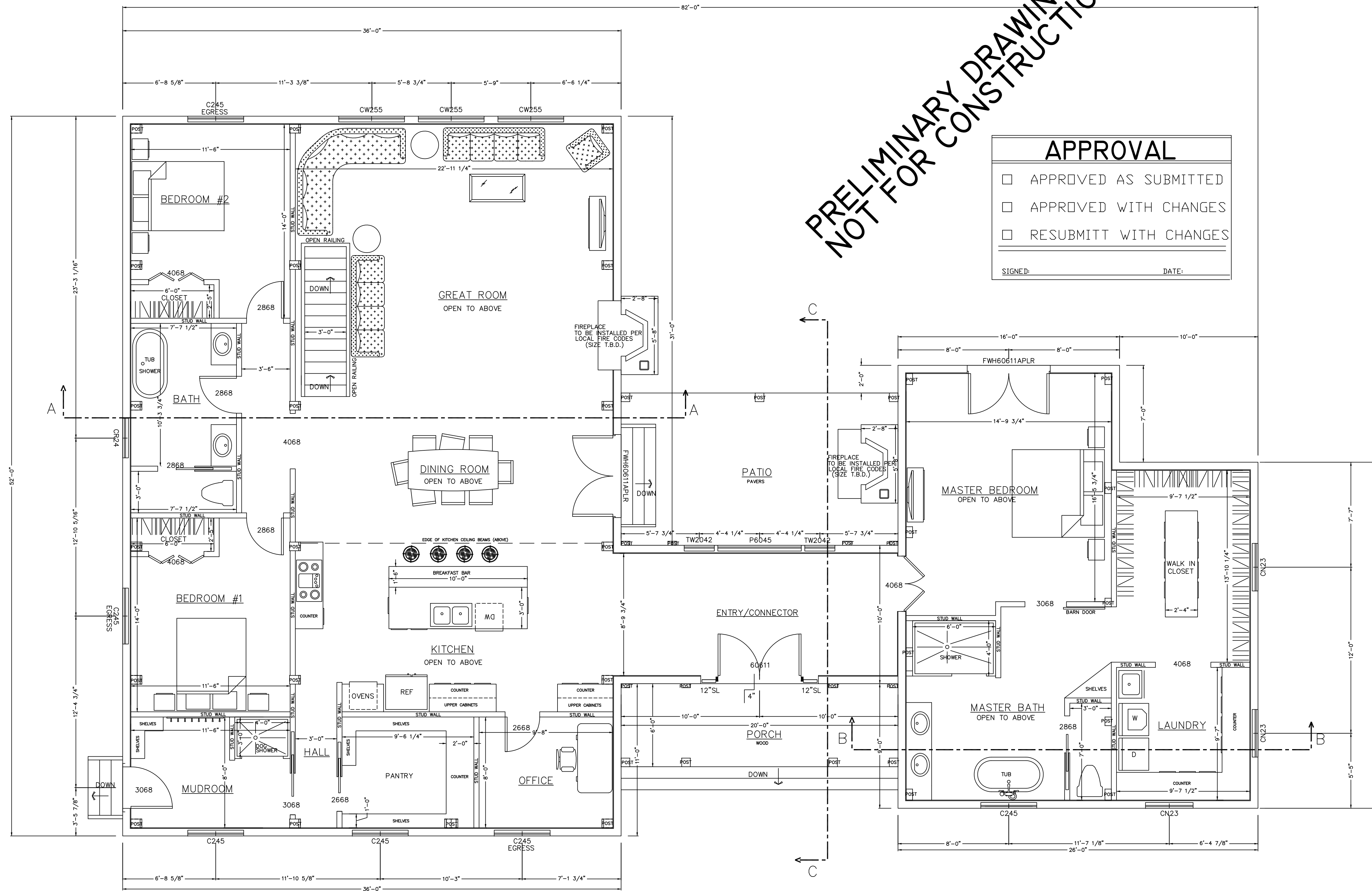


GROVES RESIDENCE  
FORT VALLEY, VA 22652



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REVISIONS	
NUMBER & DESCRIPTION	DATE

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.

SCALE:	1/4" = 1'-0"	DATE:	9/11/19
DATE:	9/30/19	DRAWN BY:	DEW
		CHECKED BY:	

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

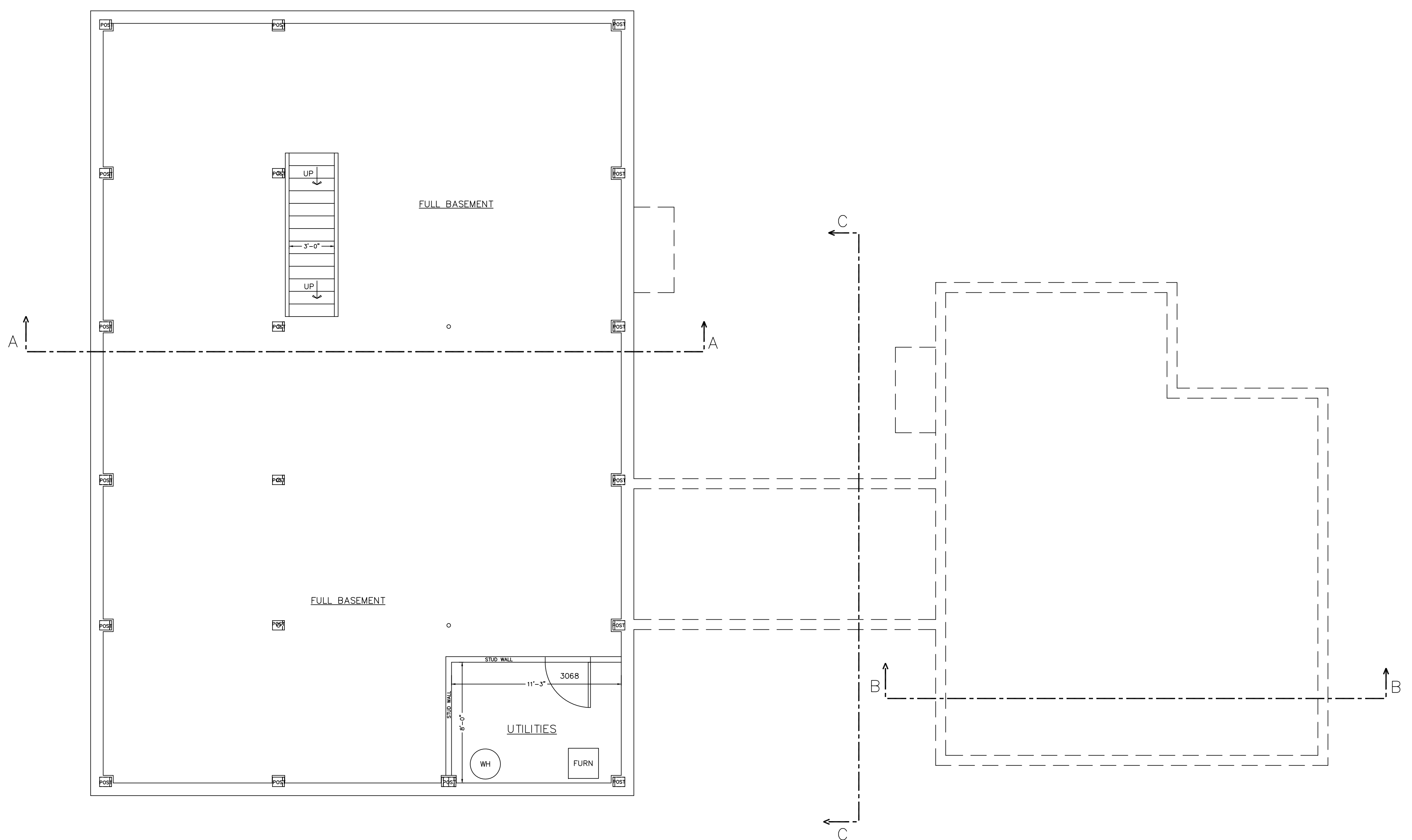
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FORT VALLEY, VA 22652

JOB NAME:

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

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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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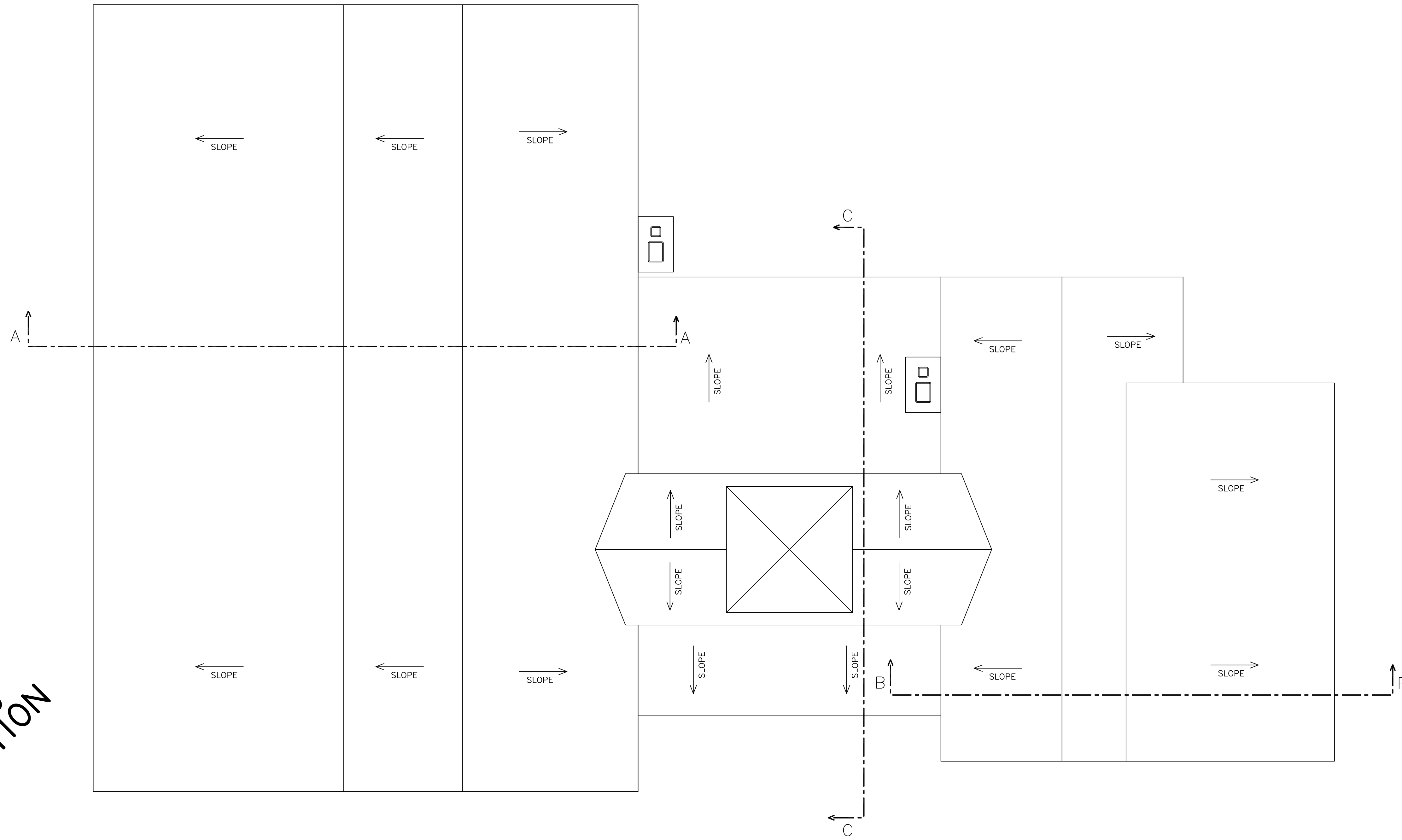
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ROOF PLAN

PROJECT NORTH

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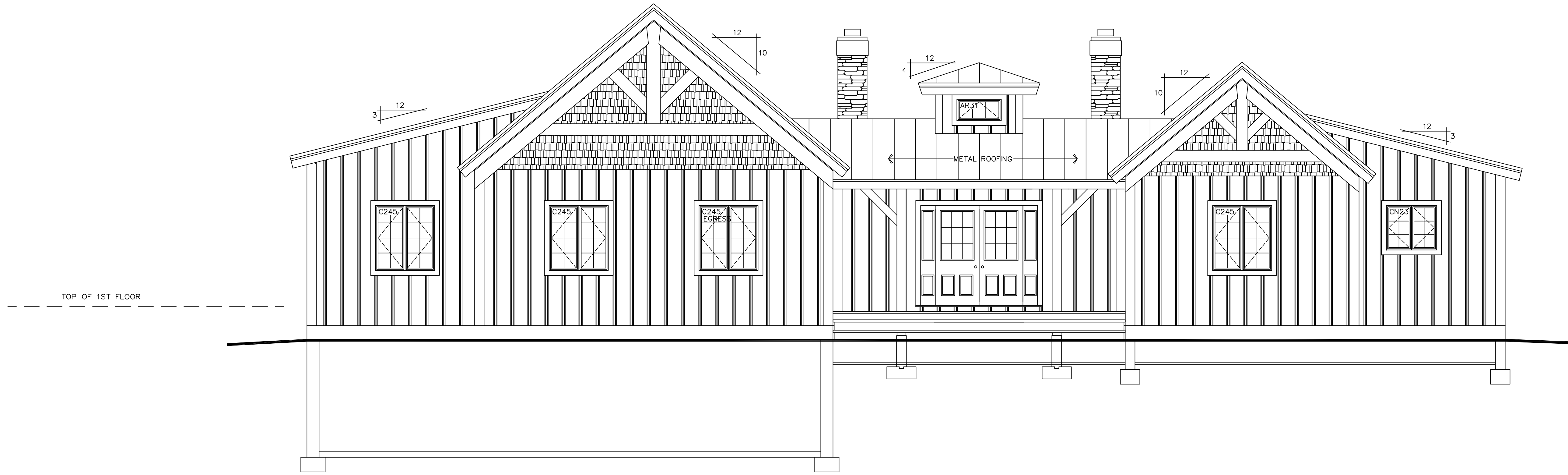
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**NORTH ELEVATION**

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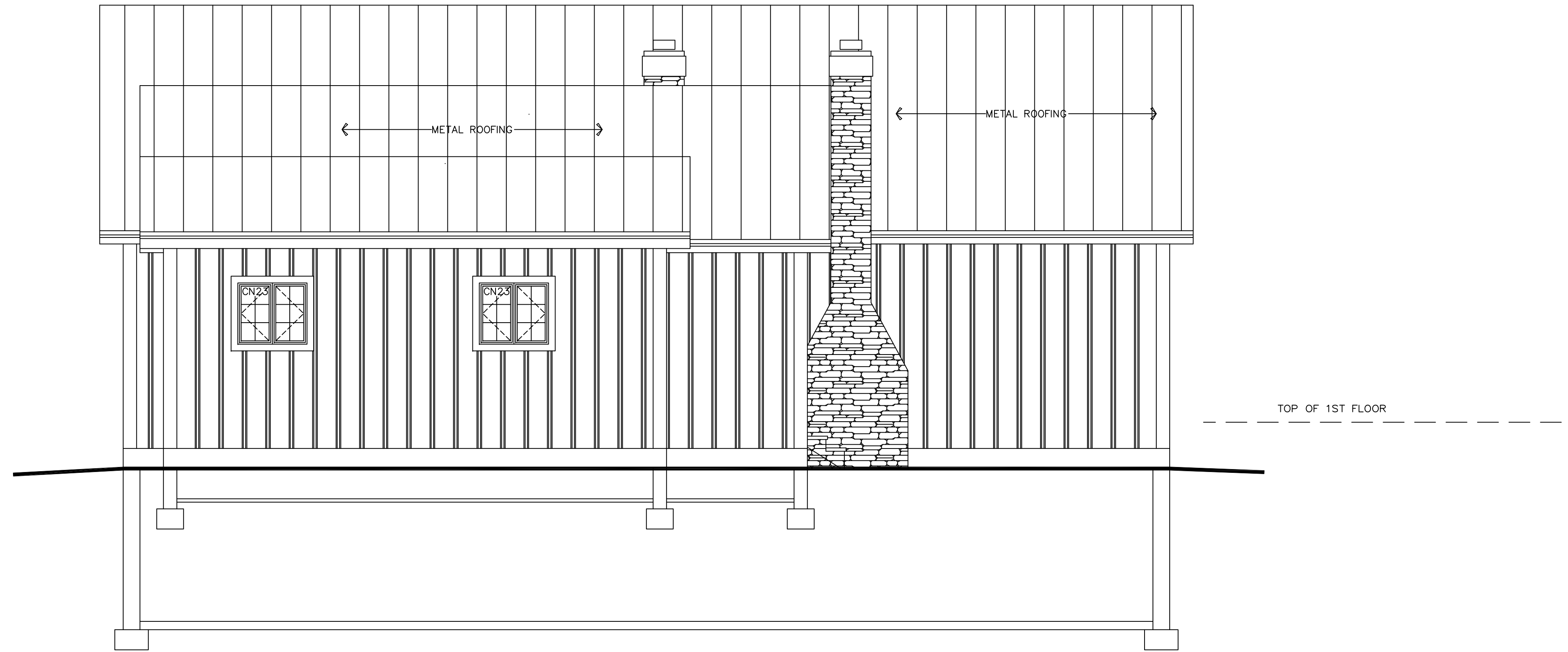
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WEST ELEVATION

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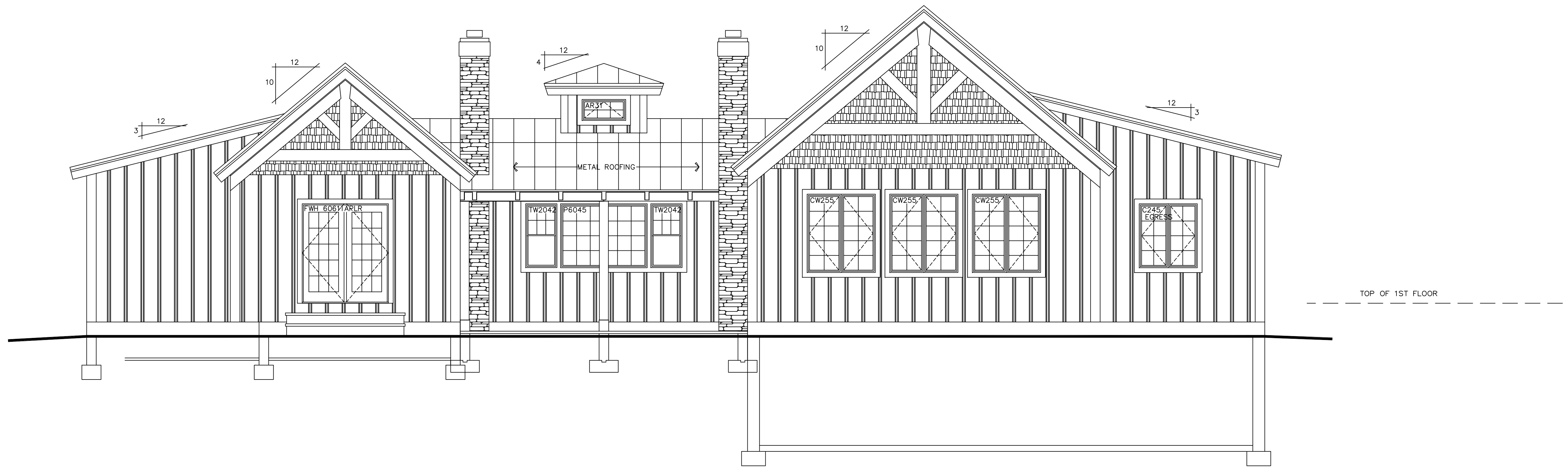
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SOUTH ELEVATION

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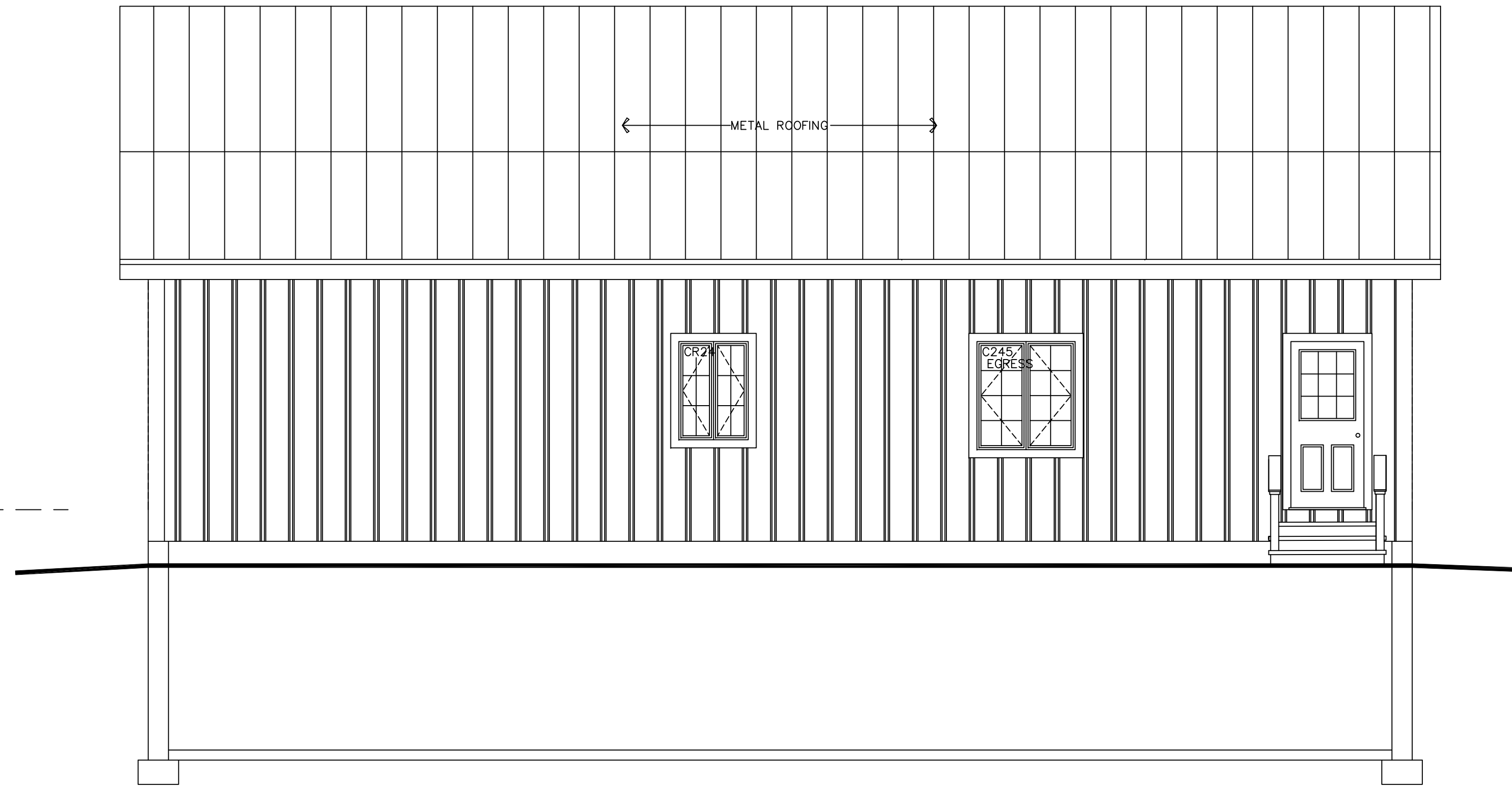
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**EAST ELEVATION**

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CONCRETE NOTES:

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

SOILS NOTES:

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

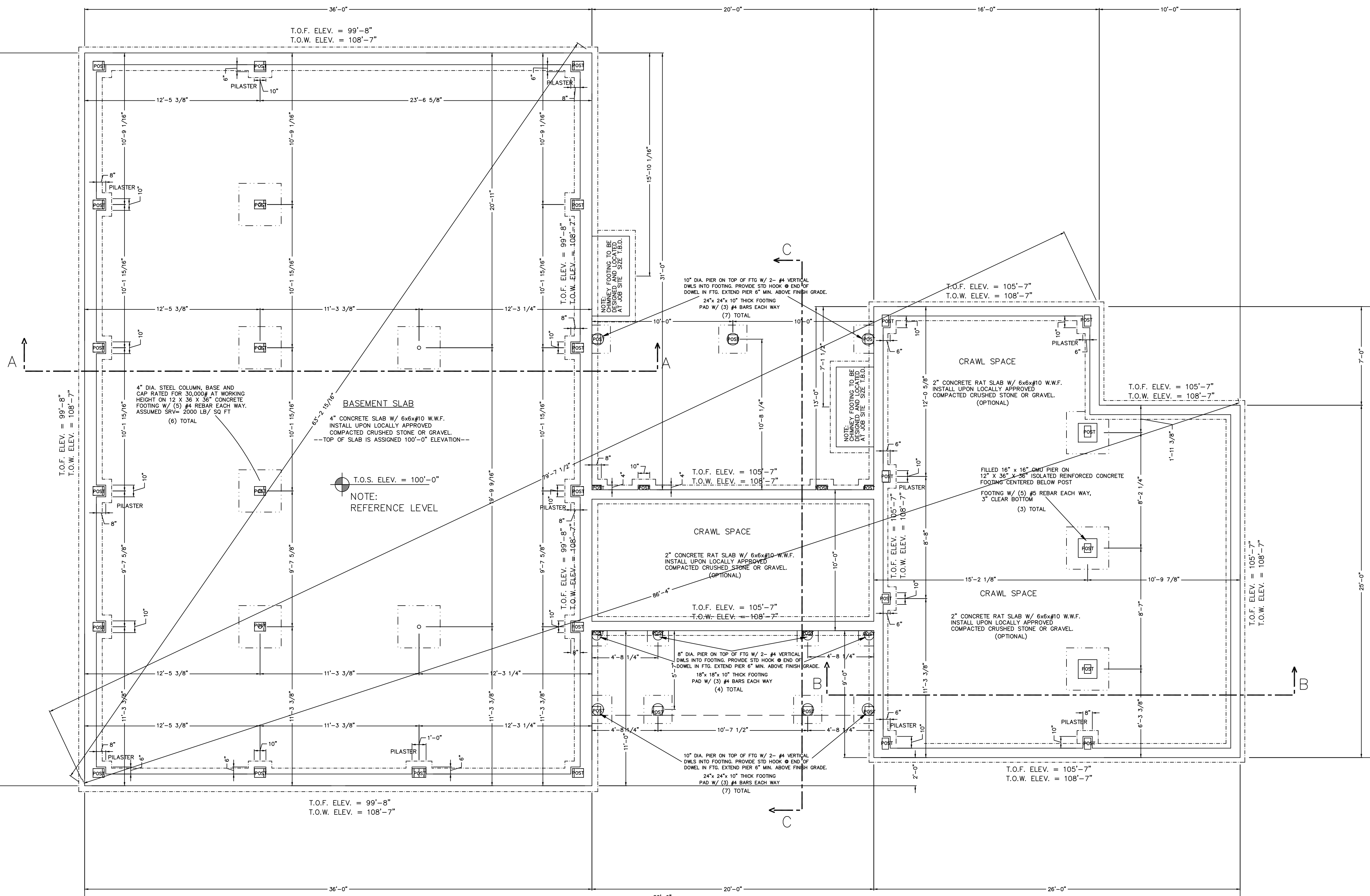
GENERAL NOTES:

- DOOR AND WINDOW OPENINGS PER OWNER
- 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" & 10" CONCRETE FOUNDATION WALL ON AN 12" x 16" & 12" x 20" CONTINUOUS CONCRETE FOOTING. FOOTING TO BE BELOW FROST LINE AND BE REINFORCED AS REQUIRED.

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

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

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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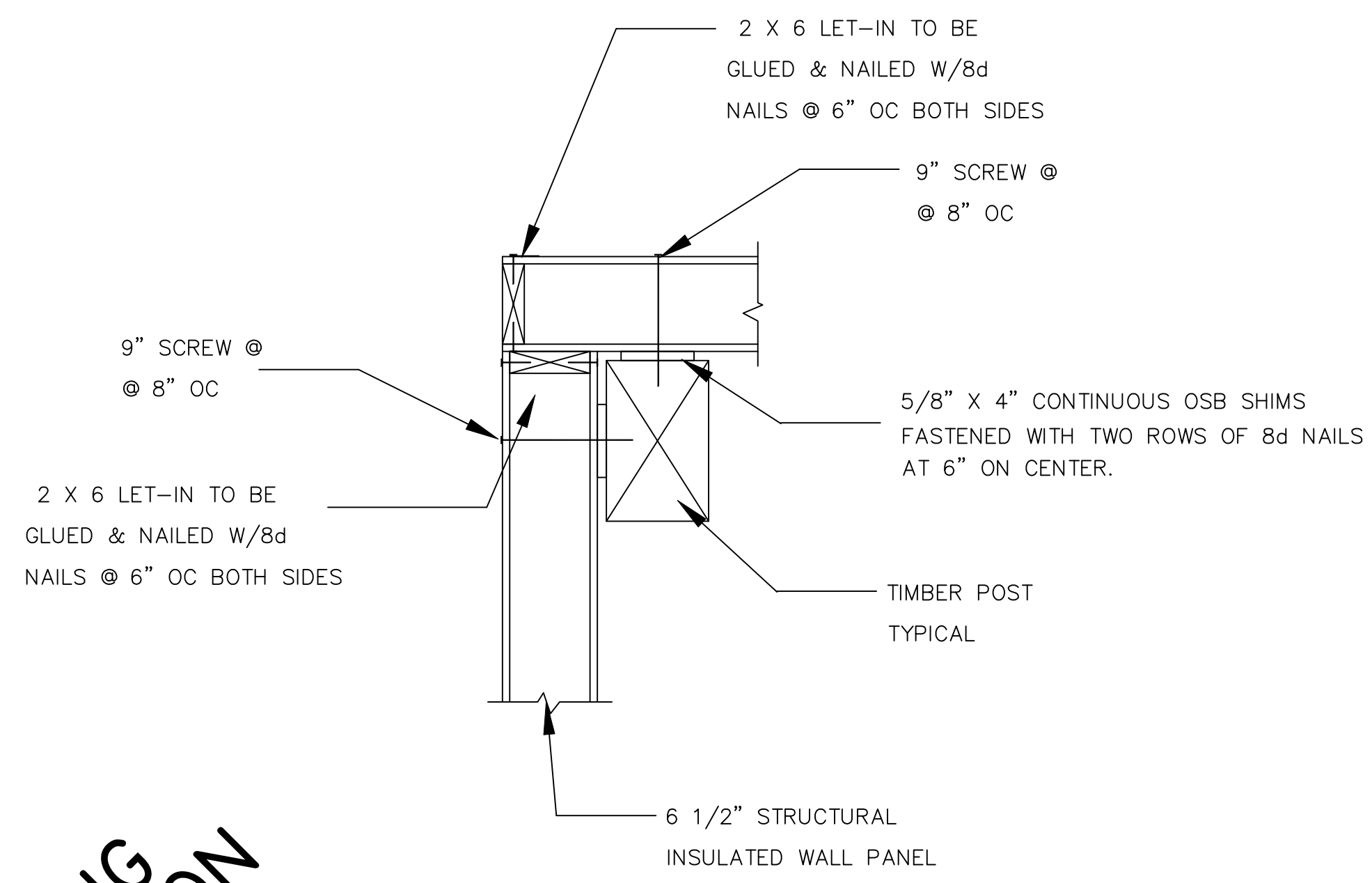
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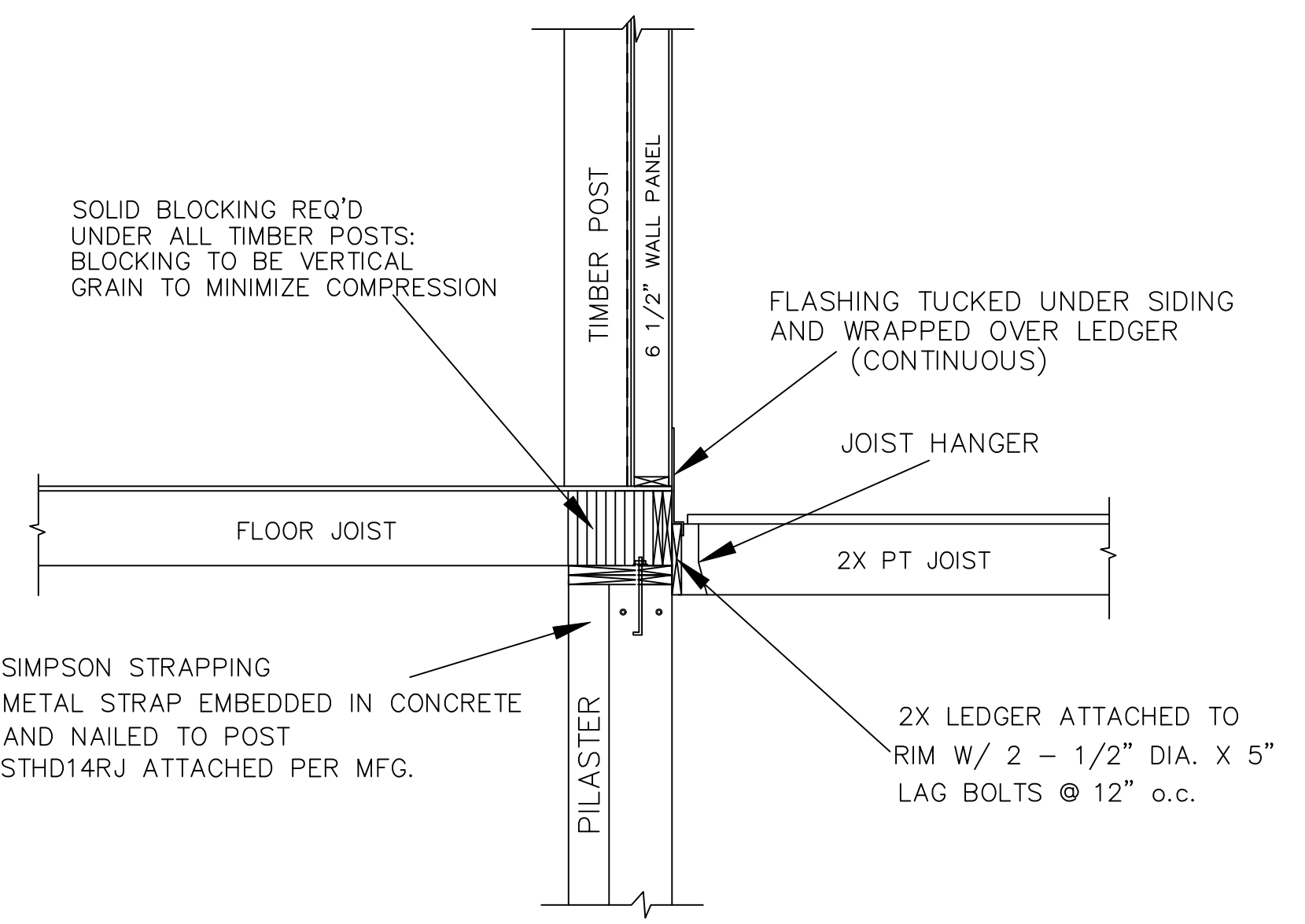
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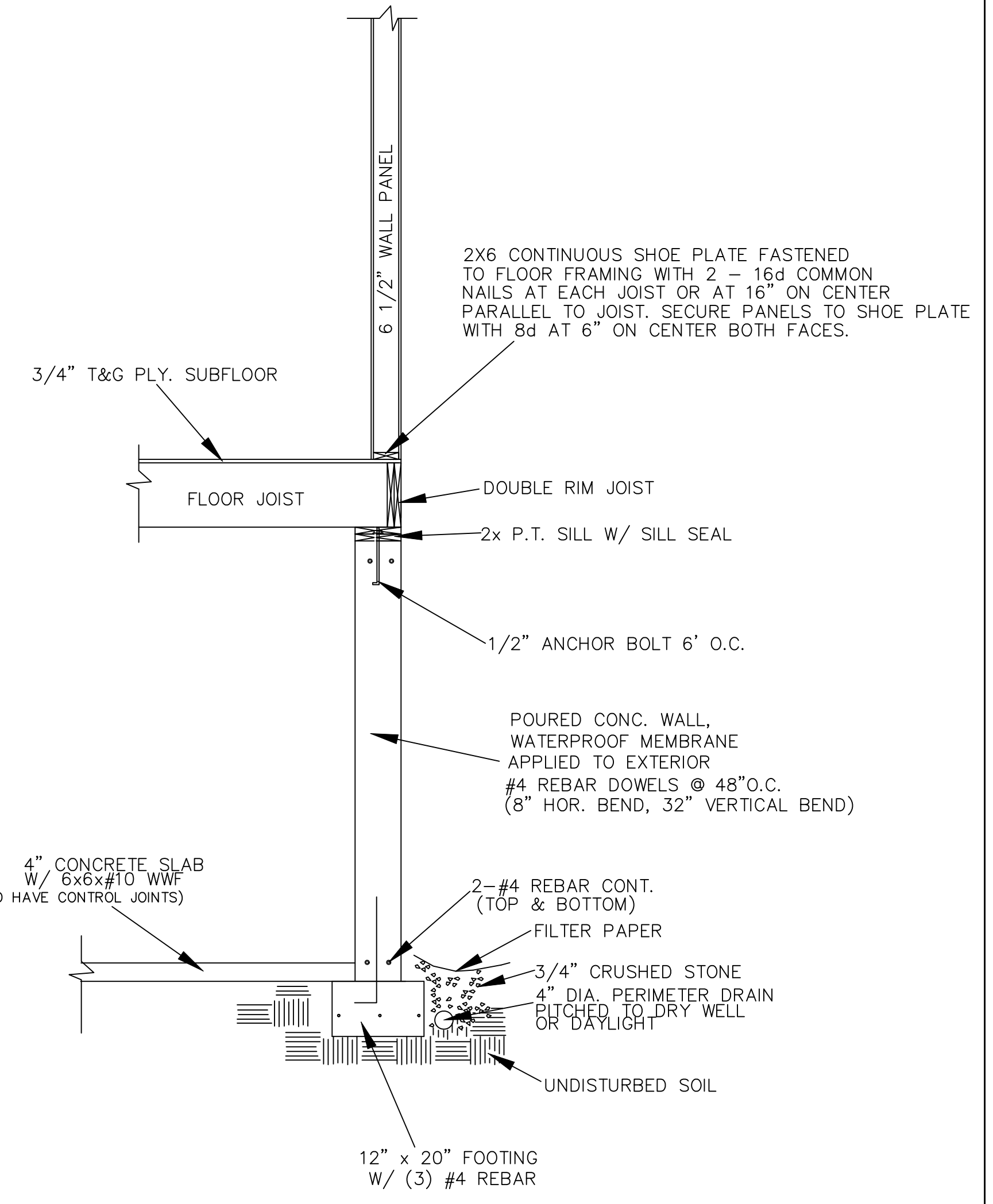
DRAWING  
STRUCTURE



**D3** PANEL CORNER CONNECTION W/ POST  
STRUCTURAL PANELS

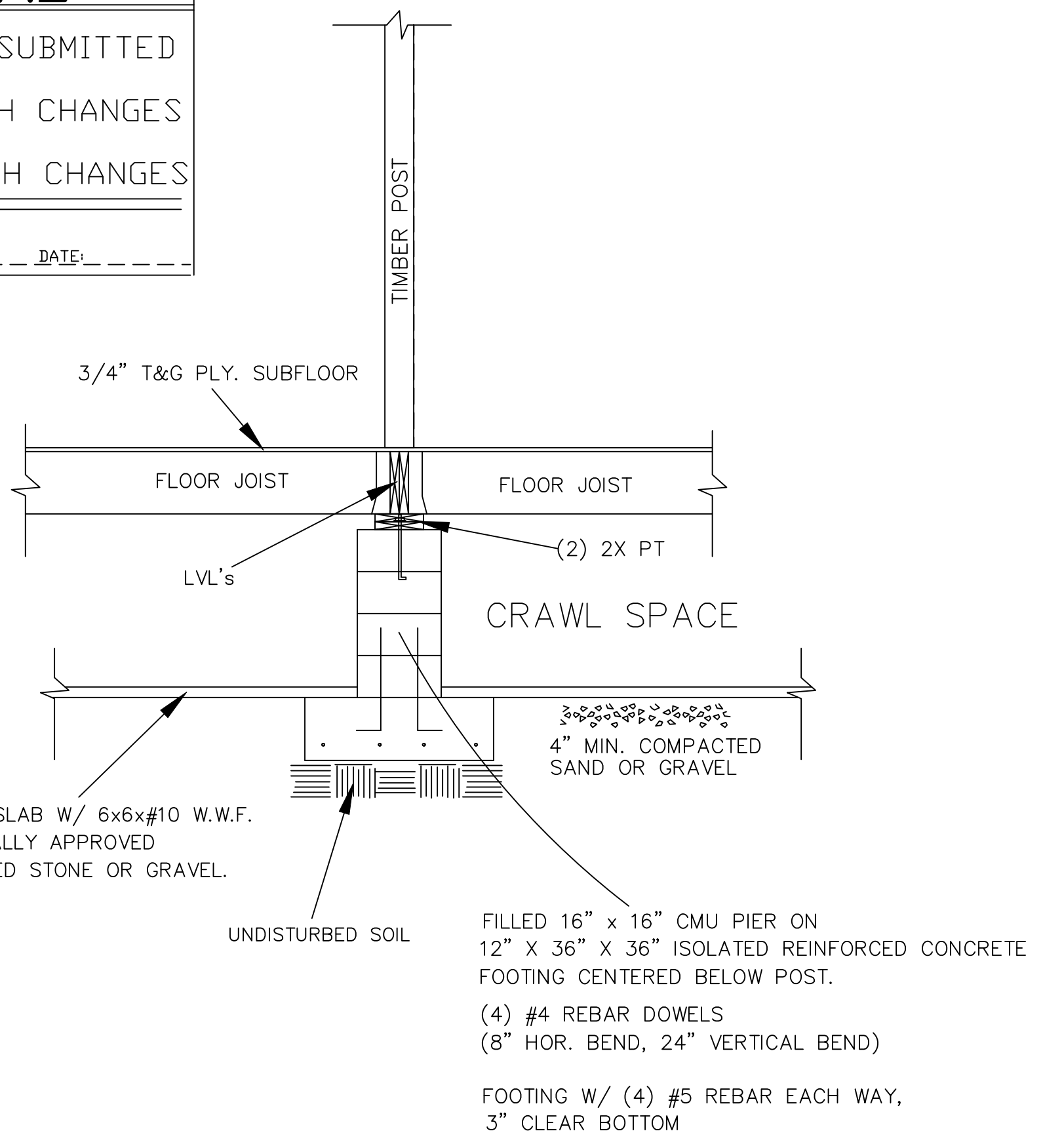


**D7** DECK / PORCH TO HOUSE CONNECTION

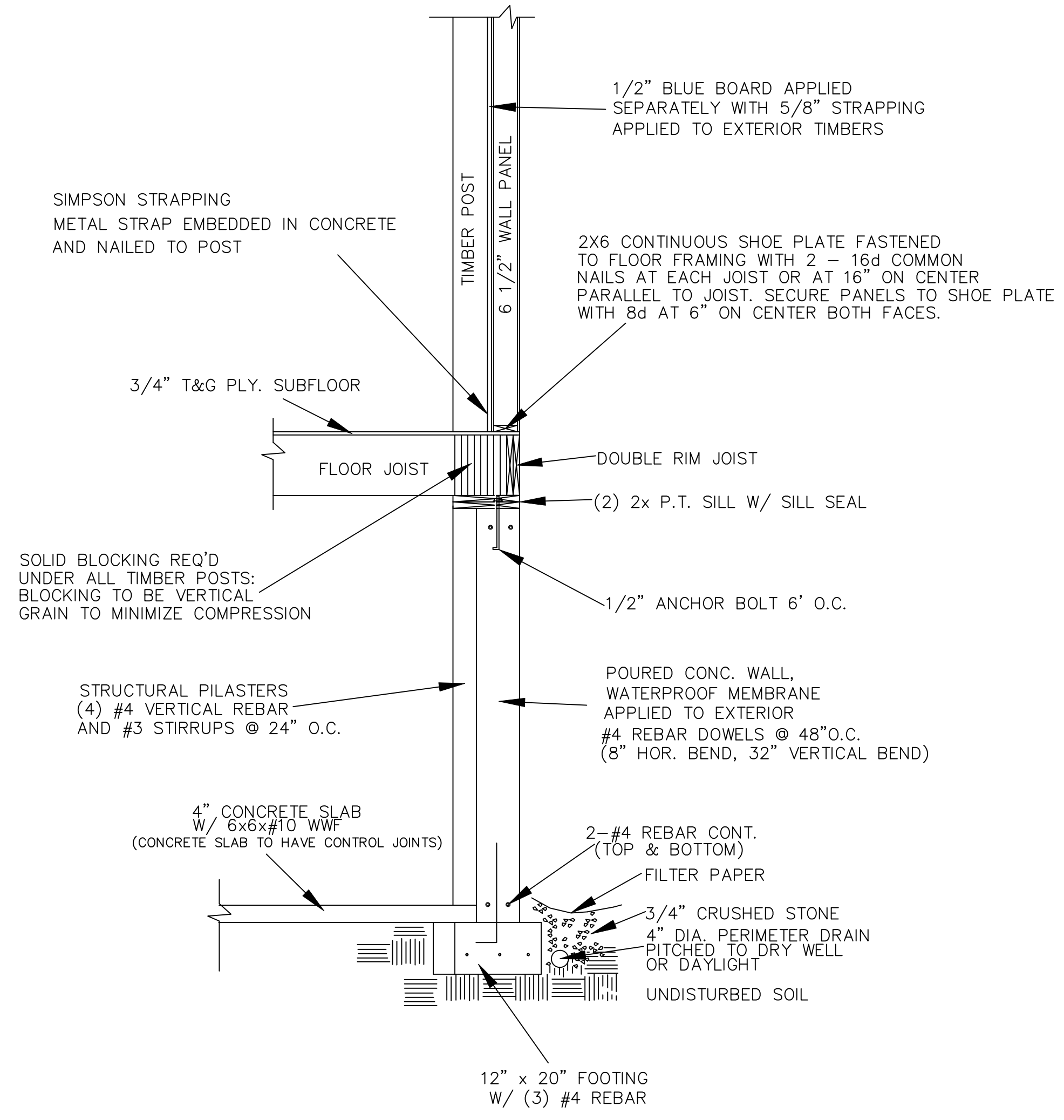


**D5** STANDARD SIP WALL SECTION

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**D1** INTERIOR SUPPORT SECTION



**D1** STANDARD TIMBER WALL SECTION

CONTRACTOR TO STEP EXTERIOR WALLS & FOOTINGS AS REQ'D TO MAINTAIN 24" MIN. DEPTH BELOW FINISH GRADE TO FOOTING

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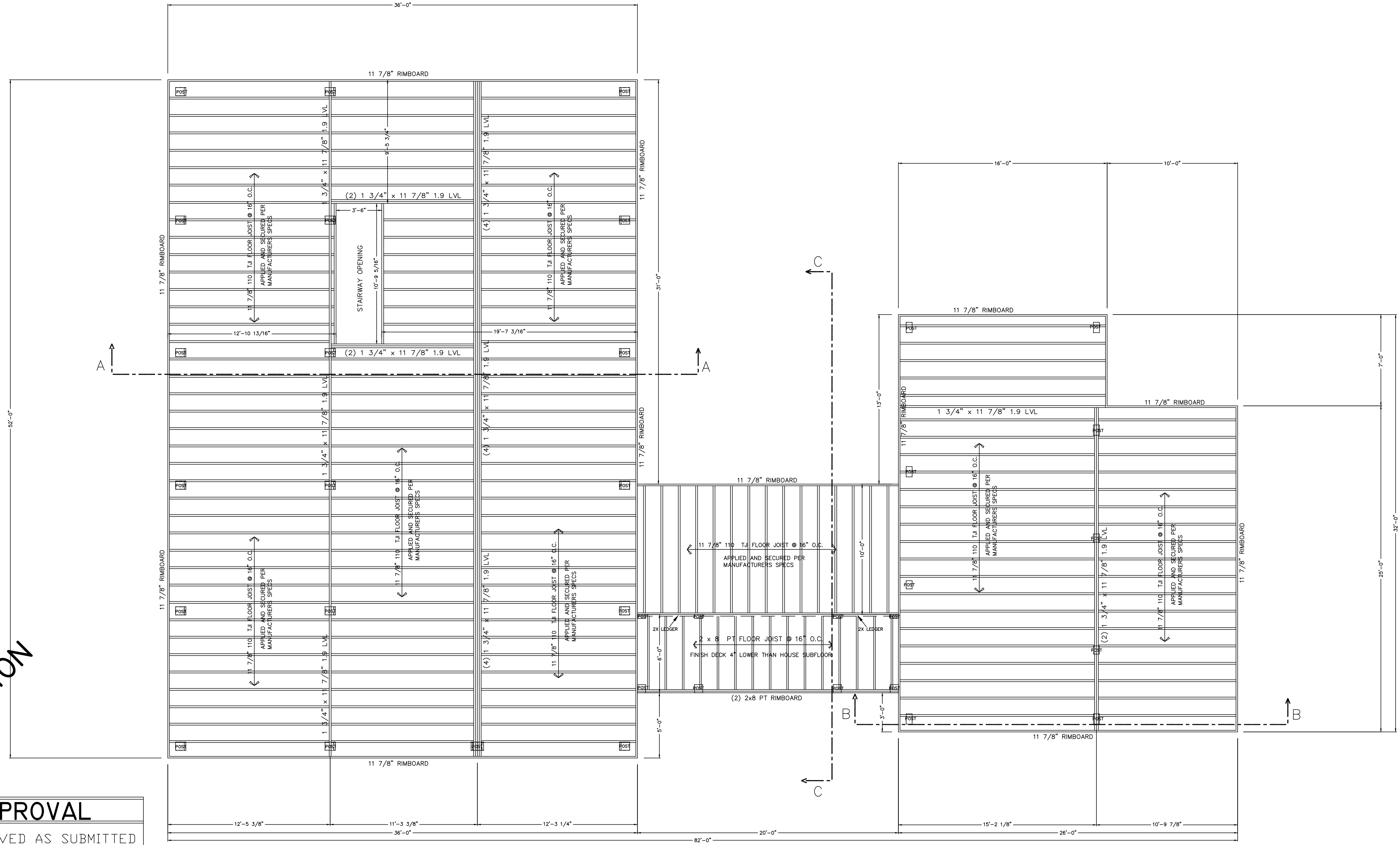
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FLOOR FRAMING NOTES:

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:  
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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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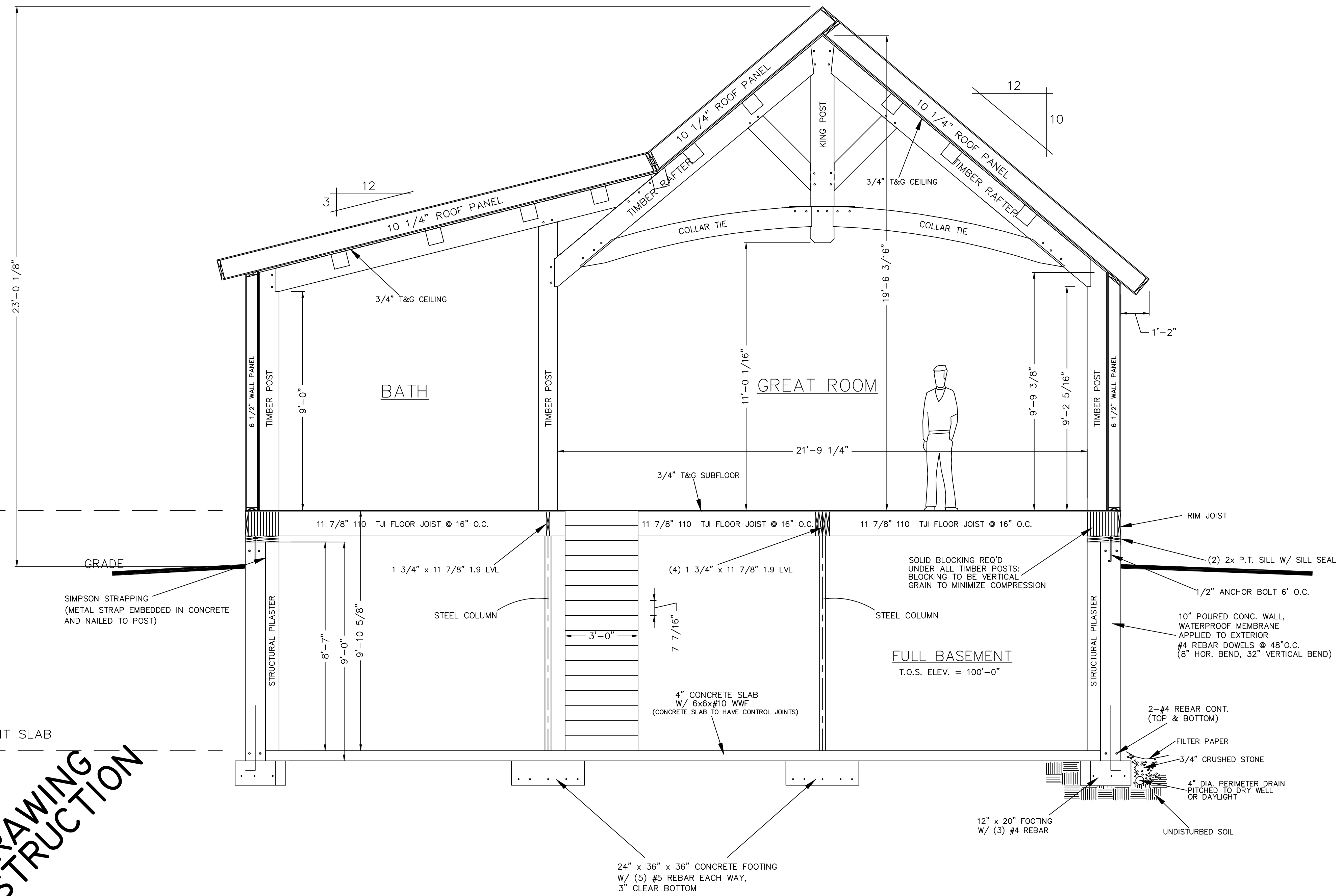
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PHONE: (603)852-8251

**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  
 METAL ROOFING

**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: 115 mph  
 SNOW LOAD: GROUND SNOW LOAD 40 psf  
 SEISMIC ZONE: B  
 FROST DEPTH: 24"

NOTE:  
 DIMENSIONS TO BE CONFIRMED BY GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.  
  
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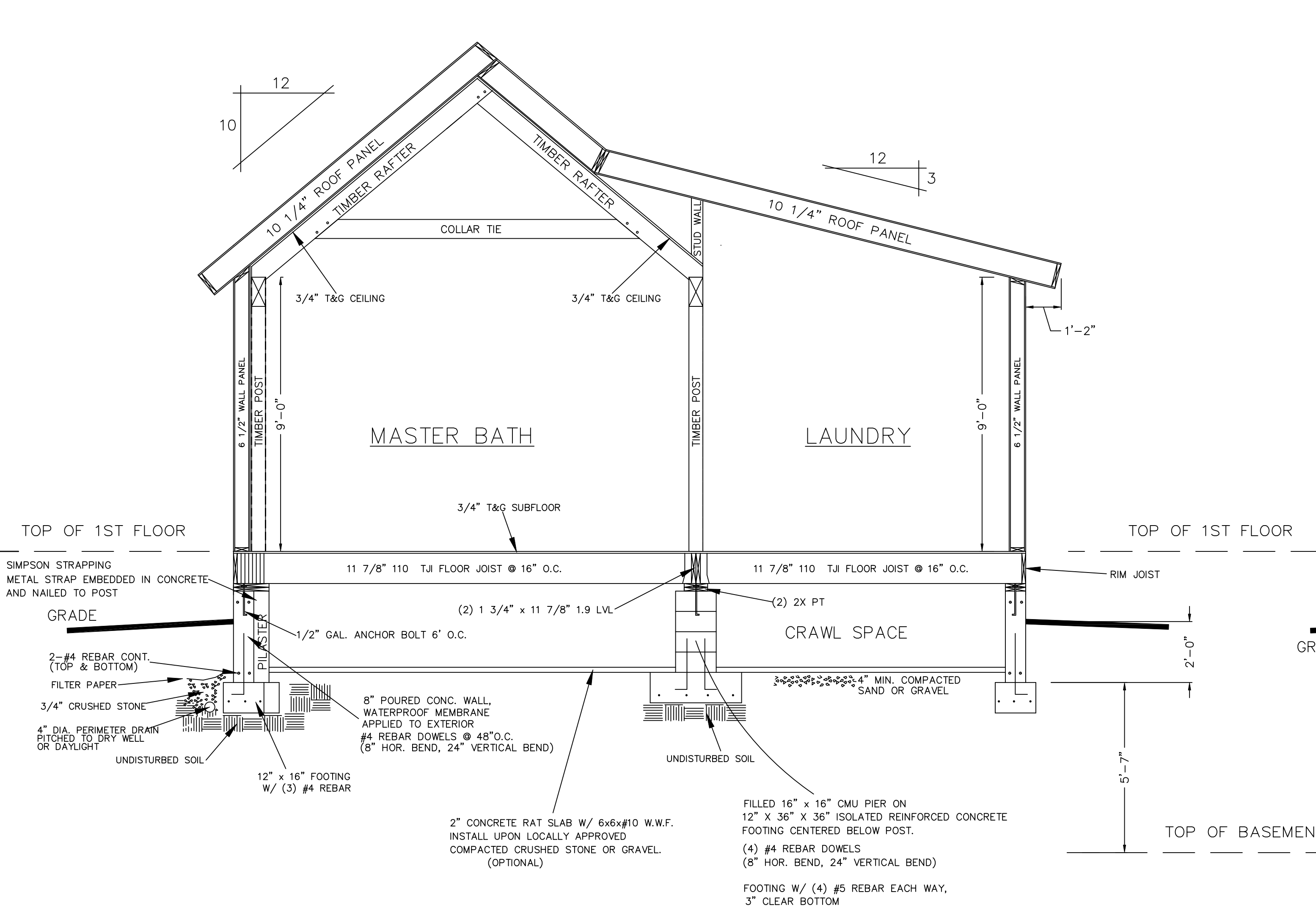
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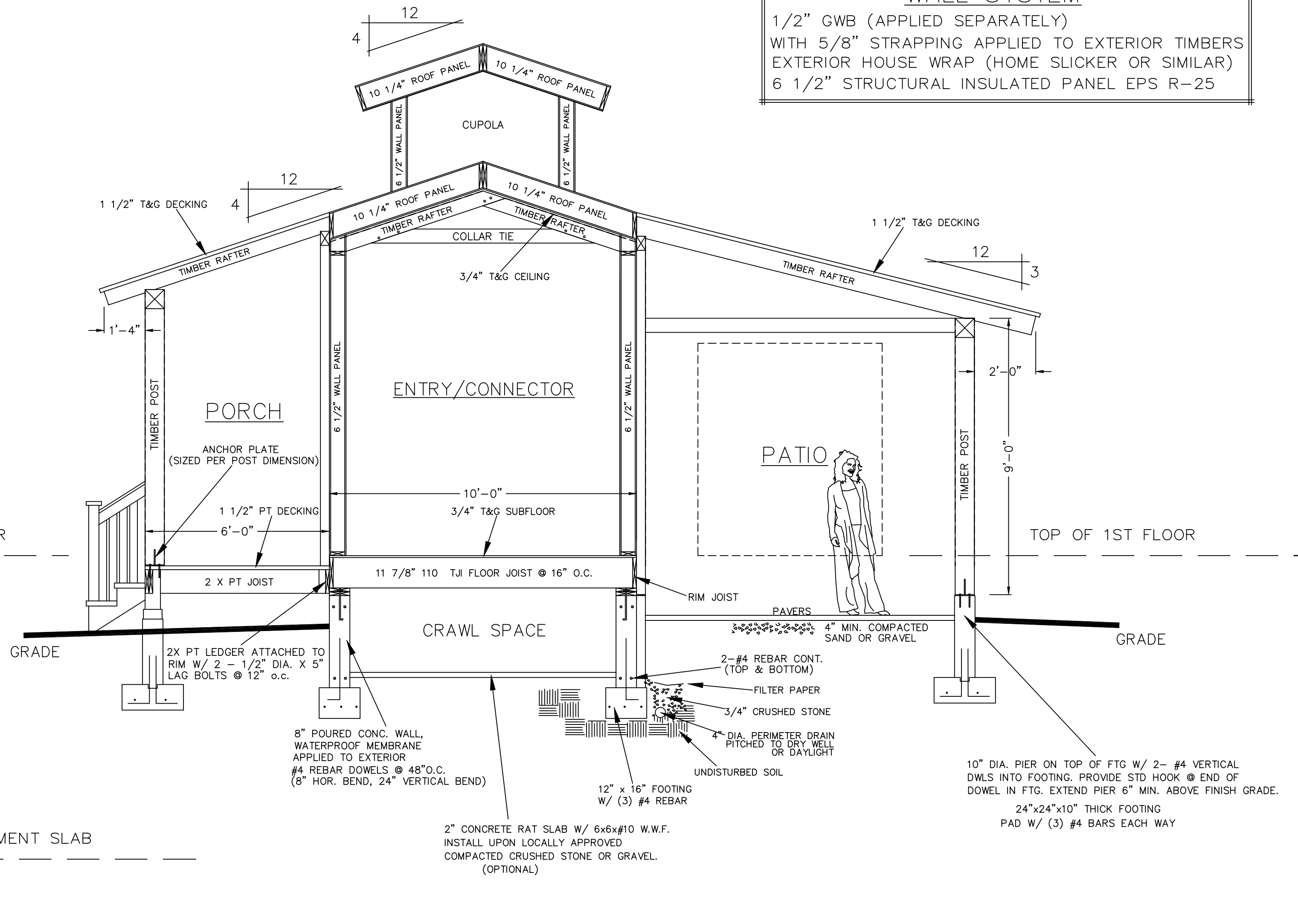
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 EXTERIOR HOUSE WRAP (HOME SLICKER OR SIMILAR)  
 6 1/2" STRUCTURAL INSULATED PANEL EPS R-25



**BUILDING SECTION B-B**

WIND LOAD: 115 mph  
 SNOW LOAD: GROUND SNOW LOAD 40 psf  
 SEISMIC ZONE: B  
 FROST DEPTH: 24"



**BUILDING SECTION C-C**

WIND LOAD: 115 mph  
 SNOW LOAD: GROUND SNOW LOAD 40 psf  
 SEISMIC ZONE: B  
 FROST DEPTH: 24"

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

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

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SIGNED: _____	DATE: _____

SCALE: 3/8" = 1'-0"	REVISIONS	
	NUMBER	DISCUSSION
DATE: 9/1/19	DATE: 11/18/19	
DRAWN BY: DEW	DATE: 3/1/20	
CHECKED BY:		

**GROVES RESIDENCE  
 FORT VALLEY, VA 22652**

JOB NAME:

DW TIMBER FRAME DESIGN  
 TIMBER FRAME & PANEL HOME DESIGN  
 WWW.TIMBERFRAMEDSIGN.NET  
 PHONE: (603)852-9251