

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 34" 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

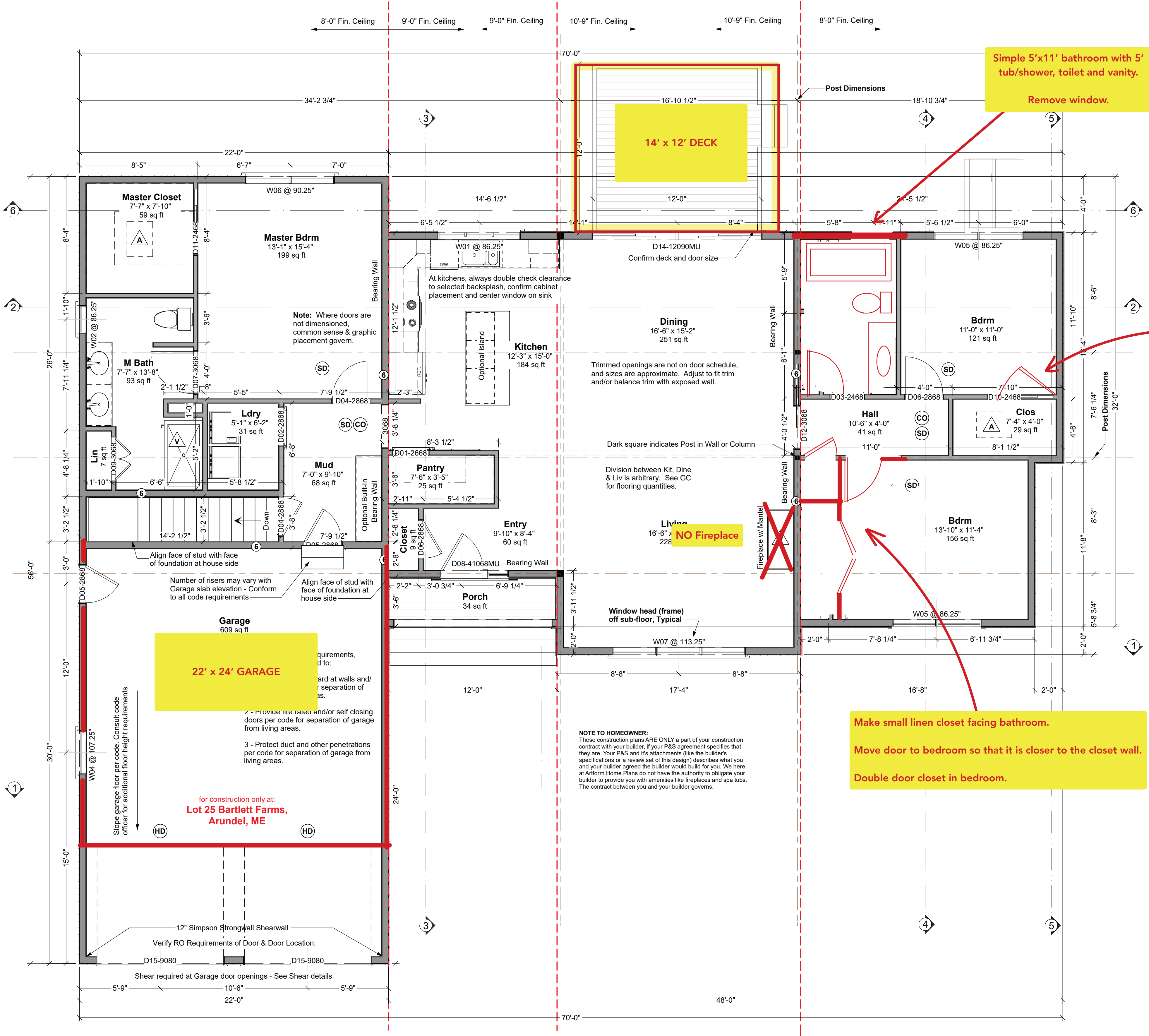
- 1. Exterior walls 2x6 wood stud @ 16" oc. Provide insulation & vapor barrier conforming to state or local codes. Interior sheathing 1/2" gypsum board. Provide 1/2" exterior rated sheathing, house wrap with drainage plane and siding. Provide step flashing at walls adjacent to roof planes.
- 2. Interior 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, 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 R306.6 IRC 2015.
- 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" strapping 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 177 - 186) of the IRC 2015.

General Design Notes

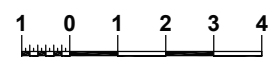
- 1. Builder shall consult and follow the building code and other regulations in effect for the building site for all construction details not shown in these drawings. Requirements described here are specific to this design and/or are provided as reference. Additional building code or local requirements 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 2015 egress requirements typically need to be ordered with specific hardware. Emergency Escape Window Sizes (Section R310.2.1, R310.2.2, R310.2.3 and R310.2.4). 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 2015 requires that floor window sills be 24" from floor. Confirm bottom of window opening relative to frame. Conform to IRC 2015 R312.1.



First Floor Plan



Living Area this Floor: 1896 sq ft  
8 ft Finished Ceiling Height (Unless noted otherwise)

WINDOW SCHEDULE									
NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION	MANUFACTURER	COMMENTS
W01	1	70 1/2"	41 1/2"	7'1"x42"			TRIPLE CASEMENT-LHL/RHR	PARADIGM	
W02	1	23 1/2"	47 1/2"	24"x48"			DOUBLE HUNG	PARADIGM	
W03	1	23 1/2"	47 1/2"	24"x48"		YES	DOUBLE HUNG	PARADIGM	
W04	1	38"	61 1/2"	38 1/2"x62"			DOUBLE HUNG	PARADIGM	
W05	2	76"	61 1/2"	76 1/2"x62"	YES		2X DH	PARADIGM	
W06	1	76"	63 1/2"	76 1/2"x68"	YES		2X DH	PARADIGM	
W07	1	114"	88 1/2"	114 1/2"x89"			3X DH W-3X TRANSOM	PARADIGM	

DOOR SCHEDULE									
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	COMMENTS		
D01	1	1	2668 R	30"	80"	BARN			
D02	1	1	2868 L	32"	80"	BARN			
D03	1	1	2468 L IN	28"	80"	HINGED			
D04	3	1	2868 R IN	32"	80"	HINGED			
D05	2	1	2868 L EX	32"	80"	HINGED			
D06	2	1	2868 L IN	32"	80"	HINGED			
D07	1	1	3068 R IN	36"	80"	HINGED			
D08	1	1	41068	58"	80"	MULLED UNIT	HINGED W/ SIDELIGHT		
D09	1	1	3068 L/R IN	36"	80"	DOUBLE HINGED			
D10	1	1	2468 R	28"	80"	POCKET			
D11	2	1	2468 L	28"	80"	POCKET			
D12	1	1	3068 L	36"	80"	POCKET			
D13	1	1	4068 L/R	48"	80"	4 DR. BIFOLD			
D14	2	1	12080	144"	108"	MULLED UNIT	DOUBLE SLIDER W/ TRANSOM, COORDINATE WITH DECK SIZE		
D15	2	1	9080	108"	96"	GARAGE			

Bonnie Ranch



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 R313.3)
- 7 - Stair width - The stairs in our designs will be a minimum of 36" 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 sized 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 25 Bartlett Farms, Arundel, ME by or for Hissong Development Corp.. 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.asp>.

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 Comments 2013.X11 - 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.asp>

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 # 679-124 v38 GL  
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**Bonnie Ranch**  
Lot 25 Bartlett Farms  
Arundel, ME  
1  
1/4"=1'-0" unless noted otherwise. Print @ 1:1  
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Revised for Construction  
R1: 3.18.2020 - Fix left wing dimension