



Framers Check List

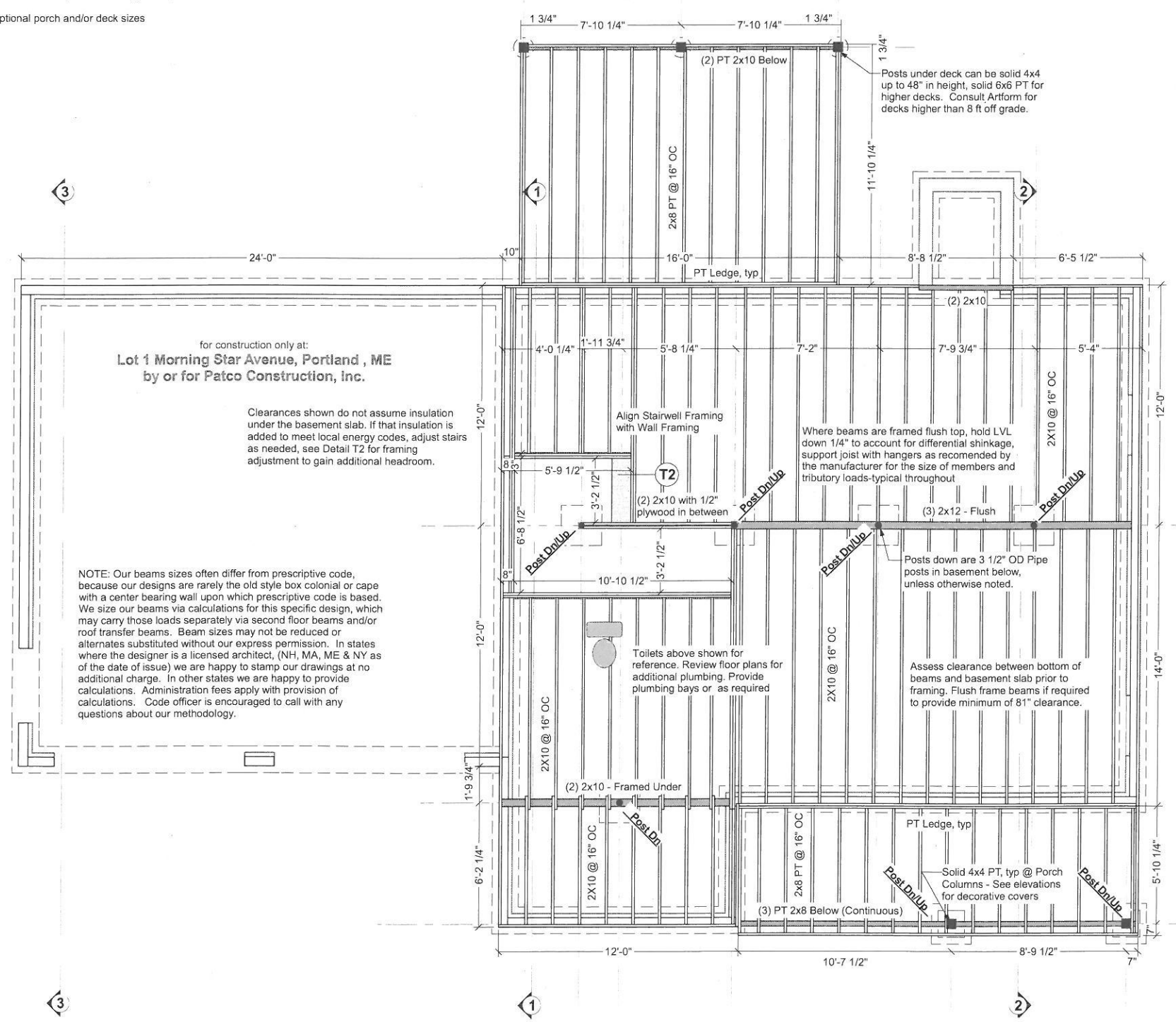
Confirm or review the following prior to framing:

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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H:\by Collection\April in the Country\April Callia Classic - 1 Morning Star.layout



for construction only at:
Lot 1 Morning Star Avenue, Portland, ME
by or for Patco Construction, Inc.

Clearances shown do not assume insulation under the basement slab. If that insulation is added to meet local energy codes, adjust stairs as needed, see Detail T2 for framing adjustment to gain additional headroom.

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.

Align Stairwell Framing with Wall Framing

Where beams are framed flush top, hold LVL down 1/4" to account for differential shrinkage, support joist with hangers as recommended by the manufacturer for the size of members and tributary loads-typical throughout

Posts down are 3 1/2" OD Pipe posts in basement below, unless otherwise noted.

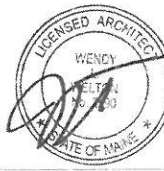
Assess clearance between bottom of beams and basement slab prior to framing. Flush frame beams if required to provide minimum of 81" clearance.

Toilets above shown for reference. Review floor plans for additional plumbing. Provide plumbing bays or as required

Solid 4x4 PT, typ @ Porch Columns - See elevations for decorative covers

First Floor Framing

Structure designed for Snow Load of 55 PSF



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.

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.a5w>

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.

	AFHP Design # 190.124 KR © 2006-2014 Wendy L. Welton 603.431.9559	8
	April Calla, Classic Lot 1 Morning Star Avenue Portland, ME	
1/4"=1'-0" unless noted otherwise / Print @ 1:1 PDF created on: 10/28/2014, drawn by ACJ		R3: 10.28.14 - Deck Change