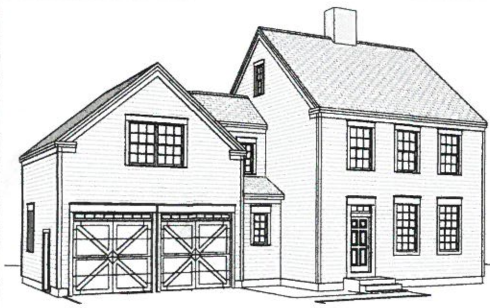
Lot 10



Simon Premier

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.

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Wall Types

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

Wall Keys

(2) 2x wood studs on the flat
(3) 2x3 wood stud wall, 16" oc
(6) 2x6 wood stud wall, 16" oc
Note: 2x4 wood stud wall, 16" oc unless otherwise noted

Key Notes

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

Dimensions

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

Square Footages

1. Sq ft numbers are interior to room for use in calculating finishes.
2. Cabinets and fixtures not subtracted.
3. 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.

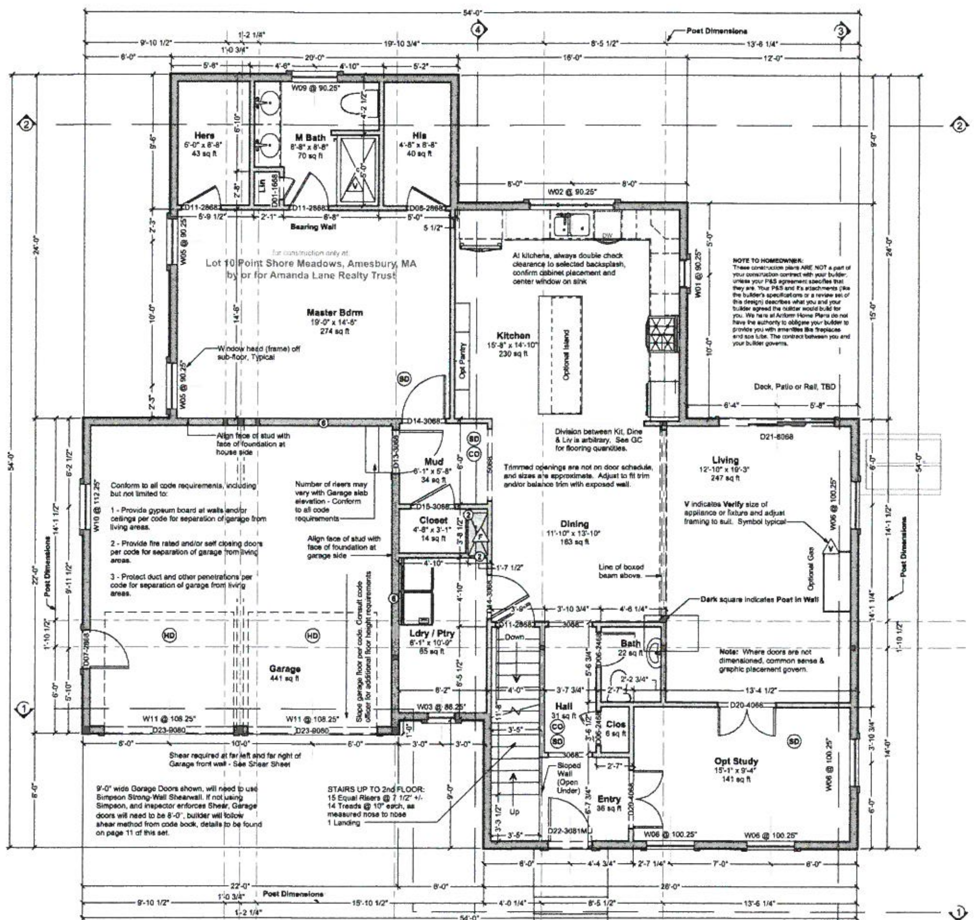
6 - Provide fire resistive materials where required by code, including but not limited to, firestopping at penetrations, 1/2" drywall on walls and 5/8" drywall on ceilings to separate garage (where garage present in design) from dwelling, and separation of dwellings (where more than one dwelling present 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

Living Area - This Floor: 1643 sq ft
9 ft Ceiling Height

Dear Code Officer,

These are predesigned 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 code in ways that a quality builder should know without an explicit detail. 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. Will also comply with NFPA 101.
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 size according to the manufacturer's tables for loads and spans, or sizes will have been calculating using manufacturer's published materials properties.
13 - 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,

With these drawings a copyright license is granted for a single construction only at Lot 10 Point Shore Meadows, Amesbury, MA by or for Amanda Lane Realty Trust. This is a License to Build, and does not include a License to Modify, except as required to conform to building code or fulfill builder's/owners responsibilities.

Permissable 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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AFHP Design # 786.129 GL
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Simon Premier
Lot 10 Point Shore Meadows
Amesbury, MA

1

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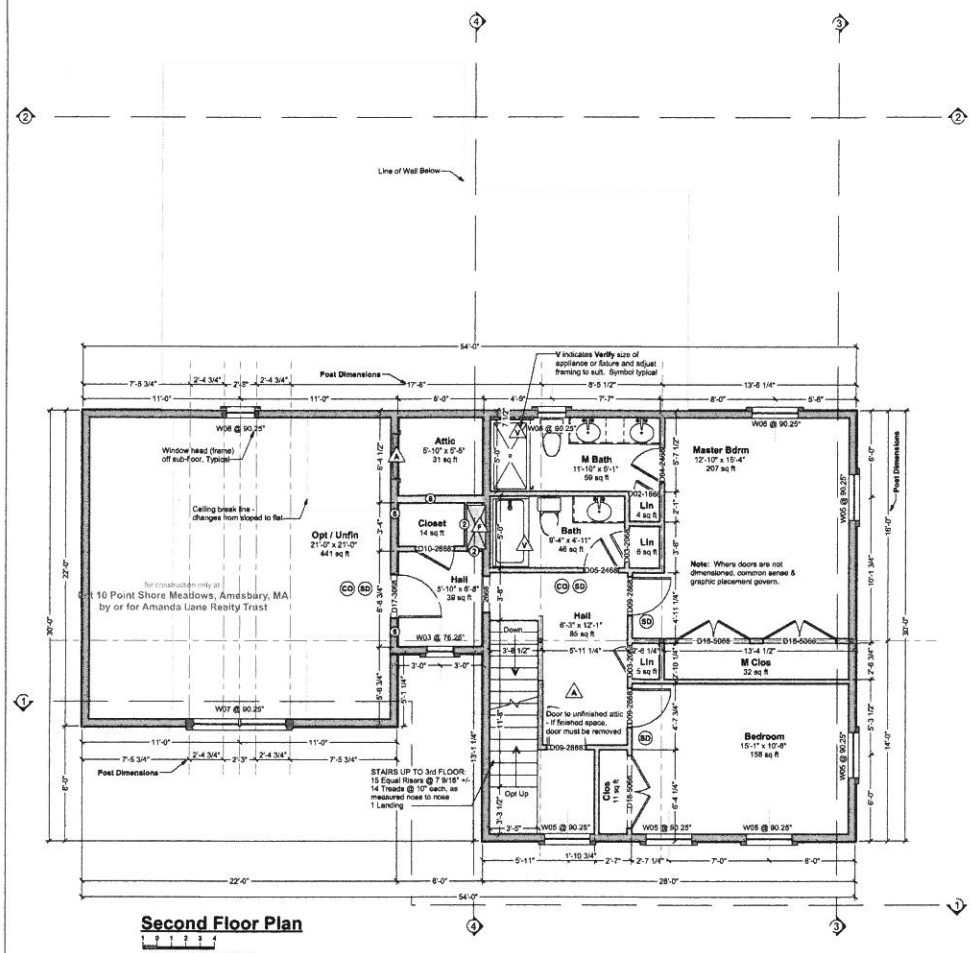
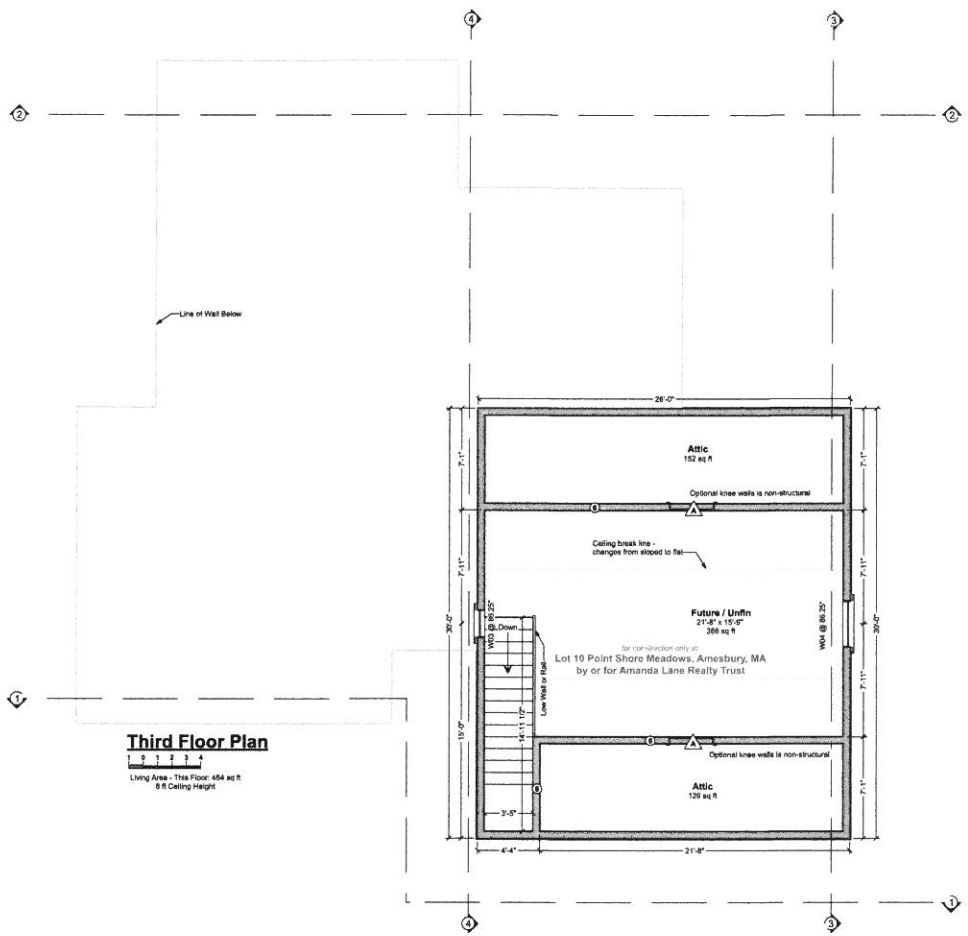


Second Floor Plan

Living Area - This Floor: 850 sq ft
9 ft Ceiling Height



Third Floor Plan

Living Area - This Floor: 464 sq ft
8 ft Ceiling Height

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.

DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	COMMENTS
D01	1	1	1868 R IN	18"	80"	HINGED	
D02	1	2	1868 R IN	18"	80"	HINGED	
D03	2	2	2868 L IN	24"	80"	HINGED	
D04	1	2	2868 L IN	28"	80"	HINGED	
D05	1	2	2868 R IN	28"	80"	HINGED	
D06	2	1	2468 L IN	28"	80"	HINGED	
D07	1	1	2868 R EX	32"	80"	HINGED	
D08	1	1	2868 R IN	32"	80"	HINGED	
D09	3	2	2868 L IN	32"	80"	HINGED	
D10	1	2	2868 R IN	32"	80"	HINGED	
D11	3	1	2868 L IN	32"	80"	HINGED	
D12	2	3	3080 L EX	36"	36"	HINGED	
D13	1	1	3068 L EX	36"	80"	HINGED	
D14	2	1	3068 R IN	36"	80"	HINGED	
D15	1	1	3068 L IN	36"	80"	HINGED	
D16	1	2	3068 L EX	36"	80"	HINGED	
D17	1	2	3068 R IN	36"	80"	HINGED	
D18	3	2	5068 LR IN	60"	80"	DOUBLE HINGED	
D20	2	1	4068 LR IN	48"	80"	DOUBLE HINGED	
D21	1	1	5068 L EX	58"	80"	SLIDER	
D22	1	1	3081	36"	97 3/8"	MULLED UNIT	
D23	2	1	9080	108"	96"	GARAGE	

WINDOW SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
W01	1	23 1/2 "	41 1/2 "	24"X42"			1EMN, CASEMENT-HR		PARADIGM	
W02	1	71 1/2 "	41 1/2 "	72"X42"			TRIPLE CASEMNT-LHL/RHR		PARADIGM	
W03	3	23 1/2 "	47 1/2 "	24"X48"			DOUBLE HUNG		PARADIGM	
W04	1	39 1/2 "	59 1/2 "	40"X60"	YES		DOUBLE HUNG		PARADIGM	
W05	5	38 "	61 1/2 "	38 1/2"X62"	YES		DOUBLE HUNG		PARADIGM	
W06	4	39 1/2 "	71 1/2 "	40"X72"			DOUBLE HUNG		PARADIGM	
W07	1	79 "	59 1/2 "	79 1/2"X60"			2X DH		PARADIGM	
W08	2	23 1/2 "	23 1/2 "	24"X24"		YES	AWNING		PARADIGM	
W09	1	38 "	61 1/2 "	38 1/2"X62"		YES	DOUBLE HUNG		PARADIGM	
W10	1	38 "	61 1/2 "	38 1/2"X62"			DOUBLE HUNG		PARADIGM	
W11	2	103 "	12 "	114"X12 1/2"			FIXED GLASS			

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Simon Prentiker
Lot 10 Point Shore Meadows
Amesbury MA

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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

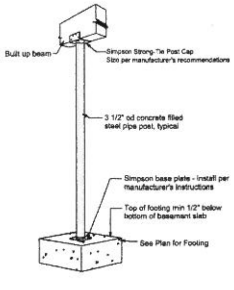
1. No footing shall be poured on loose or unsuitable soils, in water or on frozen ground.
2. All exterior footings to conform to all applicable code requirements for frost protection.
3. All concrete shall have a minimum compressive strength of at least 3000 PSI at 28 days.
4. Foundation achorage to 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 6x6 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.

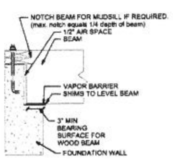
Prefabricated Wood Trusses

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.



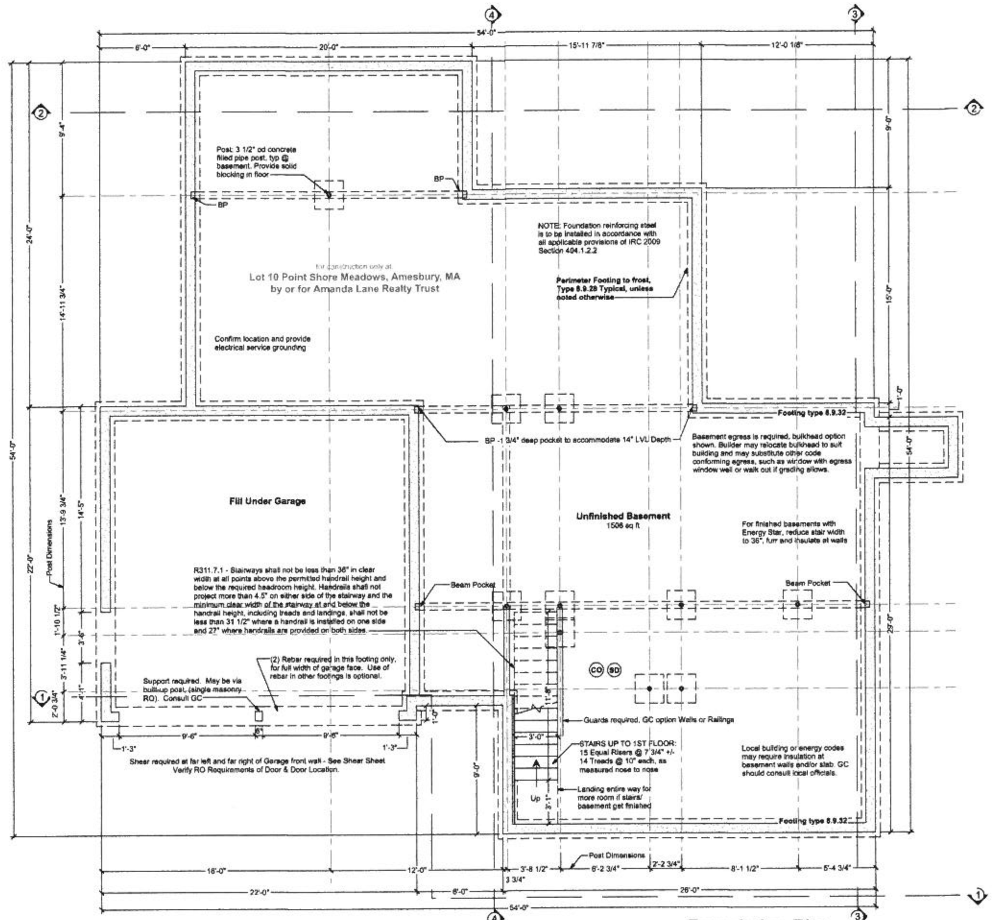
Typical Basement Post

Not to Scale



Beam Pocket

Scale 1/2"=1'-0"



Foundation Plan

Structure designed for Snow Load of 50 PSF

TYPICAL PERIMETER FOUNDATION WALL:

- 8" poured concrete, 8 ft forms, min 8'-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 8.9.28 — 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
Soil 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"

Footing Size Type 8.9.32 — 29-32 ft plan depth; 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	18" x 8"	20" x 8"	20" x 8"	22" x 8"
	1,500	24" x 8"	26" x 8"	28" x 8"	28" x 8"

Footing Size Type 8.9.36 — 33-36 ft plan depth; 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"

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

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (inches)		
		Soil classes and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	6 @ 39
	7	NR	6 @ 36	6 @ 33
	8	6 @ 34	6 @ 32	6 @ 25

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

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Simon Premier
Lot 10 Point Shore Meadows
Amesbury, MA

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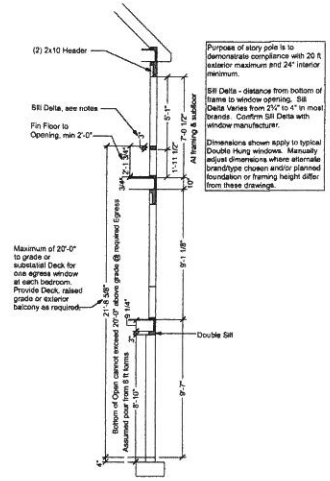
Front Elevation

Garage slab height may vary. If garage slab height is lower than shown, consult Artform for aesthetic direction. Taller garage doors, transoms, finials 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.



Purpose of story pole is to demonstrate compliance with 20 ft exterior maximum and 24" interior minimum.

Sill Delta - distance from bottom of frame to window opening. Sill Delta Varies from 2½" to 4" in most brands. Confirm Sill Delta with window manufacturer.

Dimensions shown apply to typical Double Hung windows. Manually adjust dimensions where alternate brand/type chosen and/or planned foundation or framing height differ from these drawings.

Window Story Pole

Scale ½"=1'-0"

Right Elevation

Foundation steps and/or use of cripple walls may be added to suit grade.

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

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

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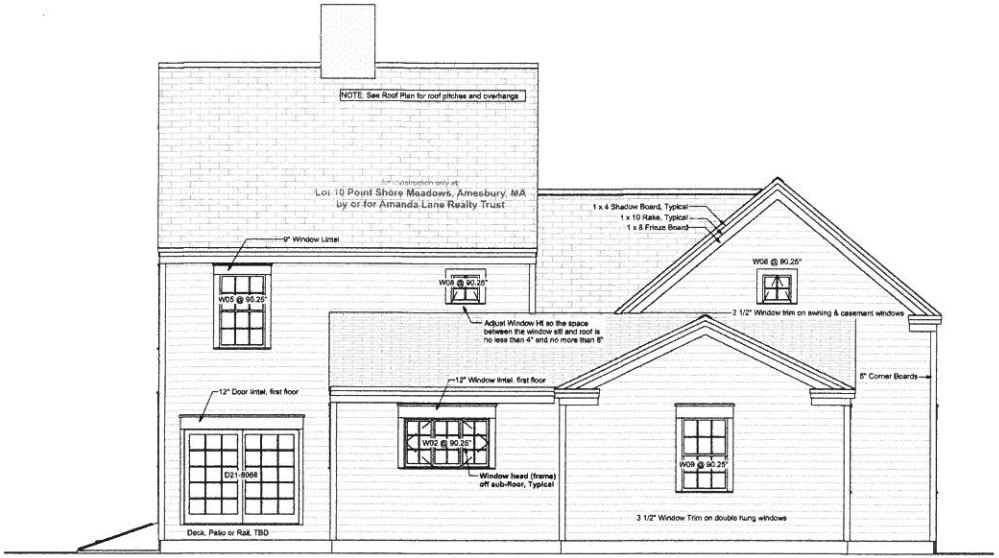
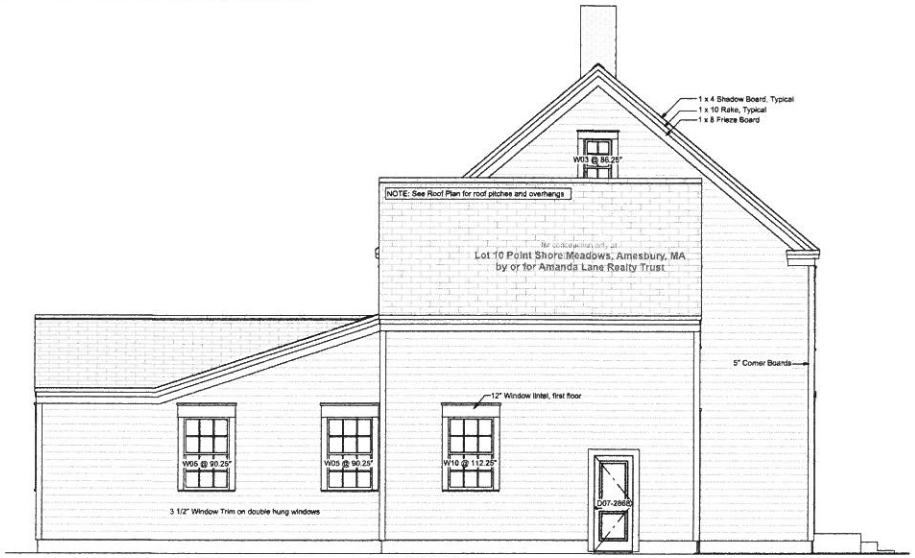


Rear Elevation

Foundation steps and/or use of cripple walls may be added to suit grade.



Left 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.

Foundation steps and/or use of cripple walls may be added to suit grade.

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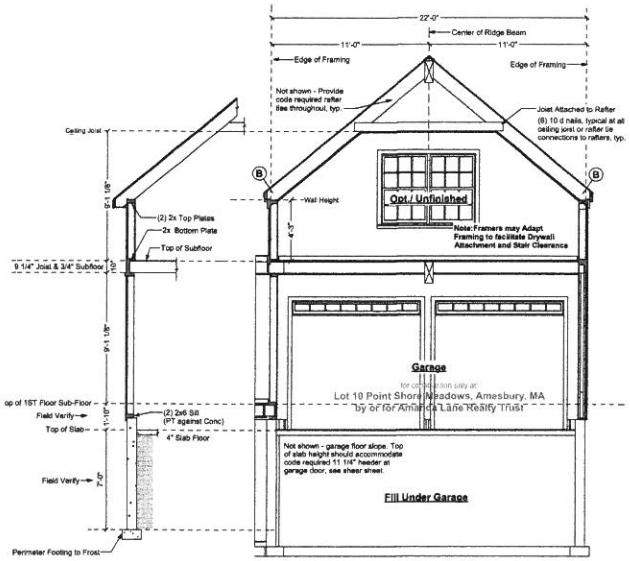
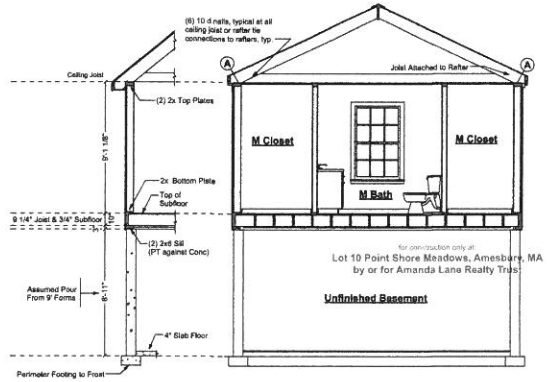
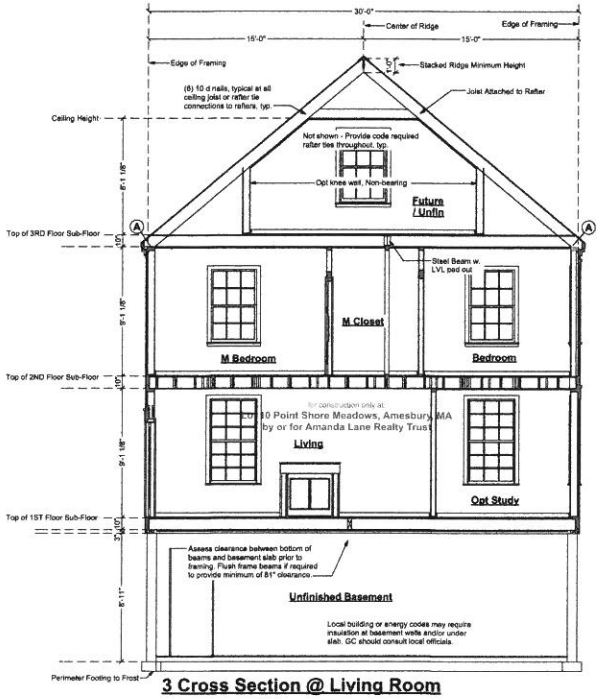


1 Cross Section @ Garage



2 Cross Section @ Master Suite



3 Cross Section @ Living Room

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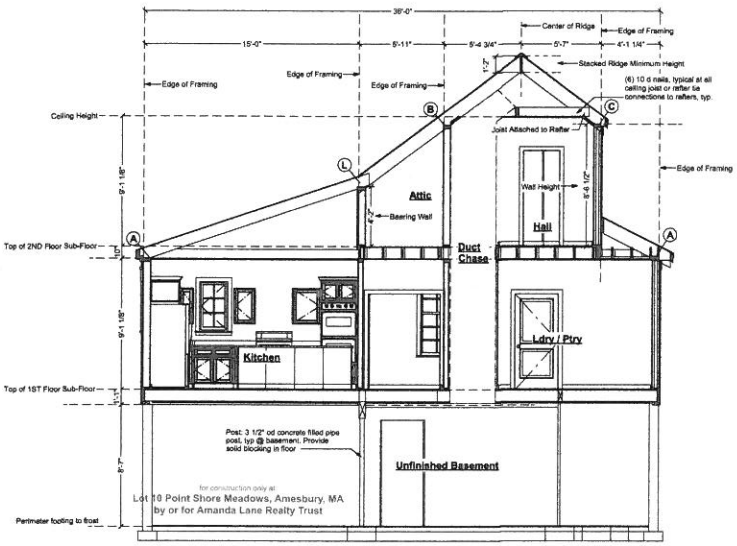
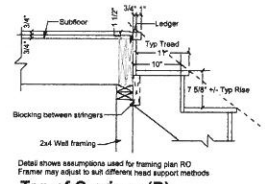
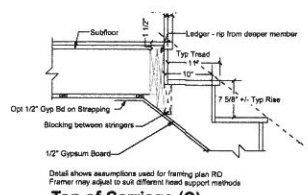


4 Cross Section @ Kitchen



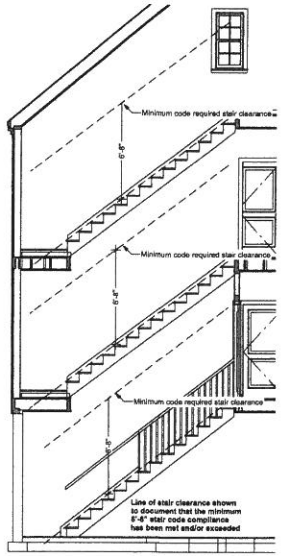
Detail shows assumptions used for framing plan RO
Framer may adjust to suit different head support methods

Top of Carriage (B)
Scale: 1" = 1'-0"

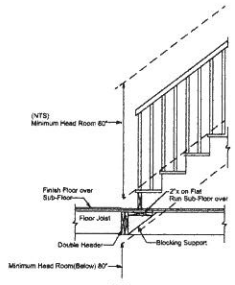


Detail shows assumptions used for framing plan RO
Framer may adjust to suit different head support methods

Top of Carriage (C)
Scale: 1" = 1'-0"



Line of Stair Clearance



T2
1/2" = 1'

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Framers Check List
Confirm or review the following prior to framing:

Initials Date Checked

___ _____ Framing Plans, floor plans, elevations & sections on-site & reviewed

___ _____ Confirmed window brand and sizes, adjusted RO's

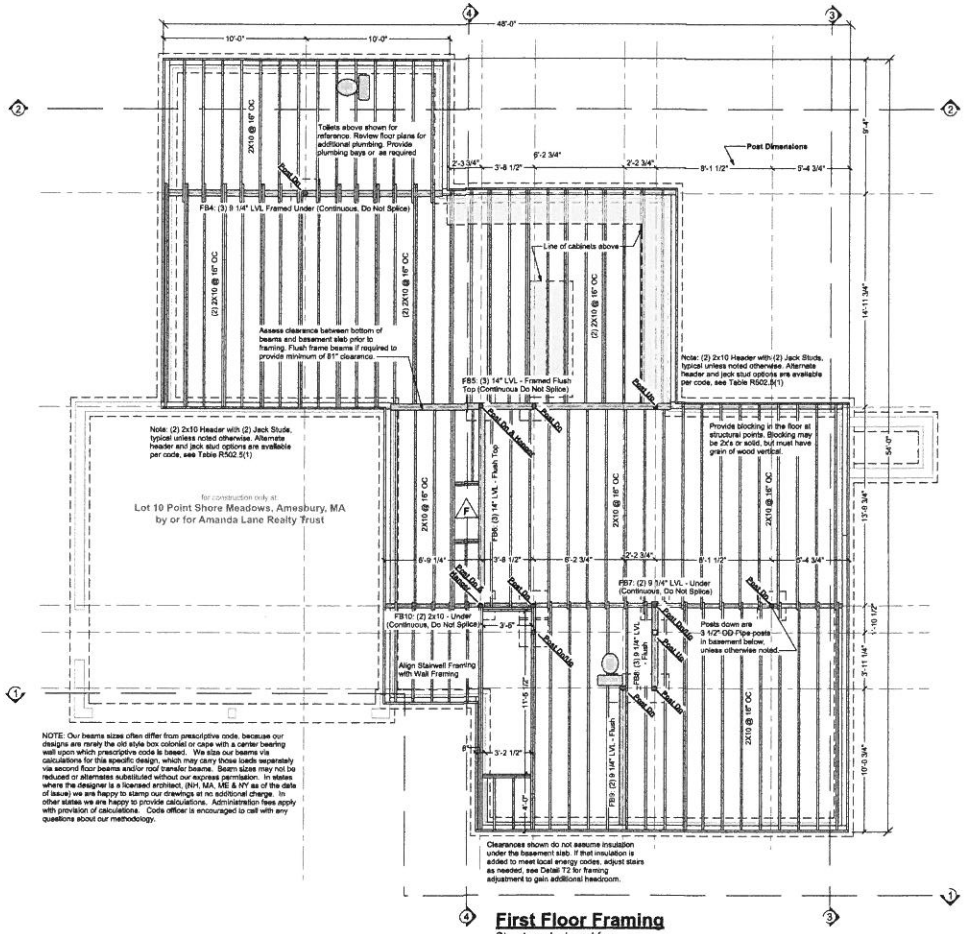
___ _____ Confirmed kitchen sink location & assoc. window

___ _____ Confirmed duct chase sizes

___ _____ Consult GC re: regional adjustments to framing member sizes per lumber yard calculations

___ _____ If rafter size changed to accommodate snow load different, reviewed details, particularly where windows near roofs, for needed adjustments

___ _____ Confirmed optional porch and/or deck sizes



First Floor Framing

Structure designed for
Snow Load of 50 PSF

0 1 2 3 4

Built-up Beams:
Unless otherwise noted, connect multiple ply beams as follows:

(2) 9 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 24" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 24" oc
- Framed under (2) rows 10d nails @ 24" oc

(2) 11 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 19.2" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 19.2" oc
- Framed under (2) rows 10d nails @ 24" oc

(2) 16" LVL or greater:
- Flush framed
  - (3) rows 3 3/8" TrussLock @ 19.2" oc, or
  - (3) rows SDS 1/4x3 1/2 @ 19.2" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 9 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 19.2" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 19.2" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 11 1/4" LVL:
- Flush framed
  - (2) rows 3 3/8" TrussLock @ 16" oc, or
  - (2) rows SDS 1/4x3 1/2 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(3) 16" LVL or greater:
- Flush framed
  - (3) rows 3 3/8" TrussLock @ 16" oc, or
  - (3) rows SDS 1/4x3 1/2 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(4) 9 1/4" LVL:
- Flush framed
  - (2) rows 5" TrussLock @ 16" oc, or
  - (2) rows SDS 1/4x6 @ 16" oc
- Framed under (2) rows 10d nails @ 24" oc

(4) 11 1/4" LVL:
- Flush framed
  - (2) rows 5" TrussLock @ 16" oc, or
  - (2) rows SDS 1/4x6 @ 16" oc
- Framed under (2) rows 10d nails @ 12" oc

(4) 16" LVL or greater:
- Flush framed
  - (3) rows 5" TrussLock @ 16" oc, or
  - (3) rows SDS 1/4x6 @ 16" oc
- Framed under (2) rows 10d nails @ 12" oc

Beam Substitutions:

(2) 9 1/4" LVL may replace a double or triple 2x10 beam. No other substitutions are allowed. Conventional lumber beams MAY NOT be substituted for LVL beams by any "rule of thumb". Substitutions must be calculated by either Artform or a structural engineer. If calculated by a structural engineer, provide stamped plans and/or calculations.

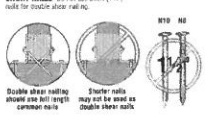
We specify LVL beams as built up members to allow framers to use existing stock. You may substitute single piece LVLs of equivalent overall size for built-up members, unless otherwise noted.

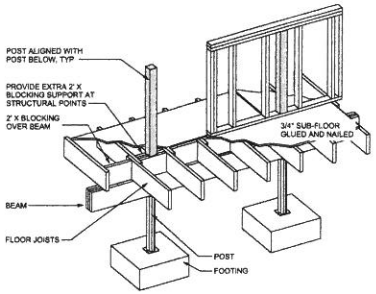
Built-up members MAY NOT replace single piece LVL's where specified.

Where a beam of 1 3/4" or less in width is specified as framed under, either brace at 48" or double member for lateral stability.

Follow manufacturer's instructions both for installation of joist 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.

SHORT NAILS Do not use short (1 1/4") nails for double shear nail up.





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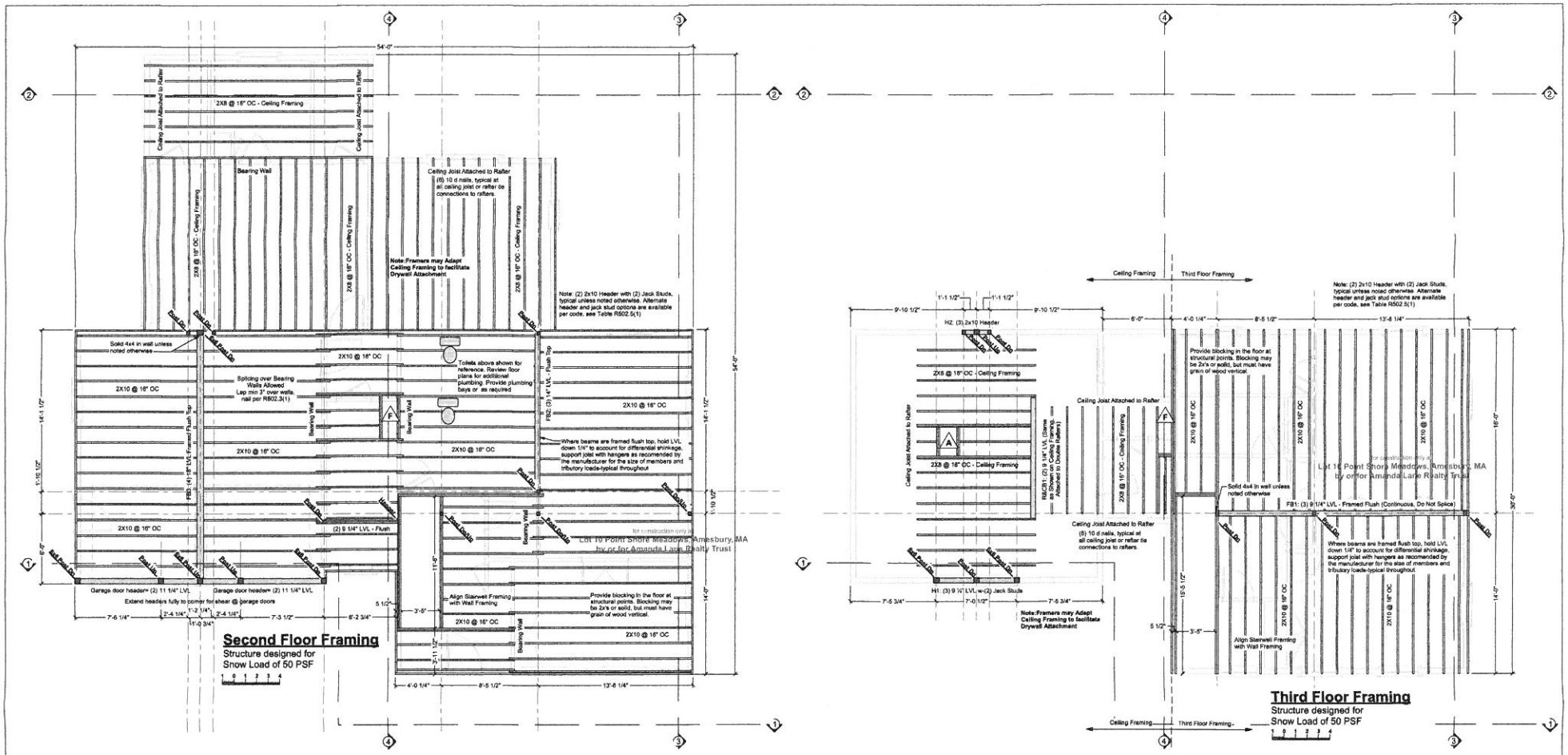

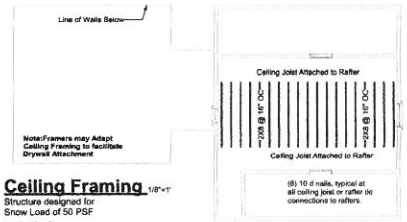

Ceiling Framing 1/8"=1'
Structure designed for Snow Load of 50 PSF

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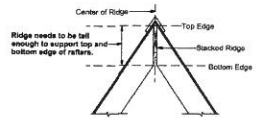
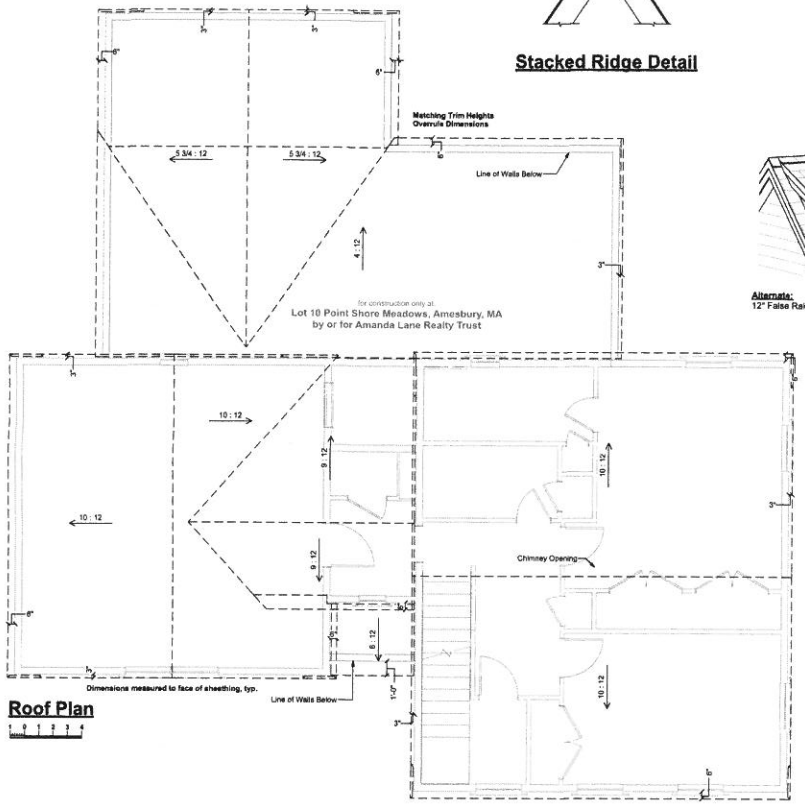
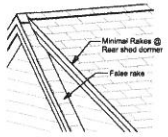


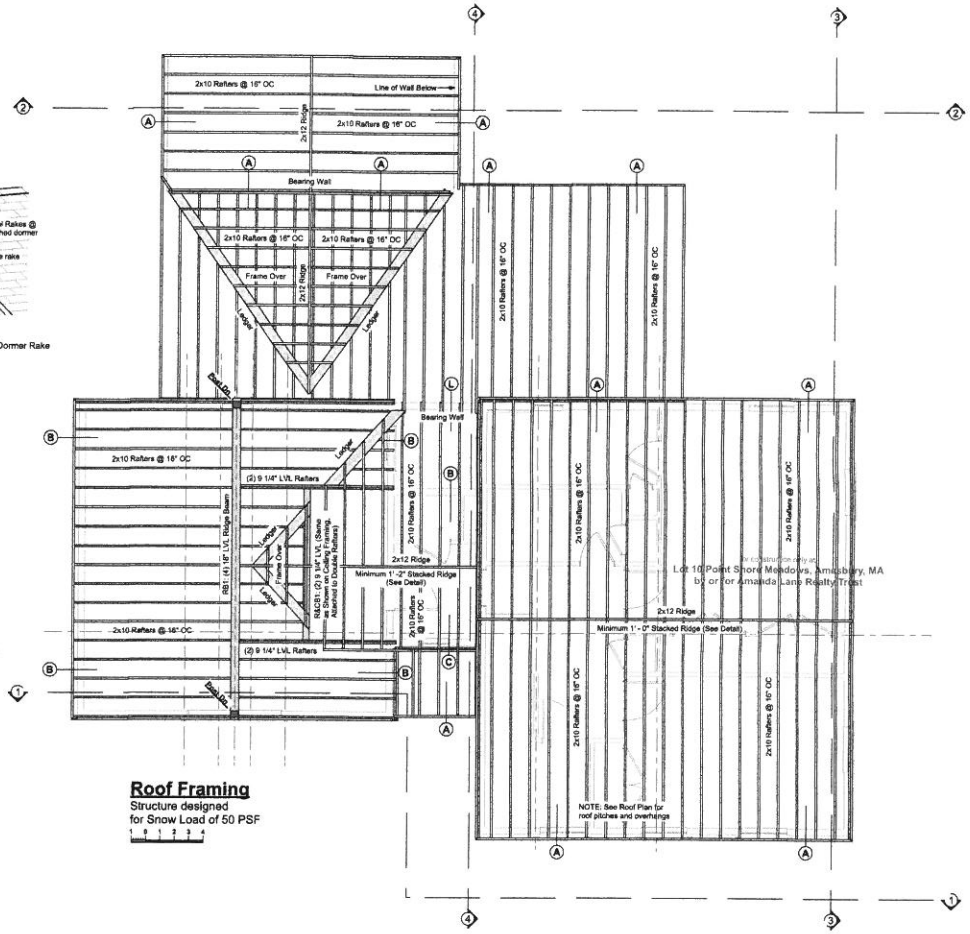
Stacked Ridge Detail



Roof Plan

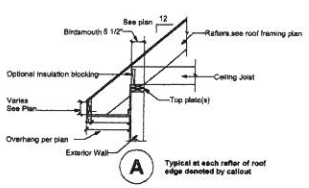


Alternate:
12" False Rake and a 6" Shed Dormer Rake

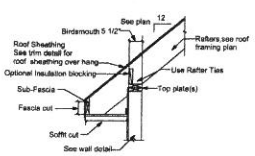


Roof Framing

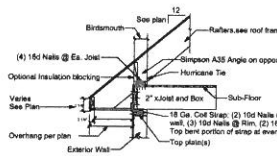
Structure designed for Snow Load of 50 PSF



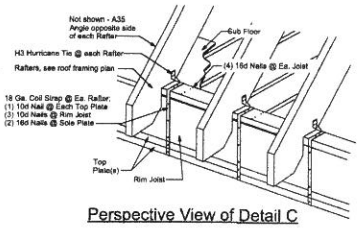
A Typical at each rafter of roof edge denoted by callout



B



C Typical at each rafter of roof edge denoted by callout



Perspective View of Detail C

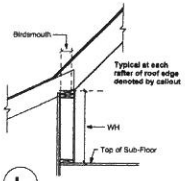


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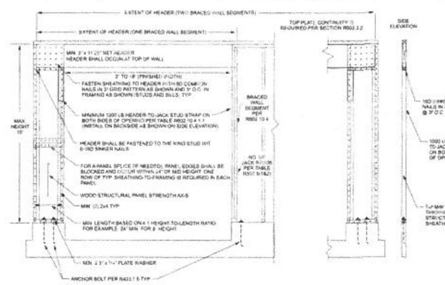
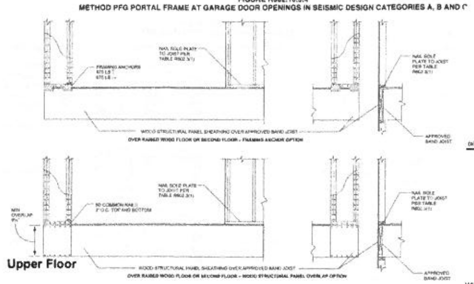
TABLE R602.10.4.1
CONTINUOUS SHEATHING METHODS

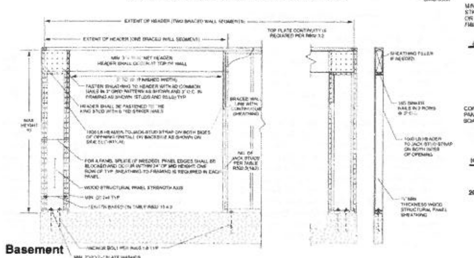
METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA
CS-WSP	Wood structural panel	$^3/_8$"		6d common (2" × 0.113") nails at 6" spacing (panel edges) and at 12" spacing (intermediate supports) or 16 ga. × 1$^3/_4$ staples at 3" spacing (panel edges) and 6" spacing (intermediate supports)



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

FIGURE R602.10.3.4
METHOD PFG PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C





For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

FIGURE R602.10.4.1.1
METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION

174 2009 INTERNATIONAL RESIDENTIAL CODE®

Shear Wall Details

Not to Scale

Notes:

- See plans for locations where shear panels are required.
- Details shown here are for one method and for typical conditions. An alternate shear method allowed per code or approved by the code officer may be substituted.
- If the method at left is used at Garages where width of panel is 20" or more, wall height may be 10 ft as shown in detail at left. Where panel width is 18"-20", wall height may be 9 ft. Where panel is 16"-18", wall height may be 8 ft. Where panel is less, consult architect for additional design.
- If the method at left is used, increase foundation wall height at front and for 2 ft along wall returns as required to meet maximum wood stud wall heights, and extend sheathing and siding in front of wall to achieve desired aesthetics. Untreaded wood may not be in direct contact with concrete - use treated wood or provide a barrier, such as a rubber membrane or felt paper.
- Note that if sheathing is to be used as wall bracing all vertical joints in required braced wall panels must be blocked. [2009 IRC section R602.1.8]

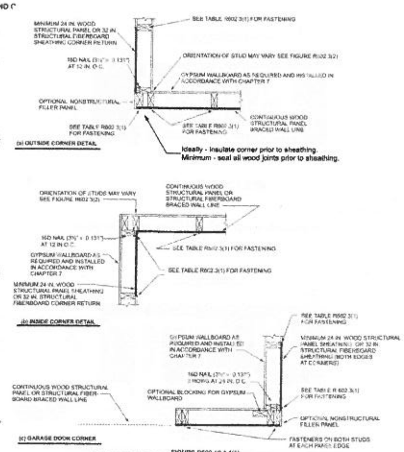
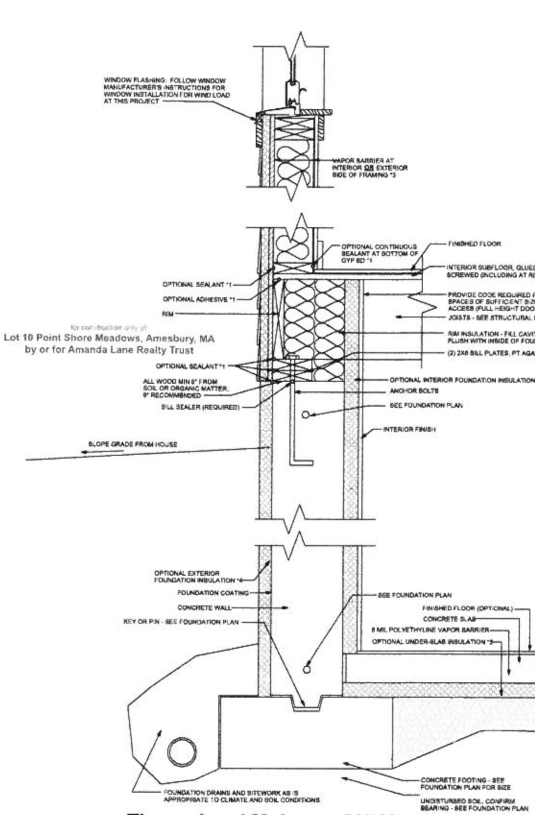


FIGURE R602.10.4.4(1)
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING

2009 INTERNATIONAL RESIDENTIAL CODE® 177



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Lot 10 Point Shore Meadows, Amesbury, MA
by or for Amanda Lane Realty Trust

Thermal and Moisture ONLY

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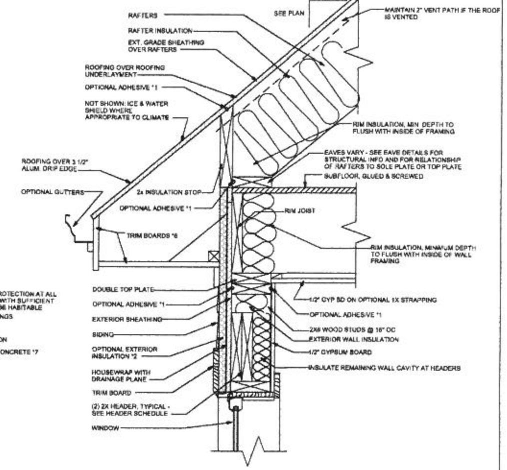

NOTES:

RESPONSIBILITY FOR THERMAL AND MOISTURE DESIGN LIES WITH THE BUILDER AND/OR HOMEOWNER. IF THESE DETAILS, IN COMBINATION WITH BUILDER-PROVIDED SPECIFICATIONS AND MANUFACTURER'S CUT SHEETS ARE INSUFFICIENT FOR PERMITTING, CONTACT ARTFORM HOME PLANS @ 603-431-9559 TO HAVE DETAILS ADJUSTED PER YOUR MARK-UP.

NOTE THAT SPRAY FOAM INSULATION PERFORMS THE SAME FUNCTION AS THE OPTIONAL SEALANTS SHOWN HERE.

*1 OPTIONAL SEALANTS AND ADHESIVES ARE RECOMMENDED FOR ADVANCED ENERGY PERFORMANCE.

*2 OPTIONAL EXTERIOR INSULATION IS RECOMMENDED FOR ADVANCED ENERGY PERFORMANCE.

*3 PROVIDE VAPOR BARRIER APPROPRIATE TO CLIMATE AND TO SELECTED INSULATION. LOCATE VAPOR BARRIER WITHIN WALL ASSEMBLY AS IS APPROPRIATE TO CLIMATE. BUILDER TO PROVIDE SPECIFIC MATERIAL CHOICES ON SEPARATE SPECIFICATIONS SHEET.

*4 OPTIONAL FOUNDATION INSULATION IS RECOMMENDED FOR ADVANCED ENERGY PERFORMANCE. IF EXTERIOR INSULATION IS SELECTED PROVIDE PROTECTION FROM WEATHER DAMAGE, INSECTS, ETC AS IS APPROPRIATE TO CLIMATE AND BUILDING SITE. IF INTERIOR FOUNDATION INSULATION IS CHOSEN, PROVIDE FIRE PROTECTION WHERE APPROPRIATE.

*5 OPTIONAL UNDERSLAB INSULATION IS RECOMMENDED FOR ADVANCED ENERGY PERFORMANCE. COORDINATE HEIGHTS WITH MECHANICAL, FOUNDATION AND FRAMING TO ENSURE CODE CLEARANCE WHERE BASEMENT SPACE IS HABITABLE.

*6 FINISHING OF EAVES MAY VARY - SEE PROJECT DETAILS.

*7 DOUBLE SILL PLATE IS OPTIONAL IF BASMENT IS NOT HABITABLE. DOUBLE SILL IS INTEGRAL PART OF DESIGN WHERE BASEMENT IS HABITABLE, PARTICULARLY IF UNDER SLAB INSULATION IS INSTALLED. DESIGN ASSUMES 8 FOOT FORMS ACHIEVING 7-10" POUR.

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