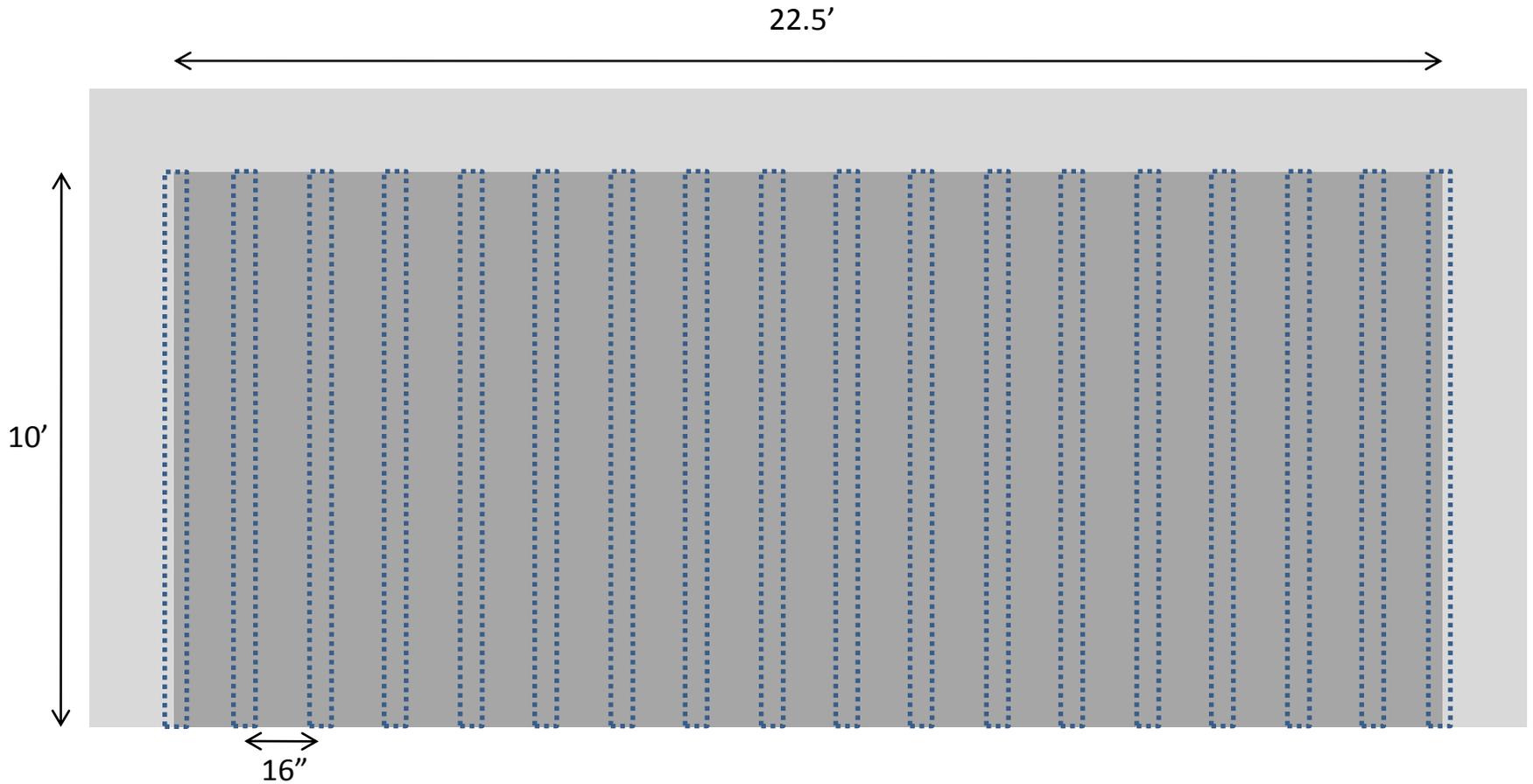


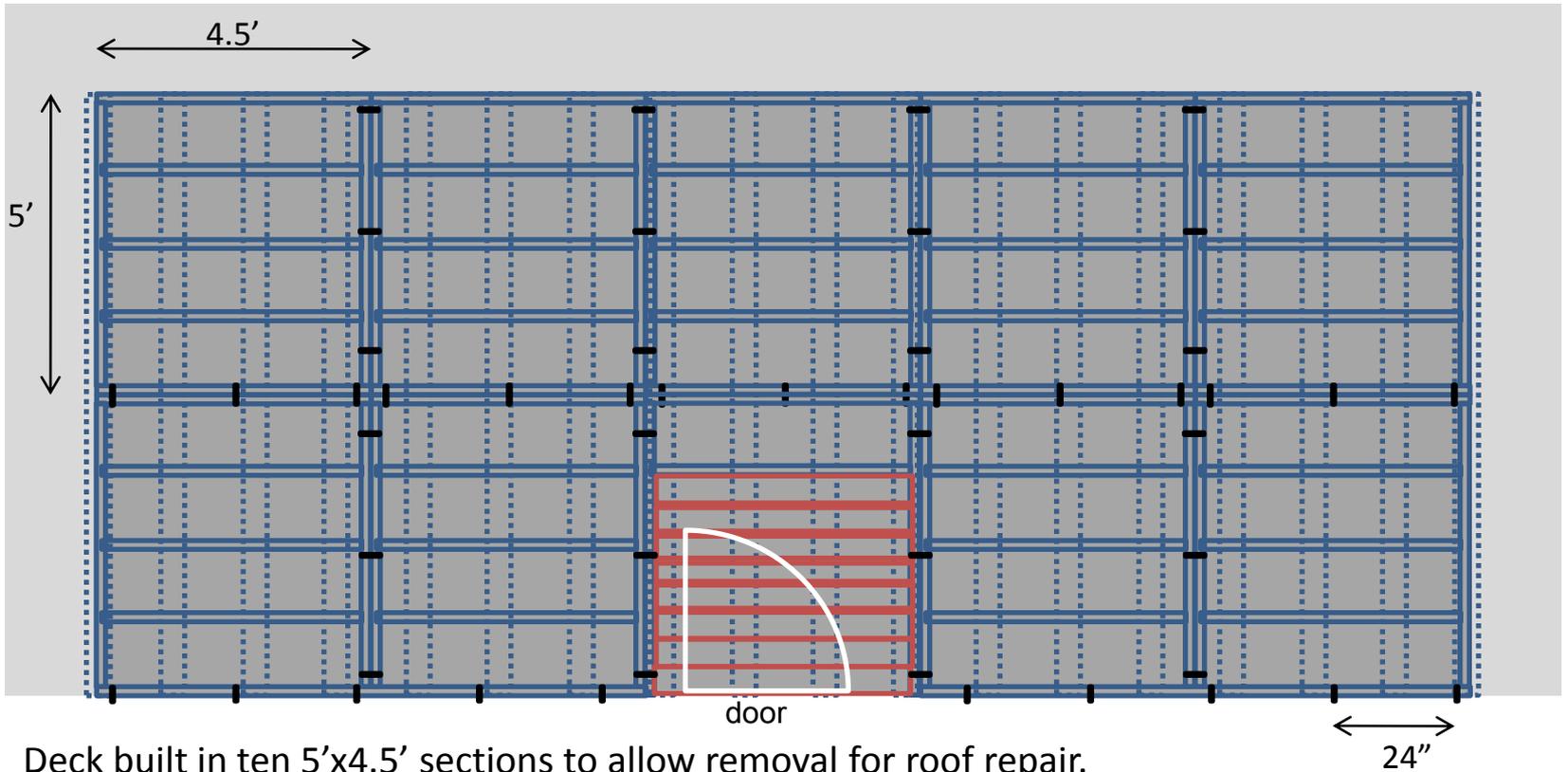
Plans for deck on flat roof 59 N 12th St

Roof is 22.5'x10' not including sloped overhang. Roof material appears to be modified bitumen and is covered with a reflective coating. Roof covers kitchen and back porch.

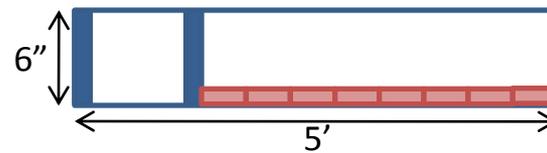


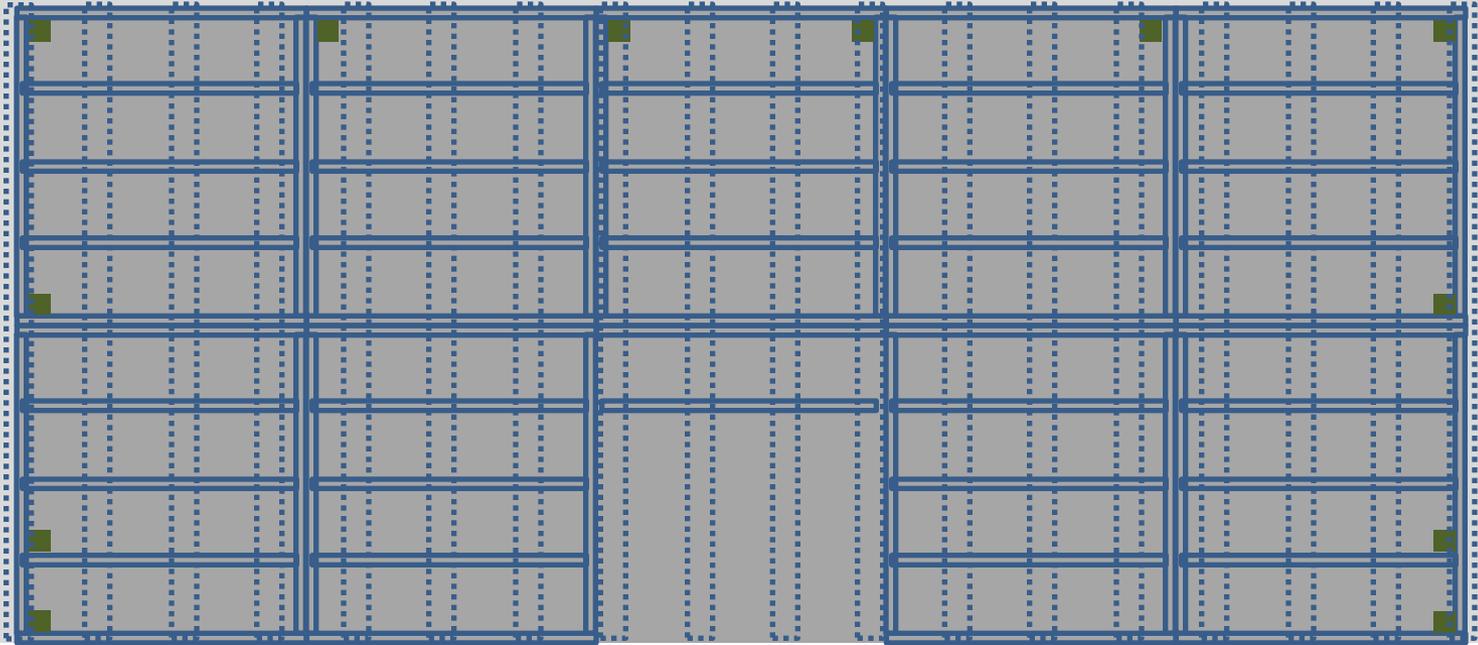


Pressure-treated 2x4's with EPDM rubber roofing material attached to underside (to protect roof), floating on roof to prevent deck structure from interfering with flow of water off of the roof, spaced 16" on center and centered over rafters

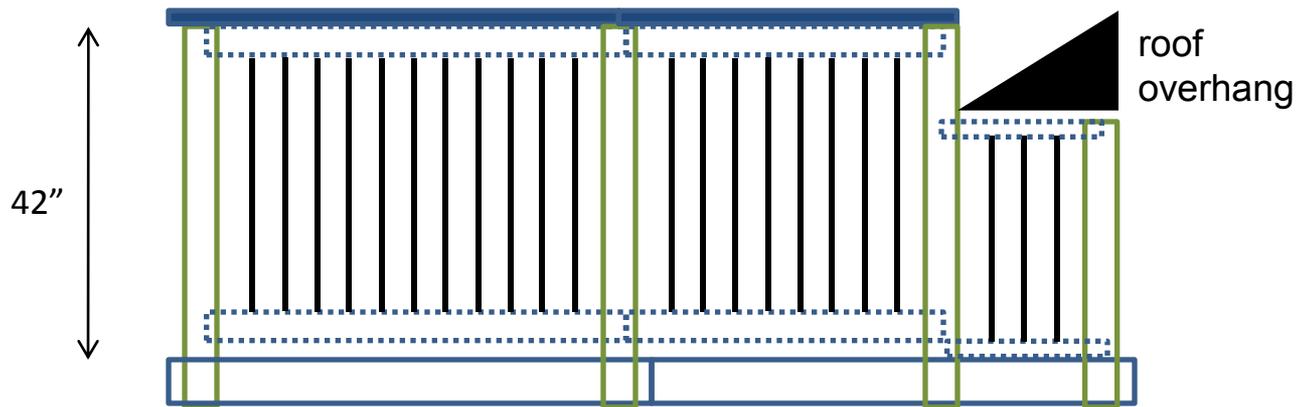


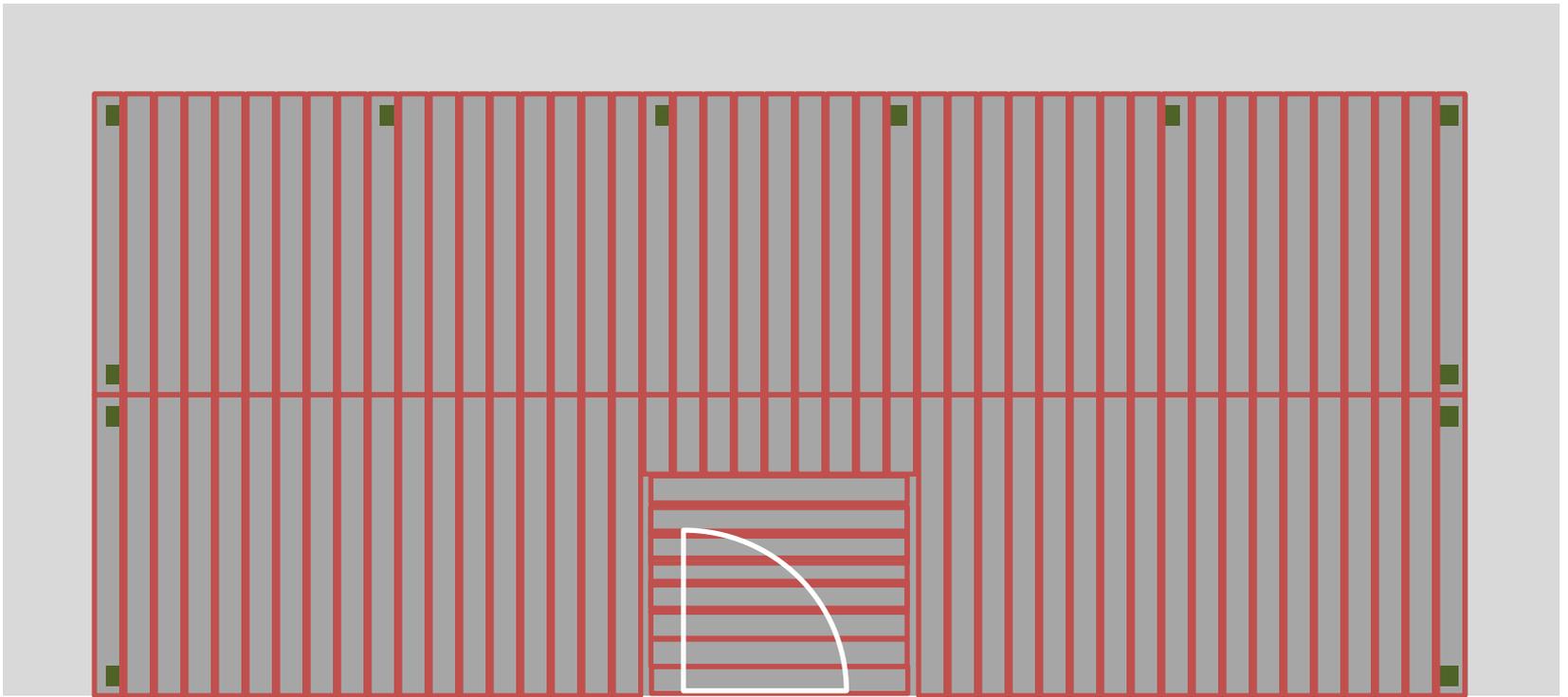
Deck built in ten 5'x4.5' sections to allow removal for roof repair. Each section consists of 2"x6" pressure-treated joists and frame, with joists spaced 14". Frame will be reinforced with angle brackets and joists will be attached to frame using galvanized joist hangers. Boards adjacent to house will be attached to house as ledger boards using lag bolts. Ledger boards will be overhung with flashing. Sections will be bolted together. Section in front of door will have decking directly attached to frame at the bottom, which will be supported by the 2"x4"s underneath.





Railing posts (4"x4"x48") will be bolted to inner corners of frames. Balusters will be metal, 32", spaced 4" apart, supported by 2"x4"s, with a 2"x6" over the top of the railing. Posts closest to house can only be 36".

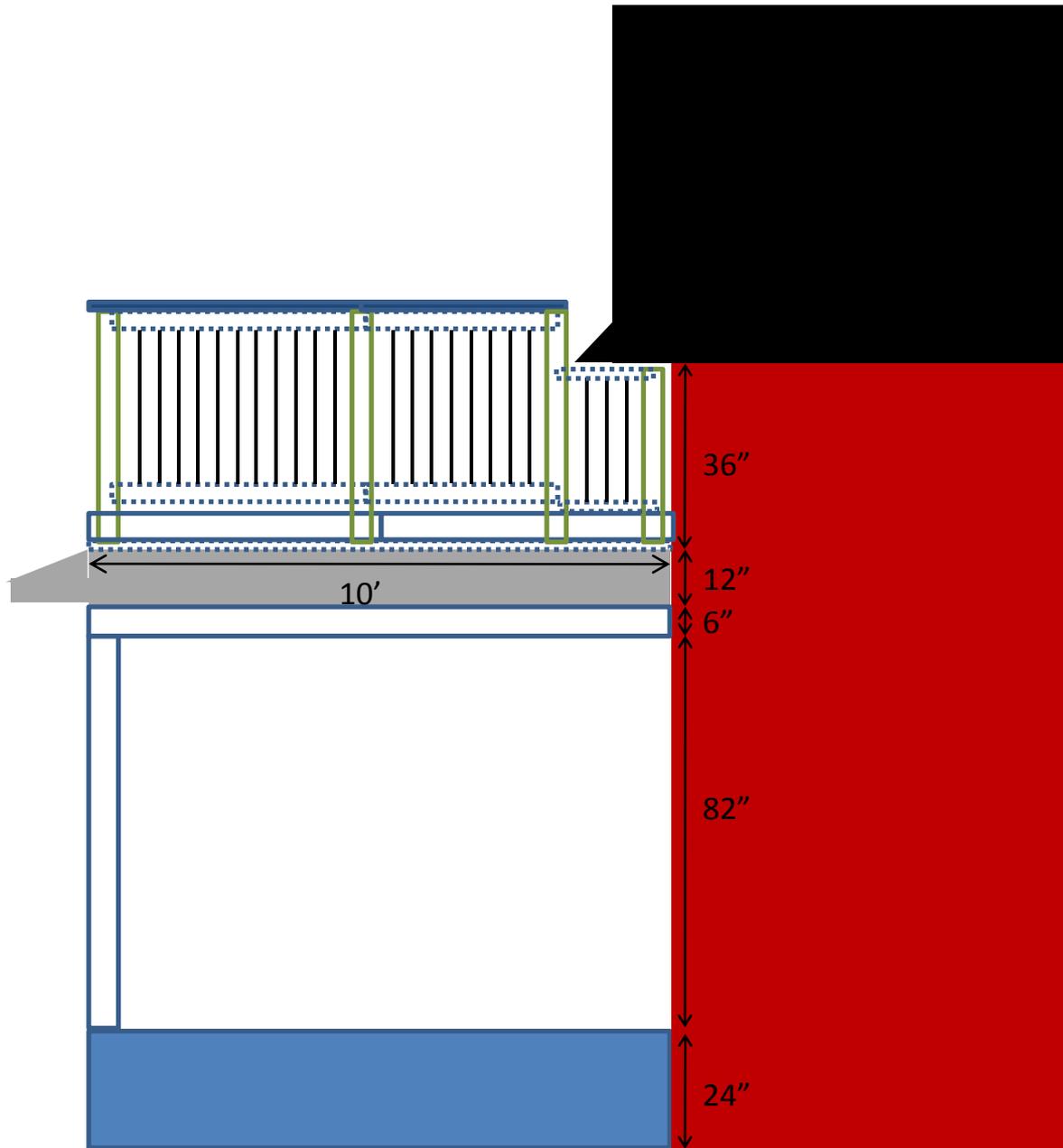


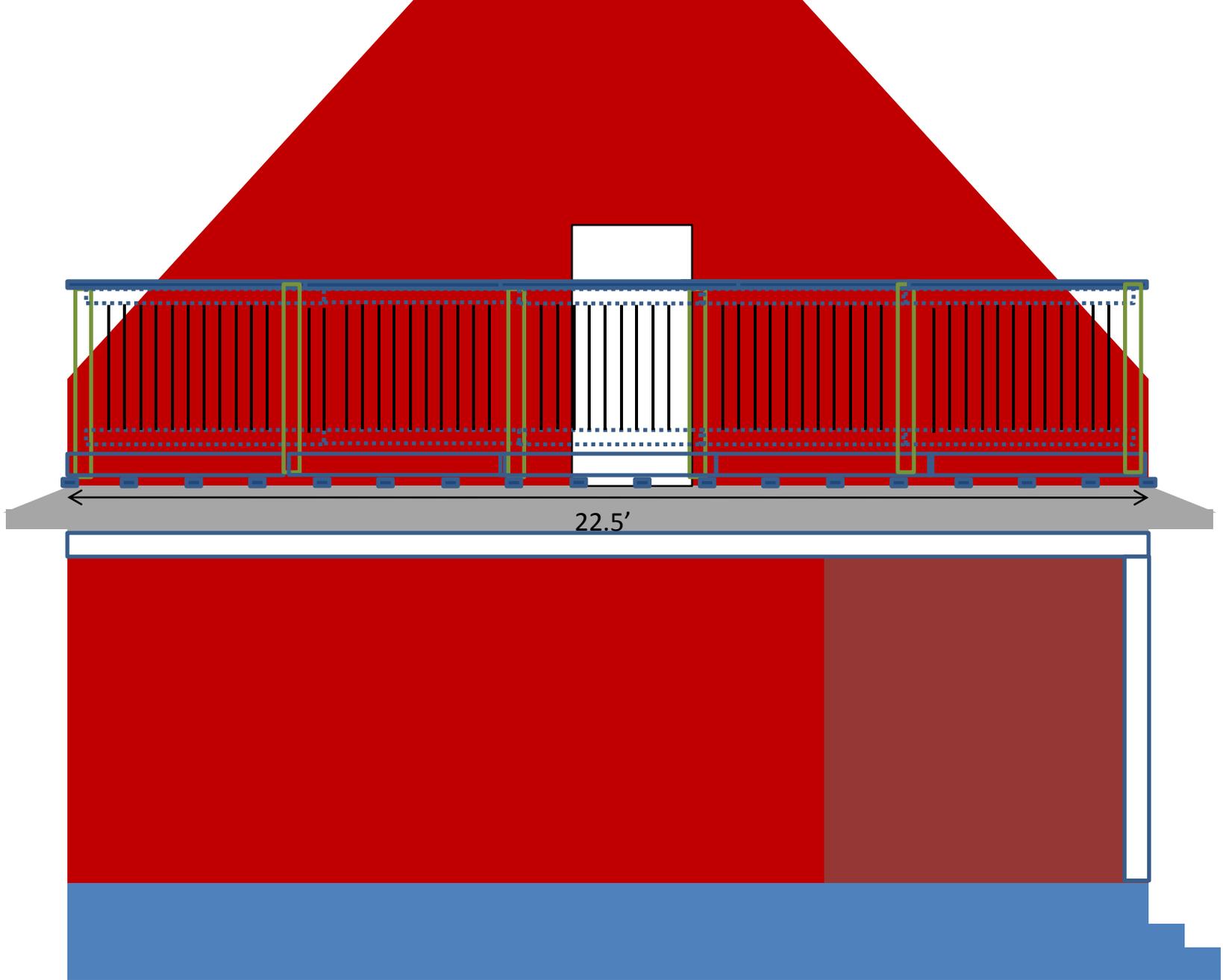


Decking will be cedar, attached to joists and frame using stainless screws.

Deck is expected to add approximately 6 pounds per square foot to the roof. The span of the rafters (16" on center) is 10', which for 2"x8" rafters will support a dead load of 20psf plus a live load of 40psf with the deflection limit of L/360 needed to maintain the plaster ceiling on the underside of the rafters.

Estimated cost:
treated 2x4's: \$100
EPDM: \$50
treated 2x6's: \$200
decking: \$500
railings: \$150
4x4 posts: \$100
balusters: \$300-\$1300
hardware: \$100
Total: \$1500-\$2500





22.5'