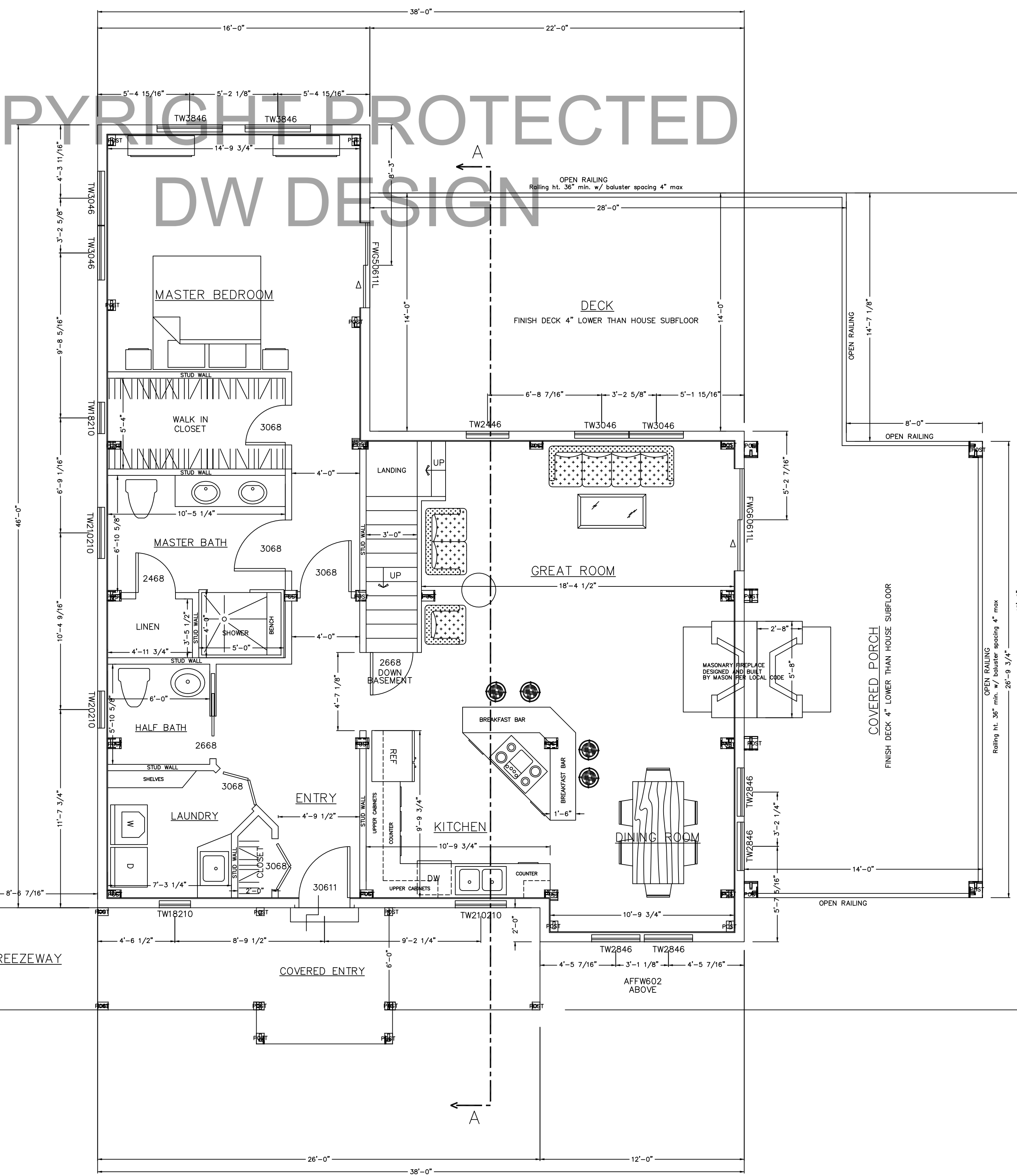
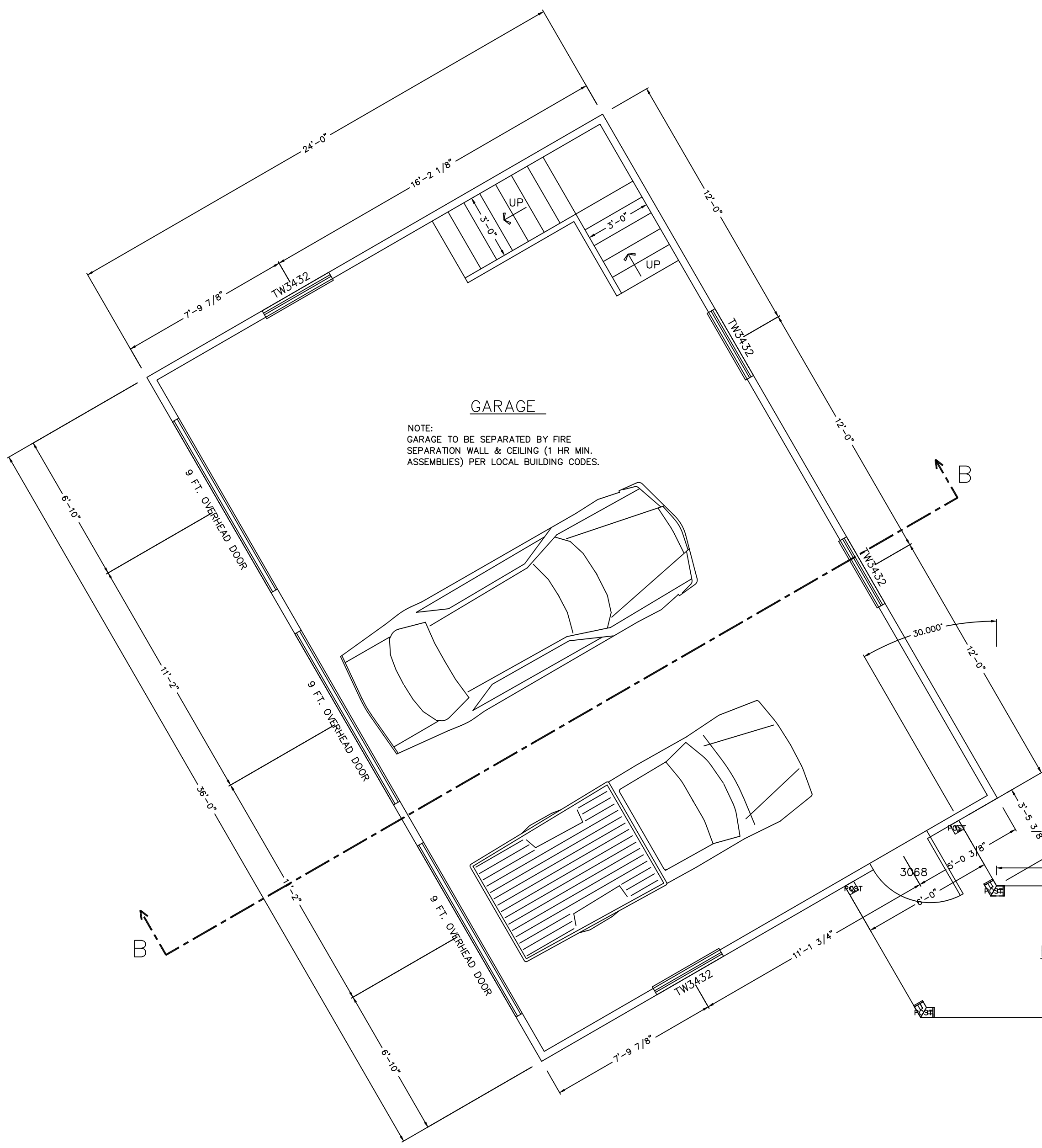


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FINAL LOCATION OF ALL INTERIOR PARTITIONS TO BE DETERMINED AT SITE.

ALL EXTERIOR DECKS, STEPS, RAILS AND SUPPORTS SHOULD MEET STATE AND LOCAL CODES

LOCATION AND ENGINEERING OF ANY RETAINING WALLS IS BY OTHERS (B.O.)

ANY CONSTRUCTION BY OTHERS NOTED AS TO BE VERIFIED (I.B.V.), IS TO BE VERIFIED FOR ACCURACY BY THE OWNER AND/OR BUILDER.

THE STAIR RISER AND TREAD DIMENSIONS ARE CALCULATED FROM THE TOP OF THE 1ST FLR DECK TO THE TOP OF THE SECOND FLOOR DECK. BUILDER TO ADJUST FOR FLOOR FINISHES AS NEEDED.

FIREPLACE AND/OR WOODSTOVE INSTALLATION IS TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL FIRE SAFETY CODES AND REGULATIONS.

ALL DOORS, WALLS AND CEILINGS BETWEEN THE GARAGE AND LIVING SPACES ARE TO MEET ALL FIRE AND SAFETY CODE REGULATIONS.

FIRST FLOOR PLAN PROJECT NORTH

NOTE:  
DIMENSIONS TO BE CONFIRMED BY GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.

PRIOR TO CONSTRUCTION OF TIMBER FRAME, ALL 1st FLOOR FRAMING MUST BE IN PLACE AND LEVEL

SOLID BLOCKING REQ'D UNDER ALL TIMBER POSTS:  
BLOCKING TO BE VERTICAL GRAIN TO MINIMIZE COMPRESSION

BASEMENT TO HAVE CO DETECTOR  
HARDWIRE SMOKE DETECTORS (W/ BATTERY B.U.) EACH FLOOR

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**TIMBER FRAME & PANEL HOME DESIGN**

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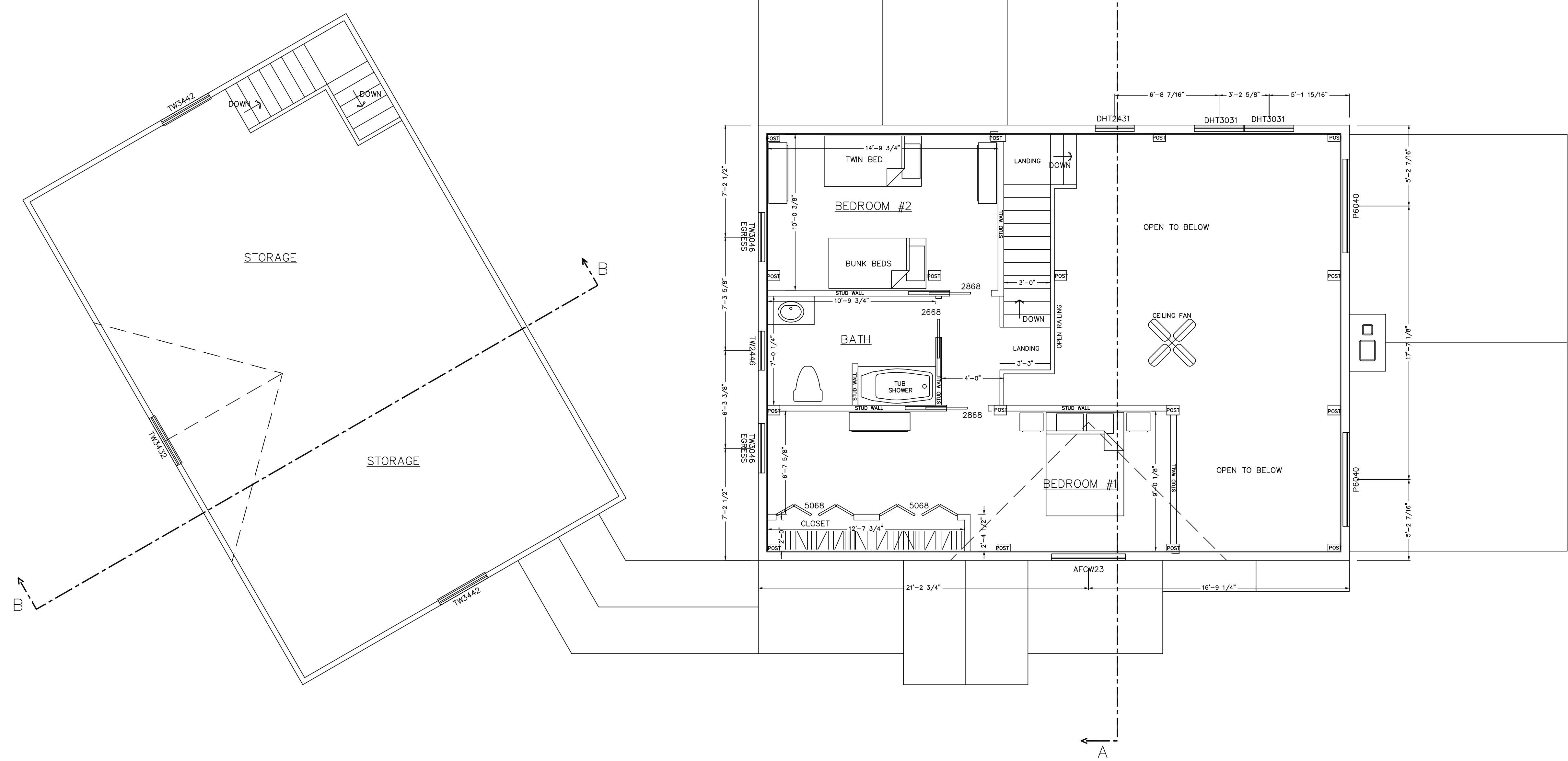
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FINAL LOCATION OF ALL INTERIOR PARTITIONS TO BE DETERMINED AT SITE.  
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FIREPLACE AND/OR WOODSTOVE INSTALLATION IS TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL FIRE SAFETY CODES AND REGULATIONS.  
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SECOND FLOOR PLAN PROJECT NORTH

NOTE:  
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PRIOR TO CONSTRUCTION OF TIMBER FRAME, ALL 1st FLOOR FRAMING MUST BE IN PLACE AND LEVEL  
SOLID BLOCKING REQ'D UNDER ALL TIMBER POSTS: BLOCKING TO BE VERTICAL GRAIN TO MINIMIZE COMPRESSION  
BASEMENT TO HAVE CO DETECTOR  
HARDWIRE SMOKE DETECTORS (W/ BATTERY B.U.) EACH FLOOR

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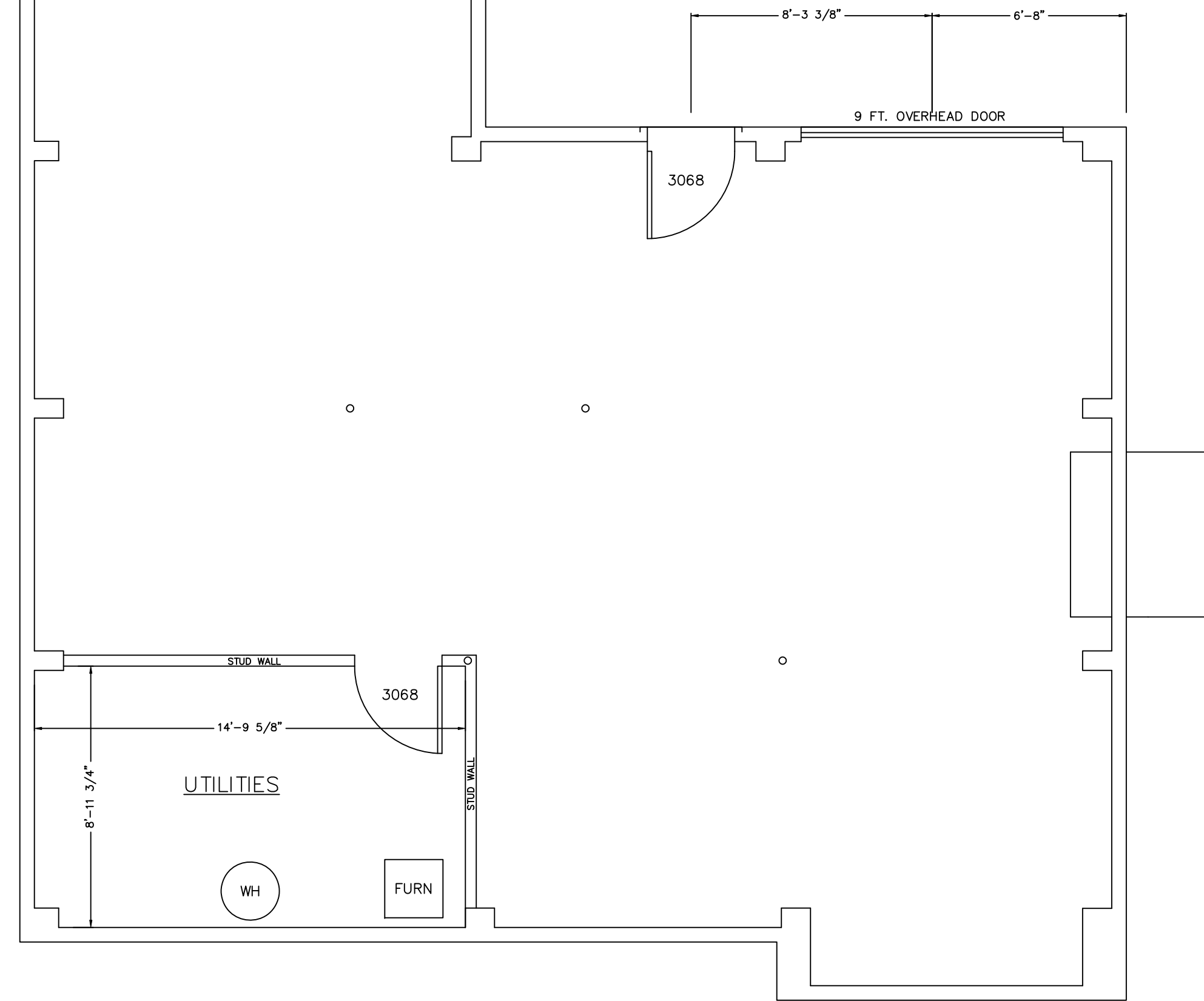
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BASEMENT PLAN PROJECT NORTH

NOTE:  
DIMENSIONS TO BE CONFIRMED BY GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.  
PRIOR TO CONSTRUCTION OF TIMBER FRAME, ALL 1st FLOOR FRAMING MUST BE IN PLACE AND LEVEL  
SOLID BLOCKING REQ'D UNDER ALL TIMBER POSTS: BLOCKING TO BE VERTICAL GRAIN TO MINIMIZE COMPRESSION  
BASEMENT TO HAVE CO DETECTOR  
HARDWIRE SMOKE DETECTORS (W/ BATTERY B.U.) EACH FLOOR

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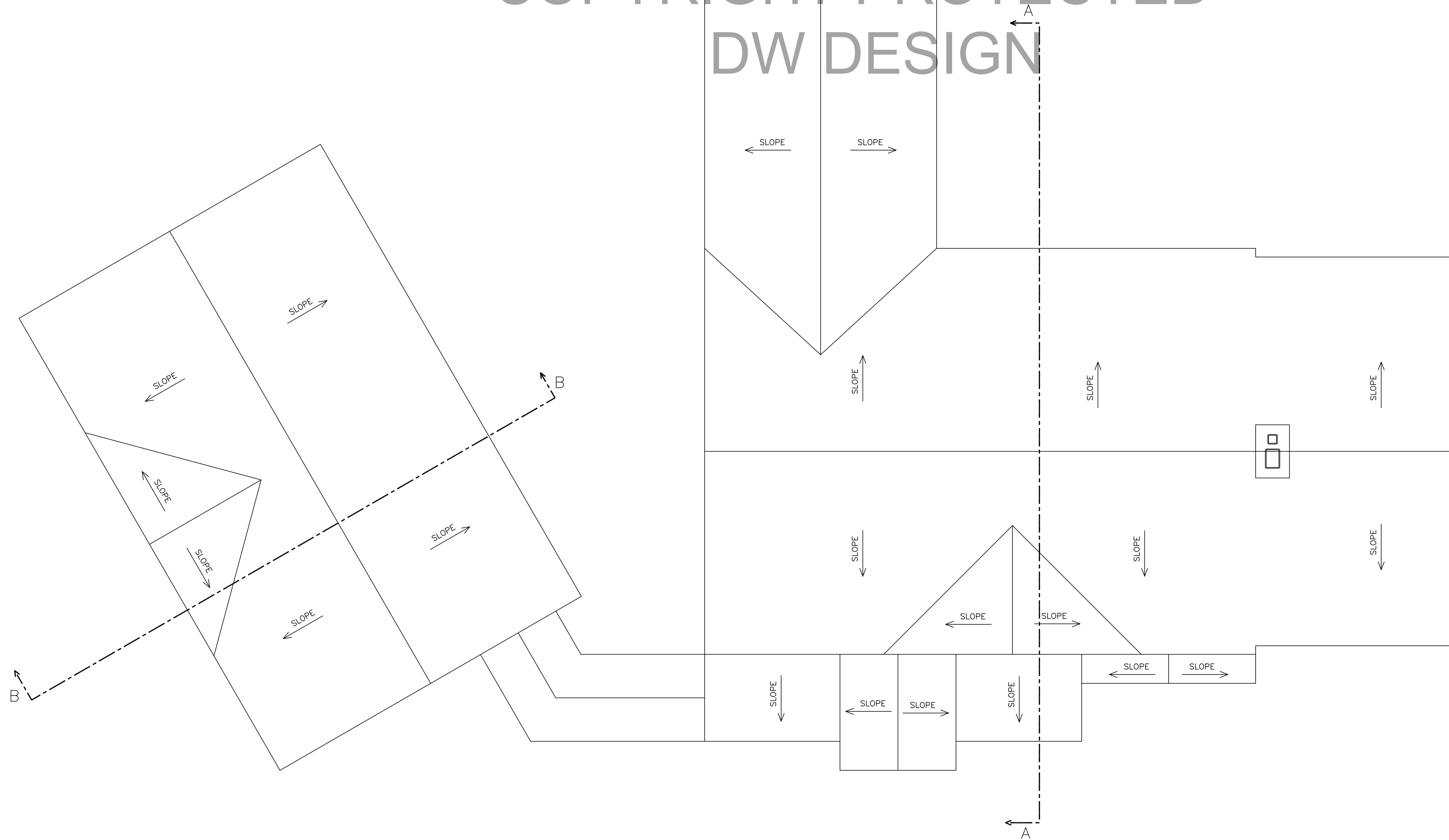
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ROOF PLAN

PROJECT  
NORTH

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SOUTH ELEVATION

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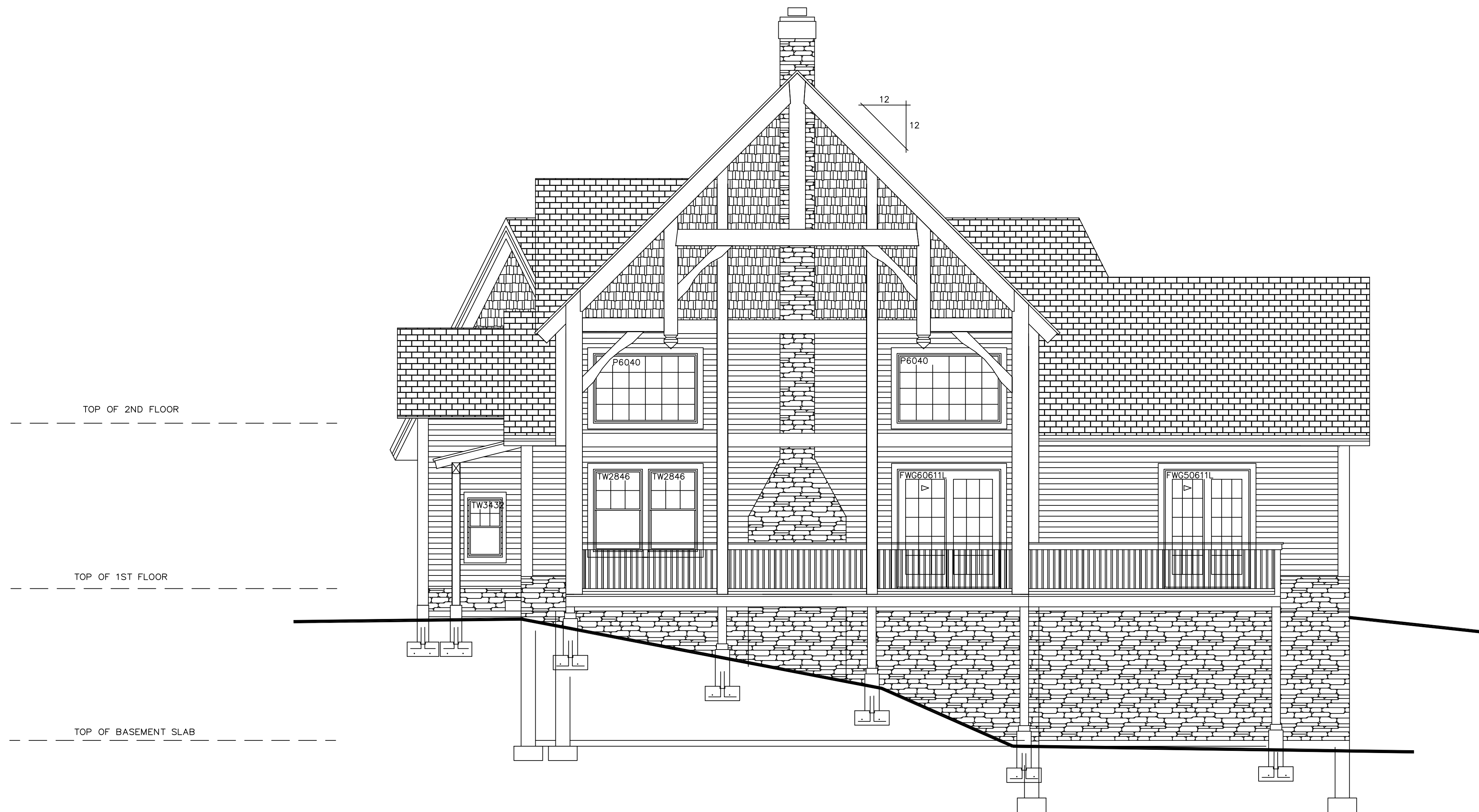
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**EAST ELEVATION**

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NORTH ELEVATION

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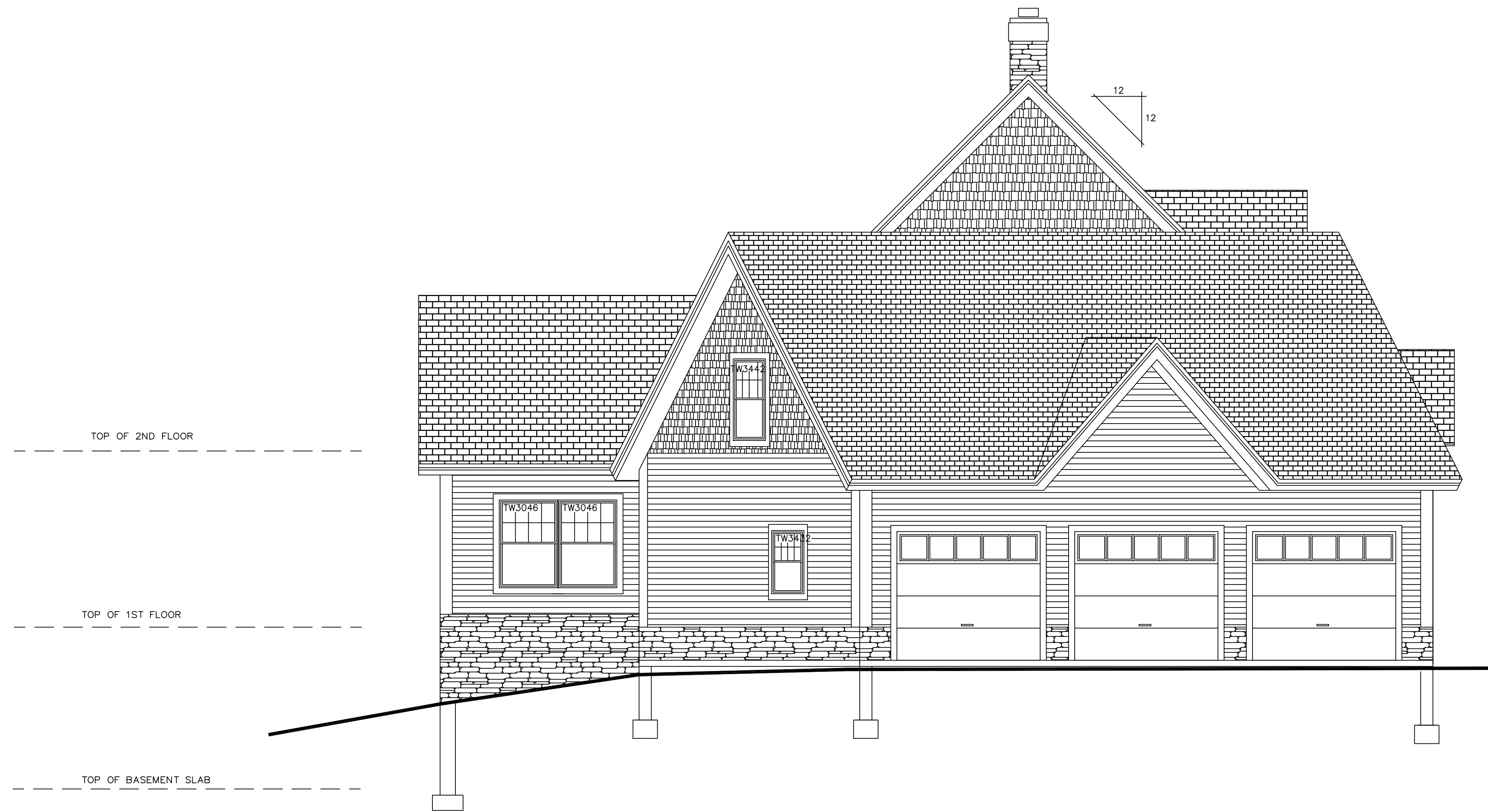
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WEST ELEVATION

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CONCRETE NOTES:

1. ALL FOUNDATION FOOTING CONCRETE TO BE 3000 PSI DESIGN MIX.
2. ALL FOUNDATION WALL CONCRETE TO BE 3000 PSI, MIN.
3. ALL FLOOR SLAB TO BE 3500 PSI DESIGN MIX. WET CURE 7 DAYS.
4. CONCRETE SLAB TO BE 4" THICK W/ 6x6x#10 W.W.F.
5. CONCRETE SLAB TO HAVE CONTROL JOINTS.
6. MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.
8. STEEL BARS TO BE GRADE 60.
9. CONCRETE TO BE PLACED WITH A SLUMP NOT TO EXCEED 5".
10. LAP SPLICES IN STEEL TO BE 30 BAR DIAMETER.
11. ALL STEEL REINFORCING SPECIFICATIONS TO BE REVIEWED AND APPROVED BY LOCAL ENGINEER & MUST MEET ALL APPLICABLE CODES.
12. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
13. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW FROST LINE.
14. ALL FOOTING SIZES AND CONC. SPEC.'S SHALL BE VERIFIED BY LOCAL ENGINEER.

SOILS NOTES:

1. PLACE FOOTINGS ON UNDISTURBED SOIL.
2. BACK FILL SHALL BE PLACED IN 12" LOOSE LIFTS AND COMPACTED TO 95% ASTM DD 1557 INSIDE BUILDING AND 90% OUTSIDE.
3. BACK FILL SHALL BE PLACED SIMULTANEOUSLY ON EACH SIDE OF THE WALL.

GENERAL NOTES:

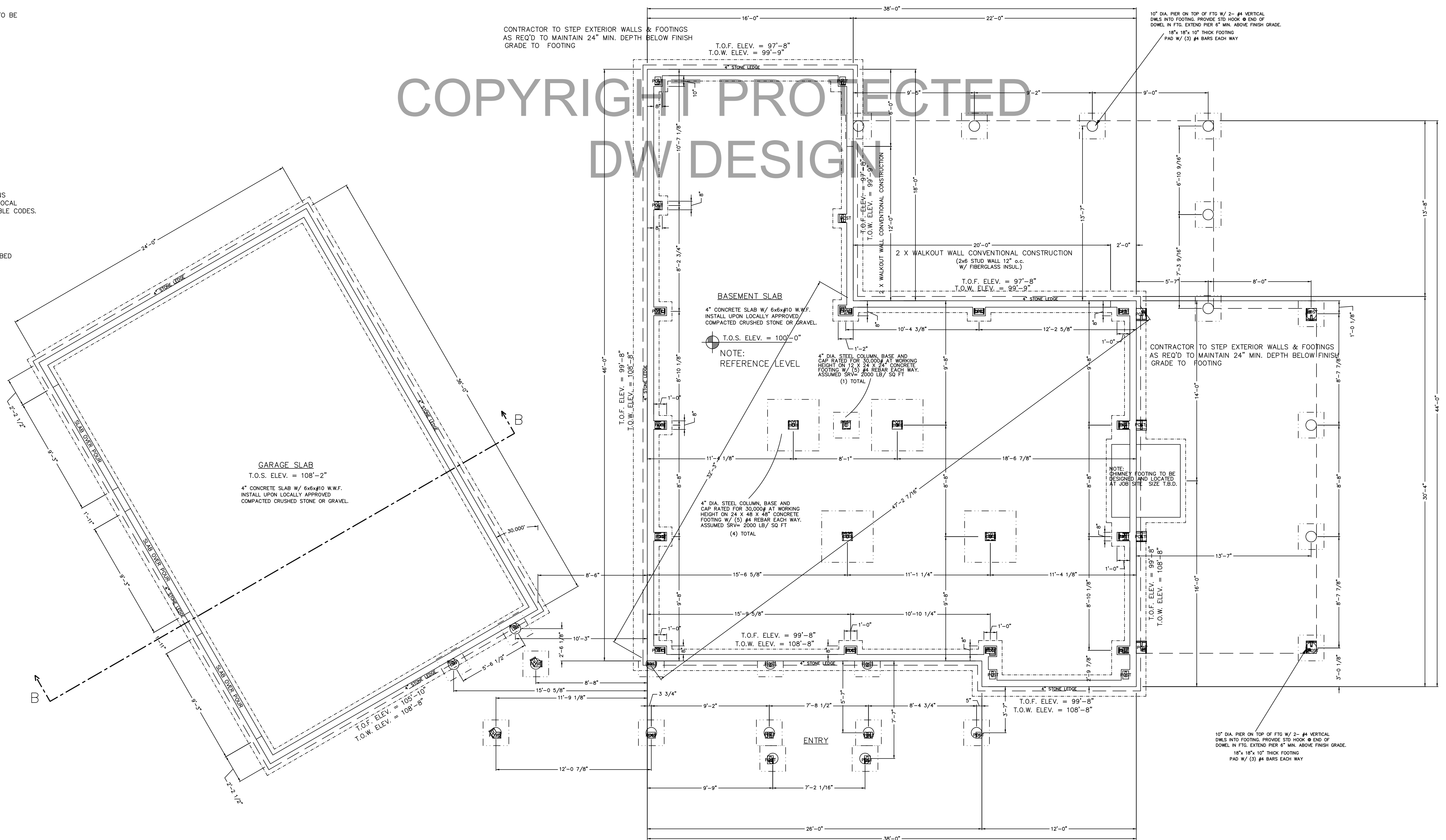
1. DOOR AND WINDOW OPENINGS PER OWNER
2. G.C. IS RESPONSIBLE TO MAKE ALL WINDOW WELLS MEET LOCAL & APPLICABLE CODES

LEGEND:

- T.O.F. = TOP OF FOOTING
- T.O.S. = TOP OF SLAB
- T.O.W. = TOP OF WALL
- T.B.V. = TO BE VERIFIED
- T.B.D. = TO BE DETERMINED

- OUTLINE OF TIMBER POST ABOVE
- POSTS ALIGNED TO CENTER

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FOUNDATION PLAN PROJECT NORTH

10" CONCRETE FOUNDATION WALL ON AN 10" x 24" CONTINUOUS CONCRETE FOOTING. FOOTING TO BE BELOW FROST LINE AND BE REINFORCED AS REQUIRED.

NOTE: SIMPSON STRAPPING METAL STAP EMBEDDED IN CONCRETE AND NAILED TO ALL TIMBER POSTS

NOTE: ALL FOUNDATION ELEVATIONS ARE BASED FROM BASEMENT SLAB SEE NOTE: REFERENCE LEVEL

NOTE: DIMENSIONS TO BE CONFIRMED BY GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.

PRIOR TO CONSTRUCTION OF TIMBER FRAME, ALL 1st FLOOR FRAMING MUST BE IN PLACE AND LEVEL

SOLID BLOCKING REQ'D UNDER ALL TIMBER POSTS: BLOCKING TO BE VERTICAL GRAIN TO MINIMIZE COMPRESSION

BASEMENT TO HAVE CO DETECTOR HARDWIRE SMOKE DETECTORS (W/ BATTERY B.U.) EACH FLOOR

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2	DATE: 6/22/16
3	DATE: 6/27/16
4	DATE: 7/9/16

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DATE: 3/4/16

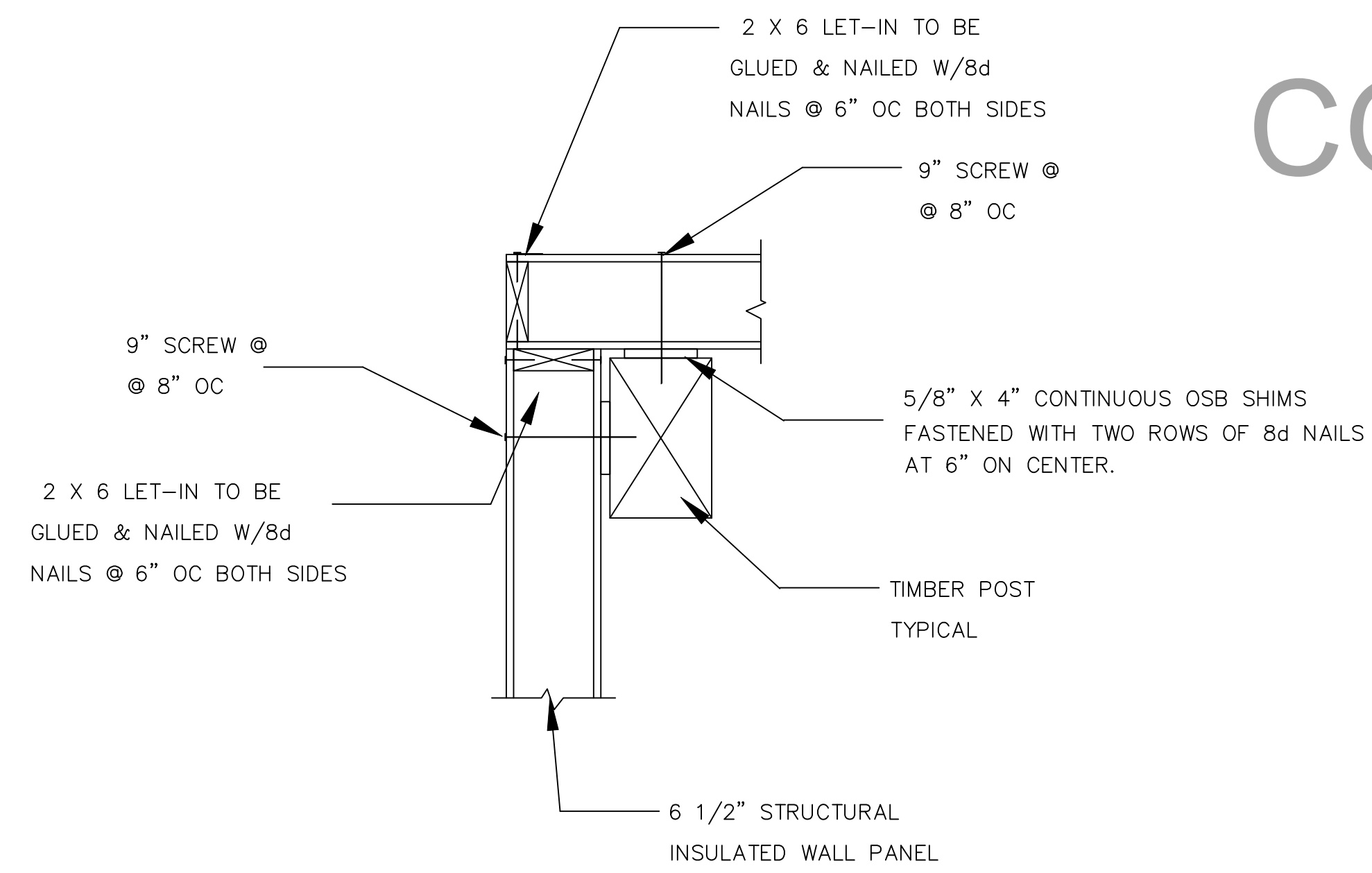
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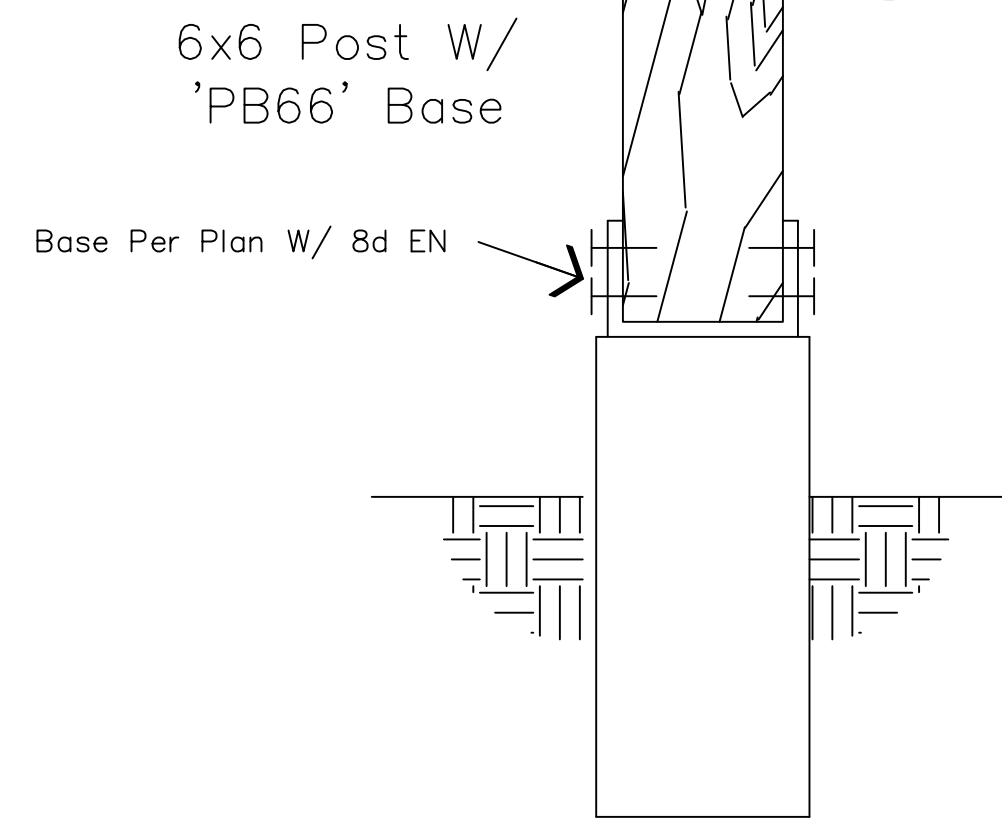
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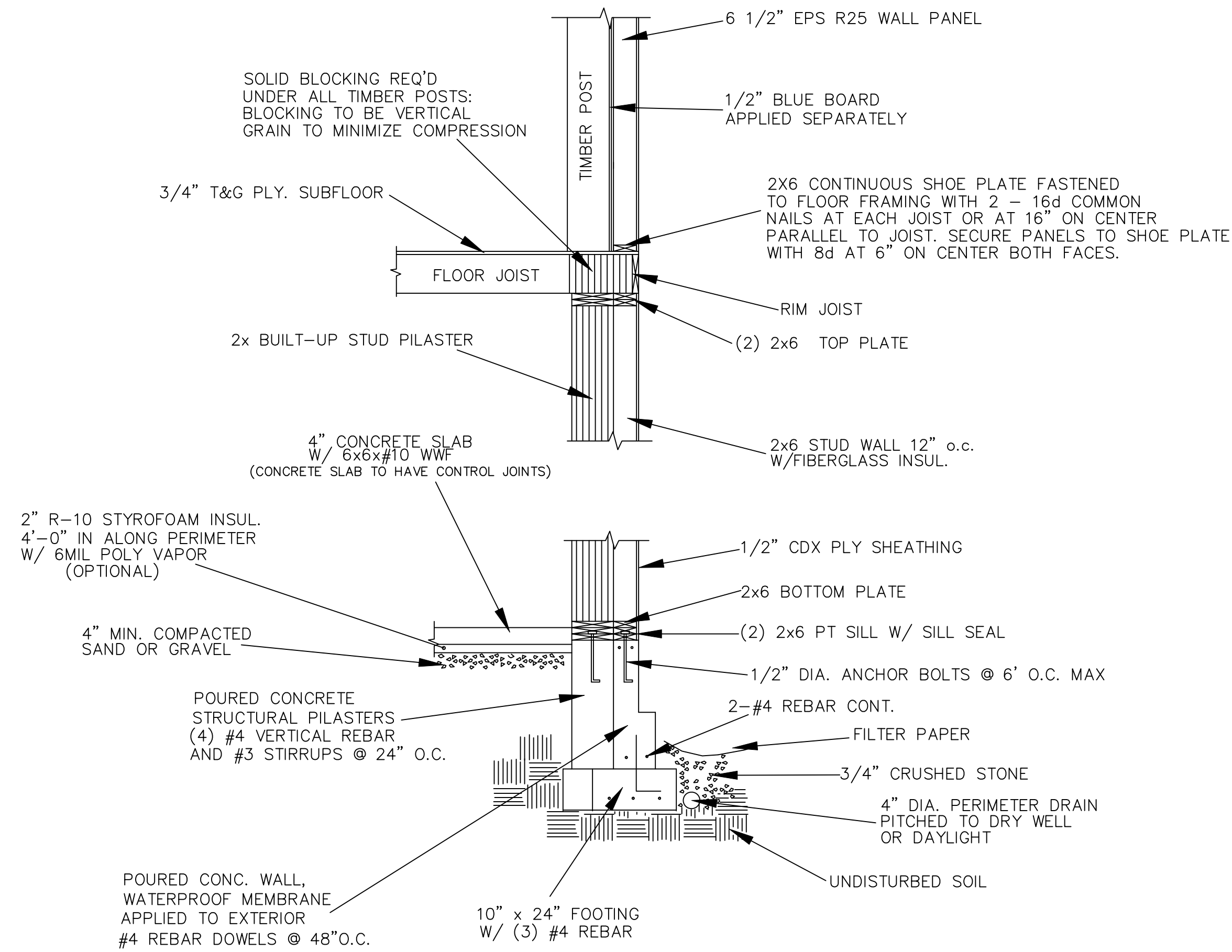
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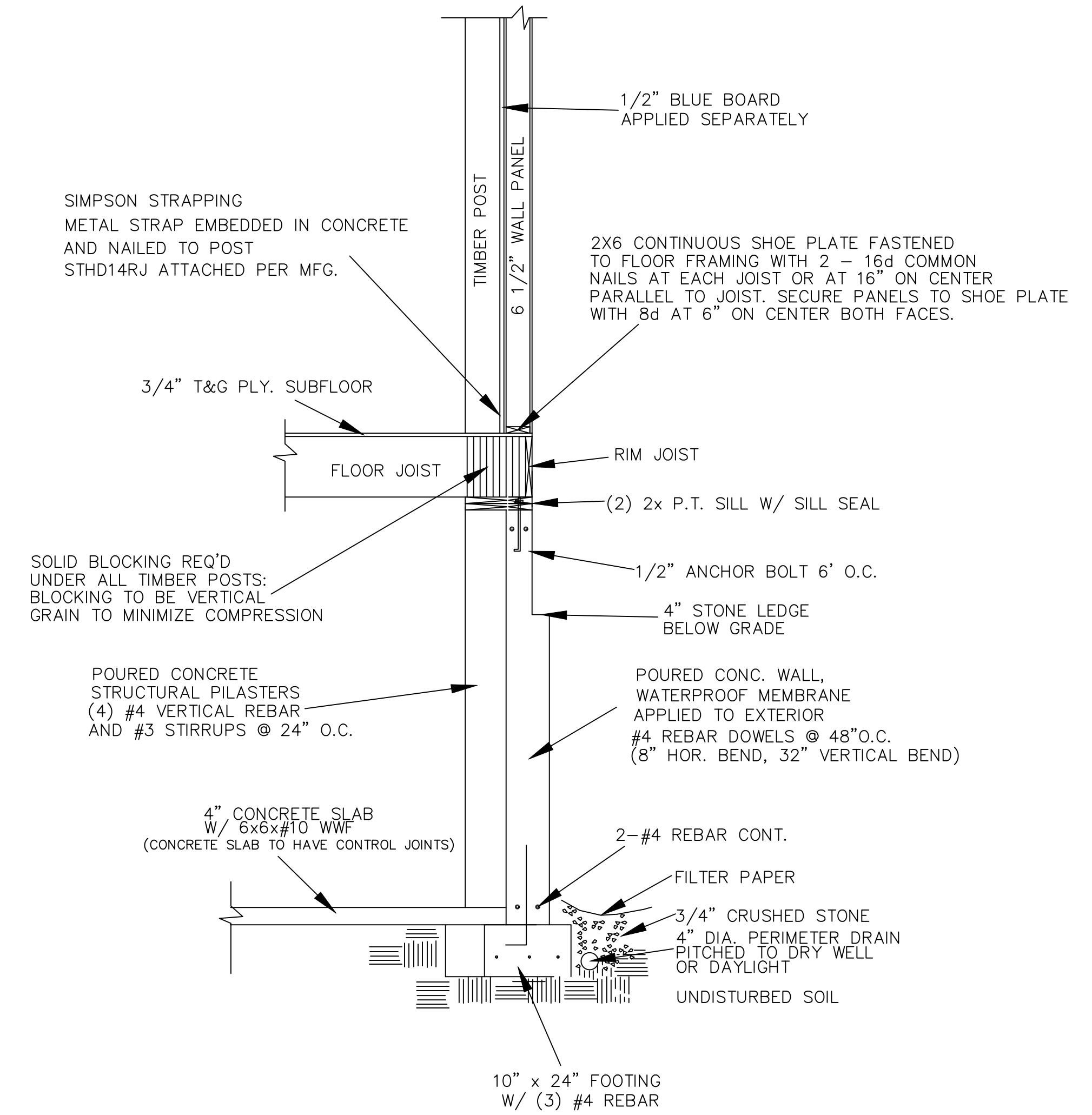
D3 PANEL CORNER CONNECTION W/ POST  
STRUCTURAL PANELS



D4 DECK TIMBER POST CONN.



D2 TIMBER WALL SECTION @ WALK OUT



D1 STANDARD TIMBER WALL SECTION

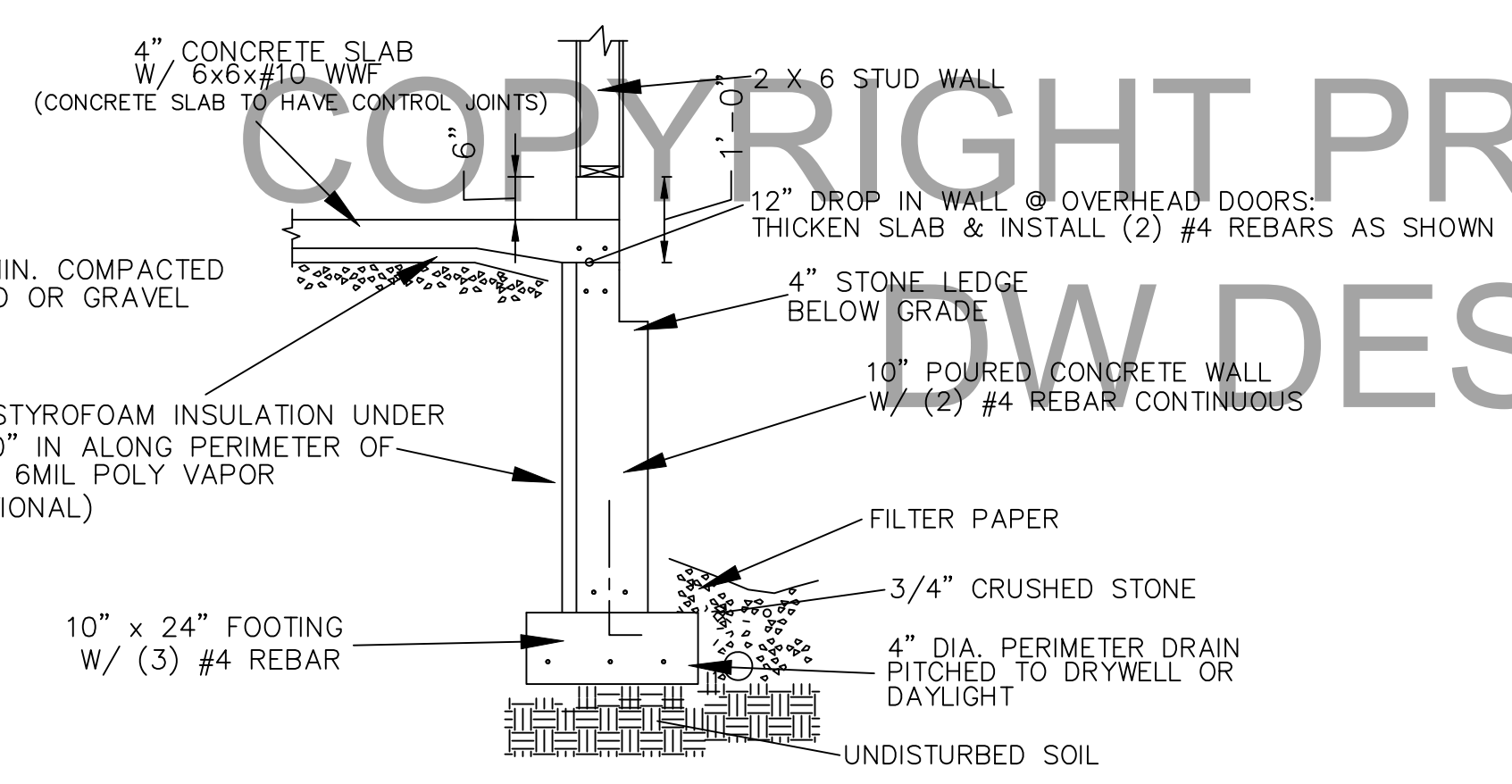
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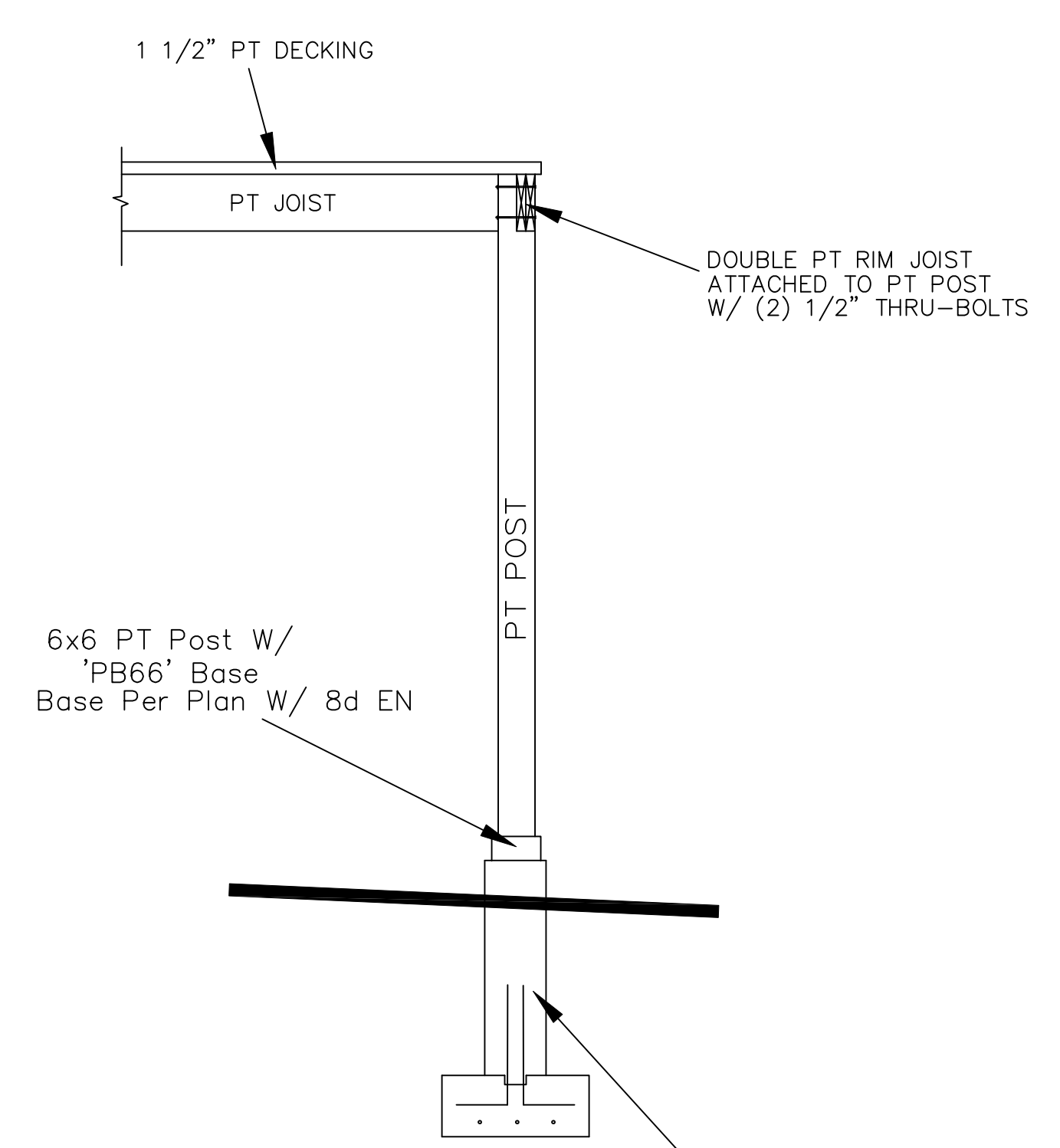
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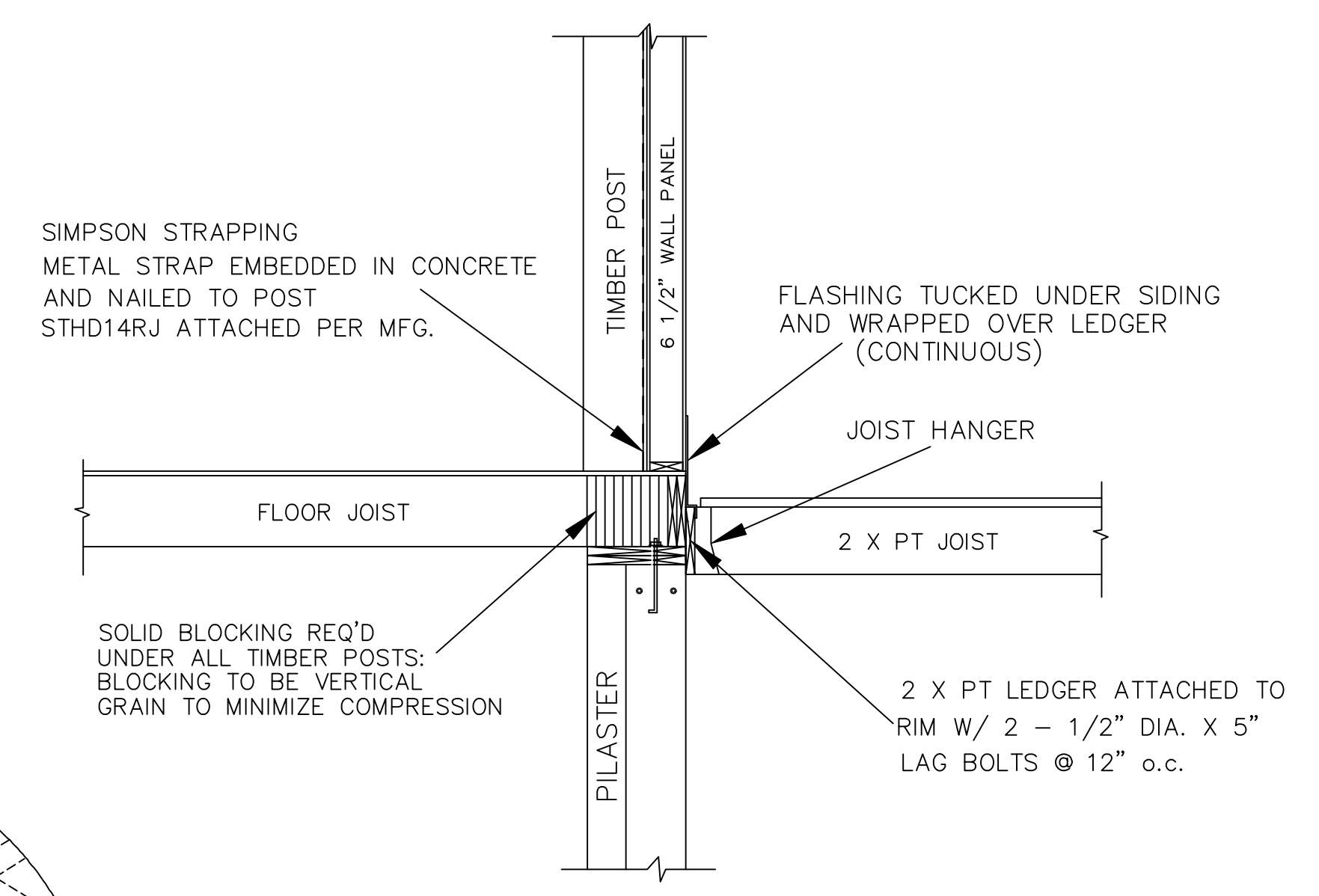
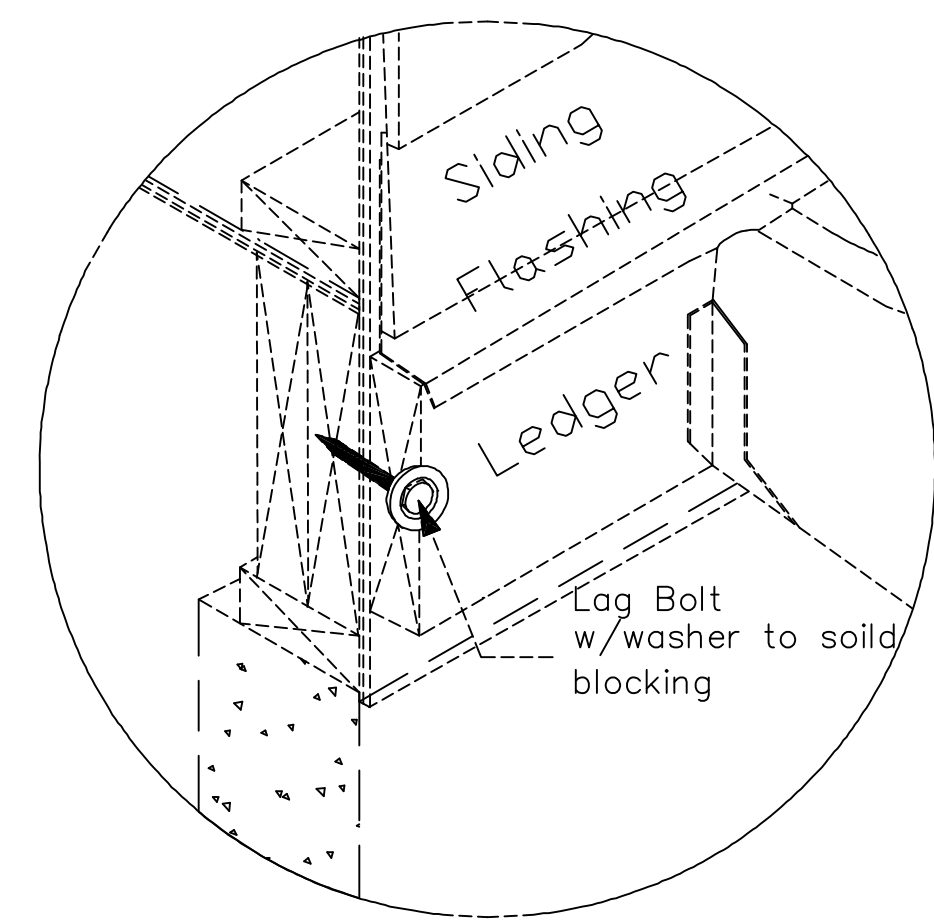


D5 DETAIL @ GARAGE DOOR/WALL



D6 DECK/PORCH POST CONNECTION  
FOOTINGS TO BE 2'-0" BELOW GRADE

10" DIA. PIER ON TOP OF FTG W/ 2- #4 VERTICAL DWLS INTO FOOTING. PROVIDE STD HOOK @ END OF DOWEL IN FTG. EXTEND PIER 6" MIN. ABOVE FINISH GRADE.  
18"x 18"x 10" THICK FOOTING PAD W/ (3) #4 BARS EACH WAY



D7 DECK / PORCH TO HOUSE CONNECTION

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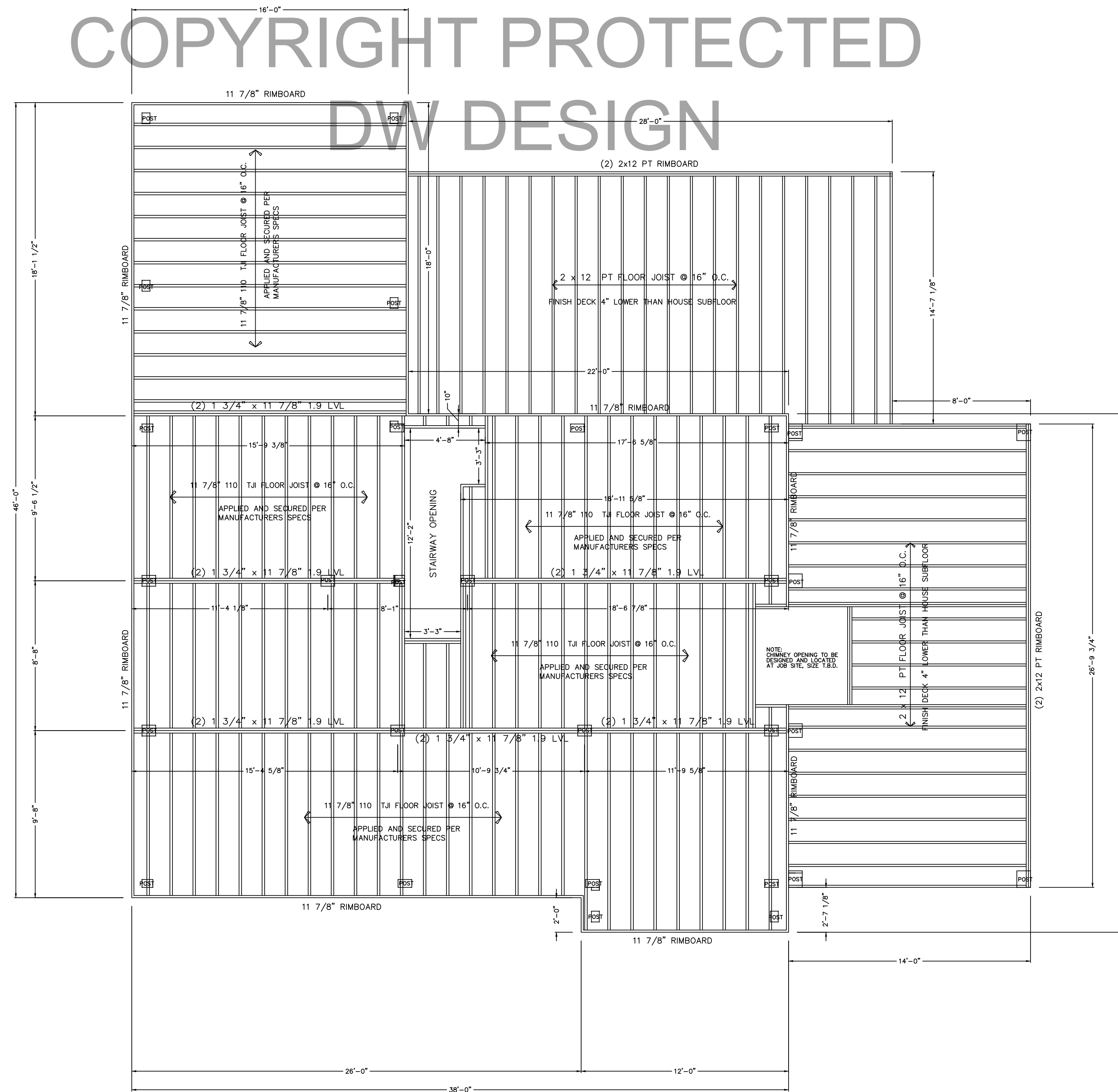
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FLOOR FRAMING NOTES:

1. DIMENSIONS TO BE CONFIRMED BY GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.
2. VERIFY PT SILL OVERHANG OUTSIDE OF CONCRETE PER DETAIL(S). VERIFY RIM JOIST OFFSET FROM EDGE OF PT SILL PER DETAIL(S).
3. DIMENSIONAL RIM JOIST TO BE KD SPF#2 OR BETTER.
4. EXTERIOR DIMENSIONS SHOWN ARE TO OUTSIDE OF RIM JOISTS.
5. REFER TO FOUNDATION DETAILS FOR MORE INFORMATION.
6. PROVIDE SOLID BLOCKING & CONTINUOUS SUPPORT BELOW ALL TIMBER POSTS. LOCATIONS ARE INDICATED ON THE TIMBER FRAMING PLAN.
7. ALL COLUMNS MUST BE IN PLACE PRIOR TO GIRDER INSTALLATION.
8. CROSS BRIDGING WHERE REQUIRED BY CODE.
9. HEARTH FRAMING TO BE DETERMINED BY BUILDER & MASON.
10. REFER TO JOIST/BEAM MANUFACTURER'S LITERATURE FOR PROPER FRAMING DETAILS & SPECIFICATIONS, INSTALLING BLOCKING, SQUASH BLOCKS/WEB STIFFENERS, ETC. AS REQUIRED.
11. REFER TO JOIST MANUF. LITERATURE FOR SPECIFICATIONS FOR CUTTING HOLES IN JOIST WEB.
12. FASTEN ALL MANUFACTURED FLOOR FRAMING MATERIALS PER MANUF. SPECIFICATIONS.

--- OUTLINE OF TIMBER POST ABOVE  
 --- POSTS ALIGNED TO CENTER

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FIRST FLOOR FRAMING PLAN PROJECT NORTH

REFER TO JOIST/BEAM MANUFACTURER'S LITERATURE FOR PROPER FRAMING DETAILS & SPECIFICATIONS, INSTALLING BLOCKING, SQUASH BLOCKS/WEB STIFFENERS, ETC. AS REQUIRED.

NOTE:  
 DIMENSIONS TO BE CONFIRMED BY GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.

PRIOR TO CONSTRUCTION OF TIMBER FRAME, ALL 1st FLOOR FRAMING MUST BE IN PLACE AND LEVEL.

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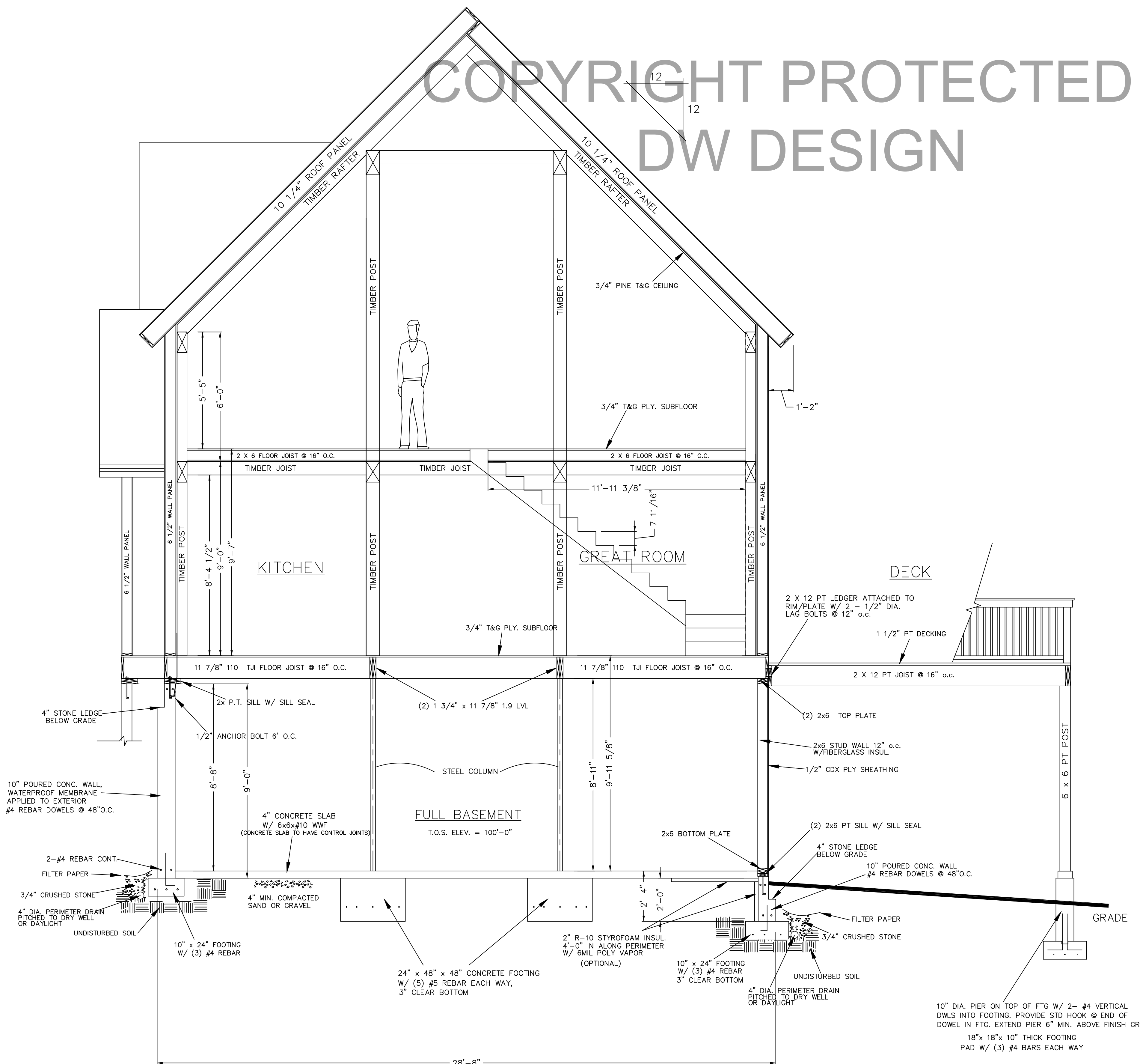
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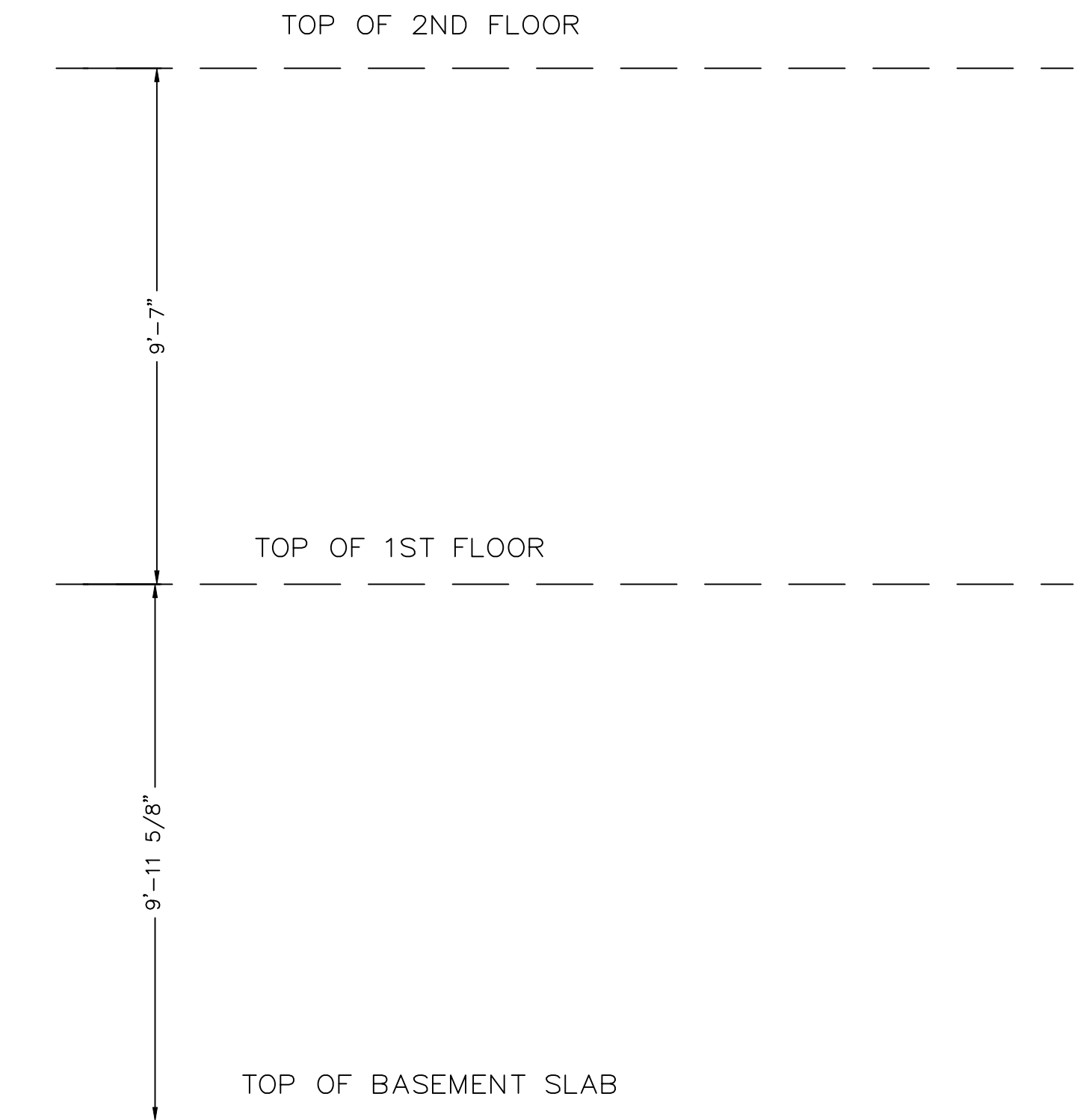
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BUILDING SECTION A-A

**TIMBER ROOF SYSTEM**  
 3/4" PINE T&G (APPLIED SEPARATELY)  
 10 1/4" STRUCTURAL INSULATED PANEL EPS R-40  
 30# ROOFING FELT  
 ASPHALT ROOFING SHINGLES

**WALL SYSTEM**  
 1/2" GWB (APPLIED SEPARATELY)  
 WITH 5/8" STRAPPING APPLIED TO EXTERIOR TIMBERS  
 6 1/2" STRUCTURAL INSULATED PANEL EPS R-25



**NOTE:**  
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DRAWN BY: <b>DEW</b>	DATE: 6/22/16	
CHECKED BY:	DATE: 7/9/16	

**MCCLAIN RESIDENCE**  
**UNICOI, TN**

JOB NAME:

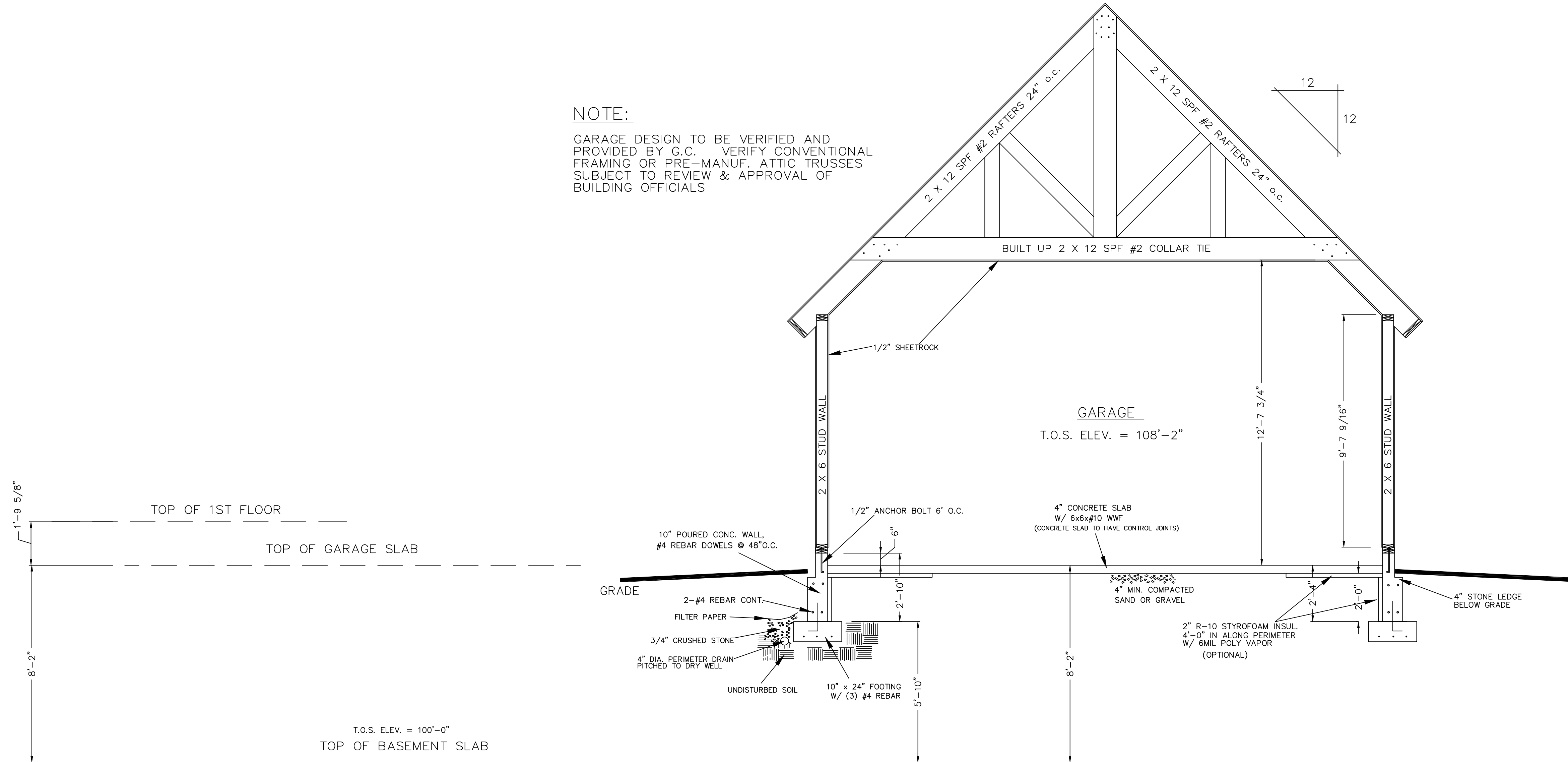
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BUILDING SECTION B-B

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REVISIONS	
DATE:	NUMBER & DISCUSSION
6/11/16	
7/9/16	
SCALE: <b>3/8" = 1'-0"</b>	
DATE: <b>3/4/16</b>	
DRAWN BY: <b>DEW</b>	
CHECKED BY:	

JOB NAME:  
**MCCLAIN RESIDENCE  
UNICOLI, TN**

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