

DeKalb County Historic Preservation Commission

Monday, April 21, 2024- 6:00 P.M.

Staff Report

Consent Agenda

A. 419 Ridgecrest Road, Adam Hoffman. Demolish and construct a rear deck. **1247495**

Built in 1940 (15 237 03 012)

This property is in the Druid Hills Character Area #1 and the Druid Hills National Register Historic District.

02-03 419 Ridgecrest Road (DH), Paul & Nan O'Connor. Enclose rear porch. **Approved.**

Summary

The applicant proposed demolishing the existing nonhistoric rear deck and constructing a new deck in the same location on the property. The existing 520 square foot wood deck located on the rear of the house will be removed and a new, roughly 500 square foot wood deck will be constructed in the same location at the rear of the house. The new deck will be constructed with a stairway leading from the deck to the backyard. The new deck and stairway will be constructed with pressure treated pine, wood decking, and black aluminum railing measuring 3 feet in height. A 6-foot lattice style privacy fence will be installed on the right side of the deck, facing towards the North property line.

Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 6.1.3 *Entrances and Porches* (p53) Guideline - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.
- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.
- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl-covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 3/17/2025 Date Received: _____
Address of Subject Property: 419 Ridgecrest Rd NE, Atlanta GA 30307
Applicant: Adam Hoffman E-Mail: ahoffman@outbackdeck.net
Applicant Mailing Address: 501 Hickory Ridge Trail STE150 Woodstock, GA 30188
Applicant Phone: 404-952-3428

Applicant's relationship to the owner: Owner ☐ Architect ☐ Contractor/Builder ☐ Other ☐

Owner(s): Paul O'Connor Email: paul@energyforlifecoach.com
Owner(s): Nan O'Connor Email: noconnorcoach@gmail.com
Owner(s) Mailing Address: 419 Ridgecrest Rd NE, Atlanta GA 30307
Owner(s) Telephone Number: 404.314.2181

Approximate date of construction of the primary structure on the property and any other structures affected by this project: _____

Nature of work (check all that apply):
New construction ☐ New Accessory Building ☐ Other Building Changes ☐
Demolition ☐ Landscaping ☐ Other Environmental Changes ☐
Addition ☒ Fence/Wall ☐ Other ☐
Moving a Building ☐ Sign Installation ☐

Description of Work:

Demoish a rotting, unsafe deck and rebuild in same footprint according to IRC and GRC building code. Structure will be freestanding, pressure treated pine on concrete footers. Floor will be Timbertech Terrain Coconut Husk with Timbertech Terrain Dark Cocoa border, riser, and fascia. Rail will be Timbertech IRX black aluminum Modern Top. There will be an ADA compliant handrail on the platform steps section. The replacement privacy wall will have a prefabricated decorative lattice pattern

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

I/ We: Paul and Nan O'Connor
being owner(s) of the property at: 419 Ridgecrest Rd NE, Atlanta GA 30307
hereby delegate authority to: Adam Hoffman
to file an application for a certificate of appropriateness in my/our behalf.


Nan O'Connor (Jan 15, 2025 13:32 EST)



Signature of Owner/Date

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by email plansustain@dekalbcountyga.gov AND pvjennings@dekalbcountyga.gov.
2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3 (HPC Calendar). Email the application and supporting documents to plansustain@dekalbcountyga.gov AND pvjennings@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
3. Once the application has been received, the Administrative Specialist for the Department of Planning and Sustainability will provide a sign template and instructions on how to post the required signage on the property at least ten days before the preservation commission meeting. If the applicant does not post the required signage and provide evidence of posting within ten days before the preservation commission meeting, their application may be deferred or denied due to improper public notification.
4. The Preservation Planner may visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945, e-mail pvjennings@dekalbcountyga.gov and rlbragg@dekalbcountyga.gov.

Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".

I have reviewed the DeKalb County Tree Ordinance.

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

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- f. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include:

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

DEPARTMENT OF PLANNING & SUSTAINABILITY

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

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

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

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

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

9. Skylights

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

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g., 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

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

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

DEPARTMENT OF PLANNING & SUSTAINABILITY

14. Garages / Accessory Buildings

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

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - Representative photos
 - Letters of support/opposition
 - Architectural drawings
 - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process.

I have reviewed the HPC calendar.

Chief Executive Officer

Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 419 Ridgecrest Rd NE, Atlanta, GA 30307

Applicant: Adam Hoffman E-Mail: ahoffman@outbackdeck.net

Applicant Mailing Address: 501 Hickory Ridge Trail STE150 Woodstock, GA 30188

Applicant Phone(s): 404-952-3428

Fax: _____

Applicant's relationship to the owner: Owner ☐ Architect: ☐ Contractor/Builder ☒ Other ☐

Owner(s): Paul O'Connor E-Mail: paul@energyforlifecoach.com

Nan O'Connor E-Mail: noconnorcoach@gmail.com

Owner(s) Mailing Address: 419 Ridgecrest Rd NE, Atlanta, GA 30307

Owner(s) Telephone Number: 404.314.2181

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: Home built in 1942

Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition ☒ Moving a building ☐ Other building changes ☐

New accessory building ☐ Landscaping ☐ Fence/Wall ☐ Other environmental changes ☐

Sign installation or replacement ☐ Other ☐

Description of Work:

Demolish a rotting, unsafe deck and rebuild in same footprint according to IRC and GRC building code. Structure will
be freestanding, pressure treated pine on concrete footers. We will use joist tape and floor will be timbertech terrain
Coconut Husk with Timbertech Terrain Dark Cocoa border, riser, and fascia. Rail will be Timbertech IRX Black
Aluminum Modern Top. There will be an ADA compliant handrail on the platform steps section. The replacement
privacy wall will have a prefabricated decorative lattice pattern

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

Adam Hoffman

Signature of Applicant/Date

Revised 1/26/17

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

(I) / (We),

Paul and Nan O'Connor

being (owner) (owners) of the property 419 Ridgecrest Rd NE Atlanta, GA 30307,

hereby delegate authority to Adam Hoffman

to file an application in (my) (our) behalf.


Nan O'Connor (Jan 15, 2025 13:32 EST)

Paul O'Connor

Signature of Owner/Date

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.









Certificate for Appropriateness - O'ConnorP

Final Audit Report

2025-01-15

Created:	2025-01-15
By:	ODI Permitting (permitting@outbackdeck.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_4UCf7xwO-FBRqVIDB4F0iSntMOJjVJj

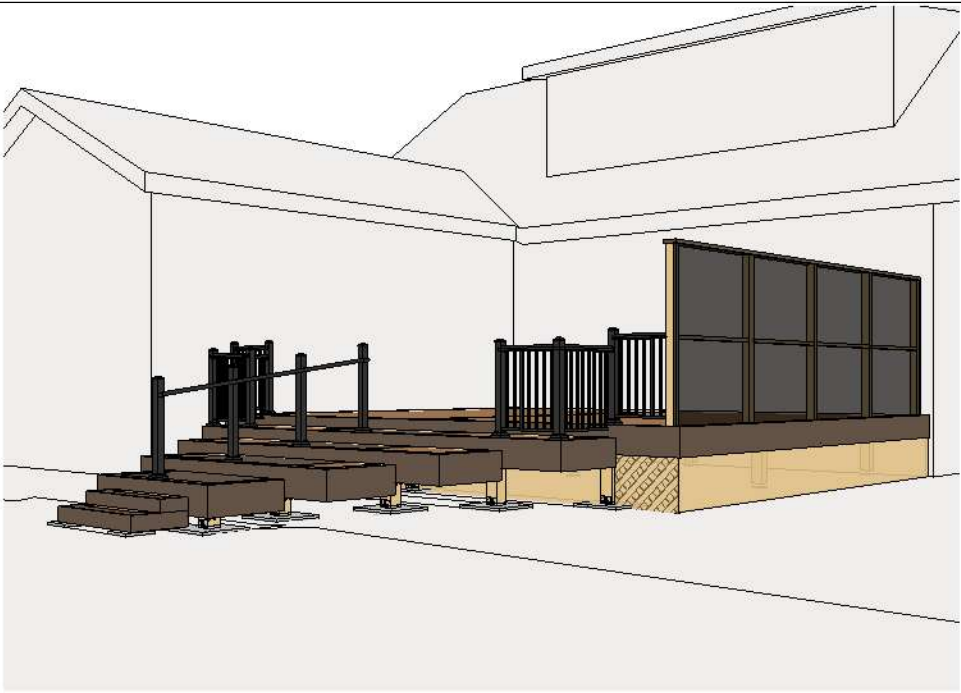
"Certificate for Appropriateness - O'ConnorP" History

-  Document created by ODI Permitting (permitting@outbackdeck.net)
2025-01-15 - 6:15:06 PM GMT
-  Document emailed to Paul O'Connor (paul@energyforlifecoach.com) for signature
2025-01-15 - 6:15:12 PM GMT
-  Document emailed to Nan O'Connor (noconnorcoach@gmail.com) for signature
2025-01-15 - 6:15:12 PM GMT
-  Email viewed by Paul O'Connor (paul@energyforlifecoach.com)
2025-01-15 - 6:28:08 PM GMT
-  Document e-signed by Paul O'Connor (paul@energyforlifecoach.com)
Signature Date: 2025-01-15 - 6:28:57 PM GMT - Time Source: server
-  Email viewed by Nan O'Connor (noconnorcoach@gmail.com)
2025-01-15 - 6:30:45 PM GMT
-  Document e-signed by Nan O'Connor (noconnorcoach@gmail.com)
Signature Date: 2025-01-15 - 6:32:10 PM GMT - Time Source: server
-  Agreement completed.
2025-01-15 - 6:32:10 PM GMT

Paul & Nan O'CONNOR

Deck Design

419 Ridgecrest Rd NE,
Atlanta, GA 30307



Please note these drawings are renderings of your project - not exact replication. If there are any differences between the drawings and the scope of work in your proposal, the proposal will take precedence.



TEAM DIRECTORY

DESIGNER: G. Monroy

OUTBACK DECK, Inc.

501 Hickory Ridge Trl, Unit 150
Woodstock, GA 30188
Phone: (678) 217-8099

DRAWING INDEX

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A300	3D VIEW		
A301	3D VIEW FRAMING		

NOTES

STRUCTURAL NOTES:

1. PRESUMED SOIL BEARING CAPACITY IS 2,000-PSF. CONTRACTOR TO FIELD VERIFY.
2. CONCRETE IS 4,000 PSI STANDARD MIX
3. 6x6 POSTS ARE ACQ TREATED FOR GROUND CONTACT, MINIMUM GRADE #2

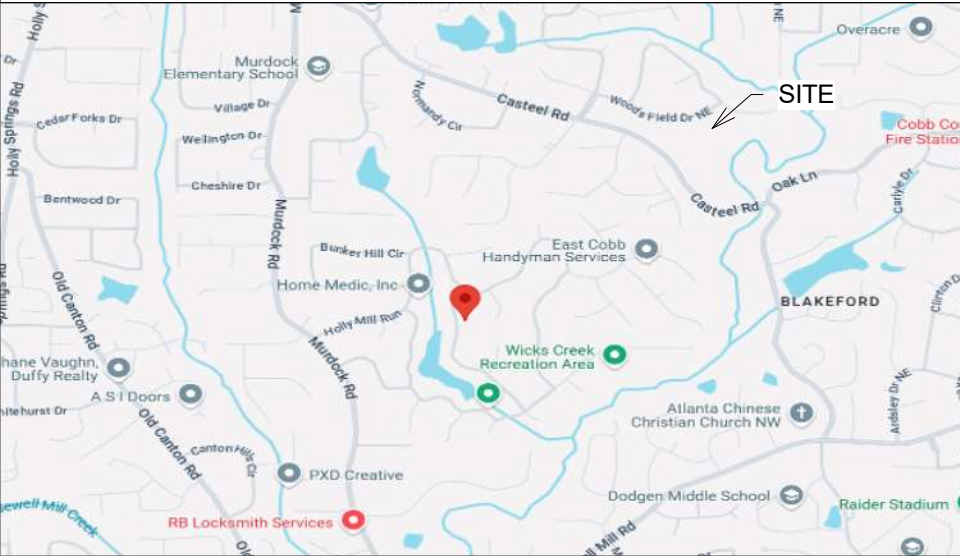
NOTES:

WE WILL BE FOLLOWING THE CURRENT CODE - 2018 IRC (INTERNATIONAL RESIDENTIAL CODE) WITH GEORGIA AMENDMENTS

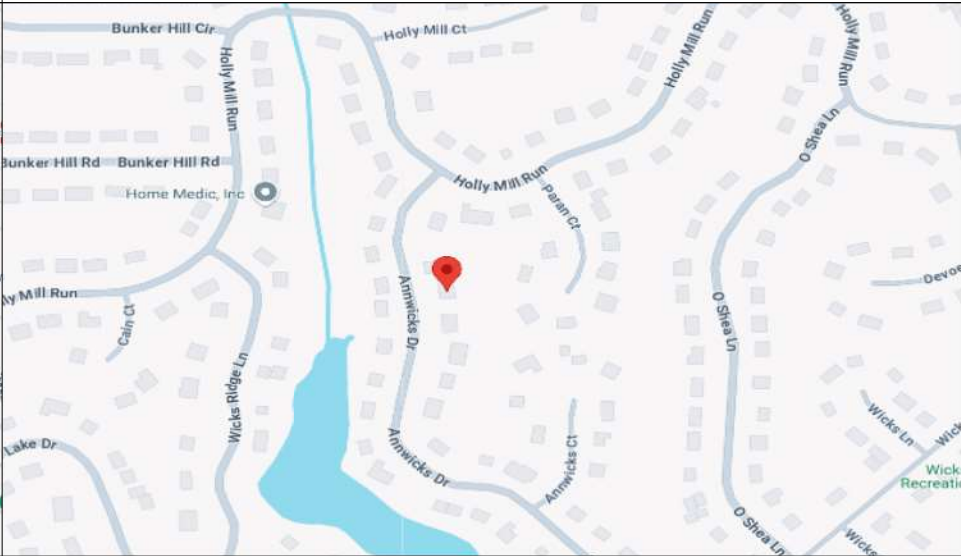
REVISION HISTORY

REV.	DATE	DESCRIPTION	AFFECTED SHEETS
1			

VICINITY MAP



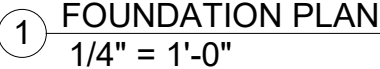
SITE MAP



COVER

A001

Client O'CONNOR
Date 12/16/2024
Salesman W. MASSIE
Scale



(4) BOX STEP FOOTINGS SECURED TO **ABA24-2Z**
STANDOFF BASE CONNECTORS FASTENED TO 12" x 12"
4,000 PSI CONCRETE FOOTING @ 12-16" DEPTH

UPPER DECK TRIPLE 2X10
OUTER BAND

POST TOP CONNECTOR

1/2" THROUGH BOLTS W/ NUTS AND
WASHERS

LOWER DECK DOUBLE
2X10 OUTER BAND

② POST TO BEAM CONNECTION DETAIL
1/2" = 1'-0"

NOTE: **-FOOTINGS WITHIN 5' OF HOME FOUNDATION WILL GO TO THE SAME DEPTH AS THE FOUNDATION**
-ALL FOOTINGS TO BE 12-16" DEPTH



TRA
RENOVATION
ASSOCIATES, INC.
 A DESIGN/BUILD COMPANY



Outback I Deck, Inc.

life happens out back

FOOTINGS

A101

Client	O'CONNOR
Date	12/16/2024
Salesman	W. MASSIE
Scale As indicated	
Drawn By:	G. MONROY



RA
RENOVATION
ASSOCIATES, INC.
A DESIGN/BUILD COMPANY

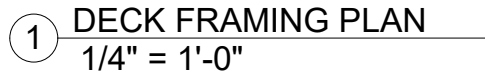


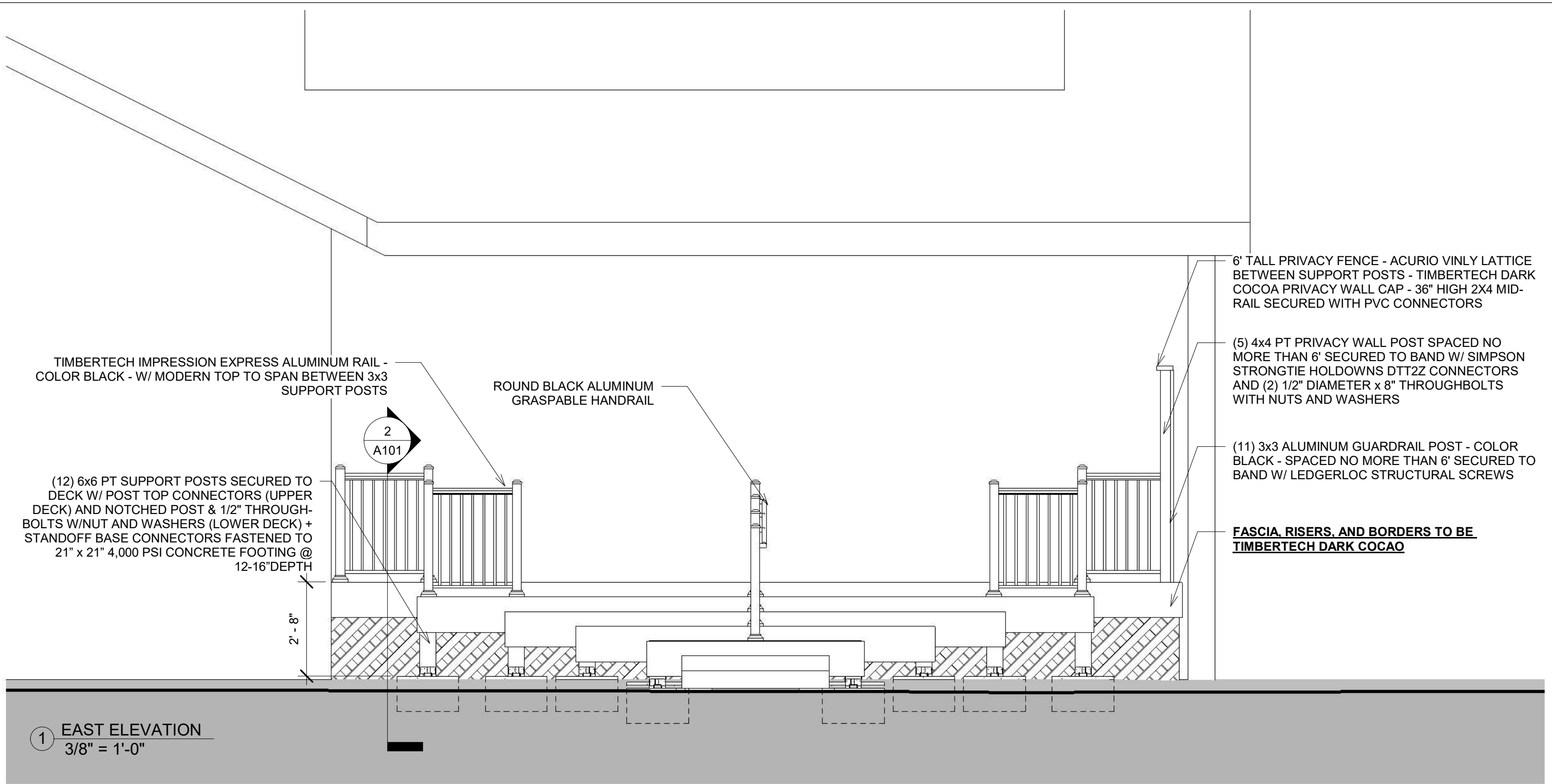
Outback I Deck, Inc.

life happens out back

A102

Client	O'CONNOR
Date	12/16/2024
Salesman	W. MASSIE
Scale	1/4" = 1'-0"
Drawn By:	G. MONROY

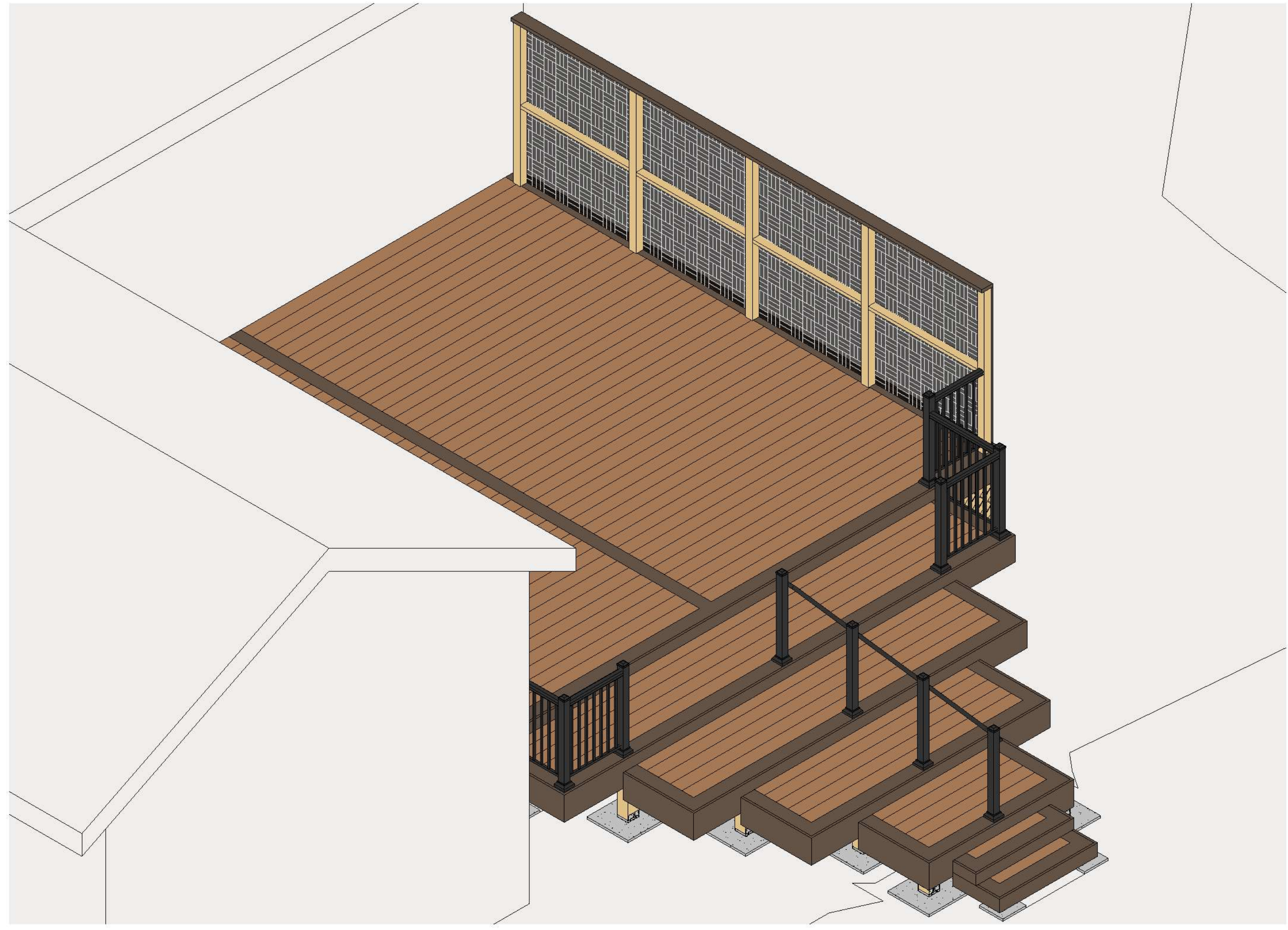




Please note these drawings are renderings of your project - not exact replication. If there are any differences between the drawings and the scope of work in your proposal, the proposal will take precedence.



ELEVATION	
A201	
Client	O'CONNOR
Date	12/16/2024
Salesman	W. MASSIE
Scale	3/8" = 1'-0"
Drawn By:	G. MONROY



Please note these drawings are renderings of your project - not exact replication. If there are any differences between the drawings and the scope of work in your proposal, the proposal will take precedence.



3D VIEW

A300

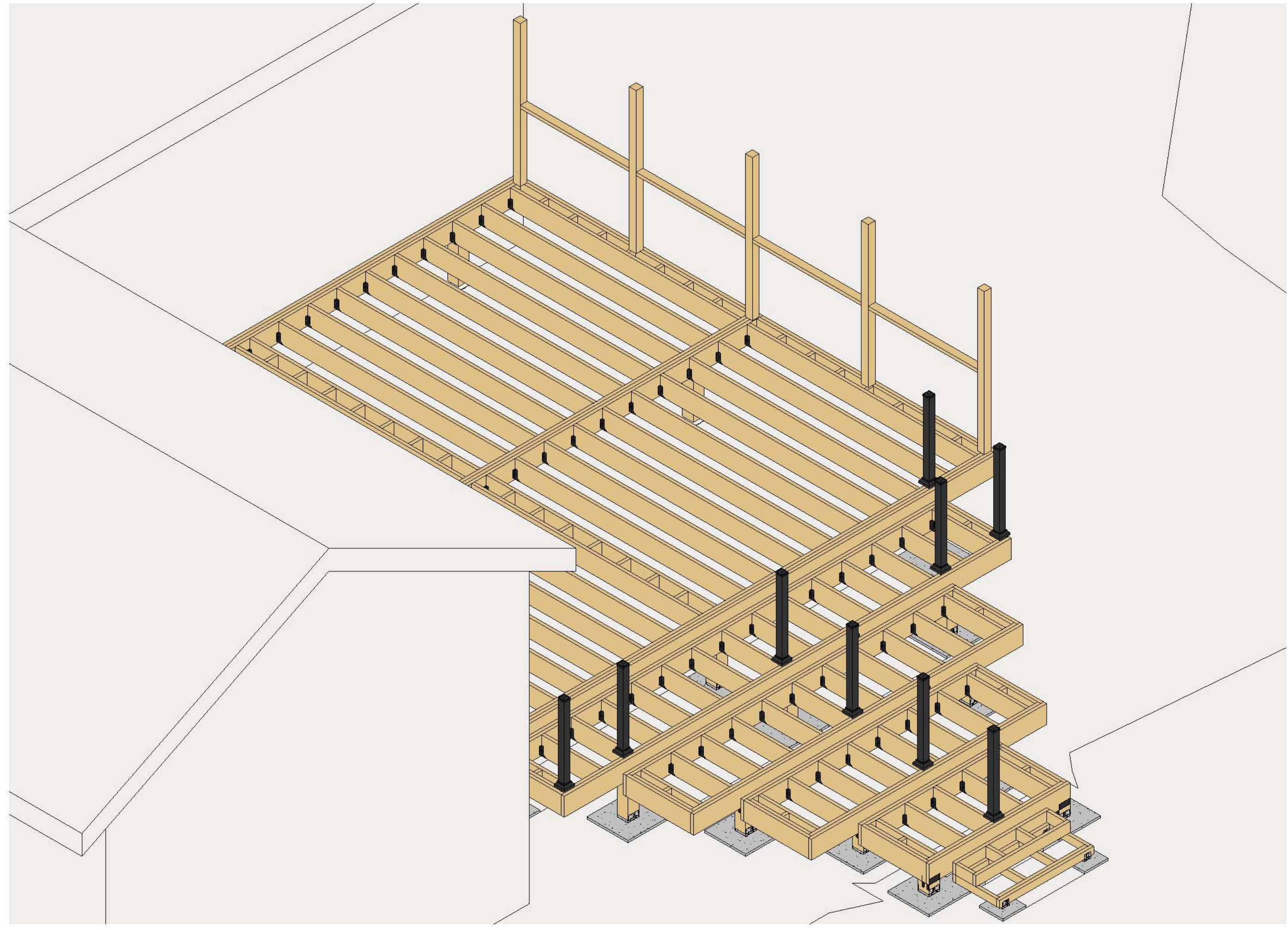
Client O'CONNOR

Date 12/16/2024

Salesman W. MASSIE

Scale

Drawn By: G. MONROY



Please note these drawings are renderings of your project - not exact replication. If there are any differences between the drawings and the scope of work in your proposal, the proposal will take precedence.



3D VIEW

A301

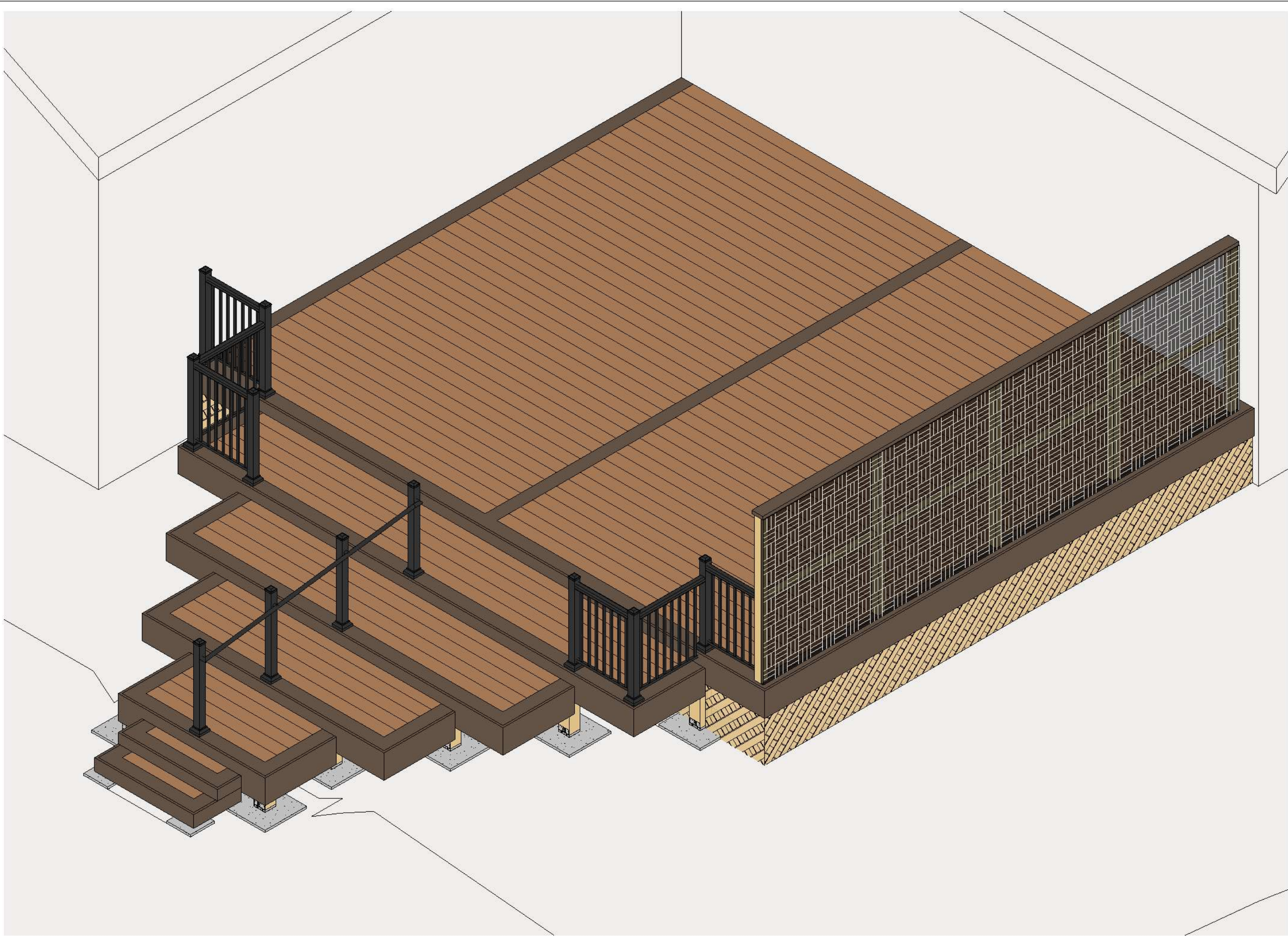
Client O'CONNOR

Date 12/16/2024

Salesman W. MASSIE

Scale

Drawn By: G. MONROY



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3D VIEW

A302

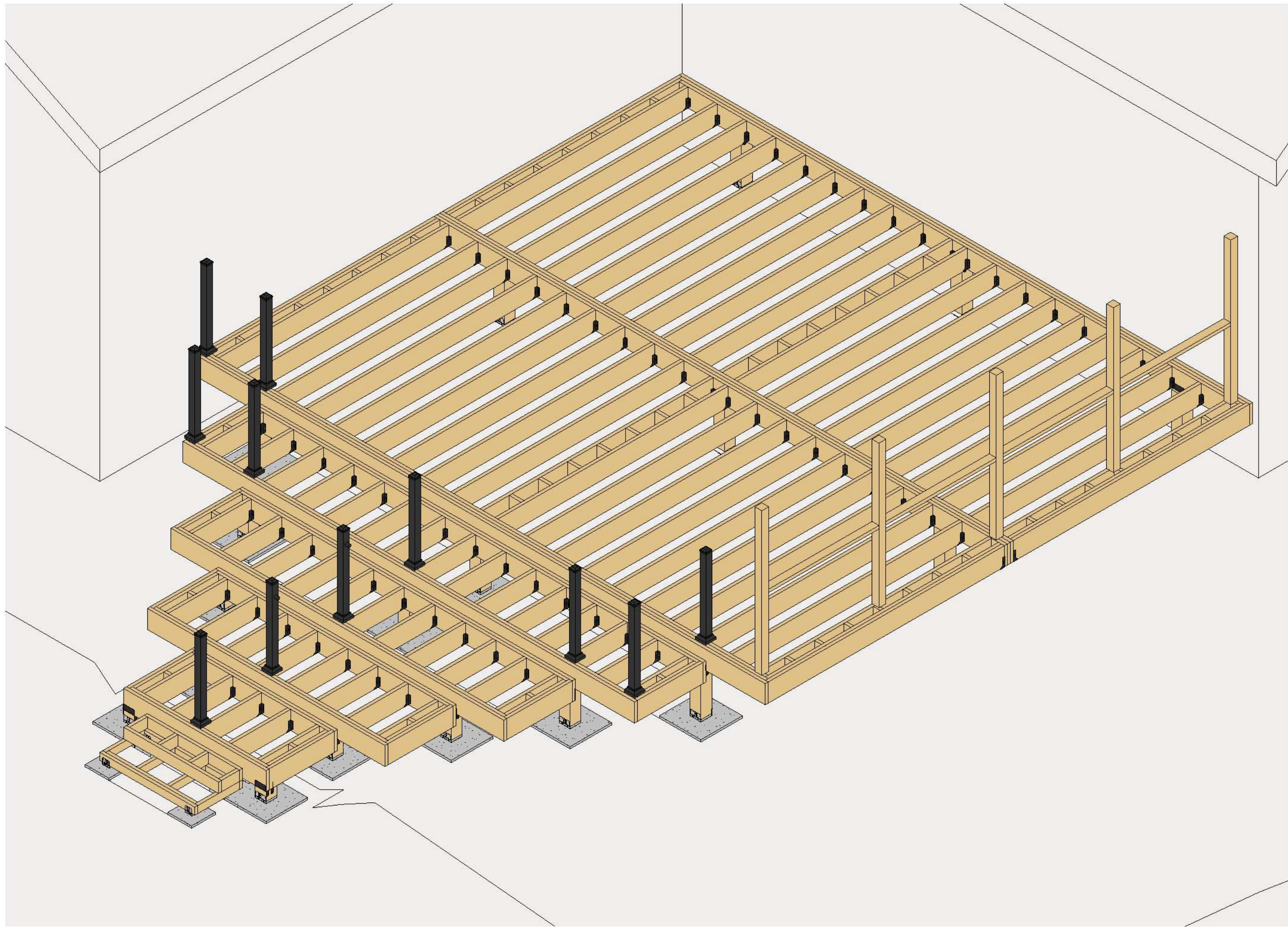
Client O'CONNOR

Date 12/16/2024

Salesman W. MASSIE

Scale

Drawn By: G. MONROY



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3D VIEW

A303

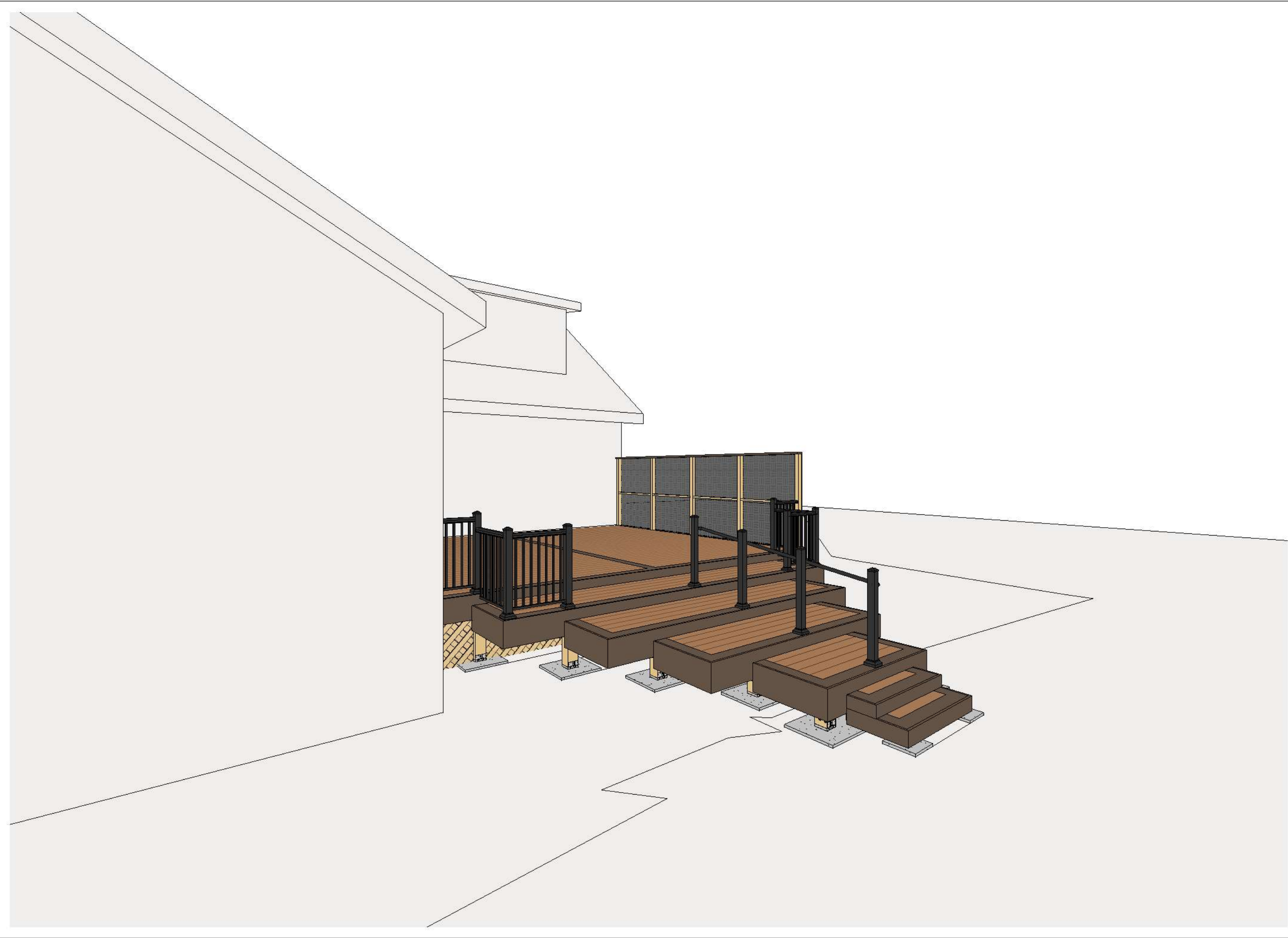
Client O'CONNOR

Date 12/16/2024

Salesman W. MASSIE

Scale

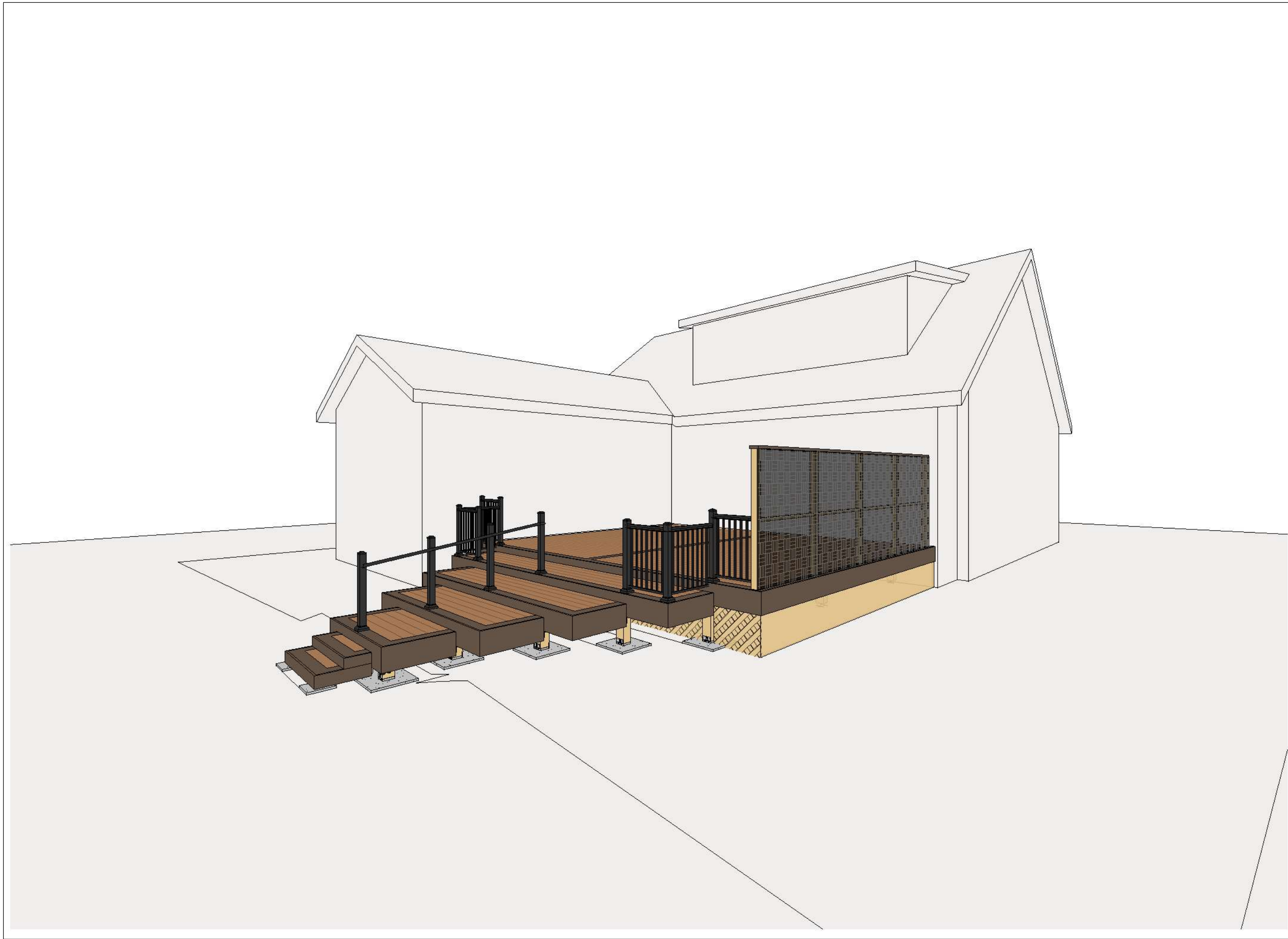
Drawn By: G. MONROY



Please note these drawings are renderings of your project - not exact replication. If there are any differences between the drawings and the scope of work in your proposal, the proposal will take precedence.



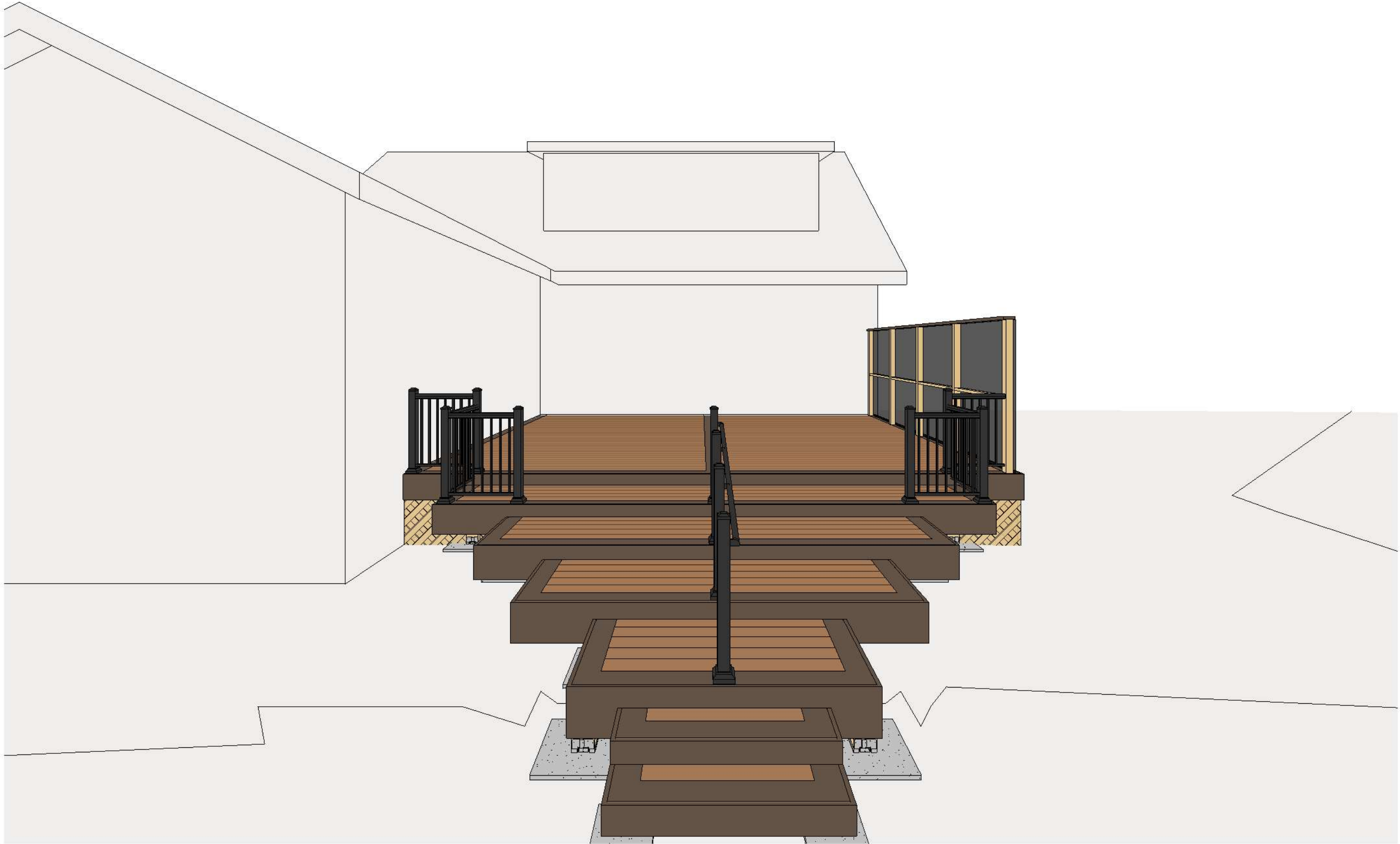
3D VIEW	
A304	
Client	O'CONNOR
Date	12/16/2024
Salesman	W. MASSIE
Scale	
Drawn By:	G. MONROY



Please note these drawings are renderings of your project - not exact replication. If there are any differences between the drawings and the scope of work in your proposal, the proposal will take precedence.



3D VIEW	
A305	
Client	O'CONNOR
Date	12/16/2024
Salesman	W. MASSIE
Scale	
Drawn By:	G. MONROY



Please note these drawings are renderings of your project - not exact replication. If there are any differences between the drawings and the scope of work in your proposal, the proposal will take precedence.



3D VIEW

A306

Client	O'CONNOR
Date	12/16/2024
Salesman	W. MASSIE
Scale	
Drawn By:	G. MONROY



WM

PO
PO

SCOPE OF WORK – DECK

PERMITTING

- > A pre-construction meeting will be conducted by the project manager with the homeowner prior to start of construction
- > Provide a detailed set of architectural drawings to include footing and framing details, elevations, and floor plan
- > Provide all affidavits by the municipality for all work
- > Procure and provide a building permit from the municipality
- > A basic site plan will be provided, if a detailed site plan showing trees or topo is required by the municipality there will be an additional charge for that work
- > Homeowner will supply HOA approval letter

DEMOLITION

- > Remove and haul away the existing structures, decking, stairs, and railing.
- > Cut concrete as necessary to remove existing support posts (haul to dumpster)
- > Spread dirt from new footings
- > Remove all cut offs and debris from the new deck construction
- > Provide a roll-off container or wheeled dumpster for debris removal

FOOTINGS

- > Install footings for the deck and stairs to meet 2020 IRC standards and the GA Deck Prescriptive
- > Footings will be 3,000 PSI air entrained concrete mix poured 12-16" deep

SUPPORT POST

- > Install support posts to meet 2020 IRC standards and the GA Deck Prescriptive
- > Deck support posts will be 6"x6" pressure treated posts
- > Intermediate landing support posts will be 4"x4" or 6"x6" ground contact rated pressure treated posts
- > Simpson Strong Tie standoff post base connectors will be installed on all pressure treated posts
- > Simpson Strong Tie post top connectors will be installed on each pressure treated support post

BEAMS, BANDS, & LEDGER

- > The outer band and beam of the deck will be a double or triple 2x10 pressure treated pine band
- > Side bands will be double 2x10 pressure treated pine
- > Side bands will be attached at the ledger using Simpson Strong Tie double concealed hangers or similar

JOISTS

- > Install pressure treated pine 2x10 joists 12" or 16" on center (depending on decking selection) with joist tape included
- > Install Simpson Strong Tie LUS2810 double shear joist hangers on end of every joist
- > All fastener nails will be 10D 1 1/2' and 10D 3'



SIGNATURE SERIES DECKING

Initials:

- > Install Timbertech Composite Terrain decking on the deck
- > Decking will be installed in a straight laid pattern & attached with a hidden fastening system & colored screws where required
- > All decking will be installed based upon the manufacturer's installation instructions
- > Decking will be installed with splines (where necessary) and borders on each side of the deck
- > Owner to select decking collection & color from brochures & samples provided by Outback Deck, Inc.

SIGNATURE SERIES RAILING

- > Install a Timbertech IRX Aluminum Guardrail
- > Rail color selected by the owner from brochures and samples provided by Outback Deck, Inc.
- > Rail posts will be attached to deck using manufacturer's recommended structural connectors
- > Rail posts will be installed no more than 6' apart
- > All rail materials will be installed based upon the manufacturer's installation instructions

STAIRS

- > Install a stair from deck to the ground to match existing stairs
- > Stairs will be boxed, and built as specified in the decking section above
- > Stairs will include footings
- > Stairs will have closed risers
- > Stair material and rail will match the selections for the decking and railing
- > Stairs will be no more than 7 3/4" in height and will not vary more than 3/8" between step

FASCIA

- > Install fascia on the deck and sides of stairs
- > Timbertech fascia will be installed on outer bands of deck and sides of stair stringers
- > Fascia color to be selected from brochures and samples provided by Outback Deck, Inc.
- > All material will be installed based upon the manufacturer's installation instructions

SIDING & DRYWALL

- > Replacement of two rows of siding (one directly above and one directly below the ledger) is included
- > Painting of siding will be completed as an AWO
- > Cutting and removal of drywall (if necessary) is included. Replacement of drywall will be completed as an AWO

CLEAN UP

- > Clean up all off cuts and construction debris and haul away from site
- > Magnetically sweep the yard and driveway
- > Broom clean the work area and staging area



GENERAL

- > The entire project will be completed to the 2020 IRC code specifications which will include the new Georgia amendments (R507) and the Georgia Deck Prescriptive details
- > All mechanical fasteners will be Simpson Strong Tie (or similar), unless otherwise noted, and will be installed per the manufacturer's installation instructions as listed in manufacturer's Deck Connection and Fastening Guide
- > All fasteners will be galvanized exterior rated or other exterior rated material
- > Set up a staging area to cut and manage material
- > Haul all material to work area



OPTIONS

LATTICE - UNDERDECK

- > Sides of deck to be clad with a square wood lattice material
- > Lattice will be attached to new deck, framed with 2x4 PT where needed
- > Lattice to include a gate with exterior rated hardware
- > Lattice to be left unpainted. If homeowner would like painted, it will be treated as additional work

PRIVACY WALL - WOOD / PVC

- > Install a privacy wall approximately 20'6" Long x 6' High
- > Privacy posts will be installed no more than 6' apart
- > Privacy wall will be framed with PT lumber, attached to meet current building codes.
- > Privacy screens to be PVC. Homeowner to choose style from contractors selections
- > Privacy wall will be installed based upon the manufacturer's installation instructions and local building code

ALUMINUM GRASPABLE HANDRAIL

- > An aluminum powder coated graspable handrail with exterior rated brackets will be installed
- > Handrail will be installed in center of stairs and be attached to matching deck posts of new railing as shown in sketch
- > Rail posts will be installed no more than 6' apart



Permit - Yes / No	Yes
Municipality	Delkab
Septic or Sewer	Sewer
Site Plan	Basic site plan provided by Outback Deck
Drawings	In-house
Payment Type	Checks: <input checked="" type="checkbox"/> Potential Financing
Warranty Term	15 yr workmanship 7 yr labor 25 yr rail 25 yr decking
Approved Dumpster Location	Driveway
Area for Material Delivery/Storage	Driveway
Structure Attachment	Free-Standing
Joint Size and Spacing	2x10 12-16" OC
Drop Beams or Band	2 or 3 2x10
Decking Material	Timbertech Terrain
Decking Color Selected	Coconut Husk main/Dark Cocoa border,riser,fascia
Decking Attachment	Face Screwed: <input type="checkbox"/> Hidden Fastened: <input checked="" type="checkbox"/>
Skirt	Dark Cocoa
Rail Material / Baluster Material	IRX Black Aluminum Modern Top
Color / Finish Selected	Black
Post Inside, Post Outside, Top-Mount	Top-Mount
Graspable Rail Type	Aluminum
Gutter or Downspouts Changed - Yes / No	No

DECKS – PERGOLAS – LOUVERED ROOFS – OUTDOOR LIVING AREAS

OWNER **PAUL and NAN O'CONNOR**

ADDRESS

FOOTINGS

SUPPORT POST

RAIL POST

PORCH POST

RAIL LF

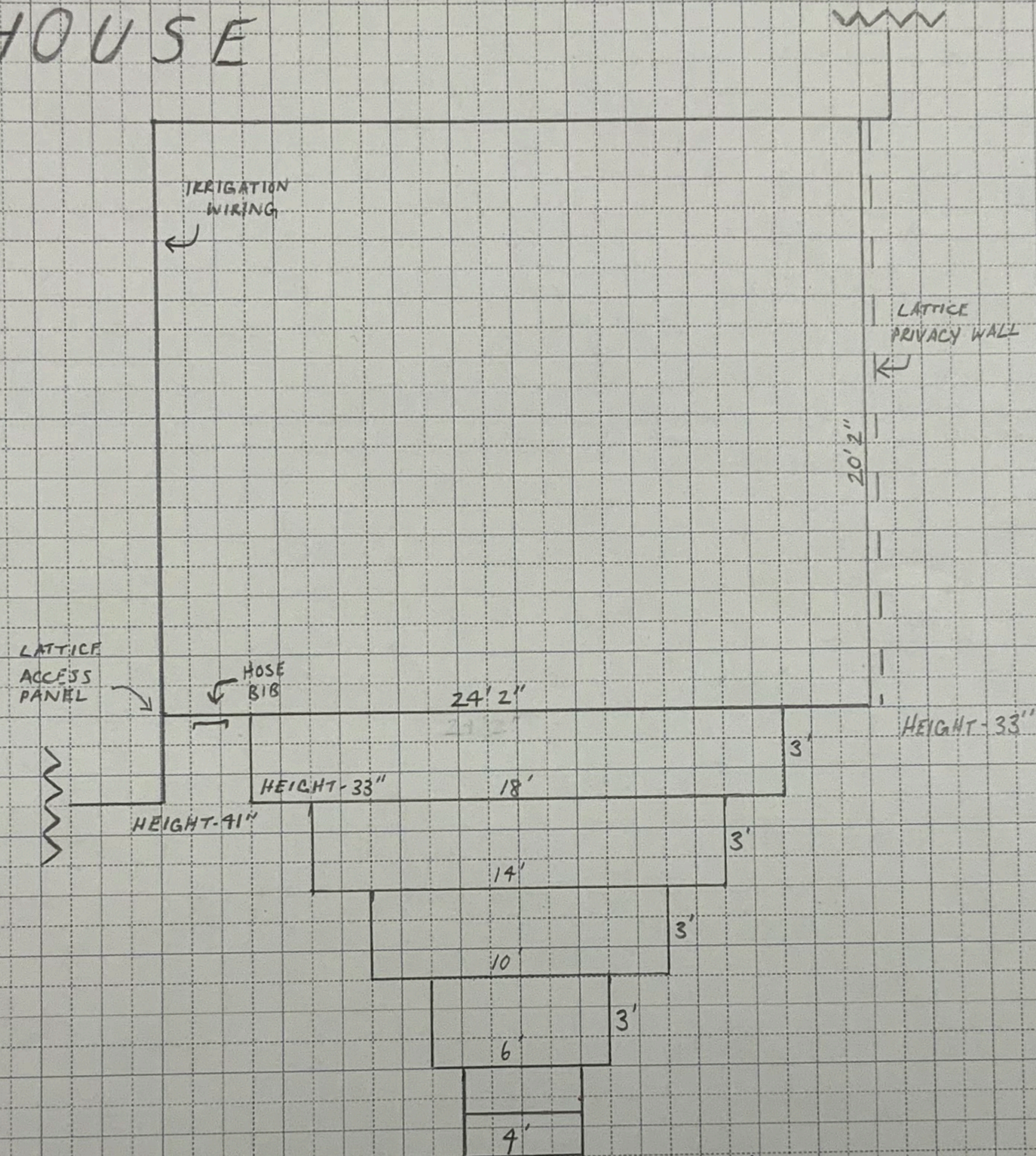
STAIR RAIL POST

STAIR RAIL LF

STEPS

HEIGHT OF DECK

HOUSE



Materials List

Railing



Railing - [Timbertech Modern Top in Black\(website link\)](#)

Lattice



[Pressure Treated Pine Wood Square](#)

Paul & Nan O'Connor
419 Ridgecrest Rd NE
Atlanta, GA 30307

Outback Deck Inc.
permitting@outbackdeck.net
404-952-3428

Main Decking Floor



Deck Floor – [Timbertech Reserve+ \(Coconut Husk link\)](#)

Floor Accents



Deck Accent-Spline, picture framing, risers and skirt - [Timbertech Reserve+ \(Dark Cocoa link\)](#)

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Privacy wall



Privacy Wall – [Acurio Latticeworks - Crosshatch Lattice\(Black\)](#)