

SQUARE FOOTAGE TABLE	
UNIT A	SQ. FTG.
FIRST FLOOR	664
SECOND FLOOR	833
TOTAL LIVING	1,497
UNIT B	SQ. FTG.
FIRST FLOOR	664
SECOND FLOOR	820
TOTAL LIVING	1,484

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:
PLANS DESIGNED TO THE 2021 INTERNATIONAL BUILDING CODE.

ENERGY EFFICIENCY NOTE:
COMPLIANCE SHALL BE DEMONSTRATED BY EITHER MEETING THE REQUIREMENTS OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE OR MEETING THE REQUIREMENTS OF CHAPTER 11 IN THE 2021 INTERNATIONAL RESIDENTIAL CODE

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:
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 SILL HEIGHT ABOVE GROUND (OR SURFACE BELOW) AND TO SECTION 310 FOR EGRESS WINDOWS & BASEMENTS PRIOR TO PLACING WINDOW ORDER

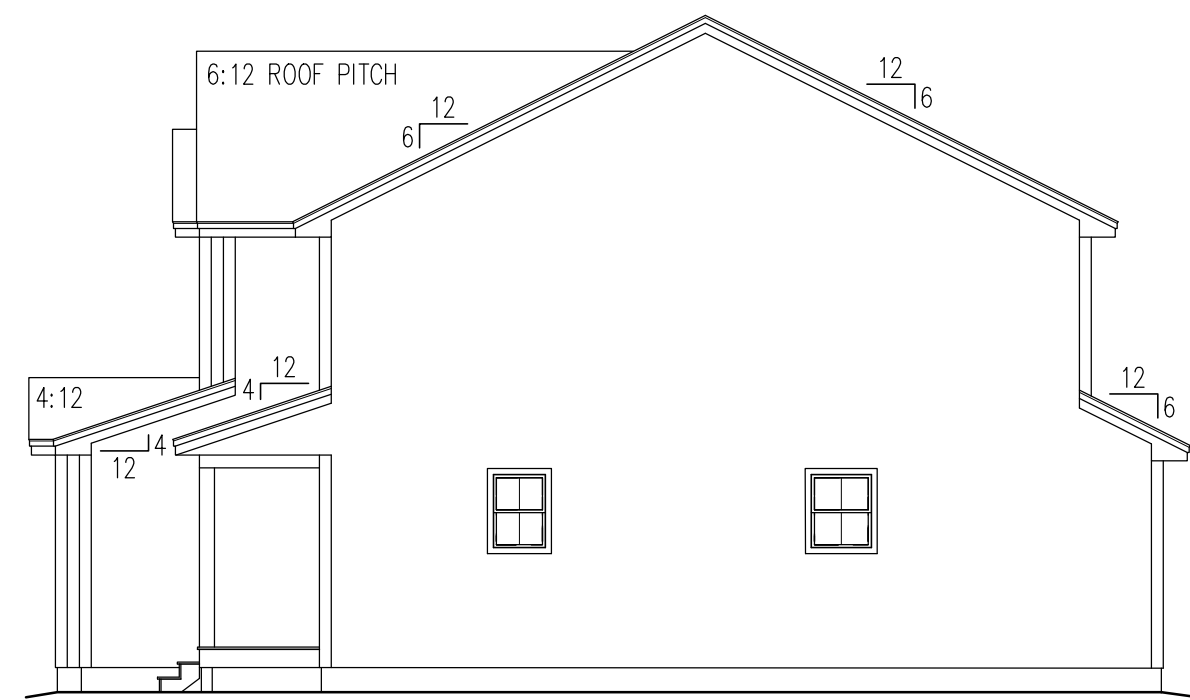
REFER TO SECTION 311 FOR MEANS OF EGRESS PRIOR TO ORDERING DOORS

WINDOWS TO HAVE OPENING LIMITING DEVICES AS PER R312 IRC 2021

WINDOWS TO COMPLY WITH SECTION R308 FOR TYPE OF GLASS AND SAFETY GLAZING STANDARD

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

PROVIDE SITE DRAINAGE AWAY FROM BUILDING FOUNDATION NO LESS THAN 6 INCHES IN 10 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 BUILDING.



RIGHT ELEVATION

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

SEE SECTIONS R801 - R806.5 (2021 IRC) FOR DETAILS ON THE DESIGN AND CONSTRUCTION OF ALL ROOF/CLG. SYSTEMS FOR ALL BUILDINGS

TOP PLATE
17'-0 1/4" A.F.F.

6" CORNER BRDS. (TYPICAL)

VINYL SIDING

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

SECOND FLR
8'-11 1/8" A.F.F.

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

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

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)

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.

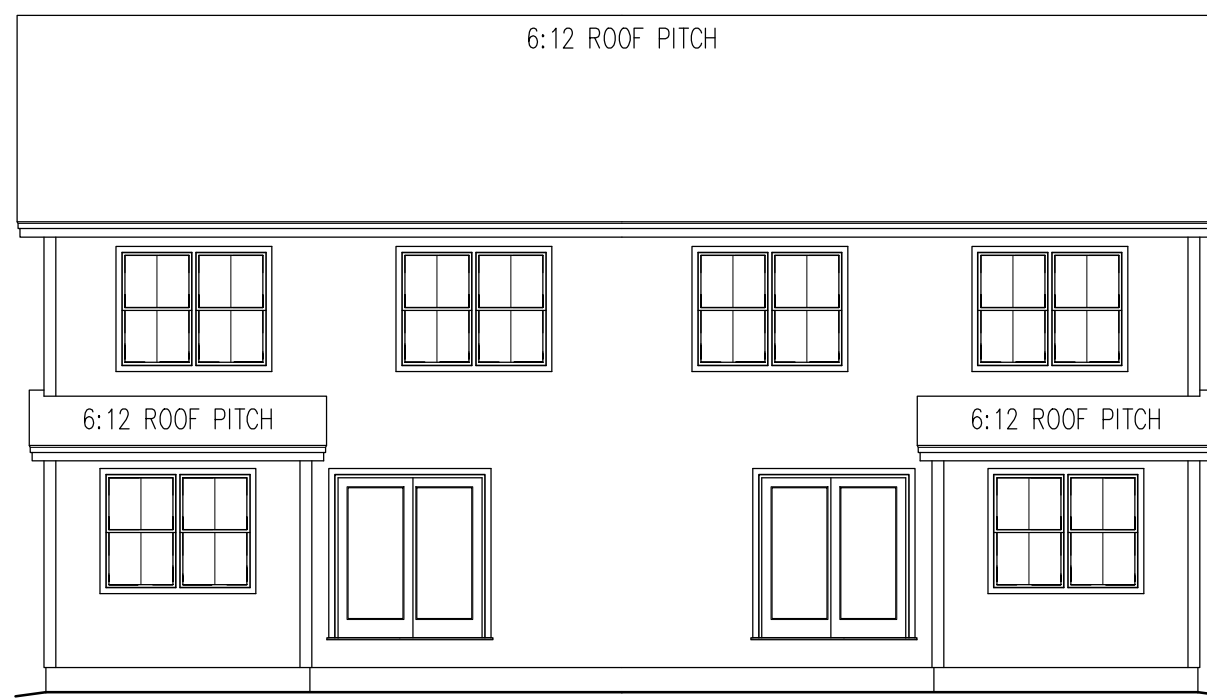


FRONT ELEVATION

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

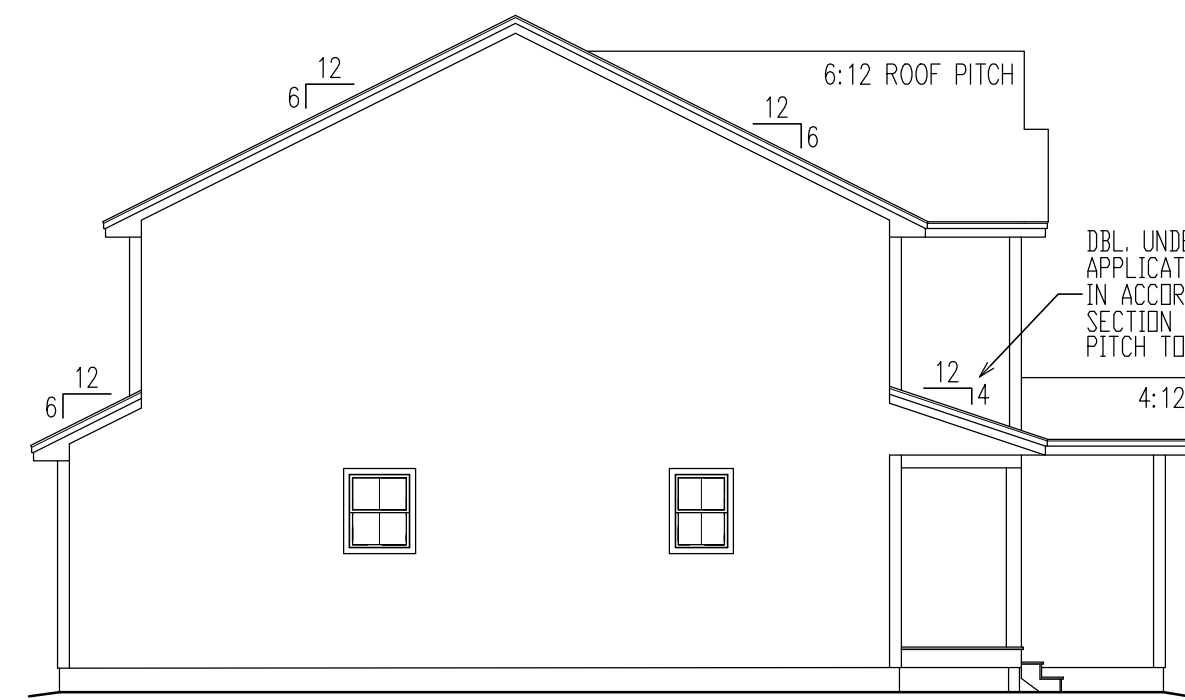
SEE CHAPTER 6 OF THE 2021 IRC FOR DETAILS ON THE DESIGN AND CONSTRUCTION OF ALL WALLS & PARTITIONS FOR ALL BUILDINGS - BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE I.R.C. 2021 (PORTAL FRAME)

NOTE:
EXACT GRADING TO BE DETERMINED IN THE FIELD - REFER TO SITE PLAN. PROVIDE RETAINING WALLS AND/OR STEP FNDN. WALL & FOOTINGS AS PER SITE CDNATIONS REQUIRE.



REAR ELEVATION

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



LEFT ELEVATION

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

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF ERROR, OMISSION OR OVERSIGHT, WE WILL ADMIT TO BE HUMAN, AND, THEREFORE, FSM DRAWINGS LLC, ACTING SOLELY AS THE DRAFTING COMPANY, WILL RELY ON THE EXPERIENCE AND JUDGMENT OF ANY ARCHITECT, ENGINEER, CONTRACTOR, OR OTHER PROFESSIONAL IN CONNECTION WITH THESE PLANS. FSM DRAWINGS LLC ASSUMES ALL RESPONSIBILITY FOR THEM AND WILL IF HE/SHE DEEMS NECESSARY HIRE A LICENSED PROFESSIONAL ENGINEER TO ASSIST IN THE REVIEW.

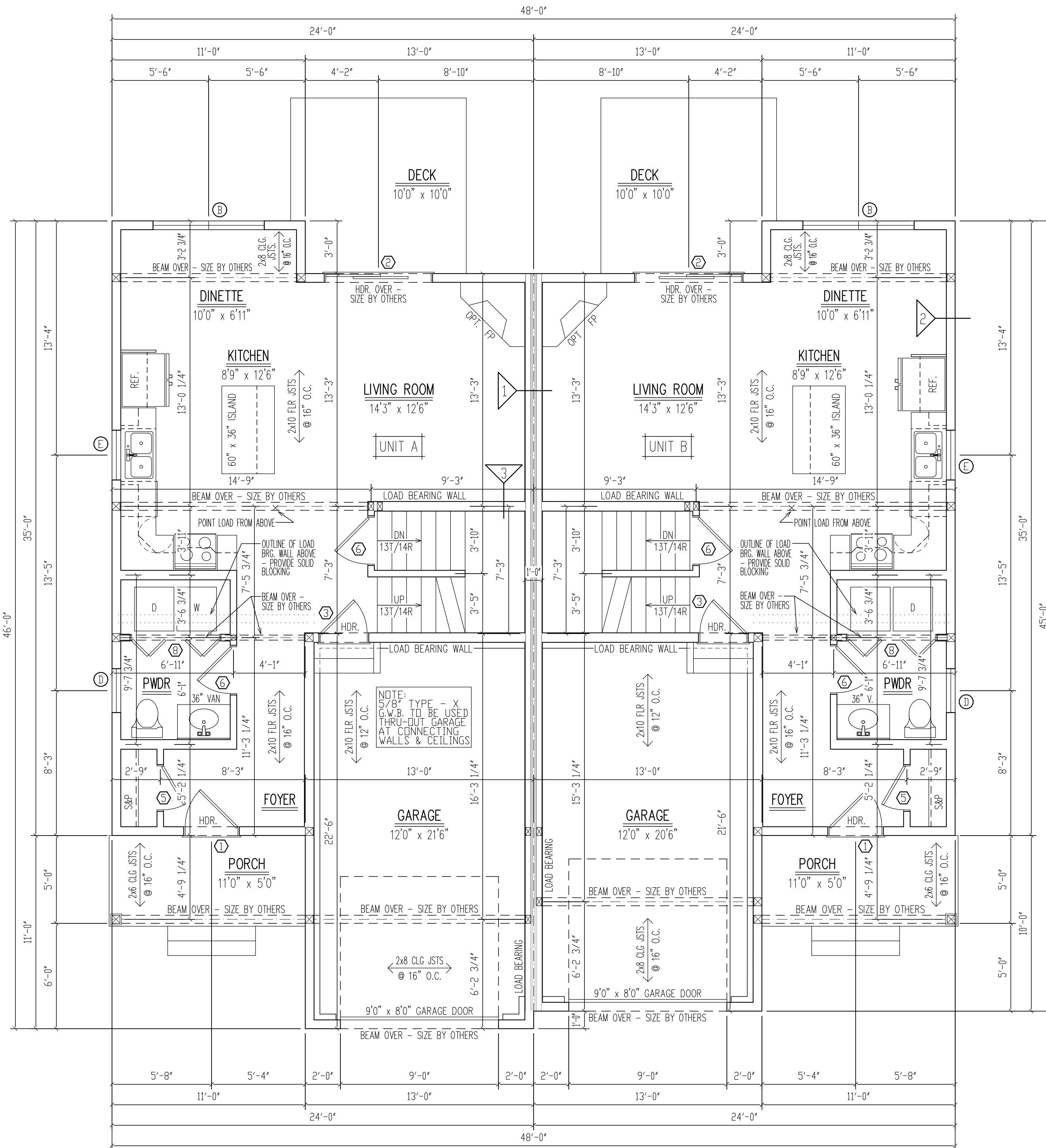


PREPARED FOR:
EASTERN DEVELOPMENT
LOCATION:
CONCORD, N.H. NEW CONSTRUCTION

DRAWN BY:	AD
CHECKED BY:	JW
DATE DRAWN:	8/11/25
DATE ISSUED:	8/11/25
SCALE:	AS INDICATED
JOB NO.:	FSM25-050MF

REVISIONS	DATE	DESCRIPTION
1	7/23/25	PRELIMINARY PLANS RELEASED FOR REVIEW
2	8/11/25	WORKING DRAWINGS RELEASED FOR REVIEW
3		
4		
5		

1

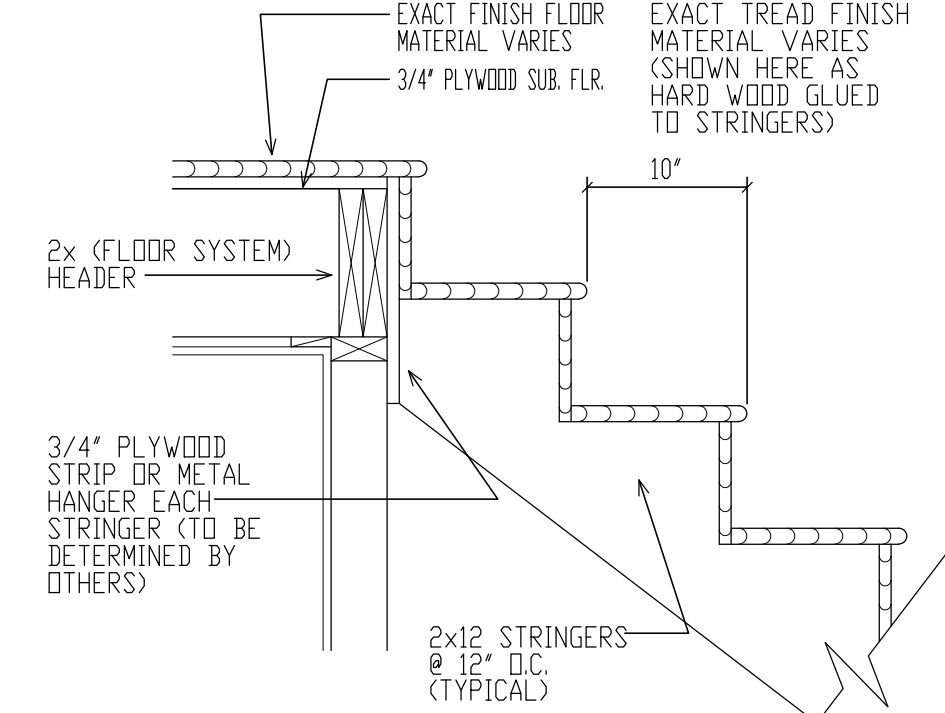


FIRST FLOOR PLAN

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

GENERIC STAIR DETAILS

SCALE: 1" = 1'-0"



DOOR SCHEDULE

MARK	QTY	SIZE	RSD	NOTES
1		3'-0" x 6'-8"		FRONT EXTERIOR DOOR
2		6'-0" x 6'-8"		EXT. GLASS SLIDER
3		2'-8" x 6'-8"		INT. FIRE RATED
4		1'-6" x 6'-8"		INTERIOR
5		2'-6" x 6'-8"		INTERIOR
6		2'-8" x 6'-8"		INTERIOR
7		4'-0" x 6'-8"		INTERIOR BI-FOLD DOORS
8		5'-0" x 6'-8"		INTERIOR BI-FOLD DOORS
9				
10				

RSD TO BE DETERMINED BY DOOR MANUFACTURER - CONTRACTOR TO DETERMINE FINAL DOOR COUNT

WINDOW SCHEDULE

MARK	QTY	UNIT	RSD	NOTES
A		30410		DOUBLE HUNG (EGRESS)
B		30410-2		2 WIDE DBL. HUNG (EGRESS)
C		CX145		CASEMENT WINDOW (EGRESS)
D		2432		DOUBLE HUNG
E		2832		DOUBLE HUNG
F				

CONTRACTOR TO DETERMINE FINAL WINDOW COUNT
 WINDOWS TO HAVE OPENING LIMITING DEVICES AS PER R312 IRC 2021
 WINDOWS TO COMPLY WITH SECTION R308 FOR TYPE OF GLASS AND SAFETY GLAZING STANDARD

(NOTE: ANDERSEN 400 SERIES 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 RD & WINDOW MANUFACTURER CHOSEN FOR THIS HOME)

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT: WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF ERROR, OMISSION OR OVERSIGHT, WE WILL ADMIT TO BE HUMAN, AND, THEREFORE, FSM DRAWINGS LLC, ACTING SOLELY AS THE DRAFTING COMPANY, WILL RELY ON THE EXPERIENCE AND JUDGMENT OF THE ARCHITECT AND ENGINEER AND THEIR PROFESSIONAL LIABILITY INSURANCE POLICIES AND ASSUMES ALL RESPONSIBILITY FOR THEM AND WILL IF THESE USERS NECESSARY HIRE A LICENSED PROFESSIONAL ENGINEER TO ASSIST IN THE REVIEW.



PREPARED FOR:
EASTERN DEVELOPMENT

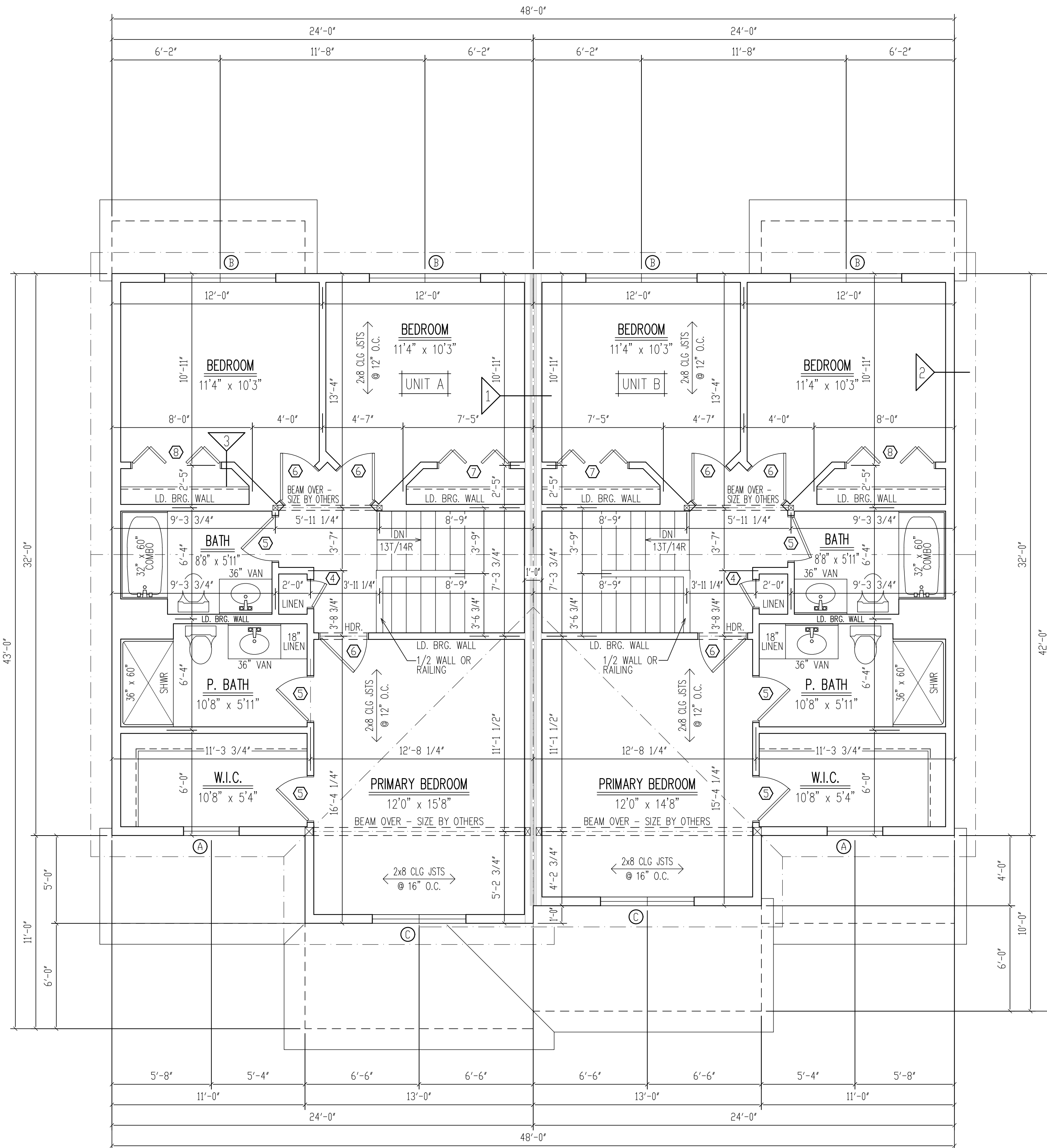
LOCATION:
CONCORD, N.H. NEW CONSTRUCTION

DRAWN BY: AD
 CHECKED BY: JW
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 SCALE: AS INDICATED
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2



SECOND FLOOR PLAN

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

NOTE:
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2021 INTERNATIONAL
BUILDING CODE.

ENERGY EFFICIENCY NOTE:
COMPLIANCE SHALL BE DEMONSTRATED BY EITHER
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ENERGY CONSERVATION CODE OR MEETING THE
REQUIREMENTS OF CHAPTER 11 IN THE 2021
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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:
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 SILL
HEIGHT ABOVE GROUND (OR SURFACE BELOW)
AND TO SECTION 310 FOR EGRESS WINDOWS &
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REFER TO SECTION 311 FOR MEANS OF EGRESS
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WINDOWS TO HAVE OPENING LIMITING
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WINDOWS TO COMPLY WITH SECTION R308 FOR
TYPE OF GLASS AND SAFETY GLAZING STANDARD

DOOR SCHEDULE			
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4		1'-6" x 6'-8"	INTERIOR
5		2'-8" x 6'-8"	INTERIOR
6		2'-8" x 6'-8"	INTERIOR
7		4'-0" x 6'-8"	INTERIOR BI-FOLD DOORS
8		5'-0" x 6'-8"	INTERIOR BI-FOLD DOORS
9			
10			

RSD TO BE DETERMINED BY DOOR MANUFACTURER-
CONTRACTOR TO DETERMINE FINAL DOOR COUNT

WINDOW SCHEDULE			
MARK	QTY	UNIT	NOTES
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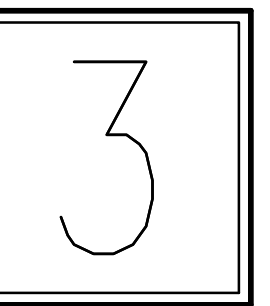


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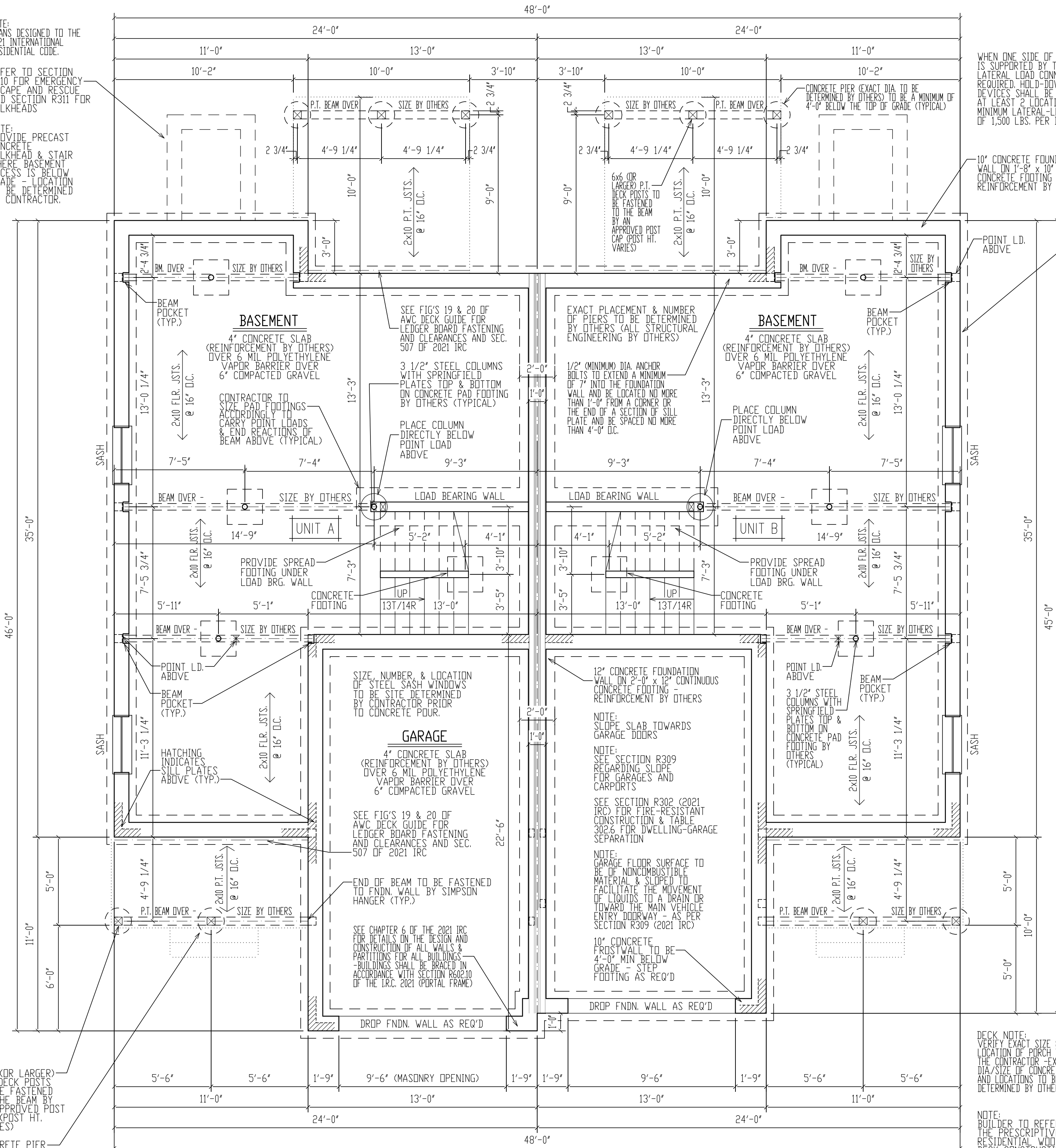
NOTE:
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2021 INTERNATIONAL
RESIDENTIAL CODE.

REFER TO SECTION
R310 FOR EMERGENCY
ESCAPE AND RESCUE
AND SECTION R311 FOR
BULKHEADS

NOTE:
PROVIDE PRECAST
CONCRETE
BULKHEAD & STAIR
WHERE BASEMENT
ACCESS IS BELOW
GRADE - LOCATION
TO BE DETERMINED
BY CONTRACTOR.

6x6 (OR LARGER)
P.T. DECK POSTS
TO BE FASTENED
TO THE BEAM BY
AN APPROVED POST
CAP (POST HT.
VARIES)

CONCRETE PIER
(EXACT MAKE TO
BE DETERMINED BY
OTHERS) TO BE A
MINIMUM OF 4'-0"
BELOW THE TOP OF
GRADE



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

PROVIDE DIAGONAL BRACING PARALLEL TO THE BEAM AT EACH CORNER POST GREATER THAN 2'-0" AS SHOWN IN THE A.W.C.'S DECK GUIDE FOR PREScriptive CODE DECK CONSTRUCTION. DIAGONAL BRACING IS PROHIBITED FROM CENTER POSTS. BRACING SHALL BE FASTENED TO POSTS AND BEAM WITH 1/2" DIA. LAG SCREWS.

BALCONIES & DECKS TO BE CONSTRUCTED USING THE PRESCRIBED WOOD DECK CONSTRUCTION GUIDE PUBLISHED BY THE AMERICAN WOOD COUNCIL REFERENCED TO IN THE IRC 2009, 2012, AND 2015 GUIDE AVAILABLE ONLINE AT A.W.C. WEBSITE OR BY SEARCHING FOR A.W.C.-DCA62015-DECKGUIDE-1405 - SECTION R507.0, 2021 IRC HAS SIMILAR DETAILS, TABLES, AND GUIDELINES FOR THE BUILDER

PROVIDE SITE DRAINAGE AWAY FROM BUILDING FOUNDATION NO LESS THAN 6 INCHES IN 10 FEET - WHERE LOT LINES SLOPE 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.

FOUNDATION GENERAL 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. 2021 - PAY PARTICULAR ATTENTION TO SECTION R404 (FOUNDATION WALLS) AND TABLE R405.1 (PROPERTIES OF SOILS). REINFORCE FOUNDATION AS PER CODE

FOR VERTICAL REINFORCEMENT OF FOUNDATION REFER TO TABLE R405.1 (FOR SOILS CLASSIFICATIONS) AND TABLE R404.1.2(8) OF THE IRC 2021 FOR 8"-12" WALLS

SEE TABLE R401.4 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 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.

ALL ENGINEERED STEEL/WOOD BEAMS TO BE CHECKED AND VERIFIED FOR LOCATION AND SPAN PRIOR TO START OF BUILDING CODES, INCLUDING ENERGY CODES, 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.

CONCRETE FOOTINGS SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTIONS R301 & R403

-FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL

-MINIMUM SIZES FOR CONCRETE AND MASONRY FOOTINGS SHALL BE AS SET FORTH IN TABLES R403.1(1) THRU R403.1(3)

-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)

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 BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, & OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER

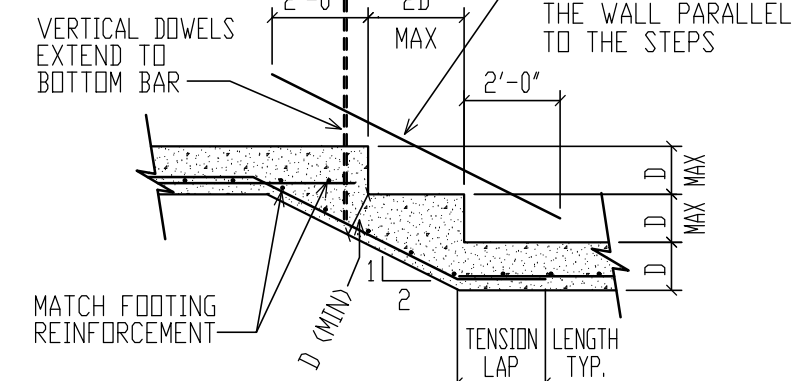
3,500 P.S.I. CONCRETE FOR PORCHES, CARPORT SLABS, STEPS EXPOSED TO WEATHER, & GARAGE FLOOR SLABS

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)

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



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

NOTE:
BUILDER TO REFER TO THE PREScriptive RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE)

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
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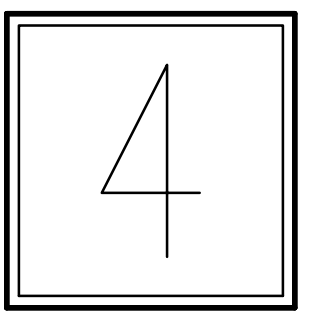


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FOUNDATION PLAN

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

SIMILAR FOOTING STEP DETAIL

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

NOTE:
PLANS DESIGNED TO THE
2021 INTERNATIONAL
BUILDING CODE.

SIMPSON H2.5A
HURRICANE TIE
EACH RAFTER

TOP PLATE
17'-0 1/4" A.F.F.

FULL 4'-0" SHEET
SHEATHING FROM TOP
OF PLATE DOWN

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

2x6 CLG. JSTS.
@ 16" O.C.

SECOND FLR
8'-11 1/8" A.F.F.

BEAM OVER -
SIZE BY OTHERS

6x6 (OR LARGER)
P.T. DECK POSTS
TO BE FASTENED TO
THE BEAM BY
AN APPROVED
POST CAP (POST
HT. VARIES)

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

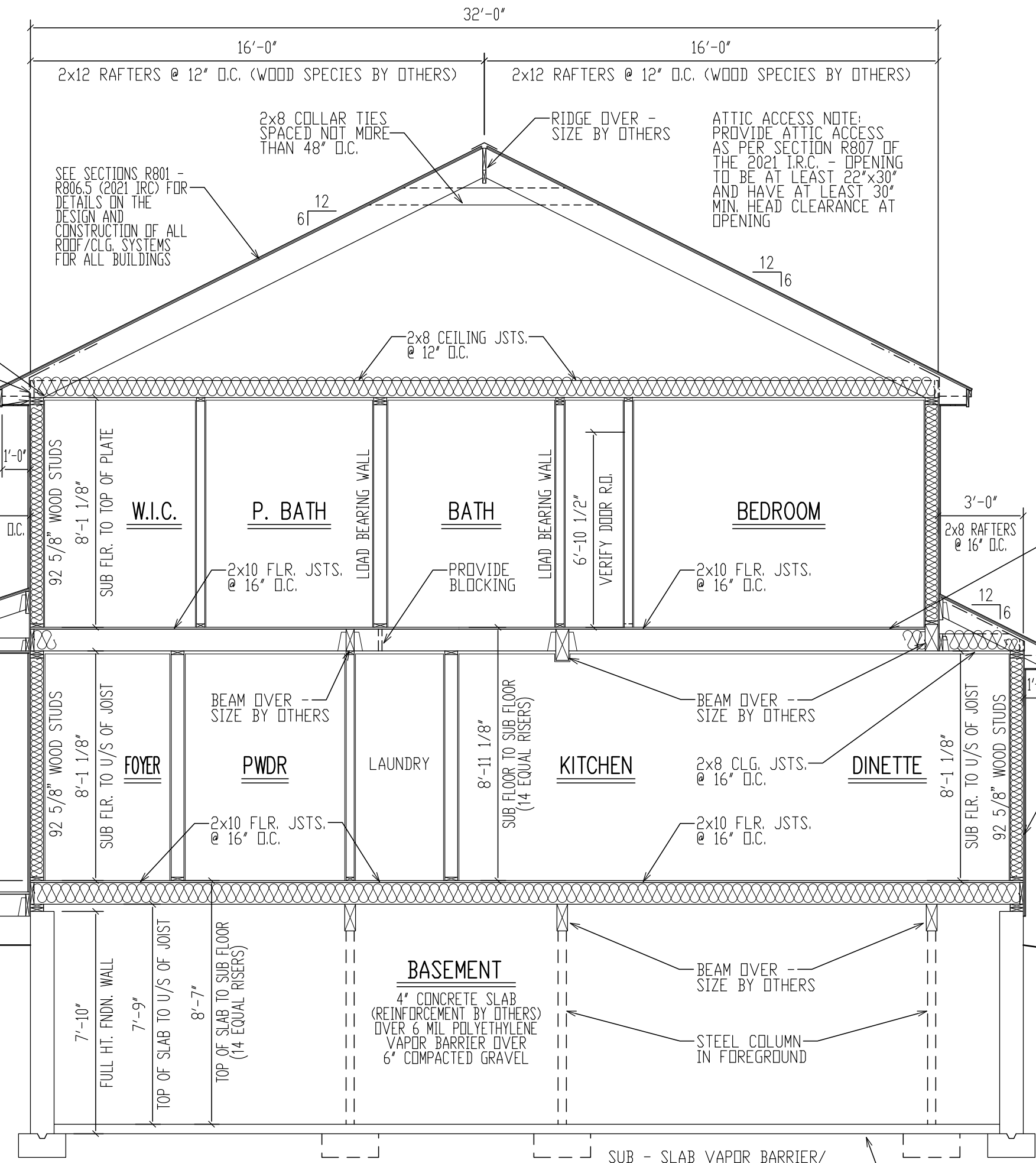
I.O.F.
1'-1" B.F.F.

P.T. BEAM OVER
SIZE BY OTHERS

2x10 P.T. JSTS.
@ 16" O.C.

CONCRETE PIER
(EXACT DIA. TO
BE DETERMINED
BY OTHERS) TO
BE A MINIMUM OF
4'-0" BELOW THE
TOP OF GRADE
(TYPICAL)

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



BUILDING SECTION A/5

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

ROOF CONSTRUCTION:

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

2 x 12 (MAIN BOX ROOF)
RAFTERS @ 12" O.C. (LUMBER SPECIES
BY OTHERS)

2 x 12 (GARAGE GABLE ROOF)
RAFTERS @ 16" O.C. (LUMBER SPECIES
BY OTHERS)

2 x 8 (GARAGE SHED ROOF, DINETTE, FRONT PORCH)
RAFTERS @ 16" O.C. (LUMBER 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 (CONCORD @ 70 PSF)
- REFER TO TABLES R802.4.1(1)
- R802.4.1(8) IN THE 2021 IRC

2 x 8 CLG. JSTS. BETWEEN ALL RAFTERS
2 x 8 COLLAR TIES SPACED NOT MORE THAN 48" O.C.

235# ASPHALT SHINGLES ON 15# BUILDING PAPER
ON 1/2" PLYWOOD SHEATHING NAILED @ 6" O.C.
PERIMETER AND 12" O.C. FIELD

ICE & WEATHER SHIELD AT RAFTER TAILS & VALLEYS
EAVE/RAKE: METAL DRIP EDGE
1x4 PINE BLOCKING (SUB-FASCIA)
1x8 PINE BD. FASCIA
3/8" AC EXT. GD. PLYWD. SOFFIT W/2"
CNT. LOUVERED VENT (SOFFIT ONLY)

FOUNDATION CONSTRUCTION:

10" & 12" CONCRETE FOUNDATION WALL WITH (2) 2x6 SILL
PLATES (K.O. ON P.T.) WITH SILL SEAL ON TOP OF CONTINUOUS
CONCRETE FOOTING - REINFORCEMENT BY OTHERS

10" & 12" CONC. FROST WALLS (WHERE SHOWN) TO BE 48" BELOW GRADE
ON TOP OF CONTINUOUS CONCRETE FOOTING - REINFORCEMENT
BY OTHERS

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

PROVIDE MATCHING CORNER DOWELS LAP 50 BAR
DIAMETERS (TYPICAL)

FOR VERTICAL REINFORCEMENT OF FOUNDATION REFER TO
TABLE R405.1 (FOR SOILS CLASSIFICATIONS) AND TABLE
R404.1.2(8) OF THE IRC 2021 FOR 8'-12" WALLS

FOR HORIZONTAL REINFORCEMENT OF FOUNDATION REFER TO
TABLE R404.1.2(1) OF THE IRC 2021

FLOOR CONSTRUCTION:

2x10 FLOOR JOISTS @ 16" & 12" 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 & LVL'S SIZED BY SUPPLIER
DOUBLE UP FLOOR JOISTS @ LOCATIONS OF NON-LOAD
BEARING WALLS AND UNDER ALL BATHING TUBS/
WHIRLPEDS & KITCHENS (TYP.)

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

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 - (DBL. WHEN IN
CONTACT WITH CONCRETE)

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 MINIMUM 7/16" PERFORMANCE CATEGORY
WOOD STRUCTURAL SHEATHING.
VAPOR RETARDER IS REQUIRED ON THE INTERIOR SIDE
OF THE FRAMED WALLS W/ INSULATION
- BUILDINGS SHALL BE RACED IN ACCORDANCE WITH
SECTION R602.10

2 x 6 DOUBLE TOP PLATE

2 x 6 SINGLE BOTTOM PLATE - (DBL. WHEN IN
CONTACT WITH CONCRETE)

CONTRACTOR TO PROVIDE ADEQUATE HEADERS

ENERGY EFFICIENCY NOTE:
COMPLIANCE SHALL BE DEMONSTRATED BY EITHER
MEETING THE REQUIREMENTS OF THE 2021 INTERNATIONAL
ENERGY CONSERVATION CODE OR MEETING THE
REQUIREMENTS OF CHAPTER 11 IN THE 2021
INTERNATIONAL RESIDENTIAL CODE

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.

U/S OF JSTS.
17'-0 1/4" A.F.F.

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

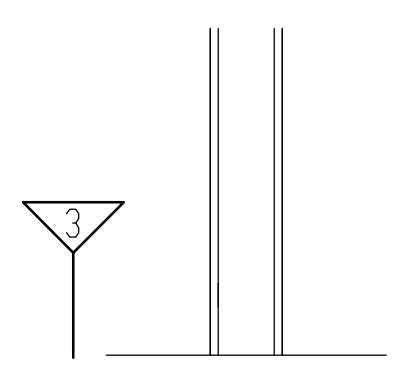
TOP PLATE
8'-1 1/8" A.F.F.

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.

NOTE:
EXACT GRADING TO BE DETERMINED
IN THE FIELD DUE TO UNKNOWN SITE
CONDITIONS. PROVIDE RETAINING WALLS
AND/OR STEP FDN. WALL & FOOTINGS
AS PER SITE CONDITIONS REQUIRE

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

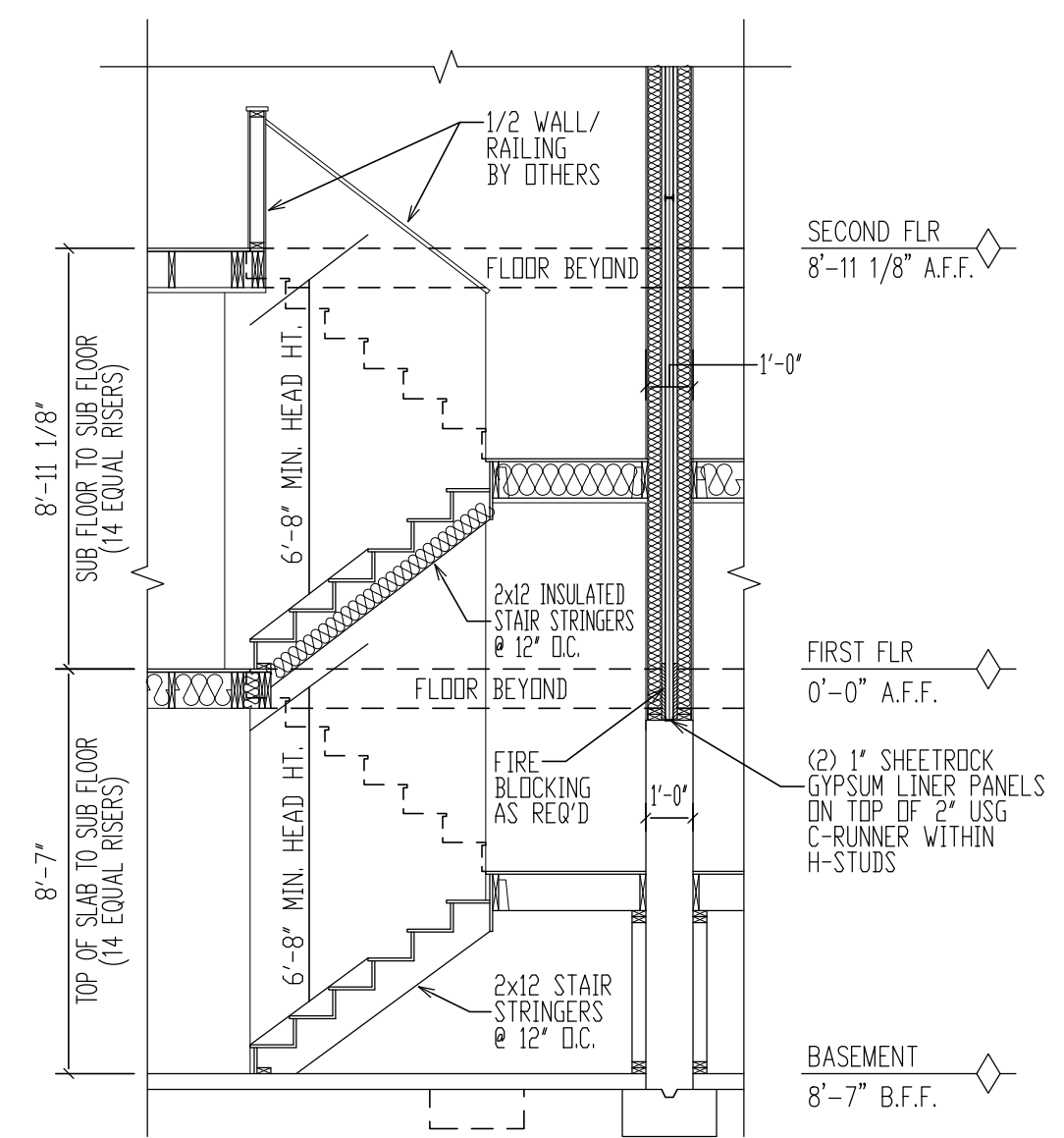


INTERIOR WALL

1/2" G.W.B. ON EACH SIDE OF 2x4
OR 2x6 WOOD STUDS

STAIR SECTION B/5

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



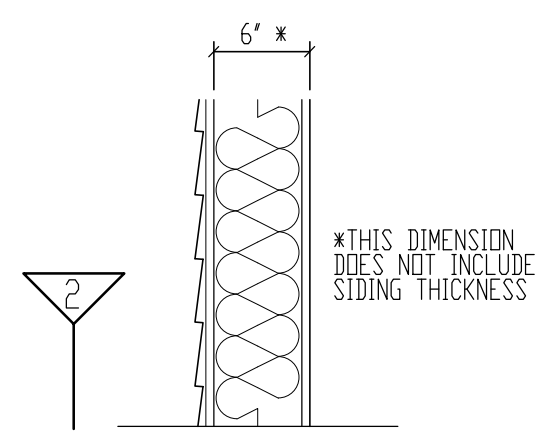
SECOND FLR
8'-11 1/8" A.F.F.

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

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

WALL TYPES

SCALE: 1' = 1'-0"



EXTERIOR WALL

EXTERIOR SIDING (TO BE DETERMINED) ON TOP
OF MIN. 7/16" PLYWOOD SHEATHING (OR SIMILAR) ON
TOP OF 2x6 WALL STUDS WITH 1/2" GYPSUM BOARD
ON THE INTERIOR FACE OF THE STUDS

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF
ERROR, OMISSION OR OVERSIGHT, WE WILL ADMIT TO BE
HUMAN, AND, THEREFORE, FSM DRAWINGS LLC, ACTING SOLELY
AS THE DRAFTING COMPANY, WILL RELY ON THE EXPERIENCE
FOR DIMENSIONS AND ACCURACY OF THE PROFESSIONAL
APPROPRIATENESS. THE CONTRACTOR USING THESE PLANS
ASSUMES ALL RESPONSIBILITY FOR THEM AND WILL BE THE
USER'S NECESSARY HIRE A LICENSED PROFESSIONAL ENGINEER
TO ASSIST IN THE REVIEW.



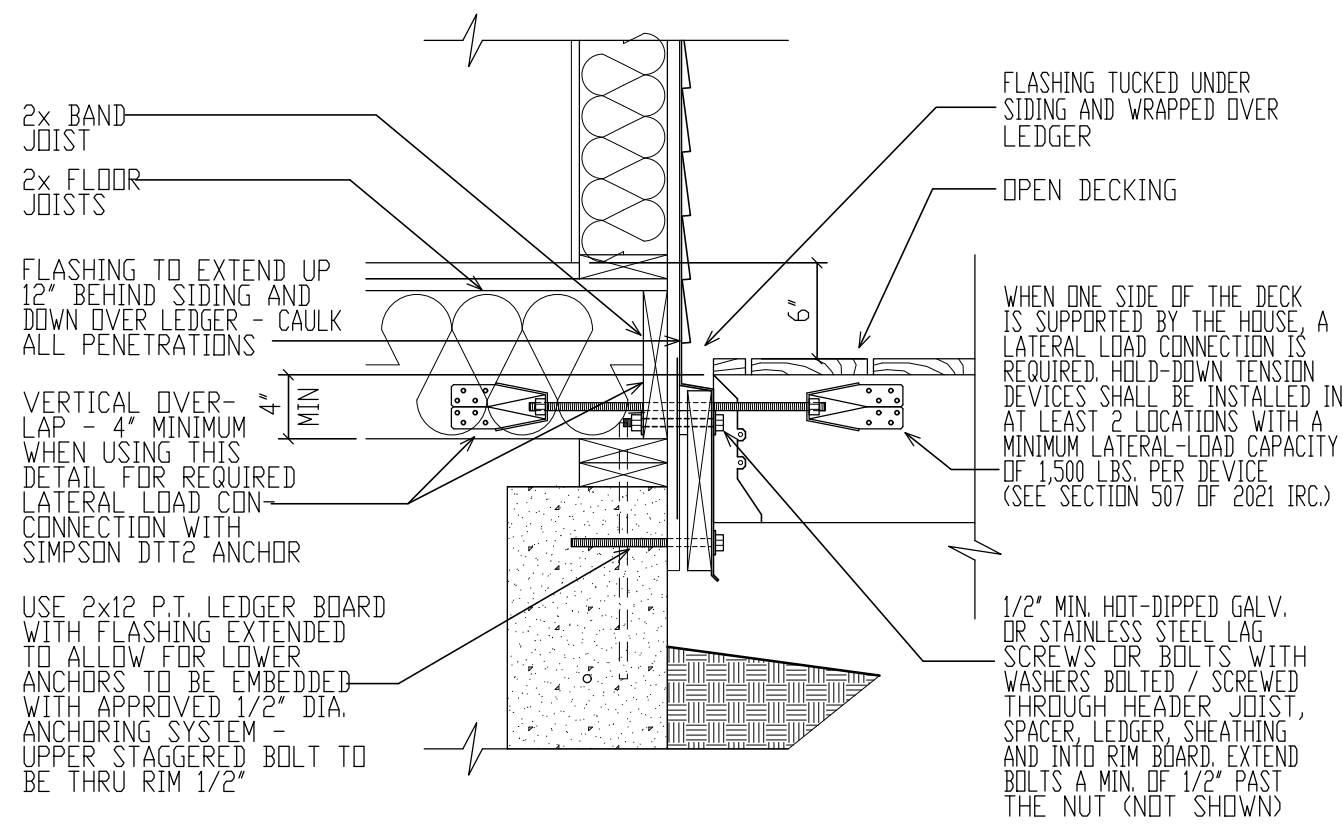
PREPARED FOR:
EASTERN DEVELOPMENT

LOCATION:
CONCORD, N.H. NEW CONSTRUCTION

DRAWN BY:	AD
CHECKED BY:	JW
DATE DRAWN:	8/11/25
DATE ISSUED:	8/11/25
SCALE:	AS INDICATED
JOB NO.:	FSM25-050MF

REVISIONS	DATE	DESCRIPTION
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3		
4		
5		

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SIMILAR LEDGER DETAIL (STEP)

SCALE: 1" = 1'-0"

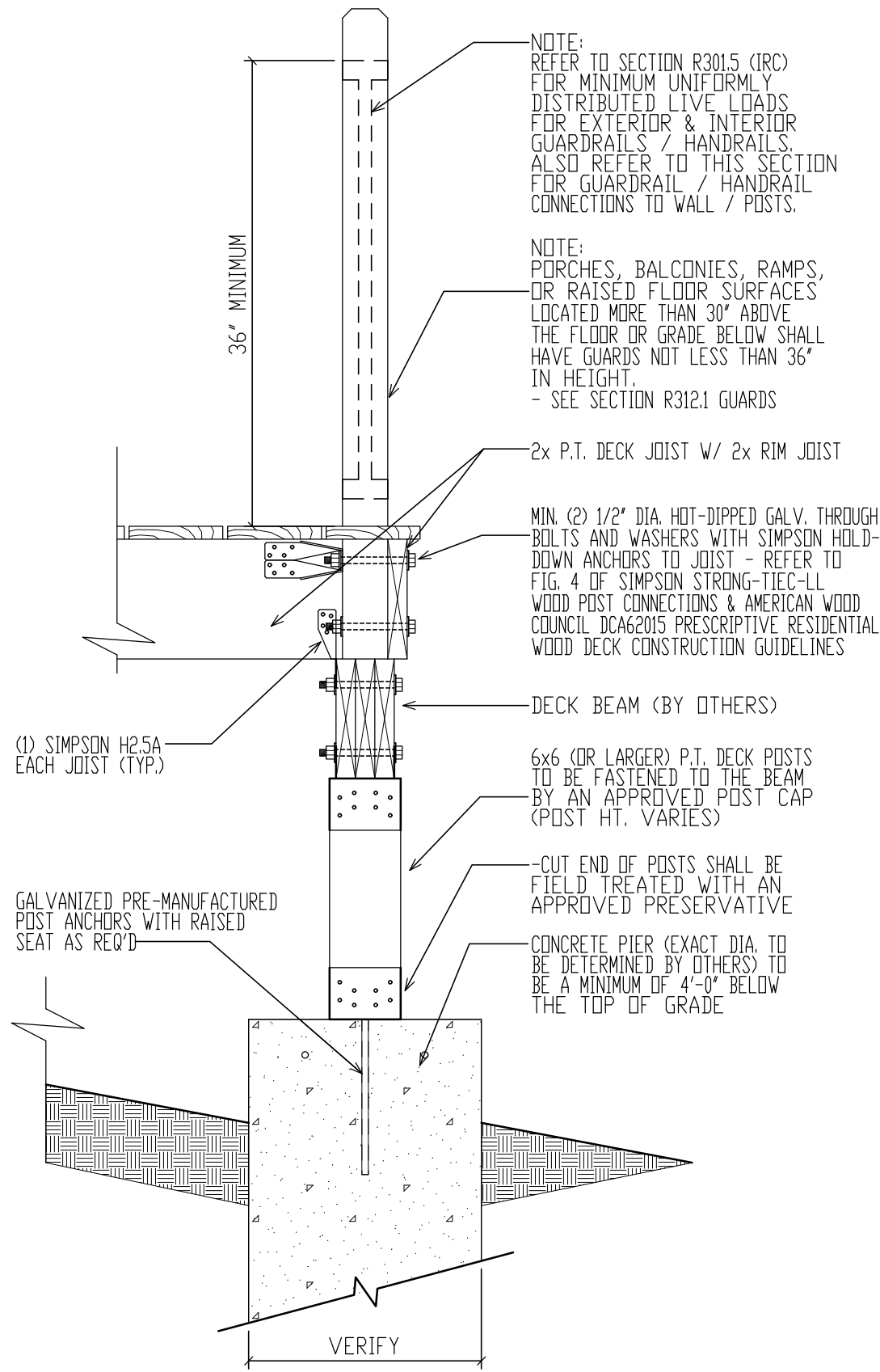
**UL DESIGN: U347
2 HOUR AREA SEPARATION WALL**

-1/2" SHEETROCK BRAND GYPSUM PANELS ON EACH SIDE OF MIN. 2x4 WOOD STUDS @ 16" O.C. (LOAD BEARING) WITH FIBERGLASS INSULATION ON BOTH SIDES - MINIMUM 3/4" SEPARATION ON EACH SIDE OF THE WOOD STUDS WITHIN THE CAVITY LEAVING 2" IN THE CENTER FOR MIN. 25 GAUGE 2" STEEL H-STUDS @ 24" O.C. CONTAINING TWO LAYERS OF 1/2" SHEETROCK BRAND GYPSUM LINER PANELS

2 HOUR FIRE SEPARATION ASSEMBLY TO BE CONSTRUCTED FROM TOP OF FOUNDATION WALL / SLAB TO UNDERSIDE OF PLYWOOD ROOF SHEATHING - USE FIRE-RETARDANT TREATED PLYWOOD TO 4'-0" (MIN) EACH SIDE OF ASSEMBLY - CONSULT USG CORP. AREA SEPARATION WALL SYSTEMS SPECIFICATIONS FOR FURTHER DESCRIPTION OF ASSEMBLY CONSTRUCTION DETAILS - CONTACT UNITED STATES GYPSUM CORP. AT 1.800.USG.4YDU

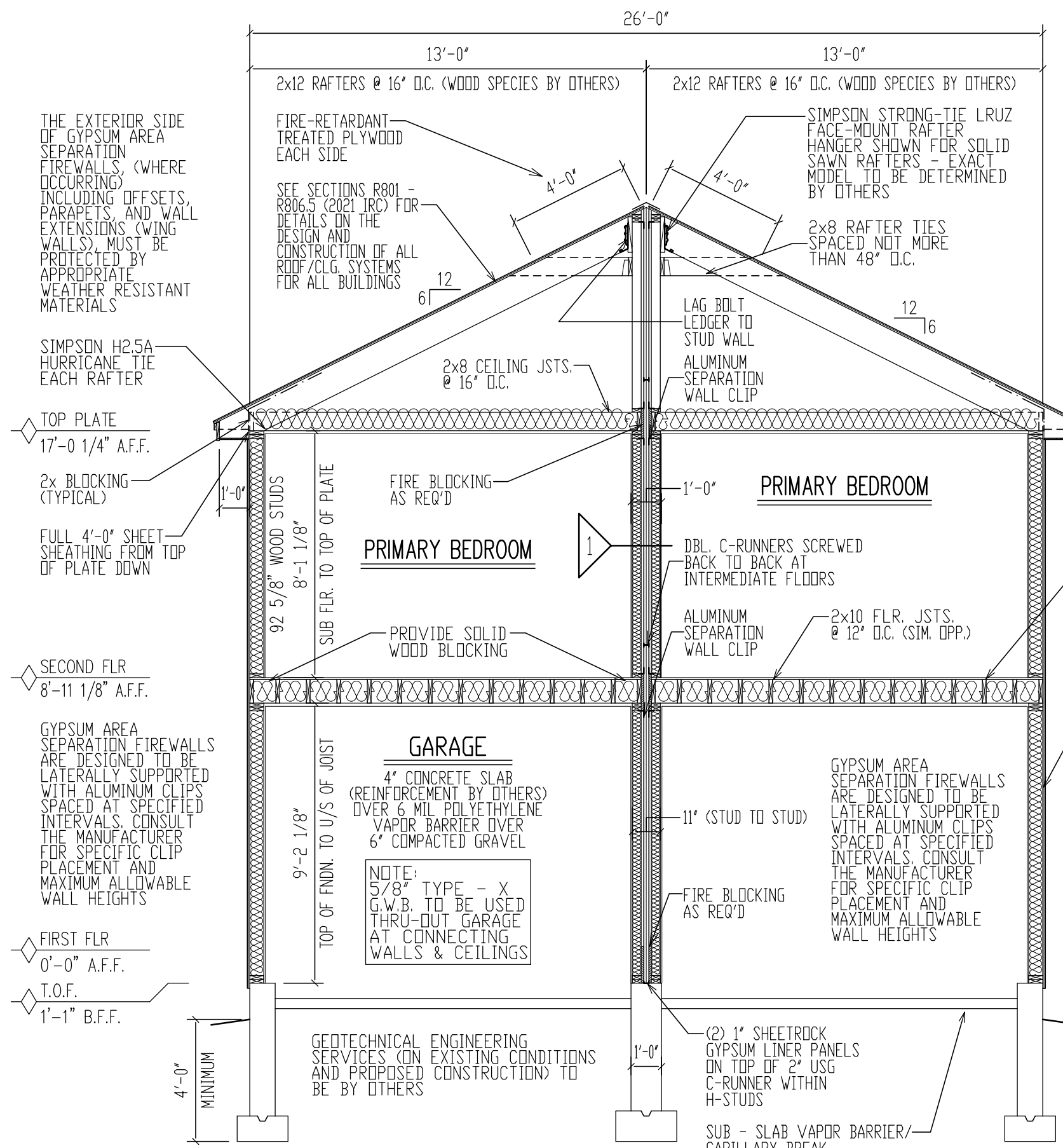
NOTE: REFER TO SECTION R301.5 (IRC) FOR MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS FOR EXTERIOR & INTERIOR GUARDRAILS / HANDRAILS. ALSO REFER TO THIS SECTION FOR GUARDRAIL / HANDRAIL CONNECTIONS TO WALL / POSTS.

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 GUARDS



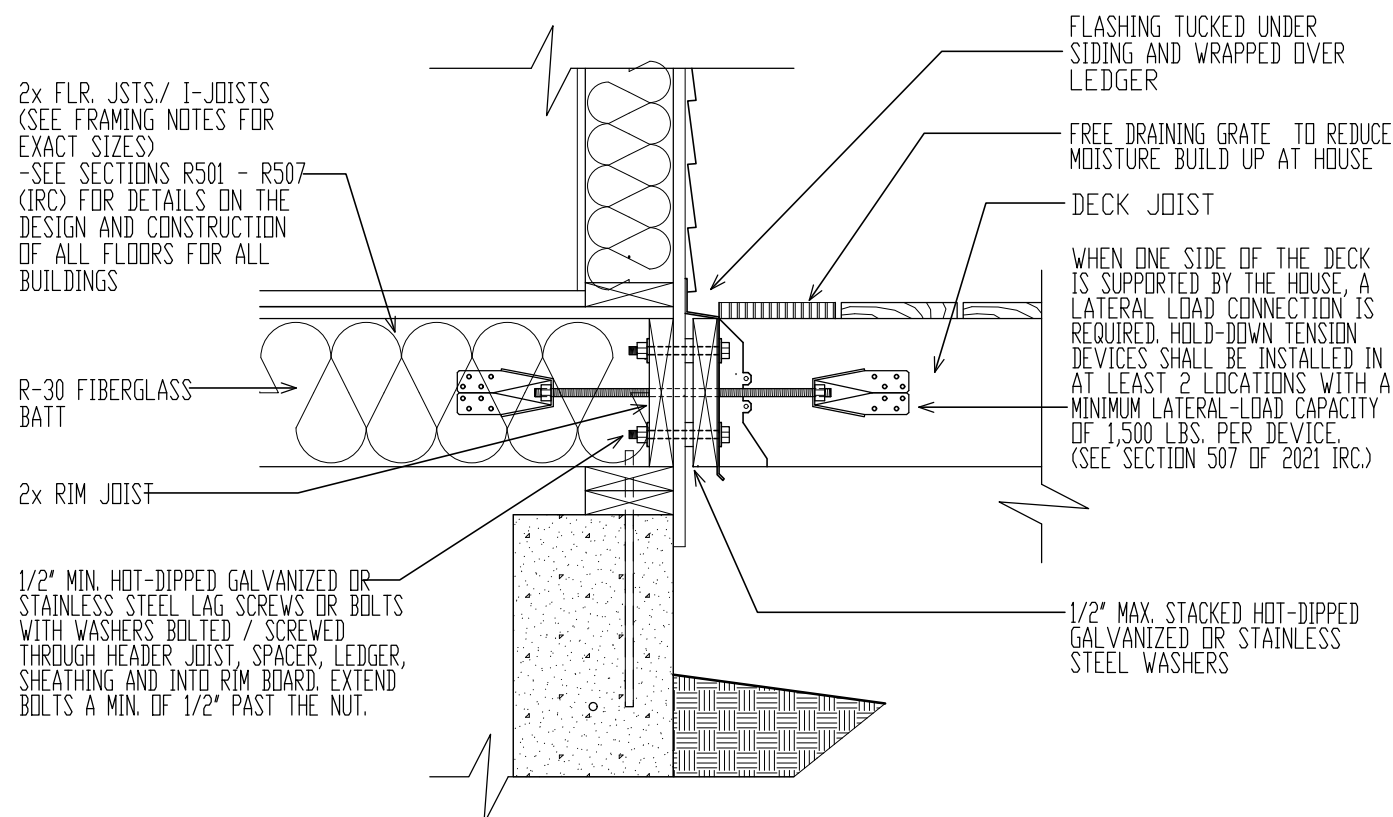
SIMILAR DECK PIER DETAIL

SCALE: 1" = 1'-0"



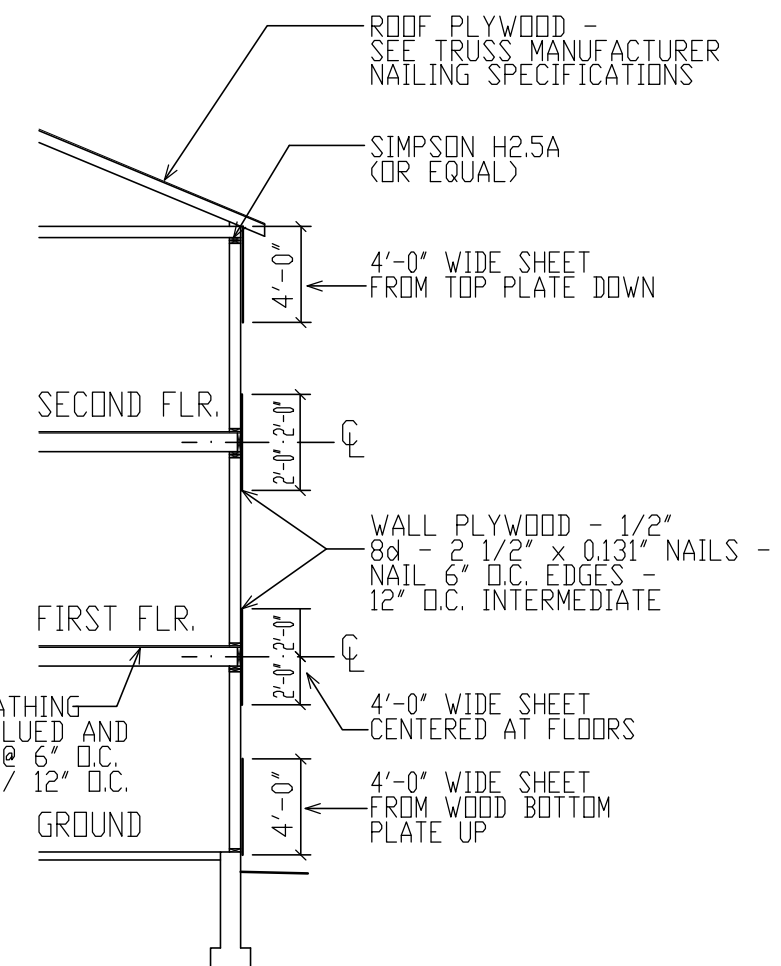
BUILDING SECTION C/6

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



SIMILAR LEDGER DETAIL (NO STEP)

SCALE: 1" = 1'-0"



TYPICAL PLYWOOD LAP DETAIL

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

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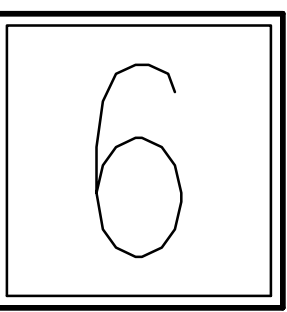


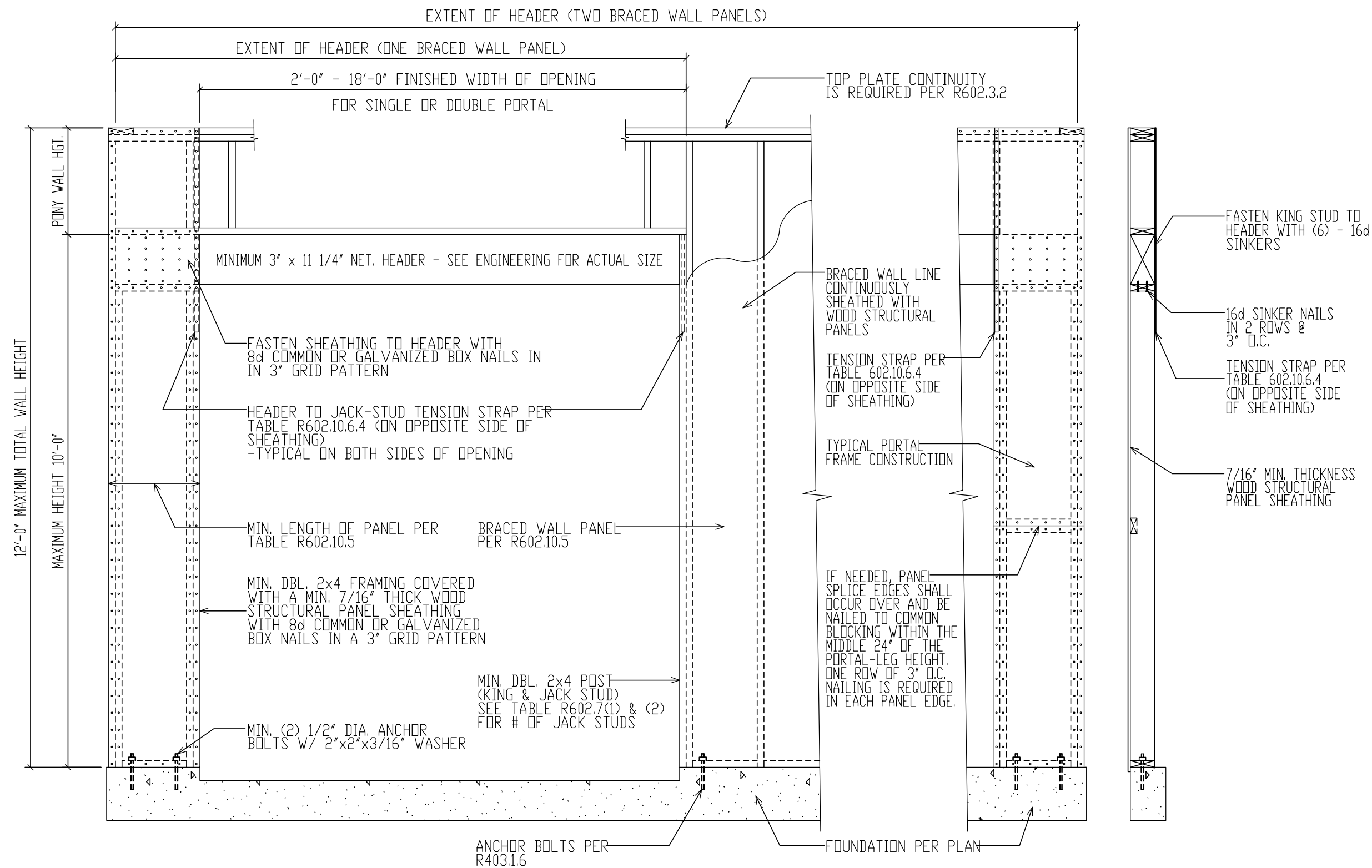
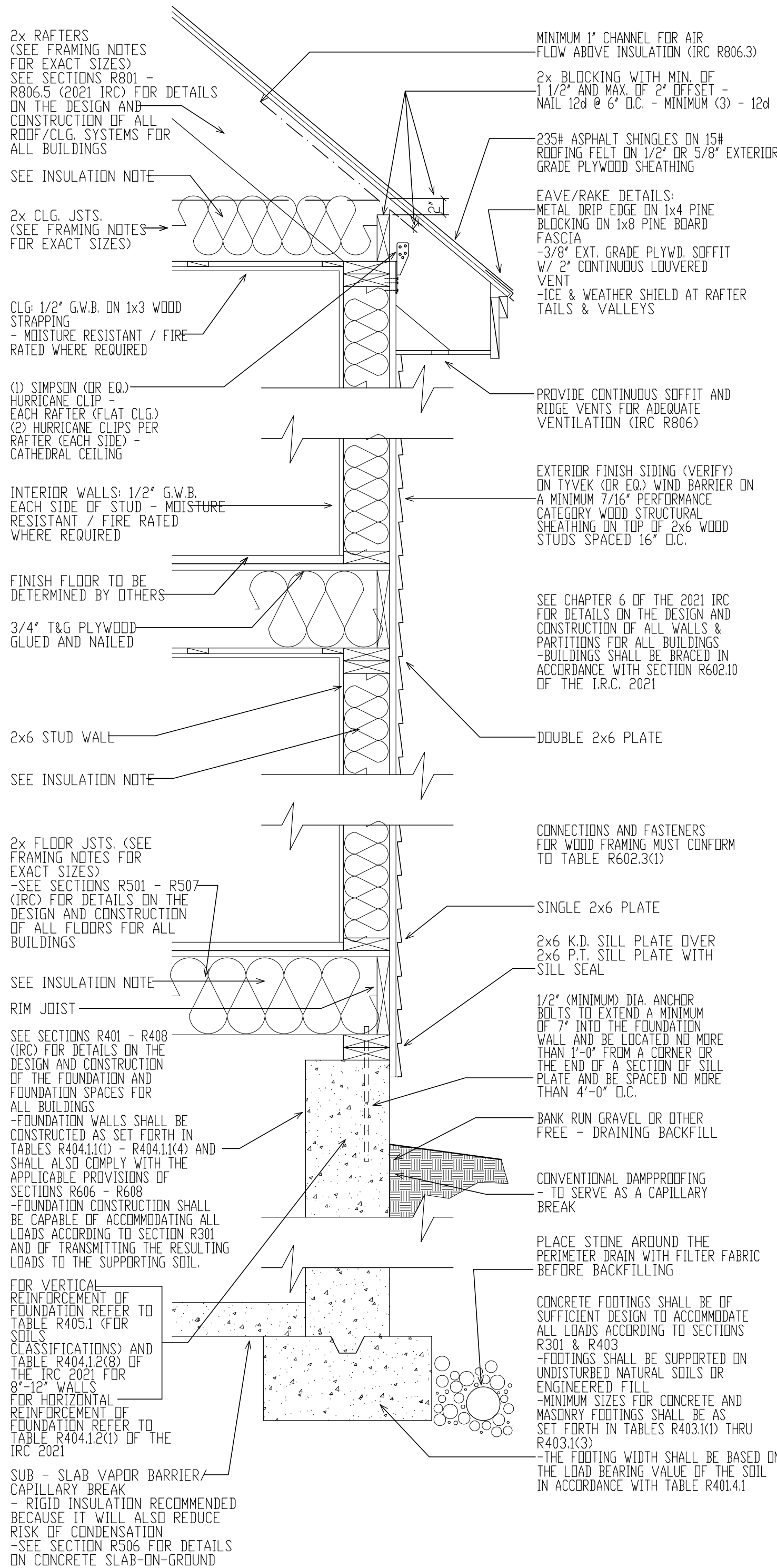
PREPARED FOR: **EASTERN DEVELOPMENT**

LOCATION: **CONCORD, N.H. NEW CONSTRUCTION**

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METHOD CS-PF (PORTAL FRAME CONSTRUCTION)

SIMILAR TO FIGURE R602.10.6.4 2021 IRC

GENERAL NOTES:

CONCRETE FOUNDATIONS:
SEE FOUNDATION PLAN (SHEET A-5)
FOR FOUNDATION SIZES AND NOTES.

REFER TO FOUNDATION DETAILS
(SHEET A-5) FOR REINFORCEMENT SCHEDULE.

ALSO SEE SECTIONS R401 - R408
(2021 IRC) FOR ADDITIONAL DETAILS
ON THE DESIGN AND CONSTRUCTION
OF THE FOUNDATION AND
FOUNDATION SPACES FOR
ALL BUILDINGS

CONTRACTOR TO PROVIDE ADEQUATE
VAPOR BARRIERS UNDER ALL CONCRETE SLABS

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

LIFE SAFETY CODES, AND WHERE APPLICABLE
THE REQUIREMENTS OF THE AMERICAN
DISABILITIES ACT.

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)

NOTE:
SEE NEW HAMPSHIRE STATE 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

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

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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REQUIREMENTS OF CHAPTER 11 IN THE 2021
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ALL ENGINEERED STEEL/WOOD
BEAMS TO BE CHECKED AND VERIFIED FOR
LOCATION AND SPAN PRIOR TO START OF
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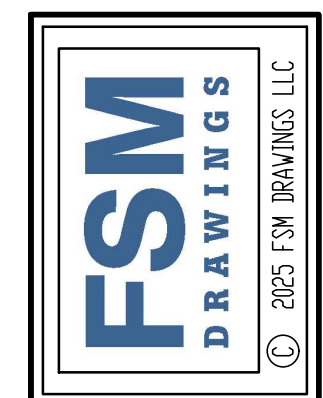
THE CONTRACTOR IS TO ENSURE WINDOWS
MEET PREVAILING BUILDING AND LIFESAFETY
CODES FOR MINIMUM EGRESS CLEAR OPENING
HEIGHT, WIDTH, AND AREA - THE CONTRACTOR
WILL ADJUST WINDOW SCHEDULE ACCORDINGLY.

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 PLACING WINDOW ORDER

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

MOISTURE VAPOR RETARDERS SHALL BE INSTALLED IN ACCORDANCE
WITH THE REQUIREMENTS SET FORTH IN THE 2021 I.R.C. SECTIONS
R318.1, AND R702.7 MOISTURE CONTROL

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
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PROFESSIONALS IN THE FIELD. THE CONTRACTOR USING THESE PLANS
ASSUMES ALL RESPONSIBILITY FOR THEM AND WILL BE HELD
LIABLE NECESSARY HIRE A LICENSED PROFESSIONAL ENGINEER
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SIMILAR WALL SECTION

SCALE: 1" = 1'-0"