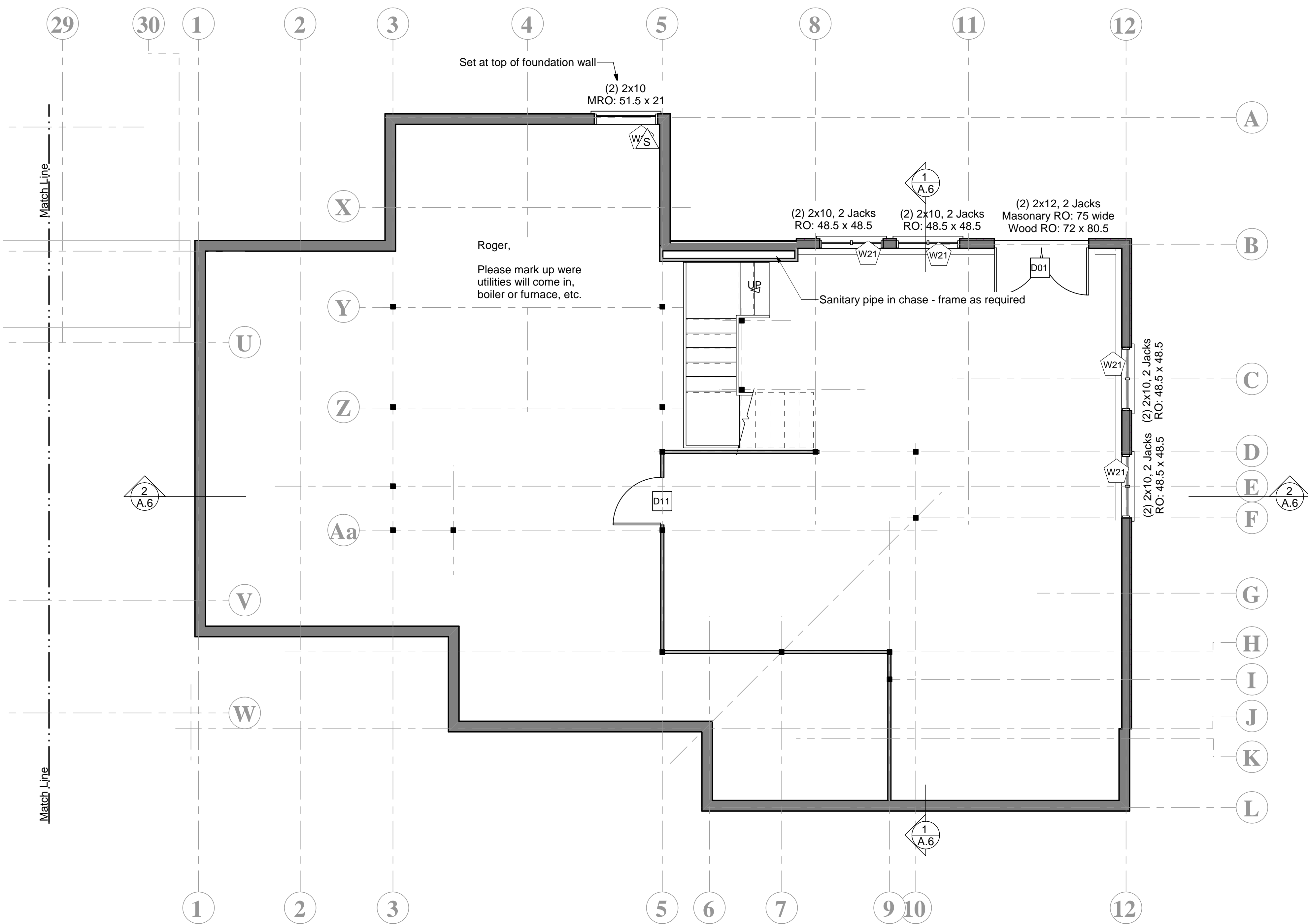


# Aubrey Residence - Cameron Drive, Jackson, NH

- A.3.0 Floor Plan - Basement**
- A.3.1a Floor Plan - House - First Floor**
- A.3.1b Floor Plan - Garage & Screen Porch - First Floor**
- A.3.2a Floor Plan - House - Second Floor**
- A.3.2b Floor Plan - Garage & Enlarge Stair Plans**
- A.4.1 Exterior Elevations**
- A.4.2 Exterior Elevations**
- A.4.3 Exterior Elevations**
- A.4.4 Exterior Elevations**
- A.6.0 Building Sections**
- A.6.1 Building Sections**
- A.6.2 Building Sections**
- A.7.0 Details**
- A.7.1 Details**
- A.8.0 Schedules**
- S.1.0a Structural Plans - Foundation**
- S.1.0b Structural Plans - Foundation**
- S.2.1 Structural Plans - First Floor Framing**
- S.2.2a Structural Plans - Second Floor Framing**
- S.2.2b Structural Plans - Second Floor Framing**
- S.3.0a Structural Plans - Roof**
- S.3.0b Structural Plans - Roof**
- S.4.0 Truss Elevation & Details**



Aubrey Residence, Cameron Drive, Jackson, NH

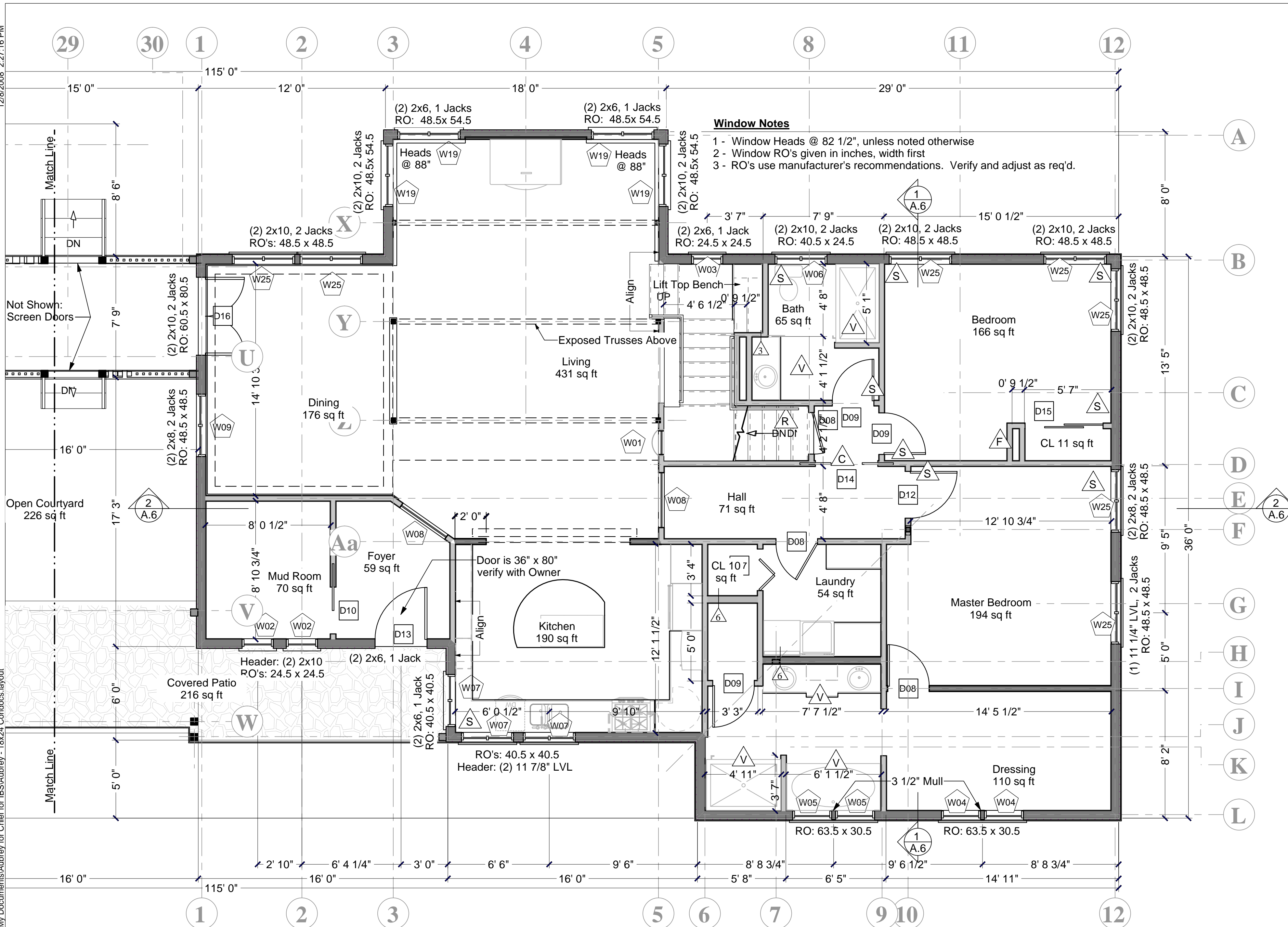


See S.0b for Foundation under Garage & Screen Porch

<b>ArtformHomePlans.com</b>	Aubrey Residence
Pre-designed, Semi-Custom & Custom Home Plans 603-431-9559 Wendy Lee Welton, RA	Cameron Drive Jackson, NH

Floor Plan - House	<b>A.3.0</b>
Basement	
Scale: 1/4" = 1'-0" unless noted otherwise	
Orig Issue: 01.05.08	Rev/Print: 12/8/2008 2:27:16 PM

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C:\Documents and Settings\Wendy\My Documents\Aubrey for Chief for IBS\Aubrey - 18x24 Condors layout



**Window Notes**  
 1 - Window Heads @ 82 1/2", unless noted otherwise  
 2 - Window RO's given in inches, width first  
 3 - RO's use manufacturer's recommendations. Verify and adjust as req'd.

- Wall Types**  
 Exterior walls 2x6 wood stud  
 Interior walls 2x4 wood stud, unless noted otherwise
- Wall Keys**  
 3 2x3 wood stud wall  
 2 2x wood studs on the flat  
 6 2x6 wood stud wall (plumbing)

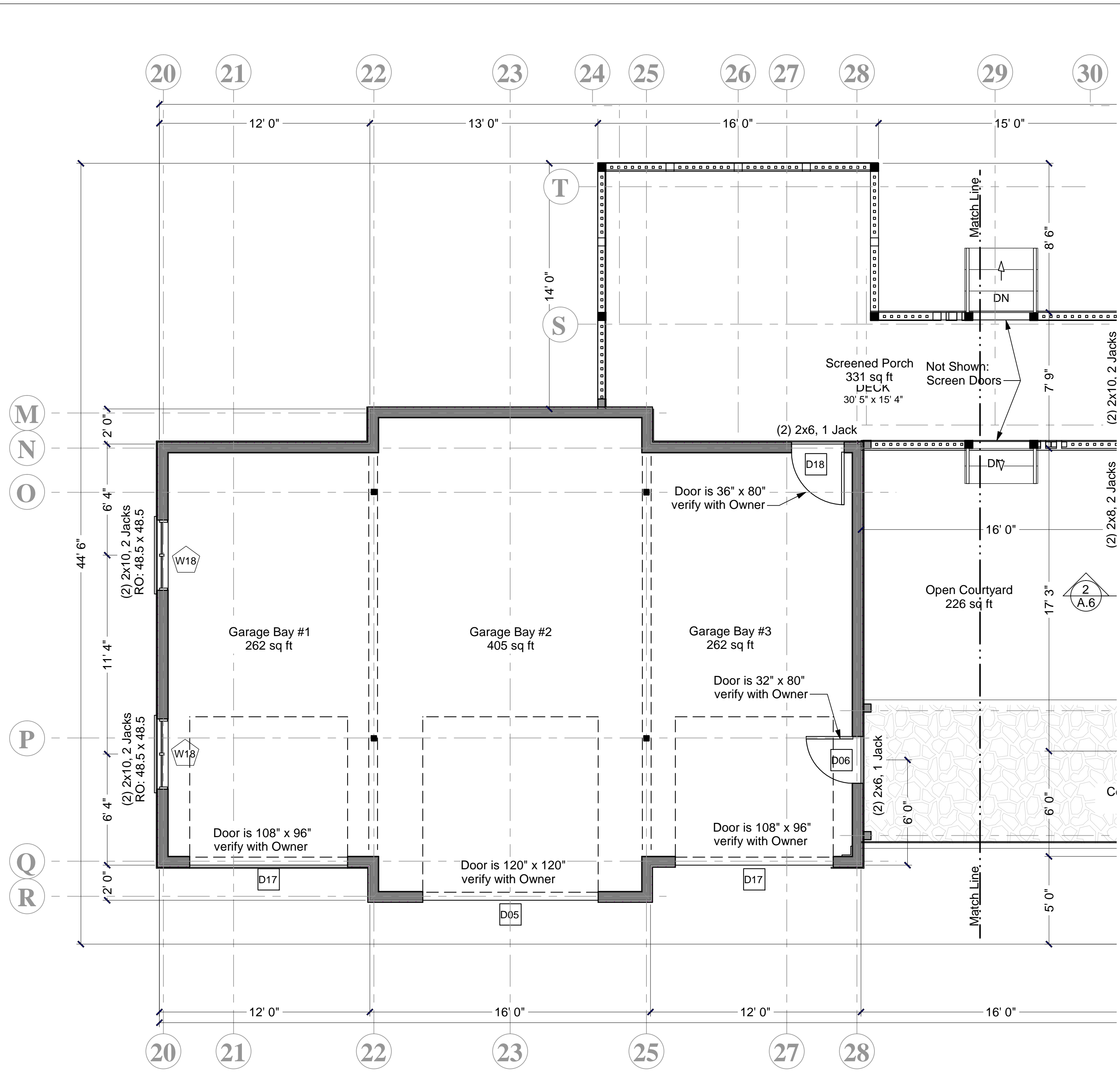
- Dimensions**  
 Dimensions are to face of stud, unless noted otherwise.  
 Closets are 24" clear inside, unless dimensioned otherwise.
- Dimension Keys**  
 S Snug - Place door or window so that trim will be snug to perpendicular wall  
 C Center - Place door or window centered on wall  
 V Verify millwork or fixture and adjust wall locations as required to accommodate  
 F Field locate for plumbing or mechanical

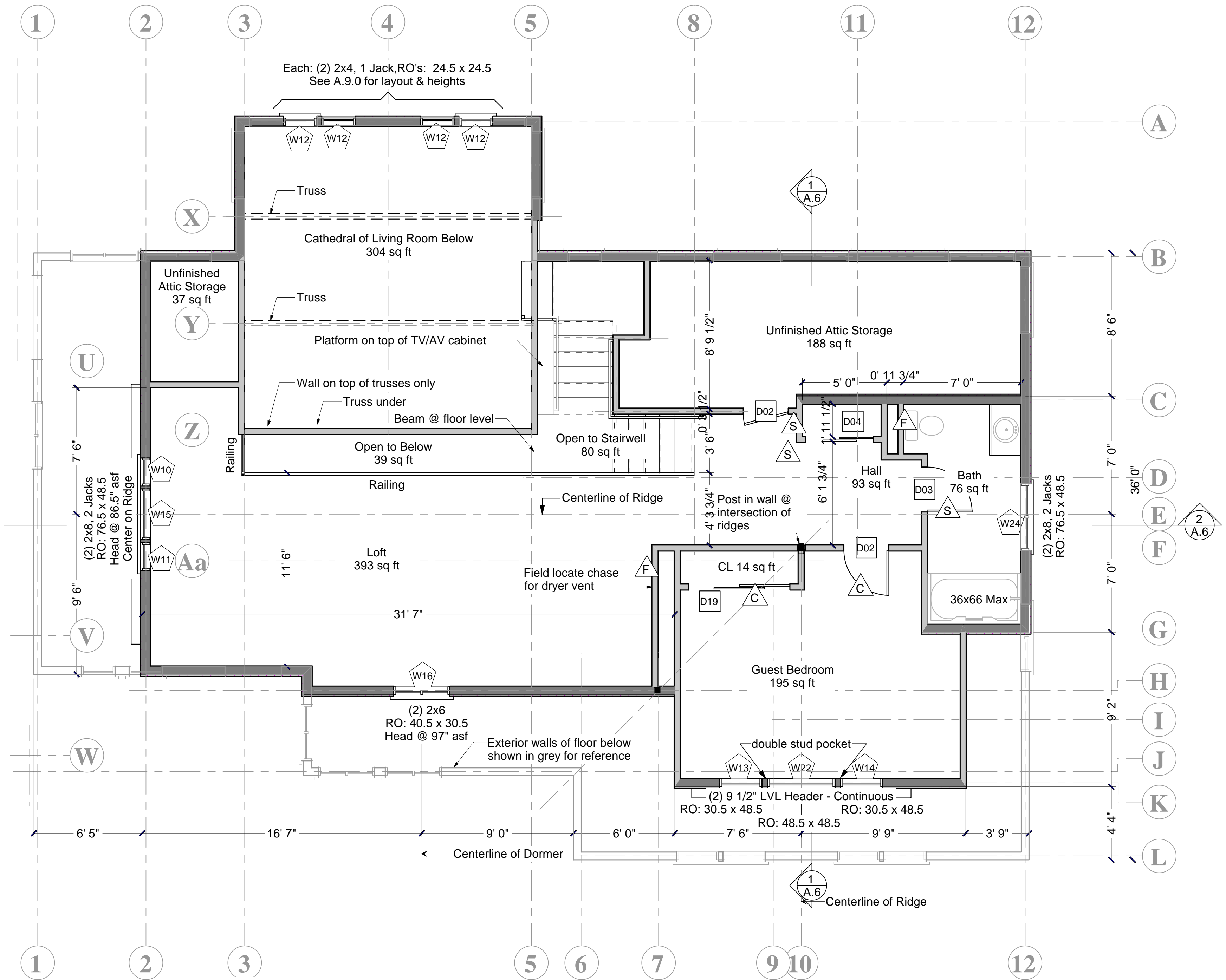
- Square Footages**
- Sq ft numbers are interior to room for use in calculating finishes.
  - Cabinets and fixtures not subtracted.
  - Add for doorways when floor finishes run through.

**ArtformHomePlans.com** Aubrey Residence  
 Cameron Drive  
 Jackson, NH  
 Pre-designed, Semi-Custom & Custom Home Plans  
 603-431-9559 Wendy Lee Welton, RA

Floor Plan - House  
 First Floor  
 Scale: 1/4"=1'-0" unless noted otherwise  
 Orig Issue: 01.05.08 Rev/Print: 12/8/2008 2:27:16 PM

A.3.1a





**Wall Types**

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

**Wall Keys**

- 3 2x3 wood stud wall
- 2 2x wood studs on the flat
- 6 2x6 wood stud wall (plumbing)

**Dimensions**

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

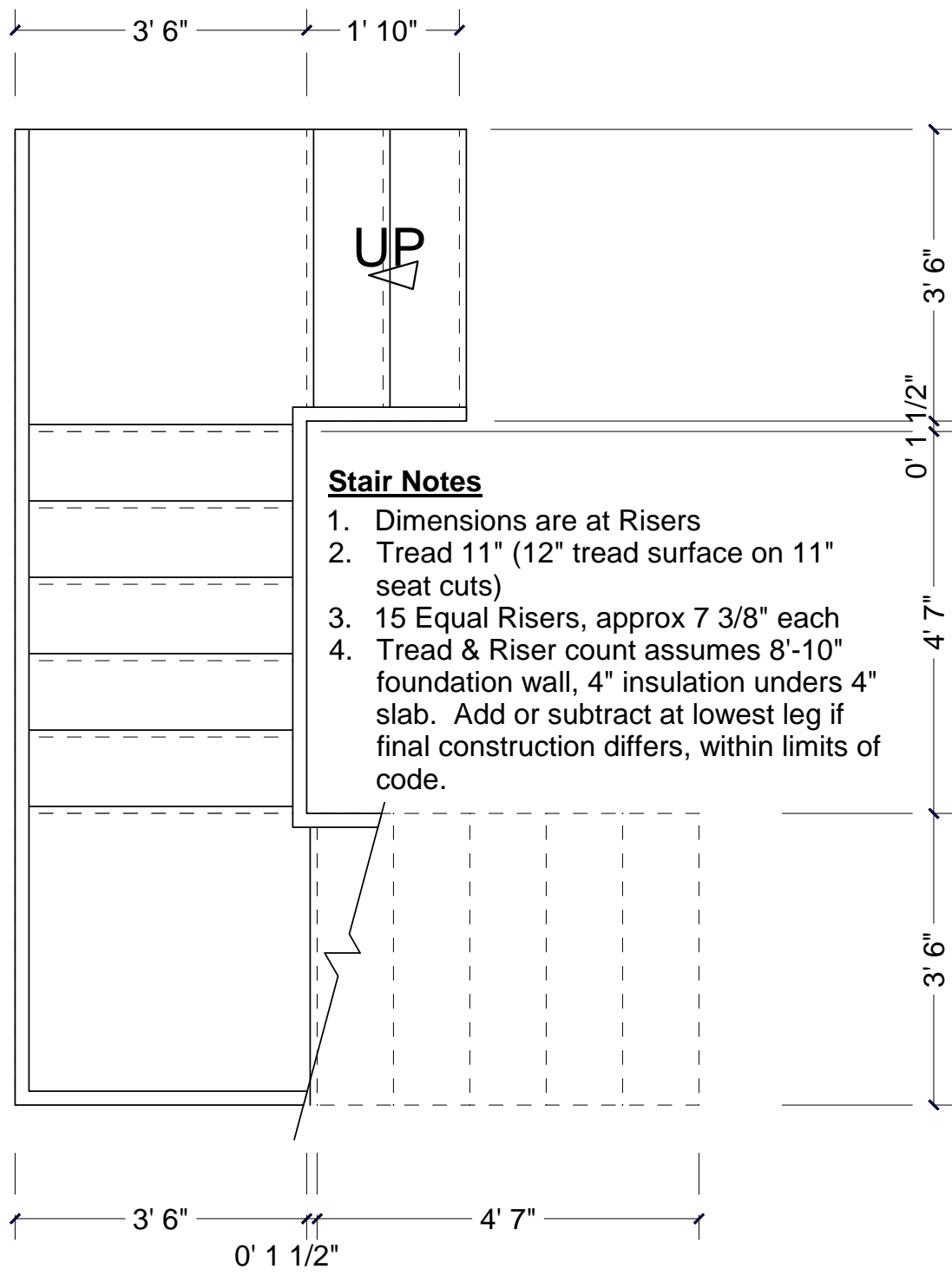
**Dimension Keys**

- S Snug - Place door or window so that trim will be snug to perpendicular wall
- C Center - Place door or window centered on wall
- V Verify millwork or fixture and adjust wall locations as required to accommodate
- F Field locate for plumbing or mechanical

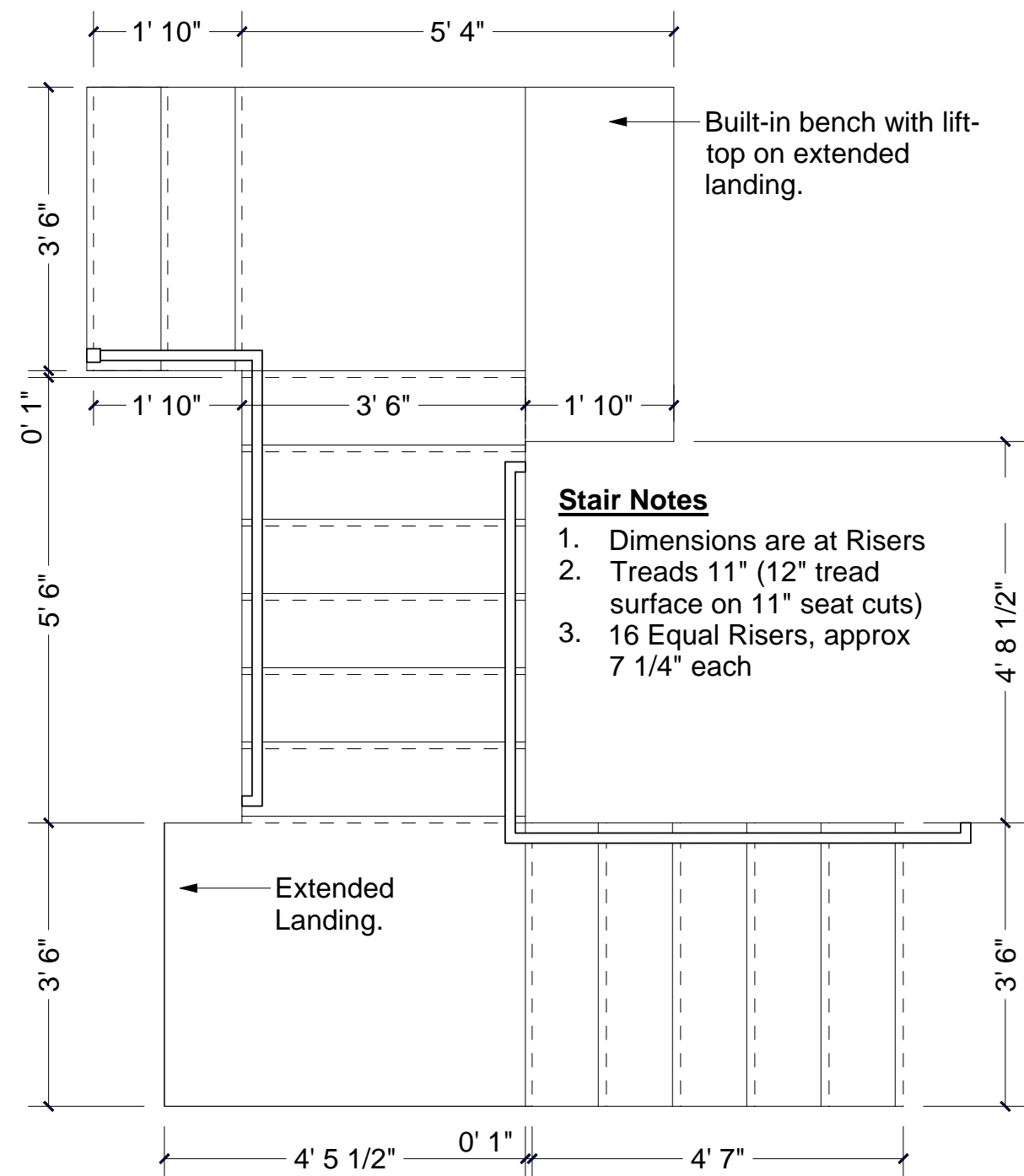
**Square Footages**

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.

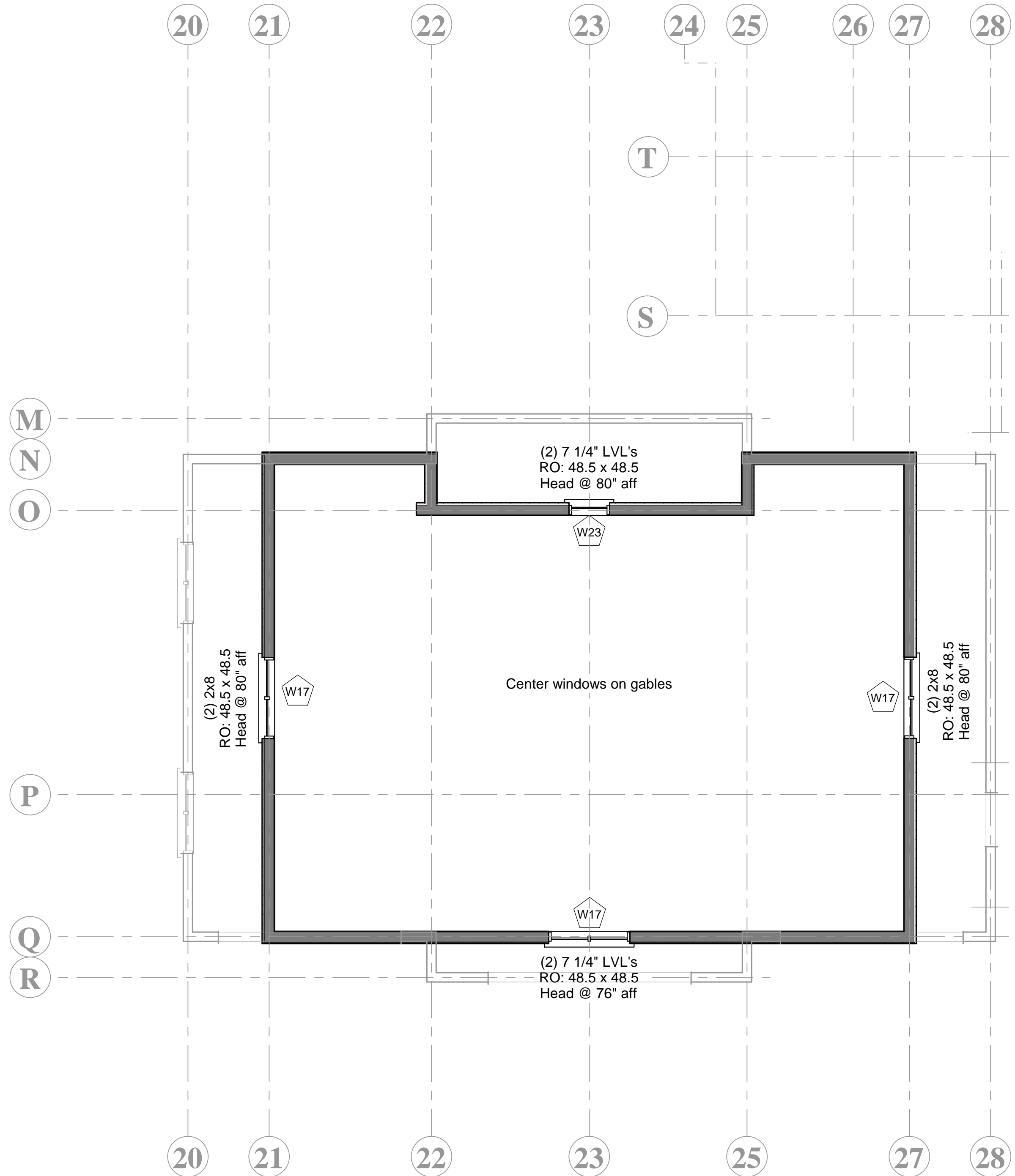
<b>ArtformHomePlans.com</b>		Aubrey Residence
Pre-designed, Semi-Custom & Custom Home Plans 603-431-9559		Cameron Drive
Wendy Lee Welton, RA		Jackson, NH
Floor Plan - House		
Second Floor		
Scale: 1/4" = 1'-0" unless noted otherwise		
Orig Issue: 01.05.08		Rev/Print: 12/8/2008 2:27:16 PM



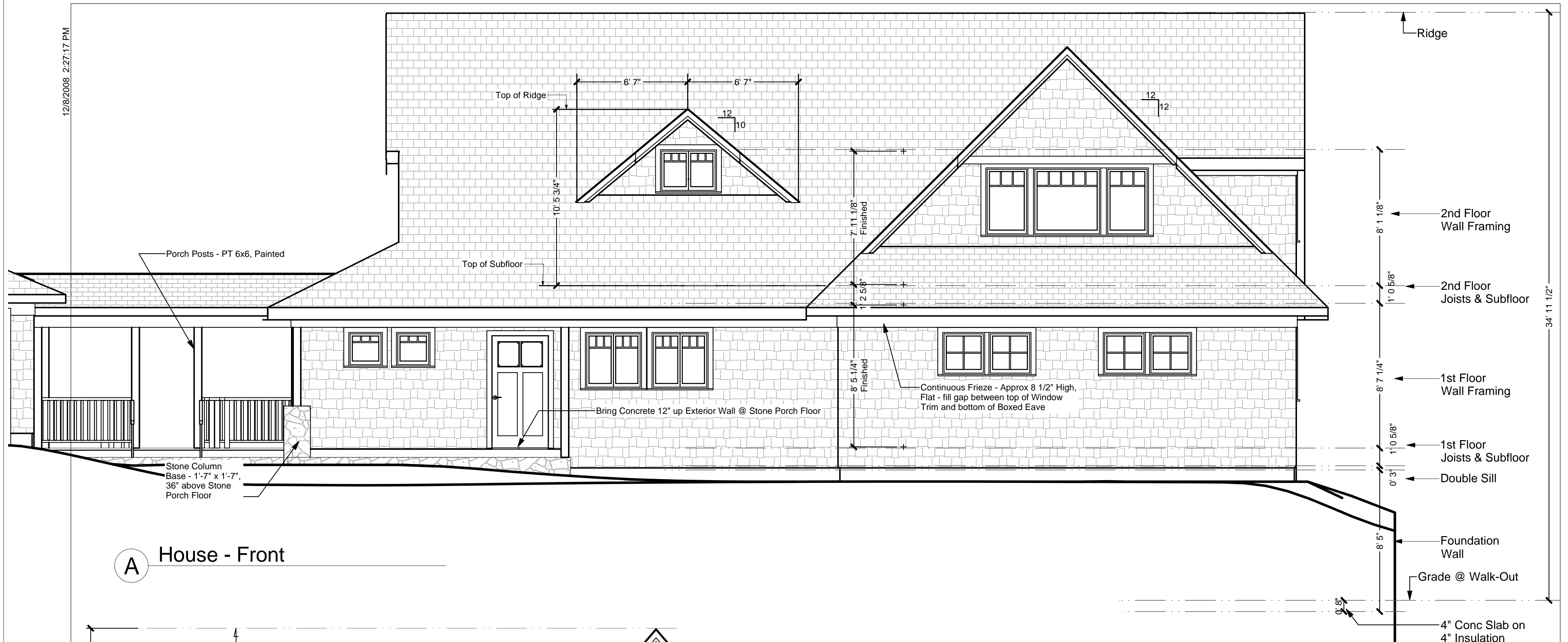
**A** Enlarge Stairs Plan - Basement



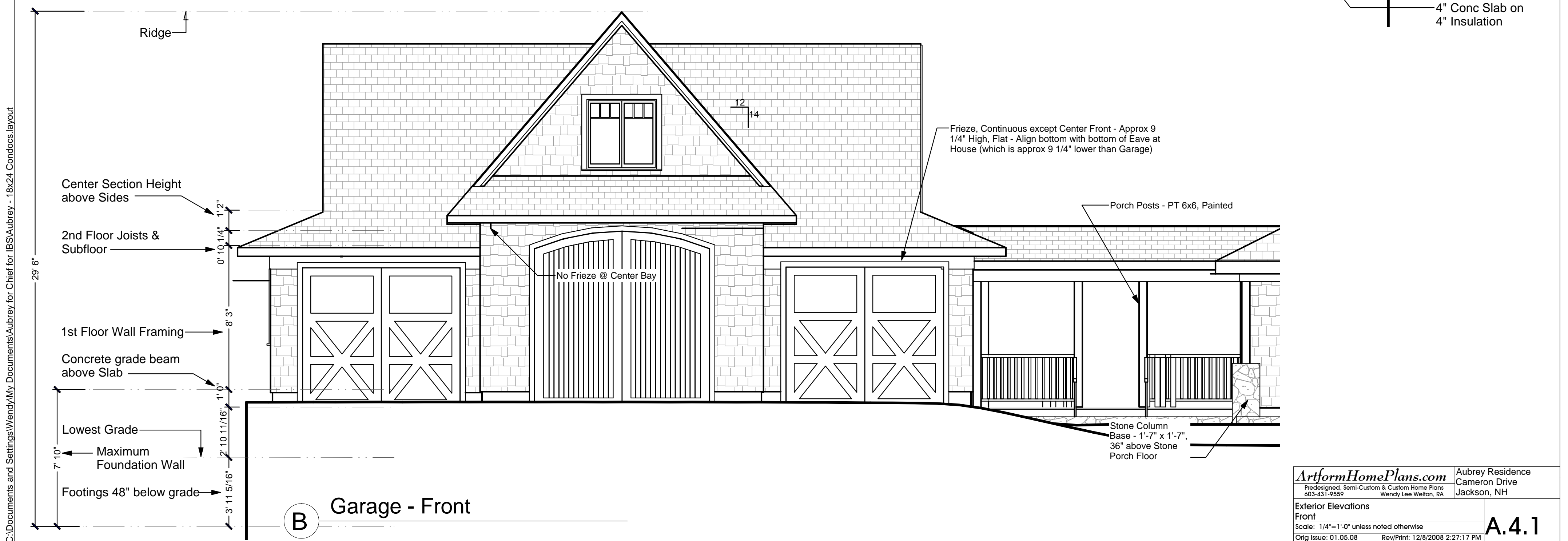
**B** Enlarge Stairs Plan - First Floor



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**A** House - Front



**B** Garage - Front

C:\Documents and Settings\Wendy\My Documents\Aubrey for Chief for IBS\Aubrey - 18x24 Condors layout

<b>ArtformHomePlans.com</b>		Aubrey Residence
Pre-designed, Semi-Custom & Custom Home Plans		Cameron Drive
603-431-9559		Jackson, NH
Wendy Lee Welton, RA		
<b>Exterior Elevations</b>		
Front		
Scale: 1/4"=1'-0" unless noted otherwise		
Orig Issue: 01.05.08		Rev/Print: 12/8/2008 2:27:17 PM

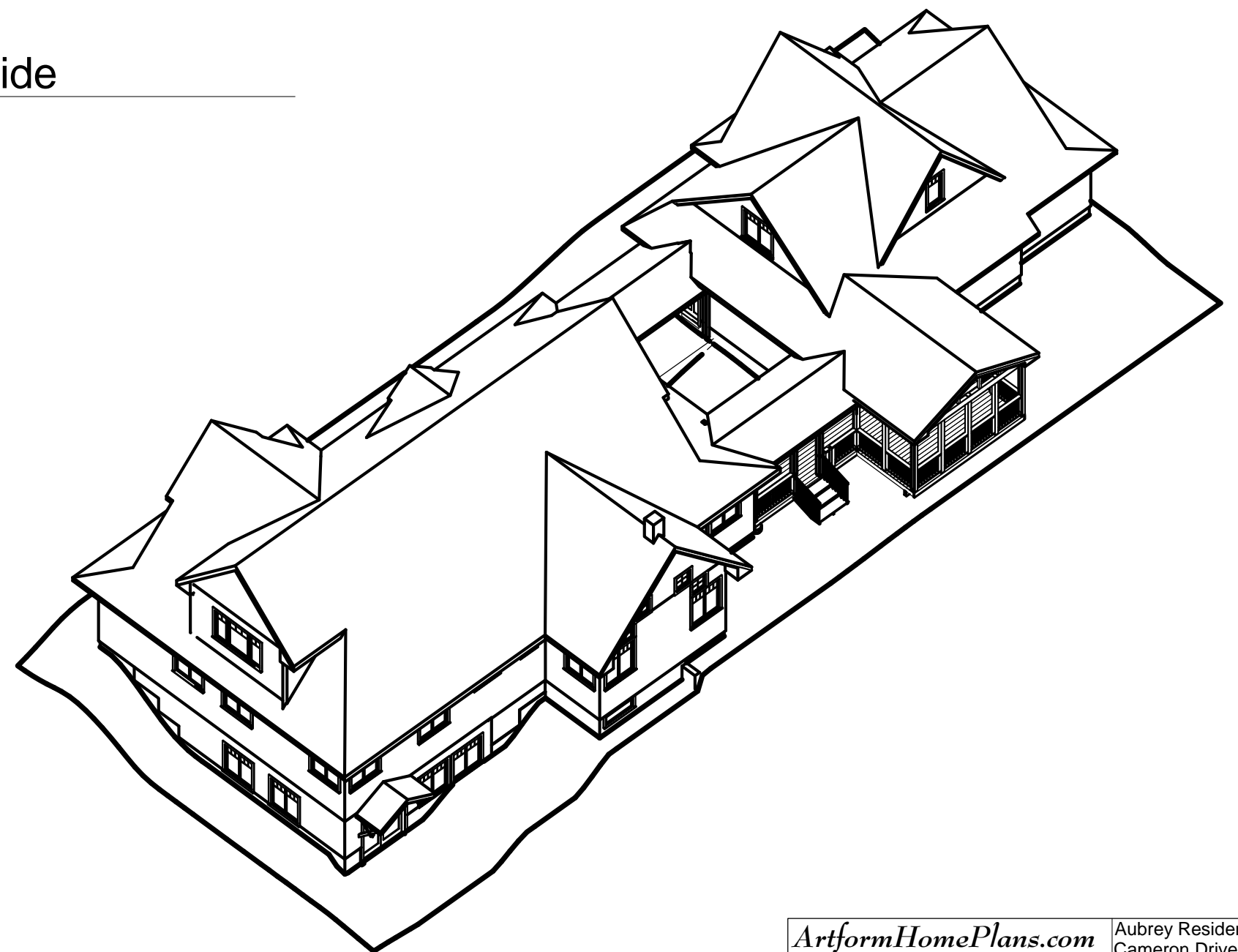
**A.4.1**



A House - Right Side



B Garage - Facing House





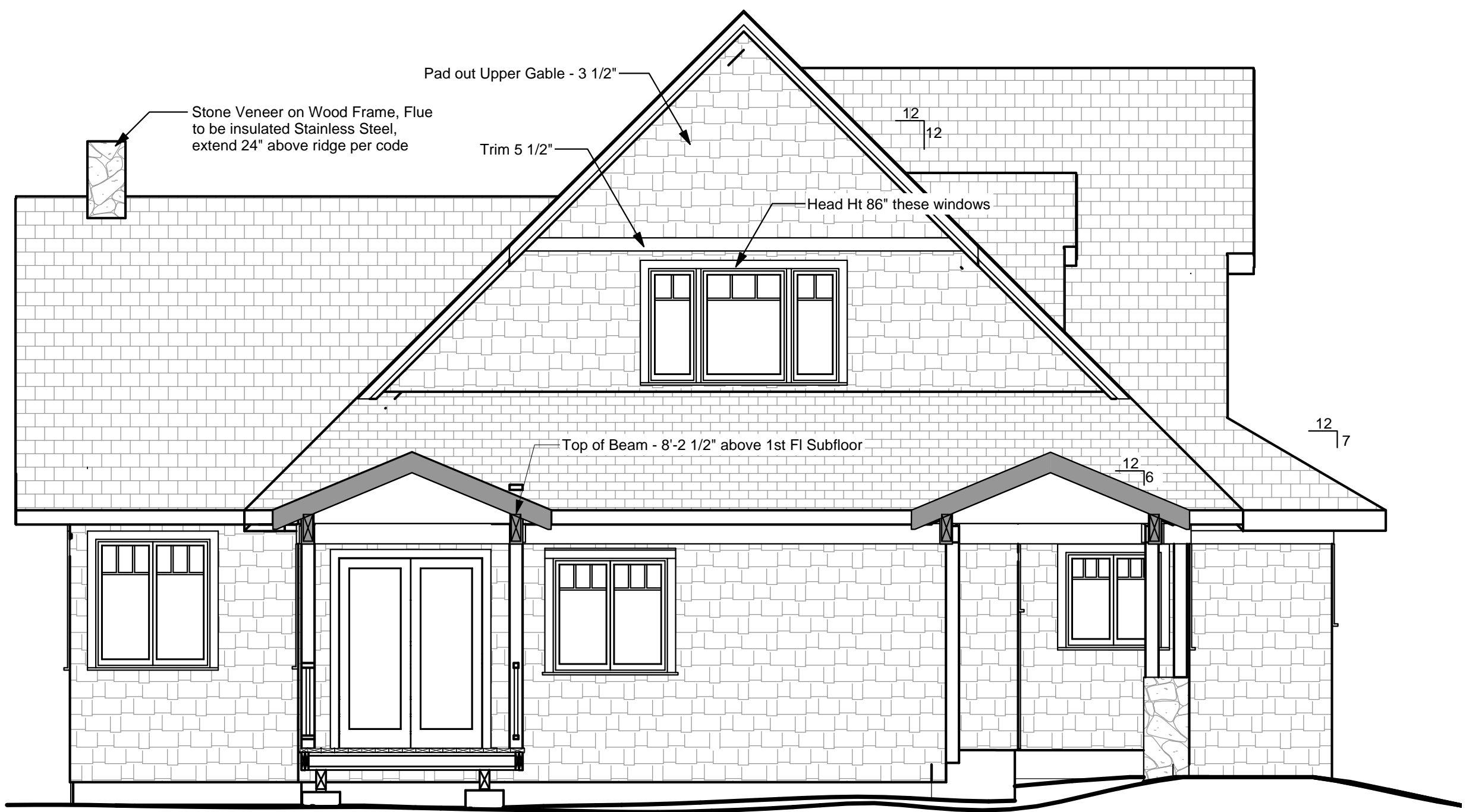
B Garage - Rear



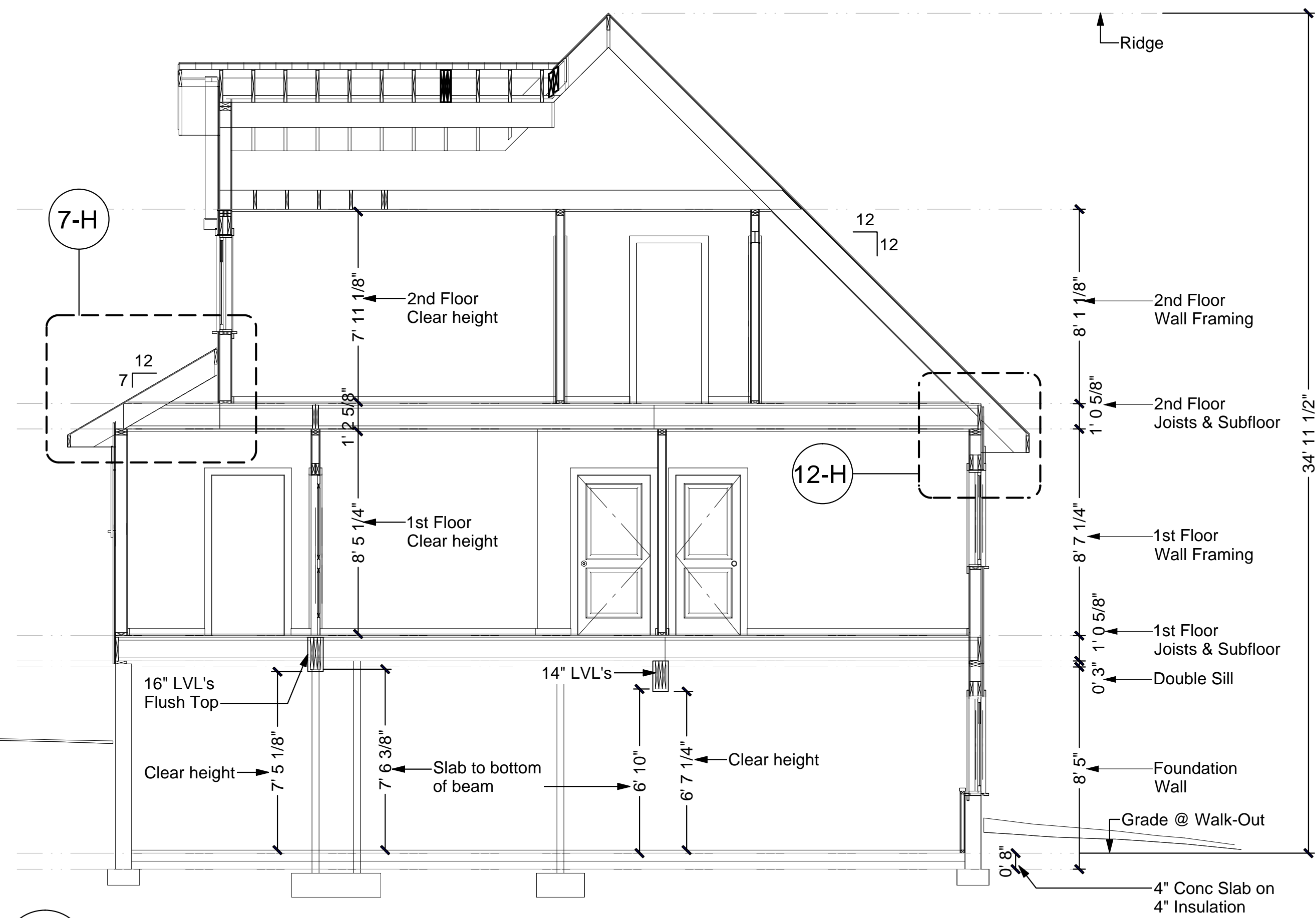
A House - Rear



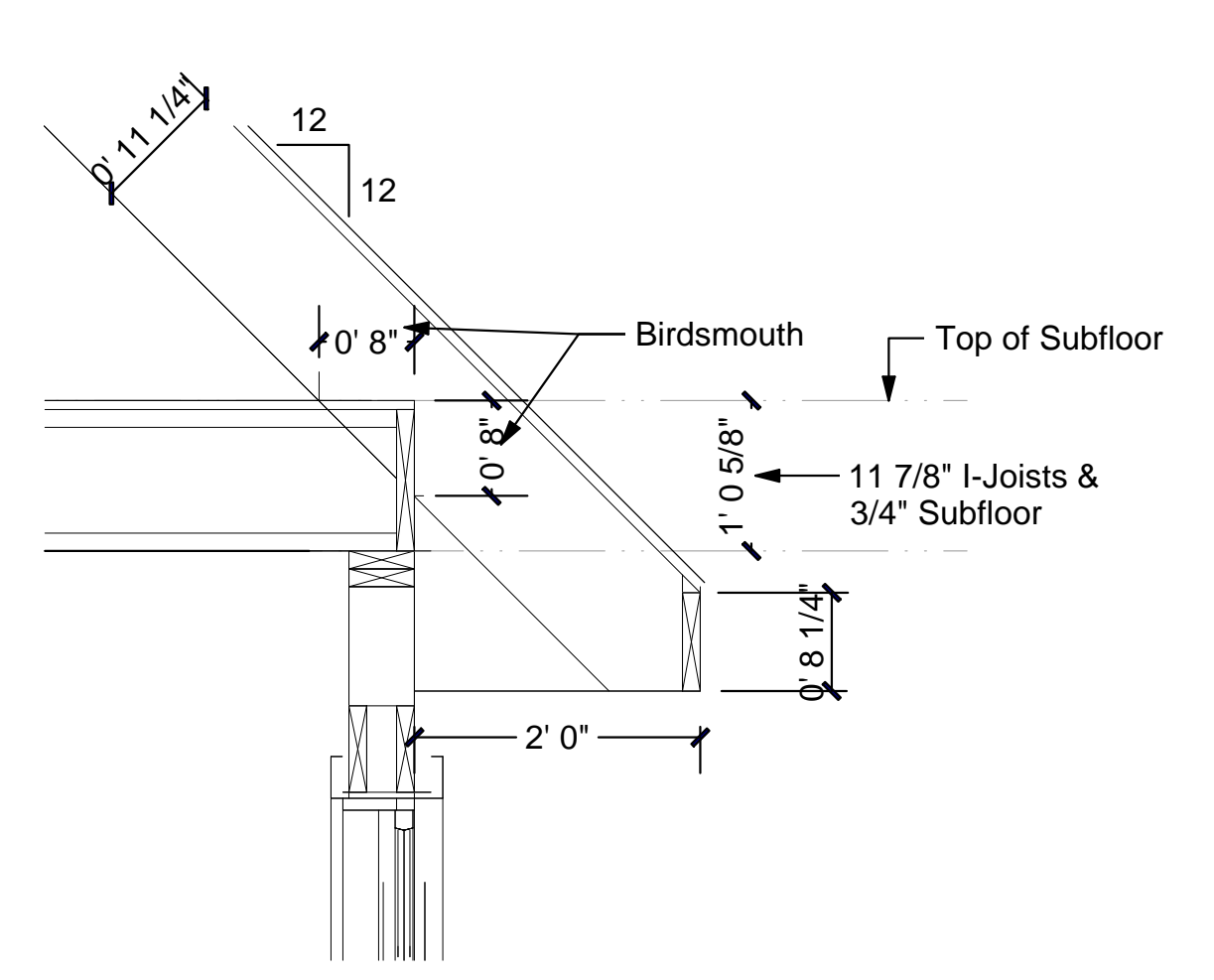
**B** Garage - Left Side



**A** House - Facing Garage

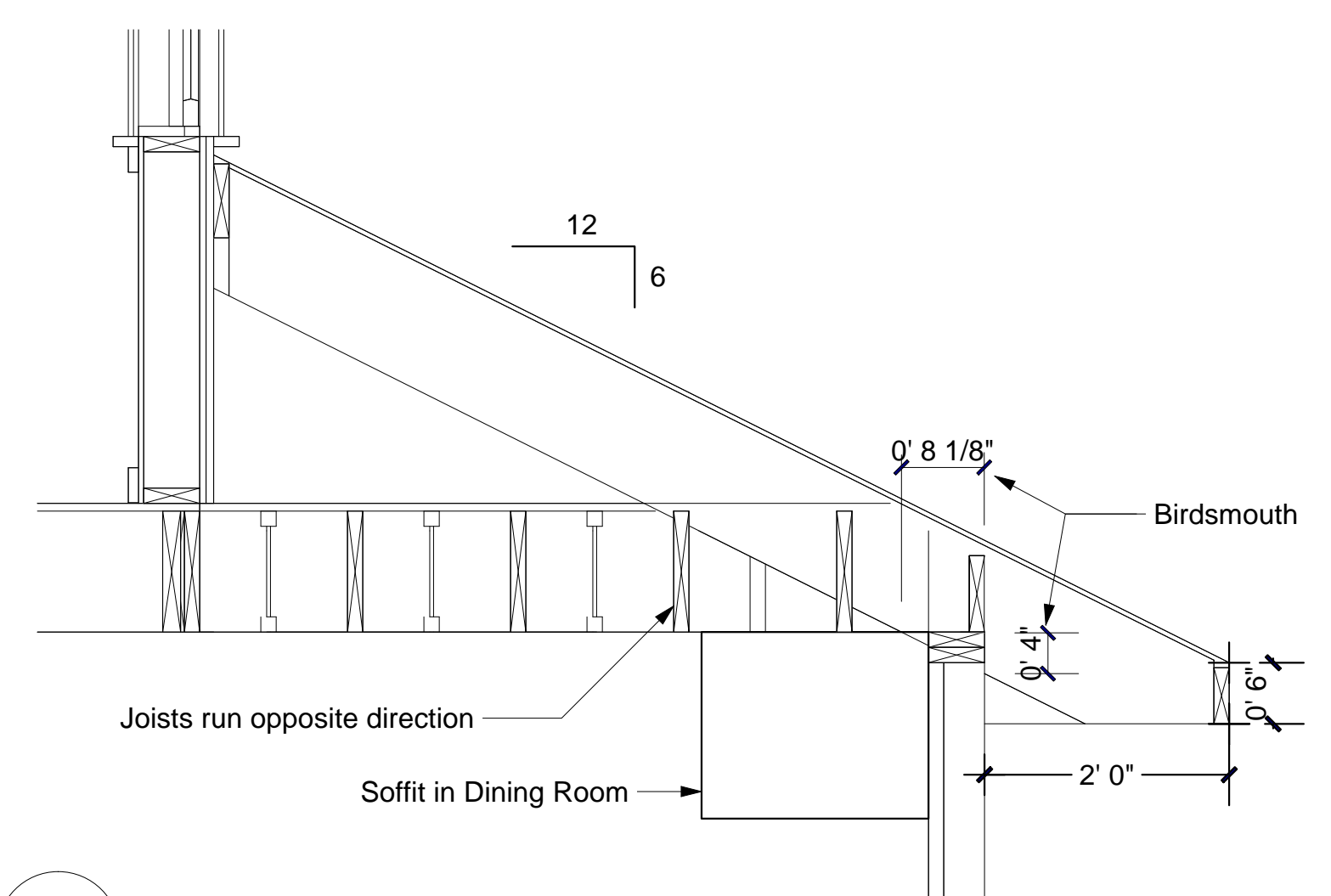


**1**  
**A.6**  
**Full Building Section - Main House**

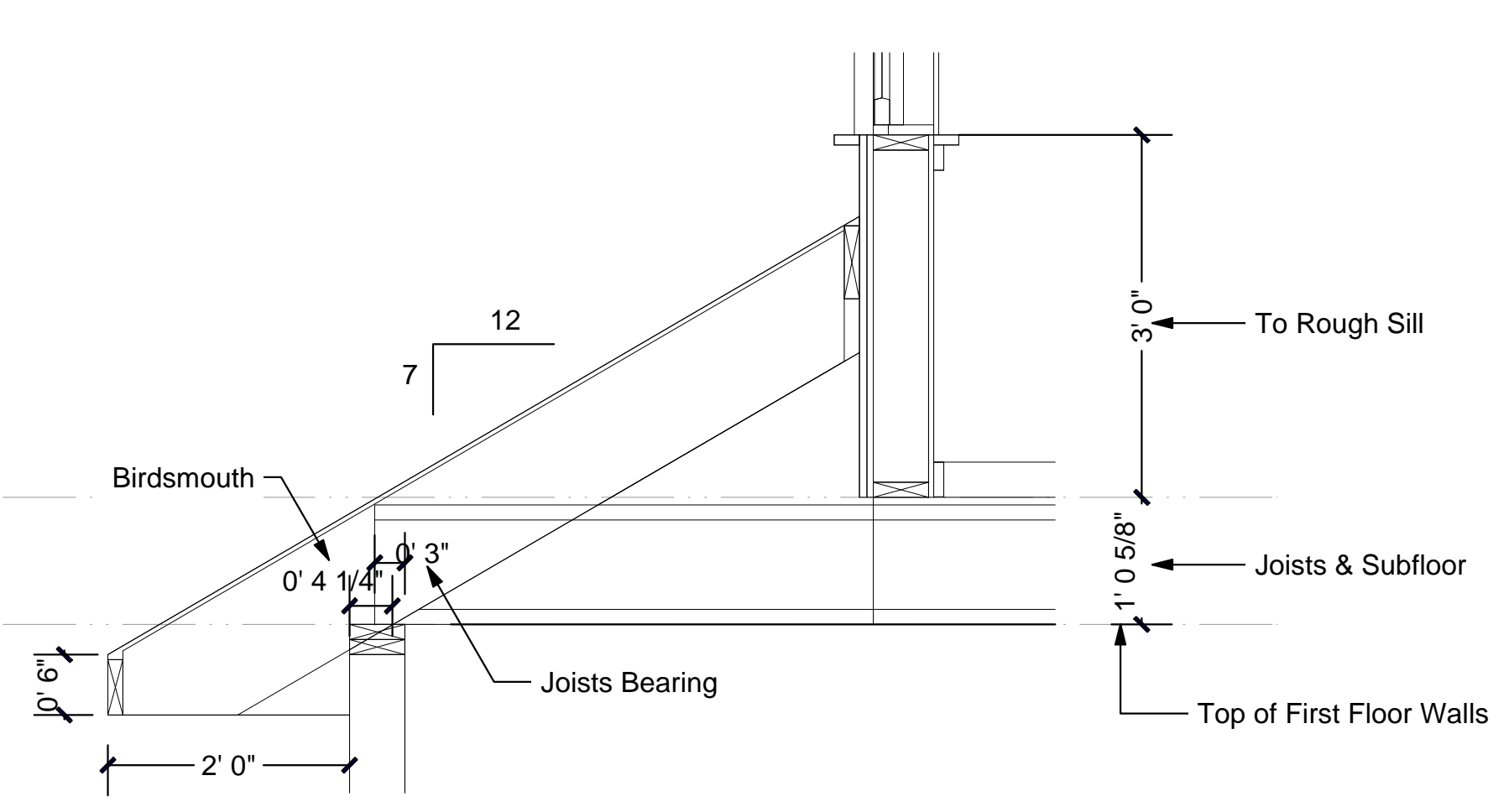


**12-H**  
**Roof Eave @ House @ 12:12**  
3/4"=1'-0"

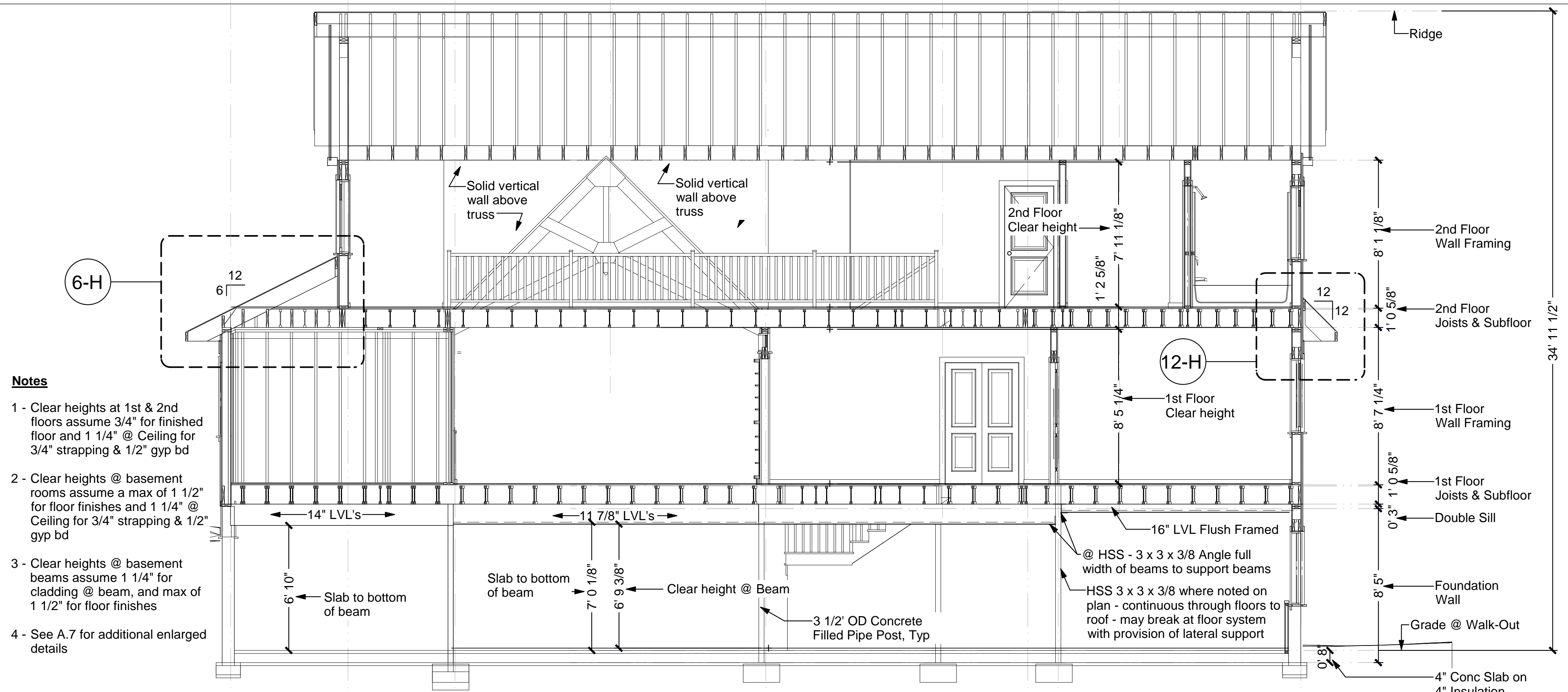
- Notes**
- 1 - Clear heights at 1st & 2nd floors assume 3/4" for finish 1/4" @ Ceiling for 3/4" strapping & 1/2" gyp bd
  - 2 - Clear heights @ basement rooms assume a max of 1 finishes and 1 1/4" @ Ceiling for 3/4" strapping & 1/2"
  - 3 - Clear heights @ basement beams assume 1 1/4" for beam, and max of 1 1/2" for floor finishes
  - 4 - See A.7 for additional enlarged details
  - 5 - Where Beam sizes on these sections differ from fram framing plans govern



**6-H**  
**Roof Eave @ House @ 6:12**  
3/4"=1'-0"

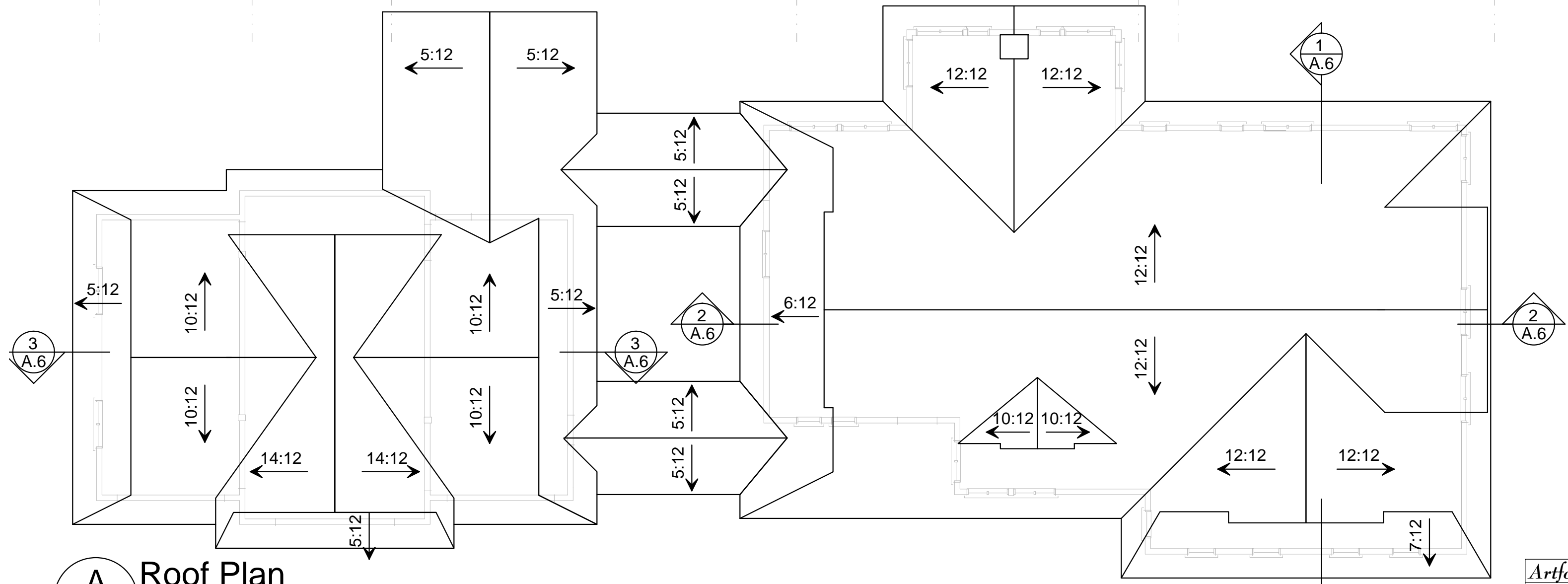


**7-H**  
**Roof Eave @ House @ 7:12**  
3/4"=1'-0"



- Notes**
- 1 - Clear heights at 1st & 2nd floors assume 3/4" for finished floor and 1 1/4" @ Ceiling for 3/4" strapping & 1/2" gyp bd
  - 2 - Clear heights @ basement rooms assume a max of 1 1/2" for floor finishes and 1 1/4" @ Ceiling for 3/4" strapping & 1/2" gyp bd
  - 3 - Clear heights @ basement beams assume 1 1/4" for cladding @ beam, and max of 1 1/2" for floor finishes
  - 4 - See A.7 for additional enlarged details

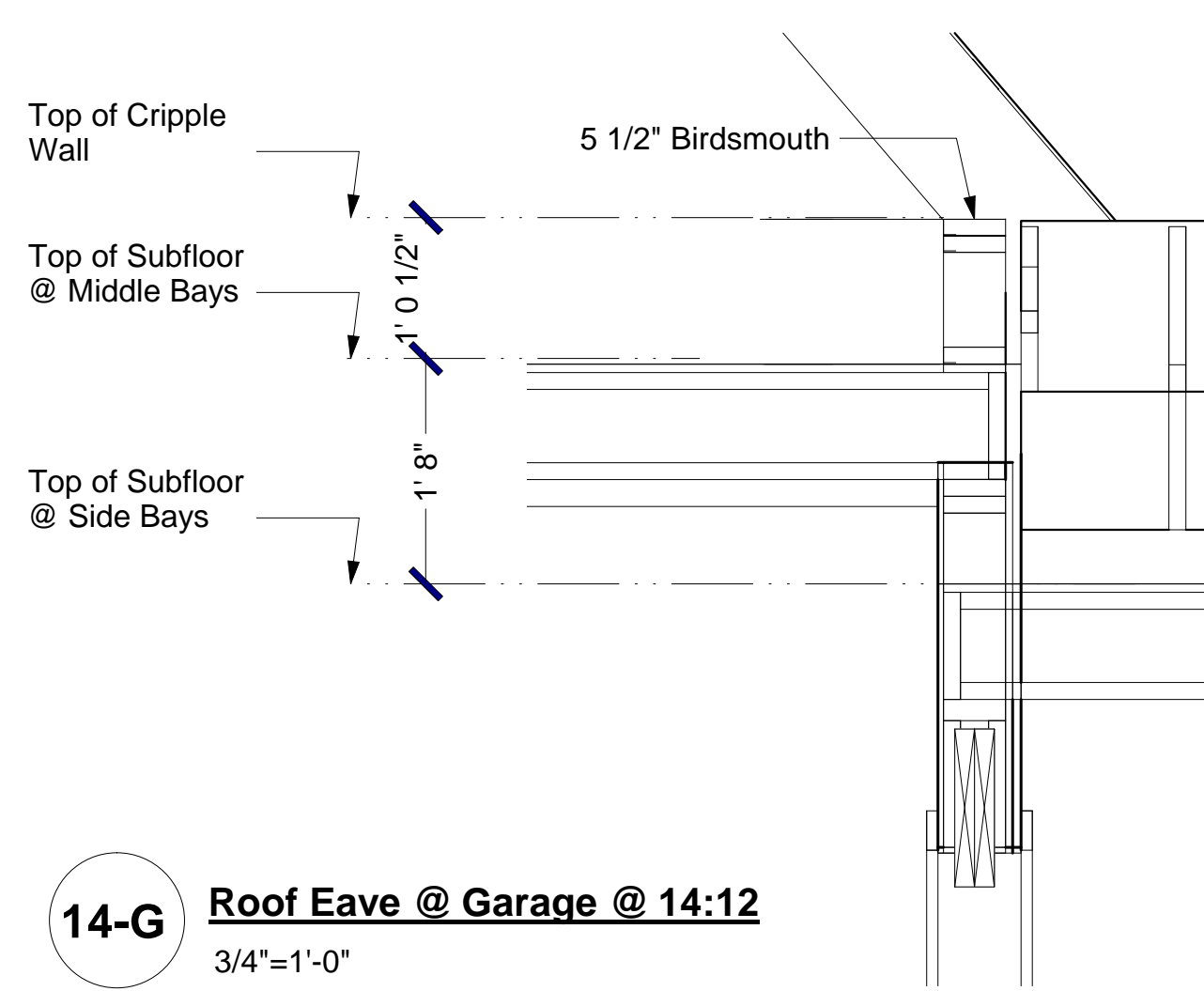
**2 Full Building Section - Main House**  
A.6



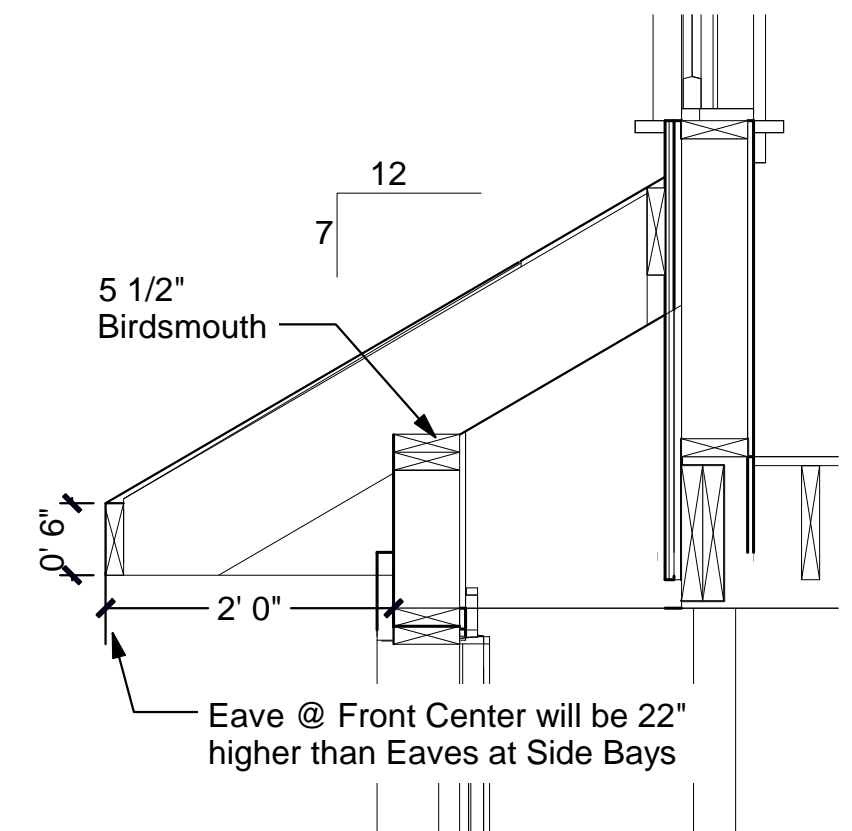
**A Roof Plan**  
A.6 1/8"=1'-0"

<b>ArtformHomePlans.com</b>		Aubrey Residence
Pre-designed, Semi-Custom & Custom Home Plans 603-431-9559		Cameron Drive
		Jackson, NH
<b>Full Building Sections &amp; Enlarged Details</b>		
<b>Roof Plan</b>		
Scale: 1/4"=1'-0" unless noted otherwise		
Orig Issue: 01.05.08		Rev/Print: 12/8/2008 2:27:18 PM

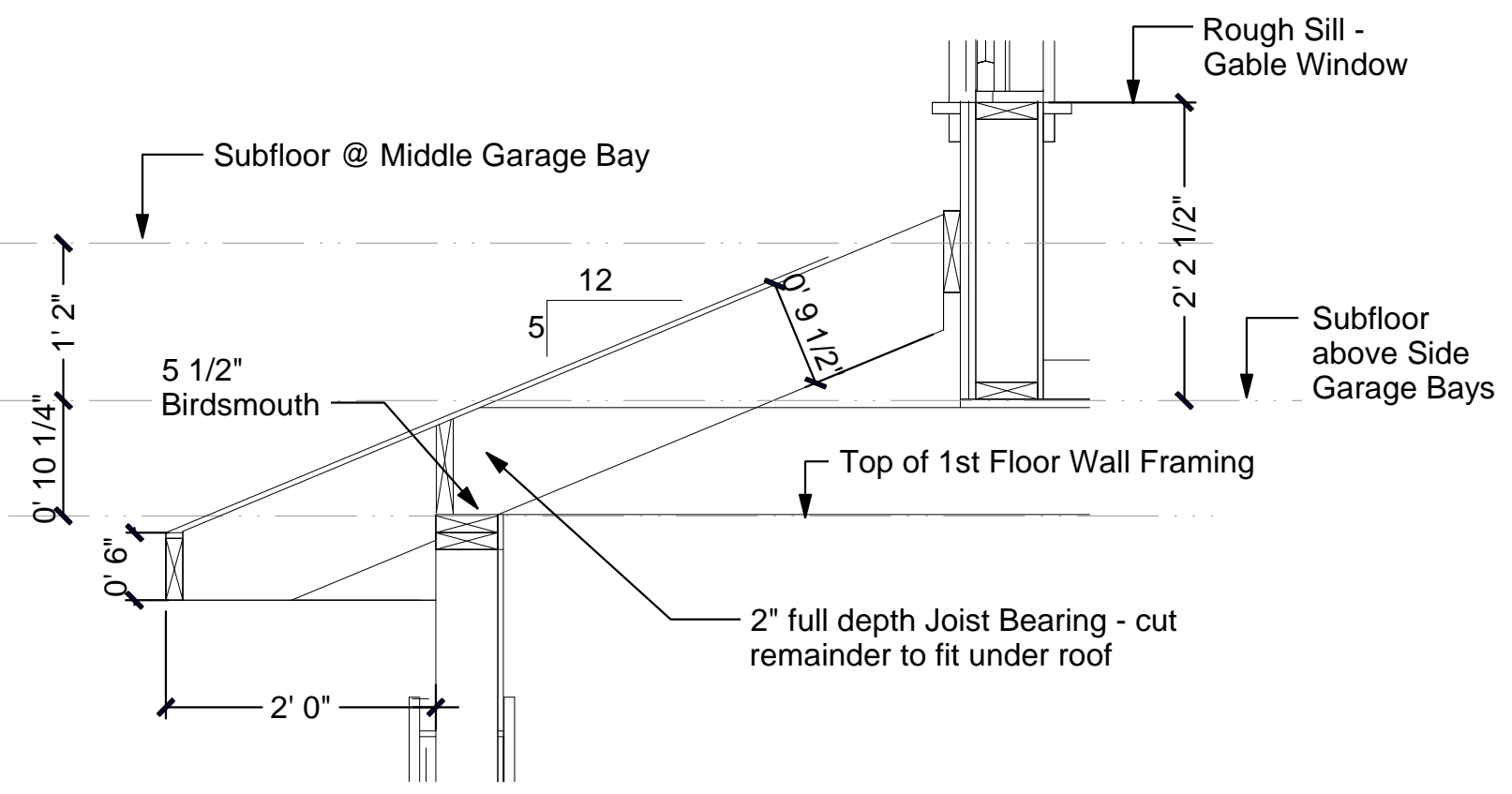
**A.6.1**



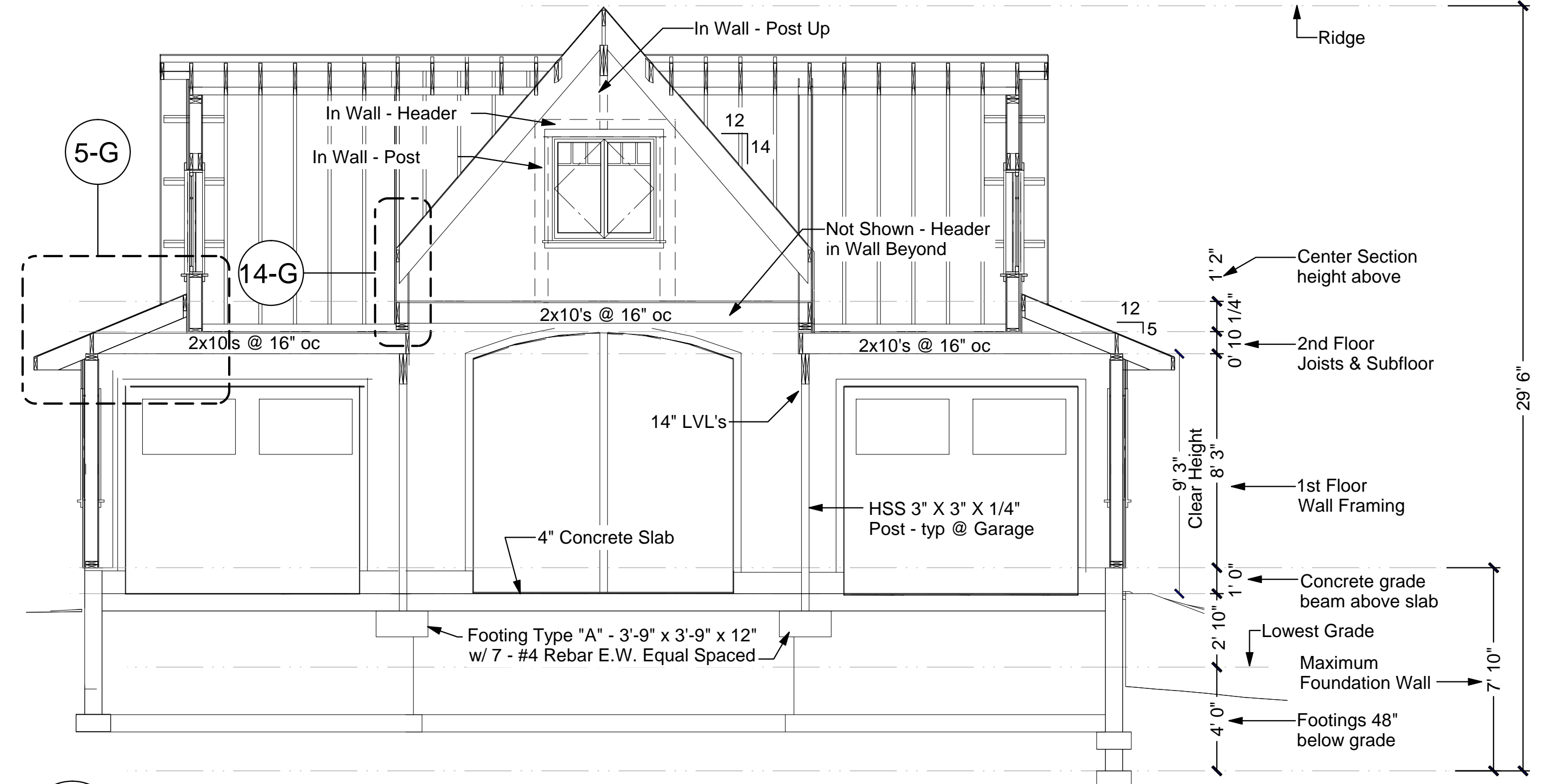
**14-G** Roof Eave @ Garage @ 14:12  
3/4"=1'-0"



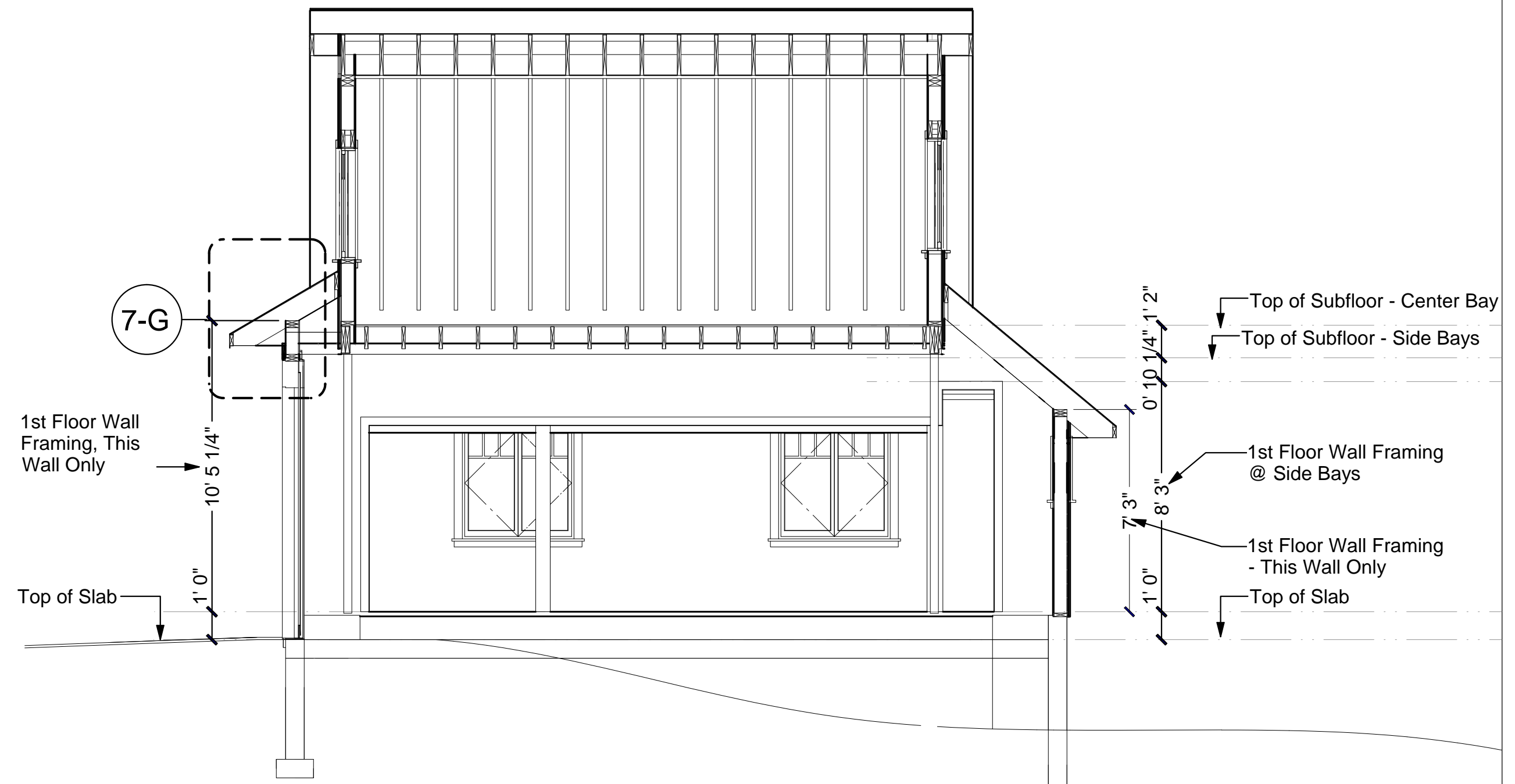
**7-G** Roof Eave @ Garage @ 7:12  
3/4"=1'-0"



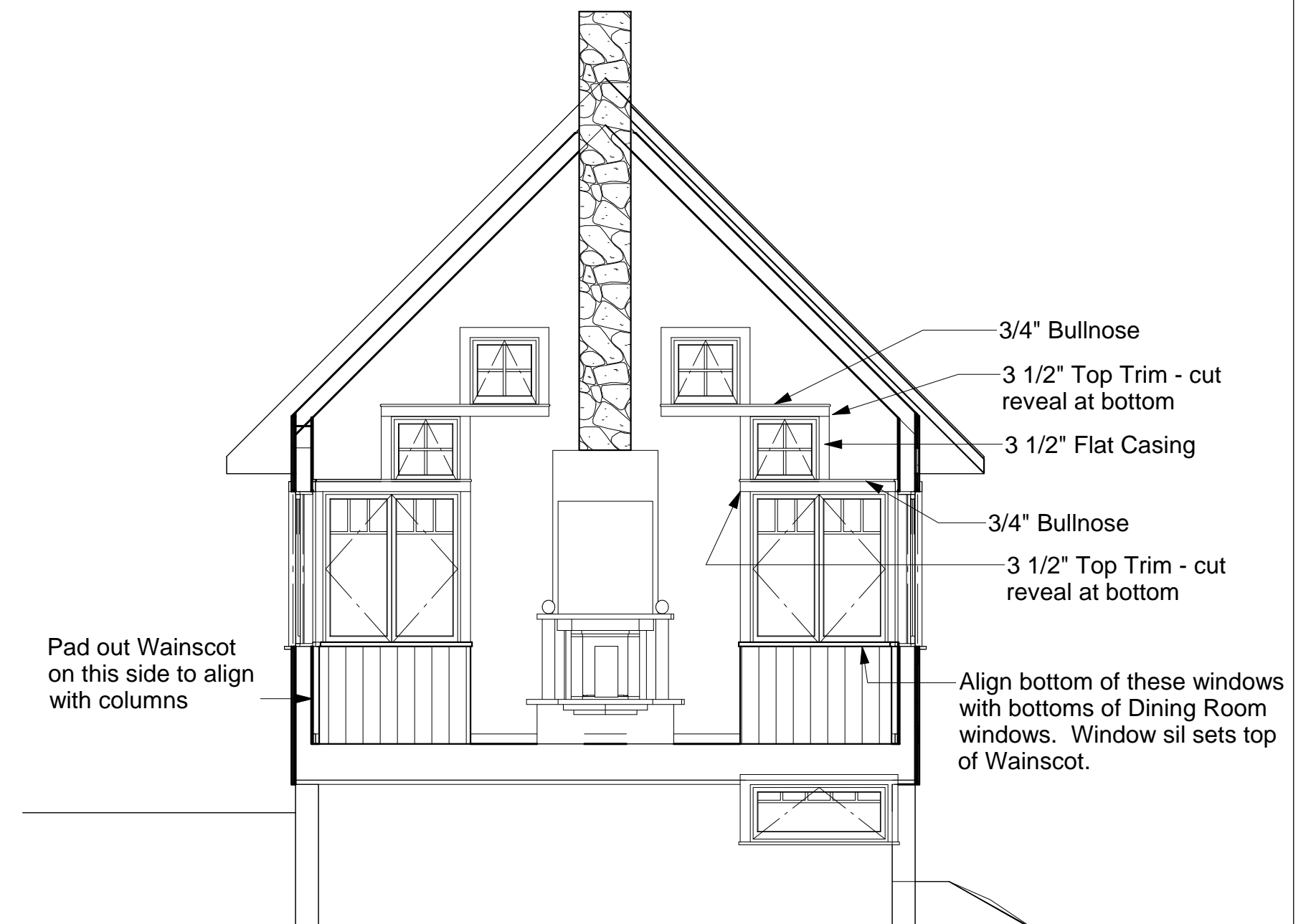
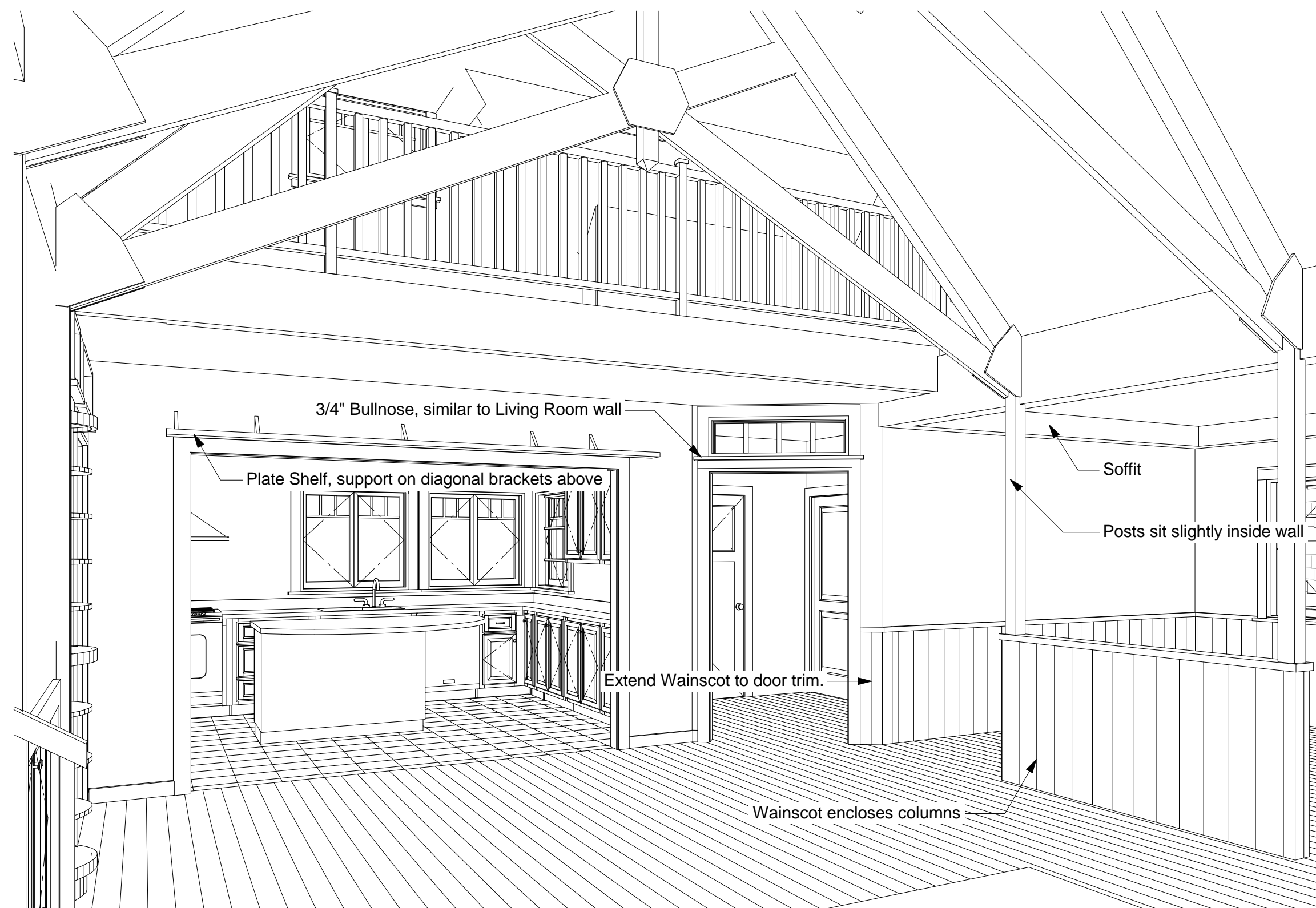
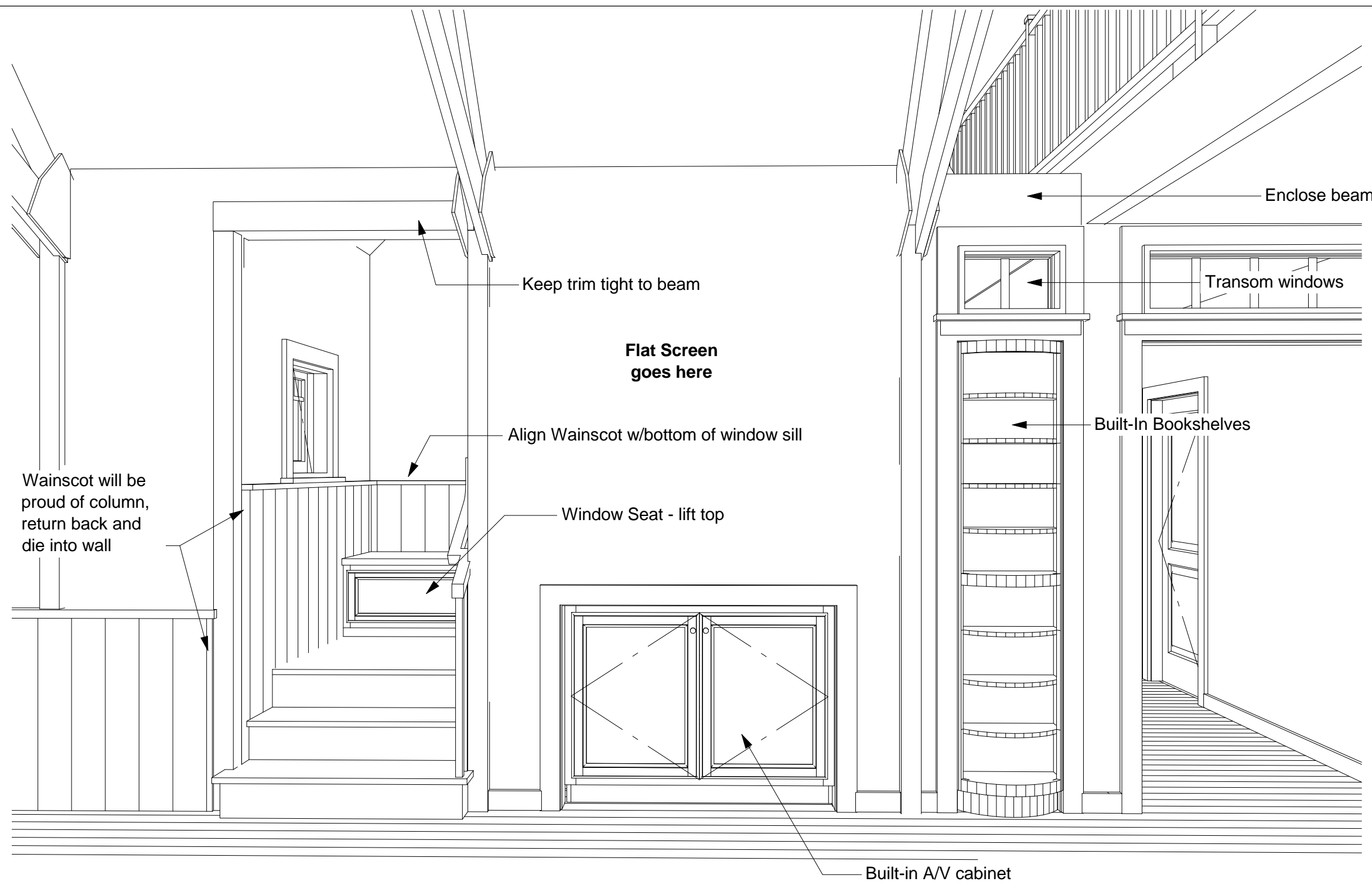
**5-G** Roof Eave @ Garage @ 5:12  
3/4"=1'-0"

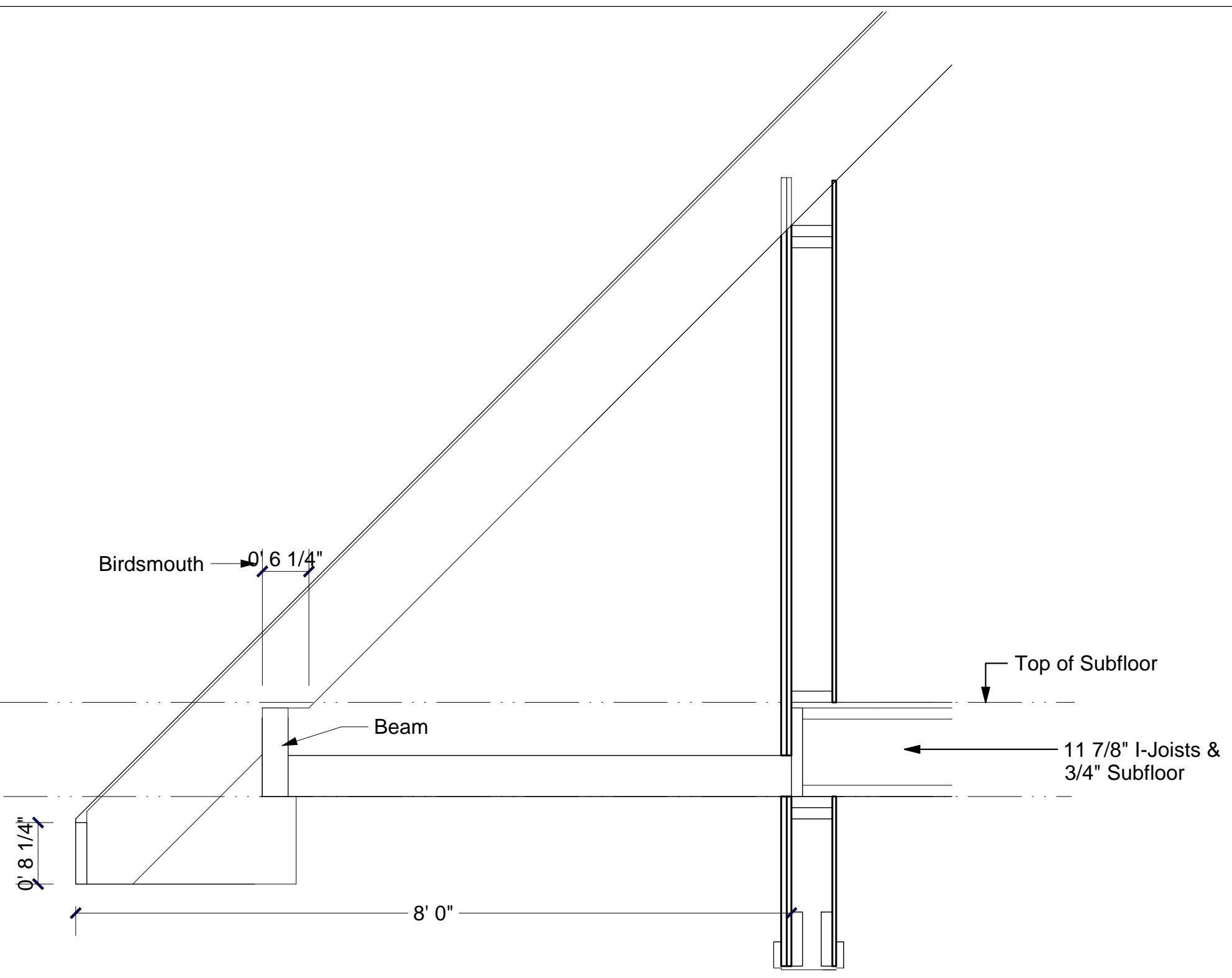


**3** Full Building Section - Garage  
A.6

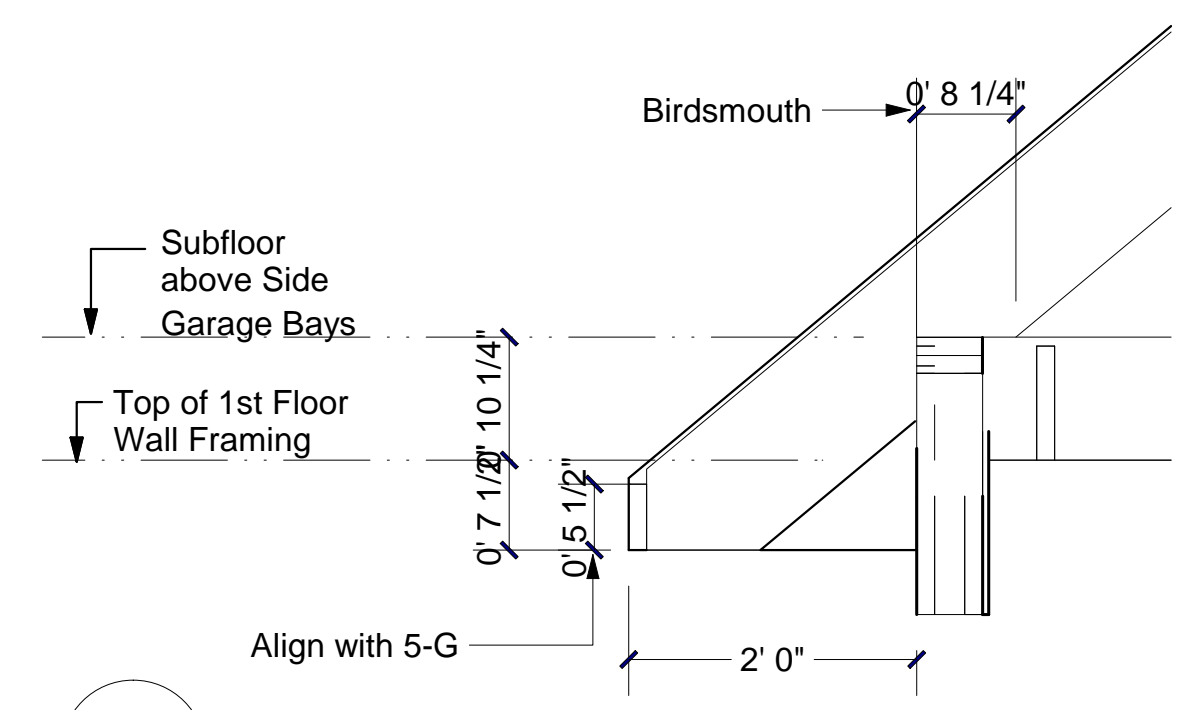


**4** Full Building Section - Garage  
A.6

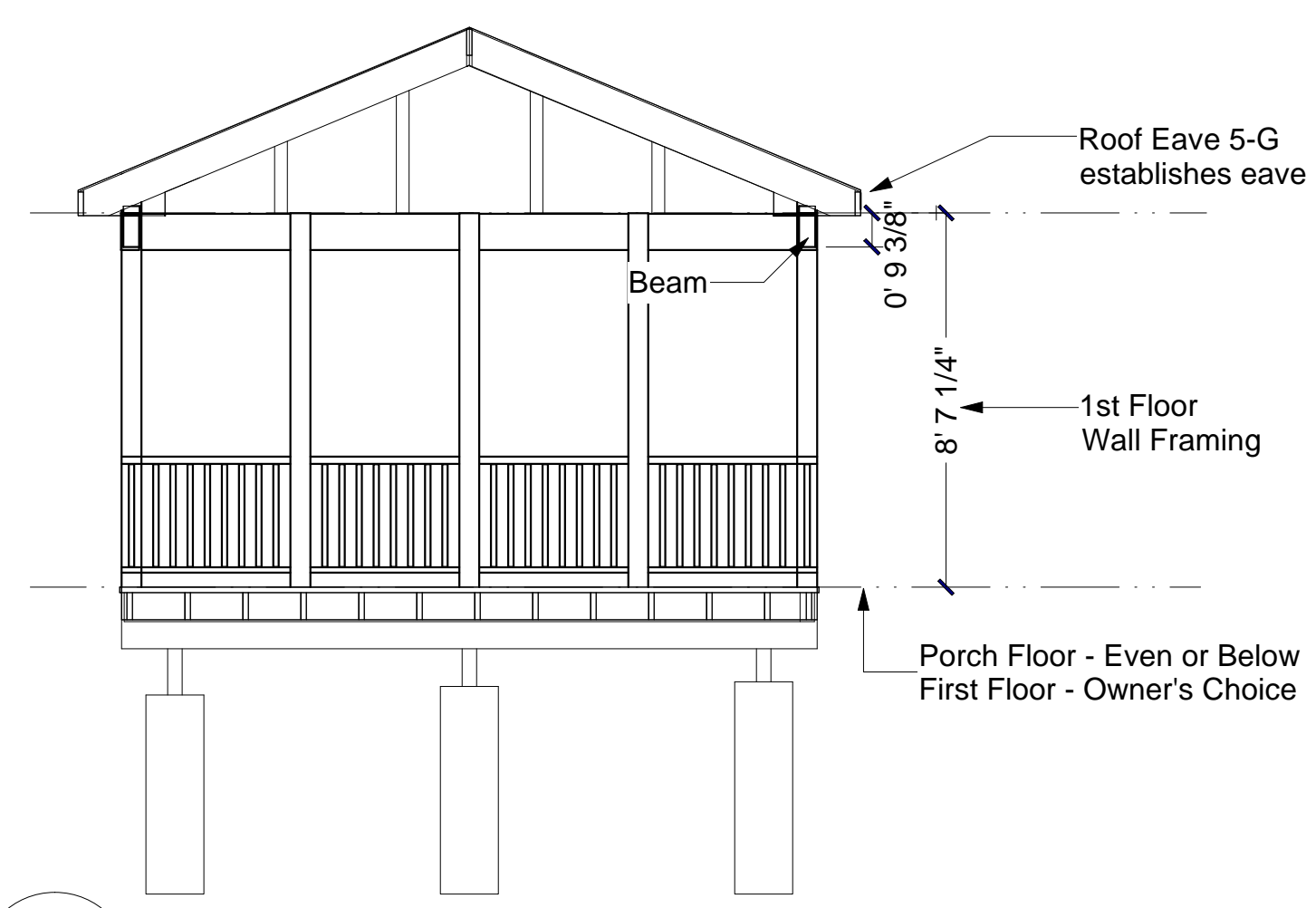




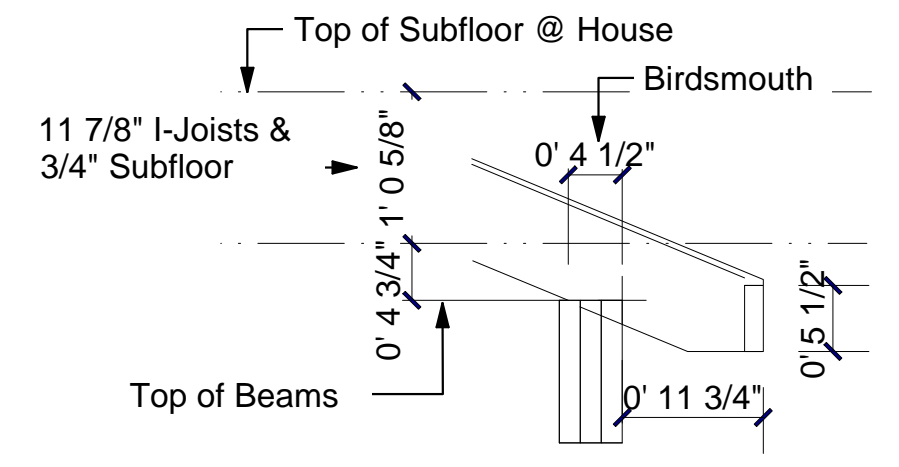
**12-P Roof Eave @ Porch @ 12:12**  
3/4"=1'-0"



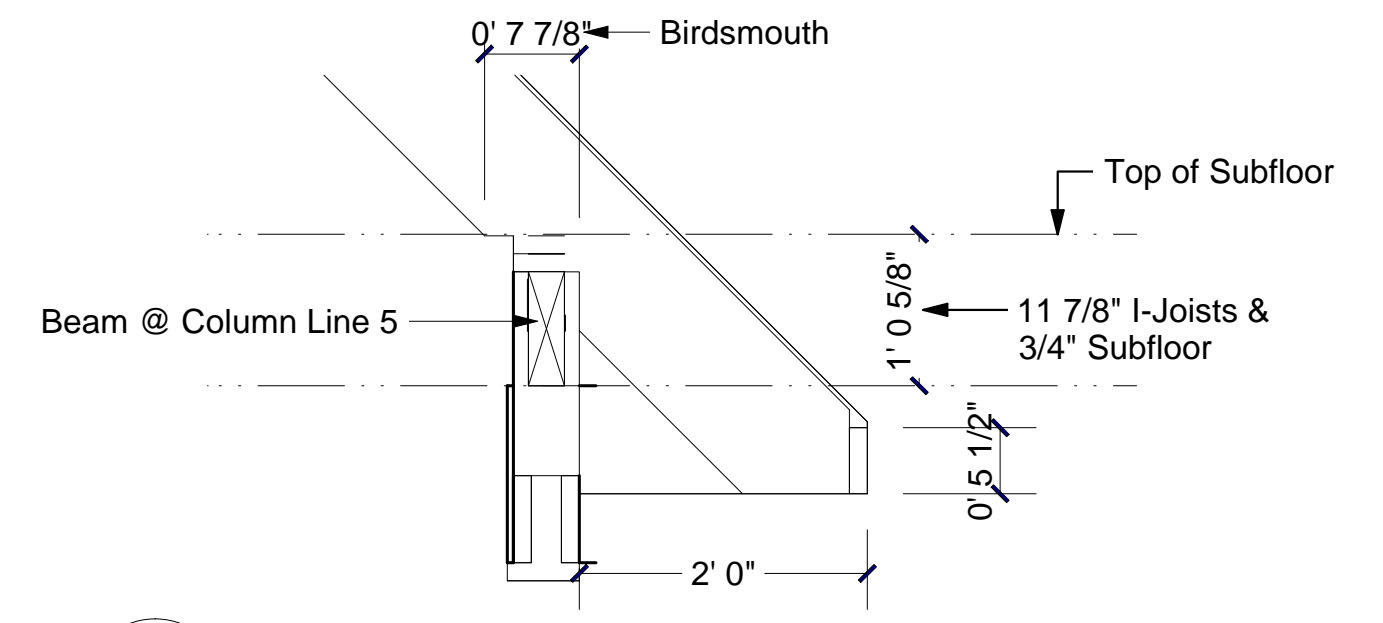
**12-G Roof Eave @ Garage @ 12:12**  
3/4"=1'-0"



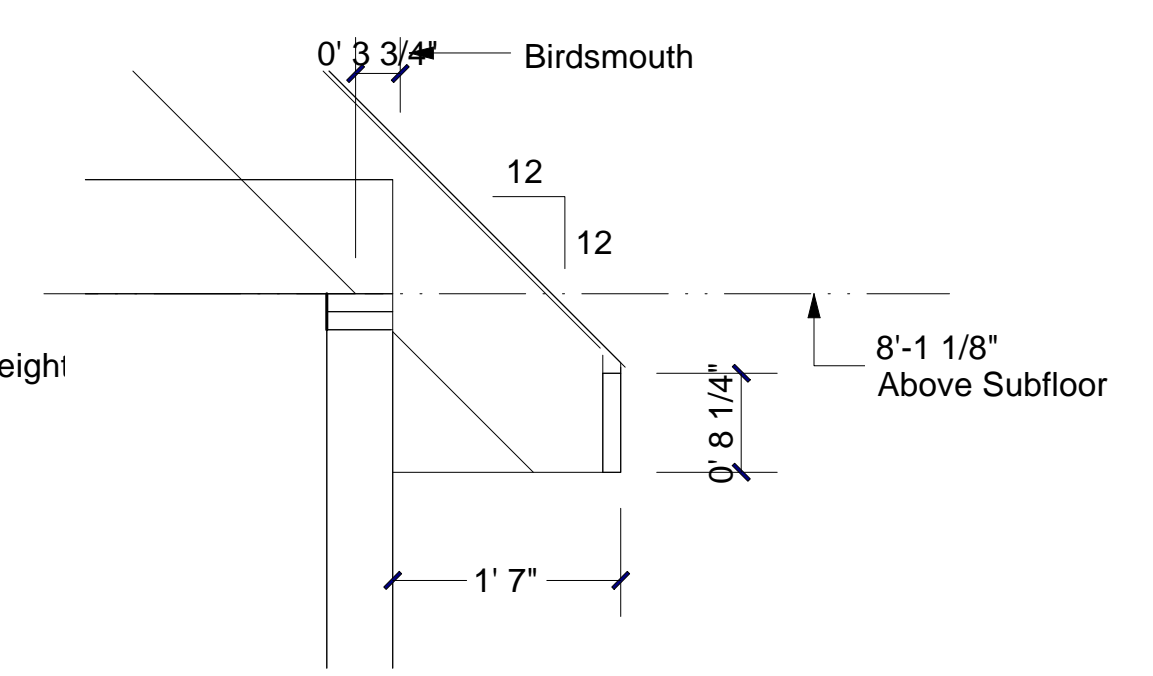
**5 A.6 Screen Porch**



**5-P Roof Eave @ Porch @ 5:12**  
3/4"=1'-0"



**12-F Roof Eave @ Family Room @ 12:12**  
3/4"=1'-0"



**12-D Roof Eave @ House Dormer @ 12:12**  
3/4"=1'-0"

WINDOW SCHEDULE									
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS	
W01	1	1	18 1/2 "	12 "	FIXED GLASS	CUSTOM		SINGLE PANE INTERIOR	
W02	2	1	24 "	24 "	AWNING	AWN2020	EAGLE		
W03	1	1	24 "	24 "	AWNING	AWN2020 TEMPERED	EAGLE		
W04	2	1	30 "	30 "	AWNING	AWN2626	EAGLE		
W05	2	1	30 "	30 "	AWNING	AWN2626 TEMPERED	EAGLE		
W06	1	1	40 "	24 "	DBL CASEMENT-LHL/RHR	CMT1824-2	EAGLE		
W07	3	1	40 "	40 "	DBL CASEMENT-LHL/RHR	CMT1834-2	EAGLE		
W08	2	1	42 1/2 "	12 "	FIXED GLASS	CUSTOM		SINGLE PANE INTERIOR -	
W09	1	1	48 "	48 "	DBL CASEMENT-LHL/RHR	CMT2040-2	EAGLE		
W10	1	2	20 "	48 "	SNGL CASEMENT-HL	CSMT1840 LEFT	EAGLE	MULL W/PICTURE	
W11	1	2	20 "	48 "	SNGL CASEMENT-HR	CSMT1840 RIGHT	EAGLE	MULL W/PICTURE	
W12	4	2	24 "	24 "	AWNING	AWN2020	EAGLE		
W13	1	2	30 "	48 "	SNGL CASEMENT-HL	CSMT2640 LEFT	EAGLE		
W14	2	2	30 "	48 "	SNGL CASEMENT-HR	CSMT2640 RIGHT	EAGLE		
W15	1	2	36 "	48 "	FIXED GLASS	CMP3040	EAGLE	MULL W/CASEMENTS	
W16	1	2	40 "	30 "	DBL CASEMENT-LHL/RHR	CMT2030-2	EAGLE		
W17	3	2	48 "	48 "	DBL CASEMENT-LHL/RHR	CMT2448-2	EAGLE		
W18	2	1	48 "	48 "	DBL CASEMENT-LHL/RHR	CMT2040-2 *1	EAGLE		
W19	4	1	48 "	54 "	DBL CASEMENT-LHL/RHR	CMT2046-2	EAGLE		
W20	1	0	48 "	20 "	AWNING	AWN4018	EAGLE		
W21	4	0	48 "	48 "	DBL CASEMENT-LHL/RHR	CMT2040-2	EAGLE		
W22	1	2	48 "	48 "	FIXED GLASS	CMP4040	EAGLE		
W23	1	2	24 "	48 "	FIXED GLASS				
W24	1	2	48 "	48 "	DBL CASEMENT-LHL/RHR	CMT2040-2	EAGLE		

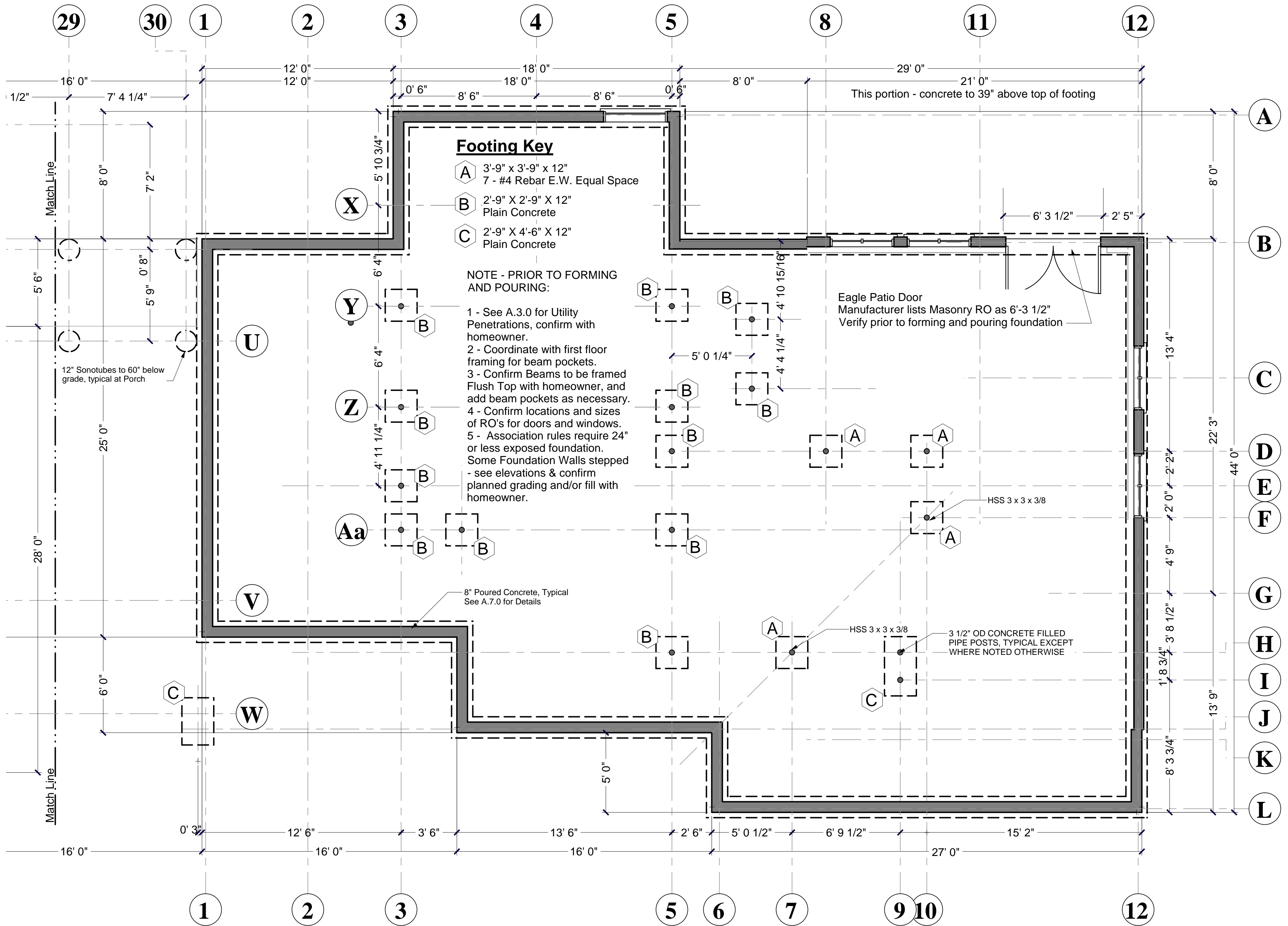
DOOR SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
D01	1	0	6068 EX	(2) 35 3/4"X80"X1 3/4" EX	EXT. DOUBLE HINGED-GLASS			
D02	2	2	2868 L IN	32"X80"X1 3/8" L IN	HINGED 2 PANEL DOOR - ALDER (HONEY) - 90			
D03	1	2	2868 R IN	32"X80"X1 3/8" R IN	HINGED 2 PANEL DOOR - ALDER (HONEY) - 90			
D04	1	2	4068 L IN	48"X80"X1 3/8" L IN	SLIDER			
D05	1	1	100100 R	120"X120"X1 3/4" R	GARAGE CHD A1 - AFA EXT TRIM			
D06	1	1	2868 R EX	32"X80"X1 3/4" R EX	EXT. HINGED 2 PANEL 2 GLASS - AFA EXT TRIM			
D07	1	1	2868 R	(2) 16"X80"X1 3/8" R	2 DR. BIFOLD			
D08	3	1	2868 L IN	32"X80"X1 3/8" L IN	HINGED 2 PANEL DOOR - ALDER (HONEY) - 90			
D09	3	1	2868 R IN	32"X80"X1 3/8" R IN	HINGED 2 PANEL DOOR - ALDER (HONEY) - 90			
D10	1	1	3068 L	36"X80"X1 3/8" L	INTERIOR POCKET			
D11	1	0	3068 L IN	36"X80"X1 3/8" L IN	HINGED 2 PANEL DOOR - ALDER (HONEY) - 90			
D12	1	1	3068 L IN	36"X80"X1 3/8" L IN	HINGED 2 PANEL DOOR - ALDER (HONEY) - 90			
D13	1	1	3468 R EX	40"X80"X1 3/4" R EX	EXT. HINGED 2 PANEL 2 GLASS - AFA EXT TRIM			
D14	1	1	4068	(2) 24"X80"X1 3/8"	DOUBLE POCKET 2 PANEL DOOR - ALDER (HONEY) - 90			
D15	1	1	5068 L IN	60"X80"X1 3/8" L IN	SLIDER - ALDER (HONEY) - 90			
D16	1	1	5068 EX	(2) 30"X80"X1 3/4" EX	EXT. DOUBLE HINGED-GLASS - ALDER (HONEY) - 90			
D17	2	1	9080 R	108"X96"X1 3/4" R	GARAGE CHD 3 - AFA EXT TRIM			
D18	1	1	3068 L EX	36"X80"X1 3/4" L EX	EXT. HINGED 2 PANEL 2 GLASS - AFA EXT TRIM			
D19	1	2	6068 L IN	72"X80"X1 3/8" L IN	SLIDER			

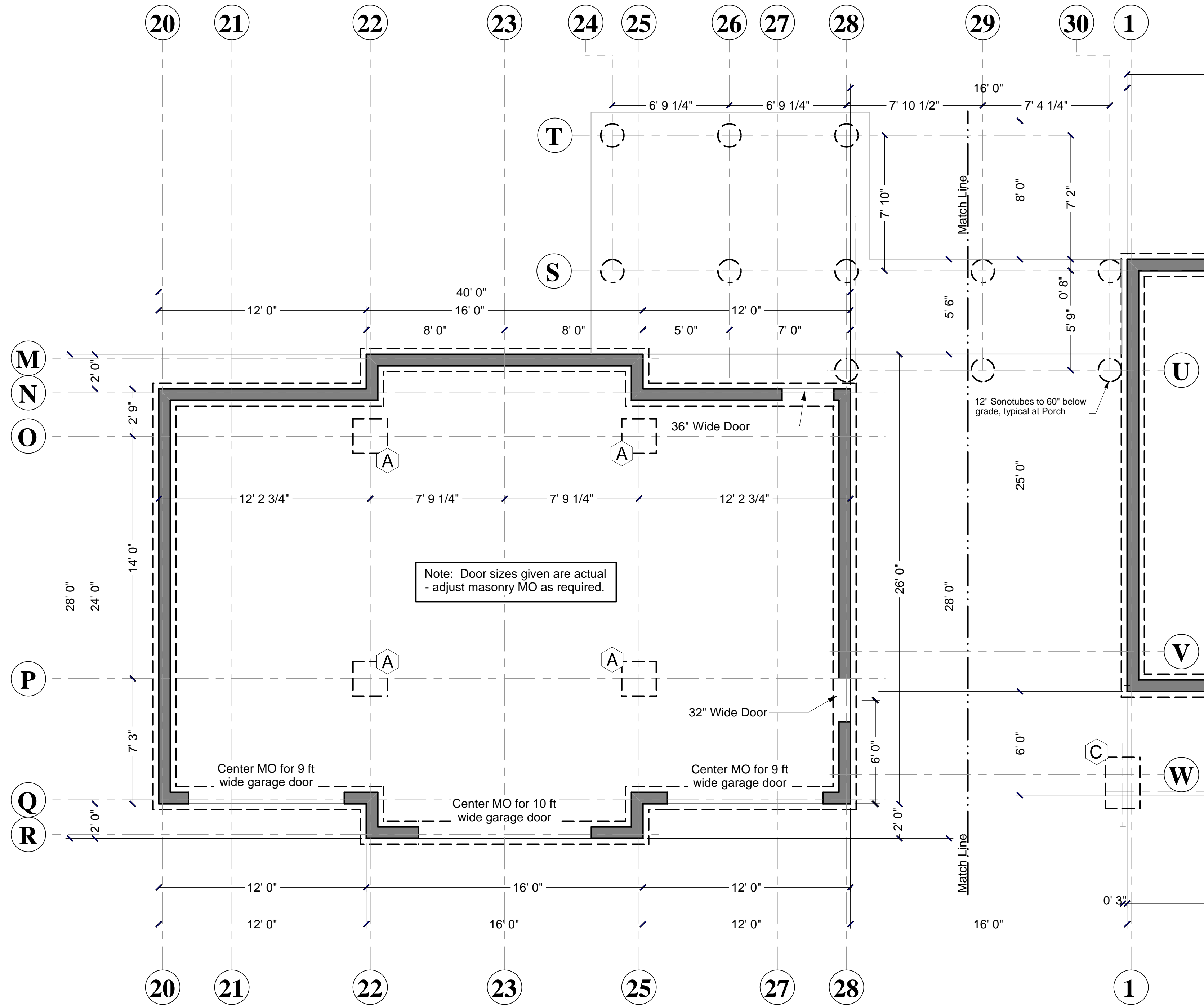
**Window Notes**

- 1 - Windows to have Craftsman style muntin pattern - 7/8" Modern Divided Light. See exterior elevations.
- 2 - All operable windows to have full screens.
- 3 - Exterior Color - Forest Green
- 4 - Exterior Trim: \_\_\_\_\_
- 5 - Interior wood: \_\_\_\_\_
- 6 - Hardware: \_\_\_\_\_

**Door Notes**

- 1 - Typical interior door: \_\_\_\_\_
- 2 - Closet bipass and bifold doors: \_\_\_\_\_
- 3 - Front Entrance Door: \_\_\_\_\_
- 4 - Front Entrance Door hardware: \_\_\_\_\_
- 5 - Interior Door hardware: \_\_\_\_\_
- 6 - Garage Door Brand & Model: \_\_\_\_\_
- 7 - Garage Door Operator: \_\_\_\_\_
- 8 - French and sliding patio doors to have screens.





**STRUCTURAL GENERAL NOTES:**

1. ALL DESIGN, MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE 2006 EDITION OF "THE INTERNATIONAL RESIDENTIAL CODE."

**DESIGN LOADS**

GROUND SNOW LOAD = 100 PSF  
FLOOR LIVE LOAD = 40 PSF  
BASIC WIND SPEED = 90 MPH

BOTTOM CHORD OF ROOF TRUSSES SHALL BE DESIGNED FOR 20 PSF, OR A CONCENTRATED LOAD OF 300 LBS. WHERE ACCESS IS PROVIDED TO THE ATTIC SPACE. COORDINATE MECHANICAL EQUIPMENT WEIGHTS AND LOCATIONS WITH MECHANICAL SUPPLIER.

**FOUNDATION NOTES**

1. NO FOOTINGS SHALL BE POURED ON LOOSE OR UNSUITABLE SOILS, IN WATER OR ON FROZEN GROUND.
2. ALL EXTERIOR FOOTINGS TO HAVE 4 FOOT MINIMUM COVER FOR FROST PROTECTION.
3. ALLOWABLE PRESUMPTIVE BEARING CAPACITY USED IN DESIGN OF THE FOUNDATIONS: 2000 PSF.
4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF AT LEAST 3000 PSI AT 28 DAYS.
5. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT WHICH WILL ENDANGER ADJACENT STRUCTURES, STREETS OR UTILITIES.
6. BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALL UNTIL FLOOR SYSTEM IS IN PLACE OR THE FOUNDATION WALLS ARE ADEQUATELY BRACED AT THE TOP OF THE WALL.

**WOOD FRAMING NOTES**

1. ALL STRUCTURAL WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION BY A RECOGNIZED INSPECTION AGENCY.

2. STRUCTURAL WOOD SHALL BE SPRUCE-PINE-FIR (SPF) #2 OR BETTER OR EQUIVALENT HAVING THE FOLLOWING MINIMUM STRENGTH PROPERTIES:

Fb = 875 PSI (1000 PSI REPETITIVE MEMBER)  
Fv = 135 PSI  
E = 1,400,000 PSI  
Fc (PARALLEL) = 1,150 PSI  
Fc (PERPENDICULAR) = 425 PSI

3. LVL OR PSL INDICATE LAMINATED VENEER LUMBER AND PARALLEL STRAND LUMBER RESPECTIVELY. LVL AND PSL BEAMS AND POSTS SHALL CONFORM TO I-LEVEL (TRUS-JOIST) SPECIFICATIONS OR EQUAL WITH THE FOLLOWING MINIMUM STRENGTH PROPERTIES:

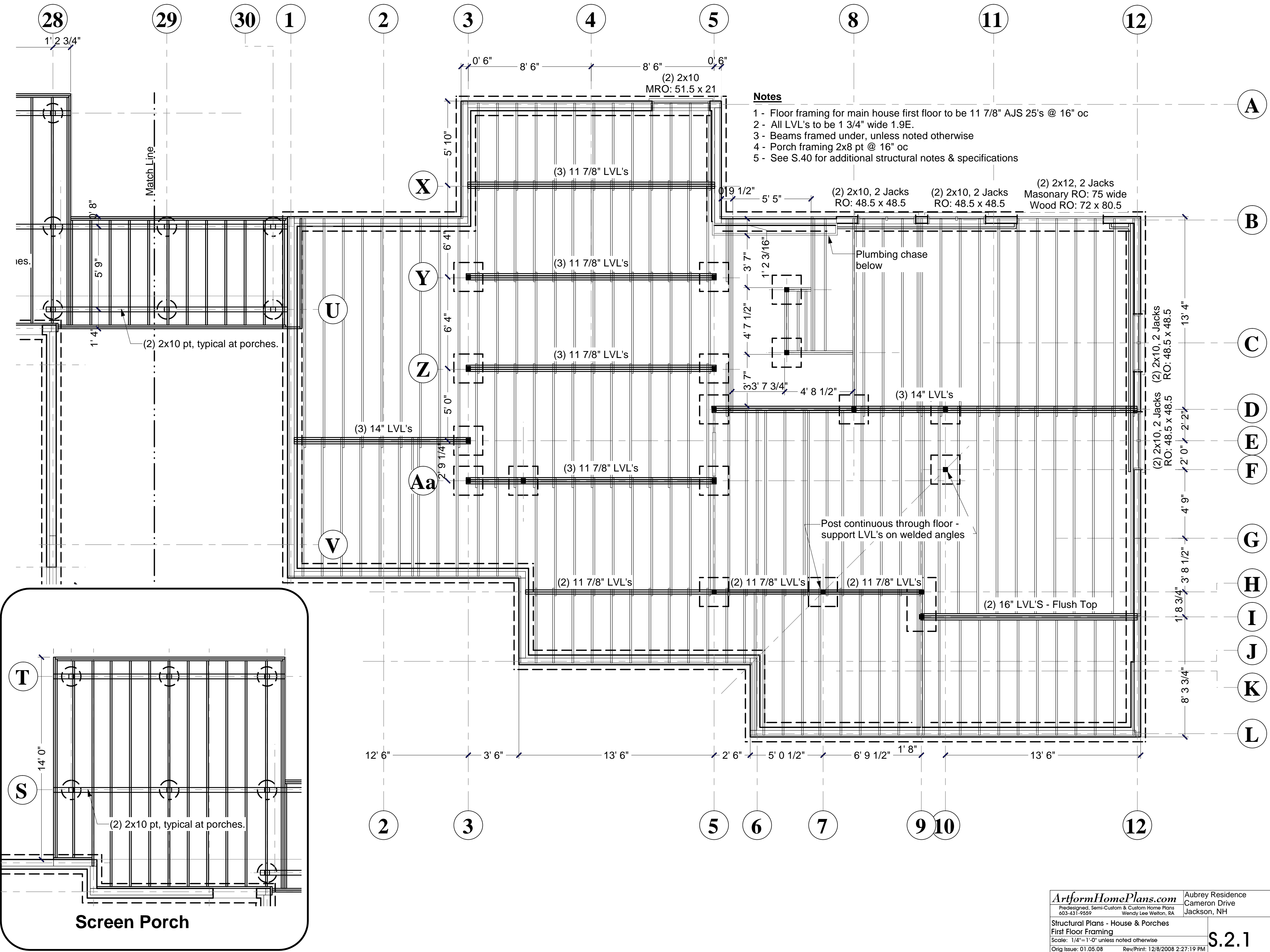
Fb = 2,925 PSI  
Fv = 290 PSI  
E = 1,900,000 PSI  
Fc (PARALLEL) = 2,900 PSI  
Fc (PERPENDICULAR) = 750 PSI

4. ENGINEERED I-JOISTS SPECIFIED ARE THE "ALL JOIST" SYSTEM AS MANUFACTURED BY BOISE CASCADE. ADHERE STRICTLY TO MANUFACTURER'S INSTRUCTIONS FOR STORAGE AND HANDLING, INSTALLATION, AND DETAILS.

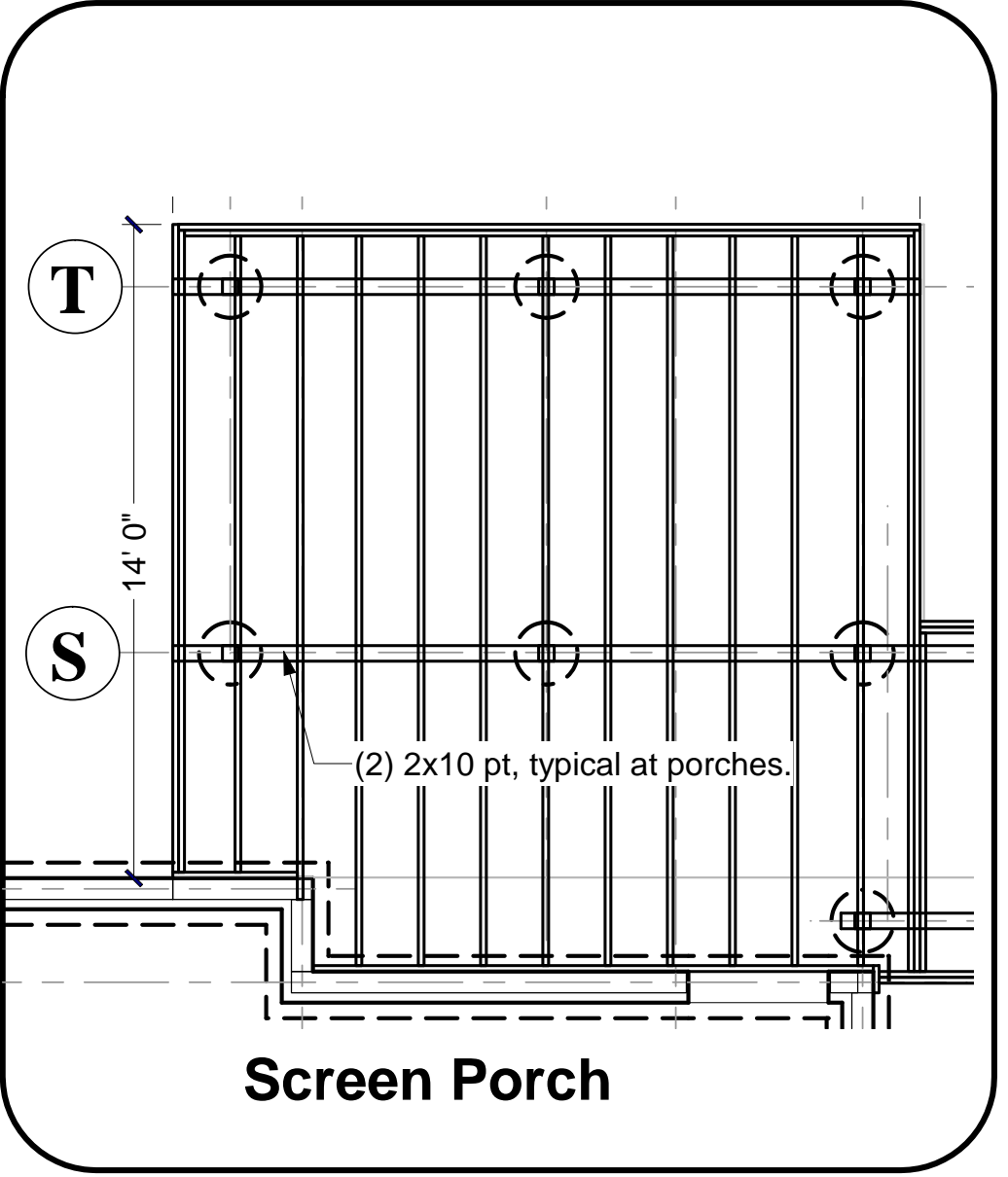
5. PLYWOOD SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD ASSOCIATION.

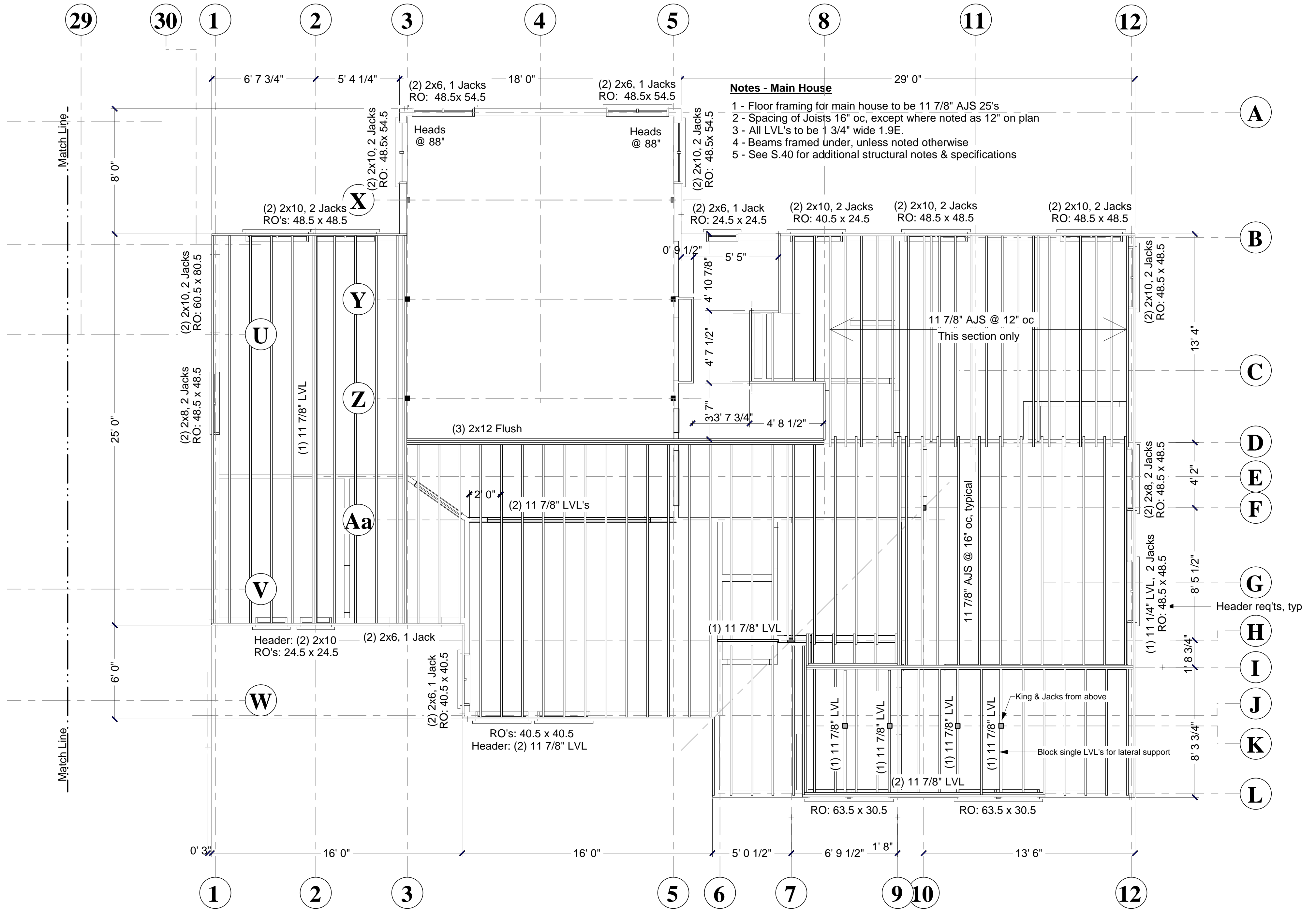
6. ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH CONCRETE OR IN CONTACT WITH THE GROUND OR OTHERWISE SPECIFIED SHALL BE PRESSURE TREATED FOR GROUND CONTACT.

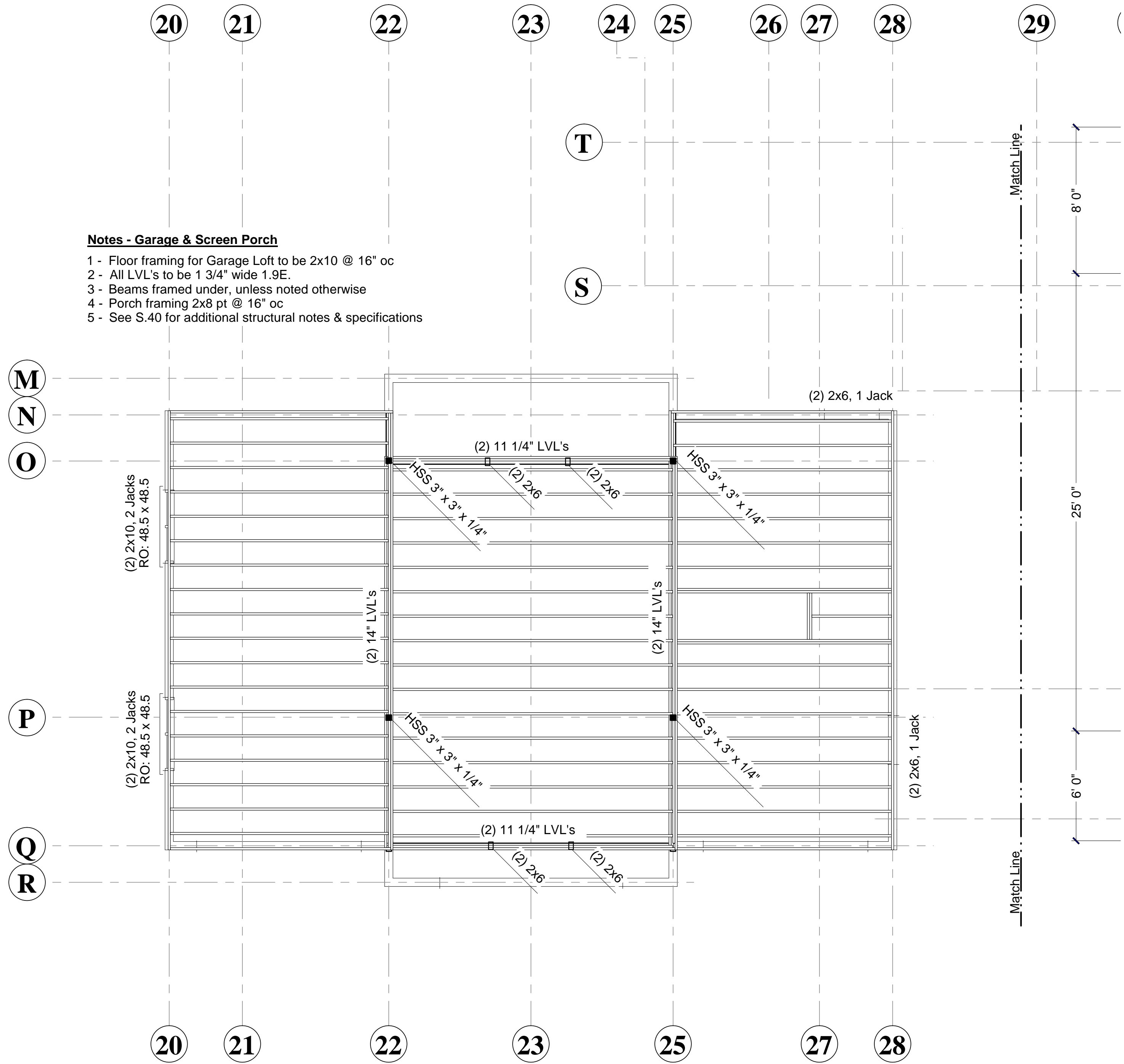
<b>ArtformHomePlans.com</b>		Aubrey Residence
Predesigned, Semi-Custom & Custom Home Plans 603-431-9559 Wendy Lee Welton, RA		Cameron Drive Jackson, NH
Structural Plans - Garage & Screen Porch Foundation		<b>S.1.0b</b>
Scale: 1/4" = 1'-0" unless noted otherwise		
Orig Issue: 01.05.08 Rev/Print: 12/8/2008 2:27:19 PM		



- Notes**
- 1 - Floor framing for main house first floor to be 11 7/8" AJS 25's @ 16" oc
  - 2 - All LVL's to be 1 3/4" wide 1.9E.
  - 3 - Beams framed under, unless noted otherwise
  - 4 - Porch framing 2x8 pt @ 16" oc
  - 5 - See S.40 for additional structural notes & specifications

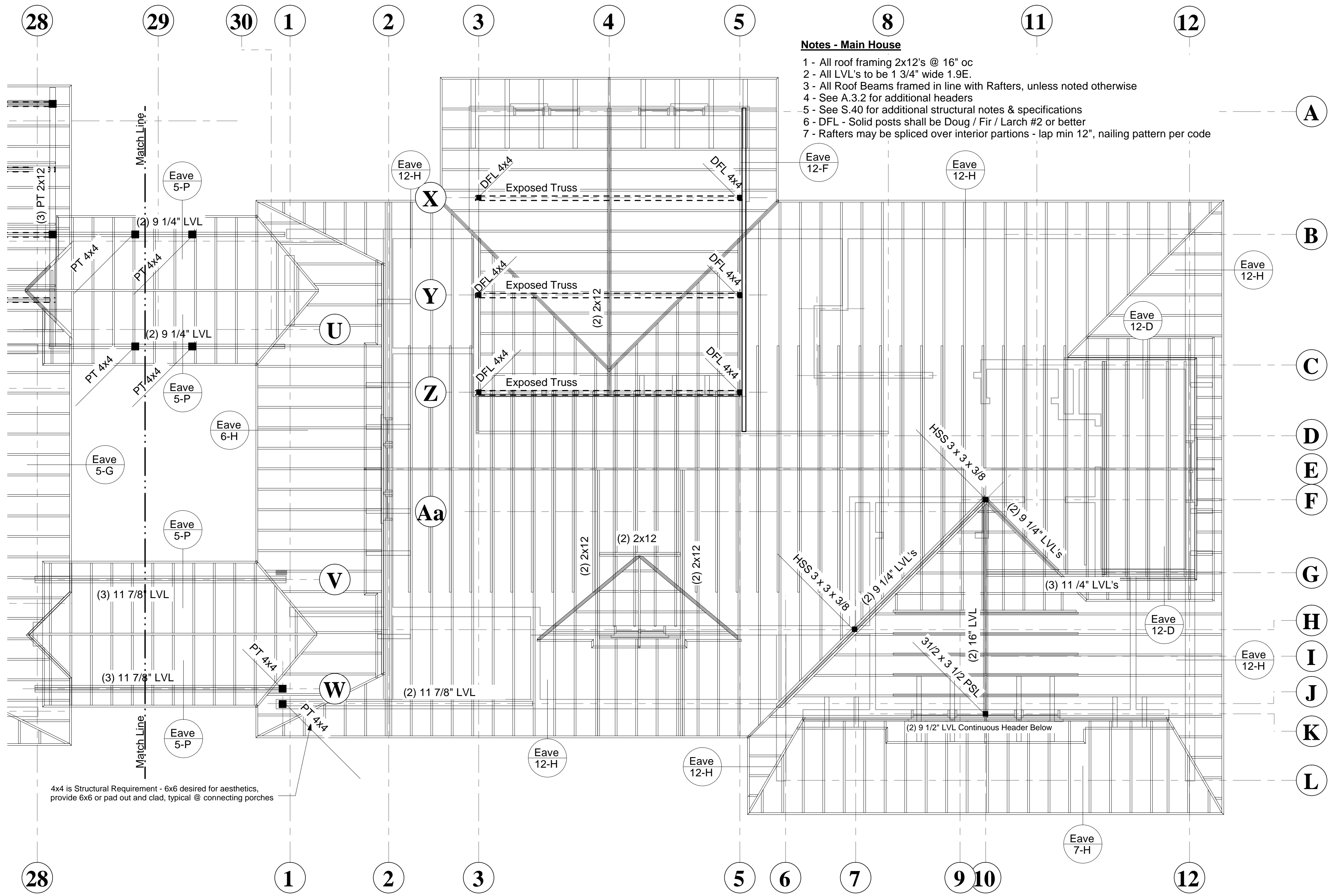






**Notes - Garage & Screen Porch**

- 1 - Floor framing for Garage Loft to be 2x10 @ 16" oc
- 2 - All LVL's to be 1 3/4" wide 1.9E.
- 3 - Beams framed under, unless noted otherwise
- 4 - Porch framing 2x8 pt @ 16" oc
- 5 - See S.40 for additional structural notes & specifications



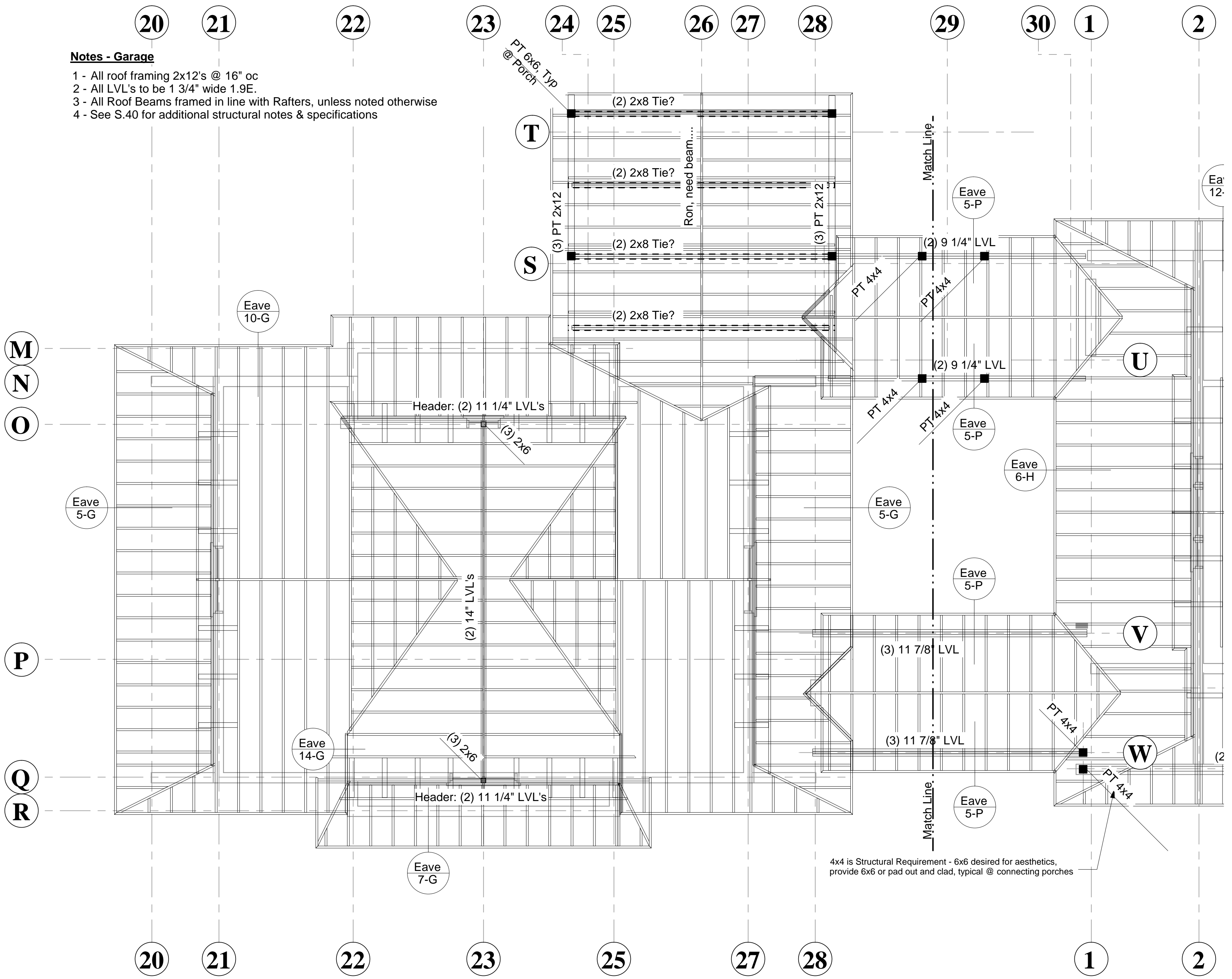
**Notes - Main House**

- 1 - All roof framing 2x12's @ 16" oc
- 2 - All LVL's to be 1 3/4" wide 1.9E.
- 3 - All Roof Beams framed in line with Rafters, unless noted otherwise
- 4 - See A.3.2 for additional headers
- 5 - See S.40 for additional structural notes & specifications
- 6 - DFL - Solid posts shall be Doug / Fir / Larch #2 or better
- 7 - Rafters may be spliced over interior partions - lap min 12", nailing pattern per code

4x4 is Structural Requirement - 6x6 desired for aesthetics, provide 6x6 or pad out and clad, typical @ connecting porches

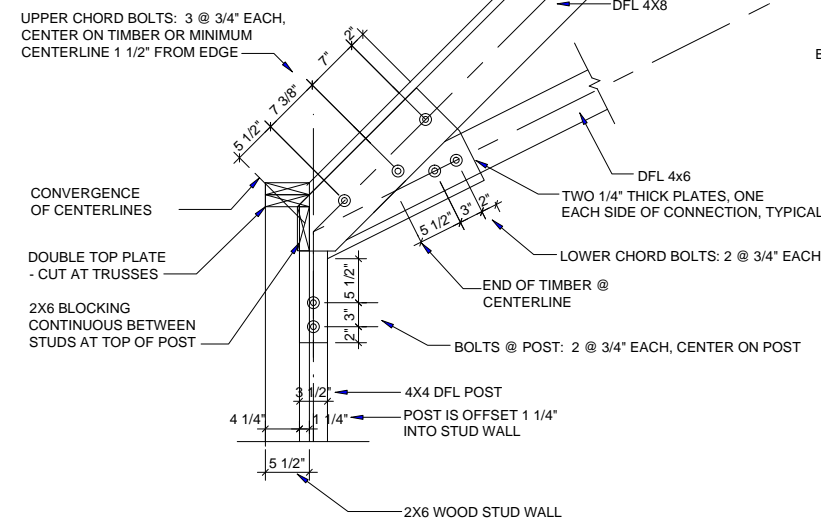
**Notes - Garage**

- 1 - All roof framing 2x12's @ 16" oc
- 2 - All LVL's to be 1 3/4" wide 1.9E.
- 3 - All Roof Beams framed in line with Rafters, unless noted otherwise
- 4 - See S.40 for additional structural notes & specifications

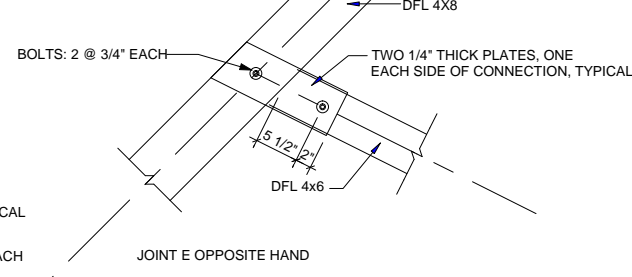


4x4 is Structural Requirement - 6x6 desired for aesthetics, provide 6x6 or pad out and clad, typical @ connecting porches

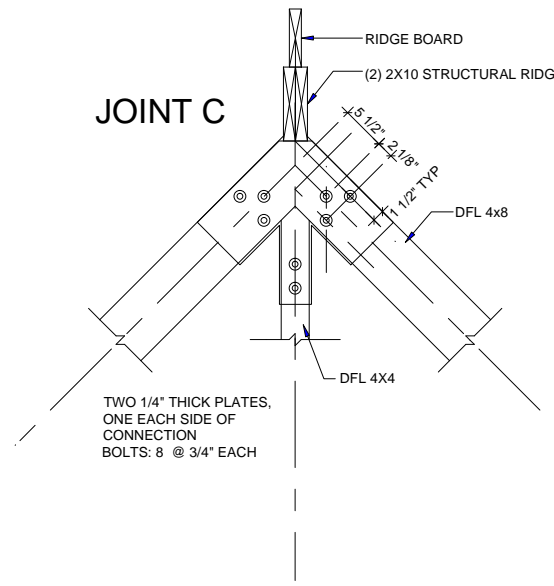
**JOINT A**



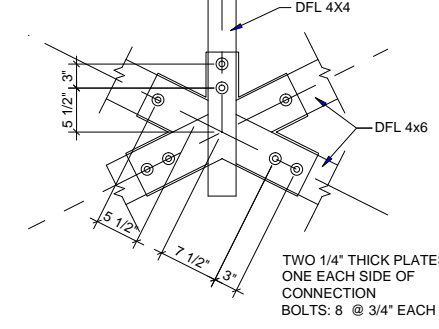
**JOINT B**



**JOINT C**



**JOINT D**



**TRUSS DETAILS**

1/2" = 1'-0"

Metal Plates - 4x DFL members may be discontinuous or notched behind plates. Maintain minimum 1 1/2" from center of bolt to edge of plate and edge of timber

Allow 1 1/2" for strapping & drywall

Roof rafters - see framing plan

5 1/2" birdsmouth

**TRUSS ELEVATION**

3/8" = 1'-0"

