



THE FOLLOWING PLANS ARE:

PRELIMINARY #2 PLANS

FOR

BRYSON HOMES-MARITATO

IN

ASHTON WOODS, WV

HARDY COUNTY

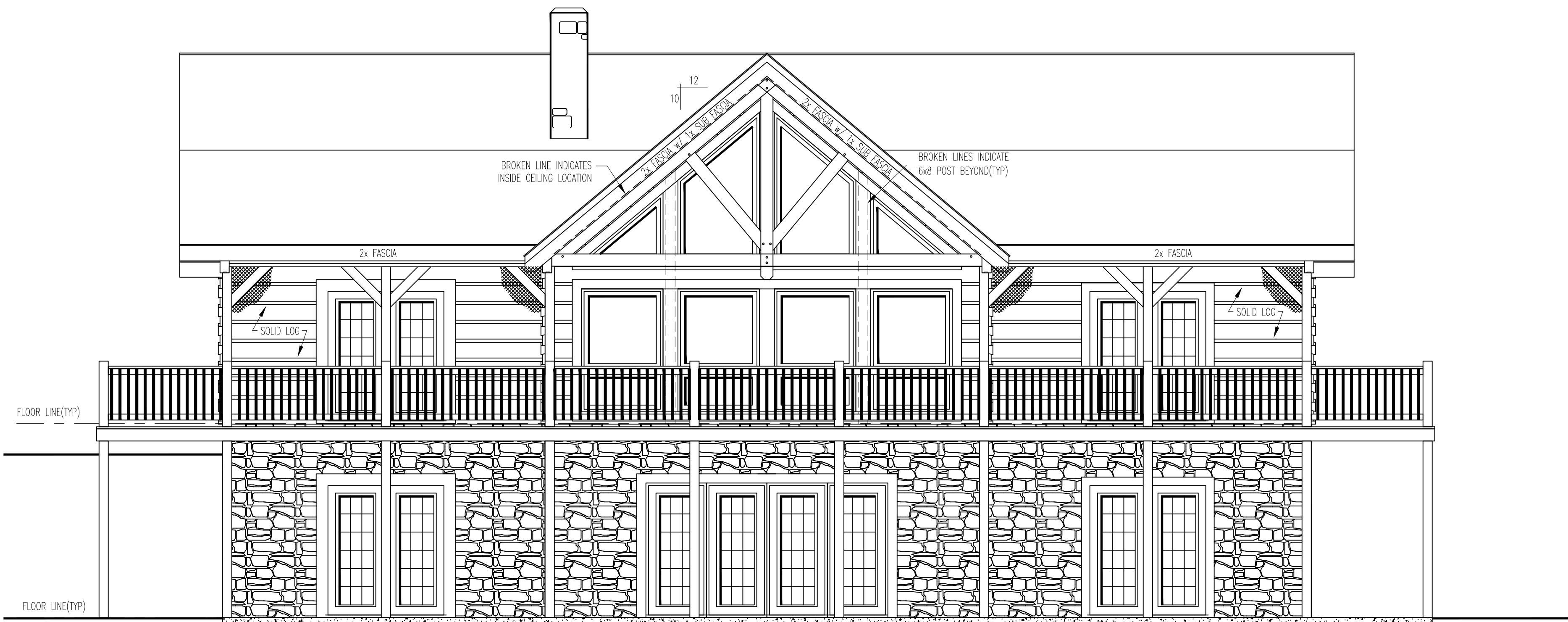
COMMON ABBREVIATIONS & SYMBOLS

ABBREVIATION:	SYMBOL:	STANDS FOR:	STD.		Standard
B.O. OR B/O		By Others/By Owner	T&G		Tongue & Groove
B&P		Beam and Purlin	TYP.		Typical
CONC.		Concrete	U.N.O.		Unless Noted Otherwise
CONT.		Continuous	W/		With
CTR. LINE	— · — · — · or ¶	Centerline	W.L.C.		Walk-in-closet
DECO		Decorative	W.P.		White Pine
DIA.	ø	Diameter	W.W.F.		Welded Wire Fabric
DIM.		Dimension		Ø	At
EGRESS		Emergency Exit Window	#5 BAR		Number 5 Round Bar (5/8" Rebar)
ELEV.	◈	Elevation Or Starting Point Symbol	GALV.		Galvanized
GA.		Gauge			
HEM.		Hemlock			
INS. or INSUL.		Insulation			
INT. or EXT.		Interior Or Exterior			
LVL		Laminated Veneer Lumber			
MEAS.		Measurement			
MIN. or MAX.		Minimum Or Maximum			
MISC.		Miscellaneous			
N.T.S.		Not to scale			
O.C.		On Center			
O.H.		Over hang			
P.T.		Pressure Treated			
REF.		Reference			
REQ'D		Required			
R.O. OR R/O		Rough Opening			
S.P.F.		Spruce/Pine/Fir			

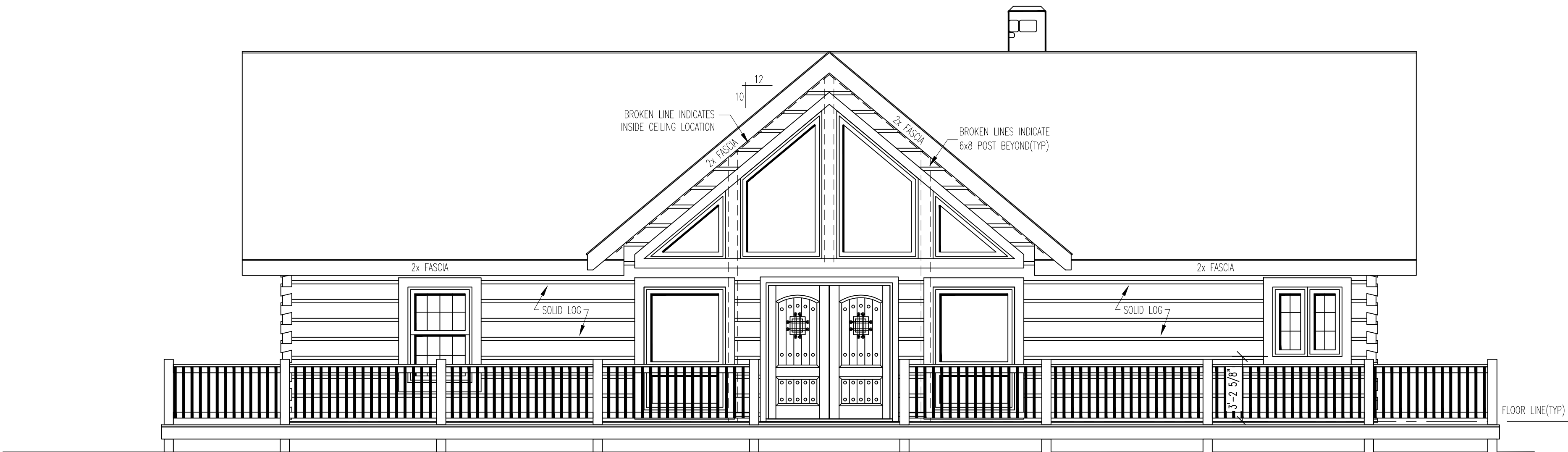
These symbols identify details that are drawn at a larger scale than plan view to depict how a particular area is to be built. The letter identifies the name of the section & the sheet number. The triangle points in the direction that the section is to be viewed.

These symbols identify cross sections through the entire home (roof to foundation) to depict what a particular area would look like if you sliced through it. The letter identifies the name of the section & the sheet number. The triangle points in the direction that the section is to be viewed.

COMMON FASTENERS		LOG SPECIFICATIONS		SQUARE FOOTAGE	PRELIMINARY #2 APPROVAL		
LOG WALLS: 3/8" x 12" logs – all full log courses & corners of swedish cope 3/8" x 10" logs – for 8" laminated hemlock logs 3/8" x 8" logs – half log courses of all profiles & corners of dovetail profiles 1/2" x 8" logs – support posts to log wall connections 8" polebarn nails – butt & pass corners of D profiles & all corner post connections 10" timber screws – swedish cope log siding corner extensions & filler corners 3" deck screws – corner extensions & filler corners 2" deck screws – swedish cope siding (fastened from interior) 16d galv. finish – exterior trim 10d galv. finish – all siding profiles CONVENTIONAL 2x FLOOR SYSTEM: 16d galv. ardox nails – perimeter box/joist to ACQ sill plate 16d cement coated sinkers – conventional framing 10d cement coated sinkers – precast foundation wall blocking 10d galv. common nails – precast foundation wall blocking to ACQ sill plate 10d Common nails – joist hanger to header connection 8d cement coated sinkers – subflooring, metal banding, bridging, etc. 1 1/2" galv. Joist hanger nails – A352 anchors & joist hanger to joist connection INTERIOR: 3/8" x 8" logs – partition walls to log wall connection 16d cement coated sinkers – conventional framing 10d finish nails – interior door jams 8d finish nails – interior trim 6d finish nails – 1x8 t&g wall finish STAIRS: 3/8" x 8" logs – (spiral) tread to post 3/8" x 5 1/2" logs – (heavy timber and 1/2 log) stringer and treads, landing, landing support posts, (spiral) tread to railing post, 6x6 and 8" round railing posts 3/8" x 3" logs – (finished and basement) landing and support posts, 4x4 railing posts 16d bright finish nails – (finished and basement) tread and riser nails 10d finish nails – railing and balusters HEAVY TIMBER LOFT FLOOR SYSTEM: 3/8" x 12" logs – 8x12 and/or glu-lam beams to 8x12 and/or glu-lam beams, 8x12 and/or glu-lam beams to post connections 3/8" x 10" logs – 6x8/8" round loft joists to interior & exterior framed wall connections, log wall connections, & Beam connections 3/8" x 8" logs – 6x8 joists to log wall (fastened from log toward joist refer to 6x8 joist to log wall detail) 3/4" x 7" hex bolts – BH68 hanger to 6x8 joist connection or rafter connections 3/4" x 3" logs – BH68 hanger to beam connection 16d cement coated sinkers – 2x6 t&g flooring 8d cement coated sinkers – 1x8 t&g (composition flooring), metal banding, etc. 1 1/4" drywall screw – subflooring. (composition flooring) ROOF SYSTEMS: 3/8" x 12" logs – glu lam beams, 6x8 rafters notched into loft joists, 4x/6x12 exposed beams, & decro purlin to log wall or framed wall connection 3/8" x 10" logs – purlins, 6x8 decorative ceiling beams, 6x8 rafters to glulam ridge connection 3/8" x 8" logs – 6x8 skylight framing, 6x8 chimney framing, 6x8 rafters to log wall connection 1/2" x 8" logs – support posts & rafter supports to log wall connections 5/8" x 8" and/or 10" hex bolts – collar ties in 2x rafter roof system (refer to collar tie details for bolt lengths) 5/8" x 7" hex bolts – gusset plates 5/8" x 3" logs – single gusset plates 12" timber screws – built-up roof system insulation stop, filler rafters, furring strips 10" timber screws – heavy timber blocking 16d cement coated sinkers – conventional framing 8d cement coated sinkers – 1x8 t&g (in built-up roof systems), sheathing, metal banding, etc. 16d galv. finish nails – 2x fascia, 1x fascia 8d galv. finish nails – soffit 6d finish nails – 1x8 t&g (ceiling paneling) 1 1/4" galv. roofing nails – shingles 2 1/2" galv. roofing nails – ridge cap PORCH/DECK: 5/8" x 6" galv. bolt – ledger board to perimeter box connection 3/8" x 12" galv. logs – heavy timber porch headers to post connections 3/8" x 5" galv. logs – double 2x header to post connections 10" timber screws – porch post angle broces 3" deck screws – 2x6 decking 2" deck screws – 5/4 decking 16d ardox nails – ACQ conventional framing 10d common galv. nail – joist hanger to header and joist connections 1 1/2" galv. joist hanger nails – A352 anchors 16d galv. finish nails – railing 8d galv. finish – soffit, 1x8 t&g ceiling paneling, balusters, etc.		Profile: 6x12 Dutch Lap Species: White pine engineered logs Corner: Dovetail HAND HEWN: ☐ Interior ☐ Floor joist ☒ Exterior ☐ Roof ☐ Siding	Total Floor Space 1st Level_____1708_____ Total Floor Space Basement Level_____1708_____ Total Floor Space Porch/Deck_____1724_____	I / We Have Read The Price Freeze / Plan Order Form And Approve The Elevations And Floor Plans As Noted, Authorizing The Remainder Of The Plan Processes. [SIGNATURE] [DATE] [SIGNATURE] [DATE]			
DESIGN CONSIDERATIONS		DESIGN SPECIFICATIONS		ENGINEERING SPECIFICATIONS			
– The Design and Engineering Specifications noted below outline the TLH general design criteria. It is the responsibility of the homeowner / contractor to review these criteria in relation to the local code requirements, which will differ from area to area. Due to this variation in code requirements, additional plan modifications and / or material package adjustments may be required to achieve compliance. A registered design professional may also be required to determine and achieve compliance during the process. Any plan modifications and / or material package adjustments that are required as a result of the local code requirements or the review by the registered design professional may require a change in the package price. – Plumbing, hvac, and/or any specific systems: Please evaluate/verify location of 2nd floor both areas to allow proper consideration for plumbing requirements in relation to 1st floor plan layout. * Important: Details and requirements related to hvac, plumbing, and/or any specific systems, fixtures, etc. must be verified prior to construction. The requirements related to these may or may not require chases, duct work, raised floors, or dropped ceilings in any given area. It is beyond the scope of TLH to confirm these requirements during the initial planning stages. The homeowner and/or their assigns must assume full responsibility for the initial design approval of the home as well as the implementation of this design in relation to the above concerns. – Metal roof considerations: all details and/or materials related to the installation, design and performance of metal roof system to be the sole responsibility of the homeowner per metal roof manufacturer's specifications. Timberhaven Log Homes LLC. materials package, as supplied, may or may not be totally compatible with metal roof manufacturer's specifications. Verify prior to installation. – Venting drip edge is to be installed in conjunction with shingle roofs. If a metal roof is installed it is the responsibility of the contractor and/or homeowner to provide an alternate means of adequate ventilation. – Local codes may require an attic access for spaces with or without storage. Refer to local codes for the specifications to determine the required rough opening size and location of access opening. It is the responsibility of the contractor/ homeowner to verify this information prior to construction. For truss roofs spaced at 24" o.c. the desired access location can be determined on site. For truss roofs spaced at 16" o.c. the desired access location must be provided to TLH to allow proper adjustment in the truss spacing/design to accommodate access.		– Standard closet depth – 2'-1 1/2" – Standard laundry closet depth – 2'-9" – Spacing between balusters – 4" maximum – Stair landings – 3'-0" x 3'-0" minimum square area (wall finish to wall finish) – Hallway width – 3'-0" minimum (wall finish to wall finish) – Fire doors between house/garage areas – Egress windows (minimum one per bedroom) – Tempered windows required for the following areas: * All roof windows/skylights * All patio doors * All windows located within both areas * All windows located within 24" of a door * All windows located within 18" of floor * All windows within 5'-0" of stair landings – High altitude glass: Andersen windows and doors with high altitude glass require a capillary breather tube. The use of this tube eliminates argon gas fill and will result in a slightly lower thermal performance (approximately 0.02 increase in window u-factor). – Stairs – minimum tread of 10" nose to nose – maximum rise of 7 3/4" Finished stair – 10" nose to nose with 1" nosing Exposed stair – 10" nose to nose with 1/4" nosing – 2nd floor joists are located in the 9th log course Measurement from top of subfloor to bottom of 6x8 floor joists is 7'-9 1/2". Measurement from top of subfloor to bottom of ceiling finish is 8'-4 3/4". – Standard (4) 2x12 girder beam with support posts @ 8'-0" o.c. maximum spacing – Standard 2x10 floor joist @ 16" o.c. – All exterior stud walls to be 16" o.c. unless noted otherwise – All interior stud walls to be 16" o.c. unless noted otherwise – All interior bearing walls to be 16" o.c. unless noted otherwise – Standard 2x rafter/pre-fab truss spacing @ 16" o.c. – All pre-engineered structural components used in construction, including but not limited to; glu-lam beams, laminated veneer lumber, wood 'Y' joists, rafters, trusses, etc, must be installed in full compliance with the manufacturer's installation requirements. – Fireblocking to be installed to cut off all concealed draft openings & to form an effective fire barrier between stories, between a top story, roof space & for any continuous framing exceeding 10'-0". – Log spacing for logs to be 30" o.c. – Consult construction manual for additional information		STRUCTURAL COMPONENTS Logs Heavy timber joists, purlins & rafters Heavy timber posts 8x12 beams Glued laminated beams P.T. framing lumber Conventional framing lumber SPECIES White pine laminated logs Spruce Eastern white pine / spruce Eastern white pine Southern yellow pine Southern yellow pine S.P.F. (Spruce/Pine/Fir) GRADE Wall log, header grade or #2 Header or #2 #2 or better Header or #2 Architectural 24FV4 #2 or better #2 or better			
FIREPLACE		DESIGN LOADS		INDEX OF PLANS			
☐ Full foundation and footing required. ☐ Zero clearance		– Floor load (1st and 2nd floor systems) – designed for 40 lb./sq. ft. live load – Floor load (Porch/deck floor systems) – designed for 40 lb./sq. ft. live load – Floor load (Balcony floor systems) – designed for 60 lb./sq. ft. live load – Roof load – designed for 40 lb./sq. ft. live load *unless noted otherwise* LIVE LOAD: _____ PSF – WIND LOAD: _____ MPH – All connections per applicable code unless otherwise noted – All connections specified are Simpson or equal		INSULATION VALUES – R-21 insulation for exterior stud walls – R-38 insulation minimum @ Beam and purlin roof system, 6x8 rafter roof system, 2x12 rafter roof system, and... pre-fab truss roof systems (VERIFY PER LOCAL CODES)		DRAWING SHEET NAME FRONT AND REAR ELEVATIONS RIGHT AND LEFT ELEVATIONS 1st LEVEL FLOOR PLAN BASEMENT LEVEL FLOOR PLAN SHEET # 1 OF 4 2 OF 4 3 OF 4 4 OF 4	



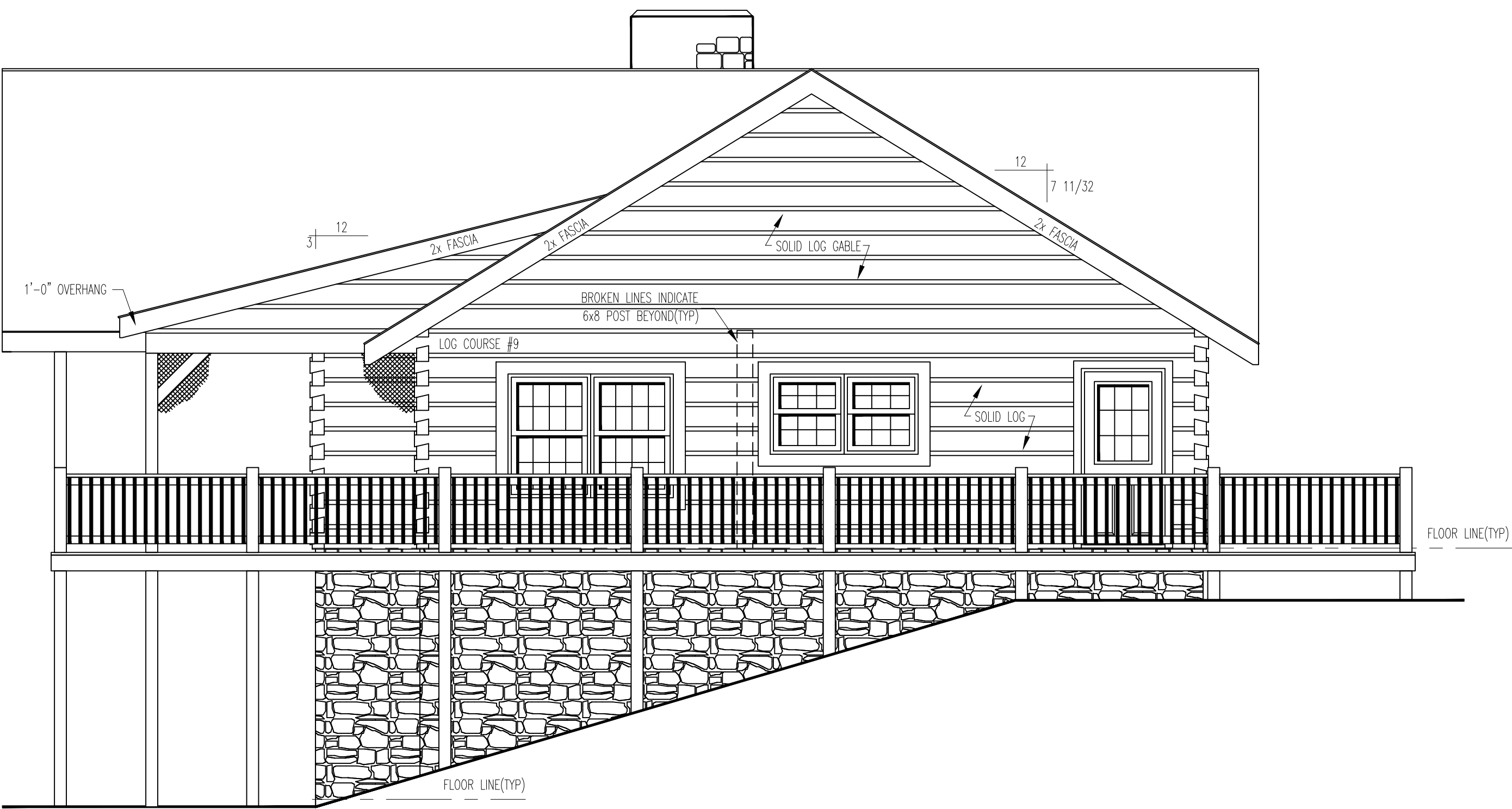
FRONT ELEVATION



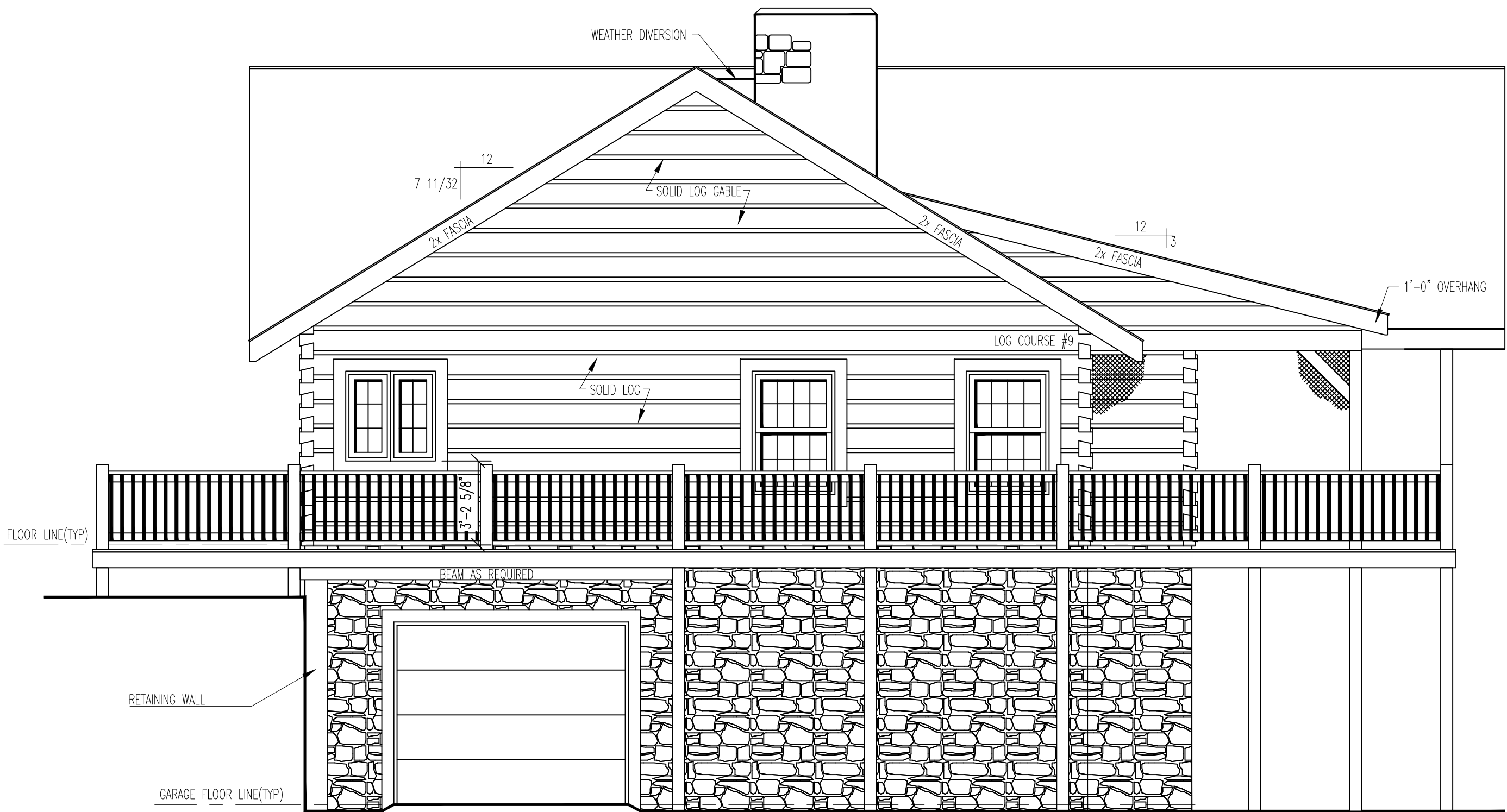
REAR ELEVATION

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DO NOT SCALE DRAWING --CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD			
	RESIDENCE FOR: BRYSON HOMES-MARITATO		
	PLAN NAME: FRONT & REAR ELEVATIONS		
	PRELIMINARY DATES: 4/16/2021	FINAL PRELIM. DATES: ----	FINAL DATES: ----
	DRAWN BY: A.B.	DRAWN BY: ----	DRAWN BY: ----
	FINAL REV. DATES: ----	MODEL: CUSTOM	SCALE: 1/4" = 1'-0"
	DRAWN BY: ----	SALES REP. / DEALER: BRAD MERCER	PROJ. NO. TLH-10458 DWG. NO. FL-TLH-10458 SHEET NO. 1 OF 4



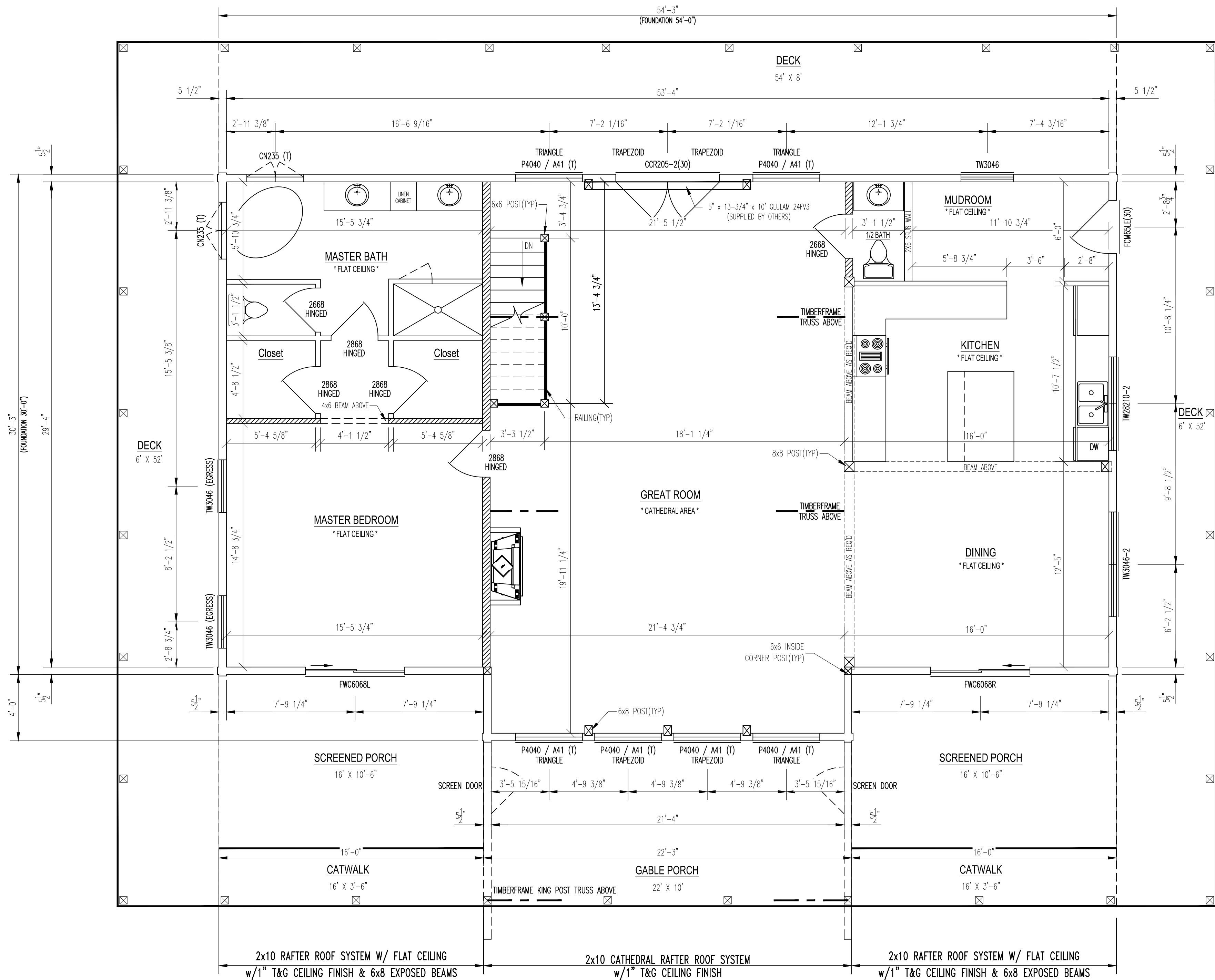
RIGHT ELEVATION



LEFT ELEVATION

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DO NOT SCALE DRAWING - CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD			
	RESIDENCE FOR: BRYSON HOMES-MARITATO		
	PLAN NAME: RIGHT & LEFT ELEVATIONS		
	PRELIMINARY DATES: 3/19/2021	FINAL PRELIM. DATES: ----	FINAL DATES: ----
	DRAWN BY: A.B.	DRAWN BY: ----	DRAWN BY: ----
	FINAL REV. DATES: ----	MODEL:	SCALE: 1/4" = 1'-0"
	DRAWN BY: ----	CUSTOM	PROJ. NO. TLH-10458
SALES REP. / DEALER: BRAD MERCER			DWG. NO. FL-TLH-10458 SHEET NO. 2 OF 4



1st LEVEL FLOOR PLAN

TOTAL 1st LEVEL FLOOR SPACE = 1708 SQ. FT.

TOTAL PORCH/DECK SPACE = 1724 SQ. FT.

- INDICATES BEARING WALLS

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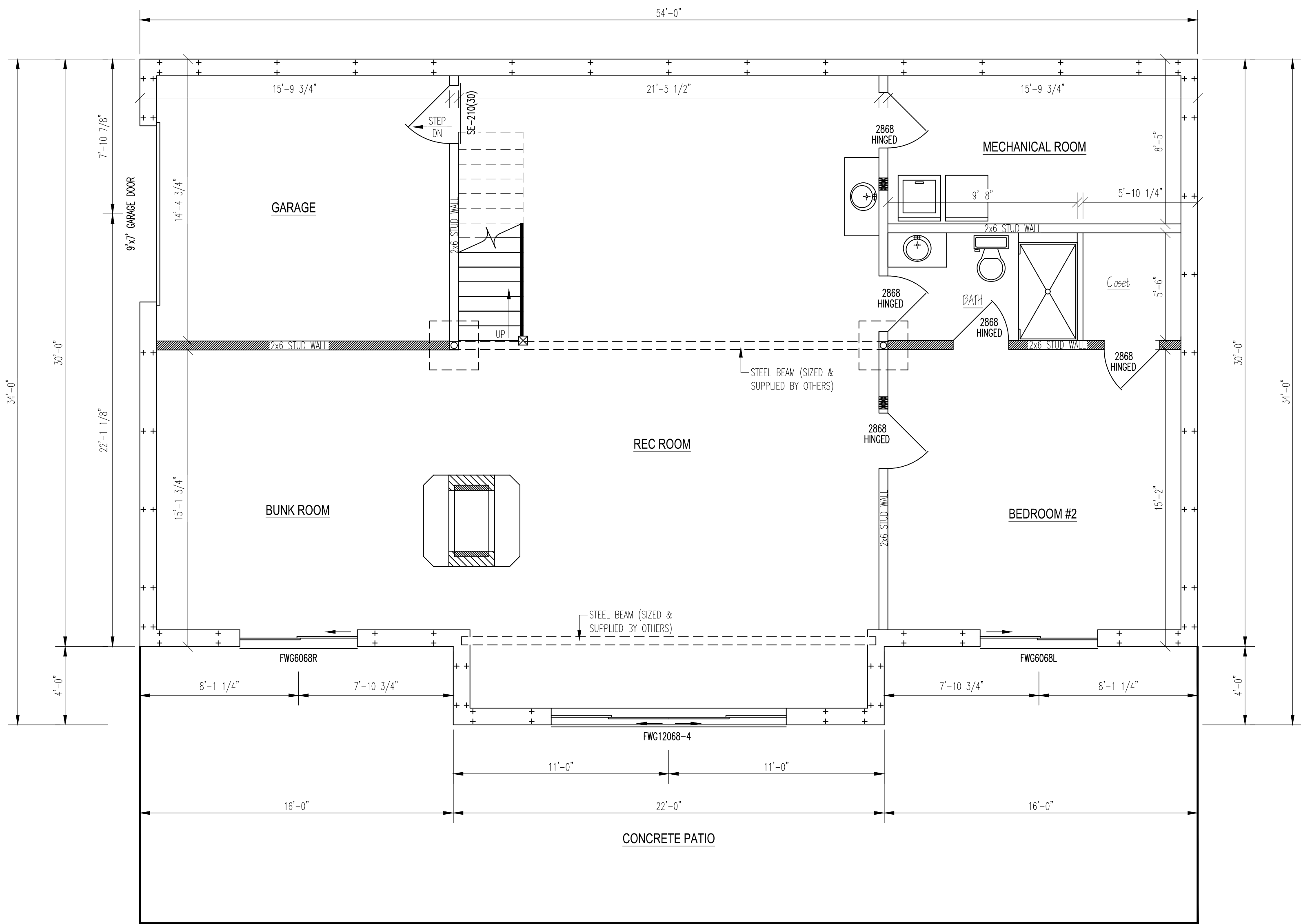
DO NOT SCALE DRAWING - CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD

RESIDENCE FOR:
BRYSON HOMES-MARITATO

PLAN NAME:
1st LEVEL FLOOR PLAN

PRELIMINARY DATES: 4/16/2021
DRAWN BY: A.B.
FINAL REV. DATES: -----
DRAWN BY: -----
SALES REP. / DEALER:
BRAD MERCER

FINAL PRELIM. DATES: -----
DRAWN BY: -----
MODEL:
CUSTOM
SCALE: 1/4" = 1'-0"
PROJ. NO. TLH-10458
DWG. NO. FL-TLH-10458
SHEET NO. 3 OF 4



BASEMENT LEVEL FLOOR PLAN

TOTAL BASEMENT FLOOR SPACE = 1708 SQ. FT.

- INDICATES BEARING WALLS

WINDOW & DOOR SCHEDULE				
MODEL #	QTY	ROUGH OPENING	DESCRIPTION	COMMENTS
FWG6068L	1	6'-0" x 6'-8"	ANDERSEN FRENCHWOOD GLIDING PATIO DOORS	
CCR205-2(30)	1	6'-3 1/4" x 6'-10 1/2"	THERMA-TRU CLASSIC--CRAFT RUSTIC TWIN ENTRY DOOR	
FWG6068R	1	6'-0" x 6'-8"	ANDERSEN FRENCHWOOD GLIDING PATIO DOORS	
FCM65LE(30)	1	3'-2 1/2" x 6'-10 1/2"	THERMA-TRU FIBER-CLASSIC MAHOGANY ENTRY DOOR	
SCREEN DOOR	2	2'-10" x 6'-10"	SCREEN DOOR	BY OTHERS
TW3046	3	3'-2 1/8" x 4'-8 7/8"	ANDERSEN DOUBLE-HUNG WINDOW	
TW28210-2	1	5'-8" x 3'-0 7/8"	ANDERSEN TWIN DOUBLE-HUNG WINDOW	
TW3046-2	1	6'-4" x 4'-8 7/8"	ANDERSEN TWIN DOUBLE-HUNG WINDOW	
CN235 (T)	2	3'-5 1/4" x 3'-5 3/8"	ANDERSEN TWIN CASEMENT WINDOW (TEMPERED)	
P4040 / A41 (T)	6	4'-0 1/2" x 6'-1 1/8"	ANDERSEN COMBINATION CASEMENT/awning WINDOW (TEMPERED)	
TRIANGLE	4		ANDERSEN TRIANGLE WINDOW	
TRAPEZOID	4		ANDERSEN TRAPEZOID WINDOW	
2668	2	2'-8" x 6'-10"	RAISED PANEL WHITE PINE INTERIOR HINGED DOOR	
2868	4	2'-10" x 6'-10"	RAISED PANEL WHITE PINE INTERIOR HINGED DOOR	
BASEMENT WINDOW & DOOR SCHEDULE				
MODEL #	QTY	ROUGH OPENING	DESCRIPTION	COMMENTS
FWG12068-4	1	12'-0" x 6'-8"	ANDERSEN FRENCHWOOD GLIDING PATIO DOORS	
FWG6068R	1	6'-0" x 6'-8"	ANDERSEN FRENCHWOOD GLIDING PATIO DOORS	
SE-210(30)	1	3'-1" x 6'-9 3/8"	THERMA-TRU FIRE/STEEL DOOR	
FWG6068L	1	6'-0" x 6'-8"	ANDERSEN FRENCHWOOD GLIDING PATIO DOORS	
9'x7' GARAGE DOOR	1	9'-0" x 7'-0"	STEEL INSULATED OVERHEAD GARAGE DOOR	
2868	5	2'-10" x 6'-10"	1 3/8" RAISED PANEL WHITE PINE HINGED DOOR	

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CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD

RESIDENCE FOR:
BRYSON HOMES-MARITATO

PLAN NAME:
BASEMENT LEVEL FLOOR PLAN

PRELIMINARY DATES: 4/16/2021

FINAL PRELIM. DATES: ----

FINAL DATES: ----

DRAWN BY: A.B.

DRAWN BY: ----

DRAWN BY: ----

FINAL REV. DATES: ----

MODEL: CUSTOM

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

DRAWN BY: ----

SALES REP. / DEALER: **BRAD MERCER**

DWG. NO. FL-TLH-10458

SHEET NO. 4 OF 4