

DeKalb County Historic Preservation Commission

Monday, July 21, 2025- 6:00 P.M.

Staff Report

Consent Agenda

G. 2195 West Ponce de Leon Avenue, Chad Everett. Replace deck on rear of house and convert existing screen porch into a sunroom. **1247662.**

Built in 1953 - Nonhistoric (15 237 05 005)

This property is in the Parkwood Character Area but is not in a National Register Historic District.

- 06-01 2195 West Ponce de Leon Avenue (DH), David Mathieson. Add deck to rear of a nonhistoric house on a corner lot. **Conditional Approved.**
- 08-03 2195 West Ponce de Leon Avenue (DH), David Gray Mathieson. Build addition at the rear of the house; roof and screen existing rear deck; remodel front entry & porch; build raised planting bed at the front of the house and raise grade at right rear of the house. **Approved with modification.**
- 08-18 2195 West Ponce de Leon Avenue (DH), Lynn Saussy, ASLA, RLA. Install a fence and a dry stream bed on a corner lot. 1235164. **Approved with modification.**

Summary

The applicant proposes the following work:

1. Demolish existing deck. The existing nonhistoric rear deck, approved in 2001, will be demolished and removed from the property.
2. Construct a new rear deck. A new deck will be constructed on the rear of the nonhistoric house, in the same footprint as the previous rear deck. The deck will be constructed with 6x6 wood post supports with trim, 36" black aluminum guardrail, and composite decking material. A set of stairs will be constructed in the same location as the current deck stairs, leading to the lower patio area beneath the deck.
3. Convert screen porch into a sunroom. The enclosed screen porch, located between the main structure of the house and the rear addition on the side elevation near the Western property line, will be fully enclosed and converted into a sunroom. The sunroom will be enclosed with Harie Plank siding, single pan sliding windows, and an exterior door side door. The existing flat, asphalt shingle roof above the screen porch will remain.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on 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.
- 11.0 *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to

any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.

- 15.0 *Parkwood Character Area: Compatibility* (p125) Guideline - New construction, additions, and rehabilitations should respect the prevailing housing characteristics of the neighborhood (in particular, scale and materials).



Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson

Application for Certificate of Appropriateness

Date submitted: 6/25/2025

Date Received: _____

Address of Subject Property: 2195 West Ponce de Leon Avenue, Druid Hills, Georgia, 30030

Applicant: Chad Everett E-Mail: sales@allweatherrenovations.com

Applicant Mailing Address: 13225 Veterans Memorial Hwy Douglasville, Ga 30134

Applicant Phone: 678-485-5222

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

Owner(s): Eric Herson Email: esrh11@gmail.com

Owner(s): _____ Email: _____

Owner(s) Mailing Address: 2195 West Ponce de Leon Avenue, Druid Hills, Georgia, 30030

Owner(s) Telephone Number: 404-316-0766

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

Nature of work (check all that apply):

New construction	☐	New Accessory Building	☐	Other Building Changes	☐
Demolition	☐	Landscaping	☐	Other Environmental Changes	☐
Addition	☐	Fence/Wall	☐	Other deck	☒
Moving a Building	☐	Sign Installation	☐		

Description of Work:

demo existing deck & rebuild deck keeping the same footprint. New deck will be finished with composite decking material (envision) railing is proposed to be black aluminum railing by RDI. We are also converting existing screen porch into sunroom w/ Hardie plank siding installed on exterior.

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: _____



DeKalb County
GEORGIA

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: ERIC HERSON

being owner(s) of the property at: 2195 W. POWELL DEKALB AV
DECATUR, GA 30030

hereby delegate authority to: ALL WEATHER RENOVATIONS LLC

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s):

Date:

6/25/2025

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.



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DEPARTMENT OF PLANNING & SUSTAINABILITY

DEKALB COUNTY HISTORIC PRESERVATION COMMISSION
2025 Calendar

This calendar is subject to change. Please visit the [Department of Planning and Sustainability](#) website for the current calendar, agenda, and applications.

<u>Applications Accepted</u>	<u>Filing Deadline</u>	<u>Sign Must Be Posted</u>	<u>HPC Meeting Date</u>	<u>Last Date to File Appeal (approximate)</u>
December 16	December 30	January 10	January 21	February 5
January 13	January 27	February 7	February 18	March 5
February 10	February 24	March 7	March 18	April 2
March 10	March 24	April 11	April 21	May 6
April 7	April 28	May 9	May 19	June 3
May 12	May 26	June 6	June 16	July 2
June 9	June 23	July 11	July 21	August 5
July 14	July 28	August 8	August 18	September 2
August 11	August 25	September 5	September 15	September 30
September 8	September 22	October 10	October 20	November 4
October 13	October 27	November 7	November 17	December 2
November 10	November 24	December 5	December 15	January 2
December 15	December 29	January 9	January 20	February 5

Tuesday meeting due to holiday

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 pviennings@dekalbcountyga.gov telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <https://www.dekalbcountyga.gov/planning-and-sustainability/forms>
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 pviennings@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
3. The Preservation Planner will post a sign on the property at least ten days before the preservation commission meeting or coordinate sign posting with the applicant.
4. The Preservation Planner will 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

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.

Yes 

I have reviewed the HPC calendar.

Yes 

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES. IF THE DRAWINGS AND/OR THE SPECIFICATIONS ARE AT VARIANCE THEREWITH, THE CONTRACTOR SHALL SO NOTIFY THE ENGINEER IMMEDIATELY.
- DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND/OR CONFLICTS IN THE DRAWINGS TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THE WORK. EXCLUSION OF AN ITEM OR ITEMS DOES NOT IMPLY OMISSION. THE CONTRACTOR'S RESPONSIBILITY IS TO NOTIFY THE ENGINEER & OWNER OF THESE OMISSIONS PRIOR TO THE SUBMISSION OF BIDS. THE CONTRACTOR SHALL COMPLY WITH THE SPIRIT AND INTENT OF THESE DOCUMENTS AND SHALL COMPLETE THE WORK SATISFACTORILY AND IN A MANNER ACCEPTABLE TO THE OWNER. THESE DOCUMENTS ILLUSTRATE THE MINIMUM STANDARDS OF CONSTRUCTION AND THE CONTRACTOR SHALL MEET OR EXCEED NORMAL CONSTRUCTION TECHNIQUES AND STANDARDS FOR A BUILDING OF THIS TYPE.
- NEITHER THE ENGINEER OR THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR; SAFETY PRECAUTIONS AND PROGRAMS OF CONTRACTOR; THE ACTS OR OMISSIONS OF THE CONTRACTOR; OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS.
- VERIFY DIMENSIONS, GRADES, ELEVATIONS AND CRITICAL LOCATIONS, SUCH AS STRUCTURAL SUPPORTS, BEFORE COMMENCING WORK AFFECTED BY THEM. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL THOROUGHLY REVIEW THE DRAWINGS AND EXISTING SITE CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO CONSTRUCTION.
- MANUFACTURED MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS, INSTRUCTIONS AND APPLICABLE REPORTS UNLESS OTHERWISE NOTED OR INSTRUCTED.
- SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ENGINEER.
- NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE AS A CONSEQUENCE OF THE ENGINEER FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT DOCUMENTS. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THE CONSTRUCTION SHALL BE SIMILAR AND OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
- THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE DRAWINGS APPROVED BY THE BUILDING OFFICIAL. THE APPROVED DRAWINGS SHALL NOT BE CHANGED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- ALL WORK AND MATERIAL SHALL BE NEW AND UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

DESIGN CONSIDERATIONS

- THESE DETAILS ARE BASED ON THE PRESCRIPTIVE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE, INDUSTRY BEST-PRACTICES AND APPLICABLE REFERENCED STANDARDS SUCH AS THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- FRAMING MEMBERS IN THESE DETAILS ARE DESIGNED FOR A 40 PSF LIVE LOAD, 10 PSF DEAD LOAD, 25 PSF SNOW LOAD, NORMAL LOADING DURATION, WET SERVICE CONDITIONS AND DEFLECTIONS OF $\ell/360$ FOR MAIN SPANS AND $\ell/180$ FOR OVERHANGS WITH A 220-POUND POINT LOAD.
- DECKS CONSTRUCTED IN ACCORDANCE WITH THIS PROJECT ARE NOT APPROVED FOR PLANTERS, BUILT-IN SEATING OR HOT TUBS.
- THE PROJECT DOES NOT APPLY TO DECKS WHICH WILL EXPERIENCE SNOW LOADS, SNOW DRIFT LOADS, OR SLIDING SNOW LOADS THAT EXCEED 40 PSF
- DECKS SHALL NOT BE USED OR OCCUPIED UNTIL FINAL INSPECTION AND APPROVAL IS OBTAINED

SHEET LIST	
#	NAME
A000	GENERAL NOTES
A100	DECK & SUNROOM PLANS
A101	STRUCTURAL PLANS
A200	ELEVATIONS
A300	DETAILS
S101	DECK DETAILS

MATERIAL SPECIFICATIONS

- LUMBER SHALL BE PRESERVATIVE-TREATED, SOUTHERN PINE, GRADE #2 OR BETTER. LUMBER NOT NATIVE TO NORTH AMERICA, SUCH AS IPE, MAY BE USED AS DECKING ONLY; ITS USE IN GUARDS IS PROHIBITED.
- LUMBER IN CONTACT WITH THE GROUND SHALL BE RATED AS "GROUND-CONTACT." NOT ALL TREATED LUMBER IS RATED FOR GROUND CONTACT.
- CONCRETE IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
- FOOTINGS SHALL BEAR ON SOLID GROUND BELOW FROST LINE; FOOTINGS SHALL BE DEEPER IF SOLID GROUND IS NOT FOUND. BEARING CONDITIONS MUST BE VERIFIED BY COUNTY INSPECTORS PRIOR TO PLACEMENT OF CONCRETE.
- DO NOT CONSTRUCT FOOTINGS OVER UTILITY LINES OR SERVICE PIPE. CALL MISS UTILITY AT 811 BEFORE YOU DIG.
- WHEN THE EDGE OF A DECK FOOTING IS CLOSER THAN 5 FEET TO AN EXISTING EXTERIOR HOUSE WALL, THE FOOTING MUST BEAR AT THE SAME ELEVATION AS THE EXISTING HOUSE FOOTINGS
- NAILS SHALL BE THREADED, RING-SHANKED OR ANNULAR GROOVED. A 1/8" PILOT HOLE SHALL BE USED AT TOE-NAILING LOCATIONS.
- CARRIAGE-BOLTS MAY BE SUBSTITUTED WHERE THROUGH-BOLTS ARE SPECIFIED PROVIDED CARRIAGE-BOLT WASHERS (WITH SQUARE HOLES) ARE INSTALLED AT THE BOLT HEAD.
- FASTENERS SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL OR APPROVED FOR USE WITH PRESERVATIVE-TREATED LUMBER.
- FASTENERS AND CONNECTORS EXPOSED TO SALT WATER OR LOCATED WITHIN 300 FEET OF A SALT WATER SHORELINE SHALL BE STAINLESS STEEL GRADE 304 OR 316.
- HARDWARE AND MECHANICAL CONNECTORS, E.G., JOIST HANGERS OR POST ANCHORS, SHALL BE STAINLESS STEEL OR GALVANIZED WITH 1.85 OUNCES OF ZINC PER SQUARE FOOT (G-185 COATING). LOOK FOR PRODUCT LINES SUCH AS "ZMAX," "TRIPLE ZINC" OR "GOLD COAT."
- FLASHING AT LEDGER BOARD CONNECTIONS SHALL BE COPPER (WITH COPPER NAILS ONLY), STAINLESS STEEL, UV RESISTANT PLASTIC OR GALVANIZED STEEL WITH A G-185 COATING.
- PLASTIC COMPOSITES ARE MATERIALS COMPOSED OF BOUND WOOD AND PLASTIC FIBERS. PERMISSIBLE AS NOTED IN THIS DOCUMENT, PLASTIC COMPOSITES MUST BEAR A LABEL INDICATING ITS COMPLIANCE WITH ASTM D 7032. PLASTIC COMPOSITES LABEL AND INSTALLATION INSTRUCTIONS MUST BE AVAILABLE TO THE INSPECTOR.
- WHEN USING PLASTIC COMPOSITES, EXERCISE CAUTION AS SOME MEMBERS DO NOT HAVE THE SAME CAPACITY AS THEIR WOOD EQUIVALENTS.
- PVC DECKING AND GUARDS ARE PERMITTED PROVIDED THEY HAVE A VALID EVALUATION REPORT FROM AN ACCREDITED LISTING AGENCY SUCH AS THE INTERNATIONAL CODE COUNCIL - EVALUATION SERVICE. INSTALLATION SHALL BE IN CONFORMANCE WITH THE REPORT AND THE MANUFACTURER'S INSTRUCTIONS WHICH MUST BE AVAILABLE TO THE INSPECTOR.
- THE USE OF OTHER MATERIALS AND PRODUCTS, OTHER THAN THOSE PERMITTED HEREIN, SHALL BE APPROVED BY THE CITY/COUNTY PRIOR TO INSTALLATION.

ELECTRICAL NOTES

- DECKS SHALL HAVE A MINIMUM OF ONE ELECTRICAL OUTLET ALONG THE PERIMETER OF THE DECK AND WITHIN 6.5 FEET OF THE FLOOR.
- RECEPTACLES INSTALLED OUTDOOR SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL
- STAIRWAY SHALL HAVE A LIGHT SOURCE THAT ILLUMINATES ALL STAIRS. LIGHTS SHALL BE OPERATED FROM INTERIOR SWITCHES, MOTION DETECTORS OR TIMED SWITCHES. LOW VOLTAGE LIGHTING AT EACH STAIR TREAD IS PERMISSIBLE.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AG	ABOVE GRADE
ALT.	ALTERNATE
B.O.	BOTTOM OF
BTM.	BOTTOM
CL	CENTER LINE
CL	CLOSET
CLG	CEILING
CONT.	CONTINUOUS
CONC.	CONCRETE
D.J.	DOUBLE JOIST
D.S.	DOWN SPOUT
D/W	DISHWASHER
DBL	DOUBLE
DEMO.	DEMOLITION
DIA.	DIAMETER
DIM.	DIMENSION
D.L.	DEAD LOAD
DN.	DOWN
EA.	EACH
E.J.	EXPANSION JOINT
EQ	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
EX.	EXISTING
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GFCI.	GROUND FAULT CIRCUIT INTERRUPT
GYP.	GYPSPUM
HB	HOSE BIB
HOR	HORIZONTAL
HR	HOOR
HVAC	HEATING, VENTING AND AIR CONDITIONING
LF	LINEAR FEET
MAX	MAXIMUM
MECH	MECHANICAL
MFG	MANUFACTURING
MIN	MINIMUM
N.T.S.	NOT TO SCALE
N.F.C.	NOT FOR CONSTRUCTION
O.C.	ON CENTER
PL	PROPERTY LINE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
QTY.	QUANTITY
R.O.W.	RIGHT OF WAY
REV.	REVISION
SIM.	SIMILAR
SQ.FT.	SQUARE FEET
SQ. IN.	SQUARE INCHES
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TYP.	TYPICAL
V.I.F.	VERIFY IN FIELD
WD.	WOOD



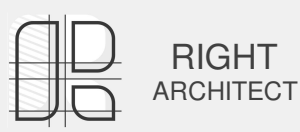
1 DECK 3D VIEW

SCALE:



2 SUNROOM 3D VIEW

SCALE:



PROJECT:
DECK & SUNROOM

2195 W Ponce de Leon
Ave, Decatur, GA 30030

REVISION DATE



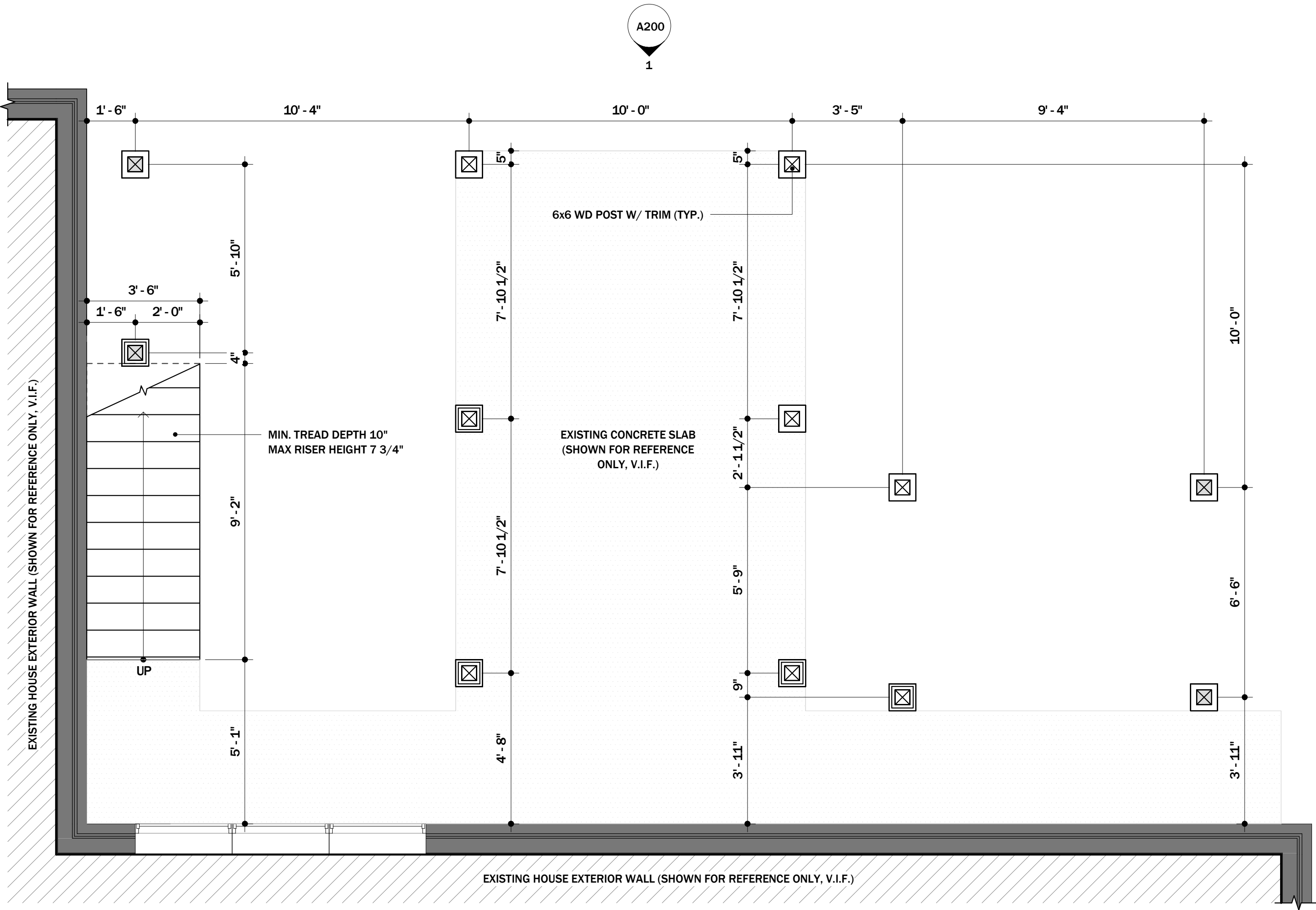
SCAN CODE FOR MORE SERVICES

SEAL:

GENERAL NOTES

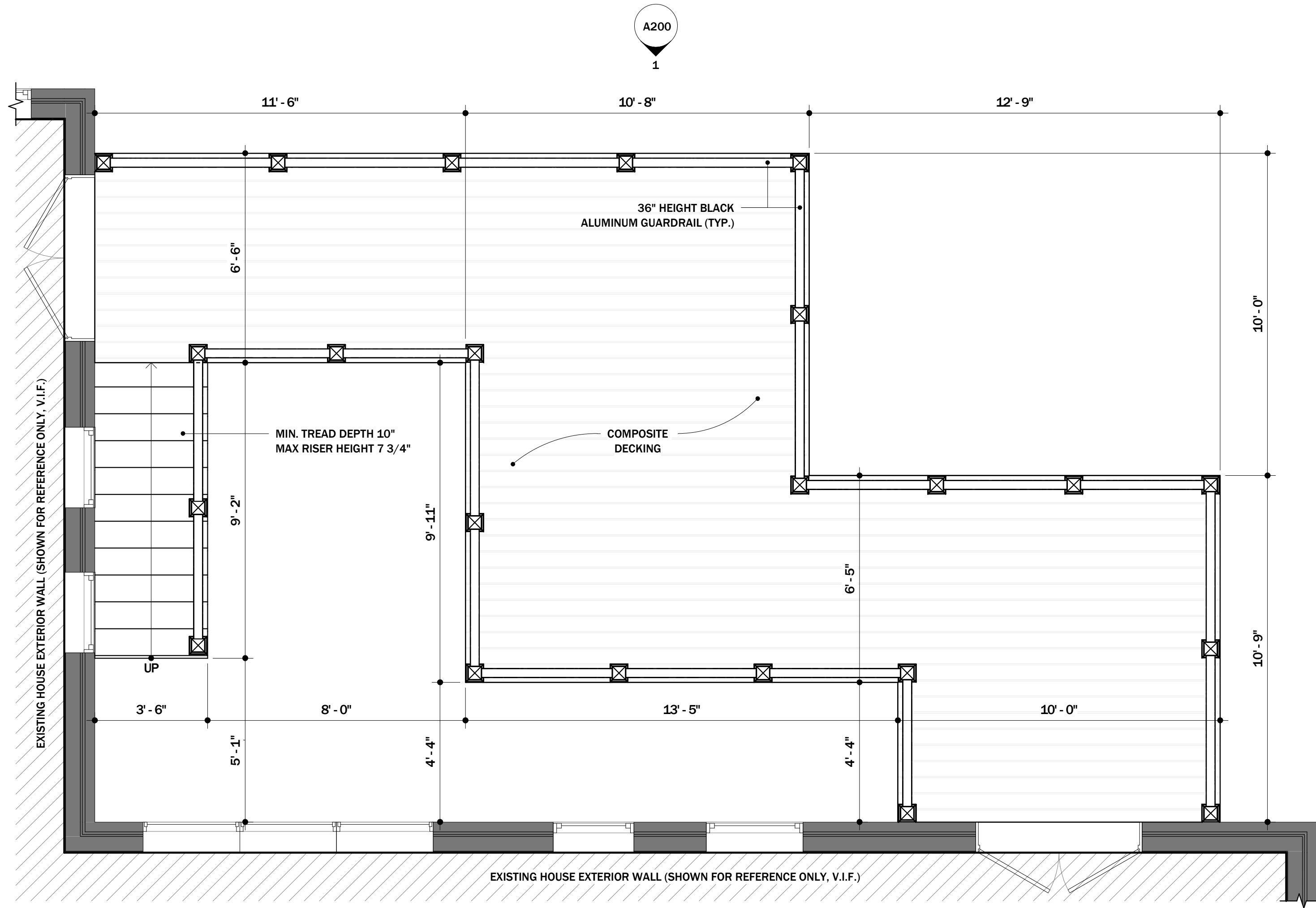
SCALE: 12" = 1'-0"

A000



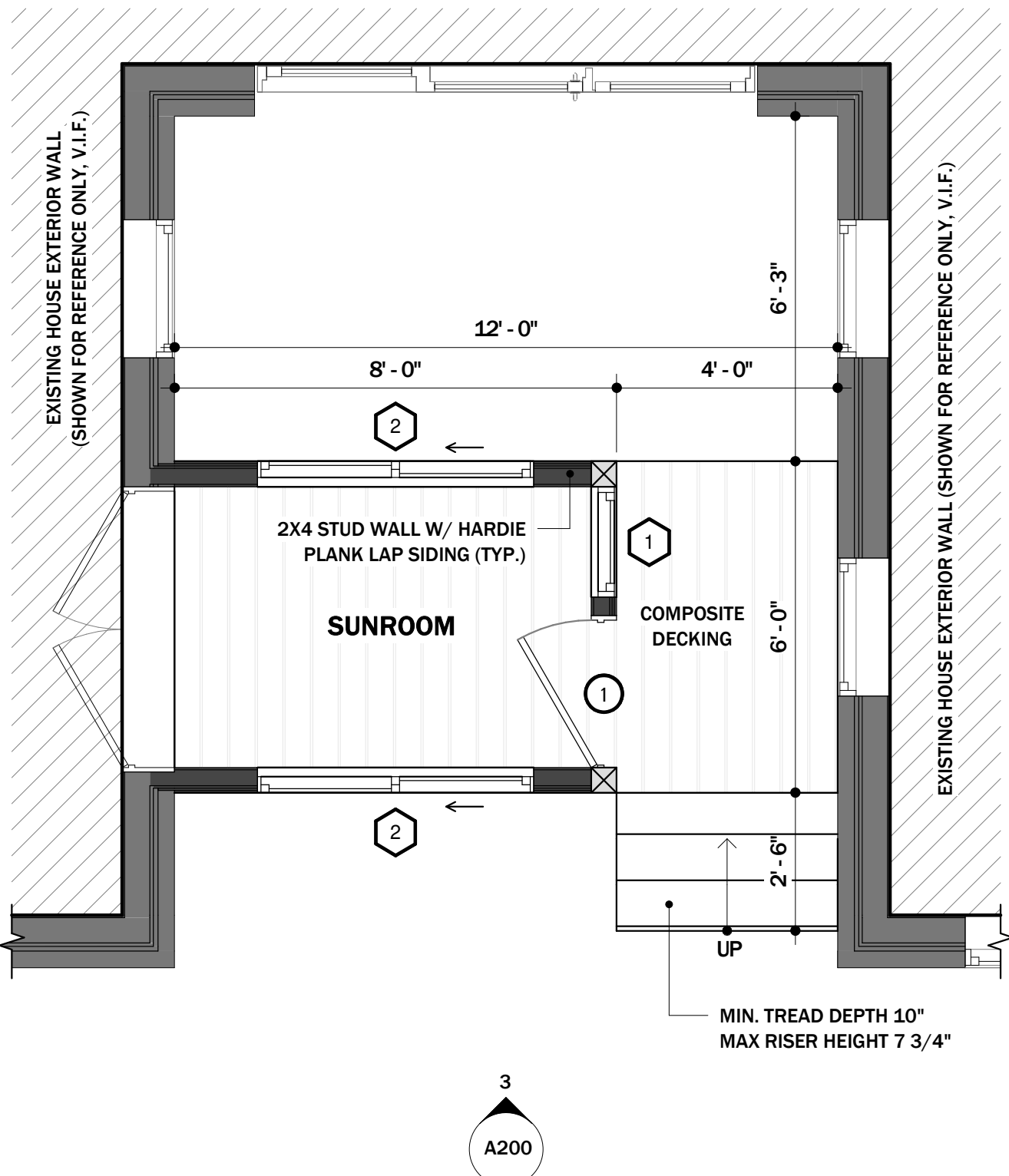
1 GRADE LEVEL PLAN

SCALE: 3/8" = 1'-0"



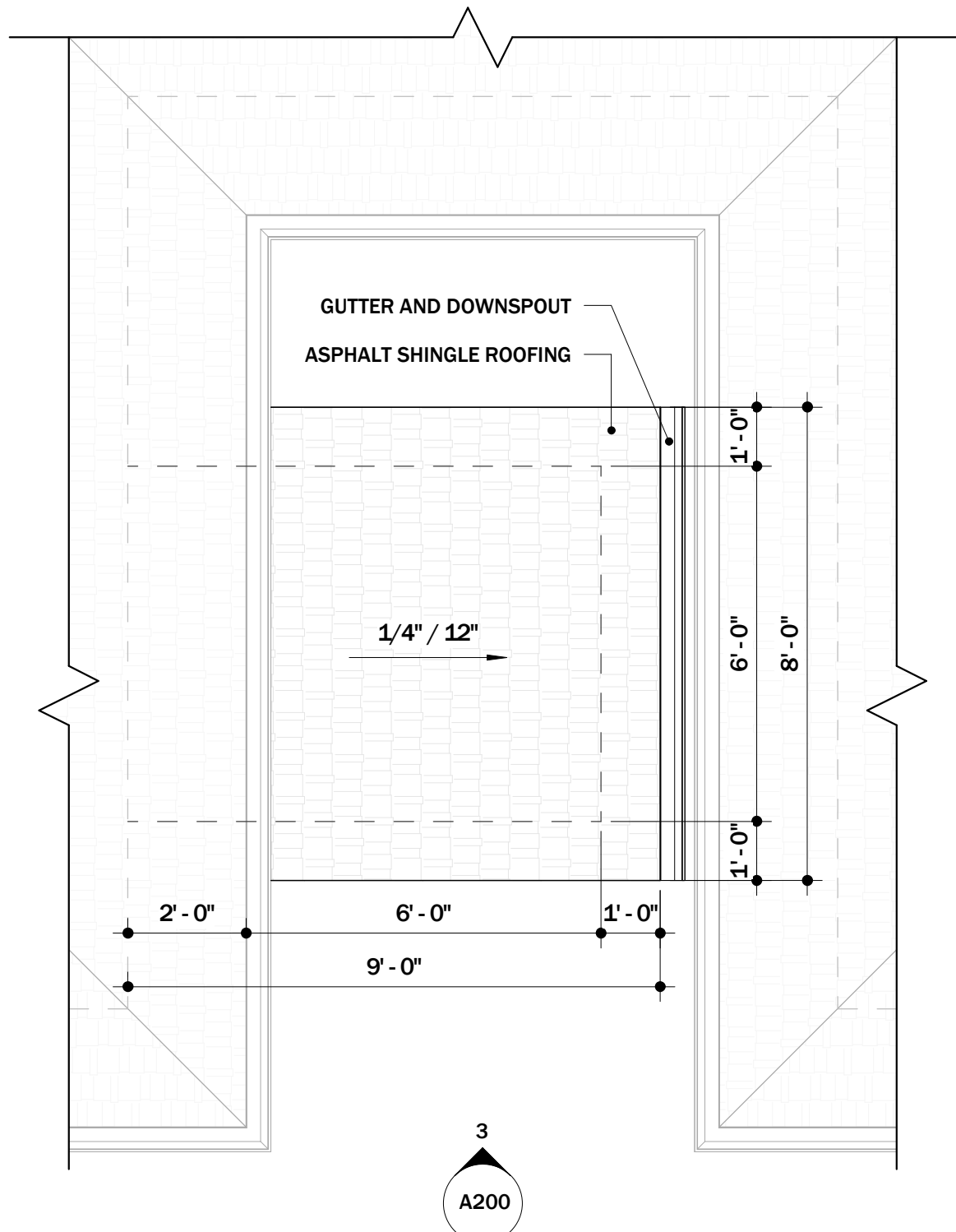
2 DECK PLAN

SCALE: 3/8" = 1'-0"



3 SUNROOM PLAN

SCALE: 3/8" = 1'-0"

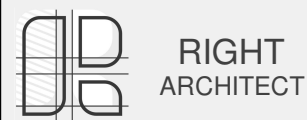


4 SUNROOM ROOF PLAN

SCALE: 3/8" = 1'-0"

DOOR SCHEDULE															
MARK	MATERIAL	TYPE	NOMINAL SIZE			AREA	HARDWARE								COUNT
			WIDTH	HEIGHT	THICKNESS		LOCK FUNCTION	CLOSER	HINGES	DOOR STOP	THRESHOLD	WEATHER STRIP	PANIC HARDWARE	REMARKS	
1	WOOD	SINGLE DOOR	2'-8"	6'-8"	1 3/8"	17.78 SF	ENTRANCE LOCK		•	•	•	•			1

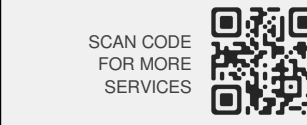
WINDOW SCHEDULE									
MARK	MATERIAL	TYPE	HEAD HEIGHT	OPENING HEIGHT	OPENING WIDTH	AREA	COUNT	REMARKS	
1	WOOD	CASEMENT	6'-8"	5'-0"	2'-0"	10.00 SF	1		
2	WOOD	CASEMENT	6'-8"	5'-0"	5'-0"	25.00 SF	2		



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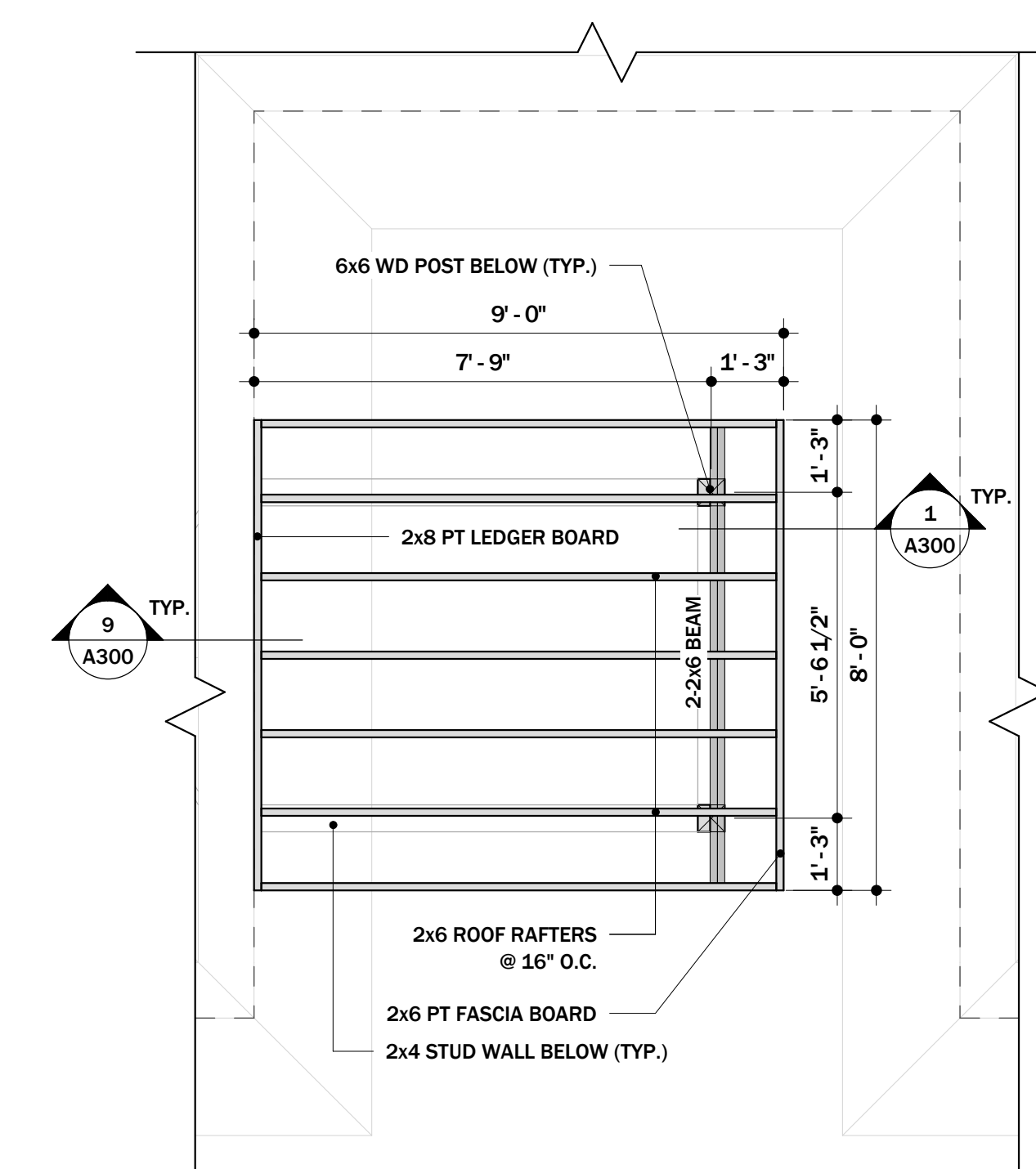
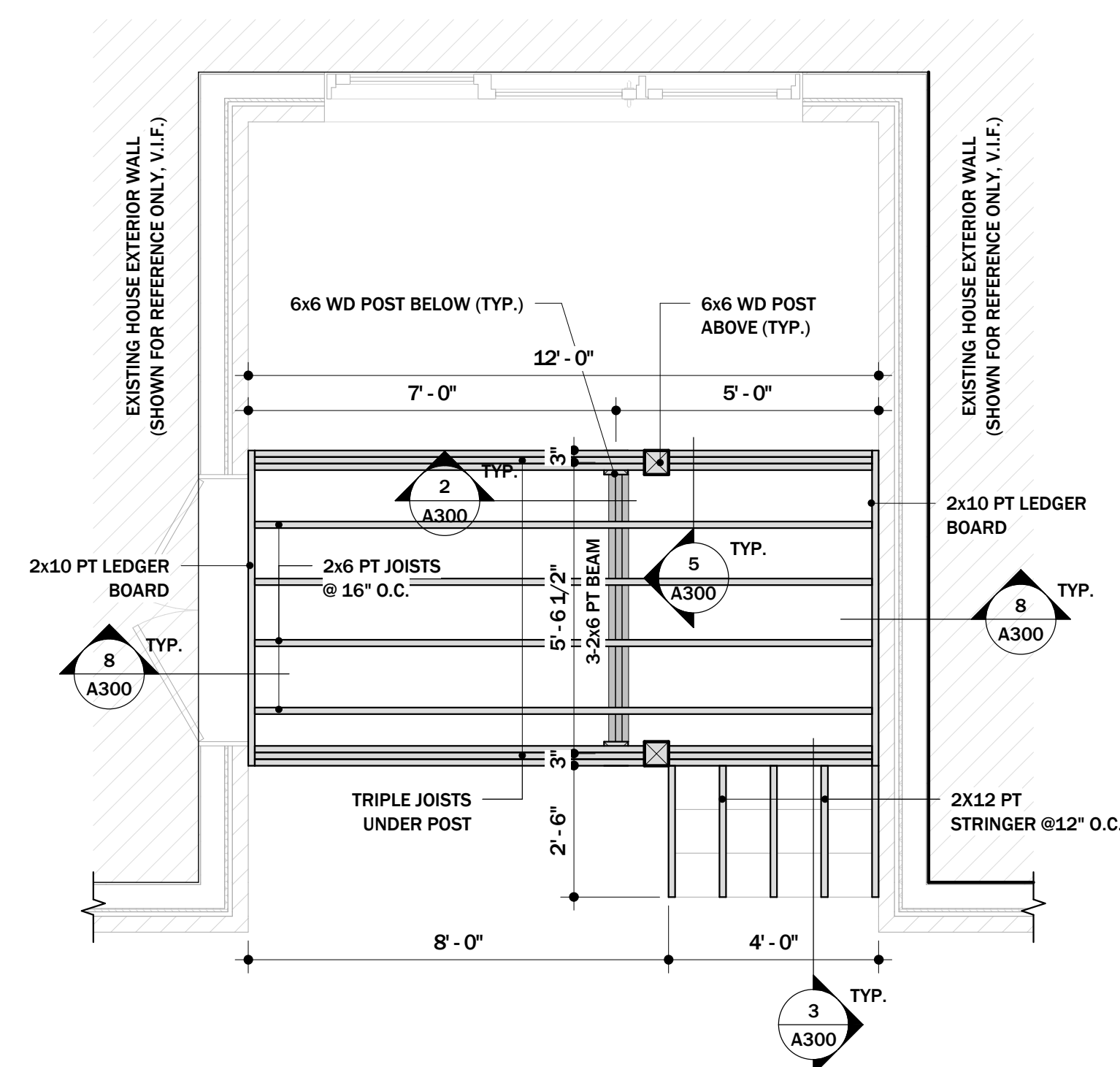
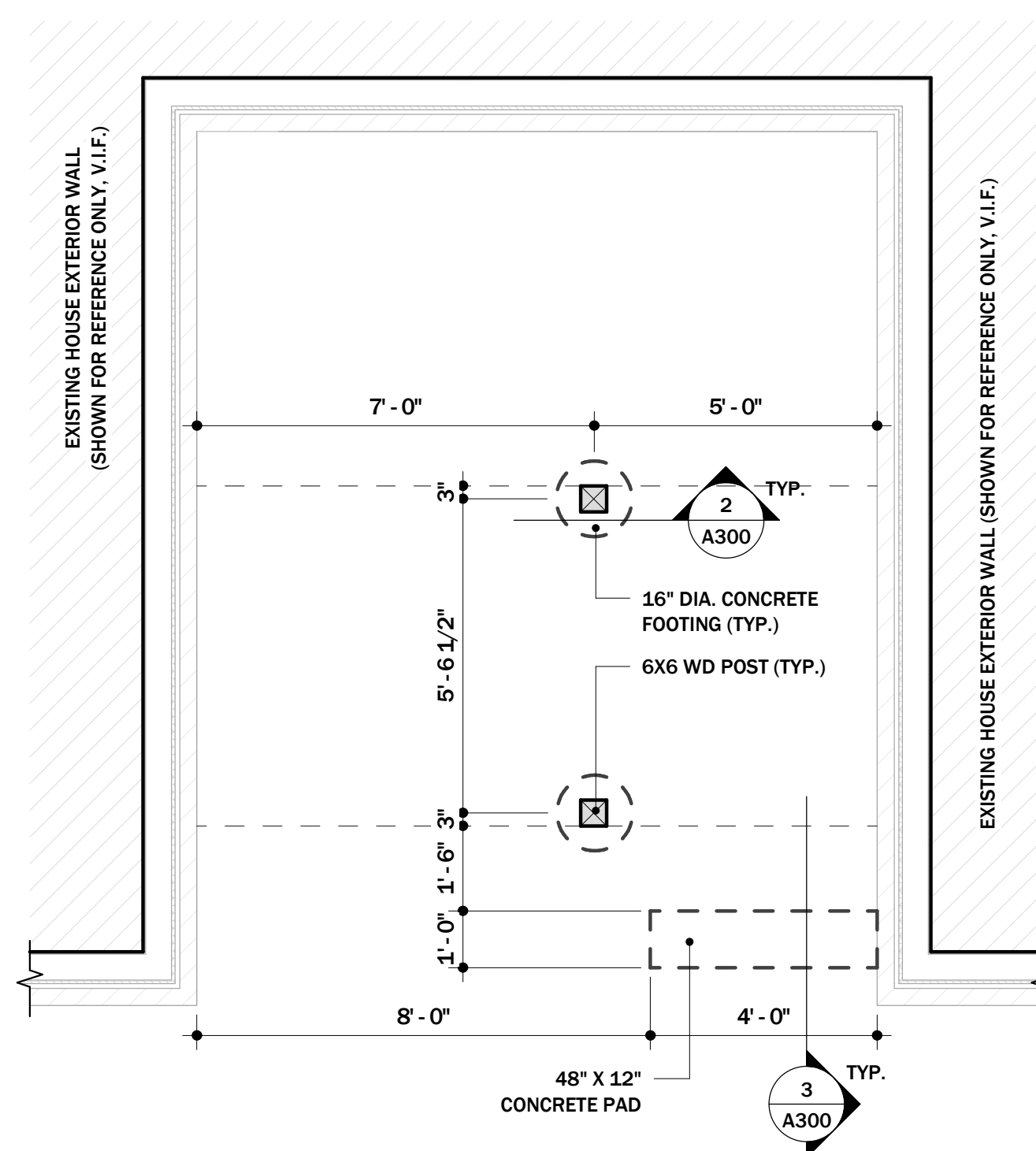
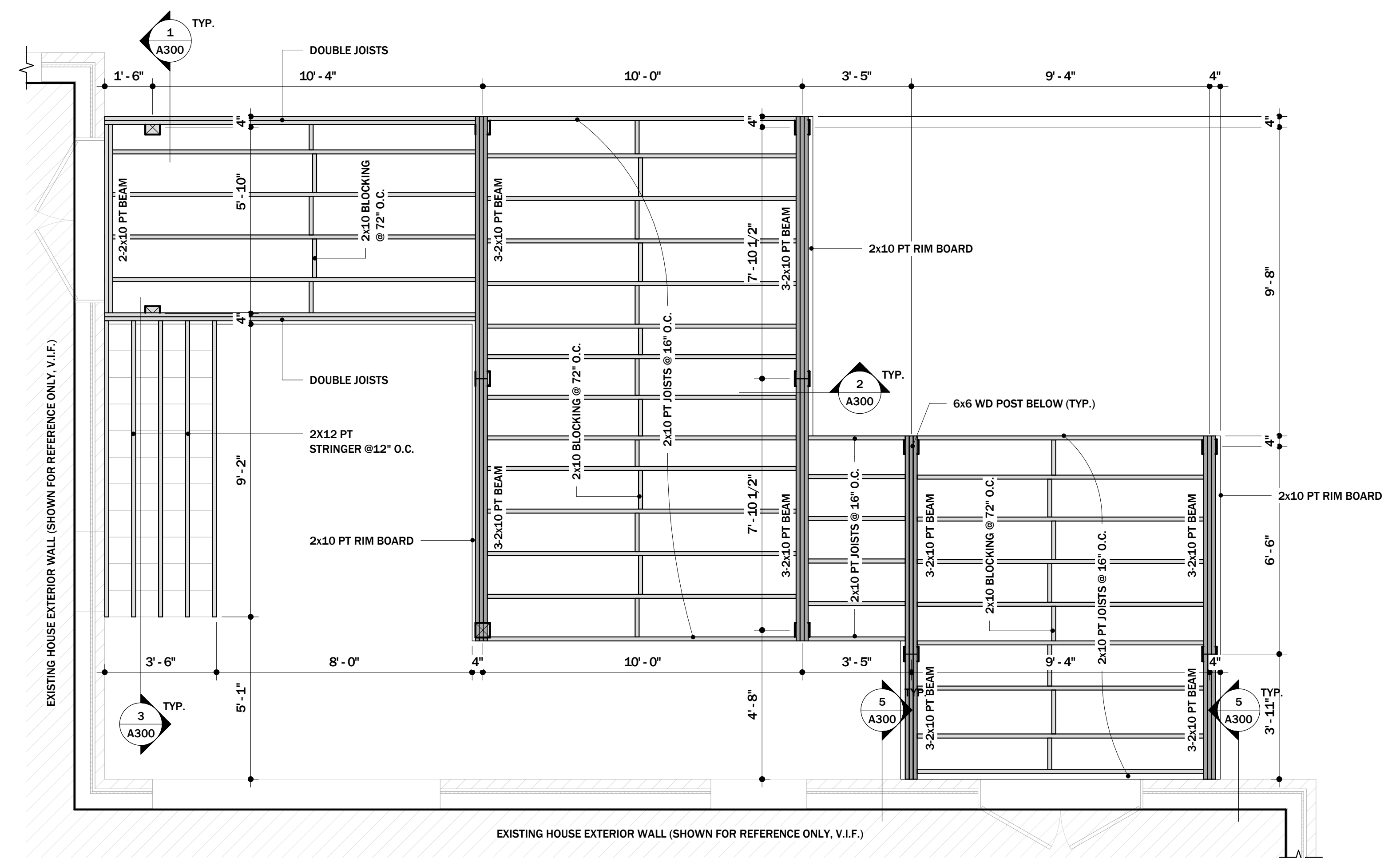
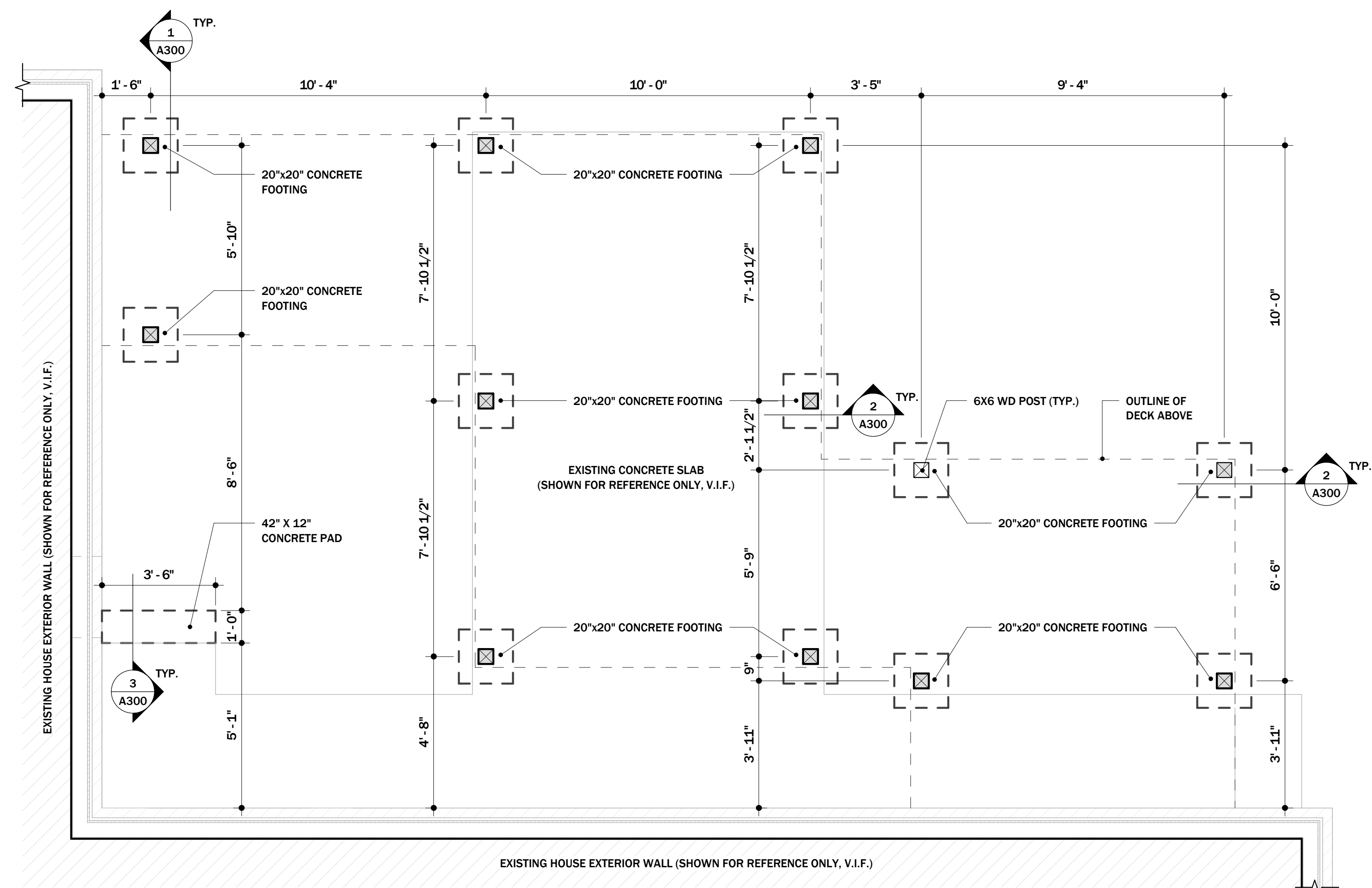
SEAL:

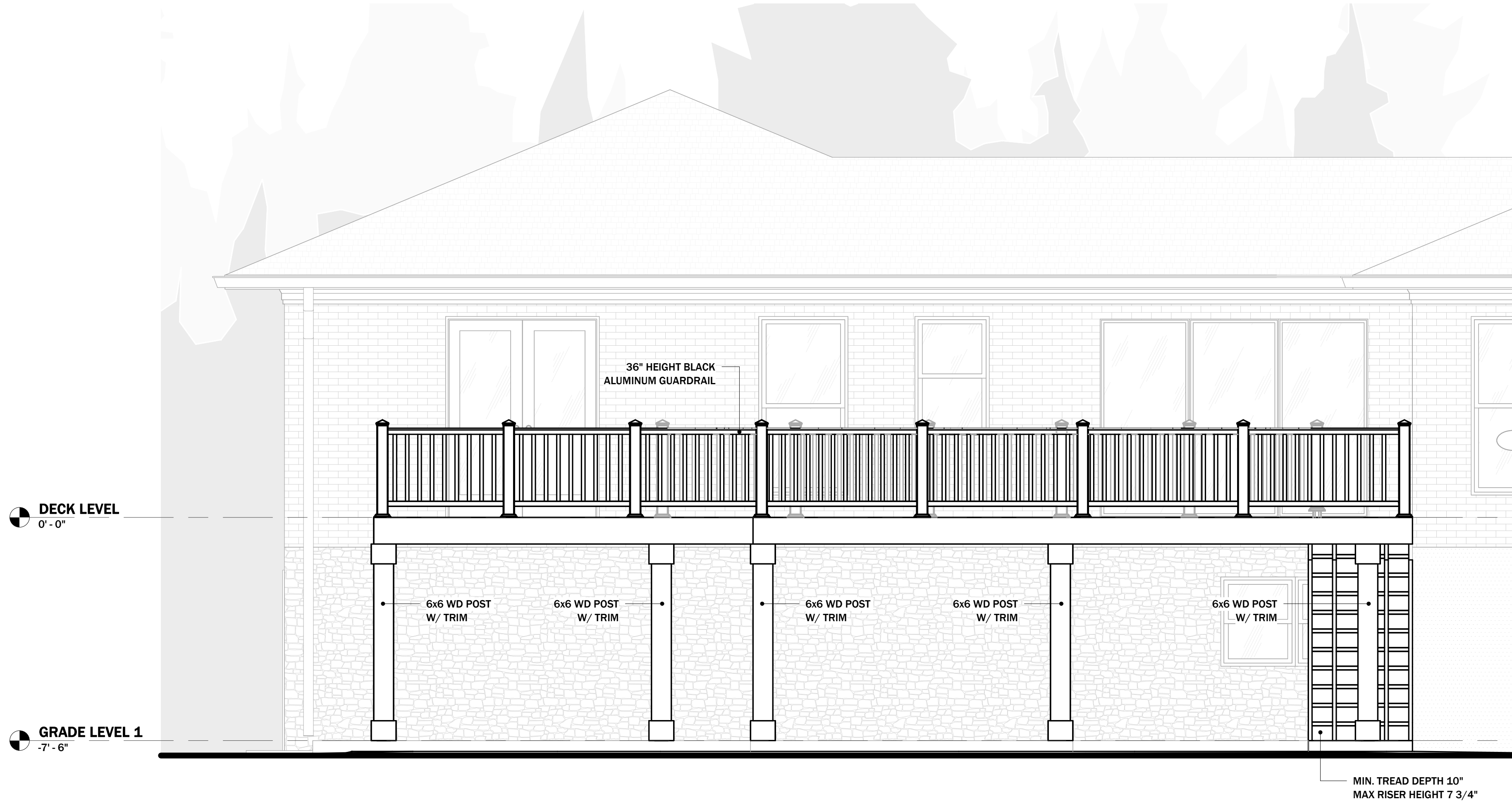
DECK &
SUNROOM PLANS

SCALE: 3/8" = 1'-0"

A100

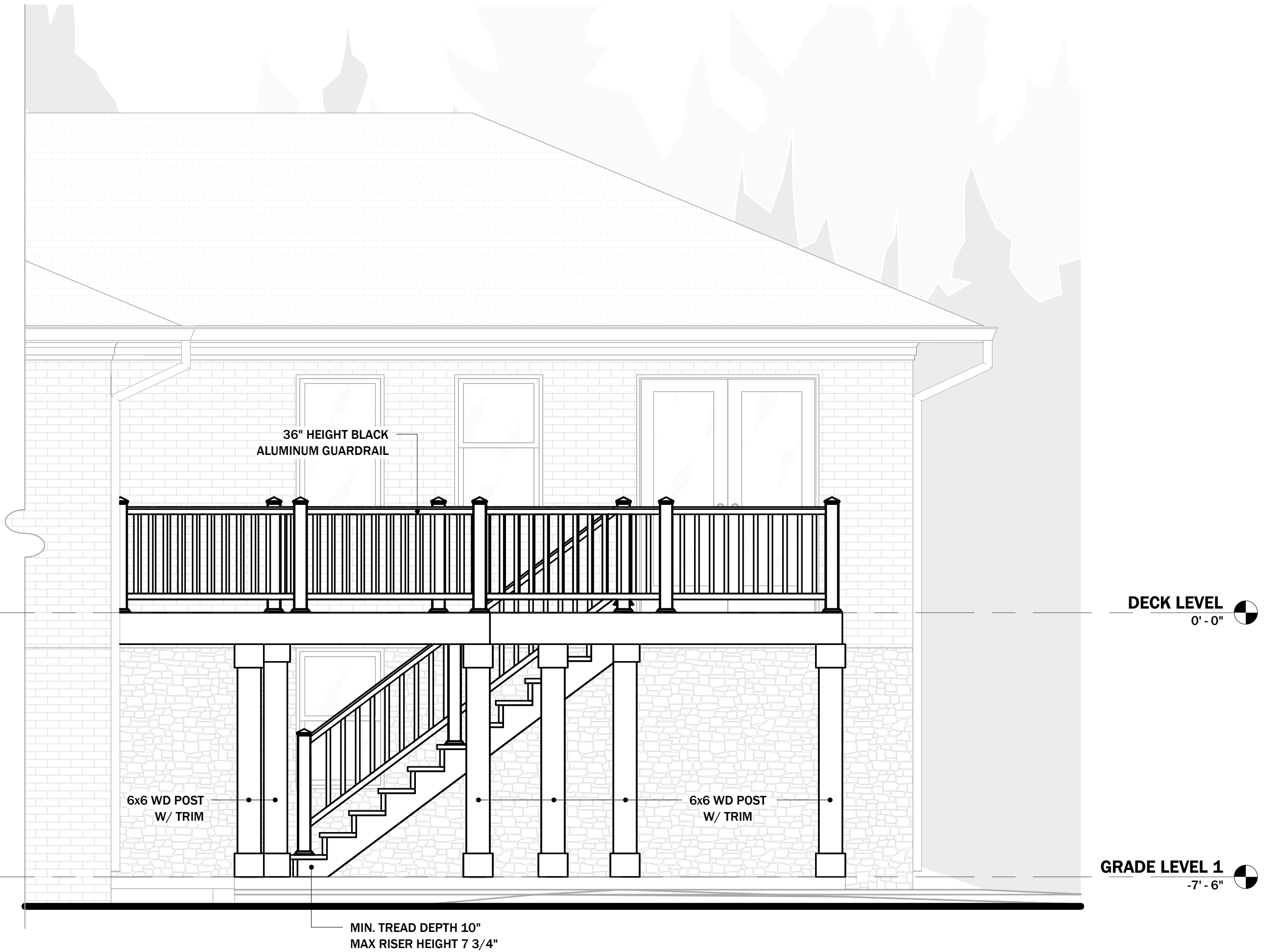
SHEET SIZE: 36" X 24"





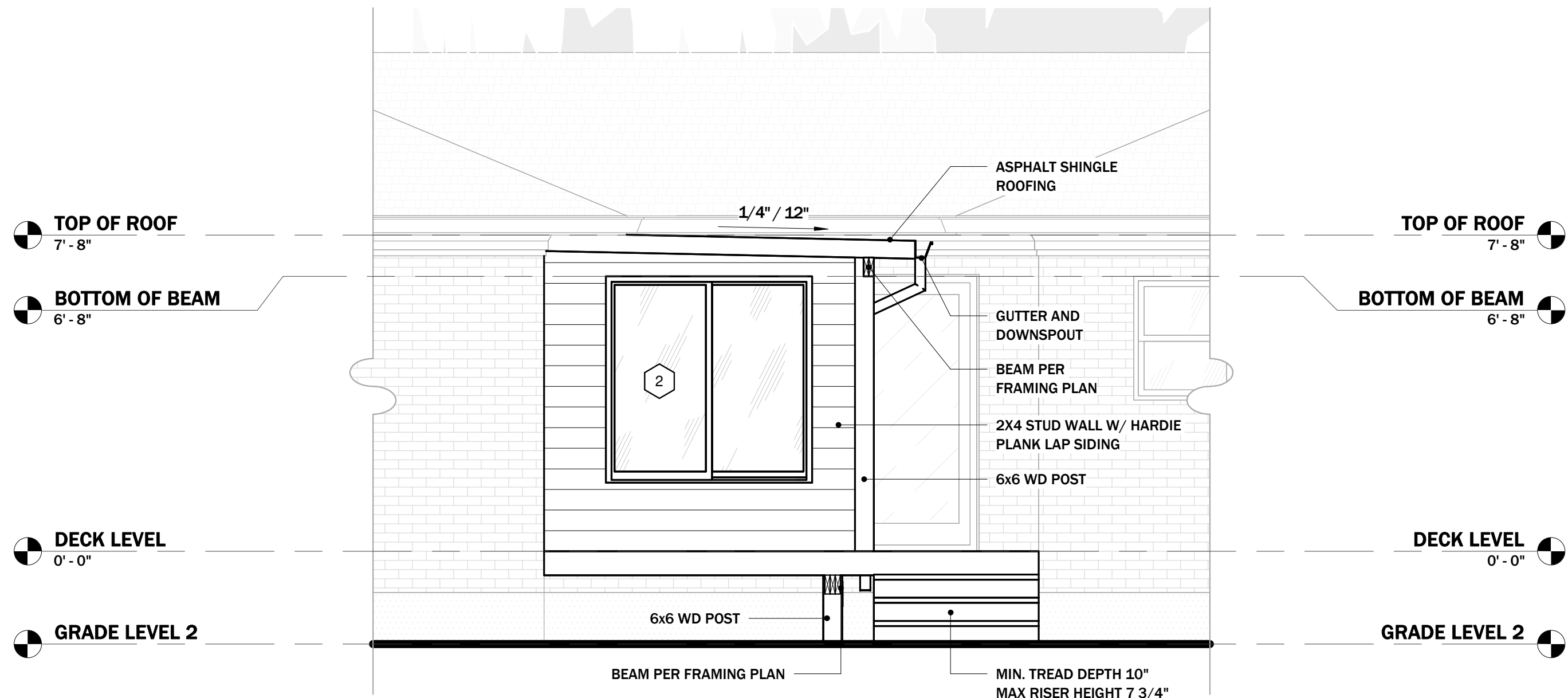
1 DECK FRONT ELEVATION

SCALE: 3/8" = 1'-0"



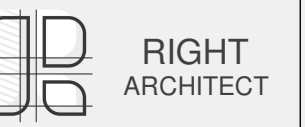
2 DECK SIDE ELEVATION

SCALE: 3/8" = 1'-0"



3 SUNROOM ELEVATION

SCALE: 3/8" = 1'-0"



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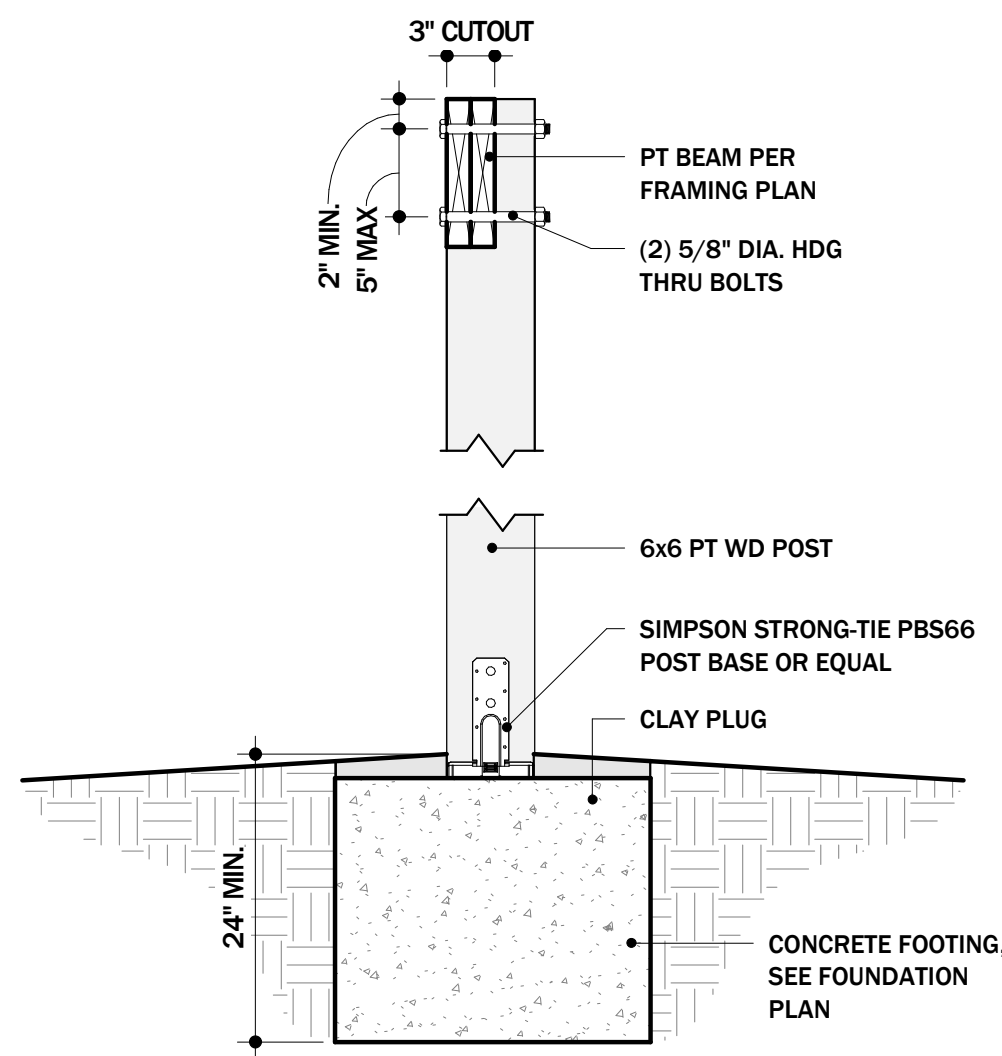
SEAL:

ELEVATIONS

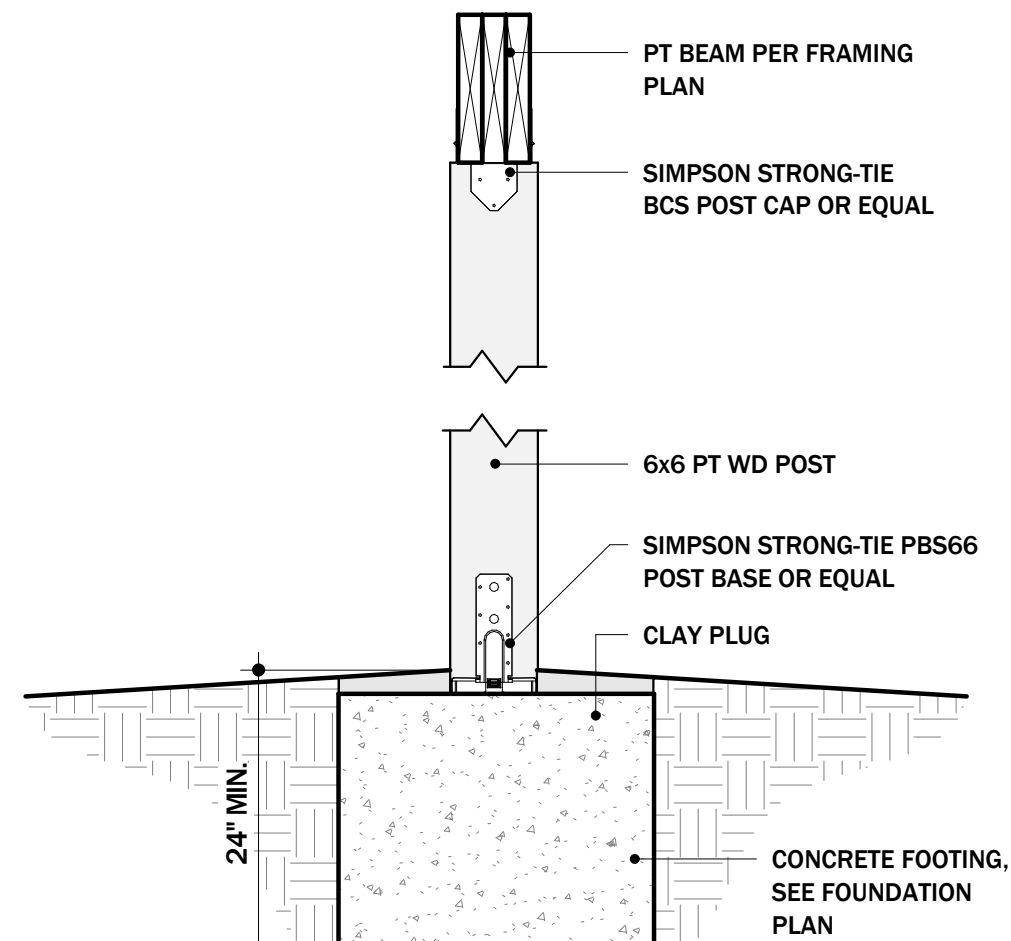
SCALE: 3/8" = 1'-0"

A200

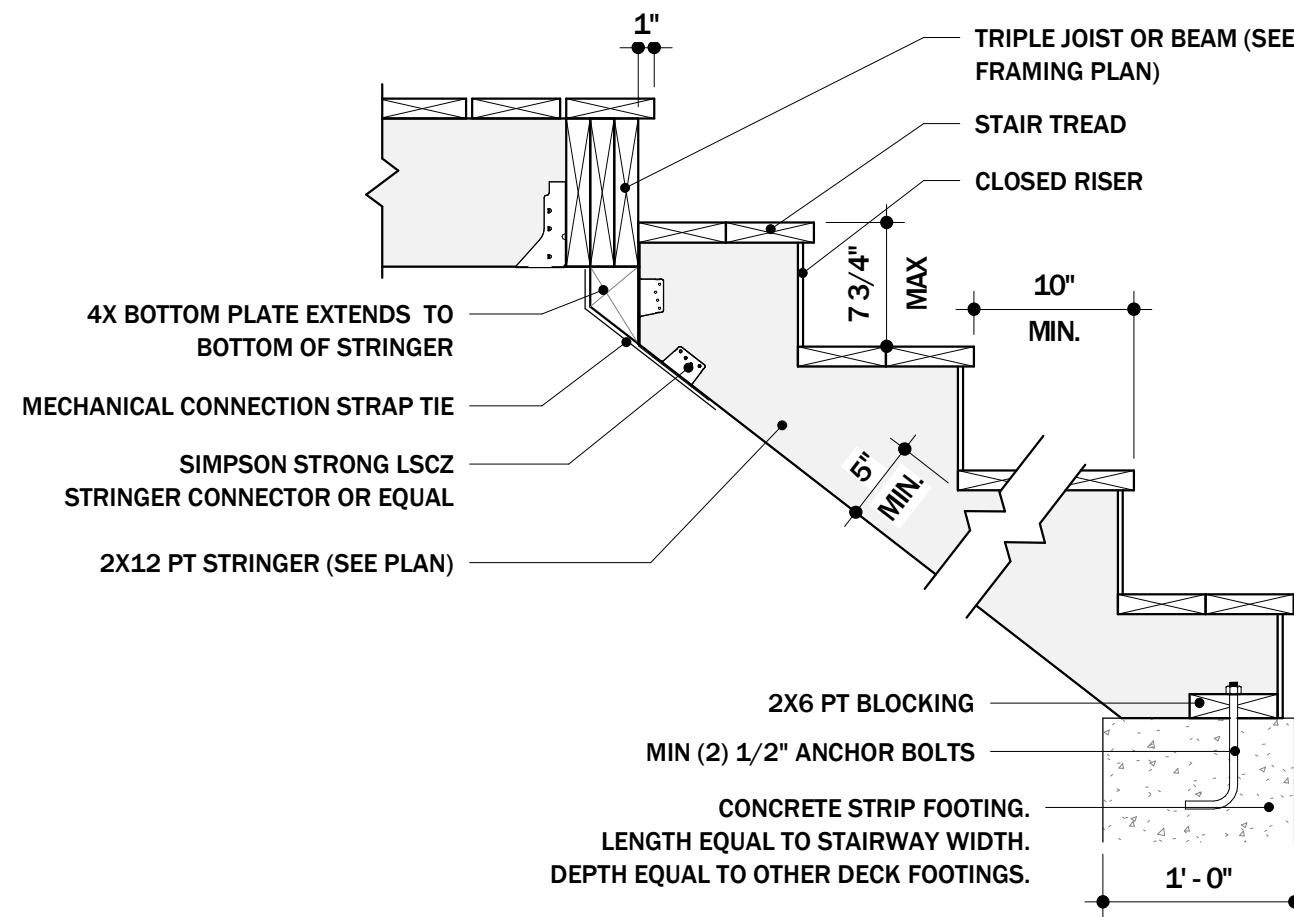
SHEET SIZE: 36" X 24"



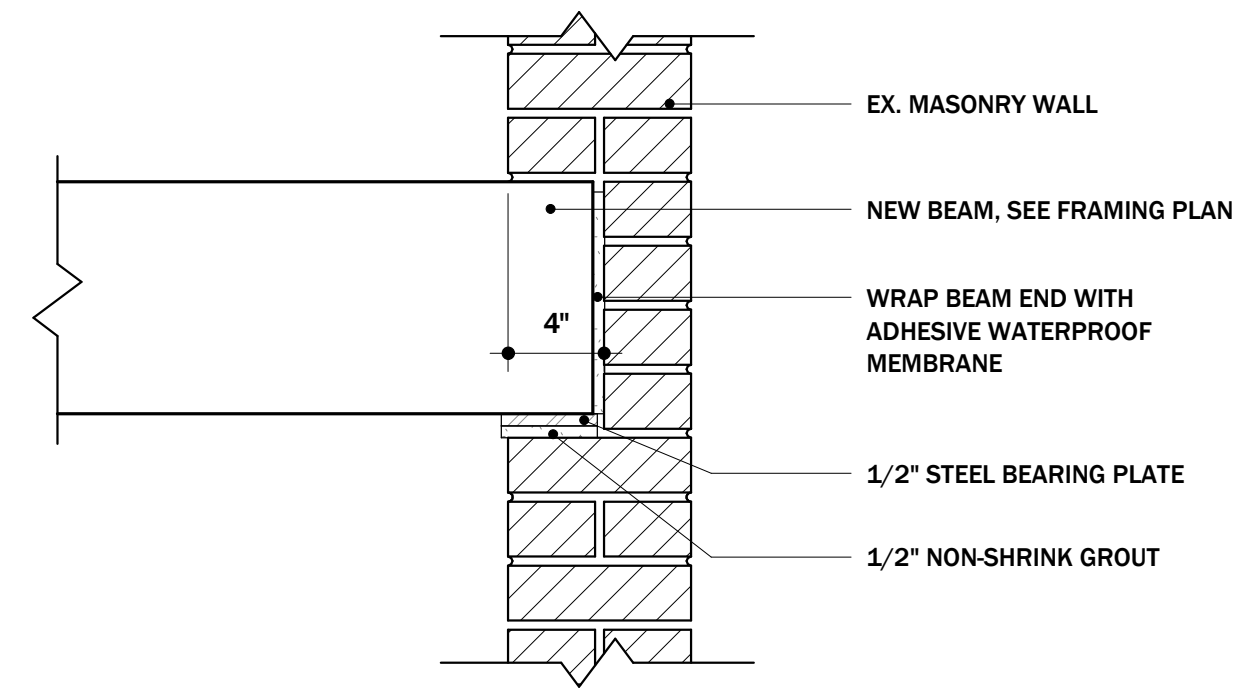
1 POST TO BEAM DETAIL
SCALE: NTS



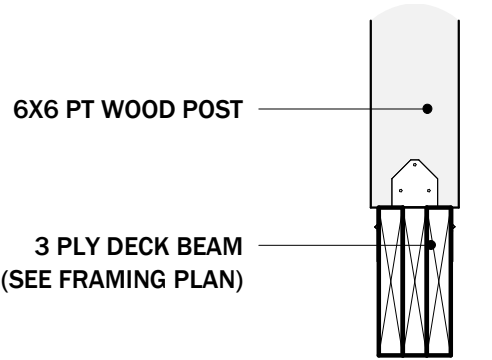
2 POST CONNECTION DETAIL
SCALE: NTS



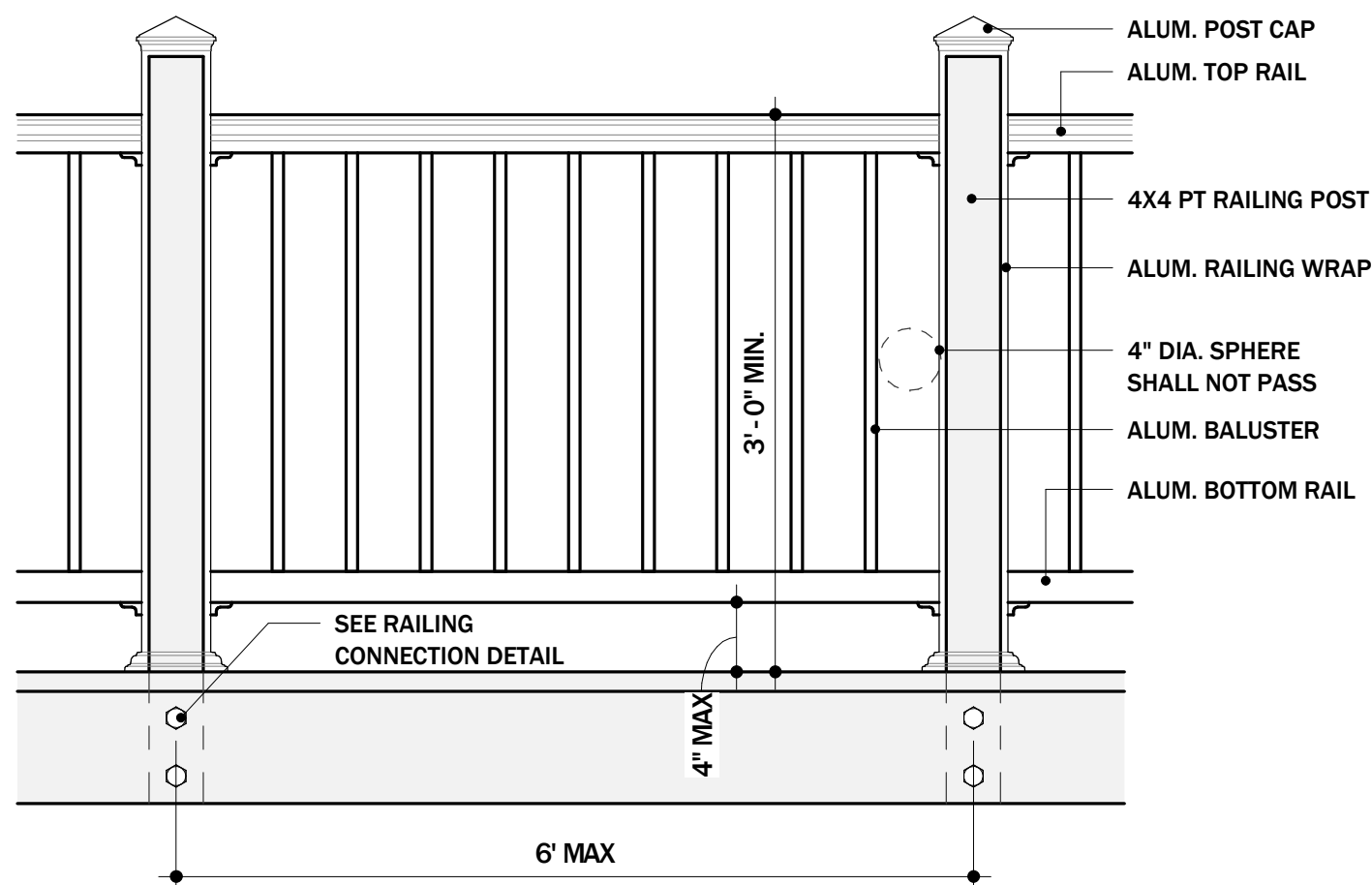
3 STRINGER CONNECTION
SCALE: NTS



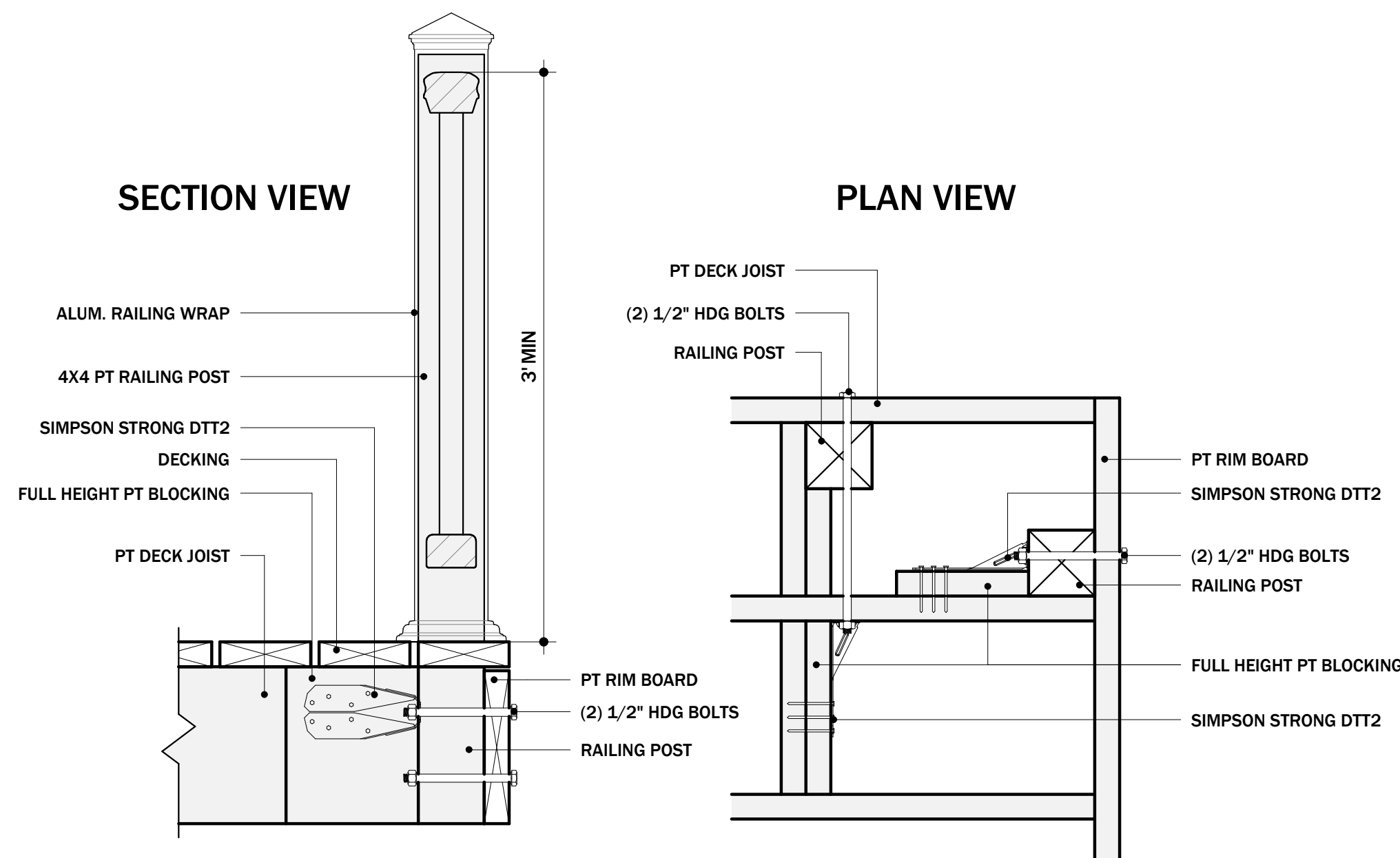
4 BEAM POCKET DETAIL
SCALE: NTS



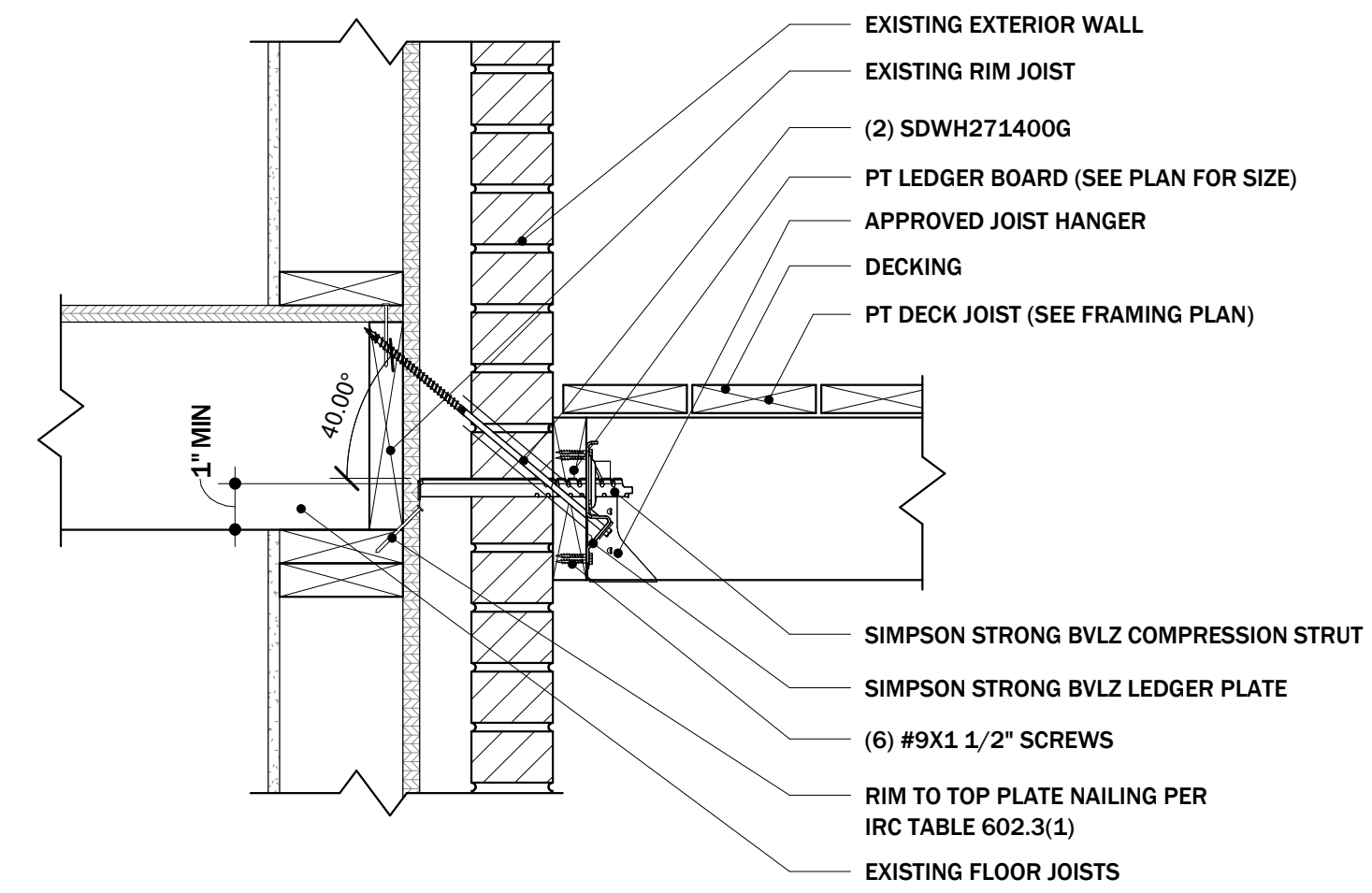
5 POST DETAIL
SCALE: NTS



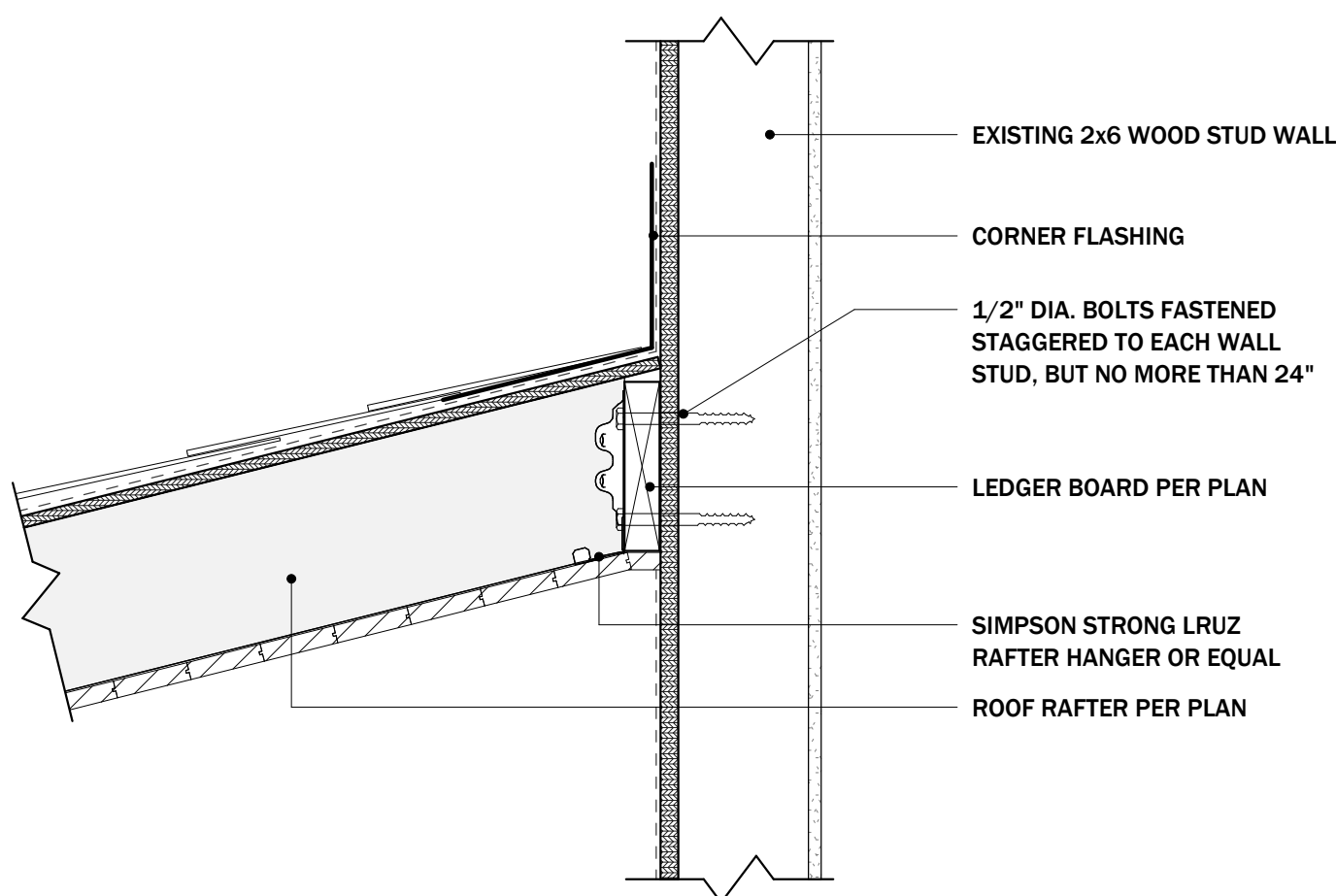
6 TYPICAL RAILING
SCALE: NTS



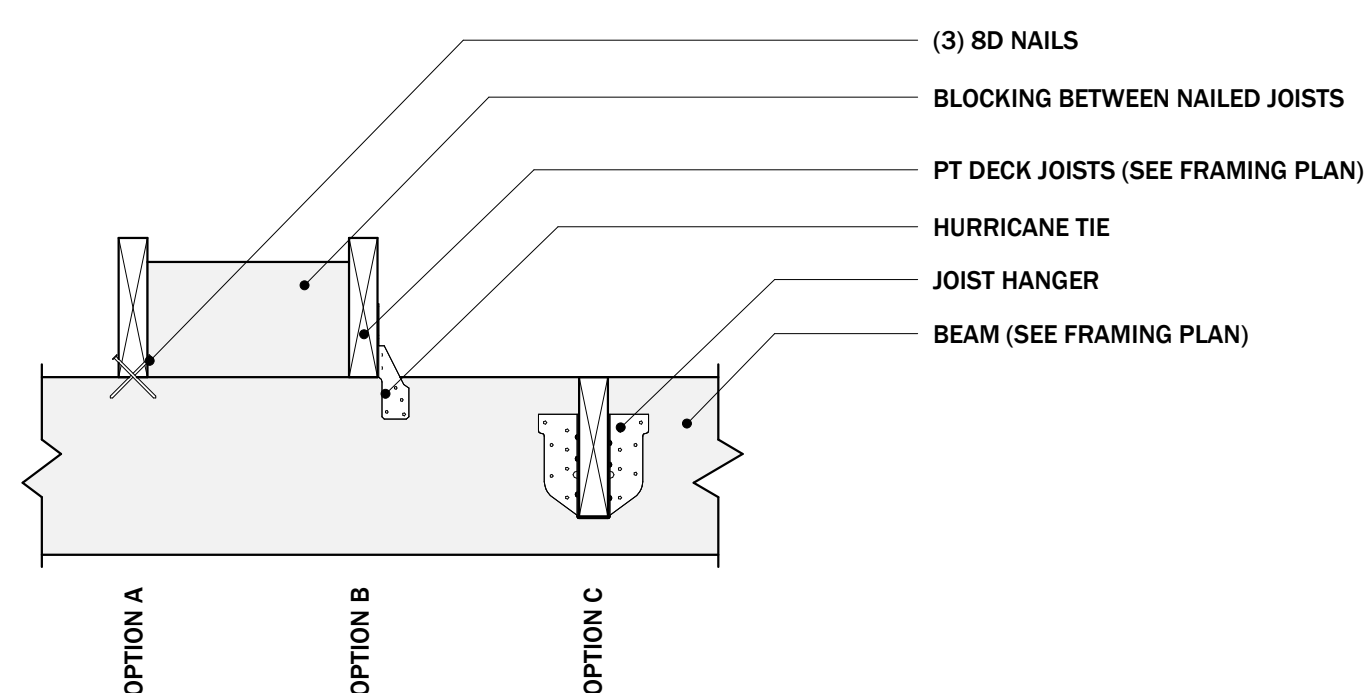
7 RAILING CONNECTION DETAIL
SCALE: NTS



8 LEDGER BOARD CONNECTION
SCALE: NTS



9 LEDGER BOARD CONNECTION
SCALE: NTS



10 JOIST TO BEAM CONNECTION
SCALE: NTS



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SCAN CODE FOR MORE SERVICES

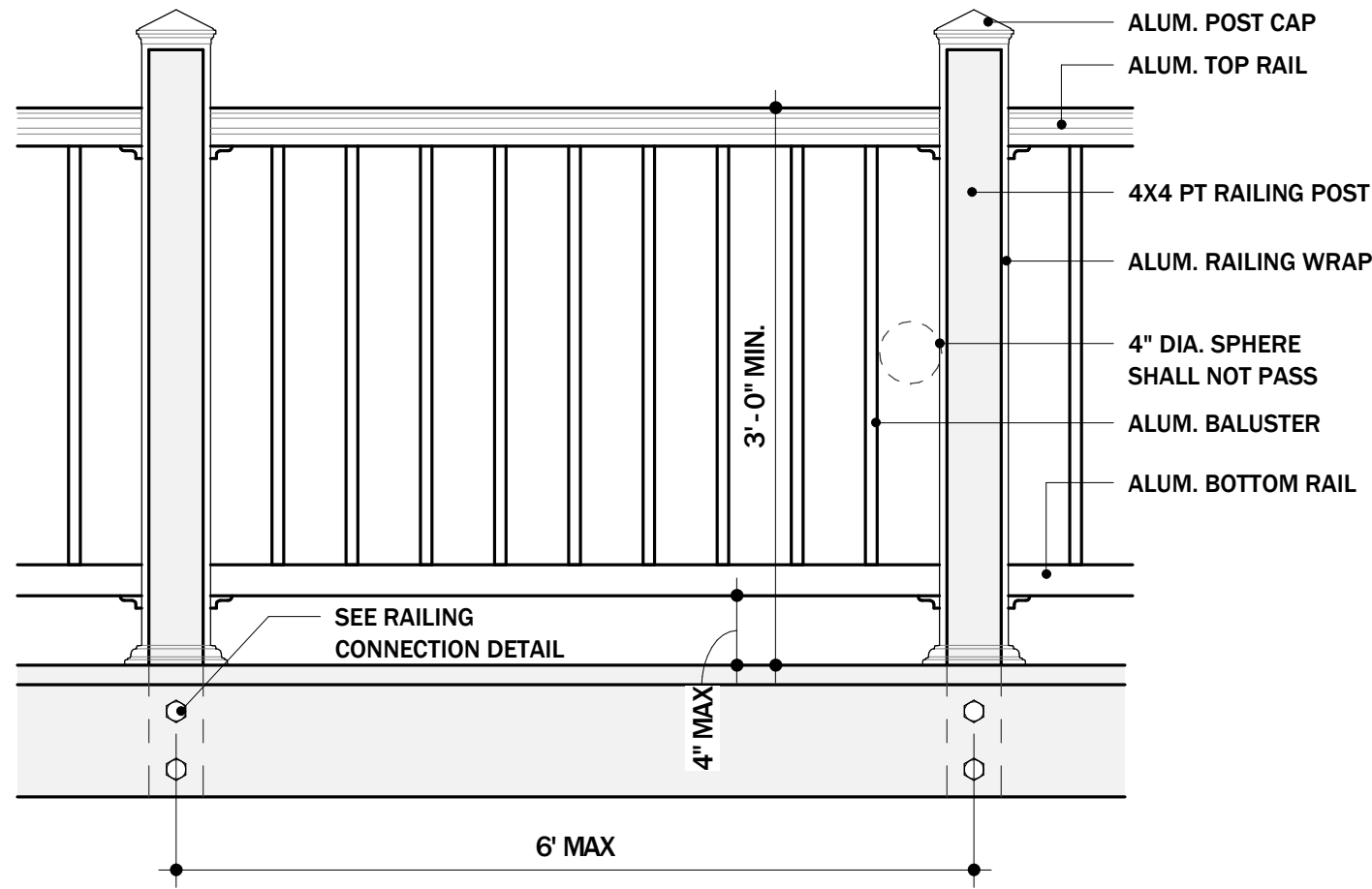
SEAL:

DETAILS

SCALE: As indicated

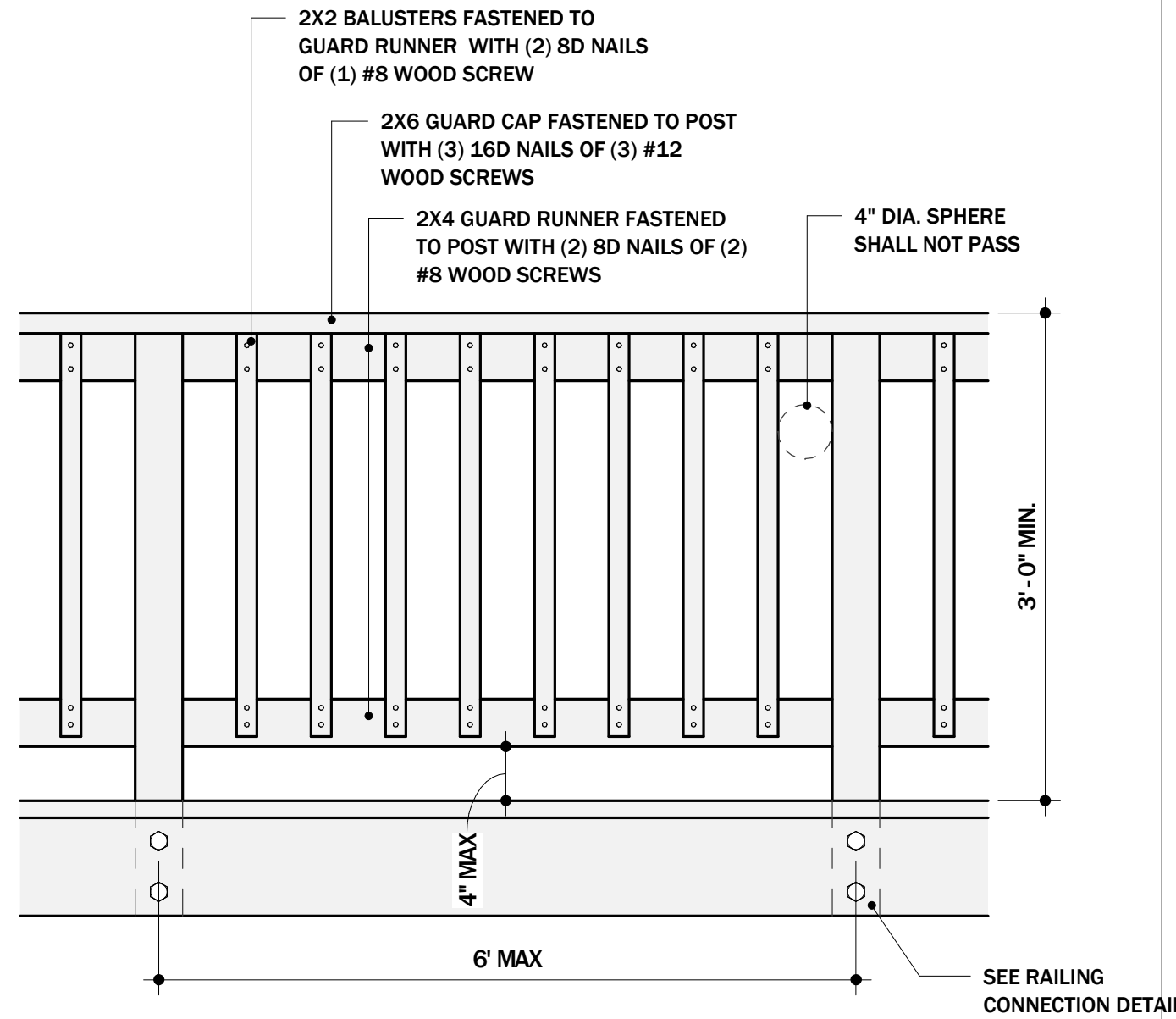
A300

SHEET SIZE: 36" X 24"



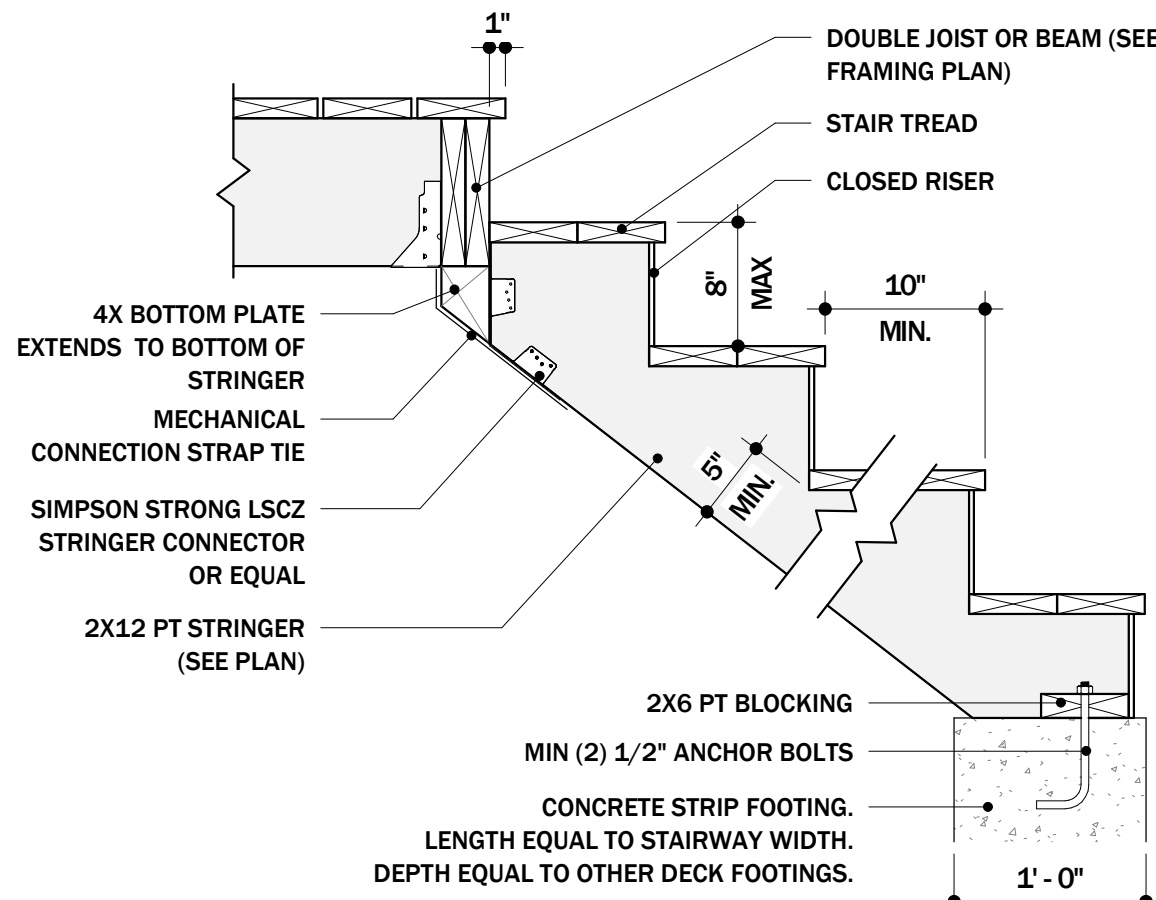
8 TYPICAL RAILING

SCALE: NTS



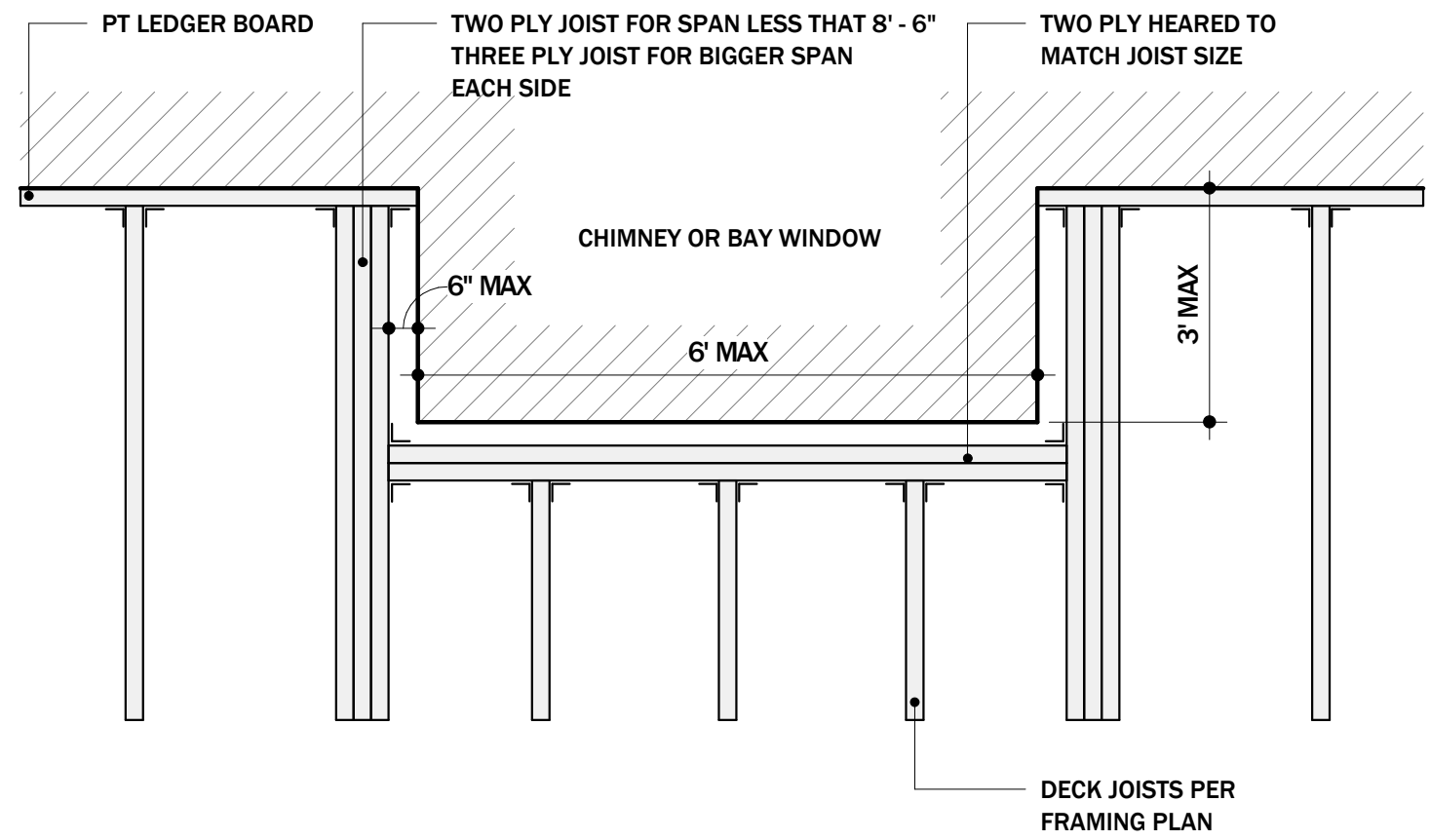
1 TYPICAL WOOD RAILING

SCALE: NTS



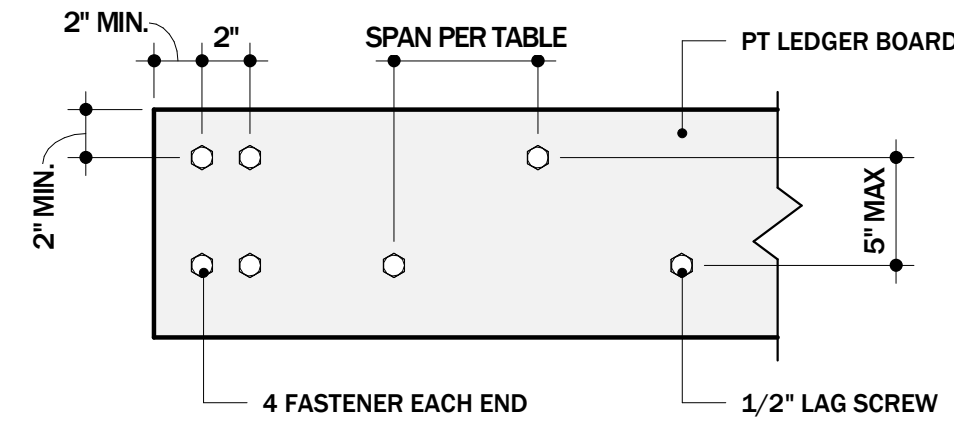
5 STRINGER CONNECTION1

SCALE: NTS



9 FRAMING AT CHIMNEY

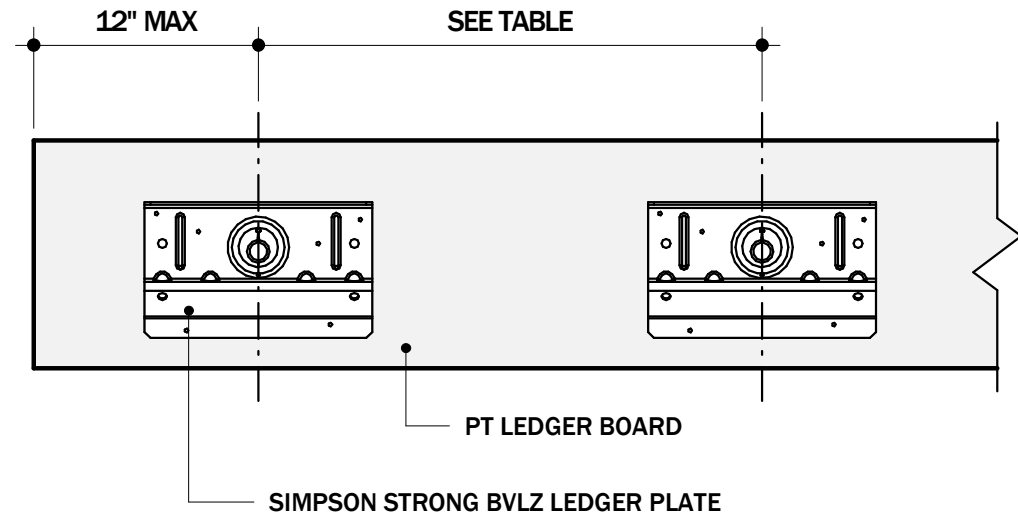
SCALE: NTS



2 LEDGER BOARD FASTENERS1

SCALE: NTS

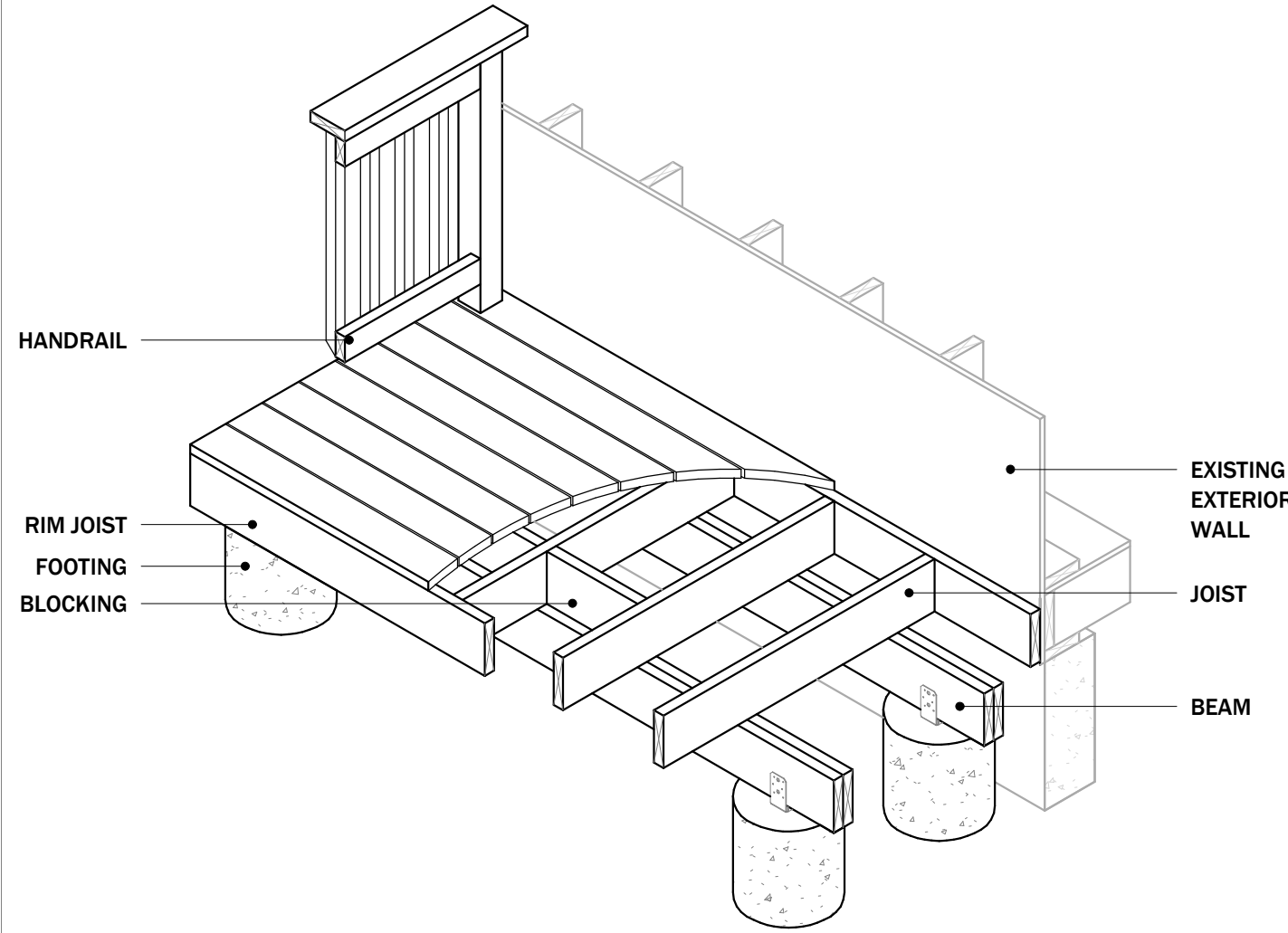
JOIST SPAN	FASTENER SPACING
6'	30"
8'	23"
10'	18"
12'	15"
14'	13"
16'	11"
18'	10"



11 LEDGER BOARD FASTENERS

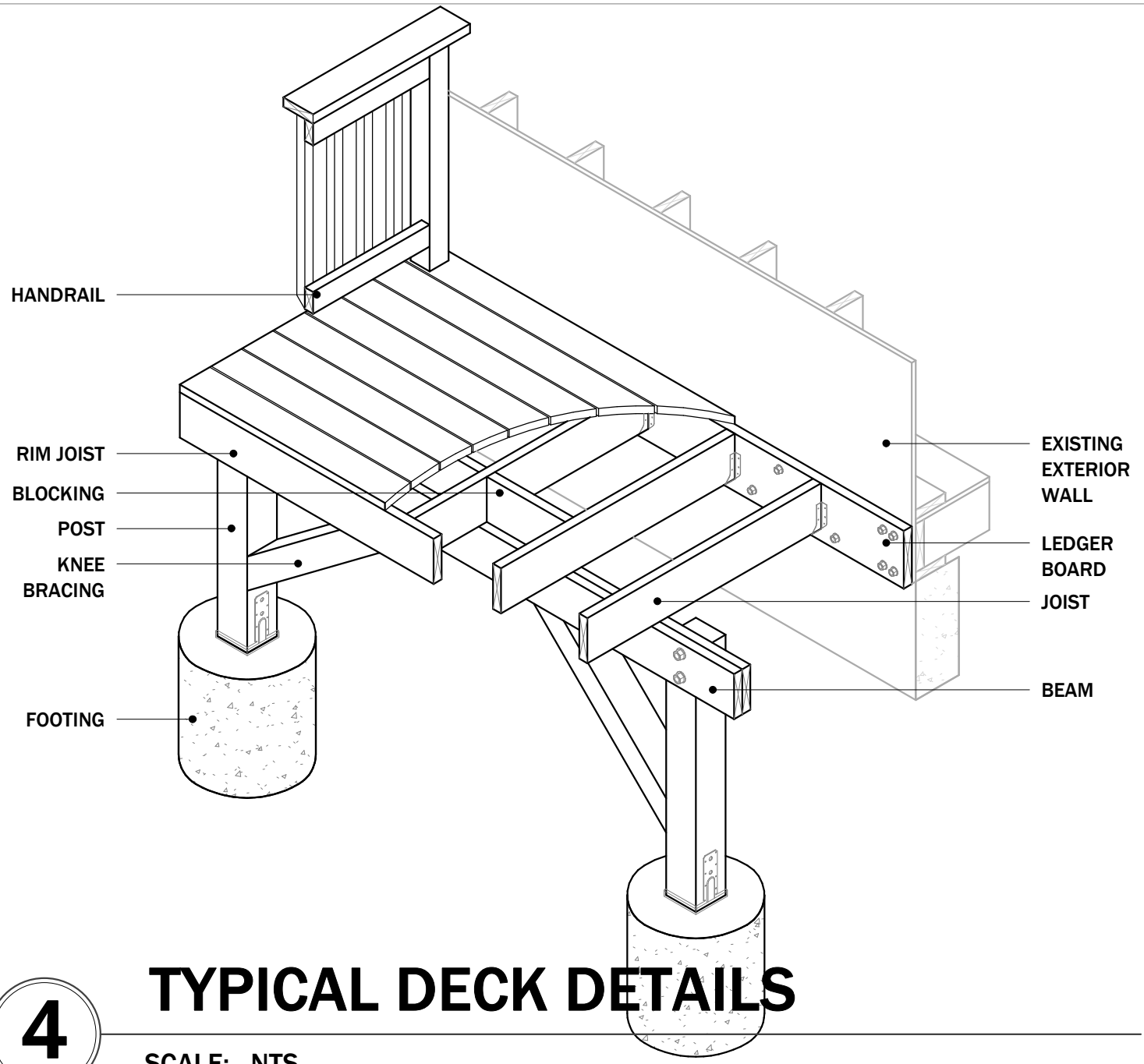
SCALE: NTS

JOIST SPAN	FASTENER SPACING
6'	36"
8'	27"
10'	22"
12'	18"



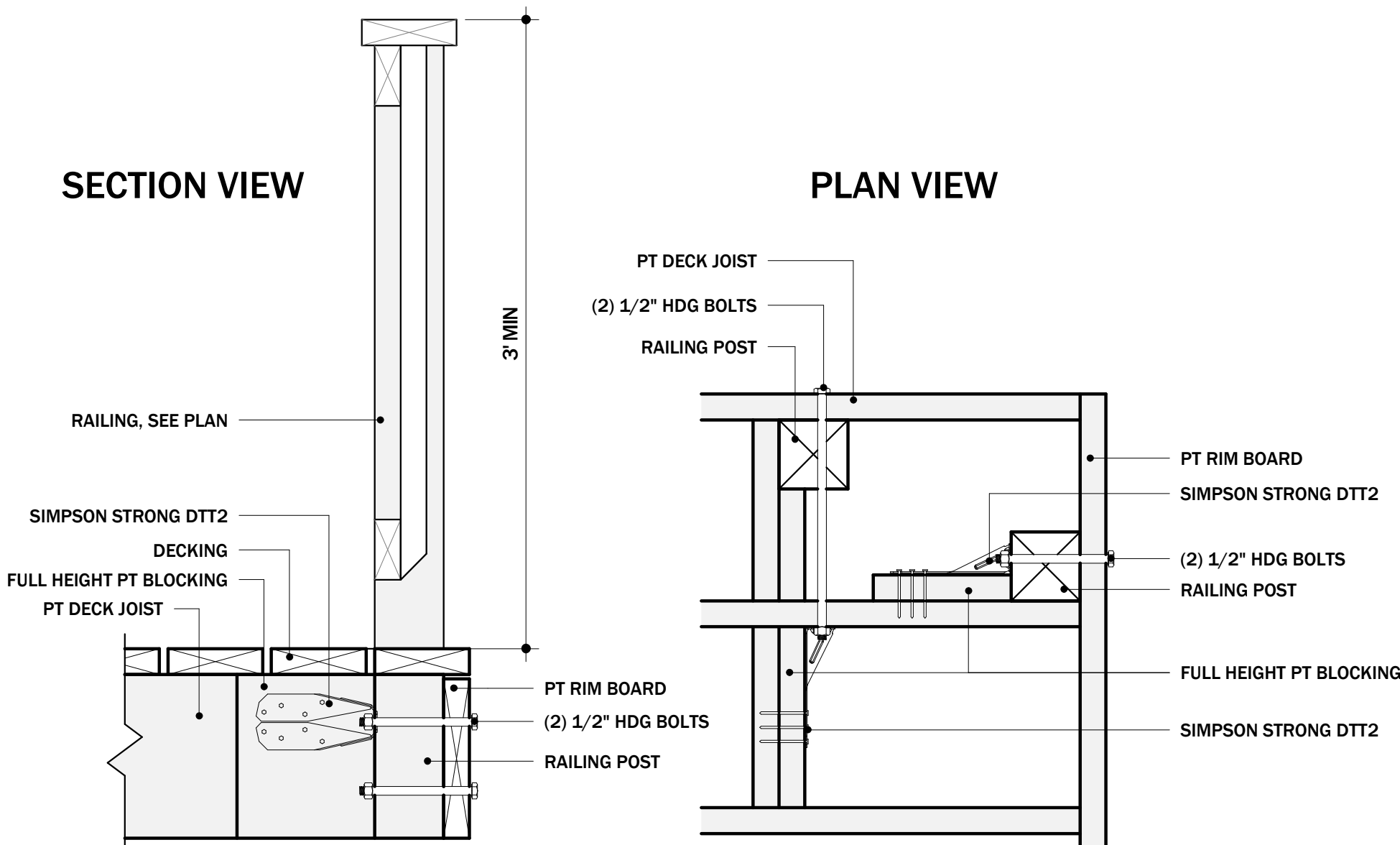
3 TYPICAL FLOATING DECK DETAILS

SCALE: NTS



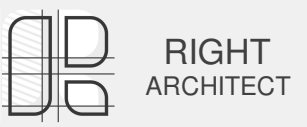
4 TYPICAL DECK DETAILS

SCALE: NTS



7 RAILING CONNECTION DETAIL

SCALE: NTS



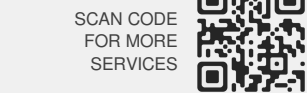
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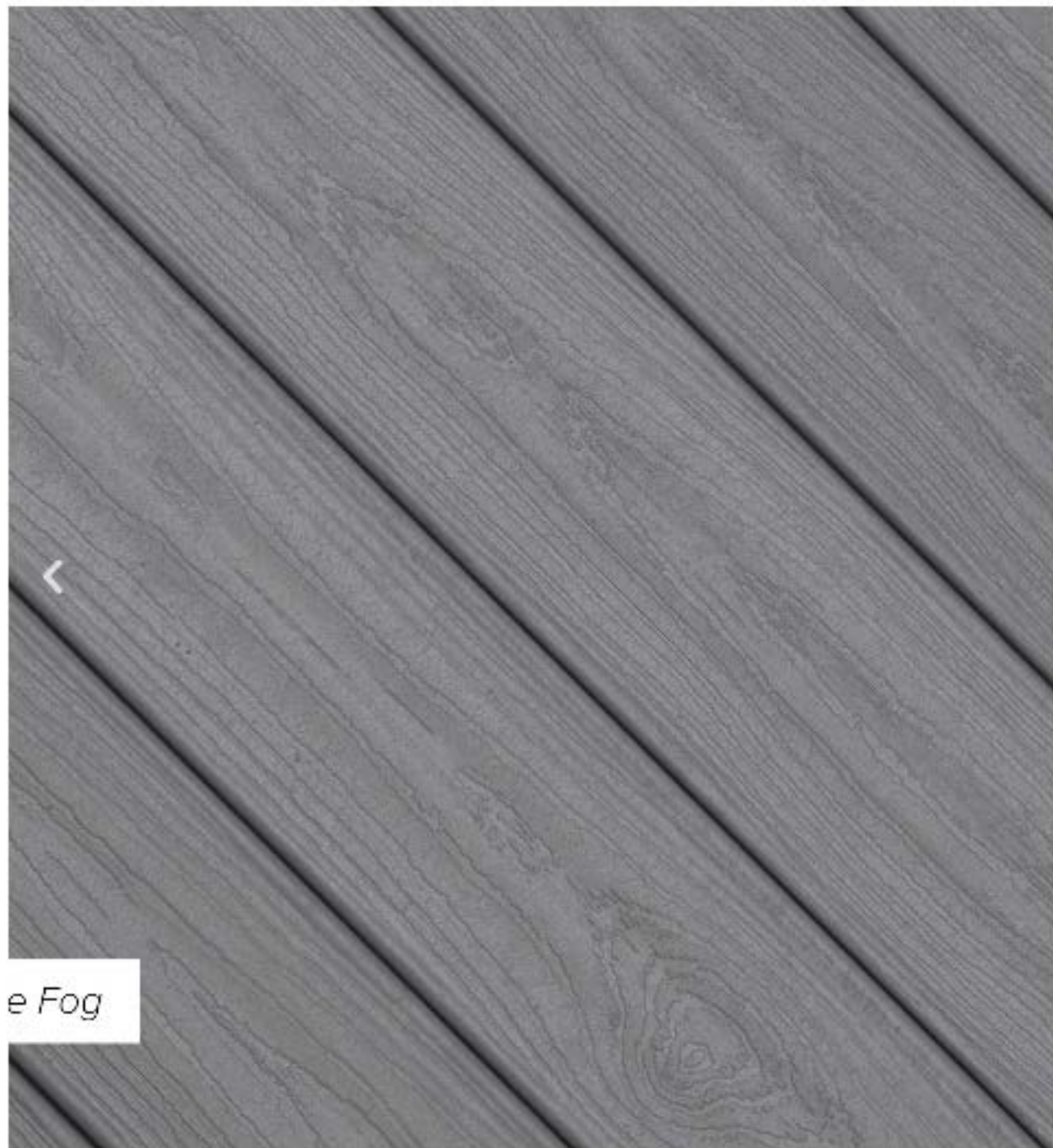
SEAL:

DECK DETAILS

SCALE: As indicated

S101

SHEET SIZE: 36" X 24"



e Fog



Alpi

