

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

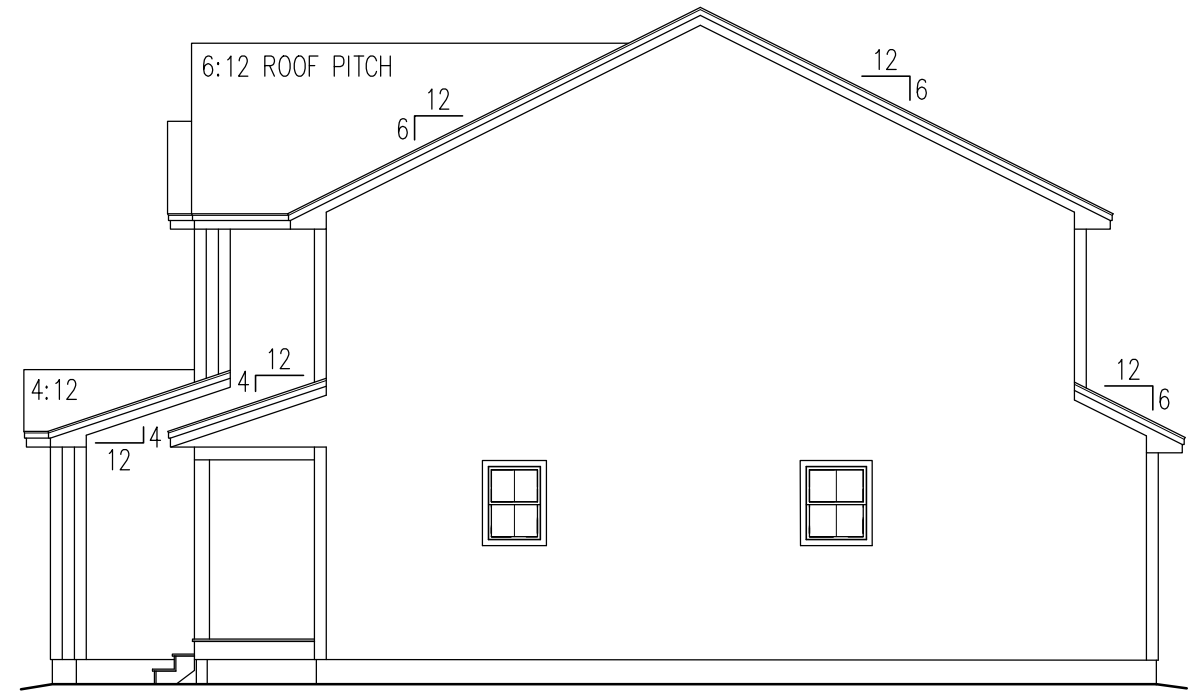
WINDOWS TO HAVE OPENING LIMITING
DEVICES AS PER R312 IRC 2021

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

NOTES:
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

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
FROM BUILDING.



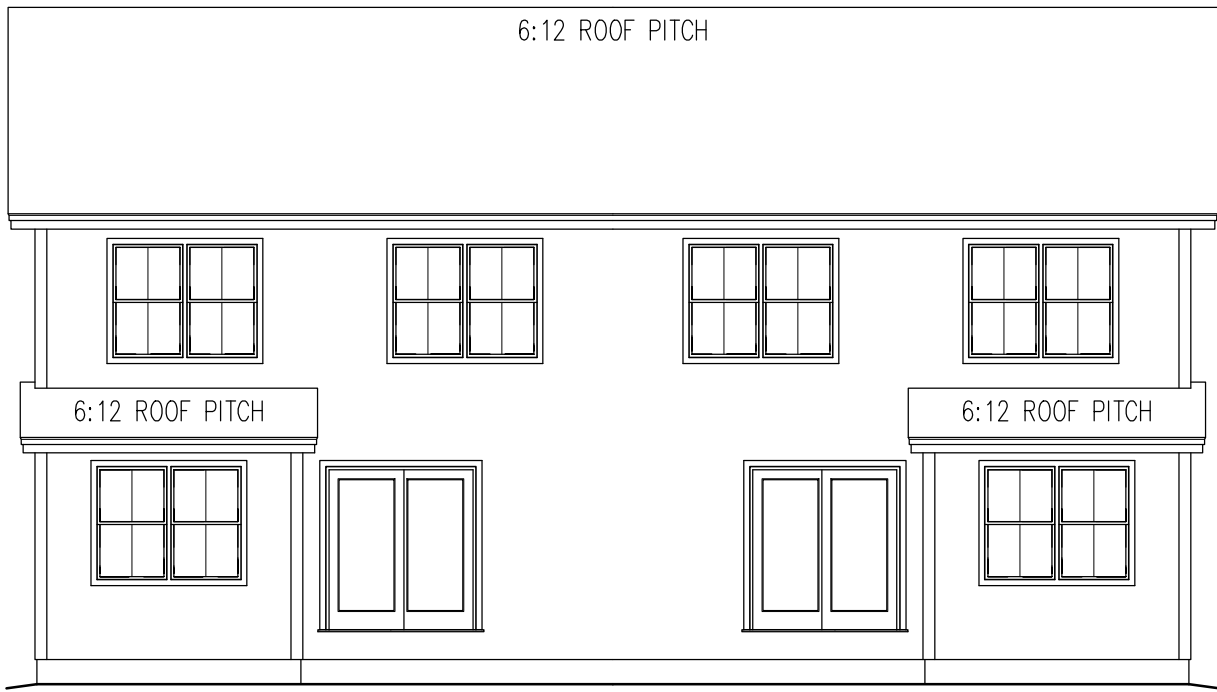
RIGHT ELEVATION

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



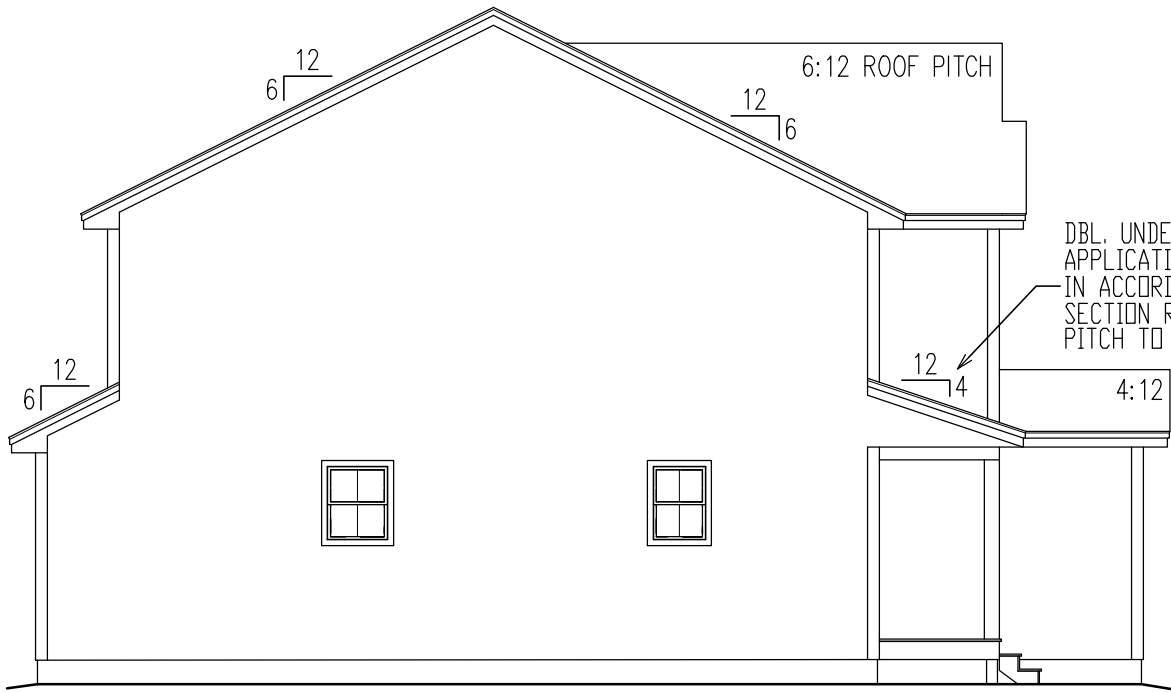
FRONT ELEVATION

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



REAR ELEVATION

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



LEFT 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.

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 CDONATIONS REQUIRE.

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, ENGINEER, AND/OR
FOR DIMENSIONAL ACCURACY, COMPLETENESS, AND
APPROPRIATENESS. THE CONTRACTOR USING THESE PLANS
ASSUMES ALL RESPONSIBILITY FOR THEM AND WILL IF HE/SHE
DEEMS NECESSARY HIRE A LICENSED PROFESSIONAL ENGINEER
TO ASSIST IN THE REVIEW.

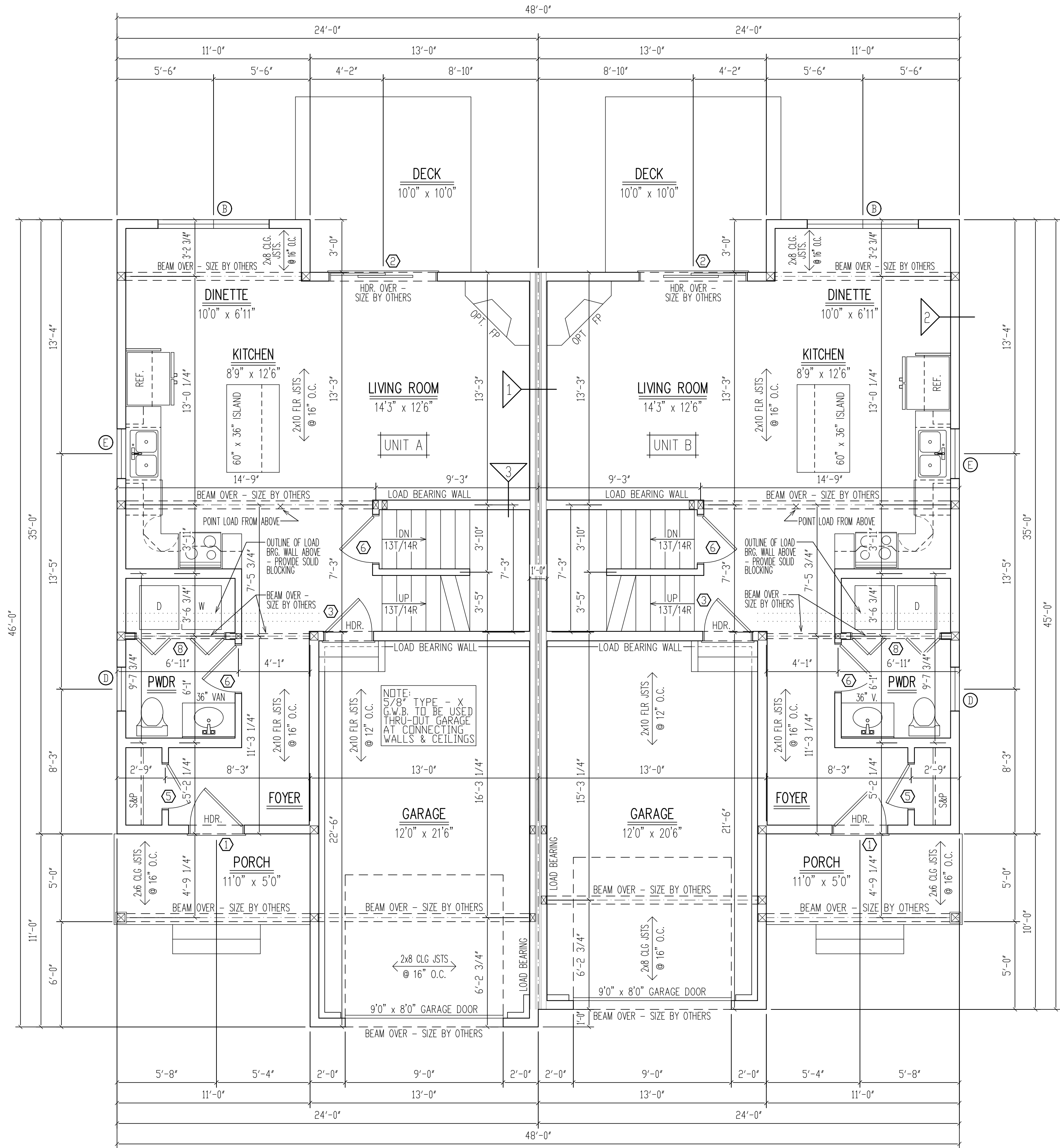
FSM
DRAWINGS
© 2025 FSM DRAWINGS LLC

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

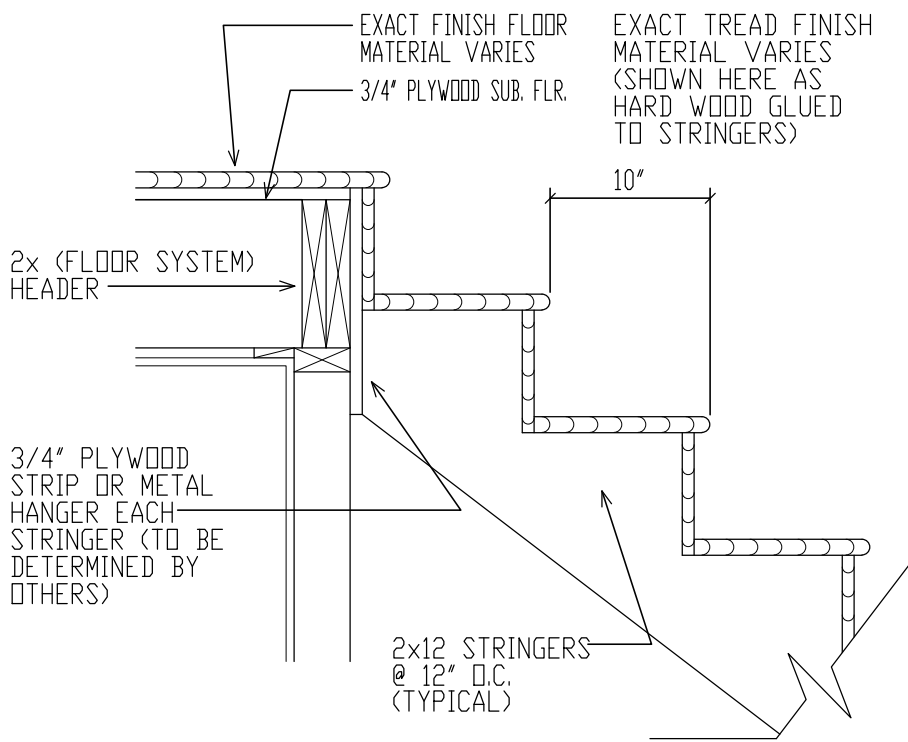
REVISIONS	1	2	3	4	5
7/23/25	PRELIMINARY PLANS RELEASED FOR REVIEW	8/11/25	WORKING DRAWINGS RELEASED FOR REVIEW		

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, ENGINEER, AND
FOR DIMENSIONAL ACCURACY, COMPLETION, AND
APPROPRIATENESS. THE CONTRACTOR USING THESE PLANS
ASSUMES ALL RESPONSIBILITY FOR THEM AND WILL IF HE/SHE
DEEMS NECESSARY HIRE A LICENSED PROFESSIONAL ENGINEER
TO ASSIST IN THE REVIEW.

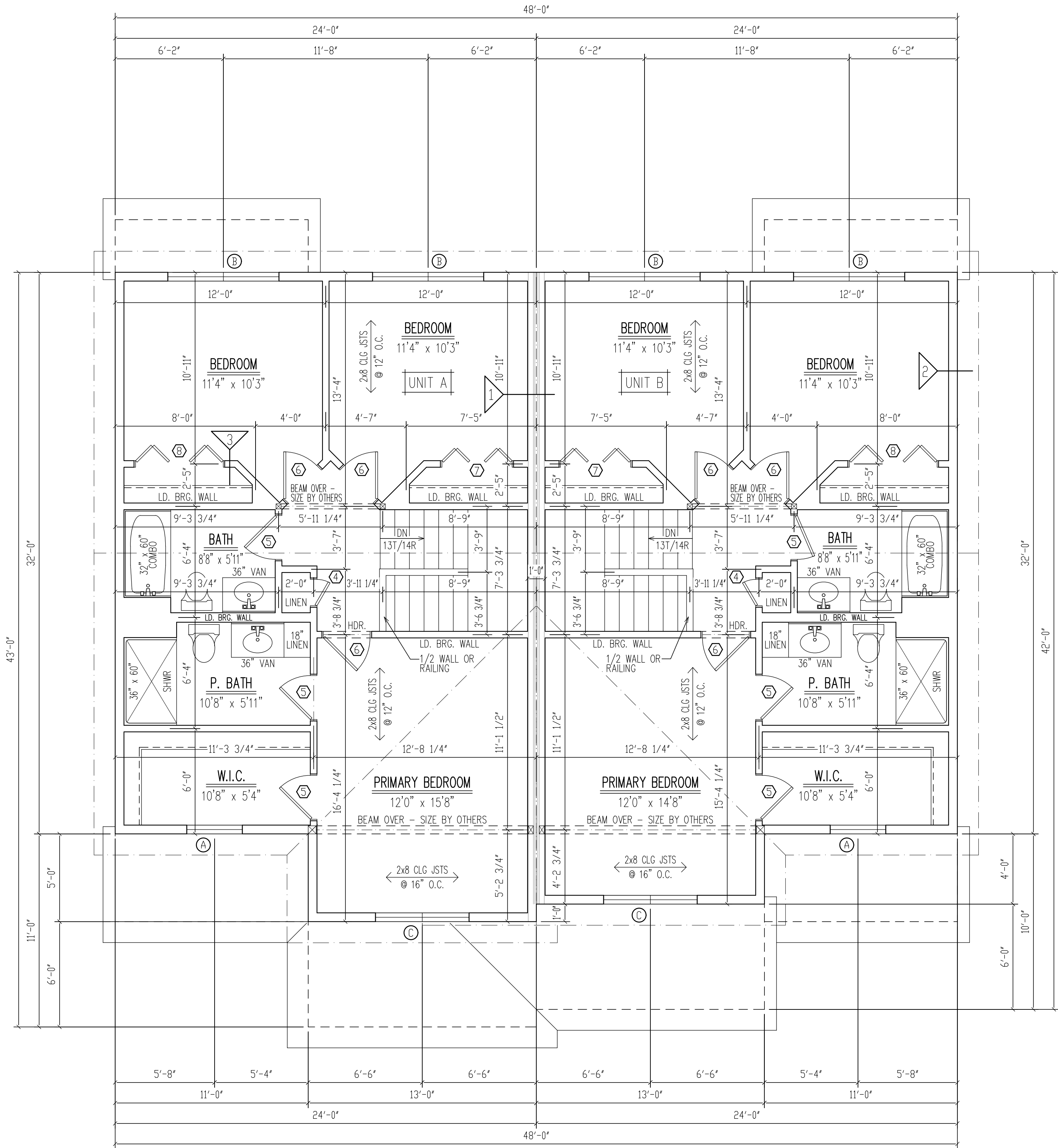


PREPARED FOR:
EASTERN DEVELOPMENT
LOCATION:
CONCORD, N.H. NEW CONSTRUCTION

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

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

2



SECOND FLOOR PLAN

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

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

DOOR SCHEDULE			
MARK	QTY	SIZE	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	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 R.O.
& WINDOW MANUFACTURER CHOSEN FOR THIS HOME)

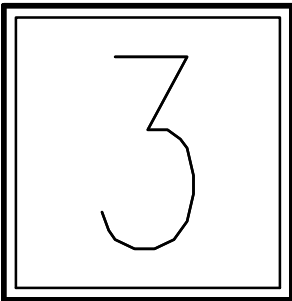
ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
WHILE IT IS OUR INTENT TO DELIVER OUR SERVICES FREE OF
ERROR, OMISSION OR OVERSIGHT, WE WILL ADMIT TO BE
HUMAN, AND, THEREFORE, FSM DRAWINGS LLC, ACTING SOLELY
AS THE DRAFTING COMPANY, WILL RELY ON THE EXPERIENCE
OF THE DESIGNER AND/OR ARCHITECT IN THE PREPARATION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



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

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

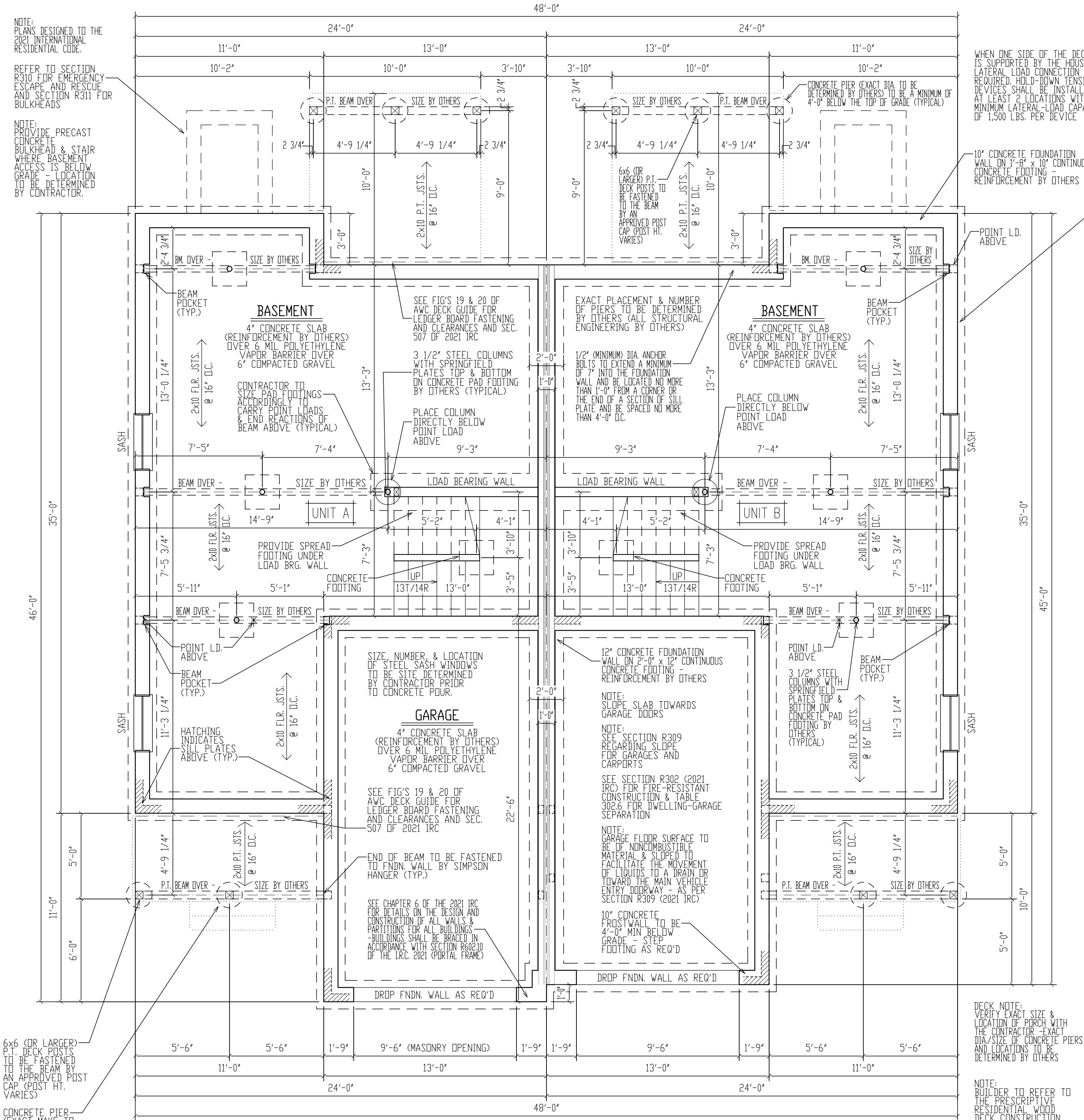
REVISIONS	PRELIMINARY PLANS RELEASED FOR REVIEW		WORKING DRAWINGS RELEASED FOR REVIEW		
	1	7/23/25	2	8/11/25	
	1		3		
	2		4		
			5		



NOTE:
PLANS DESIGNED TO THE
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.



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.

SEE CHAPTER 4 OF THE 2021
IRC FOR DETAILS ON THE
DESIGN AND CONSTRUCTION
OF THE FOUNDATION AND
FOUNDATION SPACES FOR
ALL BUILDINGS

BALCONIES & DECKS TO BE CONSTRUCTED USING
THE PRESCRIPTIVE 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
AWC-DC62015-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, 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.

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 IRC, 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 R401.41 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(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.

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 R401.41

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

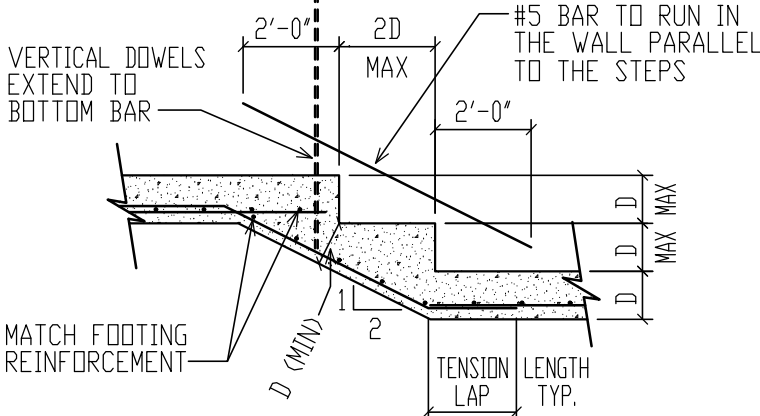
3,500 P.S.I. CONCRETE FOR PORCHES, CARPORT SLABS,
STEPS EXPOSED TO WEATHER, & GARAGE FLOOR SLABS

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

STEP FOOTING & FNDN. WALL
TO MAINTAIN 48" MIN. COVER
ABOVE FOOTING AS GRADE
SLOPES - FIELD ADJUST TO
CONDITIONS ON SITE



SIMILAR FOOTING STEP DETAIL

SCALE: 1/4" = 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 THE CONTRACTOR AND ARCHITECT AND
FOR DIMENSIONS AND ACCURACY OF THE INFORMATION AND
APPROPRIATENESS. THE CONTRACTOR USING THESE PLANS
ASSUMES ALL RESPONSIBILITY FOR THEM AND WILL IF HE/SH
DEEMS NECESSARY HIRE A LICENSED PROFESSIONAL ENGINEER
TO ASSIST IN THE REVIEW.

FSM
DRAWINGS
© 2025 FSM DRAWINGS LLC

PREPARED FOR:
EASTERN DEVELOPMENT

LOCATION:
CONCORD, N.H. NEW CONSTRUCTION

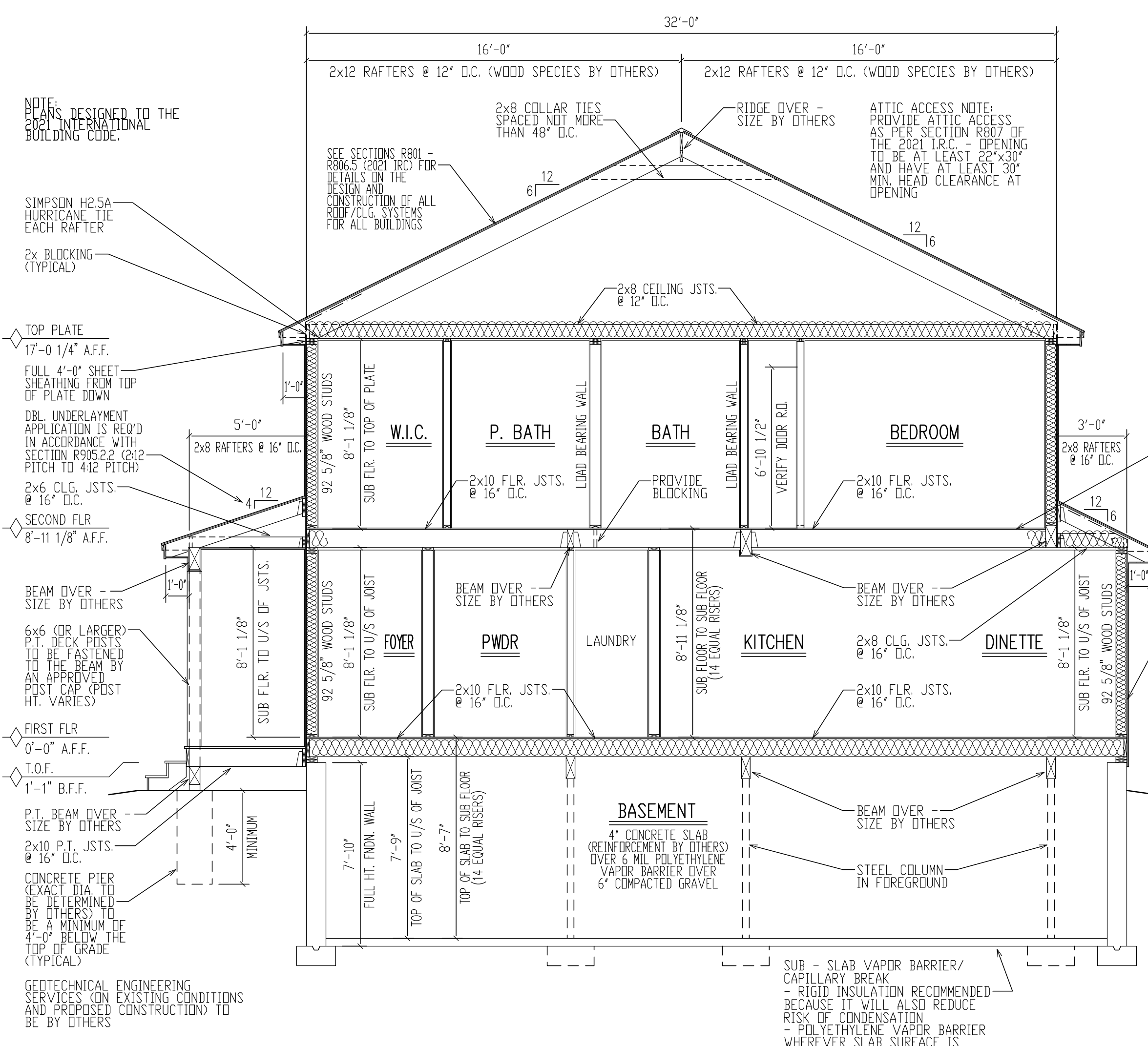
DRAWN BY: AD
CHECKED BY: JW
DATE DRAWN: 8/11/25
DATE ISSUED: 8/11/25
SCALE: AS INDICATED
JOB NO.: FSM25-050MF

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

4

FOUNDATION PLAN

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



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(c) -R802.4.1(b) 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 @d @ 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(c) 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/ WHIRLPools & 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:

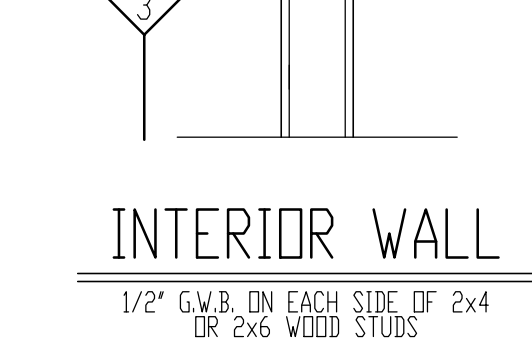
2 x 6 WOOD STUDS @ 16" O.C. W/ TYVEK (OR EQUAL) WIND BARRIER AND MINIMUM 7/16" PERFORMANCE CATEGORY WOOD STRUCTURAL SHEATHING

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.

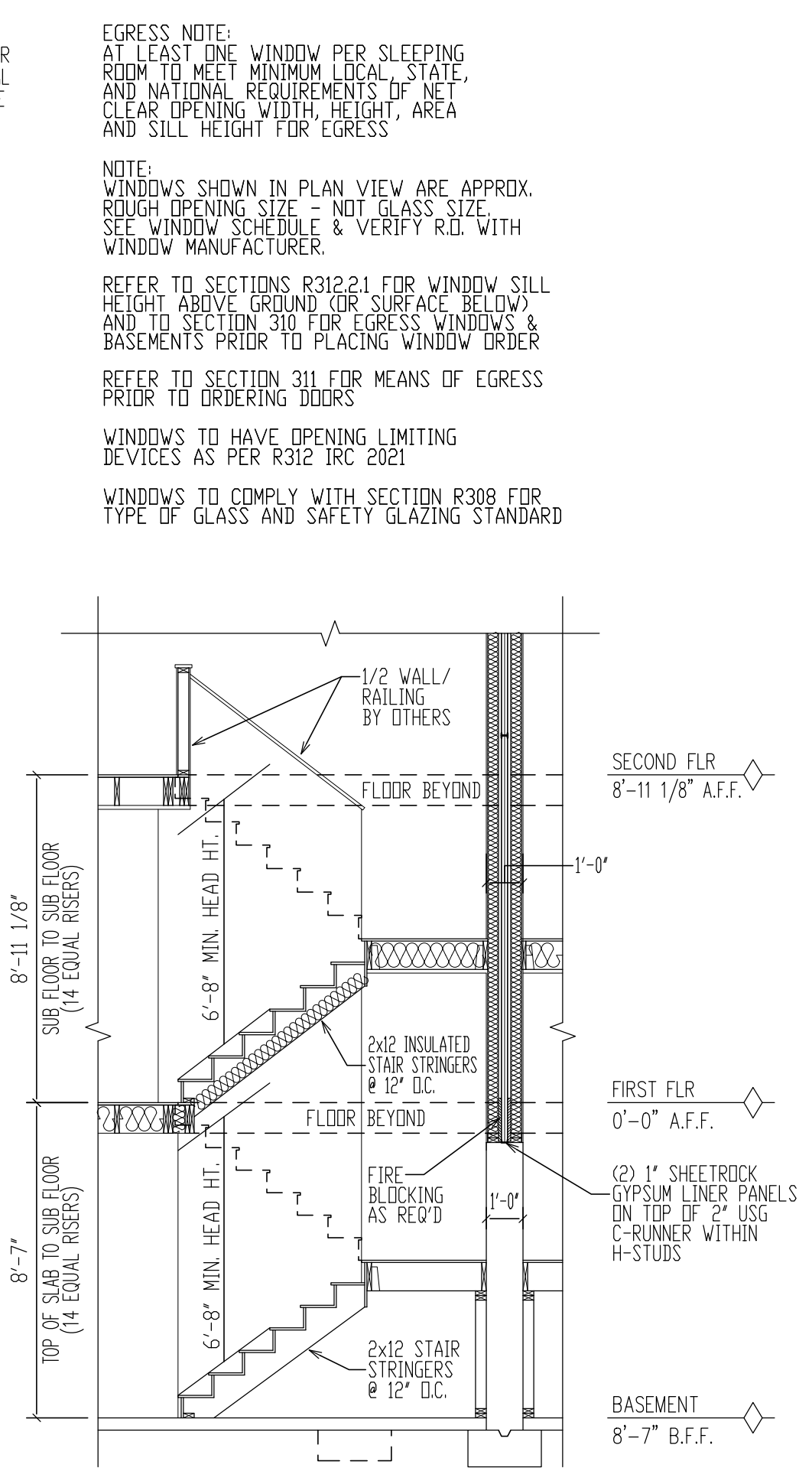
FIRST FLR
0'-0" A.F.F.

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

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

STAIR SECTION B/5

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



WALL TYPES

SCALE: 1" = 1'-0"

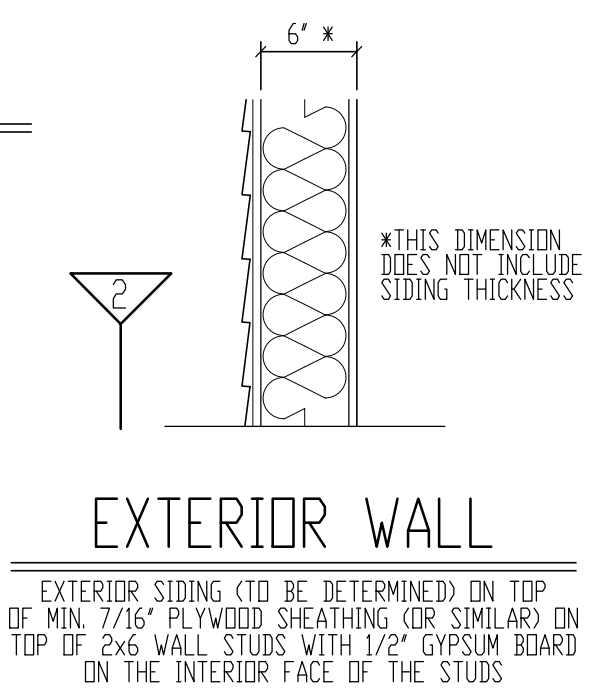
INSULATION

WALLS: (OPTION 1) R-30 CAVITY INSULATION OR R-20 CAVITY INSULATION + R-5 CONTINUOUS INSULATION
(OPTION 2) R-13 CAVITY INSULATION + R-10 CONTINUOUS INSULATION
(OPTION 3) R-20 CONTINUOUS INSULATION

FLOOR: R-30

CEILING: R-60 (ZONE 5&6) HOWEVER, INSTALLING R-49 INSULATION OVER 100% OF THE CEILING OR ATTIC AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-60 INSULATION WHEREVER THE FULL HT. OF UNCOMPRESSED R-49 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES

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:
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 OUR ENGINEERS, ARCHITECTS, AND OTHER PROFESSIONALS IN THE FIELD. THE CONTRACTOR USING THESE PLANS ASSUMES ALL RESPONSIBILITY FOR THEM AND WILL IF HE/ SHE DEEMS NECESSARY HIRE A LICENSED PROFESSIONAL ENGINEER TO ASSIST IN THE REVIEW.

FSM
DRAWINGS
© 2025 FSM DRAWINGS LLC

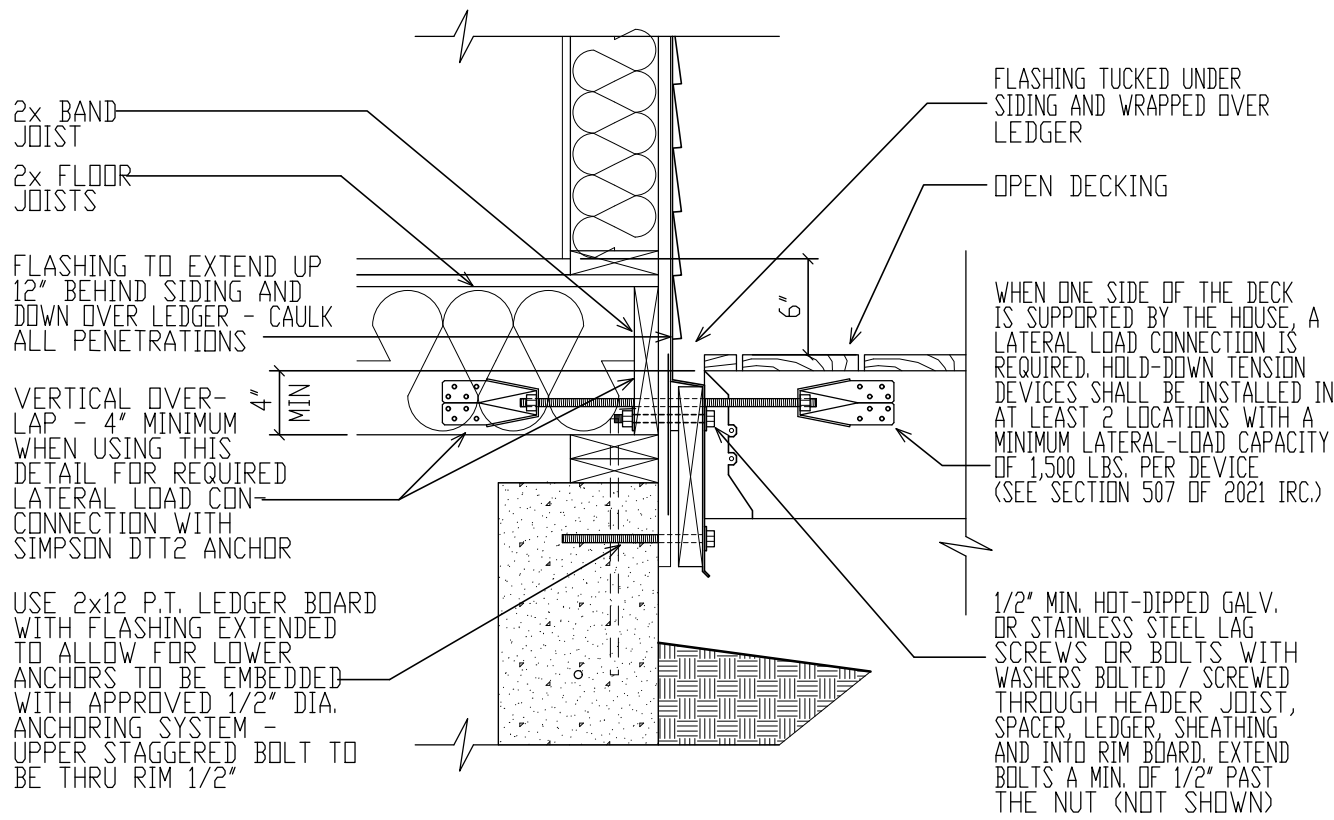
PREPARED FOR:
EASTERN DEVELOPMENT

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

5



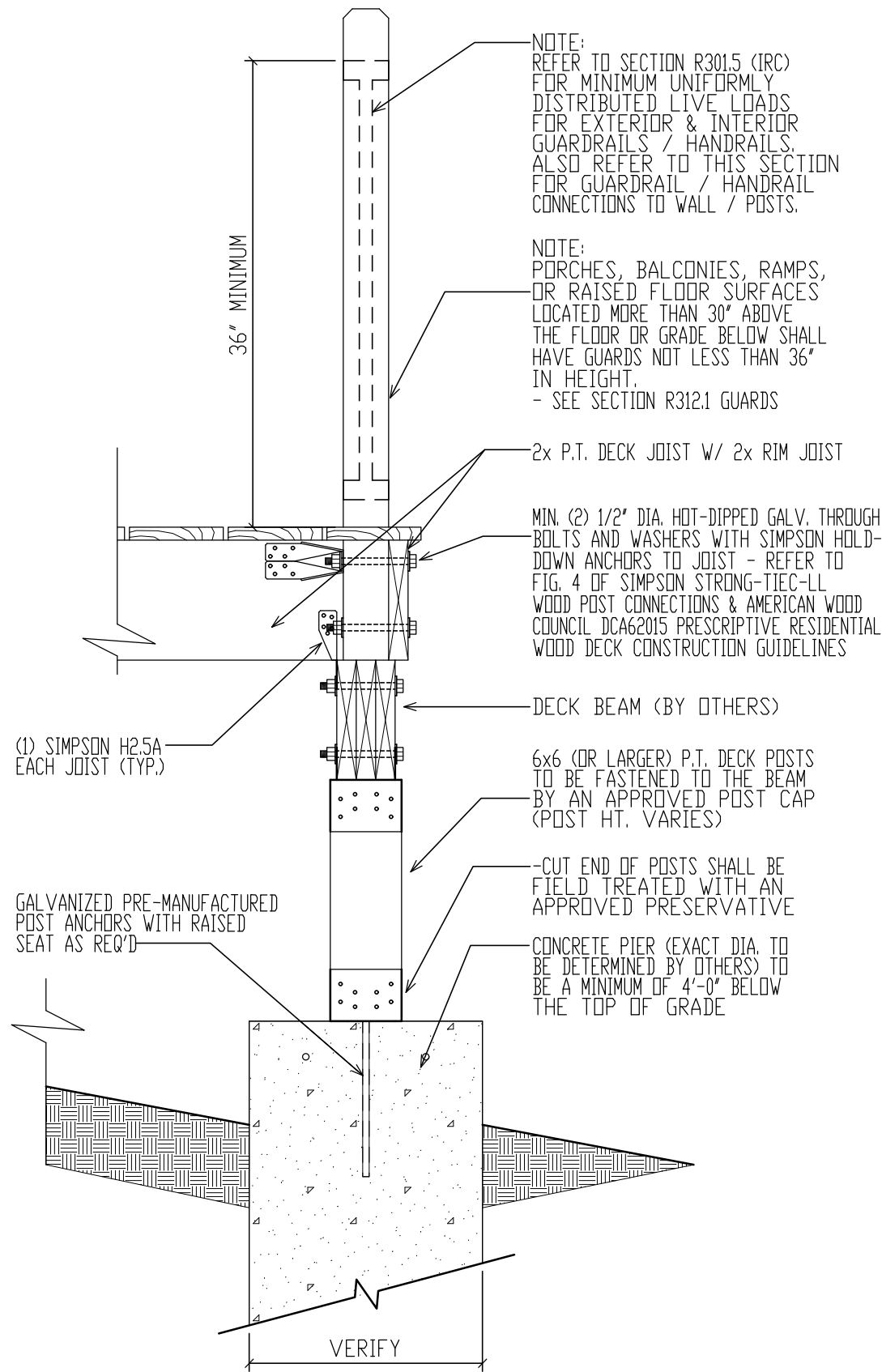
SIMILAR LEDGER DETAIL (STEP)

SCALE: 1" = 1'-0"

UL DESIGN: U347 2 HOUR AREA SEPARATION WALL

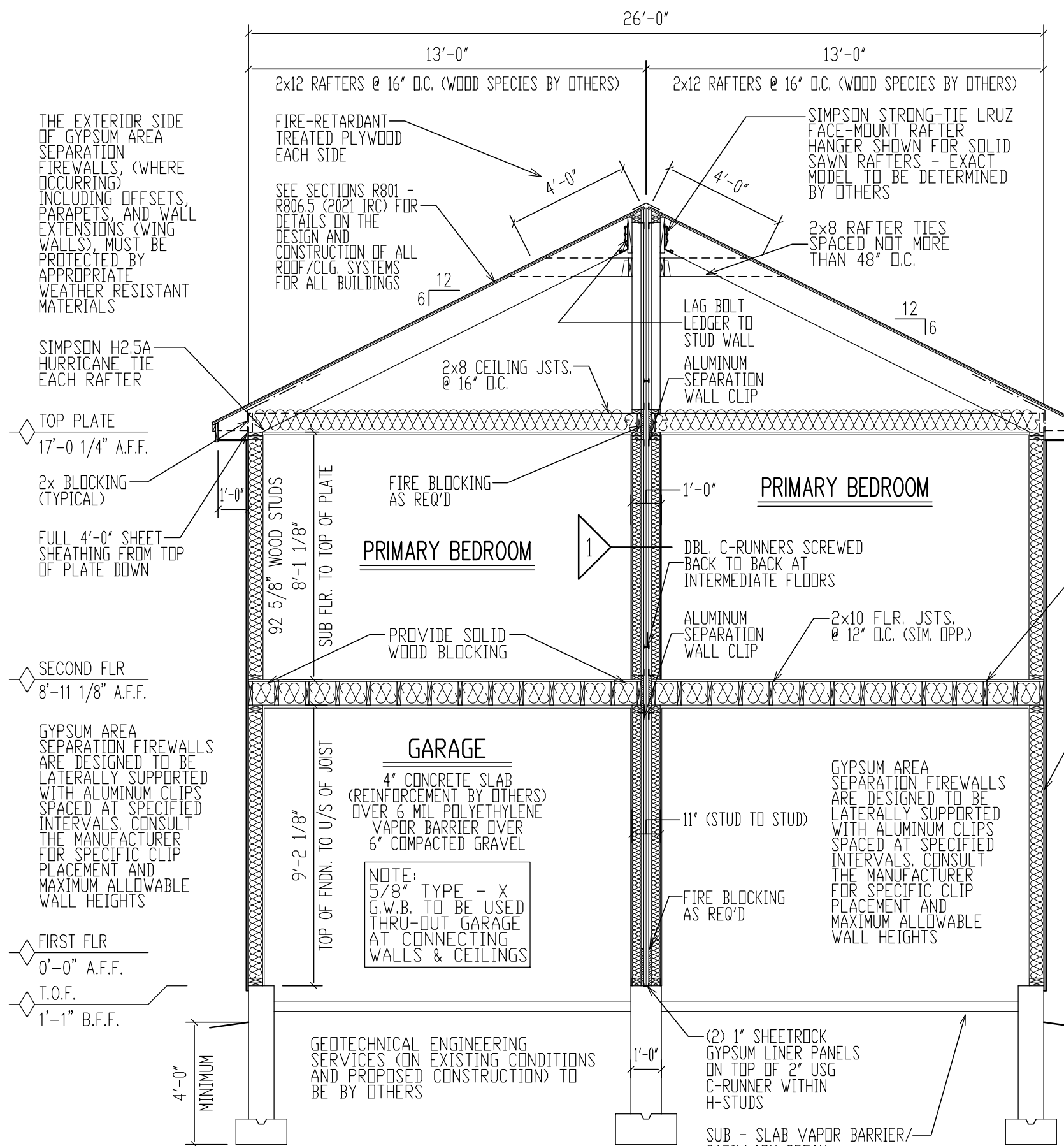
-1/2" SHEETROCK BRAND GYPSUM PANELS ON EACH SIDE OF MIN. 2x4 WOOD STUDS @ 16" O.C. (LOAD BEARING) WITH FIBERGLASS INSULATION ON BOTH SIDES - MINIMUM 3/4" SEPARATION ON EACH SIDE OF THE WOOD STUDS WITHIN THE CAVITY LEAVING 2" IN THE CENTER FOR MIN. 25 GAUGE 2" STEEL H-STUDS @ 24" O.C. CONTAINING TWO LAYERS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



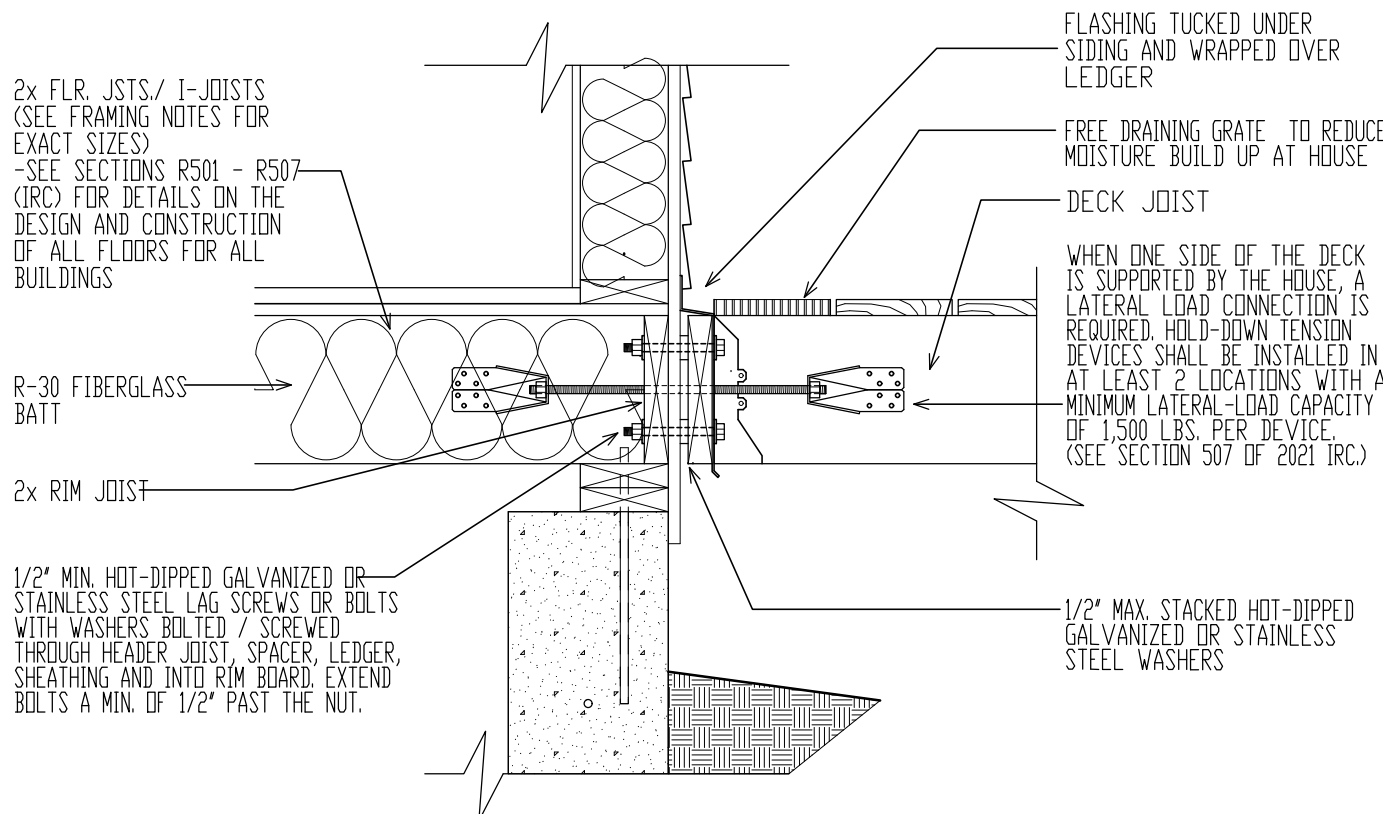
SIMILAR DECK PIER DETAIL

SCALE: 1" = 1'-0"



BUILDING SECTION C/6

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



SIMILAR LEDGER DETAIL (NO STEP)

SCALE: 1" = 1'-0"

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

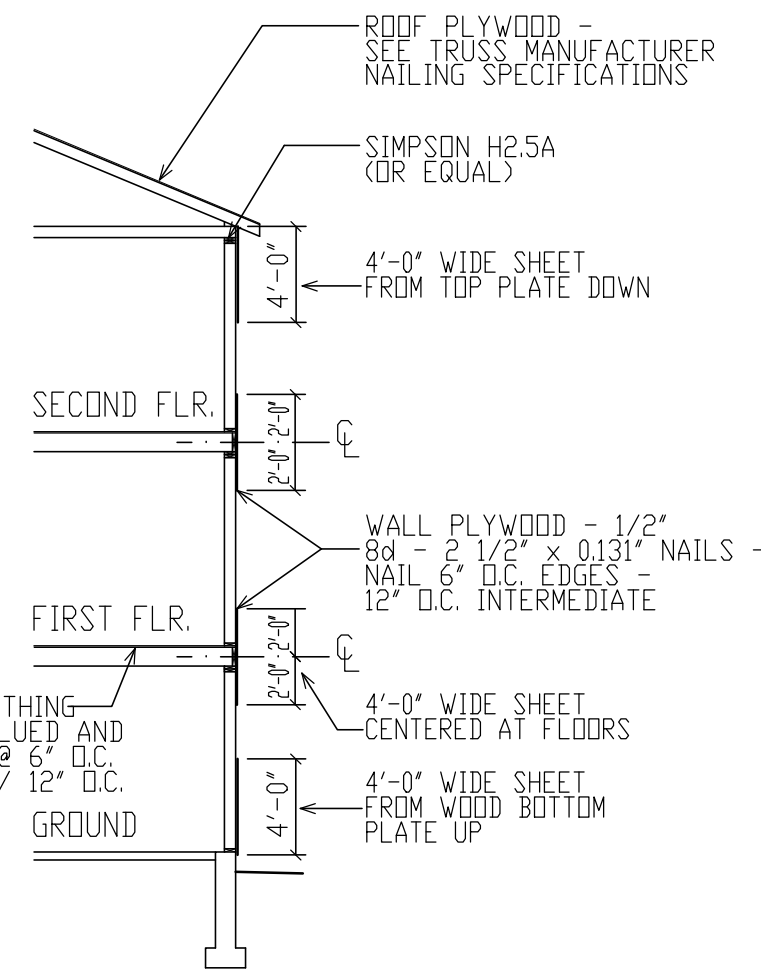
ATTIC ACCESS NOTE: PROVIDE ATTIC ACCESS AS PER SECTION R807 OF THE 2021 I.R.C. - OPENING TO BE AT LEAST 22"x30" AND HAVE AT LEAST 30" MIN. HEAD CLEARANCE AT OPENING

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

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.

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

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 CONDITONS REQUIRE



TYPICAL PLYWOOD LAP DETAIL

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 KNOWLEDGE OF THE DESIGNER, CONTRACTOR, AND/OR OTHERS IN THE FIELD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED AND TO ASSUME ALL RESPONSIBILITY FOR THEM AND WILL IF HE/SHE DEEMS NECESSARY HIRE A LICENSED PROFESSIONAL ENGINEER TO ASSIST IN THE REVIEW.

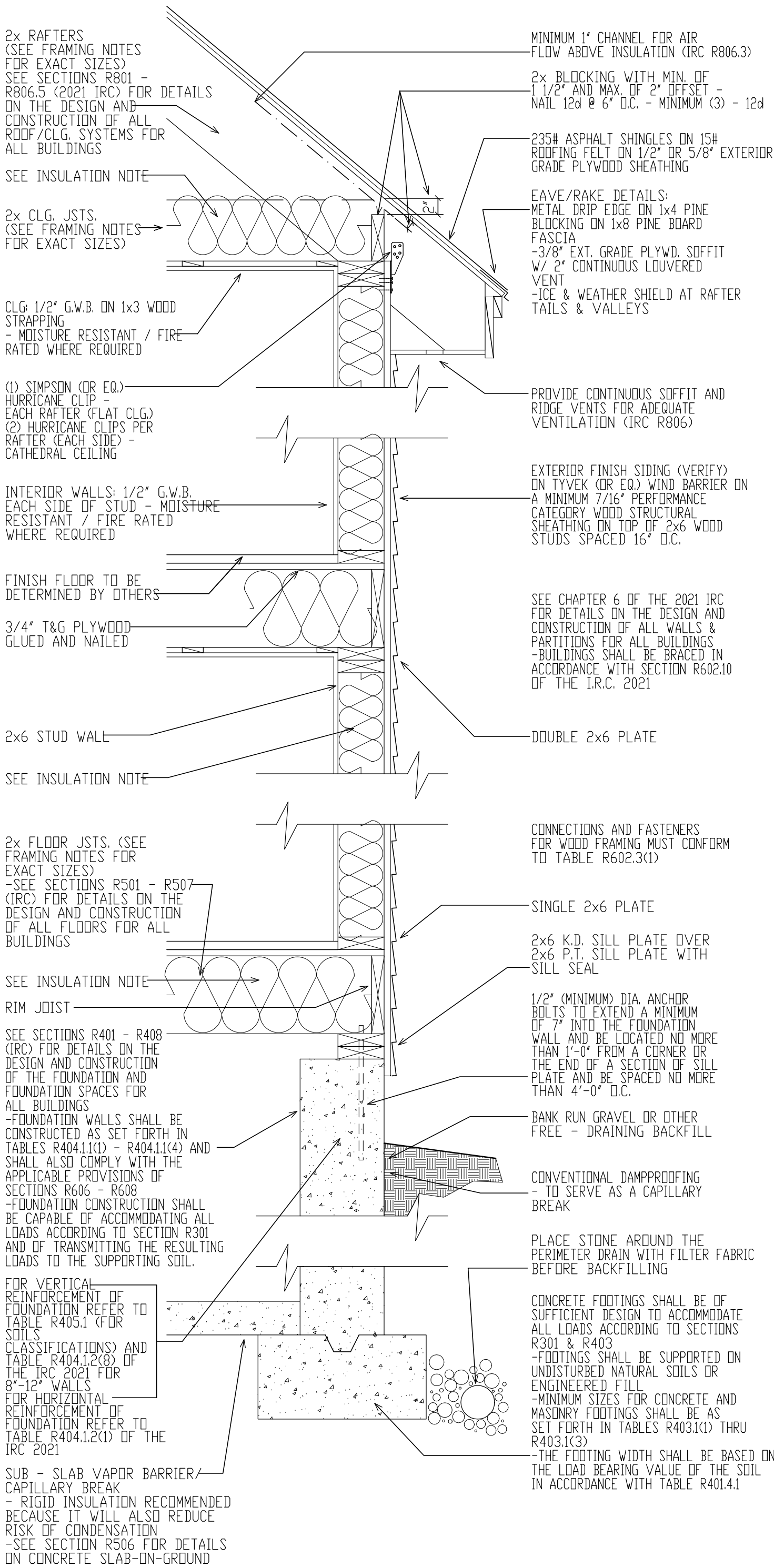
FSM
DRAWINGS
© 2025 FSM DRAWINGS LLC

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

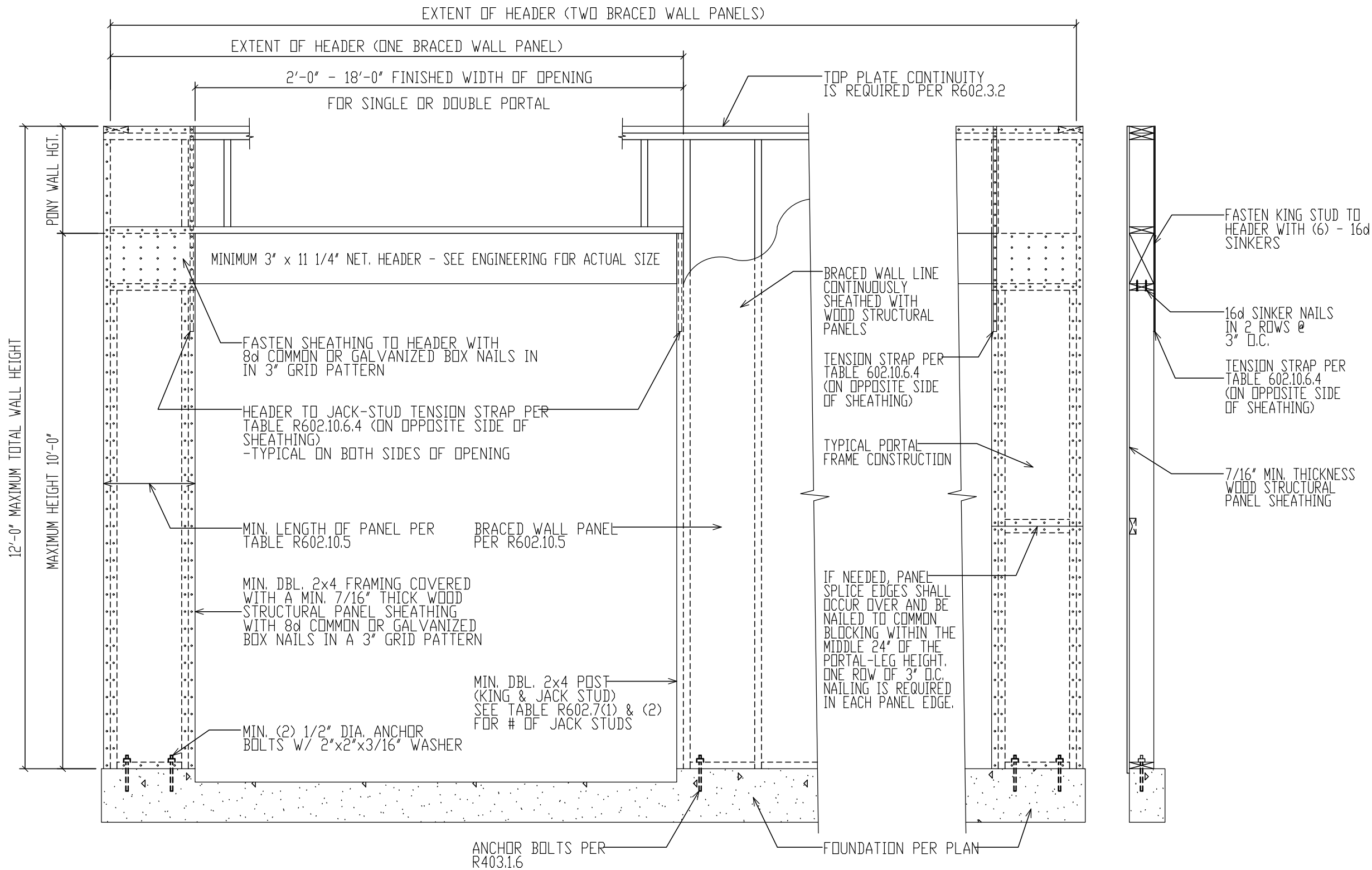
REVISIONS	1	2	3	4	5
7/23/25	PRELIMINARY PLANS RELEASED FOR REVIEW	8/11/25	WORKING DRAWINGS RELEASED FOR REVIEW		

6



SIMILAR WALL SECTION

SCALE: 1" = 1'-0"



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/WHIRLPOLLS),
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 BUILDING 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.

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

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)

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:
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
OF OUR DESIGNERS AND ENGINEERS IN THE FIELD AND
FOR DIMENSIONAL ACCURACY. CONTRACTORS AND OTHERS
APPROPRIATENESS, THE CONTRACTOR USING THESE PLANS
ASSUMES ALL RESPONSIBILITY FOR THEM AND WILL IF HE/SHE
DEEMS NECESSARY HIRE A LICENSED PROFESSIONAL ENGINEER
TO ASSIST IN THE REVIEW.

FSM
DRAWINGS
© 2025 FSM DRAWINGS LLC

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	1	2	3	4	5
PRELIMINARY PLANS RELEASED FOR REVIEW	7/13/25				
WORKING DRAWINGS RELEASED FOR REVIEW	8/11/25				

7