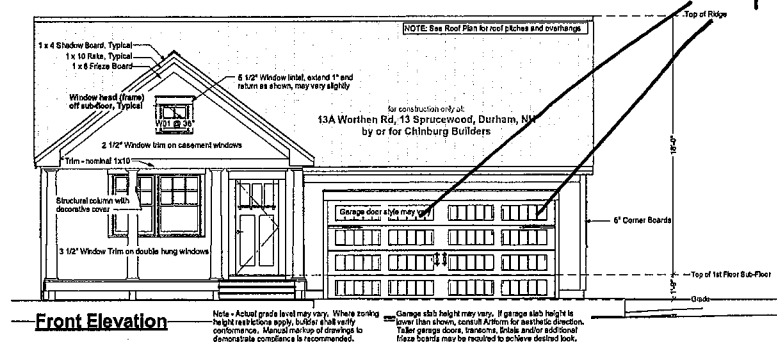
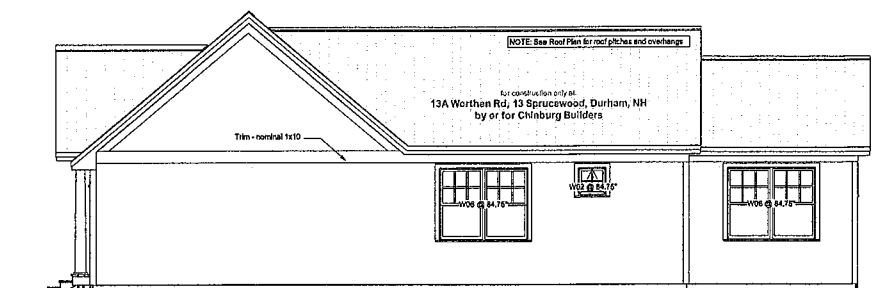


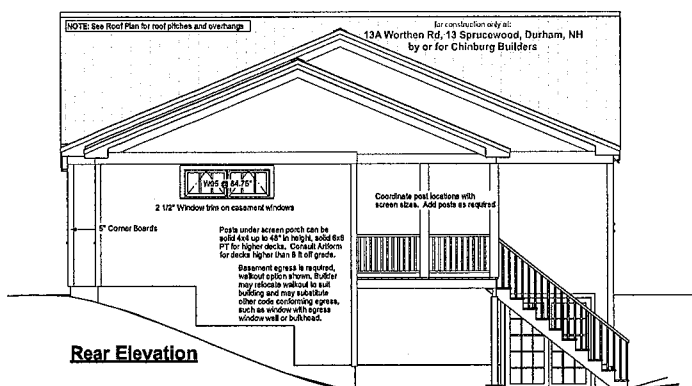
Windows in
Top panels



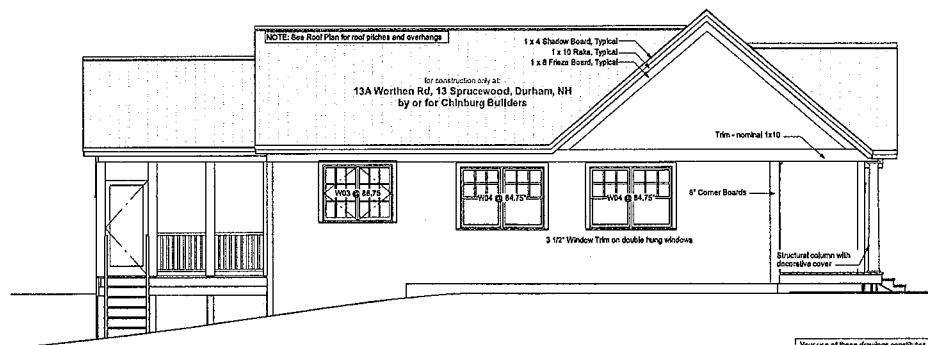
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

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.

3. Design is based on the snow load listed on the framing plans, 80 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 Arcton Home Plans of differing conditions.

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.

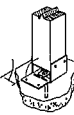
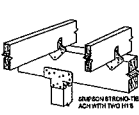
4. Foundation anchorage to comply with IRC 2006 Section R403.1.6, it shall consist of minimum size 1/2" diameter anchor bolts with 3/16" x 2" x 2" washers at a maximum of 72" oc for two stories or 48" oc for more than two stories, max of 12" from each corner, min of 2 bolts per wall. Anchor bolts shall extend 7" into concrete or grouted cells of concrete masonry units. Be aware that a garage under may be counted by your code official as a story. Additional anchorage may be required at braced walls.

1. All structural wood shall be identified by a grade mark or certificate of inspection by a recognized inspection agency.

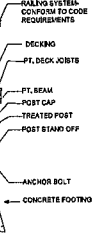
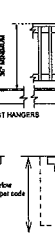
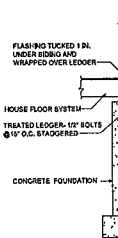
2. Structural wood shall be Spruce-Pine-Fir (SPF) #1 or better.
3. When used, LVL or PSI indicate Laminated Veneer Lumber or Parallel Strand Lumber, respectively. Products used shall equal or exceed the strength properties for the sizes indicated as shown in the applicable code or the manufacturer's published information.
4. When used, A36 indicate wood of species 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 and at 1/3 and 2/3 points.
6. Floor systems are designed for performance with subfloor and finish flooring.
7. All posts, provide solid framing/bolting to support loads. Provide minimum 1"2" bearing length for all beams and hangers, 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 exterior use.

Footing Size Type 6, 8, 25		up to 28 ft plan depth 8 ft nominal basement height 8" foundation wall Full basement plus 2 stories			
		Snow Load			
		50	60	70	80
Bolt PSI	3,000	16" x 8"	16" x 8"	16" x 8"	16" x 8"
	2,000	18" x 8"	18" x 8"	18" x 8"	20" x 8"
	1,500	22" x 8"	22" x 8"	24" x 8"	24" x 8"

Footings Size 33-36 ft plan depth Type 8.8.38 8 ft nominal basement height 8" foundation wall Full basement plus 2 stories					
		Snow Load			
		50	60	70	80
Soil PSI	3,000	16" x 8"	16" x 8"	16" x 8"	16" x 8"
	2,000	20" x 8"	20" x 8"	22" x 8"	24" x 8"
	1,500	26" x 8"	28" x 8"	30" x 8"	30" x 8"



POSTCAP

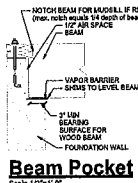


Not to Scale

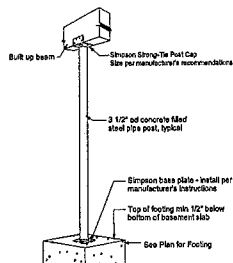
Confirm or review the following prior to forming & pouring foundation

Initial Date Checked _____

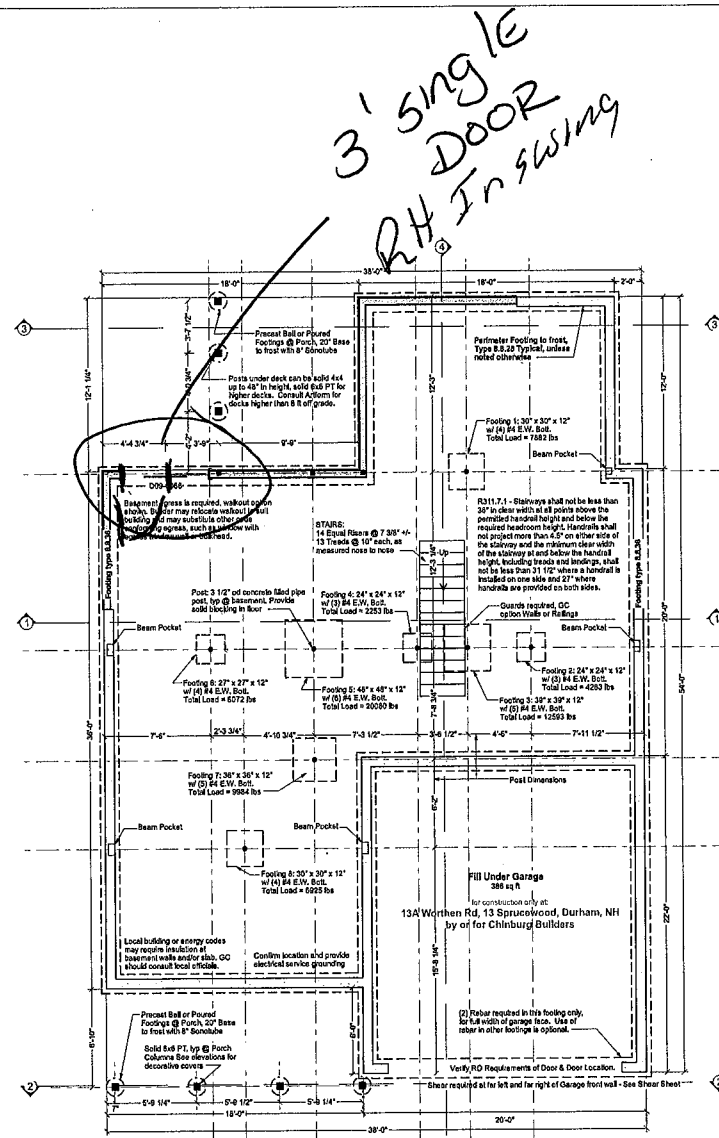
- ☐ Confirmed soil bearing
☐ Checked w/GC for added foundation steps to suit grade
☐ Confirm all plate thickness (foundation bolts to extend through all)
☐ Confirmed garage door size
☐ Checked w/GC for added basement windows
☐ Checked w/GC for added basement man doors
☐ Confirmed sizes & locations mech/plumb penetrations
☐ Confirmed sizes & locations of beams w/GC, added or adjusted beam pockets
☐ Confirmed location and installed electrical service grounding - See GC for location



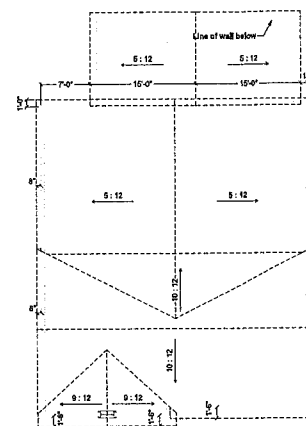
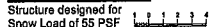
Scale 1/2"=1'-0"



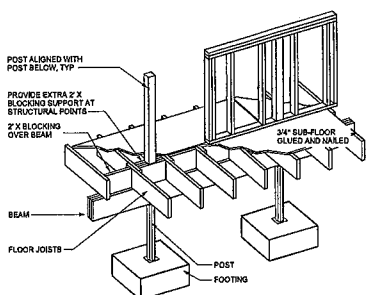
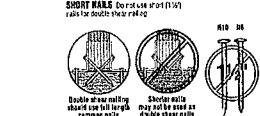
Not to Scale



Structure designed for
Snow Load of 55 PSF



Follow manufacturer's instructions both for installation of joint 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.



Your use of these drawings constitutes an acceptance of responsibility as outlined in "User Code Officer" on the first page of these drawings, and on our web site:
<http://www.danfoss.com/usa/controls/controls-usa>

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

Artform Home Plans
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