

Plan Review Checklist

3 Season Room

1 & 2 Family Residential

9th edition , Massachusetts Amendments

Stretch Code Requirement

*performance option please provide
the projected HERS rating from the
Accredited HERS Rater that you hire.*

Plan Review Checklist

This document provides general guidance on the required documentation for a plan review. Depending on your project, some details may not be applicable. This checklist is intended to help you prepare for your plan review and streamline the process of obtaining a building permit.

If you have any questions, please contact the Hudson Building Department at (978) 568-9625. We would gladly arrange a meeting to address your questions and concerns.

Electronic set of plans or 3 sets of plans and specifications showing the proposed work

Construction Drawings

Cover Sheet

- o Address with Assessor Map and Parcel
- o Date of latest revision
- o Tabulated Square Foot Area of all proposed renovation (and spaces if applicable)

Construction documents ($\frac{1}{4}$ " scale minimum)

- o Floor Plan area of work is being performed
- o Building dimensions
- o Exterior building elevations all sides to include final grade
- o Identify egress path
- o Doors and windows must include manufacturers specifications cut sheets on each type

Framing plan

- o Conventional framing plan all levels all sides including roof, showing size, spacing and direction of structural members
- o Conventional header and beam sizes, spans and bearing clearly showing load path to foundation
- o Provide fastening schedule as depicted in table R602.3 (1)
- o Engineered manufactured beams and columns stamped by a registered professional engineer in the Commonwealth of Massachusetts. Calculations shall be site specific verifying they generated the loads indicated and that the input and output data provided is site specific to include verification of load path and column adequacy to foundation...disclaimers of any kind shall be rejected..

Foundation Plan

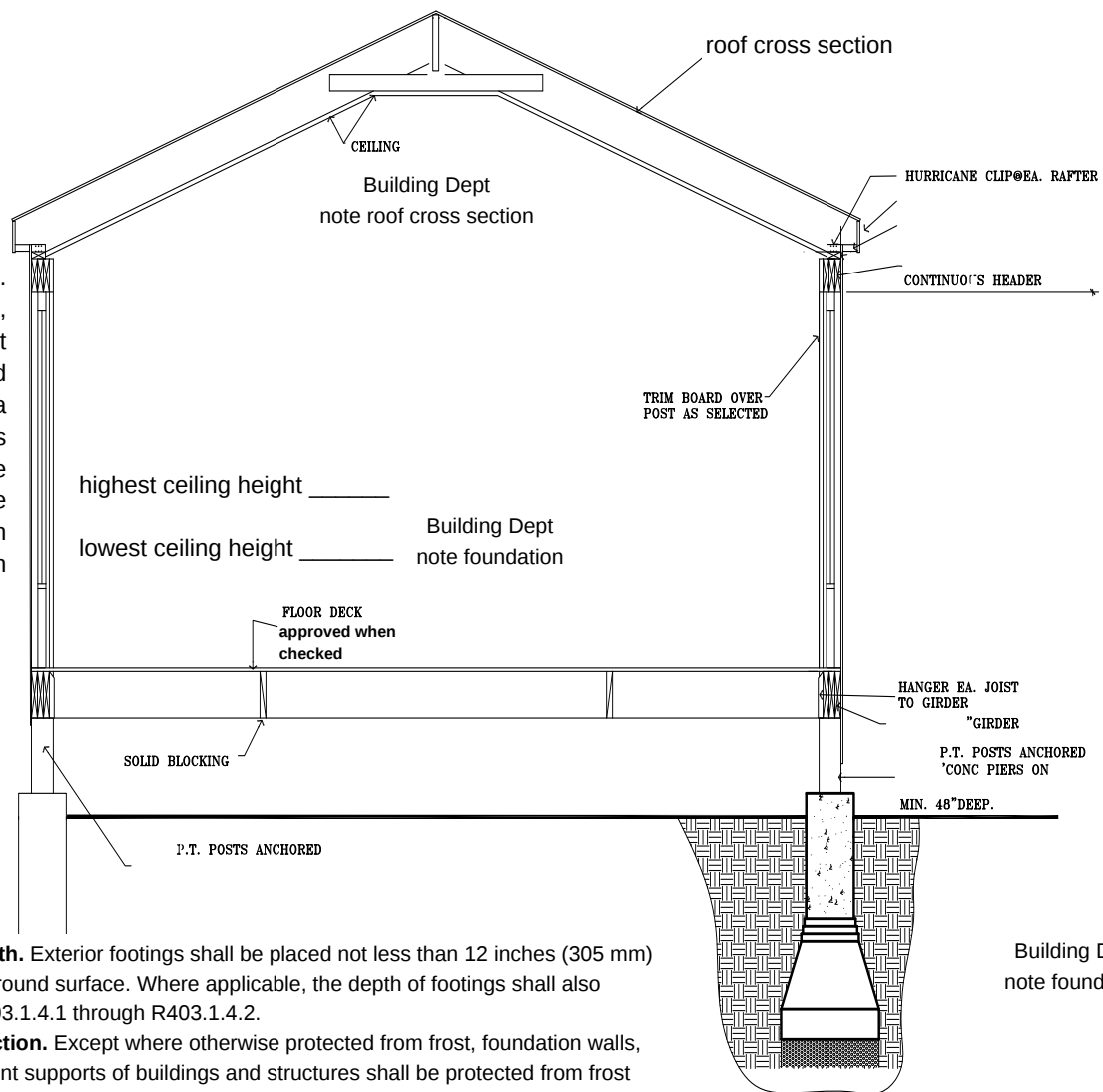
- o Show dimensions and location of all footings, pads and columns
- o Footing sections and elevations where steps are intended

Plot Plan §R107.2 (separate from building plans) required for additions and accessory buildings and inground pools to include.

- *This plan shall be prepared by an Registered Land Surveyor in accordance with the Massachusetts*
- *Location of existing and proposed construction with dimensioned setbacks including driveway setbacks*
- *Location of lot lines, dimensions of lot & frontage*
- *Property address: map & lot number, zoning district & overlays*
- *Copies of Variances or Special Permits Granted by The Planning Board or Zoning Board of Appeals or any other Town Boards*
- *Statement that the lot and proposed building shown on this plan is located on the ground as shown and does, does not conform to the present zoning bylaws.*
- *Statement that existing condition does / does not lie within a Flood Hazard Zone as shown on the F.E.M.A map of the Town of **Hudson***
- *Septic System location with reserve area (if applicable)*
- *Well location (if applicable)*
- *Wetland delineation (if applicable)*
- *North Arrow*
- *Drawing scale*
- *Date of Document*
- *Location & dimensions of public easements, public utility easements, railroad rights-of-way, and established zoning setback requirements.*
- *Location & dimensions of primary & accessory buildings & structure also street access drives and walks or other conditions rendering the land surface impervious*

R305 Minimum Height. Habitable rooms, Hallways, corridors, bathrooms, toilet rooms, laundry Rooms and basements shall have a ceiling height of not less than seven feet. The required height shall be measured from the finish floor to the lowest projection from the ceiling.

Building Dept
note ceiling height



R403.1.4 Minimum depth. Exterior footings shall be placed not less than 12 inches (305 mm) below the undisturbed ground surface. Where applicable, the depth of footings shall also conform to Sections R403.1.4.1 through R403.1.4.2.

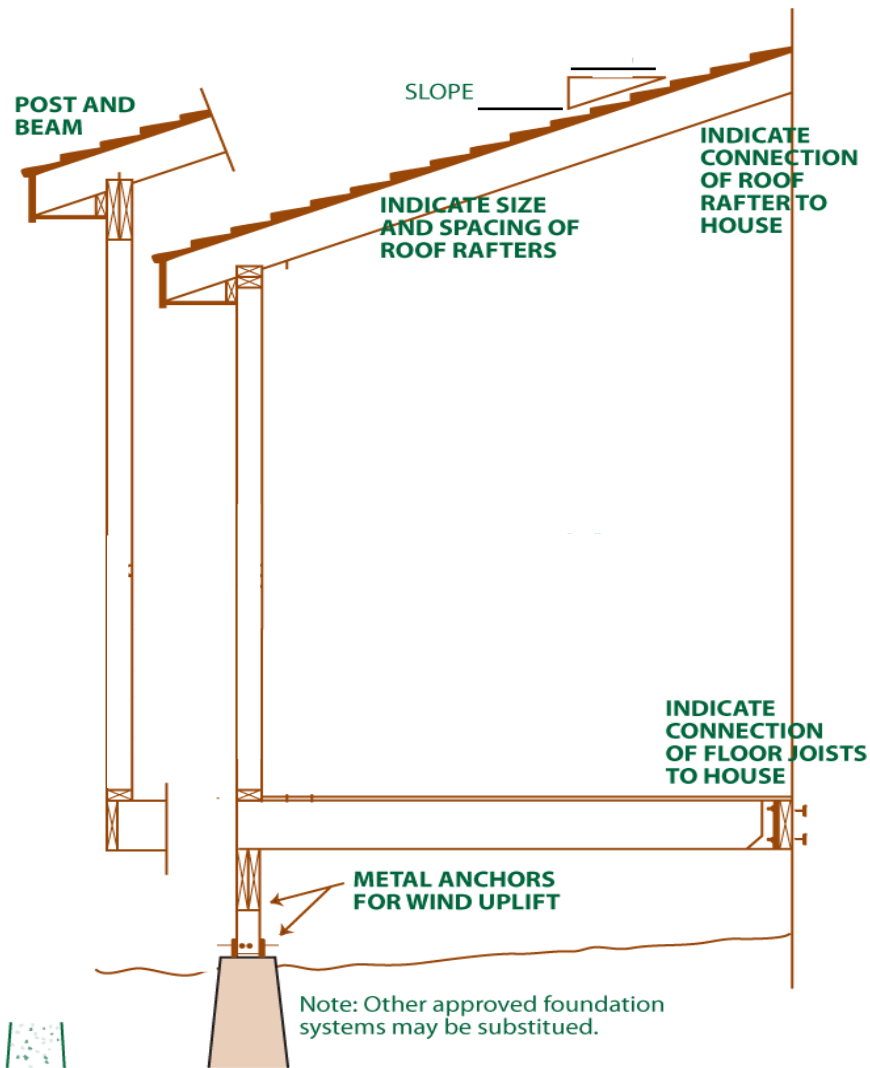
R403.1.4.1 Frost protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table

R301.2.(1).

Building Dept
note foundation

Ground Snow Load	Wind Speed (mph)	Seismic Design	Weathering	Frost Line Depth	Termite	Decay	Winter Design Temp	Ice Shield Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
Table 5301.2 (5)	Table 5301.2.(4)	N/A	Figure 5301.2 (3)	4ft. minimum unless engineered data shows otherwise	Figure 5301.2 (6)	Figure 5301.2 (7)	Appendix 780 CMR 120.J Table 120.J.3.2.1	As required by the exterior roof covering manufacturer; roof pitch and local climate must also be considered	Refer to applicable Flood Insurance Rate Map (FIRM)	Only utilized in the design and construction of frost protected shallow foundations	Only utilized in the design and construction of frost protected shallow foundations
50 psf	124 mph	NA	Severe	§5403.1.4	Moderate to Heavy	Slight to Moderate	NA	\$5905.0	FIRM MAPS	See note J Table 5301.2(1)	See note K Table 5301.2(1)



Specify girder & header for roof if using engineered lumber must be stamped by a professional registered engineer in the Commonwealth of Massachusetts

Girder and Headers Supporting Roof

Ground Snow Load _____ Size _____

Span Between Support _____

Specify girder & header floor if using engineered lumber must be stamped by a professional registered engineer in the Commonwealth of Massachusetts

Girder and Headers Supporting Floor

Ground Snow Load _____ Size _____

Span Between Support _____

Specify floor construction method and material (if using composite decking must submit ICC evaluation report and install manual)

type of species proposing _____

floor joist size _____ X _____ and spacing _____ on center

length of joist _____ feet _____ inches

roof construction

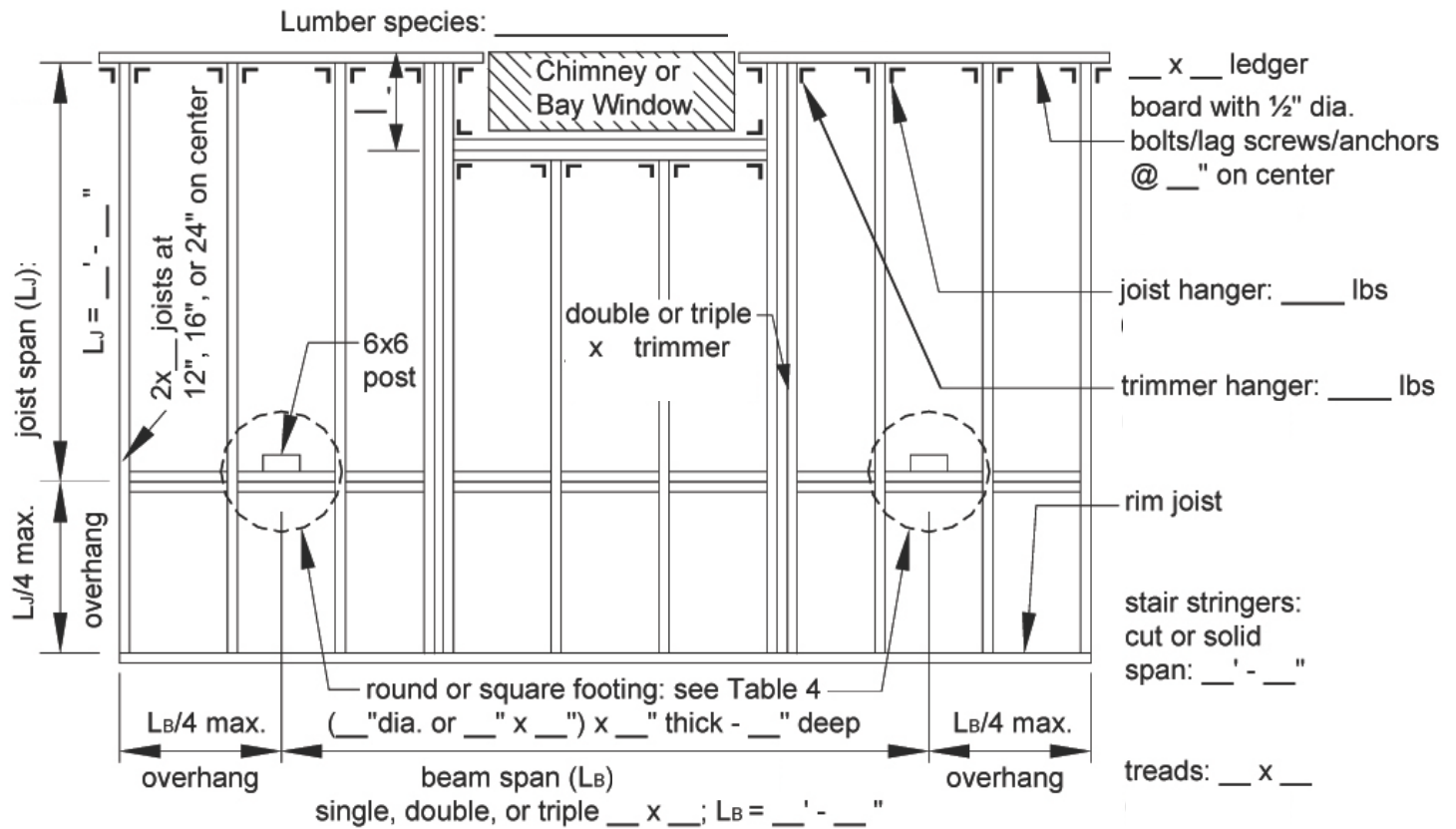
type of species and grade _____

roof rafter span _____ 'X _____" and spacing _____" on center

dead load _____ pound per square foot

live load _____ pound per square foot

Sample Floor Construction Plan



Sample Guard & Stair Construction Plan

