

Wall Types

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

Wall Keys

- 2x wood studs on the flat
2x3 wood stud wall, 16" oc
2x6 wood stud wall, 16" oc

Note: 2x4 wood stud wall, 16" oc unless otherwise noted

Key Notes

- 30" x 22" Minimum Attic Access Panel - Insulated (RO 34" x 26")
Field locate for plumbing or mechanical
Verify size of fixture or appliance Adjust dimensions to accommodate
Snug - Door or Window trim will be snug and may need to be cut down
Center - Place door or window centered on wall
Double Stud or structural mull - adapt to suit chosen window brand. Object is to have some "bite" for curtain hardware and exterior aesthetics.
Smoke Detector
Carbon Monoxide Detector

Dimensions

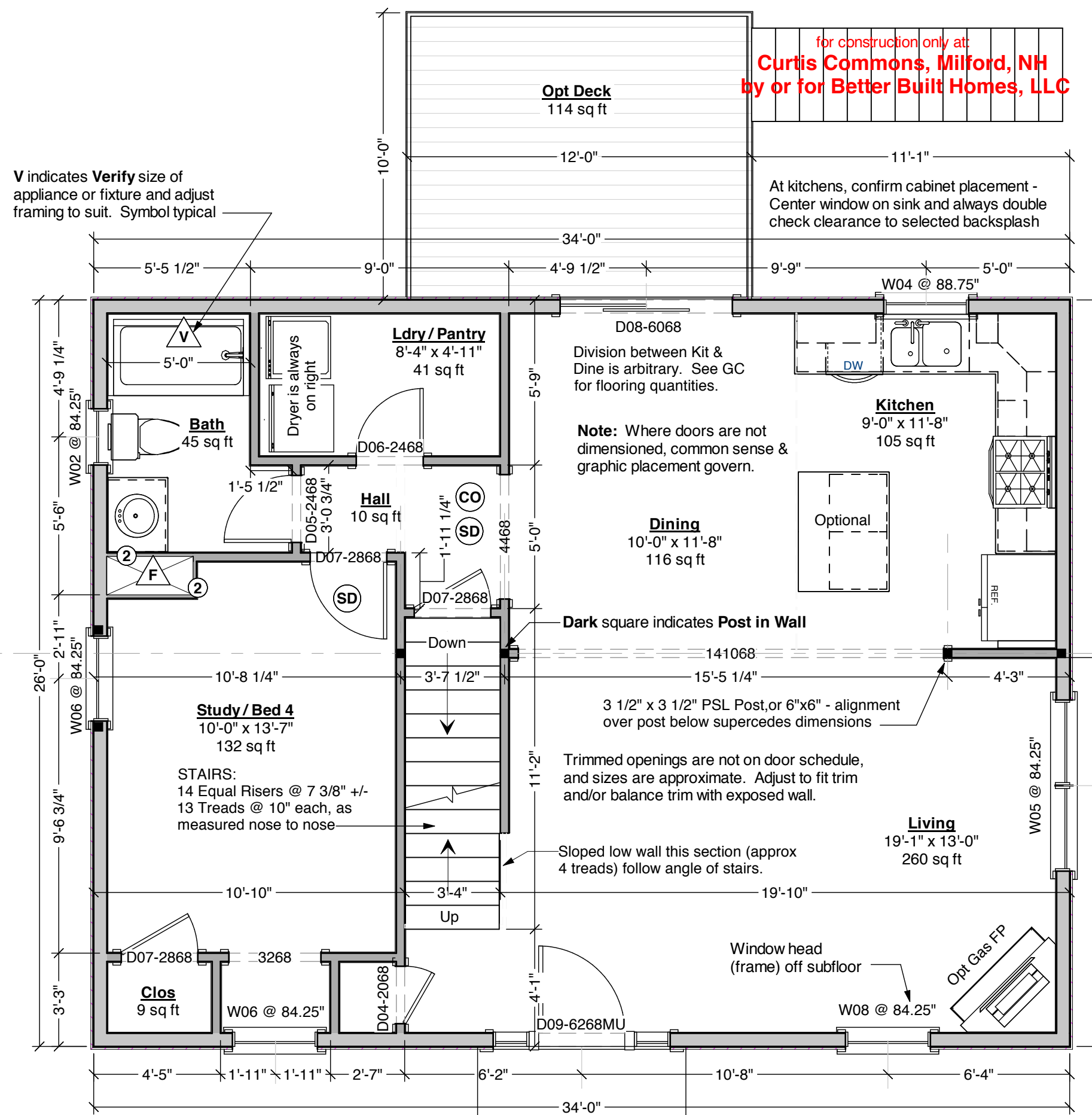
Dimensions are to face of stud, unless noted otherwise. Closets are 24" clear inside, unless dimensioned otherwise.

Square Footages

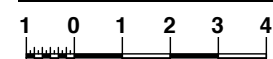
- Sq ft numbers are interior to room for use in calculating finishes.
Cabinets and fixtures not subtracted.
Add for doorways when floor finishes run through.

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 detectors where shown, 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, 1/2" drywall on walls and 5/8" drywall on 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.
7 - Confirm bottom of window opening relative to frame. Adjust head heights as required to conform to IRC 2009 R612.2, or provide code approved guards.
8 - 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.
9 - Some windows must be installed with a head height greater or lesser than the standard 80" or 82 1/2" to provide clearance at kitchen counters, to meet code sill height or to clear roofs. Where approx 84" head height is called for, install 2x10 header tight to double top plate, frame window RO tight to header.
10-Shear is only called out where Continuous Portal Frame will not suffice. See Section R602.10.4 (Pages 173 - 179) of the IRC 2009.



First Floor Plan



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.

Dear Code Officer,

These are pre-designed 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 coding in ways that a quality builder should know. 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 2009 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 R311.7.4)
10 - Landings for stairways (Section R311.7.5)
11 - Emergency Escape Window Sizes (Section R310.1.1, R310.1.2, R310.1.3 and R310.1.4). Casement windows may require manufacturer's emergency escape window hardware.
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 - Roof Framing has been designed for 50 psf ground snow load, unless noted otherwise on the structural sheets.
14 - 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,

Permissible uses of these drawings:

- All activities associated with construction at the listed address.
- 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:

- 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.
- 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. It's also stealing or enabling theft, which doesn't suddenly become less bad just because it's "intellectual property". Making changes, even significant changes, does not change this. Under copyright law, that's "derivative works". You still used our work, and we still spent significant time preparing it, quite possibly in the wee hours when everybody else was sleeping!

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. We want to allow reasonable use at reasonable costs, just not have our work stolen.

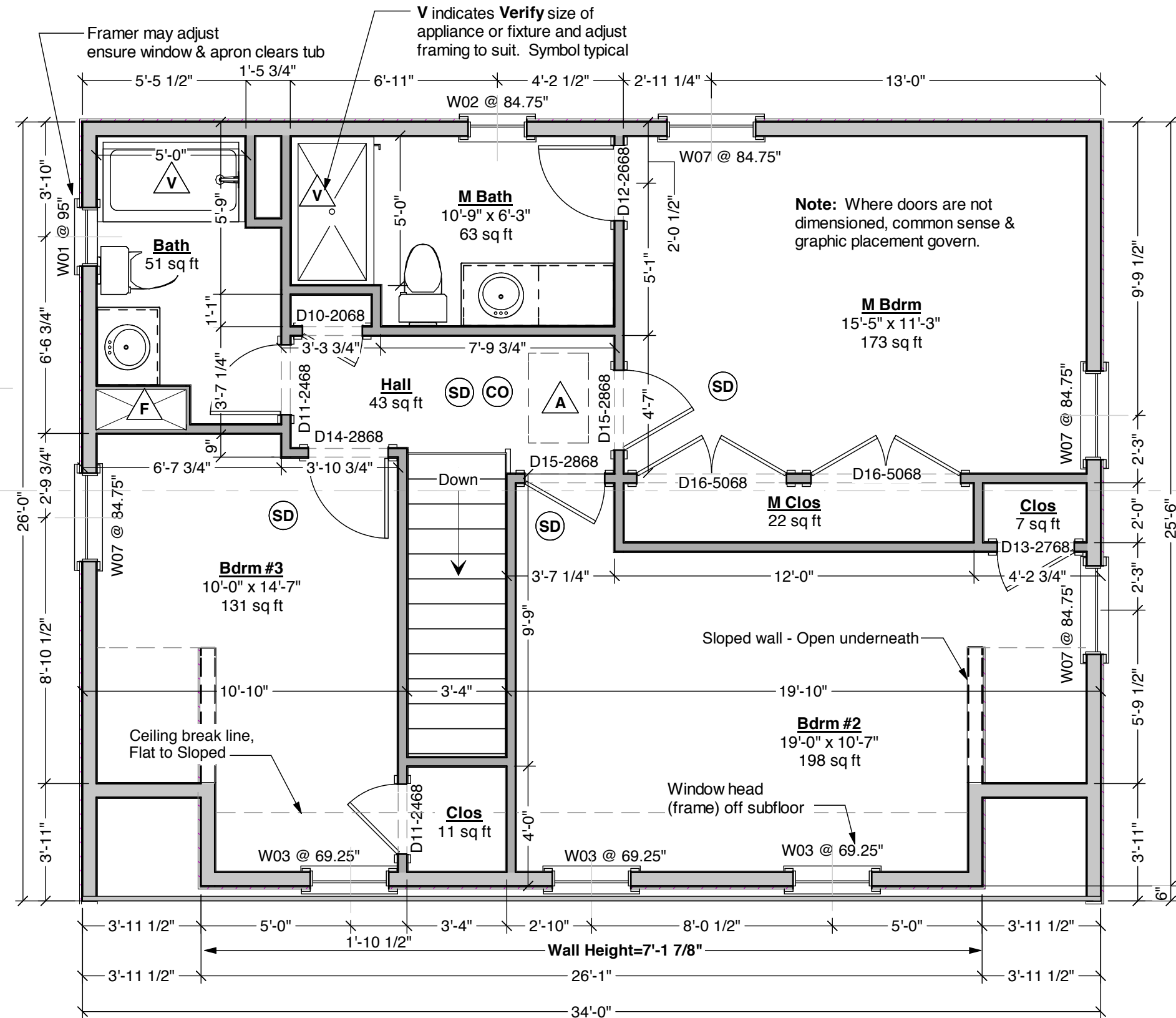
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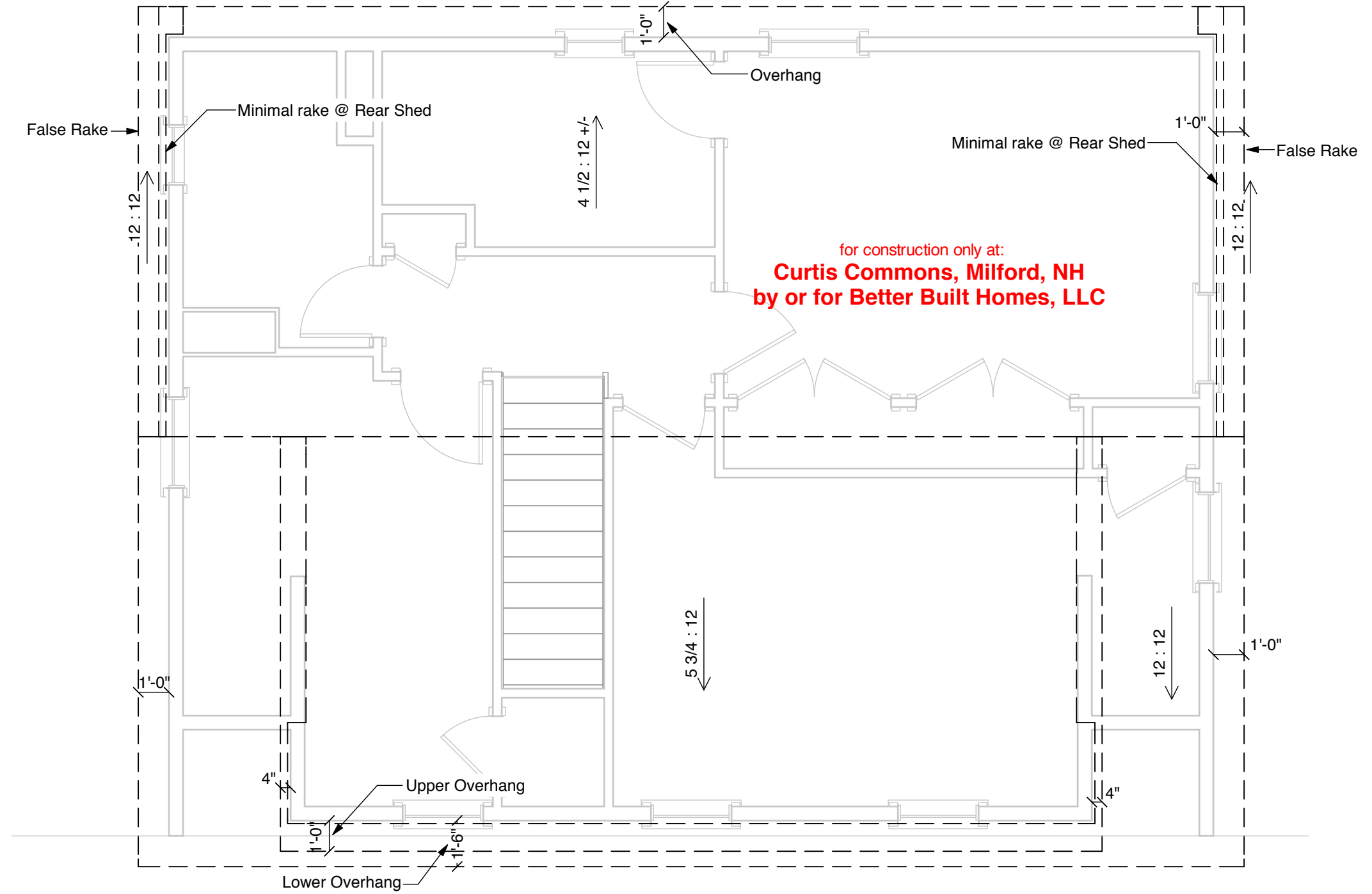


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Hopscotch Cape
Curtis Commons
Milford, NH

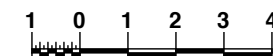


Second Floor Plan



Dimensions measured to face of sheathing, typ.

Roof Plan



DOOR SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	COMMENTS
D01	2	0	2868 L EX	32"	80"	HINGED	
D02	1	0	2868 L IN	32"	80"	HINGED	
D03	2	0	9070 R	108"	84"	GARAGE	
D04	1	1	2068 R IN	24"	80"	HINGED	
D05	1	1	2468 L IN	28"	80"	HINGED	
D06	1	1	2468 R IN	28"	80"	HINGED	
D07	3	1	2868 L IN	32"	80"	HINGED	
D08	1	1	6068 R EX	72"	80"	SLIDER	
D09	1	1	6268	74"	80"	MULLED UNIT	
D10	1	2	2068 R IN	24"	80"	HINGED	
D11	2	2	2468 L IN	28"	80"	HINGED	
D12	1	2	2668 R IN	30"	80"	HINGED	
D13	1	2	2768 L IN	30 7/8"	80"	HINGED	
D14	1	2	2868 L IN	32"	80"	HINGED	
D15	2	2	2868 R IN	32"	80"	HINGED	
D16	2	2	5068 IN	60"	80"	DOUBLE HINGED	

WINDOW SCHEDULE								
NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	1	23 1/2"	17 1/2"	24"X18"			AWNING	
W02	2	23 1/2"	43 1/2"	24"X44"			DOUBLE HUNG	
W03	3	31 1/2"	47 1/2"	32"X48"			DOUBLE HUNG	
W04	1	35 1/2"	43 1/2"	36"X44"			DOUBLE HUNG	
W05	1	71 1/2"	59 1/2"	72"X60"			MULLED UNIT	
W06	2	35 1/2"	59 1/2"	36"X60"	YES		DOUBLE HUNG	
W07	4	35 1/2"	61 1/2"	36"X62"	YES		DOUBLE HUNG	
W08	1	35 1/2"	59 1/2"	36"X60"			DOUBLE HUNG	

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 2006 egress requirements typically need to be ordered with specific hardware.
- 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 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.

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STRUCTURAL GENERAL NOTES:

1. ALL DESIGN, MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE 2009 EDITION OF "THE INTERNATIONAL RESIDENTIAL CODE."

DESIGN LOADS

GROUND SNOW LOAD = SEE FRAMING PLANS
BASIC WIND SPEED = 90 MPH

FOUNDATION NOTES

- 1. NO FOOTINGS SHALL BE POURED ON LOOSE OR UNSUITABLE SOILS, IN WATER OR ON FROZEN GROUND.
- 2. ALL EXTERIOR FOOTINGS TO CONFORM TO APPLICABLE CODE REQUIREMENTS FOR FROST PROTECTION.
- 3. ALLOWABLE PRESUMPTIVE BEARING CAPACITY USED IN DESIGN OF THE FOUNDATIONS: 2000 PSF.
- 4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF AT LEAST 3000 PSI AT 28 DAYS.
- 5. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT WHICH WILL ENDANGER ADJACENT STRUCTURES, STREETS OR UTILITIES.
- 6. BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALL UNTIL FLOOR SYSTEM IS IN PLACE OR THE FOUNDATION WALLS ARE ADEQUATELY BRACED AT THE TOP OF THE WALL.
- 7. FOUNDATION ANCHORAGE SHALL CONSIST OF A MINIMUM OF 1/2" DIAMETER ANCHOR BOLTS AT 72" O.C. AND MAX 12" FROM CORNERS, 7" MINIMUM EMBEDMENT IN CONCRETE. PROVIDE SUFFICIENT BOLT LENGTH FOR BOLTING TO SILL WITH WASHER AND NUT.

WOOD FRAMING NOTES

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 OR EQUIVALENT HAVING THE FOLLOWING MINIMUM STRENGTH PROPERTIES:

Fb = 875 PSI (1000 PSI REPETITIVE MEMBER)
Fv = 135 PSI
E = 1,400,000 PSI
Fc (PARALLEL) = 1,150 PSI
Fc (PERPENDICULAR) = 425 PSI

3. LVL OR PSL INDICATE LAMINATED VENEER LUMBER AND PARALLEL STRAND LUMBER RESPECTIVELY. LVL AND PSL BEAMS AND POSTS SHALL CONFORM TO ILEVEL (TRUS-JOIST) SPECIFICATIONS OR EQUAL WITH THE FOLLOWING MINIMUM STRENGTH PROPERTIES:

Fb = 2,925 PSI
Fv = 290 PSI
E = 1,900,000 PSI
Fc (PARALLEL) = 2,900 PSI
Fc (PERPENDICULAR) = 750 PSI

4. MULTIPLE PLIES OF 1 3/4" WIDE LVL'S SHALL BE FASTENED TOGETHER WITH A MINIMUM OF 3 ROWS OF 10d NAILS @ 12" O.C.; 4 ROWS OF 10d NAILS @ 12" O.C. FOR 14" AND DEEPER LVL'S.

5. NOT USED.

6. ALL FLOOR JOISTS SHALL HAVE BRIDGING INSTALLED AT MID-SPAN OR AT 8'-0" O.C. MAXIMUM.

7. PROVIDE SOLID FRAMING/BLOCKING TO POSTS AND/OR SUPPORTS BELOW. PROVIDE 1 1/2" MINIMUM BEARING LENGTH FOR ALL BEAMS AND HEADERS.

8. INSTALL SIMPSON H2.5 CONNECTORS AT THE ENDS OF ALL RAFTERS AND/OR TRUSSES.

9. PLYWOOD SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD ASSOCIATION.

10. ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH CONCRETE OR IN CONTACT WITH THE GROUND OR OTHERWISE SPECIFIED SHALL BE PRESSURE TREATED FOR GROUND CONTACT.

11. DECK FRAMING SHALL BE PRESSURE TREATED. THE LEDGER SUPPORT AT THE HOUSE SHALL BE ATTACHED TO THE HOUSE VIA 3 1/2" x 5/16" Lag Bolts @ 16" OC, STAGGERED. SUPPORT POSTS TO BE PT 4X4 FOR DECK HEIGHT UP TO 8 FEET ABOVE GRADE. PROVIDE LATERAL BRACING AND/OR INCREASED POST SIZE AT HEIGHTS ABOVE THAT.

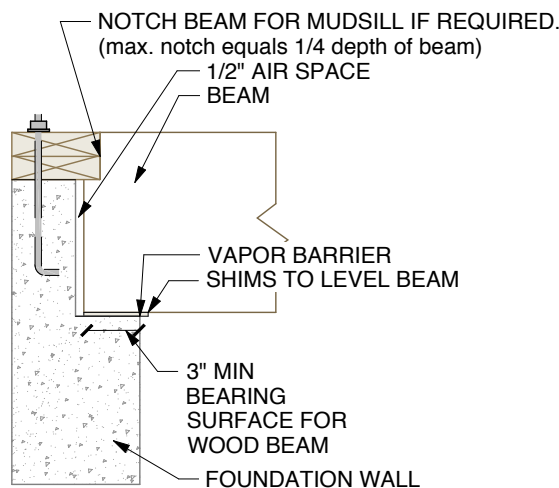
12. NOT SHOWN - PROVIDE HANGERS AT ALL BEAM ENDS WHERE NO SUPPORTING POSTS - SIZE HANGERS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.

WHERE MULTIPLE BEAMS ARE SUPPORTED ON A SINGLE POST, PROVIDE POST CAP MANUFACTURED BY SIMPSON STRONG TIE PROVIDING FULL 2" BEARING FOR EACH MEMBER, AND RECOMMENDED BY THE MANUFACTURER FOR CONNECTION TO THE BEAMS AND POSTS SHOWN.

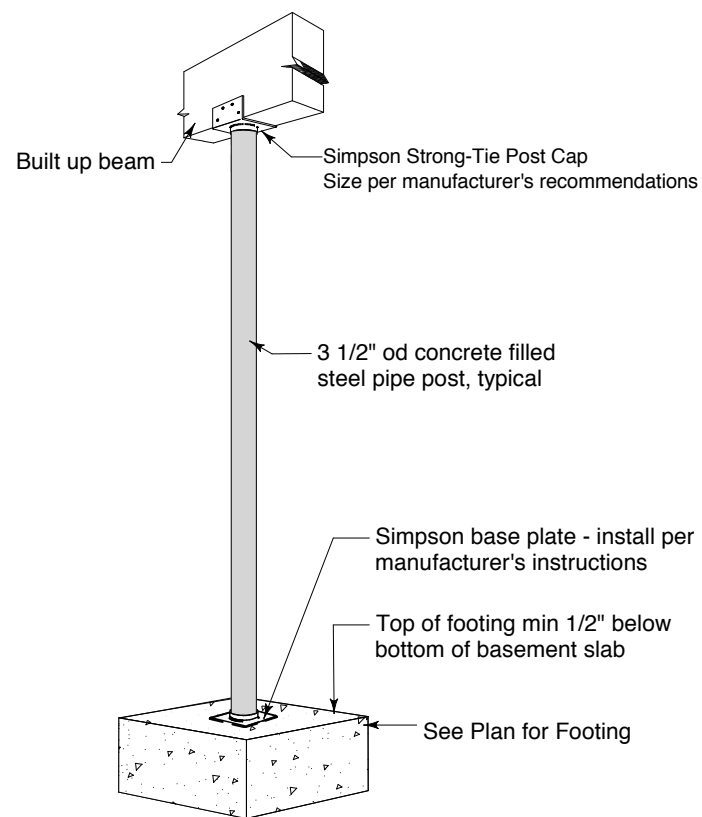
HANGERS TO BE AS MANUFACTURED BY SIMPSON STRONG-TIE AND RECOMMENDED BY THE MANUFACTURER FOR CONNECTION OF THE MEMBERS SHOWN.

HANGERS AND POST CAPS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, INCLUDING SIZE, PLACEMENT AND NUMBER OF NAILS.

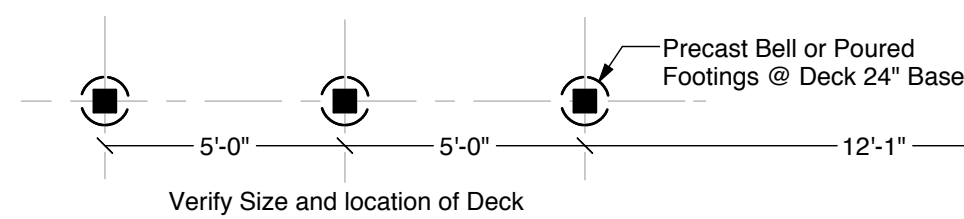
HANGERS, POST CAPS AND OTHER CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE AND AS RECOMMENDED BY THE MANUFACTURER FOR CONNECTION TO THE BEAMS AND POSTS SHOWN.



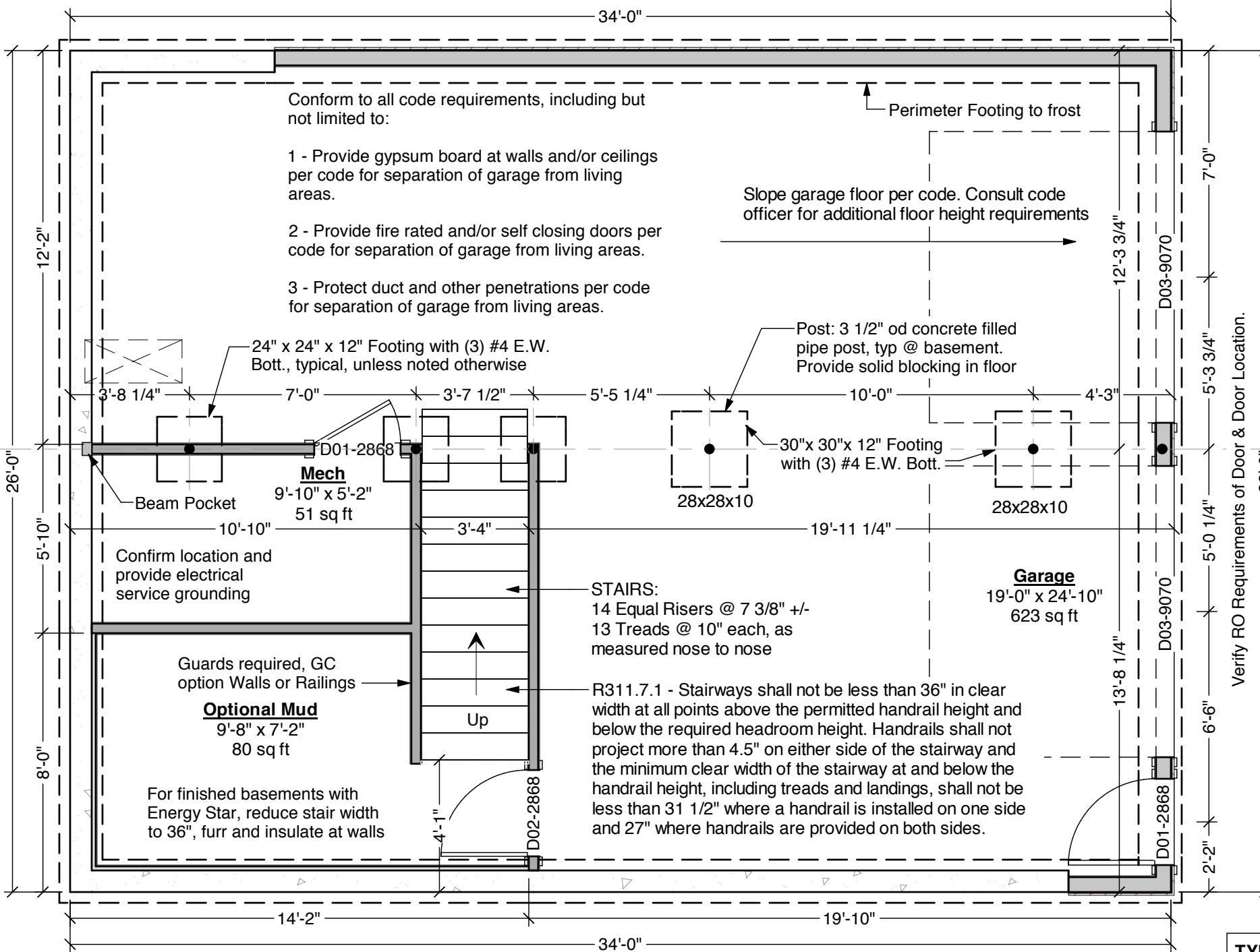
Beam Pocket
Scale 1/2"=1'-0"



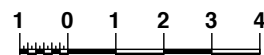
Typical Basement Post
Not to Scale



for construction only at:
Curtis Commons Milford, NH
by or for **Better Built Homes, LLC**



Foundation Plan



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

TYPICAL PERIMETER FOUNDATION WALL:

- 8" poured concrete, 8 ft forms, min 7'-10" not finished
- @ top - (2) #4 rebar, 4" from top, lap corners & splices
- @ bottom - (2) #4 rebar, min 3" from bottom or 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.

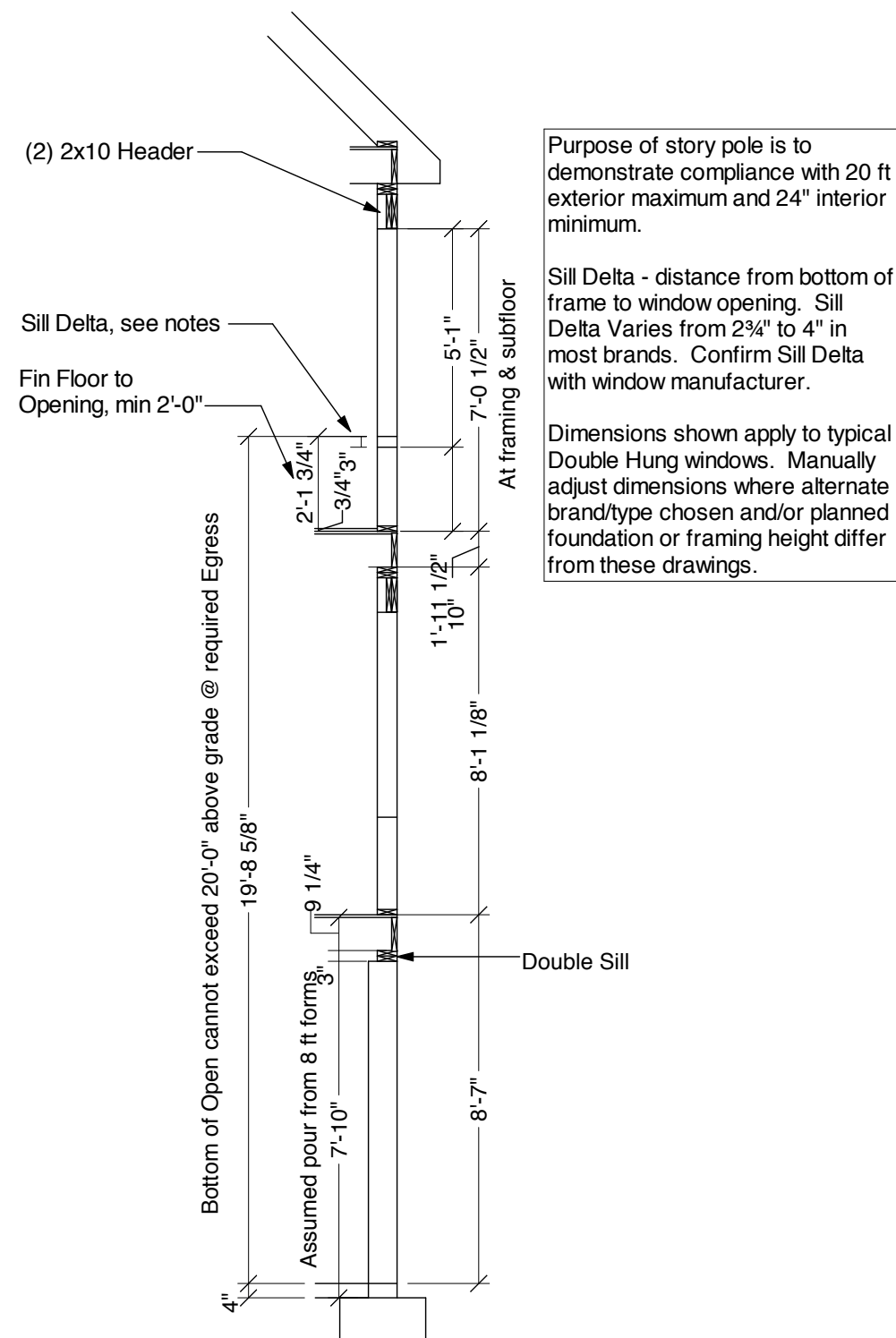
TYPICAL PERIMETER FOOTING:

- 16" x 8" minimum
- (3) #4 rebar, min 3" from bottoms
- Key or rebar to foundation wall

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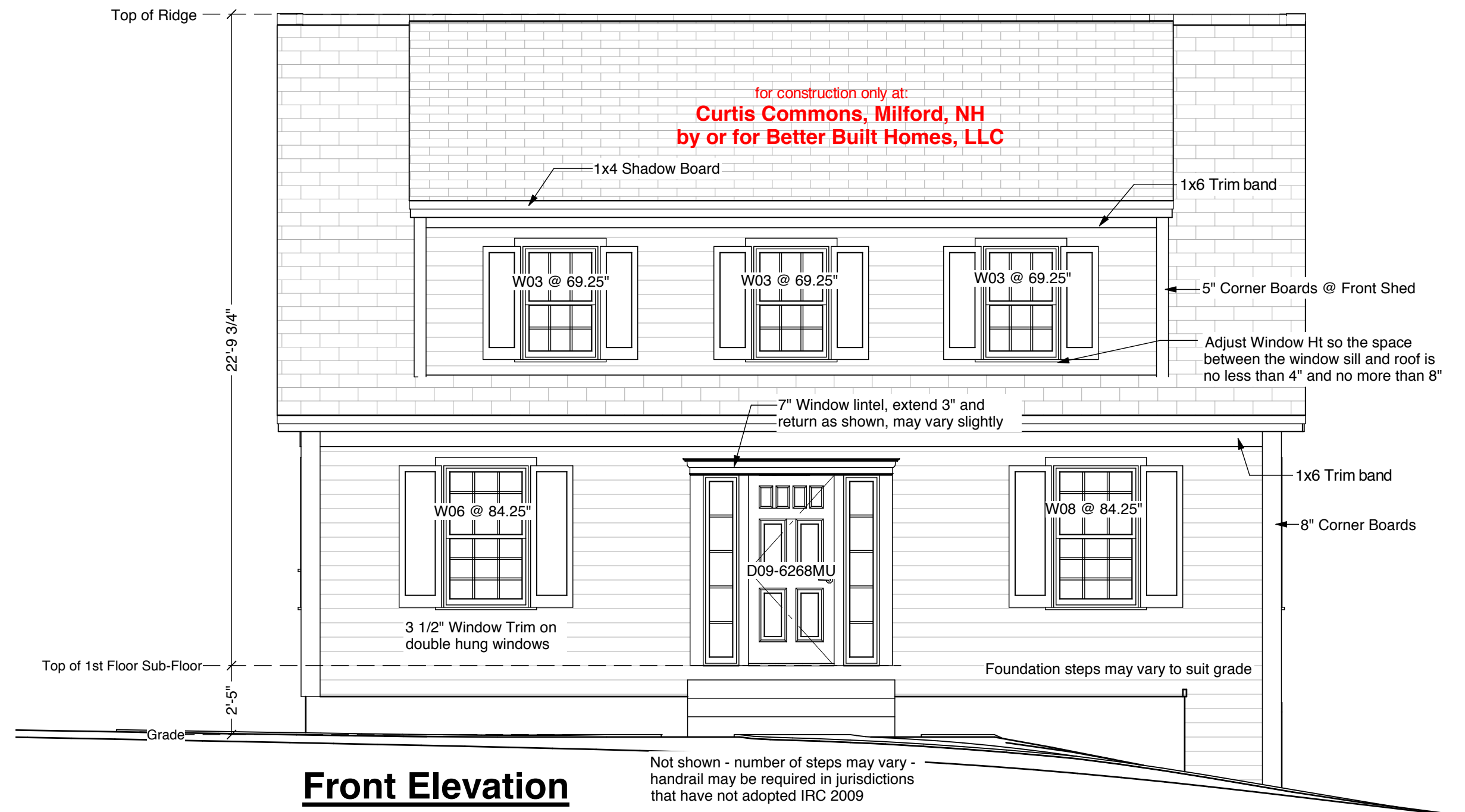
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	<p>1/4"=1'-0" unless noted otherwise / Print @ 1:1 PDF</p>	

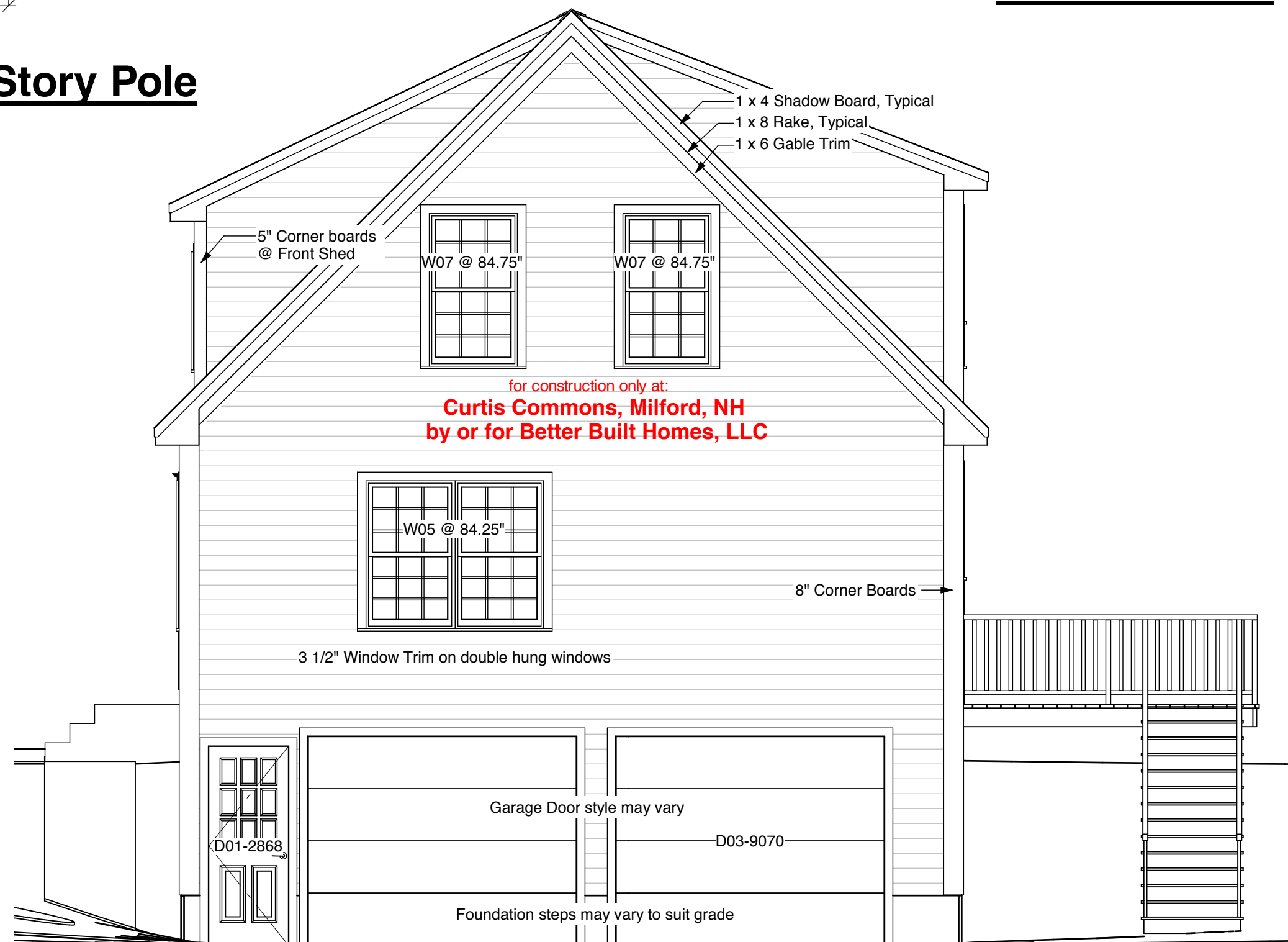


Window Story Pole

Scale 1/4"=1'-0"



Front Elevation



Right Elevation

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