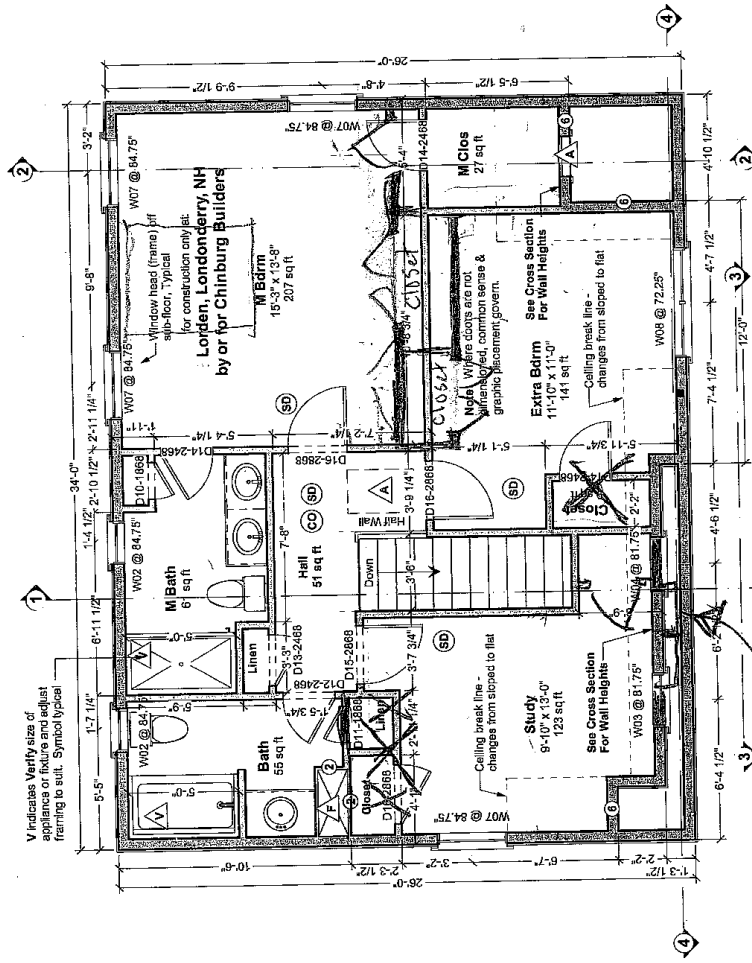




Second Floor Plan

max window

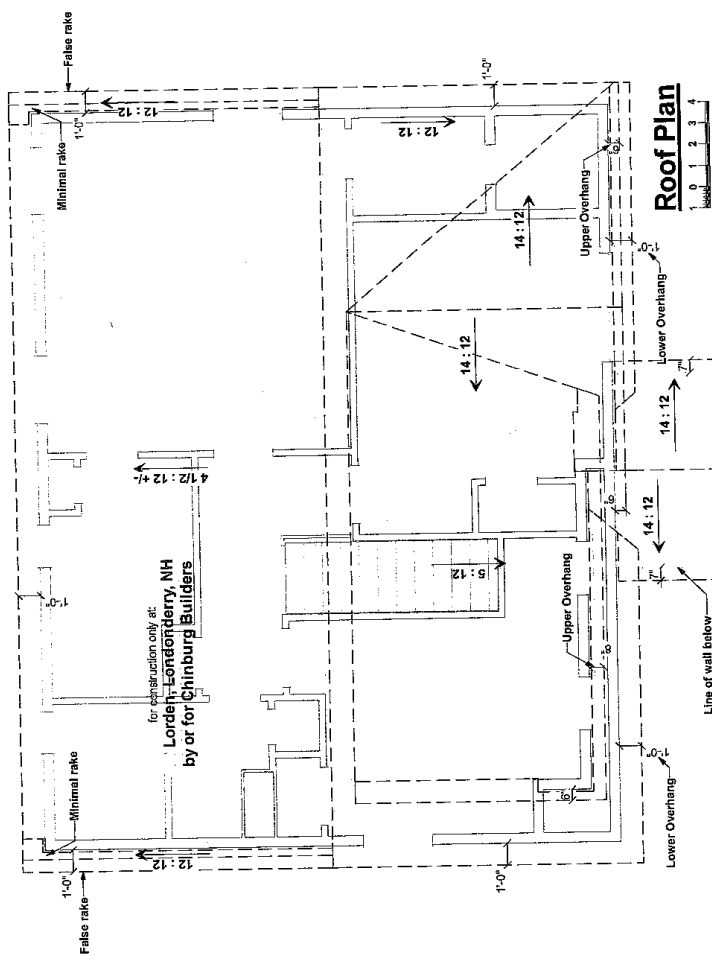
08/11/15
1:37PM EDT

08/11/15
5:07AM EDT

08/11/15
6:07AM EDT

DOOR SCHEDULE				COMMENTS	
NUMBER	QTY	FLOOR	SIZE (L x W)	HEIGHT	TYPE
D01	3	0	2'6" x 6'6"	80"	HINGED
D02	2	0	2'6" x 6'6"	80"	HINGED
D03	2	0	5'0" x 7'0"	80"	GARAGE
D04	2	1	2'4" x 8'0"	80"	HINGED
D05	2	1	2'6" x 8'0"	80"	HINGED
D06	1	1	2'6" x 8'0"	80"	POCKET
D07	1	1	2'6" x 8'0"	80"	HINGED
D08	1	1	4'0" x 8'0"	80"	4 DR. BIFOLD
D09	1	2	6'2" x 8'0"	80"	MULLER UNIT
D10	1	2	1'6" x 8'0"	80"	HINGED
D11	1	2	1'6" x 8'0"	80"	HINGED
D12	1	2	2'6" x 8'0"	80"	HINGED
D13	1	2	2'6" x 8'0"	80"	HINGED
D14	1	2	2'6" x 8'0"	80"	HINGED
D15	1	2	2'6" x 8'0"	80"	HINGED
D16	1	2	2'6" x 8'0"	80"	HINGED
D17	1	2	2'6" x 8'0"	80"	HINGED
D18	1	2	2'6" x 8'0"	80"	HINGED

WINDOW SCHEDULE				COMMENTS	
NUMBER	QTY	FLOOR	SIZE (L x W)	HEIGHT	TYPE
W01	3	0	2'6" x 6'6"	80"	HINGED
W02	2	0	2'6" x 6'6"	80"	HINGED
W03	2	0	5'0" x 7'0"	80"	GARAGE
W04	2	1	2'4" x 8'0"	80"	HINGED
W05	2	1	2'6" x 8'0"	80"	HINGED
W06	1	1	2'6" x 8'0"	80"	POCKET
W07	1	1	2'6" x 8'0"	80"	HINGED
W08	1	1	4'0" x 8'0"	80"	4 DR. BIFOLD
W09	1	2	6'2" x 8'0"	80"	MULLER UNIT
W10	1	2	1'6" x 8'0"	80"	HINGED
W11	1	2	1'6" x 8'0"	80"	HINGED
W12	1	2	2'6" x 8'0"	80"	HINGED
W13	1	2	2'6" x 8'0"	80"	HINGED
W14	1	2	2'6" x 8'0"	80"	HINGED
W15	1	2	2'6" x 8'0"	80"	HINGED
W16	1	2	2'6" x 8'0"	80"	HINGED
W17	1	2	2'6" x 8'0"	80"	HINGED
W18	1	2	2'6" x 8'0"	80"	HINGED
W19	1	2	2'6" x 8'0"	80"	HINGED



Roof Plan

- 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 room with potential sleeping room, and other locations required by local code, in sizes required by local code. Note that egress windows cut by manufacturer as meeting IRC 2006 egress requirements typically need to be ordered with specific hardware. Emergency Escape Window Size (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 file schedule, but may be required. Consult builder and/or see floor plan.
 8. Minimum window sill height: IRC 2006 and later requires that upper floor window sills be 24" from floor. Where 60" high windows are used, install with window heads @ 84" 1/2" or more.

Your use of these drawings constitutes an acceptance of responsibility as outlined in "Disclaimer" on the first page of these drawings, and on our website: <http://www.arformhomeplans.com/faq.php>

If you have any concerns or questions, please feel free to contact us based on the first page. You can also often provide affordable support for issues that are your responsibility, such as energy design, or additional detailing.

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ARHP Design # 410 120-03 VR
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London, NY 13093-1111
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R2: 12/24/2013 - Beam in Basements to be LVL

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Structural General Notes:

1. Builder shall consult and follow the building code and other regulations in effect for the project. The building code and other regulations shall be as described here. The building code and other regulations shall be as described here. The building code and other regulations shall be as described here.
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, 90 mph 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 Arform Home Plans of differing conditions.

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 storage energy with RC 2009 Section R101.15. All wall of minimum size 12" diameter anchor bolts with 3/16" x 2" x 2" washers at a maximum of 72" on for two stories or 48" on for more than two stories, max of 12" on 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 caused by your choice of foundation. Additional anchorage may be required at braced walls.

Wood Framing

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 TreuSoft.
4. When used, AIS indicates wood Joists as manufactured by Boise Cascade. 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" or maximum.
6. Floor systems are designed for performance with subfloor girded and screwed.
7. At posts, provide solid framing blocking to supports below. Provide minimum 1" clearance height for all beams and headers. Unless noted otherwise.
8. 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.
9. Deck joists shall be securely attached to the structure and/or independently supported, installed against lateral movement, per building code requirements and best practices. Unless otherwise noted, decks shall have solid 4x4" pl posts up to 8 ft above grade, and solid 8x8 for heights above that.
10. Whenever beams are noted as Flush framed, lateral joist bracing shall be provided at plate, sized appropriately for the member being connected.
11. Support the lower end of roof beams via minimum 2" horizontal bearing on a post, ledger or via an appropriately sized and configured hanger.
12. Where multiple beams are supported on one post, provide min 2" bearing for each, via either appropriately sized post cap or additional posts.
13. Hangers, post caps, ties and other connectors shall be as manufactured by Simpson Strong-Tie and shall be installed per manufacturer's instructions.

Prefabricated Wood Trusses

1. Where trusses are indicated on the drawings, truss design shall be provided by truss manufacturer.
2. 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 (AFPA), and Design Specifications for Metal Plate Connected Wood Trusses (ANSI/TPI-1), Truss Plate Institute (TPI) and code of jurisdiction.
3. Manufacturer shall furnish design drawings bearing seal and registration number of a structural engineer licensed in the state where project will be built.

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Typical Basement Post

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