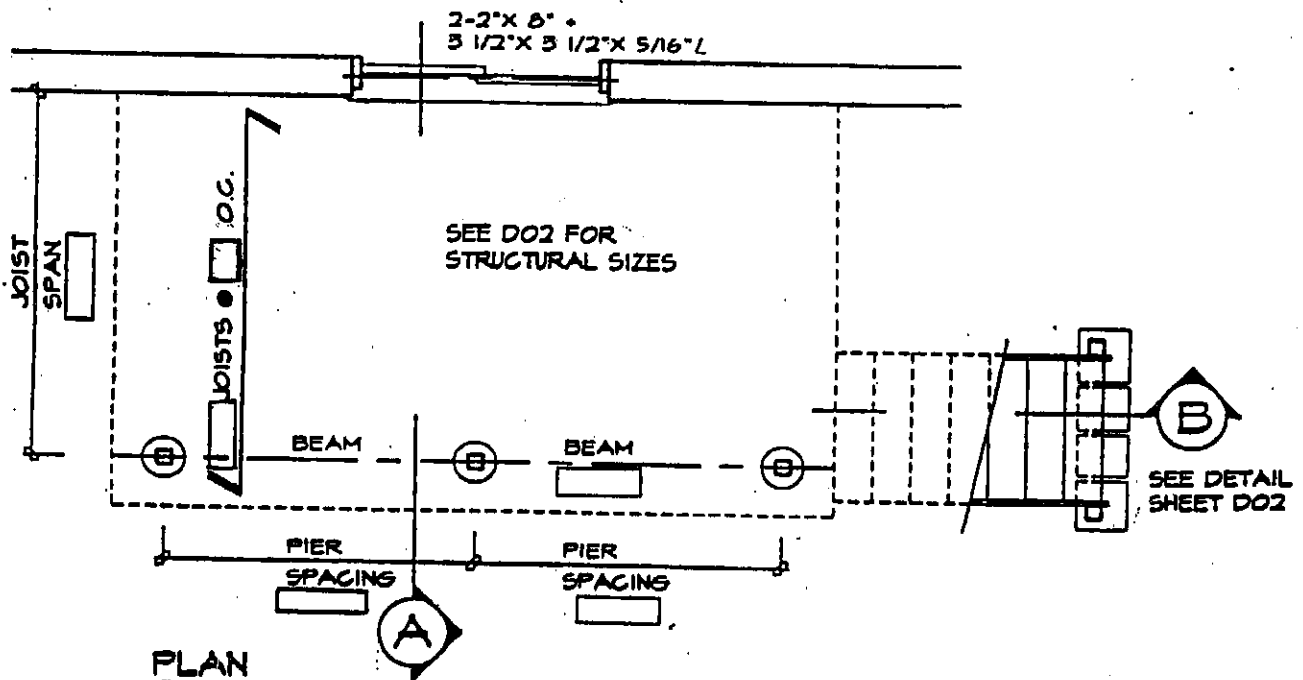




CITY OF STRATFORD
 BUILDING AND PLANNING DEPARTMENT

DECK CONSTRUCTION PACKAGE



PICKET CONNECTION

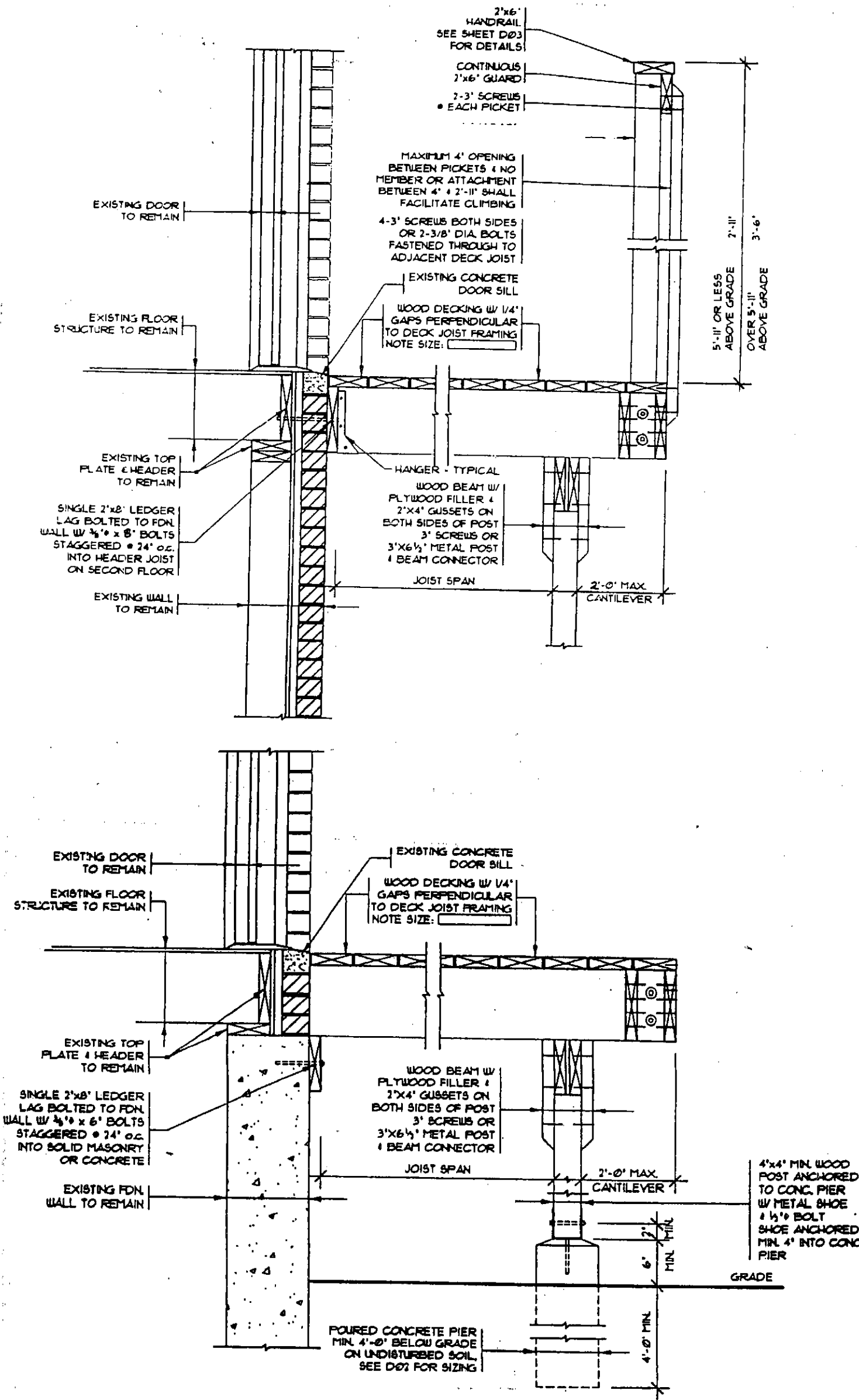
- DETAIL EC-4
- DETAIL EC-1
- OTHER (PROVIDE DETAIL DWG)

RAIL TO POST CONNECTIONS

- DETAIL EA-1
- DETAIL EA-2
- DETAIL EA-3
- DETAIL EA-4
- DETAIL EA-5
- OTHER (PROVIDE DETAIL DRAWING)

GUARD POST CONNECTION TO FLOOR JOISTS

- DETAIL EB-5
- DETAIL EB-2
- DETAIL IB-1
- DETAIL EB-3
- DETAIL EB-5
- DETAIL EB-6
- OTHER (PROVIDE DETAIL DRAWING)



2'x6' HANDRAIL
SEE SHEET D03 FOR DETAILS
CONTINUOUS 2'x6' GUARD
2-3' SCREWS • EACH PICKET

MAXIMUM 4' OPENING BETWEEN PICKETS & NO MEMBER OR ATTACHMENT BETWEEN 4' & 2'-11" SHALL FACILITATE CLIMBING
4-3' SCREWS BOTH SIDES OR 2-3/8" DIA. BOLTS FASTENED THROUGH TO ADJACENT DECK JOIST

5'-11" OR LESS ABOVE GRADE
2'-11"
3'-6"
OVER 5'-11" ABOVE GRADE

EXISTING DOOR TO REMAIN
EXISTING FLOOR STRUCTURE TO REMAIN
EXISTING TOP PLATE & HEADER TO REMAIN
SINGLE 2'x8' LEDGER LAG BOLTED TO FDN WALL W/ 3/4" x 8" BOLTS STAGGERED @ 24" O.C. INTO HEADER JOIST ON SECOND FLOOR
EXISTING WALL TO REMAIN

EXISTING CONCRETE DOOR SILL
WOOD DECKING W/ 1/4" GAPS PERPENDICULAR TO DECK JOIST FRAMING
NOTE SIZE: []
HANGER - TYPICAL
WOOD BEAM W/ PLYWOOD FILLER & 2'x4' GUSSETS ON BOTH SIDES OF POST
3" SCREWS OR 3'x6 1/2" METAL POST & BEAM CONNECTOR
JOIST SPAN
2'-0" MAX CANTILEVER

EXISTING DOOR TO REMAIN
EXISTING FLOOR STRUCTURE TO REMAIN
EXISTING TOP PLATE & HEADER TO REMAIN
SINGLE 2'x8' LEDGER LAG BOLTED TO FDN WALL W/ 3/4" x 6" BOLTS STAGGERED @ 24" O.C. INTO SOLID MASONRY OR CONCRETE
EXISTING FDN WALL TO REMAIN

EXISTING CONCRETE DOOR SILL
WOOD DECKING W/ 1/4" GAPS PERPENDICULAR TO DECK JOIST FRAMING
NOTE SIZE: []
WOOD BEAM W/ PLYWOOD FILLER & 2'x4' GUSSETS ON BOTH SIDES OF POST
3" SCREWS OR 3'x6 1/2" METAL POST & BEAM CONNECTOR
JOIST SPAN
2'-0" MAX CANTILEVER

4'x4' MIN. WOOD POST ANCHORED TO CONC. PIER W/ METAL SHOE & 1/2" BOLT SHOE ANCHORED MIN. 4' INTO CONC. PIER

POURED CONCRETE PIER MIN. 4'-0" BELOW GRADE ON UNDISTURBED SOIL. SEE D02 FOR SIZING

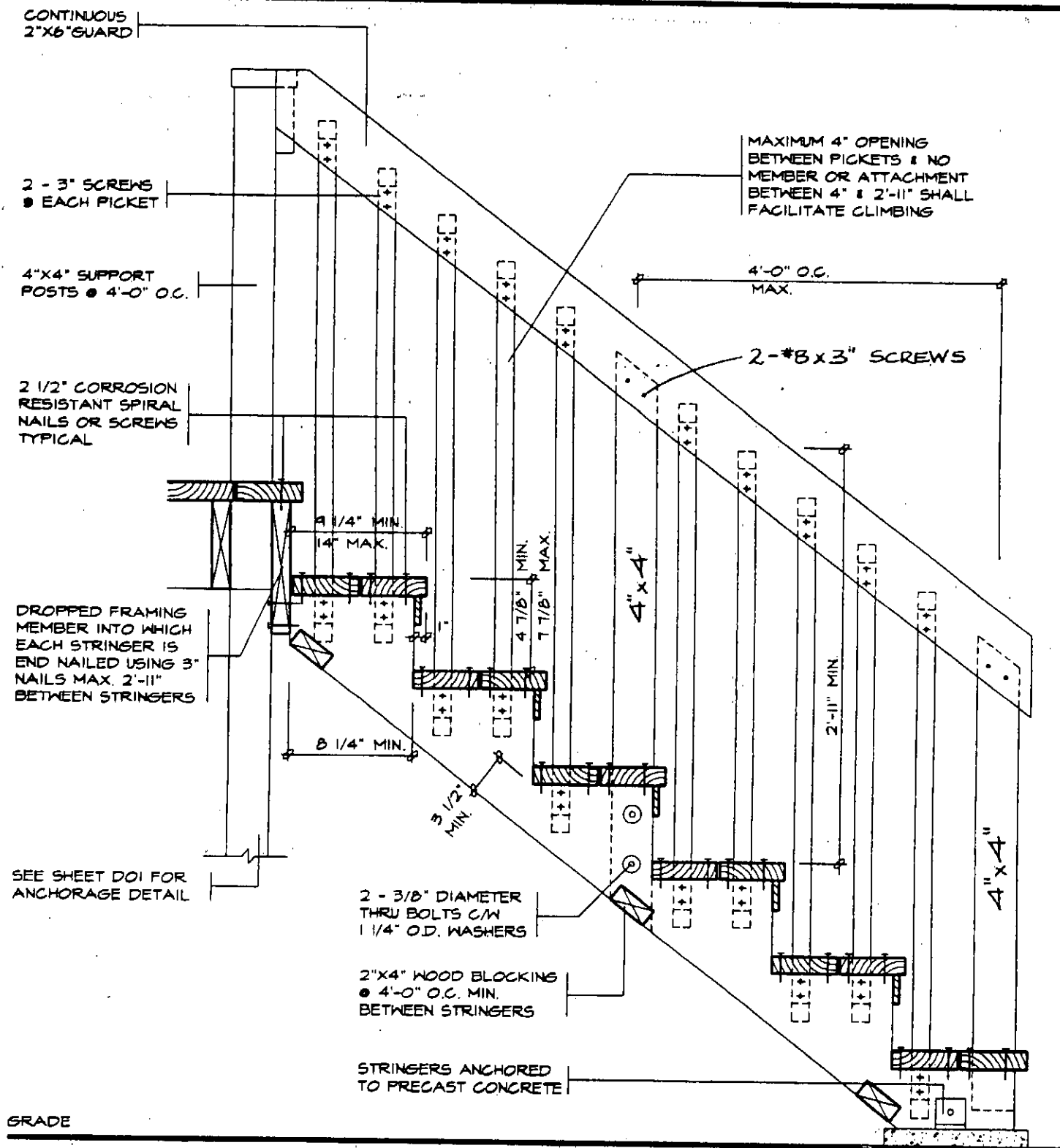


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519 271 0250
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DWG No.:
D01
06 - 03

DRAWN:
DATE:
06/23/04



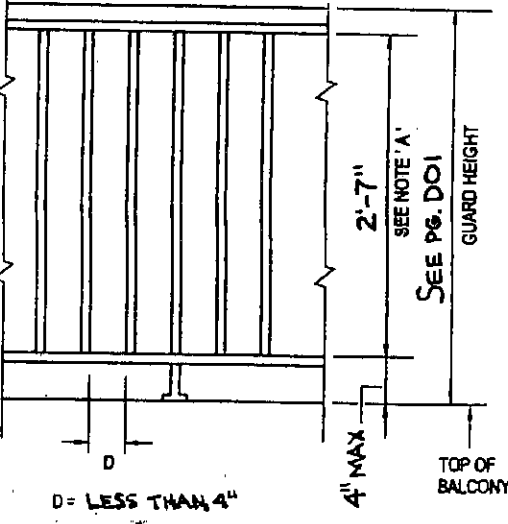
GRADE

SECTION 'B'

DESIGN TO PREVENT CLIMBING

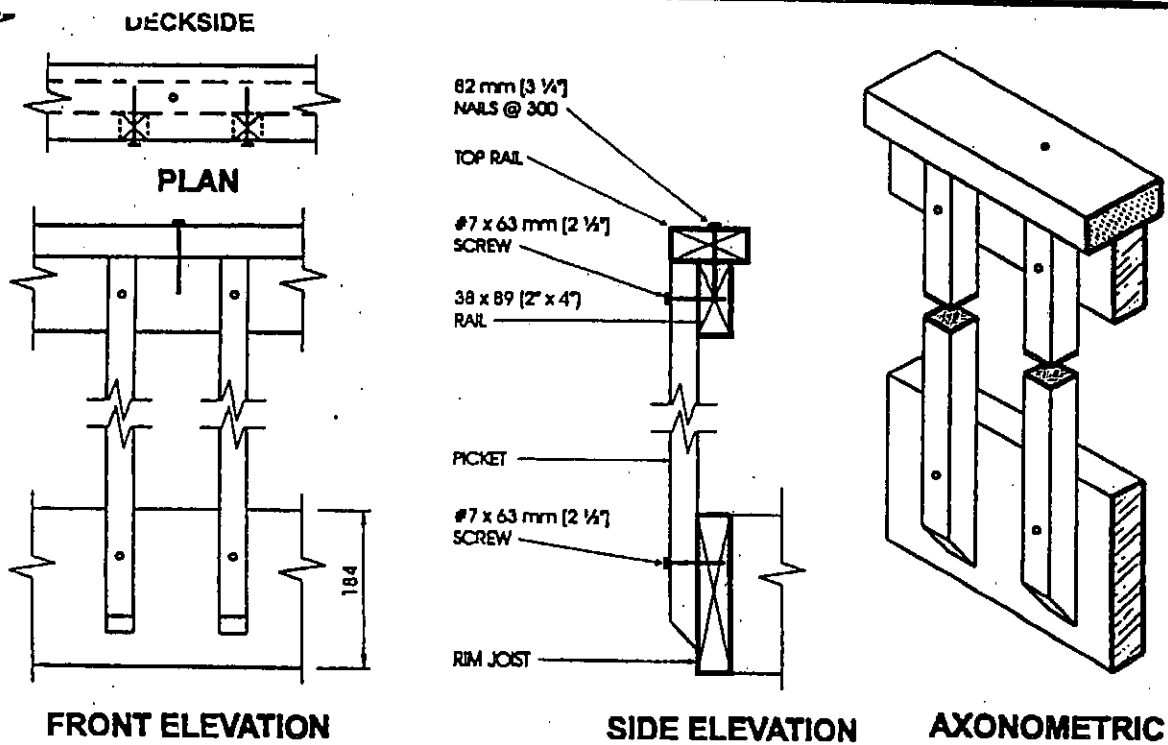
GENERAL NOTES

1. SITE PLAN OR SURVEY IS REQUIRED SHOWING ALL LOT LINES & DIMENSIONS SIZE & LOCATION OF ALL EXISTING BUILDINGS, LOCATION & SIZE OF DECK
2. LUMBER NO. 2 SPF OR BETTER, WOOD POSTS MIN. 4"x4" (SOLID), USE CORROSION RESISTANT SPIRAL NAILS OR SCREWS.
3. DECK IS NOT PERMITTED TO BE SUPPORTED ON BRICK VENEER
4. CONCRETE PIERS SHALL BEAR ON UNDISTURBED SOIL. THE BEARING CAPACITY OF THE SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION
5. PROVIDE A HANDRAIL 31"-38" HIGH ON STAIRS IF MORE THAN THREE RISERS. PROVIDE A GUARD ON BOTH SIDES IN ACCORDANCE W/ THE DETAIL ABOVE WHERE THE STAIR EXCEEDS 6 RISERS.



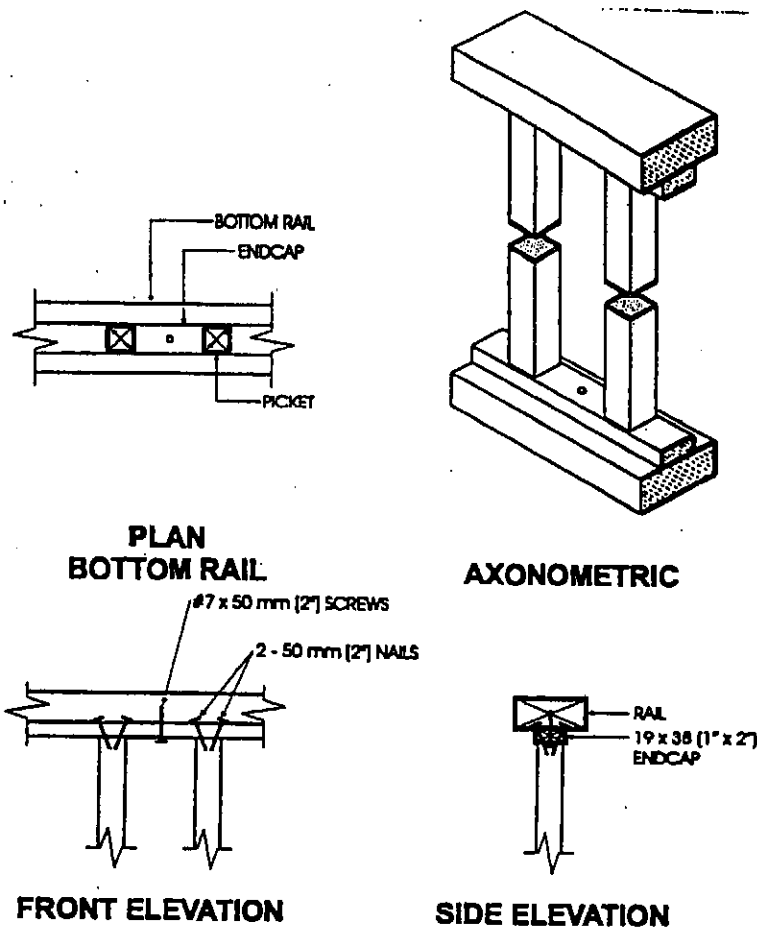
NOTE 'A': NO MEMBER, ATTACHMENT OR OPENING SHALL FACILITATE CLIMBING WITHIN THE 2'-7" SHOWN IN THE SKETCH

JOIST SPAN	PIER SIZE				BEAM SIZE				JOIST SIZE
	PIER SPACING				PIER SPACING				
	4'	6'	8'	10'	4'	6'	8'	10'	
6'	2"x4"	2"x4"	2"x4"	2"x4"	2 1/2"x8"	2 1/2"x8"	2 1/2"x8"	2 1/2"x10"	2"x8"
8'	2"x4"	2"x4"	2"x4"	2"x6"	2 1/2"x8"	2 1/2"x8"	2 1/2"x10"	2 1/2"x12"	2"x8"
10'	2"x4"	2"x4"	2"x6"	2"x6"	2 1/2"x8"	2 1/2"x8"	2 1/2"x10"	2 1/2"x12"	2"x8"
12'	2"x4"	2"x6"	2"x6"	2"x6"	2 1/2"x8"	2 1/2"x8"	2 1/2"x10"	2 1/2"x12"	2"x10"



Detail EC-4

Exterior Connection: Infill Picket Screwed to Top Rail and Rim Joist



Detail EC-1

Exterior Connection: Infill Picket Nailed to Endcap - Endcap Screwed to Rail

Notes:

1. Fasten each end of each picket to endcaps with 2 - 50 mm (2") nails.
2. Fasten endcaps to rails with #7 x 50 mm (2") screws @ 300 mm (12") o.c..
3. See Table 2.1.2 for minimum sizes of pickets.

Minimum Size of Loadbearing Elements

Guard Element	Minimum Size, mm (in)
Post	89 x 89 (4" x 4" nominal)
Top Rail	38 x 89 (2" x 4" nominal)
Bottom Rail	38 x 89 (2" x 4" nominal)
Picket / Baluster	32 x 32 (1 ⁹ / ₃₂ " x 1 ⁹ / ₃₂ "



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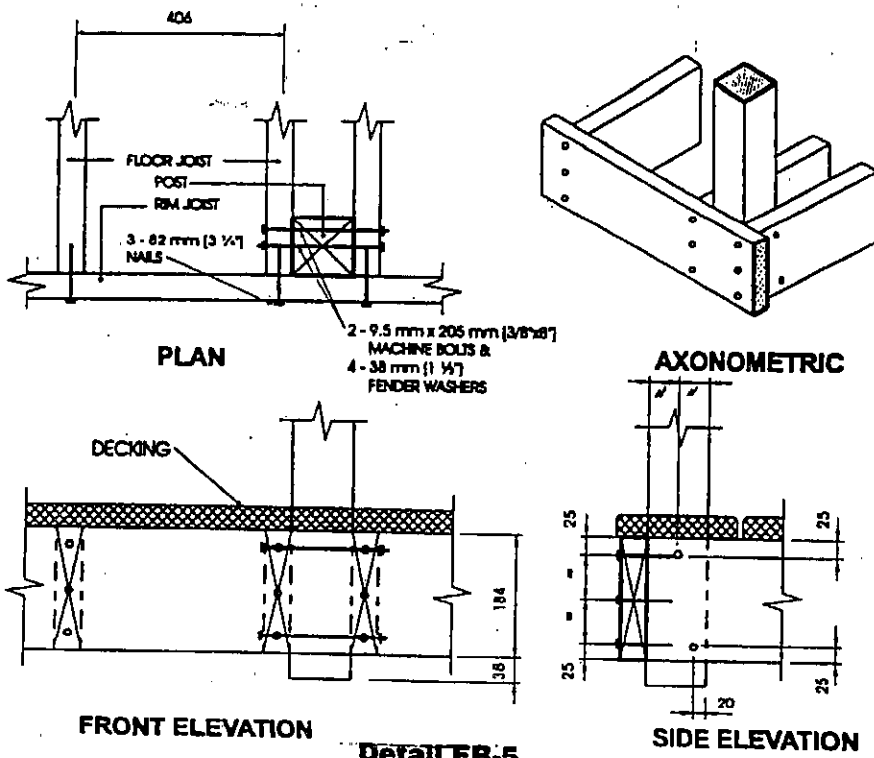
D03

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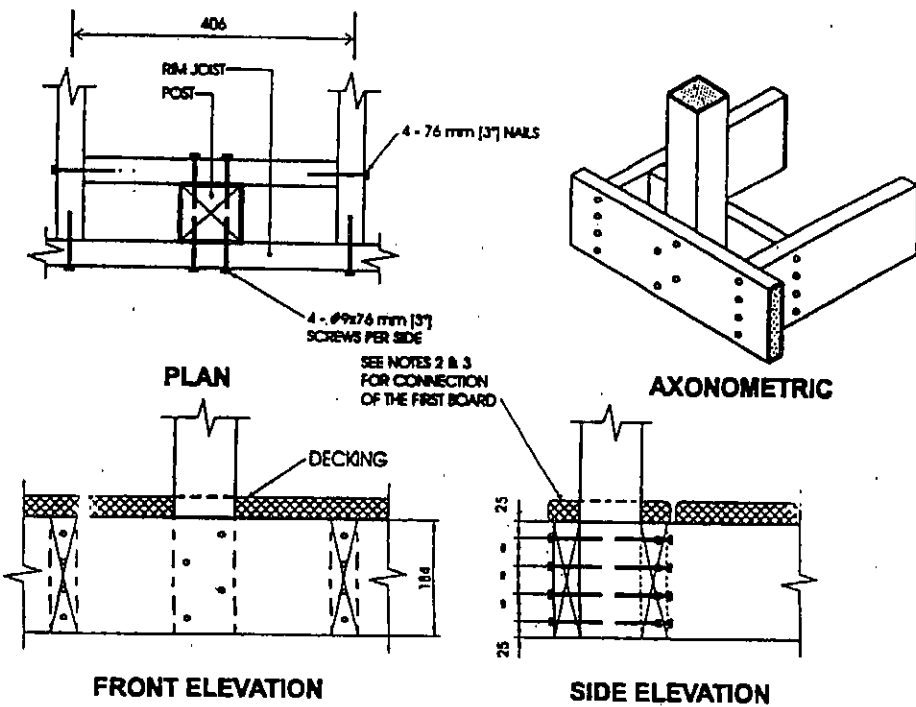
06/23/04



Detail EB-5
Exterior Connection: Post Bolted to 2 Floor Joists

- Notes:
1. Decking is omitted from the plan view and the axonometric view for clarity.
 2. 38 mm (1 1/2") post projection is not required where the maximum spacing between posts does not exceed 1.20 m (3'-11").
 3. Joists may be spaced at 610 mm (24") o.c. or 406 mm (16") o.c..
 4. Where floor joists are spaced at 610 mm (24") o.c. decking shall have a minimum thickness of 38 mm (1 1/2") and shall be fastened to the floor with 2 - 76 mm (3") nails.
 5. Dimensions shown are in mm unless otherwise specified.

MAXIMUM SPACING BETWEEN POSTS	
Species	Maximum Spacing, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	2.14 (7'-0")
Northern Species	1.20 (3'-11")



Detail EB-2
Exterior Connection: Post Screwed to Rim Joist

- Notes:
1. Decking is omitted from the plan view and the axonometric view for clarity.
 2. Fasten 25 mm x 140 mm (1/4" x 6" nominal) outer deck board to rim joist with 63 mm (2 1/2") nails @ 300 mm (12").
 3. Fasten 25 mm x 140 mm (1/4" x 6" nominal) outer deck board to floor joist with 1 - 63 mm (2 1/2") nail at each joist.
 4. The post may be positioned anywhere between the joists.
 5. #9 screws may be replaced by #8 screws if the maximum spacing between posts is not more than 1.20 m (3'-11").
 6. Dimensions shown are in mm unless otherwise specified.

MAXIMUM SPACING BETWEEN POSTS	
Species	Maximum Spacing, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.56 (5'-1")
Northern Species	1.20 (3'-11")

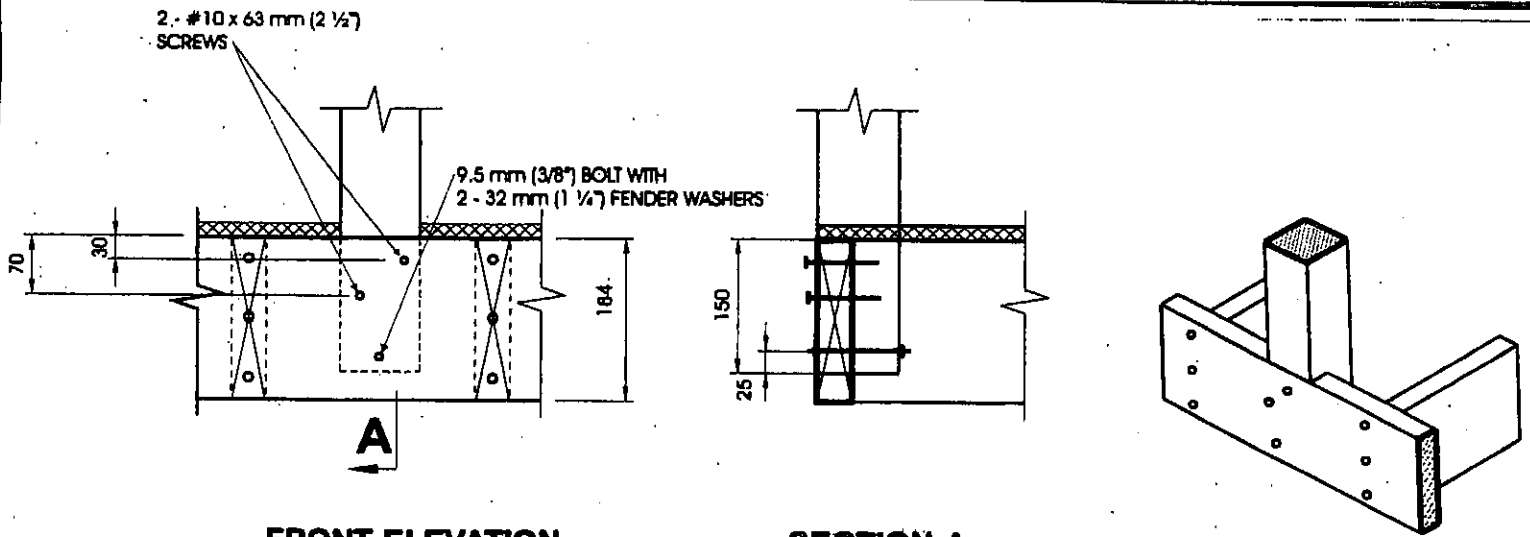


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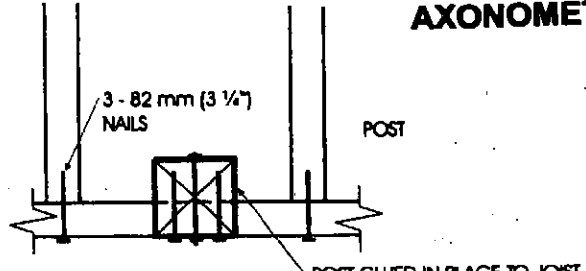
DRAWN: DATE:
06/23/04



FRONT ELEVATION

SECTION-A

AXONOMETRIC



PLAN

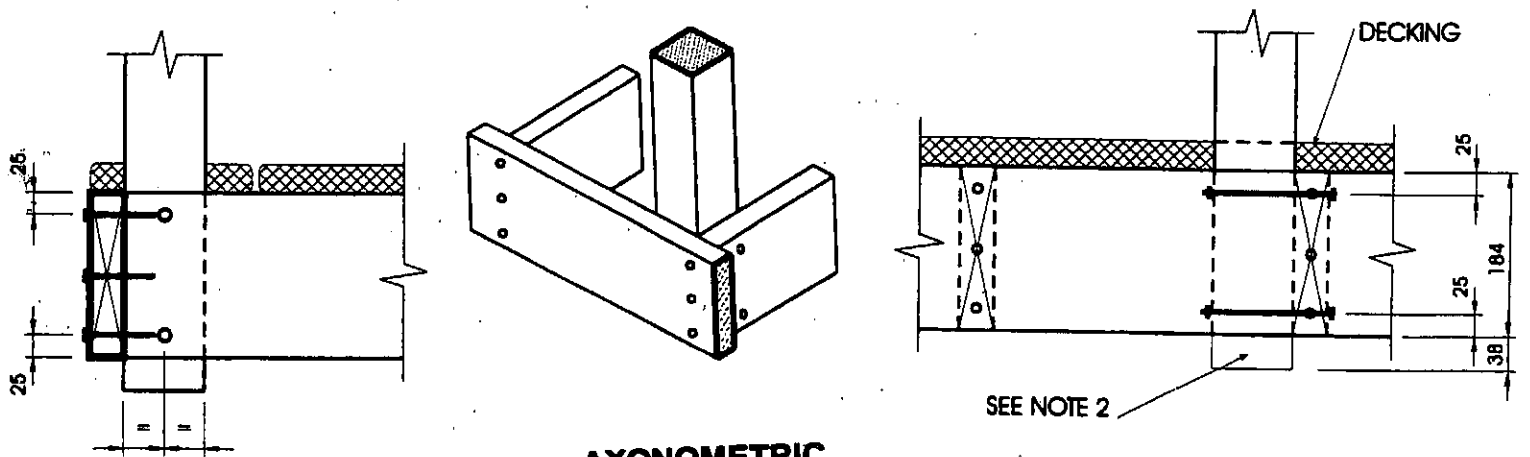
Notes:

1. Minimum dimension of post is 82 mm x 82 mm (3 1/4" x 3 1/4").
2. Notch post 38 mm x 152 mm (1 1/2" x 6") at rim joist.
3. Dimensions shown are in mm unless otherwise specified.

MAXIMUM SPACING BETWEEN POSTS	
Post Species	Maximum Spacing, m (ft-in)
Oak, Maple, Yellow Poplar, Hemlock, White Pine	3.30 (10'-10")

Detail IB-1

Interior Connection: Notched Post Glued and Bolted to Rim Joist



SIDE ELEVATION

AXONOMETRIC

FRONT ELEVATION

Detail EB-3

Exterior Connection: Post Bolted to Floor Joist - 8 mm (5/16") Bolts

Notes:

1. Decking is omitted from the plan view and the axonometric view for clarity.
2. 38 mm (1 1/2") post projection is not required where the maximum spacing between posts does not exceed 1.20 m (3'-11").
3. Joists may be spaced at 610 mm (24") o.c. or 406 mm (16") o.c.
4. Where floor joists are spaced at 610 mm (24") o.c., decking shall have a minimum thickness of 38 mm (1 1/2") and shall be fastened to the floor with 2 - 76 mm (3") nails.
5. Dimensions shown are in mm unless otherwise specified.

MAXIMUM SPACING BETWEEN POSTS	
Species	Maximum Spacing, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.29 (4'-3")
Northern Species	1.20 (3'-11")
Column 1	2



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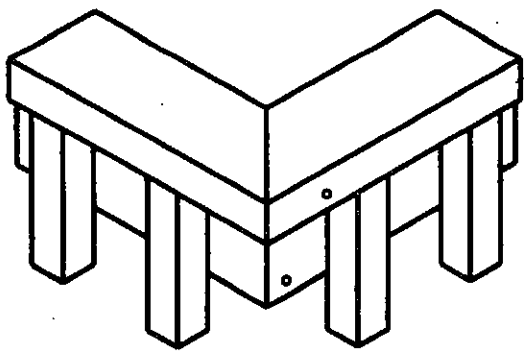
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D05

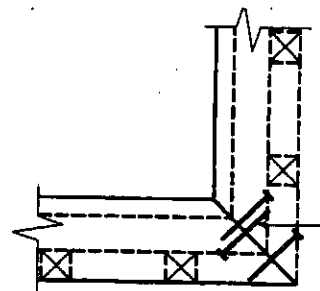
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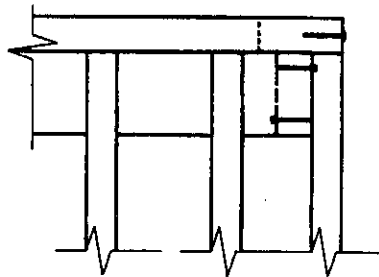
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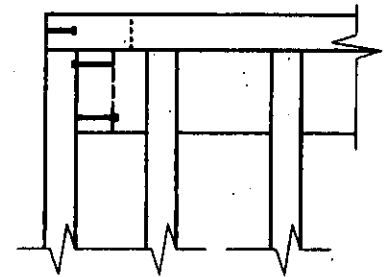
AXONOMETRIC



PLAN TOP RAIL



FRONT TOP RAIL



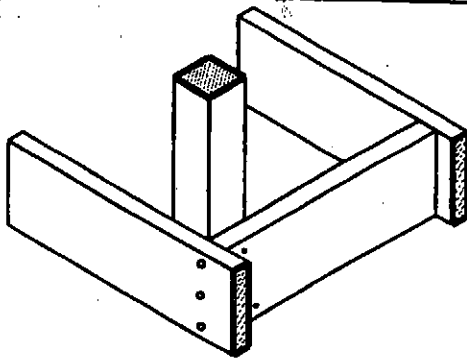
SIDE TOP RAIL

Notes:

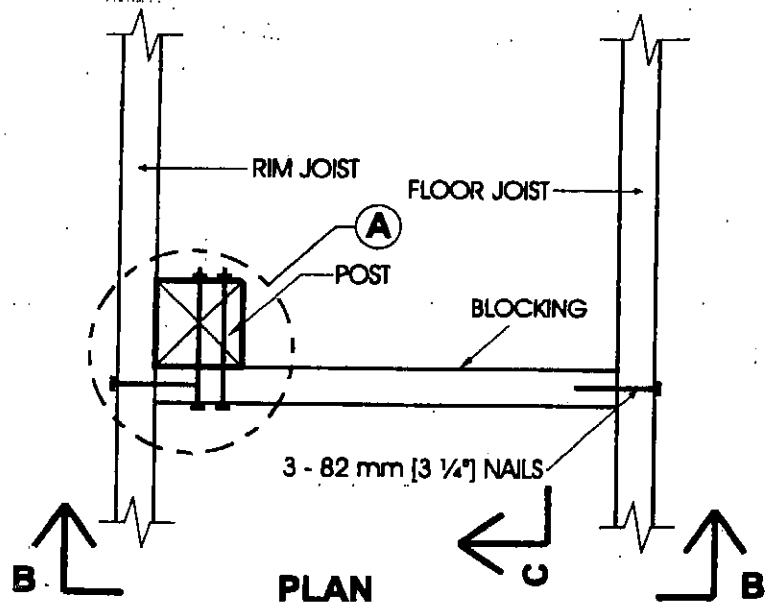
1. Screws fastening pickets are omitted for clarity.
2. Provide a minimum of 10 pickets beyond the return if end restraint of the guard is provided by this return detail only.

Detail ED-5

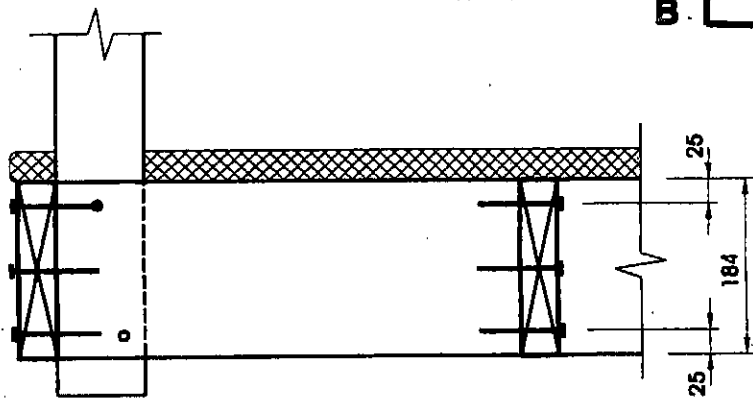
Exterior Connection: Corner Joint



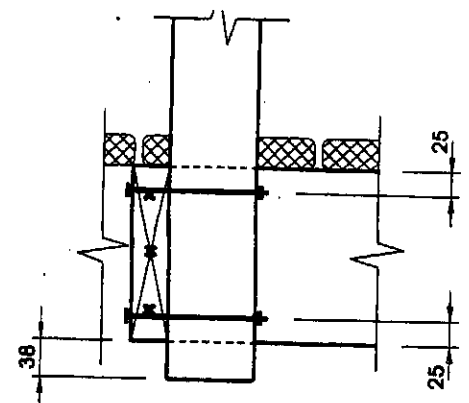
AXONOMETRIC



PLAN



ELEVATION B-B



ELEVATION C-C

Notes:

1. Use any of the connection details shown on Details EB-1 to EB-5 at location "A". Connection Detail EB-4 is shown in this detail, as an example.
2. Maximum spacing between posts is determined from connection detail used at location "A".
3. Decking is omitted from the plan view and the axonometric view for clarity.
4. Blocking shall be not less than 38 mm x 184 mm (2" x 8" nominal).

Detail EB-6

Exterior Connection: Post Fastened to Floor, Guard Parallel to Floor Joists

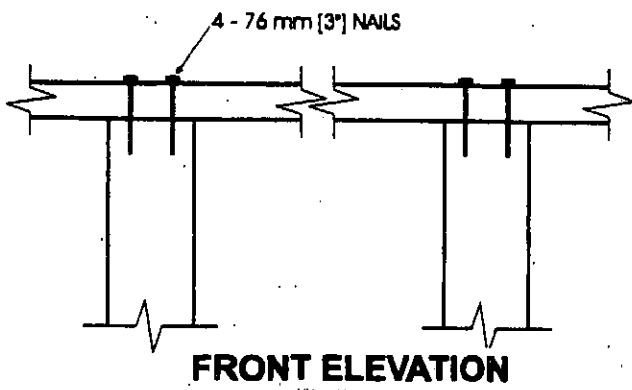


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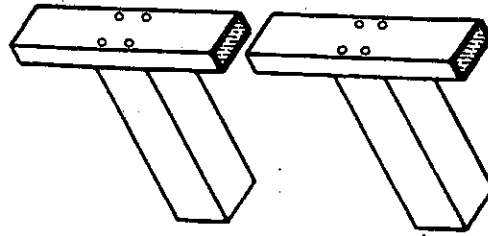
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06-03

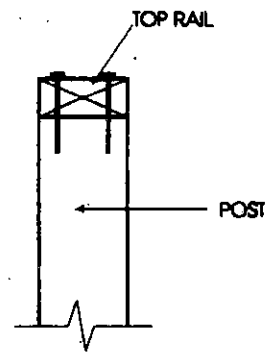
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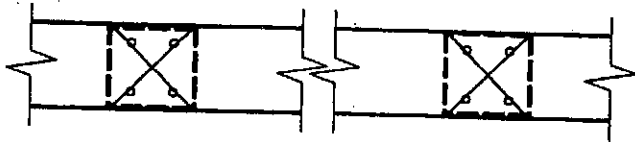
FRONT ELEVATION



AXONOMETRIC



SIDE ELEVATION



PLAN

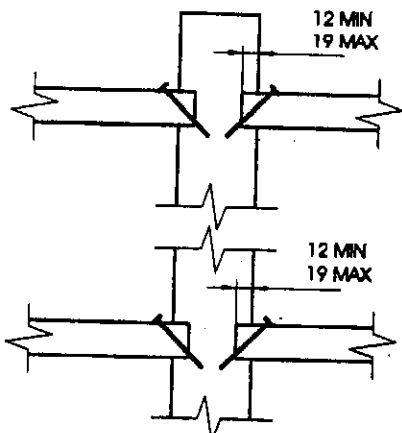
Detail EA-1

Notes:

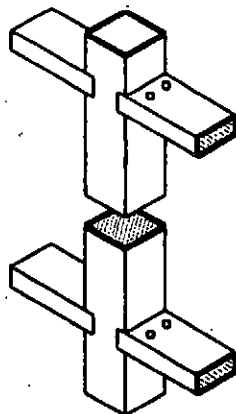
Exterior Connection: Top Rail Nailed to Post

1. The top rail must be continuous. Use Detail EA-5 at the end spans, where continuity ends.

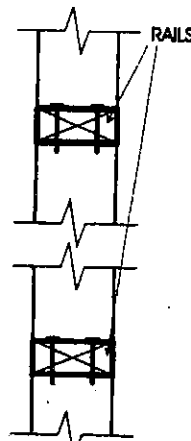
MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.52 (5'-0")
Northern Species	1.52 (5'-0")
Column 1	2



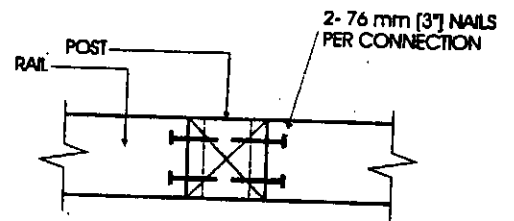
FRONT ELEVATION



AXONOMETRIC



SIDE ELEVATION



PLAN

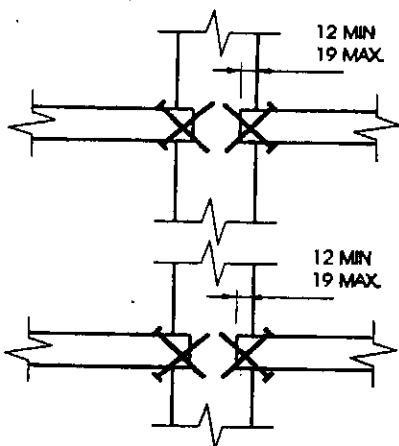
Notes:

1. The maximum span is more often governed by post spacing.
2. Provide support to bottom rail at intervals not more than 2.0 m (6'-7").
3. The bottom rail may be bevelled as detailed in Figure 2.1.2.
4. Dimensions shown are in mm unless otherwise specified.

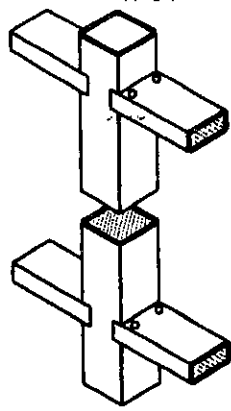
Detail EA-2

Exterior Connection: Top/Bottom Rail Skew Nailed to Post - 76 mm (3") Nails

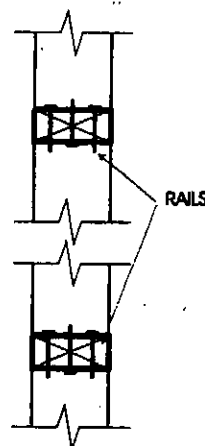
MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	2.72 (8'-11")
Northern Species	2.18 (7'-2")
Column 1	2



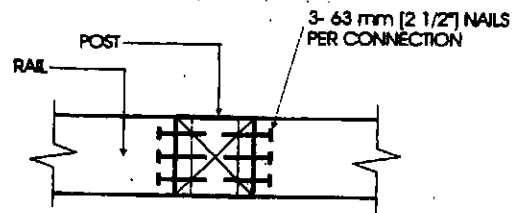
FRONT ELEVATION



AXONOMETRIC



SIDE ELEVATION



PLAN

Detail EA-3

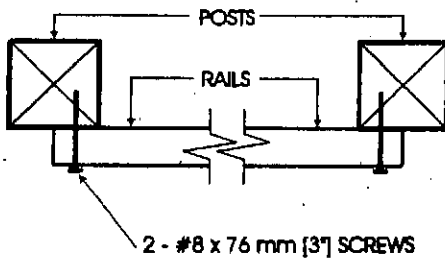
Exterior Connection: Top/Bottom Rail Skew Nailed to Post - 63 mm (2 1/2") Nails

Notes:

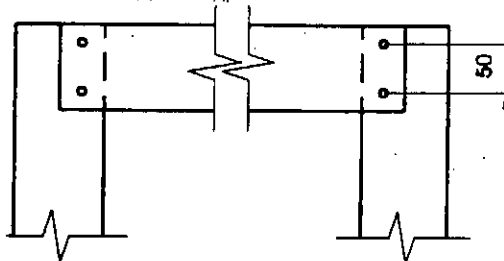
1. Provide support to bottom rail at intervals not more than 2.0 m (6'-7").
2. The bottom rail may be bevelled as detailed in Figure 2.1.2.
3. Dimensions shown are in mm unless otherwise specified.

MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	2.72 (8'-11")
Northern Species	2.18 (7'-2")
Column 1	2

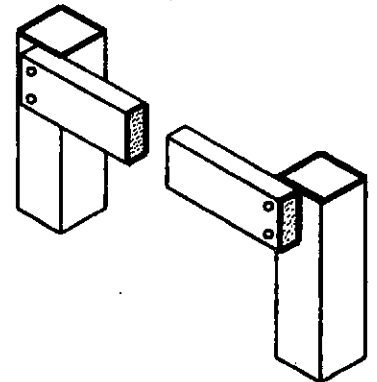
DECK SIDE



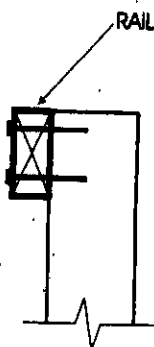
PLAN



FRONT ELEVATION



AXONOMETRIC



SIDE ELEVATION

Detail EA-4

Exterior Connection: Top/Bottom Rail Face Nailed or Screwed to Post

Notes:

1. If the rails are located on the deck side of the posts, 76 mm (3") nails may be used in place of the screws.
2. Where the top rail is continuous, the top rail may be fastened to each post with 3 - #8 x 76 mm (3") screws.
3. Dimensions shown are in mm unless otherwise specified.

MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.77 (5'-10")
Northern Species	1.41 (4'-8")
Column 1	2



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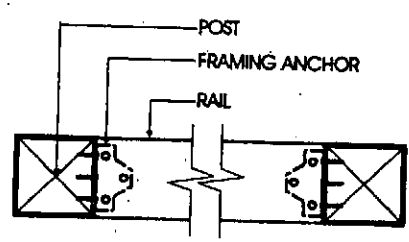
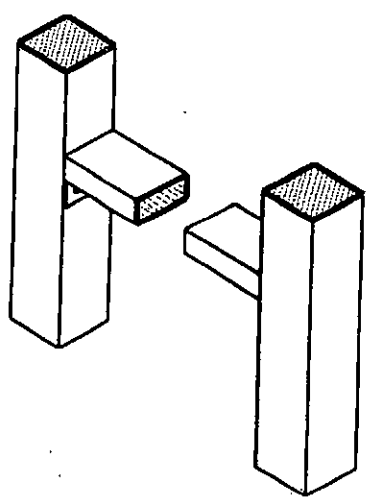
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DATE:

MINIMUM 20 GAUGE
FRAMING ANCHOR
- NAILS AS RECOMMENDED
BY MANUFACTURER
(TYPICALLY 3.6 mm x 38 mm)

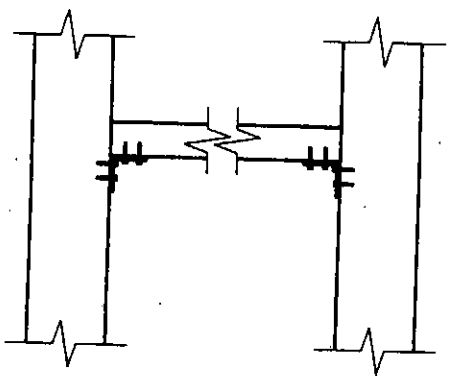


CORROSION RESISTANT
FRAMING ANCHOR

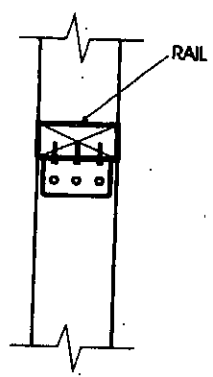


PLAN

AXONOMETRIC



FRONT ELEVATION



SIDE ELEVATION

Detail EA-5

Exterior Connection: Top/Bottom Rail Fastened to Post with Framing Anchors

- Notes:
1. Provide support to bottom rail at intervals not more than 2.0 m (6'-7").
 2. The bottom rail may be bevelled as detailed in Figure 2.1.2.
 3. Dimensions shown are in mm unless otherwise specified.

MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	2.72 (8'-11")
Northern Species	2.18 (7'-2")
Column 1	2

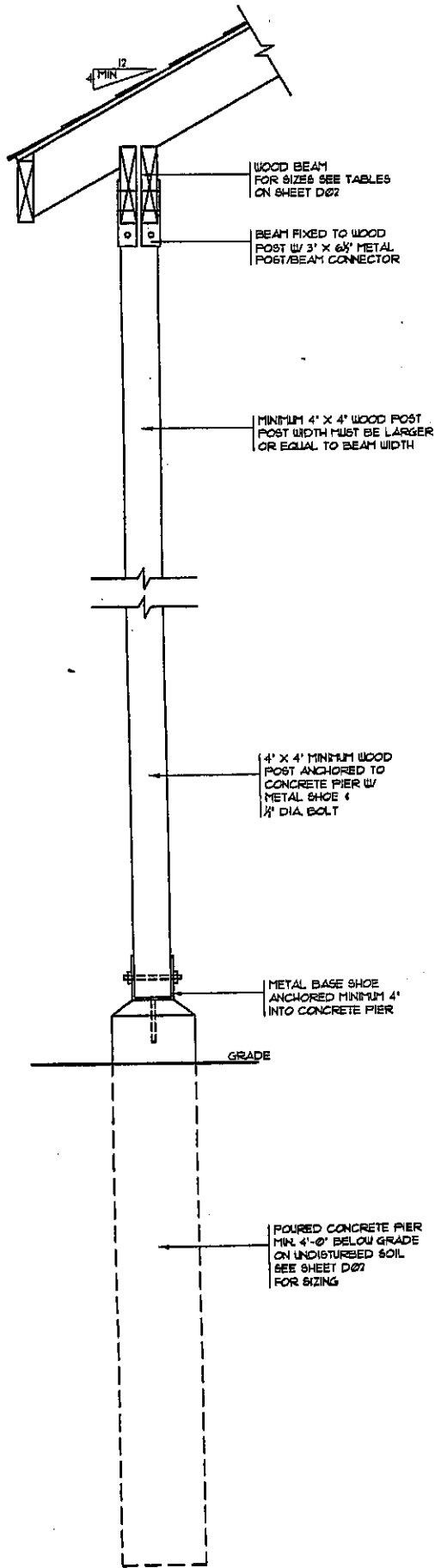


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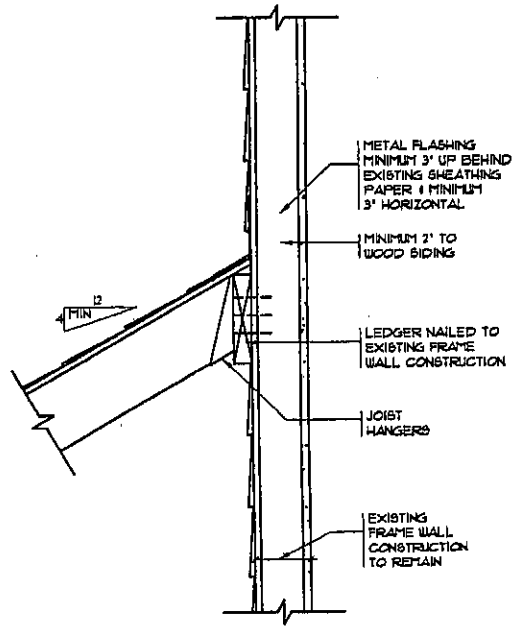
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D09
06 - 03

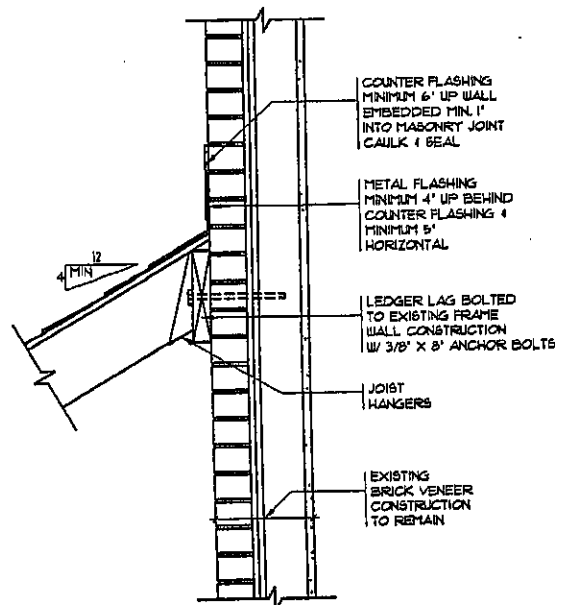
DRAWN: _____ DATE: _____



① SUPPORT DETAIL



② FRAME WALL



③ BRICK VENEER WALL



CITY of STRATFORD
 Building & Planning
 Department

CITY HALL ANNEX
 82 ERIE STREET, SECOND FLOOR
 STRATFORD, ONTARIO, N5A 2M4
 519 271 0250
 FAX.: 519 271 5966

DWG No.:

D10

06 - 03

DRAWN:

DATE:



**CITY OF STRATFORD
BUILDING AND PLANNING DEPARTMENT**

DECK APPLICATION CHECKLIST (ONE STOREY, NO ROOF)

PROJECT: _____

DATE: _____ APPLICANT: _____

- | | YES | NO | N/A |
|---|--------------------------|--------------------------|--------------------------|
| 1) COMPLETED PERMIT APPLICATION FORM | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2) 2 SETS OF SCALED DECK FRAMING PLANS | <input type="checkbox"/> | <input type="checkbox"/> | |
| NOTE: CITY DECK CONSTRUCTION PACKAGE MAY BE UTILIZED IF COMPLETED AS REQUIRED | | | |
| 3) 2 PLOT PLAN DRAWINGS | <input type="checkbox"/> | <input type="checkbox"/> | |
| 4) QUALIFICATION FORMS IF DECK IS > 538 FT ²
(NOT REQUIRED IF BY OWNER) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5) PERMIT FEE | <input type="checkbox"/> | <input type="checkbox"/> | |

NOTE: 1) MORE INFORMATION MAY BE REQUIRED TO BE SUBMITTED DURING THE EXAMINATION PROCESS

2) ANY "NO" COLUMN CHECKED OFF WILL RESULT IN THE CITY BEING UNABLE TO ACCEPT THE APPLICATION



**CITY OF STRATFORD
BUILDING AND PLANNING DEPARTMENT**

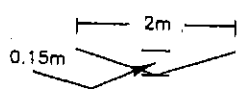
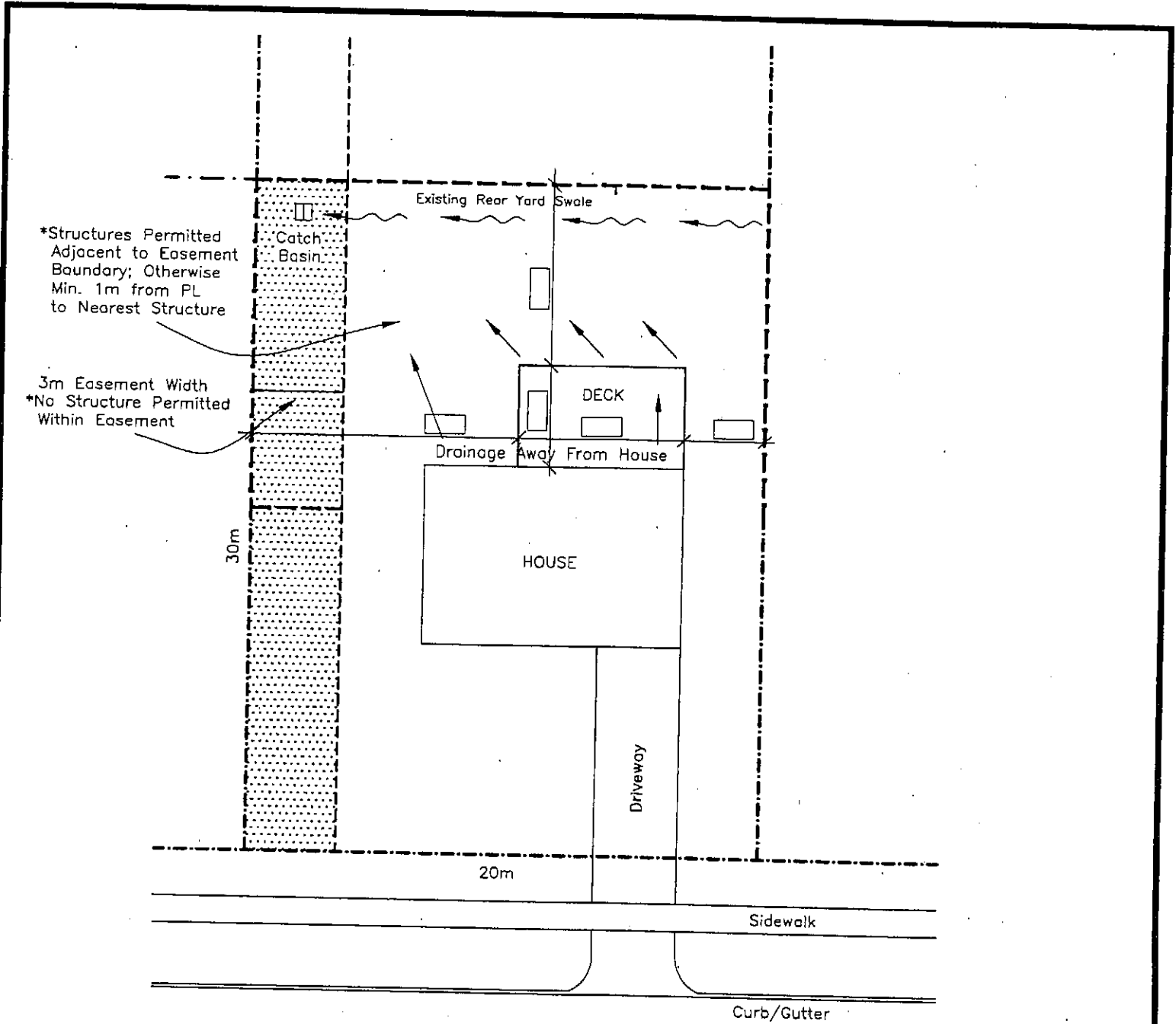
DECK APPLICATION CHECKLIST **ONE STOREY WITH ROOF**
TWO STOREY **WITH ROOF**

PROJECT: _____

DATE: _____ **APPLICANT:** _____

	YES	NO	N/A
1) COMPLETED PERMIT APPLICATION FORM	<input type="checkbox"/>	<input type="checkbox"/>	
2) 2 SETS SCALE CONSTRUCTION DRAWINGS INCLUDING	<input type="checkbox"/>	<input type="checkbox"/>	
• FRONT ELEVATION	<input type="checkbox"/>	<input type="checkbox"/>	
• SIDE ELEVATION	<input type="checkbox"/>	<input type="checkbox"/>	
• DECK FRAMING PLAN 1 ST <input type="checkbox"/> 2 ND <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• SECTION	<input type="checkbox"/>	<input type="checkbox"/>	
3) 2 PLOT PLAN DRAWINGS	<input type="checkbox"/>	<input type="checkbox"/>	
4) QUALIFICATION FORMS IF DECK IS > 538 FT ² (NOT REQUIRED IF BY OWNER)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) PERMIT FEE	<input type="checkbox"/>	<input type="checkbox"/>	

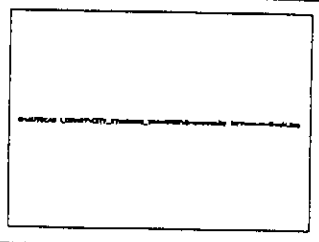
- NOTE**
- 1) SEE DECK CONSTRUCTION PACKAGE FOR DRAWING DETAILS
 - 2) MORE INFORMATION MAY BE REQUIRED TO BE SUBMITTED DURING THE EXAMINATION PROCESS
 - 3) ANY "NO" COLUMN CHECKED OFF WILL RESULT IN THE CITY BEING UNABLE TO ACCEPT THE APPLICATION



Typical Swale Cross Section
 Property Line

- Existing Drainage Patterns
- Proposed Drainage Patterns
- ~ Existing Swales
- ~ Proposed Swales
- - - Fence Line
- Required Dimensions

****INFORMATION PURPOSES ONLY****
 BEFORE STARTING WORK, THE CONTRACTOR(S) WILL PROVE THE POSITION OF ALL SUCH UTILITIES AND STRUCTURES AND WILL ASSUME LIABILITY FOR DAMAGE TO THEM.



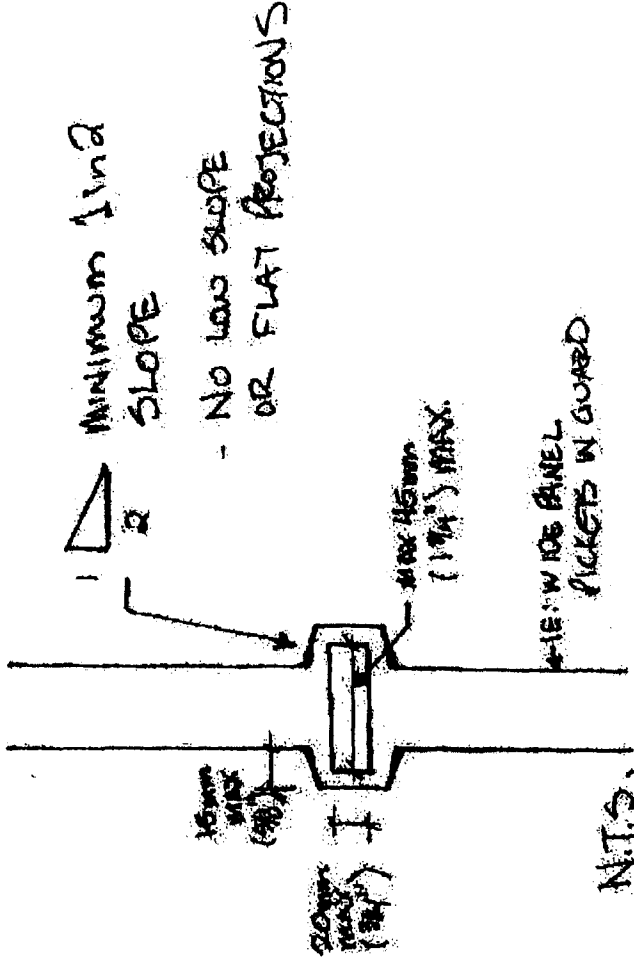
**CONSTRUCTION
 INFORMATION REQUIREMENTS
 SAMPLE
 LOT GRADING PLOT PLAN
 DRAWING**

Drawn By: S.Mc.	Scale: N.T.S.
Date: JUNE 2005	
Revision: 1	Standard Drawing No. 1
Approved By:	

2006 GUARD REQUIREMENTS

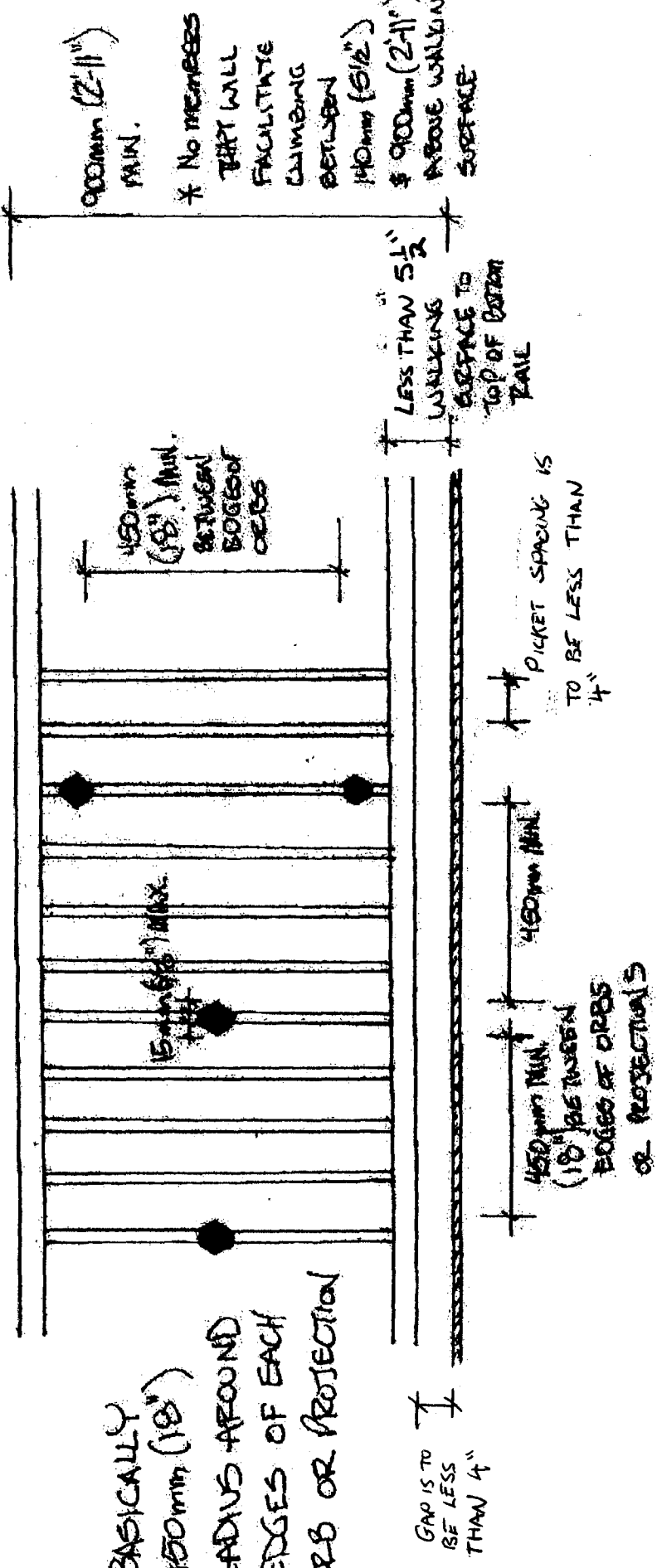
ILLUSTRATING PORTIONS OF ARTICLES 9.8.8.5 & 9.8.8.6.

MINIMUM 36" HIGH GUARD
MINIMUM 42" HIGH GUARD FOR DECKS
GREATER THAN 5'-11" ABOVE GRADE



N.T.S.

*BASICALLY
450mm (18")
RADIUS AROUND
EDGES OF EACH
ORB OR PROJECTION



GAP IS TO BE LESS THAN 4"

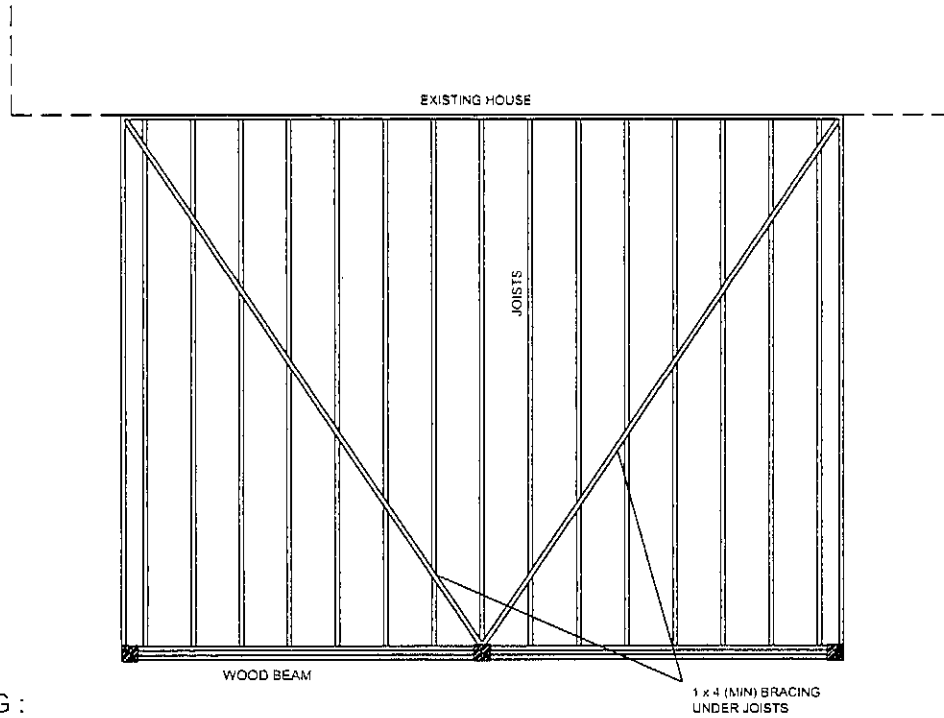
450mm MIN. (18") BETWEEN BODIES OF ORBS OR PROJECTIONS

PICKET SPACING IS TO BE LESS THAN 4"

N.T.S.

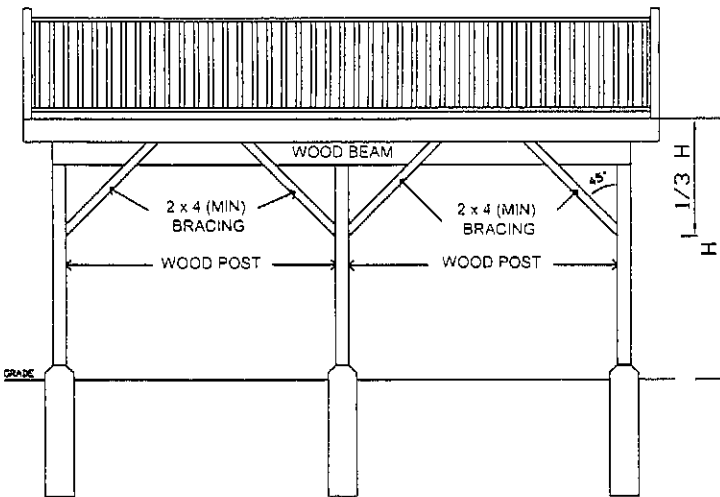
BRACING FOR DECKS

1. DECK BRACING:
DECKS > 6'-0" ABOVE GRADE

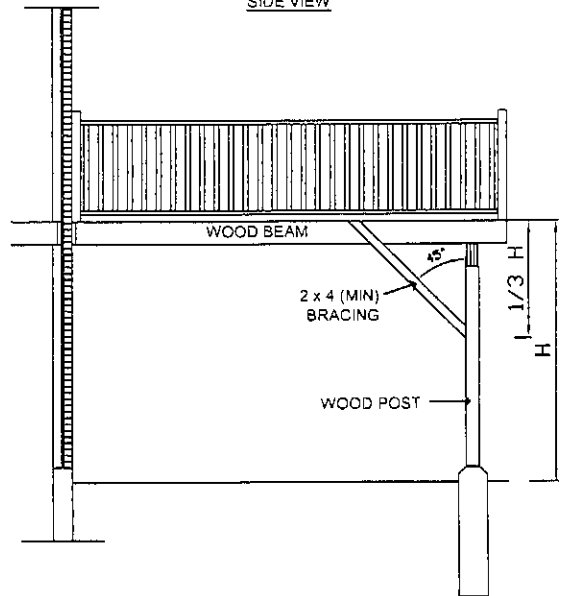


2. COLUMN BRACING :
FOR 4x4 WOOD COLUMNS WHERE THE HEIGHT FROM
FINISHED DECK FLOOR TO GRADE (H) IS $\geq 8'-0"$

FRONT VIEW



SIDE VIEW



IF BRACING #2 IS UTILIZED, BRACING #1 MAY BE ELIMINATED