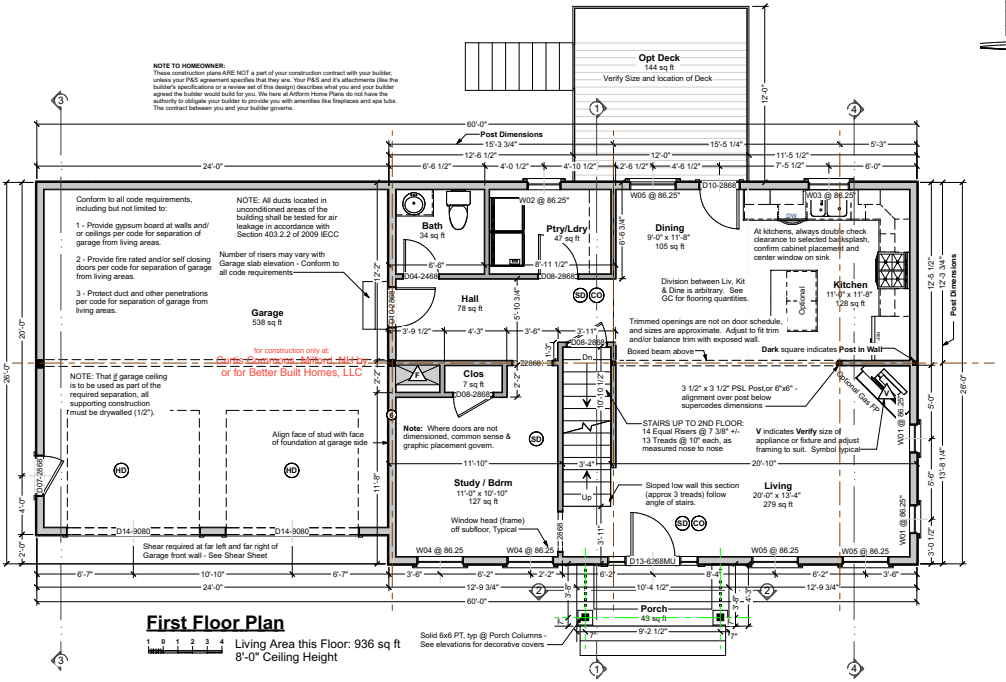
NOTE TO HOMEOWNER:
These construction plans ARE NOT a part of your construction contract with your builder, unless your P&S agreement specifies that they are. Your P&S and it's attachments (like the builder's specifications or a review set of this design) describes what you and your builder agreed the 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.
Opt Deck
144 sq ft
Verify Size and location of Deck
Post Dimensions
Conform to all code requirements, including but not limited to:
1 - Provide gypsum board at walls and/ or ceilings per code for separation of garage from living areas.
2 - Provide fire rated and/or self closing doors per code for separation of garage from living areas.
3 - Protect duct and other penetrations per code for separation of garage from living areas.
NOTE: All ducts located in unconditioned areas of the building shall be tested for air leakage in accordance with Section 403.2.2 of 2009 IECC
Number of risers may vary with Garage slab elevation - Conform to all code requirements
Garage
538 sq ft
NOTE: That ∥ garage ceiling is to be used as part of the required separation, all supporting construction must be drywalled (1/2").
Align face of stud with face of foundation at garage side
Shear required at far left and far right of Garage front wall - See Shear Sheet
Bath
34 sq ft
Ptry/Ldry
47 sq ft
Hall
78 sq ft
Clos
7 sq ft
Study / Bdrm
11'-0" x 10'-10"
127 sq ft
Note: Where doors are not dimensioned, common sense & graphic placement govern.
Window head (frame) off subfloor, Typical
Dining
9'-0" x 11'-8"
105 sq ft
Division between Liv, Kit & Dine is arbitrary. See GC for flooring quantities.
Trimmed openings are not on door schedule, and sizes are approximate. Adjust to fit trim and/or balance trim with exposed wall.
Boxed beam above
Kitchen
11'-0" x 11'-8"
128 sq ft
At kitchens, always double check clearance to selected backsplash, confirm cabinet placement and center window on sink
Optional
Dark square indicates Post in Wall
3 1/2" x 3 1/2" PSL PostLor 6"x6" - alignment over post below supercedes dimensions
Optional Gas FP
STAIRS UP TO 2ND FLOOR:
14 Equal Risers @ 7 3/8" +/-
13 Treads @ 10" each, as measured nose to nose
V indicates Verify size of appliance or fixture and adjust framing to suit. Symbol typical
Sloped low wall this section (approx 3 treads) follow angle of stairs.
Living
20'-0" x 13'-4"
279 sq ft
Porch
49 sq ft
Solid 6x6 PT, typ @ Porch Columns - See elevations for decorative covers
Dn
Up
Outline Sourced from Artform Alt Dwg or for Better Built Homes, LLC
for construction only at:
60'-0"
24'-0"
12'-6 1/2"
15'-3 3/4"
15'-5 1/4"
11'-5 1/2"
5'-3"
6'-6 1/2"
4'-0 1/2"
4'-10 1/2"
2'-6 1/2"
4'-6 1/2"
7'-5 1/2"
8'-0"
26'-0"
20'-0"
4'-0"
2'-0"
12'-0"
6'-3 3/4"
12'-6 1/2"
12'-3 3/4"
5'-0"
13'-8 1/4"
5'-6"
3'-0 1/2"
6'-7"
10'-10"
8'-7"
3'-6"
6'-2"
2'-2"
6'-2"
8'-4"
6'-2"
3'-6"
12'-9 3/4"
10'-4 1/2"
9'-2 1/2"
11'-10"
3'-4"
20'-10"
11'-8"
3'-11"
D14-9080
D13-6268MU
W04 @ 86.25
W05 @ 86.25
W01 @ 86.25
W02 @ 86.25
W03 @ 86.25
D10-2868
D04-2468
D08-2868
D07-2868
D12-2868
D02-2868
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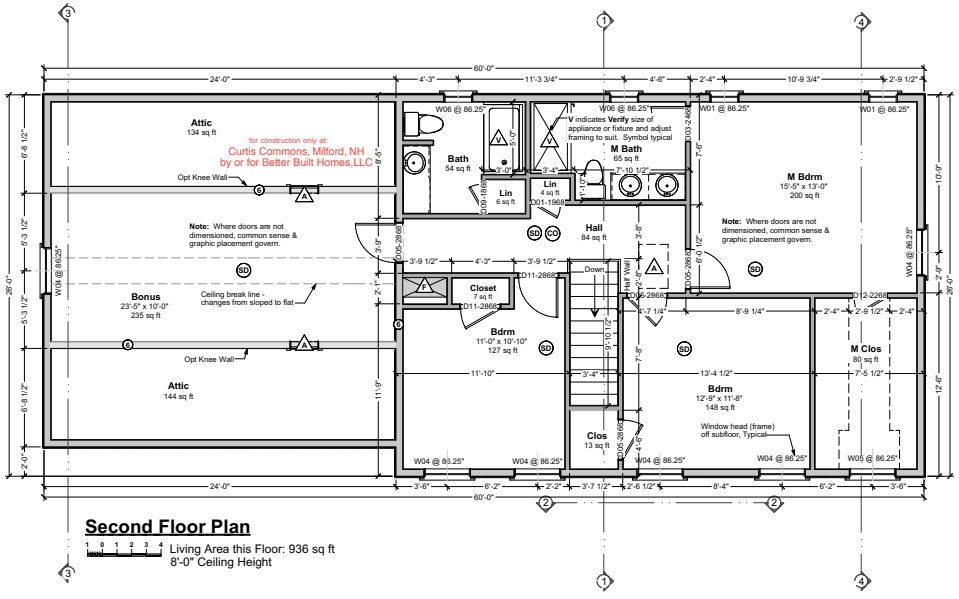
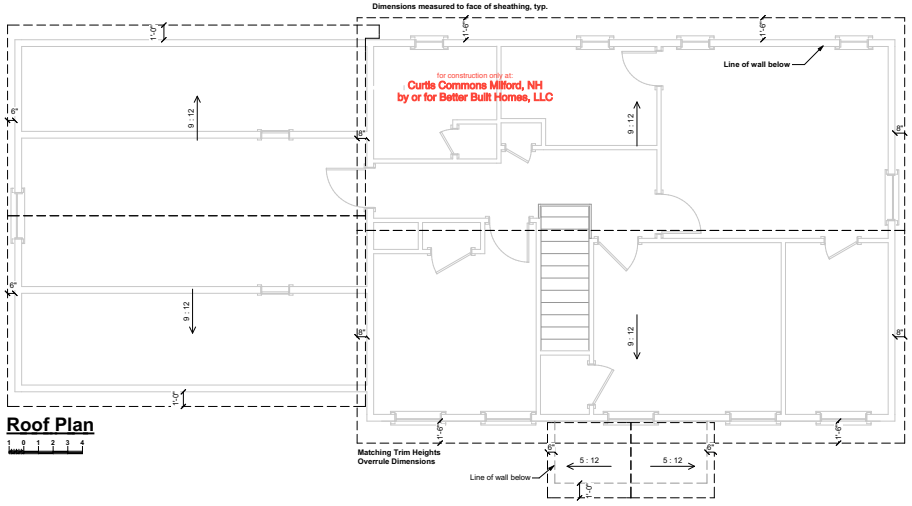
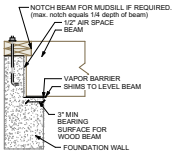


Second Floor Plan

Living Area this Floor: 936 sq ft
8'-0" Ceiling Height



Roof Plan



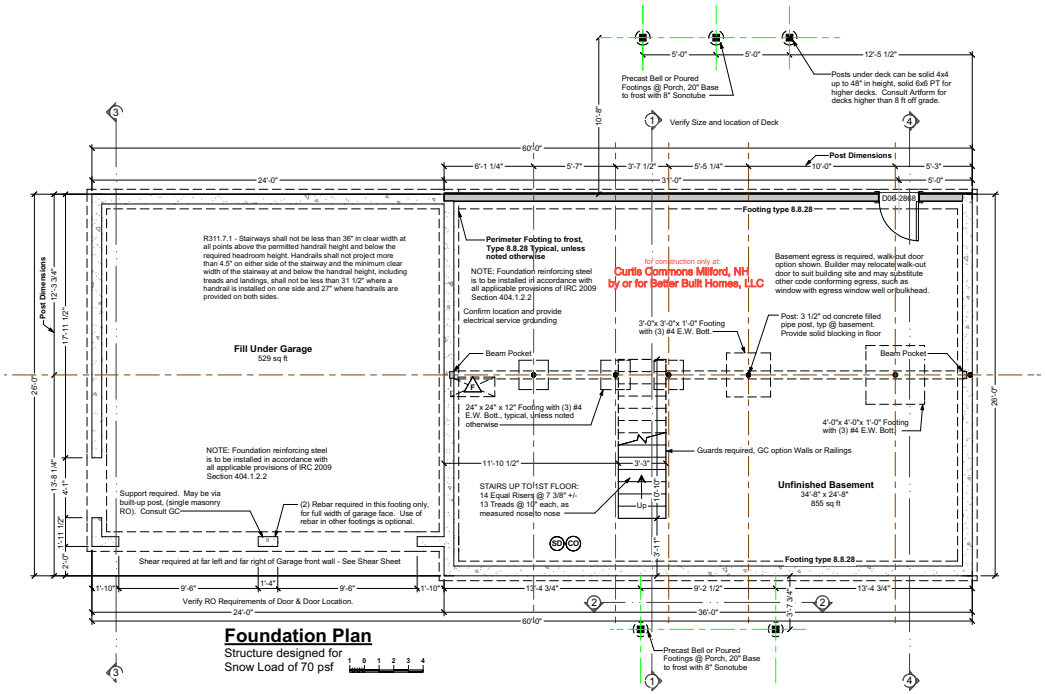
Beam Pocket

Scale 1/2"=1'-0"

Foundation Contractor Check List

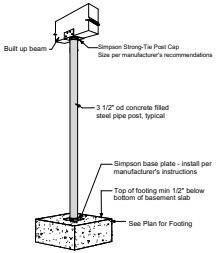
Confirm or review the following prior to forming & pouring foundation

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



Foundation Plan

Structure designed for
Snow Load of 70 psf



Typical Basement Post

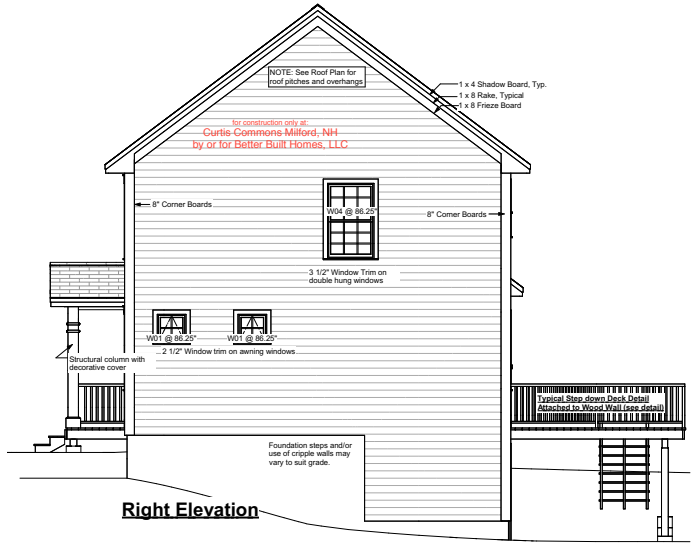
Not to Scale

Front Elevation

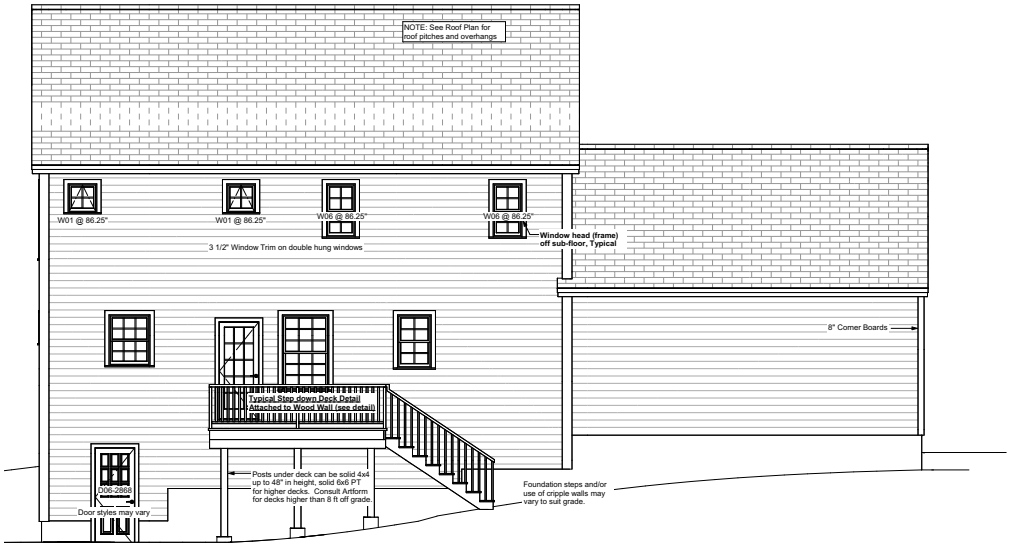
Garage slab height may vary. If garage slab height is lower than shown, consult Artform for aesthetic direction. Taller garage doors, transoms, lintels and/or additional frieze boards may be required to achieve desired look.

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

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

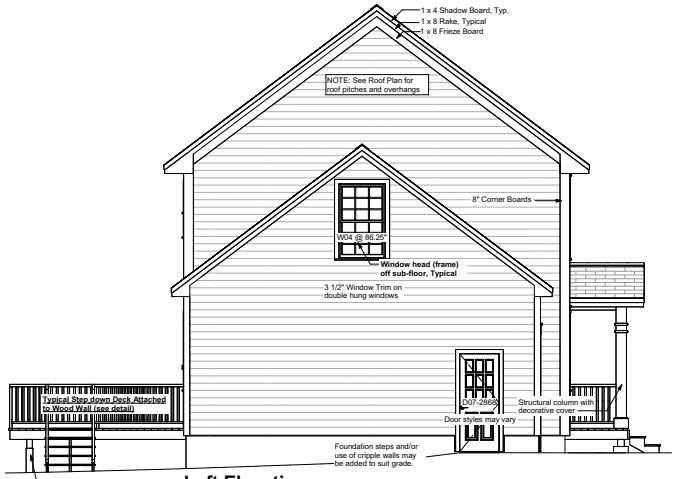


Right Elevation

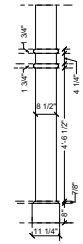


Rear Elevation

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.



Left Elevation



Column Detail