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Wall Types

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

Wall Keys

- 1 2x wood studs on the flat
 - 2 2x6 wood stud wall, 16" oc
 - 3 2x6 wood stud wall, 16" oc
- Note: 2x4 wood stud wall, 16" oc unless otherwise noted

Key Notes

- A 30" x 22" Minimum Attic Access
Panel - Insulated (R2, 5/8" x 20")
- F Field locate for plumbing or mechanical
- V Verify size of fixture or appliance
Adjust dimensions to accommodate
- S Sling - Door or Window trim will be sling
and may need to be cut down
- C Center - Place door or window centered
on wall
- D Double Stud or structural mull - adapt to
suit chosen window brand.
Object is to have some "bite" for curtain
hardware and exterior aesthetics.
- 24 Window Head Ht. approx. 84" (or number shown)
See Note 9 below
- SD Smoke Detector
- CO Carbon Monoxide Detector

Dimensions

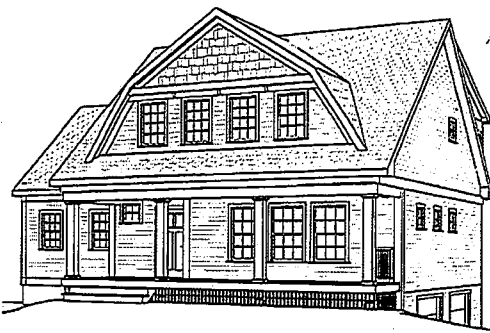
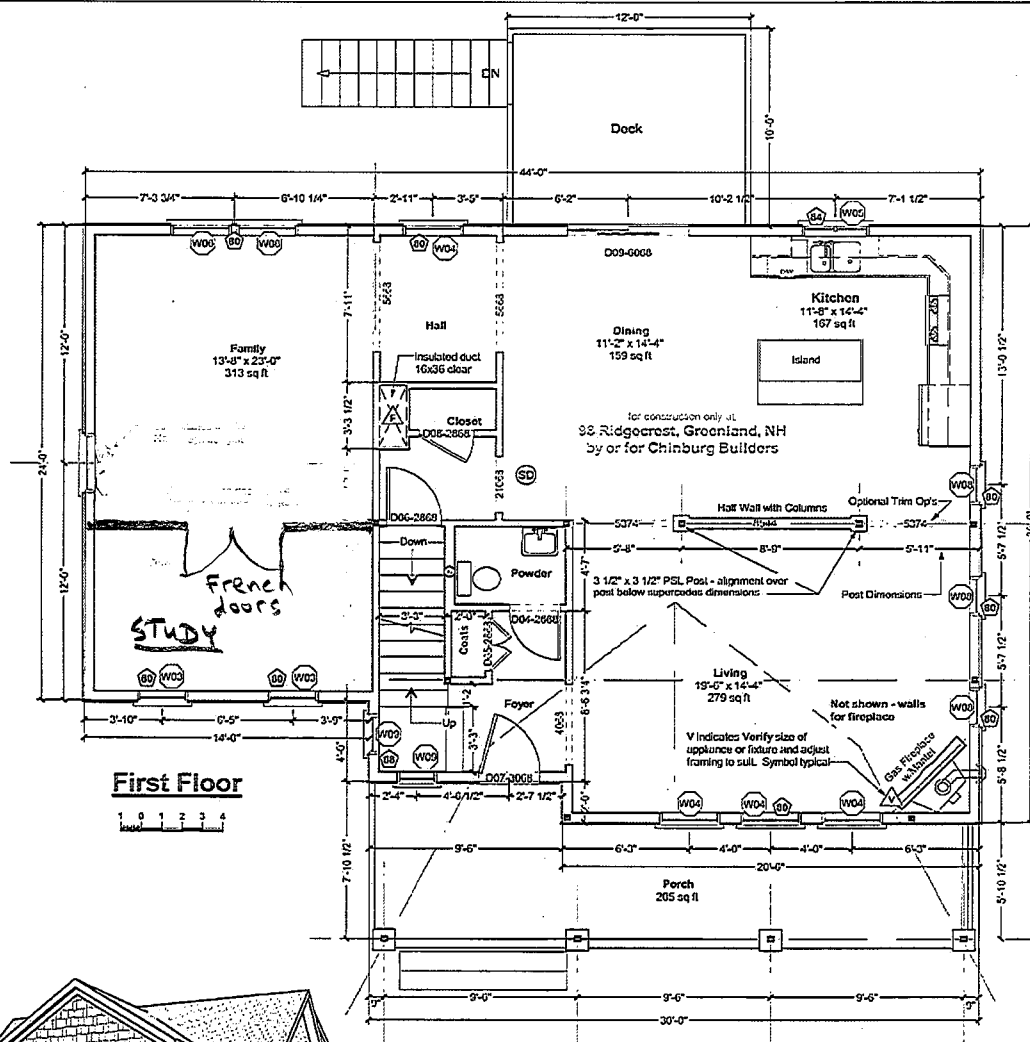
Dimensions are to face of stud, unless noted otherwise.
Closets are 24" clear inside, unless dimensioned otherwise.

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 where 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, house wrap with drainage plane and siding.
Provide slide finishing at walls adjacent to roof planes.
- 2 - Interior walls 2x4 wood stud @ 16" oc, unless noted
otherwise.
- 3 - Roof - see structural for rafter sizes. Rafters sized for 50
ground snow load. 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 to support slate or tile.
Flash all penetrations. Provide cricket at any added
chimneys.
- 4 - Provide roof and/or ceiling insulation per code. Provide
soffit and ridge vents where required for insulation strategy.
(Verify with code official - closed cell spray foam or dense-
pack cellulose installed at rafters and filling ridge and eaves
generally contra-indicates venting, but insulation always
requires venting).
- 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, firestopping at penetrations, 1/2"
drywall on walls and ceilings to separate garage (where
garage present in design) from dwelling, and 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
R612.2, or provide code approved guards.
- 8 - Compliance with code requirements for rooms size and
clearances, (hallway widths, room sizes, etc) assume 1/2"
drywall on walls and 1/2" drywall on 3/4" strapping 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 82 1/2" to provide
clearance at kitchen counters, to meet code sill height to
clear roof. Where approx 84" head height is called for,
install 2x10 header light to double top plate, frame window
RO sight to header.



Mirror image

Dear Code Official,

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

- 1 - Room sizes (Section R304)
- 2 - Ceiling Height (Section R305)
- 3 - Floor Height & ceiling height at Tails, Bath and Shower Spaces
(Section R307)
- 4 - Hallway widths (Section R311.1)
- 5 - Door types & sizes (Section R311.2)
- 6 - Floor space in front of doors (Section R311.3)
- 7 - Stair width - The stairs in our designs will be a minimum of 36" wide
measured with surface to wall surface, allowing compliance with
R311.7.1 with inclusion of correct handrail.
- 8 - Stairway headroom (Section R311.7.2)
- 9 - Stair treads and risers (Section R311.7.4)
- 10 - Landings for stairways (Section R311.7.5)
- 11 - Emergency Escape Window Sizes (Section R310.1.1, R310.1.2,
R310.1.3 and R310.1.4). Casement windows may require
manufacturer's emergency escape window hardware.
- 12 - Structural Floor Framing (Section R502.3) Where dimensional
timber is shown, framing members will be sized according to the
section of the code. Where unengraved wood products are shown,
these framing members will be sized according to the manufacturer's
tables for loads and spans, or spans will have been calculated using
manufacturer's published materials properties.
- 13 - Roof Framing has been designed for 50 psf ground snow load,
unless noted otherwise on the structural sheets.
- 14 - See structural sheets for additional notes.

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copyright control only. We have not inspected the job, 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
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The following modifications are allowed, provided they do not alter the
essential characteristics of the design: structural modifications, brand
specific window sizing, changes in materials, changes to door types
and sizes, kitchen and bath design within the suggested rooms,
electrical layout, minor exterior changes that do not change the
placement of rooms, changes to eave depth, and foundation
changes to adapt to different topography.

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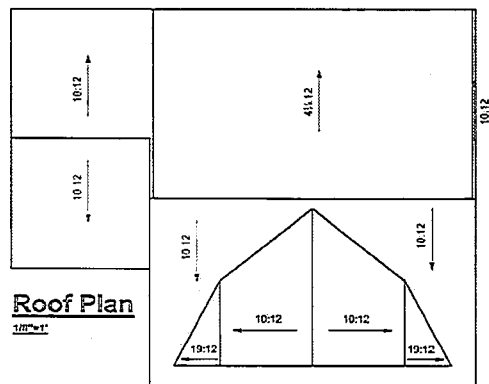
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Hartford House Greenland, NH	
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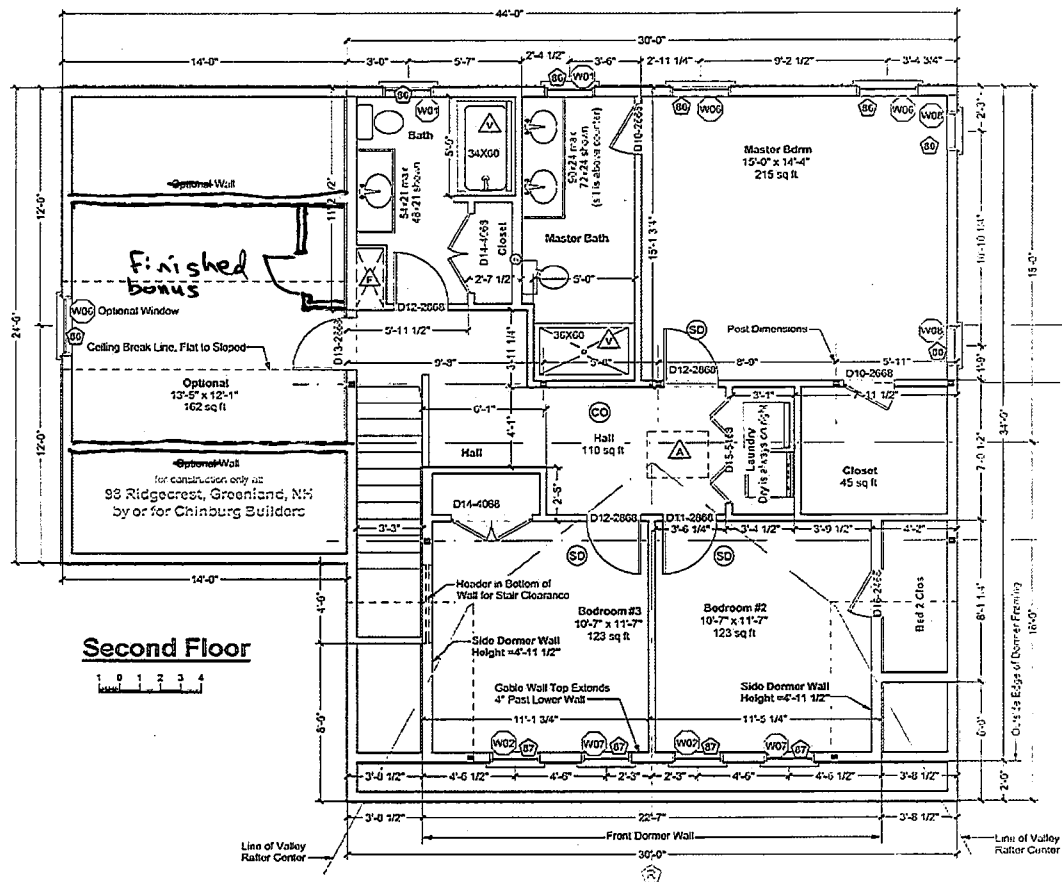


Door & Window Notes:

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:** 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.
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 called out 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 see floor plan.
8. **Minimum window sill heights:** 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.

DOUGLAS-DUPLICATE							
NUMMER	QTY	IN STOCK	SIZE	WIDTH	DEPTH	TYPE	COMMENTS
0001	1	0	3004 L L X	36"	30"	HINGED	
0002	1	0	3004 L L X	36"	30"	SLIDING	
0003	2	0	3007 H	48"	36"	CALASH	
0004	1	1	2004 L IN	30"	30"	HINGED	
0005	1	1	2004 L IN	32"	30"	DOOR L HINGED	
0006	1	1	2004 L IN	32"	30"	HINGED	
0007	1	1	3004 L L X	48"	30"	HINGED	
0008	1	1	2004 L IN	32"	30"	HINGED	
0009	1	1	3004 L L X	72"	30"	SLIDING	
0010	2	2	2044 L IN	32"	30"	HINGED	
0011	1	1	2004 L IN	32"	30"	HINGED	
0012	1	1	2004 L IN	32"	30"	HINGED	
0013	3	3	2004 L IN	32"	30"	HINGED	
0014	1	1	2004 L IN	32"	30"	HINGED	OPTIONAL
0015	2	2	4004 L IN	48"	30"	DOOR L HINGED	
0016	1	1	3004 L	36"	30"	DOOR L GOLD	
0017	1	1	2004 L IN	32"	30"	HINGED	

WINDOW SCHED									
NUMB-HK	QTY	WRTN	IN-LEH	NO	1-345-351	1-345-351	1-345-351	1-345-351	1-345-351
W01	2	24 1/2"	48 1/2"	20 3/4"		DOUBT HUNG		ALLIANCE	
W02	2	24 1/2"	48 1/2"	20 3/4"	YES	SNGL CASSETT-NR		ALLIANCE	
W03	2	24 1/2"	48 1/2"	20 3/4"		DOUBT HUNG		ALLIANCE	
W04	4	24 1/2"	48 1/2"	20 3/4"		DOUBT HUNG		ALLIANCE	
W05	1	24 1/2"	48 1/2"	20 3/4"		DOUBT HUNG		ALLIANCE	
W06	2	24 1/2"	48 1/2"	20 3/4"	YES	SNGL CASSETT-NR		ALLIANCE	
W07	2	24 1/2"	48 1/2"	20 3/4"	YES	SNGL CASSETT-NR		ALLIANCE	
W08	2	24 1/2"	48 1/2"	20 3/4"		DOUBT HUNG		ALLIANCE	
W09	2	24 1/2"	48 1/2"	20 3/4"	YES	SNGL CASSETT-NR		ALLIANCE	



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Harbor Rose 2

2019年 1月 1日	2019年 1月 1日
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1994-1995	1996-1997
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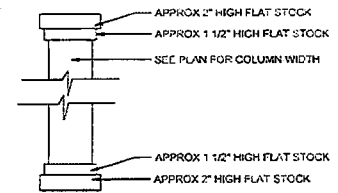
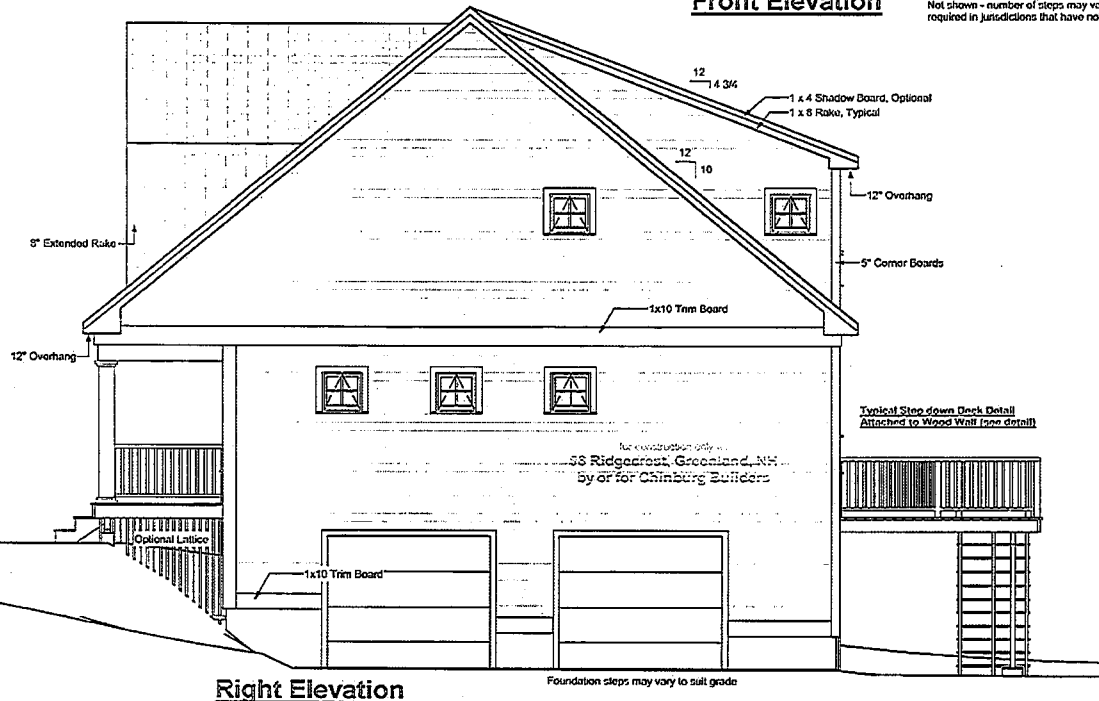
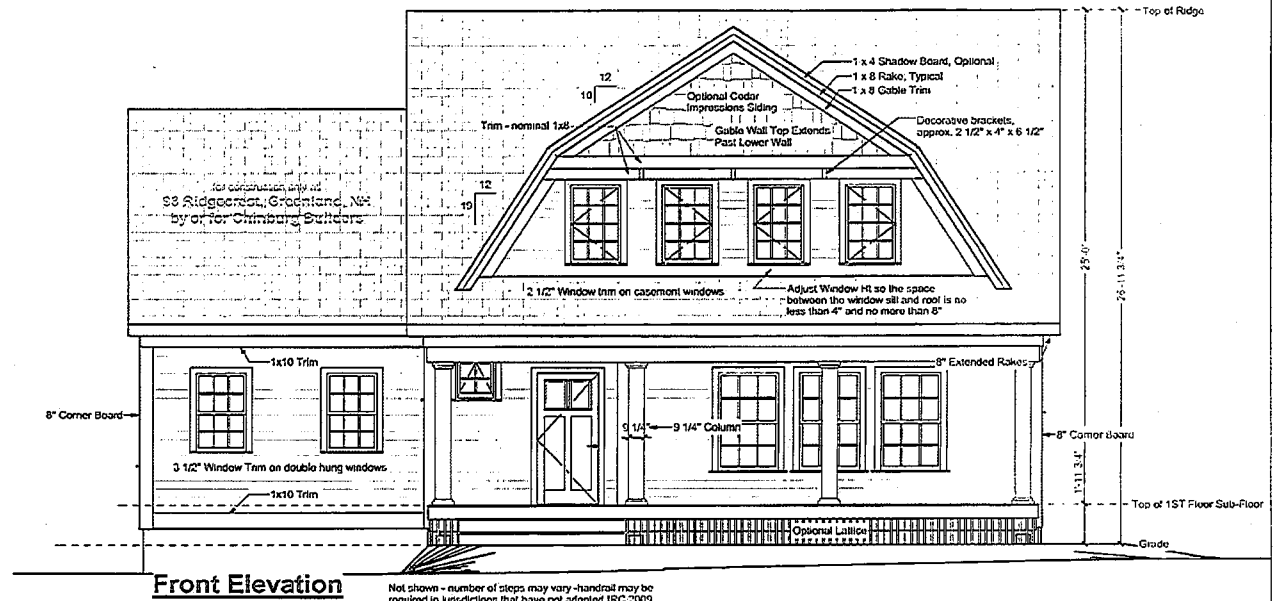
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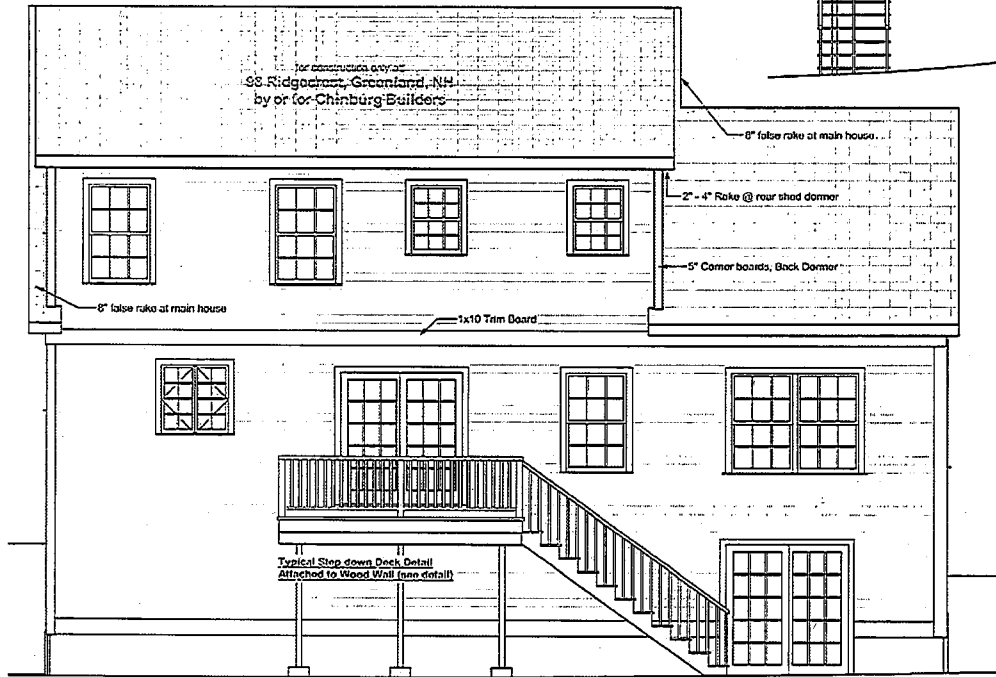
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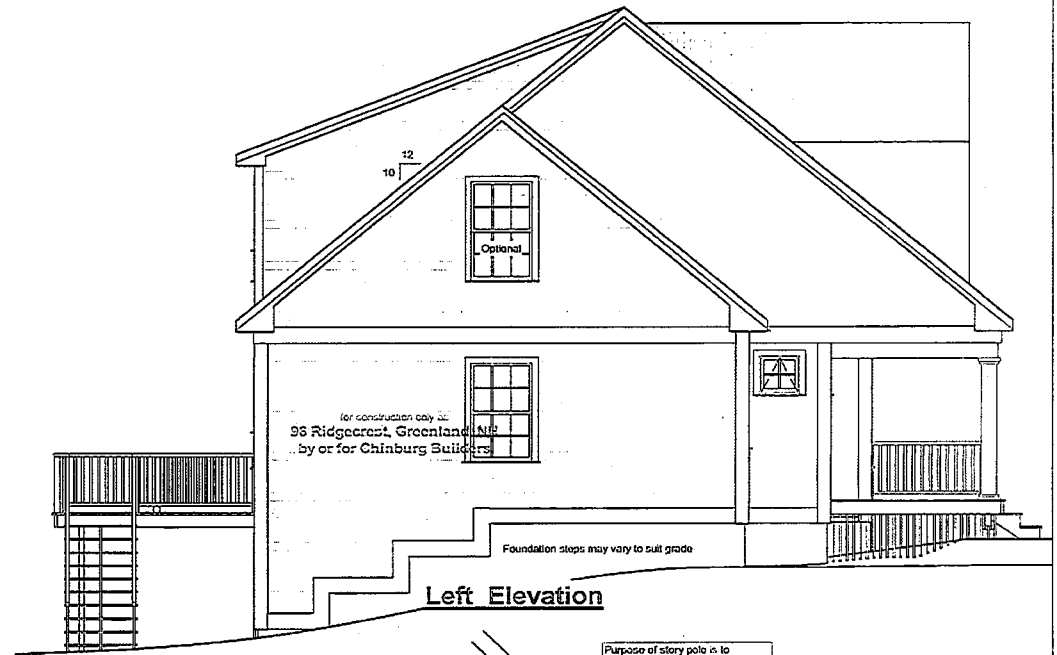
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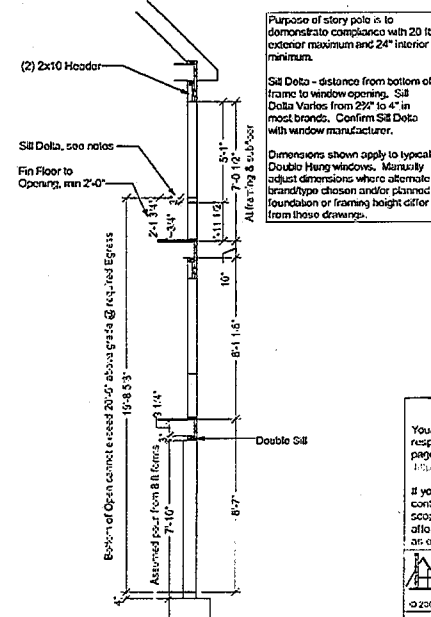


Back Elevation

Foundation steps may vary to suit grade



Left Elevation



Window Story Pole

Scale 1/2\"/>

Purpose of story pole is to demonstrate compliance with 20 ft exterior maximum and 24\"/>

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