

G1 65 Monument Deck Application

1. Plot Plan

I have attached A1 Plot Plan showing the overall dimensions of the existing property (CBL: 017 – A-005-001). I have also attached A2 Proposed Dimensions showing a top down view of the proposed deck and setback measurements.

I am requesting a setback exception of 2 feet against policy 14-433 to allow the deck to avoid both the window area on the third floor and the exterior basement entrance. Attachment A3 Floor Plan shows the floor plan from our home inspection. The third floor (far right) has limited room in the rear of the home to access a deck. A 5' wide window currently exists in the rear kitchen wall that will be converted to a sliding glass door, as this is the only viable option for rear egress. Attachment A4 Price Structural Engineering Plan (S-1) shows the positioning of the column just past the basement entrance.

The second floor entrance is placed on the driveway side due to an existing door and lack of viable space in the rear of the home to relocate the door. A small second floor deck has been there previously, but I had to cut it down due to rot and safety concerns.

2. Type of foundation system

- a. Diameter of concrete filled tube: 9.25' inside and 11.25' including industrial fiberglass for sono tube plus 25.5" base of bigfoot
- b. Depth below grade: 4' for sono tube plus 12" for bigfoot base
- c. Anchorage of column to footing: Simpson ABU56 galv post base anchor, per A4 Price Structural Engineering Plan (S-4), with ½" galv bolts and 16d galv nails
- d. Spacing of tubes:
 - i. 5' in driveway for second floor doorway landing
 - ii. 9' for transition from driveway to rear of house
 - iii. 11' for the 3 tubes at rear of house

3. Columns

- a. Wood size and type: Pressure treated built up column (4) 2x6 in rear of house, per A4 Price Structural Engineering Plan (S-5, S-6), and pressure treated 4x4 columns for second floor landing, per A4 Price Structural Engineering Plan (S-8)
- b. Anchorage of column to beam: Refer to A4 Price Structural Engineering Plan (S-6, 8, 10, 11 & 13) for the various connection points

4. Framing members

- a. Ledger size attached to building: 2x8 per A4 Price Structural Engineering Plan (S-9)
- b. Lag bolt size and spacing on ledger: GRK RSS 5/16" x 6" lag bolts at 16" or 24", depending upon studs, using 2-3 lag bolts depending up spacing per 2x8 per A4 Price Structural Engineering Plan (S-9)
- c. Location of all flashing: Described in 2x8 per A4 Price Structural Engineering Plan (S-9)
- d. Girder size and spans carrying floor system: (3) 2x10 built up and (2) 2x10 built up per 2x8 per A4 Price Structural Engineering Plan (S-2, 3 7)
- e. Joist size, span and spacing: 2x8 per A4 Price Structural Engineering Plan (S-2)
- f. Joist hangers or ledger: Described in A4 Price Structural Engineering Plan (S-2)

- g. Decking size: 1x6x12-20' TrexSelect composite decking
- 5. Guardrails & handrail details
 - a. Guardrail height: 42"
 - b. Baluster spacing: 4" on center
 - c. Handrail height: n/a
- 6. Stair Details: n/a – no stairs