Huntington Lot 11

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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

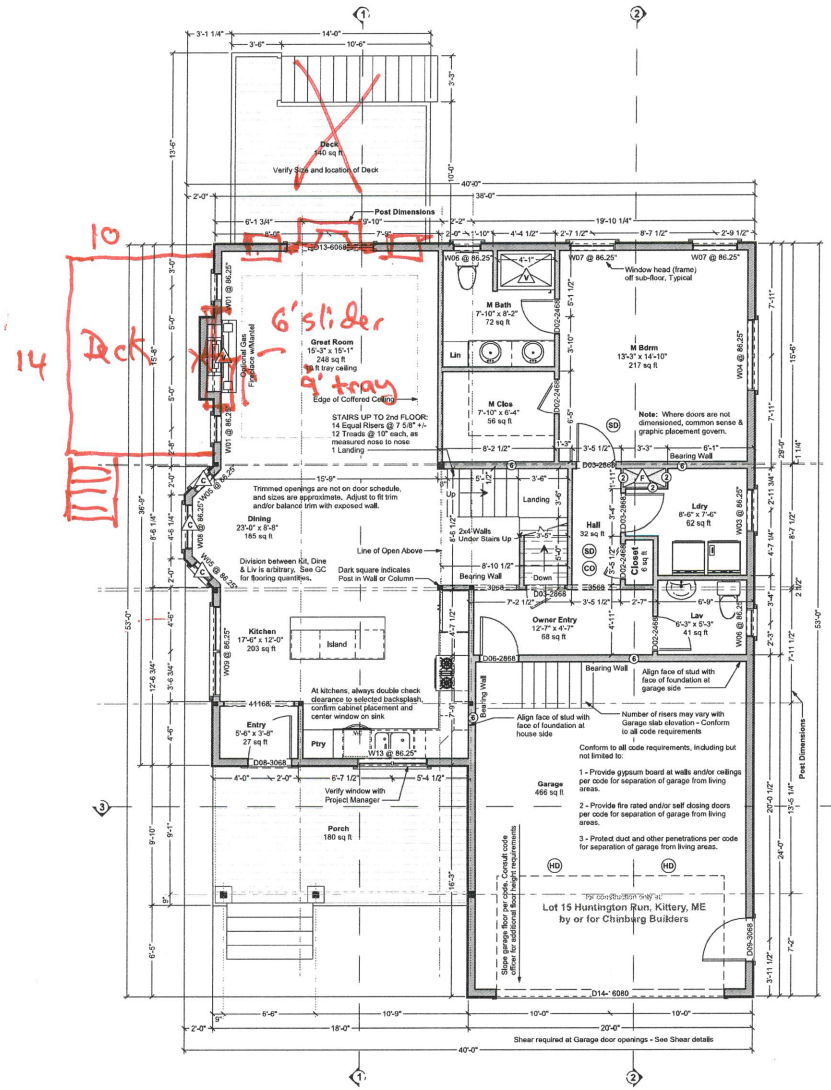
1. Exterior walls 2x6 wood stud @ 16" oc. Provide insulation & vapor barrier conforming to state or local codes. Interior sheathing 1/2" gypsum board. Provide 1/2" exterior rated sheathing, house wrap with drainage plane and siding. Provide step flashing at walls adjacent to roof planes.
2. Interior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



First Floor Plan

1 0 1 2 3 4

Living Area this Floor: 1267 sq ft
8 ft Finished Ceiling Height, unless noted otherwise

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.

Bally Kiss Cottage

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 R311.7.6)
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 15 Huntington Run, Kittery, ME by or for Chinburg Builders. 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 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.

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 # 554.126.v23 GR
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Bally Kiss Cottage
Lot 15 Huntington Run
Kittery, ME

1

3/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 10/21/19 drawn by: ACJ

Issued for: Construction

P2 - Added Closets

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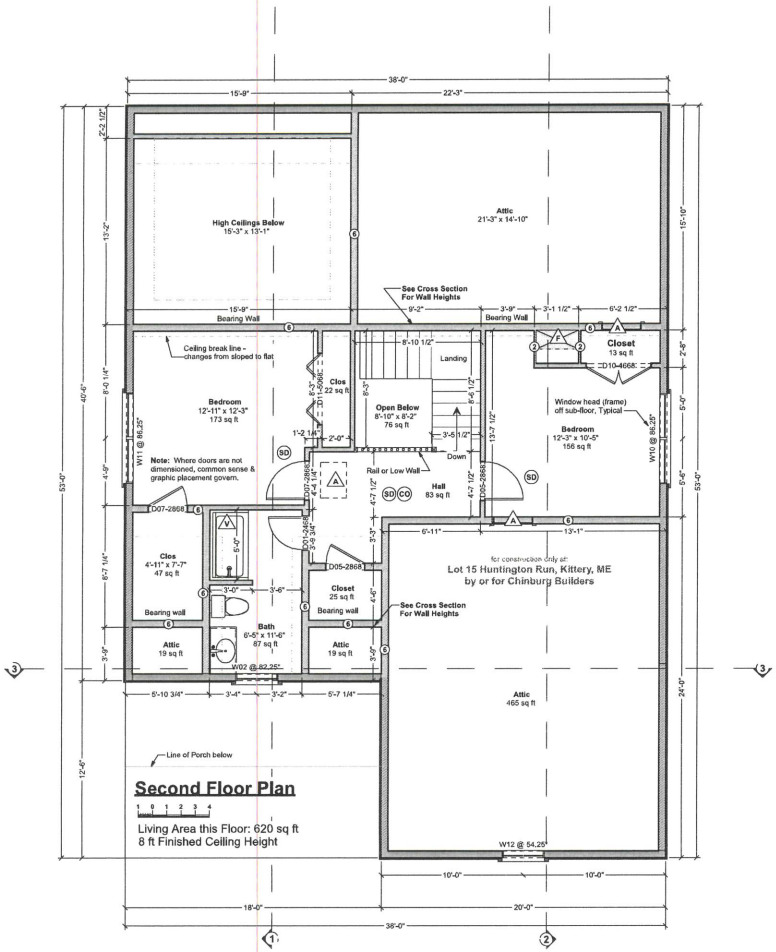

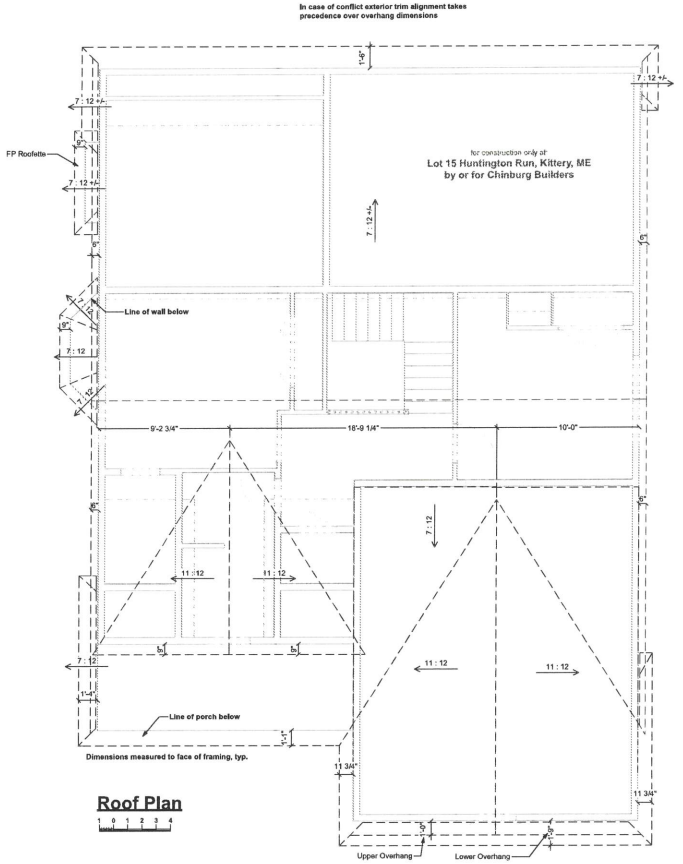

Door & Window Notes

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.

WINDOW SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	MANUFACTURER	DESCRIPTION	COMMENTS
W01	2	23 1/2 "	23 1/2 "	24"X24"			PARADIGM	SINGLE AWNING	
W02	1	35 1/2 "	35 1/2 "	36"X36"			PARADIGM	SINGLE AWNING	
W03	1	35 1/2 "	23 1/2 "	36"X24"			PARADIGM	SINGLE AWNING	
W04	1	59 1/2 "	23 1/2 "	60"X24"			PARADIGM	SINGLE AWNING	
W05	2	19 1/2 "	61 1/2 "	20"X62"			PARADIGM	DOUBLE HUNG	
W06	2	23 1/2 "	47 1/2 "	24"X48"		YES	PARADIGM	DOUBLE HUNG	
W07	2	38 "	61 1/2 "	38 1/2"X62"	YES		PARADIGM	DOUBLE HUNG	
W08	1	38 "	61 1/2 "	38 1/2"X62"			PARADIGM	DOUBLE HUNG	
W09	1	76 "	61 1/2 "	76 1/2"X62"			PARADIGM	2X DH	
W10	1	76 "	61 1/2 "	76 1/2"X62"	YES		PARADIGM	2X DH	
W11	1	76 "	61 1/2 "	76 1/2"X62"	YES	YES	PARADIGM	2X DH	WINDOW NEAR CLOSET TO BE TEMPERED
W12	1	35 1/2 "	35 1/2 "	36"X36"			PARADIGM	SINGLE CASEMENT-HR	
W13	1	59 "	41 1/2 "	59 1/2"X42"			PARADIGM	DOUBLE CASEMENT-LH/LRHR	VERIFY WINDOW WITH PROJECT MANAGER

DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	COMMENTS
D01	1	2	2468 R IN	28 "	80 "	HINGED	
D02	4	1	2468 R IN	28 "	80 "	HINGED	
D03	3	1	2868 L IN	32 "	80 "	HINGED	
D05	2	2	2868 R IN	32 "	80 "	HINGED	
D06	1	1	2868 L EX	32 "	80 "	HINGED	
D07	2	2	2868 L IN	32 "	80 "	HINGED	
D08	1	1	3068 R EX	36 "	80 "	HINGED	
D09	1	1	3068 L EX	36 "	80 "	HINGED	
D10	1	2	4668 LR IN	54 "	80 "	DOUBLE HINGED	
D11	1	2	5068 LR	60 "	80 "	4 DR. BIFOLD	
D12	1	0	6068 L EX	72 "	80 "	SLIDER	
D13	1	1	6068 L EX	72 "	80 "	SLIDER	
D14	1	1	16080	192 "	96 "	GARAGE	

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Artform Home Plans

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Bally Kiss Cottage
Lot 15 Huntington Run
Kittery, ME

2

1/4"=1'-0" unless noted otherwise | Print @ 1:1
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Construction

P2 - Added Closets

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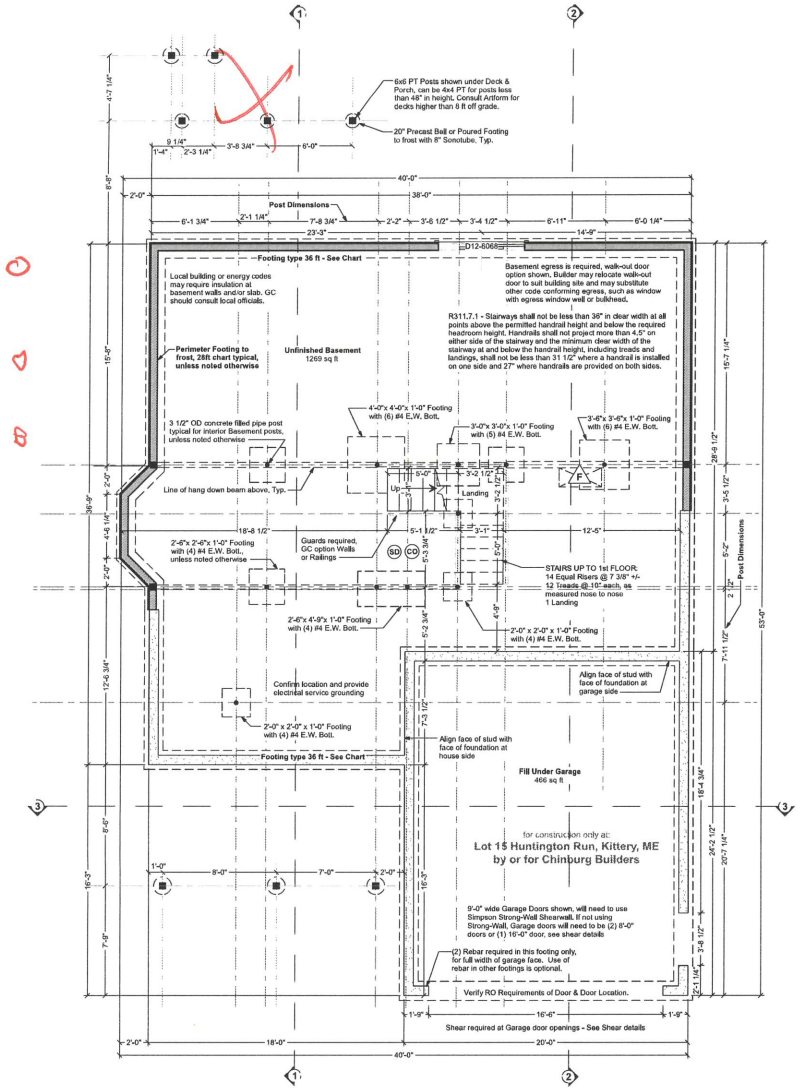
Foundation Contractor Check List
Confirm or review the following prior to forming & pouring foundation

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

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 anchorage to comply with IRC 2015 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 2015 Section 404.1.3.2

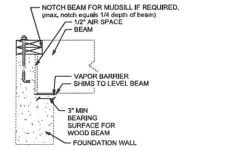


Foundation Plan

Structure designed for
Snow Load of 50 PSF

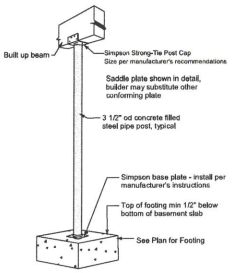
1 0 1 2 3 4
Scale: 1/4"=1'-0"

Ceiling Height may vary: 8 ft forms



Beam Pocket

Scale 1/2"=1'-0"



Typical Basement Post

Not to Scale

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

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.

8" wall - Footing Size for 28 ft wide house

Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF) 1500 PSF	2000 PSF	3000 PSF
30 PSF	1 Story – Plus Basement	17 x 6	12 x 6	12 x 6
50 PSF	1 Story – Plus Basement	17 .75 x 6	12.5 x 6	12 x 6
50 PSF	2 Story – Plus Basement	18.5 x 6	13 x 6	12 x 6
65 PSF	1 Story – Plus Basement	19.25 x 6	13.5 x 6	12 x 6
70 PSF	1 Story – Plus Basement	20 x 6	14 x 6	12 x 6

8" wall - Footing Size for 32 ft wide house

Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF) 1500 PSF	2000 PSF	3000 PSF
30 PSF	1 Story – Plus Basement	21 x 6.5	16 x 6	12 x 6
55 PSF	1 Story – Plus Basement	21 .75 x 7	16.5 x 6	12 x 6
60 PSF	1 Story – Plus Basement	22.5 x 7.25	17 x 6	12 x 6
65 PSF	1 Story – Plus Basement	23.25 x 7.75	17.5 x 6	12 x 6
70 PSF	1 Story – Plus Basement	24 x 8	18 x 6	12 x 6

8" wall - Footing Size for 36 ft wide house

Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF) 1500 PSF	2000 PSF	3000 PSF
30 PSF	1 Story – Plus Basement	25 x 8.3	20 x 8	16 x 8
55 PSF	2 Story – Plus Basement	25.75 x 9	20.5 x 8	16 x 8
60 PSF	2 Story – Plus Basement	26.5 x 9.25	21 x 8	16 x 8
65 PSF	2 Story – Plus Basement	27.25 x 9.75	21.5 x 8	16 x 8
70 PSF	2 Story – Plus Basement	28 x 9	22 x 8	16 x 8

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	# @ 37
	7	NR	# @ 34	# @ 28
	8	# @ 41	# @ 28	# @ 24

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Artform Home Plans

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Bally Kiss Cottage
Lot 15 Huntington Run
Kittery, ME

3

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on 10/21/19 drawn by ACJ

Issued for:
1. 05/07/2020

PG - Patrick Gilchrist

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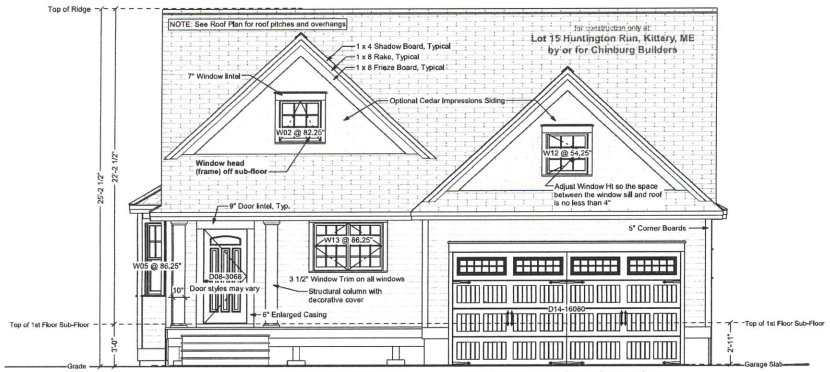
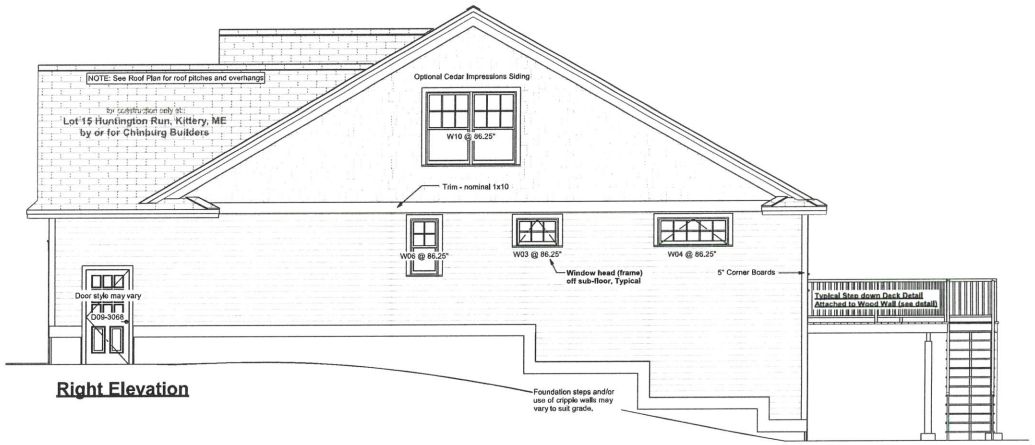


Front Elevation

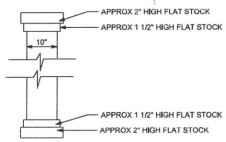
Not shown - number of steps may vary - handrail may be required per code.

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.

Note - Actual grade level may vary. Where zoning height restrictions apply, builder shall verify conformance. Manual markup of drawings to demonstrate compliance is recommended.

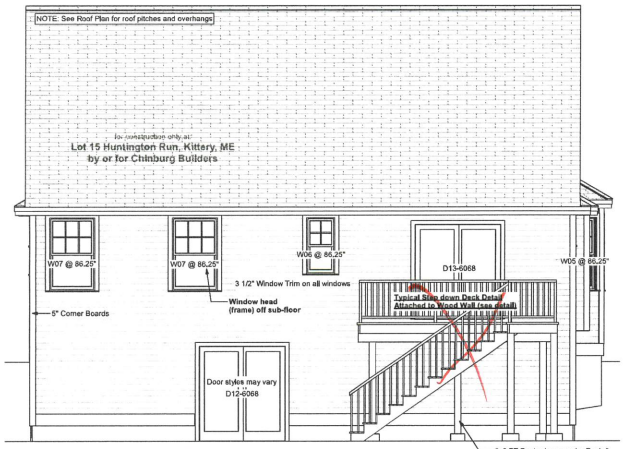


Right Elevation



Porch Column Detail

Note: Dimensions are approximate, builder may exercise some latitude

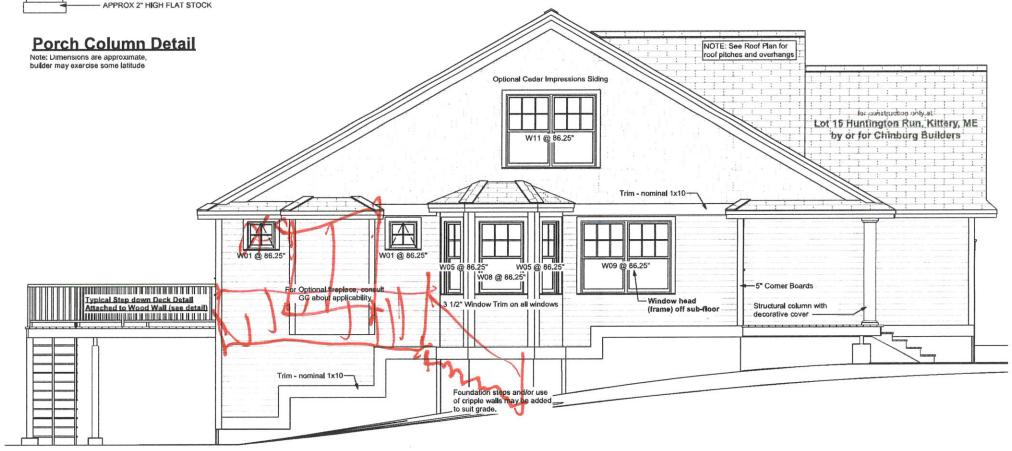


Rear Elevation

Basement egress is required, walk-out door option shown. Builder may relocate walk-out door to suit building site and may substitute other code conforming egress, such as window with egress window well or bulkhead.

Foundation steps and/or use of cripple walls may vary to suit grade.

6x6 PT Posts shown under Deck & Porch, can be 4x4 PT for posts less than 48" in height. Consult Artform for decks higher than 8 ft off grade.



Left Elevation

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Artform Home Plans

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Bally Kiss Cottage
Lot 15 Huntington Run
Kittery, ME

4

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R2 - Added Closets

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