March 24, 2020

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owner of 15 Wiley Avenue (Karen Seawall) in the Neighborhood Traditional District is coming before the Architectural Review Board with plans to construct a new wood deck, and build a new semi-pervious paver patio on the rear (southeast side) of their house within the required 10’ rear yard setback and within the required 3’ side yard setback. Therefore, this project requires an Architectural Review Board review.

Variances/Requests being considered:

1. Variance for the proposed new deck to encroach upon the 10’ rear yard setback: (ALU 4.4.6)

2. Variance for the proposed new deck to encroach upon the required 3’ side yard setback: (ALU 4.4.6)

3. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.

You are receiving this notification because your property is within 150’ of the proposed project site.

Plans for this project may be reviewed in the office of the Administrator of Architectural and Land Use Regulations in the Colonnade Building or online at https://chq.org/about-us/property-construction-resources#arb-notices-minutes.

The Architectural Review Board will meet on Thursday April 30, 2020 at 1:30 PM at Turner Community Center in the first-floor conference room to review this request (Due to the coronavirus restrictions, the meeting may change to a video conference meeting…we will update the meeting status on our website and send updates to the recipients as we decide).
Please submit any comments that you may have in writing for the Architectural Review Board’s consideration. E-mails are preferred and may be submitted to John Shedd at arb@ciweb.org until 12:00 noon on April 29, 2020.

Sincerely,

CHAUTAUQUA INSTITUTION

[Signature]

John L. Shedd, AIA – Architect
Vice President of Campus Planning and Operations/
Administrator of Architectural & Land Use Regulations
EXISTING CONDITIONS PLAN

N/F ROBIN K. ROBBINS
INSTRUMENT No. DE2017005597
FORMERLY ELIZABETH S. MAYFIELD & DAVID S. MORROW
LIBER 2240, PAGE 133) NO. 15

N/F EDITH S. BENSON
(A5 TRUSTEE)
LIBER 2358, PAGE 425

N/F EDWIN MOORE STECKEL, III
LIBER 2465, PAGE 506

EXISTING CONDITIONS PLAN

1" = 1'-0"

N/F ROBIN K. ROBBINS
INSTRUMENT No. DE2017005597
FORMERLY ELIZABETH S. MAYFIELD & DAVID S. MORROW
LIBER 2240, PAGE 133) NO. 15

N/F EDITH S. BENSON
(A5 TRUSTEE)
LIBER 2358, PAGE 425

N/F EDWIN MOORE STECKEL, III
LIBER 2465, PAGE 506

EXISTING CONDITIONS PLAN

1" = 1'-0"

Project Information:
15 WILEY AVENUE, CHAUTAUQUA, NY
NEIGHBORHOOD TRADITIONAL DISTRICT
TOTAL LOT AREA: APROX. 2,000 SQFT

***EXISTING CONDITIONS***
ONSITE ***EXISTING IMPERVIOUS*** SURFACE AREAS: 991 SQFT
HOUSE FOOTPRINT: 825 SQFT
FRONT PORCH: 96 SQFT
BACK STEPS: 23 SQFT
RAILROAD TIE BORDER: 23 SQFT
ONSITE ***EXISTING PERVIOUS/PERMEABLE*** SURFACE AREAS: 20.4 SQFT
HARDSCAPE FRONT: 24 SQFT - 15% CREDIT = 20.4 SQFT

***TABULATED EXISTING IMPERMEABLE SURFACE AREA RATIO (ISR)***
991 SQFT EX. IMPERV. + 20.4 EX. PERV. = 1,011.4 SQFT (TOTAL IMPERMEABLE SURFACE AREA)
TOTAL IMPERMEABLE SURFACE AREA / TOTAL LOT SIZE = ISR
EXISTING ISR: 1,011.4 / 2,000 = 0.51 (51%)

***PROPOSED CONDITIONS***
ONSITE ***PROPOSED IMPERVIOUS*** SURFACE AREAS: 967 SQFT
HOUSE FOOTPRINT: 825 SQFT
FRONT PORCH: 96 SQFT
BACK STEPS: 23 SQFT
RAILROAD TIE BORDER: 23 SQFT
ONSITE ***PROPOSED PERVIOUS/PERMEABLE*** SURFACE AREAS: 303.5 SQFT
HARDSCAPE FRONT: 24 SQFT - 15% CREDIT = 20.4 SQFT
PROPOSED BACK DECK: 178 SQFT - 15% CREDIT = 151.3 SQFT
PROPOSED BACK PATIO: 155 SQFT - 15% CREDIT = 131.8 SQFT

***TABULATED PROPOSED IMPERMEABLE SURFACE AREA RATIO (ISR)***
967 SQFT PROP. IMPERV. + 303.5 PROP. PERV. = 1,270.5 SQFT (TOTAL IMPERMEABLE SURFACE AREA)
TOTAL IMPERMEABLE SURFACE AREA / TOTAL LOT SIZE = ISR
PROPOSED ISR: 1,270.5 / 2,000 = 0.64 (64%)

Please note: Site elements located within and all area associated with the R.O.W. for Wiley Ave immediately adjacent to the parcel, have been excluded from the ISR calculations as that area is controlled by Chautauqua Institution.
NEW DECK & LANDSCAPE ALTERATIONS
SEWARL WAPREN RESIDENCE
SEWARL AVENUE, NEW YORK

GENERAL NOTES:
1. CONTRACTOR IS HEREBY NOTIFIED THAT ABOVE AND UNDERGROUND UTILITIES EXIST. IT IS THE CONTRACTOR’S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL EXISTING PUBLIC AND PRIVATE UTILITY LINES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. EXISTING AND PROPOSED CONDITIONS PLANS ARE BASED ON LOT SURVEY PROVIDED BY MICHAEL D. MASTERS LAND SURVEYING, DATED 08/17/2018.
3. THE CONTRACTOR SHALL RESTORE AND REPAIR ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES RELATED TO THIS SCOPE OF WORK AS INDICATED IN THESE DOCUMENTS.
4. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY PROVIDER AS NEEDED FOR THE CONNECTION OF THE SUMP-PUMP DISCHARGE LINE.
5. A BUILDING PERMIT WILL BE REQUIRED FOR THE CONSTRUCTION OF THE DECK. IT SHALL BE THE CONTRACTOR’S RESPONSIBILITY TO OBTAIN THIS PERMIT PRIOR TO THE START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL REGULATIONS ASSOCIATED WITH CONSTRUCTION ACTIVITIES THROUGH COMPLETION OF THE WORK.

SITE PLAN NOTES:
1. CONTRACTOR SHALL PROVIDE AND INSTALL BACK-FLOW PREVENTOR / CHECK VALVE AT POINT CONNECTION TO SUMP PUMP DISCHARGE AND SHALL DRILL-OUT (2) DIAMETER WEEP-HOLES AT THE 4 & 8 O’CLOCK POSITIONS AT THE BOTTOM OF THE NEW DRAIN LINE CONNECTION TO THE EXISTING CATCH-Basin. WEEP HOPES ARE TO ALLOW ANY DISCHARGE WATER TRAPPED IN THE DRAINLINE WHEN THE PUMP SHUTS-OFF TO DRAIN OUT TO PREVENT PIPE DAMAGE DUE TO FREEZING.
2. CONTRACTOR SHALL EXCAVATE OUT A PIT, APPROXIMATELY 3’ DIAM X 4’ DEPTH AT POINT OF CONNECTION TO SUMP-PUMP DISCHARGE. BACKFILL EXCAVATED PIT WITH WASHED NO. 1 & 2 STONE. PIT SHALL SERVE AS A DRY-WELL FOR ANY TRAPPED DISCHARGE WATER THAT MAY DRAIN OUT OF THE WEEP HOLES IN NEW DRAINLINE.
3. OUTDOOR FURNITURE BY OWNER.
4. FINISHED DECKING MATERIAL TO BE IPE UNLESS OTHERWISE DIRECTED BY OWNER.
5. CONTRACTOR SHALL REPAIR & RESTORE EXISTING GRAVEL DRIVEWAY AS NEEDED.

NEW DECK:
- APPROX. 178 SQ/FT
- WITH HANDRAIL SURROUND AND BENCH SEAT WITH ANGLED BACKREST AND STORAGE BELOW
- SEE SHEETS L2.0 - L2.2 FOR ADDITIONAL INFO.

NEW PATIO:
- APPROX. 155 SQ/FT
- DRY SET FLAGSTONE, PERMEABLE PAVERS OR SIMILAR
- GRILL (BY OWNER)

NEW STEPS:
- APPROX. (6) STEPS W/ 7" RISER LEADING TO NEW LOWER PATIO
- SEE SHEET L2.0 - L2.2 FOR ADDITIONAL INFO.

NEW WOOD DECK:
- APPROX. 175 SQ/FT
- WITH HANDRAILS, SURROUND AND BENCH SEAT WITH ANGLED BACKREST AND STORAGE BELOW
- SEE SHEET L2.0 - L2.2 FOR ADDITIONAL INFO.

NEW WOODLAND SHRUBS & GROUND COVER

SITE PLAN: 1/4" = 1'-0"
PLANTING NOTES

1. CONTRACTOR SHALL PREPARE PLANT LOCATIONS FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

2. DESIGNATION OF TREE OR PLANT LOCATIONS, BY COORDINATE VALUES, RELATIVE TO A NUMBER OF 5' PROTECTIVE BALL TO CENTER.

3. ALL PLANTS SHALL CONSIST OF A PARTIALLY-ROOTED BALL IN A PLASTIC CONTAINER, WITH ALL BUDS AND LEAVES OPENING ON NEW SHAPE AND SIZE.

4. PLANTS SHALL BE WRAPPED IN BURLAP AND TIED IN PATTERN, SHAPE AND SIZE INDICATED IN EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN ASSOCIATION OF MANGON.

5. PLANTING SOIL MIX SHALL CONSIST OF 3 PARTS TOPSOIL TO 1 PART PEAT MOSS, THOROUGHLY MIXED.

6. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND COLLECTED STOCK, AND SHAPED, STORED IN SHADE; PROTECT PLANTS FROM DESICCATION, PHYSICAL DAMAGE AND WEATHER PRIOR TO PLANTING.

7. CONTRACTOR SHALL PRODUCE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

8. DELIVER PLANTS BEARING SUPPLIER'S WATERPROOF LABELS INDICATING CORRECT NAME AND MATERIALS AND WORKMENSHIP FOR A PERIOD OF TWO YEARS FROM DATE OF ACCEPTANCE.

9. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

10. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

11. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

12. PLANTING SOIL SURROUNDING ROOTS AT PLACE OF ORIGIN. MANUFACTURED BALL ARE NOT ACCEPTABLE.

13. CONTRACTOR SHALL STAKE-OUT PLANT LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.

14. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

15. PLANTING SOIL MIX SHALL CONSIST OF 3 PARTS TOPSOIL TO 1 PART PEAT MOSS, THOROUGHLY MIXED.

16. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND COLLECTED STOCK, AND SHAPED, STORED IN SHADE; PROTECT PLANTS FROM DESICCATION, PHYSICAL DAMAGE AND WEATHER PRIOR TO PLANTING.

17. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

18. DELIVER PLANTS BEARING SUPPLIER'S WATERPROOF LABELS INDICATING CORRECT NAME AND MATERIALS AND WORKMENSHIP FOR A PERIOD OF TWO YEARS FROM DATE OF ACCEPTANCE.

19. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

20. PLANTING SOIL SURROUNDING ROOTS AT PLACE OF ORIGIN. MANUFACTURED BALL ARE NOT ACCEPTABLE.

21. CONTRACTOR SHALL STAKE-OUT PLANT LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.

22. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

23. PLANTING SOIL MIX SHALL CONSIST OF 3 PARTS TOPSOIL TO 1 PART PEAT MOSS, THOROUGHLY MIXED.

24. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND COLLECTED STOCK, AND SHAPED, STORED IN SHADE; PROTECT PLANTS FROM DESICCATION, PHYSICAL DAMAGE AND WEATHER PRIOR TO PLANTING.

25. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

26. DELIVER PLANTS BEARING SUPPLIER'S WATERPROOF LABELS INDICATING CORRECT NAME AND MATERIALS AND WORKMENSHIP FOR A PERIOD OF TWO YEARS FROM DATE OF ACCEPTANCE.

27. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

28. PLANTING SOIL SURROUNDING ROOTS AT PLACE OF ORIGIN. MANUFACTURED BALL ARE NOT ACCEPTABLE.

29. CONTRACTOR SHALL STAKE-OUT PLANT LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.

30. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

31. PLANTING SOIL MIX SHALL CONSIST OF 3 PARTS TOPSOIL TO 1 PART PEAT MOSS, THOROUGHLY MIXED.

32. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND COLLECTED STOCK, AND SHAPED, STORED IN SHADE; PROTECT PLANTS FROM DESICCATION, PHYSICAL DAMAGE AND WEATHER PRIOR TO PLANTING.

33. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

34. DELIVER PLANTS BEARING SUPPLIER'S WATERPROOF LABELS INDICATING CORRECT NAME AND MATERIALS AND WORKMENSHIP FOR A PERIOD OF TWO YEARS FROM DATE OF ACCEPTANCE.

35. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

36. PLANTING SOIL SURROUNDING ROOTS AT PLACE OF ORIGIN. MANUFACTURED BALL ARE NOT ACCEPTABLE.

37. CONTRACTOR SHALL STAKE-OUT PLANT LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.

38. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

39. PLANTING SOIL MIX SHALL CONSIST OF 3 PARTS TOPSOIL TO 1 PART PEAT MOSS, THOROUGHLY MIXED.

40. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND COLLECTED STOCK, AND SHAPED, STORED IN SHADE; PROTECT PLANTS FROM DESICCATION, PHYSICAL DAMAGE AND WEATHER PRIOR TO PLANTING.

41. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

42. DELIVER PLANTS BEARING SUPPLIER'S WATERPROOF LABELS INDICATING CORRECT NAME AND MATERIALS AND WORKMENSHIP FOR A PERIOD OF TWO YEARS FROM DATE OF ACCEPTANCE.

43. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

44. PLANTING SOIL SURROUNDING ROOTS AT PLACE OF ORIGIN. MANUFACTURED BALL ARE NOT ACCEPTABLE.

45. CONTRACTOR SHALL STAKE-OUT PLANT LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.

46. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

47. PLANTING SOIL MIX SHALL CONSIST OF 3 PARTS TOPSOIL TO 1 PART PEAT MOSS, THOROUGHLY MIXED.

48. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND COLLECTED STOCK, AND SHAPED, STORED IN SHADE; PROTECT PLANTS FROM DESICCATION, PHYSICAL DAMAGE AND WEATHER PRIOR TO PLANTING.

49. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

50. DELIVER PLANTS BEARING SUPPLIER'S WATERPROOF LABELS INDICATING CORRECT NAME AND MATERIALS AND WORKMENSHIP FOR A PERIOD OF TWO YEARS FROM DATE OF ACCEPTANCE.

51. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT PLANT MATERIALS CONFORM TO CONTRACT DRAWING AND NOTES. THE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIALS WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST.

52. PLANTING SOIL SURROUNDING ROOTS AT PLACE OF ORIGIN. MANUFACTURED BALL ARE NOT ACCEPTABLE.

53. CONTRACTOR SHALL STAKE-OUT PLANT LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
Access to crawl space, door to remain.

Existing House, to remain approx. 4'-3" x 11'-9"

Green screen of privacy shrubs between backyard + driveway

New steps with tube-steel or bar-stock guardrail with top-handrail. approx. (6) 7" steps leading to new deck

Backyard dining area

Irregular, natural edge blue flagstone patio, See 3/L2.0

New woodland shrubs installed at outer edge of deck (facing south/southeast)

NEW DECK INFO:

RAILING:
Deck railing height: 36"

BENCH SEAT:
Height: 18"
Depth: 16"
Height of Angled back: 18-1/2"
Length: aprox 16'-0" long end to end (including 90-degree elbow)

PATH:
36" WIDE

ELEVATION A: VIEW LOOKING TOWARDS HOUSE, FROM BACK PROPERTY LINE

ELEVATION B: VIEW LOOKING TOWARDS BACK PROPERTY LINE, FROM DRIVEWAY

SECTION 1:

STAIRCASE:

Risers:
3/8"

Footings:
9" x 9" x 16 inch (14 mm). A nosing projection not less than 3/4"

GUARDRAILS:

The contractor shall be responsible for constructing stairs, handrails and guardrails in accordance with the most current addition of the New York State Building Code. If there are any conflicts or contradictions between the latest addition of the code and the notes below, the current addition of the code shall prevail.

STAIRS:

The riser height shall be not more than 7.5" higher (190 mm). The riser shall be supported vertically below by the tread below. The tread shall be not less than 10" deeper (254 mm) then the riser, and shall extend horizontally at least 6 inches (152 mm) past the riser. The tread shall be not more than 11 inches (279 mm) wide.

Handrails:

The handrail shall be not less than 1.25 inches (32 mm) thick. The handrail shall be not less than 1.5 inches (38 mm) in diameter. The handrail shall be not less than 1100 pounds (5 kg) per linear foot, and the handrail shall be not more than 36 inches (914 mm) from the finished floor level. The handrail shall be not more than 36 inches (914 mm) from the finished floor level.

36" wide path

More required. Guards shall be located on open walks, porches, balconies or landings, shall be not less than 30 inches (762 mm) in height as measured vertically above the highest walking surface or the line connecting the leading edges of the treads.

Guards shall be no less than 34 inches (864 mm) high and not more than 42 inches (1067 mm) high. Guards at doors shall be no less than 34 inches (864 mm) high and not more than 42 inches (1067 mm) high. Guards shall be no less than 34 inches (864 mm) high and not more than 42 inches (1067 mm) high.

More required. Guards shall not have openings through the existing surface as required. Guards shall not have openings that allow passage of a sphere 4 inches (102 mm) in diameter.

Guards shall be no less than 34 inches (864 mm) high and not more than 42 inches (1067 mm) in height. Guards shall be not less than 34 inches (864 mm) high, and not more than 42 inches (1067 mm) in height, and shall be not less than 36 inches (914 mm) in height, and shall be not more than 36 inches (914 mm) in height. Guards shall be not less than 36 inches (914 mm) in height, and shall be not less than 36 inches (914 mm) in height, and shall be not more than 36 inches (914 mm) in height.

NEW DECK & LANDSCAPE ALTERATIONS
1x IPE TOP-RAIL / CAP
RANDOM WIDTH IPE 1X BOARDS
SEE ELEVATIONS, L2.0
MAINTAIN 1/4" GAP BETWEEN BOARDS

1X4 IPE DECKING
INSTALL W/ BLIND FASTENERS
MAINTAIN 1/4" GAP BETWEEN BOARDS

2X6 P.T. STUD
4' MAX, O.C.
2X6 P.T. BOTTOM PLATE
ANCHOR TO DECK JOISTS

2X4  P.T. TOP-PLATE

2X6 P.T. STUD
4' MAX, O.C.
2X6 P.T. BOTTOM PLATE
ANCHOR TO DECK JOISTS

2X4  P.T. TOP-PLATE

2X8 P.T. DECK JOIST

2X8 P.T. DECK JOIST

1x IPE TOP-RAIL / CAP

OPERABLE BENCH SEAT / STORAGE LID
CONTRACTOR TO SIZE & CONSTRUCT TO WORK WITH FRAMING.

GUARDRAIL POST ATTACHMENT / ANCHORING
N.T.S.