



<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP 24-02

**HPC Meeting – 1-16-24**

**Application Information**

Address: 8 S Wall Street  
 Applicant: Justin Earl (The Jerks, LLC)  
 Historic District: DBD  
 Zoning: DBD  
 Setbacks: Front= oft. Rear= oft. Side=oft.

Brief Description: Multiple front façade modifications for new business

**Applicable Guidelines to Consider-            Sec. 9.25- 52**

<b>Residential Design Guidelines</b>	
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>	
A. Wood	K. Utilities and Energy Retrofit
B. Masonry	L. Accessibility, Health, and Safety Considerations
C. Architectural Metals	M. Aesthetic Recommendations
D. Paint	
E. Roofs	PART TWO: Additions and New Building Construction
F. Exterior Walls	
G. Driveways, Walkways, and Off-Street Parking	
H. Lighting	PART THREE: Relocation of Structures
I. Windows and Doors	
J. Entrances, Porches and Balconies	PART FOUR: Demolition
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>	
<input checked="" type="checkbox"/>	PART ONE: General Guidelines for Structures Contributing to the District.
	PART TWO: Guidelines for New Construction

**Project Tasks (All tasks are for front of building only):**

1. Remove stone veneer.
2. Remove (1) half-lite door.
3. Remove (2) large glass panes.
4. Remove metal awning.
5. Remove paint from painted brick
6. Replace 2<sup>nd</sup> floor 2/2 SH windows with new windows.
7. Reconfigure 1<sup>st</sup> floor store front per submitted plans and project scope description.

**Staff Comments:**

**History of the Property-** The structure was constructed c.1920 according to the Bartow County Tax Assessor (Combined with 6 S. Wall St). GHRS identified the date as c1920. This conflicts with date for 6 S. Wall St.

No COPs on file.

**Analysis of the COP:**

The building is under new ownership (applicant). The applicant wishes to make extensive modifications to the front façade. See architectural plans.

Modifications are planned for the rear of the building per the submitted plans, but they were not identified in the HPC application. Exterior modifications to the rear of the building will also require review by the HPC.

The applicant intends to create a front façade, specifically, the 1<sup>st</sup> floor store entrance, with a character and style found on many buildings in the early 20th century. No documentation can be found that the proposed modifications were found on the original building. No other buildings in the immediate area- Wall St, Public Sq and W. Main St, were found to contain all the elements shown in the plans. There are buildings in the DBD with isolated architectural details, so the proposed changes are in the spirit of a restoration project even though this is not technically a “Restoration” or “Reconstruction” project as defined by the Secretary of the Interior.

The one proposed task that staff is not supportive of is removing the paint from the brick on the 2<sup>nd</sup> story. More information is needed on the type of paint, the number of layers of paint and condition of the brick underneath the paint.

Lead paint will need to be remediated, if it can be removed. Assuming the brick is the original brick, low pressure washing is not recommended due to creating fine dust particles containing lead paint and the likely pitting of the brick. Alternatives to water pressure washing include baking soda and glass beads. The most recent example of these issues occurred on the rear and side walls of 125 W. Main St. Glass beads were used in a low pressure wash, but the pressure was still significant enough to damage the c.1900 brick through pitting. Dust was a major issue for the surrounding area.

Chemical removal may be the best option, but could be cost prohibitive. More information and a plan is needed based on a test area. It is likely that multiple paint layers could be removed, but not 100% of the paint can or should be removed if damage to the brick is the result.

The remaining three sides of the building are stuccoed. The stucco likely was used to enforce or replace the failing brick exterior. Removing the stucco on the remaining walls to expose the brick is not recommended. This task is not identified in the application.

The wood panels proposed for the front façade may be appropriate as they are found on other buildings. The style should remain simple in character and detail.

The cast iron columns may be appropriate as they are found on other buildings. The style should remain simple in character and detail.

The new first floor window casing and trim should be wood and/or metal. Wood is identified.

Will windows or wood panels be installed across top of doors and picture window on 1<sup>st</sup> floor?

The 2<sup>nd</sup> floor windows should maintain the current size, 2/2 grid pattern and be operable to meet building code.

If a new awning is proposed in the future, an HPC or staff approval is needed.

Paint color is at the discretion of the owner.

### **Standards for consideration:**

#### **Secretary of the Interior Treatment Guidelines for Reconstruction and Restoration.**

<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part2-reconstruction-restoration.pdf>

<https://www.nps.gov/articles/000/treatment-standards-restoration.htm>

#### ***HPC Ordinance section 9.25-52. Part 1, Various Sections, of the General Standards for existing structures in the DBD historic district***

1-5 Omitted

##### *6.Cornices:*

A. A cornice is the decorative strip along the top of most historic commercial buildings. It caps off the facade physically and visually. Cornices are usually constructed of brick, wood, cast iron, or sheet metal, and occasionally, the horizontal supporting beam acts as a cornice.

B. Original cornices shall be preserved. Damaged cornices shall be repaired without disturbing the rest of the cornice, using like materials, unless an alternative material is approved by the Commission.

#### *7.Upper fronts:*

A. The upper front of a building is the section of the facade above the main storefront. Do not fill in upper window openings.

B. A second story addition shall maintain the historical architecture of the building. The addition of a front porch or balcony where none existed previously is prohibited unless approved by Commission.

#### *8.Facades:*

A. The basic commercial facade consists of two (2) main parts: the storefront and entrance with display windows; and the upper front, usually with regularly spaced windows and a cornice. The storefront and upper front are visually important.

B. The elements of the facade shall be retained as closely as possible to those of the original structure, using existing original materials unless an alternative material is approved by the Commission.

C. If parts of the facade are missing, design and reconstruction shall be based on historical, pictorial, or physical documentation. When documentation is unavailable, a new design for a missing element shall be compatible with the size, scale, and material of the historic building.

#### *9.Exterior walls:*

A. Painting, sealing or applying other types of coatings to unpainted masonry is prohibited without Commission approval. One shall not sandblast exterior surfaces. Use the gentlest means possible to clean exterior materials. When repointing brick or other masonry walls, one shall use a historic mortar mix (softer than modern mixes), matching the original mortar joints.

B. Maintain historic exterior materials. As part of a renovation, repair damaged exterior materials with like materials only in the area of damage. One shall not use imitation or faux brick, stone, wood siding, metal siding or aggregates on the building facade unless approved by the Commission.

C. Maintain historic exterior materials. As part of maintenance, repair damaged exterior materials with like materials only in the area of damage. One shall not use imitation or faux brick, stone, wood siding, metal siding or aggregates on the building facade unless approved by the Commission.

#### *10.Storefronts:*

A. Common historic storefront design consists of large, thinly framed windows and a recessed entrance. Frequently, there is a cornice at the top of the storefront to separate it from the upper facade, and low bulkheads at the base of the storefront to protect the windows and define the entrance.

B. Historic storefronts shall be repaired rather than replaced or covered. Retain historic elements, such as bulkheads or cast iron columns. Storefronts can consist of a variety of materials similar to those of the rest of the building. If replacement of elements is required, new materials shall match the original in placement, composition, design, texture and other visual qualities. The frame can be wood, cast iron, or anodized aluminum. Bulkheads are generally wood panels, aluminum-clad plywood, polished stone, glass, or tile.

C. Where the original storefront no longer exists, replacement shall be based on historical research, physical or pictorial evidence, and be compatible with nearby historic buildings. One shall not extend the storefront out of its place in the facade. It should be in the same plane as the upper facade and shall not extend beyond the original opening.

D. One shall retain transom windows, reopening previously covered transoms whenever possible. One shall not enclose, replace the window type, cover, or install air conditioning units in transom windows.

#### 11. *Exterior details:*

A. Details can be some of the most striking elements of a building's facade. Since the design and size of many commercial buildings are quite similar, their unique decorations should be noted and preserved.

B. Subtle wood details, such as window moldings, shall be retained. One shall not add architectural details where none existed before, such as colonial doors, small windowpanes, or storefront shutters unless approved by the Commission.

C. Decorative tile and structural, pigmented, beveled, stained, leaded or etched glass contributing to the original historic value of the structure shall be retained.

D. All decorative terra cotta and all forms of brick work and stonework shall be repaired and maintained. Historic cast iron and sheet metal decorations, common on many nineteenth century buildings, shall be preserved.

#### 12. *Windows—Storefront:*

A. Retain large display windows characteristic of commercial buildings in their original size, shape, and proportions. Preserve original window components, replacing only damaged portions. When replacing glass or restoring windows, retain the original configuration, size and shape of the storefront opening.

B. Display windows shall use clear glass only; transom windows can be clear, tinted or stained. Neither shall have dividing mullions.

C. Restore previously enclosed display windows when the original design is documented.

D. One shall not fill in window spaces or add storm windows which obscure the historic windows. If dropped ceilings cover part of the window openings, have the drop setback so the entire

window space appears open from the outside. One shall not add decorative exterior shutters that do not fit the windows.

*13. Windows—Upper front:*

A. Existing windows shall be repaired unless an alternative is approved by the Commission. If required, replacement windows shall fill the entire opening and match the original windows in material, configuration, and style. If an aluminum frame is used, it shall be painted to match the remaining windows. Storm windows shall be either mounted inside or painted to match the window sash.

B. Upper story windows help tie together all the facades on a street. They give a building the appearance of vitality and shall not be filled in or covered.

*14. Awnings and canopies:*

A. The canvas awning was an important design element common in the traditional storefront. Awnings shelter passersby, reduce glare, and conserve energy by controlling the amount of sunlight that hits the store windows. Movable awnings can be retracted allowing the sun to shine into a building in the winter and can be extended to shade the storefront from summer heat. Awnings can also effectively and tactfully disguise inappropriate storefront alterations.

B. There are a variety of materials for awnings, including canvas, vinyl-coated canvas, and carillon, a synthetic material. Standard street-level awnings shall be mounted between the display windows and the first-floor cornice or sign panel with the valance about seven (7) feet above the sidewalk. They shall reinforce the frame of the storefront without covering up the side piers, and shall project four (4) to seven (7) feet from the building. A twelve-inch valance flap is usually attached at the awning bar and can serve as a sign panel.

C. Canopies that are intact and are an integral part of the building shall be preserved. For smaller canopies one may consider the addition of a canvas over the rails, and a twelve- to twenty-four-inch skirt along the front and sides.

*Guidelines:*

Since the average life of an awning is between four (4) and seven (7) years, the only records of authentic awnings are old photographs or renderings, unless awnings have been maintained regularly through the years. Reference old photographs to determine an awning appropriate for a building. An awning can bring attention to a building, but care should be given to its design. Consider how it will appear in relation to the scale of a building to others on the street. An appropriately designed and placed awning can save money, identify a storefront, and create a pleasant sidewalk experience.

*15. Entrances and doors:*

A. Retain original recessed entries where they exist. Use building symmetry to suggest location, preferably recessed and canted. Retain tiled entryway floors. On upper levels, maintain historic door placements. One shall not add new entrances to secondary levels on the facade.

B. Entrance doors on historic commercial buildings usually have a large, clear glass panel and are made of wood, steel, or aluminum. Replacement doors shall resemble the original in design, materials, size and proportions.

C. Retain doors, hardware, trim and the original number of doors and their original locations. One shall not install unfinished aluminum doors or residential doors. One shall not add transom or sidelight windows where none existed previously.

**Commissioners Work Sheet**

**Materials:**

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof		
Siding	Brick/ stucco/stone	Restore brick
Windows	Wood/ metal 2/2	Undertermined
Doors	Metal/ glass	Metal/ glass
Exterior Lighting		
Foundation		
Awning	Metal	Not mentioned
Entrance		
Gutters	Metal	
Ornamentation	Stone	Glass/ Wood panels

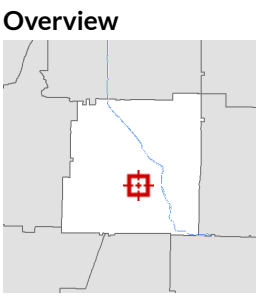
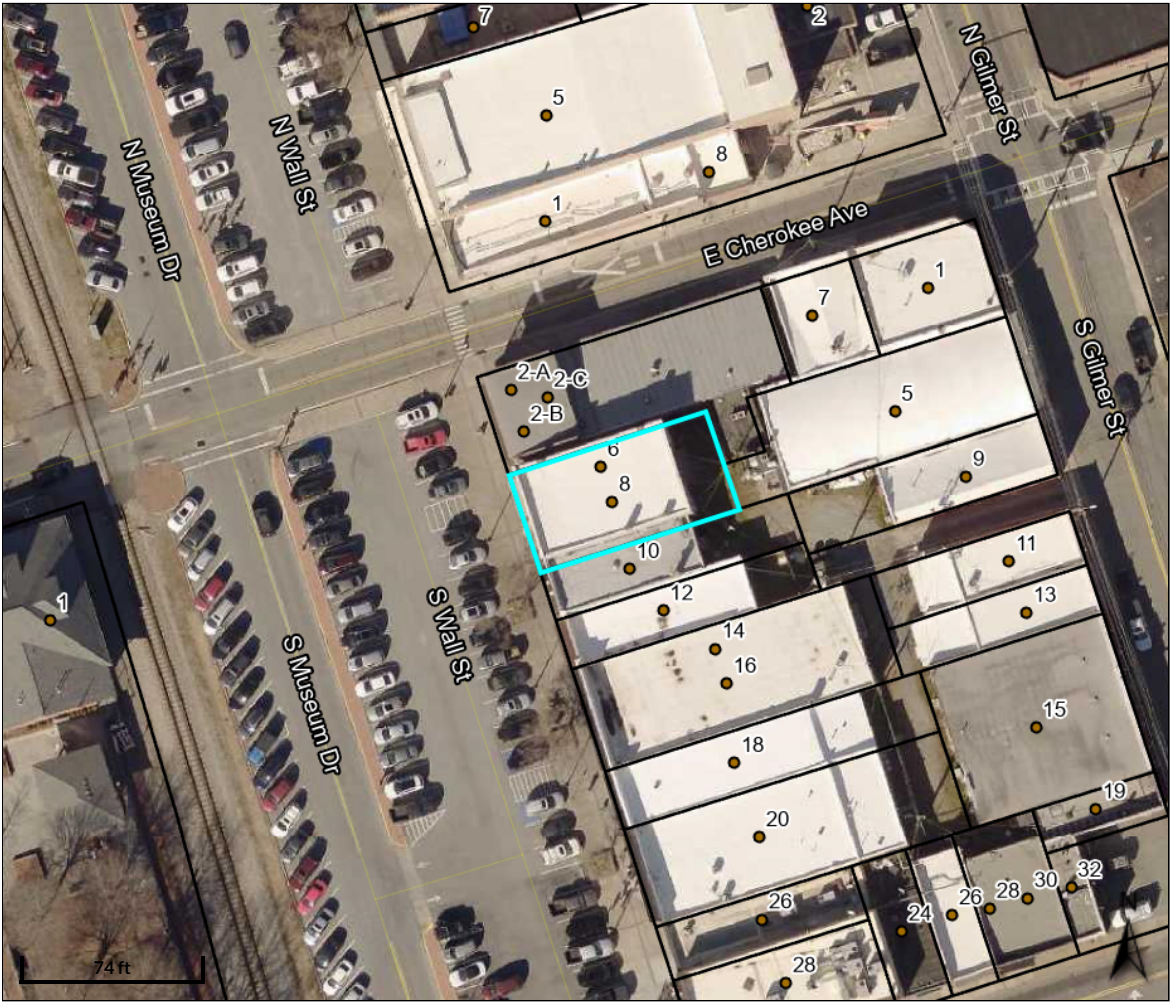
**Hardscaping**

- Patio:
- Drives:
- Fencing:
- Lighting:

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**Notes:**

I move to (approve, approve w/ conditions, or deny) the application for (state proposed changes) at (address) (as submitted, or with the following conditions). I find (compliance or noncompliance) with the guidelines referenced in the staff report and those brought up during discussion.



**Legend**

- Parcels
- Structural Numbers**
  - Abandoned or Inactive
  - Active
  - Proposed
  - <all other values>
- Roads

<b>Parcel ID</b>	C001-0012-002	<b>Alternate ID</b>	31870	<b>Owner Address</b>	SPRADLEY BRENDA CARLOTTA EDMONDSON
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Commercial		118 SHADOW LN
<b>Property Address</b>	6 S WALL ST	<b>Acreage</b>	0.07		CARTERSVILLE, GA 30120
<b>District</b>	Downtown Development Authority				
<b>Brief Tax Description</b>	LL 455 LD 4 S3 Lulabell's Closet, Emondson				
	(Note: Not to be used on legal documents)				

Date created: 1/10/2024  
 Last Data Uploaded: 1/10/2024 1:11:01 PM







## Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

\*Applicant: Justin Earl (The Jerks, LLC)

Project Address: 8 S Wall St, Cartersville, GA 30120

Mailing Address (if different than project address):  
5 S Public Square, Cartersville, GA 30120

Phone: 770-363-0685

Email: justin@porkchopbmx.com

\*NOTE: If applicant is not the owner, as listed on the property deed, a letter from the owner authorizing the proposed work must be included along with the owners phone number and address.

### PROCEDURE

#### Application Requirements

All Applications must be complete and include support materials listed on the reverse of this form and a \$25 non-refundable application fee.

#### Application Deadlines

See 3rd page of application for application submittal deadlines.

#### Application Representation

The applicant or authorized representative of the applicant should attend the public hearing to support the application.

#### Building Permits Requirements

In Addition to a COP application, building permits must be acquired from the Community Development Department. **Building permits will not be issued without proof of a COP.**

#### Deadline for Project Completion

After approval, the COP is valid for 18 months and void if construction does not begin within 6 months of approval.

#### Office Use Only

Case Number	<u>24-02</u>
Date Received	<u>12/4/23</u>
Contributing	<u>C-1920</u>
Zoning	_____
Legal Advertisement	<u>1-9-24</u>
Notified Adjacent	_____
HPC Hearing	<u>1-16-24</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>C 001-0212-002</u>

PROJECT INFORMATION

#### Existing Building Type:

- Residential One, Two or Multi-family \_\_\_\_\_
- Commercial Garage, Storage \_\_\_\_\_
- Other \_\_\_\_\_

#### Brief Project Description (example: addition of sunroom, installation of fence):

1890's facade makeover (remove rock, reconfigure doorways)

#### Type of Project (check all that apply)

- New building
- Addition to building
- Relocation of building(s)
- Demolition
- Fence(s), wall(s), landscaping
- Minor exterior change
- Major restoration, rehabilitation, or remodeling
- Other \_\_\_\_\_

Start Date: 2-1-2024

Anticipated Completion: July 2024

Contractor/Consultant/Architect: Mike Borkowsky / Jim Haigler

#### AUTHORIZATION

In consideration for the City of Cartersville's review of this application for a proposed change to a locally designated property, the applicant agrees to hereby indemnify and hold harmless the City and its' agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder.

Date 12-4-2023

Signature Justin Earl

Digitally signed by Justin Earl  
Date: 2023.12.04 13:25:44 -0500

## APPLICATION CHECKLIST

The following list includes the support material necessary for review of a particular project.

### New Buildings and New Additions

- site plan
- architectural elevations
- floor plan
- landscape plan (vegetation not required)
- description of construction materials
- photographs of proposed site and adjoining properties

### Major Restoration, Rehabilitation, or Remodeling

- architectural elevations or sketches
- description of proposed changes
- description of construction materials
- photographs of existing building
- documentation of earlier historic appearances (restoration only)

### Minor Exterior Changes

- description of proposed changes
- description of construction materials
- photographs of existing building

### Site Changes – Parking areas, Drives, Walks

- site plan or sketch of site
- description of construction materials
- photographs of site

### Site Changes – Fences, Walls, Systems

- site plan or sketch of site
- architectural elevations or sketches
- description of construction materials
- photographs of site

### Site Changes – Signs

- specifications
- description of construction materials and illumination

### Demolition

Must include a complete plan for the new development.

- timetable
- demolition budget
- new construction budget
- evidence of adequate financing

**NOTE:** Only complete applications will be placed on the agenda for design review. Submit to:

**City of Cartersville**  
Planning and Development Department  
P.O. Box 1390  
Cartersville, GA 30120

## PROJECT DESCRIPTION

Include support materials and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description. [Example: (1) Addition to rear (2) New roof]

Architectural drawing attached. The goal is to put the facade back to as close to late 1800's style as possible including removing the paint from the brick, matching original brick coloration for the lower level columns, traditional late Victorian color palette for the new woodwork, and (if they can be located) restored cast iron columns. If cast iron columns cannot be found in time, they will be recreated using wood. The current upper level windows are rotted so will be replaced with new windows in the same architectural style.

NOTE: Interior demolition and renovations to begin ASAP upon closing on the property (Dec 21st, 2023) but no work will be done to the facade until early spring and of course following HPC approval.

## PRECEDENCE OF DECISIONS

Each application will be considered on it's own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new application that may appear similar in character.



Lulabelle's  
Closet

EDMONDSUNS  
FRONT  
FRONTING & REAR

CLOSET

## David Hardegree

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**From:** Justin Earl <justin@porkchopbmx.com>  
**Sent:** Monday, December 4, 2023 1:11 PM  
**To:** David Hardegree  
**Subject:** [EXTERNAL] New Project!  
**Attachments:** Edm A22 Final Ck.PDF; Edm A31 Final Ck.PDF; Edm A21 Final Ck.PDF

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

**\*\*\*CAUTION\*\*\*** : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Sender: justin@porkchopbmx.com**

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Hi David

I am starting a new downtown project and have many questions.

First, a summary: I am buying 6 and 8 S Wall Street (closing date is set for December 21st). There will be 6-7 months of renovations which will result in the entire upstairs containing 3 apartments to be used for short term rentals and the lower right half will be a 1890's themed soda fountain (to highlight the boom times in Cartersville of the 1880's and 1890's). Those businesses will be mine. Lullabelle's Closet will continue to be a tenant in the left hand lower half of the building.

Mike Borkowsky will be the GC. Jim Haigler is the architect. I have architectural plans 95% complete and Mike is working on getting MEPs finished and stamped before the end of the month.

I've attached the plans so you can get a better idea of the scope of the project.

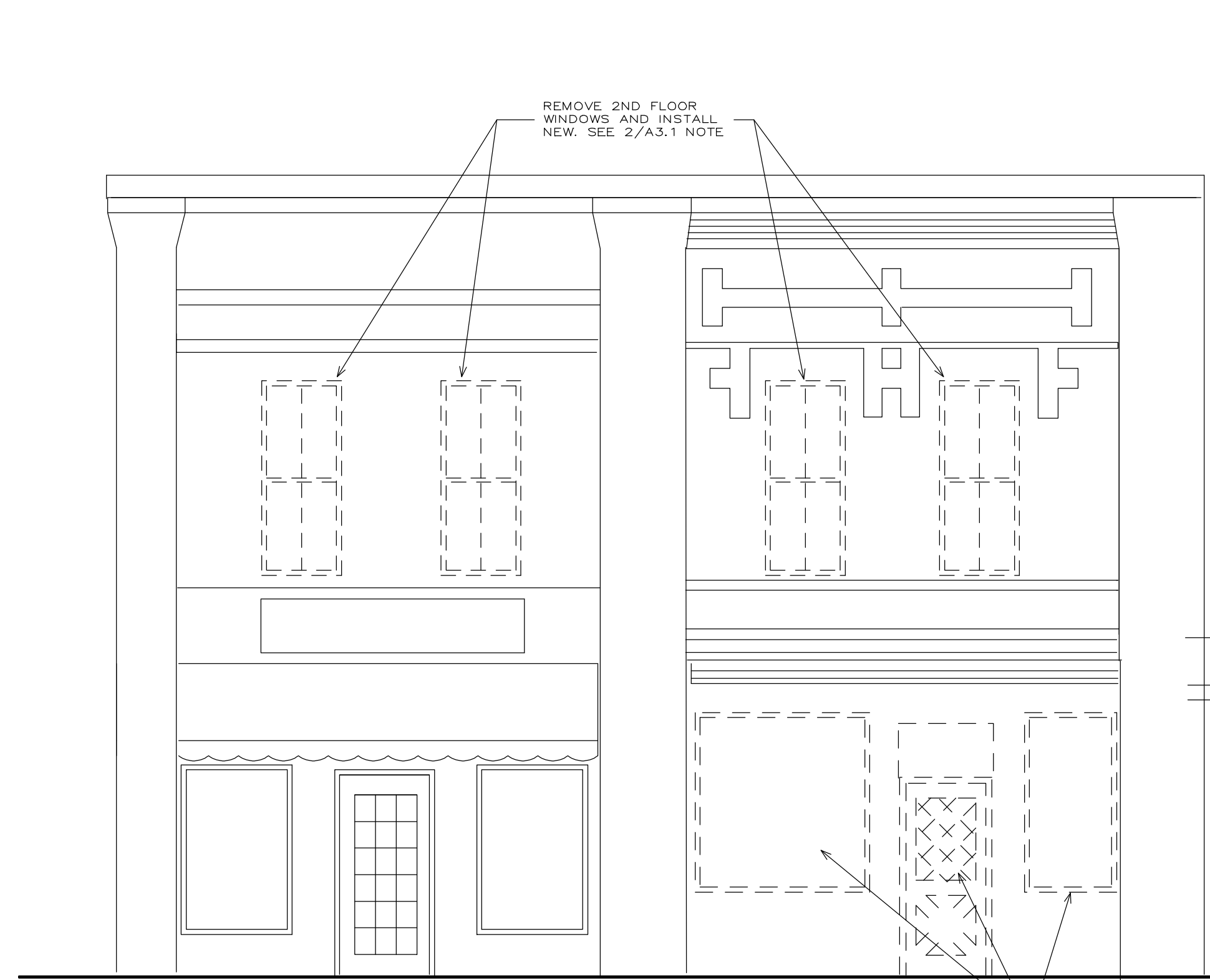
Oh, and the best part is the name of the soda fountain: The Jerks

I am working on a HPC submittal for the exterior changes of the building. It puts the building back to an historically accurate storefront from that era so I don't think there will be objections. What is there now was done in the 1980's and the building is definitely at least 100 years old.

I went to get a bank account opened for the new LLC for the business.. and they require a Occupancy Tax Certificate. It looks like to get a OTC, I need a CO. I can't get a CO until the renovations are complete sometime next summer. The bank was adamant it is absolutely a requirement to open an account. I am looking through the 10 page application packet from the city and much of it is concerned with the physical space the business will be operating in (which I don't even own yet). Is there a way to get a OTC for the new business so I can open a bank account?

Thanks!

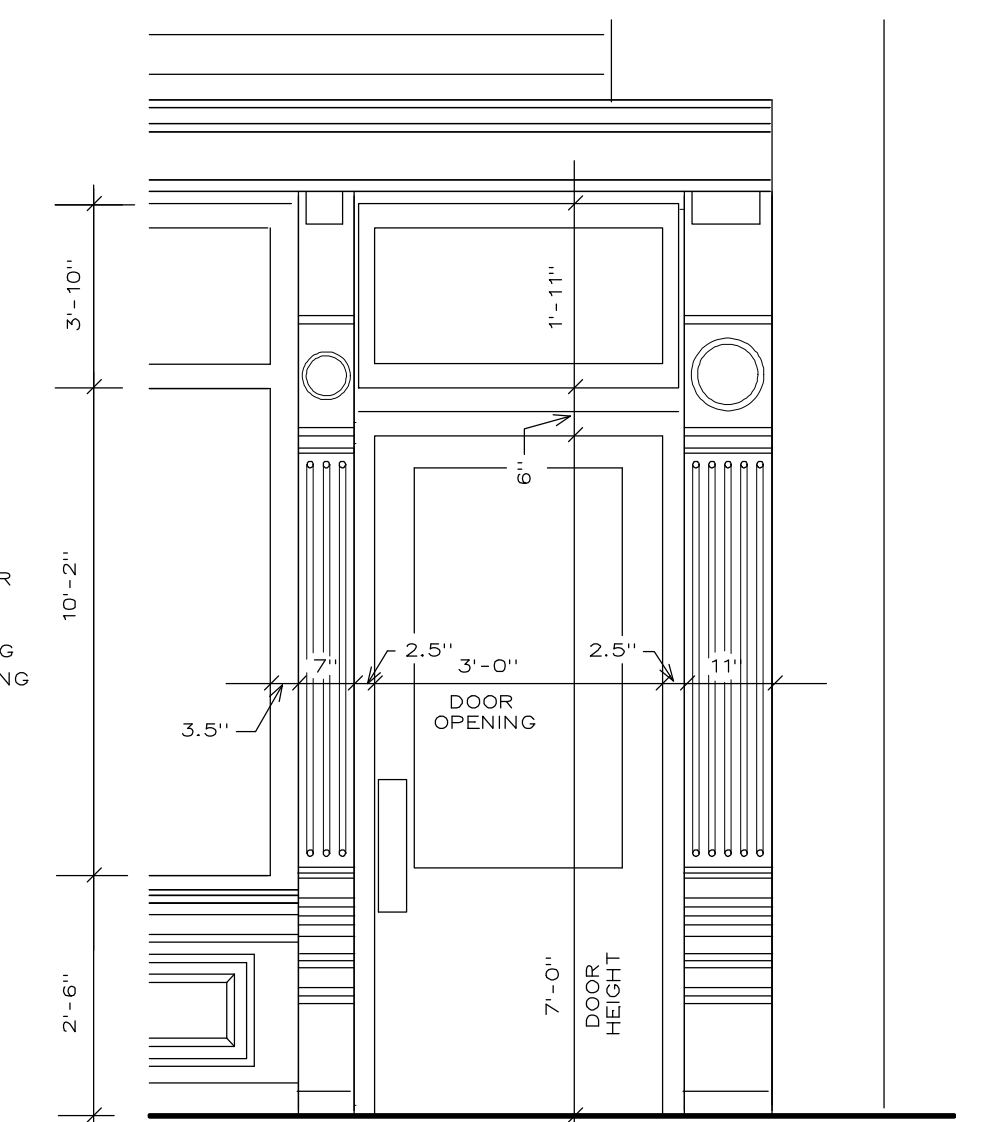
Justin Earl



**EXISTING FRONT ELEVATION**  
1/4" = 1'-0" (A3.1)

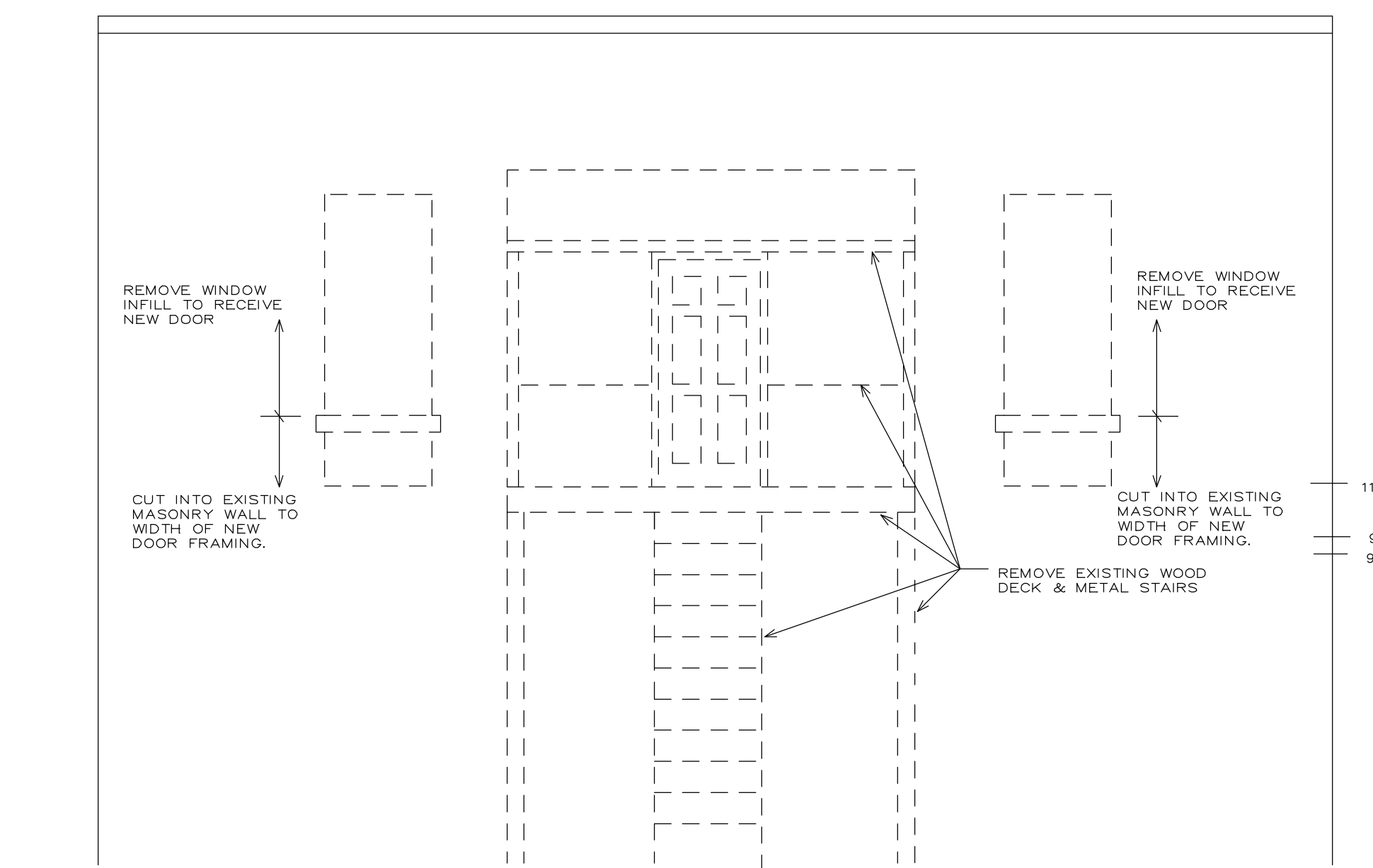


**PROPOSED FRONT ELEVATION**  
1/4" = 1'-0" (A3.1)

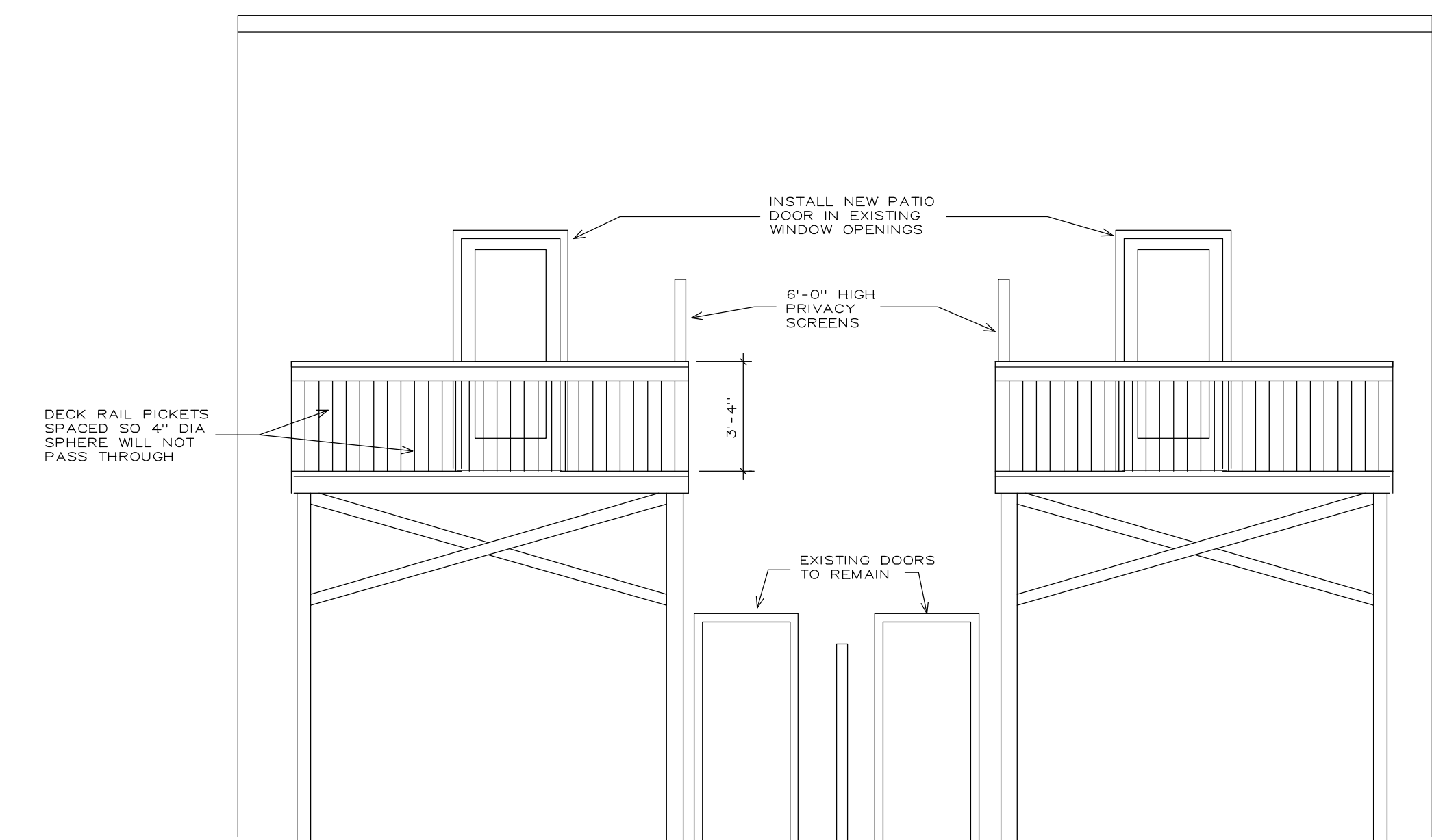


**LARGE SCALE FRONT ELEVATION**  
1/2" = 1'-0" (A3.1)

NOTE:  
ABOVE DRAWINGS CONTAIN APPROXIMATE DIMENSIONS & NOTES AS A GUIDE TO GENERAL CHARACTER OF THE RENOVATION WORK. OWNER/PROJECT MANAGER TO SELECT MATERIALS & DETAILS FROM SHOP DRAWINGS SUPPLIED BY SUBCONTRACTORS



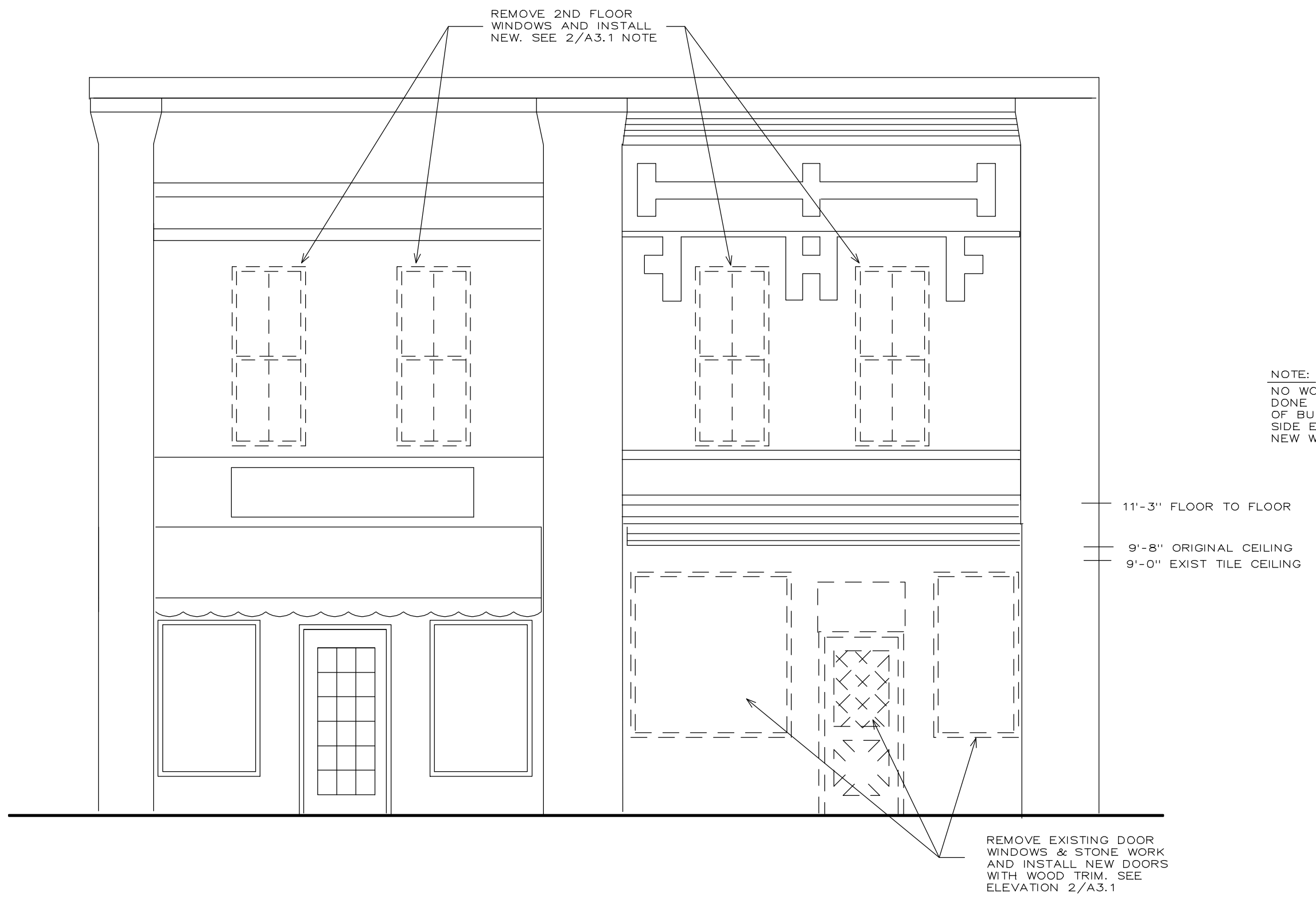
**EXISTING REAR ELEVATION**  
1/4" = 1'-0" (A3.1)



**PROPOSED REAR ELEVATION**  
1/4" = 1'-0" (A3.1)

EDMONDSON BUILDING RENOVATIONS CARTERSVILLE, GA	23105 A3.1 10/18/23
BUILDING ELEVATIONS	

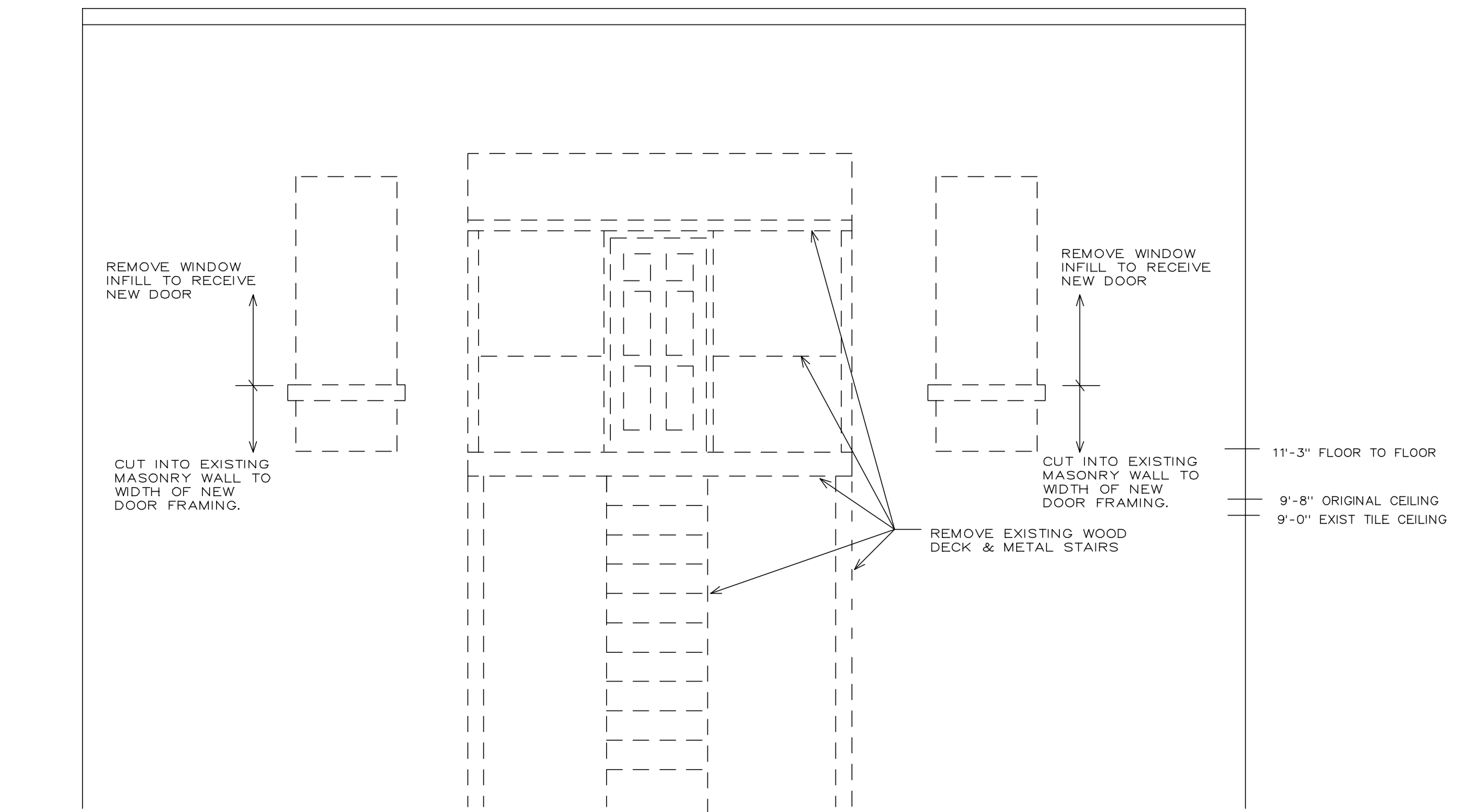
**FINAL CHECK SET  
NOT ISSUED FOR  
CONSTRUCTION**



**EXISTING FRONT ELEVATION**

1/4" = 1'-0"

1  
A3.1



**EXISTING REAR ELEVATION**

1/4" = 1'-0"

3  
A3.1

EXISTING WINDOWS  
TO BE REPLACED  
W/ OPERABLE  
DOUBLE HUNG  
WINDOWS WITH  
MINIMUM CLEAR  
OPENING OF  
5.7 SQ. FT.  
MIN WIDTH 20"  
MIN HEIGHT 24"

NOTE:  
NO WORK TO BE  
DONE ON EXTERIOR  
OF BUILDING THIS  
SIDE EXCEPT FOR  
NEW WINDOWS

REMOVE PAINT &  
OTHER MATERIAL  
FROM EXISTING  
BRICK SURFACE  
THIS AREA

3'-3" FLOOR TO FLOOR

8'-8" ORIGINAL CEILING  
9'-0" EXIST TILE CEILING

WOOD  
FRAMES

11'-3" FLOOR TO FLOOR

9'-8" ORIGINAL CEILING  
9'-0" EXIST TILE CEILING

3'-10"

10'-2"

2'-6"

DECORATIVE METAL  
PIECE SELECTED BY  
OWNER/PROJECT  
MANAGER SECURED  
TO NEW COLUMNS

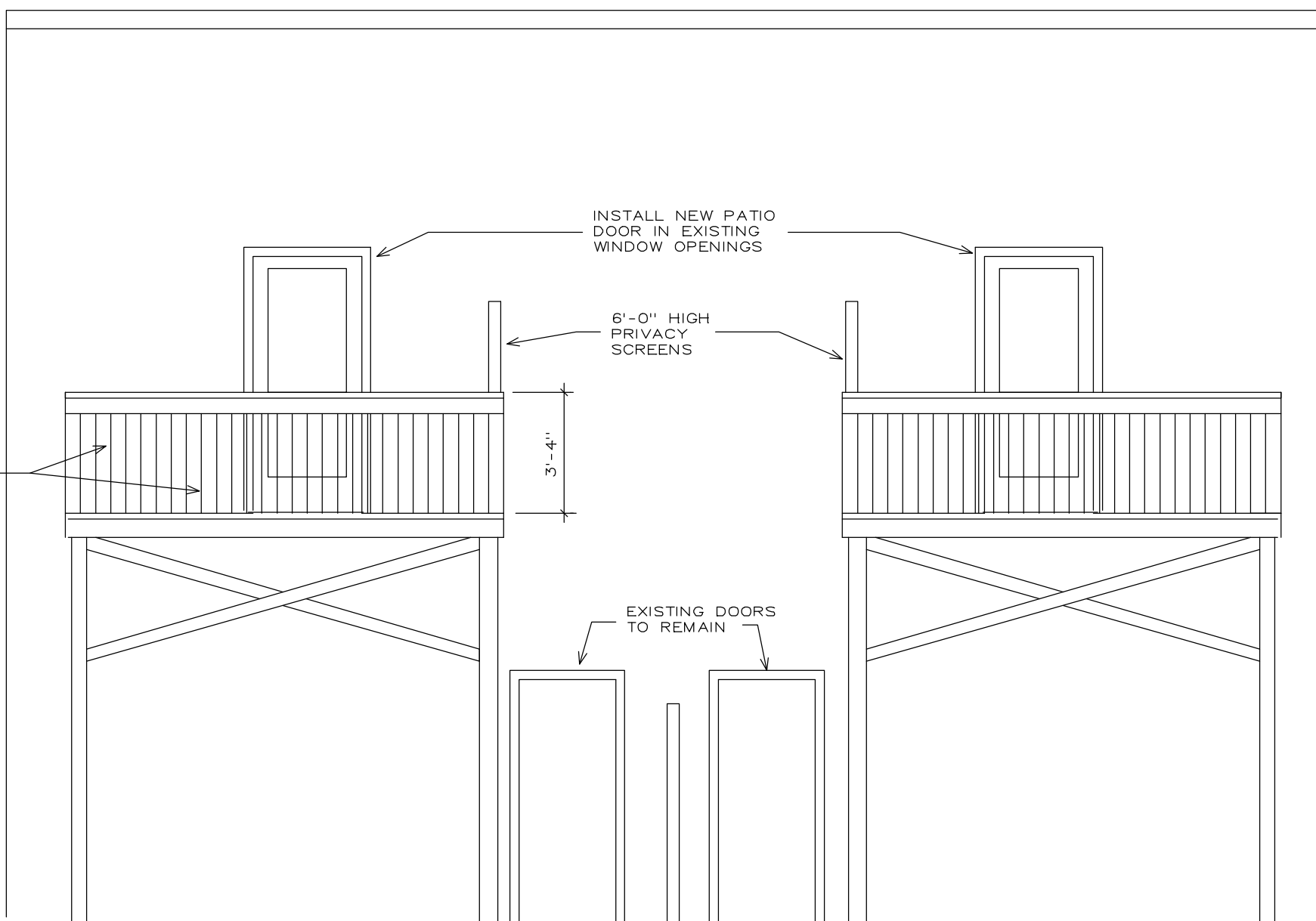
WOOD TRIM &  
WINDOW FRAME  
PER SHOP DWGS  
BY CONTRACTOR

NOTE:  
ABOVE DRAWINGS CONTAIN  
APPROXIMATE DIMENSIONS  
& NOTES AS A GUIDE TO  
GENERAL CHARACTER OF  
THE RENOVATION WORK.  
OWNER/PROJECT MANAGER  
TO SELECT MATERIALS &  
DETAILS FROM SHOP  
DRAWINGS SUPPLIED BY  
SUBCONTRACTORS

**PROPOSED FRONT ELEVATION**

1/4" = 1'-0"

2  
A3.1



DECK RAIL PICKETS  
SPACED SO 4" DIA  
SPHERE WILL NOT  
PASS THROUGH

INSTALL NEW PATIO  
DOOR IN EXISTING  
WINDOW OPENINGS

6'-0" HIGH  
PRIVACY  
SCREENS

3'-4"

EXISTING DOORS  
TO REMAIN

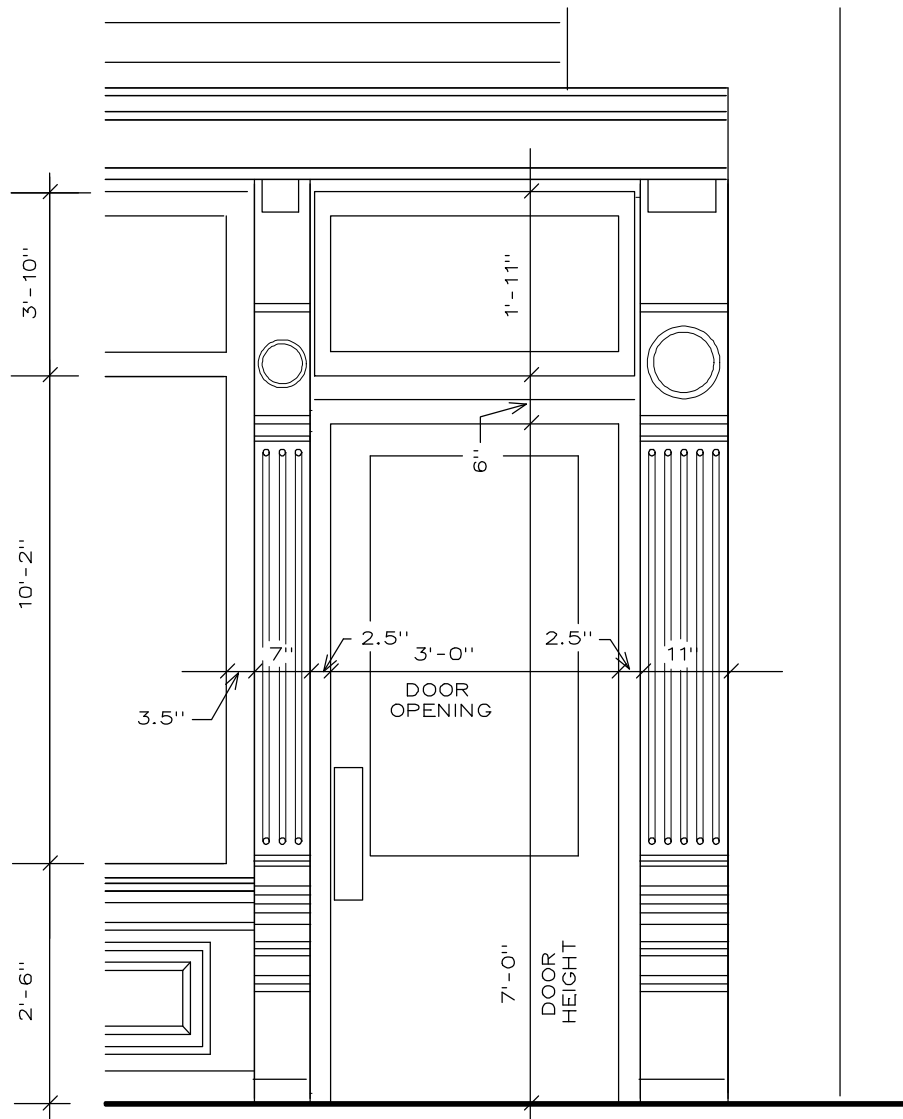
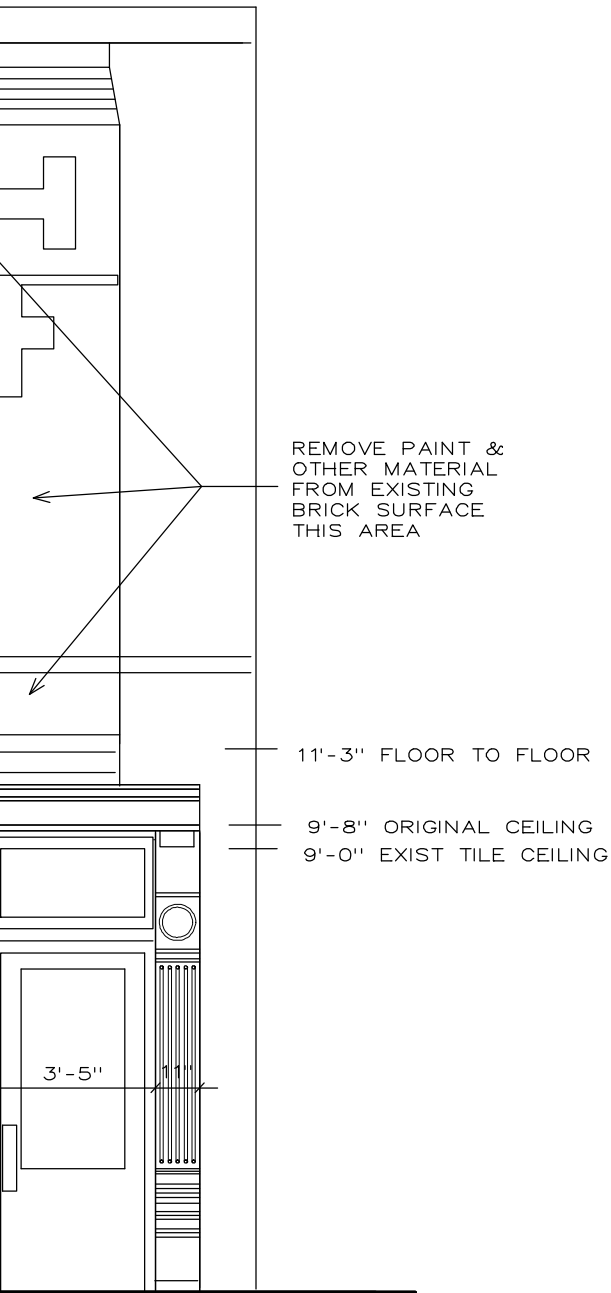
DOOR TO FLOOR

ORIGINAL CEILING  
EXIST TILE CEILING

**PROPOSED REAR ELEVATION**

1/4" = 1'-0"

4  
A3.1



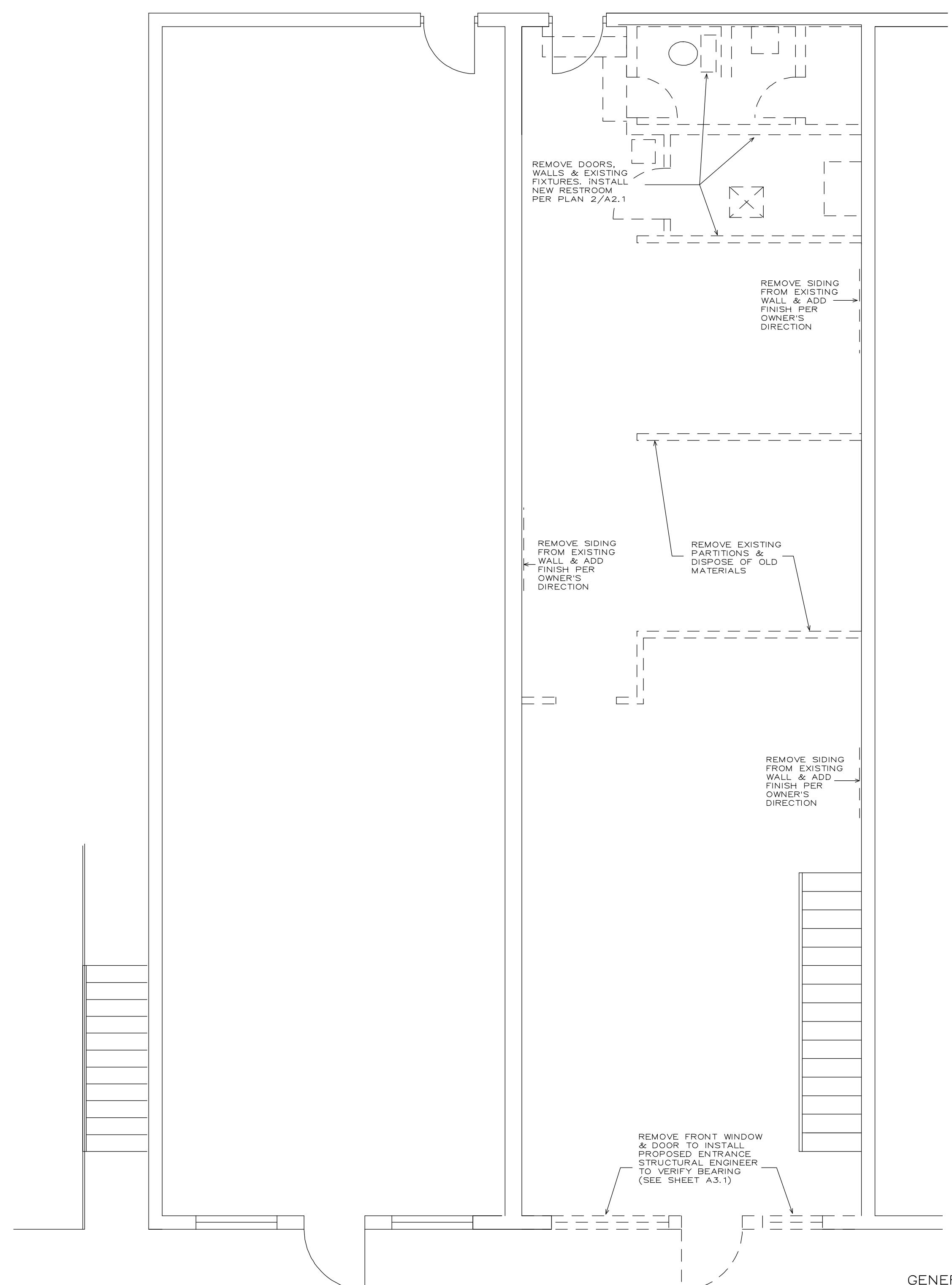
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**LARGE SCALE FRONT ELEVATION**

1/2" = 1'-0"

3  
 A3.1

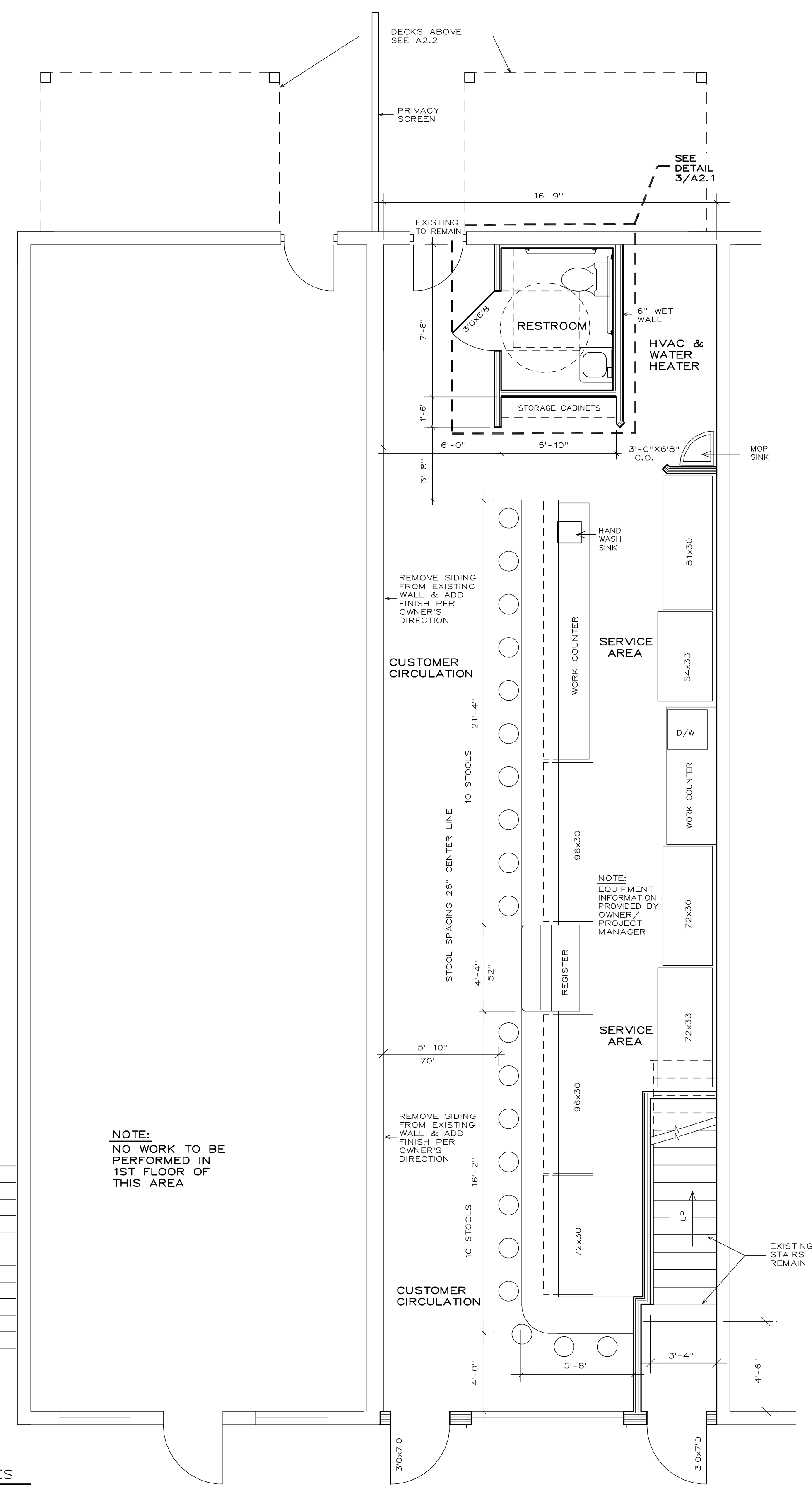




**1ST FLOOR DEMOLITION PLAN**  
1/4" = 1'-0"

**GENERAL FLOOR PLAN NOTES**

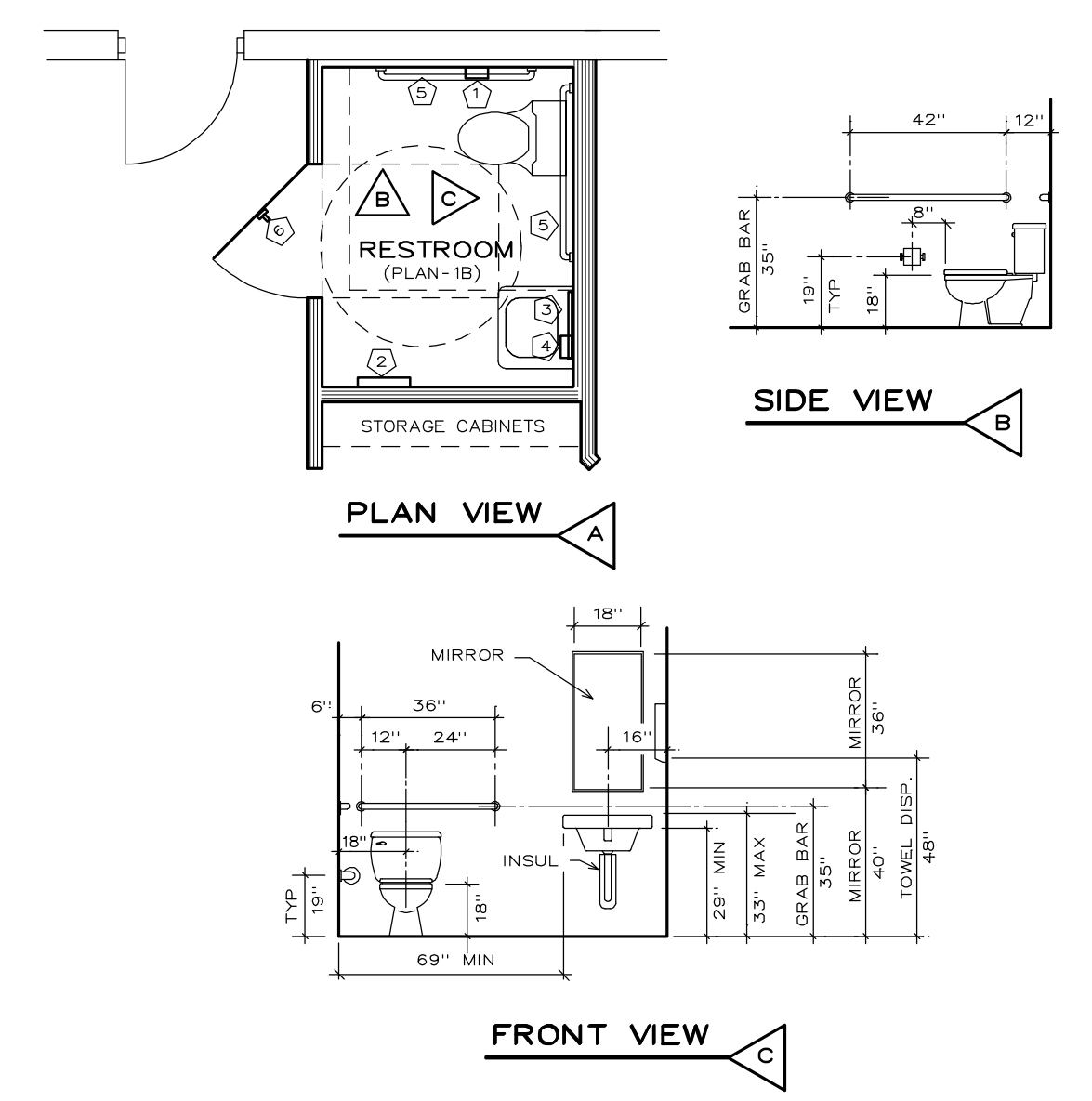
- 1 BEFORE COMMENCING ANY WORK, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- 2 INTERIOR WALL DIMENSIONS TO FACE OF WALLBOARD & EXTERIOR WALL DIMENSIONS FROM INSIDE FACE OF EXISTING CONCRETE BLOCK WALLS.
- 3 OFFICE COUNTERS & COOLERS TO BE SELECTED BY OWNER/DEVELOPER. MODIFY DIMENSIONS SHOWN TO ACCOMMODATE EQUIPMENT AS REQUIRED.



**1ST FLOOR DEMOLITION PLAN**  
1/4" = 1'-0"

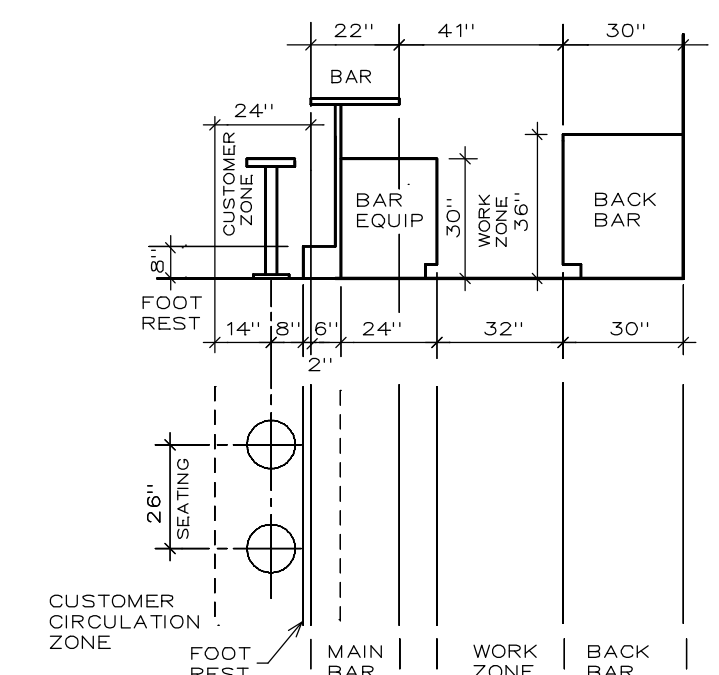
**WALLS LEGEND**

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS/ELEMENTS TO BE ADDED (TYPICAL 1/2" GYPSUM BOARD EACH SIDE OF 4" WOOD STUDS SPACED 16" ON CENTER)



**TYPICAL RESTROOM MOUNTING HEIGHTS**  
1/4" = 1'-0"

ACCESSORIES SCHEDULE		
SYMBOL	DESCRIPTION	MOUNTING HEIGHT A.F.F.
1	TOILET TISSUE DISPENSER	19" TO CENTER OF UNIT
2	PAPER TOWEL DISPENSER	48" TO DISPENSING POINT
3	FRAMED GLASS MIRROR	40" TO BOTTOM OF FRAME
4	SOAP DISPENSER	42" TO DISPENSING POINT
5	GRAB BAR	33" TO CENTERLINE
6	CLOTHES/TOWEL HOOK	60" TO CONTROL POINT



**COUNTER & CABINET SECTION**  
1/4" = 1'-0"

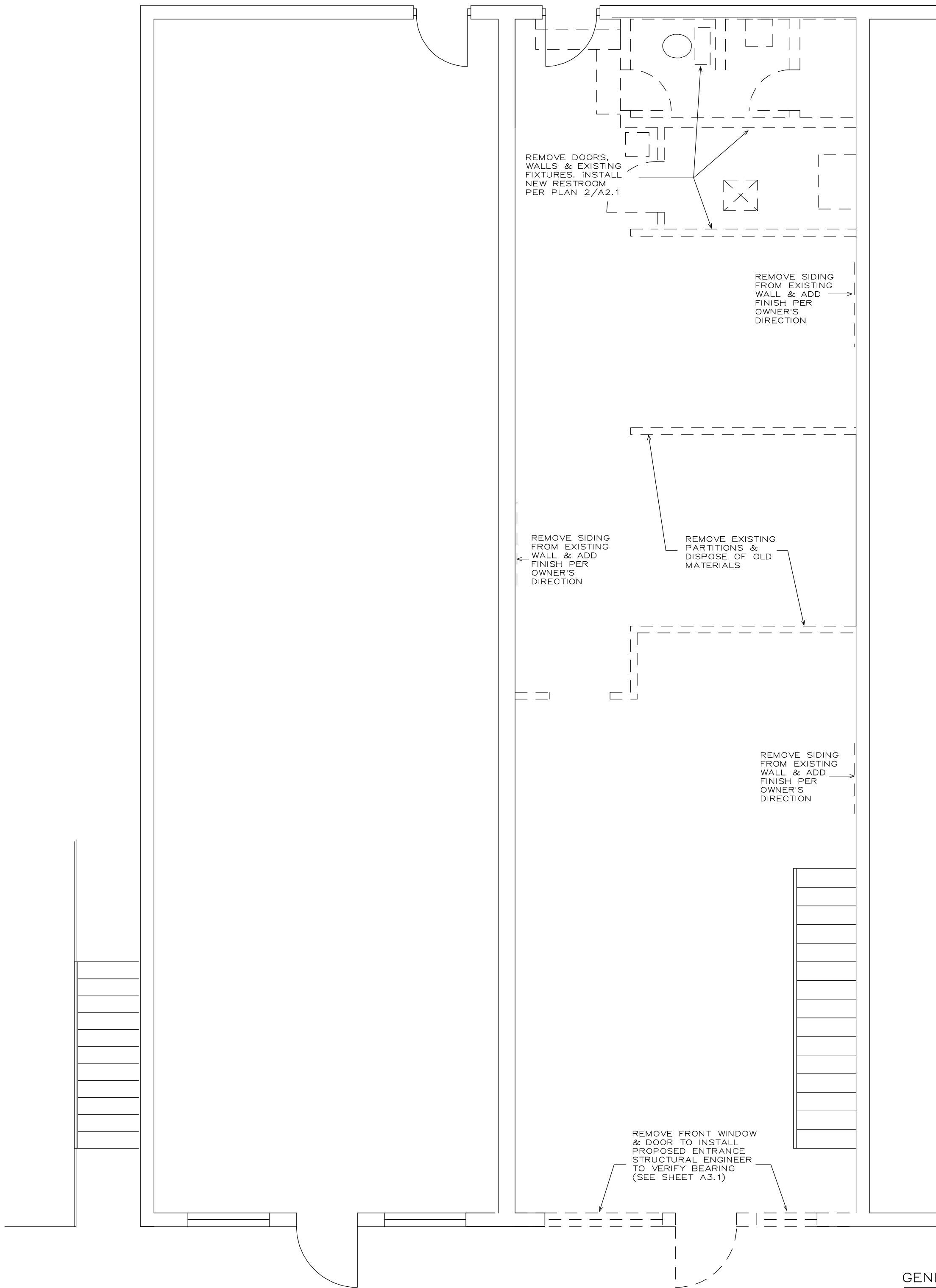
**NOTE:**  
THIS GUIDELINE DRAWING SET REPRESENTS GENERAL INFORMATION TO BE USED BY THE OWNER/PROJECT MANAGER TO REVIVATE AN EXISTING BUILDING AND INSTALL A SODA SHOP ON THE 1ST FLOOR AND THREE APARTMENTS ON THE SECOND FLOOR. APARTMENTS TO BE ADDED INCLUDE ONE EFFICIENCY, ONE 1 BEDROOM AND ONE 2 BEDROOM UNIT. ADDITIONAL INFORMATION TO BE PROVIDED BY OWNER/PROJECT MANAGER.

ALL DESIGN WORK RELATED TO CIVIL/SITE ENGINEERING, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, STORM WATER MANAGEMENT, EROSION CONTROL AND ALL OTHER ASPECTS OF THE PROJECT NOT SHOWN ON THESE GUIDELINE DRAWINGS SHALL BE PROVIDED BY THE OWNER AND PROJECT MANAGER. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THESE DISCIPLINES OR THE DESIGN AND/OR CONSTRUCTION PERFORMED. THESE DISCIPLINES ARE NOT COVERED IN ANY WAY UNDER THE ATTACHED PROFESSIONAL SEAL.

THE ARCHITECT IS NOT PROVIDING ANY SERVICE TO THE OWNER/PROJECT MANAGER DURING THE BIDDING OR CONSTRUCTION PHASE OF THE PROJECT AND THE OWNER/PROJECT MANAGER ACCEPTS ALL RESPONSIBILITY AND LIABILITY FOR WORK PERFORMED IN THESE AREAS.

<b>EDMONDSON BUILDING RENOVATIONS CARTERSVILLE, GA</b>	<b>23105 A2.1</b>
<b>FLOOR PLANS &amp; DETAILS</b>	<b>10/18/23</b>

**FINAL CHECK SET  
NOT ISSUED FOR  
CONSTRUCTION**



NOTE:  
NO WORK  
PERFORMED  
ON THIS  
FLOOR

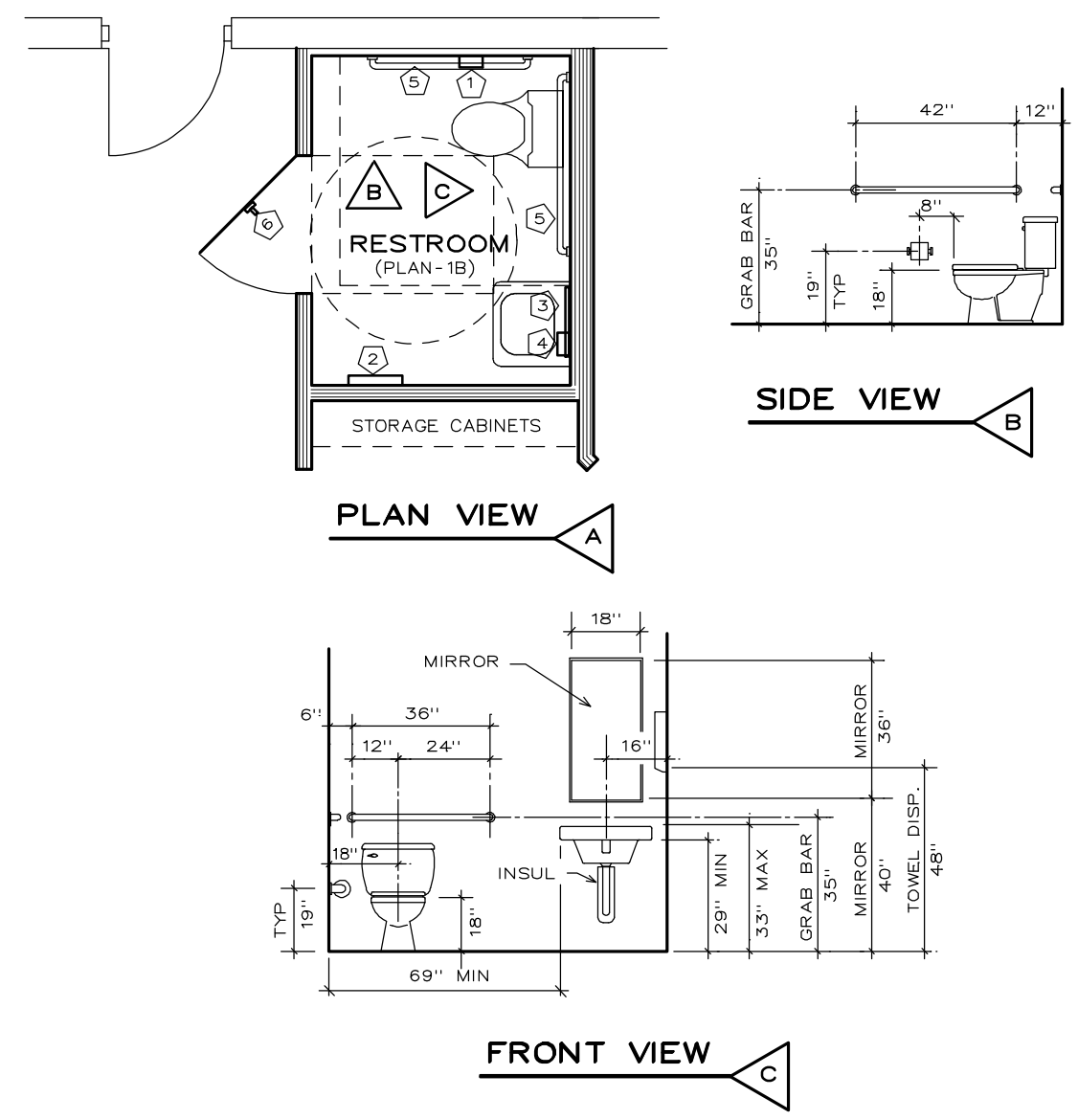
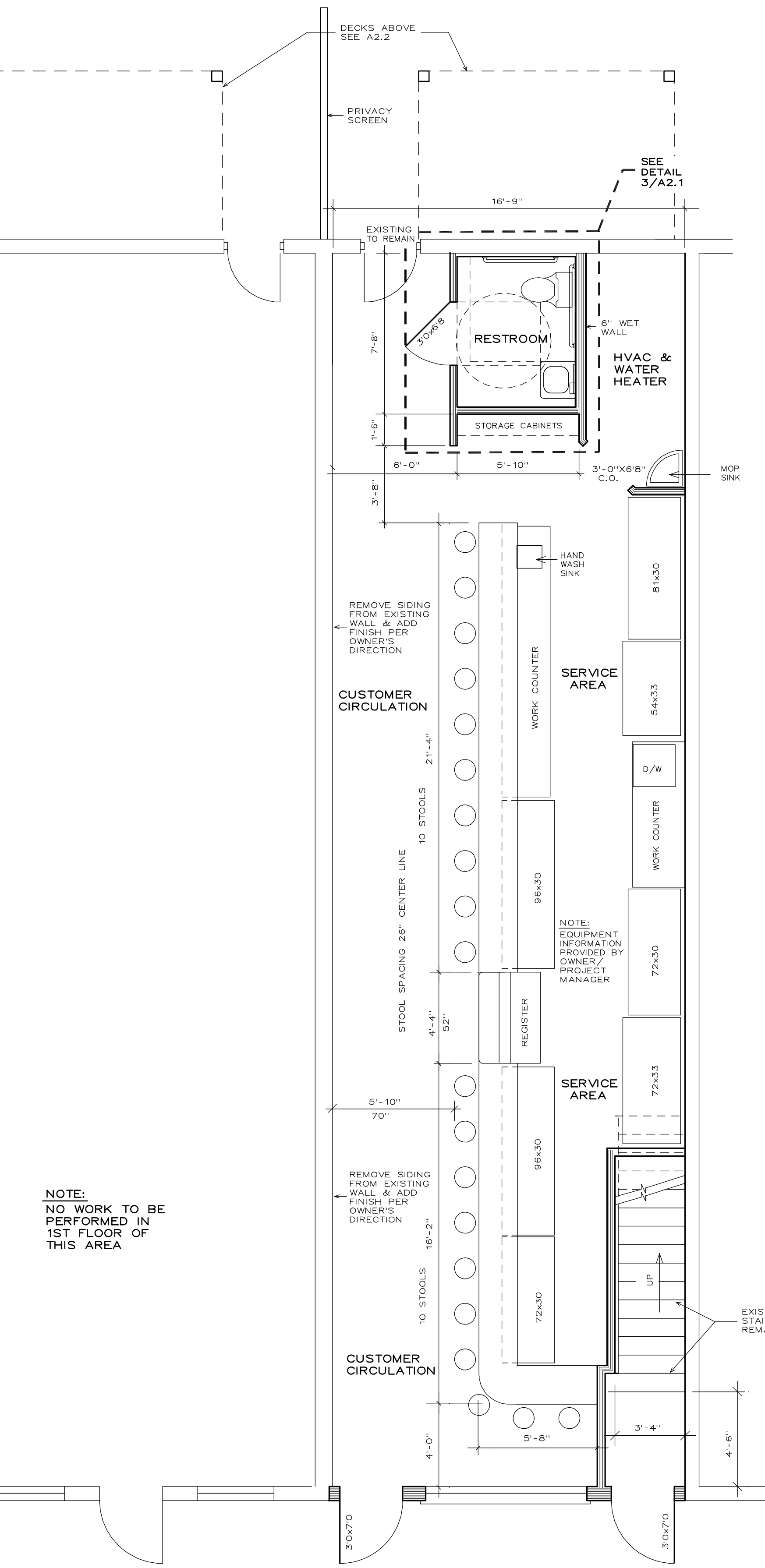
**1ST FLOOR DEMOLITION PLAN**

1/4" = 1'-0"

1  
A2.1

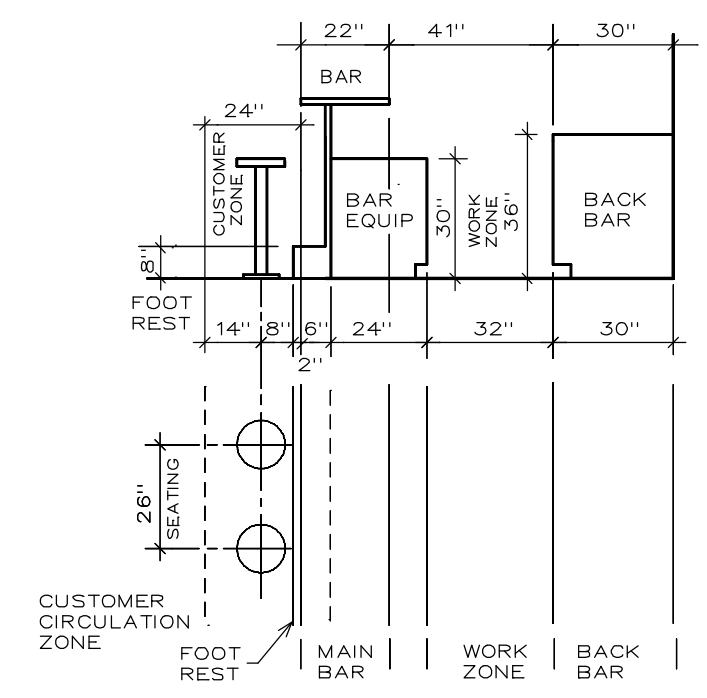
**GENERAL FLOOR PLAN NOTES**

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TYPICAL RESTROOM MOUNTING HEIGHTS  
 1/4" = 1'-0" (3) A2.1

ACCESSORIES SCHEDULE		
SYMBOL	DESCRIPTION	MOUNTING HEIGHT A.F.F.
1	TOILET TISSUE DISPENSER	19" TO CENTER OF UNIT
2	PAPER TOWEL DISPENSER	48" TO DISPENSING POINT
3	FRAMED GLASS MIRROR	40" TO BOTTOM OF FRAME
4	SOAP DISPENSER	42" TO DISPENSING POINT
5	GRAB BAR	33" TO CENTERLINE
6	CLOTHES/TOWEL HOOK	60" TO CONTROL POINT



NOTE:  
 NO WORK TO BE PERFORMED IN 1ST FLOOR OF THIS AREA

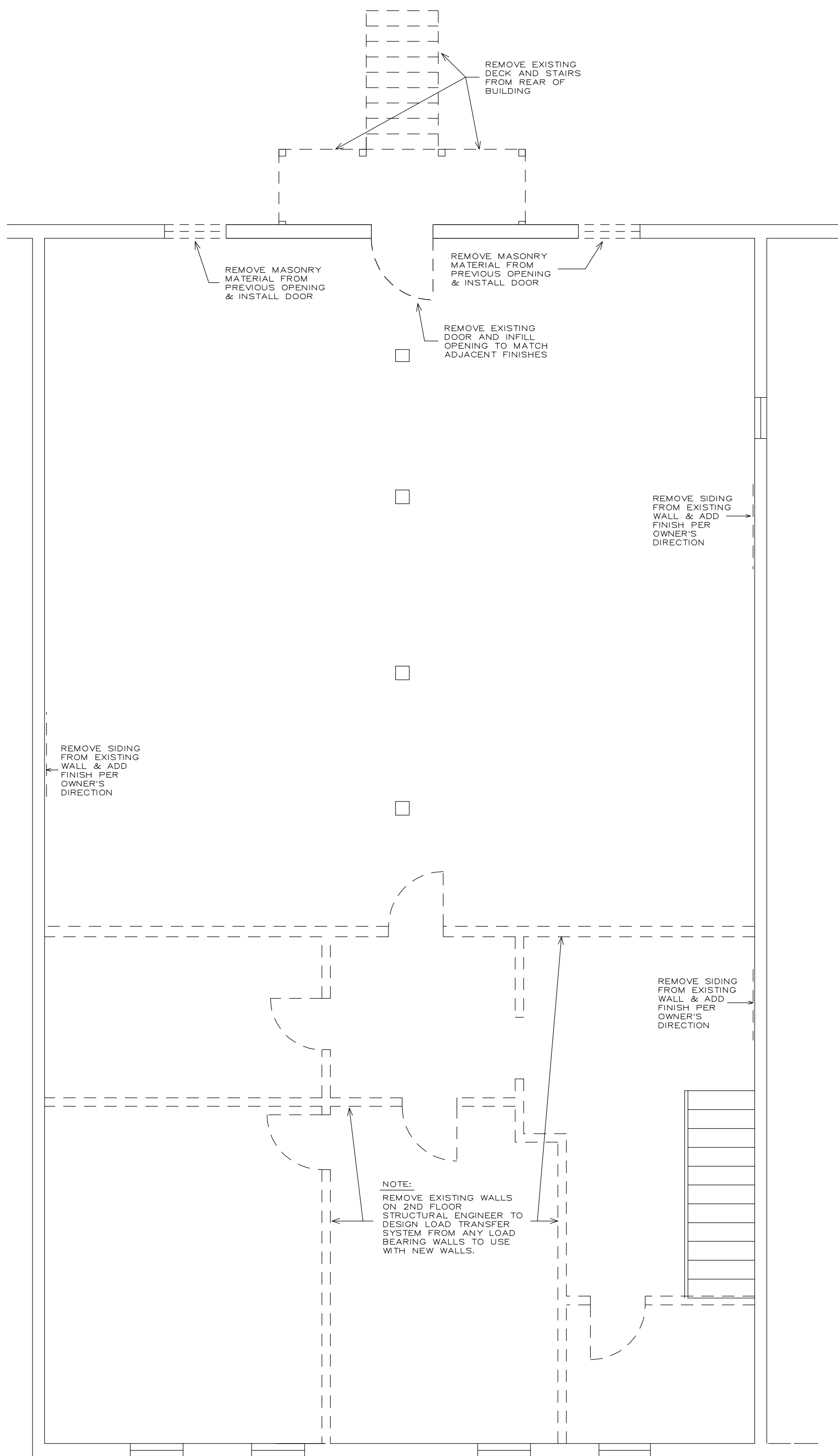
1ST FLOOR DEMOLITION PLAN (1) A2.1  
 1/4" = 1'-0"

WALLS LEGEND

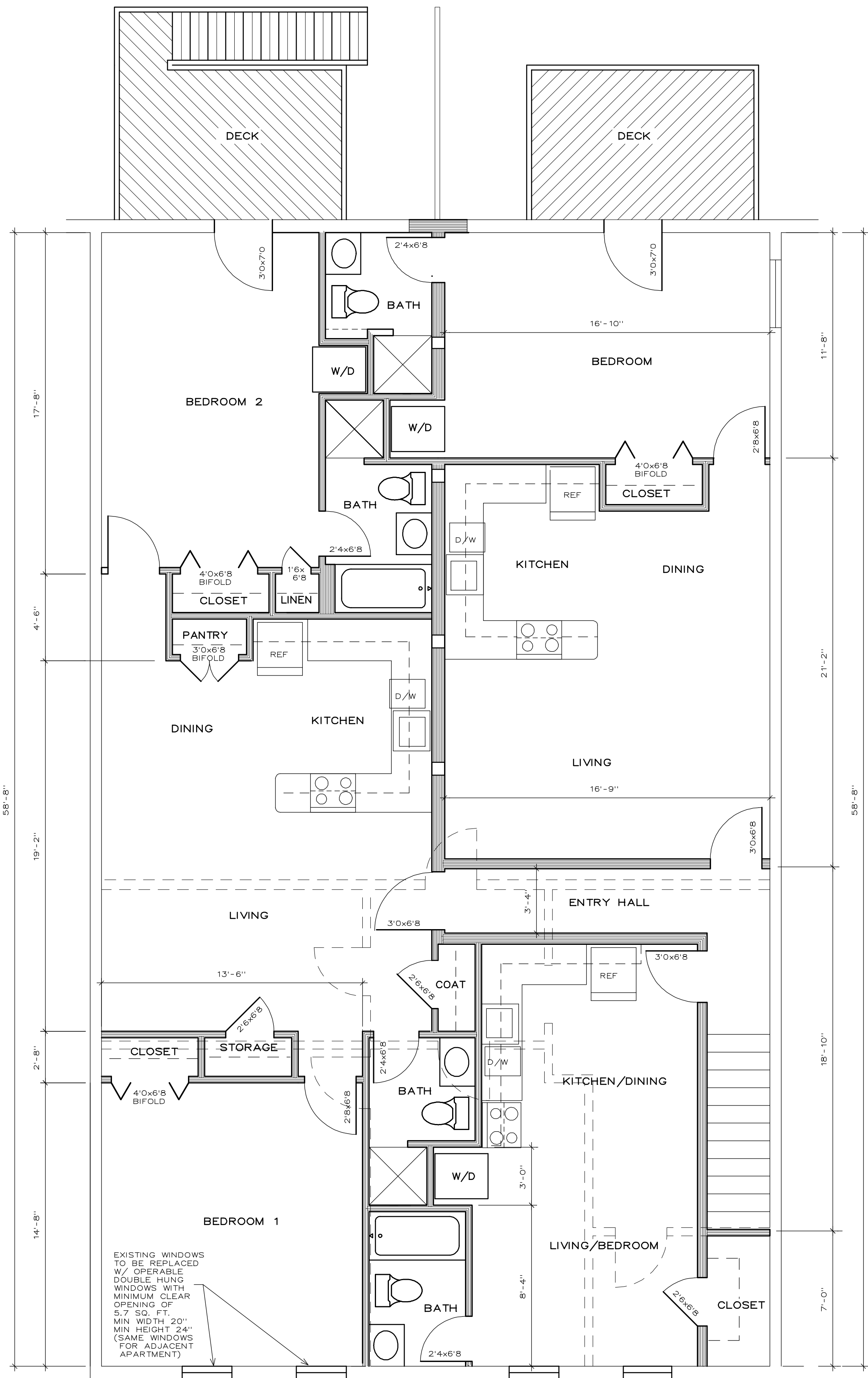
—	EXISTING WALLS TO REMAIN
- - -	EXISTING WALLS TO BE REMOVED
≡	NEW WALLS/ELEMENTS TO BE ADDED (TYPICAL 1/2" GYPSUM BOARD EACH SIDE OF 4" WOOD STUDS SPACED 16" ON CENTER)

EDMONDSON BUILDING RENOVATIONS CARTERSVILLE, GA	23105 A2.1
FLOOR PLANS & DEALS	10/18/23

**FINAL CHECK SET  
 NOT ISSUED FOR  
 CONSTRUCTION**



**2ND FLOOR DEMOLITION PLAN**  
1/4" = 1'-0" (A2.2)



**UNIT AREAS**

EFFICIENCY	310 SQ FT
2 BEDROOM	842 SQ FT
3 BEDROOM	998 SQ FT
<b>TOTAL FIN</b>	<b>2,150 SQ FT</b>

**2ND FLOOR NOTATIONS PLAN**  
1/4" = 1'-0" (A2.2)

**WALLS LEGEND**

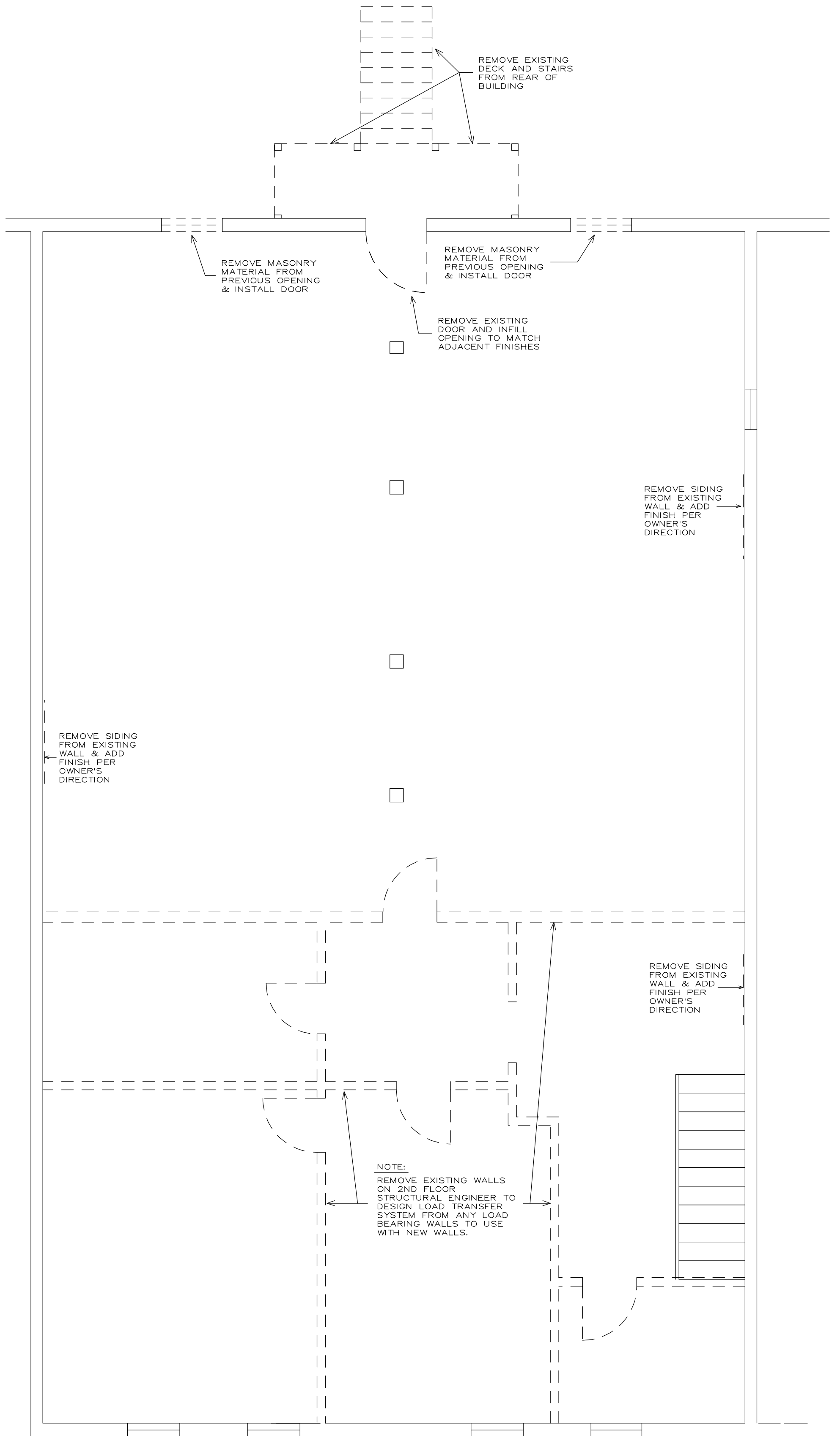
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS/ELEMENTS TO BE ADDED (TYPICAL 1/2" GYPSUM BOARD EACH SIDE OF 4" WOOD STUDS SPACED 16" ON CENTER)

- GENERAL FLOOR PLAN NOTES**
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  - INTERIOR WALL DIMENSIONS TO FACE OF WALLBOARD & EXTERIOR WALL DIMENSIONS FROM INSIDE FACE OF EXISTING CONCRETE BLOCK WALLS.
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<b>EDMONDSON BUILDING RENOVATIONS CARTERSVILLE, GA</b>	23105
<b>2ND FLOOR PLAN &amp; DETAILS</b>	<b>A2.2</b>
	10/18/23

**FINAL CHECK SET  
NOT ISSUED FOR  
CONSTRUCTION**

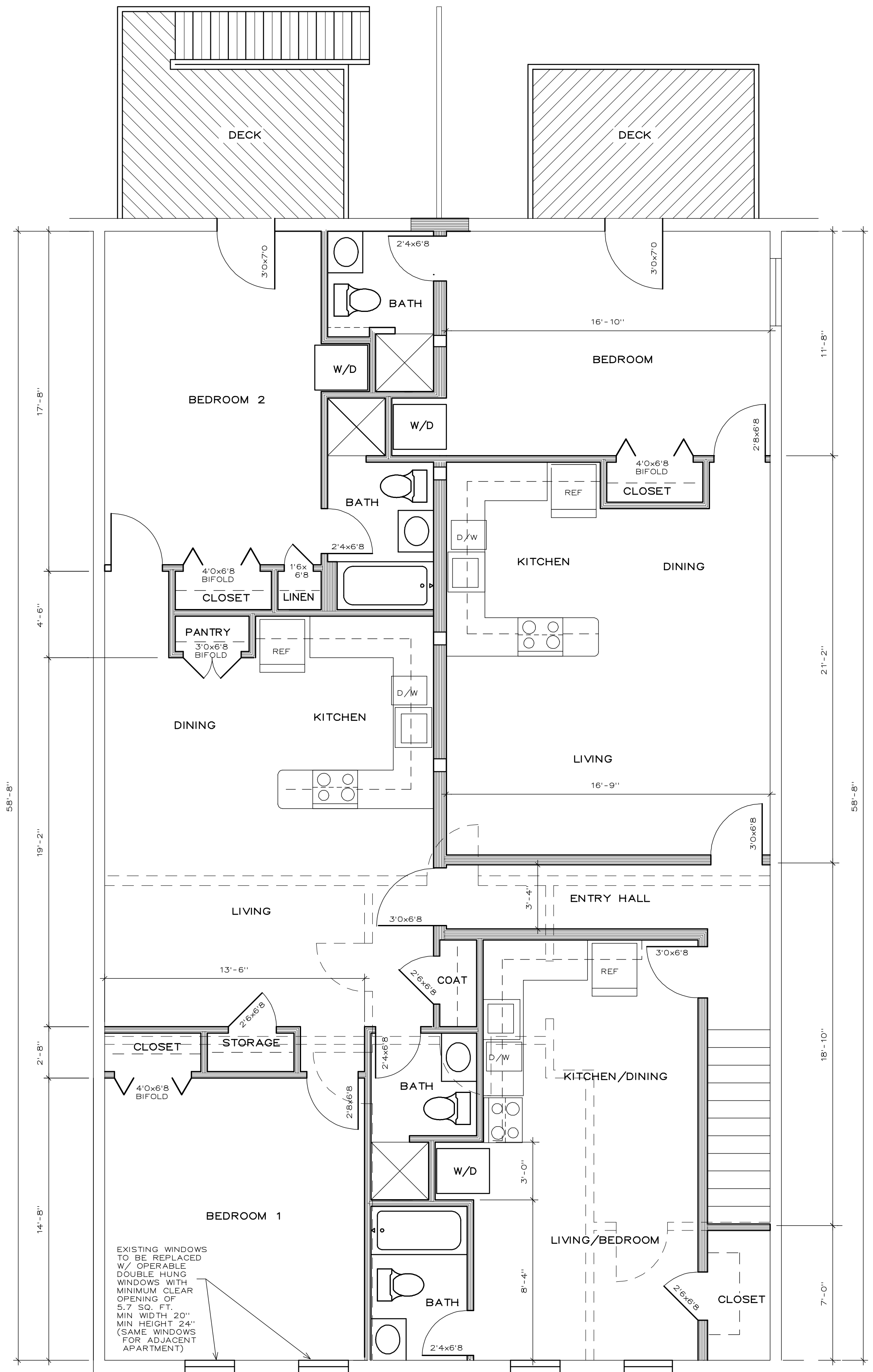


2ND FLOOR DEMOLITION PLAN

1/4" = 1'-0"

1  
A2.2





UNIT AREAS	
EFFICIENCY	310 SQ FT
2 BEDROOM	842 SQ FT
3 BEDROOM	998 SQ FT
<b>TOTAL FIN</b>	<b>2,150 SQ FT</b>

**2ND FLOOR NOTATIONS PLAN**  
1/4" = 1'-0"

1  
A2.2

**WALLS LEGEND**

- EXISTING WALLS TO REMAIN
- - - EXISTING WALLS TO BE REMOVED
- === NEW WALLS/ELEMENTS TO BE ADDED (TYPICAL 1/2" GYPSUM BOARD EACH SIDE OF 4" WOOD STUDS SPACED 16" ON CENTER)

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EDMONDSON BUILDING	23105
RENOVATIONS	A2.2
CARTERSVILLE, GA	
2ND FLOOR PLAN & DETAILS	10/18/23

**FINAL CHECK SET  
NOT ISSUED FOR  
CONSTRUCTION**

MAIN  
REMOVED  
TO BE ADDED  
M BOARD EACH  
UDS SPACED



Cartersville, Georgia

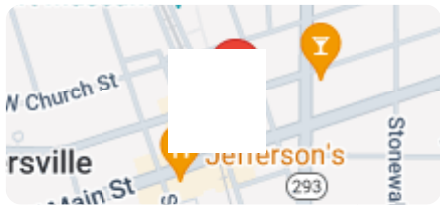
Google Street View

Oct 2023

See latest date



Image capture: Oct 2023 © 2024 Google

















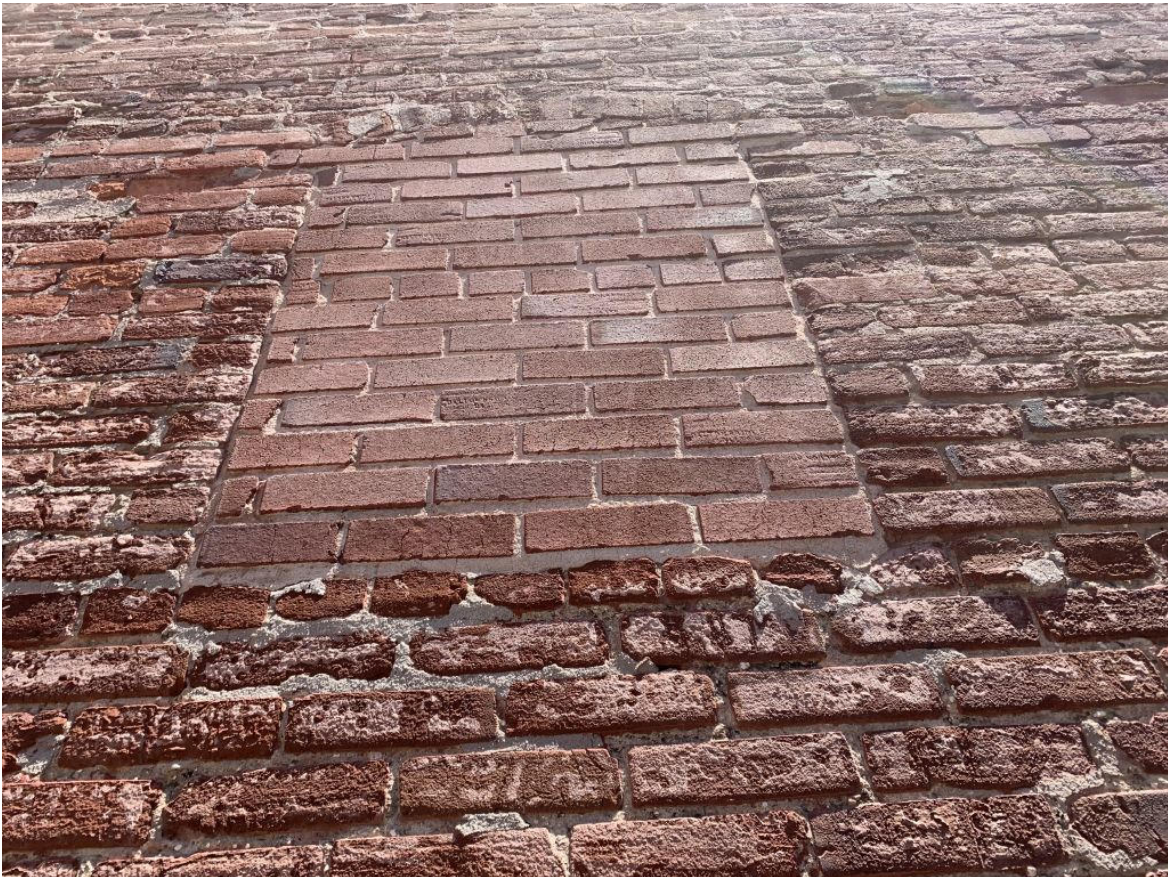
125 W. Main St. Paint removal from Brick.---Before







125 W. Main St. Paint removal from Brick.---After









Glass beads

