Inspections Division
Date: 04/19/17

Deck Construction Guide 123 Edwards Street

1. Plot Plan included in Attachments. Site and Project meet all setback and lot structure coverage requirements.
2. Foundation System
    a) Precast Footings base diameter 24” Pier diameter 12”
    b) 48” below grade
    c) Anchorage to column by Simpson Tie Standoff Posts mounted by ¾ x 41/4 inch expansion bolts.
    d) Concrete piers will be spaced at 47” intervals for the main girder. Piers on the NW corner will be 4’9” apart. Piers on the eastern edge will be space at 4’9”.
3. Columns
    a) 6x6inch pressure treated
    b) Attached via Simpson Tie Standoff Posts mounted by ¾ x 41/4 inch expansion bolts.
4. Framing Members
    a) Ledger 2x10x13.5 (east corner) and 2x10x12 (north corner) PT Hem-Fir
    b) Ledger will be fastened to the 10” solid brick foundation via ¾”x4 ¼” concrete expansion bolts every 13” and 2” from the top edge and 2” from the bottom of the Ledger board.
    c) Ice and water shield installed to sheathing and extended four inches above the ledger under the siding, and two inches beyond the ledger ends. Ledger will be capped with Joist tape and Z flashing overlapping at the corner.
    d) Girder will be double 2x10’s 23’6” in length mounted to the centerline footer posts via Galvanized Double Post Cap/Base hardware.
    e) Joists will be 2x10 PT spanning up to 16ft. spaced 16 inches on center and affixed via joist hangers. Long joists will be sistered over the main Girder. The end joists on each ledger will be fastened with Simpson Strong tie Lateral load connectors. Top of joists to be covered in 3” adhesive joist tape to prevent moisture infiltration
    f) Decking will be 5/4x6 PT Pine run perpendicular to the joists and spaced 1/8 inch apart.
5. Guardrails
    a) Guardrail will be 36” in height.
    b) Balusters will be spaced 4” apart.
    c) Handrails height will be 34”
    d) Note: Guardrails may be omitted if deemed unnecessary per local code.
6. Stair Details
    a) Tread Depth 11”
    b) Riser Height 6.5”
    c) Nosing will be flush with rises
    d) Width of stairs. Stairs will be in three locations per the drawings attached. And in widths of 7’10.5”, 7’11 3/8” and 4’ 11 1/16”

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Plan Specifications

Deck Name: Deck 123 Edwards Street

DESCRIPTION	SPECIFICATION
Deck Name	Custom
Deck Square Feet	494 sq ft
Stairs Square Feet	50 sq ft
Total Width	23' 6"
Total Depth	28'
Designed Height	2' 4"
Total Square Feet	544 sq ft