R311: MEANS OF EGRESS

R311.1: MEANS OF EGRESS:

3.1. HABITABLE ROOMS

3.1.1. EGRESS DOORS: The primary egress door shall be side-hinged, and shall provide a clear width of not less than 30". The secondary egress door shall be either side-hinged or swinging, and shall provide a clear width of not less than 24". The secondary may be required to open into a public way or court that opens to a public way. The required egress doors shall open directly into a public way or court that opens to a public way, or into a public way or court that opens to a public way, or into a public way or court that opens to a public way, or into a public way or court that opens to a public way.

R314: SMOKE ALARMS

R314.3: LOCATION

The area within the foundation walls shall have all vegetation, top soil, and foreign material removed. Fill materials shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform grade.

R807.1: ATTIC ACCESS

A base course is not required when the concrete slab is installed on well-drained or sand-gravel structures.

R1003.9: TERMINATION

5'-0" x 5'-0"
SHINGLED RIDGE VENT

EXTERIOR NOTES

1. SHINGLED RIDGE VENT

2. VARIOUS SHINGLED RIDGE VENTS

3. SHINGLED RIDGE VENTS

4. 12" STEPS TO GRADE BY G.C.

5. SHINGLED RIDGE VENT

6. MARK VENTS ATTACHED

7. REFER TO BUILDING SECTIONS FOR ALL EAVE DETAILS

8. REFER TO ROOF & CEILING FRAMING PLANS FOR ALL ROOF PITCH AND RIDGE VENT LOCATIONS

9. FLASHING IS REQUIRED FOR ALL ROOF TO SIDING CONNECTIONS

10. GABLE END AND EAVE OVERHANGS TO BE SPECIFIED BY GENERAL CONTRACTOR

11. GRADES WILL VARY AS PER SITE CONDITIONS

12. ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

   1. 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
   2. 780 CMR 51.00 - MASS. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE.
   3. WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. 2001 EDITION.
   4. WFCM: WOOD FRAME CONSTRUCTION GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS.
   5. PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2012 INTERNATIONAL RESIDENTIAL CODE)

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GENERAL NOTES
- WOODS AND GENERAL FOUNDATIONS SHALL BE BUILT ALL PLURAL
- NOTES AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
- ANY ALTERATIONS TO PLANS MUST BE TAKEN UNDER THE SUPERVISION
- OF CME ARCHITECTS, INC.
- ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE.
- ALL PLANS SUBJECT TO APPROVAL OF LICENSED STRUCTURAL ENGINEER.
- G.C. MUST COMPLY TO ALL STATE AND LOCAL CODES, LAWS AND
- REGULATIONS FOR STRUCTURES BUILT FROM THESE PLANS.
- ELECTRICAL, HVAC, AND PLUMBING PLANS TO BE PROVIDED BY
- DESIGNATED LUMBER LICENSED CONSULTANTS.
- ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.

FOUNDATION NOTES
- TO CONSOLIDATE FOUNDATION WALL POOR L.A. & INSULATING HORTI.
- FOUNDATION CONCRETE TO BE MINIMUM 3,000 P.S.I. IN 28 DAYS IN
- ACCORDANCE WITH MASS STATE BUILDING CODE 780 CMR TABLE
- MINIMUM 2" NOMINAL LUMBER REQUIRED.
- FIRE STOPPING REQUIRED: SHALL CUT OFF ALL CONCEALED OPENINGS,
- PRE-INSULATING NOTED. (CUM. APPROVED STONE, REBAR, ETC.)
- GARAGE SLABS TO BE MINIMUM 3,000 P.S.I.
- ALL FOOTINGS TO REST ON UNDISTURBED SOIL.
- FOUNDATION WALLS TO EXTEND A MINIMUM OF 8" ABOVE FINISHED
- GRADES.
- 6 MIL. POLY VAPOR GUARD, WITH JOINTS LAPPED NOT LESS THAN 6"
- DRAINAGE SYSTEMS TO BE PROVIDED AROUND BOTTOM OF FOUNDATION
- BACK FILL SHALL NOT BE PLACED UNTIL WALL HAS SUFFICIENT STRENGTH.
- FOUNDATION CONCRETE TO BE MINIMUM 3,000 P.S.I. IN 28 DAYS IN
- ALL FOOTINGS TO REST ON UNDISTURBED SOIL.
- MINIMUM 9" TREAD DEPTH
- MAXIMUM 8 1/4" RISERS
- MAXIMUM 4" BALLAST SPACING
- MIN. 34" & MAX. 38" HIGH HANDRAILS
- MINIMUM 2" NOMINAL LUMBER REQUIRED.

FLOOR PLAN NOTES
- ALL CONSTRUCTION WORK TO BE PERFORMED USING
- ALL PLANS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION WORK TO BE PERFORMED USING
- PLAN.
- CME ARCHITECTS, INC., AND/OR CRAIG C. MITCHELL IS PROHIBITED.
- G.C. TO VERIFY ALL EXISTING SITE CONDITIONS
- OWNERS AND GENERAL CONTRACTOR SHALL REVIEW ALL PLANS,
- UNFINISHED ATTIC PLAN
- INTERIOR STAIR NOTES
- MAXIMUM 4" BALLAST SPACING
- MIN. 34" & MAX. 38" HIGH HANDRAILS
- MINIMUM 9" TREAD DEPTH
- MAXIMUM 8 1/4" RISERS
- PRE-INSULATING NOTED. (CUM. APPROVED STONE, REBAR, ETC.)
- GARAGE SLABS TO BE MINIMUM 3,000 P.S.I.
- ALL CONSTRUCTION WORK TO BE PERFORMED USING
- MINIMUM 9" TREAD DEPTH
- MAXIMUM 8 1/4" RISERS
- MAXIMUM 4" BALLAST SPACING
- MIN. 34" & MAX. 38" HIGH HANDRAILS
- MINIMUM 2" NOMINAL LUMBER REQUIRED.

INTERIOR STAIR NOTES
- MAXIMUM 4" BALLAST SPACING
- MIN. 34" & MAX. 38" HIGH HANDRAILS
- MINIMUM 9" TREAD DEPTH
- MAXIMUM 8 1/4" RISERS
- PRE-INSULATING NOTED. (CUM. APPROVED STONE, REBAR, ETC.)
- GARAGE SLABS TO BE MINIMUM 3,000 P.S.I.
- ALL CONSTRUCTION WORK TO BE PERFORMED USING
- MINIMUM 9" TREAD DEPTH
- MAXIMUM 8 1/4" RISERS
- MAXIMUM 4" BALLAST SPACING
- MIN. 34" & MAX. 38" HIGH HANDRAILS
- MINIMUM 2" NOMINAL LUMBER REQUIRED.
CEILING FRAMING NOTES
- TOP HANGERS MUST BE PLACED AT LEAST 16" IN FROM THE END OF ALL JOISTS.
- ALL JOISTS MUST BE HANGARED AT THE MIDSPAN.
- DOUBLE JOISTS AND HANGERS AS REQUIRED.

FLOOR FRAMING NOTES
- 2x10 RIM JOIST TO SURROUND PERIMETER OF FRAMING SYSTEM.
- SOLID BLOCKING ABOVE ALL BEARING PARTITIONS AND GRTS.
- CONTINUOUS BRIDGING AT ALL MIDSPANS.
- DOUBLE JOISTS AND HANGERS AS REQUIRED.
- MINIMUM 1" AIRSPACE BETWEEN ALL MASONRY AND FRAMING.

GENERAL NOTES
- OWNERS AND GENERAL CONTRACTOR SHALL REVIEW ALL PLANS, NOTES AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
- ANY ALTERATIONS TO PLANS MUST BE TAKEN UNDER THE ADVISEMENT OF CME ARCHITECTS, INC.
- CME ARCHITECTS, INC., AND/OR CRAIG C. MITCHELL ARE NOT LIABLE FOR STRUCTURES BUILT FROM THESE PLANS.
- G.C. MUST COMPLY TO ALL STATE AND LOCAL CODES, LAWS AND REGULATIONS.
- ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.
- G.C. TO VERIFY ALL EXISTING SITE CONDITIONS.
- ANY REPRODUCTION OF PLANS WITHOUT WRITTEN PERMISSION FROM CME ARCHITECTS, INC., AND/OR CRAIG C. MITCHELL IS PROHIBITED.
- ALL ON SITE WORK TO BE OVERSEEN BY A LICENSED CONTRACTOR.
- ELECTRICAL, HVAC, AND PLUMBING PLANS TO BE PROVIDED BY LICENSED CONSULTANTS.
- EXTERIOR WINDOW CASINGS TO BE PROVIDED BY DESIGNATED LUMBER YARD.
- FIRE STOPPING REQUIRED: SHALL CUT OFF ALL CONCEALED OPENINGS, MINIMUM 2" NOMINAL LUMBER REQUIRED.

NOTE: ALL ENGINEERED FRAMING MEMBERS SIZED BY SUPPLIER OR LICENSED STRUCTURAL ENGINEER. CALCULATIONS PROVIDED BY THE SUPPLIER. SPANS SHOWN TO BE VERIFIED.

FLOOR FRAMING
- BEAM #1
  - 2x10s @ 16" O.C.
  - 14'-0" STOCK
  - 13'-0" CLEAR SPAN
- BEAM #2
  - 2x10s @ 16" O.C.
  - 14'-0" STOCK
  - 13'-6" CLEAR SPAN
- BEAM #3
  - 2x10s @ 16" O.C.
  - 12'-0" STOCK
  - 11'-3" CLEAR SPAN

CEILING FRAMING
- BEAM #4
  - 2-2x10s P.T.
  - W/ HANGERS
  - P.T. 2x10 NAILER BOLTED EACH BAY

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