



EXISTING DECK



LOCATION MAP



PROPOSED DECK

SCOPE OF WORK:

PROJECT ADDRESS:
558 S Fairview Ave, Elmhurst, IL 60126, USA
PROJECT DESCRIPTION:

DEMOLISH EXISTING EXTERIOR DECK STRUCTURE INCLUDING ALL DECKING, POSTS, STAIRS, AND ASSOCIATED COMPONENTS.
REMOVE ALL DEBRIS FROM SITE AND DISPOSE IN ACCORDANCE WITH LOCAL REGULATIONS.

CONSTRUCT NEW EXTERIOR DECK AT REAR OF EXISTING RESIDENTIAL STRUCTURE AS SHOWN ON DRAWINGS.
PROPOSED DECK SIZE APPROXIMATELY 343 S.F.
SCOPE OF WORK

- Electrical Service Conversion:** Relocate existing overhead service to underground. Retain existing 200-amp panel. Coordinate with utility provider.
- Garage Power & EV Charger:** Install new 60A feed to garage via existing conduit. Install dedicated 50A circuit and Level 2 EV charger.
- Driveway:** Remove existing asphalt driveway and apron. Install Unilock Brussels Block pavers on compacted base, maintaining the existing footprint.
- Gutters & Downspouts:** Replace all house gutters and downspouts. Install new seamless aluminum units, matching existing downspout locations. Note: Siding is also being replaced (no permit required).

- WORK INCLUDES INSTALLATION OF CONCRETE FOOTINGS, POSTS, BEAMS, JOISTS, COMPOSITE DECKING, GUARDRAILS, AND STAIRS INCLUDING ALL REQUIRED STRUCTURAL CONNECTIONS.
- PROVIDE LEDGER BOARD CONNECTION TO EXISTING STRUCTURE WITH APPROVED FASTENERS IN COMPLIANCE WITH IRC R507, INCLUDING FLASHING AND WATERPROOFING TO PREVENT MOISTURE INTRUSION.
- ALL LUMBER SHALL BE PRESSURE-TREATED OR APPROVED DECAY-RESISTANT MATERIAL.
- ALL DECKING SHALL BE EXTERIOR GRADE COMPOSITE MATERIAL.
- VERIFY EXISTING STRUCTURE AND CONNECTION CONDITIONS PRIOR TO CONSTRUCTION FOR ADEQUATE LOAD SUPPORT.
- CONTRACTOR SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
- NO MODIFICATIONS TO EXISTING BUILDING FOOTPRINT EXCEPT FOR REQUIRED DECK CONNECTIONS.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AS ADOPTED BY LOCAL AUTHORITY HAVING JURISDICTION.

APPLICABLE CODES:
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
NATIONAL ELECTRICAL CODE (NEC) 2023

ALL WORK SHALL ALSO COMPLY WITH LOCAL AMENDMENTS AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

DESIGN CRITERIA:

STRUCTURAL LOADS:

LIVE LOAD (DECK): 40 PSF MINIMUM
DEAD LOAD: 10 PSF MINIMUM
GUARD LOAD: 200 LB CONCENTRATED LOAD

ENVIRONMENTAL LOADS:

GROUND SNOW LOAD: 30 PSF (VERIFY PER SITE)
WIND DESIGN: PER IRC SECTION R301.2.1.1
SEISMIC DESIGN CATEGORY: B (TYPICAL FOR NORTHEASTERN ILLINOIS)
FROST DEPTH: 42 INCHES MINIMUM

SHEET INDEX

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- A001 EXISTING SITE PLAN
- A00.1 PROPOSED SITE PLAN
- A002 FLOOR PLAN
- A003 FOOTING PLAN
- A004 FRAMING PLAN
- A005 ELEVATIONS
- A006 CONNECTION DETAILS

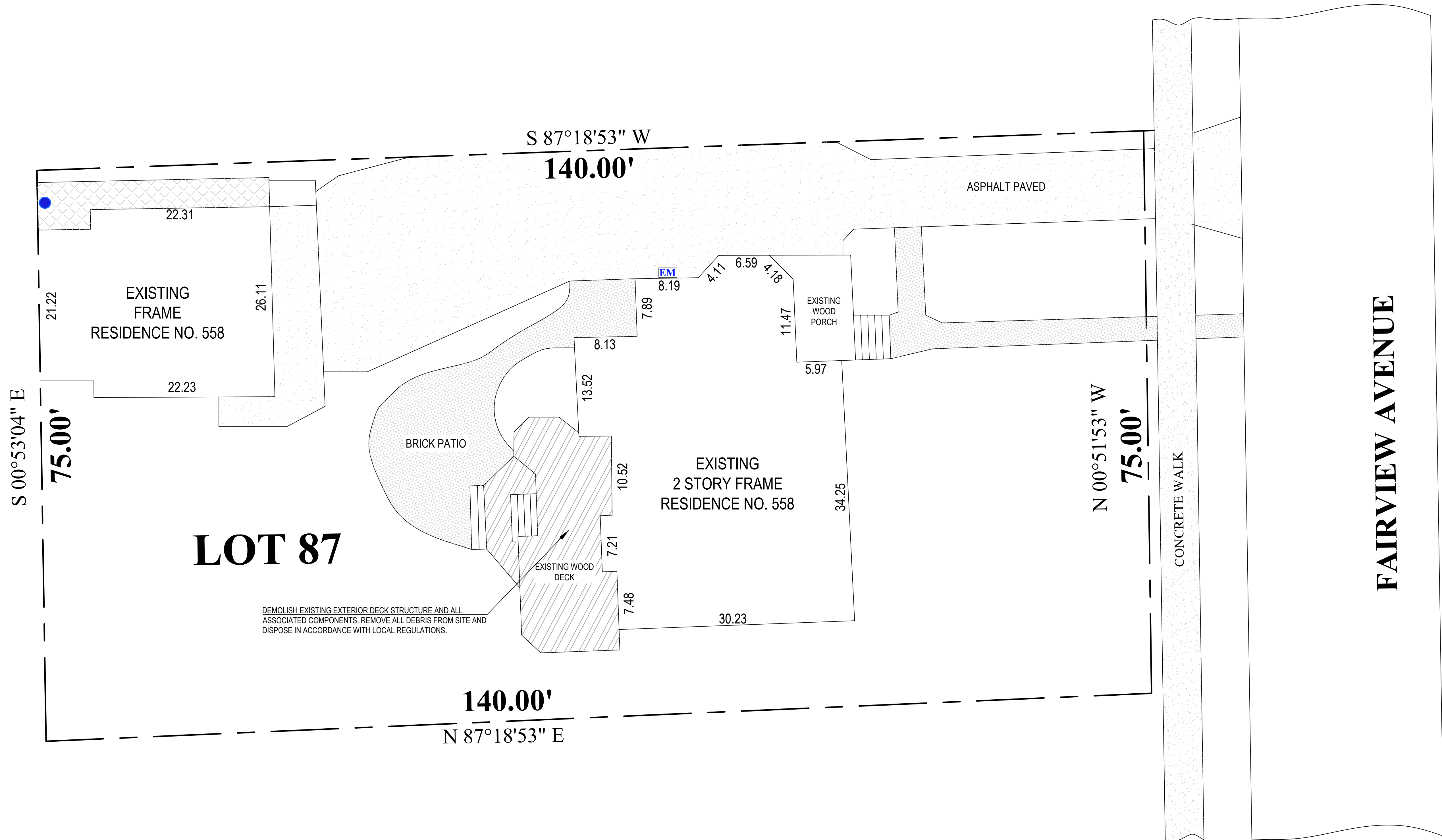
#	DATE	REVISION DESCRIPTION

SEAL / STAMP

COVER PAGE

558 S Fairview Ave,
Elmhurst, IL 60126, USA

DATE	07/27/26
SCALE	1/8" = 1'-0"
PROJECT	DECK REMODEL
AREA	
SHEET	A000



EXISTING SITE PLAN

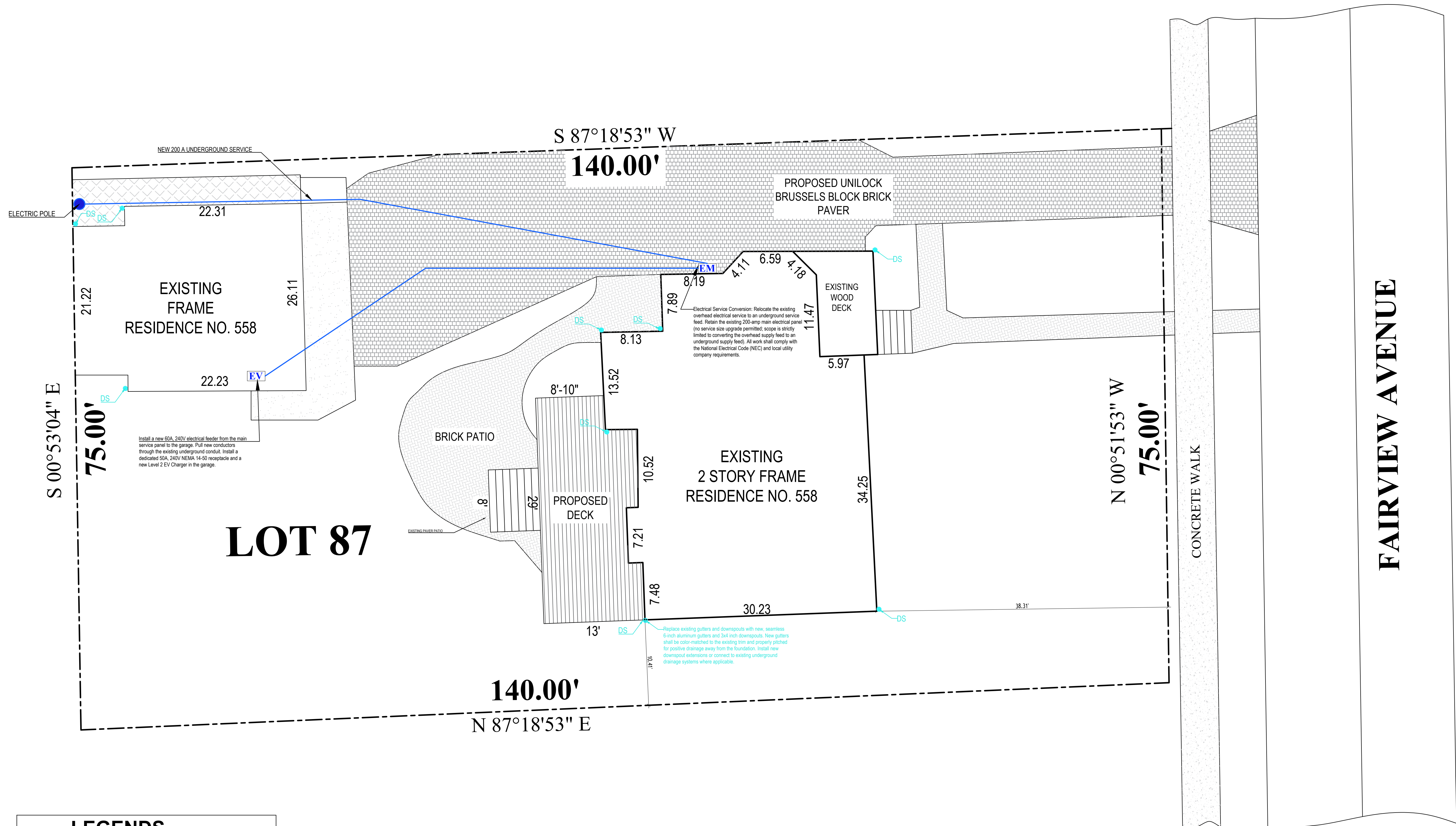
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EXISTING SITE PLAN

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SCALE	1/8" = 1'-0"
PROJECT	DECK REMODEL
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SHEET	A001



PROPOSED SITE PLAN

#	DATE	REVISION DESCRIPTION

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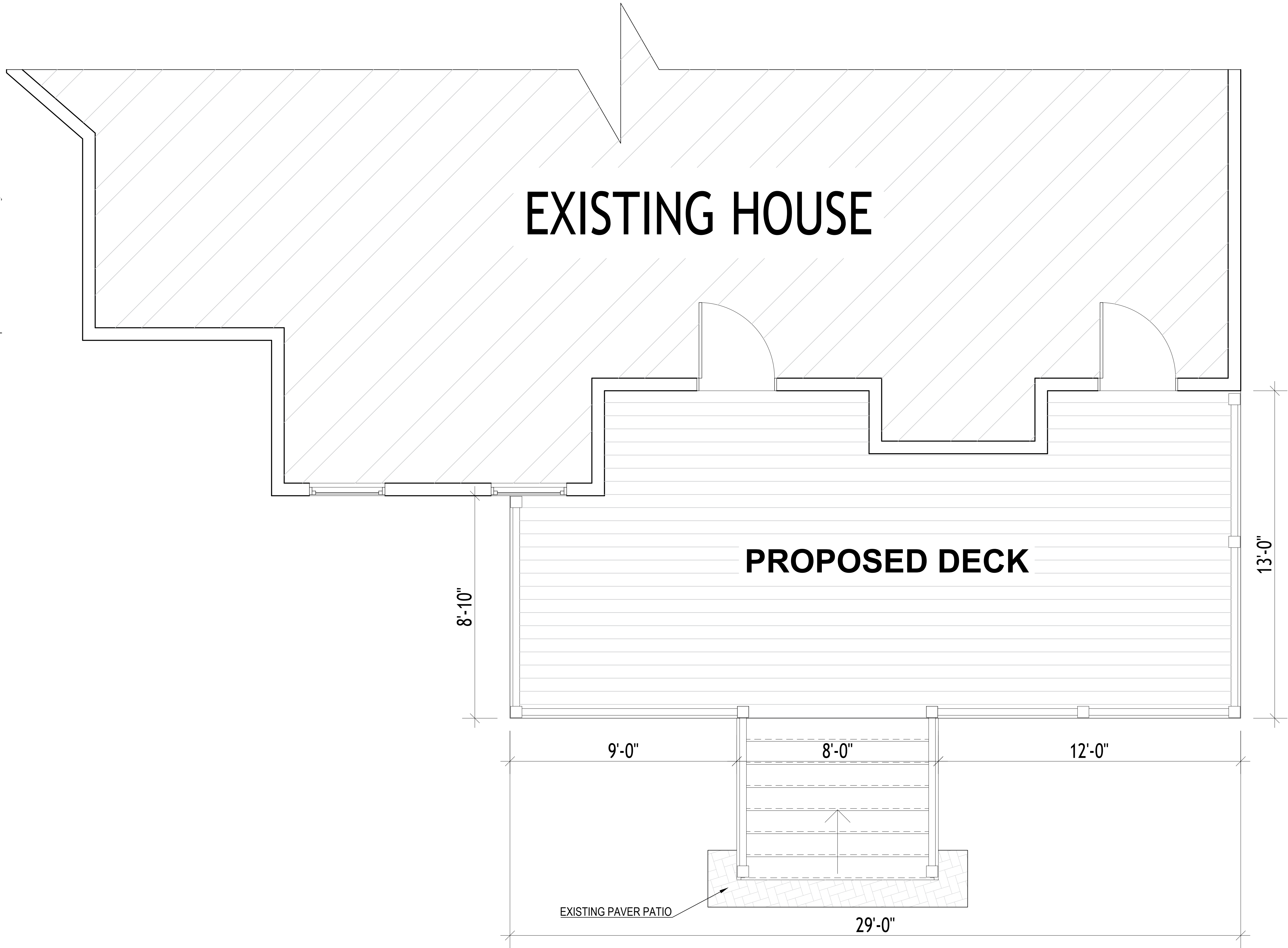
PROPOSED SITE PLAN

558 S Fairview Ave,
Elmhurst, IL 60126, USA

DATE	07/27/26
SCALE	1/8" = 1'-0"
PROJECT	DECK REMODEL
AREA	
SHEET	A00.1

FLOOR PLAN NOTES:

1. EXISTING RESIDENTIAL STRUCTURE TO REMAIN UNCHANGED UNLESS NOTED OTHERWISE.
2. DEMOLISH EXISTING EXTERIOR DECK, INCLUDING EXISTING DECKING, RAILINGS, POSTS, STAIRS, FOOTINGS, FASTENERS, AND ASSOCIATED COMPONENTS.
3. REMOVE ALL DEMOLISHED MATERIALS AND DEBRIS FROM SITE AND DISPOSE OF IN ACCORDANCE WITH LOCAL REGULATIONS.
4. CONSTRUCT NEW EXTERIOR REAR DECK AS SHOWN ON PLANS.
5. PROPOSED DECK SIZE SHALL BE APPROXIMATELY 343 S.F. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
6. NO MODIFICATIONS TO EXISTING BUILDING FOOTPRINT ARE PROPOSED EXCEPT AS REQUIRED FOR LEDGER CONNECTION AND DECK ATTACHMENT.
7. PROVIDE NEW LEDGER BOARD CONNECTION TO EXISTING STRUCTURE IN COMPLIANCE WITH 2021 IRC SECTION R507.
8. LEDGER BOARD SHALL BE ATTACHED USING APPROVED FASTENERS PER IRC R507 AND MANUFACTURER REQUIREMENTS.
9. PROVIDE PROPER FLASHING AND WATERPROOFING AT LEDGER CONNECTION TO PREVENT MOISTURE INTRUSION INTO EXISTING WALL ASSEMBLY.
10. PROVIDE NEW CONCRETE FOOTINGS, POSTS, BEAMS, JOISTS, DECKING, GUARDRAILS, HANDRAILS, AND STAIRS AS SHOWN ON STRUCTURAL PLANS.
11. ALL LUMBER IN CONTACT WITH EXTERIOR CONDITIONS SHALL BE PRESSURE-TREATED OR APPROVED DECAY-RESISTANT MATERIAL.
12. ALL DECKING SHALL BE EXTERIOR-GRADE COMPOSITE DECKING MATERIAL.
13. PROVIDE GUARDRAILS WITH MINIMUM 36" HEIGHT ABOVE DECK WALKING SURFACE.
14. GUARDRAIL BALUSTER OPENINGS SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE.
15. STAIR WIDTH, RISER HEIGHT, TREAD DEPTH, LANDINGS, AND HANDRAIL HEIGHT SHALL COMPLY WITH 2021 IRC REQUIREMENTS.
16. VERIFY EXISTING STRUCTURE AND CONNECTION CONDITIONS PRIOR TO INSTALLATION OF NEW DECK.
17. CONTRACTOR SHALL NOTIFY DESIGNER OF ANY FIELD DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
18. ALL STRUCTURAL CONNECTIONS, HARDWARE, HANGERS, POST BASES, AND FASTENERS SHALL BE CORROSION-RESISTANT AND COMPATIBLE WITH PRESSURE-TREATED LUMBER.
19. PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING STRUCTURE AND NEW DECK FOOTINGS.
20. ALL WORK SHALL COMPLY WITH 2021 IRC, 2021 IBC, 2021 IECC, 2021 IEBC, AND LOCAL AMENDMENTS AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION.
21. DESIGN LOADS: DECK LIVE LOAD = 40 PSF MINIMUM, DEAD LOAD = 10 PSF MINIMUM, GUARD LOAD = 200 LB CONCENTRATED LOAD.
22. ENVIRONMENTAL DESIGN CRITERIA: GROUND SNOW LOAD = 30 PSF MINIMUM, WIND DESIGN PER IRC R301.2.1.1, SEISMIC DESIGN CATEGORY B, FROST DEPTH = 30" MINIMUM.
24. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND CODE REQUIREMENTS PRIOR TO START OF CONSTRUCTION.



FLOOR PLAN

#	DATE	REVISION DESCRIPTION



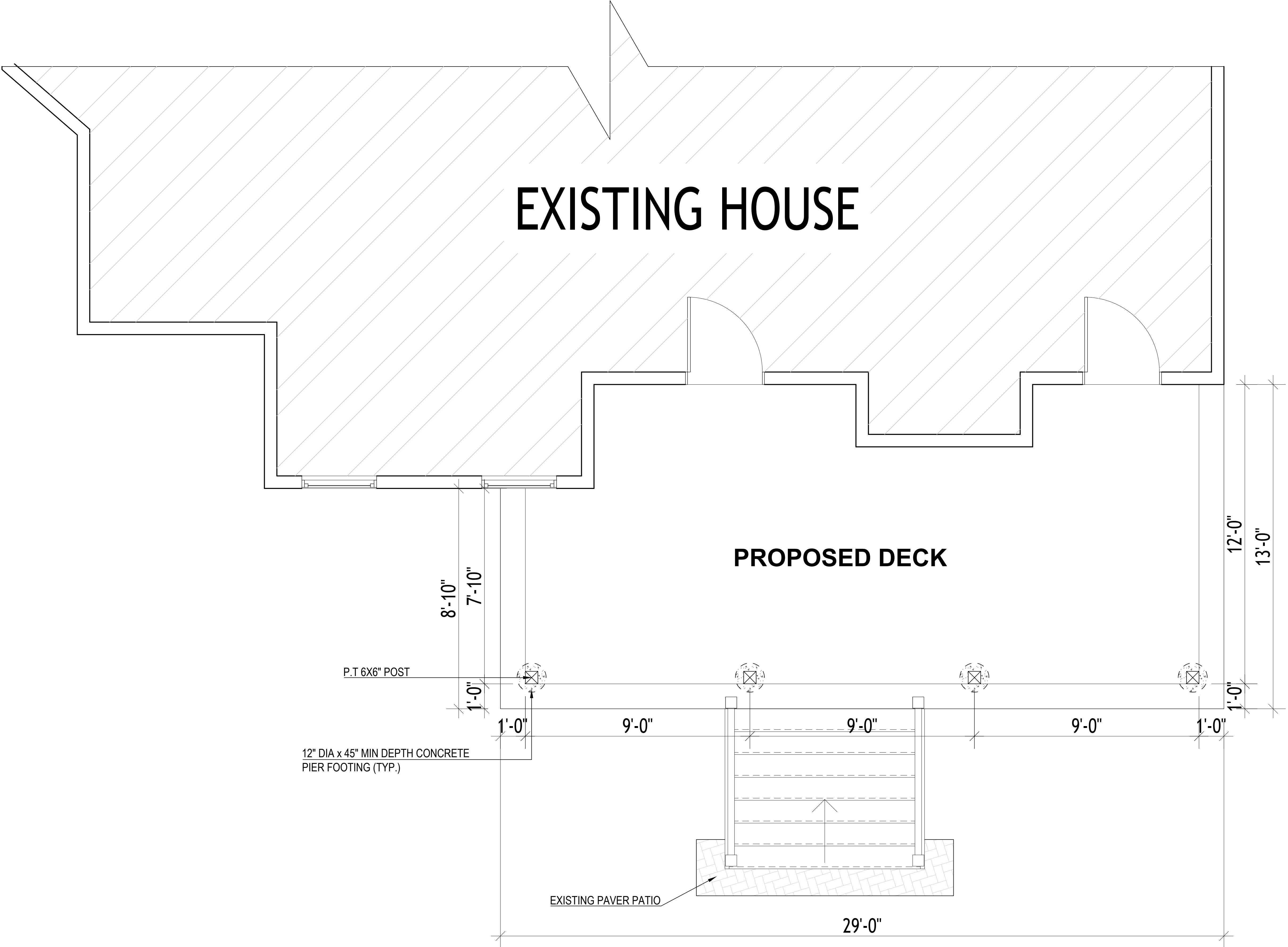
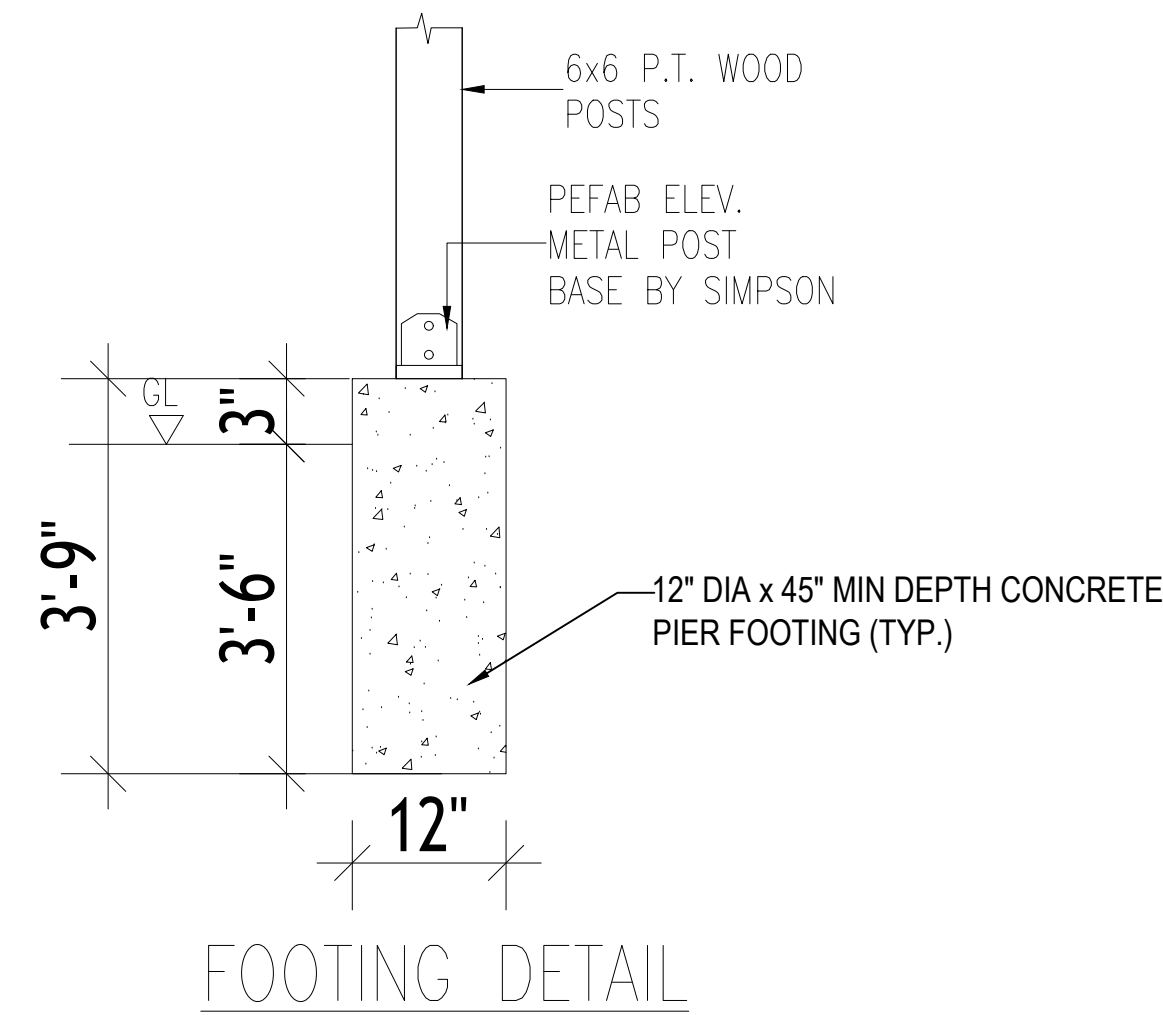
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FLOOR PLAN	558 S Fairview Ave, Elmhurst, IL 60126, USA
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DATE	07/27/26
SCALE	1/8" = 1'-0"
PROJECT	DECK REMODEL
AREA	
SHEET	A002

STRUCTURAL NOTES :

1. PROVIDE CAST-IN-PLACE CONCRETE PIER FOOTINGS (12" DIA x 42" DEEP) AT ALL DECK POST LOCATIONS AS SHOWN ON PLAN.
2. ALL PIERS SHALL EXTEND BELOW FROST DEPTH (MIN. 30") IN ACCORDANCE WITH IRC R403.1.
3. PIERS SHALL BE CONSTRUCTED USING SONOTUBE OR APPROVED FORMWORK TO MAINTAIN SHAPE AND ALIGNMENT.
4. BEARING SOIL SHALL BE UNDISTURBED NATIVE SOIL OR APPROVED COMPACTED FILL.
5. MINIMUM SOIL BEARING CAPACITY SHALL BE 1500 PSF UNLESS VERIFIED OTHERWISE.
6. PROVIDE CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
7. TOP OF PIERS SHALL BE LEVEL AND SET TO REQUIRED ELEVATION FOR POST INSTALLATION.
8. PROVIDE APPROVED GALVANIZED METAL POST BASE CONNECTORS EMBEDDED OR ANCHORED TO CONCRETE PIERS.
9. ALL POSTS SHALL BE POSITIVELY CONNECTED TO PIERS TO RESIST UPLIFT AND LATERAL FORCES.
10. PIERS SHALL BE PLACED VERTICALLY AND ALIGNED WITH STRUCTURAL POST LOCATIONS.
11. EXCAVATIONS SHALL BE FREE OF WATER, LOOSE SOIL, AND DEBRIS PRIOR TO CONCRETE PLACEMENT.
12. PROTECT EXCAVATIONS FROM COLLAPSE AND WEATHER CONDITIONS PRIOR TO POURING.
13. CONTRACTOR SHALL VERIFY LOCATIONS AND DIMENSIONS OF ALL PIERS PRIOR TO CONCRETE PLACEMENT.
14. FOOTING EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY AUTHORITY HAVING JURISDICTION PRIOR TO POURING, WHERE REQUIRED.
15. ALL WORK SHALL COMPLY WITH IRC R403 AND APPLICABLE LOCAL CODES.



FOOTING PLAN

#	DATE	REVISION DESCRIPTION

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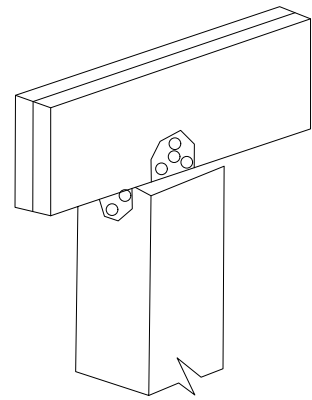
FOOTING PLAN

558 S Fairview Ave,
Elmhurst, IL 60126, USA

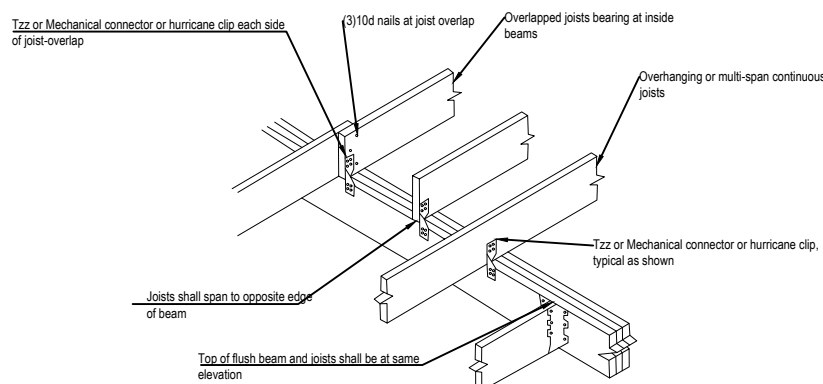
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SCALE	1/8" = 1'-0"
PROJECT	DECK REMODEL
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SHEET	A003

FRAMING NOTES :

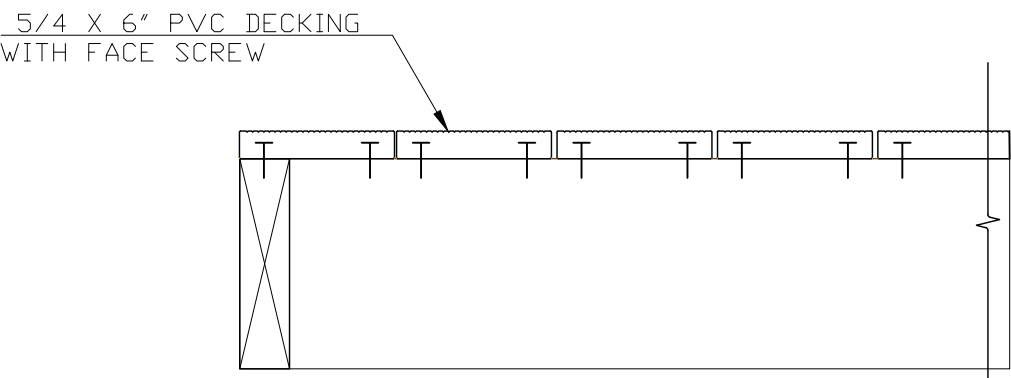
- ALL FRAMING LUMBER SHALL BE PRESSURE-TREATED OR APPROVED FOR EXTERIOR USE.
- FRAMING SHALL BE IN ACCORDANCE WITH IRC SECTION R507.
- PROVIDE (2) 2x12 PT BEAMS AS SHOWN ON PLAN.
- BEAMS SHALL BE CONTINUOUS OVER POSTS AND SECURED WITH APPROVED POST CAP CONNECTORS (SIMPSON OR EQUAL).
- PROVIDE 2x10 PT FLOOR JOISTS @ 16" O.C. UNLESS NOTED OTHERWISE.
- JOIST SPANS SHALL COMPLY WITH IRC TABLE R507.6.
- PROVIDE 2x10 PT RIM JOISTS AT ALL PERIMETER EDGES.
- ALL JOISTS SHALL BE ATTACHED TO BEAMS USING APPROVED JOIST HANGERS (SIMPSON LUS OR EQUAL).
- PROVIDE SOLID BLOCKING OR BRIDGING AT MID-SPAN OF JOISTS WHERE REQUIRED.
- PROVIDE LEDGER BOARD (2x12 PT) ATTACHED TO EXISTING STRUCTURE PER IRC R507.9.
- LEDGER SHALL BE FASTENED WITH 1/2" DIA LAG SCREWS OR THROUGH-BOLTS PER IRC TABLE R507.9.1.3(1).
- PROVIDE METAL FLASHING ABOVE LEDGER BOARD TO PREVENT WATER INTRUSION.
- PROVIDE MINIMUM 6x6 PT POSTS AT ALL BEAM SUPPORT LOCATIONS.
- POSTS SHALL BE CONNECTED TO BEAMS USING APPROVED POST CAP CONNECTORS (SIMPSON OR EQUAL).
- POSTS SHALL BE CONNECTED TO CONCRETE PIERS USING APPROVED POST BASE CONNECTORS (ABA66Z OR EQUAL).
- ALL CONNECTIONS SHALL USE GALVANIZED OR CORROSION-RESISTANT FASTENERS.
- FASTENERS AND CONNECTORS SHALL BE COMPATIBLE WITH PRESSURE-TREATED LUMBER.
- PROVIDE LATERAL LOAD CONNECTIONS AT LEDGER PER IRC R507.9.2 (MINIMUM (2) HOLD-DOWN DEVICES).
- DECK FRAMING SHALL BE SQUARE, LEVEL, AND TRUE TO LINE.
- PROVIDE BUILT-IN BENCH FRAMING SECURELY ATTACHED TO PRIMARY DECK STRUCTURE AS SHOWN.
- ALL CUT ENDS OF PRESSURE-TREATED LUMBER SHALL BE FIELD-TREATED WITH PRESERVATIVE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION AND INSTALLATION.



BEAM SITTING ON POST CAP



JOIST TO BEAM CONNECTION



DECKING DETAILS

STRUCTURAL DESIGN NOTE:

All deck framing members shall be sized in accordance with IRC 2021 Section R507 (Exterior Decks).

Joist spans shall comply with IRC Table R507.6

Beam spans shall comply with IRC Table R507.5

Post sizing shall comply with IRC Section R507.4

Ledger connections shall comply with IRC Section R507.9

All spans shown on plans are within allowable limits per these tables.

FRAMING SCHEDULE

MEMBER	SIZE	SPACING	MAX SPAN (IRC)
Joists	2x10 PT	16" O.C	≤ 13'-2"
Beam	(2)2x12	—	≤ 9'-0"
Posts	6x6 PT	—	Per IRC

EXISTING HOUSE

PROPOSED DECK

Ledger board shall be minimum 2x12 pressure-treated lumber fastened to existing rim joist with 1/2" diameter hot-dip galvanized lag screws or through-bolts with washers in accordance with IRC Table R507.9.1.3 (2021). Fasteners shall be installed in a staggered pattern at 16" o.c. with minimum 2" edge distance and 5" vertical spacing. Provide continuous flashing above ledger.

Timbertech Harvest Composite Decking
5/4 X6" PVC

PROVIDE APPROVED JOIST-TO-BEAM CONNECTIONS USING SIMPSON CONNECTORS (E.G., LUS OR EQUIVALENT) PER MANUFACTURER SPECIFICATIONS.

(2) 2x12 PT BEAM

P.T 2X10" RIM JOISTS

2X12" STAIRS STRANGER @16" O.C.

EXISTING PAVER PATIO

29'-0"

13'-0"

8'-10"

FRAMING PLAN

REVISION DESCRIPTION

DATE

#

SEAL / STAMP

FRAMING PLAN

558 S Fairview Ave,
Elmhurst, IL 60126, USA

DATE

07/27/26

SCALE

1/8" = 1'-0"

PROJECT

DECK
REMODEL

AREA

SHEET

A004

ELEVATION NOTES:

1.

ALL EXTERIOR FINISHES SHALL MATCH EXISTING HOUSE IN COLOR, MATERIAL, AND PROFILE UNLESS NOTED OTHERWISE.
2.

DECK ELEVATION SHALL BE SET TO ALIGN WITH EXISTING DOOR THRESHOLD UNLESS NOTED OTHERWISE.
3.

PROVIDE COMPOSITE DECKING BOARDS INSTALLED PER MANUFACTURER SPECIFICATIONS.
4.

PROVIDE 6x6 PT POSTS WITH APPROVED POST CAPS AT ALL CORNERS AND TERMINATIONS.
5.

POSTS SHALL BE SPACED PER CODE AND MANUFACTURER REQUIREMENTS.
6.

PROVIDE STAIRS AS SHOWN ON PLAN WITH UNIFORM RISER AND TREAD DIMENSIONS.
7.

MAX RISER HEIGHT SHALL BE 7-3/4" AND MIN TREAD DEPTH SHALL BE 10" PER IRC R311.
8.

PROVIDE MINIMUM 36" CLEAR WIDTH AT STAIRS.
9.

ALL EXPOSED FRAMING MEMBERS SHALL BE PRESSURE-TREATED OR APPROVED FOR EXTERIOR USE.
10.

ALL METAL CONNECTORS, FASTENERS, AND HARDWARE SHALL BE GALVANIZED OR CORROSION-RESISTANT.
11.

PROVIDE MINIMUM 6" CLEARANCE BETWEEN BOTTOM OF FRAMING AND FINISHED GRADE UNLESS NOTED OTHERWISE.
12.

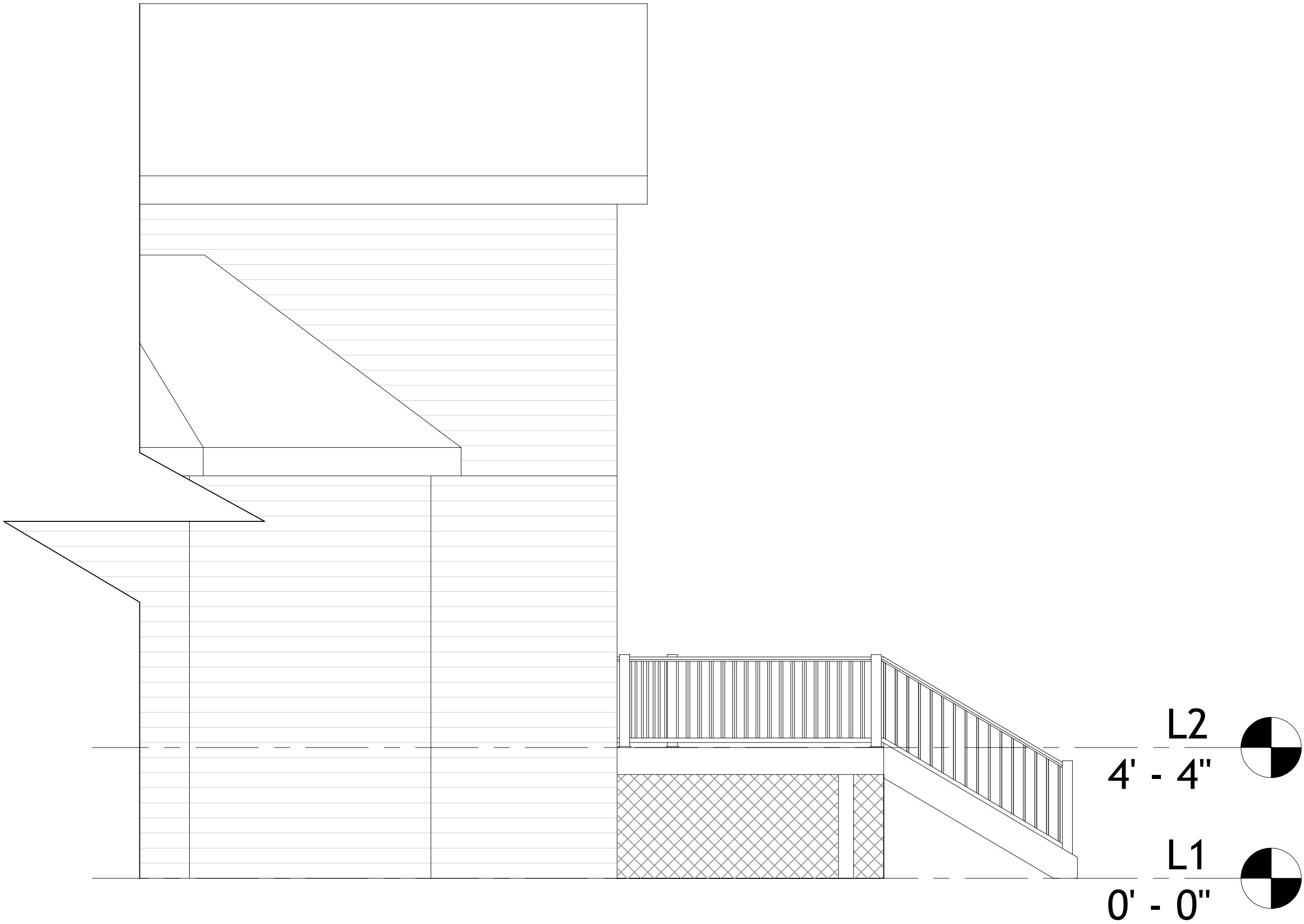
FINISHED GRADE SHALL SLOPE AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE.
13.

ALL WORK SHALL BE LEVEL, PLUMB, AND TRUE TO LINE.
14.

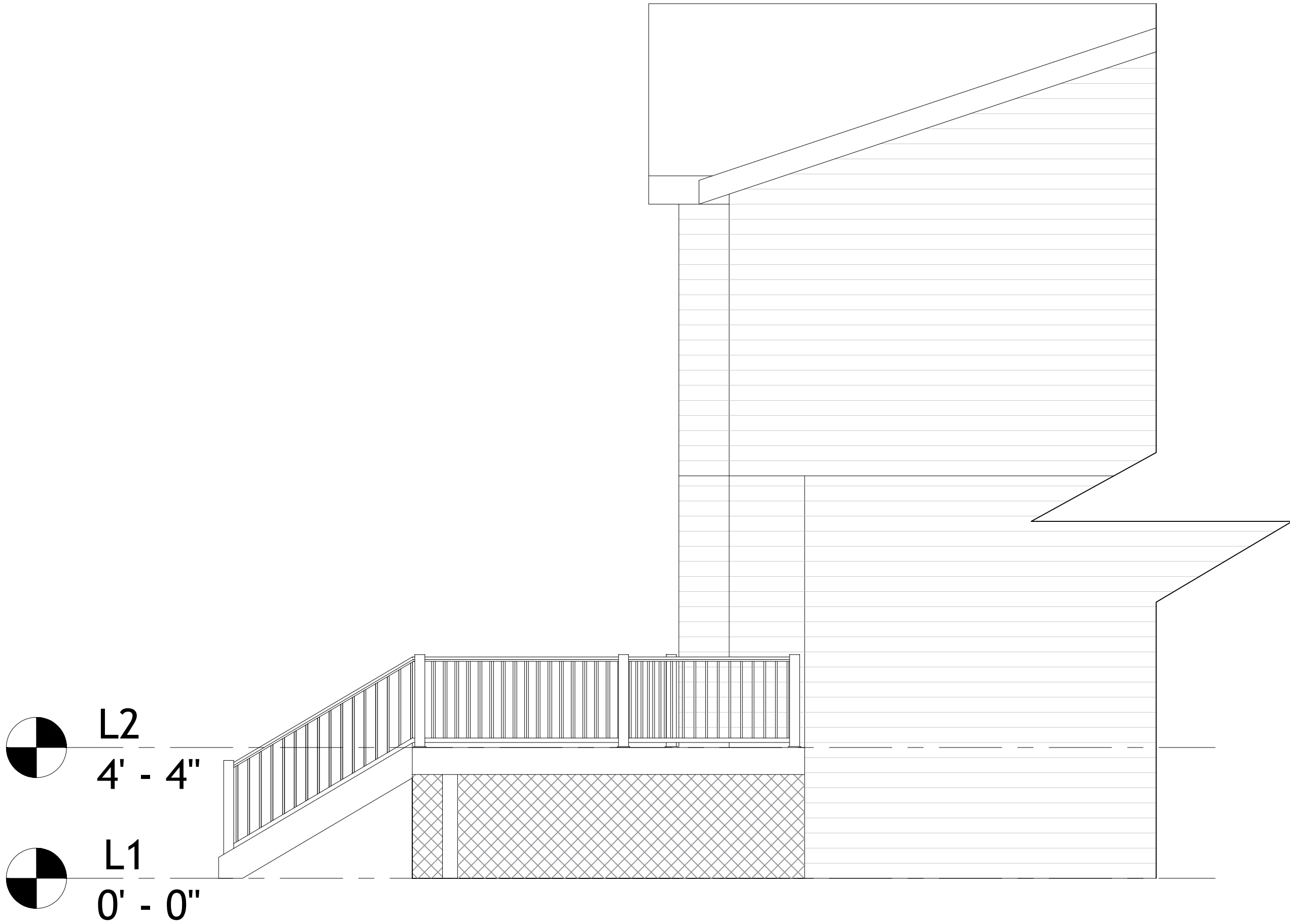
CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION.



FRONT ELEVATION

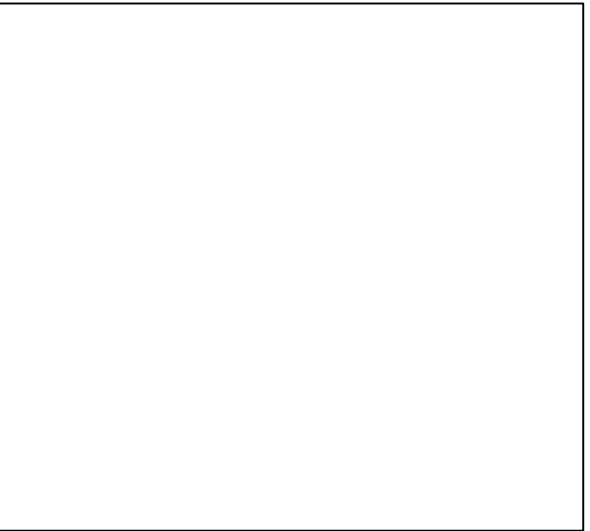


LEFT ELEVATION



RIGHT ELEVATION

#	DATE	REVISION DESCRIPTION

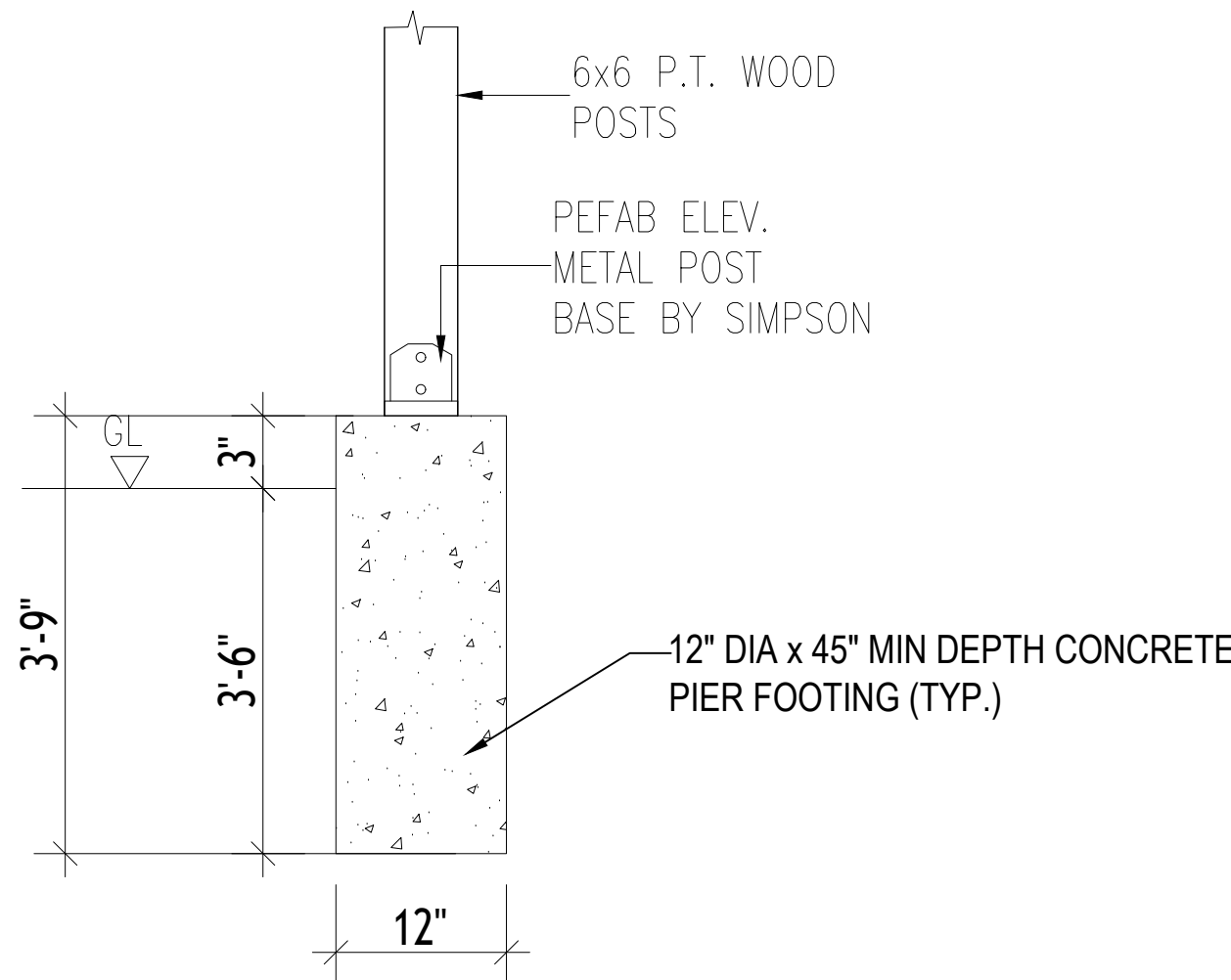


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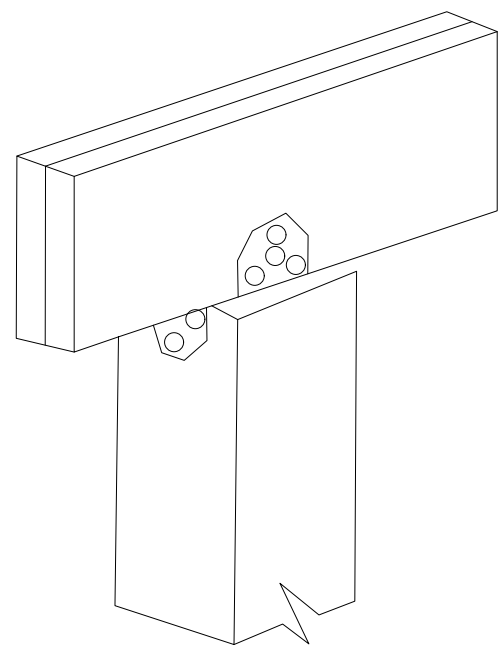


ELEVATIONS	558 S Fairview Ave, Elmhurst, IL 60126, USA
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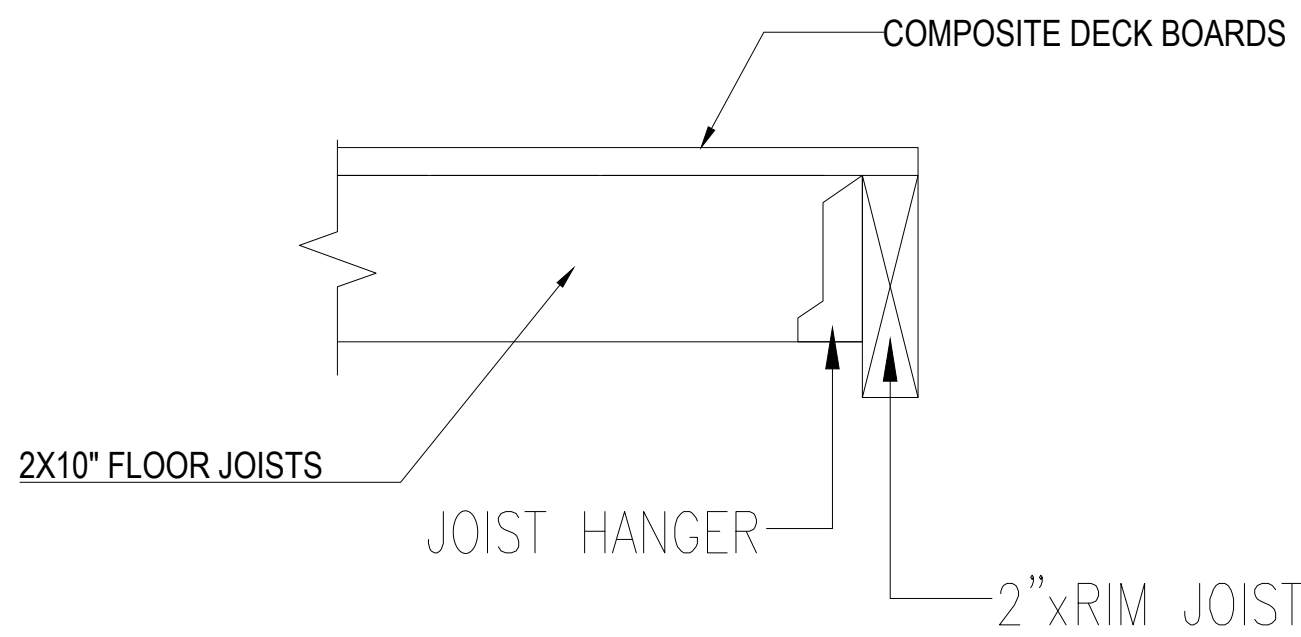
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PROJECT	DECK REMODEL
AREA	
SHEET	A005



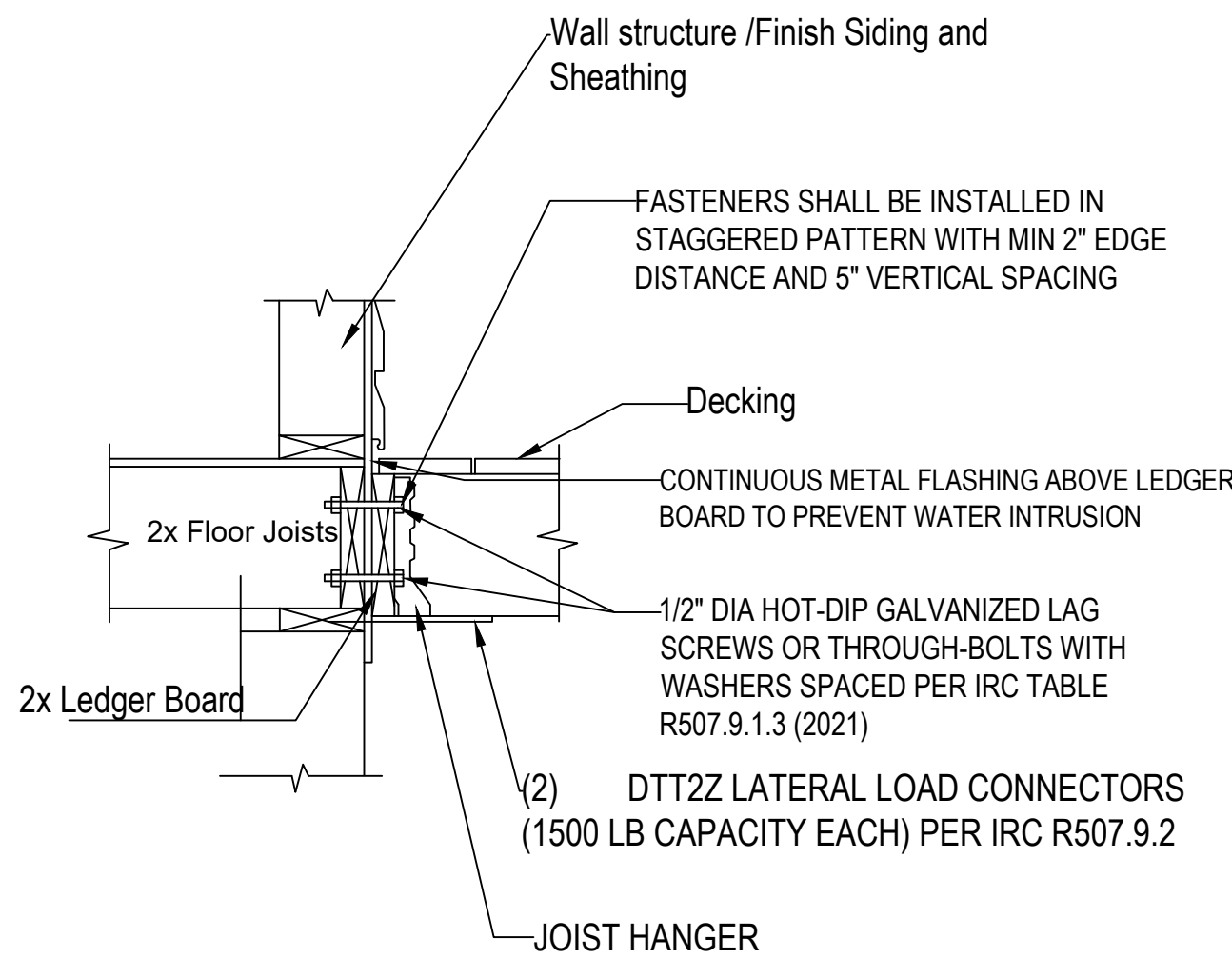
FOOTING DETAIL



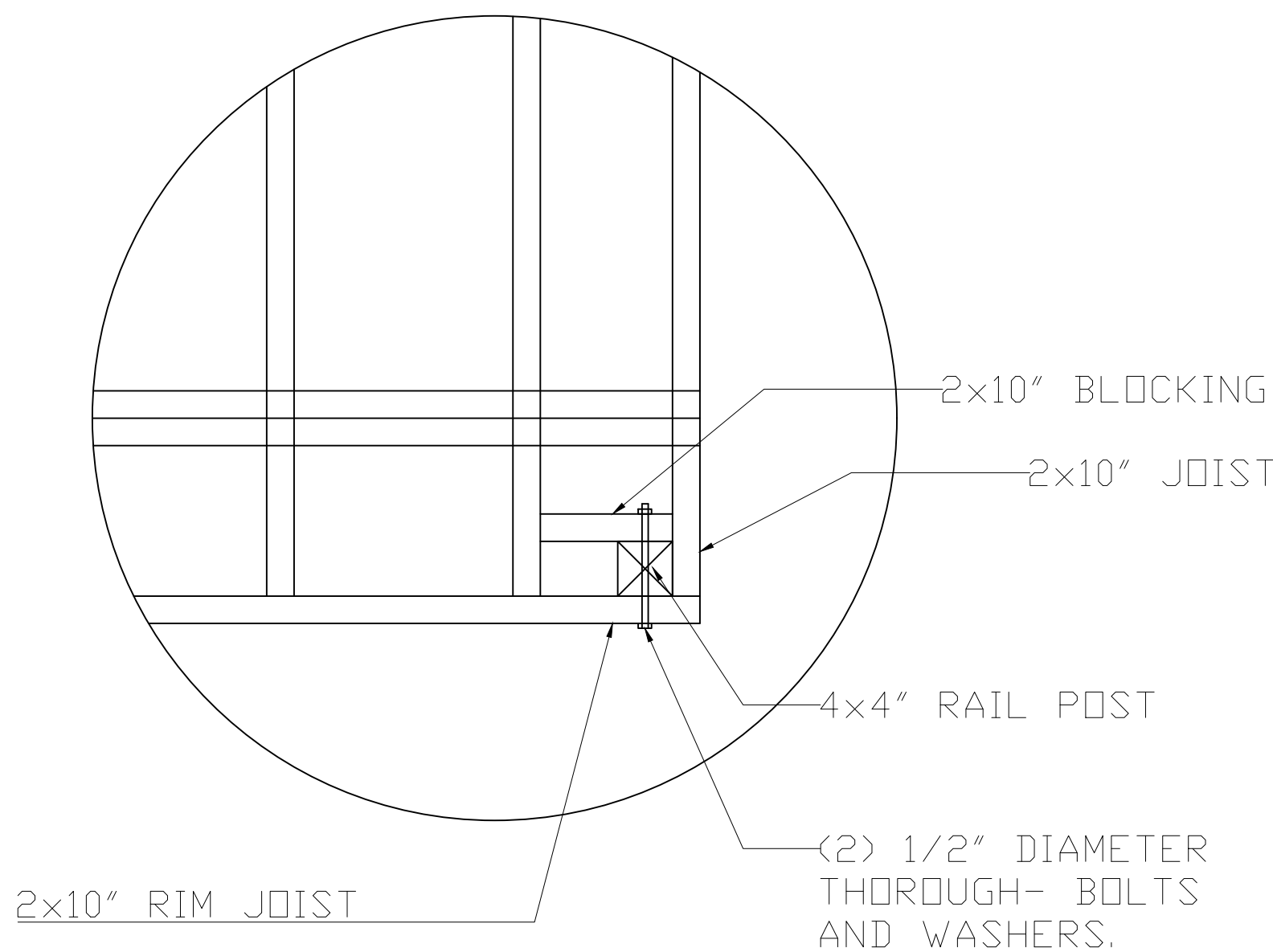
BEAM SITTING ON
POST CAP



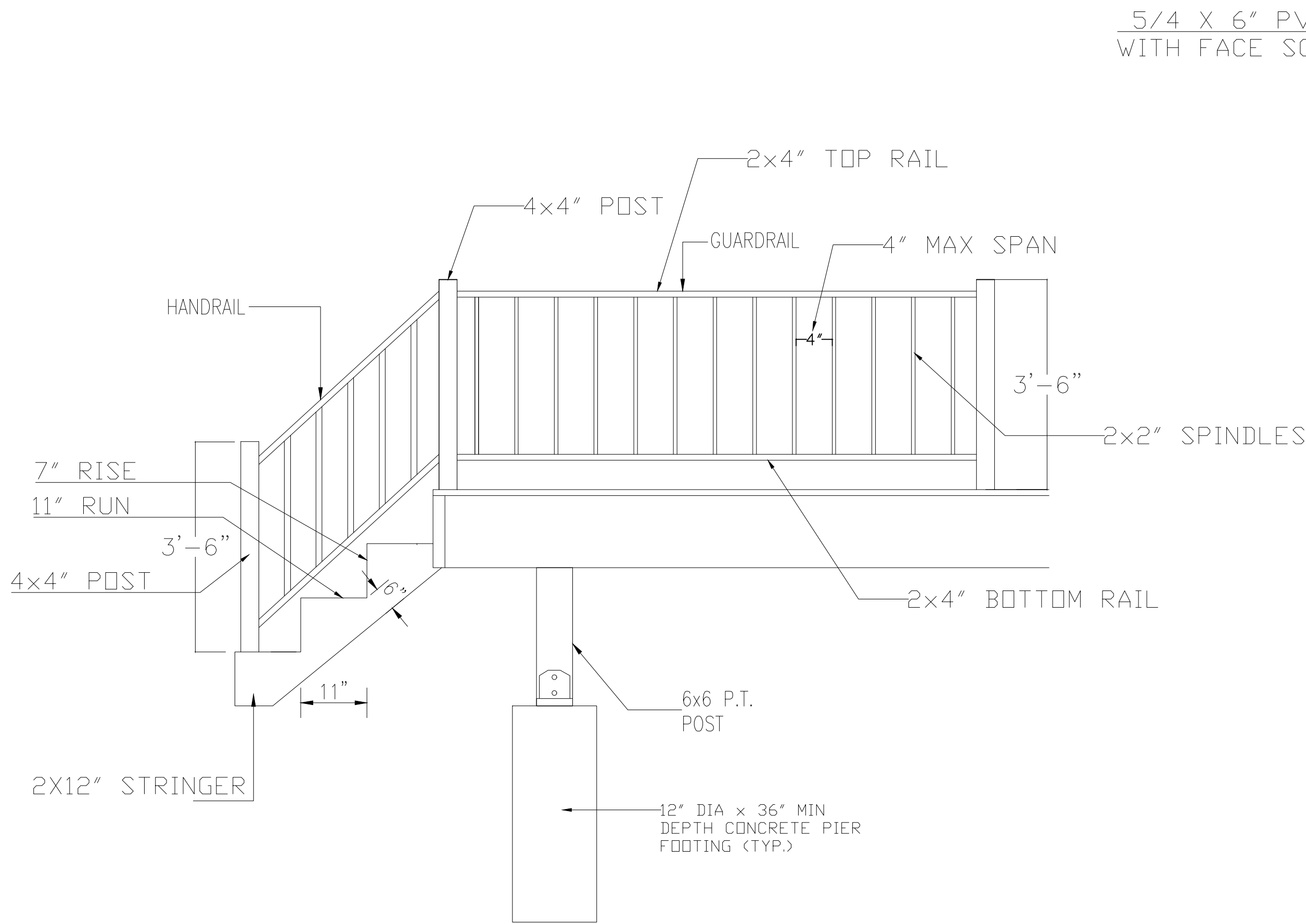
DETAIL "C"



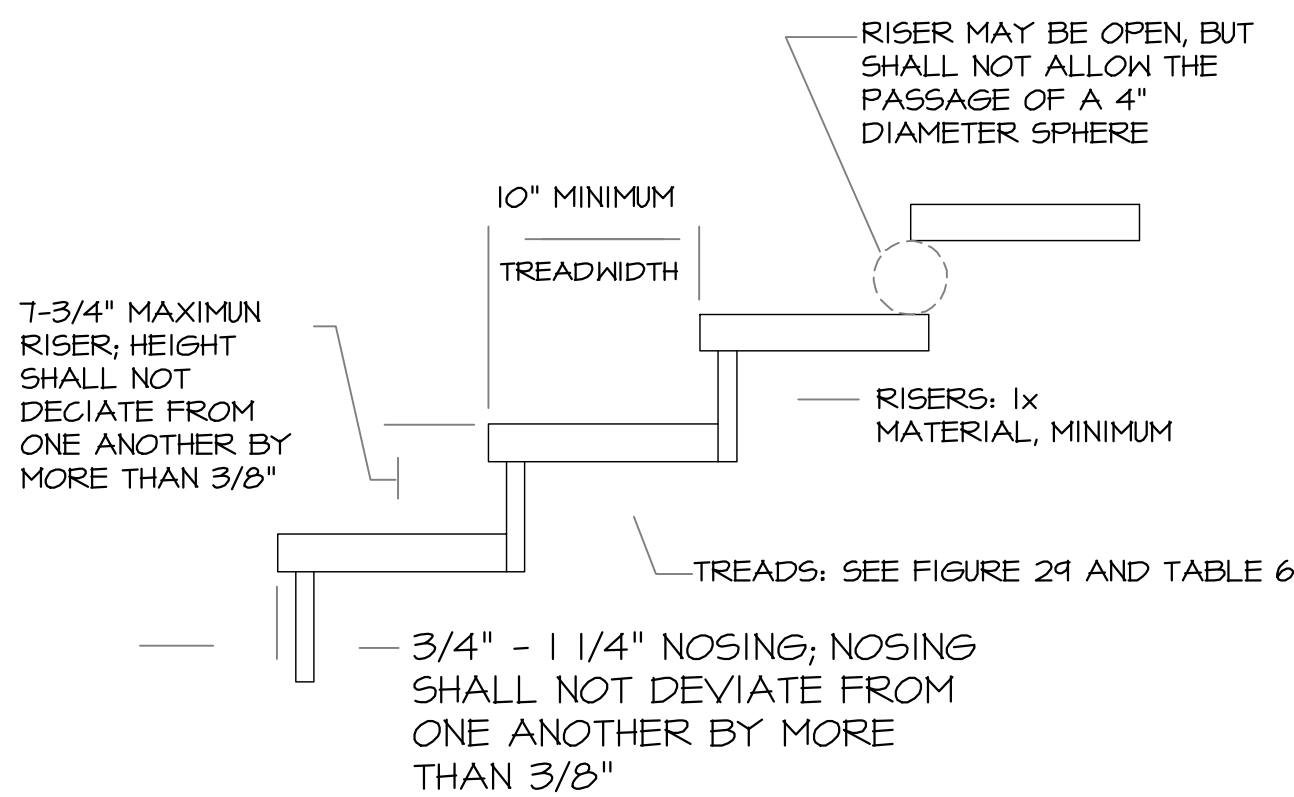
DECK ANCHORED TO WOOD
WALL /DECK LEDGERS



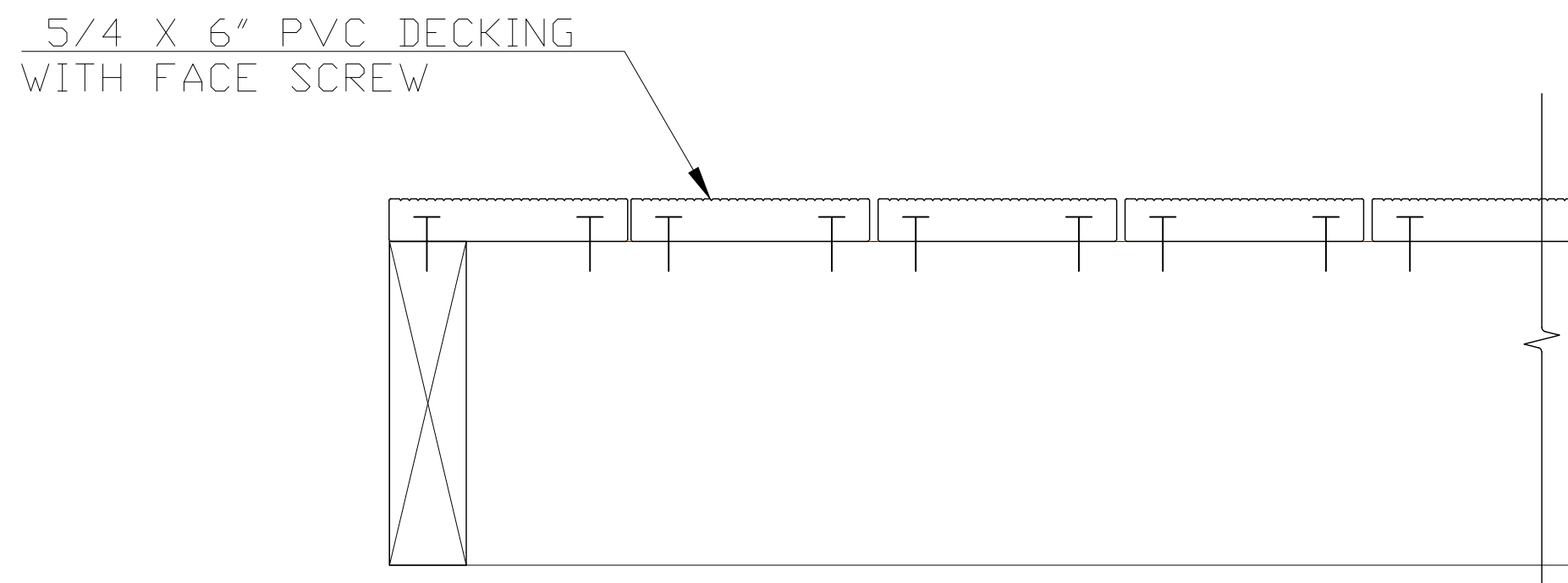
GUARDRAIL ANCHOR DETAILS



STAIR AND GUARDRAIL DETAILS



STAIR THREAD AND RISER



DECKING DETAILS

#	DATE	REVISION DESCRIPTION

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CONNECTION DETAILS

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SHEET	

A006