

FIRST FLOOR PLAN  PROJECT NORTH

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 (T.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.

REVISIONS	
NUMBER	DESCRIPTION
1	
2	
3	
4	
5	

SCALE: 1/4" = 1'-0"

DATE: 3/22/19

DRAWN BY: DEW

CHECKED BY:

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

HARDWIRE SMOKE DETECTORS (W/ BATTERY B.U.) EACH FLOOR

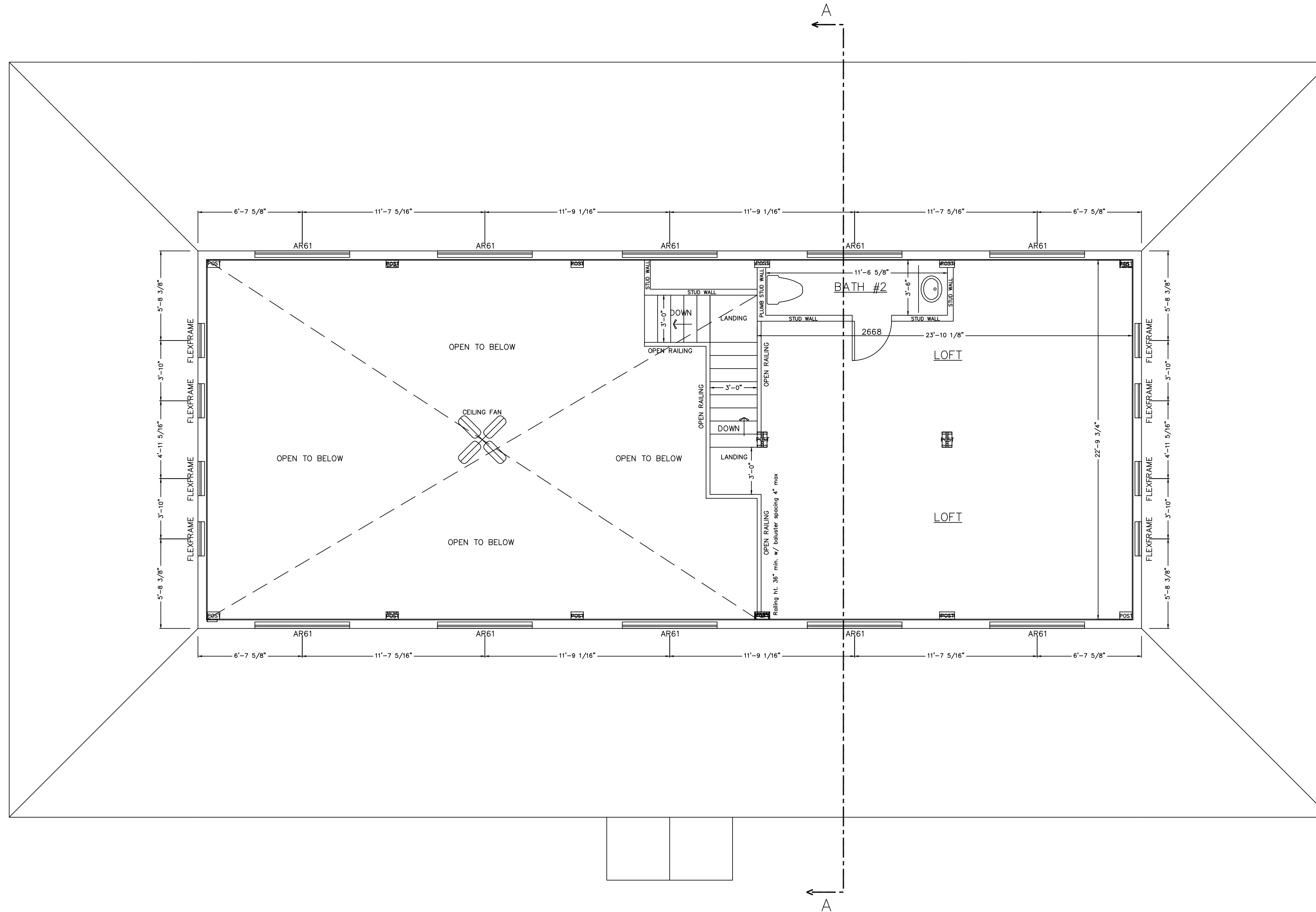
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JOB NAME:

JACOBY RESIDENCE
PALOMINAS, AZ 85615

DW TIMBER FRAME DESIGN
TIMBER FRAME & PANEL HOME DESIGN
WWW.TIMBERFRAMEDESIGN.NET
PHONE: (603)852-8251

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SECOND FLOOR PLAN PROJECT NORTH

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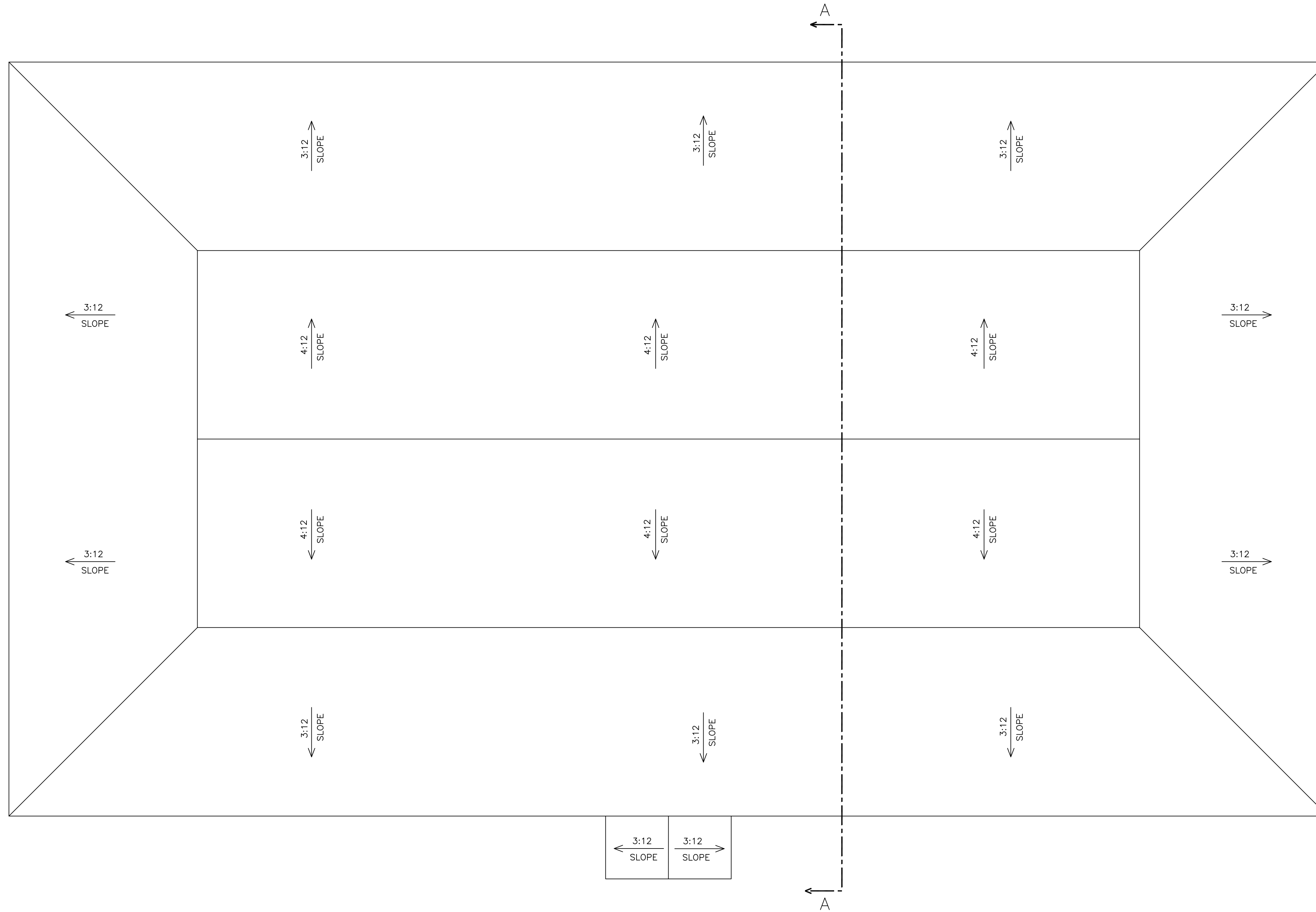
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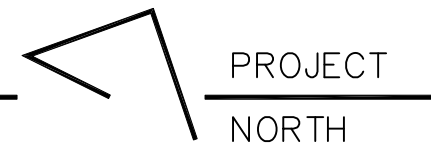
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ROOF PLAN



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4/29/19	
5/8/19	

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TOP OF LOFT FLOOR

TOP OF 1ST FLOOR



SOUTH ELEVATION

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A4

REVISIONS

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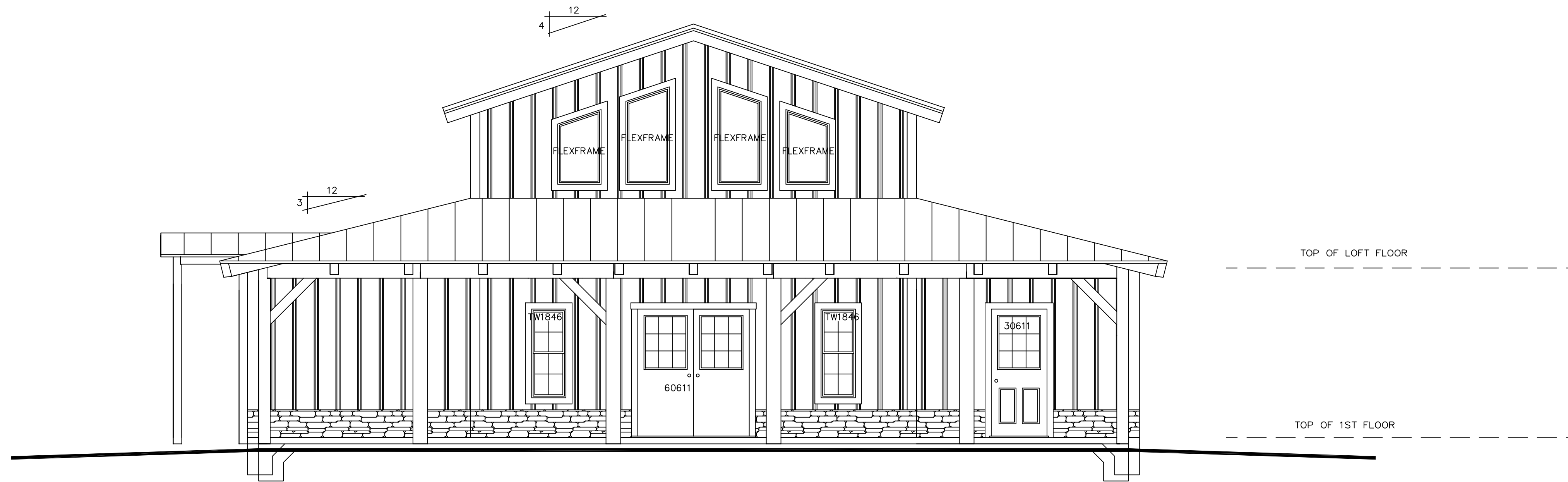
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4/29/19

5/6/19



EAST ELEVATION

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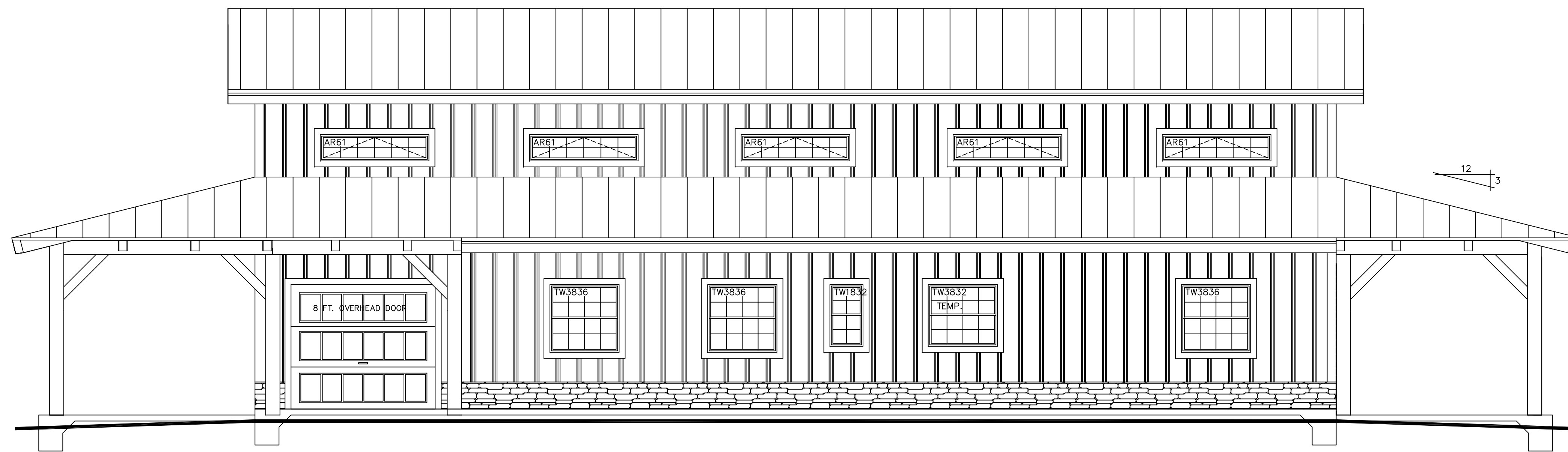
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NORTH ELEVATION

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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.

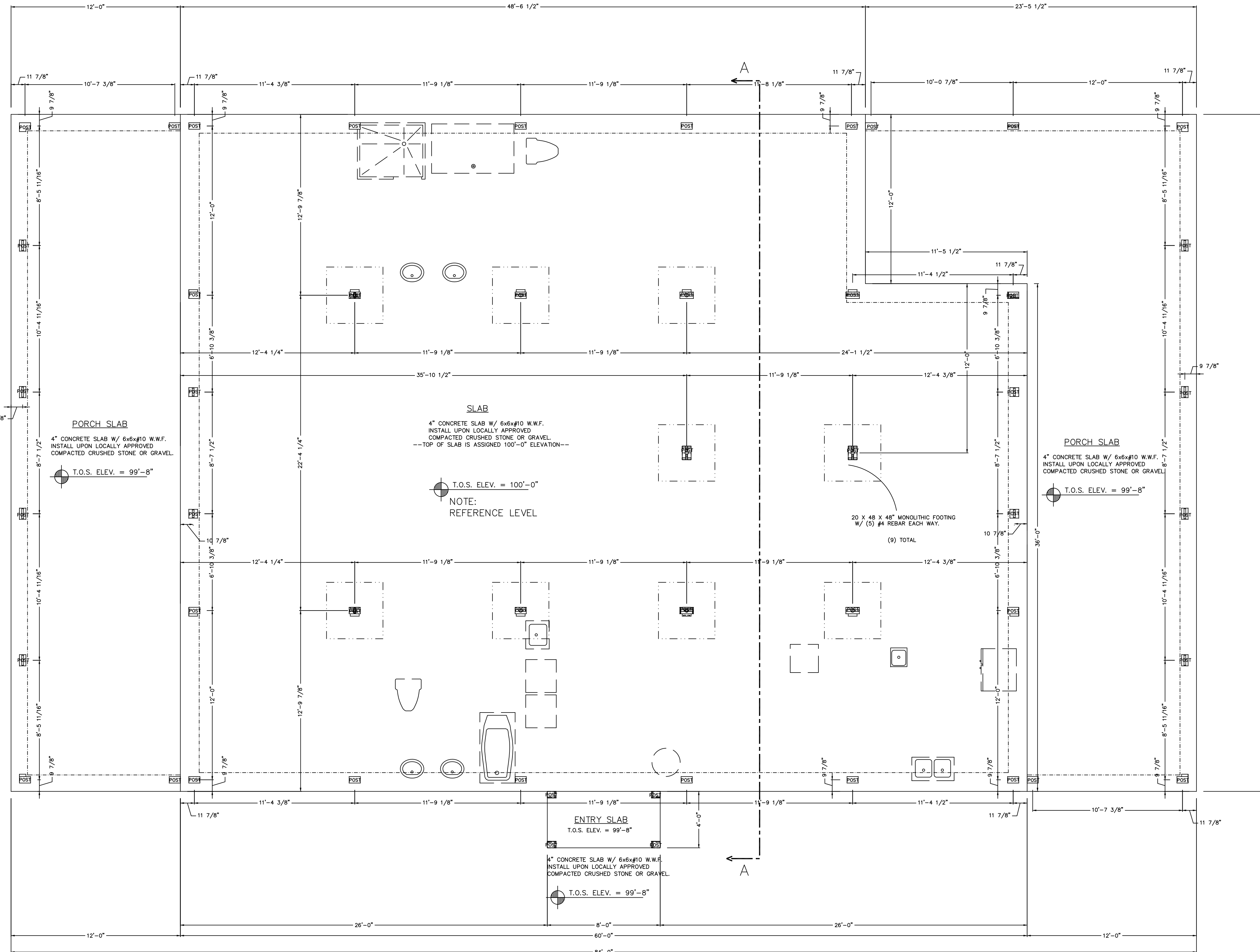
SOILS NOTES:

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.

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



FOUNDATION PLAN
MONOLITHIC SLAB

14" & 20" WIDE X 16" & 24" HIGH THICKENED EDGE
W/ 3 - #4 CONT. 1 TOP & 1 BOTTOM

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

NOTE:
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CONTRACTOR BEFORE CONSTRUCTION BEGINS.

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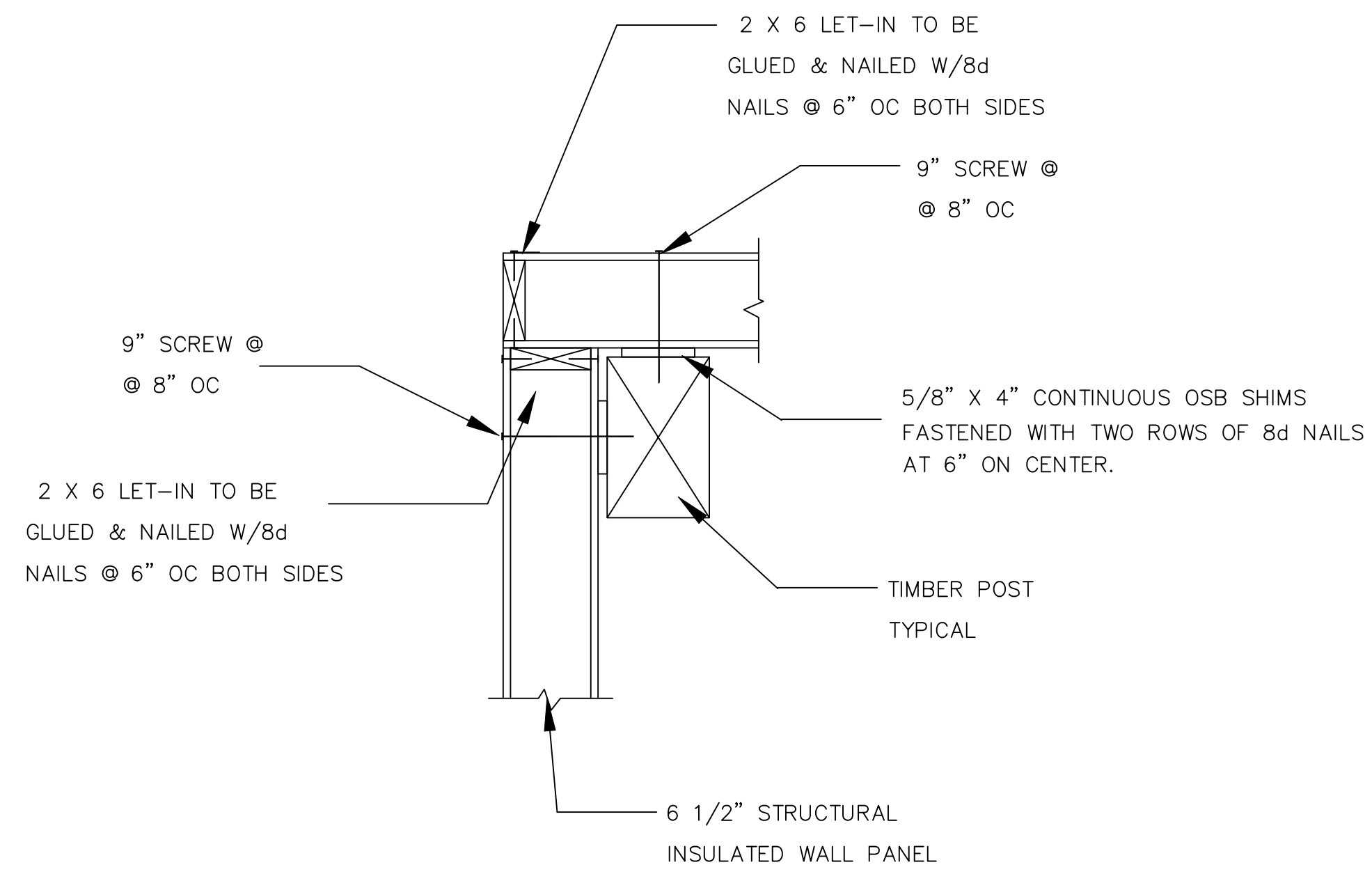
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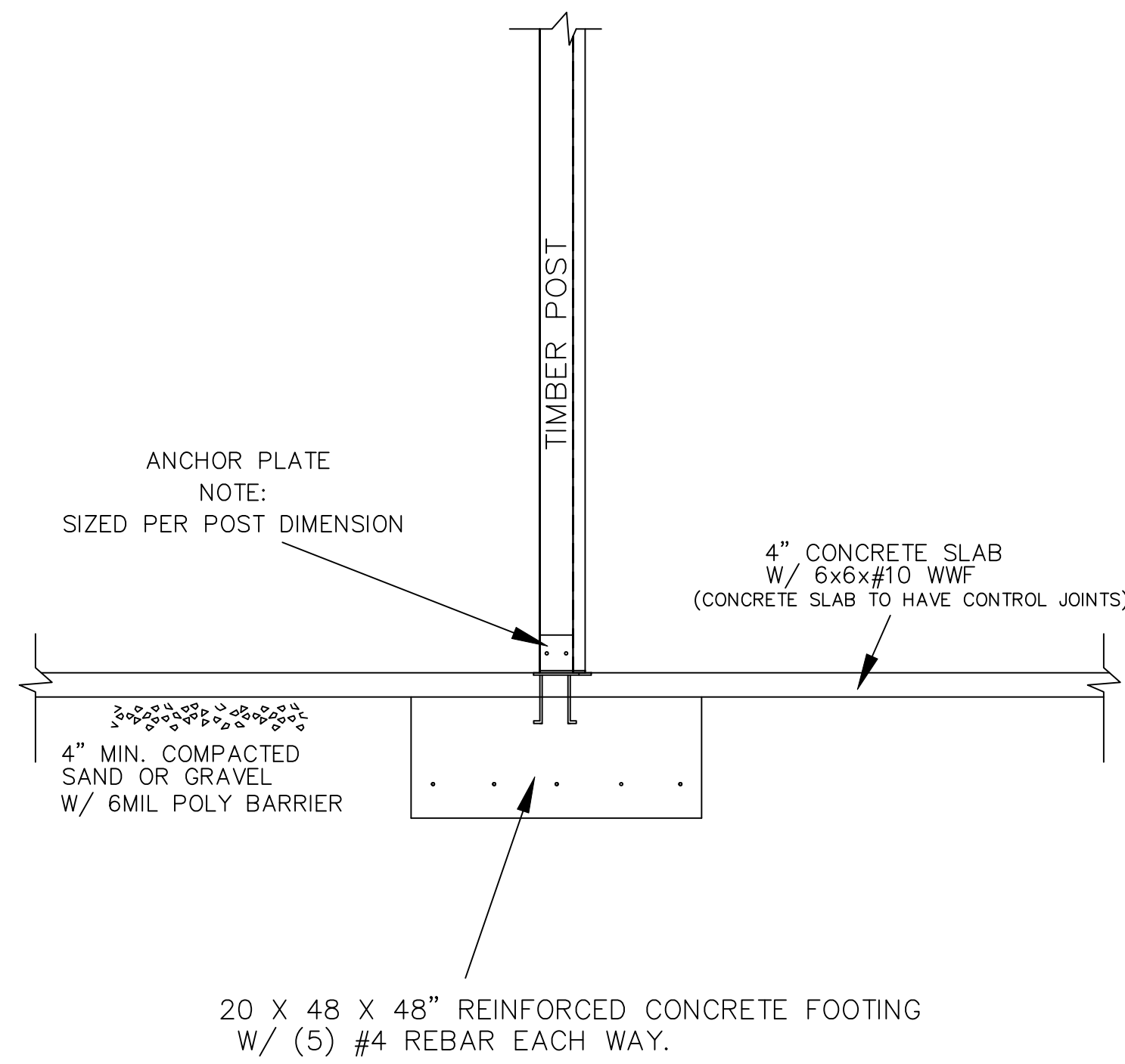
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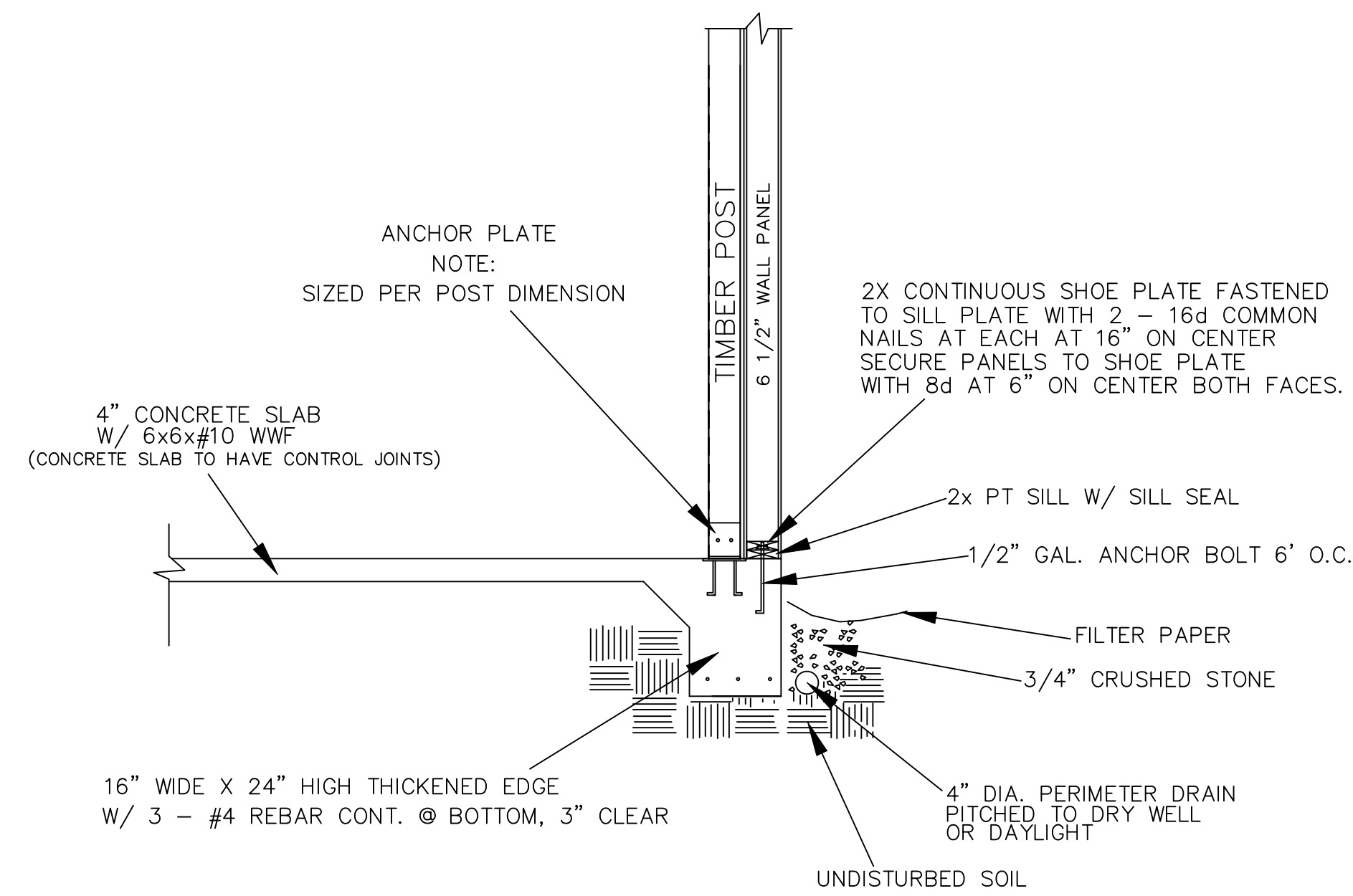
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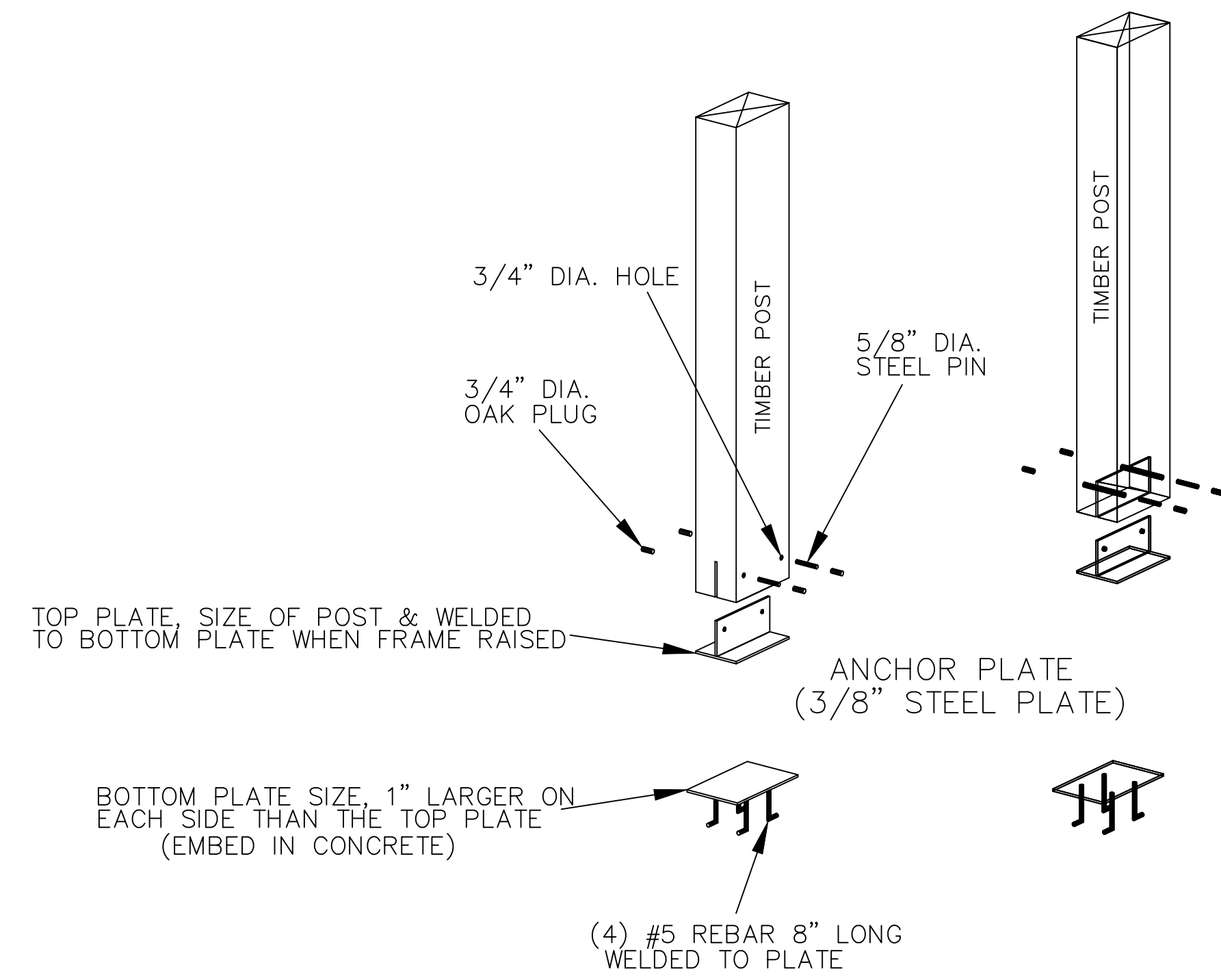
D2 PANEL CORNER CONNECTION W/ POST
STRUCTURAL PANELS



D3 INTERIOR TIMBER POST

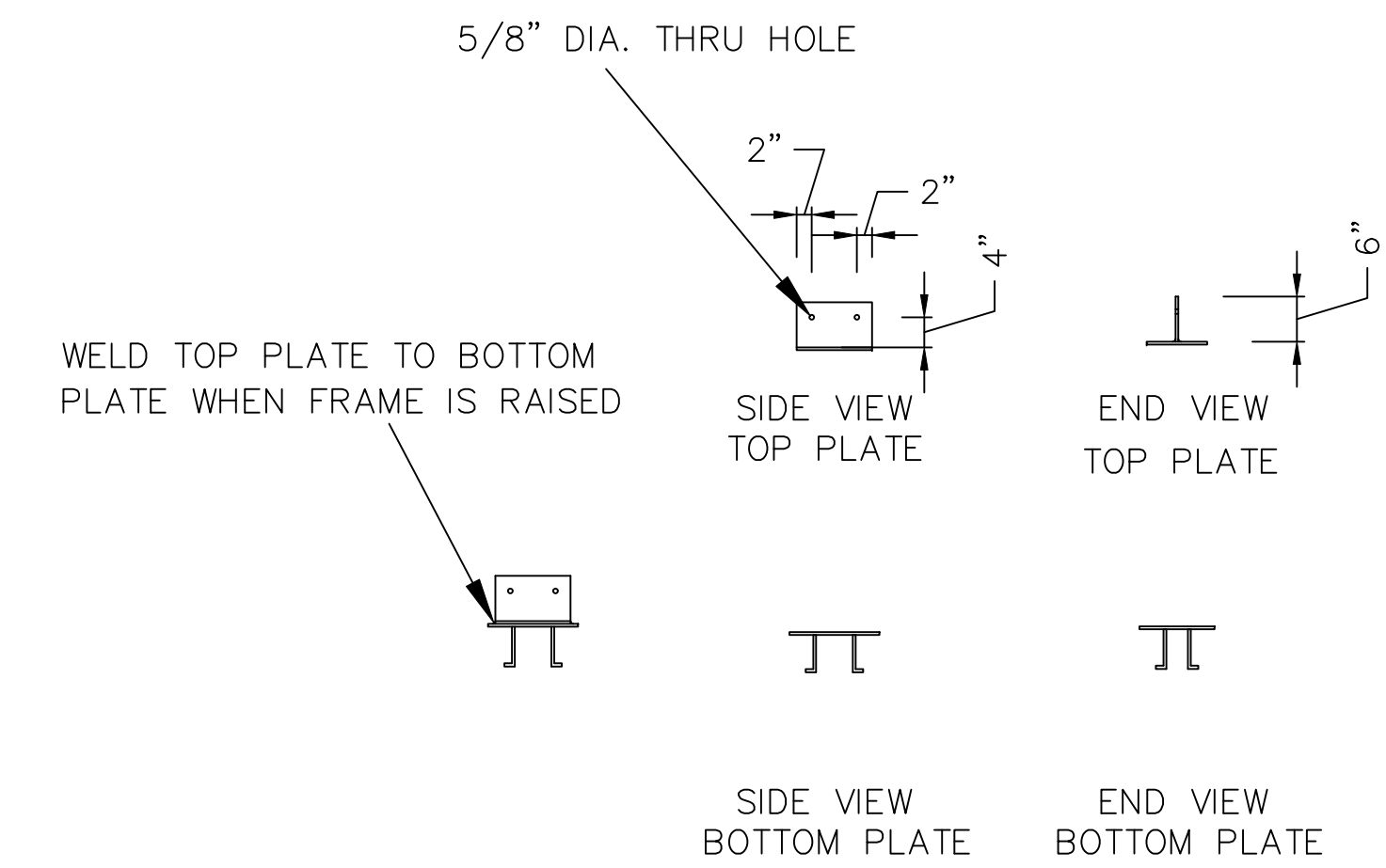


D1 STANDARD TIMBER WALL SECTION



TIMBER POST ANCHOR PLATE

NOTE:
SIZED PER POST DIMENSION



TIMBER POST ANCHOR PLATE

NOTE:
SIZED PER POST DIMENSION

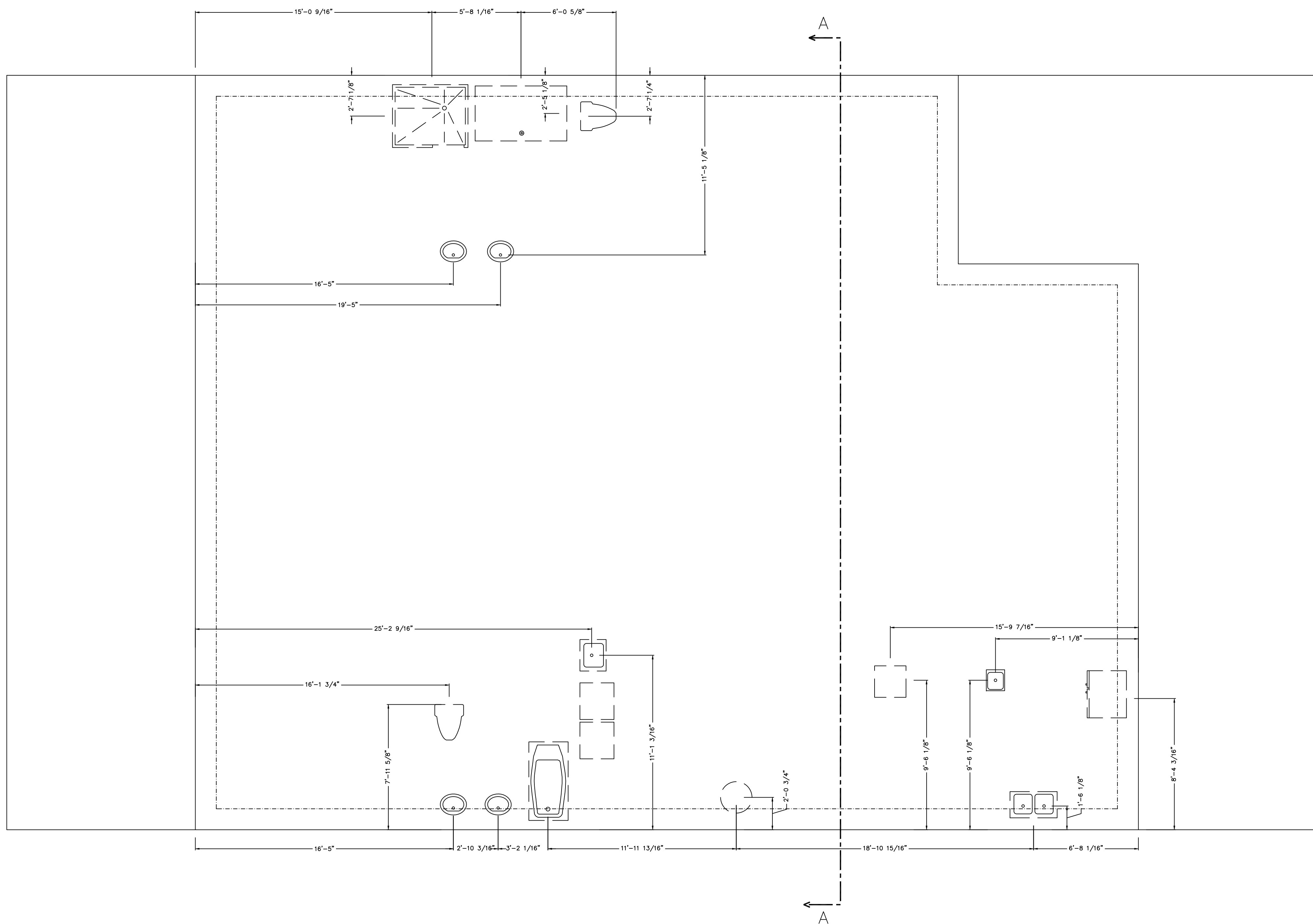
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SLAB PLAN (FIXTURES) PROJECT NORTH

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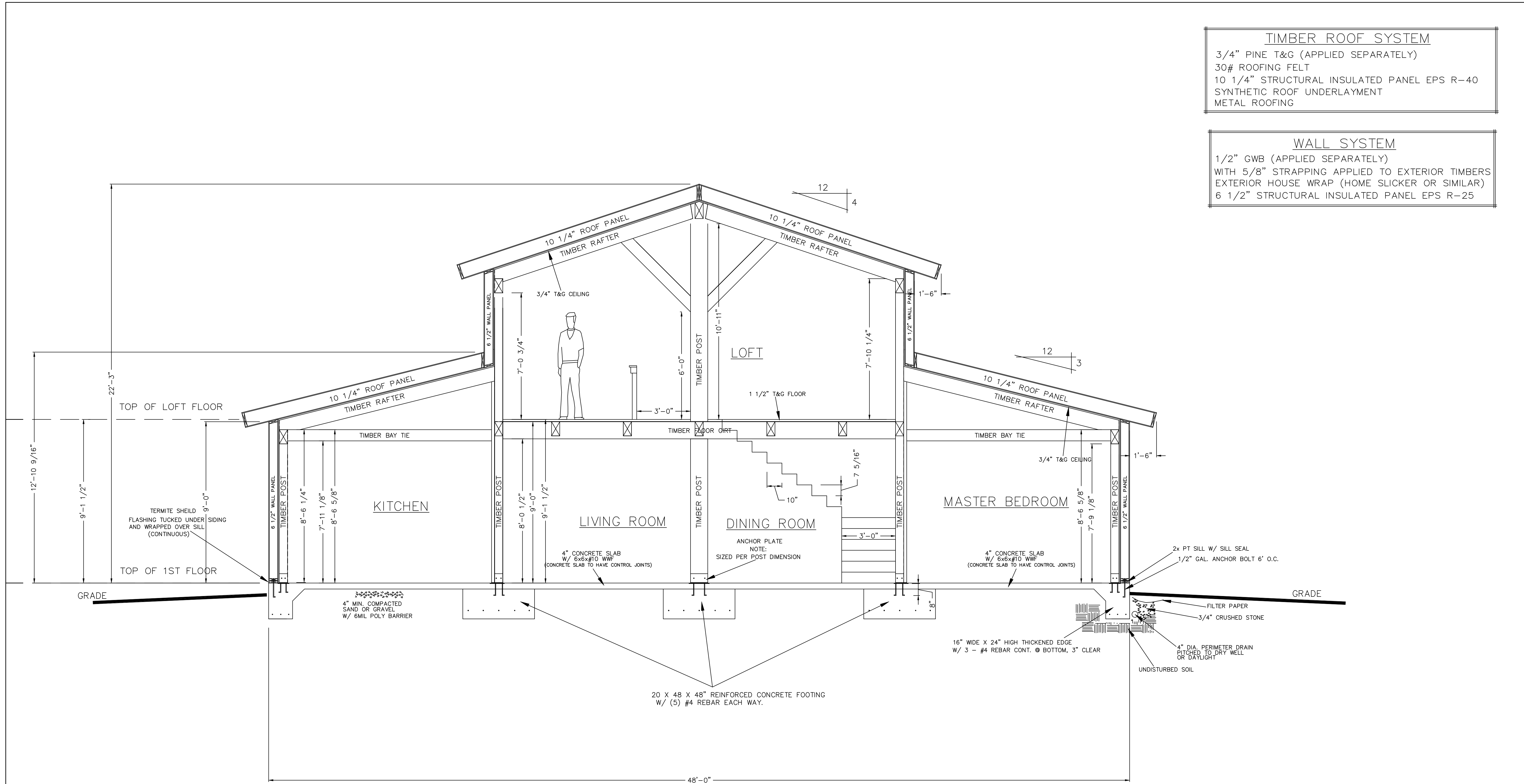
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BUILDING SECTION A-A

WIND LOAD: 90 mph
 SNOW LOAD: GROUND SNOW LOAD 0 psf
 SEISMIC ZONE: C
 FROST DEPTH: 0"

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REVISIONS	
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1	DATE: 4/22/19
2	DATE: 4/26/19
3	DATE: 4/29/19
4	DATE: 5/8/19

SCALE: 3/8" = 1'-0"
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A-A