

Wall Types

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

Wall Keys

- 2x wood studs on the flat
- 2x6 wood stud wall, 16" oc
- Note: 2x4 wood stud wall, 16" oc unless otherwise noted

Key Notes

- 30" x 22" Minimum Attic Access  
Panel - Insulated (RO 34" x 26")
- Field locate for plumbing or mechanical
- Verify size of fixture or appliance  
Adjust dimensions to accommodate
- Center - Place door or window centered on wall

- Smoke Detector
- Heat Detector
- Carbon Monoxide Detector

Dimensions

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

Square Footages

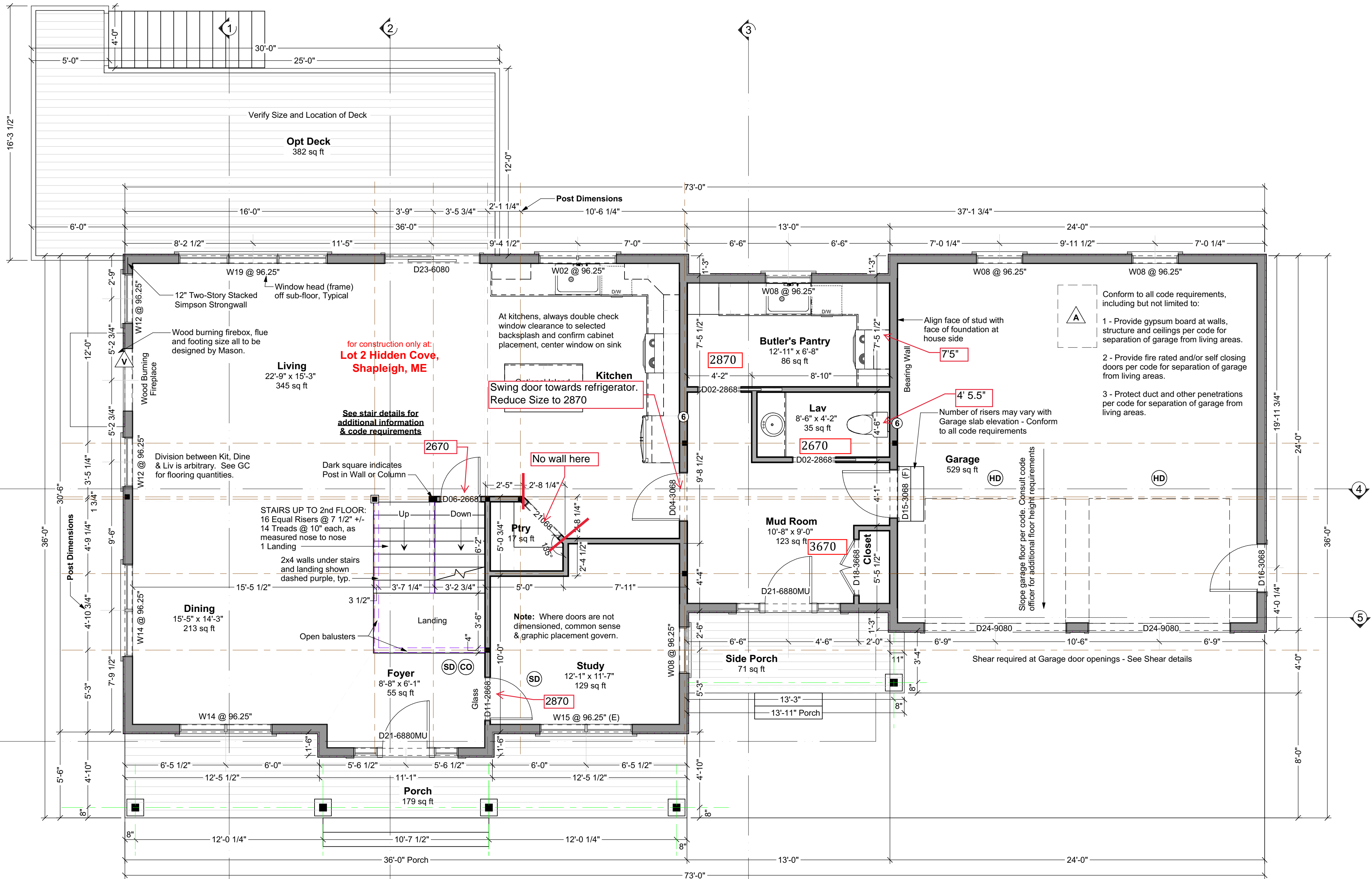
- Sq ft numbers are interior to room for use in calculating finishes.
- Cabinets and fixtures not subtracted.
- Add for doorways when floor finishes run through.

Notes

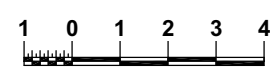
- Exterior walls 2x6 wood stud @ 16" oc. Provide insulation & vapor barrier conforming to state or local codes. Interior sheathing 1/2" gypsum board. Provide 1/2" exterior rated sheathing, house wrap with drainage plane and siding. Provide step flashing at walls adjacent to roof planes.
- Interior walls 2x4 wood stud @ 16" oc, unless noted otherwise.
- Roof - see structural for rafter sizes. Provide 5/8" exterior rated roof sheathing or code conforming alternate, 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.
- 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).
- Provide smoke, carbon monoxide, and heat detectors where shown and where required by code and where required by local authorities.
- 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.
- 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.
- 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

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



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

NOTE TO HOMEOWNER:  
These construction plans ARE ONLY a part of your construction contract with your builder. If your P&S agreement specifies that they are. Your P&S and its 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.

# Creme de Cassis



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 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 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.

AHP-CD Commons 21.4 X 12 - 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.

Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" on the first page of these drawings, and on our web site: <http://www.artformhomeplans.com/TermsConditions.a5w>

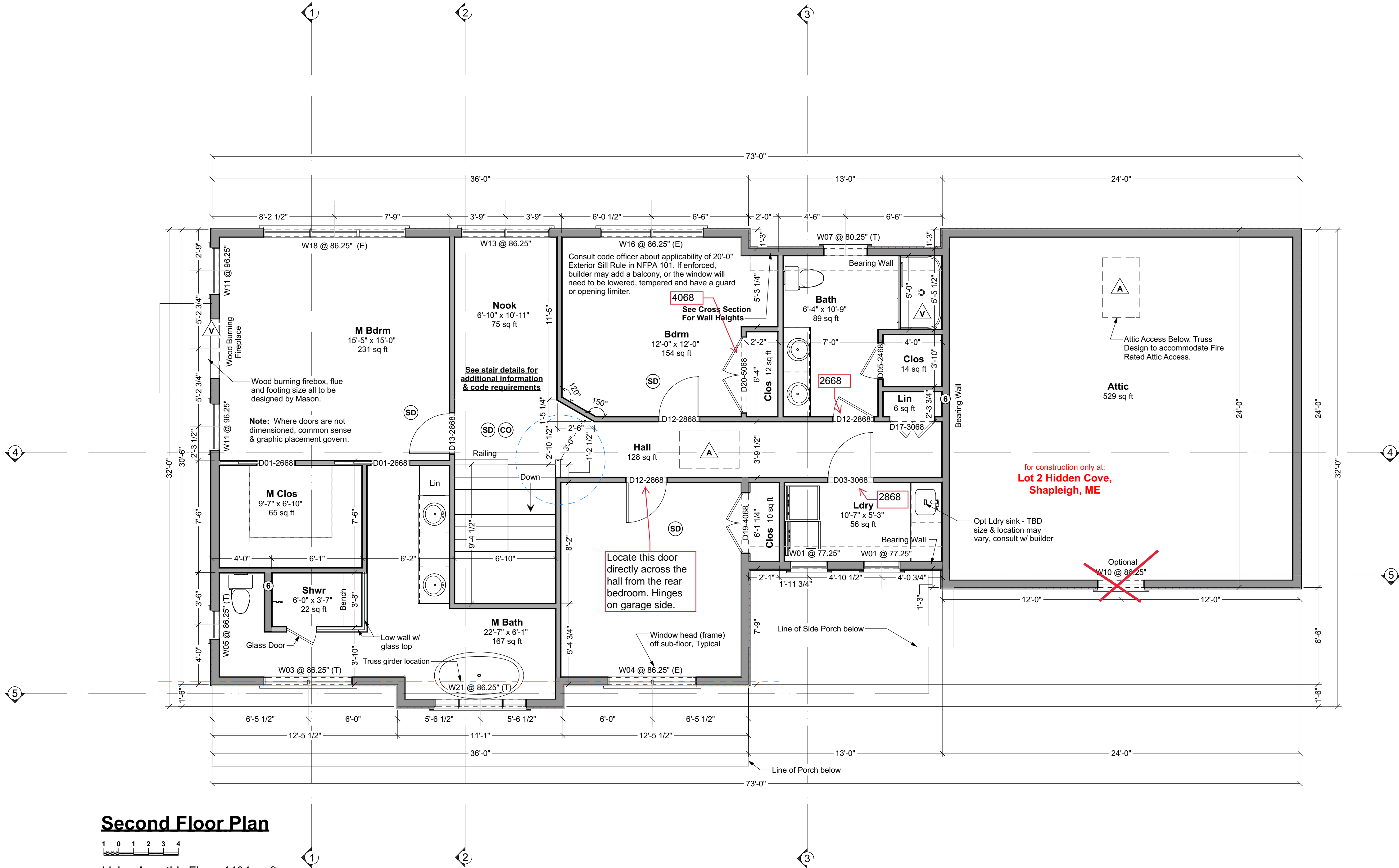
If you have any concerns or questions, please feel free to contact us. We are happy to clarify matters that fall within our scope, as listed on the first page. We can also often provide affordable support for issues that are your responsibility, such as energy design/calcs, or additional detailing.

|   |                                   |
|---|-----------------------------------|
| <b>Artform Home Plans</b><br>AHP Design # 1073.124.V2 GR<br>© 2021 Art Form Architecture 603.431.9559 |                                   |
| <b>Creme de Cassis</b><br>Lot 2 Hidden Cove<br>Shapleigh, ME  |                                   |
| 1/4"=1'-0" unless noted otherwise / Print @ 1:1<br>PDF created on: 10/25/2021, drawn by ACJ           | Issued for<br><b>Construction</b> |
| <b>R2: 10.25.2021 - Interior design changes</b>   |                                   |



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.



Second Floor Plan

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

| DOOR SCHEDULE |     |       |             |       |        |               | FIRE  | COMMENTS                         |
|---------------|-----|-------|-------------|-------|--------|---------------|-------|----------------------------------|
| NUMBER        | QTY | FLOOR | SIZE        | WIDTH | HEIGHT | TYPE          |       |                                  |
| D01           | 2   | 2     | 2668 R      | 30"   | 80"    | POCKET        |       |                                  |
| D02           | 2   | 1     | 2668 R      | 32"   | 80"    | POCKET        |       |                                  |
| D03           | 1   | 2     | 3068 R IN   | 36"   | 80"    | HINGED        |       |                                  |
| D04           | 1   | 1     | 3068 L IN   | 36"   | 80"    | HINGED        |       |                                  |
| D05           | 1   | 2     | 2468 R IN   | 28"   | 80"    | HINGED        |       |                                  |
| D06           | 1   | 1     | 2668 R IN   | 30"   | 80"    | HINGED        |       |                                  |
| D07           | 1   | 0     | 2668 L IN   | 30"   | 80"    | HINGED        |       |                                  |
| D08           | 1   | 0     | 2668 R IN   | 32"   | 80"    | HINGED        |       |                                  |
| D09           | 1   | 0     | 2668 L IN   | 32"   | 80"    | HINGED        |       |                                  |
| D11           | 1   | 1     | 2668 R IN   | 32"   | 80"    | HINGED        | GLASS |                                  |
| D12           | 3   | 2     | 2668 R IN   | 32"   | 80"    | HINGED        |       |                                  |
| D13           | 1   | 2     | 2668 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     | 3668 L/R IN | 42"   | 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 |     |         |         |              |     |     | EGRESS | TEMPERED | DESCRIPTION                               | MANUFACTURER | COMMENTS                                |
|-----------------|-----|---------|---------|--------------|-----|-----|--------|----------|---|--------------|---|
| NUMBER          | QTY | WIDTH   | HEIGHT  | R/O          |     |     |        |          |   |              |   |
| 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 |              |   |

Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" on the first page of these drawings, and on our web site:  
<http://www.artformhomeplans.com/TermsConditions.a5w>

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.



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 | 1500 PSF    | 2000 PSF  |
| 50 PSF                                      | 2 Story - Plus Basement     | 23 x 7.5    | 17 x 6    |
| 55 PSF                                      | 2 Story - Plus Basement     | 23.5 x 7.75 | 17.25 x 6 |
| 60 PSF                                      | 2 Story - Plus Basement     | 24 x 8      | 17.5 x 6  |
| 65 PSF                                      | 2 Story - Plus Basement     | 24.5 x 8.25 | 17.75 x 6 |
| 70 PSF                                      | 2 Story - Plus Basement     | 25 x 8.5    | 18 x 6    |
| 75 PSF                                      | 2 Story - Plus Basement     | 25.5 x 8.75 | 18.25 x 6 |
| 80 PSF                                      | 2 Story - Plus Basement     | 26 x 9      | 18.5 x 6  |

| 8" wall - Footing Size for 32 Ft wide house |                             |             |           |
|---|-----------------------------|-------------|-----------|
| Snow Load                                   | Story and type of structure | 1500 PSF    | 2000 PSF  |
| 50 PSF                                      | 2 Story - Plus Basement     | 25 x 8.5    | 19 x 6    |
| 55 PSF                                      | 2 Story - Plus Basement     | 25.5 x 8.75 | 19.25 x 6 |
| 60 PSF                                      | 2 Story - Plus Basement     | 26 x 9      | 19.5 x 6  |
| 65 PSF                                      | 2 Story - Plus Basement     | 26.5 x 9.25 | 19.75 x 6 |
| 70 PSF                                      | 2 Story - Plus Basement     | 27 x 9.5    | 20 x 6    |
| 75 PSF                                      | 2 Story - Plus Basement     | 27.5 x 9.75 | 20.25 x 6 |
| 80 PSF                                      | 2 Story - Plus Basement     | 28 x 10     | 20.5 x 6  |

| 8" wall - Footing Size for 36 Ft wide house |                             |              |           |
|---|-----------------------------|--------------|-----------|
| Snow Load                                   | Story and type of structure | 1500 PSF     | 2000 PSF  |
| 50 PSF                                      | 2 Story - Plus Basement     | 27 x 9.5     | 21 x 7    |
| 55 PSF                                      | 2 Story - Plus Basement     | 27.5 x 9.75  | 21.25 x 7 |
| 60 PSF                                      | 2 Story - Plus Basement     | 28 x 10      | 21.5 x 7  |
| 65 PSF                                      | 2 Story - Plus Basement     | 28.5 x 10.25 | 21.75 x 7 |
| 70 PSF                                      | 2 Story - Plus Basement     | 29 x 10.5    | 22 x 7    |
| 75 PSF                                      | 2 Story - Plus Basement     | 29.5 x 10.75 | 22.25 x 7 |
| 80 PSF                                      | 2 Story - Plus Basement     | 30 x 11      | 22.5 x 7  |

Foundation Contractor Check List

Confirm or review the following prior to forming & pouring foundation

Initials Date Checked

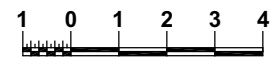
- Confirmed soil bearing
- Checked w/GC for added foundation steps to suit grade
- Confirm sill plate thickness (foundation bolts to extend through all)
- Confirmed garage door size
- Checked w/GC for added basement windows
- Checked w/GC for added basement man doors
- Confirmed sizes & locations mech/plbg 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

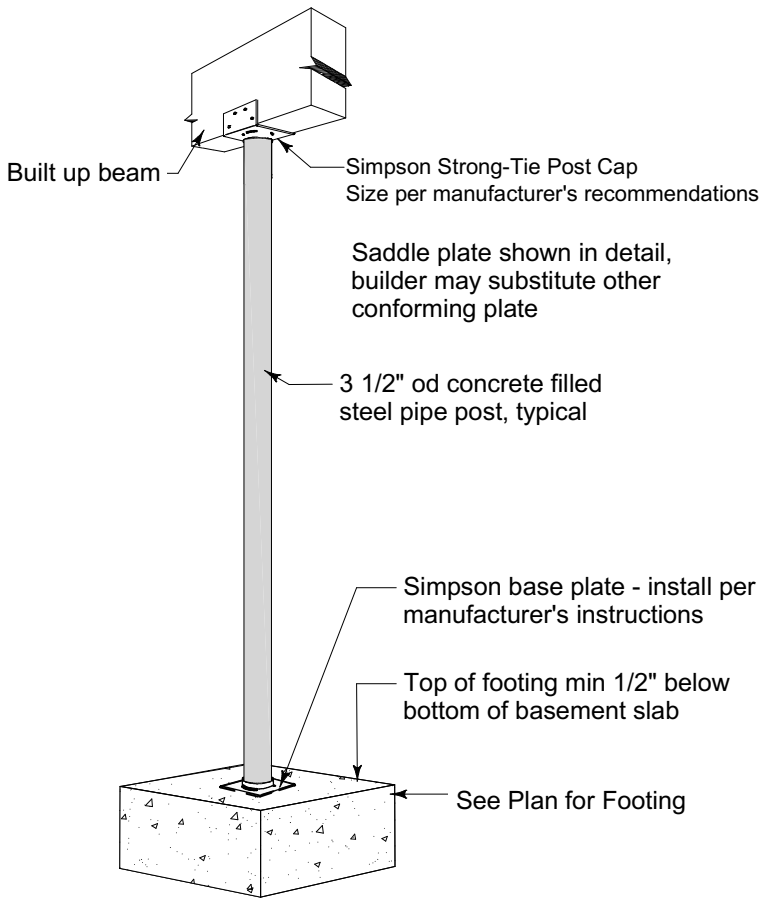
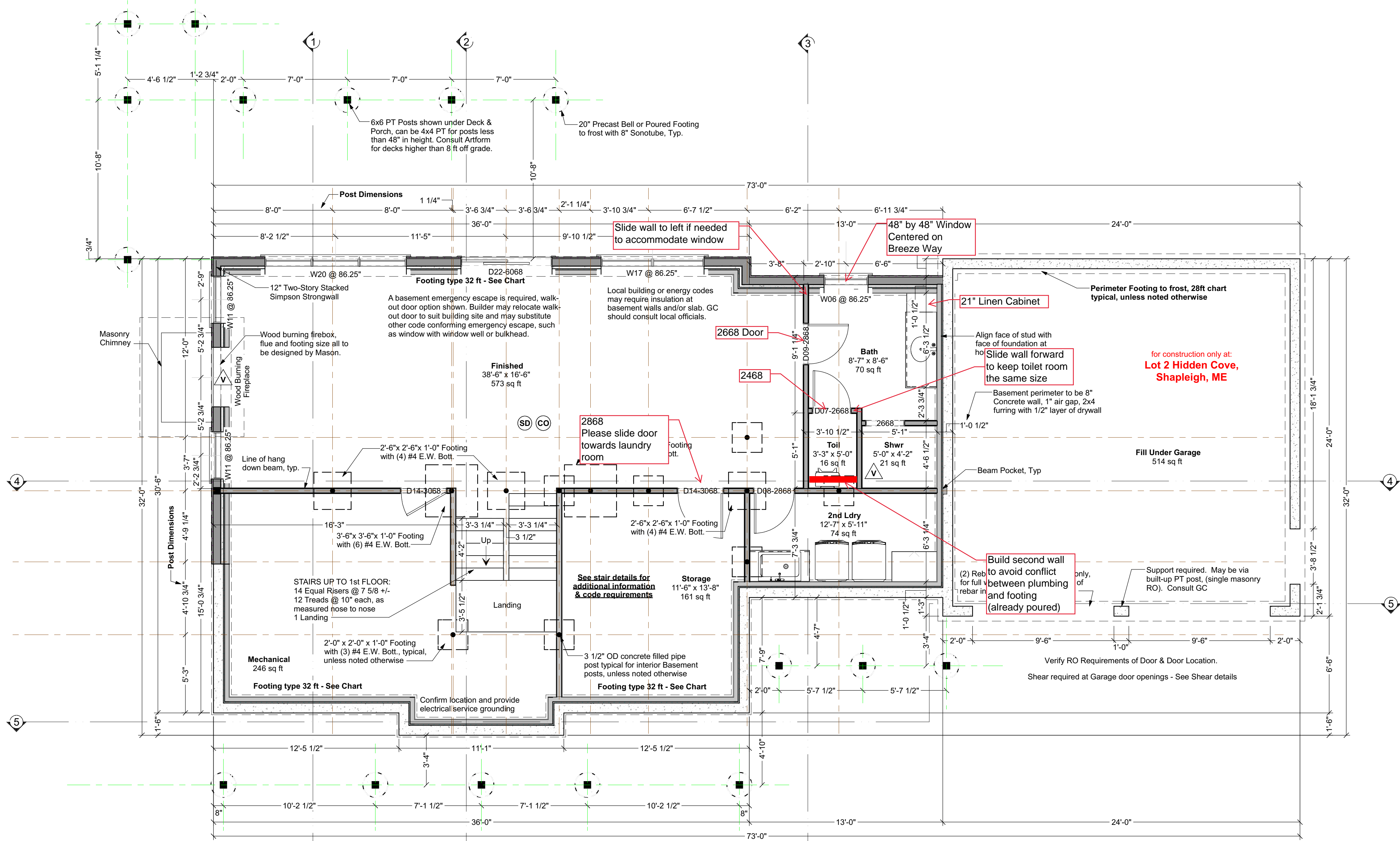
| MAXIMUM UNSUPPORTED WALL HEIGHT (feet) | MAXIMUM UNBALANCED BACKFILL HEIGHT (feet) | MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (inches) |                          |                            |
|--|---|--|--------------------------|----------------------------|
|  |   | Soil classes and design lateral soil (psf per foot of depth)   |                          |                            |
|  |   | GW, GP, SW, 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: 893 sq ft

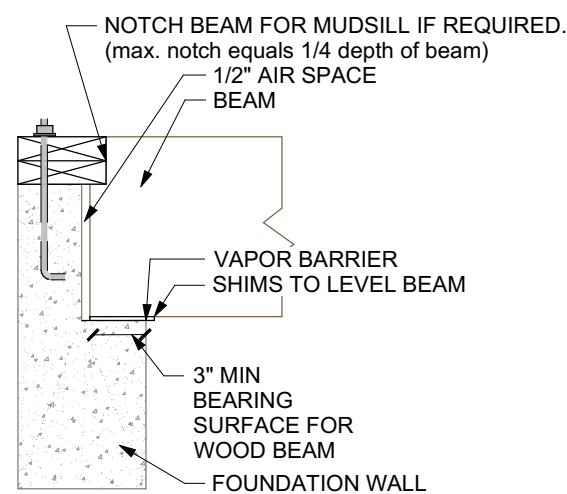


Ceiling Height may vary: 8 ft forms



Typical Basement Post

Not to Scale



Beam Pocket

Scale 1/2"=1'-0"

Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" on the first page of these drawings, and on our web site: <http://www.artformhomeplans.com/TermsConditions.a5w>

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.

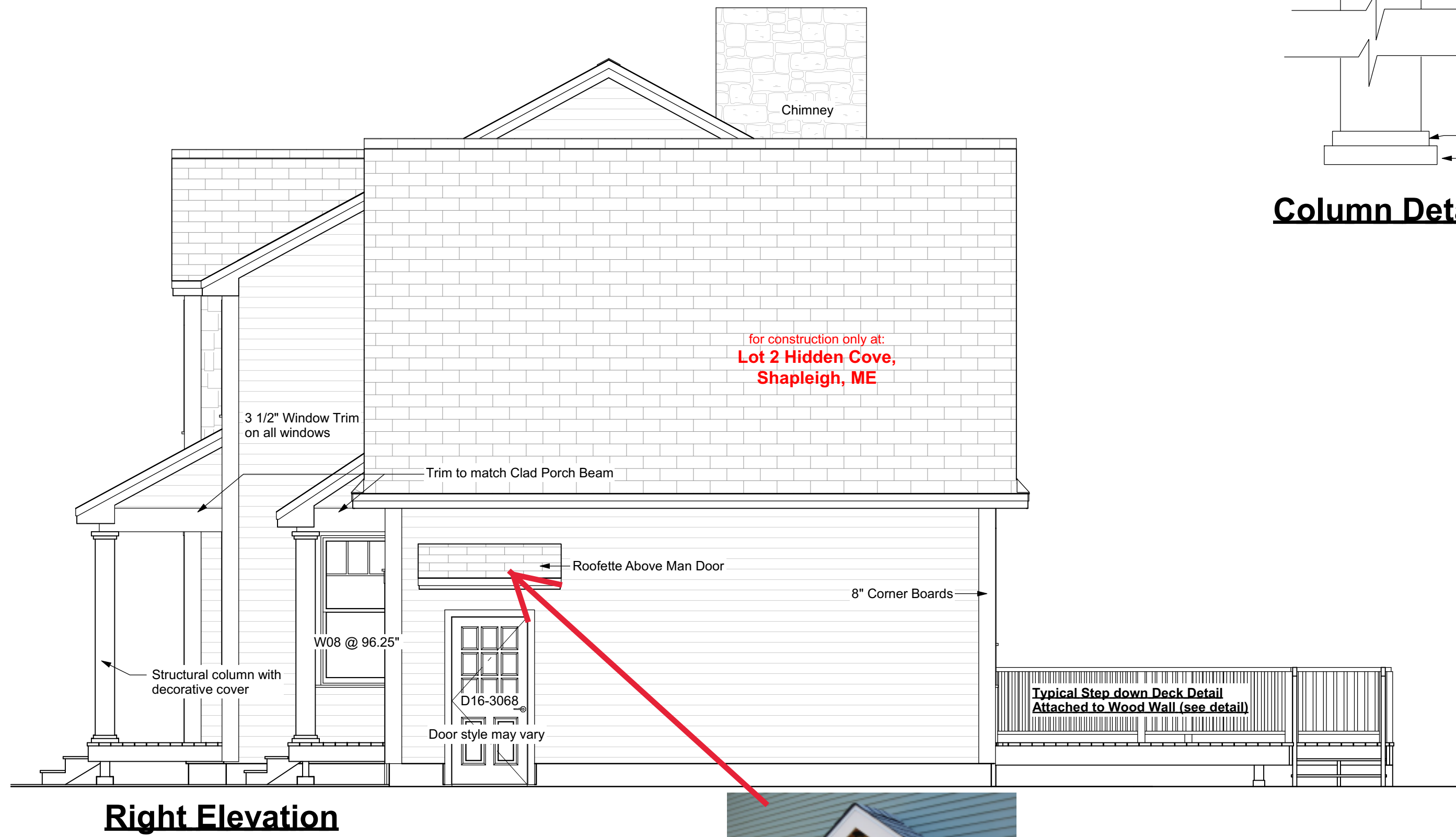
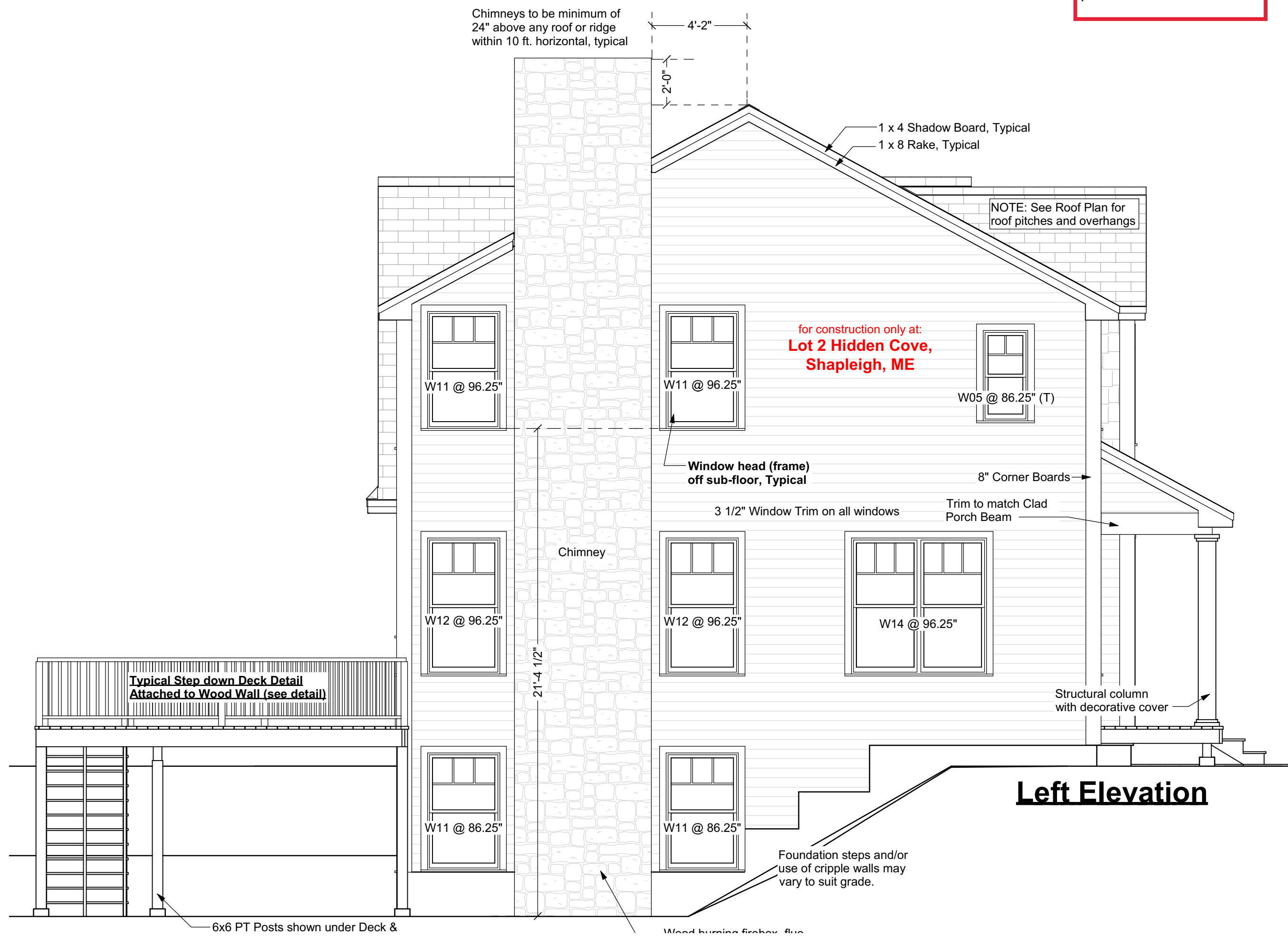
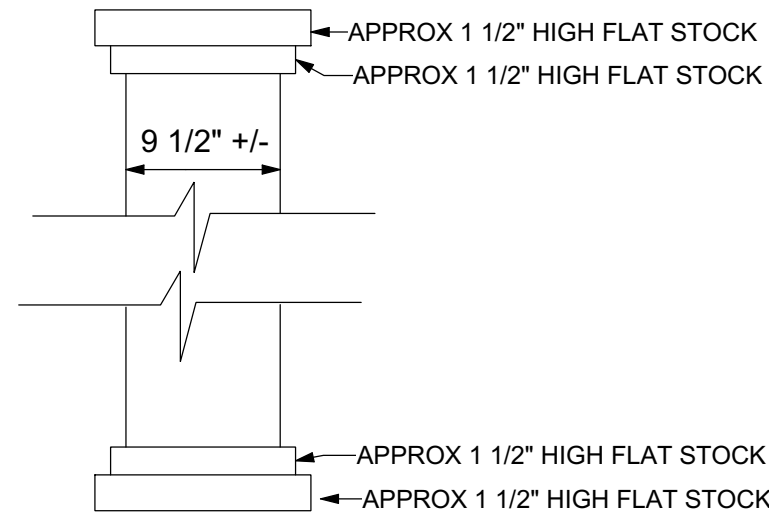
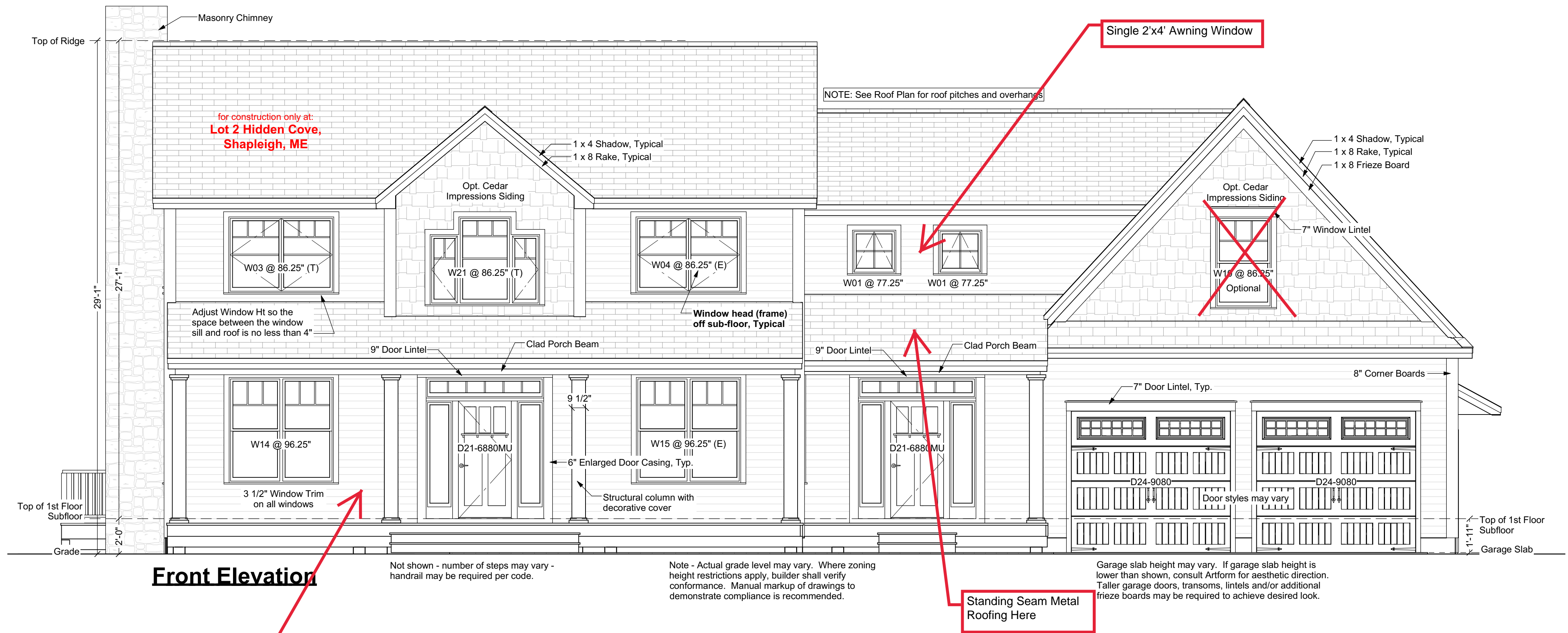
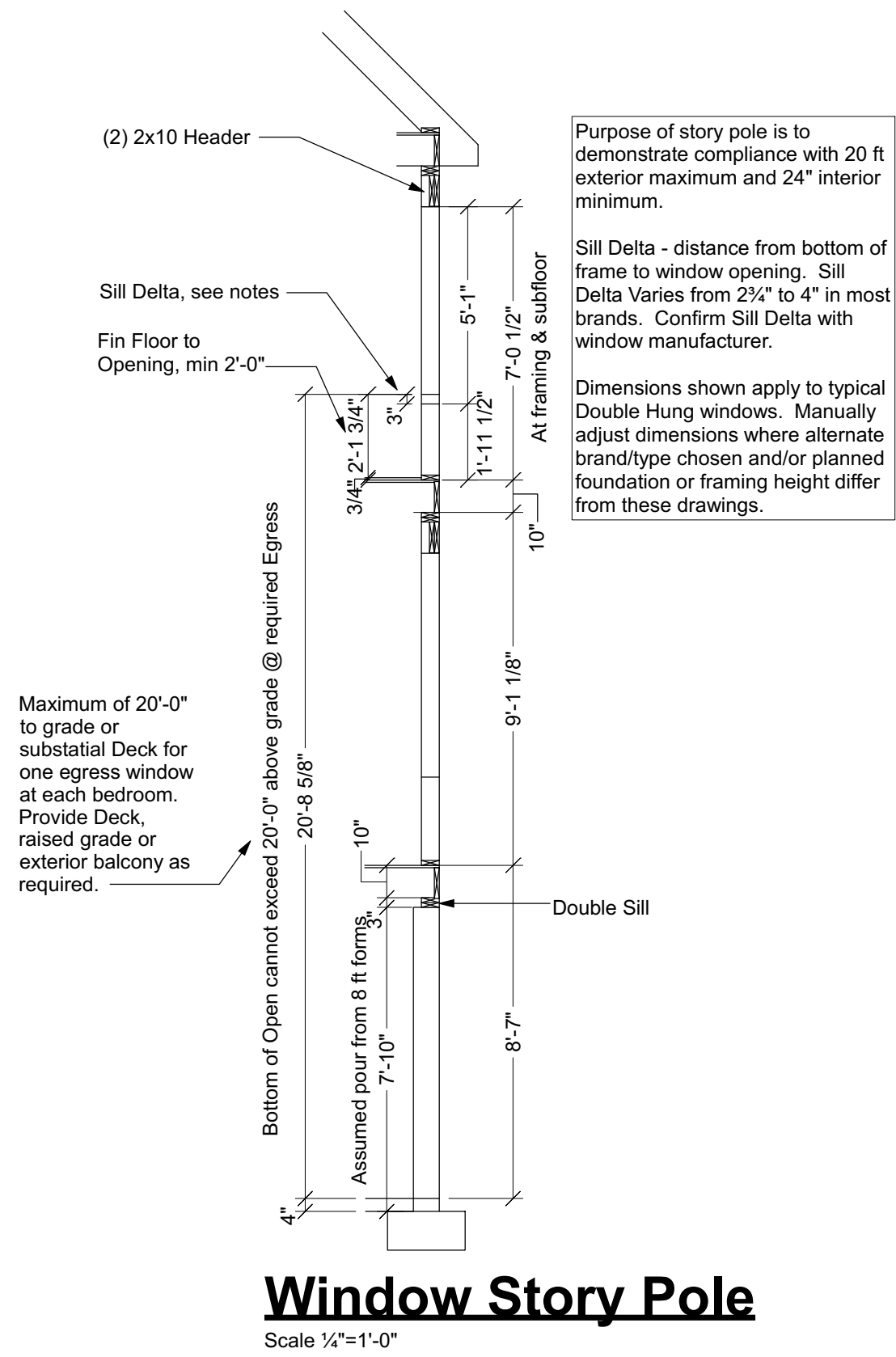
Artform Home Plans  
Crete de Cassis  
Lot 2 Hidden Cove  
Shapleigh, ME

1/4"=1'-0" unless noted otherwise / Print @ 1:1  
PDF created on: 10/25/2021, drawn by ACJ

3

R2: 10.25.2021 - Interior design changes





Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" on the first page of these drawings, and on our web site: <http://www.artformhomeplans.com/TermsConditions.a5w>

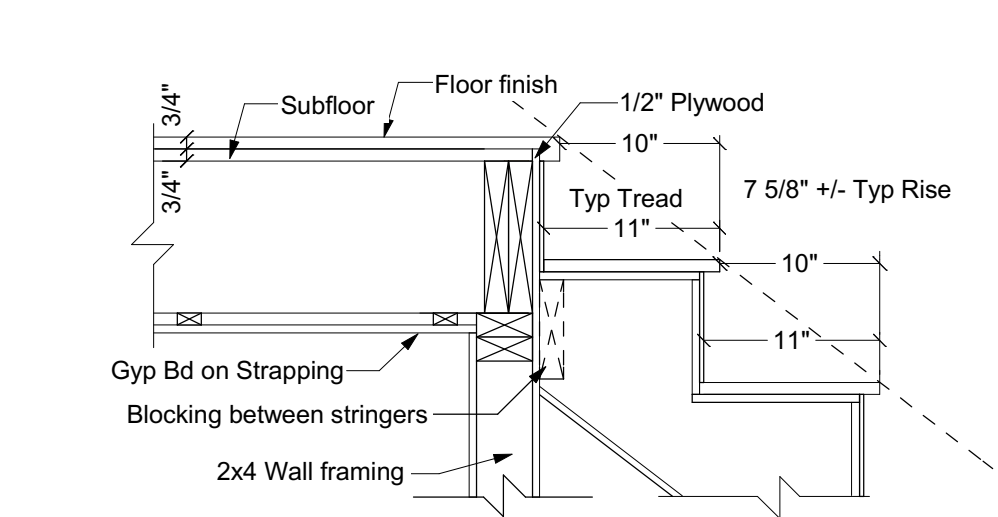
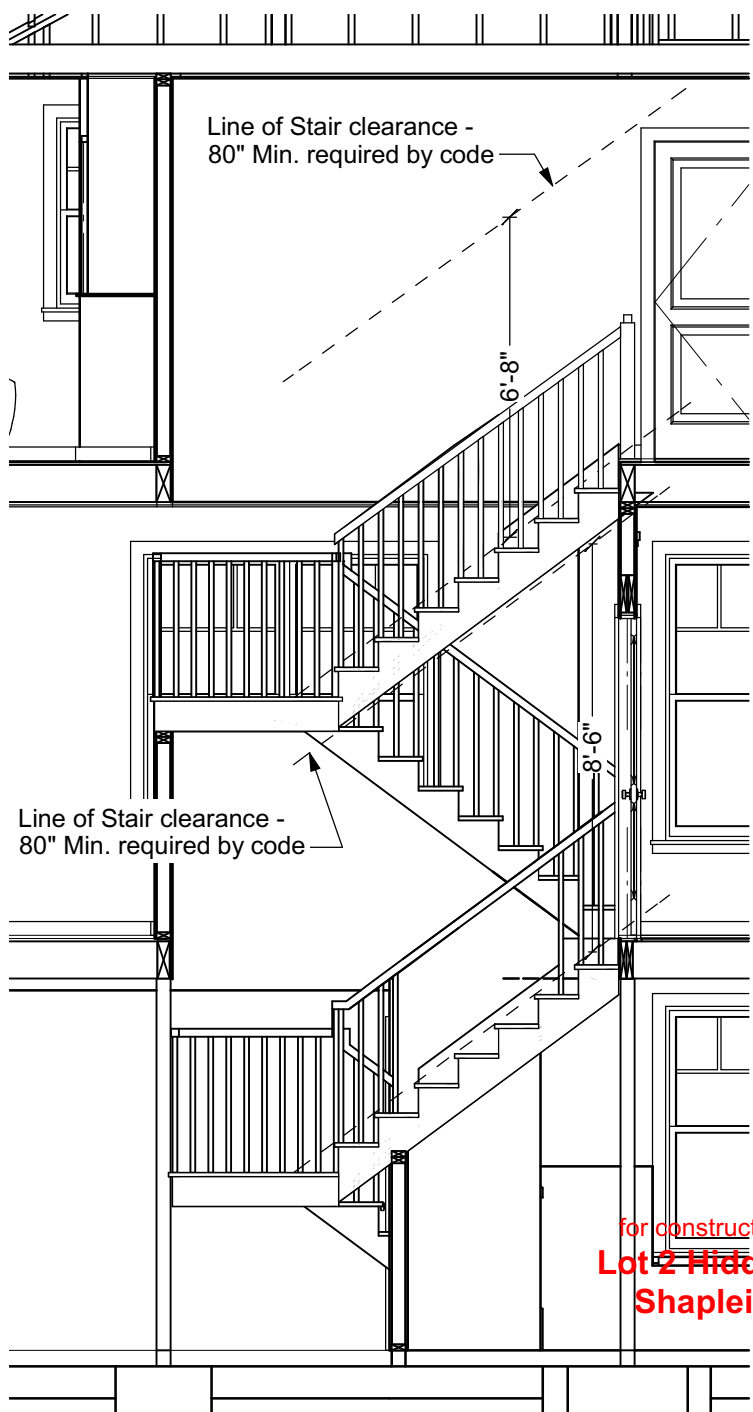
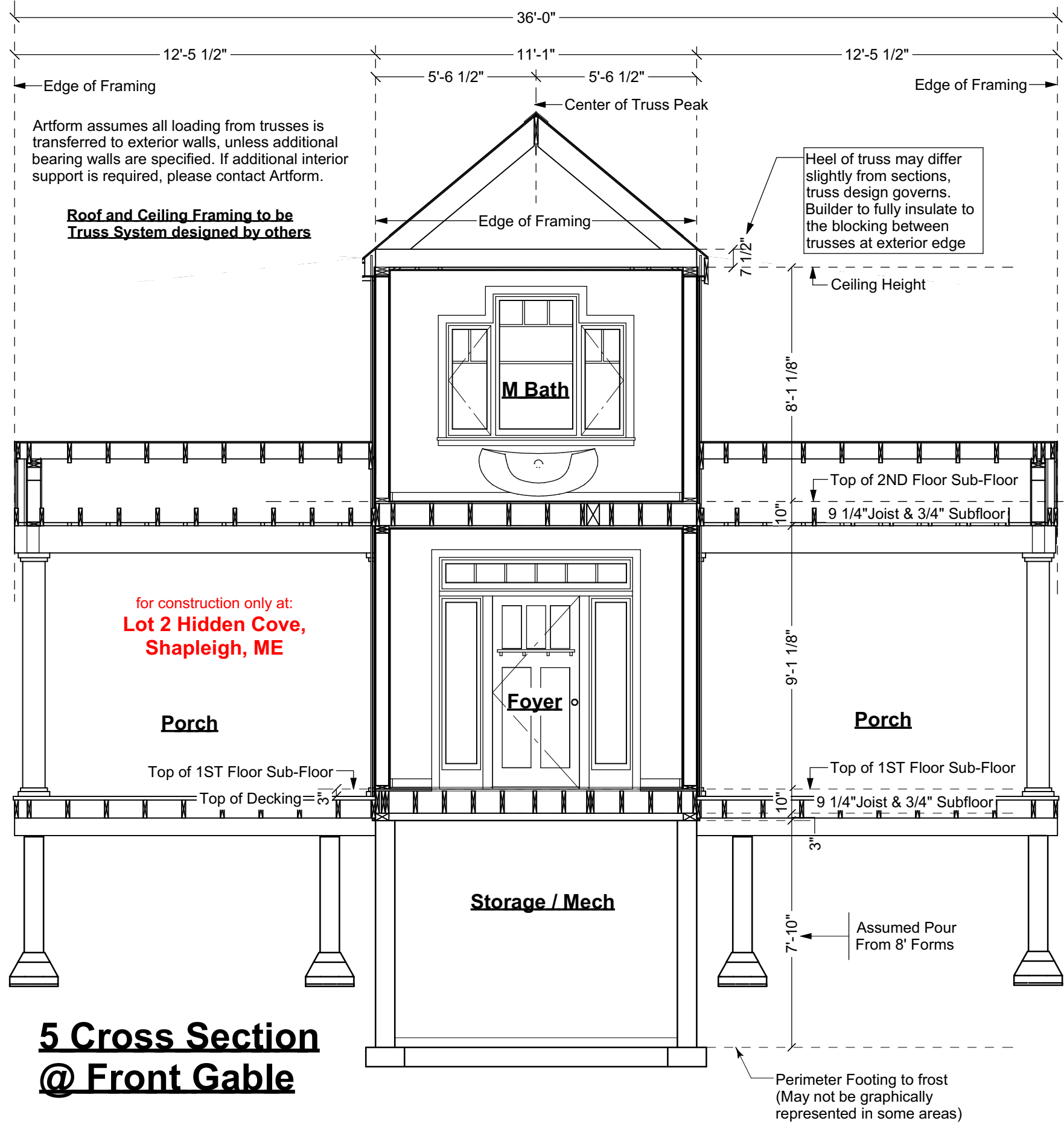
If you have any concerns or questions, please feel free to contact us. We are happy to clarify matters that fall within our scope, as listed on the first page. We can also often provide affordable support for issues that are your responsibility, such as energy design/calcs, or additional detailing.



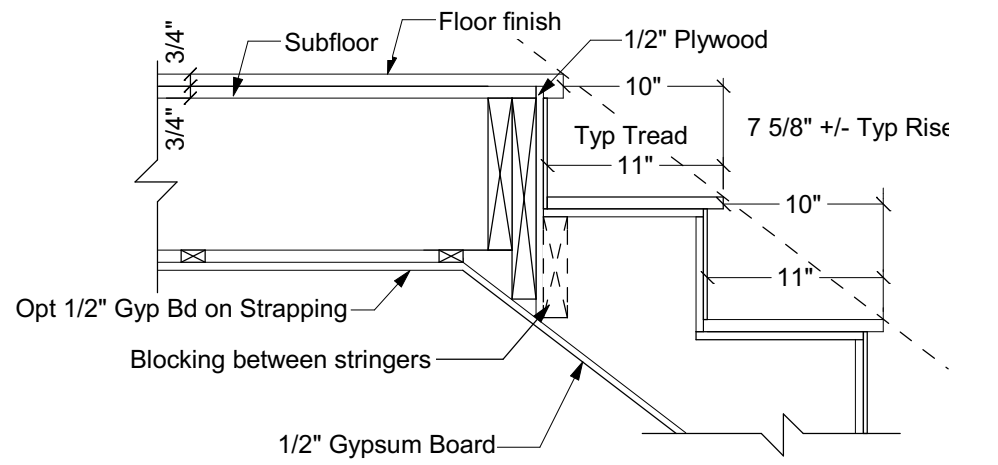


1/4"=1'-0" unless noted otherwise / Print @ 1:1

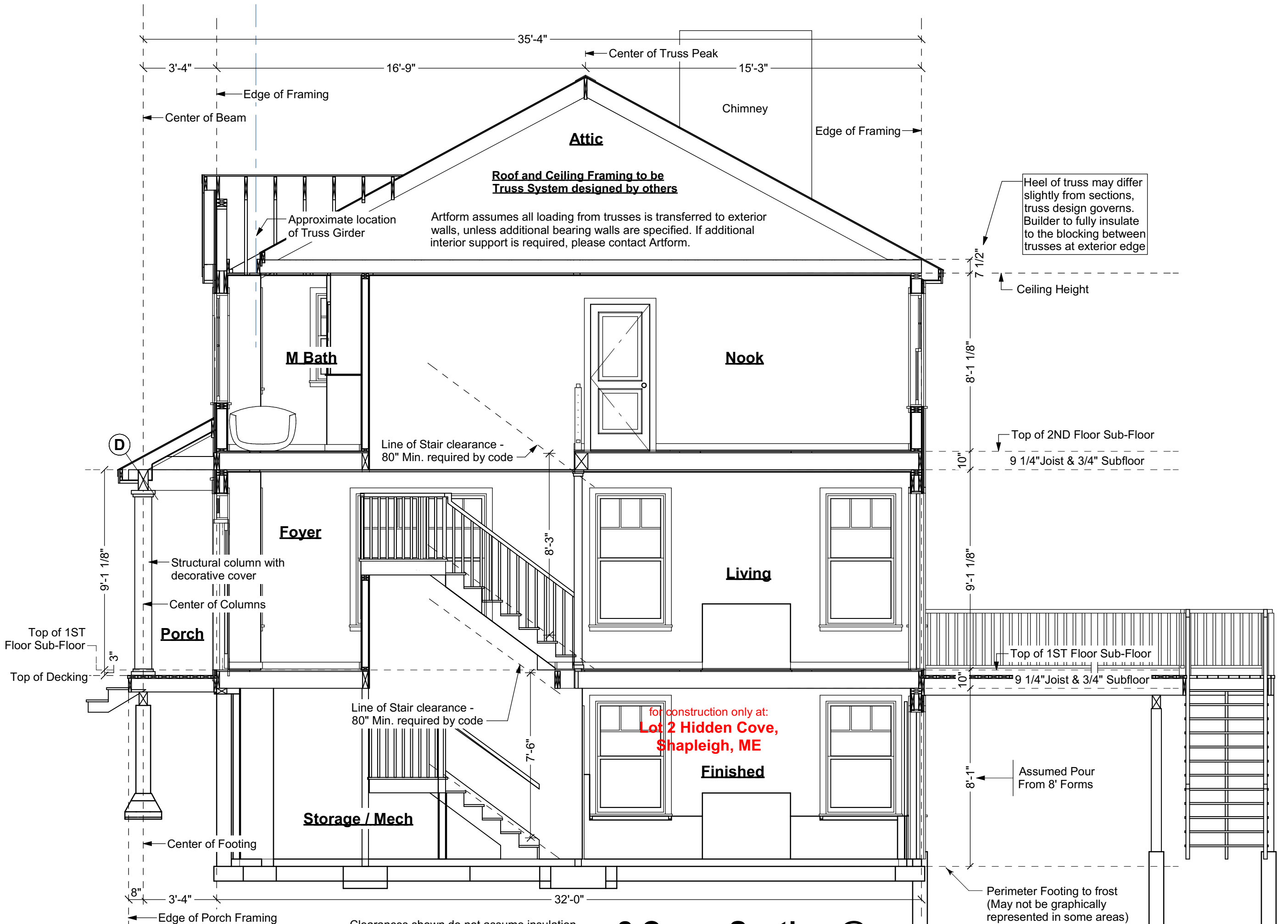
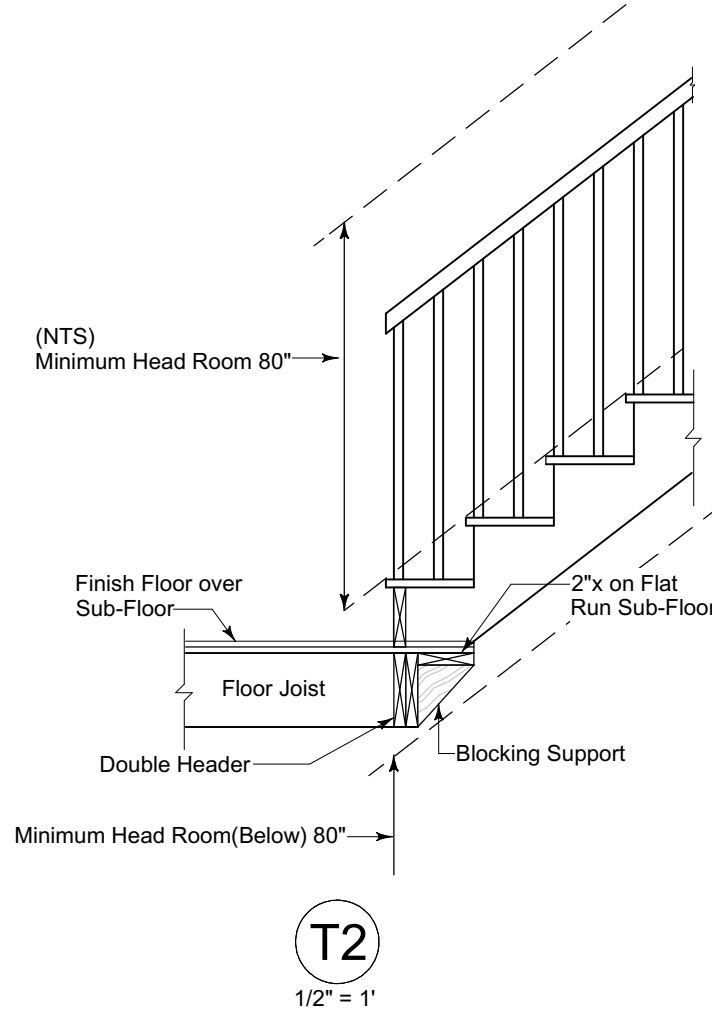
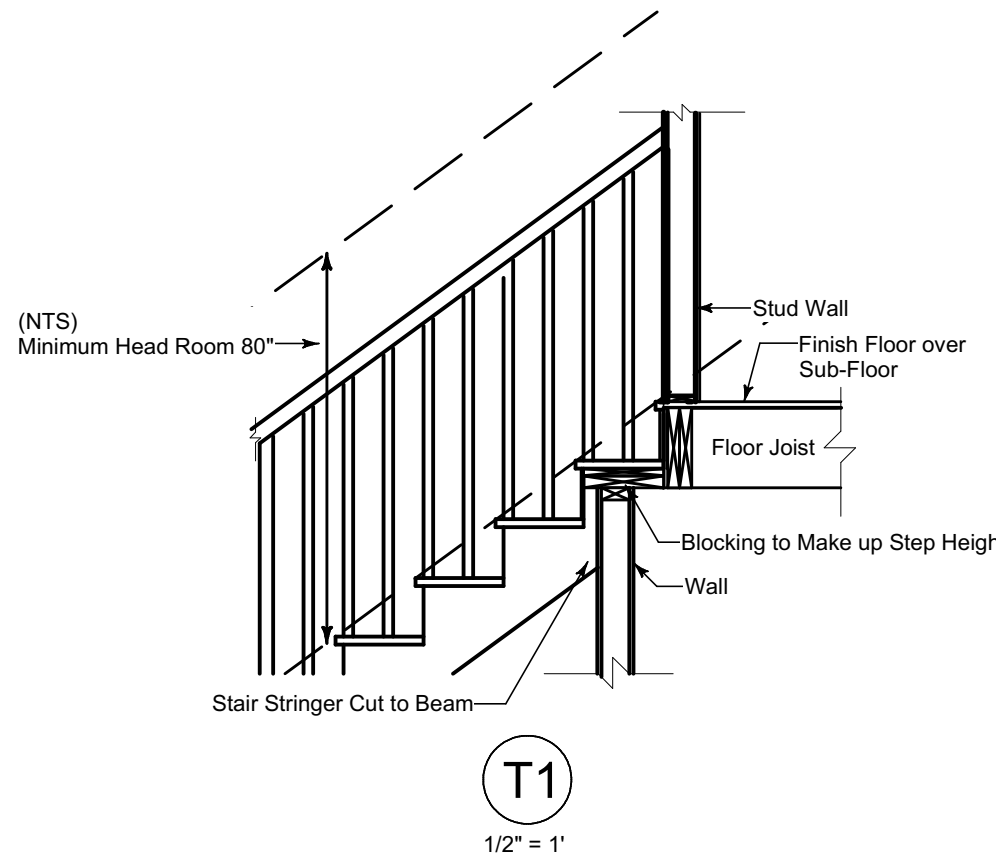




Detail shows assumptions used for framing plan RO  
Framer may adjust to suit different head support methods  
**Top of Carriage (B)**  
Scale: 1" = 1'-0"



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"



**Stair Notes**

- 1. Stair Width:** Stairs may not decrease in width (including at landing) in direction of egress. Do not alter stair width or landing depth at stairs, in any way without consulting architect.  
  
**a. R311.7.1** - Stairways shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5" on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2" where a handrail is installed on one side and 27" where handrails are provided on both sides.
- 2. Stair Landing:** R311.7.6 - There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).  
  
Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.
- 3. Handrails:** R311.7.8.2 - Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2 inches between the wall and the handrails.  
  
EXCEPTION: Handrails shall be permitted to be interrupted by a newel post at the turn.
- 4. Guards:** Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches in height measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.  
  
Exceptions:  
1. Guards on the open sides of stairs shall have a height not less than 34 inches measured vertically from a line connecting the leading edges of the treads.  
2. Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches and not more than 38 inches measured vertically from a line connecting the leading edges of the treads.

Clearances shown do not assume insulation under the basement slab. If that insulation is added to meet local energy codes, adjust stairs as needed, see Detail T2 for framing adjustment to gain addition headroom.

**2 Cross Section @ Stair Clearance (Lower)**

Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" on the first page of these drawings, and on our web site: <http://www.artformhomeplans.com/TermsConditions.a5w>

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**  
AHP Design # 1073.124.v2 GR  
© 2021 Art Form Architecture 603.431.9559

**Creme de Cassis**  
Lot 2 Hidden Cove  
Shapleigh, ME

1/4"=1'-0" unless noted otherwise / Print @ 1:1  
PDF created on: 10/25/2021, drawn by ACJ

**6**  
Construction

R2: 10.25.2021 - Interior design changes



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 <sup>a</sup> |  |        |   |                         |
|------------------------------|--|--------|---|-------------------------|
| METHODS, MATERIAL            | MINIMUM THICKNESS                                  | FIGURE | CONNECTION CRITERIA <sup>a</sup>                            |                         |
|                              |  |        | 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      |

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.

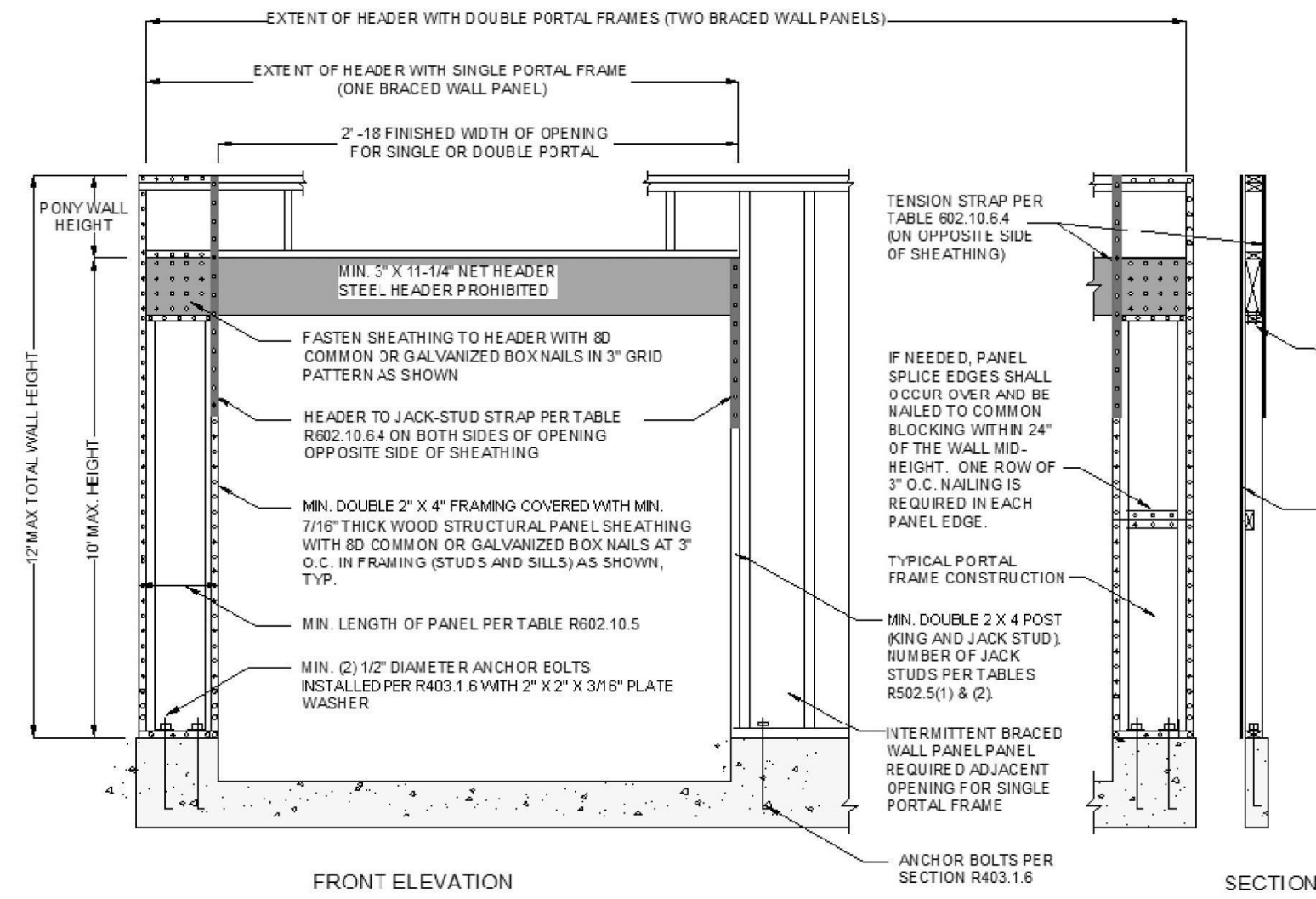


FIGURE R602.10.6.3  
METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

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) <sup>a, b</sup> |       |       |            |       |       |
|  |                                 |                                  |                              | Ultimate Design Wind Speed V <sub>ult</sub> (mph)        |       |       |            |       |       |
|  |                                 |                                  |                              | 110  | 115   | 130   | 110        | 115   | 130   |
|  |                                 |                                  |                              | Exposure B   |       |       | Exposure C |       |       |
| 2 x 4 No. 2 Grade  | 0                               | 10                               | 18                           | 1,000  | 1,000 | 1,000 | 1,000      | 1,000 | 1,050 |
|  |                                 |                                  | 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 |
|  | 1                               | 10                               | 18                           | 1,000  | 1,275 | 2,375 | 2,400      | 2,850 | DR    |
|  |                                 |                                  | 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    |
|  | 2                               | 10                               | 18                           | 2,075  | 2,500 | 3,950 | 3,975      | DR    | DR    |
|  |                                 |                                  | 9                            | 1,150  | 1,500 | 2,650 | 2,675      | 3,175 | DR    |
|  |                                 |                                  | 16                           | 2,875  | 3,375 | DR    | DR         | DR    | DR    |
|  | 4                               | 12                               | 18                           | 3,425  | 3,975 | DR    | DR         | DR    | DR    |
|  |                                 |                                  | 9                            | 2,275  | 2,750 | DR    | DR         | DR    | DR    |
|  |                                 |                                  | 12                           | 3,225  | 3,775 | DR    | DR         | DR    | DR    |
| 2 x 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 St: 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.

Wood Framing Notes:

- All structural wood shall be identified by a grade mark or certificate of inspection by a recognized inspection agency.
- Structural wood shall be Spruce-Pine-Fir (SPF) #2 or better.
- 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.

- 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.
- All floor joists shall have bridging installed at mid-span or at 8'-0" oc maximum.

- Floor systems are designed for performance with subfloor glued and screwed.
- 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 nails. Also permitted is a wood or metal splice with strength equal to or greater than that provided by the nailed lap.

- Per code R602.3.2 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 R602.5.1(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).

- Provide blocking in the floor at structural points. Blocking may be 2x's or solid, but must have grain of wood vertical.
- 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.

- 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
- Wherever beams are noted as Flush framed, install joist hangers at all joists, sized appropriately for the members being connected.

- Support the lower end of roof beams via minimum 2" horizontal bearing on a post, ledger or via an appropriately sized and configured hanger.

- The ends of each joist, beam or girder shall have not less than 1.5" of bearing on wood or metal and not less than 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.

- Hangers, post caps, post bases, ties and other connectors shall be manufactured by Simpson Strong Tie. Selection shall be designed to carry the loading on these framing plans and connect the total width of the members shown, and shall be installed per manufacturer's instructions. Contact Art Form if additional information is needed.

Prefabricated Wood Trusses

- Where trusses are indicated on the drawings, truss design shall be provided by truss manufacturer.

- Trusses shall be designed in accordance with applicable provisions of the latest edition of the National Design Specifications for Wood Construction (NDS), American Forest and Paper Association (APA), and Design Specifications for Metal Plate Connected Wood Trusses (ANSI/TPI 1), Truss Plate Institute (TPI) and code of jurisdiction.

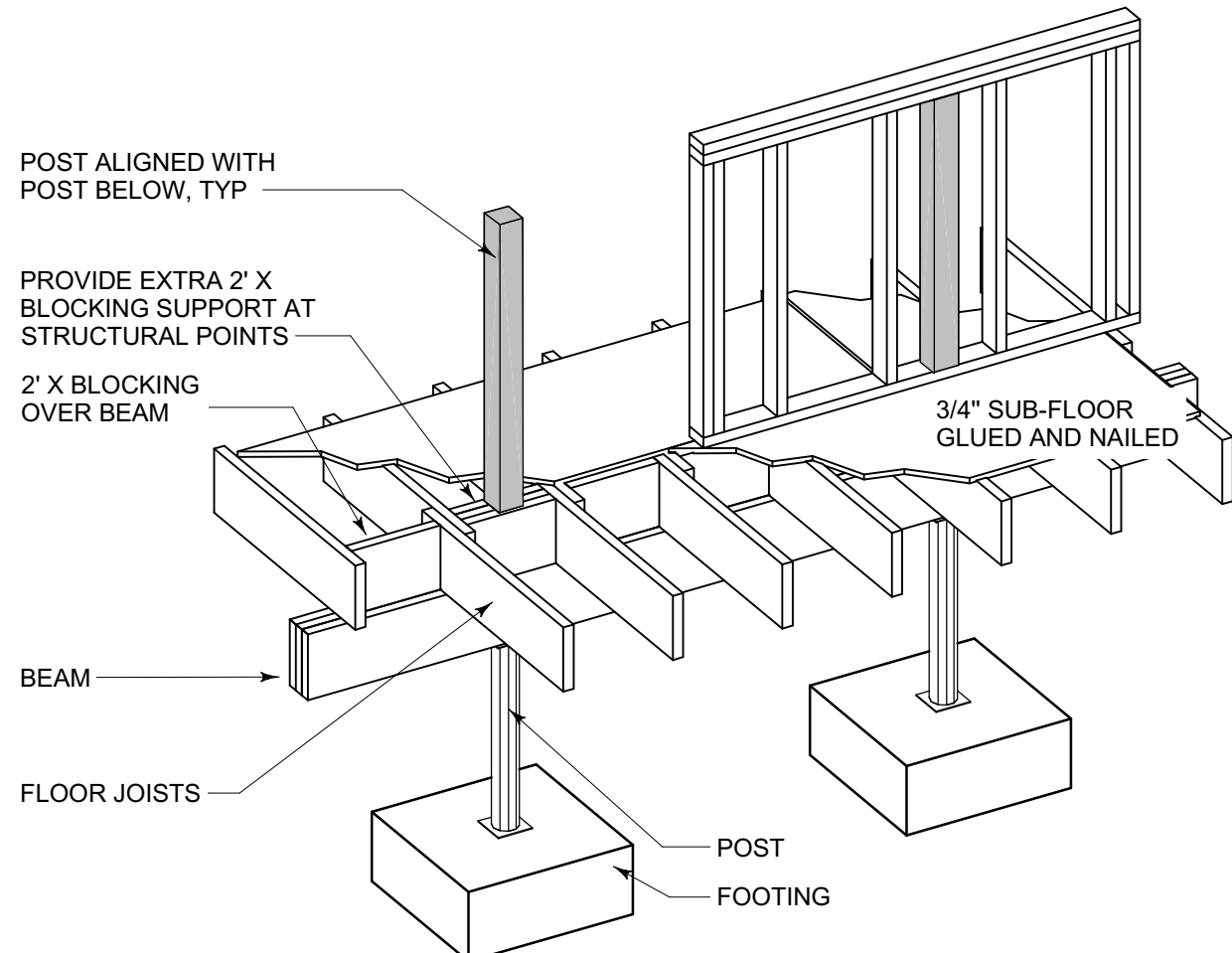
- Manufacturer shall furnish design drawings bearing seal and registration number of a structural engineer licensed in the state where project will be built.

Notes: Beam & Joist Sizing

- 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.
- 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.
- 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.
- 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.

for construction only at:  
Lot 2 Hidden Cove,  
Shapleigh, ME

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.



**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

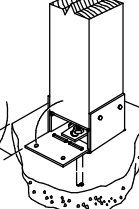
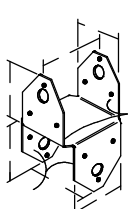
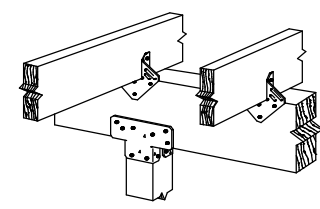
Beam Substitutions:

(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.

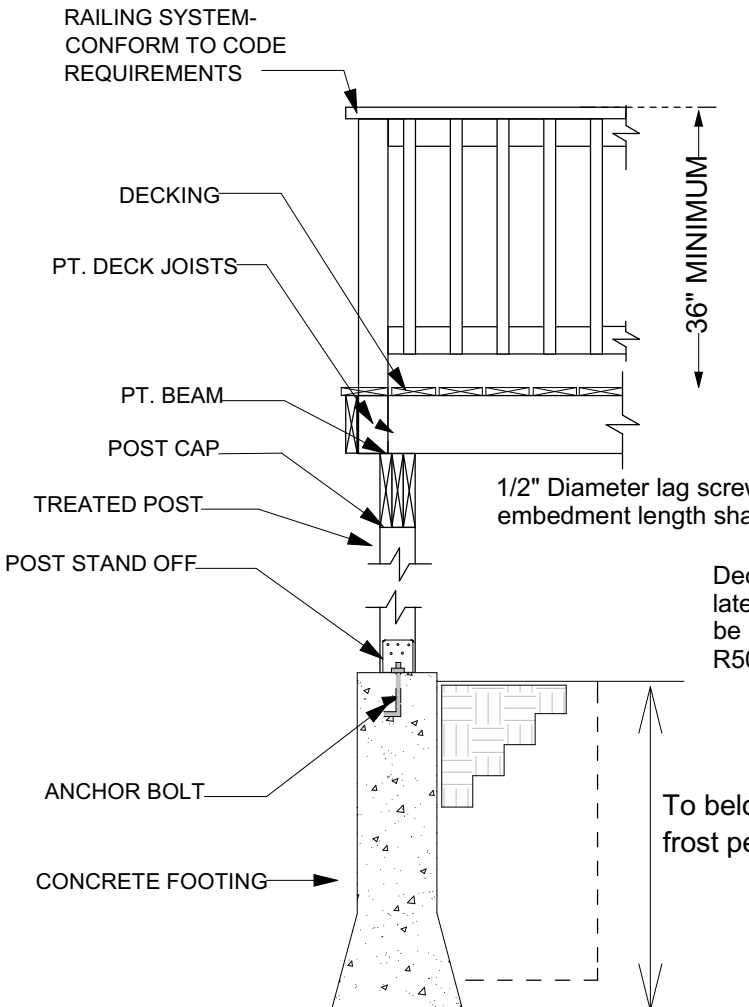
We specify LVL beams as built up members to allow framers to use existing stock. You may substitute single piece LVLs of equivalent overall size for built-up members, unless otherwise noted.

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

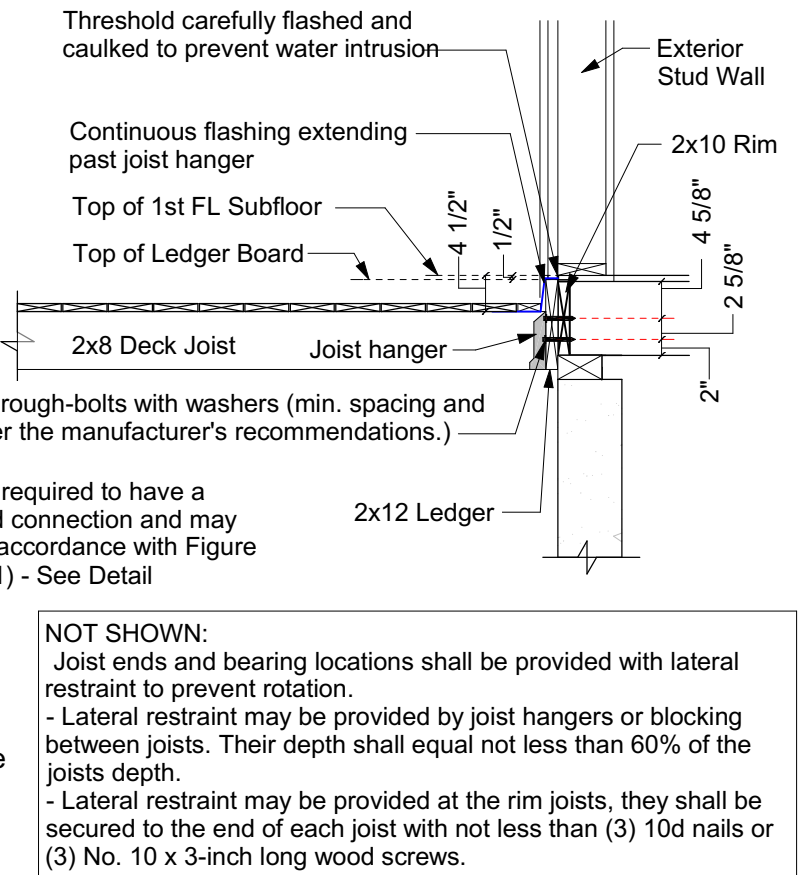
Where a beam of 1 3/4" or less in width is specified as framed under, either brace at 48" or double member for lateral stability.



POST CAP & JOIST ATTACHMENT



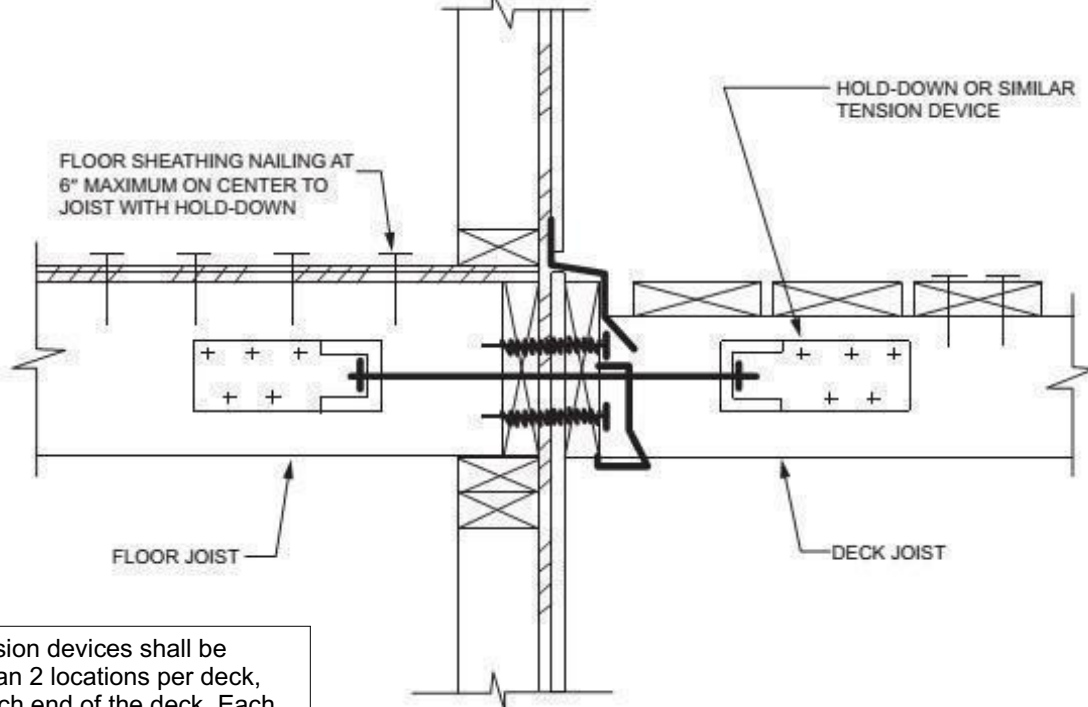
POST CAP



POST STAND OFF

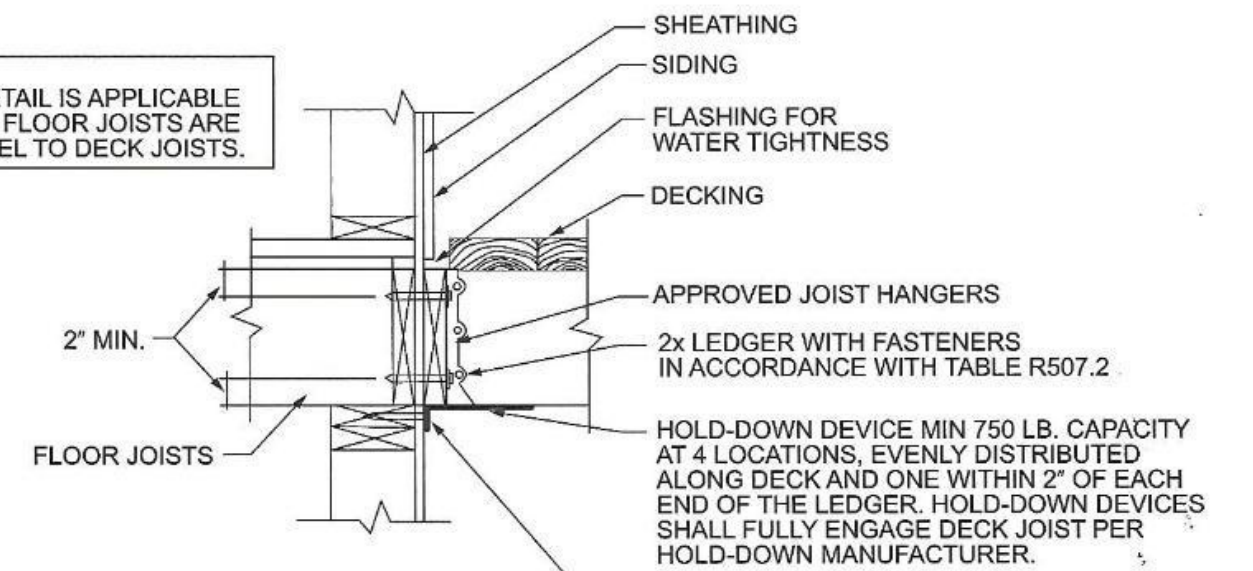
Deck Ledger Attachment Detail for Step Down

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

Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" on the first page of these drawings, and on our web site: <http://www.artformhomeplans.com/TermsConditions.a5w>

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**  
AHP Design # 1073.124.v2 GR  
© 2021 Art Form Architecture 603.431.9559

**Creme de Cassis**  
Lot 2 Hidden Cove  
Shapleigh, ME

1/4"=1'-0" unless noted otherwise / Print @ 1:1  
PDF created on: 10/25/2021, drawn by ACJ

**7**  
Issued for: Construction

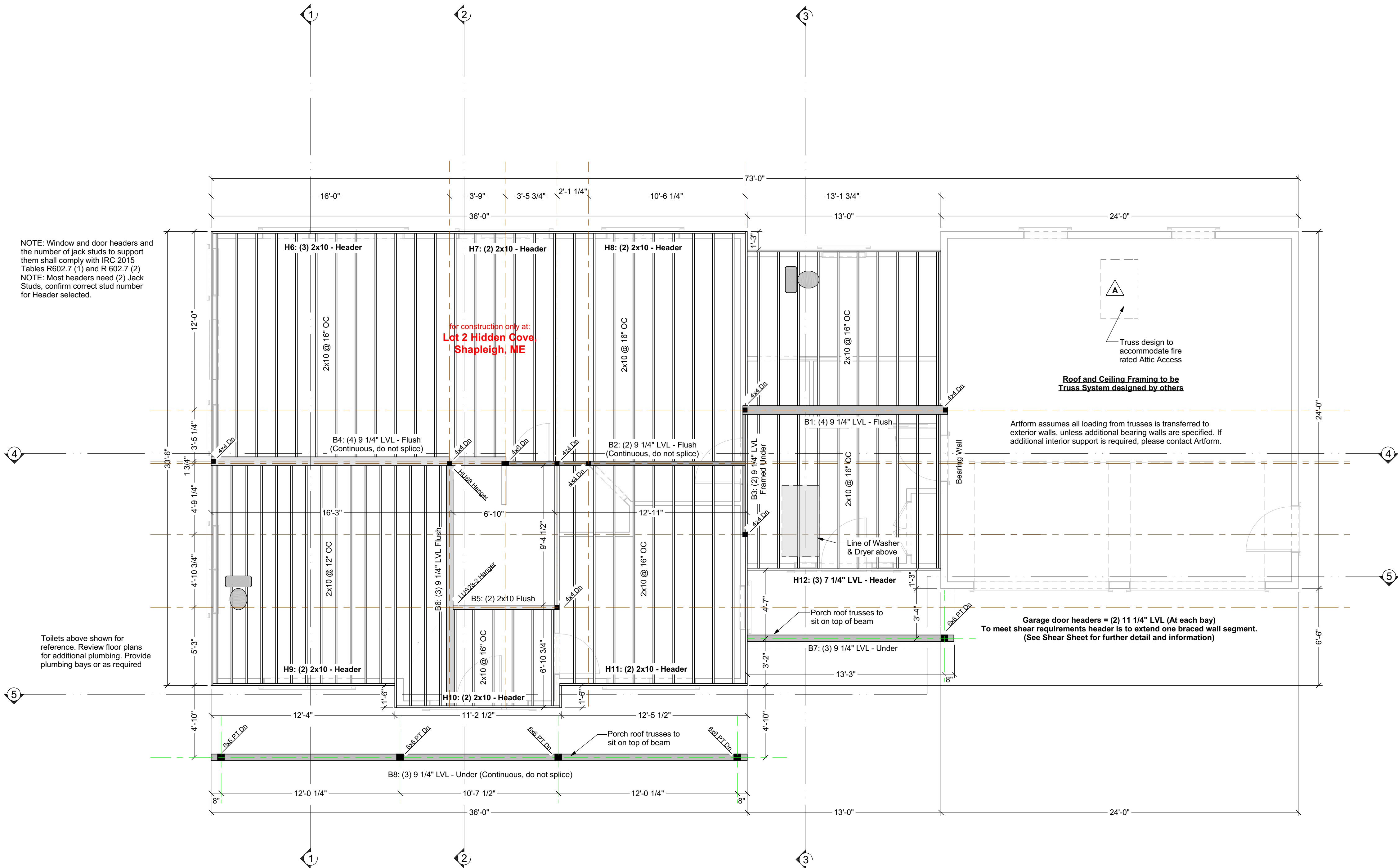
R2: 10.25.2021 - Interior design changes





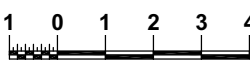
Assess clearance under beams prior to framing. Frame if required to provide minimum 81" clearance.





## Second Floor Framing

Structure designed for  
Snow Load of 80 psf



Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" on the first page of these drawings, and on our web site:  
<http://www.artformhomeplans.com/TermsConditions.a5w>

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**  
Artform Design # 1073.124.v2 GR  
© 2021 Art Form Architecture 603.431.9559

**Creme de Cassis**  
Lot 2 Hidden Cove  
Shapleigh, ME

1/4"=1'-0" unless noted otherwise / Print @ 1:1  
PDF created on: 10/25/2021, drawn by ACJ

**9**

Issued for  
Construction

R2: 10.25.2021 - Interior design changes





10