

SITE PLAN

72 Orchard Falls Drive, Spring Lake NC (LOT 541 – Anderson Creek Club)

1. Existing deck to be rebuilt with new materials:
 - Dimensions: 16 feet by 20 feet = 320 square feet
 - Footing: 6x6 posts dug at least 24 inches deep (6 inch gravel at the bottom)
 - Same existing elevation.
2. Planned Deck Addition
 - Addition to the left side (if facing from the back) = 12 by 16 feet = 192 square feet
 - Footing: 6x6 posts dug at least 24 inches deep (6 inch gravel at the bottom)
 - Approximately 7 inch lower elevation from existing deck section (one step down)
 - All deck construction within property setbacks
 - This will be a reinforced deck for hot tub/spa support
 - New hot tub/spa hard-wiring with manual disconnect device (spa panel) and ground fault circuit interrupter (GFCI)-protected 220 to 240V, 50- or 60-amp (dedicated circuit).
3. New deck (old and new addition)
 - Size of new deck (including existing rebuilt portion): 16 by 32 feet = 512 square feet
 - Measurements of improvement from the side property line: 12 feet
 - Measurement of the improvements from the back property line: 86 feet
 - New wood rails around the entire deck area (except step and house walls)
4. Proposed screened deck area:
 - Building over the existing deck area (16 by 20 feet screened area: 320 square feet)
 - Measurement from the side property line: 12 feet
 - Measurement from the back property line: 86 feet
 - Using same quality and type of materials from existing house, roof, and deck
 - Screened wood door on the interior side (going North) to access new open deck area
5. Roof Plan
 - Extending the roof on the back of the house to cover the screened deck area
 - Open gable roof build with 2 by 6 rafters covered with plywood
 - Supported by at least 14 6 by 6 posts
 - Black shingles
 - Planned minimum height 14 feet (middle) and 8 feet (on the sides)
 - Ceiling fan in the middle
 - Flood lights on the corners

Notes:

- Property improvement plan has been approved by the Anderson Creek Club POA.
- Refer to site plan drawing attached

SITE PLAN - LOT 541
 Anderson creek club
 Sec 1A PH 3C-2 ACT

NURSERY ROAD

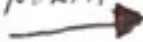
SETBACKS
 Front - 35'
 Back - 25'
 Side - 10'
 Corner - 20'

Improvements measurements
 From back - 84 feet
 from side - 12 feet

KEY
 Existing Deck.
 New deck.
 New roof to cover screened section of deck.



Not drawn to scale.

NORTH


ORCHARD FALLS DRIVE