





Exterior walls 2x4 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
- Key Notes**

A Panel - Insulated (R0 34" x 26")

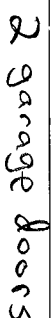
- | | |
|---|---|
|  | Verity size of fixture or appliance
Adjust dimensions to accommodate |
|  | Snug - Door or Window trim will be snug
and may need to be cut down |
|  | Center - Place door or window centered
on wall |
|  | Double Stud or structural mull - adapt the
stud chosen window brand.
Object is to have some "give" for curtain
hardware and exterior aesthetics. |

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

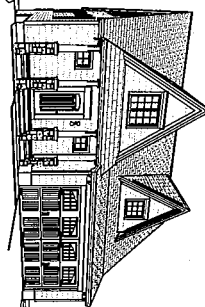
1. Sq ft numbers are interior to room for use in calculating finishes.
2. Cabinets and fixtures not subtracted.
3. Add for doorways when floor finishes run through.

- 1 - Exterior walls 2x6 wood stud @ 16" oc. Provide insulation & vapor barrier conforming to state or local code.
- 2 - Interior walls 2x4 wood stud @ 16" oc, unless noted otherwise.

3. Roof over structural for rafter sizes. Provide 5/8" exterior rated roof sheathing 15# roofing felt, ice & water shield a sealer and valleys, aluminum drip edge and asphalt shingles or metal roofing. Structure not calculated on deck at any penetration. Provide cracked at any added dormers.
4. Provide roof and/or ceiling insulation per code. Provide/soffit and ridge vents where required for insulation separation. Provide/soffit and ridge vents where required for insulation separation. Provide/soffit and ridge vents where required for insulation separation. Provide/soffit and ridge vents where required for insulation separation.
5. Provide smoke detectors where shown, where required by code and where required by local authorities.
6. Provide fire resistive materials where required by code, including but not limited to, fireproofing of penetrations, 1/2" gypsum (Where gypsum present in design) from ceiling, separation of dwellings (Where more than one dwelling, present in design), and protection of flammable insulation materials.
7. Confirm bottom of window opening relative to frame. Adjust head heights as required to conform to IRC 2009, R610.2.2, or provide code approved guards.
8. Compliance with code requirements for doors, size and clearances, (railway wheels, room size) assume 1/2" drill wall on and 1/2" drill wall on 3/4" stripping on ceilings. Adjust as required for installed diff.
9. Storm windows must be installed with a head height greater or lesser than the standard 80" or 82 1/2" to provide clearance at latch on the counters, to meet code list height to code clearances. Where approx 84" head height is called for, install 2X10 header above 84" head top plate, frame window RO right to header.
10. Show as only called out where Continuous Purlin Frame wall not utilized. See Section R602.10.4 (Pages 173 - 179) for the IRC 2009.



Shetland



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- [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 their 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/or Builder shall be responsible for thermal and moisture control strategies, materials choices and compliance with

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fulfill builder's/slowmors responsibilities

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AHP Design # 537, 126 EL
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CLIMBURG BUILDERS INC.

Lot #3 Loden Commons Londonderry, NH 1/4" = 1'-0" unless noted otherwise / PWT PCF created on 6/11/2014, drawn by AJC R1: 6.11.2014 - Ceiling Height & Minor Interior Changes	1 Construction
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Second Floor Plan



Roof Plan

NUMBER	QTY	WH	HEIGHT	ERESS	TEMPERED	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
WV01	1	21 1/2"	12 1/2"	YES		DOUBLE FLUNG		PARAGON	
WV02	1	21 1/2"	12 1/2"	YES		DOUBLE FLUNG		PARAGON	
WV03	1	21 1/2"	12 1/2"	YES		DOUBLE FLUNG		PARAGON	
WV04	1	21 1/2"	12 1/2"	YES		DOUBLE FLUNG		PARAGON	
WV05	1	21 1/2"	12 1/2"	YES		DOUBLE FLUNG		PARAGON	
WV06	4	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV07	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV08	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV09	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV10	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV11	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV12	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV13	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV14	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV15	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV16	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV17	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV18	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV19	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV20	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV21	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV22	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV23	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV24	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV25	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV26	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV27	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV28	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV29	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV30	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV31	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV32	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV33	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV34	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV35	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV36	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV37	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV38	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV39	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV40	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV41	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV42	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV43	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV44	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV45	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	
WV46	1	35 1/2"	23 1/2"	YES		AVENING		PARAGON	</

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:** Trimmed tempered windows where required by local codes or local authorities. Tempering calculation provided here for convenience. Windows here not used reviewed for tempering requirements.
4. **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 builder preference.
5. **Escape 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 basement windows called by manufacturer as meeting IRC 206 egress requirements typically need to be ordered with special hardware. Emergency Escape Windows (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. **Sightlights:** Sightlights as not shown on this schedule, but may be required. Consult builder and/or see floor plan.
8. **Minimum window sill height:** IRC 206 and later requires that upper floor window sills be 24" from floor. Where 60" high windows are used, install with window heads @ 54" 1/2" or more.

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Lot #3 Lorden Commons
London, NH

2

R1:6.11.2014 - Ceiling Height & Minor Interior Changes

Structural General Notes:

1. Builder shall consult and follow the building code and other requirements in effect for the building site for all construction details specific to this design and/or as provided as reference. Additional building code or local requirements may apply.
2. Builder shall maintain a safe workplace, including but not limited to applicable safety standards, appropriate and adherence to applicable safety standards.
3. Design is based on the snow load listed on the framing plans, 30 psf. The design is based on a 100-year return period, 100% probability of 2001 ASCE 7-05, Wind Speed Category C, which is based on the framing plans. Builder shall promptly inform Aftorm Home Plans of differing conditions.

Foundations:

1. No footing shall be poured on loose or unsuitable soils, in water or on frozen ground.
2. All exterior footings to conform to all applicable code requirements for frost protection.
3. All concrete shall have a minimum compressive strength of at least 3000 PSI at 28 days.
4. Foundation anchorage to comply with IRC 2009 Section R403.1.6. It shall consist of minimum size 1/2" diameter anchor bolts with 3/16" x 2" washers at a maximum of 1/2" on two sides or 4/8" on more than two sides, max. of 1/2" from each corner or grouted cells of concrete masonry units. Be aware that a garage under may be counted by your code officer as a story. Additional anchorage may be required at brood walls.

Wood Framing:

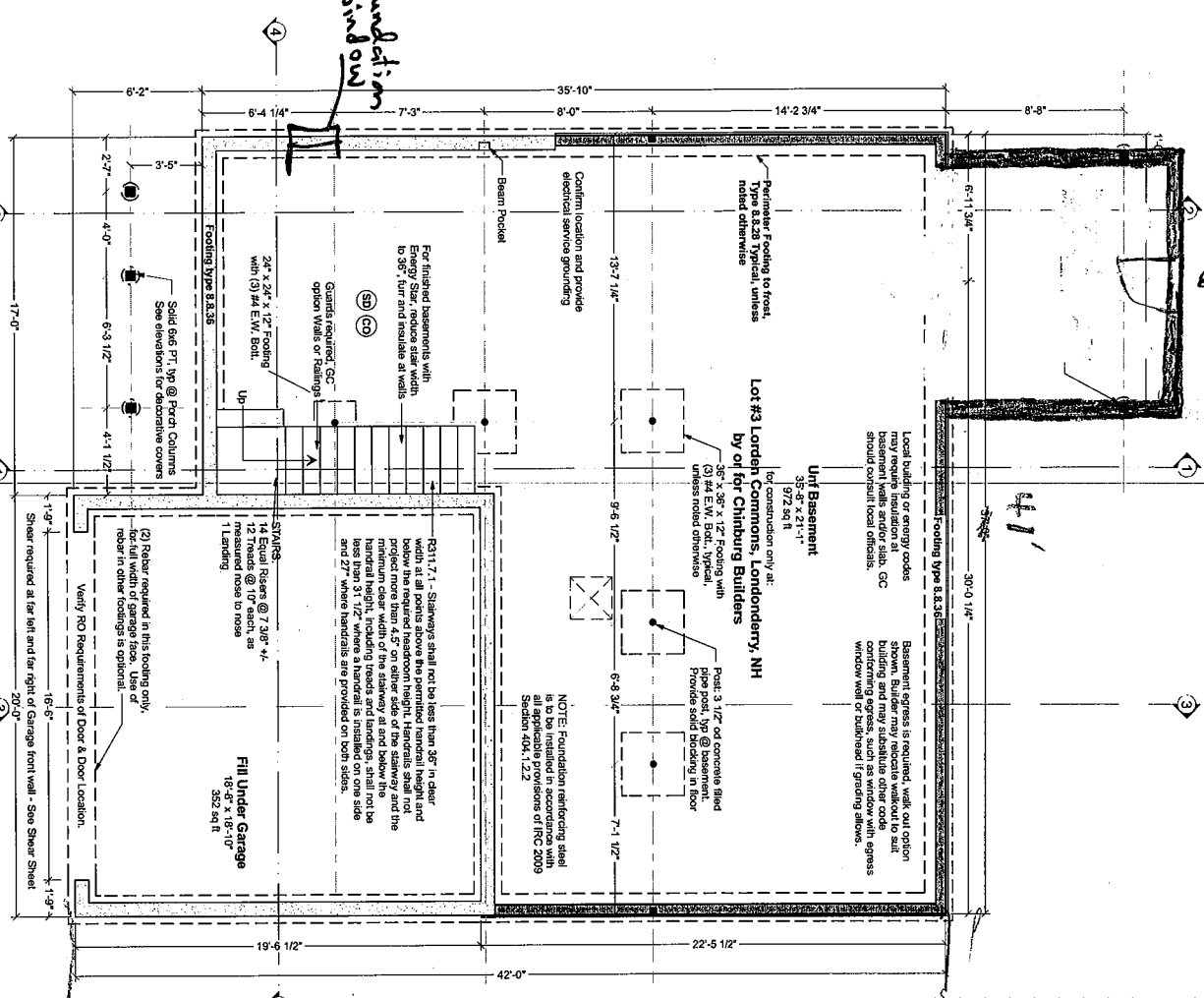
1. All structural wood shall be identified by a grade mark or certification of inspection by a recognized inspection agency.
2. Structural wood shall be Spruce-Pine-Fir (SPF) #2 or better.
3. When used, LVL or PSL indicates Laminated Veneer Lumber or Parallel Strand Lumber, respectively. Products used shall equal those specified for the sizes indicated as manufactured by Trus Joist.
4. When used, A-JS indicates wood joists as manufactured by Boise Cascade. Products of alternate manufacturers may be used if they are approved for use or exceed the strength properties for the member specified.
5. All floor joists shall have bridging installed at mid-span or at 8'-0" or maximum.
6. Floor systems are designed for performance with subfloor glued and screwed.
7. All posts, provide solid framing/blocking to support below.
8. All wood framing shall be protected from all beams and headers, unless noted otherwise.
9. All wood framing shall be protected from the weather, in contact with concrete or in contact with the ground shall meet code requirements for wood in these environments.
10. Deck ledgers shall be securely attached to the structure and/or independently supported, including against lateral movement per building code requirements and best practices. Unless otherwise noted, deck ledgers shall be up to 8 ft above grade, and solid 6x8 for heights above that.

10. Whenever beams are noted as flush framed, install joist hangers at all joists, sized appropriately for the members being connected.
11. Support the lower end of roof beams with minimum 2" horizontal bracing on a post, ledger or via an appropriately sized and configured hanger.
12. When multiple beams are supported on one post, provide min. 2" bracing for each, via either appropriately sized post cap or additional posts(s).
13. Hangers, post caps, ties and other connectors shall be as manufactured by Simpson Strong Tie, as designed to connect the members shown, and shall be installed per manufacturer's instructions.

Professional Wood Trusses:

1. Where trusses are indicated on the drawings, truss design shall be provided by truss manufacturer.
2. Trusses shall be designed in accordance with applicable provisions of the latest edition of the National Design Specification for Wood Construction (NDS), American Forest and Paper Association (AF&PA), and Design Specifications for Metal Buildings (TPI) and code of jurisdiction.
3. Manufacturer shall furnish design drawings bearing seal and registration number of a structural engineer licensed in the state where project will be built.

WALKOUT TBD



Foundation Plan

Structure designed for Snow Load of 65 PSF

Foundation Contractor Check List

- Confirm or review the following prior to forming & pouring foundation
- Confirmed soil bearing
 - Confirmed w/GC for added foundation steps to soil grade
 - Confirmed w/GC for added basement windows
 - Confirmed garage door size
 - Confirmed w/GC for added basement windows
 - Confirmed w/GC for added basement man doors
 - Confirmed sizes and locations of beams w/GC, added or adjusted beam pockets
 - Confirmed location and installed electrical service grounding - See GC for location

TYPICAL PERMITS FOOTING WALL:

- 1. 4" poured concrete, 8 ft long, with 7'-10" finished, with total of 3 rebar, as follows:
 - (1) #4 rebar, 4" from top
 - (1) #4 rebar, 4" from bottom
 - (1) #4 rebar, 4" from side
- 2. Select column for snow load shown on the structural plans.
- 3. Consultation with the local building department is required.
- 4. The required footing size is at the intersection of the Snow Load and Soil PSI. Rebar is not required, key or pin foundation wall to footing per code. For the purposes of this design, the soil bearing for New England is assumed to be 2,000 PSI.
- 5. F&D - Adding rebar to footings does not reduce the required width. Rebar affects performance with earth movement, like an earthquake and has near zero effect on bearing capacity.

Guide to Soil PSI

3,000lb/sq ft gravel and gravel (GV and GR) and 2,000lb/sq ft sand and gravel (SG and SGV) and clayey gravel (SM, SP, SA, SC, GM and GC) 1,500lb/sq ft sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)

Footing Size		up to 28 ft clear depth		8 ft foundation plus 2 stories	
Type 8.3.28		Full basement plus 2 stories		Full basement plus 2 stories	
Soil		Snow Load		Snow Load	
3,000	18" x 8"	18" x 8"	18" x 8"	18" x 8"	18" x 8"
2,000	20" x 8"	20" x 8"	20" x 8"	20" x 8"	20" x 8"
1,500	22" x 8"	22" x 8"	22" x 8"	22" x 8"	22" x 8"

AF&PA Form Home Plans

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Basement egress is required, walk out option shown. Builder may relocate walk out to suit building and may substitute other code conforming egress, such as window with egress window well or bulkhead if grading allows.

ARTFORM HOME PLANS

APR 2016 P# 257-126, ENCL. 431, 5569

Shelard

Lot 61, 140000 sqm
Londonville, NH 03043

CANISBAG BUILDERS INC.

4

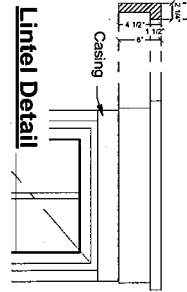
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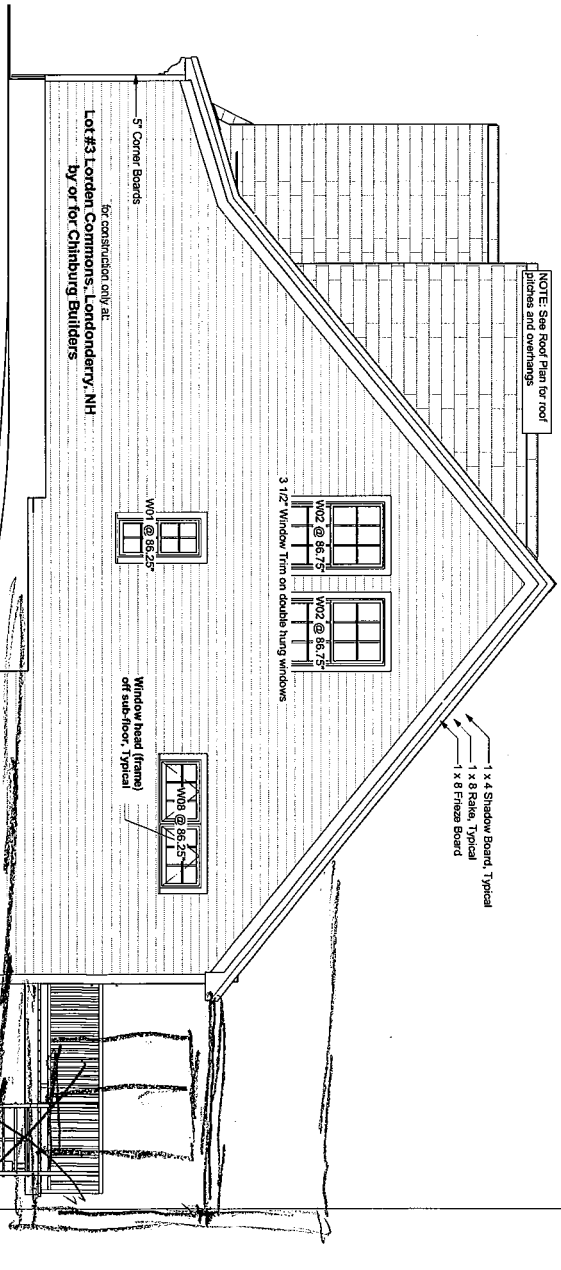
*APR 6, 2014 - AP# 257-126, ENCL. 431, 5569

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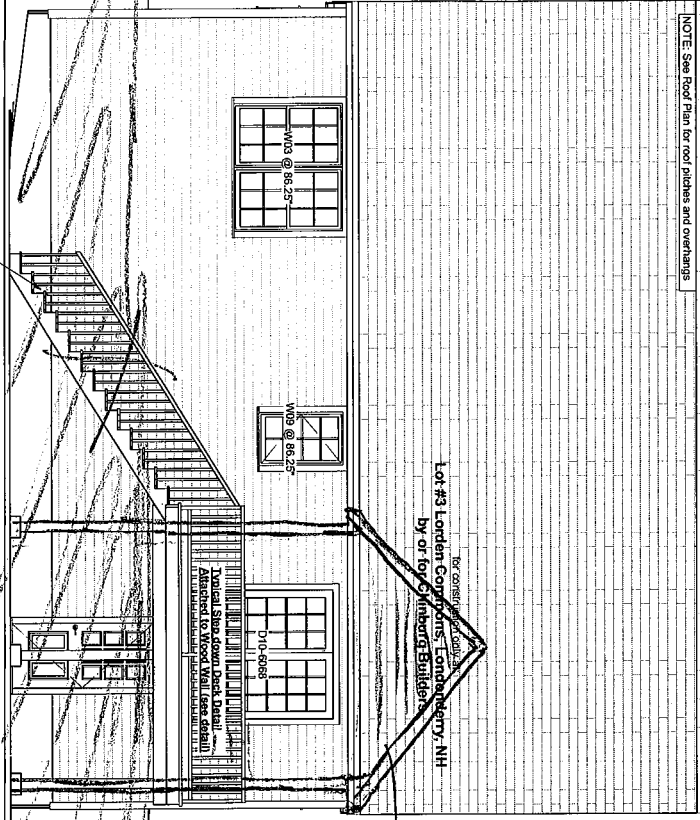
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Lintel Detail



Right Elevation



Rear Elevation

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Artform Home Plans
Architectural Design & Construction
101 #3 Lorden Commons
Shelton, CT 06484
Tel: 860.431.9529

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Construction
5

RT: 6.11.2014 - Ceiling Height & Minor Interior Changes