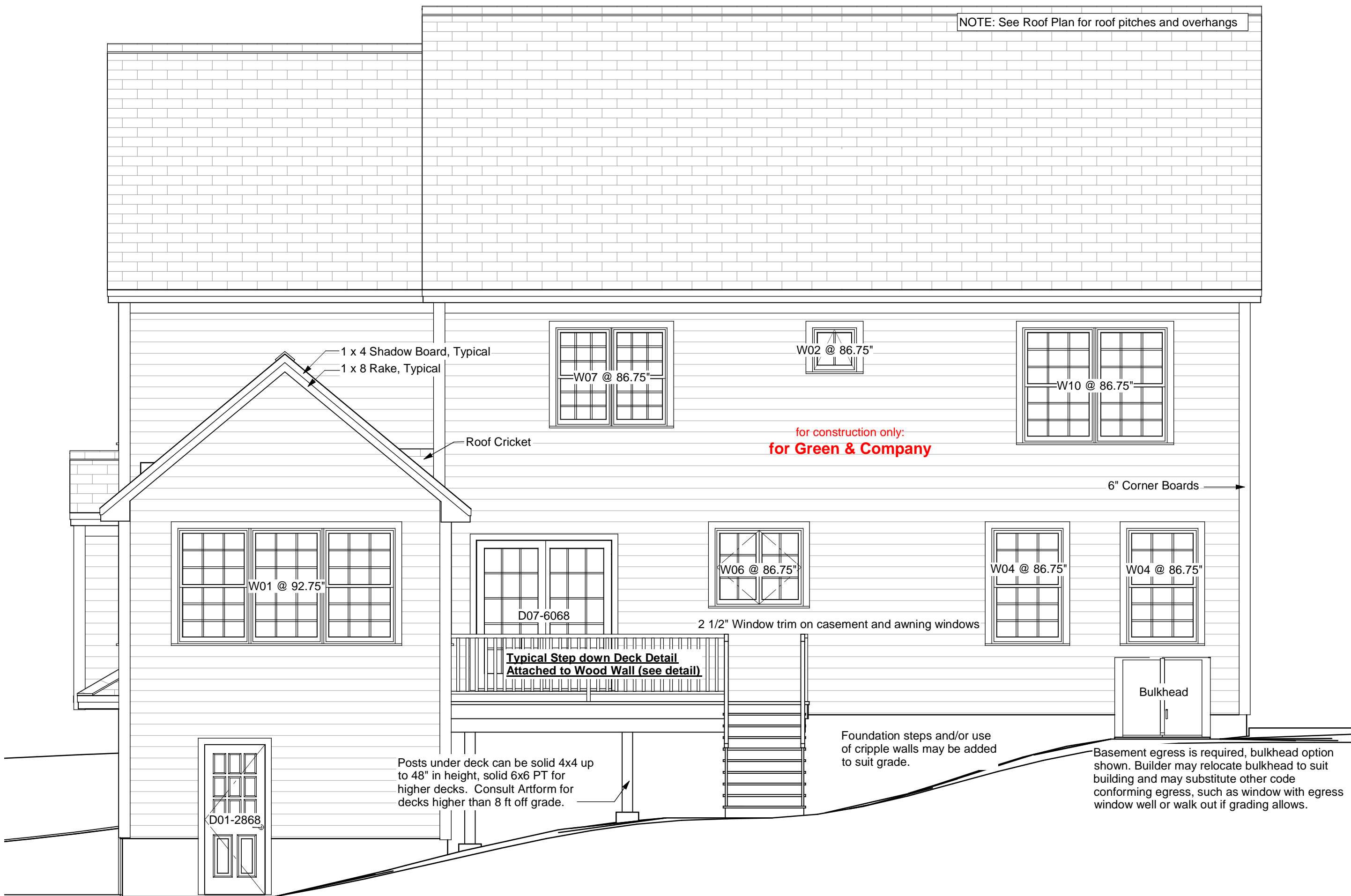


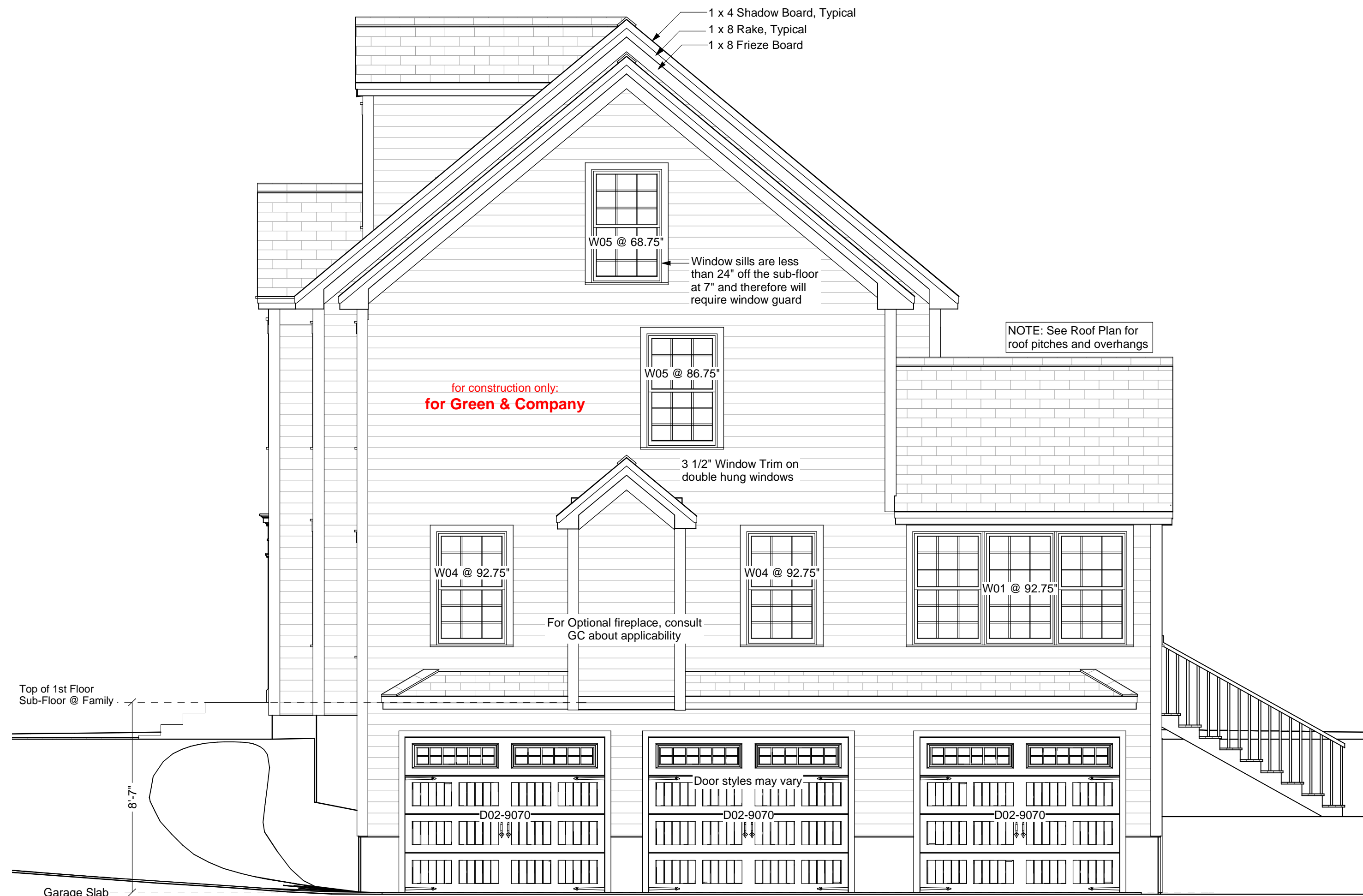
Front Elevation

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 in jurisdictions that have not adopted IRC 2009

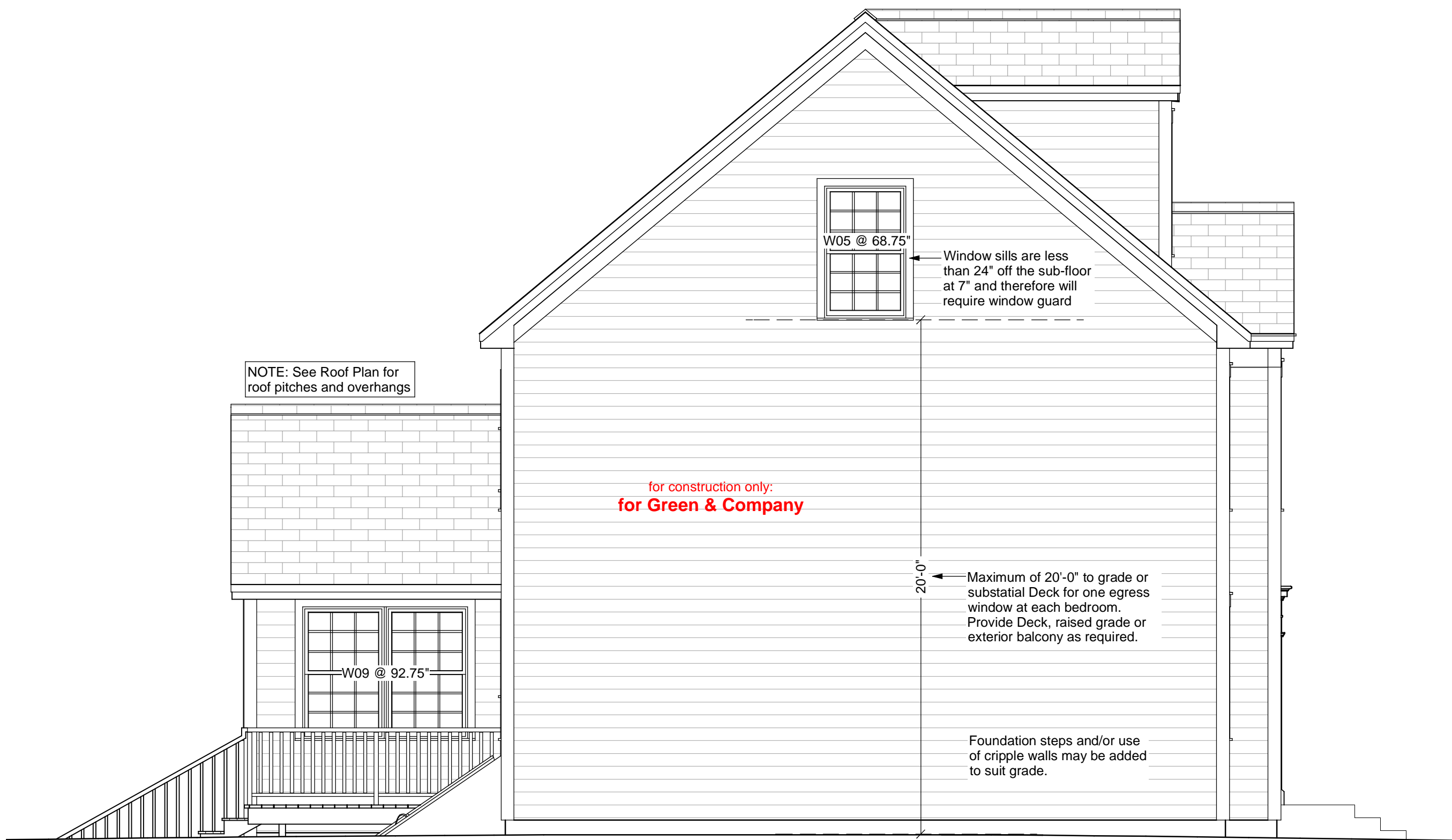


Rear Elevation



Right Elevation

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.



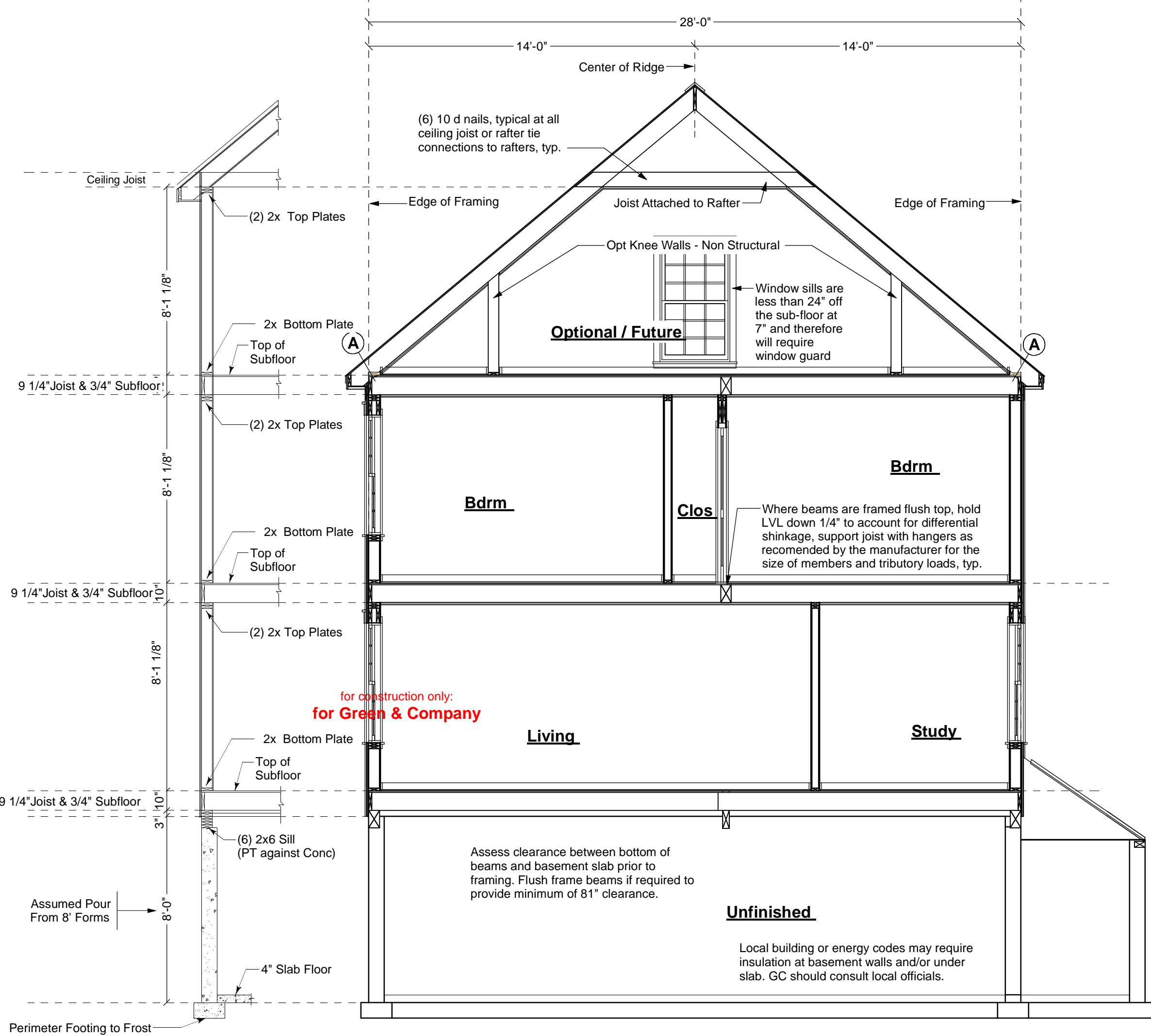
Left Elevation

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/fine_print.php

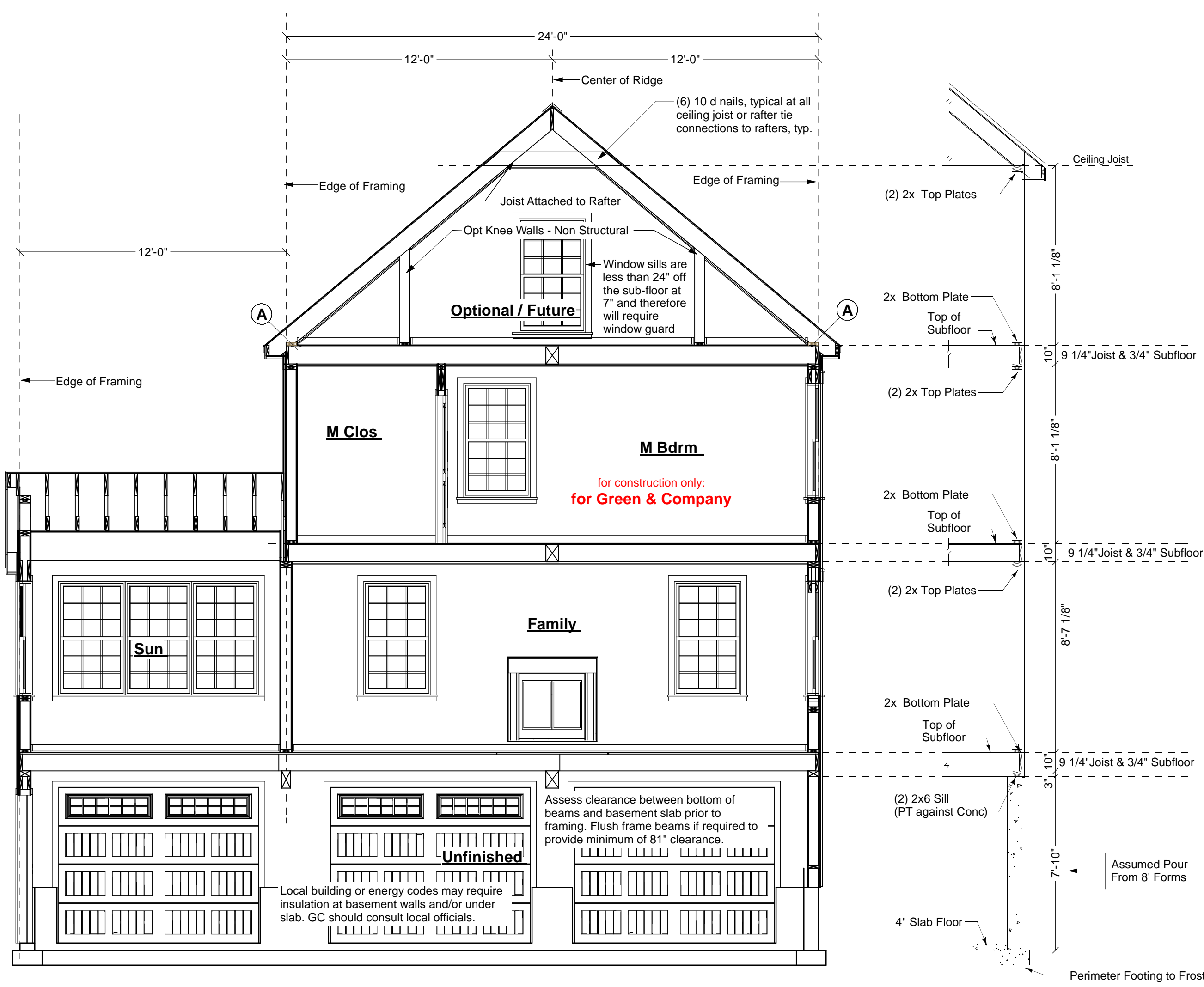
If you have any concerns or questions, please feel free to contact us. We are happy to clarify matters that fall within our scope, as listed on the first page. We can also often provide affordable support for issues that are your responsibility, such as energy design/calcs, or additional detailing.

Artform Home Plans
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Andover Prime

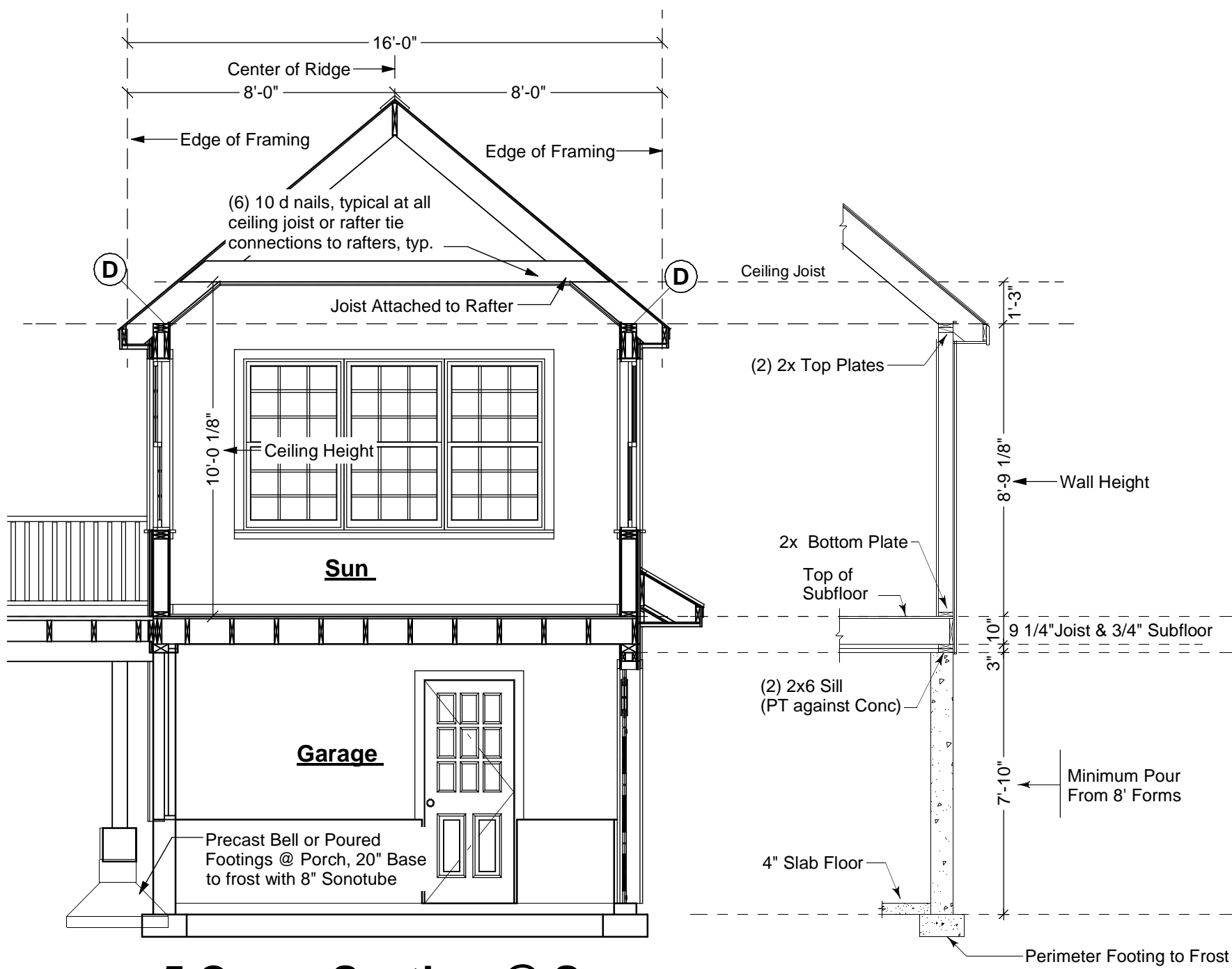
4
1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 12/2/2013, drawn by ACJ
R3: 12.2.13 - Dormer window sizing
Issued for: Construction



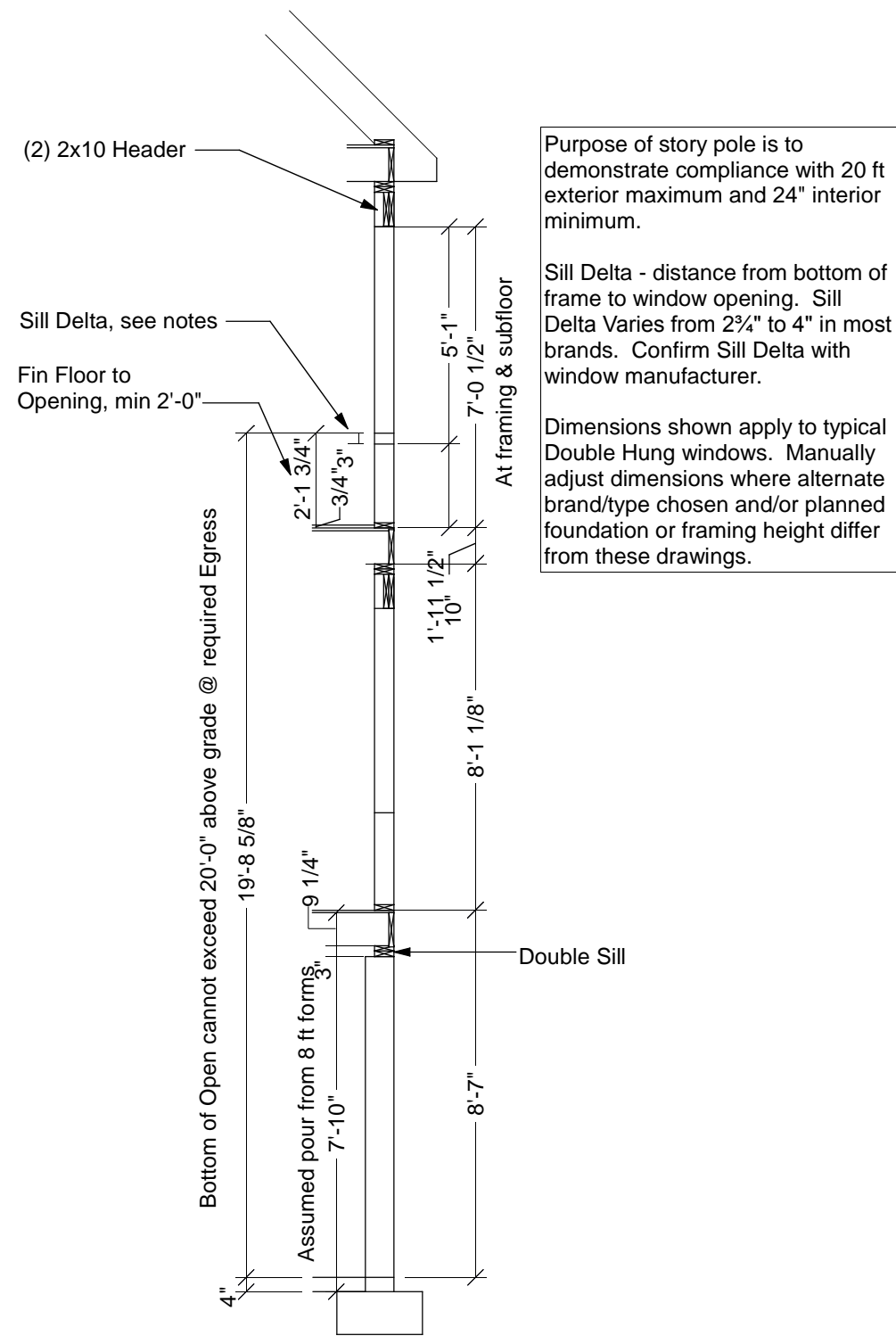
1 Cross Section @ Living



3 Cross Section @ Family

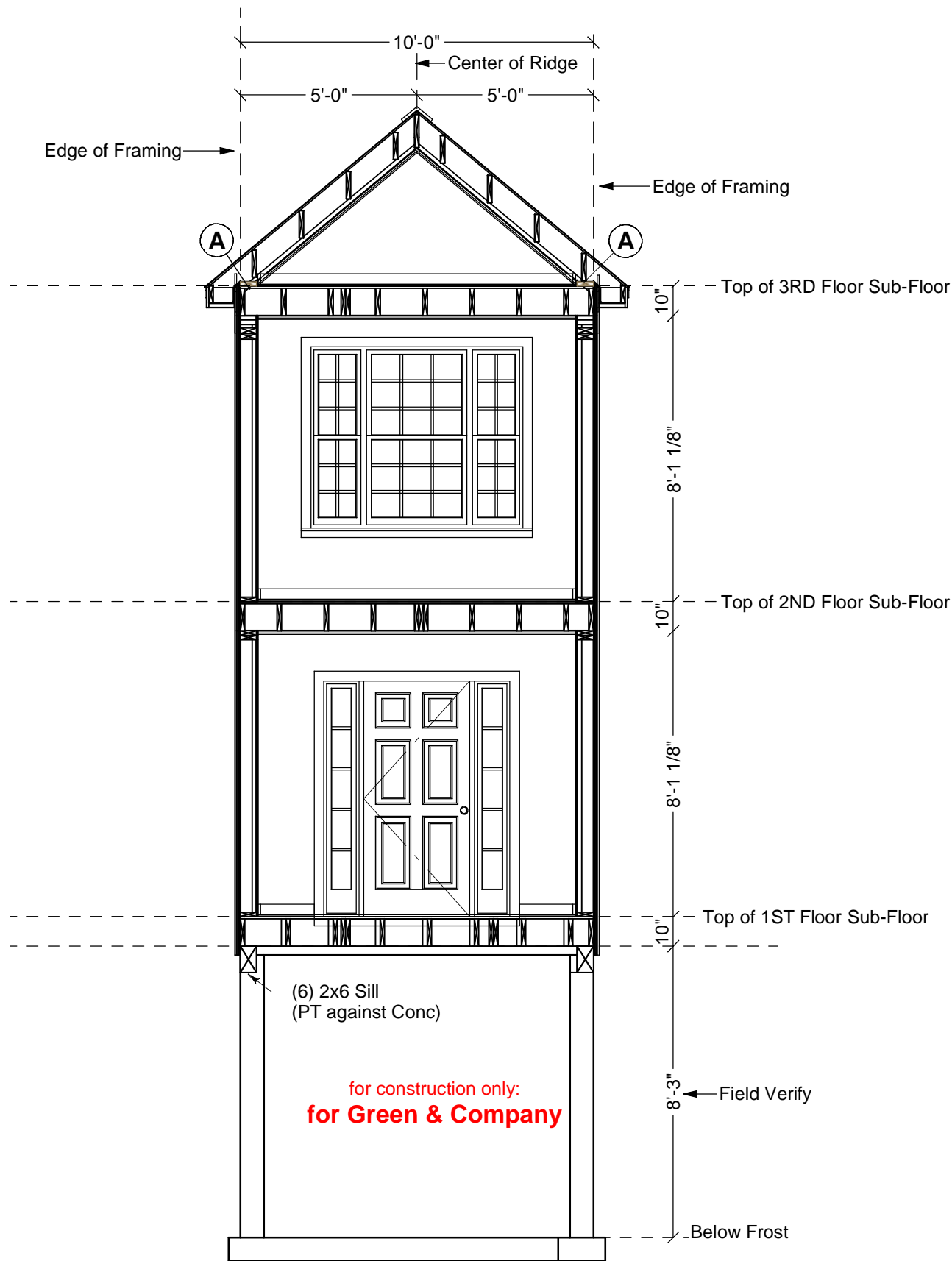


5 Cross Section @ Sun



Window Story Pole

Scale 1/4"=1'-0"



4 Cross Section @ Entry

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/fine_print.php

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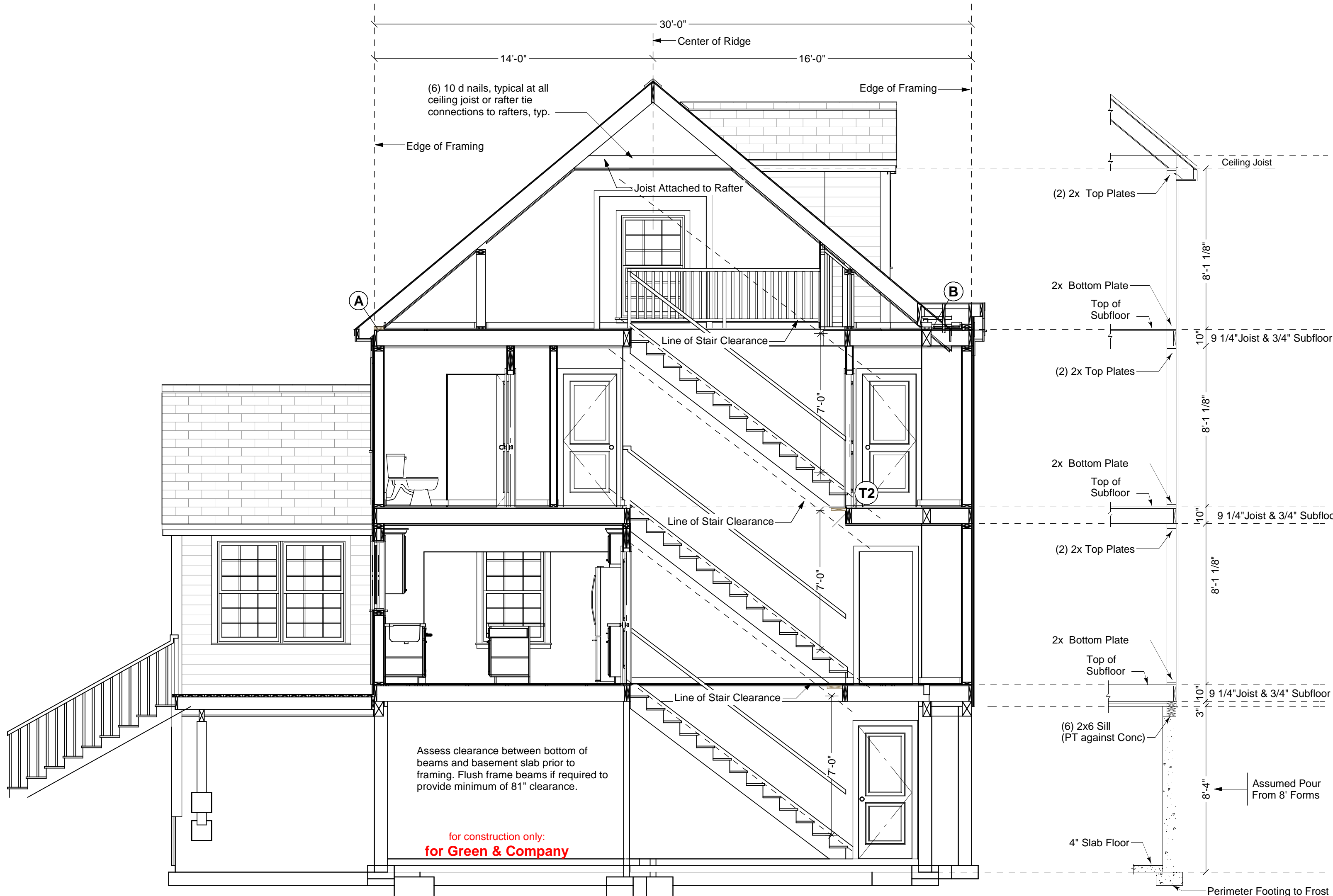
Andover Prime

5

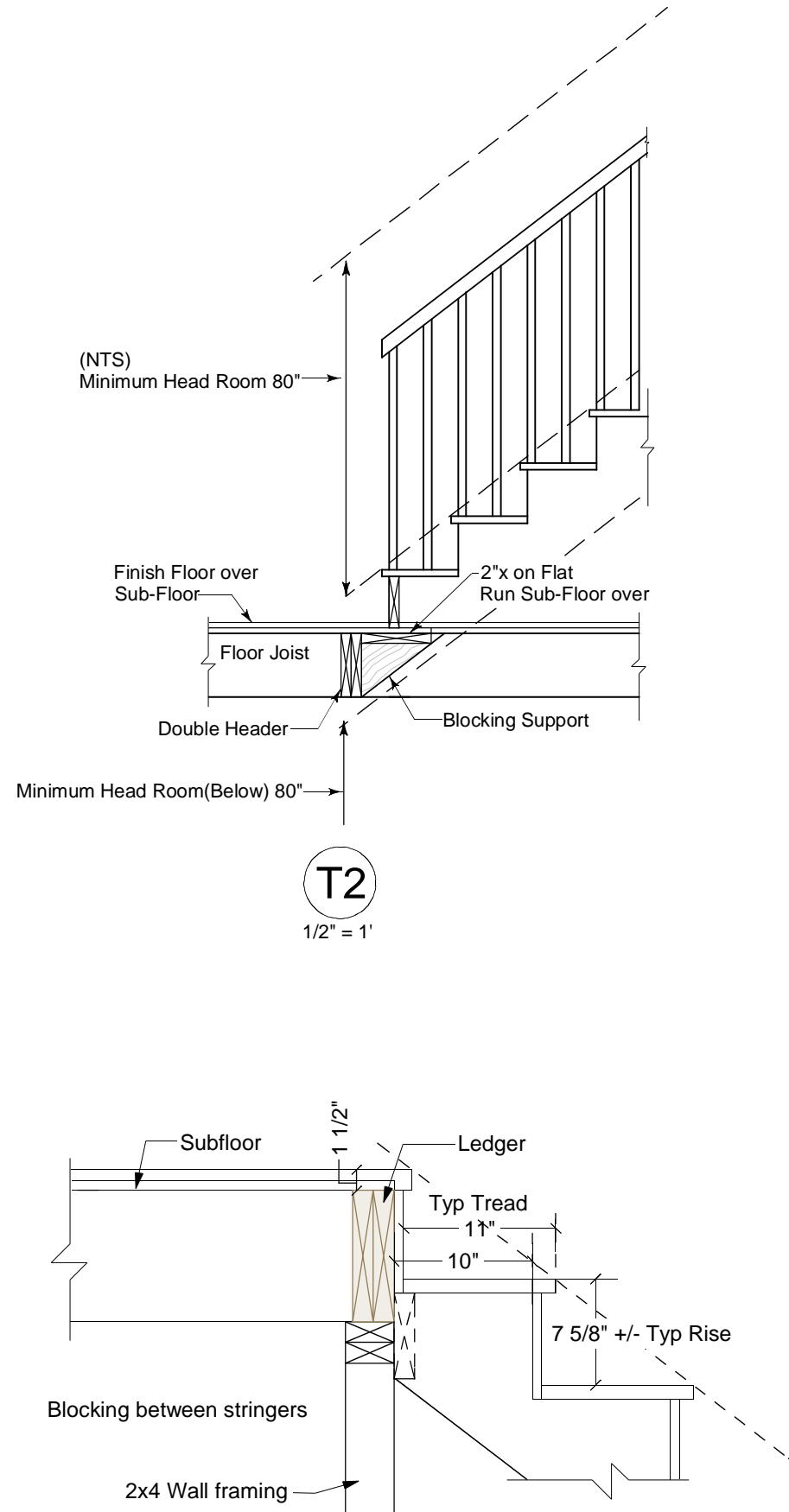
1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 12/2/2013, drawn by ACJ

Issued for
Construction

R3: 12.2.13 - Dormer window sizing



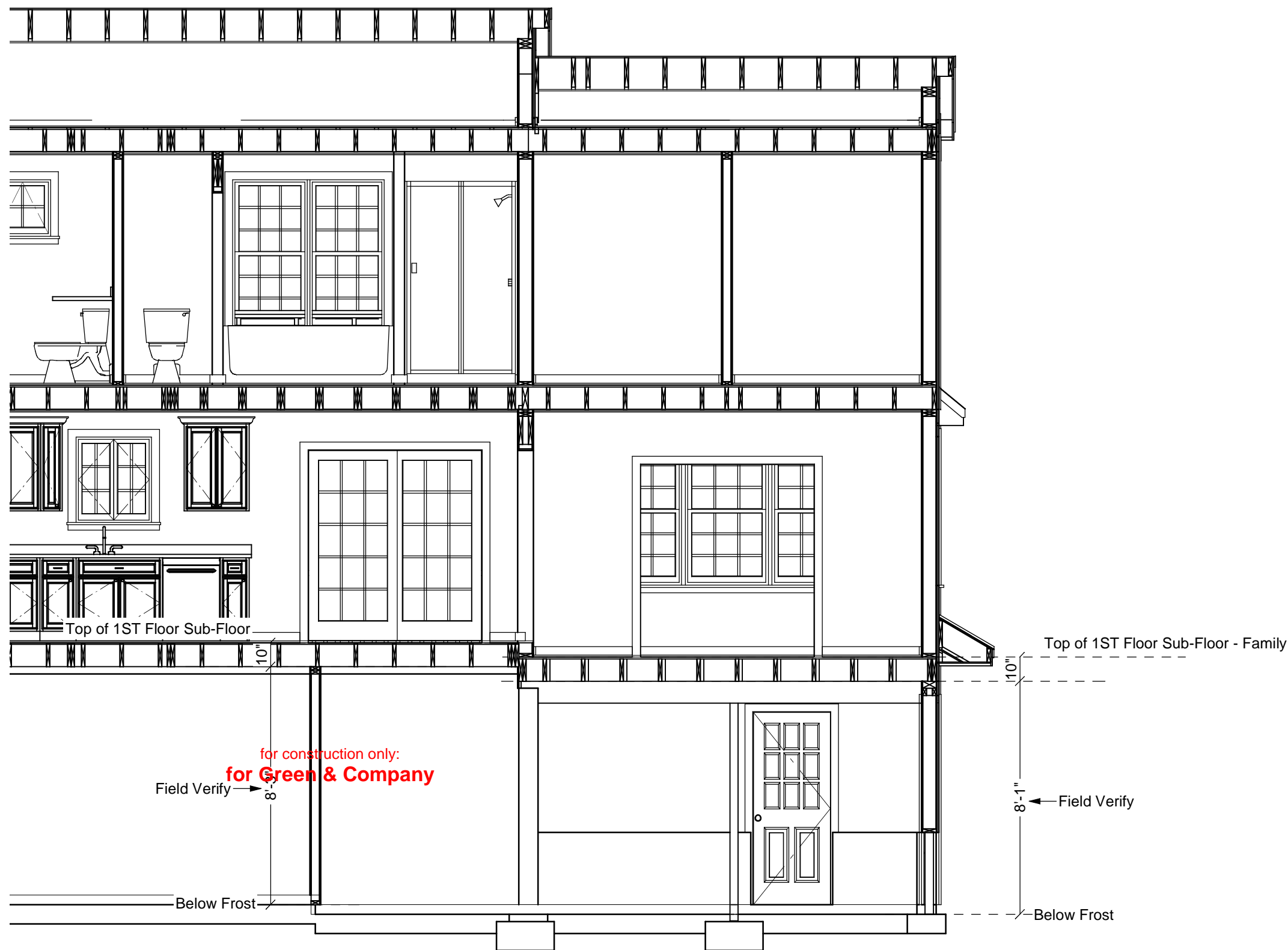
2 Cross Section @ Stairs



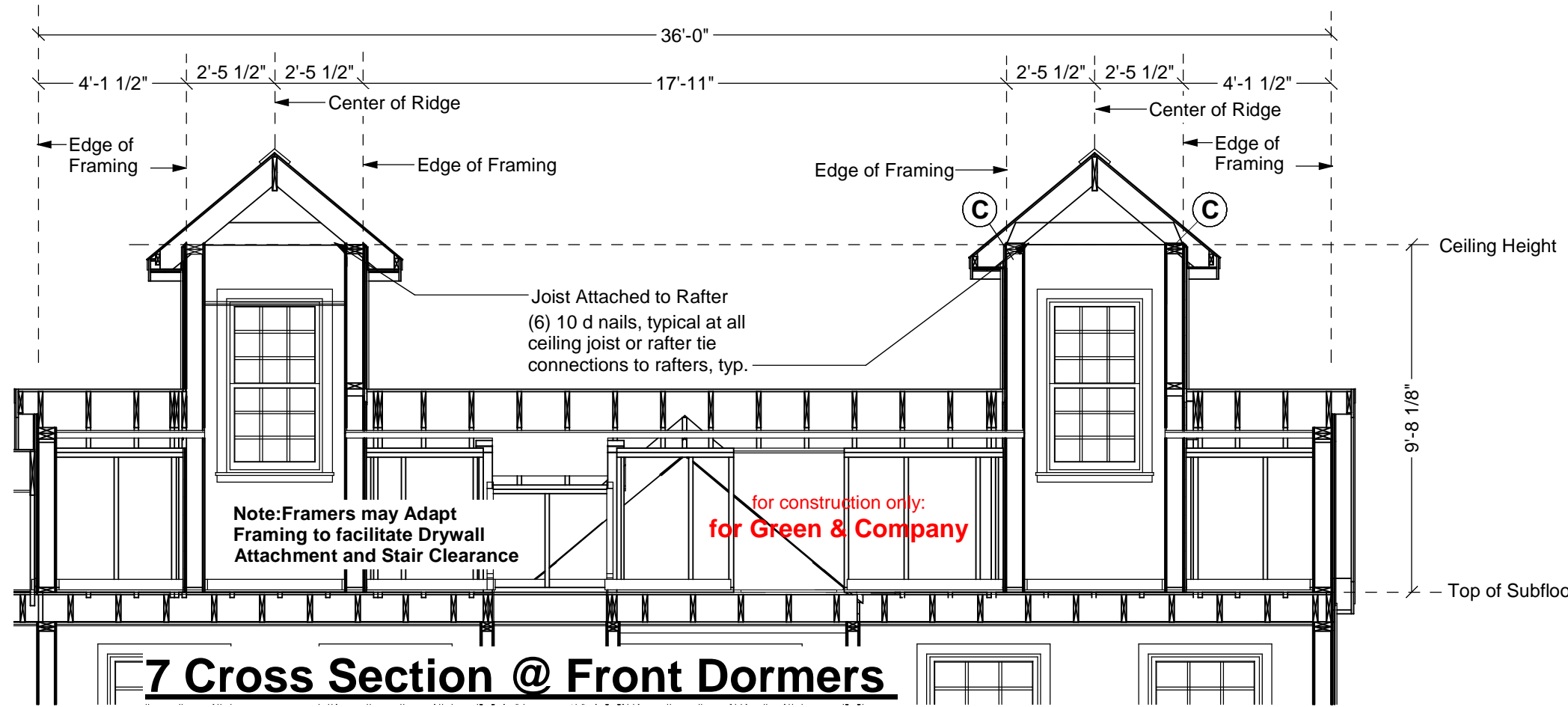
Detail shows assumptions used for framing plan RO
Framer may adjust to suit different head support methods

Top of Carriage (B)

Scale: 1" = 1'-0"



6 Cross Section @ Step Down



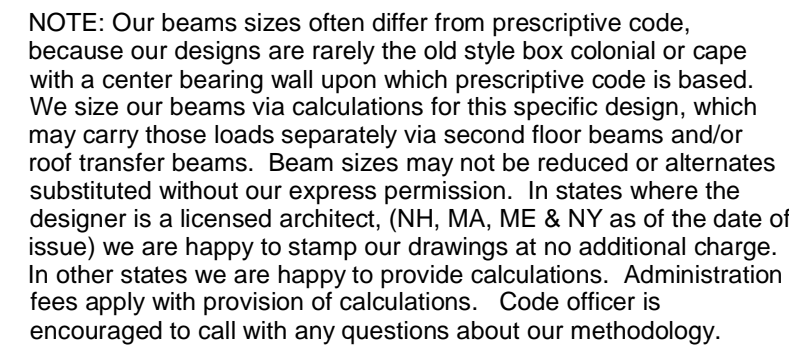
7 Cross Section @ Front Dormers

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/fine_print.php

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Andover Prime

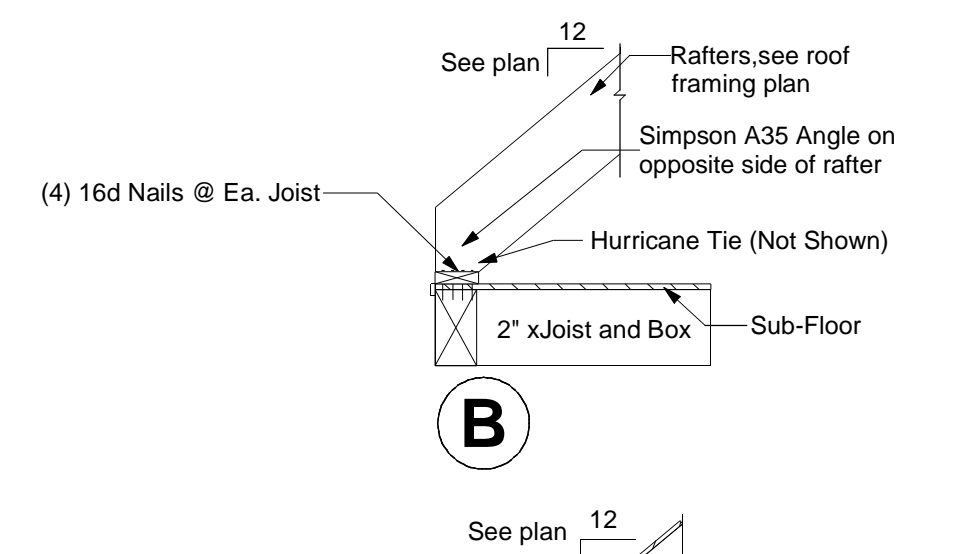
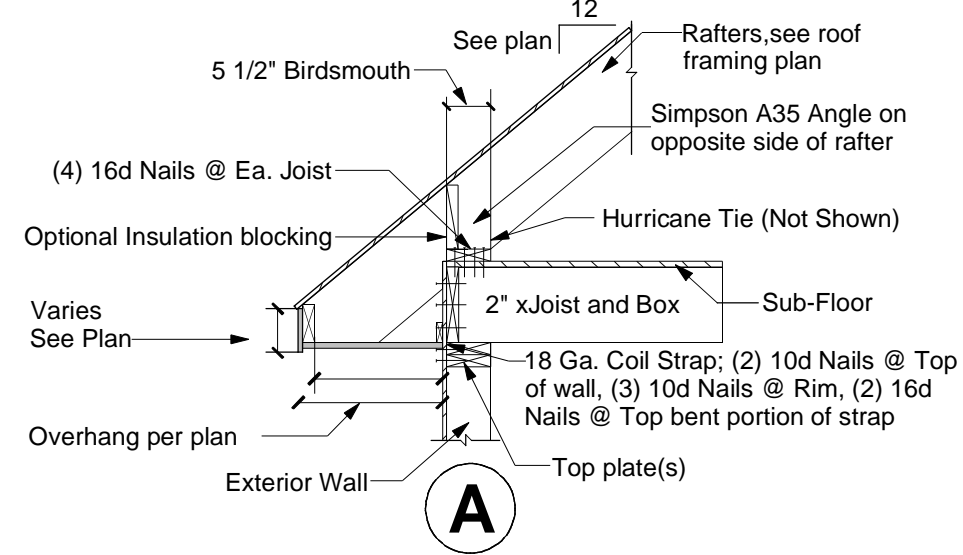
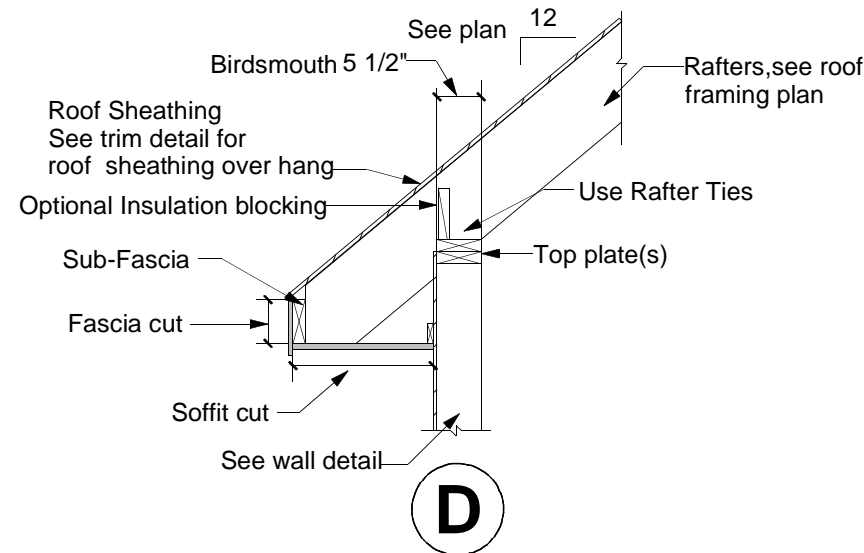
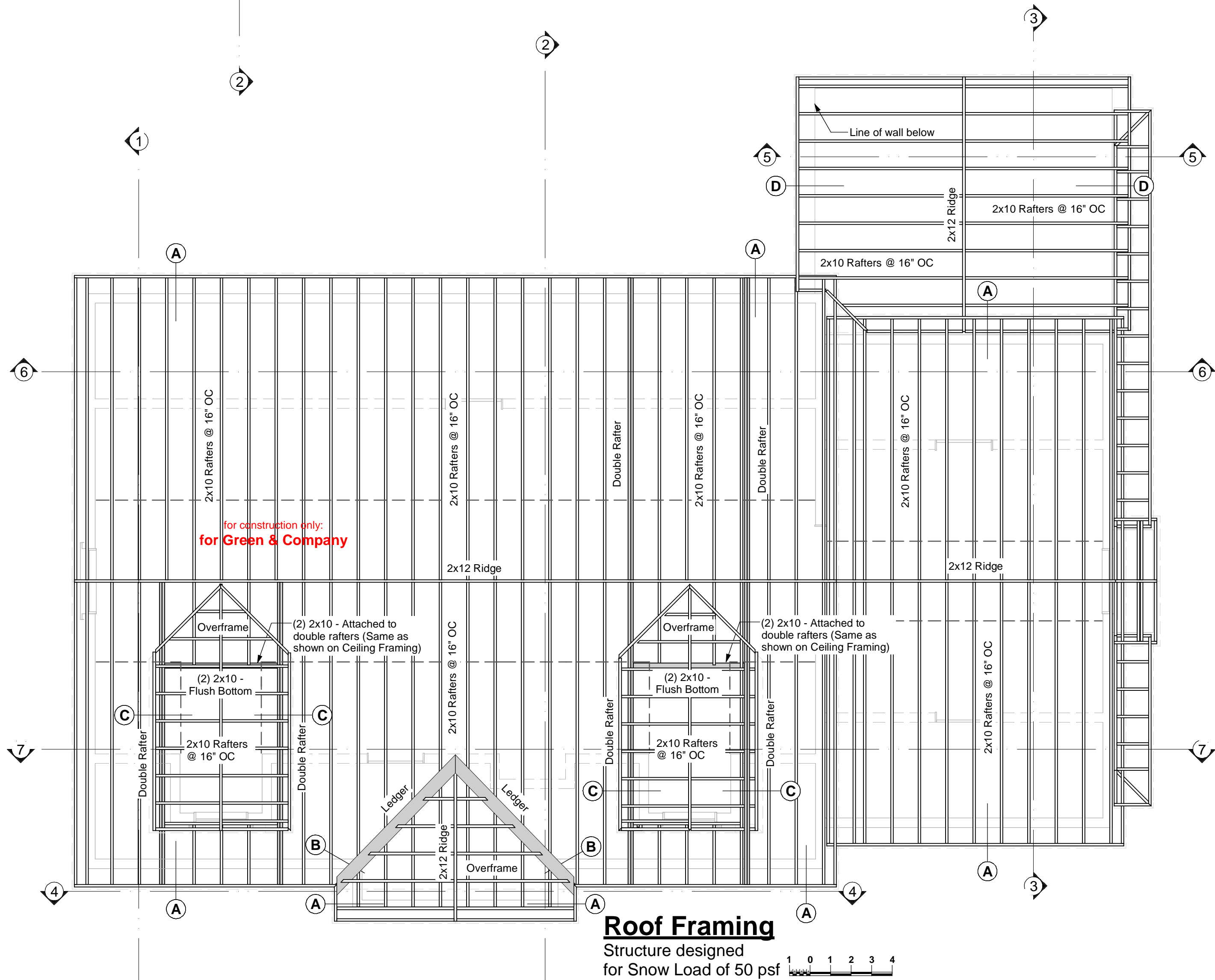
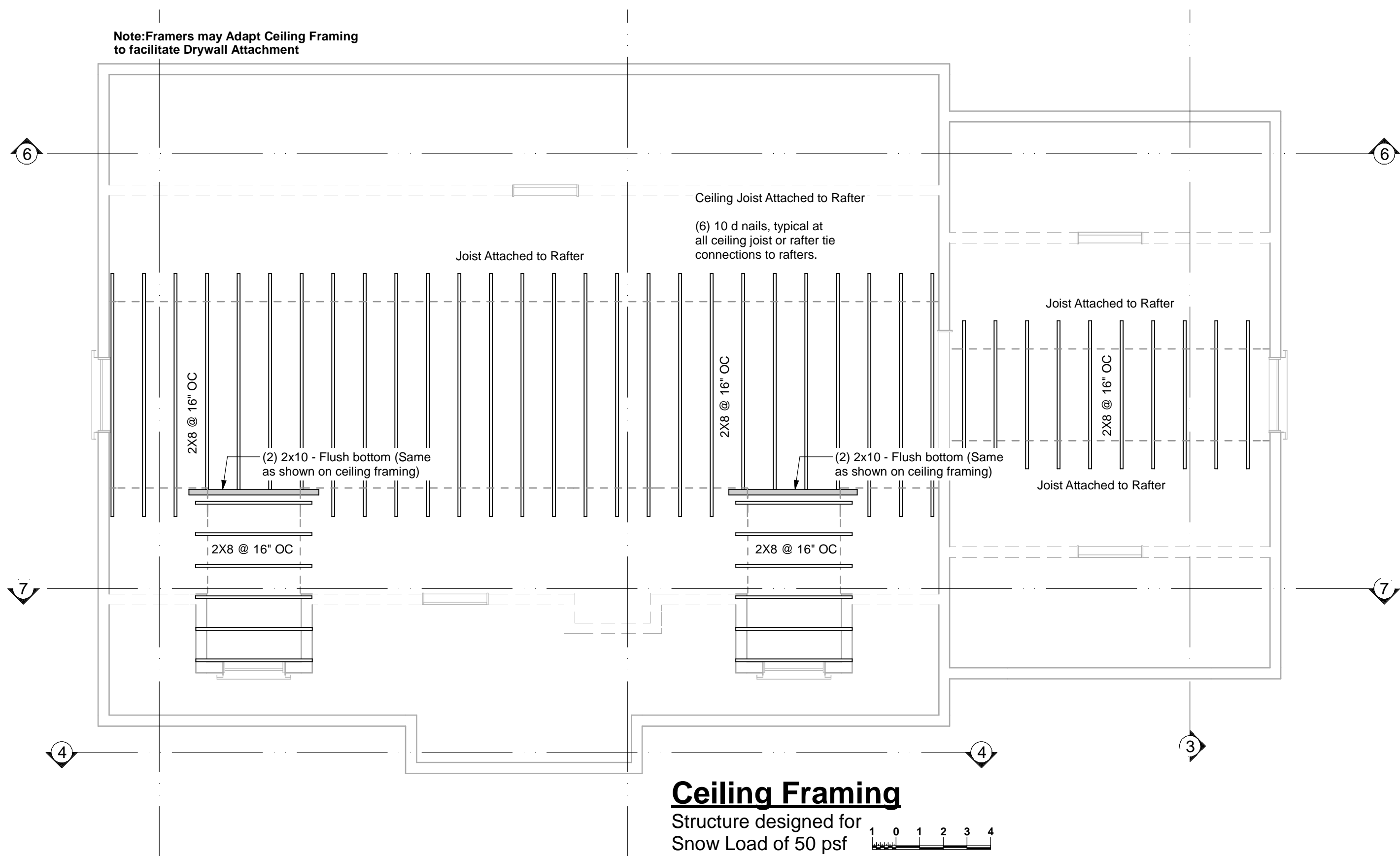
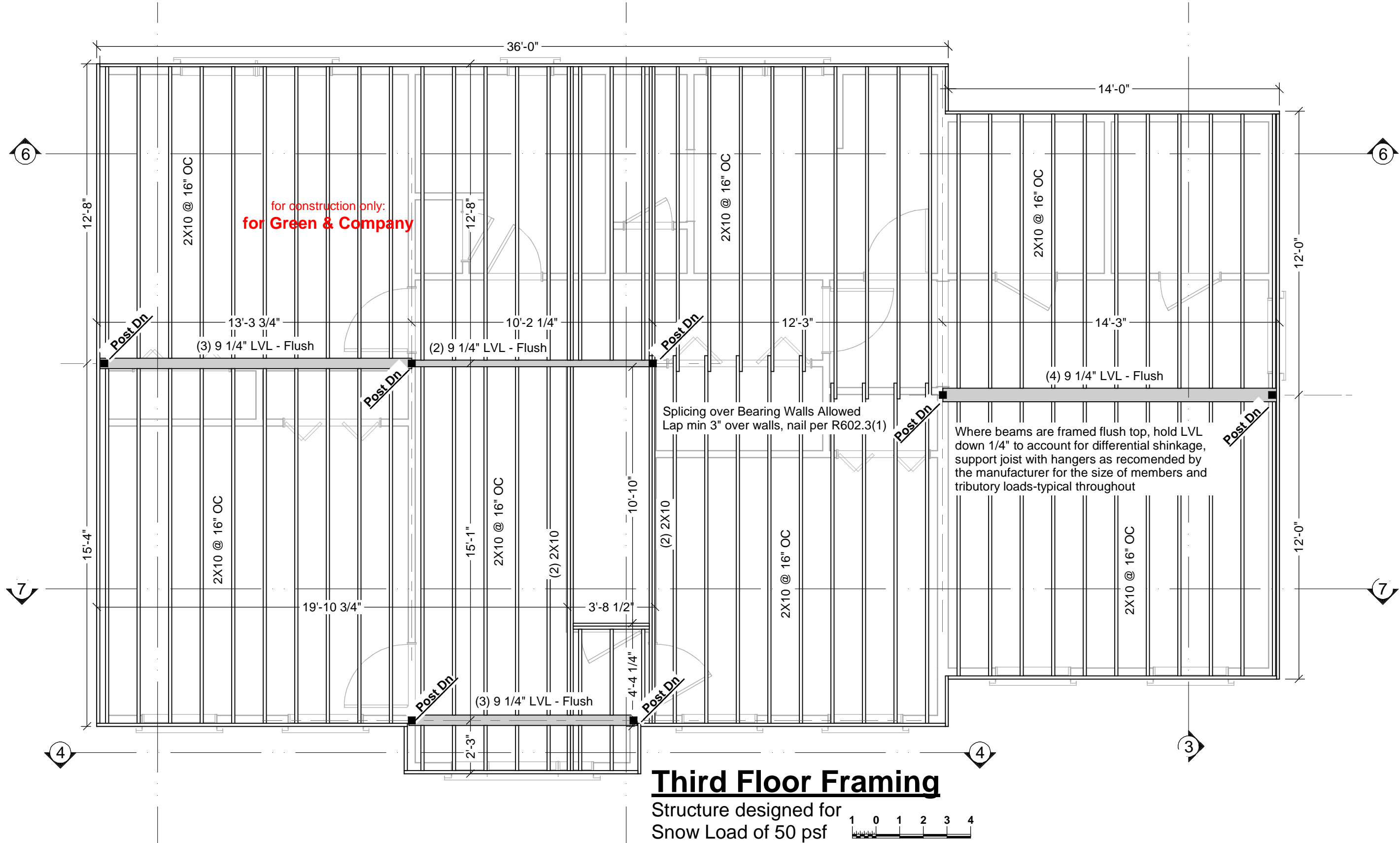


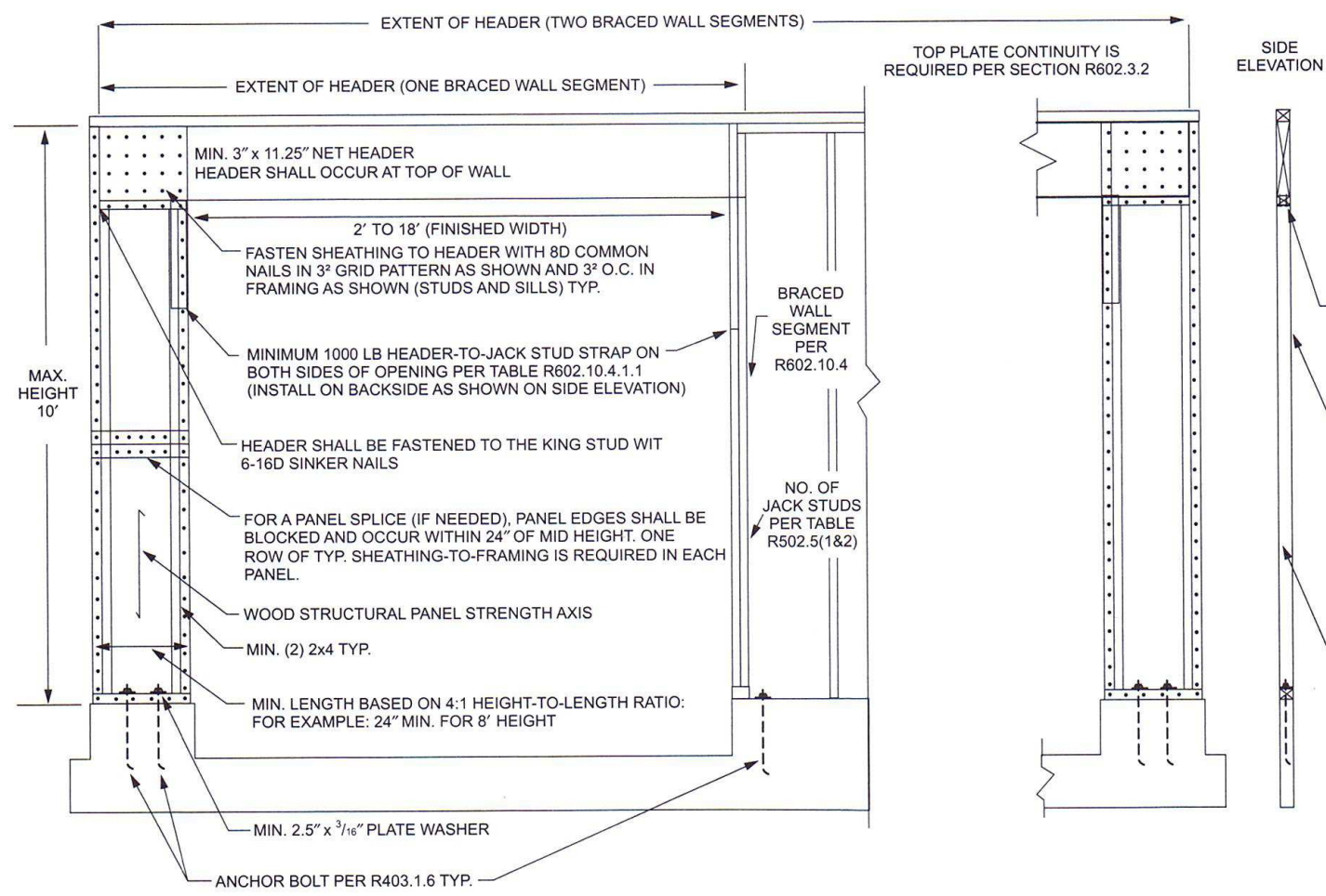
Structure designed for
Snow Load of 50 psf



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.

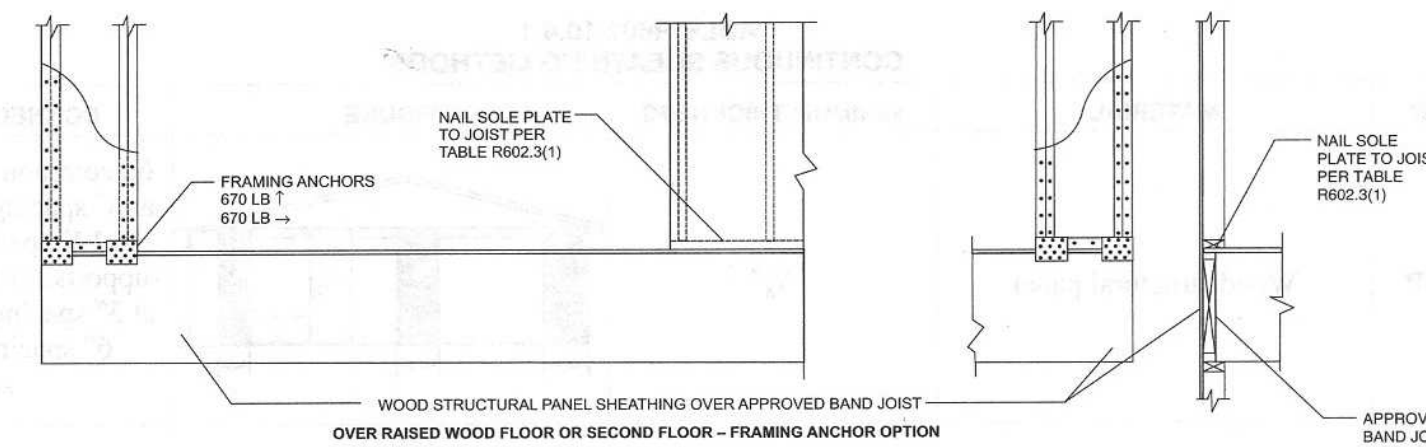
R3: 12.2.13 - Dormer window sizing



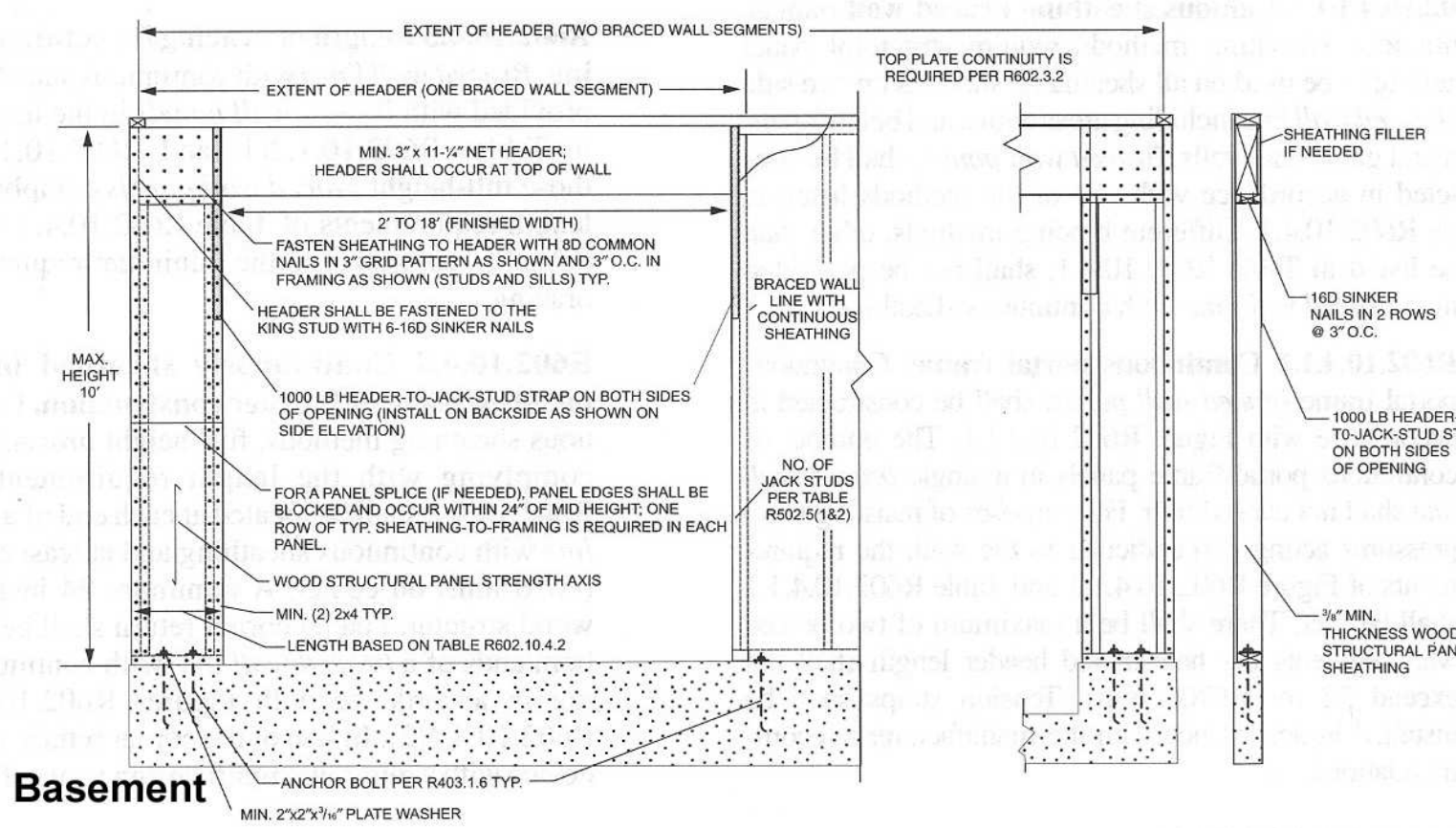


For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

FIGURE R602.10.3.4
METHOD PFG PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C



Upper Floor



Basement

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

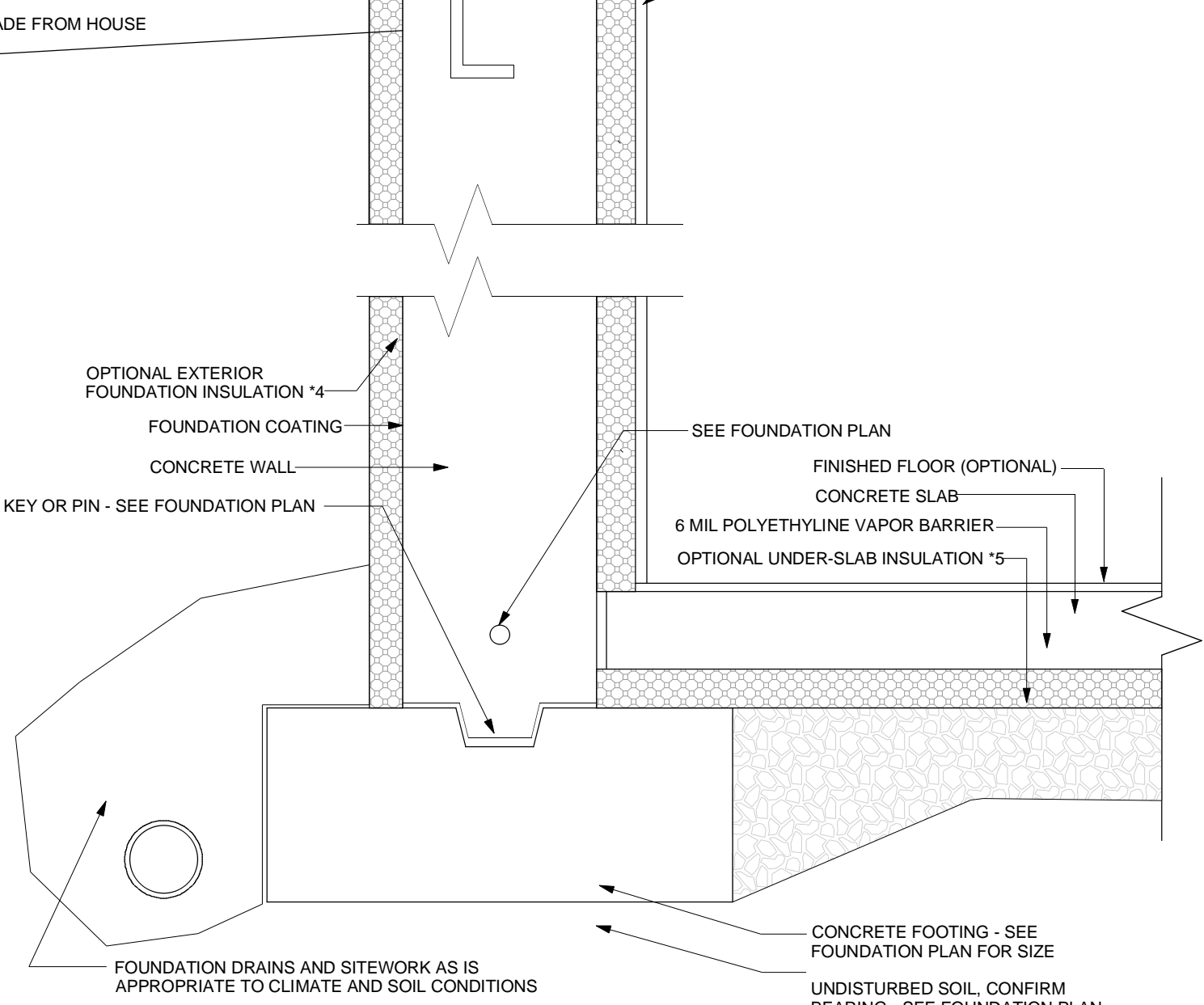
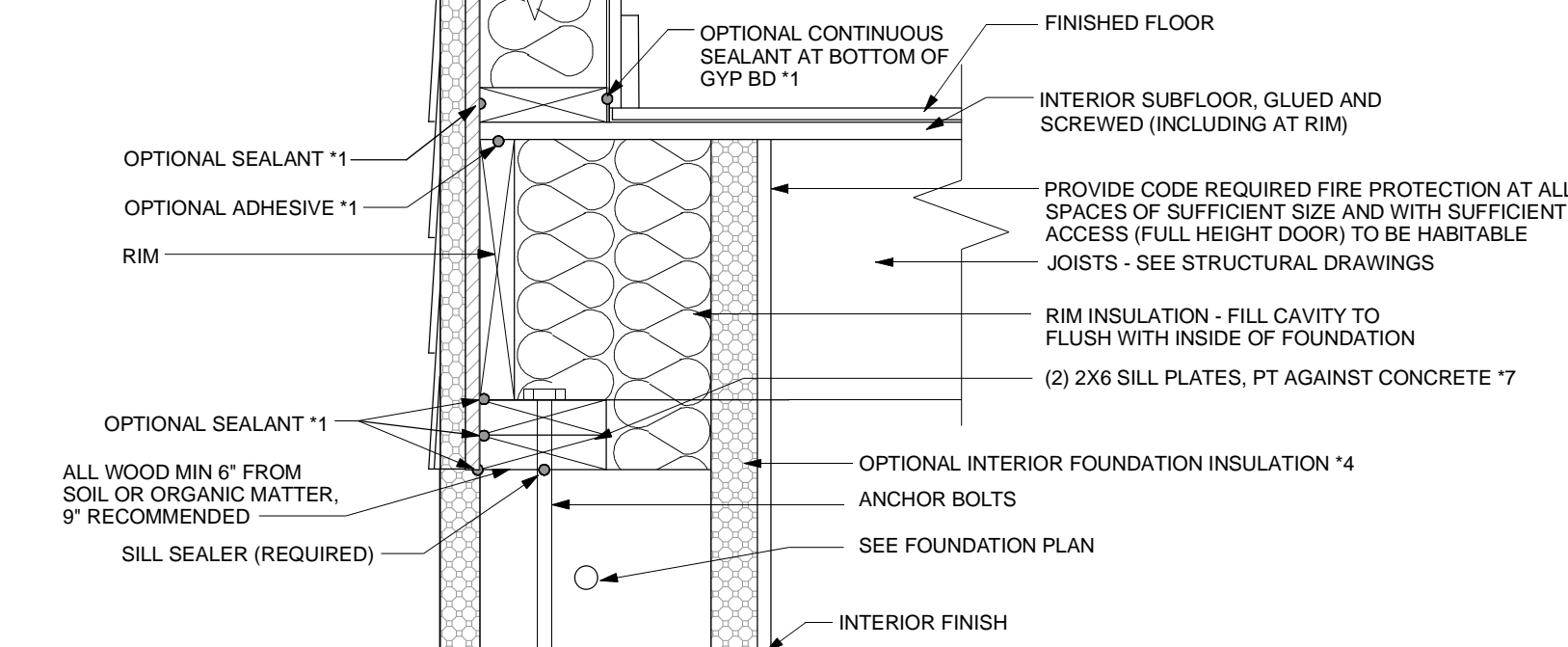
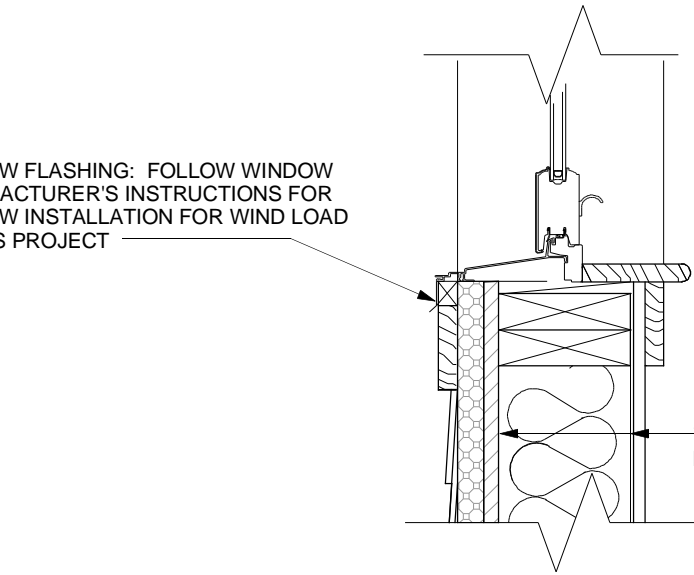
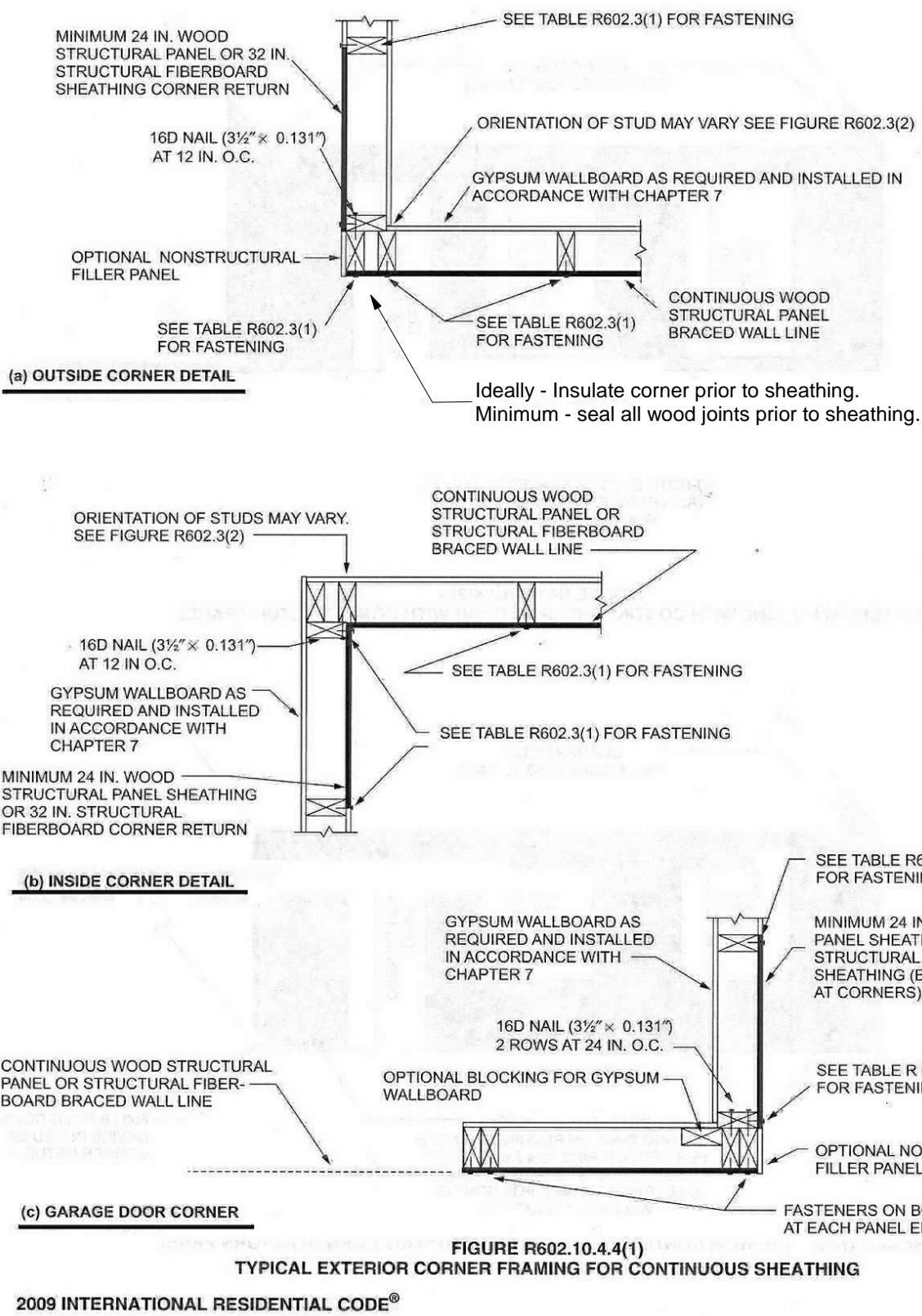
FIGURE R602.10.4.1.1
METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION

Shear Wall Details

Not to Scale

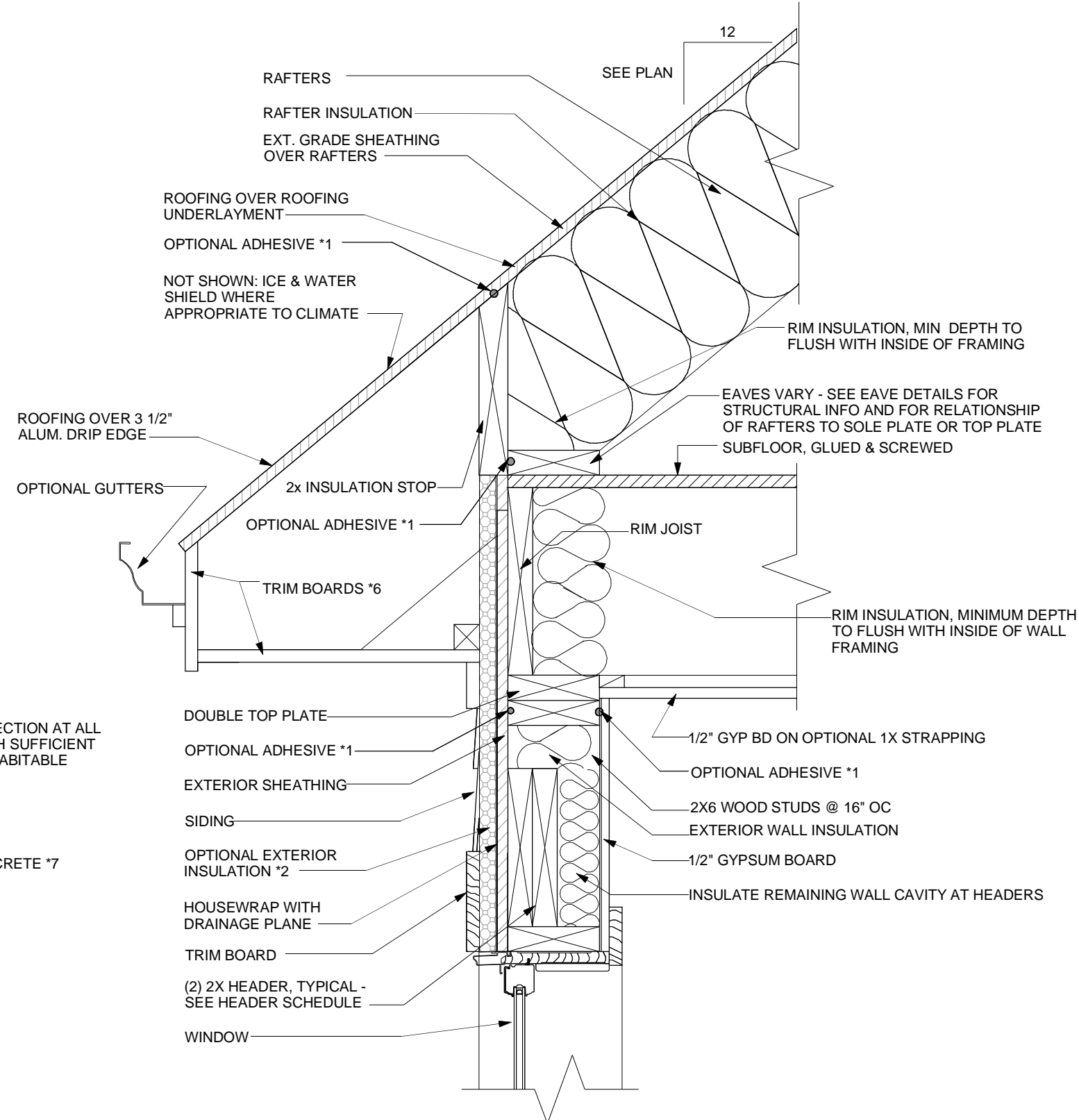
Notes:

- 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.
- If the method at left is used at Garages where width of panel is 20" or more, wall height may be 10 ft as shown in detail at left. Where panel width is 18"-20", wall height may be 9 ft. Where panel is 16"-18", wall height may be 8 ft. Where panel is less, consult architect for additional design.
- If the method at left is used, increase foundation wall height at front and for 2 ft along wall returns as required to meet maximum wood stud wall heights, and extend sheathing and siding in front of wall to achieve desired aesthetics. Untreated wood may not be in direct contact with concrete - use treated wood or provide a barrier, such as a rubber membrane or felt paper.



Thermal and Moisture ONLY

1 1/2"=1"-0"



NOTES:

RESPONSIBILITY FOR THERMAL AND MOISTURE DESIGN LIES WITH THE BUILDER AND/OR HOMEOWNER. IF THESE DETAILS, IN COMBINATION WITH BUILDER-PROVIDED SPECIFICATIONS AND MANUFACTURER'S CUT SHEETS ARE INSUFFICIENT FOR PERMITTING, CONTACT ARTFORM HOME PLANS @ 603-431-9559 TO HAVE DETAILS ADJUSTED PER YOUR MARK-UP.

NOTE THAT SPRAY FOAM INSULATION PERFORMS THE SAME FUNCTION AS THE OPTIONAL SEALANTS SHOWN HERE.

*1 OPTIONAL SEALANTS AND ADHESIVES ARE RECOMMENDED FOR ADVANCED ENERGY PERFORMANCE.

*2 OPTIONAL EXTERIOR INSULATION IS RECOMMENDED FOR ADVANCED ENERGY PERFORMANCE.

*3 PROVIDE VAPOR BARRIER APPROPRIATE TO CLIMATE AND TO SELECTED INSULATION. LOCATE VAPOR BARRIER WITHIN WALL ASSEMBLY AS IS APPROPRIATE TO CLIMATE. BUILDER TO PROVIDE SPECIFIC MATERIAL CHOICES ON SEPARATE SPECIFICATIONS SHEET.

*4 OPTIONAL FOUNDATION INSULATION IS RECOMMENDED FOR ADVANCED ENERGY PERFORMANCE. IF EXTERIOR INSULATION IS SELECTED PROVIDE PROTECTION FROM WEATHER DAMAGE, INSECTS, ETC AS IS APPROPRIATE TO CLIMATE AND BUILDING SITE. IF INTERIOR FOUNDATION INSULATION IS CHOSEN, PROVIDE FIRE PROTECTION WHERE APPROPRIATE.

*5 OPTIONAL UNDERSLAB INSULATION IS RECOMMENDED FOR ADVANCED ENERGY PERFORMANCE. COORDINATE HEIGHTS WITH MECHANICAL FOUNDATION AND FRAMING TO ENSURE CODE CLEARANCE WHERE BASEMENT SPACE IS HABITABLE.

*6 FINISHING OF EAVES MAY VARY - SEE PROJECT DETAILS.

*7 DOUBLE SILL PLATE IS OPTIONAL IF BASEMENT IS NOT HABITABLE. DOUBLE SILL IS INTEGRAL PART OF DESIGN WHERE BASEMENT IS HABITABLE. PARTICULARLY IF UNDER SLAB INSULATION IS INSTALLED. DESIGN ASSUMES 8 FOOT FORMS ACHIEVING 7'-10" POUR.