Wall Types

Exterior walls 2x6 wood stud, unless noted otherwise Interior walls 2x4 wood stud, unless noted otherwise

otherwise noted

A Key Notes 30" x 22" Minimum Attic Access Panel - Insulated (RO 34" x 26")

0 0 Center - Place door or window centered on wall Field locate for plumbing or mechanical Snug - Door or Window trim will be snug and may need to be cut down Verify size of fixture or appliance Adjust dimensions to accommodate

9 Double Stud or structural mull – adapt to suit chosen window brand.

Object is to have some "bite" for curtain hardware and exterior aesthetics.

8 Carbon Monoxide Detector

E Dimensions Heat Detector

Dimensions are to face of stud, unless noted otherwise.
 Closets are 24" clear inside, unless dimensioned otherw

Square Footages

Sq ft numbers are interior to room for use in calculating finishes.
 Cabinets and fixtures not subtracted.
 Add for doorways when floor finishes run through.

- 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 steep flashing at walls 2. Interior walls 2x4 wood stud @ 16" oc, unless noted otherwise.
- Provide not anotic realing insulation per code. Provide soffit and ridge vents where required for insulation strategy, Verify with code officer closed cell stray foam or dense-pack collulose installed at ratioss and filling ridge and eaves generally contra-indicates venting, bett insulation always requires venting). 1. Roof - see structural for rafter sizes. Provide SIP* exterior rated roof sheathing 15th config offic lice & swarer shield at exerce and valleys, aluminum dip edge and asphalt shingles or metal roofing. Structure not calculated to support slate or tile. Flash all penetrations. Provider cricket at any added chimneys.
- Provide smoke detectors where shown, where required by code and where required by local authorities.
- Provide fire resistive materials where required by code, including but not intrinsed to, finesopping at penerations, 1/2" dywall on waits and one of intrinsed to, finesopping at penerations, 1/2" dywall on ositings to separate garage (where garage present in design) from wealing, and separation of alwallings, where more than one dwelling present in design), and protection of filammable.
- Compliance with code requirements for rooms size and clearances, (hallway widths, noom sizes, etc) assume 1/2" drywall on walls and 1/2" drywall on 3/4" strapping on cellings. Adjust as required if materials differ.
- Shear is only called out where Continuous Portal Frame will not suffice. See Section R602.10.4 (Pages 173 179) of the IRC 2005

せいようくよう しゃ 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. w

-4'-0 1/4" - 4'-3'-7 1/2" - 3'-2 1/2"-W05 @ 86.25" \$D (CO Powder 20 sq ft 4'-11 1/4"-Lot 5 Lincoln Ave, by or for Chipb 激感 Trimmed openings are not on door schedule, and sizes are approximate. Adjust to fit trim and/or balance trim with exposed wall. -6-8" At kitchens, always double check clearance to selected backsplash, confirm cabinet placement and center window on sink Post Dim W04 @ 86.25" Optional Island g Builders 19'-0 1/2"-Kit / Dine 20'-4" x 12'-7" 255 sq ft 140 sq ft Window head (frame) off sub-floor, Typical -D15-6068 4-6" W09 @ 86.25 6'-3 3/4" - 10'-0" Q

STAIRS UP TO 2nd FLOOR:
14 Equal Risers @ 7 11/16" +/12 Treads @ 10" each, as
measured nose to nose Coats 3'-5" D03-2468 Landing 1-3 1/2" Living Area this Floor: 784 sq ft 8ft Finished Ceiling Height First Floor Plan (S) 8 ow wall or rail this section 4 treads) follow angle of stairs. Dark square indicates Post in Wall Note: Where doors are not dimensioned, common sense & graphic placement govern. Decorative column only-Porch 166 sq ft W09 @ 86.25" -28'-0"--9'-1"-V indicates Verify size of appliance or fixture and adjust framing to suit. Symbol typical-Solid 6x6 PT, typ @ Porch Columns See elevations for decorative cover MOTE TO MEMOWHER.

These construction plant ARE NOT is part of your construction contract with These construction plant ARE NOT is part of your builder, unless your PAS agreement specifies intell they are Note PAS, and it is attachments (jie for builder's pecifications or a reviewer set of this clearing) describes what you and your builder agreed the builder would build for you. We have an Artiform home Parts and not have the authority or udiginal to your We have an open of you will be all the set of the provide you will provide you do not not be provided by your buildings and you buildings your buildings are provided by the provi Division between Kit, Dine & Liv is arbitrary. See GC for flooring quantities. W09 @ 86.25" -9'-0 1/2" Optional Gas Fireplace w/Mant W01 @ 86.25" W01 @ 86.25 9'-4 3/4" -14'-9"

Dear Code Officer.

These are professigned home plans, designed to bring good resign and construction dimenge to people a frome effectable prices and feather line femnes than traditional architecture. Where traditional "historic branch plans are declared and encounting the future statement branch plans declared and encounting the future between as (Arthorn) and the conner. We encounting the future should be a proposable to the contract of the conner of

H

Room sizes (Section R304) Ceiling Height (Section R305) Floor space & ceiling height at Toilet, Bath and Shower Spaces sction R307)

7 - Slair width. The stairs in our designs will be a minimum of 36" wide measured wall surface to will surface, allowing compliance with R311.7, with installation of correct handrail.

8 - Stainway headers—

The builder can and should add information to this set, such as Rescheck, a hand markup of our generic thermal and moisture rescition, additional information about dozes and windows (such as five satisful, empering, etc.), foundation drops relative to site grading, and sometimes their chosen method of basemont signss. These formations are not intended to be used without that additional locarships are not intended to be used without that additional

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ease do feel free to call us with any questions. We can and do date our drawings and standard notes to address specific nerms, especially in jurisdictions where our clients will be building

these drawings a copyright leones is granted for a single truction only at Lot 5 introol have, hawmarted, IH by or for burg Builders. This is a Livense to Build, and does not include a sea to Modify, except as required to conform to building code or builder scomers responsibilities.

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2. Modification of the basic design.

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e an provide drawings suitable for use in obtaining design or ning approvals without incurring the expense of a full set of struction drawings. Contact us for more information.

HP CD COMMANUME 18.3.33

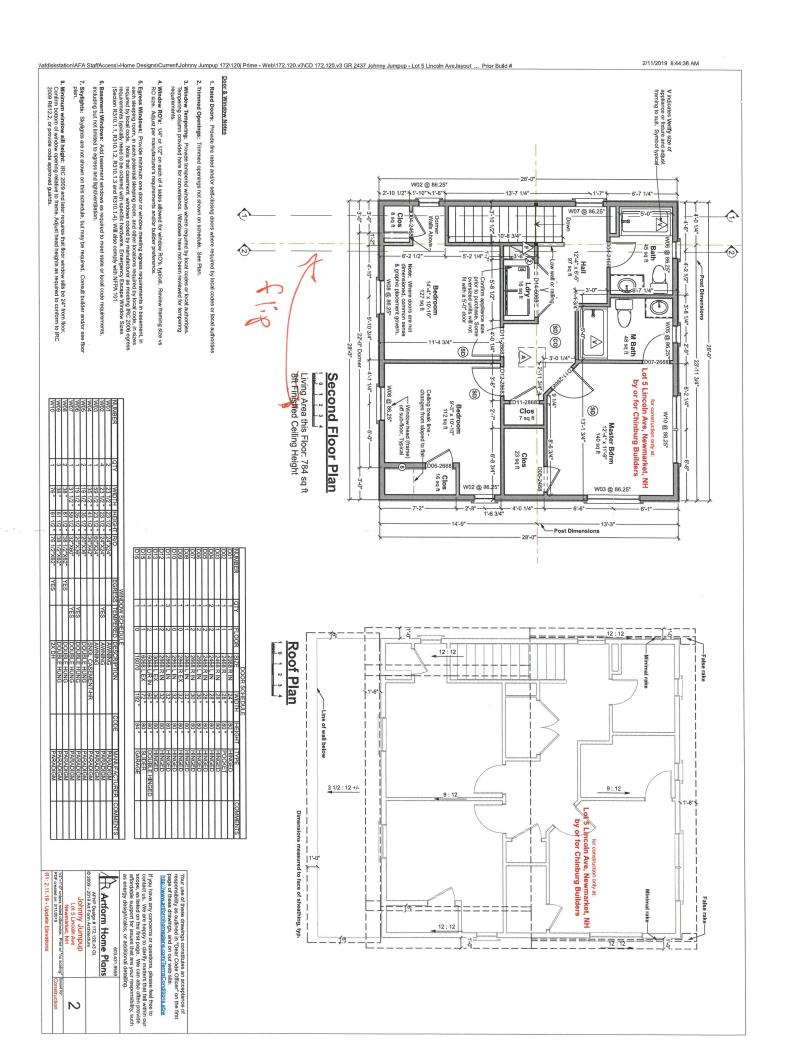
Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" on the first page of these drawings, and on our web site: http://www.artformhomeplans.com/TermsConditions.e5w

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/cates, or additional detailing.

AFHP Design # 172.120.v3 GL
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Johnny Jumpup

Lot 5 Lincoln Ave R Artform Home Plans Newmarket, NH =1'-0' unless noted otherwise. Print w "no scaling" created on: 2/11/2019



1. Builder shall consult and follow the building code and other regulations in effect for the building site for all construction cleals not shown in those drawings. Requirements described here are specific to this design and/or are provided as reference. Additional building code or local requirements may reference.

Structural General Notes:

3. Design is based on the snow load listed on the framing plans 100 mph basis wind speed. Exposure type B, and 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. Builder shall maintain a safe worksite, including but not limited to, provision of temporary supports where appropriate and adherence to applicable safety standards.

Foundations

- No footing shall be poured on loose or unsuitable soils, in water or on frozen ground.
- All exterior footings to conform to all applicable code requirements for frost protection.
- t. 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 R403.15. It shall consist of minimum size 1/12 diameter enchor reados.15. It shall consist of minimum size 1/12 diameter enchor boilts with 31/67 x/2 x/2 wiselines at a maximum of 1/2 cot or two stories or 4/8 cot for more than two stories, max of 1/2 from each conner, inn of 2 boilts per well. Anchor bot 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.

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

Guide to Soil PSI

- Wood Framing Structural wood shall be Spruce-Pine-Fir (SPF) #2 or better All structural wood shall be identified by a grade mark or certificate of inspection by a recognized inspection agency.
- . When used, AJS indicates wood Hoists as manufactured by Boise Cascade. Products of alternate manufacturers may be substituted provided they meet for exceed the strength properties for the member specified. 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 manufacturered by TrusJoist.
- All floor joists shall have bridging installed at mid-span or at 8'-0" oc maximum.

- NOTCH BEAM FOR MUDSILL IF REQUIRED.
(max, notch equals 1/4 depth of beam)
1/2" AIR SPACE
BEAM

- At posts, provide solid framing/blocking to supports below. Provide minimum 1 1/2" bearing length for all beams and headers, unless noted otherwise. Floor systems are designed for performance with subfloor glued and screwed.
- 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.
- a. Deck ledgers shall be securely attached to the structure and/or independently supported, including against lateral movement, per building occle requirements and best movement, per building occle requirements and best practices. Unless otherwise noted, decks shall have sold 444 pt posts up to 6 ft above grade, and solid 6x6 for heights above that.

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Wherever beams are noted as Flush framed, install joist hangers at all joists, sized appropriately for the members being connected.

Beam Pocket

- 3" MIN BEARING SURFACE FOR WOOD BEAM FOUNDATION WALL

VAPOR BARRIER SHIMS TO LEVEL BEAM

- 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.

MINIMUM VERTICAL REINFORCEMENT FOR 8-INCH (203MM) NOMINAL FLAT CONCRETE BASEMENT WALL

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

- 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 tinh or less
- (1) #A rebar, min 3" from bottom or per code Lap comers & apieces of mebr per code, Socure sill to foundation with 1/2" diameter anchor botts that exercit 7" into concrete and tightened with a nut and weakler @ 5" co.6 max. 12" from each come & each end @ wood all spicese it built-up-sil, botts 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. Salect column for snow load shown on the structural plans.

 3. Salect soil hearing 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, Rebat is not required. Key or pin foundation wall to bening per code. For the purposes of permitting, soil bearing for New England is assumed to be permitting. An experimental processing the process of the permitting and bearing for New England is assumed to be \$2,000 PSI. bear to footings doors not reduce the required with. Rebat affects be performance with partition expendit, like an externous and these new zero effect no bearing changing. 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.

Footing Size Type 8.8.28 Soil a up to 28 ft plan depth 8 ft nominal basement height 8" foundation wall Full basement plus 2 stories



