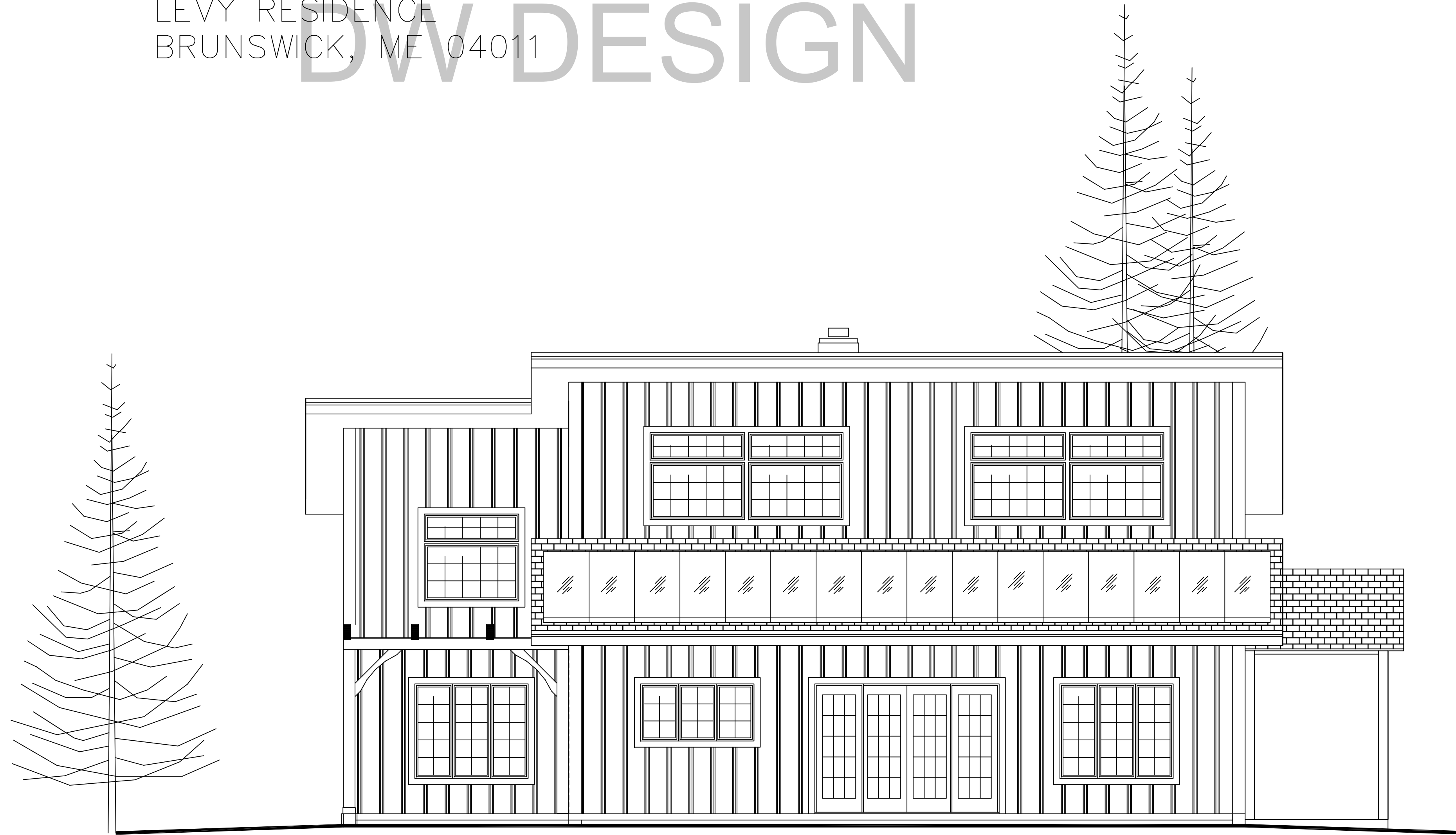


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FINAL LOCATION OF ALL INTERIOR PARTITIONS TO BE DETERMINED AT SITE.

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 (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.

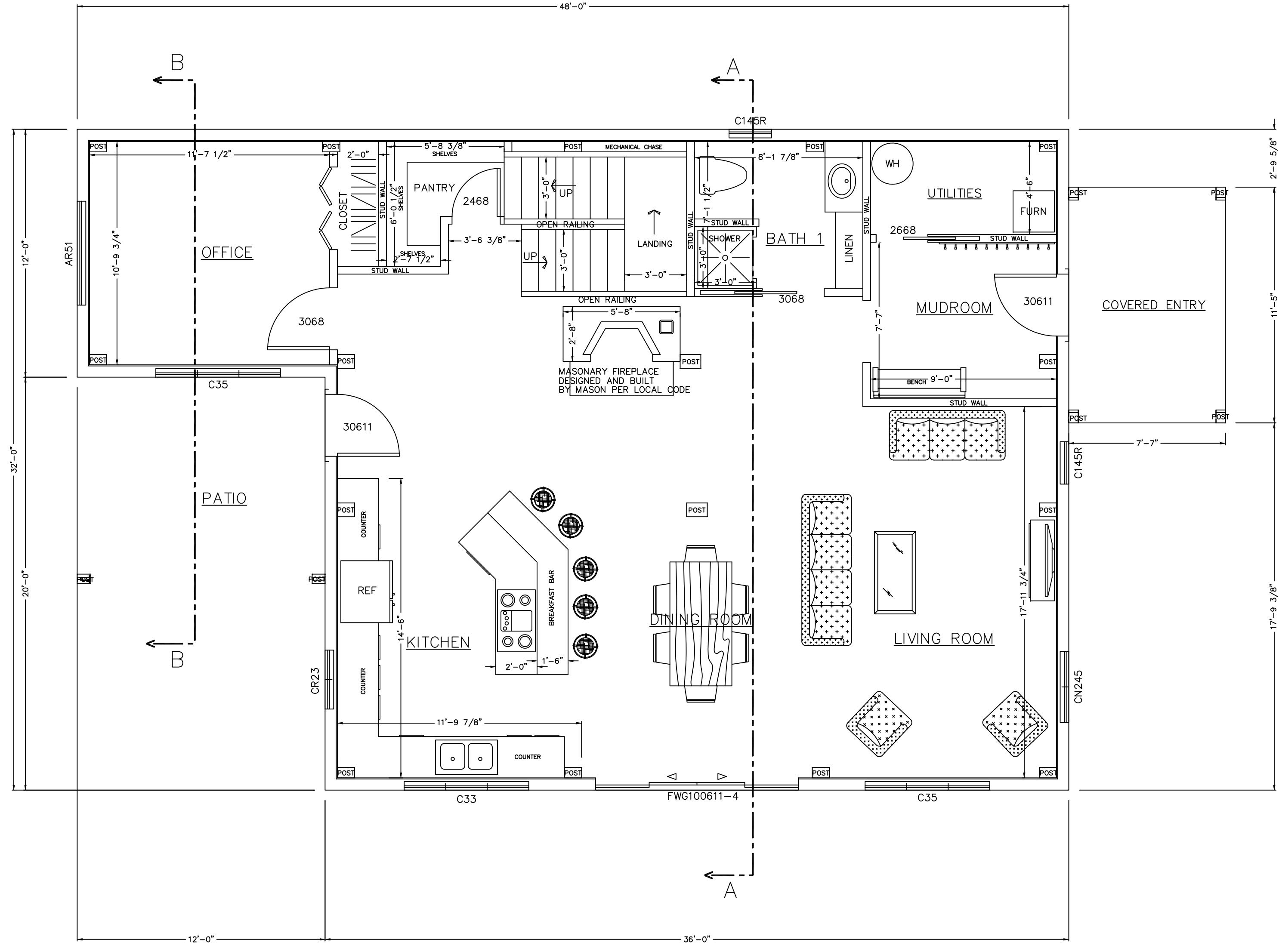
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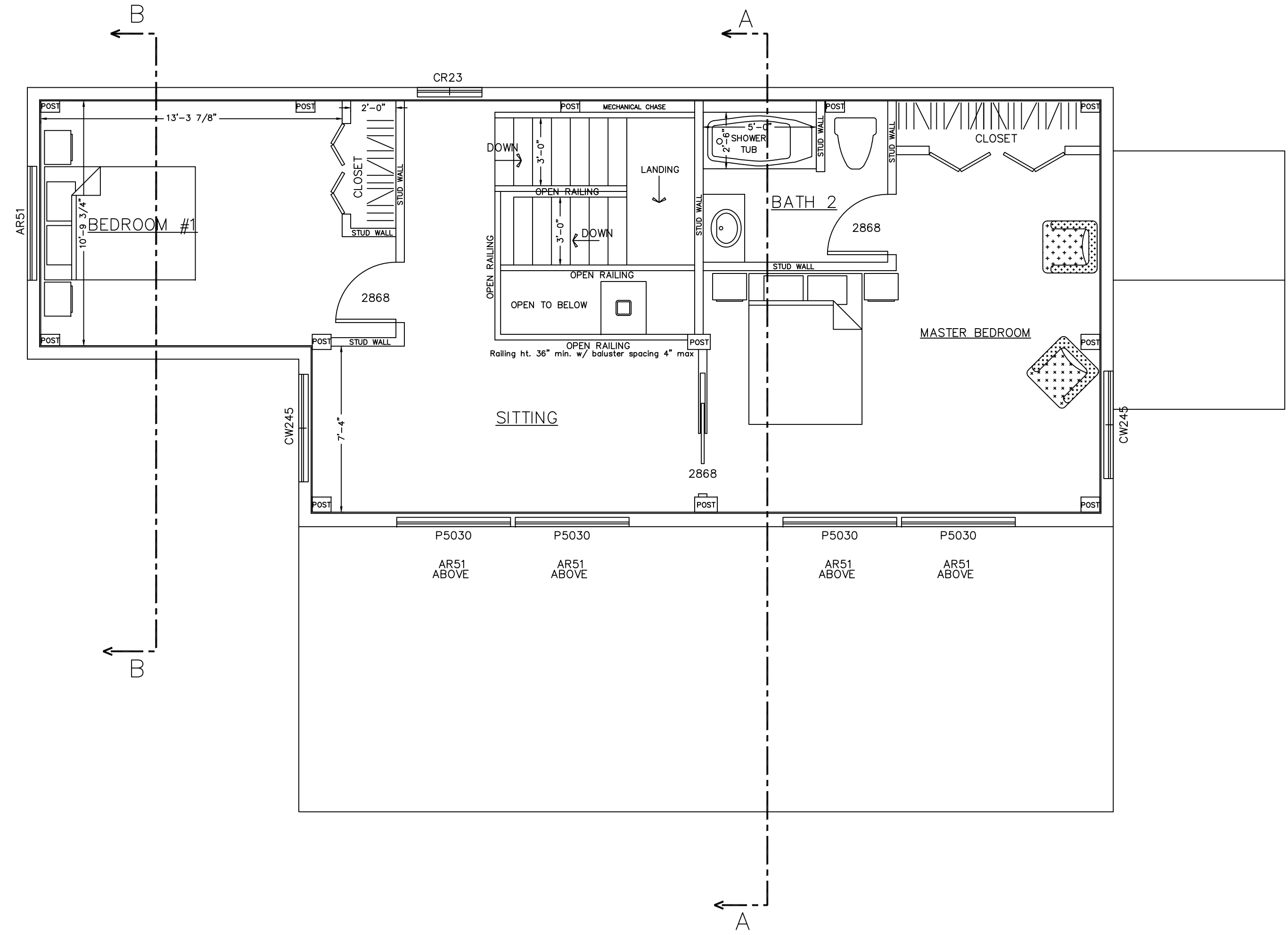
DATE: 1/8/20

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FIRST FLOOR PLAN PROJECT NORTH



SECOND FLOOR PLAN PROJECT NORTH

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

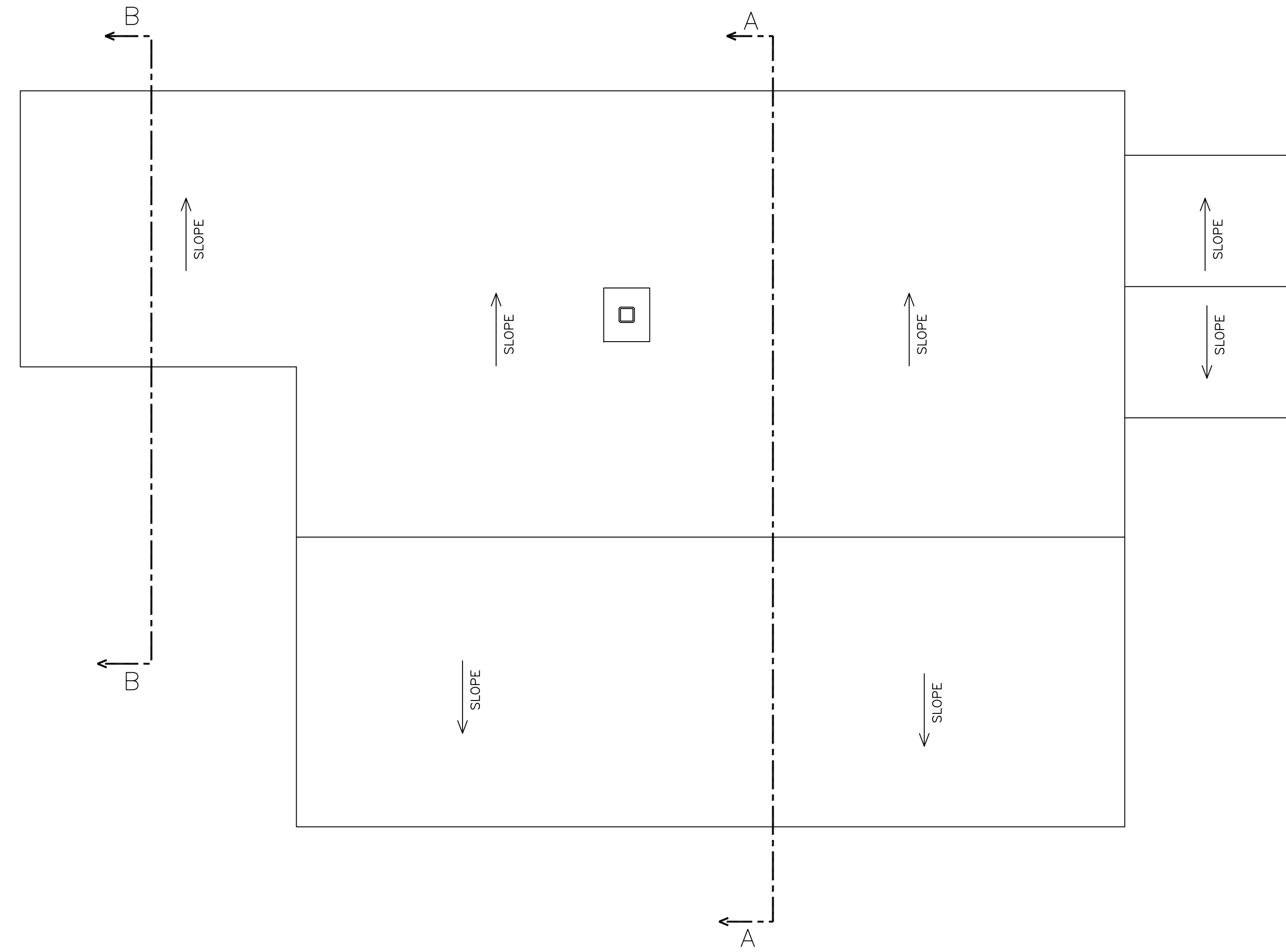
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ROOF PLAN

PROJECT
NORTH

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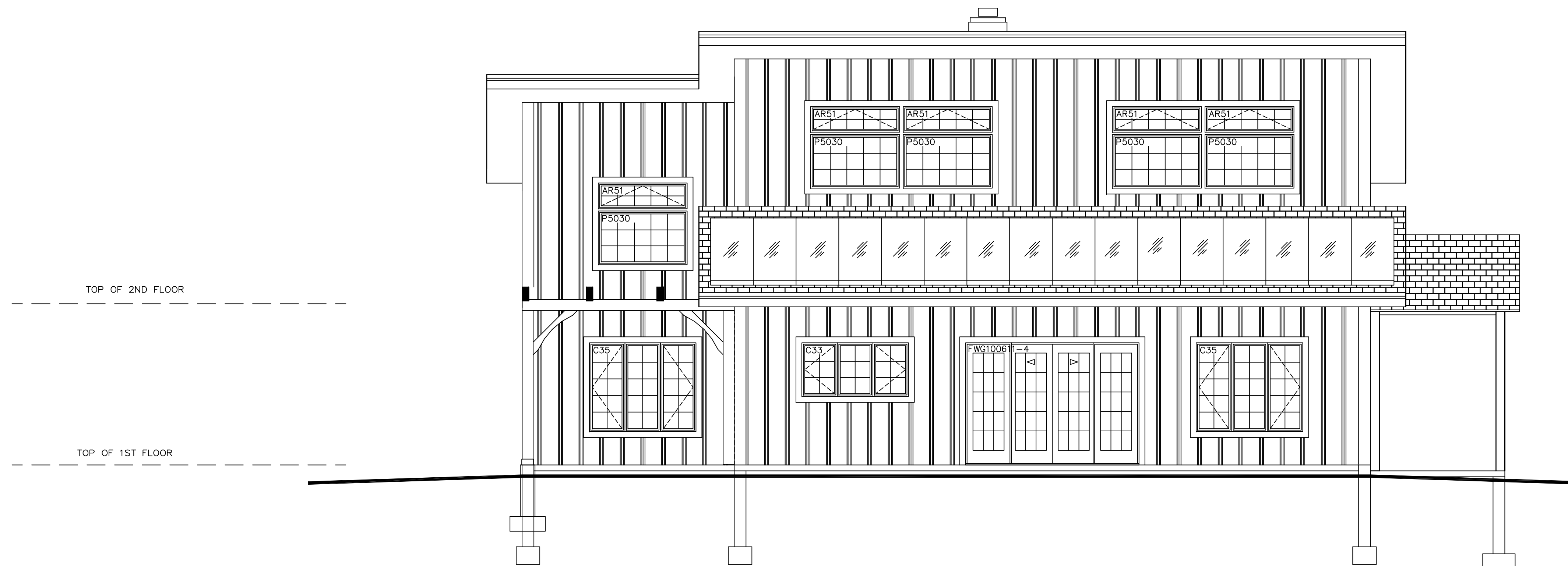
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SOUTH ELEVATION

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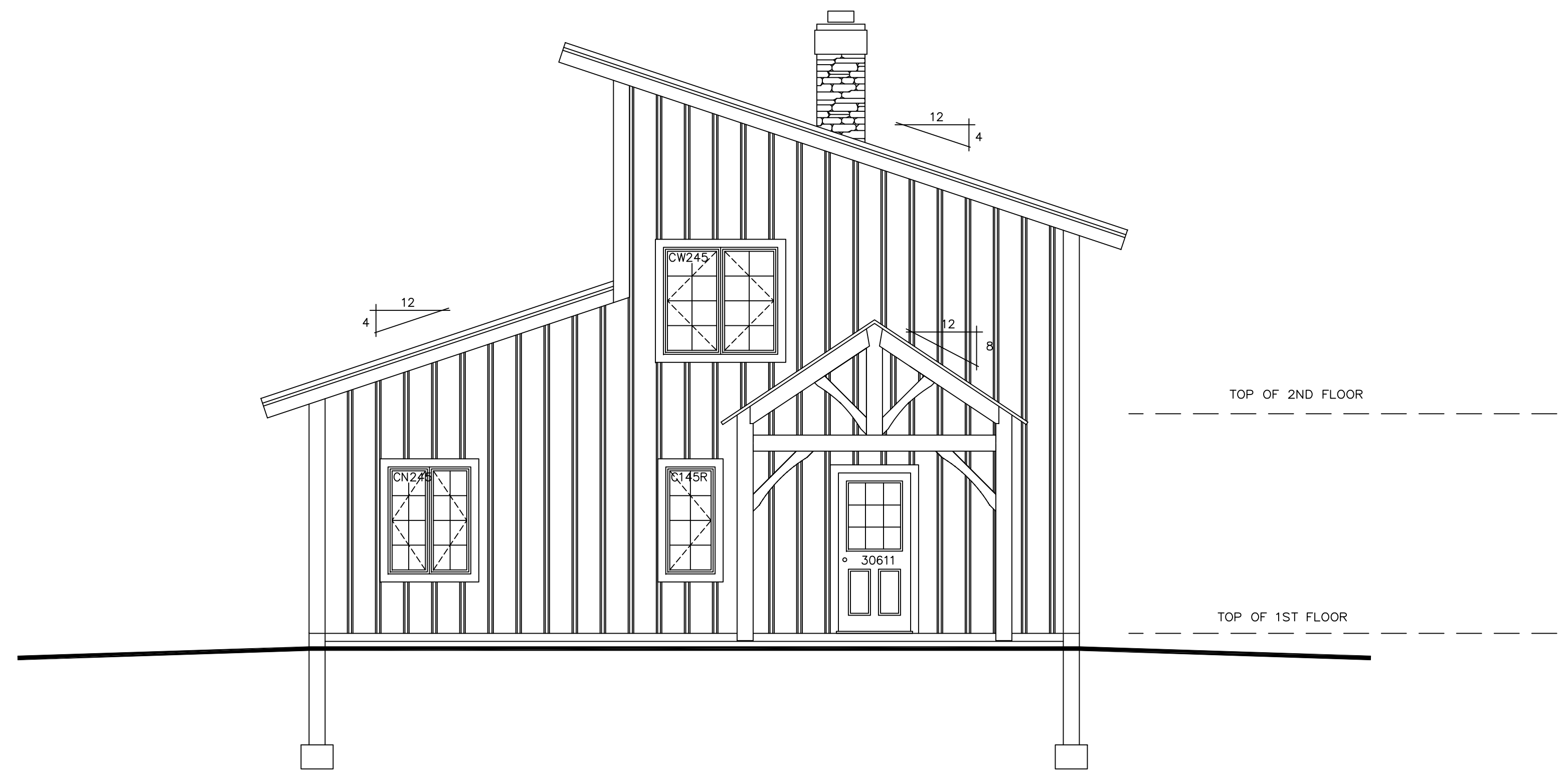
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EAST ELEVATION

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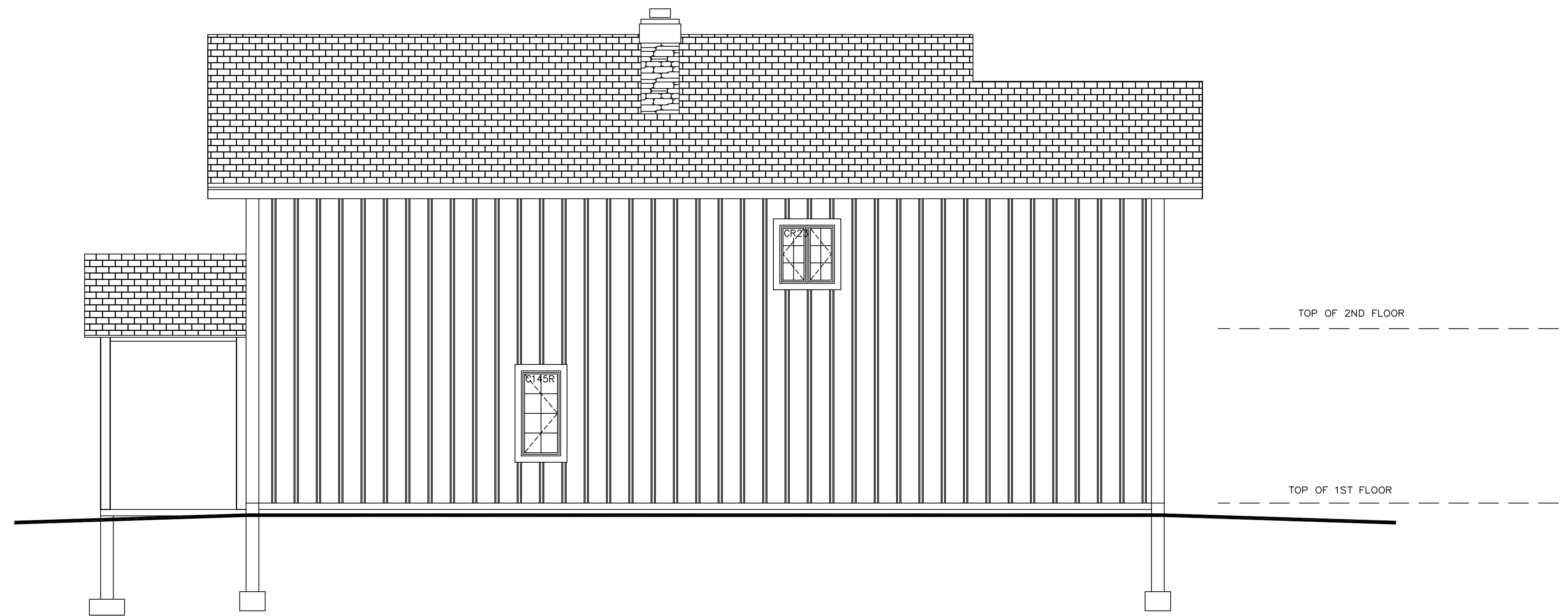
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NORTH ELEVATION

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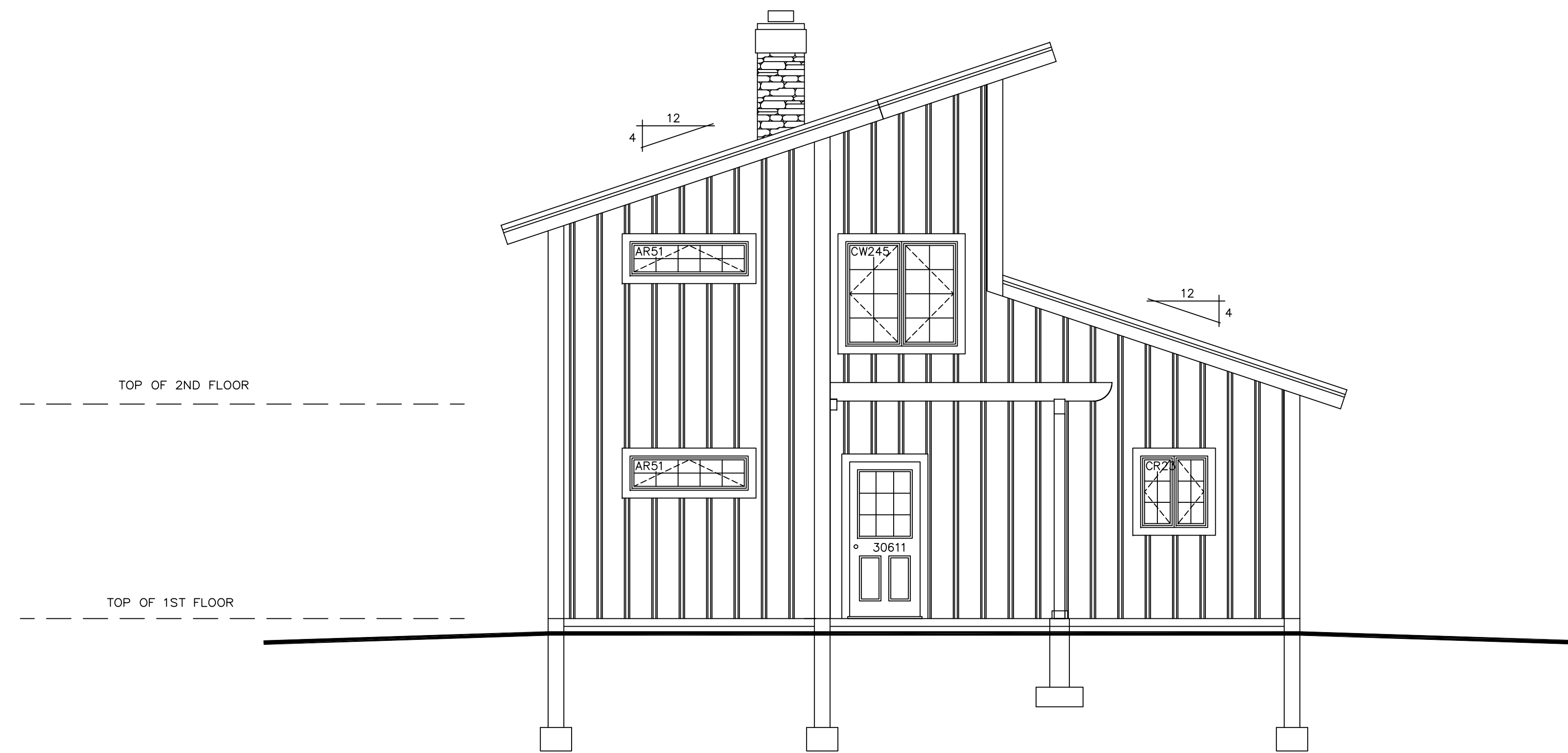
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WEST ELEVATION

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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.

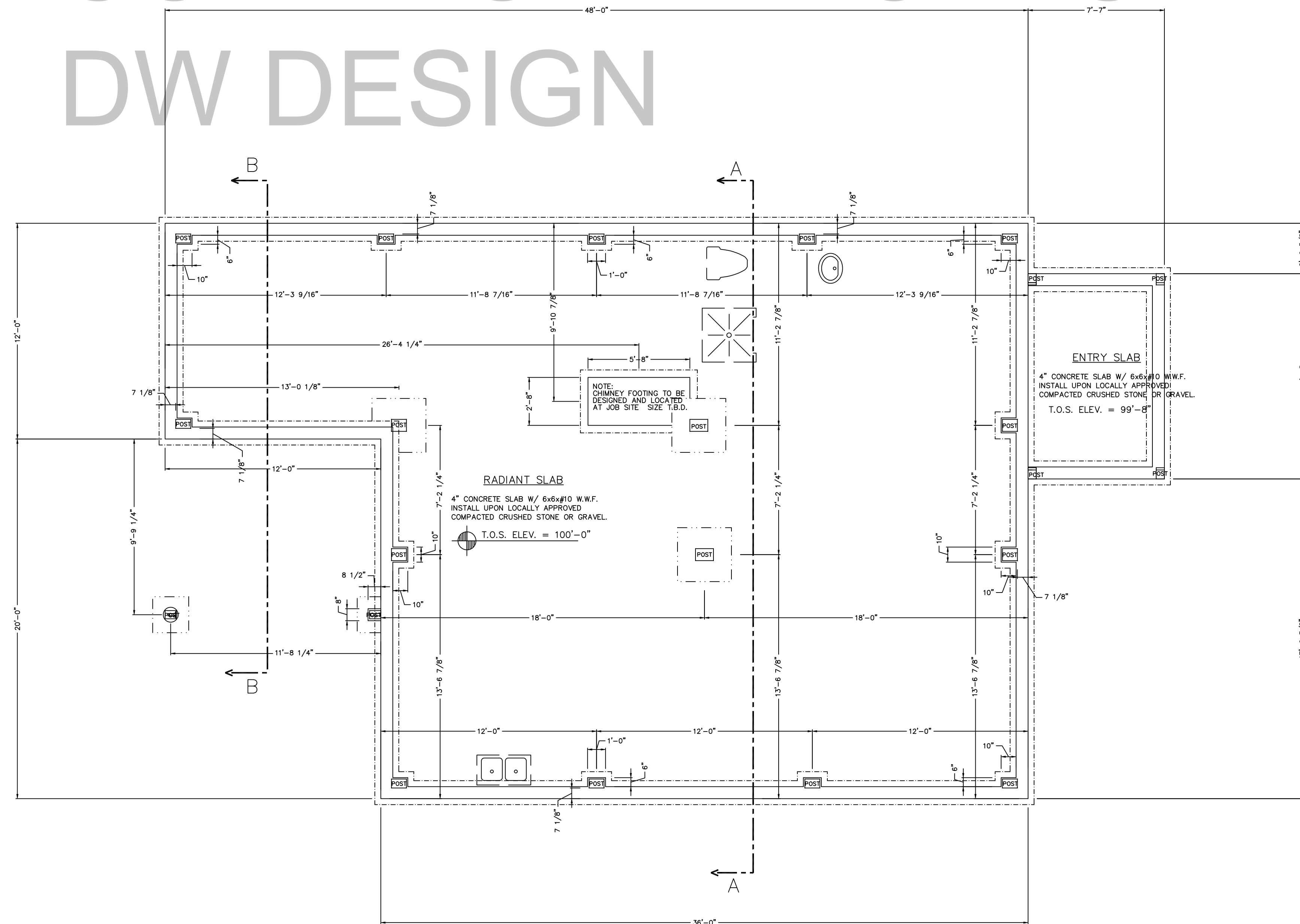
GENERAL NOTES:

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



FOUNDATION PLAN

PROJECT NORTH

8" CONCRETE FOUNDATION WALL ON AN 12" x 16" CONTINUOUS CONCRETE FOOTING. FOOTING TO BE BELOW FROST LINE AND BE REINFORCED AS REQUIRED.

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

PRIOR TO CONSTRUCTION OF TIMBER FRAME, ALL METAL PLATES MUST BE IN PLACE AND LEVEL

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

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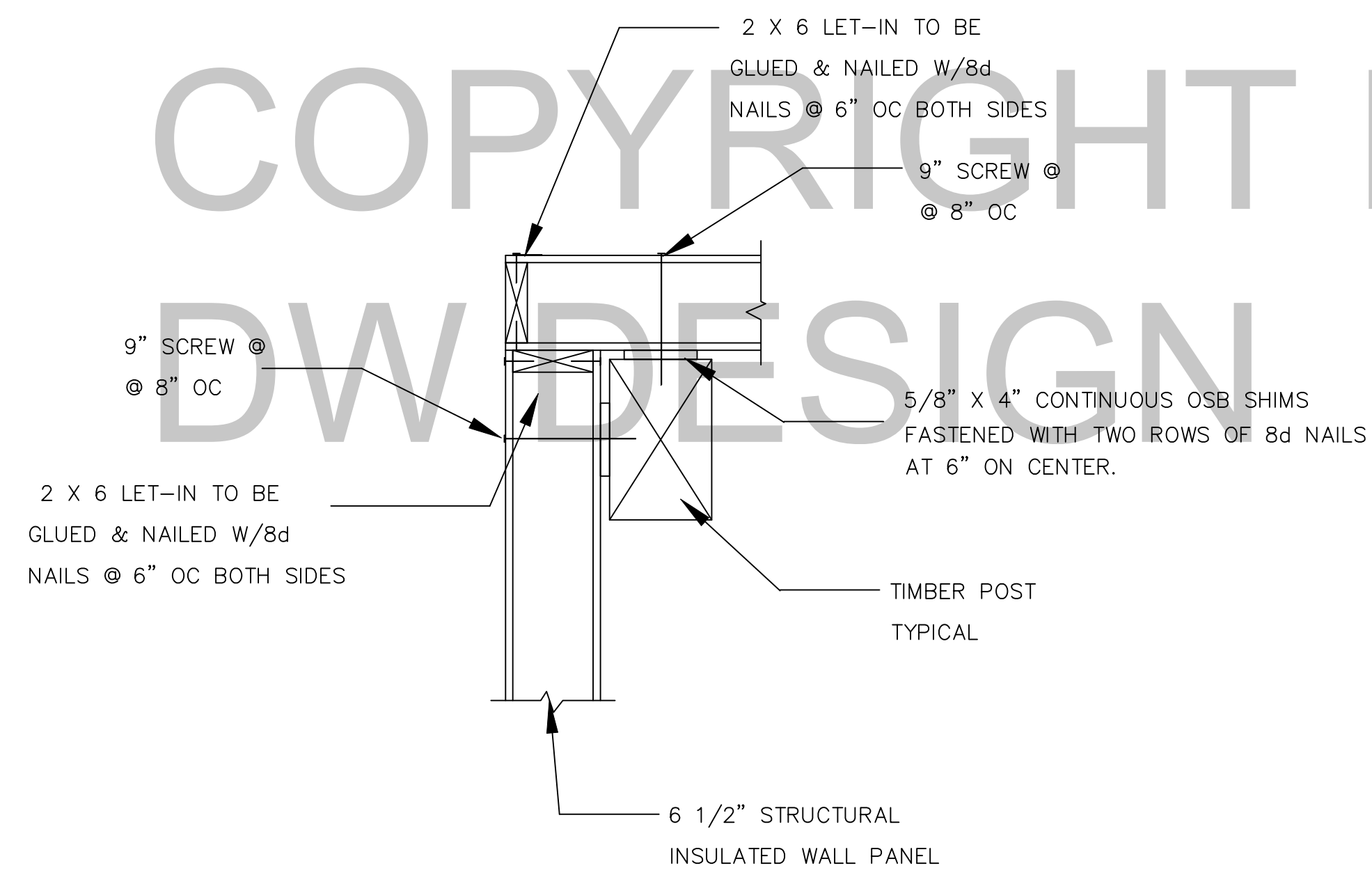
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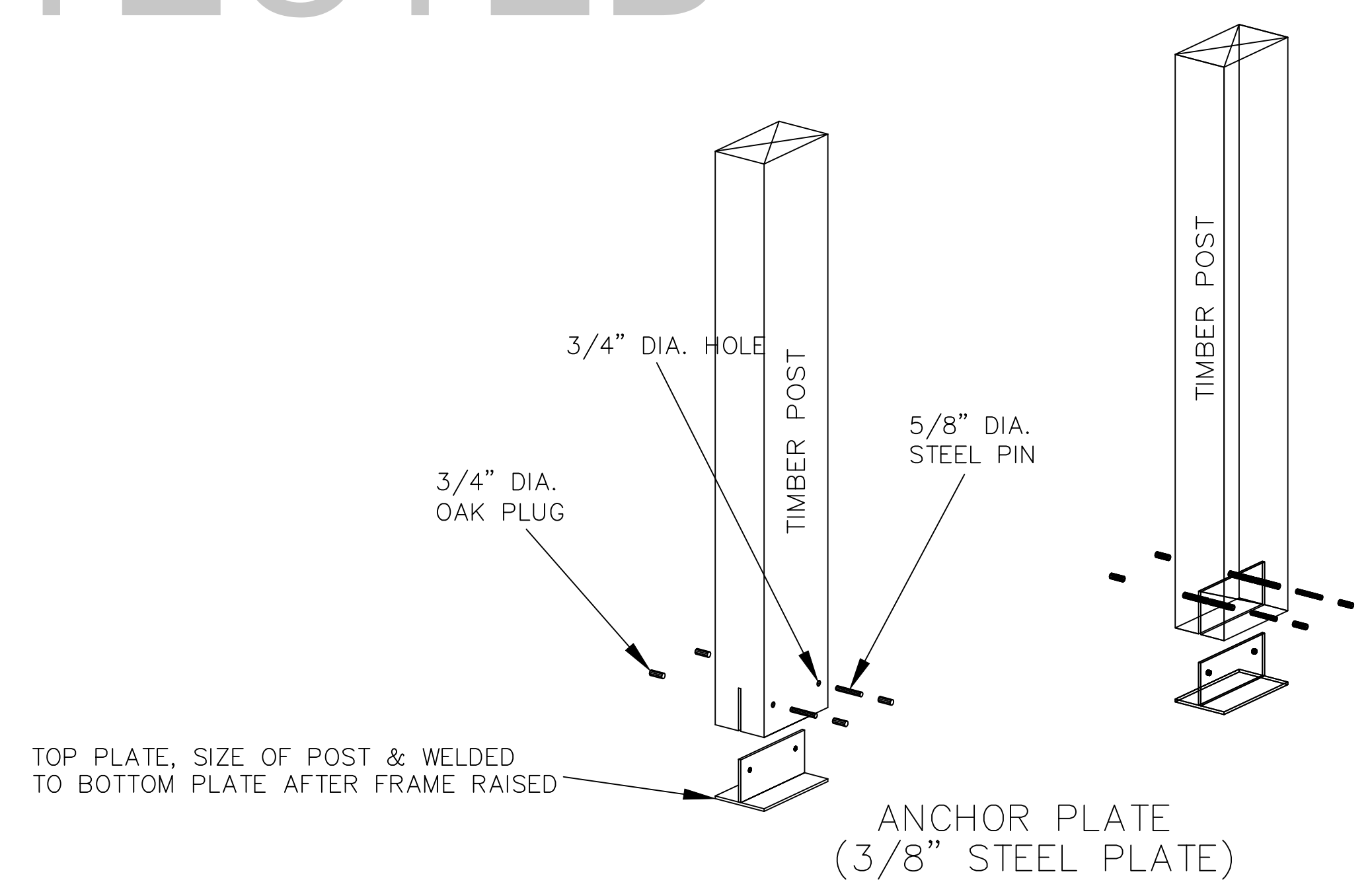
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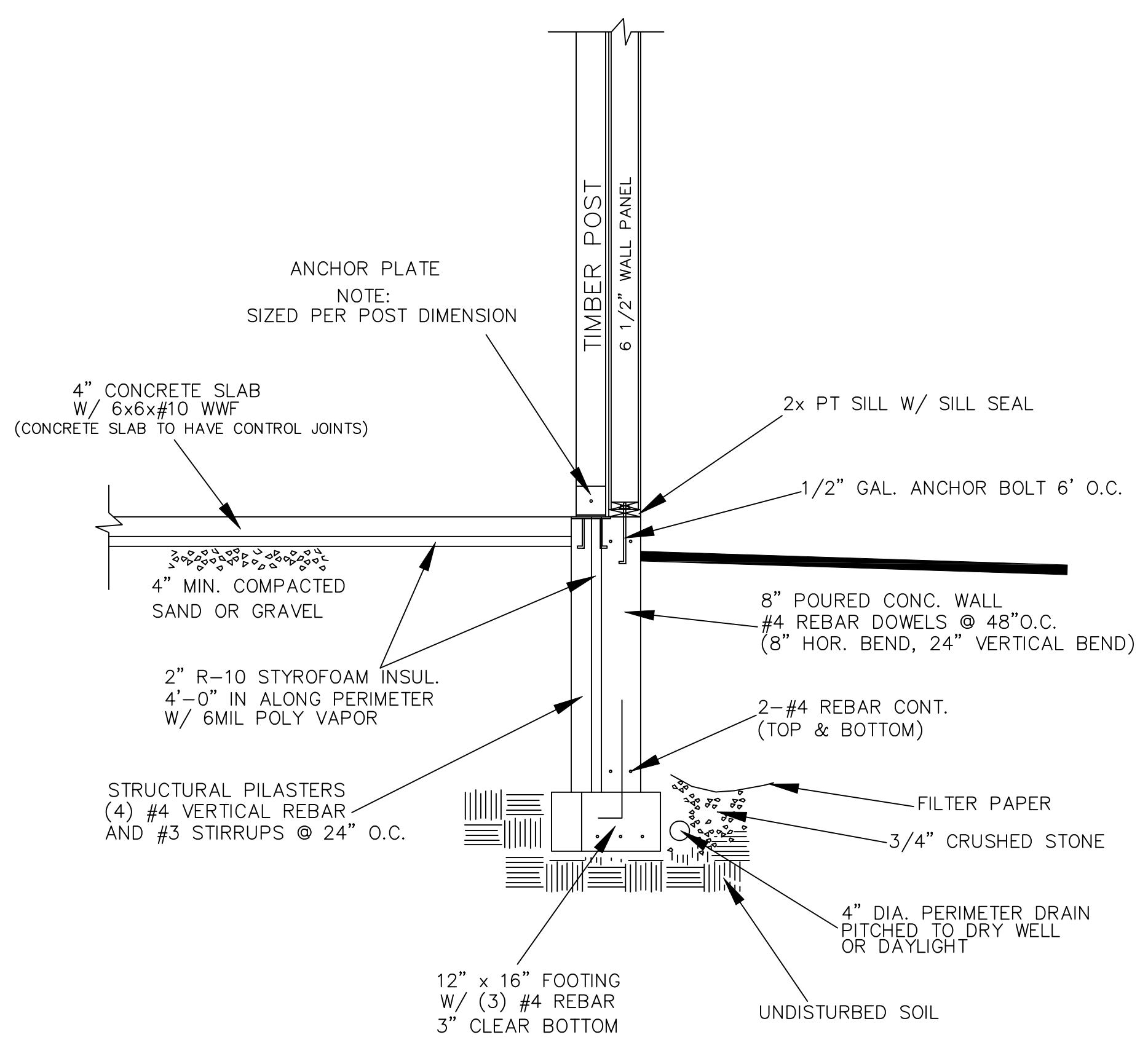
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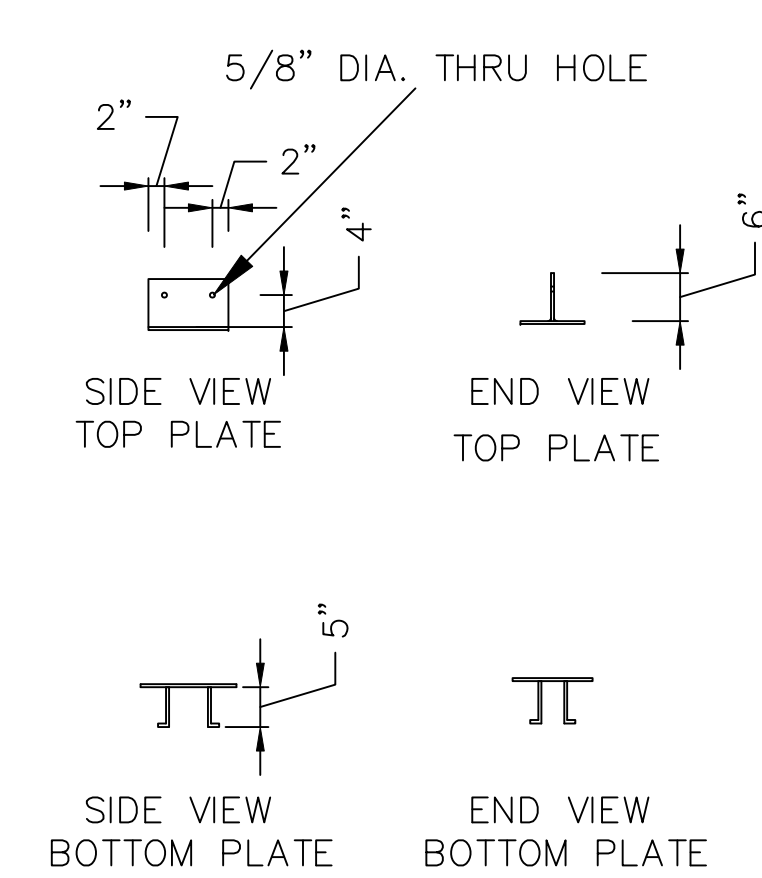
D2 PANEL CORNER CONNECTION W/ POST
STRUCTURAL PANELS



TIMBER POST ANCHOR PLATE
NOTE:
SIZED PER POST DIMENSION



D1 STANDARD TIMBER WALL SECTION



TIMBER POST ANCHOR PLATE
NOTE:
SIZED PER POST DIMENSION

CONTRACTOR TO STEP EXTERIOR WALLS & FOOTINGS AS REQ'D TO MAINTAIN 48" MIN. DEPTH BELOW FINISH GRADE TO FOOTING

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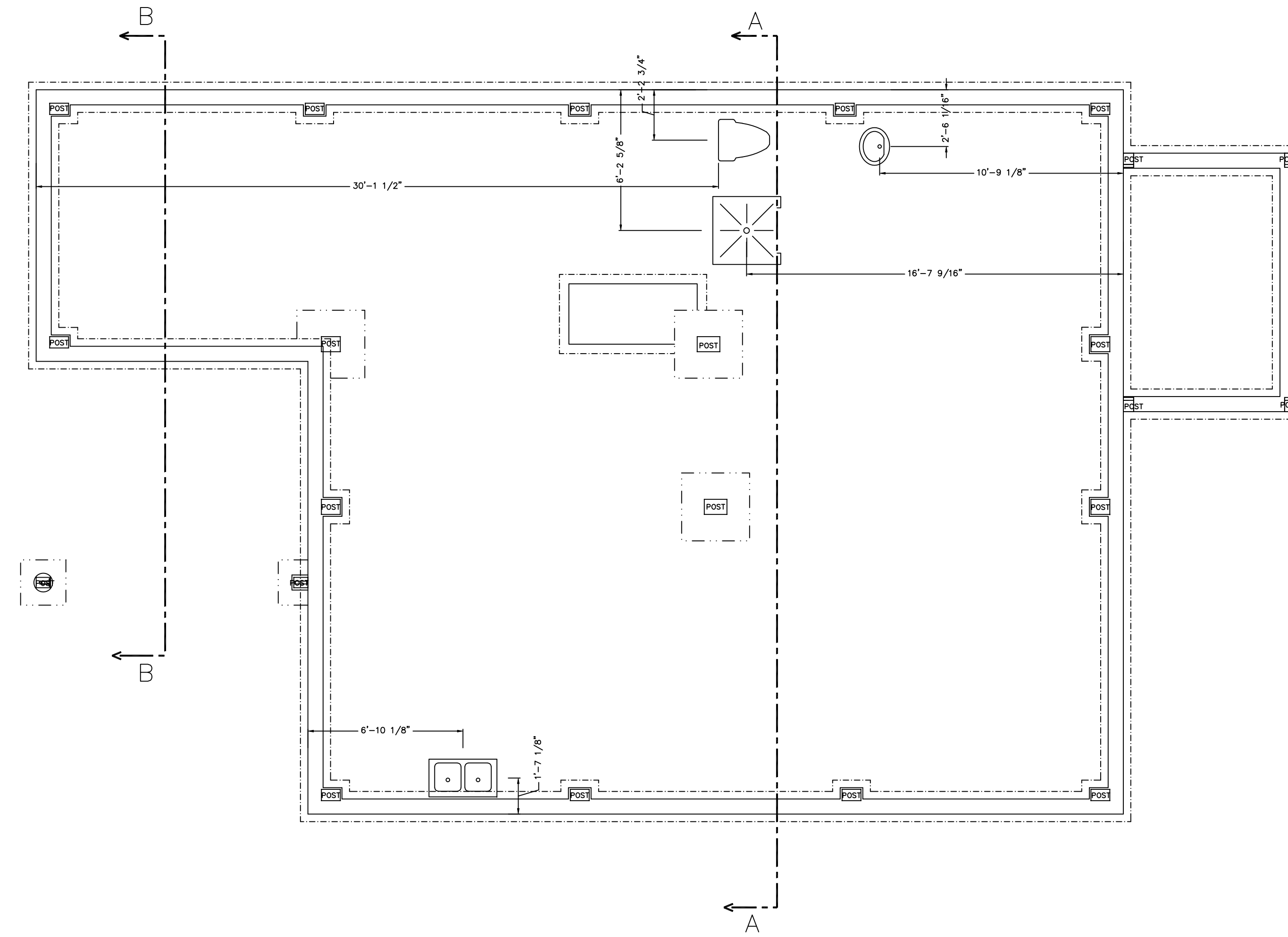
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FIXTURE PLAN

PROJECT
NORTH

NOTE:
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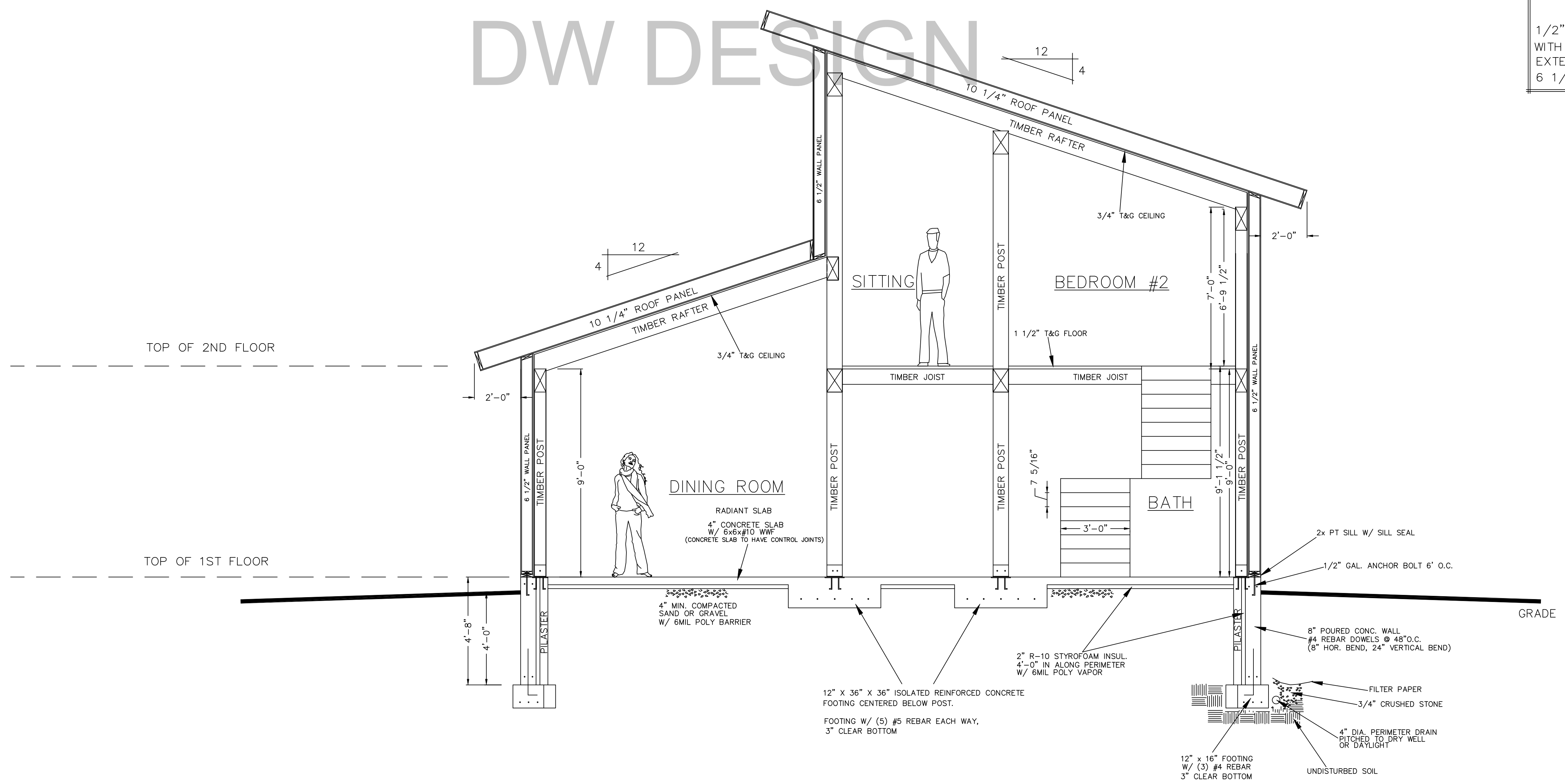
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TIMBER ROOF SYSTEM
 3/4" T&G CEILING (APPLIED SEPARATELY)
 30# ROOFING FELT
 10 1/4" STRUCTURAL INSULATED PANEL EPS R-40
 SYNTHETIC ROOF UNDERLAYMENT
 ASPHALT ROOFING SHINGLES (W/VENTED RIDGE)

WALL SYSTEM
 1/2" GWB (APPLIED SEPARATELY)
 WITH 5/8" STRAPPING APPLIED TO EXTERIOR TIMBERS
 EXTERIOR HOUSE WRAP (HOME SLICKER OR SIMILAR)
 6 1/2" STRUCTURAL INSULATED PANEL EPS R-25



BUILDING SECTION A-A

WIND LOAD: 110 mph
 SNOW LOAD: GROUND SNOW LOAD 60 psf
 FROST DEPTH: 48"

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

PRIOR TO CONSTRUCTION OF TIMBER FRAME, ALL METAL PLATES MUST BE IN PLACE AND LEVEL

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

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	NUMBER	DISCUSSION
DATE: 1/8/20	DATE: 1/29/20	
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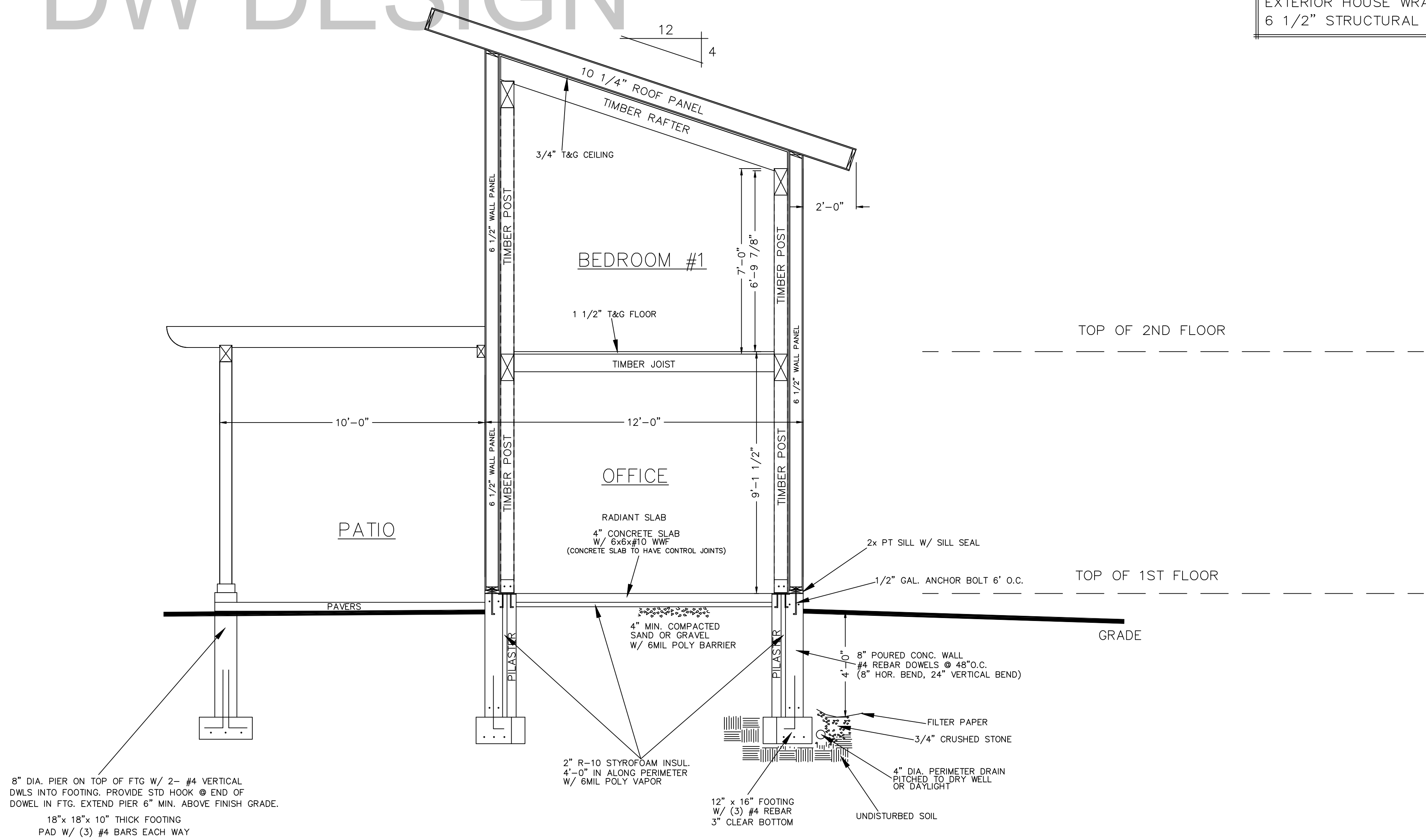
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 WITH 5/8" STRAPPING APPLIED TO EXTERIOR TIMBERS
 EXTERIOR HOUSE WRAP (HOME SLICKER OR SIMILAR)
 6 1/2" STRUCTURAL INSULATED PANEL EPS R-25



8" 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

2" R-10 STYROFOAM INSUL. 4'-0" IN ALONG PERIMETER W/ 6MIL POLY VAPOR

12" x 16" FOOTING W/ (3) #4 REBAR 3" CLEAR BOTTOM

BUILDING SECTION B-B

WIND LOAD: 110 mph
 SNOW LOAD: GROUND SNOW LOAD 60 psf
 FROST DEPTH: 48"

NOTE:
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