

OWNER: ADDRESS: Phones: (H) (W) (F)

EMAIL: 1) SCALE: 1/4" = 1' 2) All wood is to be minimum of .4 retention pressure treated pine. 3) All fasteners to be zinc plated or galvanized.

4) Handrail is 36" high w/ 2x2s such that a 4" sphere cannot pass thru. 5) 4x4 railing posts 5' O.C. max. w/ 2 1/2" carriage bolts per column. Attach 4x4 railing posts to deck surfaces that run parallel or perpendicular to house wall.

6) 6x6 support posts to concrete footings on solid, undisturbed soil. If 4x4 posts are used, attach w/ post-to-beam "Teco" clips. 7) B6 = 2x6 band DB6 = 2x6 double band B8 = 2x8 band DB8 = 2x8 double band B10 = 2x10 band DB10 = 2x10 double band B12 = 2x12 band DB12 = 2x12 double band

8) J6 = 2x6 joist J8 = 2x8 joist J10 = 2x10 joist J12 = 2x12 joist 9) G6 = 2-2x6 girder (beam) G8 = 2-2x8 girder G10 = 2-2x10 girder G12 = 2-2x12 girder 10) C12 = 2x12 stair carriage (stringer)

11) R6 = 2x6 roof rafter R8 = 2x8 roof rafter R10 = 2x10 roof rafter R12 = 2x12 roof rafter DR6 = 2x6 double rafter DR8 = 2x8 double rafter DR10 = 2x10 double rafter

11) DR12 = 2x12 double rafter CT = Collar Tie (ties rafters together) 12) F6 = 16"x16"x8" square, solid conc. pad F8 = 18"x18"x8" square, solid conc. pad F20 = 20"x20"x8" square, solid conc. pad F22 = 22"x22"x8" square, solid conc. pad F24 = 24"x24"x8" square, solid conc. pad

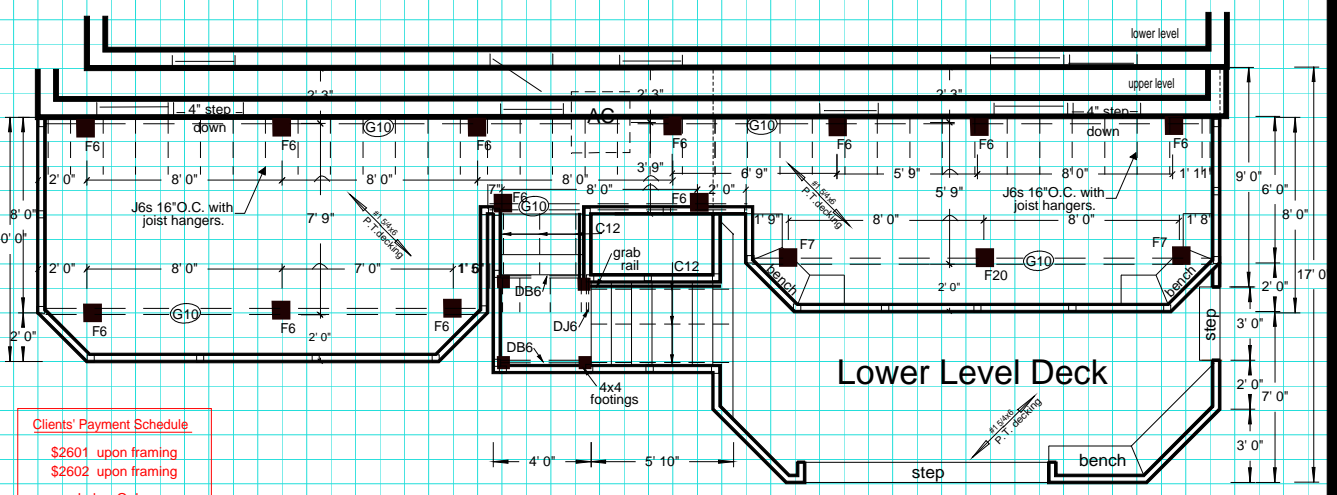
Floors designed for 50psf loading. Roofs designed for 40psf loading. Have your local Plan Review increase loading design if needed.

The buyer has the right to build from these plans but not to reproduce them in any way or to sell these plans in any fashion.

NOTES: 1) Deck band is normally lag bolted to solid 2x house band or masonry bolted to solid concrete foundation wall or carriage bolted to 2x blocks between house floor joists with 2x blocks resting on foundation wall. DO NOT band to house band that is less than 1.5" thick. 2) Never band to cantilevered (overhanging) bay. Use girder under bay or use Djs on either side of bay with header (DJ) between. 3) Always use 6x6s as main supports and 4x4s under landings and stairs.

THESE PLANS CARRY NO WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

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Clients' Payment Schedule
 \$2601 upon framing
 \$2602 upon framing
 Labor Only

NOTES TO CREW:

- All window and door locations and dimensions shown are approximate.
- Client to remove existing deck, stairs and brick.
- Re-positioning of vents by others.
- Must have sufficient number of stairs so that head room from lower deck to upper deck beam is 6'-8" min.
- #1 5/4x6 pressure treated decking.
- Builder provides all labor. Homeowner buys all materials.
- House wall is cantilevered. Deck must be free standing.
- 1x4 fascia (hides ends of decking).
- 2x8s enclose stair risers.
- Space floor joists 12" OC if any type of composite decking is installed diagonally to floor joists.
- Decking boards fastened to floor joists w/ ring shanked or spiral galvanized nails and exterior wood adhesive.
- ■ Denotes 6x6 post resting on concrete footer.
- ■ Denotes 4x4 post resting on concrete footer.

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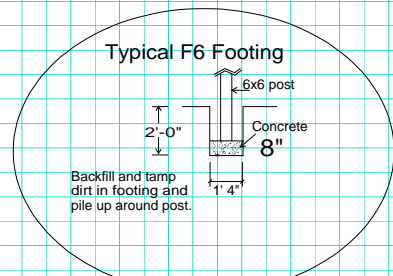
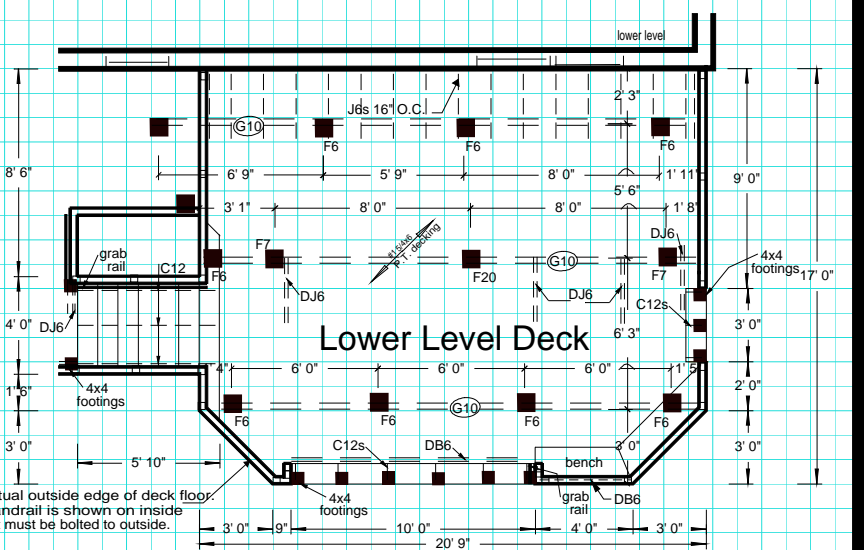
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Note: Alternatively, the lower level deck can be attached to solid concrete foundation wall via 2x6 band masonry bolted 10" OC (staggered high/low). 2x6 joists would then be 16" OC with joist hangers and would span 7'-9" to the first G10. Choice is builders.



Note to Builder: Might need inlaid step in front of lower level door.
 Install flashing between deck & house. B6 bolted to house w/ 1/2" lags 14" O.C., staggered high/low.

