

Existing house

835 Coachman Way
ELEVATION 72° 1'

(2)

16'x20 Deck

5/4 decking treated

5/8 thru bolts @ 32" O.C.
thru house band and new porch ledger

See Detail 4b

Existing house joist

See Flashing detail
Page 3

DBL 2x10 dropped
center
see 4A Detail

Corb treated

Simplest 6x6
product

2'-0"

16"

4'-0" long
Grout

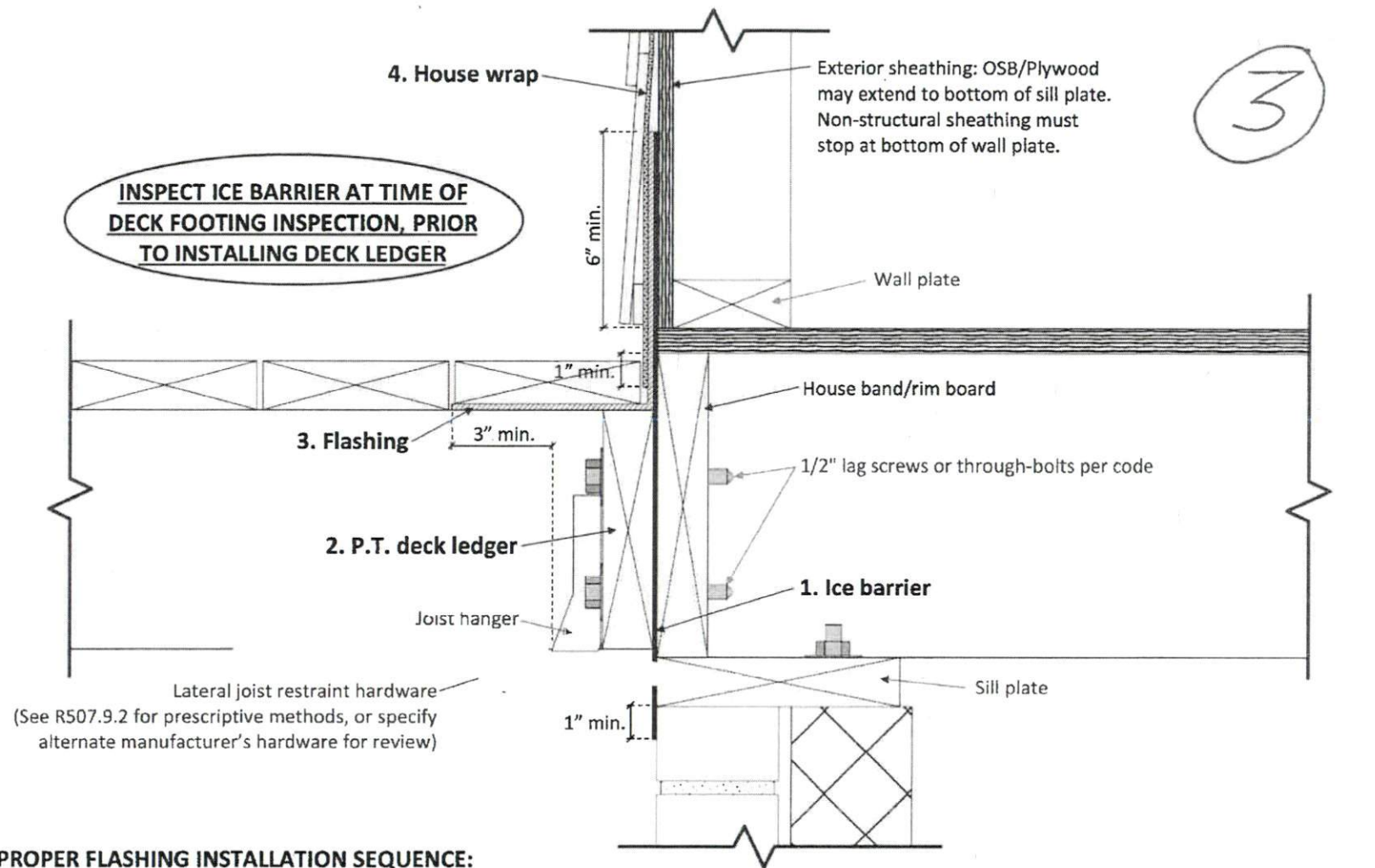
16"

12

Concrete Pad

(4B)

DECK FLASHING DETAIL

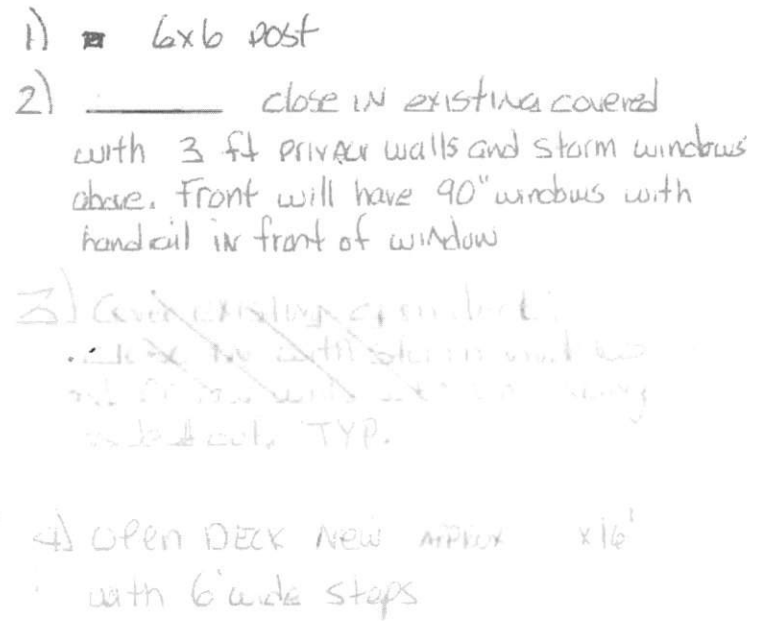


PROPER FLASHING INSTALLATION SEQUENCE:

- 1. Ice barrier:** Extend 6" min. above bottom of wall plate, and 1" min. below sill plate. Submit alternate barrier materials for review, must be self-sealing, 20 mil poly prohibited.
- 2. P.T. deck ledger:** Ensure all minimum bolt/screw edge distances are met.
- 3. Flashing:** Continuous rigid vinyl flashing, extend 3" min. past outer edge of joist hanger and 6" min. above bottom of wall plate. Copper or stainless steel also permitted, aluminum prohibited.
- 4. House wrap:** Overlaps continuous rigid vinyl flashing leg or ice barrier. Extend 1" min. below bottom of floor sheathing.

①

PLANVIEW



- 1) ~~6x6 post~~
- 2) close in existing covered
with 3 ft privacy walls and storm windows
above. Front will have 90" windows with
handrail in front of window
- 3) ~~Cover existing ground~~
~~with 6" earth storm window~~
~~at 6" intervals 2" x 6" railing~~
~~attached to TYP.~~
- 4) Open DECK New approx 11' x 16'
with 6" wide steps

835 coachman way

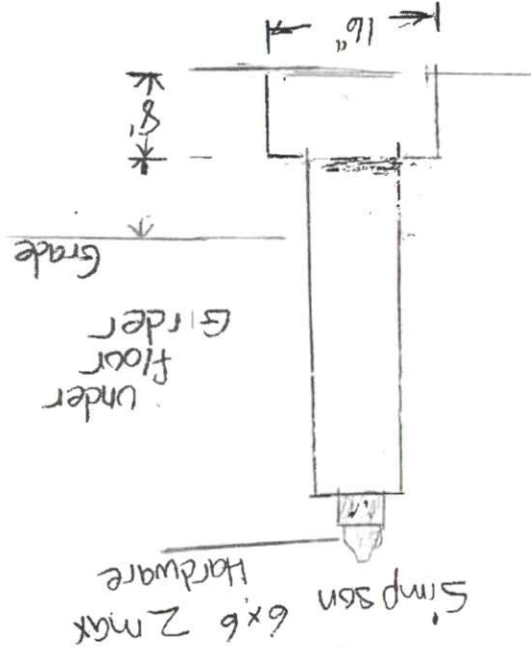
New Deck

LOAD BEARING POST around perimeter (2x10s) ON 6x6 post

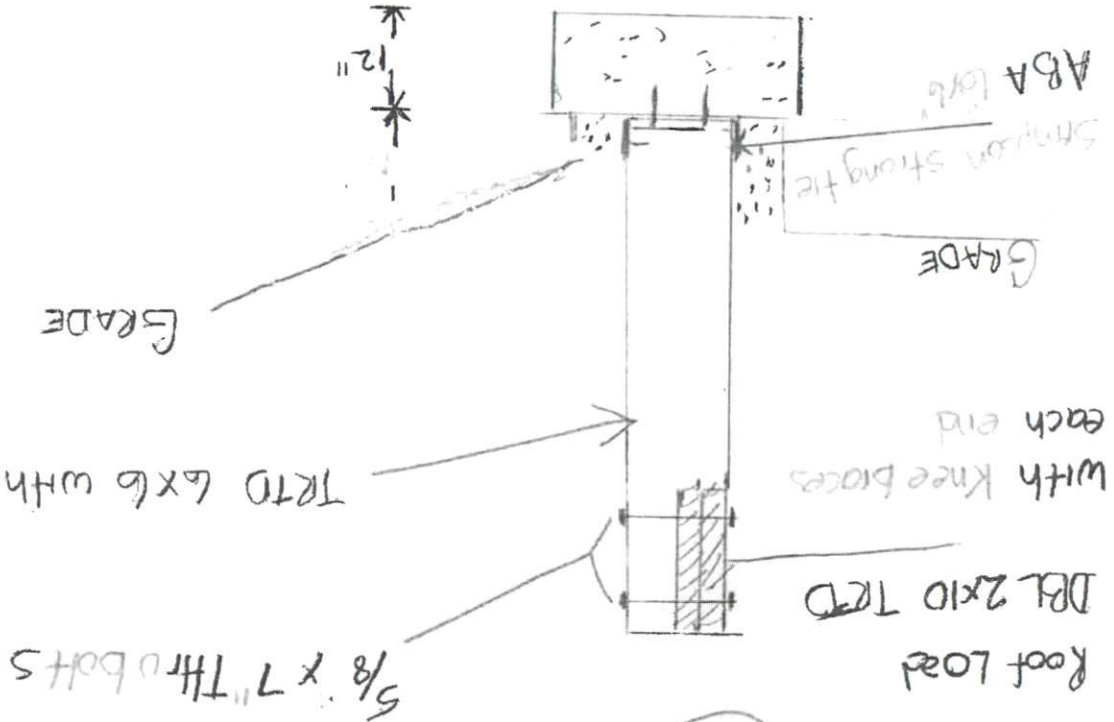
4

Detail = Footing/post

UN Covered Porch



4A



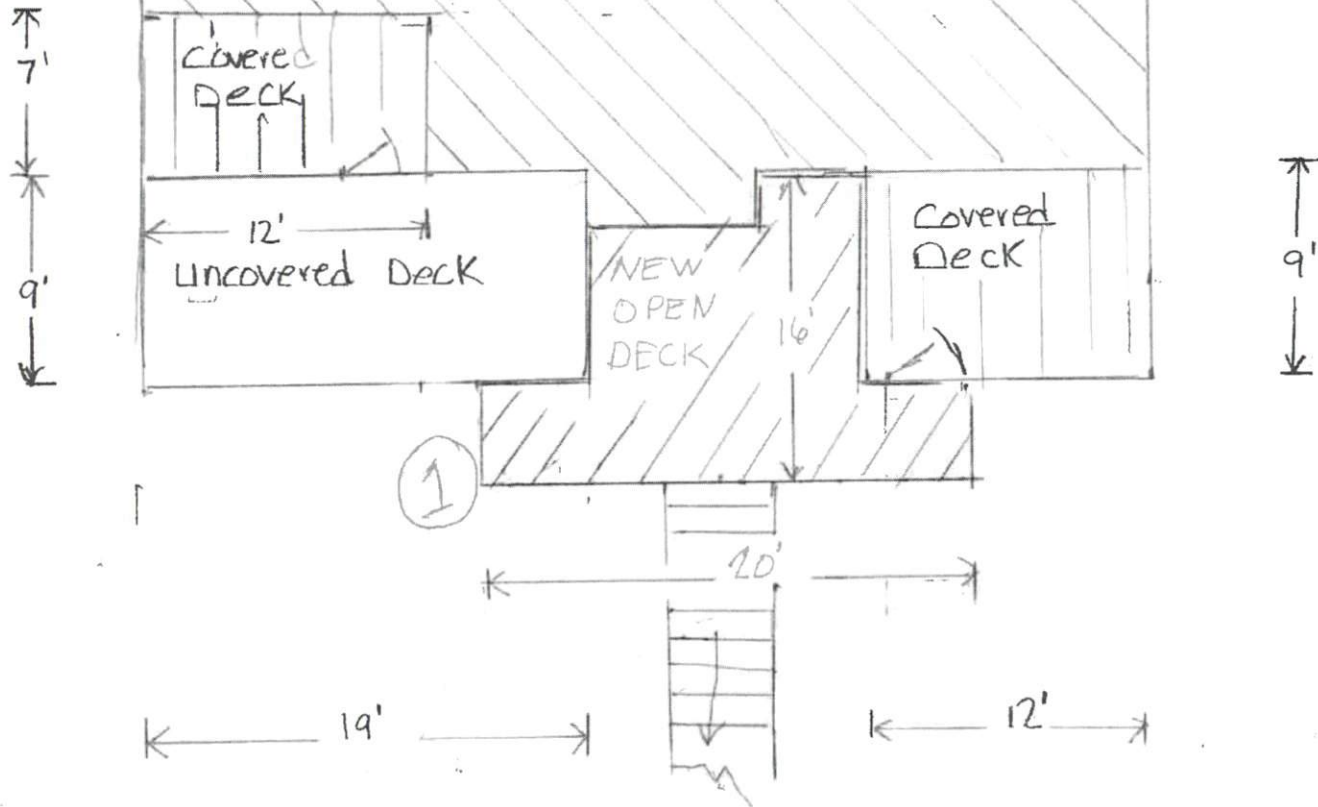
4B

835 Coachman Way "Existing House"
"Heated"

① 16'x20' new deck with
steps
Addition

AFFER

1B



835 Coachman Way "Existing House"
"Heated"

Before

1A

