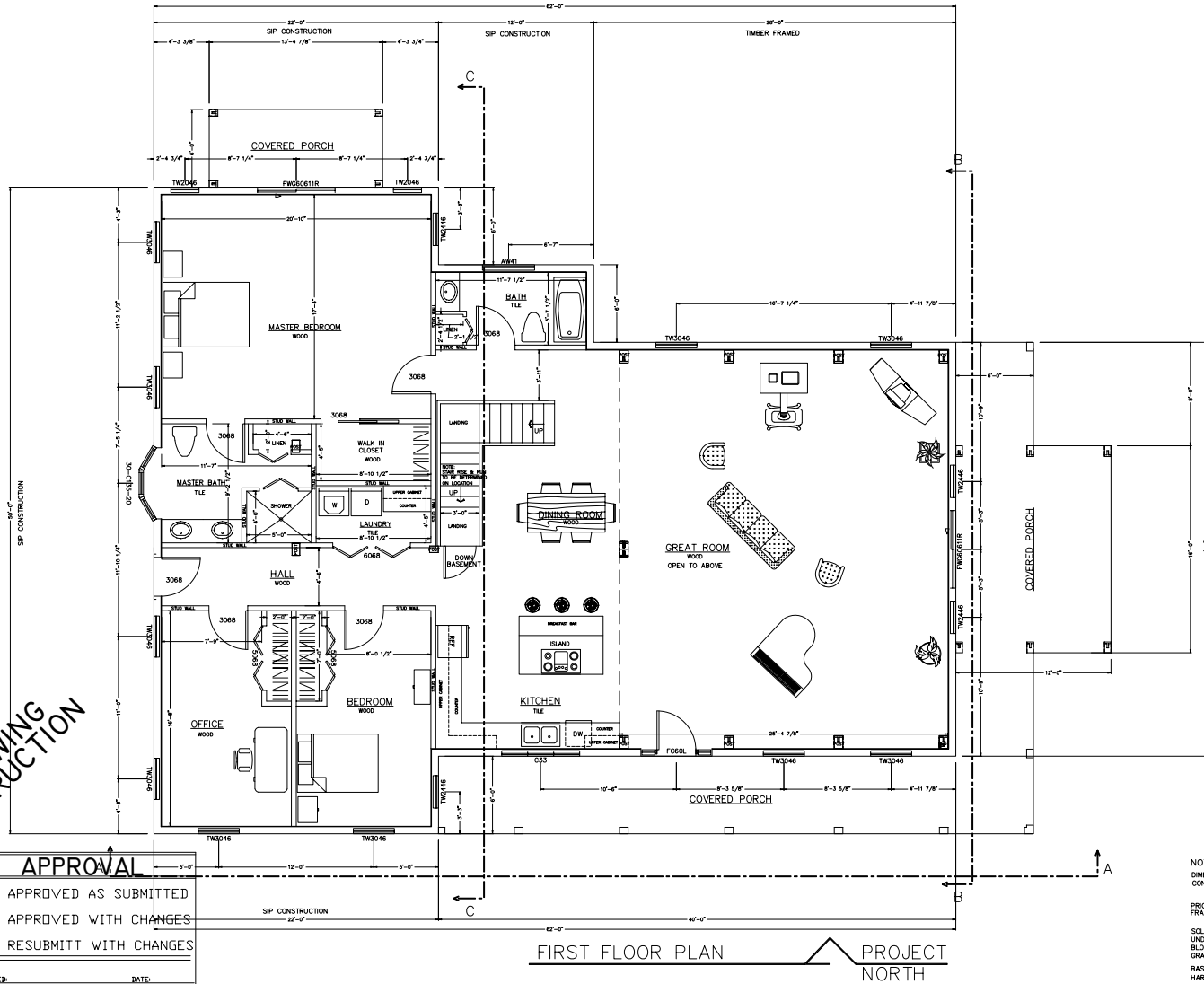


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<input type="checkbox"/>	APPROVED WITH CHANGES
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SIGNED: _____	DATE: _____

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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 FLOOR 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 REQUIRED UNDER ALL TIMBER POSTS; BLOCKING TO BE VERTICAL GRAIN TO MINIMIZE COMPRESSION.
BASEMENT TO HAVE CO DETECTOR HARDWARE SMOKE DETECTORS (W/ BATTERY B.U.) EACH FLOOR.

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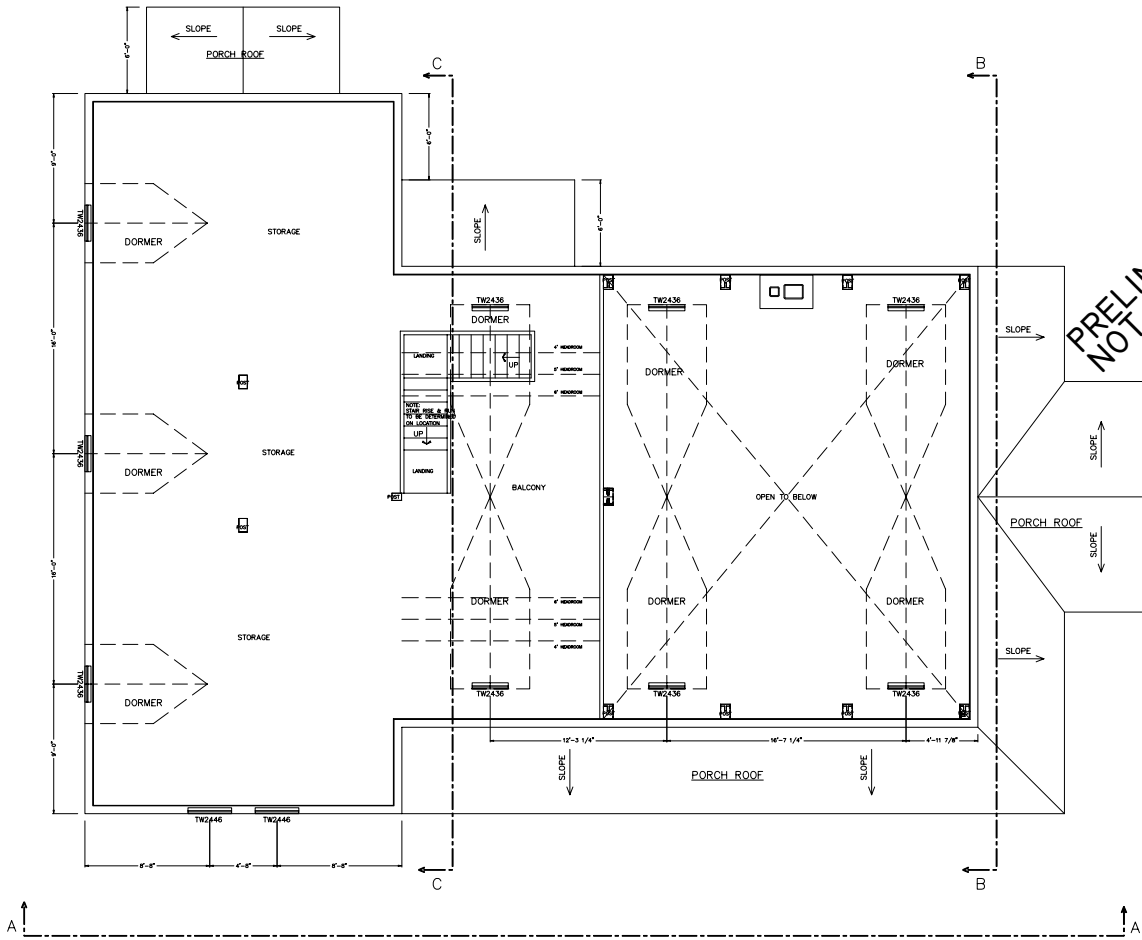
JOB NAME: **ECKHARDT RESIDENCE**
VERNON, NJ

DW TIMBER FRAME DESIGN, LLC
TIMBER FRAME & PANEL HOME DESIGN

2013 N. 12TH STREET, MCALLEN, TX 78501
PHONE: (603)852-8251 FAX: (956)952-8864

A-1

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

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1/3/09	

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DATE: 1/3/09

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VERNON, NJ

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A-2

PRELIMINARY DRAWING
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SOUTH ELEVATION

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DATE:	NUMBER & DESCRIPTION
1/3/09	
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ECKHARDT RESIDENCE
VERNON, NJ

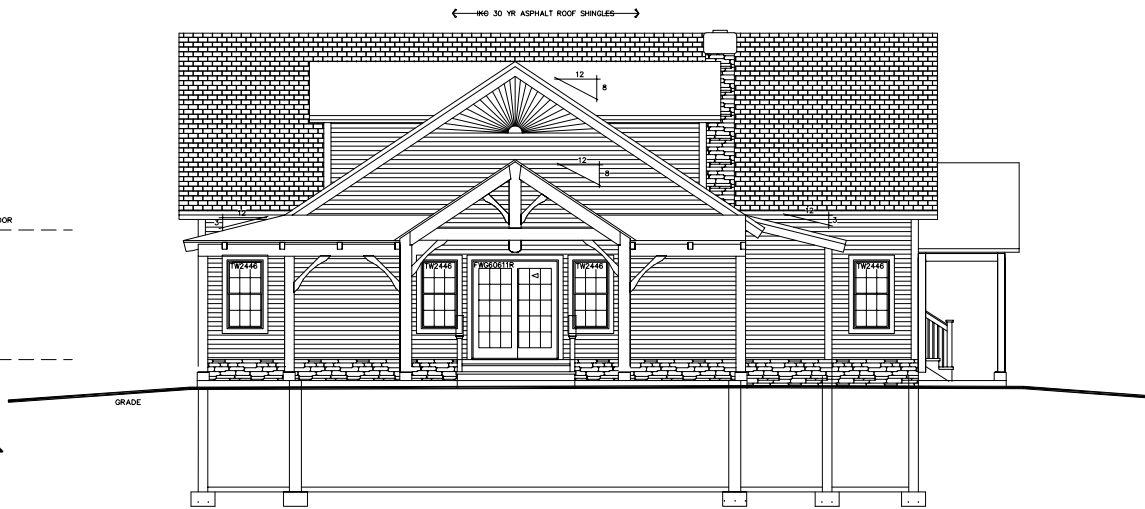
JOB NAME

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SIGNED:	DATE:



EAST ELEVATION

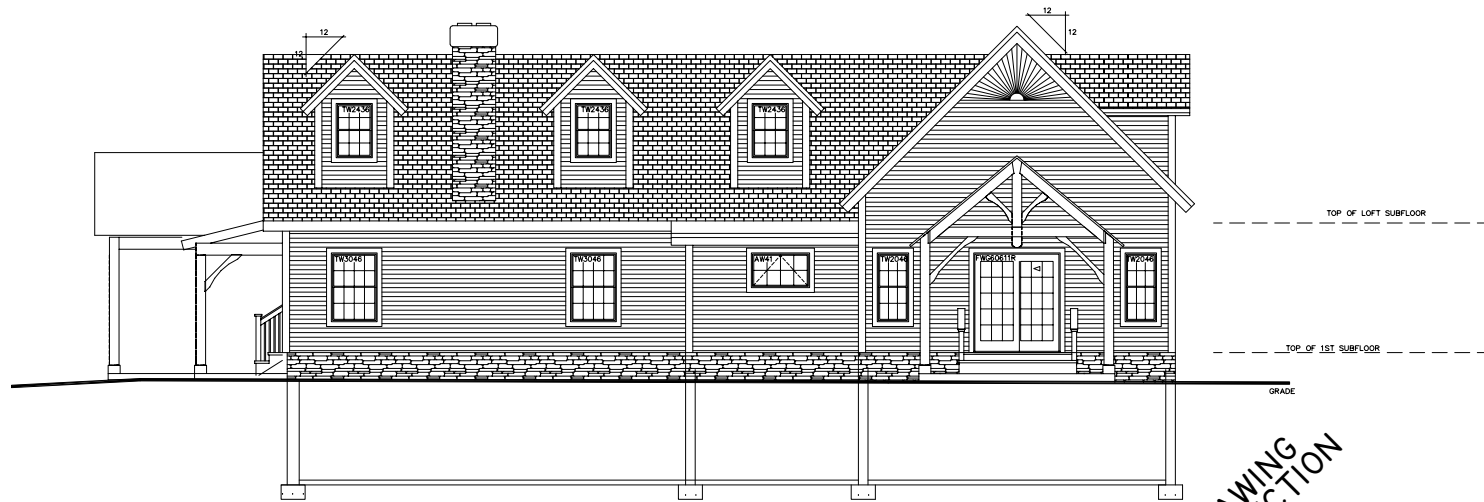
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DATE	NUMBER & DESCRIPTION
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1/3/09	
SCALE: 1/4" = 1'-0"	
DATE: 1/3/09	
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JOB NAME:
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VERNON, NJ**

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TIMBER FRAME & PANEL HOME DESIGN

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NORTH ELEVATION

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JOB NAME
ECKHARDT RESIDENCE
VERNON, NJ

DW TIMBER FRAME DESIGN, LLC
 TIMBER FRAME & PANEL HOME DESIGN
 2013 N. 12TH STREET, MCALLEN, TX 78501
 PHONE: (803)852-8231 FAX: (850)992-8884



WEST ELEVATION

PRELIMINARY DRAWING
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REVISIONS	
DATE	NUMBER & DESCRIPTION
4/6/09	

SCALE: 1/4" = 1'-0"
 DATE: 1/3/09
 DRAWN BY: DEW
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JOB NAME: **ECKHARDT RESIDENCE
VERNON, NJ**

DW TIMBER FRAME DESIGN, LLC
 TIMBER FRAME & PANEL-HOME DESIGN
 2013 N. 12TH STREET, MCALLEN, TX 78501
 PHONE: (603)852-8231 FAX: (956)992-8884

A-

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 3000 PSI DESIGN MIX, NET CURE 7 DAYS.
4. CONCRETE SLAB TO BE 4" THICK W/ 5/8" DIA W.F.
5. CONCRETE SLAB TO HAVE CONTROL JOINTS.
6. MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.
7. STEEL BARS TO BE GRADE 40.
8. CONCRETE TO BE PLACED WITH A SLUMP NOT TO EXCEED 5".
9. LAP SPICES 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 301-89 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
12. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW FROST LINE.
13. ALL FOOTING SIZES AND CONC. SHALL BE VERIFIED BY LOCAL ENGINEER.

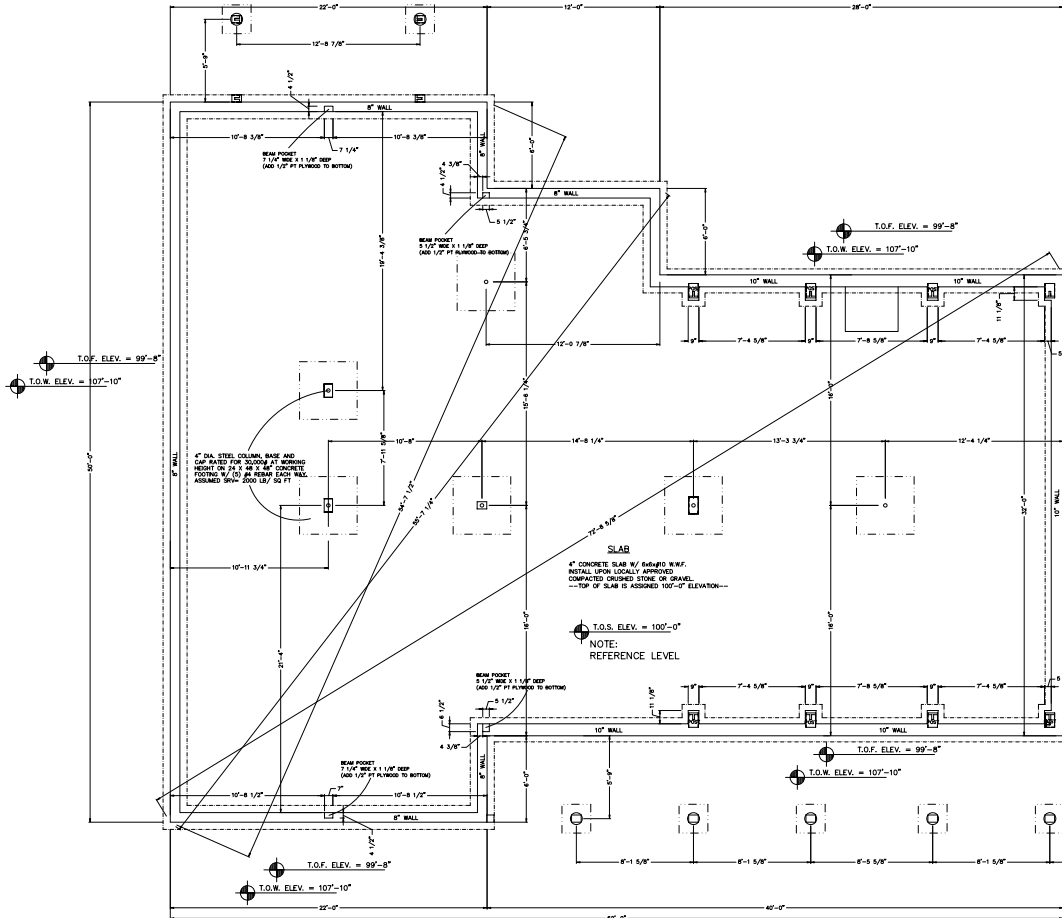
- SOILS NOTES:**
1. PLACE FOOTINGS ON UNDISTURBED SOIL.
 2. BACK FILL SHALL BE COMPACTED TO 95% ASTM D 1557 MOISTURE BUILDING AND 90% OUTSIDE.
 3. BACK FILL SHALL BE PLACED SIMULTANEOUSLY ON EACH SIDE OF THE WALL.

- 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.E.L. = TO BE DETERMINED

OUTLINE OF TIMBER POST ABOVE POSTS ADJUST TO CENTER

- FLOOR FRAMING NOTES:**
1. DIMENSIONS TO BE CONFIRMED BY GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.
 2. VERIFY FT SILL OVERHANG OUTSIDE OF CONCRETE PER DETAIL(S). VERIFY RM JOIST OFFSET FROM EDGE OF FT SILL PER DETAIL(S).
 3. DIMENSIONAL RM JOIST TO BE KD SPF#2 OR BETTER.
 4. EXTERIOR DIMENSIONS SHOWN ARE TO OUTSIDE OF RM 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 GROSS 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, SQUARE 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.



FOUNDATION PLAN PROJECT NORTH

8" & 10" CONCRETE FOUNDATION WALL ON AN 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 LAG BOLTED TO ALL TIMBER POSTS

NOTE: THIS DRAWING IS TO SUPPLY THE FOUNDATION CONTRACTOR WITH THE DIMENSIONS NEEDED TO SUPPORT THE STRUCTURE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT THE FOUNDATION IS CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES AND/OR PRACTICES. THE SIZE, DEPTH, AND MATERIALS USED SHOULD BE DESIGNED BY A LICENSED ENGINEER

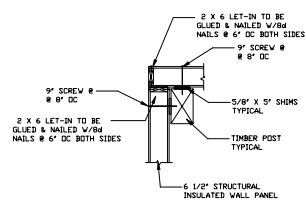
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SIGNED: _____
 DATE: 1/3/09
 DRAWN BY: DEW
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STANDARD TIMBER FRAME WALL SECTION



PANEL CORNER CONNECTION W/ POST STRUCTURAL PANELS

1/4" TYP. 1/2" DIA. PIER ON TOP OF PTC W/ 2" IN VERTICAL HOLE INTO FORMING BRIDGE OVER. @ END OF JOIST IN PTC EXTEND PER FT SILL ABOVE FINISH GRADE. FOOTINGS TO BE 4'-0" BELOW GRADE.

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

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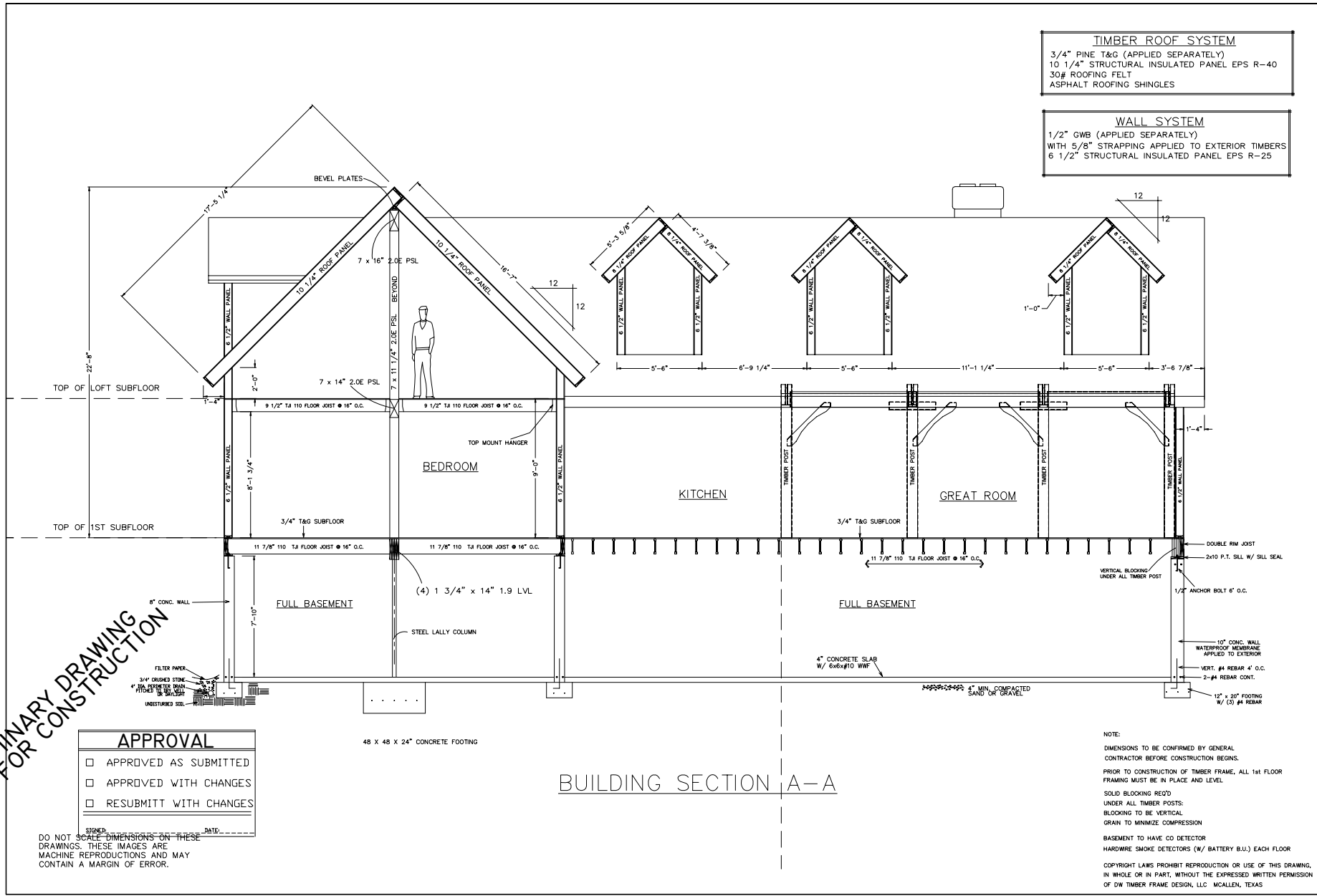
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**ECKHARDT RESIDENCE
VERNON, NJ**

JOB NAME:

**DW TIMBER FRAME DESIGN, LLC
TIMBER FRAME & PANEL HOME DESIGN**

2013 N. 12TH STREET, MCALLEN, TX 78501
 PHONE: (603)632-6251 FAX: (956)992-6864



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

REVISIONS	
SCALE	3/8" = 1'-0"
DATE	1/3/09
DRAWN BY	DEW
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NUMBER & DESCRIPTION	
DATE	4/2/09

ECKHARDT RESIDENCE
VERNON, NJ

JOB NAME

DW TIMBER FRAME DESIGN, LLC
 TIMBER FRAME & PANEL HOME DESIGN

2013 N. 12TH STREET, MCALLEN, TX 78901
 PHONE: (800)992-6281 FAX: (956)992-6884

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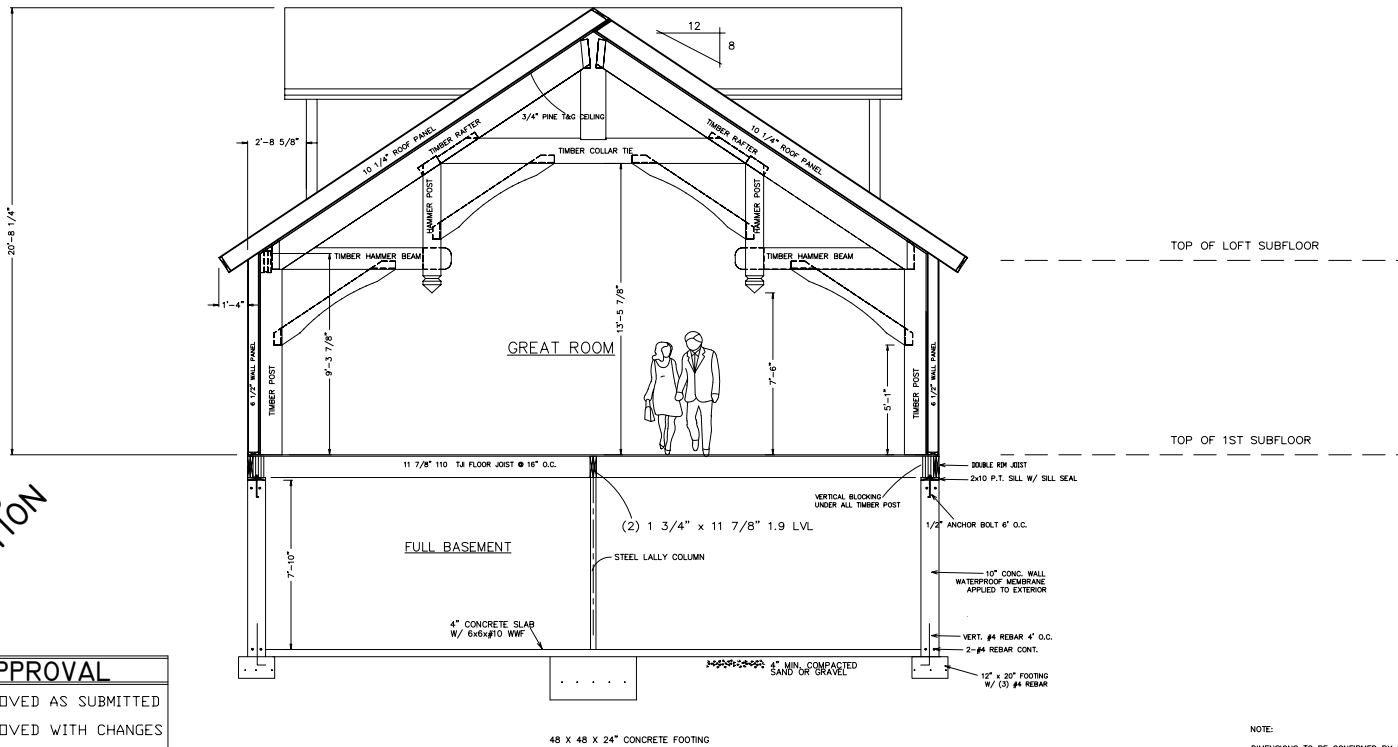
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NOTE:
 DIMENSIONS TO BE CONFIRMED BY GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.
 PRIOR TO CONSTRUCTION OF TIMBER FRAME, ALL 1st FLOOR FRAMING MUST BE IN PLACE AND LEVEL.
 SOLID BLOCKING REQ'D UNDER ALL TIMBER POSTS:
 BLOCKING TO BE VERTICAL GRAIN TO MINIMIZE COMPRESSION
 BASEMENT TO HAVE CO DETECTOR
 HARDWIRE SMOKE DETECTORS (W/ BATTERY B.U.) EACH FLOOR
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BUILDING SECTION B-B

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

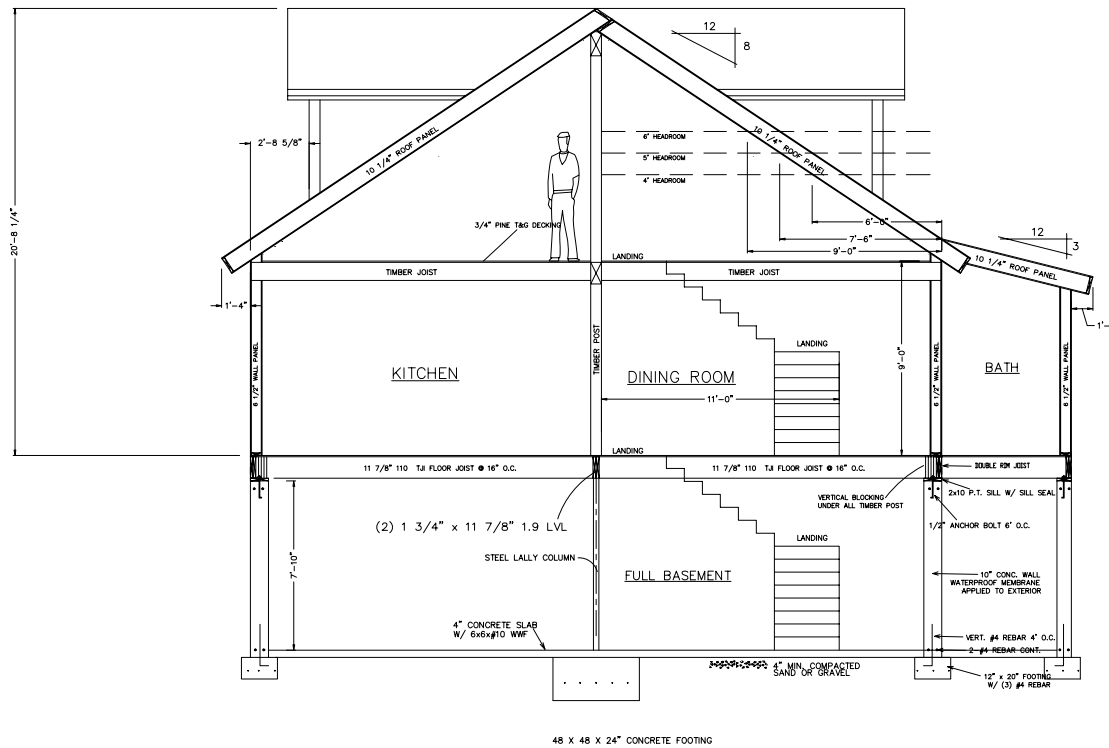
WALL SYSTEM
 1/2" CWB (APPLIED SEPARATELY)
 WITH 5/8" STRAPPING APPLIED TO EXTERIOR TIMBERS
 6 1/2" STRUCTURAL INSULATED PANEL EPS R-25

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

JOB NAME:
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VERNON, NJ

DW TIMBER FRAME DESIGN, LLC
 TIMBER FRAME & PANEL HOME DESIGN
 2013 N. 12TH STREET, MCALLEN, TX 78501
 PHONE: (361)626-6651 FAX: (361)626-6654



BUILDING SECTION C-C

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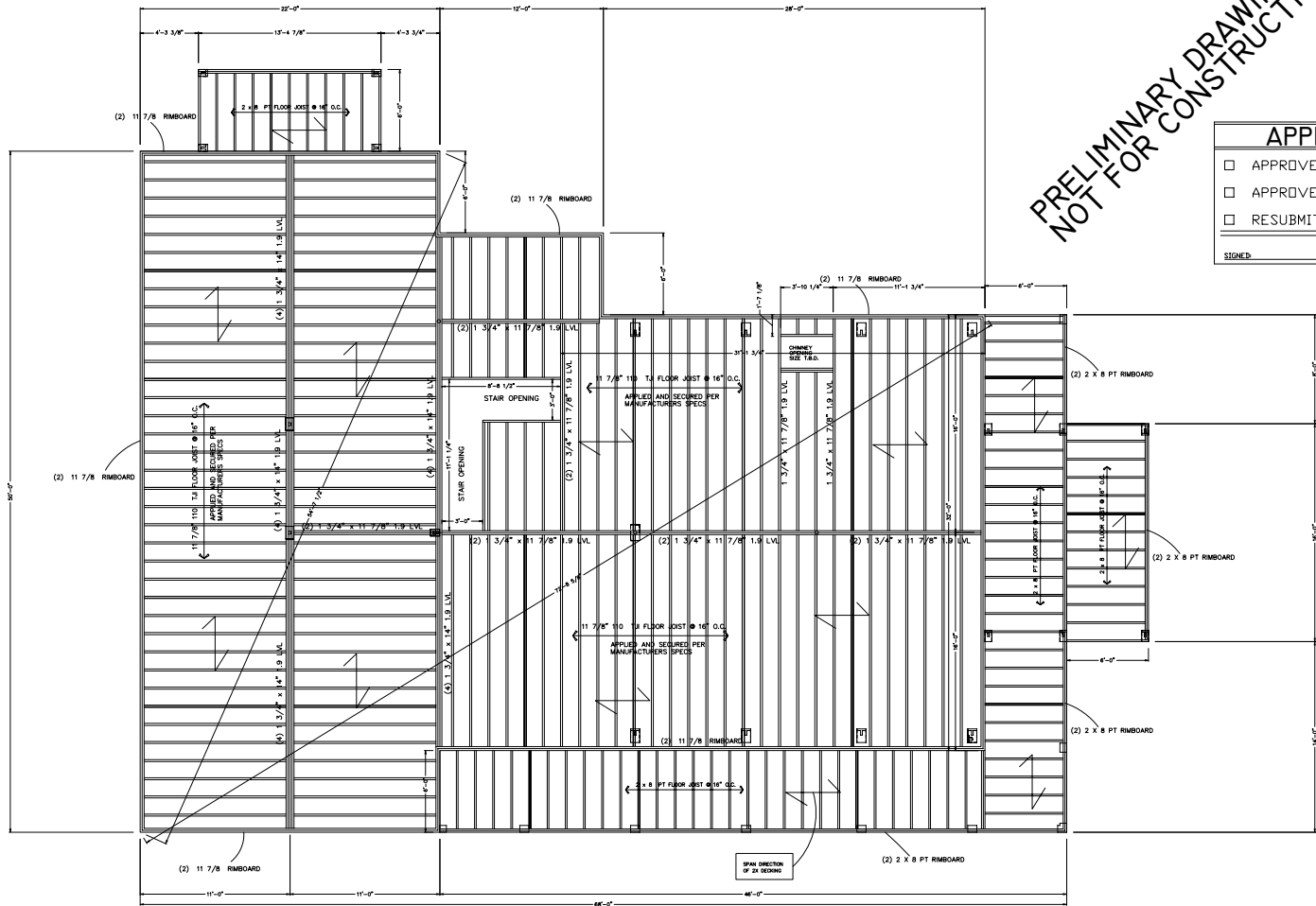
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SCALE	REVISIONS
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SIGNED: _____	DATE: _____

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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