

IBC INTERNATIONAL BUILDING CODE
 IPC INTERNATIONAL PLUMBING CODE
 IMC INTERNATIONAL MECHANICAL CODE
 IECC INTERNATIONAL ENERGY CONSERVATION CODE
 IRC INTERNATIONAL RESIDENTIAL CODE
 IEBC INTERNATIONAL EXISTING BUILDING CODE
 ICC INTERNATIONAL CODE COUNCIL
 NFPA NATIONAL FIRE PROTECTION ASSOCIATION
 NEC NATIONAL ELECTRICAL CODE

NOTE:
 SEE THE NEW HAMPSHIRE BUILDING CODE (IBC, IPC, IMC, IECC, IRC, & IEBC) AS PUBLISHED BY THE ICC AND THE NATIONAL ELECTRICAL CODE AS PUBLISHED BY THE NFPA FOR IN DEPTH DETAILS ON BUILDING IN ACCORDANCE WITH CITY BUILDING REGULATIONS

NOTE:
 BUILDER TO REFER TO THE PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)
 -EXACT STAIR LOCATION DOWN TO GRADE TO BE DETERMINED BY OTHERS

EGRESS NOTE:
 AT LEAST ONE WINDOW PER SLEEPING ROOM TO MEET MINIMUM LOCAL, STATE, AND NATIONAL REQUIREMENTS OF NET CLEAR OPENING WIDTH, HEIGHT, AREA AND SILL HEIGHT FOR EGRESS

NOTE:
 PLANS DESIGNED TO THE 2015 INTERNATIONAL RESIDENTIAL CODE.

ENERGY EFFICIENCY NOTE:
 COMPLIANCE SHALL BE DEMONSTRATED BY EITHER MEETING THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE 2015 OR MEETING THE REQUIREMENTS OF CHAPTER 11 IN THE 2015 INTERNATIONAL RESIDENTIAL CODE

2x RAFTERS
 (SEE FRAMING NOTES FOR EXACT SIZES)
 -SEE SECTIONS R801 - R808 (IRC) FOR DETAILS ON THE DESIGN AND CONSTRUCTION OF ALL ROOF/CLG. SYSTEMS FOR ALL BUILDINGS

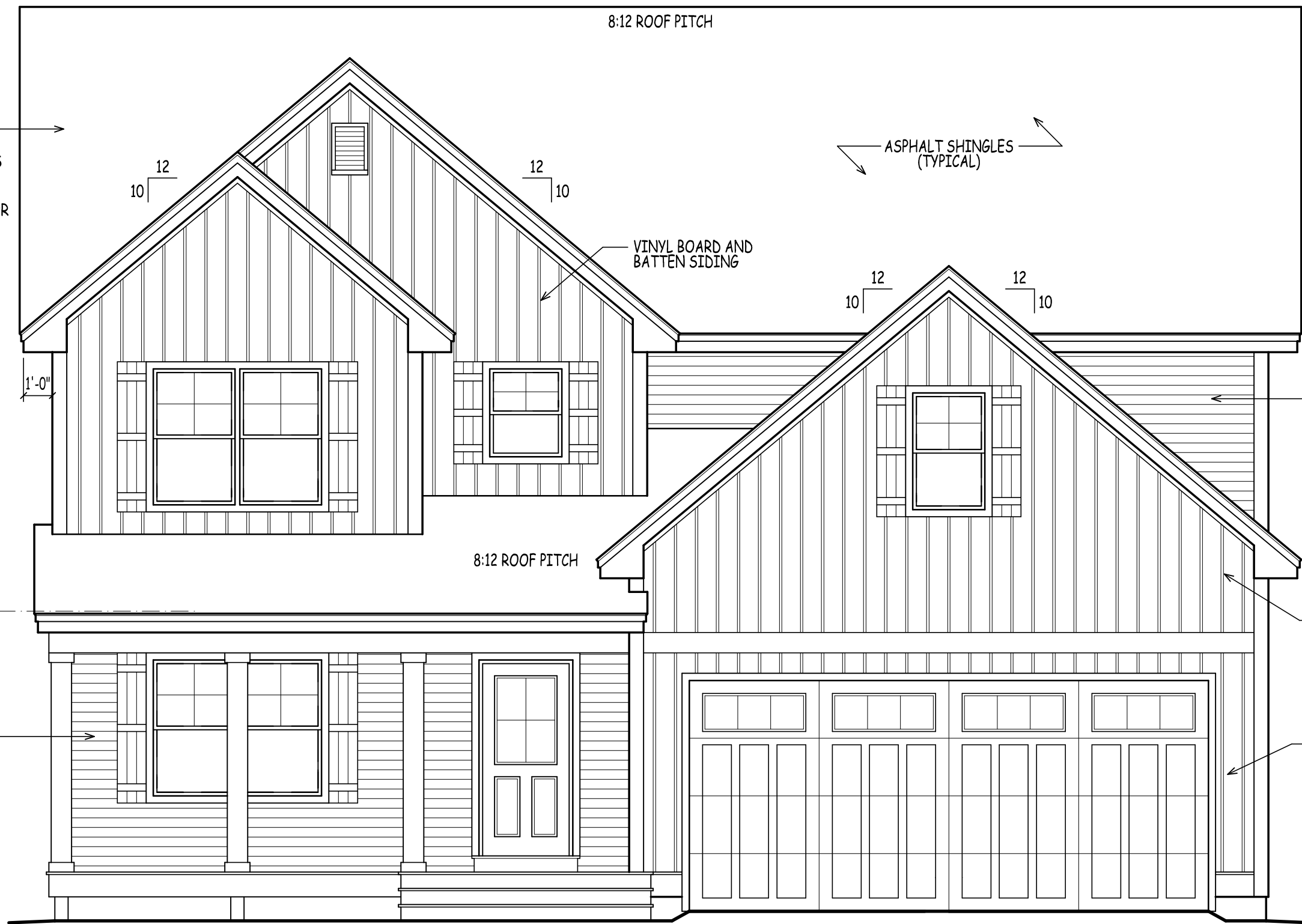
TOP PLATE
 18'-2 1/4" A.F.F.

2ND FLR
 10'-11 1/8" A.F.F.

BIRDSMOUTH
 8'-5 7/8" A.F.F. (PORCH)

VINYL HORIZONTAL SIDING

1ST FLR
 0'-0" A.F.F.



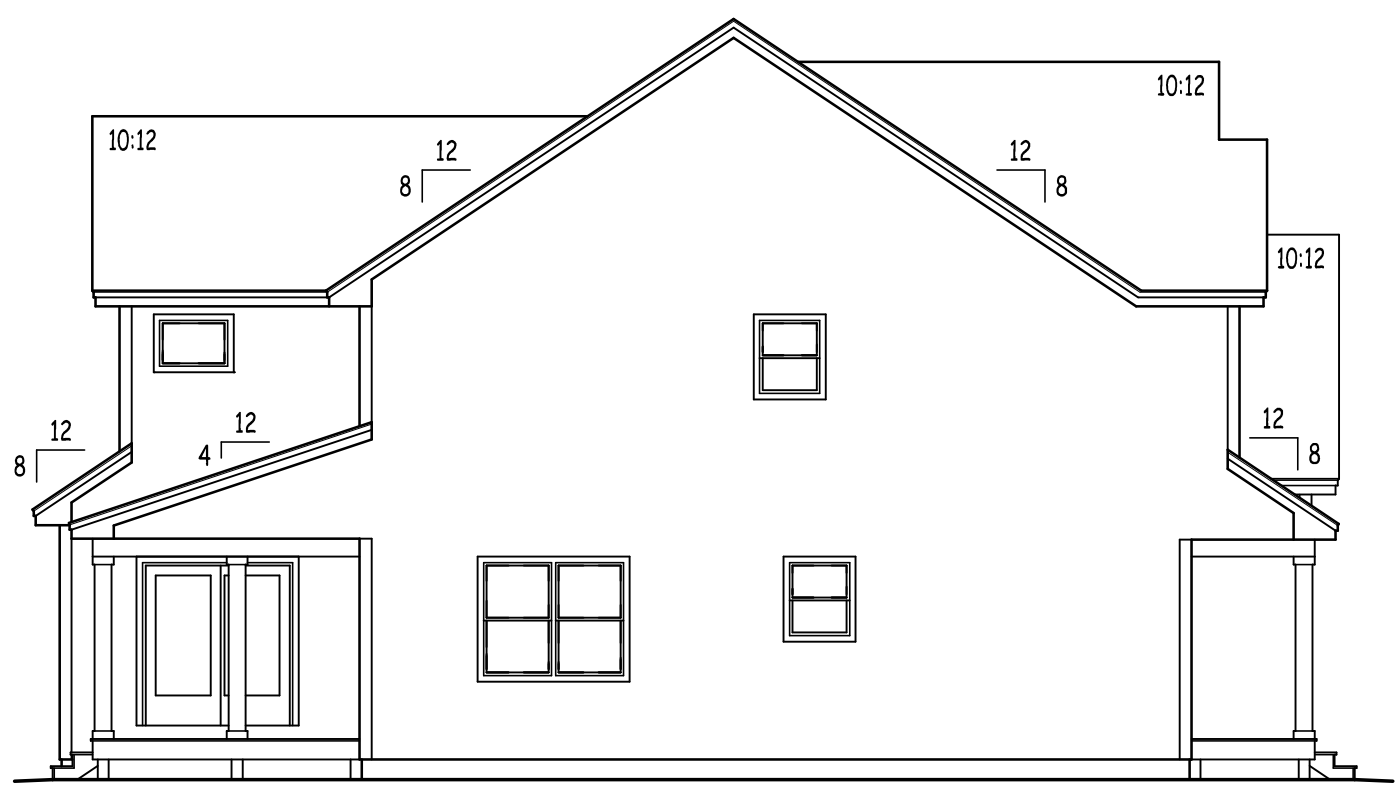
TOTALS EXCLUDE GARAGE	
PLAN	SQ. FTG.
FIRST FLOOR	1,267
SECOND FLOOR WITHOUT FLEX	1,215
SECOND FLOOR WITH FLEX	1,634
TOTAL WITHOUT FLEX	2,482
TOTAL WITH FLEX	2,901

25 BUTTRICK ROAD | UNIT A1
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 FAX 603-965-0361
 WEB www.dhbhomes.com
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 raj@dhbhomes.com

LOCATION: YOUNG ROAD LONDONDERRY NH - MODEL B
 PREPARED FOR: DHB HOMES LLC.

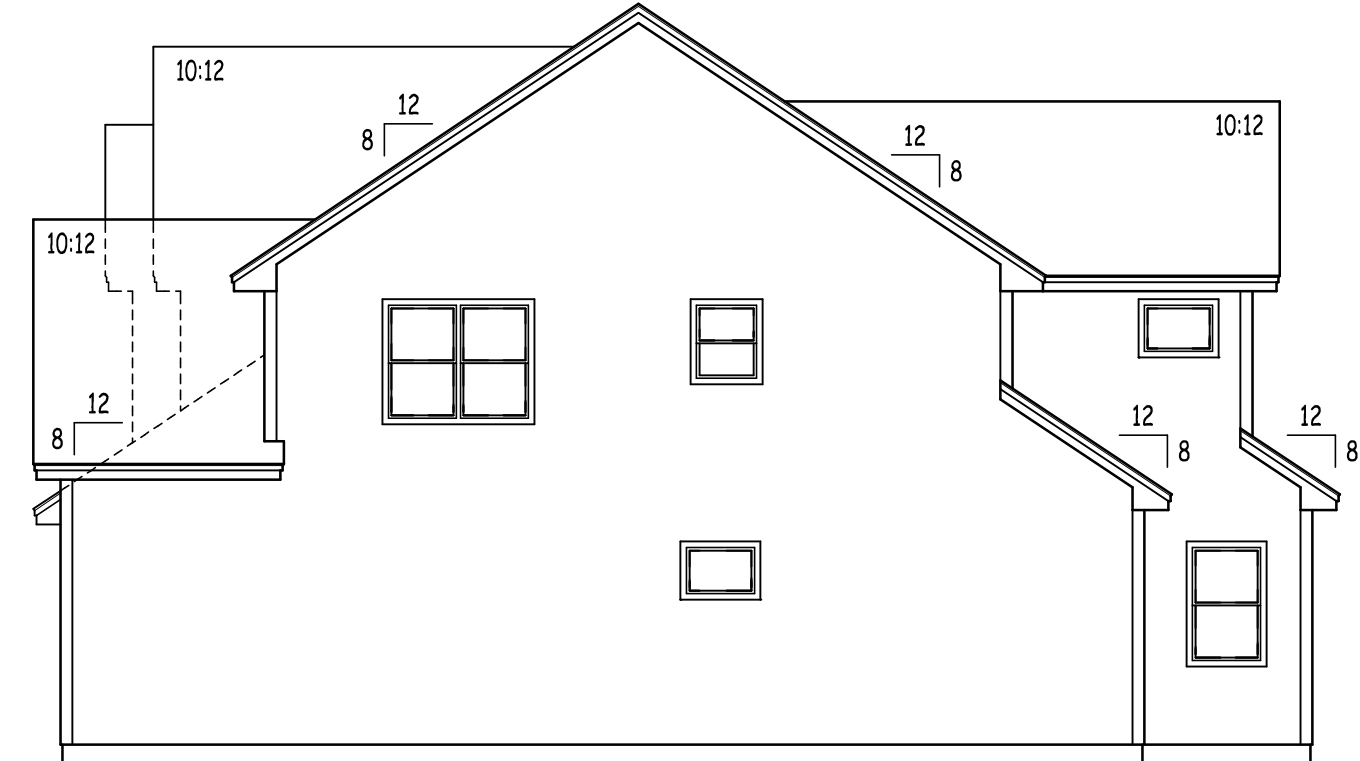
FRONT ELEVATION

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



LEFT ELEVATION

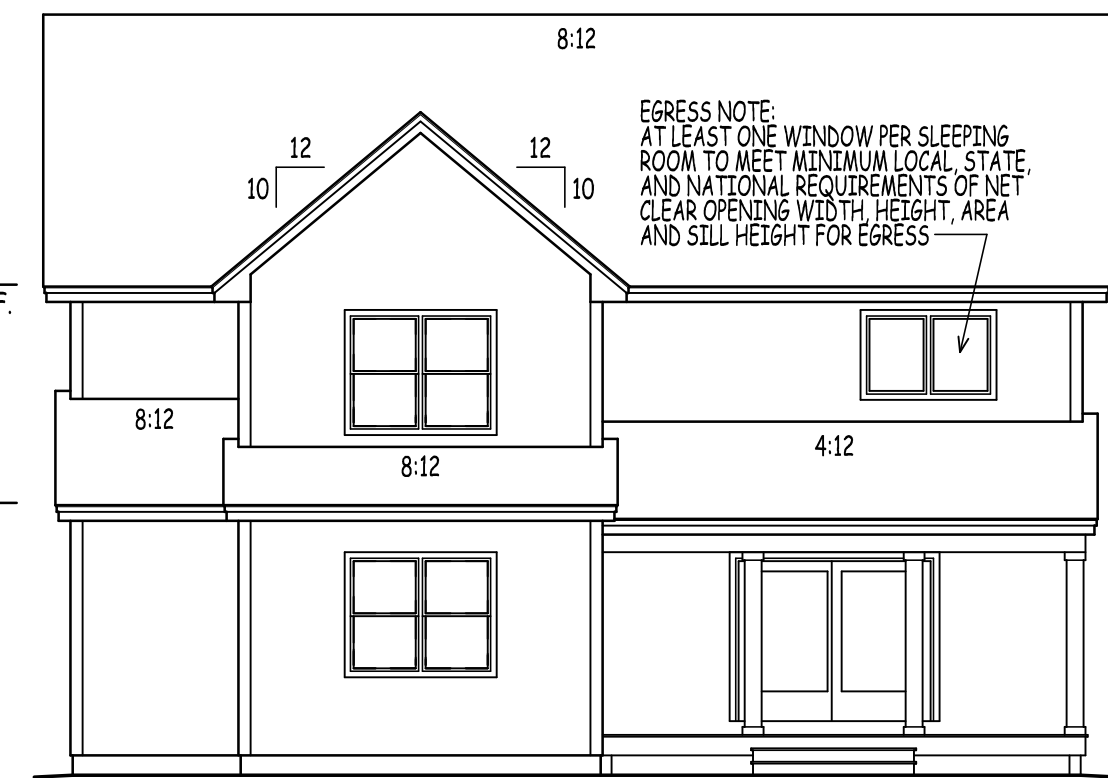
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:
 PORCHES, BALCONIES, RAMPS,
 OR RAISED FLOOR SURFACES
 LOCATED MORE THAN 30" ABOVE
 THE FLOOR OR GRADE BELOW SHALL
 HAVE GUARDS NOT LESS THAN 36"
 IN HEIGHT.
 -SEE SECTION R312.1 (IRC)



REAR ELEVATION

SCALE: 1/8" = 1'-0"

TOP PLATE
 18'-2 1/4" A.F.F.

TOP PLATE
 9'-11 1/8" A.F.F.

2ND FLR
 10'-11 1/8" A.F.F.

1ST FLR
 0'-0" A.F.F.

NOTE:
 EXACT GRADING TO BE DETERMINED
 IN THE FIELD DUE TO UNKNOWN SITE
 CONDITIONS. PROVIDE RETAINING WALLS
 AND/OR STEP FNDN. WALL & FOOTINGS
 AS PER SITE CONDITIONS REQUIRE
 -EXACT DOOR & ADDITIONAL WINDOW
 LOCATIONS IN BASEMENT TO BE
 DETERMINED ON SITE

DRAWN BY:	AD
CHECKED BY:	DHB
DATE DRAWN:	3/10/22
DATE ISSUED:	3/10/22
SCALE:	
JOB NO.:	F5M21-210CS

NO.	DATE	REVISION
1	9/9/21	DEVELOPMENT OF PRELIMINARY PLANS FOR REVIEW
2	2/17/22	WORKING DRAWINGS COMPLETED FOR QUALITY CONTROL
3	3/10/22	WORKING DRAWINGS RELEASED

1

NOTE:
PLANS DESIGNED TO THE
2015 INTERNATIONAL
RESIDENTIAL CODE.

NOTE:
WINDOWS SHOWN IN PLAN VIEW ARE APPROX.
ROUGH OPENING SIZE - NOT GLASS SIZE.
SEE WINDOW SCHEDULE & VERIFY R.O. WITH
WINDOW MANUFACTURER.

THE CONTRACTOR IS TO ENSURING WINDOWS
MEET PREVAILING BUILDING AND LIFE SAFETY
CODES FOR MINIMUM EGRESS CLEAR OPENING
HEIGHT, WIDTH, AND AREA - THE CONTRACTOR
WILL ADJUST WINDOW SCHEDULE ACCORDINGLY.

ALL ENGINEERED STEEL/WOOD
BEAMS TO BE CHECKED AND VERIFIED FOR
LOCATION AND SPAN PRIOR TO START OF
CONSTRUCTION BY CONTRACTOR AND/OR
BEAM MANUFACTURER (TYPICAL)

CONTRACTOR TO PROVIDE ADEQUATE
HEADERS OVER ALL WINDOWS AND DOORS
ON EXTERIOR LOAD-BEARING WALLS (TYP.)

CONTRACTOR TO PROVIDE ADEQUATE
BLOCKING AND BRIDGING BETWEEN FLOOR
JOISTS AS REQUIRED (TYPICAL)

FABRICATION AND MATERIALS SUPPLIED
AND INSTALLED SHALL CONFORM TO ALL
APPLICABLE LOCAL, STATE & NATIONAL
BUILDING CODES, INCLUDING ENERGY CODES,
LIFE SAFETY CODES, AND WHERE APPLICABLE
THE REQUIREMENTS OF THE AMERICAN
DISABILITIES ACT.

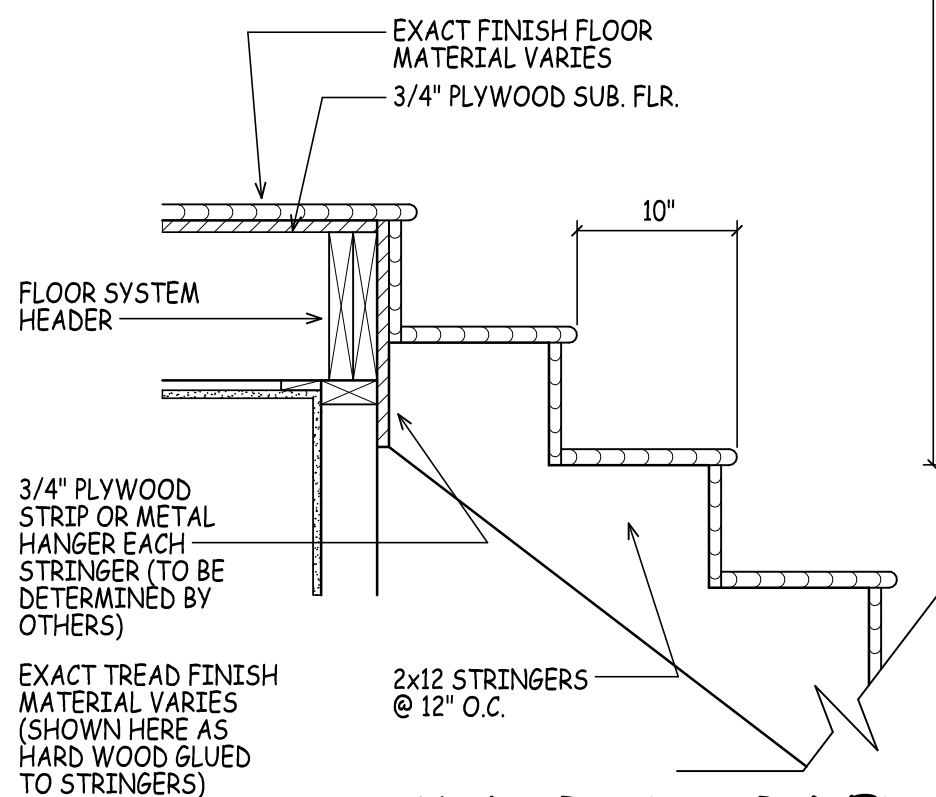
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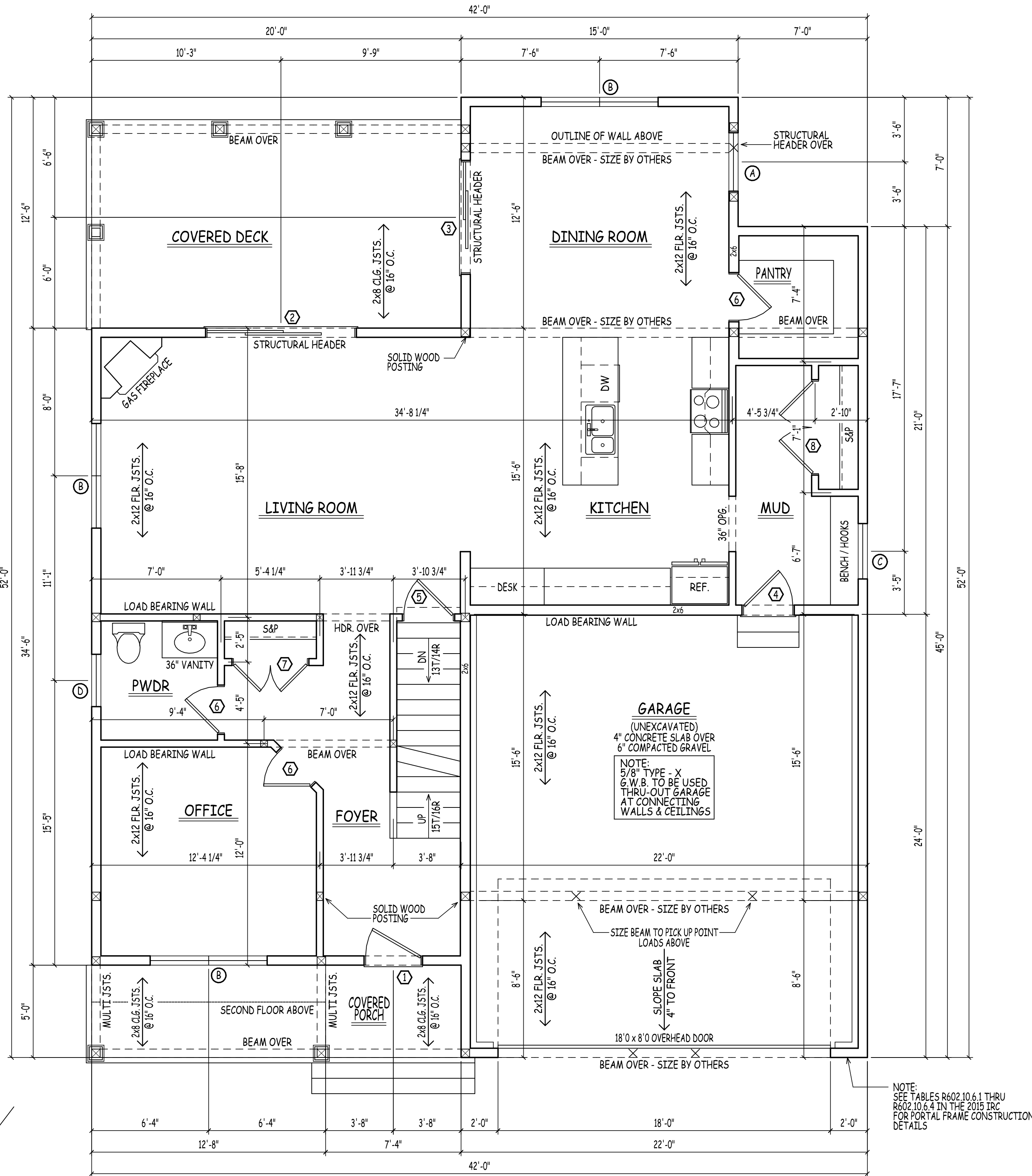
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SIMILAR STAIR DETAIL

SCALE: 1" = 1'-0"



FIRST FLOOR PLAN

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

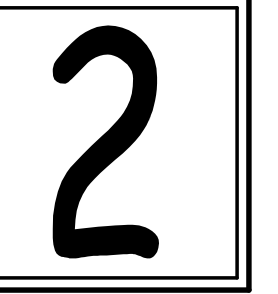
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ralph@dhbhomes.com

LOCATION: **YOUNG ROAD LONDONDERRY NH - MODEL B**

PREPARED FOR: **DHB HOMES LLC.**

DRAWN BY:	AD
CHECKED BY:	DHB
DATE DRAWN:	3/10/22
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SCALE:	
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NOTE:
PLANS DESIGNED TO THE
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NOTE:
WINDOWS SHOWN IN PLAN VIEW ARE APPROX.
ROUGH OPENING SIZE - NOT GLASS SIZE.
SEE WINDOW SCHEDULE & VERIFY R.O. WITH
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THE CONTRACTOR IS TO ENSURING WINDOWS
MEET PREVAILING BUILDING AND LIFESAFETY
CODES FOR MINIMUM EGRESS CLEAR OPENING
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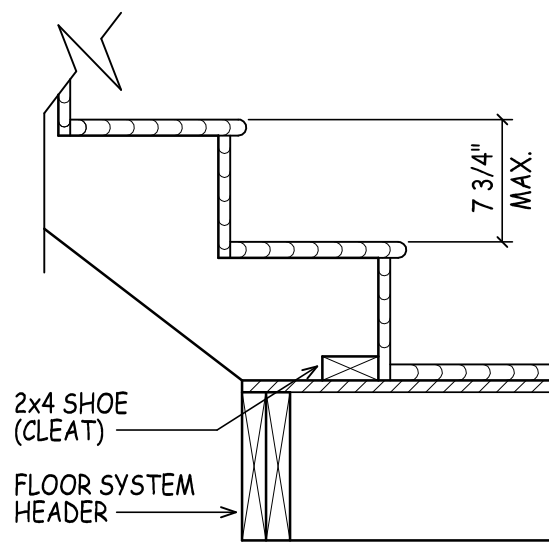
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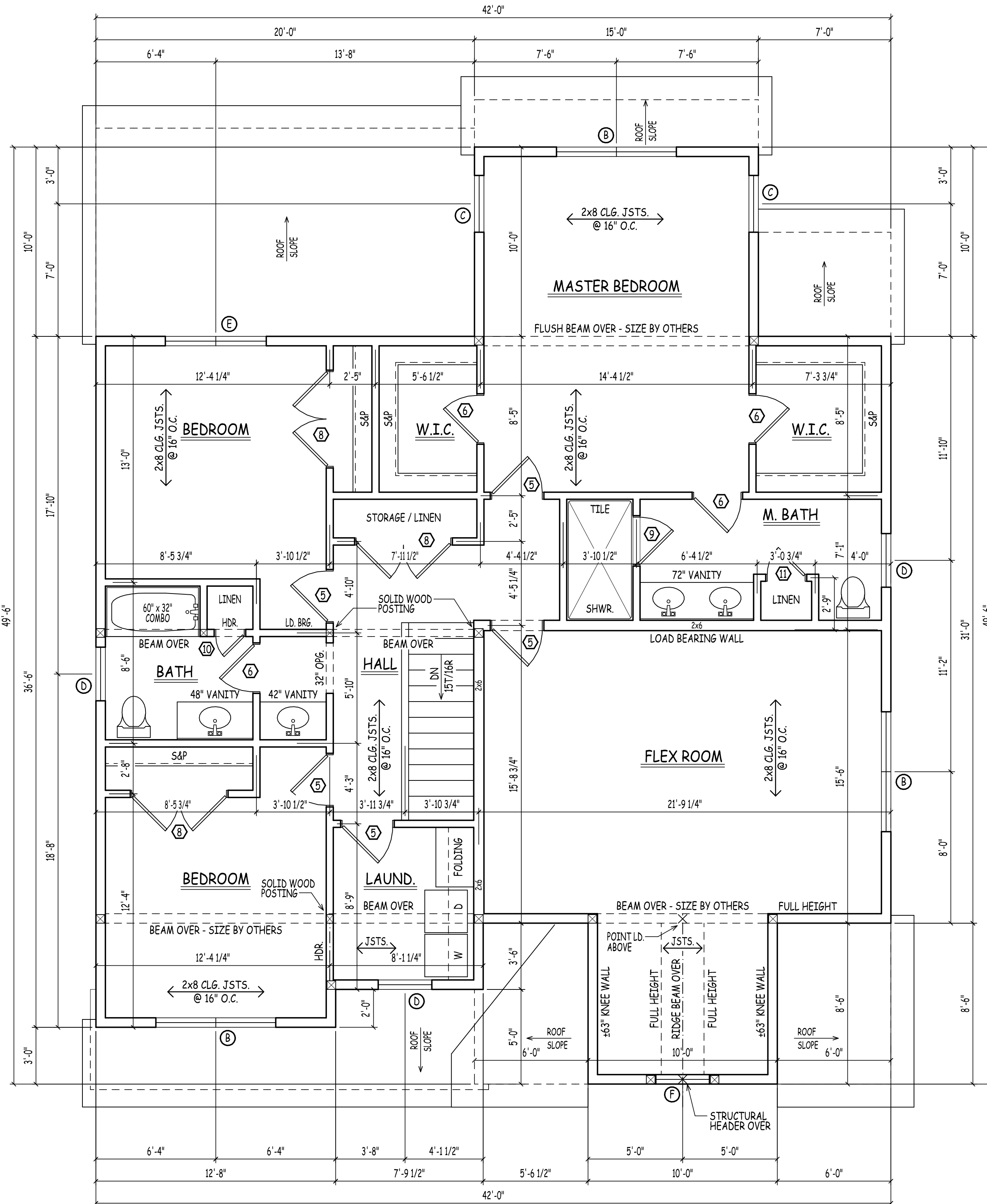
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SIMILAR STAIR DETAIL

SCALE: 1" = 1'-0"



SECOND FLOOR PLAN

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

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ralph@dhbhomes.com

LOCATION: **YOUNG ROAD LONDONDERRY NH - MODEL B**

PREPARED FOR: **DHB HOMES LLC.**

DRAWN BY:	AD
CHECKED BY:	DHB
DATE DRAWN:	3/10/22
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SCALE:	
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NOTE:
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 -EXACT STAIR LOCATION DOWN TO GRADE TO BE DETERMINED BY OTHERS

DECK NOTE:
 VERIFY EXACT SIZE & LOCATION OF DECK WITH THE CONTRACTOR
 -EXACT DIA./SIZE OF CONCRETE PIERS AND LOCATIONS TO BE DETERMINED BY OTHERS

GEOTECHNICAL ENGINEERING SERVICES (ON EXISTING CONDITIONS AND PROPOSED CONSTRUCTION) TO BE BY OTHERS

CONTRACTOR TO PROVIDE ADEQUATE BLOCKING AND BRIDGING BETWEEN FLOOR JOISTS AS REQUIRED (TYPICAL)

DOUBLE UP FLOOR JOISTS @ LOCATIONS OF NON-LOAD BEARING WALLS AND UNDER ALL BATHING TUBS/WHIRLPOOLS & KITCHENS (TYP.)

MINIMUM COMPRESSIVE STRENGTH CONCRETE (TABLE 402.2)

USE 3,000 P.S.I. CONCRETE FOR FOUNDATION WALLS

USE 3,500 P.S.I. CONCRETE FOR GARAGE SLAB

USE 2,500 P.S.I. CONCRETE FOR BASEMENT SLAB

CONCRETE FOUNDATIONS:
 CONCRETE FOUNDATIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE I.R.C. 2015 - PAY PARTICULAR ATTENTION TO SECTION R404 (FOUNDATION WALLS) AND TABLE R406.1 (PROPERTIES OF SOILS) REINFORCE FOUNDATION AS PER CODE

FOR VERTICAL REINFORCEMENT OF FOUNDATION REFER TO TABLES R405.1 (FOR SOILS CLASSIFICATIONS) AND R404.1.1(2) - R404.1.1(4) OF THE IRC 2015 FOR 8", 10", & 12" WALLS

SEE TABLE R401.4.1 FOR PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

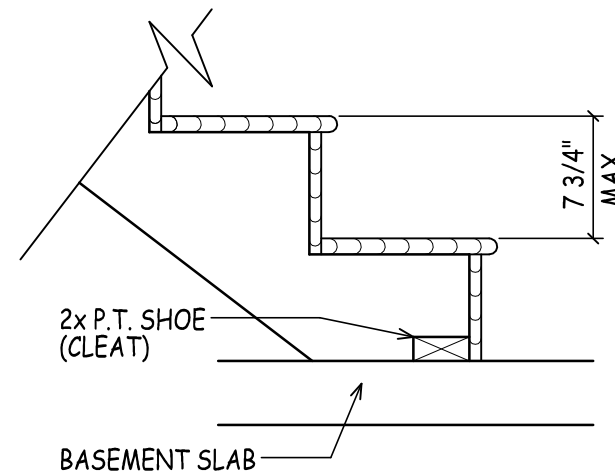
SEE SECTIONS R401 - R408 (IRC) FOR DETAILS ON THE DESIGN AND CONSTRUCTION OF THE FOUNDATION AND FOUNDATION SPACES FOR ALL BUILDINGS

-FOUNDATION WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLES R404.1.1(1) - R404.1.1(4) AND SHALL ALSO COMPLY WITH THE APPLICABLE PROVISIONS OF SECTIONS R606 - R608
 -FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS ACCORDING TO SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING SOIL.

FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL
 -SEE TABLE R401.4.1 FOR PRESUMPTIVE LOAD BEARING VALUES OF FOUNDATION MATERIALS

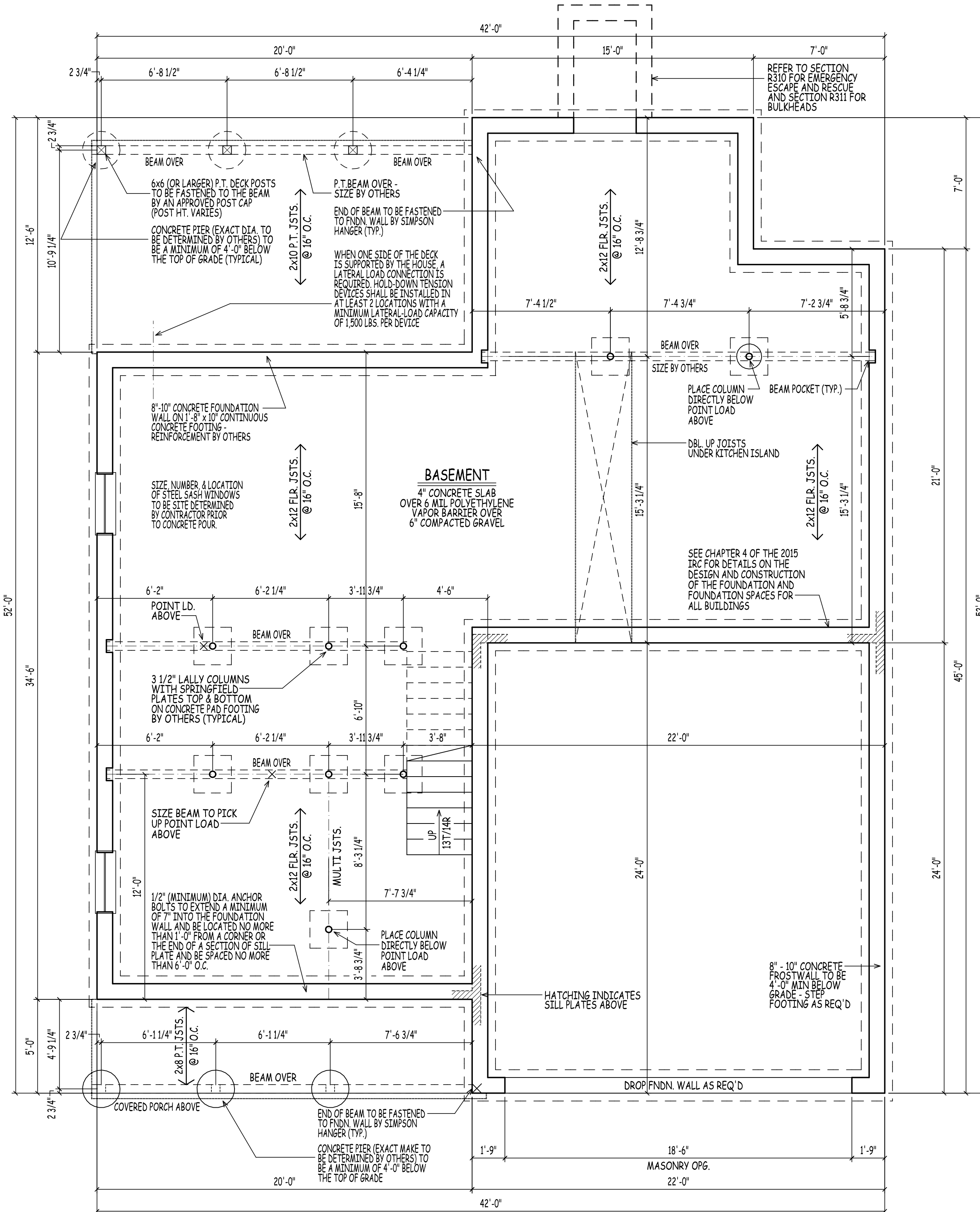
-MINIMUM SIZES FOR CONCRETE AND MASONRY FOOTINGS SHALL BE AS SET FORTH IN TABLE R403.1 AND FIGURE R403.1(1)

-FOOTING WIDTH SHALL BE BASED ON THE LOAD BEARING VALUE OF THE SOIL IN ACCORDANCE WITH TABLE R401.4.1



SIMILAR STAIR DETAIL

SCALE: 1" = 1'-0"



FOUNDATION PLAN

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

BASEMENT WALK-OUT:
 THESE PLANS ARE NOT SITE SPECIFIC. IF SITE GRADING ALLOWS FOR A WALK-OUT IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO COORDINATE THE EXACT LOCATION, TYPE, AND NUMBER OF DOOR(S), WINDOWS, AND REQUIRED STEPPING OF FOUNDATION WALL, FROST WALL & FOOTING.



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LOCATION: **YOUNG ROAD LONDONDERRY NH - MODEL B**

PREPARED FOR: **DHB HOMES LLC.**

DRAWN BY:	AD
CHECKED BY:	DHB
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4



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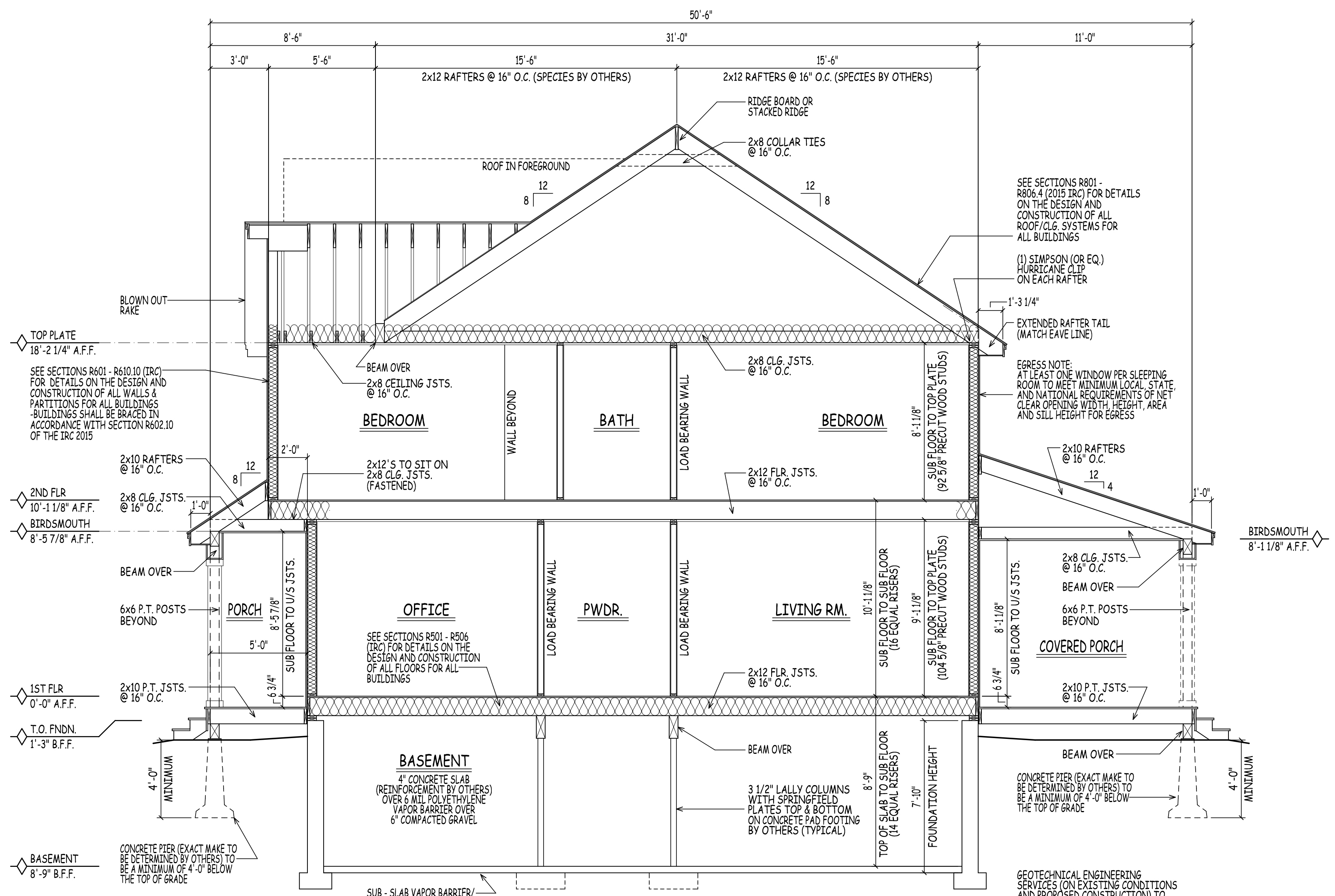
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5



CROSS SECTION A/5

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

ROOF CONSTRUCTION:

VERIFY RIDGE BOARD SIZE IN FIELD (LENGTH TO EXCEED PLUM CUT OF RAFTER)
2 x 10 & 2 x 12 RAFTERS @ 16" O.C. (SPECIES BY OTHERS)

NOTE:
UPGRADE TO STRONGER WOOD SPECIES IF SPAN LENGTH EXCEEDS LOCAL CODE
-EXACT RAFTER SIZE, GRADE, & SPACINGS TO BE DETERMINED BY THE TOWN OR CITIES
GROUND SNOW LOAD (LONDONDERRY @ 65lb/ft²)
-REFER TO TABLE R802.5.1(1)
-R802.5.1(8) IN THE 2015 IRC

2 x 8 CLG. JSTS. BETWEEN ALL RAFTERS
2 x 8 COLLAR TIES BETWEEN ALL RAFTERS
235# ASPHALT SHINGLES ON 15# BUILDING PAPER ON 1/2" PLYWOOD SHEATHING
ICE & WEATHER SHIELD AT RAFTER TAILS & VALLEYS

EAVE/RAKE: METAL DRIP EDGE (VERIFY)
1x4 PINE BLOCKING (SUB-FASCIA)
1x8 PINE BD. FASCIA
3/8" AC EXT. GD. PLYWD SOFFIT W/2" CONT. LOUVERED VENT (SOFFIT ONLY)

FOUNDATION CONSTRUCTION:

8"-10" CONCRETE FOUNDATION WALL WITH (2) 2x6 SILL PLATES (K.D. ON P.T.) WITH SILL SEAL ON TOP OF CONTINUOUS 1'-8" x 10" CONCRETE FOOTING

8"-10" CONC. FROST WALLS (WHERE SHOWN) TO BE 48" BELOW GRADE ON TOP OF CONTINUOUS 1'-8" x 10" CONCRETE FOOTING

PROVIDE 3 1/2" DIA. STEEL COLUMNS OVER SIZED CONC. FOOTINGS AS REQ'D FOR BEAMS SHOWN ON PLAN

REFER TO SECTION R404.1.2.2 FOR HORIZONTAL AND VERTICAL REINFORCEMENT FOR FOUNDATION WALLS

PROVIDE MATCHING CORNER DOWELS LAP 50 BAR DIAMETERS (TYPICAL)

INSULATION

WALLS: R-20 CAVITY INSULATION OR R-13 PLUS R-5 (ZONE 5)
R-20 CAVITY INSULATION PLUS R-5 OR R-13 PLUS R-10 (ZONE 6)

FLOOR: R-30 OR INSULATION SUFFICIENT TO FILL JOIST CAVITY

CEILING: R-49 (ZONE 5 & 6) - HOWEVER, IF MAINTAINING THE FULL R VALUE OVER THE PLATES (RAISED) R-38 (ZONE 5 & 6)

INTERIOR CONSTRUCTION:

2 x 4 & 2 x 6 WOOD STUDS @ 16" O.C.
2 x 4 & 2 x 6 SINGLE TOP PLATE (DBL. ON LD. BRG. WALLS ONLY)

2 x 4 & 2 x 6 SINGLE BOTTOM PLATE

WALL- 1/2" GYPSUM WALL BOARD EA. SIDE STUD - MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED

CLG.- 1/2" G.W.B. ON 1x3 WOOD STRAPPING @ 16" O.C. - MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED

2x12 STAIR STRINGERS @ 12" O.C.

EXTERIOR WALL CONSTRUCTION:

2 x 6 WOOD STUDS @ 16" O.C. W/TYVEK (OR EQUAL) WIND BARRIER AND A MIN. 7/16" PERFORMANCE CATEGORY WOOD STRUCTURAL SHEATHING

2 x 6 DOUBLE TOP PLATE

2 x 6 SINGLE BOTTOM PLATE

CONTRACTOR TO PROVIDE ADEQUATE HEADERS OVER ALL WINDOWS AND DOORS ON EXTERIOR LOAD-BEARING WALLS (TYP.)

FLOOR CONSTRUCTION:

2x12 FLOOR JOISTS @ 16" W/ 3/4" TONGUE & GROOVE PLYWD. GLUED & NAILED (TYP. U.O.N.)
-SEE FLOOR PLANS FOR FRAMING DIRECTION/ SPACING NOTATION MARKERS

BUILT-UP BEAMS SIZED BY CONTRACTOR

DOUBLE UP FLOOR JOISTS @ LOCATIONS OF NON-LOAD BEARING WALLS AND UNDER ALL BATHING TUBS/ WHIRLPOOLS & KITCHENS (TYP.)

MOISTURE VAPOR RETARDERS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE 2015 I.R.C. SECTIONS R318.1, AND R702.7 MOISTURE CONTROL

SUB - SLAB VAPOR BARRIER/
CAPILLARY BREAK
- RIGID INSULATION RECOMMENDED BECAUSE IT WILL ALSO REDUCE RISK OF CONDENSATION
- POLYETHYLENE VAPOR BARRIER WHEREVER SLAB SURFACE IS NOT INSULATED

GEOTECHNICAL ENGINEERING SERVICES (ON EXISTING CONDITIONS AND PROPOSED CONSTRUCTION) TO BE BY OTHERS

SEE SECTIONS R601 - R610.10 (IRC) FOR DETAILS ON THE DESIGN AND CONSTRUCTION OF ALL WALLS & PARTITIONS FOR ALL BUILDINGS - BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE IRC 2015

SEE SECTIONS R801 - R806.4 (2015 IRC) FOR DETAILS ON THE DESIGN AND CONSTRUCTION OF ALL ROOF/CLG. SYSTEMS FOR ALL BUILDINGS

(1) SIMPSON (OR EQ.) HURRICANE CLIP ON EACH RAFTER

EXTENDED RAFTER TAIL (MATCH EAVE LINE)

EGRESS NOTE:
AT LEAST ONE WINDOW PER SLEEPING ROOM TO MEET MINIMUM LOCAL, STATE AND NATIONAL REQUIREMENTS OF NET CLEAR OPENING WIDTH, HEIGHT, AREA AND SILL HEIGHT FOR EGRESS



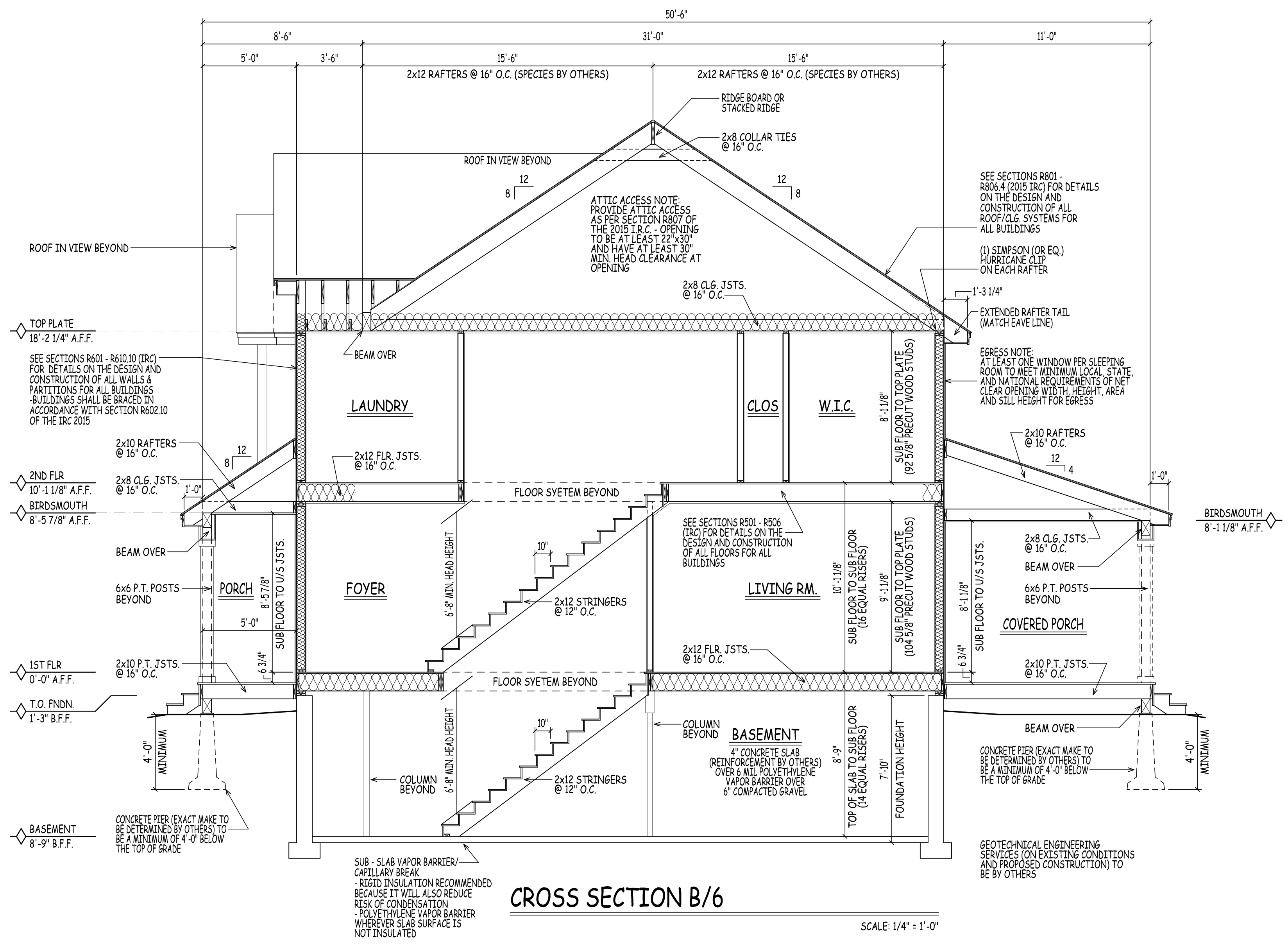
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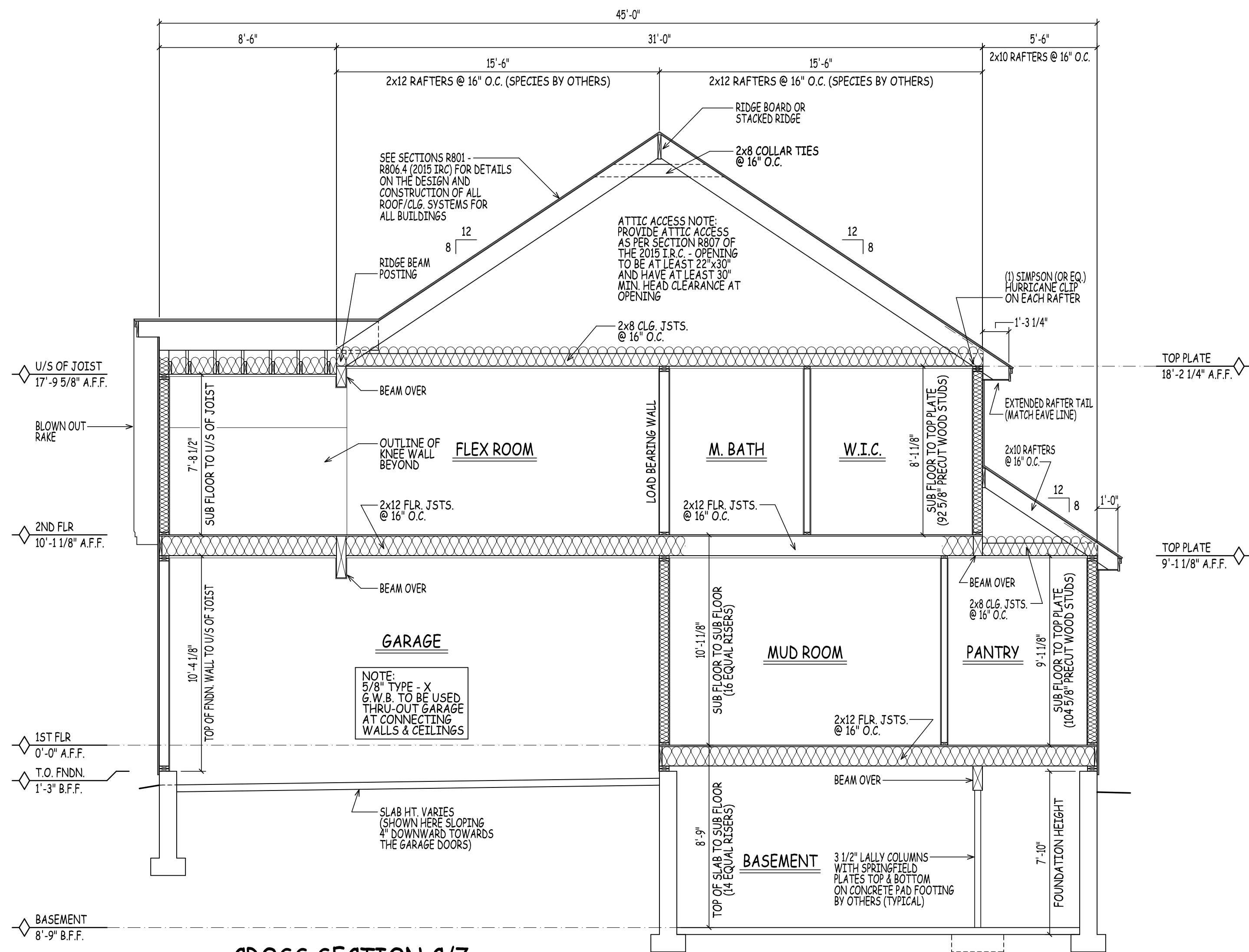


MARK	QTY	SIZE	NOTES
1		(VERIFY)	EXT. GRADE ENTRY DOOR
2		96 1/4" x 80 1/4"	EXT. GLASS SLIDER
3		72 1/4" x 80 1/4"	EXT. GLASS SLIDER
4		34 1/2" x 82 1/2"	FIRE RATED DOOR
5		34 1/2" x 82 1/2"	INTERIOR
6		32 1/2" x 82 1/2"	INTERIOR
7		50 1/2" x 82 1/2"	DOUBLE INTERIOR
8		62 1/2" x 82 1/2"	DOUBLE INTERIOR
9		VERIFY	SHOWER
10		20 1/2" x 82 1/2"	INTERIOR
11		26 1/2" x 82 1/2"	INTERIOR

MARK	QTY	UNIT	NOTES
A		38" x 61 1/2"	DBL. HUNG (EGRESS)
B		76" x 61 1/2"	2 WIDE DBL. HUNG (EGRESS)
C		37" x 25"	AWNING
D		34" x 41 1/2"	DBL. HUNG
E		64" x 42"	2 WIDE CASEMENT (EGRESS)
F		34" x 54"	DBL. HUNG

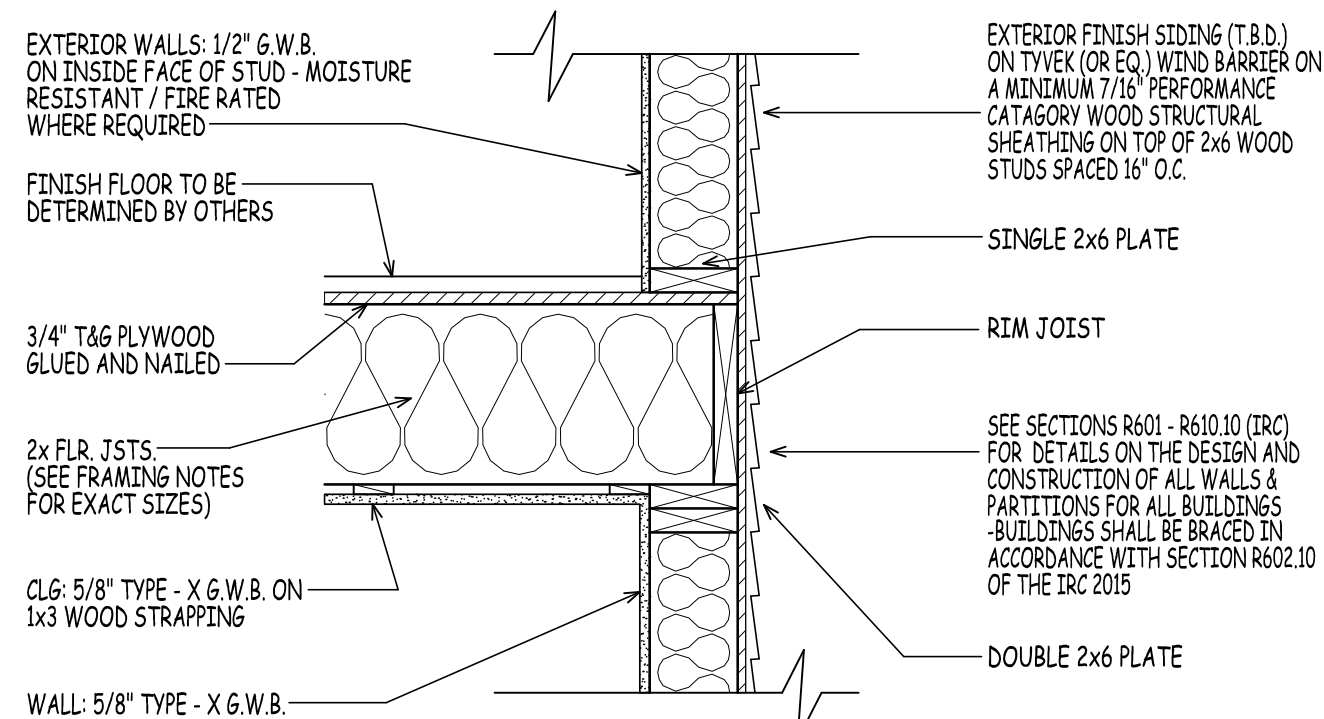
CONTRACTOR TO DETERMINE FINAL WINDOW COUNT
WINDOWS TO HAVE OPENING LIMITING DEVICES AS PER R312 IRC 2015
WINDOWS TO COMPLY WITH SECTION R308 FOR TYPE OF GLASS AND SAFETY GLAZING STANDARD
(NOTE: HARVEY WINDOW SIZES ARE GIVEN ABOVE ONLY FOR THE PURPOSE OF PROVIDING A REFERENCE FOR COMPARING ROUGH OPENING SIZES WITH ANOTHER MANUFACTURER. CONSULT CONTRACTOR FOR THE EXACT RO & WINDOW MANUFACTURER CHOSEN FOR THIS HOME)

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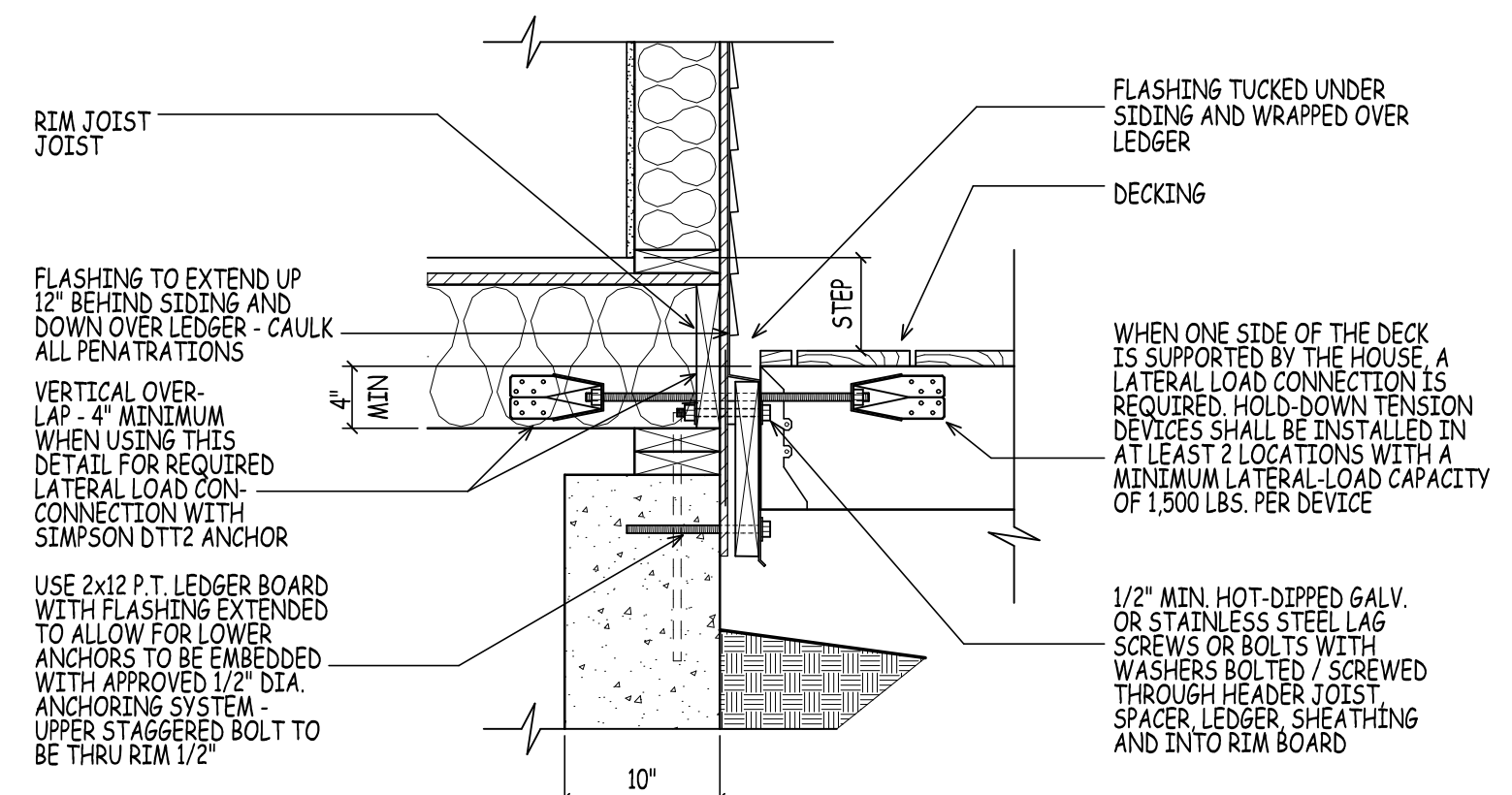
CROSS SECTION C/7

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



SIMILAR EXTERIOR WALL DTL.

SCALE: 1" = 1'-0"



SIMILAR DECK DTL. @ HOUSE

SCALE: 1" = 1'-0"



25 BUTTRICK ROAD | UNIT A1
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WEB www.dhbhomes.com
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ralph@dhbhomes.com

LOCATION: **YOUNG ROAD LONDONDERRY NH - MODEL B**

PREPARED FOR: **DHB HOMES LLC.**

AD
DHB
3/10/22
3/10/22
SCALE:
FSM21-210CS

DRAWN BY:	AD
CHECKED BY:	DHB
DATE DRAWN:	3/10/22
DATE ISSUED:	3/10/22
SCALE:	
JOB NO.:	FSM21-210CS

NO.	DATE	REVISION
1	9/9/21	DEVELOPMENT OF PRELIMINARY PLANS FOR REVIEW
2	2/17/22	WORKING DRAWINGS COMPLETED FOR QUALITY CONTROL
3	3/10/22	WORKING DRAWINGS RELEASED

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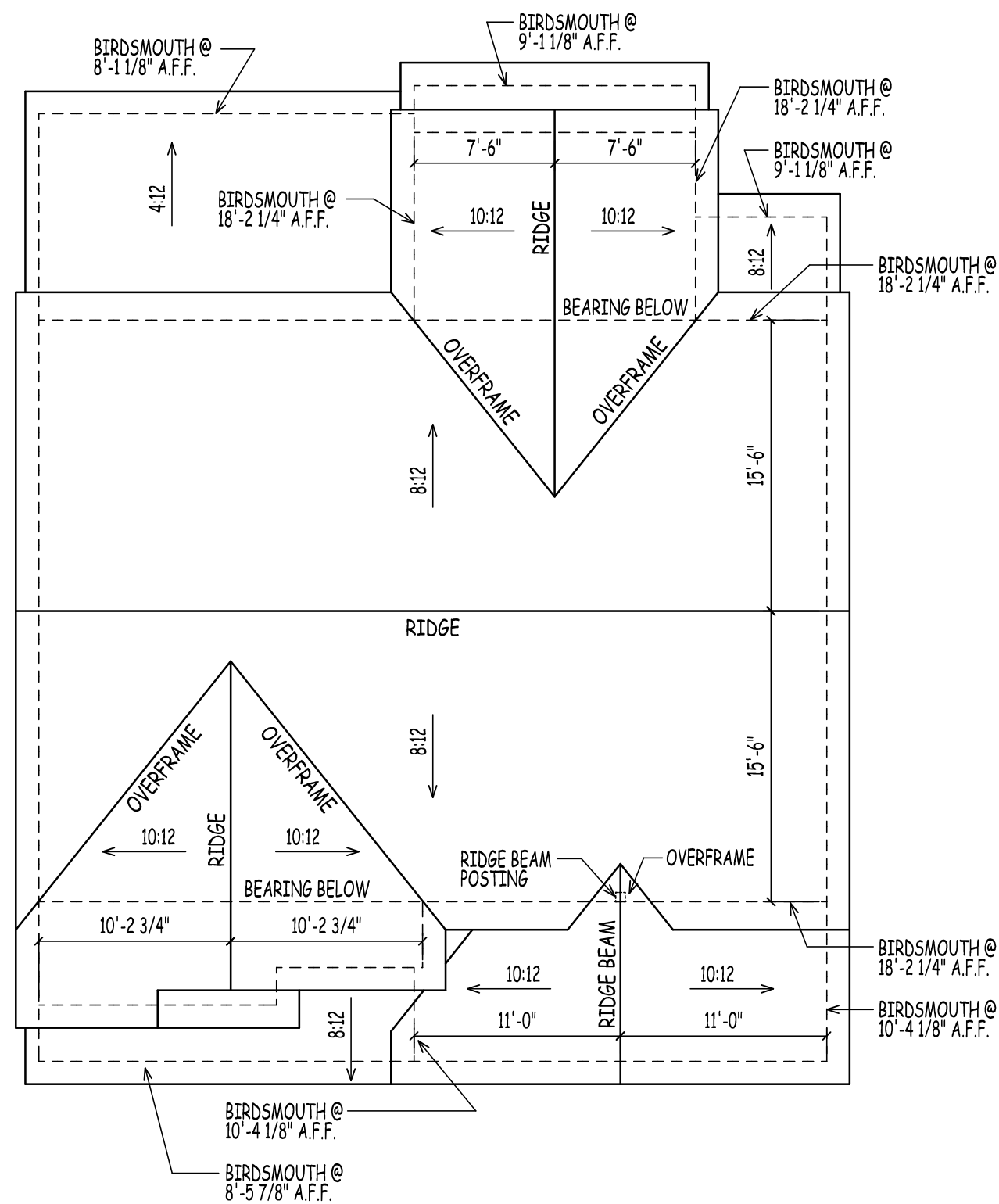
LOCATION: **YOUNG ROAD LONDONDERRY NH - MODEL B**

PREPARED FOR: **DHB HOMES LLC.**

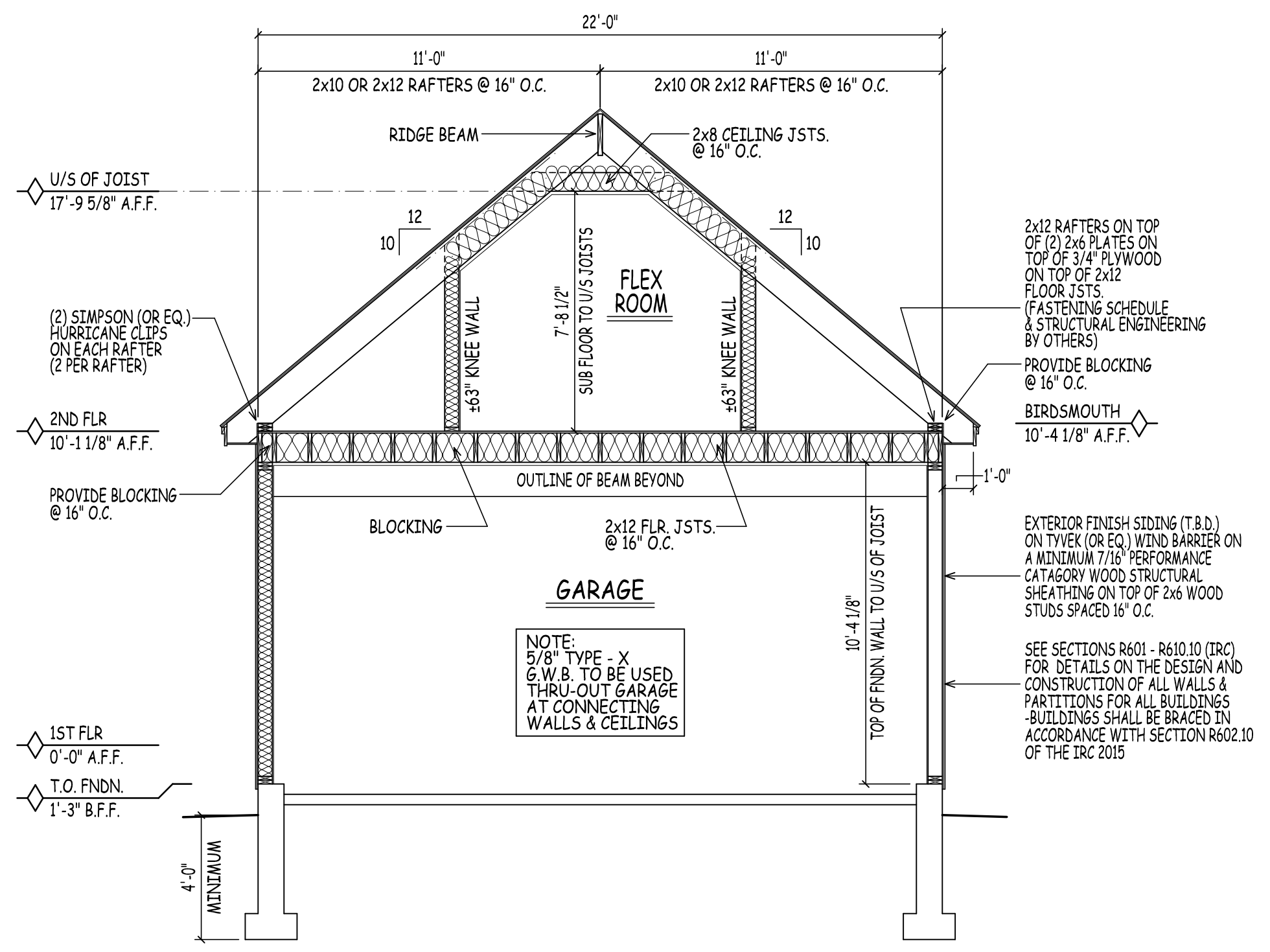
DRAWN BY:	AD
CHECKED BY:	DHB
DATE DRAWN:	3/10/22
DATE ISSUED:	3/10/22
SCALE:	
JOB NO.:	F5M21-210CS

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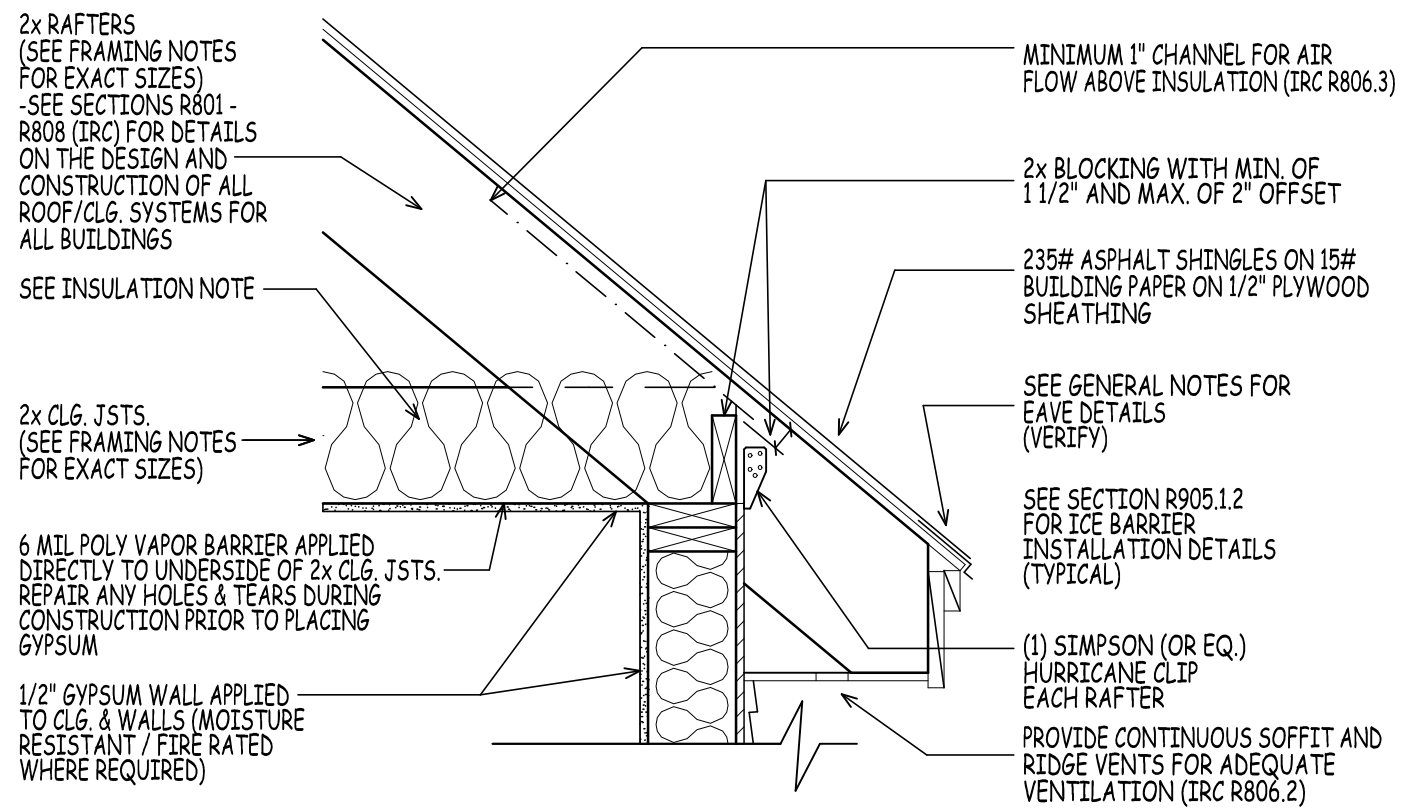
8



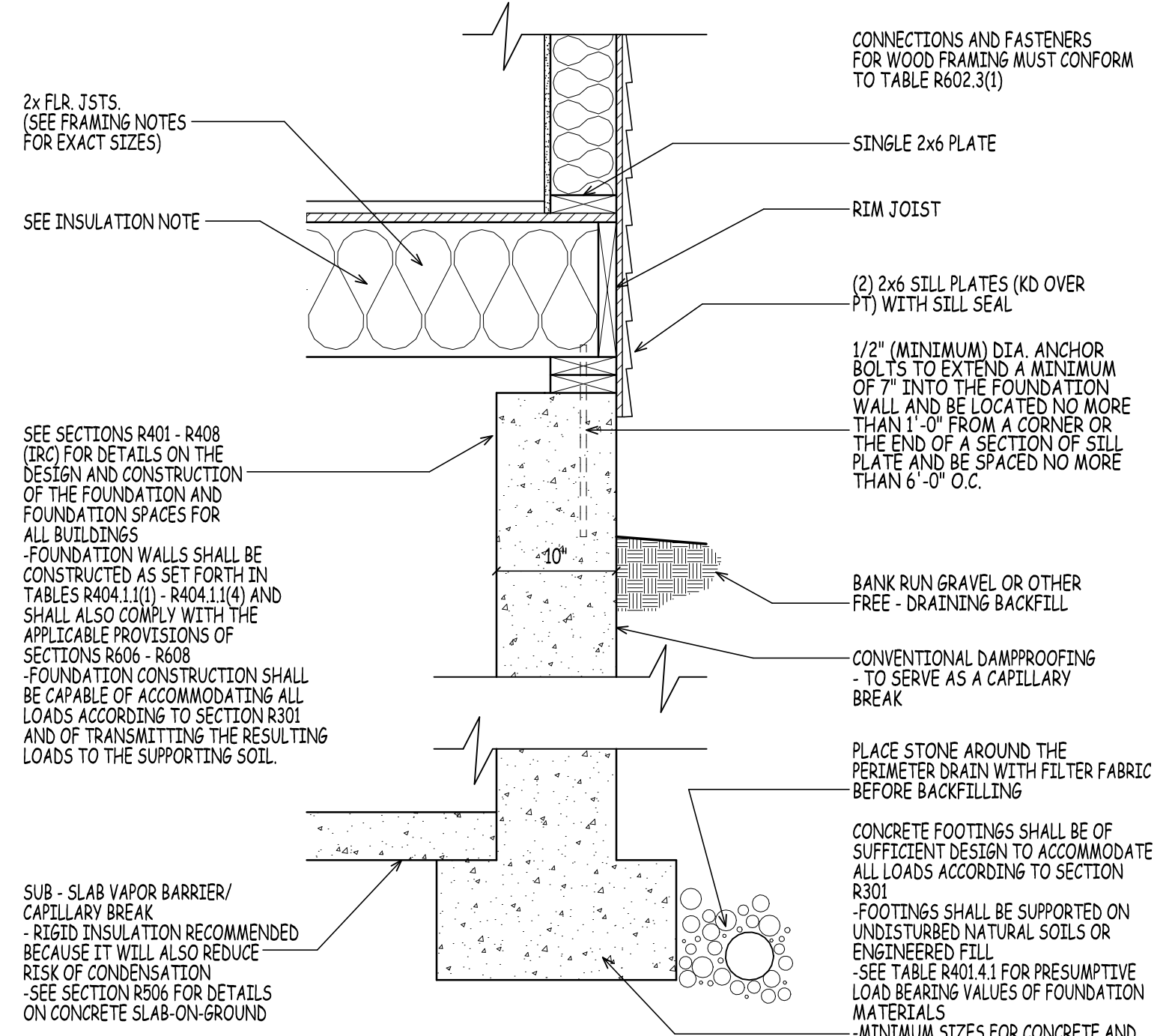
ROOF PLAN
SCALE: 1/8" = 1'-0"



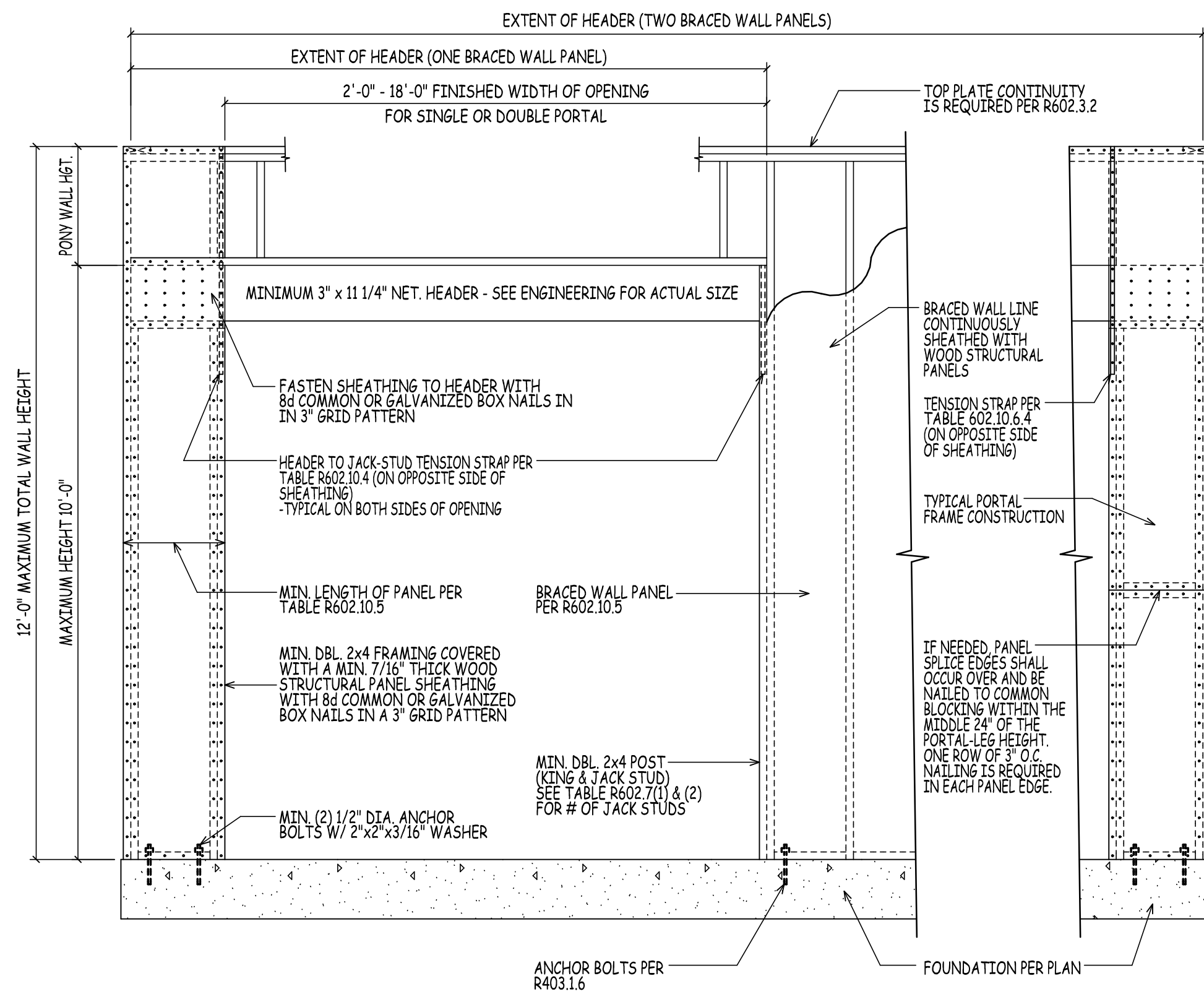
CROSS SECTION D/8
SCALE: 1/4" = 1'-0"



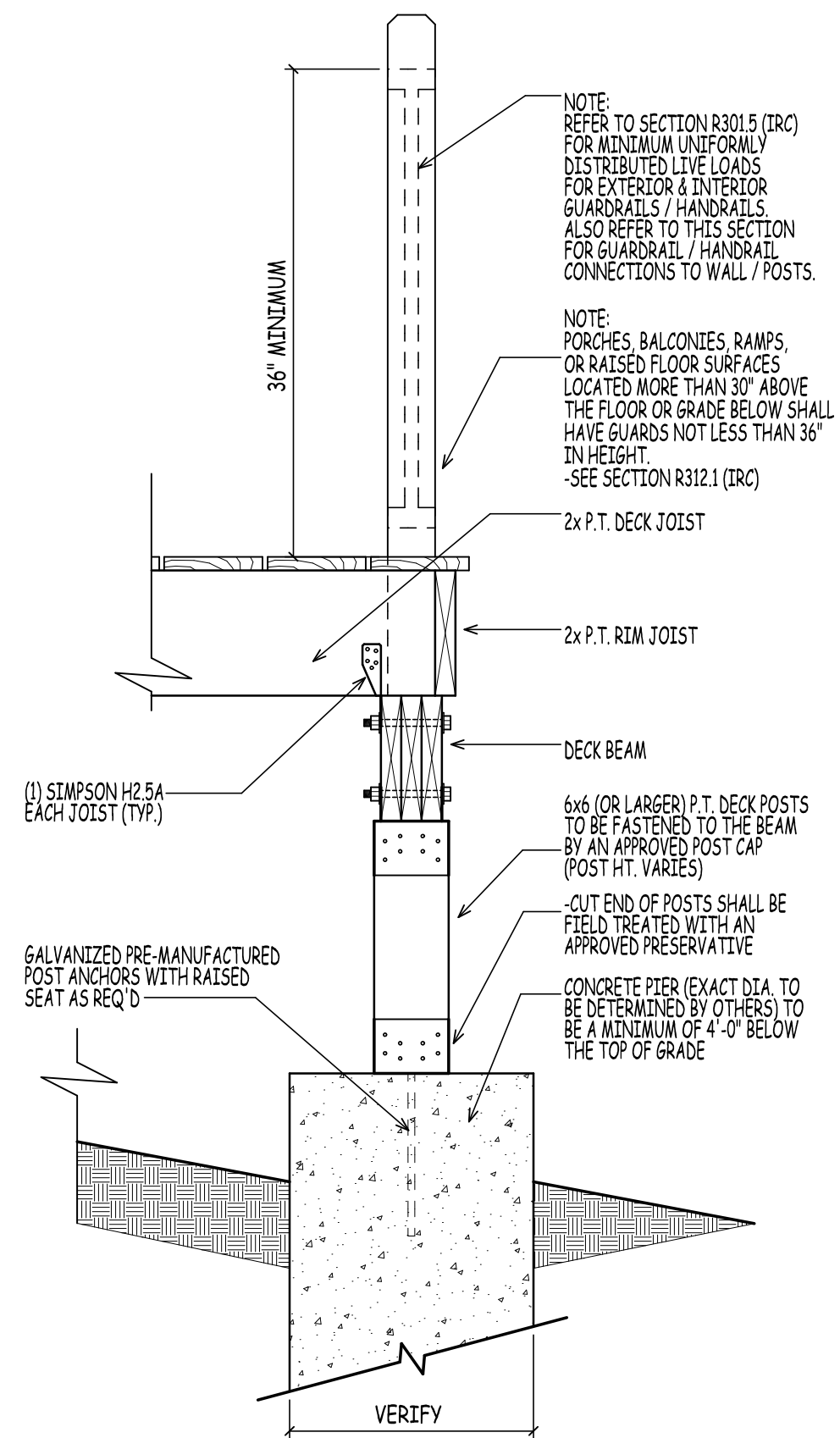
SIMILAR ROOF DETAIL
SCALE: 1" = 1'-0"



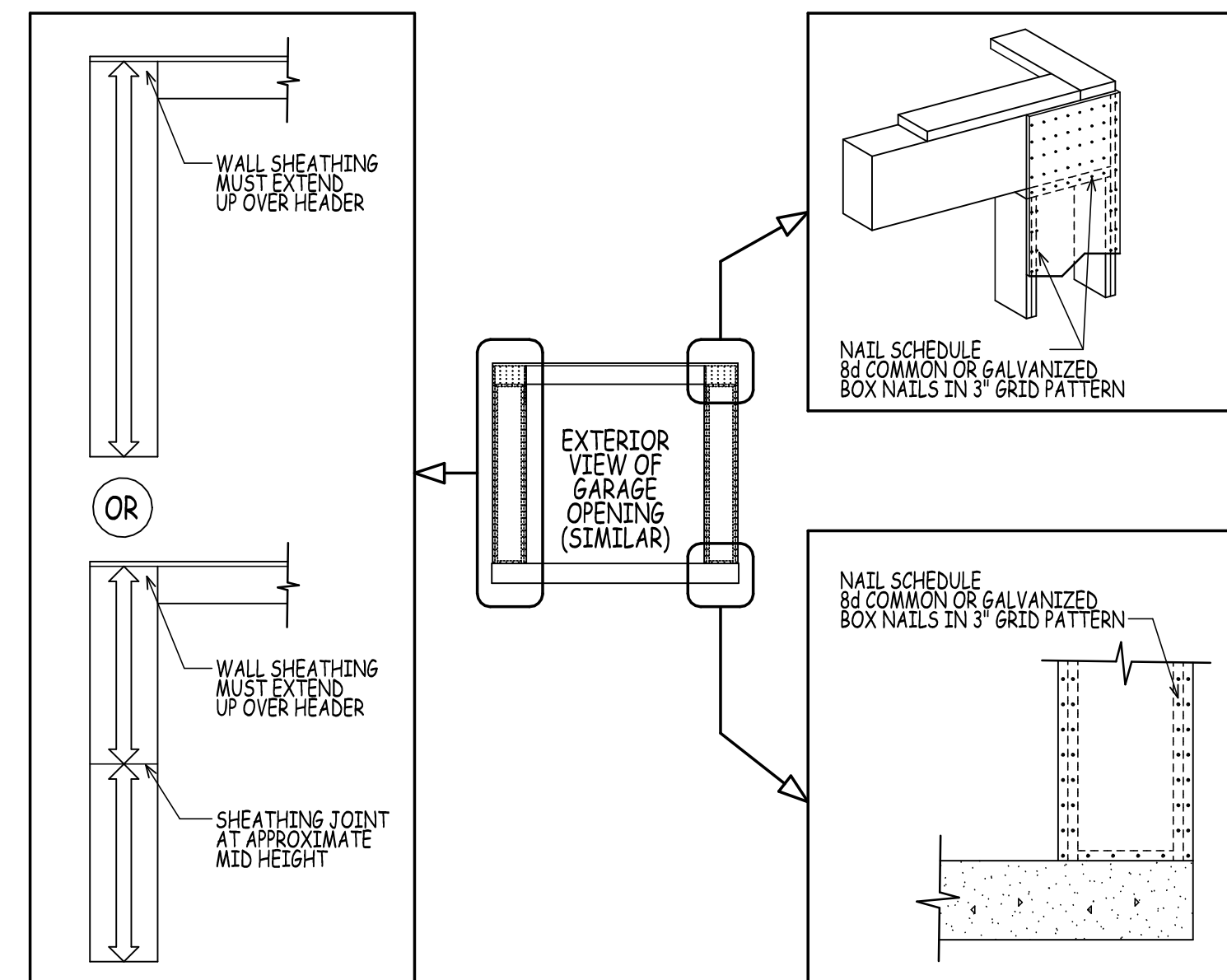
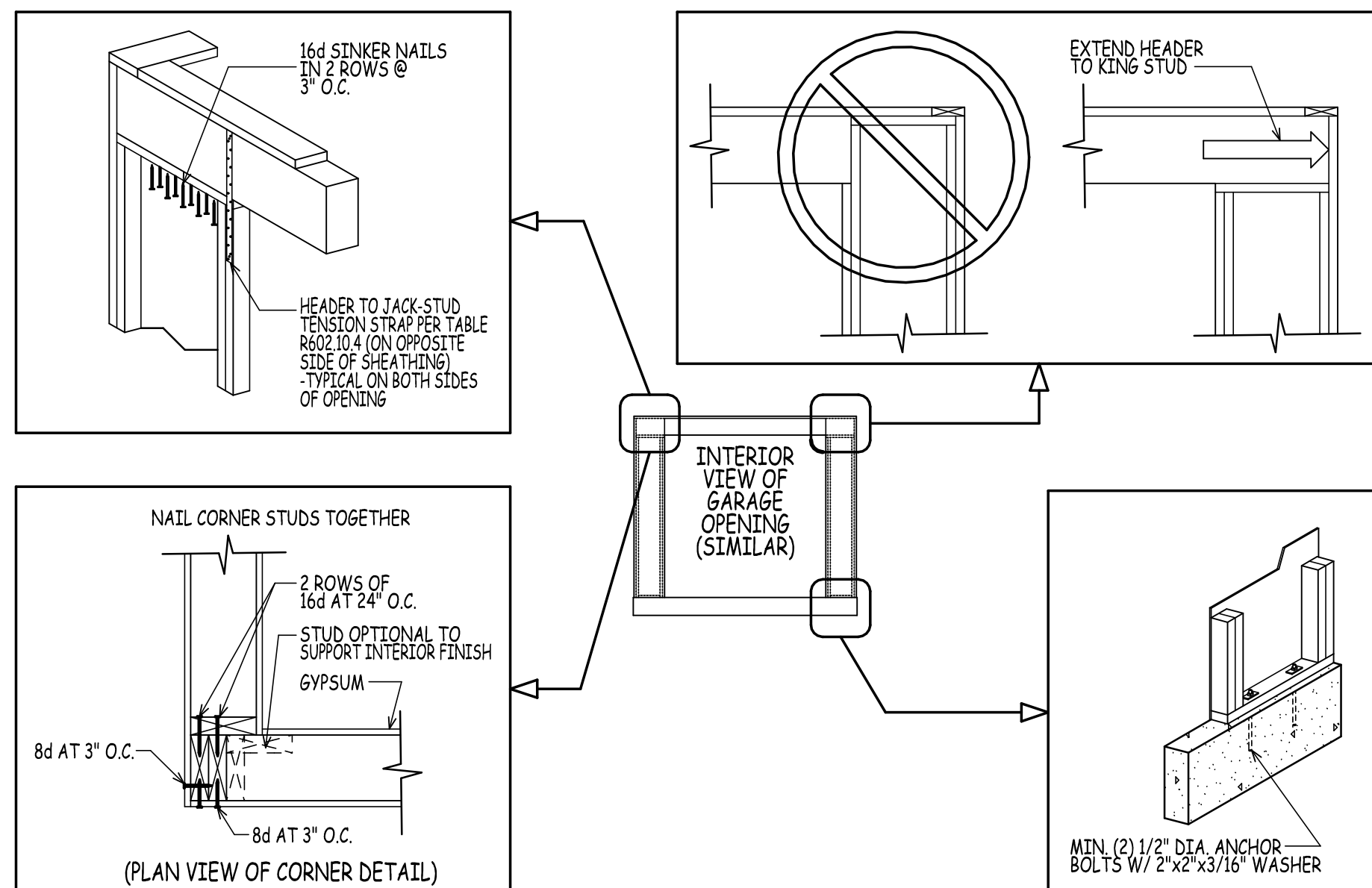
SIMILAR FOUNDATION DETAIL
SCALE: 1" = 1'-0"



METHOD CS-PF (PORTAL FRAME CONSTRUCTION)
SIMILAR TO FIGURE R602.10.6.4 2015 IRC



SIMILAR DECK DETAIL AT END
SCALE: 1" = 1'-0"



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LOCATION: **YOUNG ROAD LONDONDERRY NH - MODEL B**
PREPARED FOR: **DHB HOMES LLC.**

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