

4049 Old Highway 48, Southside, TN, USA

- 1- Extend existing second-floor wood deck by approximately 162.75 SQ.FT.
- 2- Demolish and reconstruct existing exterior wood staircase.
- 3- Remove existing railing only at deck connection/extension area as required for new construction.
- 4- Provide new framing members, decking, guards, posts, connectors, and stair components as required.
- 5- Tie new deck framing structurally into existing deck framing.
- 6- Existing deck areas not affected by construction shall remain.
- 7- All work shall comply with applicable adopted building codes

Contractor shall verify all existing site conditions and dimensions prior to commencement of work.

Any discrepancies between drawings and field conditions shall be reported to the designer prior to construction.

All lumber exposed to exterior conditions shall be pressure-treated or naturally durable wood suitable for exterior use.

Fasteners and connections shall be designed and hardware shall be installed in accordance with the manufacturer's instructions.

Deck framing and connections shall comply with IRC Section R507.

All footing sizes and depths shall be verified per local frost depth and soil conditions.

Excavations shall be worked under the supervision of a qualified person.

Guard height shall be minimum 36 inches above deck surface unless otherwise required by local jurisdiction.

Open guards shall not allow passage of a 4-inch diameter sphere.

Stair nosing heights and tread depths shall comply with applicable code requirements.

Handrails shall be continuous for full stair run and extend 34 inches and 38 inches above stair nosings.

All construction shall be performed in a workmanlike manner and in accordance with applicable codes and manufacturer installation requirements.

Existing structure affected by demolition or new work shall be protected during construction.

Contractor shall obtain all required permits and inspections prior to commencement of work.

Verify existing structural conditions are adequate to support proposed deck extension.

Any damaged or deteriorated framing, connections or existing structural shall be repaired or replaced as required.

Remove deck step slope slightly away from structure to prevent drainage where applicable.

Electrical fixtures or outlets affected by construction shall be relocated as separate permit if applicable.

- 2018 International Residential Code (IRC)
- 2018 International Existing Building Code (IEBC)
- 2017 National Electrical Code (NEC)

- 1- Demolish existing exterior wood staircase completely as indicated.
- 2- Remove existing railing only in areas affected by proposed deck extension.
- 3- Remove framing members only as necessary to accommodate proposed construction.
- 4- Existing deck areas designated to remain shall be protected from damage during demolition and construction activities.
- 5- Contractor shall dispose of all demolished materials in accordance with local regulations.
- 6- Verify existing structural conditions prior to demolition.
- 7- Any concealed damage or deteriorated framing discovered during demolition shall be reported prior to proceeding with new construction.

- 1- Manufacturer & Model: Bullfrog Spas – ATSE Special Edition
- 2- Dimensions: 88" x 88" x 36"
- 3- Seating Capacity: 6 Persons
- 4- Water Capacity: 408 Gallons
- 5- Jet & Pump System: 4 JetPaks, 2 Pumps, 1 Circulation Pump
- 6- Dry Weight: 936 lbs (Including Cover)
- 7- Filled Weight: 5,349 lbs (Including Water & Cover)
- 8- Structural Requirement: Deck/slab/foundation to be designed and verified for imposed spa loads per applicable codes.
- 9- Electrical Requirement: Dedicated GFCI-protected circuit and bonding required per NEC and local codes.
- 10- Installation: Portable prefabricated spa to be installed on approved structural surface; crane/forklift access may be required.

A 3D architectural rendering of a two-story house with a dark grey brick exterior and a dark grey gabled roof. The house features a central entrance with a small gabled porch supported by dark columns. To the left, there is a set of stairs leading up to a second-floor deck. To the right, a large deck extends from the side of the house, featuring a hot tub. The deck is enclosed with a dark railing and supported by several dark posts. The house has multiple windows, including a large double window on the left side and a smaller window on the right side. The overall design is modern and functional.

MAIN CONSULTANTS

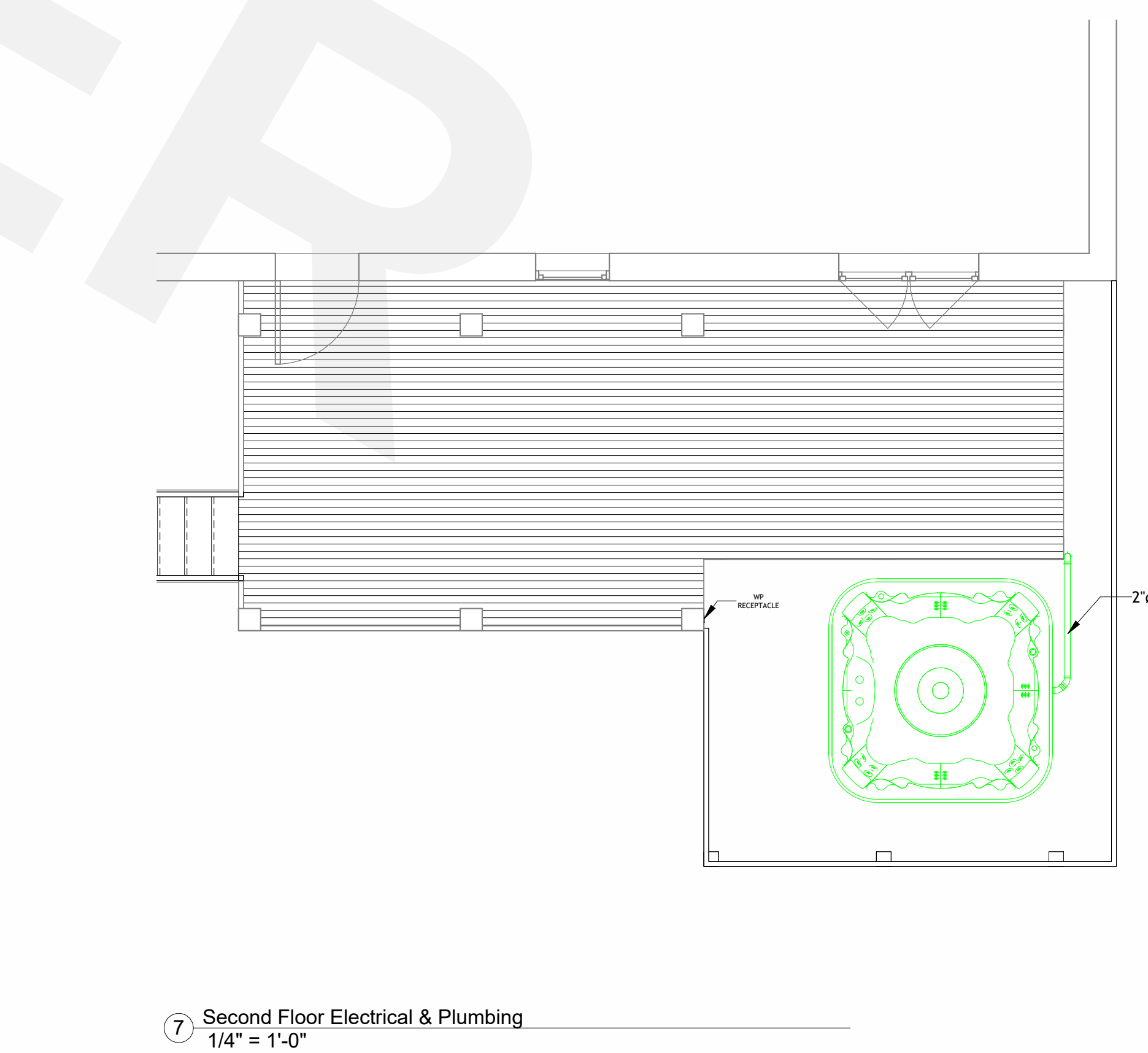
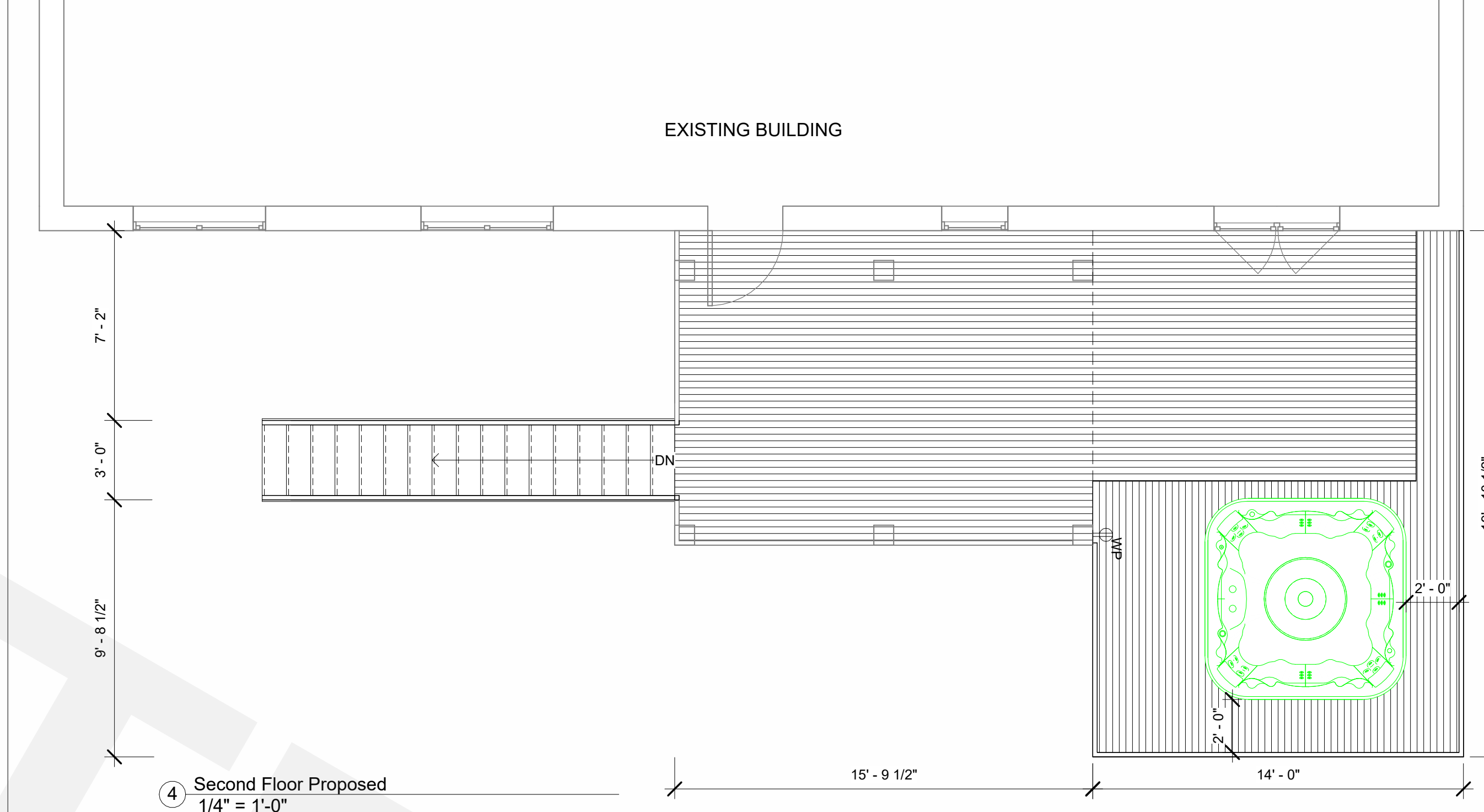
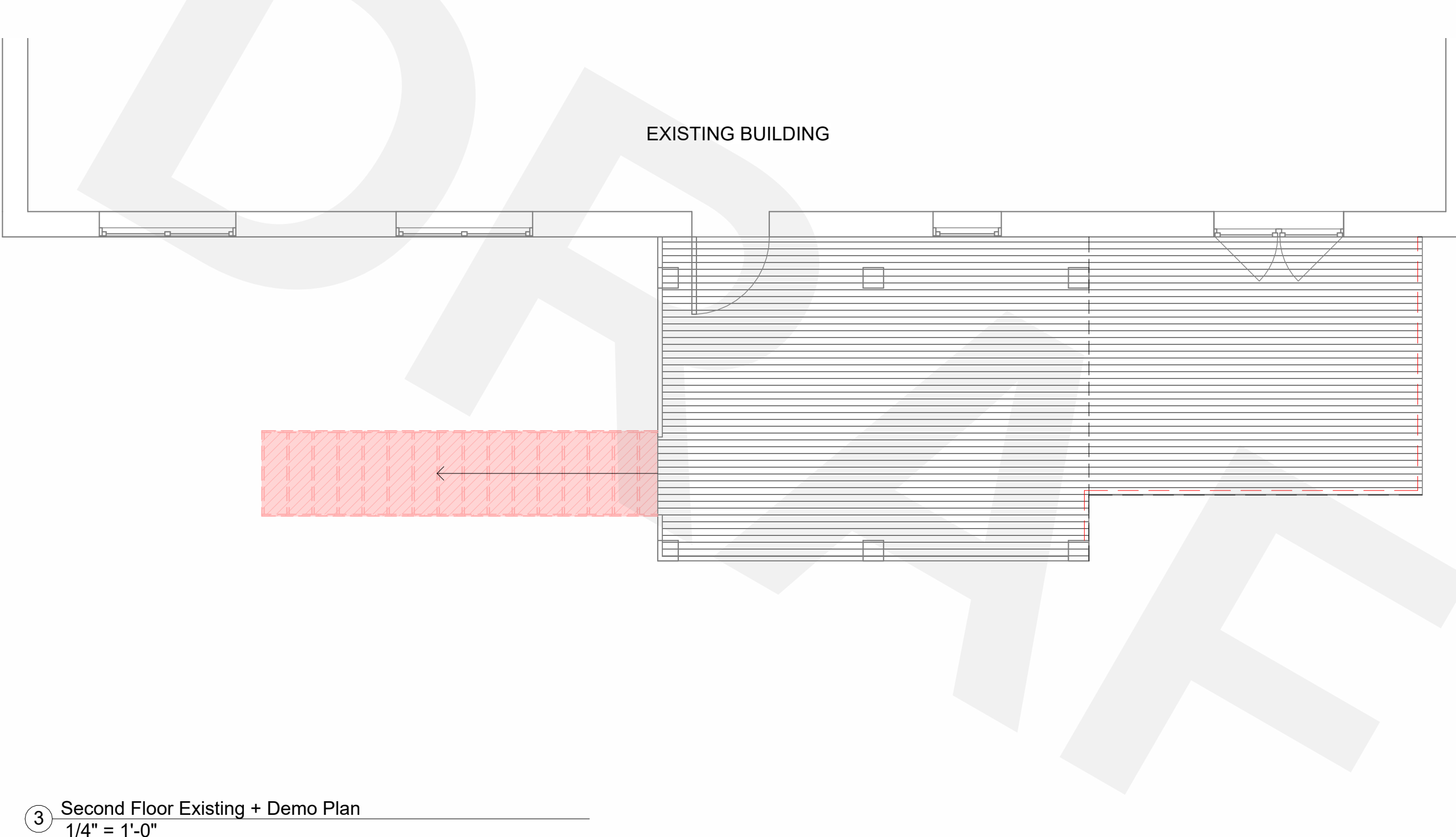
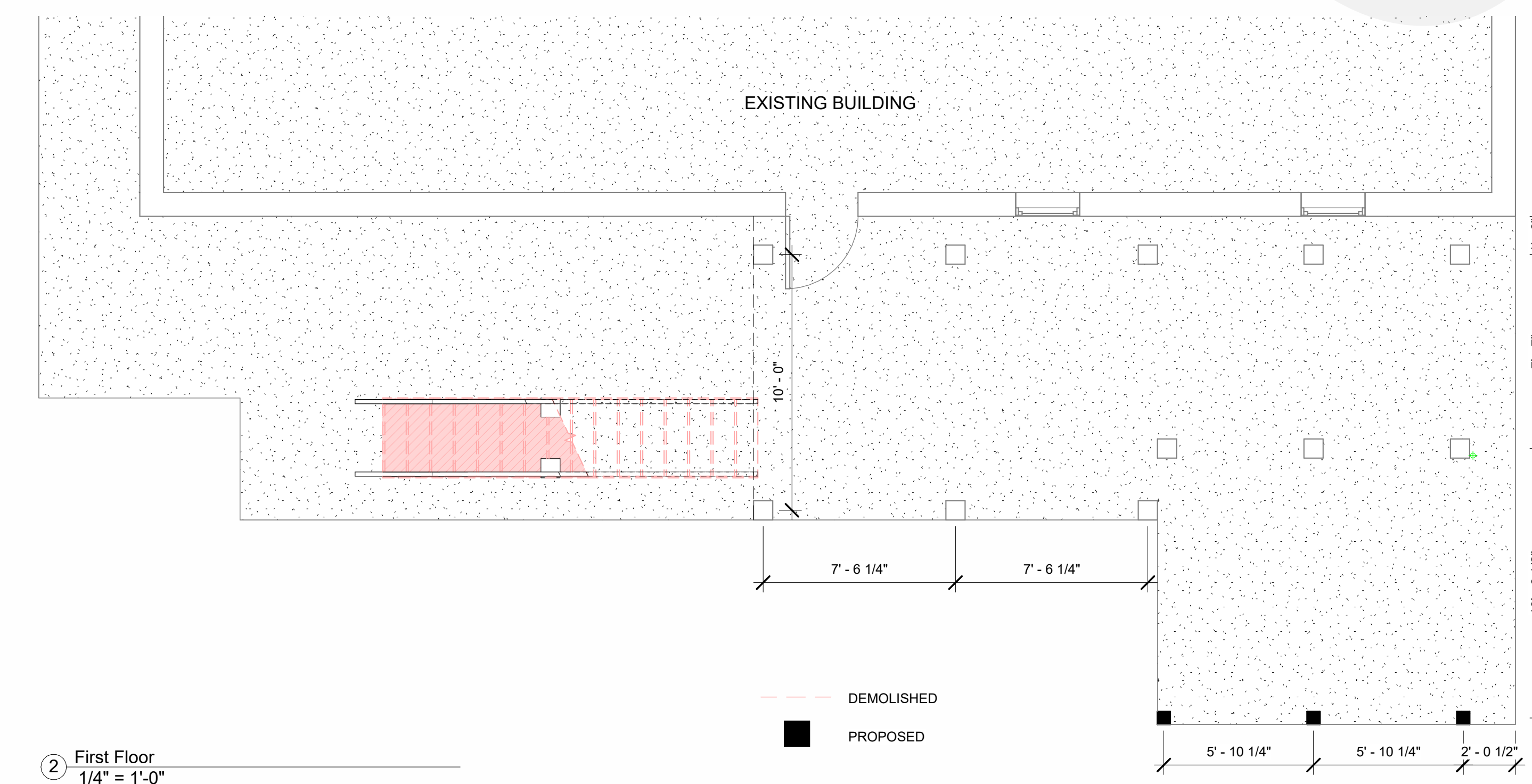
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NOTE:

- 1- Provided a weatherproof electrical receptacle connected to the existing electrical panel for hot tub power supply.
- 2- Hot tub water supply shall be provided through an existing manual hose connection.
- 3- Hot tub drainage/sanitary discharge shall be directed to the first-floor openly.

DECK EXTENSION

4049 Old Highway 48, Southside, TN, USA

REVISION DATE

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ISSUE DATES

TYPE	DATE
OWNER REVIEW SET	
PERMIT SET	
BID SET	
CONSTRUCTION SET	
AS BUILT SET	

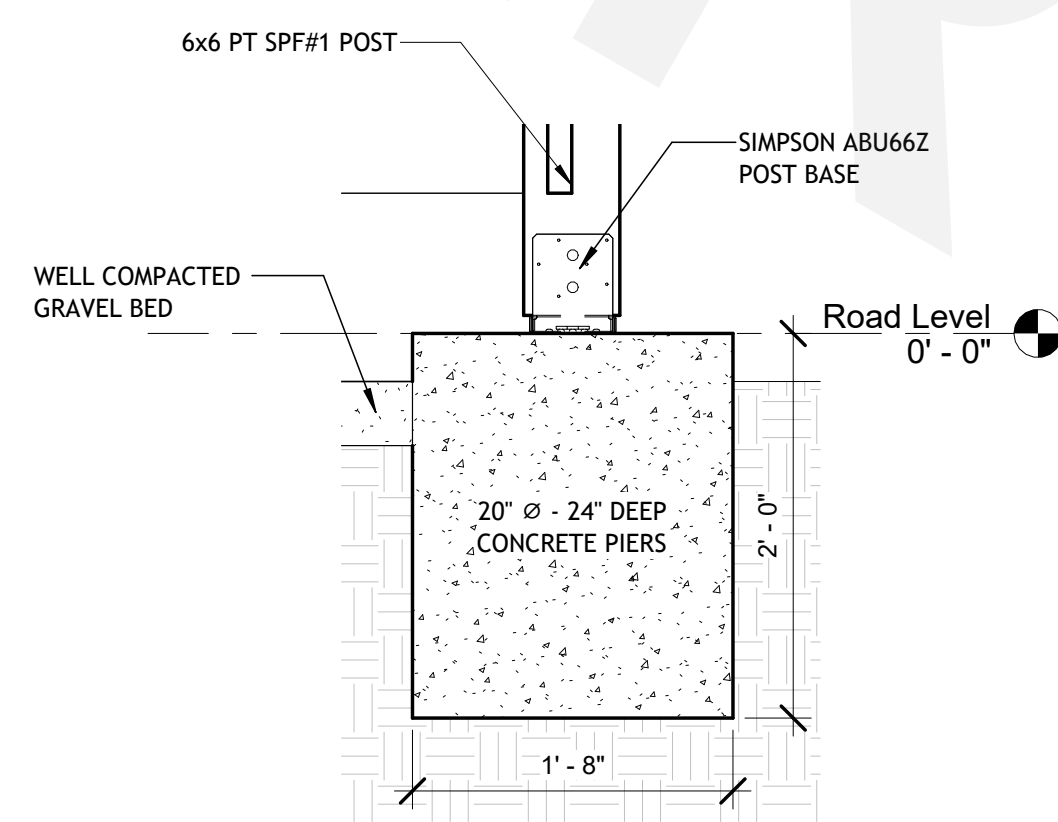
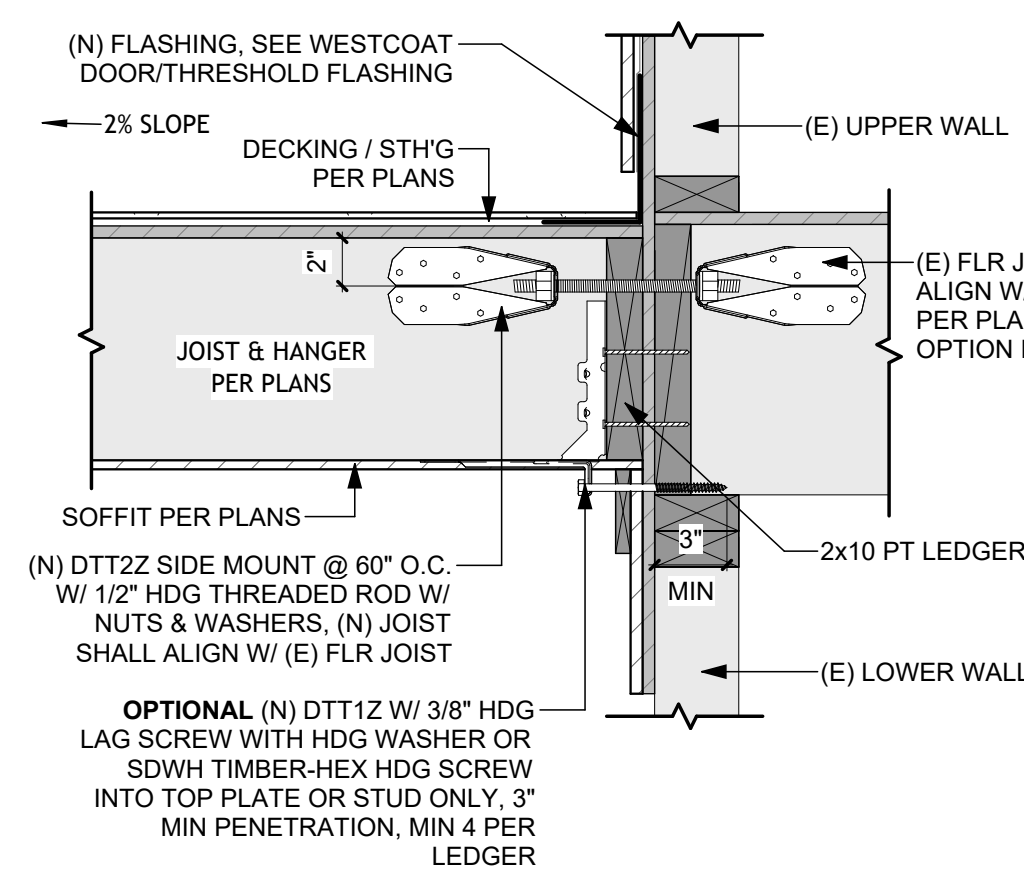
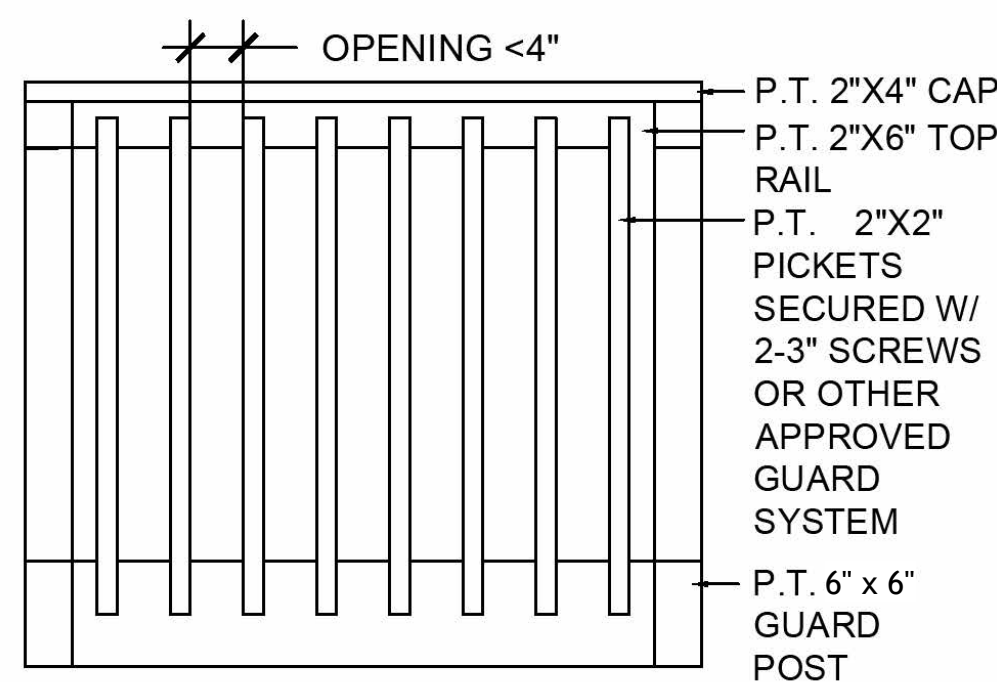
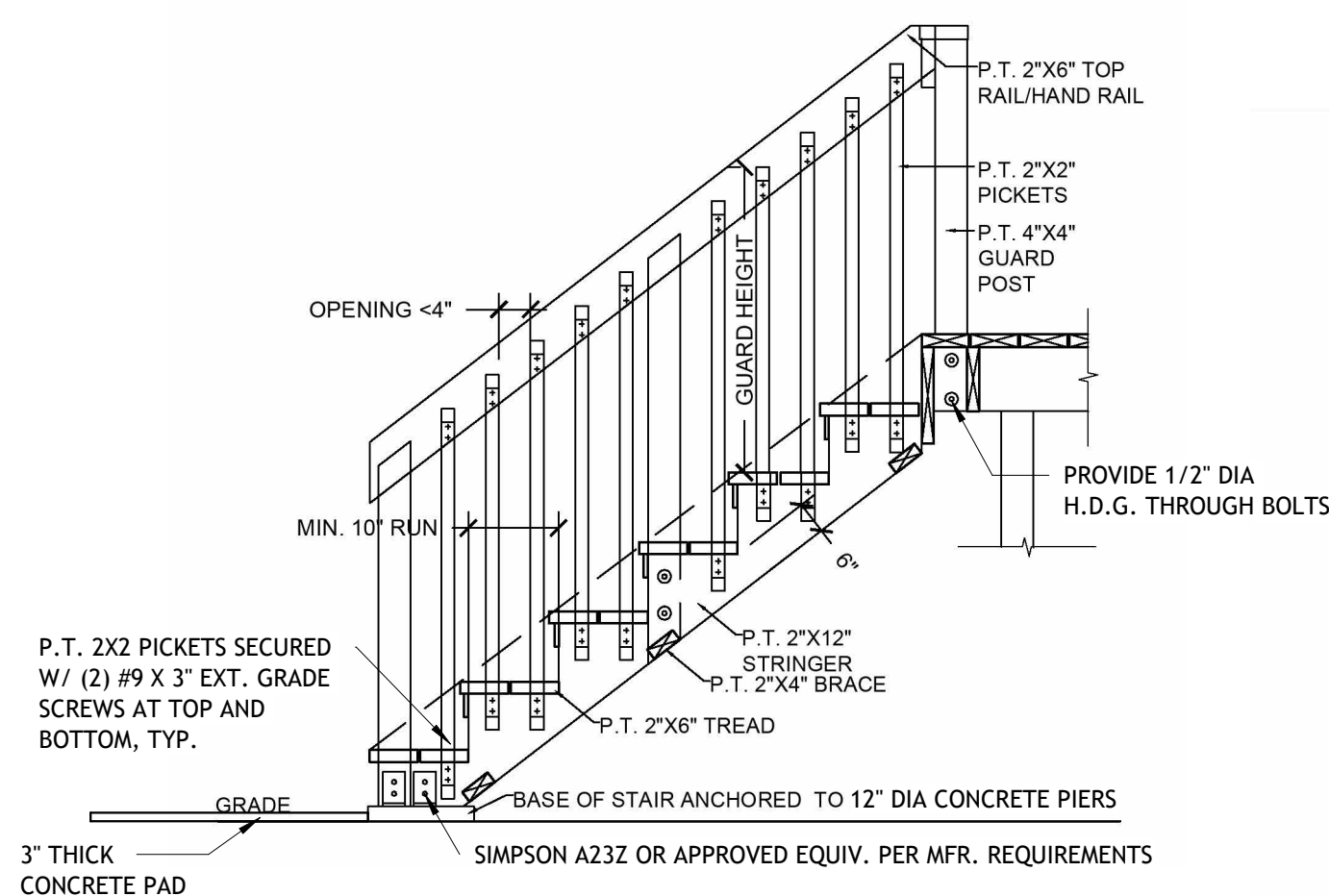
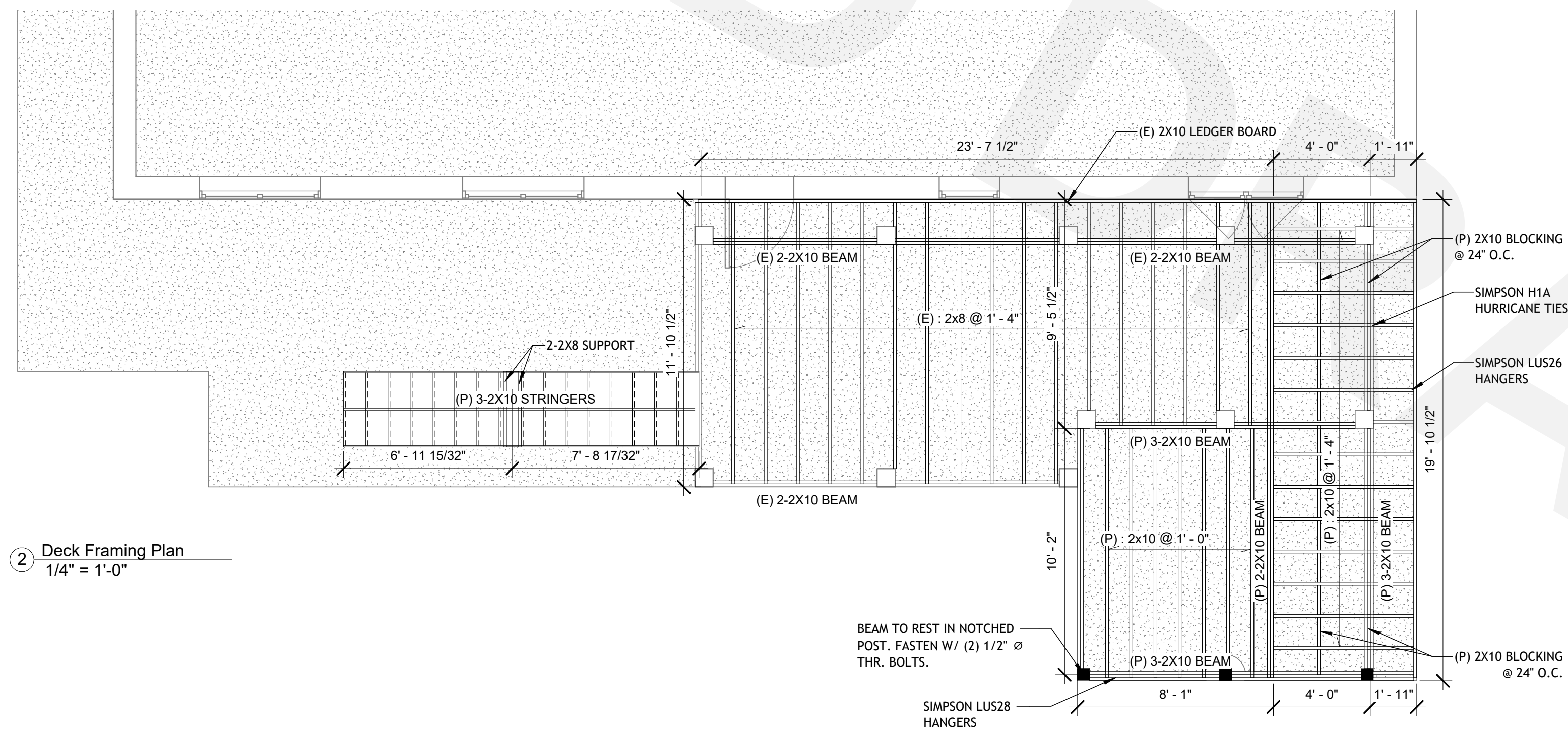
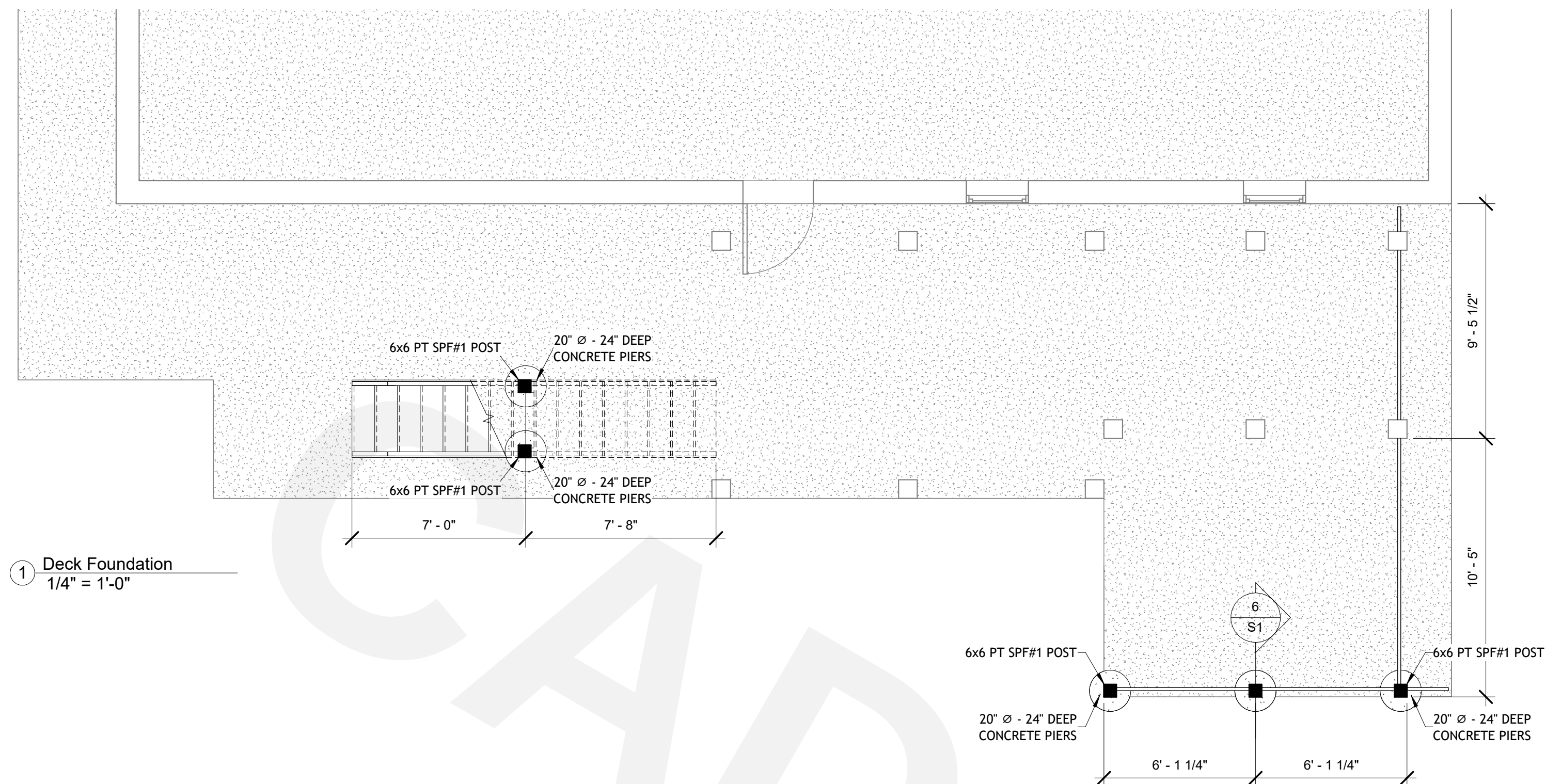
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Deck Extension

SHEET NUMBER:

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