# TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 •FAX 772-4709

www.exeternh.gov


## PUBLIC NOTICE
## EXETER HISTORIC DISTRICT COMMISSION
## AGENDA

The Exeter Historic District Commission will meet on Thursday, September 21, 2023 at 7:00 P.M. in the Nowak Room located in the Exeter Town Offices at 10 Front Street, Exeter, to consider the following:

**NEW BUSINESS: PUBLIC HEARINGS**

The continued public hearing on the application of Mario Ponte for changes to the existing structure located at 85 Water Street. The Applicant proposes to restore the structure to original appearance. The subject property is located in the WC-Waterfront Commercial zoning district. Tax Map Parcel #72-29. HDC Case #23-7.

The application of Emily and Sean Southworth for replacement of windows in the existing residence at 111 High Street. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #71-93. HDC Case #23-8.

The application of Greg Dawson for changes to existing structures located at 100 High Street. The Applicant is proposing to construct a new covered porch (Building A) and rebuild the existing deck (Building B). The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #71-51-1 and #71-51-2. HDC Case #23-9.

**OTHER BUSINESS**

- Approval of Minutes: August 17, 2023

EXETER HISTORIC DISTRICT COMMISSION
*Grayson Shephard, Chairman*

*Posted 09/08/23: Exeter Town Office and Town of Exeter website*

Historic District Commission
August 17, 2023
Draft Minutes

Call Meeting to Order; Grayson Shephard, Chairman called meeting to order at 7:00 pm in the Novak Room of the Exeter Town Office Building.

Members Present: Grayson Shephard, Chairman, Kevin Kahn, Vice Chair, Pam Gjettum, Clerk, Julie Gilman, Select Board Rep. Gwen English, Planning Board Rep.

New Business: Public Hearing: Continued public hearing on the application of Geoffrey Pendexter for changes to the existing structure located at 107 Water Street. The proposed changes include the removal of existing garage doors at the rear of the building and replacement with windows and a door. Case #23-3. Geoffrey Pendexter was present to speak and answer questions.

Grayson stated that he was not present at last month's meeting so Julie explained what happened. We discussed all the materials, etc., and found the application complete. I was concerned about the presentation of the design that was presented, being just a little too fancy for the place it is sitting on the building in the back. I asked if they would be willing to come back with a simpler solution and I think more cost effective and this is what they are presenting tonight.

Grayson then asked the commission members if there were any questions on the revised drawing.

Gwen said that on the original there were three lights over the windows and now it looks like just one over the door.

Geoffrey said that it was part of the simplification and he thinks it looks better with one.

There were no more comments so Kevin made a motion to approve the revised application. Pam seconded. All were in favor and the application was approved.

Next is the application of Phillips Exeter Academy for the replacement of windows in the Woodbridge House located at 63 Front Street. Case #23-6.

Jim Climpton spoke and said that he works at Phillips Exeter and manages buildings and grounds. Jim said this is a project we have been looking at for a few years. The members had a packet with pictures of the windows. The house is believed to be from around 1780 and the windows in place now are not the original windows. Jim said what they like about the product is that it is a clad material and it does have the SDL and the ⅝ which replicates as closely as possible.

Jim said what they think will improve the look the most is that we will be able to remove the storm window that is on it. Our yield for glass will be actually bigger than what is in the photo and they think there will be a better view from the street. Jim brought a sample window for the commission members to see.

Jim said what they are trying to do is replace all of the windows and put it back a little closer to what would look more historical.

Julie asked about the shutters. Keep or not keep and Jim said they will keep the shutters. Julie said her concern with this is she understands most of the front, but the lower level, the shutters are definitely not original and are inappropriately sized. Jim said he knows and said they are a little too big. Julie asked if they would replace them. Jim said they would not replace those with this project but they have gone to a company called Custom Shutter Company and we would at some point replace those.

Grayson then asked if there were any other questions about the application itself and there were none. Julie said the commission should make a note that this project is only the front elevation.

Pam then made a motion to approve the application as complete. Julie seconded. All were in favor and the application was approved as complete.

Grayson then asked for a motion to approve the application and he will make a note that it is only the ten windows on elevation.

Julie made a motion to approve the application as appropriate and noting that the application was for the front elevation only of ten windows. Pam seconded. All were in favor and the application was approved.

The last application is Mario Ponte for changes to the existing structure located at 85 Water Street. The application proposes to restore the structure to its original appearance. Case #23-7.

Mario Ponte spoke and said the building is an eye sore now because the previous owner did things to the building that covered up the beautiful architectural detail of the building. Commission members had a packet with pictures of the project. Mario showed photos of the rendering of the back of the building and it is an eyesore right now. Mario hopes that John Desefino, the builder, turns it back into the beautiful building which it once was.

John Desefino spoke and said he is owner of Desefino and Associates in Portsmouth and they are construction managers and do many different types of projects and historical is one of them. He said they will be using Anderson 400 series for the windows and this will be all around.

Julie looked on the Anderson website and it says the 400 series is made of wood with a vinyl exterior. Julie said to John that if he looks at our guidelines, we do not like vinyl because you have to replace them in about twenty years. They do not wear as well and start leaking after a period of time. John said aluminum would be fine.

Grayson asked about this being previously approved and asked if any member had any information on this.

Mario said Barbara gave him the previous application and Fred Morgan was the Chair. Julie said that was a while ago. Mario said Lackey was on the Board too.

Grayson asked if this is largely consistent with the previous application. Mario said it is exactly the same.

Grayson asked the members if they had any more questions on the rear. Julie said that a verbal description of the application is not really preferred. I think you still have some decisions to make and I don't want you to be making them on the fly without really considering what you want. Like the garage door, maybe you can have three or heavier doors of steel instead. Julie then said that she cannot say this is complete for her.

Grayson said it at least makes sense to get some idea of materials for the balcony railings and the garage doors. We have not seen a proposal for the windows overall. John said this has been good input.

Julie reviewed the list of what the HDC is looking for. The type of garage door and how many. The siding of the addition is going to be hardy plank. A sample of the window and the railing and the balcony shingles. The patio doors also.

Julie then made a motion to table this at next month's meeting in September. All were in favor and the application tabled.

Other Business: Approval of July 20, 2023 Minutes. After review and a few corrections, Kevin made a motion to approve as amended. Julie seconded. All were in favor and minutes approved.

Julie said it was recommended by a Preservation Seminar that the guidelines are reviewed annually and rules and procedures and if there is a goal.

With no further business, Kevin made a motion to adjourn.  Julie seconded and the meeting adjourned at 8:30 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary

# Town of Exeter
# Historic District Commission

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## CERTIFICATE OF APPROPRIATENESS
For erection and display of
## CHANGE TO EXISTING STRUCTURE

***Official Use Only***

**Application No.** HDC# 23-7 **Fee Paid** N/A **Date Paid** _____ (mm/dd/yyyy)

*Application is hereby made for the issuance of a Certificate of Appropriateness under Zoning Ordinance Article 8.0 Historic District Regulations.*

| To be completed by Applicant | | To be completed by Town Staff | |
|---|---|---|---|
| | Yes | Yes | No |
| **Completed Renovation Application** | ☒ | ☐ | ☐ |
| **Architectural Details** (as applicable): including but not limited to window/door/ cornerboard trim, eave, railings, cupolas, brackets, shutters | ☒ | ☐ | ☐ |
| **Description of Materials** (specification sheets and/or samples): including but not limited to windows, doors, siding, trim, masonry, exterior lighting | ☒ | ☐ | ☐ |
| **Photographs:** existing site, existing structure, proposed ideas will provide @ meeting | ☒ | ☐ | ☐ |
| **Application Fee** N/A | ☒ | ☐ | ☐ |

**Project Property Address:** 85 Water Street

*The following information can be obtained from the Assessor's Office or Planning Department*

**Tax Map:** 72-29 **Lot No.:** _____ **Unit:** _____

***Please check the category which is appropriate to this application***

RECEIVED
JUL 25 2023
EXETER PLANNING OFFICE

- ☐ Move an existing structure to, from or within the Districts
- ☒ Demolition of all or part of an existing structure
- ☐ Change appearance (including but not limited to roofing, chimney, doors, fence, landscaping)
- ☐ Window Replacement
- ☒ Restore to original or appropriate style or period

If known, list the architect, designer and/or contractor who are or will be involved with the design and execution of the work proposed in the application: John P DeStephanis & Associates

The described work is scheduled to begin on October 1. 2023 (mm/dd/yyyy) and to be completed by October 30. 2024 (mm/dd/yyyy)

Other comments: _____

# Town of Exeter
# Historic District Commission

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***See Exeter Zoning Ordinance Section 8.0***

*Each application for a certificate of appropriateness shall be submitted on forms provided by the Historic District Commission (HDC). The application shall be presented to the Building Department of the town of Exeter, who shall record the date and receipt of the complete application. The Building Department will forward all applications to the HDC Chairperson.*

| | |
|---|---|
| Applicant Name Mario A Ponte Rev Trust | Property Owner (if different than applicant) |
| Applicant's Mailing Address 101 WATER STREET | Property Owner's Mailing Address |
| City, State, Zip EXETER. N.H 03833 | City, State, Zip |
| Applicant's Phone Number 603-772-4511 | Property Owner's Phone Number |
| Applicant's Email mario-ponte@comcast.net | Property Owner's Email |

**Signature:** _____ **Date:** 7/22/2023
(Applicant, if different from Property Owner) (mm/dd/yyyy)

I attest that I represent the owner(s) of the above named property to be modified, and I authorize the applicant to represent me/us before the Exeter Historic District Commission in all matters concerning this application.

**Signature:** _____ **Date:** 7/22/2023
(Property Owner) (mm/dd/yyyy)

*The above named owner and applicant recognize that the property is situated in the Historic District of Exeter, New Hampshire. We certify that the information contained in the application is true to the best of our knowledge and request that the Exeter Historic District Commission consider the following proposal for said property.*

**END OF APPLICATION**

Town of Exeter
Historic District Commission
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www.exeternh.gov

# Certificate of Appropriateness

***Official Use Only***

**Application No.** HDC#237

Date Application received by the Building Department Office 7/25/23 (mm/dd/yyyy)

Date Application accepted by Historic District Commission _____ (mm/dd/yyyy)

Date Public Hearing held by Historic District Commission _____ (mm/dd/yyyy)

**Disposition of Application:**

- ☐ Disapproved
- ☐ Approved as submitted
- ☐ Approved with conditions listed below

**Authorized Signature:** _____

**Date of Authorization:** _____

**Conditions of Approval:**

DeStefano & Associates, Inc.
PLANNING • DESIGN • CONSTRUCTION

**85 Water Street, Exeter, NH**
**HDC Presentation**
**Architectural Elements**

1. Windows – Pella – Aluminum Clad - Black
2. Balcony Doors – Pella – Aluminum Clad - Black
3. Storefront/Windows & Doors – Tubelite – Anodized – Aluminum – Black
4. Balcony Rails – Aluminum – Black
5. Siding & Trim – Hardie – Fiber cement clapboards – Red
6. Roof Shingles – GAF – Architectural Series - Black

2456 Lafayette Road – Portsmouth, NH 03801-5624
603.430.0339 – 603.430.0346 fax
www.destefano-associates.com – email: johnd@destefano-associates.com

PELLA® LIFESTYLE SERIES

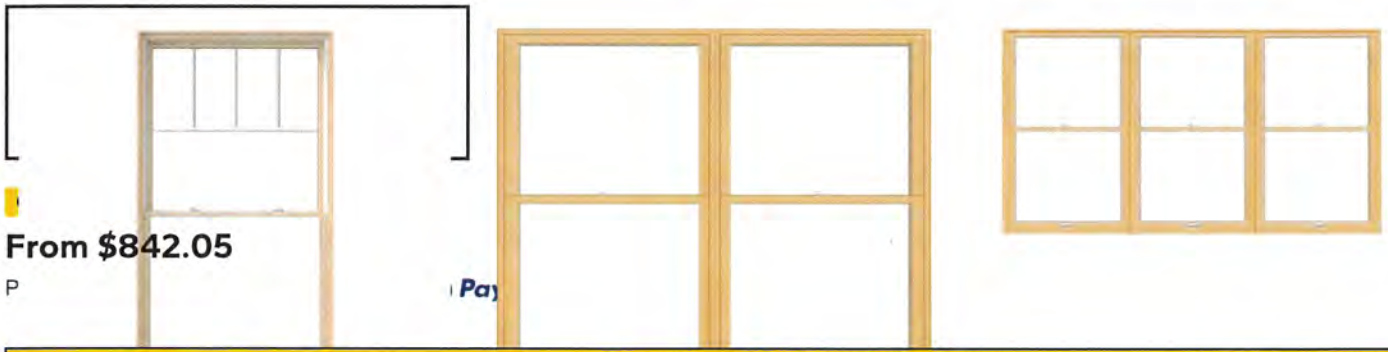
# Wood Double-Hung Window

3.94 ★★★★☆ 2460 Reviews

Pella Lifestyle Series aluminum-clad wood double-hung windows have two sashes that raise and lower for ventilation. This classic style is a great option for nearly any home — from traditional to modern. With the natural beauty of wood and the most desired features and options, double-hung windows can be customized to meet your home's unique needs.

- Dual-pane glass for excellent energy efficiency.
- Optional integrated security sensors for added peace of mind.
- Style solutions for every home with our most popular features and options, including paints, stains, grilles and more.
- Product #300001

**Configuration:** 1-wide



**From $842.05**

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CONTACT A PELLA REP

**Others are building this window!**
This window has been built 2891 times this month.

HOW TO GET ONLINE ORDERS

Job Site Delivery

Free Warehouse Pickup

Enter your address to see available options

## Pella® Lifestyle Series Double-Hung Window Features

Excellent Energy Efficiency

## Design Options

FINISHES

Prefinished Stains | Prefinished Paints | Exterior Finishes

### Prefinished Stains

Pella wood products can arrive factory prefinished in your choice of a variety of paints and stains. Primed ready-to-paint interiors are also available.

Golden Oak

Early American

Provincial

Black

TIPS FOR PROS

### Aluminum-Clad Exteriors

Aluminum-clad wood products are available with Pella's high performance EnduraClad® protective finishes to help keep your vision fresh and crisp for years.

- Durable, low-maintenance EnduraClad aluminum cladding with EnduraClad protective finish for most projects where resistance to fading, chalking, chemicals and abrasion is needed. Meets the performance requirements of AAMA 2603.
- Seacoast EnduraClad protective finish for coastal projects with high salt exposure.

## Downloads & Specifications

Design & Performance +

2D Cross Section +

3D & BIM +

Specifications −

Detailed Product Description

AIA Masterspec

3-part CSI Format

## PELLA LIFESTYLE SERIES DOUBLE-HUNG WINDOW SPECS & INSTALL DETAILS

- Energy-efficient, dual-pane double-hung windows available in sizes up to 41.5" x 77"
- Simple installation with our compression jambliner and a flexible nailing fin
- Performance rating of LC30-LC50 and STC of 27-31
- Tilt-wash feature allows both sashes to tilt to the inside for easy cleaning
- Installation options include Fold-out Fin, Block Frame, and EnduraClad Exterior Trim/Brickmould

### Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4
- Components are assembled with screws, staples and concealed corner locks
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94mm)
- Jamb liner shall be high-impact polyvinyl chloride backed by continuous hard-tempered aluminum springs

### Sash

- Exterior surfaces are clad with aluminum, lap-jointed and sealed
- Corners mortised and tenoned, glued and secured with metal fasteners
- Sash thickness is 1-5/8" (41 mm)

### Weatherstripping

- Foam with 3 mm skin at head and bottom rail.

PELLA® LIFESTYLE SERIES
WOOD DOUBLE-HUNG WINDOW

JUMP TO..

BUILD & ADD TO CART

### Hardware

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame
- Factory installed self-aligning surface-mounted sash lock
- Two sash locks and two lifts on units with frame width 33-1/4" and greater
- Optional Sash lift furnished for field installation

### Screens

- InView™ screens - Full-size Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201
- Vivid View® screens - Full-size PVDF 21/17 mesh, minimum 78 percent light transmissive screen

2.



PELLA® LIFESTYLE SERIES

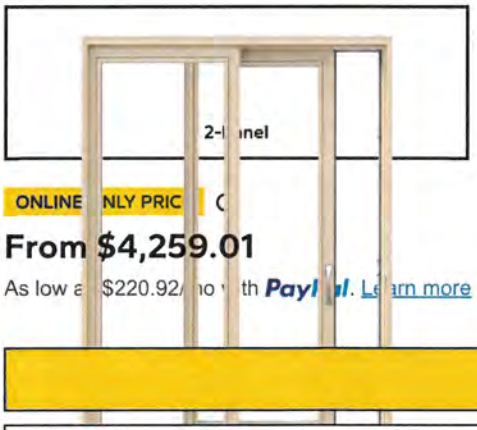
# Wood Sliding Patio Doors

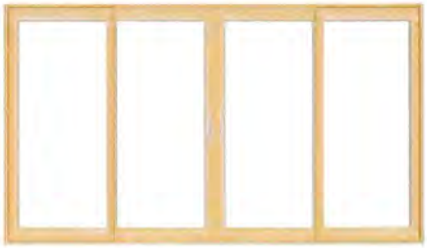
3.94 ★★★★☆ 2460 Reviews

2-Panel

Pella Lifestyle Series aluminum-clad wood sliding patio doors open and close by sliding along a track, making them an excellent option for rooms that are tighter on space. Sliding glass doors with built-in blinds and shades provide enhanced security and privacy. And a secure footbolt holds the door open 3 inches for secondary venting while the door remains locked.

- Cordless, integrated blinds and shades are recognized by Parents for Window Blind Safety and have been certified as Best for Kids.
- Rolscreen retractable screen are self-storing and hide away when not in use.
- EnduraGuard® wood protection provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.
- Product #300007





ONLINE NLY PRIC

**From $4,259.01**

As low a $220.92/ o th PayPal. Learn more

BUILD & ADD TO CART

CONTACT A PELLA REP

Others are building this door!
This door has been built 1737 times this month.

HOW TO GET ONLINE ORDERS

Job Site Delivery

Free Warehouse Pickup

Enter your address to see available options

## Pella® Lifestyle Series Wood Sliding Patio Door Features

The Best Limited Lifetime Warranty for Wood Patio Doors[19]

## Design Options

FINISHES

Prefinished Stains | Prefinished Paints | Exterior Finishes

### Prefinished Stains

Pella wood products can arrive factory prefinished in your choice of a variety of paints and stains. Primed ready-to-paint interiors are also available.


Golden Oak


Early American


Provincial


Black

TIPS FOR PROS

### Aluminum-Clad Exteriors

Aluminum-clad wood products are available with Pella's high performance EnduraClad® protective finishes to help keep your vision fresh and crisp for years.

- Durable, low-maintenance EnduraClad aluminum cladding with EnduraClad protective finish for most projects where resistance to fading, chalking, chemicals and abrasion is needed. Meets the performance requirements of AAMA 2603.
- Seacoast EnduraClad protective finish for coastal projects with high salt exposure.

PELLA® LIFESTYLE SERIES WOOD SLIDING PATIO DOORS

WOOD SLIDING PATIO DOORS

JUMP TO..

BUILD & ADD TO CART

3D & BIM

Pro Window & Door Guide

Spec Sheet - Lifestyle Series Windows & Patio Doors

## PELLA LIFESTYLE SERIES SLIDING PATIO DOOR SPECS & INSTALL DETAILS

- #1 performing wood patio door for the combination of energy, sound and value[16]
- Performance rating of LC40-LC60 and STC of 33-36 with triple-pane glazing and double-door configuration
- Available in 1-, 2-, 3- and 4-panel configurations, up to 189" x 96"
- Enhanced performance options available with triple-pane glazing
- Installation options include Fold-out Fin, Block Frame, and EnduraClad Exterior Trim/Brickmould
- Available with integrated wireless security sensors and integrated blinds or shades, with or without motorization.

### Frame

- Factory-installed fold-out installation fins with flexible fin corners.
- Fin position accommodates standard 4-9/16" (116 mm) wall depths.
- Frame depth is 5-7/8" (149 mm) for a wall depth of 4-9/16" (116 mm)
- Optional factory-applied jamb extensions available between 4-9/16" (116 mm) and 7-3/16" (183 mm) wall depths.

### Door panels

- Dual-pane panel thickness, Model 3: 1-7/8" (48 mm); Model 4: 2-1/16" (52 mm); Triple-Pane panel thickness: 2-1/16" (52 mm)
- Dual-pane vent panels have two adjustable permanently-sealed electroplated steel ball-bearing rollers with organic coating. Triple-pane: two adjustable ABEC 5 sealed electroplated steel ball-bearing rollers with organic coating, set on stainless steel track, standard.

### Weatherstripping

- Dual-pane glazing, Model 3: Dual extruded polypropylene TPE bulb at head, jamb, sill and vent panel interlocker; Model 4: Tri-durometer extruded polypropylene TPE bulb at head, jamb, sill and vent panel interlocker.
- Triple-Pane glazing, Tri-durometer extruded polymer with bulb at head, jamb, sill and vent panel interlocker.
- Bristle rainscreen along bottom of panel.

### Glazing System

- Dual-Pane Glazing System: Silicone-glazed 3/4" dual-seal insulating glass
- Triple-Pane Glazing System: Exterior dual-seal insulating glass, Polyurethane Reactive Hotmelt (PUR)-glazed.
- Airspace between insulating glass and hinged glass panel is 1-1/32"

### Hardware

- Interior handle and thumb lock finish is baked enamel
- Exterior handle finish is baked enamel, color to match door cladding.
- Optional keylock with Schlage® configured C-K keyway pinlock cylinder
- Multiple point lock hardware is electroplated steel with stainless steel strikes.

### Screens

- InView™ Screens - Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted t inside of door, supplied complete with all necessary hardware.

TOP

3.

800-866-2227 / www.tubeliteinc.com

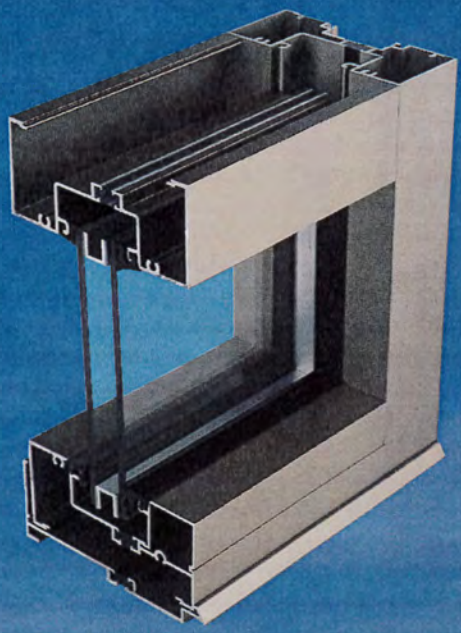
# T14000 Series Storefront

## *Single cavity pour and debridge thermal barrier*

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard single cavity pour and debridge thermal barrier members with 2" x 4-1/2" profiles and a 1/2" bite for use with glass or panels up to 1-1/8" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery, and framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.




Wendy's, Cemetery Road, Hilliard, OH



**Standard Medium Stile Entrances**

ALSO USED WITH



**200 Series Curtainwall**

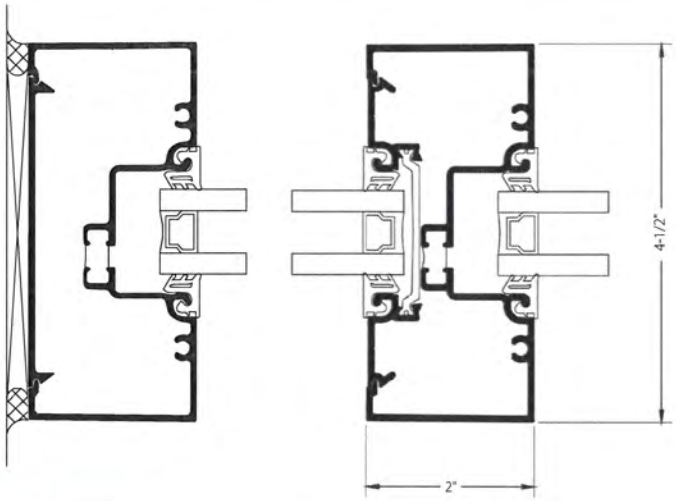
TUBELITE®

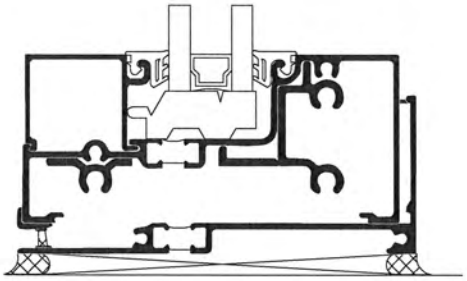
*DEPENDABLE*

*LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS*

# T14000 Series Storefront

## *Single cavity pour and debridge thermal barrier*



### System Features:

- Standard 2" (50.8mm) sight-line on verticals and horizontals
- 4-1/2" (114.3mm) system depth
- Single cavity pour and debridge thermal barrier with Azon's Lancer® mechanical lock
- EPDM wedge type gaskets for 1" glass or panel thickness
- Glass centered in the system depth

### Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors , operable vent windows & sun shades
- A wide variety of standard anodized and painted colors are available to complement any project with warrantied protection, as well as street appeal.
- Curved Headers
- Non-thermal Framing

### T14000 Series Product Specifications

**Application:** Low-rise commercial buildings: retail, office, healthcare, schools, etc.
**Description:** 2" x 4-1/2" center set, outside or inside flush glazed storefront

| Face Width: | System Depth: | Glass: | Air Infiltration: | Water Infiltration: | Structural: | CRF: | U-Factor**: | Acoustic: |
|---|---|---|---|---|---|---|---|---|
| 2" | 4-1/2" | 1" std (1/8" – 1-1/8") | 0.06 CFM/Ft.2 @ 6.24 PSF | 10 PSF – Static 10 PSF – Dynamic | 30 PSF – Design 45 PSF – Overload | T (Thermal) $62_F$ $68_G$ | 0.38 - Thermally Insulated 0.33 - Thermally Broken | STC 32 OITC 26 |

** U-Factor per NFRC 100: COG = 0.24 with warm edge spacer, 1-3/4" x 4-1/2" non-thermal frame.
Refer to the U-Value table at: www.tubeliteinc.com/products/storefront/14000-series-storefront-framing/ for other glass makeups and configurations.

4

# 51DB-PRP42/6

## 42"H x 6FT Level Aluminum Picket Rail Panel - ~~Dark Bronze~~ Black

Ships within 24-48 hours Spec Sheet
Local pickup available

**$235.42**

QUANTITY 1

UNIT OF MEASURE EACH

Add to cart

For More Finishes and Sizes of this item Click Here

Description Reviews

This 6ft long Level Picket Rail Panel is designed for 42" high railing and it has ¾" square pickets that are spaced 3-3/4" apart to pacify the 4" sphere rule. This panel has a dark bronze painted finish.

The panel is designed to be supported/held in place by our 2-1/2" square aluminum post - see item group 9000/42/F.

Consult local building code for specific requirements in your area.

Call customer service for specific project take-offs and lead time information. Select items are in stock and can ship in 24-48 hours.

5

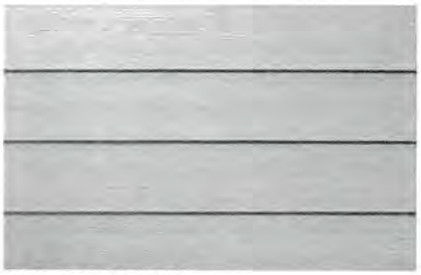


# HardiePlank® Lap Siding Product Description

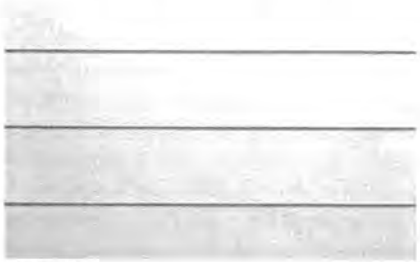
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in to 12 in. create a range of exposures from 4 in to 10 3/4 in

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

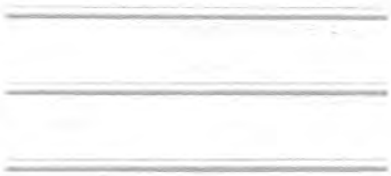
The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



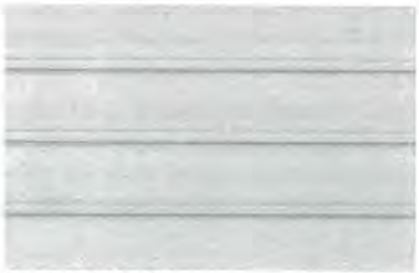
**Select Cedarmill®**



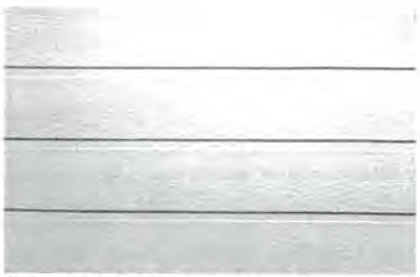
**Smooth**



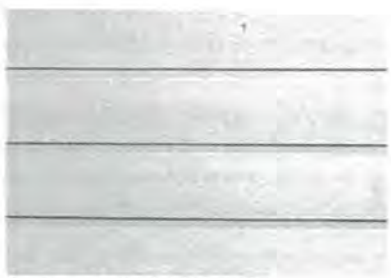
**Beaded Cedarmill®**



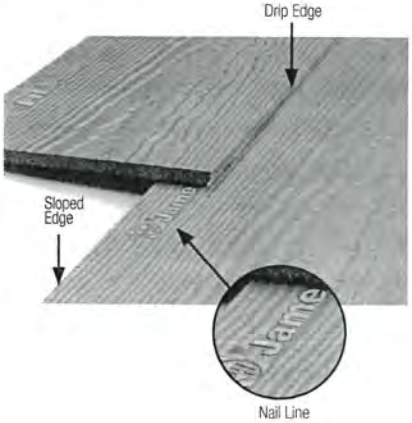
**Beaded Smooth**



**Custom Colonial Roughsawn®**



**Custom Colonial Smooth®**

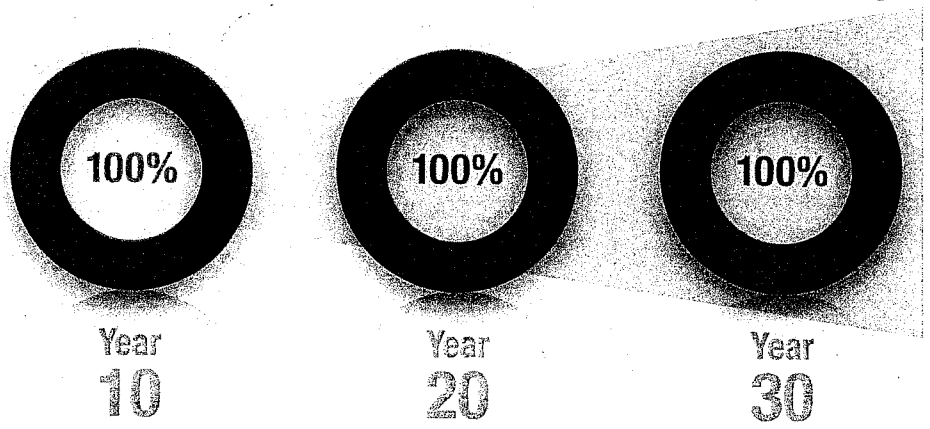



# **Warranty** – for peace of mind

Protect your homes with North America's #1 brand of siding backed by exceptional warranties. Unlike other brands, James Hardie doesn't prorate our siding and trim warranty coverage. We stand behind our siding 100% for 30 years and trim for 15 years.

ColorPlus® Technology finishes come with a 15-year limited warranty.

**James Hardie Non-Prorated Siding Substrate Warranty Coverage**




# **Endorsements** – a reputation built on trust

For decades, our fiber cement products have been used to create better places to live. Each new home stands as a testament to our uncompromising quality. That proven track record has earned the loyalty of millions of homeowners and the endorsements of trusted authorities across the building industry.

Professional Builder TOP 100

Listed as top building materials & products by **Professional Builder 2018**

Builder BRAND LEADER 2018

Chosen by builders as a **Brand Leader** in **Builder magazine** for over 20 years

LIMITED WARRANTY to CONSUMERS · GOOD · HOUSEKEEPING Since ★ 1909 REPLACEMENT or REFUND if DEFECTIVE

**James Hardie® siding & trim products** have earned the **Good Housekeeping Seal**

6

10/26/2015

# PRODUCT INFORMATION SHEET

## Timberline® Natural Shadow® Shingles

*Value & Performance In A Natural Wood-Shake Look*

## PRODUCT INFORMATION

*"Protect your home with Timberline® Shingles — North America's #1-selling shingles!"*

**Timberline® Natural Shadow® Shingles Provide These Unique Benefits:**

- **Great Value . . .** Architecturally stylish but practically priced—with a Lifetime ltd. warranty.[1]
- **Attractive Appearance . . .** Features a classic shadow effect. Lends any home a subtle, even-toned look with the warmth of wood.
- **Highest Fire Rating . . .** Class A fire rating from Underwriters Laboratories.
- **High Performance . . .** Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more).
- **Stays In Place . . .** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph![2]
- **Peace Of Mind . . .** Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.[1]
- **Perfect Finishing Touch . . .** Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles.[3]

[1]See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.
[2]This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.
[3]These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

## COLORS/AVAILABILITY

- COLORS: Arctic White, Barkwood, Birchwood, Charcoal, Driftwood, Hickory, Hunter Green, Pewter Gray, Shakewood, Slate, Weathered Wood
- REGIONAL AVAILABILITY:* Northeast, Southeast, Southwest, West, and Central Areas

*See http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline/Natural_Shadow for color availability in your area

## APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Miami-Dade County Product Control Approved – 13-0419.04 (Available in Southeast; contact Technical Services at 800.766.3411)
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC ESR-1475, ESR-3267**
- Texas Department of Insurance

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

**Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

## PRODUCT/SYSTEM SPECIFICS†

- Fiberglass Asphalt Construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (336.5 x 1001.1 mm)
- Exposure: 5 5/8" (142.88 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- Nails/Square: 256 (384 where 6 nails per shingle is required)††
- StainGuard® Protection: Yes (Location dependent; contact Technical Services at 800.766.3411)
- Hip/Ridge: Timbertex®; Seal-A-Ridge®; Z®Ridge; Ridglass®
- Starter: ProStart™; WeatherBlocker™

†Refer to complete published installation instructions.
††Required by some local codes and required for enhanced wind coverage on certain products.

## INSTALLATION

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline® Natural Shadow® Shingles. Installation instructions may also be obtained at www.gaf.com.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STRUCTURAL ENGINEER
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118 Portsmouth Avenue, A202
Stratham, New Hampshire 03885
Tel: (603) 772-4400
Fax:

# Janvrin's Block
# 85 Water Street
## Exeter, New Hampshire

## DRAWING LIST

### ARCHITECTURAL

| SHEET NO. | SCALE | TITLE | LATEST ISSUE DATE |
|---|---|---|---|
| A-0.1 | --- | Life Safety Building Code Analysis | 09-06-23 |
| A-0.2 | --- | Life Safety Building Code Analysis | 09-06-23 |
| A-0.3 | --- | Outline Specifications | 09-06-23 |
| A-1.B | 1/8"=1/-0" | Basement Floor Plan | 09-06-23 |
| A-1BRCP | 1/8"=1/-0" | Basement Floor Reflected Ceiling Plan | 09-06-23 |
| A-1.1 | 1/8"=1'-0" | First Floor Plan | 09-06-23 |
| A-1.1RCP | 1/8"=1'-0" | First Floor Reflected Ceiling Plan | 09-06-23 |
| A-1.2 | 1/8"=1'-0" | Second Floor Plan | 09-06-23 |
| A-1.2RCP | 1/8"=1'-0" | Second Floor Reflected Ceiling Plan | 09-06-23 |
| A-1.3 | 1/8"=1'-0 | Third Floor Plan | 09-06-23 |
| A-1.3RCP | 1/8"=1'-0" | Third Floor Reflected Ceilig Plan | 09-06-23 |
| A-1.R | 1/8"=1'-0" | Roof Plan | 09-06-23 |
| A-2.1 | 1/8"=1'-0" | Exterior Elevations | 09-06-23 |
| A-3.1 | 1/4"=1'-0" | Building Sections | 09-06-23 |
| A-3.2 | Varies | Elevator/Stair Sections and Details | 09-06-23 |
| A-4.1 | Varies | Details | 09-06-23 |
| A-5.1 | --- | Wall/Floor & Roof Ceiling Assemblies | 09-06-23 |
| A-6.1 | Varies | Door Schedule/Door & Frame Types | 09-06-23 |
| | | Room Finish Schedule | |
| | | Window Types/Details | |

### Structural

| SHEET NO. | SCALE | TITLE | LATEST ISSUE DATE |
|---|---|---|---|
| S0.0 | --- | General Notes | xx-xx-xx |

Progress Set
September 6, 2023

# Life Safety & Building Code Analysis

Janvrin's Block
85 Water Street
Exeter, NH
A Mixed-Use Building

**1) Applicable codes:**

a. International Building Code - 2015 (IBC)
b. International Existing Building Code - 2015 (IEBC)
b. International Energy Conservation Code - 2015 (IECC)
c. ICC/ANSI A117.1-2003, Accessible and Usable Buildings and Facilities
d. Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities. (ADA-AG) - 2010
e. NFPA 10, Fire Extinguisher - 2015
f. NFPA 13 Sprinkler Systems - 2015,
g. NFPA 101, Life Safety Code - 2015

**2) Use Group Classification:**

| Area | IBC (Chapter 3) | NFPA 101 (Chapter 6) |
|---|---|---|
| Basement | Residential (R-2) | New Residential |
| Basement | Storage (S2) | New Storage |
| First Floor | Mercantile(M) | Existing Mercantile |
| 2nd Floor | Residential (R-2) | Existing Residential |
| 3rd Floor | Residential (R2) | New Residential |

**3) Building Area**

| Level | Area |
|---|---|
| Basement (Garage) | 391 sf |
| Basement (Residential) | 1,470 sf |
| First Floor | 2,974 sf |
| Second Floor | 3,031 sf |
| Third Floor | 2,648 sf |
| Total | 10,514 sf |

**4) Minimum Occupancy Separation: (IBC Table 508.4)**

| Area | IBC 508.4 | Provided |
|---|---|---|
| M to S-2 | 1 Hr | 1 Hr |
| S-2 to R-2 | 1 Hr. | 1 Hr. |
| R-2 to M | 1 Hr. | 1 Hr. |

Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

**5) Construction Type: (IBC Chapter 6)**

| Area | Use Group | Construction Type |
|---|---|---|
| Basement Floor | Storage (S-2) | V-B (Combustible – Protected) |
| Basement Floor | Residential (R-2) | V-B (Combustible – Protected) |
| 1st Floor | Mercantile (M) | V-B (Combustible – Protected) |
| 2nd-3rd Floor | Residential (R-2) | V-B (Combustible – Protected) |

**6) Unadjusted Allowable Area per floor: (IBC Table 506.2)**

| Area | Use Group | Construction Type | Tabular Area |
|---|---|---|---|
| Basement Floor | Storage (S-2) | V-B (Combustible) | 54,000 sf/floor |
| Basement Floor | Residential (R-2) | V-B (Combustible) | 21,000 sf/floor |
| 1st Floor | Mercantile (M) | V-B (Combustible) | 36,000sf/floor |
| 2nd – 3rd Floor | Residential (R-2) | V-B (Combustible) | 21,000 sf/floor |

Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

**7) Unadjusted Allowable Height (IBC Table 504.3, Table 504.4)**

| Area | Use Group | Construction Type | Tabular Height** |
|---|---|---|---|
| Basement Floor* | Storage (S-2) | V-B (Combustible) | 3 Stories |
| Basement Floor* | Residential (R-2) | V-B (Combustible) | 3 Stories |
| 1st Floor | Mercantile (M) | V-B (Combustible) | 2 Stories |
| 2nd – 3rd Floor | Residential (R-2) | V-B (Combustible) | 3 Stories |

*Note: Basement floor is 50% below grade and therefore not considered a storey.

**Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

**8) Actual Building Height:**

| Area | Use Group | Construction Type | Actual Height** |
|---|---|---|---|
| Basement -3rd Floor* | Storage (S-2)<br>Residential (R-2)<br>Mercantile (M)<br>Residential (R-2) | V-B (Combustible) | 3 Stories*** |

*Note: Basement floor is 50% below grade and therefore not considered a storey.

**Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

***Note: Height of building is determined from average mean grade to ridge, therefore the existing building is considered 3 stories with the existing attic space renovated to a habitable space.

**9) Fireresistance Ratings of Structural Elements (Hours): (IBC Table 601)**

| Building Element | V-B Construction Type |
|---|---|
| Structural Frame | 0 |
| Bearing Walls | |
| Exterior Walls | 0 |
| Interior Walls | 0 |
| Nonbearing walls and partitions | |
| Exterior Walls | 0 |
| Interior walls | 0 |
| Floor Construction | 0 |
| Roof Construction | 0 |

Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

**10) Maximum length of exit access travel (IBC 1017)**

| Area | Occupancy | IBC Table 1017.2 | NFPA 101 |
|---|---|---|---|
| Basement Floor | Storage (S-2) | 400 feet | 400 feet (42.8.3.6.1) |
| Basement Floor | Residential (R-2) | 250 feet | 200 feet (Table A.31.1) |
| 1st Floor | Mercantile (M) | 250 feet | 250 feet (37.2.6.1) |
| 2nd-3rd Floor | Residential (R-2) | 250 feet | 200 feet (Table A.31.1) |

Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

**11) Occupant Load (IBC Table 1004.1.2)**

| Area | Occupancy | Area/Factor Load | Occupant Load |
|---|---|---|---|
| Basement Floor | Storage (S-2) | 391 sf /200 sf/occupant | = 1.96/floor |
| Basement Floor | Residential (R-2) | 1,470 sf /200 sf/occupant | = 7.35/floor |
| 1st Floor | Mercantile (M) | 2,974 sf /60 sf/occupant | = 49.57/floor |
| 2nd Floor | Residential (R-2) | 3,031 sf /200 sf/occupant | = 15.16/floor |
| 3rd Floor | Residential (R-2) | 2,648 sf /200 sf/occupant | = 13.24/floor |

Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

**12) Minimum number of exits (IBC Table 1006.3.1, Table 1006.3.2(1), Table 1006.3.2(2))**
Every floor area shall be provided with the minimum number of approved independent exits as required by Table 1006.3.1 based on the occupant load.

| Area | Occupant Load | Exits Required | Exits Provided |
|---|---|---|---|
| Basement Floor | 10 | 1* | 2 |
| 1st Floor | 50 | 2 | 2 |
| 2nd Floor | 16 | 1* | 1* |
| 3rd Floor | 14 | 1* | 1* |

* Note: Residential (R-2) occupancy does not exceed 4 dwelling units per floor and therefore one exit o access To one exit for R-2 occupancies is permitted. Occupancy load or the Storage (S-2) is less than 10 occupants therefore one exit is required.

* Note: Per NFPA 31.2.4.6, A31.2.4.6, Exhibit 30/31.5 from the commentary, a single exit is allowed for residential use group.

Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

**13) Maximum Dead End Corridor Allowable: (IBC 1020.4)**

| Occupancy | IBC 1020.4 | NFPA 101 |
|---|---|---|
| Storage (S-2) | 50 feet | Not Limited (42.2.5) |
| Residential (R-2) | 50 feet | 50 Feet (30.2.5.4.2) |
| Mercantile (M) | 50 feet | 50 feet (37.2.5.2) |

Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

**14) Minimum required width of passageways, aisle passageways, aisles and corridors (IBC 1024.2)**

1) 44 inches for occupant load greater than 50 persons
2) 36 inches for occupant load less than 50 persons.

**15) Light & Ventilation required: (IBC Chapter 12)**
1203.5 Ventilation required: Every room or space intended for human occupancy shall be provided with natural or mechanical ventilation.

1203.5.1 Ventilation Area Required: The minimum openable area to the outdoors shall be 4% of the floor area being ventilated.

1205.1 Light required: Every room or space intended for human occupancy shall be provided with natural or artificial light.

1205.2 Natural Light. The minimum net glazed area shall not be less than 8% of the floor area of the room served.

**16) Plumbing Fixtures (IBC Table 2902.1) (ADA-AG)**

| Use Group | Occupant Load | Water Closets (M) | Lavatories (M) |
|---|---|---|---|
| Mercantile (M) | 50 | M= 1 per 500<br>F= 1 per 500 | M= 1 per 750<br>F= 1 per 750 |

| Drinking Fountains | Service Sink |
|---|---|
| 1 per 1000** (2 provided) | 1 sink required. |

*Note: IBC 2902.1.1, the occupant load of each sex shall be divided in half.

**Note: ADA-AG requires 2 drinking fountains therefore 2 drinking fountains are provided

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Mario Ponte
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Exeter, NH

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85 Water Street
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Life Safety & Building Code Analysis

Structural Engineer:
Emanuel Engineering

Progress Set
September 6,2023

SCALE:

ISSUED / DRAWN BY

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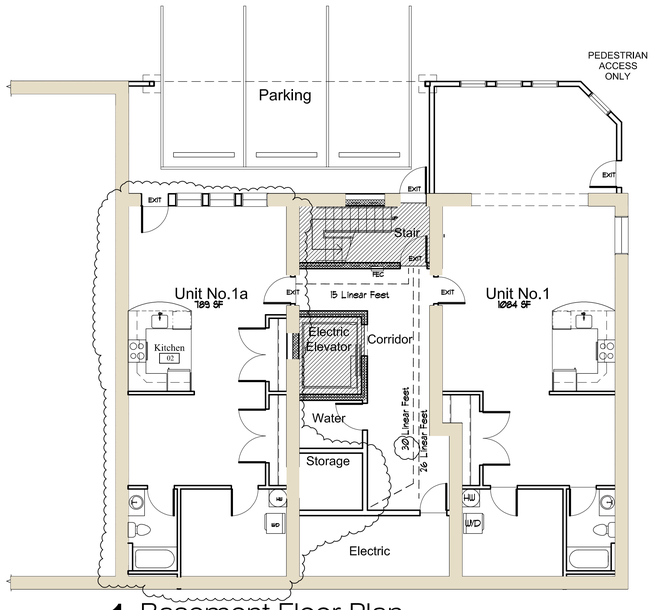
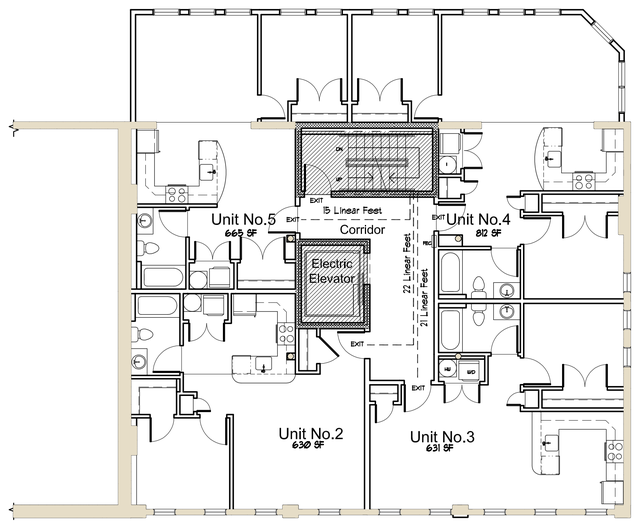
REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER
A-0.1



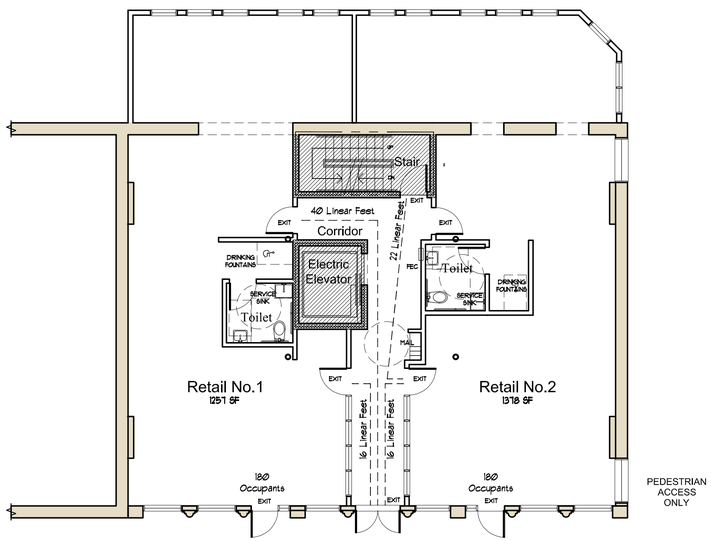

1 Basement Floor Plan
1/8" = 1'-0"



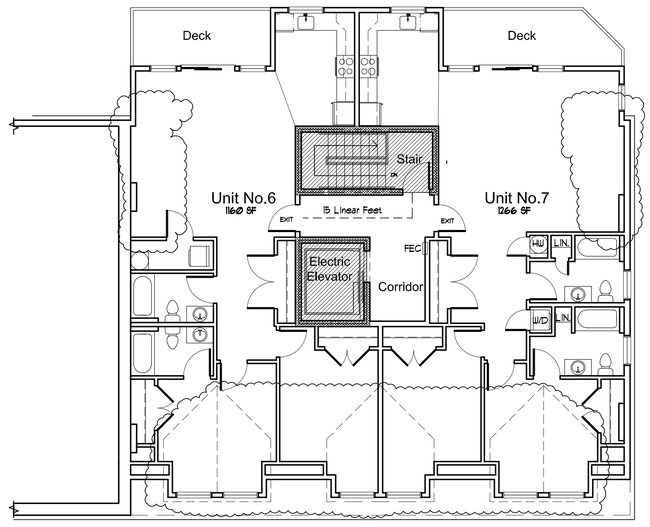

3 Second Floor Plan
1/8" = 1'-0"

ONE HOUR FIRE RATED WALL

TWO HOUR FIRE RATED SHAFT




2 First Floor Plan
1/8" = 1'-0"




4 Third Floor Plan
1/8" = 1'-0"

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SCALE:

ISSUED / DRAWN BY



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JOB NO: 21006

SHEET NUMBER
A-0.2

# Outline Specifications

**SECTION 1 – General Requirements**

A. General
1. The intent of this specification is to give the tradesperscn enough information to perform a complete job. In each Section the Contractor and/or Subcontractor are responsible for providing all labor, materials, and equipment to perform the full work in a complete and craftsman like manner.
2. This contract is for a complete project. The Contractor and/or Subcontractors shall provide all materials, labor, tools, permits, equipment, staging, temporary and permanent utilities and insurance necessary to complete the construction as shown and as implied by these Contract Documents. All materials shall be new.
3. Contract Documents include the agreement, drawings, specifications and all addenda incorporated prior to execution of the agreement.
4. These documents have been prepared in accordance with the International Building Code, 2015 with New Hampshire Amendments, known as the New Hampshire State Building Code. All work shall be in accordance with governing codes and standards. Clean, safe, working conditions shall be maintained at all times. Safety precautions shall include such measures to insure public safety.
5. The work shall proceed as quickly as possible. Each trade shall layout and coordinate their work to expedite the construction process. All materials shall be good quality. Defective work shall be removed and replaced at no cost to the Owner.
6. Site Visits: The Contractor and Subcontractors must visit the site and become familiar with all existing on site conditions prior to submitting any bid proposals.
7. All dimensions shall be field verified by the Contractor and/or Subcontractor.
8. Should discrepancies be found between the drawings, specifications and code, the following shall be the order of clarification priority: The code shall overrule the specifications, and the specifications shall overrule the drawings, or whichever is most restrictive.
9. At the end of each work day, clean the work area of rubbish and construction debris of any nature. Store materials so that they do not create natural pockets for papers or other combustible materials.
10. A minimum of two (2) fire extinguishers shall be placed throughout the work area. In general, the use of open flame devices is prohibited. In the event that operations are undertaken to which use of an open flame device is essential, the Subcontractor shall consult with the Owner, describing the circumstances necessitating the device. The Owner may require additional precautions as he/she deems necessary.
11. Construction shouldn't begin prior to 7:00 am or extend beyond 5:00 pm, Monday thru Friday, unless the Owner and authority having jurisdiction has approved extended working hours.

B. Schedule:
1. Provide a number of calendar days to complete the project. A flow chart for construction will be provided to the Owner and Architect upon award of the contract. Flow chart will be updated periodically as required by request of the Owner and Architect.

C. Testing.
1. The Contractor and/or Subcontractor shall test all equipment to assure proper installation and operation and shall verify the same to the Owner in writing prior to turn over to the Owner.

D. Guarantees, Warranties, O&M Manual.
1. The Subcontractors shall provide the Owner with all guarantees, warranties, operation and maintenance instructions and other literature provided with all equipment used in the project.

E. Quality Assurance:
1. Monitor quality control over suppliers, manufacturers, products, services, site conditions and workmanship to produce work of specified quality.
2. Comply in full with manufacturers instructions including each step in sequence.
3. Should manufacturers instructions conflict with Contract Documents or deviate from good construction practice, request clarification from Owner and Architect before proceeding.
4. Comply with specified standards as minimum quality for the work, except when more stringent tolerances, codes or specified requirements indicate higher standards or more precise workmanship.
5. Perform work by persons qualified to produce workmanship of specified quality.
6. Secure products in a place with positive anchorage devices designed and sized to withstand stresses and vibration without physical distortion or disfigurement.

F. Submittals.
1. The Subcontractors shall provide all samples and shop submittals to the Owner as required by the owner, drawings, and specifications.
2. Trade names of specific manufacturers specified herein are used as a basis for the design and/or quality desired. Substitutions of products by other manufacturers may be made when approved by the Owner and Architect.

G. Temporary Electricity.
1. Provide portable generators or connect to temporary power service. Power consumption shall not disrupt Owners need for continuous service.
2. Provide power outlets for construction operations with branch wiring and distribution boxes. Provide flexible power cords as required.
3. Permanent convenience receptacles may be utilized during construction.

H. Temporary Heat.
1. Furnish temporary heat devices as required to maintain specified conditions for construction operations. Permanent building heating systems may be used during construction.
2. Prior to operation of permanent facilities for temporary heating purposes, verify that installation is approved for operation, equipment is lubricated and filters are in place. Provide and pay for operations, maintenance and regular replacement of filters and worn or consumed parts.
3. Maintain appropriate minimum temperature as recommended by manufacturer.

I. Temporary Ventilation.
1. Ventilate enclosed areas as required in order to assist curing of materials, to disperse humidity and to prevent accumulations of dust, fumes, vapors or gases.

J. Temporary Sanitary Facilities.
1. Provide and maintain required facilities and enclosures.

K. Barriers.
1. Provide barriers as required to prevent unauthorized entry to construction areas, to allow for Owner's use of site and protect existing facilities and adjacent properties from damage from construction operations.

L. Protection of installed work.
1. Provide special protection where specified in individual specification sections and where work is of a type or in position to be vulnerable to construction process damage.
2. Prohibit traffic or storage on waterproofed or roofed surfaces. When traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.
3. Prohibit traffic in landscaped areas.

M. Maintenance and removal of utilities, facilities and controls.
1. Maintain temporary services for construction until permanent services are available.
2. Remove temporary above grade utilities, equipment, facilities and materials prior to substantial completion inspection.
3. Clean and repair damage caused by installation or use of temporary work.
4. Restore permanent facilities used during construction to specified condition.

O. Allowances.
1. Refer to allowance schedule at end of these specifications, if any.

P. Cutting and Patching.
1. Cut existing construction as required in order to accommodate new work.
2. Patch existing construction as required. Match new work, blend old and new work to obtain a seamless appearance.
3. Provide temporary supports, and protection from elements and ongoing construction.
4. Salvage existing construction as directed.

Q. Coordination.
1. Coordinate the Work, including but not limited to, mechanical and electrical work, and the other subcontractors. Anticipate areas where the installation of mechanical and electrical work will be restricted, congested or difficult. The Contractor shall be responsible for coordinating trades, sequences, means and methods and schedules.
2. Coordinate the work of all trades and with work being performed by the Owner or the Owner's consultants and Contractors.
3. The Contractor shall obtain all necessary permits and coordinate required inspections.

**SECTION 2 – Site Work**

**(Refer to Civil drawings and specifications for additional detailed specification criteria).**

**SECTION 3 – CONCRETE**

**(Refer to structural drawings and specifications for additional detailed specification criteria. Structural drawings will overrule these specifications.)**

A. Concrete:
1. All concrete is to be 4000 psi 28-day compressive strength according to ASTM C 109/C 109M.
2. Portland Cement: ASTM C 150, Type 1, gray, supplement with the following,
   a. Fly ash: ASTM C618, Class F or C.
   b. Ground Granulated Blast-Furnace Slag: ASTM C989, Grade 100 or 120
3. Aggregate: Normal weight
4. Water: ASTM C94/C 94M
5. Admixtures: Provide admixtures certified by manufacturer to be compatible with other admixtures anf that will not contribute water-soluble chloride ions exceeding those permitted in hardened concrete. Do not use calcium chloride or admixtures containing calcium chloride.
   a. Air entrainment: ASTM C 260
   b. Water reducing admixture: ASTM C 494/C 494M, Type A
   c. High range, water reducing admixture: ASTM C 494/494M, Type F

B. Concrete Slabs:
1. Concrete slab – concrete slabs are to be structural slabs.
2. Install Stego 15 mil polyethylene vapor barrier under all slabs.
3. Cure slabs per ACI 318-93.

C. Concrete Mixing:
1. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94/C 94M, and furnish batch ticket information.
2. When air temperature is between 85 and 90 deg F (30 and 32 deg C), reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F (32 deg C), reduce mixing and delivery time to 60 minutes.

D. Steel Reinforcement:
1. Plain-Steel Welded Wire Reinforcement: ASTM A 185/A 185M, plain, fabricated from as-drawn steel wire into flat sheets.
2. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars and welded wire reinforcement in place. Manufacture bar supports from steel wire, plastic, or precast concrete according to CRSI's "Manual of Standard Practice.

**SECTION 4 – MASONRY**

**(Refer to structural drawings and specifications for additional detailed specification criteria. Structural drawings will overrule these specifications.)**

A. Mortar:
1. Provide mortar for masonry systems as scheduled. Products type and location; N, locations not otherwise specified; M, masonry in contact with earth; O, Interior non load bearing walls.
2. Submittals: Provide product data and samples.

B. Unit Masonry:
1. Exterior: Basis of Design, Face brick veneer to match existing.
2. Provide reinforced concrete masonry unit block walls at exterior walls as indicated on drawings.
3. Lay running bond. Horizontal reinforcing to be galvanized truss type. Special shapes: Boxed beams and other as required by best practice.
4. Submittals: Provide product data and samples for all locations.

**SECTION 5 – METALS**

**(Refer to structural drawings for additional detailed specification criteria. Structural drawings will overrule these specifications.)**

A. Structural Steel:
1. Refer to structural drawings for additional information. Structural drawings shall overrule these specifications.
2. Structural beams shall meet ASTM A-36, latest revisions
3. Structural pipe columns shall meet ASTM A53, latest revisions if required.
4. Provide double nuts for all column anchor bolts to allow for adjustment and leveling. Install minimum 1" non-shrink grout under base plate after erection. Anchor bolts lengths are embedment lengths.
5. All steel fabrications, including beams and columns, shall receive a shop applied rust inhibitive primer. All field welds shall be ground smooth and primed with a rust inhibitive coating.

B. Architectural Metals:
1. Ornamental metal fabrications shall be constructed by craftsmen to resemble, as closely as possible, designs indicated in these plans. If no detail design is provided, design selection shall be made by Owner in consultation with craftsmen and Architect.
2. All work shall be done in a professional manner with tight fits, true angles and secure anchorage. All ferrous metal fabrication welds must be ground smooth and coated with a rust inhibitive primer.
3. Exterior Pipe rails: Provide 2" diameter at parking garage openings within exterior wall as shown. Maintain 4" clear maximum between top of precast panel to bottom side of pipe rail. Provide a weathered zinc finished color.
4. Submittals: Provide product data, color chart and samples.

D. Pipe Bollards:
1. Fabricate bollards from schedule 40 steel pipes. Coordinate size with civil drawings. Set bollards plumb in concrete with depth below grade equal to height above grade. Fill bollards with concrete with dome caps. Bollards shall be hot dipped galvanized, shop primed and baked on primer. Color to be selected by owner.

**SECTION 6 – WOOD AND PLASTICS**

**(Refer to structural drawings for additional detailed specification criteria. Structural drawings will overrule these specifications.)**

A. Wood framing general:
1. Refer to structural drawings for additional information. Structural documents overrule these specifications.
2. All dimensional framing lumber shall be stress graded, Spruce-Pine-Fir #2 or better, kiln dried 19% maximum moisture content. Lumber shall have a fiber stress in bending "Fb" of not less than 850 psi and a modulus of elasticity "E" of not less than 1,200,000 psi.
3. All wood in contact with concrete or masonry shall be pressure treated.
4. All exposed framing to remain unfinished to be pressure treated unless specifically indicated otherwise.
5. Provide blocking, bracing and stiff backs as required, whether specifically indicated or not. Install solid blocking and framing under all beams and posts extending down through structure, including interstitial floor spaces.

B. Wall Sheathing:
1. All exterior wall sheathing is to consist of a ½" Zip System. Install per manufacturers recommendations. All joints and holes are to be taped for a weather tight system.

C. Gypsum Sheathing:
1. Standard: ASTM C117
2. Basis of Design: Dens-Glass Series Sheathing, G-P Gypsum Corporation. Thickness as shown on drawings.
3. Joint sealant by Tremco, Dymonic 100 with backer rod.

**SECTION 7 – THERMAL AND MOISTURE PROTECTION**

A. Building Insulation:
1. Refer to drawings for value and location of insulation.
2. Fiberglass thermal insulation.
   a. Install unfaced fiberglass batts full width of stud cavity.
   b. Install 4 mil polyethylene vapor barrier on conditioned space side of all fiberglass batts as required. Vapor barrier to be continuous across surface of insulation with all joints and penetrations taped and sealed.

B. Firestopping:
1. Provide accessories as required; Bio Fireshield products or equal.
2. Provide submittals for product data.

C. Under slab Vapor Retarder:
1. Section includes; vapor retarder, seam tape, mastic, pipe boots, detail strip or installation under slabs.
2. Submit product data including manufacturers installation instruction.
3. Product: Stego Wtap, 15 mil, puncture resistance of 2326 grams minimum, tensile strength of 67 lbf/in. minimum with indefinite life expectancy.

D. Sealants as required:
1. Apply sealants to all joints, seams and intersections, both interior and exterior, and between dissimilar materials.
2. Provide sealant accessories such as backer rods, primers, etc.
3. One part Non-acid Curing Silicone: Joints in concrete, exterior joints at window heads, soffits, ceilings, etc. (Not for use in joints to be field painted).
4. One-part Polysulfide: Horizontal joints in concrete and all horizontal joints in paving subject to foot traffic.
5. One-part Mildew Resistant Silicone: Ceramic tile, all interior joints subject to moisture.
6. Pigmented small joint sealant: For joints on interior side of exterior walls too small to be caulked with gun able sealant.
7. Acrylic Emulsion/Latex joint sealant: General purpose interior sealant for joints to receive painters finish.
8. Acoustical sealant:

E. Dampproofing and Waterproofing
1. Install bituminous dampproofing at all below grade walls. Dampproofing to be asbestos free, Karnak Chemical Company or equal. Install protection board over all dampproofed surfaces prior to back fill.
2. Follow manufacturer's instructions for specific applications. W.R. Grace "Bituthene" line of products or equal.
3. Water stop: Provide a bentonite water stop system at intersections of new concrete foundation walls to existing foundation concrete walls. Extend full length. Install per manufacturers recommendations.

F. Sheet Metal Flashing:
1. Section includes roof edge metal flashing, counter flashing at edge of roof, wall flashing at intersections of wall to roof.
2. Submittals: provide submittals indicating product data, colors and samples.
3. Installer to have a minimum of 3 years experience.
4. Aluminum: ASTM B209, 5005 alloy, temper as required for intended application. Sealant: Two part, non-sag polyurethane.
5. Color to match adjacent materials or unless noted otherwise.

**SECTION 8 – DOORS AND WINDOWS**

A. Doors:
1. Exterior Doors: Pre-Hung in exterior frames; refer to plans for sizes and types.
2. All exterior doors should be a minimum "U" value as noted on Com Check energy calculation and report submitted with the building permit.
3. Interior Doors: Pre-Hung metal frames as noted, Refer to plans for sizes and types.
4. *Hardware: Selection of door hardware by Architect. Note: Contractor to consult Architect about style and quality of hardware. Contractor to re-key all locks after completion of construction and provide the owner with three sets of keys.*

B. Windows:
1. Refer to plans for sizes and types. All windows are to meet the energy Star criteria.
2. All window glass is to be insulated glass with low-e coating and argon gas with a U value of .036 or better.
3. All glass within 24" of the finished floor is to be tempered.

All changes of glass and door specifications must be updated with a revised energy calculation at the cost to the contractor. Contractor is to notify Architect of any changes that may have occurred in relation to the architectural drawings.

**SECTION 9 – FINISHES**

A. Gypsum Board: United States Gypsum (USG) or equal complying with ASTM C 36/C 36M or ASTM C 1396/C 1396M, as applicable to type of gypsum board indicated and whichever is more stringent.
1. 5/8" G.W.B. at interior surfaces per drawings, use Type "X" fire rated gypsum wall board. Mud & tape all joints and fasteners. Finish smooth (no texture)
2. Long edges: Tapered
3. Accessories for interior installation: Cornerbead, edge trim, and control joints complying with ASTM C 1047.

B. Suspended Acoustical Ceiling Systems:
1. Refer to Reflected Ceiling Plans for location of acoustical ceiling tiles.: Armstrong Cortega Second Look, 24"x48"x9/16" w/angled Tegular edges and suspension system. Color to be selected by interior designer.

C. Finished flooring: To be provided by Tenant

D. Paint: Level 4 finish. Refer to Owner for extent, make, model and color.

E. Submittals: Provide product data and samples

**SECTION 10 – SPECIALTIES**

A. Signage:
1. Uniformity of manufacturer: For each sign form and graphic image process indicate furnish products of a single manufacturer.
2. Submittals: Provide product Data and full size samples.
3. Signs shall be made of two-color laminated plastic sheets approximately 1/8" thick. Machine engrave to expose contrasting interior core color. Inner core color shall be white. Covering color to be selected by the owner. Signs shall be ADA compliant
4. Locations, but not limited to: Office, Toilet Room, Sprinkler Room, Utility Room, Storage Room, etc.

B. Fire Extinguishers:
1. Protection: Protect finished surfaces from damage or staining. Provide protective covering for equipment following installation until Date of Completion.
2. Submittals: Provide Product data.
3. Fire Extinguisher: Multipurpose rechargeable dry chemical type locally available as manufactured by nationally recognized manufacturer.
4. Cabinets: Manufactured by Larsens, Inc., Formed sheet steel, 20-gauge, prefinished white with center break glass. Semi-recessed.
5. Locations: Refer to drawings.

C. Toilet Accessories
1. Provide surface toilet tissue dispenser, grab bars and towel dispenser as indicated on drawings. No names or labels are permitted on exposed surfaces. Fabricate with tight seams and joints and piano hinges.
2. Submittals: Provide product data.
3. Toilet tissue dispenser: Surface mounted single roll dispenser. Size to accommodate core tissue to 5" diameter. Spindle less chrome plated zinc alloy construction with tension spring delivery control.
4. Paper towel dispenser: Surface mounted, stainless steel with hinged front equip with tumbler lockset. Provide pierced slots at sides as refill indicator. Not less than either 300 C-Fold or 400 multi-fold paper towels without need for special adaptors.
5. Grab bars: Stainless steel type grab bars with wall thickness not less than 18 (.050") gage and as follows:
   a. Mounting: Exposed, manufacturer's standard nonslip texture.
   b. Clearance: 1 ½" clearance between wall surface and inside face of grab bar.
   c. Gripping surface: Manufacturer's nonslip texture.
   d. Medium duty size: Outside diameter of 1 ¼".

**SECTION 11 – Equipment**

A. Kitchen Equipment: Refer to kitchen consultant documents for additional information.

B. Provide shop submittals.

**SECTION 12 – Furnishings (This section left blank intentionally)**

**SECTION 13 – Special construction (This section left blank intentionally)**

**SECTION 14 – Conveying Systems – Electric Elevator**

A. Provide one electric elevator. Provide complete turnkey installation.

B. Provide pre-engineered packaged electric elevator unit as listed: manufactured by Kone or equal.
1. Kone – Ecospace 3500 Pound, 150 fpm with in shaft controls, Electric Elevator System (Basis of Design) Center Opening
   capable to receive gurney, Handicapped Accessible with Onboard Diagnostic or Diagnostic Tools.C. Finishes by Owner.

D. Provide shop submittal.

**SECTION 15 – MECHANICAL SYSTEMS**

**(Refer to Mechanical drawings for plumbing, fire protection and Heating Ventilation & Air Conditioning specification criteria.)**

**SECTION 16-ELECTRICAL**

**(Refer to Electrical drawings for electrical specification criteria.)**


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Mario Ponte
101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Outline Specifications

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

ISSUED / DRAWN BY



REVISED / REVISED BY

JOB NO: 21006

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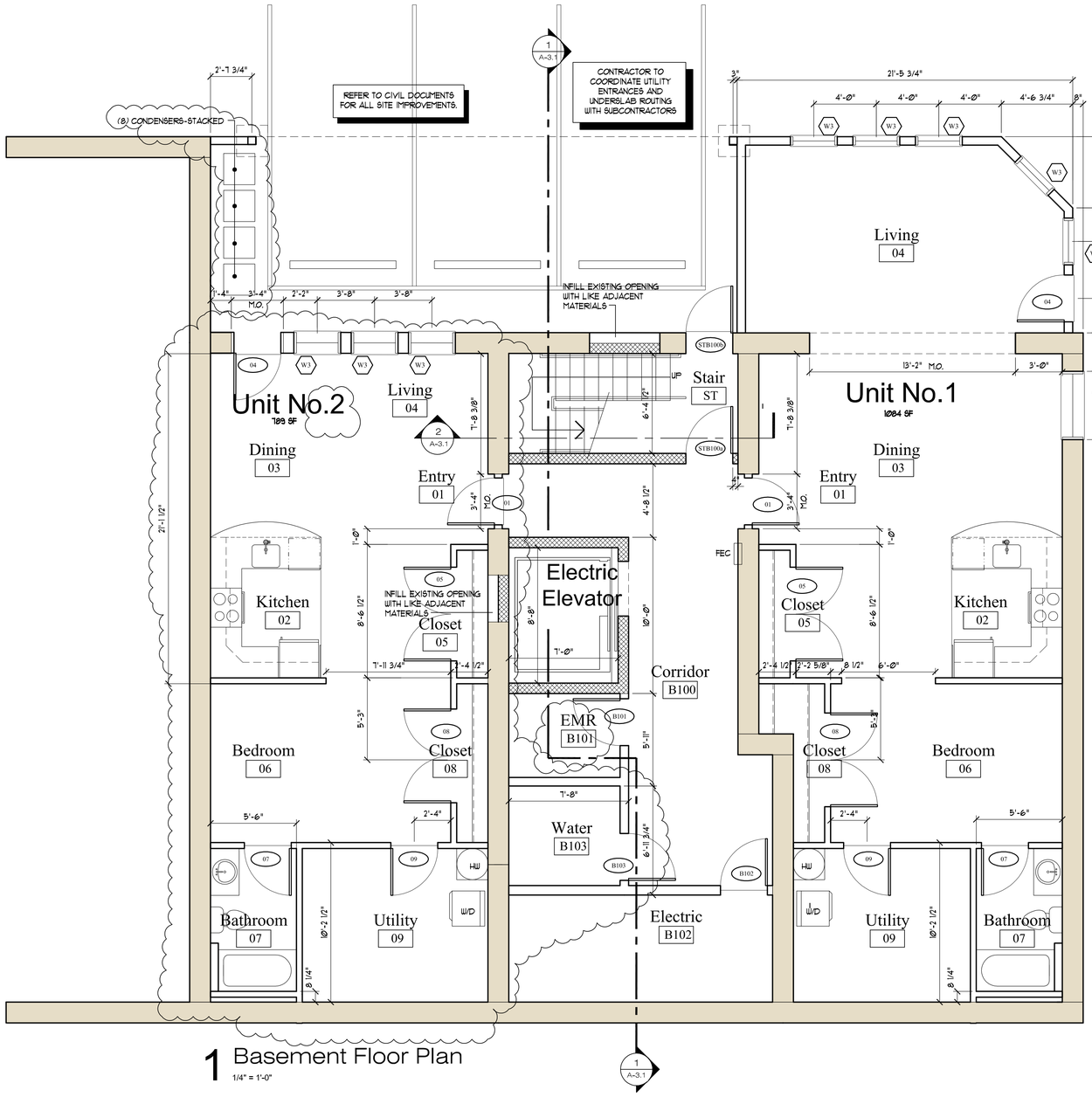


1 Basement Floor Plan
1/4" = 1'-0"

**C.O. DET LOCATION**

CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 15 FEET OUTSIDE OF EA. BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS

NOTE:
COORDINATE AND VERIFY ALL BOTTOM OF FOOTING, TOP OF WALL AND SLAB ELEVATIONS WITH THE CIVIL ENGINEER PRIOR TO EXCAVATION AND LAYING OUT CONCRETE REINFORCING. BOTTOM OF CONCRETE FOOTINGS TO BE MINIMUM 4'-0" BELOW FINISH GRADE. TOP OF CONCRETE WALL TO BE 8" MINIMUM ABOVE FINISH GRADE. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION

NOTE:
CONCRETE FOUNDATINS SHALL NOT BE FOURED IN FREEZING TEMPERATURES AND NOT ON FROZEN GROUND.

GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPENCIES TO THE ARCHITECT BEFORE ORDERING MATERIAL AND PROCEEDING WITH THE WORK.

2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW HAMPSHIRE STATE BUILDING CODE. (2015 INTERNATIONAL BUILDING CODE) SHOULD LOCAL CODES AND/OR ORDINANCES DIFFER FROM THESE PLANS, A DETERMINATION SHALL BE MADE BY THE CONTRACTOR AND/OR LOCAL CODE ENFORCEMENT OFFICER AS TO WHICH IS MOST STRINGENT. THE MOST STRINGENT REQUIRMENT SHALL RULE.

3. ALL SECTIONS, DETAILS, NOTES, OR MATERIALS SHOWN AND/OR NOTED ON ANY PLAN, SECTION OR ELEVATION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.

4. TESTING AND INSPECTION AGENCIES SELECTED BY THE OWNER. ALL WORK SHALL REQUIRE ADHERENCE TO THE REQUIREMENTS OF ASTM DESIGNATION E-329 ENTITLED "RECOMMENDED PRACTICE FOR INSPECTION AND TESTING AGENCIES FOR CONCRETE AND STEEL USED IN CONSTRUCTION."

5. FOOTINGS SHALL REST ON FIRM STRUCTURAL FILL. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION.

6. THE CONTRACTOR SHALL RETAIN A PROFESSIONAL SOILS ENGINEER TO VERIFY SOIL BEARING PRESSURE.

7. ALL GRANULAR FILL MATERIAL UNDER SLABS SHALL BE PLACED TO 95% RELATIVE DENSITY.

8. ALL FOOTING EXCAVATIONS TO BE FINISHED BY HAND AND INSPECTED AND APPROVED BY THE TESTING ENGINEER BEFORE ANY CONCRETE IS PLACED.

9. BACKFILL SHALL BE PLACED TO EQUAL ELEVATIONS ON BOTH SIDES OF FOUNDATION WALLS. WHERE BACKFILL IS ON ONE SIDE ONLY, WORK SHALL BE SHORED OR HAVE PERMANENT ADJACENT CONSTRUCTION IN PLACE BEFORE BACKFILLING.

10. THE SIDES OF ALL BEAMS, WALLS, FOOTINGS, ETC. SHALL BE FORMED AND CONCRETE SHALL NOT BE PLACED AGAINST EARTH CUTS.

11. FOOTINGS SHALL NOT BEAR ON FROZEN SOIL AND ALL EXTERIOR FOOTINGS SHALL BE NOT LESS THAN 4'-0" BELOW ADJACENT FINISH GRADE.

12. ALL SLABS ON GRADE SHALL HAVE A 15 MIL. VAPOR BARRIER UNDERNEATH.

13. FRAMING PLANS ARE SCHEMATIC IN NATURE AND SHOULD NOT BE SCALED. INSTALL ALL BLOCKING, BRACING, STIFFBACKS, ETC., AS REQUIRED BY THE BUILDING CODE AND IN ACCORDANCE WITH GOOD FRAMING PRACTICES AND STANDARDS.

14. ALL ROOF RAFTERS SHALL HAVE HURRICANE TIE DOWNS.

15. GARAGE SHALL BE SEPARATED FROM RESIDENTIAL USE GROUP BY FIRE RATED WALLS AND CEILING. REFER TO BASEMENT FLOOR PLAN.

16. RAILINGS AT DECKS, BALCONIES AND RAISED PLATFORMS ARE TO BE A MINIMUM OF 42" ABOVE FINISHED FLOOR. RAILINGS ARE TO SUPPORT A CONCENTRATED LOAD OF 200 LBS. ACTING IN ANY DIRECTION.

17. PROVIDE SMOKE DETECTORS IN SUFFICIENT QUANTITIES AND LOCATIONS TO MEET REQUIREMENTS OF THE BUILDING CODE. PROVIDE NOT LESS THAN ONE SMOKE DETECTOR ON EACH FLOOR, INCLUDING BASEMENT AND ATTICS CAPABLE OF BEING INHABITED.
- PROVIDE ONE SMOKE DETECTOR IN EACH BEDROOM AREA.
- PROVIDE NOT LESS THAN ONE SMOKE DETECTOR FOR EVERY 1200 SF OF FLOOR SPACE.
- PROVIDE PHOTO ELECTRIC SMOKE DETECTOR IF LOCATED LESS THAN 20 FEET FROM EITHER A KITCHEN OR A BATHROOM WITH A TUB OR SHOWER.

18. PROVIDE FIRE ALARMS PER BUILDING CODE.

19. EACH BEDROOM ABOVE THE FIRST FLOOR SHALL BE EQUIPPED WITH AN EMERGENCY EGRESS WINDOW OF NOT LESS THAN A NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM CLEAR OPENING OF THE WINDOW SHALL NOT BE LESS THAN 20 INCHES IN WIDTH AND 24 INCHES IN HEIGHT.

20. TEMPERED GLASS TO BE PROVIDED WHEN THE BOTTOM EDGE OF THE GLASS IS LESS THAN 24" ABOVE FINISHED FLOOR PLAIN.

21. REFER TO OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

22. ALL INTERIOR WALLS ARE IW-A UNLESS OTHERWISE NOTED.

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Basement Floor Plan Notes

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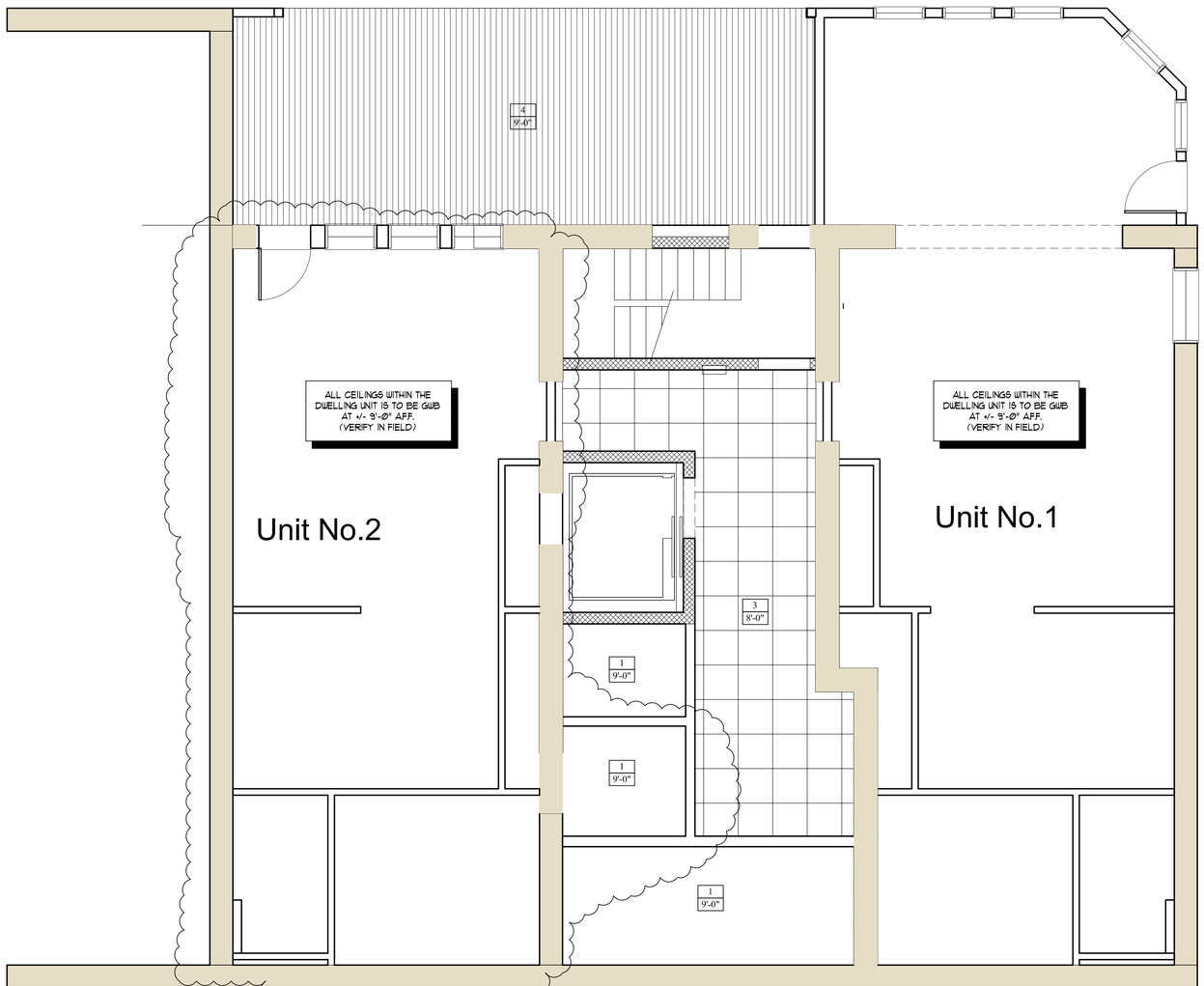


1 Basement Floor Plan
1/4" = 1'-0"

GENERAL NOTES

1. 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY TO BE CONTINUOUS AND UNINTERRUPTED BELOW FLOOR TRUSS THROUGHOUT UNLESS PENETRATED BY RATED ASSEMBLY OF EQUAL OR GREATER FIRE RATING (AS APPLICABLE.) LIGHT FIXTURE PENETRATIONS THROUGH RATED ASSEMBLY TO BE BOXED OUT IN TWO LAYERS OF 5/8" TYPE 'X' GWB TO MATCH RATED ASSEMBLY CONSTRUCTION. (REFER TO 3 & 4/A-A)RCP)

2. SPRINKLER HEADS ARE NOT SHOWN. SPRINKLER CONTRACTOR TO SUBMIT LAYOUT FOR REVIEW & COORDINATION WITH OTHER TRADES OF REFELCTED CEILING PLAN.

3. MECHANICAL AND ELECTRICAL EQUIPMENT AND FIXTURES ON REFLECTED CEILING PLANS ARE FOR LOCATION AND COORDINATION ONLY.

4. PLACEMENT & LAYOUT OF EQUIPMENT TO BE AS FOLLOWS.

a. SPRINKLER HEAD IN A.C.T.: CENTERED IN PANEL.
b. SPRINKLER HEAD IN GWB: ALIGN WITH NEARBY LIGHT FIXTURE.
c. CORRIDOR FIXTURES: CENTERED IN TILE PANEL.
d. REGISTERS, DIFFUSERS, EXIT LIGHTS, SMOKE DETECTORS: CENTERED IN TILE PANEL.

5. PROVIDE 30" X 30" FIRE RATED ACCESS PANEL ABOVE CORRIDOR CEILING FOR ATTIC ACCESS.

6. IF CONFLICTS EXIST BETWEEN QUANTITIES OFLIGHTS, SPRINKLERS, RETURNS, DIFFUSERS, ETC CONTRACTOR TO CARRY HIGHEST NUMBER.

7. BATHROOM SHOWER LIGHTS TO BE WATERPROOF TYPE.

LEGEND

| | |
|---|---|
| 1 | 5/8" TYPE 'X' GWB |
| 2 | SLOPED GYPSUM BOARD |
| 3 | 2'X2' ACOUSTICAL CEILING TILE ARMSTRONG CORTEGA SECOND LOOK II #2767 TEGULAR |
| 4 | VINYL SOFFIT OVER 5/8" TYPE 'X' GWB |

LIGHT SCHEDULE

- RECESSED DOWNLIGHT
- SURFACE MOUNTED FIXTURE
- 4' SURFACE MOUNTED FLUORESCENT LIGHT
- WALL SCONCE
- DIFFUSER
- RETURN REGISTER
- 2'X2' RECESSED FLUORESCENT LIGHT
- 2'X4' RECESSED FLUORESCENT LIGHT

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Basement Reflected Ceiling Plan

Structural Engineer:
Emanuel Engineering

Progress Set
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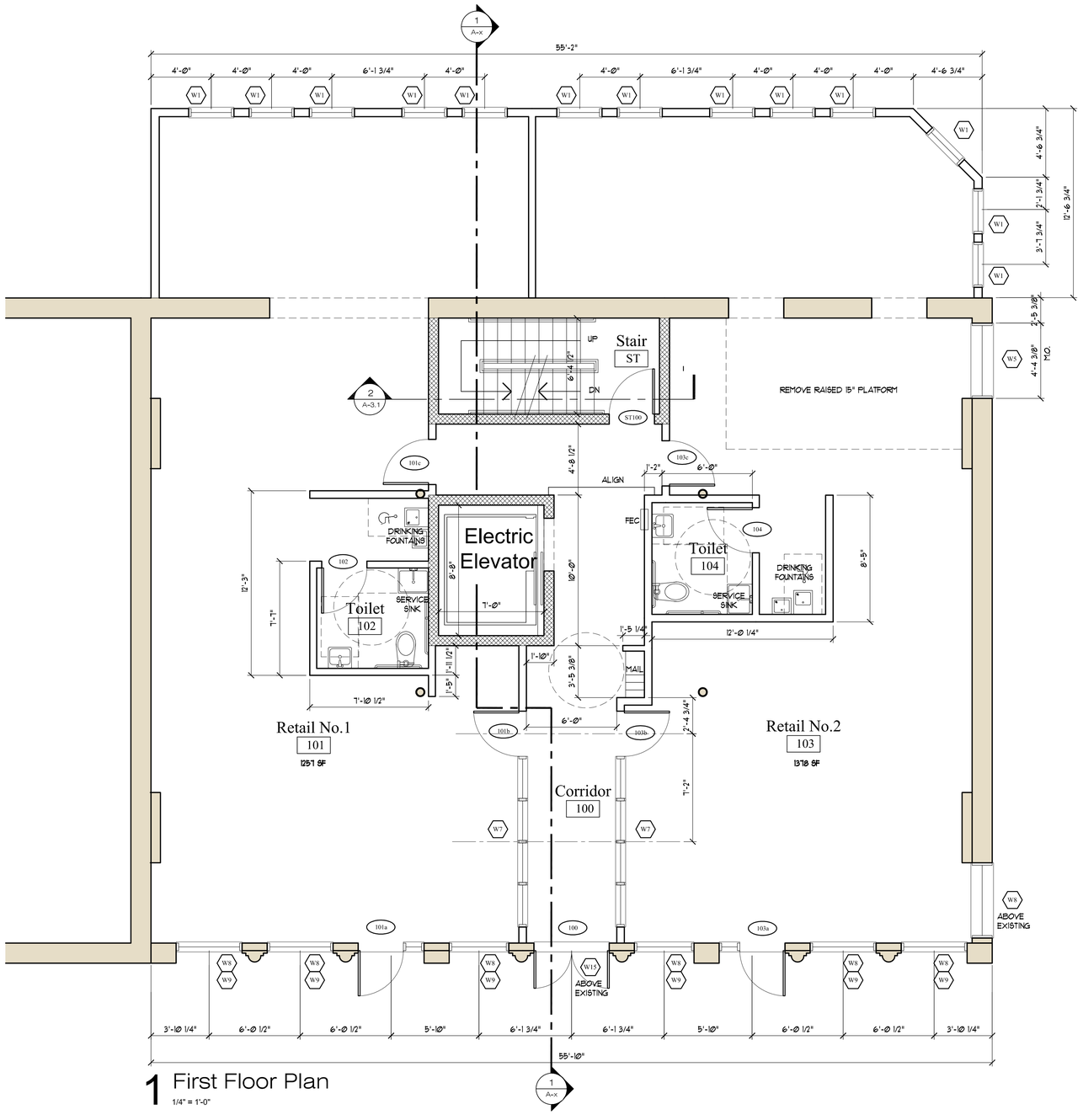


1 First Floor Plan

1/4" = 1'-0"

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NOTE:
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GENERAL

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3. ALL SECTIONS, DETAILS, NOTES, OR MATERIALS SHOWN AND/OR NOTED ON ANY PLAN, SECTION OR ELEVATION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.

4. TESTING AND INSPECTION AGENCIES SELECTED BY THE OWNER. ALL WORK SHALL REQUIRE ADHERENCE TO THE REQUIREMENTS OF ASTM DESIGNATION E-329 ENTITLED "RECOMMENDED PRACTICE FOR INSPECTION AND TESTING AGENCIES FOR CONCRETE AND STEEL USED IN CONSTRUCTION."

5. FOOTINGS SHALL REST ON FIRM STRUCTURAL FILL. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION.

6. THE CONTRACTOR SHALL RETAIN A PROFESSIONAL SOILS ENGINEER TO VERIFY SOIL BEARING PRESSURE.

7. ALL GRANULAR FILL MATERIAL UNDER SLABS SHALL BE PLACED TO 95% RELATIVE DENSITY.

8. ALL FOOTING EXCAVATIONS TO BE FINISHED BY HAND AND INSPECTED AND APPROVED BY THE TESTING ENGINEER BEFORE ANY CONCRETE IS PLACED.

9. BACKFILL SHALL BE PLACED TO EQUAL ELEVATIONS ON BOTH SIDES OF FOUNDATION WALLS. WHERE BACKFILL IS ON ONE SIDE ONLY, WORK SHALL BE SHORED OR HAVE PERMANENT ADJACENT CONSTRUCTION IN PLACE BEFORE BACKFILLING.

10. THE SIDES OF ALL BEAMS, WALLS, FOOTINGS, ETC. SHALL BE FORMED AND CONCRETE SHALL NOT BE PLACED AGAINST EARTH CUTS.

11. FOOTINGS SHALL NOT BEAR ON FROZEN SOIL AND ALL EXTERIOR FOOTINGS SHALL BE NOT LESS THAN 4'-0" BELOW ADJACENT FINISH GRADE.

12. ALL SLABS ON GRADE SHALL HAVE A 15 MIL. VAPOR BARRIER UNDERNEATH.

13. FRAMING PLANS ARE SCHEMATIC IN NATURE AND SHOULD NOT BE SCALED. INSTALL ALL BLOCKING, BRACING, STIFFBACKS, ETC., AS REQUIRED BY THE BUILDING CODE AND IN ACCORDANCE WITH GOOD FRAMING PRACTICES AND STANDARDS.

14. ALL ROOF RAFTERS SHALL HAVE HURRICANE TIE DOWNS.

15. GARAGE SHALL BE SEPARATED FROM RESIDENTIAL USE GROUP BY FIRE RATED WALLS AND CEILING. REFER TO BASEMENT FLOOR PLAN.

16. RAILINGS AT DECKS, BALCONIES AND RAISED PLATFORMS ARE TO BE A MINIMUM OF 42" ABOVE FINISHED FLOOR. RAILINGS ARE TO SUPPORT A CONCENTRATED LOAD OF 200 LBS. ACTING IN ANY DIRECTION.

17. PROVIDE SMOKE DETECTORS IN SUFFICIENT QUANTITIES AND LOCATIONS TO MEET REQUIREMENTS OF THE BUILDING CODE. PROVIDE NOT LESS THAN ONE SMOKE DETECTOR ON EACH FLOOR, INCLUDING BASEMENT AND ATTICS CAPABLE OF BEING INHABITED.
- PROVIDE ONE SMOKE DETECTOR IN EACH BEDROOM AREA.
- PROVIDE NOT LESS THAN ONE SMOKE DETECTOR FOR EVERY 1200 SF OF FLOOR SPACE.
- PROVIDE PHOTO ELECTRIC SMOKE DETECTOR IF LOCATED LESS THAN 20 FEET FROM EITHER A KITCHEN OR A BATHROOM WITH A TUB OR SHOWER.

18. PROVIDE FIRE ALARMS PER BUILDING CODE.

19. EACH BEDROOM ABOVE THE FIRST FLOOR SHALL BE EQUIPED WITH AN EMERGENCY EGRESS WINDOW OF NOT LESS THAN A NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM CLEAR OPENING OF THE WINDOW SHALL NOT BE LESS THAN 20 INCHES IN WIDTH AND 24 INCHES IN HEIGHT.

20. TEMPERED GLASS TO BE PROVIDED WHEN THE BOTTOM EDGE OF THE GLASS IS LESS THAN 24" ABOVE FINISHED FLOOR PLAIN.

21. REFER TO OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

22. ALL INTERIOR WALLS ARE W-A UNLESS OTHERWISE NOTED.

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www.thaarc.com



Mario Ponte
101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

First Floor Plan Notes

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

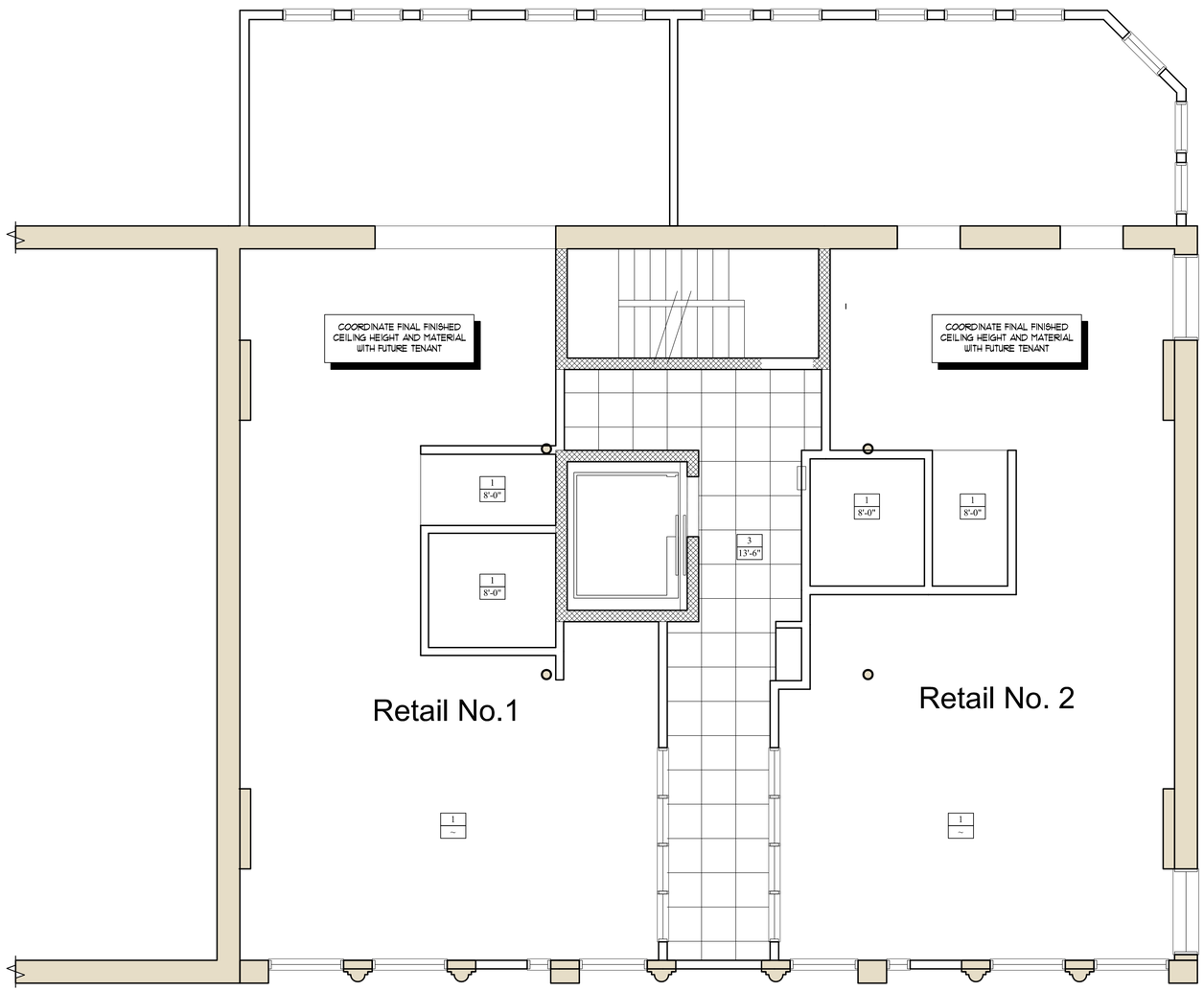
ISSUED / DRAWN BY



REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER
A-1.1




1 First Floor Reflected ceiling Plan
1/4" = 1'-0"

GENERAL NOTES

1. 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY TO BE CONTINUOUS AND UNINTERRUPTED BELOW FLOOR TRUSS THROUGHOUT UNLESS PENETRATED BY RATED ASSEMBLY OF EQUAL OR GREATER FIRE RATING (AS APPLICABLE.) LIGHT FIXTURE PENETRATIONS THROUGH RATED ASSEMBLY TO BE BOXED OUT IN TWO LAYERS OF 5/8" TYPE 'X' GWB TO MATCH RATED ASSEMBLY CONSTRUCTION. (REFER TO 3 & 4/A-A)RCP)

2. SPRINKLER HEADS ARE NOT SHOWN. SPRINKLER CONTRACTOR TO SUBMIT LAYOUT FOR REVIEW & COORDINATION WITH OTHER TRADES OF REFELCTED CEILING PLAN.

3. MECHANICAL AND ELECTRICAL EQUIPMENT AND FIXTURES ON REFLECTED CEILING PLANS ARE FOR LOCATION AND COORDINATION ONLY.

4. PLACEMENT & LAYOUT OF EQUIPMENT TO BE AS FOLLOWS.

a. SPRINKLER HEAD IN A.C.T.: CENTERED IN PANEL.
b. SPRINKLER HEAD IN GWB: ALIGN WITH NEARBY LIGHT FIXTURE.
c. CORRIDOR FIXTURES: CENTERED IN TILE PANEL.
d. REGISTERS, DIFFUSERS, EXIT LIGHTS, SMOKE DETECTORS: CENTERED IN TILE PANEL.

5. PROVIDE 30" X 30" FIRE RATED ACCESS PANEL ABOVE CORRIDOR CEILING FOR ATTIC ACCESS.

6. IF CONFLICTS EXIST BETWEEN QUANTITIES OFLIGHTS, SPRINKLERS, RETURNS, DIFFUSERS, ETC CONTRACTOR TO CARRY HIGHEST NUMBER.

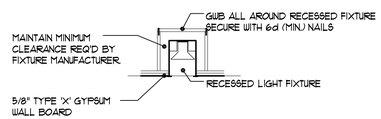
7. BATHROOM SHOWER LIGHTS TO BE WATERPROOF TYPE.

LEGEND

| | |
|---|---|
| 1 | 5/8" TYPE 'X' GWB |
| 2 | SLOPED GYPSUM BOARD |
| 3 | 2'X2' ACOUSTICAL CEILING TILE ARMSTRONG CORTEGA SECOND LOOK II #2161 TEGULAR |
| 4 | VINYL SOFFIT OVER 5/8" TYPE 'X' GWB |

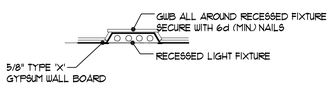
LIGHT SCHEDULE

- RECESSED DOWNLIGHT
- SURFACE MOUNTED FIXTURE
- 4' SURFACE MOUNTED FLUORESCENT LIGHT
- WALL SCONCE
- DIFFUSER
- RETURN REGISTER
- 2'x2' RECESSED FLUORESCENT LIGHT
- 2'X4' RECESSED FLUORESCENT LIGHT




NOTE: PROVIDE FIXTURE PROTECTION AT ALL RECESSED LIGHT FIXTURES THROUGHOUT BUILDING.

2 Typical can light in Fire Rated Assembly
3/4"=1'-0"




3 Typical recessed light in Fire Rated Assembly
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Janvrin's Block
85 Water Street
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First Floor Reflected Ceiling Plan

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

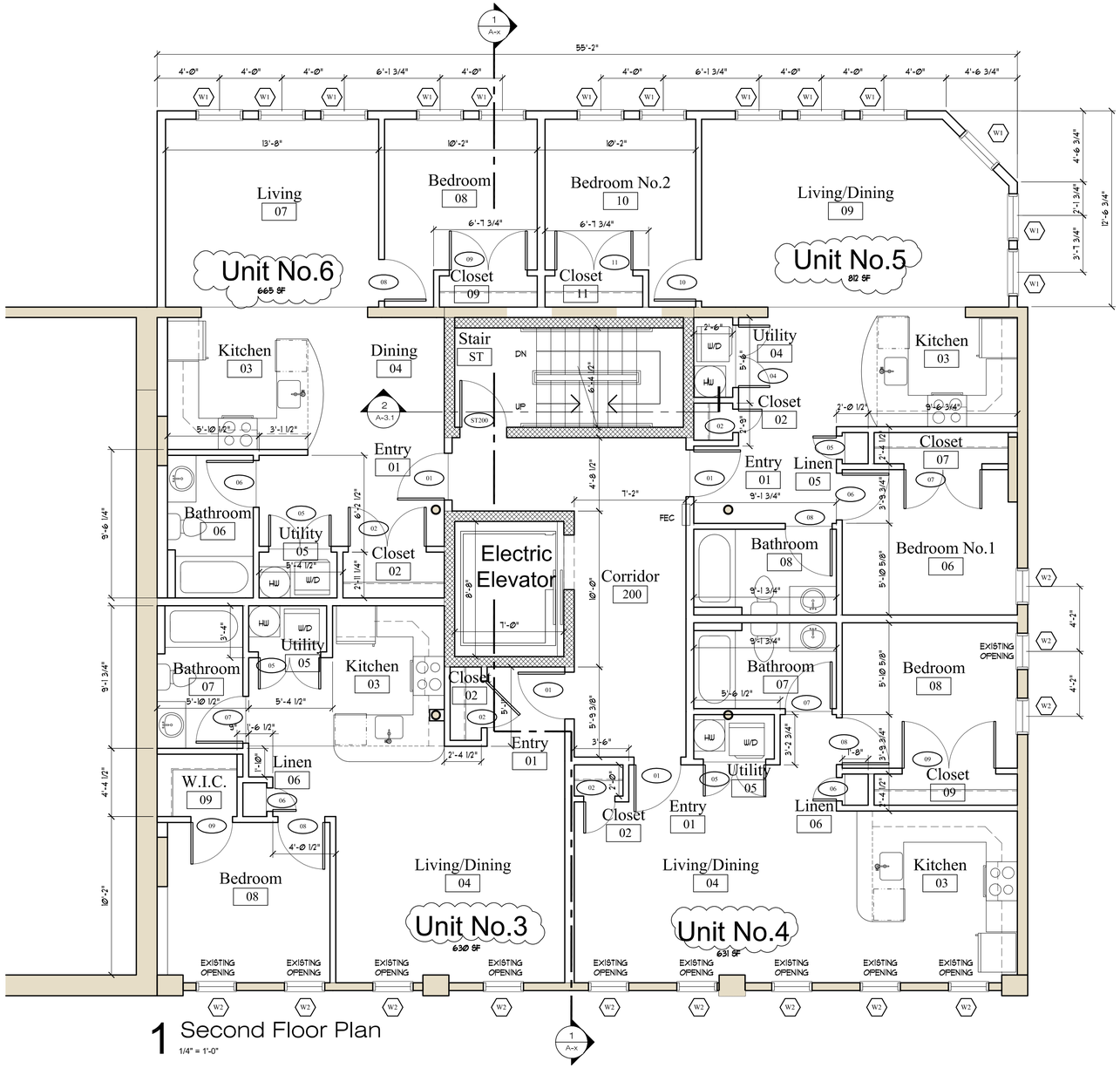
ISSUED / DRAWN BY



REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER
A-1.1RCP




1 Second Floor Plan

1/4" = 1'-0"

## C.O. DET LOCATION

CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 15 FEET OUTSIDE OF EA. BEDROOM DOOR. AT EVERY FLOOR LEVEL W/ BEDROOMS

NOTE:
COORDINATE AND VERIFY ALL BOTTOM OF FOOTING, TOP OF WALL AND SLAB ELEVATIONS WITH THE CIVIL ENGINEER PRIOR TO EXCAVATION AND LAYING OUT CONCRETE REINFORCING. BOTTOM OF CONCRETE FOOTINGS TO BE MINIMUM 4'-0" BELOW FINISH GRADE. TOP OF CONCRETE WALL TO BE 8" MINIMUM ABOVE FINISH GRADE. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION

NOTE:
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GENERAL

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Second Floor Plan Notes

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

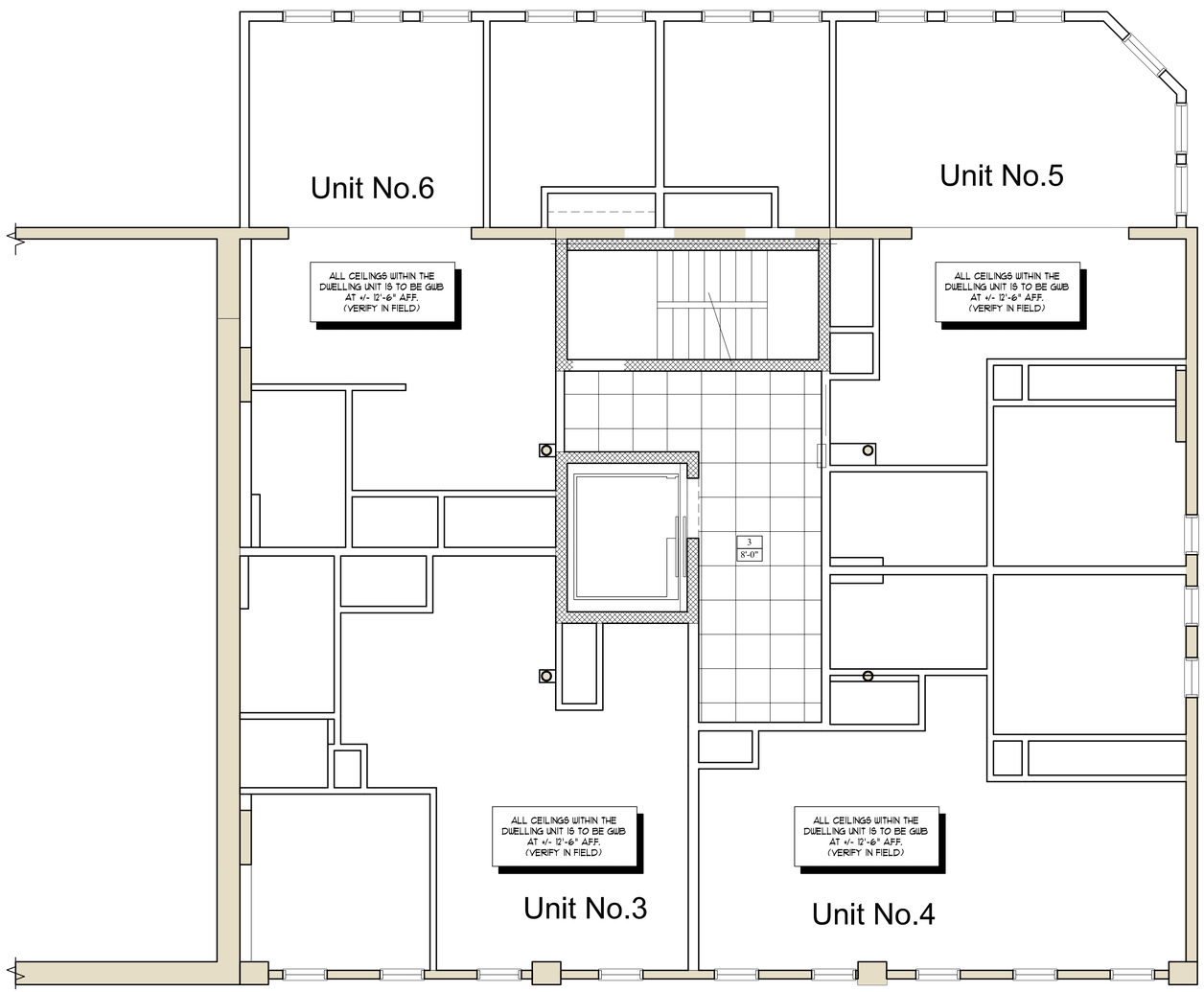
ISSUED / DRAWN BY



REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER
A-1.2




1 Second Floor Reflected Ceiling Plan
1/4" = 1'-0"

GENERAL NOTES

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2. SPRINKLER HEADS ARE NOT SHOWN. SPRINKLER CONTRACTOR TO SUBMIT LAYOUT FOR REVIEW & COORDINATION WITH OTHER TRADES OF REFELCTED CEILING PLAN.

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5. PROVIDE 30" X 30" FIRE RATED ACCESS PANEL ABOVE CORRIDOR CEILING FOR ATTIC ACCESS.

6. IF CONFLICTS EXIST BETWEEN QUANTITIES OFLIGHTS, SPRINKLERS, RETURNS, DIFFUSERS, ETC CONTRACTOR TO CARRY HIGHEST NUMBER.

7. BATHROOM SHOWER LIGHTS TO BE WATERPROOF TYPE.

LEGEND

| | |
|---|---|
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| 2 | SLOPED GYPSUM BOARD |
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| 4 | VINYL SOFFIT OVER 5/8" TYPE 'X' GWB |

LIGHT SCHEDULE

| | |
|---|---|
| | RECESSED DOWNLIGHT |
| | SURFACE MOUNTED FIXTURE |
| | 4' SURFACE MOUNTED FLUORESCENT LIGHT |
| | WALL SCONCE |
| | DIFFUSER |
| | RETURN REGISTER |
| | 2'X2' RECESSED FLUORESCENT LIGHT |
| | 2'X4' RECESSED FLUORESCENT LIGHT |

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# Second Floor Reflected Ceiling Plan

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

ISSUED / DRAWN BY



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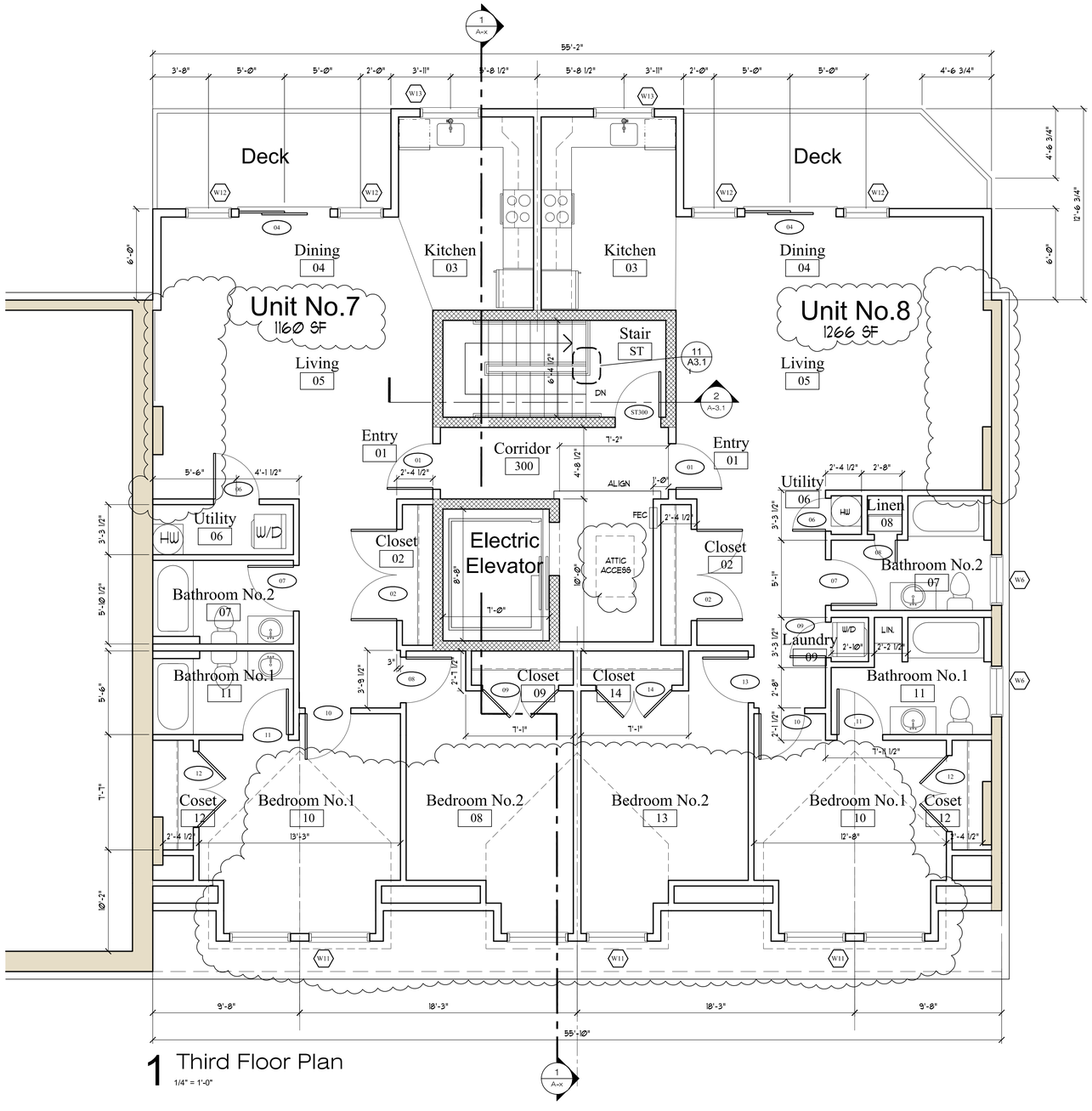
JOB NO: 21006

SHEET NUMBER

A-1.2RCP




## 1 Third Floor Plan

1/4" = 1'-0"

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# Third Floor Plan Notes

Structural Engineer:
Emanuel Engineering

**Progress Set**
September 6, 2023

SCALE:

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REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER
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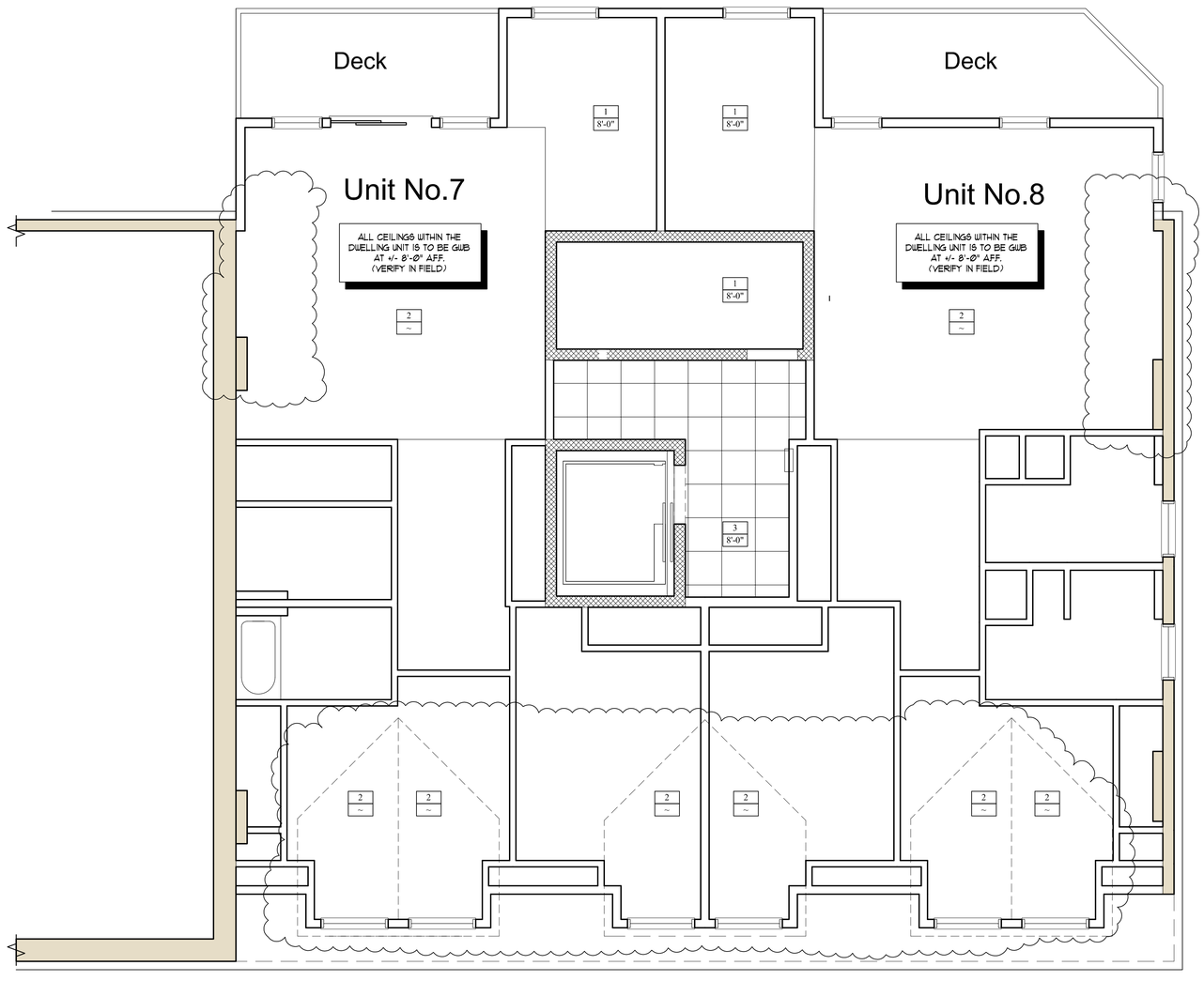


1 Third Floor Refleced Ceiling Plan
1/4" = 1'-0"

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ARCHITECTURE • DESIGN • PLANNING • INTERIOR DESIGN
P.O. Box 88
STRATHAM, NEW HAMPSHIRE 03885
Tel: (603) 770-2491
www.thaarc.com



Mario Ponte
101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Third Floor Reflected Ceiling Plan

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

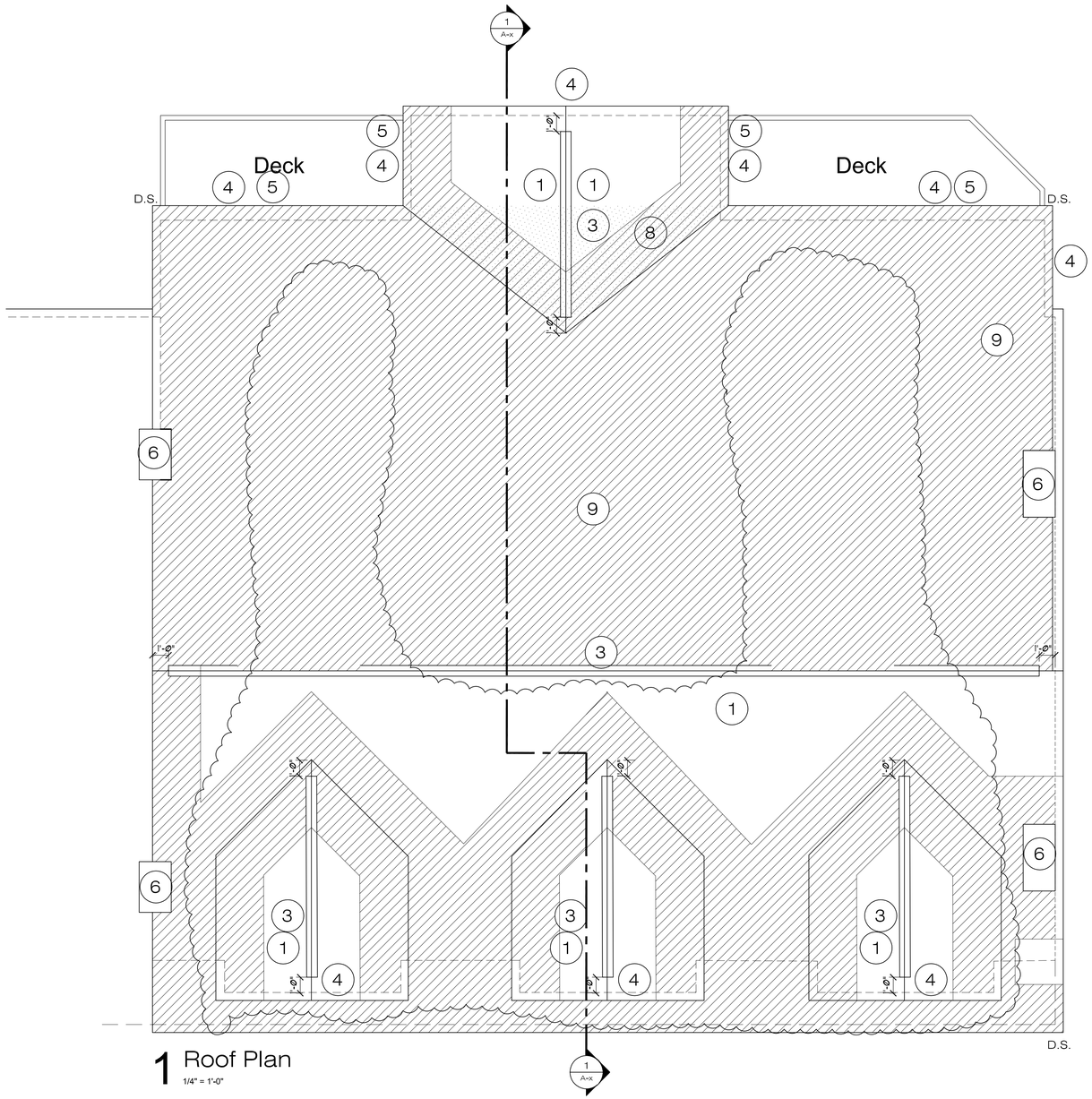
ISSUED / DRAWN BY



REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER
A-1.3RCP




1 Roof Plan
1/4" = 1'-0"

## LEGEND

| | |
|---|---|
| 1 | ARCHITECTURAL GRADE ROOF SHINGLES |
| 2 | ICE AND WATER SHIELD |
| 3 | CONTINUOUS RIDGE VENT WITH SHINGLE COVER |
| 4 | PREFINISHED METAL DRIP EDGE |
| 5 | GUTTER SYSTEM |
| 6 | EXISTING CHIMNEYS. REPOINT. |
| 7 | EPDM ROOFING MEMBRANE |
| 8 | SHADED AREA DENOTES ROOF FRAMED OVER RAFTERS BELOW |
| 9 | METAL ROOF SYSTEM |
| D.S. | DENOTES DOWNSPOUT |

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Roof Plan Notes

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

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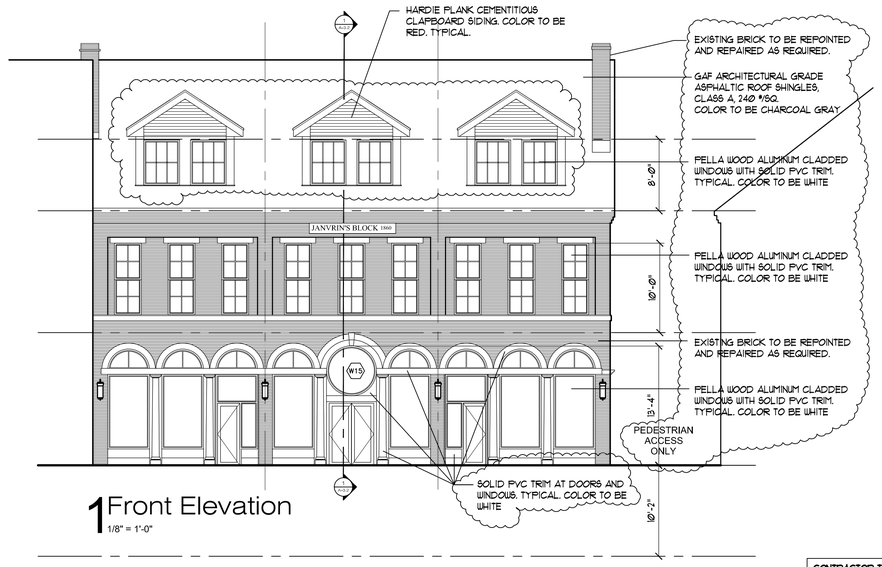
REVISED / REVISED BY

JOB NO: 21006

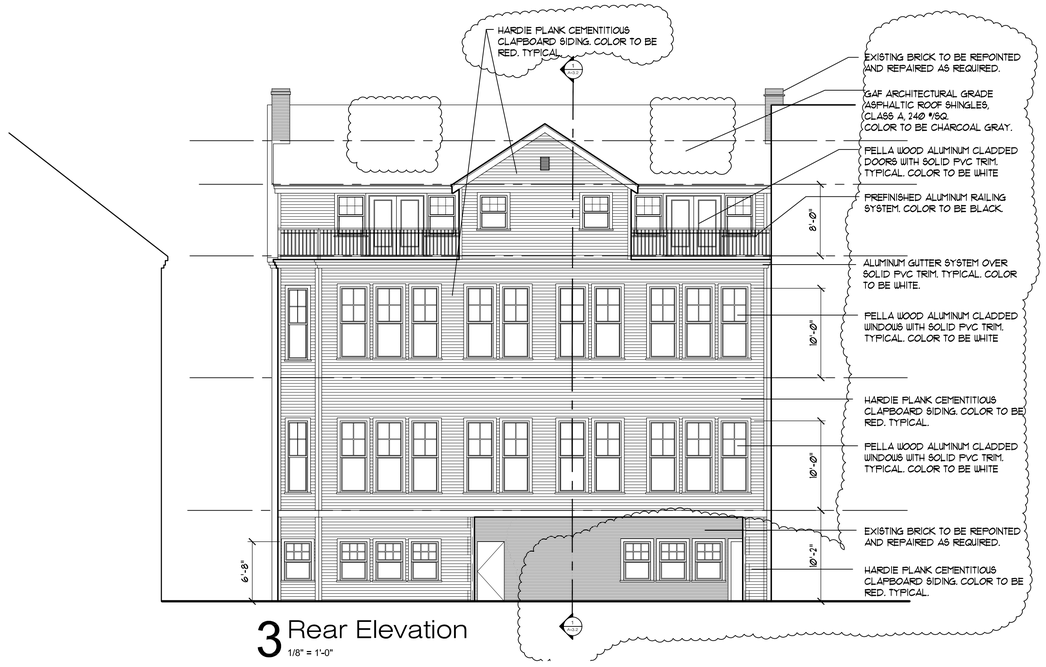
SHEET NUMBER
A-1.R



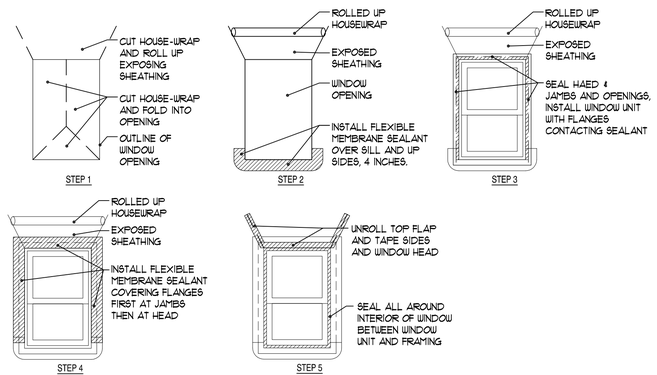

1 Front Elevation
1/8" = 1'-0"


2 Side Elevation
1/8" = 1'-0"

CONTRACTOR TO CONFIRM ALL FLOOR TO FLOOR DIMENSIONS. COORDINATE WITH ARCHITECT WITH ANY DISCREPANCIES.




3 Rear Elevation
1/8" = 1'-0"




Window Installation
NO SCALE

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Exterior Elevations Notes

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

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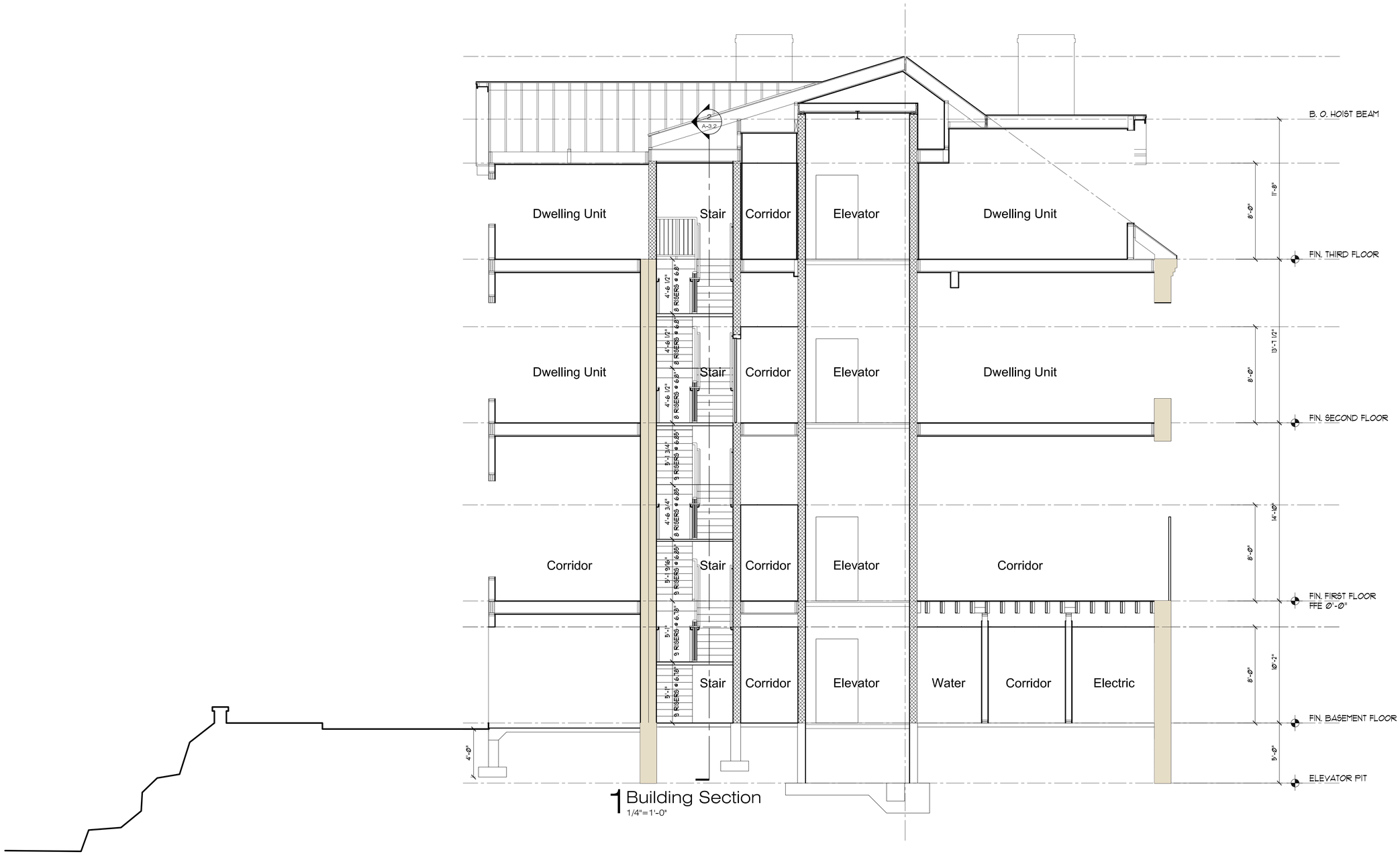
JOB NO: 21006

SHEET NUMBER
A-2.1




1 Building Section
1/4"=1'-0"

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# Building Sections Details

Structural Engineer:
Emanuel Engineering

Progress Set
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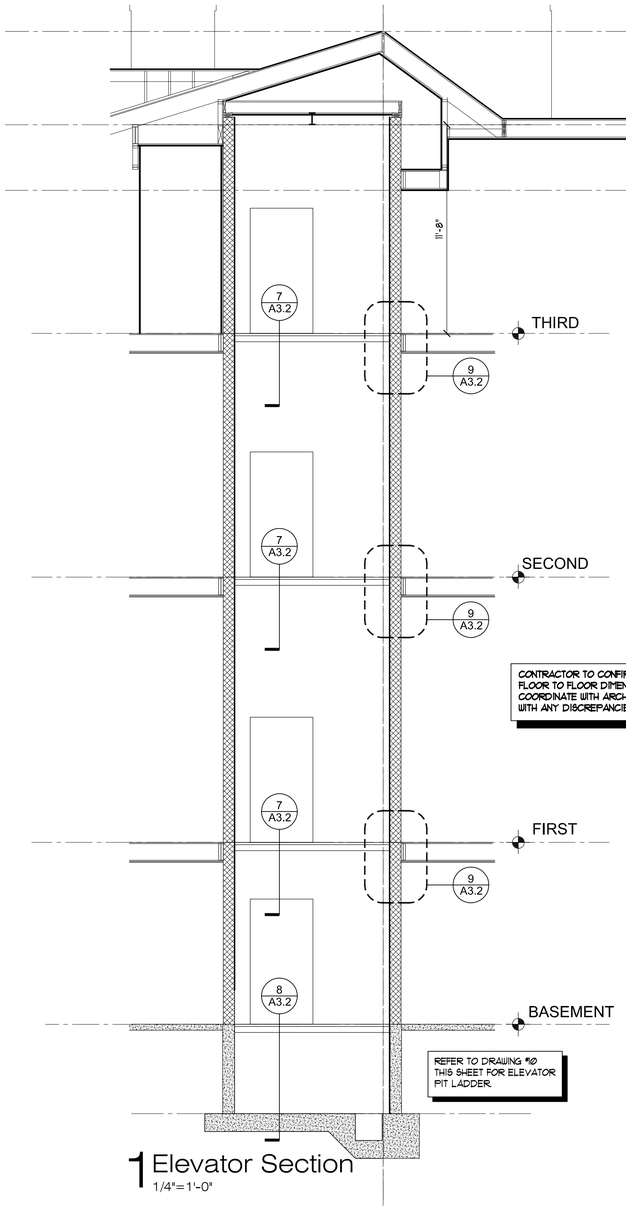
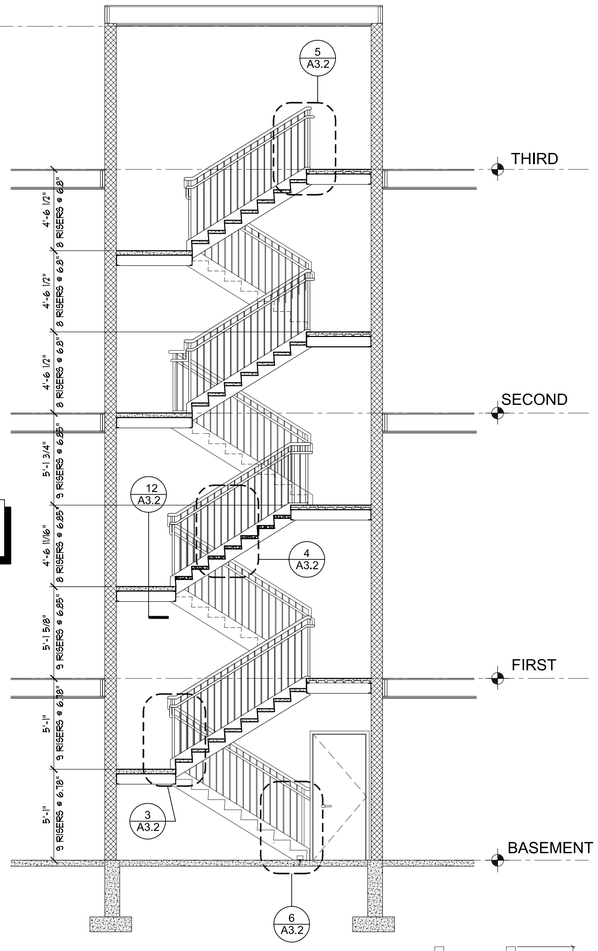
JOB NO: 21006

SHEET NUMBER
A-3.1

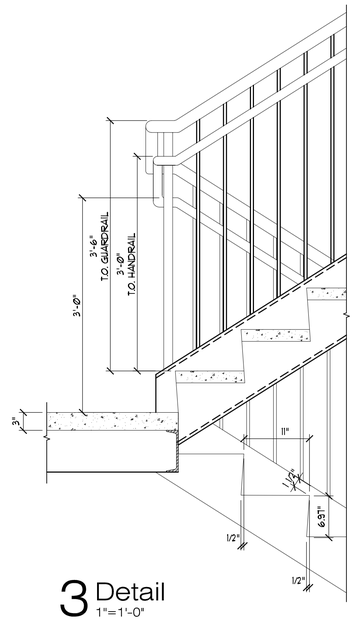



1 Elevator Section
1/4"=1'-0"

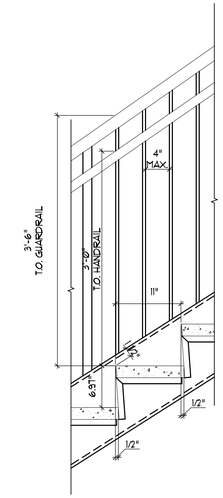
CONTRACTOR TO CONFIRM ALL FLOOR TO FLOOR DIMENSIONS. COORDINATE WITH ARCHITECT WITH ANY DISCREPANCIES.



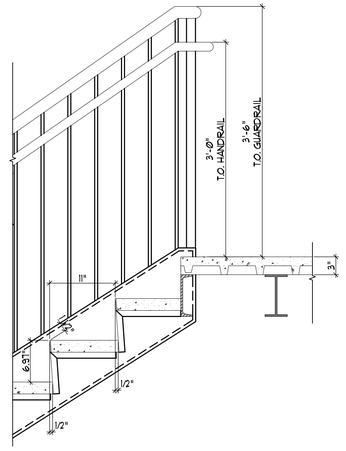

2 Stair Section
1/4"=1'-0"



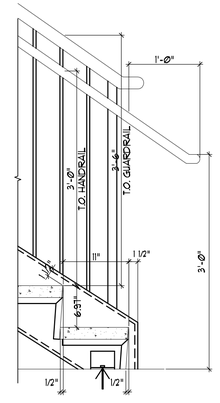

3 Detail
1"=1'-0"



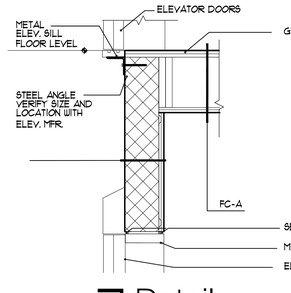

4 Detail
1"=1'-0"



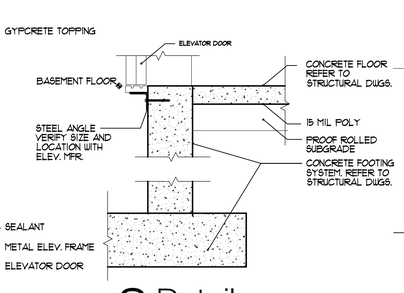

5 Detail
1"=1'-0"



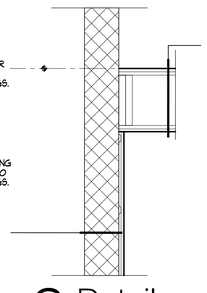

6 Detail
1"=1'-0"



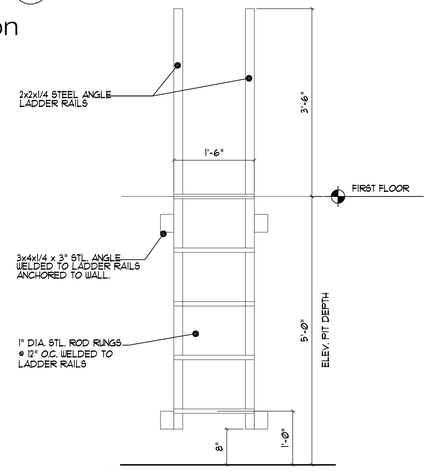

7 Detail
3/4"=1'-0"



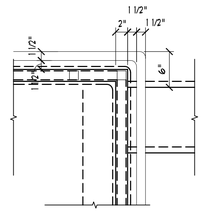

8 Detail
3/4"=1'-0"



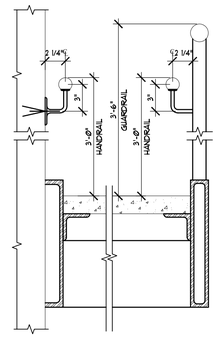
9 Detail
3/4"=1'-0"




10 Elevator Ladder
3/4"=1'-0"




11 Guardrail Detail
1"=1'-0"




12 Detail
1 1/2"=1'-0"

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# Stair & Elevator Sections Details

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

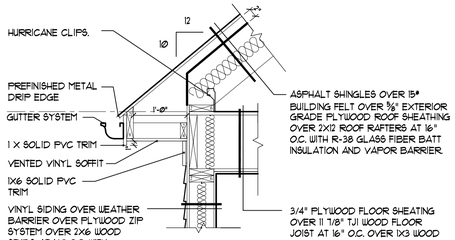
ISSUED / DRAWN BY



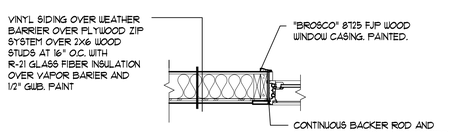
REVISED / REVISED BY

JOB NO: 21006

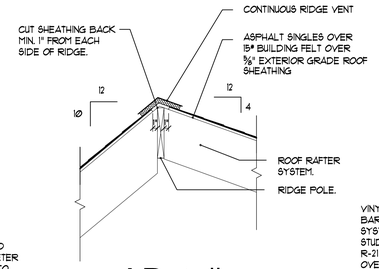
SHEET NUMBER
A-3.2



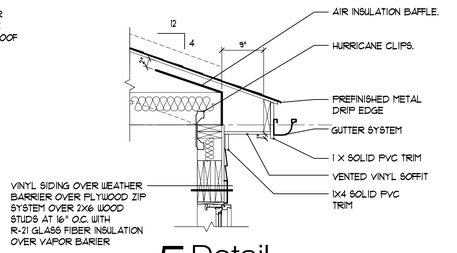

2 Detail
3/4"=1'-0"



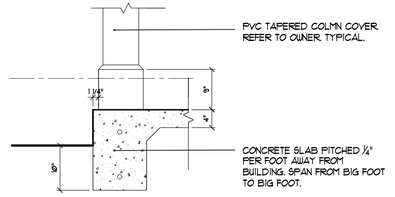

3 Detail
3/4"=1'-0"



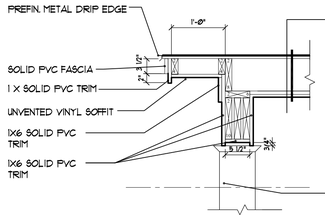

4 Detail
3/4"=1'-0"



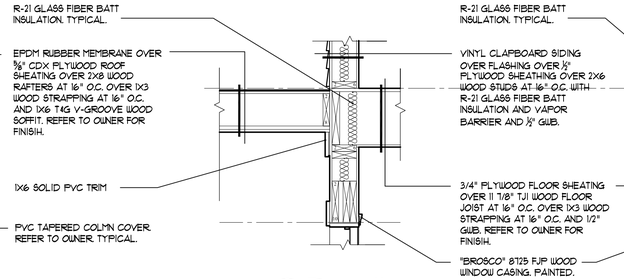

5 Detail
3/4"=1'-0"



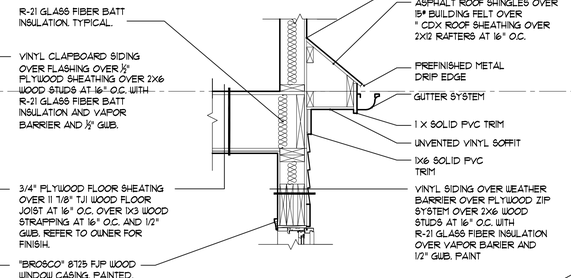

6 Detail
3/4"=1'-0"



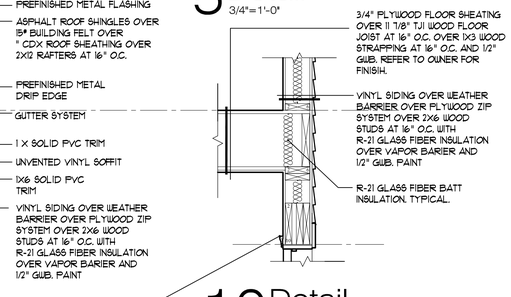

7 Detail
3/4"=1'-0"




8 Detail
3/4"=1'-0"




9 Detail
3/4"=1'-0"




10 Detail
3/4"=1'-0"

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Details

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

ISSUED / DRAWN BY



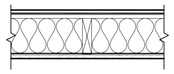
REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER
A-4.1

## Exterior Walls

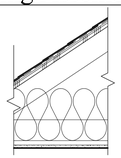
**EW-A**
RATING: NO RATING
TEST:



VINYL SIDING
AIR INFILTRATION BARRIER
⅜" ZIP PLYWOOD SHEATHING
2X6 WOOD STUDS @ 16" O.C.
R21 GLASS FIBER BATT INSULATION-UNFACED
VAPOR BARRIER
⅝" TYPE 'X' GWB

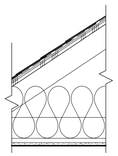
## Roof/Ceiling Assemblies

**RC-A**
RATING: NO RATING
TEST:

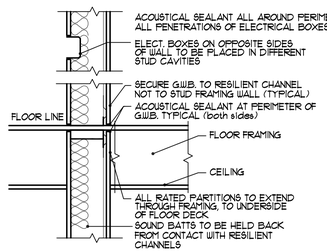


ASPHALT SHINGLES OR ADHERED E.P.D.M.
ICE AND WATER BARRIER
5/8" T&G PLYWOOD DECKING
WOOD ROOF TRUSSES @ 24" O.C. MAX
(REFER TO STRUCTURAL DRAWINGS)
INSULATON BAFFLE
R38 GLASS FIBER BATT INSULATION
VAPOR BARRIER
1 X 3 WOOD STRAPPING
2 LAYERS 5/8" TYPE 'X' GWB

**RC-B**
RATING: NO RATING
TEST:



PREFINISHED METAL ROOF SYSTEM
ICE AND WATER BARRIER
5/8" T&G PLYWOOD DECKING
WOOD ROOF TRUSSES @ 24" O.C. MAX
(REFER TO STRUCTURAL DRAWINGS)
INSULATON BAFFLE
R38 GLASS FIBER BATT INSULATION
VAPOR BARRIER
1 X 3 WOOD STRAPPING
2 LAYERS 5/8" TYPE 'X' GWB



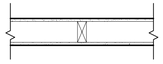

TYP. DETAIL AT RATED PARTITIONS

GENERAL NOTES:

1. GWB MUST RUN BEHIND ALL TUBS, SHOWERS, CHASES, ETC AT ALL RATED INTERIOR WALLS, EXTERIOR WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES.
2. ALL PENETRATIONS THROUGH RATED WALLS OR FLOOR/CEILING ASSEMBLIES MUST BE FIRE CAULKED TOP & BOTTOM AS PER A UL APPROVED INSTALLATION.
3. ALL COMBUSTABLE (PVC) PIPE PENETRATIONS SHALL HAVE A UL APPROVED COLLAR INSTALLED AS PER UL AT THE PENETRATIONS.

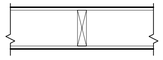
## Interior Walls

**IW-A**
RATING:
NO RATING



1/2" GYPSUM WALLBOARD
2X4 WOOD STUDS @ 16" o.c.
1/2" GYPSUM WALLBOARD

**IW-B**
RATING:
NO RATING

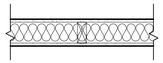


1/2" GYPSUM WALLBOARD
2X6 WOOD STUDS @ 16" o.c.
1/2" GYPSUM WALLBOARD

**IW-C**
RATING:
NO RATING

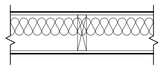
1/2" GYPSUM WALLBOARD
2X4 WOOD STUDS @ 16" o.c.

**IW-D**
RATING:
NO RATING



1/2" GYPSUM WALLBOARD
2X4 WOOD STUDS @ 16" o.c.
3" MINERAL FIBER SOUND BATTS
1/2" GYPSUM WALLBOARD

**IW-E**
RATING:
NO RATING

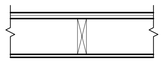


1/2" GYPSUM WALLBOARD
2X6 WOOD STUDS @ 16" o.c.
3" MINERAL FIBER SOUND BATTS
1/2" GYPSUM WALLBOARD

**IW-F**
RATING:
NO RATING

1/2" GYPSUM WALLBOARD
2X6 WOOD STUDS @ 16" o.c.

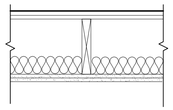
**IW-G**
RATING:
NO RATING



⅝" TYPE'X' GWB
⅝" GWB
2X6 WOOD STUDS @ 16" o.c.
⅝" TYPE 'X' GWB

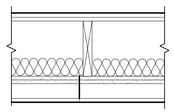
## Floor/Ceiling Assemblies

**FC-A**
RATING: 1 HOUR
TEST: UL #L528



3/4" GYPSUM CONCRETE
3/4" T&G PLYWOOD SUBFLOOR
WOOD JOISTS @ 16 O.C.
(REFER TO STRUCTURAL DRAWINGS)
3" FIBERGLASS SOUND BATS
2 LAYERS ⅝" TYPE 'X' GWB

**FC-B**
RATING: 1 HOUR
TEST: GA FILE #FC5406

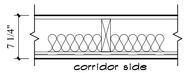


3/4" GYPSUM CONCRETE
3/4" T&G PLYWOOD SUBFLOOR
WOOD JOISTS @ 16 O.C.
(REFER TO STRUCTURAL DRAWINGS)
3" FIBERGLASS SOUND BATS
2 LAYERS ⅝" TYPE 'X' GWB

SUSPENDED CEILING BELOW IS NOT PART OF THE REQUIRED FIRE ASSEMBLY.

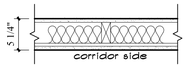
## Fire Separation Walls

**PW-A**
RATING: 1 HOUR
TEST: UL #U311
STC = EST. 55



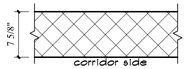

5/8" TYPE 'X' GWB
2X6 WOOD STUDS @ 16" o.c.
3" MINERAL FIBER SOUND BATTS
1/2" RESILIENT CHANNELS
5/8" TYPE 'X' GWB

**PW-B**
RATING: 1 HOUR
TEST: UL #U309
STC = EST. 55




5/8" TYPE 'X' GWB
2X4 WOOD STUDS @ 24" o.c.
3" MINERAL FIBER SOUND BATTS
1/2" RESILIENT CHANNELS
5/8" TYPE 'X' GWB

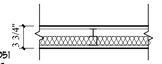
**PW-C**
RATING: 2 HOUR
TEST: UL #U306
STC = EST. 55




NOMINAL 8" CONCRETE MASONRY UNIT

## Shaft Wall Assemblies

**SW-A**
RATING: 2 HOURS
TEST: GA FILE WP7051
NON-LOAD BEARING




½" TYPE 'X' GYPSUM WALLBOARD
1" TYPE 'X' GYPSUM PANEL (VERTICAL)
"CH" CHANNELS BETWEEN PANELS
½" GLASS FIBER BATT INSULATION
½" TYPE 'X' GYPSUM WALLBOARD

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Mario Ponte
101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Wall/Floor Types
Floor/Ceiling Types
Roof/Ceiling Types

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

ISSUED / DRAWN BY



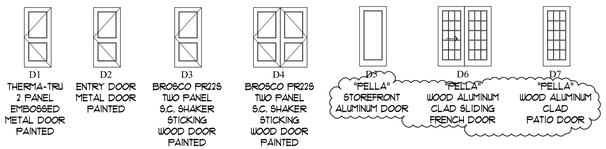
REVISED / REVISED BY

JOB NO: 21006

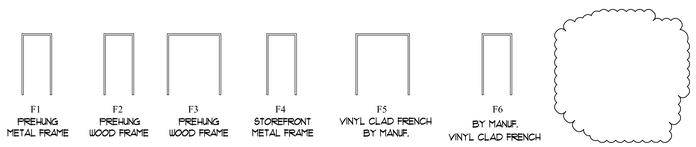
SHEET NUMBER
A-5.1

# DOOR SCHEDULE

| DOOR NO. | DOOR TYPE | DOOR MAT'L | DOOR W x H x T | DOOR FINISH | FRAME TYPE | FRAME MAT'L | FRAME FINISH | DETAILS JAMB | DETAILS HEAD | DETAILS SILL | RATING (min.) | HDWE SET | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| B100 | NOT USED | | | | | | | | | | | | |
| B101 | D8 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 60 | | |
| B102 | D8 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 60 | | |
| B103 | D8 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 60 | | |
| B104a | D8 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 60 | | |
| 100 | D10 | ALUM. | (2)3'-0"X6'-8"X1 3/4" | ANODIZED | F4 | ALUM. | ANODIZED | | | | | | |
| 101a | D8 | ALUM. | 3'-0"X6'-8"X1 3/4" | ANODIZED | F4 | ALUM. | ANODIZED | | | | | | |
| 101b | D8 | ALUM. | 3'-0"X6'-8"X1 3/4" | ANODIZED | F4 | ALUM. | ANODIZED | | | | | | |
| 101c | D8 | ALUM. | 3'-0"X6'-8"X1 3/4" | ANODIZED | F4 | ALUM. | ANODIZED | | | | | | |
| 102 | D1 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | | | |
| 103a | D8 | ALUM. | 3'-0"X6'-8"X1 3/4" | ANODIZED | F4 | ALUM. | ANODIZED | | | | | | |
| 103b | D8 | ALUM. | 3'-0"X6'-8"X1 3/4" | ANODIZED | F4 | ALUM. | ANODIZED | | | | | | |
| 103c | D8 | ALUM. | 3'-0"X6'-8"X1 3/4" | ANODIZED | F4 | ALUM. | ANODIZED | | | | | | |
| 104 | D1 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | | | |
| 200 | NOT USED | | | | | | | | | | | | |
| 300 | NOT USED | | | | | | | | | | | | |
| UNIT No. 1 and UNIT No. 2 | | | | | | | | | | | | | |
| 01 | D2 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 20 | | |
| 02 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 03 | NOT USED | | | | | | | | | | | | |
| 04 | D7 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F6 | CLAD | MANUF. | | | | | | |
| 05 | D4 | WOOD | (2)3'-0"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| 06 | NOT USED | | | | | | | | | | | | |
| 07 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 08 | D4 | WOOD | (2)3'-0"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| 09 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| UNIT No. 3 | | | | | | | | | | | | | |
| 01 | D2 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 20 | | |
| 02 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 03 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 04 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 05 | D4 | WOOD | (2)2'-0"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| 06 | D3 | WOOD | 1'-6"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 07 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 08 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 09 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| UNIT No.4 | | | | | | | | | | | | | |
| 01 | D2 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 20 | | |
| 02 | D3 | WOOD | 2'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 03 | NOT USED | | | | | | | | | | | | |
| 04 | NOT USED | | | | | | | | | | | | |
| 05 | D4 | WOOD | (2)2'-0"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| 06 | D3 | WOOD | 1'-6"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 07 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 08 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 09 | D4 | WOOD | (2)3'-0"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| UNIT No. 5 | | | | | | | | | | | | | |
| 01 | D2 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 20 | | |
| 02 | D3 | WOOD | 1'-6"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 03 | NOT USED | | | | | | | | | | | | |
| 04 | D4 | WOOD | (2)2'-0"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| 05 | D3 | WOOD | 1'-6"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 06 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | | | | | | | |
| 07 | D4 | WOOD | (2)2'-6"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| 08 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | | | | | | | |
| 09 | NOT USED | | | | | | | | | | | | |
| 10 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 11 | D4 | WOOD | (2)2'-6"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| UNIT No. 6 | | | | | | | | | | | | | |
| 01 | D2 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 20 | | |
| 02 | D4 | WOOD | (2)2'-6"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| 03 | NOT USED | | | | | | | | | | | | |
| 04 | NOT USED | | | | | | | | | | | | |
| 05 | D4 | WOOD | (2)2'-0"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| 06 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 07 | NOT USED | | | | | | | | | | | | |
| 08 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 09 | D4 | WOOD | (2)2'-6"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| UNIT No. 7 | | | | | | | | | | | | | |
| 01 | D2 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 20 | | |
| 02 | D4 | WOOD | (2)3'-0"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| 03 | NOT USED | | | | | | | | | | | | |
| 04 | D6 | WOOD | (2)3'-0"X6'-8"X1 3/4" | PAINT | F5 | CLAD | MANUF. | | | | | | |
| 05 | NOT USED | | | | | | | | | | | | |
| 06 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 07 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 08 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 09 | D4 | WOOD | (2)2'-0"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| 10 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 11 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 12 | D4 | WOOD | (2)2'-6"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| UNIT No.8 | | | | | | | | | | | | | |
| 01 | D2 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 20 | | |
| 02 | D4 | WOOD | (2)3'-0"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| 03 | NOT USED | | | | | | | | | | | | |
| 04 | D6 | WOOD | (2)3'-0"X6'-8"X1 3/4" | PAINT | F5 | CLAD | MANUF. | | | | | | |
| 05 | NOT USED | | | | | | | | | | | | |
| 06 | D3 | WOOD | 1'-6"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 07 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 08 | D3 | WOOD | 1'-6"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 09 | D3 | WOOD | 2'-6"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 10 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 11 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 12 | D4 | WOOD | (2)2'-6"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| 13 | D3 | WOOD | 3'-0"X6'-8"X1 3/4" | PAINT | F2 | WOOD | PAINT | | | | | | |
| 14 | D4 | WOOD | (2)2'-6"X6'-8"X1 3/4" | PAINT | F3 | WOOD | PAINT | | | | | | |
| STB100a | D8 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 90 | | |
| STB100b | D8 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 90 | | |
| ST100 | D8 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 90 | | |
| ST200 | D8 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 90 | | |
| ST300 | D8 | METAL | 3'-0"X6'-8"X1 3/4" | PAINT | F1 | METAL | PAINT | | | | 90 | | |



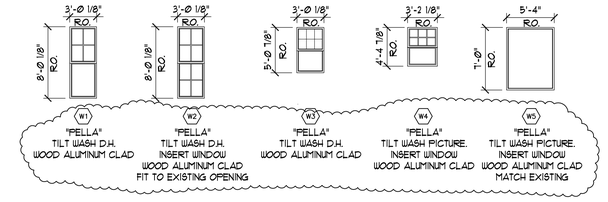

DOOR TYPES

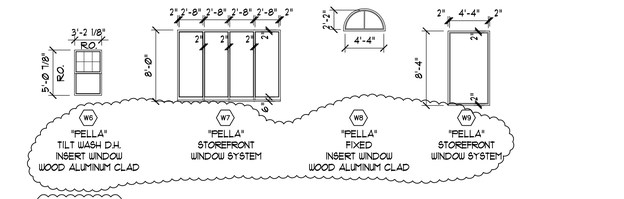


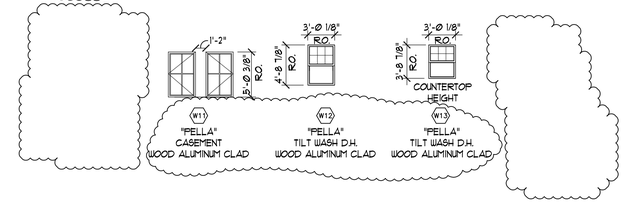

FRAME TYPES

GENERAL NOTES

1. PROVIDE TEMPERED GLASS AT ALL GLAZING PANELS BELOW 18" A.F.F. NOTE FULL GLASS DOORS WITH SILLS BELOW 18" A.F.F. WILL REQUIRE A TEMPERING OF ENTIRE PANEL.
2. PROVIDE INSULATED GLASS AND FRAMES AT EXTERIOR LOCATIONS TYPICAL. REFER TO 1/4" PLAN FOR LOCATIONS.
3. ALL DOORS TO HAVE TRUE INTERSAL MUNTIN LOCATIONS AS INDICATED IN SCHEDULE.
4. PROVIDE INSULATED DOORS AND FRAMES AT EXTERIOR LOCATIONS. TYPICAL REFER TO 1/4" PLANS FOR LOCATIONS.
5. PROVIDE FLOOR DOOR STOPS WHERE EVER DOOR HANDLE CONTACTS ANOTHER SURFACE. WHERE DOOR STOPS ARE NOT FEASIBLE, PROVIDE DOOR STOP.
6. SOLID WEATHER STRIPPING SEAL AT ALL EXTERIOR DOORS.
7. ALL INTERIOR DOOR HARDWARE TO BE BRUSHED NICKEL. VERIFY WITH OWNER.
8. ALL EXTERIOR DOOR HARDWARE TO BE STAINLESS STEEL. VERIFY WITH OWNER.
9. PROVIDE SMOKE SEAL AT ALL APARTMENT DOORS TO CORRIDORS.





WINDOW TYPES

ALL WINDOWS TO BE PELLA WOOD ALUMINUM CLAD WINDOWS WITH DOUBLE PANE LOW E OR PASSIVE SUN GLASS WITH FIXED INTERNAL GRILLES/LIFETIME WARRANTY UNLESS OTHERWISE NOTED

DOUBLE HUNG WINDOWS TO BE PROVIDED WITH FULL HEIGHT ALUMINUM INSECT SCREENS.

# ROOM FINISH SCHEDULE

| ROOM NO. | ROOM NAME | FLOOR: VINYL PLANK | FLOOR: CERAMIC TILE | FLOOR: CONCRETE | FLOOR: CARPET | BASE: CERAMIC TILE BASE | BASE: WOOD BASE | BASE: VINYL BASE | BASE: NO BASE | WALL: WALLBOARD - PAINTED | WALL: CONCRETE | WALL: CERAMIC TILE | CEILING: WALLBOARD - PAINTED | CEILING: ACOUSTICAL CEILING TILE | CEILING: VINYL HEAD BOARD SOFFIT | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| B100 | CORRIDOR | | | ● | | | ● | | | ● | ● | | ● | | | |
| B101 | WATER | | | ● | | | | | ● | ● | ● | | ● | | | |
| B102 | ELECTRIC | | | ● | | | | | ● | ● | ● | | ● | | | |
| B103 | CMU | | | ● | | | | | ● | ● | ● | | ● | | | |
| 100 | CORRIDOR | ● | | | | | ● | | | ● | ● | | ● | | | |
| 101 | RETAIL No.1 | ● | | | | | | ● | | ● | | | ● | | | |
| 102 | TOILET | | ● | | | | ● | | | ● | | | ● | | | |
| 103 | RETAIL No.2 | ● | | | | | | | | | | | | | | |
| 104 | TOILET | | ● | | | | ● | | | ● | | | ● | | | |
| UNIT No.1 and UNIT No.2 | | | | | | | | | | | | | | | | |
| 01 | ENTRY | ● | | | | | ● | | | ● | | | ● | | | |
| 02 | KITCHEN | ● | | | | | ● | | | ● | | | ● | | | |
| 03 | DINING | | | ● | | | ● | | | ● | | | ● | | | |
| 04 | LIVING | | | ● | | | ● | | | ● | | | ● | | | |
| 05 | CLOSET | | | ● | | | ● | | | ● | | | ● | | | |
| 06 | BEDROOM | | | ● | | | ● | | | ● | | | ● | | | |
| 07 | BATHROOM | | ● | | | ● | | | | ● | | | ● | | | |
| 08 | CLOSET | | | ● | | | ● | | | ● | | | ● | | | |
| 09 | UTILITY | ● | | | | | ● | | | ● | | | ● | | | |
| UNIT No.3 | | | | | | | | | | | | | | | | |
| 01 | ENTRY | ● | | | | | ● | | | ● | | | ● | | | |
| 02 | CLOSET | ● | | | | | ● | | | ● | | | ● | | | |
| 03 | KITCHEN | ● | | | | | ● | | | ● | | | ● | | | |
| 04 | LIVING/DINING | | | ● | | | ● | | | ● | | | ● | | | |
| 05 | UTILITY | ● | | | | | ● | | | ● | | | ● | | | |
| 06 | LINEN | | | ● | | | ● | | | ● | | | ● | | | |
| 07 | BATHROOM | | ● | | | ● | | | | ● | | | ● | | | |
| 08 | BEDROOM | | | ● | | | ● | | | ● | | | ● | | | |
| 09 | W.I.C. | | | ● | | | ● | | | ● | | | | | | |
| UNIT No.4 | | | | | | | | | | | | | | | | |
| 01 | ENTRY | ● | | | | | ● | | | ● | | | ● | | | |
| 02 | CLOSET | ● | | | | | ● | | | ● | | | ● | | | |
| 03 | KITCHEN | ● | | | | | ● | | | ● | | | ● | | | |
| 04 | LIVING/DINING | | | ● | | | ● | | | ● | | | ● | | | |
| 05 | UTILITY | ● | | | | | ● | | | ● | | | ● | | | |
| 06 | LINEN | | | ● | | | ● | | | ● | | | ● | | | |
| 07 | BATHROOM | | ● | | | ● | | | | ● | | | ● | | | |
| 08 | BEDROOM | | | ● | | | ● | | | ● | | | ● | | | |
| 09 | CLOSET | | | ● | | | ● | | | ● | | | ● | | | |
| UNIT No.5 | | | | | | | | | | | | | | | | |
| 01 | ENTRY | ● | | | | | ● | | | ● | | | ● | | | |
| 02 | CLOSET | ● | | | | | ● | | | ● | | | ● | | | |
| 03 | KITCHEN | ● | | | | | ● | | | ● | | | ● | | | |
| 04 | UTILITY | ● | | | | | ● | | | ● | | | ● | | | |
| 05 | LINEN | ● | | | | | ● | | | ● | | | ● | | | |
| 06 | BEDROOM No.1 | | | ● | | | ● | | | ● | | | ● | | | |
| 07 | CLOSET | | | ● | | | ● | | | ● | | | ● | | | |
| 08 | BATHROOM | | ● | | | ● | | | | ● | | | ● | | | |
| 09 | LIVING/DINING | | | ● | | | ● | | | ● | | | ● | | | |
| 10 | BEDROOM No.2 | | | ● | | | ● | | | ● | | | ● | | | |
| 11 | CLOSET | | | ● | | | ● | | | ● | | | ● | | | |
| UNIT No.6 | | | | | | | | | | | | | | | | |
| 01 | ENTRY | ● | | | | | ● | | | ● | | | ● | | | |
| 02 | CLOSET | ● | | | | | ● | | | ● | | | ● | | | |
| 03 | KITCHEN | ● | | | | | ● | | | ● | | | ● | | | |
| 04 | DINING | | | ● | | | ● | | | ● | | | ● | | | |
| 05 | UTILITY | ● | | | | | ● | | | ● | | | ● | | | |
| 06 | BATHROOM | | ● | | | ● | | | | ● | | | ● | | | |
| 07 | LIVING | | | ● | | | ● | | | ● | | | ● | | | |
| 08 | BEDROOM | | | ● | | | ● | | | ● | | | ● | | | |
| 09 | CLOSET | | | ● | | | ● | | | ● | | | ● | | | |
| UNIT No.7 | | | | | | | | | | | | | | | | |
| 01 | ENTRY | ● | | | | | ● | | | ● | | | ● | | | |
| 02 | CLOSET | ● | | | | | ● | | | ● | | | ● | | | |
| 03 | KITCHEN | ● | | | | | ● | | | ● | | | ● | | | |
| 04 | DINING | ● | | | | | ● | | | ● | | | ● | | | |
| 05 | LIVING | ● | | | | | ● | | | ● | | | ● | | | |
| 06 | UTILITY | ● | | | | | ● | | | ● | | | ● | | | |
| 07 | BATHROOM No. 2 | | ● | | | ● | | | | ● | | | ● | | | |
| 08 | BEDROOM | | | ● | | | ● | | | ● | | | ● | | | |
| 09 | CLOSET | | | ● | | | ● | | | ● | | | ● | | | |
| 10 | BEDROOM No. 1 | | | ● | | | ● | | | ● | | | ● | | | |
| 11 | BATHROOM No.1 | | ● | | | ● | | | | ● | | | ● | | | |
| 12 | CLOSET | | | ● | | | ● | | | ● | | | ● | | | |
| UNIT No.8 | | | | | | | | | | | | | | | | |
| 01 | ENTRY | ● | | | | | ● | | | ● | | | ● | | | |
| 02 | CLOSET | ● | | | | | ● | | | ● | | | ● | | | |
| 03 | KITCHEN | ● | | | | | ● | | | ● | | | ● | | | |
| 04 | DINING | ● | | | | | ● | | | ● | | | ● | | | |
| 05 | LIVING | ● | | | | | ● | | | ● | | | ● | | | |
| 06 | UTILITY | ● | | | | | ● | | | ● | | | ● | | | |
| 07 | BATHROOM No.2 | | ● | | | ● | | | | ● | | | ● | | | |
| 08 | LINEN | | ● | | | | ● | | | ● | | | ● | | | |
| 09 | LAUNDRY | ● | | | | | ● | | | ● | | | | | | |
| 10 | BEDROOM No. 1 | | | ● | | | ● | | | ● | | | ● | | | |
| 11 | BATHROOM No. 1 | | ● | | | ● | | | | ● | | | ● | | | |
| 12 | CLOSET | | | ● | | | ● | | | ● | | | ● | | | |
| 13 | BEDROOM No. 2 | | | ● | | | ● | | | ● | | | ● | | | |
| 14 | CLOSET | | | ● | | | ● | | | ● | | | ● | | | |
| ST | STAIR | | | ● | | | ● | | | ● | | | ● | | | |


THA ARCHITECTS, LLC
ARCHITECTURE • DESIGN • PLANNING • INTERIOR DESIGN
P.O. Box 88
STRATHAM, NEW HAMPSHIRE 03885
Tel: (603) 770-2491
www.thaarc.com




Mario Ponte
101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Door/Frame Types
Door Schedule
Room Finish Schedule
Window Types

Structural Engineer:
Emanuel Engineering

**Progress Set**
September 6, 2023

SCALE:

ISSUED / DRAWN BY



REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER
A-6.1

# Town of Exeter
# Historic District Commission

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX (603) 772-4709
www.exeternh.gov

## CERTIFICATE OF APPROPRIATENESS

For erection and display of

## CHANGE TO EXISTING STRUCTURE

***Official Use Only***

**Application No.** HDC # 23-8 **Fee Paid** N/A **Date Paid** N/A (mm/dd/yyyy)

*Application is hereby made for the issuance of a Certificate of Appropriateness under Zoning Ordinance Article 8.0 Historic District Regulations.*

| To be completed by Applicant | | To be completed by Town Staff | |
|---|---|---|---|
| | Yes | Yes | No |
| **Completed Renovation Application** | ☑ | ☐ | ☐ |
| **Architectural Details** (as applicable): including but not limited to window/door/ cornerboard trim, eave, railings, cupolas, brackets, shutters | ☑ | ☐ | ☐ |
| **Description of Materials** (specification sheets and/or samples): including but not limited to windows, doors, siding, trim, masonry, exterior lighting | ☑ | ☐ | ☐ |
| **Photographs:** existing site, existing structure, proposed ideas | ☑ | ☐ | ☐ |
| **Application Fee** | ☐ | ☐ | ☐ |

**Project Property Address:** 111 High Street Exeter, NH 03833

*The following information can be obtained from the Assessor's Office or Planning Department*

**Tax Map:** 71-93 **Lot No.:** _____ **Unit:** _____

***Please check the category which is appropriate to this application***

RECEIVED
AUG 30 2023
EXETER PLANNING OFFICE

- ☐ Move an existing structure to, from or within the Districts
- ☐ Demolition of all or part of an existing structure
- ☐ Change appearance (including but not limited to roofing, chimney, doors, fence, landscaping)
- ☑ Window Replacement
- ☐ Restore to original or appropriate style or period

If known, list the architect, designer and/or contractor who are or will be involved with the design and execution of the work proposed in the application: Window quotes provided by Christian Seidler of Middleton Building Supply. Work to be done by Dan MacDougall of MacDougall Builders

The described work is scheduled to begin on TBD (mm/dd/yyyy) and to be completed by TBD (mm/dd/yyyy)

Other comments: We're hoping to replace these single pane windows over time, maybe 1-2 at a time for cost savings. Most are at the rear of the house but two of them are in the front on the first floor. See current and proposed photos attached.

# Town of Exeter
# Historic District Commission

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www.exeternh.gov

***See Exeter Zoning Ordinance Section 8.0***

*Each application for a certificate of appropriateness shall be submitted on forms provided by the Historic District Commission (HDC). The application shall be presented to the Building Department of the town of Exeter, who shall record the date and receipt of the complete application. The Building Department will forward all applications to the HDC Chairperson.*

| | |
|---|---|
| Applicant Name<br>Emily & Sean Southworth | Property Owner (if different than applicant) |
| Applicant's Mailing Address<br>111 High Street | Property Owner's Mailing Address |
| City, State, Zip<br>Exeter, NH 03833 | City, State, Zip |
| Applicant's Phone Number<br>(603)244-8511 | Property Owner's Phone Number |
| Applicant's Email esouthworth43@gmail.com | Property Owner's Email |

**Signature:** _____ **Date:** _____
(Applicant, if different from Property Owner) (mm/dd/yyyy)

I attest that I represent the owner(s) of the above named property to be modified, and I authorize the applicant to represent me/us before the Exeter Historic District Commission in all matters concerning this application.

**Signature:** Emily Southworth dotloop verified 08/30/23 11:14 AM EDT RUGK-ETYF-FKMT-RFJF **Date:** 08/30/2023
(Property Owner) (mm/dd/yyyy)

*The above named owner and applicant recognize that the property is situated in the Historic District of Exeter, New Hampshire. We certify that the information contained in the application is true to the best of our knowledge and request that the Exeter Historic District Commission consider the following proposal for said property.*

**END OF APPLICATION**

Town of Exeter
Historic District Commission
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www.exeternh.gov

# Certificate of Appropriateness

*Official Use Only*

**Application No.** HDC #23-8

Date Application received by the Building Department Office 8/30/23 (mm/dd/yyyy)

Date Application accepted by Historic District Commission _____ (mm/dd/yyyy)

Date Public Hearing held by Historic District Commission _____ (mm/dd/yyyy)

**Disposition of Application:**

- ☐ Disapproved
- ☐ Approved as submitted
- ☐ Approved with conditions listed below

**Authorized Signature:** _____

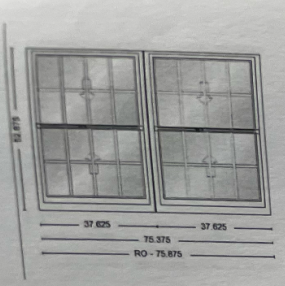
**Date of Authorization:** _____

**Conditions of Approval:**

Emily & Sean Southworth
111 High Street Exeter, NH 03833 Application for Window Replacements

Current front window - right side of house when facing from the street:

Proposed front window right side of house replacement:




| Item | Qty | Operation | Location | Unit Price | Ext. Price |
|---|---|---|---|---|---|
| 400 | 3 | AA-AA | Front 1st floor windows and chase bedroom | $2,289.57 | $6,868.71 |

**RO Size = 75 7/8" x 52 7/8"** **Unit Size = 75 3/8" x 52 7/8"**

Mull: Factory Mulled, Andersen Ribbon Mull, 1/8 Non Reinforced Material
TW3042-2, Unit, 400 Series Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 4 Wide, 2 High, Colonial Pattern, White, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: 6 9/16" Interior Extension Jamb Pine / Unfinished Standard Perimeter Complete Unit Extension Jambs, Job Site Applie

Optional Lock Hardware 1: TW Traditional White PN:9069433
Insect Screen 1: 400 Series Double-Hung, TW3042 Full Screen Aluminum White PN:1610139
Optional Lock Hardware 1: TW Traditional White PN:9069433
Insect Screen 1: 400 Series Double-Hung, TW3042 Full Screen Aluminum White PN:1610139
Extension Jamb 1: TW 75.375 x 52.875 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Head and Sill Job Site Applied PN:1636634
Extension Jamb 2: TW 75.375 x 52.875 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Sides Job Site Applied PN:1636223

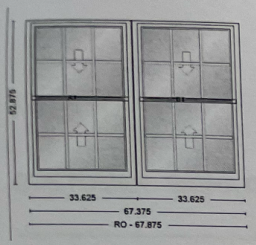
| Unit # | U-Factor | SHGC | ENERGY STAR | Clear Opening/Unit # | Width | Height | Area (Sq. Ft) |
|---|---|---|---|---|---|---|---|
| A1 | 0.3 | 0.28 | NO | A1 | 33.8750 | 21.7500 | 5.13000 |
| B1 | 0.3 | 0.28 | | B1 | 33.8750 | 21.7500 | 5.13000 |

#2 Living Room Front (Brick Areas) 78 1/2 x 52 1/2".

#1 Chase Room 79 1/4 X 52 1/2"

Current front window - left side of house when facing from the street:

Proposed front window left side replacement:




| Item | Qty | Operation | Location | Unit Price | Ext. Price |
|---|---|---|---|---|---|
| 500 | 1 | AA-AA | Master Bedroom | $1,995.10 | $1,995.10 |

**RO Size = 67 7/8" x 52 7/8"** **Unit Size = 67 3/8" x 52 7/8"**

Mull: Factory Mulled, Andersen Ribbon Mull, 1/8 Non Reinforced Material
TW2842-2, Unit, 400 Series Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: 6 9/16" Interior Extension Jamb Pine / Unfinished Standard Perimeter Complete Unit Extension Jambs, Job Site Applie

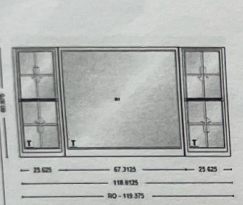
Optional Lock Hardware 1: TW Traditional White PN:9069433
Insect Screen 1: 400 Series Double-Hung, TW2842 Full Screen Aluminum White PN:1610131
Optional Lock Hardware 1: TW Traditional White PN:9069433
Insect Screen 1: 400 Series Double-Hung, TW2842 Full Screen Aluminum White PN:1610131
Extension Jamb 1: TW 67.375 x 52.875 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Head and Sill Job Site Applied PN:1636229
Extension Jamb 2: TW 67.375 x 52.875 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Sides Job Site Applied PN:1636223

| Unit # | U-Factor | SHGC | ENERGY STAR | Clear Opening/Unit # | Width | Height | Area (Sq. Ft) |
|---|---|---|---|---|---|---|---|
| A1 | 0.3 | 0.28 | NO | A1 | 29.8750 | 21.7500 | 4.53000 |
| B1 | 0.3 | 0.28 | | B1 | 29.8750 | 21.7500 | 4.53000 |

68" x 52 1/2"

Current rear window right side:

Proposed rear window right side replacement:




| Item | Qty | Operation | Location | Unit Price | Ext. Price |
|---|---|---|---|---|---|
| 100 | 1 | AA - Fixed - AA | None Assigned | $3,124.75 | $3,124.75 |

**RO Size = 119 3/8" x 60 7/8"** **Unit Size = 118 13/16" x 60 7/8"**

Mull: Factory Mulled, Andersen Ribbon Mull, 1/8 Non Reinforced Material
TW20410 - DHP56410 - TW20410, Unit, Unit 1, 3: 400 Series Double-Hung, Unit 2: 400 Series Picture Window-DH, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Unit 1 3: AA, Unit 2: Fixed, Dual Pane Low-E4 Unit 1 Lower, 2 Glass, 3 Lower: Tempered Unit 1 Upper, 3 Upper: Standard Argon Fill Fu Divided Light (FDL) 2 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Gril Spacer, Traditional, 1 Sash Locks White, WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: 6 9/16" Interior Extension Jamb Pine / Unfinished Standard Perimeter Complete Unit Extension Jambs, Job Site Applie

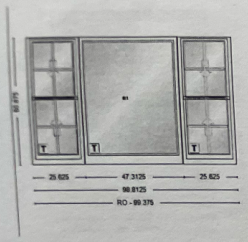
Optional Lock Hardware 1: TW Traditional White PN:9069433
Insect Screen 1: 400 Series Double-Hung, TW20410 Full Screen Aluminum White PN:1610164
DHP Trim Kit: DHP56410 Pine PN:9162421
Optional Lock Hardware 1: TW Traditional White PN:9069433
Insect Screen 1: 400 Series Double-Hung, TW20410 Full Screen Aluminum White PN:1610164
Extension Jamb 1: Unit 1, 3: TW Unit 2: DHP 118.8125 x 60.875 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Top Job Site Applied PN:1636638
Extension Jamb 2: Unit 1, 3: TW Unit 2: DHP 118.8125 x 60.875 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Sides Job Site Applied PN:1636215
Extension Jamb 3: Unit 1, 3: TW Unit 2: DHP 118.8125 x 60.875 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Bottom Job Site Applied PN:1636638

| Unit # | U-Factor | SHGC | ENERGY STAR | Clear Opening/Unit # | Width | Height | Area (Sq. Ft) |
|---|---|---|---|---|---|---|---|
| A1 | 0.31 | 0.28 | NO | A1 | 21.8750 | 25.7500 | 3.93000 |
| B1 | 0.29 | 0.33 | | C1 | 21.8750 | 25.7500 | 3.93000 |
| C1 | 0.31 | 0.28 | | | | | |

118 3/4 x 60 1/2"

Current rear window left side:

Proposed rear window left side replacement:




| Item | Qty | Operation | Location | Unit Price | Ext. Price |
|---|---|---|---|---|---|
| 200 | 1 | AA - Fixed - AA | None Assigned | $2,948.31 | $2,948.31 |

**RO Size = 99 3/8" x 60 7/8"** **Unit Size = 98 13/16" x 60 7/8"**

Mull: Factory Mulled, Andersen Ribbon Mull, 1/8 Non Reinforced Material
TW20410 - DHP310410 - TW20410, Unit, Unit 1, 3: 400 Series Double-Hung, Unit 2: 400 Series Picture Window-DH, Equal Sash
White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Unit 1
3: AA, Unit 2: Fixed, Dual Pane Low-E4 Unit 1 Lower, 2 Glass, 3 Lower: Tempered Unit 1 Upper, 3 Upper: Standard Argon Fill Fu
Divided Light (FDL) 2 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Gril
Spacer, Traditional, 1 Sash Locks White, WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: 6 9/16" Interior Extension Jamb Pine / Unfinished Standard Perimeter Complete Unit Extension Jambs, Job Site Applie

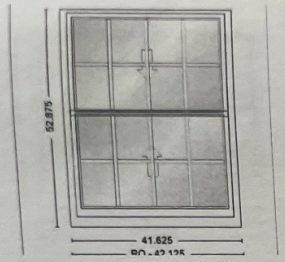
Optional Lock Hardware 1: TW Traditional White PN:9069433
Insect Screen 1: 400 Series Double-Hung, TW20410 Full Screen Aluminum White PN:1610164
DHP Trim Kit: DHP310410 Pine PN:9162397
Optional Lock Hardware 1: TW Traditional White PN:9069433
Insect Screen 1: 400 Series Double-Hung, TW20410 Full Screen Aluminum White PN:1610164
Extension Jamb 1: Unit 1, 3: TW Unit 2: DHP 98.8125 x 60.875 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Top Job Site Applied PN:1636638
Extension Jamb 2: Unit 1, 3: TW Unit 2: DHP 98.8125 x 60.875 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Sides Job Site Applied PN:1636215
Extension Jamb 3: Unit 1, 3: TW Unit 2: DHP 98.8125 x 60.875 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Bottom Job Site Applied PN:1636638

| Unit # | U-Factor | SHGC | ENERGY STAR | Clear Opening/Unit # | Width | Height | Area (Sq. Ft) |
|---|---|---|---|---|---|---|---|
| A1 | 0.31 | 0.28 | NO | A1 | 21.8750 | 25.7500 | 3.93000 |
| B1 | 0.29 | 0.33 | | C1 | 21.8750 | 25.7500 | 3.93000 |
| C1 | 0.31 | 0.28 | | | | | |

99" x 63 1/2"

Upstairs rear door - want to change to window because the doors outside is rotting and will be children’s room:

Proposed new window for rear door replacement:




| Item | Qty | Operation | Location | Unit Price | Ext. Price |
|---|---|---|---|---|---|
| 300 | 1 | AA | Living room | $1,153.00 | $1,153.00 |

**RO Size = 42 1/8" x 52 7/8"** **Unit Size = 41 5/8" x 52 7/8"**

TW3442, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 4 Wide, 2 High, Colonial Pattern, White, Pine w/Unfinished, 3/4" Grille Bar, Stainless Glass / Gri Spacer, Traditional, 1 Sash Locks White, WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: 6 9/16" Interior Extension Jamb Pine / Unfinished Standard Complete Unit Extension Jambs, Job Site Applied

Optional Lock Hardware 1: TW Traditional White PN:9069433
Insect Screen 1: 400 Series Double-Hung, TW3442 Full Screen Aluminum White PN:1610147
Extension Jamb 1: TW3442 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Head and Sill Job Site Applied PN:1636235
Extension Jamb 2: TW3442 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Sides Job Site Applied PN:1636223

| Unit # | U-Factor | SHGC | ENERGY STAR | Clear Opening/Unit # | Width | Height | Area (Sq. Ft) |
|---|---|---|---|---|---|---|---|
| A1 | 0.3 | 0.28 | NO | A1 | 37.8750 | 21.7500 | 5.74000 |

42" x 53"

# Town of Exeter
# Historic District Commission

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www.exeternh.gov

## CERTIFICATE OF APPROPRIATENESS

For erection and display of

## CHANGE TO EXISTING STRUCTURE

***Official Use Only***

**Application No.** HDC #23-9 **Fee Paid** N/A **Date Paid** N/A (mm/dd/yyyy)

*Application is hereby made for the issuance of a Certificate of Appropriateness under Zoning Ordinance Article 8.0 Historic District Regulations.*

| To be completed by Applicant | | To be completed by Town Staff | |
|---|---|---|---|
| | Yes | Yes | No |
| **Completed Renovation Application** | ☐ | ☑ | ☐ |
| **Architectural Details** (as applicable): including but not limited to window/door/ cornerboard trim, eave, railings, cupolas, brackets, shutters | ☐ | ☑ | ☐ |
| **Description of Materials** (specification sheets and/or samples): including but not limited to windows, doors, siding, trim, masonry, exterior lighting | ☐ | ☑ | ☐ |
| **Photographs:** existing site, existing structure, proposed ideas | ☐ | ☐ | ☐ |
| **Application Fee** N/A | ☐ | ☐ | ☐ |

**Project Property Address:** 100 High St.

*The following information can be obtained from the Assessor's Office or Planning Department*

**Tax Map:** 71 **Lot No.:** 51 **Unit:** 1 & 2

***Please check the category which is appropriate to this application***

RECEIVED
SEP _1 2023
EXETER PLANNING OFFICE

- ☐ Move an existing structure to, from or within the Districts
- ☐ Demolition of all or part of an existing structure
- ☒ Change appearance (including but not limited to roofing, chimney, doors, fence, landscaping)
- ☐ Window Replacement
- ☐ Restore to original or appropriate style or period

If known, list the architect, designer and/or contractor who are or will be involved with the design and execution of the work proposed in the application: Peter Thornton architect design
Greg Dawson Builder

The described work is scheduled to begin on 9/26/2023 (mm/dd/yyyy) and to be completed by 11/27/2023 (mm/dd/yyyy)

Other comments: Frame to be Pressure Treated Pine, rails to be 2x4 w/ turned PT balusters
Decking to be Trex select,
Trim to be PVC, vinyl siding & soffit to match building

# Town of Exeter
# Historic District Commission

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www.exeternh.gov

***See Exeter Zoning Ordinance Section 8.0***

*Each application for a certificate of appropriateness shall be submitted on forms provided by the Historic District Commission (HDC). The application shall be presented to the Building Department of the town of Exeter, who shall record the date and receipt of the complete application. The Building Department will forward all applications to the HDC Chairperson.*

| | |
|---|---|
| Applicant Name<br>Greg Dawson<br>Applicant's Mailing Address<br>38 General Pulaski Dr.<br>City, State, Zip<br>Salem, NH 03079<br>Applicant's Phone Number<br>603 365 8430<br>Applicant's Email dawsonsppc@hotmail.com | Property Owner (if different than applicant)<br>Joe Welsh<br>Property Owner's Mailing Address<br>1160 South St.<br>City, State, Zip<br>Portsmouth NH 03801<br>Property Owner's Phone Number<br>603 715 7570<br>Property Owner's Email jwelsh@sswnhlaw.com |

**Signature:** _____ **Date:** 08/29/2023
(Applicant, if different from Property Owner) (mm/dd/yyyy)

I attest that I represent the owner(s) of the above named property to be modified, and I authorize the applicant to represent me/us before the Exeter Historic District Commission in all matters concerning this application.

**Signature:** _____ **Date:** 9/1/2023
(Property Owner) (mm/dd/yyyy)

*The above named owner and applicant recognize that the property is situated in the Historic District of Exeter, New Hampshire. We certify that the information contained in the application is true to the best of our knowledge and request that the Exeter Historic District Commission consider the following proposal for said property.*

**END OF APPLICATION**

Town of Exeter
Historic District Commission
10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709
www.exeternh.gov

# Certificate of Appropriateness

*Official Use Only*

**Application No.**_____

Date Application received by the Building Department Office _____(mm/dd/yyyy)

Date Application accepted by Historic District Commission _____(mm/dd/yyyy)

Date Public Hearing held by Historic District Commission _____(mm/dd/yyyy)

**Disposition of Application:**

- ☐ Disapproved
- ☐ Approved as submitted
- ☐ Approved with conditions listed below

**Authorized Signature:**_____

**Date of Authorization:**_____

**Conditions of Approval:**

Dawson's PPC Inc.

38 General Pulaski Drive

Salem, NH 03079

September 1, 2023

Exeter Historic District Commission

10 Front Street

Exeter, NH 03833

Attn: Barbara McEvoy

Dear Ms. McEvoy,

My name is Greg Dawson of Dawson's PPC Inc. and we have been contracted to perform repair work at 100 High Street in Exeter, NH. The scope of work to be performed is as follows:

Property owners want to separate decks connecting Building A and Building B at 100 High Street.

Building A construct a new covered porch. Roof asphalt to match, trim pine with white metal wrap to match, vinyl soffit to match, trex select pebble grey color decking. Pressure treated 2x4 railing with turned ballusters.

Building B – Rebuild deck as is, stairs to the front and to the back. New pressure treated frame footings as needed, trex select pebble grey decking , 2x4 pressure treated rails with turned ballusters.

Restrictions - No composite rails.

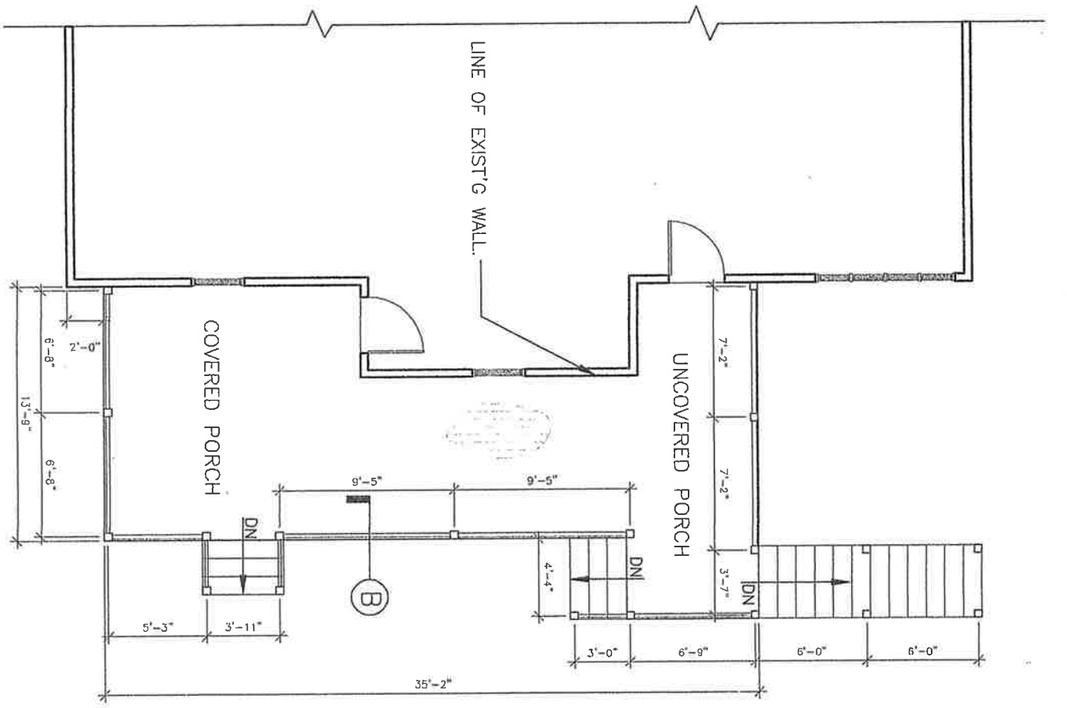
If you have any questions or concerns, please contact me at 603-365-8438.

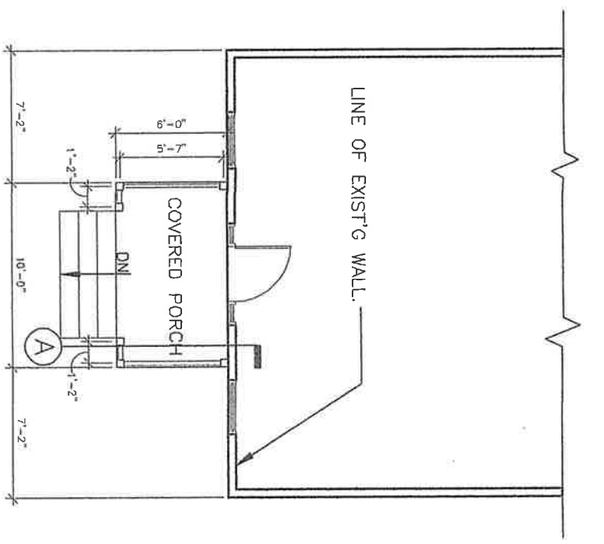
Sincerely,

Greg Dawson

# PROPOSED PORCH PLANS

SCALE: 0 1 2 4 6 8 10 12



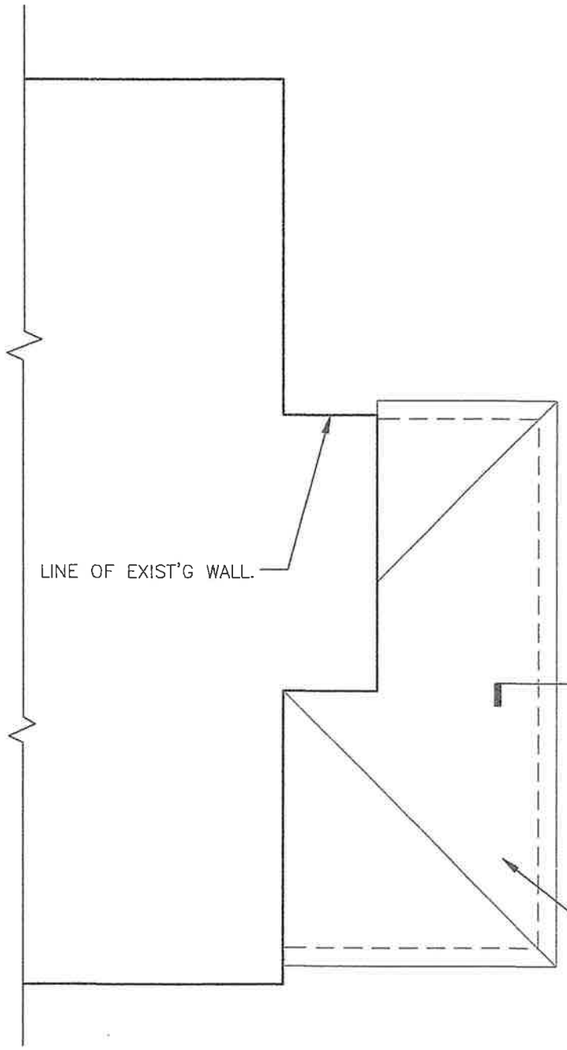

PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE – LICENSED
THOMAS M. CALLERY No. 6763

Project Title
PROPOSED PORCH RENOVATIONS
100 HIGH STREET
EXETER, NH

Drawing Title
PROPOSED PORCH PLANS

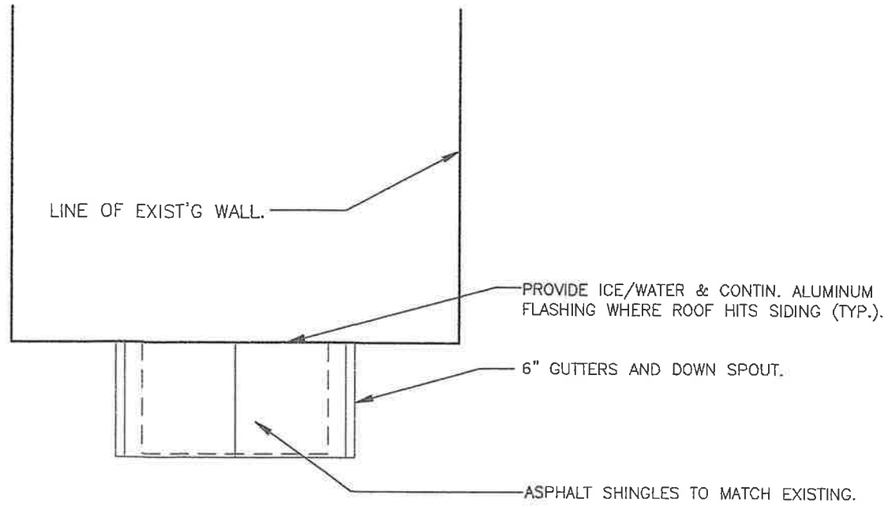

DRAWN BY:
PETER P. TUMMINO
978-808-4573


| | |
|---|---|
| Drawn By | PPT |
| Scale | 1/8" = 1'-0" |
| Date | 07.14.23 |
| Drawing Number | 1 |




EXIST'G. PORCH ROOF PLAN

SCALE: 0 1 2 4 6 8 10 12




PROPOSED PORCH ROOF PLAN

Thomas M. Callery

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – THOMAS M. CALLERY No. 6763 LICENSED

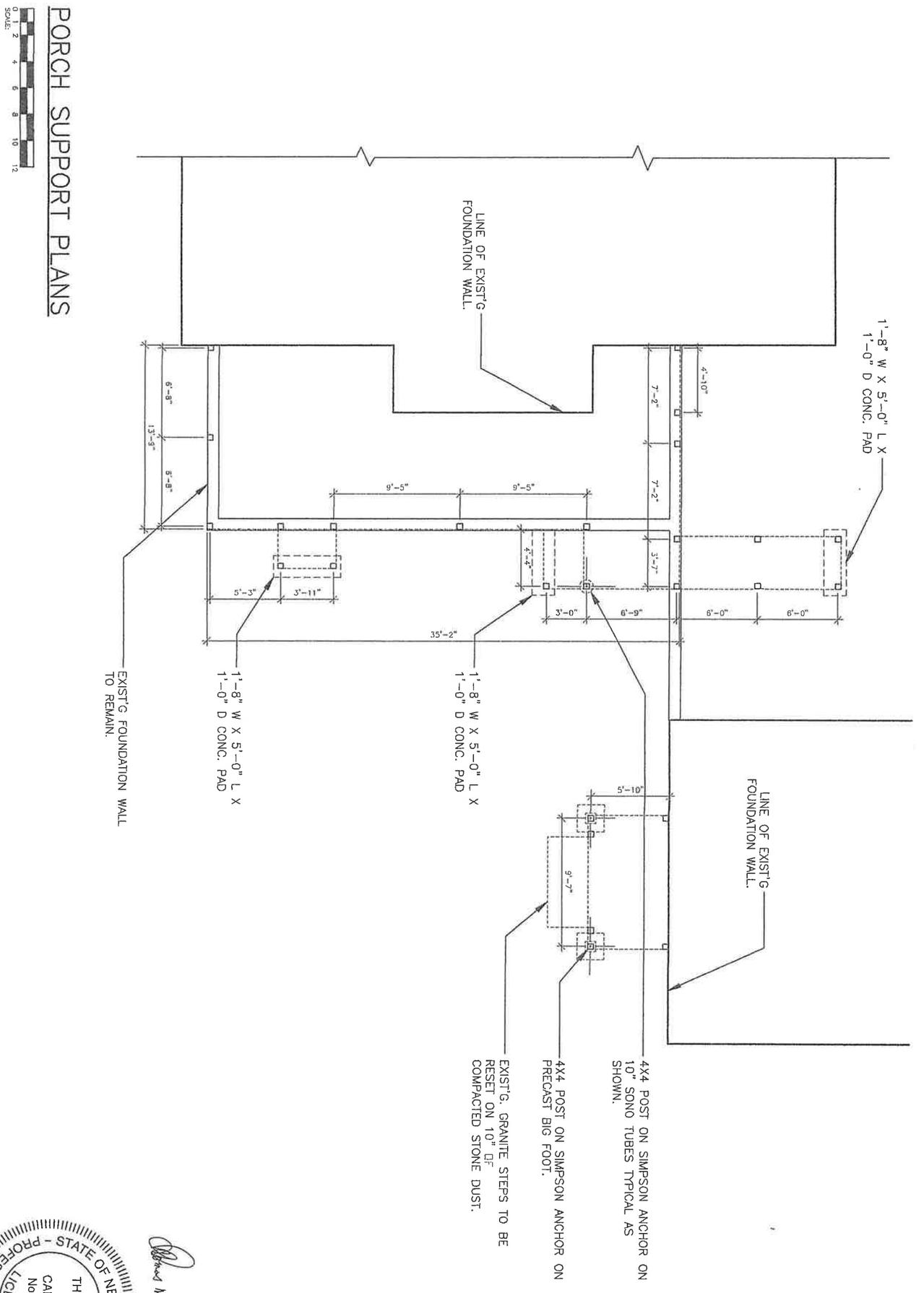
DRAWN BY:
PETER P. TUMMINO
978-808-4573

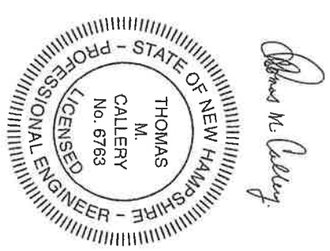
Drawn By PPT
Scale 1/8" = 1'-0"
Date 07.14.23
Drawing Number 2

Project Title
PROPOSED PORCH RENOVATIONS
100 HIGH STREET
EXETER, NH

Drawing Title
PROPOSED PORCH ROOF PLANS

# PORCH SUPPORT PLANS




Project Title

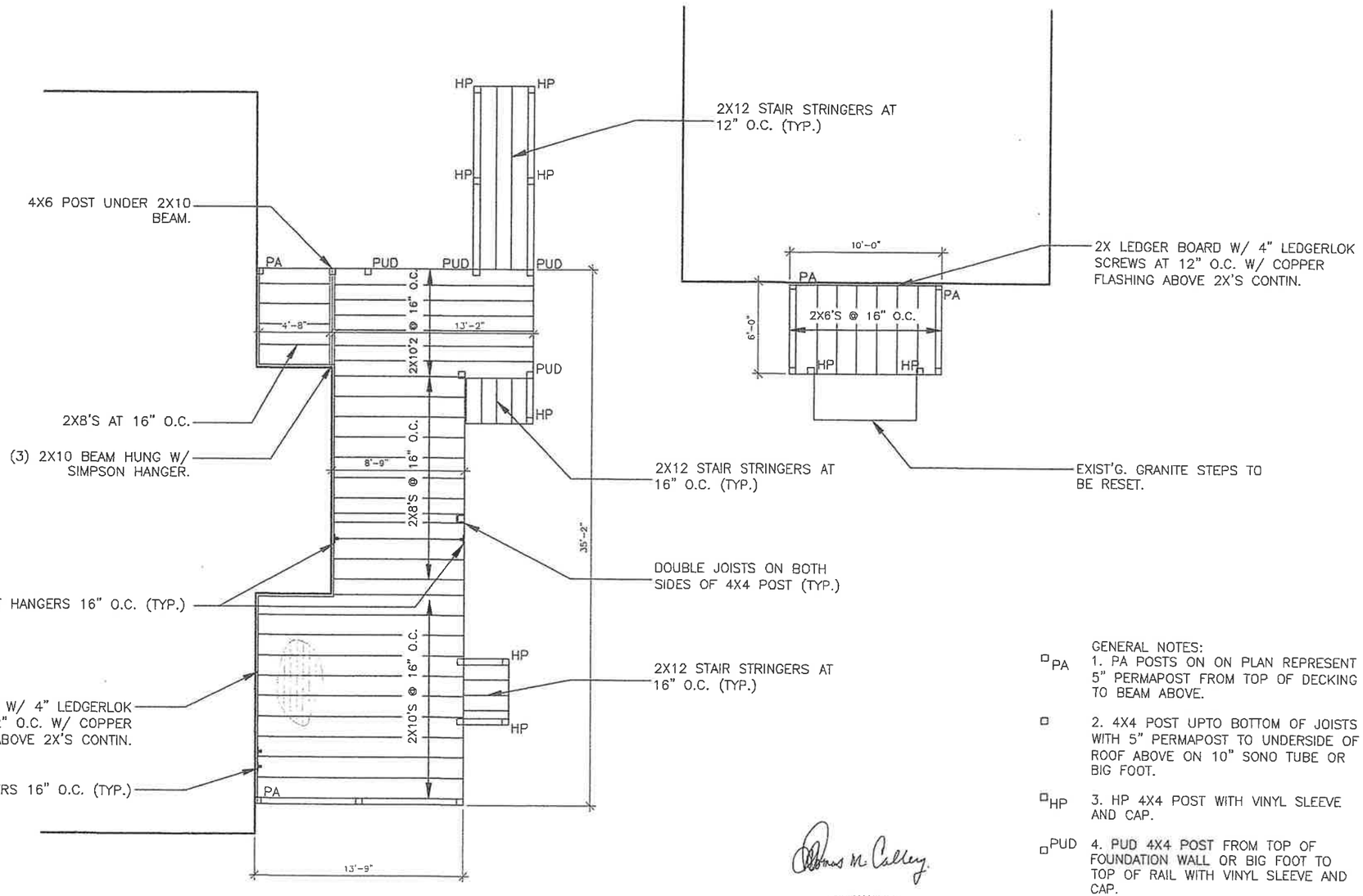
PROPOSED PORCH RENOVATIONS
101 HIGH STREET
EXETER, NH

Drawing Title

PORCH SUPPORT PLANS


DRAWN BY:
PETER P. TUMMINO
978-808-4573


| | |
|---|---|
| Drawn By | PPT |
| Scale | 1/8" = 1'-0" |
| Date | 07.14.23 |
| Drawing Number | 3 |




## PORCH FRAMING PLAN

SCALE: 0 1 2 4 6 8 10 12

GENERAL NOTES:

PA 1. PA POSTS ON ON PLAN REPRESENT 5" PERMAPOST FROM TOP OF DECKING TO BEAM ABOVE.

2. 4X4 POST UPTO BOTTOM OF JOISTS WITH 5" PERMAPOST TO UNDERSIDE OF ROOF ABOVE ON 10" SONO TUBE OR BIG FOOT.

HP 3. HP 4X4 POST WITH VINYL SLEEVE AND CAP.

PUD 4. PUD 4X4 POST FROM TOP OF FOUNDATION WALL OR BIG FOOT TO TOP OF RAIL WITH VINYL SLEEVE AND CAP.

5. ALL 2X JOISTS TO BE PRESSURE TREATED.

6. REFER TO SUPPORT PLAN FOR PORCH SUPPORT.

Thomas M. Callery

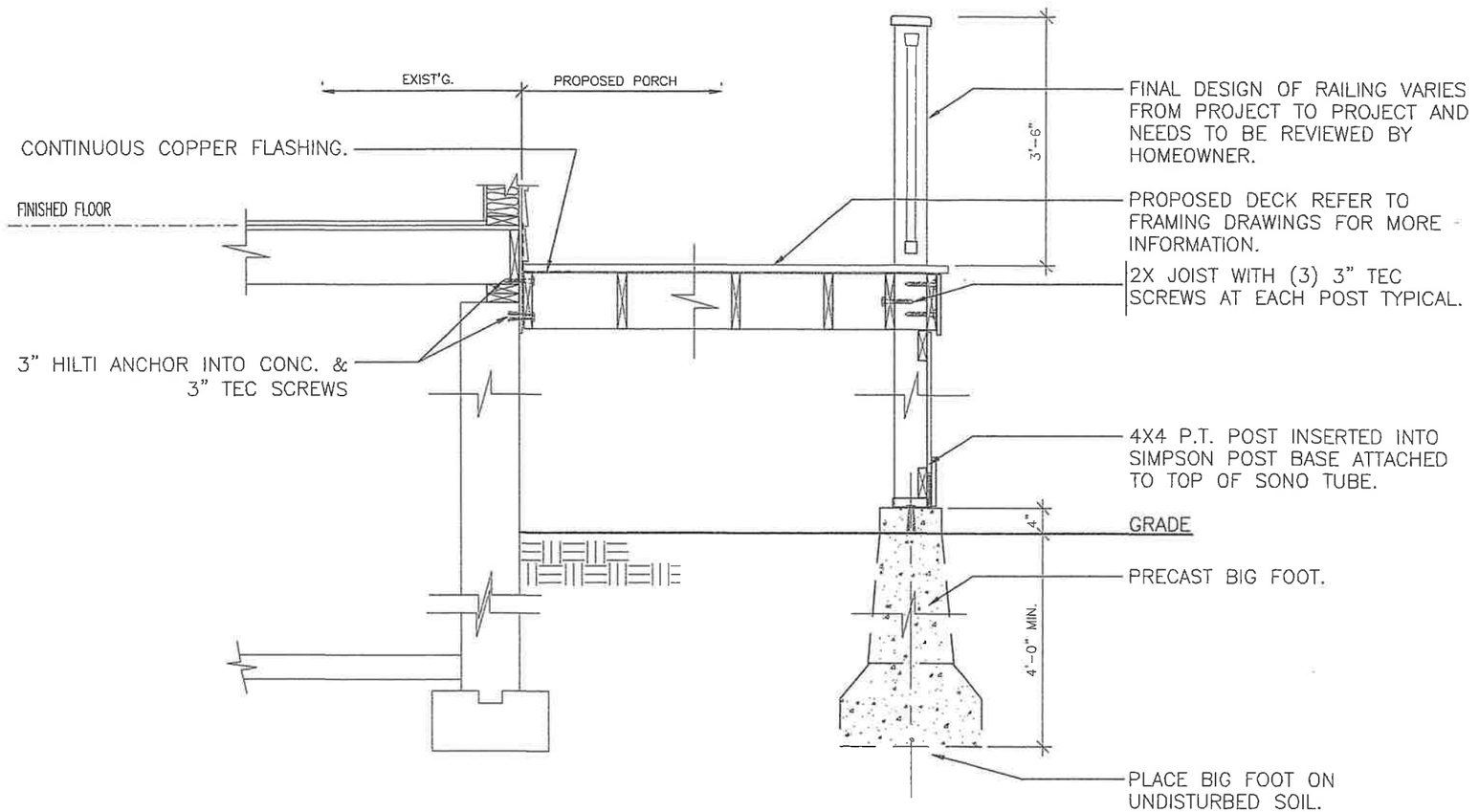
STATE OF NEW HAMPSHIRE - THOMAS M. CALLERY No. 6763 LICENSED PROFESSIONAL ENGINEER -

DRAWN BY:
PETER P. TUMMINO
978-808-4573

Drawn By PPT
Scale 1/8" = 1'-0"
Date 07.14.23
Drawing Number 4

Project Title
PROPOSED PORCH RENOVATIONS
10 HIGH STREET
EXETER, NH

Drawing Title
PORCH FRAMING PLANS




## TYPICAL PORCH SECTION–A

SCALE: 1/2" = 1'-0"

Thomas M. Callery

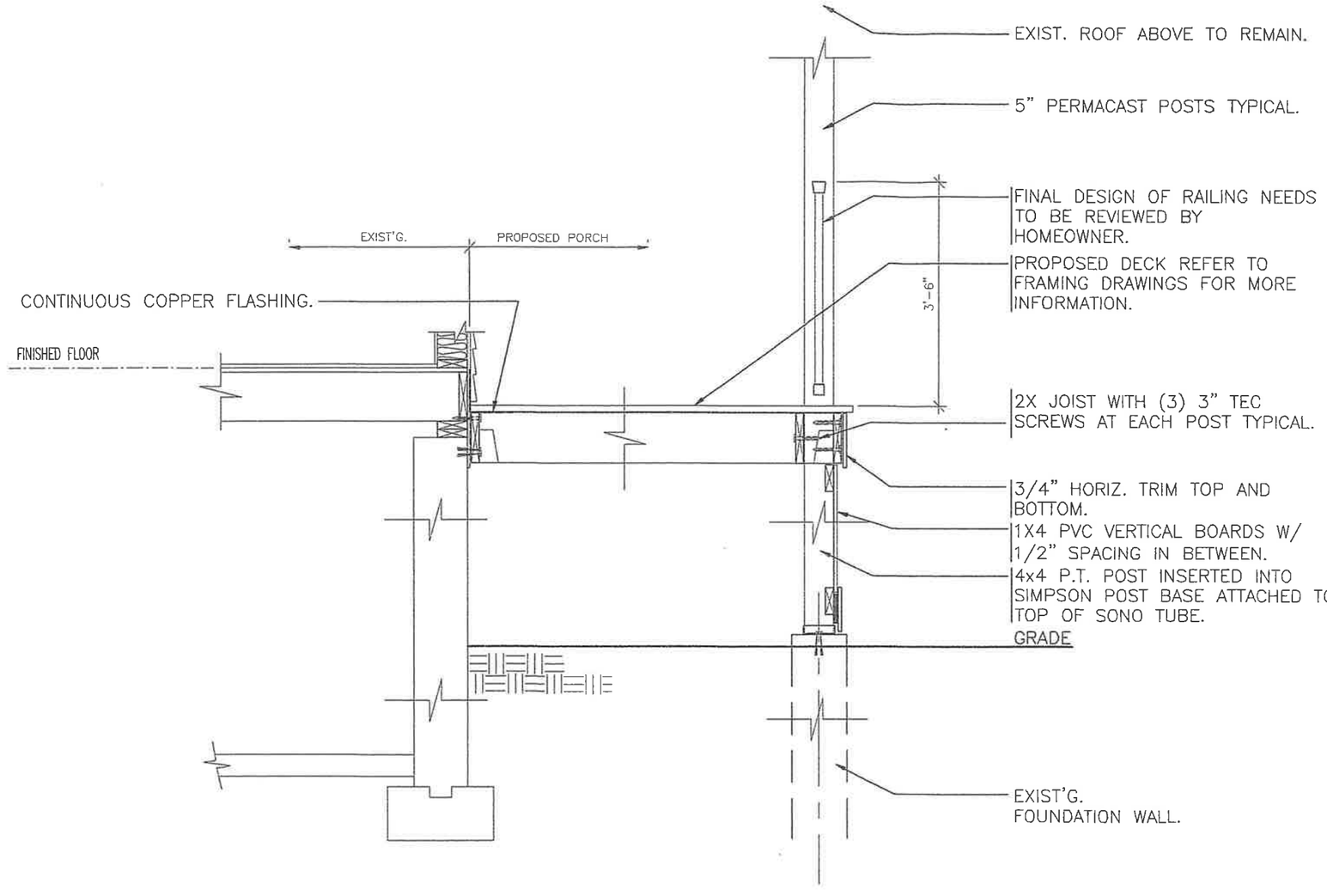
STATE OF NEW HAMPSHIRE
THOMAS M. CALLERY No. 6763
LICENSED PROFESSIONAL ENGINEER

DRAWN BY:
PETER P. TUMMINO
978-808-4573

Drawn By PPT
Scale 1/2" = 1'-0"
Date 07.14.23
Drawing Number 5

Project Title
PROPOSED PORCH RENOVATIONS
10 HIGH STREET
EXETER, NH

Drawing Title
TYPICAL PORCH SECTION–A




## TYPICAL PORCH SECTION–B

SCALE: 1/2" = 1'–0"

Thomas M. Callery

STATE OF NEW HAMPSHIRE
THOMAS M. CALLERY
No. 6763
LICENSED PROFESSIONAL ENGINEER

DRAWN BY:
PETER P. TUMMINO
978-808-4573

Drawn By PPT
Scale 1/2" = 1'–0"
Date 07.14.23
Drawing Number 6

Project Title
PROPOSED PORCH RENOVATIONS
109 HIGH STREET
EXETER, NH

Drawing Title
TYPICAL PORCH SECTION–B

**GENERAL NOTES**

1. G.C. TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD. IF THERE ARE ANY QUESTIONS, CONSULT WITH THE ENGINEER IMMEDIATELY.

2. THE G.C. IS RESPONSIBLE FOR VISITING THE SITE AND FAMILIARIZING HIMSELF WITH THE EXISTING CONDITIONS AND THESE DRAWINGS. ANY DISCREPANCIES OR INCONSISTENCIES MUST BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE BEGINNING CONSTRUCTION.

3. PERMITS AND INSPECTIONS MUST BE ATTAINED AND SCHEDULED BY THE G.C. THE G.C. SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THIS WORK.

4. PROPERTY INSURANCE AND LIABILITY INSURANCE MUST BE RETAINED BY THE GENERAL CONTRACTOR

5. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE STANDARDS INDICATED IN THESE DRAWINGS, IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, IN CONFORMANCE WITH THE REQUIREMENTS OF LOCAL BUILDING OFFICIALS, AND IN CONFORMANCE WITH GENERALLY ACCEPTED STANDARDS OF GOOD WORKMANSHIP AND GOOD BUILDING PRACTICE IN THIS REGION.

6. ALL CONSTRUCTION SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES.

7. ELECTRICAL, MECHANICAL PLUMBING AND FIRE PROTECTION SUB-CONTRACTORS SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES AND PROVIDING ALL SUBMITTALS AS REQUESTED BY THE LOCAL BUILDING OFFICIAL.

8. THE INSTALLATION AND APPLICATION OF ALL MATERIALS AND FINISHES IS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

9. ALL TYPICAL FINISHES TO BE BUILDING STANDARD AND SELECTED BY OWNER.

10. ALL EXISTING WALL SURFACES TO BE PATCHED AS NEEDED AND PROPERLY PREPARED FOR INSTALLATION OF FINISHES. WALLS TO BE SMOOTH FINISH FOR PAINT AND WALLCOVERING.

**SPECIFIC CODE NOTES**

(NOTED CODE SECTIONS REFER TO THE 2015 INTERNATIONAL RESIDENTIAL CODE (2015 IRC)) .

1. THE INDIVIDUAL CONTRACTOR IS RESPONSIBLE TO MEET THE APPROPRIATE AMENDMENTS SET FORTH IN 780 CMR 51 :

**STRUCTURAL GENERAL NOTES:**

A. STRUCTURAL DESIGN CRITERIA

1. THE STRUCTURAL DESIGN IS BASED ON THE MASSACHUSETTS STATE BUILDING CODE, 780 CMR, NINETH EDITION.

2. LIVE LOADS:

FIRST FLOOR (EXISTING)
40 PSF
RESIDENTIAL SLEEPING ROOMS
30 PSF
RESIDENTIAL OTHER THAN SLEEPING ROOMS
40 PSF
STAIRS
40 PSF

3. DEAD LOADS:

WEIGHT OF MATERIALS
M/E/P PLUS MISC
7 PSF

4. SNOW LOADS:

BASIC GROUND SNOW, Pg
40 PSF
FLAT ROOF SNOW, Pf
31.5 PSF
Ce
1
Ct
1
I
1
DRIFT
AS APPLICABLE PER CODE

5. WIND LOAD:

BASIC WIND SPEED
125 MPH
Iw
1.0
BUILDING CATEGORY
II
EXPOSURE
B

C. WOOD

1. WOOD MEMBERS SHALL BE AS PER THE DRAWINGS. MEMBERS OF EQUIVALENT STRENGTH AND STIFFNESS MAY BE SUBSTITUTED IF PERMITTED BY THE ARCHITECT/ENGINEER. FOR FLOOR JOISTS USE SPRUCE PINE FIR No. 2 AS A MINIMUM, UNLESS INDICATED OTHERWISE ON THE DRAWINGS.

2. HANGERS, CLIPS, ETC SHALL BE AS PER THE DRAWINGS. CONTRACTOR TO BRING ANY UNIDENTIFIED HANGARS, ETC TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – THOMAS M. CALLERY No. 6763 LICENSED

Thomas M. Callery

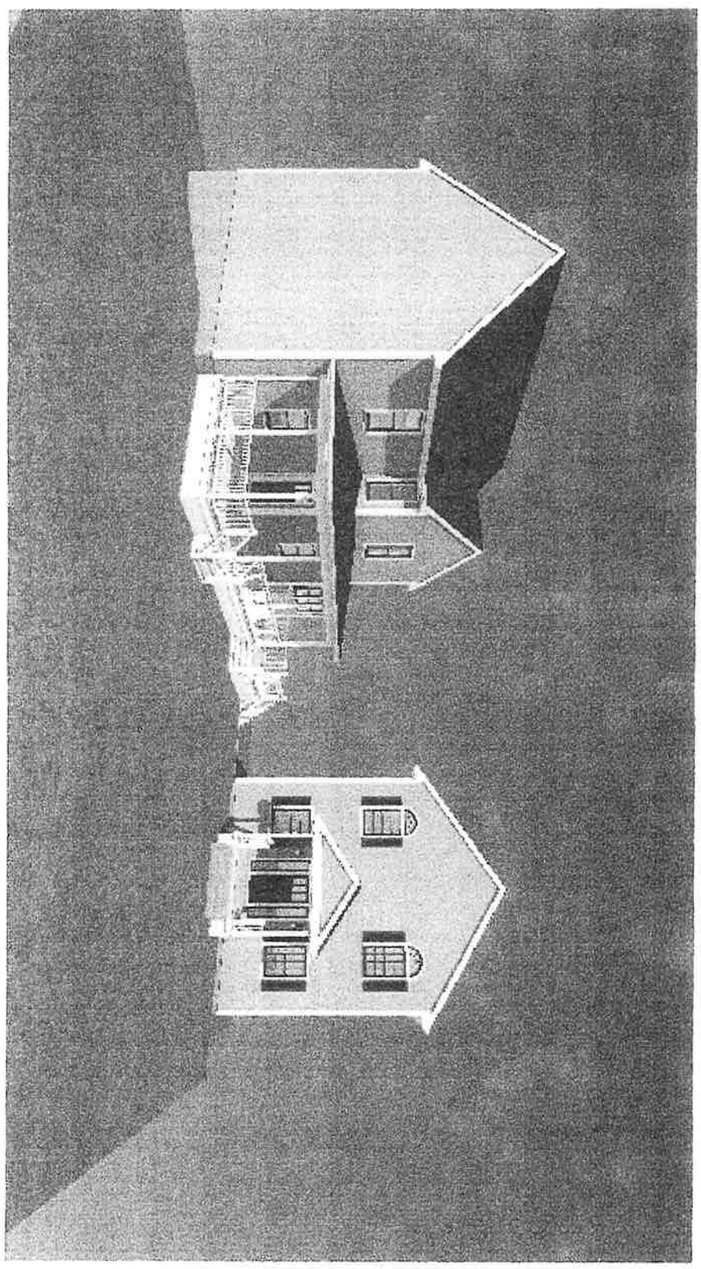
**REVIEWED**
*By Thomas M. Callery, P.E. at 9:59 am, Jul 12, 2023*

DRAWN BY:
PETER P. TUMMINO
978-808-4573

Drawn By PPT
Scale NO SCALE
Date 07.14.23
Drawing Number 7

Project Title
PROPOSED PORCH RENOVATIONS
101 HIGH STREET
EXETER, NH

Drawing Title
GENERAL NOTES



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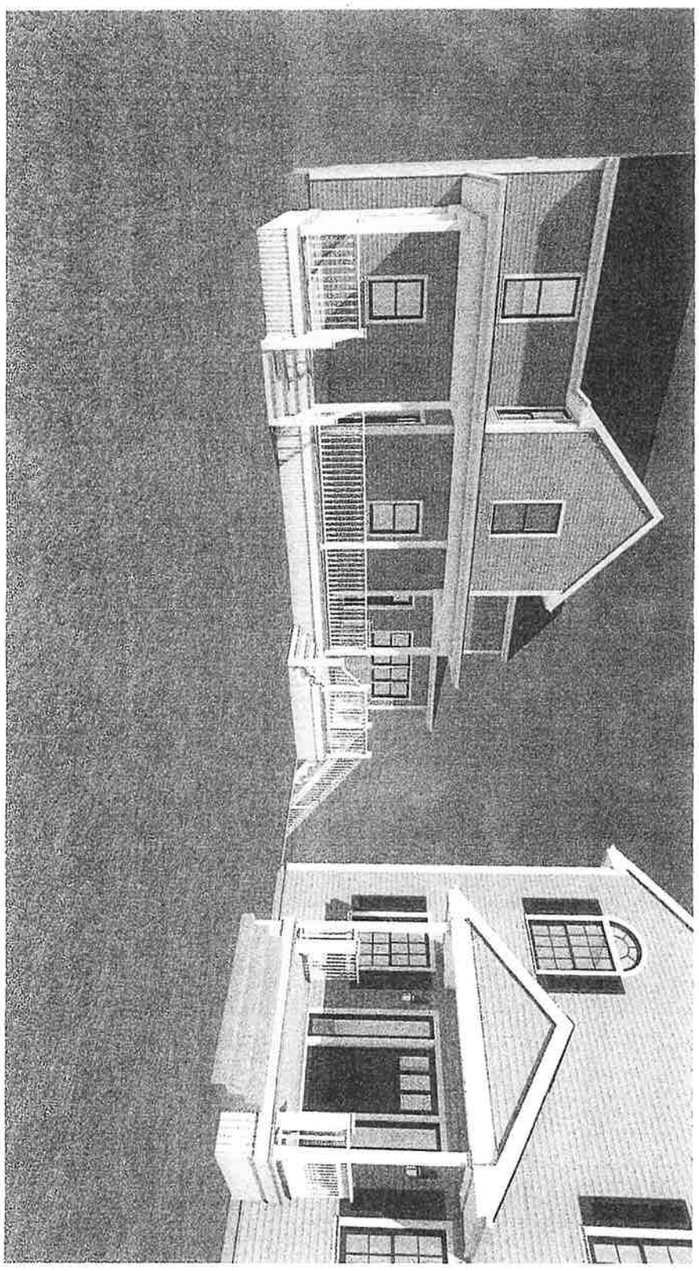

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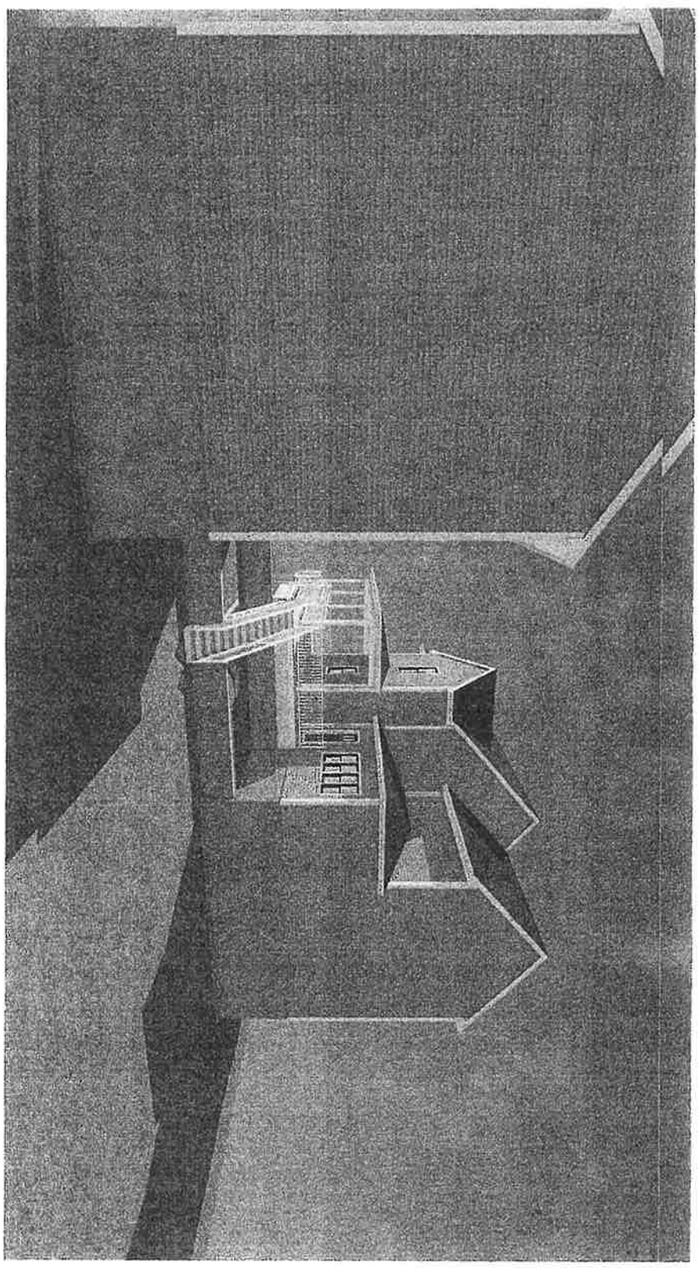

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