(N) 4×4 POST

(N) 2×4 ON FLAT

(N) 2×4

(N) 4×4 POST

36"

(N) LANDING LEVEL

(N) DECKING

(N) 4×4 POST (SEE SEC. B-B ON S-1)

(N) 2-2×10 FOR CONNECTION TO 4×4 POSTS USE HUCQ 210 "SIMPSON" CONCEALED FLANGES HANGERS

(N) 2×4 ON FLAT

(N) 2×4

(N) 1½" × 1½" @ 4½" O.C. (TYP.)

(N) 4×4 GUARDRAILING POST

FOR STRINGER CONNECTION SEE TYP. DETAIL

(E) SLAB

PROVIDE RPBZ "SIMPSON" RETROFIT POST BASE WITH ¼"×4" THREADED RODS W/4" EMBEDM. INTO (E) CONCRETE WITH EPOXY (TYP.)

(N) 2×12 STRINGER

(N) ½"ø THROUGH BOLTS (TYP.)

DETAIL
Scale ¾" = 1'-0"   ② / S·1   (FOR NEW LOWER LANDING)

(E) 2×10

(E) 2×10

(N) ½"ø THROUGH BOLTS WITH NUTS & WASHER

(N) 4×4 POST

DETAIL
Scale 1½" = 1'-0"   ① / S·1

FB24Z
(FB24R similar)

(N) 2×4 ON FLAT

CHAMFER

(N) 2×4 CONT. FOR CONNECTION TO THE POST USE FB 24Z BRACKET BY "SIMPSON" (TYP. FOR TOP & BOT. 2×4)

(N) 1½" × 1½" @ 4½" O.C. BALUSTERS

36" MIN

(N) 4×4 POST

(N) 2×4 CONT

DECKING

(N) 2×4 ON FLAT

3"

(N) ½"ø THROUGH BOLTS W/ NUTS & WASHERS

(N) 2-2×10

NEW TYPICAL GUARDRAILING DETAIL
SCALE: 1½" = 1'-0"

(N) 2×12 STRINGER (TYP.)

(N) ¼"ø THROUGH BOLT

(N) ∠ 2×2×½ × 3" LONG ANGLE WITH ¼" THREADED ROD W/4" EMBEDM. WITH EPOXY

(E) CONC. SLAB

TYPICAL STRINGER CONNECTION TO THE SLAB DETAIL
SCALE: 1½" = 1'-0"

NO.	REVISIONS/ISSUE	DATE

TITLE:

16 LEMINGTON RD.
BRIGHTON, MA

DETAILS

DRAWN:	N.S.	DATE:	07-09-2025
CHECKED:	R.M.	SCALE:	As noted

DRAWING NO.:

S·2

25-055

DECK FRAMING PLAN
SCALE: 1/2" = 1'-0"

(N) 6" THK. MIN. CONC. SLAB (THICKNESS TO MATCH TO (E) SLAB) WITH W1.4 x W1.4 WWF (4000 psi)

(E) POST
(E) 2 x 10 NAILER
(E) POST
2 S·2
(E) 2 x 8 @ 16" o.c.
(E) 2 x 8 @ 16" o.c.
(E) POST (UPPER)
(N) GUARDRAILING
(N) GUARDRAILING
(N) 4 x 4 POST
(N) 4-2x12 STRINGERS
(N) 4 x 4 HANDRAILING POST
(N) 4 x 4 HANDRAILING POST
(N) 2 x 10 (UPPER)
(E) 2-2 x 10
(N) 2 x 10 (LOWER)
(N) 2 x 10 @ 16" o.c. (LOWER)
(N) 4-2x12 STRINGERS
DN 6 STEPS
(N) 2-2 x 10 STANDING (LOWER)
(E) 2-2 x 10 (UPPER)
(E) 4 x 6 POST
(N) 4 x 4 POST
(E) 2-2 x 10 (LOWER)
(E) 4 x 6 POST
3'-0"
3'-0"
3'-0"

NOTE: Existing guardrailing to remain (not shown for clarity)

SECTION A – A
SCALE: 1/2" = 1'-0"

(E) GUARDRAILING TO REMAIN
(E) 4 x 6 POST
(N) 2 x 4 ON FLAT
(N) 2 x 4
(E) 2-2 x 10 (UPPER)
(N) 4 x 4 POST
(N) 2 x 4 ON FLAT
(N) 2 x 4
(N) 4 x 4 POST
ML23Z ANGLE BY "SIMPSON" (TYP.)
36"
(N) 2 x 4 ON FLAT
(N) 2 x 4
(N) 2-2 x 10 (LOWER)
(N) 1 1/2" x 1 1/2" @ 4 1/2" o.c.
(E) POST
HUCQ 210 BY "SIMPSON" (TYP.)
(N) 2 x 4 ON FLAT
(N) 2 - 1/2 ø THROUGH BOLTS
(N) 2 x 4
(N) 4 x 4 POST
FOR CONNECTION STRINGER TO POST SEE TYP. DET. ON S-2
(N) 4-2 x 12 STRINGERS
(N) 6" MIN. THICK CONCRETE SLAB (4000 psi) THICKNESS TO MATCH TO (E) SLAB WITH W1.4 x W1.4 WWF (WIRE MESH)
(E) SLAB

SECTION B – B
SCALE: 1/2" = 1'-0"

(N) GUARDRAILING NOT SHOWN FOR CLARITY SEE SECTION C-C (SIMILARLY)
(E) GUARDRAILING TO REMAIN
(N) 1/2 ø THROUGH BOLTS (2 TIMES) TYP.
1 S·2
(N) DJT 14 Z JOIST TIE
PROVIDE NEW DJT 14 Z JOIST TIE BY "SIMPSON"
(N) 2-2 x 10 BEYOND
(E) 2-2 x 10 (UPPER)
(N) 4 x 4 HANDRAILING POST W/2-1/2" THROUGH BOLTS
(N) 4-2 x 12 STRINGERS
PROVIDE HUCQ 210 WITH CONCEALED FLANGES BY "SIMPSON"
(N) 2-2 x 10
(E) 4 x 6 POST
(E) 4 x 6 POST
(N) 4 x 4 POST
(E) CONC. SLAB
PROVIDE RPB Z "SIMPSON" RETROFIT POST BASE WITH 1/4 x 4 THREADED RODS W/ 4" EMBED. INTO (E) CONC. WITH EPOXY (TYP.)

SECTION C – C
SCALE: 1/2" = 1'-0"

PROVIDE ML23Z "SIMPSON" ANGLES (TOP & BOTTOM) TYP
(N) 2 x 4
C
(N) 2 x 4 ON FLAT
2 x 4 ON FLAT (CHAMFER (TYP.)
2 x 4
1 1/2 x 1 1/2 BALUSTER
(N) 1 1/2" x 1 1/2" @ 4 1/2" o.c. BALUSTERS
36" MIN.
2 x 4
(N) 4 x 4 POST
3" C
(E) 4 x 6 POST
(N) 2 x 4 ON FLAT
2 x 4 ON FLAT
(N) 4 x 4 POST
(N) 2 x 4

NOTES:

1. All new wood to be pressure treated.

2. All "Simpson" connectors to be Z-MAX type.

3. All fasteners to be hot dip galvanized.

4. All steps to be 10" / 8 1/4" MAX.

5. Existing guardrailing at the upper level to remain.

6. For new guardrailing see typical Details on S-2

7. For typical Details see S-2.

NOTE FOR BRACING:

Existing bracing for deck structure not shown on the drawing for clarity.

Existing upper bracing to remain. Existing lower bracing on the front of the deck to remove to allow new stair. See scheme for bracing below.

TOP OF DECK
UPPER BRACING TO REMAIN
UPPER BRACING TO REMAIN
POST
(E) LOWER BRACING TO REMOVE
POST
(E) SLAB

25-055