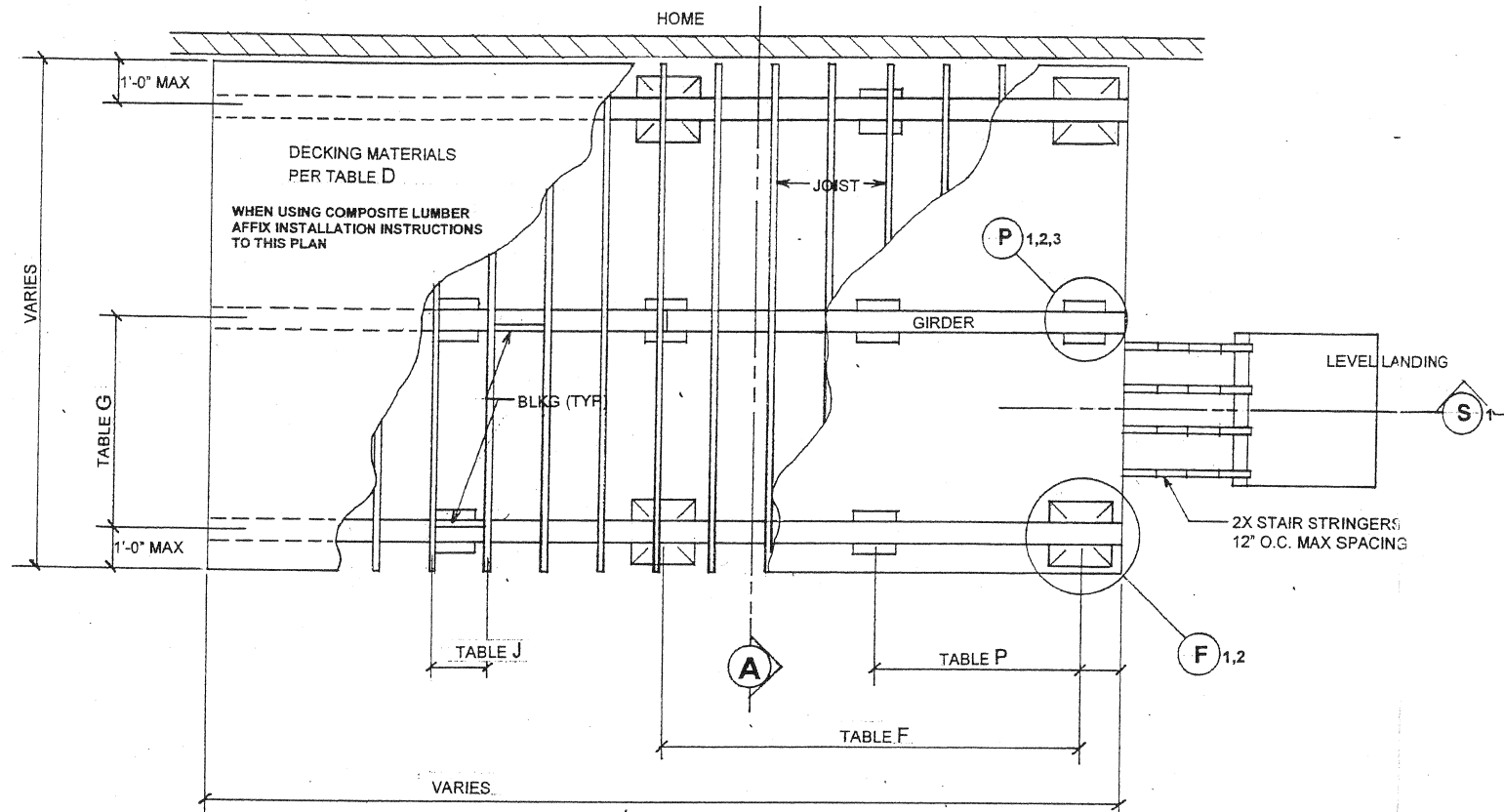
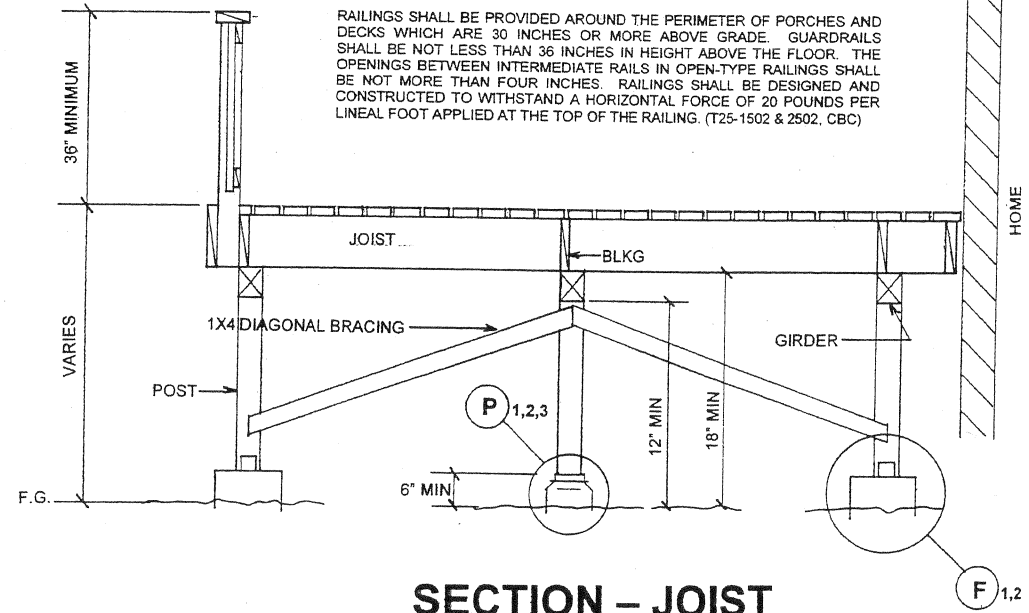


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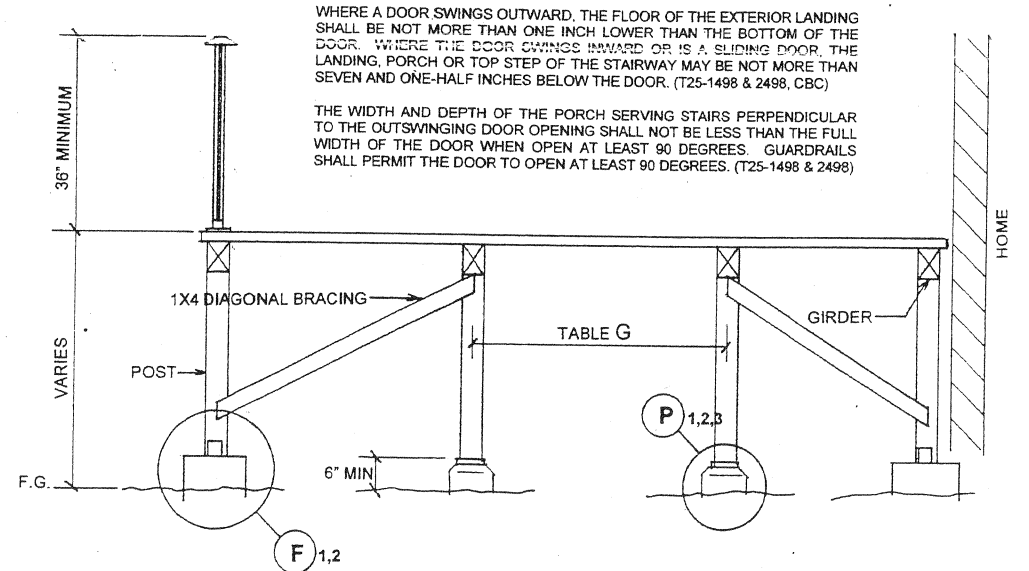


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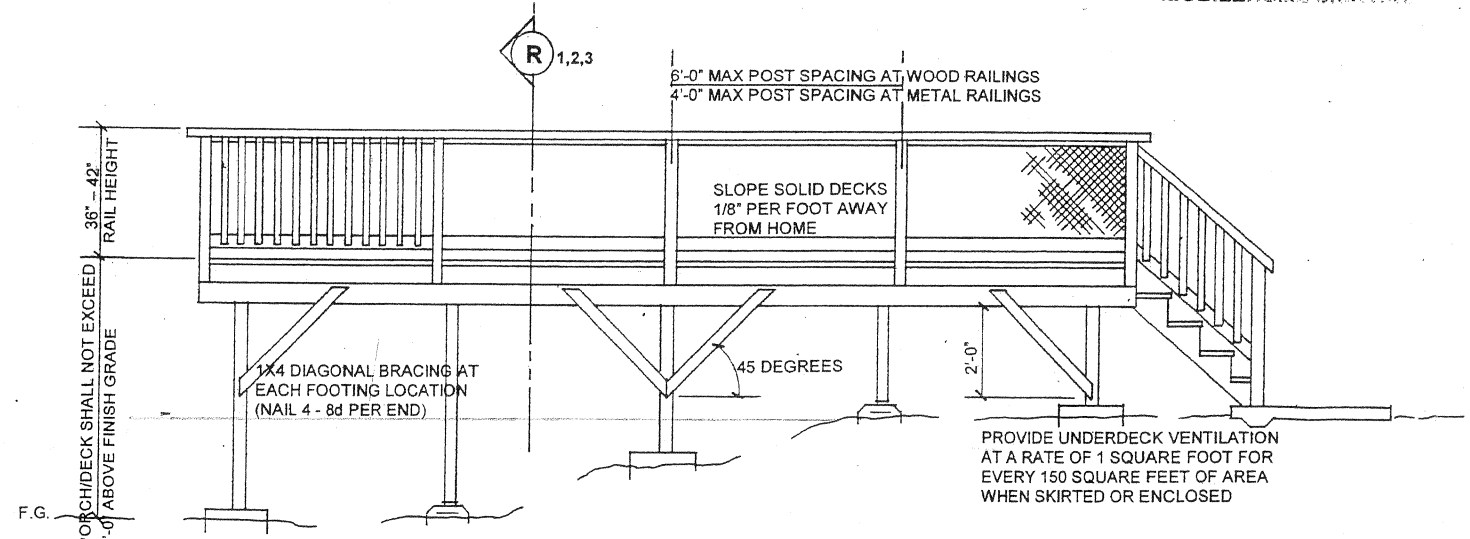
NOTE: PORCH / DECK SHALL NOT BE SUPPORTED BY THE MOBILEHOME OR MOBILEHOME SKIRTING



SECTION - JOIST



SECTION - GIRDER



ELEVATION

TABLE D

DECKING		
MATERIAL	JOIST / GIRDER SPACING (max.)	COMMENTS
2X6 DOUGLAS-FIR	24" O.C.	NO. 2 OR BTR
2X6 CEDAR	24" O.C.	ALL CLEAR OR KNOTTY GRADES
2X6 REDWOOD	24" O.C.	HEART B GRADE OR BTR
COMPOSITE LUMBER (I.E. TREX)	2" - 20" O.C.	PER MFGR SPECS
HARDWOODS (I.E. IPE, MAHOAGANY)	5/4" - 16" O.C.	PREDRILLING OF FASTENER HOLES REQ'D
PLYWOOD, EXTERIOR GRADE, EXP. GP. 1		SPAN RATING
1. 7/16" - 1/2"	16" O.C.	24/16
2. 19/32" - 5/8"	20" O.C.	40/20
3. 23/32" - 7/8"	24" O.C.	48/24
4. 7/8" - 1"	32" O.C.	54/32
5. 1" - 1-1/8"	48" O.C.	60/48

- D NOTES:
- REFER TO SPECIFIC MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF COMPOSITE LUMBER DECKING MATERIALS. INCLUDE SPECS. WITH PLAN FOR PERMIT.
 - PLYWOOD SHEETING SHALL BE TONGUE AND GROOVE OR ALL EDGES SHALL BE BLOCKED.
 - ALLOWABLE SPANS BASED ON SHEETING BEING CONTINUOUS OVER TWO OR MORE SUPPORTS, WITH STRENGTH AXIS PERPENDICULAR TO JOIST OR GIRDER SUPPORTS, WITH FASTENERS AT EACH JOIST.
 - DIMENSIONAL LUMBER DECKING SPANS BASED ON MATERIAL INSTALLATION PERPENDICULAR TO JOISTS. WHEN INSTALLING AT ANGLES, REDUCE 2" O.C. AT 60 DEGREES, 4" O.C. AT 45 DEGREES AND 1/2 SPECIFIED JOIST SPACING AT 30 DEGREES.
 - WOOD SURFACES EXPOSED TO WEATHER SHALL BE PAINTED OR OTHERWISE PROTECTED FROM THE ELEMENTS IF NOT NATURALLY RESISTANT TO DECAY.
 - USE CORROSION-RESISTANT FASTENERS (I.E. HOT-DIPPED GALV, ALUMINUM, OR STAINLESS STEEL); TWO PER BEARING POINT. SIZE FASTENER TO PENETRATE JOIST AT LEAST 1-1/2 INCHES (I.E. 16d NAILS OR #12 SCREWS).

DESIGN ASSUMPTIONS

- FLOOR LOAD: 40 PSF DEAD, 20 PSF LIVE
- DEFLECTION LIMITS: L/360
- WIND: 15 PSF AT SKIRTING
- CONCRETE: 2500 PSI AT 28 DAYS
- SOIL BEARING CAPACITY: 1000 PSF VERT., 150 PSF LAT.
- SOIL TYPE: CLAY, SANDY CLAY, SILTY CLAY & CLAYEY SILT (CL, ML, CH, MH) ZONES 3 & 4
- SEISMIC: ZONES 3 & 4
- RAIL LOAD: 20 PLF AT TOP OF GUARDRAIL
- CODE REFERENCE: CALIFORNIA BUILDING CODE CCR, T25, DIV. 1, CHAPTERS 2 & 2.1
- HARDWARE: SIMPSON STRONGTIE OR EQUAL

PORCH / DECK PLAN - FREESTANDING
 STATE OF CALIFORNIA
 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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 Scale:
 Drawn: NOWMAN
 Job: HCD C&S
 Sheet: 1
 Of 2 Sheets

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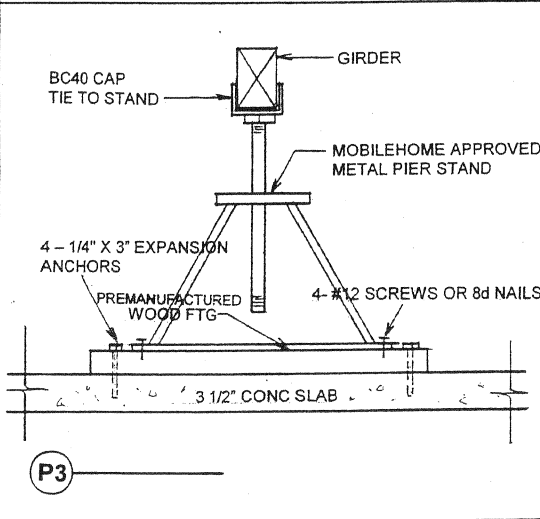
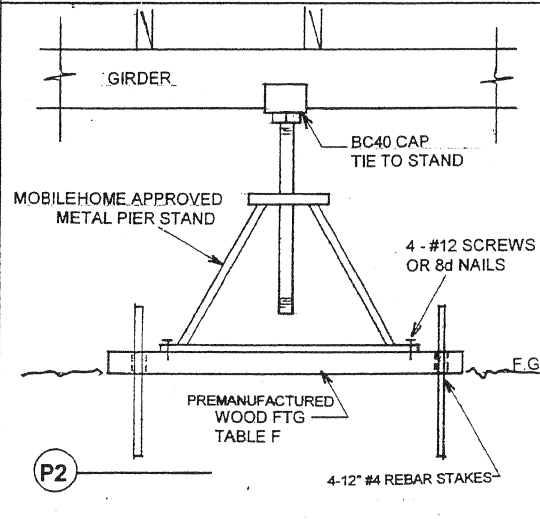
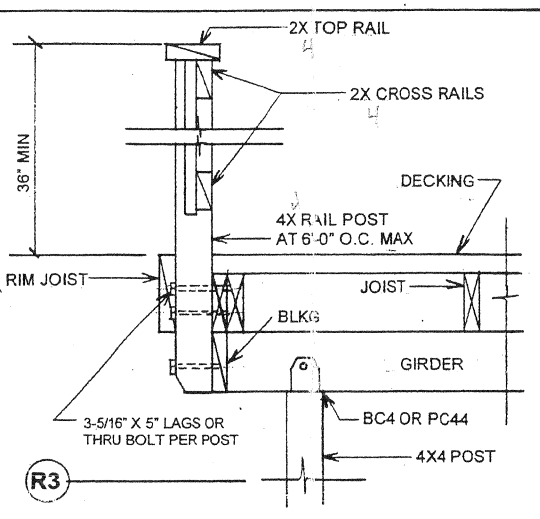
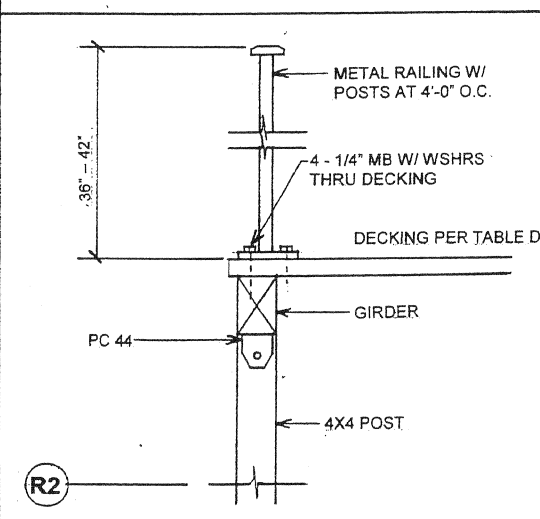
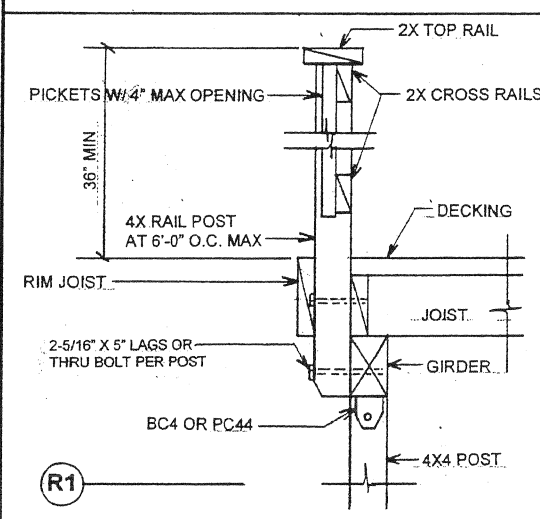
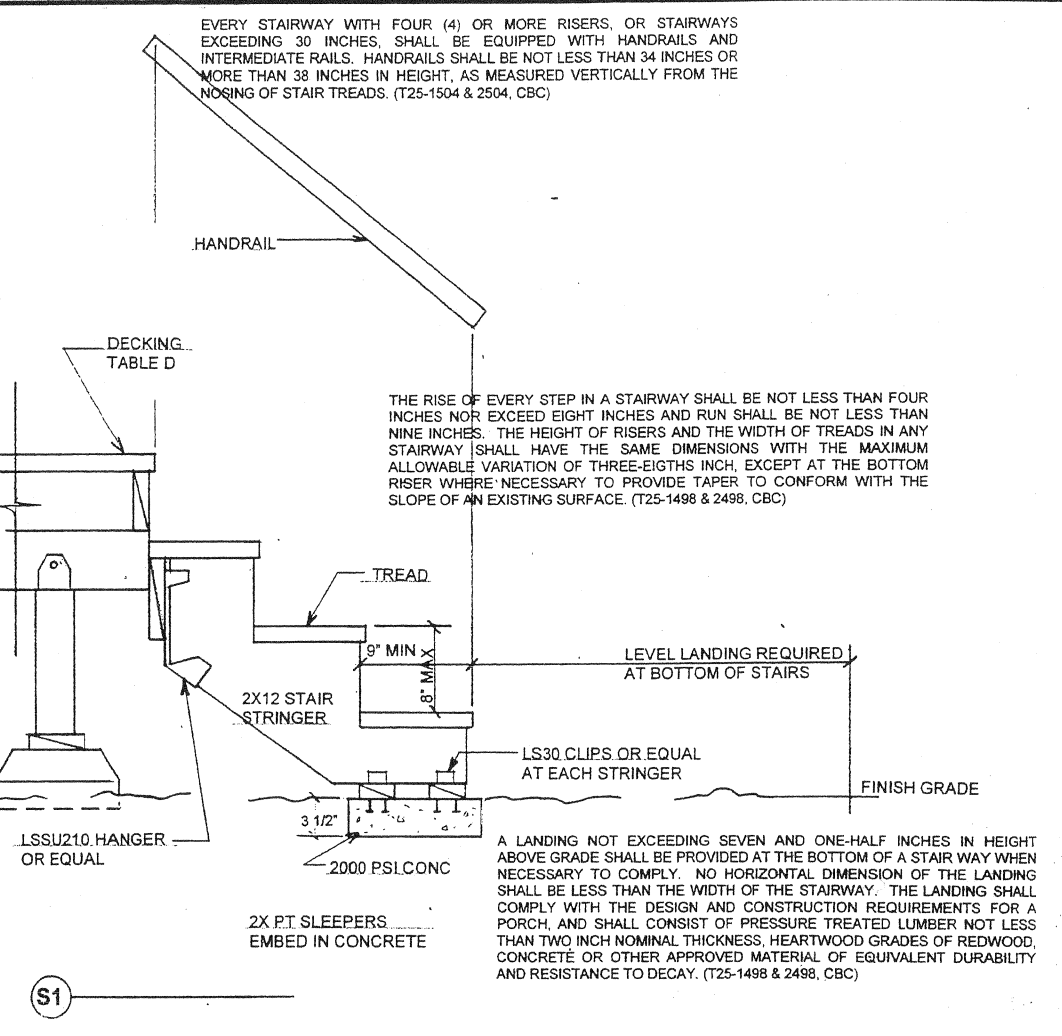
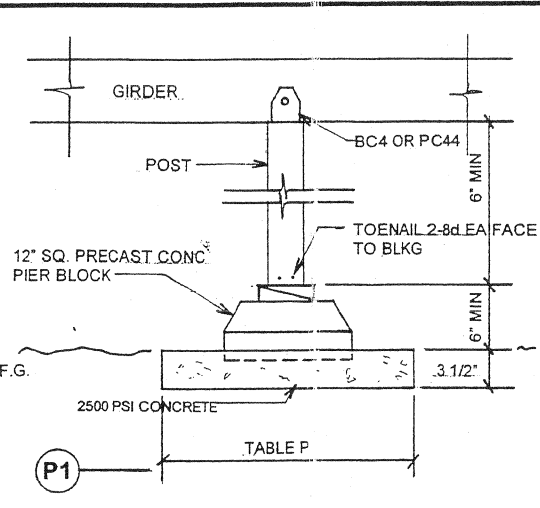
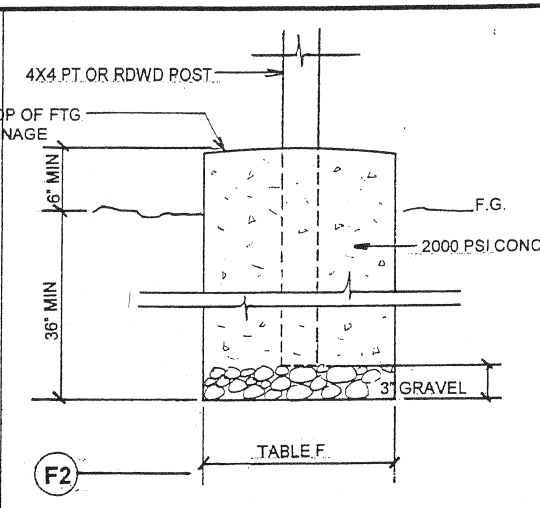
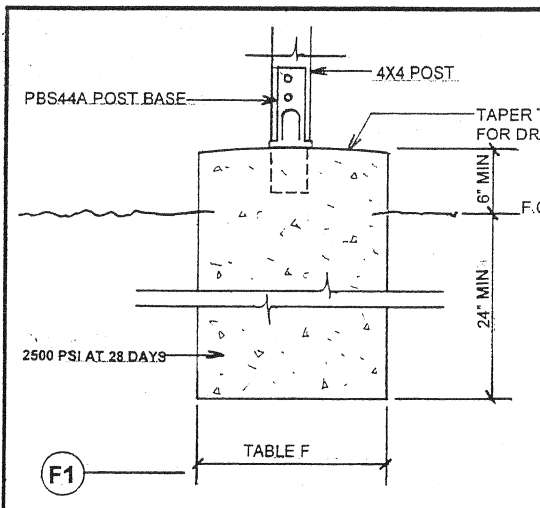


TABLE F
ALLOWABLE FOOTING SIZES

GIRDER SPANS FROM TABLE G	4 FOOT GIRDER SPACING		6 FOOT GIRDER SPACING	
	FOOTING SIZE (in.)		FOOTING SIZE (in.)	
4 to 5'-11"	12X12	16X16	16X16	16X16
6 to 7'-11"	14X14	18X18	18X18	18X18
8 to 9'-11"	16X16	20X20	20X20	20X20
10 to 11'-11"	18X18	22X22	22X22	22X22
12 to 13'-11"	20X20	24X24	24X24	24X24

F NOTES:

- REFER TO VARIOUS FOOTING DETAILS FOR REQUIRED DEPTH.
- INTERMEDIATE FOOTINGS, IN ADDITION TO CORNER FOOTINGS, REQUIRED WHEN DECK EXCEEDS 20 FEET IN LENGTH OR WIDTH.
- FOR ROUND FOOTINGS, INCREASE SQUARE WIDTH BY 10% FOR DIAMETER (I.E. 18" x 1.10 = 19.8 or 20" DIAMETER).
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

TABLE G
ALLOWABLE SPANS FOR GIRDERS

GIRDER SIZE (nominal)	4 FT. O.C. POST SPACING		6 FT. O.C. POST SPACING	
	DF #2	DF #1	DF #2	DF #1
4X4	5'-2"	5'-3"	-	-
4X6	8'-0"	8'-3"	6'-6"	7'-3"
4X8	10'-9"	11'-0"	8'-9"	9'-3"
6X6	-	9'-9"	-	8'-6"
6X8	-	13'-3"	-	11'-6"

G NOTES:

- WHEN USING GIRDER ONLY DECK SYSTEM; GIRDER SPANS WILL BE LIMITED BY DECKING MATERIAL SPANS. REFER TO TABLE D.
- WHERE A GIRDER IS SPLICED OVER A SUPPORT, AN ADEQUATE TIE SHALL BE PROVIDED.
- POSITIVE POST-TO-BEAM CONNECTION IS REQUIRED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.

TABLE J
ALLOWABLE SPANS FOR JOISTS

SIZE OF FLOOR JOIST (nominal)	SPACING OF FLOOR JOIST (in.)	DOUGLAS FIR LARCH NO. 2		DOUGLAS FIR LARCH NO. 1	
		10'-8"	9'-3"	10'-11"	9'-8"
2X6	12	10'-8"	9'-3"	10'-11"	9'-8"
	16	9'-3"	7'-6"	7'-11"	7'-11"
	24	7'-6"	7'-6"	7'-11"	7'-11"
2X8	12	13'-5"	11'-8"	14'-2"	12'-4"
	16	11'-8"	9'-6"	10'-0"	10'-0"
	24	9'-6"	9'-6"	10'-0"	10'-0"
2X10	12	16'-5"	14'-3"	17'-4"	15'-0"
	16	14'-3"	11'-8"	15'-0"	12'-3"
	24	11'-8"	11'-8"	12'-3"	12'-3"
2X12	12	19'-1"	16'-6"	20'-1"	17'-5"
	16	16'-6"	13'-6"	17'-5"	14'-3"
	24	13'-6"	13'-6"	14'-3"	14'-3"

- J NOTES:**
- JOIST TO GIRDER NAILING, TOENAIL 3-8d (COMMON OR BOX).
 - PROVIDE FULL DEPTH 2X BLOCKING BETWEEN JOISTS AT GIRDER BEARING AND NAIL BAND OR RIM JOIST AT ENDS.
 - JOIST FRAMING FROM OPPOSITE SIDES OF GIRDER SHALL BE LAPPED AT LEAST 3 INCHES OR TIED TOGETHER IN AN APPROVED MANNER AT BEARING.
 - 2X12 JOISTS REQUIRE INTERMEDIATE BLOCKING OR CROSS BRACING AT 8 FEET O.C. MAX.
 - NOTCHES ON THE ENDS OF JOISTS SHALL NOT EXCEED ONE FOURTH OF JOIST DEPTH. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE THIRD THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH THE DEPTH AND SHALL NOT BE IN THE MIDDLE THIRD OF THE SPAN.

TABLE P
ALLOWABLE PIER SIZES

4 FOOT PIER SPACING

GIRDER SPAN	PIER LOAD CAPACITY	REQ'D BEARING AREA	CONCRETE PADS 3-1/2 IN. THICK		WOOD PADS 2 IN. NOMINAL	
			CONC.		WOOD	
4' to 5'-11"	1250 psi	180 sq. in.	13 X 13	13 X 13	12 X 16	12 X 16
6' to 7'-11"	1660	240	15 X 15	15 X 15	12 X 24	12 X 24
8' to 9'-11"	2080	300	17 X 17	17 X 17	12 X 30	12 X 30
10' to 11'-11"	2500	360	19 X 19	19 X 19	2 - 12 X 20	2 - 12 X 20
12' to 13'-11"	2900	420	21 X 21	21 X 21	2 - 12 X 24	2 - 12 X 24

6 FOOT PIER SPACING

GIRDER SPAN	PIER LOAD CAPACITY	REQ'D BEARING AREA	CONCRETE PADS 3-1/2 IN. THICK		WOOD PADS 2 IN. NOMINAL	
			CONC.		WOOD	
4' to 5'-11"	1870 psi	270 sq. in.	16 X 16	16 X 16	12 X 24	12 X 24
6' to 7'-11"	2500	360	19 X 19	19 X 19	2 - 12 X 20	2 - 12 X 20
8' to 9'-11"	3120	450	21 X 21	21 X 21	2 - 12 X 24	2 - 12 X 24
10' to 11'-11"	3740	540	23 X 23	23 X 23	2 - 12 X 28	2 - 12 X 28
12' to 13'-11"	4370	630	25 X 25	25 X 25	2 - 12 X 30	2 - 12 X 30

- P NOTES:**
- CONCRETE PIER BLOCKS SHALL BE 12" SQUARE MINIMUM, PRE-MANUFACTURED UNITS.
 - METAL PIERS SHALL BE LISTED AND LABELED FOR MANUFACTURED HOUSING USE, WITH 12" MINIMUM BASE.
 - DOUBLE PIERS MAY NOT BE USED TO MEET MINIMUM LOAD CAPACITY.

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