

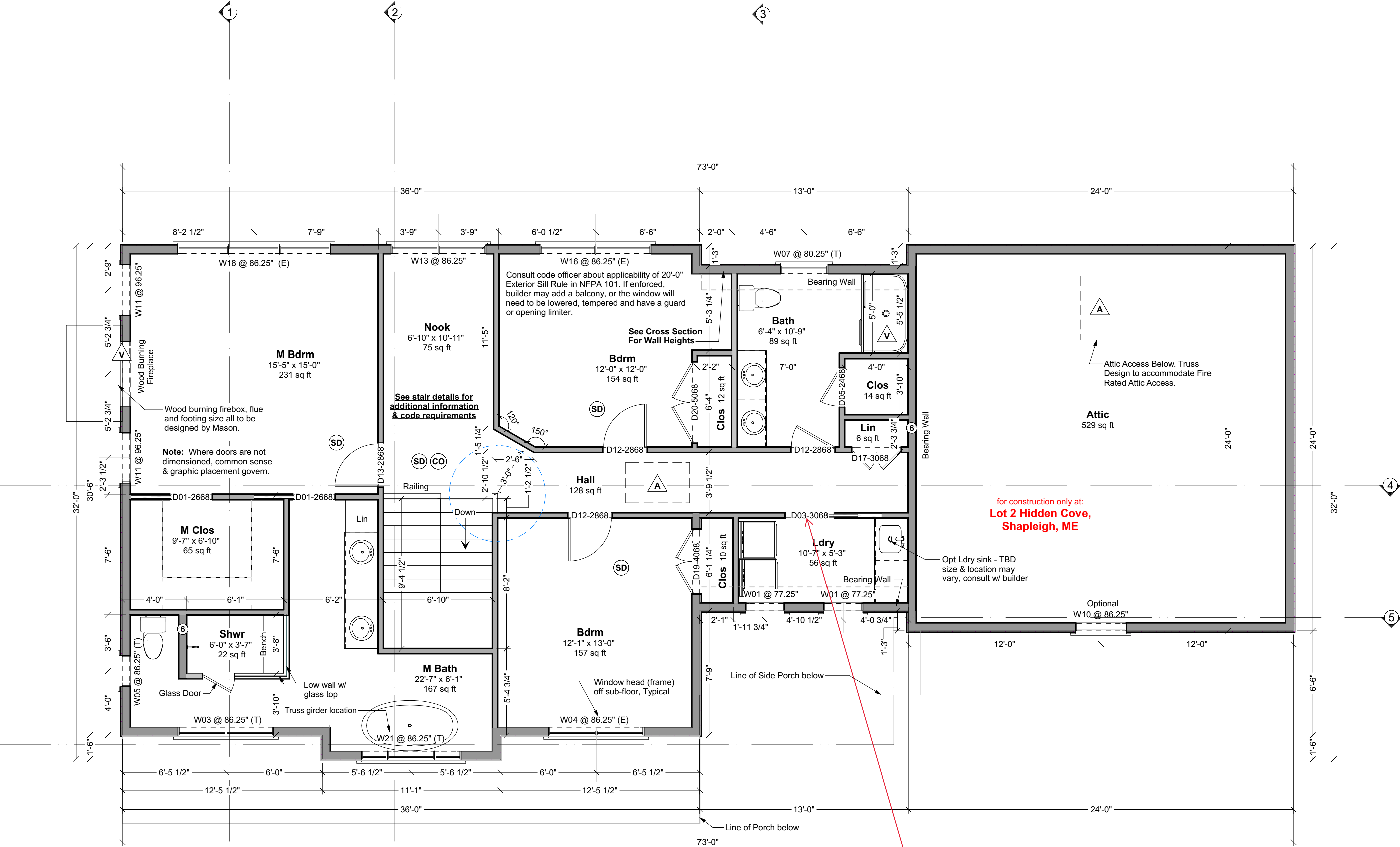
1

Door & Window Notes:

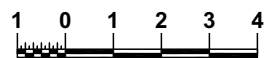
1. **Window Labels:** In floor plans and elevations, the letters following the label stand for...
(E) Egress Window
(T) Tempered Glass Window
See Window Schedule for additional window information.
2. **Door Labels:** In floor plans, the letter following the label stands for...
(F) Fire Rated Door
2a. 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.
3. **Tempering Requirements:** Glazing in both Windows & Doors shall follow IRC section R308.
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.

DOOR SCHEDULE							FIRE	COMMENTS
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE		
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/ISIDELITES & TRANSOM
D22	1	0	6068 R EX	72"	96"	SLIDER		PRIMARY EGRESS DOOR FOR BASEMENT
D23	1	1	6080 R EX	72"	96"	SLIDER		
D24	2	1	9080	108"	96"	GARAGE		

WINDOW SCHEDULE							MANUFACTURER	COMMENTS
NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED		
W01	2	29 1/2"	29 1/2"	30"X30"				
W02	1	59 1/2"	51 1/2"	60"X52"				
W03	1	71 1/2"	51 1/2"	72"X52"		YES		
W04	1	71 1/2"	51 1/2"	72"X52"				
W05	1	23 1/2"	47 1/2"	24"X48"		YES		
W06	1	35 1/2"	47 1/2"	36"X48"				
W07	1	35 1/2"	47 1/2"	36"X48"		YES		
W08	4	35 1/2"	71 1/2"	36"X72"				
W10	1	38"	61 1/2"	38 1/2"X62"				OPTIONAL, AFHP RECOMMENDS FOR AESTHETIC
W11	4	38"	61 1/2"	38 1/2"X62"				
W12	2	38"	71 1/2"	38 1/2"X72"				
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



Second Floor Plan



Living Area this Floor: 1404 sq ft
8 ft Finished Ceiling Height

Swing door opening into the hallway. Hinges on garage side

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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.

Artform Home Plans
AFHP Design # 1073.124.v2 GR
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Creme de Cassis
Lot 2 Hidden Cove
Shapleigh, ME

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

Issued for
Construction

R1: 9.8.2021 - Design Changes

- Foundations**
- No footing shall be poured on loose or unsuitable soils, in water or on frozen ground.
 - All exterior footings to conform to all applicable code requirements for frost protection.
 - All concrete shall have a minimum compressive strength of at least 3000 PSI at 28 days.
 - 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.
 - 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 that extend 7" into concrete and tightened with a washer @ 6" oc & max 12" from each corner & end wood sill splices - if built-up sill, bolts must extend sill plates or straps must secure all sill plates.

TYPICAL PERIMETER FOOTING:

- Use Footing chart(s) below to verify that depth matches chart. Depth is foundation dimension eave to eave. Contact Artform Home Plans if you believe the chart does not match the plan.
 - Select row for snow load shown on the structural plans.
 - Select a column for soil bearing pressure based on soil type and/or consultation with code officer.
 - 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	2 Story - Plus Basement	23 x 7.5	17 x 6 12 x 6
55 PSF	2 Story - Plus Basement	23.5 x 7.75	17.25 x 6 12 x 6
60 PSF	2 Story - Plus Basement	24 x 8	17.5 x 6 12 x 6
65 PSF	2 Story - Plus Basement	24.5 x 8.25	17.75 x 6 12 x 6
70 PSF	2 Story - Plus Basement	25 x 8.5	18 x 6 12 x 6
75 PSF	2 Story - Plus Basement	25.5 x 8.75	18.25 x 6 12 x 6
80 PSF	2 Story - Plus Basement	26 x 9	18.5 x 6 12 x 6

8" wall - Footing Size for 32 Ft wide house			
Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF)	
		1500 PSF	2000 PSF 3000 PSF
50 PSF	2 Story - Plus Basement	25 x 8.5	19 x 6 12 x 6
55 PSF	2 Story - Plus Basement	25.5 x 8.75	19.25 x 6 12.5 x 6
60 PSF	2 Story - Plus Basement	26 x 9	19.5 x 6 13 x 6
65 PSF	2 Story - Plus Basement	26.5 x 9.25	19.75 x 6 13.5 x 6
70 PSF	2 Story - Plus Basement	27 x 9.5	20 x 6 14 x 6
75 PSF	2 Story - Plus Basement	27.5 x 9.75	20.25 x 6 14.5 x 6
80 PSF	2 Story - Plus Basement	28 x 10	20.5 x 6 15 x 6

8" wall - Footing Size for 36 Ft wide house			
Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF)	
		1500 PSF	2000 PSF 3000 PSF
50 PSF	2 Story - Plus Basement	27 x 9.5	21 x 7 14 x 7
55 PSF	2 Story - Plus Basement	27.5 x 9.75	21.25 x 7 14.5 x 7
60 PSF	2 Story - Plus Basement	28 x 10	21.5 x 7 15 x 7
65 PSF	2 Story - Plus Basement	28.5 x 10.25	21.75 x 7 15.5 x 7
70 PSF	2 Story - Plus Basement	29 x 10.5	22 x 7 16 x 7
75 PSF	2 Story - Plus Basement	29.5 x 9.75	22.25 x 6 16.5 x 7
80 PSF	2 Story - Plus Basement	30 x 10	22.5 x 6 17 x 7

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

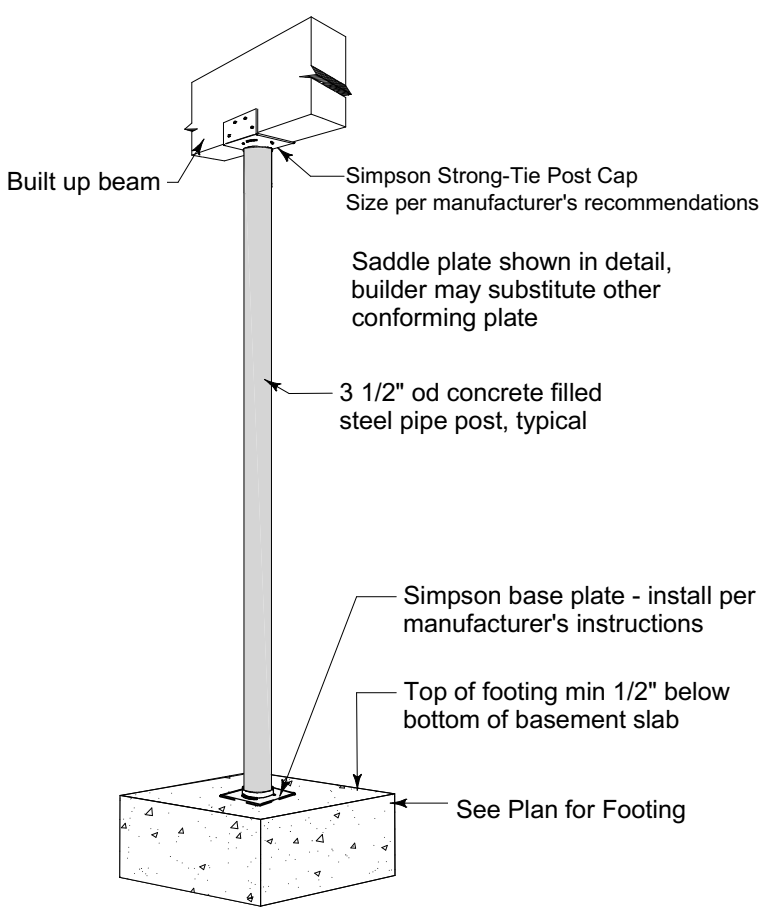
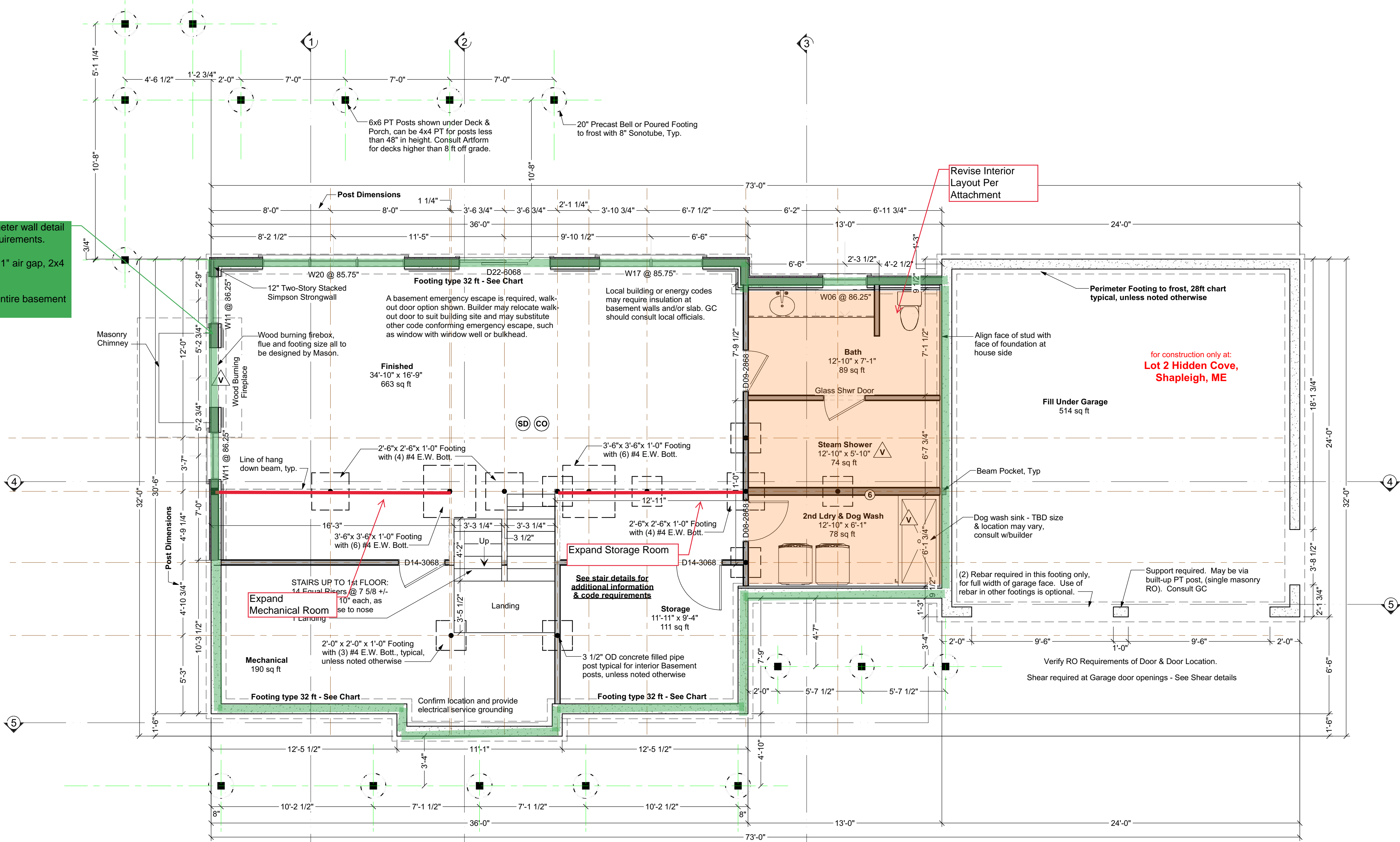
MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (inches)		
		Soil classes and design lateral soil (psf per foot of depth)		
		GW, GP, BW, SP	GM, GC, SM, SM-SC and ML	SC, ML-CL and inorganic CL
8	4	NR	NR	NR
	5	NR	NR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

Foundation Plan

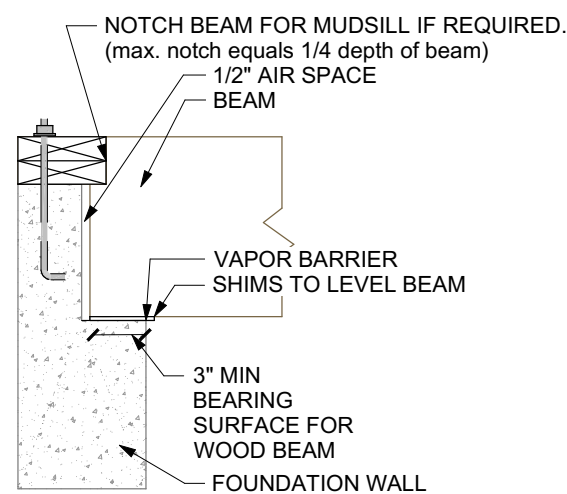
Structure designed for
Snow Load of 80 psf
Living Area this Floor: 1023 sq ft



Ceiling Height may vary: 8 ft forms



Typical Basement Post
Not to Scale



Beam Pocket
Scale 1/2"=1'-0"

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Creme de Cassis
Lot 2 Hidden Cove
Shapleigh, ME

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