

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

- 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

A
30" x 22" Minimum Allic 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
Snug - Door or window trim will be snug
and may need to be cut down |
| S | Center - Place door or window centered
on wall |
| C | Double Stud or structural mull - adapt to
suit chosen window brand. |
| D | Object is to have some "tilt" for curtain
hardware and exterior aesthetics. |

Dimensions

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

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

[illegible]

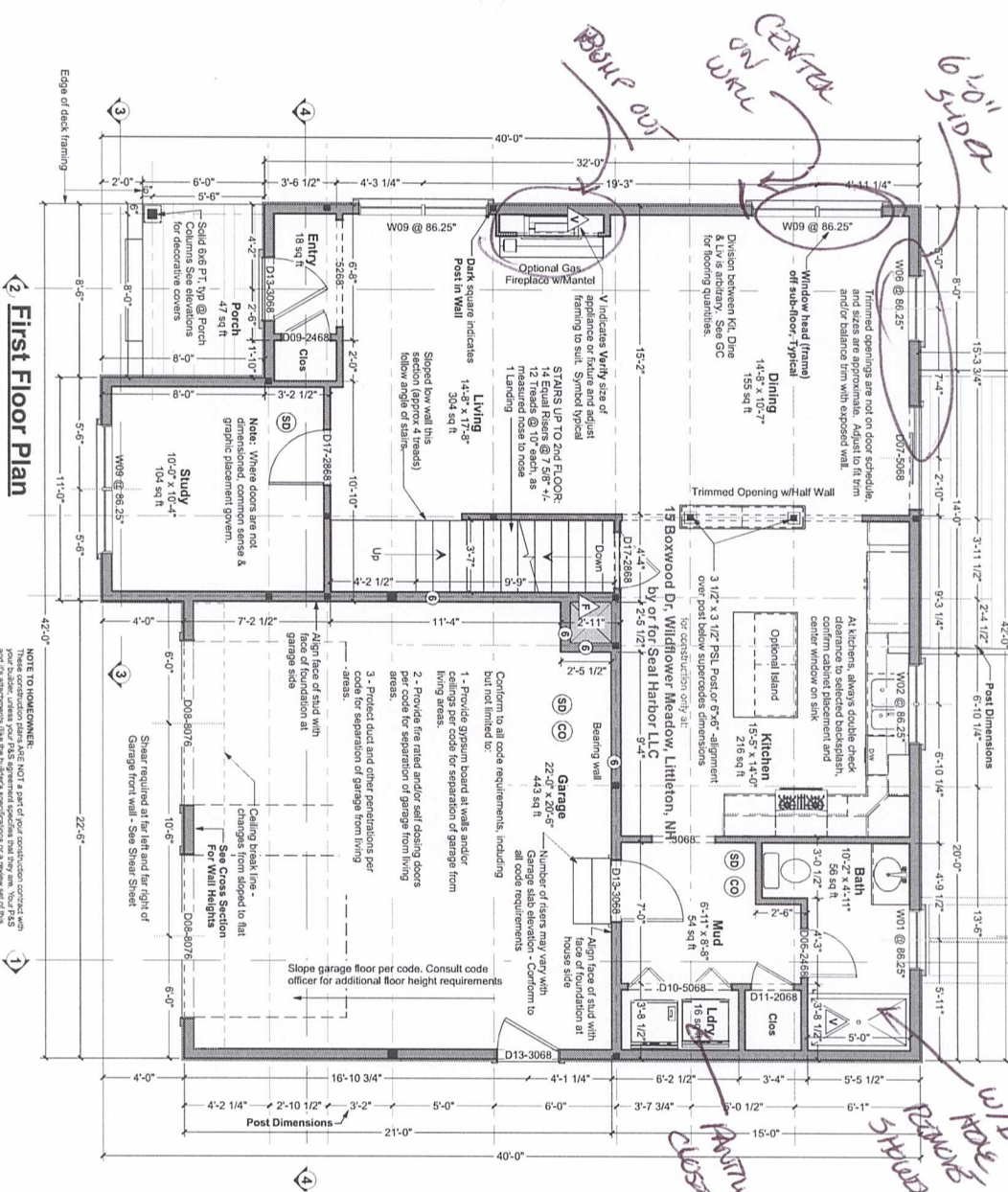
- Provide visible detectors where shown, where required by code and where required by local authorities.
- Provide fire sensitive materials where required by code, but not limited to, firestopping at penetrations, IZ's around walls and 60° draft stops on ceilings
- Provide protection of stairways (where more than one dwelling is present) in design, and protection of flammable insulation
- Confirm bottom of window opening relative to frame.
- Adjust head height as required; conform to IRC 209.68.12, or provide code approved guards.
- Conform with code requirements for rooms sizes and occupancies, (bathway widths, room sizes, etc.) assume 7'2" clear height on walls and 7'2" eave height on stair stepping on stairs. Adjust as required if materials differ.
- Some windows must be installed with a head height greater or lesser than the standard 60" or 62" IZ provided for windows. Where approx. 64" head height is called for install 2x10 header right to double top plate, frame window right to header.

will not suffice. See Section R602.10.4 (Pages 173 - 179) of the IRC 2009.



Living Area - First Floor: 1049 SF

Aurora



First Floor Plan

NOTE TO HOMEOWNER: These construction plans ARE NOT a part of your construction contract with your builder, unless your P&S agreement specifies that they are. Your P&S agreement describes what you and your builder agreed the builder would build for you. We here at Africam Home Plans do not have the authority to obligate your builder to provide you with amenities like fireplaces and spas. The contract between you and your builder governs.

Dear Code Officer,

design a construction drawings to people at more affordable prices and faster time frames than traditional architecture. We are traditional "interior" home plans disclaim all responsibility. We speak responsibility (inherent) 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 cooling 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:

- [illegible]

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 that 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 Builder shall be responsible for thermal and moisture control strategies, materials choices and compliance with applicable laws and ordinances.

Please 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,

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- All activities associated with construction at the listed addresses.
- Pricing or preliminary discussions with zoning or code officials for construction at other addresses, with prior notification to Airform Home Plans - just use the Contact form on the web site - <http://www.airformhomeplans.com/contact.a5w>

- 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

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 every foodie 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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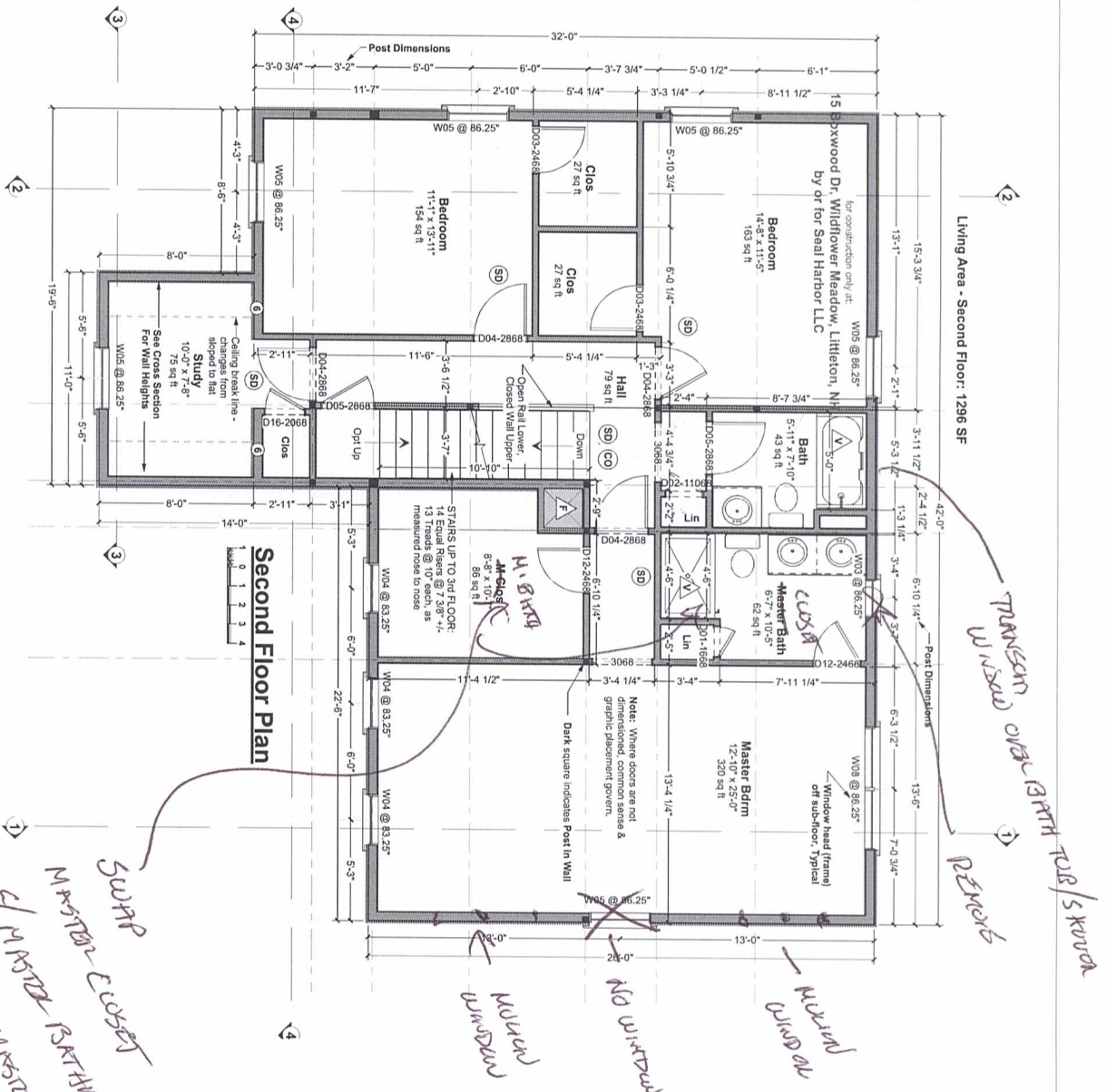
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Artform Home Plans

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NUMBER	WIDTH	HEIGHT	FINISH	EGRESS	TEMPERED	OPERATION	WINDOW SCHEDULE	CODE MANUFACTURER COMMENTS
W01	1	36 1/2"	17 1/2"	36 X 18"				
W02	1	42"	42"	42 X 42"	YES			
W03	2	24 1/2"	42 1/2"	24 X 42"				
W04	2	36 1/2"	42 1/2"	36 X 42"				
W05	6	36 1/2"	61 1/2"	36 X 62"	YES			
W06	1	36 1/2"	61 1/2"	36 X 62"	YES			
W07	2	36 1/2"	61 1/2"	36 X 62"	YES			
W08	2	36 1/2"	61 1/2"	36 X 62"	YES			
W09	3	76"	61 1/2"	76 X 62"	YES			



NUMBER	QTY	FLOOR	SIZE	HEIGHT	TYPE	COMMENTS
D01	1	2	1768 R IN	18"	HINGED	
D02	1	2	1168 R IN	22"	HINGED	
D03	1	2	1168 R IN	22"	HINGED	
D04	4	2	2668 R IN	32"	HINGED	
D05	2	2	2668 R IN	32"	HINGED	
D06	2	2	2468 R IN	28"	HINGED	
D07	1	2	2468 R IN	28"	HINGED	
D08	1	2	2468 R IN	28"	HINGED	
D09	1	2	2468 R IN	28"	HINGED	
D10	1	2	2468 R IN	28"	HINGED	
D11	1	2	2068 R IN	24"	HINGED	
D12	1	2	2068 R IN	24"	HINGED	
D13	1	2	2068 R IN	24"	HINGED	
D14	1	2	2068 R IN	24"	HINGED	
D15	1	2	2068 R IN	24"	HINGED	
D16	1	2	2068 R IN	24"	HINGED	
D17	1	2	2068 R IN	24"	HINGED	

- Door & Window Notes**
- Rated Doors:** Provide fire rated and/or self-closing doors where required by local codes or local authorities.
 - Trimmed Openings:** Trimmed openings not shown on schedule. See Plan.
 - 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.
 - 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.
 - Egress Windows:** Provide minimum one door or window meeting egress requirements in basement in sleeping room. Sleeping room, coded by local codes or local authorities, in sizes required by local code. Note that egress windows must be ordered with specific hardware. Emergency Escape Window Sashes (Section R310.1.1, R310.1.2, R310.1.3 and R310.1.4) will also comply with NFPA 101.
 - Basement Windows:** Add basement windows as required to meet state or local code requirements, including but not limited to egress and light windows.
 - Skylights:** Skylights are not shown on this schedule, but may be required. Consult builder and/or see floor plan.
 - 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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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 as energy design tips, or additional detailing.

A Form Home Plans

ARCHITECT

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147-1-12 unless noted otherwise. Print @ 1/4" = 1'-0"

PDF created on 8/28/2014, drawn by JAC