DIRECTIONS:
Please fill-out and highlight the specific material and specifications that will be utilized for this project. These standards are for the City Standard Balcony/Deck. Engineered alternatives may be approved (wet signed/stamped plans are required).

Disclaimer:
Use of this conventional standard design is at the user’s risk and carries no implied or inferred guarantee against failure or defects.

Plot Plan (Please Fill-Out)
Street

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House

Balcony Deck

Actual Dimensions are

Minimum Distance to Side Property Line is 5'0"

Actual Distance to Right Side Property Line is

Minimum Distance to Rear Property Line is 5'0"

Actual Distance to Rear Property Line is

Minimum Distance to Left Side Property Line is

Actual Distance to Rear Property Line is

Please note Side and Rear Yard Setbacks on the Plot Plan.
Please note actual dimensions for the Balcony Deck on the Plan.

General Notes
1. Front yard setbacks are variable.
2. Side yard setback to any balcony deck post is five (5) feet.
3. Rear yard setback to any balcony deck post is five (5) feet.
4. Overhangs shall not extend beyond one-third the distance to the property line. For example, a five (5) foot setback would permit for a twenty-four (24”) inch overhang.
Use of this Standard is limited to R-3 Single Family Dwellings and Duplexes.

1. Ledger Bolts shall be 3/8" dia. x 6" long with 1/4" dia. pre-drilled holes. Bolts are to be placed staggered.
2. All metal hardware & screws to be galvanized or of otherwise approved corrosion resistance.
3. Maximum 5 joist span if front floor is cantilevered at ledger.
4. Shear walls may not be modified unless structural calculations are submitted and approved by the Building Department.
5. Use of this Standard is limited to R-3 occupancies (Single Family Dwellings and Duplexes).

DISCLAIMER:
Alternate deck designs may be possible when provided with an engineered analysis. Use of this conventional standard design is at the user’s risk and carries no implied or inferred guarantee against failure or defects.
**Knee Brace Detail**

NOTE:
1. End posts require single Knee brace. All interior posts to have double braces.

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**Ledger Detail**

Ledger: (same depth as joists or deeper)

FLOOR JOIST

JOIST HANGER (sized to joist)

SECTION VIEW

FRONT VIEW

For bolt size & spacing SEE TABLE "C"

NOTE: This deck connection detail is based on the assumption that a minimum 1-1/2" thick wood member is adequately installed at all edges of the 2nd floor diaphragm. If any other material is used, such as TJI joists, a special engineered design will be required. It is the owner's responsibility to verify the presence of the appropriate rim joist.

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**Footing Detail**

Min 4 x 4 post

COLUMN BASE - USE SIMPSON CBSQ, PBS OR EQUAL

machine bolts per manufacturer's specifications

24" SQUARE

18" DEEP

3 - 3/8"
Railing, Post, & Beam Detail

D

OPTION #1

36" Maximum

OPTION #2

36" Maximum

(2) #8 x 3" deck screws @ ea. 4x4

(1) #8 x 3" deck screw @ ea. 2x2

(2) #8 x 3" deck screws @ ea. 2x2

(2) ½" Dia. Machine bolts w/ nuts & washers @ each 4x4

All openings in guardrail to be such that a 4" sphere cannot pass through.

(2) ½" Dia. Machine bolts @ each post see detail

24" max overhang

Post cap with machine bolts per manufacturer’s specifications

Railing Section Views

e

guardrail perpendicular to joists

2x6

42" min

Decking options: see notes below

Simpson “A35” or equal at ea. block

2x6

24" max overhang

Floor joists

Simpson “H3” or equal @ 48” o.c.

Boundary nailing @ 6” o.c. (see NOTES below for nail sizes)

Simpson “A35” or equal at ea. side

Simpson “A35” or equal at ea. side

42" min

guardrail parallel to joists

(2) 2x6 w/ (2) #8 x 3" deck screws to 4x4 posts

4x4 posts @ 36” o.c.

2x2 verticals @ < 4” o.c.

Double end joists or use 4x member

Floor joists

2x blocking @ 32” o.c. w/ boundary nailing to block @8” o.c.

Boundary nailing @ 6” o.c. (see NOTES below for nail sizes)

Simpson “H3” or equal @ top and bottom

Note: decking options are as follows:

1. 5/8” tongue and groove jointed plywood secured with 8d nails. All edge nailing at 6” o.c. Must be covered with an approved weather resistive material walking surface, and sloped for drainage.

2. 2x6" decking secured w/ (2) 16d nails @ ea. joist.
**Optional Exterior Stairway**

**NOTES:**
1. The tolerance between the largest and smallest tread depth or between the largest and smallest riser height shall not exceed 3/8” in the stairway.
2. Stairway width 36” min – 48” max.
3. Treads must have approved slip resistant surface
4. Alternate stairway designs may be acceptable pending building department approval.
5. Lighting level at all stair treads to be a minimum of 1 foot-candle.

**HANDRAIL DETAILS**

**NOTE:** Other shapes may be acceptable if they provide an equivalent gripping surface.

These designs are not acceptable