

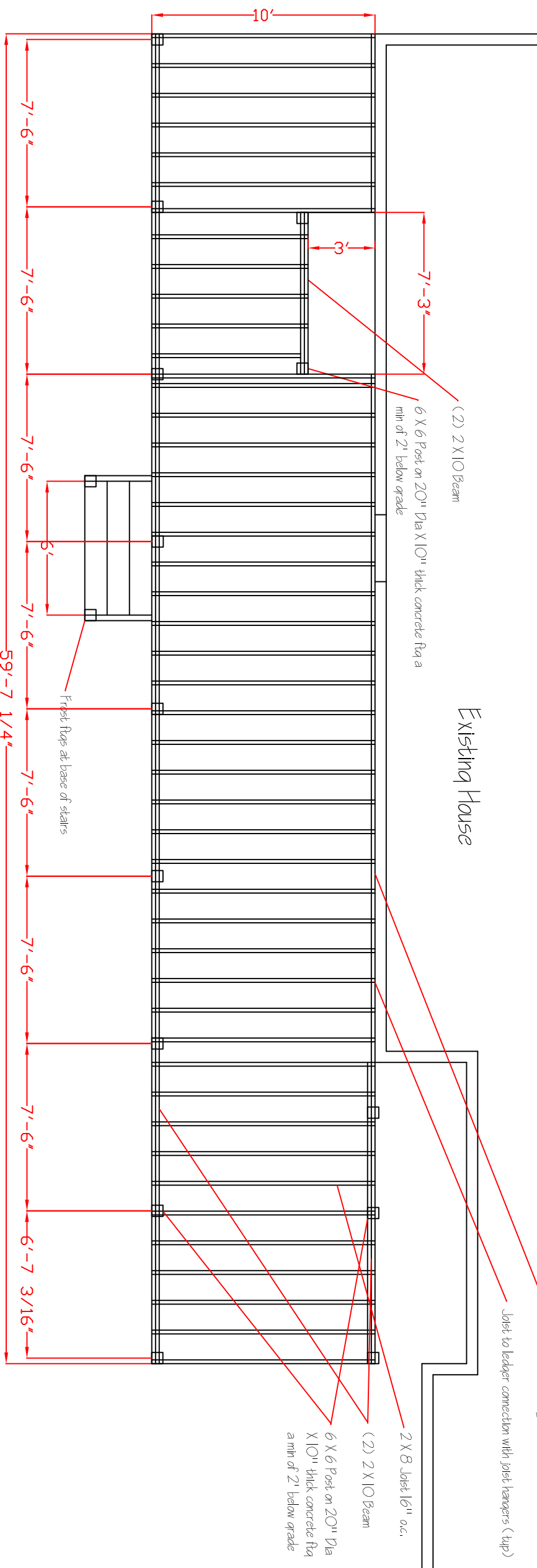
Existing House

Cutout in deck for existing egress window well

Notes:

1. Presumptive soil bearing capacity is 1500 psf on undisturbed soil per table R401.41
2. All construction shall comply with the Virginia USBC 2000 and the RC 2005 one and two family dwelling code (2005 edition)
3. Minimum design loads:
Decks 40 psf (live) + 10 psf (dead)
Roofs 30 psf (live) + 17 psf (dead)
Wind 20.7 psf or 90 mph
4. All framing material to be SYP #2 grade or better

Floor Plan



Existing House

2 X 10 Ledger with 1/2" lags 8" o.c. staggered
Joist to ledger connection with joist hangers (tip)

(2) 2 X 10 Beam
6 X 6 Post on 20" Dia X 10" thick concrete Pad a min of 2" below grade

2 X 8 Joist 16" o.c.
(2) 2 X 10 Beam
6 X 6 Post on 20" Dia X 10" thick concrete Pad a min of 2" below grade

Floor Framing Plan

Revised 9/19/2007
Sheet 1
IA Wedge Construction 703-791-5942 September 5, 2007 Scale: 3/16" = 1'-0"
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