

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 IS THE SOLE REASONABILITY OF THE OWNER



BUILD NOTE

MAIN FLOOR SQFT = 2091
LOFT SQFT = 587

TOTAL SQFT = 2678

WINDOWS

#	WIDTH	HEIGHT	COLOR	STYLE	NOTES
1	33"	35"	WH	SH	
2	37_1/4"	53"	WH	SH	
3	53"	49"	WH	FIXED	
4	46"	52_1/2"	WH	SH	
5	49_1/2"	46_1/2"	WH	CASEMENT	
6	41"	17"	BRN	AWNING	
7	35_1/2"	25_1/2"	WH	DH	
8	59_1/2"	65_1/2"	BEIGE	DH	
9	71_1/2"	37_1/2"	BEIGE	DH	
10	58"	65"	BEIGE	FIXED	
11	8'0"	60"	DK BRN	CS FIXED	
12	35_1/2"	11_1/2"	WH	SH	
13	3'0"	5'0"		FIXED	3.12 SLOPE
14	3'0"	41_1/2"		FIXED	3.12 SLOPE
15	3'6"	2'0"		FIXED	

DOORS

#	WIDTH	HEIGHT	COLOR	STYLE	NOTES
A	37_1/2"	81_1/2"	DK BRN	FRONT	
B	37_1/2"	81_1/2"	DK BRN	FULL VIEW	
C	37_1/2"	81_1/2"	DK BRN	3 LITE WIND	
D	37_1/2"	82"	DK BRN	FULL VIEW	
E	34"	80"	DK BRN	FULL VIEW	
F	74"	81_3/4"	PRIMED	FRENCH	LOFT BEDROOM
G	108"	80"	PRIMED	SLIDER	LIVING ROOM
H	71_1/2"	80"		FRENCH	MASTER BEDRM
I	71_1/2"	80"		SLIDER	BEDRROM

INDEX OF SHEETS

B1= FRONT ELEVATION	F1= FOUNDATION PLAN
B2= BACK ELEVATION	D1= DETAIL SHEET 1
B3= RIGHT ELEVATION	D2= DETAIL SHEET 2
B4= LEFT ELEVATION	D3= DETAIL SHEET 3
B5= MAIN FLOOR PLAN	D4= DETAIL SHEET 4
B6= LOFT FLOOR PLAN	D5= DETAIL SHEET 5
B7= LOFT FRAMING PLAN	D6= DETAIL SHEET 6
B8= RAFTER FRAMING PLAN	D7= DETAIL SHEET 7
B9= BEAM PLACEMENT PLAN	

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SNEADS FERRY, NC 28460

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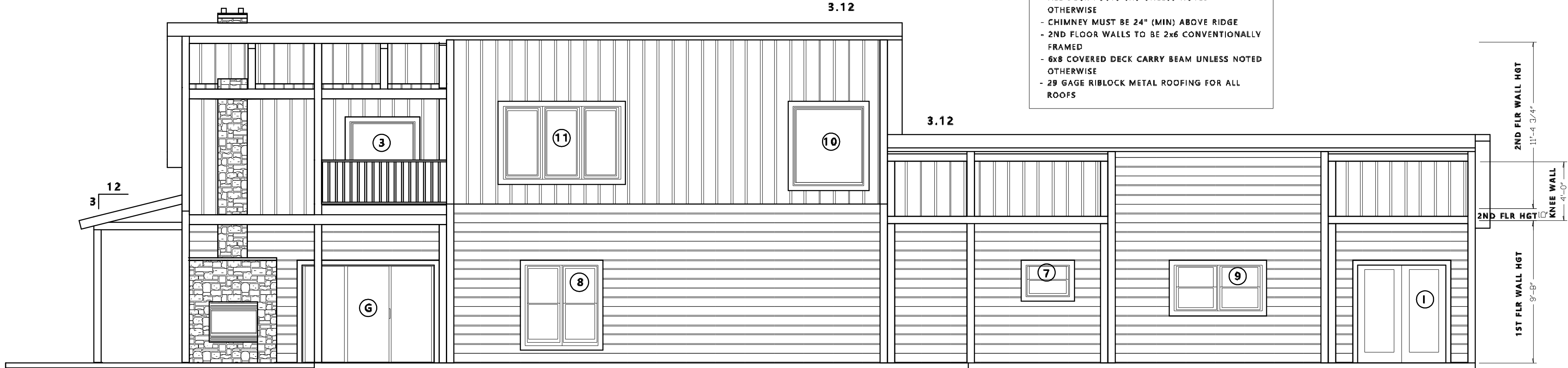
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FRONT ELEVATION

NOTES

- 1X8 FASCIA FOR ALL EAVES AND GABLES
- 1X8 LOG SIDING FOR 1ST FLOOR WALLS
- 1X8 VERT SIDING FOR 2ND FLOOR WALLS
- 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 RIBBLOCK METAL ROOFING FOR ALL ROOFS

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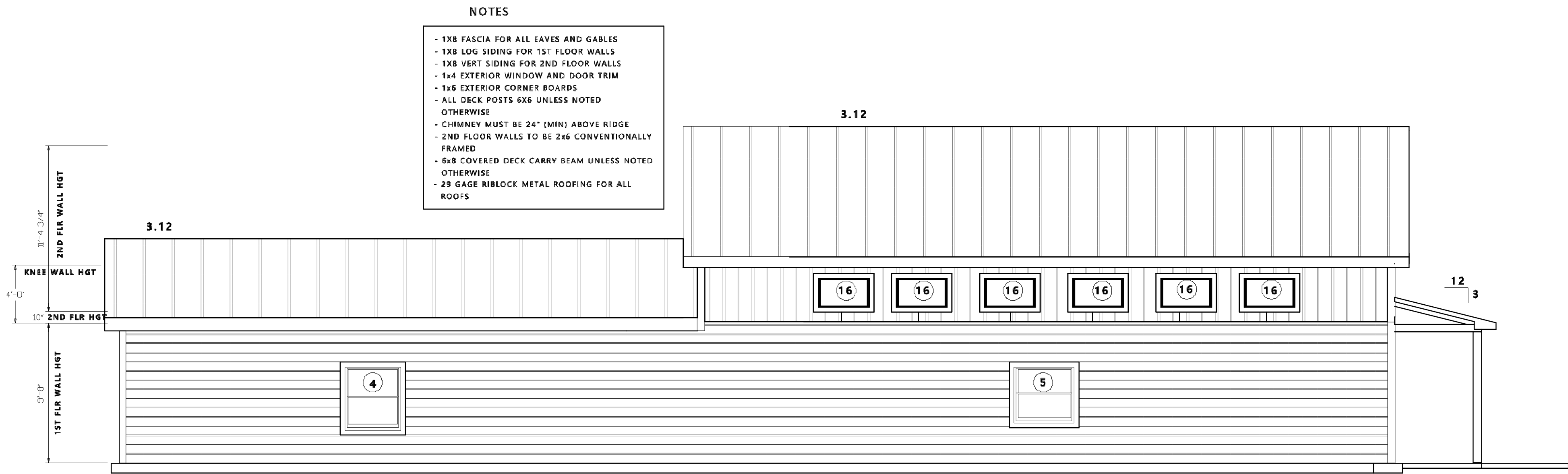
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B1



NOTES

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BACK ELEVATION

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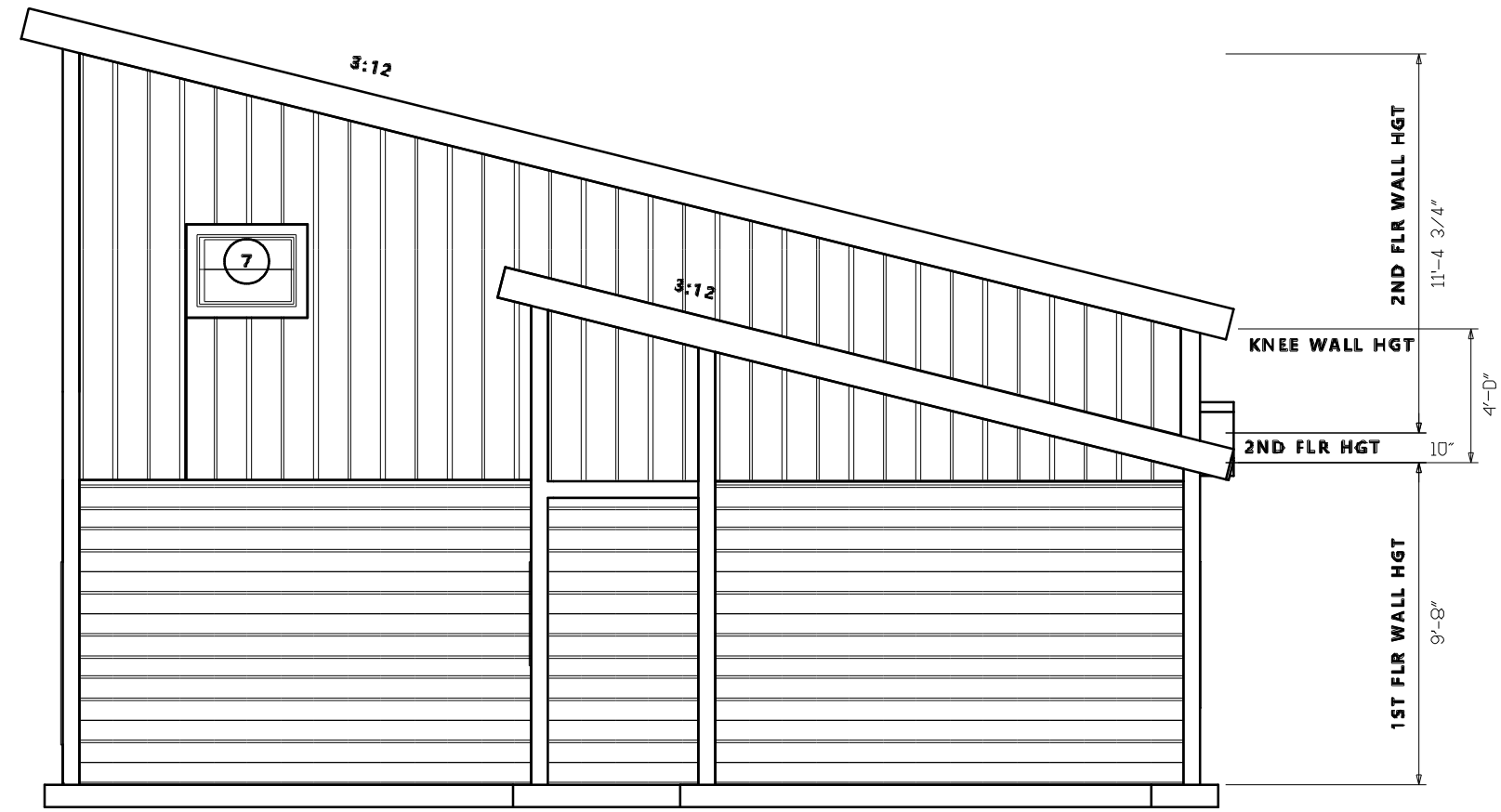
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NOTES

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RIGHT ELEVATION

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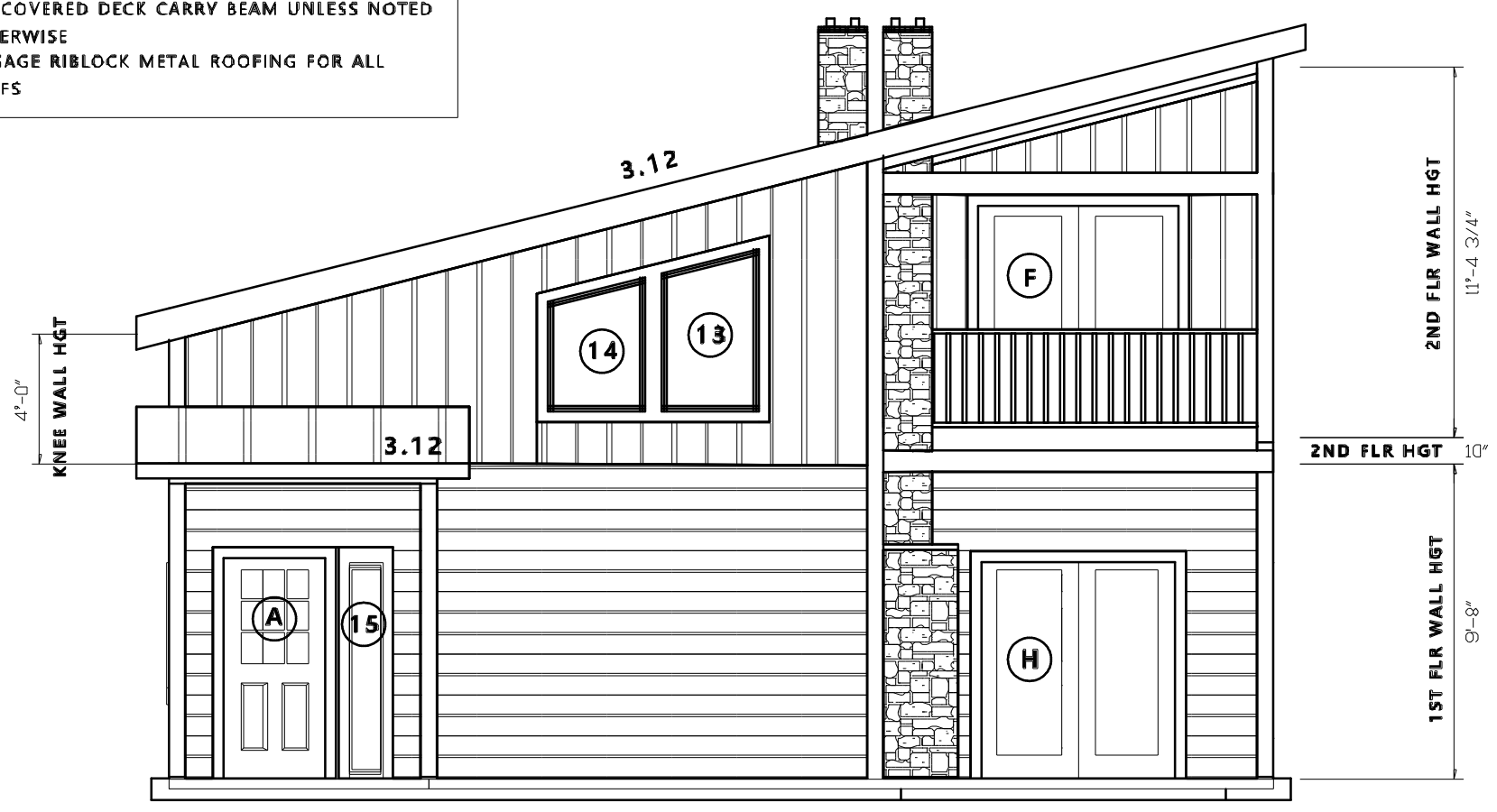
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- NOTES
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LEFT ELEVATION

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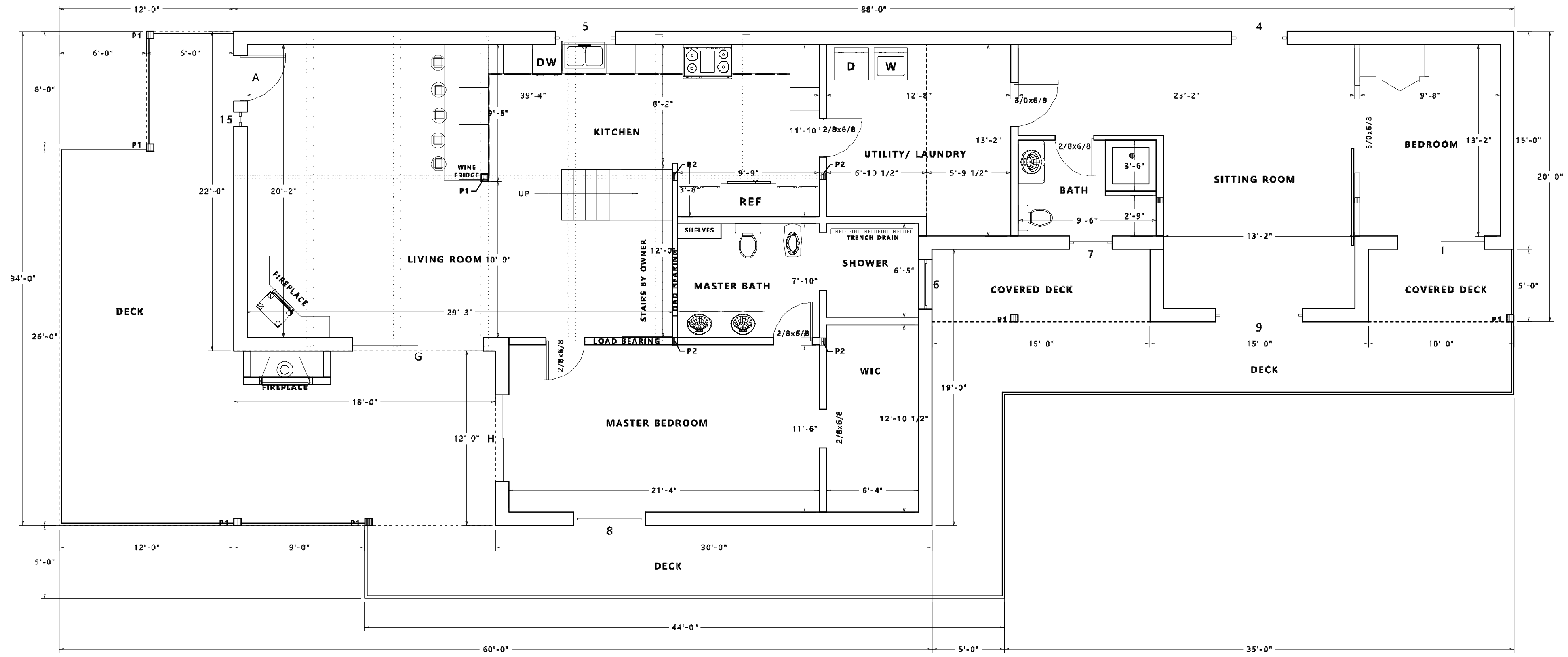
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MAIN FLOOR PLAN

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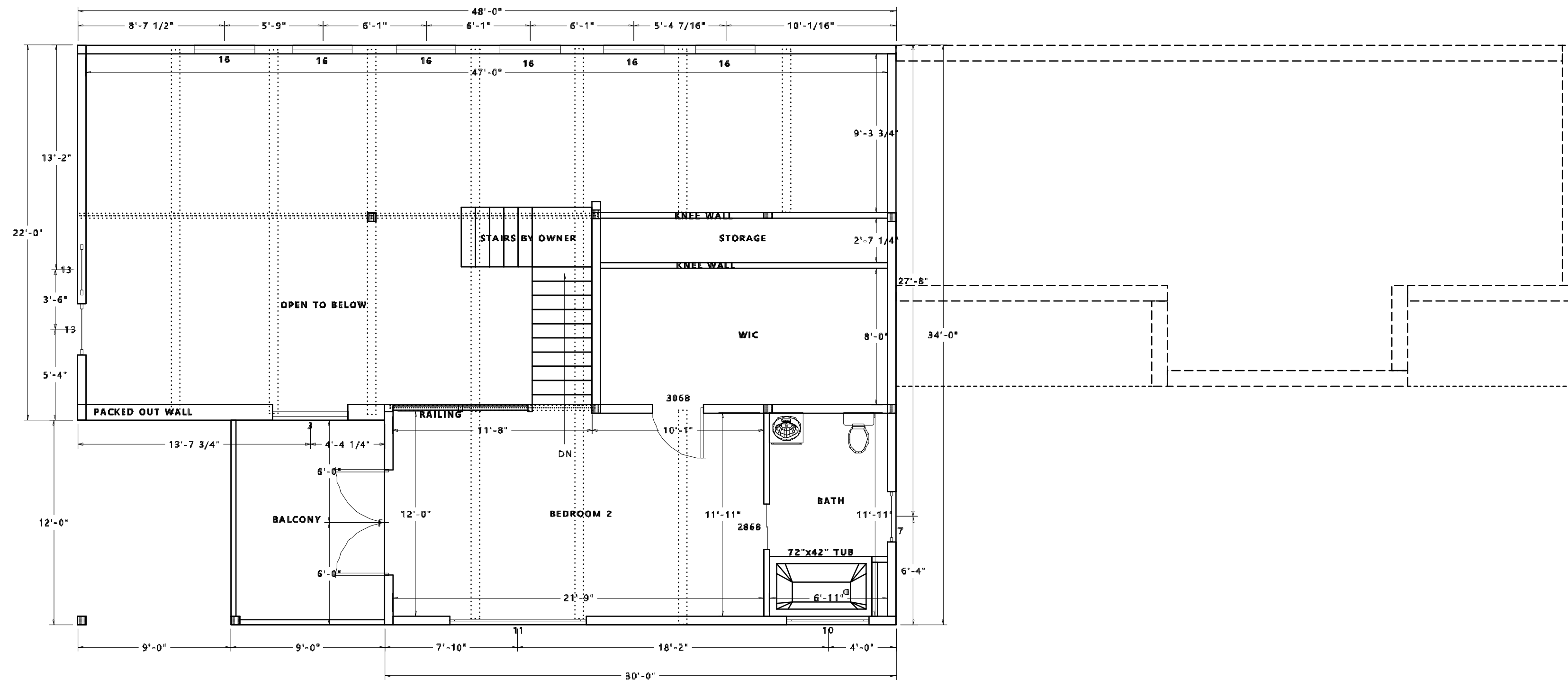
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LOFT PLAN

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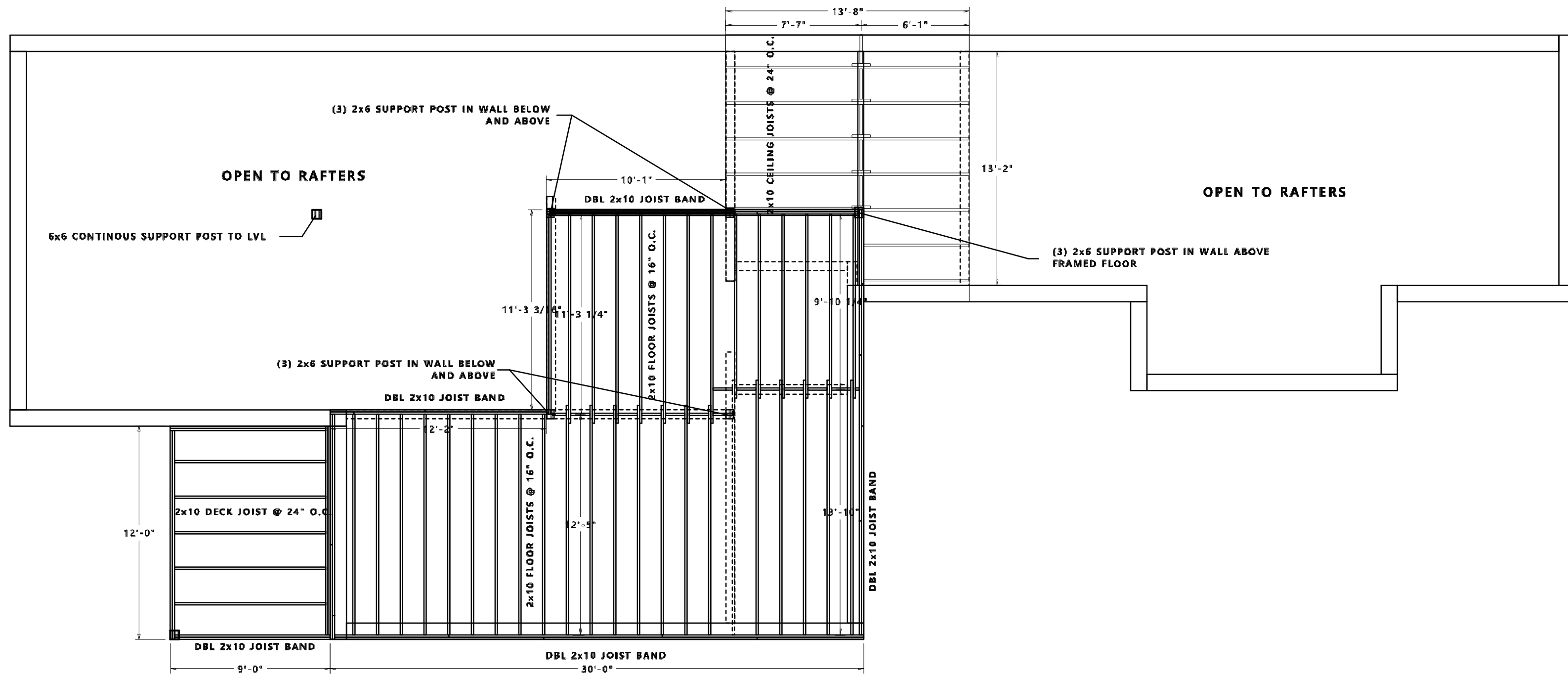
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LOFT FRAMING PLAN

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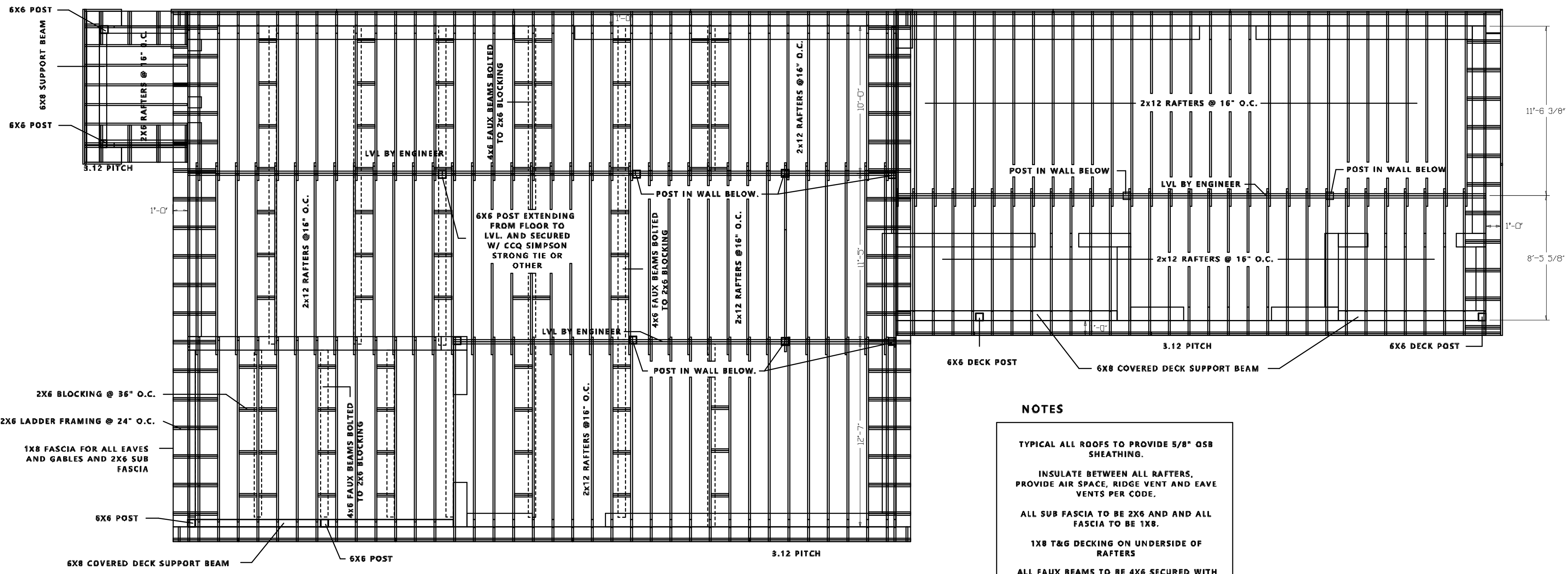
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RAFTER PLAN

NOTES

- TYPICAL ALL ROOFS TO PROVIDE 5/8" OSB SHEATHING.
- INSULATE BETWEEN ALL RAFTERS. PROVIDE AIR SPACE, RIDGE VENT AND EAVE VENTS PER CODE.
- ALL SUB FASCIA TO BE 2X6 AND ALL FASCIA TO BE 1X8.
- 1X8 T&G DECKING ON UNDERSIDE OF RAFTERS
- ALL FAUX BEAMS TO BE 4X6 SECURED WITH 8" FASTNRS INTO BLOCKING @ 36" O.C. OPTIONAL DOWEL TO CONCEAL FASTNER
- ALL OVERHANDS TO BE 12"

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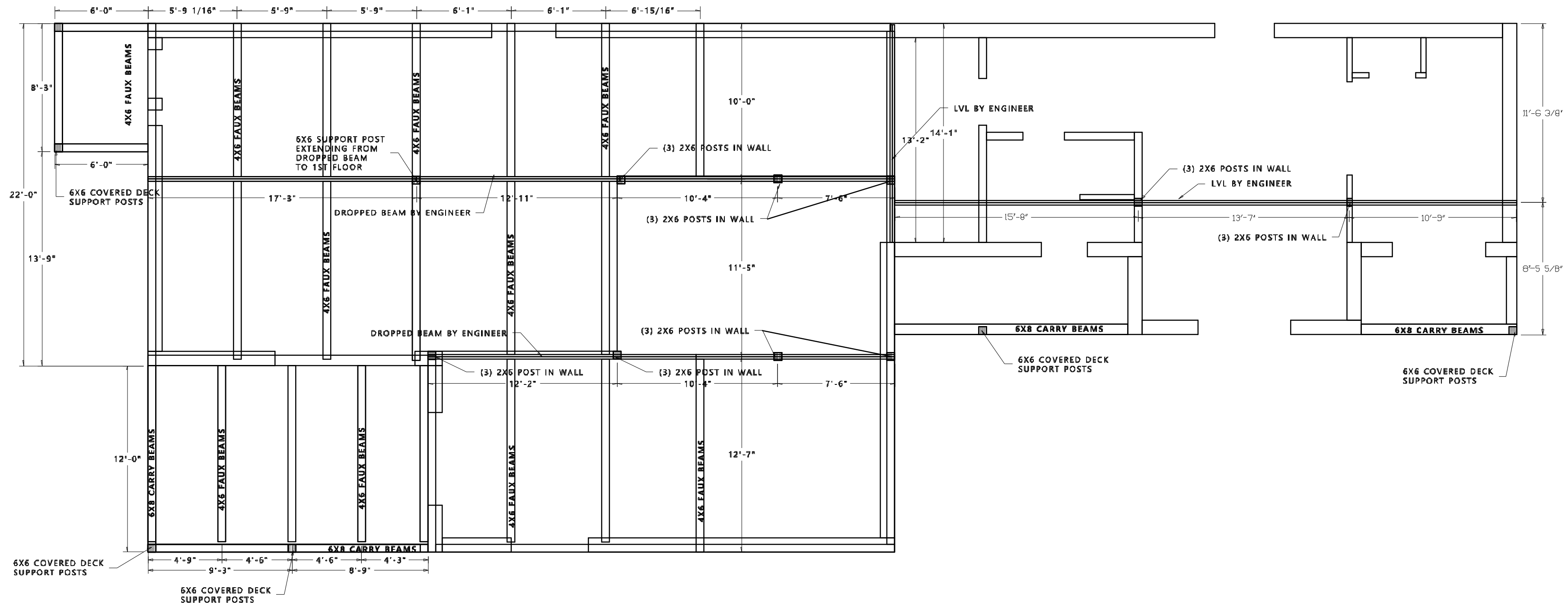
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BEAM AND POST PLAN

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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".

CONTRACTOR MUST VERIFY ALL FIELD MEASUREMENTS AND REINFORCEMENT DETAILS COMPLY W/ BLUEPRINTS AND DETAILS LOCATED ON PG D1.

FOR ALL OPENING REINFORCEMENTS REFER TO CHART ON PG D1.

ALL SLABS TO BE 4" THICK CONC UNLESS NOTED OTHERWISE

ALL EXTERIOR WALLS TO BE 11" ICF WALLS W/ 6" CONC CORE, W/ #4 VERT REBAR EVERY 48" O.C. AND #4 HORZ REBAR EVERY COURSE. (16" O.C.)

ALL FOOTERS TO BE 24" WIDE FASTFOOT FTG W/ (2) #5 CONTINUOUS REBAR.

LEGEND

--- = 4" CONC SLAB

□ = CONC. FOOTER

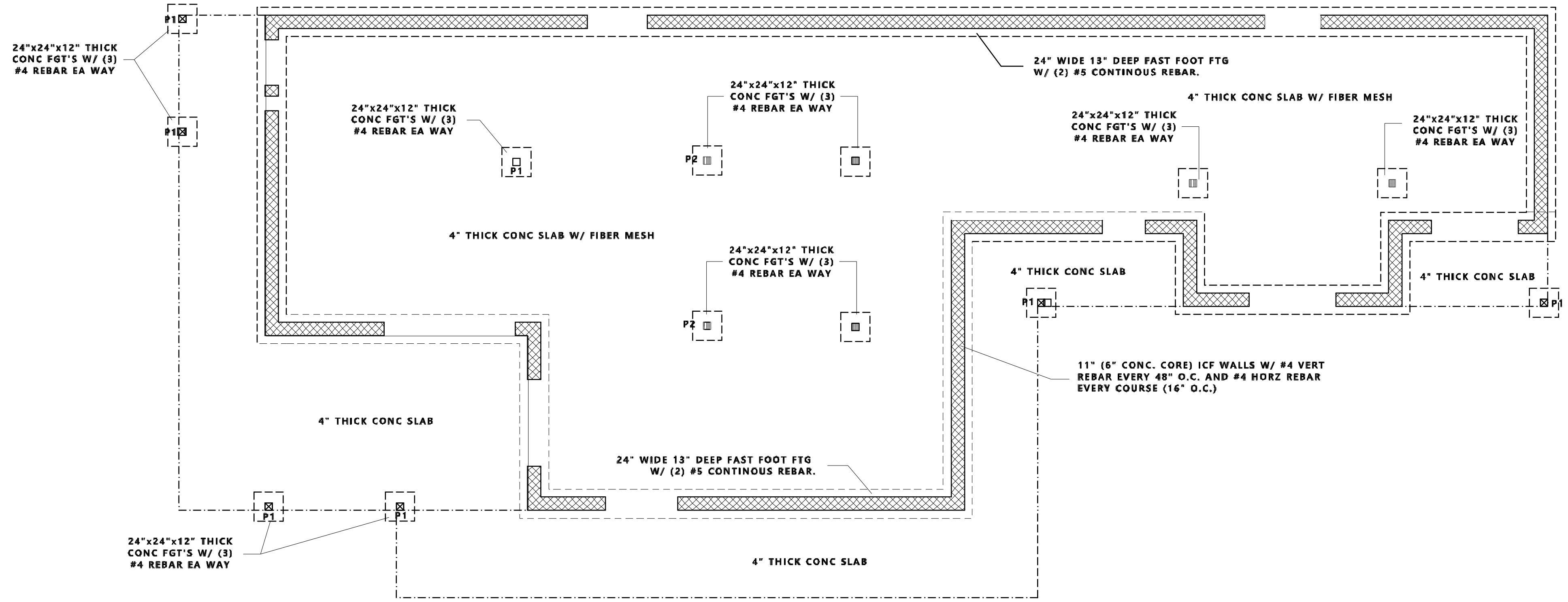
▨ = 11" ICF WALL

⊗ = SUPPORT POST ABOVE

POST LEGEND

P1 = 6x6 SUPPORT POST

P2 = (3) 2x6 POST IN WALL



FOUNDATION PLAN

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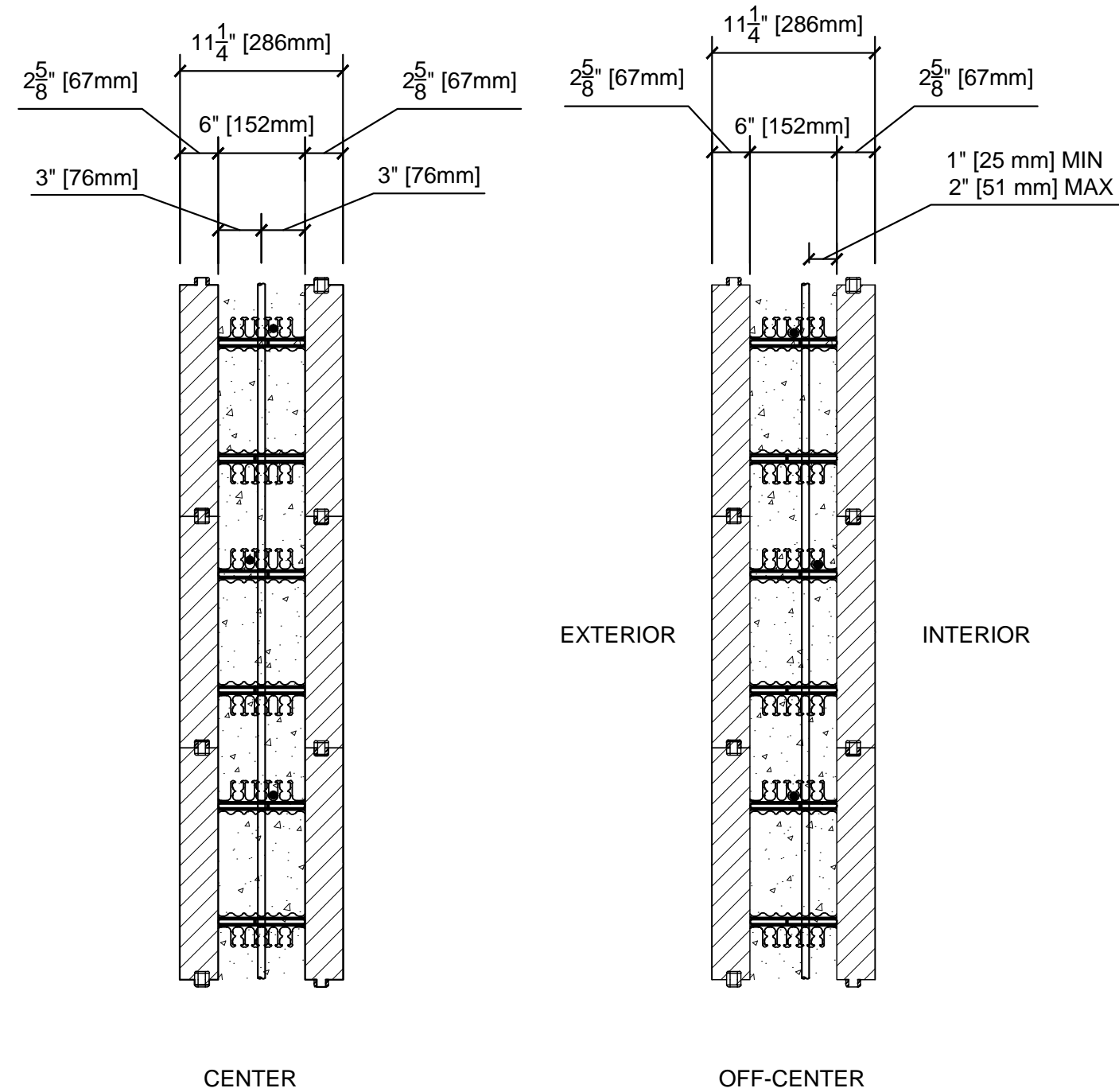
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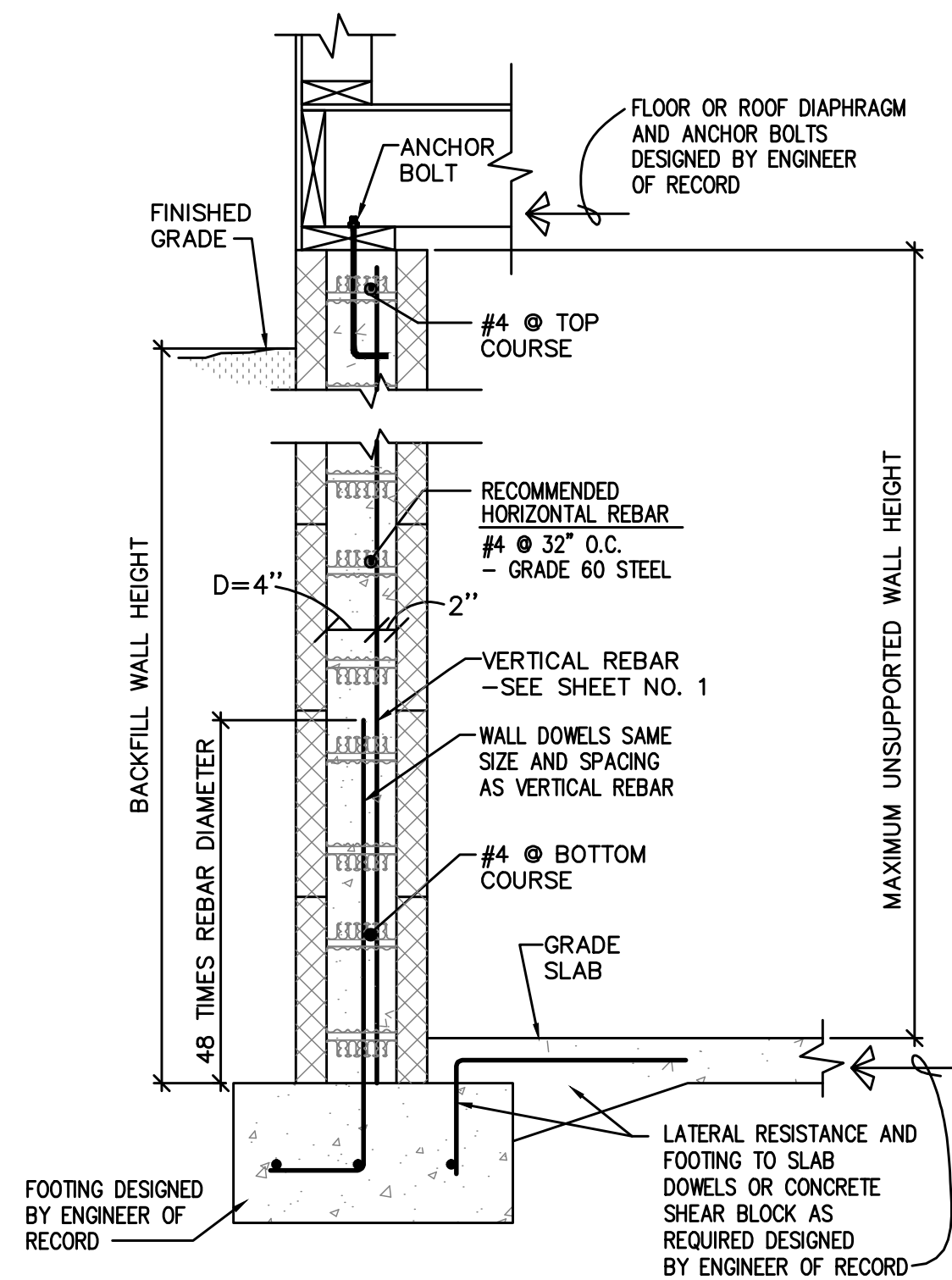
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NOTE:
 SEE PRODUCT DETAILS FOR REBAR PLACEMENT DIMENSIONS.
 CLEAR COVER DIMENSION WILL DEPEND ON SIZE OF HORIZONTAL AND VERTICAL REBAR.



6" ICF WALL

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D2

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 @ 16"
	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

- 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.
- Minimum effective depth, D (outer face of concrete to bar centerline) = 4". See wall section on Sheet No. 2.
- 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.
- 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.
- Interpolation between rebar sizes and spacing is not permitted.
- 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 at the top and bottom before backfilling.
- 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.
- Rebar lap splice length shall be 60 times the bar diameter, and horizontal reinforcing - See Sheet No. 2.
- This table is not intended to prohibit the use of engineering design by Engineer of Record.

Lintel Tables per ACI 318



TECHNICAL BULLETIN · ENGINEERING DESIGN

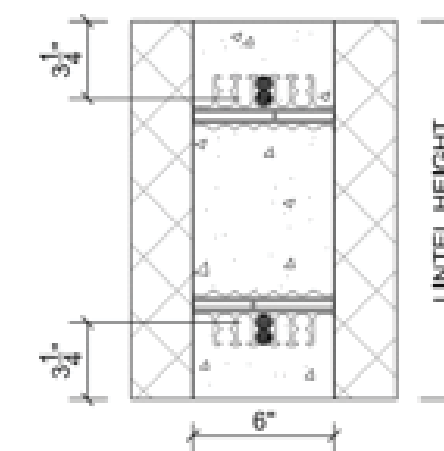
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16" LINTEL HEIGHT

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

6" FOX BLOCKS



Legend:

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

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:

- Consult with the local building code for minimum required service loads.
- 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.
- A minimum of 2 - #5 bars shall be provided on each side of every opening to meet ACI 318-14, 11.7.5.1.
- See details in introduction to lintel reinforcement for reinforcement placement.
- See accompanying Lintel Reinforcement Table Notes.

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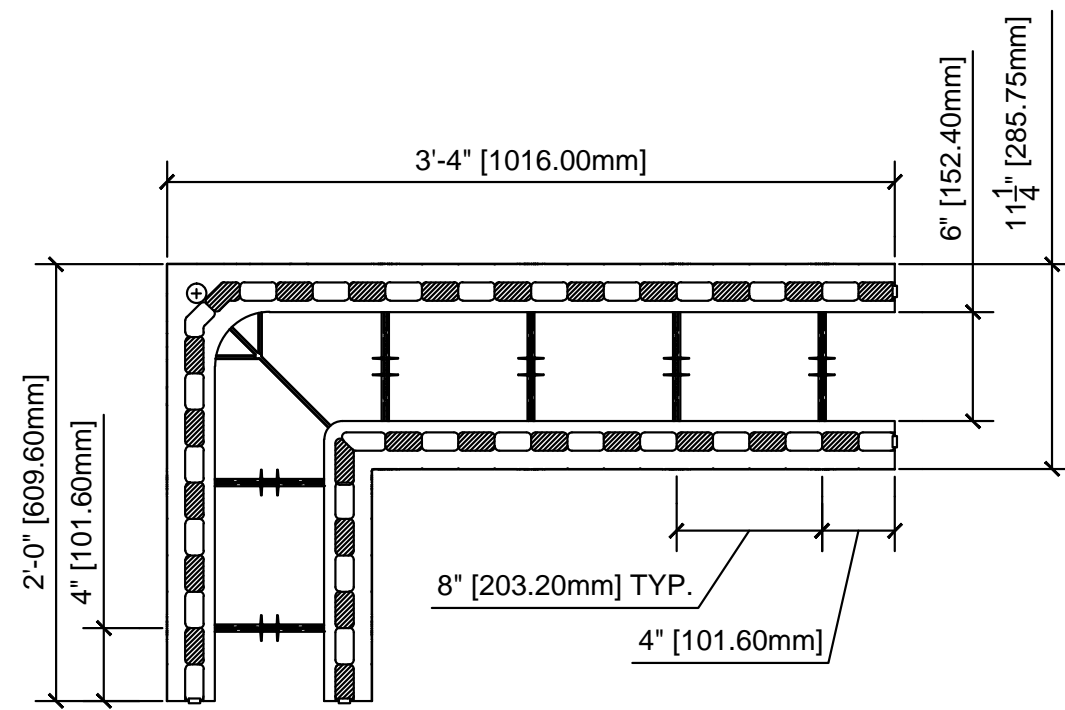
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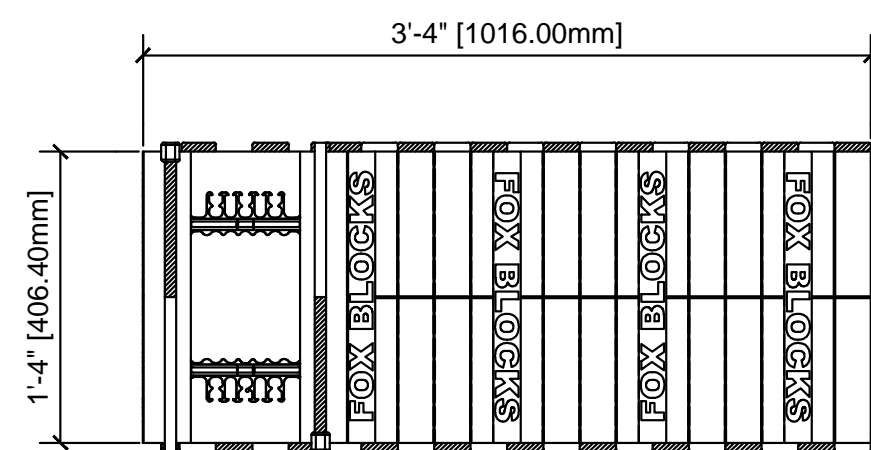
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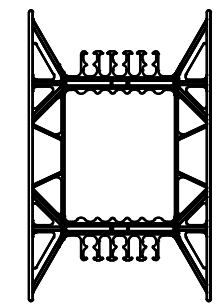
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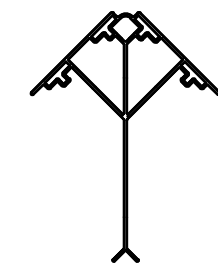
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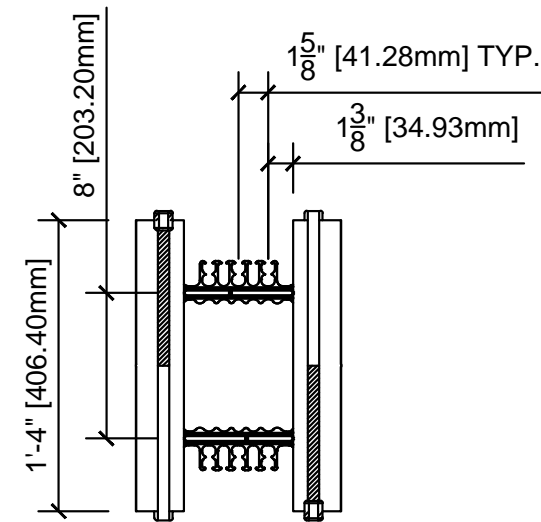
SIDE VIEW



FORM TIE



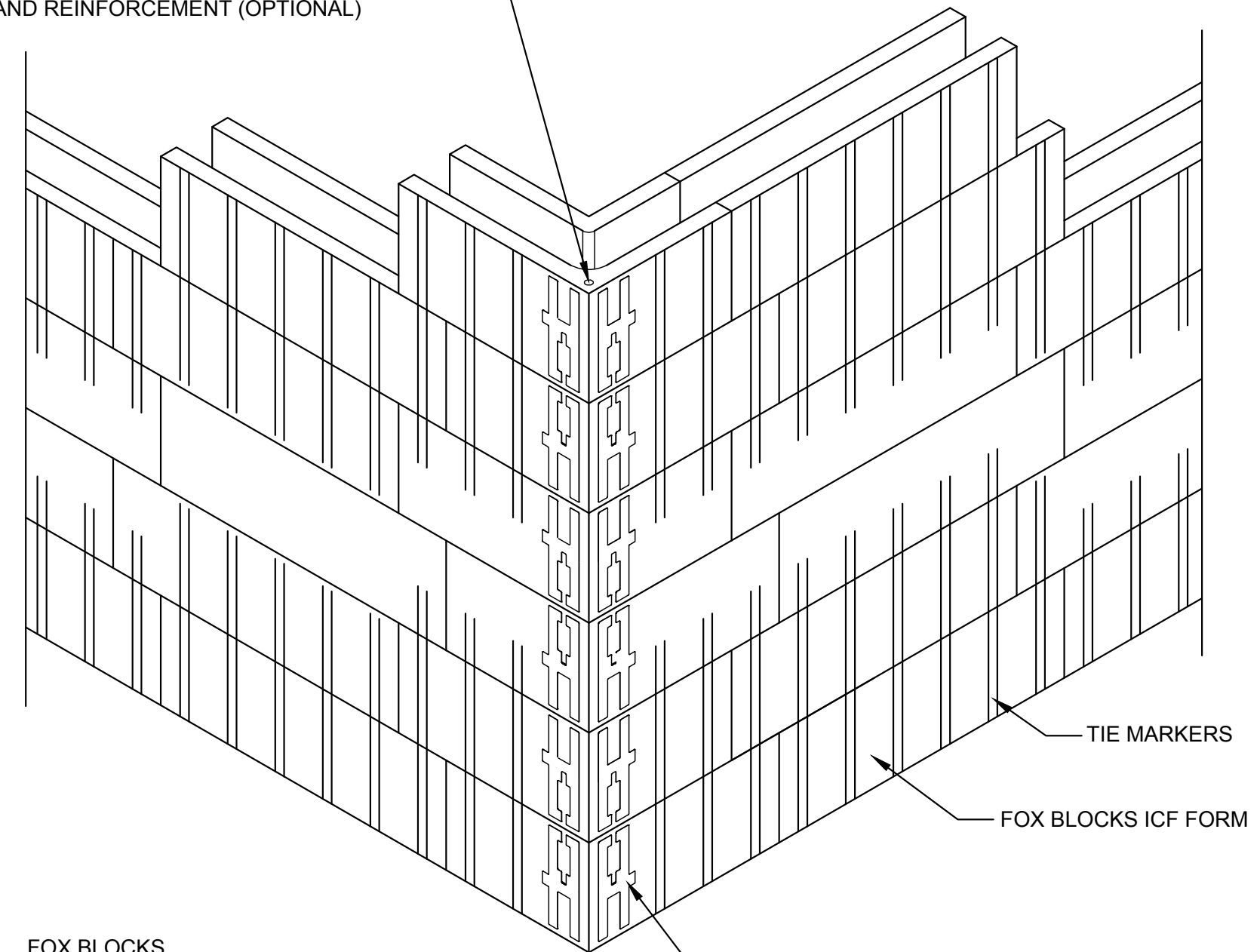
CORNER TIE



END VIEW

**90 DEG 6IN ICF CORNER
DETAIL**

INSERT REBAR, WOOD DOWEL, OR PVC PIPE
IN CORNER HOLE FOR ALIGNMENT PURPOSES
AND REINFORCEMENT (OPTIONAL)



- FOX BLOCKS
- FULL REVERSIBLE ICF BLOCK
- FULL HEIGHT TIE FASTENING WEB

3D CORNER SECTION

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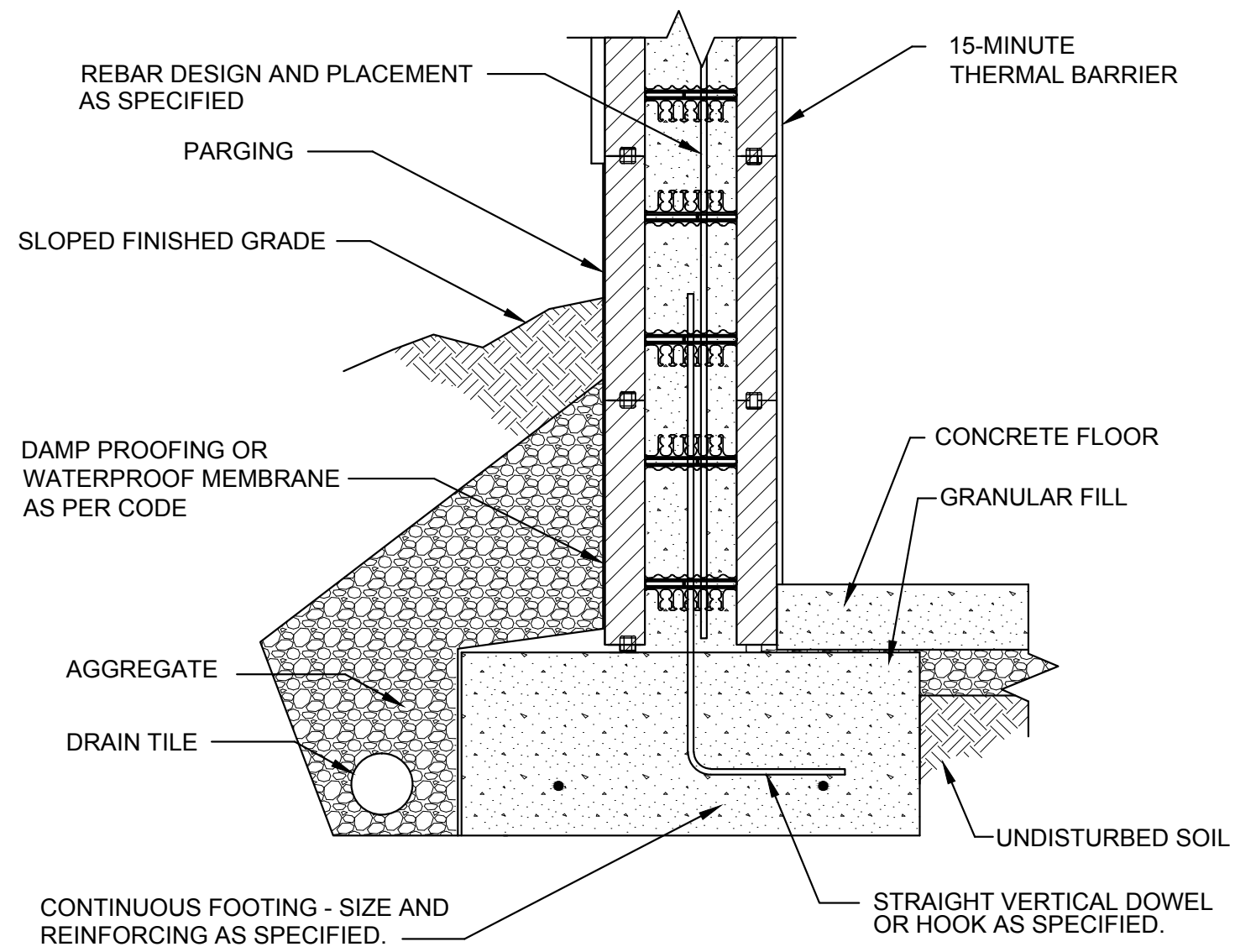
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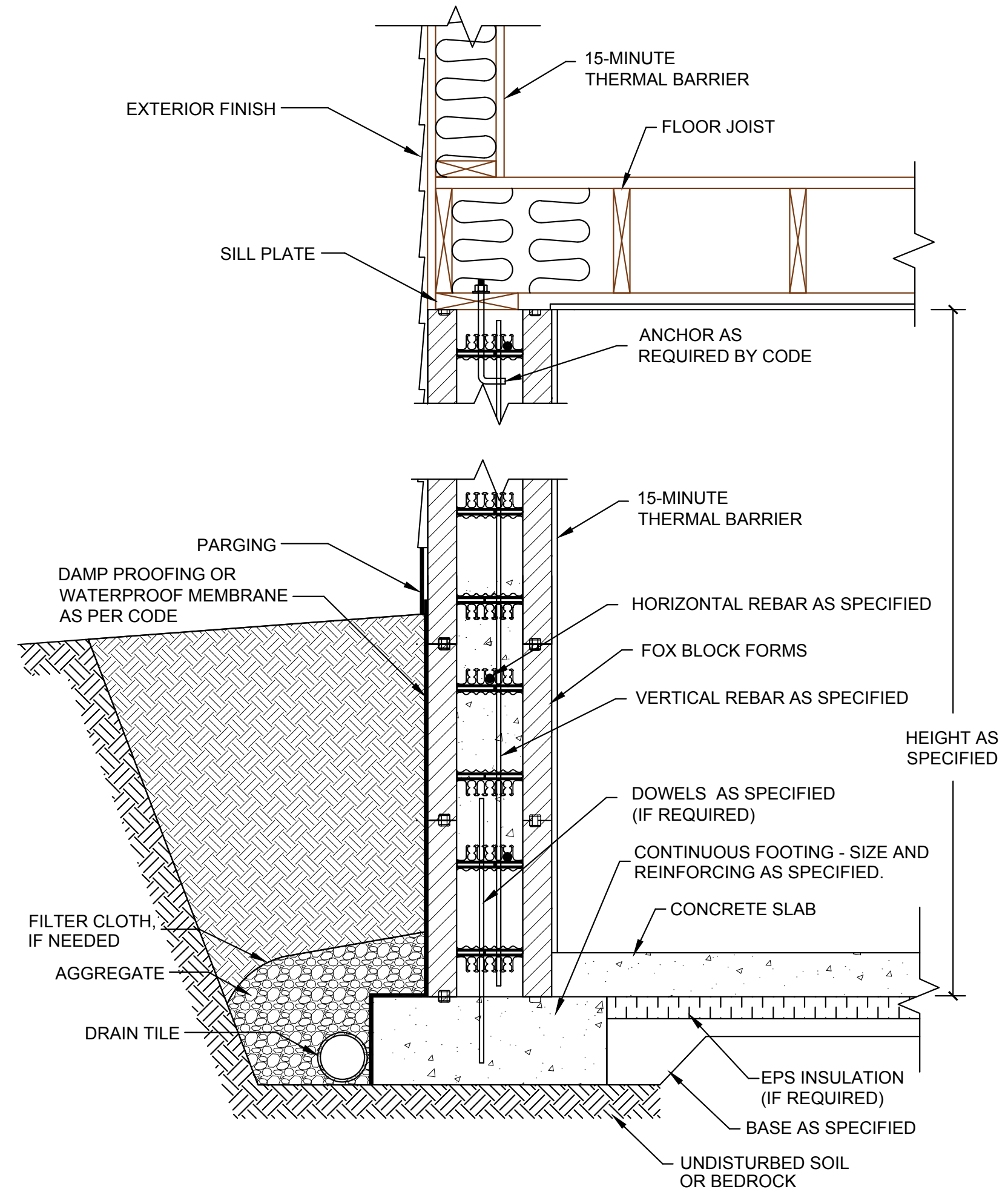
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FOOTING DETAIL



ICF WALL WITH PARALLEL FLOOR JOISTS

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P.O. BOX 383

SNEADS FERRY, NC 28460

Scale: 3/16" = 1'

Date: 01/28/21

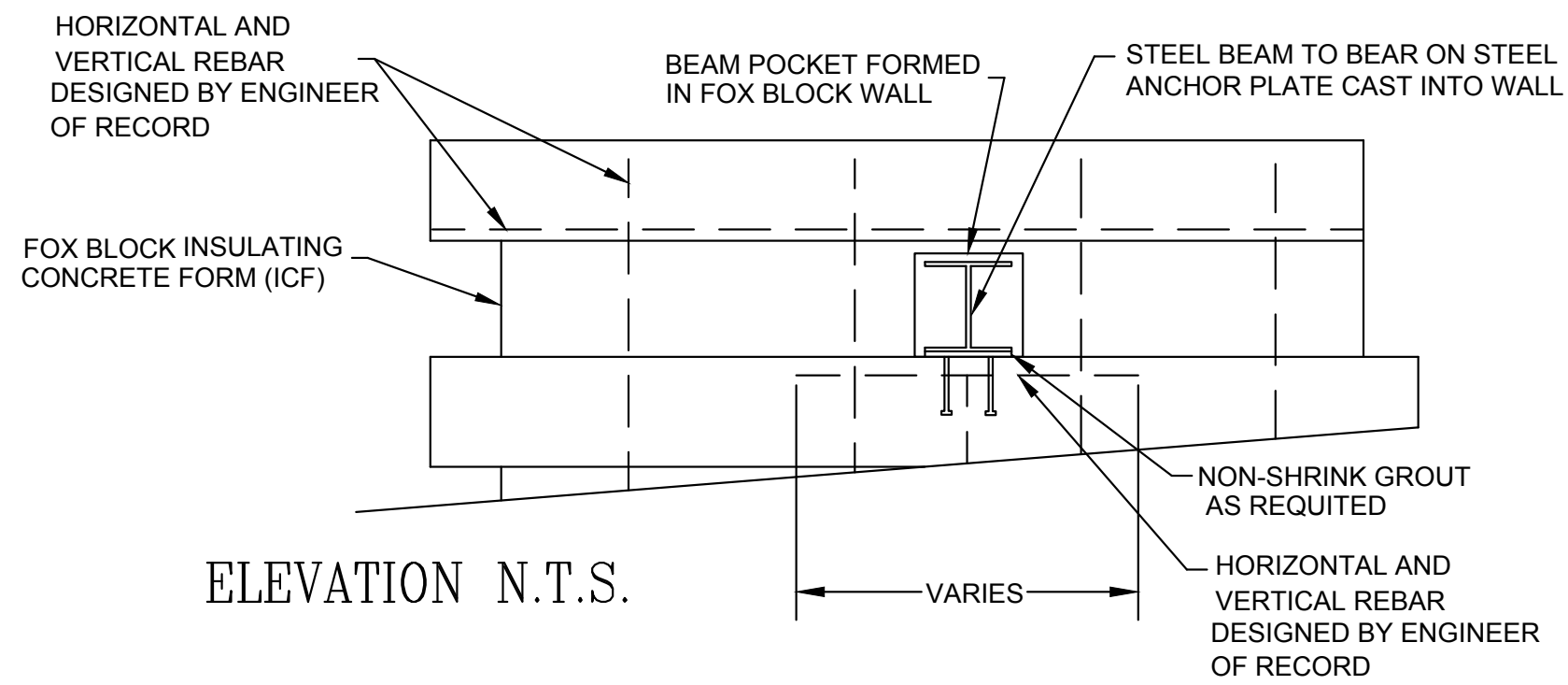
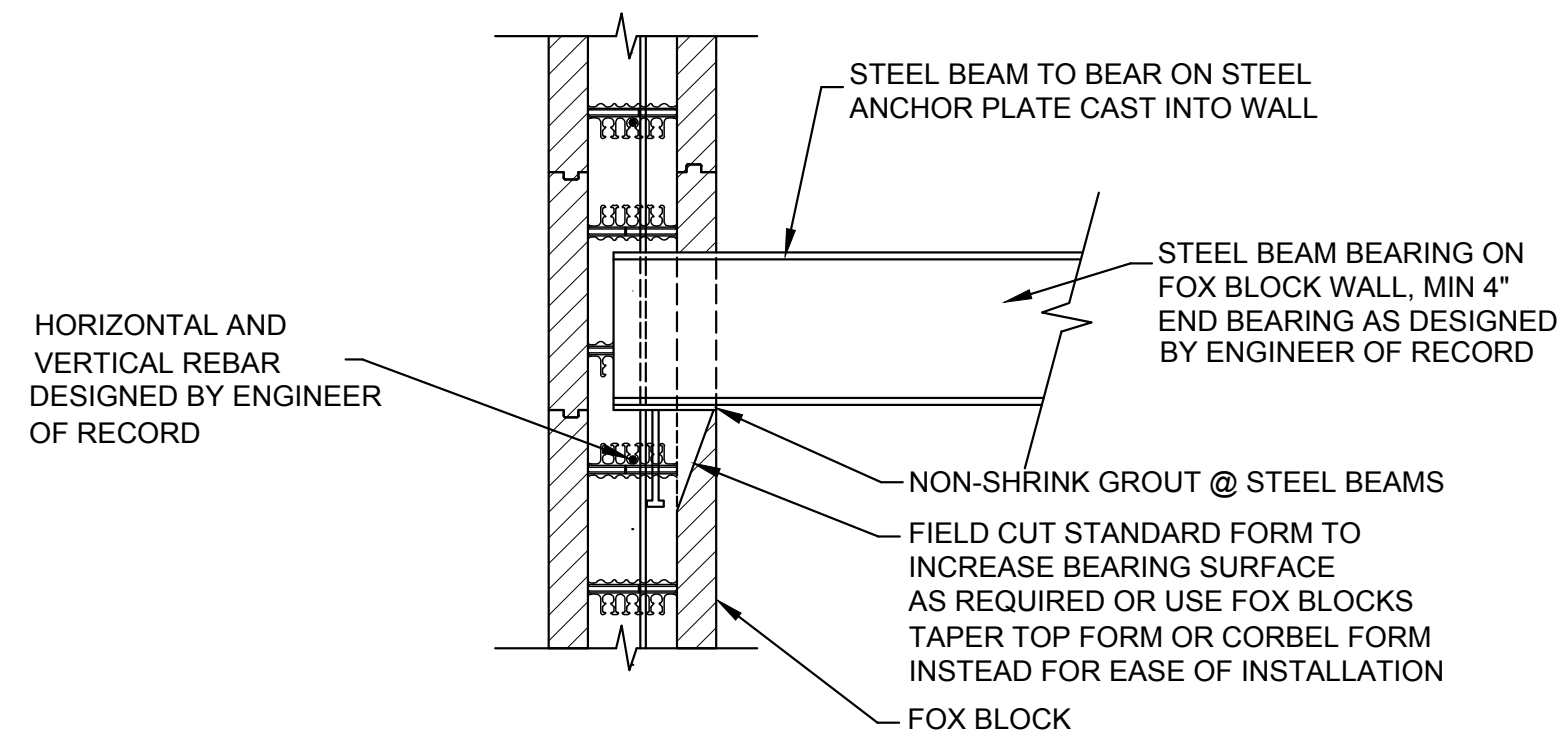
Drawn By: M.S.

Revision Date: 10/6/22

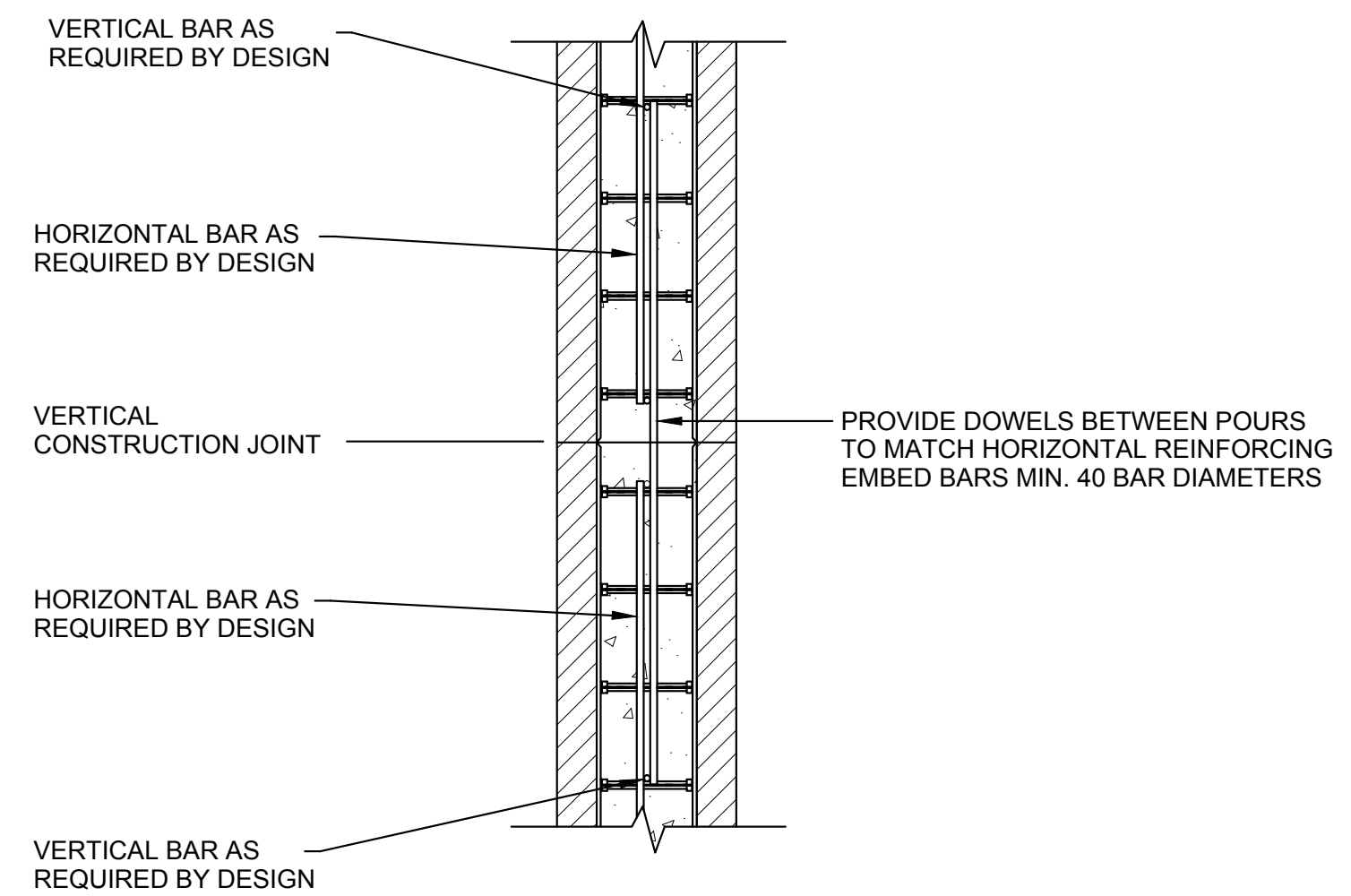
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BEAM POCKET DETAIL



VERTICAL CONTROL JOINT

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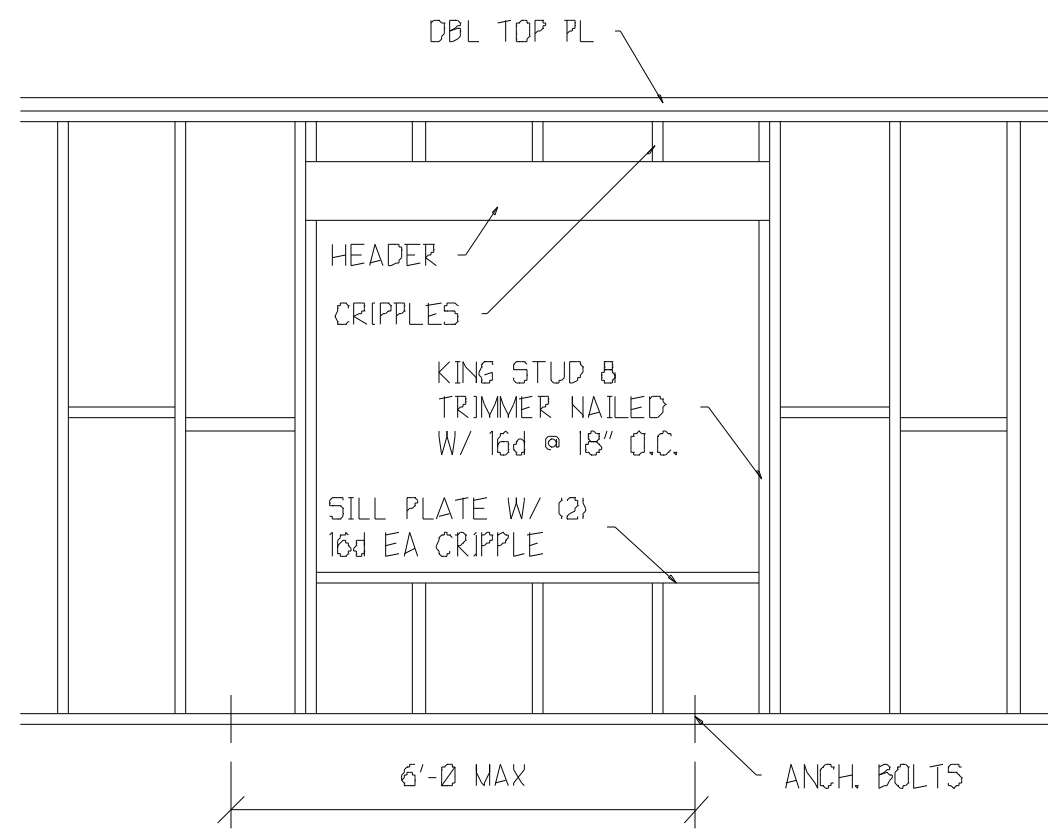
Drawn By: M.S.

Revision Date: 10/6/22

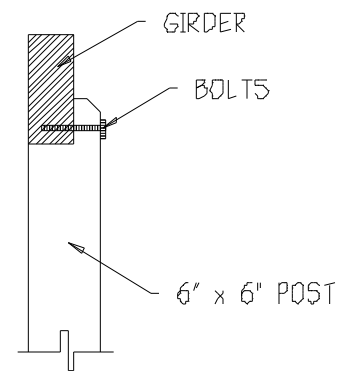
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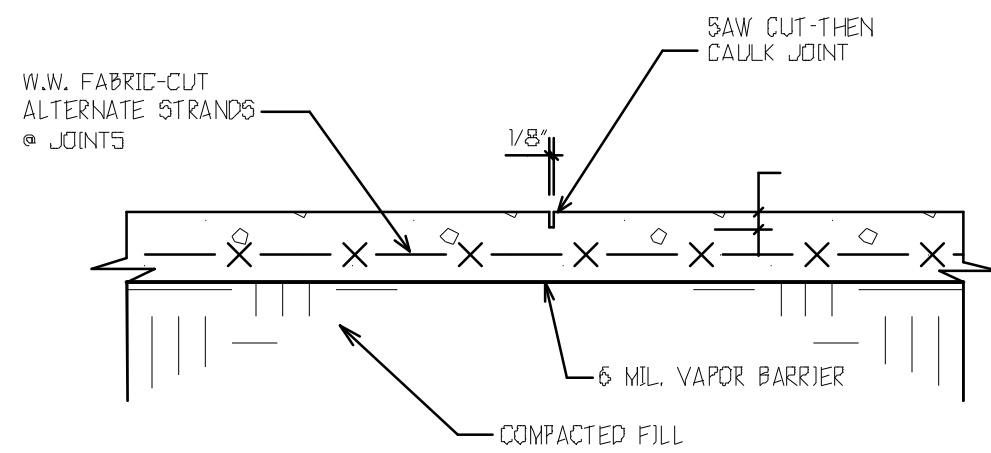


D WINDOW FRAMING



D POST/BEAM CON. 1/2 = 1'-0"

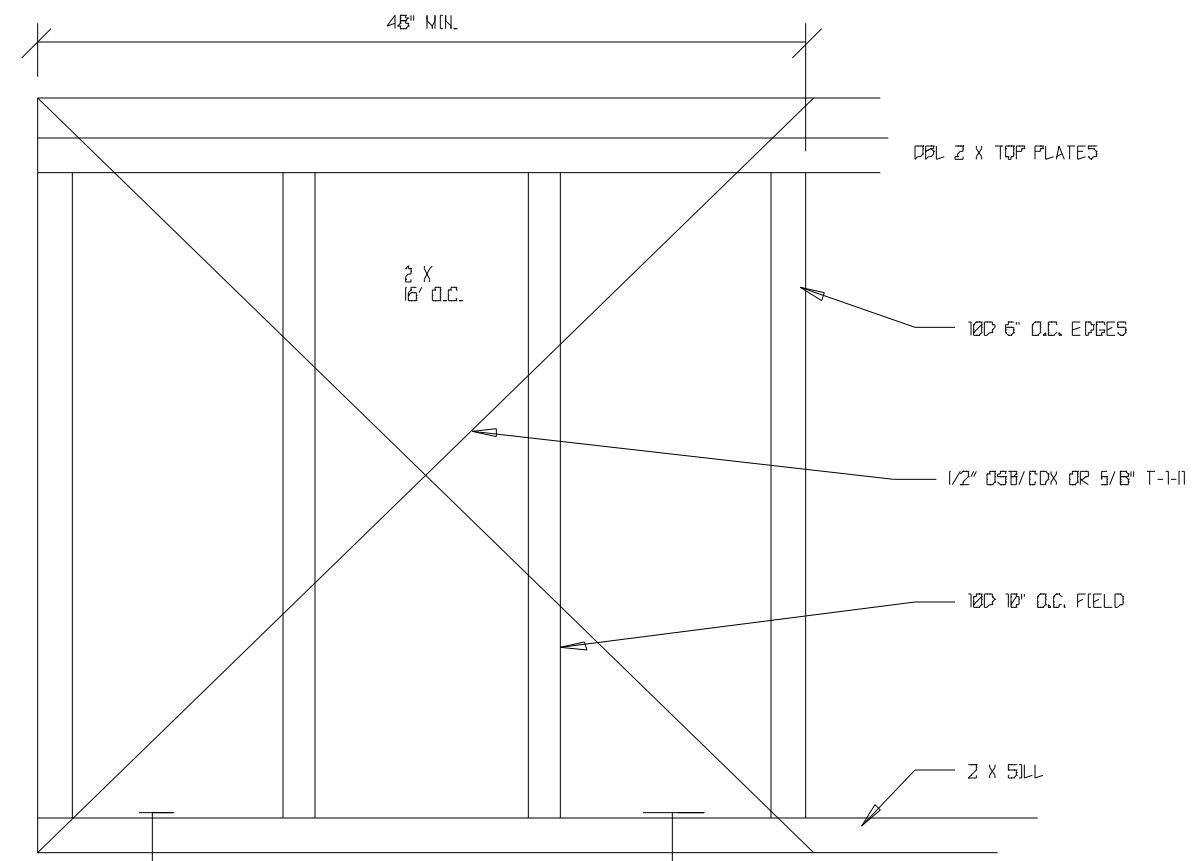
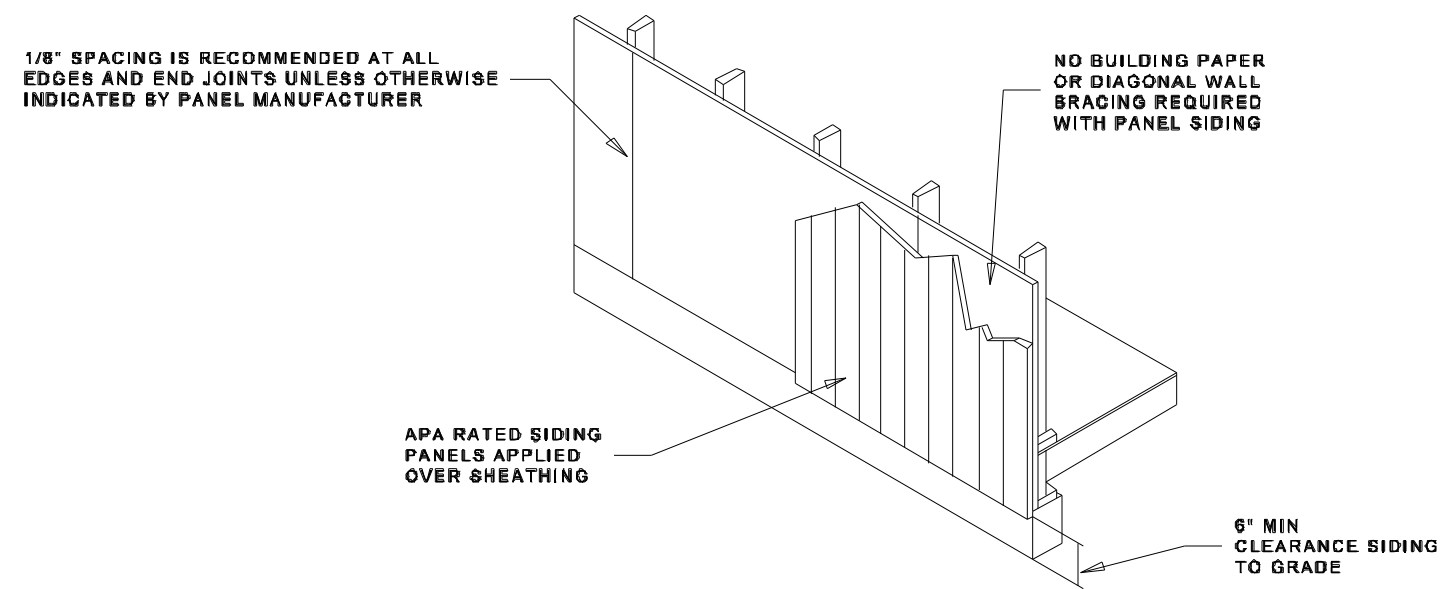
D = SLAB THICKNESS



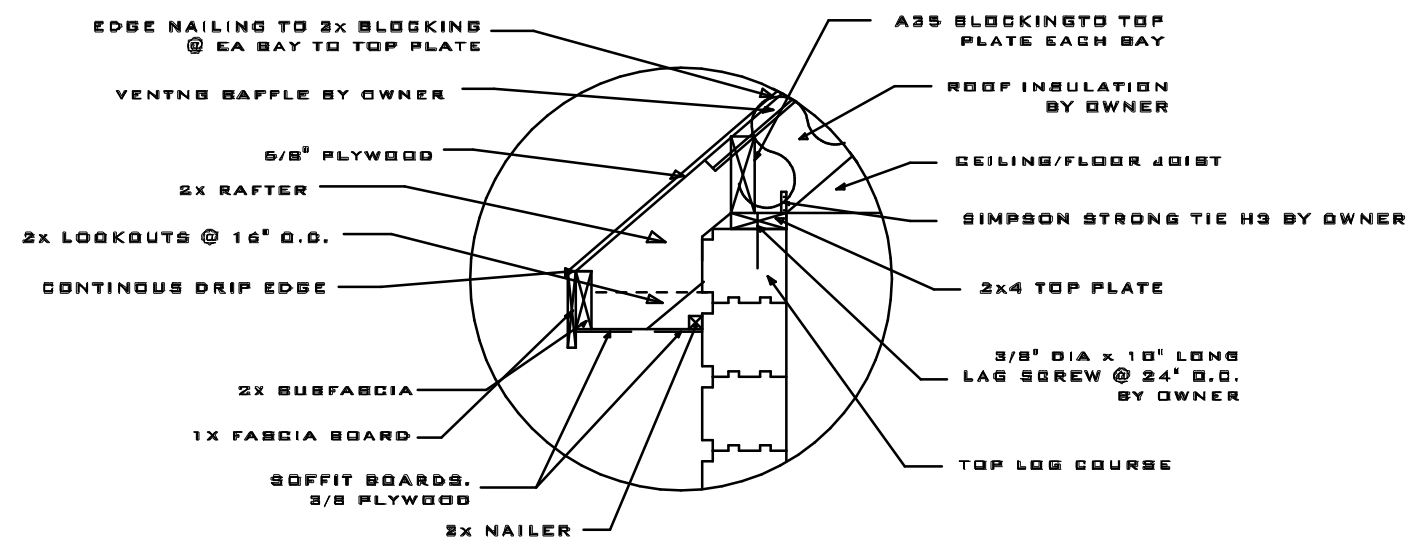
PROVIDE CONTROL JOINTS BETWEEN CONSTRUCTION JOINTS WITH SPACING NOT TO EXCEED IN FEET 3 TIMES THE SLAB THICKNESS IN INCHES IN EACH DIRECTION. CONTROL JOINTS TO BE FORMED WHILE CONCRETE IS STILL PLASTIC OR SAW CUT WITHIN 8 HOURS OF PLACING CONCRETE.

SAWED CONTROL JOINT

APA RATED SIDING (PANEL SIDING) OVER NAILABLE SHEATHING



D BRACED WALL 1/2 = 1'-0"



SOFFIT DETAIL R.1

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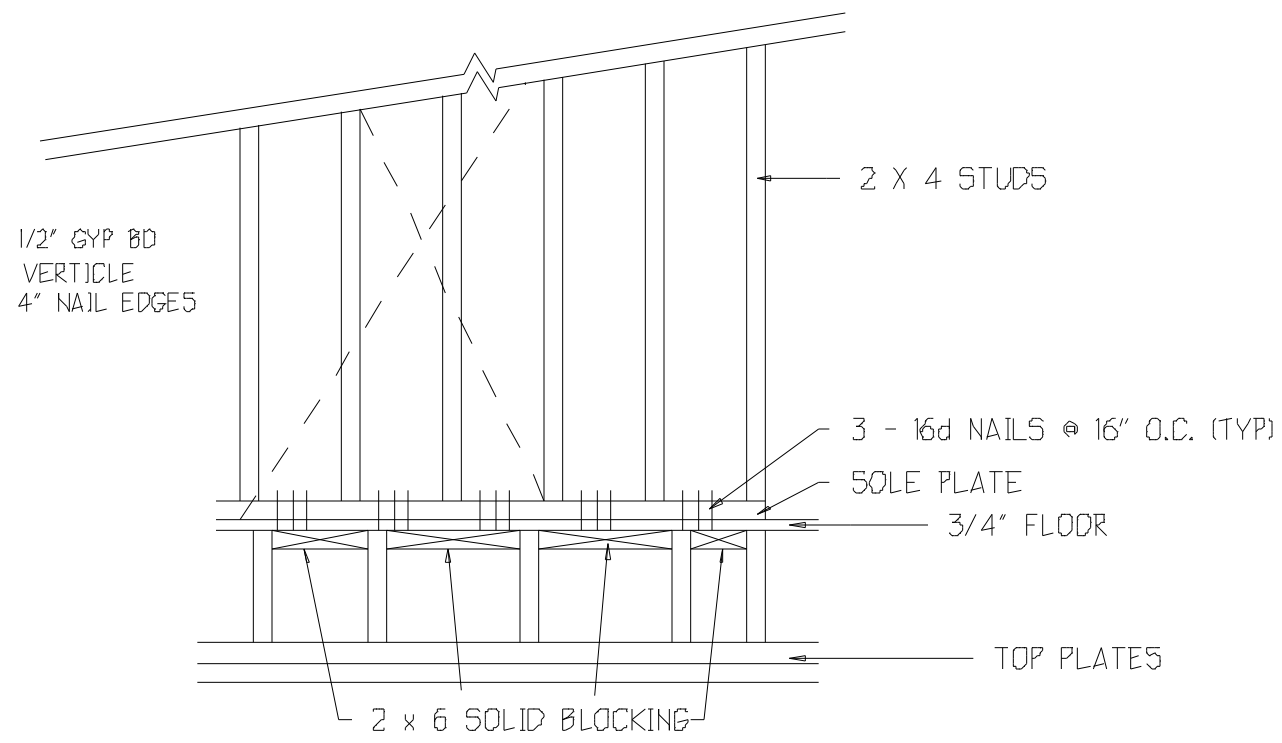
SNEADS FERRY, NC 28460

Scale:	NO SCALE
Date:	01/28/21
Drawn By:	M.S.
Revision Date:	10/6/22

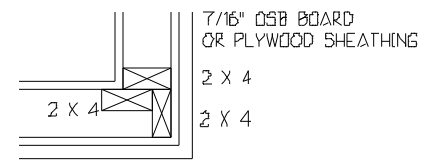
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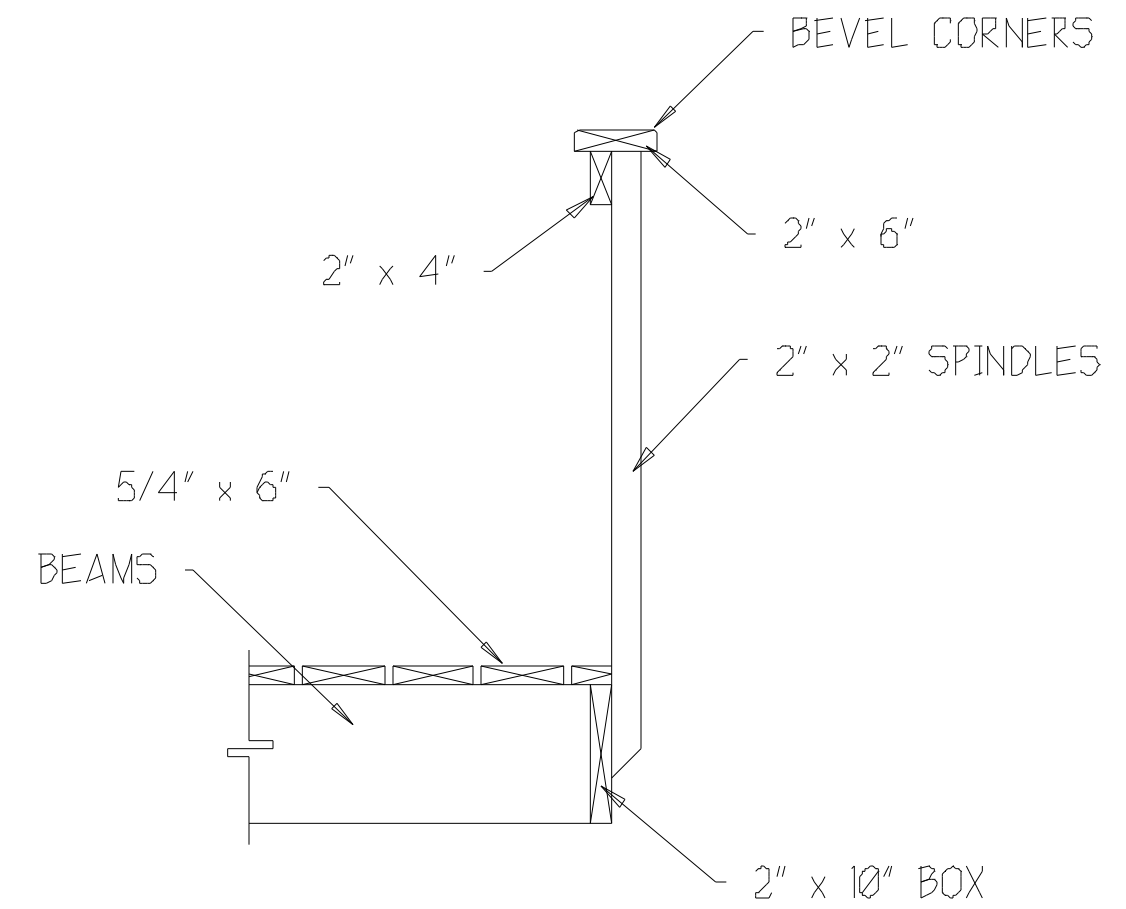
D6



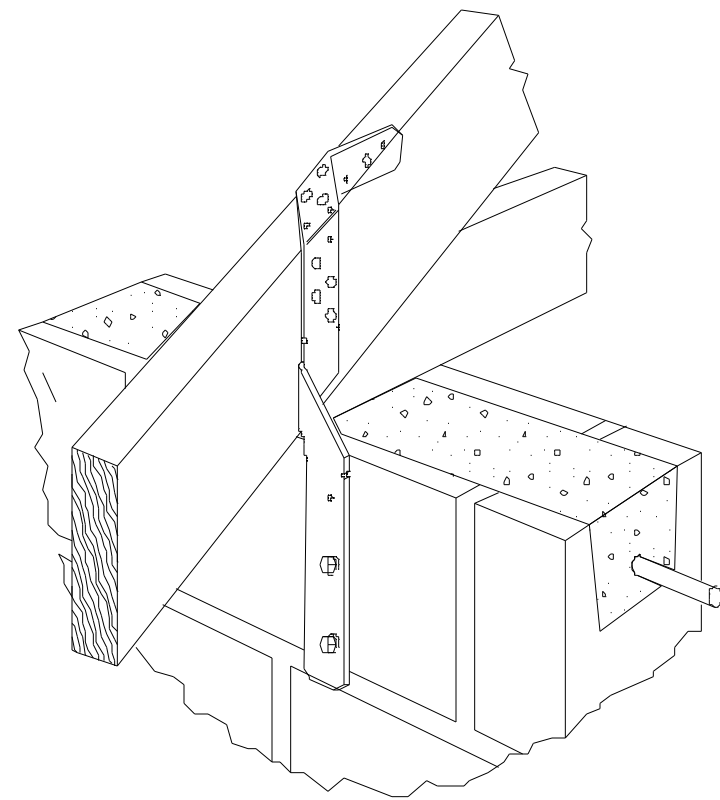
D BRACED WALL @ FLOOR 1" = 1'-0"



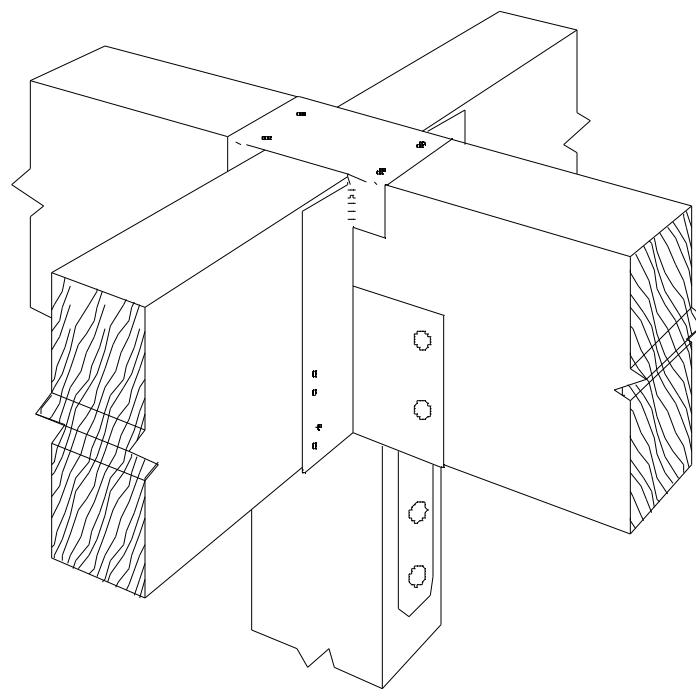
D WALL CORNER 1" = 1'-0"



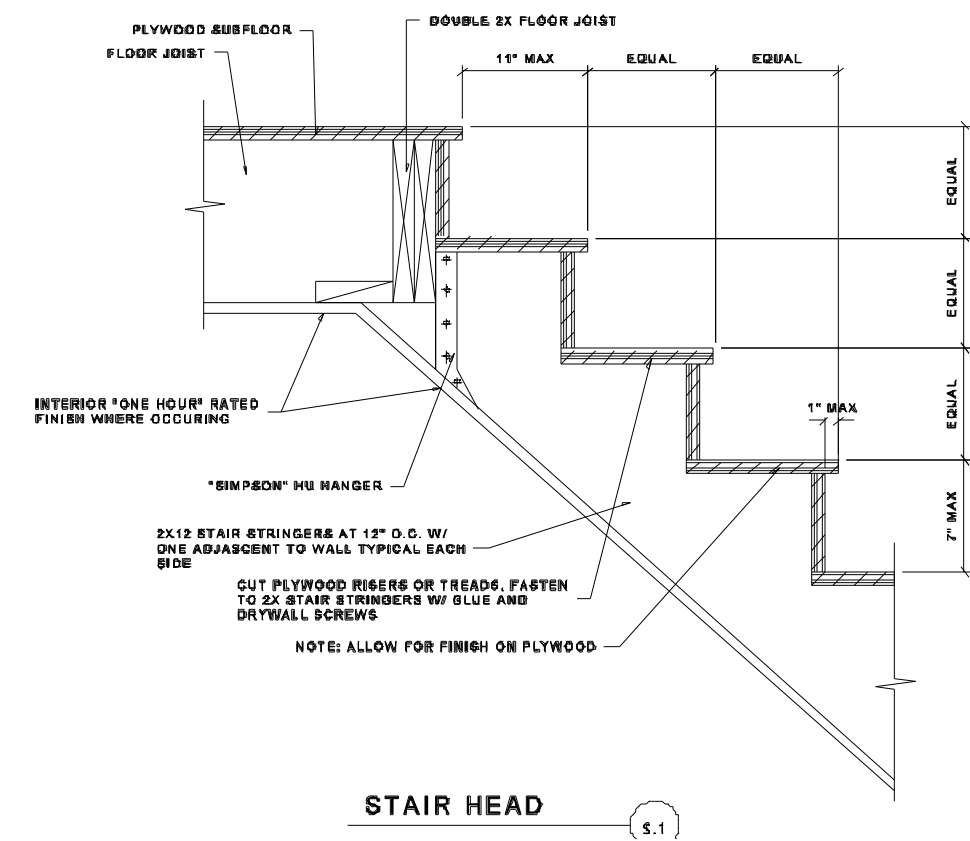
D RAILING DETAIL 1" = 1'-0"



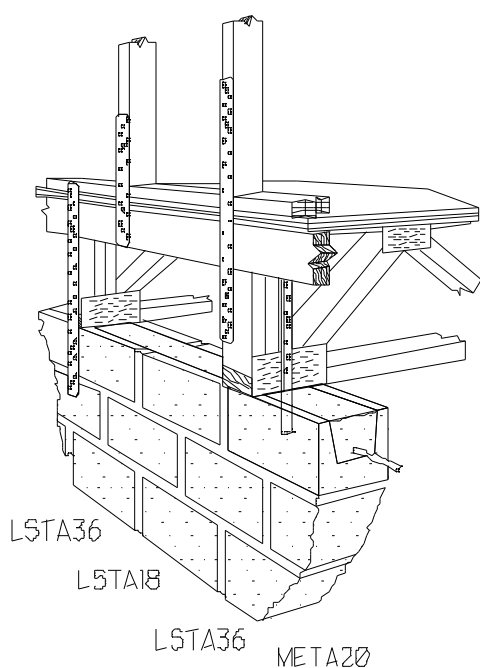
D SIMPSON STRONG - TIE MTSAM20 1" = 1'-0"



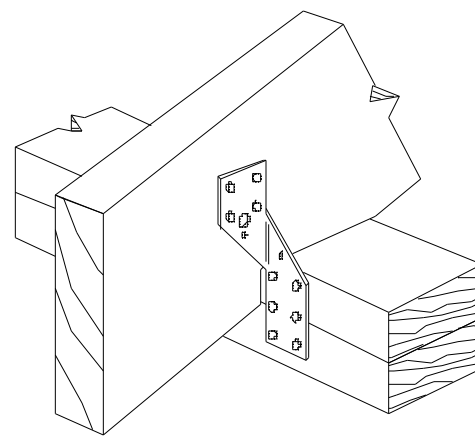
D SIMPSON STRONG - TIE CC WITH WD 1" = 1'-0"



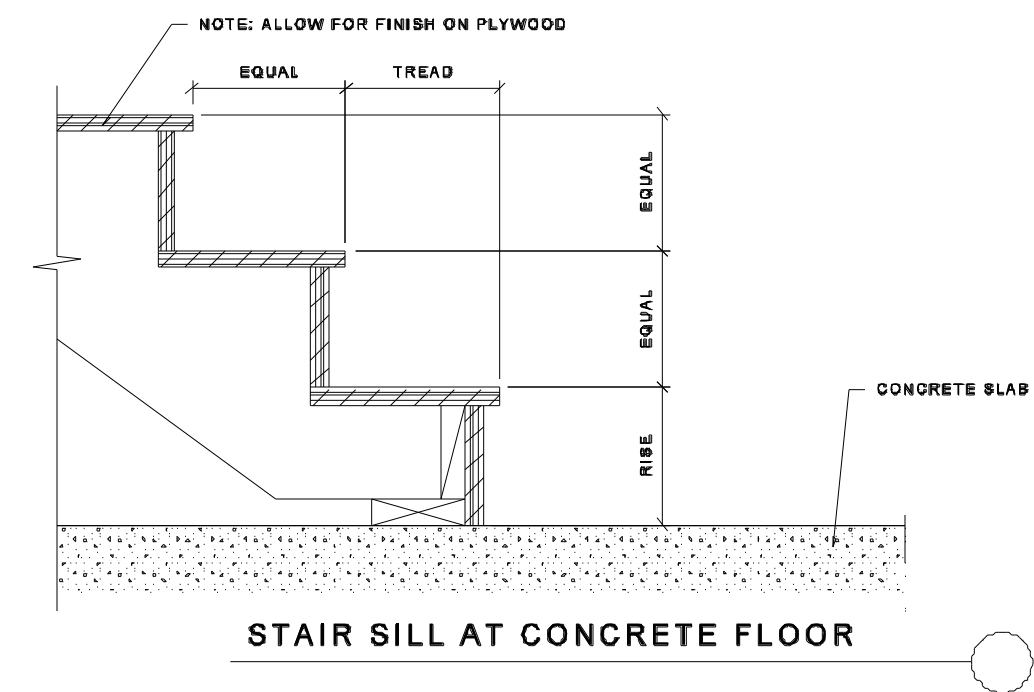
STAIR HEAD (S.1)



D SIMPSON STRONG - TIE FLOOR 2 FLOOR 1" = 1'-0"



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



STAIR SILL AT CONCRETE FLOOR

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