



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, May 16, 2024 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

A request from Mario Ponte for an amendment to a previously approved application 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.

OTHER BUSINESS

- Election of Officers
- Approval of Minutes: April 18, 2024

EXETER HISTORIC DISTRICT COMMISSION

Grayson Shephard, Chairman

Posted 05/03/24: Exeter Town Office and Town of Exeter website

- Historic District Commission
Draft Minutes
April 18, 2024

Call Meeting to Order: Kevin Kahn, Vice Chair, called meeting to order at 10 am in the Novak Room of the Exeter Town Office Building

Members Present: Pam Gjettum, Clerk, Kevin Kahn, Vice Chair, Julie Gilman, Select Board Rep. Gwen English, Planning Board Rep., Emily Heath, new member, Dave Sharples, Town Planner

New Business: Public Hearing: The application of Brayden Tuscher for an amendment to a previously approved application for revision to the proposed new construction of a two car garage with living space above on the property at 87 Front Street.
Case #23-4.

Pam gave Kevin a letter the commission received about this and Kevin read it for the record. It was from Brayden Tuscher giving his permission for Tyler Palmer to represent the project because Brayden is unable to attend for medical reasons.

Tyler Palmer spoke and said that most of it is staying the same except for the flat roof above the garage. Due to budget reasons, we are getting rid of that and then using some of the existing windows in the backside of the garage to keep within budget. This is pretty much it for changes.

Kevin then opened it up for questions. Julie said, I think it actually has improved at least as far as the deck and the flat roof on the garage. I am not a big fan of the larger windows. They are really the only thing that is out of proportion with the building.

Pam said this is as you are going in towards the school so basically no one is going to see the windows anyway. Julie said that is why I said I was just not a fan, that's all.

Pam said, I think it is fine and it is wonderful seeing that house being fixed.

Kevin had one question. On the west elevation (A7), it looks like there was a set of double windows on the top floor that is being reduced now to one.

Tyler said they were changed because they are now bedrooms. They were small double windows and they will be made into larger single windows.

Kevin asked the commission if there was any more discussion and there was not and then he opened it up to the public and there was none from the public. Kevin then asked for a motion to accept the amended application as complete. Julie made a motion to approve the amended application for Case #23-4. Pam seconded. All were in favor and the application approved.

Next is a request from Hajjar Management for a conceptual review of a proposal for new construction of a mixed-use development at 11 Front Street. Parcel #72-224-2.

Emily Heath recused himself because he lives and works at the property next door.

Paul Mahoney from Hajjar Management spoke and he also had Chris Hajjar with him. He said, we are here on an informal basis. We hope to come before the Board again in the future to talk about the specifics you would hope to see and the final design and things like that. Paul said it made sense to come before the Board because this is something you would care about 11 Front Street. Our hope is to get this building to a fourth story and we are bringing this before you because we are trying to get the numbers to work on the project. The housing demand is there, but we also have to make sure we are doing things that are suitable for the commission.

The commission members each had a diagram of this project. The building as proposed with forty-four units would then be about fifty-six feet in height. What we thought we would do is bring this before you and show it to you in reference to the city hall.

Julie asked Dave Sharples, Town Planner if fifty feet was our height limit. Dave said go under a mixed use neighborhood development, then it is fifty feet, four stories. They are proposing fifty-six feet, five stories and they would need relief for the height and the stories from the Planning Board.

Pam said to Paul Mahoney, you don't think that is too big? Paul said, we don't but again, it is important to make sure that the commission is happy with what we are bringing forward. We think it is going to bring some beautiful quality construction to downtown that is much needed. We also think that it will look very nice in the end. The projects that we have done in the past, we only do quality and make sure it looks good. This would also be rentals with retail at the base level. This is part of the condominium so it has parking underneath, as well as some of the parking in the surrounding areas that is related to the condominium. This is where the Citizens Bank ATM is now and Citizens ATM will continue to be part of it in some way.

Pam said, if you have forty-four apartments then you have to have parking for at least forty-four cars, so where are they going to go?

Paul said, we have opportunities for parking underneath the building and around it. Since we are part of the condo association we do have a total of between this structure, as well as for 154 Water Street which is the other condominium as part of this complex, we have a total of 58 spots.

Kevin said, between the two projects and the parking spaces available currently what you see is going to be allocated to the Swampscott Building and what is going to be needed for here, do you see this project being parking space neutral in that there are enough to cover the needs of those buildings.

Paul said, yes. Julie said this is really not for our consideration and Pam said, yes it is our consideration because there are going to be x number of cars coming into Exeter.

The commission members all agreed that the height of this structure is too tall and would overpower the town hall.

Kevin then read a couple of letters that were sent. One was from Kevin Argien who is against this project and said the only thing that should be put there is a duplicate of the historic courthouse that used to occupy that property.

The next letter was Elliot Berkowits who also is against this project. The proposed building is very large and looks out of place compared to our old town hall next door.

Kevin then asked if anyone from the public would like to speak.

Emily Health spoke. He said he lives at 12 Center Street which backs and will look into the apartments. I am also the Pastor of the church. It is a very close lot line and with the church, it is almost a 0 lot line. We have a working burial ground right over that line that we have funeral services at. It is hard because it is between two historic buildings and these two historic buildings still serve a lot of our town. I know that we have talked about parking and some people don't think we have a parking issue, but living on that block, I can tell you that we have a parking issue. People run out of parking and park in our church driveway all the time. There is not much parking to be had even on Sunday mornings and now we are adding forty-four apartments to the mix.

Chris Scales spoke and said he is a resident of Exeter and recently moved downtown and is the moderator of the church. My concerns, like Emily's, are the parking. This morning when I walked over the spaces currently in that lot, three of them are reserved for the Finance Department here in town, two are handicapped, there are four public two hour spots, three reserved for the salt caves, two for the SAA Gallery, one for maintenance, two for the brewery and six are reserved I presume for Citizens Bank. That is twenty-three that are reserved and in my mind, that is a wonderful balance of retail and government which get used during the week in the day and the church that gets used on the weekend on Sunday mornings. The church has been there since 1798 and the lot line is really tight. We have four parking spaces in our driveway and over 100 parishioners who come to church Sunday morning. Some parishioners are older and need to park close by. There are twenty-three spaces that if this project is constructed will disappear from the inventory in town. Even without a parking waiver, this would have a negative impact on the church. The parking bothers me a lot and I don't know if this is the right venue for that, but I sure hope it is considered in the approval process for this project.

Dave Montgomery spoke. I live at One Holly Court and have been a resident of Exeter for twenty-eight years. I am also a member of the Congregational Church. I have three concerns about the proposal. The first one is the size of it which the Board brought up and Pastor Emily as well. I understand that the developers are trying to make it big enough for their numbers to work. However, I feel like it would dominate that area. Second is that aesthetically, I wish this building would work a little better as it goes up Water

Street. I have looked on your website and seen how you have done that on other projects. My third concern would be the traffic and the parking. We already have congestion. Last night at 5pm, I came out of Fulton Street and came down High Street and traffic was backed up to the hospital. This is going to make this worse, not to mention that parking is an issue already.

Sally Oxnard spoke and said, I have lived here since the 70s. I just want to speak to the argument that we need more housing in Exeter. Please do not feel pressured to put in million dollar condos and more top of the line rental apartments. Let's look at what we are putting in recently in Exeter. There is Exeter Gateway on Epping Road, there is the Wilson Development across from the academy, there is a unit that is going in next to Main Street School, there is the development on the Exeter Stratham line. There is a lot of new housing coming in.

Lynn Monroe spoke and said, I am a resident of Kensington but I am a member of the Congregational Church. The commission gave permission for Lynn to speak. I am a Historic Preservation Consultant and have lived in Exeter and Kensington for about forty years. I am concerned about this project. I will read from one of Barbara's articles and this is referring to the courthouse. The building gave the downtown an undisturbed line of respectable edifices that stretched along Front Street to Water balancing the federal houses that stood on the opposite side of the street. It was like a healthy smile. Respectfully, I am not quite sure this new building as completed would have the same satisfactory result. It is oversized and does not bring much to the place and I am extremely concerned about its proximity to the

church and the fact that it blocks the church in many site lines and those are the important iconic parts of the district. As we walked around the church today the lot lines are two feet from the corner of the church and the cemetery part of the church, we will be looking right into everybody's windows and it seems disrespectful.

There were no other comments from the public.

Kevin thanked the people from Hajjar Management for their presentation and asked if there was anything they would like to ask the commission before the subject is closed.

Paul said, I just want to thank you and I really appreciate all the feedback. We like to come more prepared and complete but sometimes it just makes sense to see where people stand on things and that is what we have done and I really appreciate it.

Julie said I would like to add what I have heard from the public. Part of this is the breakdown of the facet. You cannot tell, it looks very flat. I would recommend getting more depth. There is also not a lot of detail on it. It is very simple and when you are sitting next to the town hall and even the church, it still has a detailed feeling to it. I am concerned about maximizing the total site. I understand why you are doing it. There are parking concerns also. I would recommend you consider shorter and narrower.

Paul said, for me to be fair to the architects, I think they would also want to take more time because they are starting with a block.

Other Business: Approval of September 21, 2023 Minutes. The minutes will be submitted as is.

With no other further business, Pam made a motion to adjourn. Julie seconded. All were in favor and the meeting adjourned at 7:45 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Details (as applicable): including but not limited to window/door/ cornerboard trim, eave, railings, cupolas, brackets, shutters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Description of Materials (specification sheets and/or samples): including but not limited to windows, doors, siding, trim, masonry, exterior lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photographs: existing site, existing structure, proposed ideas <u>will provide @ meeting</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee <u>N/A</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

- 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

RECEIVED

JUL 25 2023

EXETER PLANNING OFFICE

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. DeStefano & Associates

The described work is scheduled to begin on October 1, 2023 and to be completed by October 30, 2024
(mm/dd/yyyy) (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 <u>MARIO A POUTE REV TAXI</u>	Property Owner (if different than applicant)
Applicant's Mailing Address <u>101 WATER STREET</u>	Property Owner's Mailing Address
City, State, Zip <u>EXETER, N.H 03833</u>	City, State, Zip
Applicant's Phone Number <u>603-772-4511</u>	Property Owner's Phone Number
Applicant's Email <u>mario-poute@comcast.net</u>	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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Certificate of Appropriateness

Official Use Only

Application No. HDC# 23-7

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

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 *(9/21/23) (see 9/21/23 Mtgs)*

*TABLED @ 8/17/23
MTG*

Authorized Signature: *[Signature]*

Date of Authorization: 8/17/23

Conditions of Approval:

ORIGINAL CURTAIN RETAINED ELSEWHERE IN BUILDING
TO BE RE-MOUNTED IN CASE OF FUTURE WINDOW
OR FRONT ELEVATION



Janvrin's Block
85 Water Street
Exeter, New Hampshire

OWNER

Mario Ponte
 101 Water Street
 Exeter, New Hampshire
 Tel: (603) 401-7261
 Fax:

CONSTRUCTION MANAGER

DeStefano & Associates, Inc.
 2456 Lafayette Road
 Portsmouth, New Hampshire 03801
 Tel: (603) 430-0339
 Fax: (603) 430-0346

ARCHITECT

THA Architects, LLC
 P.O. Box 88
 Stratham, New Hampshire 03885
 Tel: (603) 770-2491
 Fax:

STRUCTURAL ENGINEER

Emanuel Engineering
 118 Portsmouth Avenue, A202
 Stratham, New Hampshire 03885
 Tel: (603) 772-4400
 Fax:

PEDESTRIAN
 ACCESS
 ONLY

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 Ceiling 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 Room Finish Schedule Window Types/Details	09-06-23

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
2 nd Floor	Residential (R-2)	Existing Residential
3 rd 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)
1 st Floor	Mercantile (M)	V-B (Combustible – Protected)
2 nd -3 rd 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
1 st Floor	Mercantile (M)	V-B (Combustible)	36,000sf/floor
2 nd – 3 rd 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
1 st Floor	Mercantile (M)	V-B (Combustible)	2 Stories
2 nd – 3 rd 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 -3 rd Floor*	Storage (S-2)	V-B (Combustible)	3 Stories***
	Residential (R-2)		
	Mercantile (M)		
	Residential (R-2)		

*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) Fire-resistance 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)
1 st Floor	Mercantile (M)	250 feet	250 feet (37.2.6.1)
2 nd -3 rd 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
2 nd Floor	Residential (R-2)	3,031 sf /200 sf/occupant	= 15.16/floor
3 rd 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
1 st Floor	50	2	2
2 nd Floor	16	1*	1*
3 rd 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 F= 1 per 500	M= 1 per 750 F= 1 per 750

Drinking Fountains

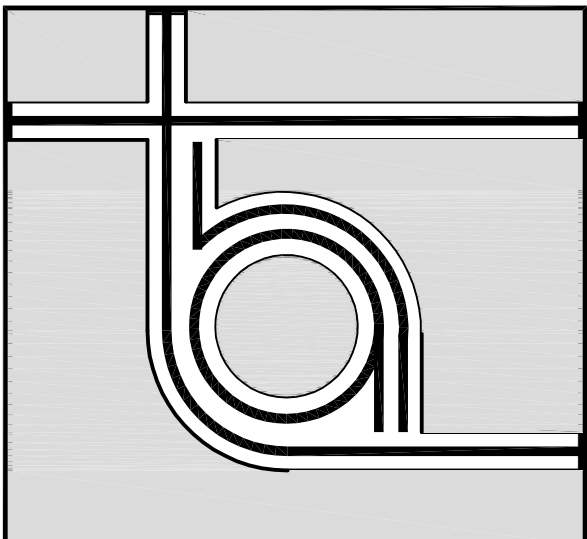
1 per 1000** (2 provided)

Service Sink

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



THA
ARCHITECTS, LLC

ARCHITECTURE • DESIGN • PLANNING • INTERIOR DESIGN

P. O. Box 88
STRATHAM, NEW HAMPSHIRE 03885

Tel: (603) 770-2491
www.thaarc.com

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Mario Ponte
101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Life Safety &
Building Code
Analysis

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

ISSUED / DRAWN BY

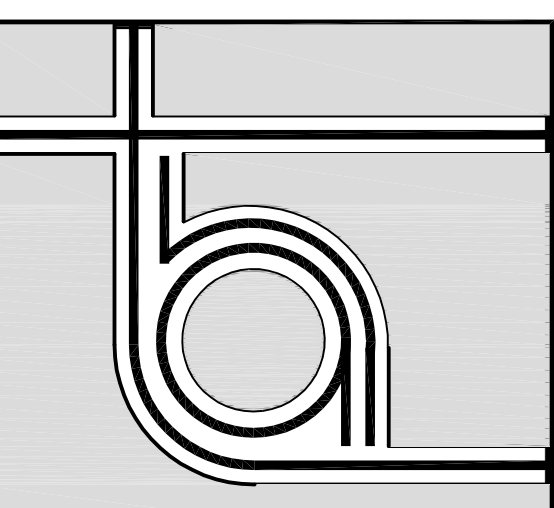
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REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER

A-0.1



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Mario Ponte
101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Life Safety &
Building Code
Analysis

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

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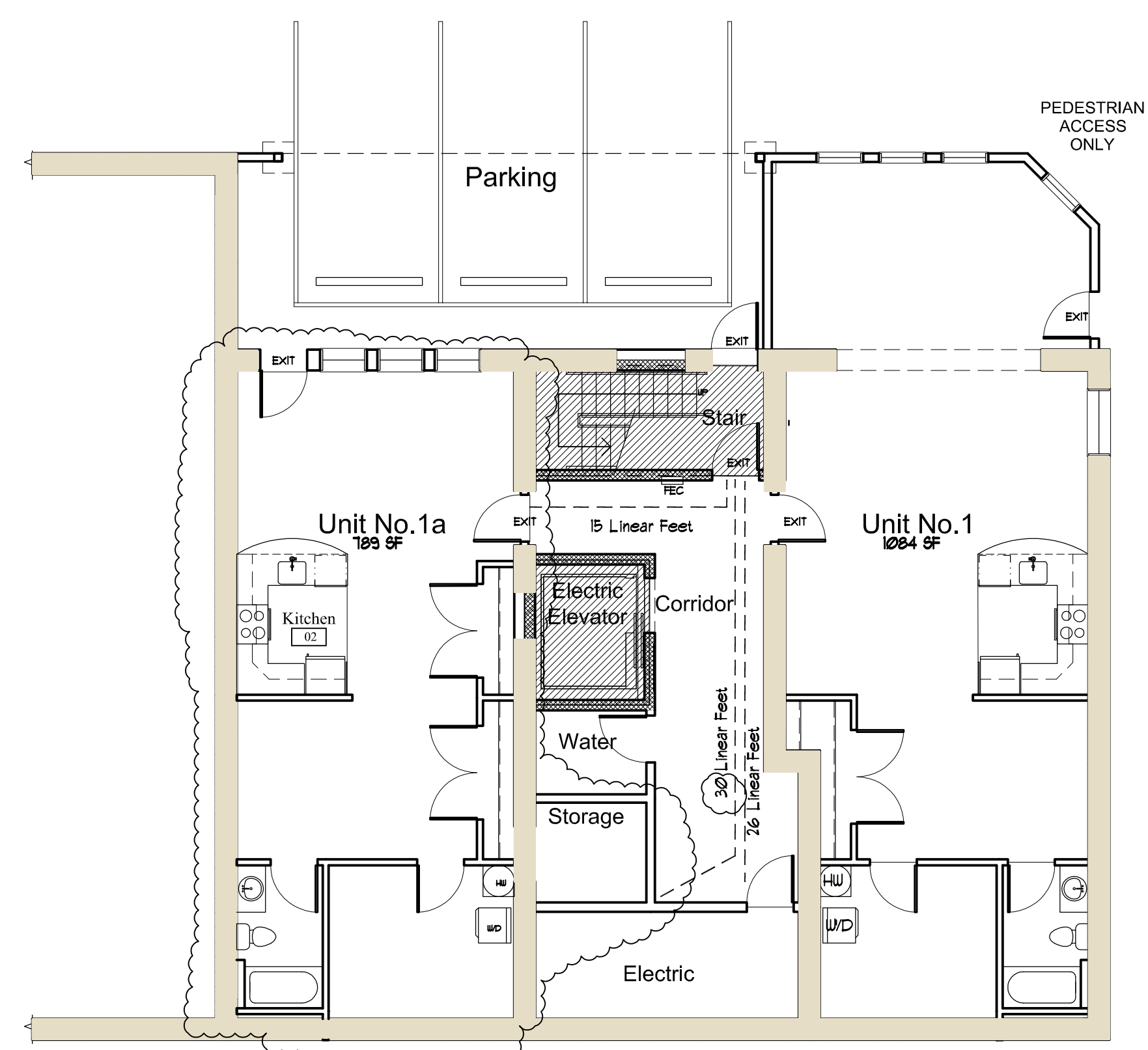
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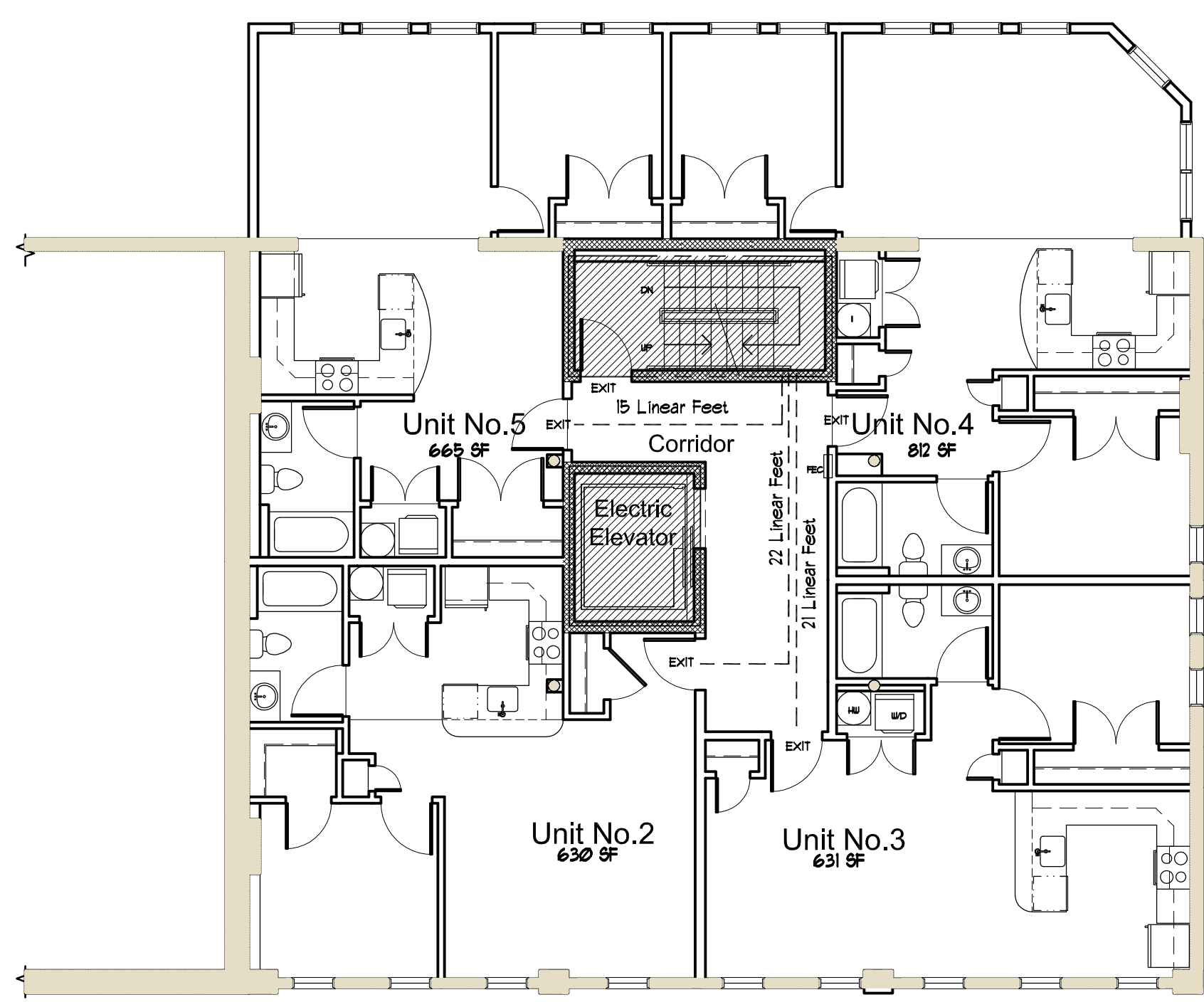
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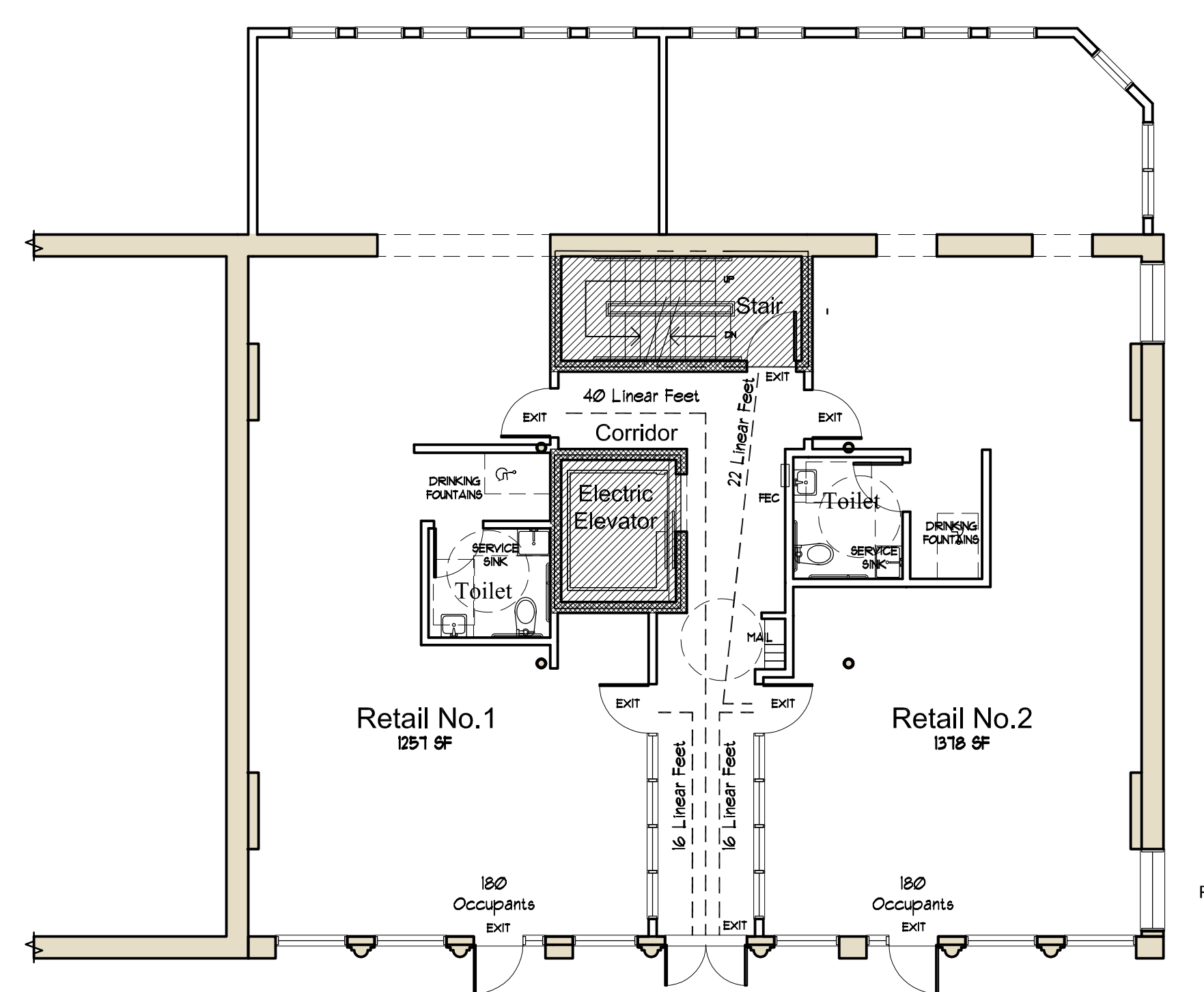
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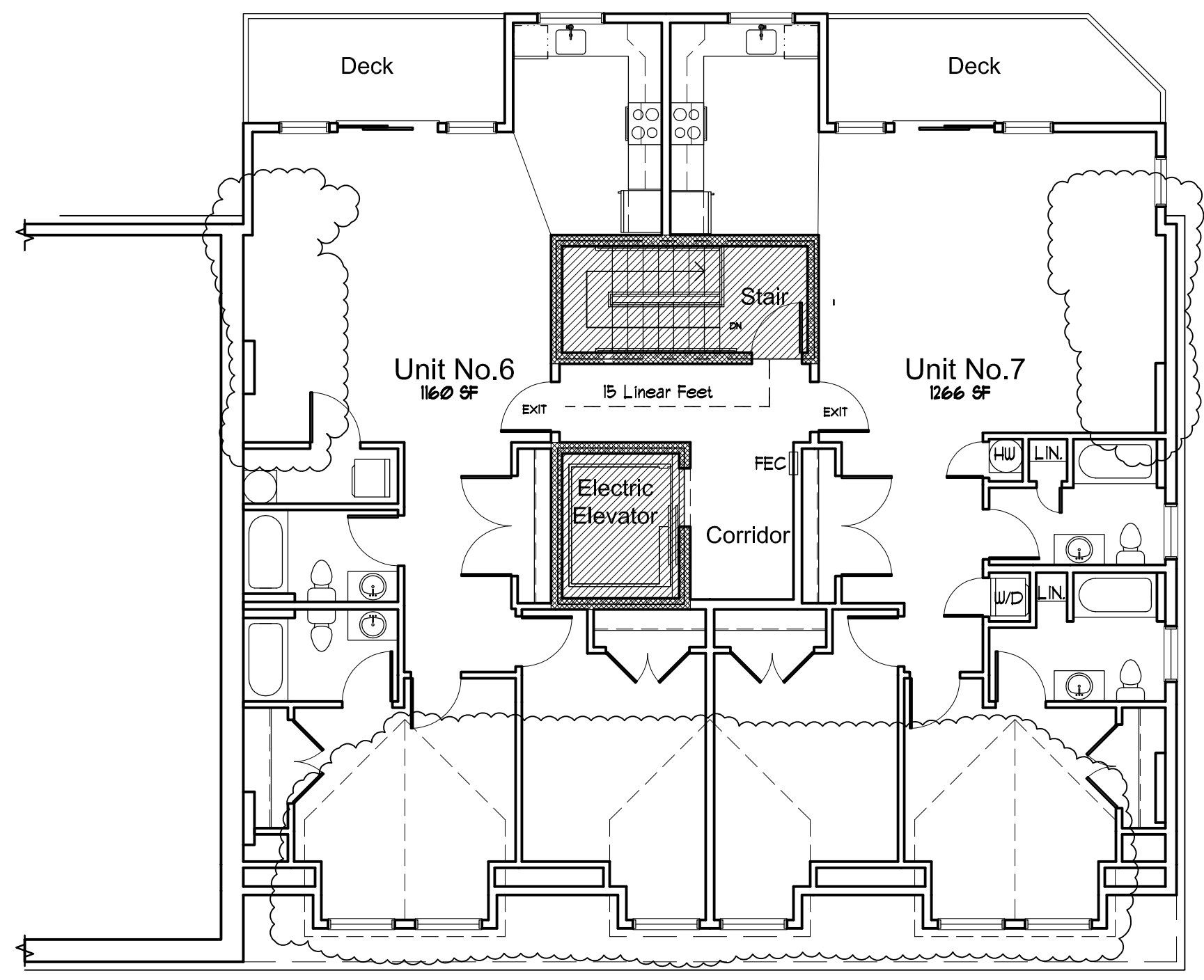
1 Basement Floor Plan
1/8" = 1'-0"



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



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



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

--- ONE HOUR FIRE RATED WALL
[Hatched Box] TWO HOUR FIRE RATED SHAFT

Outline Specifications

SECTION 1 – General Requirements

- A. General
- The intent of this specification is to give the tradesperson 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.
 - 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.
 - Contract Documents include the agreement, drawings, specifications and all addenda incorporated prior to execution of the agreement.
 - 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.
 - 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.
 - 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.
 - All dimensions shall be field verified by the Contractor and/or Subcontractor.
 - 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.
 - 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.
 - 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.
 - 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:
- 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
- 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
- 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:
- Monitor quality control over suppliers, manufacturers, products, services, site conditions and workmanship to produce work of specified quality.
 - Comply in full with manufacturers instructions including each step in sequence.
 - Should manufacturers instructions conflict with Contract Documents or deviate from good construction practice, request clarification from Owner and Architect before proceeding.
 - 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.
 - Perform work by persons qualified to produce workmanship of specified quality.
 - Secure products in a place with positive anchorage devices designed and sized to withstand stresses and vibration without physical distortion or disfigurement.
- F. Submittals
- The Subcontractors shall provide all samples and shop submittals to the Owner as required by the owner, drawings, and specifications.
 - 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
- Provide portable generators or connect to temporary power service. Power consumption shall not disrupt Owners need for continuous service.
 - Provide power outlets for construction operations with branch wiring and distribution boxes. Provide flexible power cords as required.
 - Permanent convenience receptacles may be utilized during construction.
- H. Temporary Heat
- Furnish temporary heat devices as required to maintain specified conditions for construction operations. Permanent building heating systems may be used during construction.
 - 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.
 - Maintain appropriate minimum temperature as recommended by manufacturer.
- I. Temporary Ventilation
- 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
- Provide and maintain required facilities and enclosures.
- K. Barriers
- 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
- 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.
 - 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.
 - Prohibit traffic in landscaped areas.
- M. Maintenance and removal of utilities, facilities and controls
- Maintain temporary services for construction until permanent services are available.
 - Remove temporary above grade utilities, equipment, facilities and materials prior to substantial completion inspection.
 - Clean and repair damage caused by installation or use of temporary work.
 - Restore permanent facilities used during construction to specified condition.
- O. Allowances
- Refer to allowance schedule at end of these specifications, if any.
- P. Cutting and Patching
- Cut existing construction as required in order to accommodate new work.
 - Patch existing construction as required. Match new work, blend old and new work to obtain a seamless appearance.
 - Provide temporary supports, and protection from elements and ongoing construction.
 - Salvage existing construction as directed.
- Q. Coordination
- 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.
 - Coordinate the work of all trades and with work being performed by the Owner or the Owner's consultants and Contractors.
 - 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:
- All concrete is to be 4000 psi 28-day compressive strength according to ASTM C 109/C 109M.
 - Portland Cement: ASTM C 150, Type 1, gray, supplement with the following.
 - Fly ash: ASTM C618, Class F or C.
 - Ground Granulated Blast-Furnace Slag: ASTM C989, Grade 100 or 120
 - Aggregate: Normal weight
 - Water: ASTM C94/C 94M
 - Admixtures: Provide admixtures certified by manufacturer to be compatible with other admixtures and that will not contribute water-soluble chloride ions exceeding those permitted in hardened concrete. Do not use calcium chloride or admixtures containing calcium chloride.
 - Air entrainment: ASTM C 260
 - Water reducing admixture: ASTM C 494/C 494M, Type A
 - High range, water reducing admixture: ASTM C 494/494M, Type F
- B. Concrete Slabs:
- Concrete slab – concrete slabs are to be structural slabs.
 - Install Stego 15 mil polyethylene vapor barrier under all slabs.
 - Cure slabs per ACI 318-93.
- C. Concrete Mixing:
- Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94/C 94M, and furnish batch ticket information.
 - 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:
- Plain-Steel Welded Wire Reinforcement: ASTM A 185/A 185M, plain, fabricated from as-drawn steel wire into flat sheets.
 - 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:
- 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.
 - Submittals: Provide product data and samples.
- B. Unit Masonry:
- Exterior: Basis of Design, Face brick veneer to match existing.
 - Provide reinforced concrete masonry unit block walls at exterior walls as indicated on drawings.
 - Lay running bond. Horizontal reinforcing to be galvanized truss type. Special shapes: Boxed beams and other as required by best practice.
 - 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:
- Refer to structural drawings for additional information. Structural drawings shall overrule these specifications.
 - Structural beams shall meet ASTM A-36, latest revisions
 - Structural pipe columns shall meet ASTM A53, latest revisions if required.
 - Provide double nuts for all column anchor bolts to allow for adjustment and leveling. Install minimum 1" non-shrink groud under base plate after erection. Anchor bolts lengths are embedment lengths.
 - 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:
- 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.
 - 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.
 - 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.
 - Submittals: Provide product data, color chart and samples.
- D. Pipe Bollards:
- 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:
- Refer to structural drawings for additional information. Structural documents overrule these specifications.
 - 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.
 - All wood in contact with concrete or masonry shall be pressure treated.
 - All exposed framing to remain unfinished to be pressure treated unless specifically indicated otherwise.
 - 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:
- 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:
- Standard: ASTM C117
 - Basis of Design: Dens-Glass Series Sheathing, G-P Gypsum Corporation. Thickness as shown on drawings.
 - Joint sealant by Tremco, Dymonic 100 with backer rod.

SECTION 7 – THERMAL AND MOISTURE PROTECTION

- A. Bulkling Insulation:
- Refer to drawings for value and location of insulation.
 - Fiberglass thermal insulation.
 - Install unfaced fiberglass batts full width of stud cavity.
 - 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:
- Provide accessories as required: Bio Fireshield products or equal.
 - Provide submittals for product data.
- C. Under slab Vapor Retarder:
- Section includes; vapor retarder, seam tape, mastic, pipe boots, detail strip or installation under slabs.
 - Submit product data including manufacturers installation instruction.
 - Product: Stego Vwap, 15 mil, puncture resistance of 2326 grams minimum, tensile strength of 67 lb/in. minimum with indefinite life expectancy.
- D. Sealants as required:
- Apply sealants to all joints, seams and intersections, both interior and exterior, and between dissimilar materials.
 - Provide sealant accessories such as backer rods, primers, etc.
 - 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).
 - One-part Polyulfide: Horizontal joints in concrete and all horizontal joints in paving subject to foot traffic.
 - One-part Mildew Resistant Silicone: Ceramic tile, all interior joints subject to moisture.
 - Pigmented small joint sealant: For joints on interior side of exterior walls too small to be caulked with gun able sealant.
 - Acrylic Emulsion/Latex joint sealant: General purpose interior sealant for joints to receive painters finish.
 - Acoustical sealant.
- E. Dampproofing and Waterproofing
- Install bituminous dampproofing at all below grade walls. Dampproofing to be asbestos free, Kamak Chemical Company or equal. Install protection board over all dampproofed surfaces prior to back fill.
 - Follow manufacturer's instructions for specific applications. W.R. Grace "Bituthene" line of products or equal.
 - 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:
- Section includes roof edge metal flashing, counter flashing at edge of roof, wall flashing at intersections of wall to roof.
 - Submittals: provide submittals indicating product data, colors and samples.
 - Installer to have a minimum of 3 years experience.
 - Aluminum: ASTM B209, 5005 alloy, temper as required for intended application. Sealant: Two part, non-sag polyurethane.
 - Color to match adjacent materials or unless noted otherwise.

SECTION 8 – DOORS AND WINDOWS

- A. Doors:
- Exterior Doors: Pre-Hung in exterior frames; refer to plans for sizes and types.
 - All exterior doors should be a minimum "U" value as noted on Com Check energy calculation and report submitted with the building permit.
 - Interior Doors: Pre-Hung metal frames as noted. Refer to plans for sizes and types.
 - 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:
- Refer to plans for sizes and types. All windows are to meet the energy Star criteria.
 - All window glass is to be insulated glass with low-e coating and argon gas with a U value of .036 or better.
 - 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.
- 5/8" G.V.B. at interior surfaces per drawings, use Type "X" fire rated gypsum wall board. Mud & tape all joints and fasteners. Finish smooth (no texture)
 - Long edges: Tapered
 - Accessories for interior installation: Cornerbead, edge trim, and control joints complying with ASTM C 1047.
- B. Suspended Acoustical Ceiling Systems:
- 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:
- Uniformity of manufacturer: For each sign form and graphic image process indicate furnish products of a single manufacturer.
 - Submittals: Provide product Data and full size samples.
 - 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.
 - Locations, but not limited to: Office, Toilet Room, Sprinkler Room, Utility Room, Storage Room, etc.
- B. Fire Extinguishers:
- Protection: Protect finished surfaces from damage or staining. Provide protective covering for equipment following installation until Date of Completion.
 - Submittals: Provide Product data.
 - Fire Extinguisher: Multipurpose rechargeable dry chemical type locally available as manufactured by nationally recognized manufacturer.
 - Cabinets: Manufactured by Larsens, Inc., Formed sheet steel, 20-gauge, prefinished white with center break glass. Semi-recessed.
 - Locations: Refer to drawings.
- C. Toilet Accessories
- 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.
 - Submittals: Provide product data.
 - 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.
 - 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.
 - Grab bars: Stainless steel type grab bars with wall thickness not less than 16 (.050") gage and as follows:
 - Mounting: Exposed, manufacturer's standard nonslip texture.
 - Clearance: 1 ½" clearance between wall surface and inside face of grab bar.
 - Gripping surface: Manufacturer's nonslip texture.
 - 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

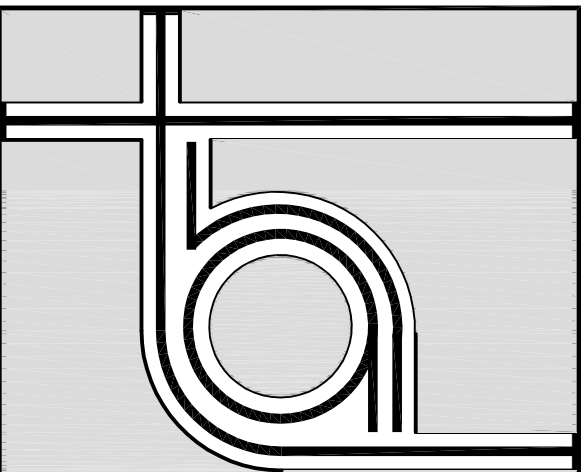
- A. Provide one electric elevator. Provide complete turnkey installation.
- B. Provide pre-engineered packaged electric elevator unit as listed: manufactured by Kone or equal.
- Kone – Ecospace 3500 Pound, 150 fpm with in shaft controls, Electric Elevator System (Basis of Design) Center Opening capable 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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Outline
Specifications

Structural Engineer:
Emanuel Engineering

Progress Set
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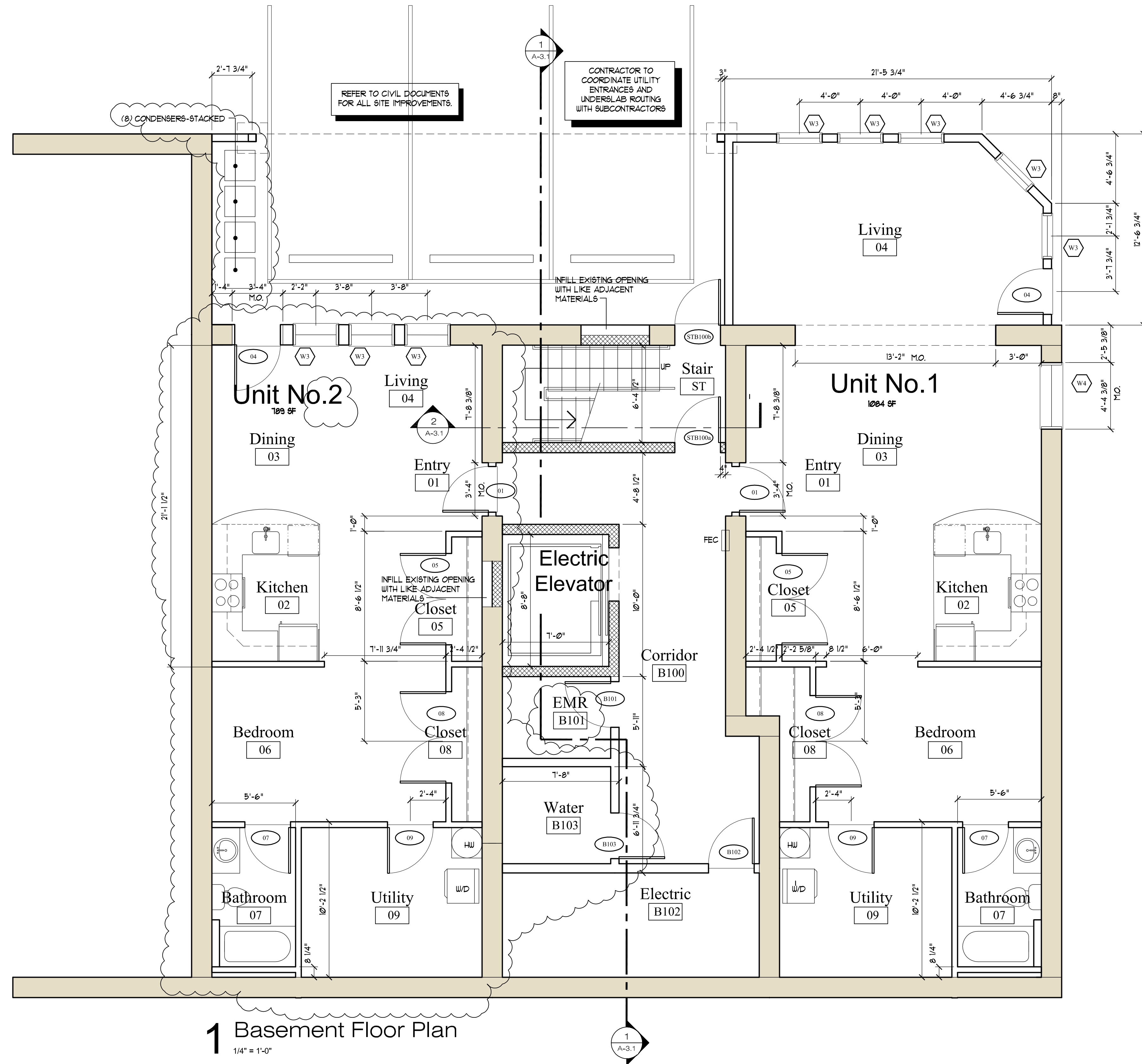
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C.O. DET LOCATION

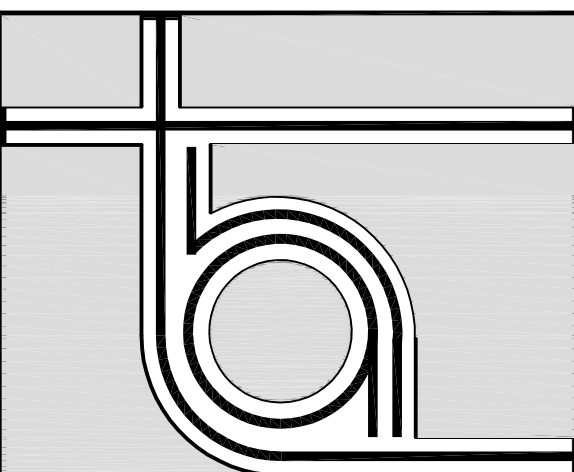
CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 5 FEET OUTSIDE OF EA. BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS

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 FOUNDATIONS SHALL NOT BE POURED IN FREEZING TEMPERATURES AND NOT ON FROZEN GROUND.

GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES 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 REQUIREMENT 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-309 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 CAPACITY.
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 DOUGNS.
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 PLAN.
21. REFER TO OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
22. ALL INTERIOR WALLS ARE 1/2" UNLESS OTHERWISE NOTED.



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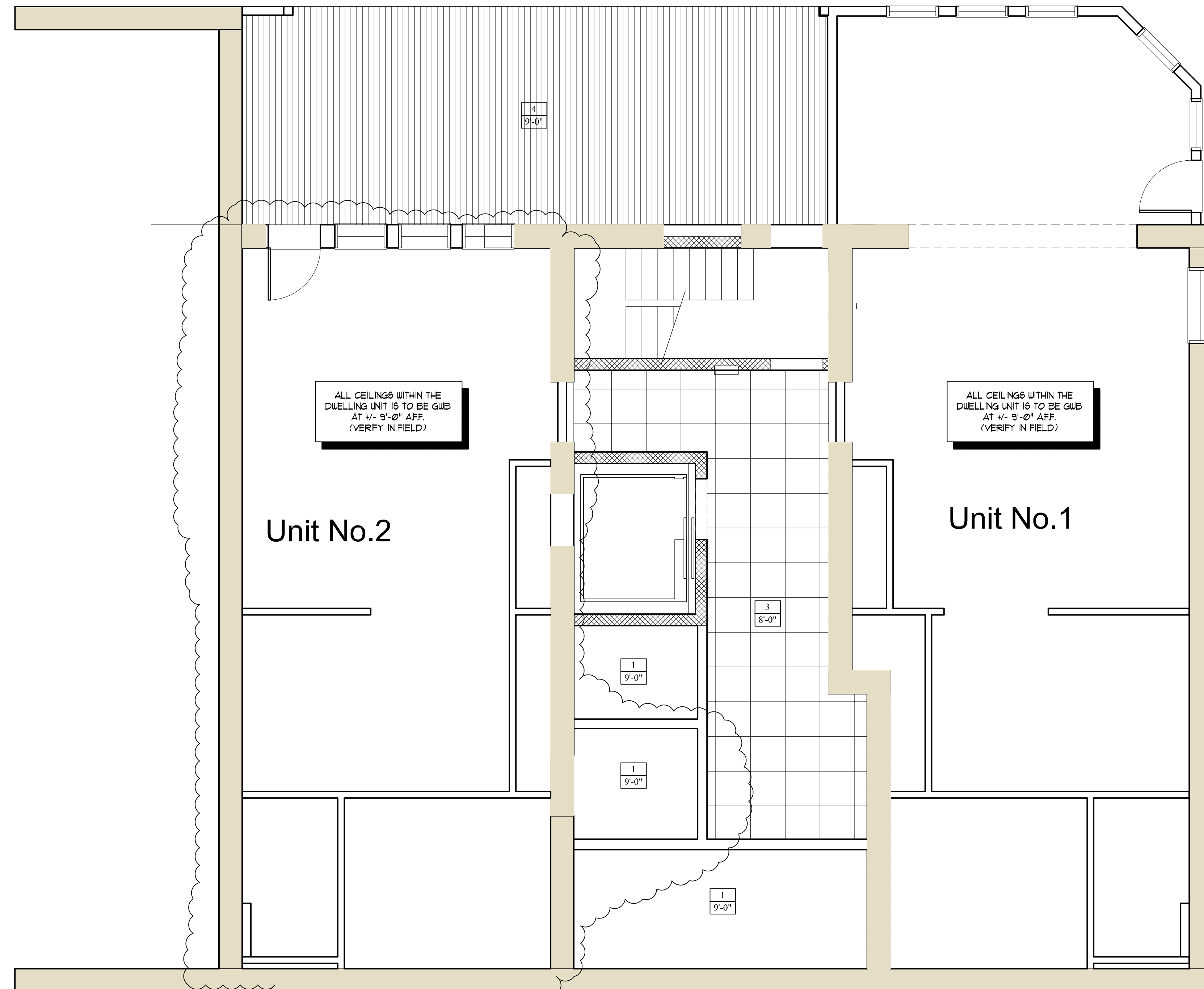
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1 Basement Floor Plan
1/4" = 1'-0"

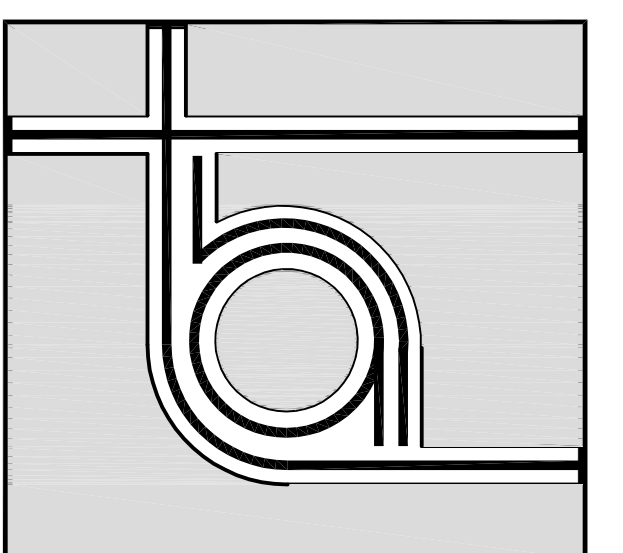
- GENERAL NOTES**
- 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY TO BE CONTINUOUS AND UNINTERRUPTED BELOW FLOOR TRUSSES THROUGHOUT UNLESS PENETRATED BY RATED ASSEMBLY OF EQUAL OR GREATER FIRE RATING (AS APPLICABLE) LIGHT FIXTURE PENETRATIONS THROUGH RATED ASSEMBLY TO BE BOXED OUT IN TWO LAYERS OF 5/8" TYPE 'X' GUB TO MATCH RATED ASSEMBLY CONSTRUCTION. (REFER TO 3 & 4/A-AJRCF)
 - SPRINKLER HEADS ARE NOT SHOWN. SPRINKLER CONTRACTOR TO SUBMIT LAYOUT FOR REVIEW & COORDINATION WITH OTHER TRADES OF REFLECTED CEILING PLAN.
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 - PLACEMENT & LAYOUT OF EQUIPMENT TO BE AS FOLLOWS:
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 - SPRINKLER HEAD IN GUB: ALIGN WITH NEAREST LIGHT FIXTURE.
 - CORRIDOR FIXTURES: CENTERED IN TILE PANEL.
 - REGISTERS, DIFFUSERS, EXIT LIGHTS, SMOKE DETECTORS: CENTERED IN TILE PANEL.
 - PROVIDE 30" X 30" FIRE RATED ACCESS PANEL ABOVE CORRIDOR CEILING FOR ATTIC ACCESS.
 - IF CONFLICTS EXIST BETWEEN QUANTITIES OF LIGHTS, SPRINKLERS, RETURNS, DIFFUSERS, ETC CONTRACTOR TO CARRY HIGHEST NUMBER.
 - BATHROOM SHOWER LIGHTS TO BE WATERPROOF TYPE.

LEGEND

1	5/8" TYPE 'X' GUB
2	SLOPED GYPSUM BOARD
3	2'X2' ACOUSTICAL CEILING TILE ARMSTRONG CORTEGA SECOND LOCK II 2161 REGULAR
4	VINYL SOFFIT OVER 5/8" TYPE 'X' GUB

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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Mario Ponte
101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Basement
Reflected
Ceiling Plan

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE: _____

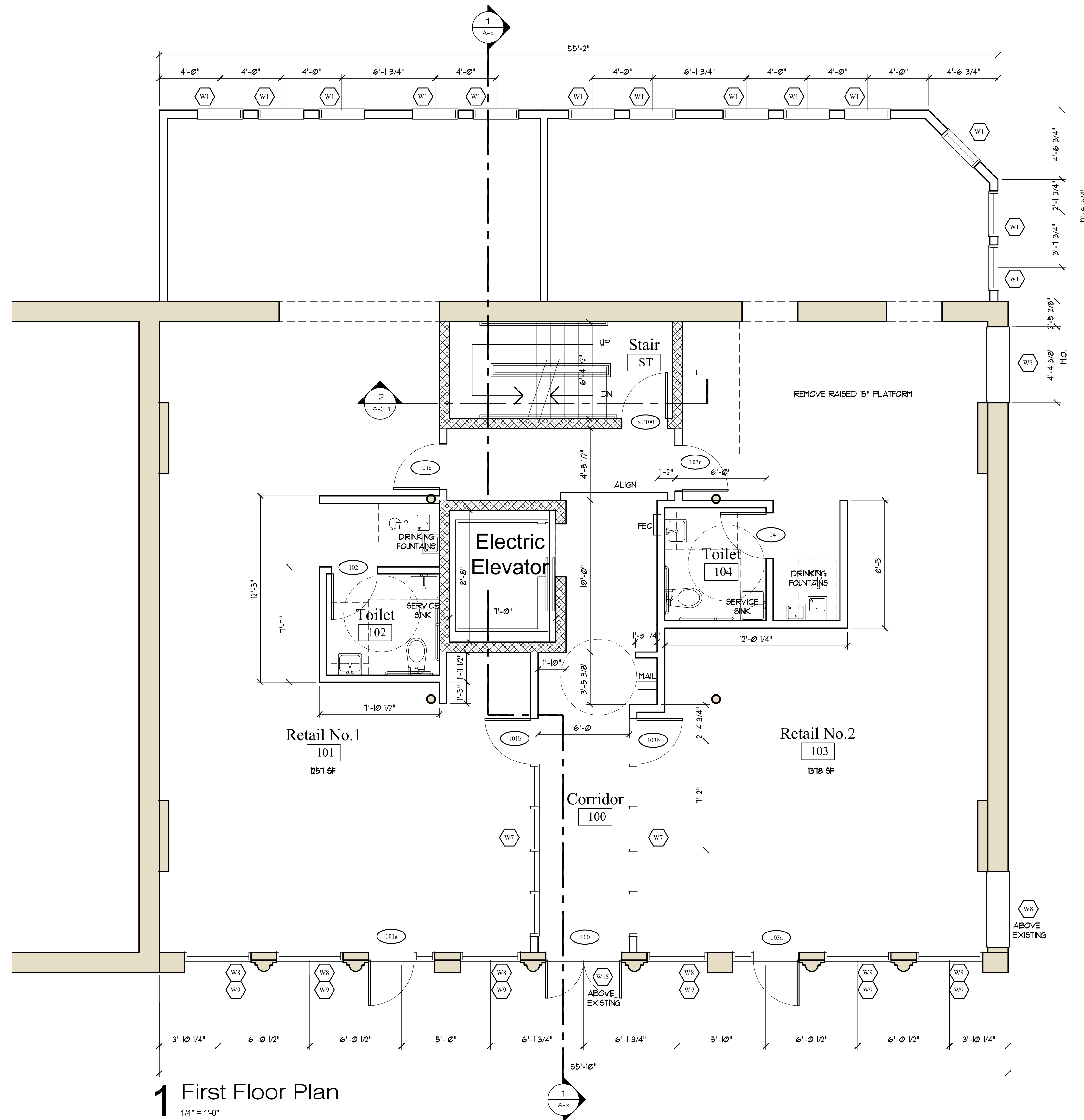
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JOB NO: 21006

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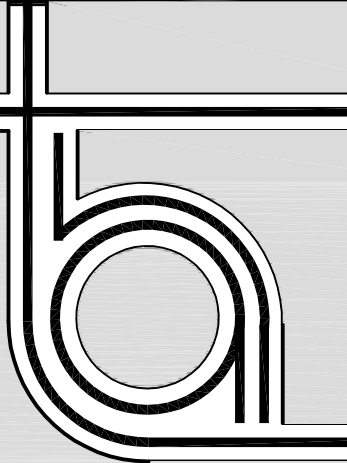
1 First Floor Plan
1/4" = 1'-0"

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 FOUNDATIONS SHALL NOT BE POURED IN FREEZING TEMPERATURES AND NOT ON FROZEN GROUND.

- GENERAL**
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES 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 REQUIREMENT 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-309 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 CAPACITY.
 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 PLAN.
 21. REFER TO OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 22. ALL INTERIOR WALLS ARE 1/2" UNLESS OTHERWISE NOTED.



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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 _____

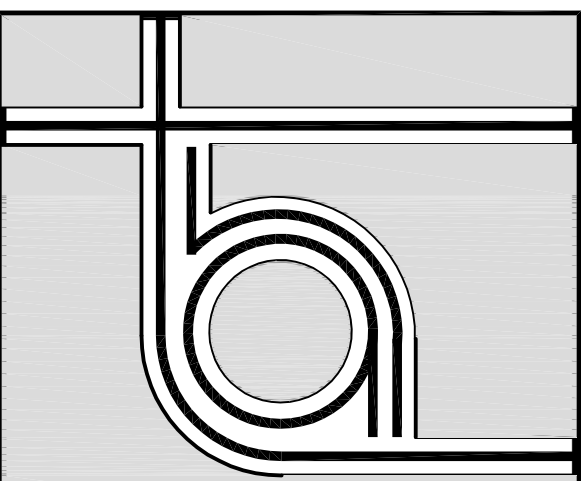
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Mario Ponte 101 Water Street Exeter, NH

Janvrin's Block 85 Water Street Exeter, NH

First Floor Reflected Ceiling Plan

Structural Engineer: Emanuel Engineering

Progress Set September 6, 2023

SCALE:

ISSUED / DRAWN BY

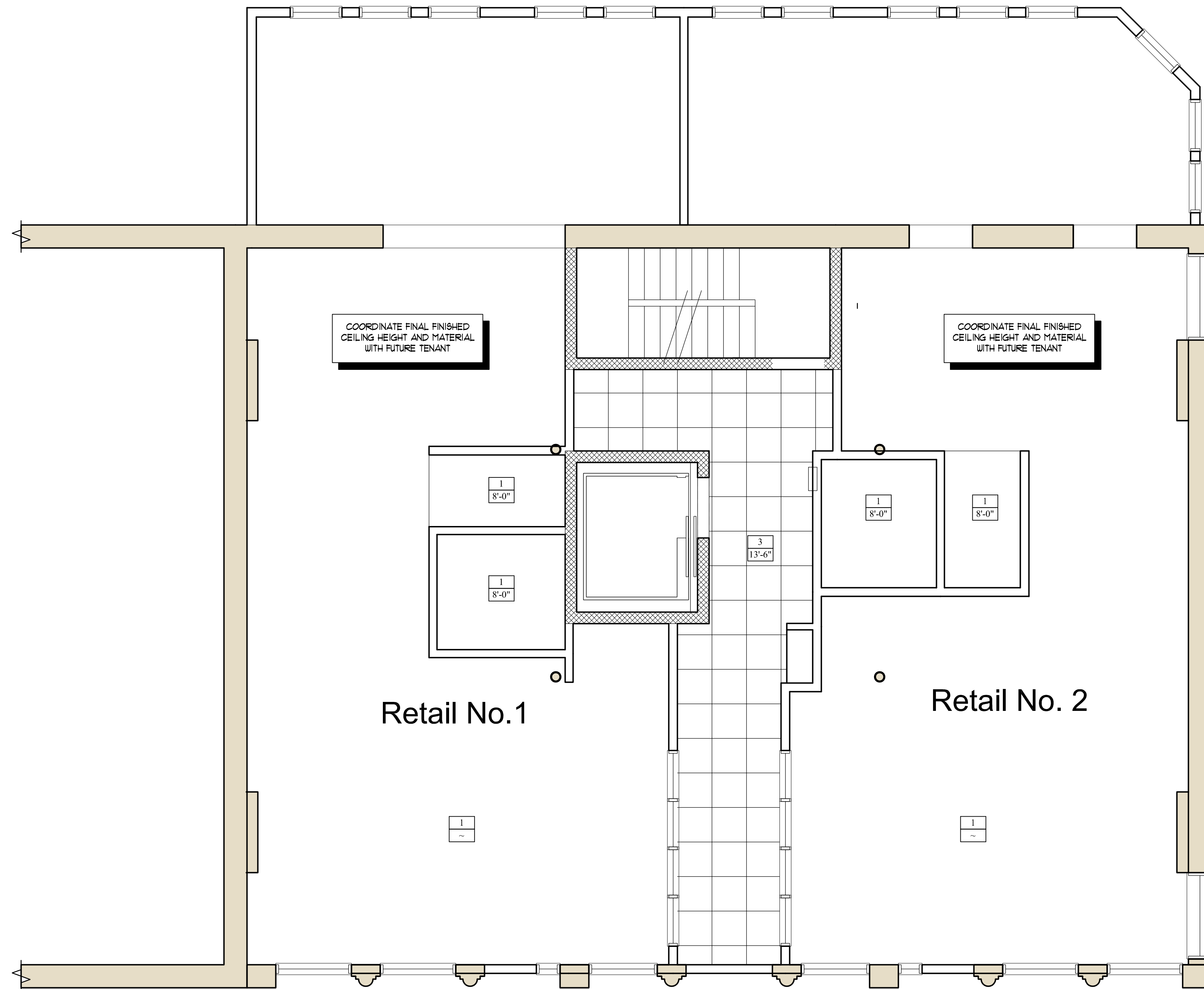
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COORDINATE FINAL FINISHED CEILING HEIGHT AND MATERIAL WITH FUTURE TENANT

COORDINATE FINAL FINISHED CEILING HEIGHT AND MATERIAL WITH FUTURE TENANT

GENERAL NOTES

- 1. 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY TO BE CONTINUOUS AND UNINTERRUPTED BELOW FLOOR TRUSSES 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' GIB TO MATCH RATED ASSEMBLY CONSTRUCTION. (REFER TO 3 & 4/A-AJRCF)
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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 OF LIGHTS, SPRINKLERS, RETURNS, DIFFUSERS, ETC CONTRACTOR TO CARRY HIGHEST NUMBER.
7. BATHROOM SHOWER LIGHTS TO BE WATERPROOF TYPE.

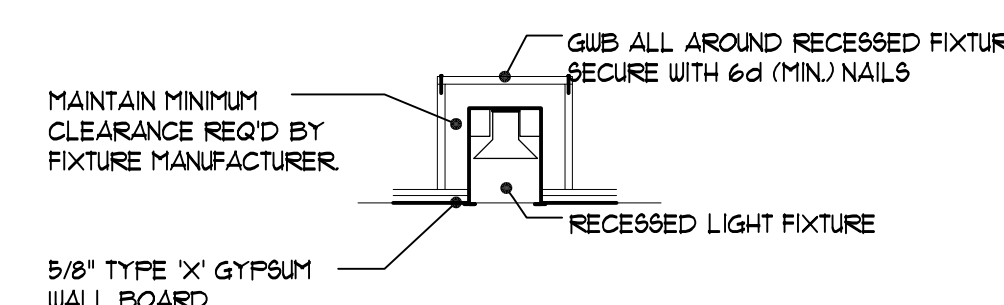
LEGEND

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

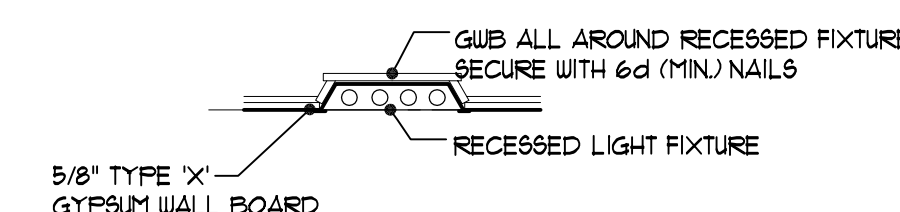
LIGHT SCHEDULE

- 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

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

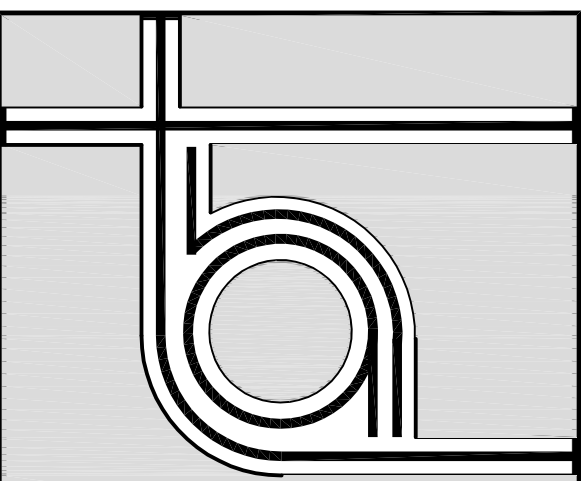


2 Typical can light in Fire Rated Assembly 3/4" = 1'-0"



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

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



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Mario Ponte
101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Second
Floor Plan
Notes

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

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JOB NO: 21006

SHEET NUMBER

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C.O. DET LOCATION

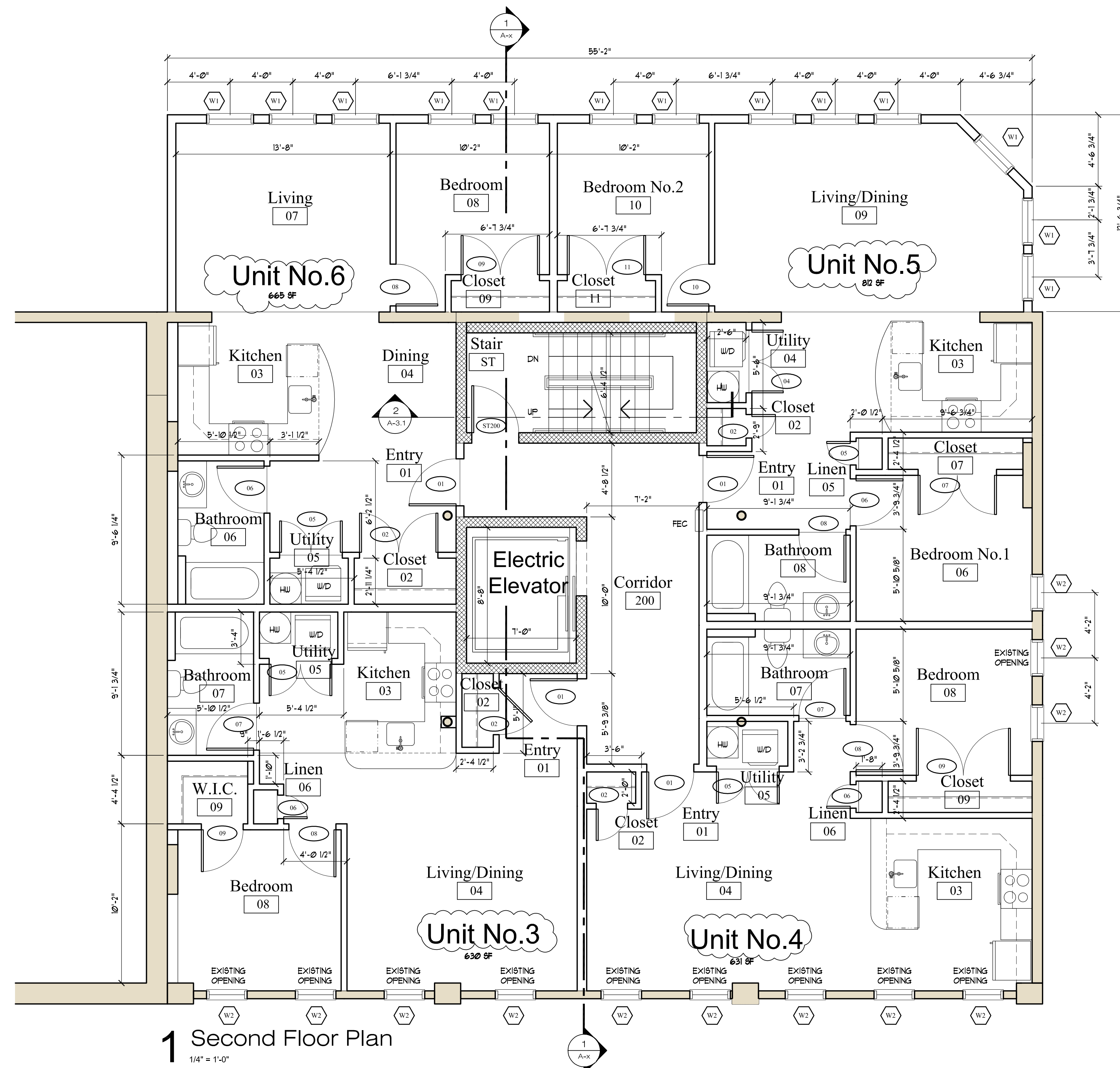
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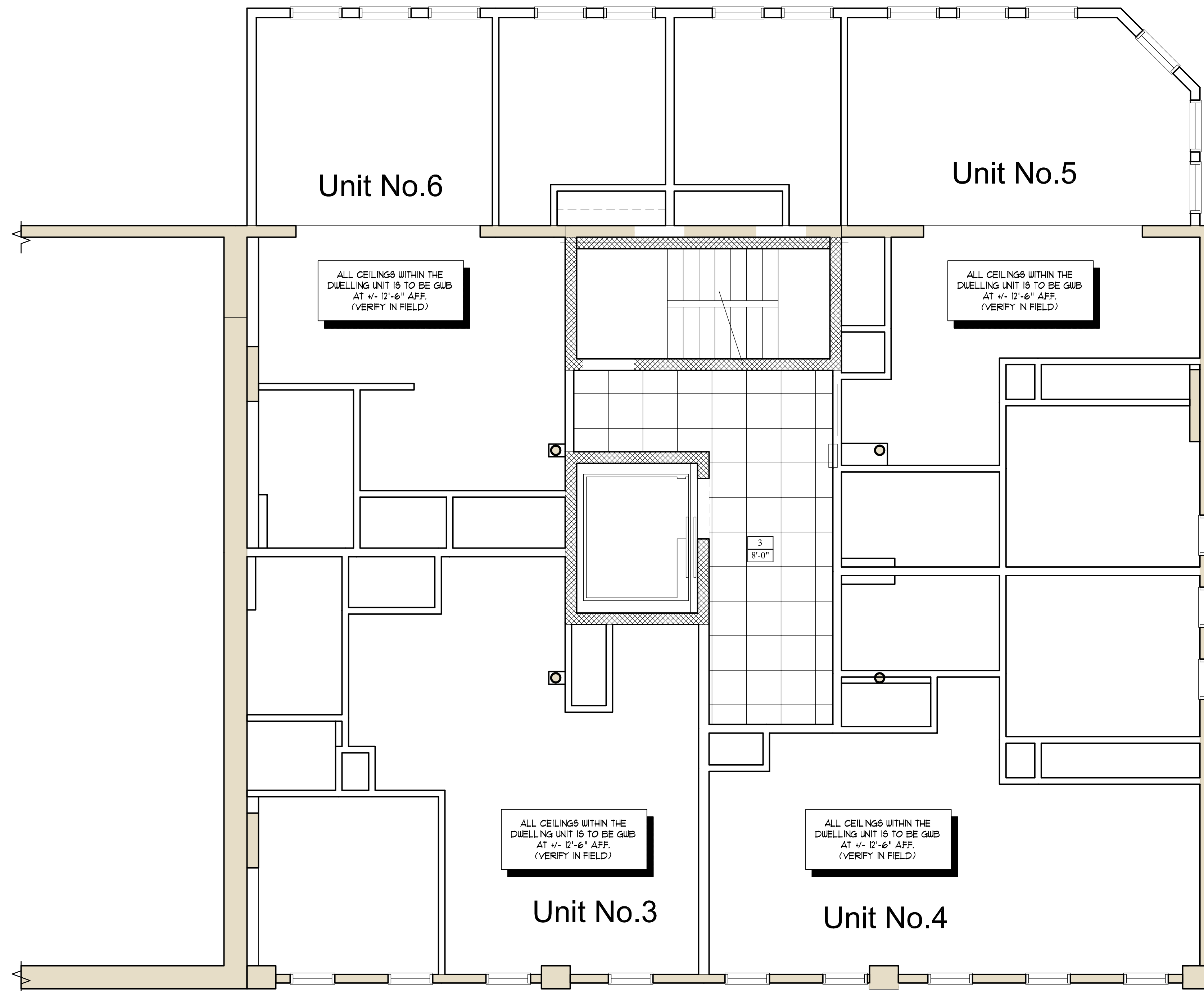
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 - PROVIDE NOT LESS THAN ONE SMOKE DETECTOR FOR EVERY 1200 SF OF FLOOR SPACE.
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18. PROVIDE FIRE ALARMS PER BUILDING CODE.
19. EACH BEDROOM ABOVE THE FIRST FLOOR SHALL BE EQUIPPED WITH AN EMERGENCY 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 PLAN.
21. REFER TO OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



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



1 Second 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 TRUSSES 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 3/8" TYPE 'X' GUB TO MATCH RATED ASSEMBLY CONSTRUCTION. (REFER TO 3 & 4/A-AJRCF)
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 - 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 OF LIGHTS, SPRINKLERS, RETURNS, DIFFUSERS, ETC CONTRACTOR TO CARRY HIGHEST NUMBER.
7. BATHROOM SHOWER LIGHTS TO BE WATERPROOF TYPE.

LEGEND

- | | |
|--|---|
| | 3/8" TYPE 'X' GUB |
| | SLOPED GYPSUM BOARD |
| | 2'X2' ACOUSTICAL CEILING TILE ARMSTRONG CORTEGA SECOND LOCK II 2161 REGULAR |
| | VINYL SOFFIT OVER 3/8" TYPE 'X' GUB |

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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Mario Ponte
101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Second Floor
Reflected
Ceiling Plan

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

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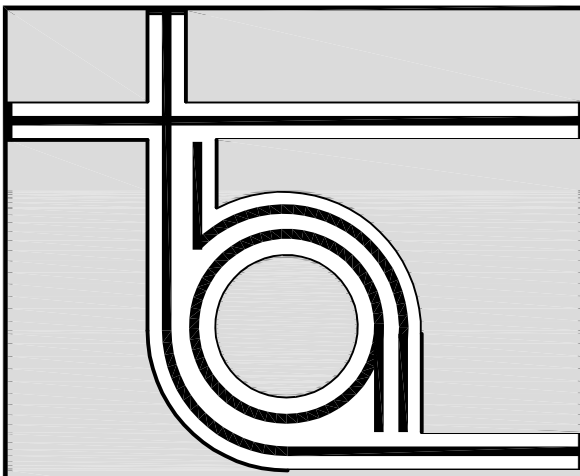
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Mario Ponte
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Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Third Floor Plan Notes

Structural Engineer:
Emanuel Engineering

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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:
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2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW HAMPSHIRE STATE BUILDING CODE, (2019 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 REQUIREMENT 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-339 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 CAPACITY.

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.

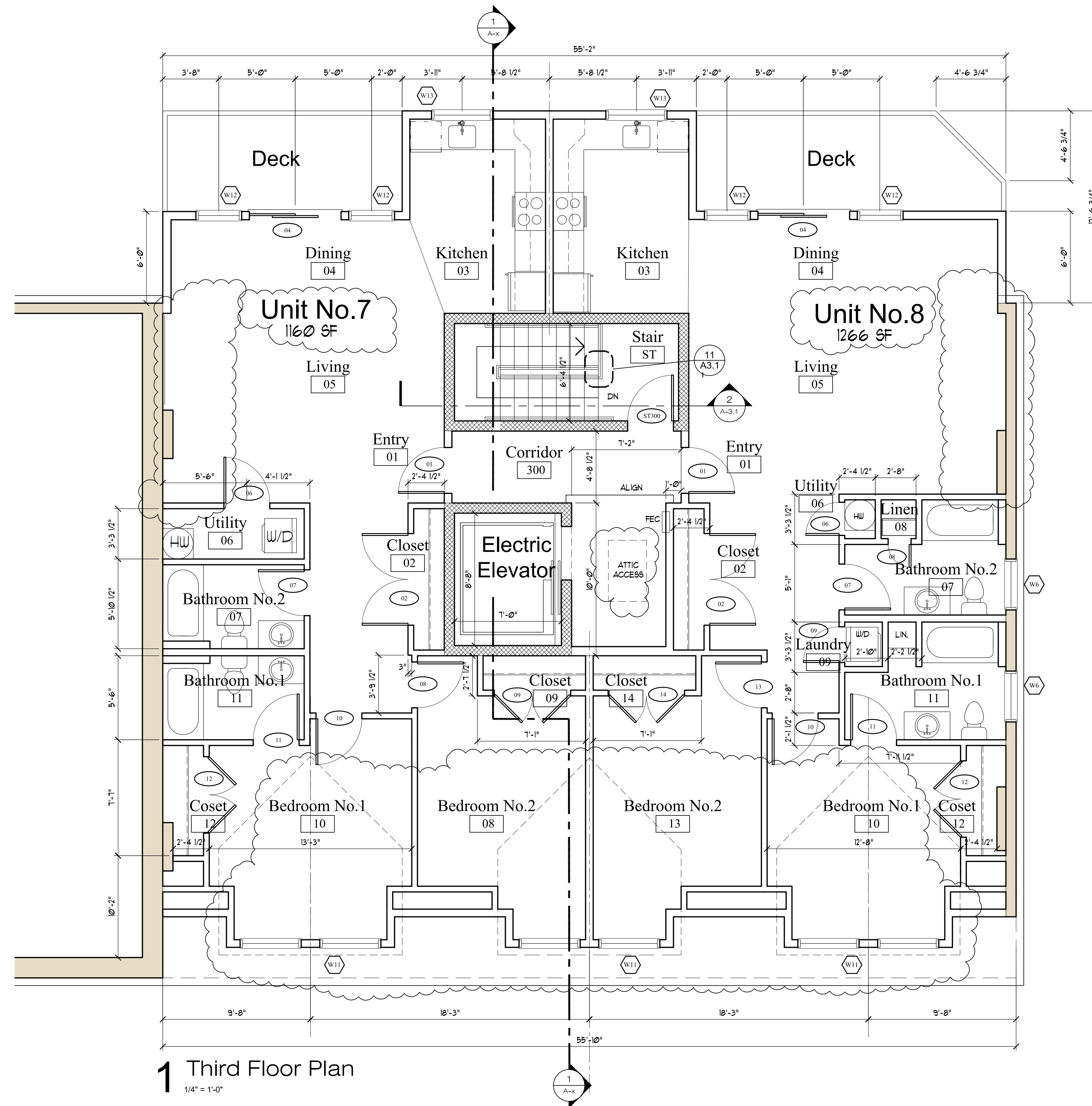
18. PROVIDE FIRE ALARMS PER BUILDING CODE.

19. EACH BEDROOM ABOVE THE FIRST FLOOR SHALL BE EQUIPPED WITH AN EMERGENCY EGRESS WINDOW OR 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.

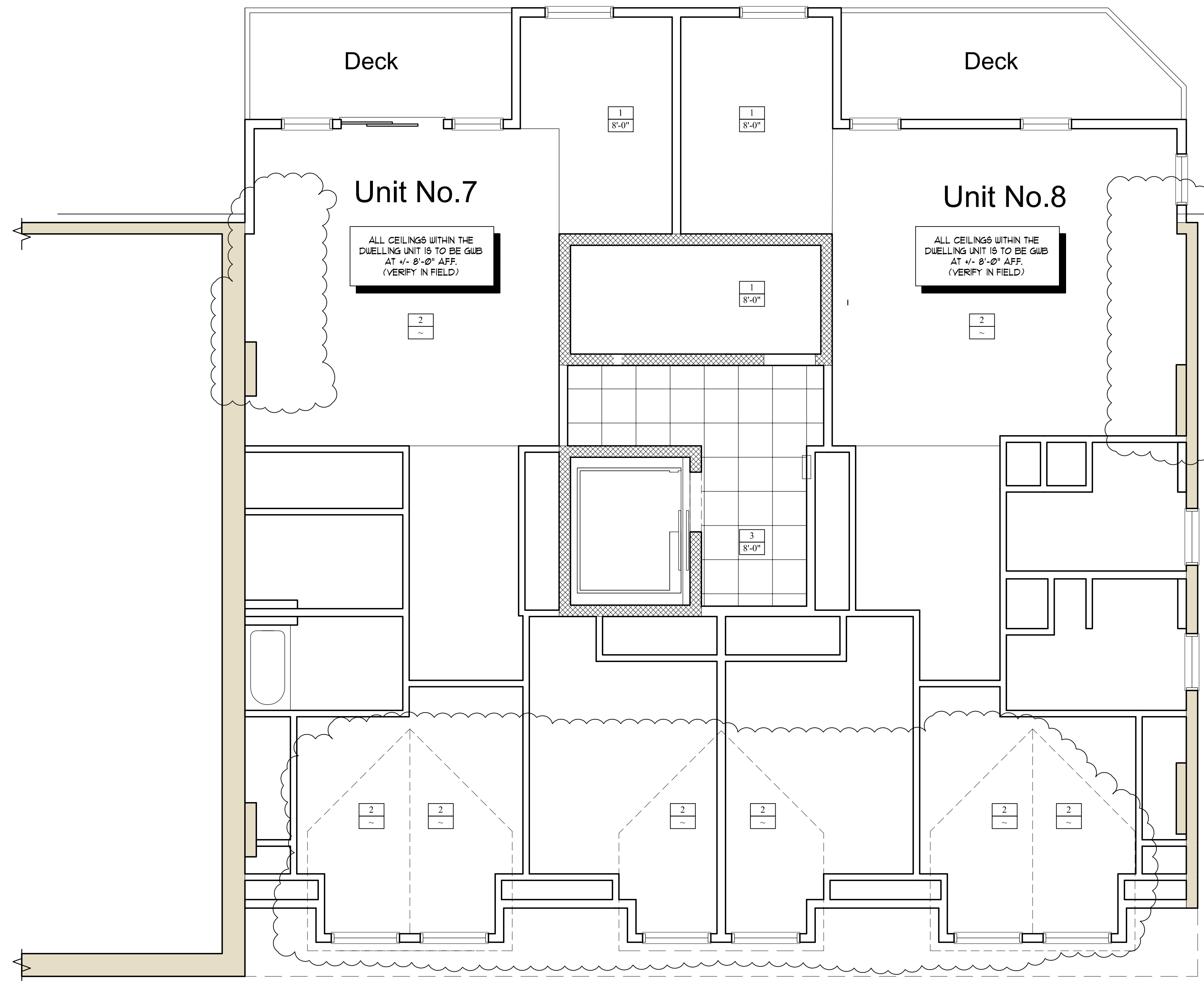
20. TEMPERED GLASS TO BE PROVIDED WHEN THE BOTTOM EDGE OF THE GLASS IS LESS THAN 24" ABOVE FINISHED FLOOR PLAN.

21. REFER TO OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

22. ALL INTERIOR WALLS ARE 1/2" UNLESS OTHERWISE NOTED.



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



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

GENERAL NOTES

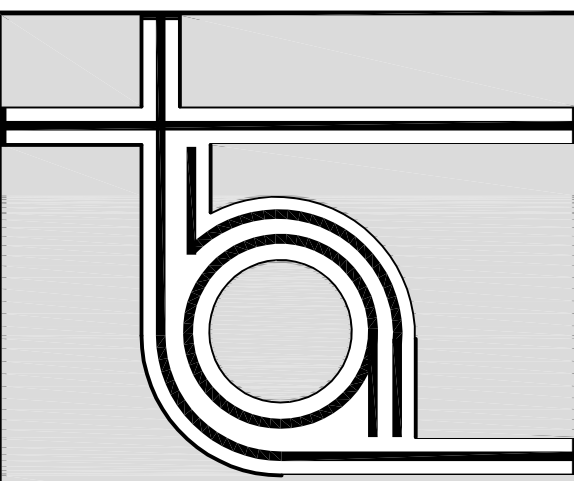
1. 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY TO BE CONTINUOUS AND UNINTERRUPTED BELOW FLOOR TRUSSES THROUGHOUT UNLESS PENETRATED BY RATED ASSEMBLY OF EQUAL OR GREATER FIRE RATING (AS APPLICABLE) LIGHT FIXTURE PENETRATIONS THROUGH RATED ASSEMBLY TO BE BOXED OUT IN TWO LAYERS OF 5/8" TYPE 'X' GUB TO MATCH RATED ASSEMBLY CONSTRUCTION. (REFER TO 3 & 4/A-AJRCF)
2. SPRINKLER HEADS ARE NOT SHOWN. SPRINKLER CONTRACTOR TO SUBMIT LAYOUT FOR REVIEW & COORDINATION WITH OTHER TRADES OF REFLECTED 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 GUB: ALIGN WITH NEAREST 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 OF LIGHTS, SPRINKLERS, RETURNS, DIFFUSERS, ETC CONTRACTOR TO CARRY HIGHEST NUMBER.
7. BATHROOM SHOWER LIGHTS TO BE WATERPROOF TYPE.

LEGEND

1 ~	5/8" TYPE 'X' GUB
2 ~	SLOPED GYPSUM BOARD
3 ~	2'X2' ACOUSTICAL CEILING TILE ARMSTRONG CORTEGA SECOND LOCK II 2161 REGULAR
4 ~	VINYL SOFFIT OVER 5/8" TYPE 'X' GUB

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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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

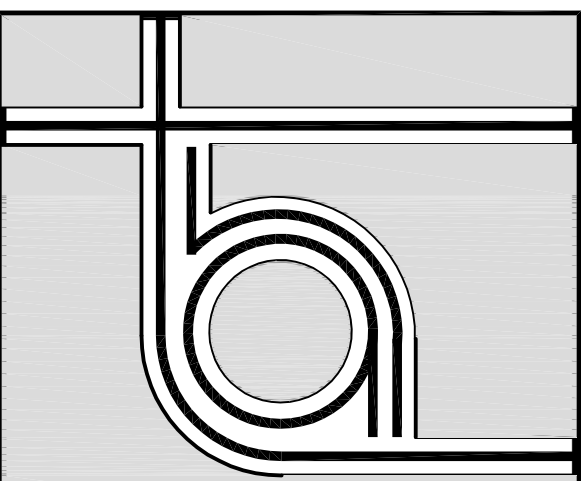
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SHEET NUMBER

A-1.3RCP



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Mario Ponte 101 Water Street Exeter, NH

Janvrin's Block 85 Water Street Exeter, NH

Roof Plan Notes

Structural Engineer: Emanuel Engineering

Progress Set September 6, 2023

SCALE:

ISSUED / DRAWN BY

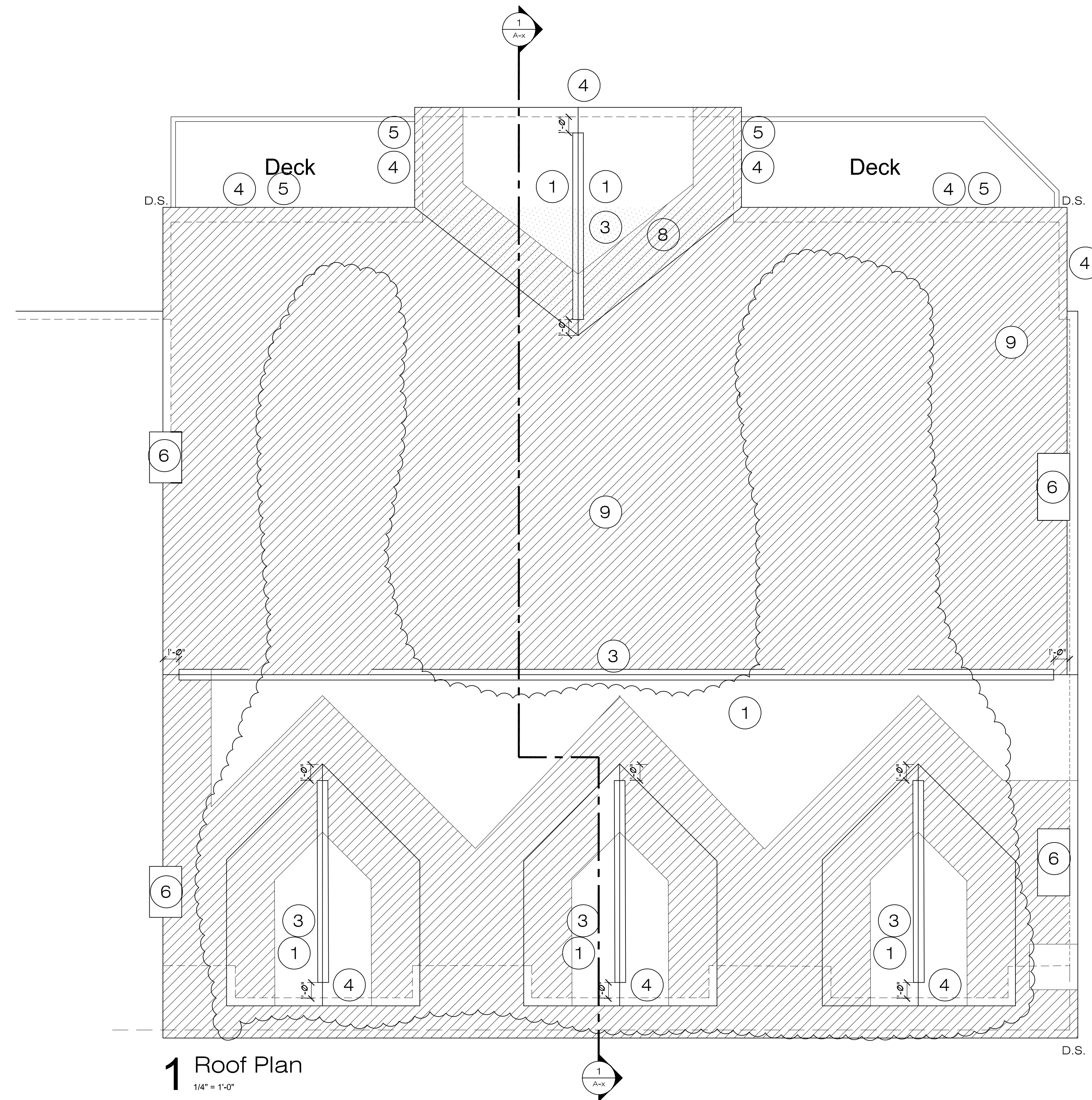
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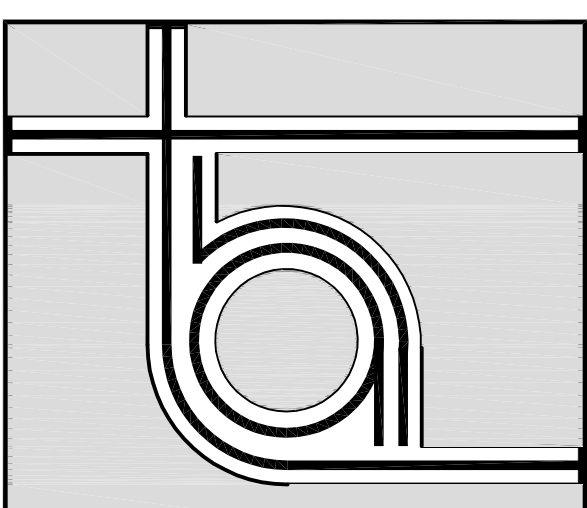
A-1.R



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	

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



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Mario Ponte
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Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Exterior Elevations Notes

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

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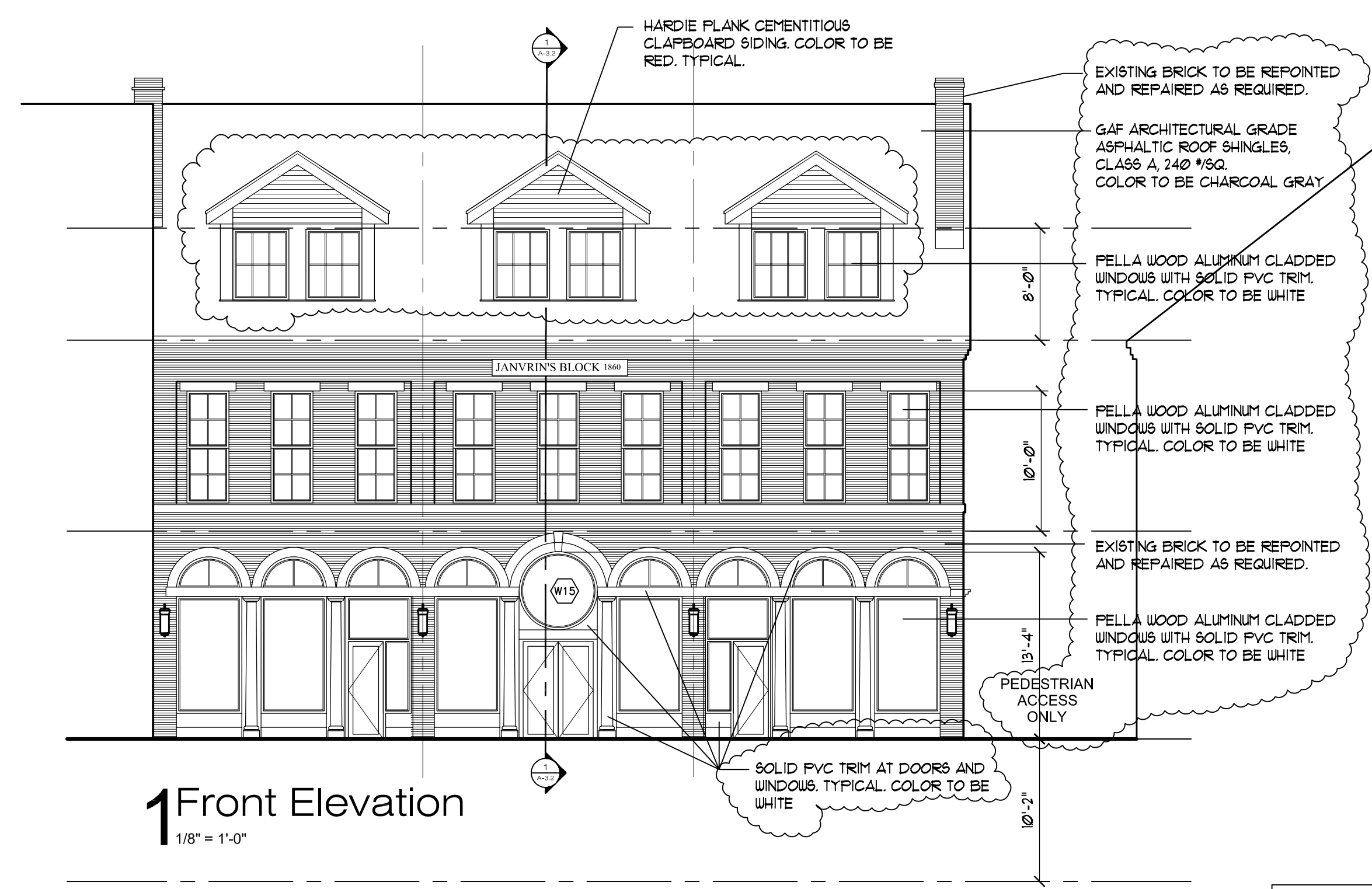
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JOB NO: 21006

SHEET NUMBER

A-2.1

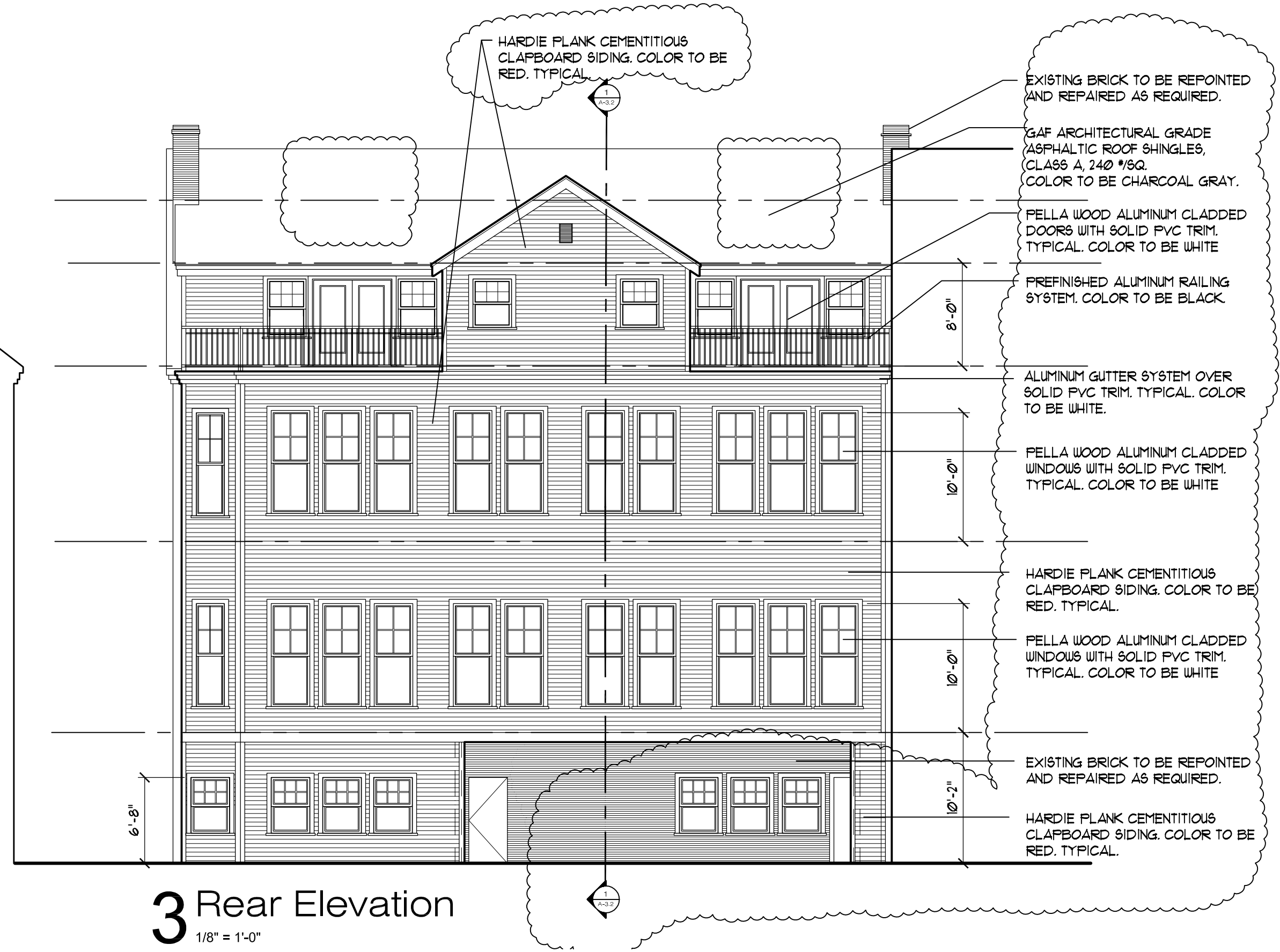


1 Front Elevation
1/8" = 1'-0"

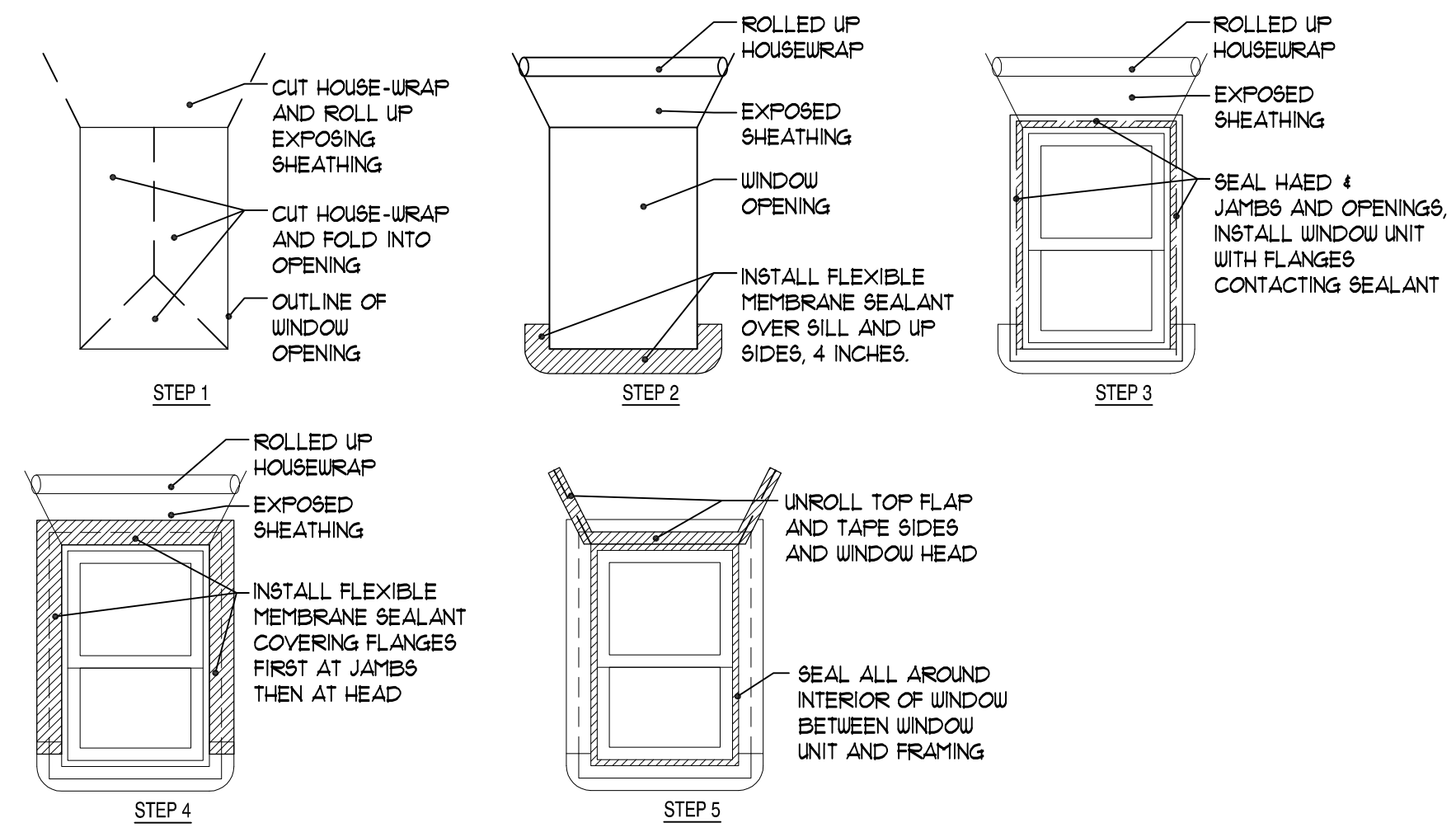


2 Side Elevation
1/8" = 1'-0"

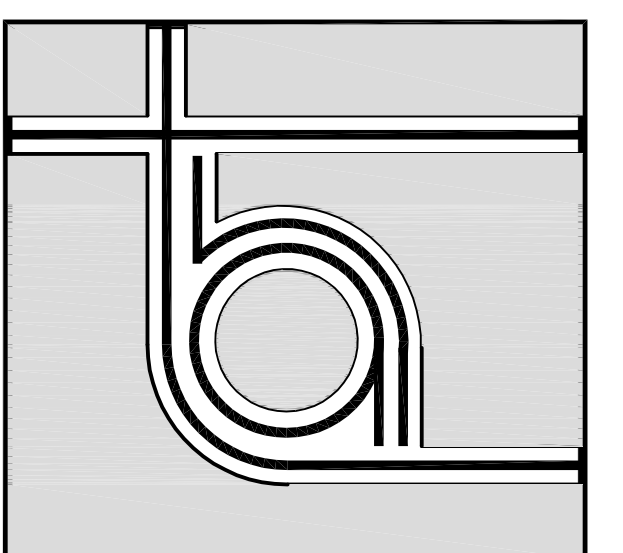
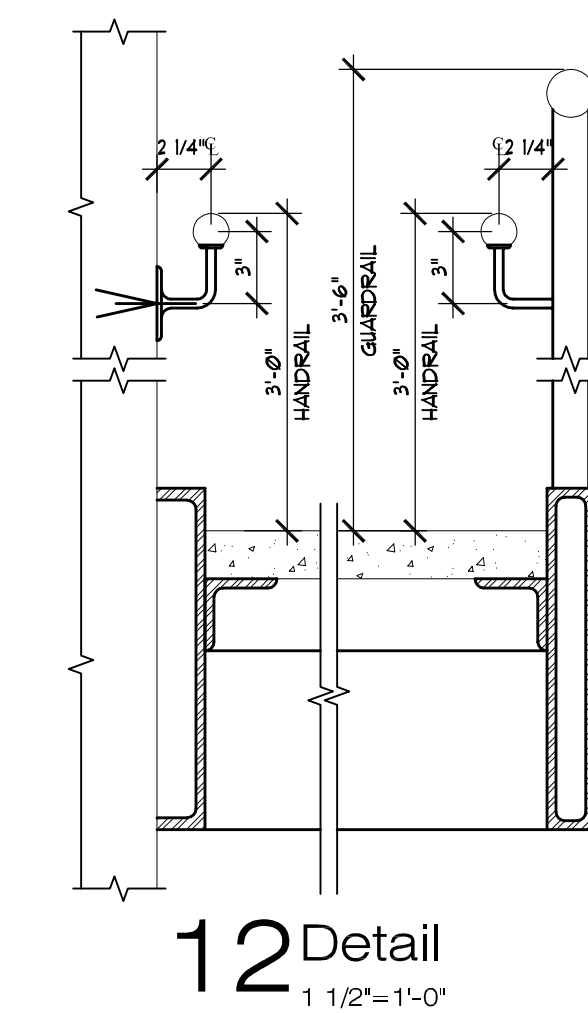
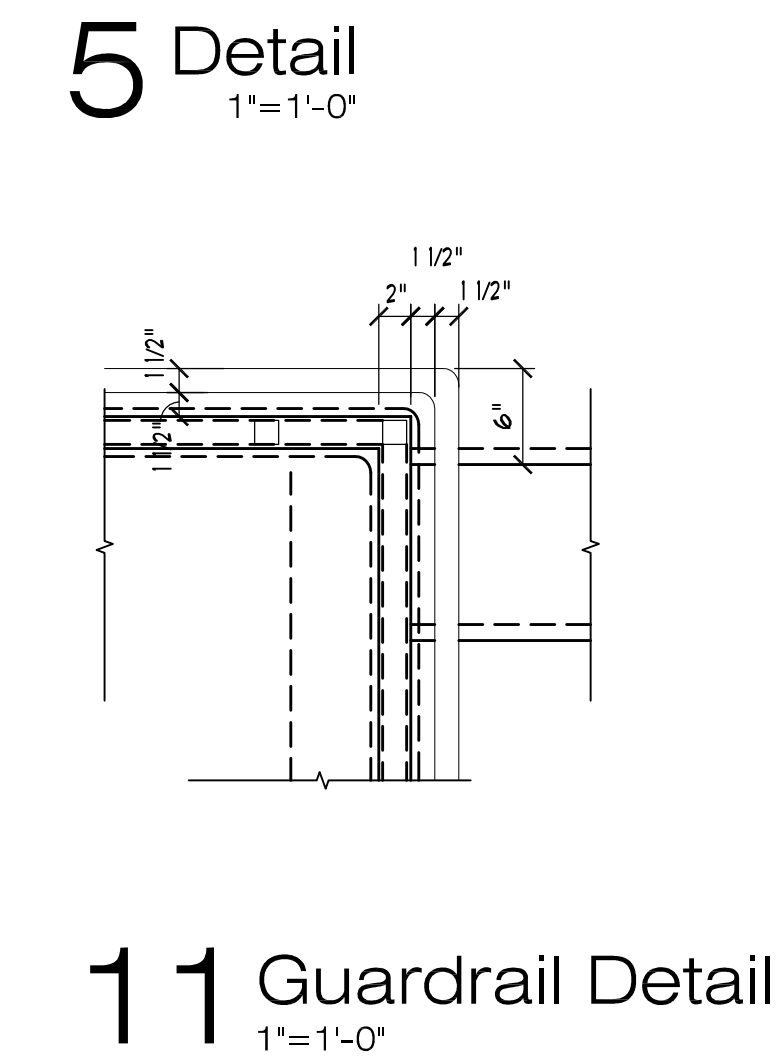
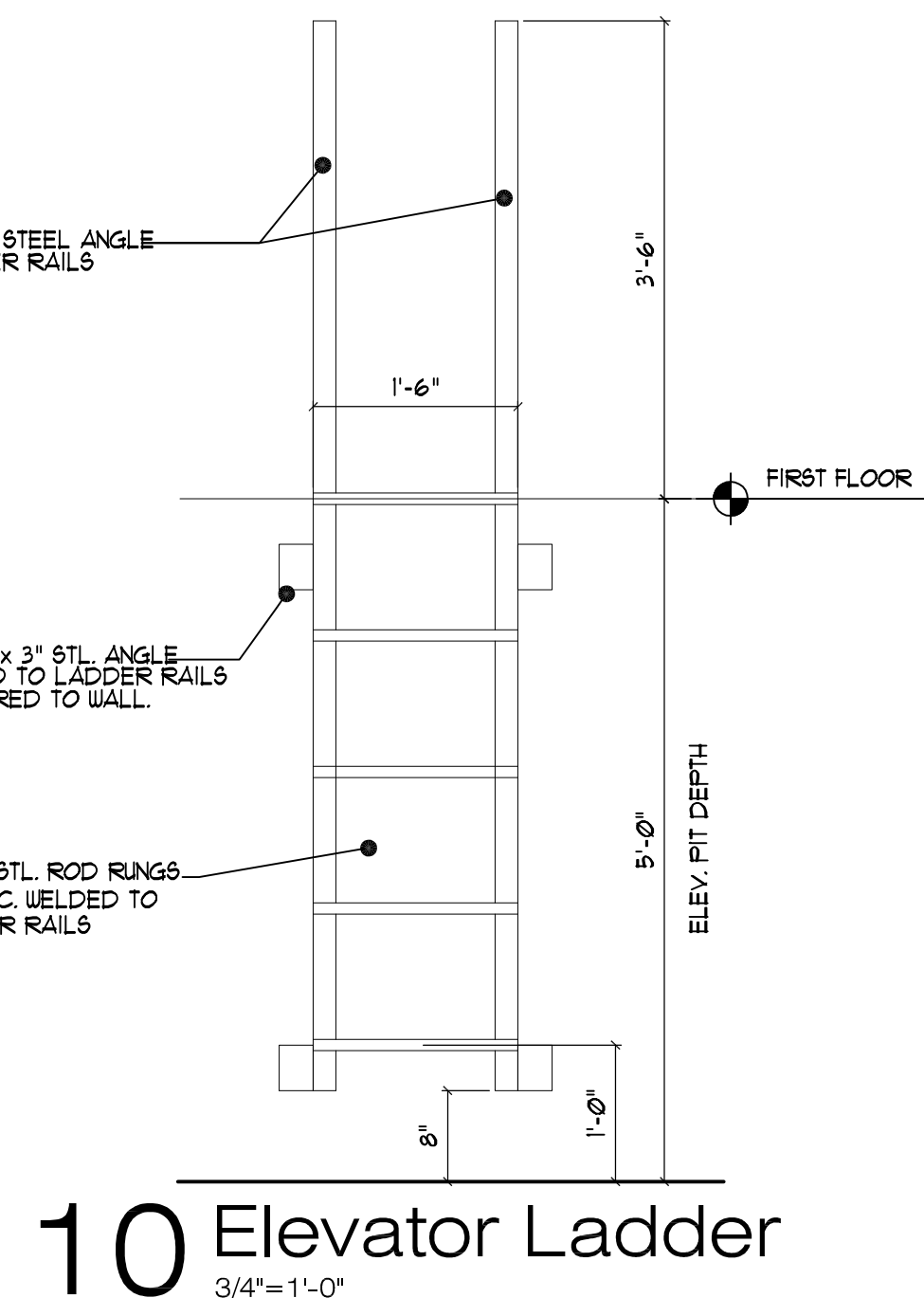
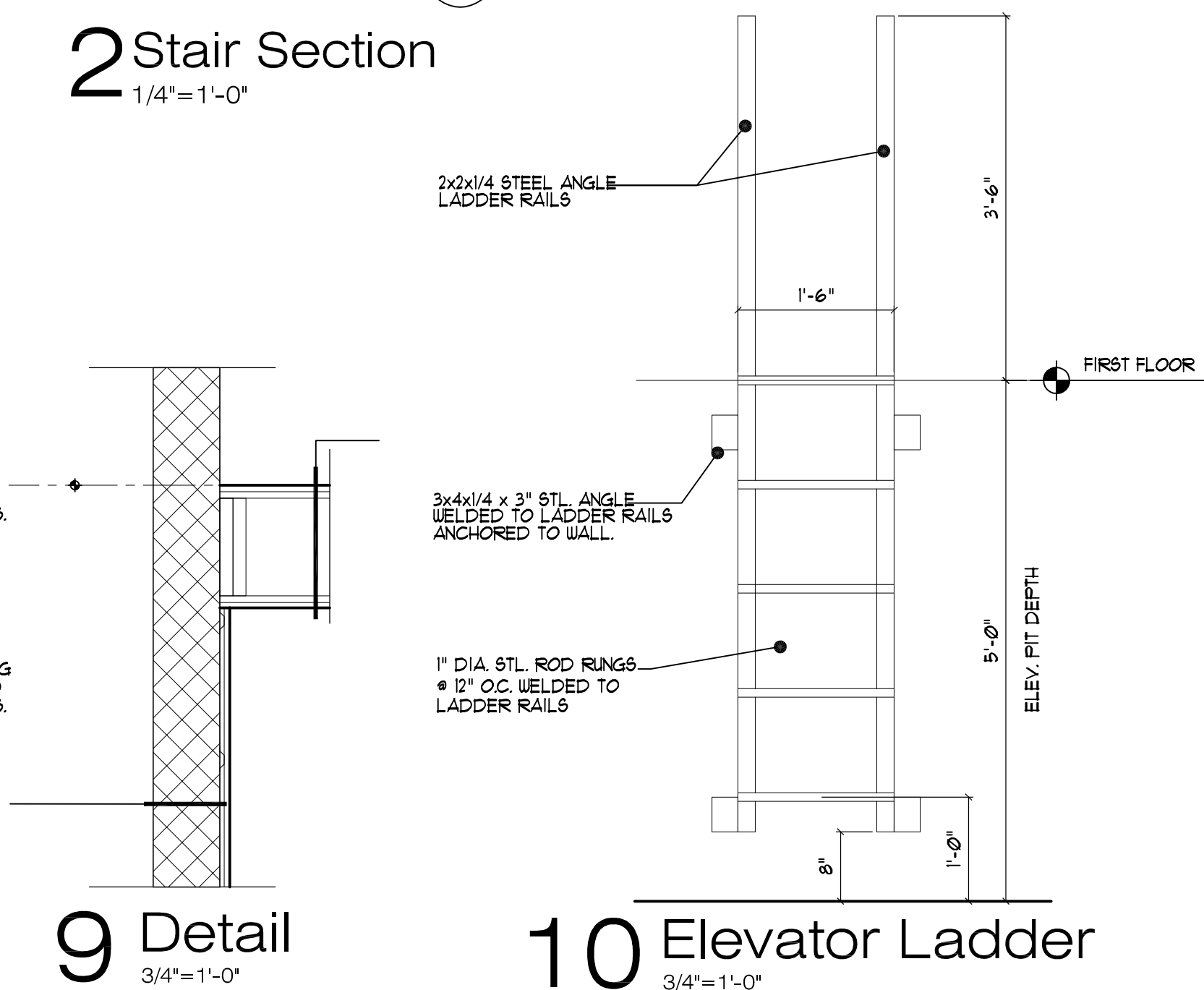
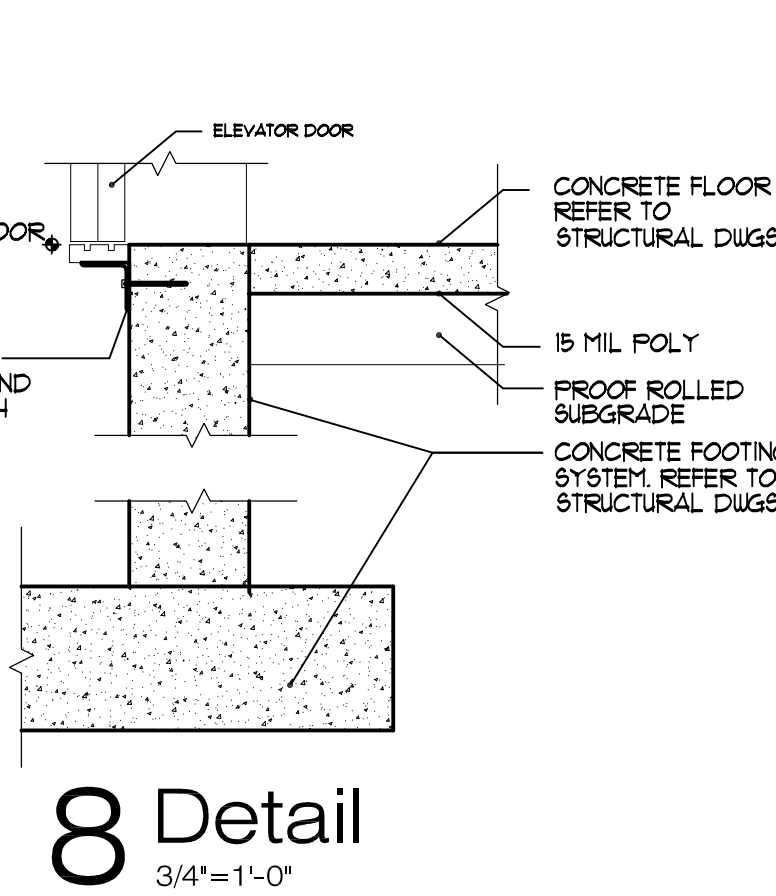
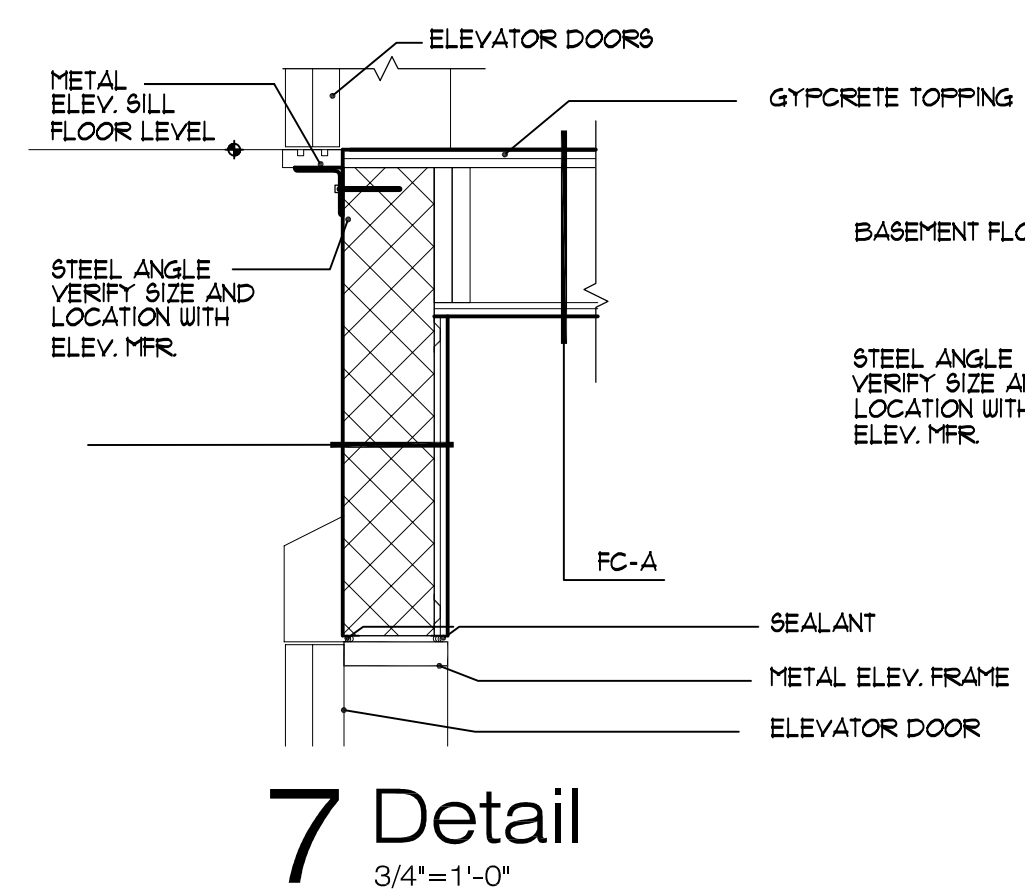
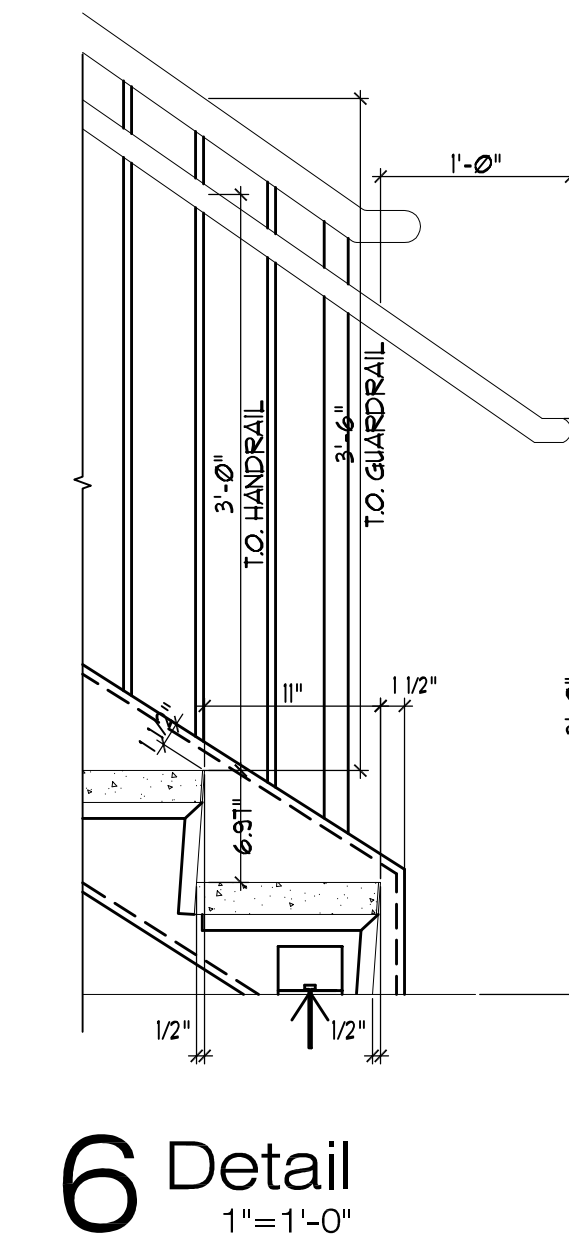
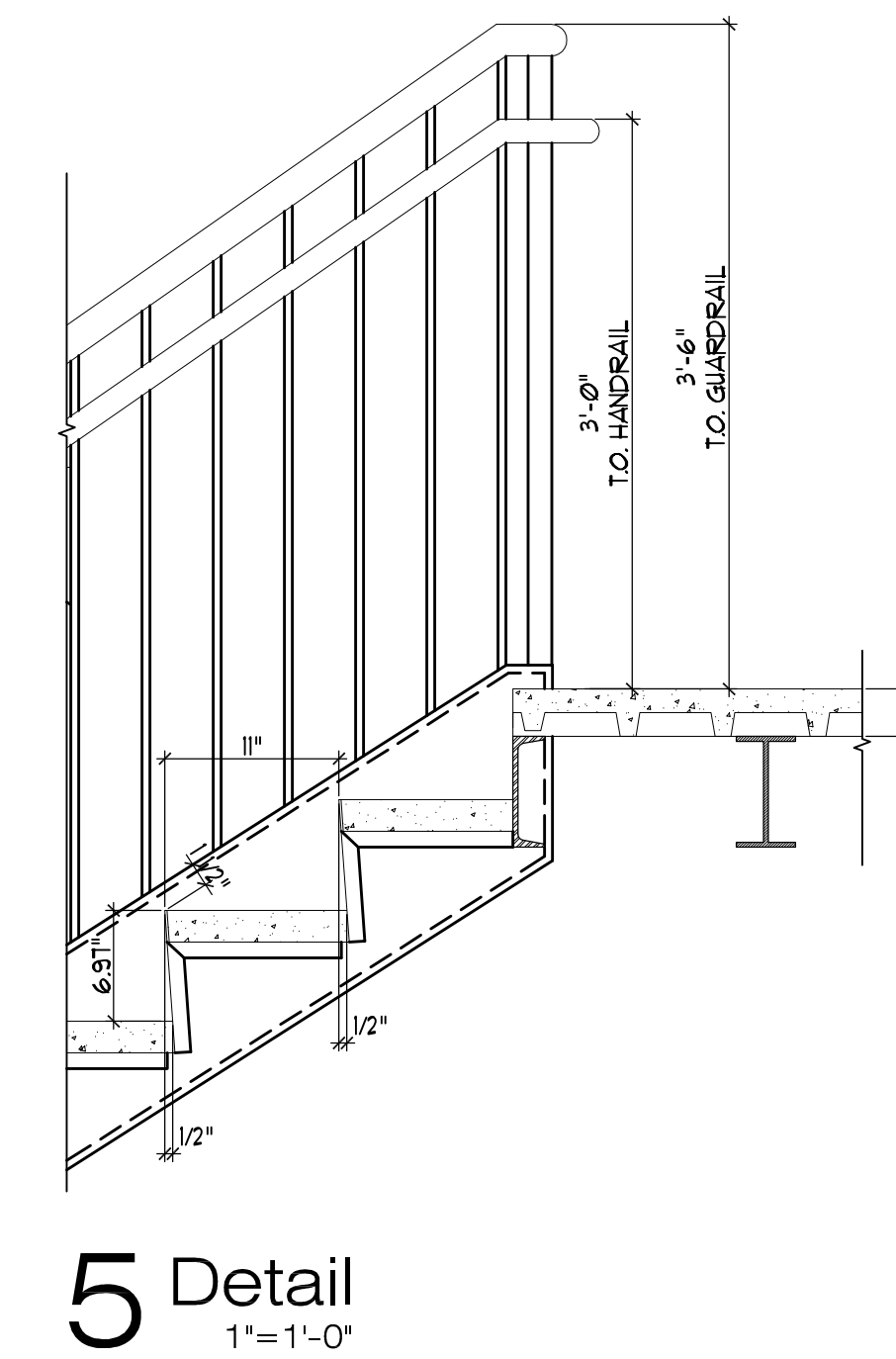
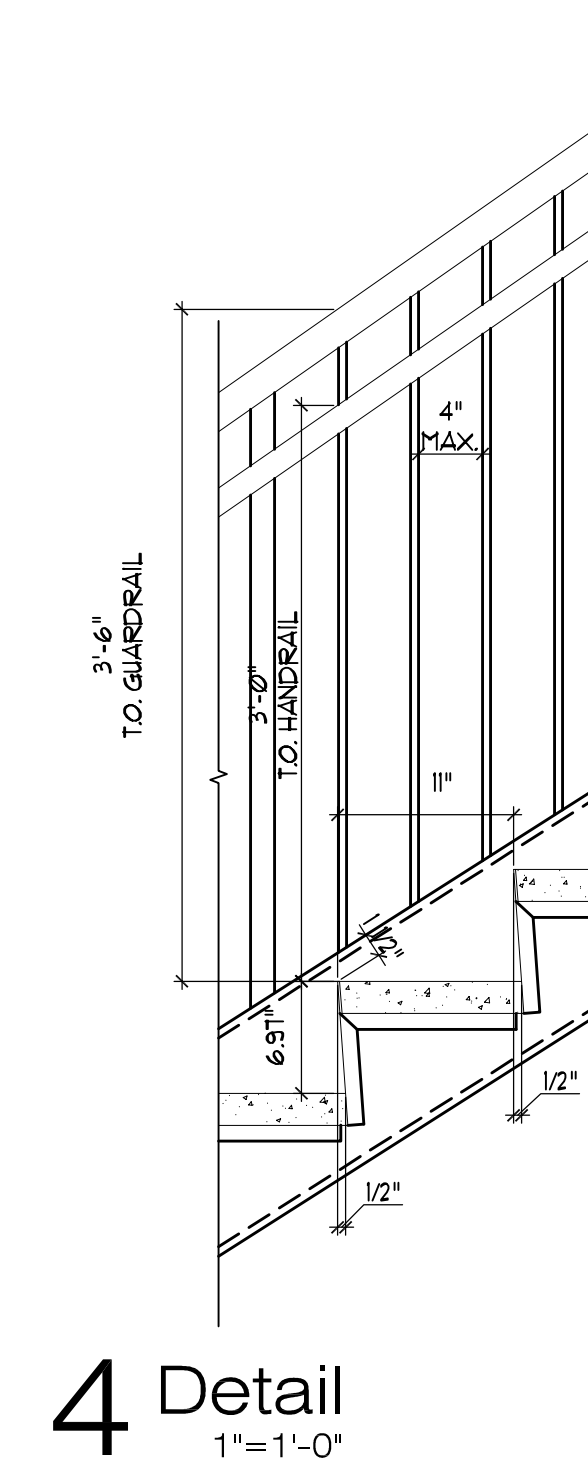
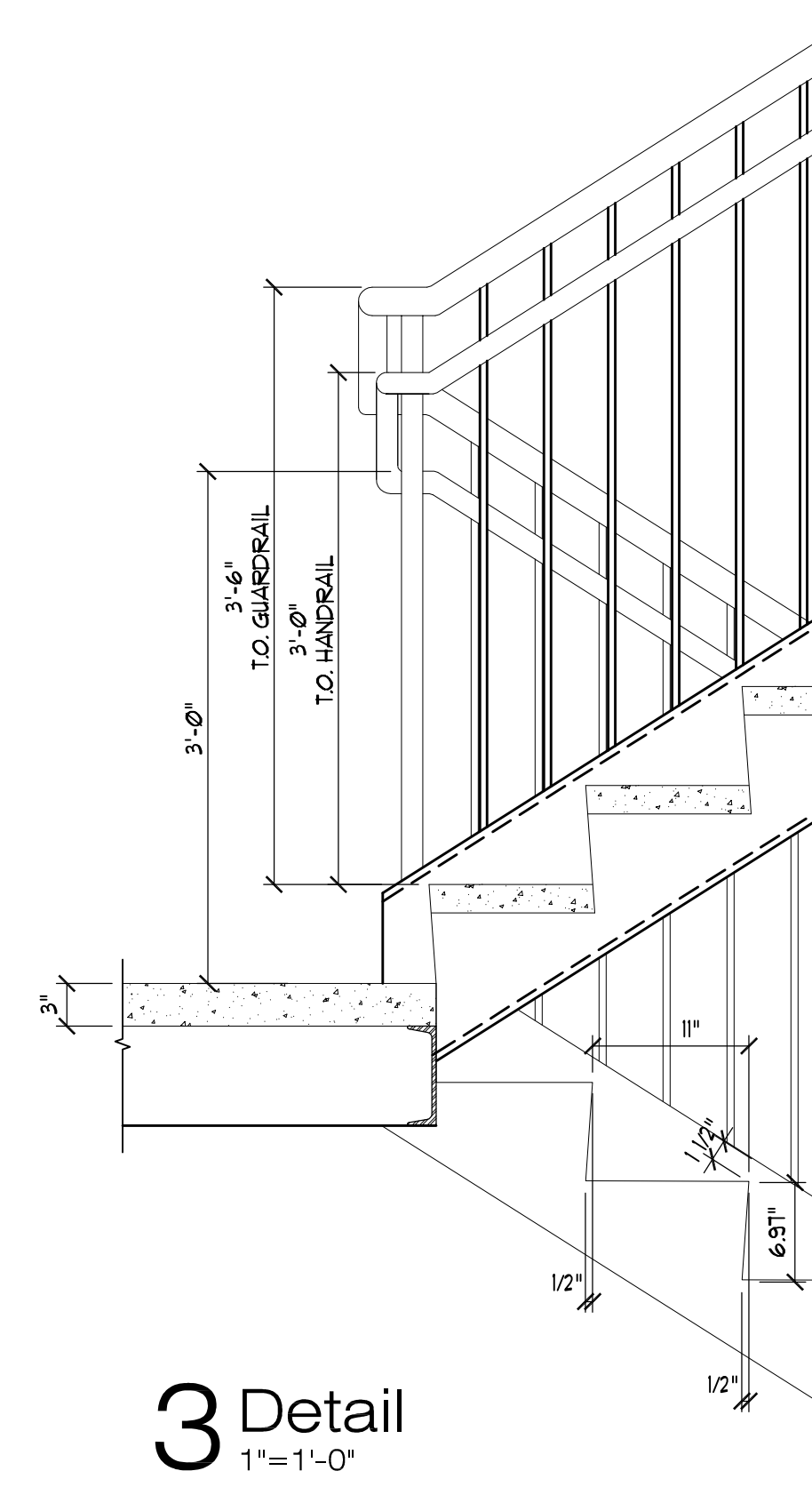
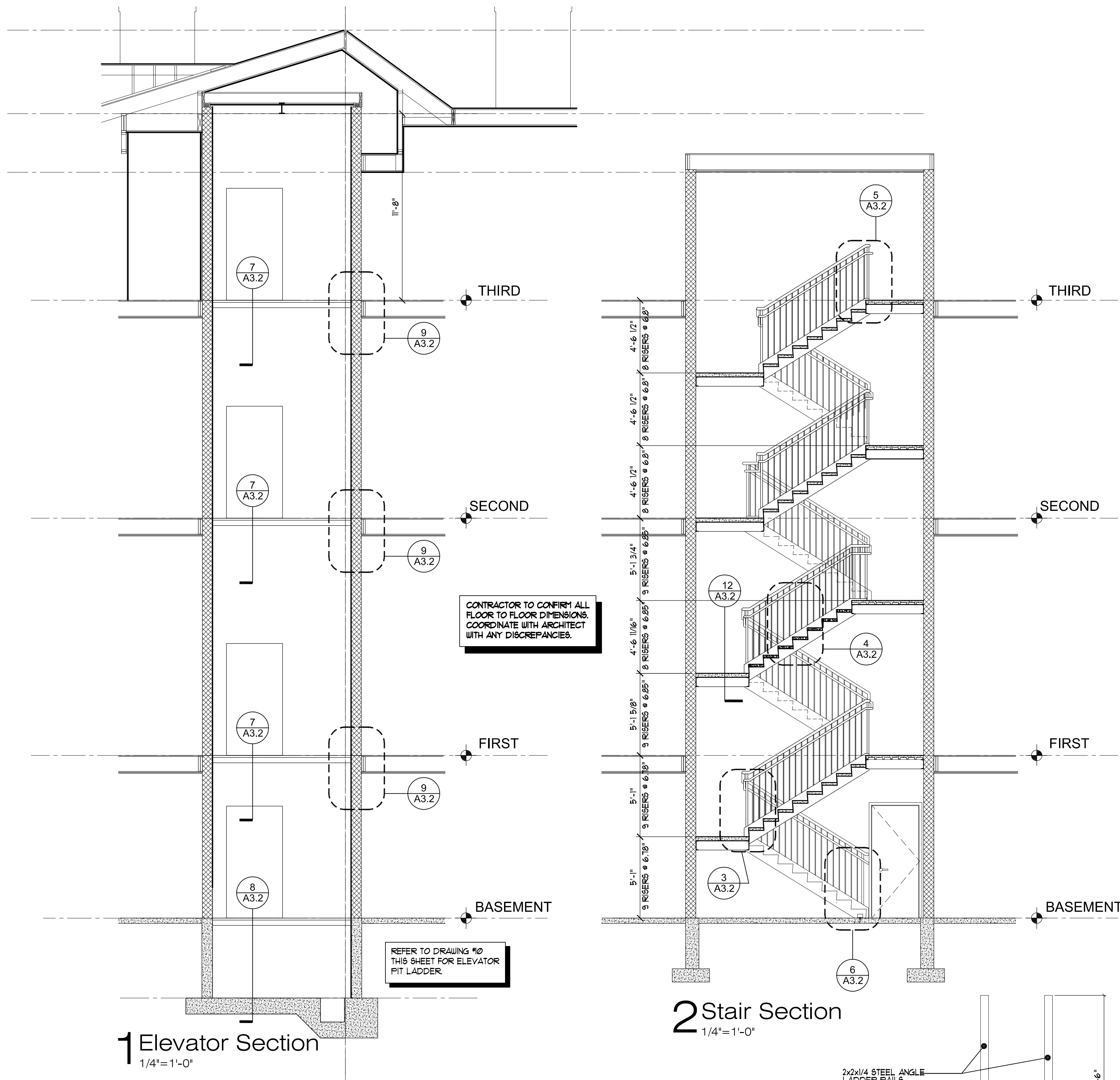
CONTRACTOR TO CONFIRM ALL FLOOR TO FLOOR DIMENSIONS. COORDINATE WITH ARCHITECT WITH ANY DISCREPANCIES.



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



Window Installation
NO SCALE



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101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Stair & Elevator Sections Details

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

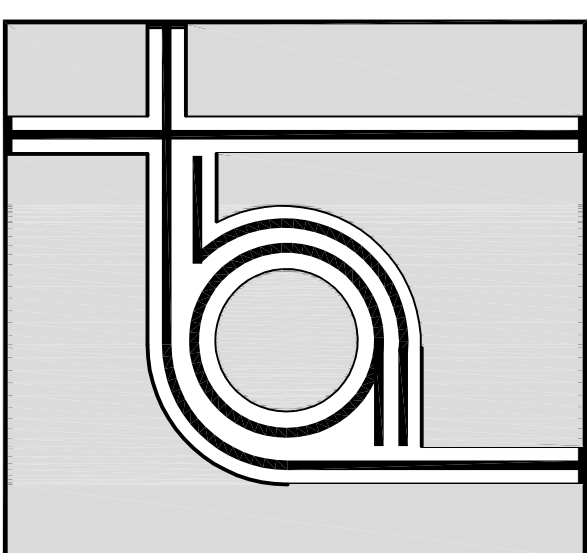
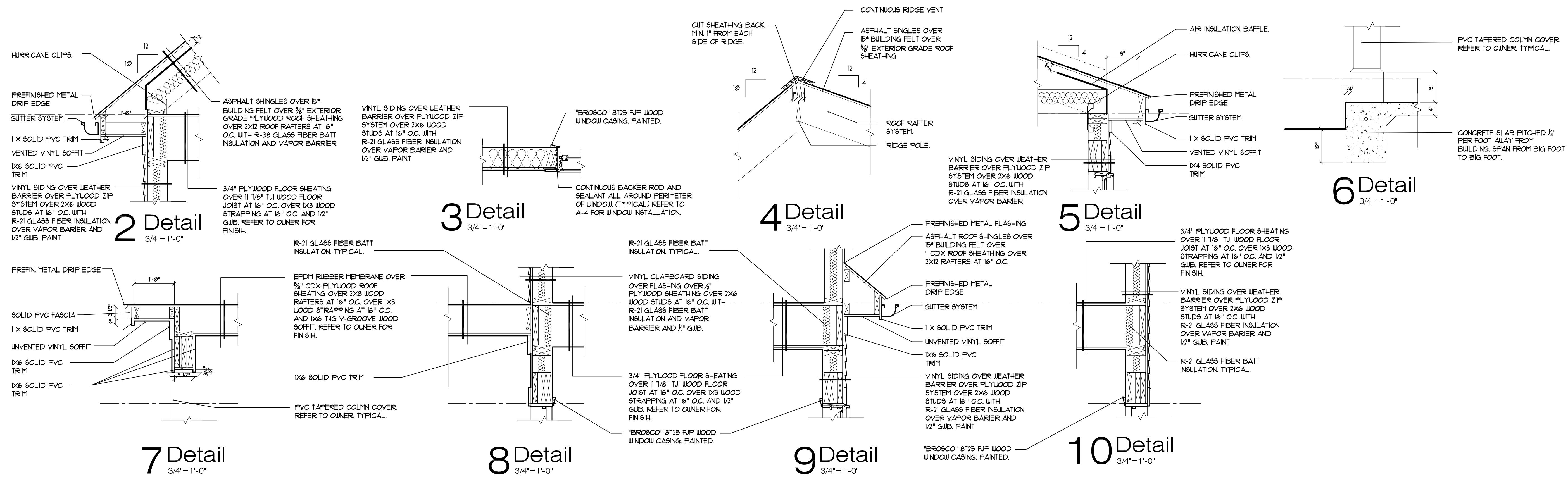
SCALE: _____

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JOB NO: 21006

SHEET NUMBER
A-3.2



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Mario Ponte
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Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Details

Structural Engineer:
Emanuel Engineering

Progress Set
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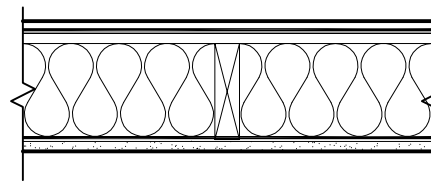
JOB NO: 21006

SHEET NUMBER

A-4.1

Exterior Walls

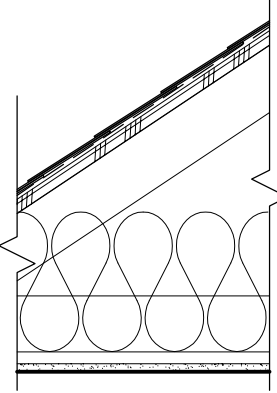
EW-A
RATING: NO RATING
TEST:



VINYL SIDING
AIR INFILTRATION BARRIER
3/8" ZIP PLYWOOD SHEATHING
2x6 WOOD STUDS @ 16" O.C.
R21 GLASS FIBER BATT INSULATION-UNFACED
VAPOR BARRIER
5/8" TYPE 'X' GWB

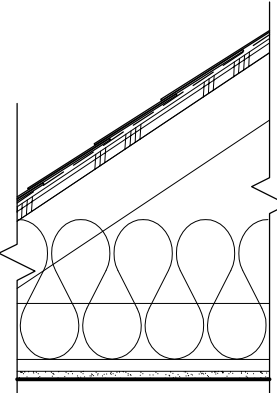
Roof/Ceiling Assemblies

RC-A
RATING: NO RATING
TEST:

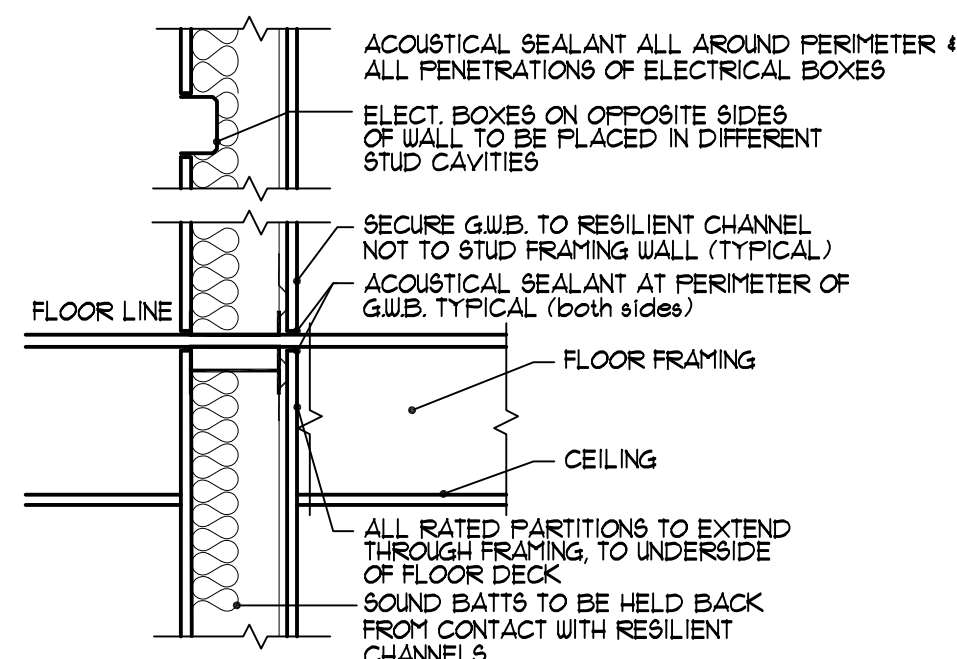


ASPHALT SHINGLES OR ADHERED EPDM
ICE AND WATER BARRIER
5/8" T&G PLYWOOD DECKING
WOOD ROOF TRUSSES @ 24" O.C. MAX
(REFER TO STRUCTURAL DRAWINGS)
INSULATION Baffle
R38 GLASS FIBER BATT INSULATION
VAPOR BARRIER
1 X 3 WOOD STRAPPING
2 LAYERS 5/8" TYPE 'X' GWB

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)
INSULATION Baffle
R38 GLASS FIBER BATT INSULATION
VAPOR BARRIER
1 X 3 WOOD STRAPPING
2 LAYERS 5/8" TYPE 'X' GWB



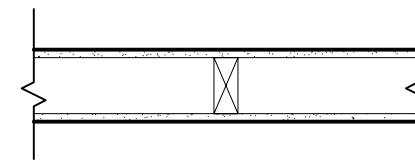
TYP. DETAIL AT RATED PARTITIONS

GENERAL NOTES:

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

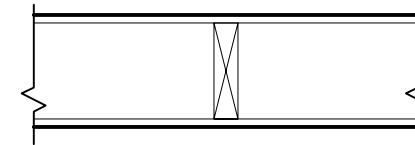
Interior Walls

IW-A
RATING:
NO RATING



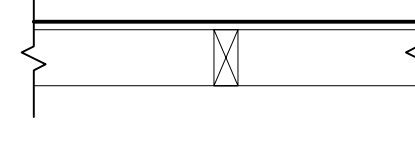
1/2" GYPSUM WALLBOARD
2x4 WOOD STUDS @ 16" O.C.
1/2" GYPSUM WALLBOARD

IW-B
RATING:
NO RATING



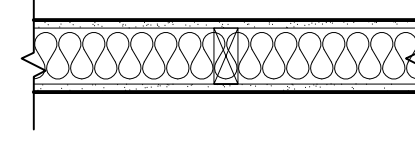
1/2" GYPSUM WALLBOARD
2x6 WOOD STUDS @ 16" O.C.
1/2" GYPSUM WALLBOARD

IW-C
RATING:
NO RATING



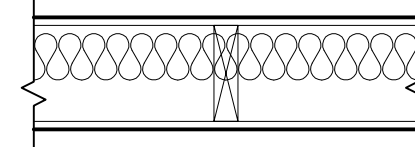
1/2" GYPSUM WALLBOARD
2x4 WOOD STUDS @ 16" O.C.

IW-D
RATING:
NO RATING



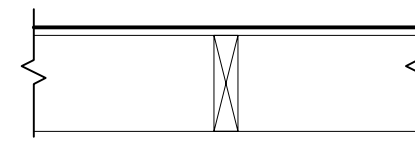
1/2" GYPSUM WALLBOARD
2x4 WOOD STUDS @ 16" O.C.
3" MINERAL FIBER SOUND BATS
1/2" GYPSUM WALLBOARD

IW-E
RATING:
NO RATING



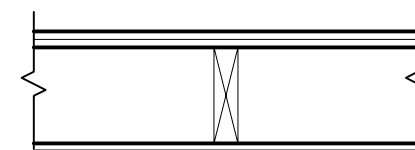
1/2" GYPSUM WALLBOARD
2x6 WOOD STUDS @ 16" O.C.
3" MINERAL FIBER SOUND BATS
1/2" GYPSUM WALLBOARD

IW-F
RATING:
NO RATING



1/2" GYPSUM WALLBOARD
2x6 WOOD STUDS @ 16" O.C.

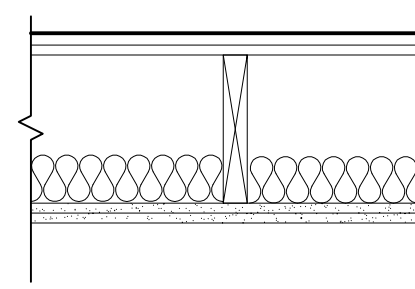
IW-G
RATING:
NO RATING



3/8" TYPE 'X' GWB
1/2" GWB
2x6 WOOD STUDS @ 16" O.C.
5/8" TYPE 'X' GWB

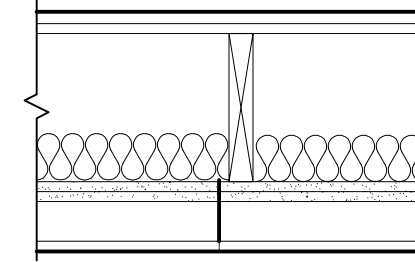
Floor/Ceiling Assemblies

FC-A
RATING: 1 HOUR
TEST: UL M528



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 5/8" TYPE 'X' GWB

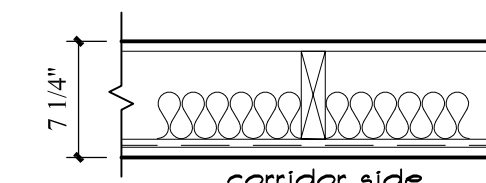
FC-B
RATING: 1 HOUR
TEST: GA FILE
FC3406



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 5/8" TYPE 'X' GWB
SUSPENDED CEILING BELOW IS NOT
PART OF THE REQUIRED FIRE ASSEMBLY.

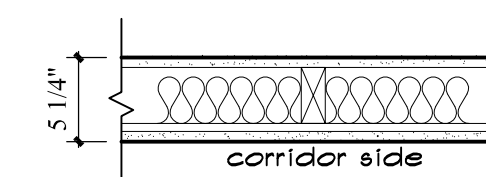
Fire Separation Walls

PW-A
RATING: 1 HOUR
TEST: UL M311
STC = EST. 55



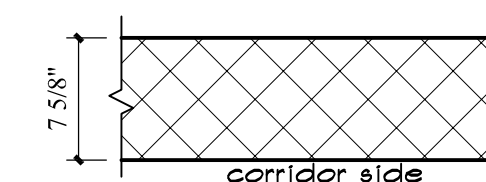
5/8" TYPE 'X' GWB
2x6 WOOD STUDS @ 16" O.C.
3" MINERAL FIBER SOUND BATS
1/2" RESILIENT CHANNELS
5/8" TYPE 'X' GWB

PW-B
RATING: 1 HOUR
TEST: UL M309
STC = EST. 55



5/8" TYPE 'X' GWB
2x4 WOOD STUDS @ 24" O.C.
3" MINERAL FIBER SOUND BATS
1/2" RESILIENT CHANNELS
5/8" TYPE 'X' GWB

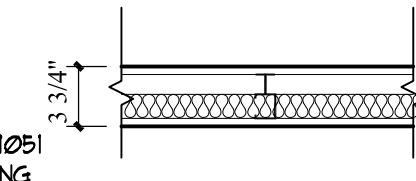
PW-C
RATING: 2 HOUR
TEST: UL M306
STC = EST. 55



NOMINAL 8" CONCRETE MASONRY UNIT

Shaft Wall Assemblies

SW-A
RATING: 2 HOUR
TEST: GA FILE WP1051
NON-LOAD BEARING



1/2" TYPE 'X' GYPSUM WALLBOARD
1" TYPE 'X' GYPSUM PANEL (VERTICAL)
1/4" CHANNELS BETWEEN PANELS
3/4" GLASS FIBER BATT INSULATION
1/2" TYPE 'X' GYPSUM WALLBOARD

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STRATHAM, NEW HAMPSHIRE 03885

Tel: (603) 770-2491
www.thaarc.com

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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

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REVISED / REVISED BY

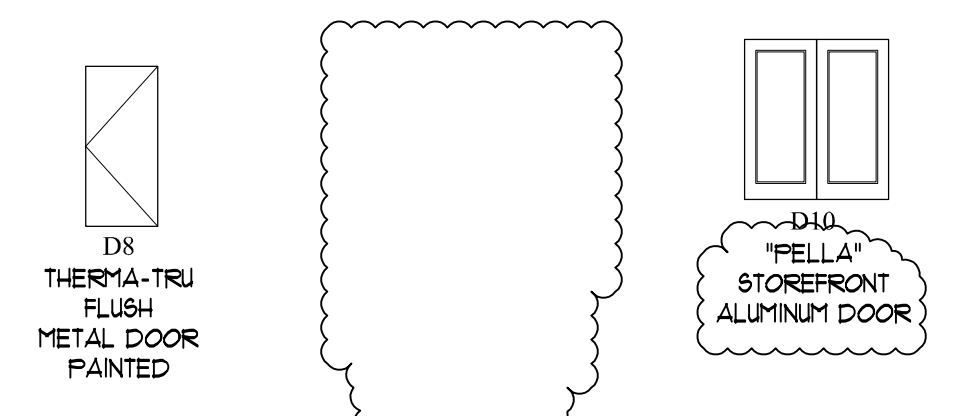
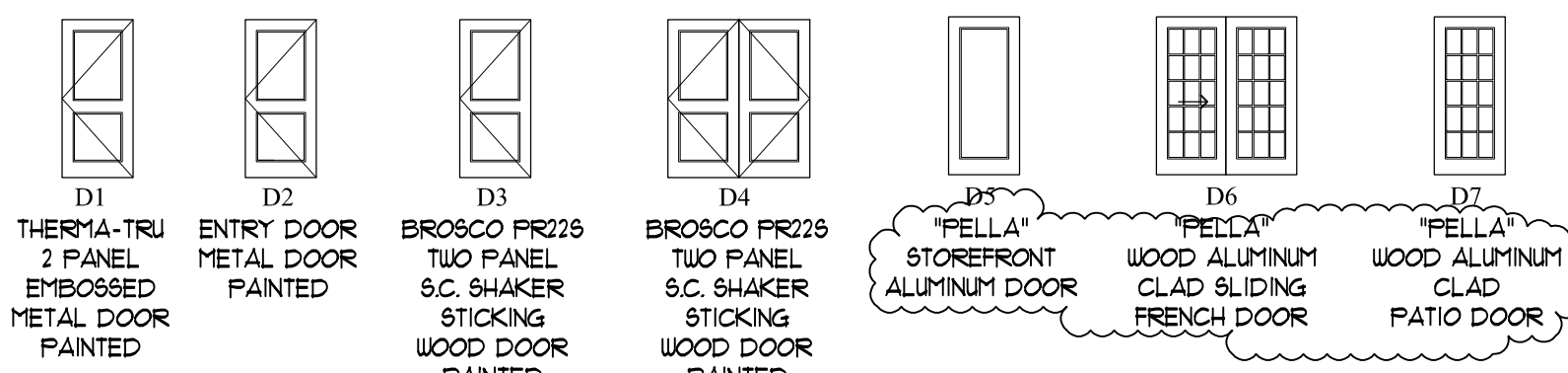
JOB NO: 21006

SHEET NUMBER

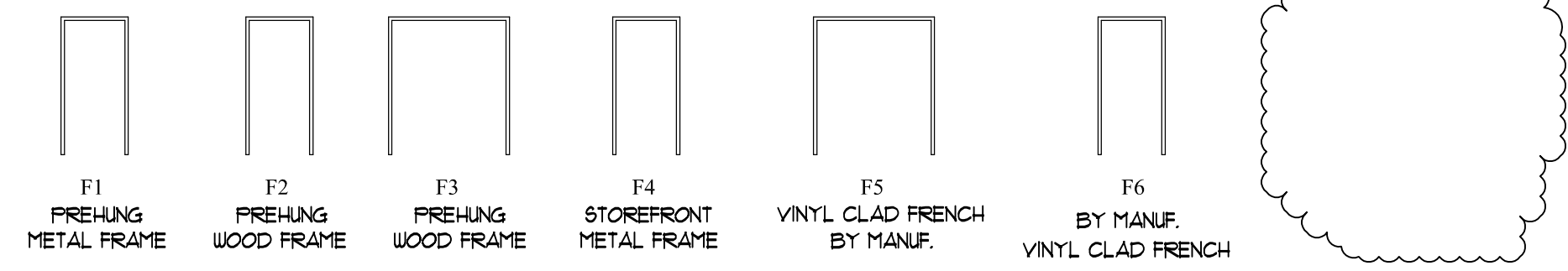
A-5.1

DOOR SCHEDULE

DOOR NO.	TYPE	MATL	DOOR W x H x T	FINISH	TYPE	FRAME		DETAILS			RATING (min.)	HDWE SET	REMARKS
						MATL	FINISH	JAMB	HEAD	SILL			
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	PAINT						
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	PAINT						
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'-0"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				30		
STB100b	D8	METAL	3'-0"X6'-8"X1 3/4"	PAINT	F1	METAL	PAINT				30		
ST100	D8	METAL	3'-0"X6'-8"X1 3/4"	PAINT	F1	METAL	PAINT				30		
ST200	D8	METAL	3'-0"X6'-8"X1 3/4"	PAINT	F1	METAL	PAINT				30		
ST300	D8	METAL	3'-0"X6'-8"X1 3/4"	PAINT	F1	METAL	PAINT				30		



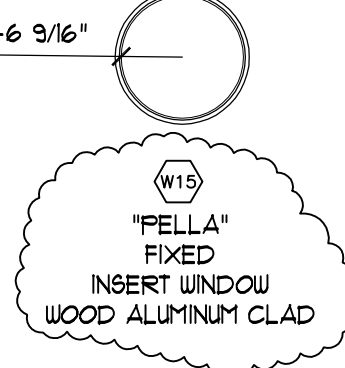
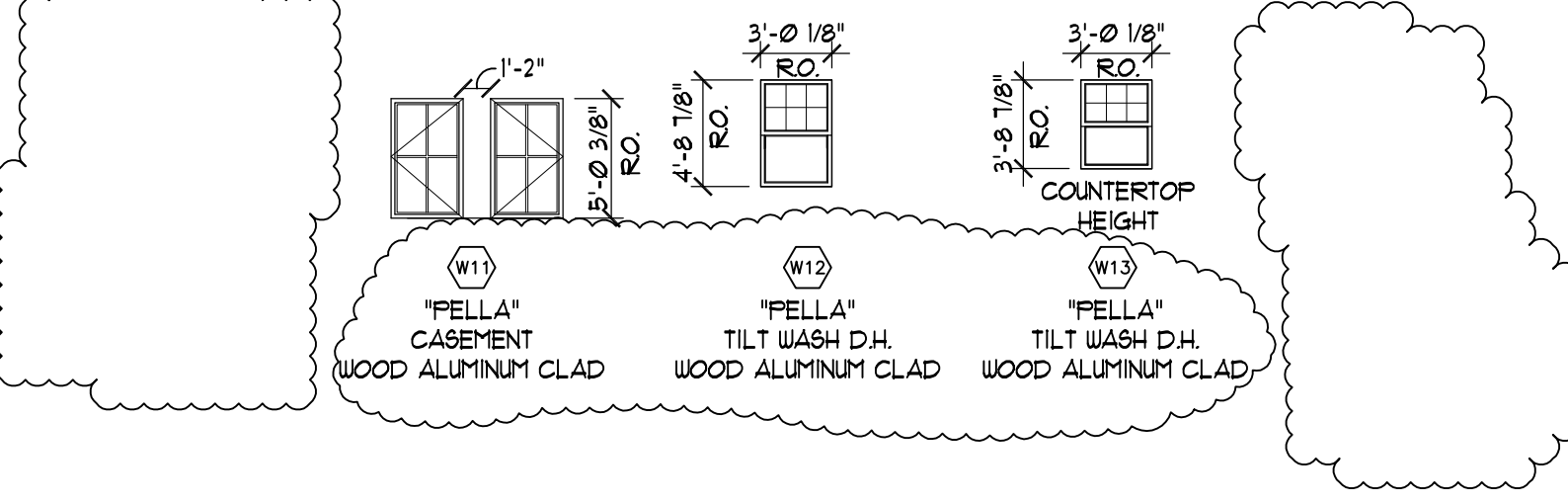
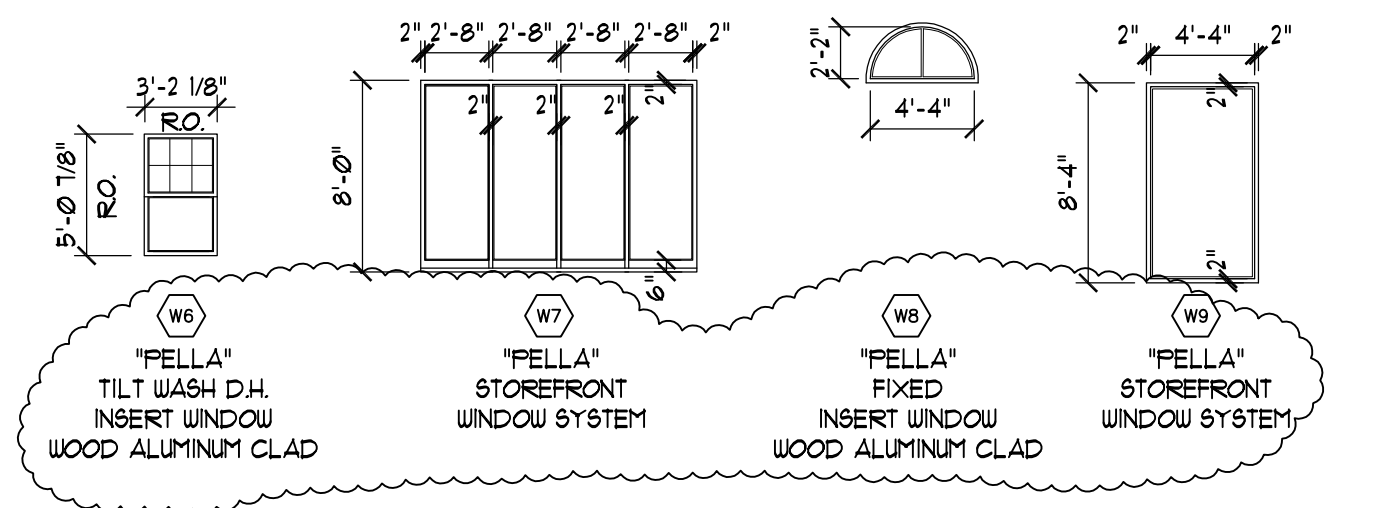
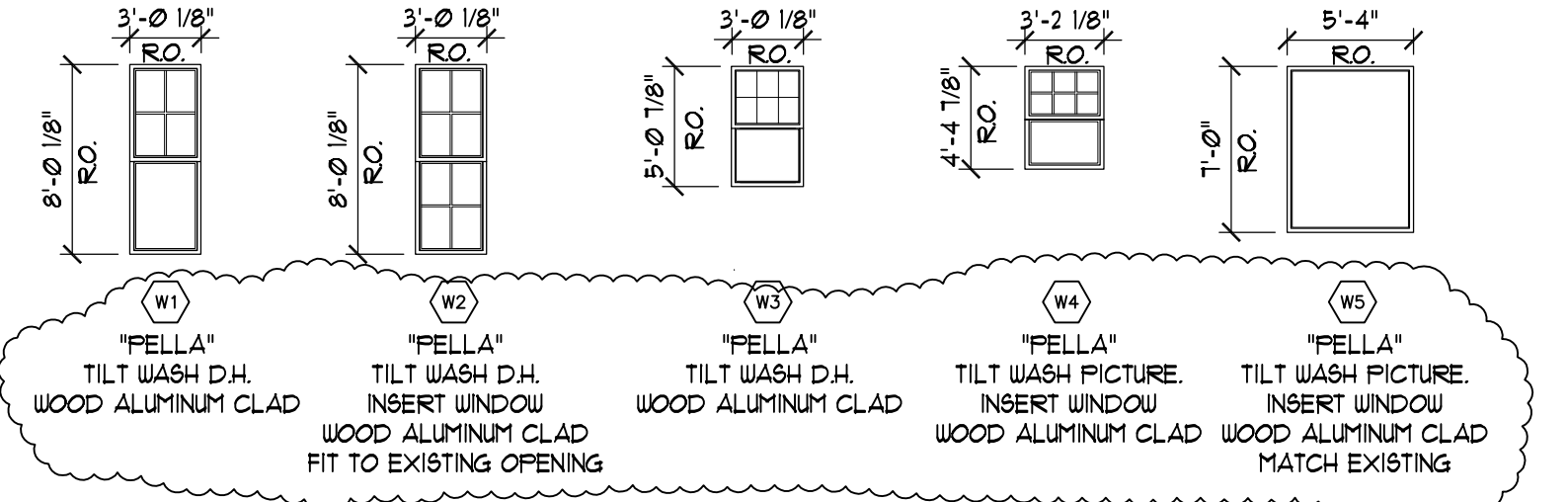
DOOR TYPES



FRAME TYPES

GENERAL NOTES

1. PROVIDE TEMPERED GLASS AT ALL GLAZING PANELS BELOW 18" AFF. NOTE FULL GLASS DOORS WITH SILLS BELOW 18" AFF. 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 INTERGLAZ MUNTIN LOCATIONS AS INDICATED IN SCHEDULE.
4. PROVIDE INSULATED GLASS 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.



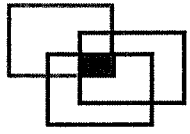
WINDOW TYPES

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	BASE	WALL	CEILING	NOTES
B100	CORRIDOR					
B101	WATER					
B102	ELECTRIC					
B103	CMU					
100	CORRIDOR					
101						



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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: john@destefano-associates.com

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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

P

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CONTACT A PELLA REP

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



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 Job Site Delivery

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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



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



Specifications



2D Cross Section

[Detailed Product Description](#)

3D & BIM

[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



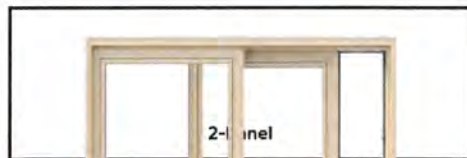
PELLA® LIFESTYLE SERIES Wood Sliding Patio Doors

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



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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

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Pella® Lifestyle Series Wood Sliding Patio Door Features



The Best Limited Lifetime Warranty for Wood Patio Doors¹⁹

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.



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 value¹⁶
- 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 inside of door, supplied complete with all necessary hardware. □



TOP

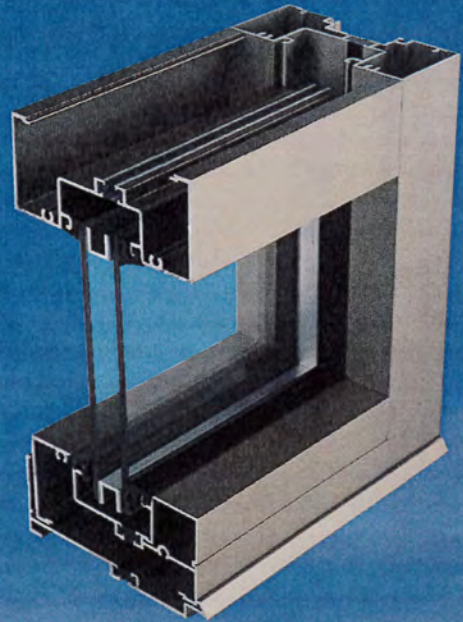
T14000 Series Storefront

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



200 Series Curtainwall

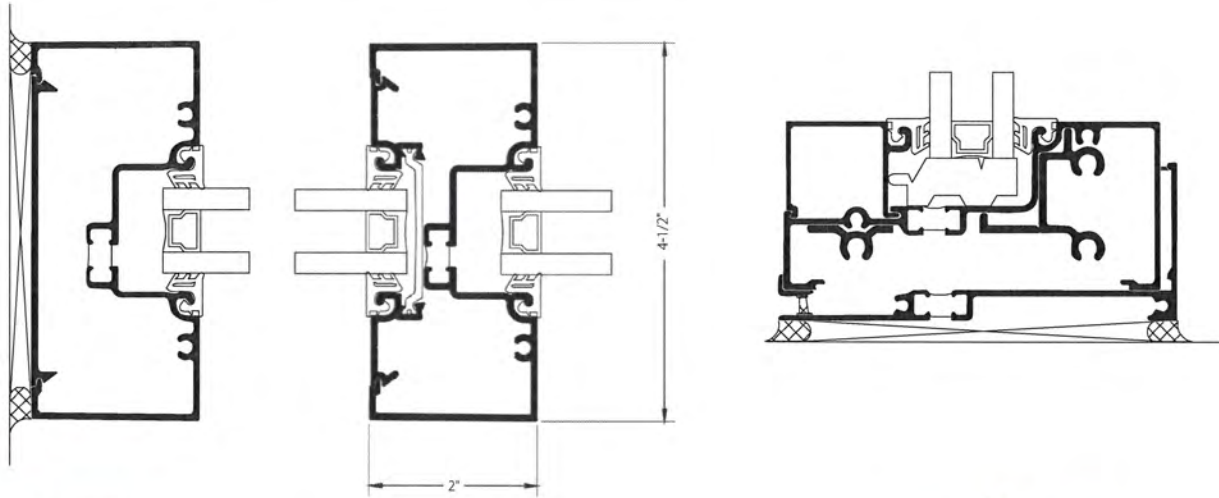
ALSO USED WITH

TUBELITE®
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS

T14000 Series Storefront

Single cavity pour and debridge thermal barrier

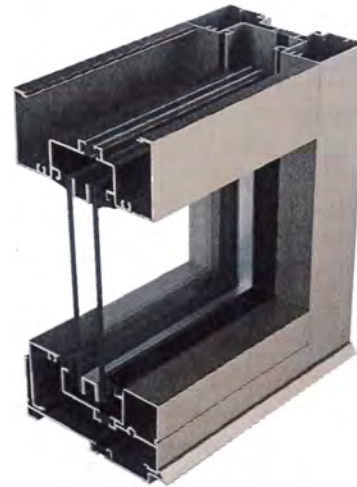


System Features:

- 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 warranted 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, 68 _s	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.

DISCLAIMER: Tubelite takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose; and further disclaims all liability for the use, in whole or in part, of this Technical Guide in preparation of project specifications and/or other documents. Technical Guides are subject to change at any time, without notice, and at Tubelite's sole discretion. ©2017 Tubelite Inc.

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Home > Architectural Railings > Picket Rail System > 42"H x 6FT Level Aluminum Picket Rail Panel - Dark Bronze



51DB-PRP42/6

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

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\$235.42

QUANTITY	UNIT OF MEASURE
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Description

Reviews

This 6ft long Level Picket Rail Panel is designed for 42" high railing and it has 3/4" 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.

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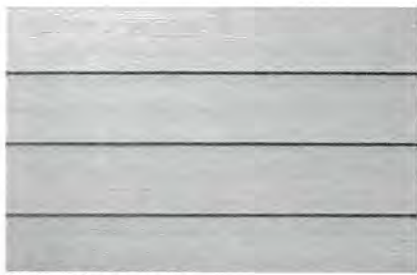
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HardiePlank® Lap Siding Product Description

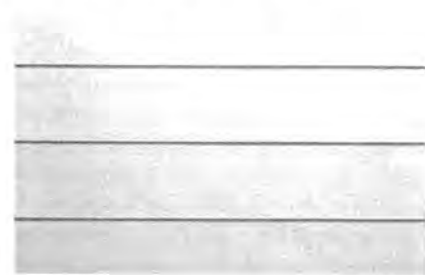
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in to 12 in. create a range of exposures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

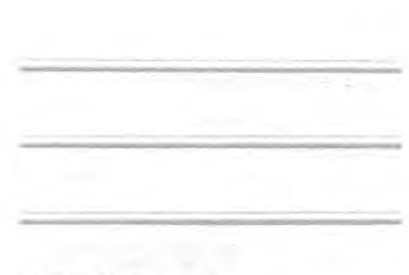
The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions 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.



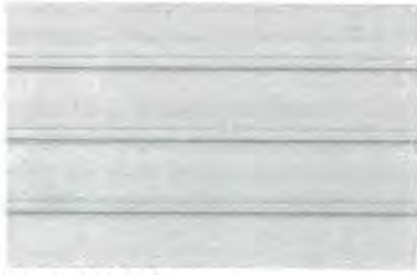
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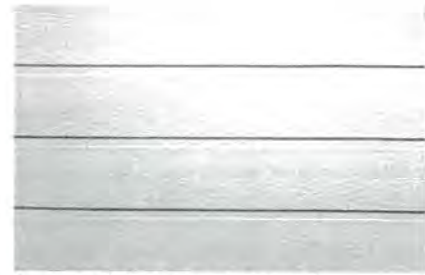
Smooth



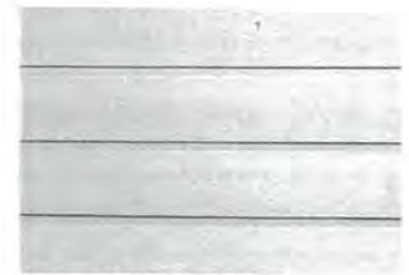
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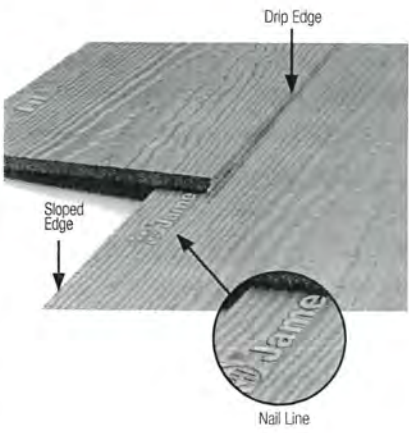
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Custom Colonial Roughsawn®



Custom Colonial Smooth®

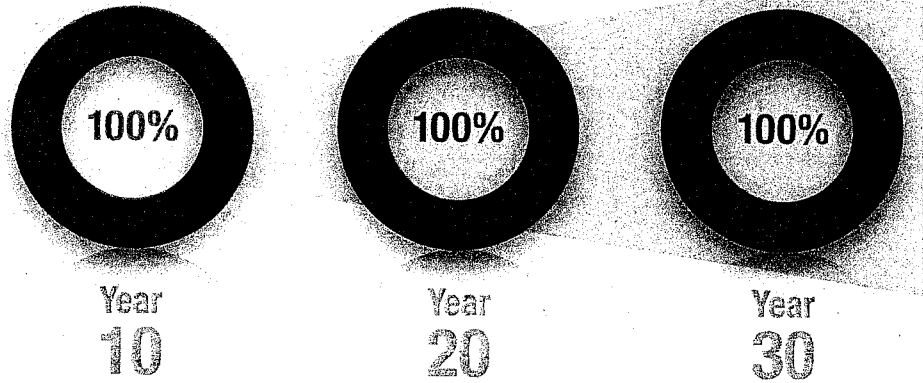


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Protect your homes with North America's #1 brand of siding backed by exceptional warranties. Unlike other brands, James Hardie doesn't prorate our siding and trim warranty coverage. We stand behind our siding 100% for 30 years and trim for 15 years.

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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.



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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

¹See *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.

²This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

³These 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:**¹ Northeast, Southeast, Southwest, West, and Central Areas

¹See 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.

Historic District Commission
August 17, 2023
Final 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. Julie 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. She asked if they would be willing to come back with a simpler solution and more cost effective.

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 $\frac{5}{8}$ which replicates as closely as possible.

Jim said what they think will improve the look the most is that they 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 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 eyesore 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 Destefano spoke and said he is owner of Destefano 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

Historic District Commission
September 21, 2023
Final 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, Julie Gilman, Select Board Rep., Pam Gjetum, Clerk, Gwen English, Planning Board Rep., Kevin Kah, Vice Chair

New Business: Public Hearing: 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. Case #23-7.

Mario Ponte spoke and said he is from across the street, Exeter Jewelers. He has lived here for fifty years and acquired this building thirty years ago. It is in desperate need of renovations. Mario said what he wants to do with his Architect Thomas House and John Defarno the builder is to bring it back to the way it was originally.

Mario said there were dormers there originally but had been covered over. The window on the second floor, the openings are still there with a granite top but a third of them have been covered over. The four arches are still there but they were covered over with a shingled canopy. Mario said they want to uncover all of that and restore it to its original splendor and put an addition on the back so it makes room for the fire escape, elevator and things of that nature.

John Defarno spoke and said they put together from the last meeting some information for the commission. Each member had a packet to look at and there were also slides presented. John said that Tom would be explaining the changes to the drawings from the last meeting.

Tom spoke and said he would be going through the changes. He showed the front elevation first. The semi-circle windows are still there but are underneath the existing shingle roof canopy which we want to take down. On the second floor, the windows are shorter right now and it is kind of like a cedar shingle fill in above the windows with a granite header. We will be taking out the shingles and making new larger windows.

Tom said on the roof there are no dormers out there now as Mr. Ponte had mentioned earlier. We want to bring back the original dormers from before.

On the side elevation, there is really nothing that changes except client materials. On the rear elevation, they decided to get rid of the two small dormers on top.

Tom then showed the access way between the buildings and said it is actually a pedestrian access. Cars are not supposed to be going down or up. Mario said it is a right of way for pedestrians. Cars are not supposed to drive on it.

Tom said the windows will be Pella, aluminum and we are proposing for them to be black.

Grayson then asked the members if they had any questions based on the information given. Grayson then said that the commission has no jurisdiction over colors.

Julie said that her preference is white because that is what you see downtown. She thinks the black will make it much more of a solid base and it would just be brick and black and glass and it would all just blend together. You would miss the rhythm of the three floors.

Mario said he has an arch glazing in the attic and feels it is too big for the smaller arches and thinks it must have been the center one because it is

bigger. I am not sure what condition it is in but it could be put back in instead of a semicircle.

Grayson asked the commission if they had any questions about the materials or were they ready to make a motion to accept the application as complete. Julie made a motion to accept the application as complete. Kevin seconded. All were in favor and the application accepted.

Julie then made a motion to approve the application as appropriate with the condition and that original arched glazing that has been retained elsewhere in the building to be remounted in place above the entry doors. Pam seconded. All were in favor and the application was approved.

Next on the agenda is the application of Emily and Sean Southworth for replacement of windows in the existing residence at 111 High Street. Cade #23-8. Kevin stated that he was recusing himself because they are his neighbors.

Emily spoke and said that she and Sean just moved into 111 High Street at the beginning of the year and are looking to replace a few of the single pane windows. They had slides to show the commission members. Emily said they will be using Anderson aluminum white windows.

Grayson asked how many windows in total and Emily stated she thinks the total is six. She said they will chip away at them slowly over time. One image was a door currently upstairs leading out to a rubber roof. Emily said they want to take this door out because the outside is rotted and replace it with a window.

Grayson then asked the commission members if they had any questions about the packet or materials.

Julie asked about the windows and wanted to know if they were simulated divided light or surface mounted on the outside between the glass. Sean said he thinks they are going to do it in between the glass.

Pam made a motion to accept the application as presented. Gwen seconded. All were in favor and the application was accepted.

Grayson then asked the commission member if there were any more discussion points and there were none.

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

The next agenda item is the application of Greg Dawson for change to existing structures located at 100 High Street. The applicant is proposing to construct a new covered porch (Bldg. A) and rebuild the existing deck (Bldg. B). Case #23-9.

Julie said that she is an abutter to this building and both the representative and she feels comfortable that there is no conflict.

Greg Dawson spoke and said he was here for 100 High Street. He said there is an existing deck on the property that connects Building A and B. He is proposing to disconnect the two buildings. One is going to stay a covered porch with stairs to the front and back. The other one is being proposed to make that into a 6x10 covered porch.

Joe Welch spoke and said that he and his partner own Building B and he does not have photos of the building. He has photos of the deck which is in poor condition.

Grayson pulled up a photo online for the commission members to see.

Julie asked if the porch was getting bigger on either building. Greg stated they will not be getting bigger.

Kevin asked if these were two separate lots with the same mailing address with two owners. Joe said it is a condo association. Julie said it is an existing older Victorian structure and a new barn that replaced an old barn all on the same one piece of property. It was converted into condominiums.

Grayson said as far as the foot print goes, the only difference for Building A on the left is getting rid of the connection. Building B, the awning is being turned into a covered porch. Greg said it is not changing as far as the foot print. The foot print is going to be 6x12 so it is not expanding on the foot print.

Grayson then asked what the materials would be for Building A. Greg said the posts will be replaced with PT and wrapped in pine. The rails are going to be 2x4 pressure treated and turn balusters. Greg also said that this will be on both Building A and Building B.

Grayson then asked the commission members if there were any questions about A or B. Grayson then asked if the current steps were stone. Greg said the steps on Building A and B are both granite slabs.

Kevin made a motion to accept the application as complete. Pam seconded. Julie wanted it noted that the materials were given verbally and are not in the written application.

Julie made a motion to approve the application as appropriate with the conditions that the replacement porch work as proposed with pressure treated wood wrapped with pine, column posts and pressure treated rails and balusters. Pam seconded. All were in favor and the application was approved.

The last agenda item is the approval of the August 17, 2023 minutes. After review and a few changes, Julie made a motion to approve as amended. Pam seconded. All were in favor and the minutes were approved.

With no further business, Pam made a motion to adjourn. Julie seconded. All were in favor and the meeting was adjourned at 8:30 pm.

Respectfully submitted,
Elizabeth Herrick
Recording Secretary



HDC approval 9/21/23

Original
structure

