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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.

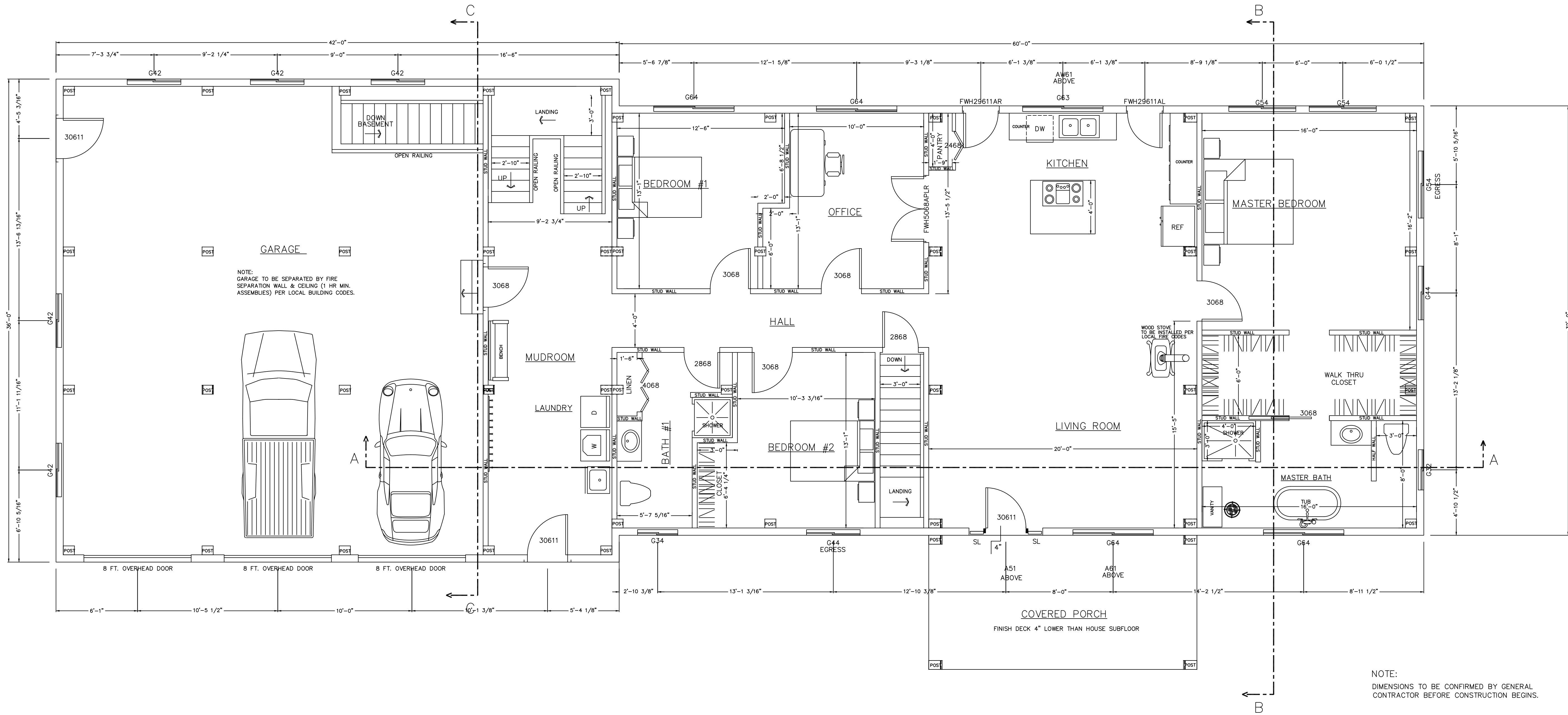
REVISIONS	
NUMBER	DESCRIPTION

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

DATE: **4/1/19**

DRAWN BY: **DEW**

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NOTE:
GARAGE TO BE SEPARATED BY FIRE SEPARATION WALL & CEILING (1 HR MIN. ASSEMBLIES) PER LOCAL BUILDING 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.

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

FIRST FLOOR PLAN

PROJECT NORTH

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FAIRFIELD, VT 05455**

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

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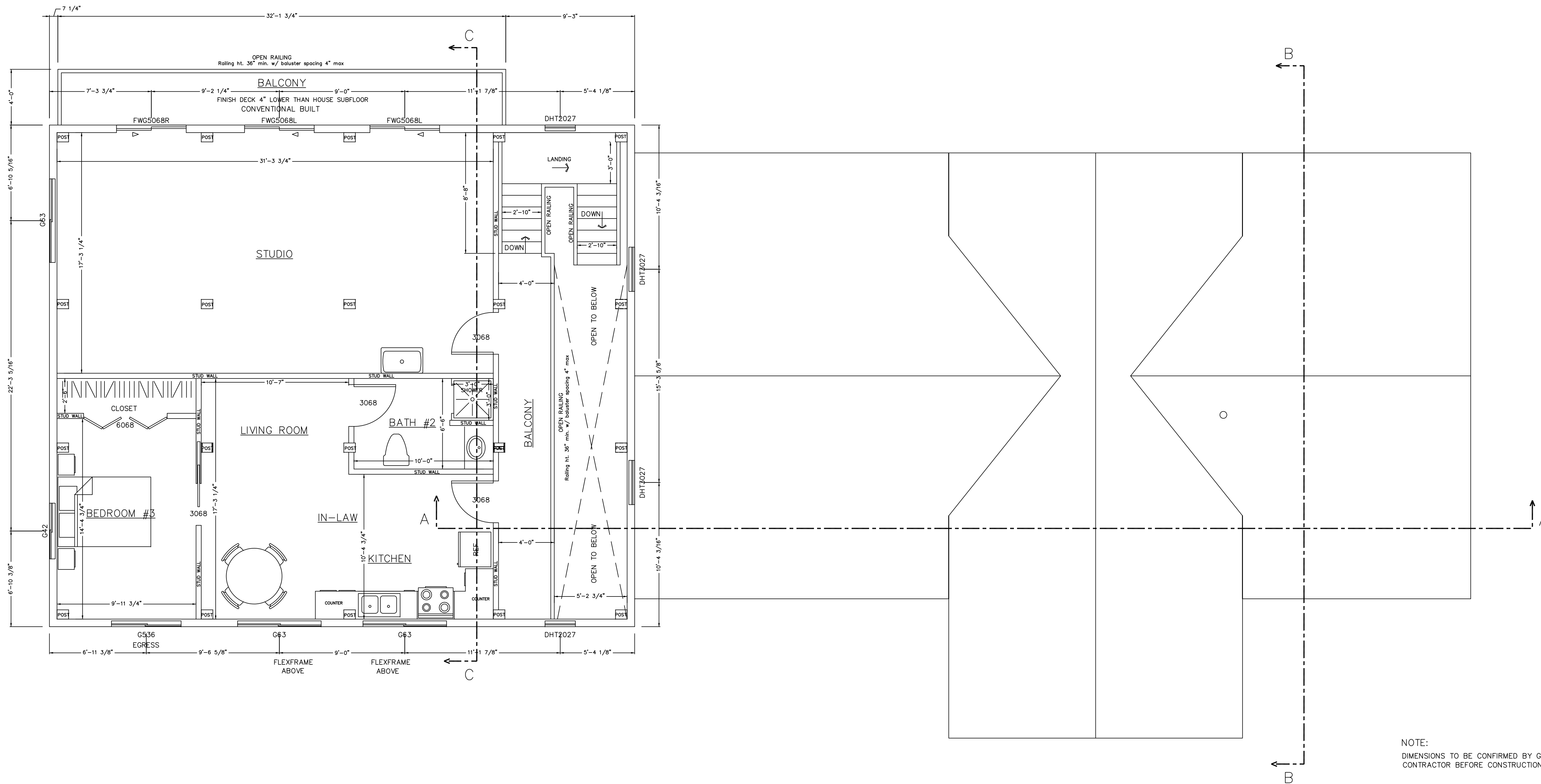
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SECOND FLOOR PLAN PROJECT NORTH

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

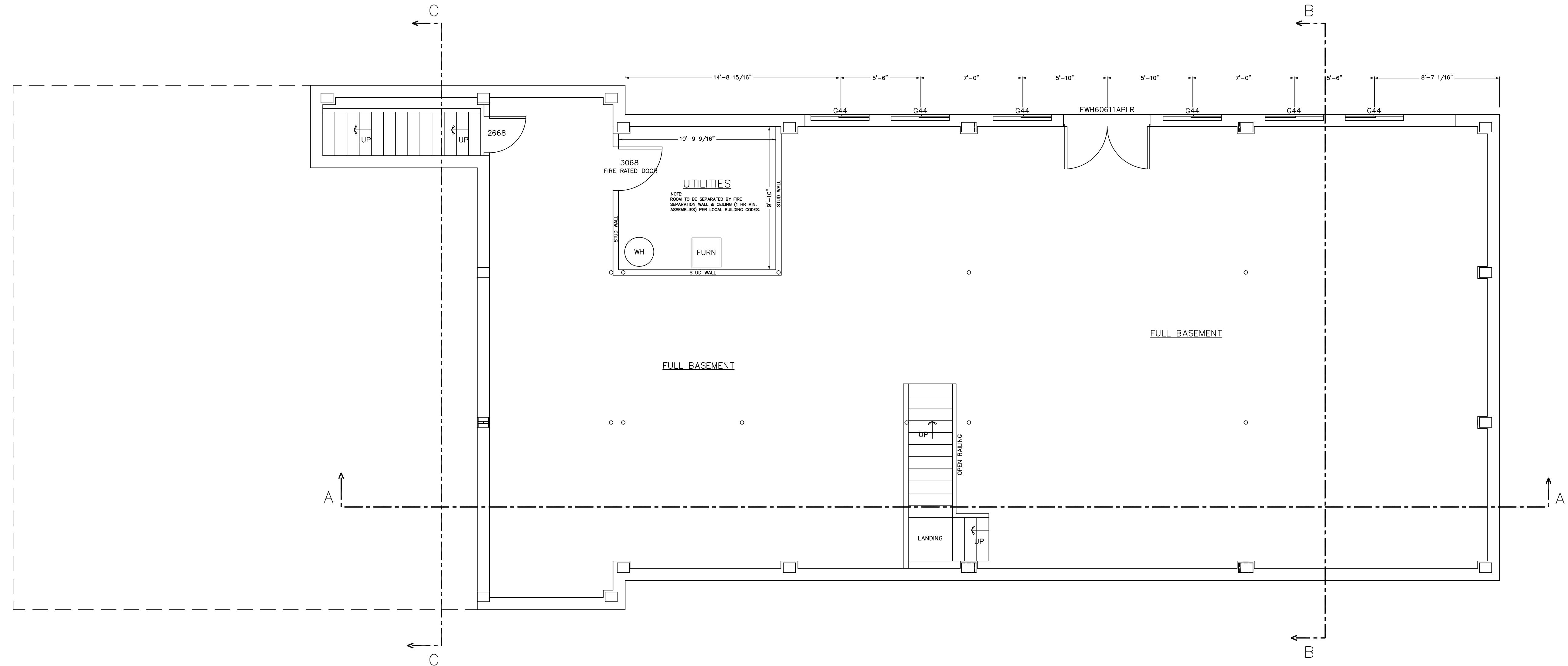
BASEMENT TO HAVE CO DETECTOR
HARDWIRE SMOKE DETECTORS (W/ BATTERY B.U.) EACH FLOOR

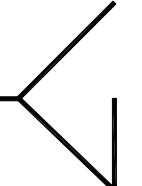
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BASEMENT PLAN  PROJECT NORTH

NOTE:
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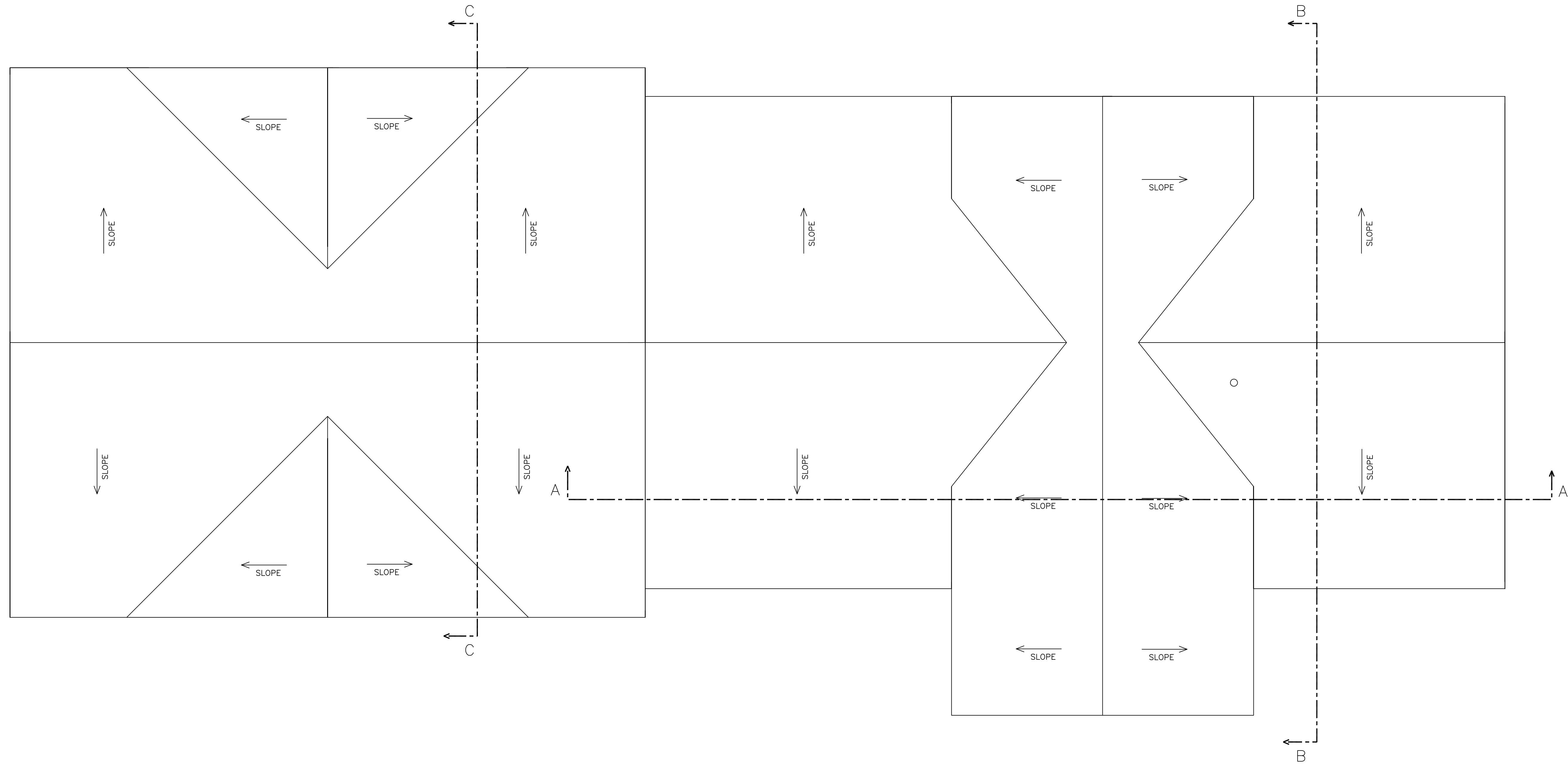
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ROOF PLAN

PROJECT
NORTH

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7/27/19	

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WEST ELEVATION

TOP OF 1ST FLR WINDOWS @ 6'-11"
TOP OF 2ND FLR WINDOWS @ 6'-8"

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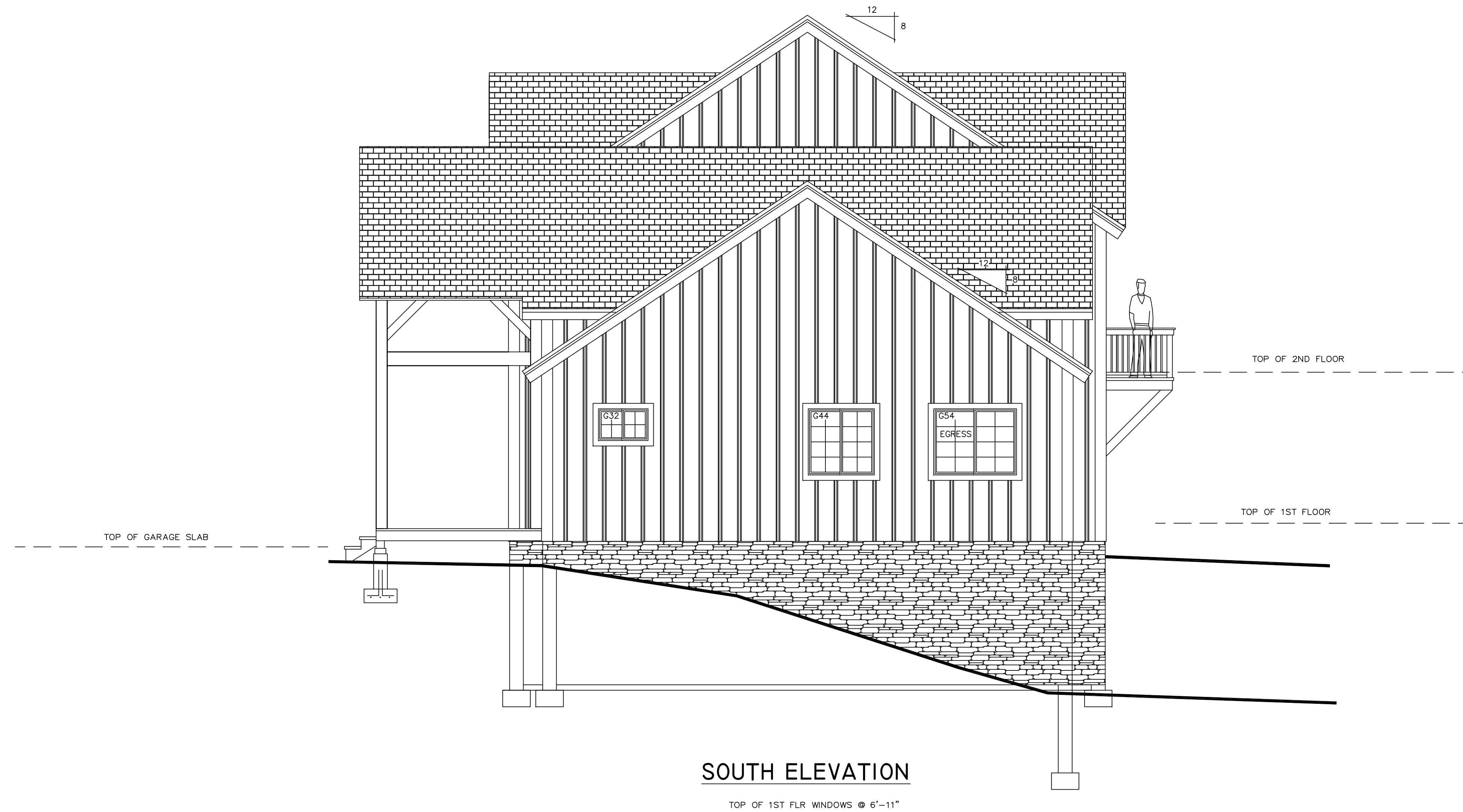
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A-6

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EAST ELEVATION

TOP OF 1ST FLR WINDOWS @ 6'-11"
 TOP OF 2ND FLR WINDOWS @ 6'-8"
 TOP OF BASEMENT WINDOWS @ 6'-11"

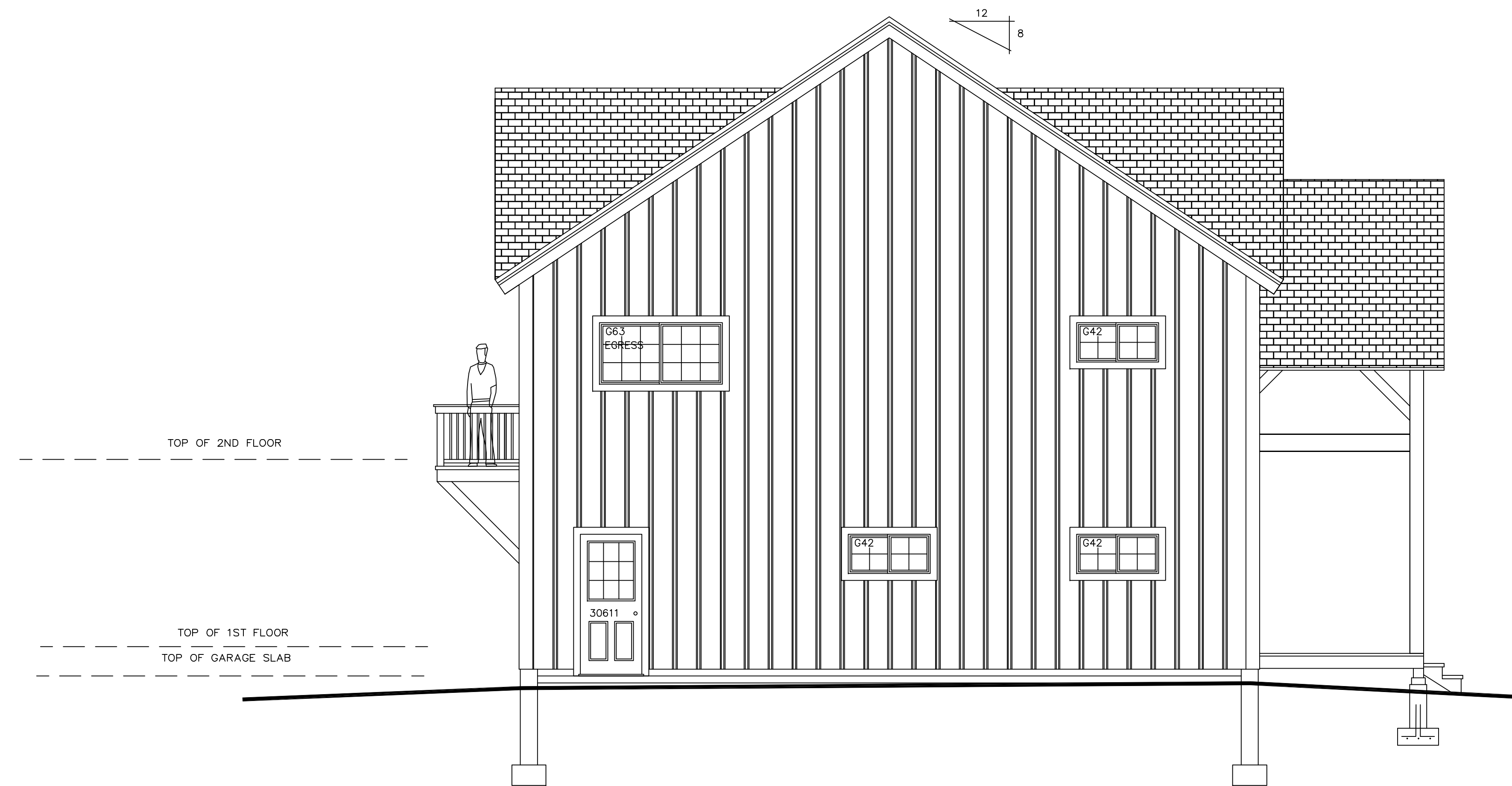
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NORTH ELEVATION

TOP OF 1ST FLR WINDOWS @ 6'-11"
TOP OF 2ND FLR WINDOWS @ 6'-8"

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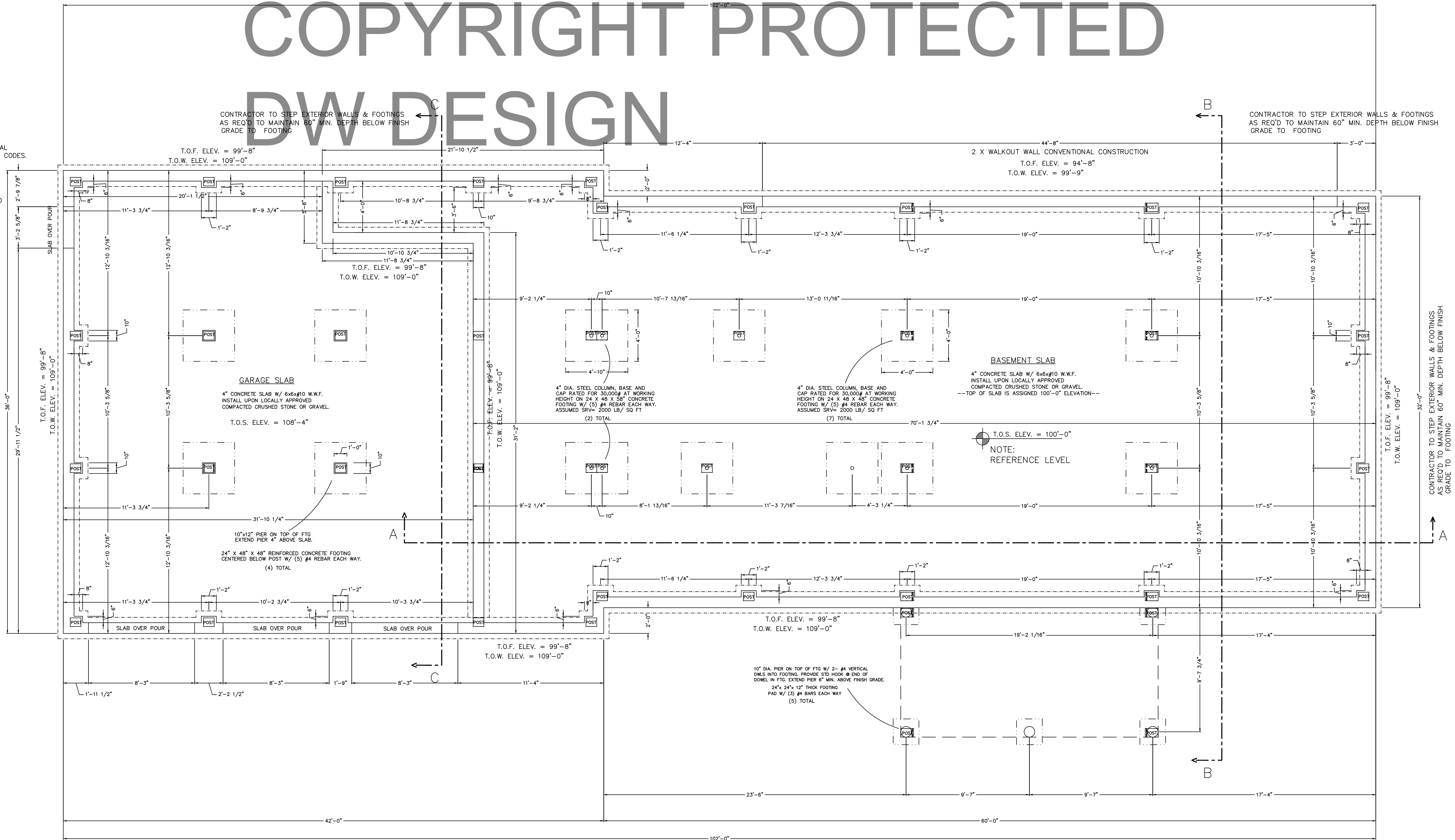
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- CONCRETE NOTES:**
- ALL FOUNDATION FOOTING CONCRETE TO BE 3000 PSI DESIGN MIX.
 - ALL FOUNDATION WALL CONCRETE TO BE 3000 PSI, MIN.
 - ALL FLOOR SLAB TO BE 3500 PSI DESIGN MIX. WET CURE 7 DAYS.
 - CONCRETE SLAB TO BE 4" THICK W/ 6x6x#10 W.W.F.
 - 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 3".
 - 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



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

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

FOUNDATION PLAN

10" CONCRETE FOUNDATION WALL ON AN 12" x 20" CONTINUOUS CONCRETE FOOTING. FOOTING TO BE BELOW FROST LINE AND BE REINFORCED AS REQUIRED.

PROJECT NORTH

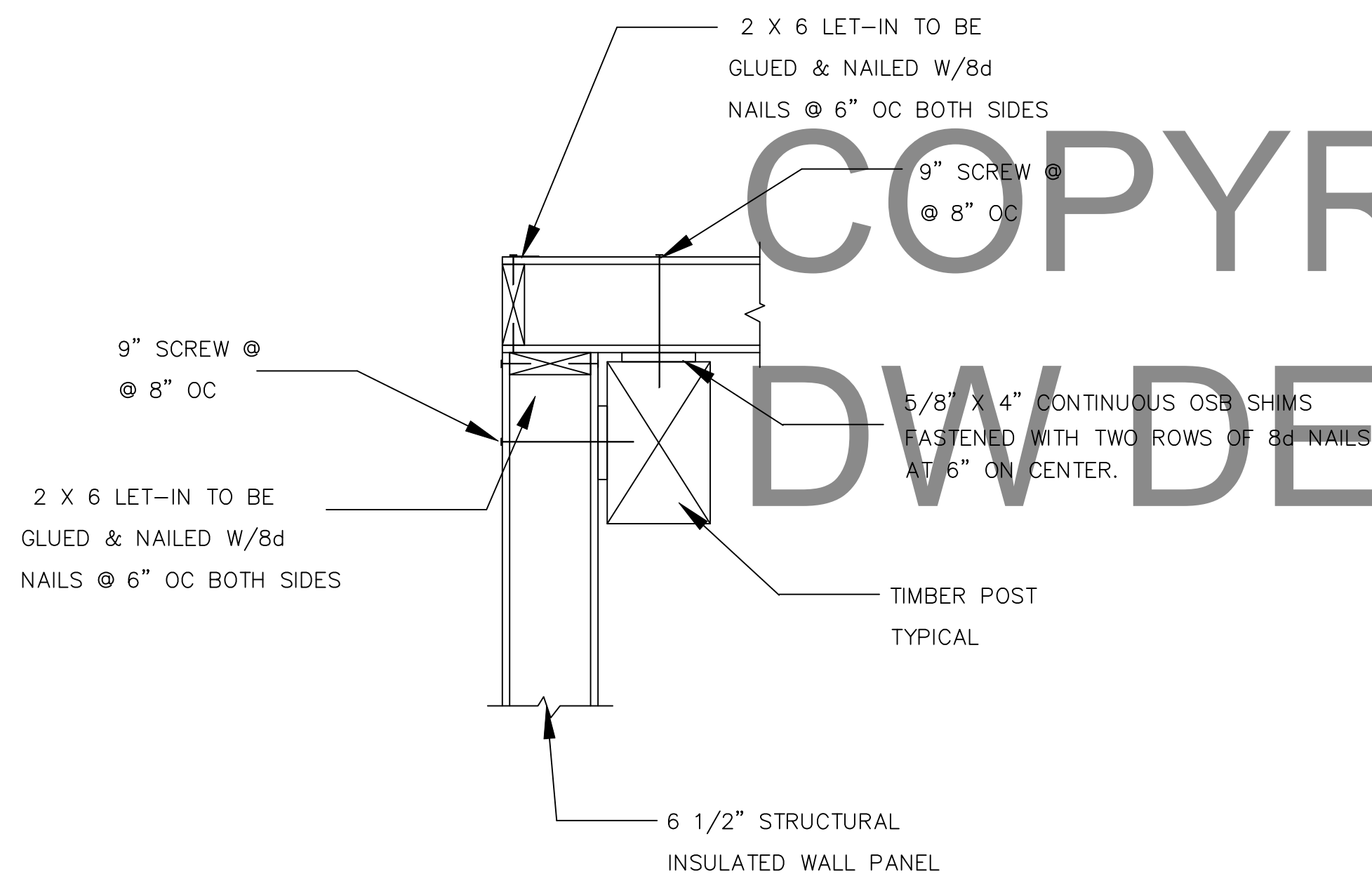
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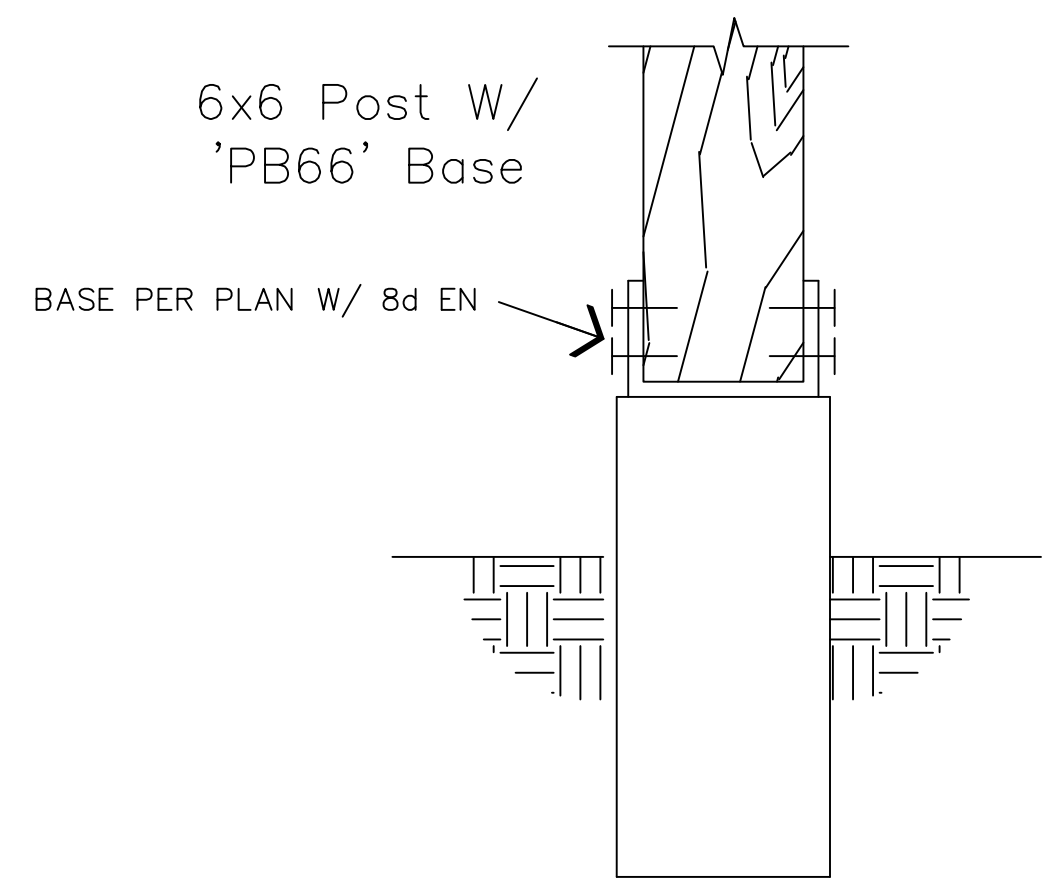
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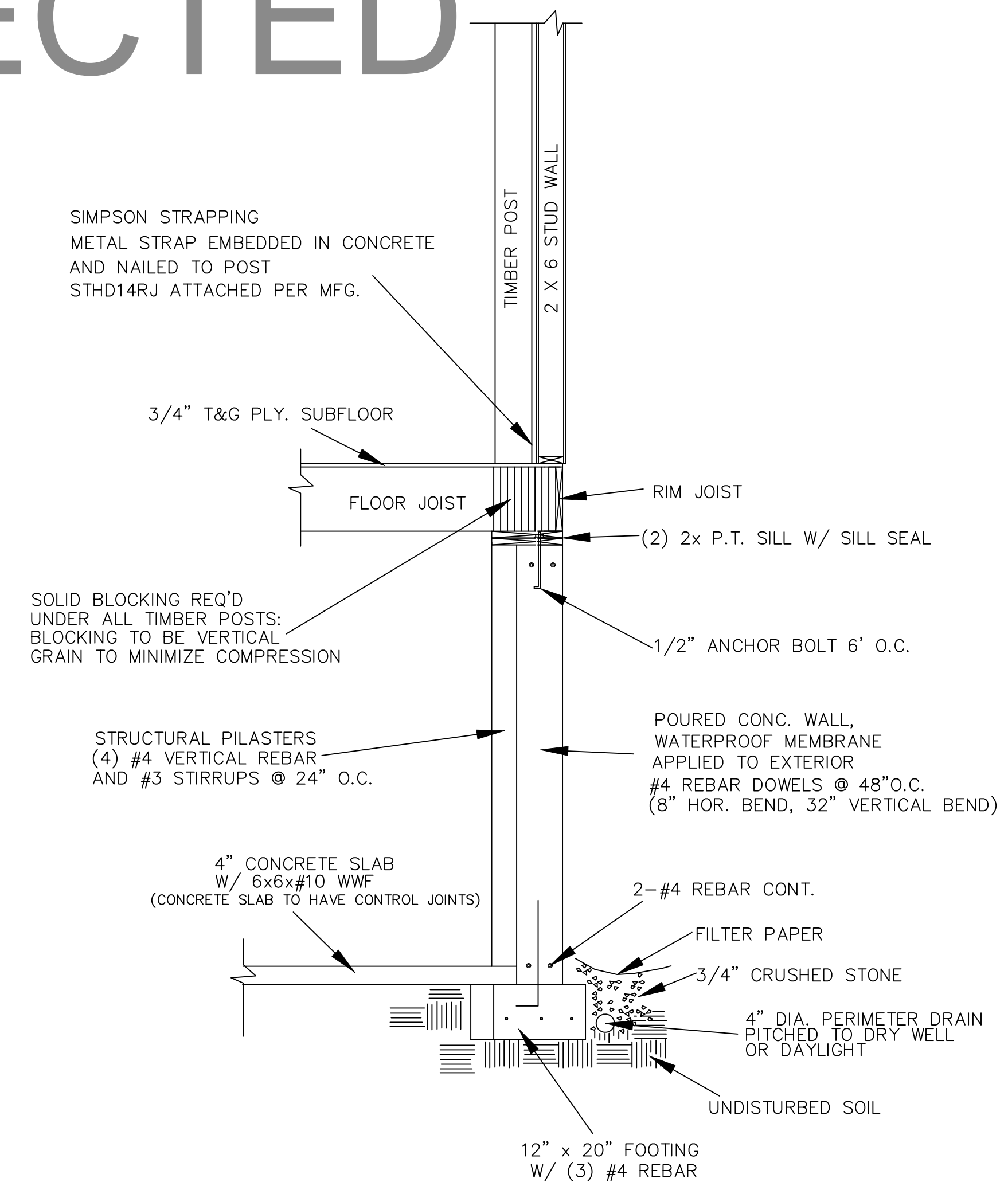
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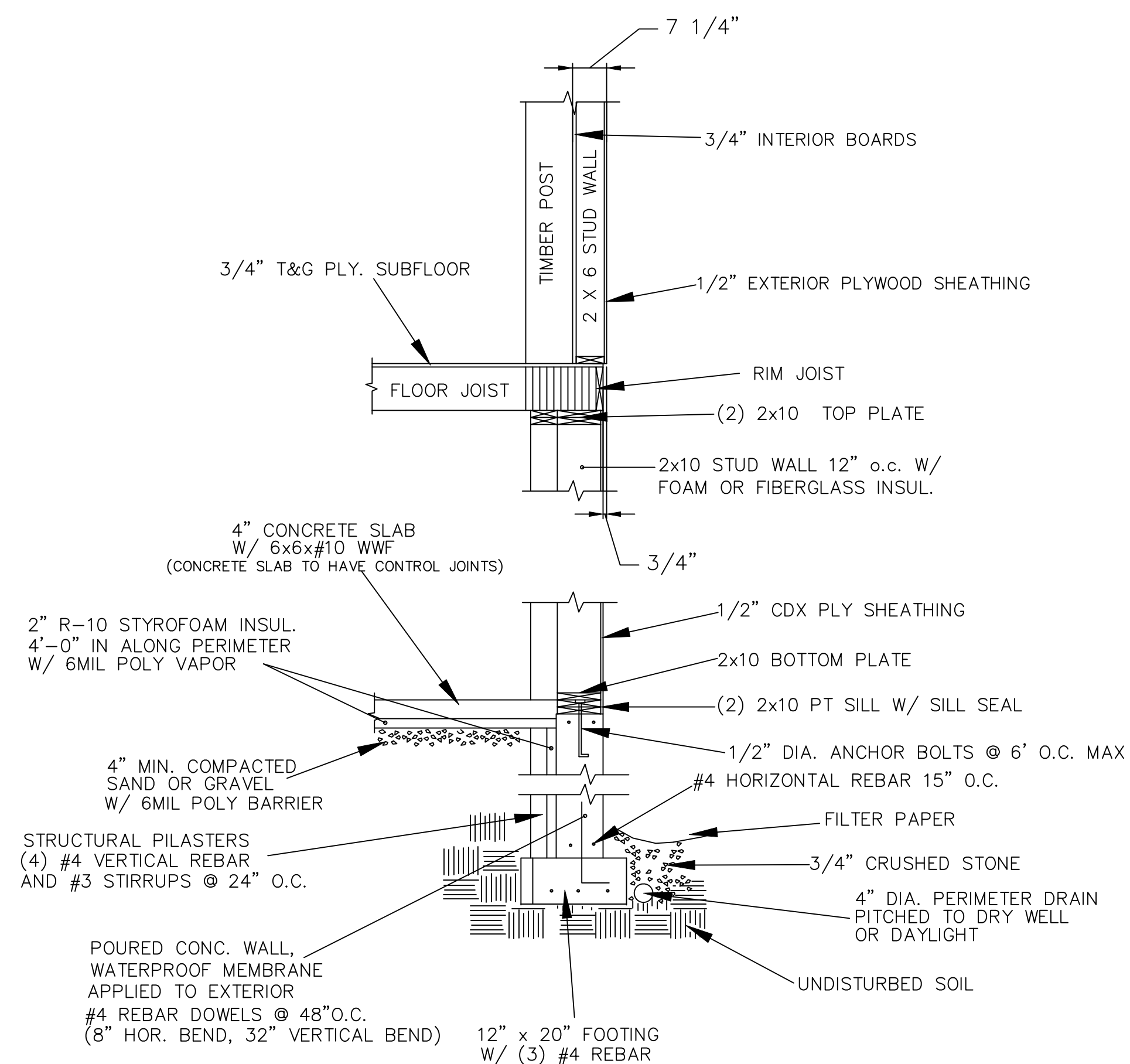
D3 PANEL CORNER CONNECTION W/ POST
STRUCTURAL PANELS



D4 DECK TIMBER POST CONN.



D1 STANDARD TIMBER WALL SECTION



D2 TIMBER WALL SECTION @ WALK OUT

CONTRACTOR TO STEP EXTERIOR WALLS & FOOTINGS AS REQ'D TO MAINTAIN 60" MIN. DEPTH BELOW FINISH GRADE TO FOOTING

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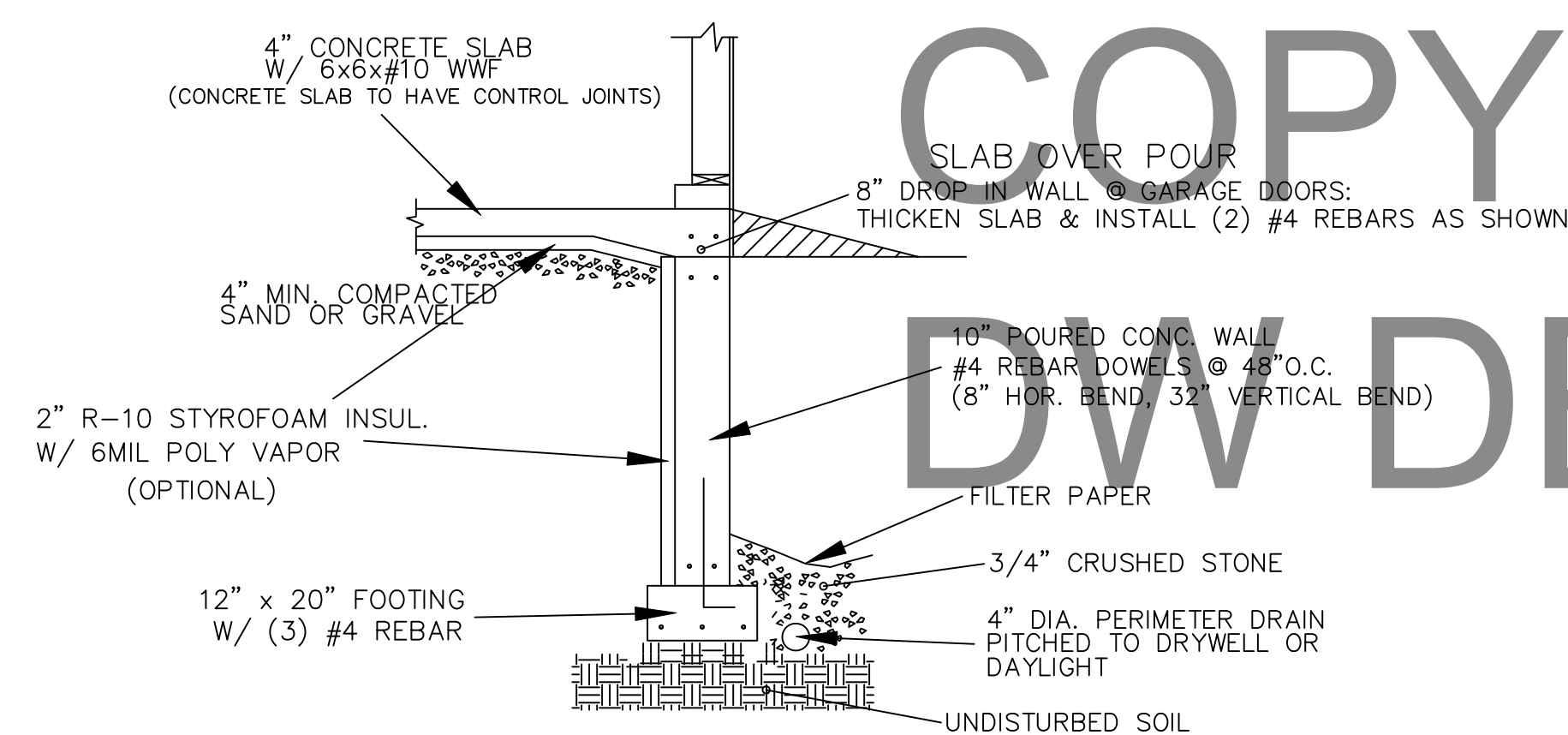
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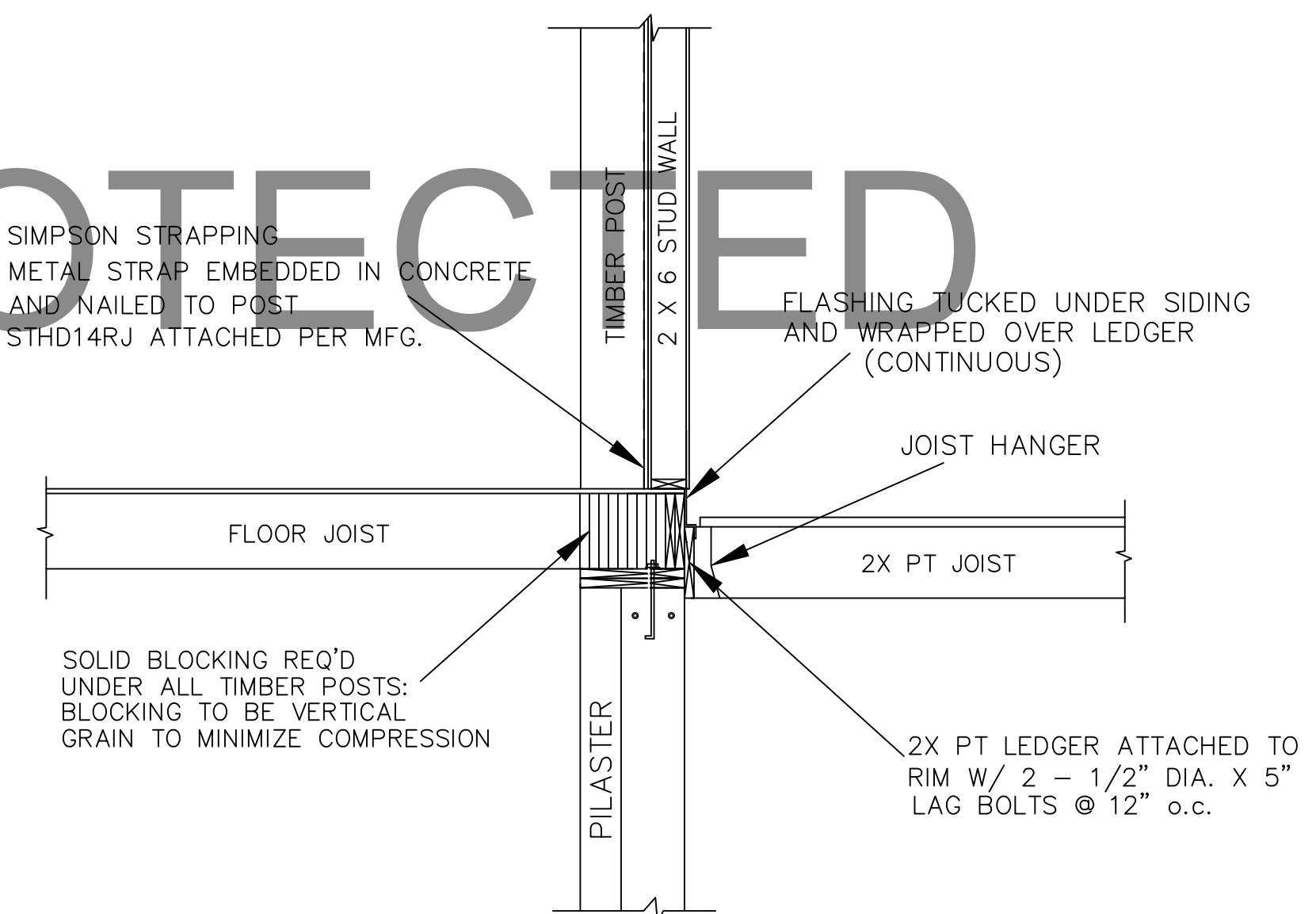
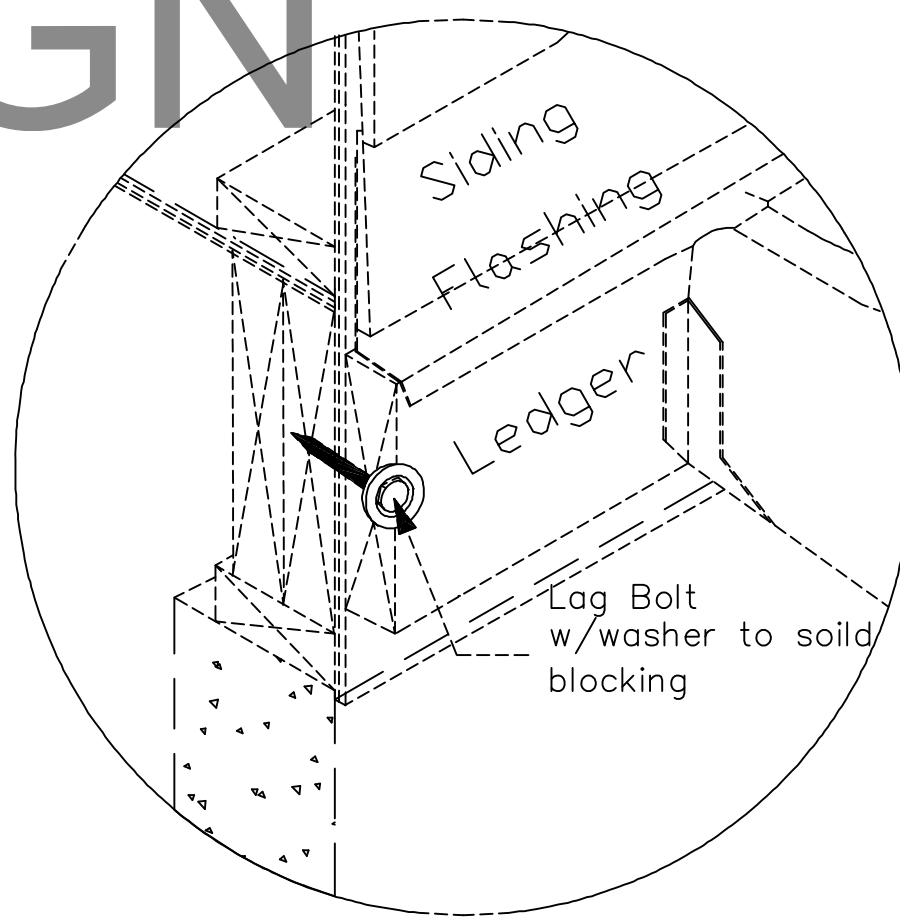
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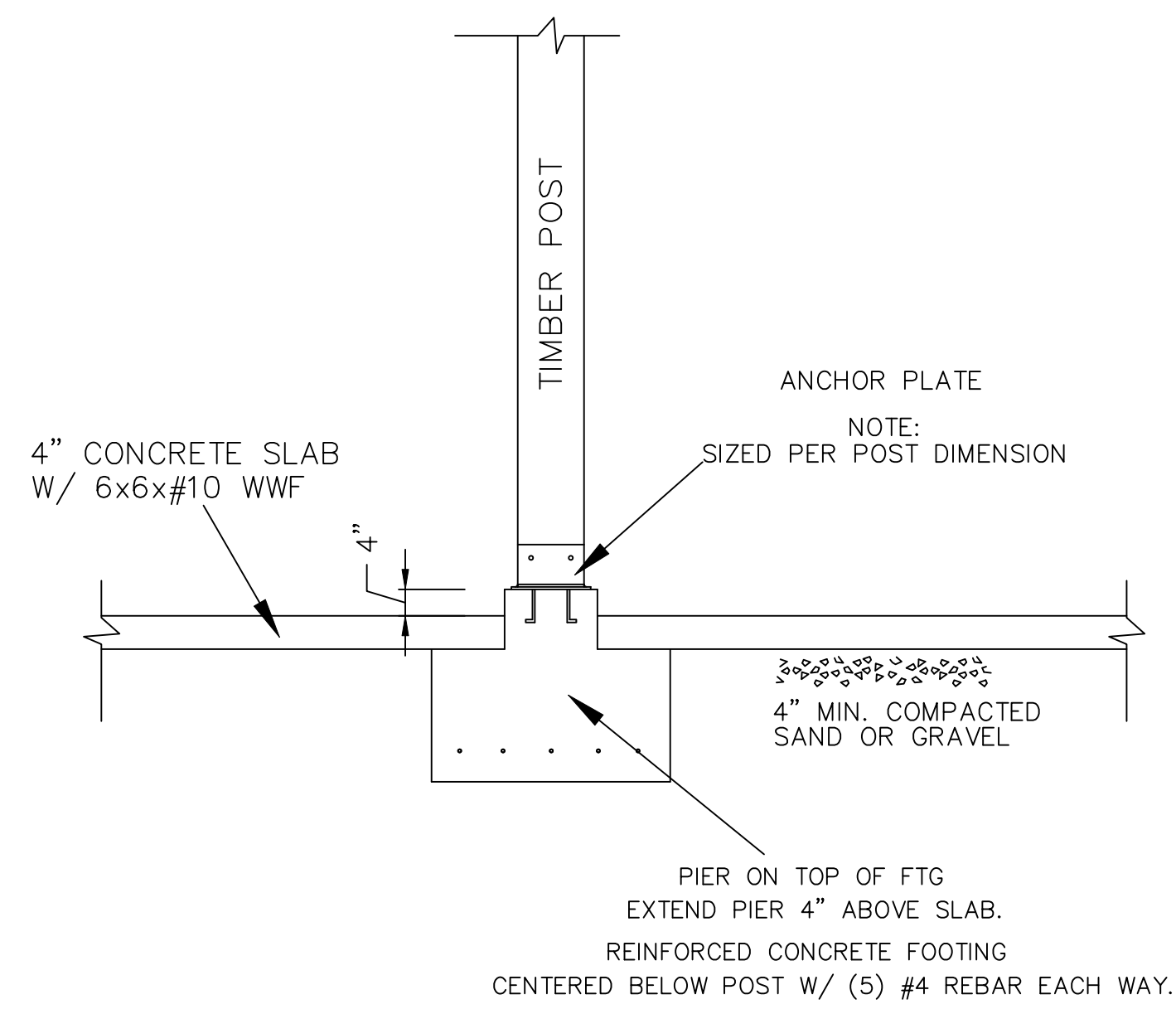
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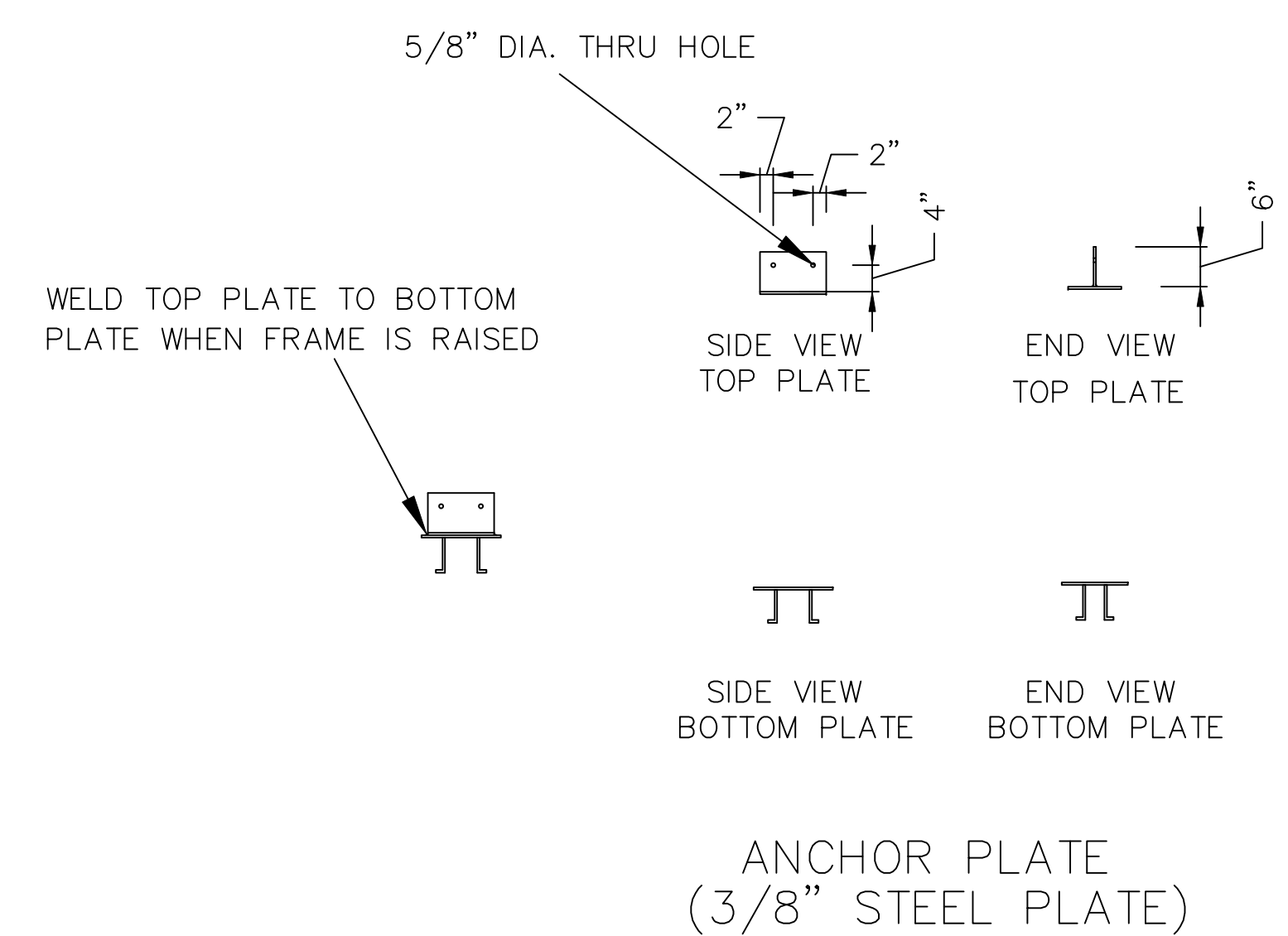
D5 DETAIL @ GARAGE DOOR/WALL



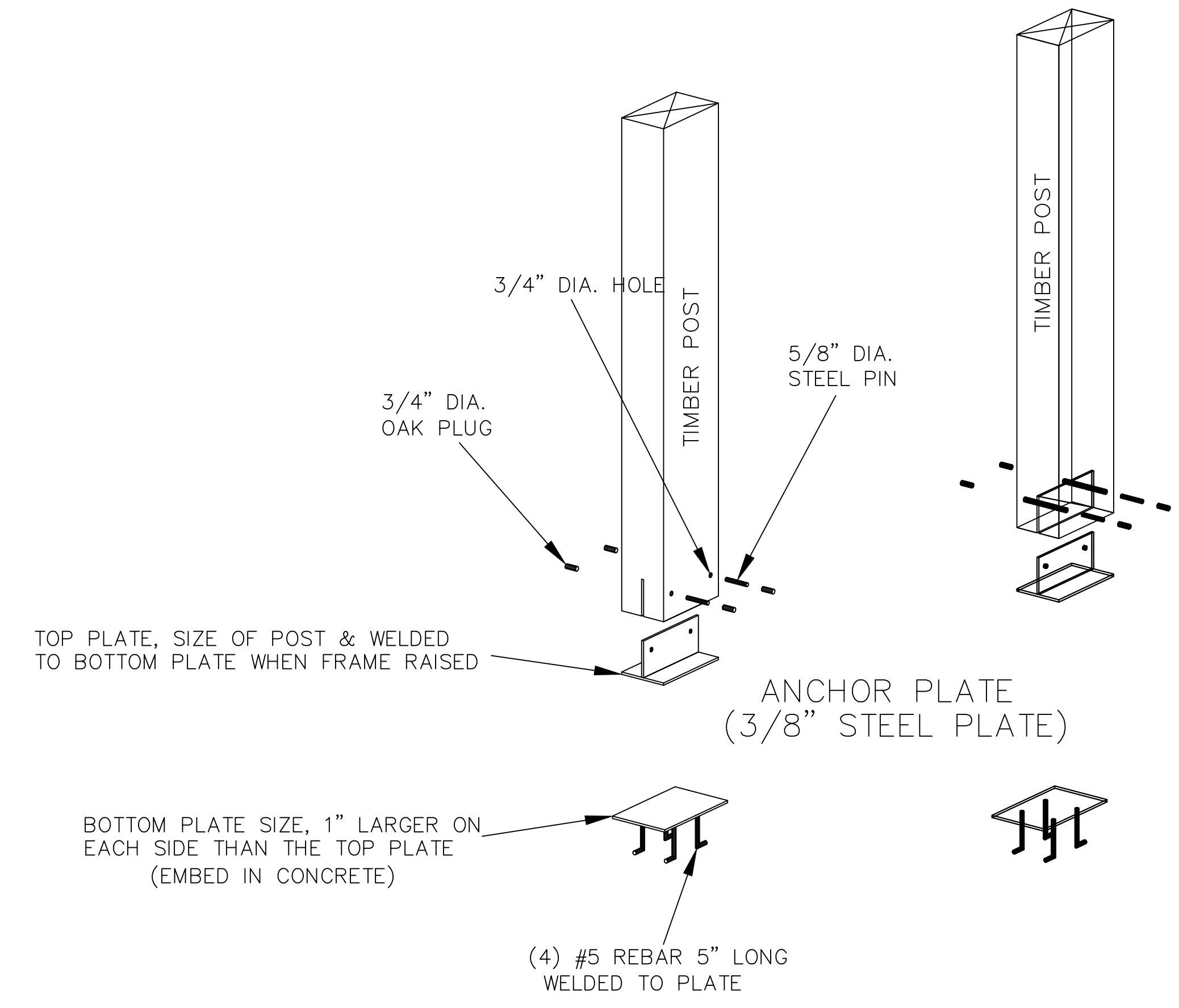
D7 DECK / PORCH TO HOUSE CONNECTION



D6 INTERIOR TIMBER POST



GARAGE TIMBER POST ANCHOR PLATE
NOTE:
SIZED PER POST DIMENSION
(INTERIOR POST)



GARAGE TIMBER POST ANCHOR PLATE
NOTE:
SIZED PER POST DIMENSION
(INTERIOR POST)

CONTRACTOR TO STEP EXTERIOR WALLS & FOOTINGS AS REQ'D TO MAINTAIN 60" MIN. DEPTH BELOW FINISH GRADE TO FOOTING

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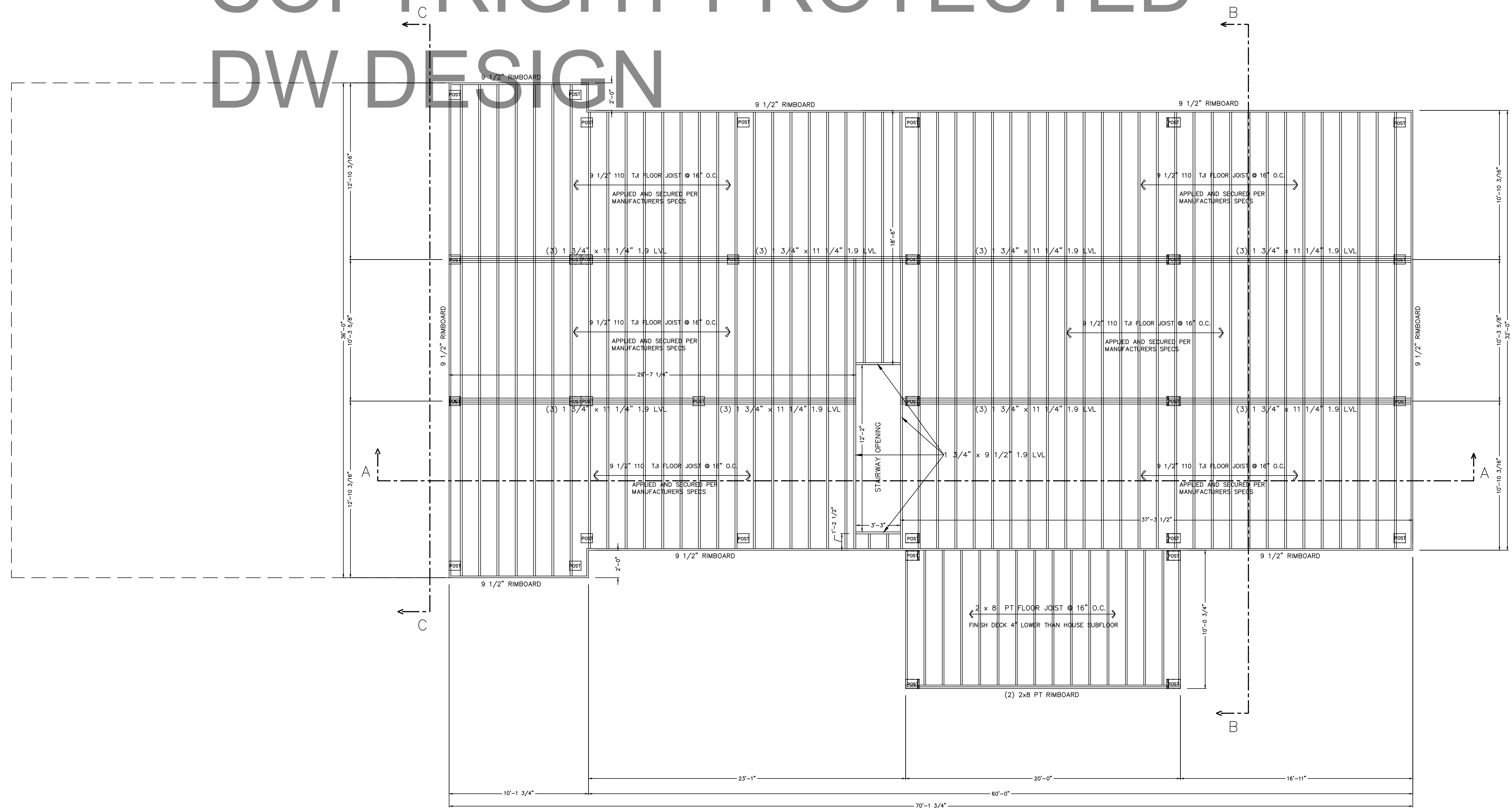
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FLOOR FRAMING NOTES:

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.

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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.

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

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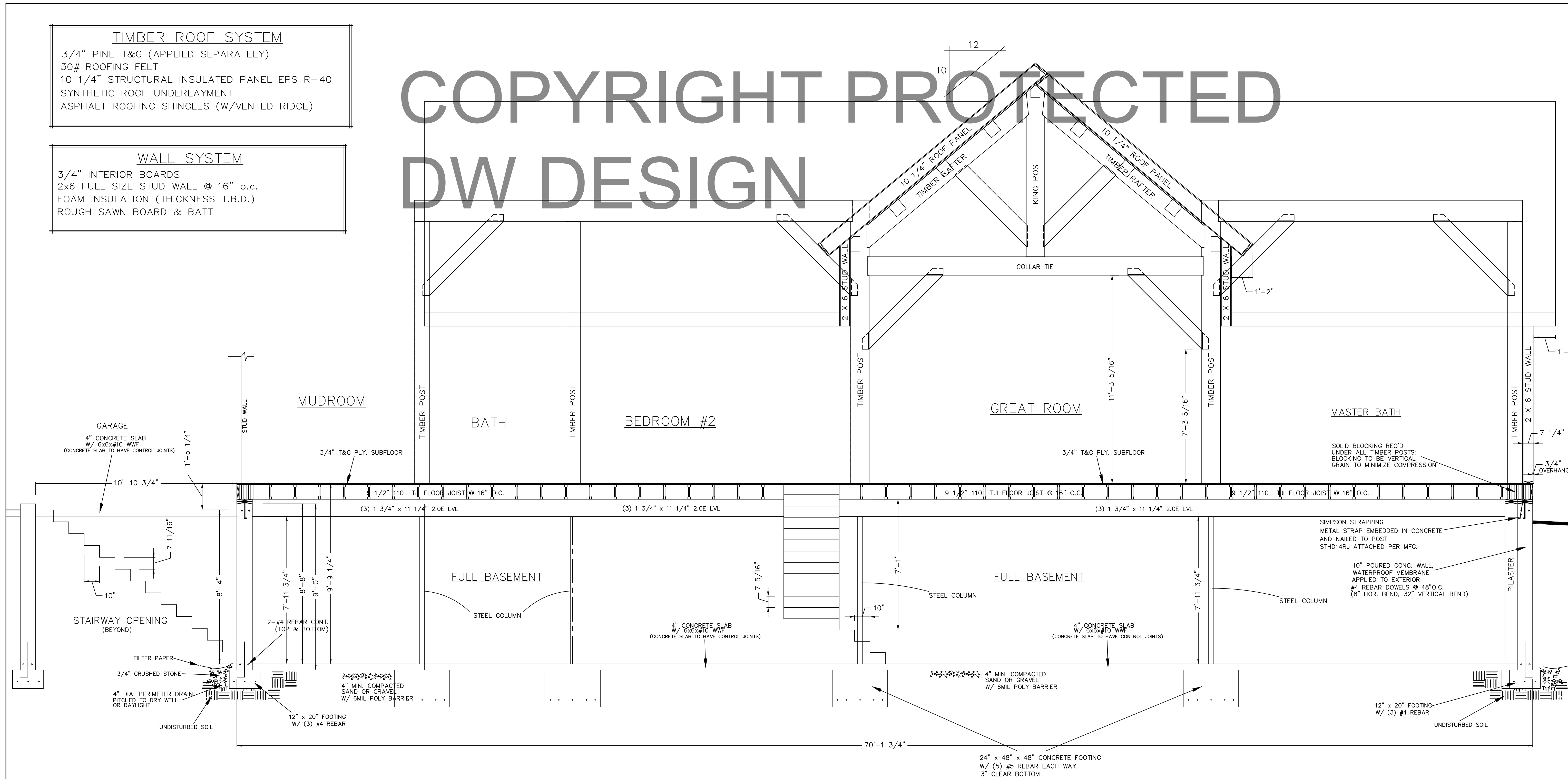
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TIMBER ROOF SYSTEM
 3/4" PINE T&G (APPLIED SEPARATELY)
 30# ROOFING FELT
 10 1/4" STRUCTURAL INSULATED PANEL EPS R-40
 SYNTHETIC ROOF UNDERLAYMENT
 ASPHALT ROOFING SHINGLES (W/VENTED RIDGE)

WALL SYSTEM
 3/4" INTERIOR BOARDS
 2x6 FULL SIZE STUD WALL @ 16" o.c.
 FOAM INSULATION (THICKNESS T.B.D.)
 ROUGH SAWN BOARD & BATT



BUILDING SECTION A-A

WIND LOAD: 90 mph
 SNOW LOAD: GROUND SNOW LOAD 50 psf
 FROST DEPTH: 60"

NOTE:
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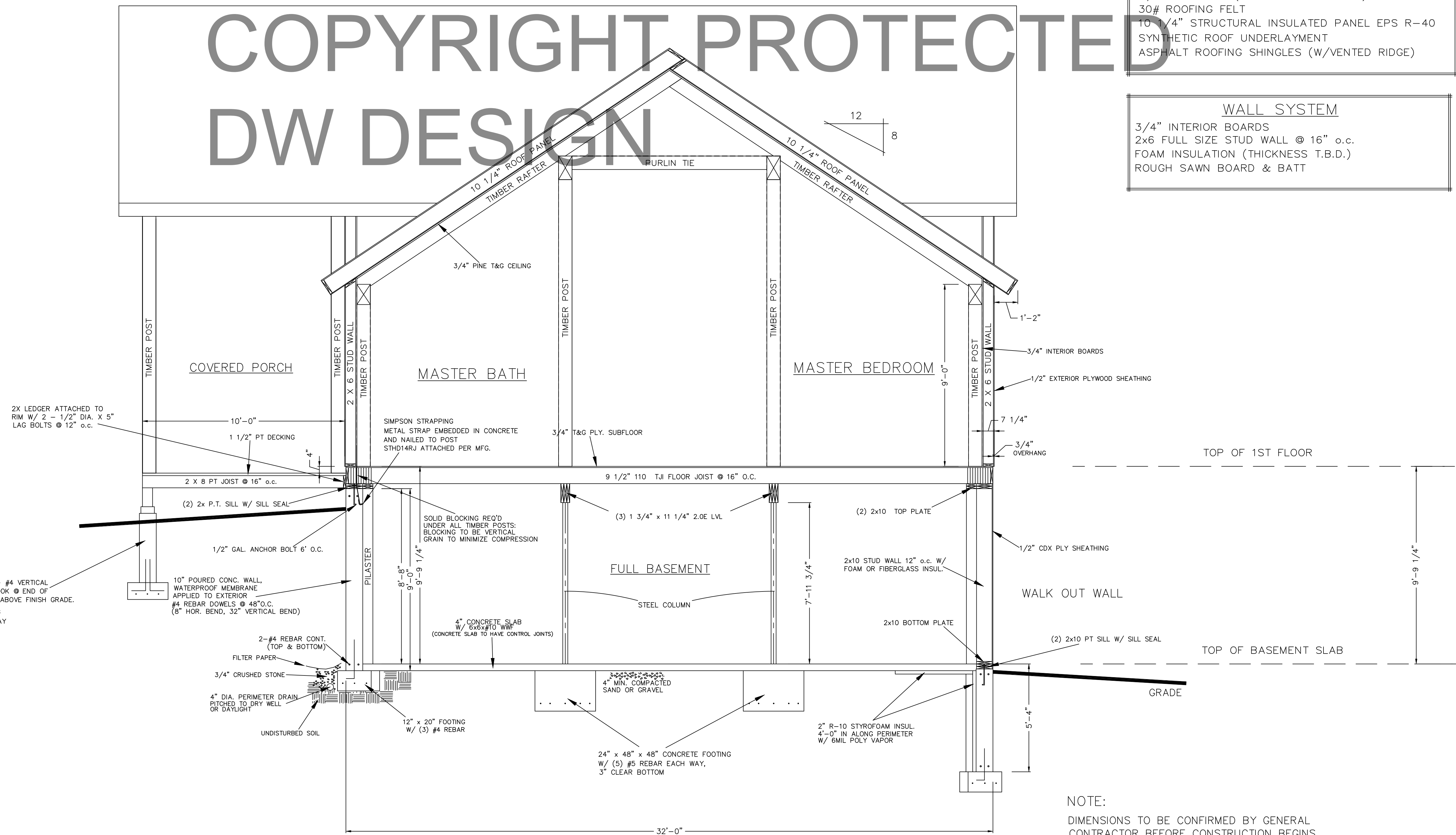
JOB NAME:
**BOLDUC RESIDENCE
 FAIRFIELD, VT 05455**

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

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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
 ASPHALT ROOFING SHINGLES (W/VENTED RIDGE)

WALL SYSTEM
 3/4" INTERIOR BOARDS
 2x6 FULL SIZE STUD WALL @ 16" o.c.
 FOAM INSULATION (THICKNESS T.B.D.)
 ROUGH SAWN BOARD & BATT



BUILDING SECTION B-B

WIND LOAD: 90 mph
 SNOW LOAD: GROUND SNOW LOAD 50 psf
 FROST DEPTH: 60"

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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SCALE: 3/8" = 1'-0"	REVISIONS	
	NUMBER	DISCUSSION
DATE: 4/1/19	DATE: 6/15/19	
DRAWN BY: DEW	DATE: 6/30/19	
CHECKED BY:	DATE: 7/27/19	

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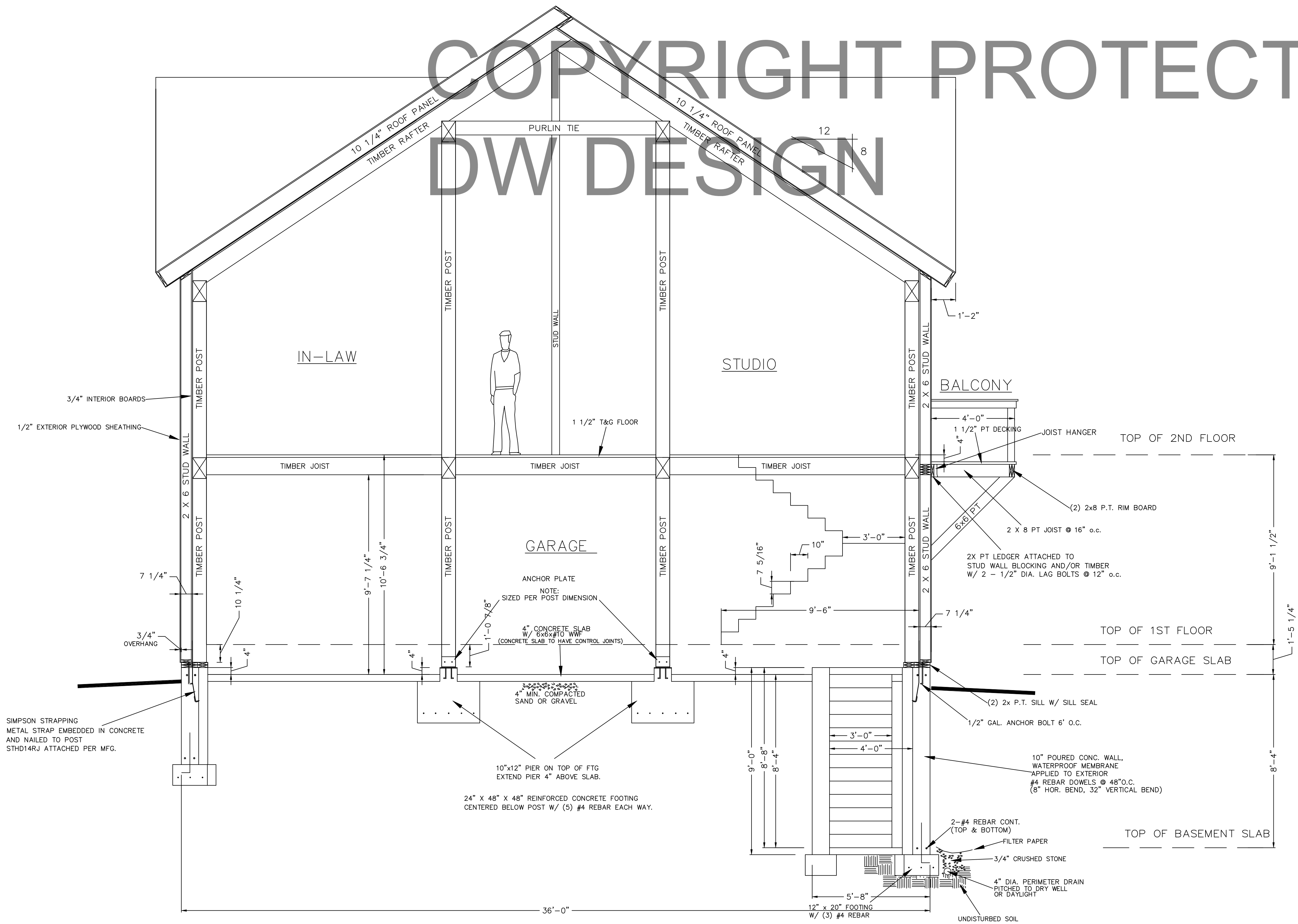
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TIMBER ROOF SYSTEM

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SYNTHETIC ROOF UNDERLAYMENT
ASPHALT ROOFING SHINGLES (W/VENTED RIDGE)

WALL SYSTEM

3/4" INTERIOR BOARDS
2x6 FULL SIZE STUD WALL @ 16" o.c.
FOAM INSULATION (THICKNESS T.B.D.)
ROUGH SAWN BOARD & BATT



BUILDING SECTION C-C

WIND LOAD: 90 mph
SNOW LOAD: GROUND SNOW LOAD 50 psf
FROST DEPTH: 60"

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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SCALE: 3/8" = 1'-0"	REVISIONS	
	DATE:	NUMBER & DESCRIPTION
	DATE:	DRAWN BY: DEW
DATE:	6/15/19	7/27/19
DATE:	4/1/19	7/27/19
DATE:	6/30/19	7/27/19
DATE:	7/27/19	7/27/19

JOB NAME:
**BOLDUC RESIDENCE
FAIRFIELD, VT 05455**

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