

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 3/4" 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, 1/2" drywall on walls and 5/8" drywall on 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.
- 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" stepping 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 173 - 179) of the IRC 2009.

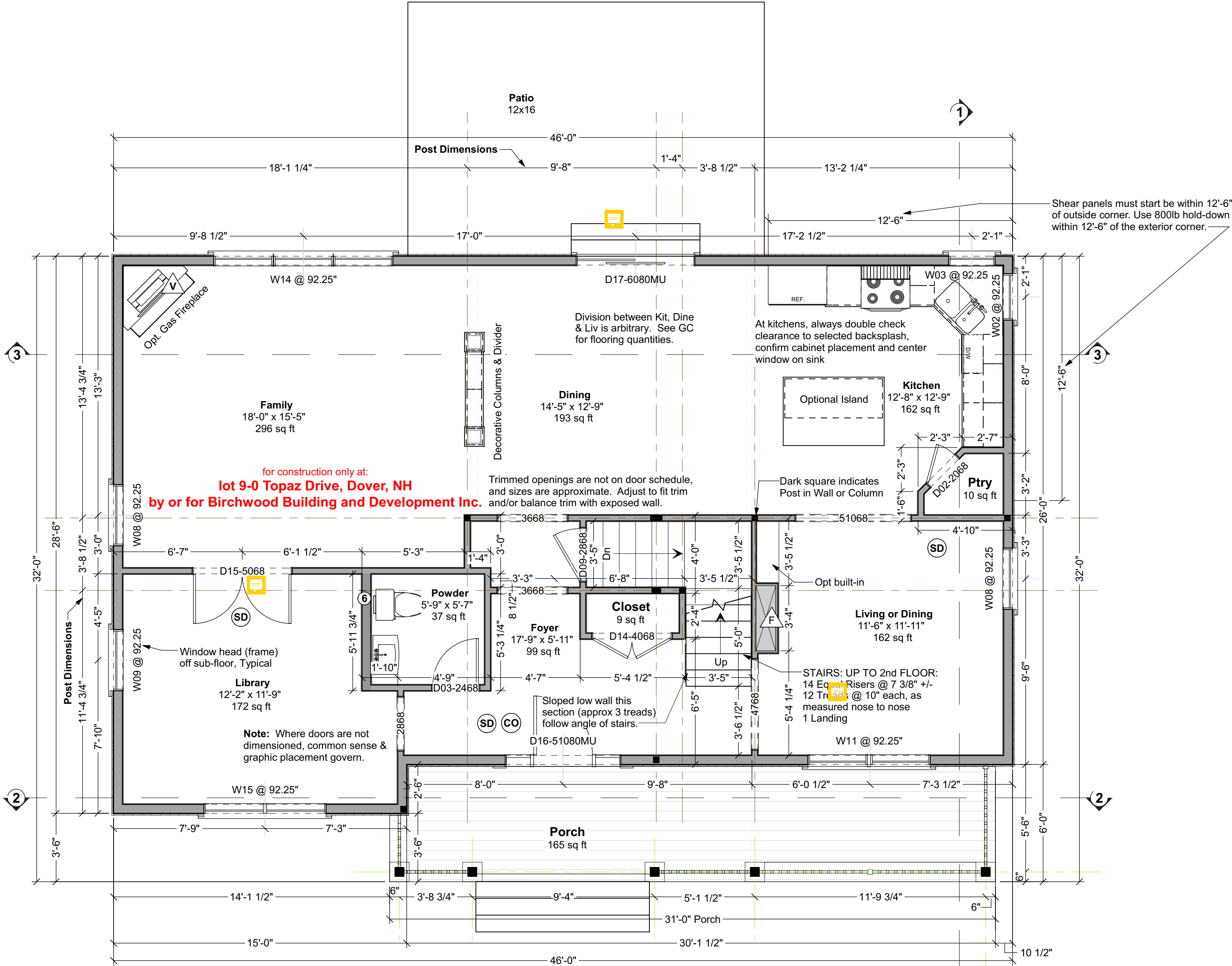
General Design Notes

- 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.

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 2006 egress requirements typically need to be ordered with specific hardware. Emergency Escape Window Sizes (Section R310.1.1, R310.1.2, R310.1.3 and R310.1.4). 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 2009 and later requires that floor window sills be 24" from floor. Confirm bottom of window opening relative to frame. Adjust head heights as required to conform to IRC

DOOR SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	COMMENTS
D01	3	2	2068 L IN	24"	80"	HINGED	
D02	1	1	2068 L IN	24"	80"	HINGED	
D03	1	1	2468 R IN	28"	80"	HINGED	
D04	1	2	2468 L IN	28"	80"	HINGED	
D05	2	2	2468 R IN	28"	80"	HINGED	
D06	1	0	2868 L IN	32"	80"	HINGED	
D07	1	0	2868 R IN	32"	80"	HINGED	
D08	1	0	2868 R EX	32"	80"	HINGED	
D09	1	1	2868 L IN	32"	80"	HINGED	
D10	4	2	2868 L IN	32"	80"	HINGED	
D11	4	2	2868 R IN	32"	80"	HINGED	
D12	1	0	3068 R EX	36"	80"	HINGED	
D13	1	2	3068 L IN	36"	80"	HINGED	
D14	1	1	4068 L/R IN	48"	80"	DOUBLE HINGED	
D15	1	1	5068 L/R IN	60"	80"	DOUBLE HINGED	OPT. GLASS
D16	1	1	51080	70"	96"	MULLED UNIT	
D17	1	1	6080	72"	96 1/2"	MULLED UNIT	SLIDER W/ TRANSOM
D18	2	0	9070	108"	84"	GARAGE	



First Floor Plan

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.

WINDOW SCHEDULE							
NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION
W01	2	35 1/2"	35 1/2"	36"x36"			SINGLE AWNING
W02	1	28 1/2"	47 1/2"	29"x48"			SINGLE CASEMENT-HR
W03	1	28 1/2"	47 1/2"	29"x48"			SINGLE CASEMENT-HL
W04	1	25 1/2"	49"	26"x49 1/2"			DOUBLE HUNG
W05	2	27 1/2"	47 1/2"	28"x48"	YES	YES	DOUBLE HUNG
W06	3	37 1/2"	61"	38"x61 1/2"	YES	YES	DOUBLE HUNG
W07	1	37 1/2"	61 1/2"	38"x62"	YES		DOUBLE HUNG
W08	2	37 1/2"	69"	38"x69 1/2"			DOUBLE HUNG
W09	1	37 1/2"	69"	38"x69 1/2"	YES		DOUBLE HUNG
W10	1	75"	61"	75 1/2"x61 1/2"			MULLED UNIT
W11	1	75"	69"	75 1/2"x69 1/2"			MULLED UNIT
W12	2	76"	61 1/2"	76 1/2"x62"	YES		2X DH
W14	1	110"	69"	110 1/2"x69 1/2"			3X DH
W15	1	75"	69"	75 1/2"x69 1/2"			2X DH

Great Alexander Prime



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 2009 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 9-0 Topaz Drive, Dover, NH by or for Birchwood Building and Development Inc.. 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 work".

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 19.2 X 10 - NH

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.

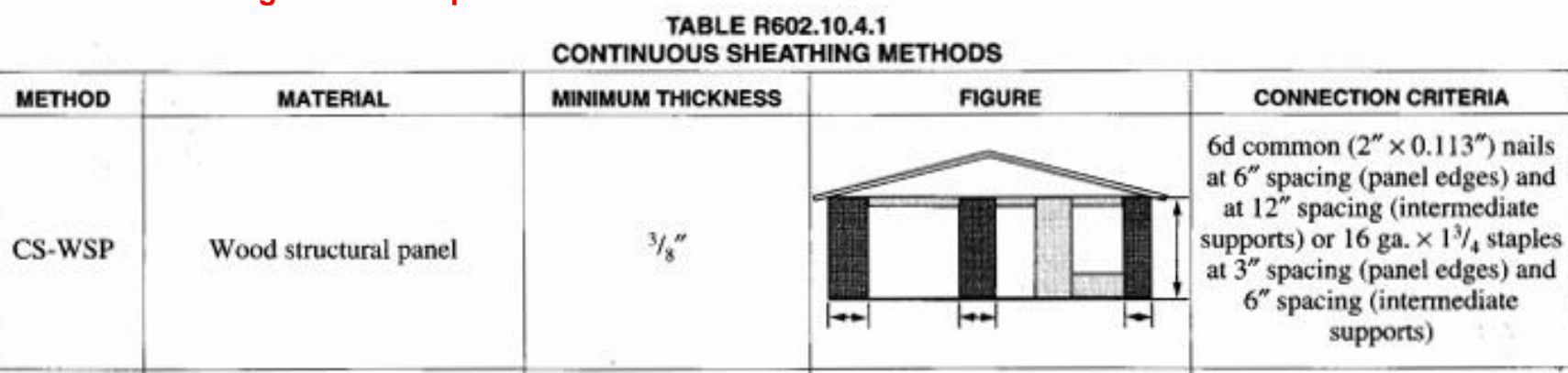
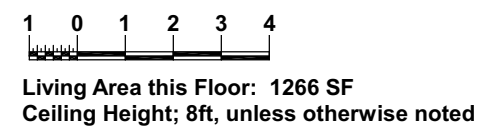
Artform Home Plans
AFHP Design # 449.120.v2 KR
© 2012-2019 Artform Architecture 603.431.9559

Great Alexander Prime
lot 9-0 Topaz Drive
Dover, NH

1
Construction

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 8/6/2019, drawn by: ACJ

R1: 8.6.19 - Update Lot Info



- * 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.
- * Note that if sheathing is to be used as wall bracing all vertical joints in required braced wall panels must be blocked. [2009 IRC section R602.1.8]

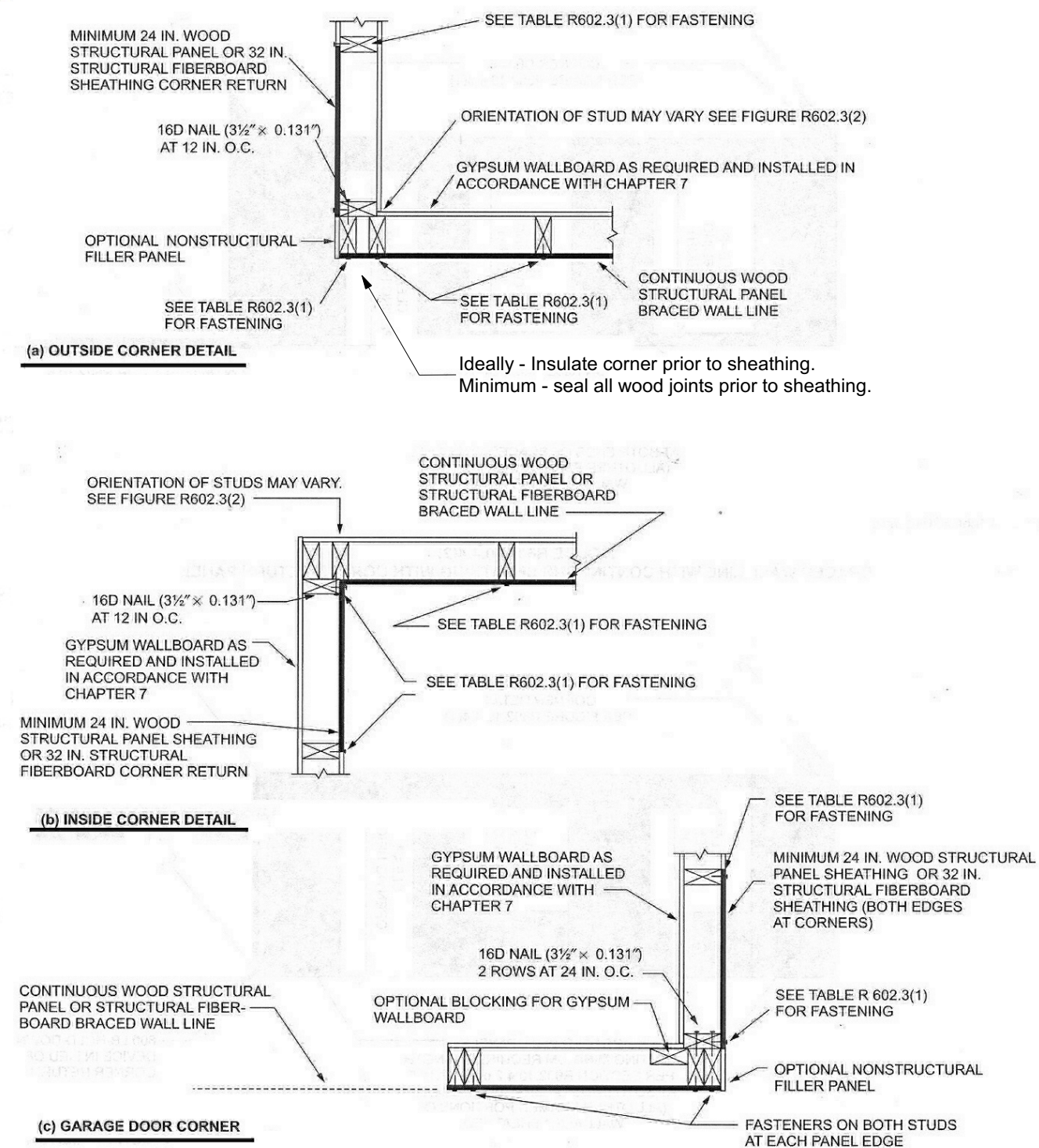


FIGURE R602.10.4.4(1)
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING

2009 INTERNATIONAL RESIDENTIAL CODE®

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 5000 PSI at 28 days.
4. Foundation anchorage to comply with IRC 2009 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 2009 Section 404.1.2.2

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.

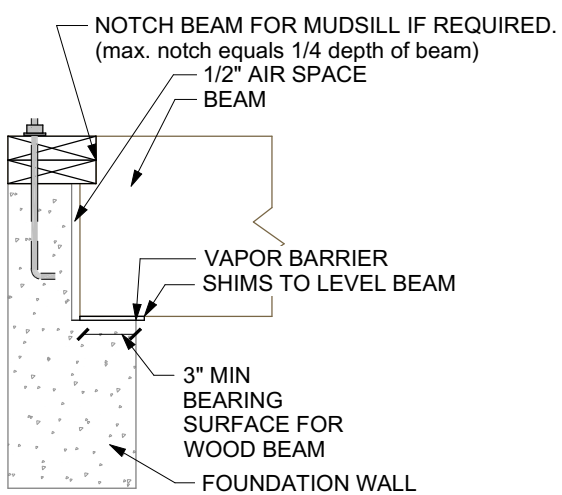
TYPICAL PERIMETER FOOTING:

1. 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 column for snow load shown on the structural plans.
 3. Select 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. For the purposes of permitting, soil bearing for New England is assumed to be 2,000 PSF.
- 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)

Footing Size Type 8.8.28	up to 28 ft plan depth 8 ft nominal basement height 8" foundation wall Full basement plus 2 stories			
	Snow Load			
Soil PSF	50	60	70	80
	3,000	16" x 8"	16" x 8"	16" x 8"
	2,000	18" x 8"	18" x 8"	18" x 8"
	1,500	22" x 8"	22" x 8"	24" x 8"



Beam Pocket

Scale 1/2"=1'-0"

Foundation Contractor Check List

Confirm or review the following prior to forming & pouring foundation

Initials Date Checked

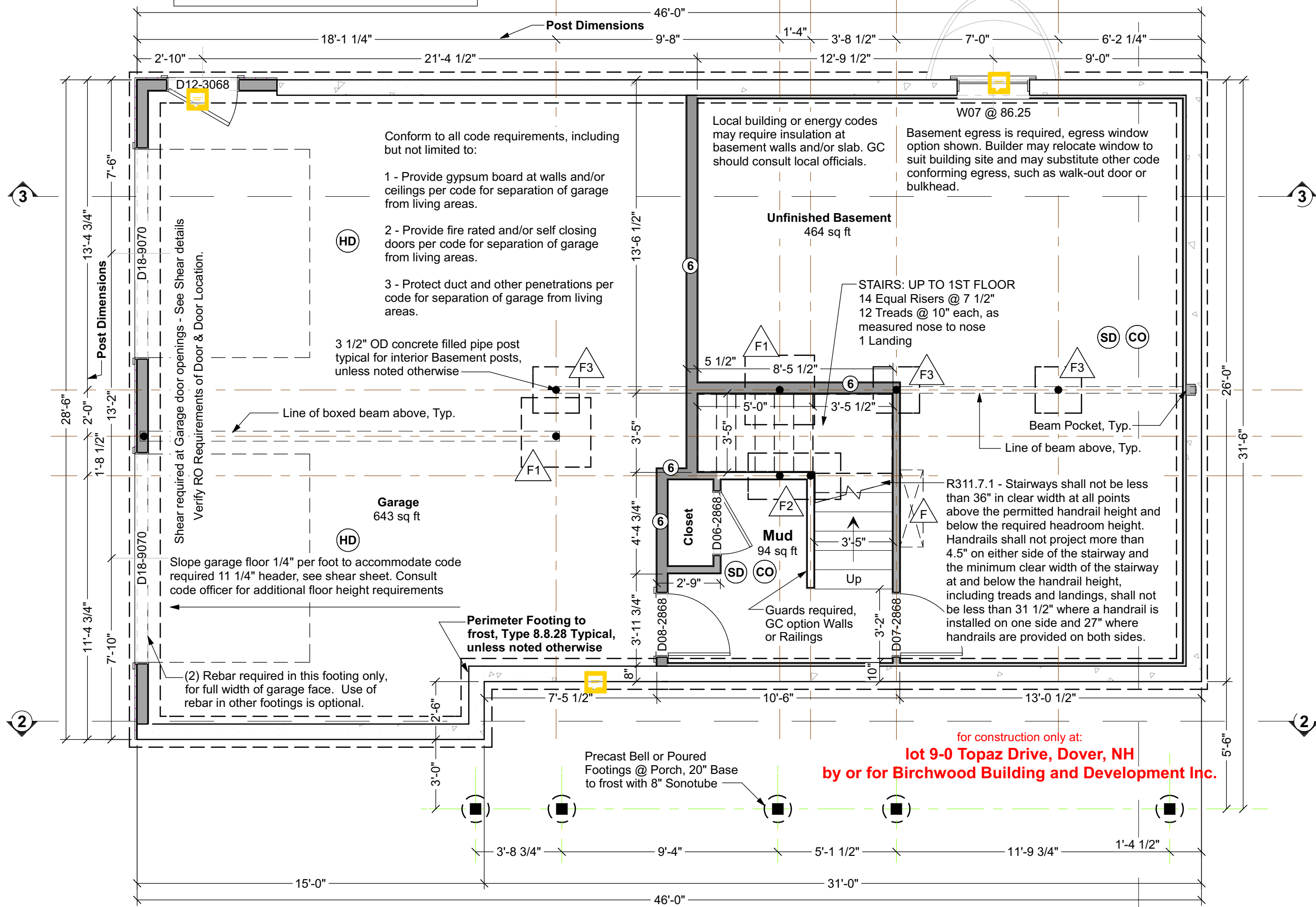
- Confirmed soil bearing
- Checked w/GC for added foundation steps to suit grade
- Confirm sill plate thickness (foundation bolts to extend through all)
- Confirmed garage door size
- Checked w/GC for added basement windows
- Checked w/GC for added basement man doors
- Confirmed sizes & locations mech/plbg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

Foundation Keys (may not use all footings)

F1	36" x 36" x 12" Footing with (3) #4 E.W. Bolt.
F2	48" x 24" x 12" Footing with (3) #4 E.W. Bolt.
F3	24" x 24" x 12" Footing with (3) #4 E.W. Bolt.

Typical Window Well Notes:

- Horizontal area of the well to be a min. of 9 sq ft.
- Horizontal projection to be min. 36 inches
- Ladder and steps ONLY required if window well has a height over 44 inches. Ladders and steps are permitted to encroach 6 inches into the required area of the window well.
- Bars, grills, covers, screens or similar devices are permitted to be placed over window wells, provided such devices shall be releasable or removable from the inside without use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening.



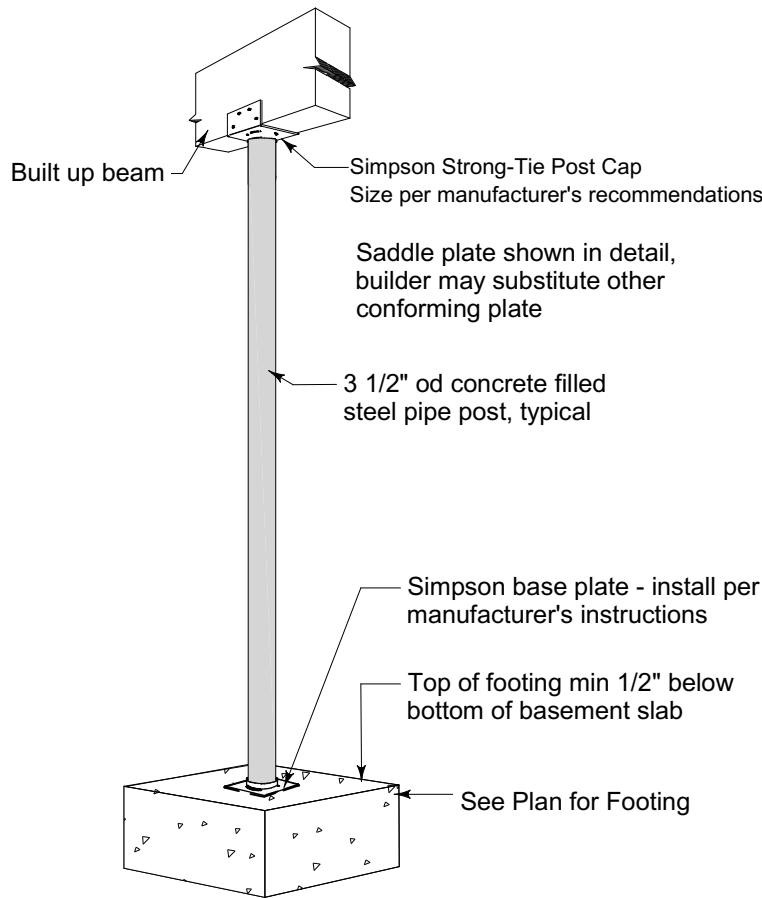
Foundation Plan

Structure designed for
Snow Load of 60 psf



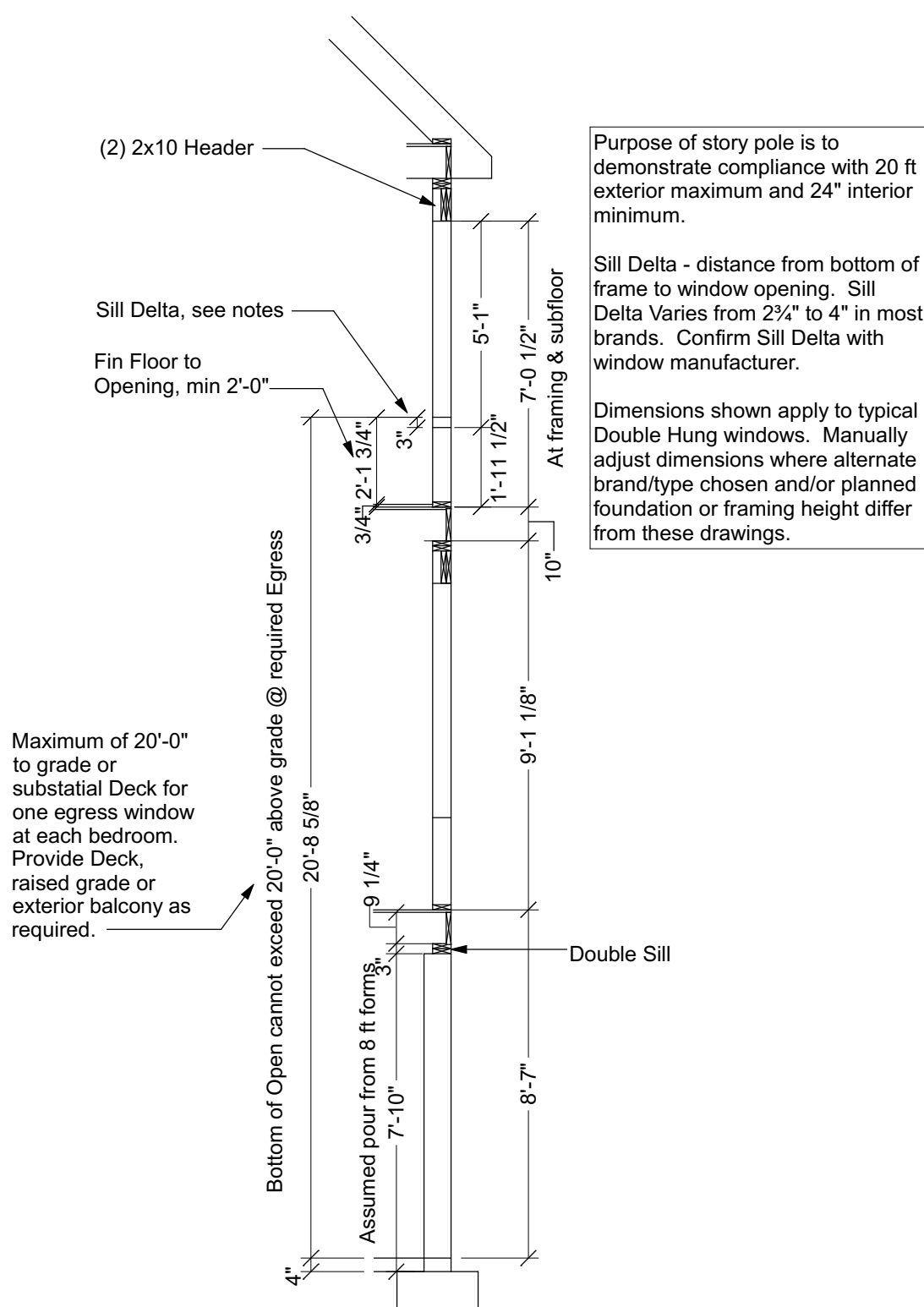
MINIMUM VERTICAL REINFORCEMENT FOR 8-INCH (203MM) NOMINAL FLAT CONCRETE BASEMENT WALL

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	



Typical Basement Post

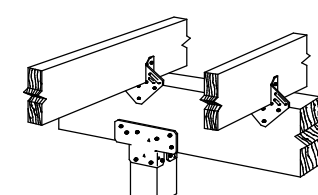
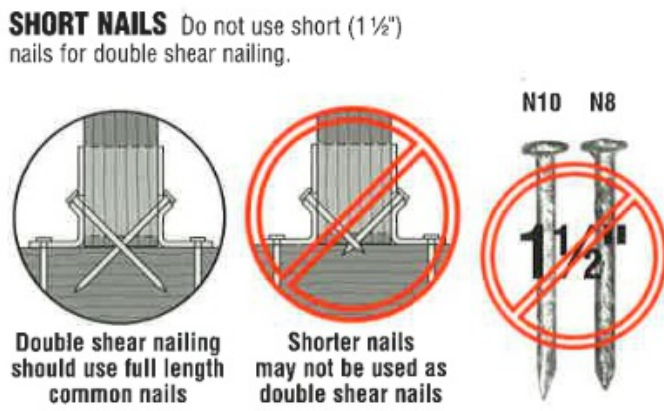
Not to Scale



Window Story Pole

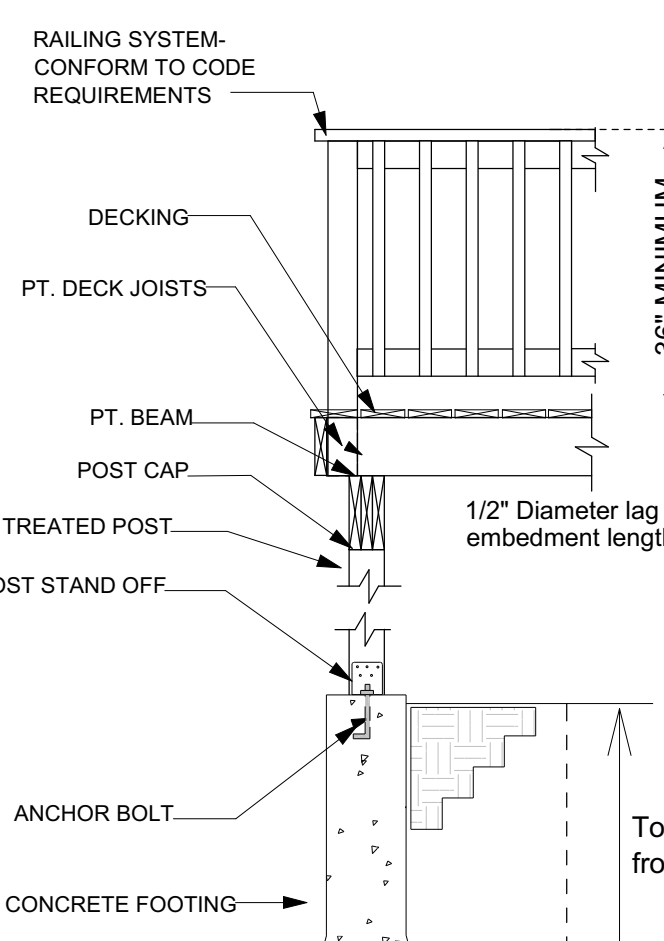
Scale 1/4\"/>

Follow manufacturer's instructions 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.

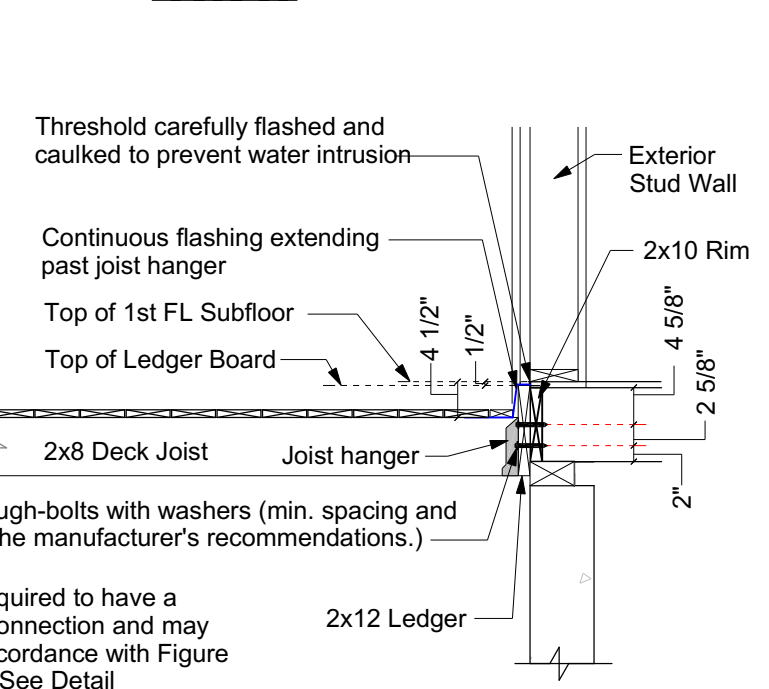


SIMPSON STRONG-TIE
ACH WITH TWO H1'S

POST CAP & JOIST ATTACHMENT



POST CAP



POST STAND OFF

NOT SHOWN:
Joist ends and bearing locations shall be provided with lateral restraint to prevent rotation.
- Lateral restraint may be provided by joist hangers or blocking between joists. Their depth shall equal not less than 60% of the joists depth.
- Lateral restraint may be provided at the rim joists, they shall be secured to the end of each joist with not less than (3) 10d nails or (3) No. 10 x 3-inch long wood screws.

Deck Ledger Attachment Detail for Step Down

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

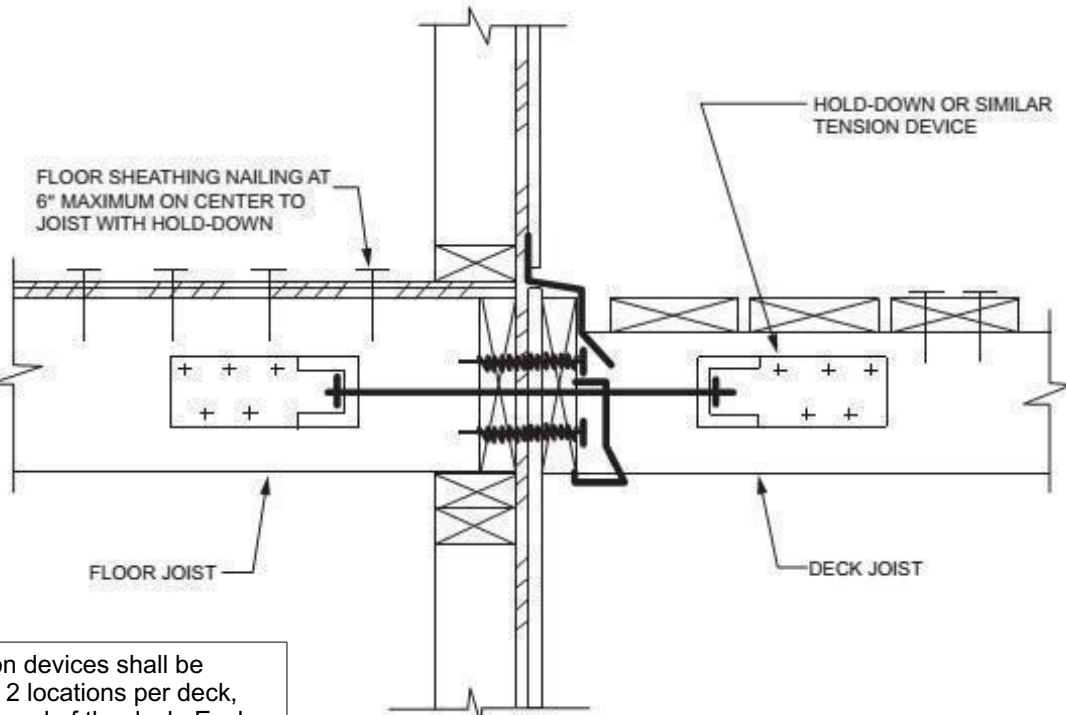
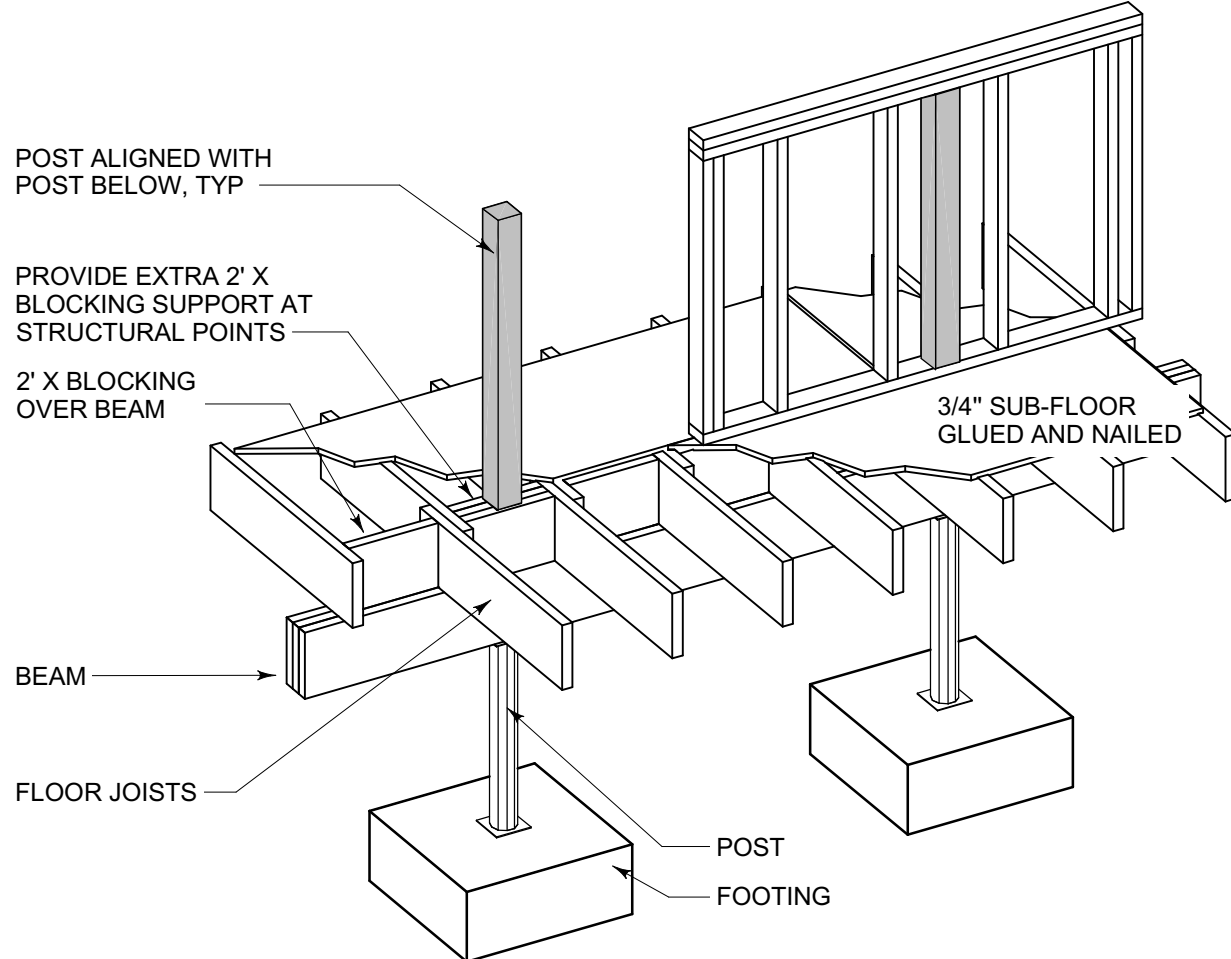


FIGURE R502.2.2.3
DECK ATTACHMENT FOR LATERAL LOADS

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.



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>

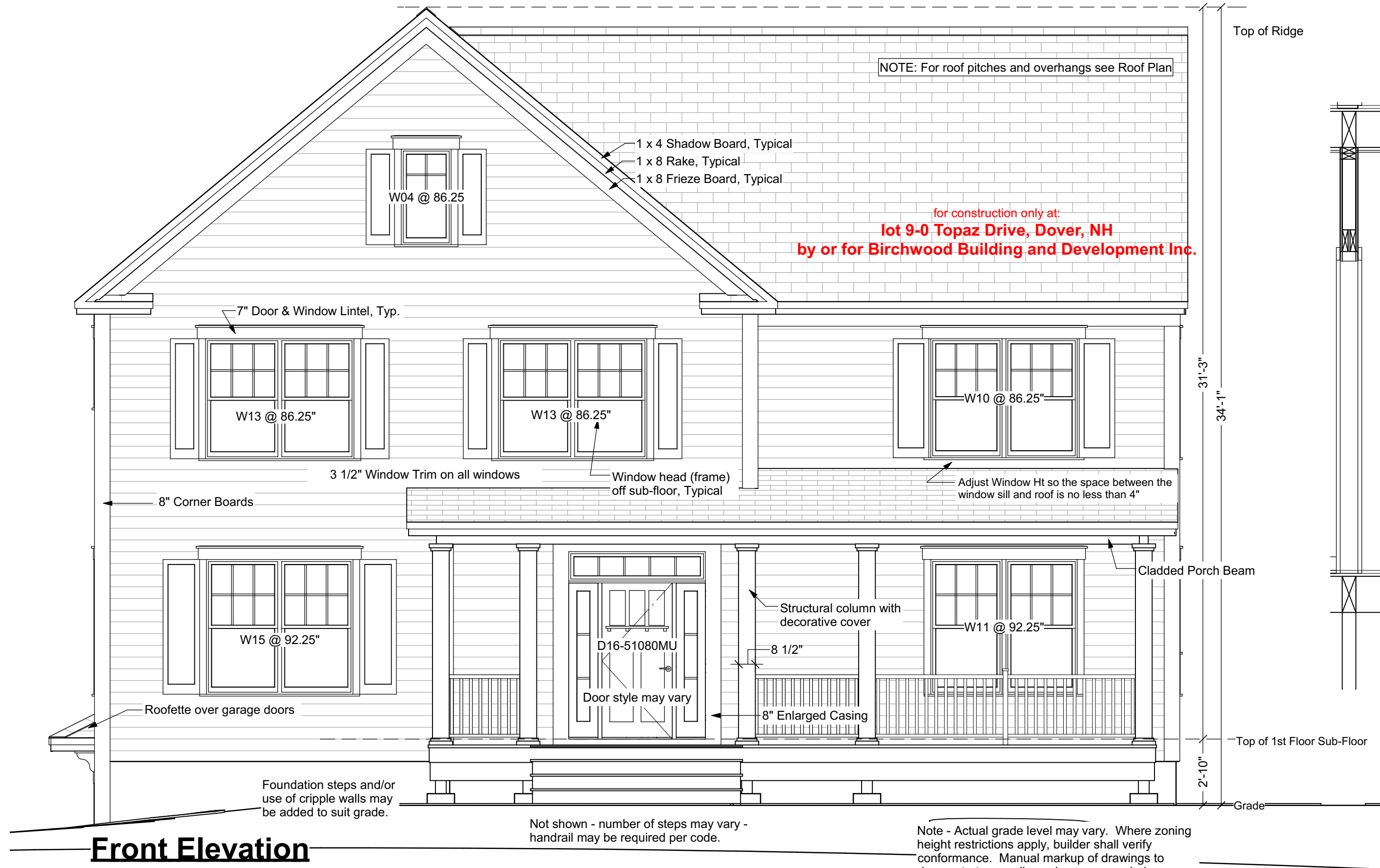
If you have any concerns or questions, please feel free to contact us. We are happy to clarify matters that fall within our scope, as listed on the first page. We can also often provide affordable support for issues that are your responsibility, such as energy design/calcs, or additional detailing.

Artform Home Plans
AFHP Design # 449.120.v2 KR
© 2012-2019 Artform Architecture 603.431.9559
Great Alexander Prime
lot 9-0 Topaz Drive
Dover, NH

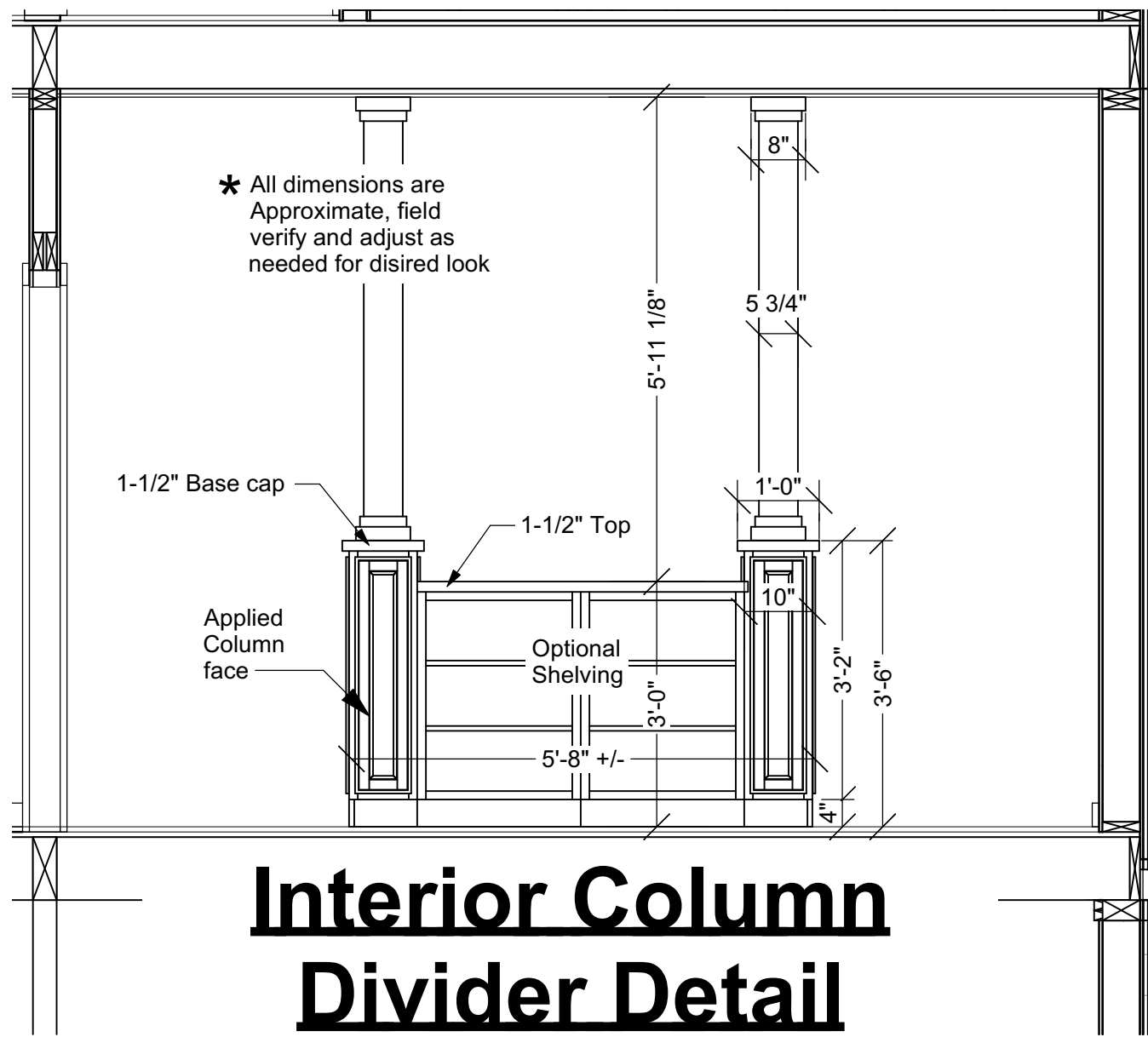
1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 8/6/2019, drawn by ACJ
R1: 8.6.19 - Update Lot Info

3

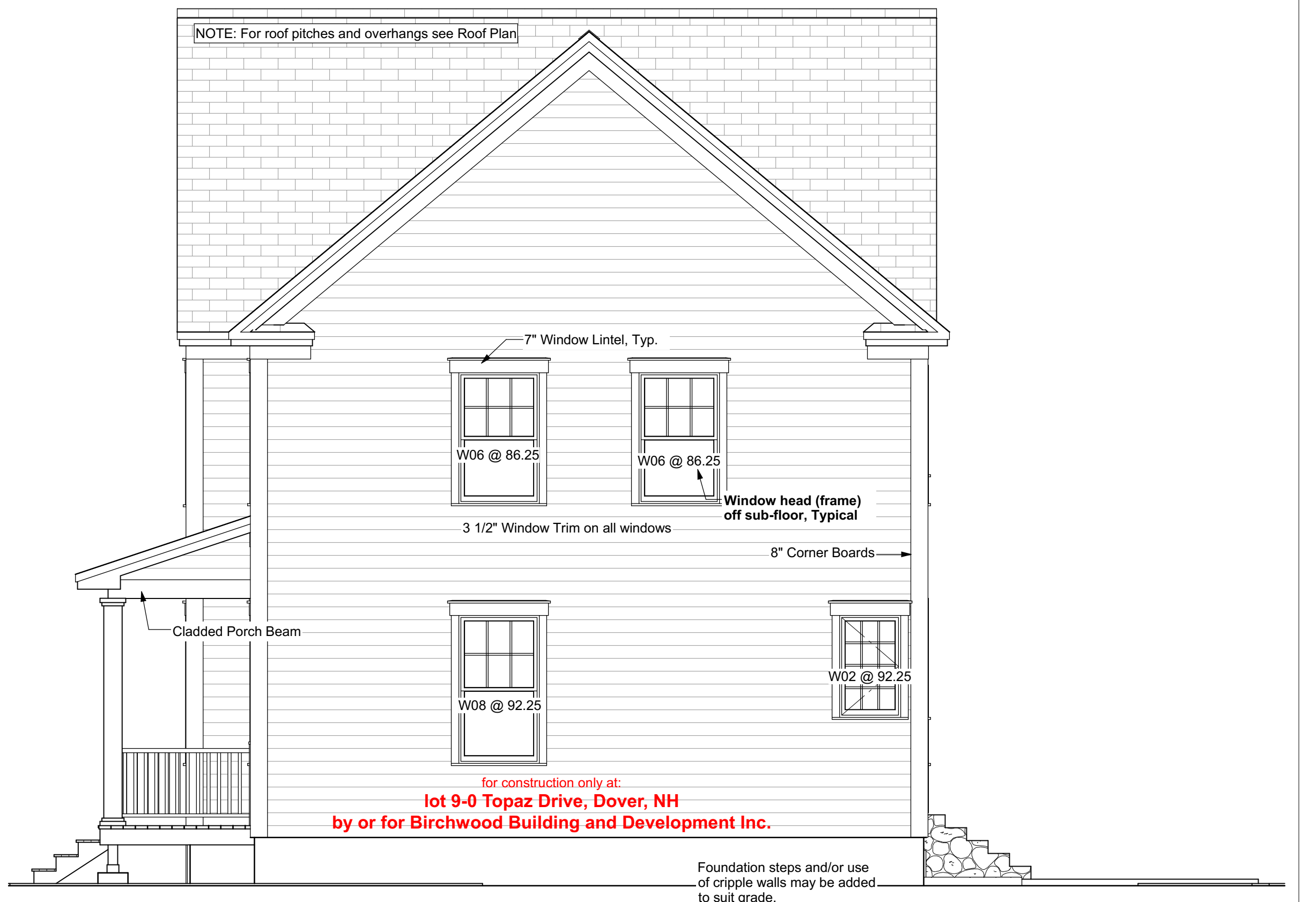
Issued for:
Construction



Front Elevation



Interior Column Divider Detail

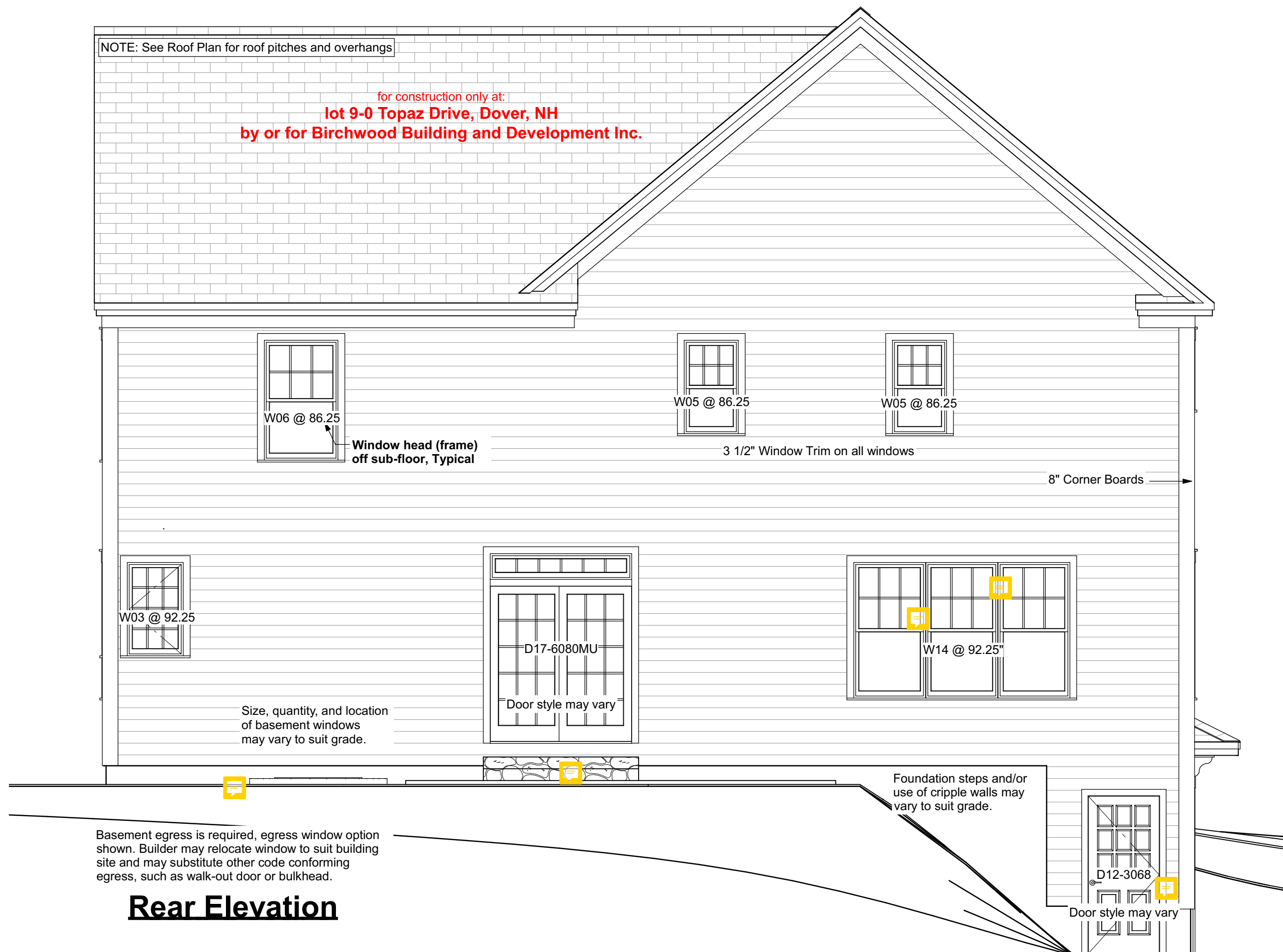


Right Elevation

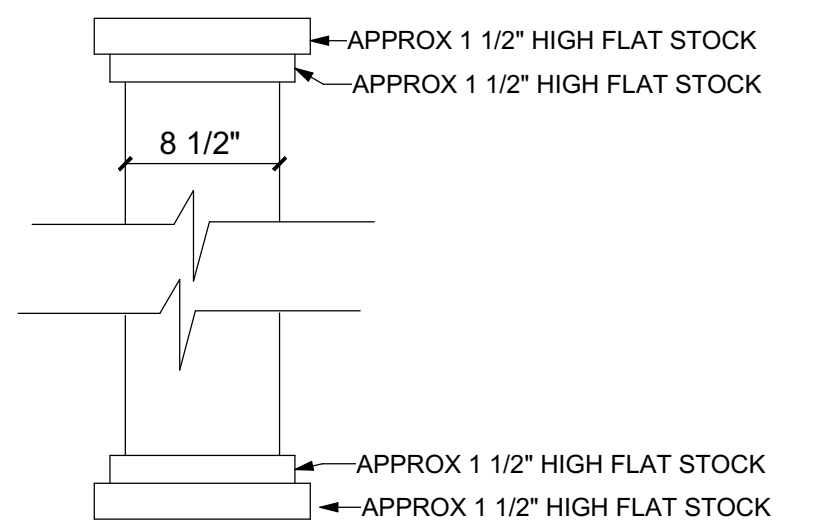


Left Elevation

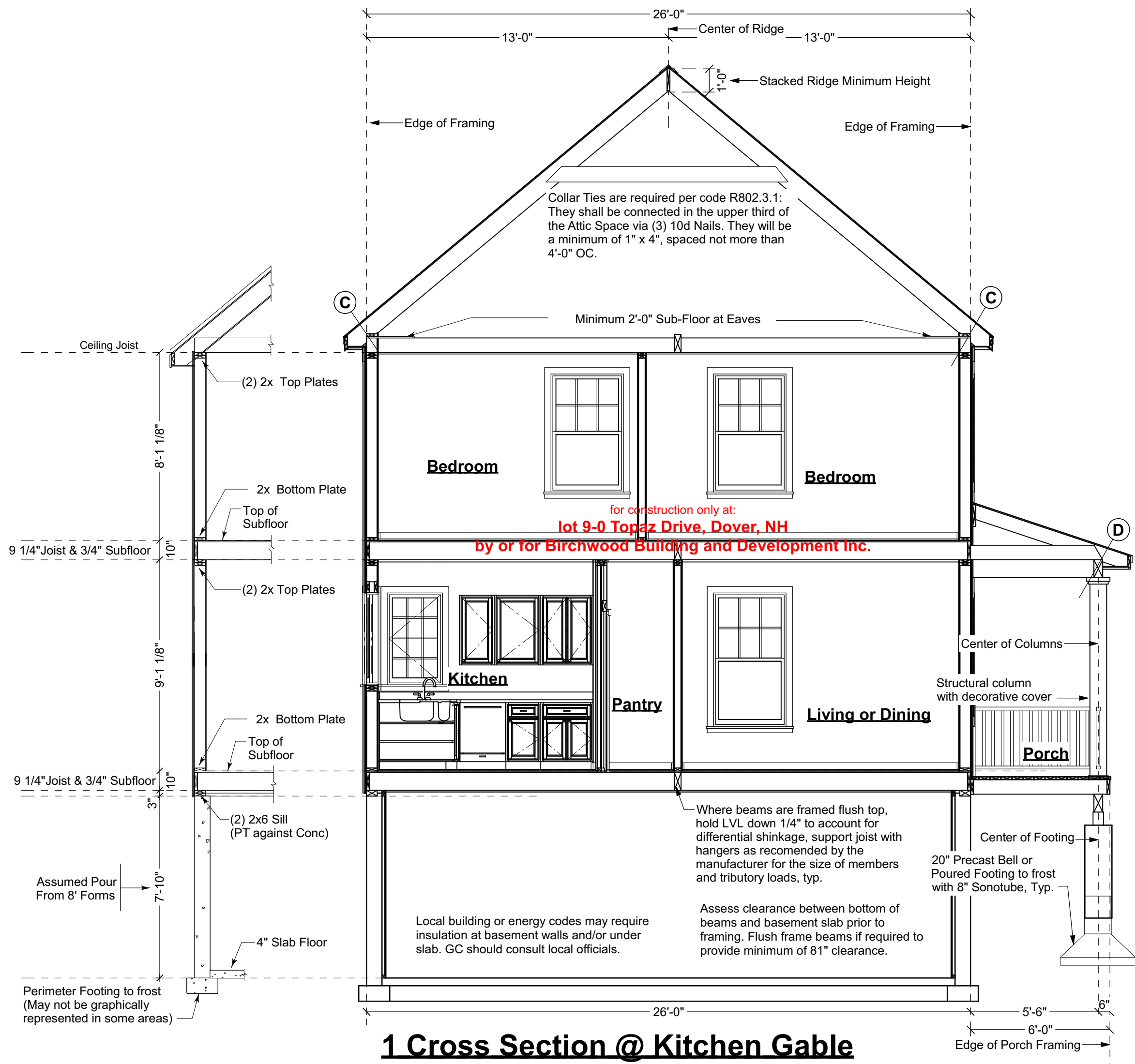
Garage slab height may vary. If garage slab height is lower than shown, consult Artform for aesthetic direction. Taller garage doors, transoms, lintels and/or additional frieze boards may be required to achieve desired look.



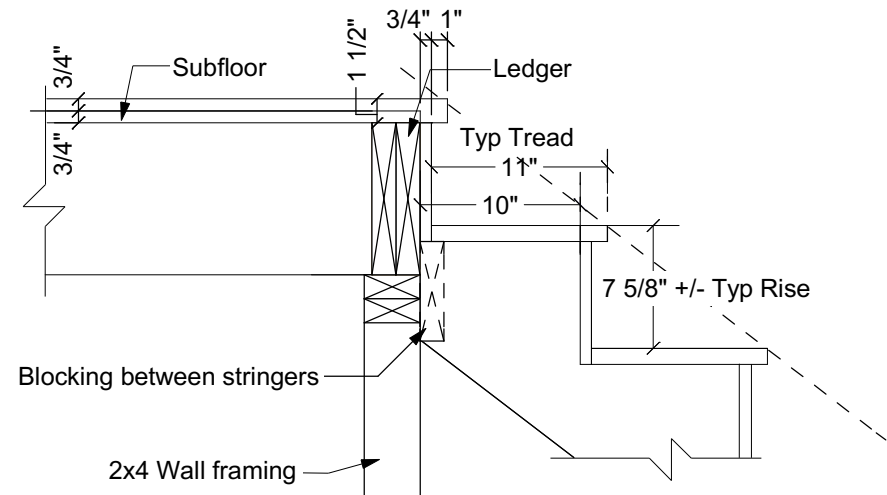
Rear Elevation



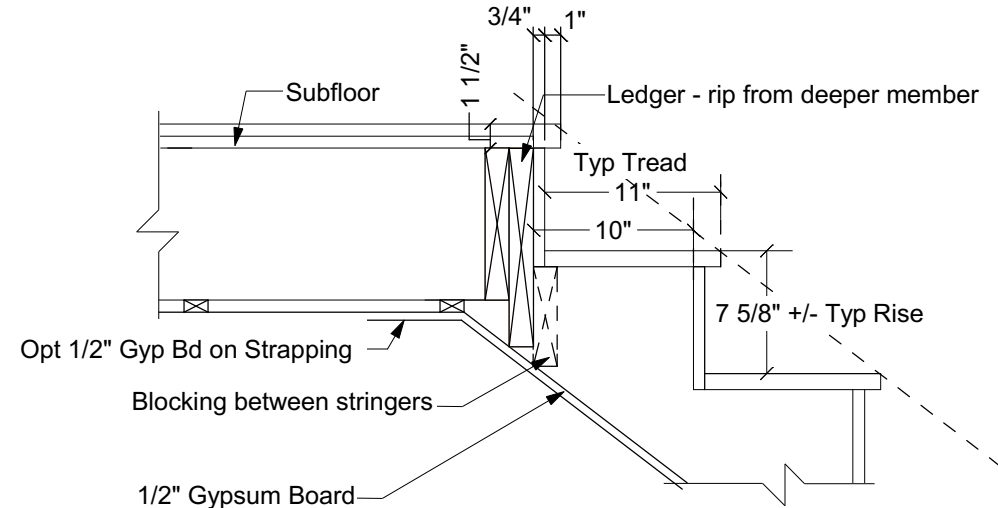
Column detail



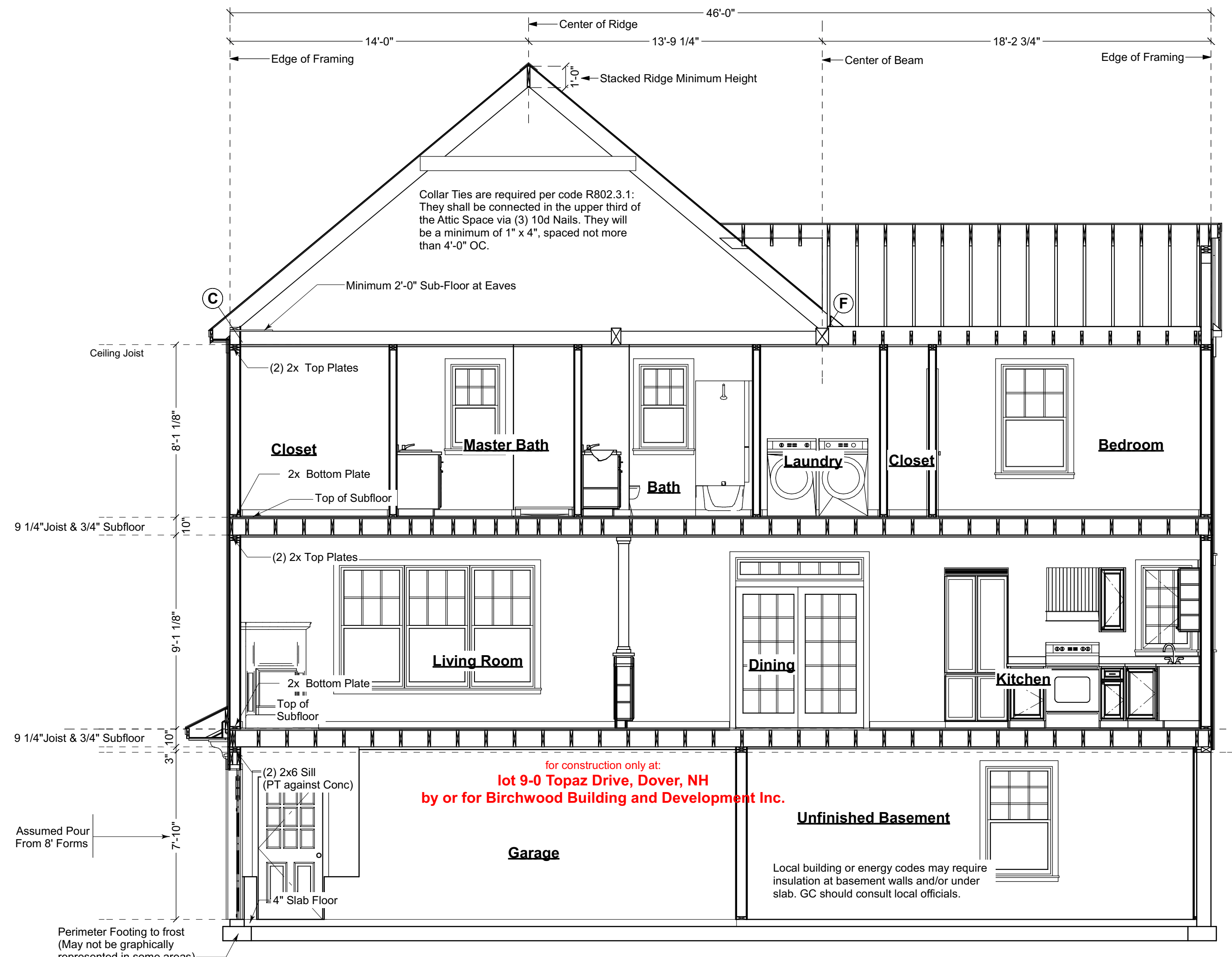
1 Cross Section @ Kitchen Gable



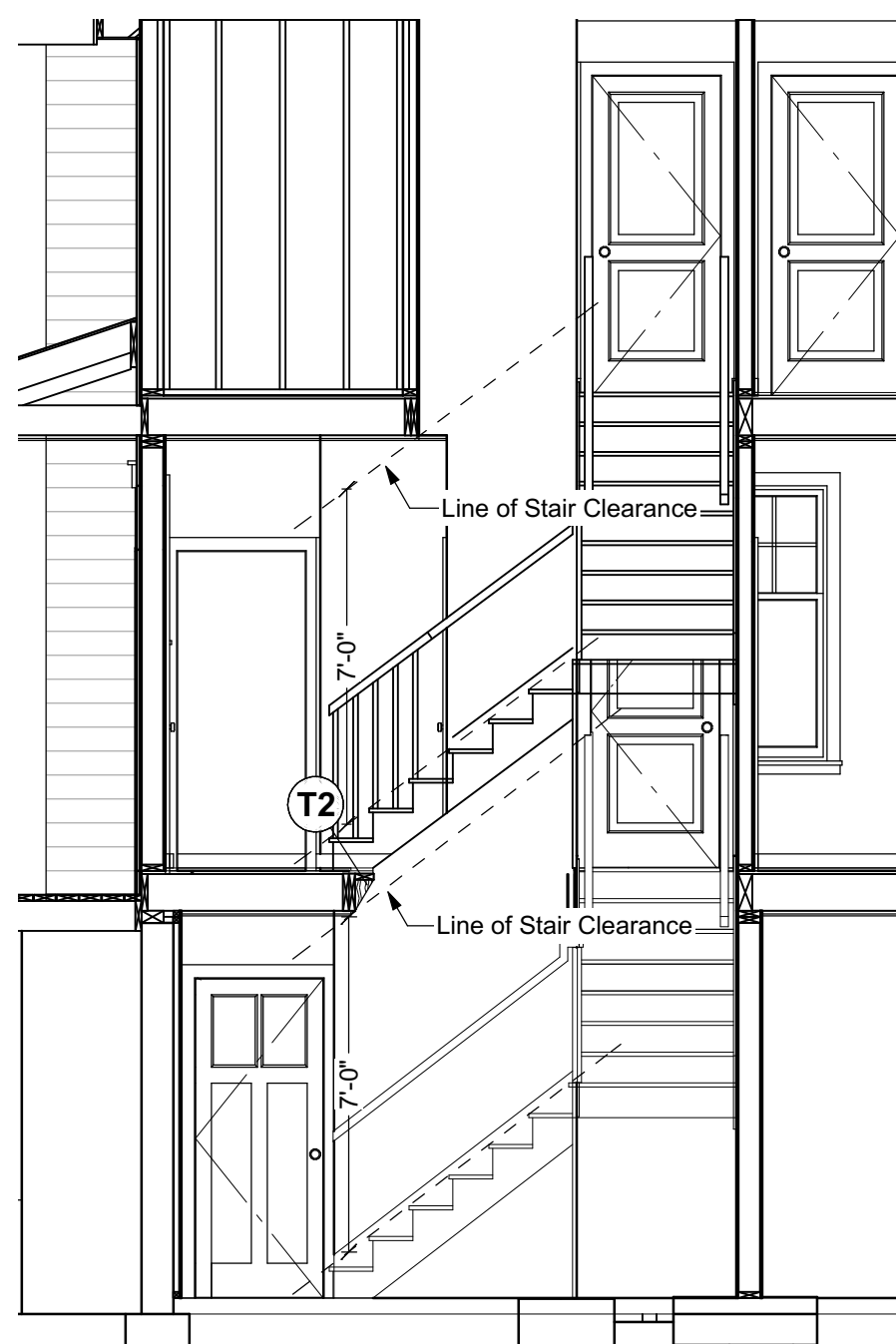
Top of Carriage (B)
Scale: 1" = 1'-0"



Top of Carriage (C)
Scale: 1" = 1'-0"

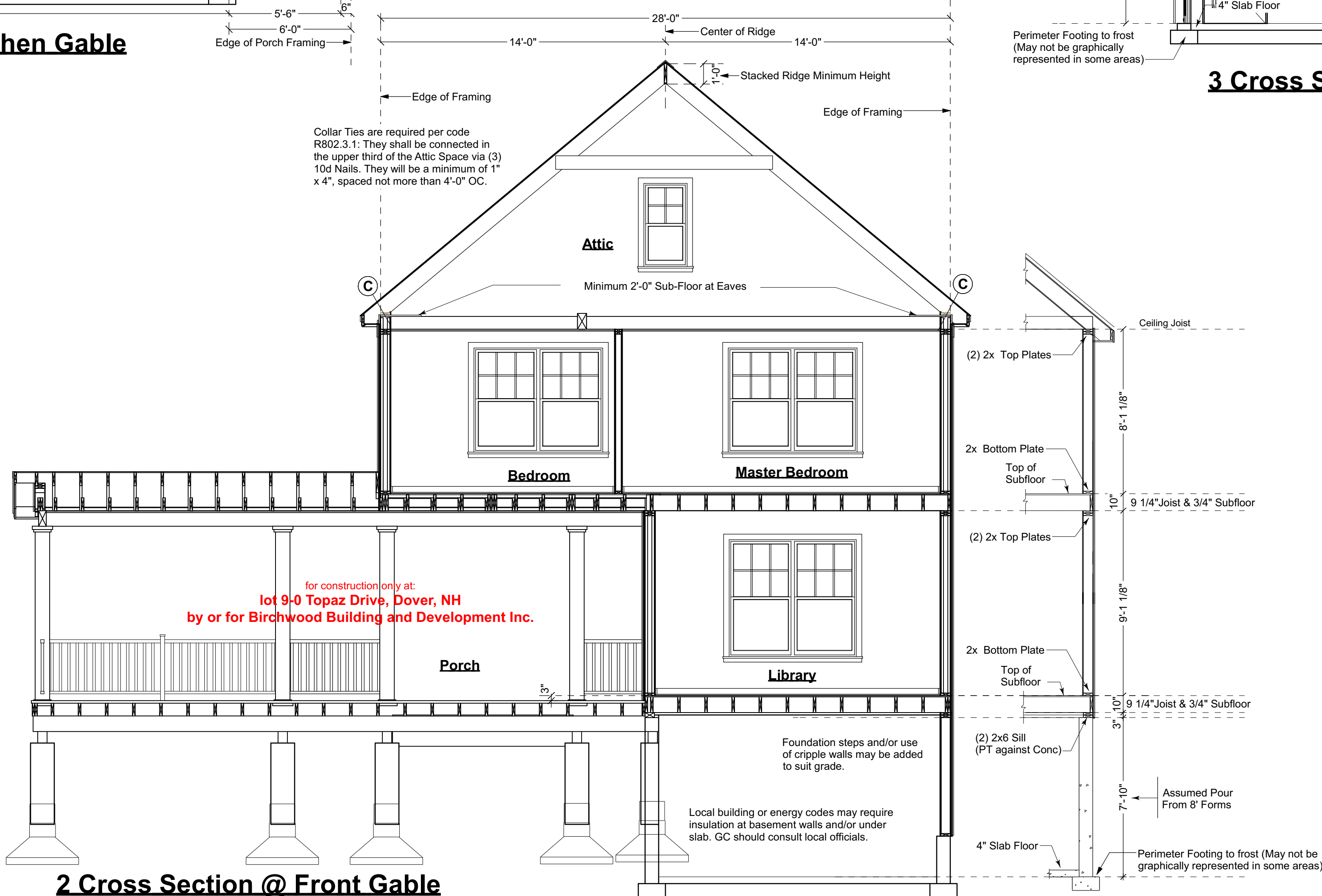


3 Cross Section @ Family/Kitchen

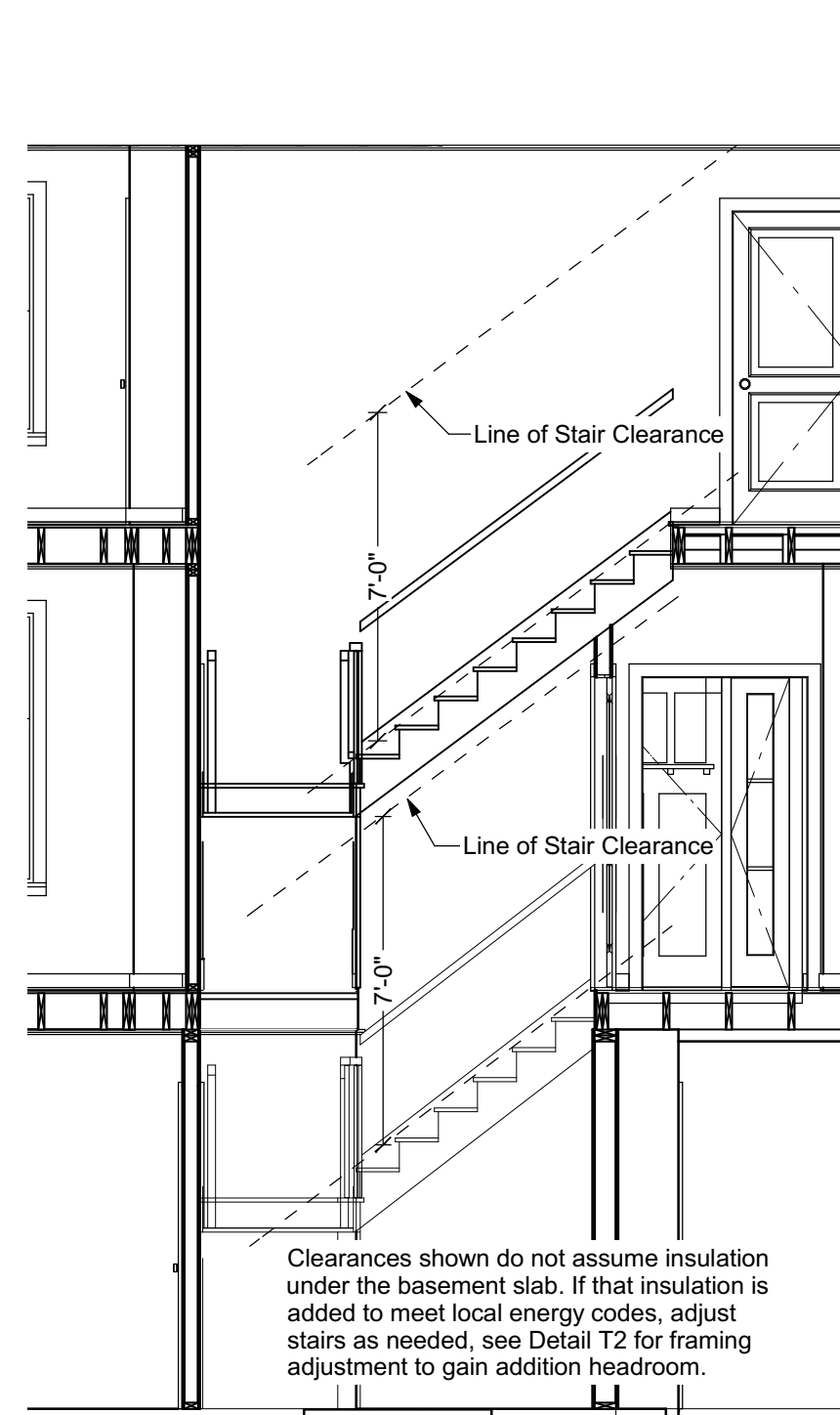


Line of Stair Clearance
(Lower)

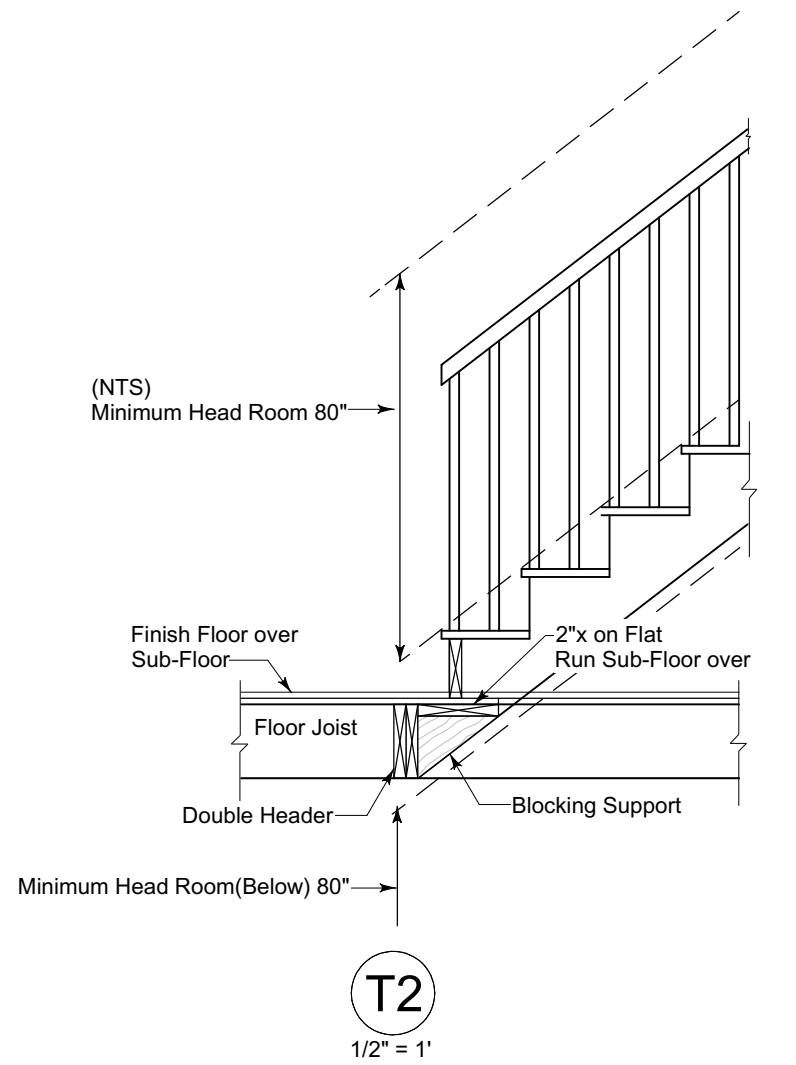
Clearances shown do not assume insulation under the basement slab. If that insulation is added to meet local energy codes, adjust stairs as needed, see Detail T2 for framing adjustment to gain additional headroom.



2 Cross Section @ Front Gable



Line of Stair Clearance
(Upper)



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
AFHP Design # 449-120-12 KR
© 2012-2019 Artform Architecture 603.431.9559

Great Alexander Prime
lot 9-0 Topaz Drive
Dover, NH

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 8/6/2019, drawn by ACJ

5

Issued for:
Construction

R1: 8.6.19 - Update Lot Info

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, TJ indicates wood 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 R802.3(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 2009 Section R502.2.2.3
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 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.
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.

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.

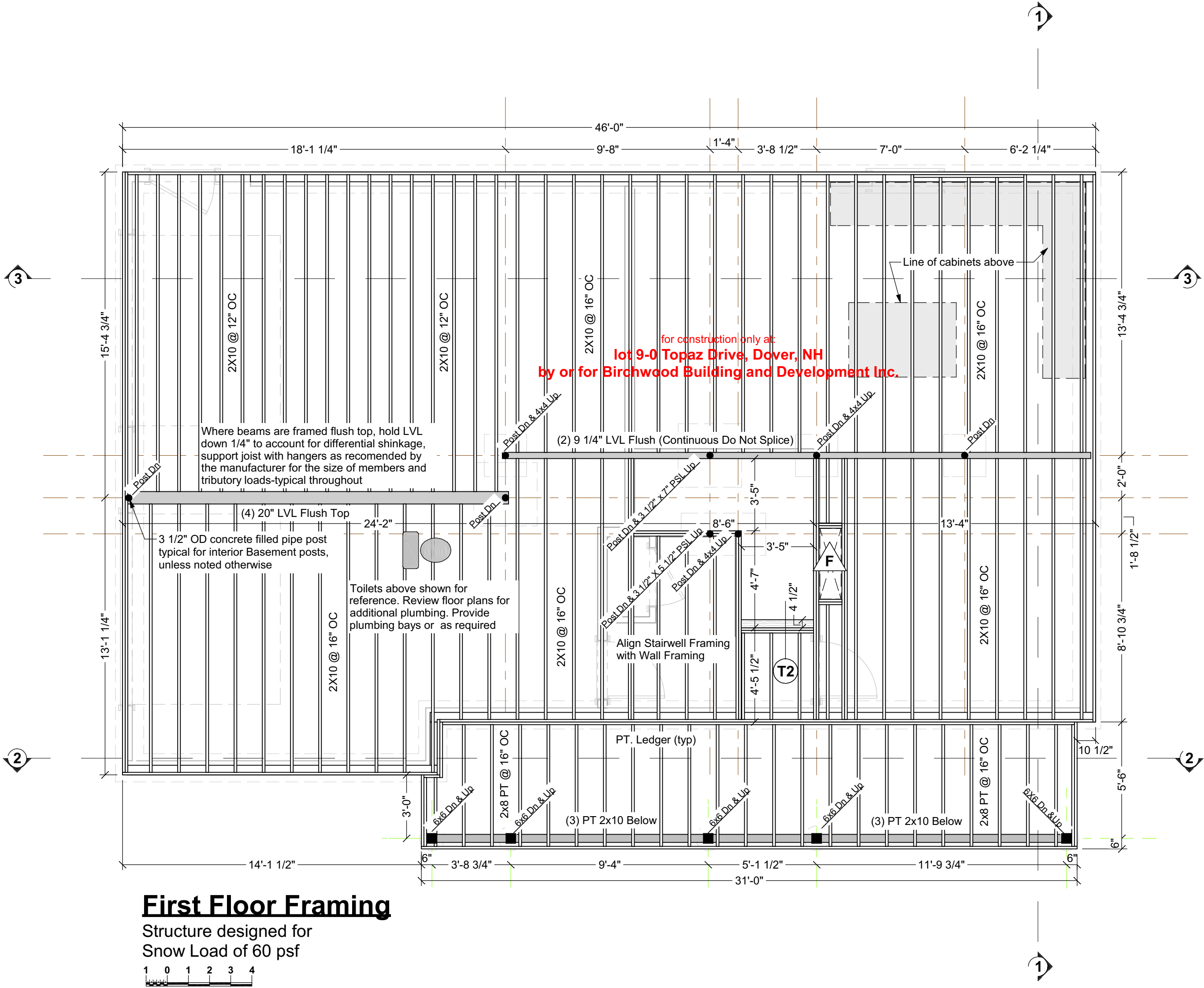
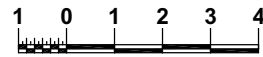
Where a beam of 1 3/4" or less in width is specified as framed under, either brace at 48" or double member for lateral stability.

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.

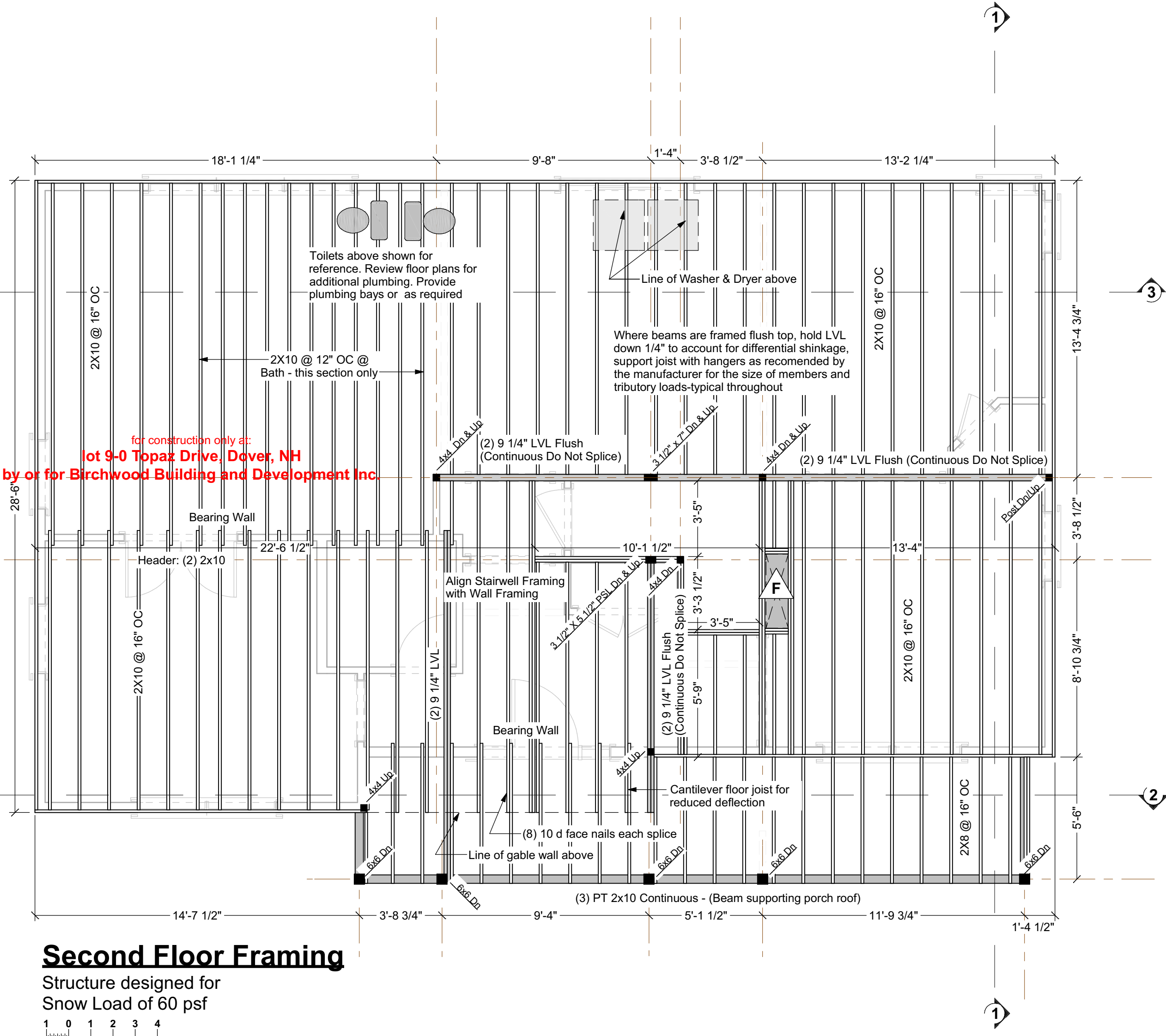
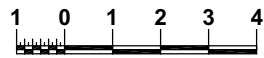
First Floor Framing

Structure designed for
Snow Load of 60 psf



Second Floor Framing

Structure designed for
Snow Load of 60 psf



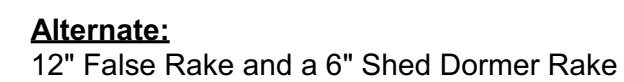
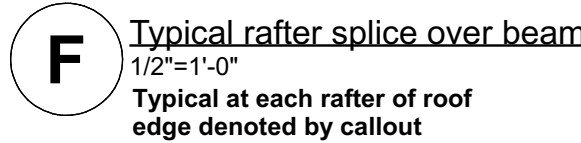
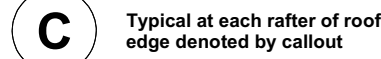
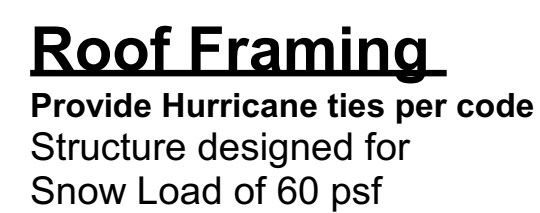
Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" on the first page of these drawings, and on our web site:
<http://www.artformhomeplans.com/TermsConditions.a5w>

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
AFHP Design # 449_120_V2 KR
© 2012-2019 Artform Architecture 603.431.9559
Great Alexander Prime
lot 9-0 Topaz Drive
Dover, NH


1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 8/6/2019, drawn by ACJ

Issued for:
Construction



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.artformhomedplans.com/termsConditions.aspx>

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 # 448-120-12K
© 2012 Artform Architecture 603.431.9559

Great Alexander Prime
lot 9-0 Topaz Drive
Dover, NH

7

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 8/6/2019, drawn by ACJ

Issued for:
Construction

RI: 8.6.19 - Update Lot Info