

Wall Types

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

Mail Keys

- 2x wood studs on the flat
- 2x3 wood stud wall, 16" oc
- 2x6 wood stud wall, 16" oc

Note: 2x4 wood stud wall, 16" oc unless otherwise noted

Key Notes

- 30" x 22" Minimum AWC Access Panel - Insulated (R10 R4 x R5)
- Field locale for plumbing or mechanical
- Verify size of fixture or appliance
- Adjust dimensions to accommodate
- Shug - Door or Window trim will be snug and may need to be cut down
- Center - Place door or window centered on wall
- Double Stud or structural wall - adapt to load requirements
- Object is to have some "bite" for curtain hardware and exterior aesthetics.

Smoke Detector

Carbon Monoxide Detector

Dimensions

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

Square Footages

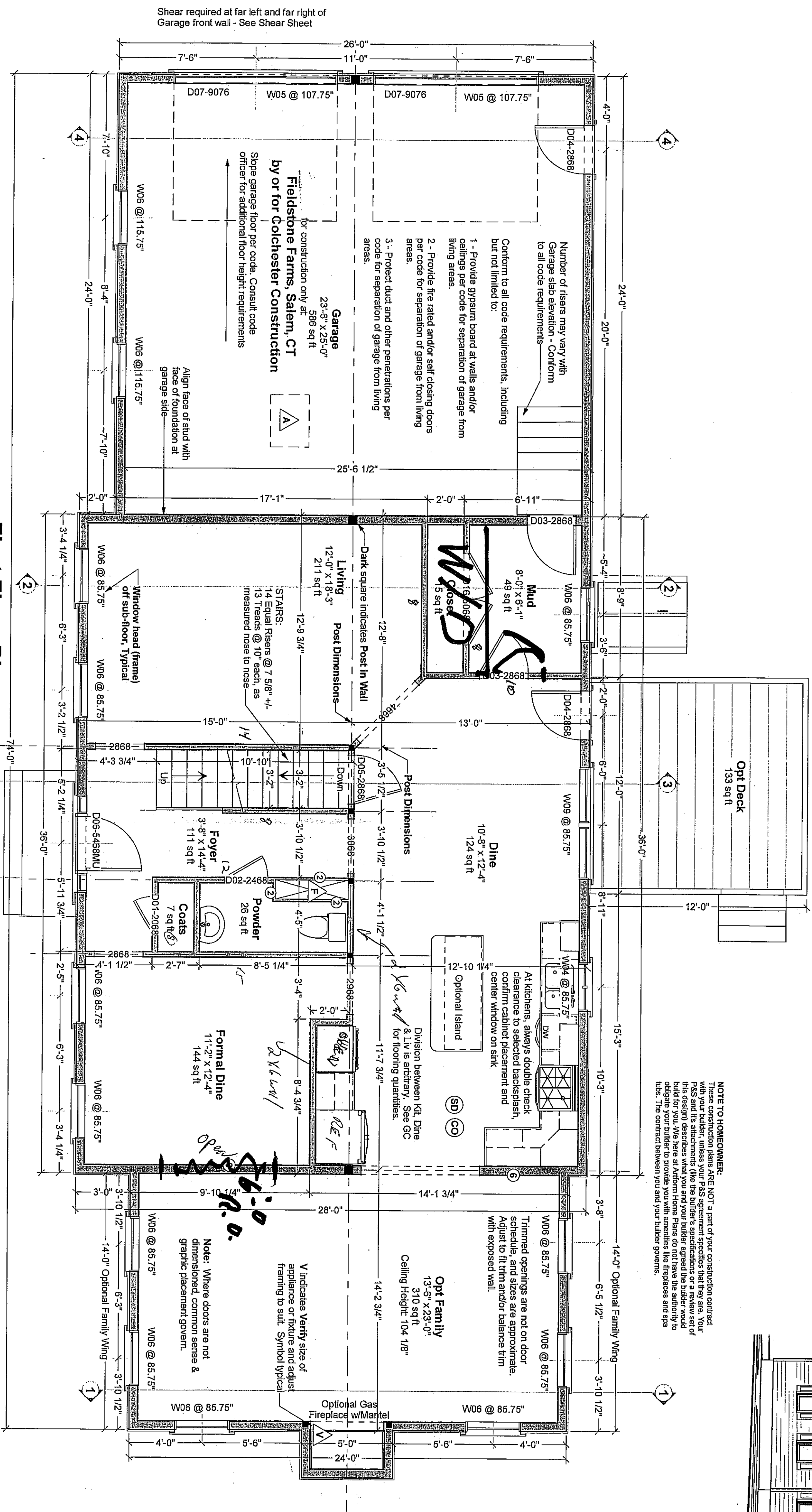
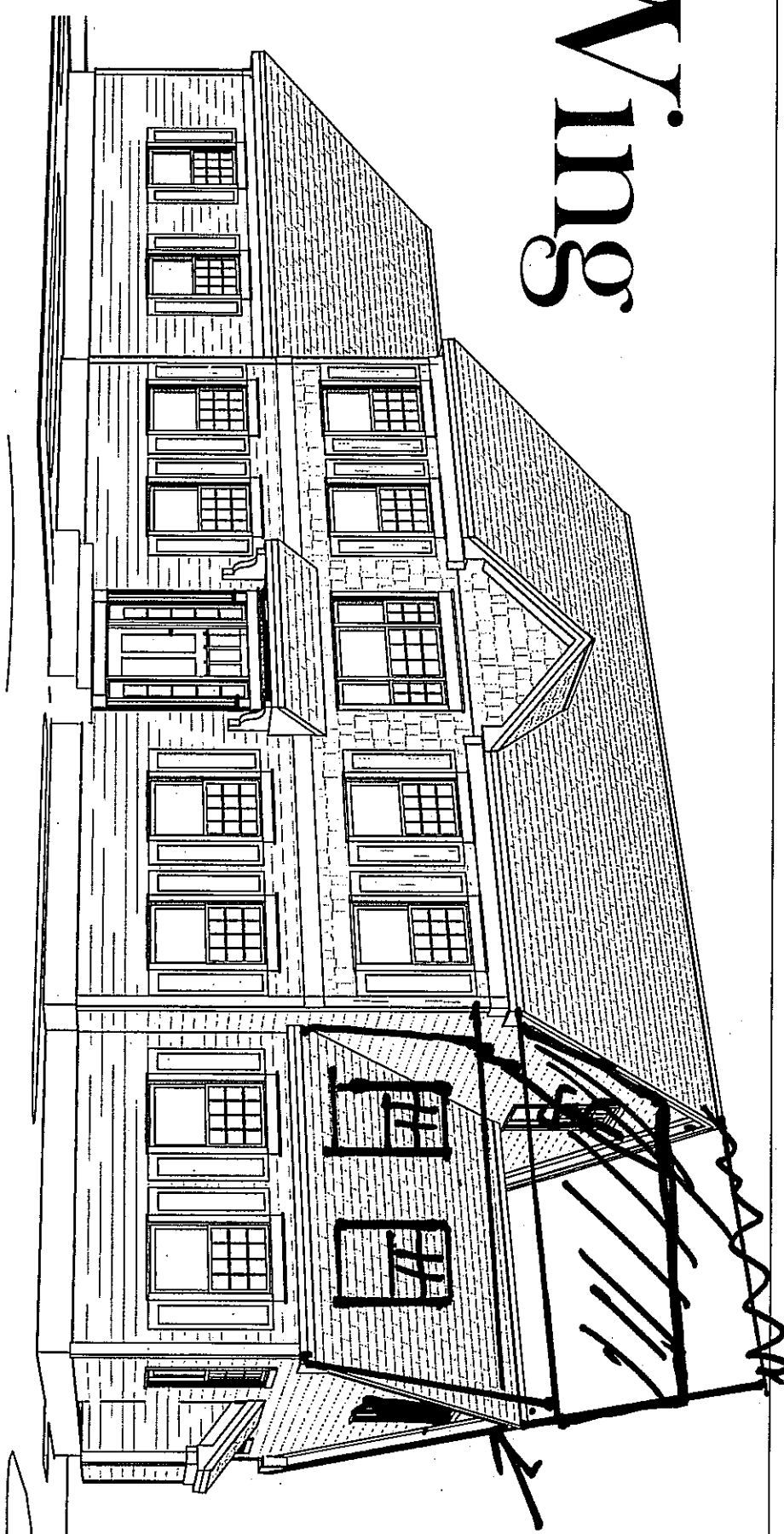
- 1. Sq. ft numbers are interior to room for use in calculating finishes.
- 2. Cabinets and fixtures not subtracted.
- 3. Add for doorways when floor finishes run through.

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, houses wrap with drainage plane and siding. Provide snap 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 for added chimneys.
- 4. Provide roof and/or ceiling insulation per code. Provide vapor barrier and insulation per code. Verify with code officer - e-cased call spray foam or energy 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 resistant 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 adjacent (where garage present in design) from dwelling, and provide fire rated doors and windows at garage openings, and present in design), and protection of farmable insulation
- 7. Confirm bottom of window coping 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 egress size and clearances, (railway widths, room sizes, etc) assume 1/2" drywall on walls and 1/2" drywall on 3/4" stepping 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 72" 1/2" to provide clearance at kitchen counters, to meet code sill height or to install 2x40 header height to double top track, frame window RO light to header.

14-Shear is only called out where Continuous Portal Frame is used. See Station Model 10/4 (Pages 173 - 179) of the IRC 2009.

Caleb Classic With Wings



First Floor Plan

NUMBER	QTY	RECOR	SIZE	DOOR SCHEDULE	COMMENTS
D01	1	1	2468 IN 12"	HINGED	
D02	1	1	2468 IN 12"	HINGED	
D03	1	1	2468 IN 12"	HINGED	
D04	1	1	2468 IN 12"	HINGED	
D05	1	1	2468 IN 12"	HINGED	
D06	1	1	2468 IN 12"	HINGED	
D07	1	1	2468 IN 12"	HINGED	
D08	1	1	2468 IN 12"	HINGED	
D09	1	1	2468 IN 12"	HINGED	
D10	1	1	2468 IN 12"	HINGED	
D11	1	1	2468 IN 12"	HINGED	
D12	1	1	2468 IN 12"	HINGED	
D13	1	1	2468 IN 12"	HINGED	
D14	1	1	2468 IN 12"	HINGED	
D15	1	1	2468 IN 12"	HINGED	

NUMBER	QTY	WIDTH	HEIGHT	DOOR SCHEDULE	COMMENTS
D01	2	24	48	DOUBLE HUNG	
D02	2	24	48	DOUBLE HUNG	
D03	2	24	48	DOUBLE HUNG	
D04	2	24	48	DOUBLE HUNG	
D05	2	24	48	DOUBLE HUNG	
D06	2	24	48	DOUBLE HUNG	
D07	2	24	48	DOUBLE HUNG	
D08	2	24	48	DOUBLE HUNG	
D09	2	24	48	DOUBLE HUNG	
D10	2	24	48	DOUBLE HUNG	
D11	2	24	48	DOUBLE HUNG	
D12	2	24	48	DOUBLE HUNG	
D13	2	24	48	DOUBLE HUNG	
D14	2	24	48	DOUBLE HUNG	
D15	2	24	48	DOUBLE HUNG	

- 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: 14" or 12" on each of 4 sides allowed for window RO's, typical. Review framing size as 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 accordance with local codes. Note that egress windows must be installed with specific hardware. Egress requirements typically need to be obtained 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 sea floor plan.
- 8. Minimum window sill height: IRC 2009 and later requires that upper floor window sills be 24" from floor. Where 60" high windows are used, install with window heads @ 64 1/2" or more.

NOTE TO HOMEOWNER:
These construction plans ARE NOT a part of your construction contract. They are provided for informational purposes only. It is the responsibility of the homeowner to obtain all necessary permits and to ensure that the construction complies with all applicable codes and regulations. The contractor is responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations. The homeowner is responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations.

Dear Code Officer

These construction plans were prepared by a licensed architect and are intended to be used in conjunction with the building code. The plans are subject to change without notice. The architect is not responsible for any errors or omissions in the plans. The contractor is responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations. The homeowner is responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations.

1. Room Size (Section R304)
2. Floor Space & Ceiling Height at Toilet, Bath and Shower Spaces (Section R307)
3. Stairways (Section R311.1.1)
4. Stairways (Section R311.1.2)
5. Stairways (Section R311.1.3)
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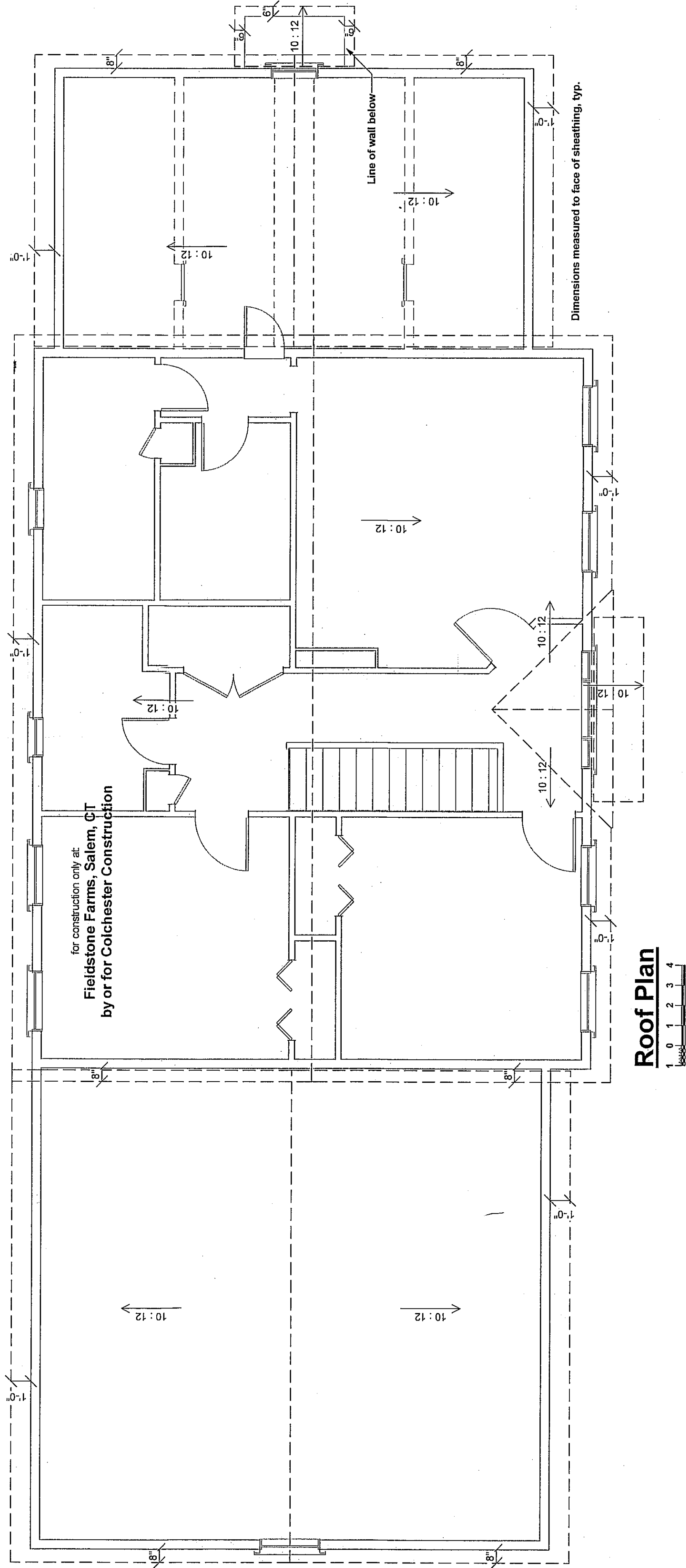
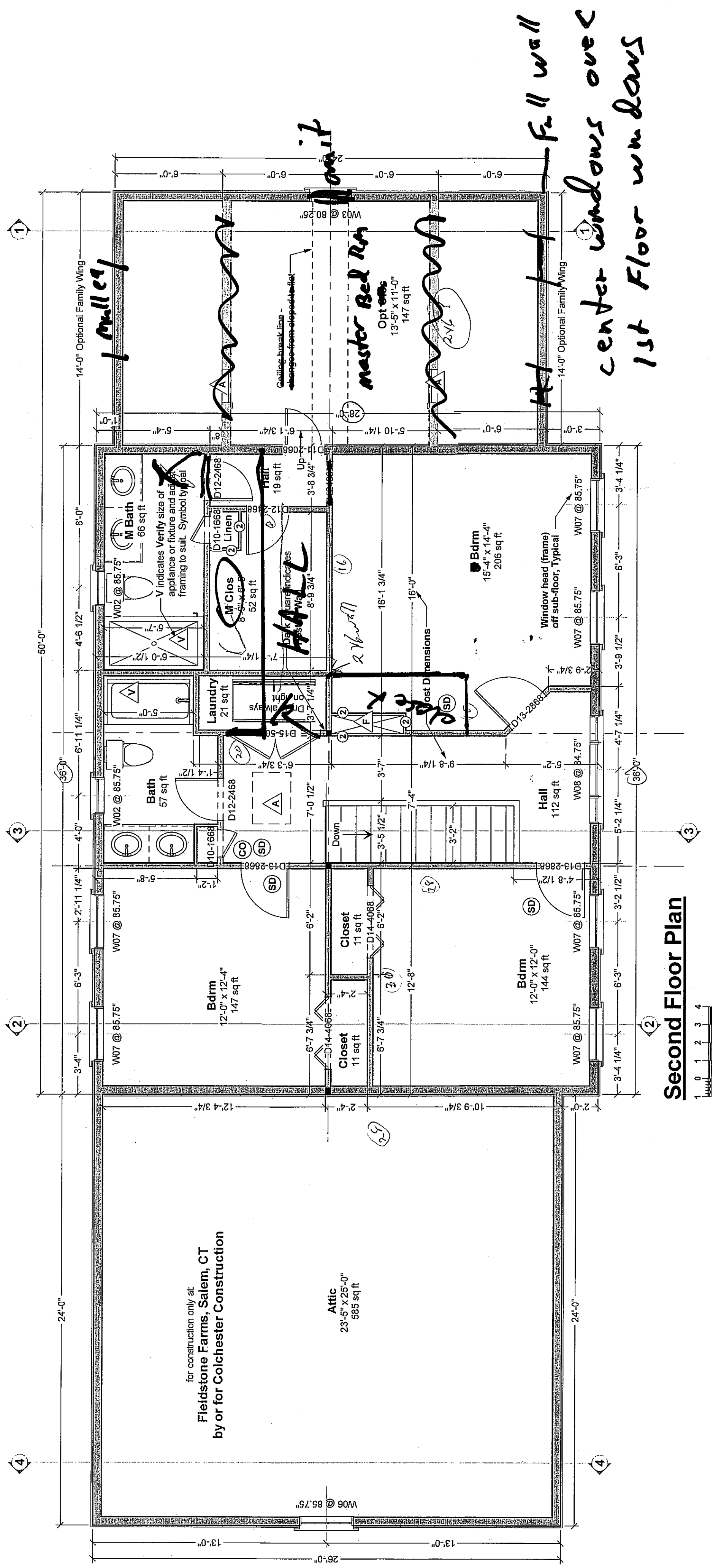
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Caleb Classic With Wing
Salem, CT
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Artform Home Plans

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