LakeCounty
Planning, Building & Development

Application # _____

Date: _____

Applicants Name: _____

Residential Deck Drawings

General Notes Checklist

- ☐ 1) All lumber shall be pressure-treated for exterior use. All metal fasteners and hangers shall be G1 85 galvanized, stainless steel, or otherwise compatible with the wood treatment. All bolts shall be ½"diameter, minimum.
- ☐ 2) All beams, joists, posts, and decking shall be number 2 southern pine, or better.
- ☐ 3) All beam or top rail splices shall occur at a post or otherwise on adequate bearing.
- ☐ 4) All footings shall be cast in place concrete with a minimum 2500 psi compressive strength.
- ☐ 5) Guards are required at all areas where the deck/porch floor is greater than 30 inches above grade at any point.
- ☐ 6) Required guards shall be a minimum of 36 inches tall and be constructed such that a 4 inch diameter object will not pass through.
- ☐ 7) Required guards and handrails at stairs shall range from 30 inches to 38 inches vertically above the stair nosings.
- ☐ 8) Handrail ends at the top and bottom, shall terminate into a post or be returned to a wall.
- ☐ 9) Maximum stair riser height shall be 7-3/4". The minimum tread depth shall be 10" The greatest riser height or tread depth cannot exceed the smallest riser height or tread depth by more than 3/8".
- ☐ 10) Guards shall be designed for a 200 pound concentrated load placed along the top rail in any direction, at any point.
- ☐ 11) The deck/porch floor shall be within 7 ½ inches of the top of the door threshold.
- ☐ 12) Design loads:
  - Floor live load 40 pounds per square foot (minimum); dead load 10 pounds per square foot (minimum)
  - Windspeed – 90 mph.
  - Soil bearing pressure – 3000 pounds per square foot
- ☐ 13) This deck/porch is ***not designed for hot tub or spa loading***.
- ☐ 14) Post size is based on the height of the deck floor above finished grade at the highest point:
  - 0' to 8' high: 4 x 4, 4 x 6, 6 x 6
  - 8' to 10' high: 4 x 6, 6 x 6
  - 10' and higher: 6 x 6 (required for multilevel decks also)
- ☐ 15) Bridging is recommended at the mid span of all joists.
- ☐ 16) The actual field construction shall match the approved plans. All field changes and/or deviations require Building Department approval.
- ☐ 17) Type of Decking_____

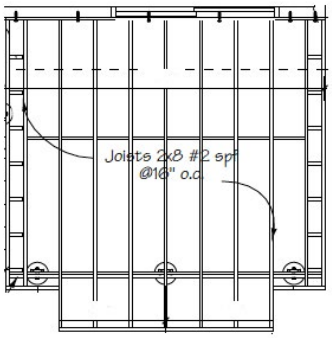
Framing Table for Single Span Decks

Live load = 40 PSF Dead load = 10 PSF

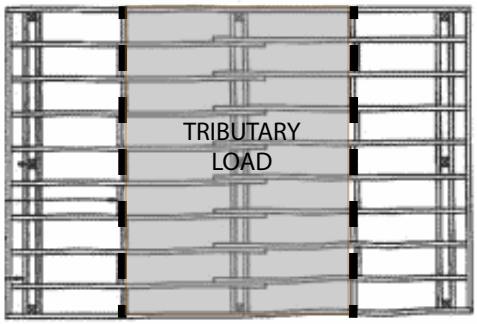
[1] Choose one deck joist size with the associated span, [2] Choose one deck beam size. Entire row applies.

	Joist Length	JOIST SIZE	BEAM TYPE AND PIER SPACING										
		16"O.C.	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**
FLOOR JOIST LENGTH	**6 - Feet**	1-2 X 6	2 - 2 X 6	2 - 2 X 6	2 - 2 X 6	2 - 2 X 6	2 - 2 X 6	2 - 2 X 6	2 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 10	
	7 - Feet	1 - 2 X 6	2 - 2 X 6	2 - 2 X 6	2 - 2 X 6	2 - 2 X 6	2 - 2 X 6	2 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 10	2 - 2 X 10	
	8 - Feet	1 - 2 X 6	2 - 2 X 6	2 - 2 X 6	2 - 2 X 6	2 - 2 X 6	2 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 10	2 - 2 X 10	2 - 2 X 12	2 - 2 X 12
	9 - Feet	1 - 2 X 6	2 - 2 X 6	2 - 2 X 6	2 - 2 X 6	2 - 2 X 6	2 - 2 X 8	2 - 2 X 8	2 - 2 X 10	2 - 2 X 10	2 - 2 X 12	2 - 2 X 12	
	10 - Feet	1 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 10	2 - 2 X 12	2 - 2 X 12	3 - 2 X 10	
	11 - Feet	1 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 10	2 - 2 X 10	2 - 2 X 12	2 - 2 X 12	3 - 2 X 12	
	12 - Feet	1 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 8	2 - 2 X 10	2 - 2 X 10	2 - 2 X 12	3 - 2 X 10	3 - 2 X 12	
	13 - Feet	1 - 2 X 10	2 - 2 X 10	2 - 2 X 10	2 - 2 X 10	2 - 2 X 10	2 - 2 X 10	2 - 2 X 10	2 - 2 X 12	2 - 2 X 12	3 - 2 X 12	3 - 2 X 12	
	14 - Feet	1 - 2 X 10	2 - 2 X 10	2 - 2 X 10	2 - 2 X 10	2 - 2 X 10	2 - 2 X 10	2 - 2 X 10	2 - 2 X 12	3 - 2 X 10	3 - 2 X 12		
	15 - Feet	1 - 2 X 12	2 - 2 X 10	2 - 2 X 10	2 - 2 X 10	2 - 2 X 10	2 - 2 X 10	2 - 2 X 10	2 - 2 X 12	3 - 2 x 10	3 - 2 X 12		
	16 - Feet	1 - 2 X 12	2 - 2 X 12	2 - 2 X 12	2 - 2 X 12	2 - 2 X 12	2 - 2 X 12	2 - 2 X 12	3 - 2 X 12	3 - 2 x 12	3 - 2 X 12		
	17 - Feet	1 - 2 X 12	2 - 2 X 12	2 - 2 X 12	2 - 2 X 12	2 - 2 X 12	2 - 2 X 12	2 - 2 X 12	3 - 2 X 12	3 - 2 X 12	3 - 2 X 12		

1: Choose one joist size_____ 2: Choose one beam size_____



Single Span Deck



Multi-Span Deck

Framing Table for Multi-Span Span Decks

Live load = 40 PSF Dead load = 10 PSF

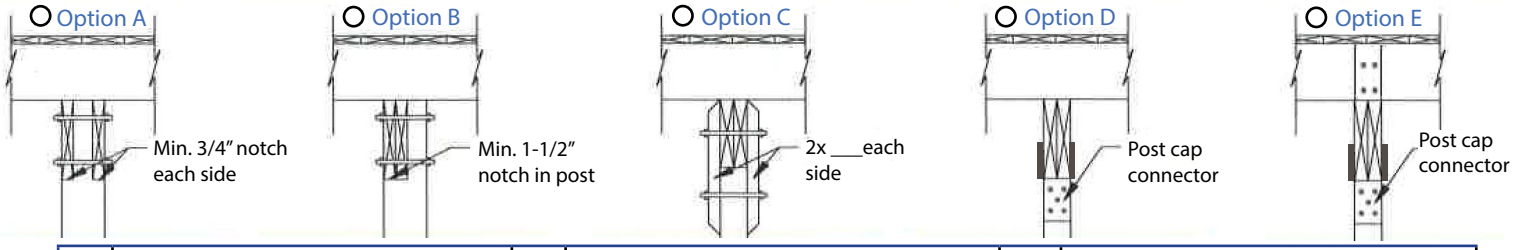
Tributary Load	Post Spacing/ Beam Length	Minimum Beam Size Center Span
3 Feet	6 Feet	1 - 2 X 6
3 Feet	7 Feet	2 - 2 X 6 1 - 2 X 8
3 Feet	8 Feet	2 - 2 X 6 1 - 2 X 10
3 Feet	9 Feet	2 - 2 X 6
3 Feet	10 Feet	2 - 2 X 8
4 Feet	6 Feet	2 - 2 X 6 1 - 2 X 8
4 Feet	7 Feet	2 - 2 X 6 1 - 2 X 8
4 Feet	8 Feet	2 - 2 X 8 1 - 2 X 10
4 Feet	9 Feet	2 - 2 X 8
4 Feet	10 Feet	2 - 2 X 8
5 Feet	6 Feet	2 - 2 X 8 1 - 2 X 10
5 Feet	7 Feet	2 - 2 X 8 1 - 2 X 10
5 Feet	8 Feet	2 - 2 X 8
5 Feet	9 Feet	2 - 2 X 8
5 Feet	10 Feet	2 - 2 X 10
6 Feet	6 Feet	2 - 2 X 8 1 - 2 X 10
6 Feet	7 Feet	2 - 2 X 8 1 - 2 X 10

Tributary Load	Post Spacing/ Beam Length	Minimum Beam Size Center Span
6 Feet	8 Feet	2 - 2 X 8 1 - 2 X 12
6 Feet	9 Feet	1 - 2 X 10
6 Feet	10 Feet	2 - 2 X 10
7 Feet	6 Feet	2 - 2 X 8 1 - 2 X 10
7 Feet	7 Feet	2 - 2 X 8 1 - 2 X 12
7 Feet	8 Feet	2 - 2 X 10
7 Feet	9 Feet	2 - 2 X 10
7 Feet	10 Feet	2 - 2 X 12
8 Feet	6 Feet	2 - 2 X 8 1 - 2 X 10
8 Feet	7 Feet	2 - 2 X 8 1 - 2 X 12
8 Feet	8 Feet	2 - 2 X 10
8 Feet	9 Feet	2 - 2 X 12
8 Feet	10 Feet	2 - 2 X 12
9 Feet	6 Feet	2 - 2 X 8
9 Feet	7 Feet	2 - 2 X 10
9 Feet	8 Feet	2 - 2 X 10
9 Feet	9 Feet	2 - 2 X 12
9 Feet	10 Feet	3 - 2 X 10
10 Feet	6 Feet	2 - 2 X 8

Tributary Load	Post Spacing/ Beam Length	Minimum Beam Size Center Span
10 Feet	7 Feet	2 - 2 X 10
10 Feet	8 Feet	2 - 2 X 12
10 Feet	9 Feet	2 - 2 X 12
10 Feet	10 Feet	3 - 2 X 12
11 Feet	6 Feet	2 - 2 X 8
11 Feet	7 Feet	2 - 2 X 10
11 Feet	8 Feet	2 - 2 X 12
11 Feet	9 Feet	3 - 2 X 10
11 Feet	10 Feet	3 - 2 X 12
12 Feet	6 Feet	2 - 2 X 8
12 Feet	7 Feet	2 - 2 X 10
12 Feet	8 Feet	2 - 2 X 12
12 Feet	9 Feet	3 - 2 X 12
13 Feet	6 Feet	2 - 2 X 10
13 Feet	7 Feet	2 - 2 X 12
13 Feet	8 Feet	3 - 2 X 10
13 Feet	9 Feet	3 - 2 X 12
14 Feet	6 Feet	2 - 2 X 10
14 Feet	7 Feet	2 - 2 X 12
14 Feet	8 Feet	3 - 2 X 10
14 Feet	9 Feet	3 - 2 X 12

Beam to Post Connection Options

[3] Choose one beam to post connection option. [4] Choose one post size based on the height of the deck.



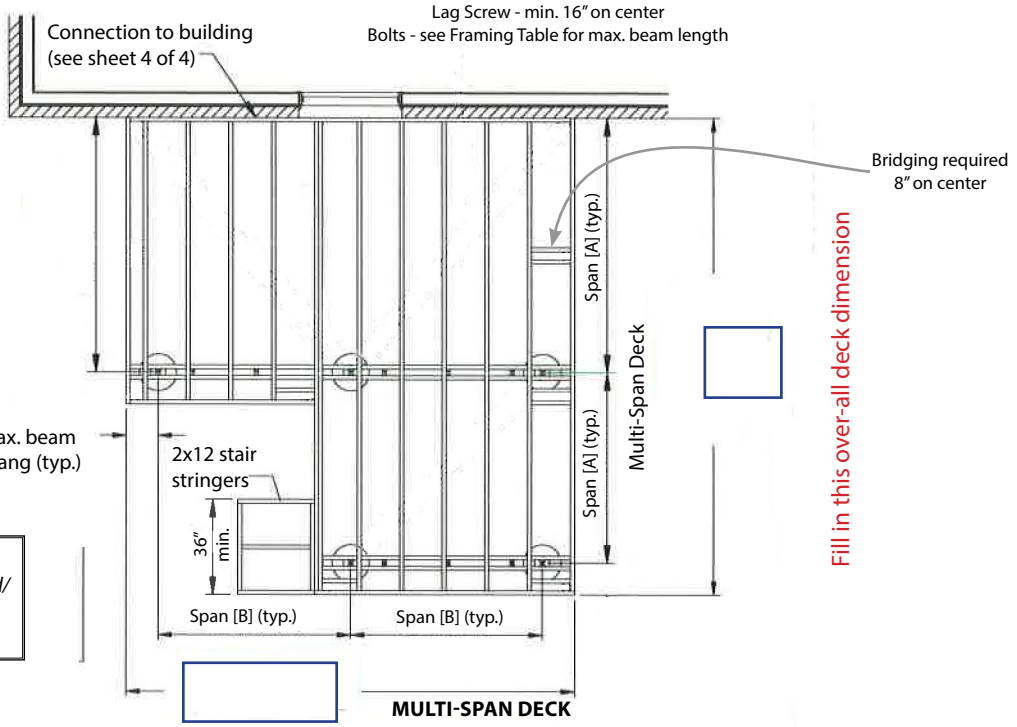
○	4x4 posts (up to 8')	○	4x4 or 4x6 posts (8'-10')	○	6x6 posts req'd over 10')

Foundation & Framing Plan

Choose one span configuration:

- ○ Single-Span
- ○ Multi-Span

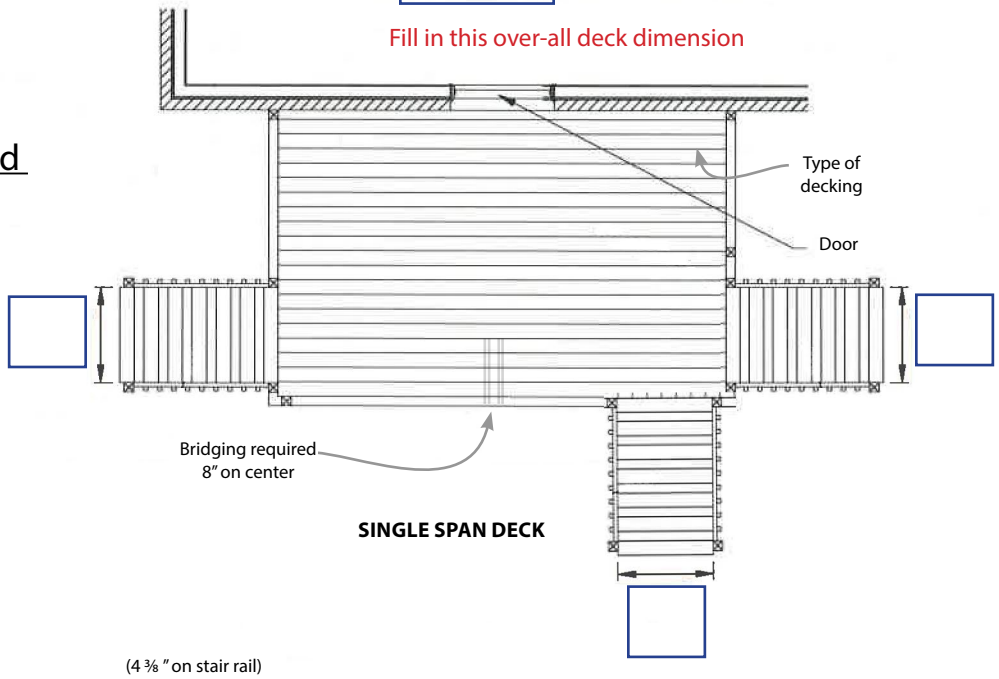
The actual field construction shall match the approved plans. All field changes and/or deviations require Building Dept. approval. (And as built plans)



MULTI-SPAN DECK

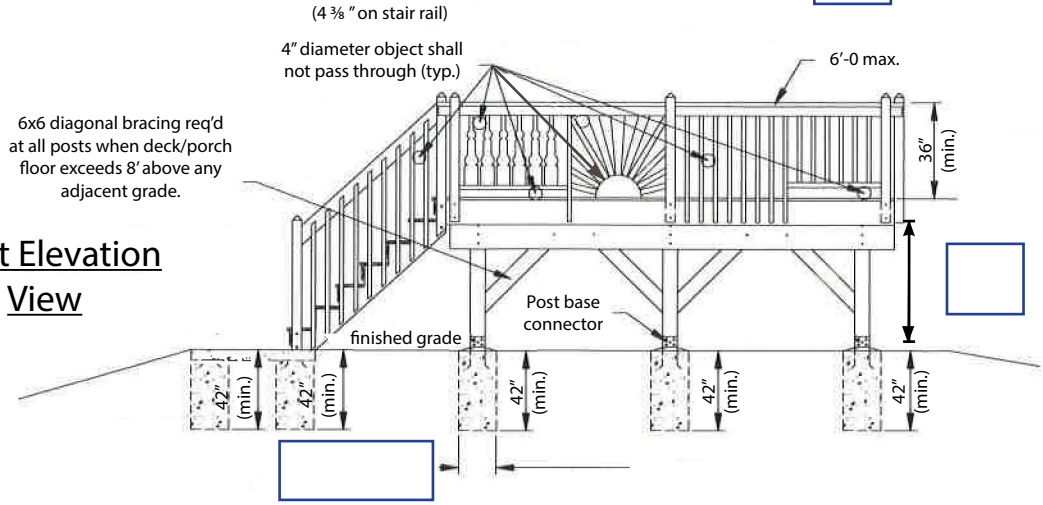
Fill in this over-all deck dimension

Deck Finished Floor Plan



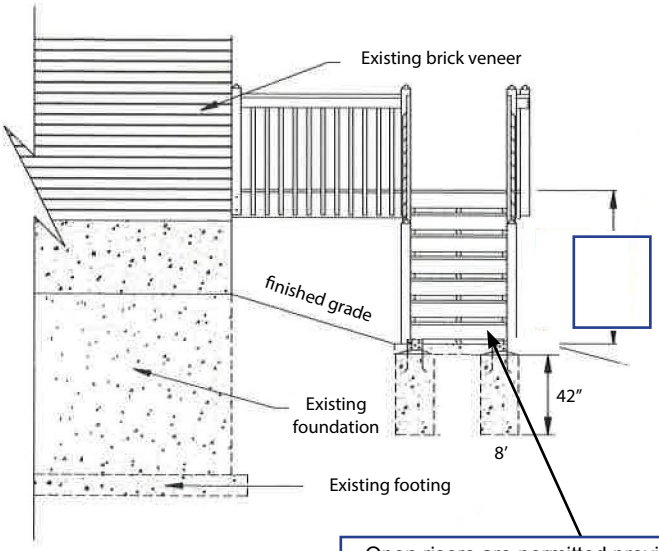
SINGLE SPAN DECK

Front Elevation View



Left Side Elevation View

The actual field construction shall match the approved plans. All field changes and/or deviations require Building Dept. approval.

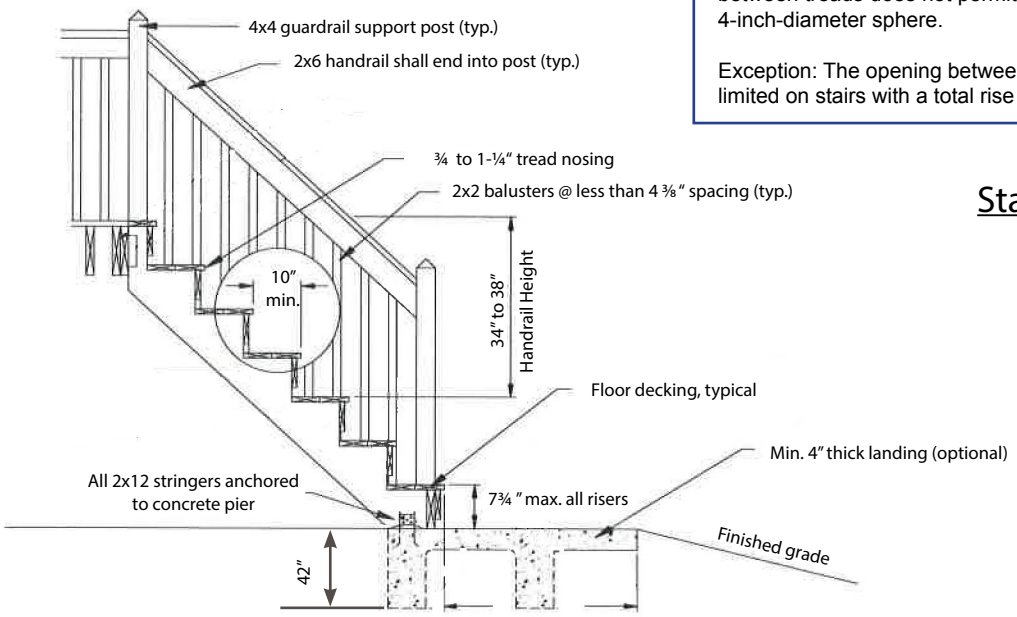


Fill in the highest point above grade in inches

Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter sphere.

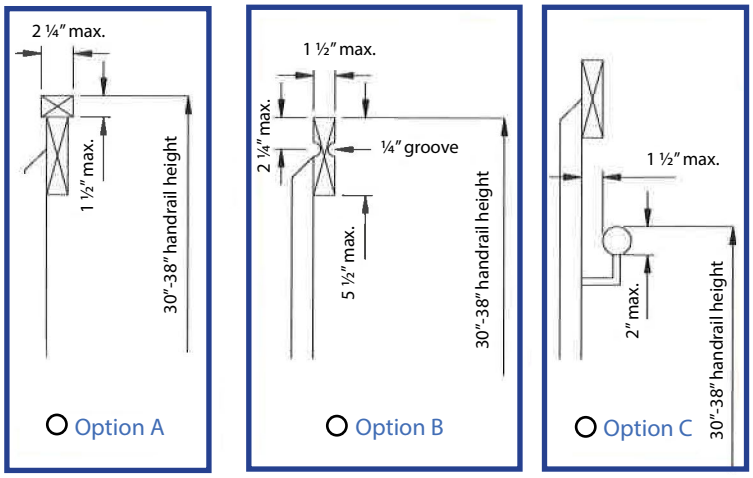
Exception: The opening between adjacent treads is not limited on stairs with a total rise of 30 inches or less.

Stair Section View



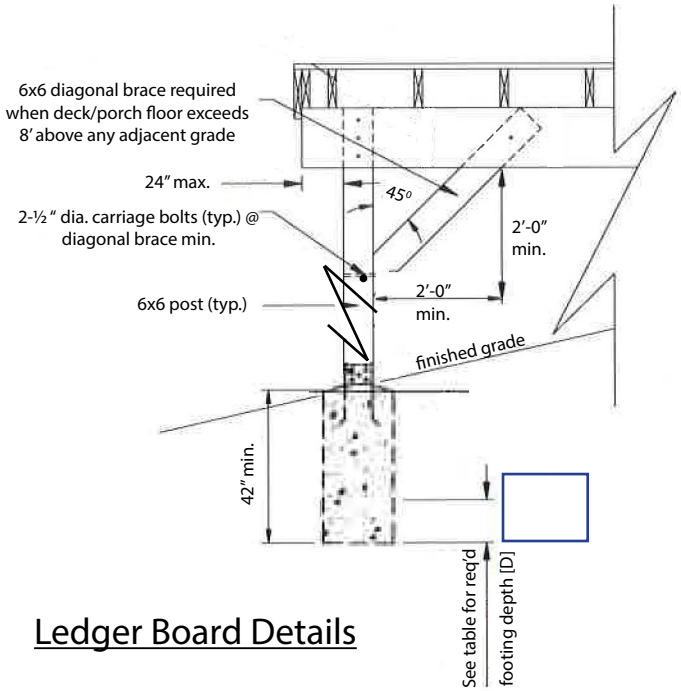
Option 2

Handrail Sections



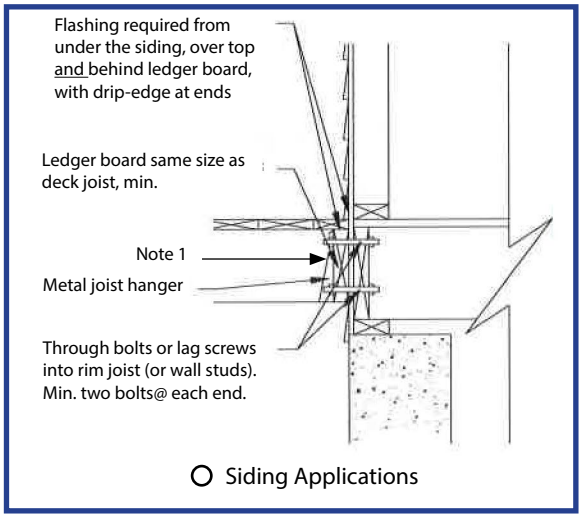
Choose a handrail grip style:

Post & Beam Detail

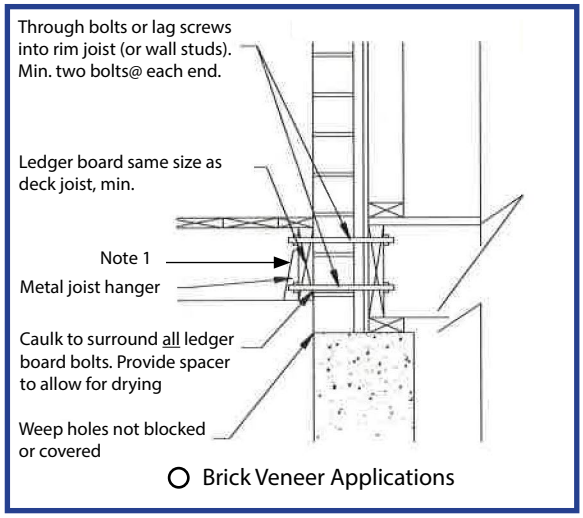


The actual field construction shall match the approved plans. All field changes and/or deviations require Building Dept. approval.

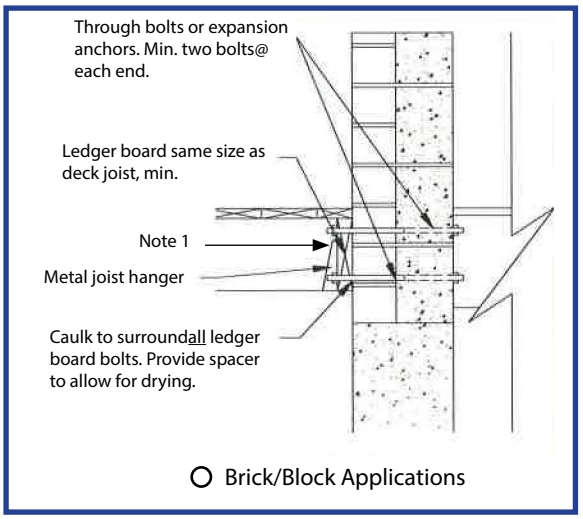
Ledger Board Details



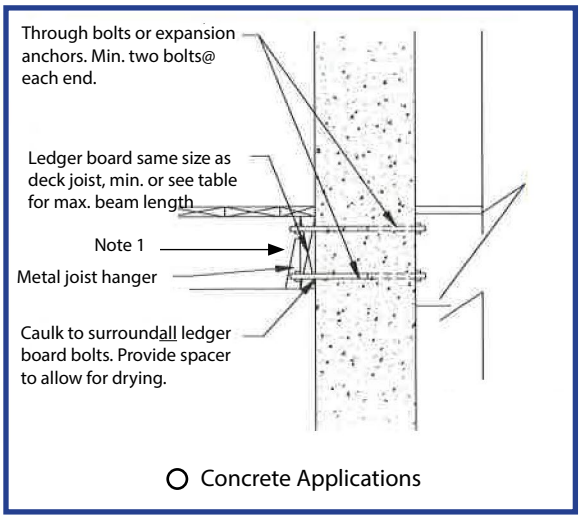
○ Siding Applications



○ Brick Veneer Applications



○ Brick/Block Applications



○ Concrete Applications

Ledger boards to be bolted with minimum ½" bolts 16" O. C. staggered top and bottom. Two bolts are required at each end.
Note 1: Ledger boards that are parallel to the joists are not required to be bolted to the structure.

Property Owner:	**Contractor:**
Name:	Name :
Signature:	Signature:
Phone:	Phone :
Email:	Email :