OWNER:
ADDRESS:
Phones:

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'-0" 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 — D26 = double 2x6 joist
J8= 2x8 joist — D28 = double 2x8 joist
J10 = 2x10 joist — D210 = double 2x10 joist
J12 = 2x12 joist — D212 = double 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 — CT = Collar Tie (ties rafters together)
R8 = 2x8 roof rafter — 12) FB = 18"x18"x8" square, solid conc. pad
R10 = 2x10 roof rafter — FB = 18"x18"x8" square, solid conc. pad
R12 = 2x12 roof rafter — FB = 18"x18"x8" square, solid conc. pad
DR6 = 2x6 double rafter — F20 = 20"x20"x8" square, solid conc. pad
DR8 = 2x8 double rafter — F22 = 22"x22"x8" square, solid conc. pad
DR10 = 2x10 double rafter — F24 = 24"x24"x8" square, solid conc. pad

13) DR12 = 2x12 double rafter

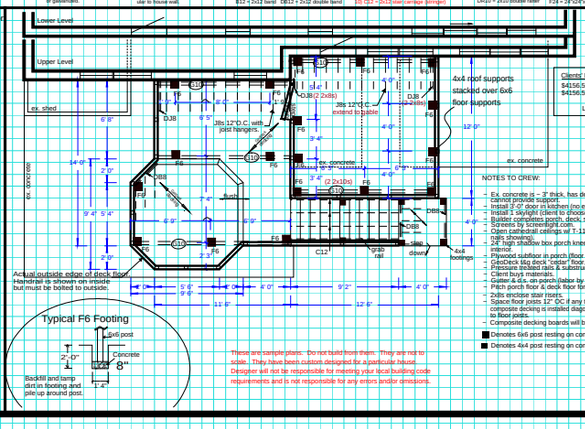
Floors designed for 50psf loading.
Roofs designed for 40psf loading.
Have your local Plan Review increase loading design if needed.

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 (overhung) bay. Use girder under bay or use DJs on either side of bay with header (DJ) between.
3) Always use forks as main supports and 4x4s under landings and stairs.

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

Always submit all building plans to your local Building and Plan Review.



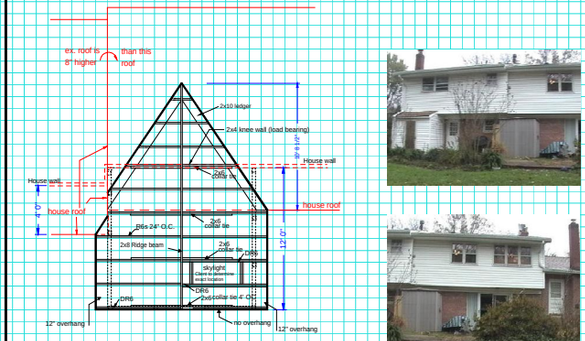
Clients' Payment Schedule
$4156.50 upon framing
$4156.50 upon completion

Labor Only

NOTES TO CREW:
- Ex. concrete is ~ 3" thick, has degraded w/ time and cannot provide support.
- Install 3'-0" door in kitchen (no existing header).
- Install 1 skylight (client to choose).
- Builder completes porch, deck, stairs, trim.
- Screens by screenright.com.
- Open cathedrall ceilings w/ T-111 above rafters (no nails showing).
- 24" high shadow box porch kneewall w/ T-111 on inside.
- Pressure treated subfloor in porch (floor covering by others).
- GeoDeck 6" deck "cedar" floor, rail cap, fascia.
- Pressure treated rails & substructure.
- Client buys materials.
- Gutter & d.s. on porch (labor by builder).
- Pitch porch floor & deck floor for water run off.
- 2x8s enclose stair risers.
- Space floor joists 12" OC if any type of composite decking is installed diagonally to floor joists.
- Composite decking boards will be nailed to joists.

■ Denotes 6x6 post resting on concrete footer.
■ Denotes 4x4 post resting on concrete footer.

These are sample plans. Do not build from them. They are not to scale. They have been custom designed for a particular house. Designer will not be responsible for meeting your local building code requirements and is not responsible for any errors and/or omissions.



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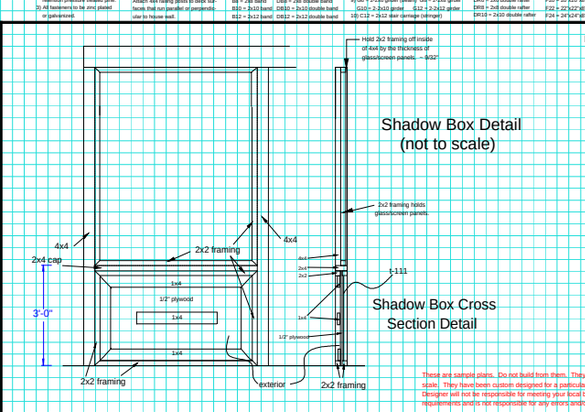

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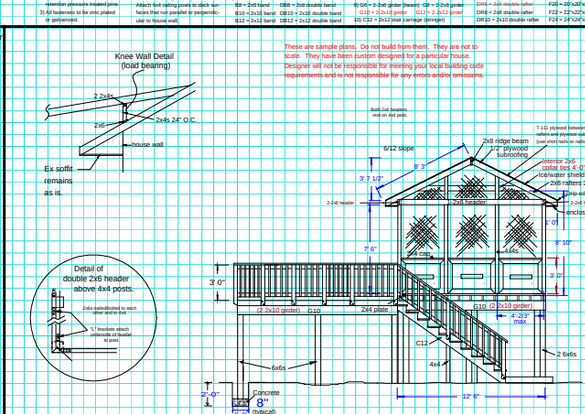
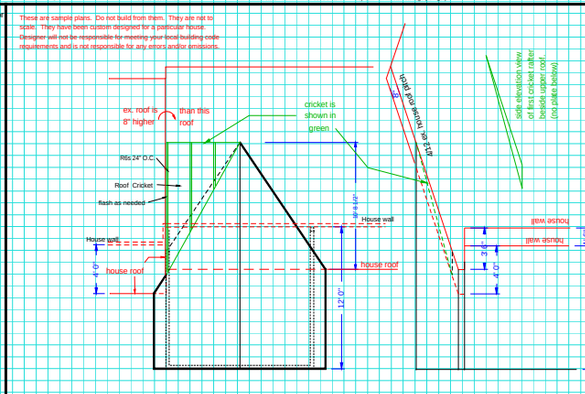
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