Wall Types

Wall Keys

Key Notes

Exterior walls 2x6 wood stud

2 2x wood studs on the flat

6) 2x6 wood stud wall, 16" oc

Interior walls 2x4 wood stud, unless noted otherwise

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

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

> Verify size of fixture or appliance Adjust dimensions to accommodate

Field locate for plumbing or mechanical

Center - Place door or window centered

1. Dimensions are to face of stud, unless noted otherwise.

2. Closets are 24" clear inside, unless dimensioned otherwise.

Dimensions

Square Footages

<u>Notes</u>

adjacent to roof planes.

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).

3. Roof - see structural for rafter sizes. Provide 5/8" exterior rated roof

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.

(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

7. Compliance with code requirements for rooms size and clearances.

8. Shear is only called out where continuous sheathing wood structural panel method will not suffice. See plans for locations where alternate shear methods are required.

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.

REVIEWED

By Tim Reinken at 1:43 pm, Oct 13, 2021

Creme de



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 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

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

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

Dear Everybody,

With these drawings a copyright license is granted for a single construction only at Lot 2 Hidden Cove, Shapleigh, 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

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.

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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 21.3 X12 - 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.

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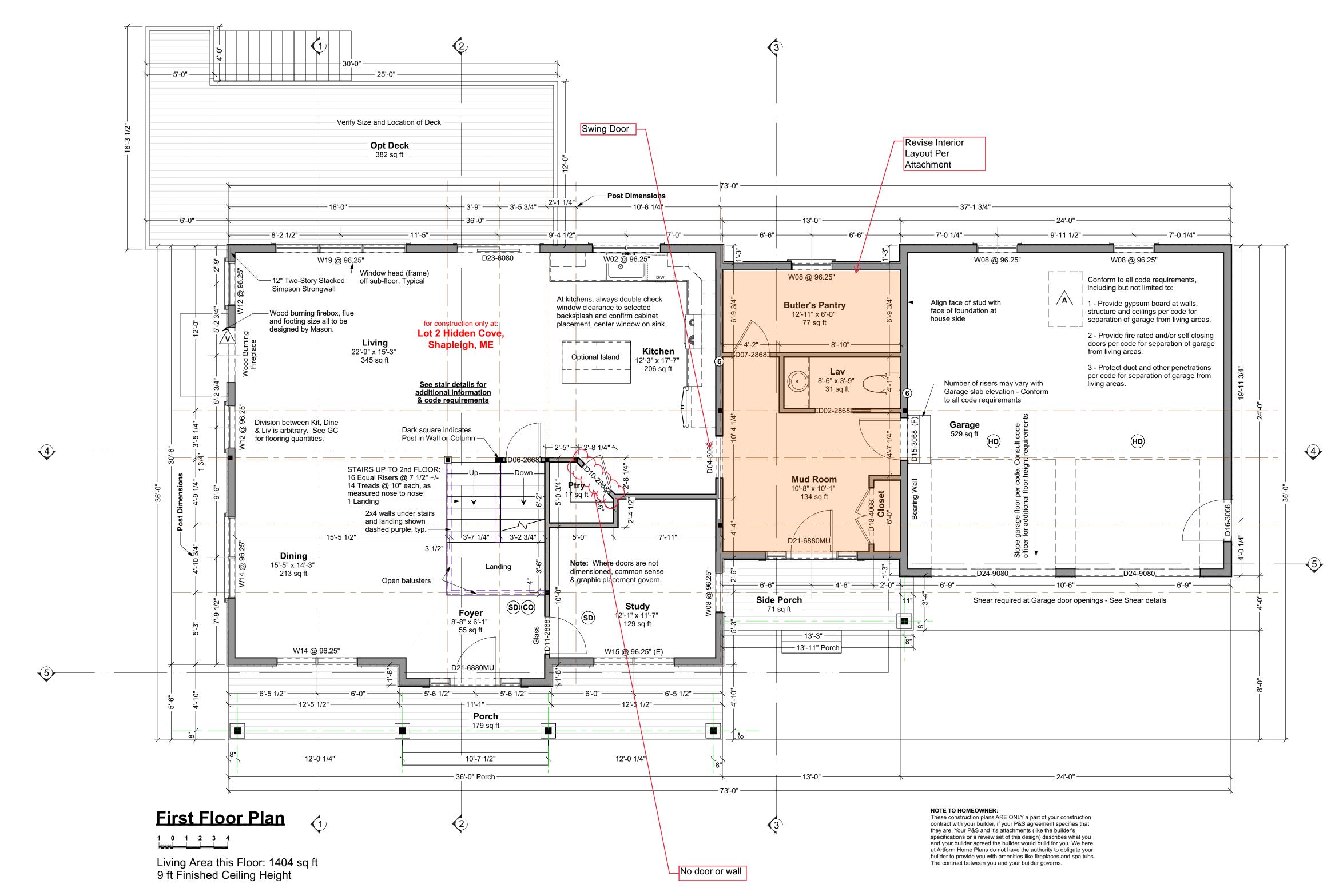
If you have any concerns or questions, please feel free to contact us. We are happy to clarify matters that fall within our scope, as listed on the first page. We can also often provide affordable support for issues that are your responsibility, such as energy design/calcs, or additional detailing.

∕**I**H Artform Home Plans

AFHP Design # 1073.124.v2 GR © 2021 Art Form Architecture 603.431.9559 Creme de Cassis Lot 2 Hidden Cove

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R1: 9.8.2021 - Design Changes

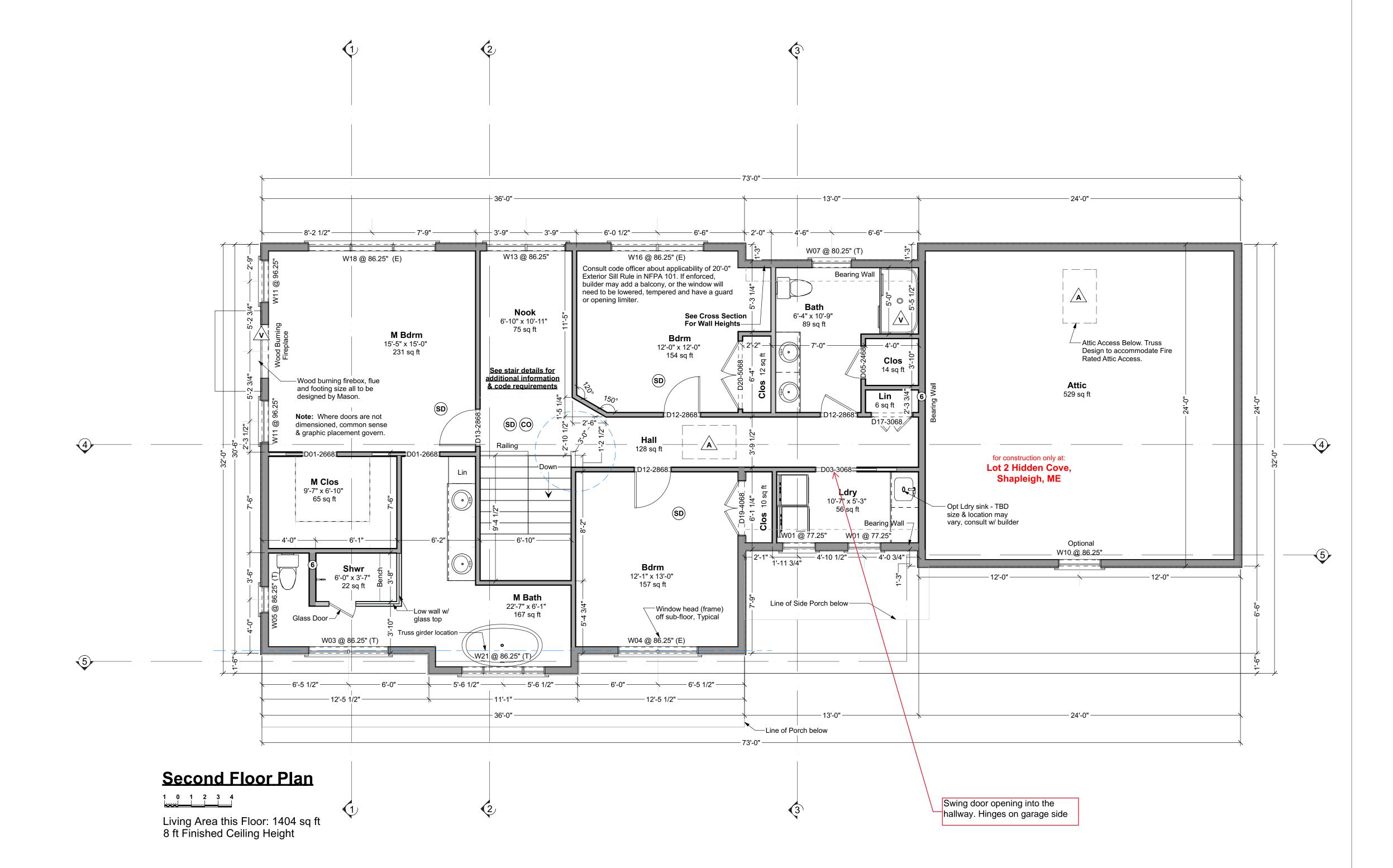


Door & Window Notes:

- Window Labels: In floor plans and elevations, the letters following the label stand for...
 (E) Egress Window
- (T) Tempered Glass Window See Window Schedule for additional window information.
- 2. Door Labels: In floor plans, the letter following the label stands for...
- 2a. Rated Doors Doors requiring fire rating and/or required to be self-closing per IRC 2015 are specified in plans. Additional fire doors and/or self closing doors that may be required by local codes or local authorities are not specified here and would need to be provided.

 See Door Schedule for additional door information.
- Tempering Requirements: Glazing in both Windows & Doors shall follow IRC section R308.
 Window Glazing Windows in hazardous locations have been specified as tempered in plan.
 - **3a. Window Glazing** Windows in hazardous locations have been specified as tempered in plan. **3b. Door Glazing** Due to the varying styles of doors, the quantity of glass, glass type/glass styling in those doors, we do not specify tempered doors in plan. Provide tempered doors as required by IRC and local codes or local authorities
- **4. Trimmed Openings:** Trimmed openings not shown on schedule. See Plan.
- **5. Window RO's:** 1/4" on each of (4) sides shown for window RO's, typical. Review framing size vs RO size. Adjust per manufacturer's requirements and/or builder preference.
- **6. Emergency Escape & Rescue Opening:** Provide minimum one exterior door, window or similar device meeting egress requirements in basement, in each sleeping room, in each potential sleeping room, and other locations required by local code. The window sill of an egress window shall be no more than 44" above the floor per R310.2.2. Note that some windows coded by manufacturer as meeting IRC 2015 egress requirements typically need to be ordered with specific hardware or required modifications. Emergency Escape Window & Door Sizes must meet minimum opening area. (Section R310.2.1 and R310.3.1). Will also comply with NFPA 101.
- **7. Basement Windows:** Add basement windows as required to meet state or local code requirements, including but not limited to egress and light/ventilation.
- 8. Skylights: Skylights are not shown on this schedule, but may be required. Consult builder and/or see floor plan.
- **9. 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.

						SCHEDULE		
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	FIRE	COMMENTS
D01	2	2	2668 R	30 "	80 "	POCKET		
D02	1	1	2868 R	32 "	80 "	POCKET		
D03	1	2	3068 L	36 "	80 "	POCKET		
D04	1	1	3068 L	36 "	80 "	POCKET		
D05	1	2	2468 R IN	28 "	80 "	HINGED		
D06	1	1	2668 R IN	30 "	80 "	HINGED		
D07	1	1	2868 L IN	32 "	80 "	HINGED		
D08	1	0	2868 L IN	32 "	80 "	HINGED		
D09	1	0	2868 R IN	32 "	80 "	HINGED		
D10	1	1	2868 R IN	32 "	80 "	HINGED		
D11	1	1	2868 R IN	32 "	80 "	HINGED		GLASS
D12	3	2	2868 R IN	32 "	80 "	HINGED		
D13	1	2	2868 L IN	32 "	80 "	HINGED		
D14	2	0	3068 L IN	36 "	80 "	HINGED		
D15	1	1	3068 R EX	36 "	80 "	HINGED	YES	
D16	1	1	3068 L EX	36 "	80 "	HINGED		
D17	1	2	3068 L/R IN	36 "	80 "	DOUBLE HINGED		
D18	1	1	4068 L/R IN	48 "	80 "	DOUBLE HINGED		
D19	1	2	4068 L/R IN	48 "	80 "	DOUBLE HINGED		
D20	1	2	5068 L/R IN	60 "	80 "	DOUBLE HINGED		
D21	2	1	6880	80 "	96 "	MULLED UNIT		HINGED W/SIDELITES & TRANSOM
D22	1	0	6068 R EX	72 "	80 "	SLIDER		PRIMARY EGRESS DOOR FOR BASEMENT
D23	1	1	6080 R EX	72 "	96 "	SLIDER		
D24	2	1	9080	108 "	96 "	GARAGE		
		•	•	•	•	•		•



							WINDOW SCHEDULE		
NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION	MANUFACTURER	COMMENTS
W01	2	29 1/2 "	29 1/2 "	30"X30"			SINGLE AWNING		
W02	1	59 1/2 "	51 1/2 "	60"X52"			DOUBLE CASEMENT-LHL/RHR		
W03	1	71 1/2 "	51 1/2 "	72"X52"		YES	DOUBLE CASEMENT-LHL/RHR		
W04	1	71 1/2 "	51 1/2 "	72"X52"	YES		DOUBLE CASEMENT-LHL/RHR		
W05	1	23 1/2 "	47 1/2 "	24"X48"		YES	DOUBLE HUNG		
W06	1	35 1/2 "	47 1/2 "	36"X48"			DOUBLE HUNG		
W07	1	35 1/2 "	47 1/2 "	36"X48"		YES	DOUBLE HUNG		
W08	4	35 1/2 "	71 1/2 "	36"X72"			DOUBLE HUNG		
W10	1	38 "	61 1/2 "	38 1/2"X62"			DOUBLE HUNG		OPTIONAL, AFHP RECOMMENDS FOR AESTHETIC
W11	4	38 "	61 1/2 "	38 1/2"X62"			DOUBLE HUNG		
W12	2	38 "	71 1/2 "	38 1/2"X72"			DOUBLE HUNG		
W13	1	71 "	61 1/2 "	71 1/2"X62"			2X DH		
W14	2	71 "	71 1/2 "	71 1/2"X72"			2X DH		
W15	1	71 "	71 1/2 "	71 1/2"X72"	YES		2X DH		
W16	1	83 "	61 1/2 "	83 1/2"X62"	YES		2X DH		
W17	1	83 "	61 1/2 "	83 1/2"X62"			2X DH		
W18	1	114 "	61 1/2 "	114 1/2"X62"	YES		3X DH		
W19	1	114 "	71 1/2 "	114 1/2"X72"			3X DH		
W20	1	114 "	61 1/2 "	114 1/2"X62"			3X DH		
W21	1	74 1/2 "	59 1/2 "	75"X60"		YES	FIXED CENTER & OPERABLE OUTSIDE CASEMENTS		

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Creme de Cassis
Lot 2 Hidden Cove

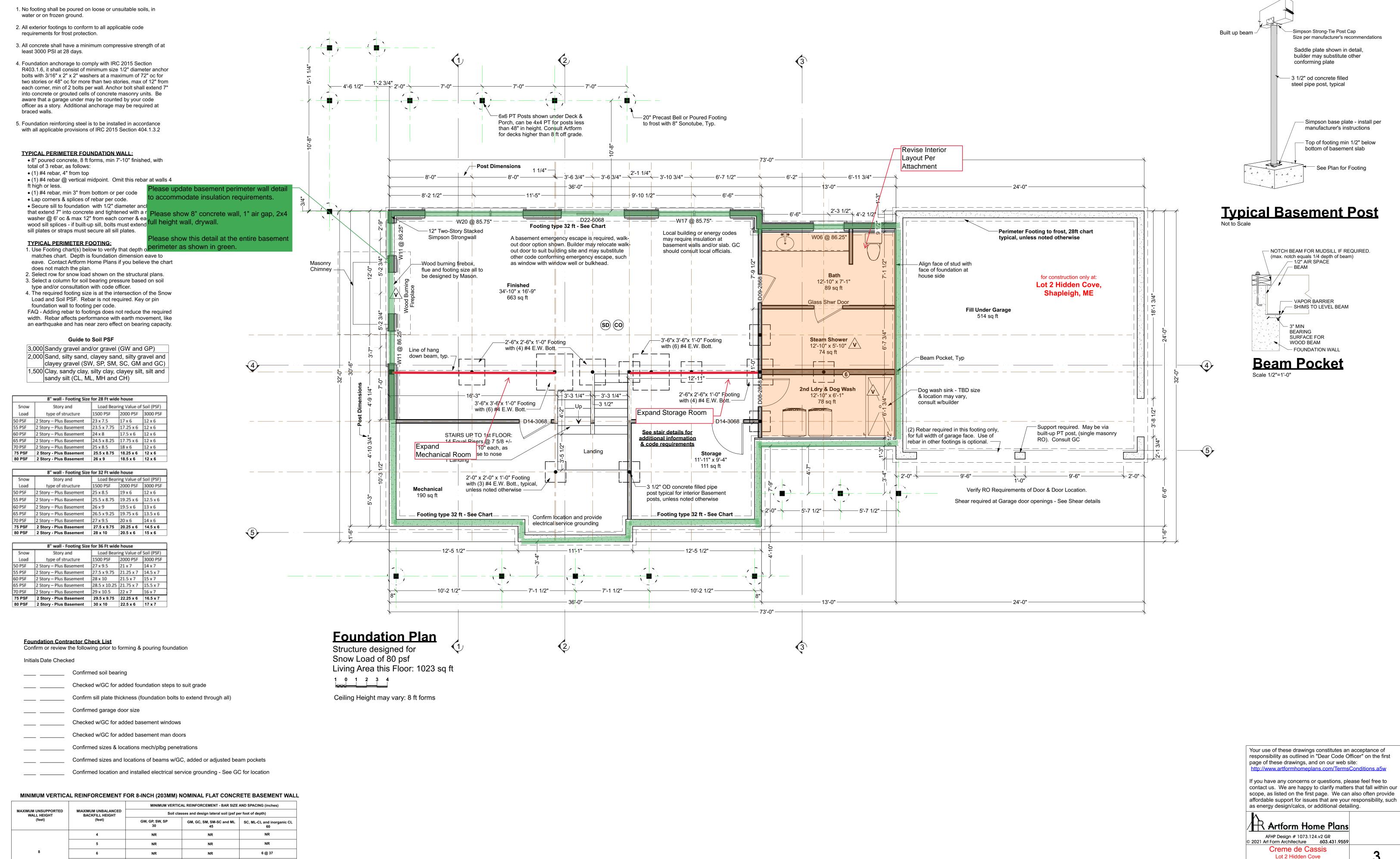
1/4"=1'-0" unless noted otherwise / Print @ 1:1 PDF created on: 9/8/2021, drawn by ACJ R1: 9.8.2021 - Design Changes **Foundations**

6 @ 35

6 @ 26

6@35





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