

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 (R0 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.

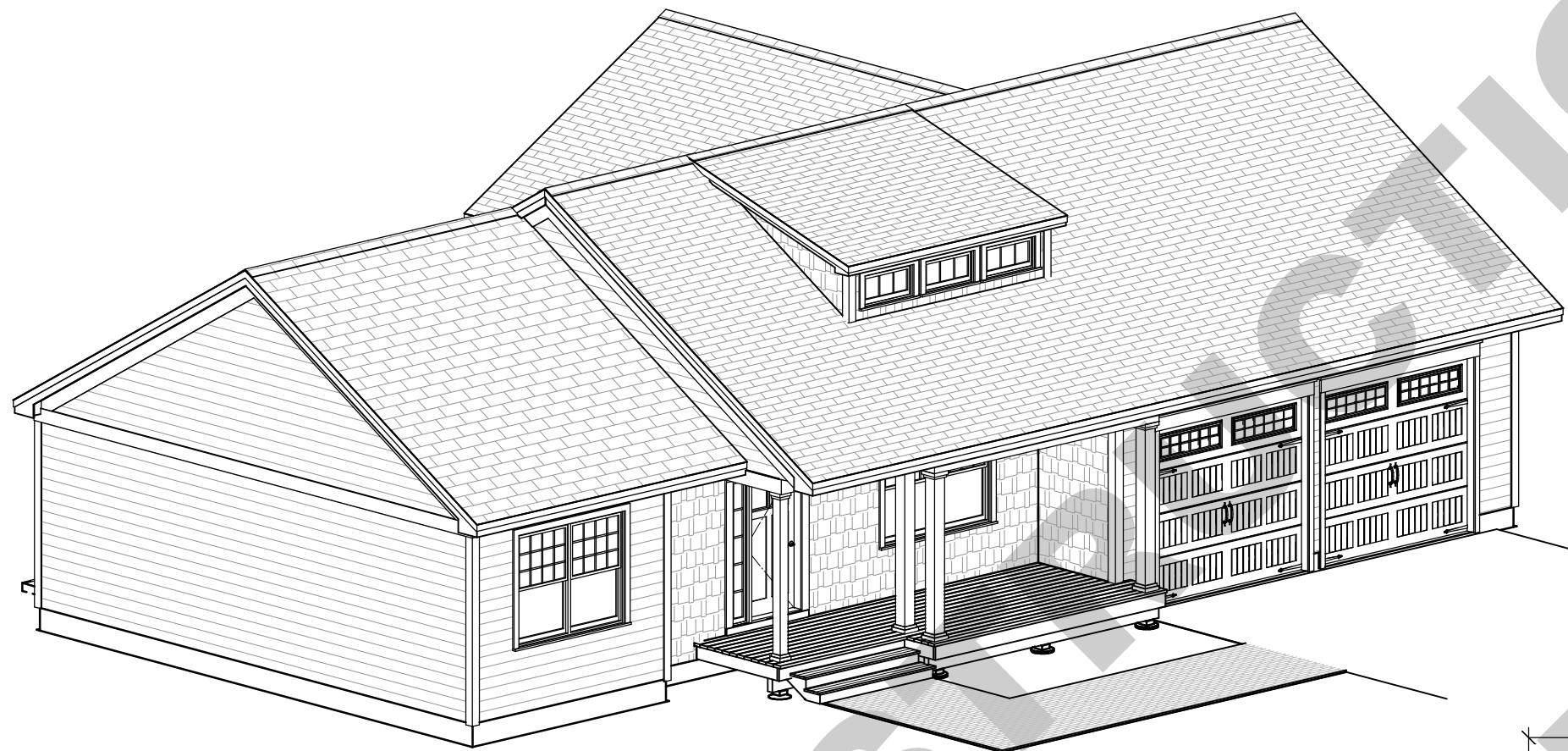
Notes

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 - 188) 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.

# Strawberry Ranch

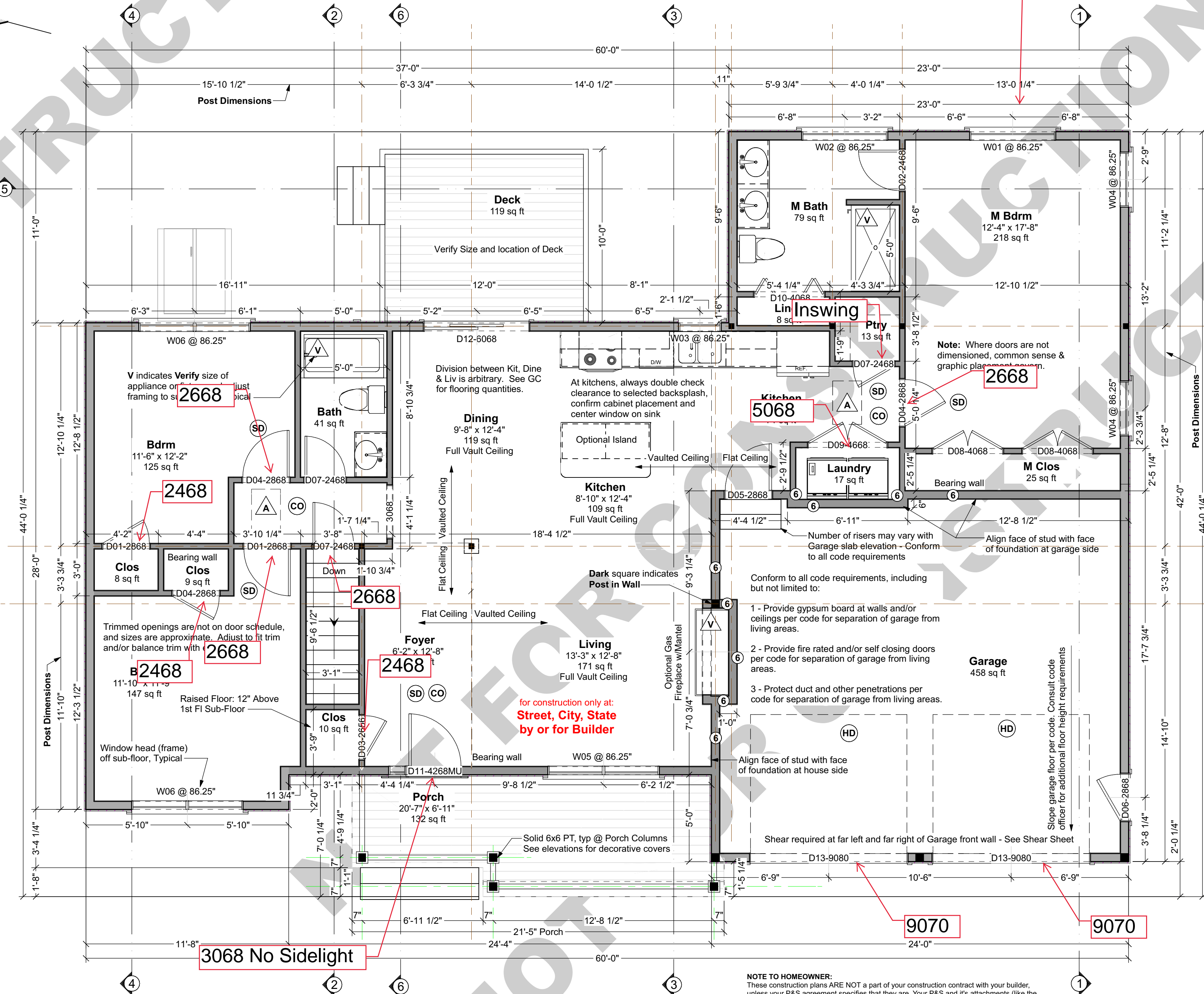


**REVIEWED**

By Tim Reinken at 11:37 am, Sep 09, 2020

Lot 15 Cottonwood Meadow  
Sanford, Maine

Center  
Bulkhead  
under  
Window



## First Floor Plan

1 0 1 2 3 4

Living Area - First Floor: 1444 sq ft  
Ceiling Height this Floor: 8'-0", unless noted otherwise

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 R311.7.3)
- 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 Street, City, State. 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/sowners 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.

AFHP CD Commons 20.2.X11 - IRC 2015

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**Artform Home Plans**

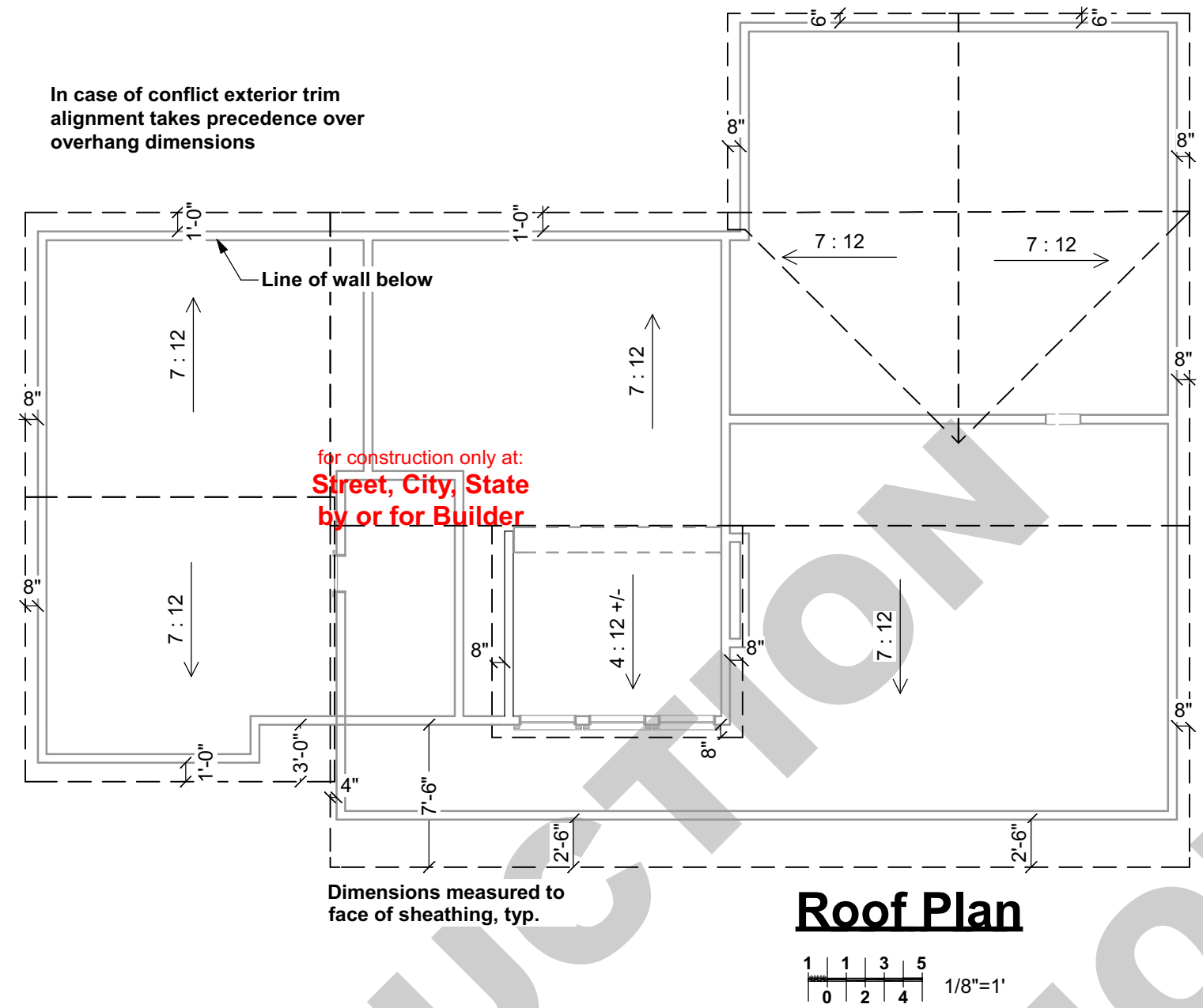
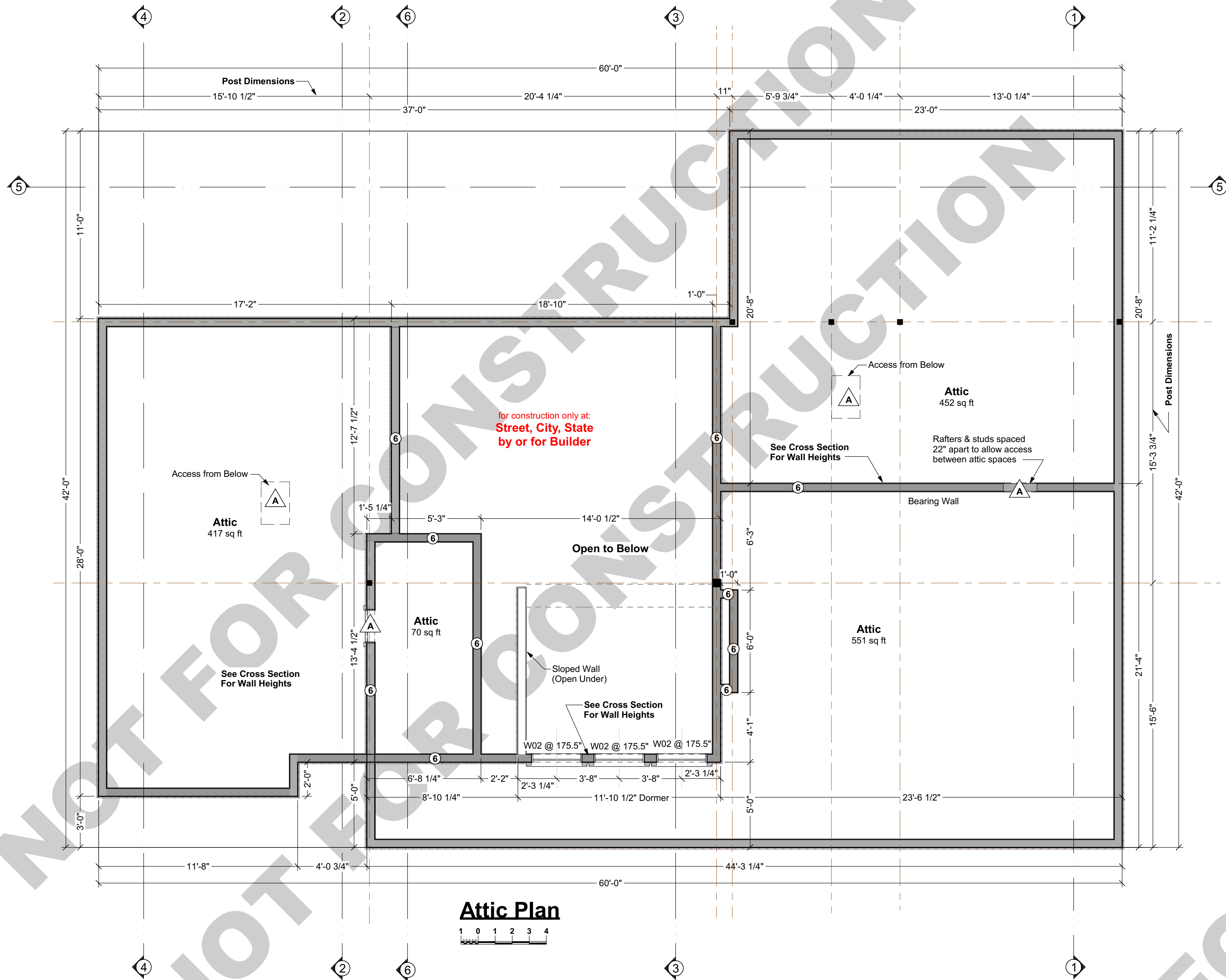
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Architect  
**Strawberry Ranch**  
Street  
City, State

1/4"=1'-0" unless noted otherwise / Print @ 1:1  
PDF created on: 5/13/2020, drawn by ACJ

1  
Issued for  
Construction





Door & Window Notes

- Rated Doors:** Provide fire rated and/or self-closing doors where required by local codes or local authorities
- Trimmed Openings:** Trimmed openings not shown on schedule. See Plan.
- 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.
- 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.
- 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.
- Basement Windows:** Add basement windows as required to meet state or local code requirements, including but not limited to egress and light/ventilation.
- Skylights:** Skylights are not shown on this schedule, but may be required. Consult builder and/or see floor plan.
- 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.

DOOR SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	COMMENTS
D01	2	1	2868 L IN	32"	80"	HINGED	
D02	1	1	2468 R IN	28"	80"	HINGED	
D03	1	1	2656 R IN	30"	66"	HINGED	
D04	3	1	2868 R IN	32"	80"	HINGED	
D05	1	1	2868 R EX	32"	80"	HINGED	
D06	1	1	2868 L EX	32"	80"	HINGED	
D07	3	1	2468 L IN	28"	80"	HINGED	
D08	2	1	4068 L/R IN	48"	80"	DOUBLE HINGED	
D09	1	1	4668 L/R IN	54"	80"	DOUBLE HINGED	
D10	1	1	4068 L/R	48"	80"	4 DR. BIFOLD	
D11	1	1	4268	50"	80"	MULLED UNIT	
D12	1	1	6068 L EX	72"	80"	SLIDER	
D13	2	1	9080	108"	96"	GARAGE	

WINDOW SCHEDULE							
NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION
W01	1	59 1/2"	23 1/2"	60"x24"			SINGLE AWNING
W02	1	59 1/2"	23 1/2"	60"x24"		YES	SINGLE AWNING
W03	1	29 1/2"	39 1/2"	30"x40"			DOUBLE HUNG
W04	2	38"	61 1/2"	38 1/2"x82"	YES		DOUBLE HUNG
W05	1	77"	61 1/2"	77 1/2"x82"			2X DH
W06	2	77"	61 1/2"	77 1/2"x82"	YES		2X DH
W07	3	35 1/2"	17 1/2"	36"x18"			SINGLE AWNING



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 P403.1.6, 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

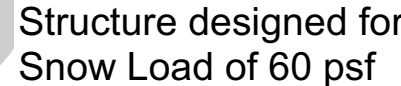
- 8" poured concrete, 8 ft forms, min 7'-10" finished, with total of 3 rebar, as follows:
  - (1) #4 rebar, 4" from top
  - (1) #4 rebar @ vertical midpoint. Omit this rebar at walls 4 ft high or less.
  - (1) #4 rebar, min 3" from bottom or per code
- Lap corners & splices of rebar per code
- Secure 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 a sill plates or straps must secure all sill plates.

1. Use Footing chart(s) below to verify that depth of home matches chart. Depth is foundation dimension eave to eave. Contact Airform Home Plans if you believe the chart does not match the plan.
2. Select row for snow load bearing pressure on the structural plans.
3. Select the column for snow 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.

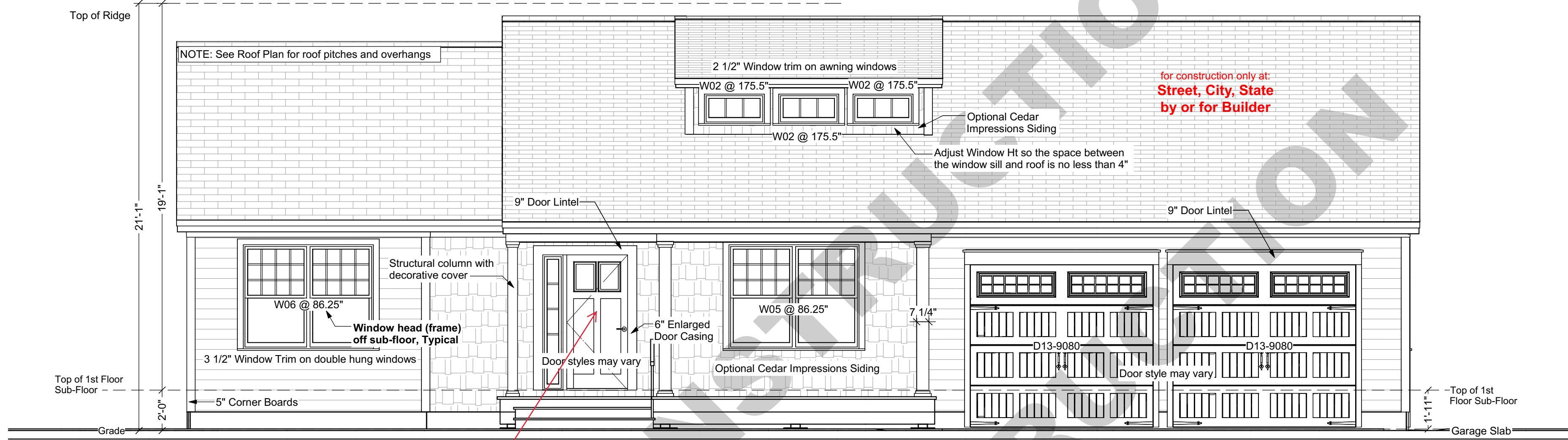
3,000	Sandy gravel and/or gravel (GW and GP)
2,000	Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)
1,500	Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)

Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF)		
		1500 PSF	2000 PSF	3000 PSF
50 PSF	1 Story - Plus Basement	25 x 8.5	20 x 8	16 x 8
55 PSF	1 Story - Plus Basement	25 x 7.5	20 x 8	16 x 8
60 PSF	1 Story - Plus Basement	26.5 x 9.25	21 x 8	16 x 8
65 PSF	1 Story - Plus Basement	27.25 x 9.75	21.5 x 8	16 x 8
70 PSF	1 Story - Plus Basement	28 x 9	22 x 8	16 x 8

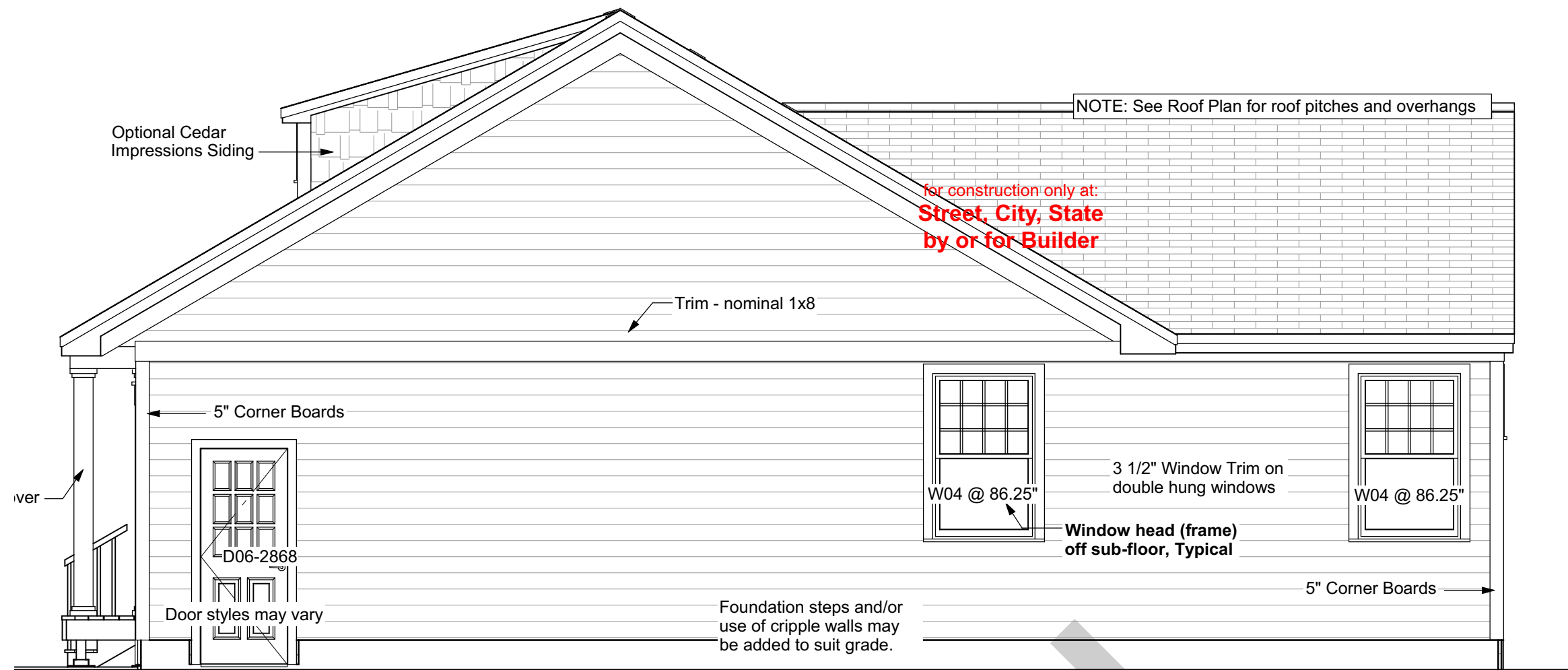


MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (inches)			
		Soil classes and design lateral soil (psf per foot of depth)			
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and Inorganic CL 60	
8	4	NR	NR	NR	
	5	NR	NR	NR	
	6	NR	NR	6 @ 37	
	7	NR	6 @ 36	6 @ 35	
	8	6 @ 41	6 @ 35	6 @ 26	



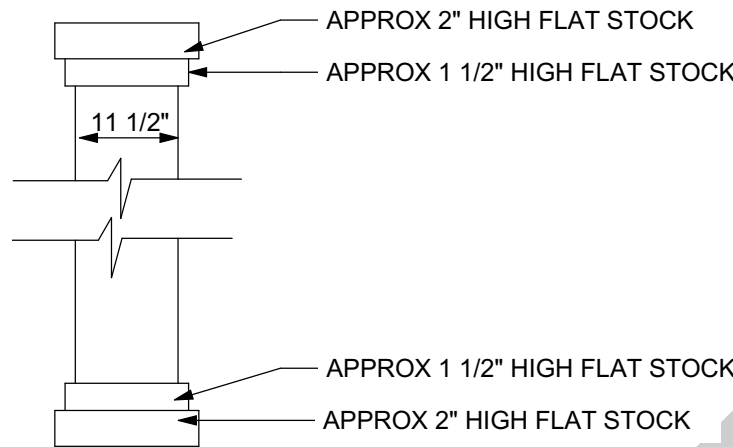


Front Elevation



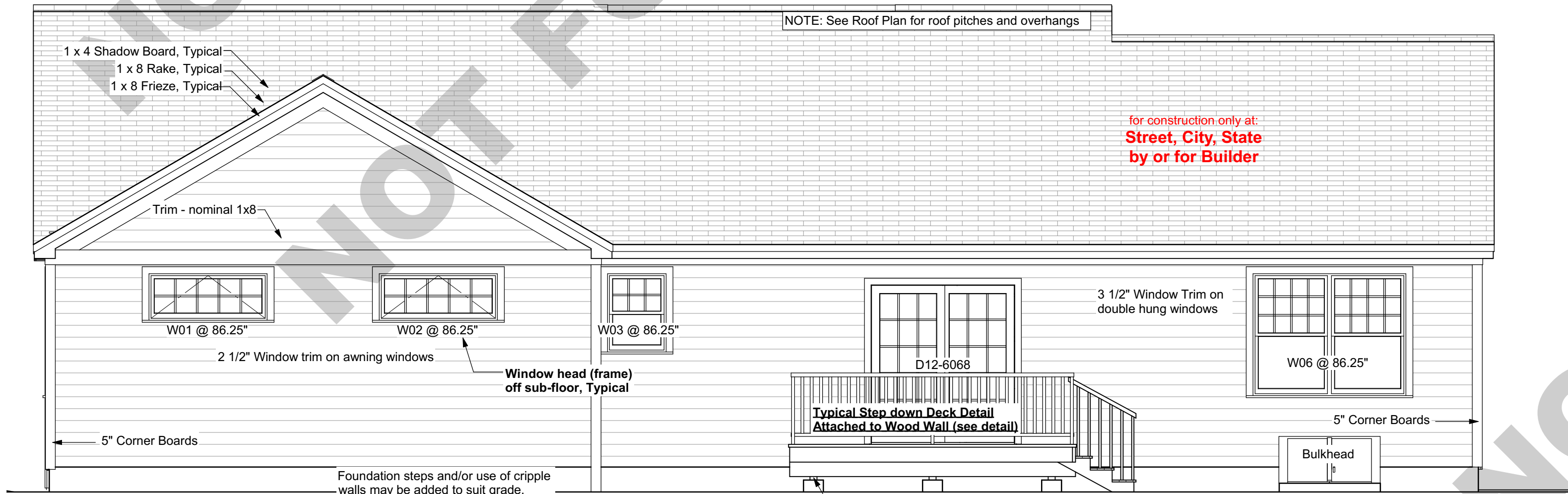
Right Elevation

builder may exercise some latitude

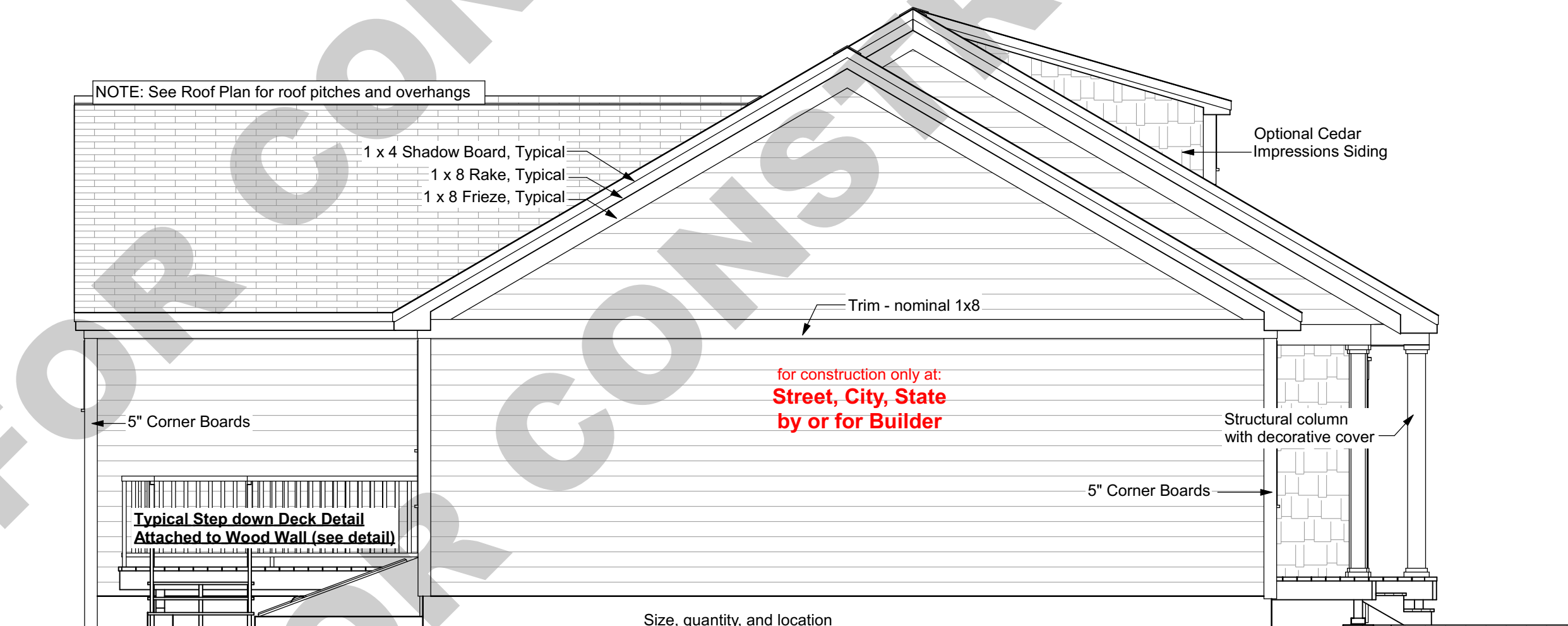


Porch Column Detail

Note: Dimensions are approximate, builder may exercise some latitude



Rear Elevation



Left Elevation

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Strawberry Ranch  
Street  
City, State

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PDF created on: 5/13/2020, drawn by ACJ

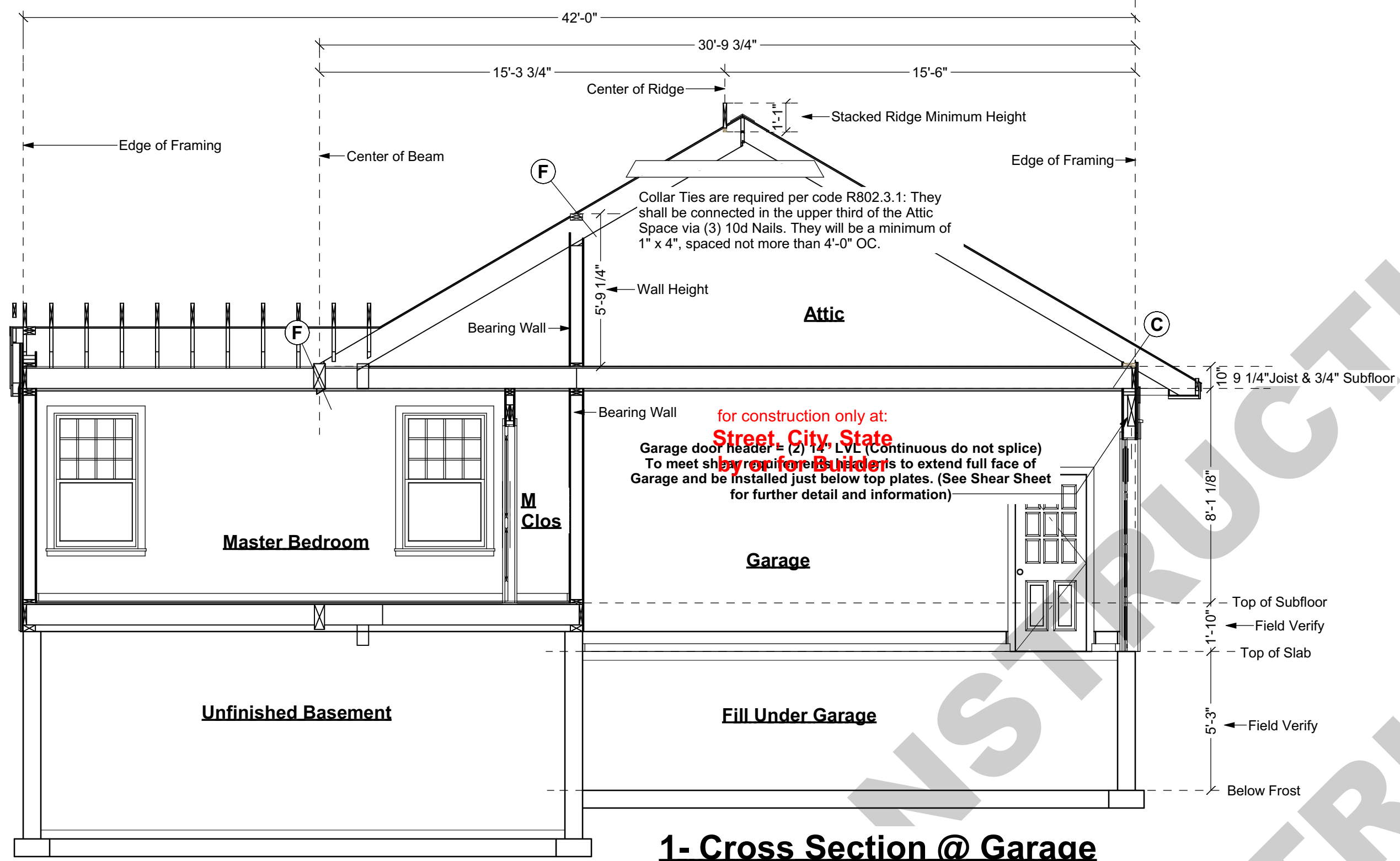
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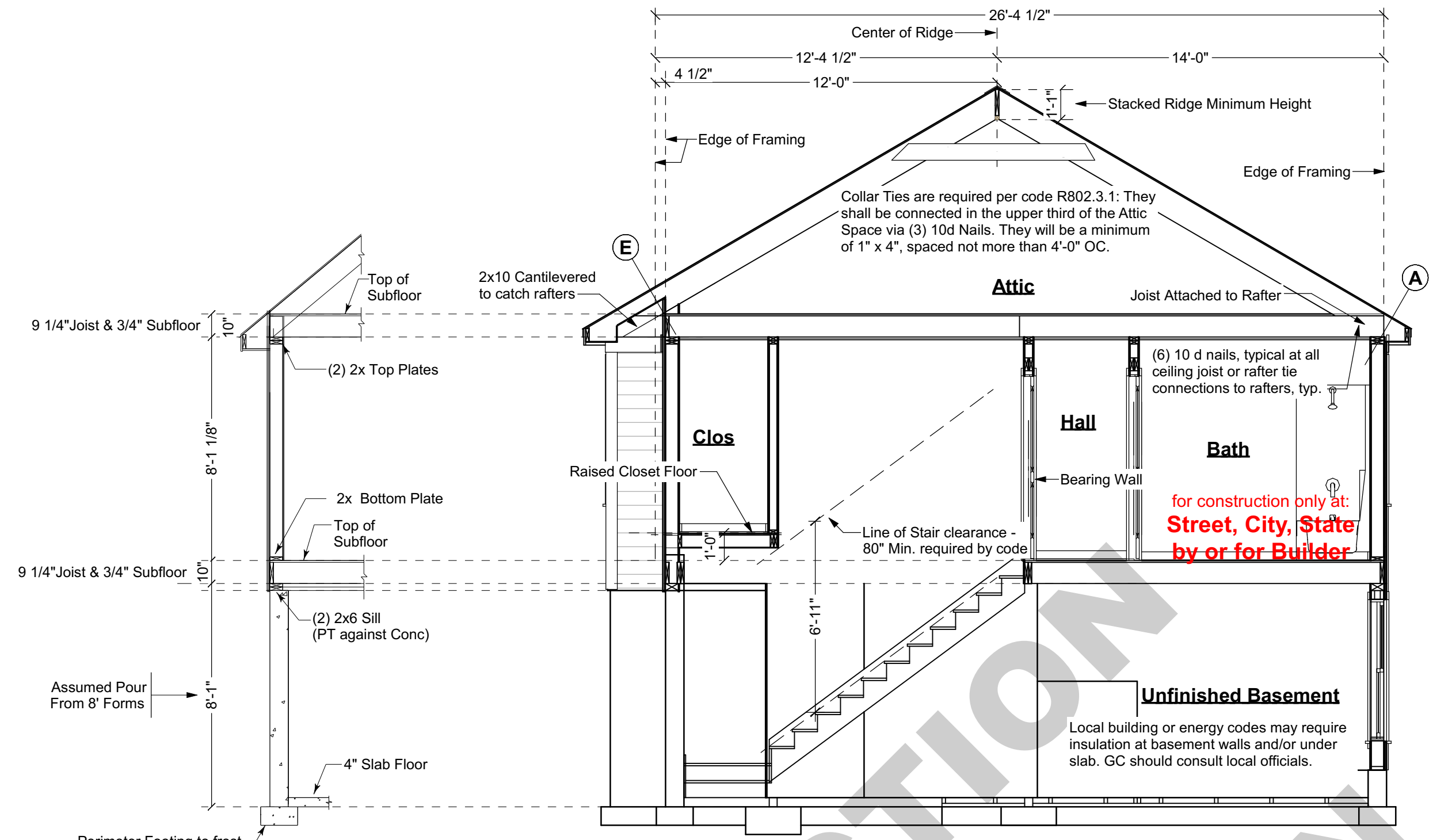


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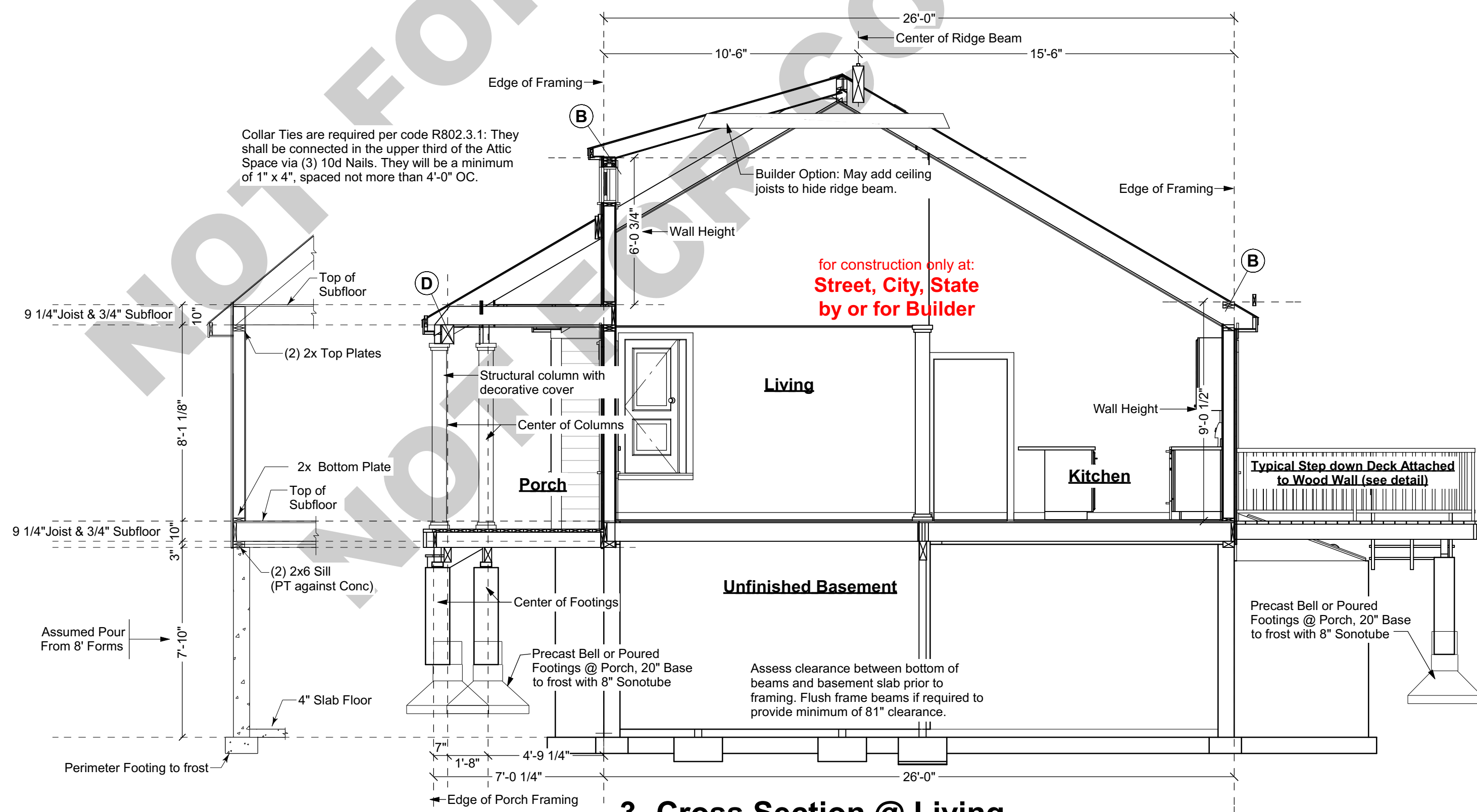
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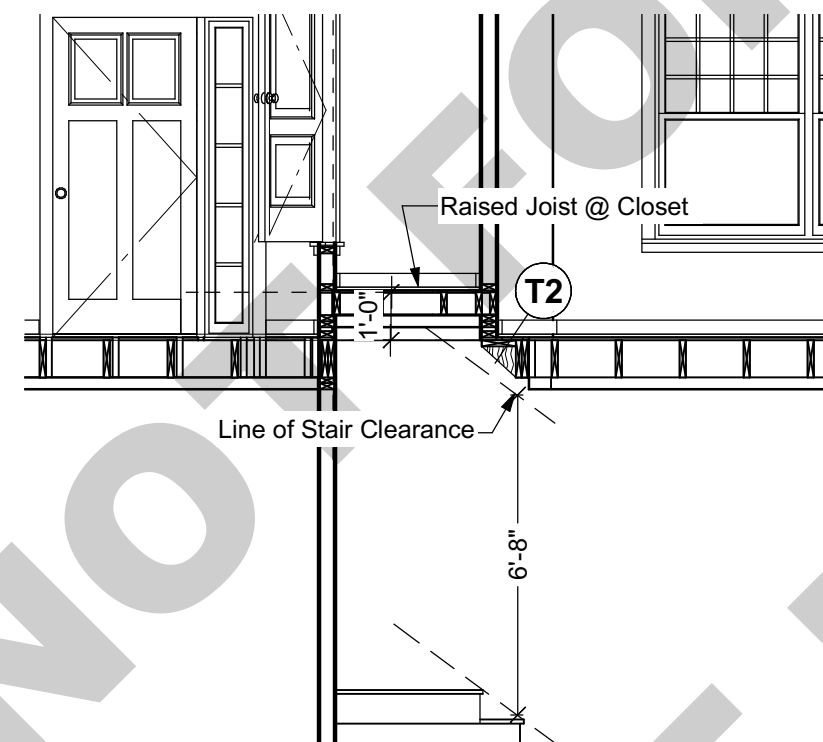
1- Cross Section @ Garage



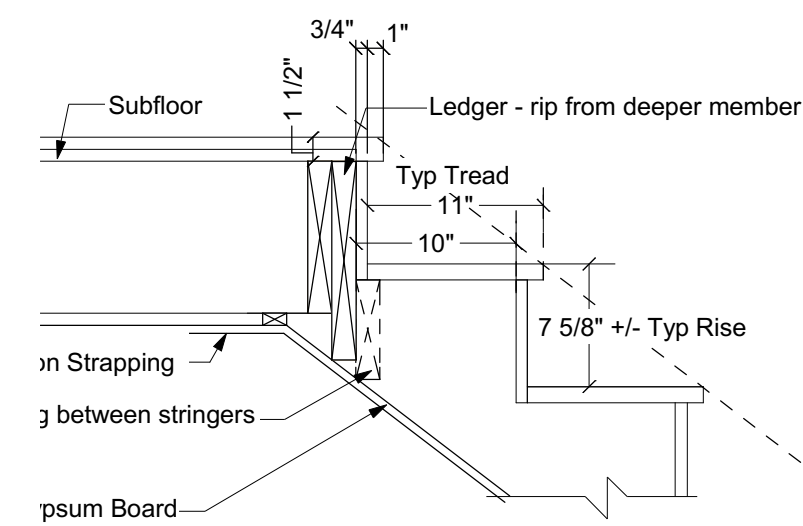
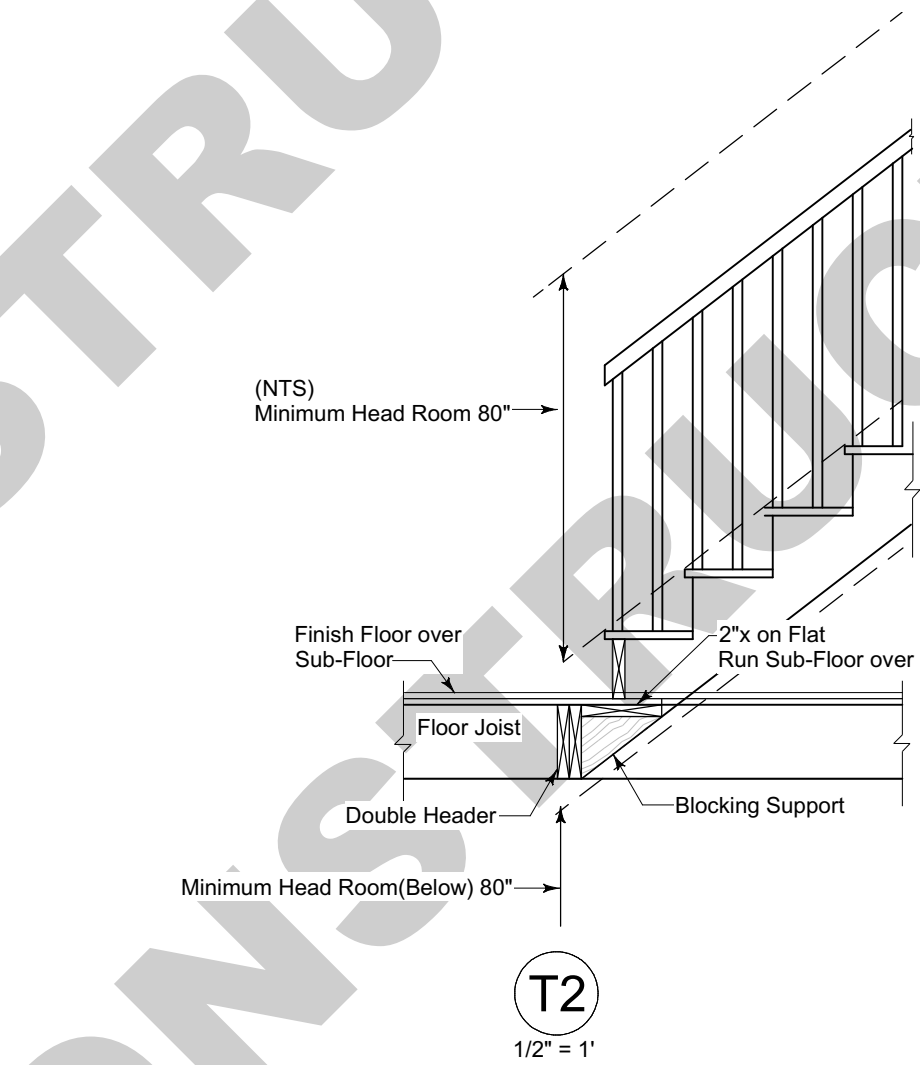
2- Cross Section @ Stair (Upper)



3- Cross Section @ Living



Line of Stair Clearance (Lower)



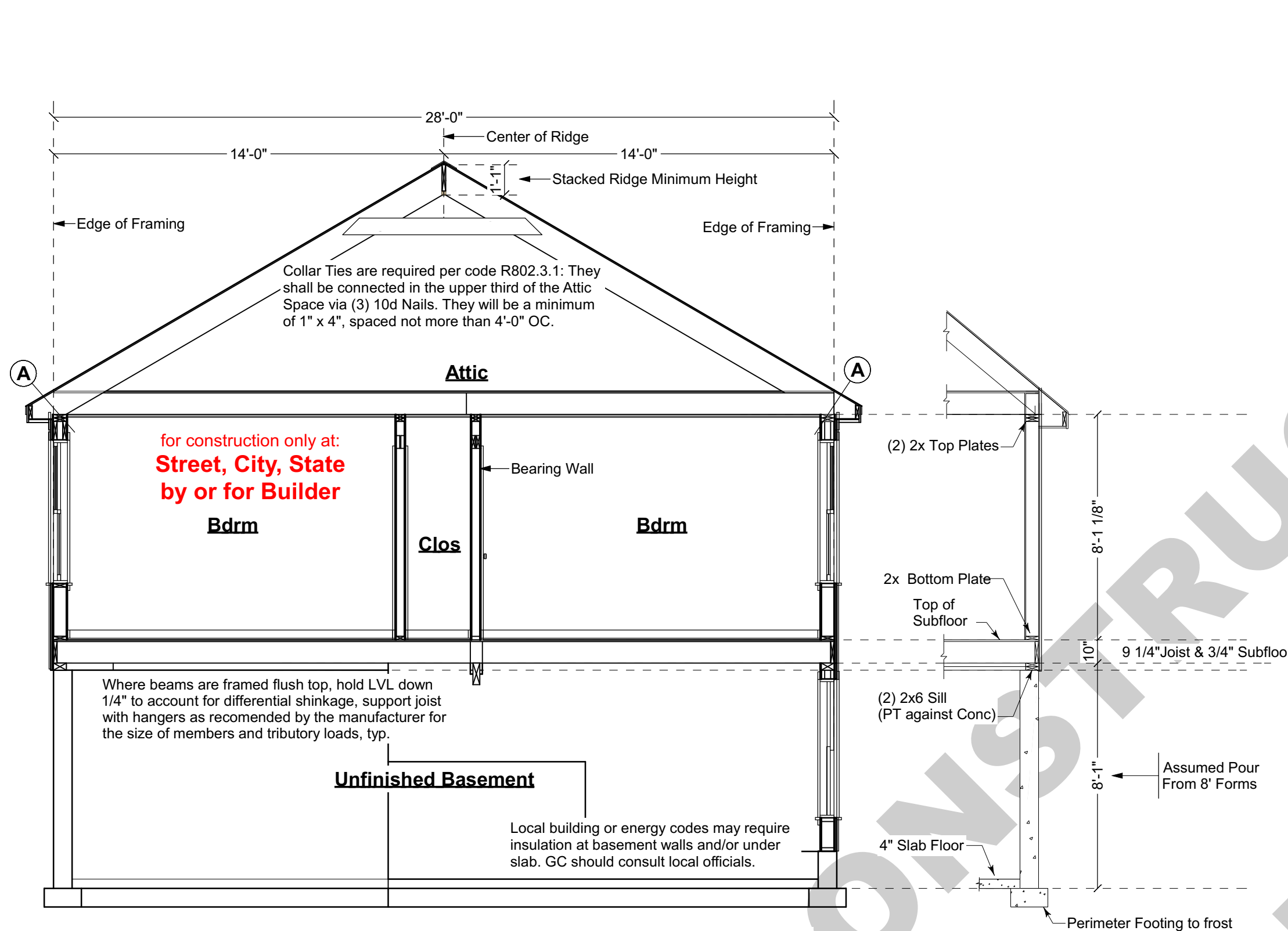
Detail of Carriage (C)

Scale: 1" = 1'-0"

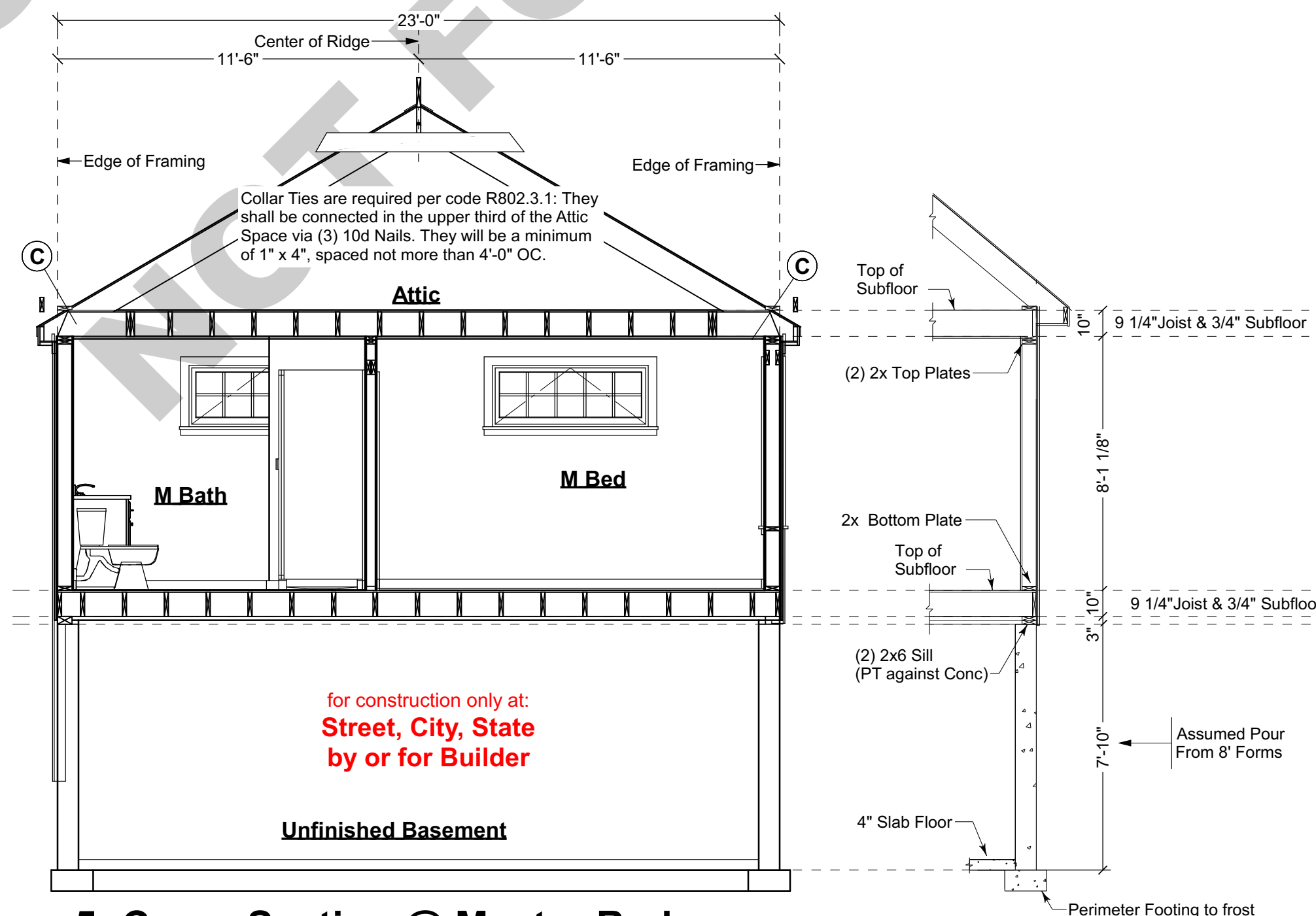
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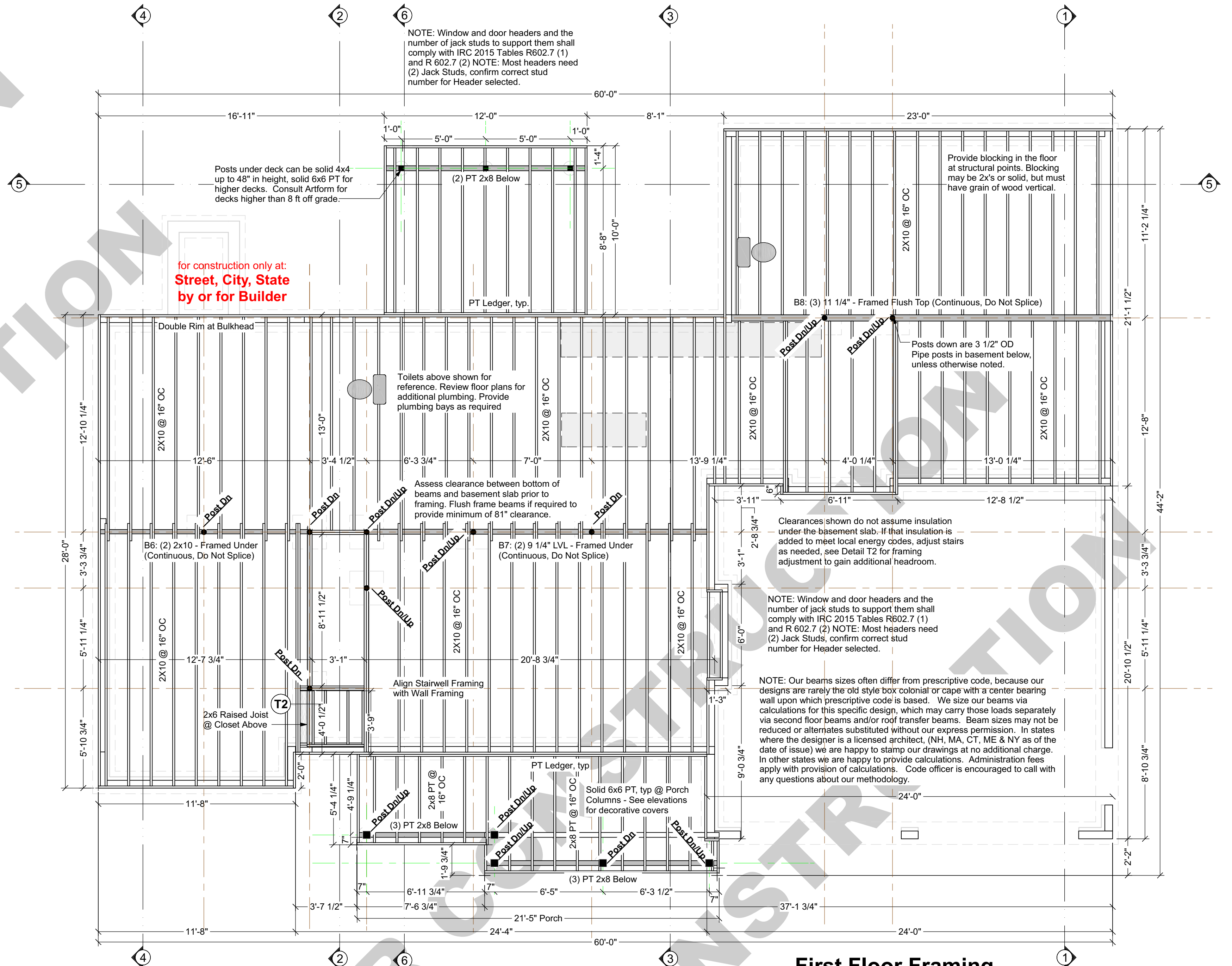




4-Cross Section @ Bedrooms



5-Cross Section @ Master Bedroom



First Floor Framing

Structure designed for  
Snow Load of 60 psf



**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.

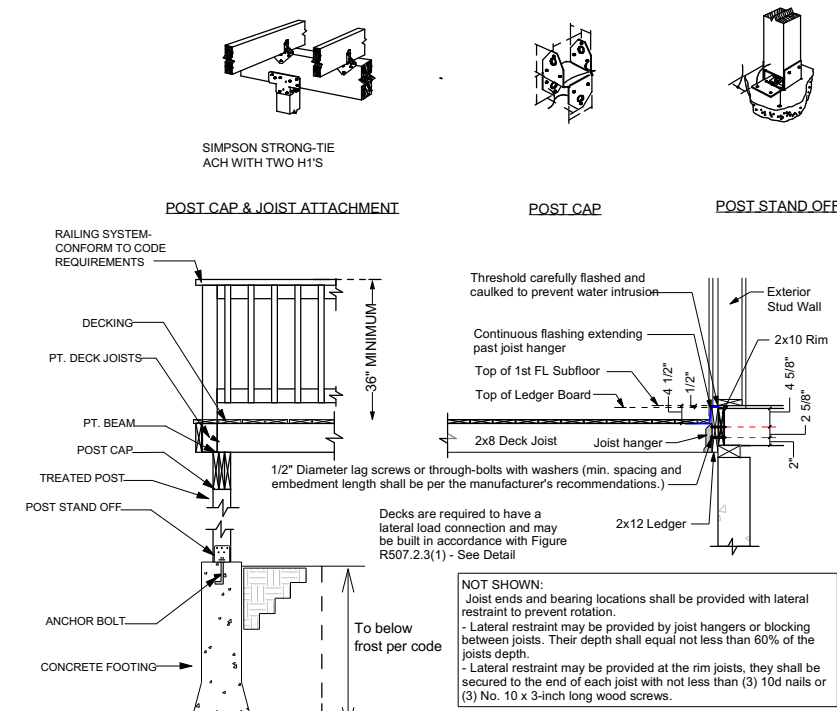
We specify LVL beams as built up members to allow framers to use existing stock. You may substitute single piece LVLs of equivalent overall size for built-up members, unless otherwise noted.

Built-up members MAY NOT replace single

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Deck Ledger Attachment Detail for Step Down

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

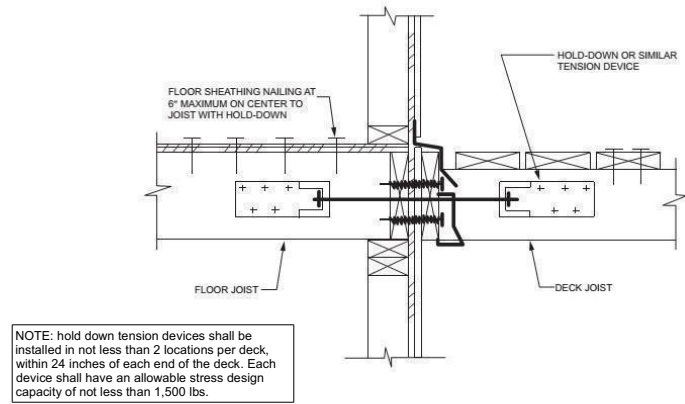
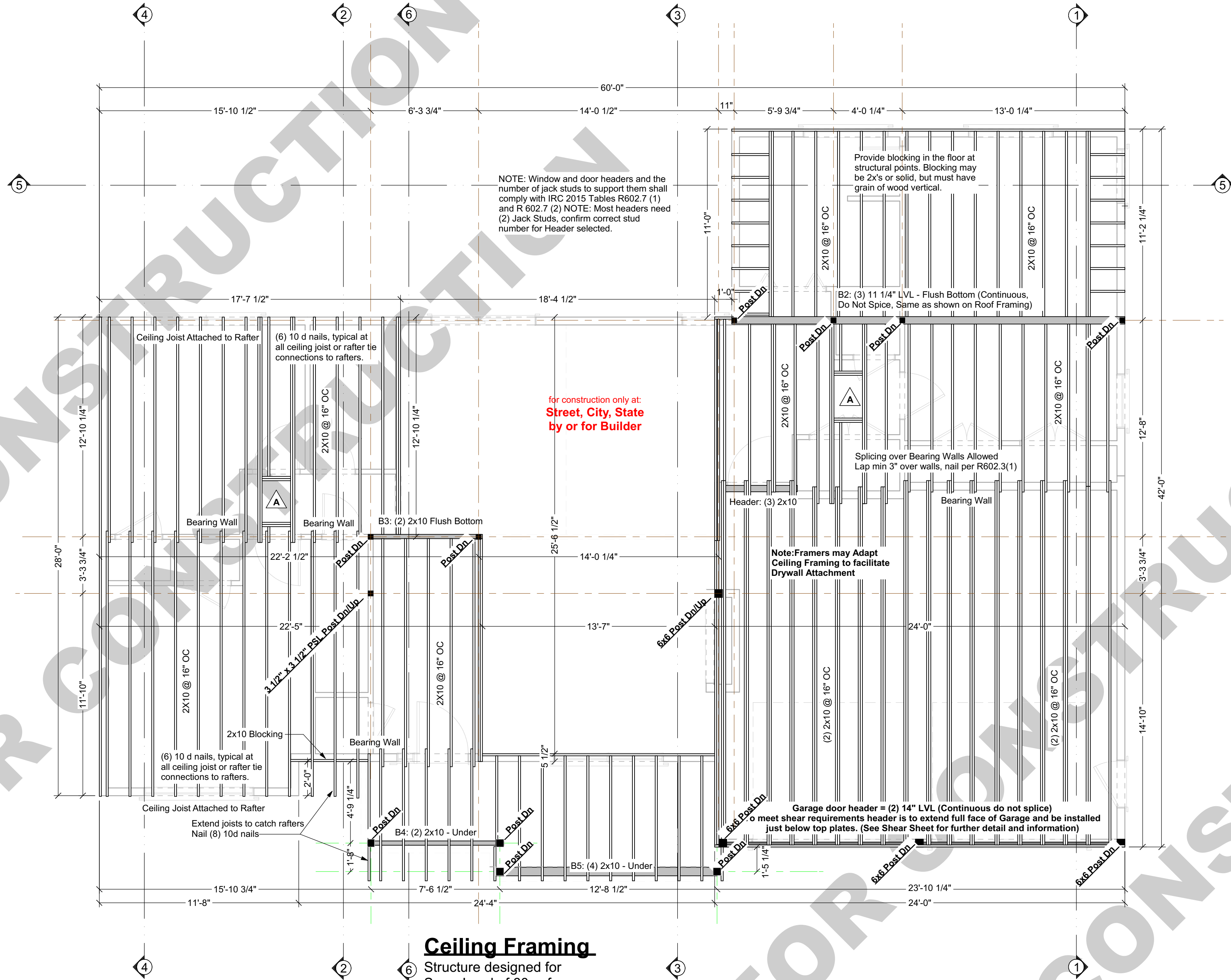
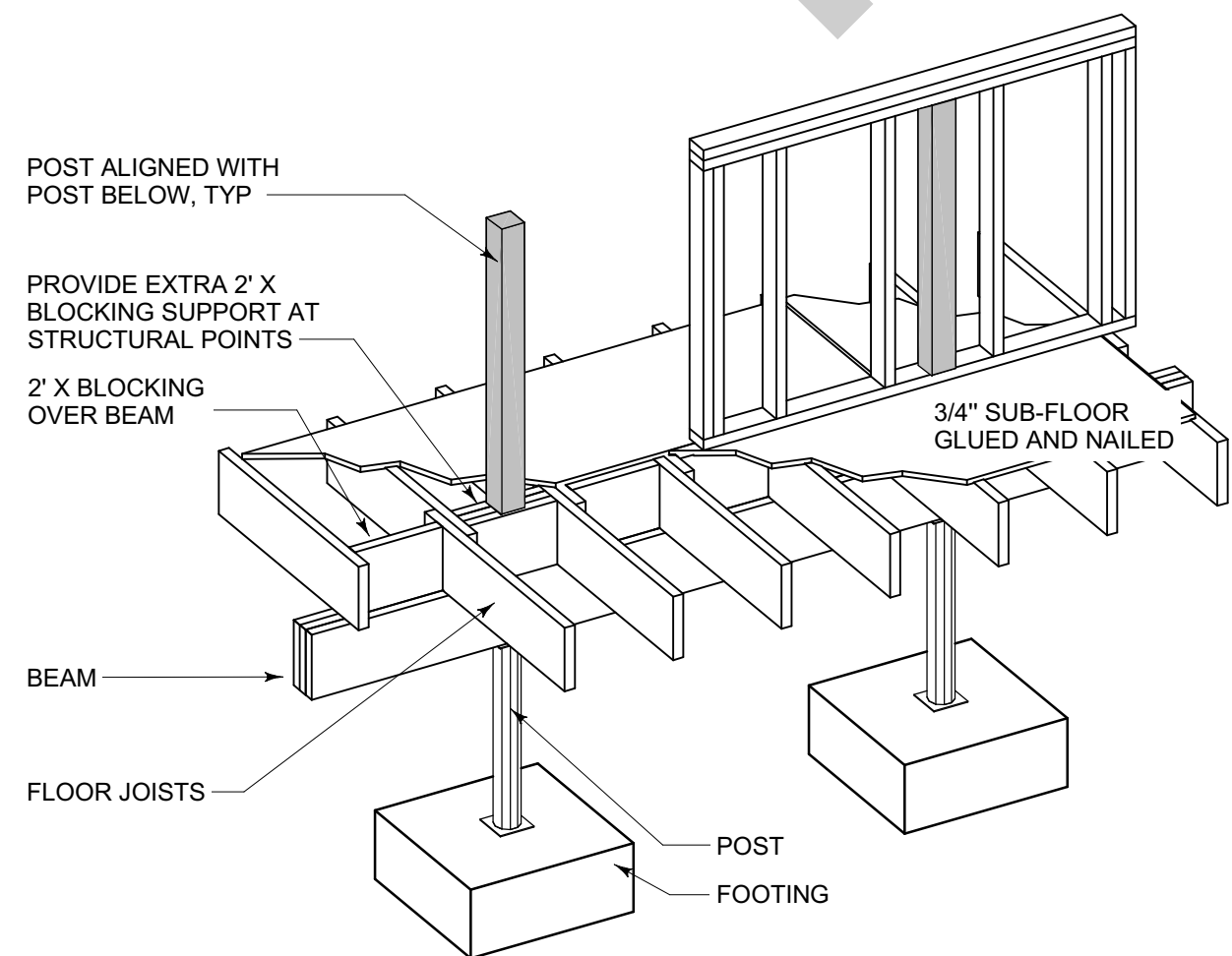
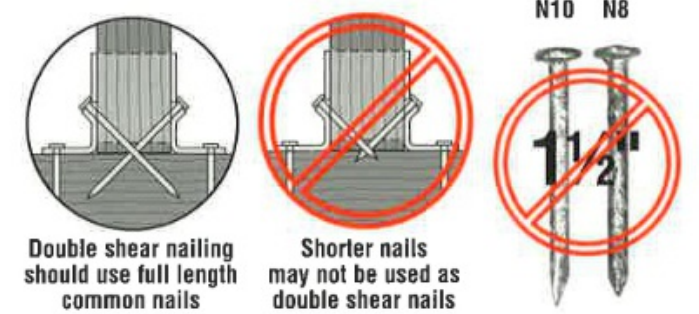


FIGURE R507.2.3(1)  
DECK ATTACHMENT FOR LATERAL LOADS

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.

**SHORT NAILS** Do not use short (1 1/2") nails for double shear nailing.



### Ceiling Framing

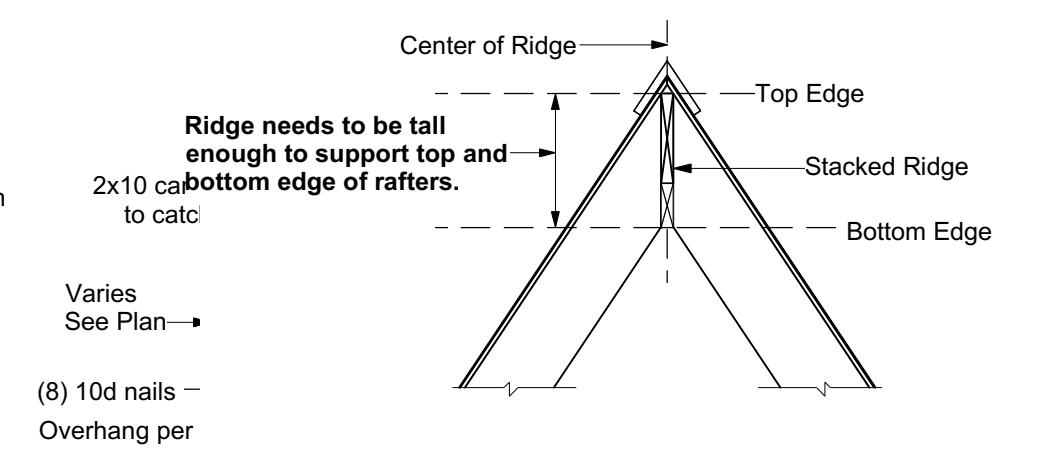
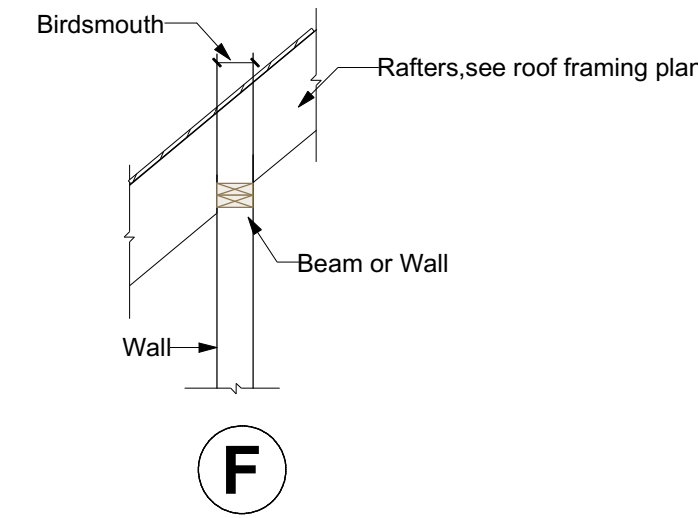
Structure designed for  
Snow Load of 60 psf





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BRACING METHODS <sup>1</sup>				
METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA <sup>2</sup>	
			Fasteners	Spacing
Intermittent Bracing Method	PFG Portal frame at garage	15/32"		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)
			Interior sheathing per Table 91.5.602.3(1) or 91.5.602.3(2)	6" edges 12" field 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.

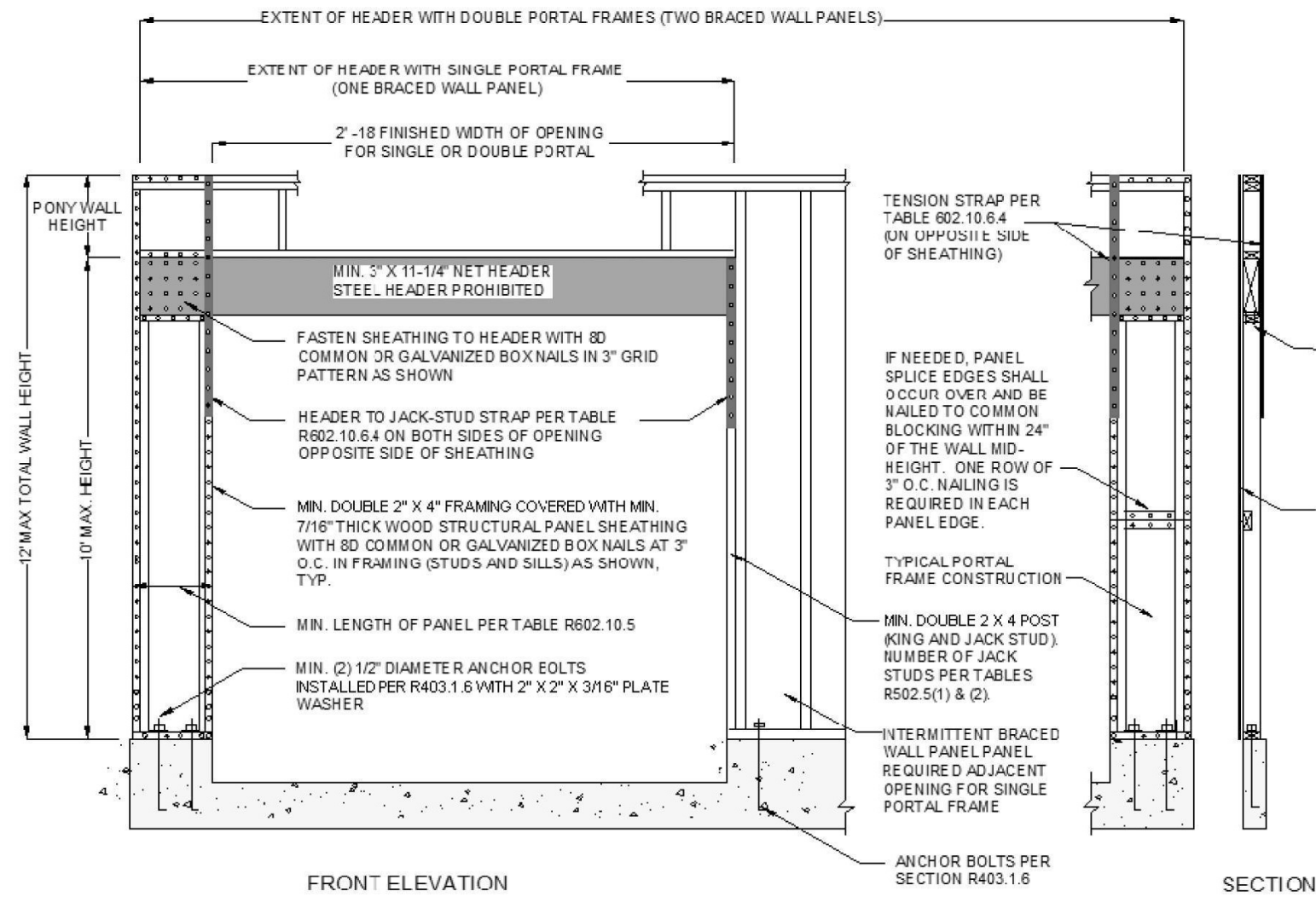


FIGURE R602.10.6.3  
METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

## 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.
- Note that if sheathing is to be used as wall bracing all vertical joints in required braced wall panels must be blocked. [2015 IRC section R602.10.10]

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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 × 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
	2	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 × 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
	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

For SI: 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.

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**Artform Home Plans**  
AFHP Design # 414.144.v11 CR  
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Architect  
**Strawberry Ranch**  
Street  
City, State

**TM 1**

1/4"=1'-0" unless noted otherwise / Print @ 1:1  
PDF created on: 5/13/2020, drawn by ACJ

Issued for  
**Construction**

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