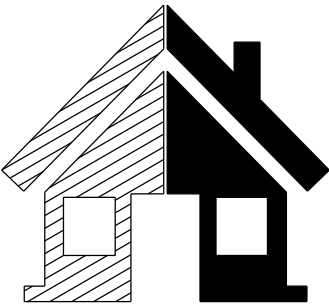
RLH

10/25/2022

Scale	AS NOTED
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Model	MLC	NL
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A5



FOR INFORMATION CONTACT
ALBERT SOLANO
7675 TARA BLVD
JONESBORO, GA 30236

LOCATION

162 S MAIN STREET
JONESBORO, GA 30236

SHEET TITLE

EQUIPMENT LAYOUT
MAIN FLOOR

REVISIONS

NO	DATE
1	
2	
3	

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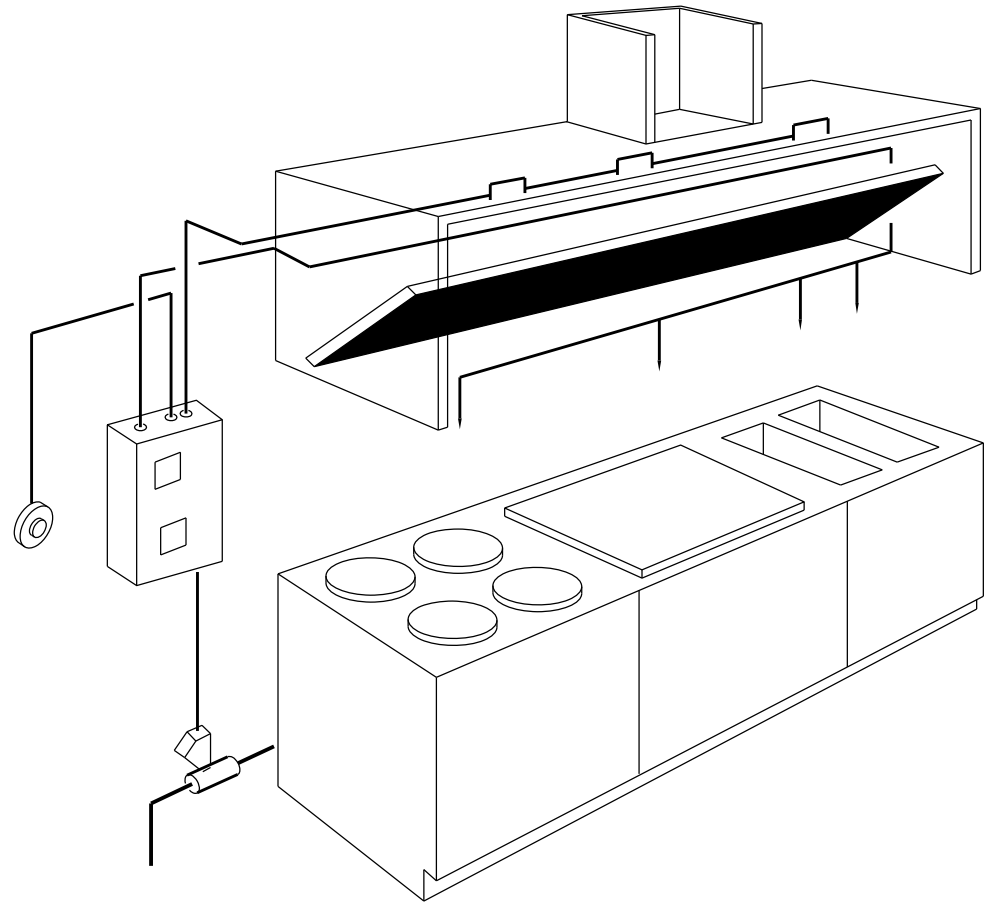
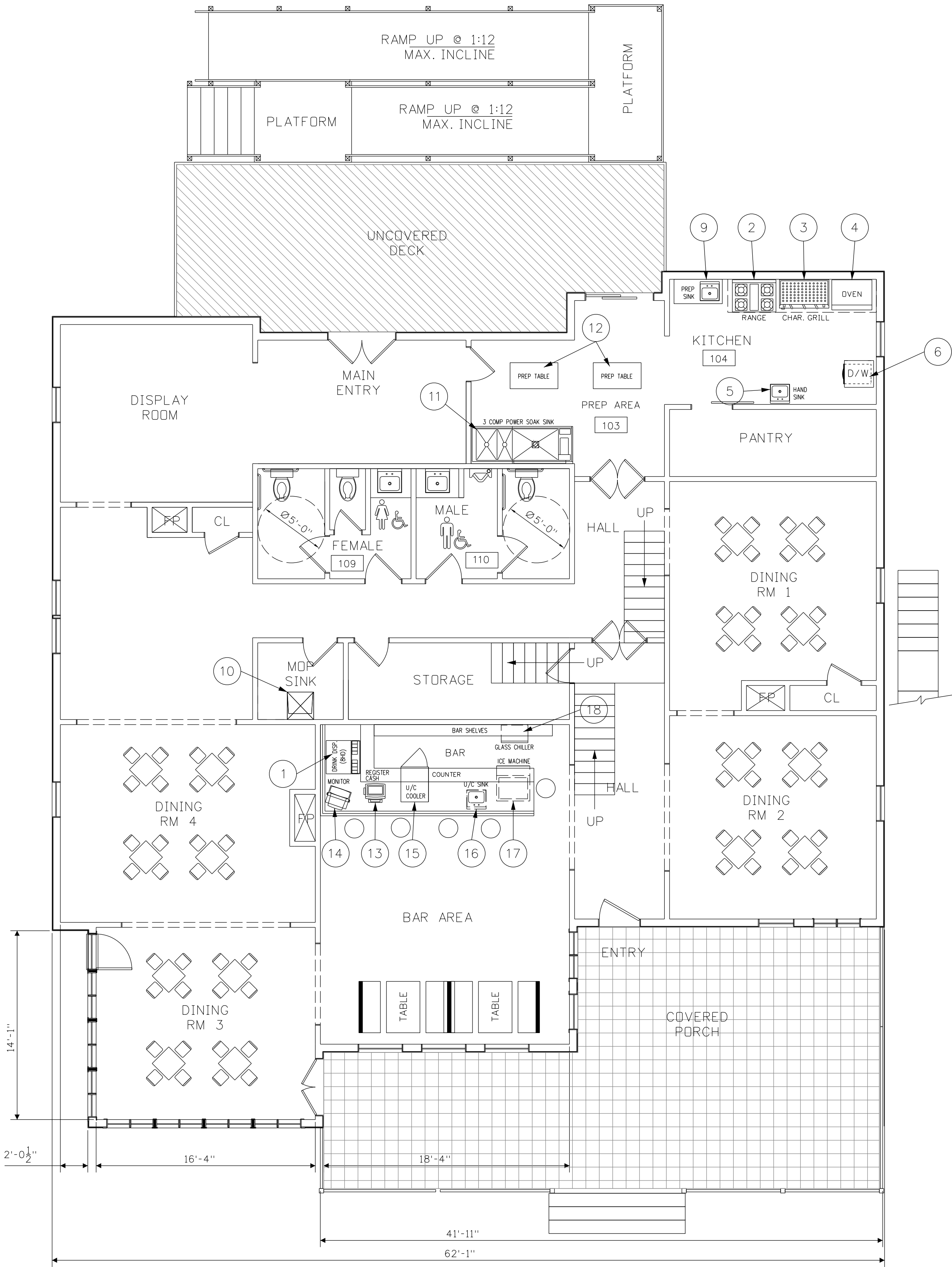
RLH

Date	10/25/2022
Scale	AS NOTED

DWG No.

A6

Attachment: 162 MAIN STREET 10-22-22 Design (3268 : 162 South Main Street)



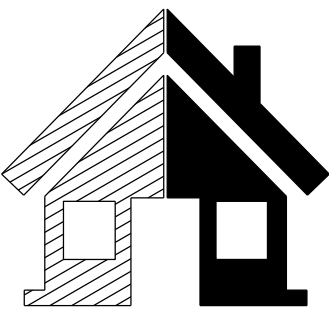
HOOD DETAIL
NOT TO SCALE

1. DRINK DISPENSER
2. RANGE
3. CHAR GRILL
4. OVEN
5. HAND SINK
6. DISHWASHER
7. DOUBLE OPEN FRYER
8. GRILL
9. PREP SINK
10. MOP SINK
11. 3 COMPARTMENT SINK
12. PREP TABLE
13. CASH REGISTER
14. MONITOR
15. U/C COOLER
16. U/C SINK
17. ICE MACHINE
18. GLASS CHILLER
19. HOOD (SEE NOTE 1)

NOTE:
1. CONTRACTOR SHALL SUPPLY AND INSTALL AN EXHAUST HOOD WITH VENTILATION, GREASE MANAGEMENT AND FIRE SUPPRESSION SIZED PER MANUFACTURER'S GUIDELINES FOR THE LEVEL OF DUTY. HOOD SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING NFPA 17A AND NFPA 96.
LICENSED CONTRACTOR TO APPLY FOR AND SECURE ALL REQUIRED PERMITS BEFORE STARTING WORK. SUBMISSION TO COVER ALL COMPONENTS INCLUDING HOOD, ALL DUCTWORK, INCLUDING EXHAUST AND SUPPLY AIR, FANS, AND FIRE EXTINGUISHING EQUIPMENT.

EQUIPMENT PLAN MAIN FL.

3/16" = 1'-0"



FOR INFORMATION CONTACT

ALBERT SOLANO
7675 TARA BLVD
JONESBORO, GA 30236

LOCATION

162 S MAIN STREET
JONESBORO, GA 30236

SHEET TITLE

LIFE & SAFETY
MAIN FLOOR
LAYOUT

REVISIONS

NO

DATE

1

2

3

DRAWN BY

RLH

Date

10/25/2022

Scale

AS NOTED

DWG No.

A7

LIFE & SAFETY SYMBOLS



EMERGENCY ASSEMBLY AREA



EMERGENCY STROBE LIGHT



UP STAIRWAY



BUILDING EXIST / EMERGENCY LIGHT



DOWN STAIRWAY



MANUAL FIRE ALARM PULL STATION



ANNUNCIATOR PANEL



FIRE ALARM CONTROL PANEL



BUILDING EXIT



PRIMARY EVACUATION ROUTE



SECONDARY EVACUATION ROUTE



ACCESSIBLE ROUTE



SMOKE DETECTOR



EXIT LIGHT
(DIRECTIONAL ARROW AS NEEDED)



NEW FIRE EXTINGUISHER



EXISTING FIRE EXTINGUISHER

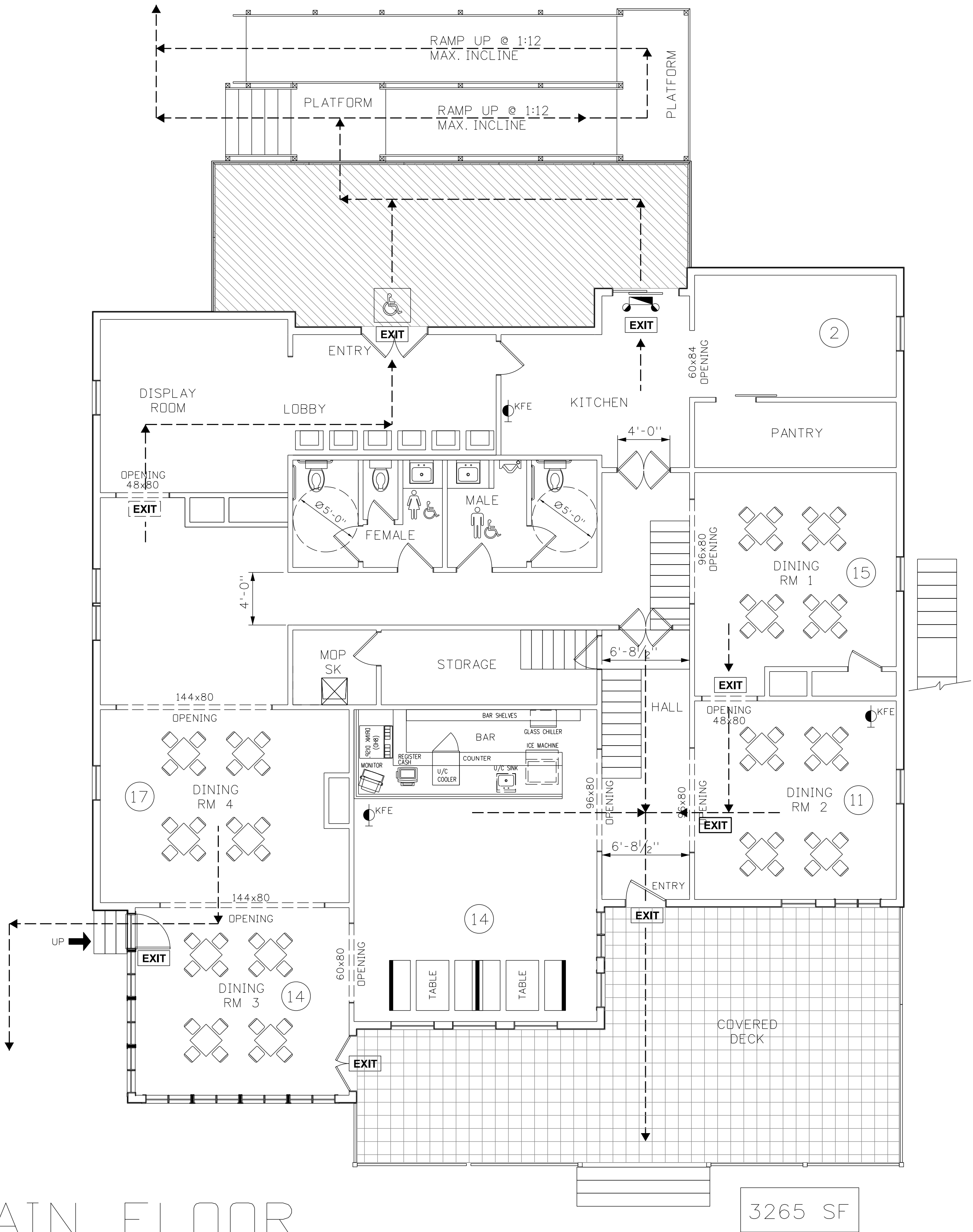


OCCUPANT LOAD

ROOM #	GROSS AREA SF	NET AREA SF	USE	OCCUPANT LOAD FACTOR (sq ft per person)	OCCUPANT LOAD	EXIT ACCESS TRAVEL DISTANCE (FT)
DINING ROOM 1	253	220	ASSEMBLY TABLES & CHAIRS	15	15	71
DINING ROOM 2	225	170	ASSEMBLY TABLES & CHAIRS	15	11	50
DINING ROOM 3	224	206	ASSEMBLY TABLES & CHAIRS	15	14	30
DINING ROOM 4	268	252	ASSEMBLY TABLES & CHAIRS	15	17	35
BAR	119	119	ASSEMBLY FIXED SEATS	# OF SEATS	6	58
BAR ROOM	302	302	ASSEMBLY FIXED SEATS	# OF SEATS	8	54
KITCHEN	286		COMMERCIAL KITCHEN	200	2	74
LOBBY / DISPLAY RM	317	126	ASSEMBLY FIXED SEATS + STANDING	5 NET (PLUS FIXED SEATS)	31	64
EVENT ROOM 1	184	184	ASSEMBLY TABLES & CHAIRS	15	12	81
EVENT ROOM 2	216	216	ASSEMBLY TABLES & CHAIRS	15	14	61
EVENT ROOM 3	133	133	ASSEMBLY TABLES & CHAIRS	15	9	81
EVENT ROOM 4	138	138	ASSEMBLY TABLES & CHAIRS	15	9	52
TOTAL					148	

ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE TO BE SEALED, CAULKED, GASKETED, WEATHER STRIPPED OR WRAPPED AS APPROPRIATE WITH MOISTURE VAPOUR-PERMEABLE WRAPPING MATERIAL

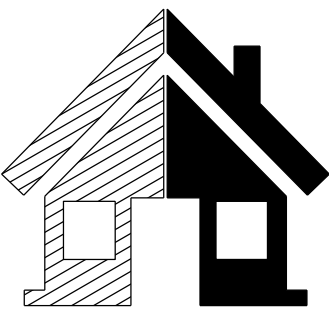
TOTAL VERTICAL FENETRATION = 5.4% OF ABOVE-GRADE WALL
BUILDING HAS NO SKYLIGHTS



MAIN FLOOR

3/16" = 1'-0"

MAIN FLOOR OCCUPANT LOAD: 108



FOR INFORMATION CONTACT

ALBERT SOLANO
7675 TARA BLVD
JONESBORO, GA 30236

LOCATION

162 S MAIN STREET
JONESBORO, GA 30236

SHEET TITLE

LIFE & SAFETY
FIRST FLOOR
LAYOUT

REVISIONS

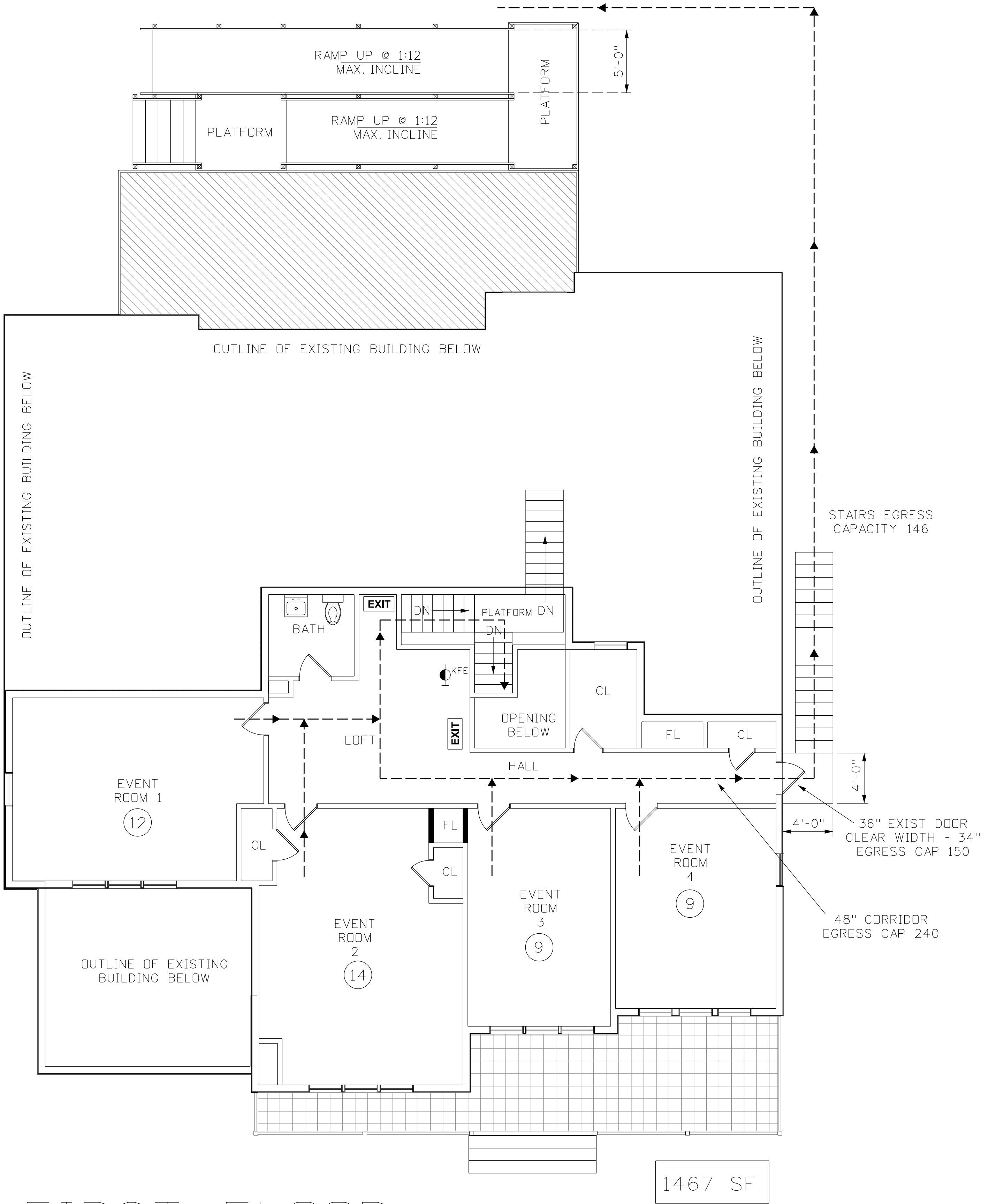
NO	DATE
1	
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DRAWN BY

RLH	
Date	10/25/2022
Scale	AS NOTED

DWG No.

A8



LIFE & SAFETY SYMBOLS

- EMERGENCY ASSEMBLY AREA
- UP STAIRWAY
- DOWN STAIRWAY
- EXIT LIGHT
(DIRECTIONAL ARROW AS NEEDED)
- NEW FIRE EXTINGUISHER
- EXISTING FIRE EXTINGUISHER
- OCCUPANT LOAD
- EMERGENCY STROBE LIGHT
- MANUAL FIRE ALARM PULL STATION
- ANNUNCIATOR PANEL
- FIRE ALARM CONTROL PANEL
- BUILDING EXIT
- PRIMARY EVACUATION ROUTE
- SECONDARY EVACUATION ROUTE
- ACCESSIBLE ROUTE
- SMOKE DETECTOR

FIRST FLOOR

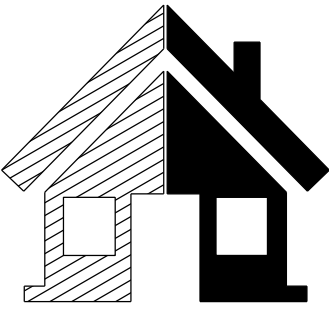
3/16" = 1'-0"

FIRST FLOOR OCCUPANT LOAD: 71

ROOM #	GROSS AREA SF	NET AREA SF	USE	OCCUPANT LOAD FACTOR (sq ft per person)	OCCUPANT LOAD	EXIT ACCESS TRAVEL DISTANCE (FT)
DINING ROOM 1	253	220	ASSEMBLY TABLES & CHAIRS	15	15	71
DINING ROOM 2	225	170	ASSEMBLY TABLES & CHAIRS	15	11	50
DINING ROOM 3	224	206	ASSEMBLY TABLES & CHAIRS	15	14	30
DINING ROOM 4	268	252	ASSEMBLY TABLES & CHAIRS	15	17	35
BAR	119	119	ASSEMBLY FIXED SEATS	# OF SEATS	6	58
BAR ROOM	302	302	ASSEMBLY FIXED SEATS	# OF SEATS	8	54
KITCHEN	286		COMMERCIAL KITCHEN	200	2	74
LOBBY / DISPLAY RM	317	126	ASSEMBLY FIXED SEATS + STANDING	5 NET (PLUS FIXED SEATS)	31	64
EVENT ROOM 1	184	184	ASSEMBLY TABLES & CHAIRS	15	12	81
EVENT ROOM 2	216	216	ASSEMBLY TABLES & CHAIRS	15	14	61
EVENT ROOM 3	133	133	ASSEMBLY TABLES & CHAIRS	15	9	81
EVENT ROOM 4	138	138	ASSEMBLY TABLES & CHAIRS	15	9	52
TOTAL					148	

ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE TO BE SEALED, CAULKED, GASKETED, WEATHER STRIPPED OR WRAPPED AS APPROPRIATE WITH MOISTURE VAPOUR-PERMEABLE WRAPPING MATERIAL

TOTAL VERTICAL FENETRATION = 5.4% OF ABOVE-GRADE WALL
BUILDING HAS NO SKYLIGHTS



FOR INFORMATION CONTACT

ALBERT SOLANO
7675 TARA BLVD
JONESBORO, GA 30236

LOCATION

162 S MAIN STREET
JONESBORO, GA 30236

SHEET TITLE

PLUMBING
RISER DIAGRAM

REVISIONS

NO	DATE
1	
2	
3	

DRAWN BY

RLH

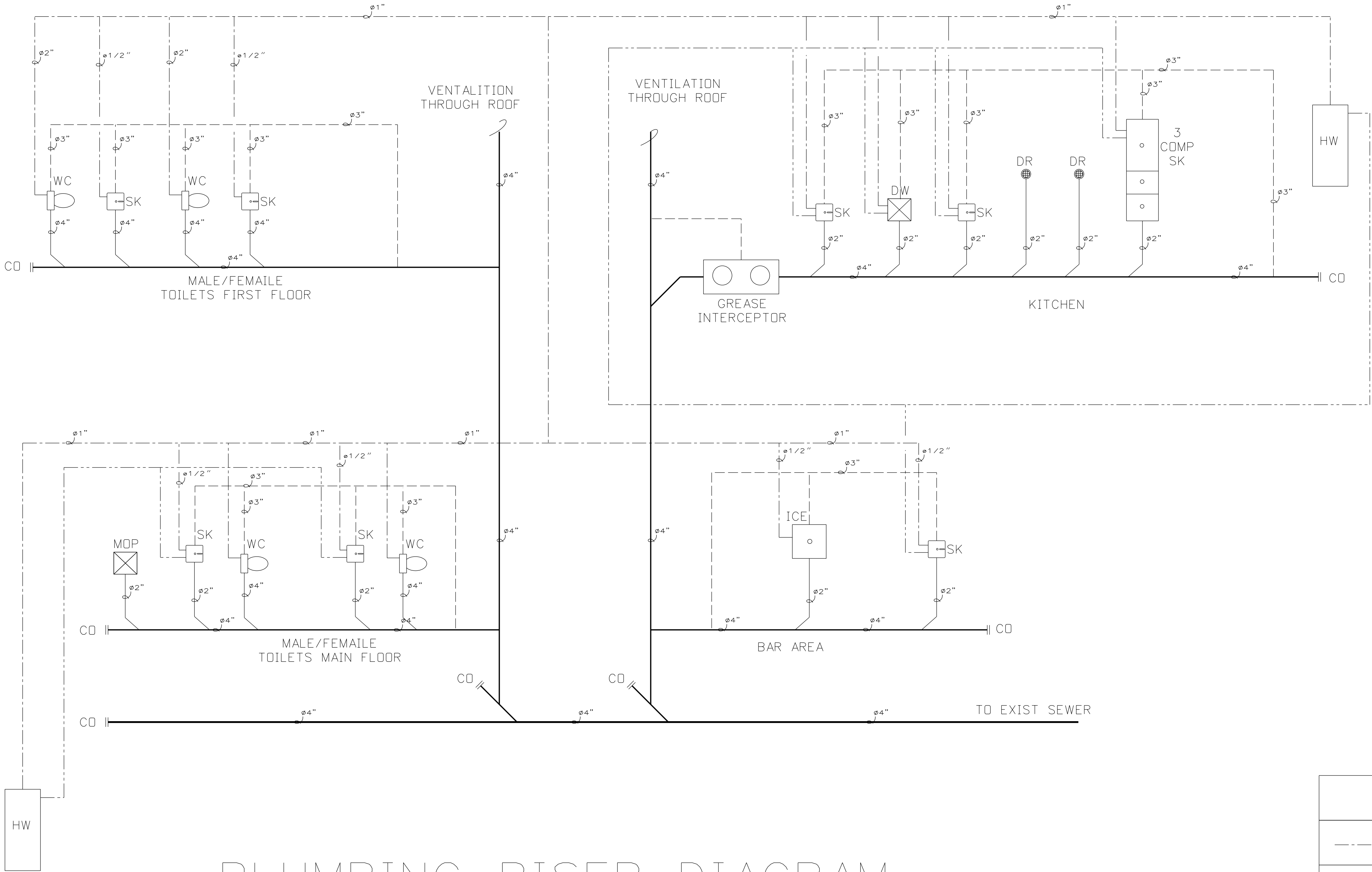
Date 10/25/2022

Scale AS NOTED

DWG No.

A9

Attachment: 162 MAIN STREET 10-22-22 Design (3268 : 162 South Main Street)



PLUMBING RISER DIAGRAM
NOT TO SCALE

LEGEND

-----	COLD
-----	HOT
-----	VENT
—————	WASTE

SOUTHERN PINE SPAN TABLES

MAXIMUM SPANS GIVEN IN FEET AND INCHES
INSIDE TO INSIDE OF BEARINGS

TABLE 2 FLOOR JOISTS - 40 PSF LIVE LOAD, 10 PSF DEAD LOAD, 360 DEFLECTION												
Size inches	Spacing inches on center	Grade										
		Visually Graded				Machine Stress Rated (MSR)			Machine Evaluated Lumber (MEL)			
		DSS	No.1	No.2	No.3	2400f - 2.0E	1850f - 1.5E	1500f - 1.6E	M-14 (1800-1.7)	M-29 (1550-1.7)	M-12 (1600-1.6)	
2 x 6	12.0	11 - 4	10 - 9	10 - 3	8 - 2	11 - 7	10 - 6	10 - 9	10 - 11	10 - 11	10 - 9	
	16.0	10 - 4	9 - 9	9 - 4	7 - 1	10 - 6	9 - 6	9 - 9	9 - 11	9 - 11	9 - 9	
	19.2	9 - 8	9 - 2	8 - 6	6 - 5	9 - 10	9 - 0	9 - 2	9 - 4	9 - 4	9 - 2	
	24.0	9 - 0	8 - 6	7 - 7	5 - 9	9 - 2	8 - 4	8 - 6	8 - 8	8 - 8	8 - 6	
2 x 8	12.0	15 - 0	14 - 2	13 - 6	10 - 3	15 - 3	13 - 10	14 - 2	14 - 5	14 - 5	14 - 2	
	16.0	13 - 7	12 - 10	11 - 10	8 - 11	13 - 10	12 - 7	12 - 10	13 - 1	13 - 1	12 - 10	
	19.2	12 - 10	12 - 1	10 - 10	8 - 2	13 - 0	11 - 10	12 - 1	12 - 4	12 - 4	12 - 1	
	24.0	11 - 11	11 - 3	9 - 8	7 - 3	12 - 1	11 - 0	11 - 3	11 - 5	11 - 5	11 - 3	
2 x 10	12.0	19 - 1	18 - 0	16 - 2	12 - 6	19 - 5	17 - 8	18 - 0	18 - 5	18 - 5	18 - 0	
	16.0	17 - 4	16 - 1	14 - 0	10 - 10	17 - 8	16 - 0	16 - 5	16 - 9	16 - 9	16 - 5	
	19.2	16 - 4	14 - 8	12 - 10	9 - 10	16 - 7	15 - 1	15 - 5	15 - 9	15 - 9	15 - 5	
	24.0	15 - 2	13 - 1	11 - 5	8 - 10	15 - 5	14 - 0	14 - 4	14 - 7	14 - 7	14 - 4	
2 x 12	12.0	23 - 3	21 - 11	19 - 1	14 - 9	23 - 7	21 - 6	21 - 11	22 - 5	22 - 5	21 - 11	
	16.0	21 - 1	19 - 1	16 - 6	12 - 10	21 - 6	19 - 6	19 - 11	20 - 4	20 - 4	19 - 11	
	19.2	19 - 10	17 - 5	15 - 1	11 - 8	20 - 2	18 - 4	18 - 9	19 - 2	19 - 2	18 - 9	
	24.0	18 - 5	15 - 7	13 - 6	10 - 5	18 - 9	17 - 0	17 - 5	17 - 9	17 - 9	17 - 5	

ITEM	DESCRIPTION
STUDS: (2X4	SOUTHERN PINE STUD GRADE
POST BEAMS AND HEADERS	SOUTHERN PINE GRADE 1
ALL OTHER HORIZONTAL	SOUTHERN PINE GRADE 2
ALL OTHER VERTICAL	SOUTHERN PINE GRADE 2
PLYWOOD:	
STRUCTURAL SHEATHING	GRADE MARKED STRUCTURAL 1
PLYCLIPS	PSC' S BY SIMPSON OR EQUAL
LAG BOLTS	ANSI/ASME B18.2.6-2019 FASTENERS FOR USE IN STRUCTURAL APPLICATIONS
NAILS	ASTM F-1667-21 STND SPEC FOR DRIVEN FASTENERS
SCREWS	ASME 818.61 / ASTM A502
JOIST HANGERS	SIMPSON OR EQUAL
CONNECTORS	SIMPSON OR EQUAL (USE GALVANIZED AT EXTERIOR LOCATIONS)

SOUTHERN PINE SPAN TABLES

MAXIMUM SPANS GIVEN IN FEET AND INCHES
INSIDE TO INSIDE OF BEARINGS

TABLE 42 RAFTERS - 20 PSF LIVE LOAD, 15 PSFDEAD LOAD, 240 DEFLECTION, CD • 1.25													
SIZE	SPACING	GRADE											
		VISUALLY GRADED				MACHINE STRESS RATED (MSR)				MACHINE EVALUATED LUMBER (MEL)			
		DSS	No.1	No.2	No.3	2400f - 2.0E	1850f - 1.5E	1500f - 1.6E	M-14 (1800-1.7)	M-29 (1550-1.7)	M-12 (1600-1.6)		
2 x 6	12.0	16 - 4	15 - 6	14 - 5	10 - 11	16 - 8	15 - 2	15 - 6	15 - 9	15 - 9	15 - 6		
	16.0	14 - 11	14 - 1	12 - 6	9 - 5	15 - 2	13 - 9	14 - 1	14 - 4	14 - 4	14 - 1		
	19.2	14 - 0	13 - 3	11 - 5	8 - 8	14 - 3	12 - 11	13 - 3	13 - 6	13 - 6	13 - 3		
	24.0	13 - 0	11 - 10	10 - 2	7 - 9	13 - 3	12 - 0	12 - 3	12 - 6	12 - 6	12 - 3		
2 x 8	12.0	21 - 7	20 - 5	18 - 3	13 - 9	21 - 11	19 - 11	20 - 5	20 - 10	20 - 10	20 - 5		
	16.0	19 - 7	18 - 4	15 - 10	11 - 11	19 - 11	18 - 2	18 - 6	18 - 11	18 - 11	18 - 6		
	19.2	18 - 5	16 - 9	14 - 5	10 - 10	18 - 9	17 - 1	17 - 5	17 - 9	17 - 9	17 - 5		
	24.0	17 - 2	15 - 0	12 - 11	9 - 9	17 - 5	15 - 10	16 - 2	16 - 6	16 - 6	16 - 2		
2 x 10	12.0	26 - 0●	24 - 10	21 - 8	16 - 8	26 - 0●	25 - 5	26 - 0	26 - 0●	26 - 0●	26 - 0		
	16.0	25 - 0	21 - 6	18 - 9	14 - 5	25 - 5	23 - 2	23 - 8	24 - 1	24 - 1	23 - 8		
	19.2	23 - 7	19 - 7	17 - 1	13 - 2	23 - 11	21 - 9	22 - 3	22 - 8	22 - 8	22 - 3		
	24.0	21 - 10	17 - 6	15 - 4	11 - 10	22 - 3	20 - 2	20 - 8	21 - 1	21 - 1	20 - 8		
2 x 12	12.0	26 - 0●	26 - 0●	25 - 6	19 - 9	26 - 0●	26 - 0●	26 - 0●	26 - 0●	26 - 0●	26 - 0●		
	16.0	26 - 0●	25 - 6	22 - 1	17 - 1	26 - 0●	26 - 0●	26 - 0●	26 - 0●	26 - 0●	26 - 0●		
	19.2	26 - 0●	23 - 3	20 - 2	15 - 7	26 - 0●	26 - 0●	26 - 0●	26 - 0●	26 - 0●	26 - 0●		
	24.0	26 - 0●	20 - 10	18 - 0	14 - 0	26 - 0●	24 - 7	25 - 1	25 - 7	25 - 7	25 - 1		

CEILING JOISTS - 20 PSF LIVE LOAD, 10 PSF DEAD LOAD, 240 DEFLECTION
(MAX SPANS IN FEET AND INCHES)

SIZE	SPACING	GRADE											
		VISUALLY GRADED				MACHINE STRESS RATED (MSR)				MACHINE EVALUATED LUMBER (MEL)			
		DSS	No.1	No.2	No.3	2400f - 2.0E	1650f - 1.5E	1500f - 1.6E	M-14 (1800-1.7)	M-29 (1550-1.7)	M-12 (1600-1.6)		
2 x 4	12.0	10 - 5	9 - 10	9 - 3	7 - 2	10 - 7	9 - 8	9 - 10	10 - 0	10 - 0	9 - 10		
	16.0	9 - 6	8 - 11	8 - 0	6 - 2	9 - 8	8 - 9	8 - 11	9 - 1	9 - 1	8 - 11		
	19.2	8 - 11	8 - 5	7 - 4	5 - 8	9 - 1	8 - 3	8 - 5	8 - 7	8 - 7	8 - 5		
	24.0	8 - 3	7 - 8	6 - 7	5 - 1	8 - 5	7 - 8	7 - 8	8 - 0	7 - 9	7 - 10		
2 x 6	12.0	16 - 4	15 - 6	13 - 11	10 - 7	16 - 8	15 - 2	15 - 6	15 - 9	15 - 9	15 - 6		
	16.0	14 - 11	14 - 0	12 - 0	9 - 2	15 - 2	13 - 9	14 - 1	14 - 4	14 - 4	14 - 1		
	19.2	14 - 0	12 - 9	11 - 0	8 - 4	14 - 3	12 - 11	13 - 3	13 - 6	13 - 6	13 - 3		
	24.0	13 - 0	11 - 5	9 - 10	7 - 5	13 - 3	12 - 0	12 - 0	12 - 6	12 - 3	12 - 3		
2 x 8	12.0	21 - 7	20 - 5	17 - 7	13 - 3	21 - 11	19 - 11	20 - 5	20 - 10	20 - 10	20 - 5		
	16.0	19 - 7	17 - 9	15 - 3	11 - 6	19 - 11	18 - 2	18 - 6	18 - 11	18 - 11	18 - 6		
	19.2	18 - 5	16 - 2	13 - 11	10 - 6	18 - 9	17 - 1	17 - 5	17 - 9	17 - 9	17 - 5		
	24.0	17 - 2	14 - 6	12 - 6	9 - 5	17 - 5	15 - 10	15 - 10	16 - 6	16 - 2	16 - 2		
2 x 10	12.0	26 - 0	23 - 11	20 - 11	16 - 1	26 - 0	25 - 5	26 - 0	26 - 0	26 - 0	26 - 0		
	16.0	25 - 0	20 - 9	18 - 1	13 - 11	25 - 5	23 - 2	23 - 8	24 - 1	24 - 1	23 - 8		
	19.2	23 - 7	18 - 11	16 - 6	12 - 9	23 - 11	21 - 9	22 - 3	22 - 8	22 - 8	22 - 3		
	24.0	21 - 10	16 - 11	14 - 9	11 - 5	22 - 3	20 - 2	20 - 3	21 - 1	20 - 7	20 - 8		

FRAMING NOTES:

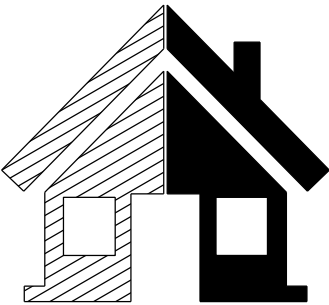
A. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. AT MULTI-STORY WALLS, SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12 INCHES AND EXTEND A MINIMUM OF 12 INCHES BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

B.- INSTALL SIMPSON STRONG-TIE HTT5 TENSION TIE ON BOTH SIDES OF EACH GARAGE DOORWAY. - INSTALL SIMPSON STRONG-TIE CSHP 18 STRAP ON ALL GARAGE DOOR HEADER BEAMS - ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE TREATED.

C. GARAGE DOOR HEADERS SHALL EXTEND PAST THE DOOR JAMB FRAMING A MINIMUM OF 16 INCHES, OR THE FULL WIDTH OF THE BRACED WALL PANEL ADJACENT TO THE DOOR IF THAT IS LESS THAN 16 INCHES.

D. EACH ROOF RAFTER SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING JOISTS, AND EXTENDING, AT A MINIMUM, TO THE BOTTOM OF THE LOWER PLATE.

E. PLATE WASHERS THAT ARE A MINIMUM OF 0.229" X 3"x3" SHALL BE PROVIDED FOR ALL ANCHOR BOLTS, BETWEEN THE SILL PLATE AND THE NUT



FOR INFORMATION CONTACT

ALBERT SOLANO
7675 TARA BLVD
JONESBORO, GA 30236

LOCATION

162 S MAIN STREET
JONESBORO, GA 30236

SHEET TITLE

SPAN TABLES &
FRAMING NOTES

REVISIONS

NO	DATE
1	
2	
3	

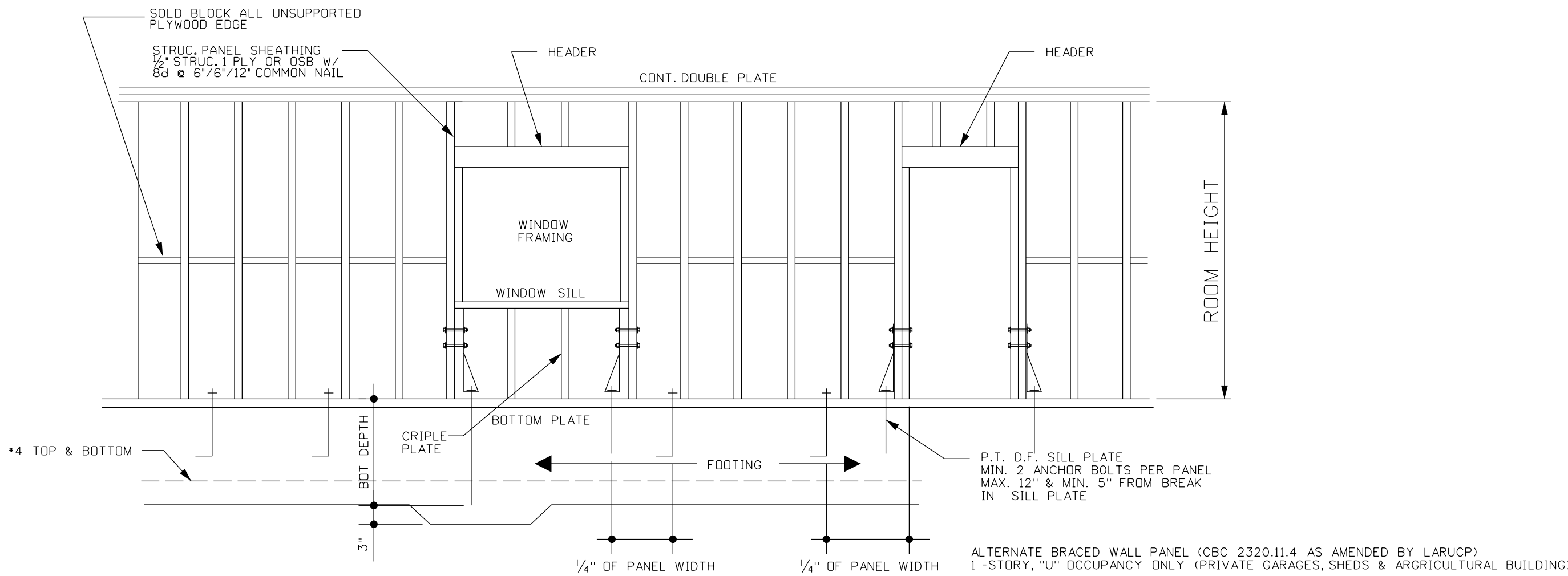
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RLH

Date	10/25/2022
Scale	$\frac{3}{16}"=1'-0"$

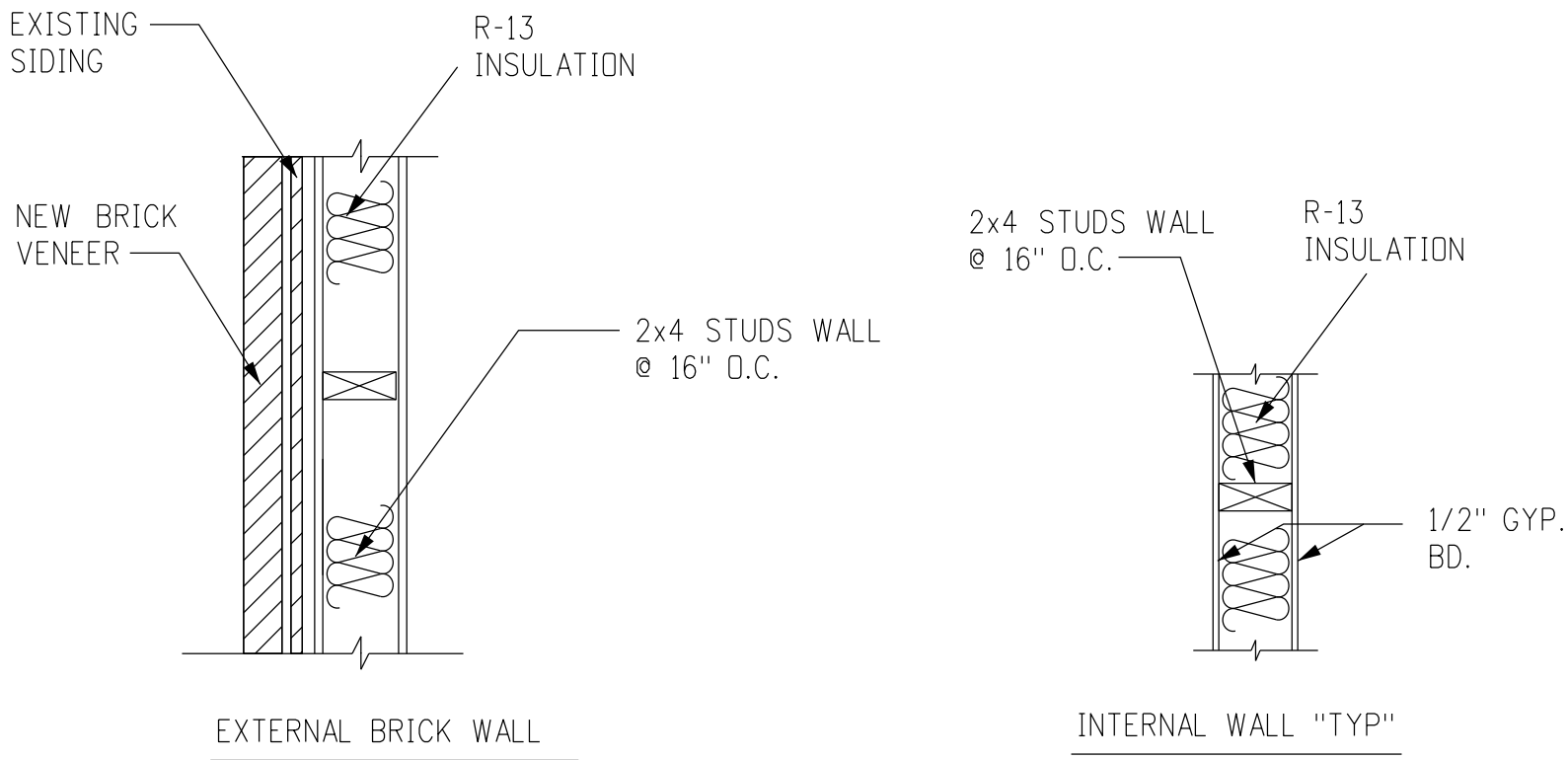
DWG No.

A10



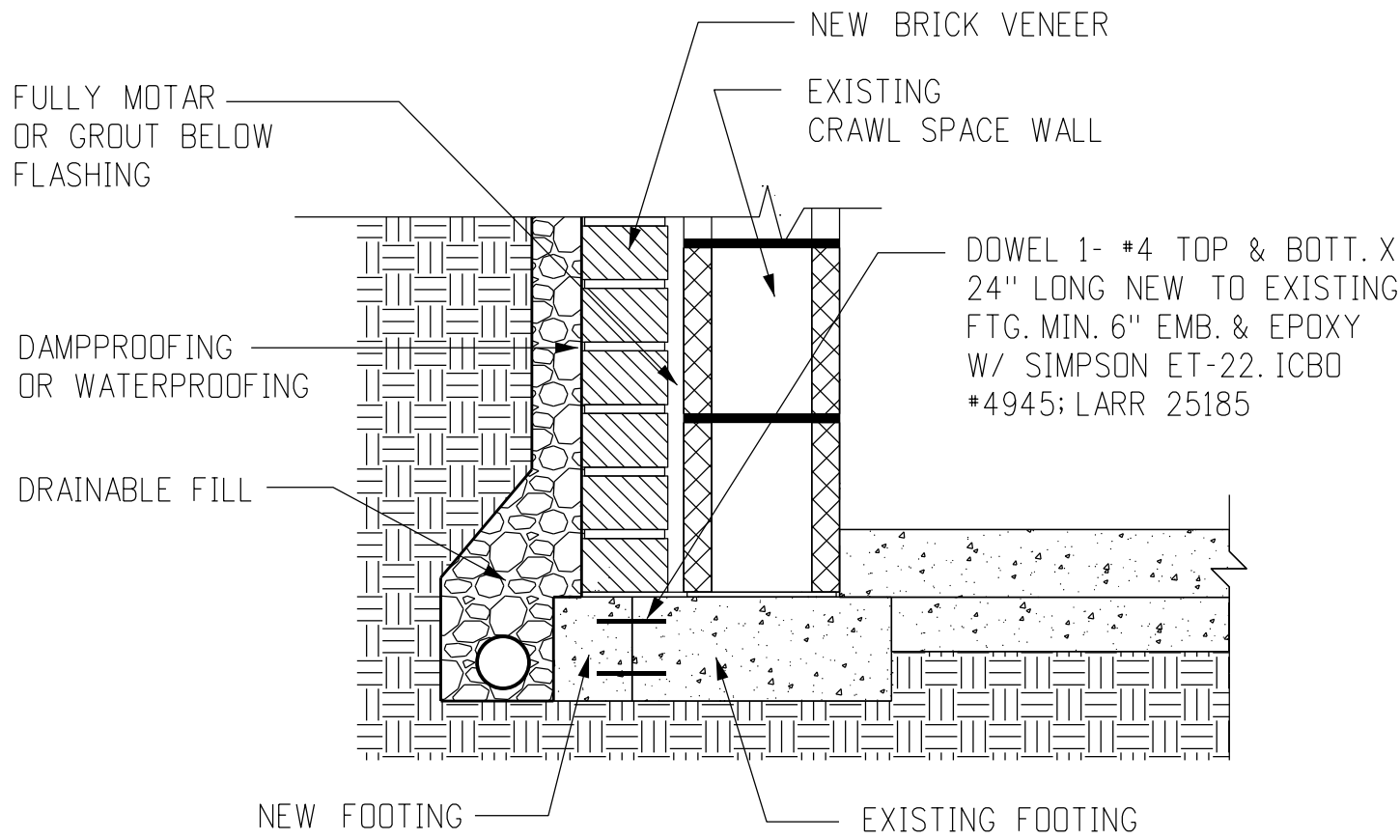
TYPICAL FRAMING DETAIL

NOT TO SCALE



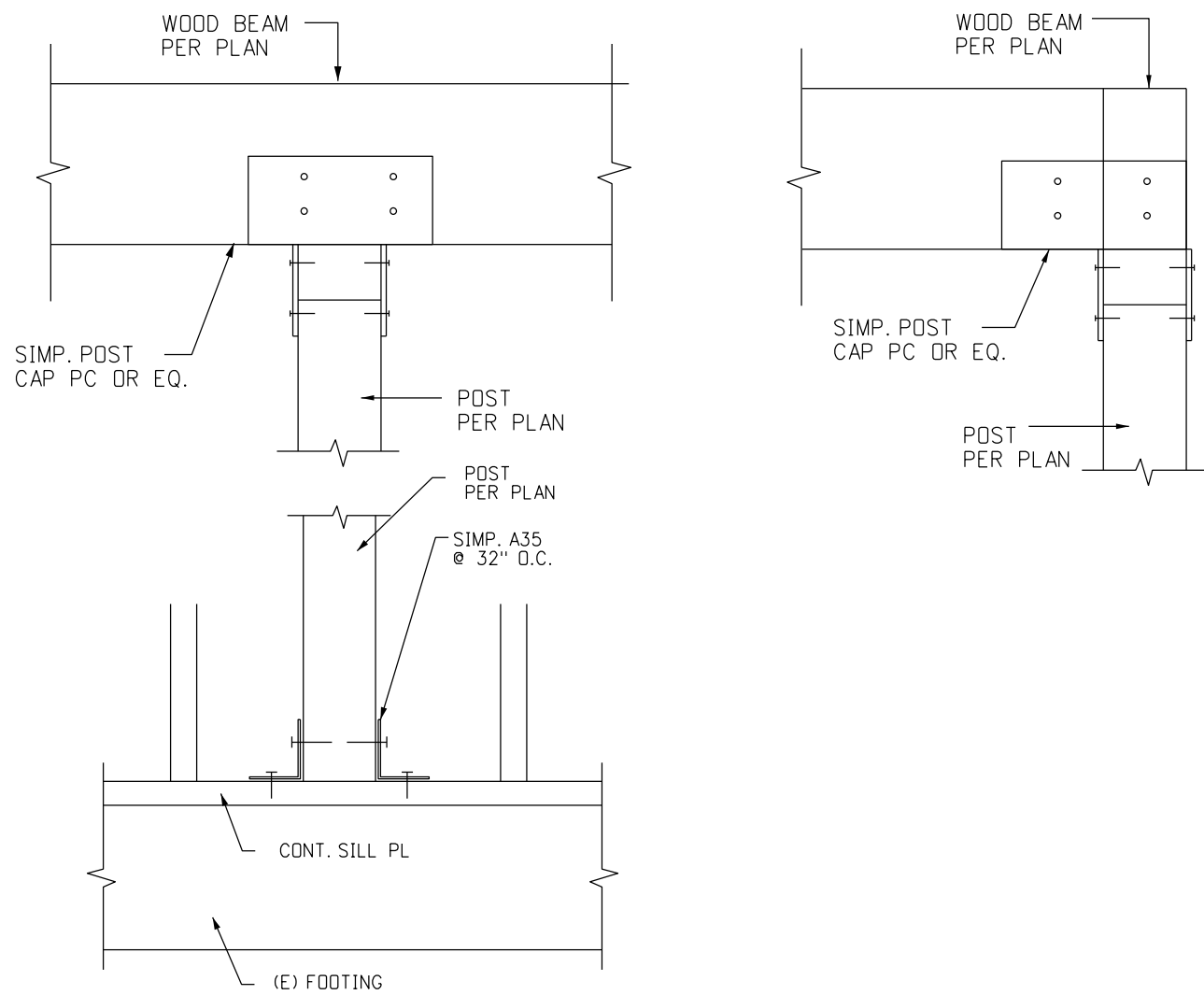
WALL DETAIL

NOT TO SCALE



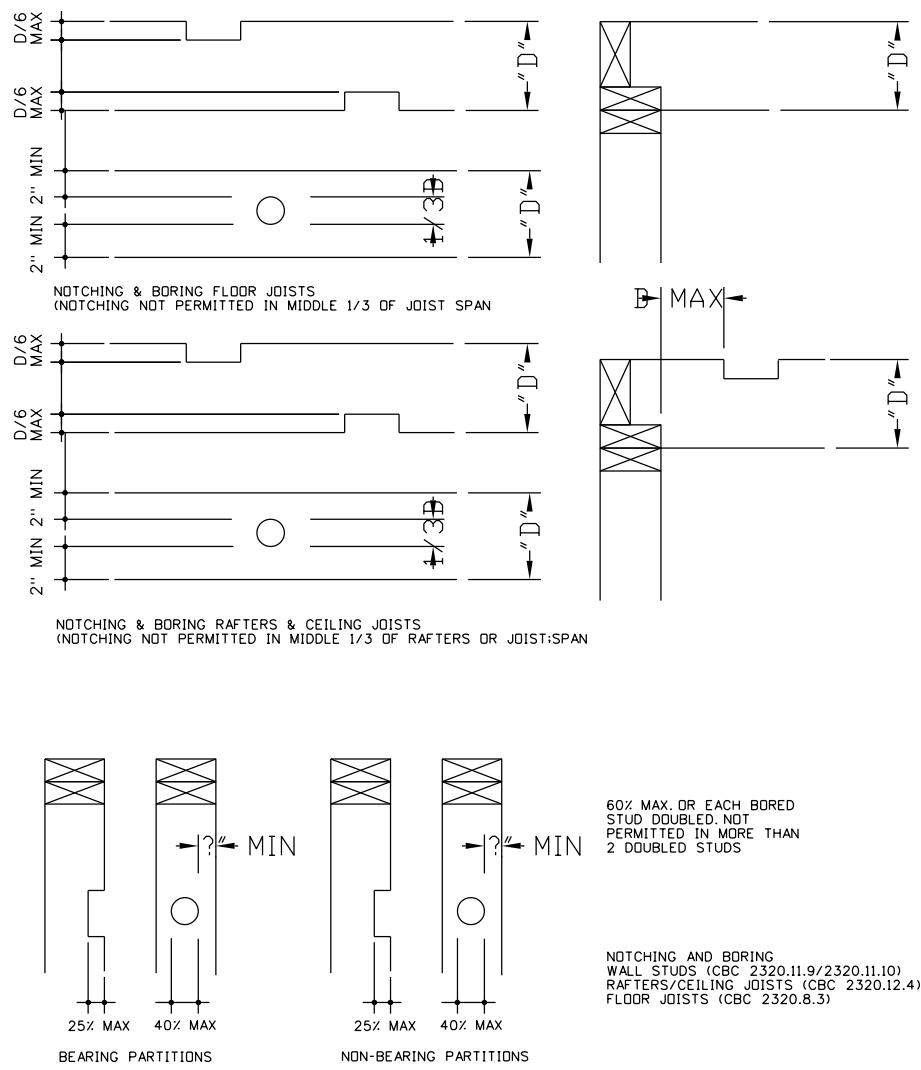
BRICK VENEER ON FOOTING EXTENSION

NOT TO SCALE



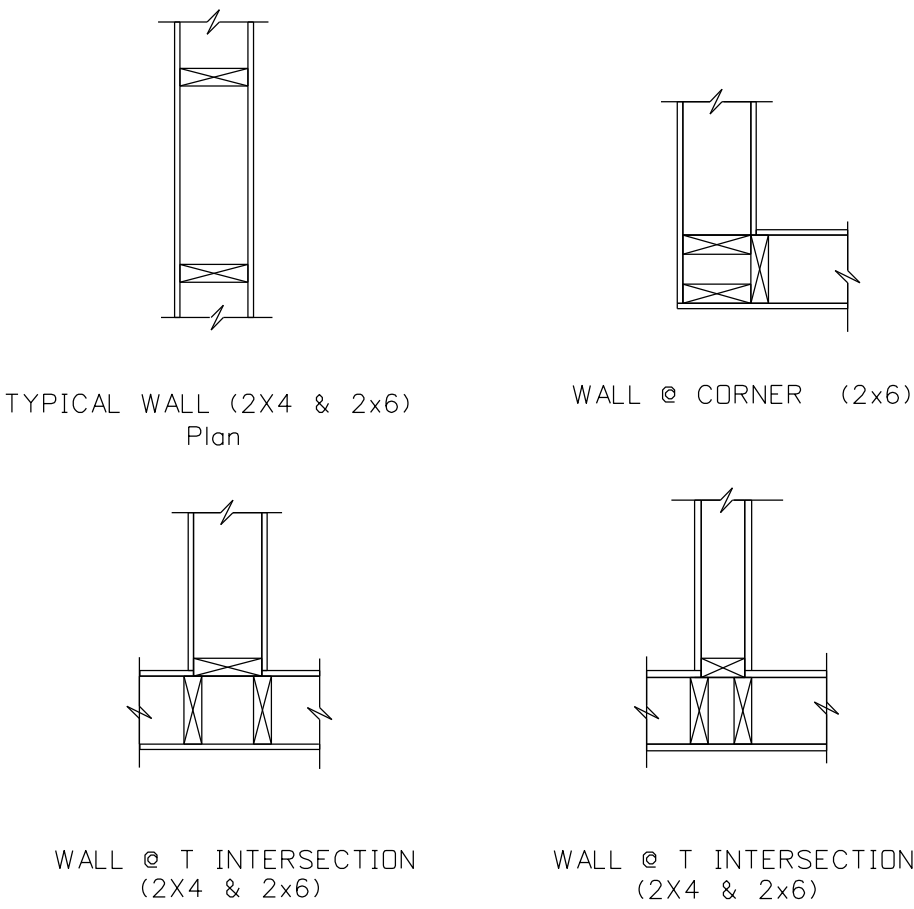
POST DETAIL

NOT TO SCALE



NOTCHING DETAILS

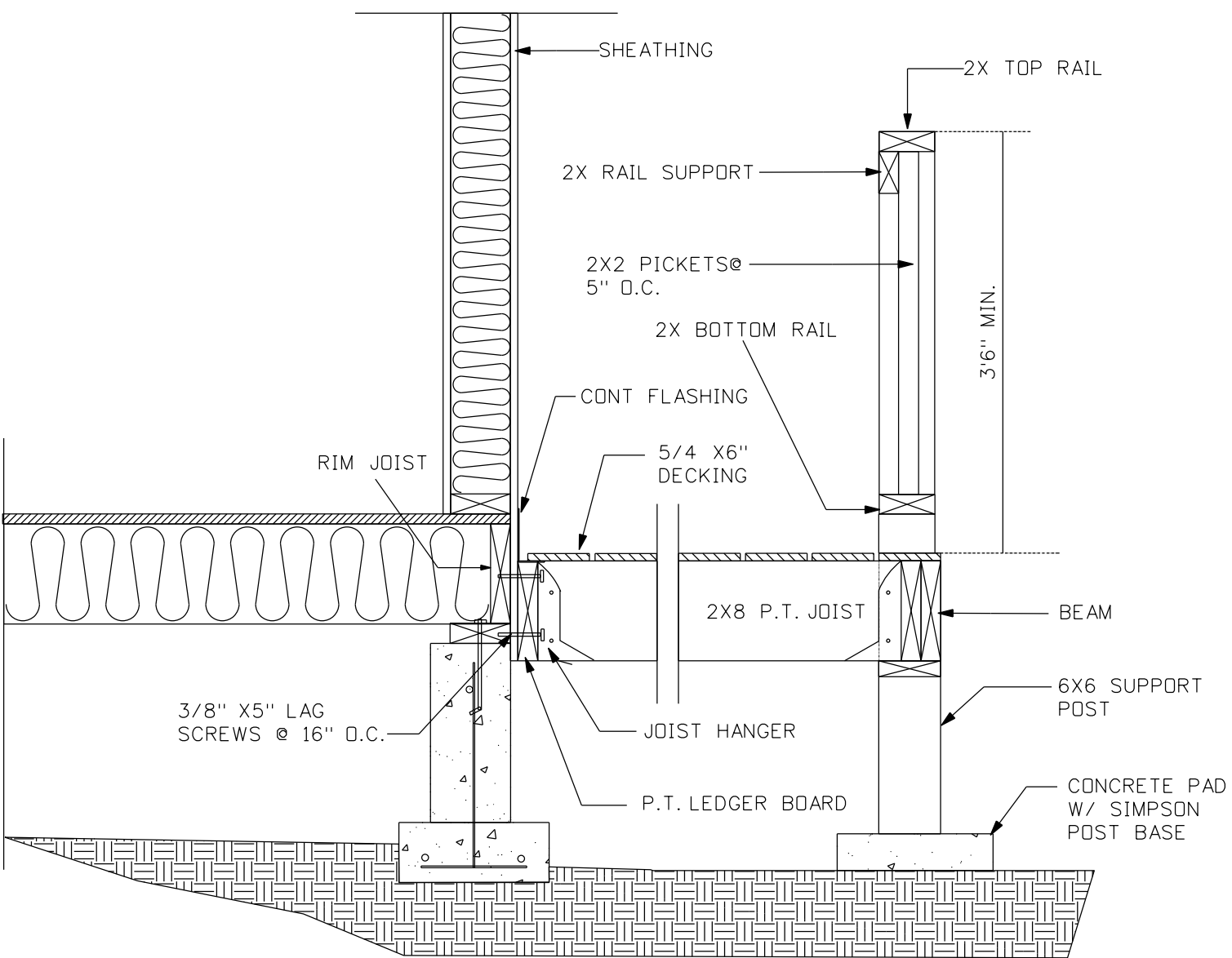
NOT TO SCALE



2X6 & 2X4 WOOD FRAME WALLS

CONNECTION DETAILS

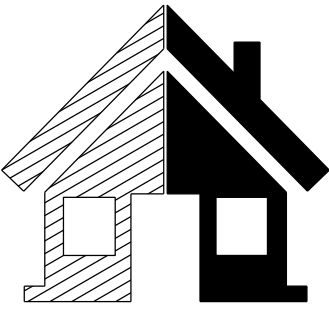
NOT TO SCALE



DECK SECTION

NOT TO SCALE

NOTE:
ALL DIMENSIONS ARE TO BE
CHECKED AND VERIFIED ON
SITE PRIOR TO CONSTRUCTION.



FOR INFORMATION CONTACT

ALBERT SOLANO
7675 TARA BLVD
JONESBORO, GA 30236

LOCATION

162 S MAIN STREET
JONESBORO, GA 30236

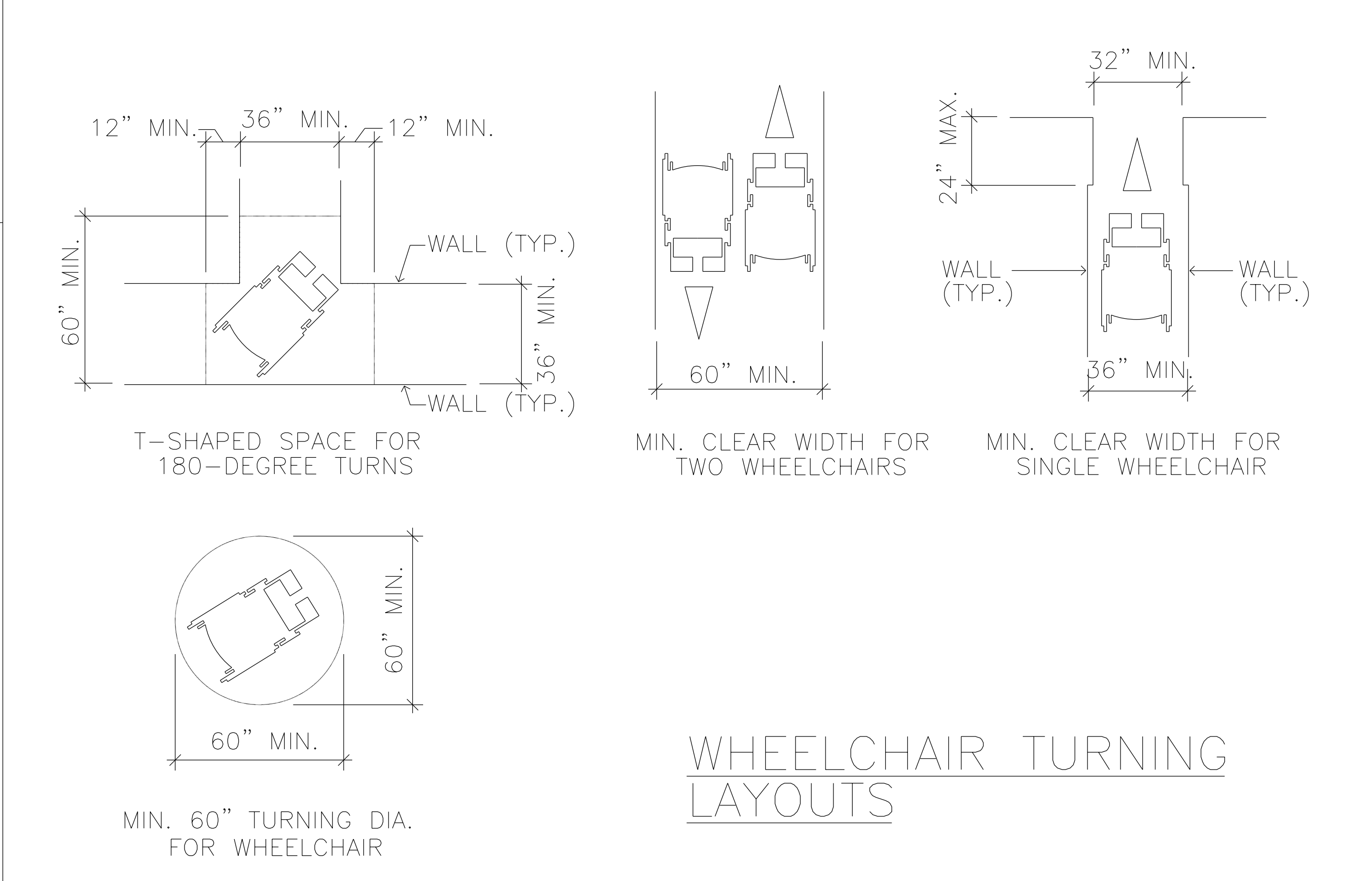
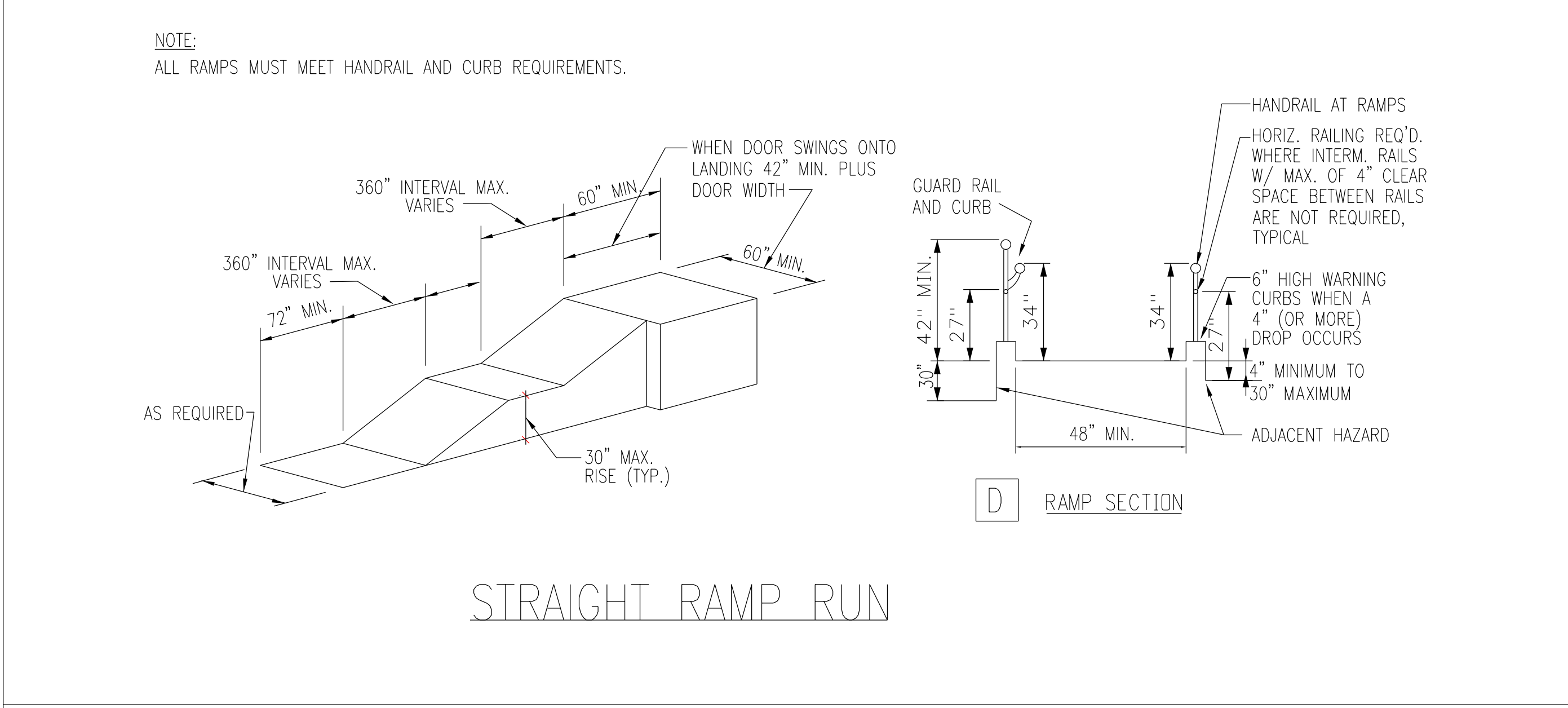
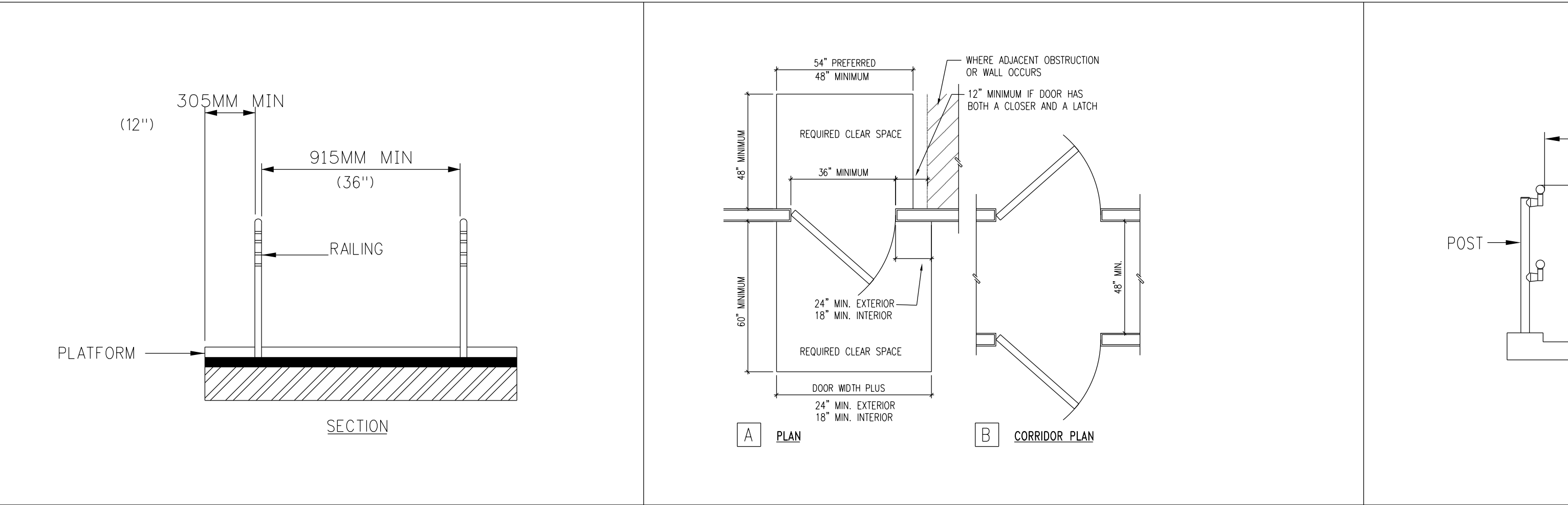
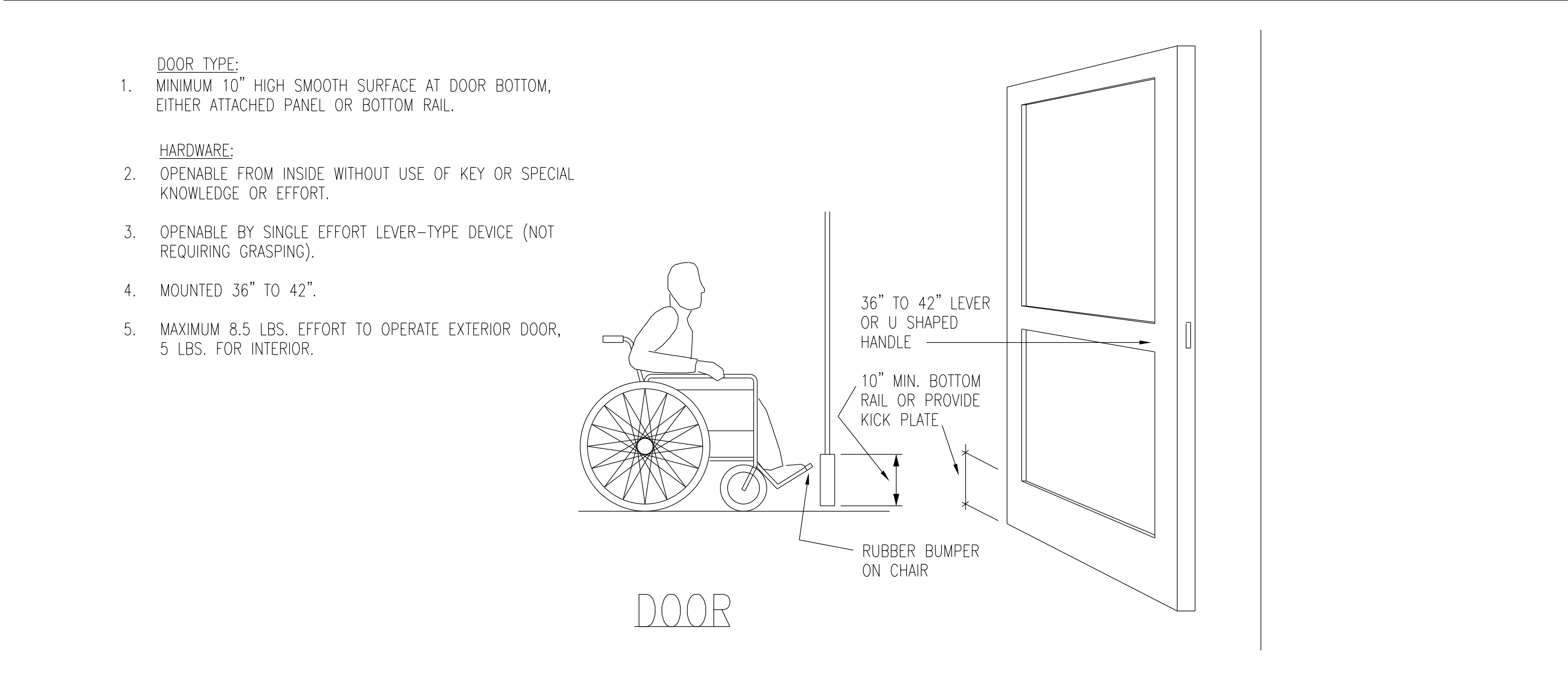
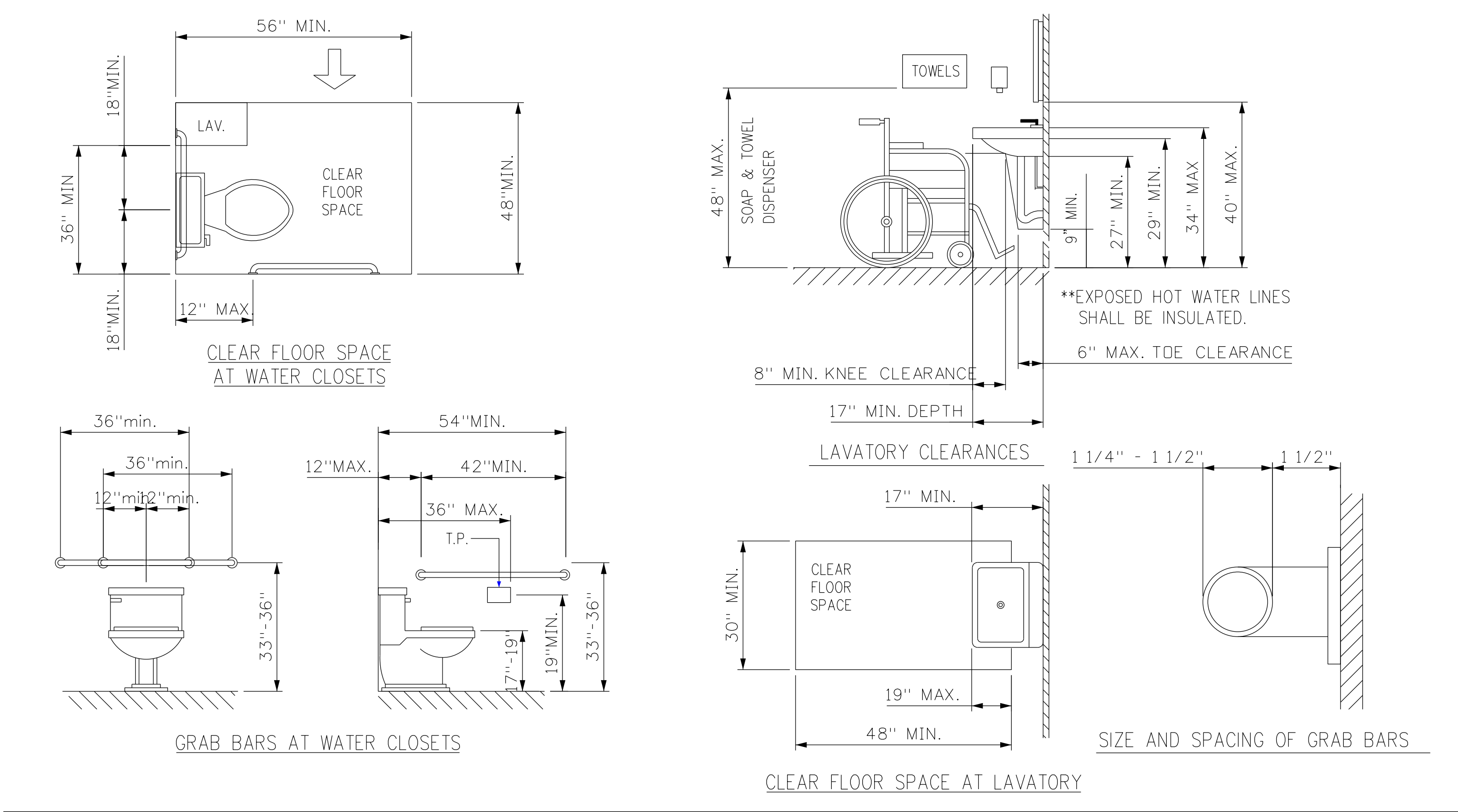
SHEET TITLE

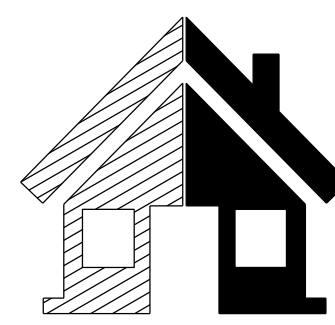
FRAMING DETAILS

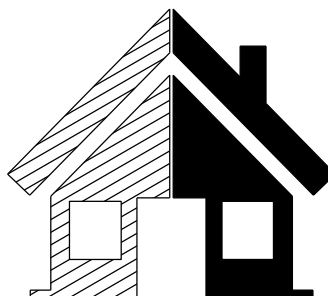
REVISIONS	
NO	DATE
1	
2	
3	

DRAWN BY	
RLH	
Date	10/25/2022
Scale	3/16"=1'-0"

DWG No.	
A11	



	
FOR INFORMATION CONTACT	ALBERT SOLANO 7675 TARA BLVD JONESBORO, GA 30236
LOCATION	162 S MAIN STREET JONESBORO, GA 30236
SHEET TITLE	ADA DETAILS
REVISIONS	
NO	DATE
1	
2	
3	
DRAWN BY	
RLH	
Date	10/25/2022
Scale	3/16"=1'-0"
DWG No.	
A12	

		5.1.b	
THIS PROJECT WILL MODIFY AN EXISTING TWO-STOREY BUILDING TO ACCOMMODATE A RESTAURANT. LOCATION: 162 S MAIN STREET JONESBORO, GA 30236 GENERAL ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL OR FEDERAL AND STATE LAWS AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS. WHERE THE CONTRACT NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MOST STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES, OR DRAWINGS SHALL BE FURNISHED IN ALL CASES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF HIS WORK. FORWARD COPIES OF EXECUTED PERMITS TO OWNER. ALL DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS. THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK OF ALL SUBCONTRACTORS CRAFTSMEN AND TRADESMEN REQUIRED TO COMPLETE THE JOB. THE CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HE CANNOT COMPLY WITH ALL REQUIREMENTS CALLED FOR ON THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS BETWEEN THE DRAWINGS, THESE NOTES AND SPECIFICATIONS, AND FIELD CONDITIONS, AND REQUEST CLARIFICATION BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE RELATING TO THE WORK OF ALL TRADES. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE OR EXTENSION OF TIME DUE TO CONTRACTOR'S FAILURE OR NEGLIGENCE IN COMPLETELY EXAMINING THE JOBSITE. COSTS DUE TO DEFECTIVE AND/OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS AND/OR IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE CONTRACTOR. DUMPSTERS OR ANY ONSITE DISPOSAL EQUIPMENT MAY NOT BE LOCATED ON THE STREET. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS FROM HIS AND HIS SUBCONTRACTOR'S WORK AND DISPOSE OF THESE AT APPROPRIATE WASTE MANAGEMENT FACILITIES AT HIS COST. THE CONTRACTOR SHALL EXERCISE STRICT DUST CONTAINMENT AND DUST CONTROL TO PREVENT DIRT OR DUST FROM LEAVING THE JOBSITE AND TO MINIMIZE CONTAMINATION OF DUCTS AND AIR HANDLING EQUIPMENT. SHOULD THE CONTRACTOR DAMAGE ANY NEW OR EXISTING CONSTRUCTION, STRUCTURE, OR EQUIPMENT HE SHALL REPAIR OR REPLACE THESE AT HIS COST TO THE SATISFACTION OF AND AT NO COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK AND THE PREMISES UNTIL COMPLETION OF CONTRACTED WORK. THESE DRAWINGS, NOTES, AND SPECIFICATIONS CONVEY THE DESIGN INTENT. THE CONTRACTOR SHALL USE THE HIGHEST POSSIBLE QUALITY OF WORKMANSHIP, NEW MATERIAL, AND EQUIPMENT IN PERFORMING THE WORK. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION PLANS ON SITE FOR USE OF ALL HIS SUBCONTRACTORS AND TRADESMEN AND SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK. THE CONTRACTOR SHALL COOPERATE WITH THE OWNER IN SCHEDULING AND RESOLVING SCHEDULE AND OTHER CONFLICTS WITH OTHER CONTRACTORS HIRED BY THE OWNER TO PERFORM OTHER WORK AT THE SITE. THE CONTRACTOR SHALL AS NEEDED ADJUST OR REFURBISH EXISTING MANUFACTURED ITEMS NOT BEING REMOVED AND TIGHTEN ANY LOOSE ITEMS SUCH AS EXIT SIGNS, ALARMS, FIRE EXTINGUISHER CASES, SPEAKERS, MOLDINGS AND DOOR HARDWARE. CONTRACTOR SHALL ACQUIRE INSURANCE AND BONDING AS DIRECTED TO THE SATISFACTION OF THE OWNER AND PROVIDE PROOF OF SUCH TO THE OWNER. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, ELECTRICAL REQUIREMENTS AND CHARACTERISTICS OF ALL WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER OR OTHERS PRIOR TO THE START OF RELATED WORK WITH THE MANUFACTURER OR SUPPLIER. FOUNDATION PLAN SHOWS THE DESIGNED SUPPORT FOR THE PROPOSED MODIFIED BUILDING. WHERE CONTRACTOR PROPOSES TO USE EXISTING FOUNDATIONS, CONTRACTOR SHALL CONDUCT ONSITE INVESTIGATIONS AND MEASUREMENTS TO CONFIRM THAT THEY ARE EQUIVALENT OR BETTER THAN SHOWN.		THE OWNER MAY ORDER EXTRA WORK WITHOUT INVALIDATING THE CONTRACT. THE CONTRACTOR SHALL BE PAID EXTRA FOR SUCH WORK AT NEGOTIATED PRICES AND AGREED UPON EXTRA TIME TO COMPLETE IF NECESSARY. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL DELIVERY TO SITE AND UNLOADING CHARGES FOR ALL MATERIAL AND EQUIPMENT NECESSARY FOR AND / OR TO BE INCORPORATED INTO THE WORK. TIME IS OF THE ESSENCE IN THE CONTRACT AND CONTRACTOR SHALL SUBMIT A DETAILED SCHEDULE OF WORK THROUGH COMPLETION. EXCEPT WHERE OTHERWISE INDICATED, DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF WORK. IN SOUND RATED ROOMS, ALL WALL AND FLOOR PENETRATIONS FOR PIPES, DUCTS AND OUTLETS SHALL BE SEALED WITH AN ACOUSTICAL SEALANT AND CONCEALED OR RECESSED FIXTURES SHALL BE COVERED OR BACKED WITH A SOUND ATTENUATION BLANKET. THE CONTRACTOR SHALL PROVIDE BLOCKING, BACKING, FRAMING HANGERS, OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, AND ALL OTHER ITEMS AS REQUIRED. DOOR OPENINGS IN GYPSUM BOARD PARTITIONS NOT DIMENSIONED ARE LOCATED IN CENTER OF ROOM OR WITHIN 4" OF ADJOINING PARTITION. ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE. CONTRACTOR SHALL ENSURE THAT INSTALLATION METHODS CONFORM TO ALL APPLICABLE BUILDING CODES. THE CONTRACTOR SHALL VERIFY REQUIRED LOCATION OF ALL NECESSARY ACCESS PANELS ON PARTITIONS, FLOORS, OR CEILINGS AND COORDINATE EXACT LOCATIONS WITH OWNER BEFORE INSTALLATION. CONTRACTOR SHALL SWEEP FLOOR AREA IN ADVANCE OF FLOOR OR WINDOW COVERING OR CABINET INSTALLATION EVEN IF THESE ARE TO BE DONE BY OTHERS CONTRACTOR SHALL SECURE THE BUILDING AT THE CLOSE OF WORK EACH DAY. BY ENTERING INTO AN AGREEMENT WITH THE OWNER, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE JOB SITE, FAMILIARIZED HIMSELF WITH EXISTING CONDITIONS AND NOTED ANY DISCREPANCIES WITH THE CONTRACT DRAWINGS AND OTHER DOCUMENTS. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE OWNER'S ATTENTION PRIOR TO PROCEEDING AND MAY SUBMIT PROPOSAL FOR RESOLVING ALONG WITH ANY ADDITIONAL COST OR COST REDUCTION DETAILS IF APPLICABLE. THE CONTRACTOR SHALL CLEAN THE WORK AND PREMISES PRIOR TO ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL DEFEND AND HOLD HARMLESS THE ENGINEER, THE OWNER AND OWNER'S AGENTS AND REPRESENTATIVES FROM ANY LEGAL ACTION RESULTING FROM THE CONTRACTOR'S CONDUCT OF THE WORK. CONTRACTOR SHALL SUBMIT SAMPLES OF EXTERIOR AND INTERIOR MATERIALS INCLUDING DOOR HARDWARE AND FINISHES TO THE OWNER FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING WORK AS NECESSARY. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PARTITIONS INDICATED ON THE DRAWINGS. PARTITIONS SHOWN ALIGNED WITH EXISTING BASE BUILDING ELEMENTS SHALL BE INSTALLED FLUSH AND SMOOTH WITH BASE BUILDING ELEMENTS. CONTRACTOR SHALL REPAIR, REPLACE OR MODIFY ANY FIXTURE, STRUCTURE, WALL, CEILING, EQUIPMENT, FLOOR OR FINISH THAT REQUIRES TEMPORARY DISMANTLING, TEMPORARY REMOVAL, OR ALTERATION IN ORDER TO ACCOMMODATE THE NEW CONSTRUCTION. ACCESSIBILITY / SAFETY CONTRACTOR SHALL PROVIDE ANY AND ALL LIFE SAFETY EQUIPMENT AS REQUIRED BY LOCAL AND STATE CODES. DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE NOT LESS THAN ONE PORTABLE FIRE EXTINGUISHER RATED AT LEAST 2-A AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED. LIGHT AND CONTROL SWITCHES SHALL BE MOUNTED NOT MORE THAN 4'-0" ABOVE THE FLOOR OR WORKING PLATFORM. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. (LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.) DOOR CLOSERS AND STOPS SHALL NOT REDUCE HEADROOM TO LESS THAN 78 INCHES.	
FOR INFORMATION CONTACT			
		ALBERT SOLANO 7675 TARA BLVD JONESBORO, GA 30236	
LOCATION		162 S MAIN STREET JONESBORO, GA 30236	
SHEET TITLE		GENERAL NOTES	
ELECTRICAL MAX OUTDOOR LIGHTING - 888 WATTS INSTALL AUTOMATIC CONTROLS TO SHUT OFF ALL LIGHTS EXCEPT FOR EMERGENCY EGRESS & THOSE CONTROLLED BY MOTION / OCCUPANCY SENSORS. INSTALL MOTION / OCCUPANCY SENSORS TO CONTROL LIGHTS IN ALL AREAS OF BUILDING. INSTALL SEPARATE SWITCHES FOR LIGHTING IN DAYLIGHT ZONES N THE BUILDING. MAX OUTDOOR LIGHTING - 888 WATTS INSTALL AUTOMATIC CONTROLS TO SHUT OFF ALL LIGHTS EXCEPT FOR EMERGENCY EGRESS & THOSE CONTROLLED BY MOTION SENSORS. ALL LIGHTING SYSTEMS SHALL BE TESTED TO ENSURE PROPER CALIBRATION, ADJUSTMENT, PROGRAMMING AND OPERATION. INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER FACE. ENERGY CONSERVATION ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE TO BE SEALED, CAULKED, GASKETED, WEATHER STRIPPED OR WRAPPED AS APPROPRIATE WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL. TOTAL VERTICAL FENESTRATION + 5.4% OF ABOVE-GRADE WALL BUILDING HAS NO SKYLIGHTS			
REVISIONS			
NO		DATE	
1			
2			
3			
DRAWN BY			
RLH			
Date		4/13/2021	
Scale		¾"=1'-0"	
DWG No.			
A13			



MEMORANDUM

To: Albert Solano
162 South Main Street
Jonesboro, Ga 30236

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: November 3, 2022

Re: Notification of Request for Historic Preservation Commission – Exterior
Modification; 162 South Main Street; Parcel No. 13241D E006;

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for review of exterior modifications for the property located at 162 South Main Street, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 1859 City Center Way on Monday, November 21, 2022 at 5:30 pm. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator