## ALL DECKS TO BE BUILT IN ACCORDANCE WITH THE 2009 IRC prescriptive residential WOOD DECK CONSTRUCTION auide

ALL MATERIALS, COMPONENTS, MECHANICAL CONNECTORS, FASTENERS, ETC SHALL BE COMPATIBLE WITH PRESSURE TREATED WOOD PRODUCTS.

6'0" MAXIMUM

2"X6" OR 5/4" BOARD RAIL CAP

- OPENING SHALL NOT

ALLOW THE PASSAGE

OF A 4" DIA. SPHERE

SPACING

INSTALL SIMPSON HOLD-DOWN -TENSION DEVICE AT TWO LOCATIONS PER DECK WITH A MINIMUM DESIGN CAPACITY OF 1500 POUNTS \*LTT2013\*

FLOOR SHEATHING NAILED 6" O.C. -TO JOIST WITH HOLD-DOWN DEVICE SPECIFIED ABOVE

2"XZ" BALUSTERS FASTENED

POST-FRAME THREADED NAILS

TOP & BOTTOM WITH (1) #8

WOOD SCREW OR (2) 80

WITH 0.735" NOMINAL

2"X4" TOP & BOTTOM

ATTACHED TO QUARD POST

OR (Z) #8 WOOD SCREWS

2-1/2" LONG ON INSIDE

JOIST WITH (2) 1/2" DIA.

(DO NOT NOTCH POSTS)

THEU-BOLTS & WASHERS

WITH (2) SO THREADED NAILS

GREATER THAN OR EQUAL TO

4"X4" POST FASTENED TO RIM

DIAMETER

# JOIST HANGERS -2"X10" P.T. LEDGER FASTENED WITH 1/2"X4" LAG SCREWS & WASHERS @ 13" O.C. PATTERN PER FIGURE 19 IN PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE SPAN RATED DECKING ATTACHED TO JOISTS WITH (2) 80 THREADED NAILS OR (2) #8 SCREWS

4"MIN / 7.75" MAX

JOIST HANGERS TO HAVE MINIMUM

DOWNLOAD CAPACITY OF 700 LBS

P.T. COMPATIBLE CONTINUOUS FLASHING

extending past ledger fasteners

P.T. JOISTS @ 16" O.C.

NOTCH 6"X6" P.T. POST TO ACCEPT BEAM

AND FASTEN BEAM TO POST WITH (2) 1/2"

DIA. THEU-BOLTS WITH WASHERS

INSTALL PRE-MANUFACTURED

POST BASE WITH ANCHOR

SEE PLAN FOR SIZING

TYPICAL DROP BEAM DECK

APPROX.

GRADE

NOT TO SCALE

-ATTACH JOISTS TO BEAM WITH (3) 80 THREADED TOE NAILS (2) ON ONE SIDE (1) ON THE OTHER

FASTENER JOIST TO POST

- ATTACH DECKING TO RIM JOIST WITH 10D THREADED NAILS OR #10X3" MINIMUM WOOD SCREWS @ 6" O.C.

- HURRICANE CLIP OR MECHANICAL

P.T. RIM JOIST ATTACHED TO END OF EACH JOIST WITH (3) TOD THREADED NAILS OR (3) #10x3" MINIMUM WOOD SCREWS

MAXIMUM OVERHANG = JOIST LENGTH / 4

P.T. DROPPED BEAM ASSEMBLED WITH 10D THREADED NAIL OR #10 WOOD SCREW GREATER THAN OR EQUAL TO 3" LONG (2) 16" O.C. STAGGERED IN TWO ROWS

POURED CONCRETE FOUNDATION PIER WITH FOOTING,

PIER DIAMETER BASED UPON VERIFYING PRESUMPTIVE BEARING CAPACITY OF EXISTING SOILS OF SUFFICIENT CAPACITY FOR INTENDED STRUCTURE LOADS.

BOTTOM OF FOOTING SHALL BEAR ON AN JUNDISTURBED-NATURALLY-OCCURRING STRATA WITH A MINIMUM PRESUMPTIVE BEARING CAPACITY FOR INTENDED STRUCTURE LOADS. ALTERNATIVELY, PROVIDE ENGINEERING ON CONTROLLED STRUCTURAL FILL COMPACTED TO THE SPECIFIED BEARING CAPACITY

MINIMUM PRESUMPTIVE BEARING CAPACITY FOR

CONTROLLED STRUCTURAL FILL COMPACTED TO THE

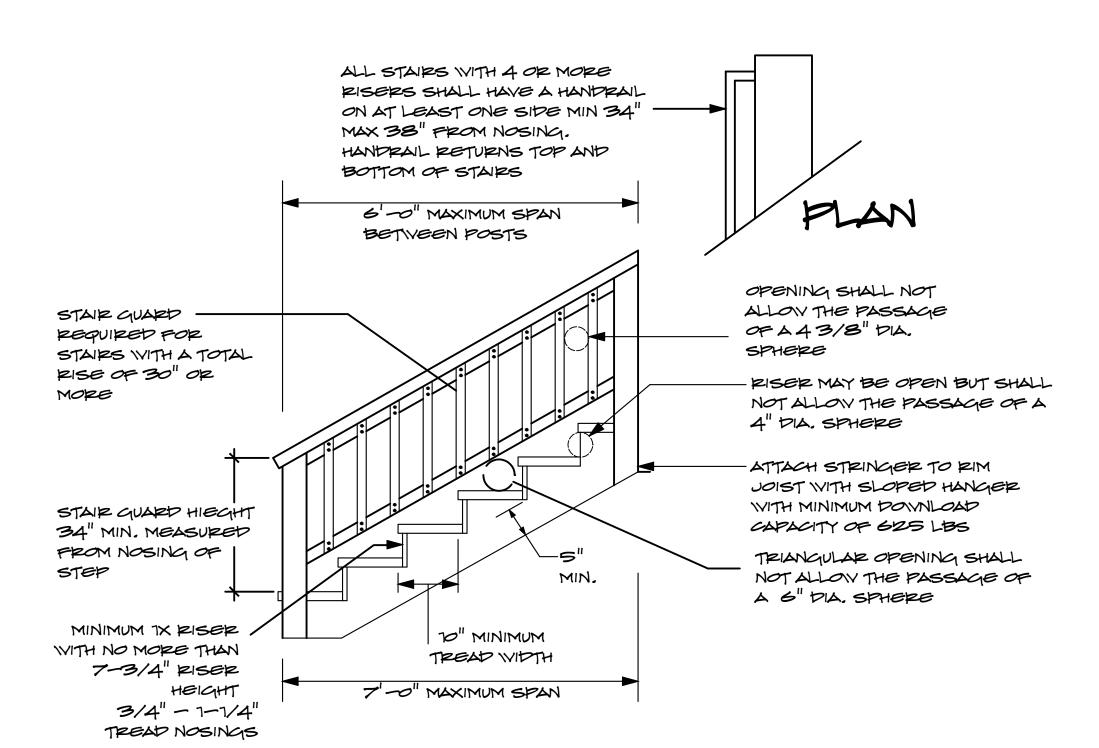
ALTERNATIVELY, PROVIDE ENGINEERING ON

INTENDED STRUCTURE LOADS.

SPECIFIED BEARING CAPACITY

OUARD DETAIL

NOT TO SCALE



STAIR DETAIL

P.T. COMPATIBLE CONTINUOUS FLASHING extending past ledger fasteners # JOIST HANGERS - P.T. LEDGER FASTENED WITH 1/2"X4" LAG SCREWS \$ INSTALL SIMPSON HOLD-DOWN -WASHERS (2) 30" O.C. PATTERN PER FIGURE 19 IN TENSION DEVICE AT TWO LOCATIONS PER DECK WITH A PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE MINIMUM DESIGN CAPACITY OF 1500 POUNTS - SPAN RATED DECKING ATTACHED TO JOISTS WITH \*LTTEOB\* (2) 80 THREADED NAILS OR (2) #8 SCREWS FLOOR SHEATHING NAILED 6" O.C. -TO JOIST WITH HOLD-DOWN DEVICE SPECIFIED ABOVE -ATTACH DECKING TO BEAM WITH 10D THREADED NAILS OR #10X3" MINIMUM WOOD = 4"MIN / 7.75" MAX SCREWS @ 6" O.C. JOIST HANGER P.T. JOISTS @ 16" O.C. P.T. FLUSH BEAM ASSEMBLED WITH 10D JOIST HANGERS TO HAVE MINIMUM THREADED NAIL OR #10 WOOD SCREW DOWNLOAD CAPACITY OF 600 LBS GREATER THAN OR EQUAL TO 3" LONG (A) 16" O.C. STAGGERED IN TWO ROWS NOTCH 6"X6" P.T. POST TO ACCEPT BEAM AND FASTEN BEAM TO POST WITH (2) 1/2" DIA. THEU-BOLTS WITH WASHERS APPROX. INSTALL PRE-MANUFACTURED GRADE POST BASE WITH ANCHOR POURED CONCRETE FOUNDATION PIER WITH FOOTING, PIER DIAMETER BASED UPON VERIFYING PRESUMPTIVE BEARING CAPACITY OF EXISTING SOILS OF SUFFICIENT CAPACITY FOR INTENDED STRUCTURE LOADS. BOTTOM OF FOOTING SHALL BEAR ON AN UNDISTURBED-NATURALLY-OCCUPRING STRATA WITH A TYPICAL FLUSH BEAM DECK

RESIDENTIAL DESIGN INC

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CONSTRUCTION DRAWINGS

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PROJECT

Dova CANDAGE BUILDER

THE ROMA RESIDENCE

PORTLAND, ME

SHEETTITLE

PRESCRIPTIVE DECK DETAILS

DATE

11-17-2015

REVISIONS

SHEET NUMBER