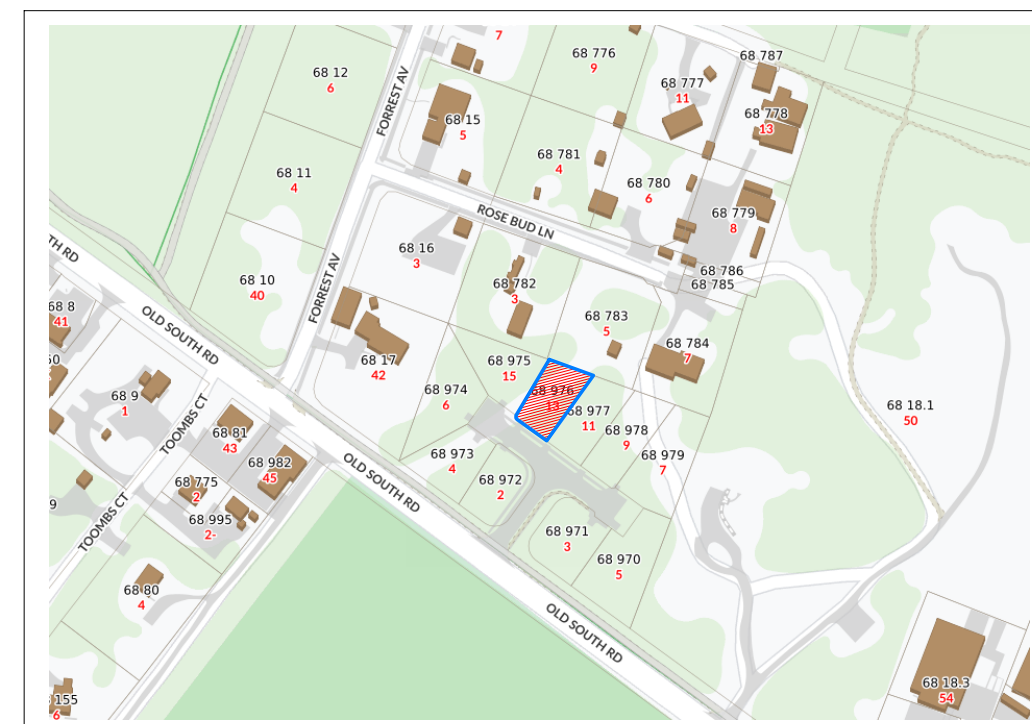




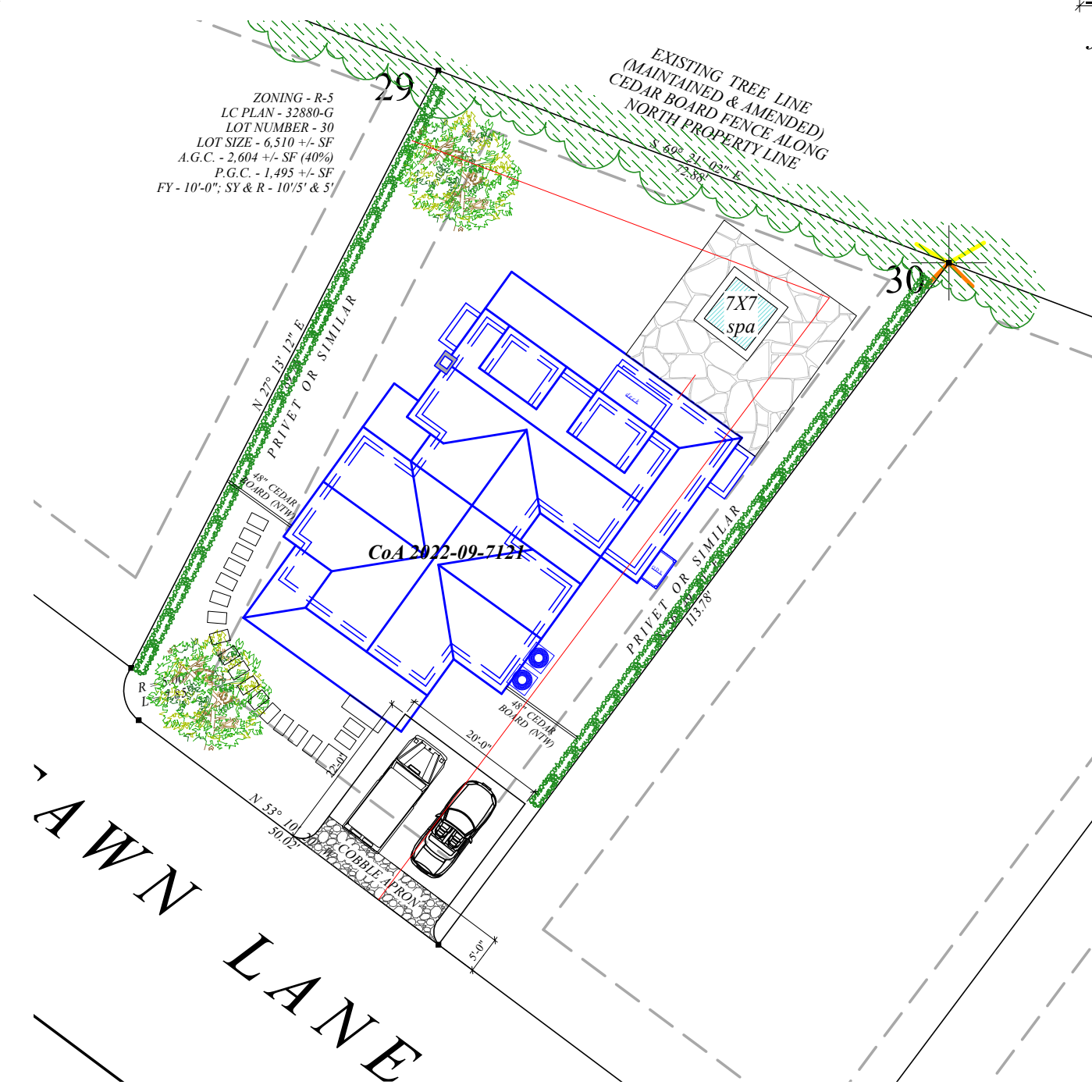
**SOUTH ELEVATION**  
faces fawn lane  
40'-0"



**EAST ELEVATION**  
faces 11 fawn lane (lot 31)  
50'-6"



LOCUS MAP - NOT TO SCALE  
13 FAWN LANE - MAP 68; PCL 976



FAWN LANE

ZONING - R-5  
LC PLAN - 2380-G  
LOT NUMBER - 30  
LOT SIZE - 4,510 +/- SF  
A.G.C. - 2,664 +/- SF (OPH)  
P.L.C. - 1,405 +/- SF  
FY - 10-07; ST & R - 10/3' & 5'

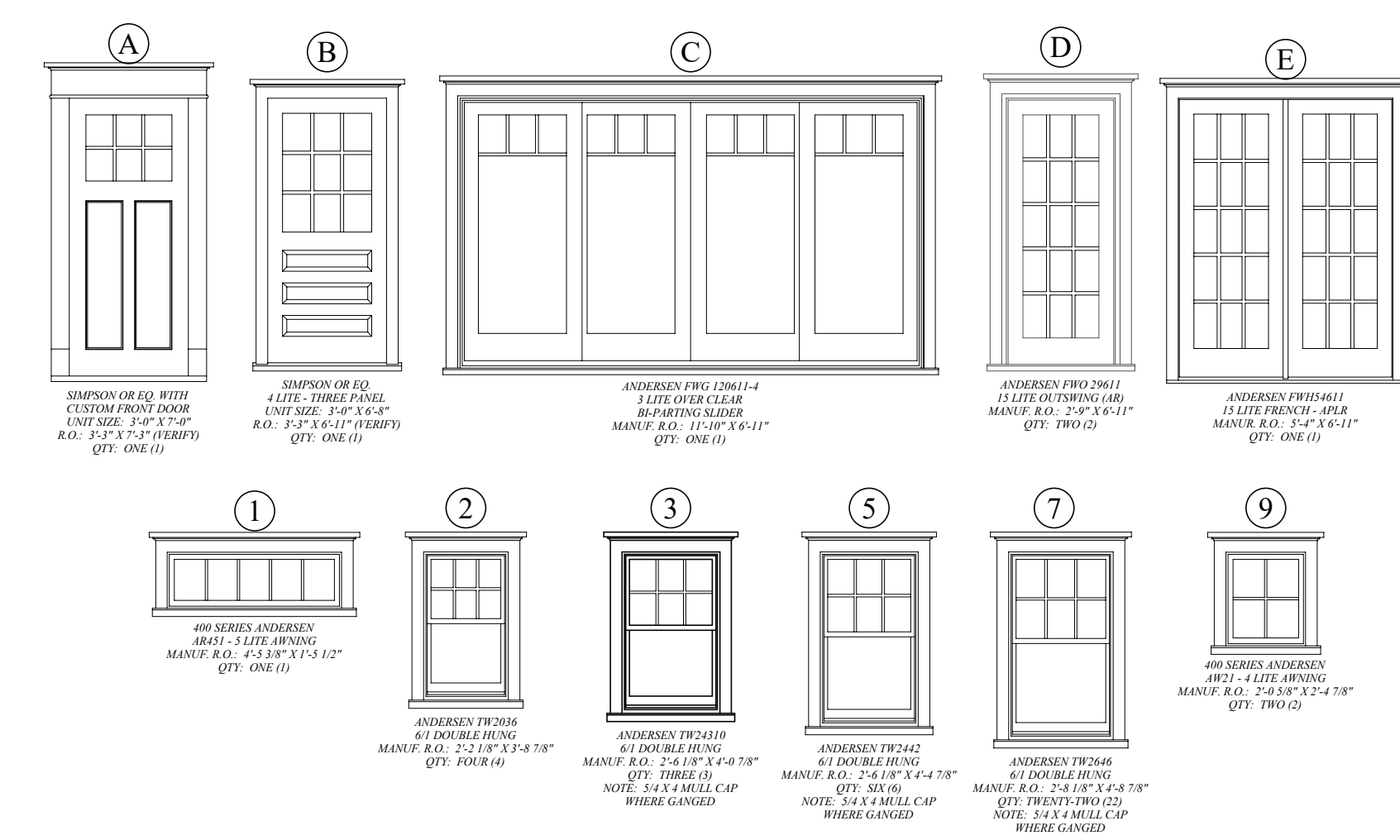
EXISTING TREE LINE  
(MAINTAINED & AMENDED)  
CEDAR BOARD FENCE ALONG  
NORTH PROPERTY LINE  
3.00' x 3.00'

29

30

7x7  
spa

Co. A 2022-09-2121



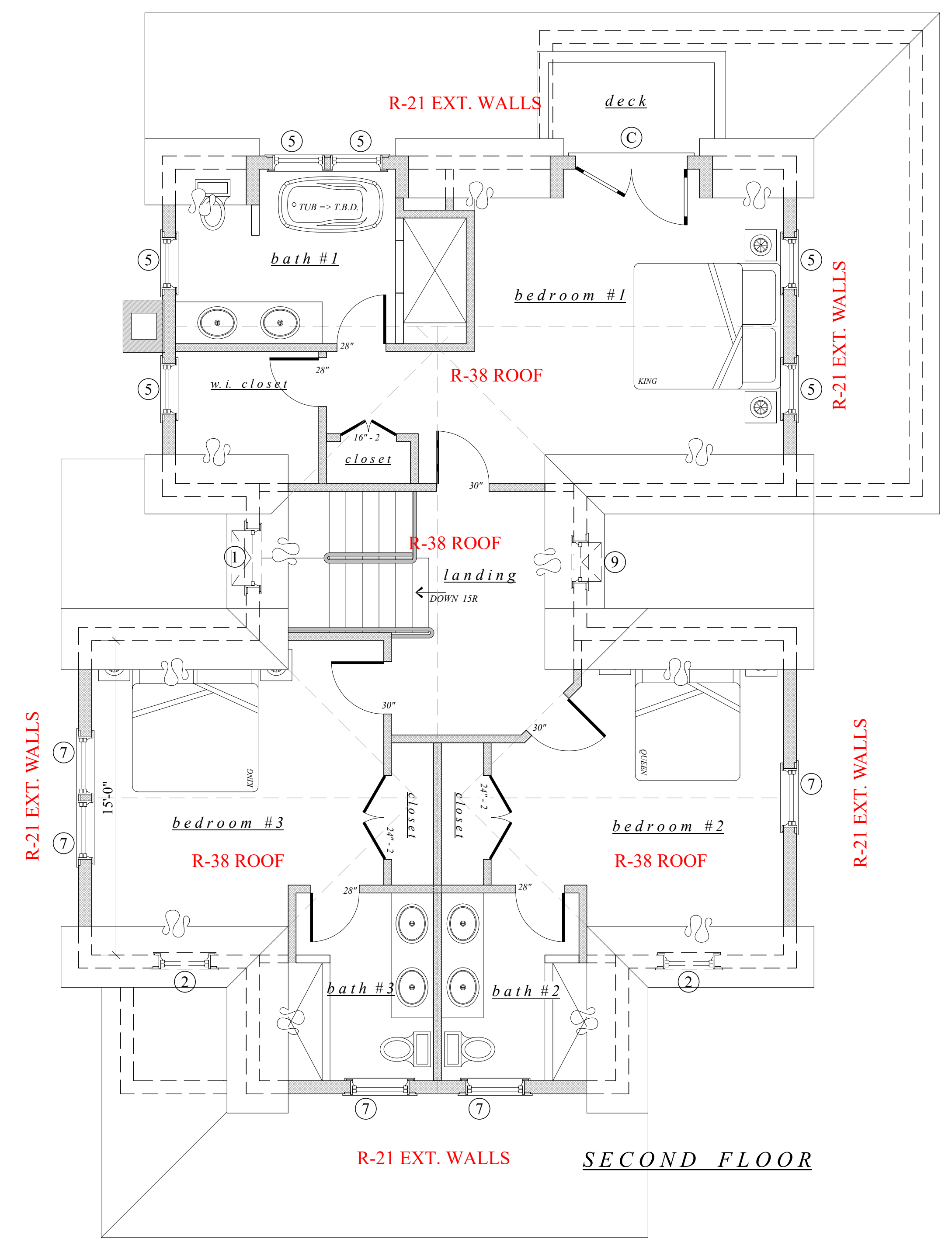
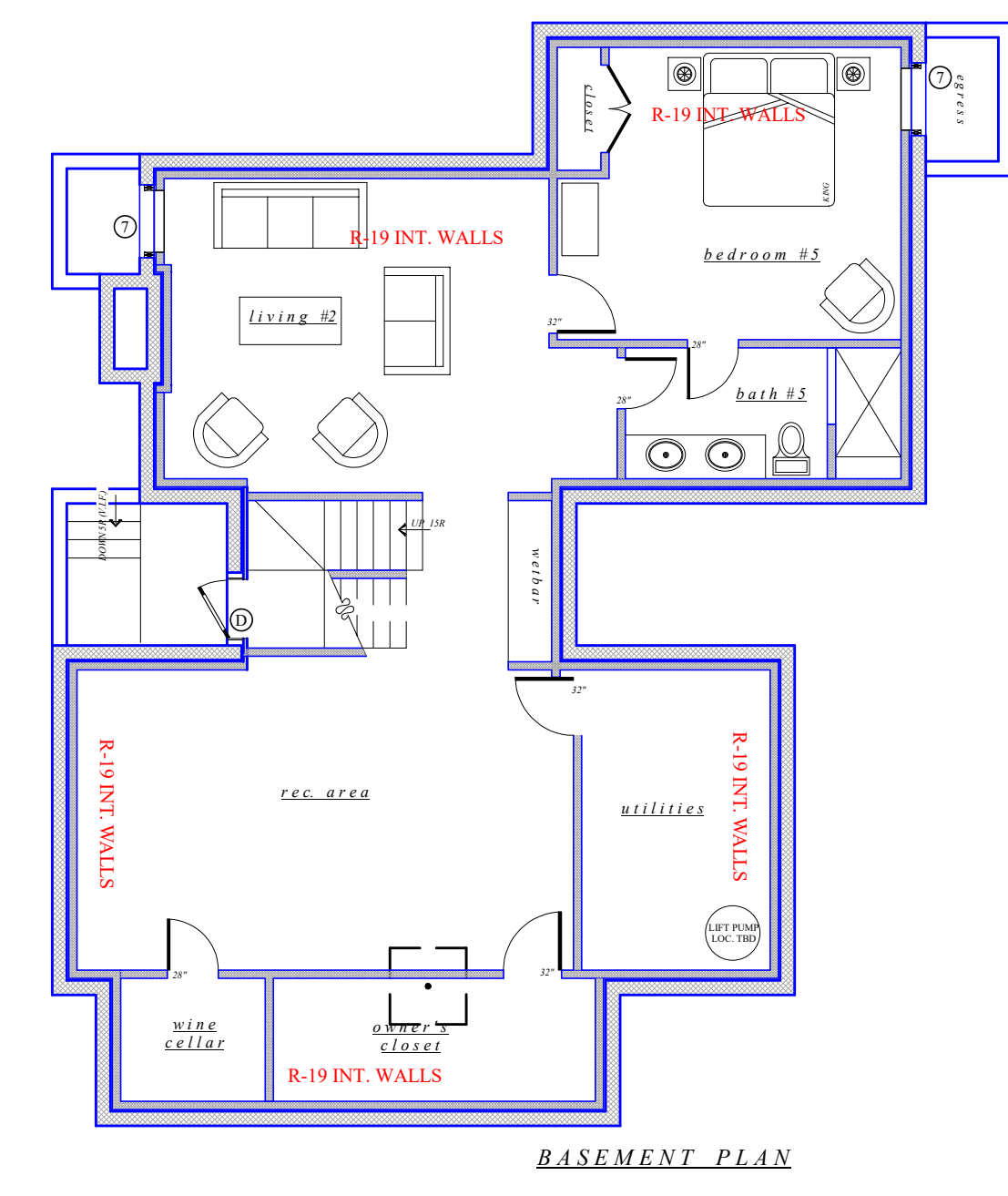
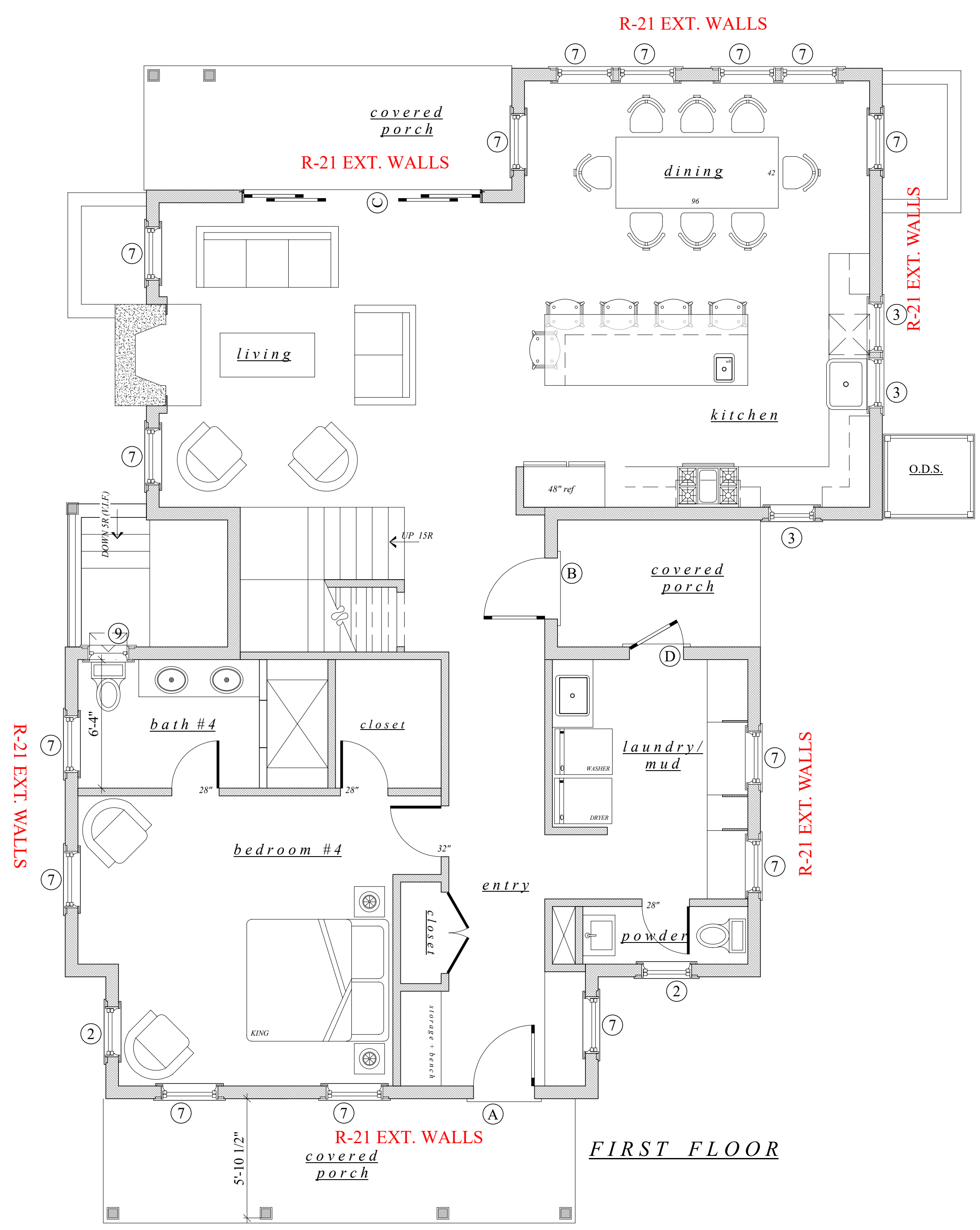
Tobin Farwell



**NORTH ELEVATION**  
facing pool & 5 rose bud lane  
25'-6"

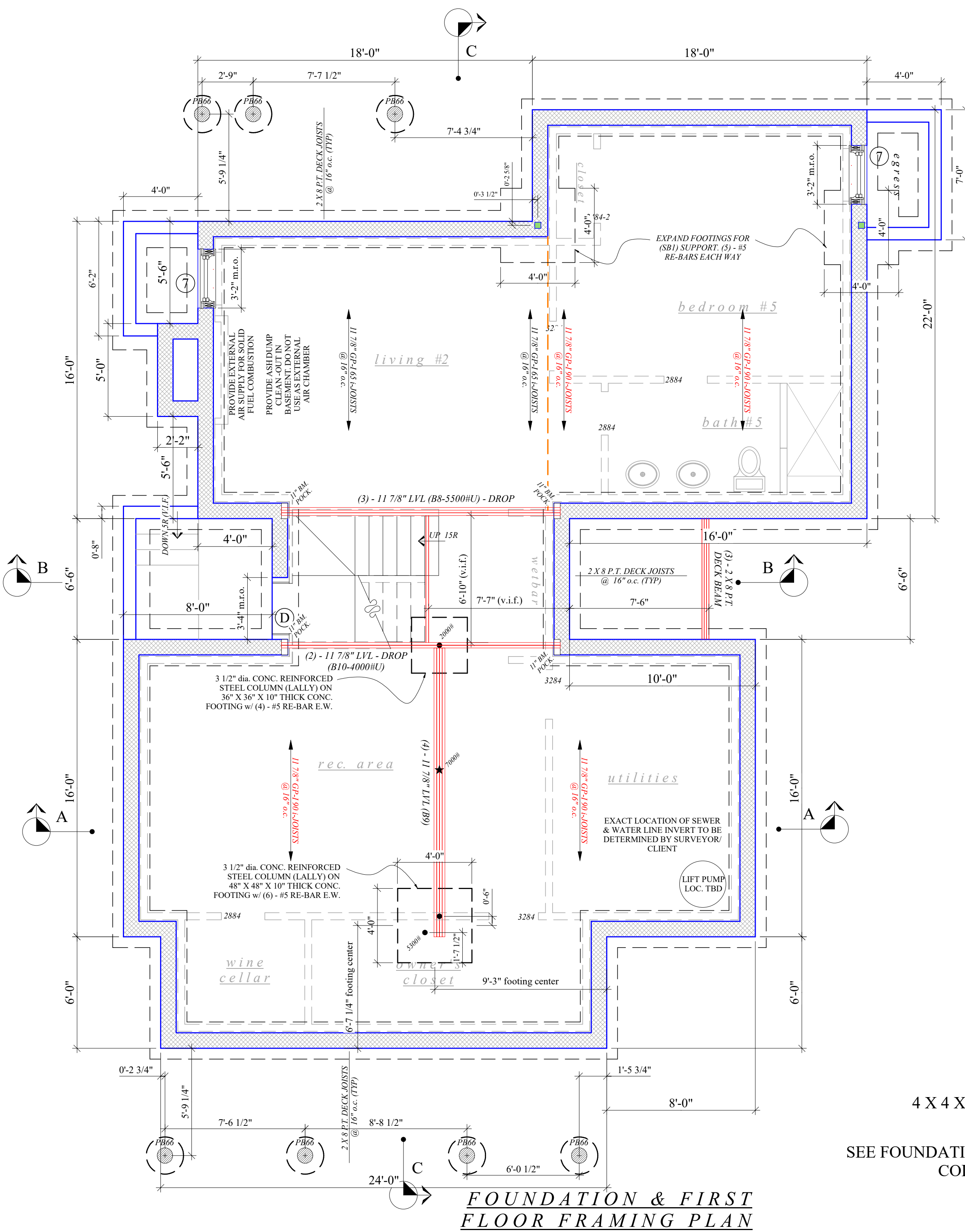


**WEST ELEVATION**  
faces 15 fawn lane (lot 29)  
25'-6"

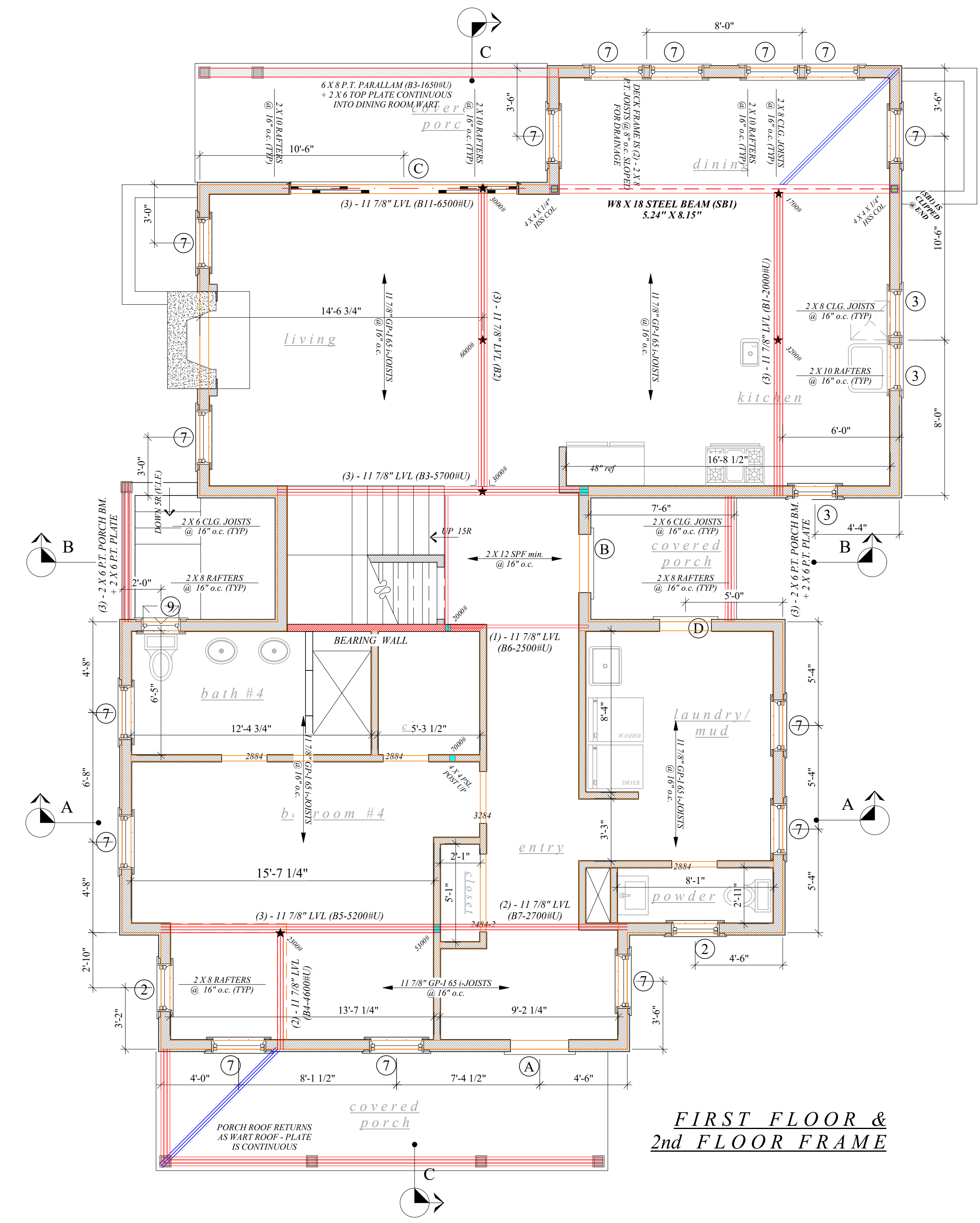




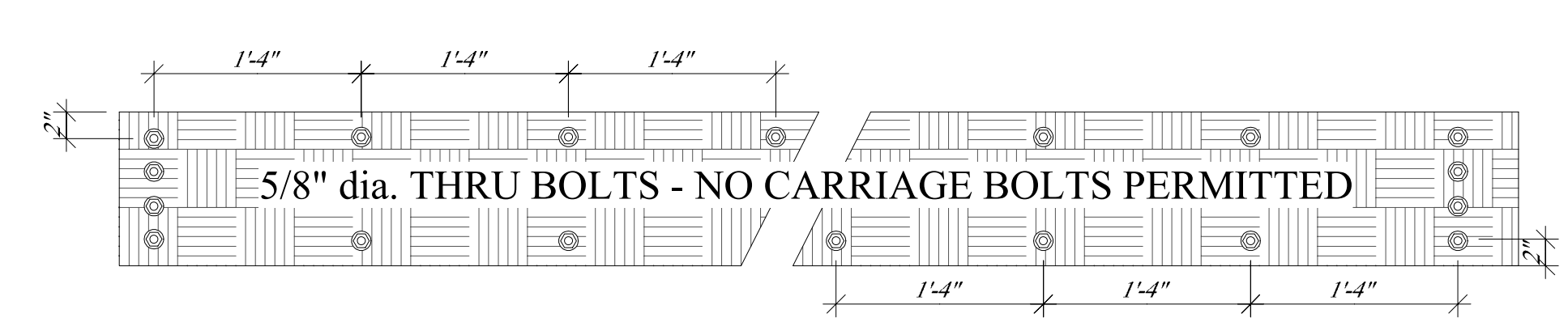
Tobin Farnwell



**FOUNDATION & FIRST FLOOR FRAMING PLAN**

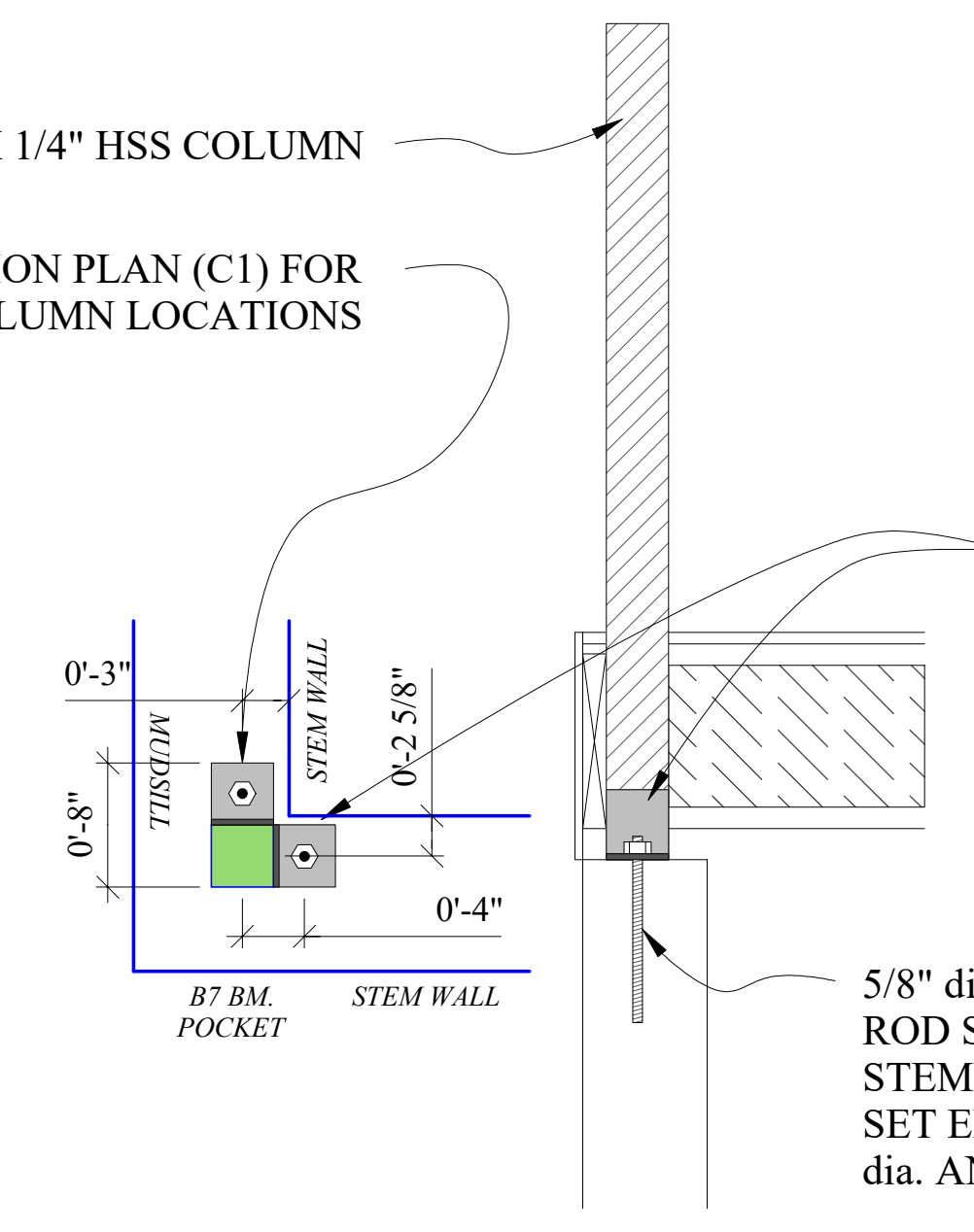


**FIRST FLOOR & 2nd FLOOR FRAME**



**FLITCH BEAM ASSEMBLY - TYPICAL BOLTING PATTERN**

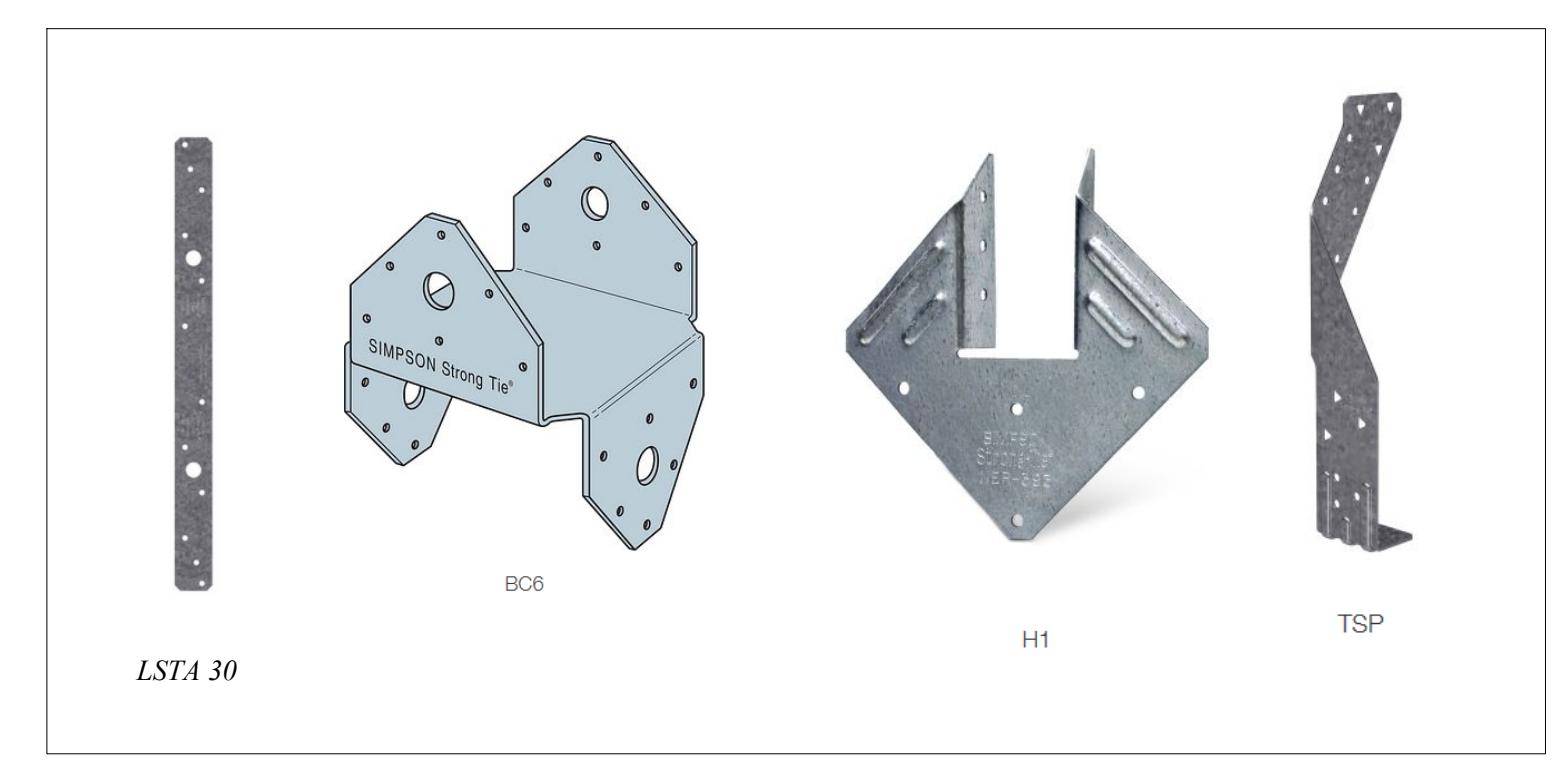
4 X 4 X 1/4" HSS COLUMN  
SEE FOUNDATION PLAN (C1) FOR COLUMN LOCATIONS



**COLUMN BASE FROM STEEL BEAM (SBI)**

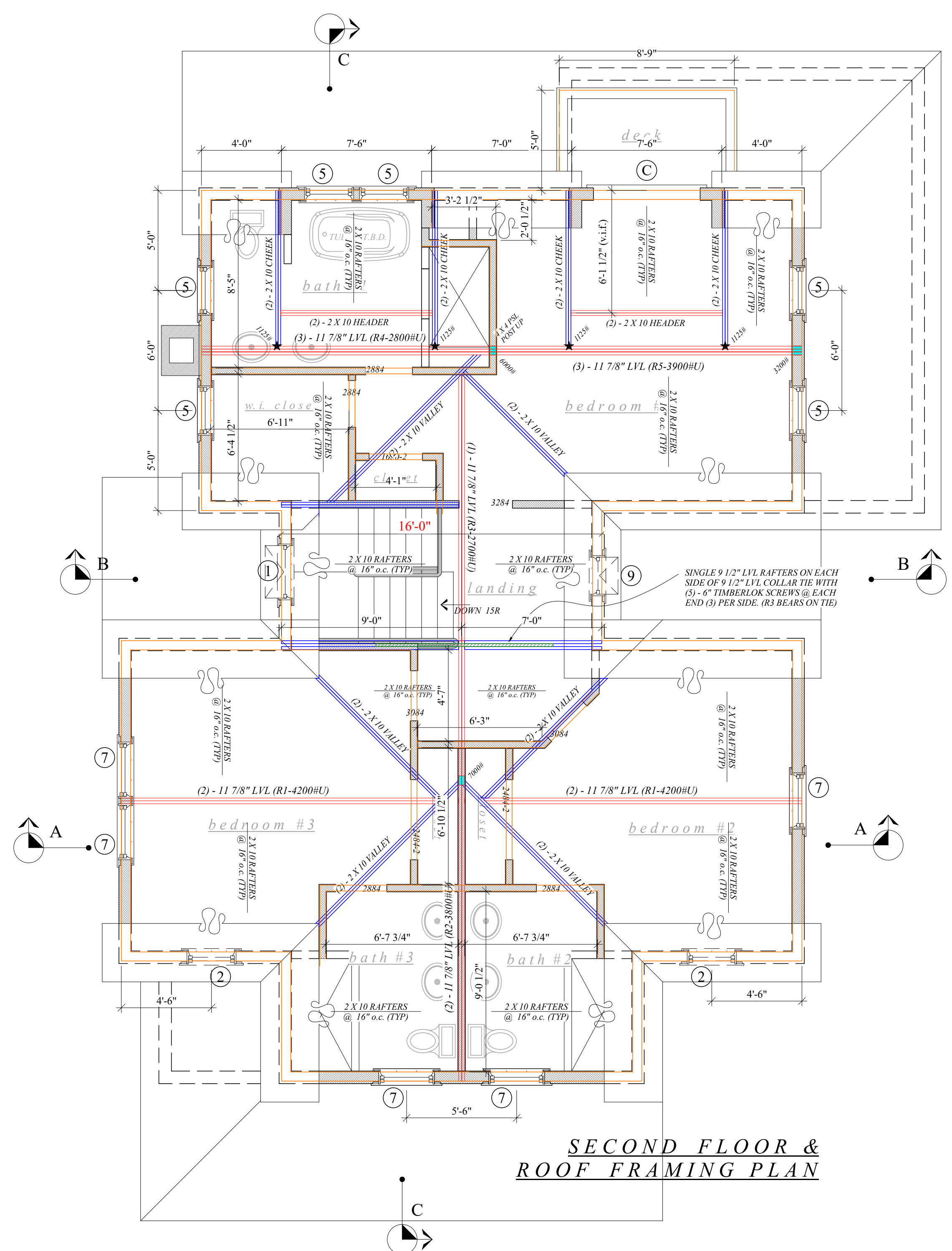
4" X 8" X 3/4" FLAT STEEL PLATE  
STICK WELDED TO HSS COLUMN  
BASE - SEE DETAIL TO LEFT FOR BOLT LOCATIONS

5/8" dia. X 12" STAINLESS THREADED  
ROD SET WITH EPOXY IN CONC.  
STEM WALL - FOLLOW SIMPSON TIE-  
SET EPOXY INSTRUCTIONS FOR BORING  
dia. AND HOLE PREP

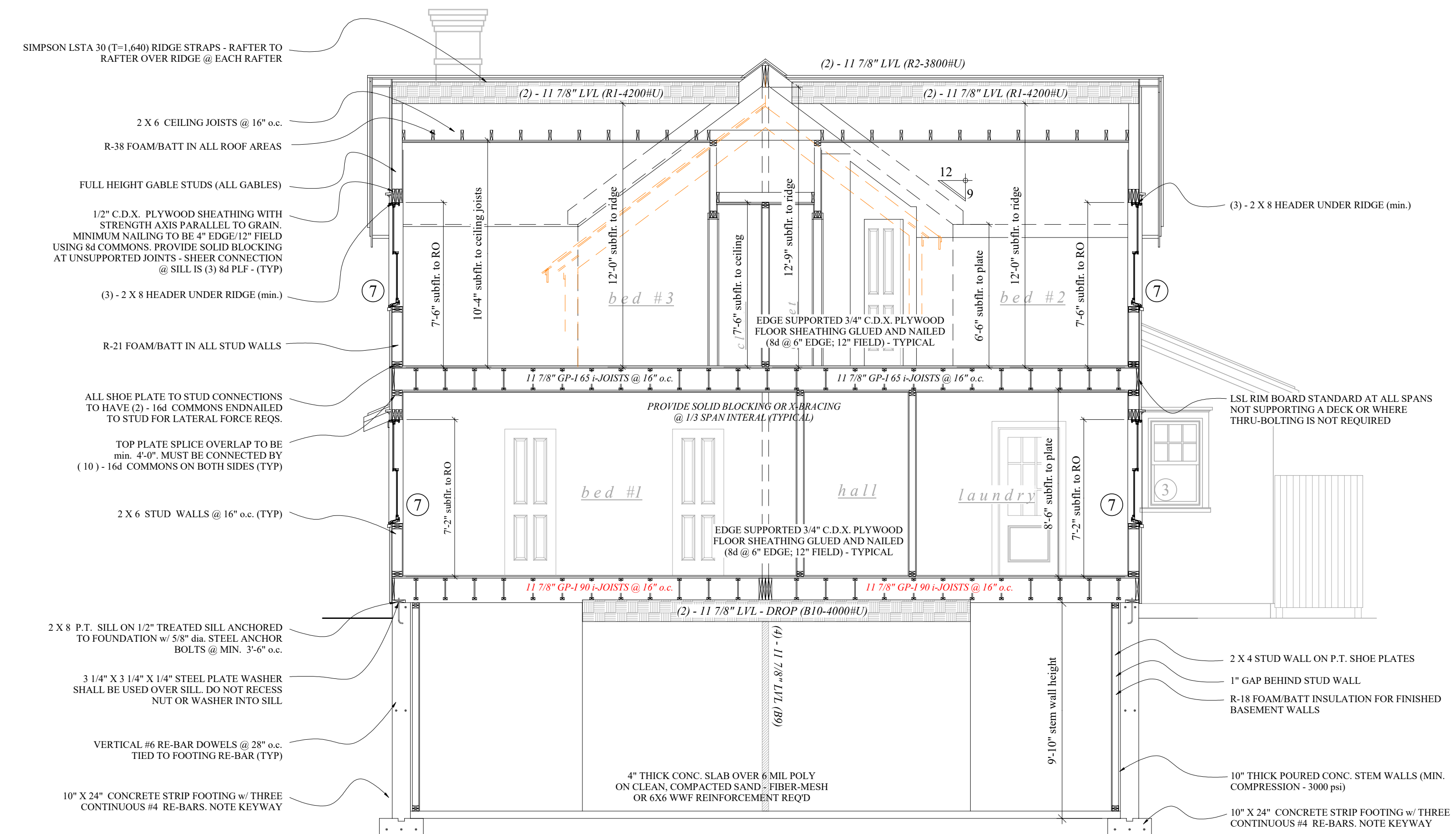


REVISIONS

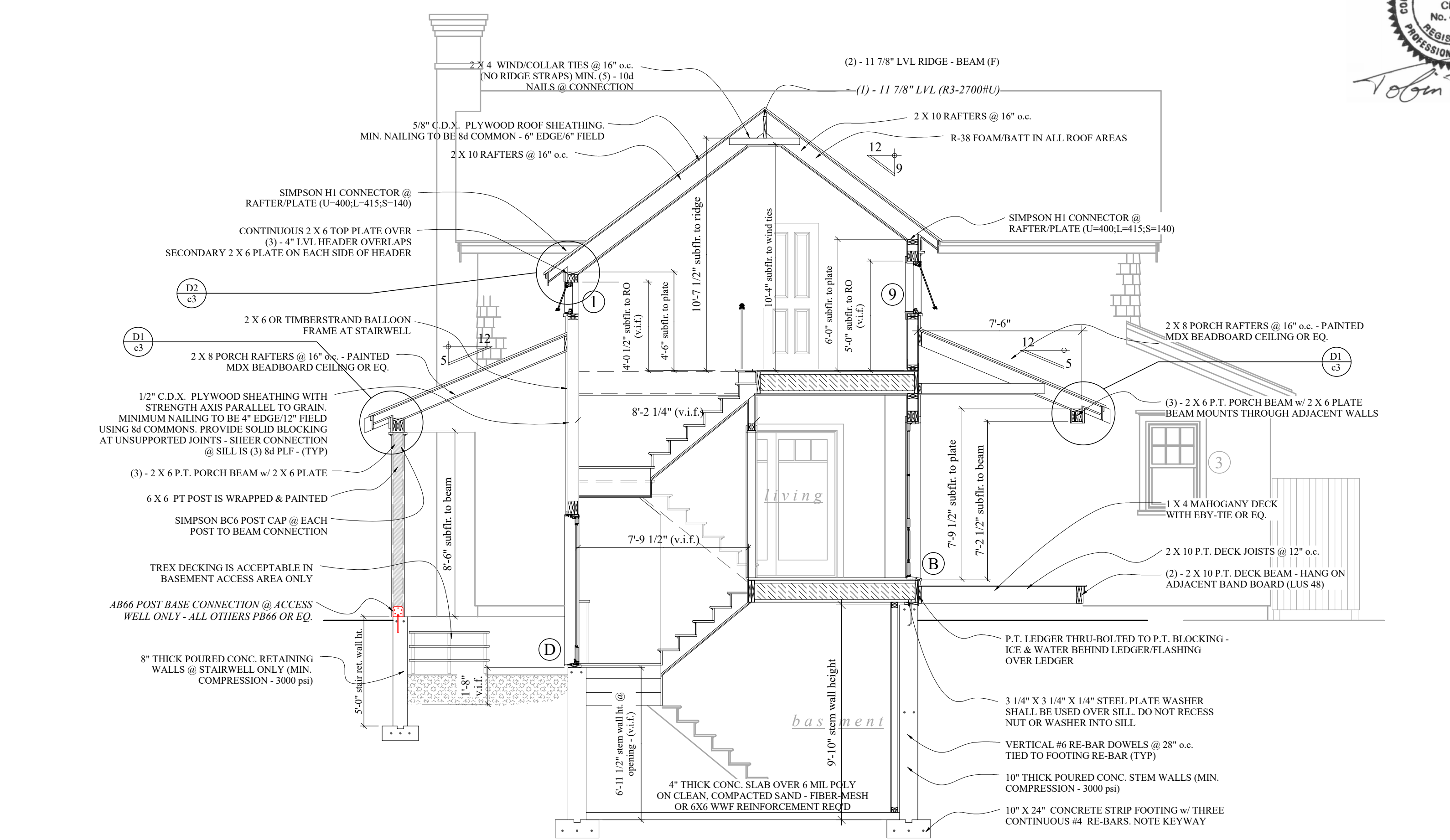
MEERBERGEN DESIGNS  
P.O. BOX 673  
NANTUCKET, MA 02554  
508.228.1388



SECOND FLOOR & ROOF FRAMING PLAN



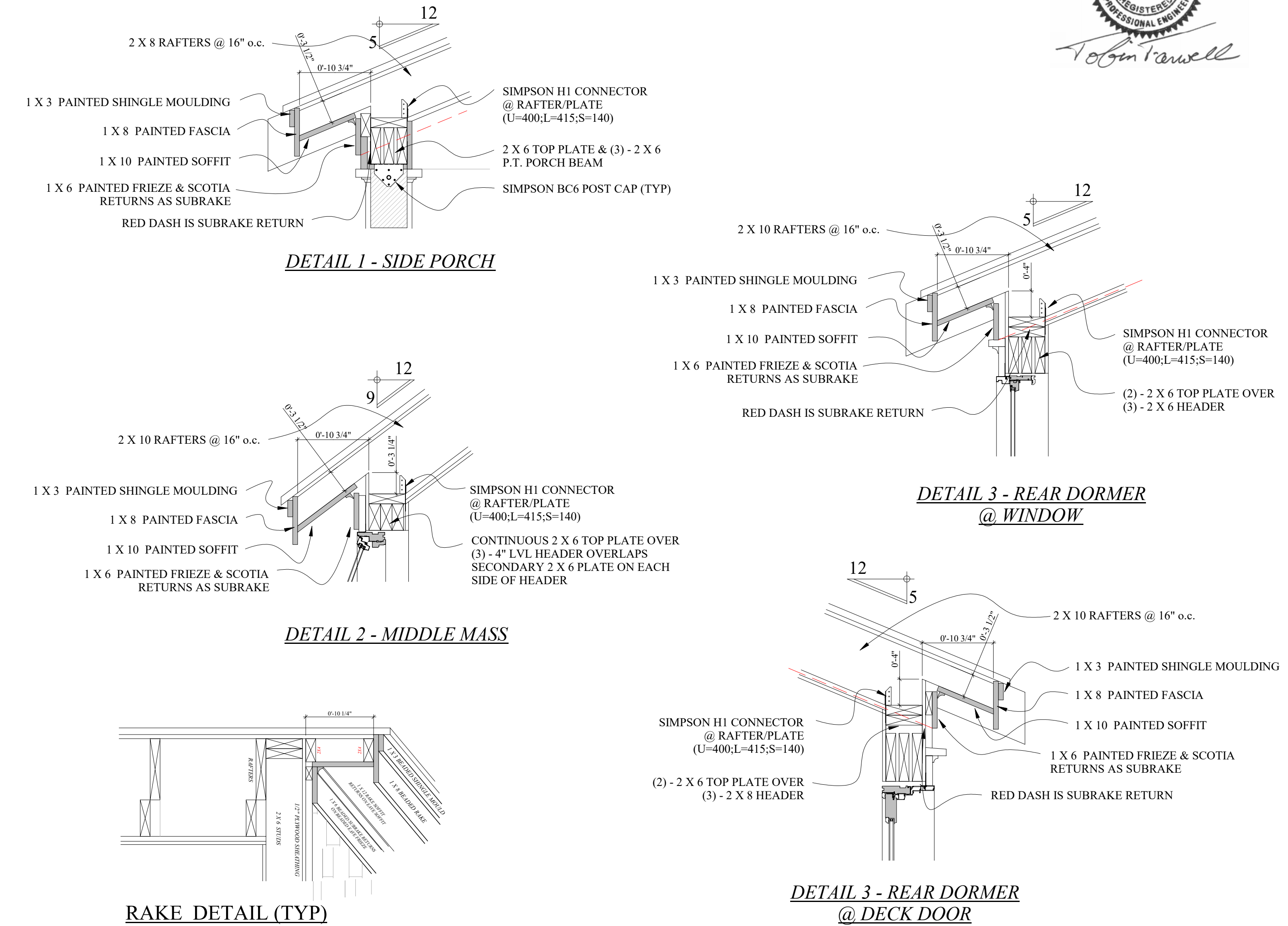
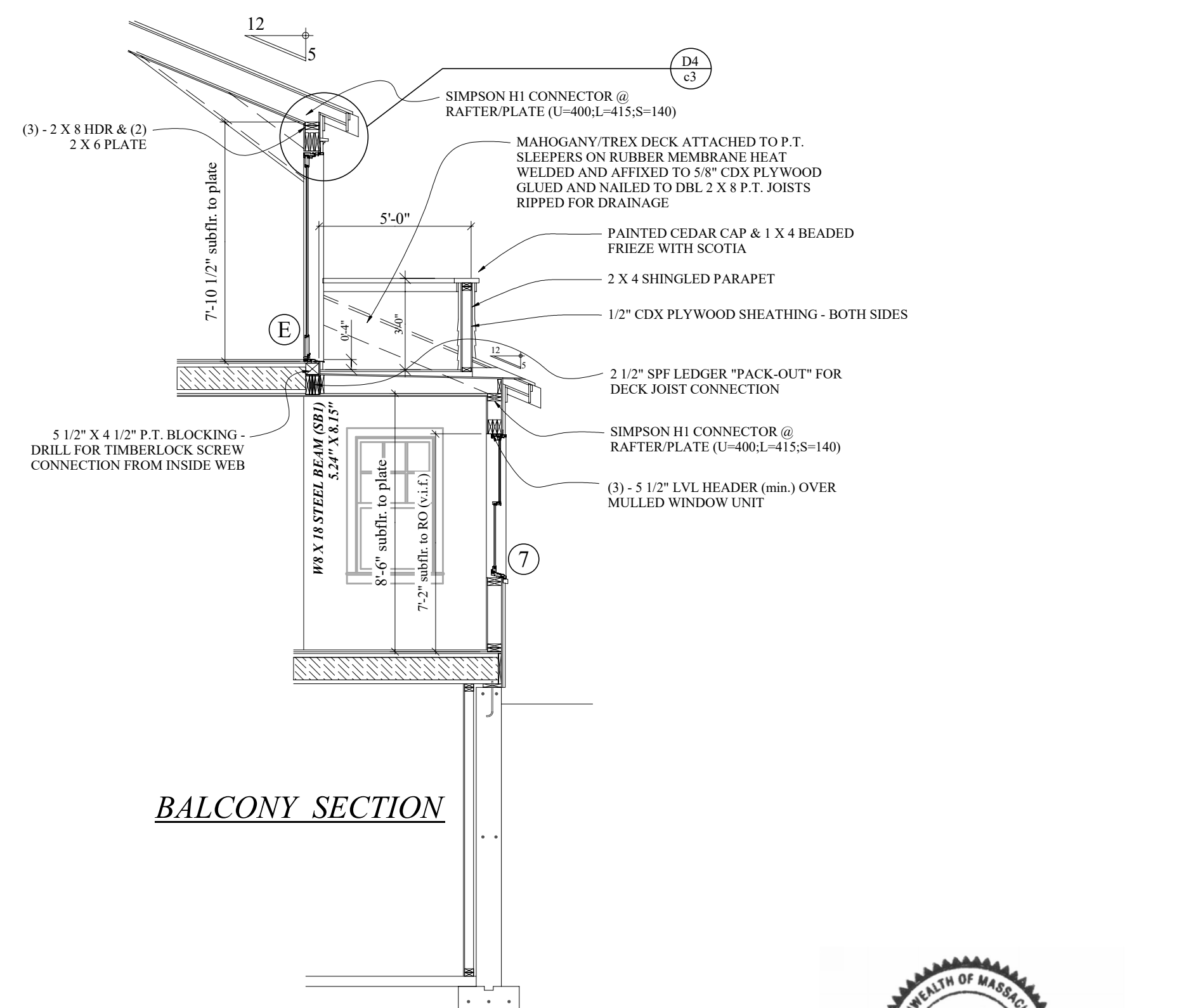
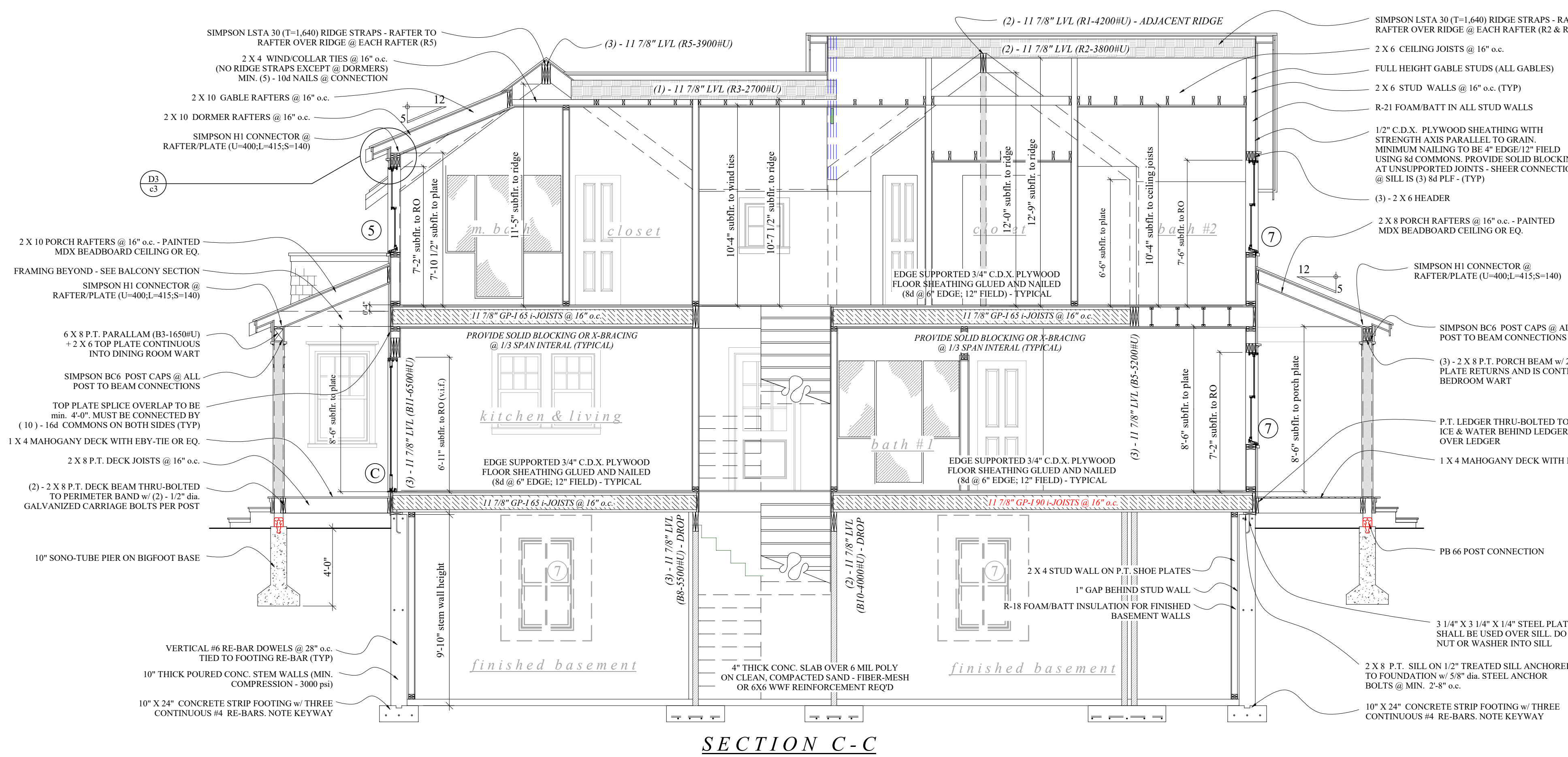
SECTION A-A



SECTION B-B



Tobin K. Farwell



**Uniform Load—Maximum Uniform Load Applied to Either Outside Member (PLF)**

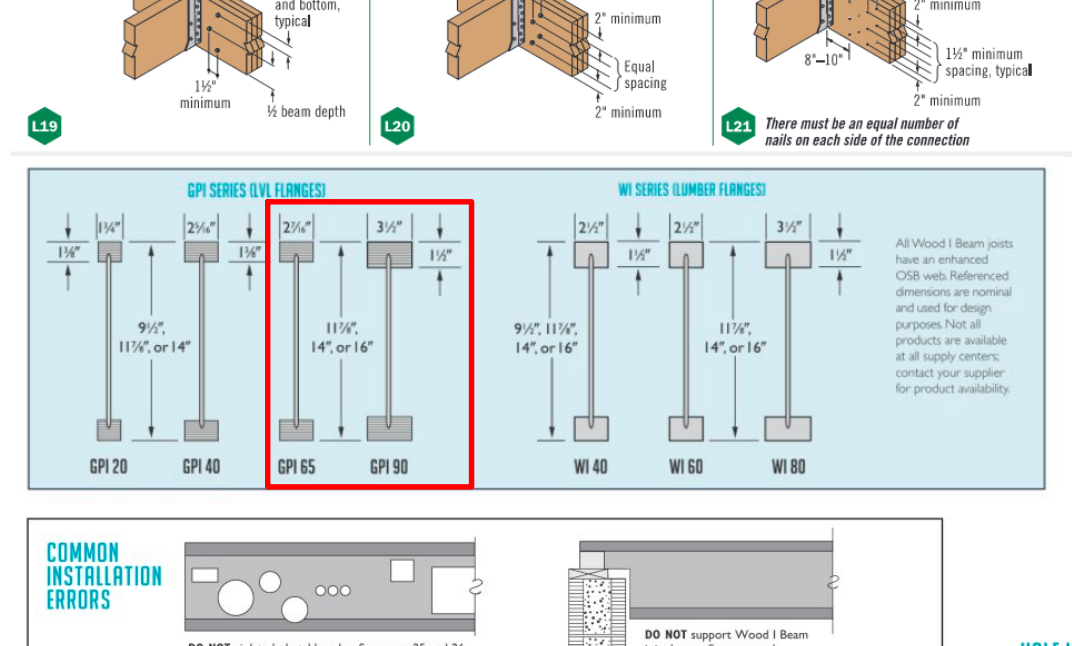
| Factor Type        | Location      | Number of Factors | Assembly A | Assembly B | Assembly C | Assembly D | Assembly E | Assembly F |
|--------------------|---------------|-------------------|------------|------------|------------|------------|------------|------------|
| 100 (LS/20 + L7)   | As shown      | 2                 | 120        | 120        | 120        | 120        | 120        | 120        |
| W400T Through Bolt | As shown      | 2                 | 120        | 120        | 120        | 120        | 120        | 120        |
| SDS                | As shown      | 2                 | 120        | 120        | 120        | 120        | 120        | 120        |
| OSP W1             | As shown      | 2                 | 120        | 120        | 120        | 120        | 120        | 120        |
| Truss DR           | One side only | 2                 | 120        | 120        | 120        | 120        | 120        | 120        |
| SDW22              | One side only | 2                 | 120        | 120        | 120        | 120        | 120        | 120        |

**Point Load—Maximum Point Load Applied to Either Outside Member (lbs)**

| Factor Type      | Location      | Number of Factors per Side | Assembly A | Assembly B | Assembly C | Assembly D | Assembly E | Assembly F |
|------------------|---------------|----------------------------|------------|------------|------------|------------|------------|------------|
| 100 (LS/20 + L7) | As shown      | 2                          | 1,110      | 835        | 835        | 835        | 835        | 835        |
| SDS              | As shown      | 2                          | 1,110      | 835        | 835        | 835        | 835        | 835        |
| OSP W1           | As shown      | 2                          | 1,110      | 835        | 835        | 835        | 835        | 835        |
| Truss DR         | One side only | 2                          | 1,110      | 835        | 835        | 835        | 835        | 835        |
| SDW22            | One side only | 2                          | 1,110      | 835        | 835        | 835        | 835        | 835        |

**FLOOR JOIST MAXIMUM SPANS**

| JOIST SERIES | JOIST | SPACING (SAMPLE SPAN) | 12\"/> |
|--------------|-------|-----------------------|--------|
| GPI 20       | 110   | 12\"/>                | 12\"/> |
|              | 115   | 12\"/>                | 12\"/> |
|              | 120   | 12\"/>                | 12\"/> |
| GPI 40       | 110   | 12\"/>                | 12\"/> |
|              | 115   | 12\"/>                | 12\"/> |
|              | 120   | 12\"/>                | 12\"/> |
| GPI 60       | 110   | 12\"/>                | 12\"/> |
|              | 115   | 12\"/>                | 12\"/> |
|              | 120   | 12\"/>                | 12\"/> |
| GPI 80       | 110   | 12\"/>                | 12\"/> |
|              | 115   | 12\"/>                | 12\"/> |
|              | 120   | 12\"/>                | 12\"/> |
| GPI 100      | 110   | 12\"/>                | 12\"/> |
|              | 115   | 12\"/>                | 12\"/> |
|              | 120   | 12\"/>                | 12\"/> |



**WOOD-BEAM joists**

**INSTALLATION NOTES**

- Engineered lumber must not be installed in direct contact with concrete or masonry construction per code and shall be used in covered/dry conditions only (moisture content less than 16%).
- Except for cutting to length and breakdown cuts, top and bottom flanges of Wood-Beam® joists shall not be cut, drilled or notched.
- Concealed fasteners shall be applied to the upper surface of the top flange, not suspended from the bottom flange. Contact Georgia Pacific for exceptions.
- When nailing to the wide face of the flange surface, maintain spacing in the ranges shown below.
- End bearing length must be at least 1 1/2\"/>

**FRAMING CONNECTORS FOR WOOD-BEAM® JOISTS**

| JOIST | SPACING | MIN. END BEARING | MIN. END BEARING | MIN. END BEARING | MIN. END BEARING | MIN. END BEARING | MIN. END BEARING | MIN. END BEARING | MIN. END BEARING |
|-------|---------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| 100   | 12\"/>  | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           |
| 110   | 12\"/>  | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           |
| 115   | 12\"/>  | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           |
| 120   | 12\"/>  | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           | 12\"/>           |

