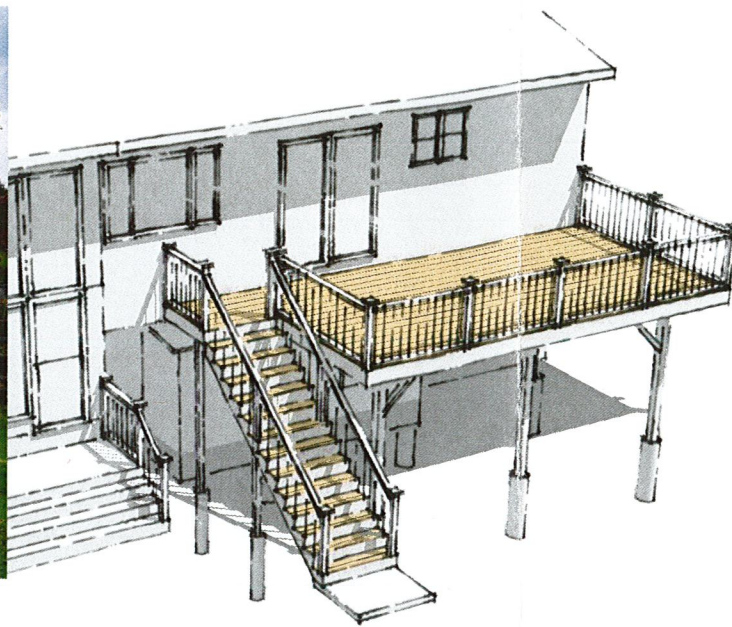




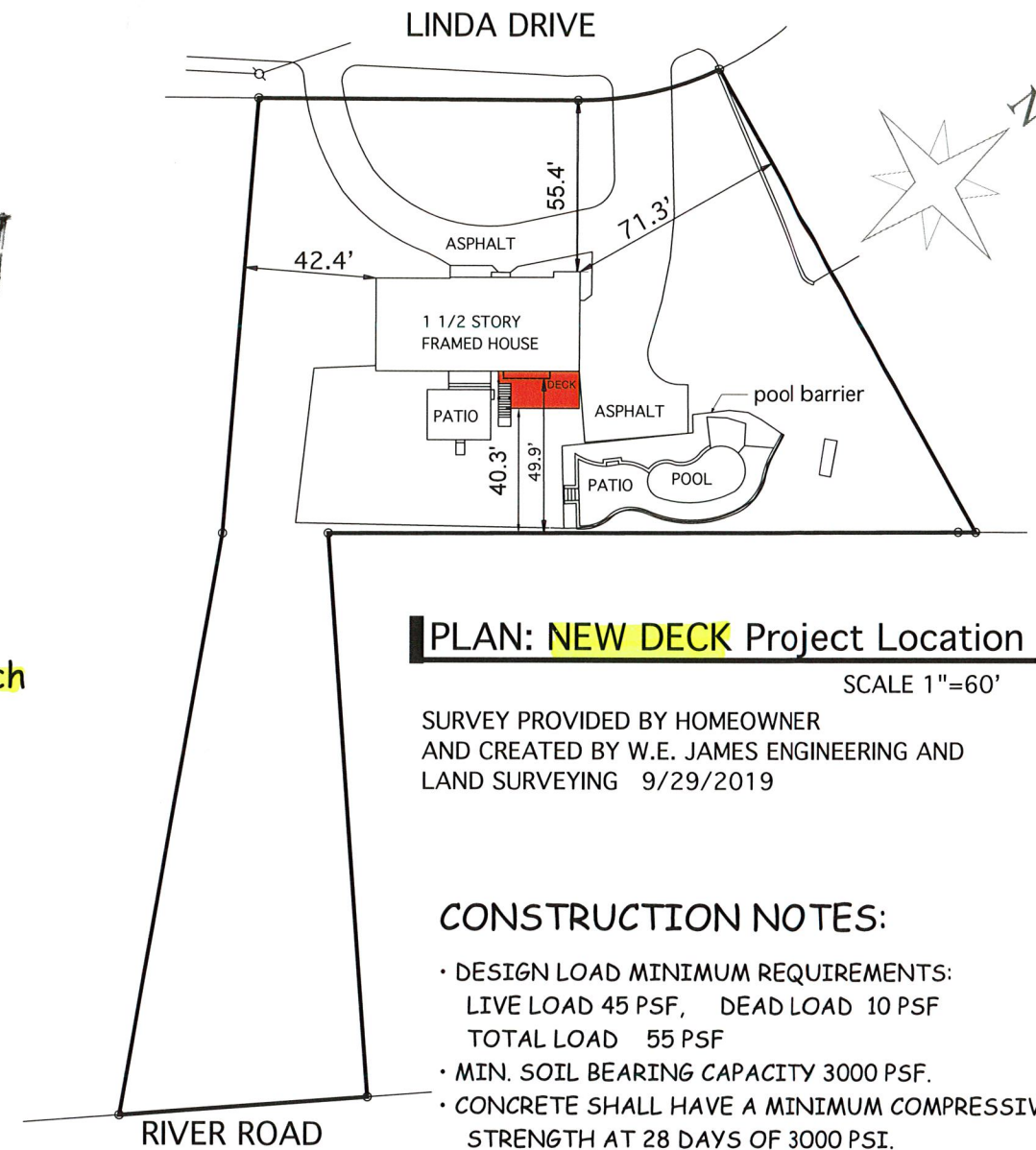
Existing HOUSE & DECK Photo

DATE: SUMMER 2019



Perspective: DECK & STAIR Concept Sketch

SCALE NTS



PLAN: NEW DECK Project Location

SCALE 1"=60'

SURVEY PROVIDED BY HOMEOWNER
AND CREATED BY W.E. JAMES ENGINEERING AND
LAND SURVEYING 9/29/2019

DECK CODE SUMMARY:

- Materials/methods of construction to comply with the IRC 2015 and NYS 2017 SUPPLEMENTARY CODE.
- LEDGER R507.2.1 ledger details,
- LATERAL LOADS R507.2.4
- GUARDRAIL: install intermediate posts to assure resistance 200#/ft2 per Table R301.5.
- HANDRAIL grip size per R311.7.8.3.
- BALUSTERS (guardrail infill) 50#/ft2 resistance per Table R301.5 ICCRC.
- STAIRS R311.7 36" clear, 1 handrail min 31.5", 2 handrails min 27" clear.
- STAIR RISERS 311.7.5 max. height 7.75".
- STAIR TREADS 311.7.5.2 not less than 10".
- Call for intermediate inspections.
- Use compatible fasteners to resist corrosion for lumber selected.

Zoning Compliance table:

SECTION	BLOCK	LOT
25	7	6
ZONE R1		
	Required	Provided
Set backs:		
Front		
Side	30	42.4'
Two sides	80	113.7
Rear	50	40.3'
Bldg %		
Impervious surface %		

CONSTRUCTION NOTES:

- DESIGN LOAD MINIMUM REQUIREMENTS:
LIVE LOAD 45 PSF, DEAD LOAD 10 PSF
TOTAL LOAD 55 PSF
- MIN. SOIL BEARING CAPACITY 3000 PSF.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI.
- ALL FRAMING LUMBER TO BE A MIN. OF PRESSURE TREATED #2 WITH A MIN. Fb OF 950 PSI.
- DIMENSION BETWEEN BALUSTERS TO BE LESS THAN 4.0 IN.
- CONTRACTOR TO VERIFY ALL DIMENSIONS.



Architect:

Ground snow	Wind	Seismic	Weathering	Frost depth:	Termite:	Decay:	Winter Temp.:	Ice Shield	Flood:
30 psi	110 mph	C1	Severe	42"	moderate	Slight	7°	Yes	-

CONTRACTOR:
CRAFTSMEN Const.
45 GREENWOOD DR. BEACON, NY
914-736-7500

CLIENT
JOSE ROJAS
13 LINDA DR.
NEWBURGH, NY 12550

ISSUE
7/31/19
RE ISSUE:
11/22/19

DESCRIPTION:
WOOD DECK & STAIRS



01