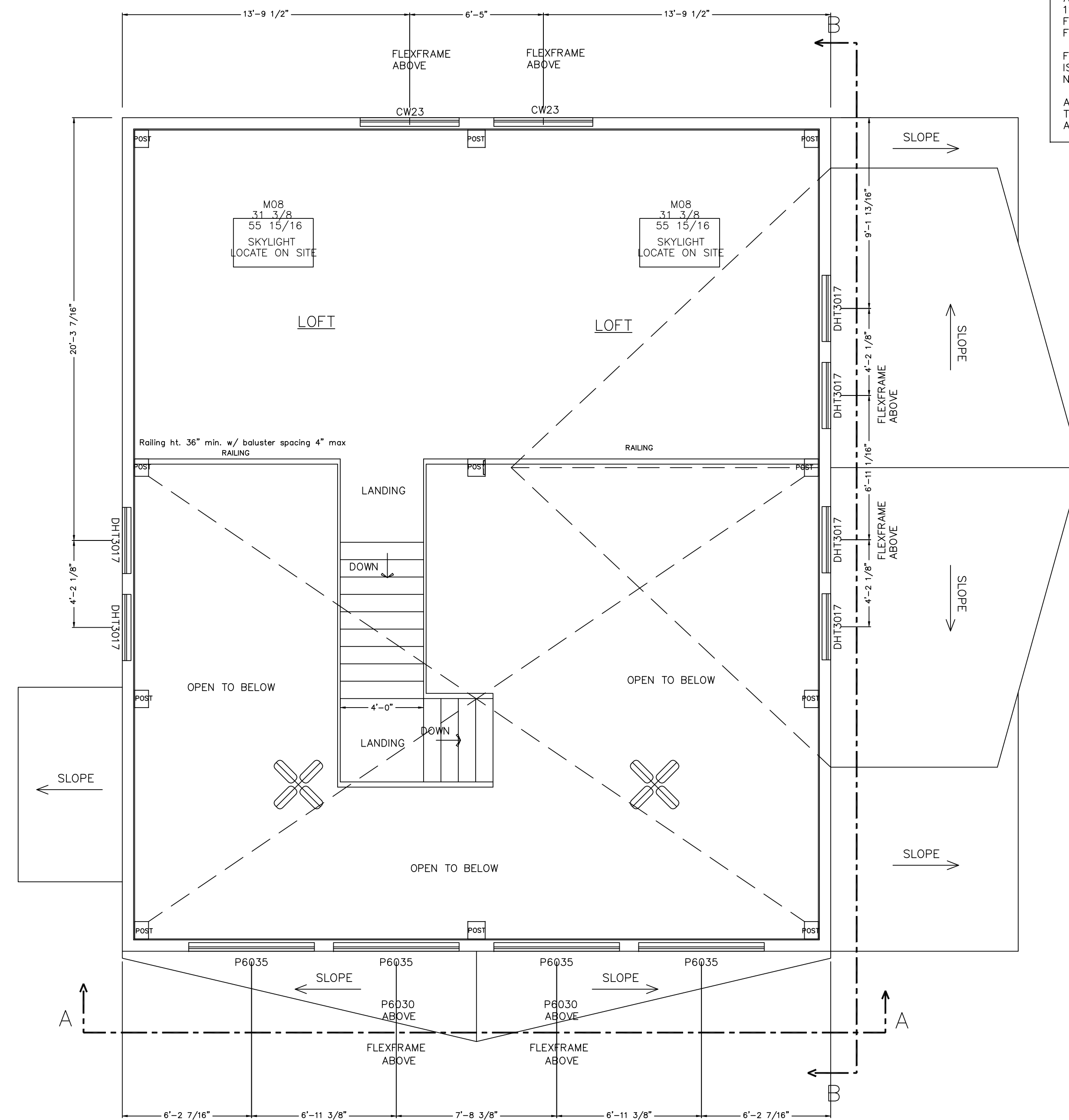


FIRST FLOOR PLAN PROJECT NORTH



SECOND 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 (I.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.

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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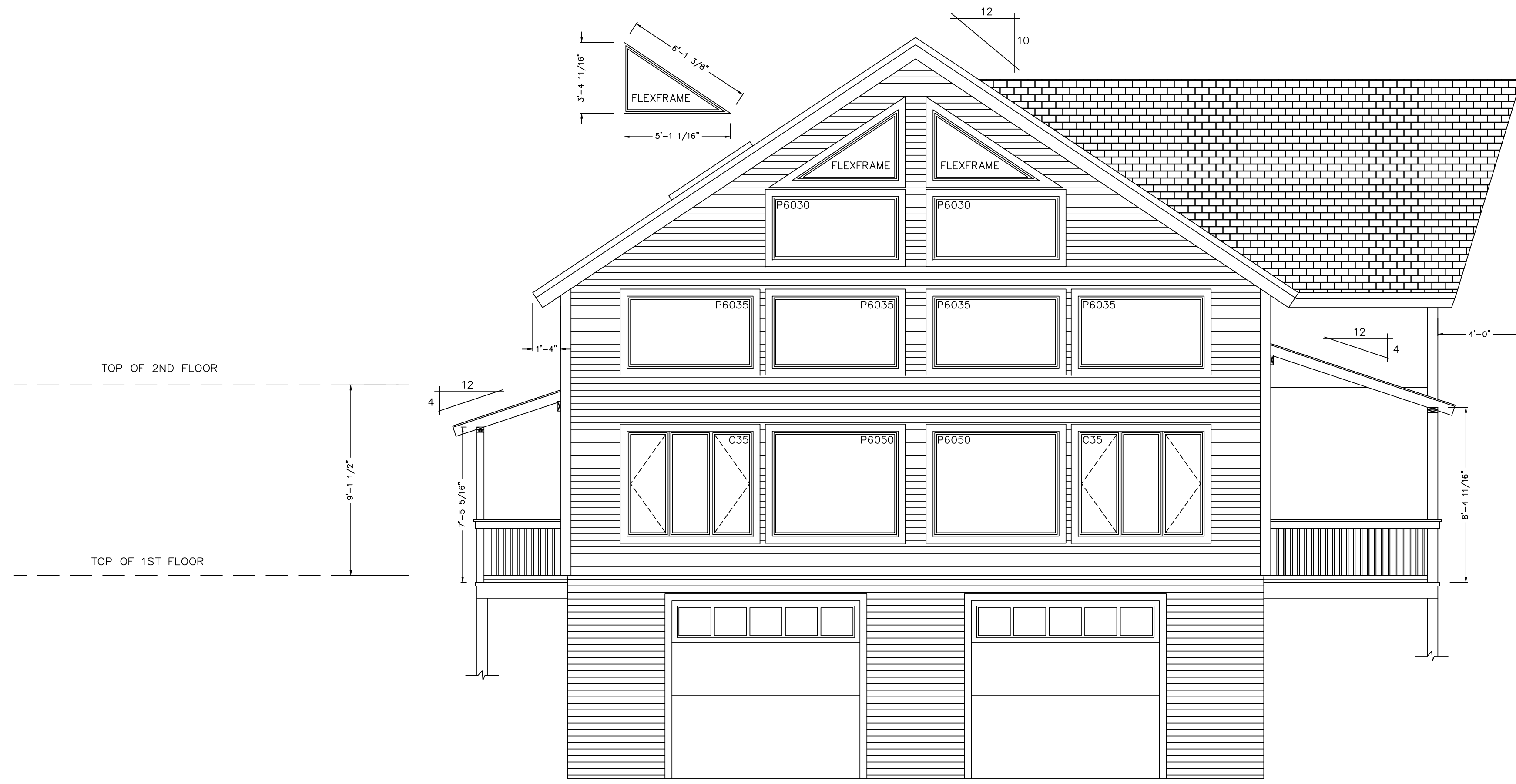
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REVISIONS	
NUMBER	DESCRIPTION
1	DATE: 2/17/10
2	DATE: 2/14/10
3	DATE: 3/8/10

SCALE: 1/4" = 1'-0"
 DATE: 12/24/09
 DRAWN BY: DEW
 CHECKED BY:

JOB NAME:
DONNA MOSIER
LAKE OZONIA - HOPKINGTON, NY

DW TIMBER FRAME DESIGN, LLC
 TIMBER FRAME & PANEL HOME DESIGN
 2013 N. 12TH STREET, MCALLEN, TX 78501
 PHONE: (603)852-9251 FAX: (956)992-8864



NORTH ELEVATION



WEST ELEVATION

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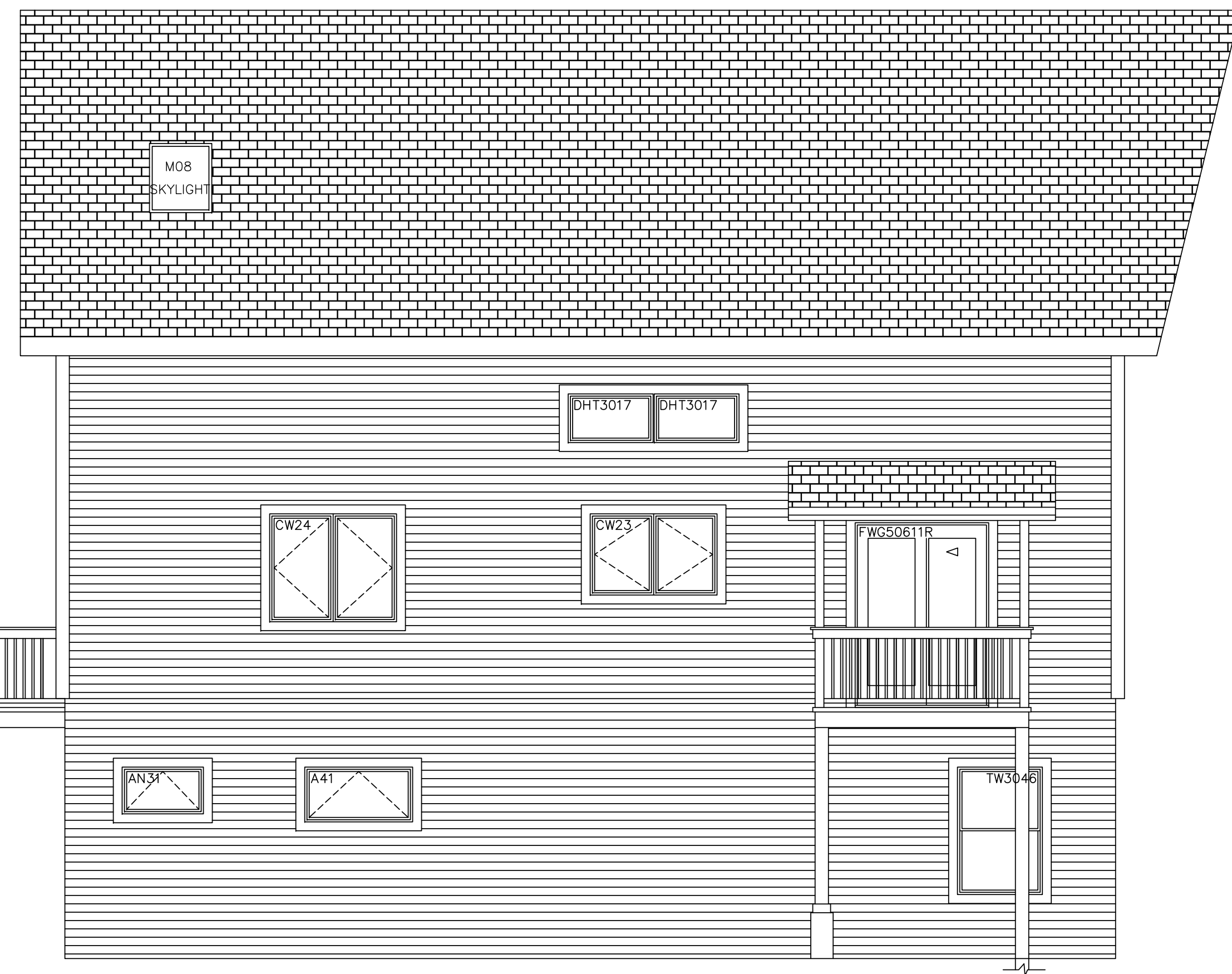
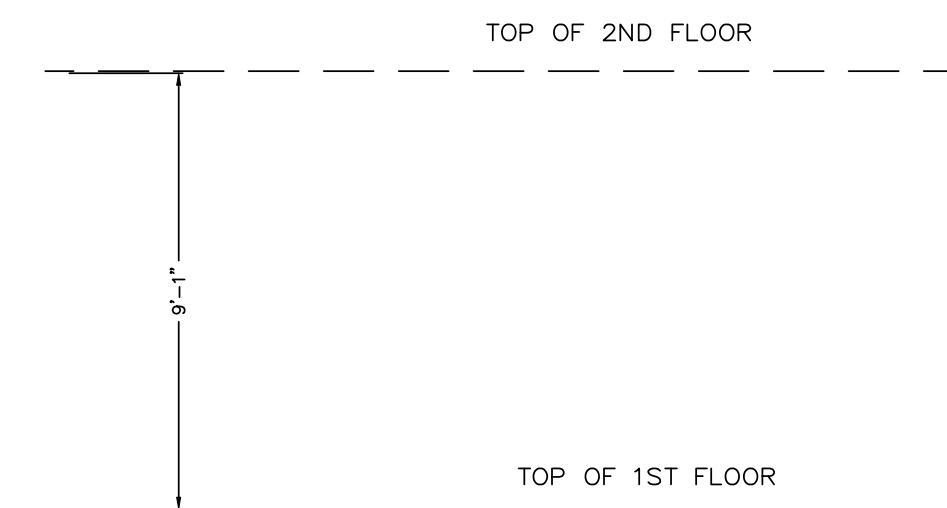
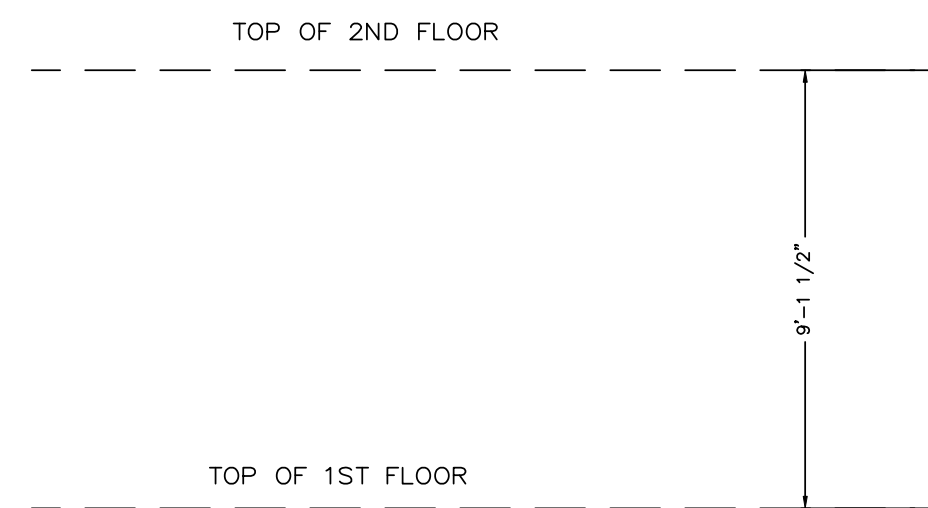
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SOUTH ELEVATION



EAST ELEVATION

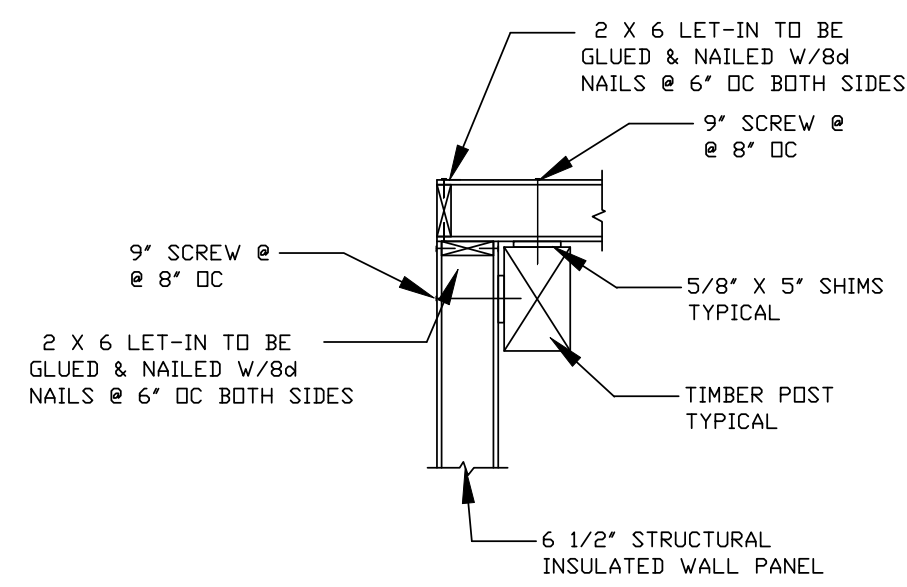
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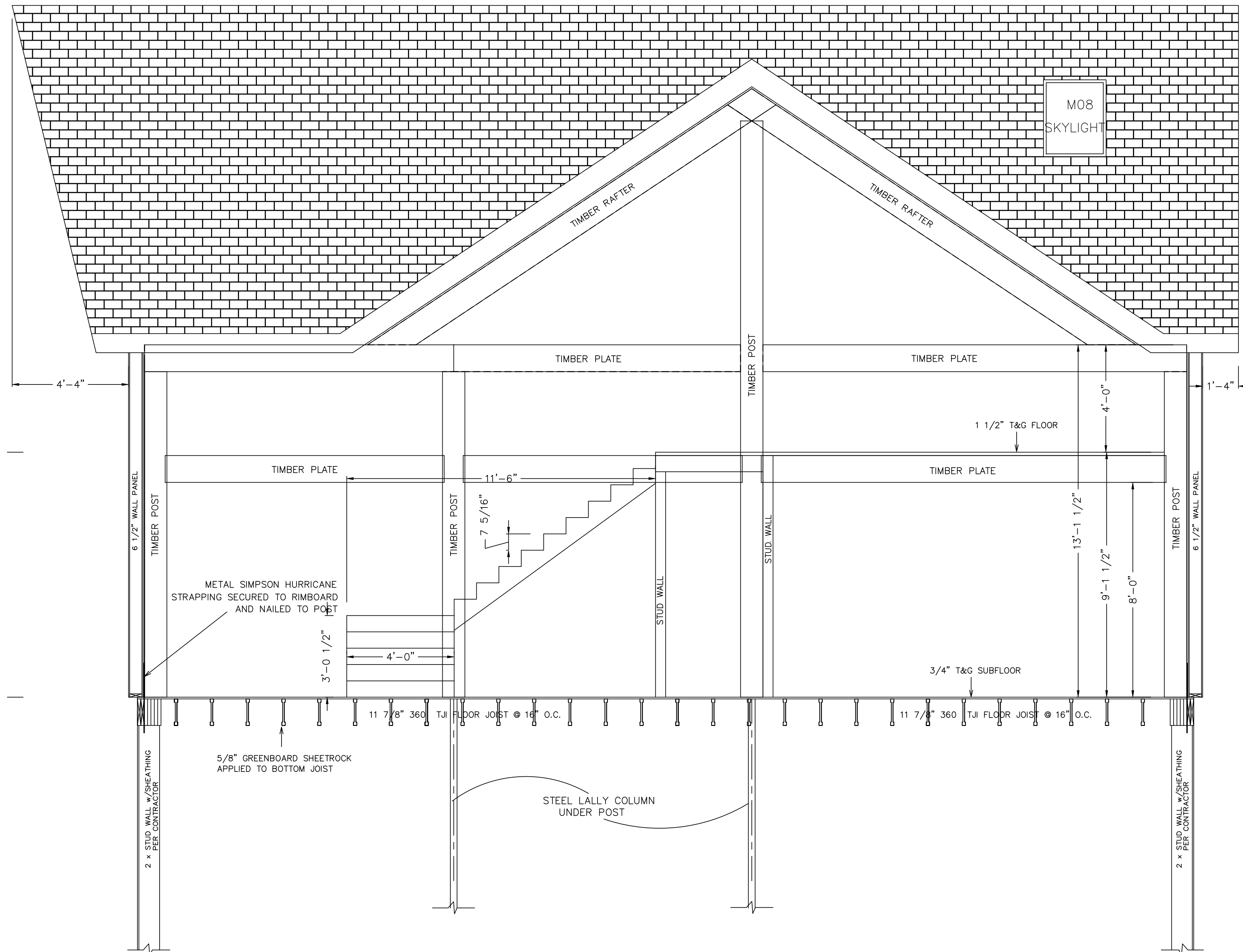
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5 PANEL CORNER CONNECTION W/ POST
STRUCTURAL PANELS

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

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



BUILDING SECTION B-B

WIND LOAD: 90 mph
 SNOW LOAD: SNOW LOAD 60 psf

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NOTE:
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 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

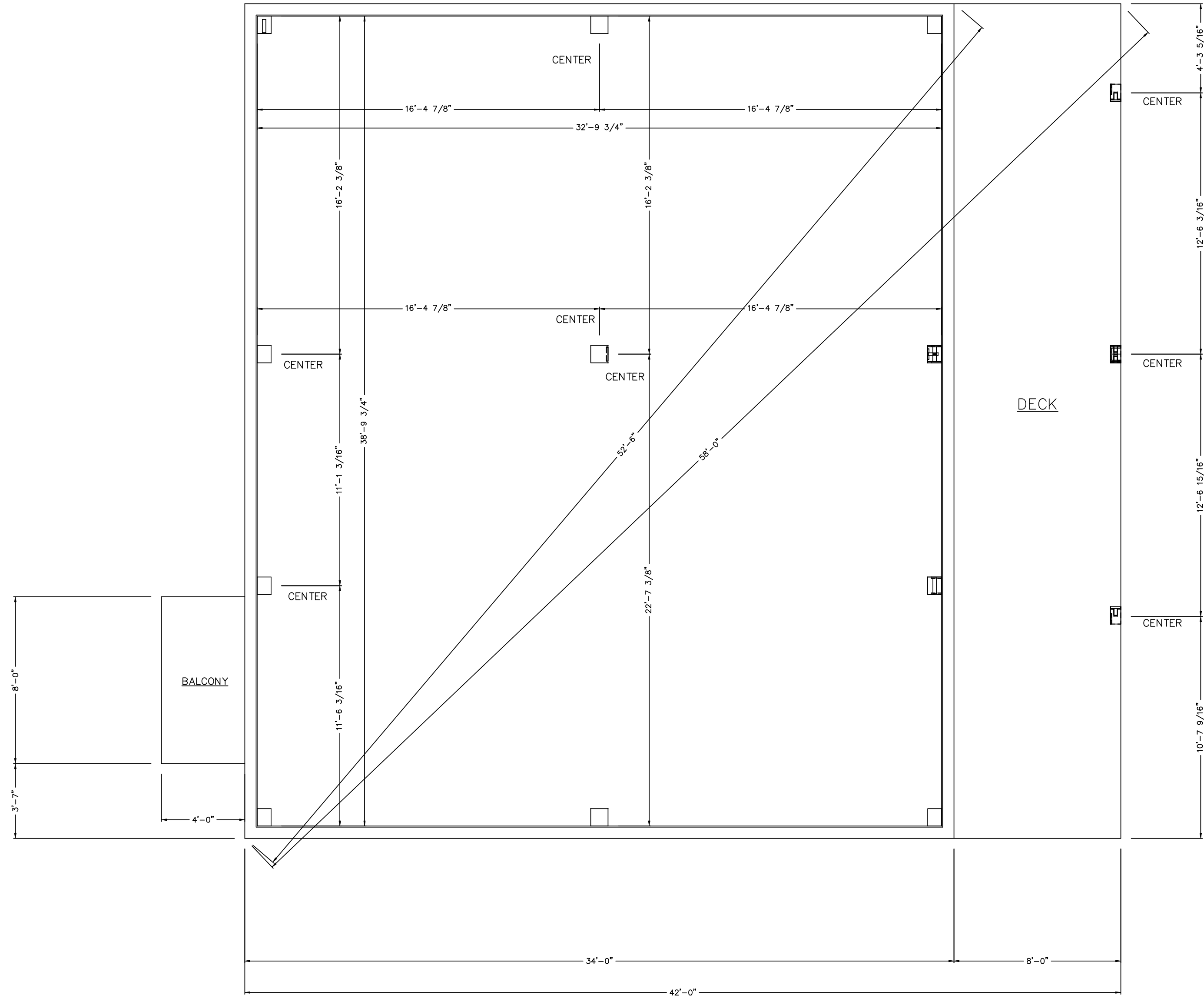
 BASEMENT TO HAVE CO DETECTOR
 HARDWIRE SMOKE DETECTORS (W/ BATTERY B.U.) EACH FLOOR

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SCALE: 3/8" = 1'-0"	REVISIONS	
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	2/1/10	
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POST LOCATION PLAN PROJECT NORTH

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REVISIONS	
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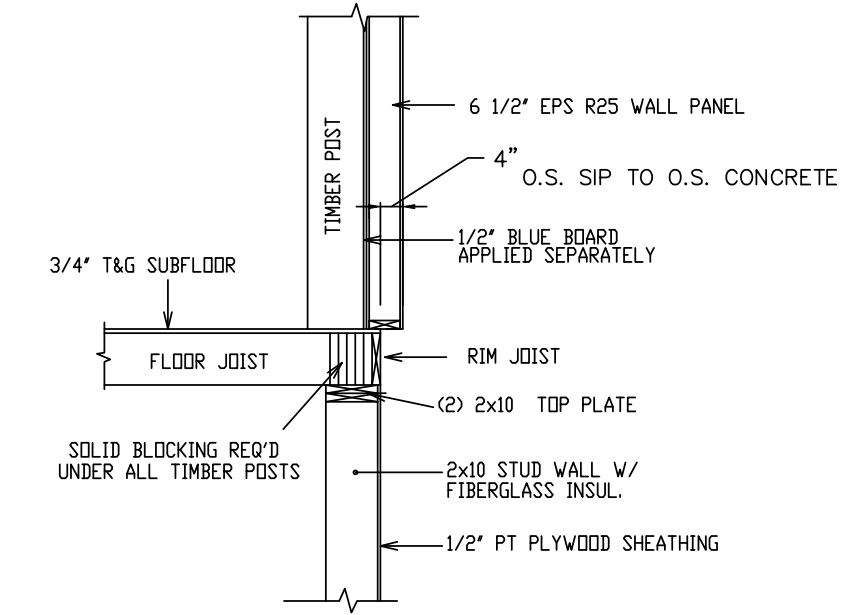
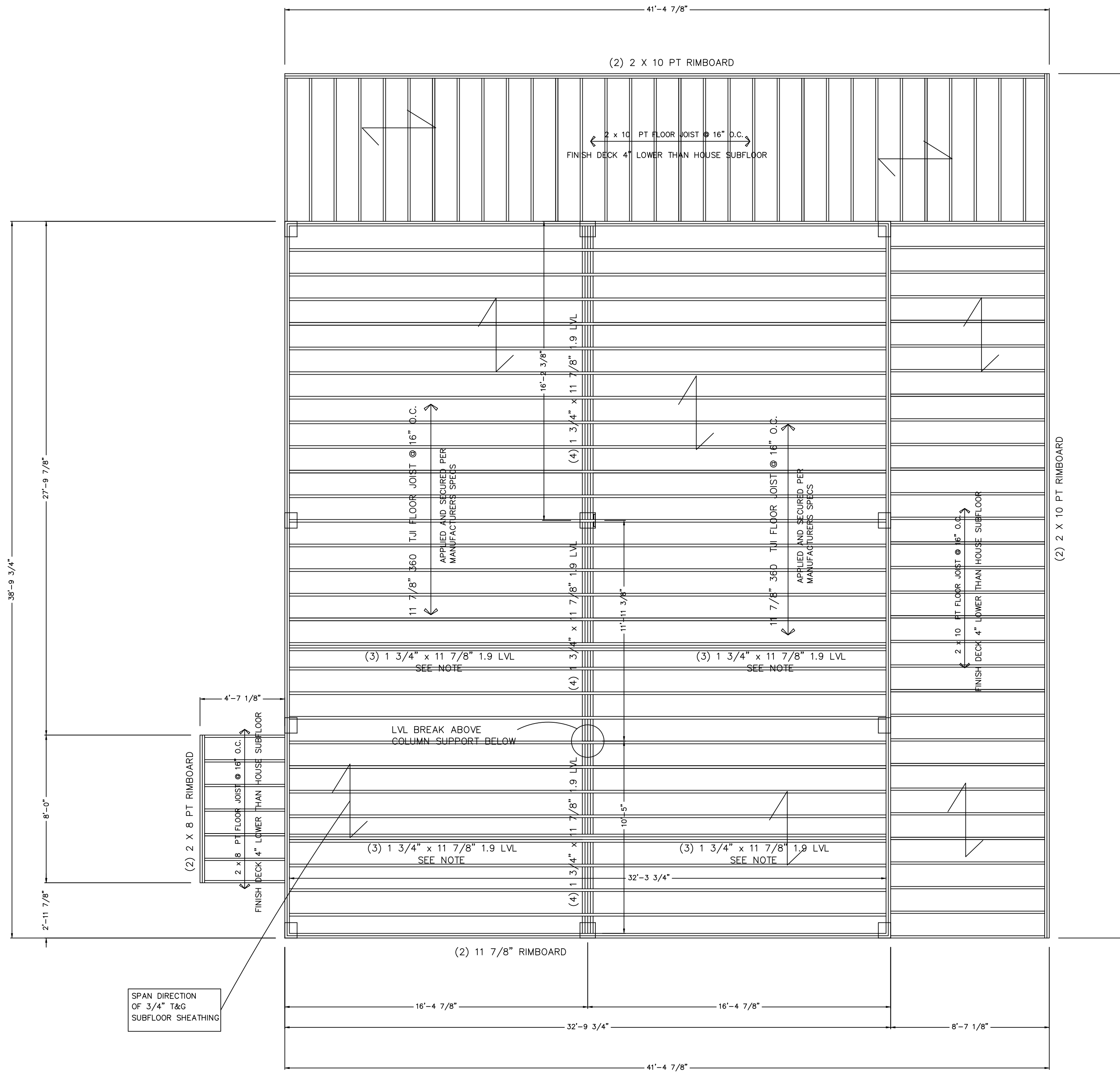
LEGEND:

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

FLOOR FRAMING NOTES:

- DIMENSIONS TO BE CONFIRMED BY GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.
- VERIFY PT SILL OVERHANG OUTSIDE OF CONCRETE PER DETAIL(S). VERIFY RIM JOIST OFFSET FROM EDGE OF PT SILL PER DETAIL(S).
- DIMENSIONAL RIM JOIST TO BE KD SPF#2 OR BETTER.
- EXTERIOR DIMENSIONS SHOWN ARE TO OUTSIDE OF RIM JOISTS.
- REFER TO FOUNDATION DETAILS FOR MORE INFORMATION.
- PROVIDE SOLID BLOCKING & CONTINUOUS SUPPORT BELOW ALL TIMBER POSTS. LOCATIONS ARE INDICATED ON THE TIMBER FRAMING PLAN.
- ALL COLUMNS MUST BE IN PLACE PRIOR TO GIRDER INSTALLATION.
- CROSS BRIDGING WHERE REQUIRED BY CODE.
- HEARTH FRAMING TO BE DETERMINED BY BUILDER & MASON.
- REFER TO JOIST/BEAM MANUFACTURER'S LITERATURE FOR PROPER FRAMING DETAILS & SPECIFICATIONS, INSTALLING BLOCKING, SQUASH BLOCKS/WEB STIFFENERS, ETC. AS REQUIRED.
- REFER TO JOIST MANUF. LITERATURE FOR SPECIFICATIONS FOR CUTTING HOLES IN JOIST WEB.
- FASTEN ALL MANUFACTURED FLOOR FRAMING MATERIALS PER MANUF. SPECIFICATIONS.



REVISIONS	
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