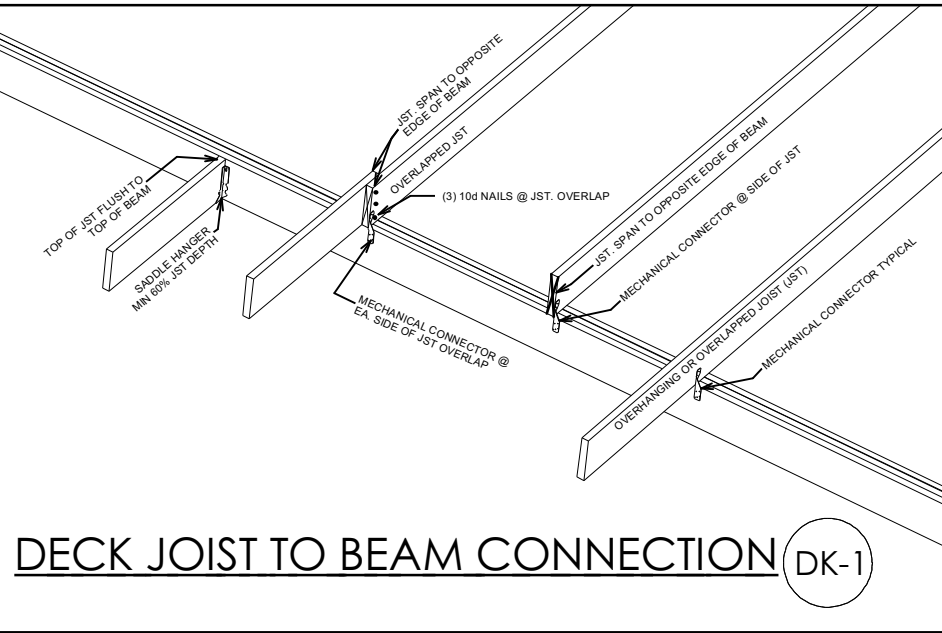
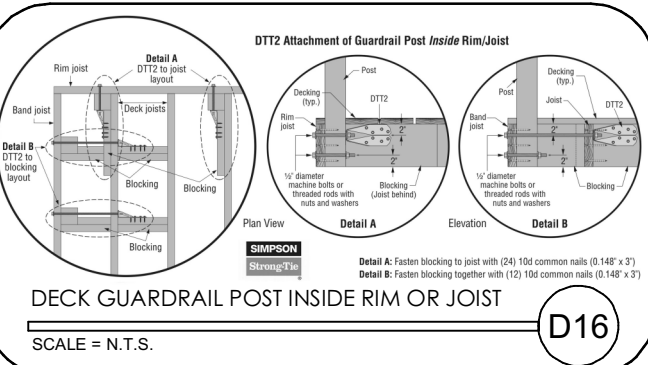


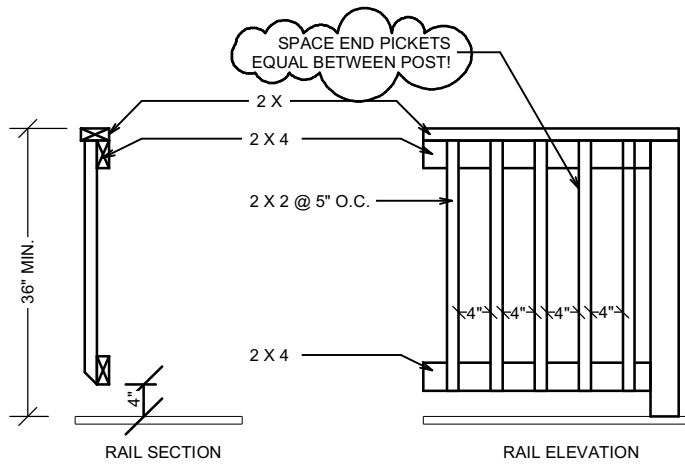
TREATED STEP DETAIL
SCALE : 1/2" = 1'

MAXIMUM ALLOWED JOIST SPANS (DECK)		
SIZE	MAXIMUM SPAN	
2 X 8 @ 16" O.C.	11'-10" EQUALS 13'-10" INCLUDING 24" CANTILEVER	
2 X 10 @ 16" O.C.	14'-0" EQUALS 16'-0" INCLUDING 24" CANTILEVER	

DECK LEDGER CONNECTION TO BAND JOIST									
JOIST SPAN (ft)	6' and LESS	6'-1" TO 8'	8'-1" TO 10'	10'-1" TO 12'	12'-1" TO 14'	14'-1" TO 16'	16'-1" TO 18'	ON-CENTER SPACING OF FASTENERS	
1/2" X 4" LAG SCREW	30	23	18	15	13	11	10		
1/2" BOLT WITH WASHERS	36	36	34	29	24	21	19		



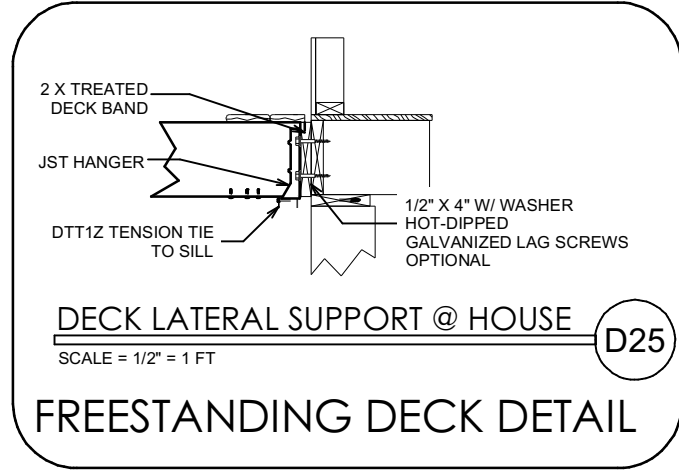
DECK JOIST TO BEAM CONNECTION (DK-1)



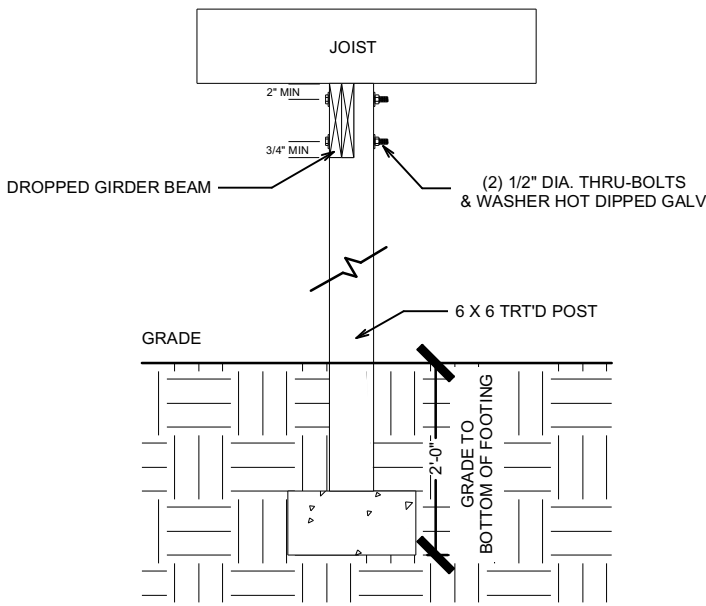
DECK RAIL DETAILS
SCALE : 1/2" = 1'



SIMPSON DTT12 TENSION TIE

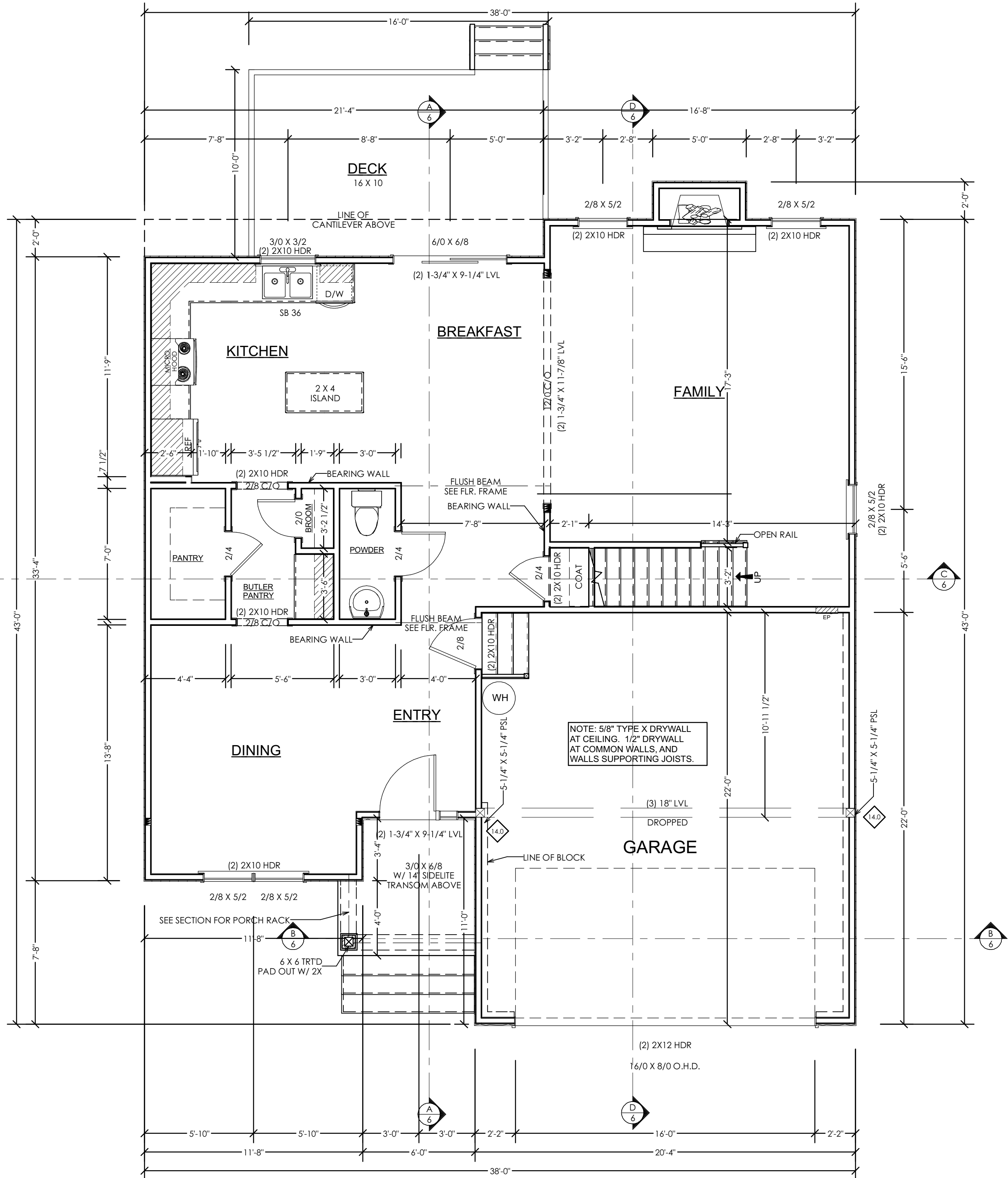


DECK LATERAL SUPPORT @ HOUSE
FREESTANDING DECK DETAIL



DETAIL

SCALE = 1/2 in = 1 ft



1ST FLOOR PLAN

SCALE = 1/4 in = 1 ft

FRAMING NOTES

- ALL NON-STRUCTURAL INTERIOR WALLS TO BE FRAMED @ 16" O.C. (U.N.O.)
 - HEADERS IN LOAD BEARING WALLS AND EXTERIOR WALLS WITH A SPAN OF 4'-0" OR GREATER ARE NOTED ON PLANS AT EACH OPENING. SHOULD A HEADER NOT BE DENOTED FOR SIZE, CALL SD & D DESIGNS AT (804) 768-9590 FOR HEADER SIZING.
 - ALL NON-STRUCTURAL HEADERS TO BE (2) 2 X 6 FOR 2 X 4 WALLS & (3) 2 X 6 FOR 2 X 6 WALLS
 - MIN. 2 STUDS UNDER ALL BEAM ENDS.
 - POINT LOAD
 - INTERIOR BEARING WALL TYPICAL
 - ENSURE FINAL PLACEMENT OF JOIST DOES NOT CONFLICT WITH TOILET, TUB OR SHOWER DRAINS
 - SOLID BLOCKING REQUIRED UNDER ALL POSTS, LOCATIONS ABOVE.
 - DOUBLE JOIST OR BLOCKING UNDER ALL PARALLEL PARTITIONS.
 - ALL LUMBER FOR BEAMS, JOIST, AND HEADERS #2 SYP.
 - ALL STUDS TO BE SFF STD & BETTER GRADE.
 - ALL LVL'S TO BE 1.75" WIDE & 2.0 E MIN.
 - ALL EXTERIOR WALLS 4" U.N.O.
 - ALL INTERIOR WALLS 3-1/2" U.N.O.
 - ALL WALL DIMENSIONS TO FACE OF FRAMING INTERIOR & FACE OF SHEATHING EXTERIOR
- SEE OTHER NOTES ON GENERAL NOTES & INFORMATION SHEET. THESE NOTES SUPERCODE GENERAL NOTES.

STRUCTURAL NOTE

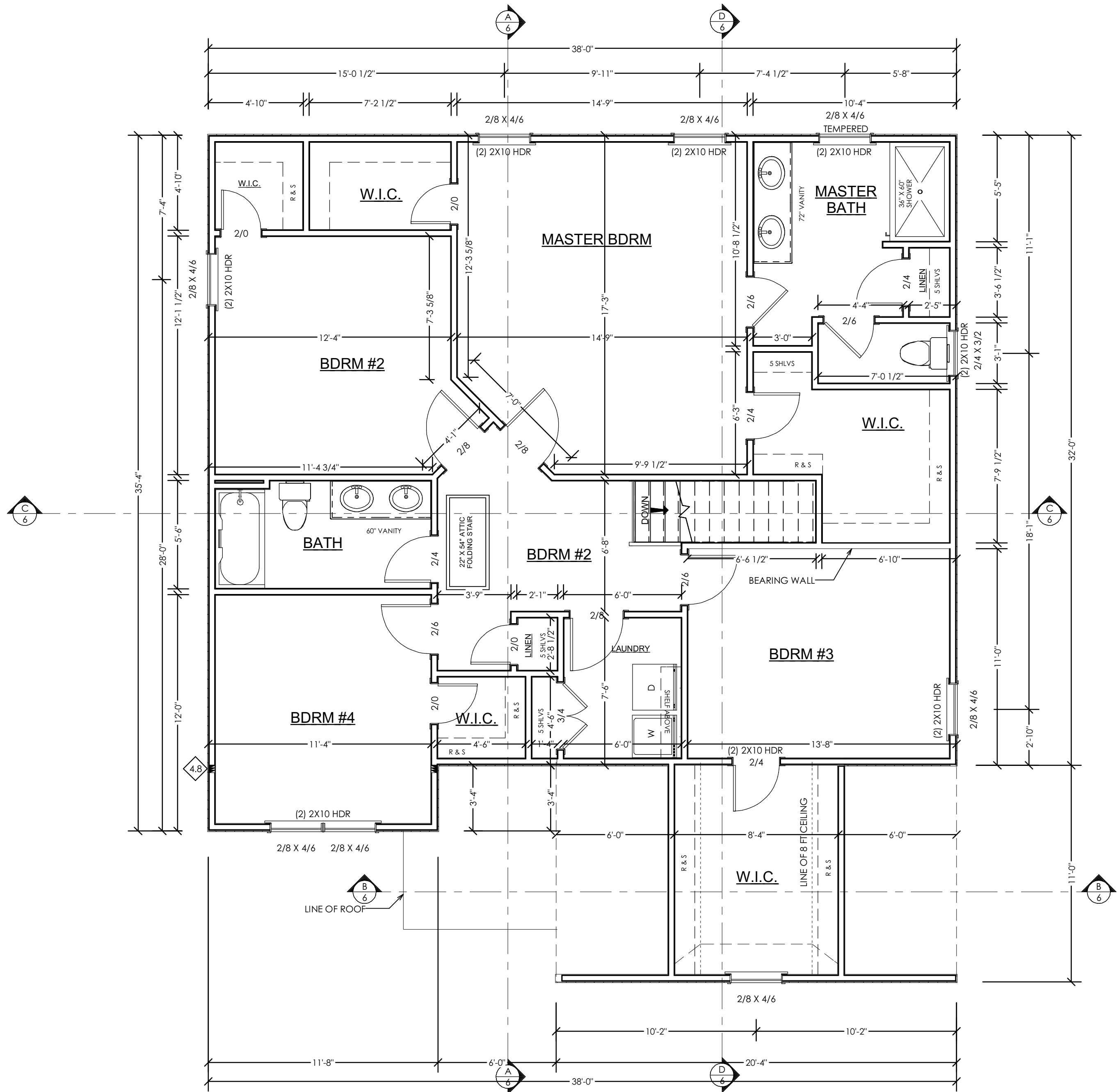
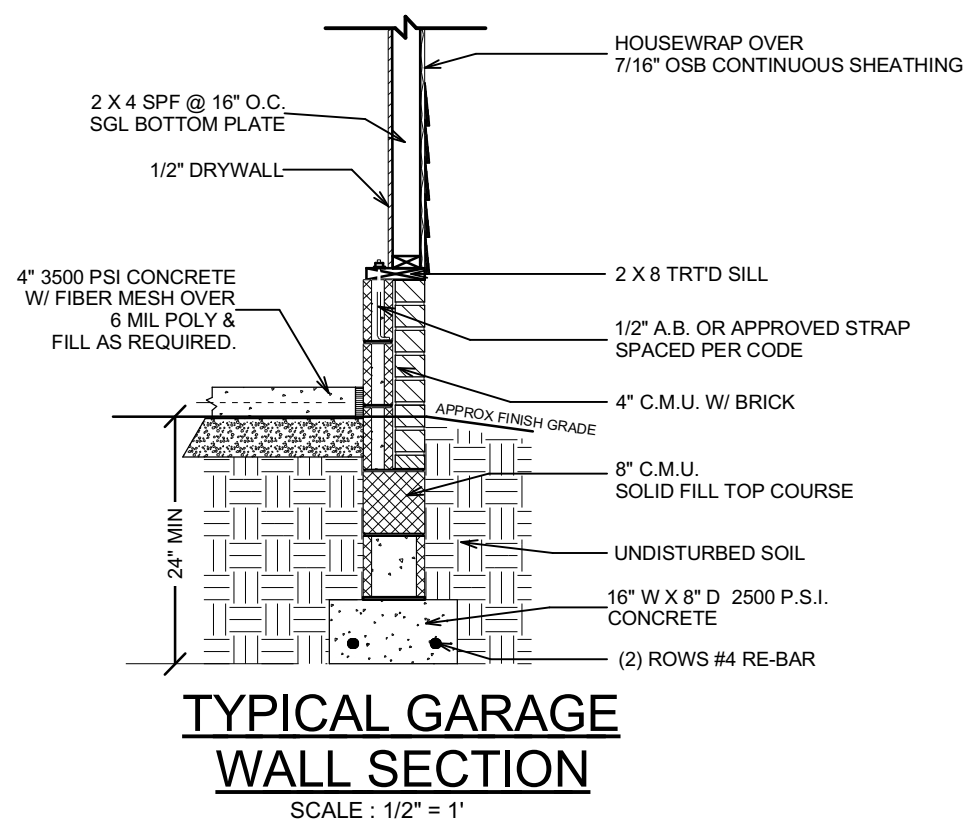
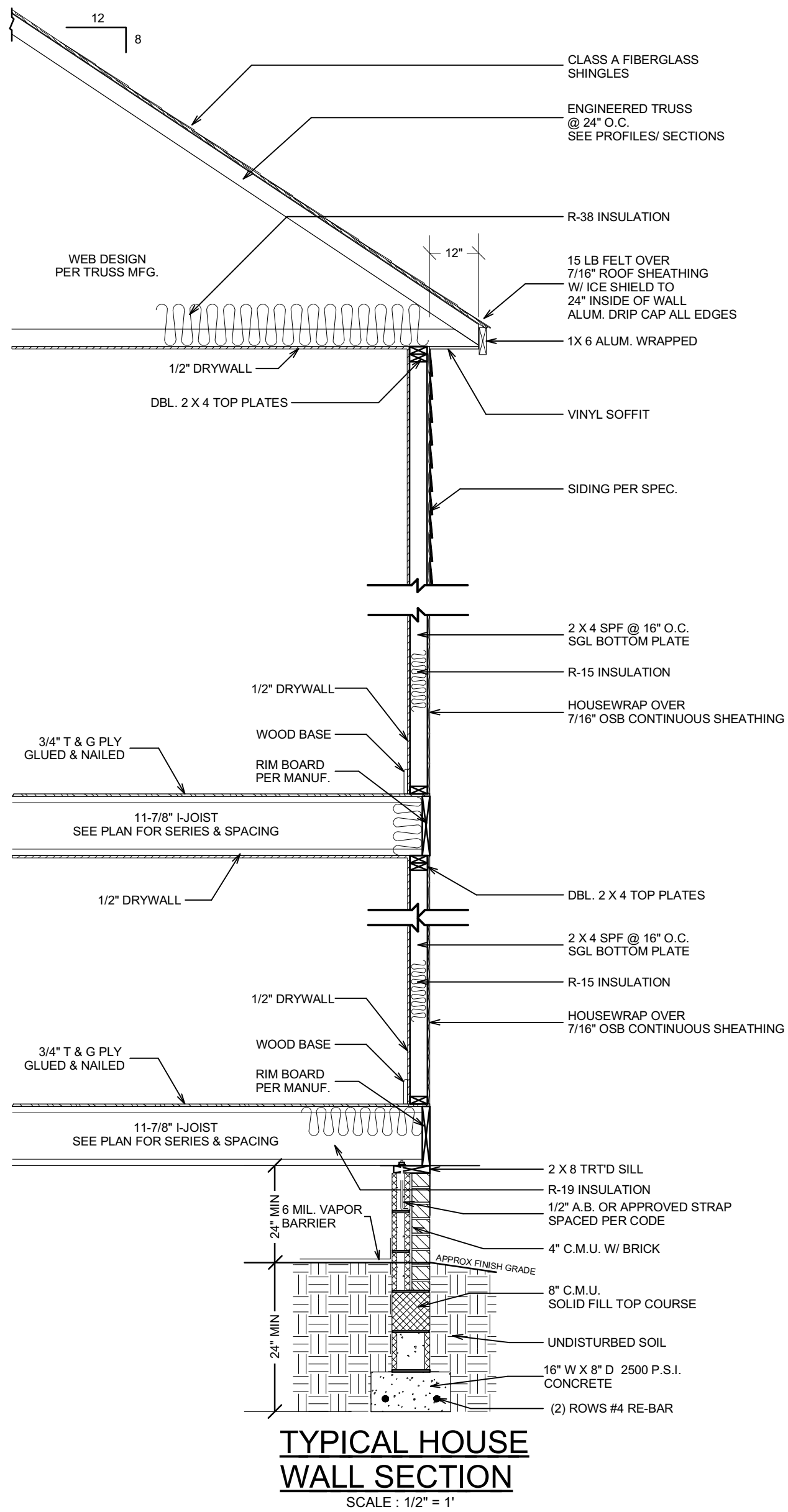
THIS NUMBER IS
POUNDS IN KIPS.
11300 POUNDS.
1 KIP = 1000 POUNDS

OPENING NOTES

- 8'-0" TO TOP OF 1ST LEVEL WINDOWS WINDOW HEADER HEIGHTS ARE 8'-0" U.N.O.
- ALL INTERIOR OPENINGS ARE 8'-0" TALL U.N.O.
- BUILDER RESPONSIBLE FOR SPECIFYING ALL TEMPERED GLASS.

1ST FLOOR	993 SF
2ND FLOOR	1354 SF
FLOOR TOTAL	2347 SF

GARAGE	443 SF



The Design Guy

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Member VBCOA
Virginia Building & Code Officials Association

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THIS PLAN HAS BEEN LICENSED TO:

VERTICAL BUILDERS

↑

FOR A ONE (1) TIME BUILD AT LOCATION INDICATED AT LEFT

MIDWAY

PERMIT PLAN

RELEASED FOR CONSTRUCTION

SQUARE FOOTAGE	
REVISED 9/19/2016	
1ST FLOOR	993 SF
2ND FLOOR	1354 SF
FLOOR TOTAL	2347 SF
GARAGE	443 SF

DATE: 11/7/2016 revised
SCALE: 1/4" = 1'
BY: K.A.L.
PLAN #: 24012

2ND FLOOR & TYPICAL
SECTIONS