THE BURNS ADDITION

CLARK, CO

CONTRACTOR DRAWINGS

DRAWING INDEX

GENERAL CONTENT
G01 COVER SHEET
GO2 ENGINEER SPECIFICATIONS
G03 PROJECT SPECIFICATIONS
G04 WINDOW SPECIFICATIONS
G05 DOOR SPECIFICATIONS
G06 WINDOW & DOOR SCHEDULES

FLOOR PLANS
101 LOWER LEVEL PLAN
FIRST FLOOR PLAN
ROOF PLAN
101A SHEAR WALL AND HOLD-DOWN PLANS

ELEVATIONS
201 ELEVATIONS

STRUCTURAL PLANS
500 FOUNDATION PLAN
501 FIRST FLOOR FRAMING PLAN
502 ROOF FRAMING PLAN

TIMBER FRAME DETAILS
601 FRAME ISOMETRIC
602 FRAME PLAN & RAFTER PLAN
603 FRAME ELEVATIONS
604 STANDARD TIMBER DETAILS
605 JOINERY DETAILS

REVIEWED FOR CODE COMPLIANCE
10/15/2024

DOCUMENT NOTES

1. THESE PLANS ARE INTENDED TO BE USED BY PROFESSIONALS KNOWLEDGEABLE OF GENERAL CONSTRUCTION METHODS AND TECHNIQUES, AND TIMBER FRAME CONSTRUCTION.
2. THERE ARE NO WARRANTIES, STATED OR IMPLIED, IN THE USE OF THESE PLANS. ALL WARRANTIES OF AND BY WOODHOUSE ARE CONTAINED IN THE WRITTEN AGREEMENT BETWEEN WOODHOUSE AND THE CLIENT.
3. WHILE THESE DRAWINGS ARE PREPARED TO SCALE, DO NOT MEASURE FOR SCALE. REFER TO WRITTEN DIMENSIONS.
4. REFER TO THE WRITTEN AGREEMENT FOR MATERIALS AND WORK TO BE PROVIDED BY WOODHOUSE.
5. REFER TO SHEET G03 FOR DETAILED PROJECT SPECIFICATIONS AND NOTES.

ISSUE DATE: SEPTEMBER 4, 2024
ISSUE TO: TIM & MIKKI BURNS; CLARK, CO

CLIENT SIGNATURE SIGNIFIES ACCEPTANCE OF THE DESIGN, WITH EXCEPTIONS AS NOTED HEREIN, FOR THE PROJECT PHASE INDICATED ABOVE, IN ACCORDANCE WITH THE WOODHOUSE AGREEMENT.

X DATE:

Click here for signing instructions

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REVISION	DATE

CONTRACTOR DRAWINGS

THE BURNS ADDITION
CLARK, CO

PROJECT NO. 24-019

DRAWN BY: LW

G01
COVER SHEET

PRIMARY CODES AND SPECIFICATIONS

GENERAL BUILDING CODE:

1 2021 IRC, IECC and 2023 NEC Code, State Model Solar/Electric Code
2 ASCE 7-16

CONCRETE CODES:

1 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)
2 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301)
3 LATEST EDITION OF THE CRSI MANUAL OF STANDARD PRACTICE WITH ALL SUPPLEMENTS

WOOD CONSTRUCTION

1 NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION INCLUDING SUPPLEMENT (NDS 2018)
2 NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (NDS SDPWS 2018)
3 STANDARD ON THE DESIGN AND CONSTRUCTION OF LOG STRUCTURES (AMERICAN NATIONAL STANDARD ICC 400-2012)
4 TIMBERFRAMER'S ENGINEERING COUNCIL TECHNICAL BULLETIN NO. 2016-07 "EDGE SPACING OF PEGS" (TFEC TECH BULL. NO. 2016-07)
5 TIMBERFRAMER'S ENGINEERING COUNCIL TECHNICAL BULLETIN #01, " CAPACITY OF PEGGED CONNECTIONS" (TFEC TECH. BULL. #01)

GENERAL STRUCTURAL NOTES

A. ALL ELEVATIONS AND HEIGHT GIVEN ARE FROM THE FINISHED FLOOR DATUM ELEVATION, WHICH IS SET AT 0'-0".
B. DO NOT SCALE DRAWINGS, CONTACT AOR OR EOR FOR DIMENSION CLARIFICATIONS PRIOR TO CONSTRUCTION.
C. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR OPENINGS, DEPRESSIONS, EQUIPMENT WEIGHTS AND LOCATIONS, EMBEDDED ITEMS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
D. DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
E. NO STRUCTURAL MEMBER OR COMPONENT SHALL BE CUT, NOTCHED, OR OTHERWISE ALTERED UNLESS APPROVED IN WRITING BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED BY THE ENGINEER OF RECORD FOR REVIEW OF ANY SUCH DEVIATIONS.
F. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS SUCH CHANGES ARE AUTHORIZED IN WRITING TO THE ENGINEER OF RECORD.
G. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.
H. DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.
I. THE GENERAL CONTRACTOR SHALL COMPARE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND STRUCTURAL DRAWINGS AND REPORT ANY DISCREPANCIES BETWEEN EACH SET OF DRAWINGS AND WITHIN EACH SET OF DRAWINGS TO THE ARCHITECT AND ENGINEER OF RECORD PRIOR TO THE FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBERS.
J. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, AND DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCE AND SAFETY. THE ENGINEER DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
K. THE STRUCTURAL ENGINEER'S OBLIGATIONS TO REVIEW SHOP DRAWINGS AND OTHER SUBMITTALS AND TO RETURN THEM IN A TIMELY MANNER ARE CONDITIONED UPON THE PRIOR REVIEW AND APPROVAL OF THE SHOP DRAWINGS OR SUBMITTALS BY THE CONTRACTOR AS REQUIRED IN THE CONSTRUCTION CONTRACT AND THE CONTRACTOR'S SUBMITTAL OF THE SHOP DRAWINGS AND OTHER SUBMITTALS IN ACCORDANCE WITH A WRITTEN SCHEDULE DISTRIBUTED IN ADVANCE TO THE ENGINEER IDENTIFYING THE DATES FOR THE SUBMITTAL OF THE VARIOUS SHOP DRAWINGS AND SUBMITTALS.
L. PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF TAMARACK GROVE ENGINEERING IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN GENERAL ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHALL NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK.
M. ALL STRUCTURES REQUIRE PERIODIC MAINTENANCE TO EXCEED LIFE SPAN AND TO ENSURE STRUCTURAL INTEGRITY FROM EXPOSURE TO THE ENVIRONMENT. A PLANNED PROGRAM OF MAINTENANCE SHALL BE ESTABLISHED BY THE OWNER. THIS PROGRAM SHALL INCLUDE ITEMS SUCH AS, BUT NOT LIMITED TO, PAINTING OF STRUCTURAL STEEL, PROTECTIVE COATINGS FOR CONCRETE, SEALANTS, CAULKED JOINTS, EXPANSION JOINTS, CONTROL JOINTS, SPALLS AND CRACKS IN CONCRETE, AND PRESSURE WASHING OF EXPOSED STRUCTURAL ELEMENTS EXPOSED TO SALT ENVIRONMENT OR OTHER HARSH CHEMICALS.
N. IN THE PROFESSIONAL OPINION OF TAMARACK GROVE ENGINEERING, THE STRUCTURAL CONTRACT DOCUMENTS FOR THIS PROJECT HAVE BEEN PREPARED IN ACCORDANCE WITH THE DESIGN CRITERIA SECTION PROVIDED.
O. NO PROVISIONS HAVE BEEN MADE FOR VERTICAL OR HORIZONTAL EXPANSION EXCEPT AS SHOWN ON CONTRACT DOCUMENTS.
P. IN THE EVENT THAT THE STRUCTURAL CONTRACTS DRAWINGS AND SPECIFICATIONS CONFLICT ON INFORMATION, THE STRUCTURAL CONTRACT DRAWINGS SHALL SUPERSEDE THE SPECIFICATIONS.
Q. THE USE OF REPRODUCTIONS OF THESE CONTRACT DOCUMENTS AND USE OF CAD FILES BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS IS PROHIBITED UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM ENGINEER OF RECORD.

DESIGN CRITERIA:

A. CRITERIA:

1	RISK CATEGORY	= II

B. ROOF LOADS:

1	GROUND SNOW LOAD, P_g	= 152 PSF
2	ROOF LIVE LOAD	= 20 PSF
3	ROOF SNOW LOAD	= 104 PSF
4	ROOF DEAD LOAD	= 18 PSF
5	ROOF DEFLECTIONS (LL)	= L/360
6	ROOF DEFLECTIONS (TL)	= L/240

C. FLOOR LOADS:

1	FLOOR LIVE LOAD	= 40 PSF
2	FLOOR DEAD LOAD	= 12 PSF
3	FLOOR DEFLECTIONS (LL)	= L/480
4	FLOOR DEFLECTIONS (TL)	= L/240

D. SEISMIC LOADS:

1	MAPPED SPECTRAL RESPONSE ACC. FOR SHORT PERIOD, S_s	= 0.410 G
2	MAPPED SPECTRAL RESPONSE ACC. FOR 1-SEC. PERIOD, S_1	= 0.090 G
3	DESIGN SPECTRAL RESPONSE ACC. COEFF. AT SHORT PERIOD, S_D	= 0.402 G
4	DESIGN SPECTRAL RESPONSE ACC. COEFF. AT 1-SEC. PERIOD, S_{D1}	= 0.140 G
5	BULDING SITE CLASS (ASCE 7-16 [TABLE 20.3.1])	= D
6	SEISMIC DESIGN CATEGORY (ASCE 7-16 [TABLE 11.6-(1 OR 2)]	= C
7	SITE COEFFICIENT, F_A (ASCE 7-16 [TABLE 11.4-1])	= 1.60
8	SITE COEFFICIENT, F_V (ASCE 7-16 [TABLE 11.4-2])	= 2.40
9	SEISMIC IMPORTANCE FACTOR, I_E	= 1.00
10	SEISMIC COEFFICIENT FORCE FACTOR, C_S (ALLOWABLE)	= 0.161
11	RESPONSE MODIFICATION FACTOR, R	= 6.5
12	BASIC SEISMIC-FORCE-RESISTING SYSTEM	= LIGHT-FRAMED WALLS SHEATHED W/ WOOD STRUCTURAL PANELS RATED FOR SHEAR OR STEEL SHEETS
13	ANALYSIS PROCEDURE USED	= EQUIVALENT LATERAL FORCE PROCEDURE

E. WIND LOADS:

1	ULTIMATE WIND SPEED (3-SECOND GUST)	= 115 MPH
2	WIND EXPOSURE	= B

F. GEOTECHNICAL/SOILS CRITERIA:

1	ALLOWABLE SOIL BEARING CAPACITY	= 3,000 PSF
2	MINIMUM FROST DEPTH	= 48 IN
3	GEOTECHNICAL REPORT PREPARED BY (REPORT #)	= NWCC. (PROJECT #12-9229) BY BRIAN D. LEN, PE

CONCRETE

A. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE FOLLOWING ACI STANDARDS (SEE CODES AND SPECIFICATIONS):

1 ACI 318	(CODE)	5 ACI 304	(PLACING)
2 ACI 306	(WINTER CONCRETING)	6 ACI 315	(DETAILING)
3 ACI 305	(HOT WEATHER CONCRETING)	7 ACI 347	(FORMWORK
4 ACI 211.1	(MIX PROPORTIONING)	8 ACI 301	(SPECIFICATIONS)

B. THE MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS:

ALL FOOTINGS, FOUNDATIONS AND STEM WALLS	=	F'_c -3,000 PSI
ALL FOOTINGS, FOUNDATIONS AND STEM WALLS	=	F'_c - 4,500 PSI (FREEZE/THAW CONDITIONS)
SLAB ON GRADE	=	F'_c -3,000 PSI

C. CONCRETE MIX DESIGN SHALL NOT EXCEED A WATER/CEMENT RATIO OF 0.50. APPROVED ADMIXTURES MAY BE USED TO INCREASE THE WORKABILITY OF THE CONCRETE UPON WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
D. ALL CONCRETE MIXING SHALL MEET THE REQUIREMENTS SET FORTH IN ASTM C94. USE TYPE I/II CEMENT, ASTM 150. CONCRETE SHALL BE NORMAL WEIGHT WITH MAX. AGGREGATE OF ¾" AND CONFORMING TO ASTM C33.
E. ALL EMBEDDED ANCHOR BOLTS SHALL BE A36 OR A307 STEEL W/ 7" MIN. EMBEDMENT. ANCHOR BOLTS TO BE WITHIN 1'-0" OF SILL PLATE ENDS, WITH A MIN. OF TWO PER WALL AND NO CLOSER THAN 6" FROM CONCRETE WALL CORNERS. REFER TO FOUNDATION PLAN FOR SPECIFIC ANCHOR BOLT PLAN.
F. WET SETTING OF REINFORCING BARS IN FOOTINGS AND WALLS IS ***NOT*** ALLOWED.
G. PROTECT ALL CONCRETE FROM DRYING AND PREMATURE CURING DURING EXTREME WEATHER CONDITIONS. IT IS NOT PERMITTED TO ADD ANY POTABLE WATER TO MIXTURE ON-SITE.
H. BLOCK-OUT ALL STEM WALLS AT ENTRIES AS REQUIRED.
I. CONCRETE FORM WORK TO BE OF ADEQUATE STRENGTH AND BRACED TO PREVENT DEFORMATION.
J. PROTECT ALL CONCRETE FROM FREEZING.
K. ALL LOWER LEVEL AND RETAINING WALLS WHICH HAVE FILL HEIGHTS HIGHER THAN AN INTERIOR FLOOR LEVEL SHALL HAVE AN APPROVED WATERPROOFING MEMBRANE APPLIED.
L. STAIN & TEXTURE OF EXPOSED CONCRETE SURFACES PER OWNER'S DIRECTION, IF APPLICABLE.
M. AT CORNERS AND WALL INTERSECTIONS, PROVIDE VERTICAL BAR AND LAP THE REINFORCING STEEL.
N. ALL REENTRANT CORNERS SHALL HAVE ADDITIONAL REINFORCEMENT. THE CORNER REINFORCEMENT SHALL BE LAPPED A MINIMUM OF 48D, WHERE D IS THE REINFORCING STEEL DIAMETER.

FOUNDATIONS AND SLAB ON GRADE

A. ALL FOOTING AND FOUNDATION DESIGNS ARE BASED ON AN ALLOWABLE SOIL BEARING CAPACITY LISTED IN DESIGN CRITERIA. ALL BUILDING SHALLOW SPREAD FOUNDATIONS SYSTEMS SHALL BEAR ON COMPETENT NATIVE SOILS. IF THE SITE HAS A LOWER BEARING CAPACITY THAN LISTED, THEN FOUNDATION PLAN WILL NEED TO BE REDESIGNED. TAMARACK GROVE ENGINEERING, PLLC. IS NOT RESPONSIBLE FOR DETERMINING THE COMPETENCE OF NATIVE SOIL.
B. MINIMUM FROST DEPTH, AS LISTED IN DESIGN CRITERIA, IS FROM LOWEST ADJACENT FINISH GRADE TO BOTTOM OF FOOTING SHALL BE MAINTAINED FOR ALL EXTERIOR FOOTINGS.
C. ALL CONTINUOUS SPREAD AND ISOLATED FOOTINGS SHALL BE FOUNDED ON APPROVED ENGINEERED STRUCTURAL FILL PLACED PER THE GEOTECHNICAL RECOMMENDATIONS, IF APPLICABLE.
D. IT IS RECOMMENDED THAT ALL GRADING, EXCAVATION, PLACEMENT OF STRUCTURAL FILL AND INSTALLATION OF FOUNDATIONS BE PERFORMED UNDER THE INSPECTION AND TESTING OF A QUALIFIED GEOTECHNICAL CONSULTANT DURING THE CRITICAL STAGES OF CONSTRUCTION.
E. VERIFY LOCATIONS FOR STEP FOOTINGS AND FOUNDATION WALLS BASED ON SITE FINISHED GRADE, ALL FOOTING STEPS SHALL BE A MAXIMUM OF (2) VERTICALLY TO (1) HORIZONTALLY.
F. VERIFY LOCATIONS FOR ANY PIPING OR OTHER SITE RELATED UTILITIES RUNNING ALONGSIDE OR PENETRATING THROUGH THE FOUNDATIONS OR STEMWALLS.
G. ALL CONCRETE SLABS SHALL HAVE REINFORCING PER PLANS & CONTROL JOINTS @ 10'-0" O.C. SPACING MAX. AND SHALL BE FOUNDED ON MATERIALS COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY A STANDARD PROCTOR AT OPTIMUM MOISTURE AND PLACED IN 8" LIFTS.
H. SLAB SAWN CONTROL & CONSTRUCTION JOINTS SHALL BE MADE AS SOON AS POSSIBLE WITHOUT DAMAGE TO THE SURFACE. FILLING OF SAWN JOINTS WHERE REQUIRED SHALL BE DELAYED AS LONG AS POSSIBLE TO ALLOW MAXIMUM SHRINKAGE TO OCCUR IN SLABS.
I. ALL STRUCTURAL FILL BELOW FOOTINGS SHALL EXTEND BEYOND FOOTINGS AT A SLOPE OF 1 HORIZONTAL TO 2 VERTICALS TO COMPETENT SOILS.
J. PROVIDE ADEQUATE TEMPORARY BRACING OF FOUNDATION RETAINING WALLS DURING BACKFILL PRIOR TO INSTALLATION OF MAIN FLOOR FRAMING. WALL DESIGNS ARE BASED ON TOP OF WALL RESTRAINED BY FINISHED FLOOR SYSTEM.
K. PROVIDE ADEQUATE DRAINAGE BEHIND ALL WALLS TO ALLEVIATE ANY STANDING WATER.
L. MINIMUM CONCRETE SLAB THICKNESS IS 4".

REINFORCING STEEL

A. ALL ARRANGEMENT AND DETAILING OF REINFORCING STEEL, INCLUDING BAR SUPPORTS AND SPACERS, SHALL BE IN ACCORDANCE WITH THE LATEST ACI 315 DETAILING MANUAL.
B. ASTM A615, GRADE 40 (#3 REBAR OR SMALLER), ASTM A615, GRADE 60 (#4 REBAR OR LARGER), ASTM A185, GRADE 65 (WELDED WIRE FABRIC SHEETS). BARS TO BE WELDED SHALL BE ASTM A706, GRADE 60.
C. DIMENSIONS OF REINFORCING ARE TO BAR CENTERLINES U.N.O. IN DRAWINGS.
D. MINIMUM CLEAR PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:

CONCRETE PLACED DIRECTLY AGAINST EARTH	=	3"
FORMED SURFACES AND EXPOSED TO EXTERIOR (#5 BARS OR SMALLER)	=	2"
INTERIOR FACE OF WALLS	=	1-1/2"
STRUCTURAL SLABS	=	1"
ELEVATED SLABS, BEAMS & COLUMNS	=	1-1/2"

E. MINIMUM REINFORCING LAP SPLICES/DEVELOPMENT LENGTHS (F'C = 3,000 PSI):

BAR SIZE	HOOK LENGTH (IN.)	DEVELOPMENT/SPLICE LENGTH (IN.)
3	6	21
4	8	28
5	10	36
6	12	43

F. STAGGER SPLICES IN WALLS SO THAT NO TWO ADJACENT BARS ARE SPLICED IN THE SAME LOCATION.
G. REINFORCING SHALL BE CONTINUOUS THROUGH ALL COLD JOINTS.
H. PROVIDE CORNER BARS W/ 18" LEGS AT CORNERS AND INTERSECTING WALLS AND FOOTINGS, SIZE AND PLACEMENT TO MATCH HORIZONTAL REINFORCEMENT.
I. U.N.O. ON PLANS PROVIDE #4 HORIZONTALS AT TOP OF WALL, CONT. IN FOOTINGS, AND ABOVE ALL OPENINGS. PROVIDE #4 HORIZONTALS AT ALL INTERSECTING FLOORS AND ROOF LEVELS, BOTTOM OF ALL WINDOWS AND AT 10'-0" O.C. MAX.
J. U.N.O. ON PLANS PROVIDE #4 VERTICALS AT 16" O.C. W/ STANDARD HOOK EXTENDING INTO FOOTING AT EACH SIDE OF WALL OPENING AND AT EACH END OF WALLS.
K. ALL REINFORCEMENT SHALL BE COLD BENT, UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL AND ENGINEER OF RECORD. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE OR MASONRY SHALL NOT BE FIELD BENT, UNLESS PERMITTED BY THE BUILDING OFFICIAL AND ENGINEER OF RECORD.
L. AT CORNERS AND WALL INTERSECTIONS, PROVIDE VERTICAL BARS AND LAP THE REINFORCING STEEL A MINIMUM OF 48D, WHERE D IS THE REINFORCING STEEL DIAMETER.

PLWOOD SHEATHING

A. PANEL REQUIREMENTS:
1 SHEATHING SHALL BE INSTALLED IN ACCORDANCE WITH APA RECOMMENDATIONS AND THE LATEST IBC CODE.
2 ORIENTED STRAND BOARD (OSB) OF THE SAME STRENGTH EQUIVALENCE CAN BE SUBSTITUTED FOR PLYWOOD.
3 WALL SHEATHING MAY BE INSTALLED VERTICALLY OR HORIZONTALLY. ROOF/FLOOR SHEATHING TO BE INSTALLED HORIZONTALLY. ALL SHEATHING SHALL BE PLACED PERPENDICULAR TO THE FRAMING WITH STAGGERED END JOIN.TS AT 4'-0".
4 NO SHEATHING PANEL LESS THAN 24" WIDE IN ANY DIRECTION SHALL BE USED.
5 SHEATHING SHALL BE A MINIMUM OF 7/16" THICK FOR ROOF/WALL AND 3/4" THICK FOR FLOOR, U.N.O.
6 PROVIDE 1/8" SPACE AT ALL SHEATHING PANEL EDGES FOR EXPANSION/SHRINKAGE.
7 INTERMEDIATE FRAMING AND BLOCKING TO BE 2X NOMINAL MEMBERS MINIMUM, U.N.O. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
8 ALL SHEATHING SHALL HAVE AN EXPOSURE DURABILITY OF EXPOSURE 1, UNLESS PANELS ARE SUBJECT TO PERMANENT EXPOSURE TO WEATHER OR MOISTURE, THEN PANELS SHALL HAVE AN EXPOSURE DURABILITY OF EXTERIOR.
9 ALL SHEATHING SHALL HAVE A MINIMUM SPAN RATING OF (24/16) U.N.O. AND NO LESS THAN THE TYPICAL FRAMING SPACING LISTED ON PLANS.

B. FASTENER REQUIREMENTS:
1 SHEATHING SHALL HAVE THE FOLLOWING MINIMUM FASTENER SIZE, SPACING AND PATTERN:
   1 WOOD FRAMED WALLS – 8d NAILS, 6" O.C. AT PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS. U.N.O.
   2 WOOD FRAMED ROOF/FLOOR DIAPHRAGMS –8d NAILS, 6" O.C. AT PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS. U.N.O.
   3 LIGHT GAUGE FRAMED WALLS– #8 SMS SCREWS, 6" O.C. AT PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS. U.N.O.
2 THE MINIMUM EDGE DISTANCE FOR NAILS IN THE RECEIVING MEMBERS AND SHEATHING SHALL BE 3/8" FOR 2" NOMINAL RECEIVING MEMBERS AND 1/2" FOR 3" OR LARGER NOMINAL RECEIVING MEMBERS.
3 UNLESS OTHERWISE NOTED, FRAMING CLIPS ARE EITHER A35 OR LTP4, OR APPROVED EQUIVALENT. USE 1-1/2" LONG NAILS TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING, USE 2-1/2" NAILS WHEN CLIPS ARE INSTALLED OVER SHEATHING.
4 STAGGER ALL EDGE NAILS AT PANEL JOINTS WHERE SHEATHING IS APPLIED TO BOTH FACES OF A WALL.
5 FLOOR SHEATHING SHALL BE BONDED w/ INTERMEDIATE OR EXTERIOR GLUE, IN ADDITION TO MECHANICAL FASTENERS.
6 DRIVE NAILS FLUSH WITH PANEL SURFACE. DO NOT FRACTURE SURFACE BY OVERDRIVING NAILS. SUPPLEMENT ANY OVERDRIVEN NAILS BY ADDING AN EQUAL NUMBER FOR PROPERLY DRIVEN NAILS IN NEW HOLES. ANY SHINERS OR NAILS THAT MISS FRAMING MEMBERS WHEN ATTACHING SHEATHING CAN REMAIN. HOWEVER, ADDITIONAL NAILS ARE REQUIRED WHICH DIRECTLY ATTACHED THE SHEATHING TO THE FRAMING PER SPACING LISTED ON PLANS.

FASTENERS AND CONNECTORS

A. THROUGH-BOLTS:
1 FOR EXTERIOR/EXPOSED APPLICATONS, PROVIDE TYPE 307 STAINLESS STEEL OR OTHER PROTECTIVE COATING. FOR HIDDEN APPLICATIONS, PROVIDE ASTM A307.
2 HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES. BOLTS SHALL NOT BE FORCIBLY DRIVEN.
3 ALL BOLTS SHALL MEET THE REQUIREMENTS OF ANSI/ASME STANDARD B18.2.1.
4 A STANDARD CUT WASHER, METAL PLATE, OR METAL STRAP OF EQUAL OR GREATER DIMENSIONS SHALL BE PROVIDED BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.

B. LAG SCREWS:
1 ALL LAG SCREWS SHALL MEET THE REQUIREMENTS OF ANSI/ASME STANDARD B18.2.1.
2 THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH, NOT DRIVING WITH A HAMMER.

C. WOOD SCREWS:
1 ALL WOOD SCREWS SHALL MEET THE REQUIREMENTS OF ANSI/ASME STANDARD B18.6.1.
2 THE WOOD SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A SCREW DRIVER OR OTHER TOOL, NOT DRIVING WITH A HAMMER.

D. NAILS AND SPIKES:
1 ALL STEEL WIRE NAILS AND SPIKES, BOX NAILS, THREADED HARDENED-STEEL NAILS, AND POST-FRAME RING SHANK NAILS SHALL MEET THE REQUIREMENTS OF ASTMF1667.
2 PNEUMATIC NAILING SHALL BE PLAIN SHANK, COATED OR GALVANIZED:

a)	8d	=	0.131" DIA. X 2-1/2" MIN. LENGTH
b)	10d	=	0.148" DIA. X 3" MIN. LENGTH
c)	16d	=	0.135" DIA. X 3-1/2" MIN. LENGTH

3 HAND NAILING SHALL BE SINKERS, COATED:

a)	8d	=	11-1/2 GA. X 2-3/8"
b)	10d	=	11 GA. X 2-7/8"
c)	16d	=	9 GA. X 3-1/4"

E. DRIFT BOLTS AND PINS:
1 LEAD HOLES SHALL BE DRILLED 0" TO 1/32" SMALLER THAN THE ACTUAL PIN DIAMETER.
2 DRIFT BOLT OR PINS SHALL CONSTIST OF STEEL PER ASTM A307, U.N.O.

F. SPECIALTY PRODUCTS:
1 ALL METAL HANGERS AND CONNECTIONS ARE NOTED AS 'SIMPSON STRONG-TIE' AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, U.N.O.
2 CERTAIN PRODUCTS HAVE BEEN SPECIFIED IN THE DESIGN WHICH ARE SPECIALTY OR PROPRIETARY PRODUCTS. THESE PRODUCTS HAVE RATED CAPACITIES AND CHARACTERISTICS WARRANTED BY THE MANUFACTURER. THESE PRODUCTS HAVE BEEN SELECTED AND SPECIFIED BASED UPON THE MANUFACTURER'S REPRESENTATION AND TAMARACK GROVE ENGINEERING, PLLC. SHALL NOT BECOME GUARANTORS OF THE PRODUCT.
3 SUCH PRODUCTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND PROPER WORKMANSHIP OF THE INSTALLATION IS THE RESPONSIBILTY OF THE GENERAL CONTRACTOR.

G. SUBSTITUTIONS:
1 ALTERNATIVE SYSTEMS MAY BE ACCEPTABLE IF THEY PROVIDE EQUAL PERFORMANCE TO THE SYSTEMS SHOWN ON THE CONSTRUCTION DOCUMENTS.
2 ALL ALTERNATIVE SYSTEM REQUESTS MUST HAVE A WRITTEN APPROVAL FROM ENGINEER OF RECORD PRIOR TO INSTALLATION.

H. ALL FASTENERS IN PRESSURE TREATED WOOD MUST MEET THE REQUIREMENTS SET FORTH IN THE CODE LISTED IN THE 'PRIMARY CODES AND SPECIFICATIONS' SECTION.
I. ADDITIONAL FASTENERS REQUIRED FOR ERECTION PURPOSES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

HEAVY TIMBER CONSTRUCTION

A. ALL WOOD CONSTRUCTION SHALL CONFORM TO REQUIREMENTS SET FORTH IN "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION:, AND THE LATEST AF&PA, 'AMERICAN FOREST & PAPER ASSOCIATION" REFERENCE STANDARDS. SEE CODE AND SPECIFICATIONS SECTION.
B. ALL STRUCTURAL TIMBER TO BE DOUGLAS FIR-LARCH (DFL) #1, U.N.O.
C. TIMBER CONNECTIONS TO BE MADE W/ 1" DRIED, STRAIGHT GRAIN OAK PEGS, U.N.O.
D. IN-SERVICE MOISTURE CONTENT SHALL BE A MAXIMUM OF 19%.
E. TIMBER SHRINKAGE AND THE FORMATION OF CHECKS ALONG TIMBER LENGTH SHOULD BE EXPECTED AS TIMBER EQUALIZES FROM FABRICATION TO IN-SERVICE MOISTURE CONDITIONS.
F. PROVIDE END GRAIN SEALER TO REDUCE MOISTURE TRANSFER IN TIMBER MEMBERS.

PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES

A. ALL ROOF OPEN WEB PRE-MANUFACTURED TRUSSES ARE CONSIDERED A 'DEFERRED' SUBMITTAL. SHOP DRAWINGS AND STRUCTURAL CALCULATIONS SHALL BE PROVIDED BY THE MANUFACTURER BEARING THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, WITHIN THE JURISDICTION IN WHICH THE PROJECT IS LOCATED. ALL ROOF TRUSSES SHALL BE DESIGNED FOR LOADS SHOWN UNDER "DESIGN CRITERIA" OR, WHERE APPLICABLE, LOADING CONDITIONS ON FRAMING PLANS. ALL ADDITIONAL LOADS FROM MECH. AND ARCH. MUST BE COORDINATED AND DESIGNED FOR AS WELL, RE: MECH/ARCH. ALL FINAL DOCUMENTS, CALCULATIONS, AND SHOP DRAWINGS MUST BE SUBMITTED TO THE PROJECT E.O.R. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. APPROVAL OF SPANS OR DIMENSIONS DOES NOT FALL ON THE RESPONSIBILITY OF THE E.O.R., CONTRACTOR AND/OR ARCHITECT TO VERIFY.
B. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS OTHERWISE NOTED ON THE DRAWINGS. PROVIDE ALL TRUSS-TO-TRUSS AND TRUSS-TO-BEAM CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE DETAILS FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.
C. PRE-MANUFACTURED TRUSS PROVIDER TO VERIFY ALL LOADING PATTERNS TO FOUNDATION BELOW.
D. PRE-MANUFACTURED TRUSS PROVIDER TO PROVIDE SUPPORT AT TRUSSES FOR LOADING SHOWN ON ALL PLANS, SCTIONS, AND DETAILS.

STRUCTURAL INSULATED PANELS (SIP)

A. SIP PANEL SUPPLIER TO HOLD AN EVALUATION REPORT FROM ICC-ES, NTA, OR OTHER APPROVED THIRD PARTY TESTING FACILITY RECOGNIZED BY THE GOVERNING JURISDICTION WHERE PROJECT IS LOCATED.
B. ALL SIP PANELS ARE CONSIDERED A 'DEFERRED' SUBMITTAL. SHOP DRAWINGS AND STRUCTURAL CALCULATIONS SHALL BE PROVIDED BY THE MANUFACTURER BEARING THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, WITHIN THE JURISDICTION IN WHICH THE PROJECT IS LOCATED. ALL SIP PANELS SHALL BE DESIGNED FOR LOADS SHOWN UNDER "DESIGN CRITERIA" OR, WHERE APPLICABLE, OTHER LOADING CONDITIONS LISTED THROUGHOUT PLANS. ALL ADDITIONAL LOADS FROM MECH. AND ARCH. MUST BE COORDINATED AND DESIGNED FOR AS WELL, RE: MECH/ARCH. ALL FINAL DOCUMENTS, CALCULATIONS, AND SHOP DRAWINGS MUST BE SUBMITTED TO THE PROJECT E.O.R. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. APPROVAL OF SPANS, ROUGH OPENING, OR OVERALL DIMENSIONS DOES NOT FALL ON THE RESPONSIBILITY OF THE E.O.R., CONTRACTOR AND/OR ARCHITECT TO VERIFY.
C. ALL SIP PANEL MANUFACTURERS SHALL CONFORM TO THE PROPER ASTM AND ICBO/ICC REGULATIONS. OTHER REQUIREMENTS MAY BE IN PLACE BY THE LOCAL JURISDICTION AND SHOULD BE COORDINATED AND CONFIRMED BY THE CONTRACTOR.
D. NO FIELD CUTTING OR ROUTING OF PANELS SHALL BE PERMITTED EXCEPT AS SHOWN ON THE APPROVED CONSTRUCTION DOCUMENTS.
E. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS ALONG WITH TESTING REPORTS FOR HANDLING, STORAGE, INSTALLATION, AND DETAILING.

SHOP DRAWINGS AND DEFFERED SUBMITTALS

A. SETS OF DEFFERED SUBMITTALS ITEMS PER IBC 106.3.4.2 SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL. ALL DEFFERED SUBMITTALS SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE JURISDICTION THE PROJECT IS LOCATED (SPECIALTY ENGINEER) AND SHALL BE THE SOLE RESPONSIBILITY OF THE SPECIALTY ENGINEER INCLUDING, BUT NOT LIMITED TO, DESIGN, COORDINATION, DIMENSIONS, AND INTENDED PURPOSE. DEFFERED SUBMITTAL ITEMS SHALL INCLUDE A QUALITY ASSURANCE PLAN AS REQUIRED BY CHAPTER 17 OF THE IBC. REVIEW BY THE ENGINEER OF RECORD SHALL BE FOR GENERAL CONFORMANCE TO THE DESIGN LOADING CRITERIA SET FORTH ON THE CONTACT DRAWINGS AND SPECIFICATIONS. THE DEFFERED SUBMITTALS ITEMS SHALL NOT BE FABRICATED OR INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED BY THE ENGINEER OF RECORD AND APRROVED BY THE BUILDING OFFICIAL.
B. FOR REVIEW BY THE ENGINEER OF RECORD DEFERRED SUBMITTAL/SHOP DRAWINGS LIST:
1 PRE-MANUFACTURED ROOF TRUSS LAYOUTS AND ENGINEERING
2 STRUCTURAL INSULATED PANEL SHOPS

REVIEWED FOR CODE COMPLIANCE
10/15/2024

Woodhouse
THE TIMBER FRAME COMPANY™
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FIRM NO. 20151163829
PROJECT NO. 24-24439

COLORADO LICENSED DOUGLAS DEAN HARDIN 57366 PROFESSIONAL ENGINEER
09/05/2024

REVISION	DATE

CONTRACTOR DRAWINGS

THE BURNS ADDITION

CLARK, CO

PROJECT NO. 24-019

DRAWN BY: LW

G02

ENGINEER SPECIFICATIONS

RCRBD adopted State Model Electric Solar Ready Codes Listed Below, these codes are applicable to the construction of this new single family home and shall be met through Field Inspections to ensure compliance is met.

SECTION RV502 ELECTRIC VEHICLE POWER TRANSFER INFRASTRUCTURE
RV502 Electric Vehicle Power Transfer Infrastructure. New vehicle parking spaces for residential buildings shall be provided in accordance with Sections RV502.1 and RV502.3.
RV502.1 One- and Two-family Dwellings and Townhouses. Each dwelling unit with a dedicated attached or detached garage or other onsite designated parking provided for the dwelling unit shall be provided with one EV ready space per dwelling unit.

RV502.2 EV Ready Spaces. Each EV ready space shall have a branch circuit that complies with all of the following:
1. Terminates at a receptacle, located within 3 feet of each EV ready space it serves. EV ready includes two adjacent parking spaces if the receptacle for the electrical facilities of this section is installed adjacent to and between both parking spaces.
2. Has a minimum circuit capacity of 8.3 kVA (40A 208/240V).
3. The electrical panel, electrical distribution equipment directory, and all outlets or enclosures shall be marked “For future electric vehicle supply equipment”. Exception: A receptacle need not be provided if a hard-wired EVSE is installed.

RV502.3 Identification. Construction documents shall designate the EV ready space and indicate the locations of raceway and/or conduit and the termination points serving them. The circuits or spaces reserved in the electrical panel for EV ready spaces shall be clearly identified in the panel or subpanel directory.

This addition is less than 50% of the total existing dwelling square footage, therefore we are exempt from other sections of the State Model Electric and Solar Ready Code, and also exempt from IWUICC Codes with respect to soffit venting and soffit materials, but are not exempt from installing Class A Roofing material that will be installed on this project.

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G02

ENGINEER SPECIFICATIONS

GENERAL NOTES

1. THESE DRAWINGS & SPECIFICATIONS ("PLANS") BY WOODHOUSE POST & BEAM HOMES ("WOODHOUSE") HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE. ALL CONSTRUCTION SHALL ALSO CONFORM TO APPLICABLE LOCAL BUILDING ORDINANCES, LAWS, AND CONSTRUCTION CODES.
2. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR AND SUB-CONTRACTOR TO BE KNOWLEDGEABLE OF CODE AND ORDINANCE PROVISIONS AFFECTING THE CONSTRUCTION, AND TO PERFORM ALL WORK IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES, WHETHER OR NOT EACH REQUIREMENT IS SPECIFICALLY NOTED ON THESE PLANS.
3. THESE PLANS ARE INTENDED TO CONVEY APPROPRIATE GENERAL INFORMATION NECESSARY FOR CONSTRUCTION OF THE HOME DEPICTED, WITH THE EXCEPTION OF MECHANICAL AND ELECTRICAL SYSTEMS. THE PLANS INCLUDE CONSTRUCTION TO BE PERFORMED BY WOODHOUSE AND BY OTHERS. THE LIMIT OF RESPONSIBILITY FOR CONSTRUCTION TO BE PERFORMED BY WOODHOUSE SHALL BE IN ACCORDANCE WITH THE HOUSE PACKAGE PURCHASE AGREEMENT ("AGREEMENT") BETWEEN WOODHOUSE AND THE CLIENT. THESE PLANS DO NOT SHOW, INDICATE OR SPECIFY EVERY COMPONENT OF THE CONSTRUCTION; THEY ARE INTENDED TO BE UTILIZED BY EXPERIENCED PROFESSIONAL CONTRACTORS, KNOWLEDGEABLE OF GENERAL CONSTRUCTION PROCESSES, REQUIREMENTS, METHODS AND TECHNIQUES, AND WITH TIMBER FRAME CONSTRUCTION METHODS AND TECHNIQUES. THERE ARE NO WARRANTIES STATED OR IMPLIED IN THE USE OF THESE PLANS, ALL WARRANTIES ARE CONTAINED IN THE AGREEMENT BETWEEN WOODHOUSE AND THE CLIENT.
4. ALL MANUFACTURED AND/OR FABRICATED ITEMS, MATERIALS, AND ASSEMBLIES SHALL BE INSTALLED AND INCORPORATED INTO THE CONSTRUCTION IN ACCORDANCE WITH THE MANUFACTURER'S AND/OR FABRICATORS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. ALL MATERIALS SHALL BE DELIVERED, STORED AND HANDLED IN ACCORDANCE WITH THE MANUFACTURER'S AND/OR FABRICATOR'S RECOMMENDATIONS, PROTECTED AGAINST CONTACT WITH WET SURFACES, EXPOSURE TO WEATHER, BREAKAGE AND DAMAGE. ALL MATERIALS SHALL BE PROPERLY PROTECTED FROM EXPOSURE TO WEATHER DURING CONSTRUCTION, INCLUDING PARTIALLY COMPLETED STRUCTURES, AND SHALL BE IMMEDIATELY PROTECTED WITH FINISH, ROOFING, AND SIDING MATERIALS UPON COMPLETION OF THE TIMBER FRAME STRUCTURE AND PANEL INSTALLATION.
5. THE CLIENT AND/OR THE CLIENT'S CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND INFORMATION PROVIDED ON THE PLANS AS IT APPLIES TO THEIR WORK. NOTIFY WOODHOUSE OF ANY DISCREPANCIES OR INCOMPLETE INFORMATION, OR FOR INTERPRETATION AND CLARIFICATION OF DRAWINGS, SPECIFICATIONS AND DETAILS IN QUESTION PRIOR TO PROCEEDING WITH THE WORK. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. INTERIOR COMPONENTS, FIXTURES, CABINETS, AND ACCESSORIES SHOWN ARE INDICATED ON THE PLANS AS A GRAPHIC REPRESENTATION OF A STANDARD SIZE. IT IS THE RESPONSIBILITY OF THE CLIENT AND/OR THE CLIENT'S CONTRACTORS TO VERIFY SIZES, INSTALLATION AND ROUGH-IN DIMENSIONS AND REQUIREMENTS.
6. WOODHOUSE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, PROCEDURES, SEQUENCES, SCHEDULES, OR SAFETY PRECAUTIONS OF WORK AND WORKERS NOT EMPLOYED BY WOODHOUSE.

FOUNDATIONS

1. PROPER CONSTRUCTION OF THE FOUNDATION SYSTEM IS ABSOLUTELY CRITICAL TO THE CORRECT AND SUCCESSFUL CONSTRUCTION OF THE TIMBER FRAME STRUCTURE. THE FOUNDATION CONTRACTOR SHALL ASSURE THAT THE FOUNDATION IS CONSTRUCTED ACCURATELY, IS SQUARE AND LEVEL, AND THAT SUPPORTS FOR THE TIMBER FRAME SYSTEM ARE STRUCTURALLY ADEQUATE AND PROPERLY LOCATED.
2. ALL FOOTINGS AND FOUNDATIONS SHALL BEAR ON SOLID, UNDISTURBED SUB-SOIL, BELOW FROST DEPTH AS REQUIRED BY THE APPLICABLE CODE. WOODHOUSE SHALL NOT BE RESPONSIBLE TO DETERMINE THE SAFE SOIL BEARING CAPACITY, NOR FOR THE DESIGN OF ENGINEERED FILL OR OTHER SUPPORT SYSTEM, IF REQUIRED.
3. NO FOUNDATIONS SHALL BE PLACED ON FROZEN SOIL OR STANDING WATER.
4. MANUFACTURED, PRE-CAST, OR PRE-FABRICATED FOUNDATION SYSTEMS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND THE MANUFACTURER'S SPECIFICATIONS.
5. POURED-IN-PLACE CONCRETE FOOTING AND WALL SYSTEMS SHALL BE MINIMUM 3,000 PSI, ULTIMATE COMPRESSIVE STRENGTH. CONCRETE SHALL BE FULLY FORMED TO THE DIMENSIONS GIVEN. CONCRETE MATERIALS AND WORK SHALL CONFORM TO OR EXCEED THE FOLLOWING APPLICABLE ACI (AMERICAN CONCRETE INSTITUTE) PUBLICATIONS:
   a. ACI-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING
   b. ACI-305 RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING
   c. ACI-306 RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING
   d. ACI-315 MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE
   e. ACI-318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   f. ACI-347 RECOMMENDED PRACTICE FOR CONCRETE FORMWORK
6. SEE NEXT SECTION FOR MASONRY FOUNDATION CONSTRUCTION.
7. FOUNDATION AND FOOTING REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.
8. SLAB REINFORCING SHALL CONFORM TO ASTM A-185 OR ASTM C-94, C-116 & C-1018.
9. SEAL ALL FOUNDATION AND SLAB PENETRATIONS AND JOINTS. INSTALL RADON VENTILATION SYSTEM IF REQUIRED BY CODE OR LOCAL SITE CONDITIONS.

MASONRY

1. MASONRY CONSTRUCTION SHALL CONFORM TO OR EXCEED THE FOLLOWING APPLICABLE STANDARDS:
   a. ACI-530.1 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
   b. CONCRETE MASONRY UNITS: ASTM C-90
   c. MORTAR: ASTM C-270
   d. FACE BRICK: ASTM C-216
   e. JOINT REINFORCEMENT: ASTM A-951
2. CONSTRUCT ALL MASONRY FOUNDATION WALLS WITH A CONTINUOUS BOND BEAM TOP COURSE WITH (2) #4 REBAR CONTINUOUS.
3. GROUT MASONRY CORES SOLID TO FOOTING AT ALL BEAM POCKETS AND BEARING LOCATIONS, MINIMUM 16" WIDTH WITH #4 REBAR VERTICAL IN EACH GROUTED CORE
4. ATTACH MASONRY VENEER TO WALLS WITH CORROSION RESISTANT 22 GA. 1" WIDE CORRUGATED SHEET METAL TIES SPACED NOT MORE THAN 24" O.C. AND MAXIMUM 3 S.F. OF WALL AREA. FASTENERS TO STUD WALL SHALL BE CORROSION RESISTANT.
5. PROVIDE AND INSTALL FLASHING AND WEEP HOLES 24" O.C. IN ALL EXTERIOR MASONRY WALL VENEERS, AT THE BASE OF THE WALL AND ABOVE ALL WALL OPENINGS (DOORS, WINDOWS, ETC.). EXTEND FLASHING UP MINIMUM 8" BEHIND VENEER AND LAP UNDER WALL WRAP, EXTEND FLASHING 1/8" TO 1/4" BEYOND FACE OF WALL VENEER ON EXTERIOR.

STRUCTURAL STEEL

1. ALL STEEL BEAMS, COLUMNS, connections SHALL BE A36, NEW STRUCTURAL STEEL.
2. BOLT OR WELD ALL BEAM, COLUMN, AND PLATE CONNECTIONS IN ACCORDANCE WITH AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION).
3. PROVIDE MINIMUM 8" X 8" X 1/4" BASE PLATE ON ALL STEEL COLUMNS.
4. PROVIDE MINIMUM 4" X 8" X 1/4" CAP PLATE ON ALL STEEL COLUMNS, FASTEN TO BEAMS.
5. EXTERIOR STEEL ELEMENTS EXPOSED TO WEATHER TO BE HOT DIPPED GALVANIZED.

GENERAL CARPENTRY AND LIGHT FRAMING

1. SAWN LUMBER (NON-TIMBER FRAME) JOISTS, RAFTERS AND HEADERS SHALL BE NO. 2, OR BETTER LUMBER MEETING THE FOLLOWING MINIMUM SPECIFICATIONS:
   a. FB = 1,000 PSI NORMAL DURATION, 1,150 PSI SNOW LOADING
   b. E = 1,200,000 PSI. FOR MEMBERS IN REPETITIVE USAGE SPACED NOT MORE THAN 24" O.C. SAWN JOISTS SHALL BE DOUBLED UNDER ALL PARALLEL PARTITIONS AND AROUND FRAMED OPENINGS. INSTALL SOLID BRIDGING SAME SIZE AS JOIST UNDER PERPENDICULAR PARTITIONS; INSTALL DIAGONAL CROSS BRIDGING AT CENTER OF SPAN OF ALL JOISTS, MAXIMUM 8'-0" O.C.
2. RIDGE BOARDS, VALLEY AND HIP RAFTERS SHALL BE MINIMUM1-3/4" ENGINEERED LUMBER, MINIMUM DEPTH 2" LARGER THAN ADJACENT RAFTERS.
3. STUDS AND WALL PLATES SHALL BE LOCALLY COMMERCIALLY AVAILABLE SOFTWOOD SPECIES, STUD GRADE.
4. ENGINEERED I- JOISTS AND LAMINATED VENEER LUMBER (LVL) BEAMS AND HEADERS SHALL MEET THE REQUIREMENTS OF ANSI (AMERICAN NATIONAL STANDARDS INSTITUTE) AND THE APA (AMERICAN PLYWOOD ASSOCIATION) - THE ENGINEERED WOOD ASSOCIATION STANDARDS, APPROVED BY THE APPLICABLE CONSTRUCTION CODES. FLOOR SYSTEMS SHALL BE DESIGNED FOR THE LIVE LOAD AS SPECIFIED AND ACTUAL DEAD LOAD, FLOOR JOIST DEFLECTION NOT TO EXCEED L/480. THE MANUFACTURER SHALL FURNISH LAYOUT DRAWINGS AND INSTALLATION DETAILS.
5. GLU-LAM BEAMS AND COLUMNS SHALL MEET THE REQUIREMENTS OF ANSI A190.1 AND APA - THE ENGINEERED WOOD ASSOCIATION STANDARDS. GLU-LAM BEAMS SHALL MEET THE FOLLOWING SPECIFICATIONS: FB = 2,400 PSI E = 1,800,000 PSI. GLU-LAM COLUMNS SHALL MEET THE FOLLOWING SPECIFICATIONS: FB = 2,000 PSI FC = 2,300 PSI PARALLEL TO GRAIN E = 1,800,000 PSI.
6. DESIGN AND ENGINEERING OF WOOD TRUSSES SHALL BE THE RESPONSIBILITY OF THE TRUSS FABRICATOR IN ACCORDANCE WITH APPLICABLE CONSTRUCTION CODES, FOR THE LOADS SPECIFIED. THE TRUSS FABRICATOR SHALL FURNISH LAYOUT DRAWINGS AND DETAILS AS REQUIRED. THE TRUSS SUPPLIER SHALL FURNISH ALL MATERIALS REQUIRED FOR THE INSTALLATION OF THE TRUSSES, INCLUDING FASTENERS AND HANGERS.
7. PLYWOOD SUB-FLOORS SHALL BE T&G APA RATED STURD-I-FLOOR (OR EQUAL) SINGLE LAYER FLOOR CONSTRUCTION, OR APA RATED 3/4"CDX (OR EQUAL), USED WITH MINIMUM 3/8" UNDERLAYMENT UNDER OTHER FINISH FLOOR MATERIALS. STAGGER ALL JOINTS.
8. EXTERIOR DECKS, EXPOSED POSTS AND RAILINGS SHALL BE CONSTRUCTED WITH SMOOTH EXTERIOR GRADE MATERIAL. CONCEALED JOISTS, BEAMS AND POSTS, ALL MATERIALS IN CONTACT WITH EARTH OR FOUNDATIONS TO BE PRESSURE PRESERVATIVE TREATED MATERIAL.
9. EXTERIOR FINISH MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS OR AS SELECTED BY THE OWNER.
10. ROOFING MATERIALS SHALL BE AS INDICATED ON THE PLANS OR AS SELECTED BY THE OWNER. INSTALL ICE AND WATER BARRIER AT ALL ROOF EAVES AND VALLEYS, MINIMUM 30" WIDTH OR IN ACCORDANCE WITH APPLICABLE LOCAL CODES.
11. INTERIOR FINISH MATERIALS, TRIM, CABINETS, DOORS, MILLWORK, ETC. TO BE SELECTED BY THE OWNER.
12. EXTERIOR DOORS AND WINDOWS: REFER TO DOOR AND WINDOW SCHEDULES, DETAILS, AND SPECIFICATIONS.

TIMBER FRAMING

1. TIMBER FRAME MATERIALS:
   a. EASTERN WHITE PINE, BOXED HEART, NO. 2 OR BETTER, FB = 575 PSI FV = 65 PSI E = 900,000 PSI
   b. RED OR WHITE OAK, BOXED HEART, NO. 2 OR BETTER, FB = 725 PSI FV = 80 PSI E = 800,000 PSI
   c. DOUGLAS FIR, FREE OF HEART CENTER (FOHC), NO. 1 DENSE OR BETTER FB = 1,400 PSI FV = 85 PSI E = 1,700,000 PSI
   d. SOUTHERN YELLOW PINE, NO. 1 OR BETTER, KILN DRIED TO 20% OR LESS M.C. FB =1350 PSI FV =110 PSI FC =825 PSI E =1,500,000 PSI
2. TIMBER FRAMES ARE DESIGNED FOR THE LOADING INDICATED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE AF&PA (AMERICAN FOREST AND PAPER ASSOCIATION) AND THE LATEST EDITION OF THE TIMBER CONSTRUCTION MANUAL BY THE AITC (AMERICAN INSTITUTE OF TIMBER CONSTRUCTION).
3. TIMBER FRAMES SHALL BE HANDLED, INSTALLED AND FASTENED IN ACCORDANCE WITH THE ABOVE REFERENCED STANDARDS; SHALL BE HANDLED WITH STRAPS OR SLINGS SO AS NOT TO MARK WOOD SURFACES. TIMBER MEMBERS SHALL NOT BE CUT, MODIFIED, OR REMANUFACTURED WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.
4. WHEN TIMBER STRUCTURAL MEMBERS ARE IN CONTACT WITH OTHER CONSTRUCTION MATERIALS, THE APPROVING PARTY MUST ASSUME RESPONSIBILITY TO ACCOMMODATE DEFLECTION. ACCOMMODATIONS SHALL ALSO BE MADE FOR SHRINKAGE, AND FOR THE TEMPORARY SWELLING OF WOOD MEMBERS DUE TO CHANGES IN MOISTURE CONTENT.
5. WOOD PEGS SHALL BE A HARDWOOD SPECIES WITH A SPECIFIC GRAVITY NO LESS THAN 0.68. ALL PEGS ARE NOMINAL 1" DIAMETER UNLESS NOTED OTHERWISE.
6. STEEL PINS SHALL BE CHAMFERED ASTM A-36 STEEL UNLESS NOTED OTHERWISE. DRILLED HOLES SHALL BE SAME DIAMETER AS PIN FOR SNUG FIT. WOOD PLUGS TO CONCEAL PINS SHALL BE GLUED IN PLACE, SIZED TO MAINTAIN 1/8" SPACE BETWEEN WOOD PLUG AND STEEL PIN. ALL BOLTS TO BE ASTM A-307, GRADE 2, ZINC PLATED CONFORMING TO ASTM B-633. HEX NUTS TO BE ASTM A-563, GRADE A. WASHERS TO BE SAE FLAT. DRILLED HOLES TO BE 1/16" LARGER THAN BOLT DIAMETER. STEEL PLATES SHALL BE ASTMA-572, GRADE A. PLATE ASSEMBLIES ARE TO BE SHOP WELDED; NO FIELD WELDING IS PERMITTED. ALL PLATE HARDWARE TO BE COATED WITH RUST INHIBITIVE PAINT.

EXTERIOR WALL & ROOF PANELS

1. STRUCTURAL INSULATED PANEL SYSTEM
   a. REFER TO PUBLISHED PANEL MANUFACTURER SPEC/DATA SHEETS FOR DETAILED SPECIFICATIONS, INSULATION VALUES, AND CONSTRUCTION CODE APPROVALS.
   b. REFER TO PUBLISHED PANEL MANUFACTURER INSTALLATION AND FINISHING MANUAL FOR STRUCTURAL PANEL CONSTRUCTION.
   c. THE SIPS ARE DESIGNED TO CREATE AN EXTREMELY WELL INSULATED AND TIGHT EXTERIOR ENCLOSURE. TO MAINTAIN A MINIMUM AMOUNT OF AIR INFILTRATION, PANEL SEAMS, JOINT, AND PENETRATIONS MUST BE PROPERLY AND COMPLETELY SEALED. REFER TO PANEL MANUFACTURER LITERATURE FOR RECOMMENDED MATERIALS AND METHODS. THE CONTRACTOR IS RESPONSIBLE TO SEAL ALL PENETRATIONS CREATED BY HIS WORK.
2. PER THE MANUFACTURER'S WARRANTY, THE SIP ENCLOSURE NEEDS TO BE KEPT DRY THROUGH THE USE OF BOTH EXTERIOR FINISHES THAT PROTECT THE SIPS FROM WEATHER AS WELL AS A DRAINAGE PLANE. THE PURPOSE OF A DRAINAGE PLANE IS TO ALLOW ANY WATER THAT DOES PENETRATE THE EXTERIOR FINISH TO DRAIN AWAY FROM THE SIP. DRAINAGE PLANES ARE MADE UP OF WATER REPELLENT MATERIALS (BUILDING PAPER, HOUSE WRAP, SHEET MEMBRANES, ETC) THAT ARE LOCATED BETWEEN THE SIP AND THE EXTERIOR FINISH AND ARE DESIGNED AND CONSTRUCTED TO DRAIN WATER. THE CHOICE OF WHICH TYPE OF DRAINAGE PLANE MATERIAL TO USE WILL BE DETERMINED BY THE INSTALLATION INSTRUCTIONS FROM THE MANUFACTURER OF THE EXTERIOR FINISH BEING INSTALLED. IN ADDITION, WHEN INSTALLING MASONRY AND STUCCO PRODUCTS, A VENTILATED AIR SPACE IS TO BE PROVIDED.

MECHANICAL AND ELECTRICAL

1. ALL FIXTURES TO BE SELECTED BY THE OWNER. ALL FIXTURES SHOWN ARE A GRAPHIC REPRESENTATION ONLY; VERIFY ALL FIXTURE TYPES, SIZES, AND LOCATIONS WITH THE OWNER PRIOR TO COMMENCING THE WORK.
2. MECHANICAL AND ELECTRICAL DESIGN, ENGINEERING AND DRAWINGS ARE TO BE PREPARED AND FURNISHED BY OTHERS, NOT BY WOODHOUSE. DESIGN SHALL BE BY A LICENSED PROFESSIONAL OR THE RESPECTIVE CONTRACTOR AS REQUIRED BY APPLICABLE LAWS AND CONSTRUCTION CODES OF THE LOCATION OF PROJECT.
3. HIGH HUMIDITY LEVELS DURING CONSTRUCTION AND AFTER COMPLETION OF THE CONSTRUCTION WILL CAUSE DAMAGE TO THE BUILDING. THE CONTRACTOR SHALL ASSURE THAT THE BUILDING IS PROPERLY VENTILATED UNTIL CONSTRUCTION IS COMPLETED AND THE HVAC SYSTEM IS INSTALLED AND OPERATING.
4. THE STRUCTURAL INSULATING PANEL WALL, CEILING AND ROOF SYSTEMS CREATE AN EXTREMELY AIRTIGHT ENCLOSURE, LIMITING AIR INFILTRATION. WOODHOUSE REQUIRES THE INCLUSION OF A HEAT RECOVERY VENTILATOR (HRV) OR AIR-TO-AIR HEAT EXCHANGE DEVICE THAT WILL OPERATE 24 HOURS PER DAY IN THE DESIGN AND INSTALLATION OF THE HVAC SYSTEM. THE HVAC SYSTEM WITH HRV SHALL BE DESIGNED TO MAINTAIN A POSITIVE AIR PRESSURE WITHIN THE STRUCTURE. THE DESIGNER SHALL TAKE INTO ACCOUNT EXHAUST FANS AND FUEL BURNING APPLIANCES THAT AFFECT THE INTERIOR AIR PRESSURE
5. INTERIOR RELATIVE HUMIDITY SHOULD BE MAINTAINED BETWEEN 30-55%. IT IS RECOMMENDED THAT THE HRV BE DESIGNED TO EXHAUST AIR FROM HIGH HUMIDITY ROOMS AND USES (BATHS, KITCHEN, ETC.) AND FOR MAKEUP AIR TO BE DISTRIBUTED EVENLY THROUGHOUT THE STRUCTURE.
6. HVAC SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH ASHRAE (AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS) STANDARDS.

ABBREVIATIONS

@	-AT
#	-NUMBER
Ø	-DIAMETER
A.B.	-ANCHOR BOLT
A/C	-AIR CONDITIONING
ADJ.	-ADJUSTABLE
AFF	-ABOVE FINISH FLOOR
ALUM.	-ALUMINUM
ALT.	-ALTERNATE
APA	-AMERICAN PLYWOOD ASSOCIATION
APPROX.	-APPROXIMATE
BITUM.	-BITUMINOUS
BLDG.	-BUILDING
BLKG.	-BLOCKING
BM.	-BEAM
B.M.	-BENCH MARK
B.O.	-BOTTOM OF
BRD.	-BOARD
BRG.	-BEARING
BTM.	-BOTTOM
BTR.	-BETTER
CAB.	-CABINET
C.B.	-CATCH BASIN
C/C	-CENTER TO CENTER
CEIL.	-CEILING
CLG.	-CEILING
CFM	-CUBIC FEET PER MINUTE
C.J.	-CEILING JOIST
℄	-CENTERLINE
C.L.	-CENTERLINE
C.M.U.	-CONCRETE MASONRY UNIT
C.O.	-CONCRETE OPENING
COL.	-COLUMN
CONC.	-CONCRETE
CONSTR.	-CONSTRUCTION
CONT.	-CONTINUOUS
C..S.	-CUT ON SITE
C.T.	-CERAMIC TILE
DBL.	-DOUBLE
D.H.	-DOUBLE HUNG
DIA.	-DIAMETER
DIAG.	-DIAGONAL
D.L.	-DEAD LOAD
DN.	-DOWN
D.S.	-DOWNSPOUT
D/W	-DISHWASHER
DWG.	-DRAWING
EA.	-EACH
ELECT.	-ELECTRICAL
ELEV.	-ELEVATION
ENCL.	-ENCLOSURE
EPS	-EXPANDED POLYSTYRENE
EQ.	-EQUAL
EXH.	-EXHAUST
EXIST.	-EXISTING
EXP.	-EXPANSION
EXPOS.	-EXPOSURE
EXT.	-EXTERIOR
F.D.	-FLOOR DRAIN
FIN.	-FINISH
FIXT.	-FIXTURE
FLR.	-FLOOR
FNDTN.	-FOUNDATION
F.P.	-FIREPLACE
FT.	-FOOT/FEET
FTG.	-FOOTING/FOOTER
GA.	-GAUGE
GALV.	-GALVANIZED
G.C.	-GENERAL CONTRACTOR
G/L	-GLULAM (BEAM)
GYP.BD.	-GYPSUM BOARD
H.B.	-HOSE BIBB
H.C.	-HOLLOW CORE
HDG	-HOT DIPPED GALVANIZED
HDR.	-HEADER
HOR.	-HORIZONTAL
HORIZ.	-HORIZONTAL
HTG.	-HEATING
HT.	-HEIGHT
HVAC	-HEATING, VENTILATING, AIR CONDITIONING
I.A.	-INSIDE DIAMETER
ICF	-INSULATED CONCRETE FORM
IN.	-INCH/INCHES
INSUL.	-INSULATION
INT.	-INTERIOR
JCT.	-JUNCTION
JST.	-JOIST
JT.	-JOINT
LAV.	-LAVATORY
LB.	-POUND
LBR.	-LUMBER
L.F.	-LINEAR FEET
LIN.	-LINEN
L.L.	-LIVE LOAD
LLV	-LONG LEG VERTICAL
LOC.	-LOCATION
L.V.L.	-LAMINATED VENEER LUMBER
MANUF.	-MANUFACTURER
MAX.	-MAXIMUM
M.C.	-MOISTURE CONTENT
MECH.	-MECHANICAL
MIL	-MILLIMETER
MIN.	-MINIMUM
MISC.	-MISCELLANEOUS
MLDG.	-MOULDING
M.O.	-MASONRY OPENING
MTL.	-METAL
MTRL.	-MATERIAL
N/A	-NOT APPLICABLE
N.I.C.	-NOT IN CONTRACT
NOM.	-NOMINAL
NTS	-NOT TO SCALE
O.C.	-ON CENTER
O.D.	-OUTSIDE DIAMETER
O.H.	-OVERHANG
O.H.DR.	-OVERHEAD DOOR
O/O	-OUT TO OUT
OPNG.	-OPENING
OPP.	-OPPOSITE
OSB	-ORIENTED STRAND BOARD
P.C.	-PULL CHAIN
PERF.	-PERFORATED
PL.	-PLATE
PLMBG.	-PLUMBING
PLYWD.	-PLYWOOD
PNL.	-PANEL
P.O.	-PANEL OPENING
POLY	-POLYETHYLENE
PR.	-PAIR
PREFAB.	-PREFABRICATED
PSF	-POUNDS PER SQUARE FOOT
PSI	-POUNDS PER SQUARE INCH
P.S.L.	-PARALLEL STRAND LUMBER
P.T.	-PRESSURE TREATED
Q.T.	-QUARRY TILE
QTY.	-QUANTITY
RAD.	-RADIUS
REF.	-REFERENCE
REINF.	-REINFORCED/ REINFORCING
REQD.	-REQUIRED
REV.	-REVISED/ REVISION
RIS.	-RISER
R.O.	-ROUGH OPENING
R.U.A.	-ROOF UNDERLAYMENT MEMBRANE
S.I.	-SQUARE INCH
S.C.	-SOLID CORE
S.F.	-SQUARE FOOT/FEET
SH.	-SHELF
SHTG.	-SHEATHING
SHWR.	-SHOWER
SIM.	-SIMILAR
SIP	-STRUCTURAL INSULATED PANEL
SPEC.	-SPECIFICATION
SQ.	-SQUARE
S.S	-STAINLESS STEEL
STD.	-STANDARD
STL.	-STEEL
STRUCT.	-STRUCTURAL
T.B.D.	-TO BE DETERMINED
TEMP.	-TEMPERED
T&G	-TONGUE & GROOVE
T.O.	-TOP OF
TYP.	-TYPICAL
U.N.O.	-UNLESS NOTED OTHERWISE
VAN.	-VANITY
V.B.	-VAPOR BARRIER
VERT.	-VERTICAL
V.I.F.	-VERIFY IN FIELD
W/	-WITH
W.C.	-WATER CLOSET (TOILET)
WD.	-WOOD
W.J.	-WATER HEATER
WIC	-WALK IN CLOSET
WIN.	-WINDOW
W/O	-WITHOUT
W.P.	-WEATHERPROOF
W'STRIP	-WEATHERSTRIP
WT.	-WEIGHT
WWM	-WELDED WIRE MESH

BUILDING DATA

PROJECT ADDRESS
(TO BE DETERMINED)
CLARK, CO 80428
GPS: *(56990 GOLDEN TIDE PLACE)*

DESIGN LOADS

ROOF LIVE LOADS
SNOW LOAD: ***152 PSF***

FLOOR LIVE LOADS
LIVING AREAS: ***40 PSF***
GARAGES: ***50 PSF***
ATTICS: ***20 PSF***
DECKS & BALCONIES: ***152 PSF***

TIMBER FRAME
DEAD LOAD: ***18 PSF***

CONVENTIONAL FRAMING
DEAD LOAD: ***10 PSF***

SIP PANEL DEAD LOADS
WALL PANELS: ***4.15 PSF***
ROOF PANELS: ***4.35 PSF***

WIND LOADS
WIND SPEED: ***115 MPH***
EXPOSURE: ***B***
SEISMIC CATEGORY: ***C***

FRAME SYSTEM

SPECIES	*DESCRIPTION*
☐ EASTERN WHITE PINE	
☐ OAK	
■ DOUGLAS FIR	TIMBER FRAME
☐ SOUTHERN YELLOW PINE	

CHAMFERING

☐ BEVELED
☐ CONCAVE
■ NO CHAMFER

SIGN AND SEAL

☐ ARCHITECTURAL
■ ENGINEERING
☐ NO SIGN AND SEAL

REScheck

☐ REScheck
■ NO REScheck

BRACES

■ STRAIGHT
☐ CURVED

CONNECTORS

■ STRUCTURAL
☐ DECORATIVE
☐ NONE

☐ EXPOSED
■ HIDDEN

PANEL SYSTEM

5 5/8" WALL PANELS (R-34)	■ STANDARD EAST, WEST & SOUTH WALLS
6 5/8" ROOF PANELS (R-41)	OSB / FOAM CORE / OSB
	OSB / FOAM CORE / OSB

■ WRAPPED FLOOR SYSTEM NORTH WALL

FLOOR SYSTEM

FIRST FLOOR SYSTEM	STEEL PIPE COLUMNS & CAPS, L.V.L. BEAMS, AND/OR STEEL BEAMS, P.T. SILL PLATES, SILL SEALER, INSECT SHIELD, ENGINEERED WOOD I-JOISTS & RIM JOISTS, & 1 1/8" WARMBOARD GLUED AND NAILED TO JOISTS (DO NOT GLUE OR NAIL AT POST LOC.)
SECOND FLOOR SYSTEM	
LOFT SYSTEM	

DECKING SYSTEM

SECOND FLOOR DECK	
THIRD FLOOR DECK	
LOFT DECK	
ROOF DECK	1X T&G BY OTHERS
OTHER	

ENERGY CODE SUMMARY

- SCOPE OF WORK: CONSTRUCTION OF NEW SINGLE FAMILY HOME OF HEAVY TIMBER STRUCTURE, SIP WALL-CEILING-ROOF PANELS ALONG WITH CONVENTIONAL FRAME WALL AND PRE-MANUFACTURED ROOF TRUSSES AND EXPOSED STEEL.
- MECHANICAL SYSTEM EFFICIENCY RATING AND BTUs TO BE PROVIDED BY GC, BUT SHALL MEET OR EXCEED 95% EFFICIENCY RATING.
- 100% OF LIGHT FIXTURES ARE TO BE LED.
- ALL PENETRATIONS FOR HEAT, ELECTRIC, A/C, PLUMBING AND/OR GAS (IF USED) WILL BE FOAMED USING POLYURETHANE FOAM BY 'GREAT STUFF / POWERS' OR EQUAL.
- WHERE PENETRATIONS OF ANY KIND ARE THROUGH THE FIRE SEPARATION WALLS OR CEILING, FIRE FOAM WILL BE USED.
- ANY PLUMBING / PIPE PENETRATIONS SHALL BE WRAPPED WITH MINIMUM R-21 WHEN NOT ABLE TO USE AN INTERNAL WALL. ALL EFFORT SHOULD BE USED TO KEEP TO INTERIOR CONDITIONED SPACE.
- ALL WALL TO FLOOR OR WALL TO PLATE CONNECTIONS WILL BE SEALED USING POLYURETHANE FOAM 'GREAT STUFF / POWERS' OR EQUAL TO FORM AN AIR BARRIER PER CODE.
- COMPLIANCE PATHWAY = PRESCRIPTIVE WITH UA TRADEOFFS DUE TO CONTINUOUS WALL/ ROOF INSULATION AT PERIMETER USING SIPS. 2021 IECC PER LOCAL CO CODE. SEE RESCHECK FOR MORE INFORMATION.
- WOOD BURNING MASONRY FIREPLACES MUST HAVE EITHER TIGHT FITTING DAMPER OR DOORS, AND OUTDOOR COMBUSTION AIR MUST BE PROVIDED.

Woodhouse
THE TIMBER FRAME COMPANY™
P.O. BOX 219 3295, ROUTE 549, MANSFIELD, PA, USA 16933
570-549-6232 | 1-800-227-4311 | FAX 570-549-6234
WWW.TIMBERFRAME1.COM

REVIEWED FOR CODE COMPLIANCE
10/15/2024

REVISION	DATE

CONTRACTOR DRAWINGS

THE BURNS ADDITION

CLARK, CO

PROJECT NO. 24-019

DRAWN BY: LW

G03

PROJECT SPECIFICATIONS

SPECIFICATIONS - ANDERSEN A-SERIES WINDOWS

General - A-Series

1.) Exterior Color
- a. White (x) (*)
- b. Sandtone (*)
- c. Terratone (*)
- d. Forest Green (*)
- e. Canvas
- f. Dark Bronze
- g. Black
- h. Prairie Grass
- i. Dove Gray
- j. Cocoa Bean
- k. Red Rock

2.) Interior Color
- a. Clear Pine (x) (*)
- b. oak
- c. Maple
- d. Cherry
- e. Mahogany
- f. Vertical Grain Douglas Fir
- g. White (factory painted)
- h. Birch Bark (factory painted)
- i. Primed (factory painted)
- j. Canvas (factory Painted)
- k. Prairie Grass (factory Painted)
- l. Sandtone (factory Painted)
- m. Terratone (factory Painted)
- n. Cocoa Bean (factory Painted)
- o. Dark Bronze (factory Painted)
- p. Red Rock (factory Painted)
- q. Forest Green (factory Painted)
- r. Dove Gray (factory Painted)
- s. Black (factory Painted)
- t. Clear Coat (factory finished)
- u. Honey (factory finished)
- v. Cinnamon (factory finished)
- w. Russet (factory finished)
- x. Mocha (factory finished)
- y. Espresso (factory finished)

3.) Standard Unit Glazing
- a. Low E4 (x) (*) Triple Pane
- b. Low E-4 SmartSun
- c. Low E-4 Sun
- d. Low E-4 Heatlock
- e. Low E-4 SmartSun HeatLock
- f. Low E-4 Sun HeatLock
- g. Low E-4 Passive Sun Heatlock

4. Specialty Glazing
- a. Vertical Reed
- b. Fern
- c. Obscure
- d. Cascade
- e. Satin Etch
- f. None

5.) Glass / Grille Spacer Color
- a. Stainless (x) (*)
- b. Black
- c. White

6.) Grilles
- a. Construction
  - I. Removable interior grille (x)
  - II. Full Divided Light w/ energy spacer
  - III. Full Divided Light (FDL)
  - IV. Simulated Divided Light (SDL)
  - V. Simulated Divided Light (SDL) (Win. #6 Only)
  - w/ removable interior grille
  - VI. Finelight - Grilles between glass
    - 1. Interior Grille Color
      - a. White
      - b. Sandtone
      - c. Terratone
      - d. Canvas
      - e. Canvas
      - f. Dark Bronze
      - g. Black
      - h. Prairie Grass
      - i. Dove Gray
      - j. Cocoa Bean
      - k. Red Rock
    - 2. Exterior Grille Color
      - a. White
      - b. Sandtone
      - c. Terratone
      - d. Forest Green
      - e. Canvas
      - f. Dark Bronze
      - g. Black
      - h. Prairie Grass
      - i. Dove Gray
      - j. Cocoa Bean
      - k. Red Rock
  - VII. None (*)
- b. Pattern
  - I. Colonial (x)
  - II. Modified Colonial
  - III. Prairie A
  - IV. Specified equal light
  - V. Short Fractional
  - VI. Tall Fractional
  - VII. Specified Equal Light Fractional (2W, 1H top sash only)
  - VIII. _____Other
- c. Grilles Width
  - I. 3/4 " (Standard Window) (x)
  - II. 7/8" (Standard Door) (x)
  - III. 1-1/8"
  - IV. 2-1/4" Checkrail (divided light only)
- d. Interior color of Interior Grille
  - I. Maple (Clear Coat) (x)
  - II. Oak
  - III. Cherry
  - IV. Mahogany
  - V. Vertical Grain Douglas Fir
  - VI. White
  - VIII. Birch Bark - Painte
  - IX. Primed
  - X. Canvas
  - XI. Prairie Grass
  - XII. Sandtone
  - XIII.Terratone
  - IXV. Cocoa Bean
  - XV. Dark Bronze
  - XVI. Red Rock
  - XVII. Forest Green
  - XVIII. Dove Gray
  - IXX. Black
  - XX. Clear Coat
  - XXI. Honey-Stained
  - XXII. Cinnamon-Stained
  - XXIII. Russet-Stained
  - XXIV. Mocha-Stained
  - XXV. Espresso-Stained
- e. Exterior color of Interior Grille
  - I. White (Standard) (x)
  - II. Terratone
  - III. Sandtone
  - IV. Forest Green
  - V. Canvas
  - VI. Dark Bronze
  - VII. Black
  - VIII. Prairie Grass
  - IX. Dove Gray
  - X. Cocoa Bean
  - XI. Red Rock

7.) Screen Material (Csmnt/Awn)
- a. Aluminum (*)
- b. TruScene
- c. Tru-Scene Wood

8.) Screen Color (Csmnt/Awn)
- a. None (*)
- b. White
- c. Stone (x)
- d. Gold Dust
- e. Canvas
- f. Prairie Grass
- g. Sandtone
- h. Terratone
- i. Cocoa Bean
- j. Truscene - Stone
- k. Truscene - White
- l. Truscene - Gold Dust
- m. Truscene - Wood Veneer
  - Species:_____
  - Stain:_____

9.) Extension Jamb Species/Color
- a. Clear Pine (x)
- b. Vertical Grain Fir
- c. Mahogany
- d. Oak
- e. Maple
- f. Cherry
- g. None (*)

10.) Exterior Trim Style
- a. NONE (*) (x)
- b. 3 1/2" Flat
- c. 3 1/2" Flat with Decorative Trim
  - I. Drip Cap
  - II. 2" Cornice
  - III. 3 5/8" Cornice
- d. 4 1/2" Flat
- e. 4 1/2" Flat with Decorative Trim
  - I. Drip Cap
  - II. 2" Cornice
  - III. 3-5/8" Cornice
- f. 2" Brickmould

11.) Exterior Trim Color
- a. White
- b. Sandtone
- c. Canvas
- d. Dove Gray
- e. Prairie Grass
- f. Terratone
- g. Red Rock
- h. Forest Green
- i. Cocoa Bean
- j. Dark Bronze
- k. Black

12.) Exterior Trim Application
- a. Pre-Assembled Surround
- b. Pre-Cut Trim Kit

13.) High Altitude Breather Tubes
- a. No (*) (x)
- b. Yes

Windows - A-Series

1.) Extension Jambs
- a. Complete Unit (4) (x)
- b. None (*)

2.) Hardware (Awning & Casement)
- a. Contemporary Folding
  - I. Bright Brass
  - II. Satin Nickel
  - III. Stone
  - IV. Oil Rubbed Bronze
  - V. White
  - VI. Black
- b. Traditional Folding
  - I. Stone
  - II. White
  - III. Antique Brass
  - IV. Bright Brass
  - V. Satin Nickel
  - VI. Distressed Nickel
  - VII. Oil Rubbed Bronze
  - VIII. Distressed Bronze
  - IX. Black
- c. None (*)

3.) Corrosion Resistant Hardware
- a. No (*) (x)
- b. Yes

4.) Double Hung Lift Styles
- a. Hand lift (x)
- b. Finger lift
- c. Bar Lift
- d. None (*)
- e. N/A

5.) Double Hung Lift Finish
- a. Stone (x)
- b. White
- c. Bright Brass
- d. Antique Brass
- e. Satin Nickel
- f. Oil Rubbed Bronze
- g. Distressed Nickel
- h. Distressed Bronze
- i. Black
- j. N/A

6.) Double Hung Lock & Keeper
- a. Stone (x)
- b. White
- c. Bright Brass
- d. Antique Brass
- e. Satin Nickel
- f. Oil Rubbed Bronze
- g. Distressed Nickel
- h. Distressed Bronze
- i. Black
- j. N/A

7.) Pine Stool option
(Intended for standard 2-1/4" to 2-1/2" casing)
- a. None (x) (*)
- b. up to 4-9/16" wall
- c. up to 5-1/4" wall
- d. up to 6-9/16" wall
- e. up tp 7-1/8" wall

8.) Double Hung Screens
(Color will match exterior color)
- a. Full Conventional (x)
- b. Half Conventional
- c. Full Truscene
- d. Half Truscene
- e. Combination Unit
- f. None (*)
- g. N/A

9.) Arched Casings
(Some speciality windows)
- a. N/A
- b. Size
  - I. 2-1/4"
  - II. 2-1/2" (x)
  - III. 3-1/4"
  - IV. 3-1/2"
- c. Style
  - I. Colonial (x)
  - II. Ranch
- d. Species
  - I. Pine (x)
  - II. Oak
  - III. Maple
  - IV. Vertical Grain Fir
  - V. Mahogany
  - VI. Cherry

(Limited availability of species on some window shapes)

LEGEND

(*) Indicates the most economical pricing option
(e) Used for most initial pricings ("standard option")

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REVISION	DATE

CONTRACTOR DRAWINGS

THE BURNS ADDITION

CLARK, CO

PROJECT NO. 24-019

DRAWN BY: LW

G04

A-SERIES WINDOW SPECS

SPECIFICATIONS - ANDERSEN A-SERIES DOORS

General - A-Series

1.) Exterior Color
- a. White (x) (*)
- b. Sandtone (*)
- c. Terratone (*)
- d. Forest Green (*)
- e. Canvas
- f. Dark Bronze
- g. Black
- h. Prairie Grass
- i. Dove Gray
- j. Cocoa Bean
- [redacted] k. Red Rock

2.) Interior Color
- [redacted] a. Clear Pine (x) (*)
- b. oak
- c. Maple
- d. Cherry
- e. Mahogany
- f. Vertical Grain Douglas Fir
- g. White (factory painted)
- h. Birch Bark (factory painted)
- i. Primed (factory painted)
- j. Canvas (factory Painted)
- k. Prairie Grass (factory Painted)
- l. Sandtone (factory Painted)
- m. Terratone (factory Painted)
- n. Cocoa Bean (factory Painted)
- o. Dark Bronze (factory Painted)
- p. Red Rock (factory Painted)
- q. Forest Green (factory Painted)
- r. Dove Gray (factory Painted)
- s. Black (factory Painted)
- t. Clear Coat (factory finished)
- u. Honey (factory finished)
- v. Cinnamon (factory finished)
- w. Russet (factory finished)
- x. Mocha (factory finished)
- y. Espresso (factory finished)

3.) Standard Unit Glazing
- [redacted] a. Low E4 (x) (*) Triple Pane
- b. Low E-4 SmartSun
- c. Low E-4 Sun
- d. Low E-4 Heatlock
- e. Low E-4 SmartSun HeatLock
- f. Low E-4 Sun HeatLock
- g. Low E-4 Passive Sun Heatlock

4. Specialty Glazing
- a. Vertical Reed
- b. Fern
- c. Obscure
- d. Cascade
- e. Satin Etch
- [redacted] f. None

5.) Glass / Grille Spacer Color
- [redacted] a. Stainless (x) (*)
- b. Black
- c. White

6.) Grilles
- a. Construction
  - I. Removable interior grille (x)
  - II. Full Divided Light w/ energy spacer
  - III. Full Divided Light (FDL)
  - IV. Simulated Divided Light (SDL)
  - [redacted] V. Simulated Divided Light (SDL) (Win. #6 Only)
  - w/ removable interior grille
  - VI. Finelight - Grilles between glass
    - 1. Interior Grille Color
      - a. White
      - b. Sandtone
      - c. Terratone
      - d. Forest Green
      - e. Canvas
      - f. Dark Bronze
      - g. Black
      - h. Prairie Grass
      - i. Dove Gray
      - j. Cocoa Bean
      - k. Red Rock
    - 2. Exterior Grille Color
      - a. White
      - b. Sandtone
      - c. Terratone
      - d. Forest Green
      - e. Canvas
      - f. Dark Bronze
      - g. Black
      - h. Prairie Grass
      - i. Dove Gray
      - j. Cocoa Bean
      - k. Red Rock
  - VII. None (*)
- b. Pattern
  - I. Colonial (x)
  - II. Modified Colonial
  - III. Prairie A
  - IV. Specified equal light
  - V. Short Fractional
  - VI. Tall Fractional
  - [redacted] VII. Specified Equal Light Fractional (2W, 1H top sash only)
  - VIII. _____Other
- c. Grilles Width
  - [redacted] I. 3/4 " (Standard Window) (x)
  - II. 7/8" (Standard Door) (x)
  - III. 1-1/8"
  - IV. 2-1/4" Checkrail (divided light only)
- d. Interior color of Interior Grille
  - [redacted] I. Maple (Clear Coat) (x)
  - II. Oak
  - III. Cherry
  - IV. Mahogany
  - V. Vertical Grain Douglas Fir
  - VI. White
  - VIII. Birch Bark - Painte
  - IX. Primed
  - X. Canvas
  - XI. Prairie Grass
  - XII. Sandtone
  - XIII.Terratone
  - IXV. Cocoa Bean
  - XV. Dark Bronze
  - XVI. Red Rock
  - XVII. Forest Green
  - XVIII. Dove Gray
  - IXX. Black
  - XX. Clear Coat
  - XXI. Honey-Stained
  - XXII. Cinnamon-Stained
  - XXIII. Russet-Stained
  - XXIV. Mocha-Stained
  - XXV. Espresso-Stained
- e. Exterior color of Interior Grille
  - I. White (Standard) (x)
  - II. Terratone
  - III. Sandtone
  - IV. Forest Green
  - V. Canvas
  - VI. Dark Bronze
  - VII. Black
  - VIII. Prairie Grass
  - IX. Dove Gray
  - X. Cocoa Bean
  - [redacted] XI. Red Rock

7.) Screen Material (Csmnt/Awn)
- a. Aluminum (*)
- [redacted] b. TruScene
- c. Tru-Scene Wood

8.) Screen Color (Csmnt/Awn)
- a. None (*)
- b. White
- [redacted] c. Stone (x)
- d. Gold Dust
- e. Canvas
- f. Prairie Grass
- g. Sandtone
- h. Terratone
- i. Cocoa Bean
- j. Truscene - Stone
- k. Truscene - White
- l. Truscene - Gold Dust
- m. Truscene - Wood Veneer
  - Species:_____
  - Stain:_____

9.) Extension Jamb Species/Color
- [redacted] a. Clear Pine (x)
- b. Vertical Grain Fir
- c. Mahogany
- d. Oak
- e. Maple
- f. Cherry
- g. None (*)

10.) Exterior Trim Style
- [redacted] a. NONE (*) (x)
- b. 3 1/2" Flat
- c. 3 1/2" Flat with Decorative Trim
  - I. Drip Cap
  - II. 2" Cornice
  - III. 3 5/8" Cornice
- d. 4 1/2" Flat
- e. 4 1/2" Flat with Decorative Trim
  - I. Drip Cap
  - II. 2" Cornice
  - III. 3-5/8" Cornice
- f. 2" Brickmould

11.) Exterior Trim Color
- a. White
- b. Sandtone
- c. Canvas
- d. Dove Gray
- d. Prairie Grass
- f. Terratone
- g. Red Rock
- h. Forest Green
- i. Cocoa Bean
- j. Dark Bronze
- k. Black

12.) Exterior Trim Application
- a. Pre-Assembled Surround
- b. Pre-Cut Trim Kit

13.) High Altitude Breather Tubes
- a. No (*) (x)
- [redacted] b. Yes

Doors - A-Series

1.) Interior Color
- [redacted] a. Clear Pine (x)
- b. Oak
- c. Maple
- d. V.G. Douglas Fir
- e. Mahogany
- f. Cherry

2.) Hardware Type and Finish
- a. Albany
  - I. White
  - II. Stone
  - III. Black
- b. Tribeca
  - I. White
  - II. Stone
  - III. Black
- [redacted] c. Anvers (x)
  - I. Bright Brass
  - II. Satin Nickel
  - [redacted] III. Oil Rubbed Bronze (x)
- d. Newbury
  - I. Antique Brass
  - II. Bright Brass
  - III. Oil Rubbed Bronze
  - IV. Satin Nickel
- e. Encino
  - I. Distressed Bronze
  - II. Distressed Nickel
- f. Yuma
  - I. Distressed Bronze
  - II. Distressed Nickel
- g. Split Finish
  - I. Exterior Style _____
  - II. Exterior Finish _____
  - III. Interior Style _____
  - IV. Interior Finish _____
- h. FSB Satin Stainless Steel
  (Hinged Doors Only)
  - I. FSB 1035
  - II. FSB 1075
  - III. FSB 1076
  - IV. FSB 1102
- i. Yale Assure Lock Touchscreen
  (Hinged Doors Only)
  - I. Satin Nickel
  - II. White
  - III. Black
- j. Yale Assure Lock Touchscreen with Z-Wave (Compatible Z-Wave Bridge Required)
  (Hinged Doors Only)
  - I. Satin Nickel
  - II. White
  - III. Black
- k. Yale Assure Lock Touchscreen (With Bluetooth & WiFi Kit)
  (Hinged Doors Only)
  - I. Satin Nickel
  - II. White
  - III. Black
- l. None

3.) Hinge Finish / Color
- a. Satin Nickel (↑)
- [redacted] b. Oil Rubbed Bronze (↑) (x)
- c. White (↔)
- d. Black (↔)
- e. Antique Brass (↑)
- f. Bright Brass (↑)
- g. Distressed Bronze (↑)
- h. Distressed Nickel (↑)
- i. Gold Dust
- j. N/A

4.) Exterior Keyed Lock
- [redacted] a. Yes (x)
  - I. Lock Cylinders Keyed Alike
    - 1. Yes (x)
    - [redacted] 2. No
- b. No (*)

5.) Panel Stop (Hinged Door Option)
- [redacted] a. Yes (x), Matching Trimset Finish
- b. No (*)
- c. N/A

6.) Threshold (Hinged & Gliding Door Option)
- [redacted] a. Oak (x)
- b. Maple
- c. None (*)
- d. N/A

7.) Sill Style
- a. Gray Appearance (x)
- [redacted] b. Bronze Appearance
- c. N/A

8.) Screens
- a. Hinged (x) (Single Door or Double option)
- b. Gliding (x) (Double Door option)
- c. None (*)
- [redacted] d. Retractable (N/A on inswing doors)

9.) Screen Color
- a. White (x)
- b. Forest Green
- c. Sandtone
- d. Terratone
- e. Canvas
- [redacted] f. Dark Bronze
- g. Black
- h. Prairie Grass
- i. Dove Gray
- j. Cocoa bean
- k. Red Rock
- l. N/A

10.) Extension Jamb Style Options
- [redacted] a. Interior (x)
- b. None (*)

11.) Auxiliary Locks (Gliding Patio)
- a. White
- b. Antique Brass
- c. Black
- d. Bright Brass
- e. Stone (x)
- f. Distressed Bronze
- g. Distressed Nickel
- h. Oil Rubbed Bronze
- i. Satin Nickel
- j. None (*)
- [redacted] k. N/A

General - Therma-Tru & Simpson

1.) Extension Jambs
- [redacted] a. Primed (x, Therma-Tru)
- b. Solid Clear Pine (x, Simpson)
- c. "On Guard" wood grain stainable
- d. "On Guard" White cap
- e. Solid Oak
- f. Solid Fir
- g. Solid Sapele Mahogany
- h. "Ultra" PVC

2.) Exterior Casings
- a. Style
  - I. None
  - [redacted] II. Brickmould (x)
    - [redacted] 1.) Primed (x, Therma-Tru)
    - 2.) Solid Clear Pine (x, Simpson)
    - 3.) "On Guard" Wood Grain Stainable
    - 4.) "On Guard" White cap
    - 5.) Solid Oak
    - 6.) Solid Fir
    - 7.) Solid Sapele Mahogany
    - 8.) "Ultra" PVC
  - III. Flat Casing
    - 1.) Size
      - a. 1x4
      - b. 1x6
      - c. 5/4 x 4 (1" thick)
      - d. 5/4 x 6 (1" thick)
    - 2.) Wood Species
      - a. Solid Clear Pine
      - b. Solid Oak
      - c. Solid Fir
      - d. Solid Sapele Mahogany

3.) Door Panel Pre-finish
- [redacted] a. Unfinished (x)
- b. Pre-Stained PrismaGuard
  - I. Wildflower Honey
  - II. Rustic Clay
  - III. Redwood
  - IV. Autumn Harvest
  - V. Mulberry
  - VI. Acorn
  - VII. Driftwood
  - VIII. New Earth
  - IX. Dark Maple
  - X. Bark
  - XI. Shale
  - XII. Raven
- c. Pre-Painted PrismaGuard
  - I. Specify:_____

4.) Frame & Casing Pre-finish
- [redacted] a. Unfinished (x)
- b. Prefinished - Specify:
  _____

Doors - Therma-Tru

1.) Hinge Finish
Note: All are Ball Bearing; Outswing hinges will have non-removable pins
- [redacted] a. Standard (x)
  - I. Zinc Dichromate (x)
  - II. Brushed Nickel
  - [redacted] III. Oil Rubbed Bronze
  - IV. Black Nickel
  - V. Polished Chrome
  - VI. Bright Brass
  - VII. Antique Nickel
  - VIII. Antique Brass
  - IX. Stainless Steel
- b. Adjustable Hinges
  - I. Bright Brass
  - II. Brushed Nickel
  - III. Black Nickel
  - IV. Oil Rubbed Bronze
- c. Spring Loaded Hinges
  - I. Satin Brass (US4B)
  - II. Satin Nickel (US15)
  - III. Oil Rubbed Bronze (US10B)
  - IV. Polished Chrome
  - V. Stainless Steel

2.) Sills
- a. Appearance
  - I. Mill finish w/ composite adjustable Light cap (x)
  - [redacted] II. Bronze finish w/ comp. adj. Dark cap
  - III. Brass finish w/ comp. adj. Light cap
  - IV. Other_____
- b. Temporary construction sill cover applied
  - I. Yes
  - [redacted] II. No (x)
- c. Prep for Deadbolt
  - I. 5 1/2" O.C.
  - II. Other:____" O.C.
  - [redacted] III. No (x)

Doors - Simpson

1.) Door Construction - Wood Species
- a. Fir (x)
- b. Other _____

2.) Hinge Finish
Note: All are Ball Bearing; Outswing hinges will have non-removable pins
- a. Standard (x)
  - I. Flat Black
  - II. Bright Brass
  - III. Satin Brass (x)
  - IV. Antique Brass
  - V. Oil Rubbed Bronze
  - VI. Satin Nickel
  - VII. Bright Chrome
  - VIII. Satin Chrome
- b. Self Closing Hinges
  - I. Black
  - II. Bright Brass
  - III. Satin Brass
  - IV. Oil Rubbed Bronze
  - V. Satin Nickel
  - VI. Bright Chrome
  - VII. Dull Chrome
- c. Square Corner Hinges
  - I. Bright Brass
  - II. Satin Brass
  - III. Antique Brass
  - IV. Oil Rubbed Bronze
  - V. Satin Nickel
  - VI. Bright Chrome
  - VII. Satin Chrome
  - VIII. Other_____

NOTES
1. Some extension jambs are shipped loose and will need to be cut and ripped to appropriate size before installation.
2. All doors & sidelights to have safety glazing in accordance with the applicable code.
3. Door Handles and Locksets for Therm-Tru and Simpson brand doors to be provided by **Others**.

Client signature signifies acceptance of all window and door information for the project phase indicated, in accordance with the Woodhouse® agreement.

X _____ Date: _____

LEGEND
(*) Indicates the most economical pricing option
(x) Used for most initial pricings ("standard option")

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CONTRACTOR DRAWINGS

THE BURNS ADDITION
CLARK, CO

PROJECT NO. 24-019

DRAWN BY: LW

G05

A-SERIES DOOR SPECS

WINDOW SCHEDULE

MFR.		NUMBER	QTY.	GRILLE	VENT	UNIT SIZE		OPENING SIZE		UNIT DEPTH	NOTES	LOCATION
						WIDTH	HEIGHT	WIDTH	HEIGHT			
ANDERSEN A-SERIES	1	AAN5020	1	N	V	4'-11 1/4"	1'-11 1/4"	5'-0 1/4"	2'-0 1/4"	6 3/16"		FAMILY ROOM
	2	AAN5020	1	N	V	4'-11 1/4"	1'-11 1/4"	5'-0 1/4"	2'-0 1/4"	6 3/16"		PRIMARY SUITE
	3	ACW2440-2	2	N	LR	4'-7 1/4"	3'-11 1/4"	4'-8 1/4"	4'-0 1/4"	6 3/16"	EGRESS	PRIMARY SUITE
	4	ACW2440-2	1	N	LR	4'-7 1/4"	3'-11 1/4"	4'-8 1/4"	4'-0 1/4"	6 3/16"	TEMPERED	PRIMARY BATH
	5	AAN5020	1	N	V	4'-11 1/4"	1'-11 1/4"	5'-0 1/4"	2'-0 1/4"	6 3/16"	TEMPERED	PRIMARY BATH
	6	ADH3050	3	Y	AA	2'-11 1/4"	4'-11 1/4"	3'-0 1/4"	5'-0 1/4"	6 3/16"		FAMILY ROOM
			9									

DOOR & DOOR ASSEMBLY SCHEDULE

MFR.		NUMBER	QTY.	GRILLE	OPER.	UNIT SIZE		OPENING SIZE		UNIT DEPTH	NOTES	LOCATION
						WIDTH	HEIGHT	WIDTH	HEIGHT			
ANDERSEN A-SERIES	202	FWHOD60611	1	N	APLR	5'-11 1/4"	6'-10 3/8"	6'-0 1/4"	6'-10 7/8"	6 3/16"	OUTSWING	REAR ENTRY
THERMA-TRU	201	FCM12101-LE - FCM604-LE - FCM12101-LE (2)	1	N	AR	5'-7 5/8"	6'-10"	5'-8 5/8"	6'-10 1/2"	6 3/16"	(2) 14" SIDELIGHTS	ENTRY
	203	SSF4800 (36 in.)	1	N	AL	3'-1 5/8"	6'-10"	3'-2 5/8"	6'-10 1/2"	6 3/16"		GARAGE
	204	SSF4800 (36 in.)	1	N	AR	3'-1 5/8"	6'-10"	3'-2 5/8"	6'-10 1/2"	6 3/16"		GARAGE
			4									

SCHEDULE NOTES:

1. WALL DEPTH EXCEEDS MAXIMUM DEPTH OF EXTENSION JAMBS PROVIDED BY WINDOW/ DOOR MANUFACTURER. CUSTOM EXTENSION JAMBS NOT INCLUDED IN WOODHOUSE PACKAGE.
2. ALL DOORS & SIDELIGHTS TO HAVE SAFETY GLAZING IN ACCORDANCE WITH APPLICABLE CODE
3. REFER TO ALL INSTALLATION GUIDES PRIOR TO INSTALLING WINDOWS AND DOORS.
4. ALL DOOR AND WINDOW HANDING AND MULLED ASSEMBLIES "AS VIEWED FROM EXTERIOR"

REVIEWED FOR CODE COMPLIANCE
10/15/2024

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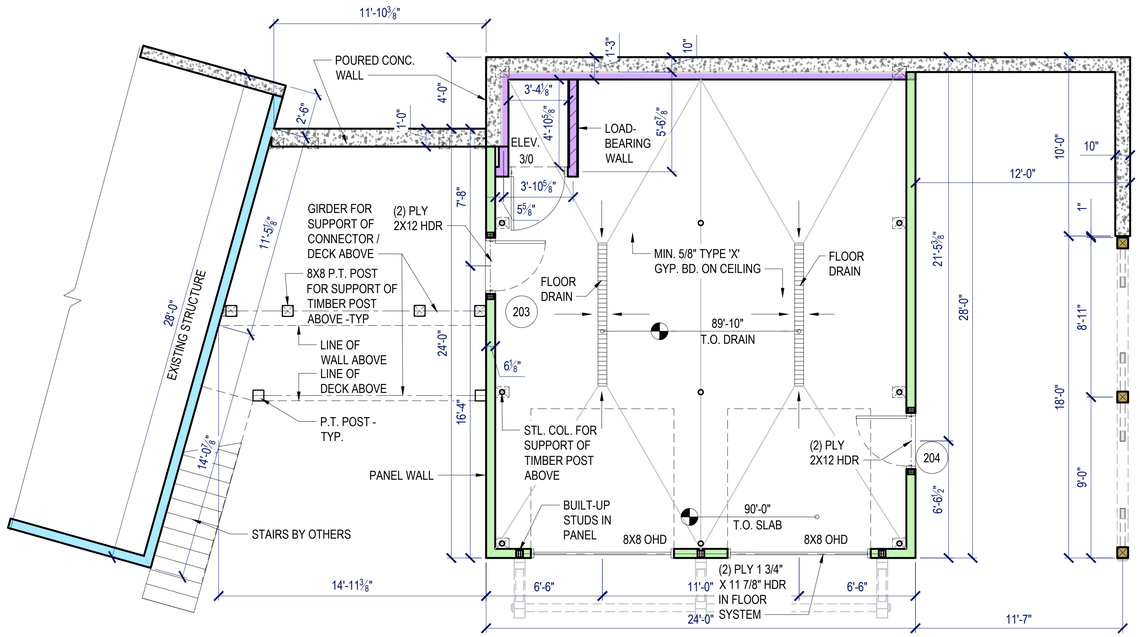
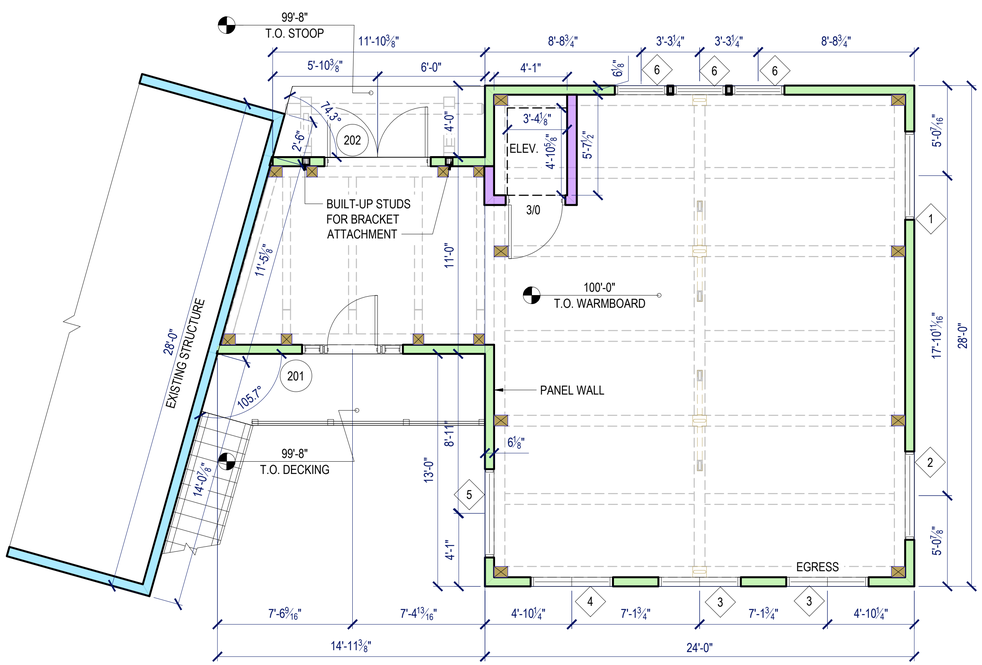
WINDOW & DOOR SCHEDULE



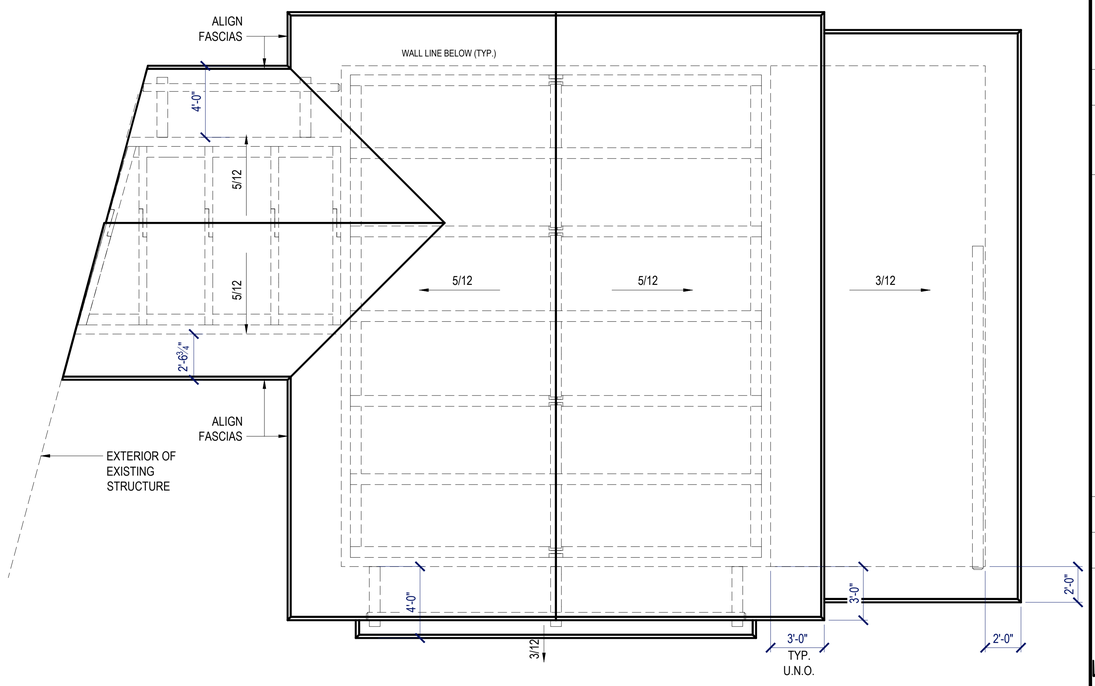
LOWER LEVEL PLAN

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



FIRST FLOOR PLAN

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



ROOF PLAN

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

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF SIP PANEL, OR CONCRETE.
2. AT CONVENTIONAL FRAMED AREA DIMENSIONS ARE AT OUTSIDE OF STUD.

WALL LEGEND

- S.I.P. WALL
- RATED S.I.P. WALL
- EXTERIOR STUD WALL
- 2x4 STUD WALL
- OTHER STUD WALLS
- RATED STUD WALL
- PARTIAL HT. WALL
- POURED CONCRETE WALL
- I.C.F. (INSULATED CONC. FORM)
- STUD ON POURED CONC.
- CMU BLOCK WALL
- TILT-UP CONC. WALL
- TIMBER POST W/ BRACE

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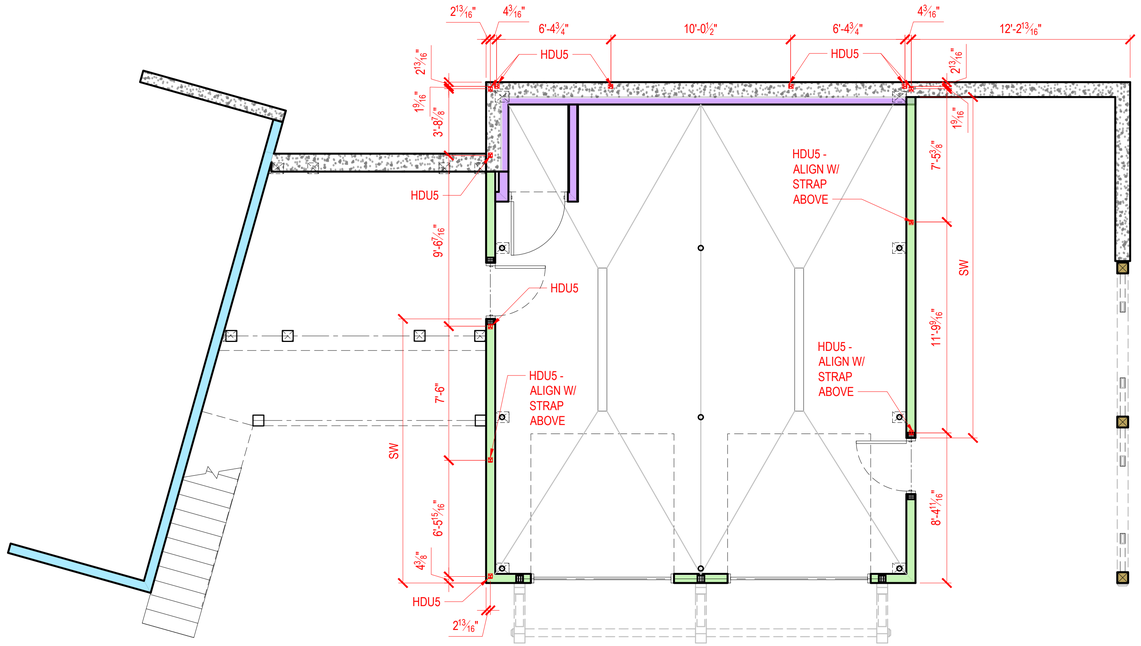
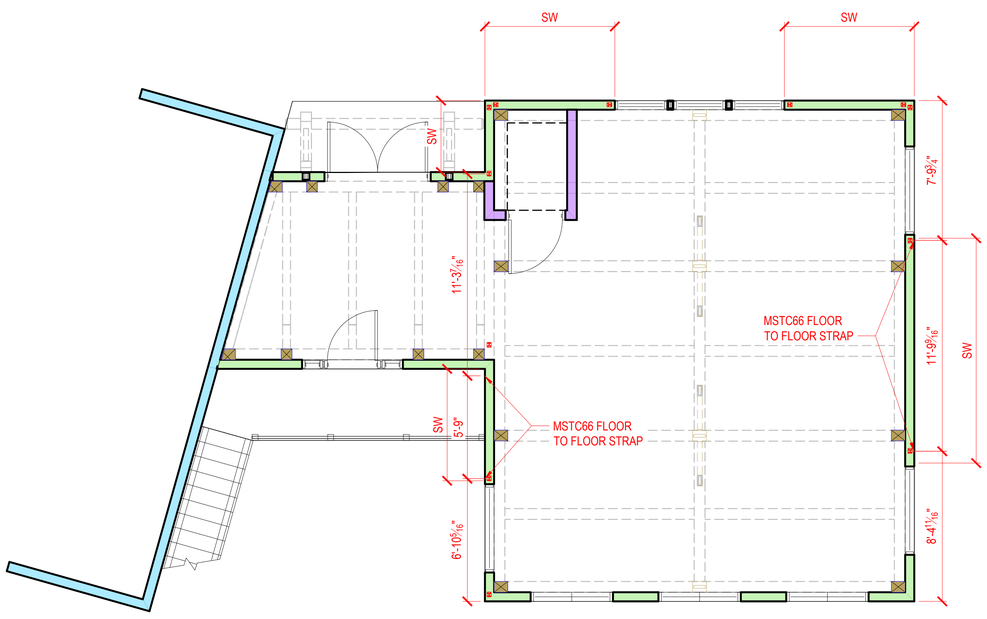
LOWER LEVEL, FIRST FLOOR PLAN, ROOF PLAN



MAGNETIC NORTH

LOWER LEVEL PLAN

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



MAGNETIC NORTH

FIRST FLOOR PLAN

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

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HOLDOWN SCHEDULE					
		MINIMUM MEMBER SIZE	ANCHORAGE TO CONCRETE		
TYPE	MEMBER FASTENERS		TYPE	DIAMETER	EMBEDMENT
HUD5	(14) 1/4" X 2 1/2" SDS	3" X 3 1/2"	ALL-THREAD	5/8"	8"

NOTES:
1. ALL HOLDOWNS INDICATED ARE SIMPSON STRONG-TIE; INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. EMBEDMENT INDICATED IS INTO CONCRETE.
3. HOLDOWNS SHOWN ARE FOR CAST-IN-PLACE UNLESS NOTED OTHERWISE.

SIP SHEAR WALLS (WIND AND SEISMIC LOADS IN SEISMIC DESIGN CATEGORIES A, B AND C					
		MINIMUM FACING CONNECTIONS			
SPLINE TYPE	MINIMUM NOMINAL SIP THICKNESS (IN)	CHORD[2]	PLATE[2]	SPLINE[3]	SHEAR STRENGTH
BLOCK OR SURFACE SPLINE	5 5/8"	0.131-IN X 2 1/2-IN NAILS, 6" O.C.	0.131-IN X 2 1/2-IN NAILS, 6" O.C.	0.131-IN X 2 1/2"-IN NAILS, 6-IN O.C.	380

FOR S1: 1 INCH = 25.4 MM; 1 FOOT = 304.8 MM; 1 PSF = 47.88 Pa.;1 PLF = 14.59 N/m.

1. MAXIMUM SHEAR WALL DIMENSIONS RATIO SHALL NOT EXCEED 2:1 (HEIGHT: WIDTH) FOR RESISTING WIND OR SEISMIC LOADS.
2. CHORDS, HOLD DOWNS AND CONNECTIONS TO OTHER STRUCTURAL ELEMENTS MUST BE DESIGNED BY A REGISTERED DESIGN PROFESSIONAL IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
3. SPLINE TYPE AT INTERIOR PANEL-TO-PANEL JOINTS ONLY. SOLID CHORD MEMBERS ARE REQUIRED AT EACH END OF EACH SHEAR WALL SEGMENT.
4. REQUIRED CONNECTIONS MUST BE MADE ON EACH SIDE OF THE PANEL. DIMENSIONAL OR ENGINEERED LUMBER SHALL HAVE AN EQUIVALENT SPECIFIC GRAVITY OF 0.42 OR GREATER.

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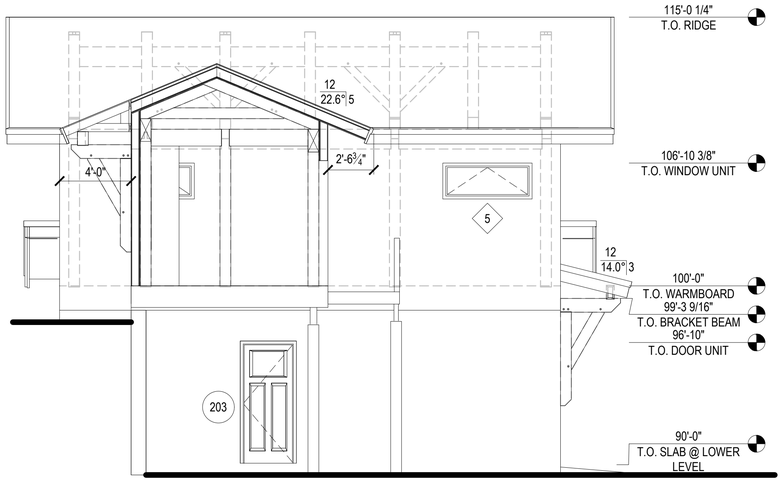
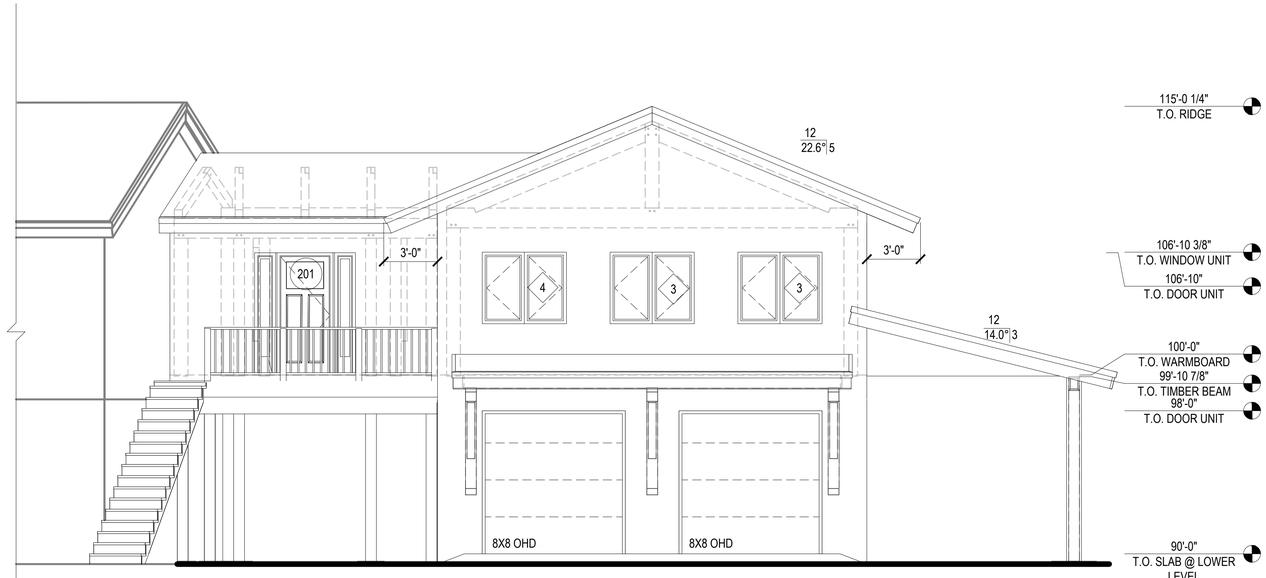
101A

PLAN ENGINEERING NOTES



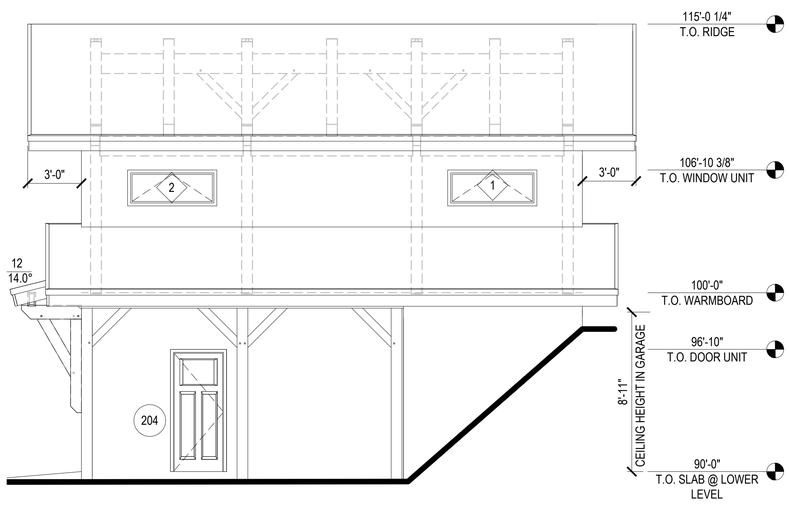
NORTH ELEVATION

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



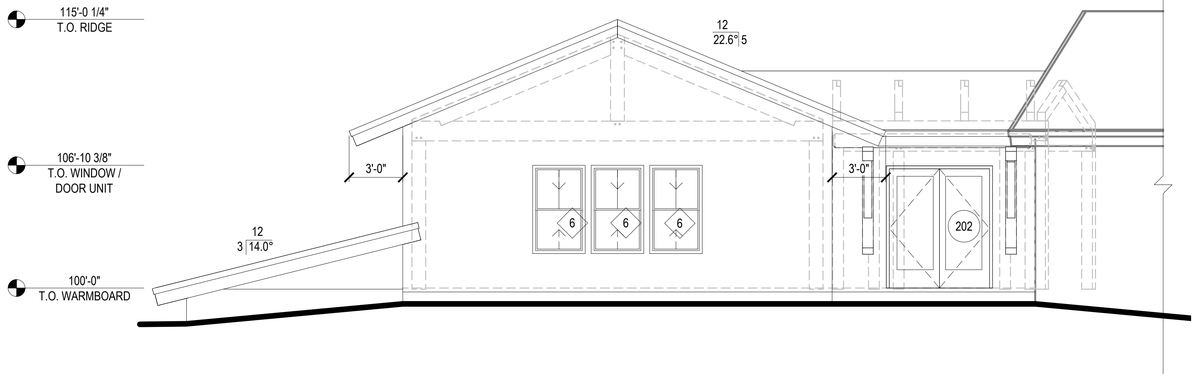
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

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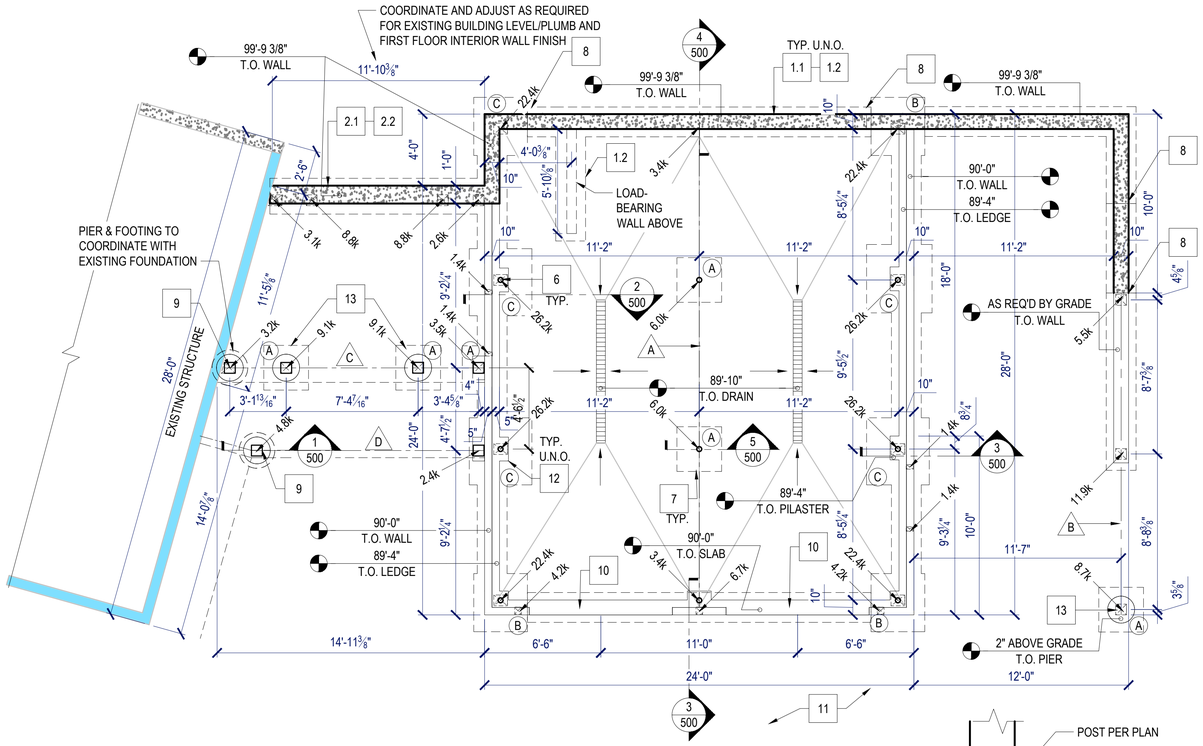
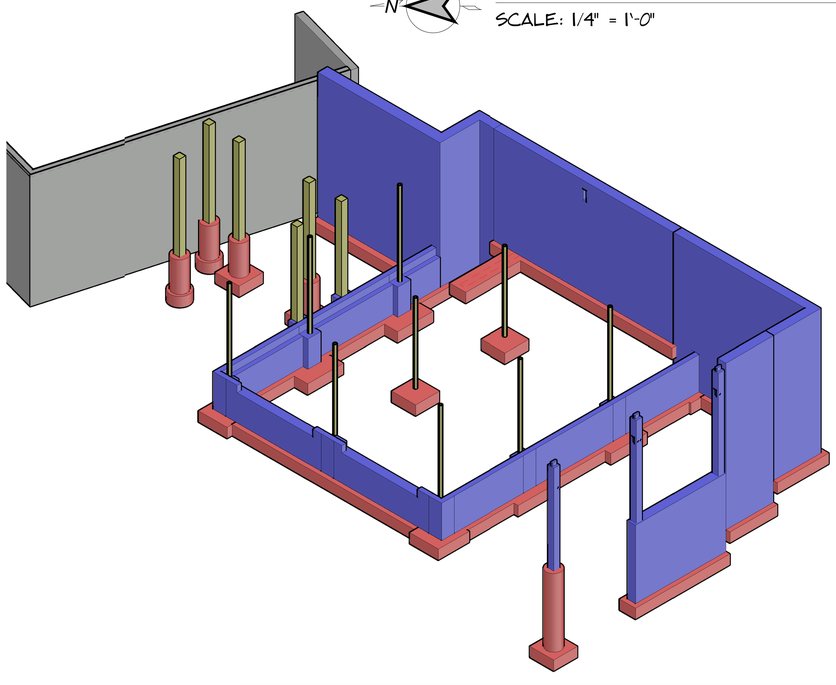
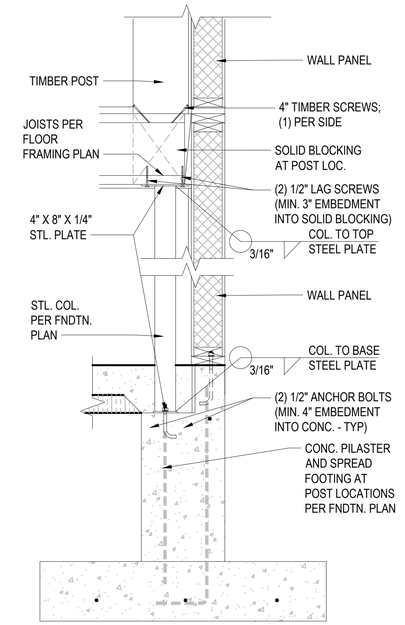
ELEVATIONS 1



FOUNDATION PLAN

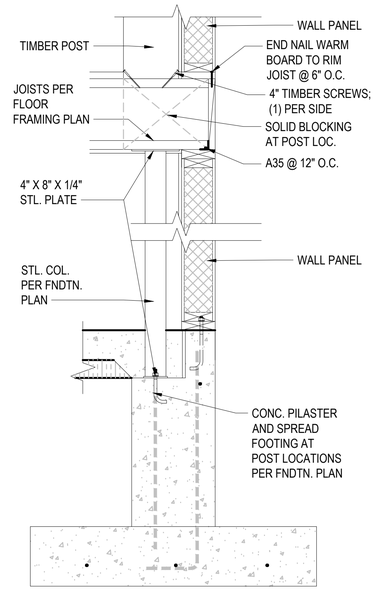
SCALE: 1/4" = 1'-0"





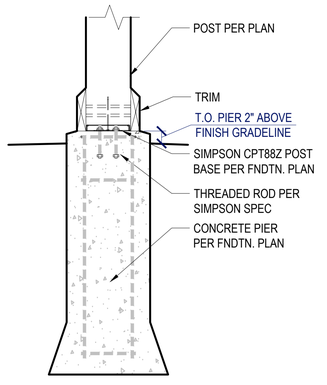
2 / 500 INTERIOR POST DETAIL @ WRAPPED FLOOR

SCALE: 1" = 1'-0"



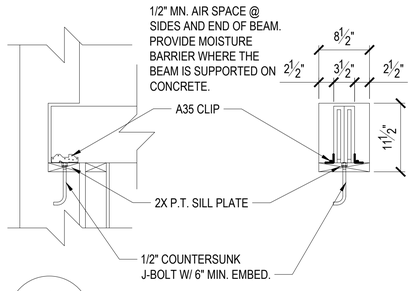
3 / 500 INTERIOR POST DETAIL @ NON-WRAPPED FLOOR

SCALE: 1" = 1'-0"



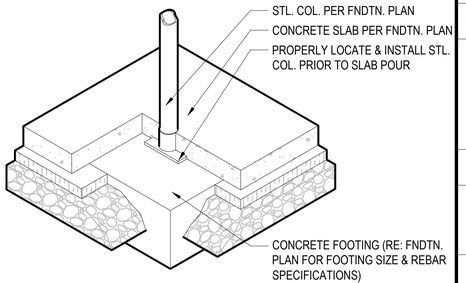
1 / 500 EXTERIOR POST DETAIL

SCALE: 1" = 1'-0"



4 / 500 BEAM POCKET DETAIL

SCALE: 1" = 1'-0"



5 / 500 POST BEARING DETAIL

SCALE: 1" = 1'-0" (AXONOMETRIC)

BEAM & PIPE SCHEDULE

TYPE	BEAM	BEAM SIZE	BEAM POCK	COL. DIA.	COL. CAP	COL. BASE
A	L.V.L.	(2) PLY 1 3/4 X 9 1/2	8 1/2" W X 11 1/2" H X 5" D	3 1/2" O.D.; SCHED. 40	KLCC 35-35	4" X 8" x 1/4" STL. PL.
B	TIMBER	71/4" X 91/4"	N/A	8X8 TIMBER POST	N/A	CPT88Z
C	CONV.	(2) PLY P.T. 2X12	N/A	8X8 P.T. POST	CC5 1/4-8 W/ SHIM	CPT88Z
D	CONV.	(3) PLY P.T. 2X12	4 1/2" W X 13 3/4" H X 4 5/8" D	8X8 P.T. POST	CC48	CPT88Z

** SEE SHEET 101A FOR HOLD-DOWN & STRAP LOCATIONS

CONC. COLUMN FOOTING SCHEDULE

LABEL	DIMENSION	REINFORCEMENT
A	30" SQ. X 1'-0"	(4) #4 - EACH WAY MIN.
B	36" SQ. X 1'-0"	#4 - 10" O.C. EACH WAY
C	42" SQ. X 1'-0"	#5 - 12" O.C. EACH WAY

GENERAL NOTES

G1. FOUNDATION DESIGN IS BASED ON A 3,000# SOIL BEARING CAPACITY.

G2. 4" THK. CONCRETE SLAB W/ W.W.M. OVER 6 MIL. POLY V.B. OVER 2" RIGID INSUL, OVER WASHED, COMPACTED GRAVEL. TYPICAL FOR BASEMENT SLAB U.N.O.

G3. 5" THK. CONCRETE GARAGE SLAB W/ W.W.M. OVER WASHED, COMPACTED GRAVEL; SLOPE TO OVERHEAD DOORS OR DRAIN, THICKEN SLAB EDGE @ GARAGE DOOR OPENINGS. TYPICAL FOR GARAGE SLABS U.N.O.

G4. 1/2"Ø x 12" (MIN.) H.D. GALV., "J" ANCHOR BOLTS, @ 30" O.C. STAGGERED, DOUBLED @ CORNERS

G5. CONCRETE SLAB CONTROL JOINT LAYOUT TO BE SUBMITTED BY CONTRACTOR TO CLIENT FOR REVIEW AND APPROVAL.

KEYNOTES (10" POURED CONC.)

1.1 10" POURED CONCRETE FNDTN. WALL W/ #4 REBAR 10" O.C. VERT. & 10" O.C. HORIZ. STRT'G 12" FROM BTM. A. PROVIDE (1) #4 VERTICAL REBAR @ ALL LOAD BEARING & GIRDER POCKET LOCATIONS.

1.2 20" X 12" CONCRETE FOOTING W/ (3) #4 REBAR CONTINUOUS & #4 @ 8" O.C.

2.1 12" POURED CONCRETE FNDTN. WALL W/ #4 REBAR 10" O.C. VERT. & 10" O.C. HORIZ. STRT'G 12" FROM BTM. A. PROVIDE (1) #4 VERTICAL REBAR @ ALL LOAD BEARING & GIRDER POCKET LOCATIONS.

2.2 24" X 12" CONCRETE FOOTING W/ (3) #4 REBAR CONTINUOUS..

FOUNDATION KEYNOTES

6. TIMBER FRAME POINT LOAD ABOVE.
7. REFER TO "CONCRETE COLUMN FOOTING SCHEDULE".
8. STEP FOOTING AS REQUIRED TO MAINTAIN DEPTH BELOW LOCAL FROST LEVELS (48")
9. 18"Ø CONCRETE PIERS W/ (4)- #4 VERT. REBAR & #3 TIES @ 12" O.C. W/ 24"Ø MIN. FLARED-OUT BASE.
10. DEPRESS TOP OF WALL @ DOOR OPENINGS; POUR SLAB OVER W/ #4 BENT REBAR DOWELS TOP OF WALL TO SLAB @ 24" O.C. MIN. (2) DOWELS PER OPENING.
11. CONCRETE APRON W/ W.W.M. OVER WASHED, COMPACTED GRAVEL, HOLD TOP OF APRON DOWN 1/4" FROM TOP OF SLAB & SLOPE AWAY FROM DOORS.
12. 6" X 16" CONC. PILASTER W/ (1) #4 VERT. REBAR
13. 18"Ø CONCRETE PIERS W/ (4) #4 VERT. REBAR & #3 TIES @ 12" O.C. W/ FOOTING PER COLUMN SCHEDULE.

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PROJECT NO. 24-019

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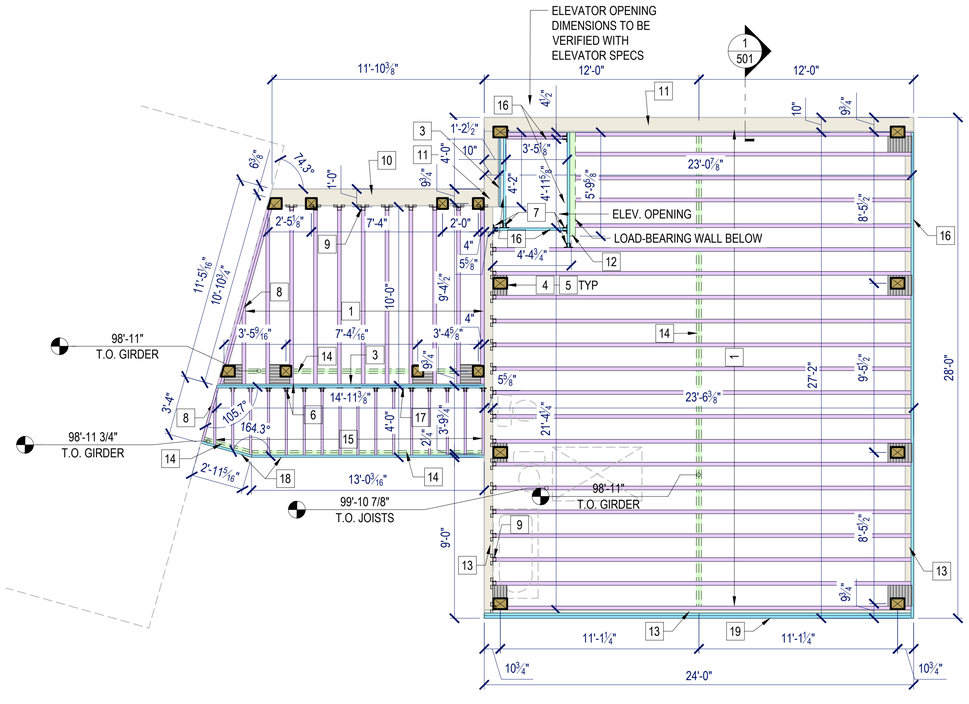
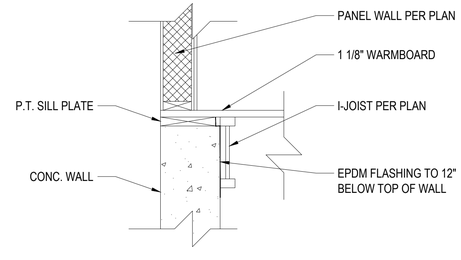
FOUNDATION PLAN



FIRST FLOOR JOIST PLAN

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

0 5'-0" 10'-0" 20'-0"



1/501 JOIST DETAIL

SCALE: 1" = 1'-0"

GENERAL NOTES

G1. 1 1/8" WARMBOARD SUBFLOOR GLUED & NAILED TO I-JOISTS (DO NOT GLUE & NAIL AT POST LOCATIONS). 6" NAIL SPACING AT DIAPHRAGM BOUNDARIES AND SUPPORTED PANEL EDGES

G2. MAXIMUM DEFLECTION

A. FLOOR JOIST LIVE LOAD= L/600

B. FLOOR BEAM LIVE LOAD = L/360

C. ALL OTHER LIVE LOADS = L/240

G3. FOLLOW ALL ENGINEERED I-JOIST MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION, BEARING, BLOCKING, BRIDGING, BRACING, ETC.

G4. AT SIMPSON DECK TENSION TIES, PROVIDE (MIN.) 2X SOLID BLOCKING, BOTH SIDES OF WEB AS PER MANUF. RECOMMENDATIONS. ADDITIONAL DECK JOIST MAY BE NEEDED TO ALIGN WITH INTERIOR JOIST.

FLOOR FRAMING KEY

1	11 7/8" I-JOISTS @ 16" O.C. "GP" WI 40 SERIES (OR EQ.). CROSS BRACING AS REQUIRED BY JOIST MANUFACTURER
2	11 7/8" I-JOIST RIM JOIST W/ BACKER BOARD
3	1 1/8" X 11 7/8" RIM JOIST
4	11 7/8" L.V.L. BLOCKING @ POST LOCATIONS
5	TIMBER POST ABOVE
6	FACE MOUNT JOIST HANGER(S)
7	FACE MOUNT L.V.L. HANGER(S)
8	SKEWED, FACE MOUNT, L.V.L. HANGER(S)
9	TOP MOUNT JOIST HANGER (S)
10	2X12 P.T. SILL PLATE
11	2X10 P.T. SILL PLATE
12	2X6 TOP PLATE
13	2X(PANEL WIDTH) TOP PLATE
14	GIRDER BELOW; SEE FOUNDATION PLAN
15	2X8 P.T. JOISTS @16" O.C. W/ A35 CLIPS EACH JOIST
16	1 3/4" X 11 7/8" L.V.L. HEADER / LEDGER
17	2X P.T. LEDGER FASTENED TO W/ (2) BEADS PL400 CONSTRUCTION ADHESIVE & (2) 3/8" LAG BOLTS, NUTS AND WASHERS @ 16" O.C. STAGGERED TO RIM JOIST
18	2X8 P.T. RIM JOIST
19	(2) PLY 1 3/4" X 11 7/8" L.V.L. HEADER

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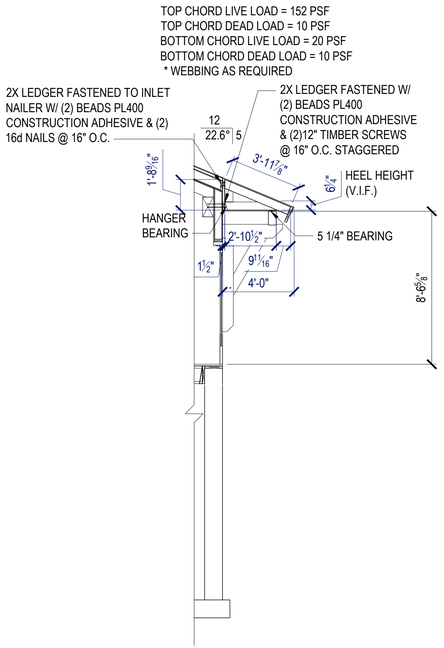
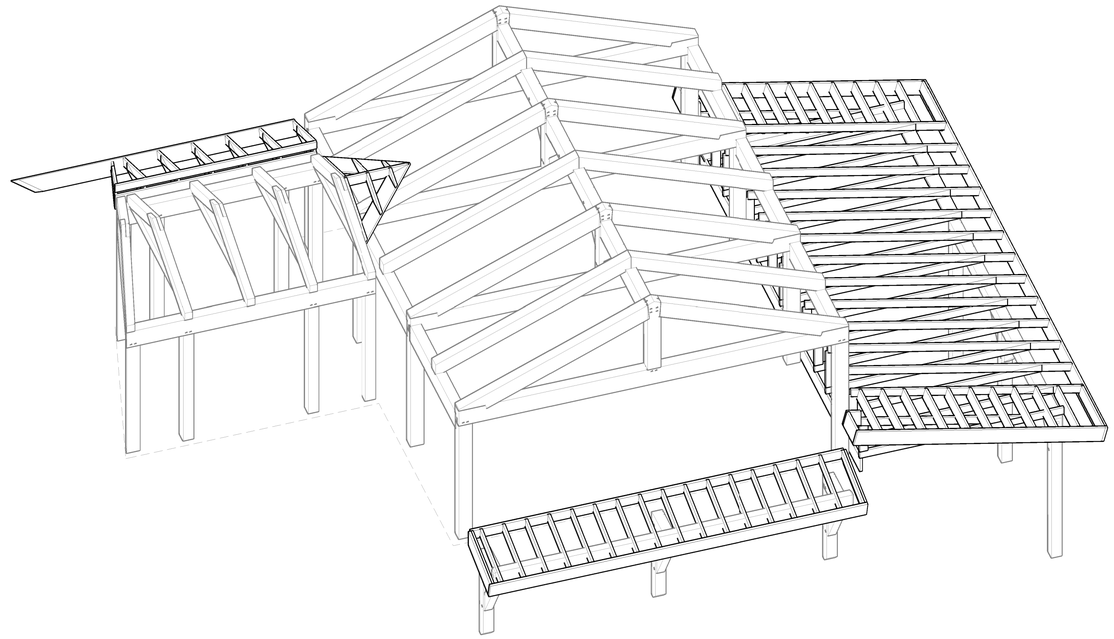
FIRST FLOOR JOIST PLAN



REAR ENTRY OVERHANG TRUSS

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



GENERAL NOTES

G1. NOTE: ROOF FASCIA TO MATCH ADJACENT TIMBER FRAME CONSTRUCTION; G.C. OR TRUSS MANUF. TO FIELD MEASURE TO DETERMINE TRUSS HEEL HEIGHT AND OVERHANG PRIOR TO TRUSS DESIGN & FABRICATION

G2. WEBBING AS REQUIRED BY TRUSS MANUFACTURER

ROOF FRAMING KEY

1	PRE-ENGINEERED WOOD TRUSSES @ 24" O.C.
2	PRE-ENGINEERED WOOD DROP-GABLE TRUSS
3	2X6 RAFTERS @ 16" O.C. W/ A35 CLIP EACH RAFTER
4	2X6 "CRICKET" OVER-FRAMING @ 16" O.C.
5	2X8 RIDGE BOARD
6	2X8 LEDGER
7	2X12 LEDGER
8	NOT USED
9	2X10 P.T. SILL PLATE
10	2X8 OUTLOOKERS @ 16" O.C.
11	2X12 SUBFASCIA
12	HANGER(S) PER MANUFACTURER SPECIFICATIONS
13	TIMBER FRAME BELOW
14	EXTERIOR WALL LINE
15	ROOF FASCIA LINE

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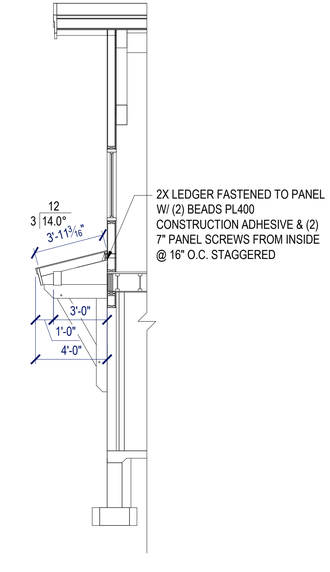
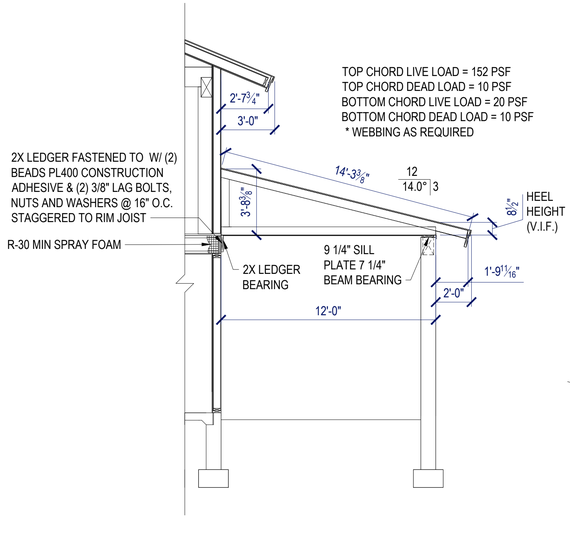
ROOF FRAMING PLAN



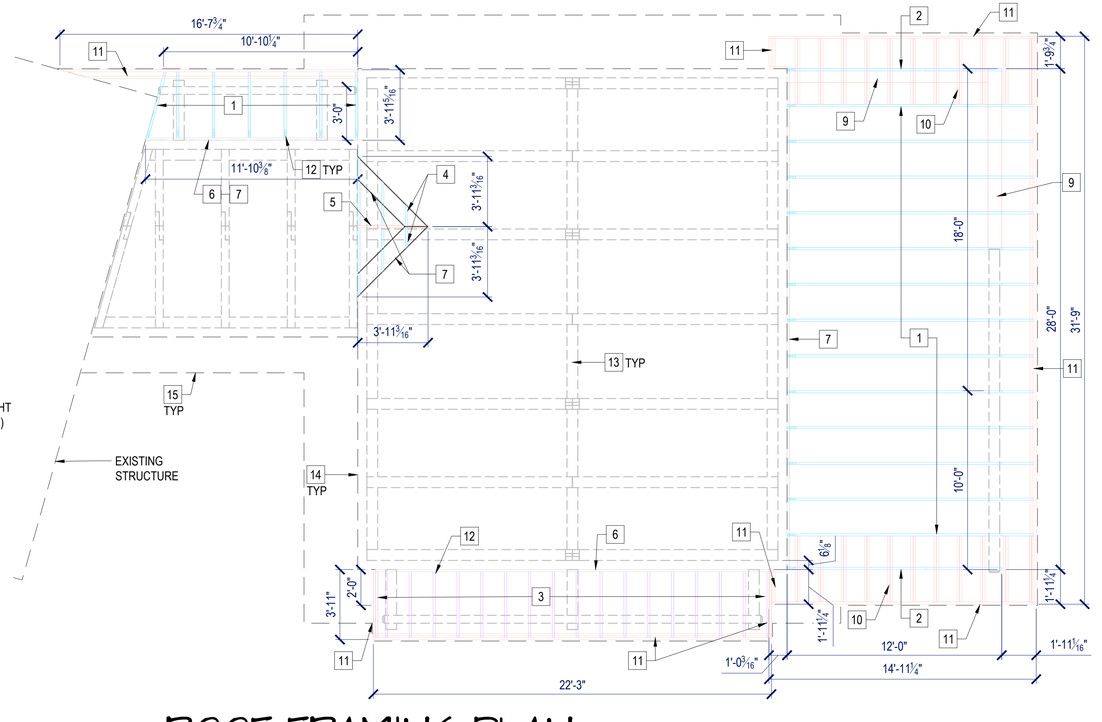
RAFTERS FOR GARAGE CANOPY

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



CARPORT TRUSSES

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



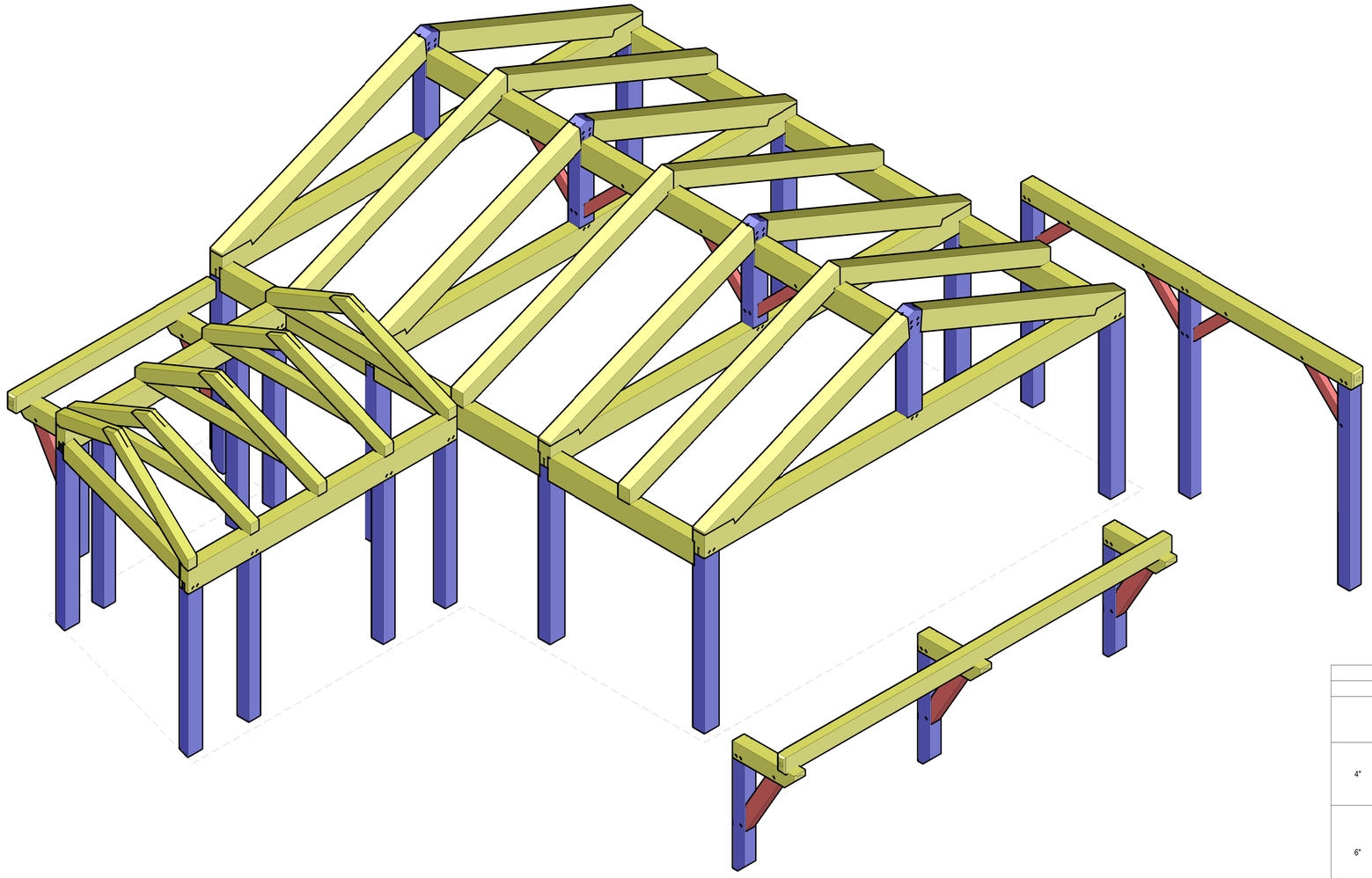
MAGNETIC NORTH

N

ROOF FRAMING PLAN

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

0 5'-0" 10'-0" 20'-0"



FRAME ISOMETRIC

NOT TO SCALE

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FASTENER SCHEDULE	
ALL PEGS ARE 1" DIAMETER WHITE OAK UNLESS NOTED OTHERWISE	
	ALL SCREWS TO HAVE MIN. 3" EMBEDMENT INTO ADJOINING MEMBER. TIMBER SCREWS ARE DRIVEN SUCH THAT SCREW HEADS THAT ARE COUNTERSUNK FLUSH TO WOOD SURFACE ARE ACCEPTABLE IF THE SCREW HAS NOT SPUN OUT. IF SPIN OUT OCCURS, PRE-COUNTERBORE FOR FLUSH SCREW HEAD INSTALLATION.
4"	4 PER POST BOTTOM, 1 EACH FACE TOENAILED
	2 PER X- BRACE
	2 PER LAP RAFTER, TOENAILED AT LAP
	2 PER RAFTER FOR RAISING
6"	2 PER JOIST END NOT LOCATED AT POSTS
	2 PER HOUSED GIRT END
	2 PER PURLIN END
	2 PER JACK RAFTER W/ COUNTERBORE & PLUG
	2 PER BEAM MITERS W/ COUNTERBORE & PLUG
	2 PER EXTEIOR POST
9"	2 PER BEAM LAP
	2 PER JOIST END AT POST LOCATION
	2 PER RAFTER END (8" OR LESS IN DEPTH)
	2 PER EXTERIOR CORNER
12"	2 PER BEAM END (EQUAL TO OR LESS THEN 10")
	2 PER RAFTER END (GREATER THAN 8" IN DEPTH)
	2 PER TRUSS HEEL
15"	2 PER BEAM END (GREATER THEN 10")
	2 PER TRUSS HEEL
	2 PER CONTINUOUS BEAM OVER POST
ALL NAIL STRAPS TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS	
2 X 9 NAIL STRAP	EXTERIOR RAFTER PLUMB CUTS TO BEAM
	GABLE END PURLINS TO RAFTER
	RAFTER TO RAFTER AT MID. BEAM BUTT JOINTS
2 X 16 NAIL STRAP	EXTERIOR POST TO FLOOR SYSTEM AT PERIMETER
	POST TO POST ACROSS BEAM AT EXTERIOR
	PURLINS TO PURLIN ACROSS RAFTER
	RAFTER TO RAFTER AT RIDGE BEAM BUTT JOINTS
TIMBER GABLE TRUSSES	ATTACH THROUGH PANEL USING FLAT HEADED PANEL SCREWS
	SPACED AT 8" O.C. WITH MINIMUM 3" PENETRATION INTO TIMBER.

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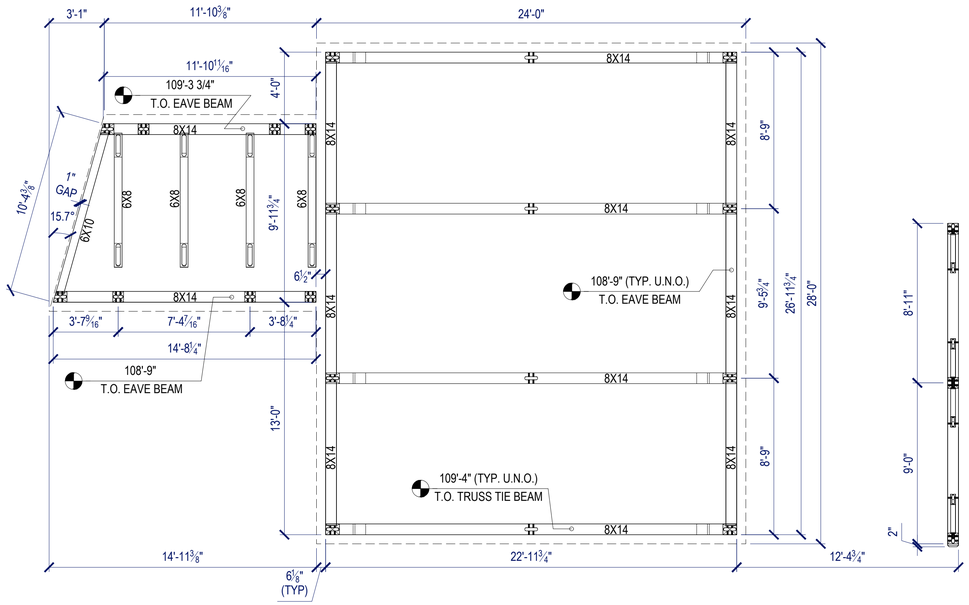
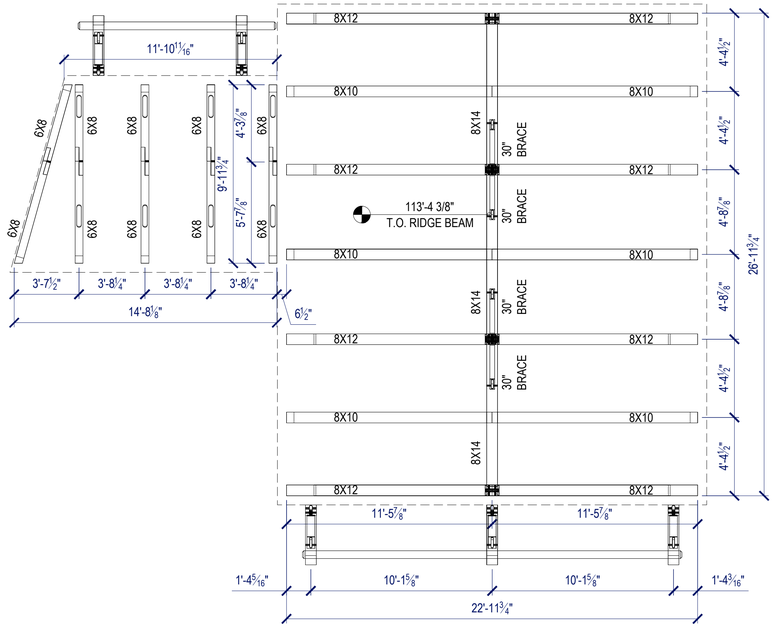
FRAME ISOMETRIC



FRAME PLAN

1/4" = 1'-0"



RAFTER PLAN

1/4" = 1'-0"

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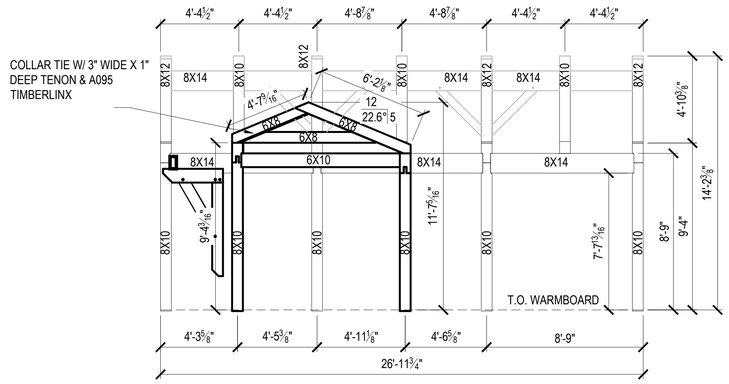
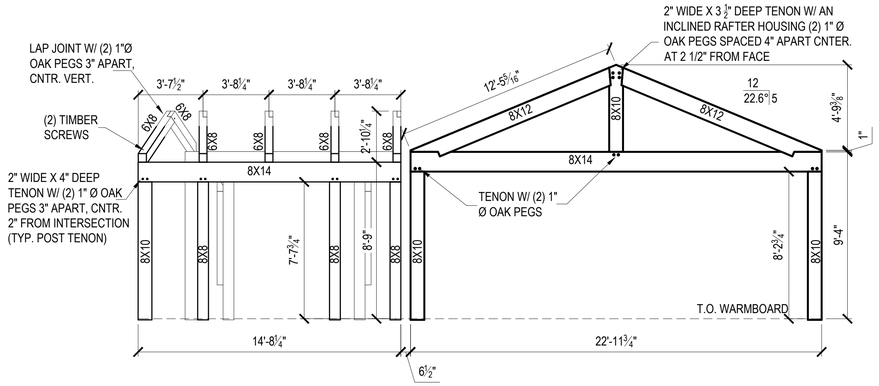
FRAME PLAN & RAFTER PLAN



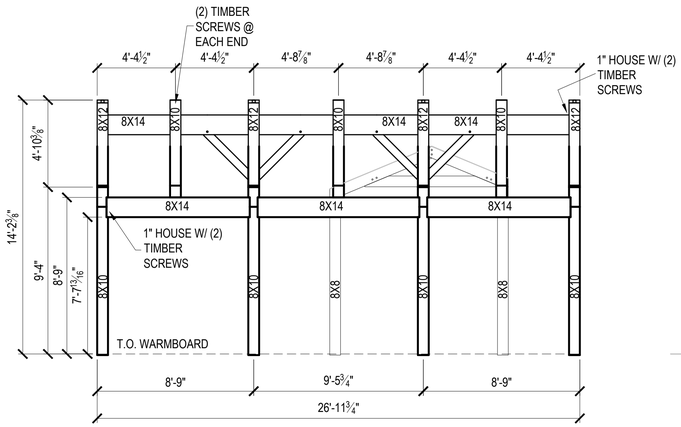
NORTH FRAME ELEVATION

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



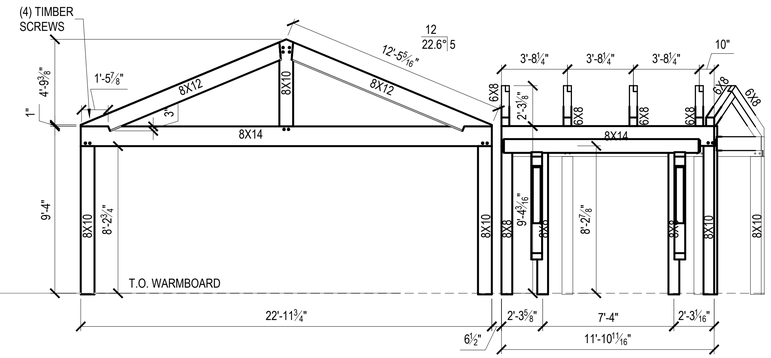
WEST FRAME ELEVATION

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



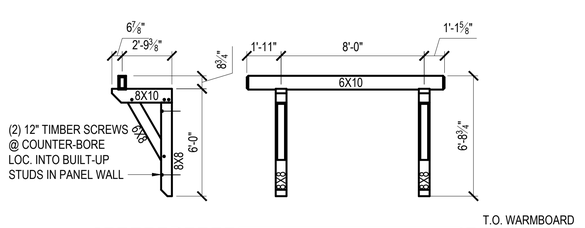
SOUTH FRAME ELEVATION

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



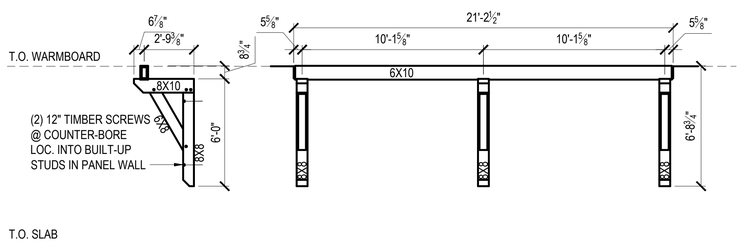
EAST FRAME ELEVATION

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



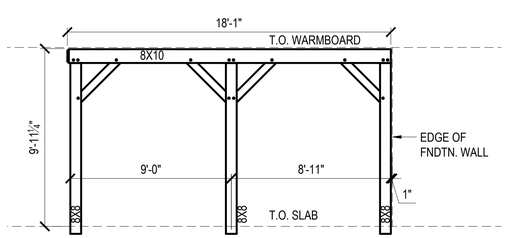
REAR ENTRY ROOF SUPPORT ELEVATION

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



GARAGE AWNING ELEVATION

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



CARPORT BENT ELEVATION

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

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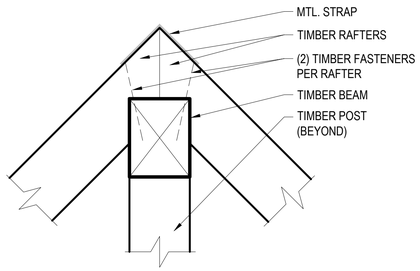
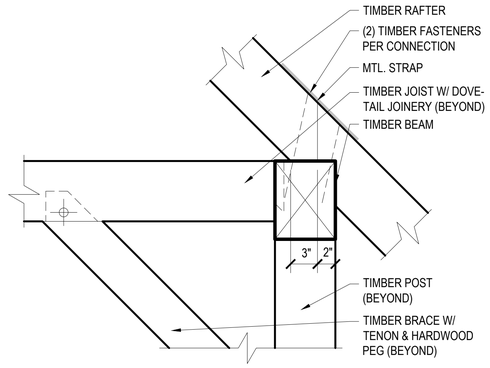
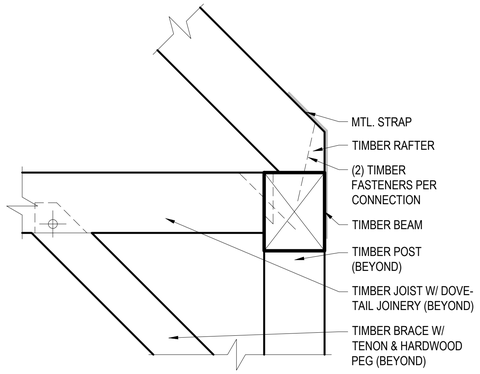
FRAME ELEVATIONS



1 RIDGE BEAM
N.T.S.

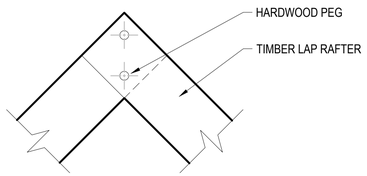


2 MID-RAFTER BEAM
N.T.S.

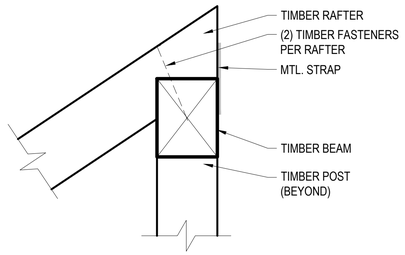


3 RAFTER SEAT
N.T.S.

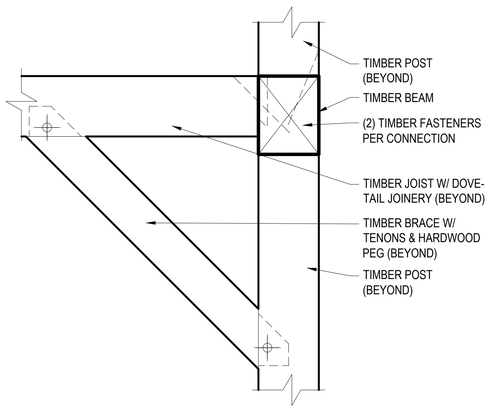
GENERAL NOTES:
1.) TIMBER FRAME DETAILS SHOWN TO INDICATE MORTISED, PEGGED, SCREWED, AND STRAPPED STRUCTURAL CONNECTIONS. DETAILS DO NOT SHOW HOUSED CONNECTIONS. HOUSINGS ARE PRIMARILY FOR AESTHETICS AND ARE UNIQUE TO EACH PROJECT. HOUSING DETAILS CAN BE PROVIDED IF REQUESTED.
2.) REFER TO SHEET 601 - FRAME ISOMETRIC FOR FASTENER SCHEDULE



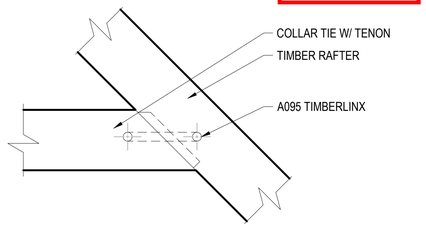
4 RAFTER LAP
N.T.S.



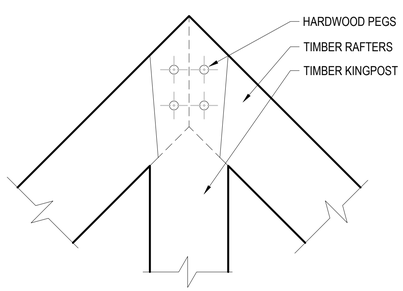
5 TOP OF SHED RAFTER
N.T.S.



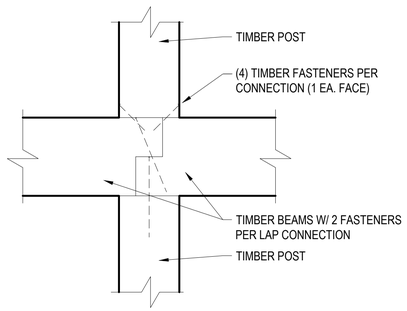
6 MID-WALL BEAM
N.T.S.



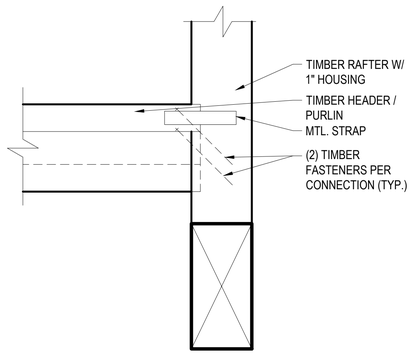
7 COLLAR TIE TENON
N.T.S.



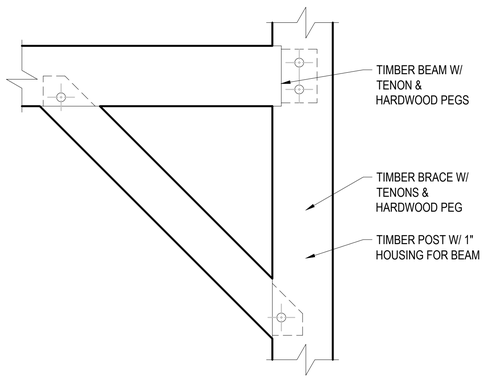
8 TOP OF KINGPOST
N.T.S.



9 BEAM LAP
N.T.S.



10 RAFTER WITH HEADER
N.T.S.



11 BEAM FRAMING INTO CONTINUOUS POST
N.T.S.

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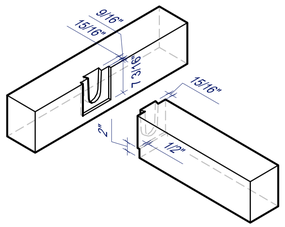
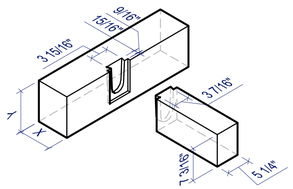
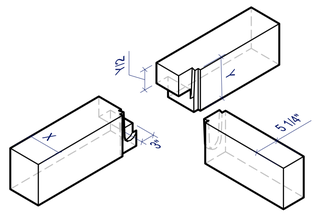
STANDARD TIMBER DETAILS



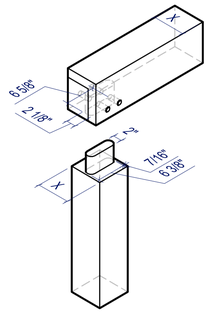
SHOULDERED DOVETAIL



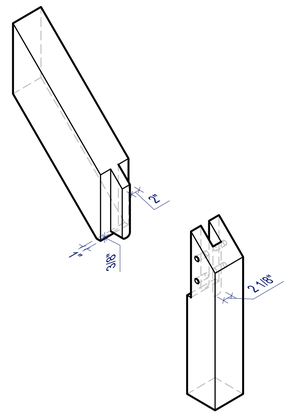
HOUSED DOVETAIL



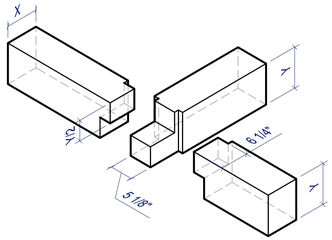
BEAM LAP W/ DOVETAIL



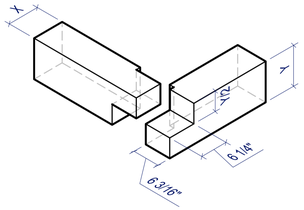
COMMON POST TENON



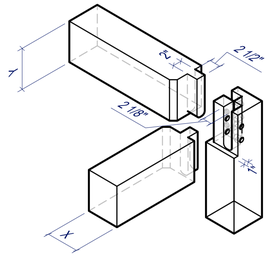
RAFTER TENON



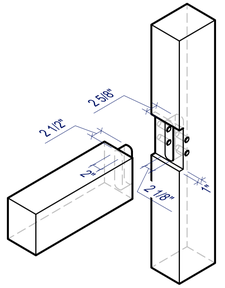
TRIPLE BEAM LAP



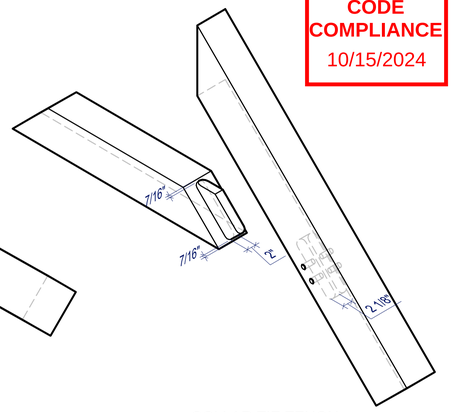
CORNER BEAM LAP



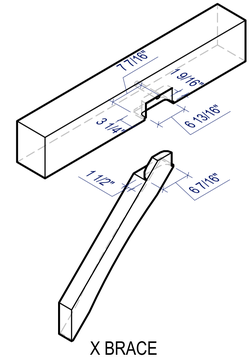
INSIDE CORNER "STAIR" POST



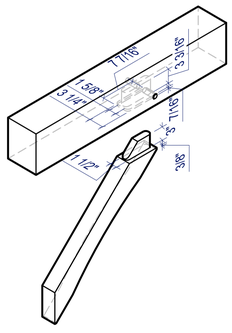
HOUSED BEAM TENON



COLLAR TIE TENON



X BRACE



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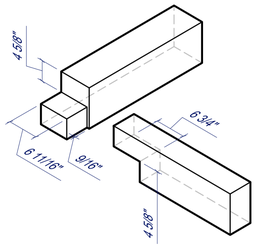
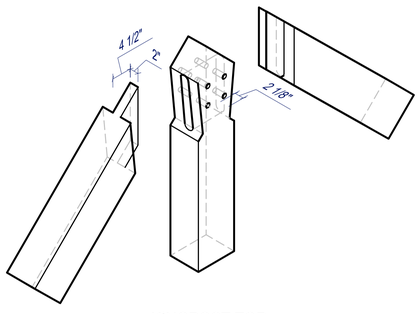
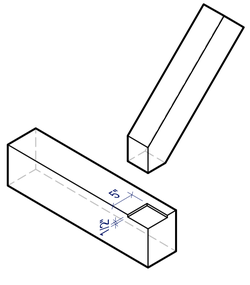


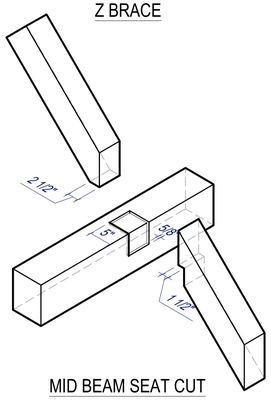
JOIST LAP



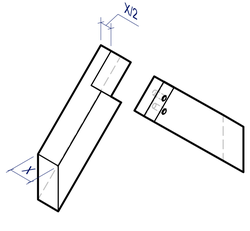
KINGPOST TOP



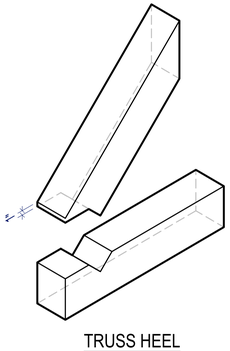
EAVE BEAM SEAT CUT



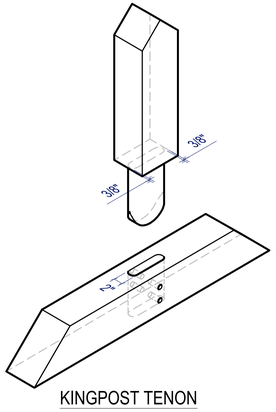
MID BEAM SEAT CUT



LAP RAFTERS



TRUSS HEEL



KINGPOST TENON

REVIEWED FOR CODE COMPLIANCE
10/15/2024

Woodhouse
THE TIMBER FRAME COMPANY™
P.O. BOX 219 3295, ROUTE 549, MANSFIELD, PA, USA 16933
570-549-6232 | 1-800-227-4311 | FAX 570-549-6234
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REVISION	DATE

CONTRACTOR DRAWINGS

THE BURNS ADDITION

CLARK, CO

PROJECT NO. 24-019

DRAWN BY: LW

605

JOINERY DETAILS