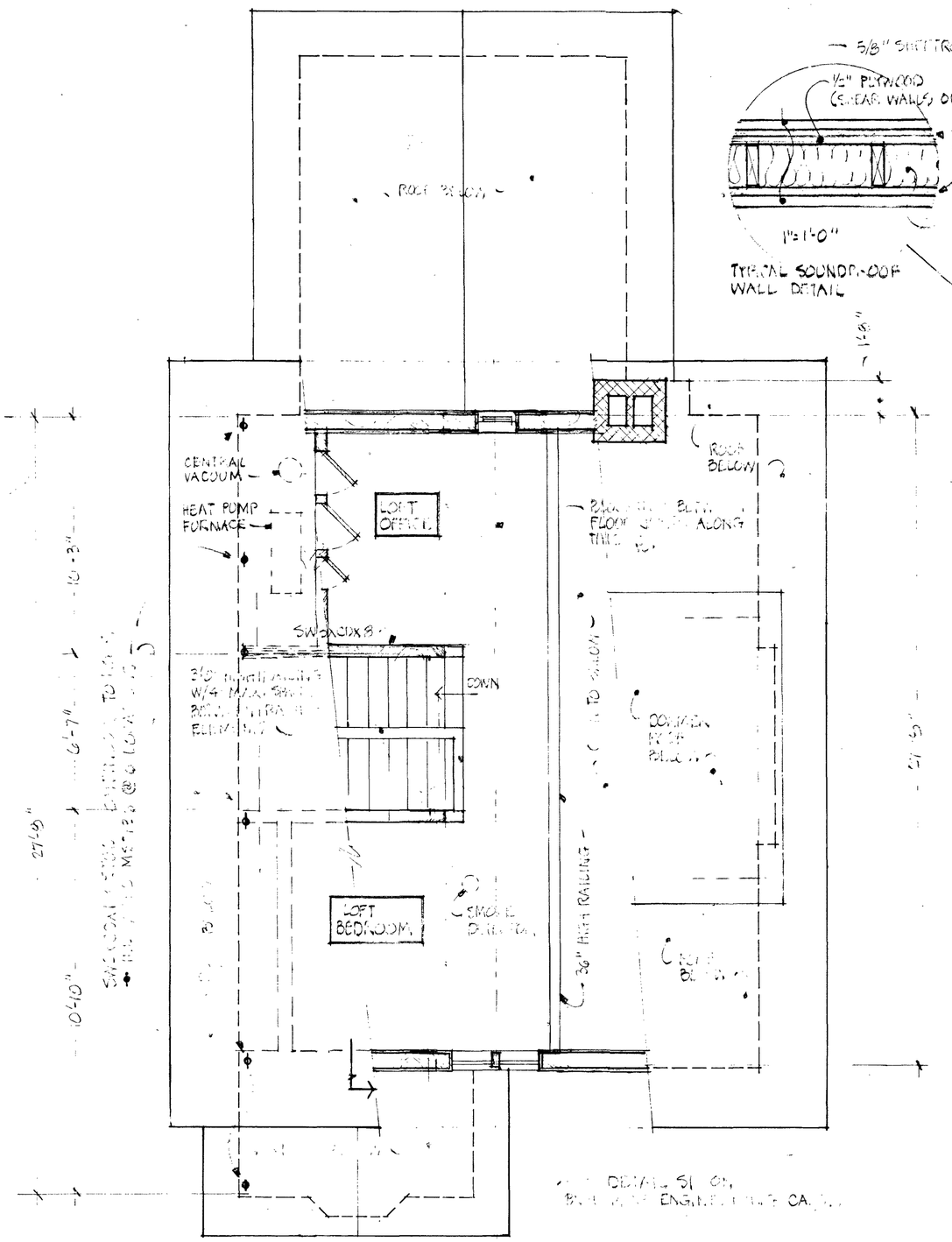
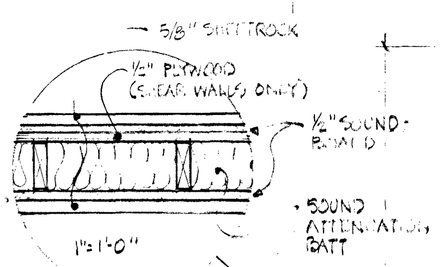
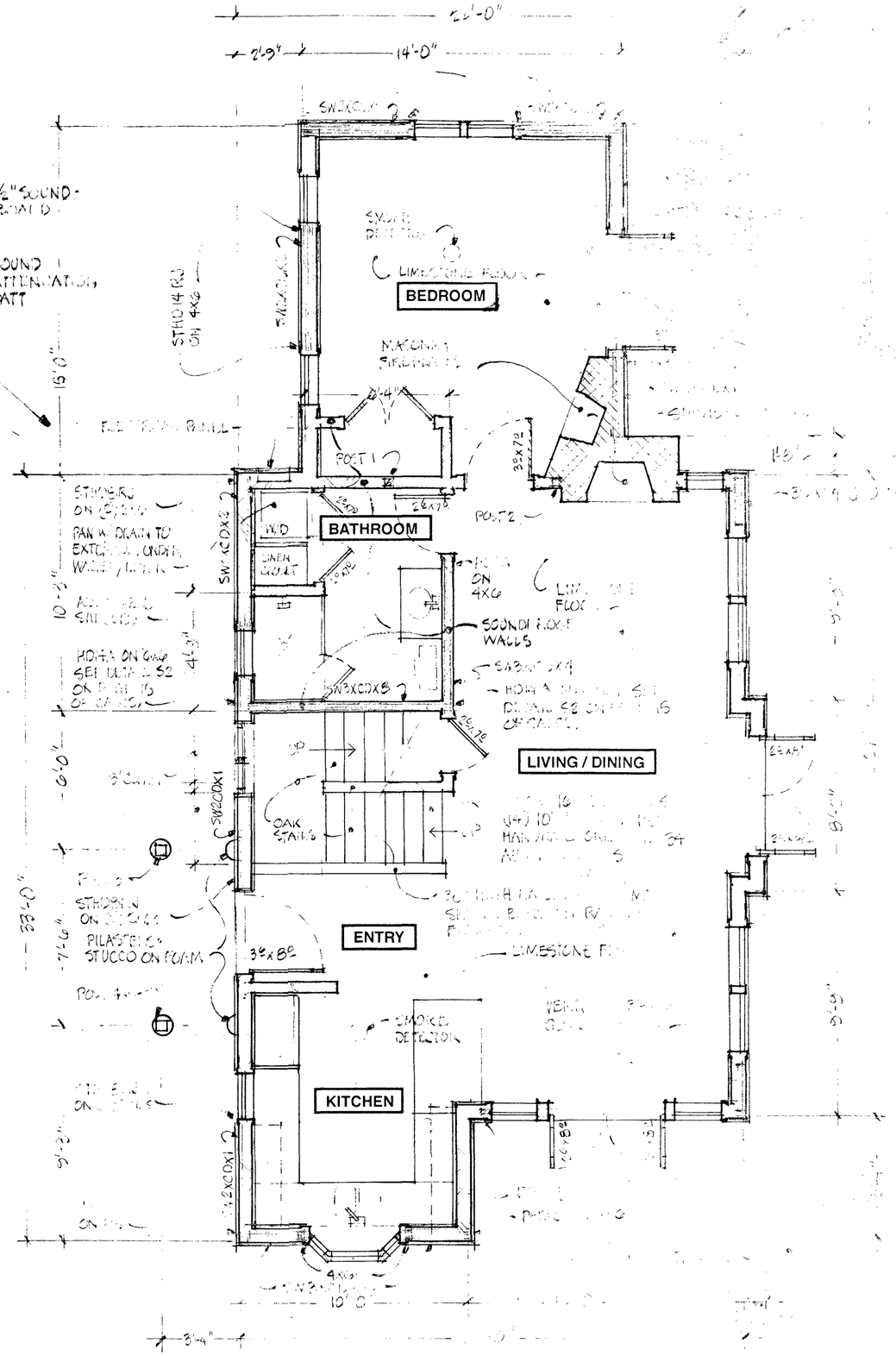


2 LOFT PLAN 1/4" = 1'-0"



TYPICAL SOUND-ROOF WALL DETAIL

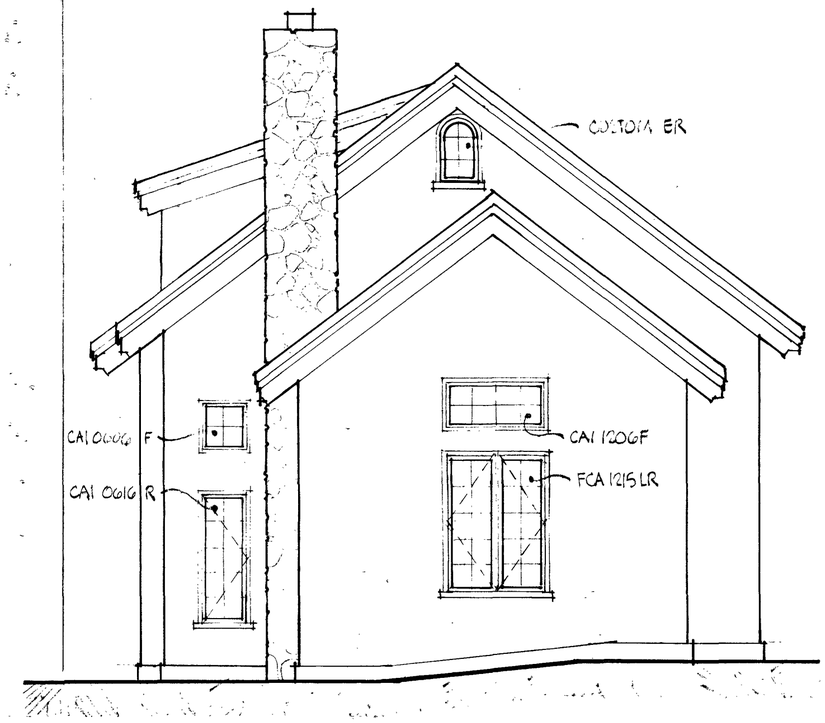


3 MAIN FLOOR PLAN 1/4" = 1'-0"

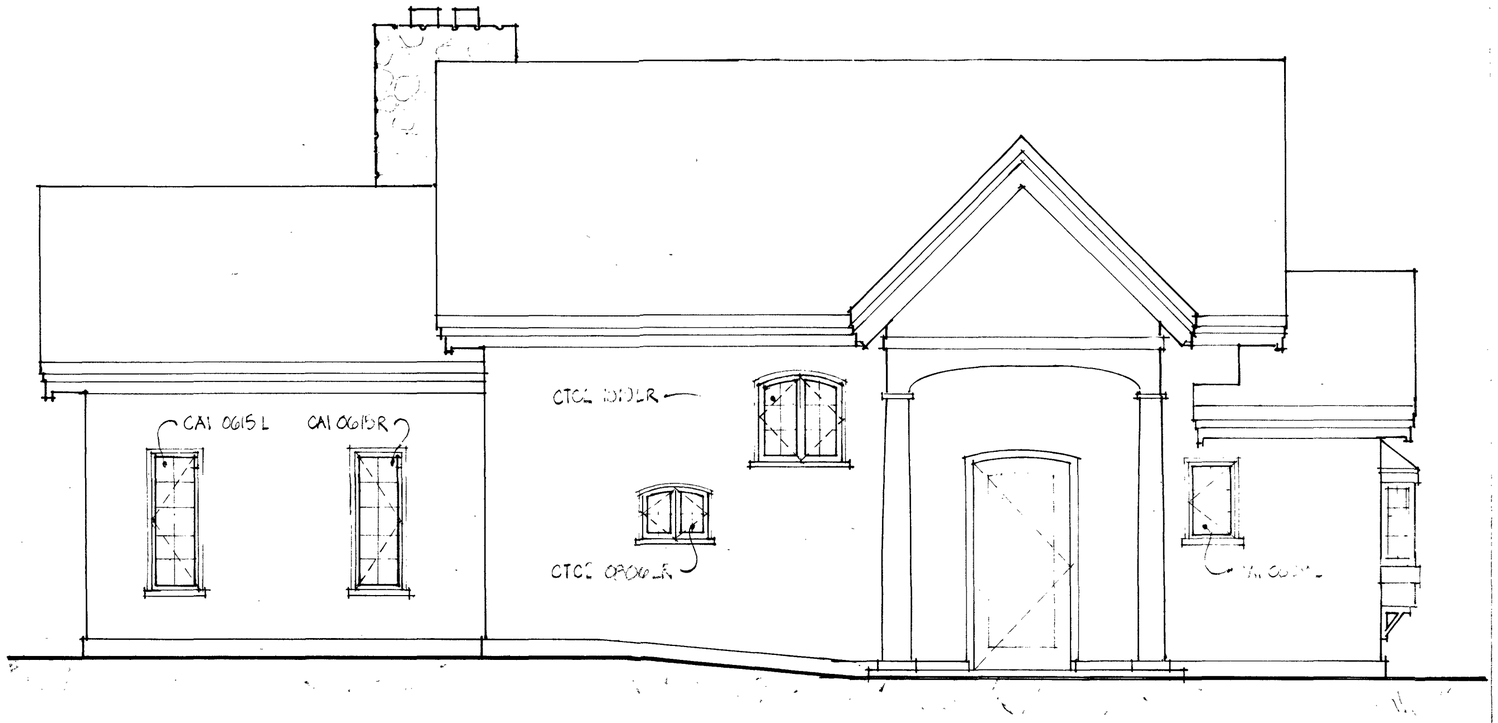
7/3/00 REVISED 8/2/00 REVISED 7/19/02 REVISED 8/21/02 & 9/1/02

THE CARTER GUEST HOUSE
Primrose Lane Friday Harbor WA 98250

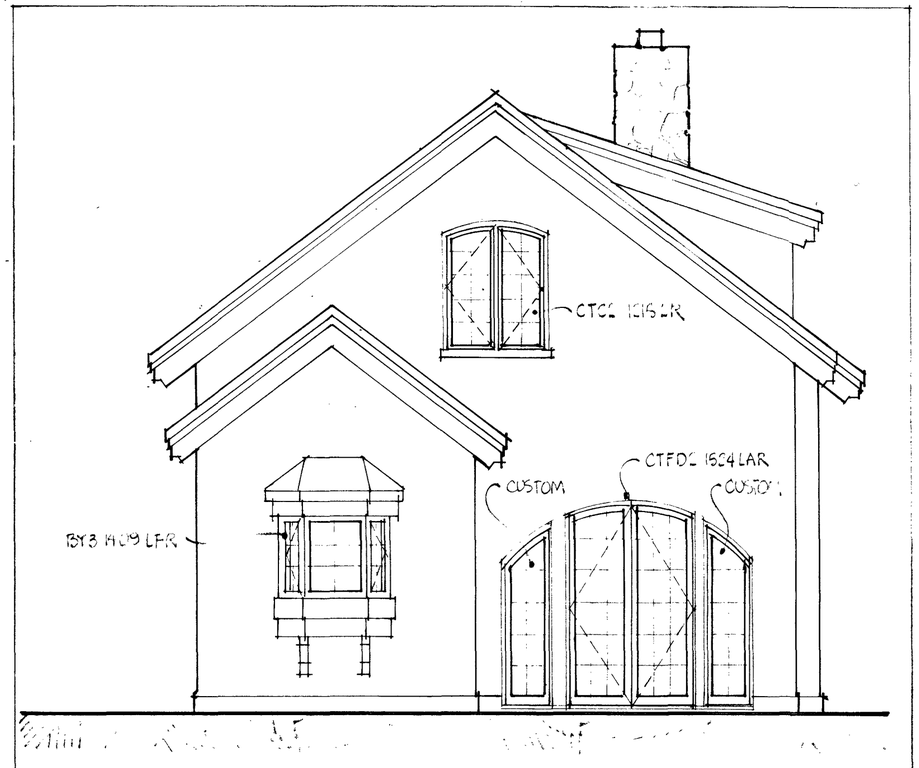
DAVID L. [illegible] ARCHITECT
310 Sp[illegible] Harbor WA 98[illegible]
360 37[illegible]



4 NORTH ELEVATION 1/4" = 1'-0"



5 WEST ELEVATION 1/4" = 1'-0"



6 SOUTH ELEVATION 1/4" = 1'-0"

7 EAST ELEVATION 1/4" = 1'-0"

3/12/01 REVISED 7/15/01 REVISED 9/1/01

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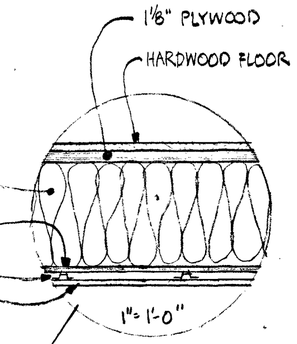
STRUCTURAL WOOD GRADES
JOISTS: #2 Hem/fir
POSTS: #1 Hem/fir
BEAMS: #1 DF
GLU-LAM BEAMS: 24F V3

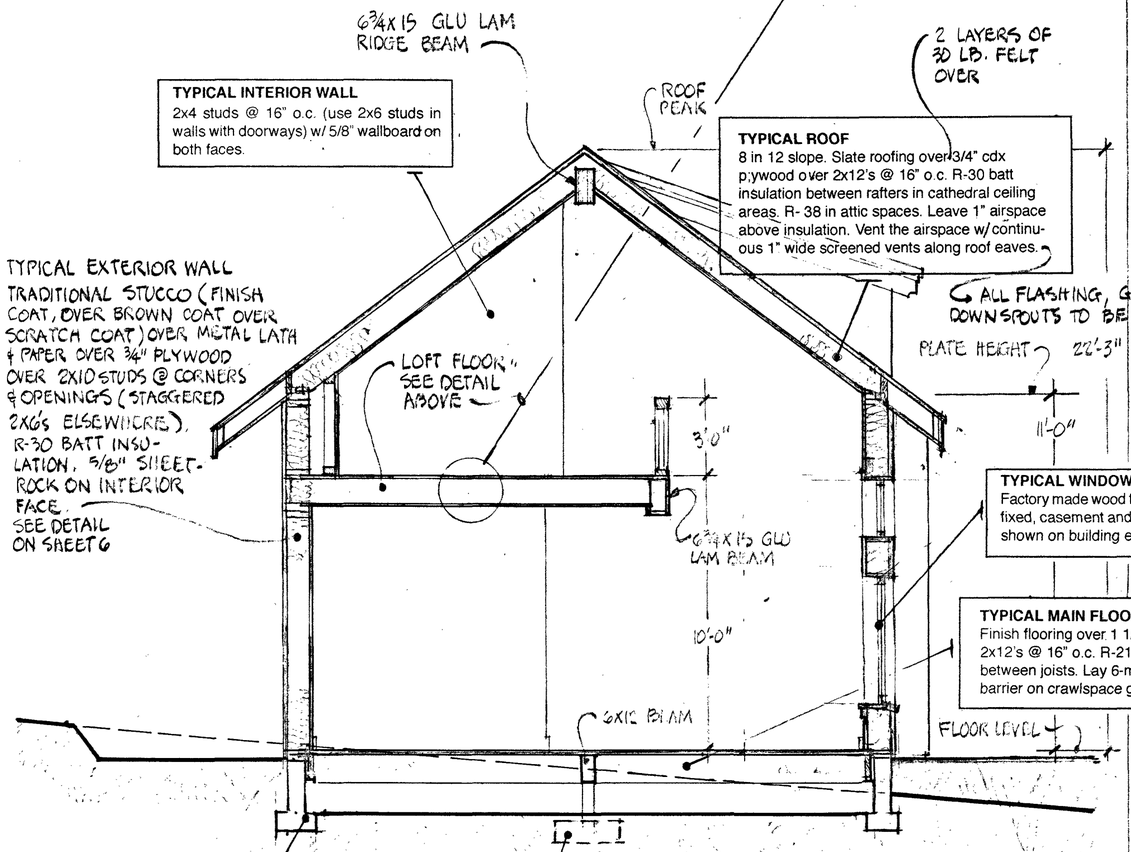
DESIGN LIVE LOADS
FLOOR 40PSF
ROOF 25PSF

CONCRETE MIX
Six 94 lb. sacks per cubic yard.
3000 psi in 28 days.

METAL CONNECTORS:
Use post bases on posts on concrete; Column capps where beams sit on posts; Beam saddles where a beam butts into another perpendicularly; hurricane clips where each rafter is supported on a wall plate; and joist hangers at joist ends.



TYPICAL LOFT FLOOR



TYPICAL INTERIOR WALL
2x4 studs @ 16" o.c. (use 2x6 studs in walls with doorways) w/ 5/8" wallboard on both faces.

TYPICAL ROOF
8 in 12 slope. Slate roofing over 3/4" cdx plywood over 2x12's @ 16" o.c. R-30 batt insulation between rafters in cathedral ceiling areas. R- 38 in attic spaces. Leave 1" airspace above insulation. Vent the airspace w/ continuous 1" wide screened vents along roof eaves.

ALL FLASHING, GUTTERS & DOWNSPOUTS TO BE COPPER.

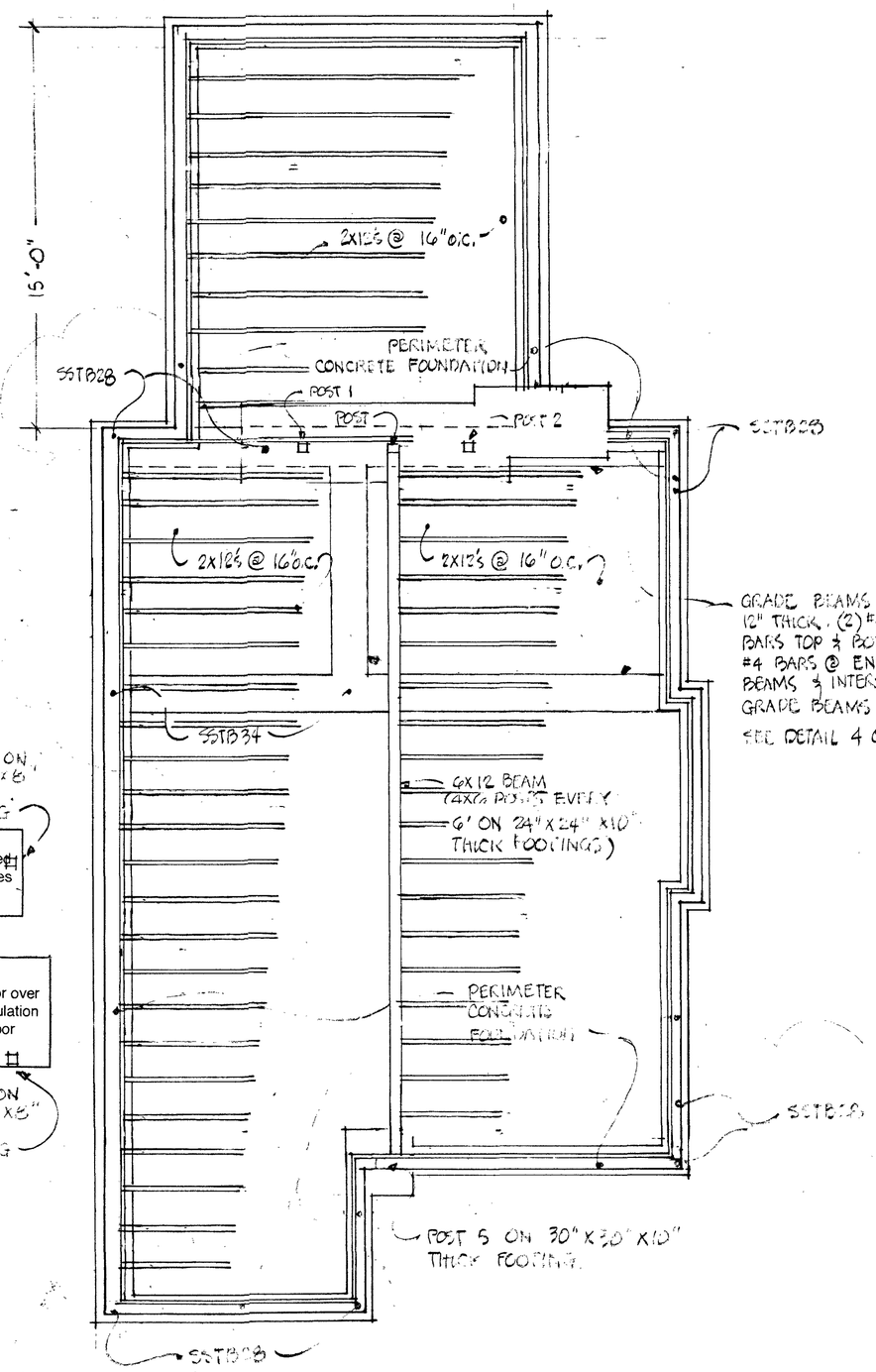
TYPICAL WINDOW
Factory made wood framed double-glazed fixed, casement and awning units in sizes shown on building elevations.

TYPICAL MAIN FLOOR
Finish flooring over 1 1/8" plywood subfloor over 2x12's @ 16" o.c. R-21 hi-density batt insulation between joists. Lay 6-mil polyethylene vapor barrier on crawlspace grade.

TYPICAL CONCRETE PERIMETER FOUNDATION
8" thick stem wall, the top of which is to be at least 6" above adjacent grade; with #5 vertical bars every 24", two #5 horizontal bars near top and #5 horizontal bar @ midpoint between top and bottom horizontals; on 16" wide by 8" thick footing with two #5 horizontal bars. Bottom of footing is to be at least 24" below grade.

TYPICAL SPREAD FOOTING
Size and thickness as shown on foundation plan. #5 horizontal bars every 18" in both directions. Embed appropriate post or column base in center of footing. Bottom of footing to be 24" below adjacent grade.

8 TYPICAL BUILDING SECTION 1/4" = 1'-0"



9 MAIN FLOOR FRAMING AND FOUNDATION PLAN 1/4" = 1'-0"

NORTH

7/3/00 REVISED 8/6/00 REVISED 7/15/02 REVISED 9/1/02

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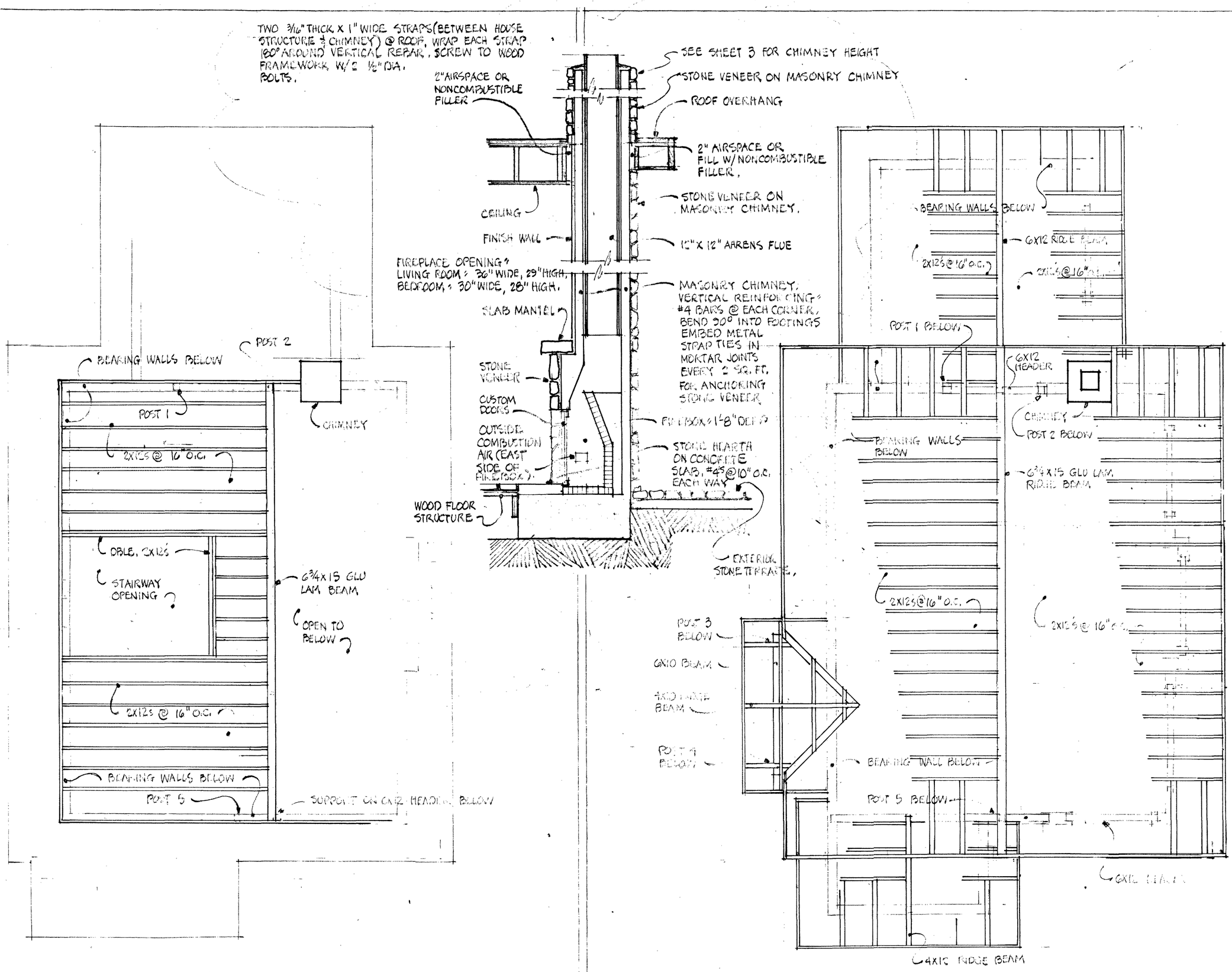

10 LOFT FRAMING PLAN 1/4" = 1'-0" NORTH

11 ROOF FRAMING PLAN 1/4" = 1'-0" NORTH

7/3/00 REVISED 9/6/00 REVISED 7/15/02

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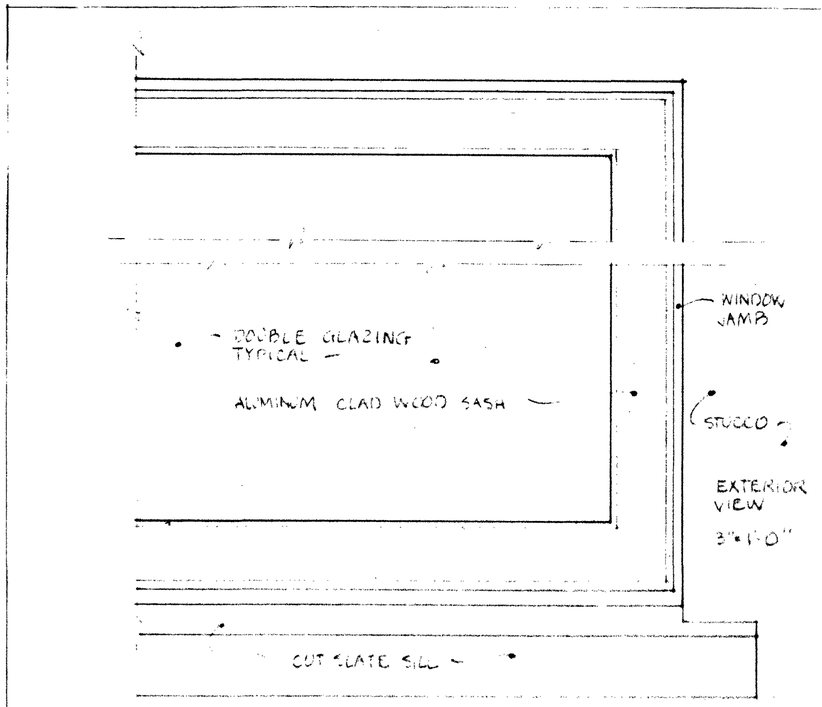
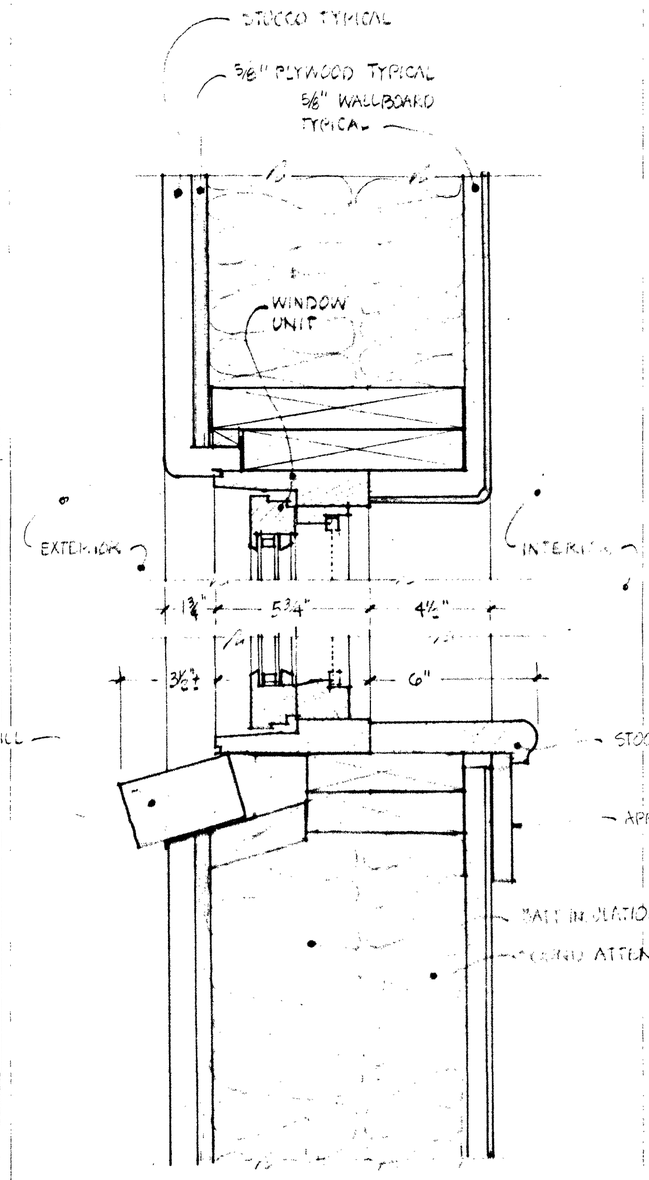
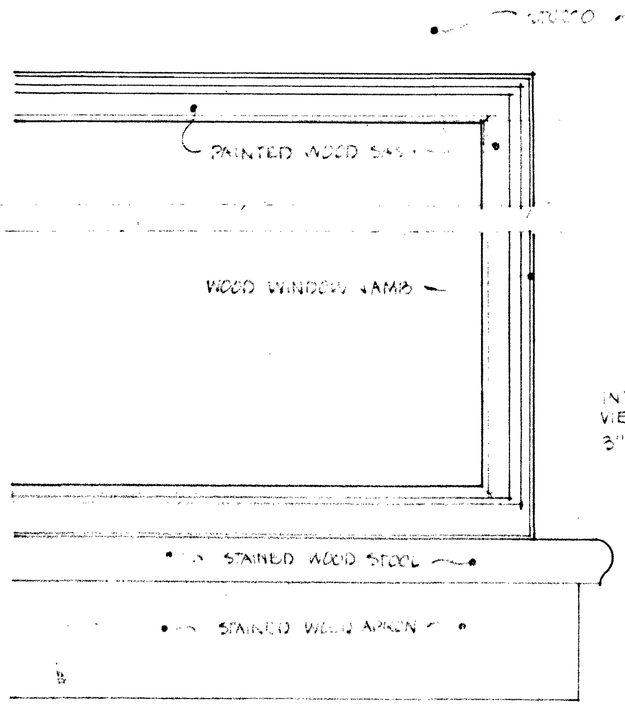
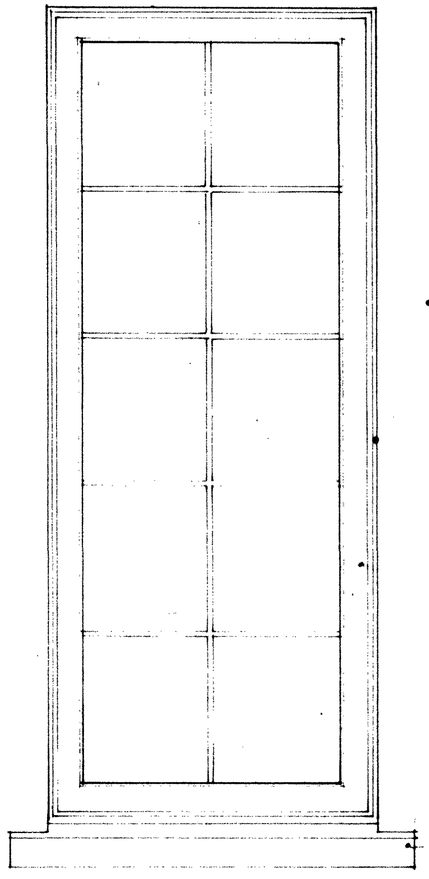


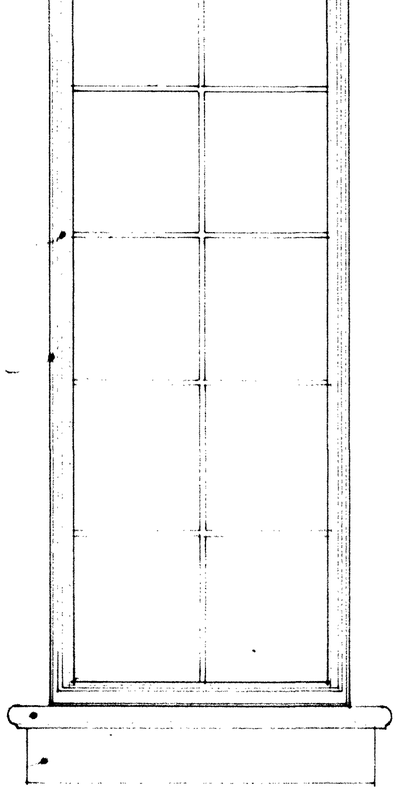


TYPICAL EXTERIOR WALL & WINDOW 3"=1'-0"

NOTE: THESE DETAILS ARE TYPICAL IN THE GUEST HOUSE & GARAGE.







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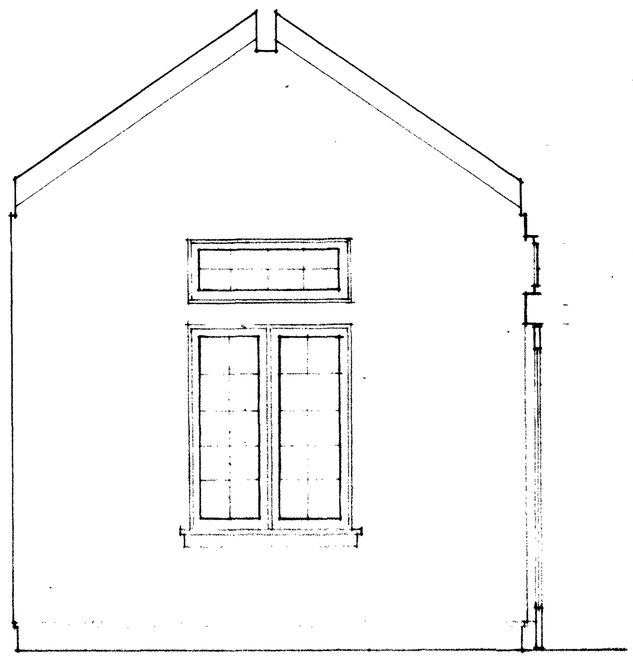
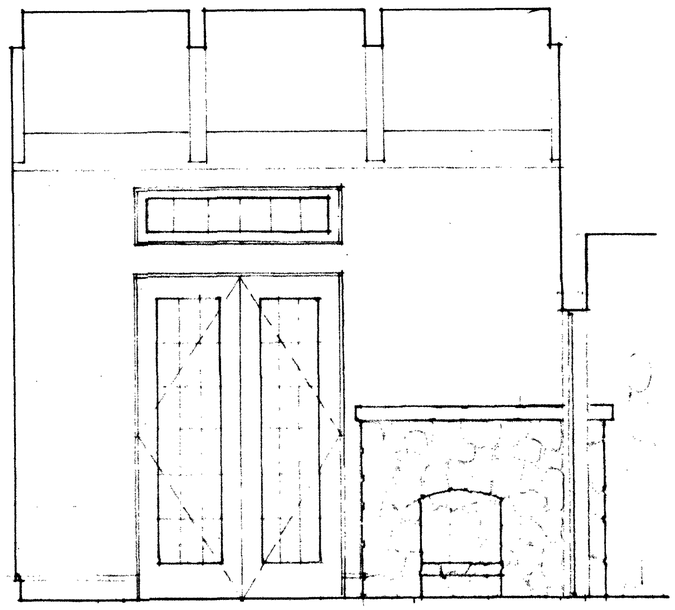
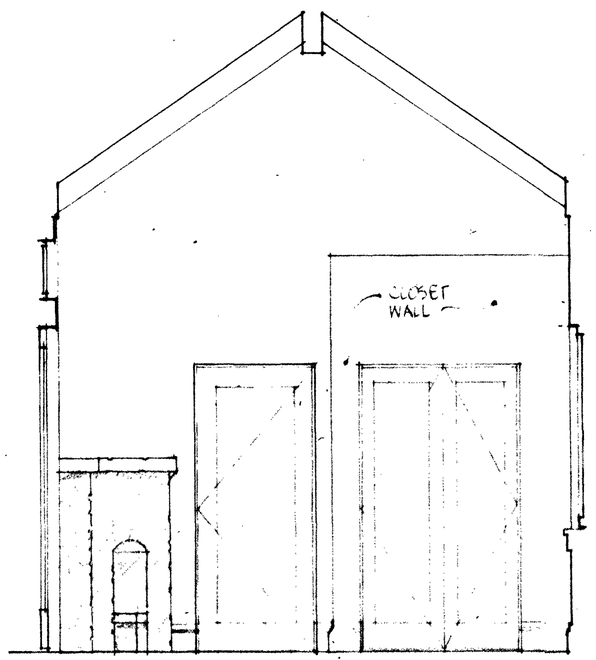


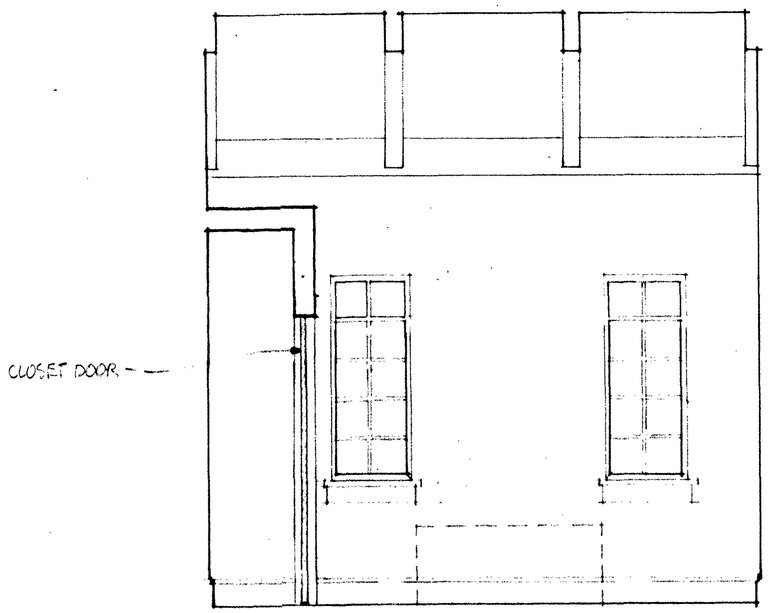
NORTH WALL / BEDROOM 3/8" = 1'-0"



EAST WALL / BEDROOM 3/8" = 1'-0"



SOUTH WALL / BEDROOM 3/8" = 1'-0"



WEST WALL / BEDROOM 3/8" = 1'-0"

7/15/02 REVISED 9/1/02

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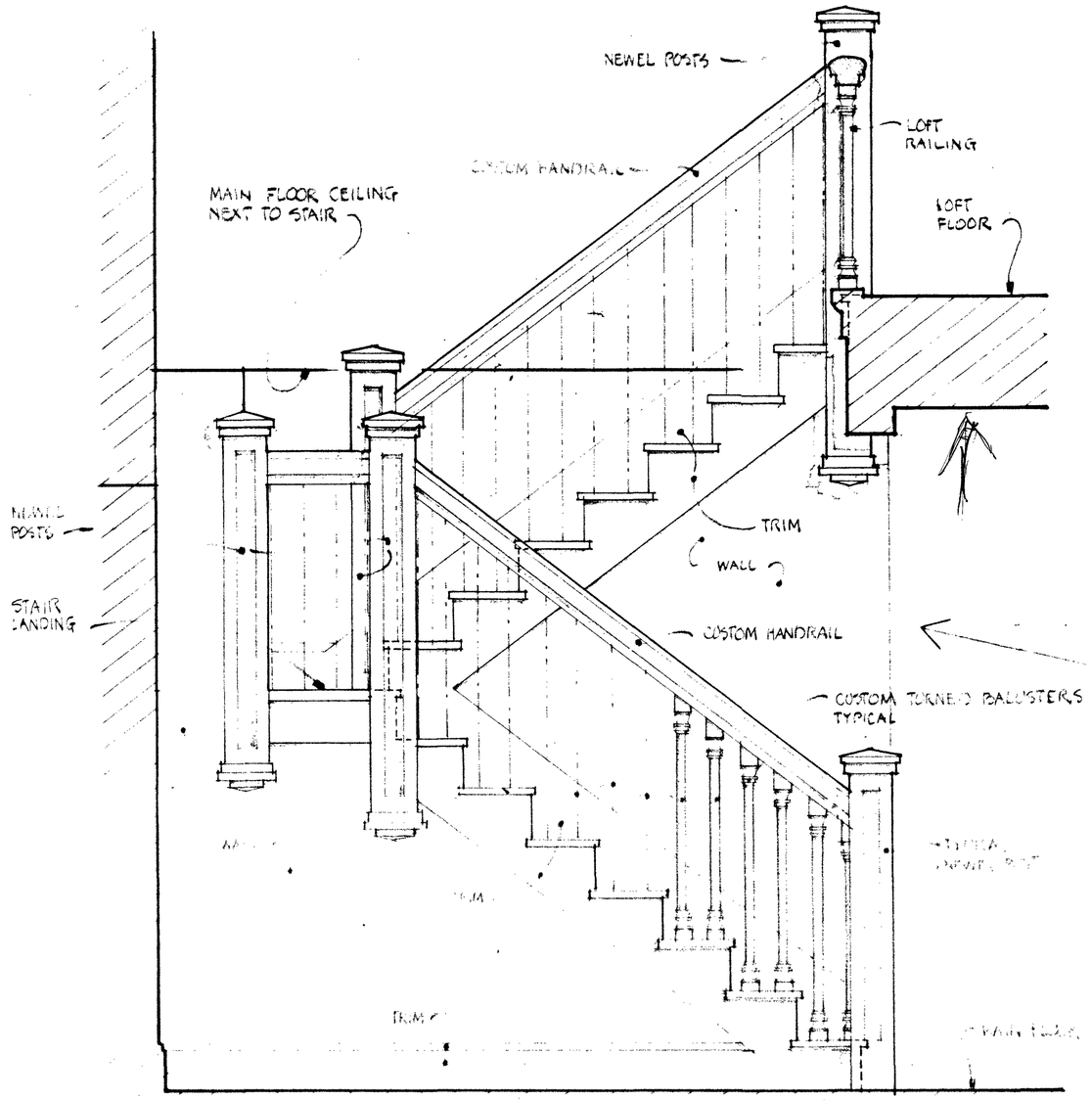
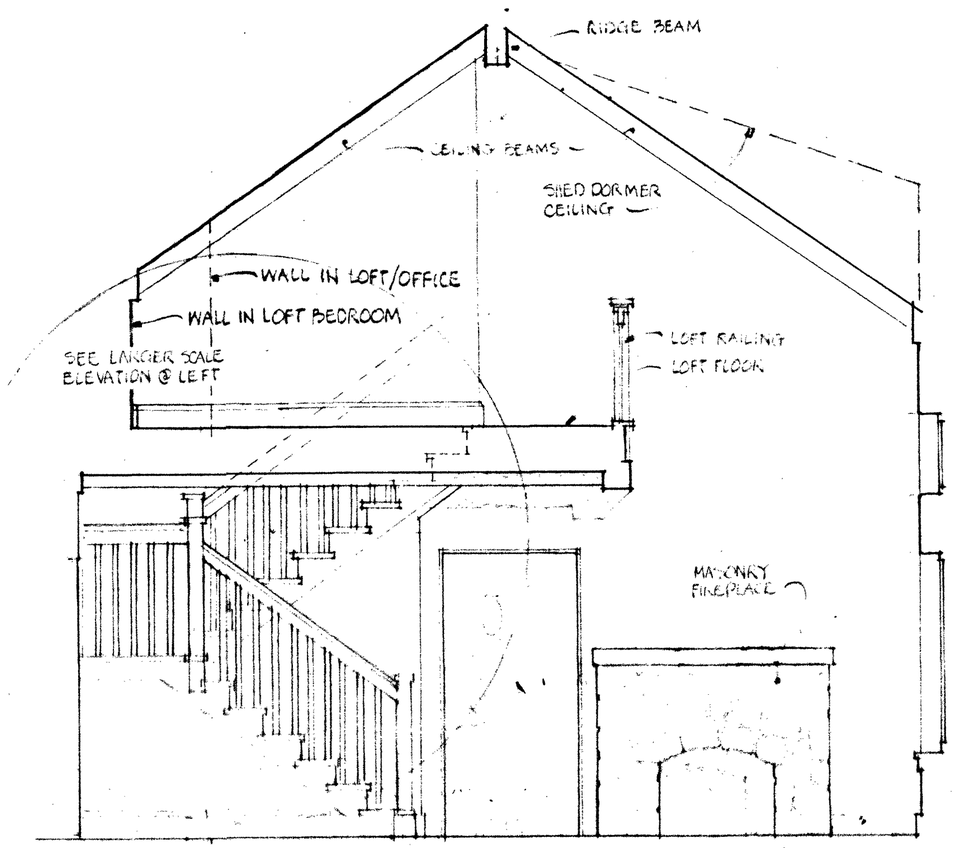
NOTE: ALL STAIR & LOFT RAILING ELEMENTS TO BE SOLID OAK.



STAIRWAY ELEVATION 3/4" = 1'-0"



ELEVATION OF STAIRWAY & WEST WALL OF LIVING ROOM & LOFT AREA 3/8" = 1'-0"

1/15/02 REVISED 9/1/02

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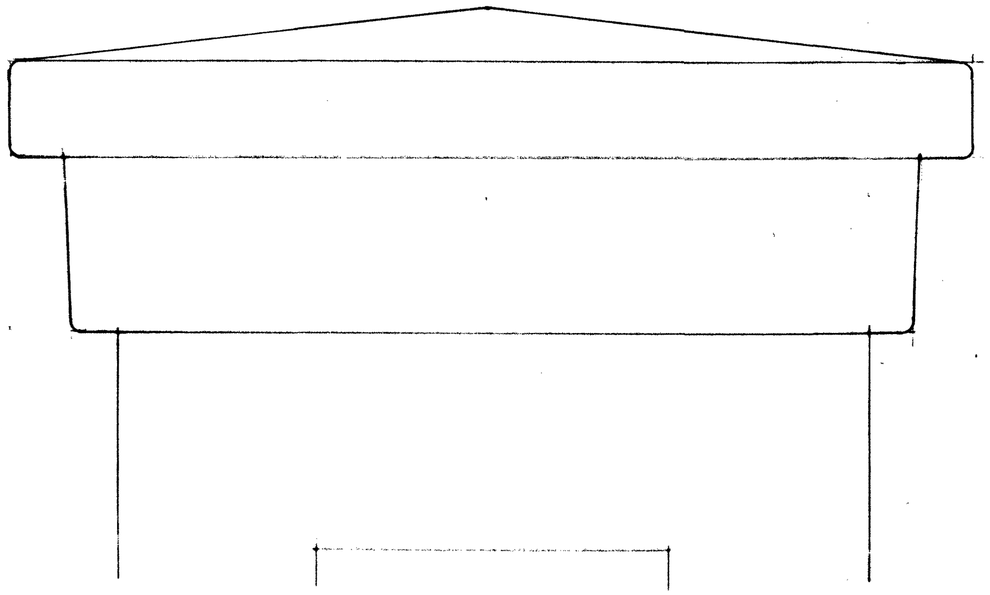
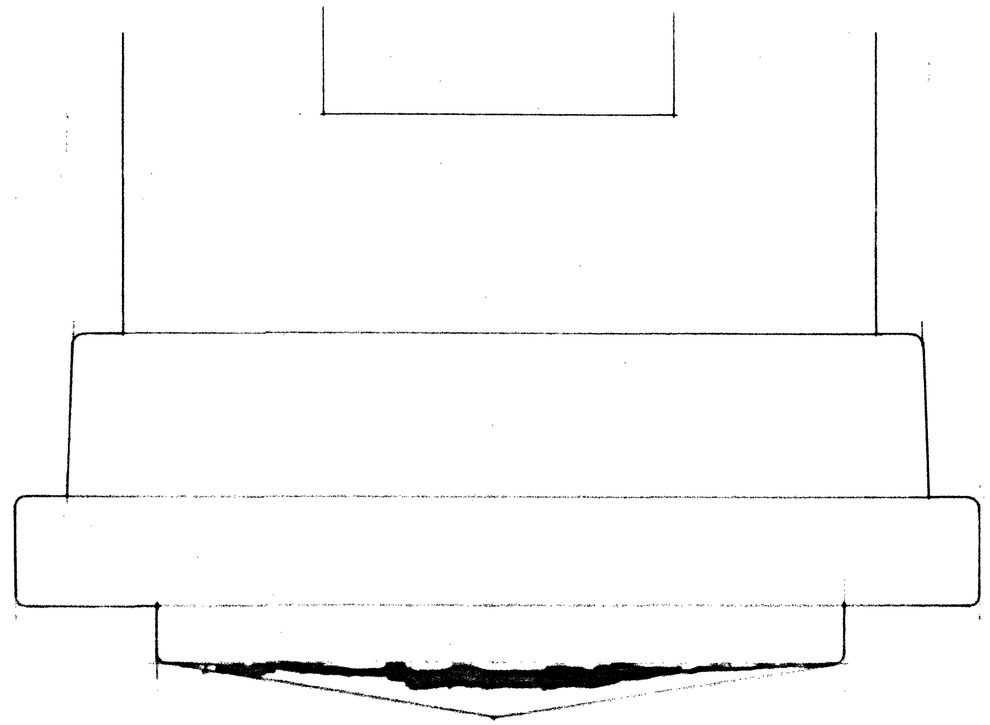
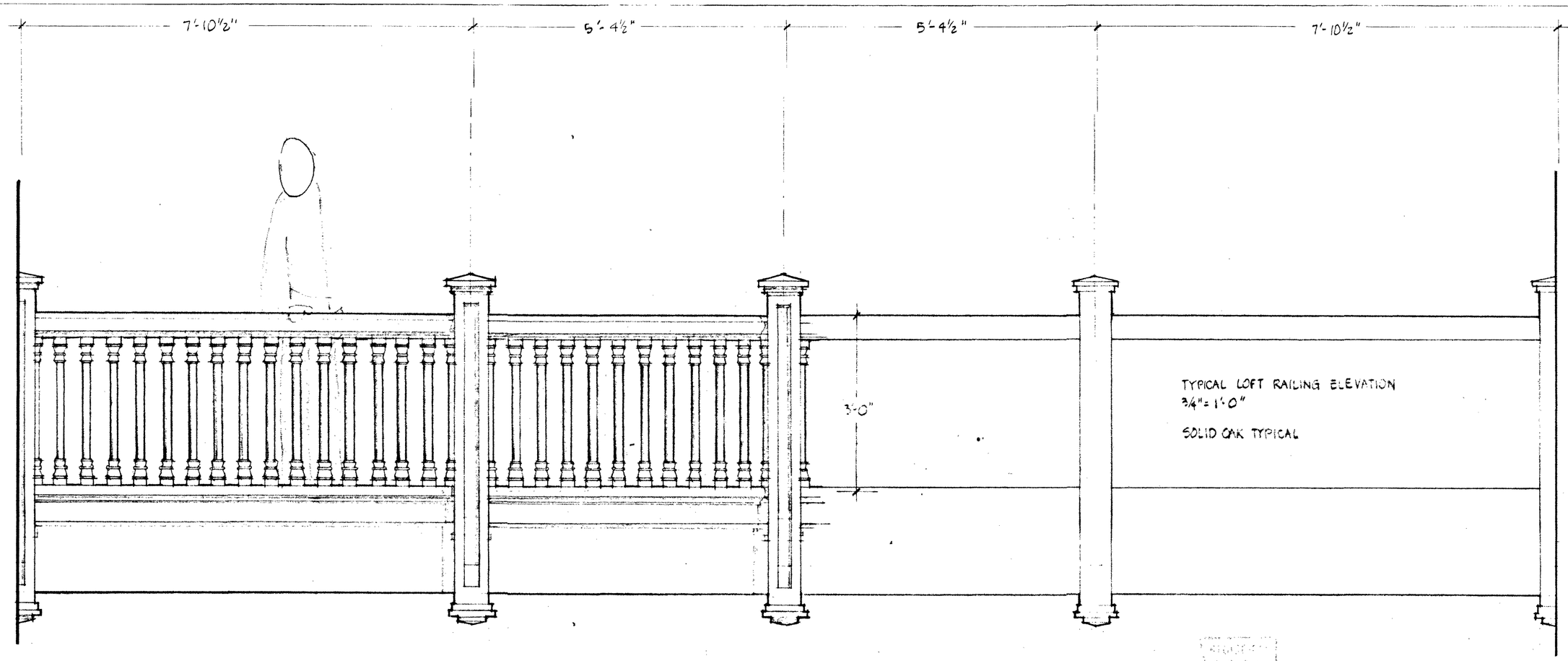


FULL SIZE DETAIL OF NEWEL POST CAP TYPICAL LOFT & STAIR RAILING



FULL SIZE DETAIL OF NEWEL POST BASE ON LOFT RAILING



TYPICAL LOFT RAILING ELEVATION
3/4"= 1'-0"

SOLID OAK TYPICAL

7/15/02

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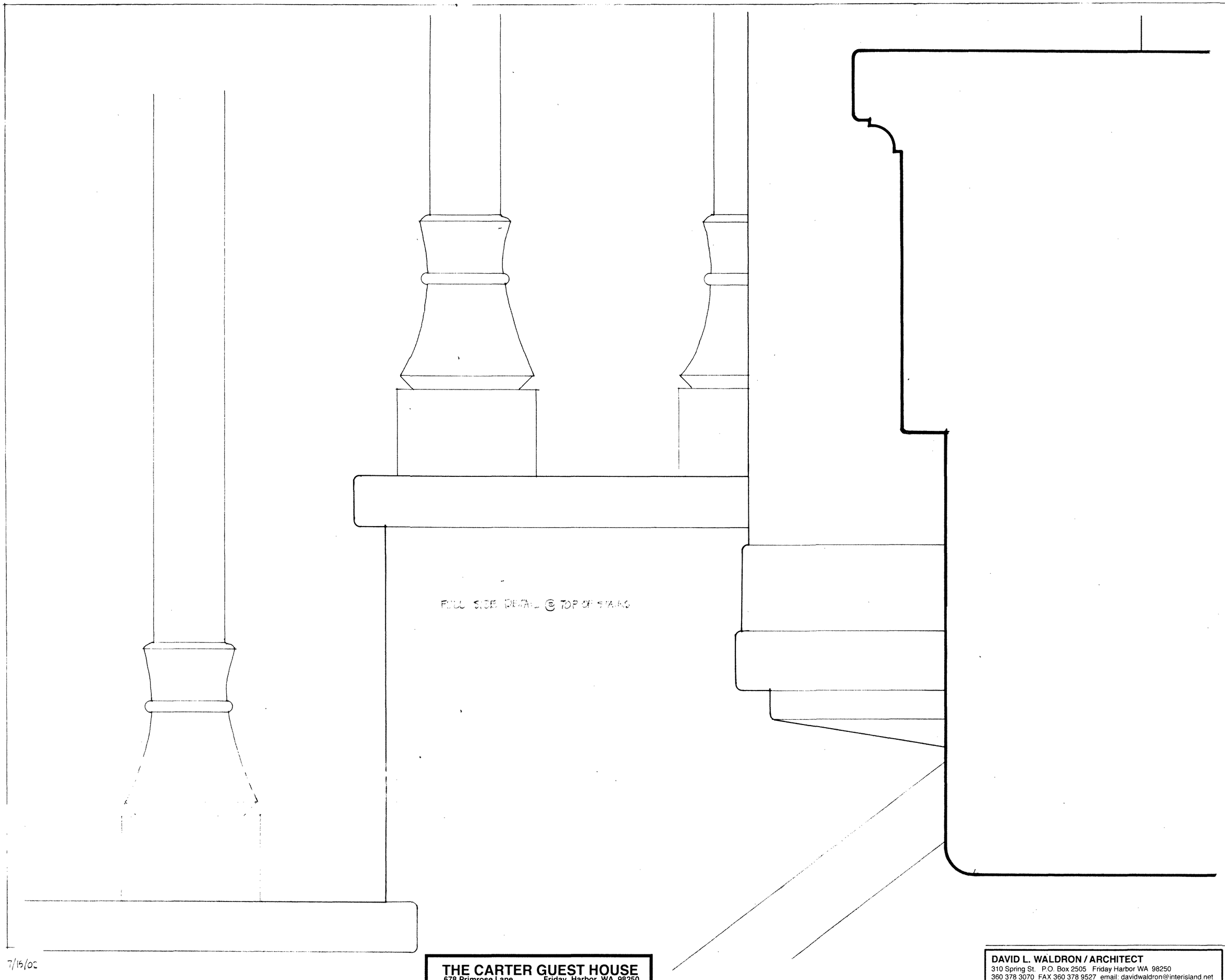

FULL SIZE DETAIL @ TOP OF STAIRS

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