

# Add-Reno Coventry Development

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

**Wall Keys**  
② 2x wood studs on the flat  
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  
C Center - Place door or window centered  
on wall

SD Smoke Detector (HD) Heat Detector  
CO Carbon Monoxide Detector

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

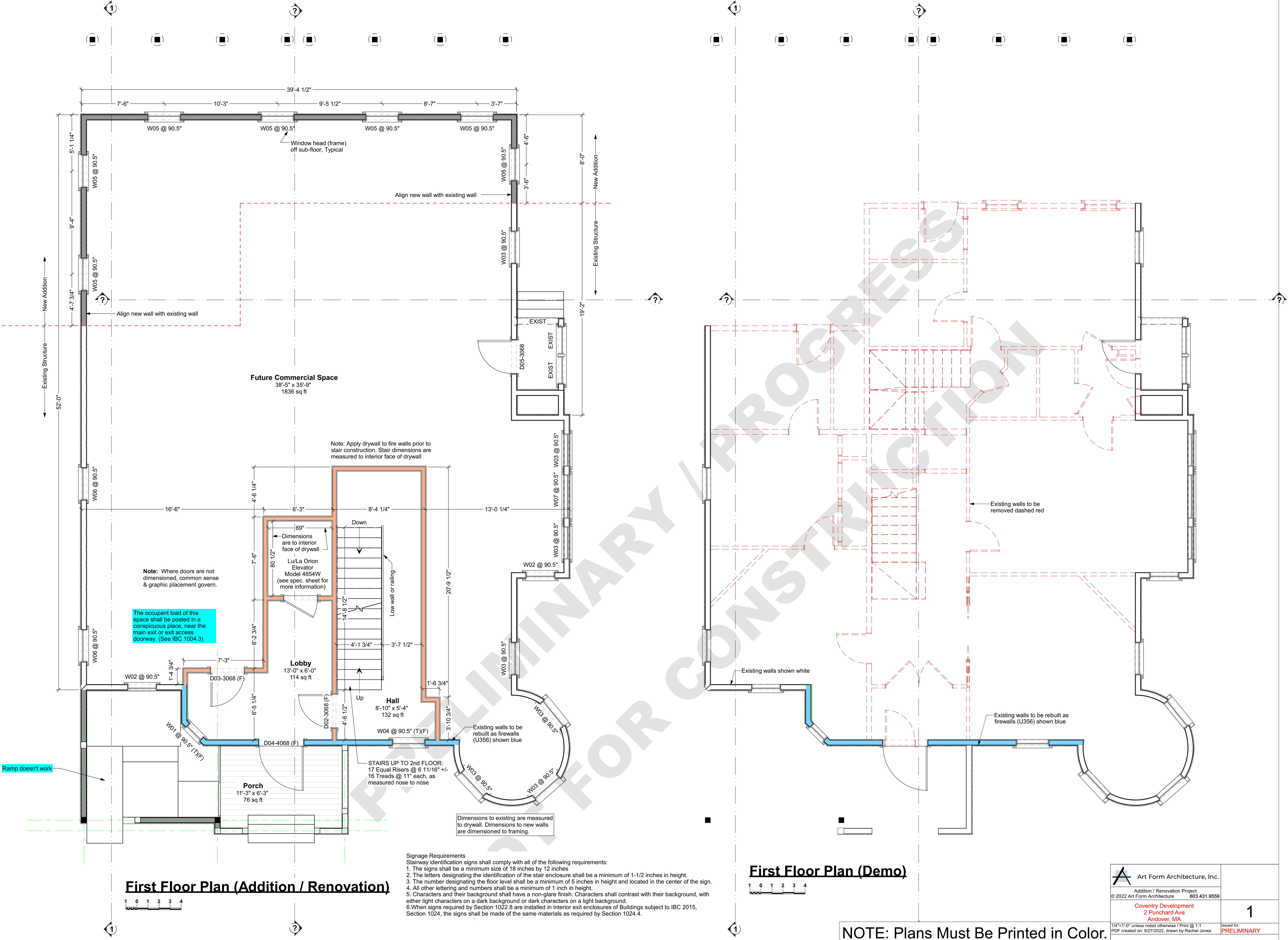
**Square Footages**  
1. Sq ft numbers are interior to room for use in calculating finishes.  
2. Cabinets and fixtures not subtracted.  
3. Add for doorways when floor finishes run through.

**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 or code compliant alternate, 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, carbon monoxide, and heat detectors where shown and 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, 5/8" Type X drywall on walls and 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. See Table R302.6 IRC 2015.  
7. 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.  
8. Shear is only called out where continuous sheathing wood structural panel method will not suffice. See plans for locations where alternate shear methods are required.

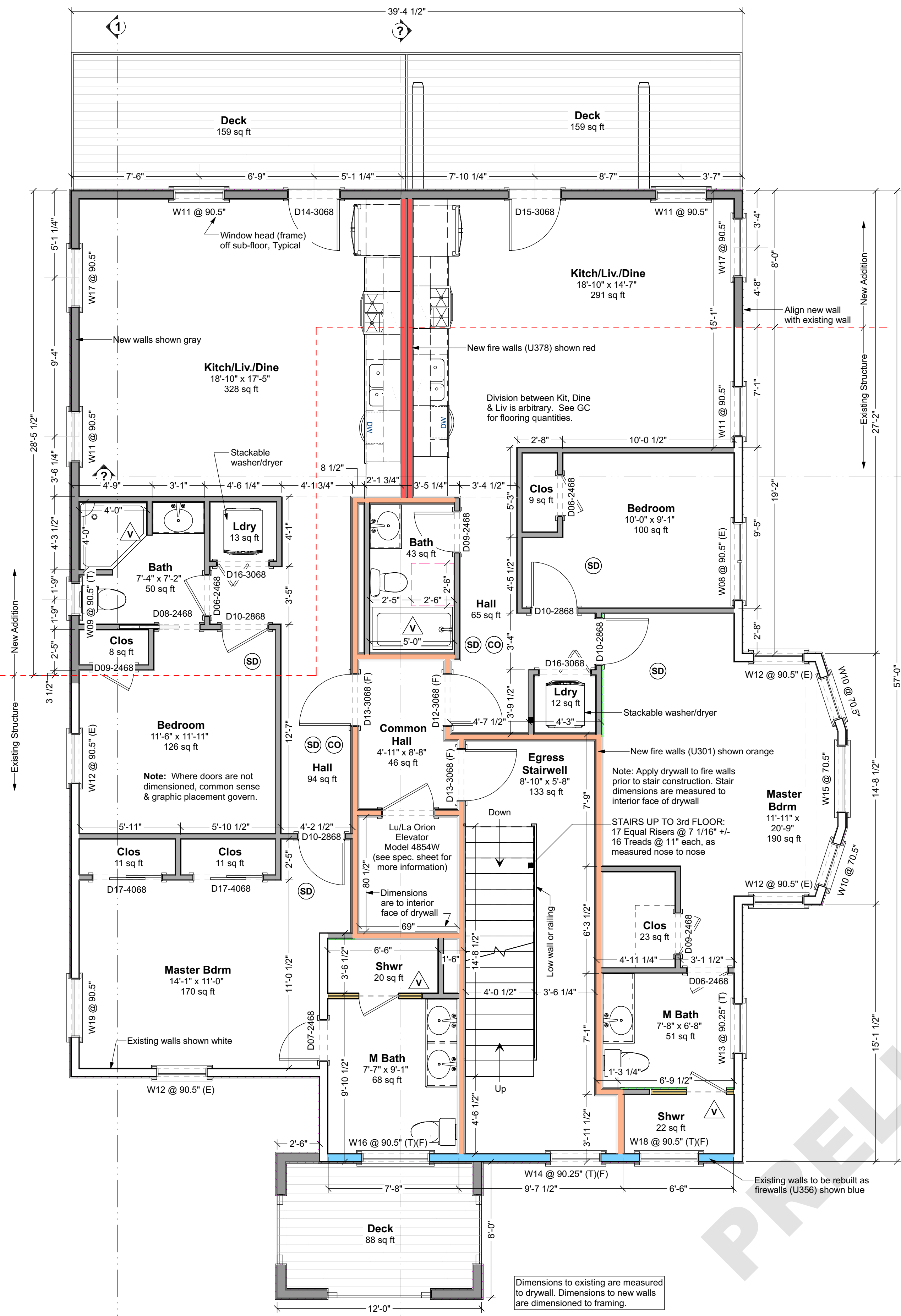
**General Design Notes**  
1. Builder shall consult and follow the building code and other regulations in effect for the building site for all construction details not shown in these drawings. Requirements described here are specific to this design and/or are provided as reference. Additional building 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, 100 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.

The general contractor shall review all documents and field conditions prior to construction. Existing dimensions override any minor discrepancies in alignment and should be confirmed with architect for clarification.

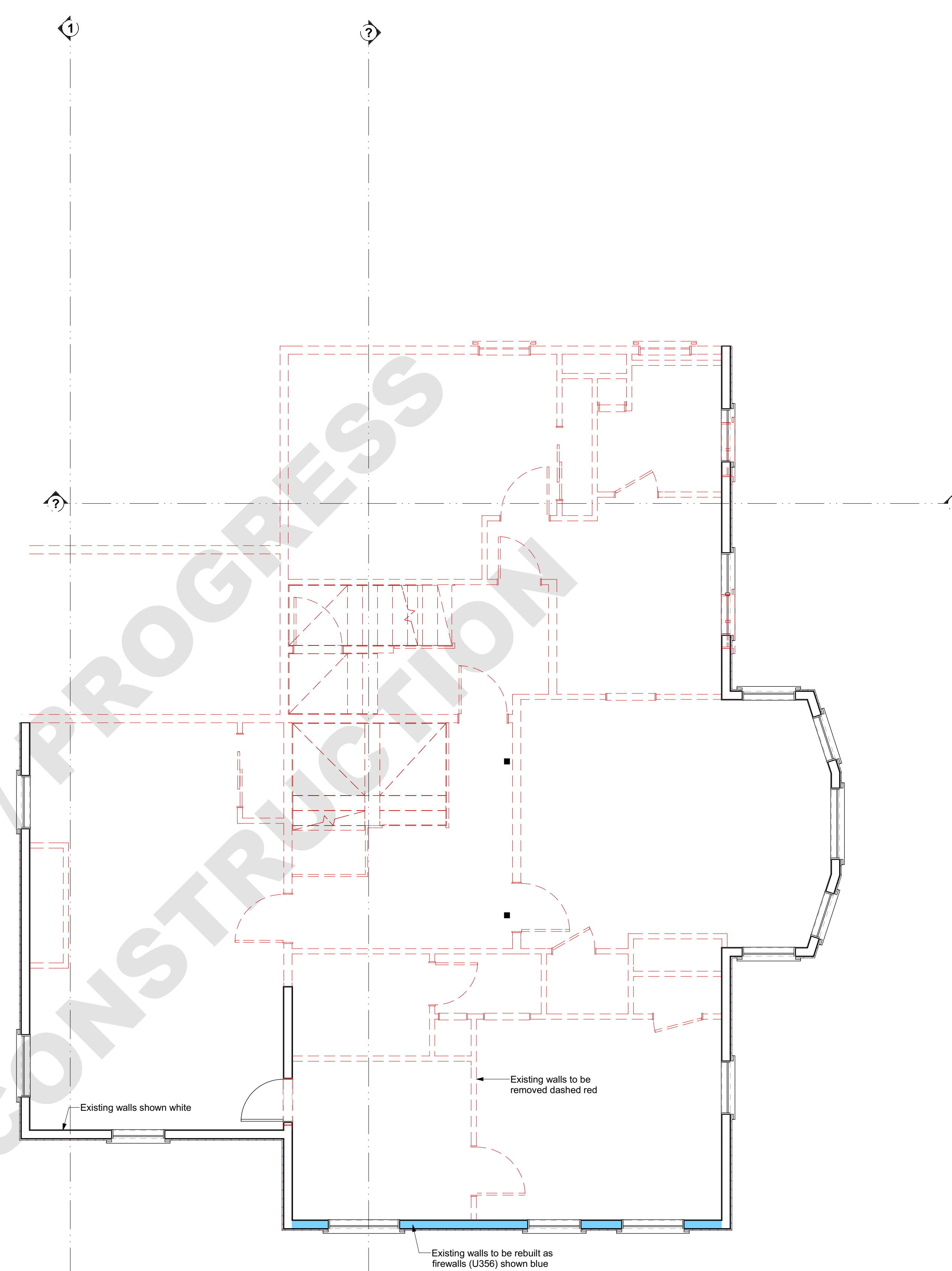
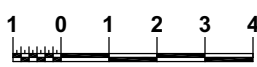
These drawings are intended for use by an experienced professional builder in responsible charge of the entire project, including but not limited to mechanical, electrical and sitework. Any additional adaptation for these trades or other trades must be determined prior to start of construction. Contact Artform for any adjustments needed.







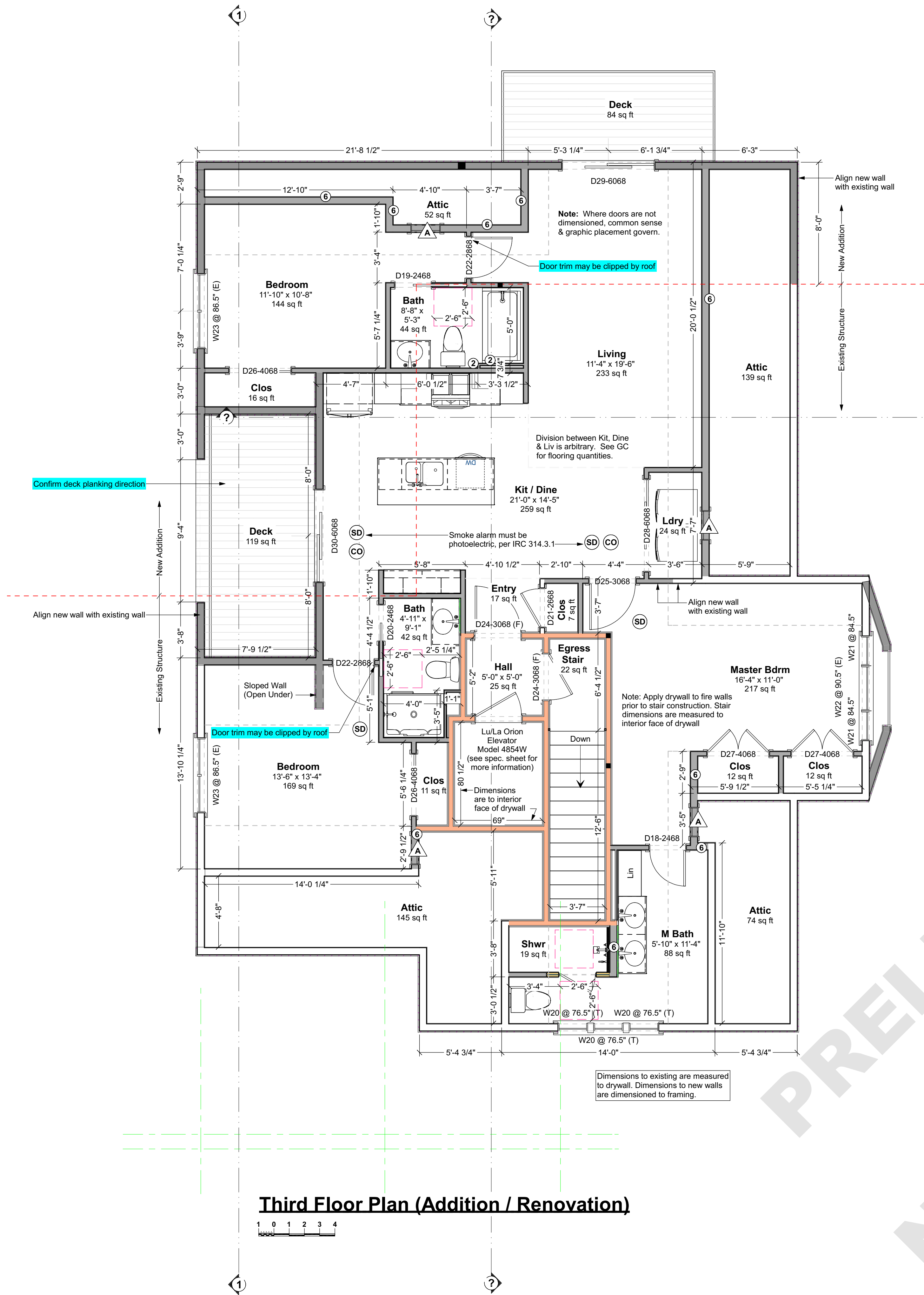
**Second Floor Plan (Addition / Renovation)**



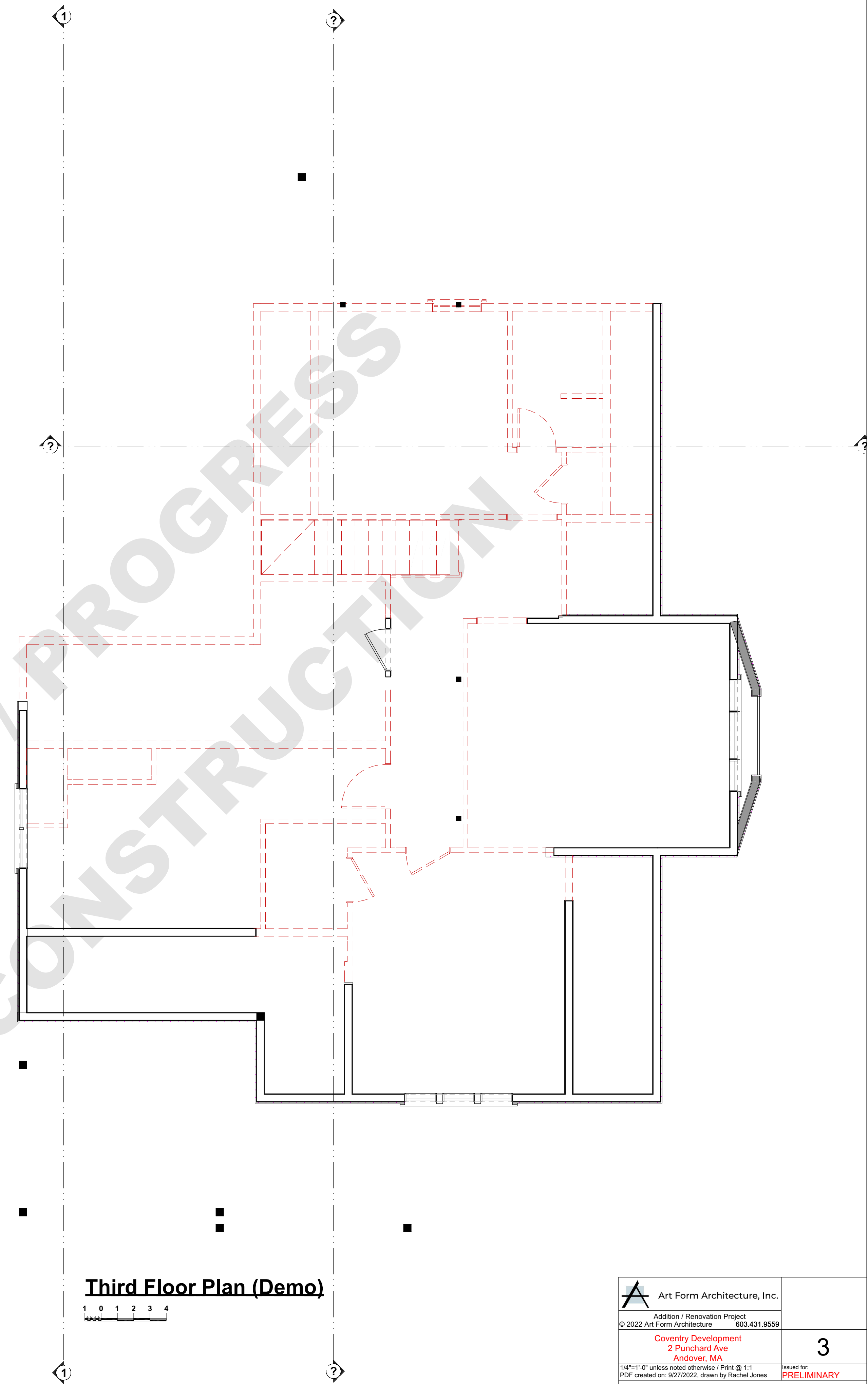
**Second Floor Plan (Demo)**







**Third Floor Plan (Addition / Renovation)**



**Third Floor Plan (Demo)**



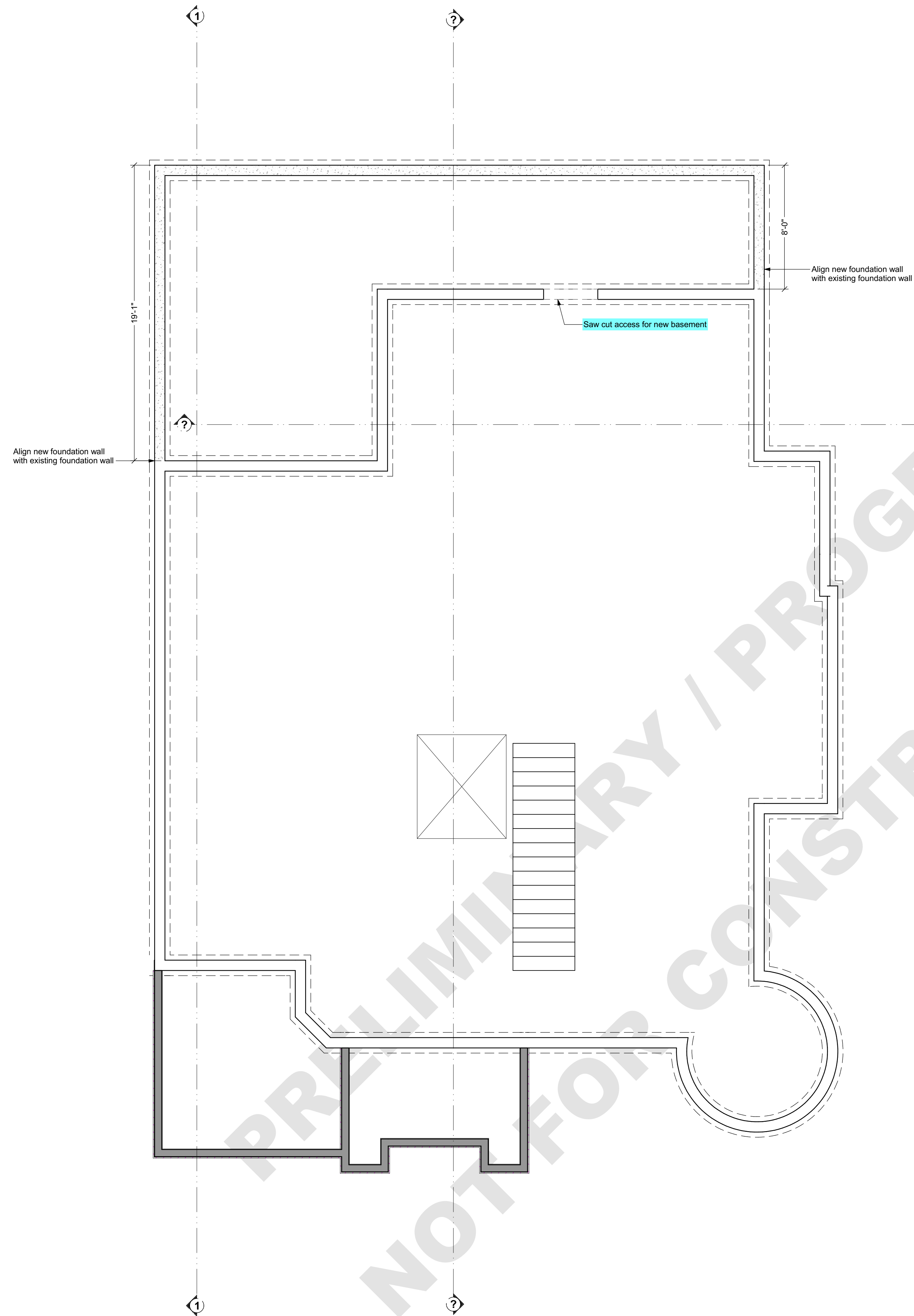




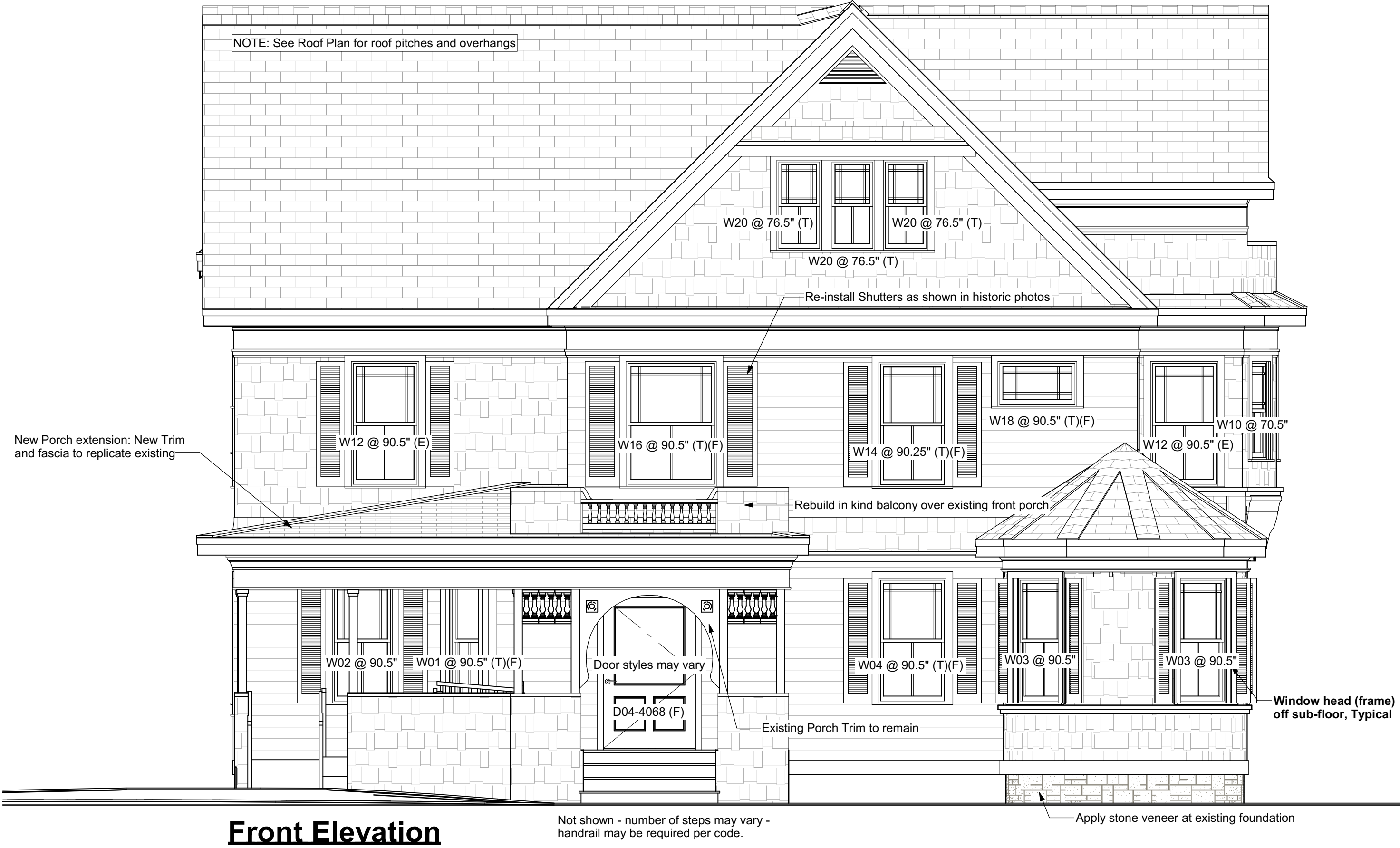
















**Rear Elevation**

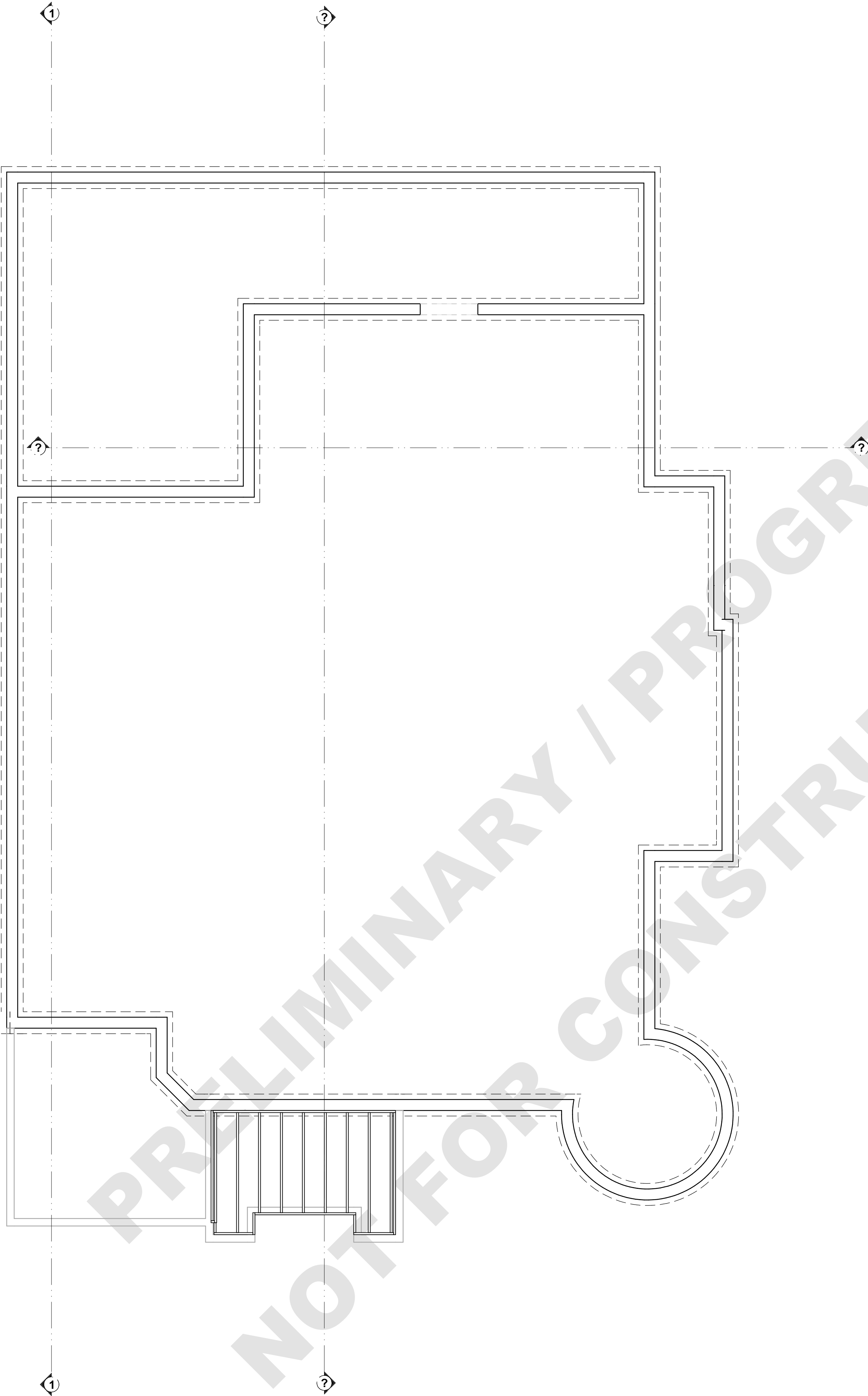




- Wood Framing Notes:**
- All structural wood shall be identified by a grade mark or certificate of inspection by a recognized inspection agency.
  - Structural wood shall be Spruce-Pine-Fir (SPF) #2 or better.
  - When used, LVL or PSL indicate Laminated Veneer Lumber or Parallel Strand Lumber, respectively. Products used shall equal or exceed the strength properties for the size indicated as manufactured by TrusJoist.
  - When used, TJI indicates wood I-joists as manufactured by TrusJoist. Products of alternate manufacturers may be substituted provided they meet or exceed the strength properties for the member specified.
  - All floor joists shall have bridging installed at mid-span or at 8'-0" oc maximum.
  - Floor systems are designed for performance with subfloor glued and screwed.
  - Per code R502.6.1 Floor joists splicing over bearing walls allowed, shall lap a min 3" over walls and shall be nailed together with a minimum of (3) 10d face nails. Also permitted is a wood or metal splice with strength equal to or greater than that provided by the nailed lap.
  - Per code R802.3.2 Ceiling joists splicing over bearing walls is allowed, shall lap a min 3" or butted over bearing partitions or beams and toenailed to the bearing member. Where ceiling joists are used to provide resistance to rafter thrust, lapped joists shall be nailed together in accordance with Table R802.5.1(9), and butted joists shall be tied together in a manner to resist such thrust. Joists that do not resist thrust shall be permitted to be nailed together in accordance with Table R802.3(1).
  - Provide blocking in the floor at structural points. Blocking may be 2x's or solid, but must have grain of wood vertical.
  - 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.
  - Deck ledgers shall be securely attached to the structure and/ or independently supported. Deck lateral load connection required see IRC 2015 Section R507.2.4
  - Wherever beams are noted as Flush framed, install joist hangers at all joists, sized appropriately for the members being connected.
  - Support the lower end of roof beams via minimum 2" horizontal bearing on a post, ledger or via an appropriately sized and configured hanger.
  - The ends of each joist, beam or girder shall have not less than 1.5" of bearing on wood or metal and not less than 3" on masonry or concrete except where supported on a 1" x 4" ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
  - Hangers, post caps, post bases, ties and other connectors shall be manufactured by Simpson Strong Tie. Selection shall be designed to carry the loading on these framing plans and connect the total width of the members shown, and shall be installed per manufacturer's instructions. Contact Art Form if additional information is needed.

**Notes: Beam & Joist Sizing**

- 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 or joist sizes, types and/or spacing may not be reduced or alternates substituted without our express permission.
- Walls intended to be bearing are labeled as such. This information is provided to aid code officer in understanding the framing. It does not indicate permission to add loads to those walls, or any other walls.
- Framing is sized for normal residential conditions. Contact Artform if additional loads are anticipated, including but not limited to waterbeds, large fish tanks, indoor hot tubs, multiple framed soffits or coffers.
- In states where the designer is a licensed architect, (NH, MA, ME, CT & 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.



**Built-up Beams:**  
Unless otherwise noted, connect multiple 1 3/4" ply beams as follows:  
3 ply & up, fasteners are per side

**(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) 14" LVL:**

- 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

**(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:**

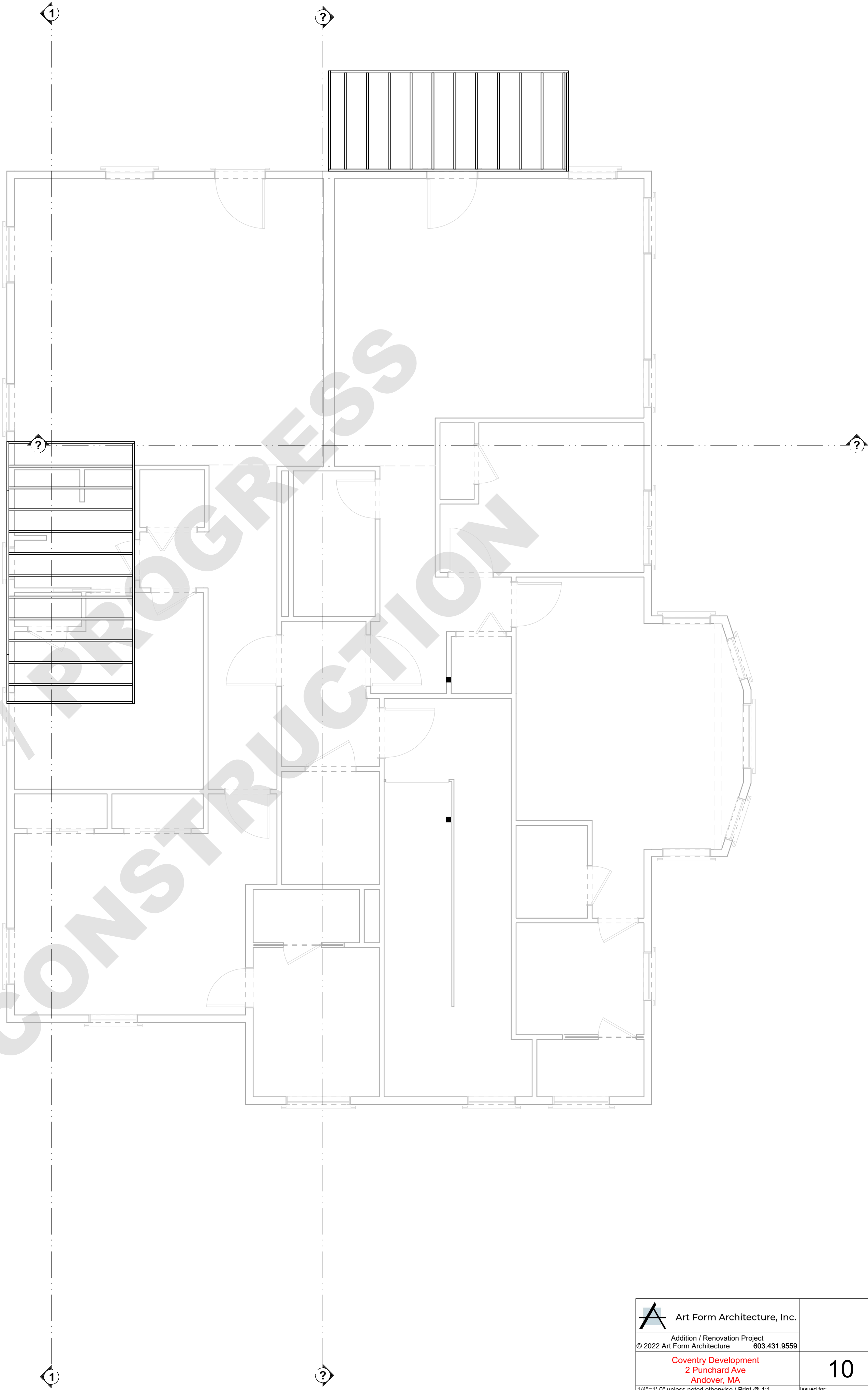
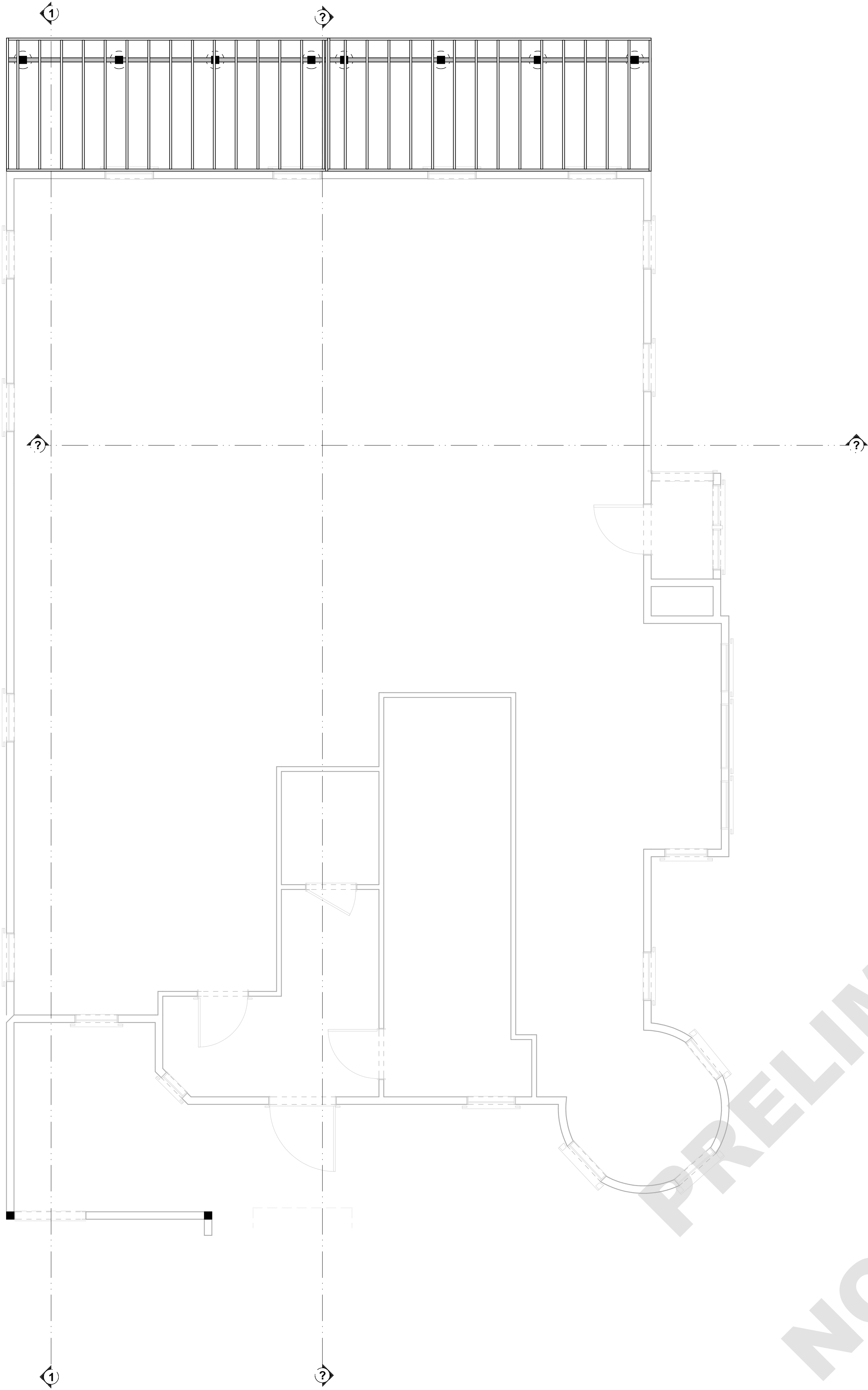
(2) 9 1/4" LVL may replace a double or triple 2x10 beam. No other substitutions are allowed. Conventional lumber beams MAY NOT be substituted for LVL beams by any "rule of thumb". Substitutions must be calculated by either Artform or a structural engineer. If calculated by a structural engineer, provide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

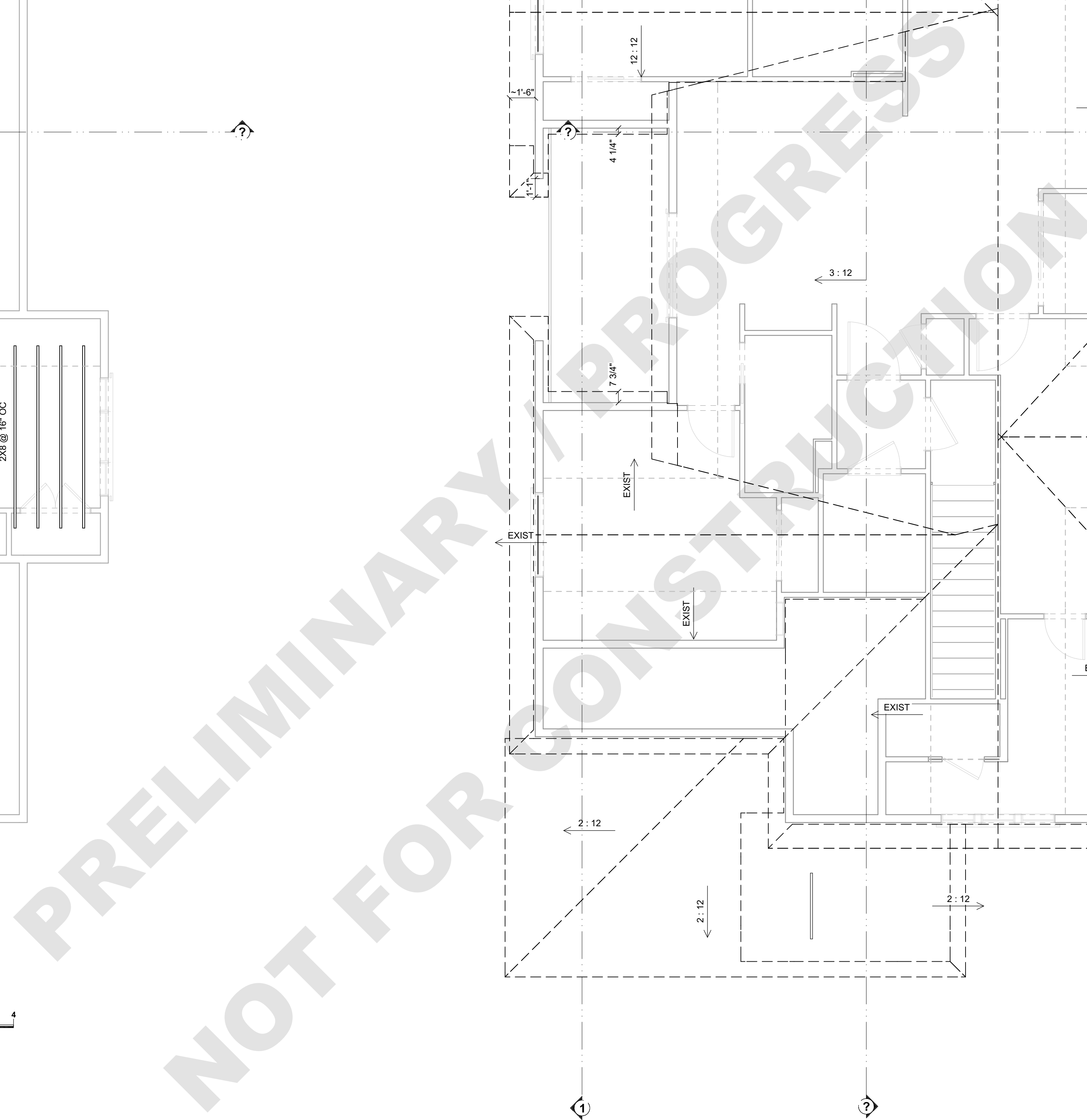
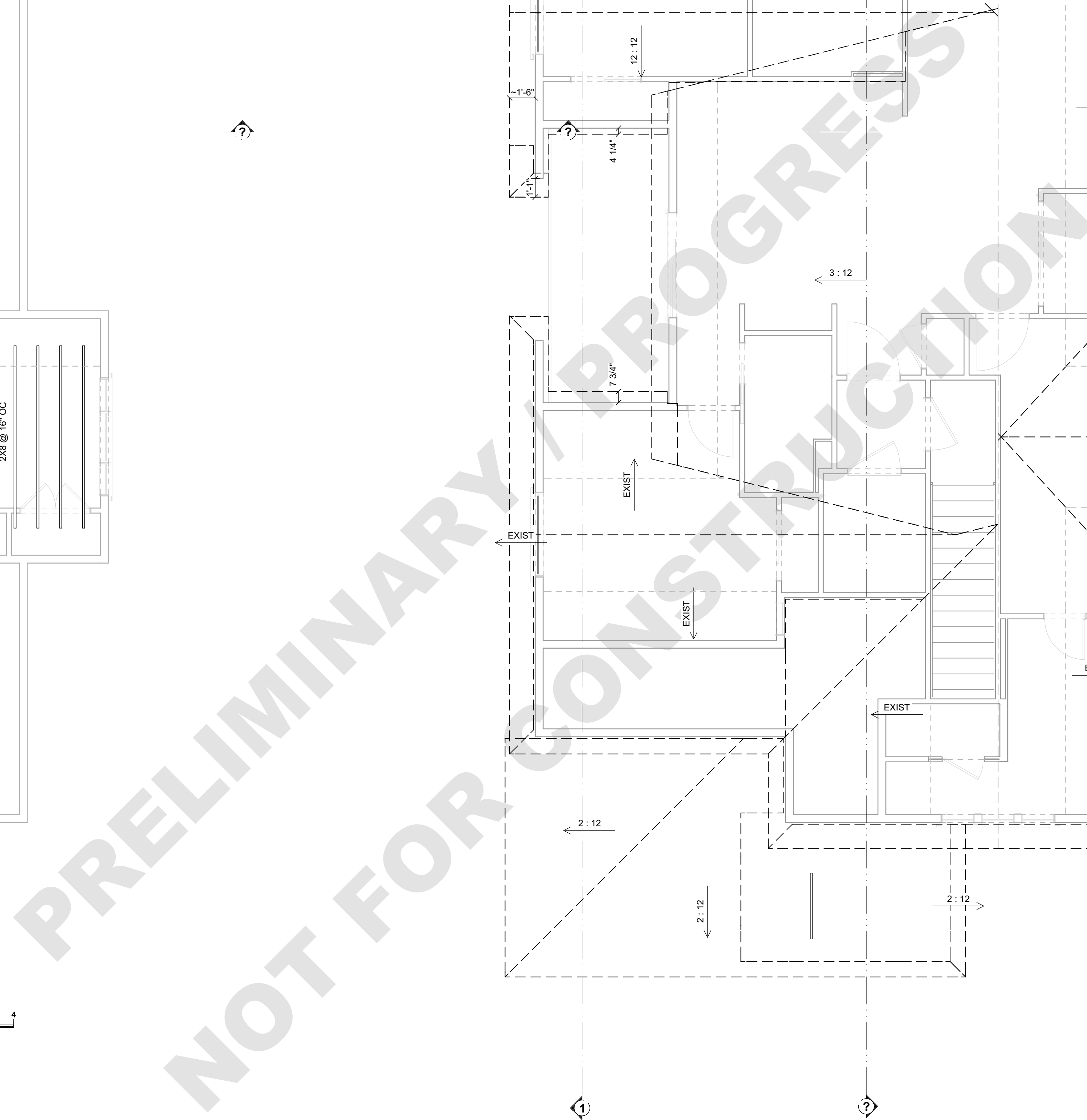
Built-up members MAY NOT replace single piece LVL's where specified.

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.













## Provide Hurricane ties per code