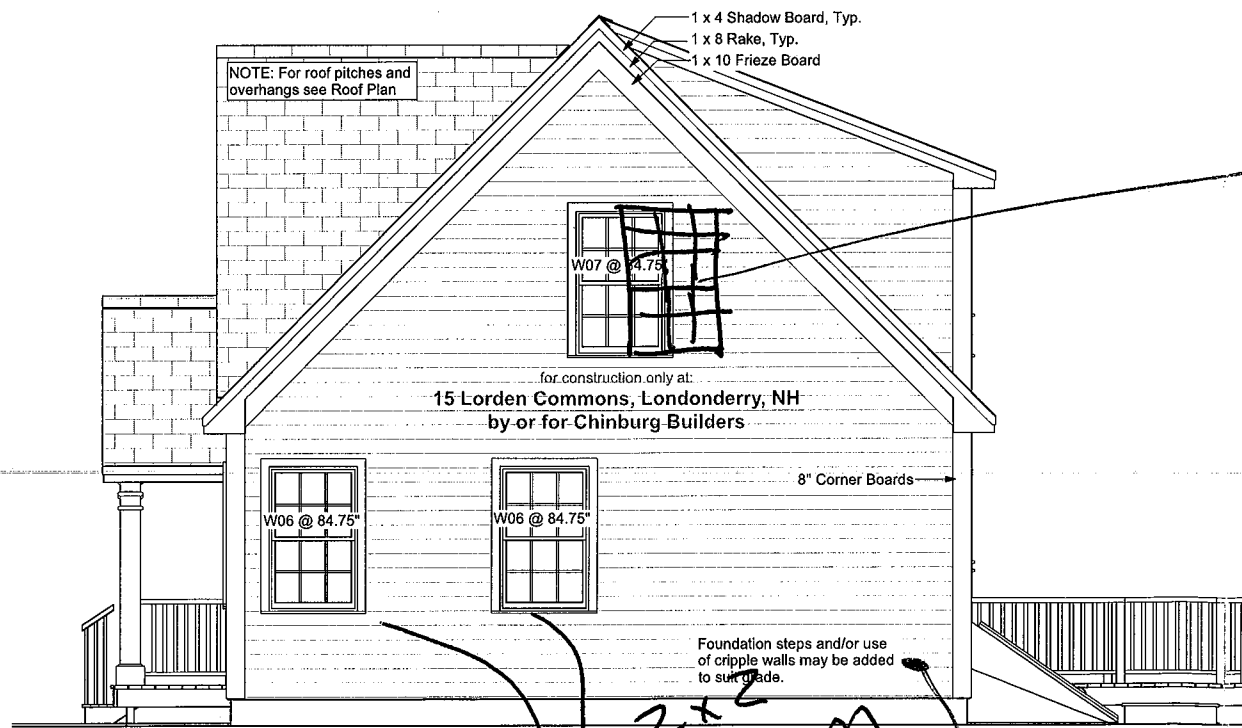


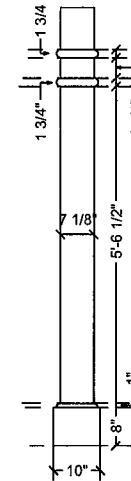
Front Elevation

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

Not shown - number of steps may vary - handrail may be required in jurisdictions that have not adopted IRC 2009



Right Elevation



Column Detail

MOVE AS FAR AS POSSIBLE

2x2 Transom windows

H2O

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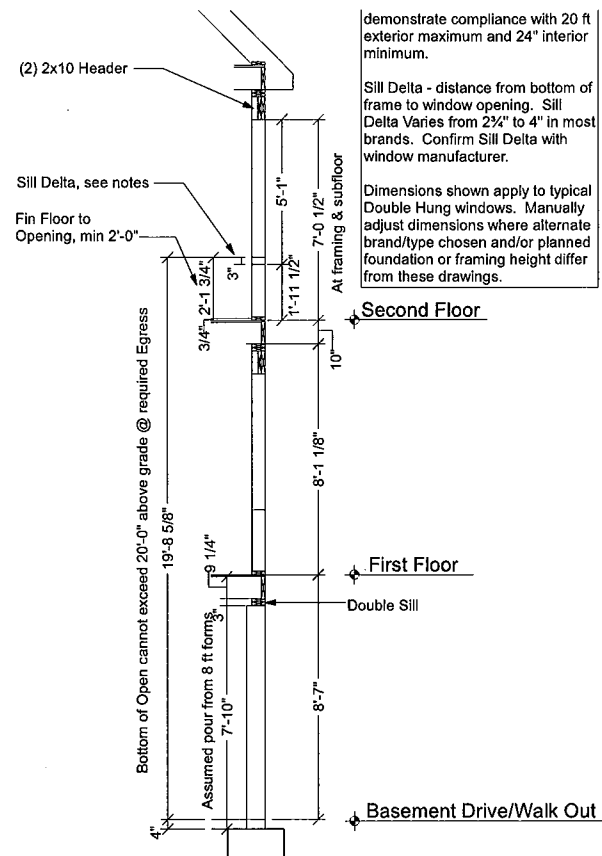
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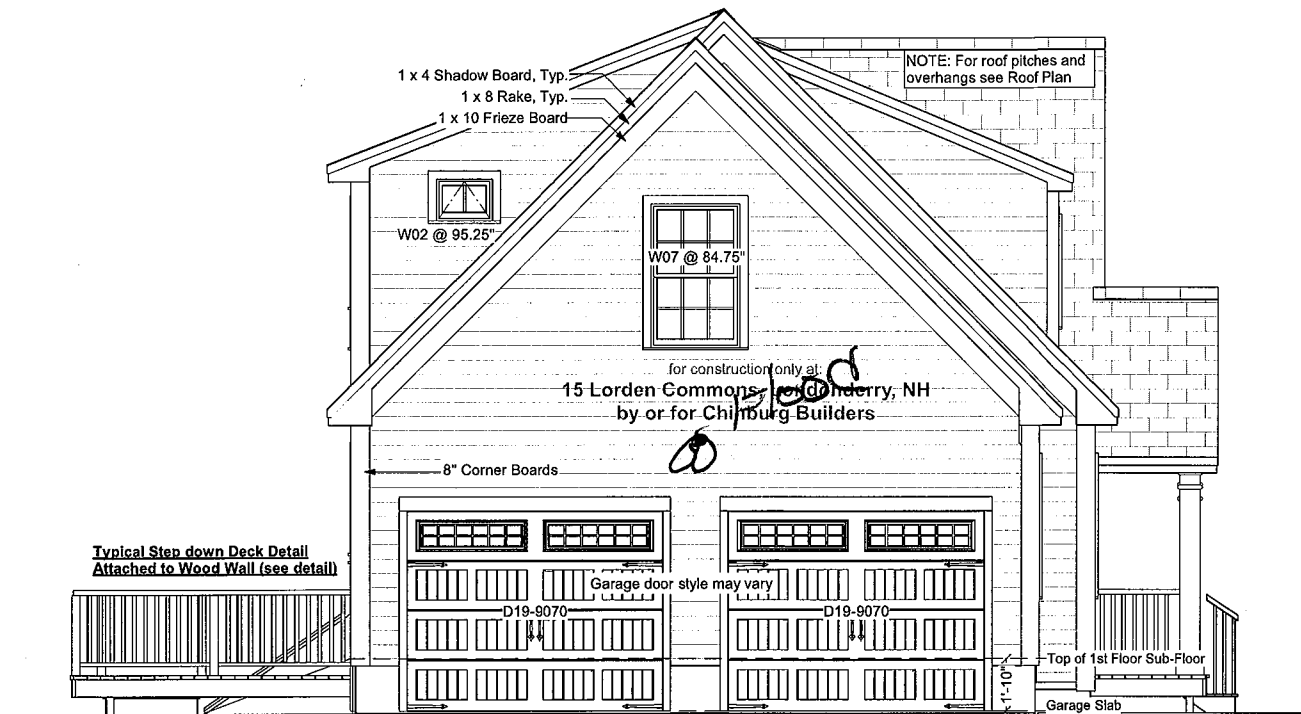
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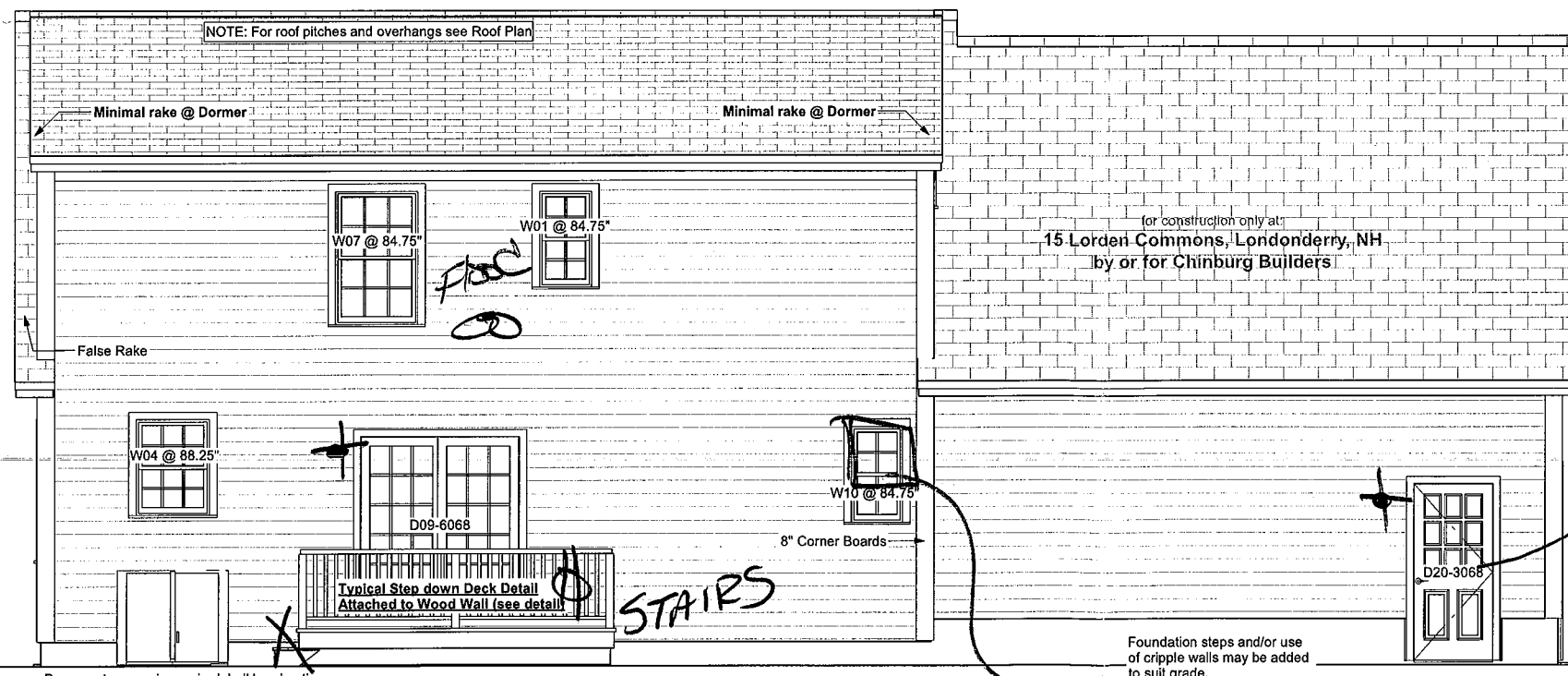
H:\Current\Great Scott Cape 410410124 Classic - Side Load\CD 410.124.v2 KR 669 Great Scott Classic - 15 Lorden Commons.layout



Window Story Pole
Scale 1/4"=1'-0"



Left Elevation



Rear Elevation

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

Posts under deck can be solid 4x4 up to 48" in height, solid 6x6 PT for higher decks. Consult Artform for decks higher than 8 ft off grade.

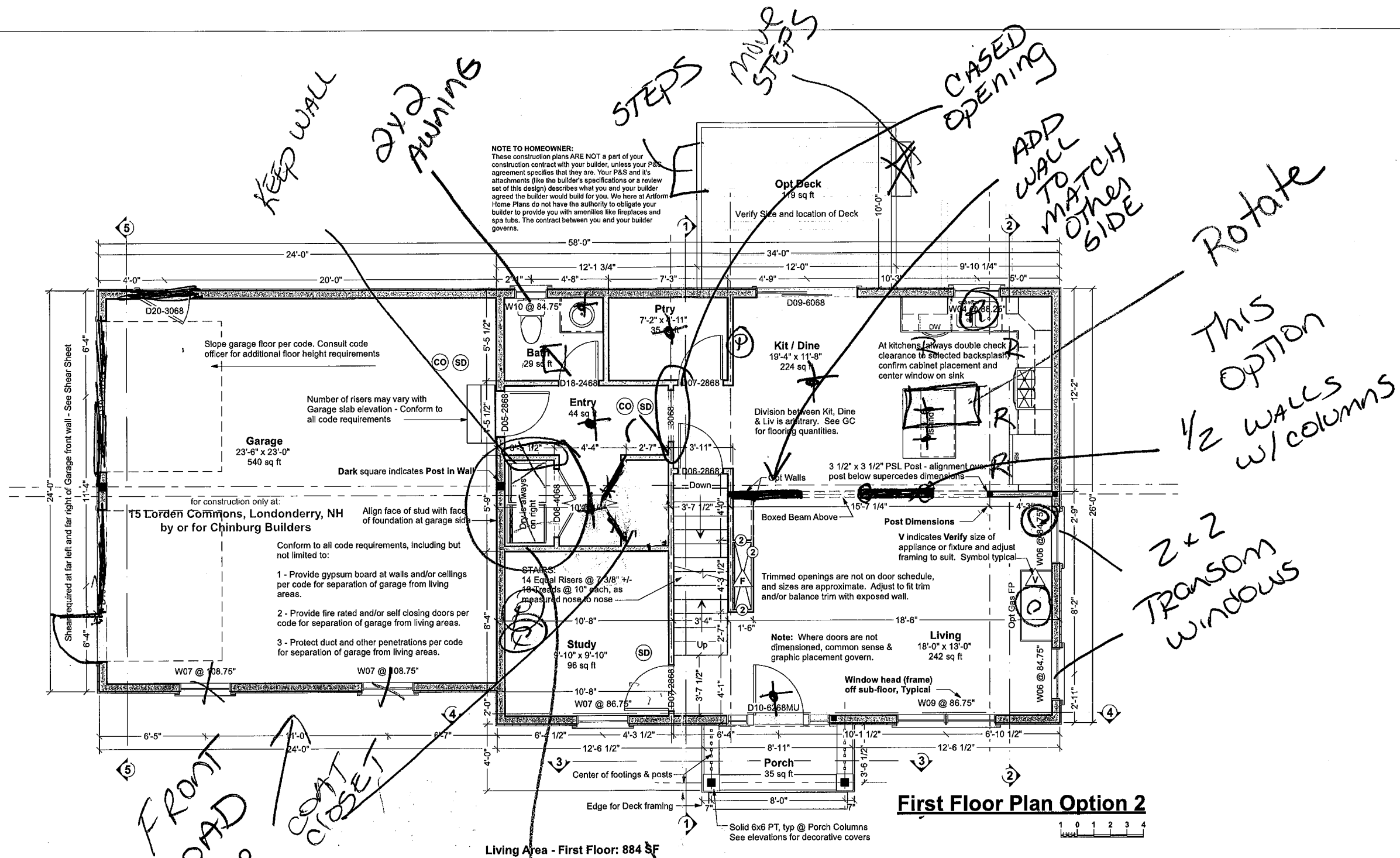
move door TO side

change TO 2+2 Awning

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Structural General 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, 90 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.

Foundations

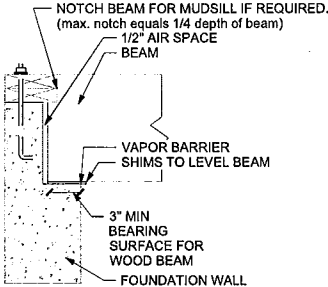
1. No footing shall be poured on loose or unsuitable soils, in water or on frozen ground.
2. All exterior footings to conform to all applicable code requirements for frost protection.
3. All concrete shall have a minimum compressive strength of at least 3000 PSI at 28 days.
4. Foundation anchorage to comply with IRC 2009 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.

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 TrusJoist.
4. When used, AJS indicates wood I-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" oc maximum.
6. Floor systems are designed for performance with subfloor glued and screwed.
7. At posts, provide solid framing/blocking to supports below. Provide minimum 1 1/2" bearing length 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 ledgers shall be securely attached to the structure and/or independently supported, including against lateral movement, per building code requirements and best practices. Unless otherwise noted, decks shall have solid 4x4 pt posts up to 6 ft above grade, and solid 8x8 for heights above that.
10. Wherever beams are noted as Flush framed, install joist hangers at all joists, sized appropriately for the members 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 post(s).
13. Hangers, post caps, ties and other connectors shall be as manufactured by Simpson Strong Tie, as designed to connect the members shown, and shall be installed per manufacturer's instructions.

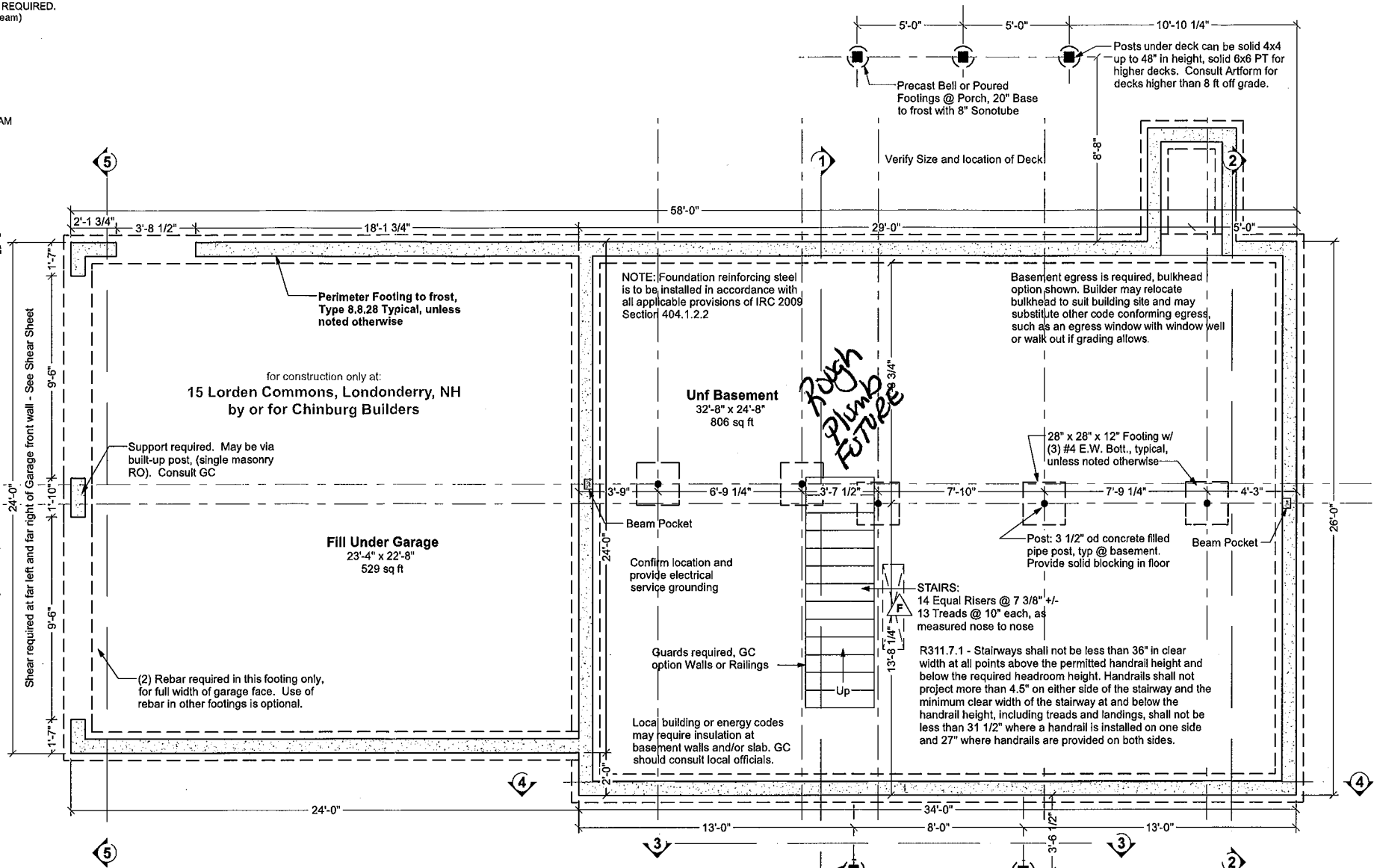
Prefabricated Wood Trusses

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 (APA), 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.



Beam Pocket

Scale 1/2"=1'-0"



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. Verify that depth of home matches chart. Depth is foundation dimension eave to eave. Contact Artform Home Plans if you believe the chart does not match the plan.
 2. Select column for snow load shown on the structural plans.
 3. Select 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 PSI. Rebar is not required. Key or pin foundation wall to footing per code. For the purposes of permitting, soil bearing for New England is assumed to be 2,000 PSI.
- 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.

Guide to Soil PSI

- 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)

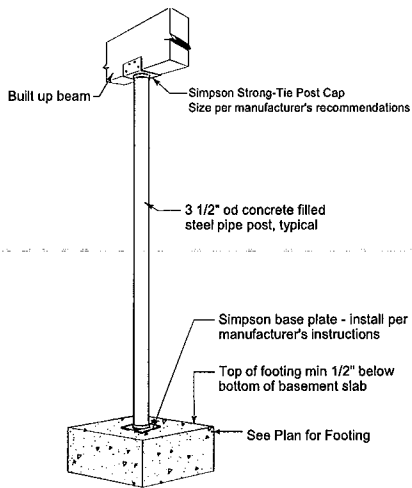
Footing Size Type 8.8.28	Snow Load			
	50	60	70	80
Soil PSI	3,000	16" x 8"	16" x 8"	16" x 8"
	2,000	18" x 8"	18" x 8"	20" x 8"
	1,500	22" x 8"	22" x 8"	24" x 8"

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

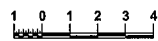


Typical Basement Post

Not to Scale

Foundation Plan

Structure designed for
Snow Load of 65 psf



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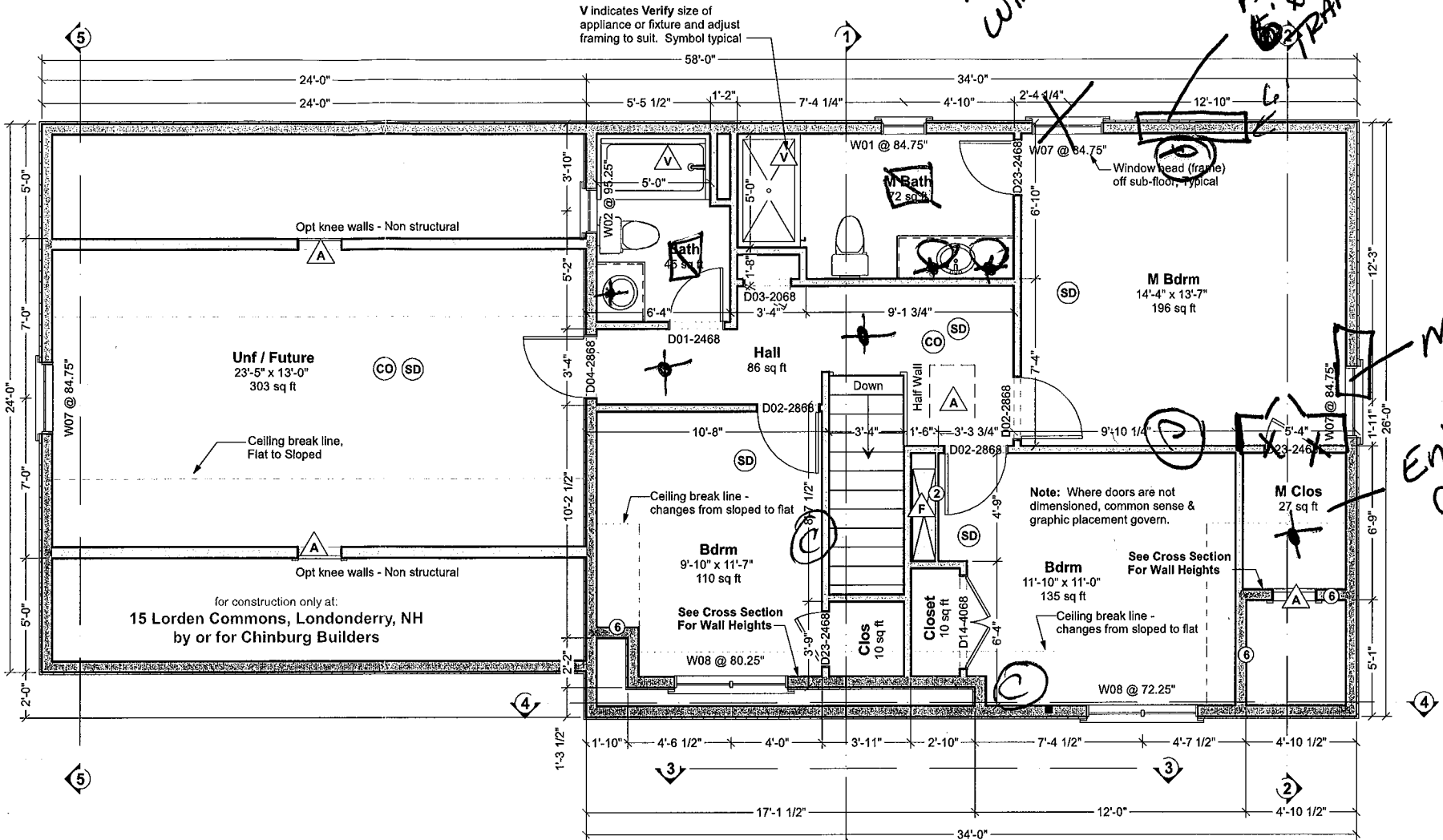
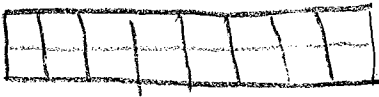
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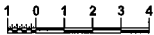
Door & Window Notes

- 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 2006 egress requirements typically need to be ordered with specific hardware. Emergency Escape Window Sizes (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 this 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.



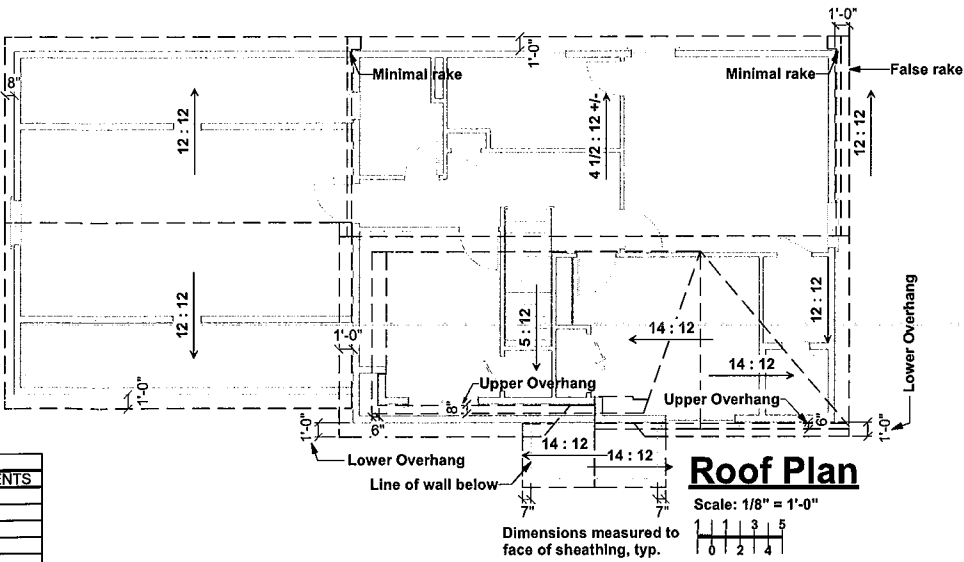
Living Area Second Floor: 833 SF

Second Floor Plan



DOOR SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE
D01	1	2	2468 R IN	28"	80"	HINGED
D02	3	2	2868 R IN	32"	80"	HINGED
D03	1	2	2068 R IN	24"	80"	HINGED
D04	1	2	2868 L IN	32"	80"	HINGED
D05	1	2	2868 L EX	32"	80"	HINGED
D06	1	1	2868 R IN	32"	80"	HINGED
D07	2	1	2868 L IN	32"	80"	HINGED
D08	1	1	3068 R	36"	80"	POCKET
D09	1	1	6068 R EX	72"	80"	SLIDER
D10	1	1	6268	74"	80"	MULLED UNIT
D11	1	2	11026 L IN	22"	30"	HINGED
D14	1	2	4068 L/R IN	48"	80"	DOUBLE HINGED
D18	1	1	2468 L IN	28"	80"	HINGED
D19	2	1	9070 L	108"	84"	GARAGE
D20	1	1	3068 R EX	36"	80"	HINGED
D22	1	2	11026 L EX	22"	30"	HINGED
D23	3	2	2468 L IN	28"	80"	HINGED

WINDOW SCHEDULE									
NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION	CODE	MANUFACTURER
W01	1	23 1/2"	43 1/2"	24"x44"		YES	DOUBLE HUNG		PARADIGM
W02	1	23 1/2"	17 1/2"	24"x18"			AWNING		PARADIGM
W04	1	33 1/2"	43 1/2"	34"x44"			DOUBLE HUNG		PARADIGM
W06	2	37 1/2"	60 1/2"	38"x61"			DOUBLE HUNG		PARADIGM
W07	6	37 1/2"	60 1/2"	38"x61"	YES		DOUBLE HUNG		PARADIGM
W08	2	59 1/2"	47 1/2"	60"x48"	YES		DBL CASEMENT-LH/RHR		PARADIGM
W09	1	71 1/2"	59 1/2"	72"x60"			2X DH		PARADIGM
W10	1	23 1/2"	43 1/2"	24"x44"			DOUBLE HUNG		PARADIGM



Roof Plan

Scale: 1/8" = 1'-0"



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