

NOTE:
PLAN TO COMPLY WITH THE
2018 INTERNATIONAL RESIDENTIAL
CODE AS AMENDED BY THE 9TH
EDITION OF THE MASSACHUSETTS
STATE BUILDING CODE.

ENERGY EFFICIENCY NOTE:
COMPLIANCE SHALL BE DEMONSTRATED BY FOLLOWING
THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE
WITH MASSACHUSETTS AMENDMENTS AND STRETCH
CODE AMENDMENTS AS REQUIRED FOR HAVERHILL, MA.

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:
CHAPTER 91 IN THE 9TH EDITION 780 GMB SHALL BE
KNOWN AS THE MASSACHUSETTS RESIDENTIAL CODE
AND IS COMPRISED OF THE 2018 INTERNATIONAL
RESIDENTIAL CODE WITH MASSACHUSETTS AMENDMENTS.

NOTE:
SOLAR-READY HOMES TO HAVE A CAPPED
2 1/4" DIAMETER CONDUIT FROM BASEMENT
TO ATTIC, A ROOF ACCESS PANEL FOR VENTILATION
& FIREFIGHTER ROOF ACCESS, A 36" WIDE
MIN. ROOF PATHWAY, SOLAR RIDGE SETBACKS,
A 36" WIDE MINIMUM PATH TO PUBLIC WAY,
A PROPOSED LOCATION FOR AN OUTDOOR EV
OUTLET, & A SOLAR-READY ZONE CERTIFICATE
POSTED PERMANENTLY NEAR THE ELECTRICAL PANEL.

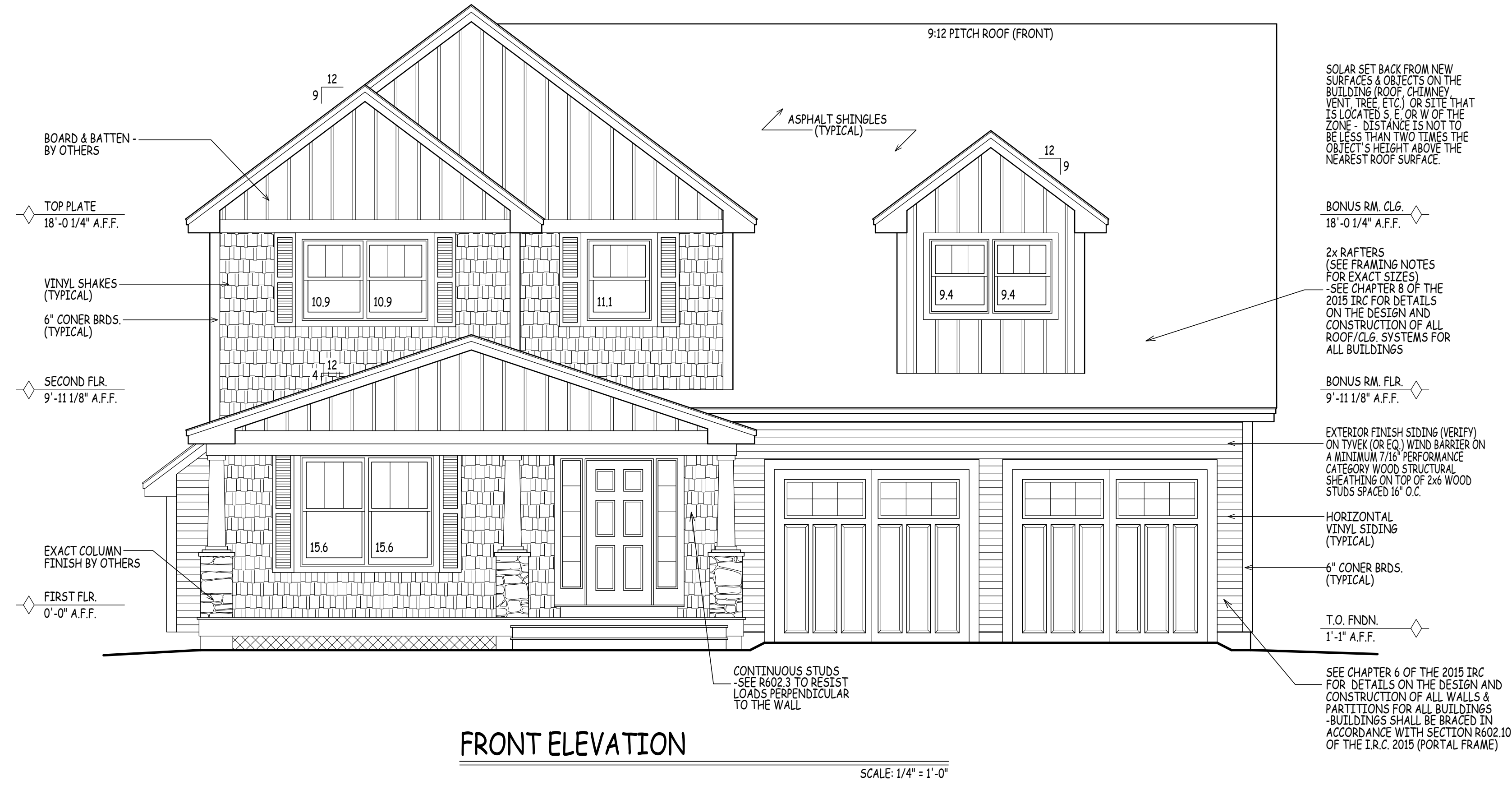
PASSIVE RADON PIPE TO BE INSTALLED
UNDER BASEMENT SLAB AND EXIT
THROUGH THE ROOF - EXACT LOCATION TO BE
DETERMINED IN THE FIELD.

A 2-1/4" CAPPED ROOF PENETRATION IS TO
BE BROUGHT FROM THE BASEMENT THROUGH
INTERIOR WALLS (CLOSE TO EXTERIOR)
INTO ATTIC. LEAVE FULL IN FOR FUTURE
AND CAP BOTH ENDS FOR SOLAR READY
HOME.

RESERVE PANEL SPACE IN ELECTRICAL
MAIN FOR FUTURE INSTALLATION OF
DUAL POLE CIRCUIT BREAKER FOR
FUTURE SOLAR INSTALLATION - THIS
SHALL BE LABELED "FOR FUTURE SOLAR
ELECTRIC". THE SPACE RESERVED SHALL
BE AT THE OPPOSITE (LOAD) END FROM
THE INUIT FEEDER LOCATION OR MAIN
CIRCUIT LOCATION.

NOTE:
HPI/ERV TO BE INSTALLED AND
SIZED BY MECHANICAL CONTRACTOR
USING HERS RATING INFORMATION
AND ACCA MANUALS J, S, & D.

THIS PLAN IS DRAWN FOR ZONE 5b
STRUCTURAL DESIGN LOADS FOR:
GROUND SNOW LOAD: 50 PSF
ROOF DEAD LOAD: 15 PSF



SQUARE FOOTAGE TABLE	
TOTALS EXCLUDE UNFINISHED/STORAGE, GARAGE & BASEMENT	
PLAN	SQ. FTG.
FIRST FLOOR	1,554
SECOND FLOOR	2,050
TOTAL:	3,604

NOTE:
SQUARE FOOTAGE INCLUDES ALL
WALL STRUCTURE, LIVING SPACE,
CLOSETS, STAIRS, & OPEN SPACE -
HOWEVER, DOES NOT INCLUDE
GARAGE SPACE, DECKS, PATIOS,
OR OPEN AREAS.
TAKE NOTE THAT BUILDER'S SQUARE
FOOTAGE CALCULATIONS MAY VARY
FROM DRAFTER'S.

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

REFER TO SECTIONS R312.2.1 FOR WINDOW STILL
HEIGHT ABOVE GROUND (OR SURFACE BELOW)
AND TO SECTION 310 FOR EGRESS WINDOWS &
BASEMENTS PRIOR TO PLACING WINDOW ORDER.

REFER TO SECTION 311 FOR MEANS OF EGRESS
PRIOR TO ORDERING DOORS.

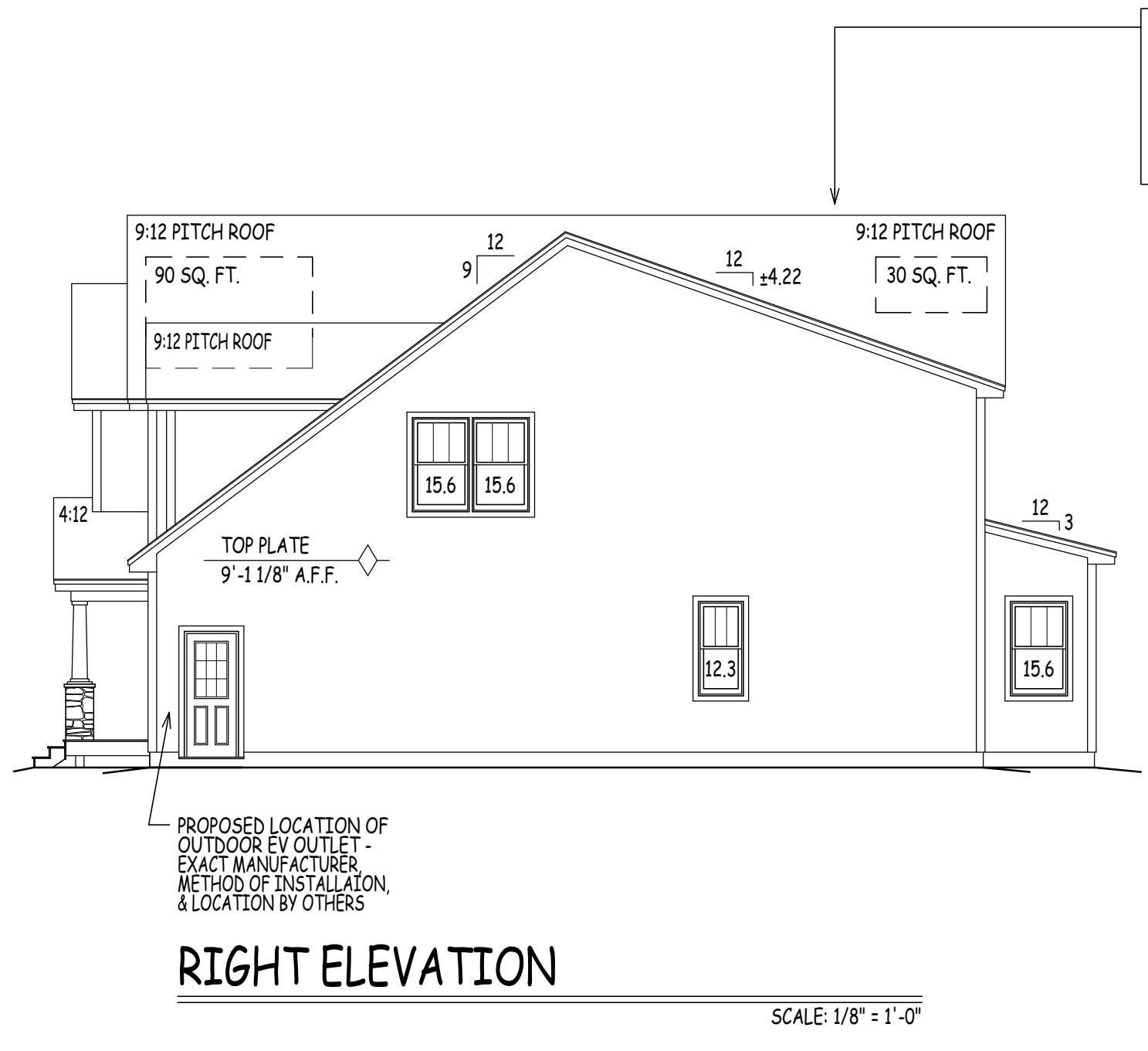
WINDOWS TO HAVE OPENING LIMITING
DEVICES AS PER R312.2.15.

NOTE:
1. DECK(S) NOT SHOWN FOR CLARITY -
CONSULT CONTRACTOR IN FIELD FOR
EXACT SIZE & LOCATION.
2. REFER TO FLOOR PLANS FOR EXACT
LOCATION OF WINDOWS & DOORS -
DO NOT SCALE FROM ELEVATIONS.

SOLAR-READY ZONE CERTIFICATE:
A PERMANENT CERTIFICATE INDICATING THIS RESIDENCE
IS A SOLAR-READY ZONE HOME AND ASSOCIATED
REQUIREMENTS SHALL BE POSTED PERMANENTLY NEAR THE
ELECTRICAL DISTRIBUTION PANEL. THE GENERAL
CONTRACTOR PRIOR TO COMPLETION.

FRONT ELEVATION

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



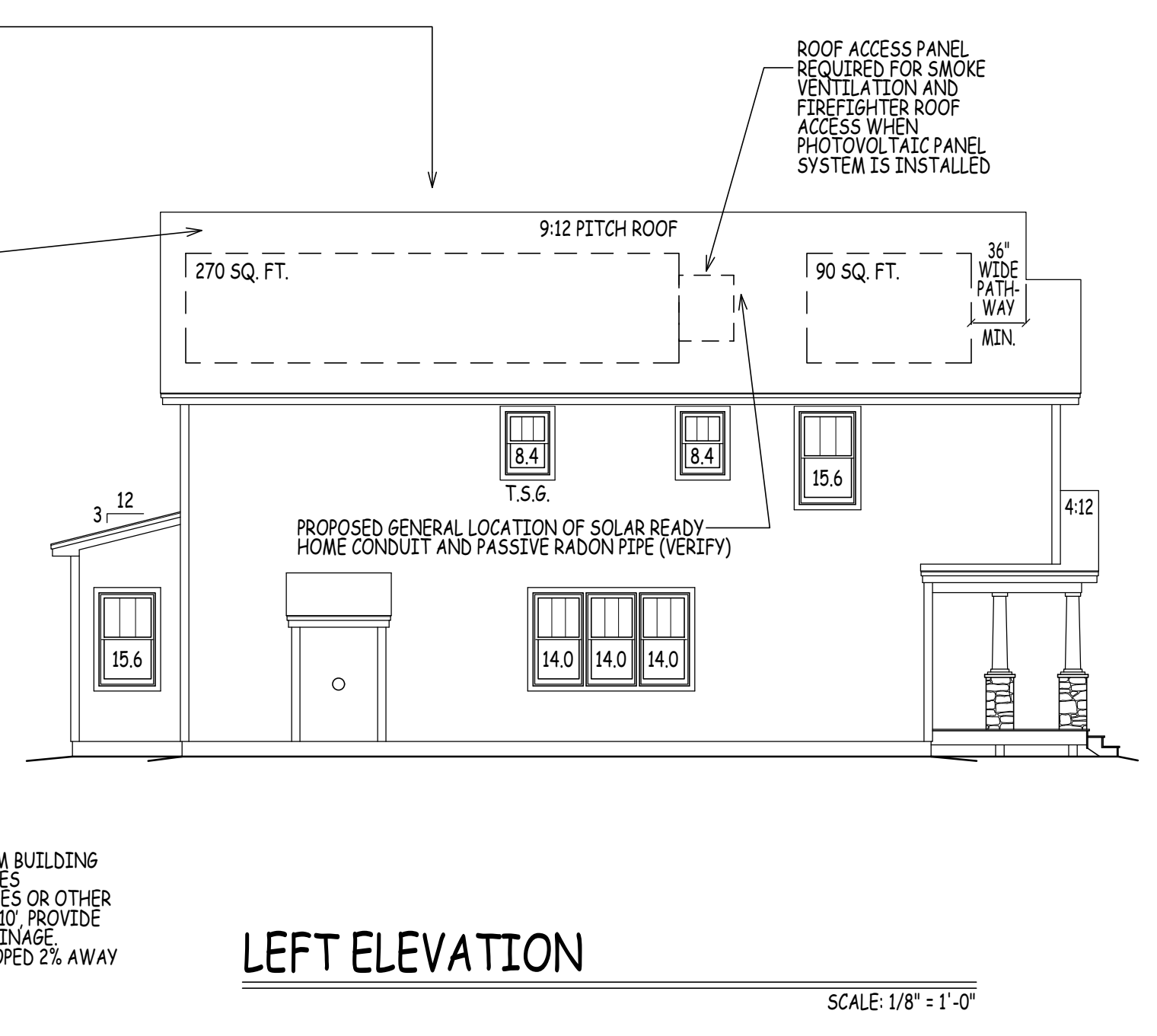
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

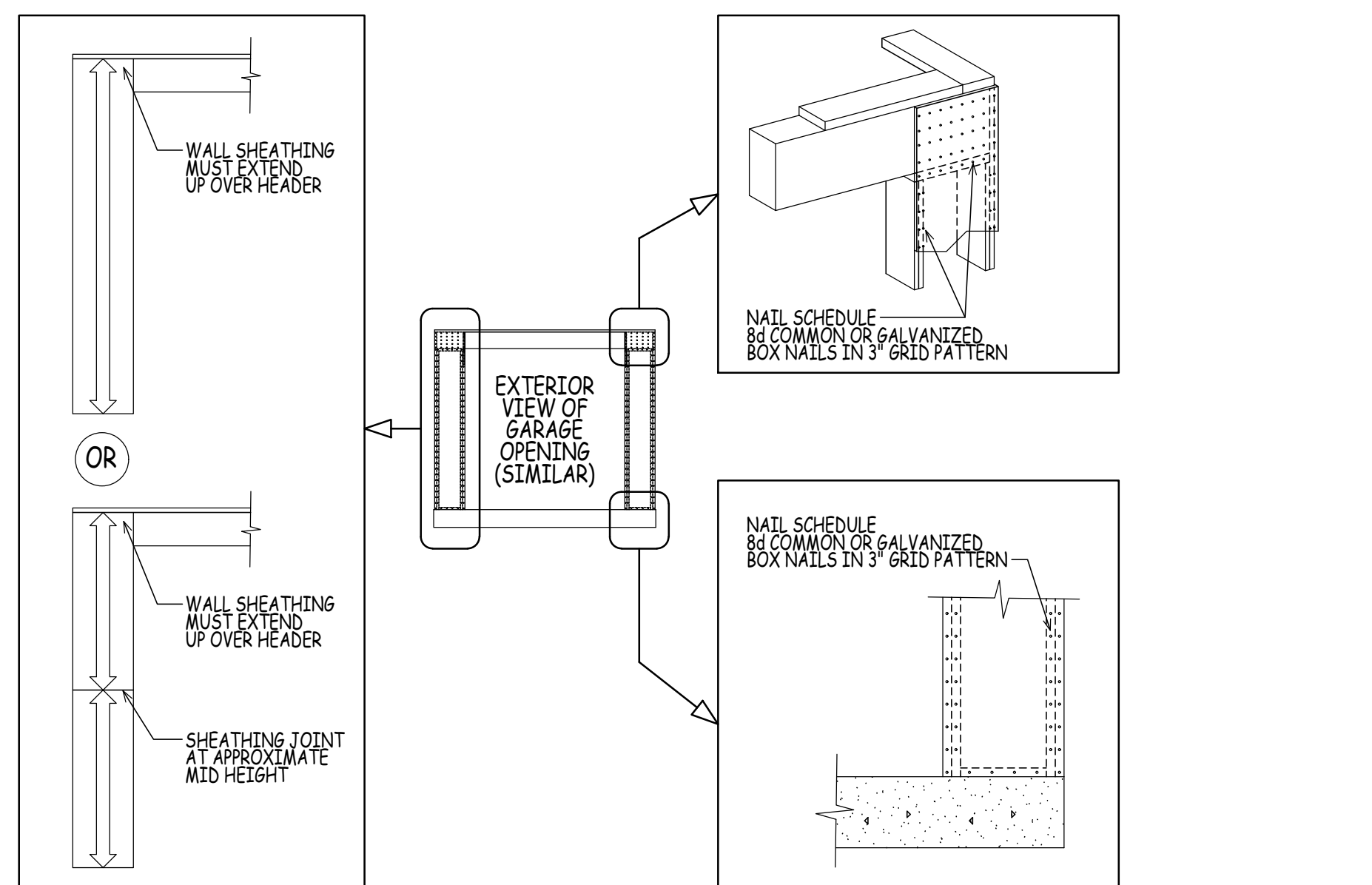
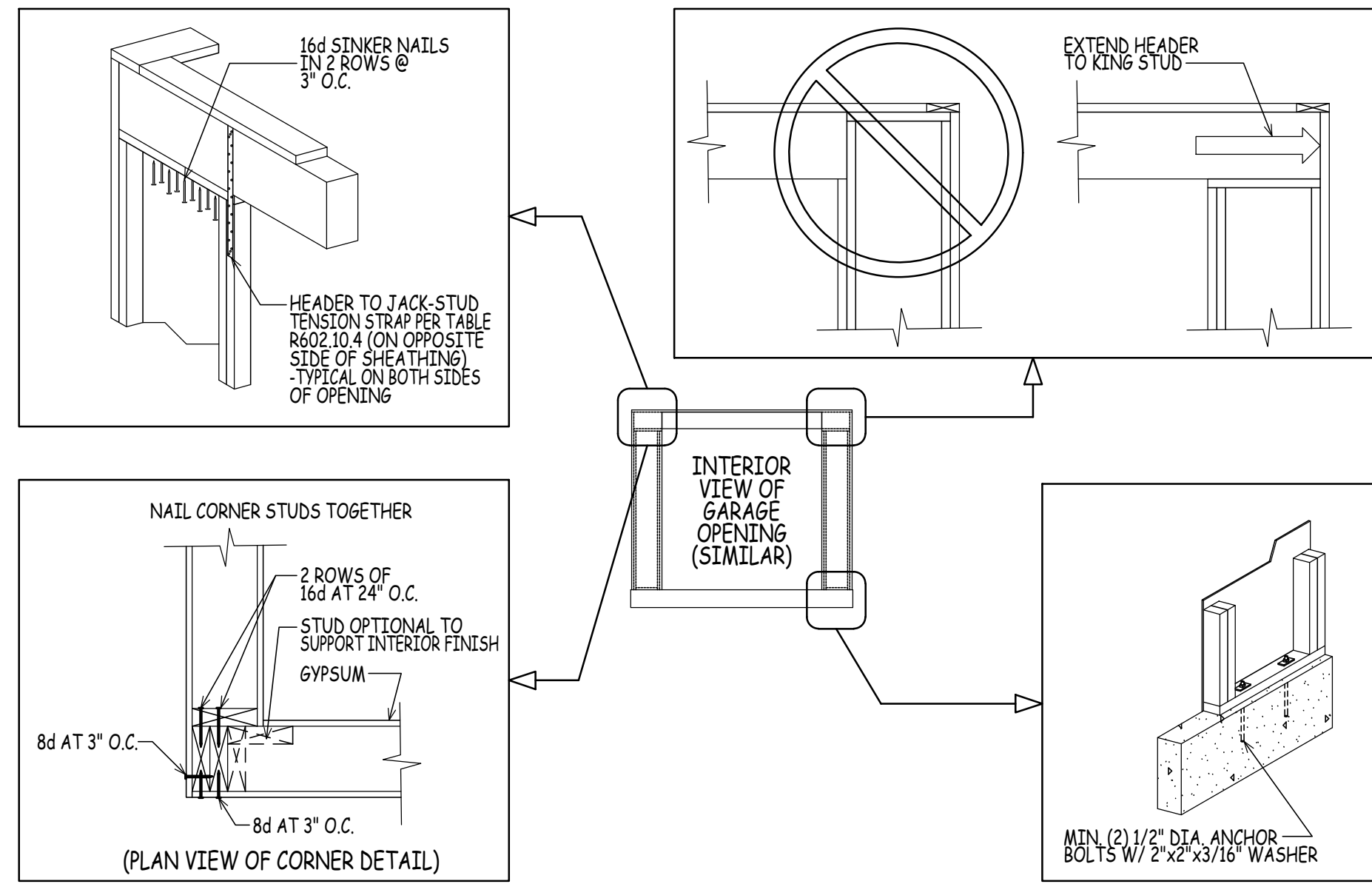
ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT.
PROR. THIS SET OF DRAWINGS WILL BE SUBJECT TO THE
REVISIONS OF THE PROJECT. THE CONTRACTOR SHALL
AS THE DRAWING COMPANY WILL RELY ON THE EXPERTISE
OF THE CONTRACTOR TO VERIFY THE INFORMATION AND
CONDITIONS SHOWN ON THESE DRAWINGS. THE CONTRACTOR
APPROPRIATE TO THESE DRAWINGS. THE CONTRACTOR
REVISIONS SHALL BE MADE BY THE ARCHITECT OR PROFESSIONAL ENGINEER
TO ASSIST IN THE REVIEW.



PROJECT: MODEL C - HAVERHILL, MASSACHUSETTS
PREPARED FOR: DHB HOMES LLC.

DRAWN BY: JW
CHECKED BY: AO
DATE DRAWN: 05/30/24
DATE ISSUED: 05/30/24
SCALE: AS INDICATED
JOB NO.: FSM24-0005(R)

NO.	DATE	REVISION
1	05/29/24	PLAN REVISED: PROGRESS PLAN ISSUED FOR REVIEW
2	05/30/24	REVISED: WORKING DRAWINGS ISSUED FOR REVIEW
3	07/16/24	PLAN REVISED: WORKING DRAWINGS ISSUED FOR REVIEW
4	07/28/24	PLAN REVISED: PROGRESS PLAN ISSUED FOR REVIEW



KEY	
SYMBOL	DESCRIPTION
(S/C)	SMOKE / CARBON MONOXIDE DETECTOR COMBO
(S)	SMOKE DETECTOR
(H)	HEAT DETECTOR
(E/F)	EXHAUST FAN
(T.S.G.)	TEMPERED SAFETY GLAZING

- R314.3 - SMOKE ALARMS TO BE INSTALLED IN FOLLOWING LOCATIONS:
- * IN EACH SLEEPING ROOM
 - * OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - * ON EACH STORY OF THE HOUSE, BASEMENT INCLUDED, AND HABITABLE ATTIC, NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS
 - * IN SPLIT LEVELS WITHOUT AN INTERVENING DOOR BETWEEN LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL
 - * NOT LESS THAN 3 FEET HORIZONTALLY FROM A DOOR OR OPENING TO A BATHROOM THAT CONTAINS A BATH TUB OR A SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THE CODE (R314.3)
 - * IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE
 - * INSTALLATION NEAR COOKING APPLIANCES (314.3.1)
 - * IONIZATION ALARMS DISTANCE GREATER THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
 - * IONIZATION ALARM WITH AN ALARM-SILENCING OPTION INSTALLATION DISTANCE GREATER THAN 10 FEET HORIZONTALLY FROM PERMANENTLY INSTALLED COOKING APPLIANCE
 - * PHOTOELECTRIC ALARMS INSTALLATION DISTANCE IS GREATER THAN 6 FEET HORIZONTALLY FROM PERMANENTLY INSTALLED COOKING APPLIANCE
 - * SMOKE ALARMS MARKED "HELPS REDUCE COOKING NUISANCE ALARMS" SHALL NOT BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING DEVICE

BUILDER TO PROVIDE SAFETY GLAZING IN HAZARD AREAS AS SHOWN (R308.4.1 THRU R308.4.7)

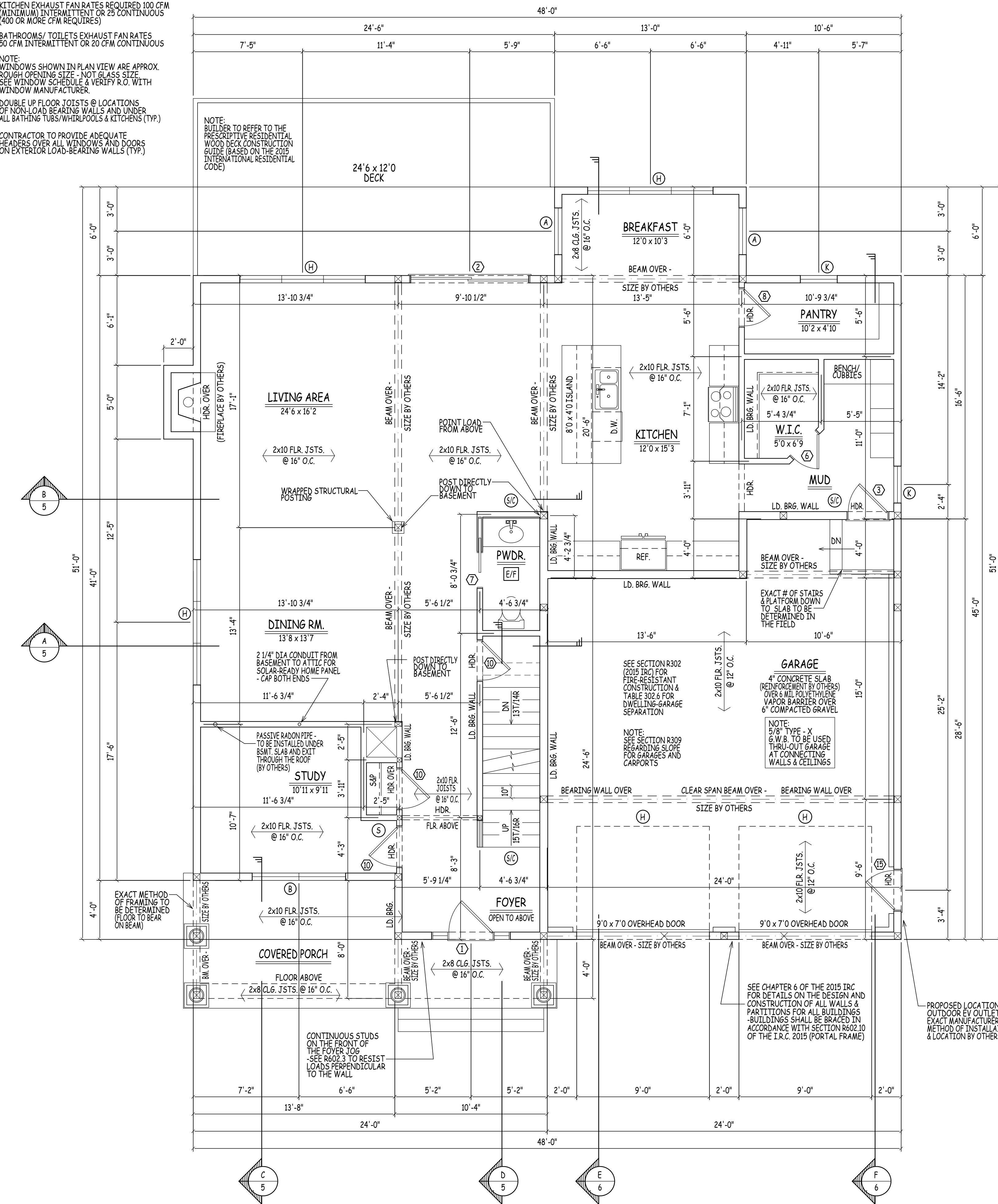
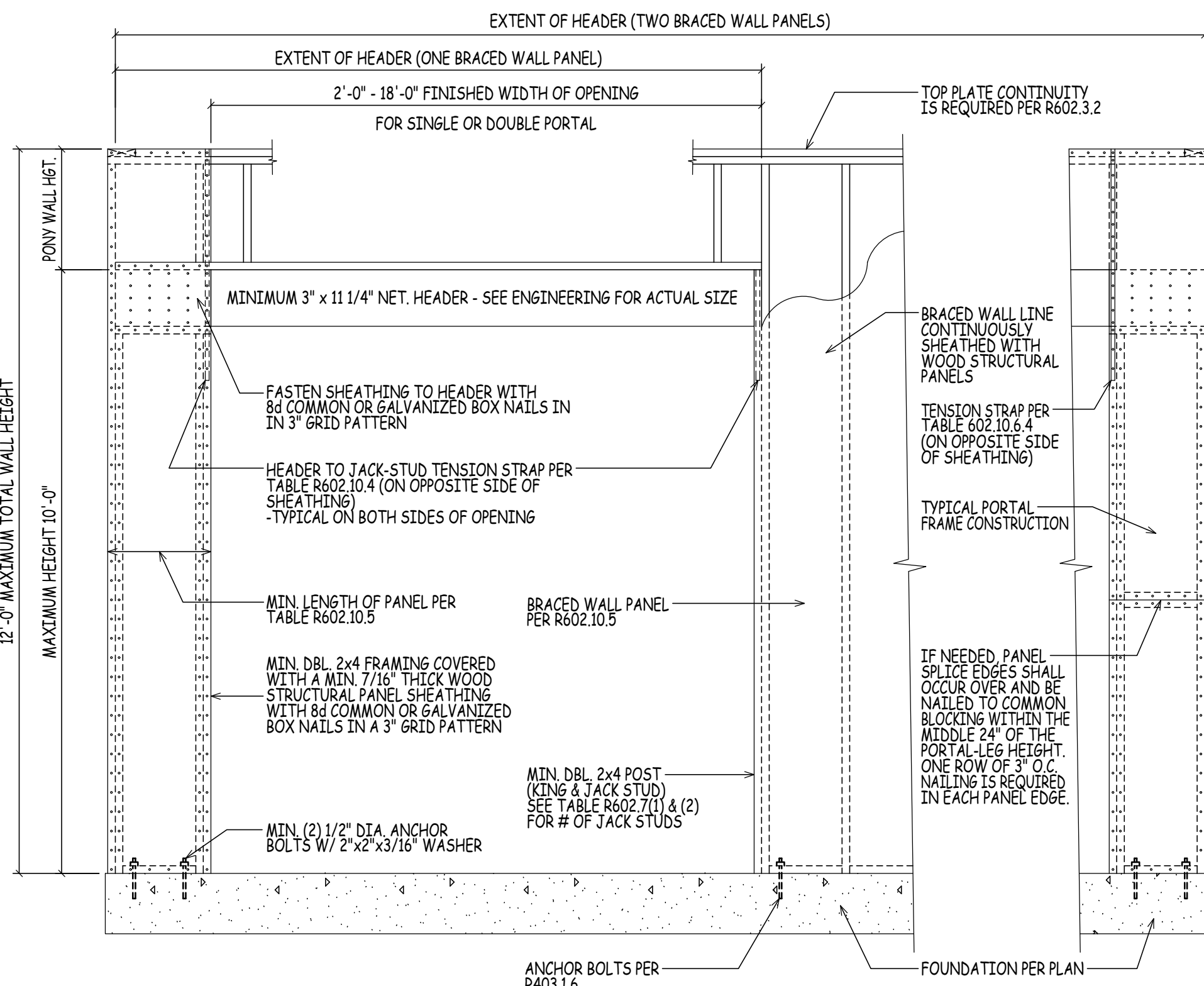
KITCHEN EXHAUST FAN RATES REQUIRED 100 CFM (MINIMUM) INTERMITTENT OR 25 CONTINUOUS (400 OR MORE CFM REQUIRES)

BATHROOMS/ TOILETS EXHAUST FAN RATES 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

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

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

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



ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL ENGINEER TO ASSIST IN THE REVIEW.

FSM DRAWINGS
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PROJECT: **MODEL C - HAVERHILL, MASSACHUSETTS**
PREPARED FOR: **DHB HOMES LLC.**

DRAWN BY: JW
CHECKED BY: AO
DATE DRAWN: 05/30/24
DATE ISSUED: 05/30/24
SCALE: AS INDICATED
JOB NO.: FSM24-000C(8)

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1	05/29/24	PLAN REVISION: PROGRESS PLAN ISSUED FOR REVIEW
2	05/30/24	PLAN REVISION: PROGRESS PLAN ISSUED FOR REVIEW
3	05/30/24	PLAN REVISION: WORKING DRAWINGS ISSUED FOR REVIEW
4	05/28/24	PLAN REVISION: PROGRESS PLAN ISSUED FOR REVIEW

NOTE:
PLAN TO COMPLY WITH THE
2015 INTERNATIONAL RESIDENTIAL
CODE AS AMENDED BY THE 9TH
EDITION OF THE MASSACHUSETTS
STATE BUILDING CODE.

NOTE:
CHAPTER 51 IN THE 9TH EDITION 780 CMR SHALL BE
KNOWN AS THE MASSACHUSETTS RESIDENTIAL CODE
AND IS COMPRISED OF THE 2015 INTERNATIONAL
RESIDENTIAL CODE WITH MASSACHUSETTS AMENDMENTS.

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.

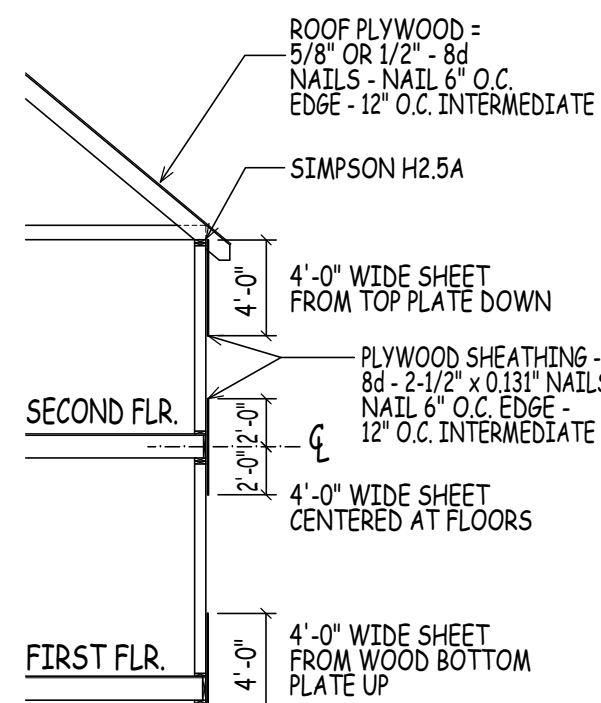
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NOTE:
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ROUGH OPENING SIZE - NOT GLASS SIZE.
SEE WINDOW SCHEDULE & VERIFY R.O. WITH
WINDOW MANUFACTURER.

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

REFER TO SECTIONS R312.2.1 FOR WINDOW STILL
HEIGHT ABOVE GROUND (OR SURFACE BELOW)
AND TO SECTION 310 FOR EGRESS WINDOWS &
BASEMENTS PRIOR TO PLACING WINDOW ORDER

REFER TO SECTION 311 FOR MEANS OF EGRESS
PRIOR TO ORDERING DOORS



KEY	
(SY)	SMOKE/ CARBON MONOXIDE DETECTOR COMBO
(S)	SMOKE DETECTOR
(H)	HEAT DETECTOR
(E/F)	EXHAUST FAN
(T.S.G.)	TEMPERED SAFETY GLAZING

- R314.3 - SMOKE ALARMS TO BE INSTALLED IN FOLLOWING LOCATIONS:
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 - * IN SPLIT LEVELS WITHOUT AN INTERVENING DOOR BETWEEN LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
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 - * PHOTOELECTRIC ALARMS INSTALLATION DISTANCE IS GREATER THAN 6 FEET HORIZONTALLY FROM PERMANENTLY INSTALLED COOKING APPLIANCE
 - * SMOKE ALARMS MARKED "HELPS REDUCE COOKING NUISANCE ALARMS" SHALL NOT BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING DEVICE

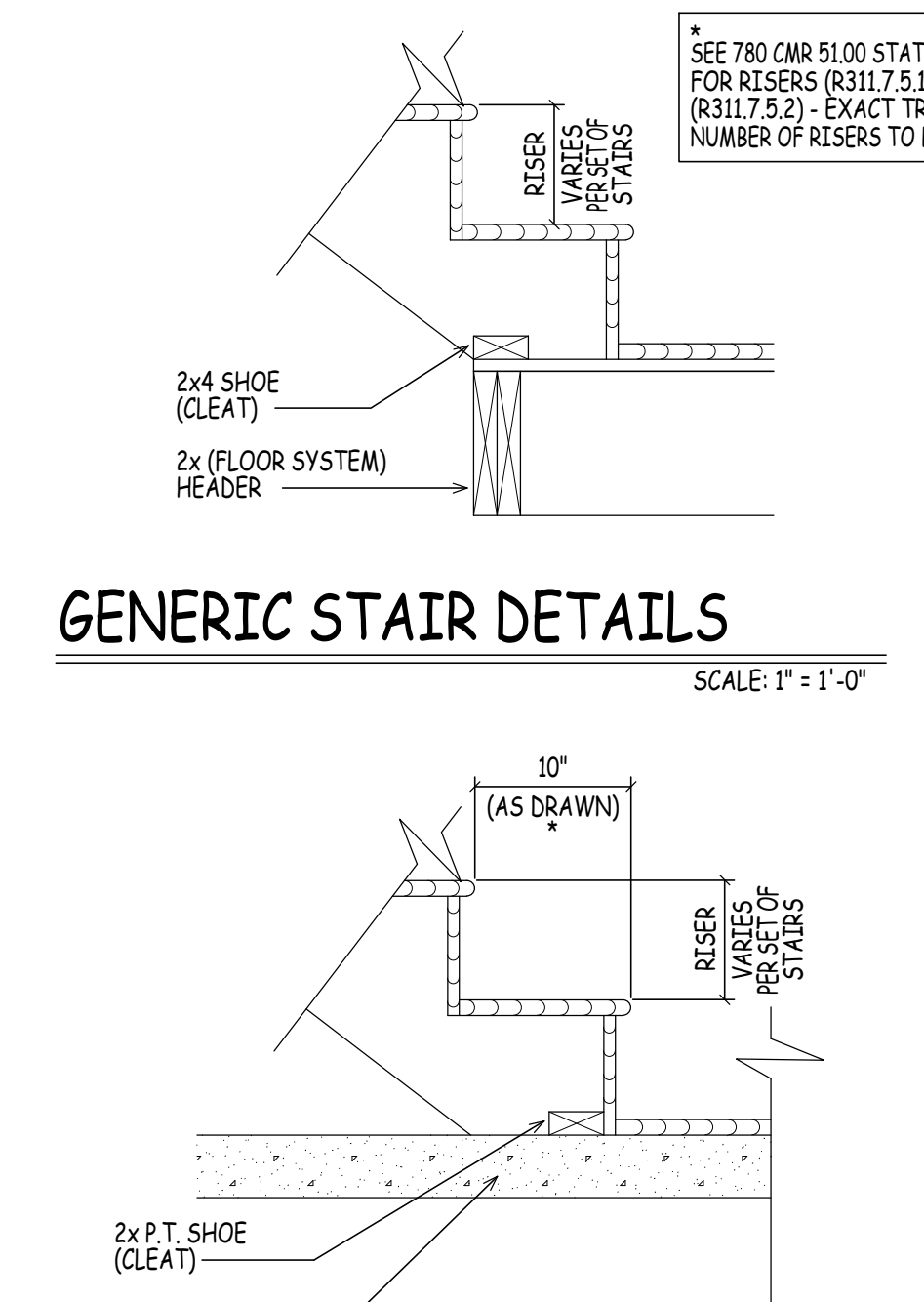
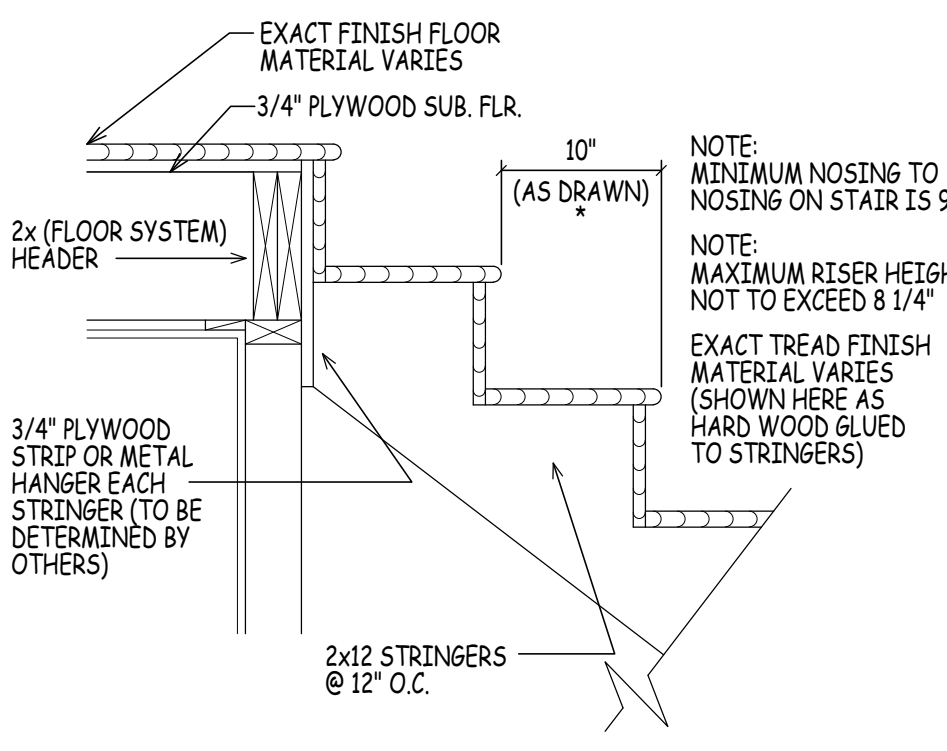
WINDOW SCHEDULE			
MARK	QTY	ROUGH OPENING	NOTES
A		38" x 61 1/2"	DBL HUNG (EGRESS)
B		76" x 61 1/2"	2 WIDE DBL HUNG (EGRESS)
C		38" x 45 1/2" (VERIFY)	DBL HUNG
D		76" x 45 1/2" (VERIFY)	2 WIDE DBL HUNG
E		30" x 41 1/2"	DBL HUNG
F		60" x 41 1/2"	2 WIDE DBL HUNG (T.S.G.)
G		68" x 61 1/2"	2 WIDE DBL HUNG
H		102" x 61 1/2"	3 WIDE DBL HUNG
J		114" x 61 1/2"	3 WIDE DBL HUNG
K		30" x 61 1/2"	DBL HUNG
L		30" x 41 1/2"	DBL HUNG (T.S.G.)
M		68" x 41 1/2"	2 WIDE DBL HUNG

CONTRACTOR TO DETERMINE FINAL WINDOW COUNT
WINDOWS TO HAVE GUARDS AND WINDOW FALL PROTECTION 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)

DOOR SCHEDULE			
MARK	QTY	SIZE	NOTES
1		(VERIFY)	ENTRY DOOR W/ SIDELITES
2		96 1/4" x 80 1/4"	EXT. GLASS SLIDER
3		34 1/2" x 82 1/2"	FIRE RATED DOOR
4		22 1/2" x 82 1/2"	INTERIOR
5		26 1/2" x 82 1/2"	INTERIOR
6		30 1/2" x 82 1/2"	INTERIOR
7		(VERIFY R.O.)	INTERIOR POCKET DOOR
8		32 1/2" x 82 1/2"	INTERIOR
9		(VERIFY R.O.)	INTERIOR POCKET DOOR
10		34 1/2" x 82 1/2"	INTERIOR
11		50 1/2" x 82 1/2"	INTERIOR DOUBLE DOORS
12		62 1/2" x 82 1/2"	INTERIOR DOUBLE DOORS
13		74 1/2" x 82 1/2"	INTERIOR DOUBLE DOORS
14		(VERIFY)	SHOWER DOOR
15		34 1/2" x 82 1/2"	EXT. 9-LITE DOOR

R.S.O. TO BE DETERMINED BY DOOR MANUFACTURER-
CONTRACTOR TO DETERMINE FINAL DOOR COUNT

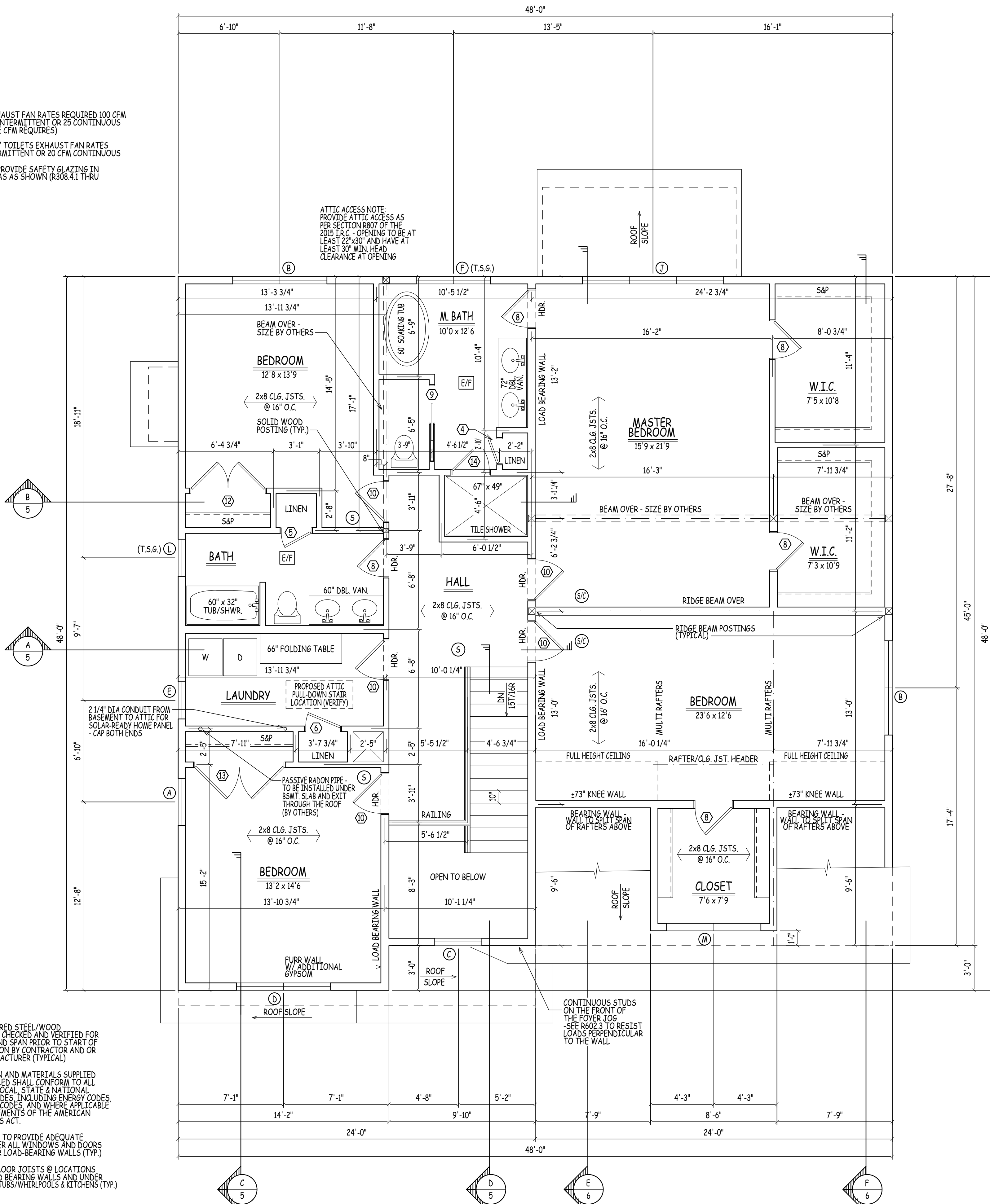


KITCHEN EXHAUST FAN RATES REQUIRED 100 CFM
(MINIMUM) INTERMITTENT OR 25 CONTINUOUS
(400 OR MORE CFM REQUIRED)

BATHROOMS/ TOILETS EXHAUST FAN RATES
80 CFM INTERMITTENT OR 20 CFM CONTINUOUS

BUILDER TO PROVIDE SAFETY GLAZING IN
HAZARD AREAS AS SHOWN (R308.4.1 THRU
R308.4.7)

ATTIC ACCESS NOTE:
PROVIDE ATTIC ACCESS AS
PER SECTION R807 OF THE
2015 I.R.C. - OPENING TO BE AT
LEAST 22" x 30" AND HAVE AT
LEAST 30" MIN. HEAD
CLEARANCE AT OPENING



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)

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.

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

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

SECOND FLOOR PLAN

APPROX. 2,090 SQ. FT.
SCALE: 1/4" = 1'-0"

ADMISSION OF ERROR, OMISSION AND/OR DISCREPANCY.
FOR THE DESIGN PROFESSIONAL'S USE ONLY. THE DESIGN PROFESSIONAL'S
WORK SHALL BE REVIEWED BY THE DESIGN PROFESSIONAL PRIOR TO THE
ISSUANCE OF THE FINAL DRAWINGS. THE DESIGN PROFESSIONAL'S
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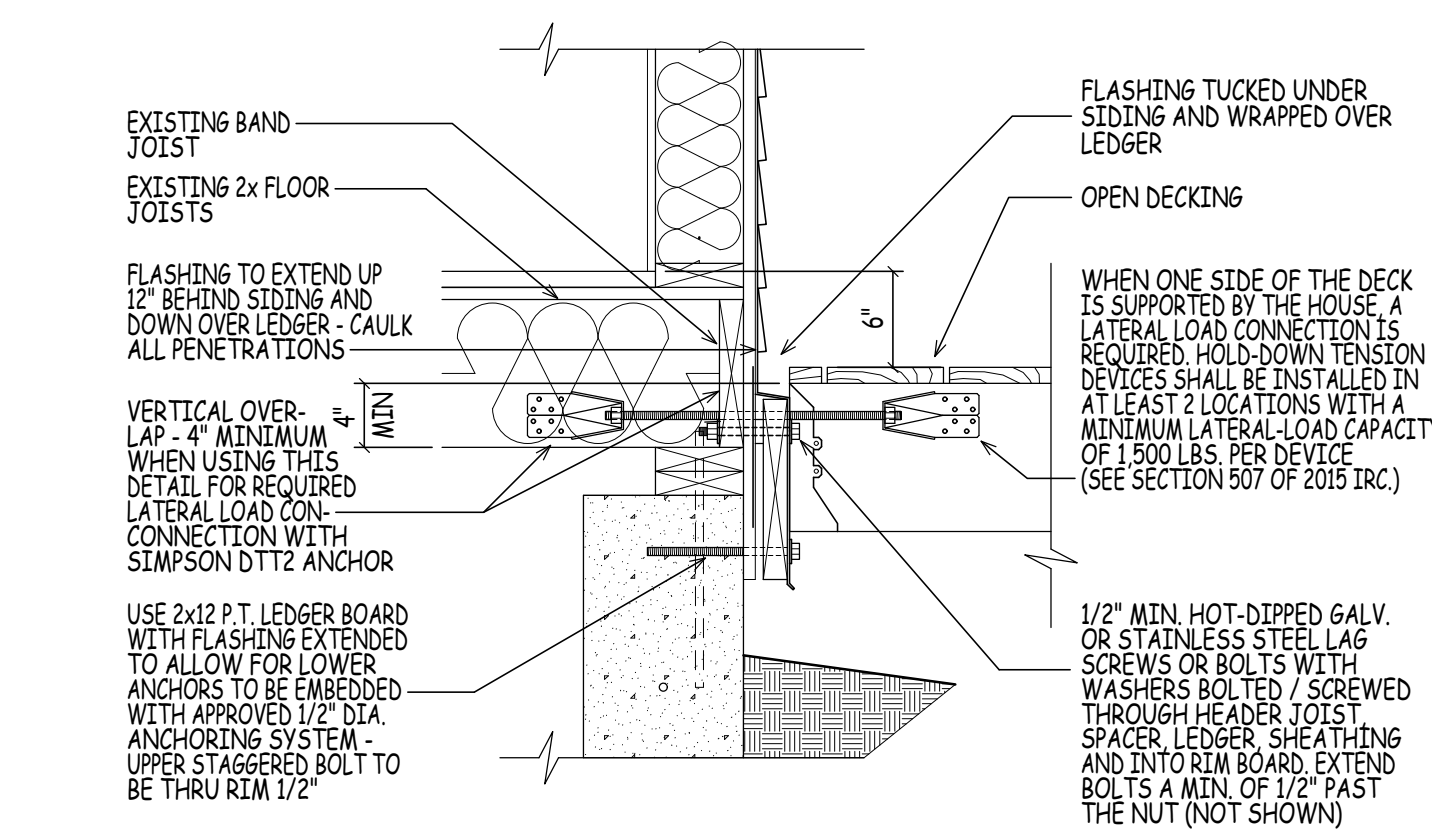
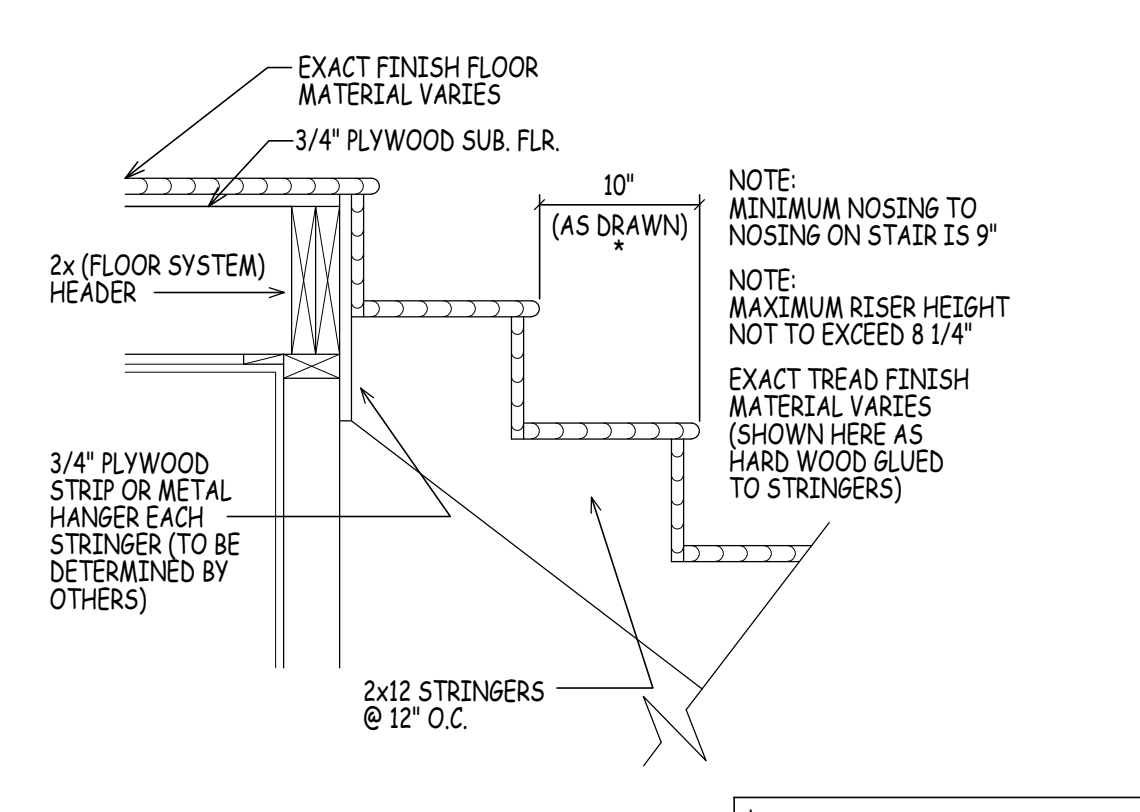
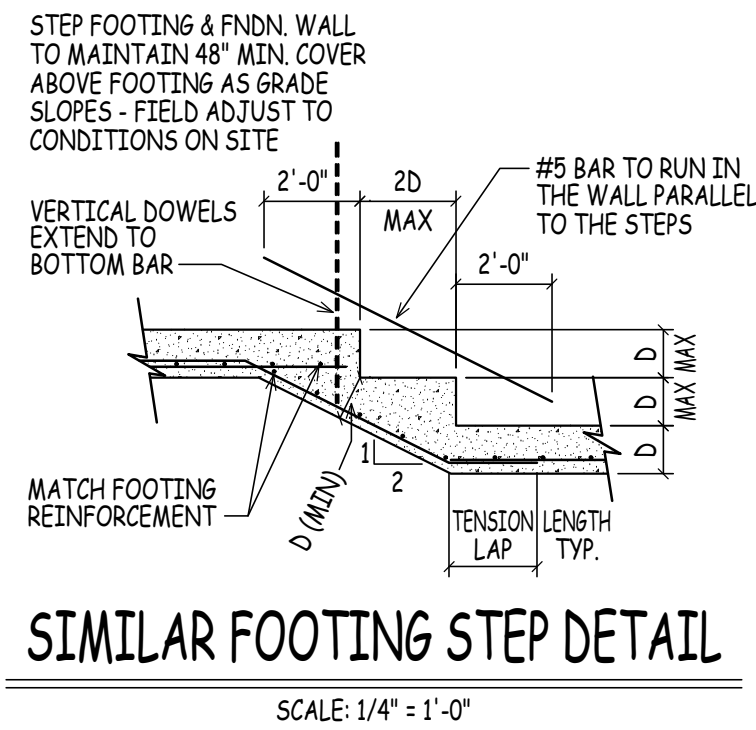
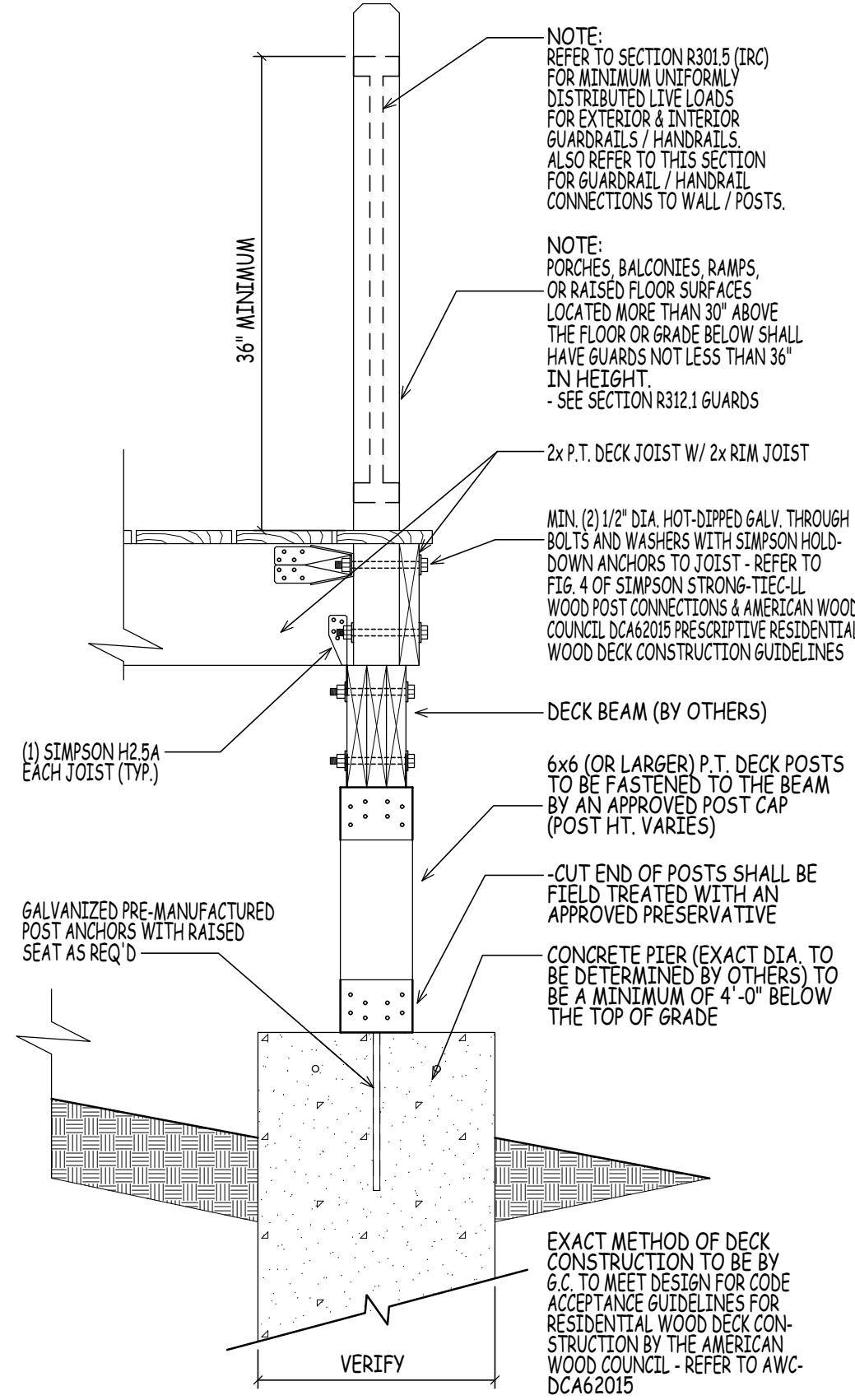
PROJECT: MODEL C - HAVERHILL, MASSACHUSETTS
PREPARED FOR: DHB HOMES LLC.

DRAWN BY: JW
CHECKED BY: AO
DATE DRAWN: 05/30/24
DATE ISSUED: 05/30/24
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NO.	DATE	REVISION
1	05/29/24	PLAN REVISION: PROGRESS PLAN ISSUED FOR REVIEW
2	05/29/24	PLAN REVISION: WORKING DRAWINGS ISSUED FOR REVIEW
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3

NOTE:
 PLAN TO COMPLY WITH THE
 2015 INTERNATIONAL RESIDENTIAL
 CODE AS AMENDED BY THE 9TH
 EDITION OF THE MASSACHUSETTS
 STATE BUILDING CODE.



FOUNDATION NOTES:

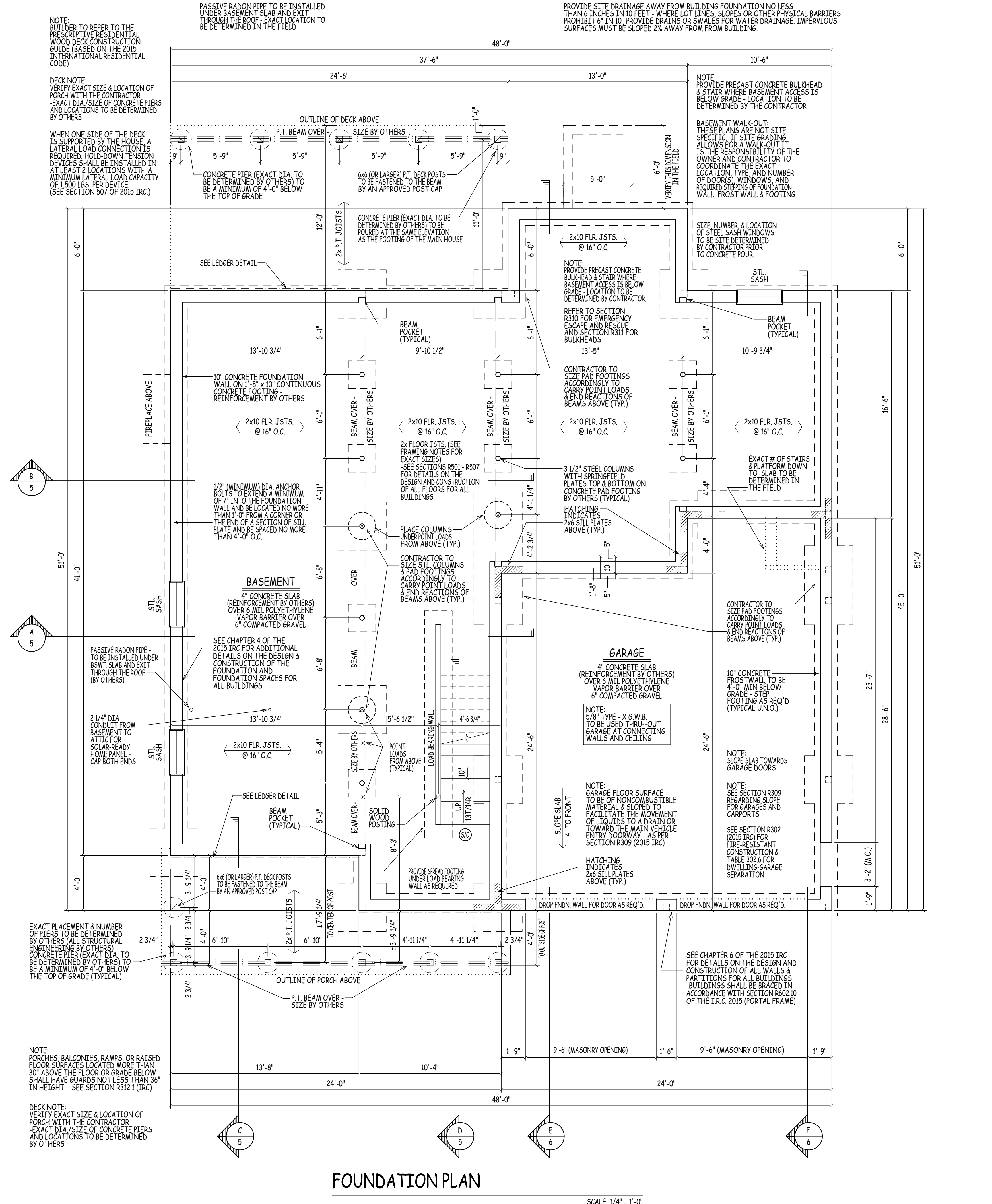
FOUNDATION NOTES:
 FOUNDATION DROPS, PLACEMENT OF BULKHEAD (IF REQUIRED), AND NUMBER, SIZE & LOCATION OF BASEMENT WINDOWS TO BE SITE DETERMINED. VERIFY IN FIELD WITH CONTRACTOR PRIOR TO POUR.
 CONCRETE FOUNDATIONS:
 CONCRETE FOUNDATIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE I.R.C. 2015. PAY PARTICULAR ATTENTION TO SECTION R404 (FOUNDATION WALLS) AND TABLE R401.1(1) - R401.1(4) OF THE I.R.C. 2015 FOR 9", 10", & 12" WALLS.
 SEE TABLE R401.4.1 FOR PRESUMPTIVE LOAD BEARING VALUES OF FOUNDATION MATERIALS.
 SEE TABLE R402.2 FOR MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE.

GEOTECHNICAL ENGINEERING SERVICES (ON EXISTING CONDITIONS AND PROPOSED CONSTRUCTION) TO BE BY OTHERS.
 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 R401.1(1) - R401.1(4) AND SHALL ALSO COMPLY WITH THE APPLICABLE PROVISIONS OF SECTIONS R506 - R508.
 FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS ACCORDING TO SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING SOIL.
 CONTRACTOR TO PROVIDE ADEQUATE HEADERS OVER ALL WINDOWS AND DOORS ON EXTERIOR LOAD-BEARING WALLS (TYP.)

CONCRETE FOOTINGS SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION R301.
 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).
 THE FOOTING WIDTH SHALL BE BASED ON THE LOAD BEARING VALUE OF THE SOIL IN ACCORDANCE WITH TABLE R401.4.1.
 CONTRACTOR TO PROVIDE ADEQUATE VAPOR BARRIERS UNDER ALL CONCRETE SLABS.
 DOUBLE UP FLOOR JOISTS @ LOCATIONS OF NON-LOAD BEARING WALLS AND UNDER ALL BATHROOMS (I.E. BATHING TUBS/WHIRLPOOLS, KTITCHENS LAUNDRY ROOMS, ETC. (TYPICAL).

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 & WINDOW LOCATIONS IN BASEMENT TO BE DETERMINED ON SITE.
 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE (TABLE R402.2):
 3,000 P.S.I. WALL, FOUNDATIONS & OTHER CONCRETE NOT EXPOSED TO WEATHER.
 2,500 P.S.I. CONCRETE FOR BASEMENT SLABS, INTERIOR SLABS, EXCEPT GARAGE SLABS.
 3,000 P.S.I. CONCRETE FOR PORCHES, CARPORT SLABS, STEPS EXPOSED TO WEATHER, & GARAGE FLOOR SLABS.
 CONTRACTOR TO PROVIDE ADEQUATE BLOCKING AND BRACING BETWEEN FLOOR JOISTS AS REQUIRED (TYPICAL).

NOTE:
 BUILDER TO REFER TO THE PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE).
 DECK NOTE:
 VERIFY EXACT SIZE & LOCATION OF PORCH WITH THE CONTRACTOR. EXACT DIA./SIZE OF CONCRETE PIERS AND LOCATIONS TO BE DETERMINED BY OTHERS.
 WHEN ONE SIDE OF THE DECK IS SUPPORTED BY THE HOUSE, A LATERAL LOAD CONNECTION IS REQUIRED. HOLD-DOWN TENSION DEVICES SHALL BE INSTALLED IN AT LEAST 2 LOCATIONS WITH A MINIMUM LATERAL LOAD CAPACITY OF 1,500 LBS. PER DEVICE (SEE SECTION 507 OF 2015 IRC).



PASSIVE RADON PIPE TO BE INSTALLED UNDER BASEMENT SLAB AND EXIT THROUGH THE ROOF. EXACT LOCATION TO BE DETERMINED IN THE FIELD.

PROVIDE SITE DRAINAGE AWAY FROM BUILDING FOUNDATION NO LESS THAN 6 INCHES IN TO FEET. WHERE LOT LINES, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" IN 10" PROVIDE DRAINS OR SWALES FOR WATER DRAINAGE. IMPERVIOUS SURFACES MUST BE SLOPED 2% AWAY FROM FROM BUILDING.

ADMISSION OF ERROR, OMISSION AND/OR DISCREPANCY:
 THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL ENGINEER TO ASSIST IN THE REVIEW.

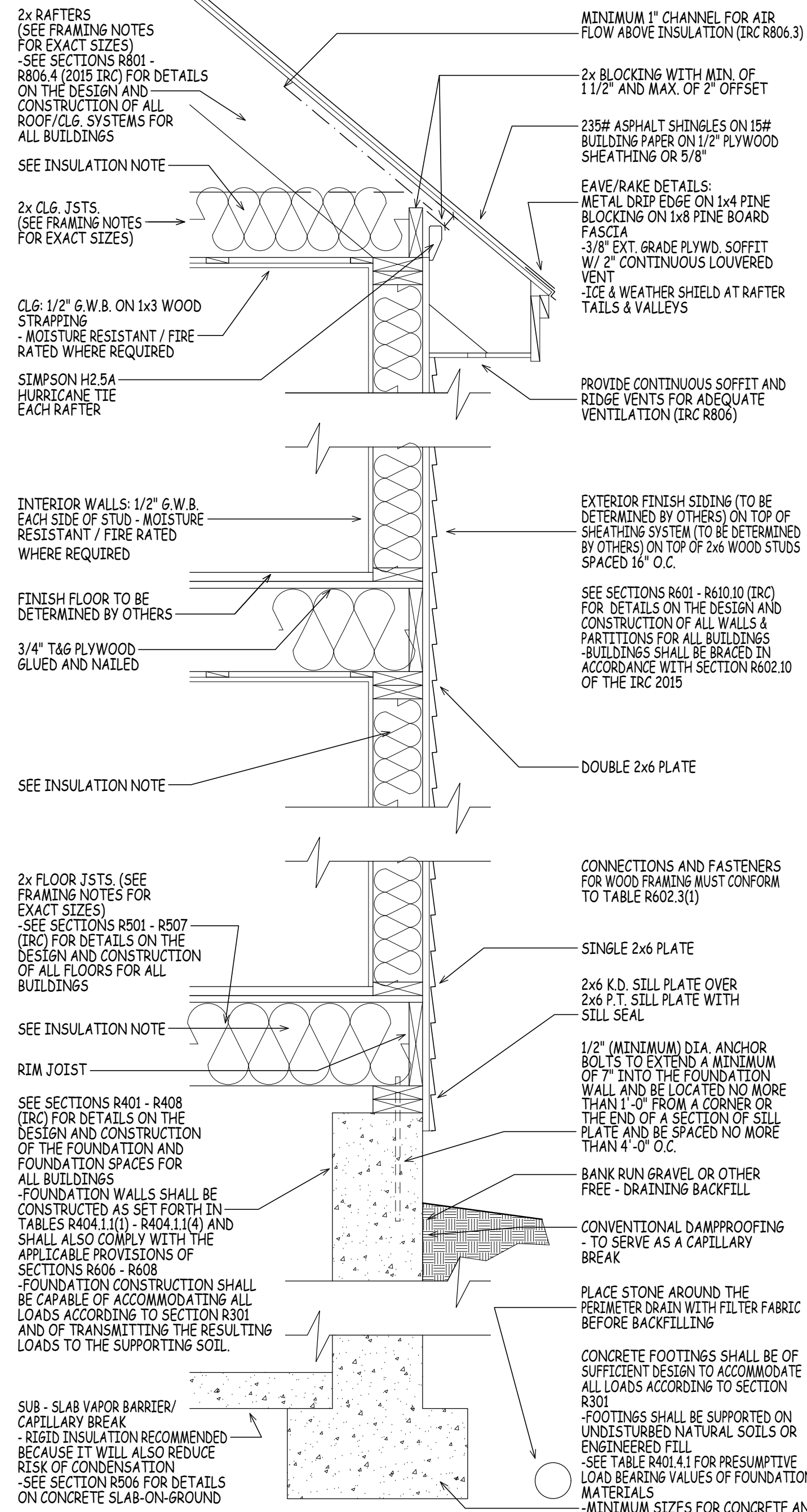
FSM DRAWINGS
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PROJECT:
MODEL C - HAVERHILL, MASSACHUSETTS
 PREPARED FOR:
DHB HOMES LLC.

DRAWN BY: JW
 CHECKED BY: AO
 DATE DRAWN: 05/30/24
 DATE ISSUED: 05/30/24
 SCALE: AS INDICATED
 JOB NO.: FSM24-0105(03)

NO.	DATE	REVISION
1	05/29/24	PLAN REVISION: PROGRESS PLAN ISSUED FOR REVIEW
2	05/30/24	PLAN REVISION: WORKING DRAWINGS ISSUED FOR REVIEW
3	07/16/24	PLAN REVISION: WORKING DRAWINGS ISSUED FOR REVIEW
4	07/28/24	PLAN REVISION: PROGRESS PLAN ISSUED FOR REVIEW

4



SIMILAR WALL SECTION
SCALE: 1" = 1'-0"

NOTE: PLAN TO COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AS AMENDED BY THE 9th EDITION MASSACHUSETTS STATE BUILDING CODE.

NOTE: CHAPTER 51 IN THE 9TH EDITION 780 CMR SHALL BE KNOWN AS THE MASSACHUSETTS RESIDENTIAL CODE AND IS COMPOSED OF THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH MASSACHUSETTS AMENDMENTS.

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 STILL HEIGHT FOR EGRESS.

ENERGY EFFICIENCY NOTE: COMPLIANCE SHALL BE DEMONSTRATED BY FOLLOWING THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH MASSACHUSETTS AMENDMENTS AND STRETCH CODE AMENDMENTS AS REQUIRED FOR GEORGETOWN MA.

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

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

REFER TO SECTIONS R312.2 FOR WINDOW SILL HEIGHT ABOVE GROUND (OR SURFACE BELOW) AND TO SECTION 310 FOR EGRESS WINDOWS & BASEMENTS PRIOR TO PLACING WINDOW ORDER.

REFER TO SECTION 311 FOR MEANS OF EGRESS PRIOR TO ORDERING DOORS.

EXTERIOR FINISH SIDING (TO BE DETERMINED BY OTHERS) ON TOP OF TYVEK (OR EQUAL) WIND BARRIER ON TOP OF 1/2" PLYWOOD SHEATHING ON TOP OF 2x6 WOOD STUDS SPACED 16" O.C.

-SEE CHAPTER 6 OF THE 2015 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 I.R.C. 2015

ALL ENGINEERED STEEL/WOOD BEAMS TO BE CHECKED AND VERIFIED FOR LOCATION AND SPACING PRIOR TO CONSTRUCTION BY CONTRACTOR AND OR BEAM MANUFACTURER (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.

ROOF CONSTRUCTION:
VERIFY RIDGE SIZES IN FIELD (LENGTH TO EXCEED PLUM CUT OF RAFTER)
2 x 10 RAFTERS @ 16" O.C. (SPF # 2 OR BETTER)
2 x 12 RAFTERS @ 16" O.C. (SPF # 2 OR BETTER)

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 (HAVERHILL @ 50 PSF) -REFER TO TABLES R502.5 (1) -R502.5.11(8) IN THE 2015 IRC.

EAVE/RAKE DETAILS:
METAL DRIP EDGE ON 1/4" PINE BLOCKING ON 1x6 PINE BOARD FASCIA
-3/8" EXT. GRADE PLYWD. SOFFIT W/ 2" CONTINUOUS LOUVERED VENT.
-ICE & WEATHER SHIELD AT RAFTER TAILS & VALLEYS

2 x 8 CLG. JSTS. BETWEEN ALL RAFTERS
2 x 8 COLLAR TIES BETWEEN ALL RAFTERS
235# ASPHALT SHINGLES ON 15# ROOFING FELT ON 1/2" OR 5/8" EXT. GRADE PLYWOOD SHEATHING
ICE & WEATHER SHIELD AT RAFTER TAILS & VALLEYS
EAVE/RAKE: METAL DRIP EDGE 1/4" PINE BLOCKING (SUB-FASCIA) 1x6 PINE BOARD FASCIA 3/8" EXT. GRADE PLYWD. SOFFIT W/ 2" CONT. LOUVERED VENT (SOFFIT ONLY)

EXTERIOR WALL CONSTRUCTION:
2 x 6 WOOD STUDS @ 16" O.C. W/ TYVEK (OR EQUAL) WIND BARRIER AND MINIMUM 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.)

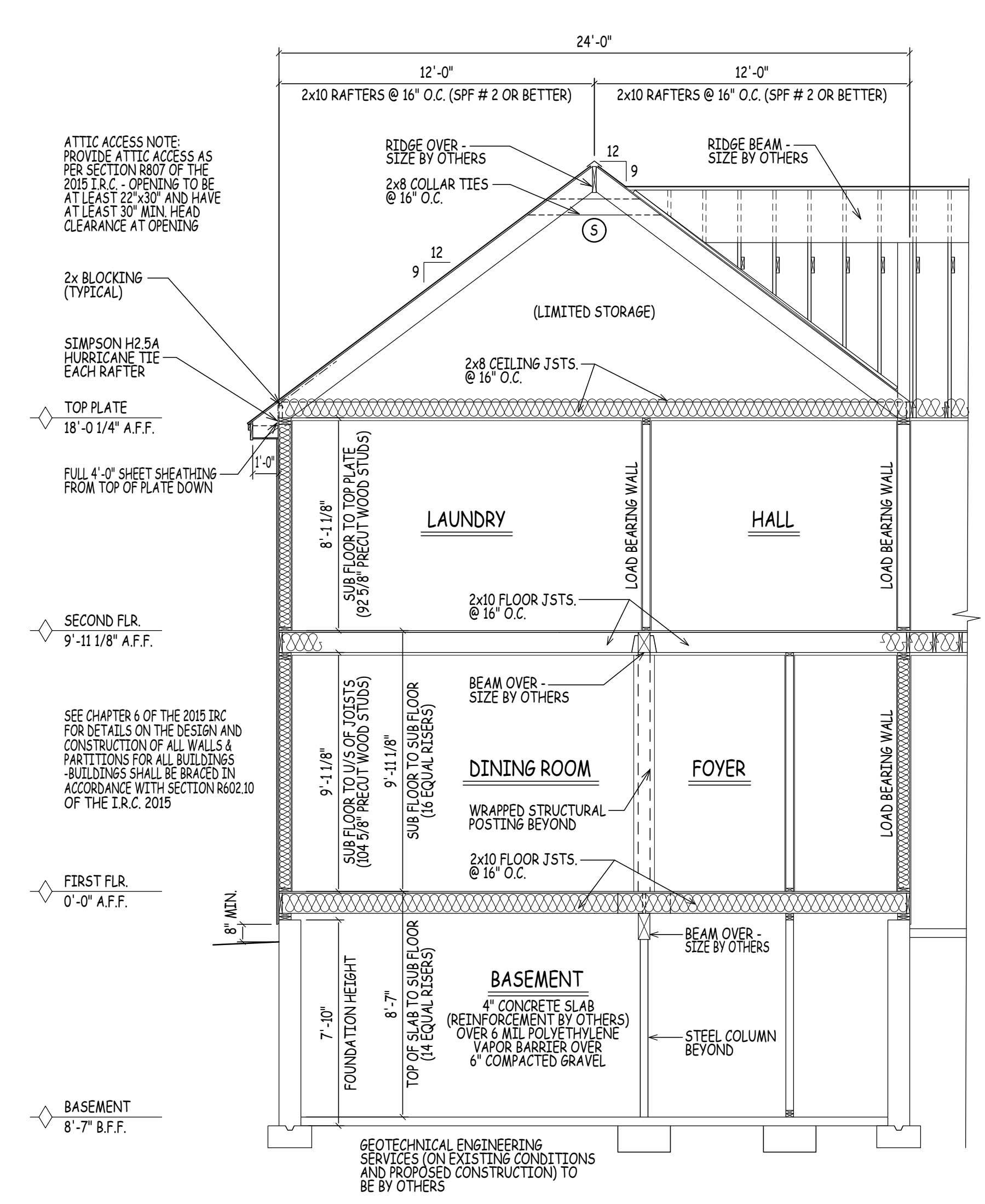
INTERIOR CONSTRUCTION:
2 x 4 WOOD STUDS @ 16" O.C.
2 x 4 SINGLE TOP PLATE (DBL. ON LD. BRG. WALLS ONLY)
2 x 4 SINGLE BOTTOM PLATE
WALL- 1/2" GYPSUM WALL BOARD EA. SIDE STUD - MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED
CLG.- 1/2" G.W.B. ON 1x3 WOOD STRAPPING @ 16" O.C. - MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED
2x12 STAIR STRINGERS @ 12" O.C.

FLOOR CONSTRUCTION:
2x10 FLOOR JOISTS @ 12" & 16" O.C. 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.)

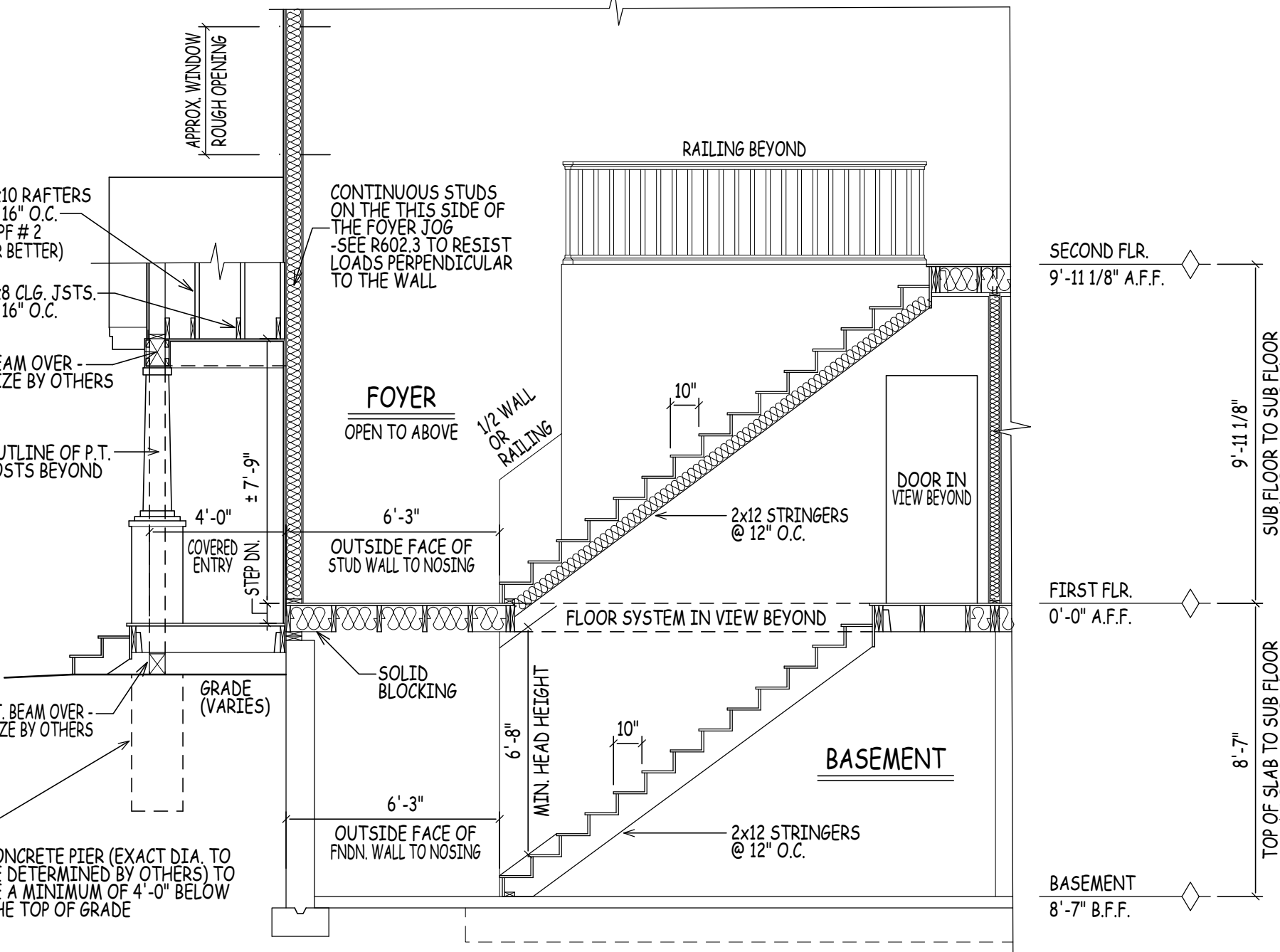
FOUNDATION CONSTRUCTION:
10" CONCRETE FOUNDATION WALL WITH (2) 2x6 STILL PLATES (K.D. ON P.T.) WITH SILL SEAL ON TOP OF CONTINUOUS 1'-8" x 10" CONCRETE FOOTING - REINFORCEMENT BY OTHERS
10" CONC. FROST WALLS (WHERE SHOWN) TO BE 48" BELOW GRADE ON TOP OF CONTINUOUS 1'-8" x 10" CONCRETE FOOTING - REINFORCEMENT BY OTHERS
PROVIDE 3 1/2" DIA. STEEL COLUMNS OVER SIZED CONC. FOOTINGS AS REQ'D FOR BEAMS SHOWN ON PLAN
REFER TO SECTION R404.1.3.2 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
FLOOR: R-30 OR INSULATION SUFFICIENT TO FILL JOIST CAVITY
CEILING: R-49 (ZONE 6) - HOWEVER, IF MAINTAINING THE FULL R VALUE OVER THE PLATES (RAISED), R-38

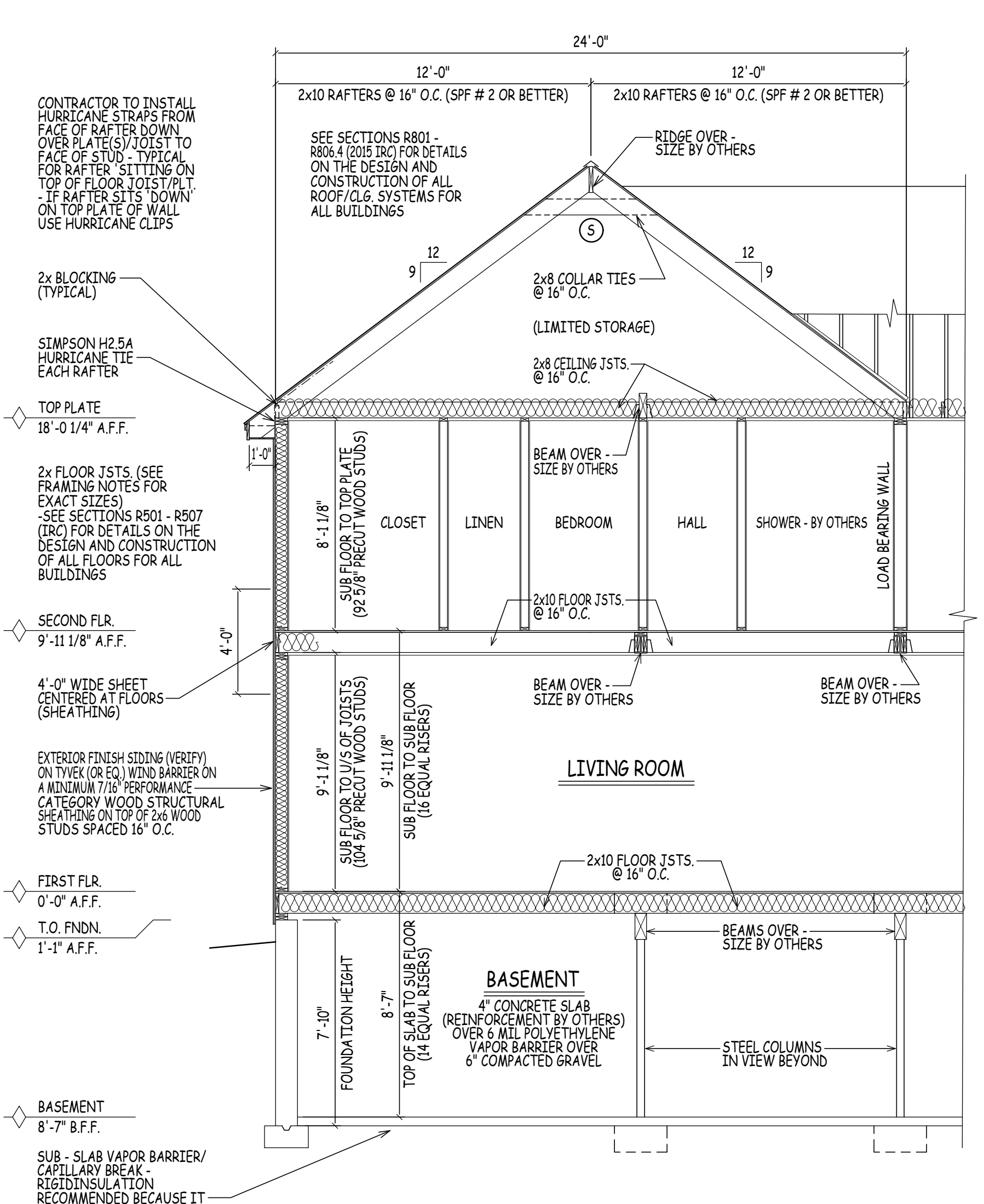
NOTE: THESE VALUES DO NOT NEED TO BE FOLLOWED IF FOLLOWING THE ERT (HERE BATHING) PATH TO COMPLIANCE
MOISTURE VAPOR RETARDERS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE 2015 I.R.C. SECTIONS R318.1, AND R702.7 MOISTURE CONTROL



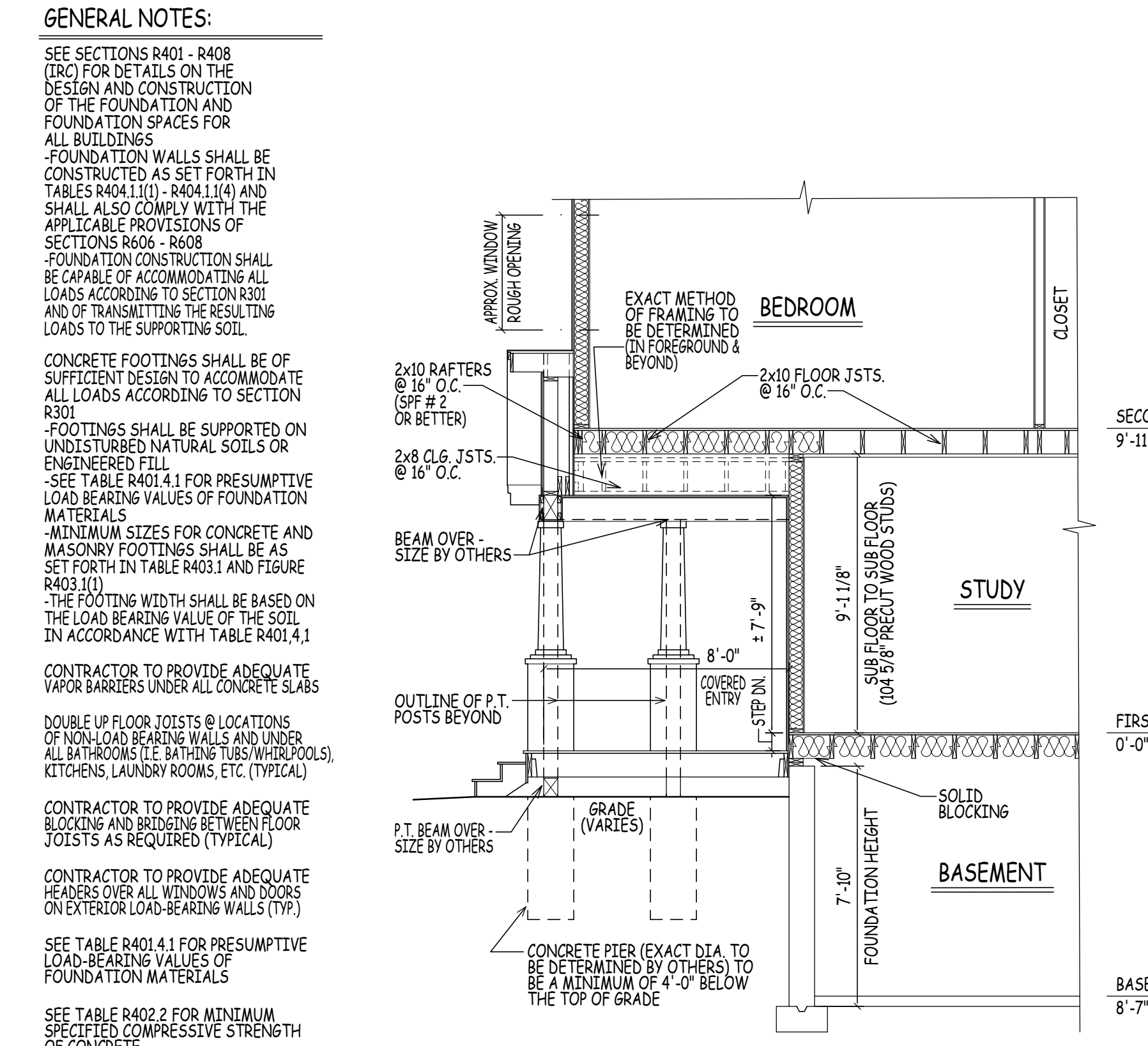
CROSS SECTION A/5
SCALE: 1/4" = 1'-0"



CROSS SECTION D/5
SCALE: 1/4" = 1'-0"



CROSS SECTION B/5
SCALE: 1/4" = 1'-0"



CROSS SECTION C/5
SCALE: 1/4" = 1'-0"

GENERAL NOTES:
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) - R404.1(14) AND SHALL ALSO COMPLY WITH THE APPLICABLE PROVISIONS OF SECTIONS R606 - R609
-FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS ACCORDING TO SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING SOIL.
CONCRETE FOOTINGS SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION R301
-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)
-THE FOOTING WIDTH SHALL BE BASED ON THE LOAD BEARING VALUE OF THE SOIL IN ACCORDANCE WITH TABLE R401.4.1
CONTRACTOR TO PROVIDE ADEQUATE VAPOR BARRIERS UNDER ALL CONCRETE SLABS
DOUBLE UP FLOOR JOISTS @ LOCATIONS OF NON-LOAD BEARING WALLS AND UNDER ALL BATHROOMS (I.E. BATHING TUBS/WHIRLPOOLS), KITCHENS, LAUNDRY ROOMS, ETC. (TYPICAL)
CONTRACTOR TO PROVIDE ADEQUATE BLOCKING AND BRIDGING BETWEEN FLOOR JOISTS AS REQUIRED (TYPICAL)
CONTRACTOR TO PROVIDE ADEQUATE HEADERS OVER ALL WINDOWS AND DOORS ON EXTERIOR LOAD-BEARING WALLS (TYP.)
SEE TABLE R401.4.1 FOR PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS
SEE TABLE R402.2 FOR MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE
GEOTECHNICAL ENGINEERING SERVICES (ON EXISTING CONDITIONS AND PROPOSED CONSTRUCTION) TO BE BY OTHERS

ADMISSION OF ERROR, OMISSION AND/OR DISCREPANCY: THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND DATA PROVIDED TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR DISCREPANCIES THAT MAY OCCUR AS A RESULT OF THE USER'S FAILURE TO VERIFY THE ACCURACY OF ALL INFORMATION AND DATA PROVIDED TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR DISCREPANCIES THAT MAY OCCUR AS A RESULT OF THE USER'S FAILURE TO VERIFY THE ACCURACY OF ALL INFORMATION AND DATA PROVIDED TO THE DESIGNER.

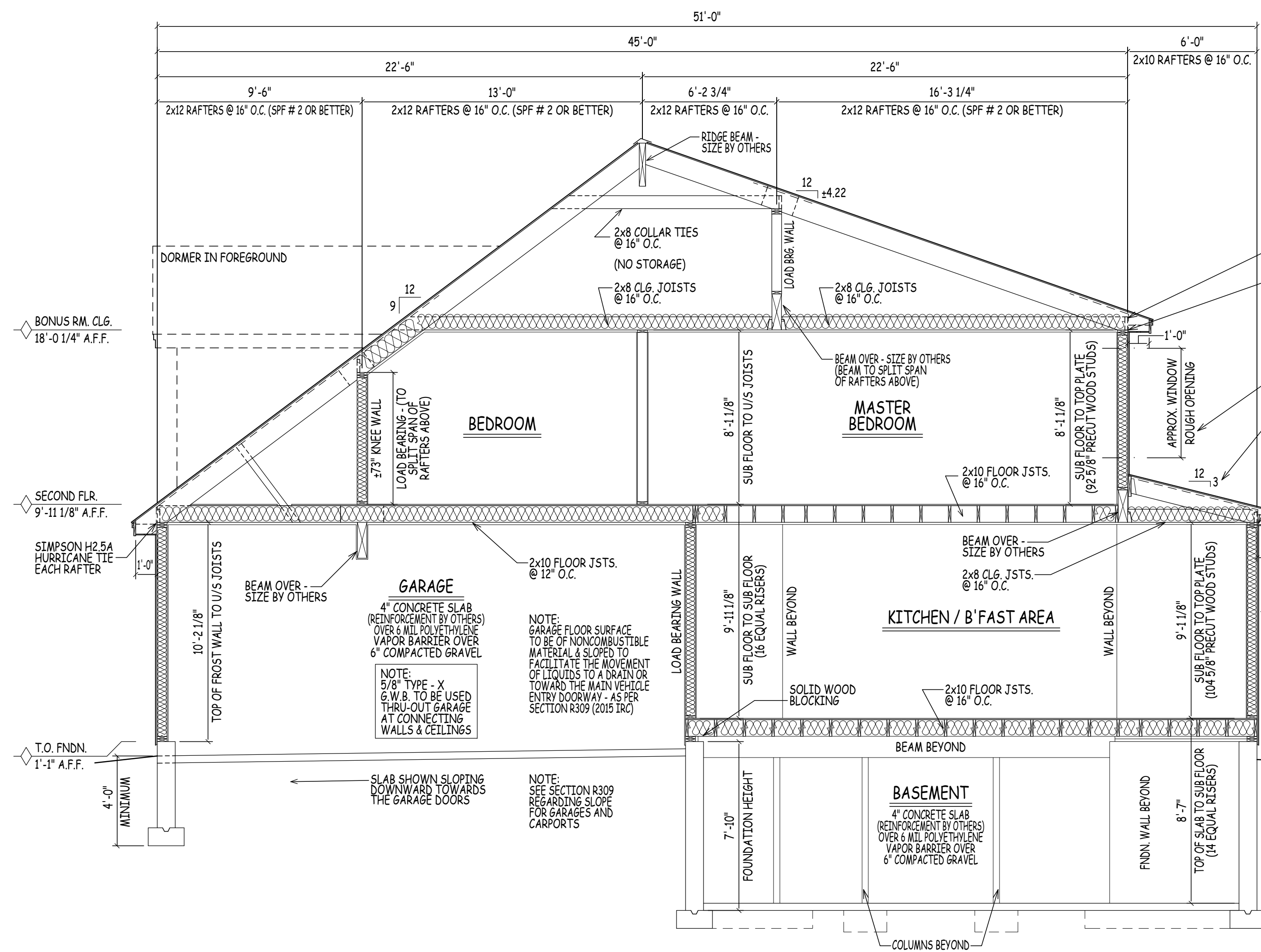
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PROJECT: **MODEL C - HAVERHILL, MASSACHUSETTS**
PREPARED FOR: **DHB HOMES LLC.**

DRAWN BY: JW
CHECKED BY: AW
DATE DRAWN: 05/30/24
DATE ISSUED: 05/30/24
SCALE: AS INDICATED
JOB NO.: FSM24-0005(8)

NO.	DATE	REVISION
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2	05/30/24	PLAN REVISION: WORKING DRAWINGS ISSUED FOR REVIEW
3	02/16/24	PLAN REVISION: WORKING DRAWINGS ISSUED FOR REVIEW
4	05/28/24	PLAN REVISION: PROGRESS PLAN ISSUED FOR REVIEW

5



CROSS SECTION E/6

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

CONTRACTOR TO INSTALL HURRICANE STRAPS FROM FACE OF RAFTER DOWN OVER PLATE(S) TO FACE OF STUDS - TYPICAL FOR RAFTER SPLITTING ON TOP OF FLOOR JOISTS - IF RAFTERS SPLIT DOWN ON TOP PLATE OF WALL USE HURRICANE CLIPS

NOTE: EXACT RAFTER SIZE, GRADE, & SPACINGS TO BE DETERMINED BY THE TOWN OR CITIES GROUND SNOW LOAD. REFER TO TABLES R802.5.1(1) - R802.5.1(6) IN THE 2015 IRC

2x BLOCKING (TYPICAL)

(2) SIMPSON (OR EQ.) HURRICANE CLIPS ON EACH RAFTER

TOP PLATE 18'-0 1/4" A.F.F.

WINDOW R.O. MOVED UP TO CLEAR ROOF BELOW - VERIFY IN THE FIELD

DBL. UNDERLAYMENT APPLICATION IS REQ'D IN ACCORDANCE WITH SECTION R905.2.2 (2-1/2 PITCH TO 4:12 PITCH)

(2) SIMPSON (OR EQ.) HURRICANE CLIPS ON EACH RAFTER

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

EXTERIOR FINISH SIDING (VERIFY ON TYVEK (OR EQ.) WIND BARRIER ON A MINIMUM 7/16" PERFORMANCE CATEGORY WOOD STRUCTURAL SHEATHING ON TOP OF 2x6 WOOD STUDS SPACED 16" O.C.

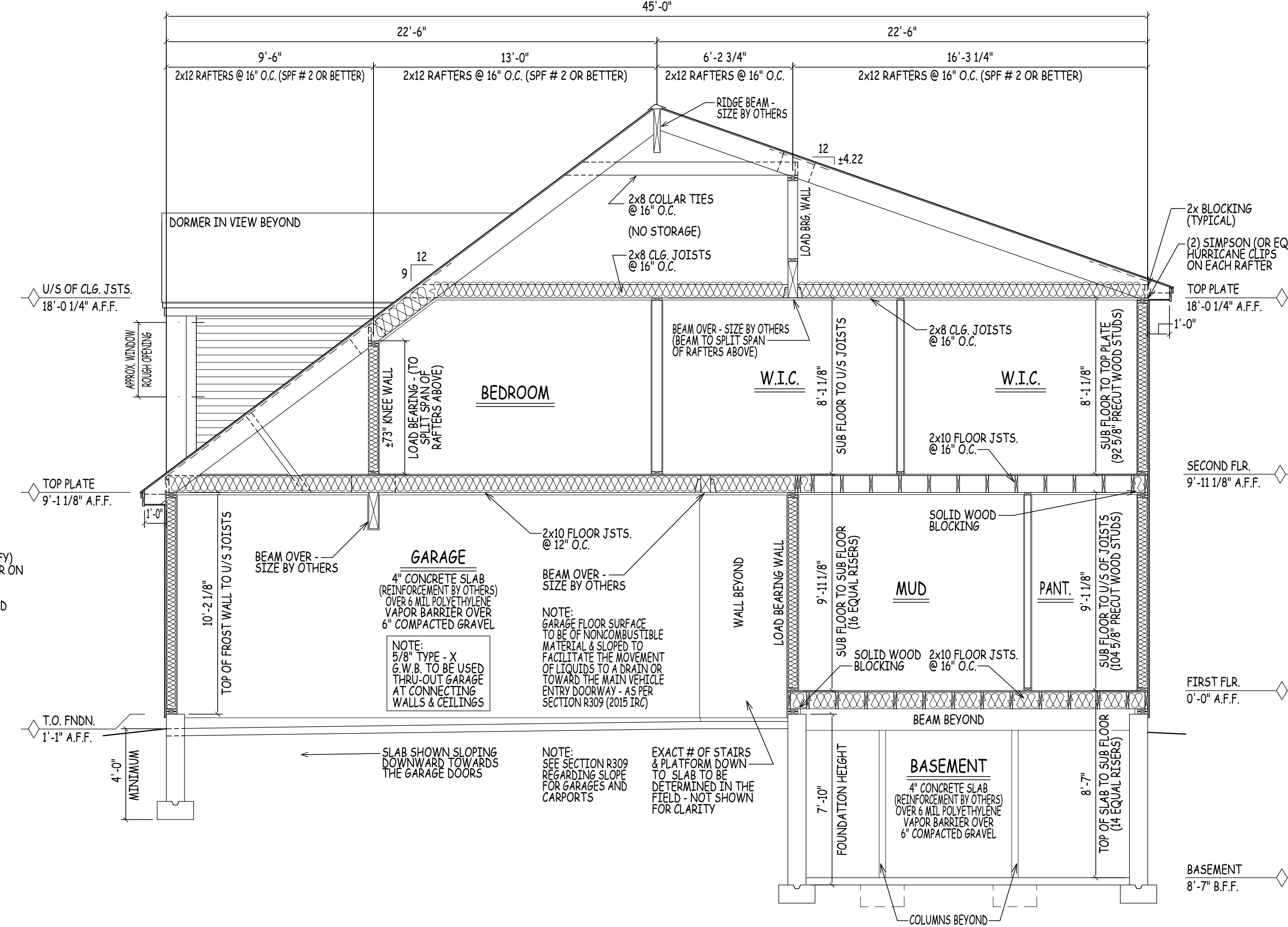
FIRST FLR. 0'-0" A.F.F.

GRADE (VARIES)

2x FLOOR JSTS. (SEE FRAMING NOTES FOR EXACT SIZES)

-SEE SECTIONS R501 - R507 (IRC) FOR DETAILS ON THE DESIGN AND CONSTRUCTION OF ALL FLOORS FOR ALL BUILDINGS

BASEMENT 8'-7" B.F.F.



CROSS SECTION F/6

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

CONTRACTOR TO PROVIDE ADEQUATE VAPOR BARRIERS UNDER ALL CONCRETE SLABS

DOUBLE UP FLOOR JOISTS @ LOCATIONS OF NON-LOAD BEARING WALLS AND UNDER ALL BATHROOMS (E.G. BATHING TUBS/WHIRLPOOLS), KITCHENS, LAUNDRY ROOMS, ETC. (TYPICAL)

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

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

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

SEE TABLE R402.2 FOR MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

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

KITCHEN EXHAUST FAN RATES REQUIRED 100 CFM (MINIMUM) INTERMITTENT OR 25 CONTINUOUS (400 OR MORE CFM REQUIRES)

BATHROOMS/ TOILETS EXHAUST FAN RATES 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

CONCRETE FOOTINGS SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION R301

-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)

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

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

NOTE: PLAN TO COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AS AMENDED BY THE 9th EDITION OF THE MASSACHUSETTS STATE BUILDING CODE.

NOTE: CHAPTER 51 IN THE 9TH EDITION 780 CMB SHALL BE KNOWN AS THE MASSACHUSETTS RESIDENTIAL CODE AND IS COMPOSED OF THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH MASSACHUSETTS AMENDMENTS.

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

ENERGY EFFICIENCY NOTE: COMPLIANCE SHALL BE DEMONSTRATED BY FOLLOWING THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH MASSACHUSETTS AMENDMENTS AND STRETCH CODE AMENDMENTS AS REQUIRED FOR GEORGETOWN MA.

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

REFER TO SECTIONS R312.2.1 FOR WINDOW SILL HEIGHT ABOVE GROUND (OR SURFACE BELOW) AND TO SECTION 310 FOR EGRESS WINDOWS & BASEMENTS PRIOR TO FINISH WINDOW ORDER

REFER TO SECTION 311 FOR MEANS OF EGRESS PRIOR TO ORDERING DOORS

EXTERIOR FINISH SIDING (TO BE DETERMINED BY OTHERS) ON TOP OF TYVEK (OR EQUAL) WIND BARRIER ON TOP OF 1/2" PLYWOOD SHEATHING ON TOP OF 2x6 WOOD STUDS SPACED 16" O.C.

-SEE CHAPTER 6 OF THE 2015 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 I.R.C. 2015

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)

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.

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

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

REFER TO SECTION 311 FOR MEANS OF EGRESS PRIOR TO ORDERING DOORS

EXTERIOR FINISH SIDING (TO BE DETERMINED BY OTHERS) ON TOP OF TYVEK (OR EQUAL) WIND BARRIER ON TOP OF 1/2" PLYWOOD SHEATHING ON TOP OF 2x6 WOOD STUDS SPACED 16" O.C.

-SEE CHAPTER 6 OF THE 2015 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 I.R.C. 2015

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)

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.

GENERAL NOTES:

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) - R404.1(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

CONCRETE FOOTINGS SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION R301

-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)

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

CONTRACTOR TO PROVIDE ADEQUATE VAPOR BARRIERS UNDER ALL CONCRETE SLABS

DOUBLE UP FLOOR JOISTS @ LOCATIONS OF NON-LOAD BEARING WALLS AND UNDER ALL BATHROOMS (E.G. BATHING TUBS/WHIRLPOOLS), KITCHENS, LAUNDRY ROOMS, ETC. (TYPICAL)

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

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

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

SEE TABLE R402.2 FOR MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

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

ROOF CONSTRUCTION:

VERIFY RIDGE SIZES IN FIELD (LENGTH TO EXCEED PLUM OUT OF RAFTER)

2 x 10 RAFTERS @ 16" O.C. (SPF # 2 OR BETTER)

2 x 12 RAFTERS @ 16" O.C. (SPF # 2 OR BETTER)

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. (HAVERHILL @ 50 PSF) -REFER TO TABLES R802.5.1(1) - R802.5.1(6) 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# ROOFING FELT ON 1/2" OR 5/8" EXT. GRADE PLYWOOD SHEATHING

ICE & WEATHER SHIELD AT RAFTER TAILS & VALLEYS

EAVE/RAKE: METAL DRIP EDGE 1x4 PINE BLOCKING (SUB-FASCIA) 3/8" AC EX. 1" PLYWOOD SOFFIT W/2" CONT. LOUVERED VENT (SOFFIT ONLY)

EXTERIOR WALL CONSTRUCTION:

2 x 6 WOOD STUDS @ 16" O.C. W/ TYVEK (OR EQUAL) WIND BARRIER AND MINIMUM 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.)

INTERIOR CONSTRUCTION:

2 x 4 WOOD STUDS @ 16" O.C.

2 x 4 SINGLE TOP PLATE (DBL. ON LD. BRG. WALLS ONLY)

2 x 4 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.

FLOOR CONSTRUCTION:

2x10 FLOOR JOISTS @ 12" & 16" O.C. W/ 3/4" TONGUE & GROOVE PLYWD. GLUED & NAILLED (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.)

FOUNDATION CONSTRUCTION:

10" CONCRETE FOUNDATION WALL WITH (2) 2x6 5/16" PLATES (K.D. OR T.) WITH SILL SEAL ON TOP OF CONTINUOUS 1'-8" x 10" CONCRETE FOOTING - REINFORCEMENT BY OTHERS

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

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

REFER TO SECTION R404.1.3.2 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 FLOOR: R-30 OR INSULATION SUFFICIENT TO FILL JOIST CAVITY

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

NOTE: THESE VALUES DO NOT NEED TO BE FOLLOWED IF FOLLOWING THE EFC (HERS RATING) PATH TO COMPLIANCE

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

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:

FSM DRAWINGS

PROJECT: MODEL C - HAVERHILL, MASSACHUSETTS

PREPARED FOR: DHB HOMES LLC.

DRAWN BY: JW

CHECKED BY: AO

DATE DRAWN: 05/30/24

DATE ISSUED: 05/30/24

SCALE: AS INDICATED

JOB NO.: FSM24-01005(R)

NO.	DATE	REVISION
1	05/29/24	PLAN REVISION: PROGRESS PLAN ISSUED FOR REVIEW
2	05/30/24	REVISION: WORKING DRAWINGS ISSUED FOR REVIEW
3	05/30/24	PLAN REVISION: WORKING DRAWINGS ISSUED FOR REVIEW
4	05/28/24	PLAN REVISION: PROGRESS PLAN ISSUED FOR REVIEW

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