

Mail Keys

Interior walls 2x4 wood stud, unless noted otherwise

- 2 2x wood studs on the lla
- 3 2x3 wood stud wall, 16'

- 3 2x3 wood stud wall, 16" oc
4 2x6 wood stud wall, 16" oc

Panel - Insulated (RO 34" x 28")

- | | |
|----------|--|
| F | Field locate for plumbing or mechanical |
| V | Verly size of fixture or appliance.
Adjust dimensions to accommodate |
| S | Swg - Door or Window lint will be swung
and may need to be cut down |
| C | Center - Place door at window center
on wall |
| D | Double Stud or structural mull - adapt to
size chosen window brand.
Object is to have some "bite" for curtain
hardware and exterior aesthetics. |

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

1. Set 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.

1 - Exterior walls 2x6 wood stud @ 16" oc. Provide insulation & vapor barrier conforming to state or local code.
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.

- [illegible]

10-Shoar is only called out where Continuous Portal Frame will not suffice. See Section R602.10.4 (Pages 173 - 179) of the IRC 2009.



These are "stock" home plans, designed to meet the requirements of following IRC 2009 code sections:

- [illegible]

copyright control only. We have not inspected the air, adapted the design to state specific laws 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.

This funding agreement is allowed, provided they do not alter the specific characteristics of the material, such as the type of material, specific window design, changes in materials, designed to door types and sizes, lifetime and joint design with the designed corner, electrical finish, inner frame changes that do not change the placement of corners, changes to interior doors, and foundation changes to adapt to different topography.

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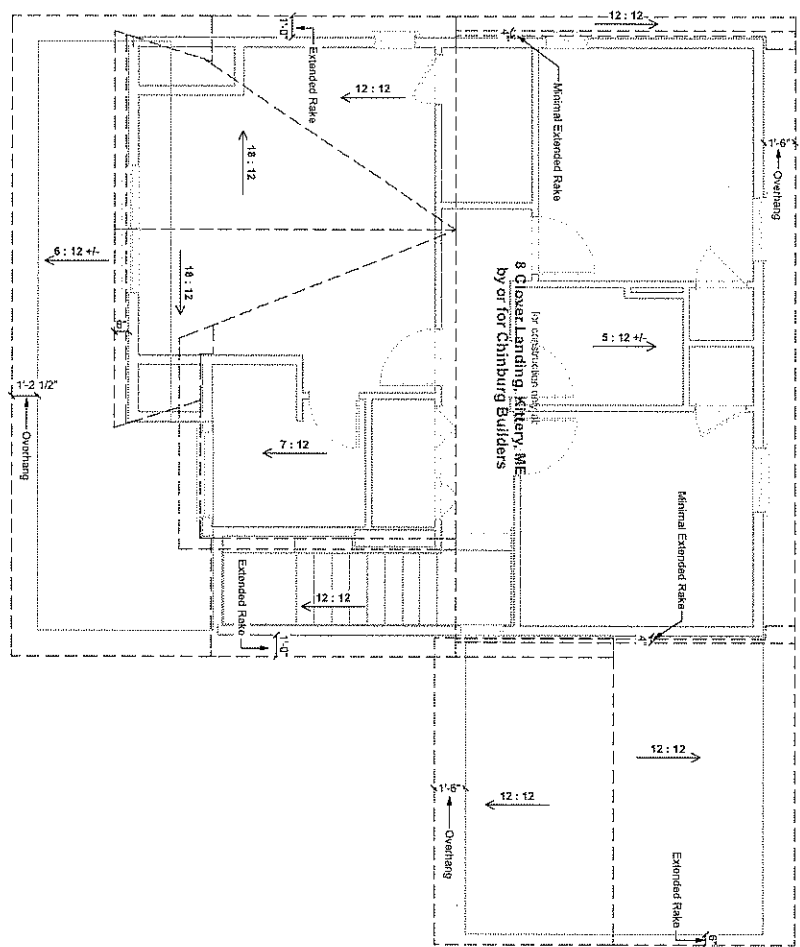
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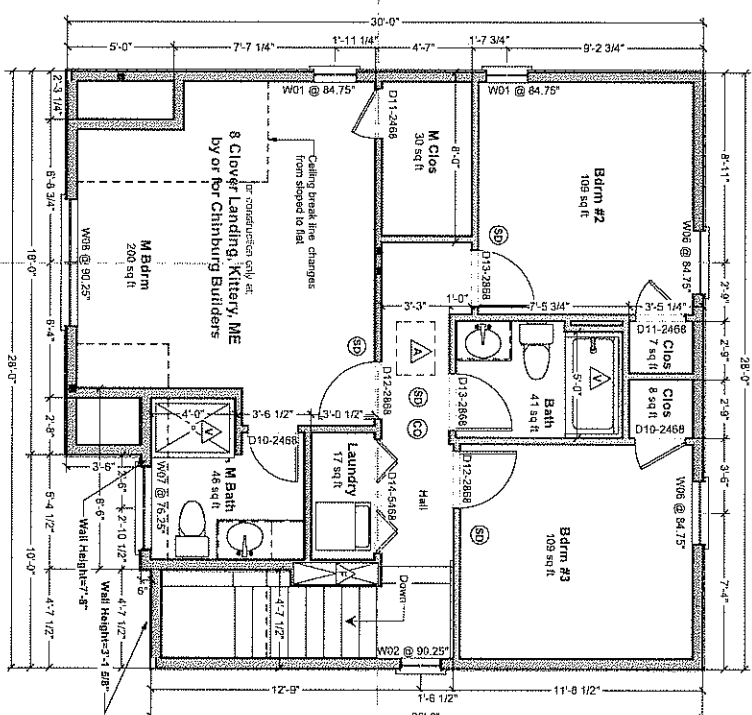
After Design # 426,002,RO2
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Merry Up!
8 Clover Landing
Kilbrey, ME

Roof Plan



Second Floor Plan



- 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. 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 egress windows coded by manufacturer as meeting IRC 2006 egress requirements typically need to be ordered with specific hardware.
- 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 floor plan.
- 8. Maximum window sill height:** IRC 2006 and later requires that upper floor window sills be 24" from floor. Where 30" high windows are used, install with window heads @ 9" 1/2" or more.

DOOR SCHEDULE			
NUMBER	QTY	SIZE	COMMENTS
D01	1	2468 L IN 32"	HINGED
D02	1	2468 R EX 32"	HINGED
D03	1	2468 L IN 32"	HINGED
D04	2	1868 L IN 32"	HINGED
D05	1	1868 R IN 20"	HINGED
D06	1	2468 L IN 32"	HINGED
D07	1	2468 L IN 32"	HINGED
D08	1	2468 R EX 36"	HINGED
D09	1	2468 R IN 28"	HINGED
D10	2	2468 L IN 28"	HINGED
D11	2	2468 L IN 32"	HINGED
D12	2	2468 L IN 32"	HINGED
D13	1	5468 L IN 84"	4 DR. LIT. OLD

WINDOW SCHEDULE			
NUMBER	QTY	WIDTH	HEIGHT
W01	2	24 1/2"	72 1/2"
W02	1	24 1/2"	72 1/2"
W03	1	27 1/2"	41 1/2"
W04	3	29 1/2"	59 1/2"
W05	2	35 1/2"	18 1/2"
W06	2	35 1/2"	18 1/2"
W07	1	71 1/2"	57 1/2"
W08	1	55 1/2"	65 1/2"
W09	3	29 1/2"	19 1/2"

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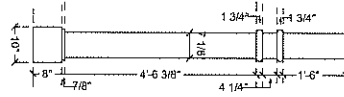
Artform Home Plans

Merry Opal

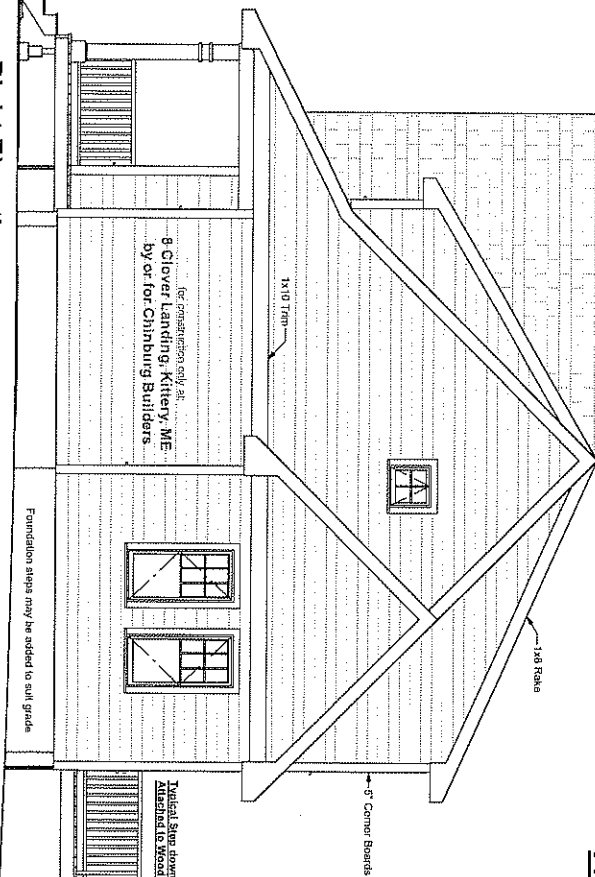
8 Clover Landing

10/6/2011

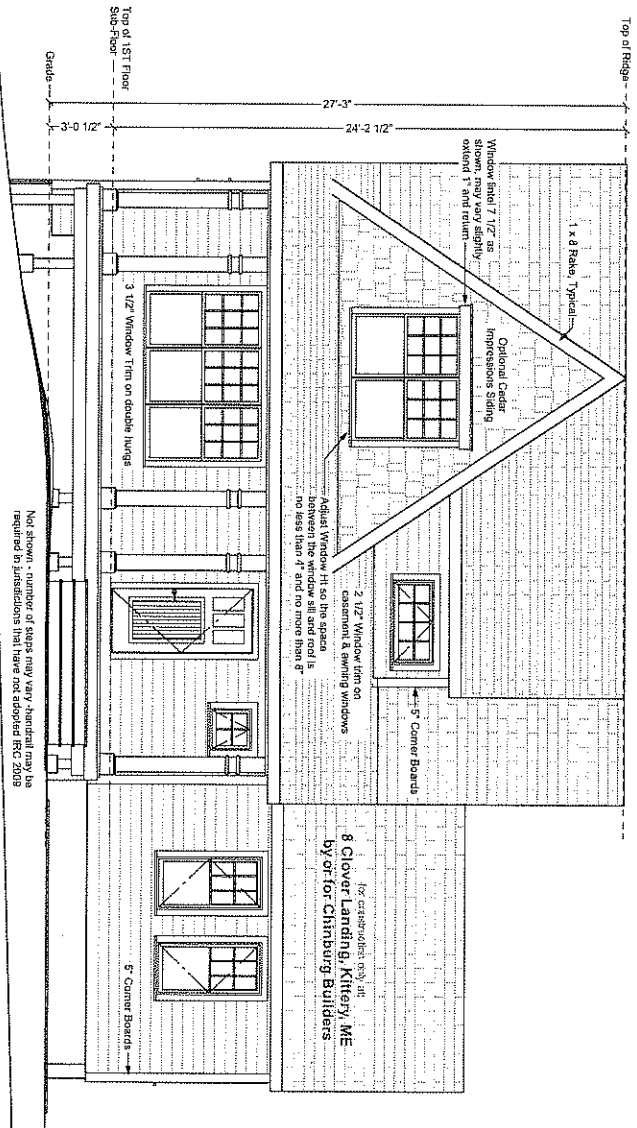
Column Detail



Right Elevation



Front Elevation



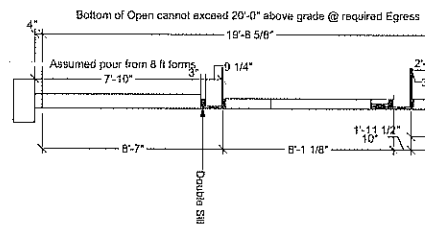
8 Clover Home Plans

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If you have any concerns or questions, please feel free to contact us. We are happy to clarify matters that fall within our scope of expertise. We can also often provide affordable support for site-specific questions, such as energy assessments, or additional details.

8 Clover Home Plans
Merry Opal
8 Clover Landing
Kittery, ME
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003.001.1000

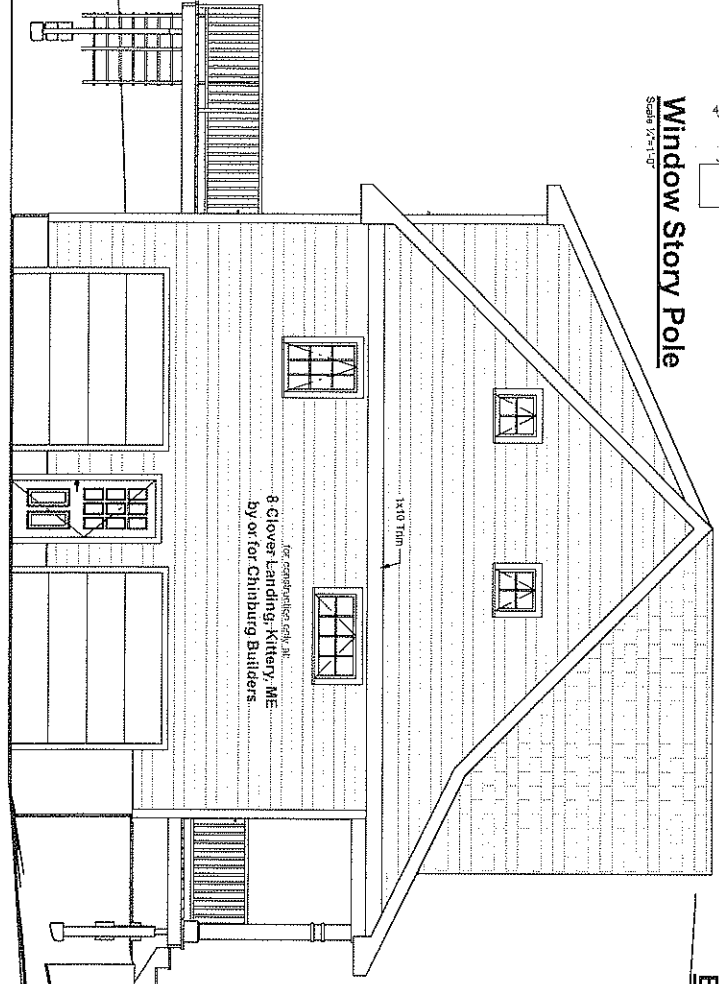


Purpose of story pole is to demonstrate compliance with 20 ft exterior maximum and 24" interior minimum.
See Details - distance from bottom of frame to window opening. Sill Details Varies from 24" to 4" in most cases. Confirm Sill Details with window manufacturer.
Dimensions shown apply to typical Double Hung windows. Manually adjust dimensions where alternate foundation or framing height differ from these drawings.

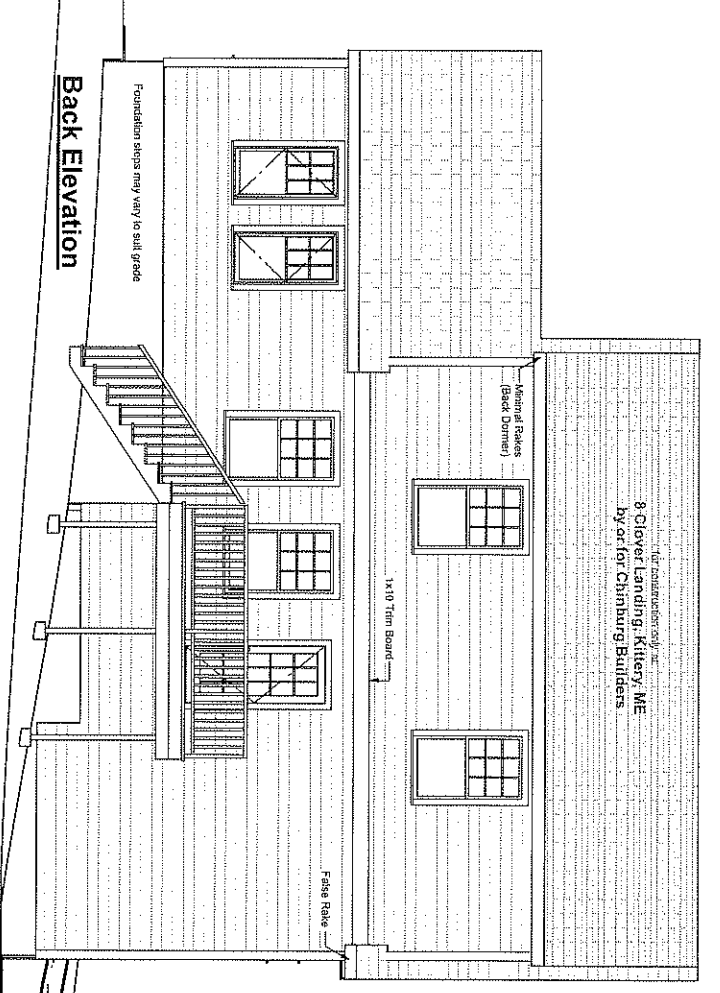


Window Story Pole

Scale 1/2"=1'-0"



Left Elevation



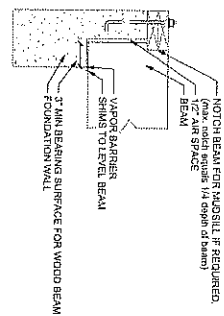
Back Elevation

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Artform Home Plans
8 Clover Landing
Kittery, ME
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426.002.002 SR 295 Merry Opal w Sun R Clover layout



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Merry Opal
8 Clover Landing
Kittery, ME
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426.002.002 SR 295 Merry Opal w Sun R Clover layout
Last Change: RT - Sun Room Windows
Issued for: Construction RT



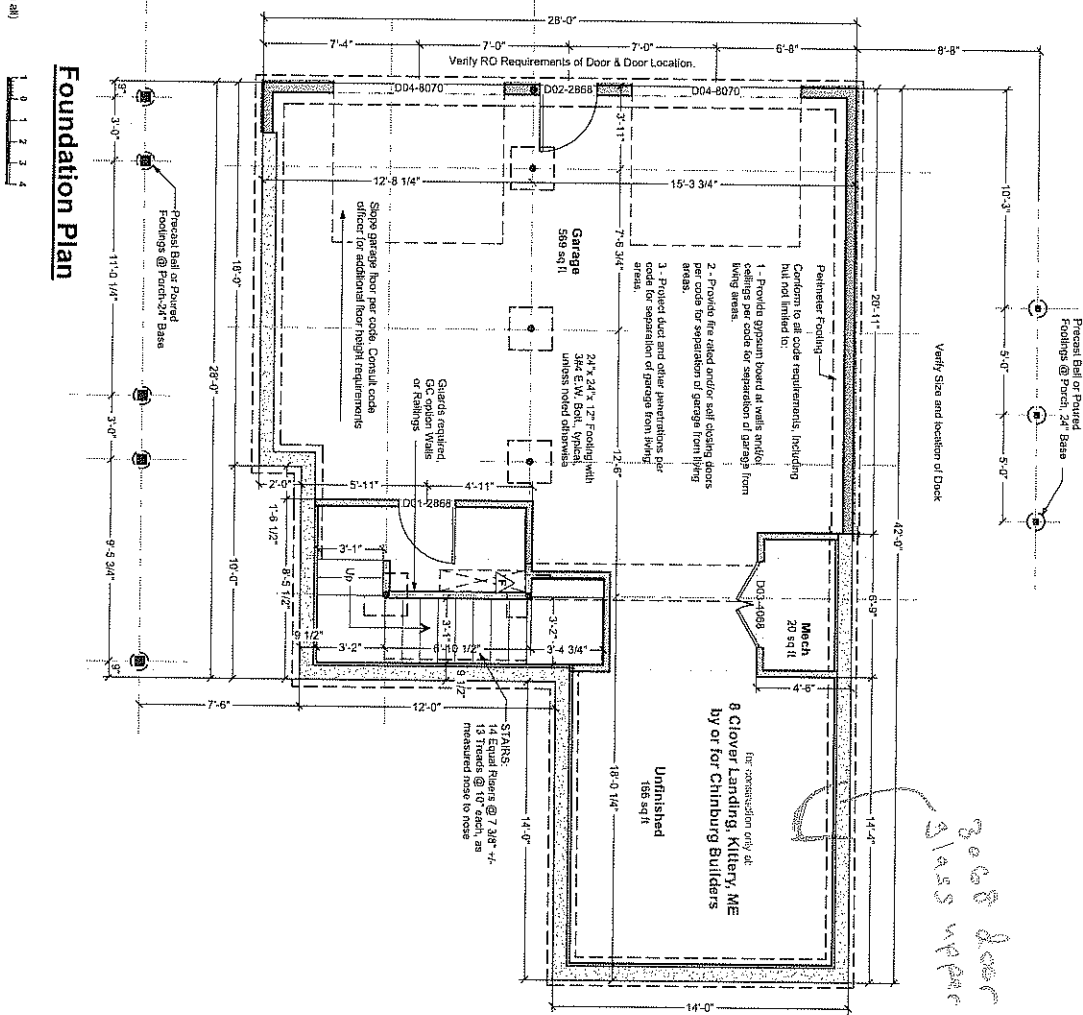
Beam Pocket
Scale 1/2"=1'-0"

Foundation Contractor Check List

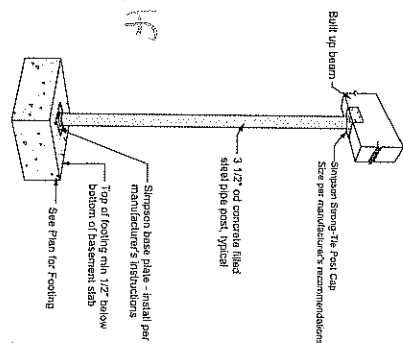
Confirm or review the following prior to forming & pouring foundation

Initials Date Checked

_____	Confirmed soil bearing
_____	Checked w/GC for added foundation steps to suit grade
_____	Confirmed all pile thickness (foundation holds to extent through all)
_____	Confirmed garage door size
_____	Checked w/GC for added basement windows
_____	Checked w/GC for added basement main doors
_____	Confirmed sizes & locations of beams w/GC, added or adjusted beam pockets



Foundation Plan



Typical Basement Post
Note Scale

- TYPICAL PERIMETER FOUNDATION WALL:**
- 8" poured concrete, 8 ft forms min 7'-10" finished
 - @ top - (2) #4 rebar, 4" from top, up corners &
 - @ bottom - (2) #4 rebar, min 3" from bottom of pour
 - Provide means of securing sill to foundation -
 - either bolt (6" dia X 12" anchor bolts with washers @ 48" oc & max 12" from each corner & max 12" from each end) or
 - bolts must extend through all sill plates, or straps must secure all sill plates.
- TYPICAL PERIMETER FOOTING:**
- 16" x 8" minimum
 - (3) #4 rebar, min 3" from bottoms
 - key or rebar to foundation wall

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Artform Home Plans
After Design # 426_002_002
Merry Opal
8 Clover Landing
East Chazy, NY 12043
518.431.9335



1/4"=1'-0" unless noted otherwise. All drawings by ACP
Last Change: 8-1-2011 Sun Room Windows