

2015 INTERNATIONAL RESIDENTIAL CODE

CODE:

- ALL CONSTRUCTION SHALL FOLLOW LOCAL STATE BUILDING CODE, MANUFACTURES' SPECIFICATIONS, AND WELL KNOWN INDUSTRY STANDARDS. IF ANY QUESTIONS SHALL ARISE, THE DESIGNER OR ENGINEER ON RECORD SHALL BE CONTACTED.
- INTERNATIONAL RESIDENTIAL CODE 2015 (IRC 2015) AND THE REFERENCED STANDARDS INCLUDED THEREIN. AHJ = AUTHORITY HAVING JURISDICTION.
A. NUMBER OF UNITS: X (1 OR 2)
B. NUMBER OF STORIES: X (MAX. 3)

DESIGN LOADS:

- UNIFORM FLOOR LIVE LOAD (NON-BEDROOM):
A. NON-BEDROOM 40PSF
B. BEDROOM 30PSF
C. ATTIC 20PSF
- UNIFORM FLOOR DEAD LOAD: 10PSF
- ROOF SNOW LOAD (AHJ):
A. GROUND SNOW LOAD: X PSF (TOWN, STATE SPECIFIC)
B. DEAD LOAD: 10 PSF
- WIND DESIGN:
A. EXPOSURE CATEGORY B (A-D, R301.2.1.4) (B IS NORMAL)
B. WIND SPEED ZONE (AHJ) 120 (90 - 120, MOST OF NORTHERN AND WESTERN NH AND WESTERN MA=90, CENTRAL AND SOUTH NH AND MA = 100, NH COAST, BOSTON AND SOUTH = 110, CAPE COD AND ISLANDS = 120, R301.2.4)
C. TOPOGRAPHIC EFFECTS (AHJ): NO (YES/NO)

- SEISMIC
A. DESIGN CATEGORY (AHJ) (A-E, R301.2.2), (C FOR MOST OF SOUTH AND CENTRAL NH AND B FOR MA)
- DAMAGE:
A. WEATHERING: SEVERE (CONCRETE) (R301.2(3))
B. TERMITE INFESTATION PROBABILITY: SLIGHT (NORTHERN NH), MODERATE (SOUTHERN NH), HEAVY (MA)
- DESIGN FROST DEPTH OF 4 FEET BELOW FINISHED GRADE (4' IS TYPICAL; VERIFY AS NEEDED WITH AHJ)
- WINTER DESIGN TEMP: NH: 0 DEG. F., MA 10 DEG. F. (PER 301.2(1))
- FLOOD HAZARD (AHJ): NO

GENERAL NOTES:

- THESE DRAWINGS REPRESENT AN OVERALL DESIGN CONCEPT. THEY ARE PREPARED WITH THE INTENT TO DEMONSTRATE THE OVERALL DESIGN ARRANGEMENT AND METHODS OF ASSEMBLY TO THE VARIOUS COMPONENTS. THE DRAWINGS DO NOT INDICATE EXTENSIVE DETAILS. THE CONTRACTOR SHALL HAVE REVIEWED THESE PLANS, SEEN THE SUBJECT PROPERTY, AND BE CAPABLE OF EXECUTING THE DETAIL WORK AS NECESSARY TO ACHIEVE THE INTENDED RESULT, IN A MANNER CONSISTENT WITH QUALITY WORKMANSHIP WITHIN THE REGION.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL STATE AND LOCAL CODES, REGULATIONS AND FHAVA MPS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ALTERNATIVE DESIGNS INC. FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH WORK.

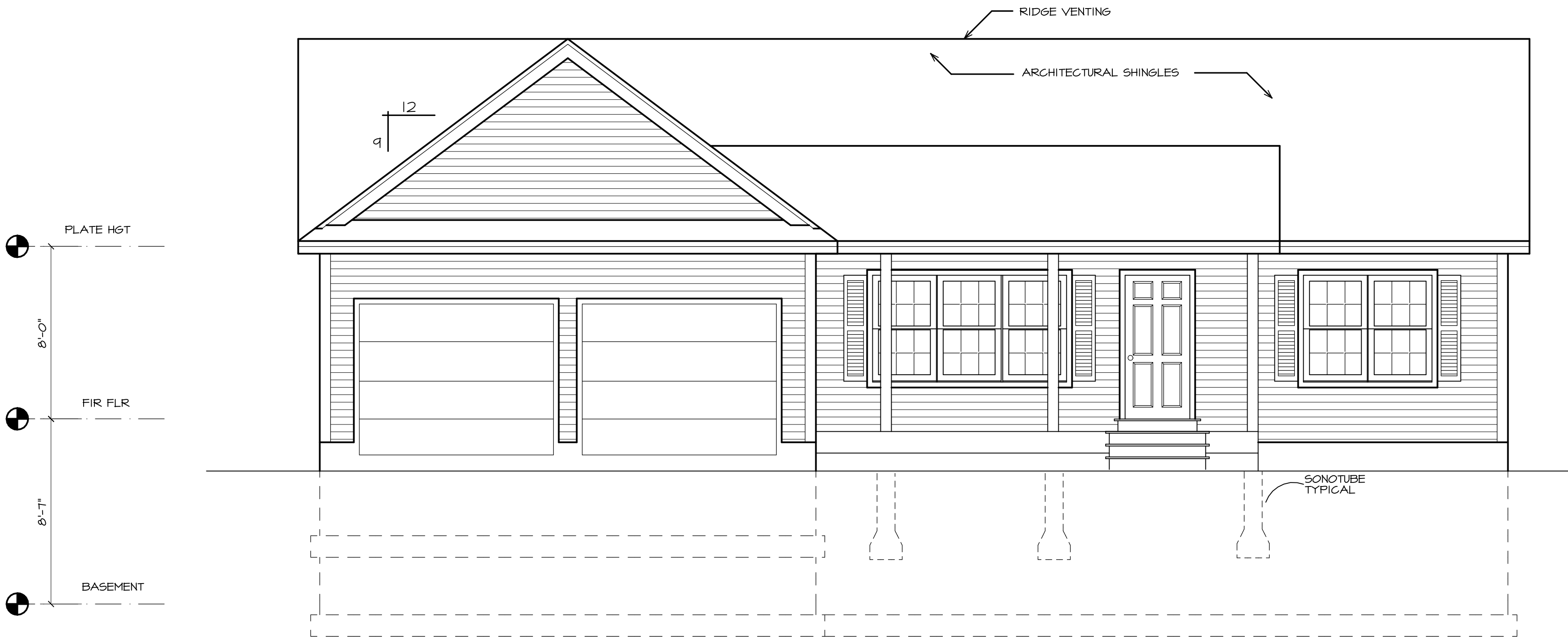
- THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE DESIGNER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING LEGAL FEES) ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR STRUCTURAL ENGINEER BEFORE PROCEEDING.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE DESIGNER OR STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CONSULTATION. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN, THE DESIGNER OR STRUCTURAL ENGINEER SHALL BE NOTIFIED BEFORE ANY WORK IS PROCEEDED WITH.
- ALTERNATIVE DESIGN ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE DESIGNER OR ENGINEER ON RECORD.
- ALTERNATIVE DESIGN ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER ON RECORD.
- REPRODUCTION OF DESIGNER PLANS AND STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED.
- SECTIONS, DETAILS, NOTES, METHODS, OR MATERIALS SHOWN AND/OR NOTED ON ANY PLAN, SECTION, OR ELEVATION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED DURING CONSTRUCTION. TEMPORARY SUPPORTS REQUIRED FOR STABILITY DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION SHALL BE REMOVED AFTER CONSTRUCTION AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

Contractor to check & verify all
dimensions & structural members
before construction.
All construction shall be in strict
compliance with The State of
New Hampshire or Massachusetts
Building Codes, whichever applicable.

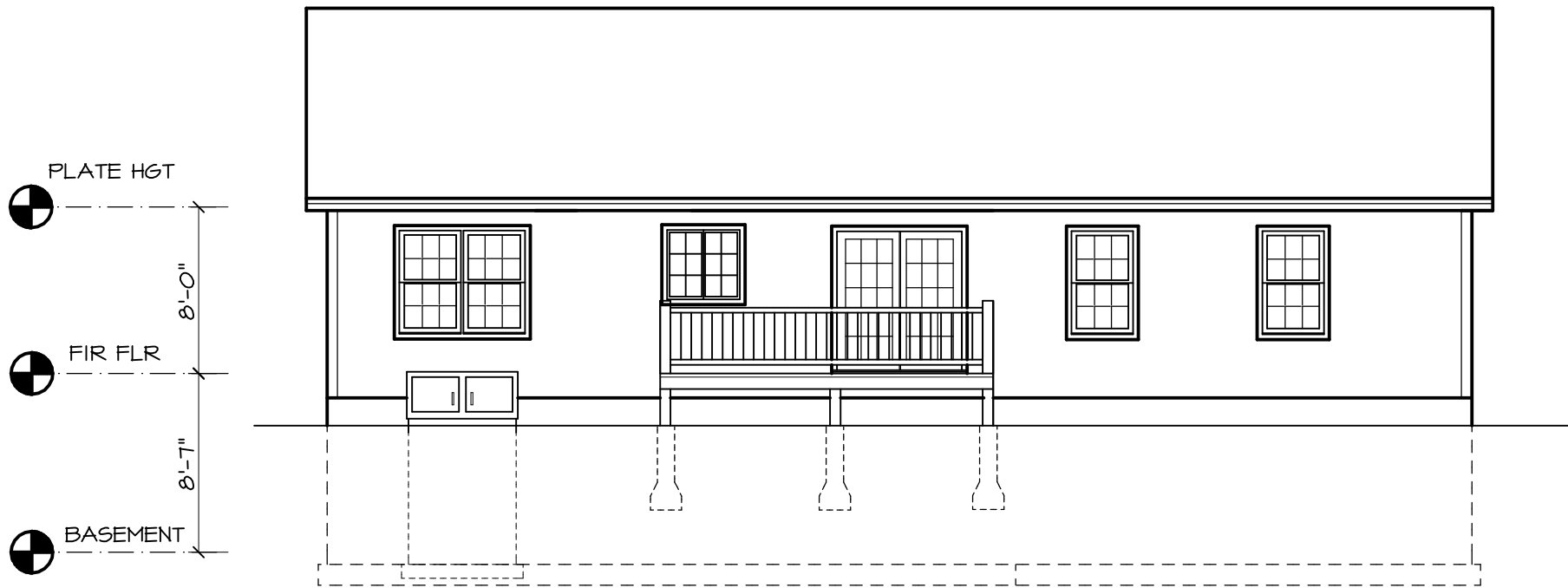
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A1



1 FRONT ELEVATION
AI SCALE: 1/4" = 1'-0"



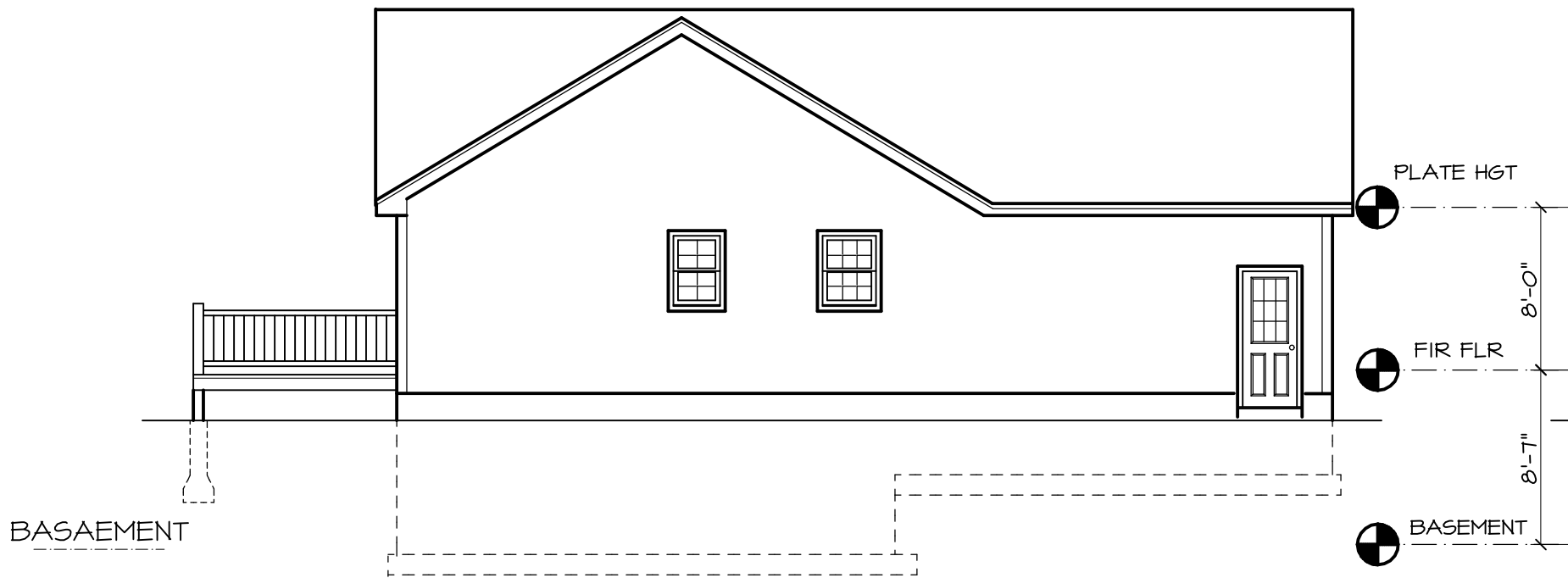
1 REAR ELEVATION
A3 SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE				
MARK	QTY	MODEL NUMBER	RSO	NOTES
A		244DH3050		DBL HUNG
B		(2)-244DH3050		MULLION
C		CN235		3'5 X 3'5 CASEMENT
D		244DH2436		DBL HUNG
E		244DH2836		DBL HUNG
F		(3)-244DH3050		TRIPLE MULLION
G				
H				
J				
K				

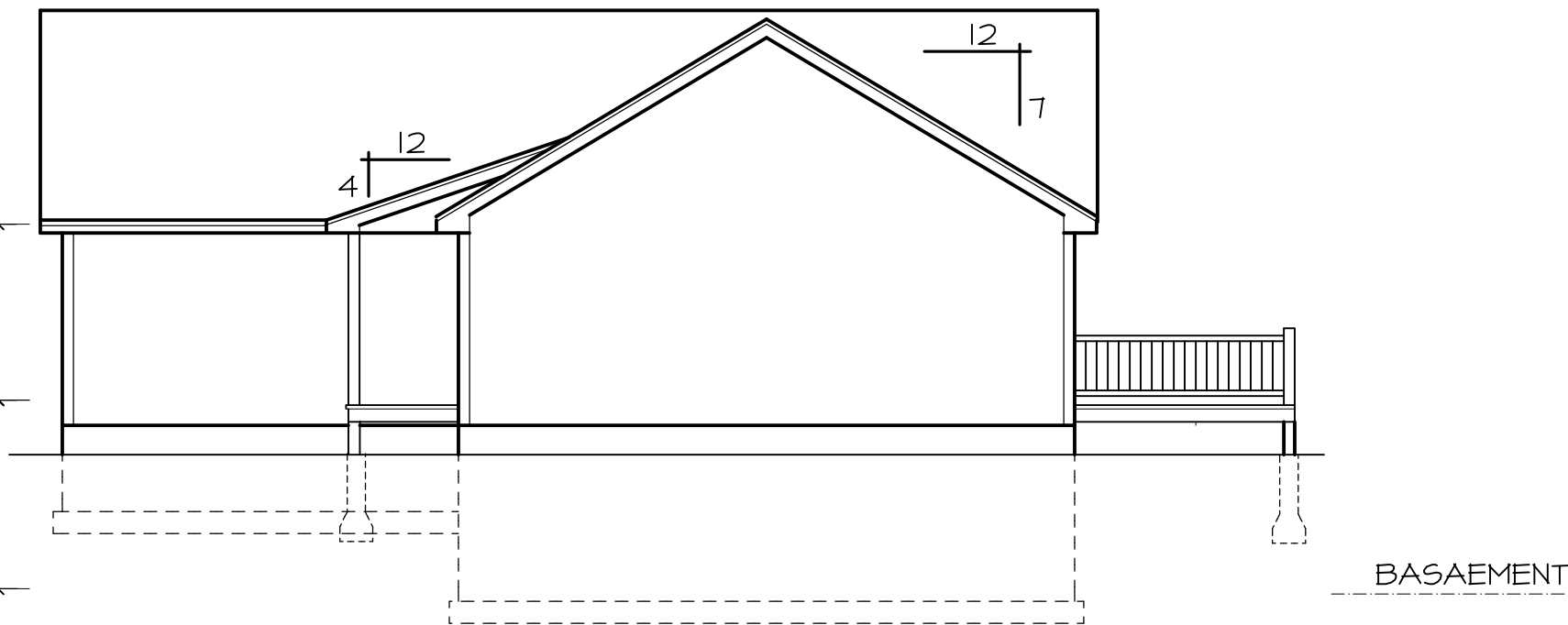
- NOTES:
1. RSO TO BE DETERMINED BY WINDOW MANUFACTURER.
 2. BEDROOM WINDOWS TO MEET EGRESS
 3. IN ACCORDANCE WITH I.R.C.(2015)-R312.2 , WHERE THE OPENING OF AN OPERABLE WINDOW IS MORE THAN 72" ABOVE THE EXT. FINISHED GRADE OR EXT. DECK BELOW, THE LOWEST PART OF THE CLEAR OPENING IS TO BE A MIN. OF 24" ABV. THE FIN. FLR.
 4. WINDOWS ARE BASED ON ANDERSEN 200 SERIES TILT-WASH MODEL NUMBERS

DOOR SCHEDULE				
MARK	QTY	SIZE	RSO	NOTES
1		3'0 X 6'8		EXT. DOOR
2		2'8 X 6'8		FIRERATED DOOR
3		2'6 X 6'8		INTERIOR
4		2'4 X 6'8		INTERIOR
5		2'4 X 6'8		SLIDING BARN DOOR
6		1'6 X 6'8		INTERIOR
7				
8		6'0 X 6'8		EXT GLASS SLIDER
9		2'8 X 6'8		2-LITE
10		2'8 X 6'8		STL INSUL.
11		5'0 X 6'8		BIFOLD

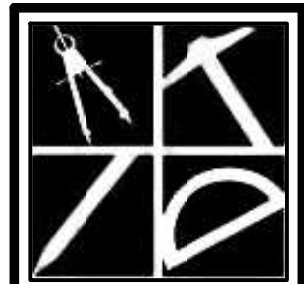
RSO TO BE DETERMINED BY DOOR MANUFACTURER.



2 LEFT SIDE ELEVATION
A3 SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
A3 SCALE: 1/8" = 1'-0"



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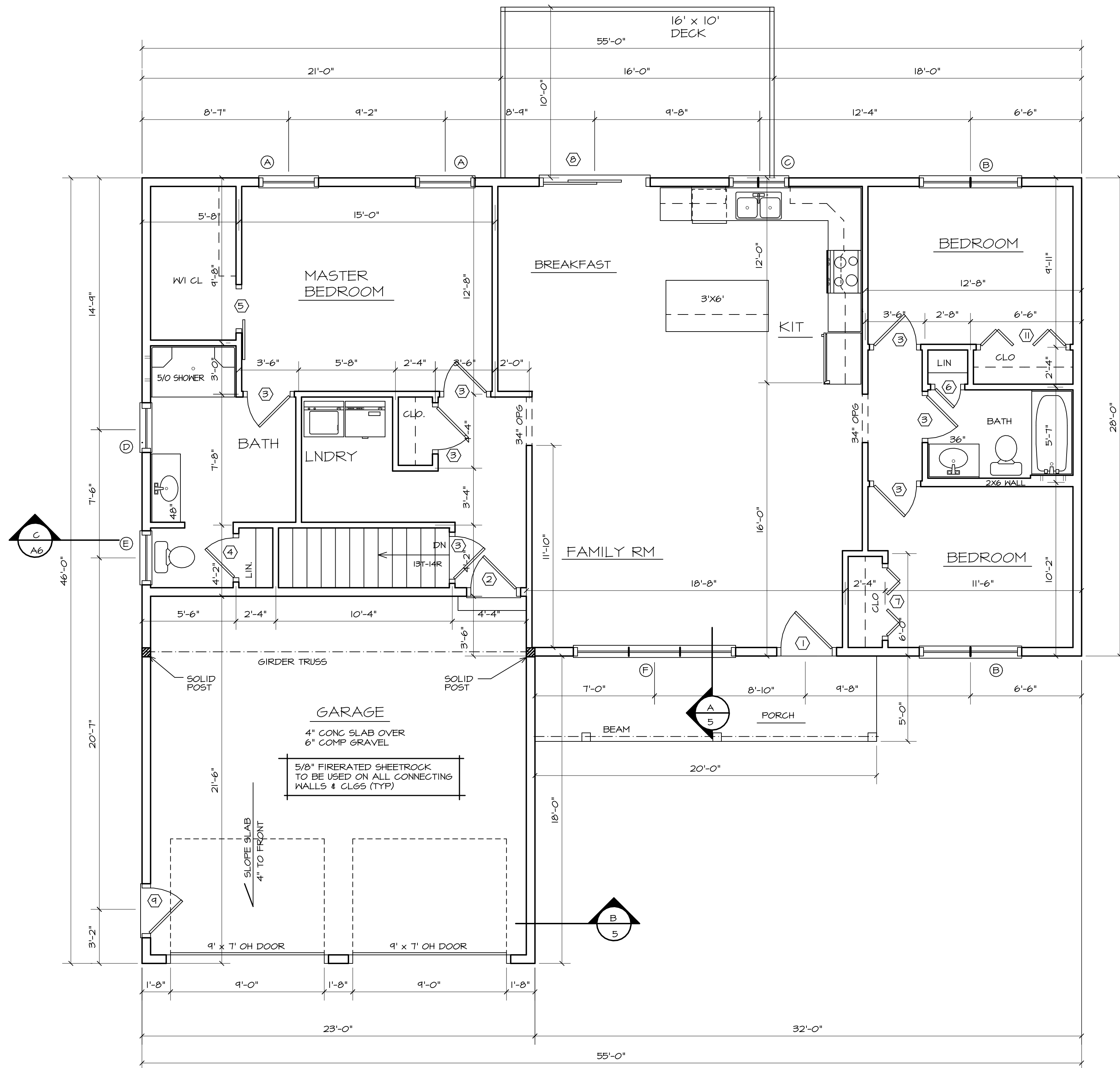
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A4



1 FIRST FLOOR PLAN
A4 SCALE: 1/4" = 1'-0"

NOTE:
1. PROVIDE HANDRAIL AT EACH STAIRWAY WITH 4 OR MORE RISERS

WIND BRACING NOTE: PROVIDE DIAGONAL WIND BRACING AT ALL OUTSIDE CORNERS. AT CORNERS WITH LESS THAN 48" OF PANEL WALL, USE ALTERNATE BRACING PANELS IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE FIGURE R602.10.6.2

