



HISTORIC PRESERVATION COMMISSION MEETING REPORT

FROM: Community Development Department

BY: Jakob Allen, City Planner

SUBJECT: **COA2607-050 – Design Request for Proposed Demolition and Reconstruction of a Deck at 570 East Main Street**

DATE: 07/20/2026

RECOMMENDATION

Historic Preservation Commission to consider the Applicant's design request for the proposed demolition and reconstruction of a deck at 570 East Main Street as submitted and guided by the City of Canton's Historic District Residential Design Guidelines.

DISCUSSION

The Applicant seeks to demolish the existing rear deck attached to the structure at the aforementioned address and replace it with a covered, pressure-treated wood deck. Proposed construction materials consist of wooden decking, joists, beams, posts, railings and stairs. The roof is a black, standing-seam metal system installed over plywood sheathing with white, metal gutters and drip edge. All fascia and trim boards will consist of cementitious lap siding painted to match the existing structure, and all exposed fasteners and connectors will be stainless steel per building code.

For additional information, please see the attached application.

RELEVANT HISTORIC GUIDELINES AND STANDARDS

The following standards ought to be considered when reviewing this project to ensure it follows the City of Canton's Historic District Residential Design Guidelines.

For porches, patios and decks, generally:

- 1) Preserve, maintain or restore original porches and features, including location, outline, height, roof pitch and detailing.
- 2) Do not enclose front porches with permanent walls.
- 3) Enclose rear or side porches only when necessary and when the visual openness and character of the original porch is maintained.

Phone: 770.704.1500 | Fax: 770.704.1538 | 110 Academy Street | Canton, Georgia 30114

cantonga.gov

- 4) Add balustrades where none existed originally only when necessary for safety and use appropriate material in a design compatible with the house style.
- 5) Do not replace porch steps with materials other than the original.

For construction and connection:

- 1) Preserve, retain and restore any original railing or enclosed window material.
- 2) Retain and / or repair rather than replace deteriorated porch parts.
- 3) If replacement of parts is necessary due to severe deterioration, replace with features to match in design and materials.
- 4) If original elements cannot be determined using photographs or historical resources, order similar replacements. Generally, replacement trims, decking and railings should be proportionate to the original and the home. Wood framing is preferred for most residential homes unless the original porch was brick or stone.
- 5) Retain later-period porches that match modern changes, additions or upgrades with significant architectural history.
- 6) Screening is permitted if it is on the inner plane of the architectural columns and inner side of balustrades to retain visible elements.

For columns and fenestrations:

- 1) Preserve architectural decoration such as brackets, dentils, gingerbread, "fish-scale" shingles, window hoods and lintels and trim work or molding.
- 2) If original columns do not exist, replacements can be ordered in contemporary materials such as fiberglass-reinforced-plastic (FRP), however ensure that the finish is capable of applying paint, manufactured seams are not dominant, and the scale in diameter or width is adequate for the porch and the scale of the home.
- 3) Replace missing columns or millwork based on accurate duplication or close visual approximation of the original.
- 4) Generally, do not introduce or substitute any columns of any style not original to the building.

ATTACHMENTS – COA2607-050 Application



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project # COA2607-050 (staff only)

- Application Requirements:** All applications must be complete and include required support materials (listed on the reverse side of this application form). Incomplete applications will not be forwarded to the Canton Historic Preservation (HPC) for review. The applicant must submit the application and all supporting materials as the appropriate building permit option using the online permitting and licensing portal found here: <https://canton.onlama.com/>. For signs, submit the application and all supporting materials as a sign permit using the online permitting and licensing portal found here: <https://canton.onlama.com/>.
- Application Deadline:** Applications and support materials must be submitted fifteen (15) business days prior to the regular HPC meeting. Applications must be submitted to the Community Development Department.
- Application Representation:** The applicant or authorized representative of the applicant must attend the HPC meeting to support the application.
- Building Permit Requirements:** In addition to a COA application, building permits may be required from the Building Department. Building permits will not be issued without proof of a COA.
- Deadline for Project Completion:** After application approval, the COA is valid for 18 months and null and void if construction does not begin within 12 months.
- Local Resources:** [The Canton City Map](#), [The Canton Historic District Design Guidelines](#), and [The Canton Historic District Residential Design Guidelines](#) provides a boundary map of the Canton Historic District, a design review process flowchart and a list of projects that require review and approval (administrative review by Community Development Department staff or review by the Canton HPC). The Guidelines are available at City Hall and on the City of Canton website.

A CERTIFICATE OF APPROPRIATENESS IS REQUIRED FOR ANY MATERIAL CHANGE IN THE APPEARANCE OF PROPERTY (BUILDINGS, STRUCTURES, SITES, OBJECTS, EXTERIOR ENVIRONMENTAL FEATURES) IN A LOCALLY DESIGNATED HISTORIC DISTRICT, AS AUTHORIZED BY THE CITY OF CANTON HISTORIC PRESERVATION ORDINANCE.

Contact Information:

Applicant Name*: Jamie Foreman Telephone: 404-798-4279
Email: jamie.k.foreman79@gmail.com
Mailing Address: 641 Longview Dr Canton Ga 30114

*NOTE: If the applicant is not the owner, a letter from the owner authorizing the proposed work must be included. Please include the owner's telephone number and mailing address.

Property Information:

Address: 641 570 East Main St. Canton Ga 30114
Land Lot(s): 0195
District/Section: 14 Map #: 91N22 Parcel #: 037
Zoning: CBD Present Use: Residential

Scope of Work: (Check all that apply)

STAFF REVIEW:		HPC REVIEW:	
☐ Signage	☐ Eligible administrative review	☒ Addition	☐ Specimen Tree Removal
☐ Maintenance of / change in paint color	☐ Residential specimen tree removal	☐ Alteration	☐ Site Features
TYPE OF REVIEW:		☐ New Construction	☐ Demolition
		☐ Restoration	☐ Relocation
		☐ Commercial	☐ Residential
OTHER:			
☐ Amendment to previous COA, Project #:		☐ Other (Description):	



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Application Checklist

A complete application requires support materials. Please check the list below for which materials may be necessary for design review of a particular project.

New Buildings and New Additions

- ☐ Letter of Intent
- ☐ Site plan
- ☐ Architectural elevations
- ☐ Landscape plan (vegetation not required)
- ☐ Description of materials
- ☐ Photographs of proposed site and adjoining properties

Major Restoration, Rehabilitation or Remodeling

- ☐ Letter of Intent
- ☐ Architectural elevations or sketches
- ☐ Description of proposed changes
- ☐ Description of materials
- ☐ Photographs of existing building
- ☐ Documentation of earlier historic appearance (Restoration only)

Minor Exterior Changes

- ☐ Letter of Intent
- ☐ Description of proposed changes
- ☐ Description of materials
- ☐ Photographs of existing building

Site Changes – Parking Areas, Drives and Walks

- ☐ Letter of Intent
- ☐ Site plan or sketch of site
- ☐ Description of materials
- ☐ Photographs of site

Site Changes – Fences, Walls, and Systems

- ☐ Letter of Intent
- ☐ Site plan or sketch of site
- ☐ Architectural elevations or sketches
- ☐ Description of materials
- ☐ Photographs of site

Site Changes – Signs

- ☐ Letter of Intent
- ☐ Site plan or sketch of site
- ☐ Description of materials or illumination

NOTE: Only complete applications will be placed on the agenda for design review. All plans must be "to scale". Reduced site plans, surveys, architectural drawings, etc. will not be accepted.

Applications should be submitted to the City of Canton Community Development Department, 110 Academy Street, Canton, Georgia 30114. Please contact 770-704-1500 for more information.

Describe the proposed project (attach additional sheets if necessary). The description should include proposed materials.

Please divide the description whether the proposed scope of work will involve more than one type of project. *Example: 1) Addition of storage and 2) installation of sign.*

See Uploaded document
in portal

Authorization letter included
w/ general document upload

Dear Members of the Historic Preservation Commission,

I am submitting this letter in support of my application for a Certificate of Appropriateness for the property located at **570 East Main Street..**

The proposed project consists of constructing a new rear deck on the existing residence. The purpose of the addition is to provide a functional outdoor living space while maintaining the architectural integrity and historic character of the home.

The deck has been designed to be located at the rear of the property so that it has minimal visual impact from the public street. Its scale and placement have been carefully considered to remain subordinate to the existing historic structure. The proposed materials and finishes will be selected to complement the home's existing architecture and blend with the character of the surrounding historic district.

This addition is intended to enhance the livability of the home without altering or diminishing its historic significance. Every effort has been made to ensure that the project is compatible with the existing structure and consistent with the intent of the City of Canton's Historic Preservation guidelines.

Thank you for your consideration of this application. I respectfully request approval of the proposed project. If any additional information or documentation is needed, I would be happy to provide it.

Sincerely,

Jamie Foreman
404-798-4279
641 Longview Drive
Canton, Ga. 30114

PROJECT: MDB26-08

CANTON DECK RENOVATION
REAR DECK INSTALLATION

570 E MAIN ST.
CANTON, GA 30114



ISSUED FOR CONSTRUCTION
MARCH 6, 2026

VICINITY MAP

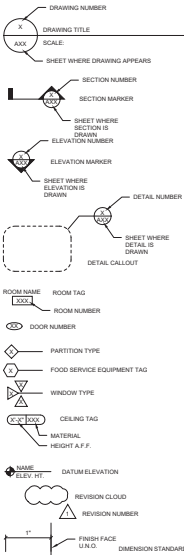


PROJECT DIRECTORY

ARCHITECTURAL DRAFTER
MONZON DESIGN + BUILD
570 E MAIN ST.
CANTON, GA 30114
PHONE: 404.686.8748
FAX: 404.686.8749
EMAIL: JUSTIN@MONZONDESIGN+BUILD.COM

CONTRACTOR
THORNDIKE CONTRACTING
1202 WINDLEY RD.
SUITE 100
CANTON, GA 30114
PHONE: 770.805.8108
FAX: 770.805.8109
EMAIL: THORNDIKE@SCMALL.COM

SYMBOL LEGEND



PROJECT SUMMARY

THIS PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING REAR DECK AND THE CONSTRUCTION OF A NEW COVERED DECK AT AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED IN CANTON, GEORGIA (CHERRYBROOK COUNTY).

THE SCOPE OF WORK INCLUDES THE COMPLETE REMOVAL OF THE EXISTING DECK STRUCTURE, INCLUDING DECKING, FRAMING MEMBERS, RAILINGS, STAIRS, AND ASSOCIATED COMPONENTS AS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION.

A NEW 12'0" X 14'0" COVERED DECK SHALL BE CONSTRUCTED IN ITS PLACE. THE NEW DECK WILL INCLUDE NEW STRUCTURAL FRAMING, DECKING, GUARDRAILS, SUPPORT POSTS, FOOTINGS, AND A ROOF COVERING SUPPORTED BY STRUCTURAL MEMBERS AS INDICATED IN THE CONSTRUCTION DRAWINGS.

ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENTLY ADOPTED GEORGIA STATE MINIMUM STANDARD RESIDENTIAL CODE AND APPLICABLE LOCAL AMENDMENTS. EXISTING STRUCTURAL COMPONENTS OF THE RESIDENCE NOT SPECIFICALLY NOTED FOR MODIFICATION SHALL REMAIN UNCHANGED.

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS SHALL BE REPORTED PRIOR TO PROCEEDING WITH WORK.

CODE & ZONING SUMMARY

JURISDICTION
CITY OF CANTON - BUILDING & SAFETY SERVICES DEPARTMENT

APPLICABLE CODES

BUILDING: INTERNATIONAL BUILDING CODE, 2024 EDITION WITH GA AMENDMENTS (2025) (2026)

EXIST. BUILDING: INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION WITH GA AMENDMENTS (2025) (2026)

RESIDENTIAL: INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION WITH GA AMENDMENTS (2025) (2026)

FUEL GAS: INTERNATIONAL FUEL GAS CODE, 2024 EDITION WITH GA AMENDMENTS (2025) (2026)

ELECTRICAL: NATIONAL ELECTRICAL CODE, 2020 EDITION WITH GA AMENDMENTS (2025) (2026)

FIRE: INTERNATIONAL FIRE CODE, 2018 EDITION WITH GA AMENDMENTS (2025) (2026)

ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH GA AMENDMENTS (2025) (2026)

PLUMBING: INTERNATIONAL PLUMBING CODE, 2024 EDITION WITH GA AMENDMENTS (2025) (2026)

MECHANICAL: INTERNATIONAL MECHANICAL CODE, 2024 EDITION WITH GA AMENDMENTS (2025) (2026)

LIFE SAFETY: NFPA 101 LIFE SAFETY CODE (LSC), 2024 EDITION

BUILDING DATA

OCCUPANCY CLASSIFICATION: RESIDENTIAL R-3 (2024 INTERNATIONAL RESIDENTIAL CODE) & RESIDENTIAL - ONE-FAMILY DWELLING UNIT (2024 NFPA 101)

REQUIRED NUMBER OF EXITS: ONE PRIMARY AND ONE SECONDARY MEANS OF EGRESS (2024 NFPA 101 7.2.1.3.1)

FLOOR & AREA AREAS: 1 FLOOR (EXISTING SINGLE-FAMILY RESIDENCE) PROPOSED 12' X 14' COVERED DECK ADDITION

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE CURRENT GEORGIA STATE MINIMUM STANDARD RESIDENTIAL CODE (IRC) AND ALL APPLICABLE LOCAL ORDINANCES. DO NOT SCALE DRAWINGS.
- THE INTENT OF THESE DRAWINGS IS TO PROVIDE GENERAL GUIDELINES FOR THE DEMOLITION OF AN EXISTING DECK AND CONSTRUCTION OF A NEW DECK STRUCTURE AS INDICATED.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE DRAWINGS SHALL BE REPORTED TO MONZON DESIGN + BUILD PRIOR TO PROCEEDING WITH WORK.
- ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED LUMBER.
- ALL FASTENERS, CONNECTIONS, AND HARDWARE USED WITH PRESSURE-TREATED LUMBER SHALL BE NOT CORROD GALVANIZED OR STAINLESS STEEL.
- ALL DECK FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL AND SHALL EXTEND BELOW FROST DEPTH AS REQUIRED BY LOCAL CODE.
- ALL LEDGER BOARDS ATTACHED TO THE EXISTING STRUCTURE SHALL BE PROPERLY FLASHED AND SECURED PER CURRENT CODE REQUIREMENTS.
- GUARDS SHALL BE PROVIDED WHERE DECK SURFACE IS MORE THAN 30 INCHES ABOVE GRADE.
- GUARD OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4-INCH DIAMETER SPHERE.
- ALL STAIRS AND HANDRAILS SHALL COMPLY WITH CURRENT RESIDENTIAL CODE REQUIREMENTS.
- CONTRACTOR SHALL PROTECT EXISTING STRUCTURE DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO COMMENCEMENT OF WORK.

DRAWING LIST

Sheet Number	Sheet Name
A0.0	COVER SHEET
A1.0	DECK AS BUILT
A1.1	DECK DECK TO AS BUILT
A1.2	DECK PROPOSED PLANS
A1.3	FRAMING PLAN - PROSPECTIVE

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
A.F.F.	AS FATHOMED FROM FLOOR
B.O.J.	BOTTOM OF JOIST
B.W.	BETWEEN
C.C.	CONCRETE
C.D.	CEDAR
DIA.	DIAMETER
DRAWING	DRAWING
D.W.S.	DRAWING
E.A.	EACH
EGBR	EXTERIOR GYPHUM ROFFIT BOARD, PAINTED
ELEC.	ELECTRICAL
E.P.	ELECTRICAL PANEL
EX. EXIST.	EXISTING
FAC.	FACTORY
F.F.	FACE
G.A.	GLASS
G.W.B.	GYPSUM WALL BOARD
H.W.D.	HOLLOW CORE WOOD DOOR
H.T.	HOLLOW CORE WOOD DOOR
J.M.	JOINT
M.A.M.F.	MANUFACTURER
M.E.H.	MECHANICAL
M.T.L.	MATERIAL
N.	NOT
N.C.	NOT IN CONTRACT
O.C.	ON CENTER
O.C.P.	OCCUPANCY
O.P.	OPEN TO STRUCTURE
O.T.S.	OPEN TO STRUCTURE
P.F.	PRESSURE-TREATED
P.T.	PAINTED
QTY.	QUANTITY
R.	RAMP
R.C.P.	REQUIRED
R.W.D.	REQUIRED
S.F.	SQUARE FEET
S.M.	SHIM
S.T.	STANDARD
STL.	STEEL
TREAD	TREAD
U.N.D.	UNLESS NOTED OTHERWISE
U.P.	UPPER
W.	WOOD

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EMAIL: JUSTIN@MONZONDESIGN+BUILD.COM

PROJECT NAME:
CANTON DECK RENOVATION

PROJECT ADDRESS:
570 E MAIN ST.
CANTON, GA 30114

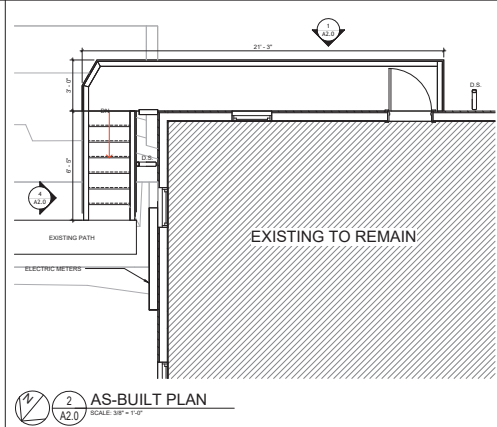
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APPROVED	JJM	ISSUE DATE	03/06/2026
REVISION:			
No.	ISSUE	Date	

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COVER SHEET

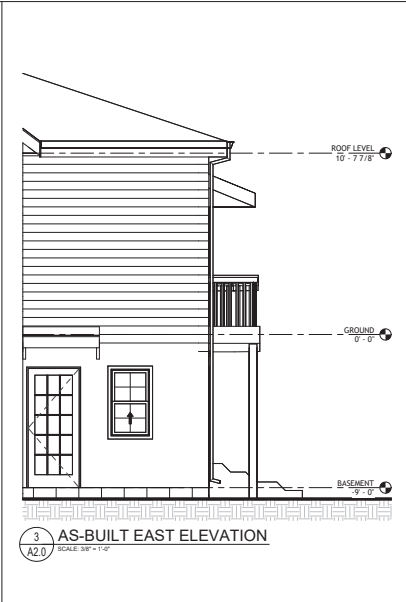
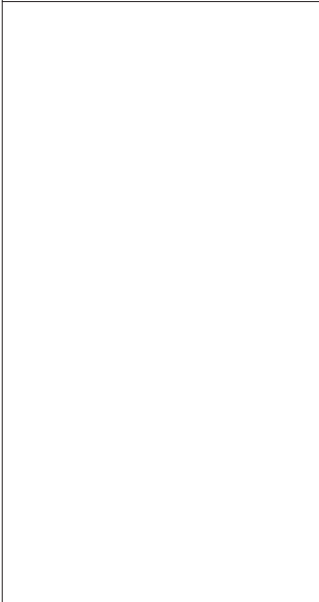
PROJECT NUMBER: MDB26-08
SHEET NUMBER:

A0.0

ISSUED FOR CONSTRUCTION



- AS-BUILT NOTES**
1. THESE DRAWINGS REPRESENT AS-BUILT CONDITIONS OF THE EXISTING STRUCTURE AS OBSERVED IN THE FIELD AND BASED ON AVAILABLE INFORMATION.
 2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF ANY WORK.
 3. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE DRAWINGS SHALL BE REPORTED TO THE DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 4. ALL EXISTING STRUCTURAL ELEMENTS ARE ASSUMED TO BE IN SERVICEABLE CONDITION UNLESS OTHERWISE NOTED.
 5. THESE DRAWINGS ARE INTENDED TO DOCUMENT EXISTING CONDITIONS ONLY AND DO NOT INDICATE STRUCTURAL ADEQUACY OR CODE COMPLIANCE OF THE EXISTING CONSTRUCTION.
 6. NO FORM IS INCLUDED UNDER THIS AS-BUILT DOCUMENTATION UNLESS SPECIFICALLY NOTED.
 7. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED.
 8. EXISTING ELEMENTS NOT SPECIFICALLY IDENTIFIED FOR MODIFICATION OR REMOVAL SHALL REMAIN.



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DESIGN DRAWER:
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JUSTIN MONZON
PHONE: (404) 688-4745
EMAIL: JUSTIN@MONZONDESIGNBUILD.COM

PROJECT NAME:
CANTON DECK RENOVATION

PROJECT NUMBER:
MOB26-08

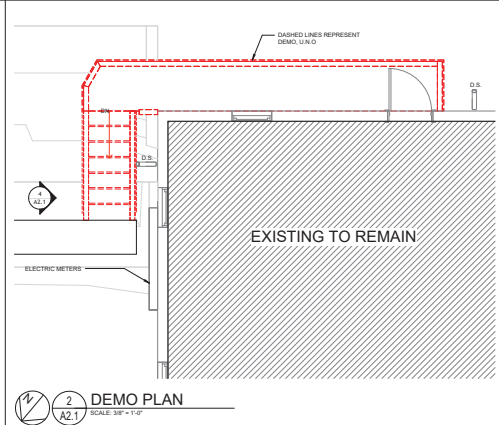
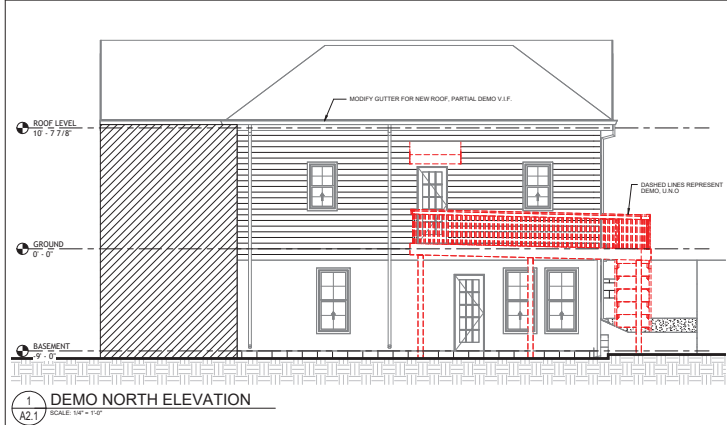
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REVISION:	
No.	Issue Date

SHEET NAME:
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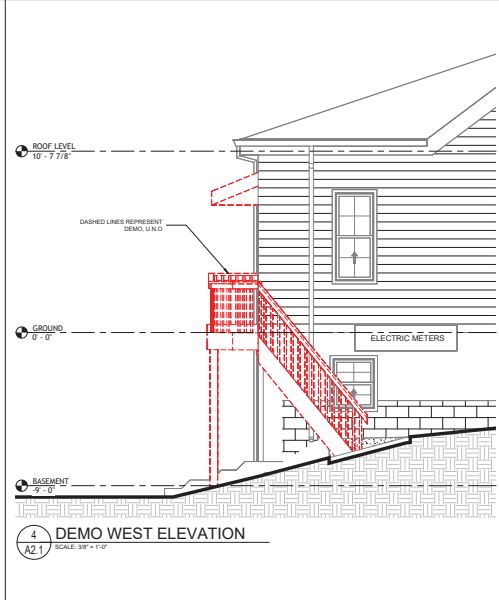
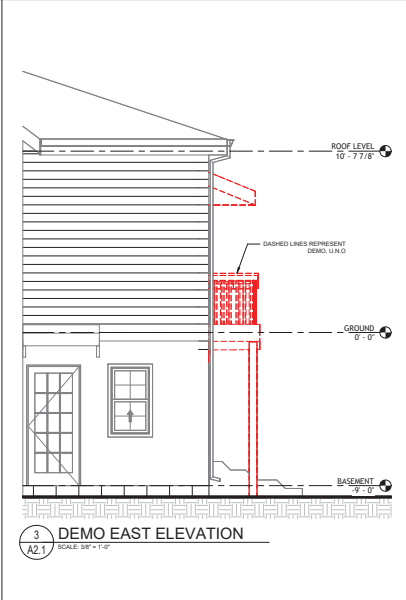
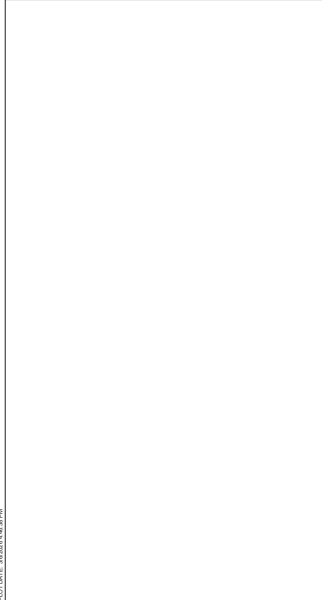
PROJECT NUMBER: MOB26-08
SHEET NUMBER:

A2.0

ISSUED FOR CONSTRUCTION



- DEMO NOTES**
- EXISTING DECK, STAIRS, RAILINGS, AND ASSOCIATED COMPONENTS INDICATED FOR REMOVAL SHALL BE CAREFULLY DEMOLISHED AND REMOVED FROM THE SITE.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING DEMOLITION WORK.
 - ALL DEMOLITION SHALL BE PERFORMED IN A CONTROLLED MANNER TO PREVENT DAMAGE TO EXISTING STRUCTURE, UTILITIES, AND ADJACENT PROPERTY.
 - ANY STRUCTURAL ELEMENTS NOT SPECIFICALLY IDENTIFIED FOR REMOVAL SHALL REMAIN.
 - CONTRACTOR SHALL PROTECT ALL EXISTING BUILDING ELEMENTS TO REMAIN DURING DEMOLITION.
 - ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS.
 - VERIFY LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS AS REQUIRED.
 - ANY DAMAGE TO EXISTING STRUCTURE OR SITE ELEMENTS CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR.
 - ALL EXISTING FOOTINGS, POSTS, OR CONNECTIONS TO REMAINING STRUCTURE SHALL BE PROPERLY CUT, CAPPED, OR REMOVED AS REQUIRED FOR NEW CONSTRUCTION.



DECK DEMO PLANS

PROJECT NAME:	CANTON DECK RENOVATION	
PROJECT NUMBER:	MOB26-08	
PROJECT ADDRESS:	5010 MAIN ST. SE CANTON, OH 44705	
DRAWN BY:	JRM	
CHECKED BY:	JRM	
APPROVED BY:	JRM	
ISSUE DATE:	03/08/2024	
REVISION:		
No.	ISSUE	Date
1		
2		
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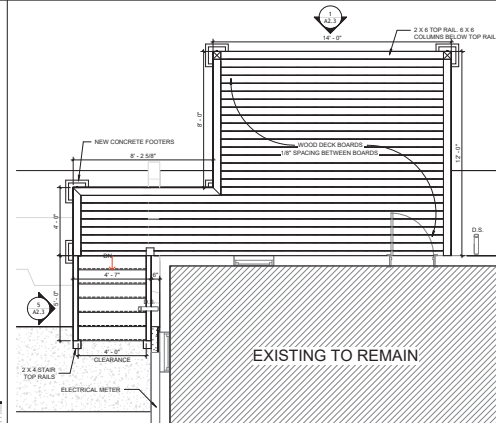
DESIGN DRAWER:
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JUSTIN MONZON
PHONE: (440) 858-4745
EMAIL: JUSTIN@MONZONDESIGNBUILD.COM

DECK DEMO PLANS

PROJECT NUMBER: MOB26-08
SHEET NUMBER: A2.1

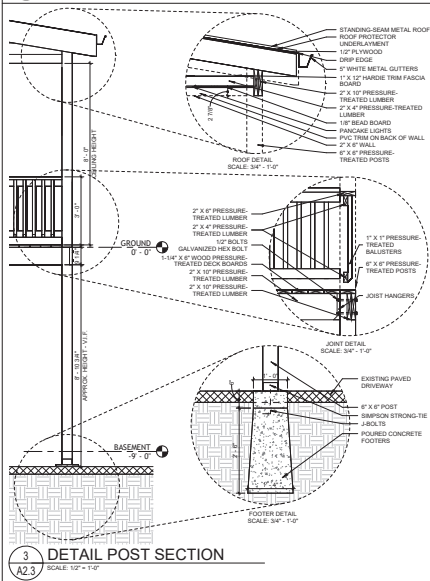


1
A2.3
PROPOSED NORTH ELEVATION
SCALE: 1/4\"/>

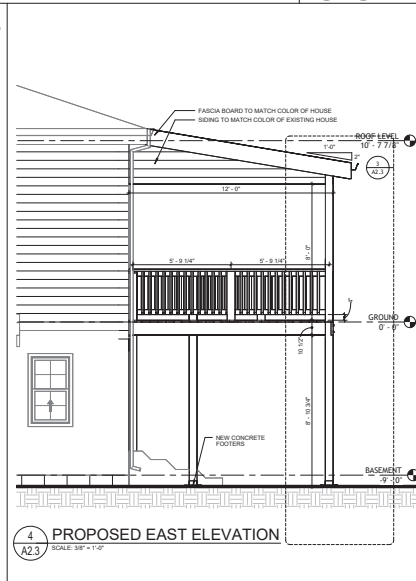


2
A2.3
PROPOSED PLANS
SCALE: 3/8\"/>

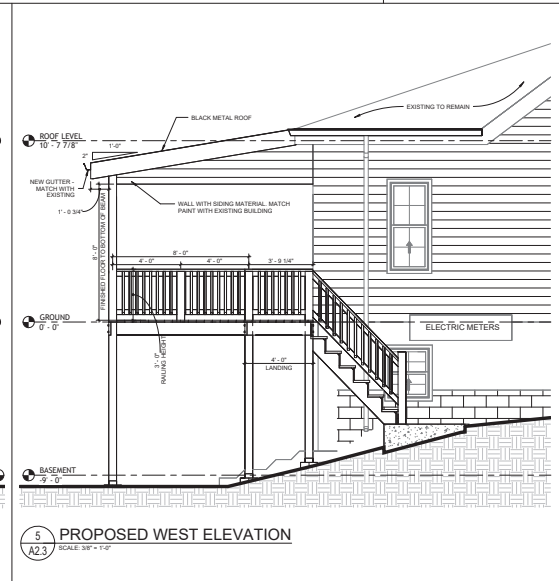
- PROPOSED NOTES**
1. ALL WORK SHALL COMPLY WITH THE CURRENTLY ADOPTED CODES OF CHESAPEAKE COUNTY, VIRGINIA, INCLUDING ALL APPLICABLE STATE AMENDMENTS.
 2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
 3. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE DRAWINGS SHALL BE REPORTED TO THE DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 4. ALL STRUCTURAL MEMBERS, CONNECTIONS, AND FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND APPLICABLE BUILDING CODES.
 5. ALL EXTERIOR WOOD MEMBERS EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED LUMBER OR OTHER APPROVED MATERIAL SUITABLE FOR EXTERIOR USE.
 6. ALL FASTENERS, CONNECTORS, AND HARDWARE USED WITH PRESSURE-TREATED WOOD SHALL BE NOT-SPRINT GALVANIZED OR STAINLESS STEEL.
 7. DECK GUARDRAILS SHALL BE PROVIDED WHERE DECK SURFACE IS MORE THAN 36 INCHES ABOVE GRADE, WITH MINIMUM GUARD HEIGHT OF 36 INCHES.
 8. GUARDRAIL OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4-INCH DIAMETER SPHERE.
 9. ALL STAIRWAYS SHALL COMPLY WITH APPLICABLE RESIDENTIAL CODE REQUIREMENTS FOR RISER HEIGHT, TREAD DEPTH, HANDRAILS, AND GUARDRAILS.
 10. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS.



3
A2.3
DETAIL POST SECTION
SCALE: 1/2\"/>



4
A2.3
PROPOSED EAST ELEVATION
SCALE: 3/8\"/>



5
A2.3
PROPOSED WEST ELEVATION
SCALE: 3/8\"/>

DRAWN: JRM	CHECKED: JRM
APPROVED: JRM	ISSUE DATE: 03/09/2024
REVISION:	NO. ISSUE DATE

SHEET NAME:
DECK PROPOSED PLANS

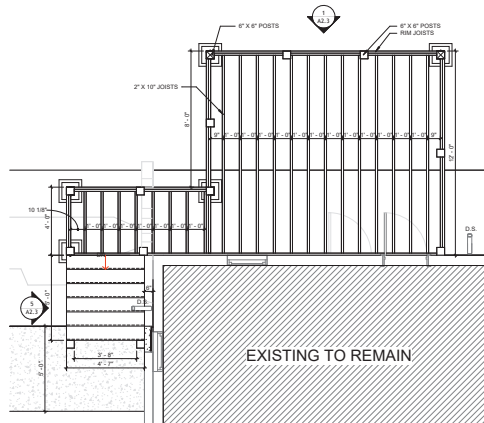
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SHEET NUMBER:

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RENDERED PERSPECTIVES



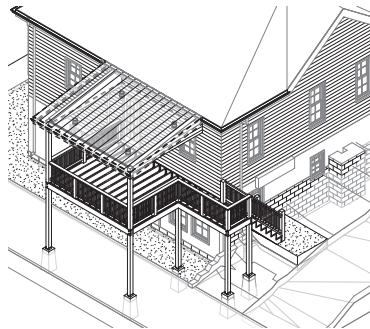
PLOT DATE: 10/25/24 4:46 PM



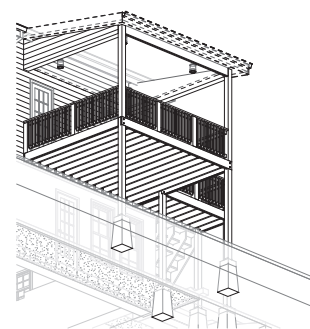
1 FRAMING PLAN
SCALE: 3/8" = 1'-0"

FRAMING NOTES

1. ALL FRAMING SHALL COMPLY WITH THE CURRENTLY ADOPTED GEORGIA STATE MINIMUM STANDARD RESIDENTIAL CODE (IRC) AND LOCAL JURISDICTION REQUIREMENTS.
2. ALL DIMENSIONAL LUMBER SHALL BE PRESSURE-TREATED SOUTHERN PINE OR APPROVED EQUIVALENT SUITABLE FOR EXTERIOR USE.
3. ALL LUMBER IN CONTACT WITH CONCRETE OR BETWEEN JOISTS OF GRADE SHALL BE PRESSURE-TREATED.
4. ALL FASTENERS, CONNECTORS, AND METAL HARDWARE USED WITH PRESSURE-TREATED LUMBER SHALL BE NOT CORROD GALVANIZED OR STAINLESS STEEL.
5. ALL JOISTS SHALL BE INSTALLED PERPENDICULAR TO BEAMS UNLESS OTHERWISE NOTED.
6. JOISTS SHALL BE SECURED TO BEAMS USING APPROVED METAL JOIST HANGERS OR CONNECTION METHODS PER MANUFACTURER REQUIREMENTS.
7. ALL POSTS SHALL BE INSTALLED ON APPROVED CONCRETE FOOTINGS AND SHALL BE ADEQUATELY ANCHORED USING APPROVED POST BASE CONNECTORS.
8. ALL CONNECTIONS BETWEEN FRAMING MEMBERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
9. LEDGER BOARD CONNECTIONS TO EXISTING STRUCTURE SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT BUILDING CODE REQUIREMENTS AND SHALL BE PROPERLY FLASHED TO PREVENT MOISTURE INTRUSION.
10. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
11. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE DRAWINGS SHALL BE REPORTED PRIOR TO PROCEEDING WITH WORK.



2 TOP PERSPECTIVE FRAMING
SCALE: 3/8" = 1'-0"



3 BOTTOM PERSPECTIVE FRAMING
SCALE: 3/8" = 1'-0"

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PROJECT NAME: CANTON DECK RENOVATION
PROJECT NUMBER: 010
DATE: 10/25/24

DRAWN: JRM	CHECKED: JRM	
APPROVED: JRM	ISSUE DATE: 03/06/2026	
REVISION:		
No.	ISSUE	Date

SHEET NAME:
FRAMING PLAN + PERSPECTIVES

PROJECT NUMBER: MCB26-08
SHEET NUMBER: A3.0

ISSUED FOR CONSTRUCTION

Description of materials:

The proposed addition consists of a covered rear deck constructed primarily of pressure-treated wood framing, including pressure-treated decking, joists, beams, posts, railings, and stairs. The roof will feature a black standing-seam metal roofing system over plywood sheathing with white metal gutters and drip edge. Fascia and trim boards will be Hardie trim painted to match the existing residence, and the wall beneath the roof will be finished with siding and paint to match the existing house. Structural support will consist of poured concrete footings with galvanized connectors and hardware. All exposed fasteners and connectors will be hot-dipped galvanized or stainless steel in accordance with current building codes.





