GENERAL NOTES

1. UNLESS NOTED OTHERWISE, ALL REFERENCES TO BUILDING CODES INDICATES THE MORE RESTRICTIVE REQUIREMENT OF LOCAL CODES OR THE INTERNATIONAL RESIDENTIAL CODE.

2. IT IS THE RESPONSIBILITY OF THE OWNER/ CONTRACTOR TO CHECK THE LOCAL BUILDING CODES AND REPORT MORE RESTRICTIVE LOCAL AND/OR STATE CODES.

3. STAIRS AND PROTECTIVE RAILINGS FOR DECKS AND PORCHES TO BE DESIGNED PER LOCAL CODE AND LOCATED BY THE OWNER.

4. ANY ROOF SHALL BE VENTED PER CODE.

5. SIZES OF CONVENTIONAL TRUSS CORDS, WEBS, AND PLATES TO BE DESIGNED BY TRUSS MANUFACTURER IN ACCORDANCE WITH LOCAL CODES. CONTRACTOR SOLELY RESPONSIBLE TO ADEQUATELY BRACE TRUSSES PER MANUFACTURER'S INSTRUCTIONS.

6. CONVENTIONAL TRUSSES SUPPLIED BY OWNER/ CONTRACTOR

7. ALL WALLS SHOWN NORMAL SIZE

8. ADJUST INTERIOR STAIRS AS REQUIRED BY FLOOR TO FLOOR PER LOCAL CODE.

9. PLUMBING IN SECOND FLOOR BATH WILL PROTRUDE THROUGH 2X6 T&G. BUILDER RESPONSIBLE. (DISREGARD IF USING BUILT-UP FLOOR).

10. ALL STUD FRAMED WALLS TO BE SPF #2 OR BETTER. 16" O.C. UNLESS NOTED OTHERWISE. SEE PLAN FOR SIZE.

11. USE DIMENSIONS BEFORE SCALE.

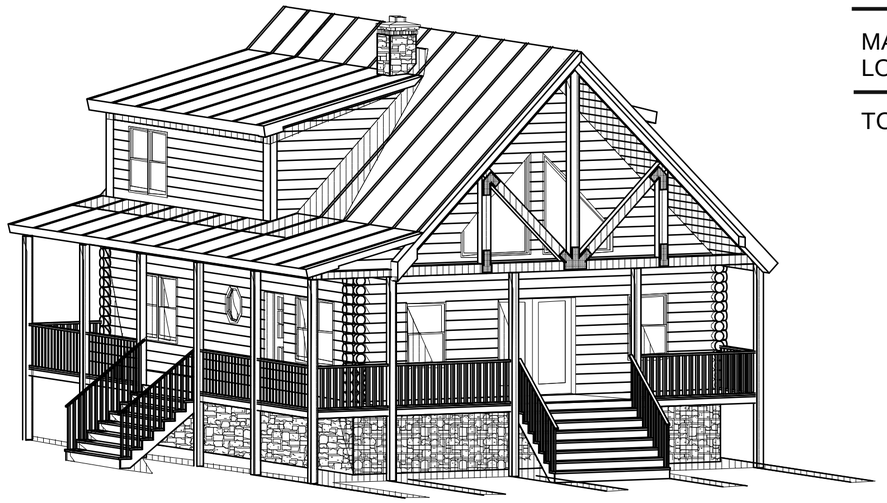
12. ALL FLOOR SYSTEMS SHOULD BE LAID OUT SO THAT NO JOISTS OR FLOOR TRUSS WILL BE CUT FOR ANY REASON.

13. BUILDER/SUPPLIER TO ENSURE WINDOW/ DOORS MEET OR EXCEED HEIGHT, VENT, AND EGRESS STANDARDS SET BY LOCAL BUILDING CODE REQUIREMENTS.

14. ALL LUMBER FOR STRUCTURAL PURPOSES ARE GRADED TO T.P.I. LOG PROGRAM STANDARDS AND ARE TO BE WL RUSTIC OR BETTER OR LG#2 OR BETTER UNLESS NOTED OTHERWISE

15. ANY DISCREPANCIES IN THESE DRAWINGS ARE TO BE REPORTED IMMEDIATELY TO TIMBERKRAFT INC.

TIMBERKRAFT INC DOCUMENTS ARE DRAWN TO MEET OR EXCEED THE INTENT OF LOCAL BUILDING CODE. LOCAL AND OR SITE CONDITIONS MAY REQUIRE SPECIFICATIONS TO BE REVISED TO ACHIEVE CODE COMPLIANCE. IN THE EVENT THAT SPECIFICATION REVISIONS ARE REQUIRED IT IT IS THE SOLE RESPONSIBILITY OF THE OWNER.



Timberkraft Inc.

BUILD NOTES

MAIN FLOOR SQFT	= 1092		
LOFT FLOOR SQFT	= 622	DECK SQFT	= 438
TOTAL SQFT	= 1714		

WINDOWS

MARK	UNIT #	TYPE	COLOR	#	NOTES
1	3'0"x4'6" DBL	DBL HUNG	NATURAL	4	
2	3'0"x4'6"	DBL HUNG	NATURAL	3	
3	3'0"x2'10"	DBL HUNG	NATURAL	2	
4	2'6"x2'6"	FIXED OCTAGON	NATURAL	1	
5	4'0"x6'0"	RAKED	NATURAL	2	12.12 PITCH

DOORS

MARK	UNIT #	TYPE	COLOR	#	NOTES
A	3'0"x6'8"	ENTRY	NATURAL	1	
B	6'0"x6'8"	FRENCH	NATURAL	1	
C	2'8"x6'8"	SWING	NATURAL	4	
D	2'6"x6'8"	SWING	NATURAL	7	

INDEX OF PAGES

TIMBERKRAFT INC
P.O. BOX 383
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Scale: NO SCALE
Date: 10/26/22
Drawn By: M.S.
Revision Date: 10/30/22

DERRICK HOWARD
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Page #

CS

FRONT ELEVATION

NOTES

- 1X8 FASCIA FOR ALL EAVES AND GABLES
- 1x4 EXTERIOR WINDOW AND DOOR TRIM
- 1x6 EXTERIOR CORNER BOARDS
- ALL DECK POSTS 6X6 UNLESS NOTED OTHERWISE
- CHIMNEY MUST BE 24" (MIN) ABOVE RIDGE
- 2ND FLOOR WALLS TO BE 2x6 CONVENTIONALLY FRAMED
- 6x8 COVERED DECK CARRY BEAM UNLESS NOTED OTHERWISE
- 29 GAGE RIBLOCK METAL ROOFING FOR ALL ROOFS
- 2x8 LOG SIDING FOR ALL EXTERIOR WALLS WITH FAUX LOG CORNERS

TIMBERKRAFT INC
P.O. BOX 383
SNEADS FERRY, NC 28460

Scale:	1/4" = 1'
Date:	10/26/22
Drawn By:	M.S.
Revision Date:	10/30/22

DERRICK HOWARD

Page #

B1

NOTES

- 1X8 FASCIA FOR ALL EAVES AND GABLES
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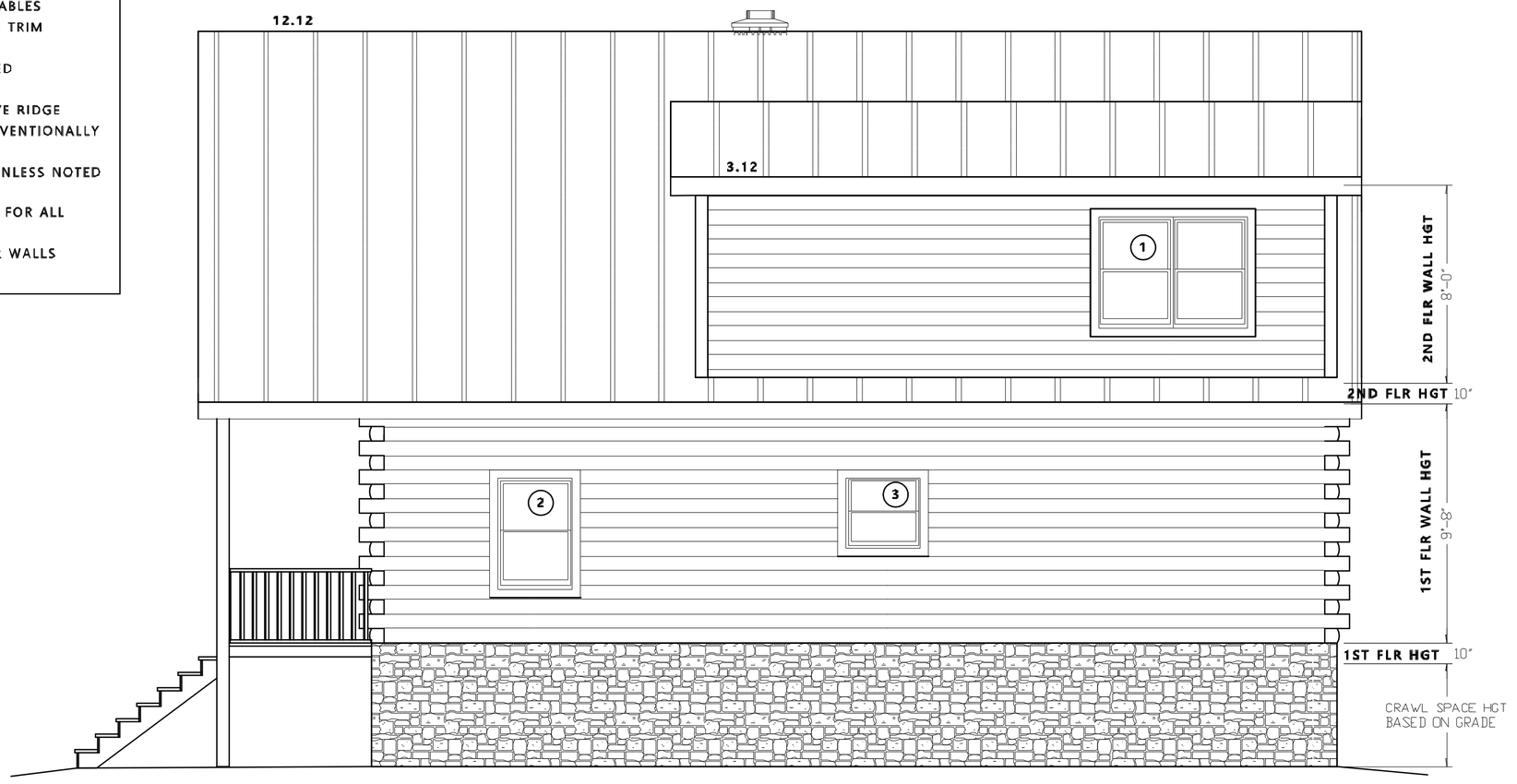

BACK ELEVATION

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Scale:	1/4" = 1'
Date:	10/26/22
Drawn By:	M.S.
Revision Date:	10/30/22

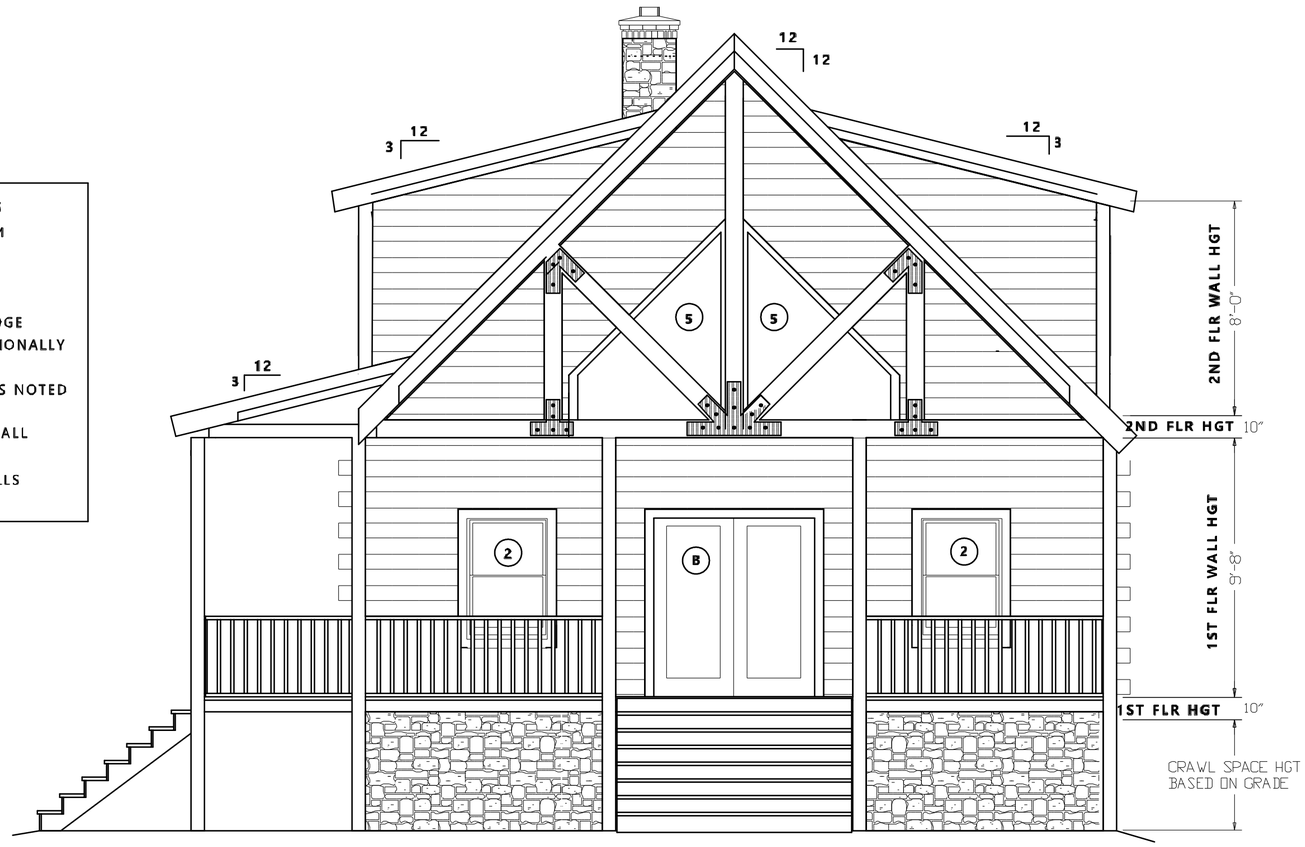
DERRICK HOWARD

Page #

B2

NOTES

- 1X8 FASCIA FOR ALL EAVES AND GABLES
- 1x4 EXTERIOR WINDOW AND DOOR TRIM
- 1x6 EXTERIOR CORNER BOARDS
- ALL DECK POSTS 6X6 UNLESS NOTED OTHERWISE
- CHIMNEY MUST BE 24" (MIN) ABOVE RIDGE
- 2ND FLOOR WALLS TO BE 2x6 CONVENTIONALLY FRAMED
- 6x8 COVERED DECK CARRY BEAM UNLESS NOTED OTHERWISE
- 29 GAGE RIBLOCK METAL ROOFING FOR ALL ROOFS
- 2X8 LOG SIDING FOR ALL EXTERIOR WALLS W/ FAUX LOG CORNERS



RIGHT ELEVATION

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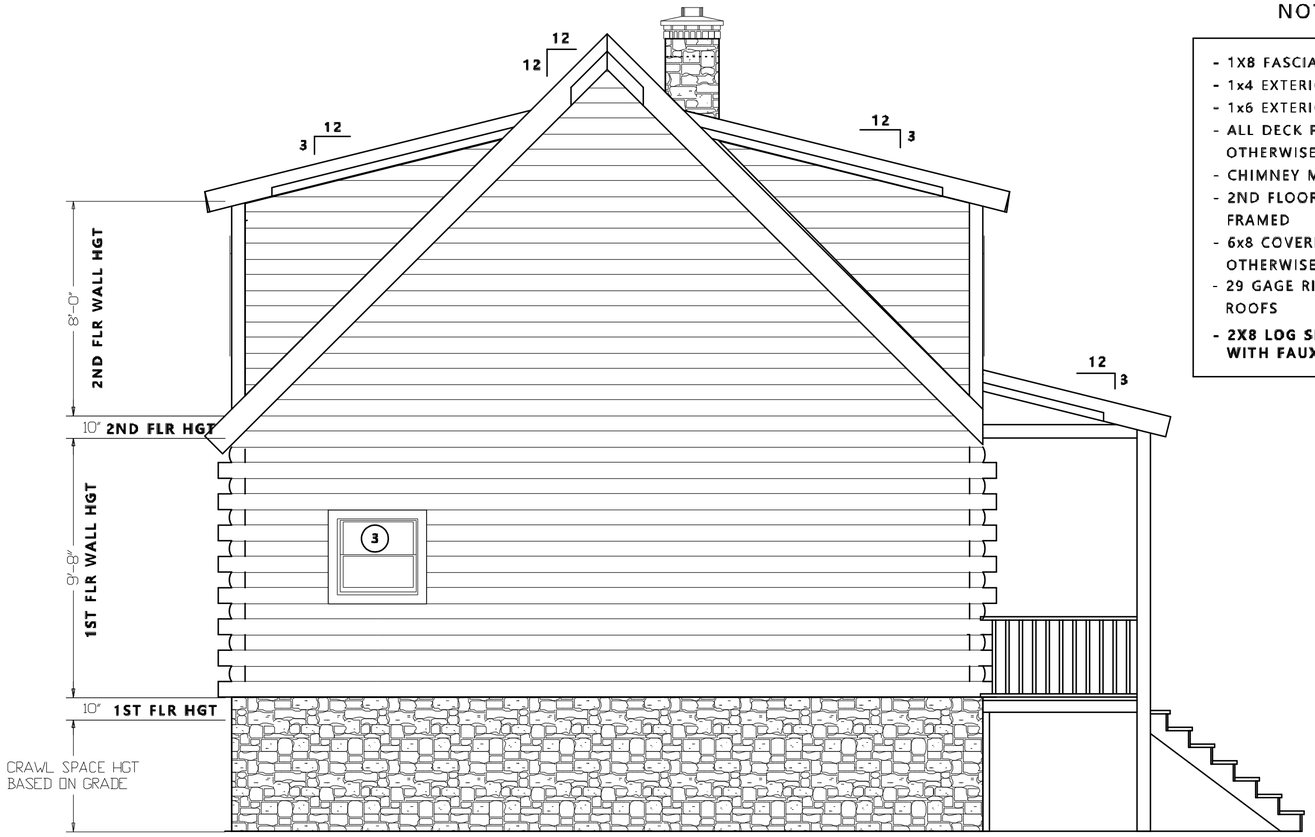
Scale:	1/4" = 1'
Date:	10/26/22
Drawn By:	M.S.
Revision Date:	10/30/22

DERRICK HOWARD

Page #

B3



LEFT ELEVATION

NOTES

- 1X8 FASCIA FOR ALL EAVES AND GABLES
- 1x4 EXTERIOR WINDOW AND DOOR TRIM
- 1x6 EXTERIOR CORNER BOARDS
- ALL DECK POSTS 6X6 UNLESS NOTED OTHERWISE
- CHIMNEY MUST BE 24" (MIN) ABOVE RIDGE
- 2ND FLOOR WALLS TO BE 2x6 CONVENTIONALLY FRAMED
- 6x8 COVERED DECK CARRY BEAM UNLESS NOTED OTHERWISE
- 29 GAGE RIBLOCK METAL ROOFING FOR ALL ROOFS
- **2X8 LOG SIDING FOR ALL EXTERIOR WALLS WITH FAUX LOG CORNERS**

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P.O. BOX 383
SNEADS FERRY, NC 28460

Scale:	1/4" = 1'
Date:	10/26/22
Drawn By:	M.S.
Revision Date:	10/30/22

DERRICK HOWARD

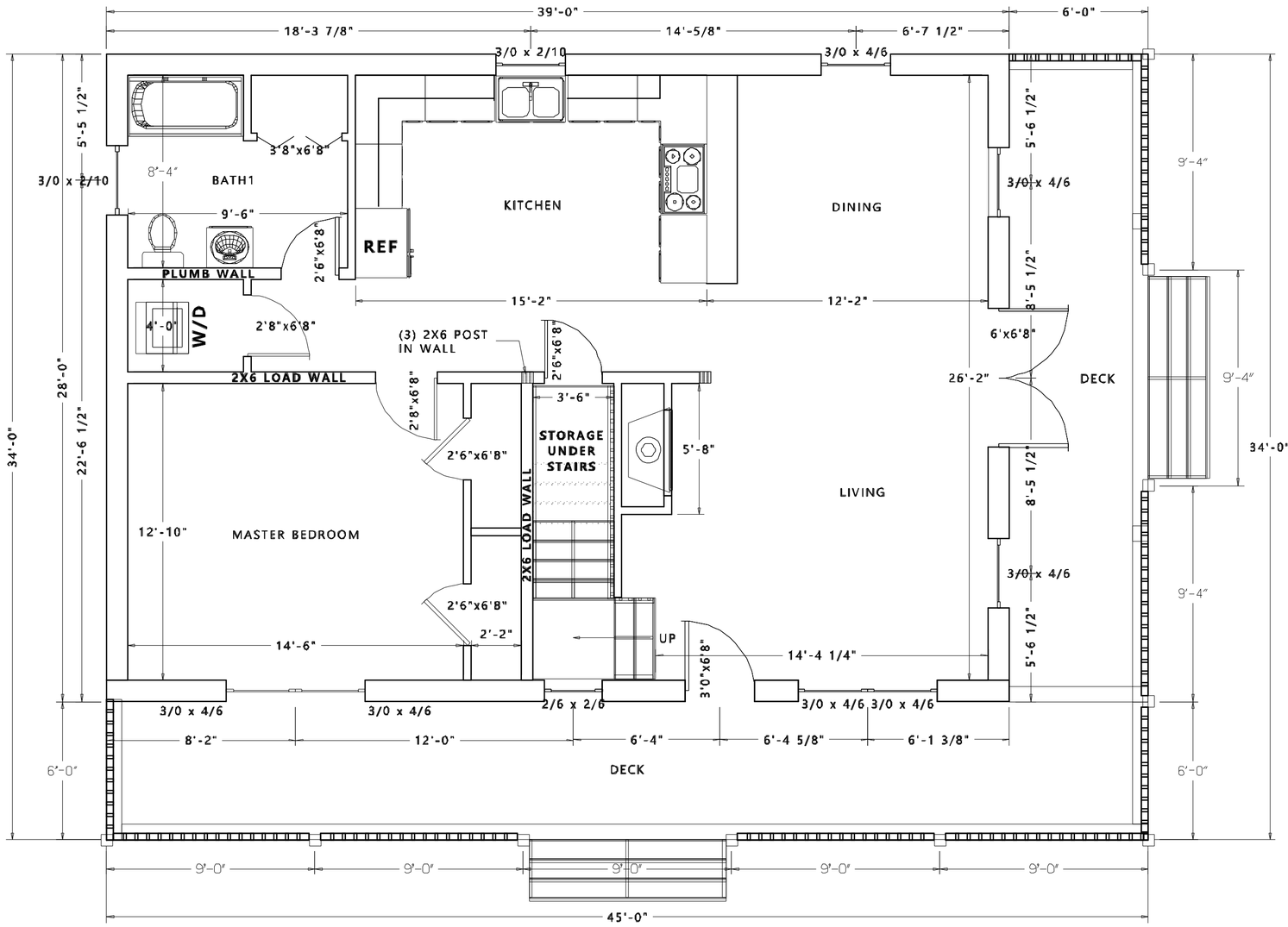
Page #

B4

NOTE

- ALL FIRST FLOOR EXTERIOR WALLS TO BE 11" ICF

- ALL INTERIOR WALLS TO BE 2X6 OR 2X4 @ 16" O.C. WITH DBL 2X10 HEADERS FOR ALL OPENINGS



MAIN FLOOR PLAN

FIRST FLOOR SQFT = 1092
DECK/PORCH SQFT = 438

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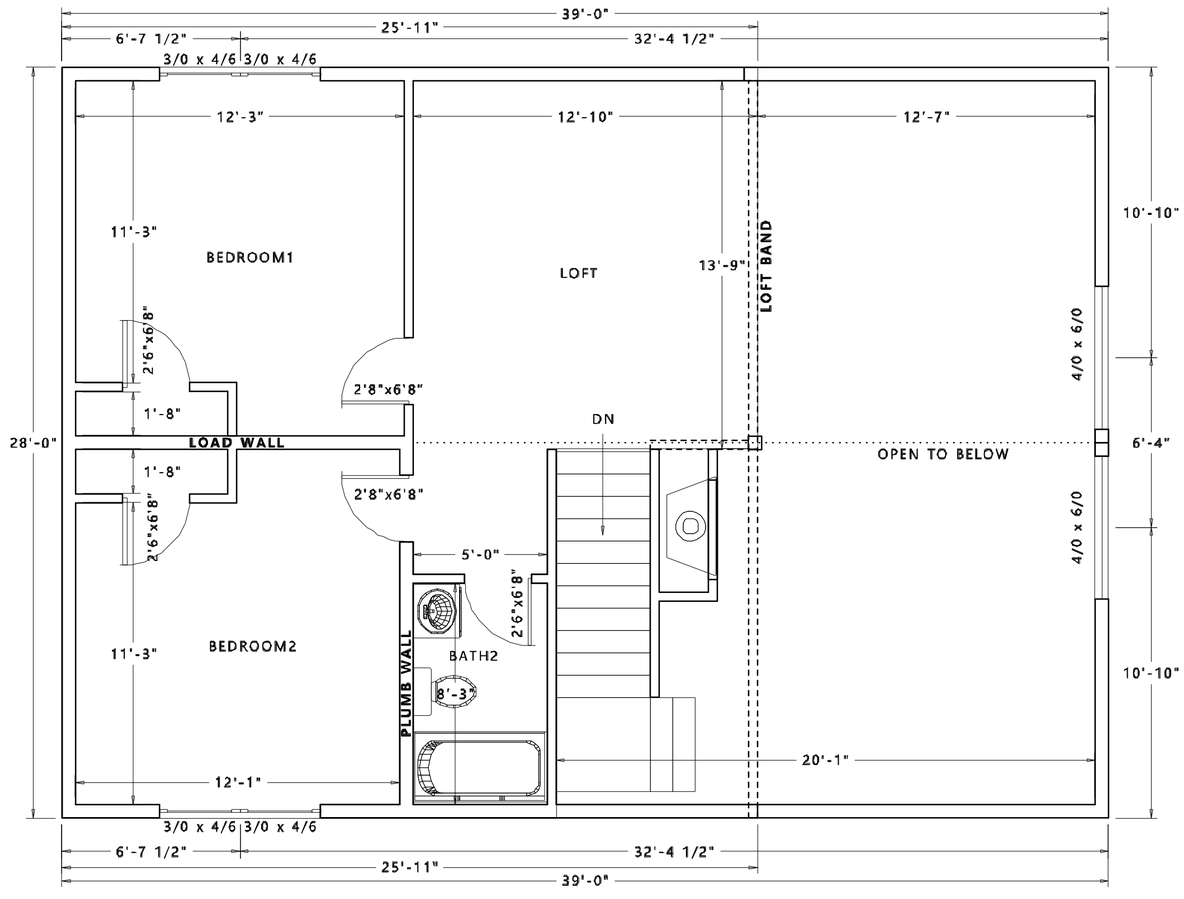
P.O. BOX 383
SNEADS FERRY, NC 28460

Scale:	1/4" = 1'
Date:	10/26/22
Drawn By:	M.S.
Revision Date:	10/30/22

DERRICK HOWARD

Page #

B5



LOFT FLOOR PLAN

LOFT FLOOR SQFT = 622

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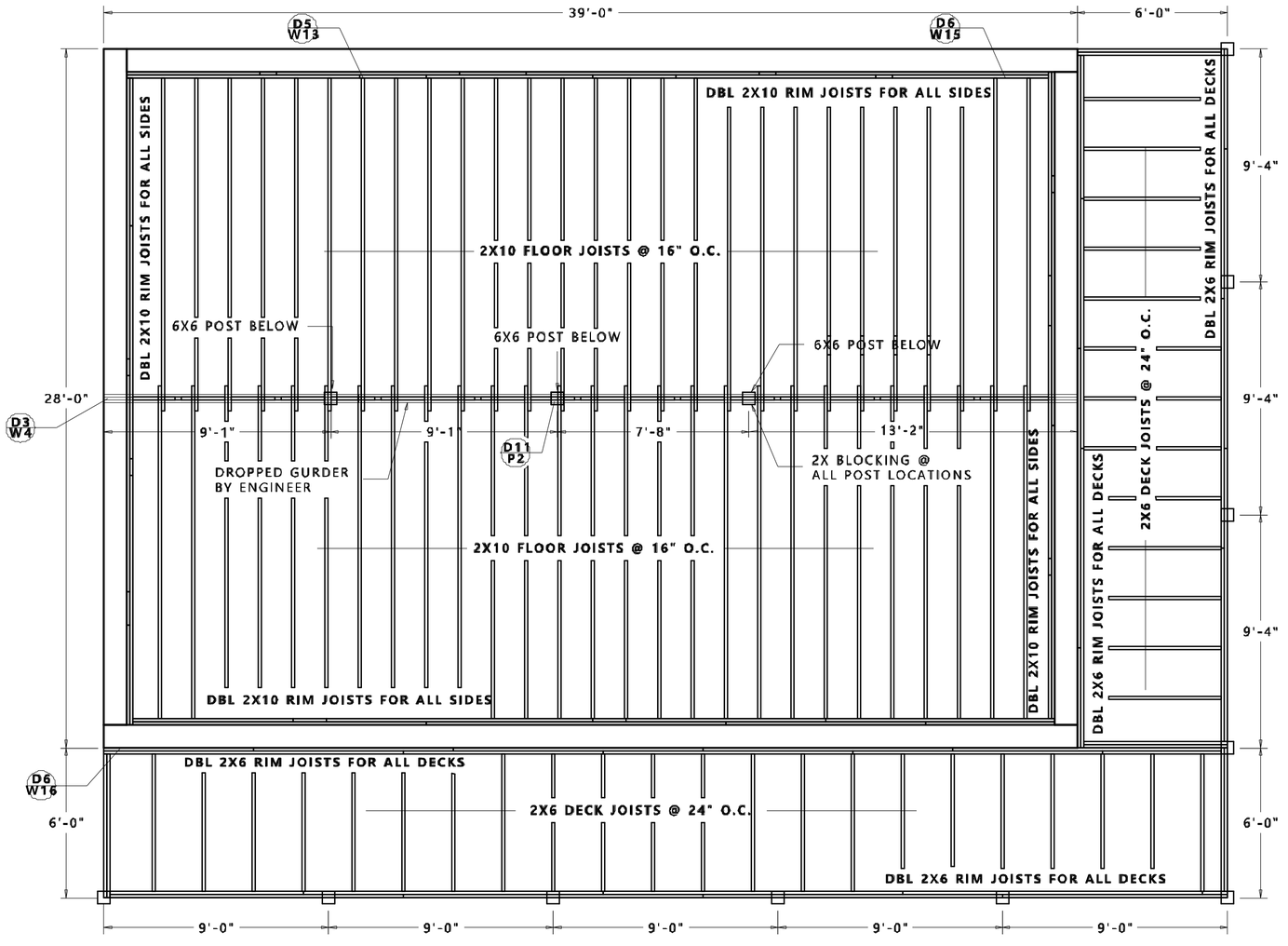
P.O. BOX 383
SNEADS FERRY, NC 28460

Scale: 1/4" = 1'
Date: 10/26/22
Drawn By: M.S.
Revision Date: 10/30/22

DERRICK HOWARD

Page #

B6



MAIN FLOOR FRAMING PLAN

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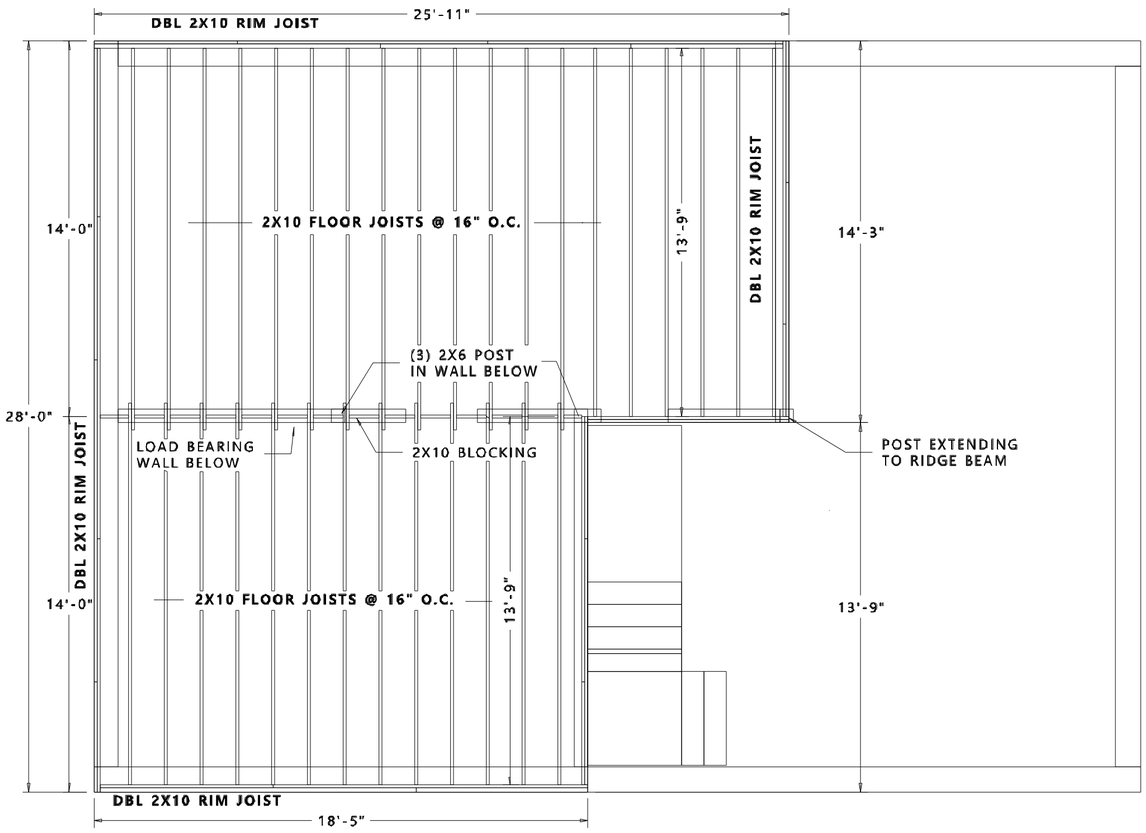
P.O. BOX 383
SNEADS FERRY, NC 28460

Scale:	1/4" = 1'
Date:	10/26/22
Drawn By:	M.S.
Revision Date:	10/30/22

DERRICK HOWARD

Page #

B7



LOFT FLOOR FRAMING PLAN

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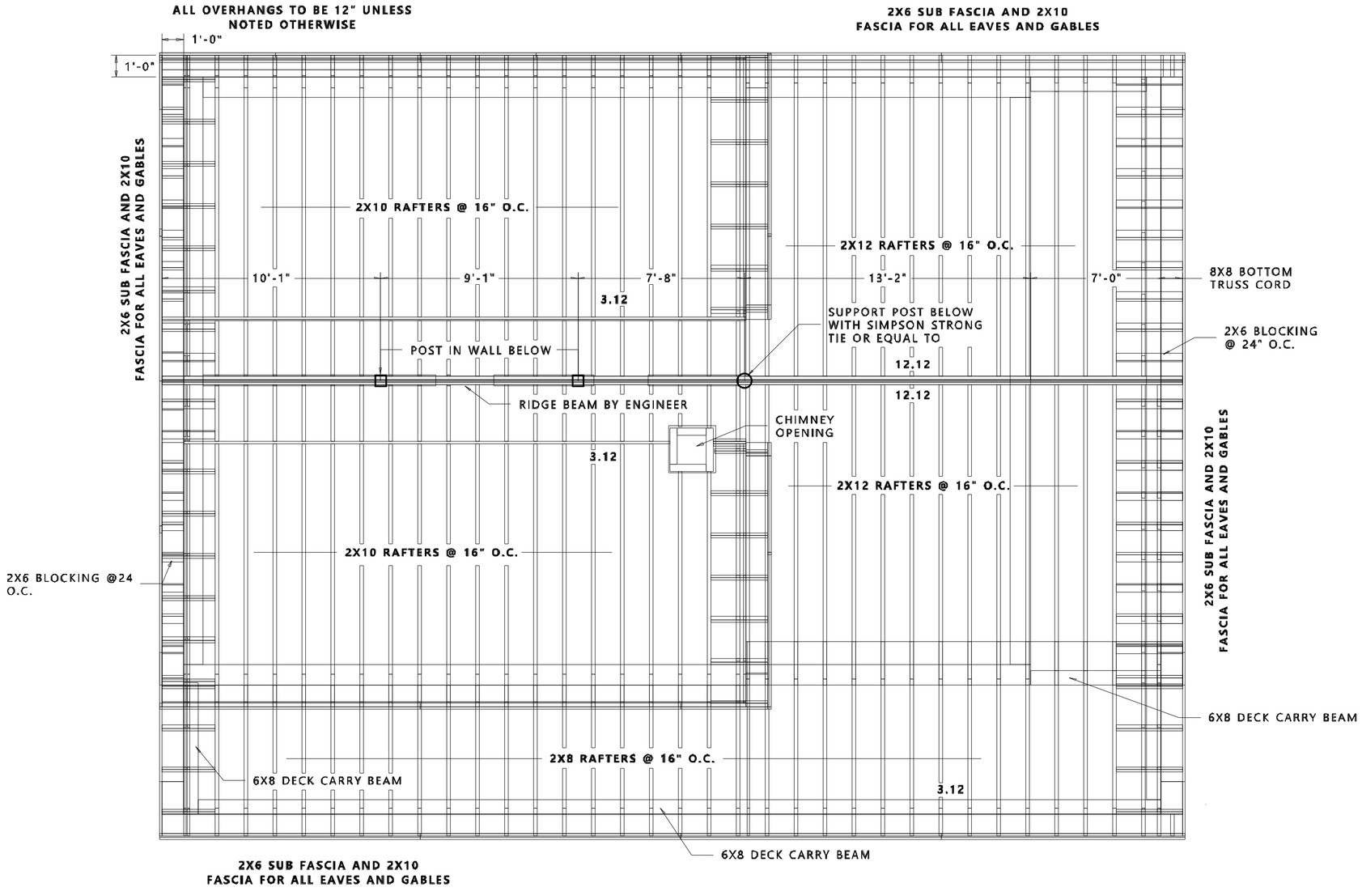
P.O. BOX 383
SNEADS FERRY, NC 28460

Scale:	1/4" = 1'
Date:	10/26/22
Drawn By:	M.S.
Revision Date:	10/30/22

DERRICK HOWARD

Page #

B8



RAFTER FRAMING PLAN

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Scale:	1/4" = 1'
Date:	10/26/22
Drawn By:	M.S.
Revision Date:	10/30/22

DERRICK HOWARD

Page #

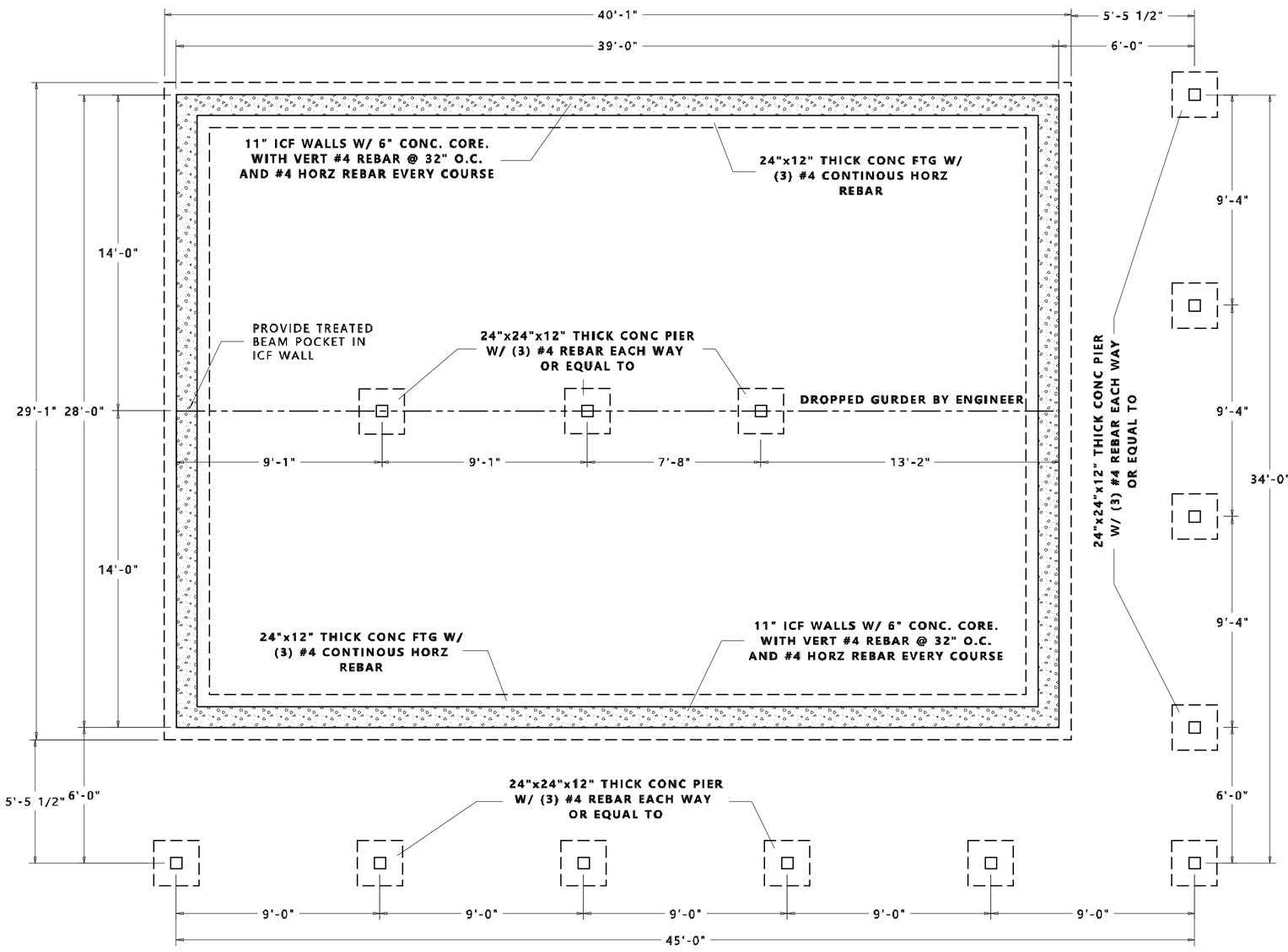
B9

LEGEND

CONC PIER AND POST	
DROPPED GURDER	
11" ICF WALL	
CONC FOOTER	

NOTES:

- REBAR PLACEMENT BASED ON 2500 PSI P-GRAVEL.
- IT IS ASSUMED SOIL CLASS FOR THIS BUILD IS GW, GP, SW AND SP.
- MAXIMUM UNBALANCED BACKFILL IS 0-4'
- IS IS ASSUMED WIND EXPOSURE IS CLASS (C) @ 130 MPH.
- CONTRACTOR MUST VERIFY ALL FIELD MEASUREMENTS AND REINFORCMENT DETAILS COMPLIES WITH BLUEPRINTS AND DETAILS LOCATED ON PG D1
- ALL ICF OPENINGS TO HAVE (2) #5 VERT REBAR @ EACH SIDE OF OPENING
- LENTEL HEADERS TO BE (1) #4 HORZ REBAR TO EXTENDING 22" BEYOND #5 VERTICAL REBAR W/ 16" SEPERATION.
- #3 TYPE (C) CONNECTORS SPACED 6" O.C.
- ALL ICF WALLS TO BE 11" FORM W/ 6" CONC CORE. VERTICAL REBAR TO BE #4 @ 32" O.C AND #4 HORZ REBAR EVERY COURSE (16" O.C.)



FOUNDATION PLAN

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Scale:	1/4" = 1'
Date:	10/26/22
Drawn By:	M.S.
Revision Date:	10/30/22

DERRICK HOWARD

Page #

F1

6 INCH THICK FLAT ICF FOUNDATION WALLS [a, b, c, d, i]

MAXIMUM UNSUPPORTED WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT [f] (FEET)	MINIMUM VERTICAL REINFORCEMENT SIZE AND SPACING [e, h] Soil classes [g] and design lateral soil load (psf per foot of depth)		
		GW, GP, SW and SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and Inorganic CL 60
8' – 0"	0 to 4	#4 @ 48"	#4 @ 48"	#4 @ 32", #5 @ 48"
	5 and 6	#4 @ 32", #5 @ 48"	#4 @ 24", #5 @ 40"	#5 @ 32", #6 @ 40"
	7	#4 @ 24", #5 @ 40"	#5 @ 32", #6 @ 40"	#5 @ 24", #6 @ 32"
	8	#5 @ 32", #6 @ 40"	#5 @ 24", #6 @ 32"	#5 @ 16", #6 @ 24"
9' – 4"	0 to 4	#4 @ 48"	#4 @ 40", #5 @ 48"	#4 @ 32", #5 @ 48"
	5 and 6	#4 @ 32", #5 @ 48"	#5 @ 32", #6 @ 40"	#5 @ 24", #6 @ 32"
	7 and 8	#5 @ 32", #6 @ 40"	#5 @ 16", #6 @ 24"	#5 @ 8", #6 @ 16"
	9 – 4"	#5 @ 24", #6 @ 32"	#5 @ 8", #6 @ 16"	#5 @ 8"
10' – 0"	0 to 4	#4 @ 48"	#4 @ 40", #5 @ 48"	#4 @ 32", #5 @ 48"
	5 and 6	#4 @ 32", #5 @ 48"	#5 @ 32", #6 @ 40"	#5 @ 24", #6 @ 32"
	7 and 8	#5 @ 24", #6 @ 32"	#5 @ 16", #6 @ 24"	#5 @ 8", #6 @1 6"
	9 and 10	#5 @16", #6 @ 24"	#5 @ 8", #6 @ 16"	#5 @ 8"
11	0 to 4	#4 @ 40"	#4 @ 32	#4 @ 32", #5 @ 48"
	5 and 6	#4 @ 24", #5 @ 32"	#4 @ 24", #5 @ 32"	#5 @ 24", #6 @ 32"
	7 and 8	#5 @ 24", #6 @ 32"	#5 @16", #6 @ 24"	#5 @ 8", #6 @ 16"
	9 and 10	#5 @ 16", #6 @ 24"	#5 @ 8", #6 @ 16"	#6 @ 8"
	11	#5 @ 8", #6 @ 16"	#6 @ 8"	**D. R.**
12	0 to 4	#4 @ 32", #5 @ 48"	#4 @ 32", #5 @ 48"	#4 @ 24", #5 @ 40"
	5 and 6	#4 @ 24", #5 @ 40"	#5 @ 24", #6 @ 32"	#5 @ 24", #6 @ 32"
	7 and 8	#5 @ 24", #6 @ 32"	#5 @ 16", #6 @ 24"	#5 @ 8", #6 @ 16"
	9 and 10	#5 @ 16", #6 @ 24"	#5 @ 8"	#6 @ 8"
	11 and 12	#5 @ 8"	#6 @ 8"	**D. R.**

D.R. = Design required by Engineer of Record

a. This table is based on concrete with a minimum specified concrete strength of 2500 psi, reinforcing steel with a minimum yield strength of 60,000 psi.
b. Minimum effective depth, D (outer face of concrete to bar centerline) = 4". See wall section on Sheet No. 2.
c. This table is designed with the top of wall braced by the adequate diaphragm of floor or roof structure, and the base of the wall braced by the floor slab or adequate grade beams.
d. Deflection criteria: L/240, No soil surcharge. Wind load = 30 psf above grade. Maximum vertical bearing load less than 3.5 kips per foot at top of wall.
e. Interpolation between rebar sizes and spacing is not permitted.
f. Unbalanced back fill height is the difference in height of the exterior and interior finished ground. Where walls retain 4 feet or more of unbalanced backfill, they shall be laterally supported a top and bottom before backfilling.
g. Soil classes are in accordance with the Unified Soil Classifications System. Refer to 2015 IRC Table R405.1. The use of this table shall be prohibited for soil classifications not shown.
h. Rebar lap splice length shall be 60 times the bar diameter, and horizontal reinforcing – See Sheet No. 2.
i. This table is not intended to prohibit the use of engineering design by Engineer of Record.

Lintel Tables per ACI 318

FOX BLOCKS

TECHNICAL BULLETIN . ENGINEERING DESIGN 1.05.02

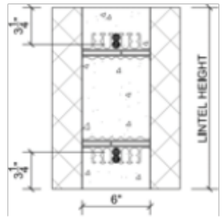
16" LINTEL HEIGHT

Design Parameters:

Lintel Height:	16 in
Concrete Strength at 28 days:	3000 psi
Steel Strength:	60 ksi
Shear Reinforcement Spacing:	6 in
Compatible Stirrup Types:	A, B, C

Legend:
1-#4 = Reinforcing required for top and bottom of lintel
#3 = Shear Reinforcing required at spacing given above

6" FOX BLOCKS



LOAD PER FOOT OF LINTEL (PLF)	LINTEL OPENING WIDTH (FT)											
	3	4	5	6	7	8	10	12	14	16	18	20
150	1-#4 None	1-#4 None	1-#4 None	1-#4 None	1-#4 None	1-#4 None	1-#4 None	1-#4 None	1-#5 None	1-#5 None	1-#5 #3	2-#4 #3
250	1-#4 None	1-#4 None	1-#4 None	1-#4 None	1-#4 None	1-#4 None	1-#4 None	1-#5 None	1-#5 #3	1-#5 #3	2-#4 #3	
350	1-#4 None	1-#4 None	1-#4 None	1-#4 None	1-#4 None	1-#4 None	1-#5 #3	1-#5 #3	1-#5 #3	1-#6 #3		
500	1-#4 None	1-#4 None	1-#4 None	1-#4 None	1-#4 #3	1-#4 #3	1-#5 #3	1-#5 #3	1-#6 #3	2-#5 #3		
750	1-#4 None	1-#4 None	1-#4 #3	1-#4 #3	1-#4 #3	1-#5 #3	1-#5 #3	2-#5 #3	2-#6 #3			
1000	1-#4 None	1-#4 #3	1-#4 #3	1-#4 #3	1-#5 #3	1-#5 #3	1-#6 #3	2-#5 #3				
1500	1-#4 #3	1-#4 #3	1-#4 #3	1-#5 #3	1-#5 #3	2-#4 #3	2-#5 #3					
2000	1-#4 #3	1-#4 #3	1-#5 #3	1-#5 #3	2-#4 #3	2-#5 #3	2-#6 #3					
2500	1-#4 #3	1-#4 #3	1-#5 #3	2-#4 #3	2-#5 #3	2-#6 #3						
3000	1-#4 #3	1-#5 #3	1-#5 #3	1-#6 #3								

NOTES:
1. *Consult with the local building code for minimum required service loads.*
2. *Loads are applied service loads and are found elsewhere in this manual or from applicable building codes. No load factor should be applied before entering the tables. Consult an engineer beyond these parameters.*
3. *A minimum of 2 - #5 bars shall be provided on each side of every opening to meet ACI 318-14, 11.7.5.1.*
4. *See details in introduction to lintel reinforcement for reinforcement placement.*
5. *See accompanying Lintel Reinforcement Table Notes.*

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SNEADS FERRY, NC 28460

Scale:	NO SCALE
Date:	10/26/22
Drawn By:	M.S.
Revision Date:	10/30/22

DERRICK HOWARD

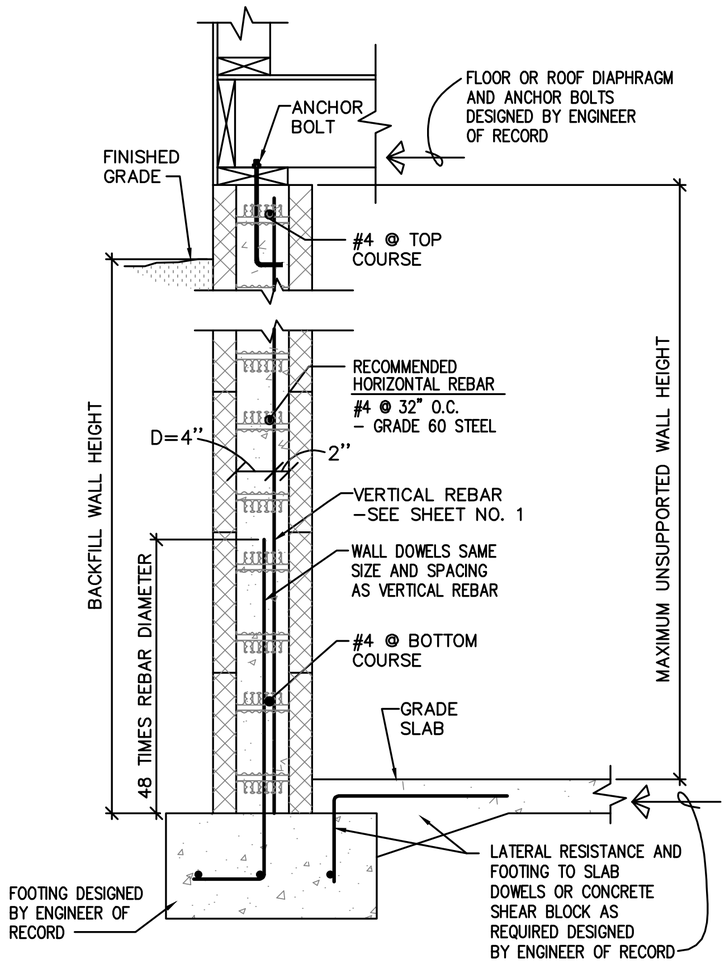
Page #

D1

6 INCH THICK FLAT ICF ABOVE GRADE WALLS, HELIX 5-25 REINFORCEMENT [1, 2, 4, 6, 8]

MAXIMUM WIND SPEED (mph)			MAXIMUM UNSUPPORTED WALL HEIGHT PER STORY (feet)	Helix Dosage and Hybrid Vertical Rebar Requirement [3, 5, 9, 10, 11]	
Exposure Category					
B	C	D		Top [7]	Side [7]
115			8	9 lb/yd³	9 lb/yd³
			9	9 lb/yd³	9 lb/yd³
			10	9 lb/yd³	9 lb/yd³
			11	9 lb/yd³	9 lb/yd³
			12	9 lb/yd³	9 lb/yd³
120			8	9 lb/yd³	9 lb/yd³
			9	9 lb/yd³	9 lb/yd³
			10	9 lb/yd³	9 lb/yd³
			11	9 lb/yd³	9 lb/yd³
			12	9 lb/yd³	9 lb/yd³
130	115		8	9 lb/yd³	9 lb/yd³
			9	9 lb/yd³	9 lb/yd³
			10	9 lb/yd³	9 lb/yd³
			11	9 lb/yd³	9 lb/yd³
			12	9 lb/yd³	10 lb/yd³
140	120	115	8	9 lb/yd³	9 lb/yd³
			9	9 lb/yd³	9 lb/yd³
			10	9 lb/yd³	9 lb/yd³
			11	9 lb/yd³	10 lb/yd³
			12	10 lb/yd³	15 lb/yd³
150	130	120	8	9 lb/yd³	9 lb/yd³
			9	9 lb/yd³	9 lb/yd³
			10	9 lb/yd³	9 lb/yd³
			11	9 lb/yd³	10 lb/yd³
			12	10 lb/yd³	15 lb/yd³
160	140	130	8	9 lb/yd³	9 lb/yd³
			9	9 lb/yd³	9 lb/yd³
			10	9 lb/yd³	10 lb/yd³
			11	10 lb/yd³	13.5 lb/yd³
			12	13.5 lb/yd³	15 lb/yd³
170	150	140	8	9 lb/yd³	9 lb/yd³
			9	9 lb/yd³	10 lb/yd³
			10	10 lb/yd³	13.5 lb/yd³
			11	13.5 lb/yd³	15 lb/yd³
			12	15 lb/yd³	15 lb/yd³
180	160	150	8	9 lb/yd³	9 lb/yd³
			9	9 lb/yd³	10 lb/yd³
			10	13.5 lb/yd³	15 lb/yd³
			11	15 lb/yd³	15 lb/yd³
			12	22.5 lb/yd³	22.5 lb/yd³

1. Table is based on ASCE 7-10 components and cladding wind pressures for an enclosed building using a mean roof height of 35 feet, interior wall area 4, an effective wind area of 10 square feet, topographic factor, K, equal to 1.0, and Risk Category II.
2. Design and installation of Helix 5-25 Micro-Rebar reinforced concrete must be in accordance with Uniform Evaluation Service, ER-279.
3. Designs given in the above table are Helix Design Class B, and walls must conform to all restrictions of Section 4.3.5 or Section 4.3.6 of ER-279.
4. This table is based on concrete with a minimum specified compressive strength of 3000 psi for Helix Design Class B, and reinforcing steel with a minimum yield strength of 60,000 psi.
5. Conventional reinforcement (as required) to be placed at mid-depth of the concrete wall.
6. Deflection criterion is L/240, where L is the unsupported height of the wall in inches.
7. "Top" means gravity load from roof or floor construction bear on top of wall. "Side" means gravity load from floor construction is transferred to wall from a wood ledger or cold-formed steel track bolted to side of wall. For nonload-bearing walls where floor framing members span parallel to the wall, use of "Top" bearing condition is permitted.
8. Walls must be laterally supported at top and bottom of wall. See IRC 2015 Section R608 for exterior concrete wall construction.
9. Rebar lap splice length shall be 60 times the bar diameter. Dowels connecting footing to wall and connection between pours (cold joint) must be provided by conventional rebar.
10. Interpolation of Helix dosage or rebar size or spacing is not permitted.
11. The listed Helix 5-25 dosage rate is adequate to replace the required horizontal #4 bars at 32 inches. A #4 bar in the top course is required.



6" ICF WALL

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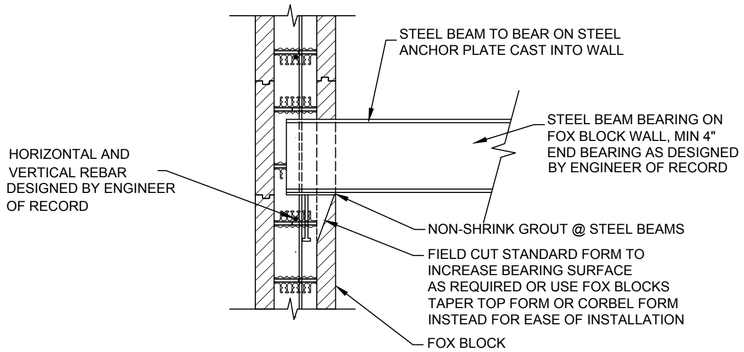
Revision Date:	10/30/22

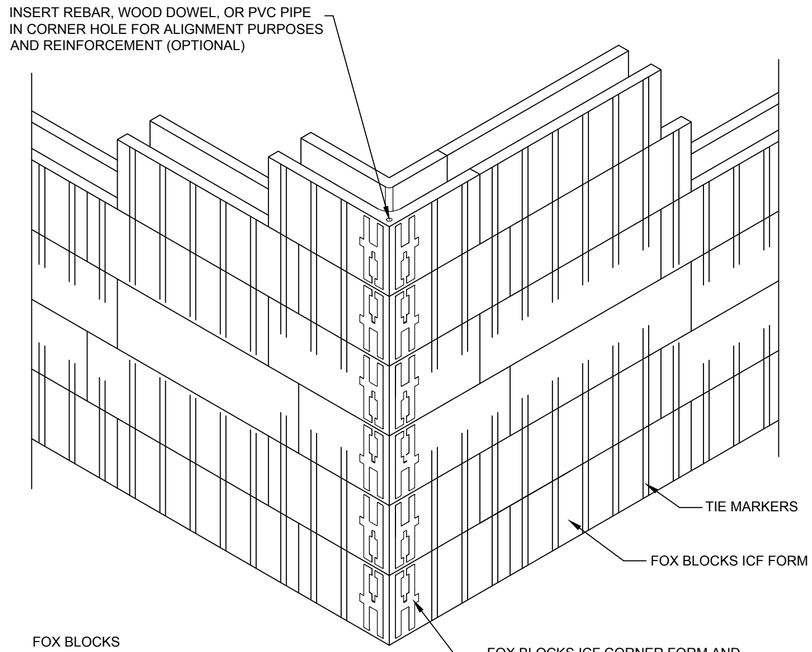
DERRICK HOWARD

Page #

D2



BEAM POCKET DETAIL W4



3D CORNER WALL SECTION W1

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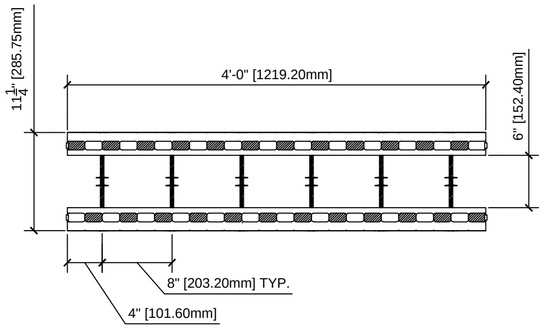
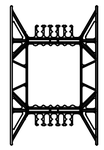
Page #

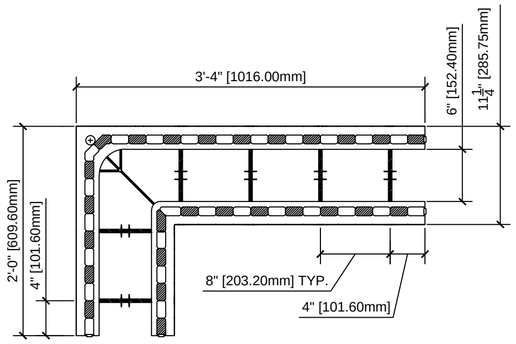
D3



TOP VIEW



FORM TIE



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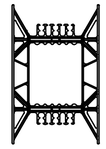

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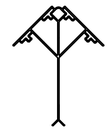
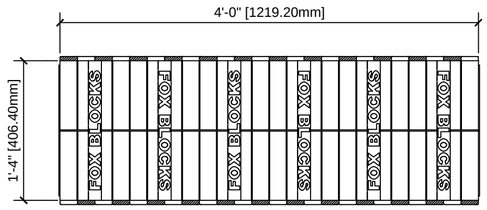
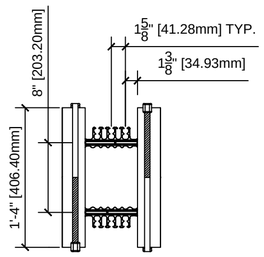


CORNER TIE

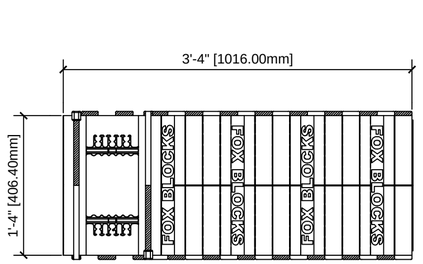


SIDE VIEW

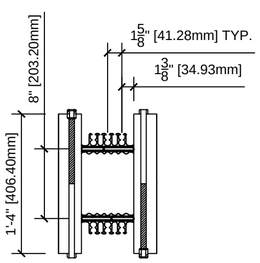


END VIEW

6" STRAIGHT FORM



SIDE VIEW



END VIEW

6" 90 DEG FORM

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Scale:	NO SCALE
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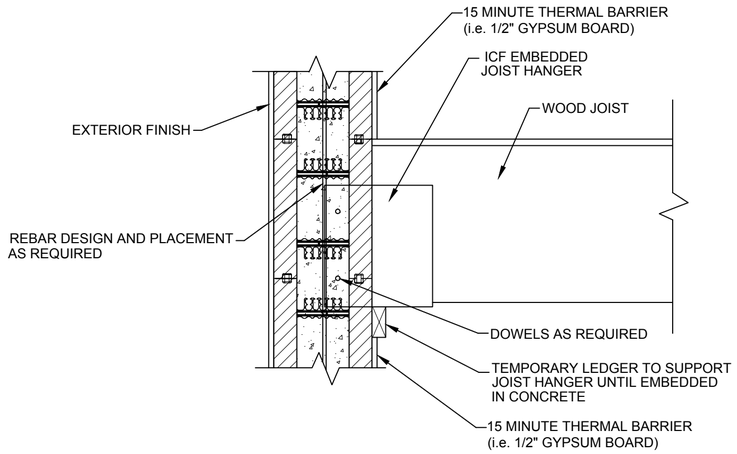
Revision Date:	10/30/22

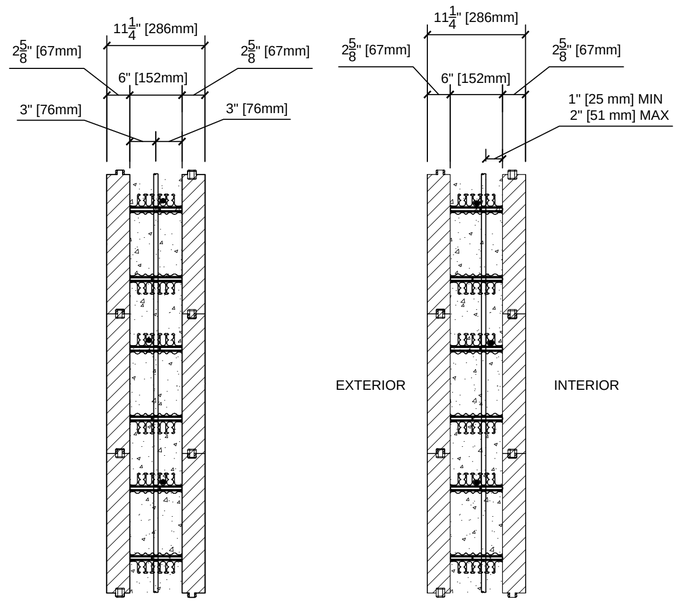
DERRICK HOWARD

Page #

D4



EMBEDDED ICF JOIST HANGER W/ JOIST W13



NOTE:
SEE PRODUCT DETAILS FOR REBAR PLACEMENT DIMENSIONS.
CLEAR COVER DIMENSION WILL DEPEND ON SIZE OF HORIZONTAL AND VERTICAL REBAR.

6" STEEL REINFORCEMENT PLACEMENT W14

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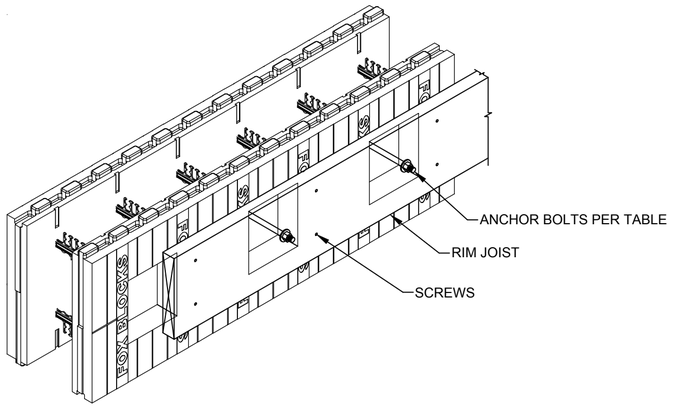
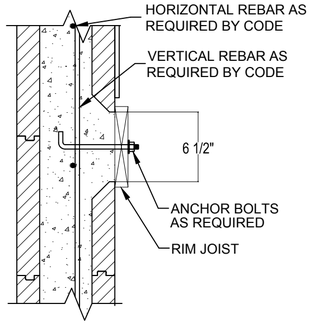
Drawn By:	M.S.
Revision Date:	10/30/22

DERRICK HOWARD

Page #

D5





1. ESTABLISH TOP OF JOIST ELEVATION AND MARK THE FORM WITH A CHALK LINE.

2. ESTABLISH BOTTOM OF JOIST ELEVATION AND MARK THE FORM WITH A CHALK LINE.

3. 6.5 INCH WIDE BEVELED CUT-OUTS ARE TO BE PROVIDED IN THE FORM WALL. THE HEIGHT OF THE CUT-OUTS ARE DETERMINED AS SHOWN IN THE DRAWING ABOVE. (ONE INCH BELOW THE TOP CHALK LINE AND ONE INCH ABOVE THE BOTTOM CHALK LINE.

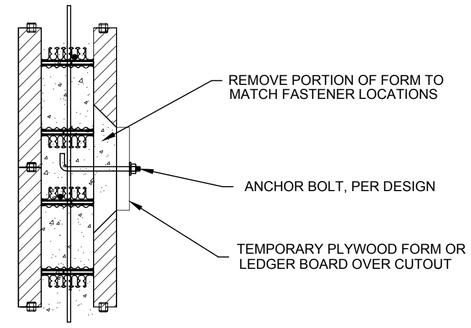
4. SCREW THE RIM JOIST TO THE FORM WEB STRIPS AT THE PROPER ELEVATION, LABELED "FOX BLOCKS".

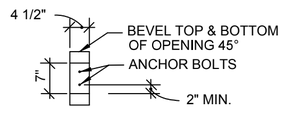
5. LAYOUT AND INSTALL THE RIM JOIST ANCHOR BOLTS AS REQUIRED.

6. FILL THE FORMS WITH CONCRETE AND ALLOW THE CONCRETE TO CURE BEFORE INSTALLING JOIST HANGERS OR LOADING THE RIM JOIST.

WALL SECTION

RIM JOIST INSTALLATION W15





TYP. FORM CUTOUT

EXTERIOR DECK LEDGER CONNECTION DETAIL W16

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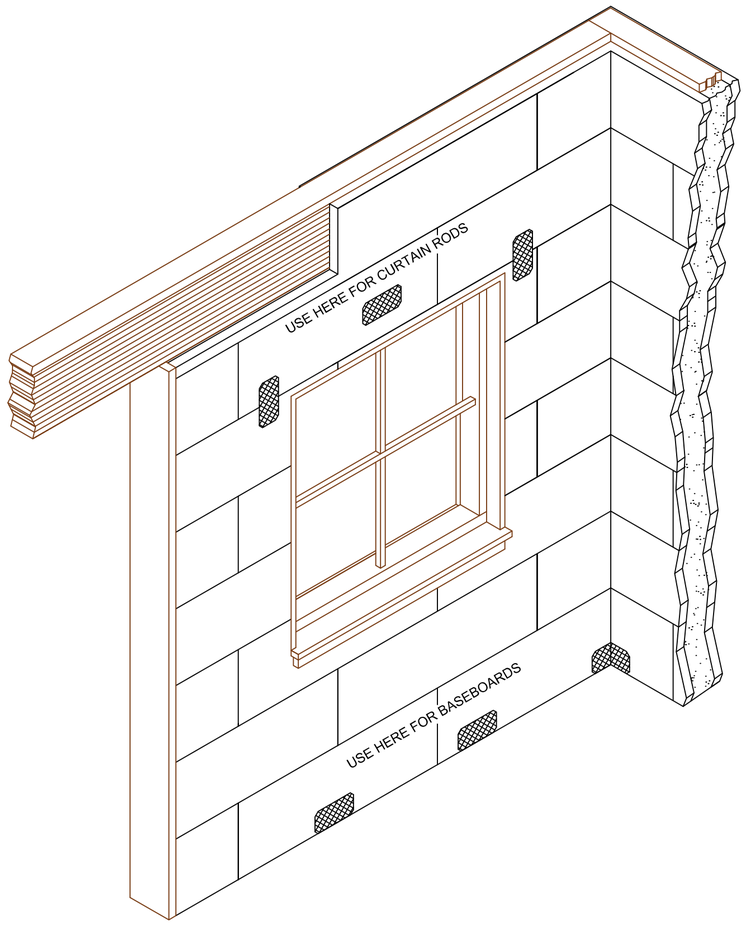
Date:	10/26/22
Drawn By:	M.S.
Revision Date:	10/30/22

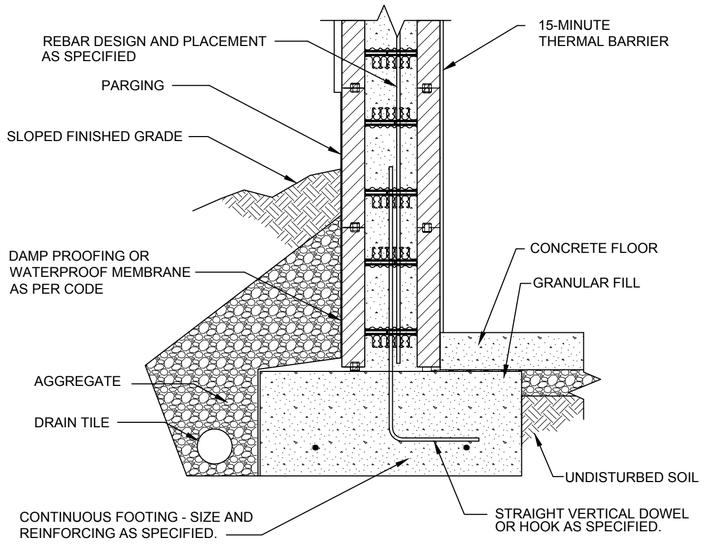
DERRICK HOWARD

Page #

D6



GRAPPLER W20



FOOTING DETAIL F5

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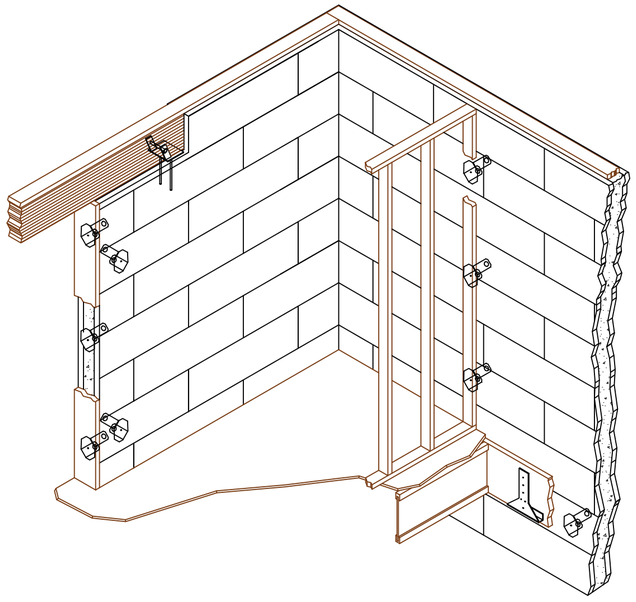
Scale:	NO SCALE
Date:	10/26/22
Drawn By:	M.S.
Revision Date:	10/30/22

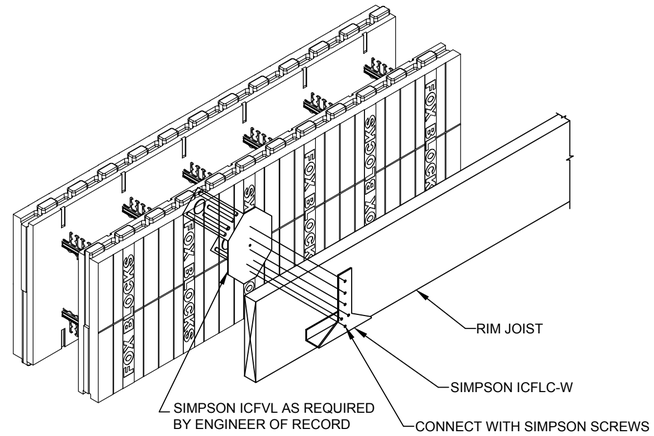
DERRICK HOWARD

Page #

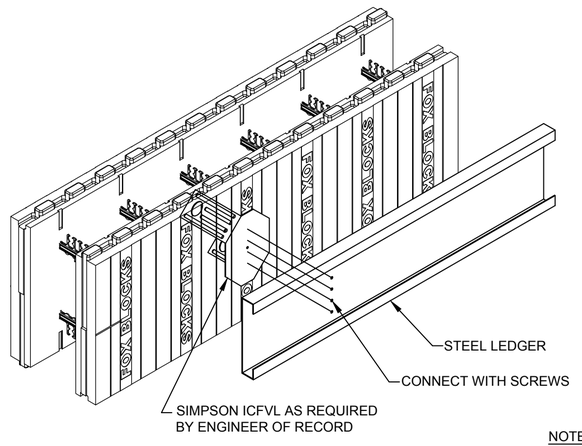
D7



SIMPSON STRONG TIE APPLICATION W22



WOOD LEDGER INSTALLATION



STEEL LEDGER INSTALLATION

NOTE: SIMSPON STRONG TIE ICF LEDGER CONNECTION NOT FOR EXTERIOR USE.

SIMPSON STRONG TIE DETAIL W21

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Scale:	NO SCALE
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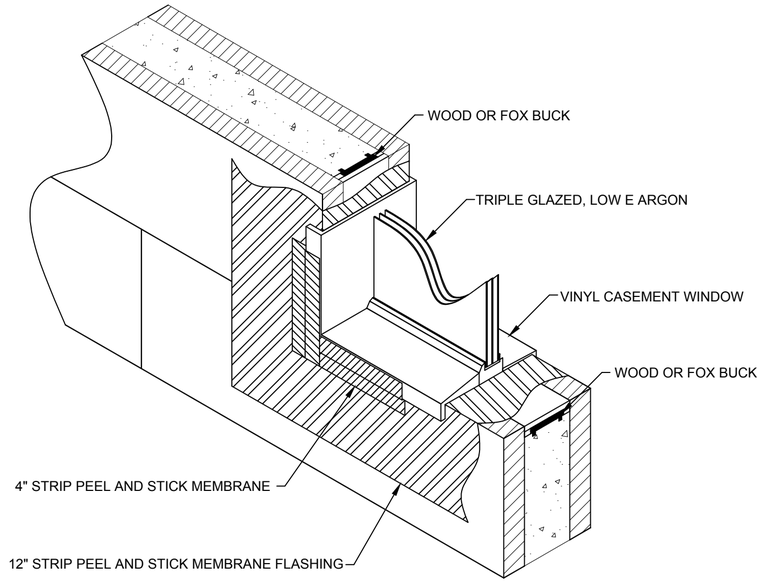
Drawn By:	M.S.
Revision Date:	10/30/22

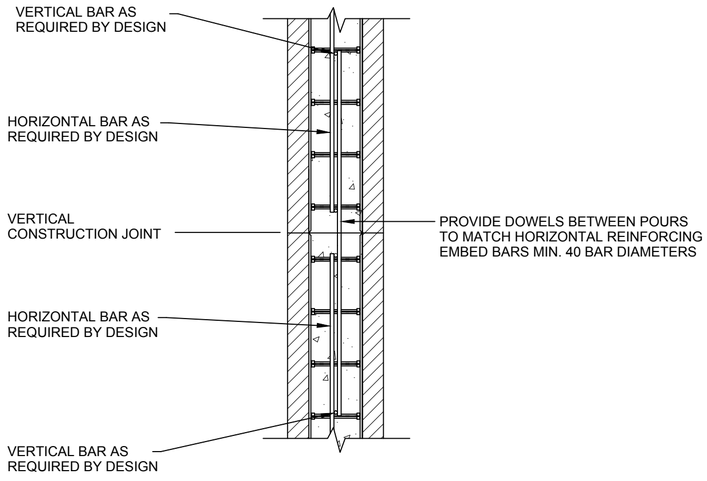
DERRICK HOWARD

Page #

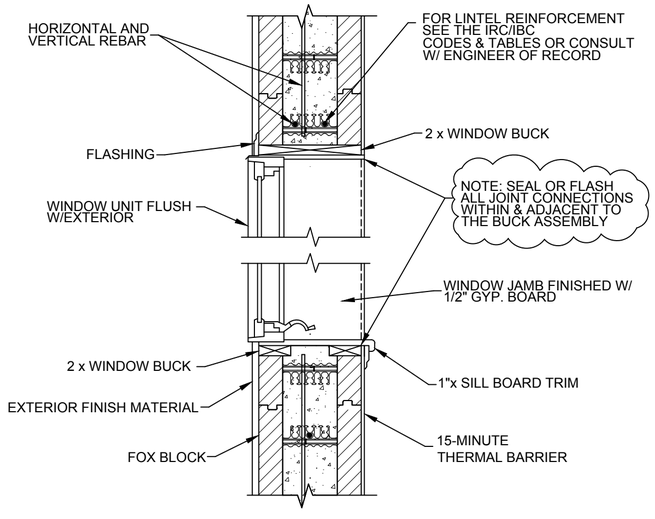
D8



WINDOW FLASHING DETAIL W24



VERTICAL CONSTRUCTION JOINT W25



WINDOW HEAD AND SILL W/ WOOD BUCK W26

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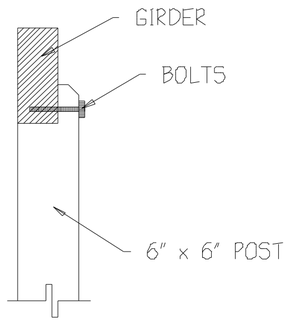
Scale:	NO SCALE
Date:	10/26/22
Drawn By:	M.S.
Revision Date:	10/30/22

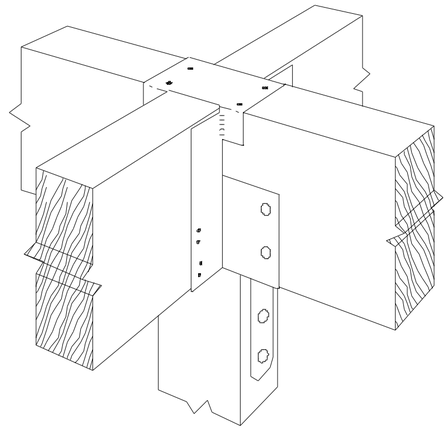
DERRICK HOWARD

Page #

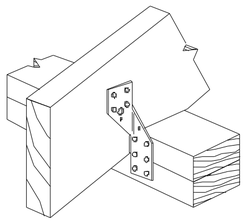
D9



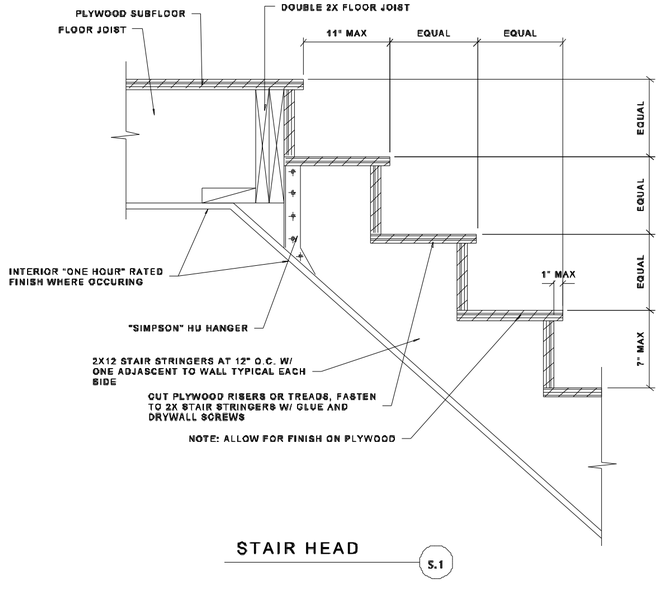
D POST/BEAM CON. 1" = 1'-0"



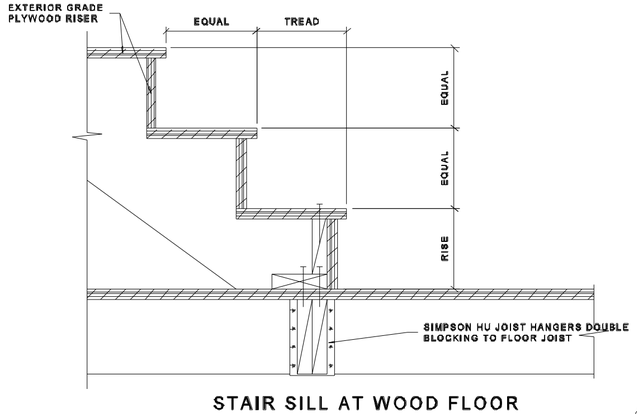
D SIMPSON STRONG - TIE CC WITH WD 1" = 1'-0"



D SIMPSON STRONG - TIE H1 1" = 1'-0"



STAIR HEAD S.1



STAIR SILL AT WOOD FLOOR

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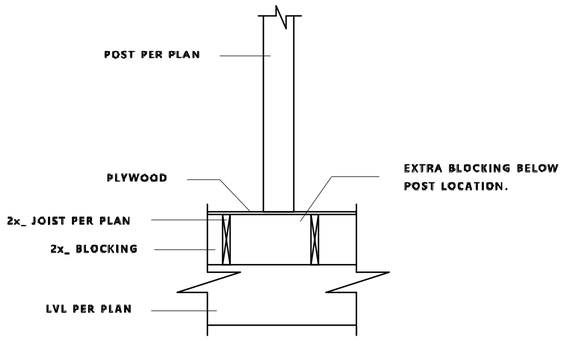
Scale:	NO SCALE
Date:	10/26/22
Drawn By:	M.S.
Revision Date:	10/30/22

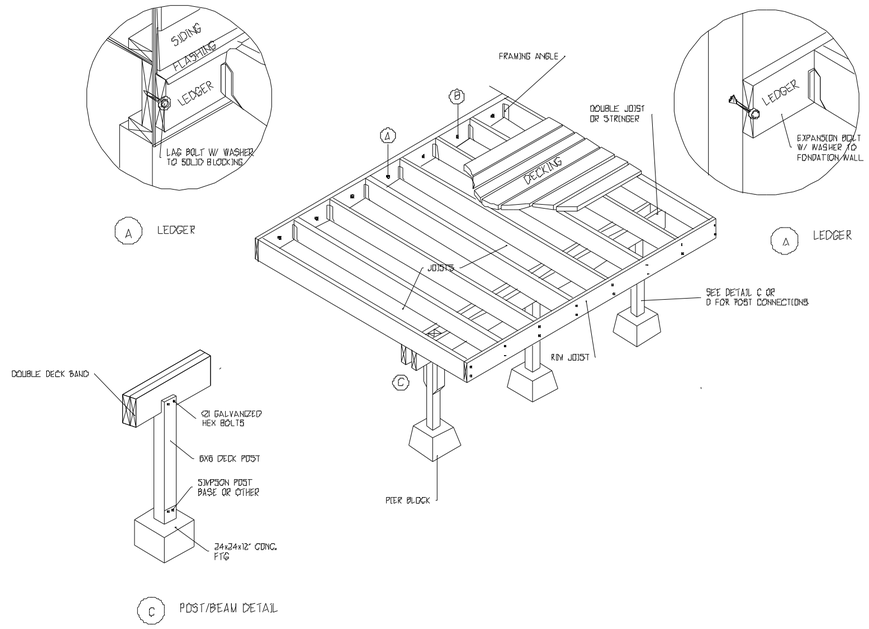
DERRICK HOWARD

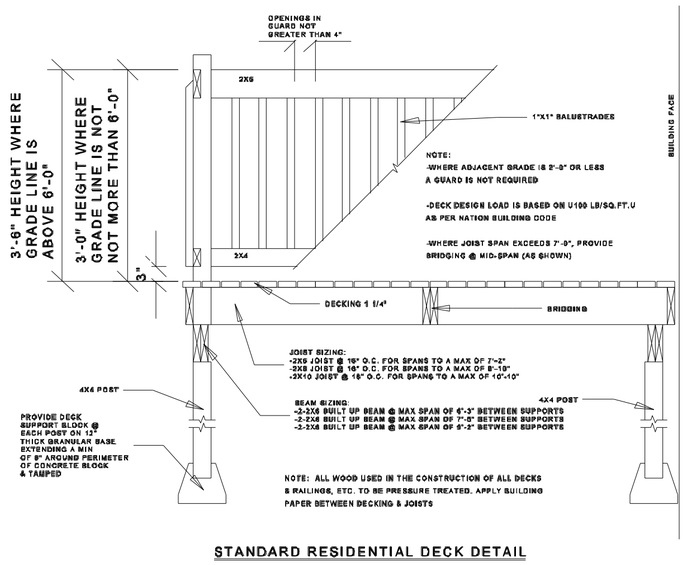
Page #

D10

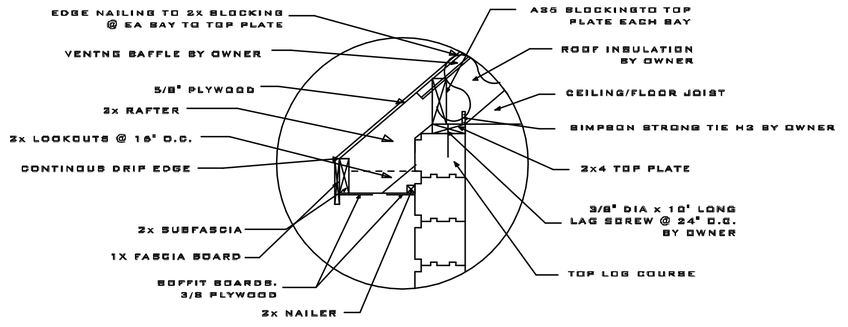


POST TO FLOOR DETAIL. P2





STANDARD RESIDENTIAL DECK DETAIL



SOFFIT DETAIL R.1

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Revision Date:	10/30/22

DERRICK HOWARD

Page #

D11