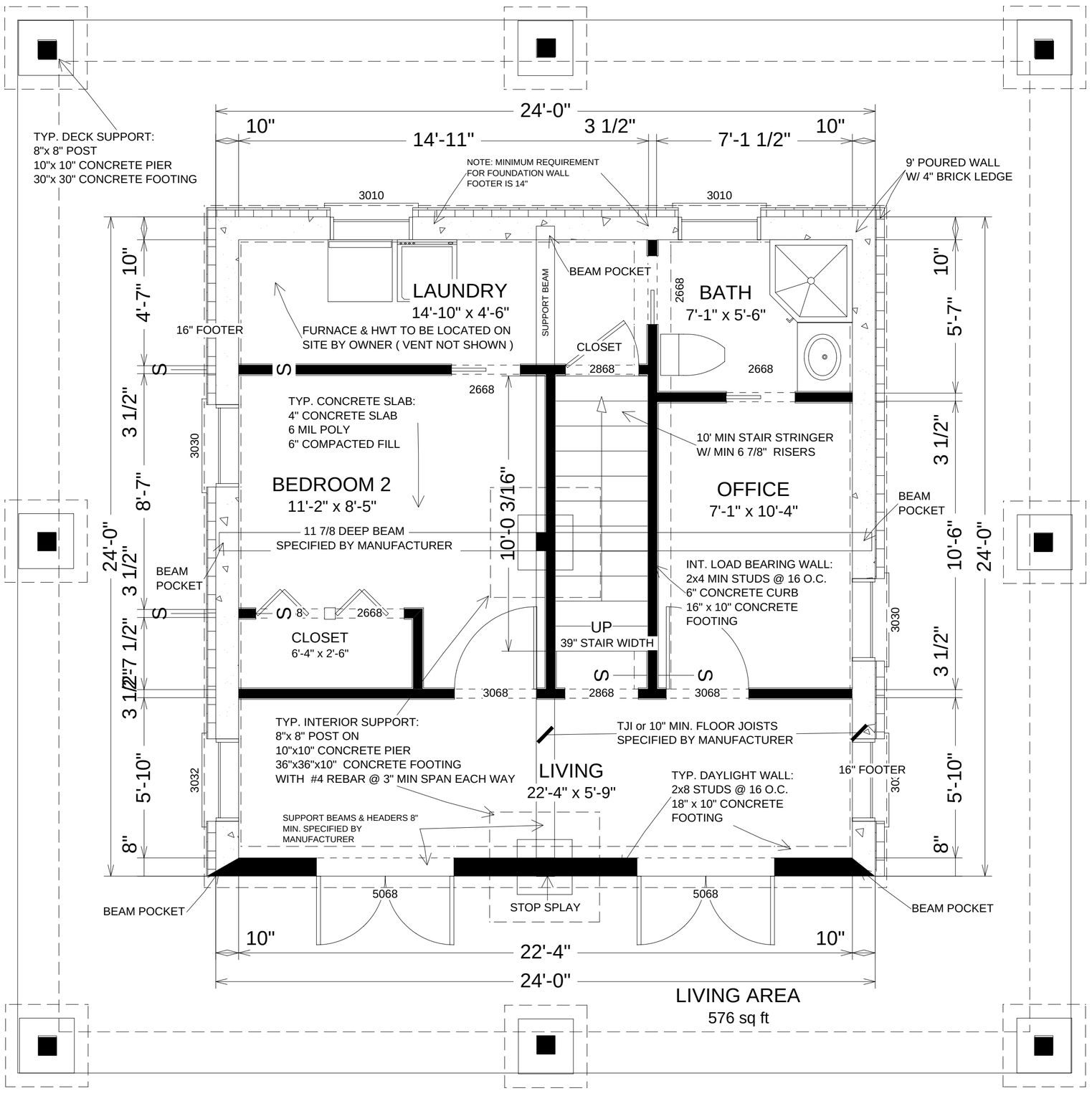
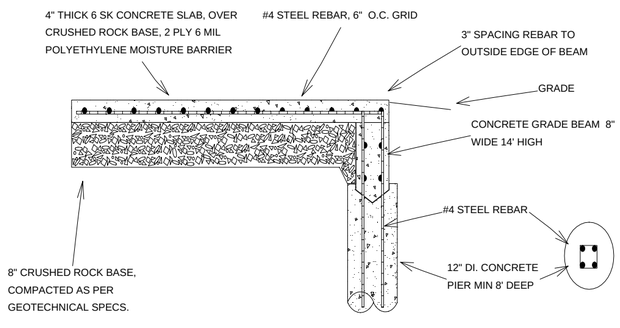


4 / A6 TYP. 2-STORY INTERIOR FOOTING

FOUNDATION - POURED CONCRETE 10" X 9' W/BL.

FDPL 10 09 04



NOTE:
BUILDER ASSUMES RESPONSIBILITY PERTAINING TO ALL POTIONS OF BUILDING AND / OR CONSTRUCTION

ORDER NUMBER 1

HOME OWNER: STOCKTON, Mike & Heather
DISTRIBUTOR: SNUFFY'S FARM BUILDING
SERIES: CUSTOM
MODEL: FOUNDATION

ORIGINAL SHEET SIZE 11x17
NO SCALE FULL SCALED DIMENSIONS ONLY
DRAWN BY: GB
DATE: 2005
PLOT SPECS: LONG CREEK, SC (supplied by others)
DRAWING NUMBER: 102254-19

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THIS DRAWING IS CONSIDERED PROPRIETORY

3D Building Plans
Design•Plan•Manage

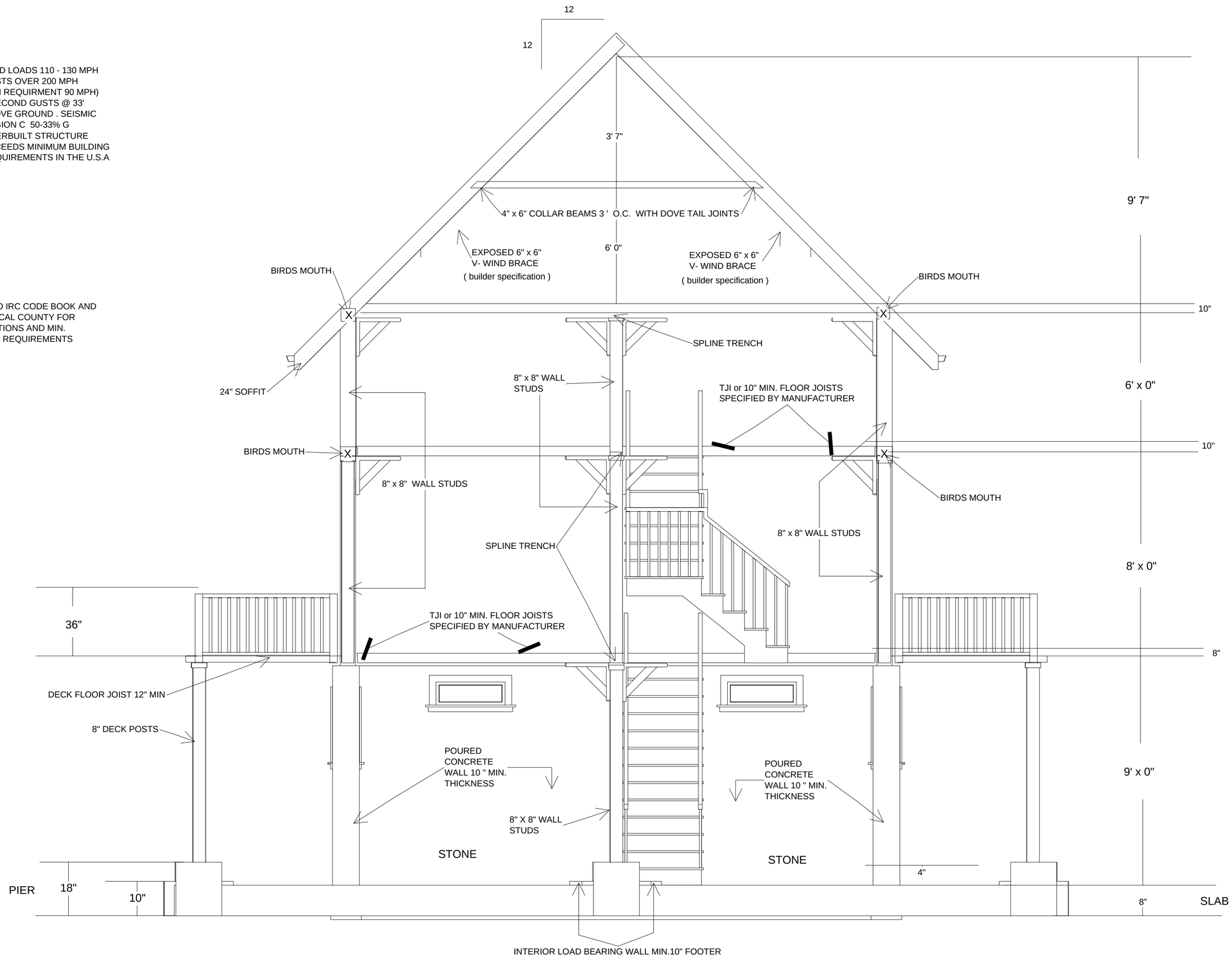
DATE: FEBRUARY

REVISIONS
CUSTOMER APPROVED DATE
DEALER APPROVED DATE

BY: SNUFFY'S FARM BUILDING

* WIND LOADS 110 - 130 MPH
GUSTS OVER 200 MPH
(MIN REQUIRMENT 90 MPH)
3 SECOND GUSTS @ 33'
ABOVE GROUND . SEISMIC
REGION C 50-33% G
OVERBUILT STRUCTURE
EXCEEDS MINIMUM BUILDING
REQUIREMENTS IN THE U.S.A

NOTE:
REFER TO IRC CODE BOOK AND
YOUR LOCAL COUNTY FOR
RESTRICTIONS AND MIN.
BUILDING REQUIREMENTS



ORDER NUMBER 1

HOME OWNER: STOCKTON, Mike & Heather
DISTRIBUTOR: SNUFFY'S FARM BUILDING
SERIES: CUSTOM
MODEL: TIMBER FRAME
CROSS SECTION

ORIGINAL SHEET SIZE 11x17
NO SCALE FULL SCALED DIMENSIONS ONLY
DRAWN BY: GB
DATE: 2005
PLOT SPECS
DRAWING NUMBER: 102254-19

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3D Building Plans
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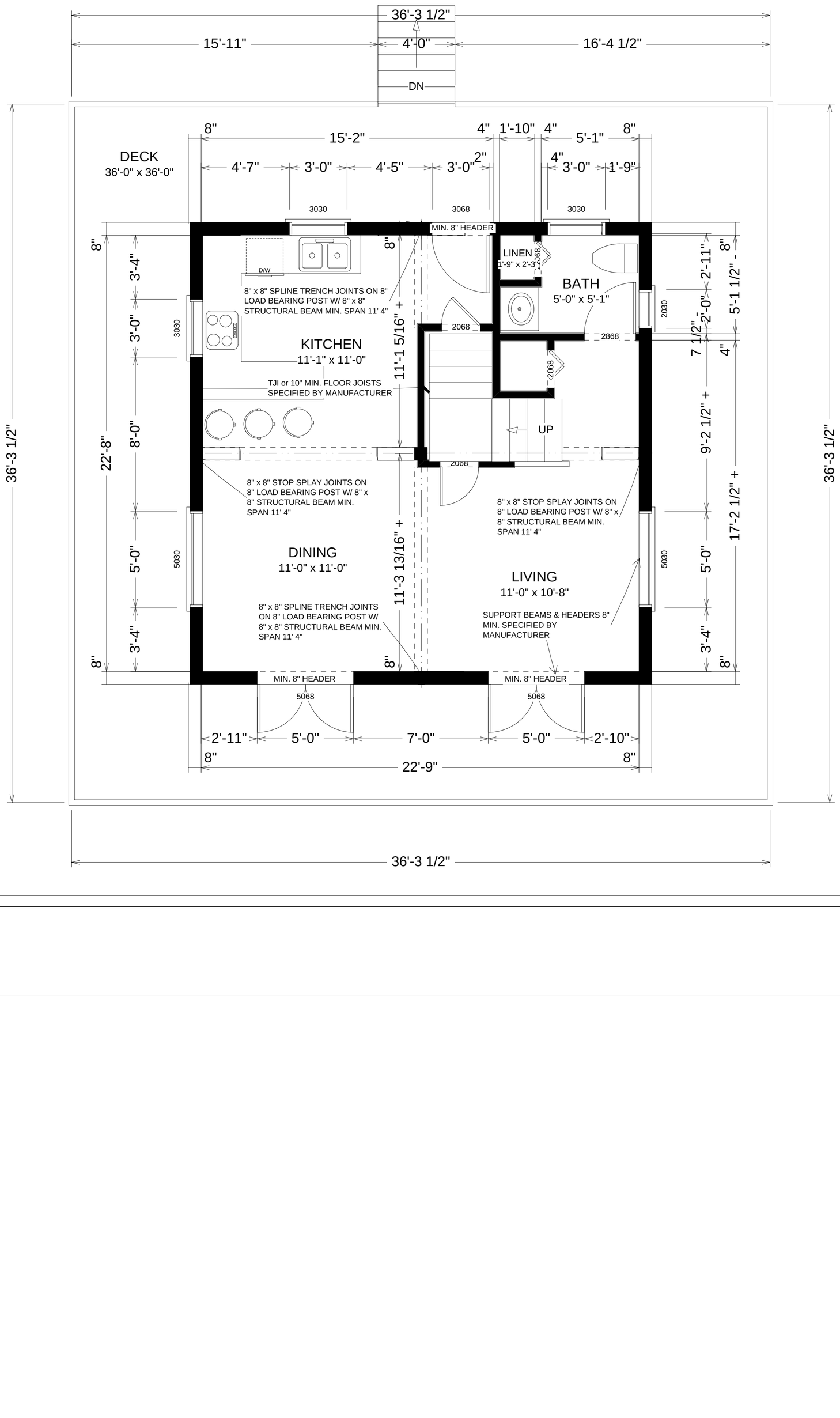
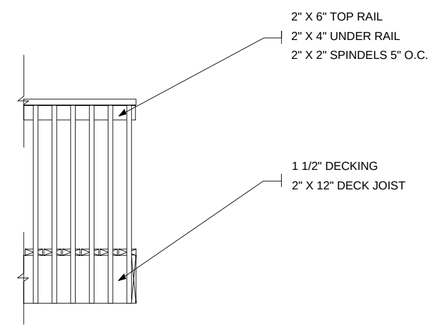
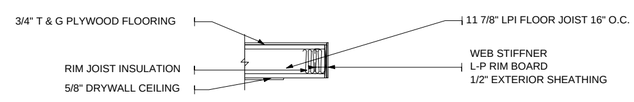
REVISIONS
BY
DATE
CUSTOMER APPROVED X
DATE
DEALER APPROVED
DATE





DECK SYSTEM 2" X 12" W/ 1 1/2" DECKING

DDL 12 1.5 00



WOOD FLOOR SYSTEM 11 7/8" LPI W/ CEILING

FLP 12 .75 .62

LIVING AREA
576 sq ft

REFER TO IRC CODE BOOK AND YOUR LOCAL COUNTY FOR RESTRICTIONS AND MIN. BUILDING REQUIREMENTS

NOTE:
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ORDER NUMBER 1

HOME OWNER: STOCKTON, Mike & Heather
DISTRIBUTOR: SNUFFY'S FARM BUILDING
SERIES: TIMBER FRAME
MODEL: MAIN FLOOR
ORIGINAL SHEET SIZE 11x17: NO SCALE FULL SCALED DIMENSIONS ONLY
DRAWN BY: GB
DATE: 2005
PLOT SPECS:
DRAWING NUMBER: 102254-19

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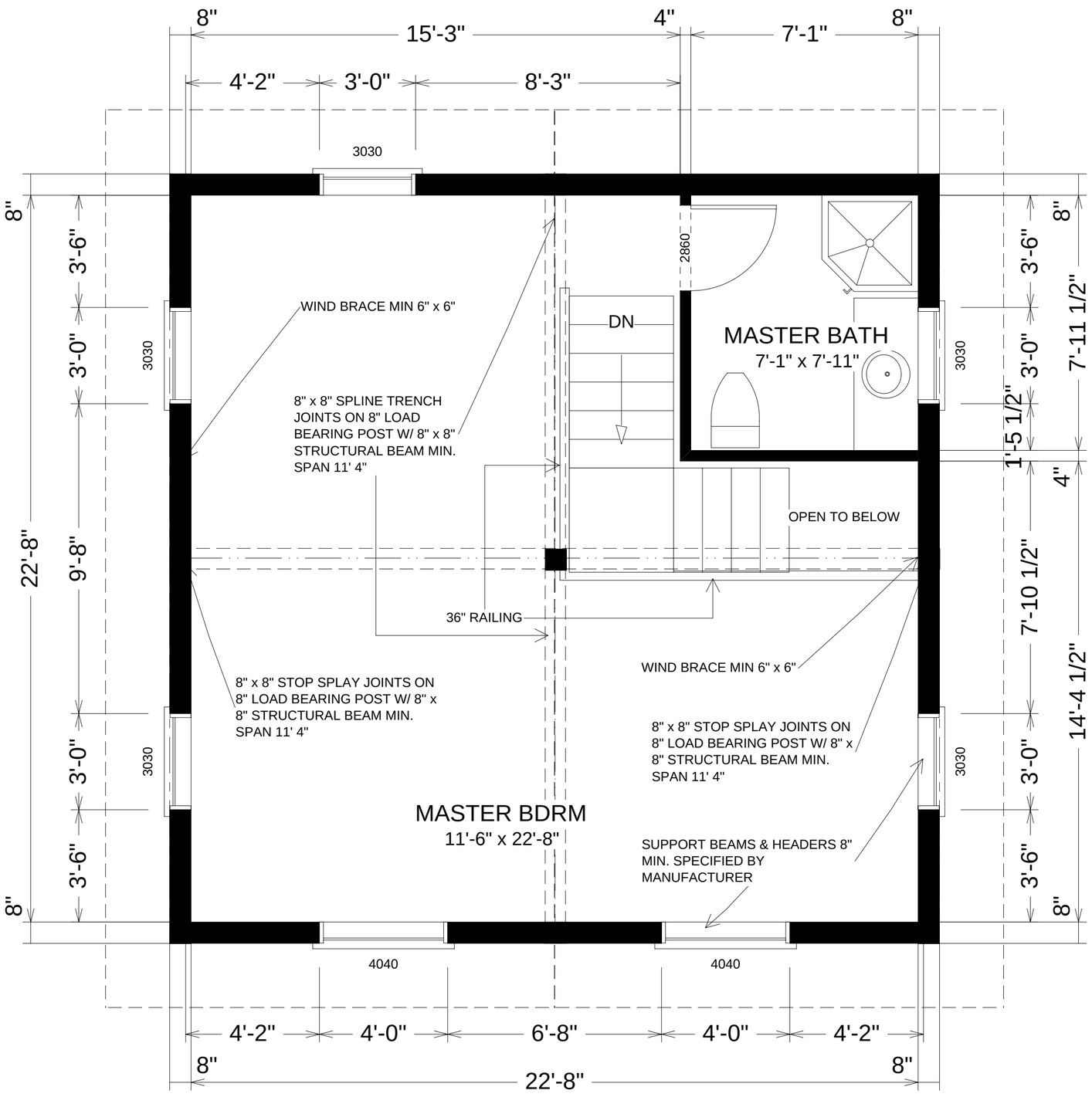
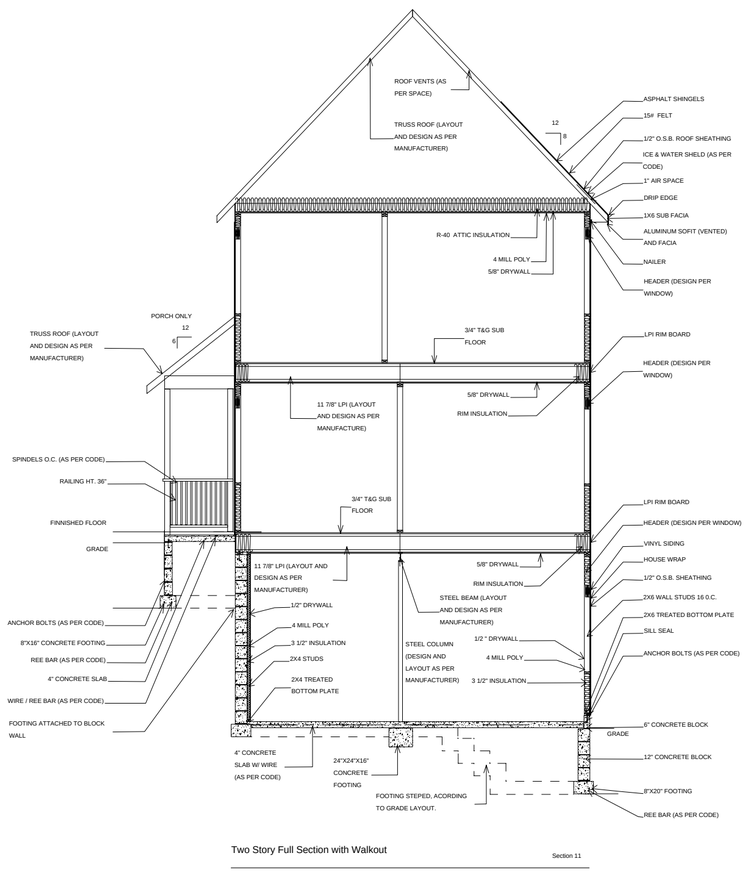
REVISIONS | DATE | BY
CUSTOMER APPROVED X
DEALER APPROVED





Two Story Full Section with Walkout

Section 11

NOTE:
BUILDER ASSUMES RESPONSIBILITY PERTAINING TO ALL POTIONS OF BUILDING AND / OR CONSTRUCTION

LIVING AREA
576 sq ft

REFER TO IRC CODE BOOK AND YOUR LOCAL COUNTY FOR RESTRICTIONS AND MIN. BUILDING REQUIREMENTS

ORDER NUMBER 1

HOME OWNER: STOCKTON, Mike & Heather
DISTRIBUTOR: SNUFFY'S FARM BUILDING
SERIES: CUSTOM
MODEL: MASTER BEDROOM FLOOR
ORIGINAL SHEET SIZE 11x17: NO SCALE FULL SCALED DIMENSIONS ONLY
DRAWN BY: GB
DATE: 2005
PLOT SPECS:
DRAWING NUMBER: 102254-19

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3D Building Plans
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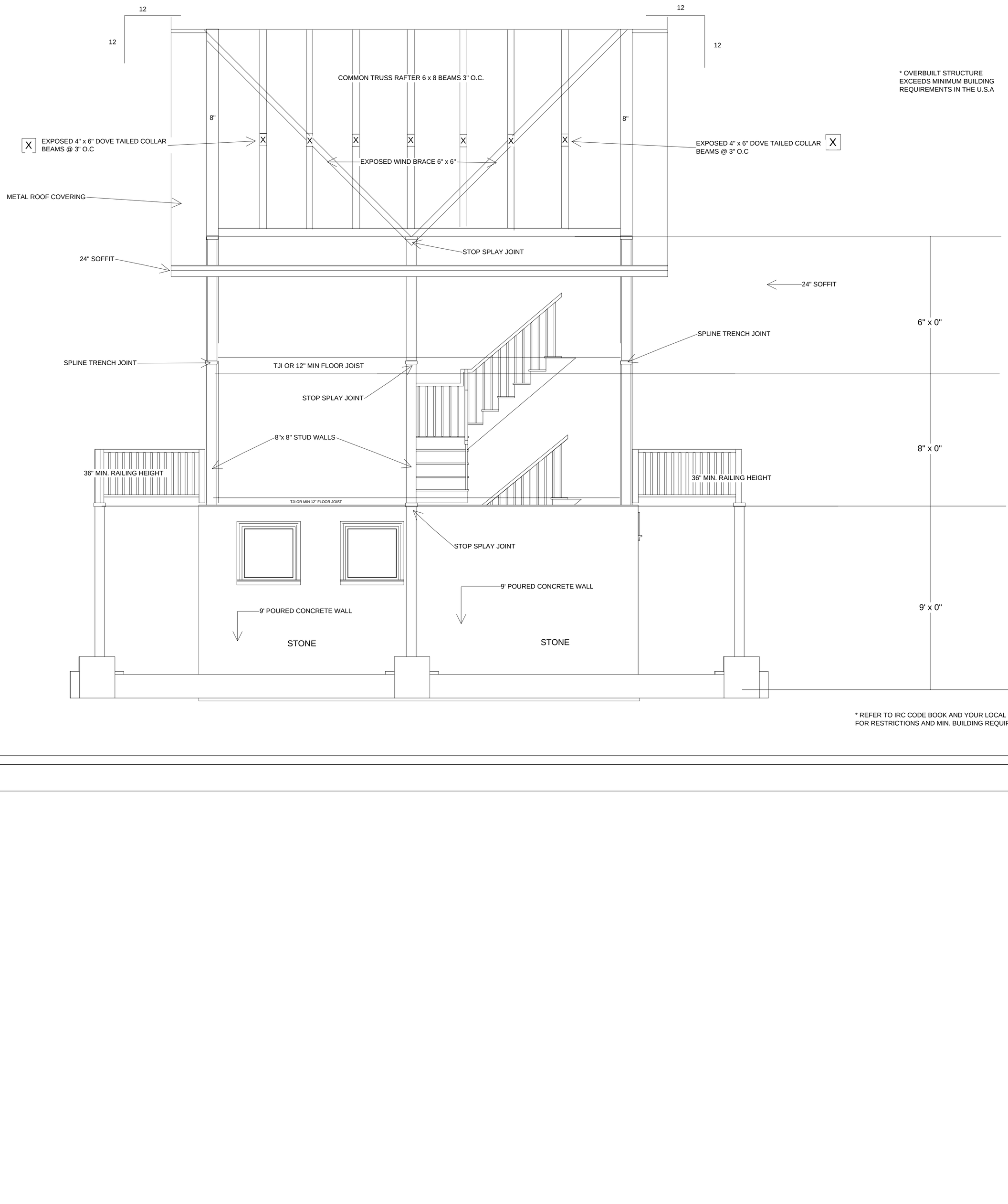
DATE
REVISIONS
BY
CUSTOMER APPROVED X DATE
DEALER APPROVED DATE



ORDER NUMBER 1

HOME OWNER: STOCKTON, Mike & Heather

DISTRIBUTOR: SNUFFY'S FARM BUILDING

SERIES: TIMBER FRAME

MODEL: CUSTOM

SIDE ELEVATION

ORIGINAL SHEET SIZE 11x17
NO SCALE FULL SCALED DIMENSIONS ONLY

DRAWN BY: GB

DATE: 2005

PLOT SPECS

DRAWING NUMBER: 102254-19

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3D Building Plans
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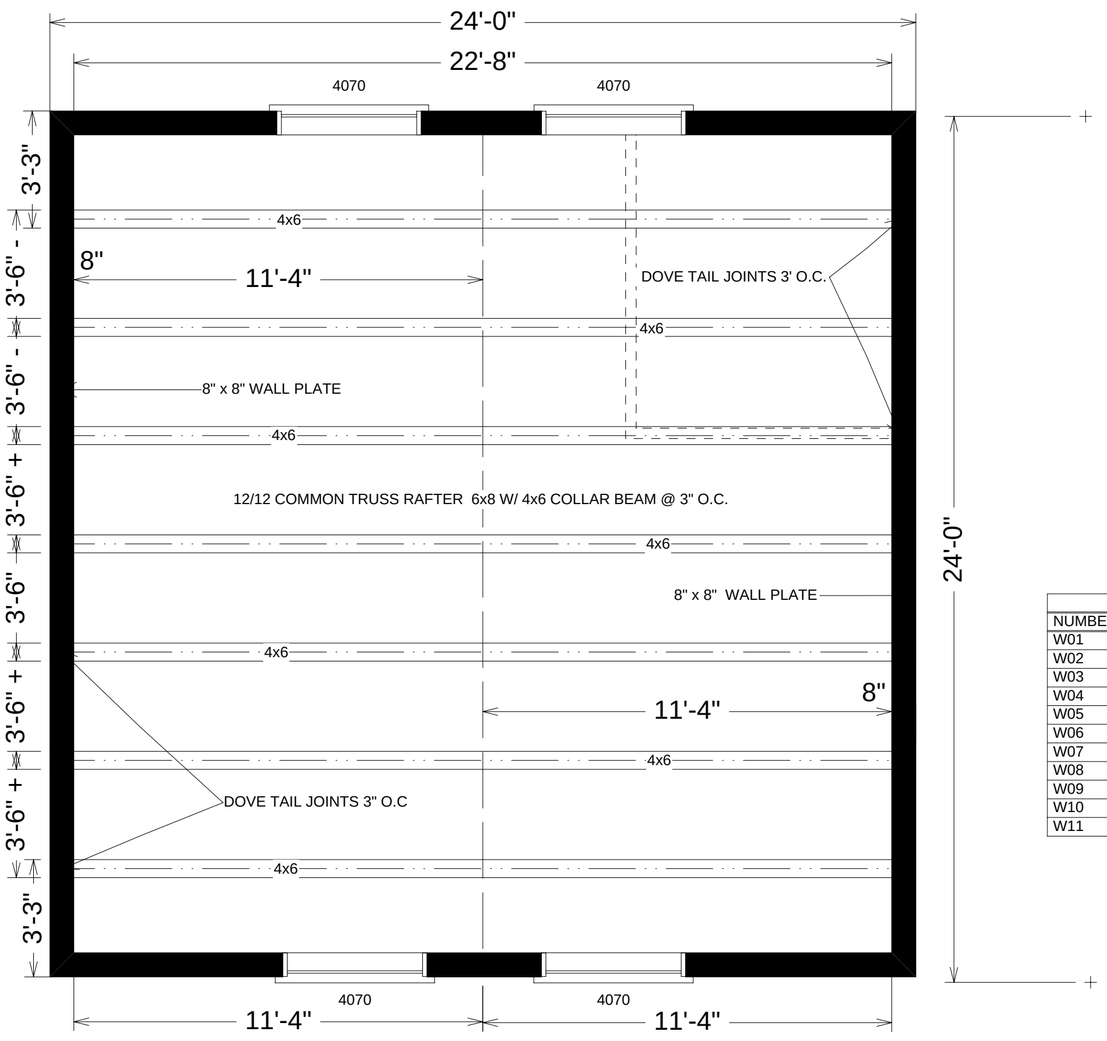
REVISIONS

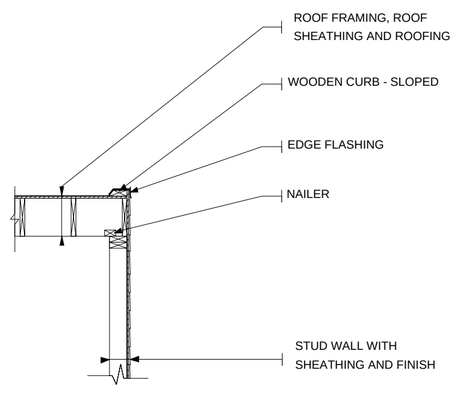
BY		DATE

CUSTOMER APPROVED X DATE

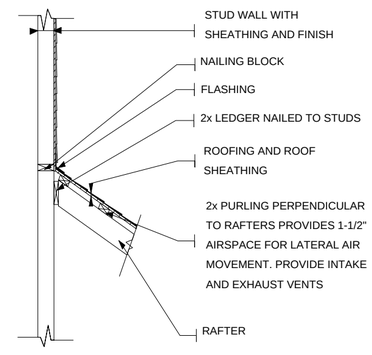
DEALER APPROVED DATE



ROOF PLAN



Curbed Roof Edge



Shed Roof With Purling

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	QTY	NUMBER
W01	2	0	3010	36"X12"	36 "	12 "	37X13 1/2	FIXED GLASS	2X7X40 (2)	2	W01
W02	3	0	3030	36"X36"	36 "	36 "	37X37 1/2	FIXED GLASS	2X7X40 (2)	3	W02
W03	1	0	3032	36"X38"	36 "	38 "	37X39 1/2	FIXED GLASS	2X7X40 (2)	1	W03
W04	1	1	2030	24"X36"	24 "	36 "	25X37 1/2	FIXED GLASS	2X12X28 (2)	1	W04
W05	3	1	3030	36"X36"	36 "	36 "	37X37 1/2	FIXED GLASS	2X12X40 (2)	3	W05
W06	2	1	5030	60"X36"	60 "	36 "	61X37 1/2	FIXED GLASS	2X12X64 (2)	2	W06
W07	1	2	3030	36"X36"	36 "	36 "	37X37 1/2	FIXED GLASS	2X10X40 (2)	1	W07
W08	4	2	3030	36"X36"	36 "	36 "	37X37 1/2	FIXED GLASS	2X8X40 (2)	4	W08
W09	2	2	4040	48"X48"	48 "	48 "	49X49 1/2	FIXED GLASS	2X6X52 (2)	2	W09
W10	1	3	4070	48"X84"	48 "	84 "	49X85 1/2	FIXED GLASS	2X12X52 (2)	1	W10
W11	3	3	4070	48"X84"	48 "	84 "	49X85 1/2	FIXED GLASS	2X7X52 (2)	3	W11

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS,STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUREMENTS.

DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	HINGE	HANDLE	EXT. HANDLE	LOCK	EXT. LOCK	COMMENTS	QTY	NUMBER
D01	2	0	2668	30X80"	30 "	80 "	31X81 1/2	BIFOLD	2X6X34 (2)	1 3/8							2	D01
D02	2	0	2668	30X80X1 3/8"	30 "	80 "	31X81 1/2	POCKET 3 PANEL	2X12X34 (2)	AIN ST 1 3/8	D BROWN						2	D02
D03	1	0	2668	30X80X1 3/8"	30 "	80 "	31X81 1/2	POCKET 3 PANEL	2X6X34 (2)	AIN ST 1 3/8	D BROWN						1	D03
D04	1	0	2868	32X80X1 3/8"	32 "	80 "	33X81 1/2	3 PANEL - WOODC	2X12X36 (2)	NED BI 1 3/8	N	HINGE: HIDDEN (2)	HANDLE: NONE	HANDLE: NONE	LOCK: NONE	LOCK: NONE		1	D04
D05	2	0	3068	36X80X1 3/8"	36 "	80 "	37X81 1/2	3 PANEL - WOODC	2X7X40 (2)	INED BI 1 3/8	N	HINGE: HIDDEN (2)	HANDLE: NONE	HANDLE: NONE	LOCK: NONE	LOCK: NONE		2	D05
D06	2	0	5068	30X80X1 3/4"	30 "	80 "	61X81 1/2	EXT. 3 PANEL - W	2X11X64 (2)	STAIN 1 3/4	ROWN	HINGE: HIDDEN (3)	HANDLE: LEVER (DEC	HANDLE: EXTERIOR H	LOCK: DEAD BOLT (INT	LOCK: DEAD BOLT (EX TERIOR)		2	D06
D07	1	1	11068	22X80"	22 "	80 "	23X81 1/2	BIFOLD	2X12X26 (2)	1 3/8								1	D07
D08	1	1	2068	23 1/2X80"	23 1/2 "	80 "	24 1/2X81 1/2	BIFOLD	2X12X27 1/2 (2)	1 3/8								1	D08
D09	1	1	2068	24X80X1 3/8"	24 "	80 "	25X81 1/2	3 PANEL - WOODC	2X12X28 (2)	NED BI 1 3/8	N	HINGE: HIDDEN (2)	HANDLE: NONE	HANDLE: NONE	LOCK: NONE	LOCK: NONE		1	D09
D10	1	1	2068	24X80X1 3/8"	24 "	80 "	25X81 1/2	3 PANEL - WOODC	2X6X28 (2)	INED BI 1 3/8	N	HINGE: HIDDEN (2)	HANDLE: NONE	HANDLE: NONE	LOCK: NONE	LOCK: NONE		1	D10
D11	1	1	2868	32X80X1 3/8"	32 "	80 "	33X81 1/2	3 PANEL - WOODC	2X12X36 (2)	NED BI 1 3/8	N	HINGE: HIDDEN (2)	HANDLE: NONE	HANDLE: NONE	LOCK: NONE	LOCK: NONE		1	D11
D12	1	1	3068	36X80X1 3/4"	36 "	80 "	37X81 1/2	EXT. HINGED-DEF	2X10X40 (2)	1 3/4		HINGE: HIDDEN (3)	HANDLE: LEVER (DEC	HANDLE: EXTERIOR H	LOCK: DEAD BOLT (INT	LOCK: DEAD BOLT (EX TERIOR)		1	D12
D13	1	1	5068	30X80X1 3/4"	30 "	80 "	61X81 1/2	EXT. 3 PANEL - W	2X5X64 (2)	STAIN 1 3/4	ROWN	HINGE: HIDDEN (3)	HANDLE: LEVER (DEC	HANDLE: EXTERIOR H	LOCK: DEAD BOLT (INT	LOCK: DEAD BOLT (EX TERIOR)		1	D13
D14	1	1	5068	30X80X1 3/4"	30 "	80 "	61X81 1/2	EXT. HINGED-DEF	2X6X64 (2)	1 3/4		HINGE: HIDDEN (3)	HANDLE: LEVER (DEC	HANDLE: EXTERIOR H	LOCK: DEAD BOLT (INT	LOCK: DEAD BOLT (EX TERIOR)		1	D14
D15	1	2	2860	32X72X1 3/8"	32 "	72 "	33X73 1/2	3 PANEL - WOODC	2X0X36 (2)	INED BI 1 3/8	N	HINGE: HIDDEN (2)	HANDLE: NONE	HANDLE: NONE	LOCK: NONE	LOCK: NONE		1	D15

ORDER NUMBER 1

HOME OWNER: STOCKTON, Mike & Heather
DISTRIBUTOR: SNUFFY'S FARM BUILDING
SERIES: TIMBER FRAME
MODEL: CUSTOM
ROOF PLAN & SCHEDULES

ORIGINAL SHEET SIZE 11x17
NO SCALE FULL SCALED DIMENSIONS ONLY
DRAWN BY: GB
DATE: 2005
PLOT SPECS:
DRAWING NUMBER: 102254-19

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3D Building Plans
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REVISIONS
DATE
BY
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DATE
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* OVERBUILT STRUCTURE
EXCEEDS MINIMUM BUILDING
REQUIREMENTS IN THE U.S.A

* REFER TO IRC CODE BOOK
AND YOUR LOCAL CONTACT FOR
RESTRICTIONS AND MIN.
BUILDING REQUIREMENTS

* OVERBUILT STRUCTURE EXCEEDS MINIMUM BUILDING REQUIREMENTS IN THE U.S.A

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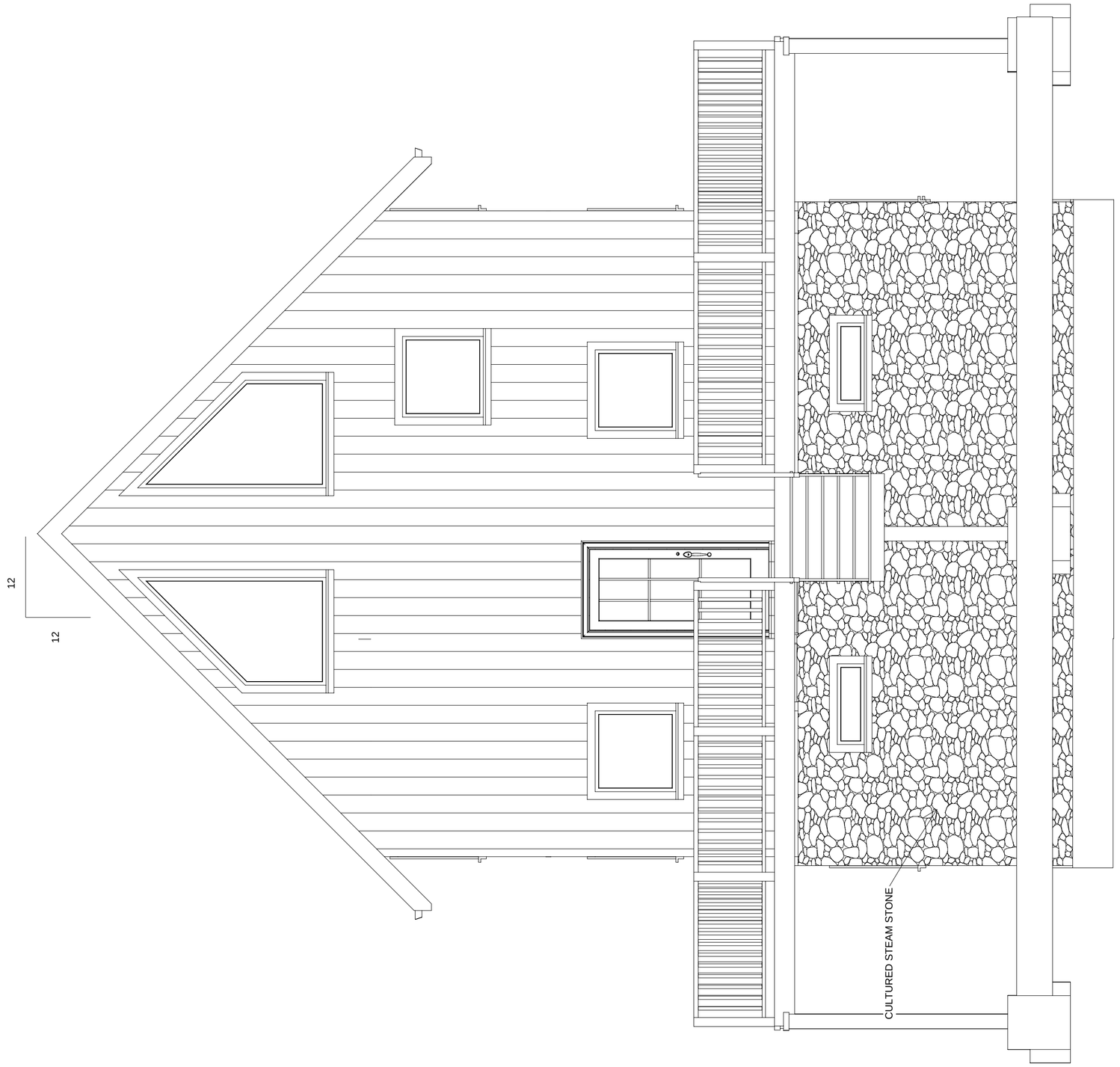

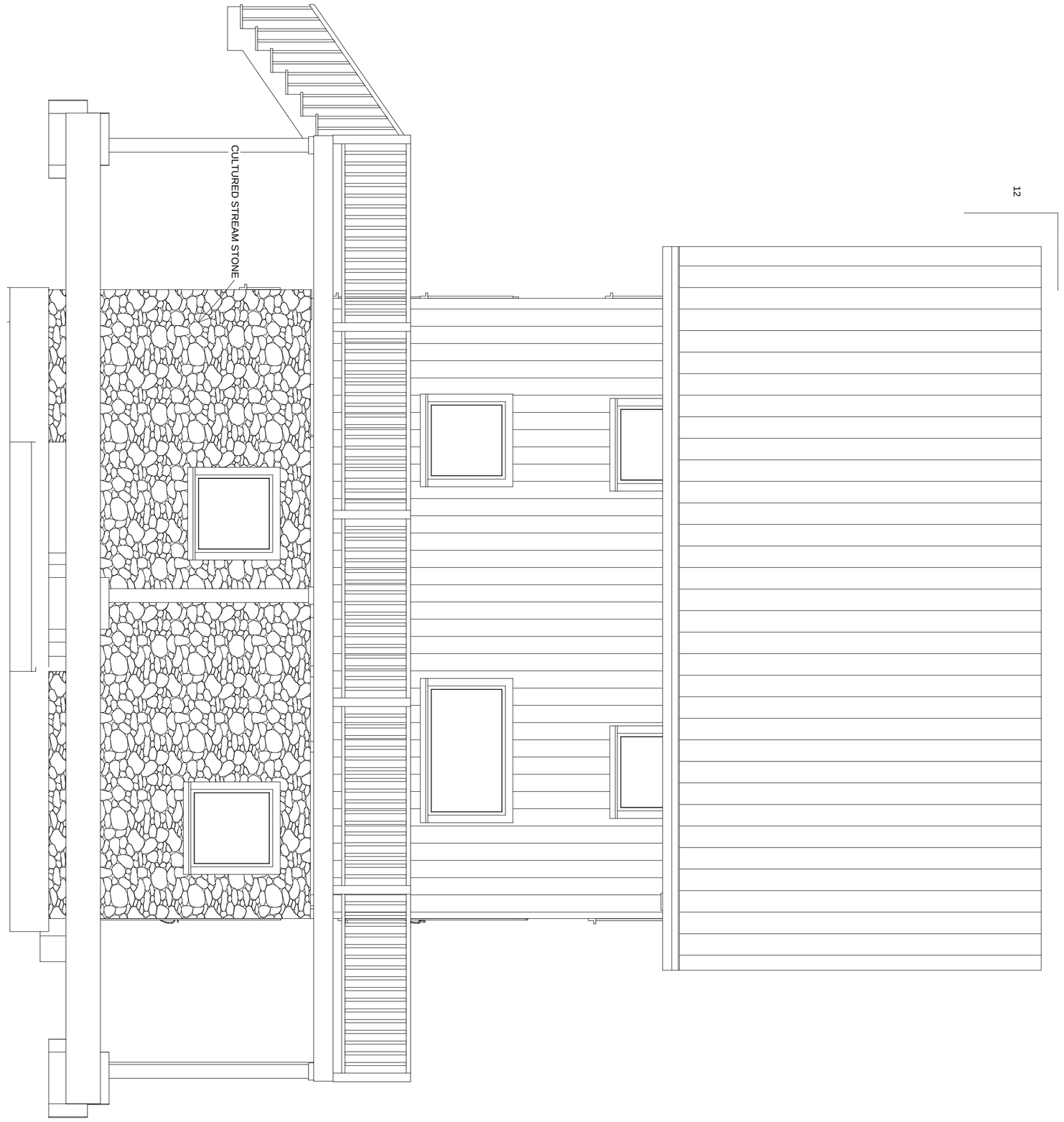

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* OVERBUILT STRUCTURE EXCEEDS MINIMUM BUILDING REQUIREMENTS IN THE U.S.A

BY	REVISIONS	DATE

CUSTOMER APPROVED DATE

X

DEALER APPROVED DATE

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ORIGINAL SHEET SIZE 11x17
NO SCALE FULL SCALED DIMENSIONS ONLY

DRAWN BY GB
DATE 2005

PLOT SPECS

DRAWING NUMBER 102254-19

HOME OWNER
STOCKTON, Mike & Heather

DISTRIBUTOR
SNUFFY'S FARM BUILDING

SERIES
CUSTOM TIMBER FRAME

MODEL
LEFTSIDE ELEVATION

ORDER NUMBER
1

BY	REVISIONS	DATE

CUSTOMER APPROVED DATE

X

DEALER APPROVED DATE

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ORIGINAL SHEET SIZE 11X17

NO SCALE FULL SCALED DIMENSIONS ONLY

DRAWN BY GB

DATE 2005

PLOT SPECS

DRAWING NUMBER 102254-19

MODEL RIGHTSIDE ELEVATION

HOME OWNER STOCKTON, Mike & Heather

DISTRIBUTOR SNUFFY'S FARM BUILDING

SERIES CUSTOM TIMBER FRAME

1

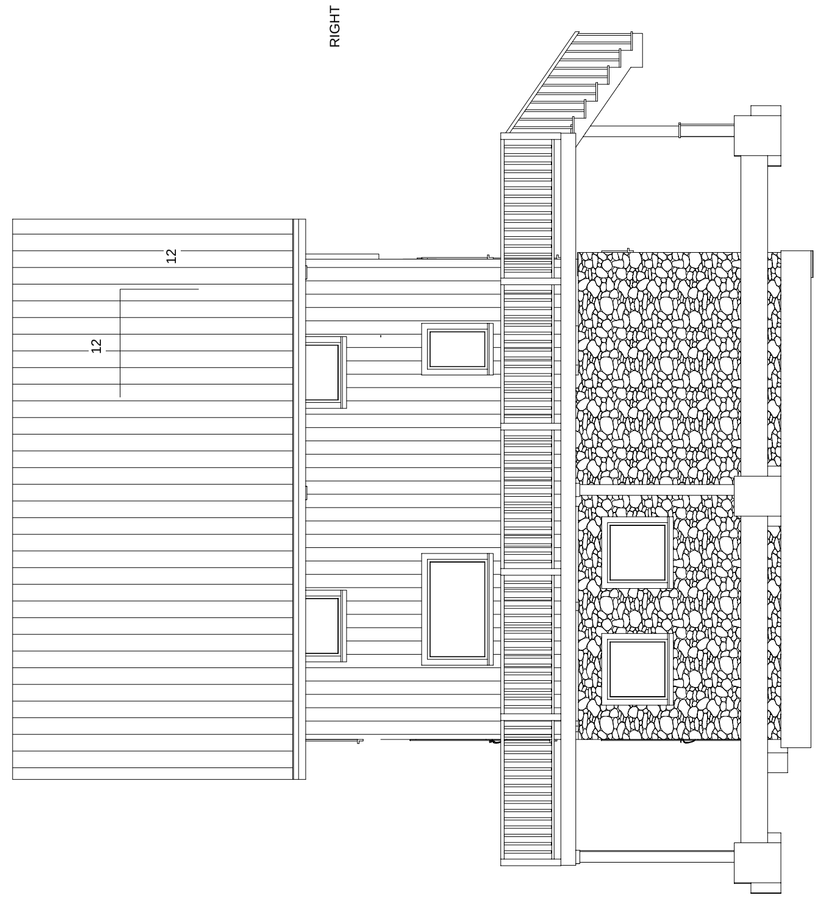
* OVERBUILT STRUCTURE EXCEEDS NEW BUILDING REQUIREMENTS IN THE U.S.A

* REFER TO IRC CODE BOOK AND YOUR LOCAL CONTACT FOR RESTRICTIONS AND MIN. BUILDING REQUIREMENTS

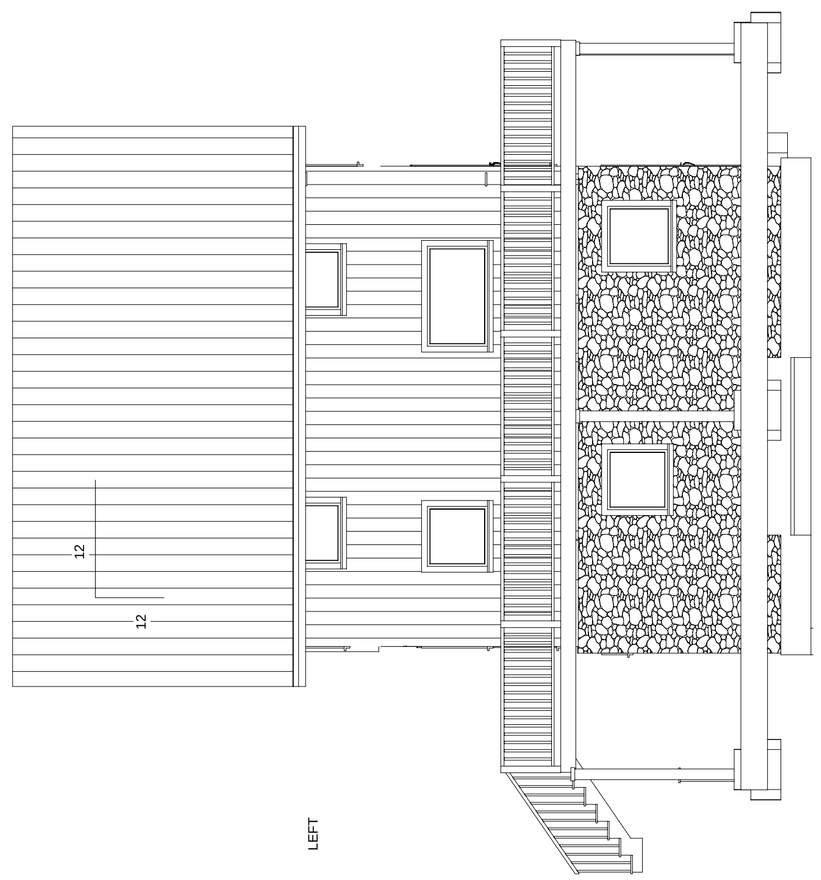
12

12

CULTURED STEAM STONE



* OVERBUILT STRUCTURE EXCEEDS MINIMUM BUILDING REQUIREMENTS IN THE U.S.A



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DESIGN LOADS:

1. Design loads are all dead loads plus:
   a. Main floor live loads (kitchen level).....40 PSF
   b. All other floors.....40 PSF
   c. Attic floor live loading with the following
      i. Area accessible by stairs.....30 PSF
      ii. Roof slopes > 3 : 12.....20 PSF
      iii. Roof slopes < 3 : 12.....10 PSF
   d. Roof live load.....20 PSF or as required by Code.
   e. Wind load.....90 MPH or as required by Code.
   f. Snow load.....20 PSF or as required by Code.
2. Bearing for footing on original solid ground is assumed to be 2,000 PSF unless noted otherwise.
3. All designs are in accordance with North Carolina or South Carolina Standard Building Codes.

RESIDENTIAL FOUNDATION NOTES:

1. All continuous wall footings are 8"x16"for one and two story houses and footings for three story walls shall be 12"x24" unless otherwise noted. Reinforcing is to be as noted on plans.Rebar is required on any compacted fill regardless of compaction.
2. All interior piers are 8"x16" CMU up to a maximum height of 32". All piers over 32" high must be filled with Type S mortar. Maximum height for 8"x16" filled pier is 6'x8".Piers larger than 8"x16" are noted on plans and must be filled with Type S mortar. For one story structures, pier caps are to be 4" solid masonry. For two story structures, pier caps are to be 8" of solid masonry.
3. Footings for 8"x16" piers are 2'x3'x10"unless noted otherwise. Reinforcing is to be as noted on plans.
4. Interior thickened slab footings which occur in basements and "slab on grade" floors are 10" deep by 16" wide with 2- #4 reinforcing bars running continuously unless noted otherwise. Thickened footings are required under all bearing walls.
5. Concrete shall be 2,500 psi in 28 days unless noted otherwise.
6. All re-bar splices shall be a minimum of 2'0"unless otherwise noted.
7. Waffle slabs are self-supporting slabs reinforced according to details and do not require firm soil for support. Soil must only be capable of supporting concrete until it hardens and develops strength.
8. Caisson foundations shall be a minimum of 12" diameter drilled unreinforced concrete caissons. Caissons shall extend to a minimum depth providing 2 ft. penetrations into goof original ground. Depth of drilling is limited to 15'. Therefore, no poor material more than 13' of depth is suitable for caisson foundation. A caisson cannot be used if water rises immediately into a drilled hole. Piles will have to be used in such cases.
9. Treated wood piles with a minimum diameter of 8" and a minimum design load of 6 tons are used for all foundations with unsuitable soil deeper than 13' or with water in drilled caisson holes. Drive per NC or SC Code.
10.Sizes and reinforcing for footing caps over caissons or piles shall be as shown on plans.
11.Chimney footings are to be 12" larger than the chimney footprint by 12" thick.
12. Foundation walls backfilled with dirt which support structural framing shall be constructed as follows:
A) For earth fill up to maximum height of 4': Use 8" CMU for 8" brick with Bituthene membrane waterproffing on exterior. Footings are to be 8"x16" or 8"x24" as noted on plan.
B) For earth fill 4' to a maximum height of 9':Use 8"x24" footing with #4 @ 16" dowels hooked in footing and projecting 18" above footings. Use 12" CMU walls with #4 @ 16" verticals bars located 4" from non dirt fill face, lap all splices 12" and use dur-o-wall horizontal reinforcing every 8" in CMU joints. Install 1- # 3 L-Bar with 24" legs in every other joint horizontally at all corners; ie., # 3 corner bars @ 16" o.c. vertically. Fill all open cells of CMU with either type S or M mortar or fill with 2,500 PSI Concrete. Install waterproof Bituthene membrane or equal.
ERECT ALL FRAMING BEFORE BACKFILLING.
13. For retaining walls without framing, see special designs on drawings.
14. Elevation difference between the bottom of adjacent footings shall be less than their horizontal distance less one foot. Differential heights between footings can become excessive usually where a pier footing in a crawlspace or garage footing is next to a basement wall footing.

NOTE: ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPORTS- WHETHER WOOD OR STEEL- CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.

FRAMING CONSTRUCTION NOTES:

1. Crawl girders and band with 4" curtain wall and pier construction shall be 2-2x10 Southern Yellow Pine #2 unless noted otherwise. Maximum clear spans are to be 4'-8" (6'-0" o.c. spacing of piers.)

To avoid objectionable cracking in finished hardwood floors over any girders, use the following procedure:
A. Nailing
i. All floor joists must be toenailed to their support girders with a minimum of 3-8d nails at each end. Larger nails will split and render the toenail ineffective. No end nailing through the girder or band is permitted.
ii. If dropped firders are used, end lap all joists and side nail each with a minimum of 3-16d nails at each end of each joist. Ledger strips shuld be spaced 3" apart and nailed with 3-16d nails at each joist end.
iii. Nail multiple member built up girders with two rows of 16d nails staggered at 32"o.c., 2" down from the tip and 2" up from the bottom with 3-16d nails at each end of each piece in the joist through the members making up the multiple girder.
iv. This nailing pattern will ensure a tight floor from the outside of the house to the outside so that when the framing shrinks during the first heating season, the shrinkage will be uniformly distributed over the entire floor. If the girder nailing pattern is omitted, then the shrinkage will accumulate over the girders and an objectionable crack will develop in the finished hardwood floor over the girder line.
B. At all girders where the joists change direction, install bridging at 6' o.c. for a minimum of six joist spacings beyond any joist direction change. This will insure shrinkage distribution over the floor and not let it accumulate at the girder.
C. There must be wood blocking thru bolted to the steel beam with joists toenailed or attached to the beam with metal hangers under any hardwood floors that pass over a steel beam supporting floor joist. This condition often exists over basement areas.
2. All other lumber may be Spruce # 2 unless noted otherwise.
3. Steel beams must have 5-2x4 stud jacks under each end support unless noted otherwise.
4. Microllam beams must have 3-2x4 stud jacks under each end support unless noted otherwise.
5. Masonry Lintels.
a. For spans up to 6' use 3 1/2"x3 1/2"x1/4" steel angles.
b. For spans from 6' to 10' use 5"x3 1/2"x5/16" steel angles.
c. For spans from 9' to 18' use a pair of 9 gauge wires in each of the first 3 courses of brick on a 5"x3 1/2"x5/16" steel angle. Lap all 9 gauge wire splices a minimum of 12" and extend wires a minimum 12" into jambs. Temporarily support steel angles before laying masonry. The shoring may be removed 5 days following installation of masonry.
d. When structual steel beams with bottom plates are used to support masonry, the bottom plate must extend the full length of the steel beam. This provides support to the ends of the plate by bearing on the adjacent masonry jambs. The beam should be temporarily shored prior to laying the masonry. The shoring may be removed five days after laying the masonry.
6. All brick veneer over lower roofs (brick climbs) must have a structural angle lag screwed to adacent stud wall in accordance with detail, with steel brick stops to prevent sliding of brick.
7. All rafter braces must have 2 studs from plate through all floors to the foundation or supporting beam below. No braces shall be attached to top wall plate without studs directly under them.
8. Where partitions fall between floor joist or trusses 2"x4" ladders at 16"o.c. must be placed perpendicular to the trusses to support the plywood decking.
9. All wood I-joists and open joists must be braced in accordance with manufacturer's directions plus details shown on plans. Load bearing partitions, jacks, beams and columns supports must be solid blocked through floor. Trusses and plywood cannot carry concentrated point loads.I-joists material should not be used as blocking under concentrated point loads.All point loads must be carried to foundations with adequate blocking and/or beams.
10. All steel columns shall bear on concrete, masonry, or steel only. An adequately-sized base plate shall be used to spread the column load across the bearing surface areas so as not to exceed its allowable compressive stress. Beams that bear on top of steel columns shall be welded to the column. Base plates shall be bolted with four 1/2" diameter anchor bolts or expansion bolts to concrete or masonry.
11. Unless noted otherwise on the plans, all exterior facing stud walls taller than 10' shall be constructed as follows:
A) Walls 10' to 12' high: Balloon frame 2x4 studs at 12" oc with 1/2" OSB sheathing and 3 king studs on each side of each opening nailed securely to the header.
B) Walls 12' to 20' high: Balloon frame 2x4 studs at 16" oc (1/2" OSB sheathing required for wall heights > 17'.) Provide 2-1-3/4"x5-1/4" LVL king studs on each side of openings 3' to 6' wide and 2-2x6 king studs for openings less than 3' wide. Fasten king studs securely to all headers with a minimum of 12-16d nails or 4-3/8" diameter lag screws embedded a minimum of 4" into the header.
C. Gable end walls of rooms with vaulted ceiling joists: Balloon frame wall and provide triple king stud on each side of openings, nailed securely to the header.
D. Two-story high foyer walls less than 9' wide: Extend 3-1/2"x9-1/4" Parallam PSL member with 3-2x4 flat plates across the entire wall. Locate the beam near mid-height of the wall at or near first floor top plate.
NOTE; SEE SPECIAL DESIGN OR ENGINEER FOR WALLS TALLER THAN 20', WHEN OPENINGS IN HIGH WALLS EXCEED 6' IN WIDTH, OR IF THE WALL CONNOT BE CONSTRUCTED USING ANY OF THE METHODS MENTIONED.
12. Continuous 2x6 bridging shall be nailed to diagonal or vertical web members of all open web floor trusses over 10' long. They shall be installed near mid-span as a load distribution member. If the 2x6 bridging is not continuous, lap ends of bridging one truss space.

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13. Lower stud walls for buildings over two stories, but not more than three stories:
   a. Interior walls
      I. Load bearing.....2x4 @ 12"o.c.
      II. Non loading bearing.....2x4 @ 16"o.c.
   b. Exterior walls
      Use 2x6 @ 16" o.c. with 1/2"x4'x8' plywood sheathing at all corners and every 25'; OR use 2x4 @ 12" o.c. with1/2" plywood sheathing solid on walls.
14. Headers shall be as shown unless noted differently on plans:
   a. Interior
      1. spans up to 2'-6": 2-2x6's
      2. spans 2'-6"to 3'-6": 2-2x8's
      3. spans 3'-6" to 6'-6": 2-2x10's
      4. spans 6'-6" or more: see plan
   b. Exterior
      1. spans up to 2'-0": 2-2x6's
      2. spans 2'-0" to 3'-0": 2-2x8's
      3. spans 3'-0" to 5'-0": 2-2x10's
      4. spans 5'-0" or more see plan
15. When ceiling joists are parallel to an exterior wall and rafters bear on this exterior stud wall top plate, tie the rafters near the top plate to the ceiling joists with 2x6 hogs a minimum of 6' long at 6' o.c. across the top of the ceiling joists.
16. At all bay windows, each panel shall be nailed to each adjacent panel with 5-16d nails or tied together with metal strapping nailed at four locations between floors with a minimum of 2-16d nails into each panel at each strap. This will avoid vertical cracking in panel joints due to horizontal oscillating panels.
17. At all staris, every stud at each stringer must be nailed to each stringer with a minimum of 2-16d nails. This will avoid cracking between wallboard and tip of base molding due to vertical oscillation of stair stringers.
18. Roof trusses that have non-bearing partitions passing under them should be nailed to the partition plates to avoid ceiling-wall cracking.
19. Roof trusses close to side walls framing and used as dead wood for sheetrock boards should be nailed to the wall framing to prevent ceiling-wall cracking.
20. Note to apply to all hard coat stucco exterior finishes:
   A. Joints are necessary at the following locations:
      i) Horizontally at each floor line.
      ii) No areas larger than 144 S.F. surface exposed.
      iii) No dimension longer than 18'.
      iv) No dimension longer than 2/1-2 times the shortest dimension.
   B. Drip screed required at the bottom of all walls 2" above paved areas and 4" above grade.
   C. See ASTM 926 nd 1063 for further information.

ROOF CONSTRUCTION NOTES:

1. All roof trusses must be built in accordance with truss manufacturer's requirements.
2. Rafter shall be 2x6 @ 16" for shingles except as noted. They are to be cut into hips, ridges, etc. unless noted otherwise.
Tile, slate and other heavy roof coverings shall use 2x8 @16" o.c. rafters unless ntoed otherwise.
3. Collar ties shall be 2x6 @ 48" at all ridges unless noted otherwise and located a nominal 3' below the ridge. Vaulted ceilings require special collar tie details. See plans as required.
4. A minimum of 3 Collar ties shall be used at all ridges even if 2 ties must be put on 1 set of rafters.
5. All hips and ridges are a size larger than rafters unless noted otherwise.
6. All hogs on ceiling joists or rafters are 12' long 2x6's unless noted otherwise. Rafters may be spliced over hogs. Splice rafter hogs only at a roof brace.
7. Gable end roof framing must be braced parallel to ridges with a minimum of 2x6 diagonal braces @ 6' o.c. along the gable wall to interior ceiling joists. Braces to bear on 2x6 hogs and to the gable wall at approximately mid height of gable walls. Braces shall be at approximately a 45 degree angle. Other bracing may be used if it meets with the design engineer's approval.
8. General Guidelines for Designing Roofs withFiberglass Shingles and 20 Pounds PSF Live Load Only:
Use 2x6 @ 16" rafters #2 spruce pine fir rafters. The maximum allowable span shall be 12'-6" measured horizontally. This size and span are based on a deflection of less than L/180. Use 2-2x6 hogs at rafters with 2-2x4 braces at 6' maximum spacing for spans over 12'-6". Carry braces to partitions or beams below. Never brace rafter hogs to 2-2x6 hogs on ceiling joists, unless shown on plans.
Cut in all rafters using ridges, valleys, etc. which are one size larger than rafter size. All braces loads must go to foundation with a minimum of 2-2x4 studs following from partition plates to beams or foundation below. For roof framing of different material and live load-See the design engineer.
9. Ceiling joists when erected parallel to rafters must be sistered to rafters and nailed with 3-16d nails at each rafter. If a kneewall is used and ceiling joists cannot touch rafters, then rafters must be braced to the ceiling joists using framing construction Residential Note #15.
10. Roof Plan Legend:
All roof braces are 2-2x4 nailed with 16d nails @ 9" o.c. vertically from top to bottom. Braces longer than 10' must be braced horizontally in two directions at mid-height.
Maximum spacing of roof braces is to be as follows:
I. For 2x6 Hog.....6'-0"o.c.
II. For 2x8 Hog.....7'-6"o.c.

NOTE:
BUILDER ASSUMES RESPONSIBILITY PERTAINING TO ALL PORTIONS OF BUILDING AND / OR CONSTRUCTION

ORDER NUMBER 1

HOME OWNER: STOCKTON, Mike & Heather
DISTRIBUTOR: SNUFFY'S FARM BUILDING
SERIES: CUSTOM
MODEL: TIMBER FRAME
MINIMUM BUILDING REQUIREMENTS

ORIGINAL SHEET SIZE 11x17
NO SCALE FULL SCALED DIMENSIONS ONLY
DRAWN BY: GB
DATE: 2005
PLOT SPECS:
DRAWING NUMBER: 102254-19

SEE NATIONAL EVALUATION SERVICE REPORT FOR ALLOWABLE VALUES AND/ OR CONDITIONS OF USE CONCERNING MATERIAL PRESENTED IN THIS DOCUMENT. IT IS SUBJECT TO RE-EXAMINATION REVISIONS AND POSSIBLE CLOSING.

THIS DRAWING IS CONSIDERED PROPRIETORY

3D Building Plans
Design•Plan•Manage

REVISIONS | DATE | BY
CUSTOMER APPROVED X DATE
DEALER APPROVED DATE