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\\AFDISKSTATION\AFA Staff\Access\-Home Designs\by Collection\Bakery Crops and Cottages\668 Vanilla Crescent_v2 Window & Porch Changes\KLICD 668.124.v2 KL 1142 Vanilla Crescent - Lot 18 Rockingham\layout

Vanilla Crescent

PATIO vs Deck

Wall Types

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

Wall Keys

(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) 30" x 22" Minimum Attic 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
- (S) Snug - Door or Window trim will be snug 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.
- (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 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, 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.

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 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 officer - closed cell spray foam or dense-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.

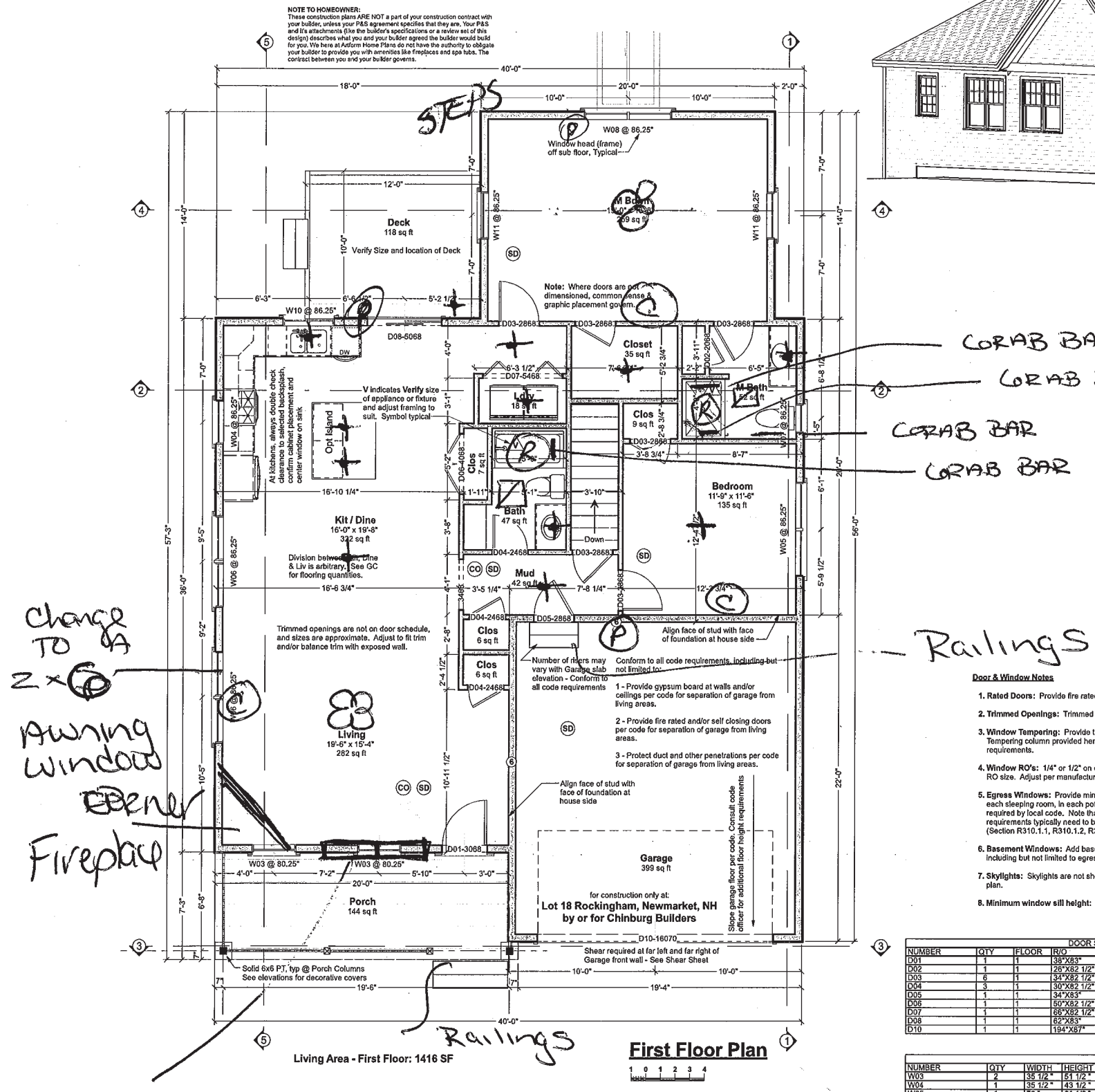
6 - Provide fire resistive materials where required by code, including but not limited to, firestopping at penetrations, 1/2" drywall on walls and 5/8" drywall on ceilings to separate garage (where garage present in design) from dwelling, and separation of dwellings (where more than one dwelling present 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 or to clear roofs. Where approx 84" head height is called for, install 2x10 header tight to double top plate, frame window RO tight to header.

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



Living Area - First Floor: 1416 SF

First Floor Plan

1 0 1 2 3 4

change TO 2x6

awning window

Opener

Fireplace

Railings

mullion window

CORAB BAR

CORAB BAR

CORAB BAR

CORAB BAR

Railings

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 casement windows coded by manufacturer as meeting IRC 2006 egress requirements typically need to be ordered 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 see floor plan.
8. **Minimum window sill height:** IRC 2006 and later requires that upper floor window sills be 24" from floor.

DOOR SCHEDULE

NUMBER	QTY	FLOOR	R/O	WIDTH	HEIGHT	TYPE	COMMENTS
D01	1	1	38"X83"	36 "	80 "	HINGED	
D02	1	1	26"X82 1/2"	24 "	80 "	HINGED	
D03	6	1	34"X82 1/2"	32 "	80 "	HINGED	
D04	3	1	30"X82 1/2"	28 "	80 "	HINGED	
D05	1	1	34"X83"	32 "	80 "	HINGED	
D06	1	1	50"X82 1/2"	48 "	80 "	DOUBLE HINGED	
D07	1	1	66"X82 1/2"	64 "	80 "	4 DR. BIFOLD	
D08	1	1	62"X83"	60 "	80 "	SLIDER	
D10	1	1	194"X87"	192 "	84 "	GARAGE	

WINDOW SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION	MANUFACTURER	COMMENTS
W03	2	35 1/2 "	51 1/2 "	36"X52"			DOUBLE HUNG	PARADIGM	
W04	1	35 1/2 "	43 1/2 "	36"X44"			DOUBLE HUNG	PARADIGM	
W05	1	76 "	61 1/2 "	76 1/2"X62"	YES		2X DH	PARADIGM	
W06	2	74 "	56 "	74 1/2"X56 1/2"			2X DH	PARADIGM	
W07	1	23 1/2 "	23 1/2 "	24"X24"			AWNING	PARADIGM	
W08	1	71 "	23 1/2 "	71 1/2"X24"			2X AWN	PARADIGM	
W09	1	29 1/2 "	29 1/2 "	30"X30"			FIXED GLASS	PARADIGM	
W10	1	41 1/2 "	41 1/2 "	42"X42"			DBL CASEMENT-LHU/RHR	PARADIGM	
W11	2	38 "	61 1/2 "	38 1/2"X62"	YES		DOUBLE HUNG	PARADIGM	

Dear Code Officer,

These are predesigned home plans, designed to bring good design and construction drawings to people at more affordable prices and faster time frames than traditional architecture. Where traditional "internal" home plans disclaim all responsibility, we split responsibility between us (Artform) 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 coding 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:

1 - Room sizes (Section R304)
2 - Ceiling Height (Section R305)
3 - Floor space & ceiling height at Toilet, Bath and Shower Spaces (Section R307)
4 - Hallway widths (Section R311.6)
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 wall surface to wall surface, allowing compliance with R311.7.1 with installation 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. Will also comply with NFPA 101.
12 - Structural Floor Framing (Section R502.3) Where dimensional lumber is shown, framing members will be sized according to this section of the code. Where engineered wood products are shown, those framing members will be size according to the manufacturer's tables for loads and spans, or sizes will have been calculating using manufacturer's published materials properties.
13 - See structural sheets for additional notes.

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.

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Artform Home Plans
AFHP Design # 668.124.v2 KL
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Vanilla Crescent
Lot 18 Rockingham
Newmarket, NH

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1/4"=1'-0" unless noted otherwise / Print @ 1:1
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