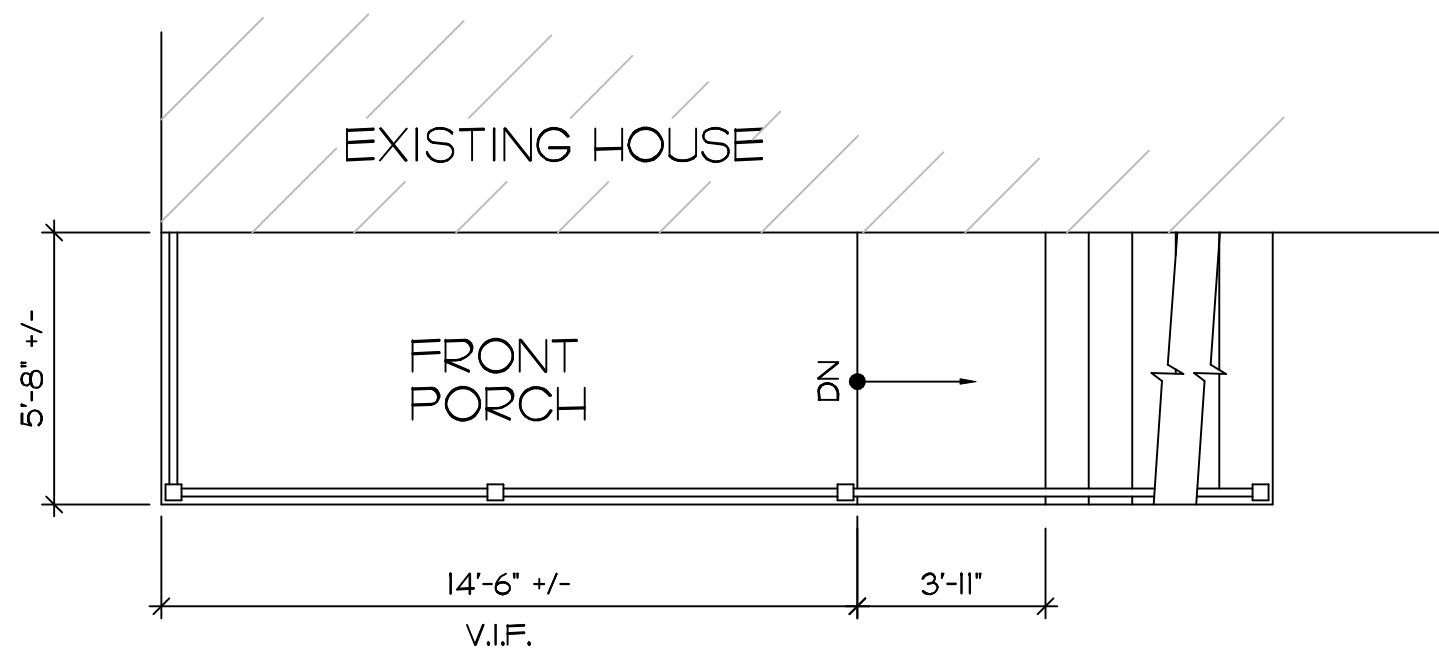


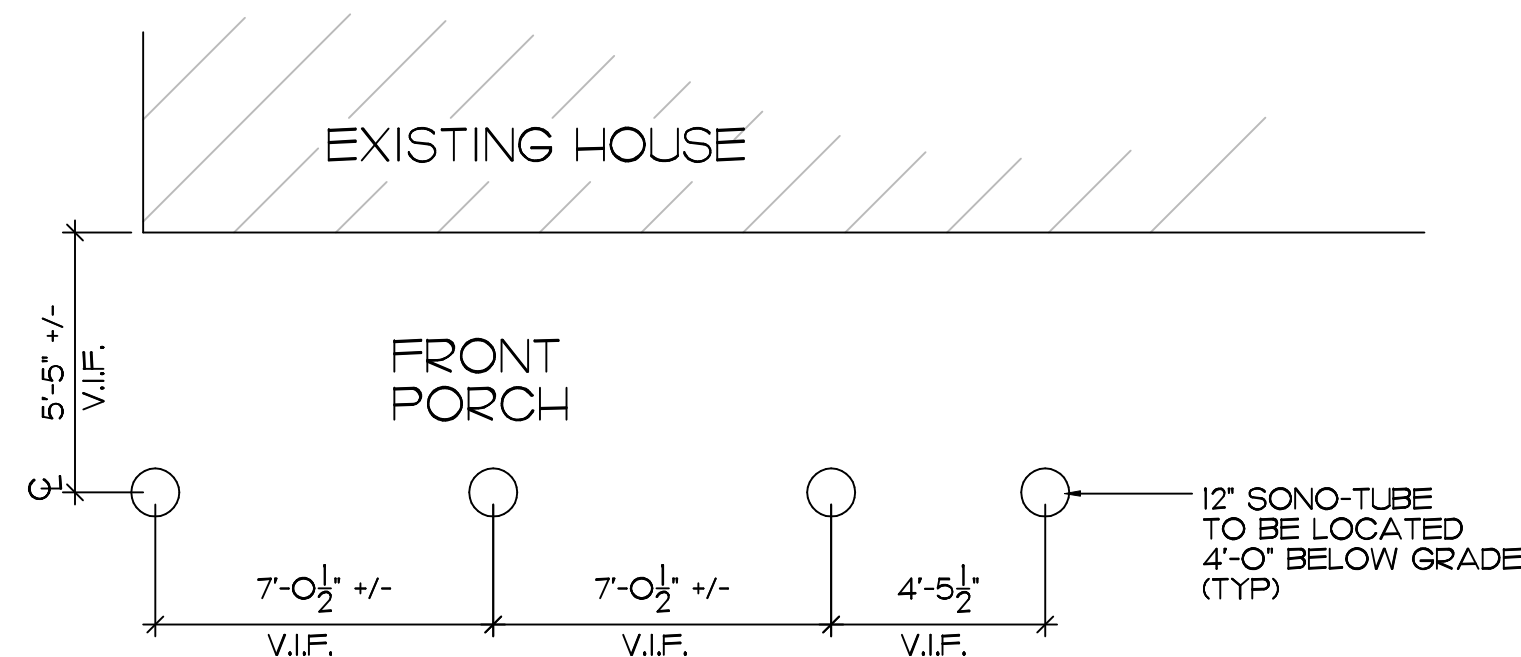
NOTE:

ALL DIMENSIONS TO BE
FIELD VERIFIED (V.I.F.) &
CHECKED.
GENERAL CONTRACTOR TO
REPORT CHANGES AND
OMISSIONS TO OWNER(S).

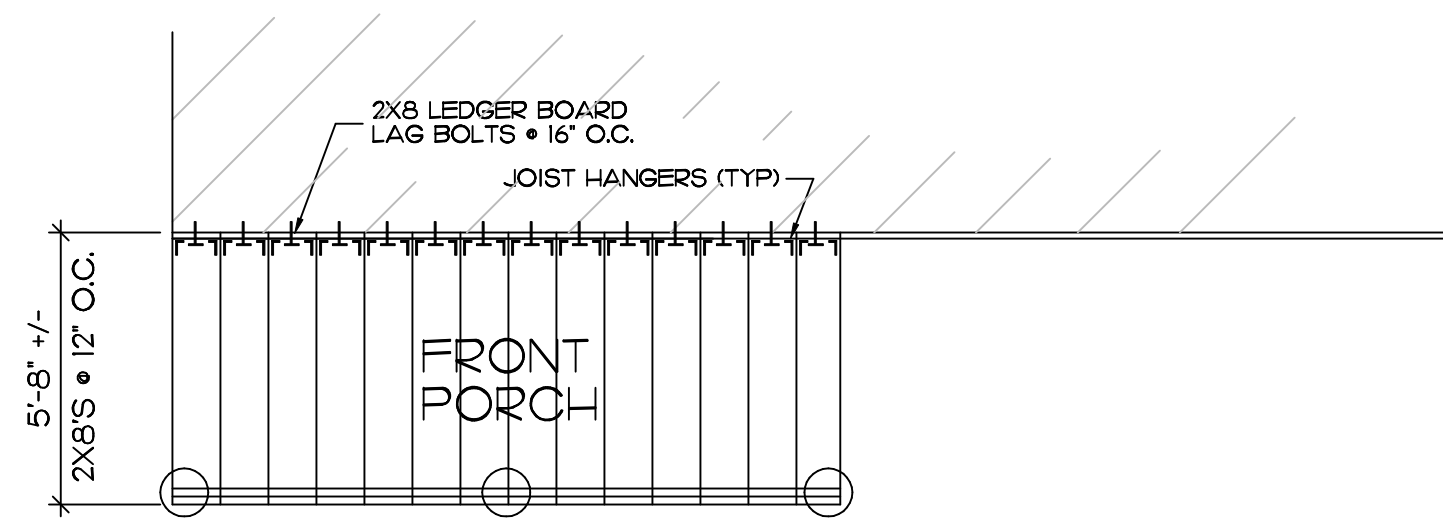
- GENERAL NOTES:
- Contractor to verify all dimensions in field prior to starting construction.
 - All work to be in accordance with all applicable local, state, and national building codes, and in accordance with all manufacturers recommendations.
 - Contractor to bring any discrepancies in the drawings to the attention of the homeowner.
 - General contractor to review project with homeowner prior to starting construction.
 - All stairs & steps to be verified in the field, and adjusted accordingly by G.C.
 - Dimension shown are to finish walls.
 - All trades to be coordinated prior to construction by General Contractor (G.C.)
 - All engineered lumber, beams, columns, etc., to be verified by supplier on-site prior to ordering and delivery to building site.
 - Supplier to provide all specification information for engineered lumber, beams, columns, etc. with plans.
 - Plans are not to be scaled.



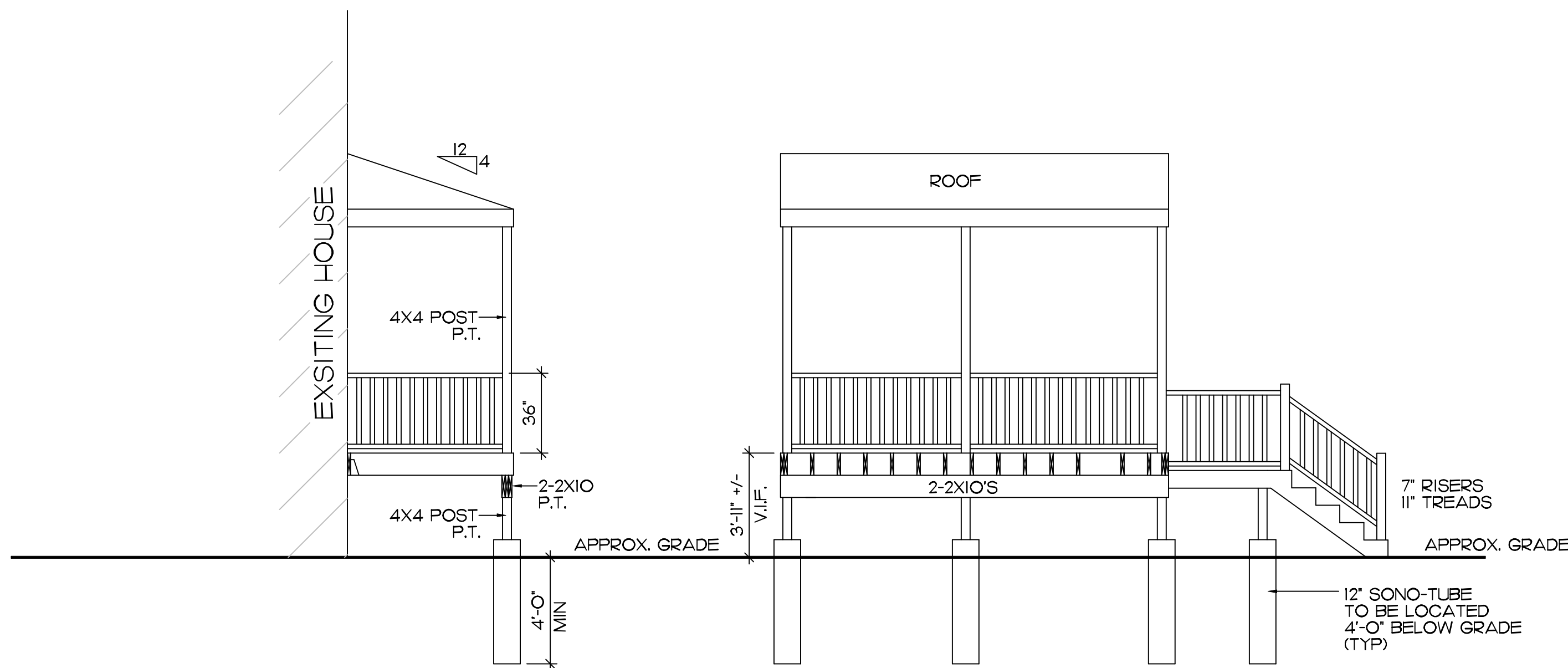
1 FIRST FLOOR DECK
1/4" = 1'-0"



2 FOOTING PLAN
1/4" = 1'-0"

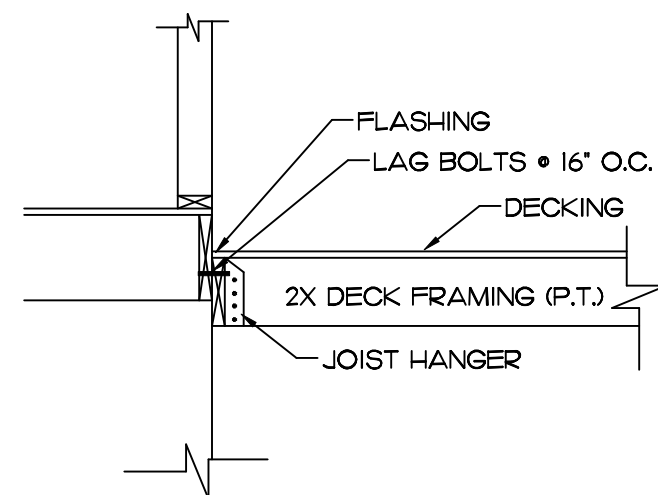


3 FRAMING PLAN
1/4" = 1'-0"



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

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



6 FRAMING DETAIL
1/4" = 1'-0"

R311.7 STAIRWAYS

R311.7.1 WIDTH. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

R311.7.4 STAIR TREADS AND RISERS.

STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION ALL DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

R311.7.4.1 RISER HEIGHT.

THE MAXIMUM RISER HEIGHT SHALL BE 7 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

R311.7.4.2 TREAD DEPTH.

THE MINIMUM TREAD DEPTH SHALL BE 11 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

R311.7.7 HANDRAILS.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

R311.7.7.1 HEIGHT.

HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

SECTION R312 GUARDS

R312.1 WHERE REQUIRED, GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

R312.2 HEIGHT. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

EXCEPTIONS:

- GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
- WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

R312.3 OPENING LIMITATIONS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

EXCEPTIONS:

- THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.
- GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 3/8 INCHES IN DIAMETER.

No.	Revisions	Date

Project Name and Address

21 MAGNUS AVE
SOMERVILLE, MA

Draw. #:

Date:

OCT. 21, 2015

Scale:

AS NOTED

A-1