

INDEX TO DRAWINGS

DWG	DESCRIPTION
A-1	ELEVATIONS
A-2	FLOOR PLANS
S-1	CROSS SECTIONS
S-2	CROSS SECTIONS
F-1	FOUNDATION PLAN
D-1	DECK DETAILS

SINGLE FAMILY HOME

173 FRANKLIN ST
LACONIA, NH

RESIDENTIAL
DESIGN INC.

www.residentialdesigninc.com



SERVING NEW ENGLAND
SINCE 1988

DESIGNERS

CONSTRUCTION
DRAWINGS

P.O. BOX 67
CONWAY, NH 03818
978-928-5581



PROFESSIONAL MEMBER

AMERICAN INSTITUTE
OF BUILDING DESIGN
NORTHEAST



FRONT ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



RESIDENTIAL DESIGN INC

DESIGNERS
CONSTRUCTION DRAWINGS

SERVING NEW ENGLAND SINCE 1988

P.O. BOX 67
CONWAY, NH 03818
978-928-5581
RESIDENTIALDESIGNINC.COM



PROJECT

SINGLE FAMILY HOME
173 FRANKLIN ST
LACONIA, NH

SHEET TITLE

ELEVATIONS

DATE
3-5-2019

REVISIONS

SHEET NUMBER

A-1



RESIDENTIAL DESIGN INC

DESIGNERS
CONSTRUCTION DRAWINGS

SERVING NEW ENGLAND SINCE 1988

P.O. BOX 67
CONWAY, NH 03818
978-928-5581
RESIDENTIALDESIGNINC.COM



PROJECT

SINGLE FAMILY HOME
173 FRANKLIN ST
LACONIA, NH

SHEET TITLE

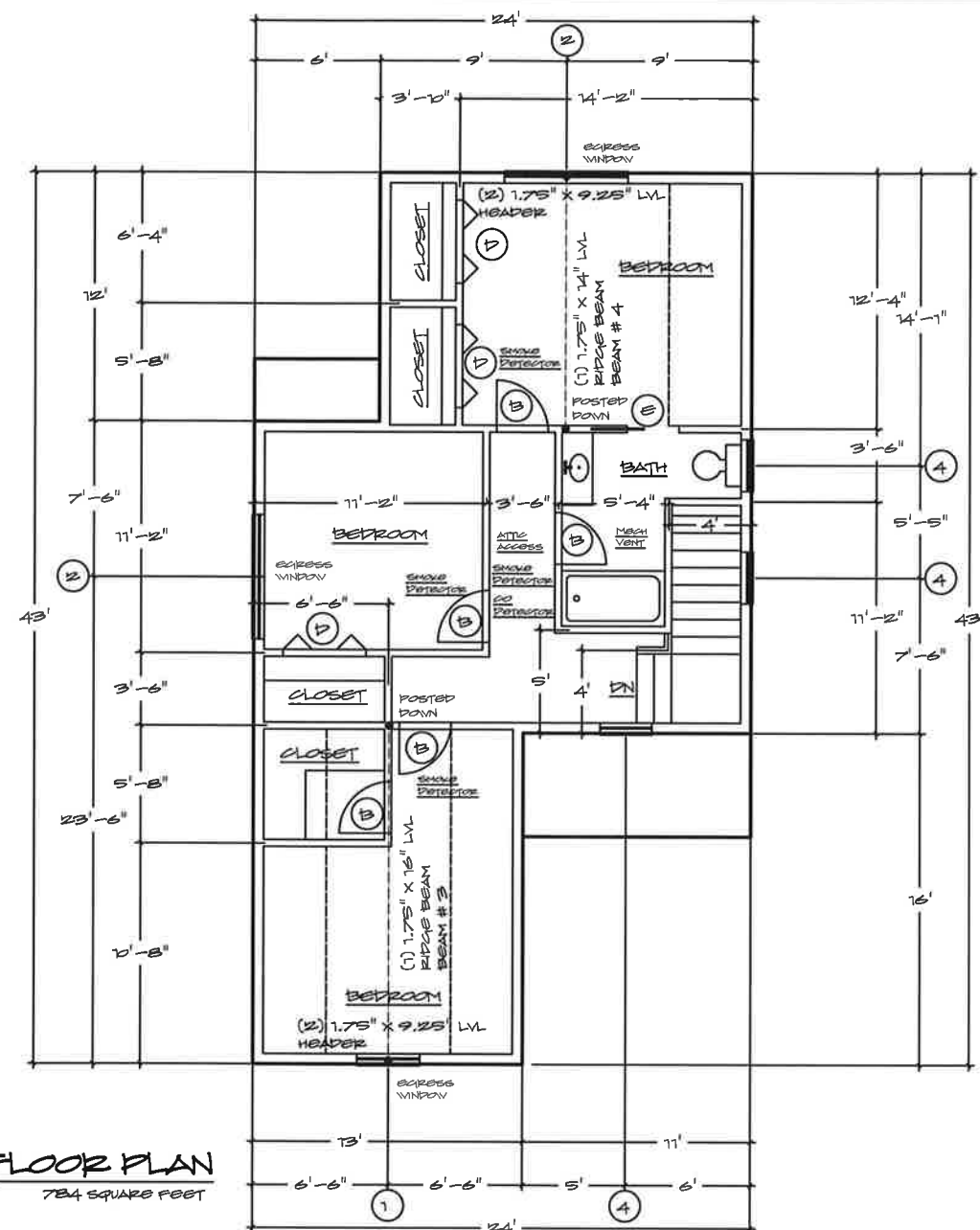
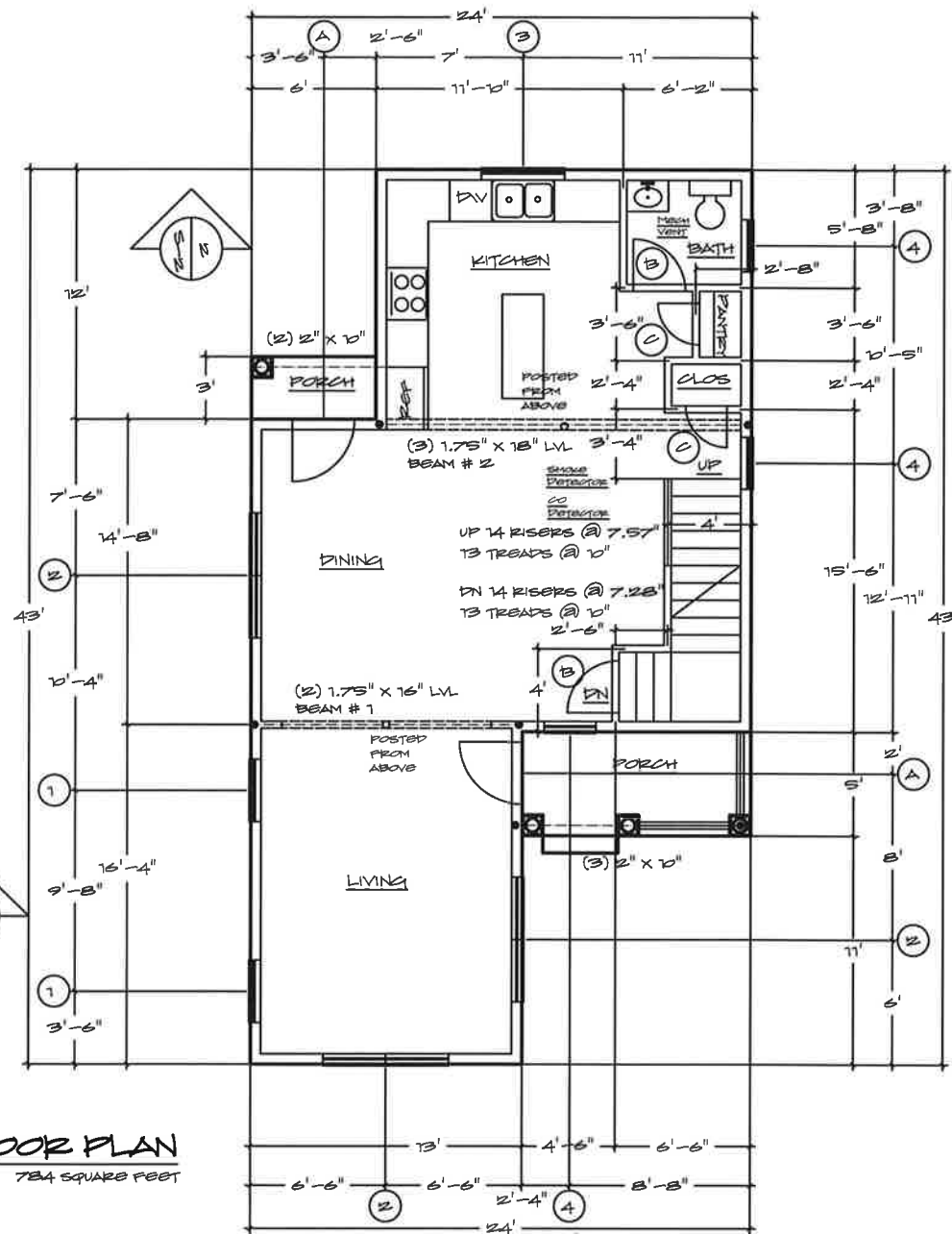
FLOOR PLANS

DATE
3-6-2019

REVISIONS

SHEET NUMBER

A-2



WINDOW SCHEDULE				
MARK	QTY	DESCRIPTION	ROUGH OPENING	ENERGY
1	3	DOUBLE HUNG WINDOW # 3660	3'-0" X 5'-0"	15' @ .27
2	5	DOUBLE HUNG WDV # 7260-2	6'-0" X 5'-0"	30' @ .27
3	1	CASEMENT WDV # 4842-2	4'-0" X 3'-6"	14' @ .27
4	5	AWNING WDV # 3030	2'-6" X 2'-6"	6' @ .27
				42.0' @ .27

ALL ROUGH OPENING DIMENSIONS TO BE VERIFIED WITH SPECIFIC MANUFACTURERS MODEL PRIOR TO ROUGH FRAMING.

ALTERNATE WINDOW MANUFACTURERS REQUIRED TO SATISFY EGRESS REQUIREMENTS PER INTERNATIONAL RESIDENTIAL CODE

DOOR SCHEDULE				
MARK	QTY	DESCRIPTION	DOOR SIZE	ENERGY
A	2	EXTERIOR ENTRY 15 LITE	3'-0" X 6'-8"	U=.27
B	7	INTERIOR DOOR	2'-6" X 6'-8"	
C	2	INTERIOR DOOR	2'-0" X 6'-8"	
D	3	INTERIOR DOOR BIFOLDING	4'-0" X 6'-8"	
E	1	INTERIOR DOOR POCKETED	2'-6" X 6'-8"	



RESIDENTIAL DESIGN INC

DESIGNERS

CONSTRUCTION DRAWINGS

SERVING NEW ENGLAND SINCE 1988

P.O. BOX 67
CONWAY, NH 03818
978-928-5581
RESIDENTIALDESIGNINC.COM



PROJECT

SINGLE FAMILY HOME

173 FRANKLIN ST

LACONIA, NH

SHEET TITLE

CROSS SECTIONS

DATE

3-6-2019

REVISIONS

SHEET NUMBER

S-1

DESIGN CRITERIA

AS SPECIFIED PER INTERNATIONAL RESIDENTIAL CODE FOR 1 AND 2 FAMILY DWELLINGS

LIVING AREAS (EXCEPT SLEEPING AREAS)	40 PSF LIVE LOAD	10 PSF DEAD LOAD
SLEEPING AREAS	30 PSF LIVE LOAD	10 PSF DEAD LOAD
ATTICS (LIMITED STORAGE)	20 PSF LIVE LOAD	10 PSF DEAD LOAD
ATTICS (WITHOUT STORAGE)	10 PSF LIVE LOAD	10 PSF DEAD LOAD
DECKS	40 PSF LIVE LOAD	10 PSF DEAD LOAD
BALCONIES	60 PSF LIVE LOAD	10 PSF DEAD LOAD
BASIC GROUND SNOW LOAD	LACONIA, NH	20 PSF PER IRC/ICC-17-02-06
2012 IECC ENERGY CODE		CLIMATE ZONE 6

ENERGY CODE COMPLIANCE FOR DWELLING UNIT
NEW HAMPSHIRE 2012 IECC
BUILDING DESIGN BY PRESCRIPTIVE PACKAGE

GENERAL NOTES

- ALL STRUCTURAL FRAMING TO BE INSTALLED IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC)
- ALL LUMBER USED IN STRUCTURAL FRAMING IS TO BE STAMPED AND GRADED CERTIFIED STRUCTURAL GRADED LUMBER WITH A MIN. FIBER BENDING STRESS AS NOTED NORMAL DURATION SPRUCE-PINE-FIR NO. 2 E=1,400,000
2" X 4"=1910 2" X 6"=2130 2" X 8"=2120 2" X 10"=2105 2" X 12"=2105
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED
- LVL LAMINATED WOOD BEAMS ARE AS SPECIFIED WITH MFCI CERTIFIED BEAM REPORTS AND ARE TO BE INSTALLED IN ACCORDANCE WITH MFCI SPECIFICATIONS.
- PRE ENGINEERED LUMBER PRODUCTS ARE TO BE REVIEWED BY MFCI WITH FINAL DESIGN BY MFCI PRIOR TO ORDERING FOR CONSTRUCTION. ALL FRAMING CONNECTORS ARE SPECIFIED WITH FINAL DESIGN BY MFCI.
- STAIR GEOMETRY SHALL BE A MINIMUM TREAD DEPTH OF 10" AND A MAXIMUM RISER HEIGHT OF 7 3/4" PER IRC R311.
- CARAGE CEILING /COMMON WALLS TO RECEIVE 5/8" TYPE X GYPSUM BOARD FINISHED AS WELL AS A 4" MINIMUM CURB REQUIRED BETWEEN GARAGE AND DWELLING OR BASEMENT AS PER REQUIREMENTS OF IRC R309
- REQUIRED ACCESS TO CRAWLSPACE, MINIMUM 18" X 24" PER IRC R 408, REQUIRED ACCESS TO ATTIC, MINIMUM 22" X 30" AS PER IRC R307
- A MINIMUM OF 3' X 3' OPEN FLOOR AREA IS REQUIRED AT EXIT DOORS PER IRC R311
- HALLWAYS AND STAIRWAYS ARE TO BE A MINIMUM OF 36" CLEAR WIDTH PER IRC R311
- 6'-6" MINIMUM HEADROOM REQUIRED UNDER BEAMS AND CHIMNEYS PER IRC R305
- TEMPERED GLASS REQUIRED WITH BOTTOM EDGE LESS THAN 18" ABOVE FIN. FLOOR AS WELL AS OTHER LOCATIONS REQUIRED PER IRC R308
- PORCHES, FLOOR SURFACES RAISED MORE THAN 30" TO HAVE GUARDS PER IRC 312
- SMOKE ALARMS TO BE INSTALLED PER IRC R313
- FLOOR FRAMING SHALL BE IN ACCORDANCE WITH IRC R502
- WALL FRAMING SHALL BE IN ACCORDANCE WITH IRC R602
- WALL BRACING PER IRC R602.10 MFCI SHEAR WALL FINAL DESIGN BY OTHERS
- ROOF/CEILING FRAMING IN ACCORDANCE WITH IRC R802
- ROOF COVERING SHALL BE IN ACCORDANCE WITH IRC R905
- WALL COVERING TO BE IN ACCORDANCE WITH IRC R702, R703
- UNDERFLOOR SPACE TO BE VENTILATED PER IRC R408
- WHEN REQUIRED, DWELLING UNIT SEPARATION SHALL CONFORM TO IRC R317
- EMERGENCY EGRESS SHALL BE IN ACCORDANCE WITH IRC R311

RIDGE VENTING CONTINUOUS

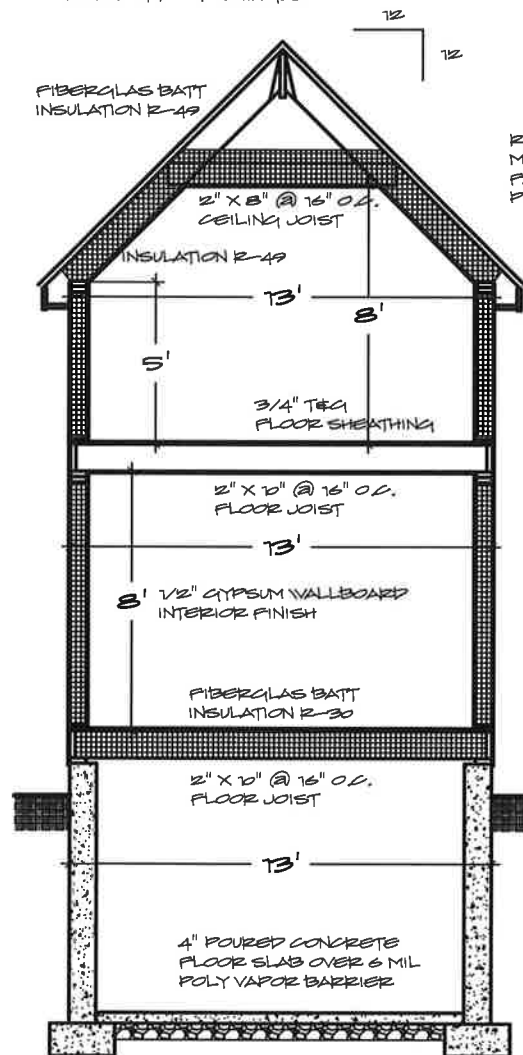
(1) 1.75" X 16" LVL RIDGE BEAM WITH NAILER AND MECHANICAL HANGER RAFTER ATTACHMENT

2" X 10" @ 16" O.C. ROOF RAFTER

5/8" O.S.B. ROOF SHEATHING ZIP ROOF SYSTEM

MEMBRANE SHIELD EAVES AND VALLEYS

ASPHALT ROOF SHINGLE



ROOF RAFTER MECHANICALLY FASTENED TO TOP PLATE

VINYL TRIM BOARD SOFFIT VENTING

2" X 6" @ 16" O.C. STUD WALL

FIBERGLAS BATT INSULATION R-21

1/2" O.S.B. WALL SHEATHING ZIP WALL SYSTEM

VINYL SIDING

2" X 6" @ 16" O.C. STUD WALL

FIBERGLAS BATT INSULATION R-21

2" X 6" PRESSURE TREATED WOOD SILL CONTINUOUS

POURED CONCRETE FOUNDATION WITH PERIMETER DRAIN

SECTION

1

3/8"=1'-0"

S-1



RESIDENTIAL DESIGN INC

DESIGNERS
CONSTRUCTION DRAWINGS

SERVING NEW ENGLAND SINCE 1988

P.O. BOX 67
CONWAY, NH 03318
978-928-5581
RESIDENTIALDESIGNING.COM



PROJECT

SINGLE FAMILY HOME
173 FRANKLIN ST
LACONIA, NH

SHEET TITLE

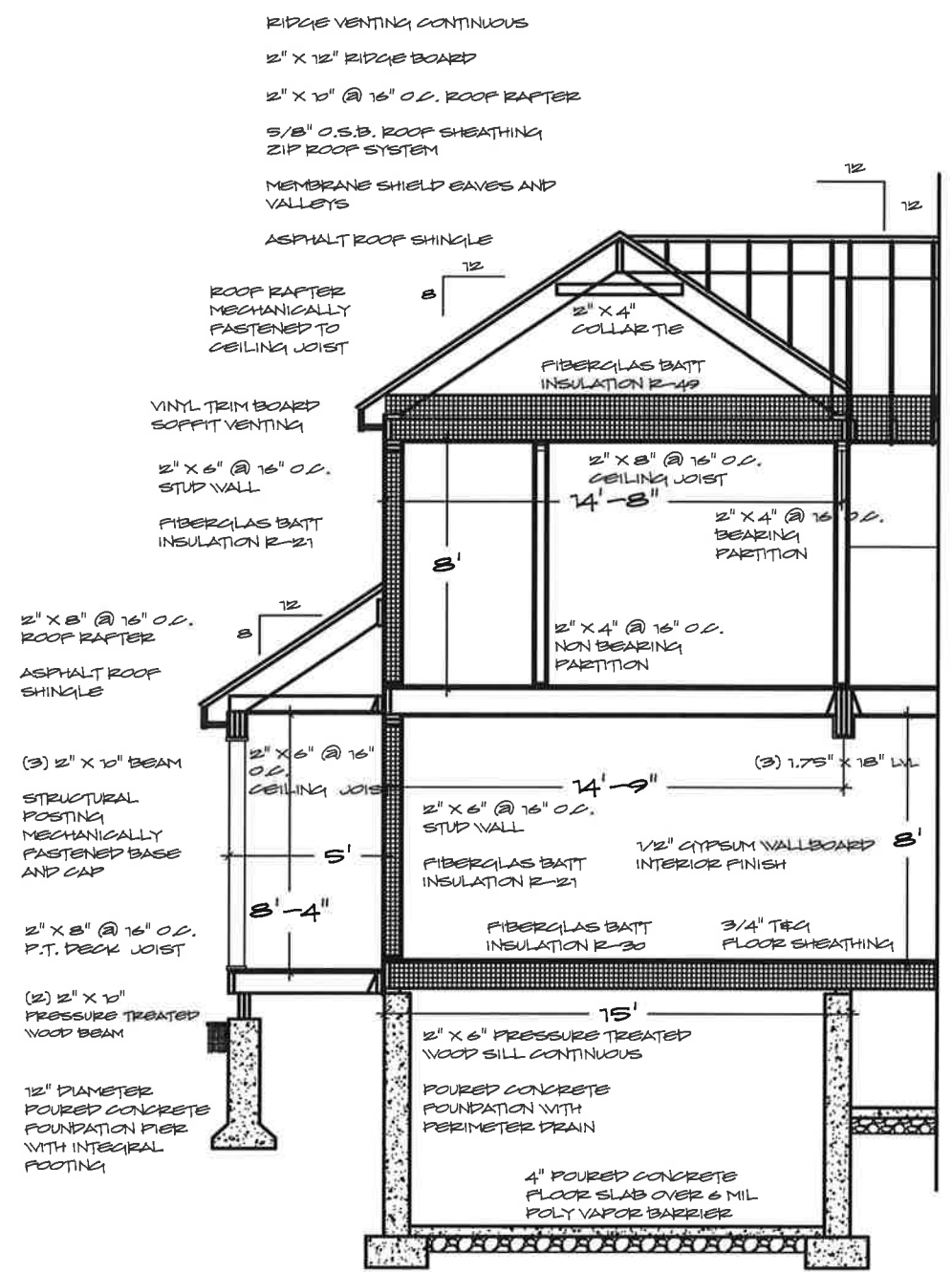
CROSS SECTIONS

DATE
3-6-2019

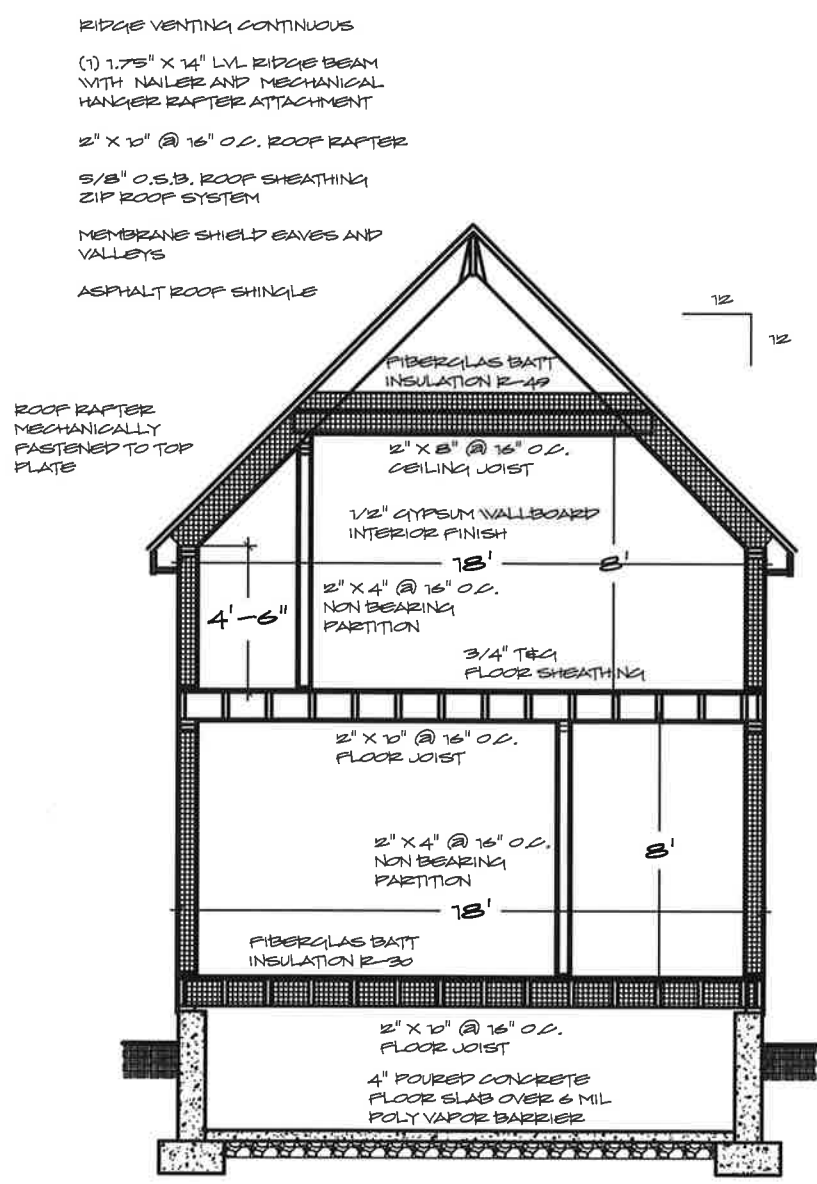
REVISIONS

SHEET NUMBER

S-2



SECTION 1
3/8"=1'-0" S-2



SECTION 2
3/8"=1'-0" S-2



RESIDENTIAL DESIGN INC

DESIGNERS

CONSTRUCTION DRAWINGS

SERVING NEW ENGLAND SINCE 1988

P.O. BOX 67
CONWAY, NH 03818
978-928-5581
RESIDENTIALDESIGNINC.COM



PROJECT

SINGLE FAMILY HOME
173 FRANKLIN ST
LACONIA, NH

SHEET TITLE

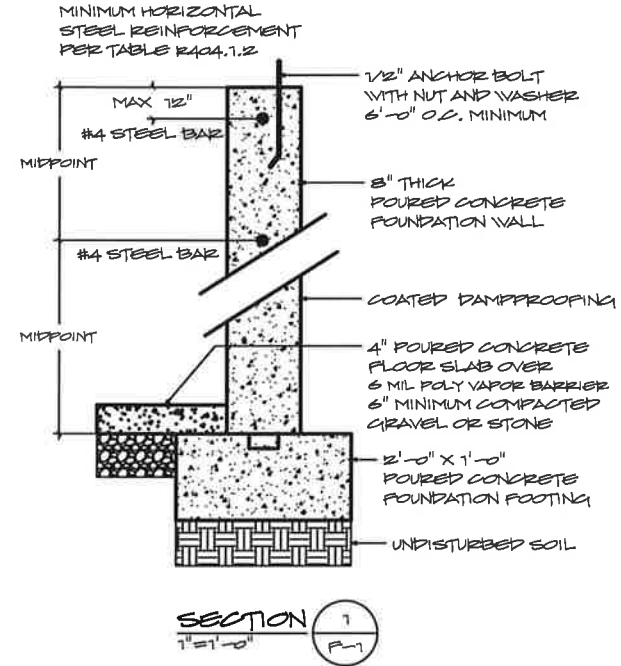
FOUNDATION PLAN

DATE
3-6-2019

REVISIONS

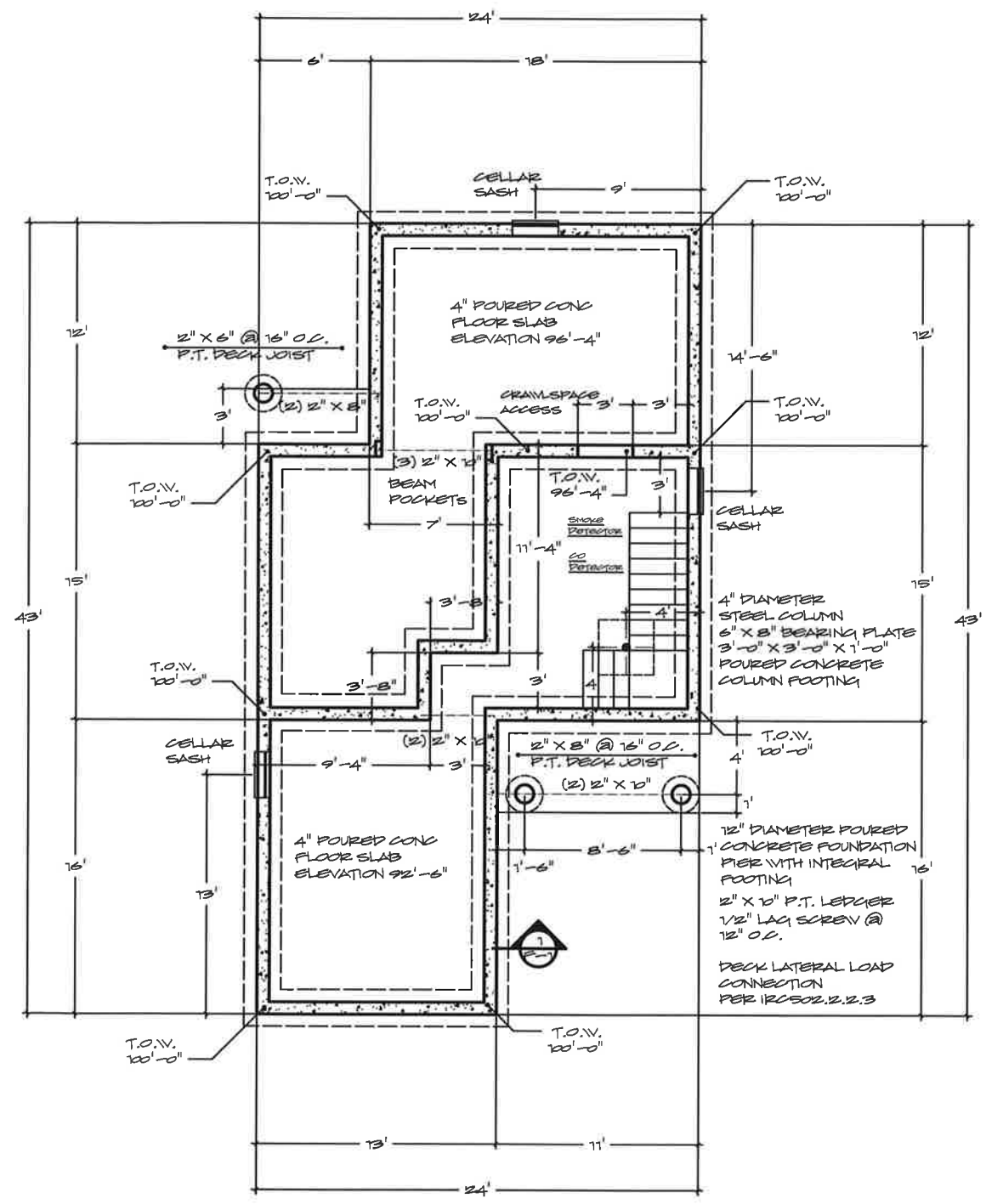
SHEET NUMBER

F-1



FOUNDATION NOTES

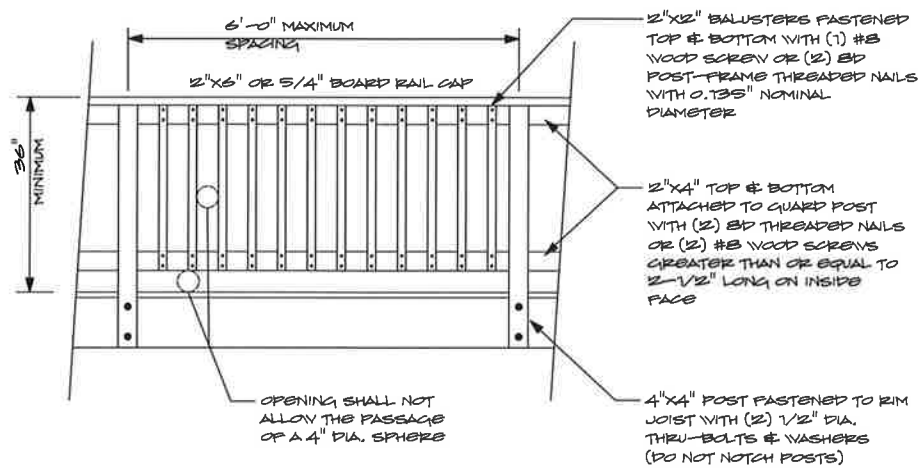
1. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 3000 LBS PER SQUARE FOOT
2. NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN SOIL.
3. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW FINISHED GRADE.
4. A MINIMUM OF 6" COMPACTED GRAVEL OR STONE SHALL BE PLACED UNDER ALL POURED CONCRETE SLABS.
5. ALL POURED CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 LBS PER SQUARE INCH.
6. ALL POURED CONCRETE FOUNDATIONS SHALL BE IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE R401-R408
7. DO NOT BACKFILL AGAINST WALL UNTIL CONCRETE HAS REACHED ITS DESIGN STRENGTH AND WALLS ARE ADEQUATELY BRACED.
8. DAMPROOFING IS TO BE PLACED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
9. FOOTINGS PLACED ON COMPACTED FILL TO BE ENGINEERED BY OTHERS



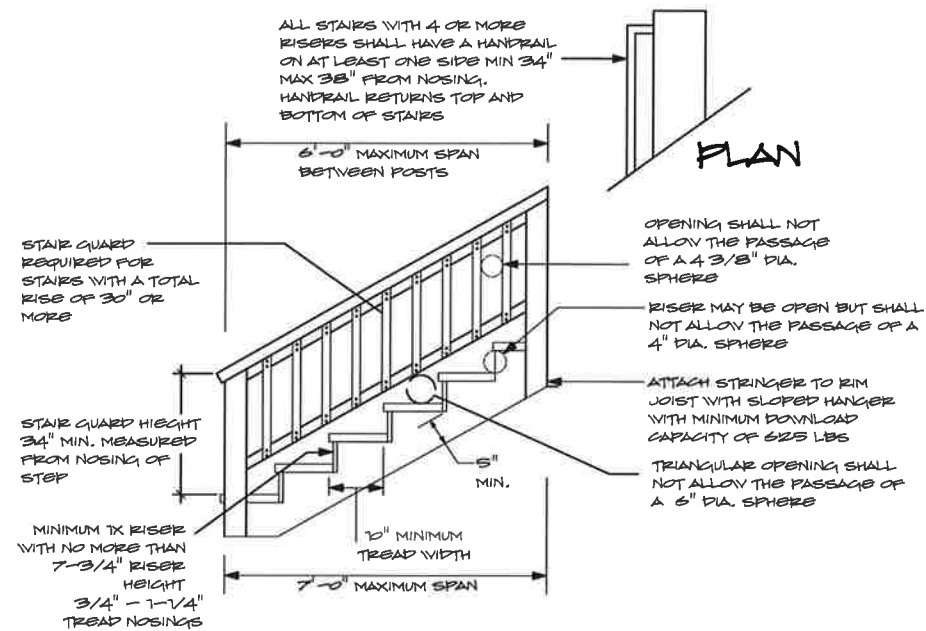
FOUNDATION PLAN
1/4"=1'-0"

ALL DECKS TO BE BUILT IN ACCORDANCE WITH THE 2015 IRC PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION DETAILS

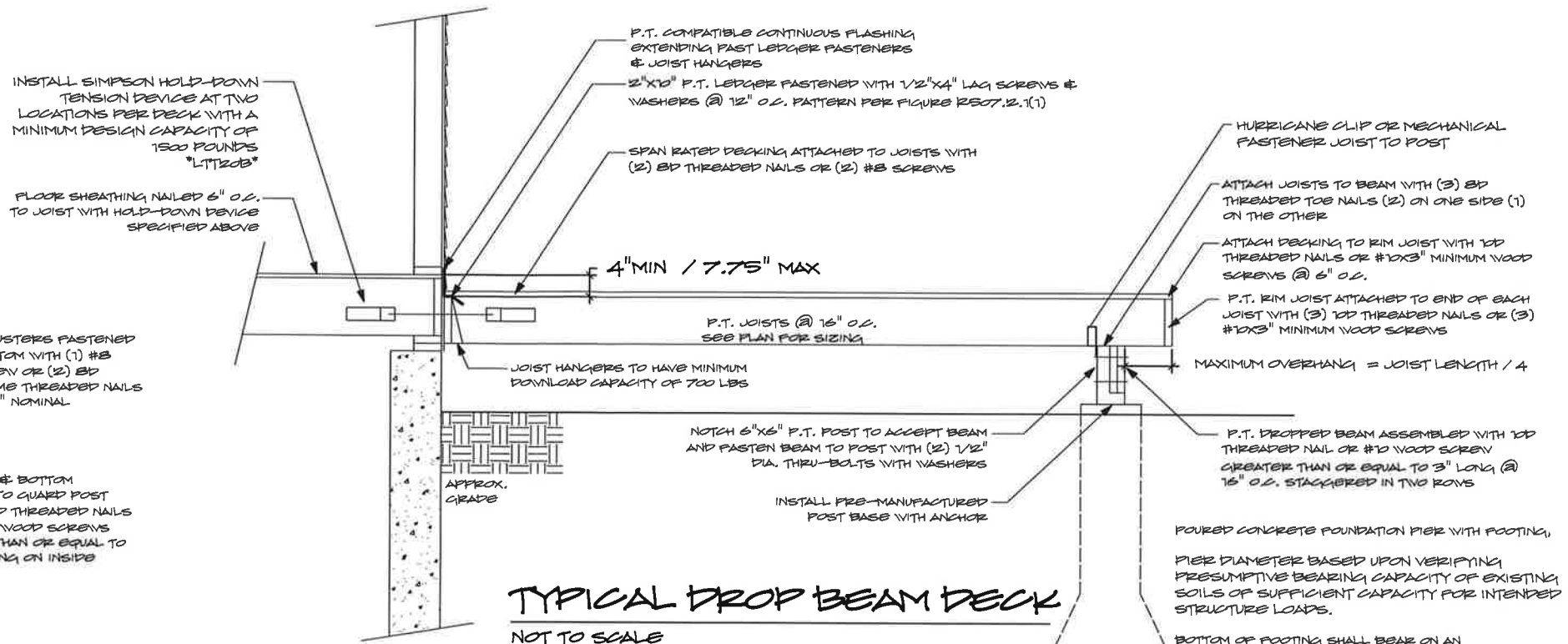
ALL MATERIALS, COMPONENTS, MECHANICAL CONNECTORS, FASTENERS, ETC SHALL BE COMPATIBLE WITH PRESSURE TREATED WOOD PRODUCTS.



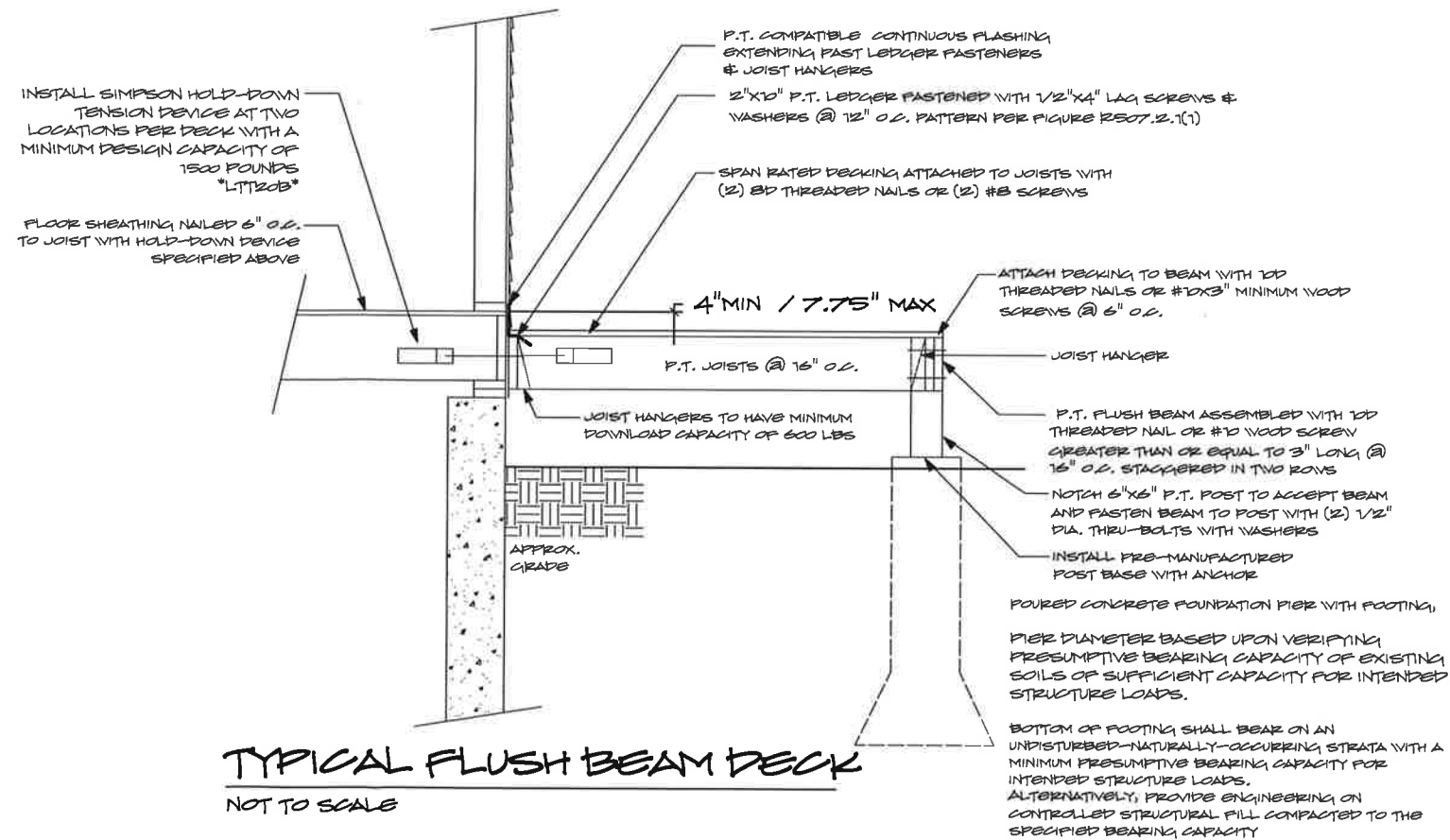
GUARD DETAIL
NOT TO SCALE



STAIR DETAIL
NOT TO SCALE



TYPICAL DROP BEAM DECK
NOT TO SCALE



TYPICAL FLUSH BEAM DECK
NOT TO SCALE



RESIDENTIAL DESIGN INC

DESIGNERS
CONSTRUCTION DRAWINGS

SERVING NEW ENGLAND SINCE 1988

P.O. BOX 67
CONWAY, NH 03818
978-928-5581
RESIDENTIALDESIGNINC.COM



AMERICAN INSTITUTE OF BUILDING DESIGN
NORTHEAST

PROJECT

SINGLE FAMILY HOME
173 FRANKLIN ST
LACONIA, NH

SHEET TITLE

PREScriptive DECK DETAILS

DATE
3-6-2019

REVISIONS

SHEET NUMBER

D-1