Wall Types

Exterior walls 2x6 wood stud
Interior walls 2x4 wood stud, unless noted otherwise

Wall Keys

(2) 2x wood studs on the flat

(6) 2x6 wood stud wall, 16" oc

Note: 2x4 wood stud wall, 16" oc unless otherwise noted

Key Notes

(A) 30" x 22" Minimum Attic Access Panel - Insulated (RO 34" x 26")

(F) Field locate for plumbing or mechanical

(V) Verify size of fixture or appliance Adjust dimensions to accommodate

(C) Center - Place door or window centered on wall

(SD) Smoke Detector (HD) Heat Detector

(CO) Carbon Monoxide Detector

Dimensions

1. Dimensions are to face of stud, unless noted otherwise.
2. Closets are 24" clear inside, unless dimensioned otherwise.

Square Footages

1. Sq ft numbers are interior to room for use in calculating finishes.
2. Cabinets and fixtures not subtracted.
3. Add for doorways when floor finishes run through.

Notes

1. Exterior walls 2x6 wood stud @ 16" oc. Provide insulation & vapor barrier conforming to state or local codes. Interior sheathing 1/2" gypsum board. Provide 1/2" exterior rated sheathing, house wrap with drainage plane and siding. Provide step flashing at walls adjacent to roof planes.

2. Interior walls 2x4 wood stud @ 16" oc, unless noted otherwise.

3. Roof - see structural for rafter sizes. Provide 5/8" exterior rated roof sheathing 15# roofing felt, ice & water shield at eaves and valleys, aluminum drip edge and asphalt shingles or metal roofing. Structure not calculated to support slate or tile. Flash all penetrations. Provide cricket at any added chimneys.

4. Provide roof and/or ceiling insulation per code. Provide soffit and ridge vents where required for insulation strategy. (Verify with code officer - closed cell spray foam or dense-pack cellulose installed at rafters and filling ridge and eaves generally contra-indicates venting, batt insulation always requires venting).

5. Provide smoke, carbon monoxide, and heat detectors where shown and where required by code and where required by local authorities.

6. Provide fire resistive materials where required by code, including but not limited to, firestopping at penetrations, 5/8" Type X drywall on walls and ceilings to separate garage (where garage present in design) from dwelling, and separation of dwellings (where more than one dwelling present in design), and protection of flammable insulation materials. See Table R302.6 IRC 2015.

7. Compliance with code requirements for rooms size and clearances, (hallway widths, room sizes, etc) assume 1/2" drywall on walls and 1/2" drywall on 3/4" strapping on ceilings. Adjust as required if materials differ.

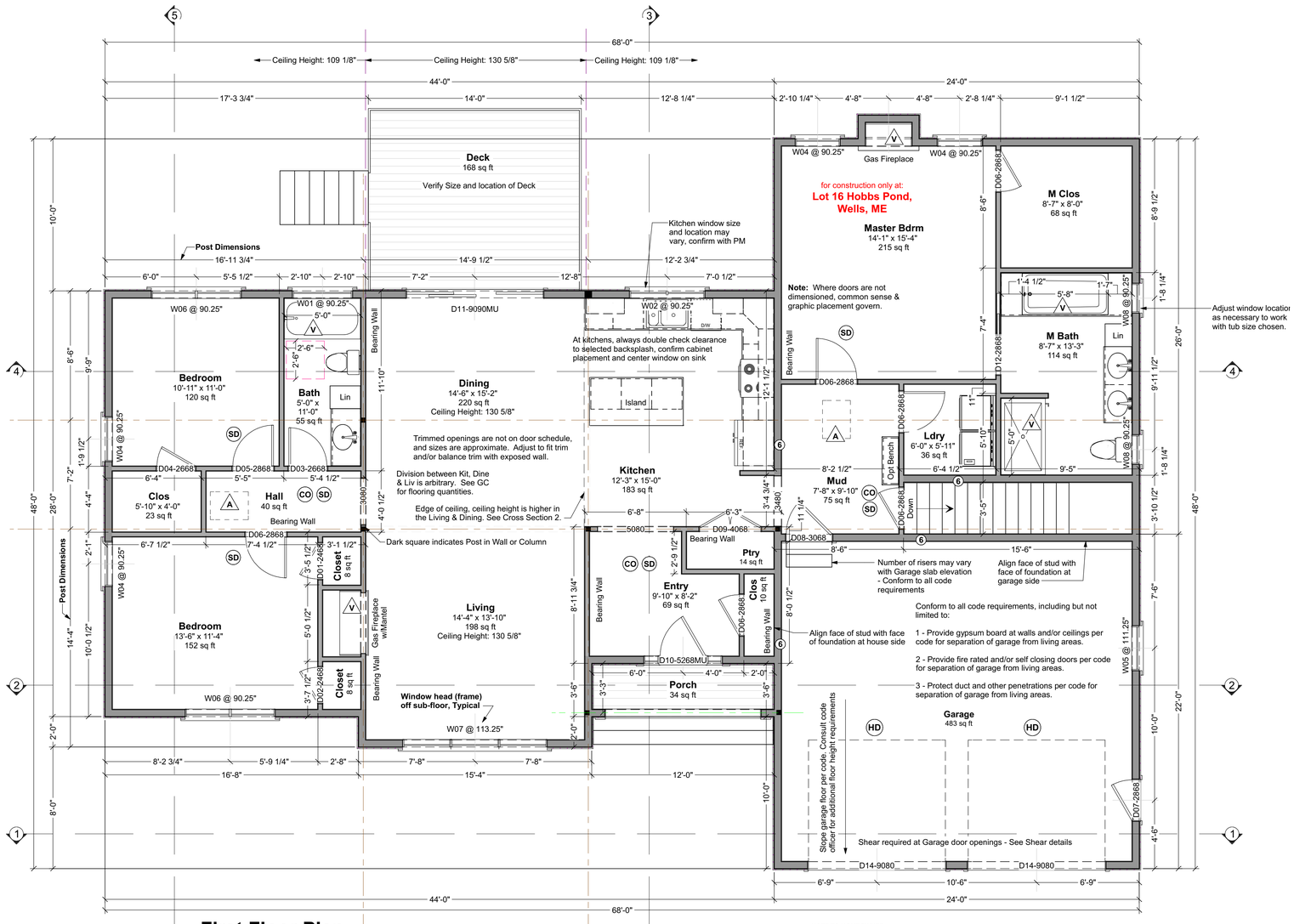
8. Shear is only called out where Continuous Portal Frame will not suffice. See Section R602.10.4 (Pages 177 - 188) of the IRC 2015.

General Design Notes

1 Builder shall consult and follow the building code and other regulations in effect for the building site for all construction details not shown in these drawings. Requirements described here are specific to this design and/or are provided as reference. Additional building code or local requirements may apply.

2 Builder shall maintain a safe worksite, including but not limited to, provision of temporary supports where appropriate and adherence to applicable safety standards.

3 Design is based on the snow load listed on the framing plans, 100 mph basic wind speed, Exposure type B, soil bearing capacity of 2000 psf, and Seismic Category C, unless otherwise noted on the framing plans. Builder shall promptly inform Artform Home Plans of differing conditions.



First Floor Plan

1 0 1 2 3 4

Living Area this Floor: 1859 sq ft
9 ft Finished Ceiling Height (unless noted otherwise)

NOTE TO HOMEOWNER:
These construction plans ARE NOT a part of your construction contract with your builder, unless your P&S agreement specifies that they are. Your P&S and it's attachments (like the builder's specifications or a review set of this design) describes what you and your builder agreed the builder would build for you. We here at Artform Home Plans do not have the authority to obligate your builder to provide you with amenities like fireplaces and spa tubs. The contract between you and your builder governs.

Door & Window Notes

1. **Rated Doors:** Provide fire rated and/or self-closing doors where required by local codes or local authorities

2. **Trimmed Openings:** Trimmed openings not shown on schedule. See Plan.

3. **Window Tempering:** Provide tempered windows where required by local codes or local authorities. Tempering column provided here for convenience. Windows have not been reviewed for tempering requirements.

4. **Window RO's:** 1/4" or 1/2" on each of 4 sides allowed for window RO's, typical. Review framing size vs RO size. Adjust per manufacturer's requirements and/or builder preference.

5. **Egress Windows:** Provide minimum one door or window meeting egress requirements in basement, in each sleeping room, in each potential sleeping room, and other locations required by local code, in sizes required by local code. Note that casement windows coded by manufacturer as meeting IRC 2015 egress requirements typically need to be ordered with specific hardware. Emergency Escape Window Sizes (Section R310.2.1, R310.2.2, R310.2.3 and R310.2.4). Will also comply with NFPA 101.

6. **Basement Windows:** Add basement windows as required to meet state or local code requirements, including but not limited to egress and light/ventilation.

7. **Skylights:** Skylights are not shown on this schedule, but may be required. Consult builder and/or see floor plan.

8. **Minimum window sill height:** IRC 2015 requires that floor window sills be 24" from floor. Confirm bottom of window opening relative to frame. Conform to IRC 2015 R312.1.

DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	COMMENTS
D01	1	1	2468 R IN	28 "	80 "	HINGED	
D02	1	1	2468 L IN	28 "	80 "	HINGED	
D03	1	1	2668 L IN	30 "	80 "	HINGED	
D04	1	1	2668 R IN	30 "	80 "	HINGED	
D05	1	1	2868 R IN	32 "	80 "	HINGED	
D06	6	1	2868 L IN	32 "	80 "	HINGED	
D07	1	1	2868 L EX	32 "	80 "	HINGED	
D08	1	1	3068 R EX	36 "	80 "	HINGED	
D09	1	1	4068 L/R IN	48 "	80 "	DOUBLE HINGED	
D10	1	1	5268	62 "	80 "	MULLED UNIT	HINGED W SIDELIGHTS
D11	1	1	9090	108 "	108 "	MULLED UNIT	SLIDER W SIDE WINDOWS & TRANSOMS
D12	1	1	2868 L	32 "	80 "	POCKET	
D13	1	0	6068 R EX	72 "	80 "	SLIDER	
D14	2	1	9080	108 "	96 "	GARAGE	

WINDOW SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION	MANUFACTURER	COMMENTS
W01	1	47 1/2 "	17 1/2 "	48"X18"		YES	SINGLE AWNING	PARADIGM	
W02	1	59 1/2 "	47 1/2 "	60"X48"			DOUBLE CASEMENT-LHL/RHR	PARADIGM	
W04	4	35 1/2 "	65 1/2 "	36"X66"	YES		DOUBLE HUNG	PARADIGM	
W05	1	35 1/2 "	65 1/2 "	36"X66"			DOUBLE HUNG	PARADIGM	
W06	2	71 "	65 1/2 "	71 1/2"X66"	YES		2X DH	PARADIGM	
W07	1	114 "	88 1/2 "	114 1/2"X89"			3X DH W-3X TRANSOM	PARADIGM	
W08	2	23 1/2 "	47 1/2 "	24"X48"		YES	DOUBLE HUNG	PARADIGM	

Bonnie Ranch

Dear Code Officer,

These are predesigned home plans, designed to bring good design and construction drawings to people at more affordable prices and faster time frames than traditional architecture. Where traditional "internet" home plans disclaim all responsibility, we split responsibility between us (Artform) and the owner. We encourage the future homeowners to use a quality builder who can assist them with this. They are responsible for thermal and moisture decisions and for meeting code in ways that a quality builder should know without an explicit detail. We are responsible for things that are directly related to the design and/or that a quality builder couldn't reasonably figure out on their own - specifically the following IRC 2015 code sections:

1 - Room sizes (Section R304)
2 - Ceiling Height (Section R305)
3 - Floor space & ceiling height at Toilet, Bath and Shower Spaces (Section R307)
4 - Hallway widths (Section R311.6)
5 - Door types & sizes (Section R311.2)
6 - Floor space in front of doors (Section R311.3)
7 - Stair width - The stairs in our designs will be a minimum of 36" wide measured wall surface to wall surface, allowing compliance with R311.7.1 with installation of correct handrail.
8 - Stairway headroom (Section R311.7.2)
9 - Stair treads and risers (Section R311.7.5)
10 - Landings for stairways (Section R311.7.6)
11 - Emergency Escape Window Sizes (Section R310.2.1, R310.2.2, R310.2.3 and R310.2.4). Casement windows may require manufacturer's emergency escape window hardware. Will also comply with NFPA 101.
12 - Structural Floor Framing (Section R502.3) Where dimensional lumber is shown, framing members will be sized according to this section of the code. Where engineered wood products are shown, those framing members will be size according to the manufacturer's tables for loads and spans, or sizes will have been calculating using manufacturer's published materials properties.
13 - See structural sheets for additional notes.

The builder can and should add information to this set, such as Rescheck, a hand markup of our generic thermal and moisture section, additional information about doors and windows (such as fire rating, tempering, etc), foundation drops relative to site grading, and sometimes their chosen method of basement egress. These drawings are not intended to be used without that additional information.

Where a construction address is shown on the drawings, it is for copyright control only. We have not inspected the site, adapted the design to state specific laws (except where it says so in the drawings) or site or region specific climate conditions. Homeowner and/or Builder shall be responsible for thermal and moisture control strategies, materials choices and compliance with applicable laws and ordinances.

Please do feel free to call us with any questions. We can and do update our drawings and standard notes to address specific concerns, especially in jurisdictions where our clients will be building again.

Dear Everybody,

With these drawings a copyright license is granted for a single construction only at Lot 16 Hobbs Pond, Wells, ME. This is a License to Build, and does not include a License to Modify, except as required to conform to building code or fulfill builder's/owners responsibilities.

Permissible uses of these drawings:

1. All activities associated with construction at the listed address.
2. Pricing or preliminary discussions with zoning or code officials for construction at other addresses, with prior notification to Artform Home Plans - just use the Contact form on the web site – http://www.artformhomeplans.com/contact.a5w

Not Permitted:

1. Application for any permits or other approvals for construction at properties other than the listed address, including but not limited to construction, zoning, conservation, or design review.
2. Modification of the basic design.

Use of these drawings outside these parameters is a violation of federal copyright law, punishable by both civil action and criminal prosecution, as it is stealing or enabling theft of "intellectual property". Making modifications to plans, even significant ones, does not change this, under copyright law, that's considered "derivative works".

We can provide drawings suitable for use in obtaining design or zoning approvals without incurring the expense of a full set of construction drawings. Contact us for more information.

AFHP CD Commons 20.3 X11 - IRC 2015

These drawings are intended for use by an experienced professional builder in responsible charge of the entire project, including but not limited to mechanical, electrical and sitework. Any additional adaptation for these trades or other trades must be determined prior to start of construction. Contact Artform for any adjustments needed.

Artform Home Plans
AFHP Design # 679.124.v43 GR
© 2010-2020 Art Form Architecture 603.431.9559

Bonnie Ranch
Lot 16 Hobbs Pond
Wells, ME

1

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 10/1/2020, drawn by ACM

Issued for:
Construction

...

Foundations

1. No footing shall be poured on loose or unsuitable soils, in water or on frozen ground.
2. All exterior footings to conform to all applicable code requirements for frost protection.
3. All concrete shall have a minimum compressive strength of at least 3000 PSI at 28 days.
4. Foundation anchorage to comply with IRC 2015 Section R403.1.6, it shall consist of minimum size 1/2" diameter anchor bolts with 3/16" x 2" x 2" washers at a maximum of 72" oc for two stories or 48" oc for more than two stories, max of 12" from each corner, min of 2 bolts per wall. Anchor bolt shall extend 7" into concrete or grouted cells of concrete masonry units. Be aware that a garage under may be counted by your code officer as a story. Additional anchorage may be required at braced walls.
5. Foundation reinforcing steel is to be installed in accordance with all applicable provisions of IRC 2015 Section 404.1.3.2

TYPICAL PERIMETER FOUNDATION WALL:

- 8" poured concrete, 8 ft forms, min 7'-10" finished, with total of 3 rebar, as follows:
- (1) #4 rebar, 4" from top
- (1) #4 rebar @ vertical midpoint. Omit this rebar at walls 4 ft high or less.
- (1) #4 rebar, min 3" from bottom or per code
- Lap corners & splices of rebar per code.
- Secure sill to foundation with 1/2" diameter anchor bolts that extend 7" into concrete and tightened with a nut and washer @ 6' oc & max 12" from each corner & each end @ wood sill splices - if built-up sill, bolts must extend through all sill plates or straps must secure all sill plates.

TYPICAL PERIMETER FOOTING:

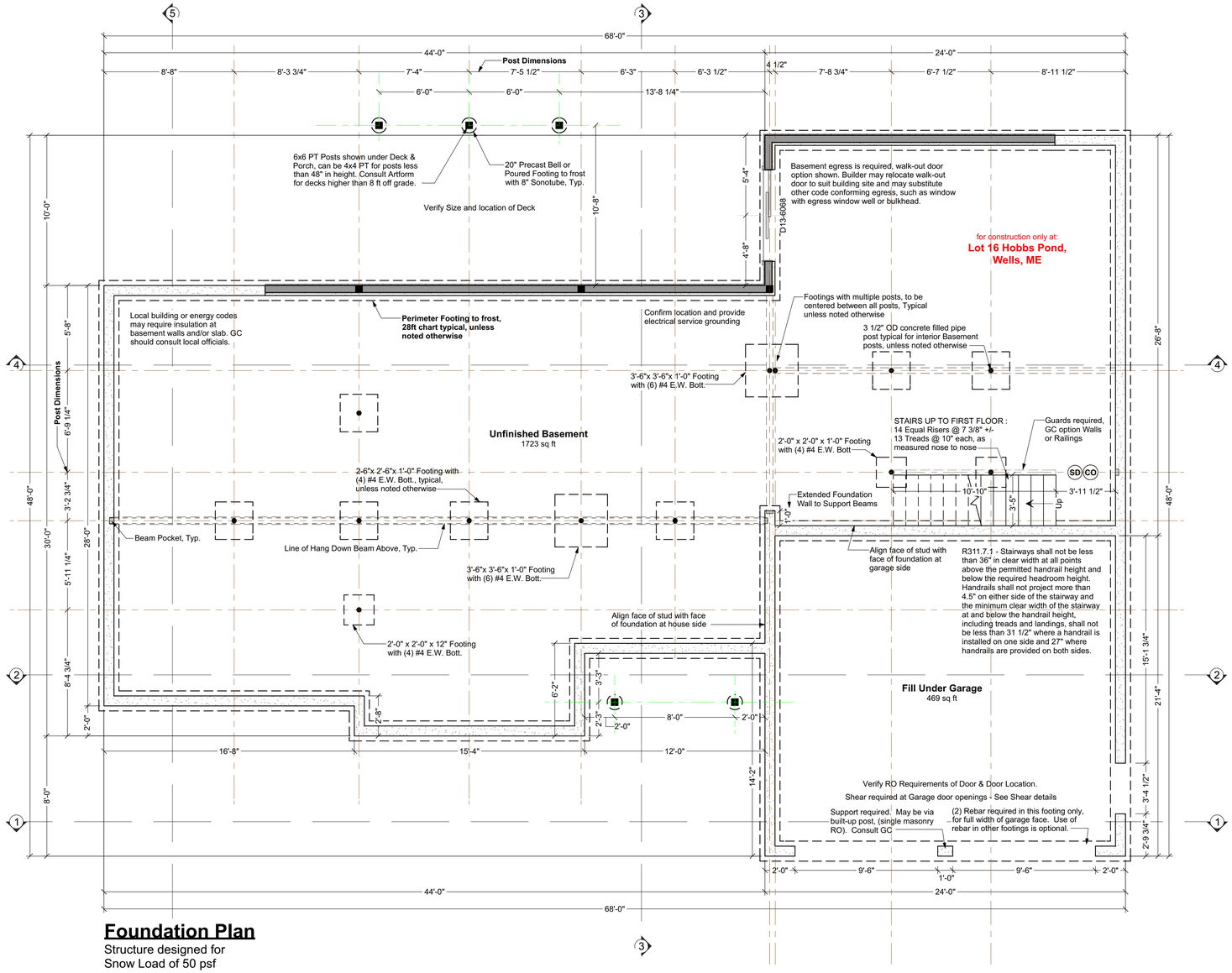
1. Use Footing chart(s) below to verify that depth of home matches chart. Depth is foundation dimension eave to eave. Contact Artform Home Plans if you believe the chart does not match the plan.
2. Select row for snow load shown on the structural plans.
3. Select a column for soil bearing pressure based on soil type and/or consultation with code officer.
4. The required footing size is at the intersection of the Snow Load and Soil PSF. Rebar is not required. Key or pin foundation wall to footing per code.

FAQ - Adding rebar to footings does not reduce the required width. Rebar affects performance with earth movement, like an earthquake and has near zero effect on bearing capacity.

Guide to Soil PSF

3,000	Sandy gravel and/or gravel (GW and GP)
2,000	Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)
1,500	Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)

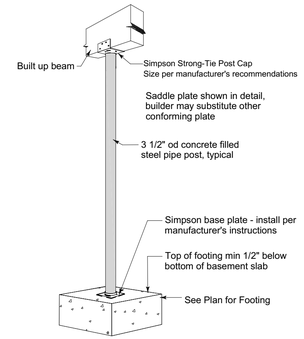
8" wall - Footing Size for 28 Ft wide house				
Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF) 1500 PSF	2000 PSF	3000 PSF
50 PSF	1 Story – Plus Basement	17 x 6	12 x 6	12 x 6
55 PSF	1 Story – Plus Basement	17.75 x 6	12.5 x 6	12 x 6
60 PSF	1 Story – Plus Basement	18.5 x 6	13 x 6	12 x 6
65 PSF	1 Story – Plus Basement	19.25 x 6	13.5 x 6	12 x 6
70 PSF	1 Story – Plus Basement	20 x 6	14 x 6	12 x 6



Foundation Plan

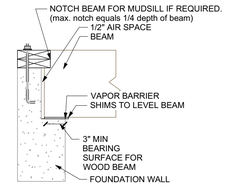
Structure designed for
Snow Load of 50 psf
Ceiling Height may vary: 8ft forms

1 0 1 2 3 4



Typical Basement Post

Not to Scale



Beam Pocket

Scale 1/2"=1'-0"

Foundation Contractor Check List

Confirm or review the following prior to forming & pouring foundation

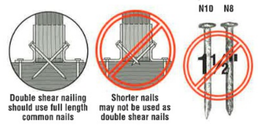
Initials Date Checked

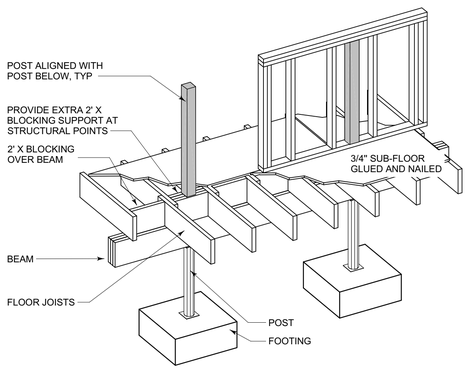
____ _____ Confirmed soil bearing
____ _____ Checked w/GC for added foundation steps to suit grade
____ _____ Confirm sill plate thickness (foundation bolts to extend through all)
____ _____ Confirmed garage door size
____ _____ Checked w/GC for added basement windows
____ _____ Checked w/GC for added basement man doors
____ _____ Confirmed sizes & locations mech/plbg penetrations
____ _____ Confirmed sizes and locations of beams w/GC, added or adjusted beam pockets
____ _____ Confirmed location and installed electrical service grounding - See GC for location

MINIMUM VERTICAL REINFORCEMENT FOR 8-INCH (203MM) NOMINAL FLAT CONCRETE BASEMENT WALL

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (inches)		
		Soil classes and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	6 @ 37
	7	NR	6 @ 36	6 @ 35
	8	6 @ 41	6 @ 35	6 @ 26

Follow manufacturer's instructions both for installation of joist hangers to joist and to beam. The illustration below, by Simpson Strong Tie, is provided as a courtesy. Consult their full manual for acceptable fastener sizes and other important instructions.





Artform Home Plans

AFHP Design # 679.124.v43 GR

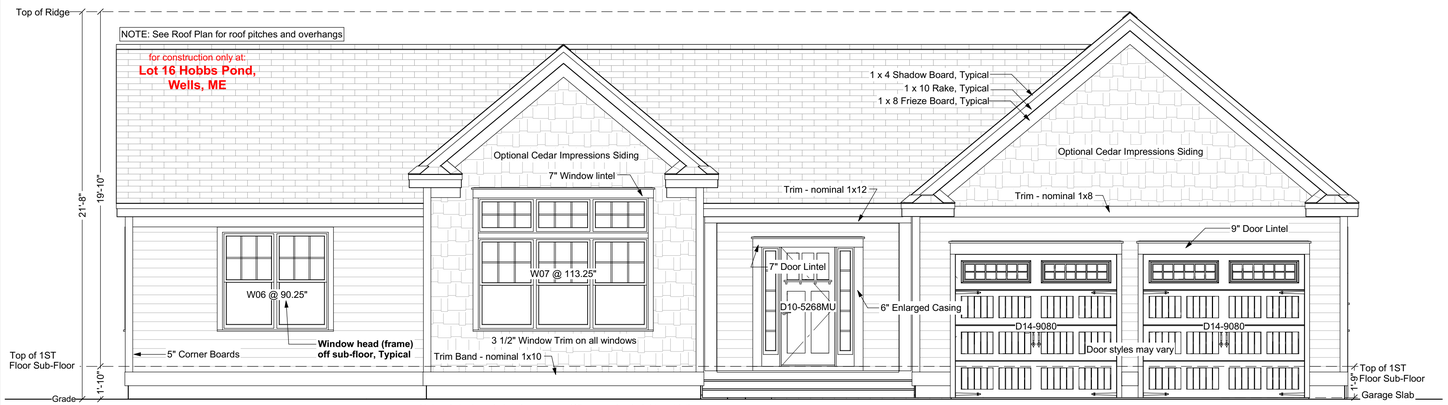
Bonnie Ranch
Lot 16 Hobbs Pond
Wells, ME

2

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 10/1/2020, drawn by ACM

Issued for:
Construction

...

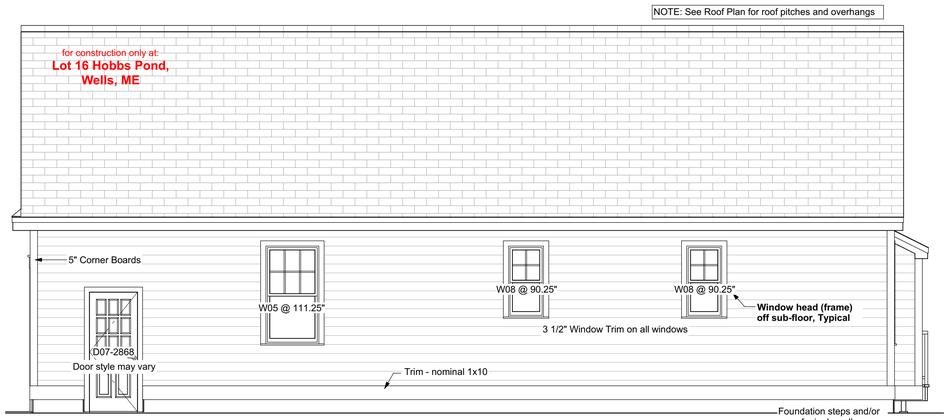


Front Elevation

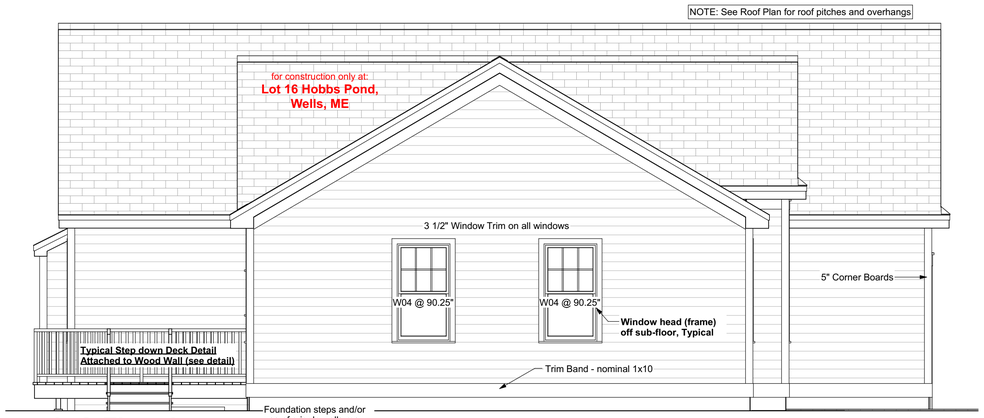
Note - Actual grade level may vary. Where zoning height restrictions apply, builder shall verify conformance. Manual markup of drawings to demonstrate compliance is recommended.

Not shown - number of steps may vary - handrail may be required per code.

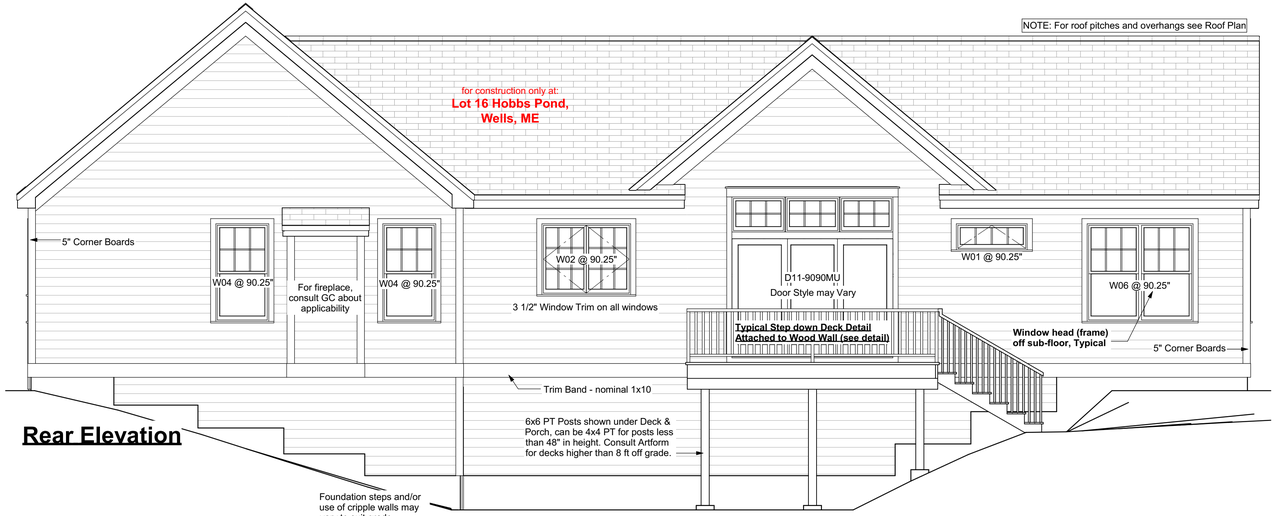
Garage slab height may vary. If garage slab height is lower than shown, consult Artform for aesthetic direction. Taller garage doors, transoms, lintels and/or additional frieze boards may be required to achieve desired look.



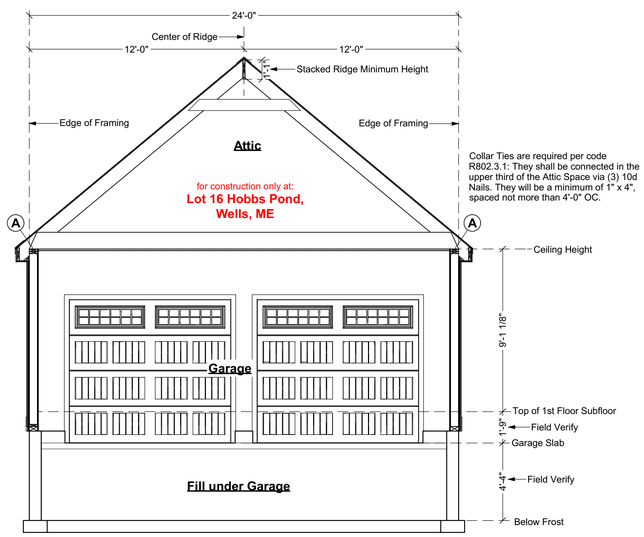
Right Elevation



Left Elevation

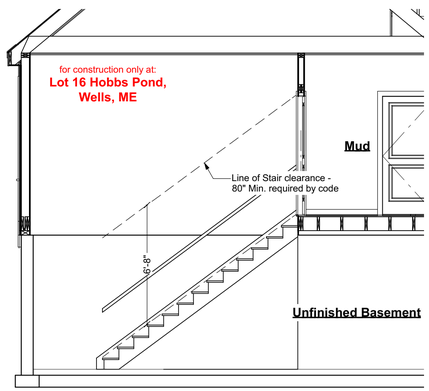


Rear Elevation

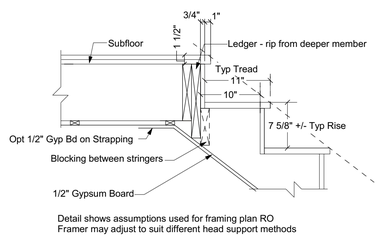


Collar Ties are required per code R802.3.1: They shall be connected in the upper third of the Attic Space via (3) 10d Nails. They will be a minimum of 1" x 4", spaced not more than 4'-0" OC.

1 Cross Section @ Garage



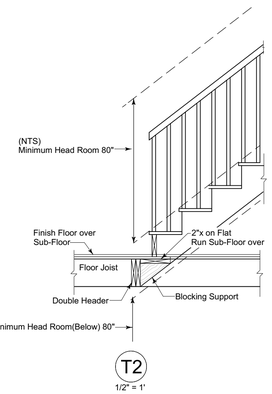
Line of Stair Clearance



Detail shows assumptions used for framing plan RO
Framer may adjust to suit different head support methods

Top of Carriage (C)

Scale: 1" = 1'-0"



Artform Home Plans
AFHP Design # 679.124.v43 GR

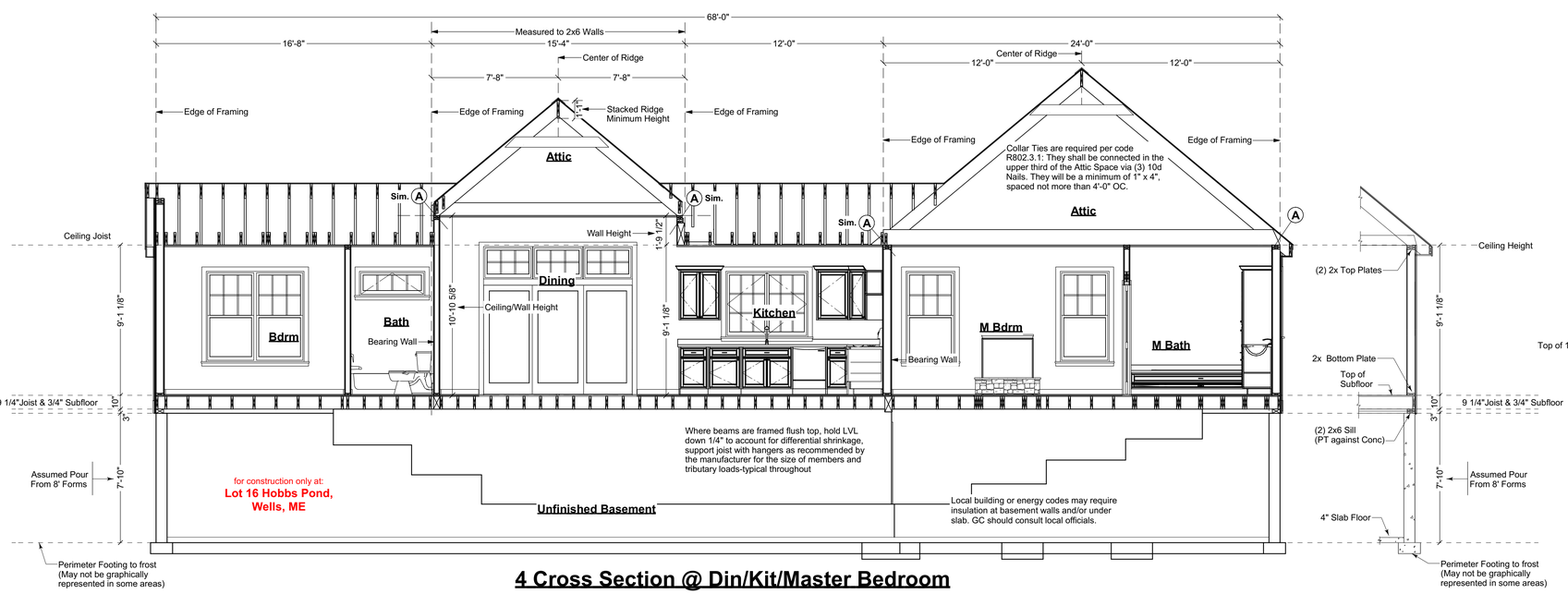
Bonnie Ranch
Lot 16 Hobbs Pond
Wells, ME

3

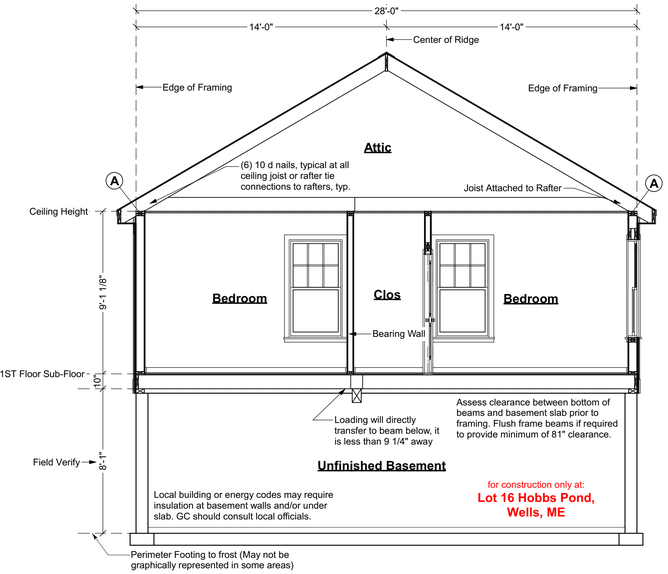
1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 10/1/2020, drawn by ACM

Issued for:
Construction

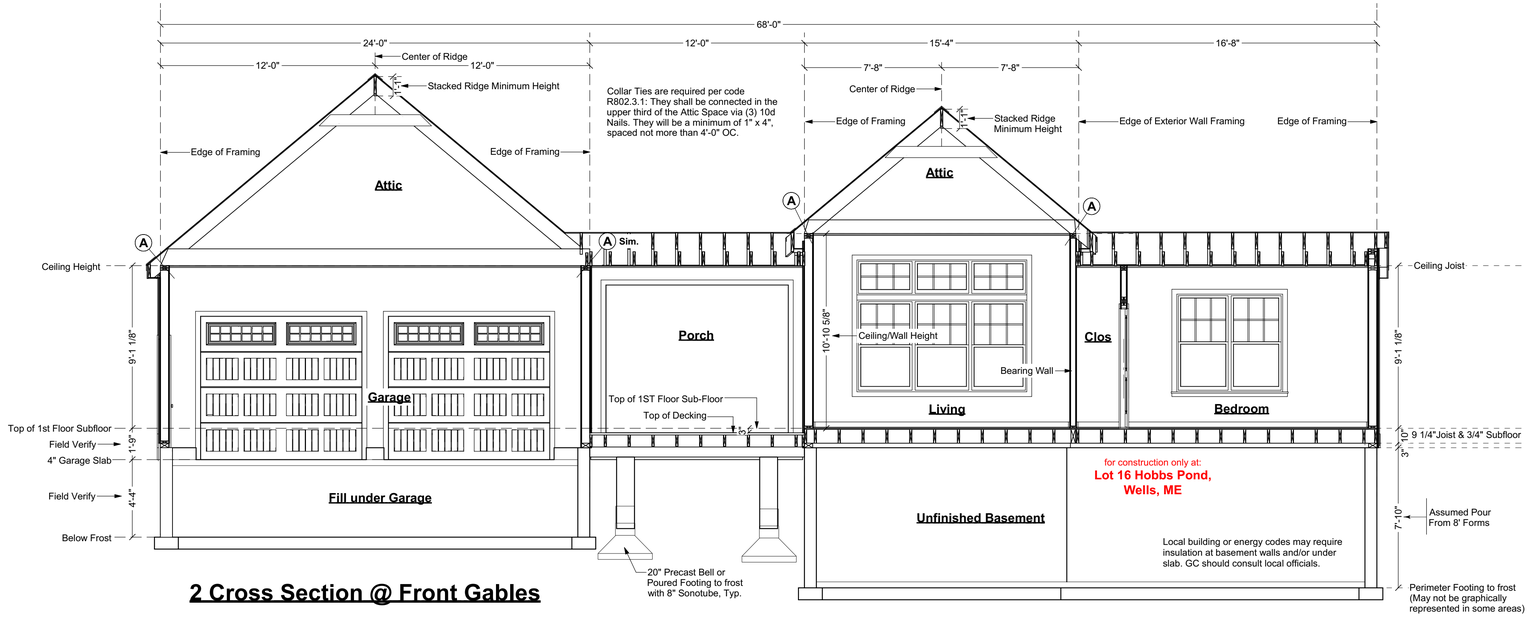
...



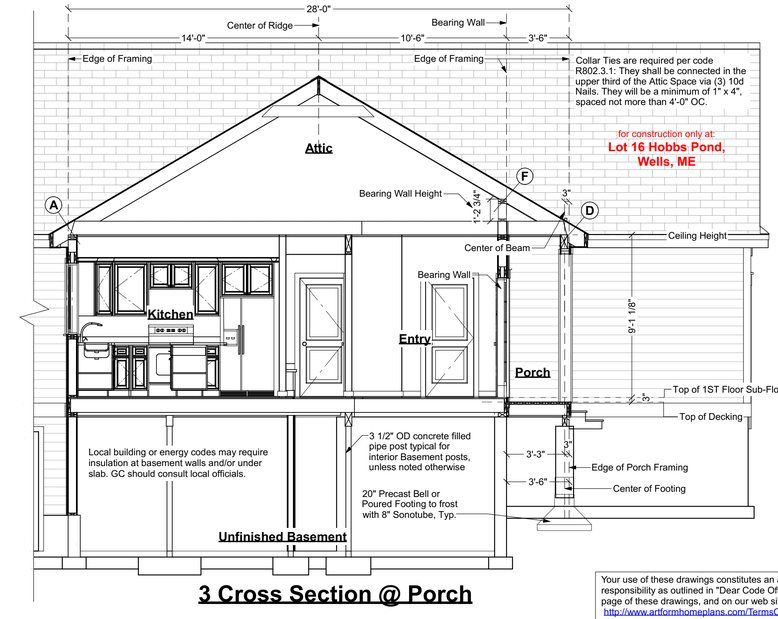
4 Cross Section @ Din/Kit/Master Bedroom



5 Cross Section @ Bedrooms



2 Cross Section @ Front Gables



3 Cross Section @ Porch

Artform Home Plans

AFHP Design # 679.124.v43 GR

Bonnie Ranch
Lot 16 Hobbs Pond
Wells, ME

4

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 10/1/2020, drawn by ACM

Issued for:
Construction

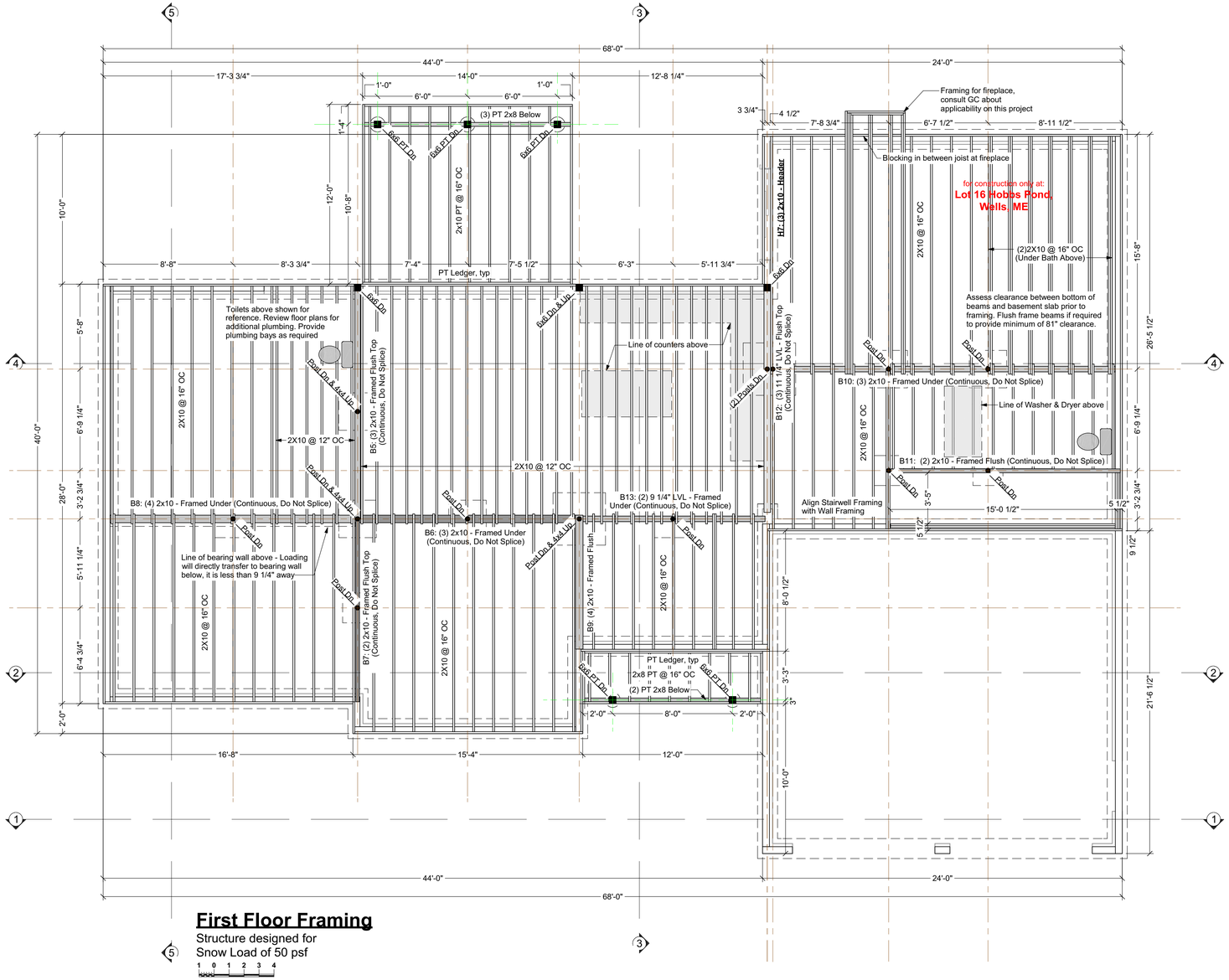
...

Wood Framing Notes:

1. All structural wood shall be identified by a grade mark or certificate of inspection by a recognized inspection agency.
2. Structural wood shall be Spruce-Pine-Fir (SPF) #2 or better.
3. When used, LVL or PSL indicate Laminated Veneer Lumber or Parallel Strand Lumber, respectively. Products used shall equal or exceed the strength properties for the size indicated as manufactured by TrusJoist.
4. When used, TJI indicates wood I-joists as manufactured by TrusJoist. Products of alternate manufacturers may be substituted provided they meet or exceed the strength properties for the member specified.
5. All floor joists shall have bridging installed at mid-span or at 8'-0" oc maximum.
6. Floor systems are designed for performance with subfloor glued and screwed.
7. Per code R502.6.1 Floor joists splicing over bearing walls allowed, shall lap a min 3" over walls and shall be nailed together with a minimum of (3) 10d face nails. Also permitted is a wood or metal splice with strength equal to or greater than that provided by the nailed lap.
8. Per code R802.3.2 Ceiling joists splicing over bearing walls is allowed, shall lap a min 3" or butted over bearing partitions or beams and toenailed to the bearing member. Where ceiling joists are used to provide resistance to rafter thrust, lapped joists shall be nailed together in accordance with Table R802.5.1(9), and butted joists shall be tied together in a manner to resist such thrust. Joists that do not resist thrust shall be permitted to be nailed together in accordance with Table R602.3(1).
9. Provide blocking in the floor at structural points. Blocking may be 2x's or solid, but must have grain of wood vertical.
10. All wood permanently exposed to the weather, in contact with concrete or in contact with the ground shall meet code requirements for wood in these environments.
11. Deck ledgers shall be securely attached to the structure and/ or independently supported. Deck lateral load connection required see IRC 2015 Section R507.2.4
12. Wherever beams are noted as Flush framed, install joist hangers at all joists, sized appropriately for the members being connected.
13. Support the lower end of roof beams via minimum 2" horizontal bearing on a post, ledger or via an appropriately sized and configured hanger.
14. The ends of each joist, beam or girder shall have not less than 1.5" of bearing on wood or metal and not less then 3" on masonry or concrete except where supported on a 1" x 4" ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
15. Post caps where required are typically calculated by supplier using weights based on these framing plans. Contact Art Form if additional information is needed.
16. Hangers, post caps, post bases, ties and other connectors shall be as manufactured by Simpson Strong Tie, as designed to connect the members shown, and shall be installed per manufacturer's instructions.

Prefabricated Wood Trusses

1. Where trusses are indicated on the drawings, truss design shall be provided by truss manufacturer.
2. Trusses shall be designed in accordance with applicable provisions of the latest edition of the National Design Specifications for Wood Construction (NDS), American Forst and Paper Association (APA), and Design Specifications for Metal Plate Connected Wood Trusses (ANSI/TPI 1), Truss Plate Institute (TPI) and code of jurisdiction.
3. Manufacturer shall furnish design drawings bearing seal and registration number of a structural engineer licensed in the state where project will be built.



First Floor Framing

Structure designed for
Snow Load of 50 psf

1 0 1 2 3 4
scale

Built-up Beams:
Unless otherwise noted, connect multiple 1 3/4" ply beams as follows:
3 ply & up, fasteners are per side

(2) 9 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 24" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 24" oc
- Framed under (2) rows 10d nails @ 24" oc

(2) 11 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 19.2" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 19.2" oc
- Framed under (2) rows 10d nails @ 24" oc

(2) 16" LVL or greater:
- Flush framed
  - (3) rows 3 3/8" TrussLock @ 19.2" oc, or
  - (3) rows SDS 1/4x3 1/2 @ 19.2" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 9 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 19.2" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 19.2" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 11 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 16" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 14" LVL:
- Flush framed
  - (3) rows 3 3/8" TrussLock @ 16" oc, or
  - (3) rows SDS 1/4x3 1/2 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 16" LVL or greater:
- Flush framed
  - (3) rows 3 3/8" TrussLock @ 16" oc, or
  - (3) rows SDS 1/4x3 1/2 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(4) 9 1/4" LVL:
- Flush framed
  - (2) rows 5" TrussLock @ 16" oc, or
  - (2) rows SDS 1/4x6 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(4) 11 1/4" LVL:
- Flush framed
  - (2) rows 5" TrussLock @ 16" oc, or
  - (2) rows SDS 1/4x6 @ 16" oc
- Framed under (2) rows 10d nails @ 12" oc

(4) 16" LVL or greater:
- Flush framed
  - (3) rows 5" TrussLock @ 16" oc, or
  - (3) rows SDS 1/4x6 @ 16" oc
- Framed under (2) rows 10d nails @ 12" oc

Beam Substitutions:

(2) 9 1/4" LVL may replace a double or triple 2x10 beam. No other substitutions are allowed. Conventional lumber beams MAY NOT be substituted for LVL beams by any "rule of thumb". Substitutions must be calculated by either Artform or a structural engineer. If calculated by a structural engineer, provide stamped plans and/or calculations.

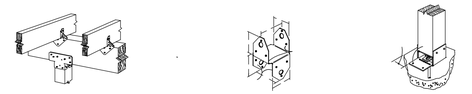
We specify LVL beams as built up members to allow framers to use existing stock. You may substitute single piece LVLs of equivalent overall size for built-up members, unless otherwise noted.

Built-up members MAY NOT replace single piece LVL's where specified.

Where a beam of 1 3/4" or less in width is specified as framed under, either brace at 48" or double member for lateral stability.

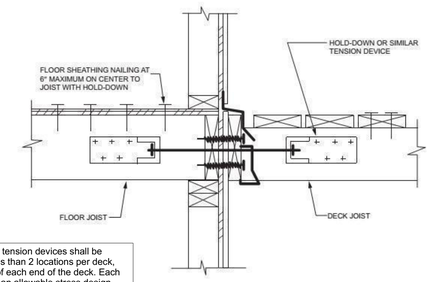
Notes: Beam & Joist Sizing

1. Our beams sizes often differ from prescriptive code, because our designs are rarely the old style box colonial or cape with a center bearing wall upon which prescriptive code is based. We size our beams via calculations for this specific design, which may carry those loads separately via second floor beams and/or roof transfer beams. Beam or joist sizes, types and/or spacing may not be reduced or alternates substituted without our express permission.
2. Walls intended to be bearing are labeled as such. This information is provided to aid code officer in understanding the framing. It does not indicate permission to add loads to those walls, or any other walls.
3. Framing is sized for normal residential conditions. Contact Artform if additional loads are anticipated, including but not limited to waterbeds, large fish tanks, indoor hot tubs, multiple framed soffits or coffers.
4. In states where the designer is a licensed architect, (NH, MA, ME, CT & NY as of the date of issue) we are happy to stamp our drawings at no additional charge. In other states we are happy to provide calculations. Administration fees apply with provision of calculations. Code officer is encouraged to call with any questions about our methodology.



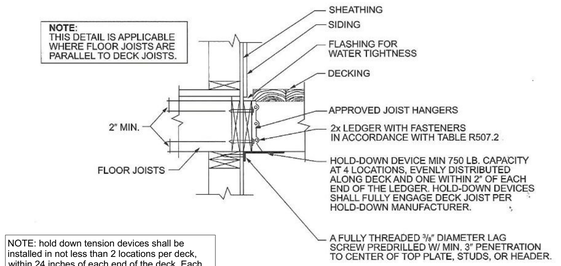
Deck Ledger Attachment Detail for Step Down

Scale: 1/2" = 1'-0"



NOTE: hold down tension devices shall be installed in not less than 2 locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 lbs.

FIGURE R507.2.3(1)
DECK ATTACHMENT FOR LATERAL LOADS



NOTE: hold down tension devices shall be installed in not less than 2 locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 lbs.

FIGURE R507.2.3(2)
DECK ATTACHMENT FOR LATERAL LOADS

Artform Home Plans
AFHP Design # 679.124.v43 GR
© 2010-2020 Art Form Architecture 603.431.9559

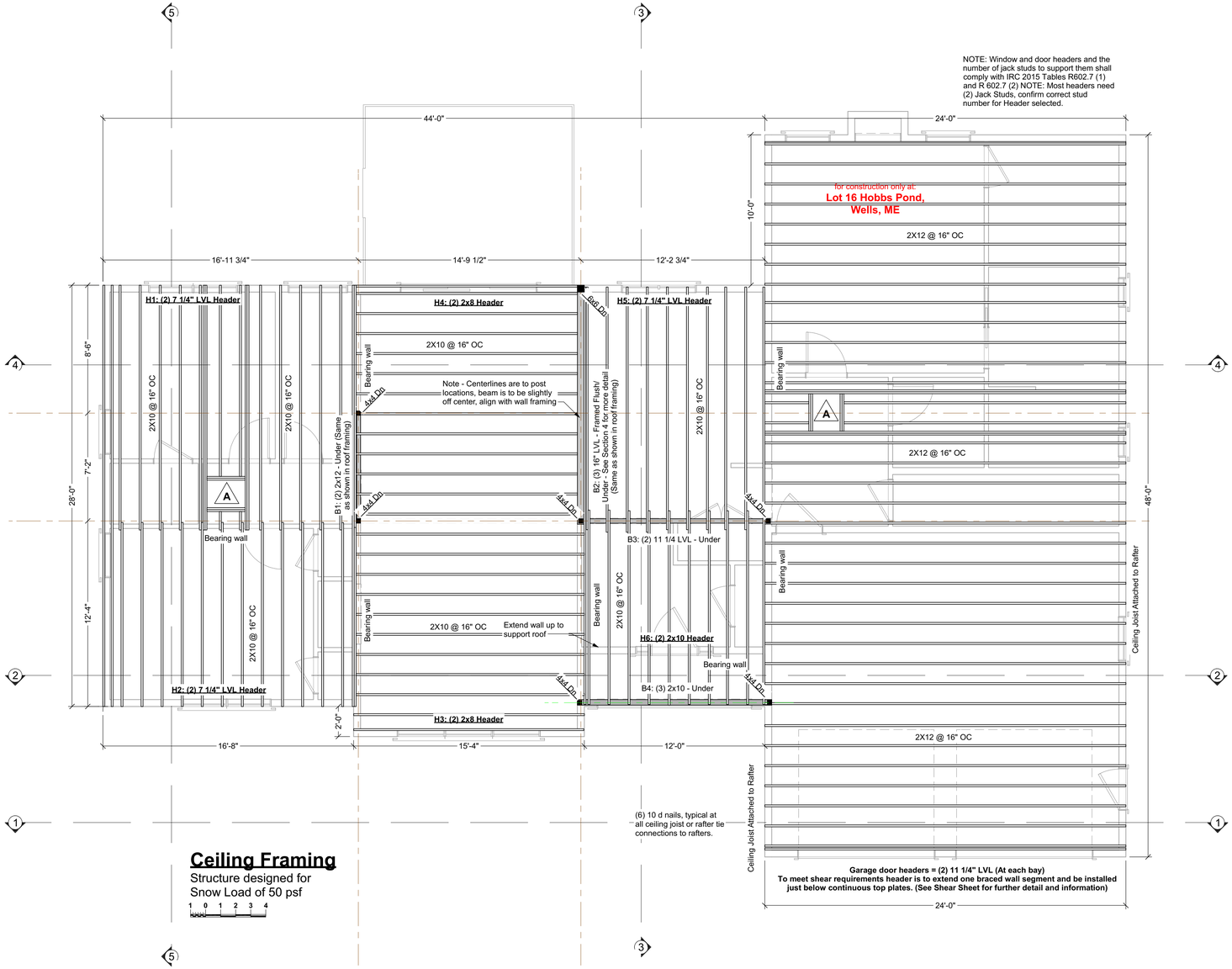
Bonnie Ranch
Lot 16 Hobbs Pond
Wells, ME

5

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 10/1/2020, drawn by ACM

Issued for:
Construction

...



Ceiling Framing

Structure designed for
Snow Load of 50 psf

1 0 1 2 3 4

Artform Home Plans

AFHP Design # 679.124.v43 GR

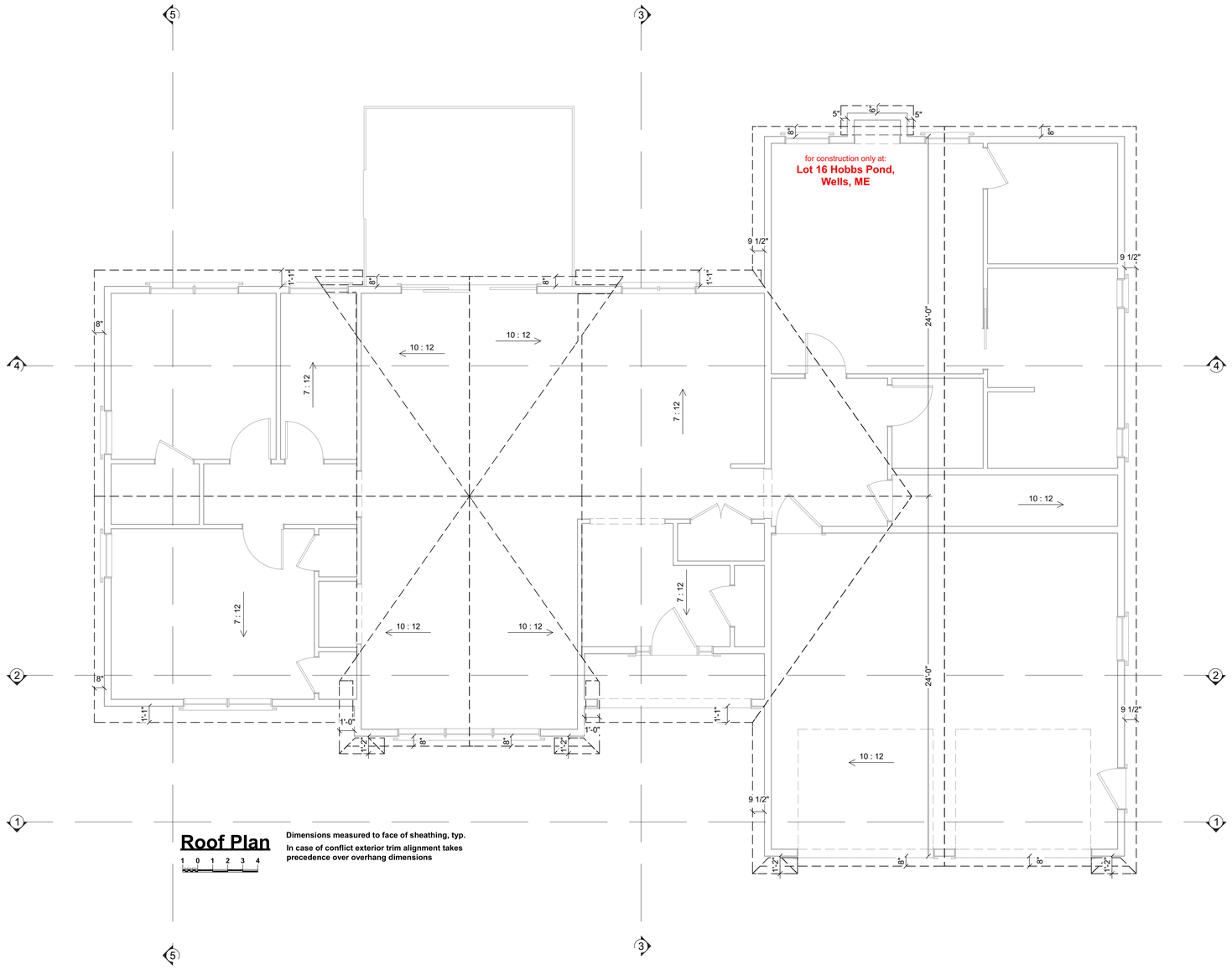
Bonnie Ranch
Lot 16 Hobbs Pond
Wells, ME

6

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 10/1/2020, drawn by ACM

Issued for:
Construction

...



Roof Plan

1 0 1 2 3 4

Dimensions measured to face of sheathing, typ.

In case of conflict exterior trim alignment takes precedence over overhang dimensions

Artform Home Plans

AFHP Design # 679.124.v43 GR

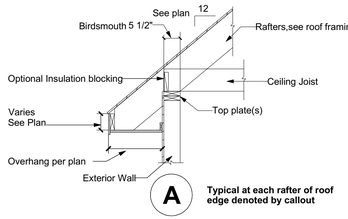
Bonnie Ranch
Lot 16 Hobbs Pond
Wells, ME

7

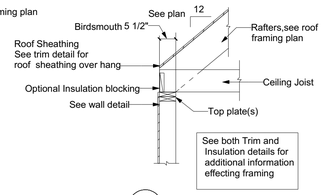
1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 10/1/2020, drawn by ACM

Issued for:
Construction

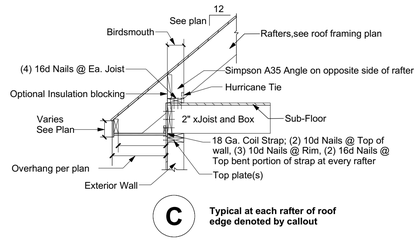
...



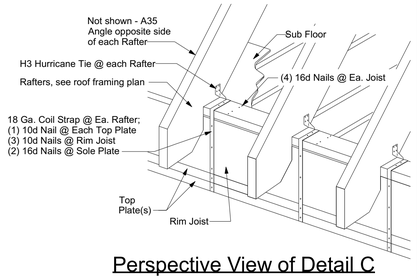
A Typical at each rafter of roof edge denoted by callout



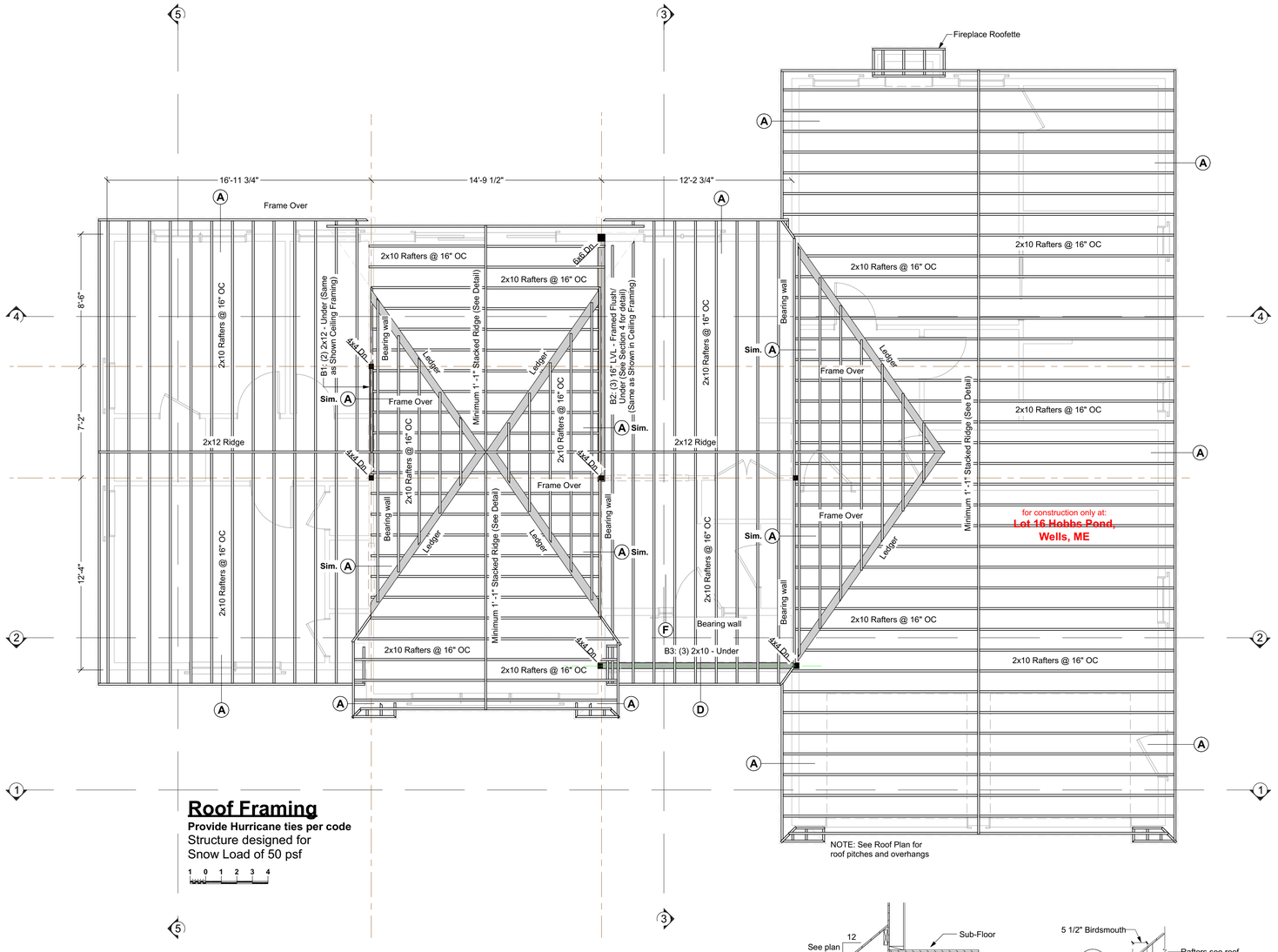
A Sim.



C Typical at each rafter of roof edge denoted by callout



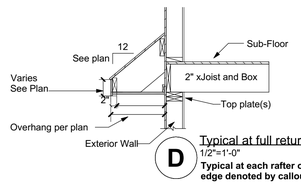
Perspective View of Detail C



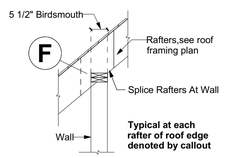
Roof Framing

Provide Hurricane ties per code
Structure designed for
Snow Load of 50 psf

1 0 1 2 3 4



D Typical at full return
1/2"=1'-0"
Typical at each rafter of roof edge denoted by callout



Typical at each rafter of roof edge denoted by callout

R602.10.4 Construction methods for braced wall panels

Intermittent and continuously sheathed braced wall panels shall be constructed in accordance with this section and the methods listed in Table R602.10.4.

TABLE 91.5.602.10.4

BRACING METHODS[f]

METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA[a]	
				Fasteners	Spacing
Intermittent Bracing Method	**PFG** Portal frame at garage	15/32"		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	**CS-WSP** Continuously sheathed wood structural panel	15/32"		Exterior sheathing per Table R602.3(3)	6" edges 12" field
				Interior sheathing per Table 91.5.602.3(1) or 91.5.602.3(2)	Varies by fastener

Shear Wall Details

Not to Scale

Notes:

- See plans for locations where shear panels are required.
- Details shown here are for one method and for typical conditions. An alternate shear method allowed per code or approved by the code officer may be substituted.
- Note that if sheathing is to be used as wall bracing all vertical joints in required braced wall panels must be blocked. [2015 IRC section R602.10.10]

Method PFG: Portal frame at garage door openings shall be constructed in accordance with Figure R602.10.6.3. Note this method is allowed on either side of garage door openings.

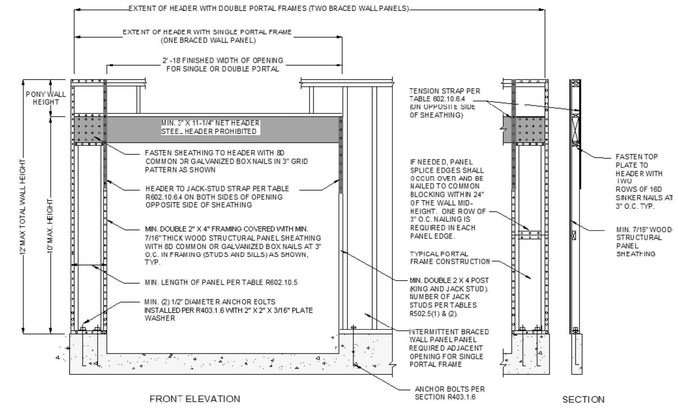


FIGURE R602.10.6.3
METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

TABLE R602.10.6.4

TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds)[a, b]					
				Ultimate Design Wind Speed V_{ult} (mph)					
				110	115	130	110	115	130
				Exposure B			Exposure C		
2 × 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
	1	10	9	1,000	1,000	1,000	1,000	1,000	1,750
			16	1,000	1,025	2,050	2,075	2,500	3,950
			18	1,000	1,275	2,375	2,400	2,850	DR
	2	10	9	1,000	1,000	1,475	1,500	1,875	3,125
			16	1,775	2,175	3,525	3,550	4,125	DR
			18	2,075	2,500	3,950	3,975	DR	DR
	2	12	9	1,150	1,500	2,650	2,675	3,175	DR
			16	2,875	3,375	DR	DR	DR	DR
			18	3,425	3,975	DR	DR	DR	DR
	4	12	9	2,275	2,750	DR	DR	DR	DR
			12	3,225	3,775	DR	DR	DR	DR
2 × 6 Stud Grade	2	12	9	1,000	1,000	1,700	1,700	2,025	3,050
			16	1,825	2,150	3,225	3,225	3,675	DR
			18	2,200	2,550	3,725	3,750	DR	DR
	4	12	9	1,450	1,750	2,700	2,725	3,125	DR
			16	2,050	2,400	DR	DR	DR	DR
			18	3,350	3,800	DR	DR	DR	DR

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. DR = Design Required.

b. Straps shall be installed in accordance with manufacturer's recommendations.

Artform Home Plans
AFHP Design # 679.124.v43 GR

Bonnie Ranch
Lot 16 Hobbs Pond
Wells, ME

8

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 10/1/2020, drawn by ACM

Issued for:
Construction

...