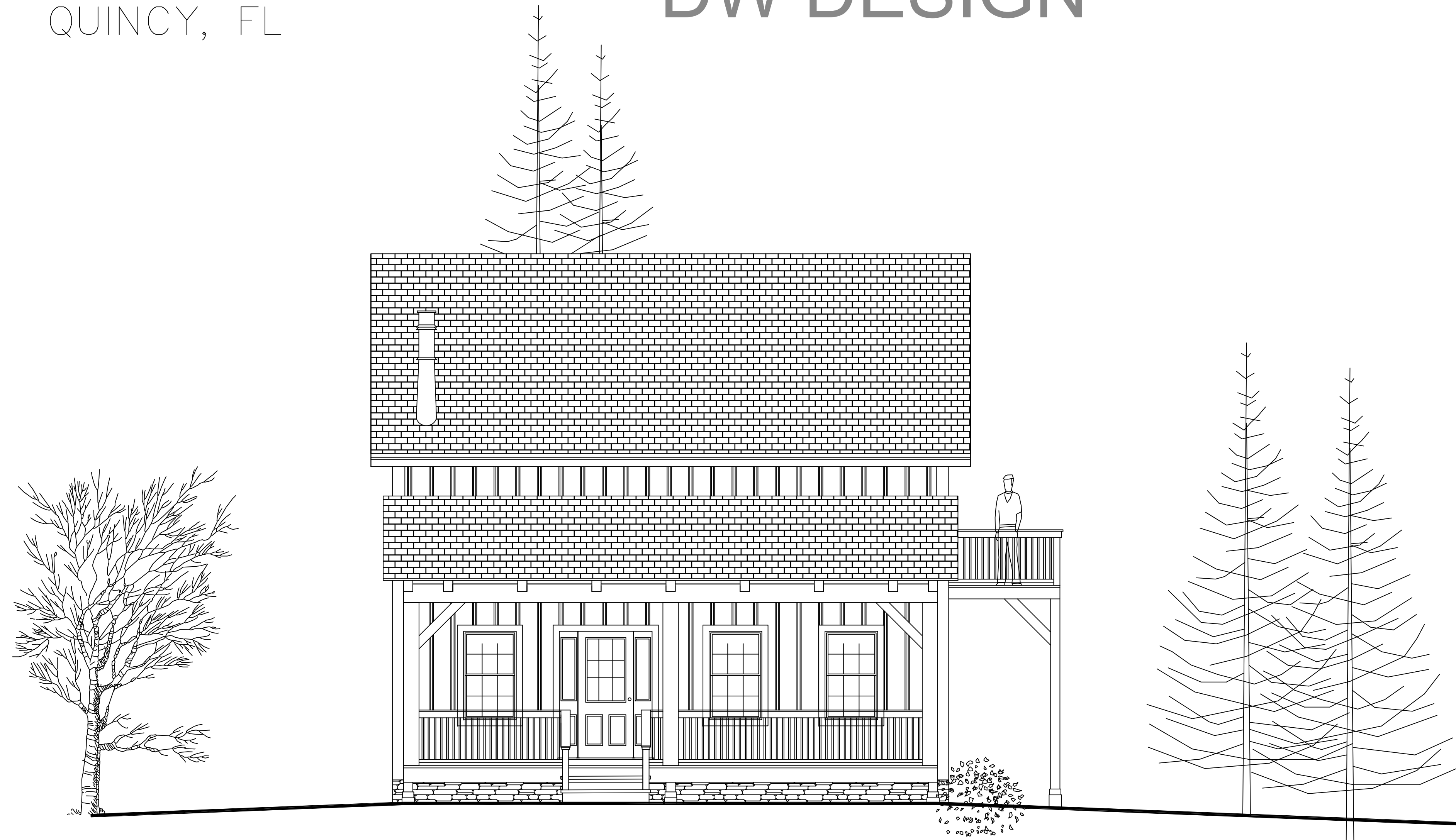


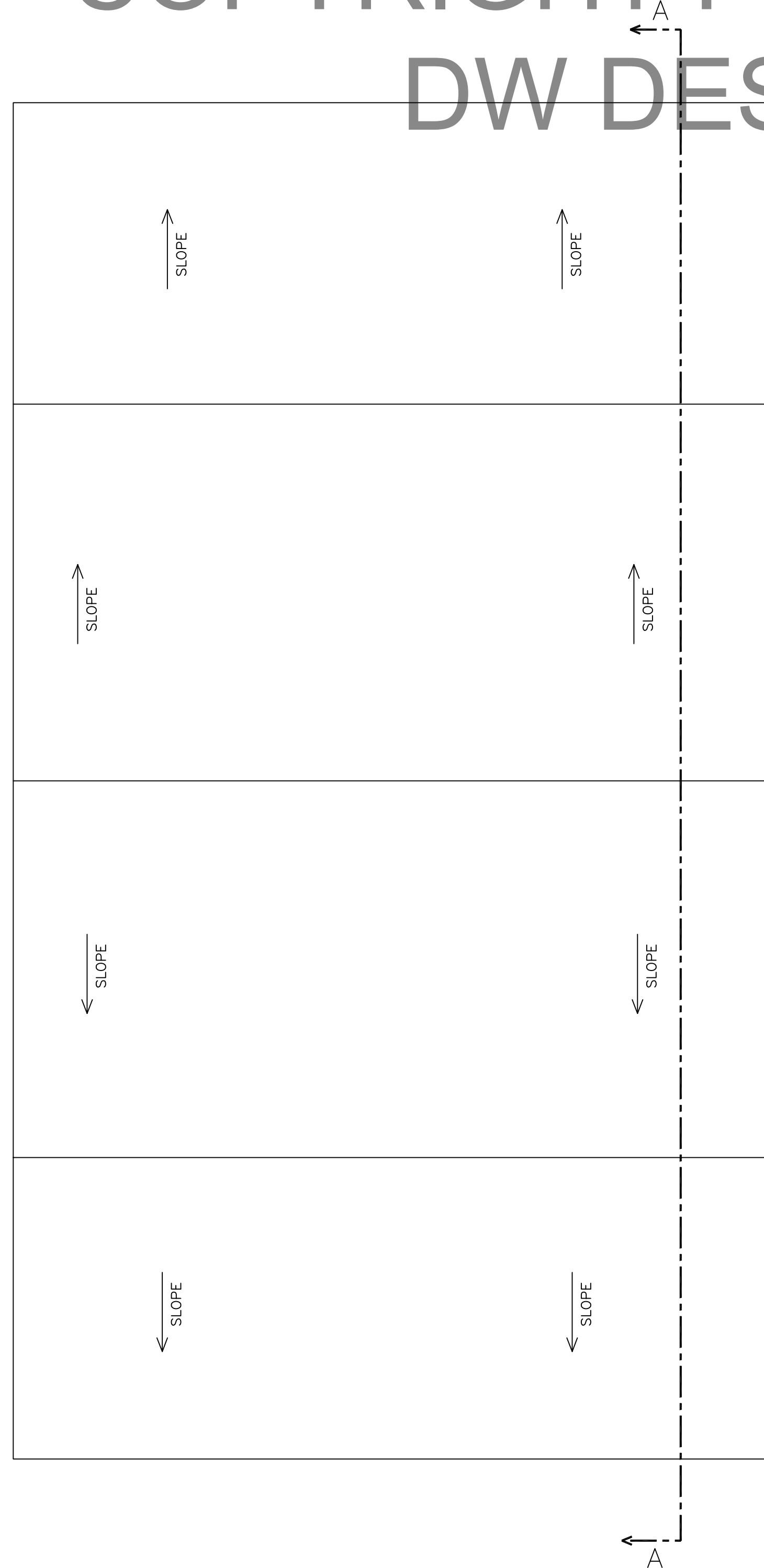
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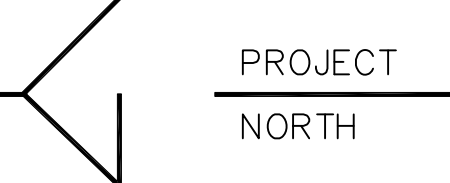
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ROOF PLAN



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WEST ELEVATION

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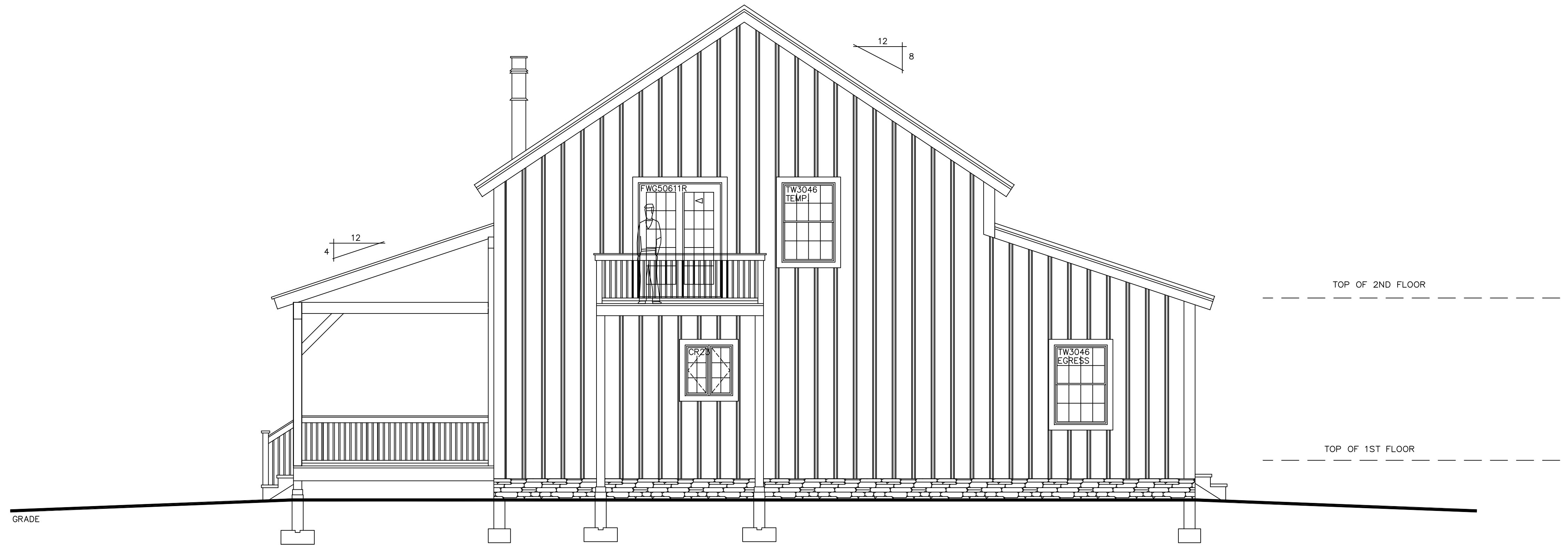
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SOUTH ELEVATION

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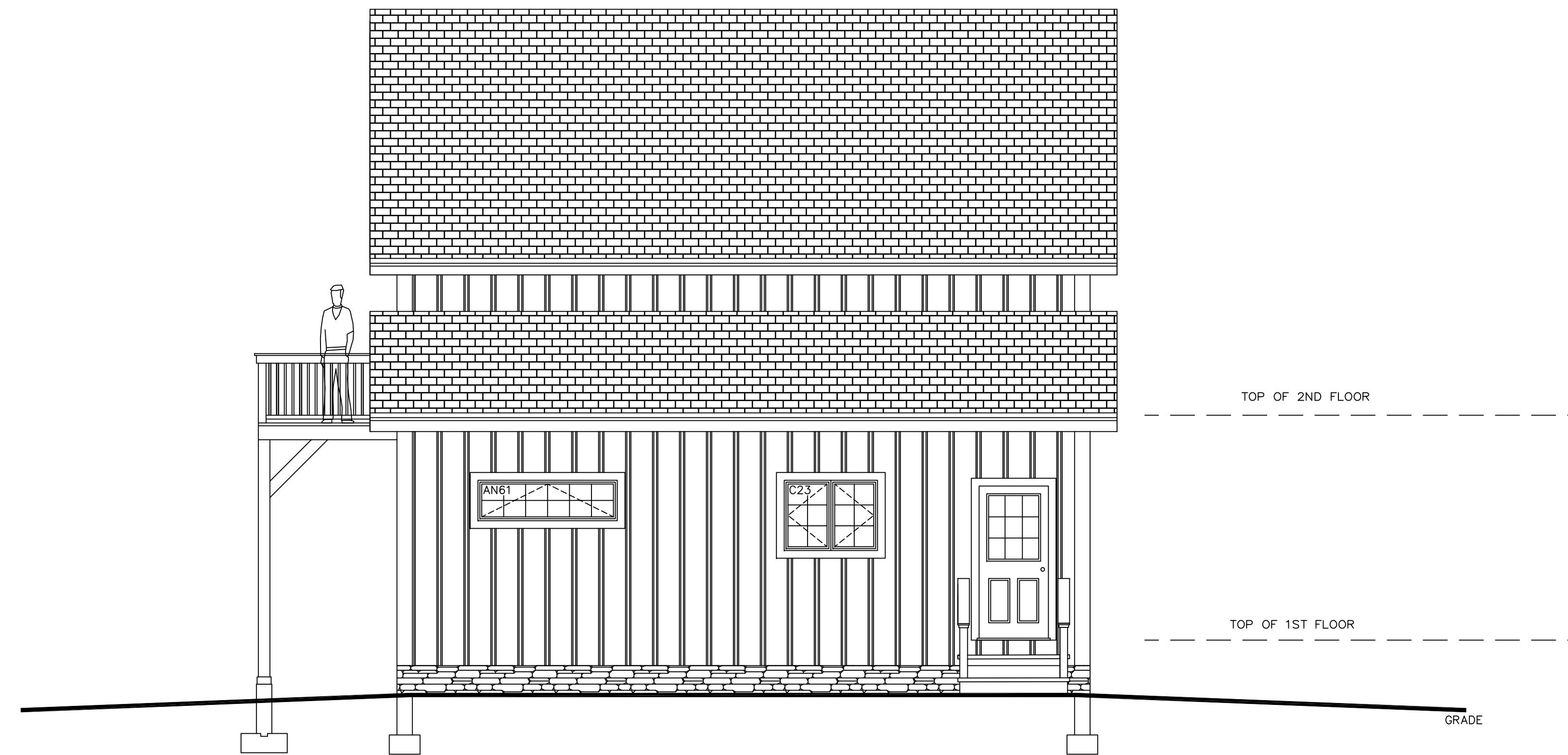
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EAST ELEVATION

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CONCRETE NOTES:

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 2" THICK W/ 6x6x#10 W.W.F. (OPTIONAL)
5. CONCRETE SLAB TO HAVE CONTROL JOINTS.
6. MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.
7. STEEL BARS TO BE GRADE 60.
8. CONCRETE TO BE PLACED WITH A SLUMP NOT TO EXCEED 5".
9. LAP SPLICES IN STEEL TO BE 30 BAR DIAMETER.
10. ALL STEEL REINFORCING SPECIFICATIONS TO BE REVIEWED AND APPROVED BY LOCAL ENGINEER & MUST MEET ALL APPLICABLE CODES.
11. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
12. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW FROST LINE.
13. 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:

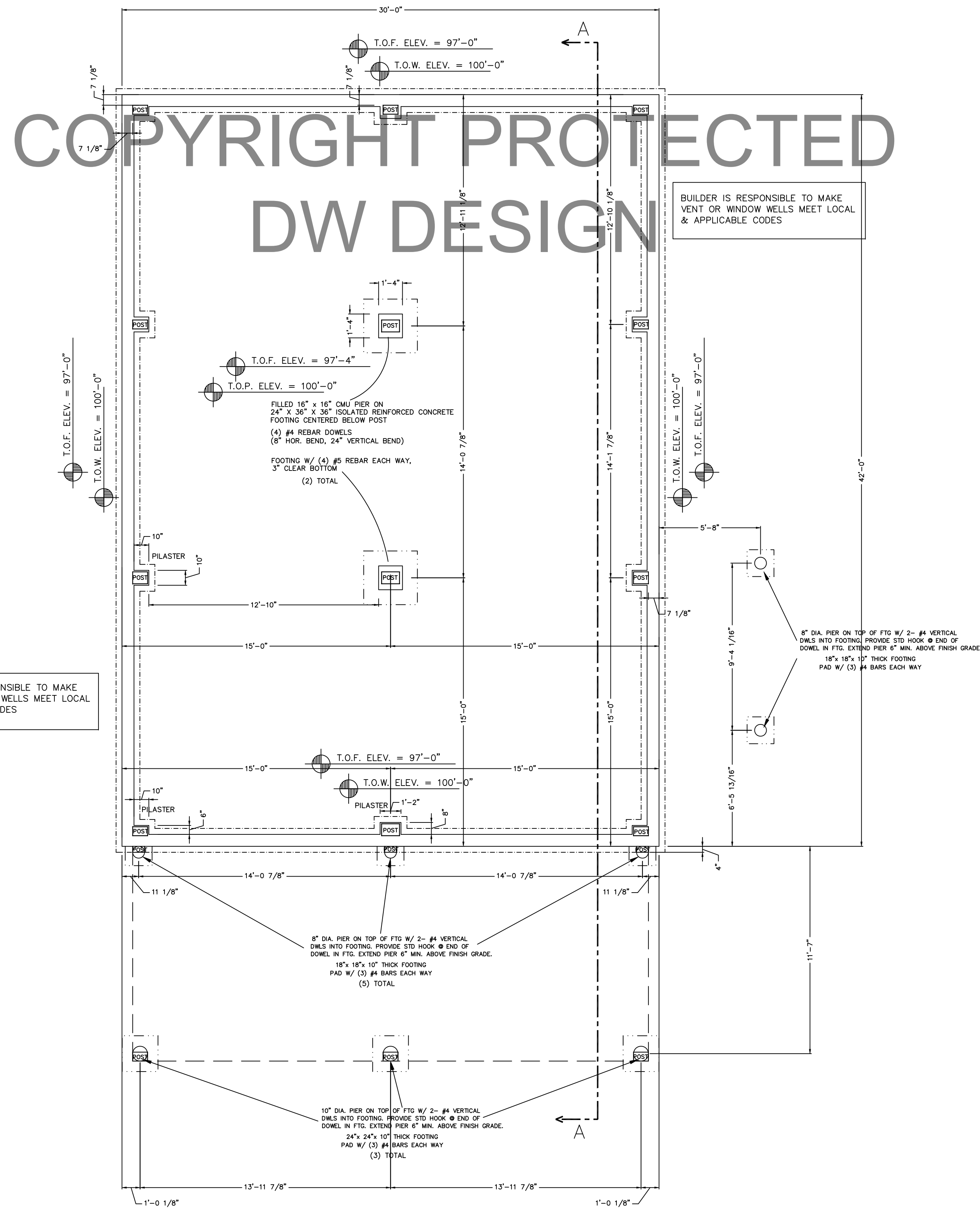
1. DOOR AND WINDOW OPENINGS PER OWNER
2. G.C. IS RESPONSIBLE TO MAKE ALL WINDOW WELLS MEET LOCAL & APPLICABLE CODES

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
 T.O.P. = TOP OF PIER

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

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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:
 ALL FOUNDATION ELEVATIONS ARE BASED FROM PERIMETER WALL

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

BUILDER IS RESPONSIBLE TO MAKE VENT OR WINDOW WELLS MEET LOCAL & APPLICABLE CODES

BUILDER IS RESPONSIBLE TO MAKE VENT OR WINDOW WELLS MEET LOCAL & APPLICABLE CODES

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

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

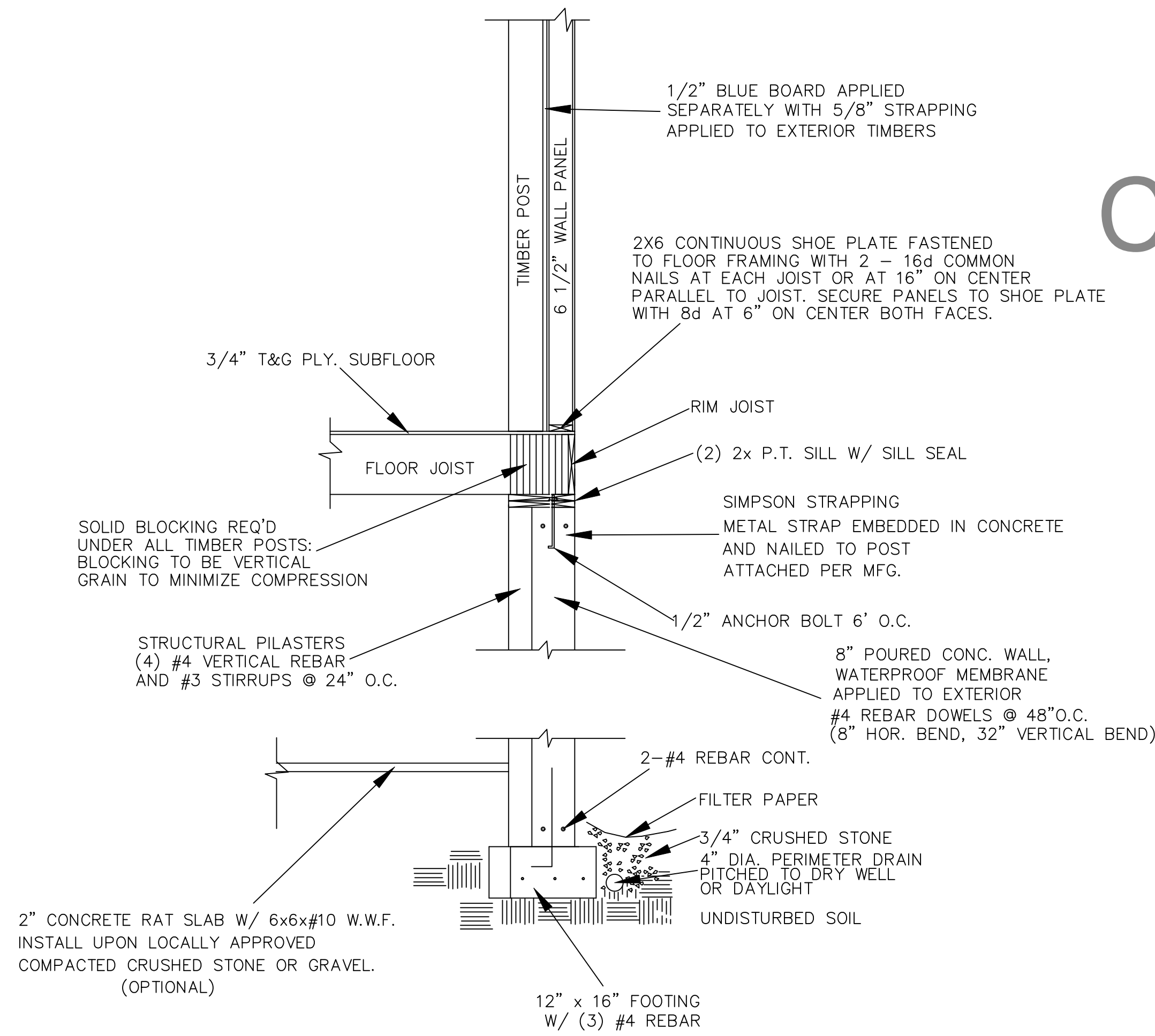
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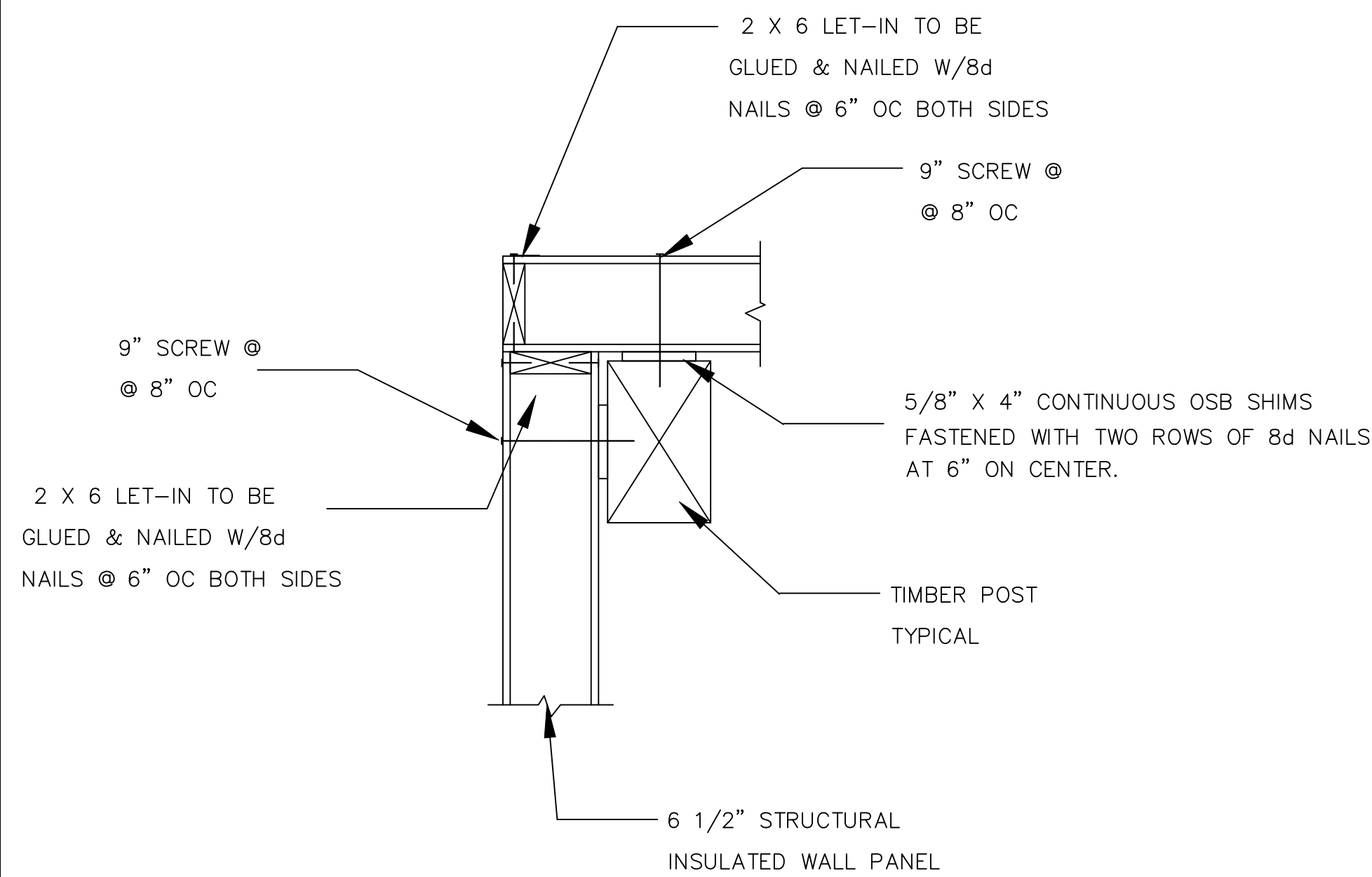
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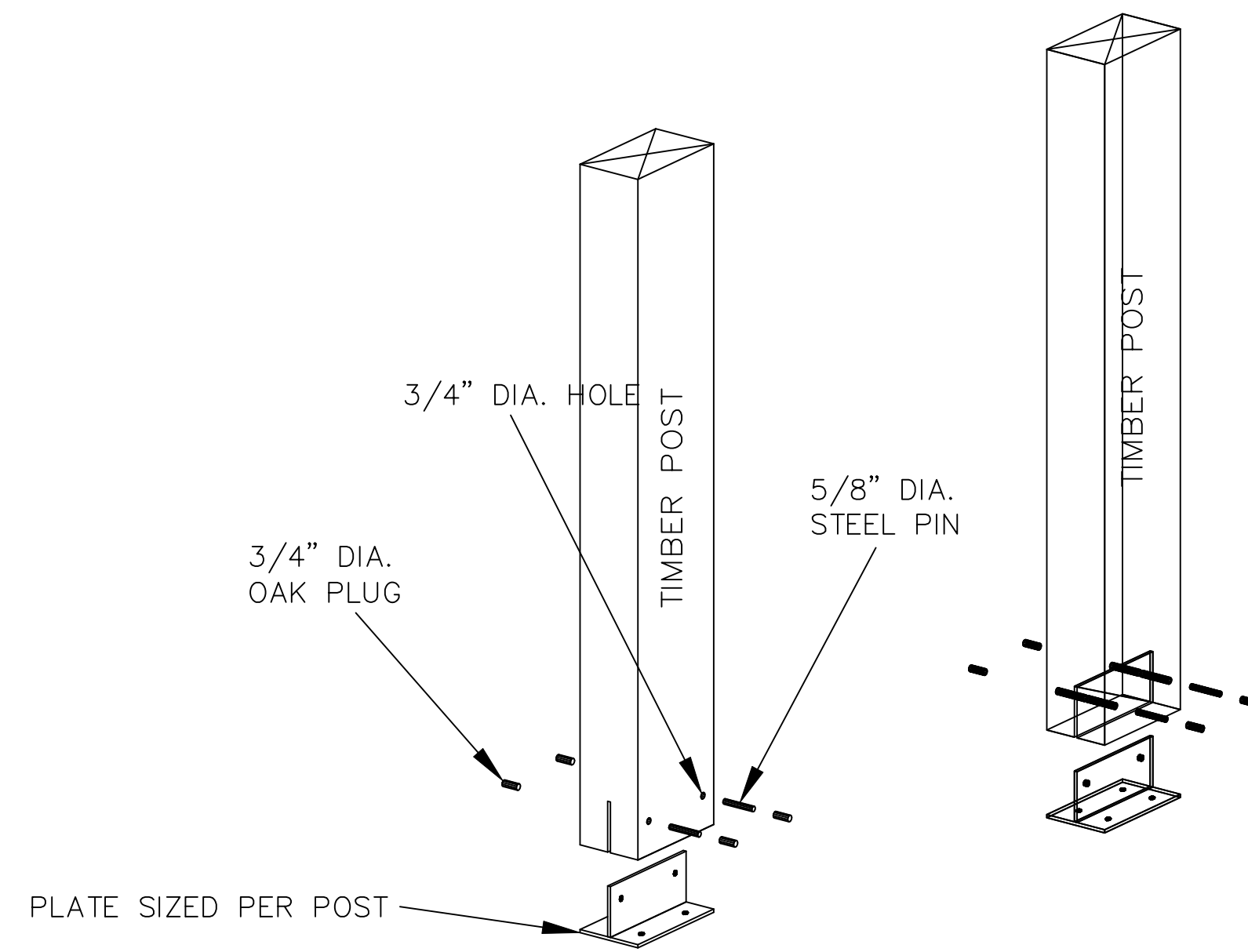
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D1 STANDARD TIMBER WALL SECTION

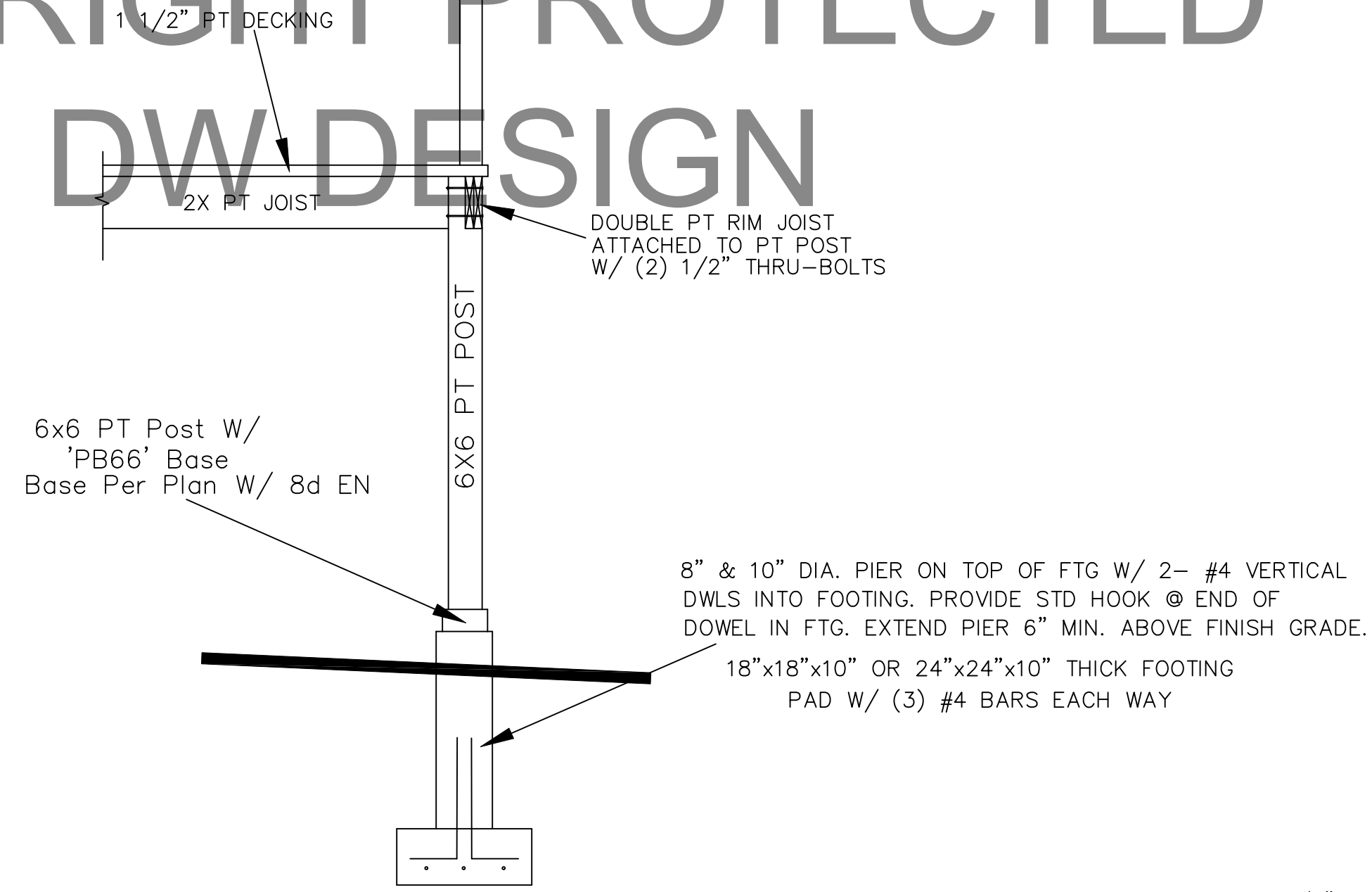


D3 PANEL CORNER CONNECTION W/ POST
STRUCTURAL PANELS

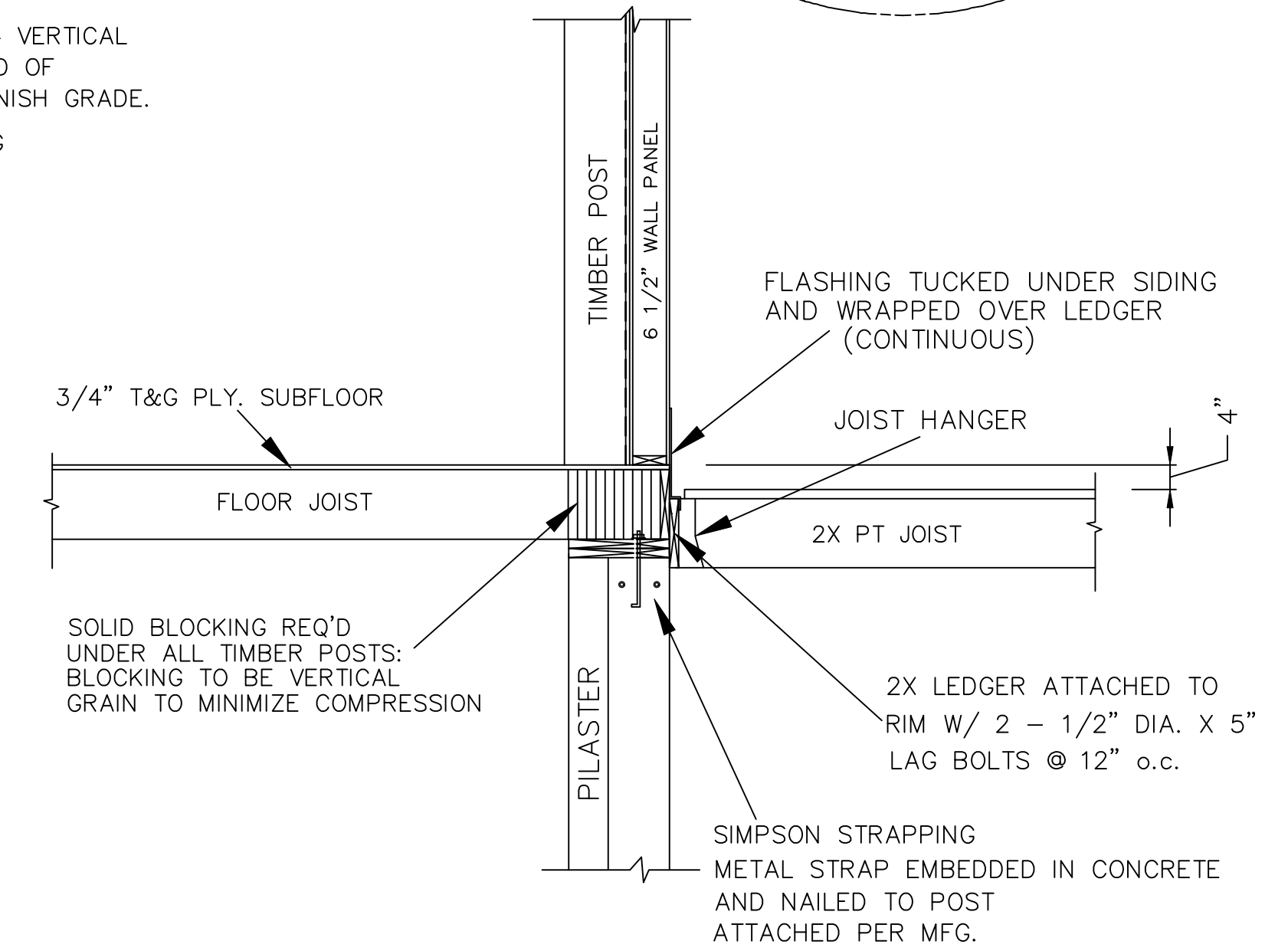


D5 TIMBER POST ANCHOR PLATE

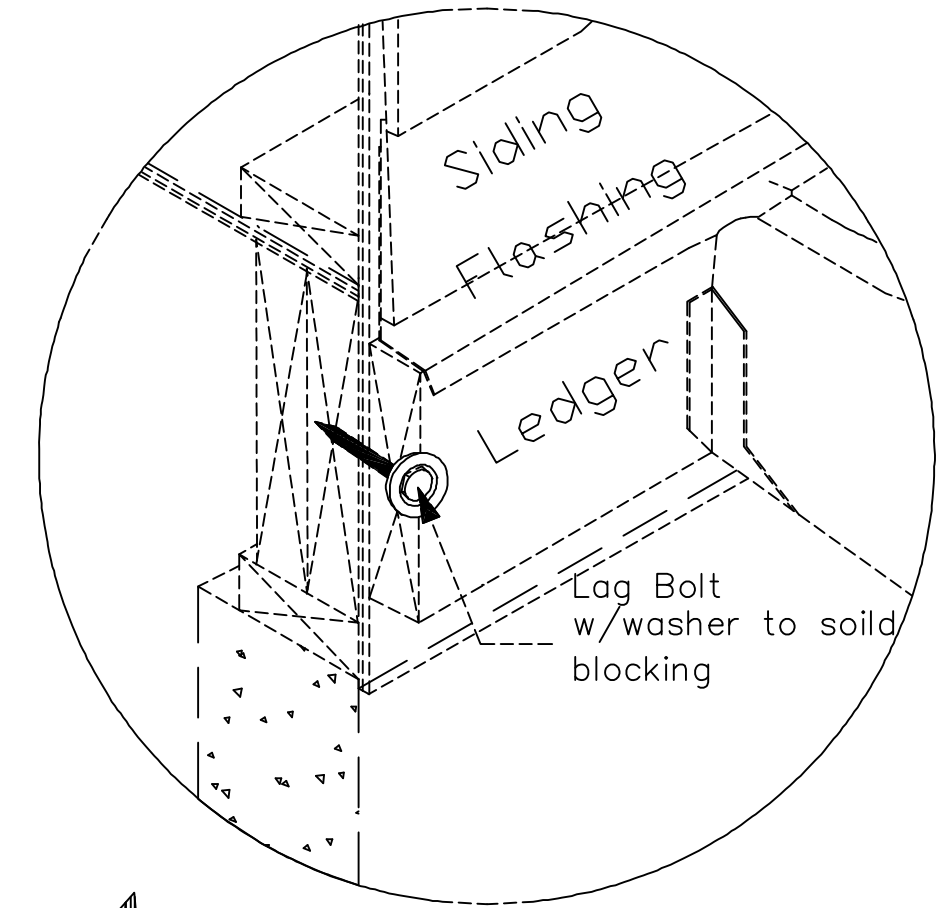
NOTE:
SIZED PER POST DIMENSION



D4 DECK POST CONNECTION



D2 DECK / PORCH TO HOUSE CONNECTION



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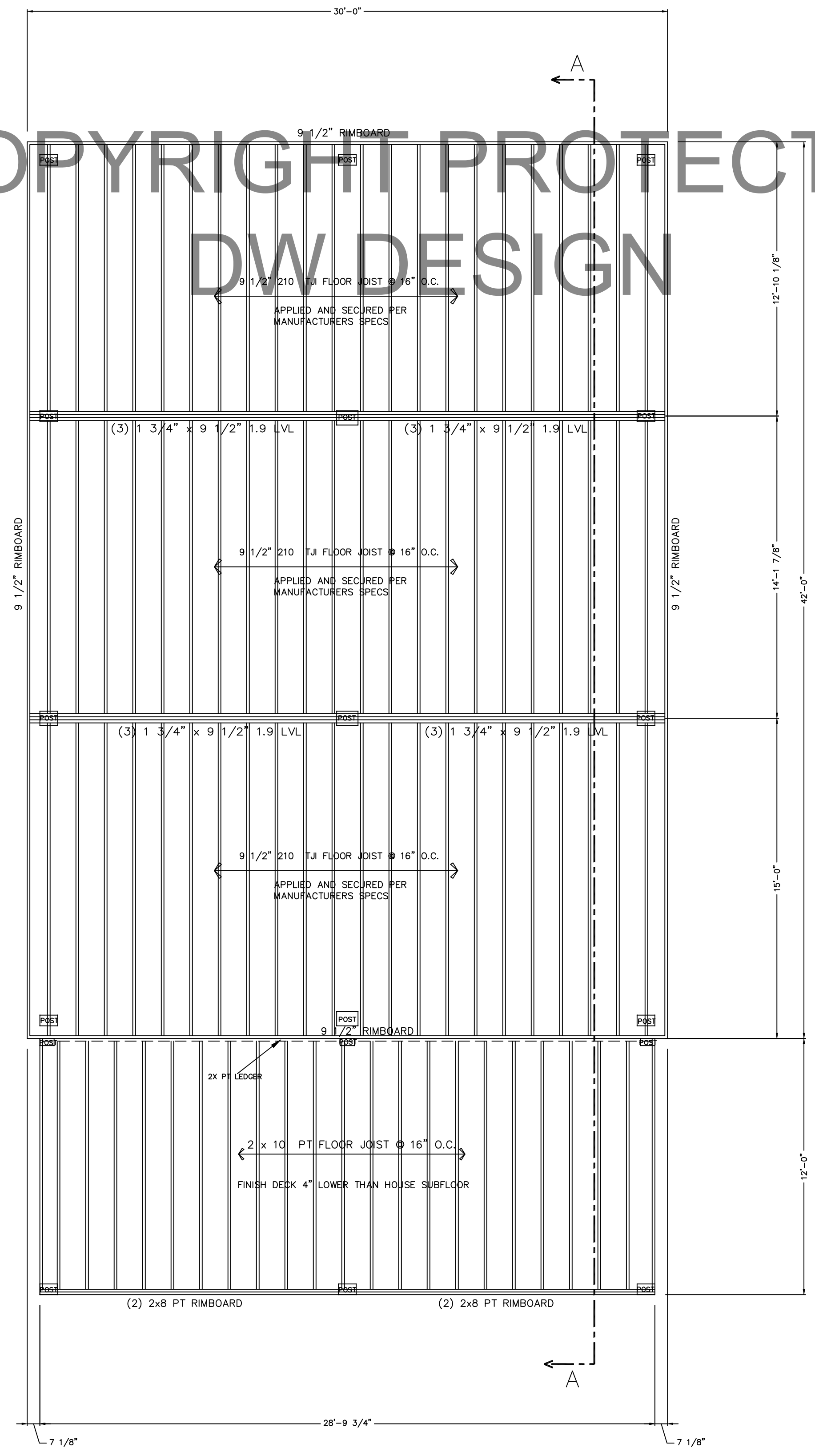
FD2

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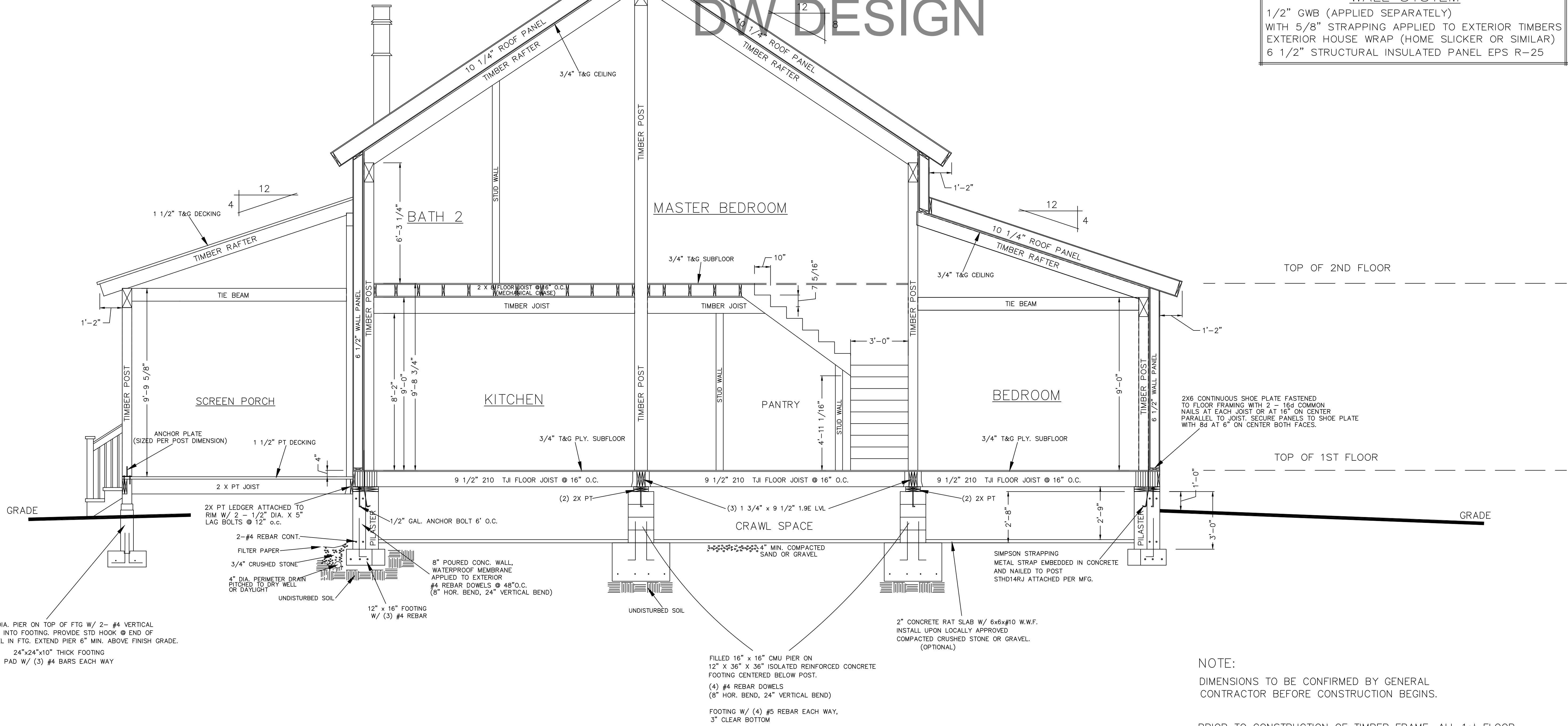
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TIMBER ROOF SYSTEM
 3/4" PINE T&G (APPLIED SEPARATELY)
 30# ROOFING FELT
 10 1/4" STRUCTURAL INSULATED PANEL EPS R-40
 SYNTHETIC ROOF UNDERLAYMENT
 METAL ROOFING

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: 129 mph
 SNOW LOAD: GROUND SNOW LOAD 0 psf
 FROST DEPTH: 0"

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 GRAIN TO MINIMIZE COMPRESSION

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A-A