Foxglove Cottage

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

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.

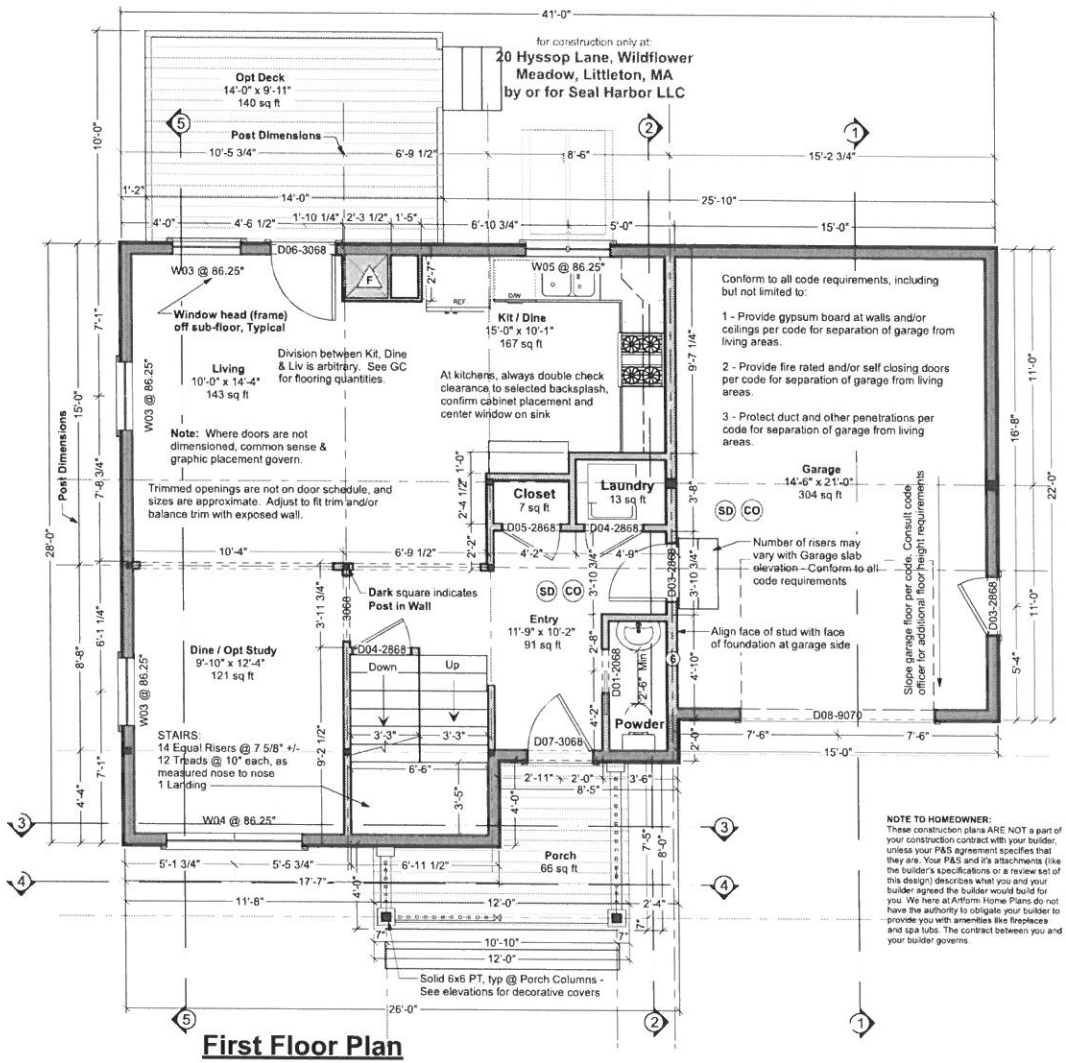
6 - Provide fire resistive materials where required by code, including but not limited to, firestopping at penetrations, 1/2" drywall on walls and 5/8" drywall on ceilings to separate garage (where garage present in design) from dwelling, and separation of dwellings (where more than one dwelling present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

1 0 1 2 3 4

Living Area - First Floor: 694 SF

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 responsbility between us (Artform) and the owner. We encourge 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. 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 20 Hyssop Lane, Wildflower Meadow, Littleton, MA by or for Seal Harbor LLC. 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 activites 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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Foxglove Cottage
20 Hyssop Lane, Wildflower Meadow
Littleton, MA

1

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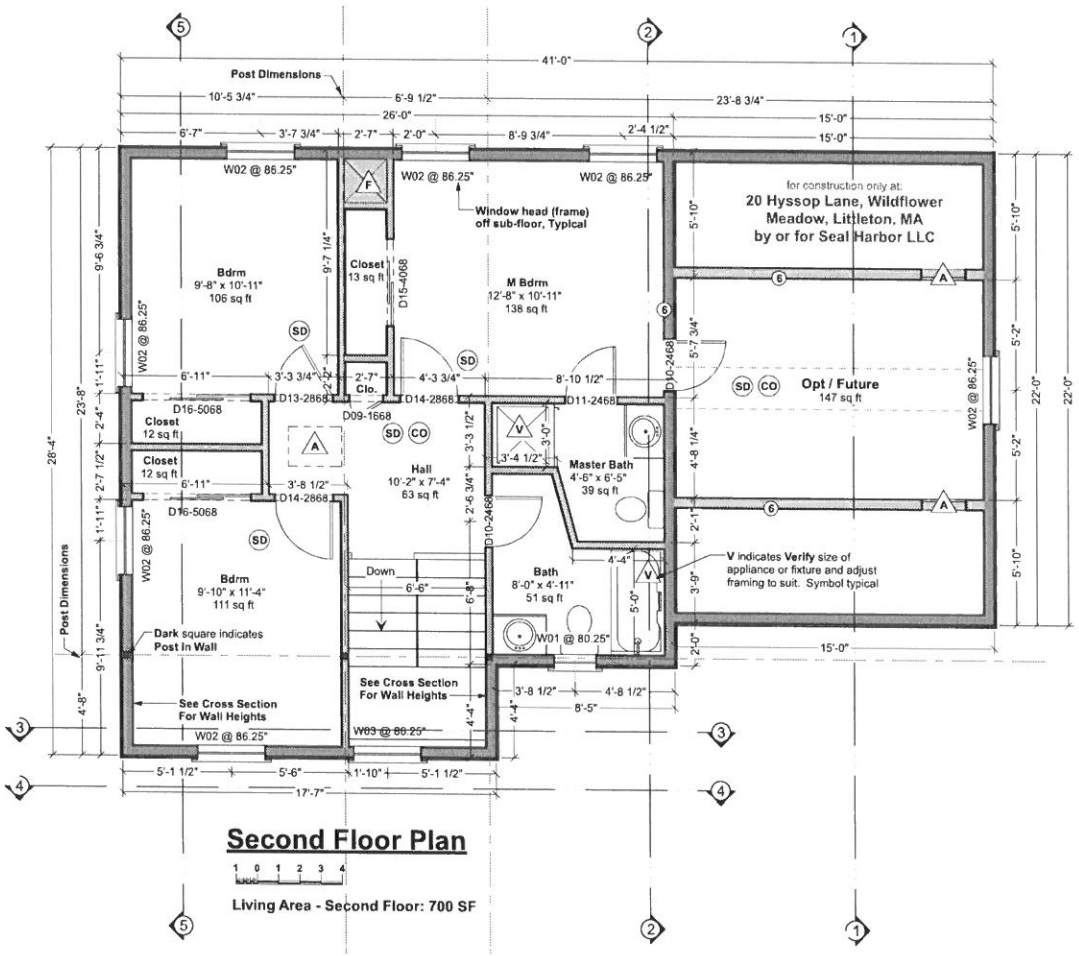
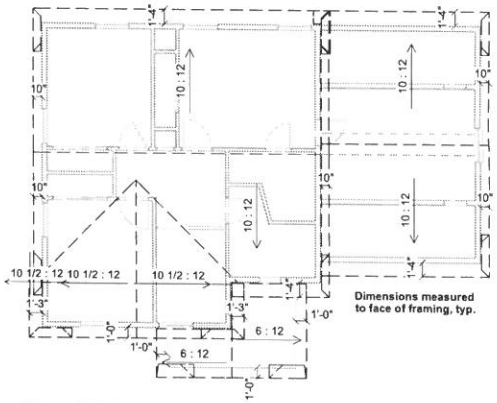


Second Floor Plan

1 0 1 2 3 4

Living Area - Second Floor: 700 SF



Roof Plan

1 1 3 5
0 2 4 1/8"=1'

DOOR SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	COMMENTS
D01	1	1	2068 L	24 "	80 "	POCKET	
D02	1	2	2030 R IN	24 "	36 "	HINGED	
D03	2	1	2868 L EX	32 "	80 "	HINGED	
D04	2	1	2868 L IN	32 "	80 "	HINGED	
D05	1	1	2868 R IN	32 "	80 "	HINGED	
D06	1	1	3068 L EX	36 "	80 "	HINGED	
D07	1	1	3068 R EX	36 "	80 "	HINGED	
D08	1	1	9070	108 "	84 "	GARAGE	
D09	1	2	1668 L IN	18 "	80 "	HINGED	
D10	2	2	2468 L IN	28 "	80 "	HINGED	
D11	1	2	2468 R IN	28 "	80 "	HINGED	
D12	1	2	2030 L IN	24 "	36 "	HINGED	
D13	1	2	2868 R IN	32 "	80 "	HINGED	
D14	2	2	2868 L IN	32 "	80 "	HINGED	
D15	1	2	4068 L IN	48 "	80 "	SLIDER	
D16	2	2	5068 L IN	60 "	80 "	SLIDER	

WINDOW SCHEDULE								
NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	1	23 1/2 "	47 1/2 "	24"X48"		YES	DOUBLE HUNG	
W02	7	38 "	61 1/2 "	38 1/2"X62"	YES		DOUBLE HUNG	
W03	4	38 "	61 1/2 "	38 1/2"X62"			DOUBLE HUNG	
W04	1	76 "	61 1/2 "	76 1/2"X62"			2X DH	
W05	1	47 1/2 "	41 1/2 "	48"X42"			DBL CASEMENT-LHL/RHR	

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.

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Foxglove Cottage
20 Hyssop Lane, Wildflower Meadow
Littleton, 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 manufacturered 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.

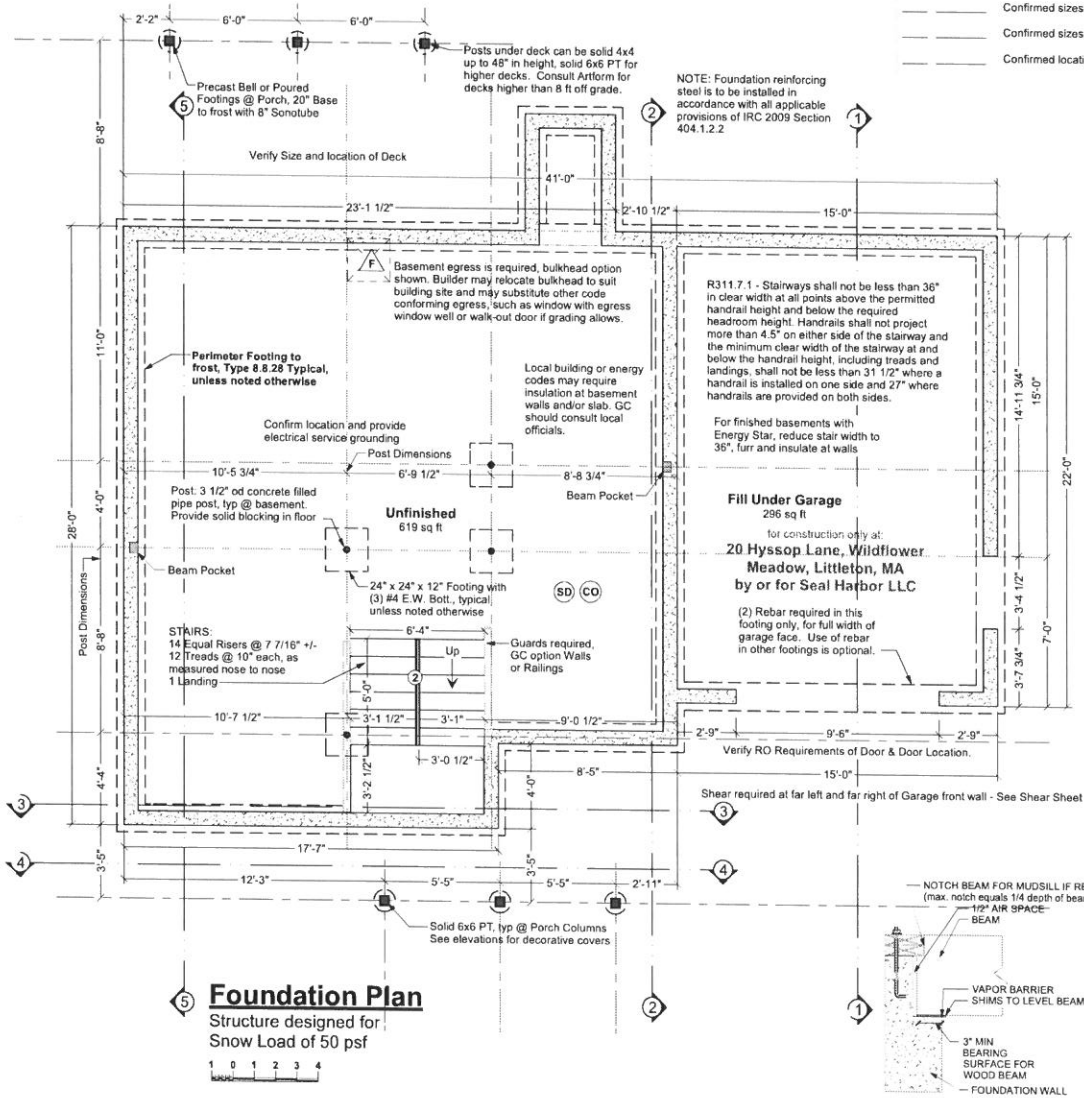
2. Trusses shall be designed in accordance with applicable provisions of the latest edition of the National Design Specifications for Wood Construction (NDS), American Forst and Paper Association (APA), and Design Specifications for Metal Plate Connected Wood Trusses (ANSI/TPI 1), Truss Plate Institute (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.

Foundation Contractor Check List

Confirm or review the following prior to forming & pouring foundation

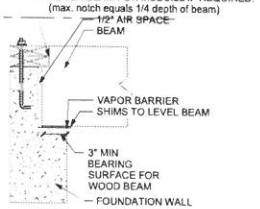
Initials	Date	Checked
____	_____	Confirmed soil bearing
____	_____	Checked w/GC for added foundation steps to suit grade
____	_____	Confirm sill plate thickness (foundation bolts to extend through all)
____	_____	Confirmed garage door size
____	_____	Checked w/GC for added basement windows
____	_____	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



Foundation Plan

Structure designed for Snow Load of 50 psf

1 0 1 2 3 4



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 up to 28 ft plan depth; 8 ft nominal basement height; 8" foundation wall; Full basement plus 2 stories

Soil PSI	Snow Load 50	60	70	80
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"

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Foxglove Cottage
20 Hyssop Lane, Wildflower Meadow
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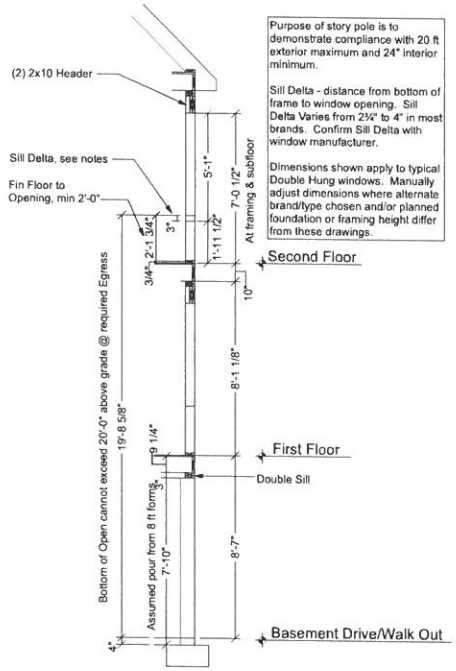


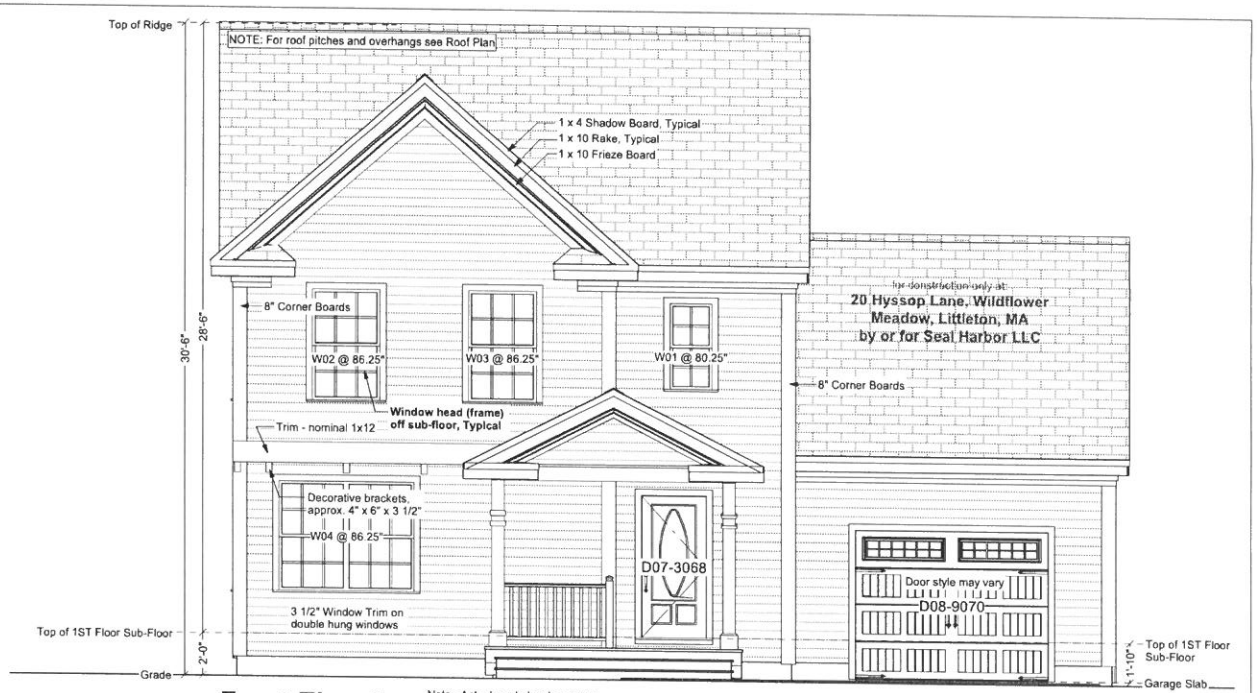
Purpose of story pole is to demonstrate compliance with 20 ft exterior maximum and 24" interior minimum.

Sill Delta - distance from bottom of frame to window opening. Sill Delta Varies from 2¾" 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 ¼"=1'-0"



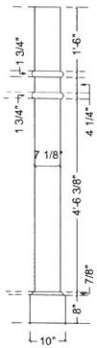
Front Elevation

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

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.

Right Elevation



Column Detail

Note: Dimensions are approximate, builder may exercise some latitude

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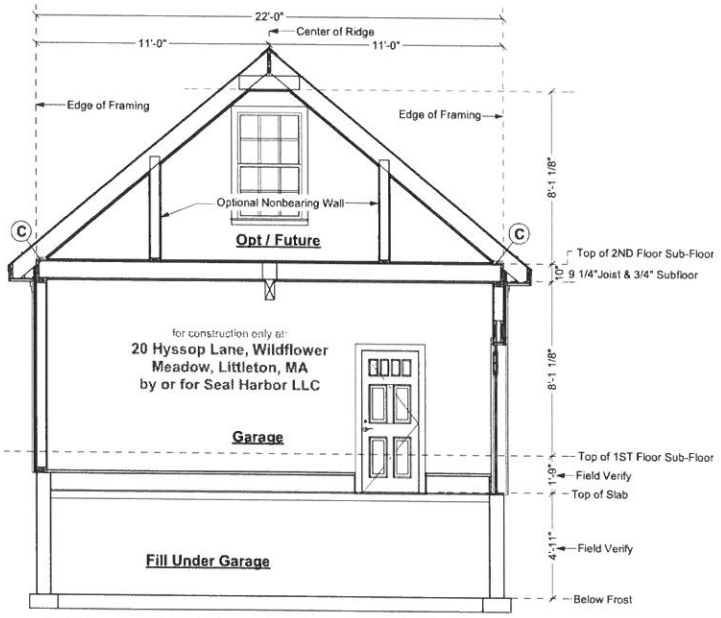
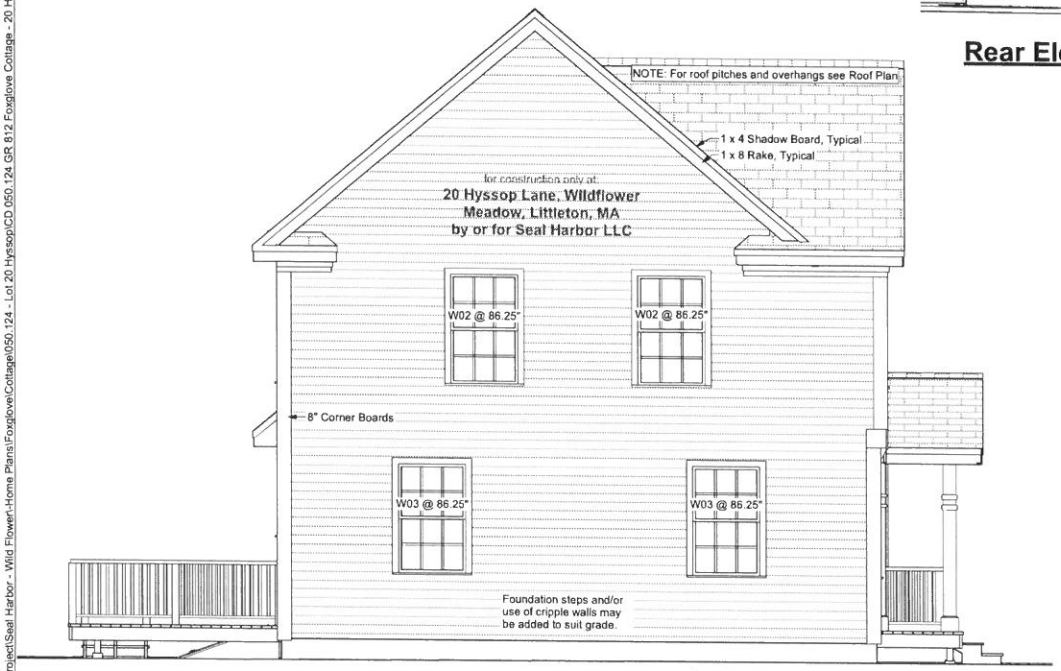


1 Cross Section @ Garage

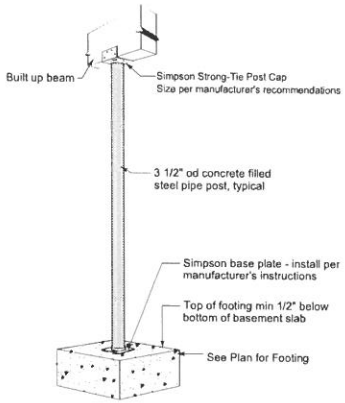
Rear Elevation

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



Left Elevation



Typical Basement Post

Not to Scale

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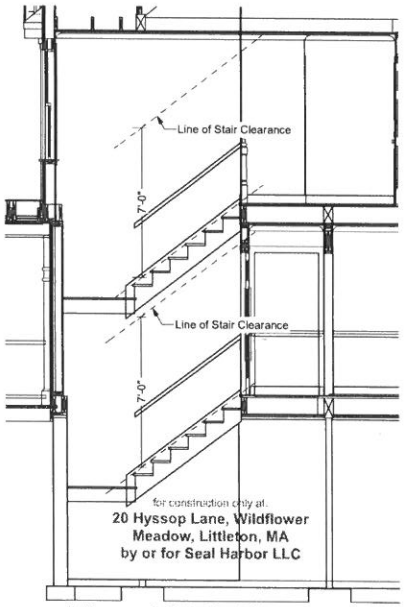
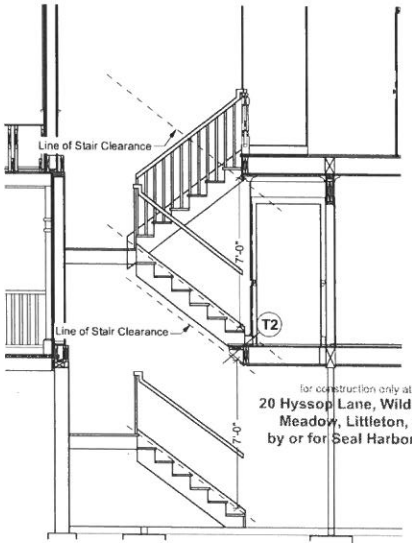
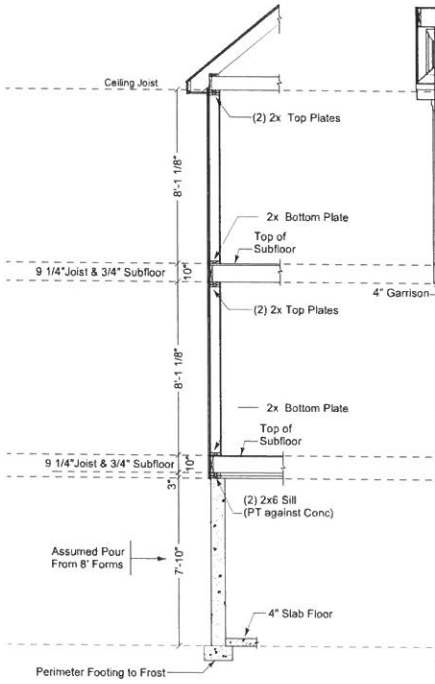
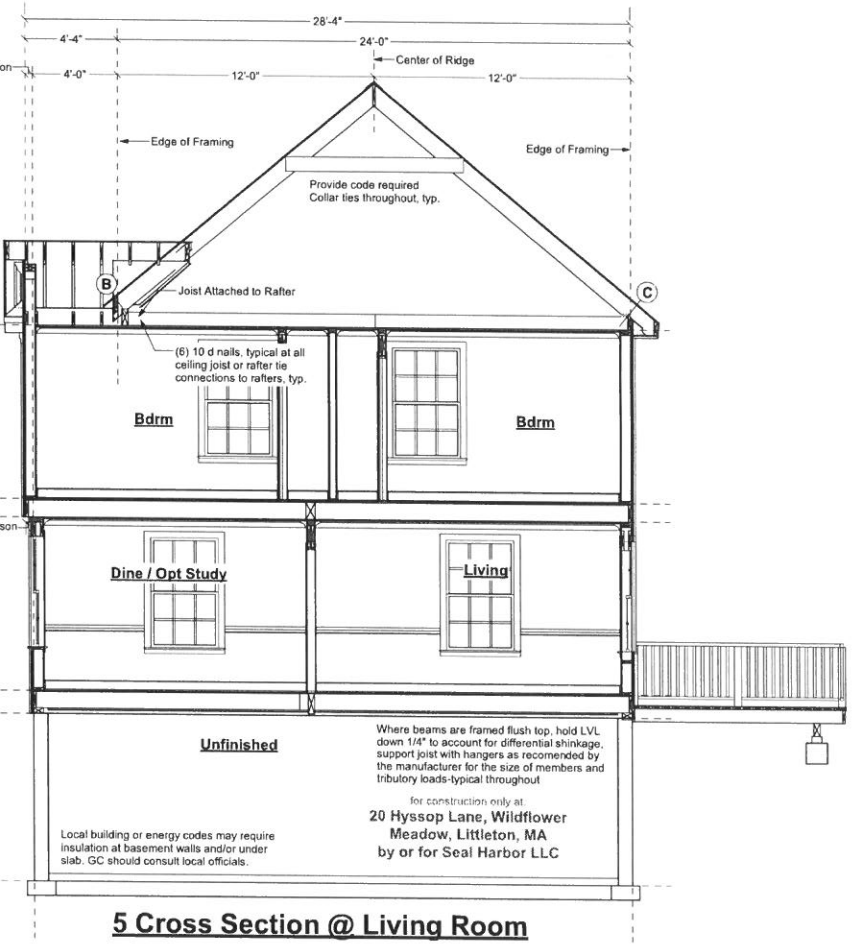


Line of Stair Clearance (Upper)

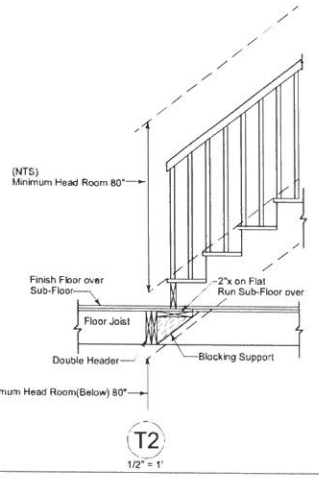


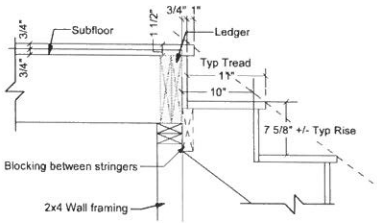
Line of Stair Clearance (Lower)





5 Cross Section @ Living Room





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"

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Foxglove Cottage
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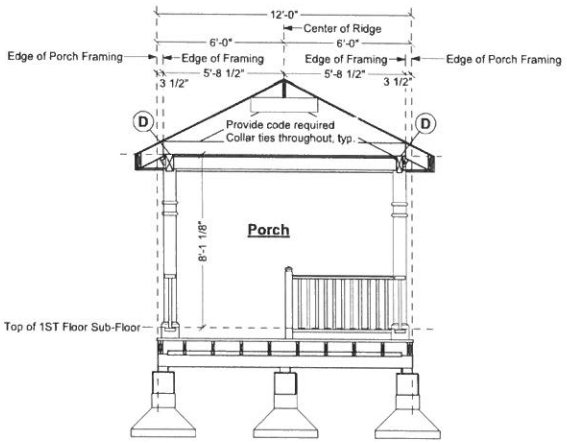
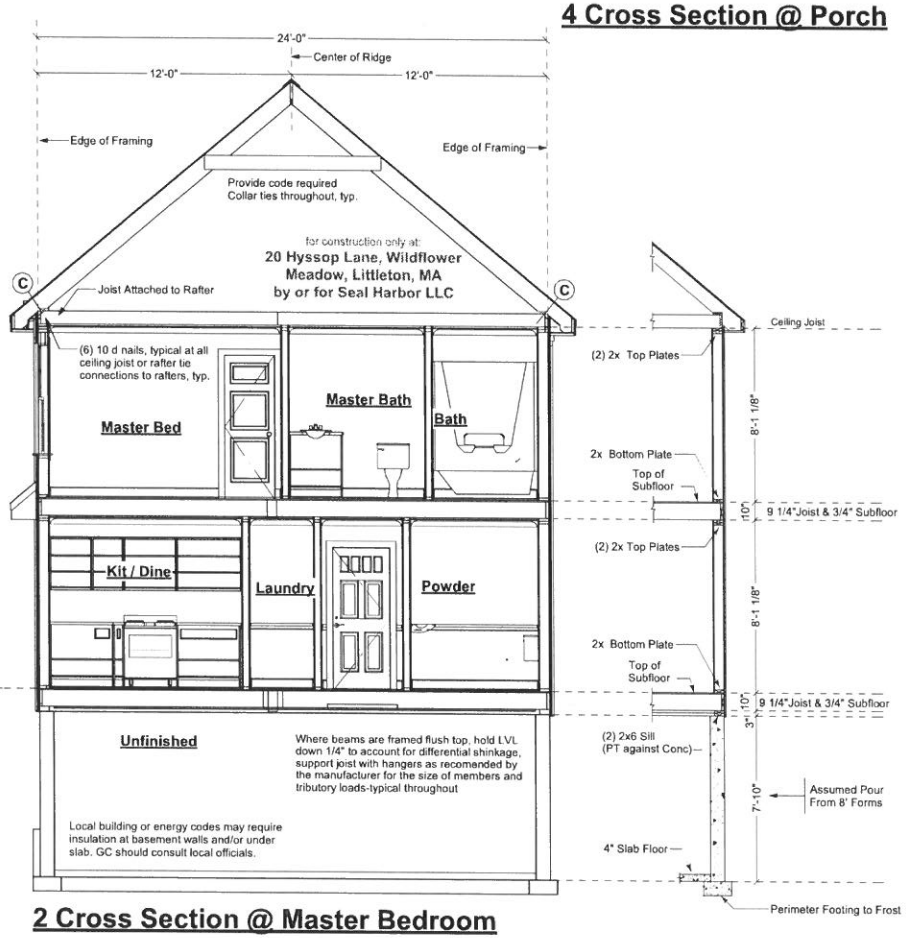
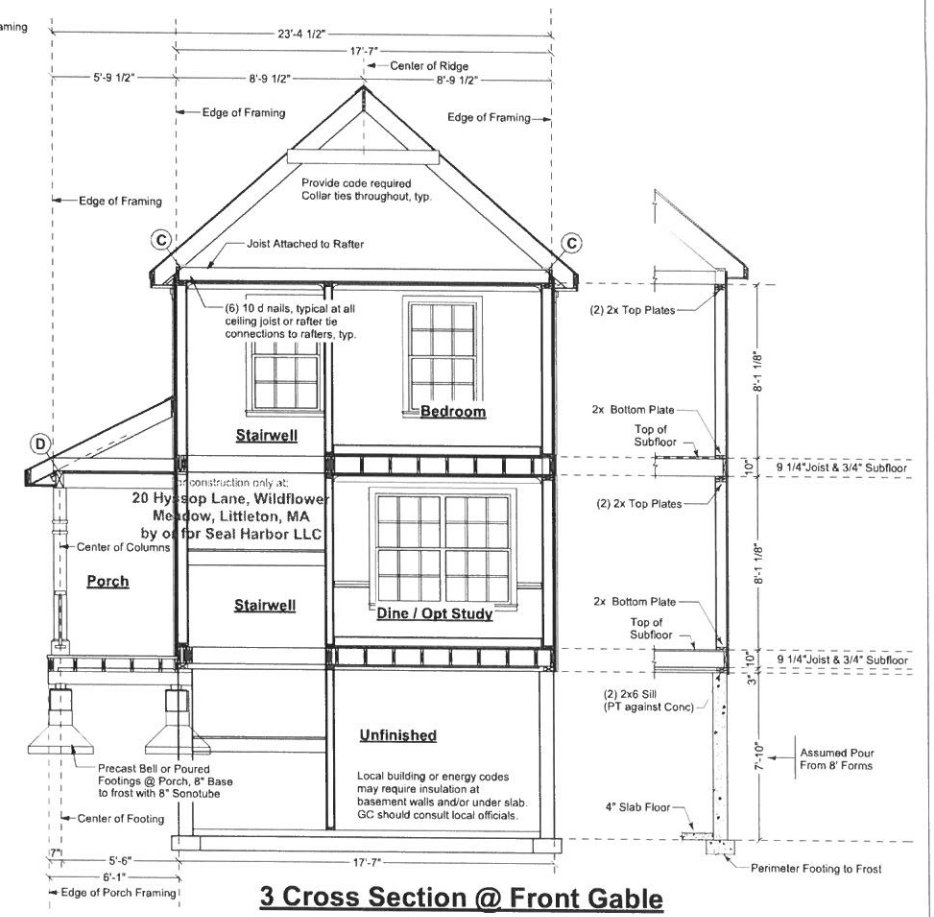


4 Cross Section @ Porch



2 Cross Section @ Master Bedroom



3 Cross Section @ Front Gable

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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

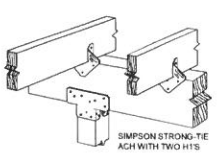
Beam Substitutions:

(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.

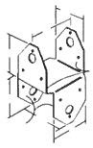
We specify LVL beams as built up members to allow framers to use existing stock. You may substitute single piece LVLs of equivalent overall size for built-up members, unless otherwise noted.

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.



POST CAP & JOIST ATTACHMENT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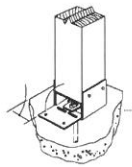
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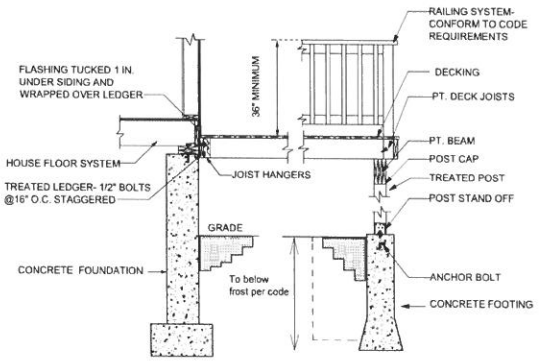
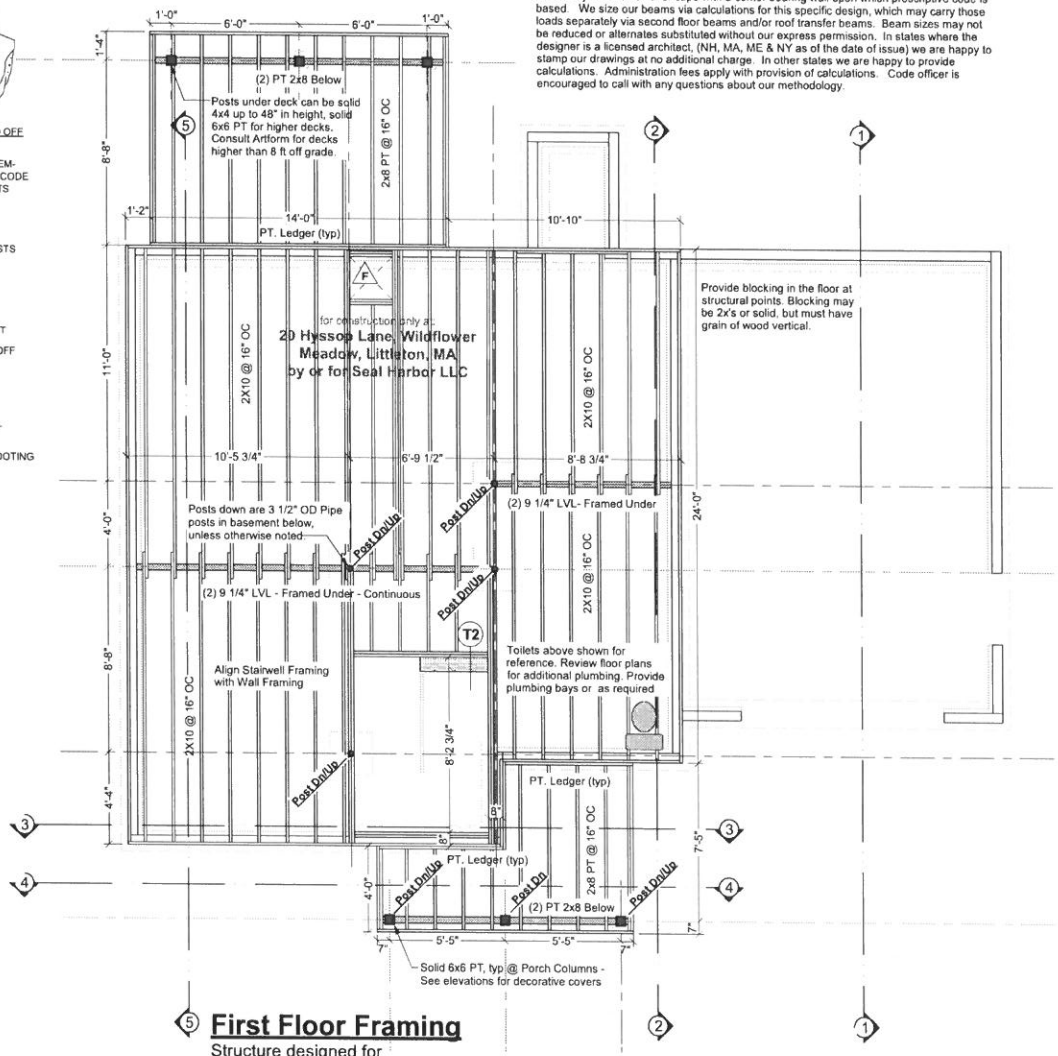


Typical Deck
Not to Scale

NOTE: Our beams sizes often differ from prescriptive code, because our designs are rarely the old style box colonial or cape with a center bearing wall upon which prescriptive code is based. We size our beams via calculations for this specific design, which may carry those loads separately via second floor beams and/or roof transfer beams. Beam sizes may not be reduced or alternates substituted without our express permission. In states where the designer is a licensed architect, (NH, MA, ME & NY as of the date of issue) we are happy to stamp our drawings at no additional charge. In other states we are happy to provide calculations. Administration fees apply with provision of calculations. Code officer is encouraged to call with any questions about our methodology.



First Floor Framing
Structure designed for
Snow Load of 50 psf

1 0 1 2 3 4
scale

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

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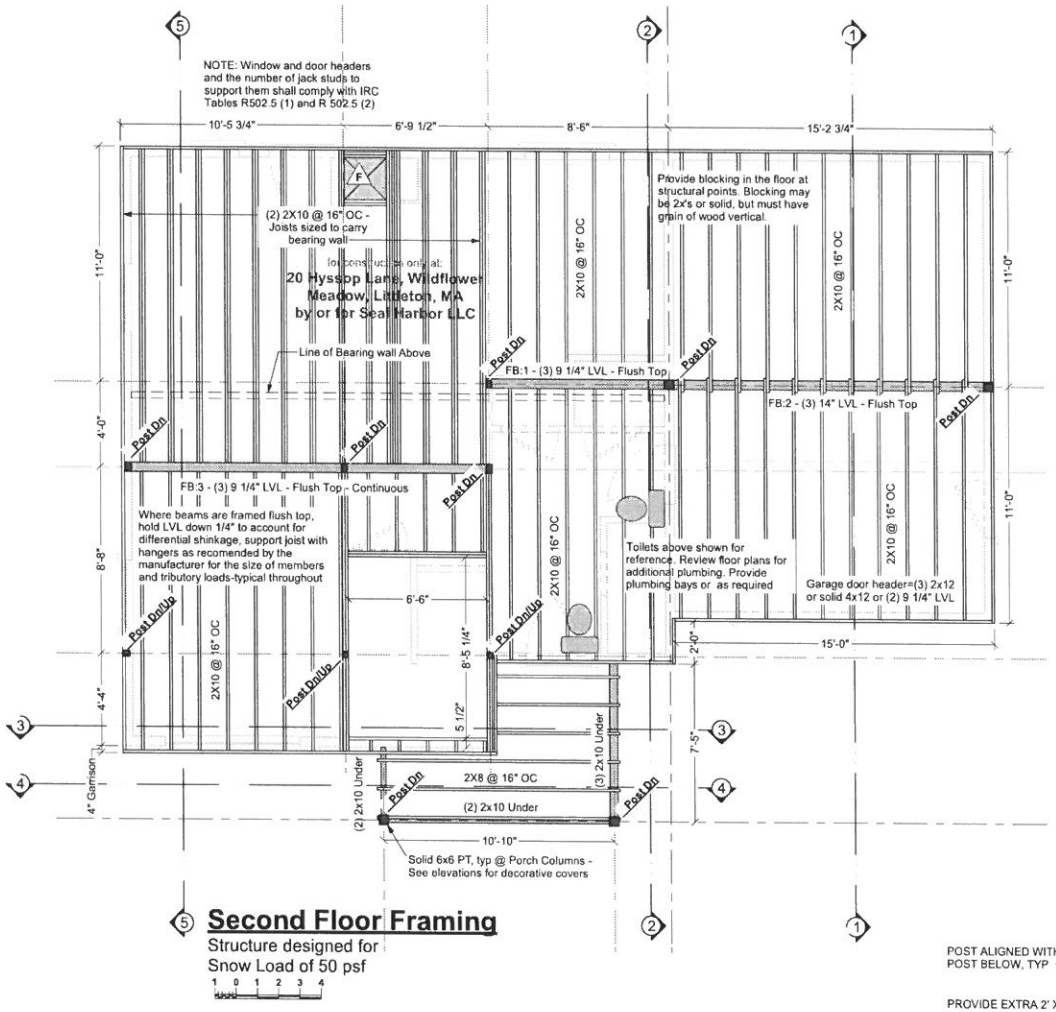
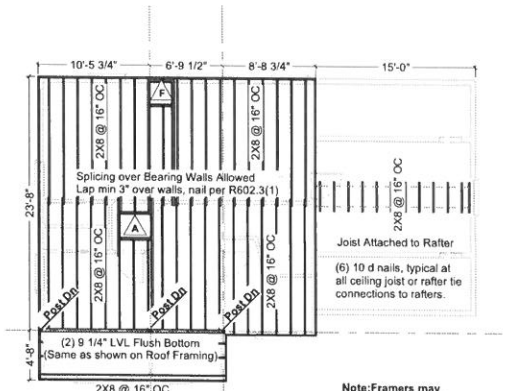


Second Floor Framing

Structure designed for
Snow Load of 50 psf

1 0 1 2 3 4



Ceiling Framing 1/8"=1'

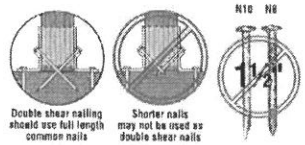
Structure designed for
Snow Load of 50 psf

1 1 3 5
0 2 4

Note:Framers may Adapt Ceiling Framing to facilitate Drywall Attachment

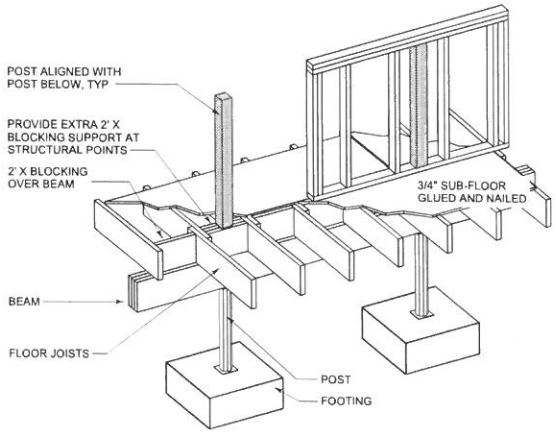
Follow manufacturer's instructions both for installation of joist hangers to joist and to beam. The illustration below, by Simpson Strong Tie, is provided as a courtesy. Consult their full manual for acceptable fastener sizes and other important instructions.

SHORT NAILS Do not use short (1 ¼") nails for double shear nailing.



Double shear nailing should use full length common nails

Shorter nails may not be used as double shear nails



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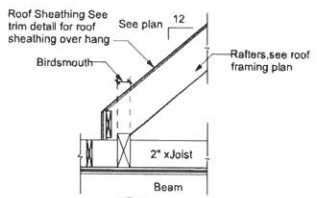

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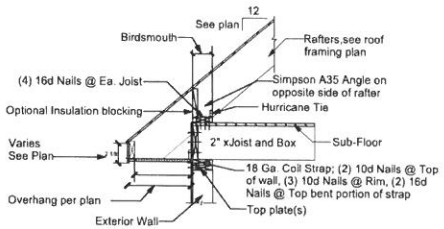

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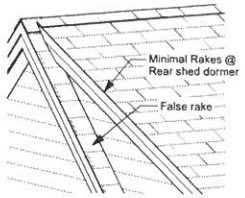
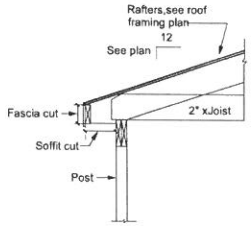


Alternate:
12" False Rake and a 6" Shed Dormer Rake



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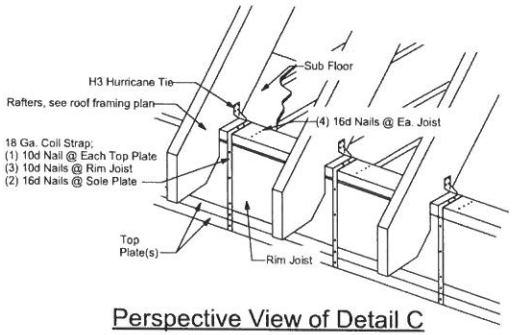
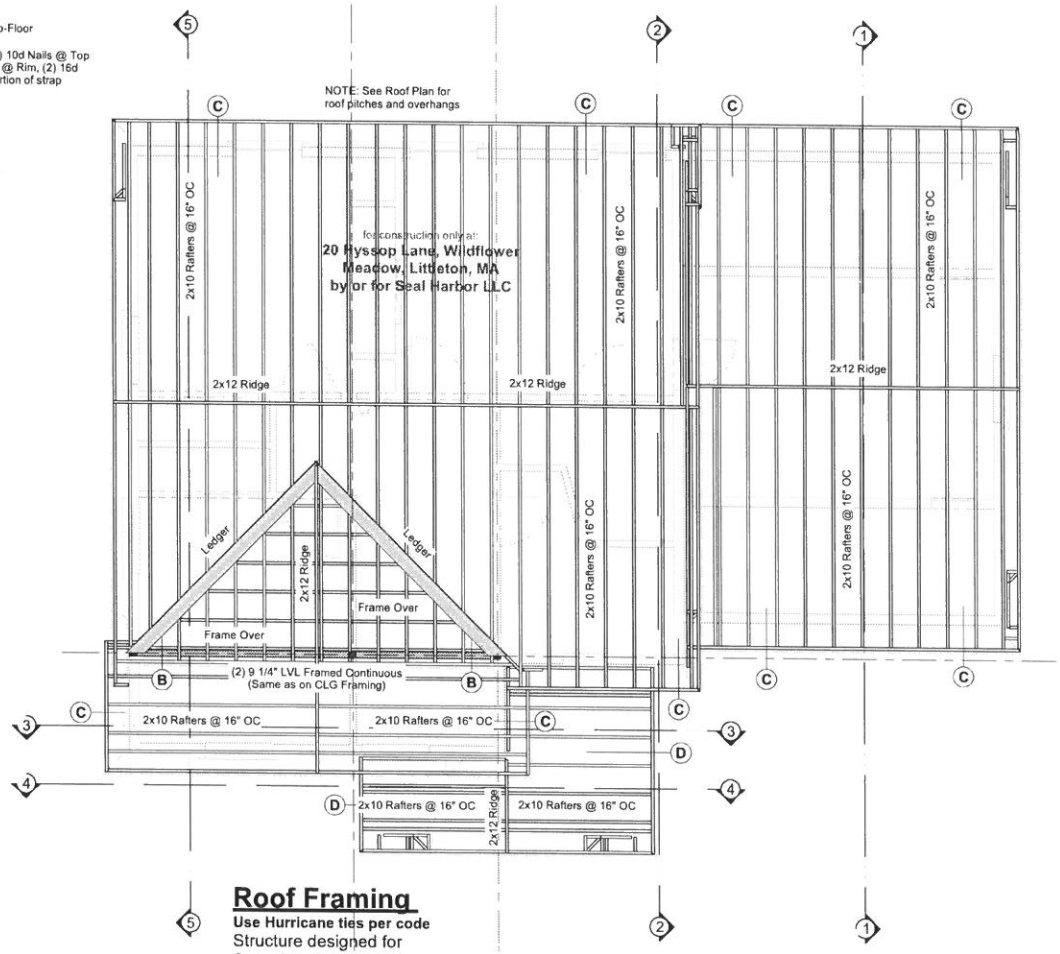


Perspective View of Detail C



Roof Framing

Use Hurricane ties per code
Structure designed for
Snow Load of 50 psf

1 0 1 2 3 4

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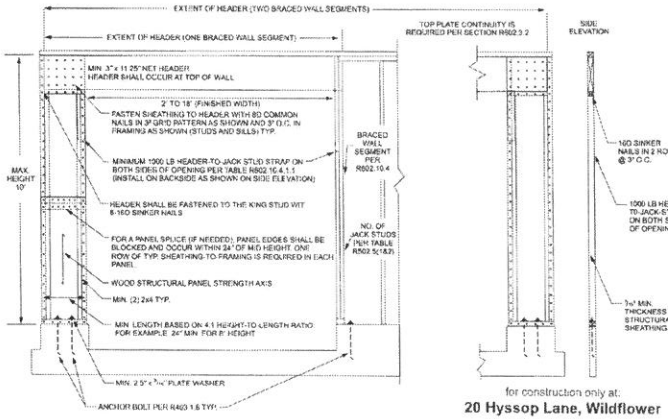

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

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by or for Seal Harbor LLC

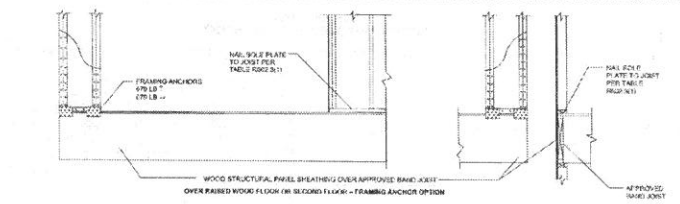
FIGURE R602.10.3.4
METHOD PFG PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

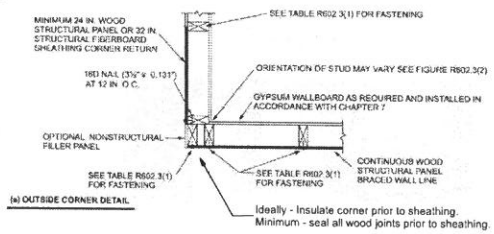
Shear Wall Details

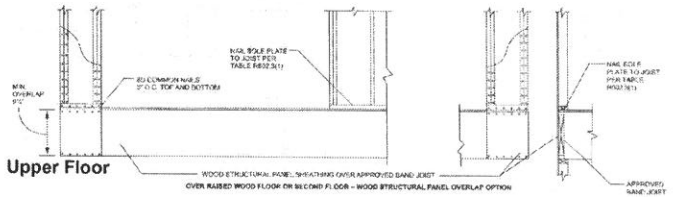
Not to Scale

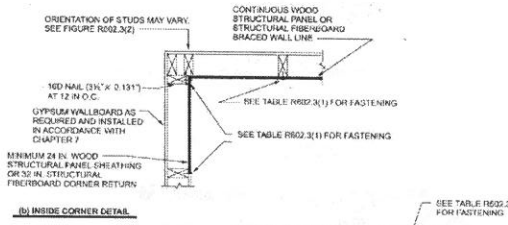
Notes:

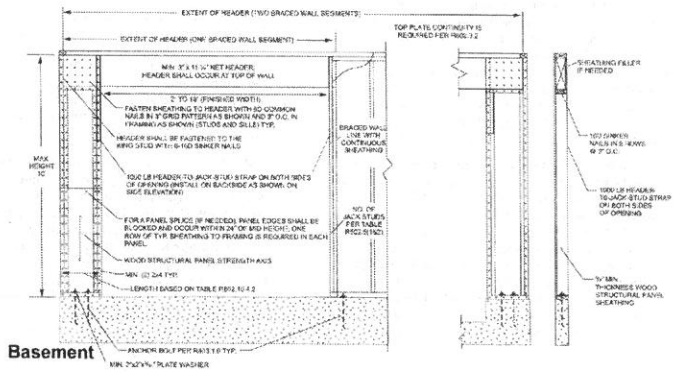
- See plans for locations where shear panels are required.
- Details shown here are for one method and for typical conditions. An alternate shear method allowed per code or approved by the code officer may be substituted.
- If the method at left is used at Garages where width of panel is 20" or more, 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. Untreated 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]











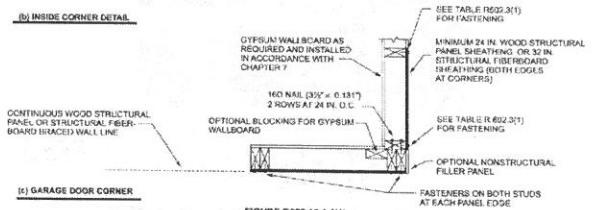


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FIGURE R602.10.4.1.1
METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION

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

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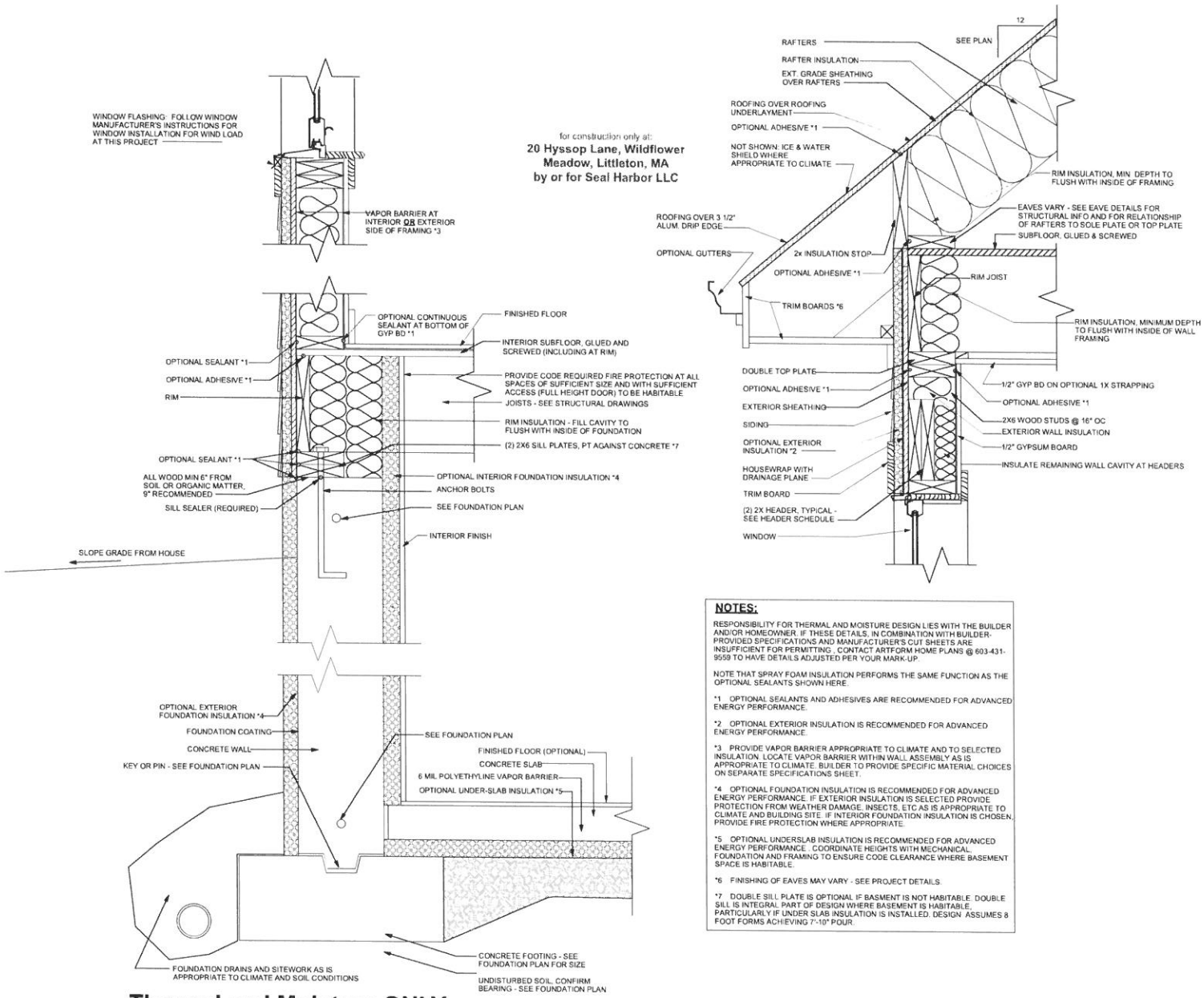

Thermal and Moisture ONLY

1½"=1"-0"

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.

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.asp

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/calcs, or additional detailing.

Artform Home Plans
AFHP Design # 050.124
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Foxglove Cottage
20 Hyssop Lane, Wildflower Meadow
Littleton, MA

TM 1

1/4"=1'-0" unless noted otherwise / Print @ 1:1
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Construction