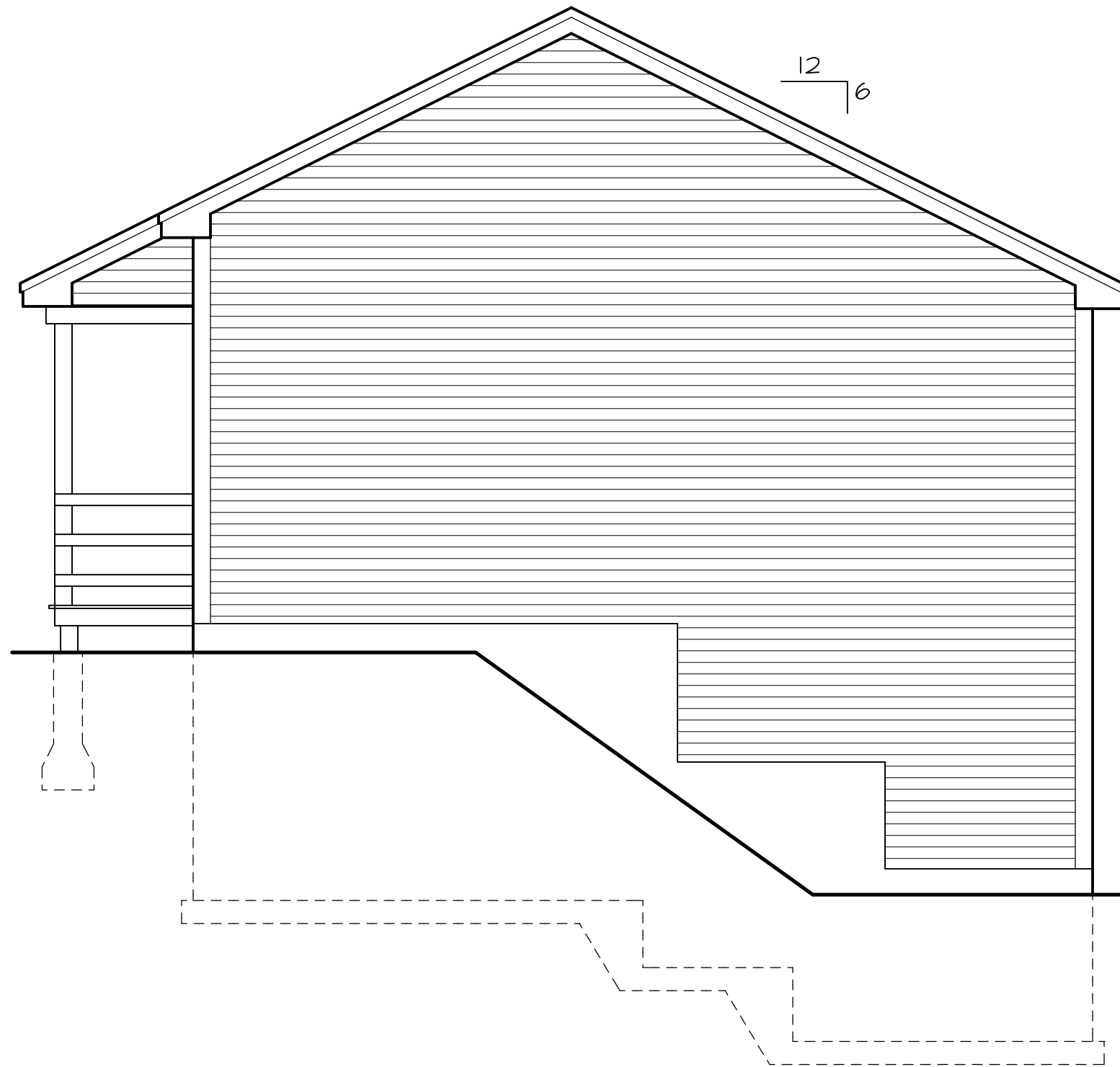


1 FRONT ELEVATION  
AI SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION  
AI SCALE: 1/4" = 1'-0"

ZONE 6

2018 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 2018 (IRC 2018) AND THE REFERENCED STANDARDS INCLUDED THEREIN. AHJ = AUTHORITY HAVING JURISDICTION.  
A. NUMBER OF UNITS: 1 (1 OR 2)  
B. NUMBER OF STORIES: 1 (MAX. 3)

- DESIGN LOADS:**
- UNIFORM FLOOR LIVE LOAD (NON-BEDROOM):  
A. NON-BEDROOM 40PSF  
B. BEDROOM 30PSF  
C. ATTIC 20PSF
  - UNIFORM FLOOR DEAD LOAD: 15PSF
  - ROOF SNOW LOAD (AHJ):  
A. GROUND SNOW LOAD: 95 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 (40 - 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)

- 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 FHA/VA 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.

HEADER SCHEDULE				
SIZE	ALLOWABLE SPAN 28' BLDG WIDTH			
	NON-BRG	ROOF ONLY	1 FL & ROOF	2 FL & ROOF
2 - 2 X 6	6'-0"	4'-0"	NA	NA
2 - 2 X 8	8'-0"	5'-2"	4'-0"	NA
3 - 2 X 8	10'-0"	6'-5"	5'-8"	5'-11"
2 - 2 X 10	12'-0"	6'-3"	5'-6"	4'-11"
2 - 2 X 12	16'-0"	7'-3"	6'-5"	5'-9"

PROVIDE DBL JACKS FOR ALL SPANS OVER 5'-0"

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

RSO TO BE DETERMINED BY DOOR MANUFACTURER.

WINDOW SCHEDULE				
MARK	QTY	MODEL NUMBER	RSO	NOTES
A		244DH3050		DBL HUNG
B		(2)-244DH3050		MULLION
C		244DH2836	TEMPERED	DBL. HUNG
D		244DH3036		DBL. HUNG
E				

NOTES:

1. RSO TO BE DETERMINED BY WINDOW MANUFACTURER.
2. BEDROOM WINDOWS TO MEET EGRESS
3. IN ACCORDANCE WITH I.R.C.(2018)-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

EGRESS WINDOWS

SECTIONS 1030 & 1015.8 EMERGENCY ESCAPE AND RESCUE REQUIRED

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. WHERE EMERGENCY AND RESCUE OPENINGS ARE PROVIDED, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.

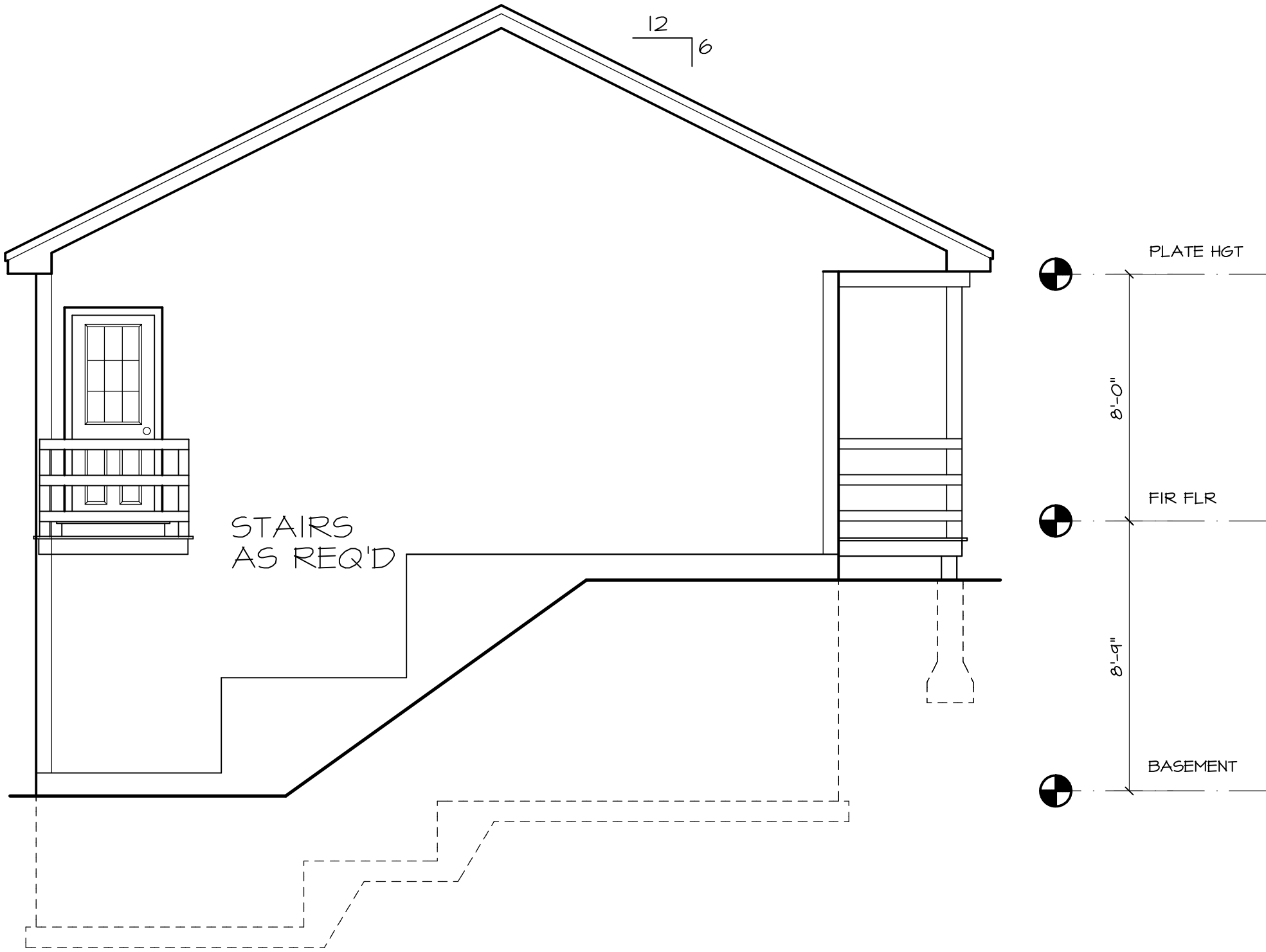
MINIMUM OPENING AREA.

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 M2).

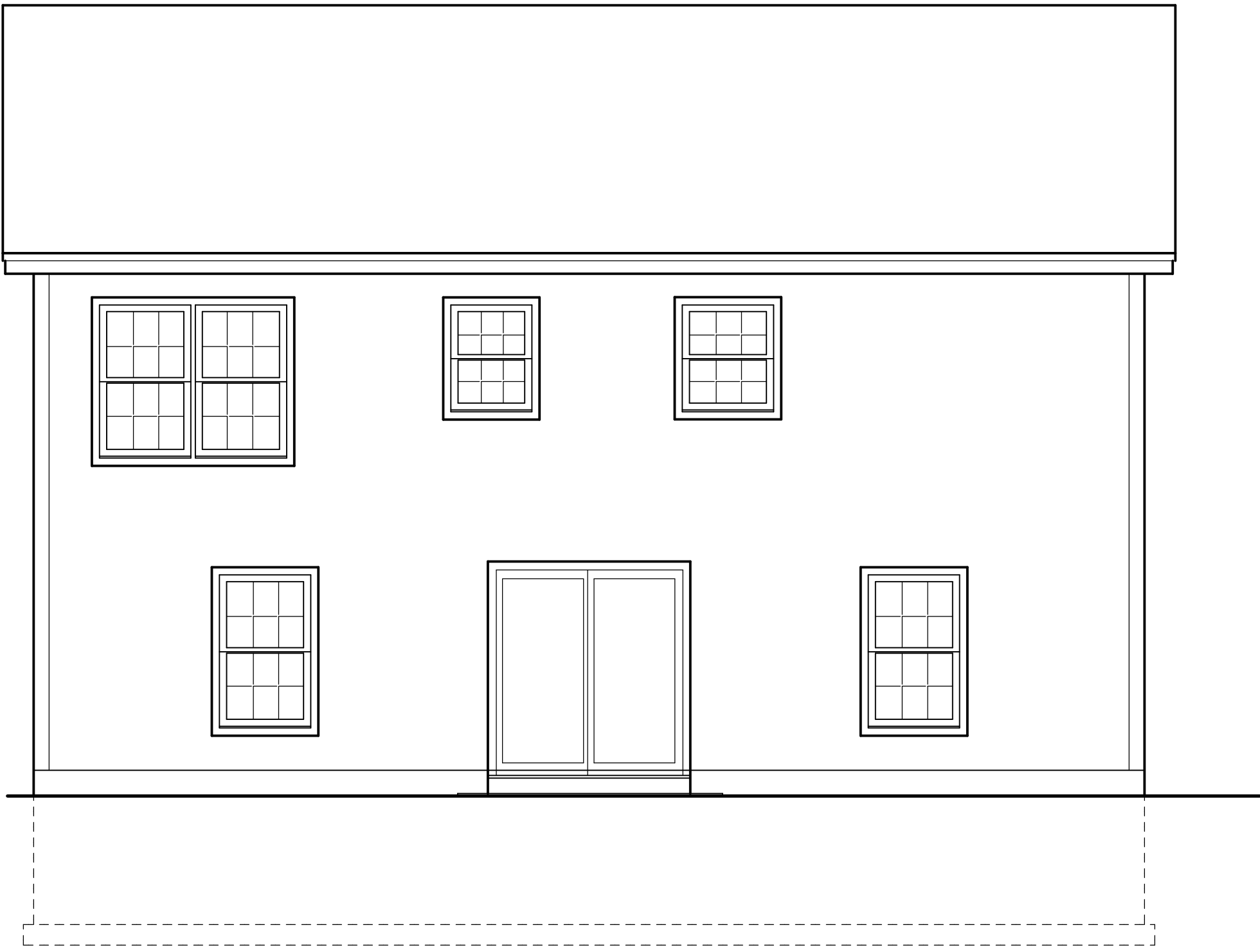
MINIMUM OPENING HEIGHT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM).

MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM).

OPERATIONAL CONSTRAINTS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.



1 LEFT SIDE ELEVATION  
A3 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION  
A3 SCALE: 1/4" = 1'-0"



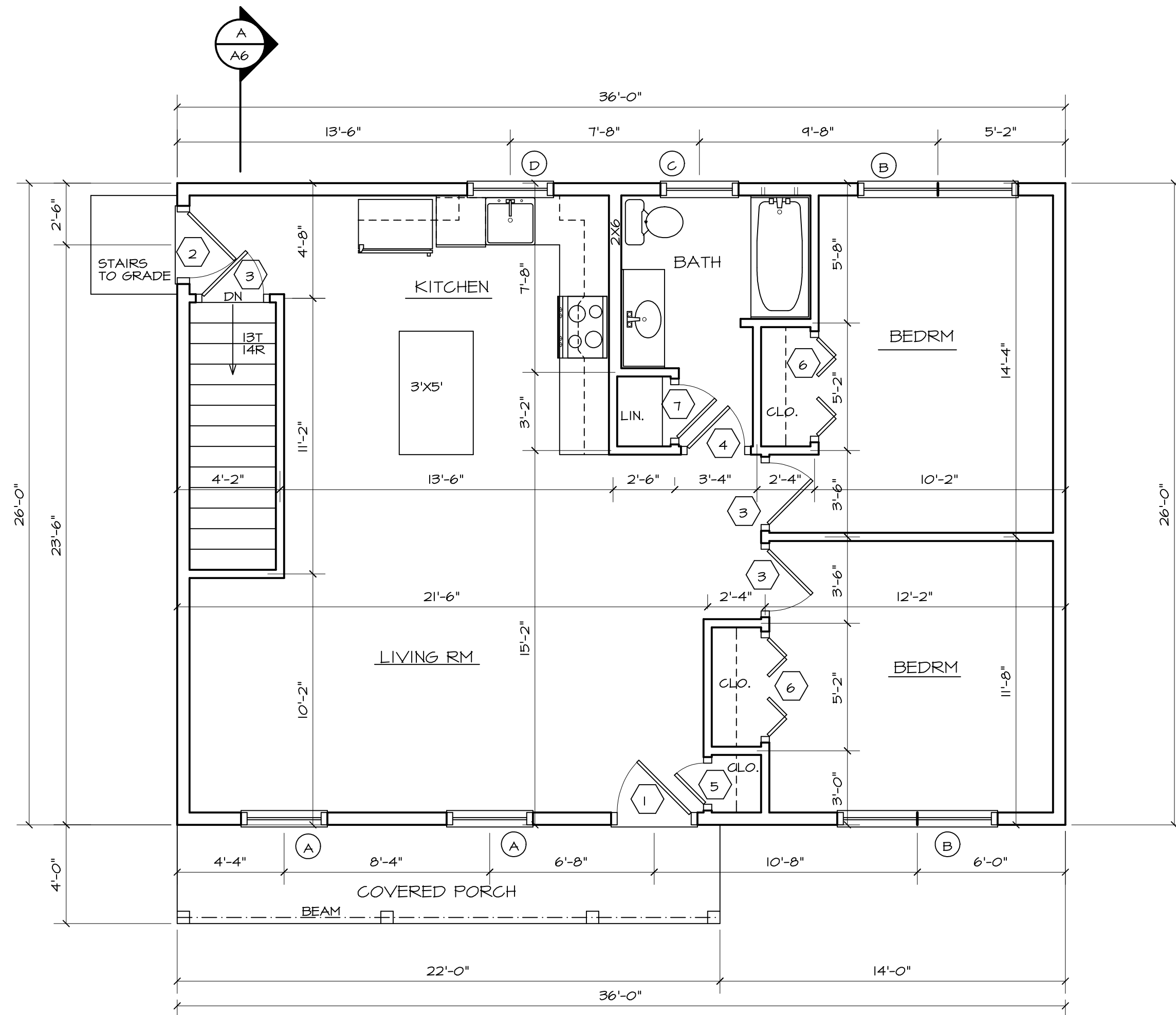
**Alternative Designs Inc.**  
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Contractor to check & verify all dimensions & structural members before construction. All construction shall be in strict compliance with the State of New Hampshire or Massachusetts Building Codes, whichever applicable.

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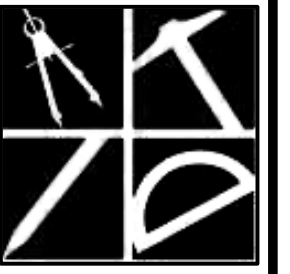


1 FIRST FLOOR PLAN  
A4 SCALE: 1/4" = 1'-0"

NOTE:

I. 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



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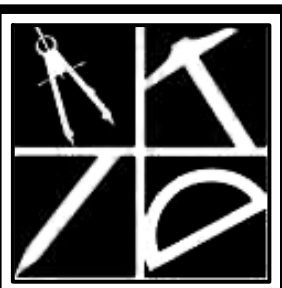


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WALL HEIGHT	MAX. BACKFILL	WALL THICKNESS	HORIZONTAL REINFORCING (R404.1.2)	VERTICAL REINFORCING *
8'	7'	8"	1 #4 WITHIN 12" OF TOP AND 1 #4 AT MID-HEIGHT	#6 @ 36" OC *
9'	8'	10"	1 #4 WITHIN 12" OF TOP AND #4 BARS AT THIRD HEIGHTS	#6 @ 30" OC *
10'	9'	10"	1 #4 WITHIN 12" OF TOP AND #4 BARS AT THIRD HEIGHTS	#6 @ 30" OC **

SEE PAGE A2 FOR ADDITIONAL INFORMATION



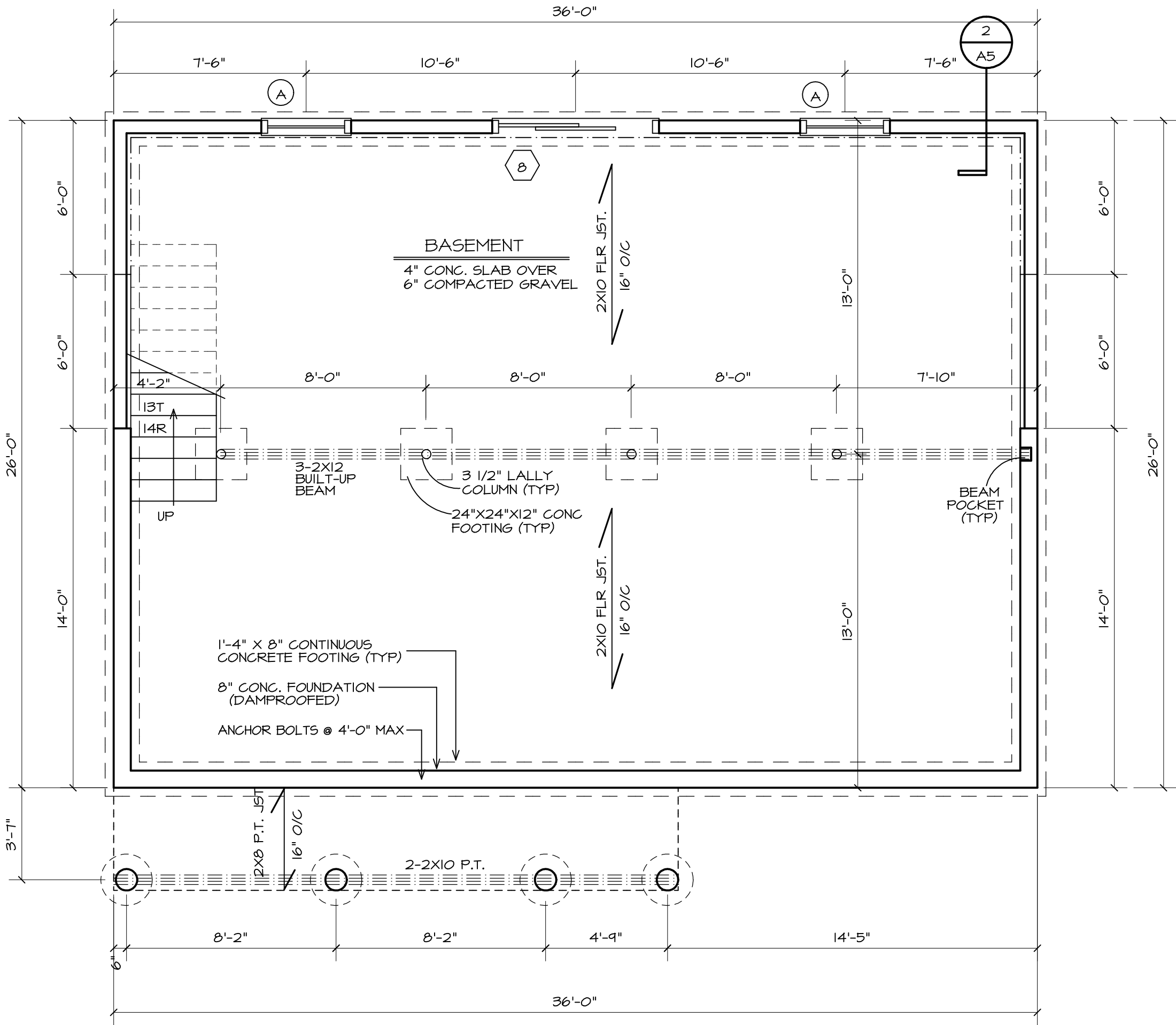
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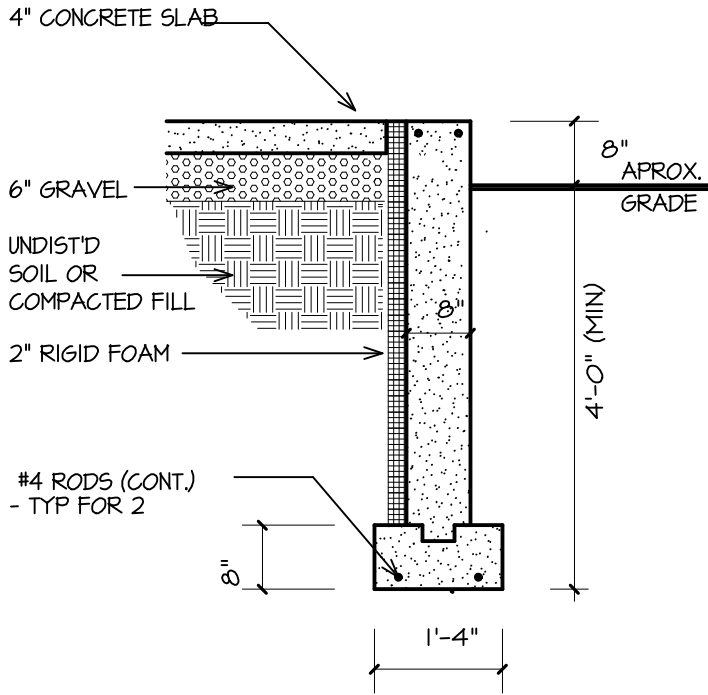
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1 FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



2 TYP. FOUNDATION DETAIL  
SCALE: 1/2" = 1'-0"

### GENERAL NOTES

CONC BULKHEAD SIZE AND LOCATION TO BE DETERMINED BY SITE CONDITIONS AND/OR CONTRACTOR

WALKOUTS AS PER SITE CONDITIONS AND CONTRACTOR

STEEL SASH WINDOW SIZES AND LOCATIONS TO BE DETERMINED BY 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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NOTE: SEE DRAWING A2 FOR CONCRETE NOTES AND ADDITIONAL INFORMATION