



TOWN OF EXETER, NEW HAMPSHIRE

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

LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, October 26, 2023 at 7:00 P.M. in the Nowak Room of the Exeter Town Office building located at 10 Front Street, Exeter, New Hampshire to consider the following:

APPROVAL OF MINUTES: October 12, 2023

The application of Granite State Construction Services LLC for a lot line adjustment between the properties at 12 Little River Road and 12 A Little River Road; and a site plan review for a proposed single-family open space development on the property located at 12 Little River Road (former Calvary Baptist Church). The subject property is located in the R-2, Single Family Residential zoning district, Tax Map Parcel #62-90 and #62-90-1. PB Case #23-15.

The application of Mario A. Ponte for a multi-family site plan review for the proposed construction of an additional retail and residential units within the existing structure located at 85-87 Water Street. The subject property is located in the WC-Waterfront Commercial zoning district. Tax Map Parcel #72-29. PB Case #23-17.

OTHER BUSINESS

- Master Plan Discussion
- Land Use Regulations Review
- Field Modifications
- Bond and/or Letter of Credit Reductions and Releases

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 10/13/23: Exeter Town Office and Town of Exeter website

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

**TOWN OF EXETER
PLANNING BOARD
NOWAK ROOM – TOWN OFFICE BUILDING
10 FRONT STREET
OCTOBER 12, 2023
DRAFT MINUTES
7:00 PM**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Pete Cameron, Clerk (@7:02 PM), John Grueter, Jennifer Martel, and Nancy Belanger Select Board Representative

STAFF PRESENT: Town Planner Dave Sharples

II. CALL TO ORDER: Chair Plumer called the meeting to order at 7:00 PM and introduced the members.

III. OLD BUSINESS

APPROVAL OF MINUTES

September 28, 2023

Mr. Grueter motioned to approve the September 28 2023 minutes. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 4-0-0.

Mr. Cameron arrived at 7:02 and apologized for being late as he had difficulty finding parking.

IV. NEW BUSINESS:

1. The application of Michael Lampert for a minor subdivision of the existing 3.8+/- acre parcel located at 158 Epping Road into two lots
C-3, Epping Road Highway Commercial zoning district
Tax Map Parcel #47-1-2
Planning Board Case #23-17

Chair Plumer read out loud the Public Hearing Notice and asked Mr. Sharples if the case was ready to be heard. Mr. Sharples indicated the case was ready for review purposes.

Mr. Grueter motioned to open Planning Board Case #23-17. Ms. Martel seconded the motion. A vote was taken, all were in favor, the motion passed 5-0-0.

42 Mr. Sharples indicated the applicant has requested to subdivide and create a two-acre lot on
43 Continental Drive and the one-acre lot which is leased to Noria Fuel which has frontage on Continental
44 Drive. There are no waivers requested and no TRC review. Mr. Sharples indicated he would have two
45 standard conditions prepared for minor subdivision.

46
47 Michael Lampert presented the application.

48
49 Chair Plumer opened the hearing to the public for comments at 7:05 PM and being none closed the
50 hearing to public comment.

51
52 Mr. Sharples read out loud the proposed conditions of approval:

- 53
- 54 1. A dwg file of the subdivision plan shall be provided to the Town Planner showing all property
55 lines and monumentation prior to signing the final plans. This plan must be in NAD 1983 State
56 Plane New Hampshire FIPS 2800 Feet coordinates; and
 - 57 2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and
58 Subdivision Regulations prior to signing the final plans.

59
60 **Ms. Belanger motioned to approve the request of Michael Lampert, Planning Board Case #23-17 for**
61 **minor subdivision be approved, with the conditions stated by the Town Planner Dave Sharples. Mr.**
62 **Cameron seconded the motion. A vote was taken, all were in favor, the motion passed 5-0-0.**

- 63
- 64 2. The application of TF Moran, Inc. (on behalf of C31) for site plan review and Wetland and Shoreland
65 Conditional Use Permits for the proposed construction of two (2), two-story additions, on the east
66 end and west end of the existing building along with additional parking and associated site
67 improvements
68 8 Commerce Way
69 I-Industrial zoning district
70 Tax Map Parcel #48-3
71 Planning Board Case #23-13

72
73 Chair Plumer read out loud the Public Hearing Notice and asked Mr. Sharples if the case was ready to be
74 heard. Mr. Sharples indicated the case was ready for review purposes.

75
76 **Mr. Cameron motioned to open Planning Board Case #23-13. Ms. Belanger seconded the motion. A**
77 **vote was taken, all were in favor, the motion passed 5-0-0.**

78
79 Mr. Sharples indicated that the applicant is seeking site approval for the proposed expansion and
80 proposing to construct two, two-story additions along with additional parking. The applicant has
81 submitted applications for site plan review, Wetland and Shoreland Conditional Use Permits, plans and
82 supporting documents dated August 11, 2023. The applicant appeared before the Conservation
83 Commission at their August 8, 2023 meeting to present the Wetland and Shoreland CUP and the
84 Commission had no objection to either application. A memo was provided by Kristen Murphy dated

85 August 27, 2023. TRC met on September 14, 2023 and UEI provided a comment letter dated September
86 14, 2023. The applicant submitted revised plans and supporting documents dated October 4, 2023
87 addressing TRC and UEI comments. The applicant has provided a revised waiver request letter dated
88 October 4, 2023 for 9.3.4 (F)(12), fertilizer, which is a temporary waiver for one year to establish grass
89 vegetation, and 9.7.5.5, the curbed planting islands (between every 10-15 parking spaces) as they
90 needed more space since the expansion was larger than planned for the industrial site. Mr. Sharples
91 indicated he would be prepared with suggested standard conditions of approval.

92

93 Jack McTigue of TF Moran presented the applications on behalf of the owner. He noted that Joe Ricci
94 with Joe Ricci Construction and architect **Robert Boyd Moore with Winter Holben**.

95

96 Mr. McTigue posted the plan and pointed out the existing building, pavement, loading zone in the back
97 and proposed additional parking for more office employees. He noted the dock would be pushed out
98 and shed will be removed. He described the wetland and proposed bioretention.

99

100 Ms. Martel asked about the pushed out loading zone for the truck turnaround works and Mr. McTigue
101 identified how trucks would exit. Ms. Martel asked the material for the turnaround and he noted gravel.
102 Mr. McTigue noted Aot permit would be required.

103

104 Mr. Cameron asked about the traffic study and Mr. Sharples indicated a report was provided, although
105 not required; six to seven trips were added, safety is accommodated and adjacent roadway is the
106 responsibility of the town and built to standards for the industrial area. The majority of additional
107 vehicles will be cars.

108

109 Chair Plumer asked about landscaping. Ms. Martel noted three maple trees and three apple trees.

110

111 Chair Plumer opened the hearing to the public for comments and questions at 7:22 PM and being none
112 closed the hearing to the public.

113

114 Ms. Martel asked about tree removal and suggested removal could be avoided on the east side.

115

116 Chair Plumer asked the Board if they were satisfied with review of the criteria for the two waivers
117 requested and they indicated they were ready to proceed.

118

119 ***Mr. Cameron motioned after reviewing the criteria for granting waivers that the request of TF Moran,***
120 ***on behalf of 3C1, Planning Board Case #23-13 for a waiver from section 9.7.5.5 of the site plan review***
121 ***and subdivision regulations for curbed landscape islands between every 10-15 parking spaces, be***
122 ***approved. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed***
123 ***5-0-0.***

124

125 ***Mr. Cameron motioned after reviewing the criteria for granting waivers that the request of TF Moran,***
126 ***on behalf of 3C1, Planning Board Case #23-13 for a waiver from section 9.3.4.F.12 of the zoning***
127 ***ordinance regulating the use of fertilizer be approved for one year. Mr. Cameron seconded the***
128 ***motion. A vote was taken, all were in favor, the motion passed 5-0-0.***

129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171

The Board discussed when the year would begin. Mr. Sharples recommended from the date of approval however Mr. Grueter raised concerns with when construction might begin. The Board agreed the year would begin as of the date of approval and if they required more time they could come back for an extension.

Mr. Sharples read out loud the proposed conditions of approval for the site plan review:

1. A dwg file of the site plan shall be provided to the Town Planner showing all property lines and monumentation prior to signing the final plans. This plan shall be in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates.
2. An electronic as-built plan of the entire property with details acceptable to the Town shall be provided prior to the issuance of a certificate of occupancy (C/O). This plan must be in dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates.
3. A preconstruction meeting shall be arranged by the applicant and their contractor with the Town Engineer prior to any site work commencing. The following must be submitted for review and approval prior to the preconstruction meeting:
 - i. The SWPPP (storm water pollution prevention plan), if applicable, be submitted to and received for approval by DPW prior to preconstruction meeting; and
 - ii. A project schedule and construction cost estimate.
4. All comments in the UEI review letter dated September 14, 2023 shall be addressed to the satisfaction of the Town Planner prior to signing the final plans.
5. All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact fees, and inspection fees (including third party inspections) prior to the issuance of a building permit or a C/O whichever is applicable as determined by the Town.
6. All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is visible from adjacent properties and/or roadways.
7. Stormwater Operations and Maintenance Plan and Inspection Report in the document referenced above shall be completed and submitted to the Town Engineer annually on or before January 31. This condition shall be an ongoing condition of approval.
8. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be replaced, no later than the following growing season, as long as the site plan remains valid. This condition is not intended to circumvent the revocation procedures set forth in state statutes.
9. All applicable state permit approval numbers shall be noted on the final plans.
10. The limit of cut/disturbance shall be flagged in the field prior to any site work and these flags shall be maintained until a C/O has been issued.
11. A good faith effort shall be taken to avoid removal of significant trees shown on the site plan.

Mr. Sharples indicated he had no conditions of approval for the two CUPs.

Mr. Grueter motioned after reviewing the criteria for granting Wetland Conditional Use Permit, that the request of TF Moran, on behalf of 3C1, Planning Board Case #23-13, for a Wetland Conditional Use

172 *Permit, be approved. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the*
173 *motion passed 5-0-0.*

174

175 *Mr. Grueter motioned after reviewing the criteria for granting Shoreland Conditional Use Permit, that*
176 *the request of TF Moran, on behalf of 3C1, Planning Board Case #23-13, for a Shoreland Conditional*
177 *Use Permit, be approved. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the*
178 *motion passed 5-0-0.*

179

180 *Ms. Belanger motioned that the request of TF Moran, on behalf of 3C1, Planning Board Case #23-13,*
181 *for site plan approval be approved with the conditions read by the Town Planner, Dave Sharples. Mr.*
182 *Grueter seconded the motion. A vote was taken, all were in favor, the motion passed 5-0-0.*

183

184

185 **VI. OTHER BUSINESS**

- 186 • Master Plan Discussion

187 Mr. Sharples thanked the Master Plan Oversight Committee for meeting for weeks now
188 with Rockingham Planning Commission to finalize the bike and pedestrian plan. Mr.
189 Cameron noted that Scott Vogel did an excellent job with his presentation.

190 Mr. Sharples discussed the data collected by Stantec regarding the downtown parking
191 analysis presented on October 4th at the open house. There was a focus group and
192 there is a survey, which had 326 responses, posted online on the homepage until
193 October 14th.

- 194 • Field Modifications

195

- 196 • Bond and/or Letter of Credit Reductions and Release

197

198 **VII. TOWN PLANNER'S ITEMS**

199 **VIII. CHAIRPERSON'S ITEMS**

200 Chair Plumer reported that the All Board's Meeting provided a lot of great meeting tips, especially on
201 how to help Exeter TV with their recordings by making sure the microphone is placed 4-6" from the
202 speaker, how the speaker can turn their head while speaking into the microphone and not rattling
203 papers or having side bar conversations or using cellphones during the meeting. Zoom rules were
204 reviewed for those participating electronically and provided reminders on rules like announcing whether
205 other people are in the room, etc.

206 **IX. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

207 Ms. Belanger reported the All Board's Meeting took place on Wednesday, October 11th and was
208 recorded as well as the parking and pedestrian study.

209 Ms. Belanger reminded that there is a Right to Know Law workshop on Wednesday, October
210 18th at 6:30 PM at the library.

211 Ms. Belanger reported that the workforce housing tour in Dover that had to be rescheduled
212 due to weather will be on October 19th and those wishing to participate should RSVP by
213 tomorrow. There is a Parks & Recreation van taking participants to the tour. There is
214 conservation land as part of this project.

215 **X. ADJOURN**

216 ***Chair Plumer motioned to adjourn the meeting at 7:48 PM. Ms. Belanger seconded the***
217 ***motion. A vote was taken, all were in favor, the motion passed 5-0-0.***

218

219 Respectfully submitted.

220 Daniel Hoijer,
221 Recording Secretary
222 Via Exeter TV



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: October 19, 2023
To: Planning Board
From: Dave Sharples, Town Planner
Re: Granite State Construction Services LLC PB Case #23-15

The Applicant is seeking a lot line adjustment of the common boundary line between their property located at 12 Little River Road and the abutting property located at 12 A Little River Road owned by Tyler Peters and Olivia Michaud. The proposed lot line adjustment will allow for the conveyance of 26,906 square feet (.62-acre) of lot area from the abutting property at 12 A Little River Road (TM #62-90-1) to the Applicant's property at 12 Little River Road (TM #62-90).

The Applicant is also seeking site plan approval for the redevelopment of the property located at 12 Little River Road. The Applicant is proposing to demolish the existing church and parking area on the property and construct a 5-unit, detached single family condominium development on the remaining 5.01+/- acre parcel along with associated site improvements. The subject properties are located in the R-2, Single Family Residential zoning district and is identified as Tax Map Parcel # #62-90 and #62-90-1.

The Applicant submitted application(s), plans and supporting documents, dated August 29, 2023.

A Technical Review Committee (TRC) meeting was scheduled for October 5th, 2023, however, was postponed at the Applicant's request. We had anticipated the Applicant would be prepared for the October 26, 2023 Planning Board meeting, but we have not received any update from the Applicant, and the TRC meeting has not been rescheduled at this time. The application will be placed on a future meeting agenda and materials will be provided at that time. Abutters will be also be re-noticed.

Thank You.

Enclosures



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: October 19, 2023
To: Planning Board
From: Dave Sharples, Town Planner
Re: Mario Ponte PB Case #23-18

The Applicant is seeking site plan approval for the proposed renovation of the existing structure at 85-87 Water Street to accommodate two (2) retail and eight (8) residential units. The subject property is located in the WC-Waterfront Commercial zoning district and is identified as Tax Map Parcel #72-29.

The Applicant has submitted a minor site plan review application, plans and supporting documents, dated October 10th, 2023 which are enclosed for your review.

There was no Technical Review Committee (TRC) meeting given the minor scope of the application. There are no changes being proposed to the site itself. Per Section 4.3.3 of the Board's regulations, Planning Board jurisdiction is warranted given the new multi-family units being proposed, although in conjunction with commercial/retail uses which would not otherwise require site plan review approval.

The Applicant appeared before the Zoning Board of Adjustment, at their October 17th, 2023 meeting, seeking relief from the minimum parking requirements; the variance application was granted. A copy of the decision letter is enclosed for your review. The draft minutes of the ZBA meeting were not available at the writing of this memo.

The Applicant will also be requesting a waiver from Section 9.13.1 of the Board's regulations which requires parking to be provided in conformance with the Off-Street Parking Schedule as set forth in Article 5.6.6 of the Zoning Ordinance.

I will be prepared with conditions of approval at the meeting should the Board decide to act on the application.

Waiver Motions:

Parking space (number required) waiver motion: After reviewing the criteria for granting waivers, I move that the request of Mario Ponte (PB Case #23-18) for a waiver from Section 9.13.1. to permit less off-street parking than required in accordance with

Section 5.6.6 of the Zoning Ordinance be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Planning Board Motions:

Minor Site Plan Motion: I move that the request of Mario Ponte (PB Case #23-18) for Minor Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



RECEIVED

OCT 10 2023

EXETER PLANNING OFFICE

TOWN OF EXETER
MINOR SUBDIVISION, MINOR
SITE PLAN, AND/OR LOT LINE
ADJUSTMENT APPLICATION

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

MINOR SITE PLAN
 MINOR (3lots or less) SUBDIVISION LOTS
 LOT LINE ADJUSTMENT

1823-18	APPLICATION
10/10/23	DATE RECEIVED
\$100.00	APPLICATION FEE
	PLAN REVIEW FEE
\$70.00	ABUTTER FEE
\$50.00	LEGAL NOTICE FEE
	INSPECTION FEE
\$220.00	TOTAL FEES
	AMOUNT REFUNDED

1. NAME OF LEGAL OWNER OF RECORD: Mario Ponte
ADDRESS: 101 Water St, Exeter, NH 03833
TELEPHONE: (603-401-7261)
2. NAME OF APPLICANT: Same
ADDRESS: _____
TELEPHONE: () _____
3. RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER: _____
N/A
(Written permission from Owner is required, please attach.)
4. DESCRIPTION OF PROPERTY:
ADDRESS: 85-87 Water St Exeter, NH 03833
TAX MAP: 72-29 PARCEL #: _____ ZONING DISTRICT: WC
AREA OF ENTIRE TRACT: 0.15A PORTION BEING DEVELOPED: _____



5. EXPLANATION OF PROPOSAL: Renovation of existing structure to accommodate 8 apartments plus 2 retail spaces.

6. ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO) Existing
IF YES, WATER AND SEWER SUPERINTENDENT MUST GRANT WRITTEN APPROVAL FOR CONNECTION. IF NO, SEPTIC SYSTEM MUST COMPLY WITH W.S.P.C.C. REQUIREMENTS.

7. LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION:

ITEM:	NUMBER OF COPIES
A. <u>Architectural Plans 18 pp</u>	
B. _____	
C. _____	
D. _____	
E. _____	
F. _____	

8. ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO) NO IF YES, ATTACH COPY.

9. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

NAME: THA Architects, LLC
ADDRESS: P.O. Box 88, Stratham, NH 03885
PROFESSION: RA TELEPHONE: 603 770 2491

10. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED: Conversion to 8 apartments plus 2 retail spaces. Connect to water main for sprinkler fire protection.



11. **HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?**

(Please check with the Planning Department Office to verify) (YES/NO) NO IF YES, LIST BELOW AND NOTE ON PLAN.

* Scheduled to present variance application to ZBA at their 10/17/23 meeting for parking relief.

NOTICE:

I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE TOWN REGULATIONS, INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATION" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 10/10/23 APPLICANT'S SIGNATURE Man [Signature]

ACCORDING TO RSA 676.4.I (c), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO EITHER APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.

Town of EXETER
Building Department.

I Mario Pante authorize John DeStefano
to speak on my behalf due to the
fact that I will be out of the
country.

Mario Pante



ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

TAX MAP 64-51
NAME Exeter Mills LLC
ADDRESS 3 Tenstock Way
Newmarket NH. 03857

TAX MAP Archited
NAME JHA Architects, LLC
ADDRESS POB 88
Stratham NH. 03885

TAX MAP 72-1
NAME Town of Exeter
ADDRESS 10 Front Street
Exeter NH. 03833

TAX MAP _____
NAME John DeStephano
ADDRESS DeStephano & Assoc. Inc.
2456 Lafayette Road
Portsmouth, NH. 03801

TAX MAP 72-15
NAME 64 Water Street LLC
ADDRESS 181 High Street
Exeter NH. 03833

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP 72-16
NAME Tinn By The Bandstand, LLC
ADDRESS 60 Front Street
Exeter, NH. 03833

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP 72-28
NAME Tsui and Yap Limited
ADDRESS 141 A Court Street
Exeter NH. 03833

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP 72-30
NAME Peg Shaw / Ronnie A. Nadile
ADDRESS Baron & Judith Katz
2147 O St. NW, Apt. 300
Washington DC 20037

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP 72-31
NAME Kimball Island LLC
ADDRESS 4 String Bridge
Exeter, NH. 03833

TAX MAP _____
NAME _____
ADDRESS _____

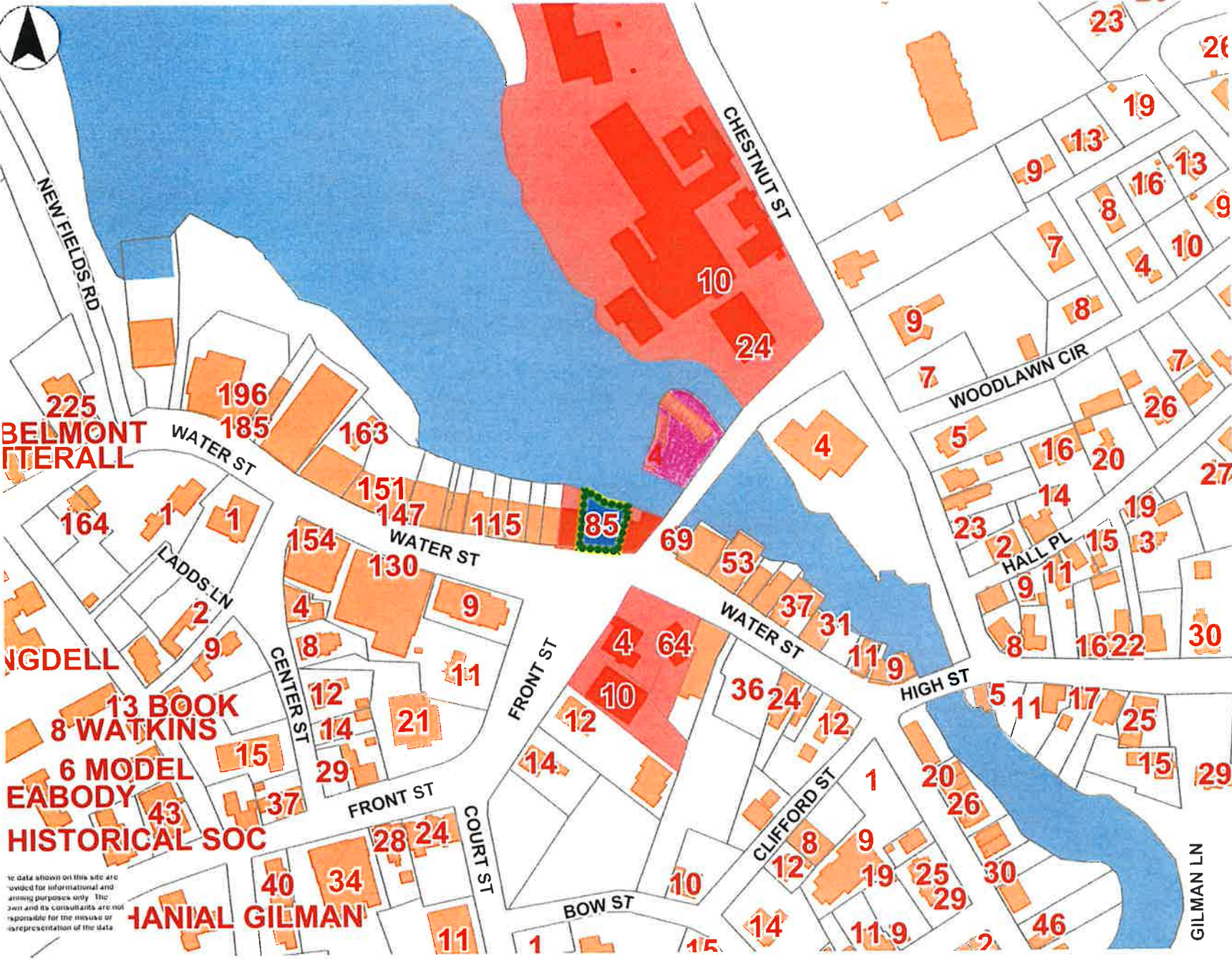
TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

Please attach additional sheets if needed



- Parcels
- NH Highways
 - Interstate
 - US Highway
 - State Highway
- Town Boundary
- Abutting Towns
- Streets
- Misc Streams
- Parcel Streams
- Open Water
- Buildings



Map data shown on this site are provided for informational and planning purposes only. The town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 10/02/2023 at 12:10 PM Abutter Map - 85-87 Water Street, Exeter



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

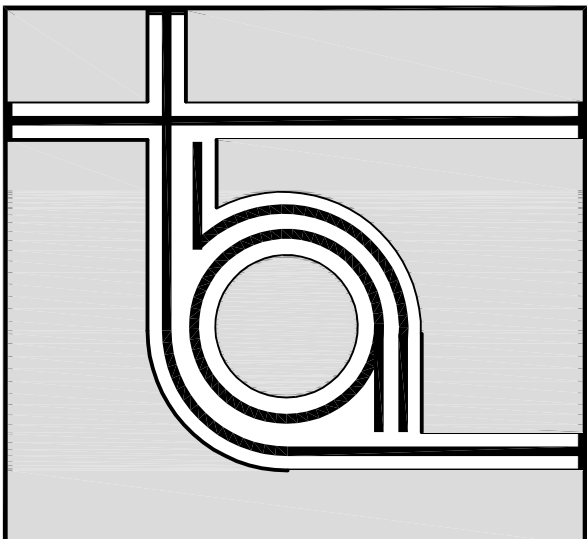
1 per 1000** (2 provided)

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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Release or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC.
© 2022 THA Architects, LLC.

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 _____

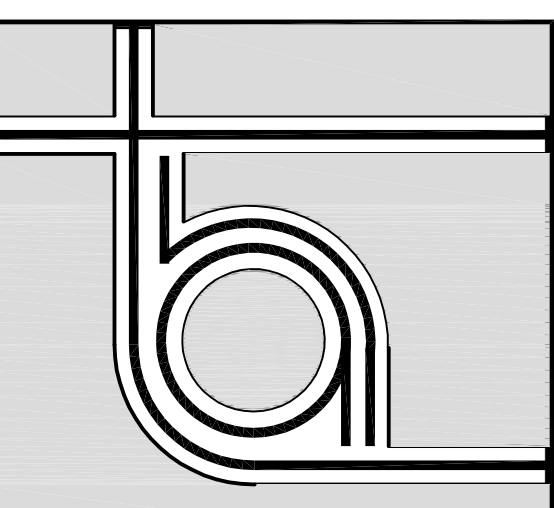
© THA ARCHITECTS, LLC.

REVISED / REVISED BY _____

JOB NO: 21006

SHEET NUMBER

A-0.1



THA ARCHITECTS, LLC

ARCHITECTURE • DESIGN • PLANNING • INTERIOR DESIGN

P.O. Box 88
STRATHAM, NEW HAMPSHIRE 03885

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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Reuse or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC.
© 2022 THA Architects, LLC.

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

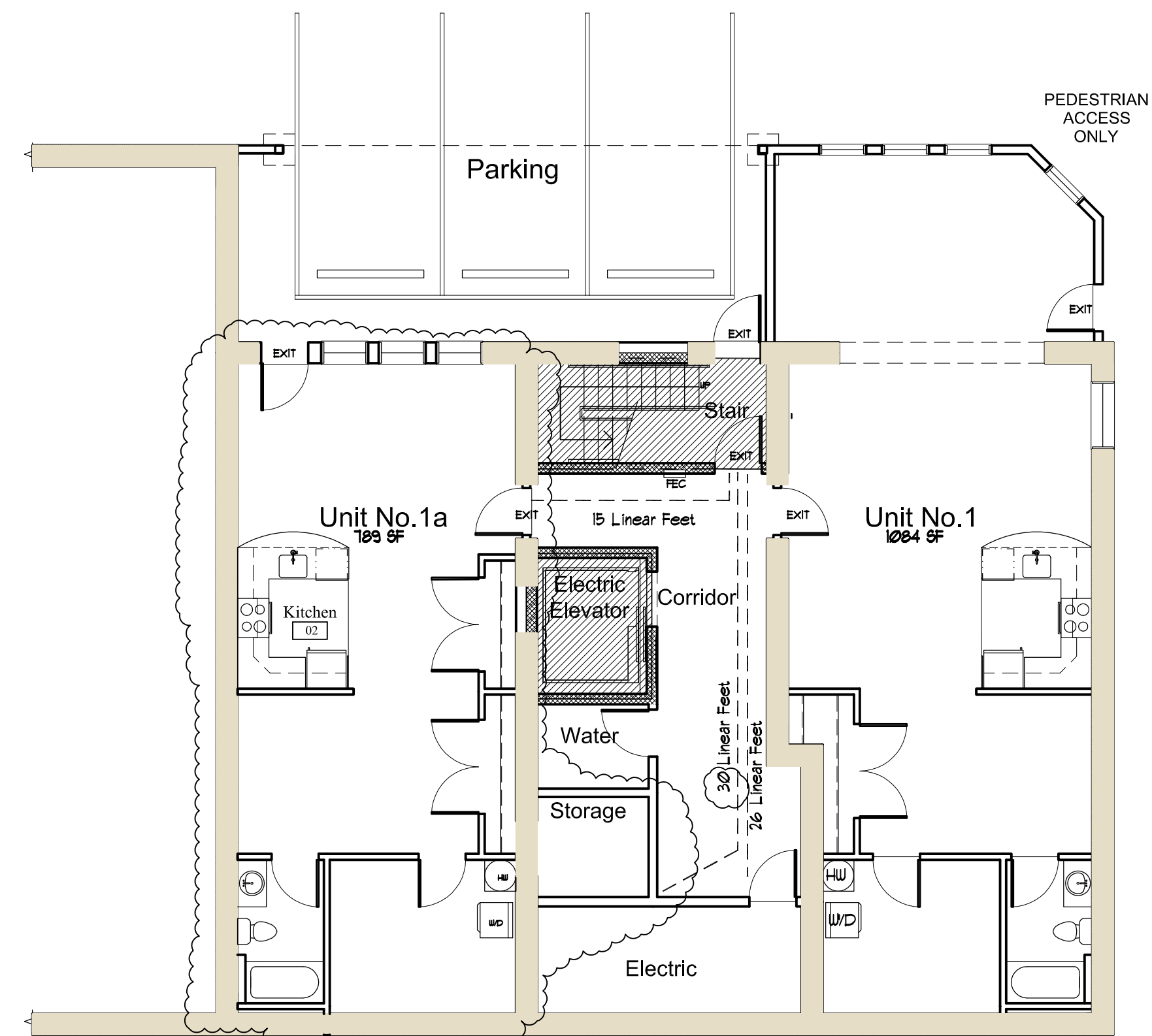
© THA Architects, LLC.

REVISED / REVISED BY

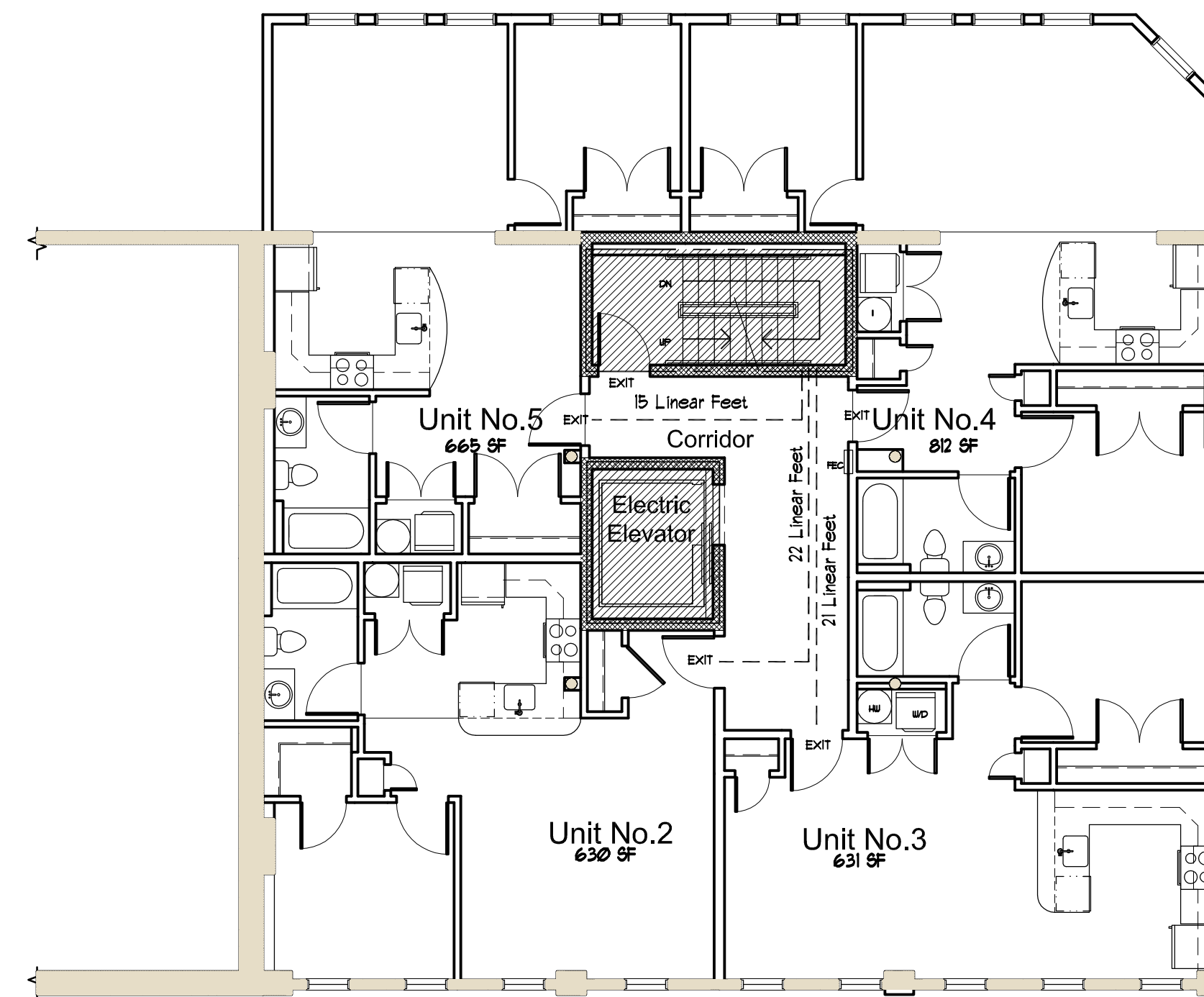
JOB NO: 21006

SHEET NUMBER

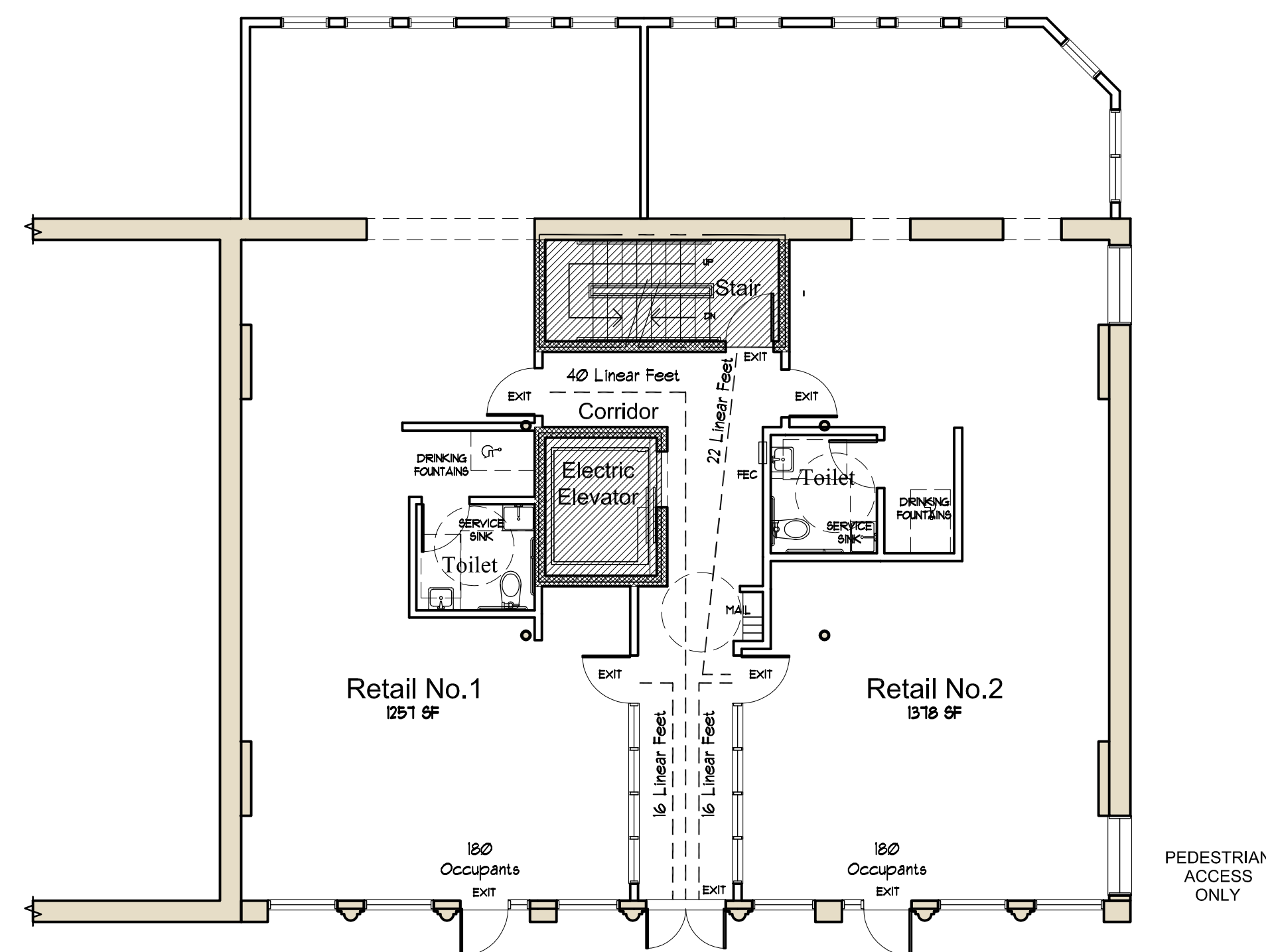
A-0.2



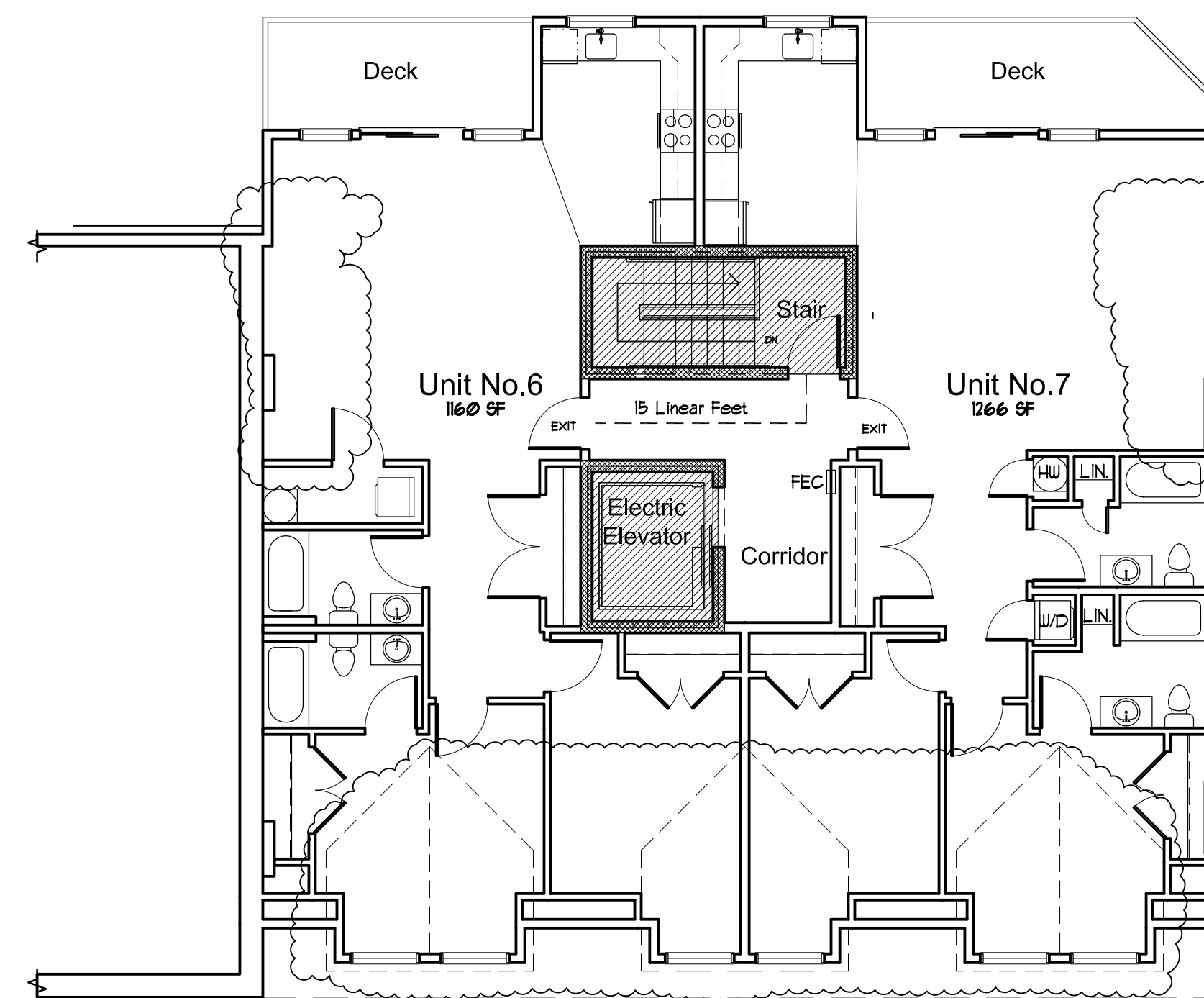
1 Basement Floor Plan
1/8" = 1'-0"



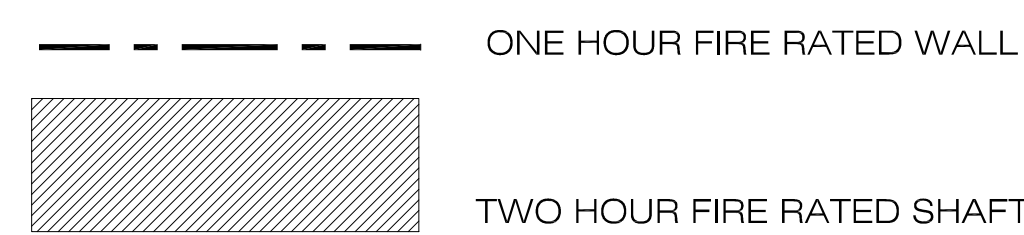
3 Second Floor Plan
1/8" = 1'-0"



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



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



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 1/2" 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.VWB 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 1/2" clearance between wall surface and inside face of grab bar.
 - Gripping surface: Manufacturer's nonslip texture.
 - Medium duty size: Outside diameter of 1 1/4".

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

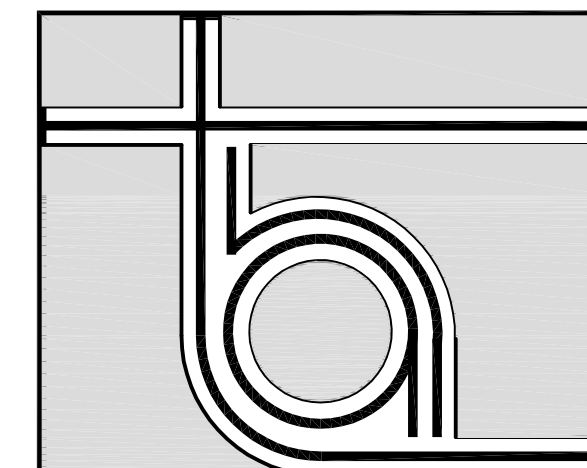
- A. Provide one electric elevator. Provide complete turnkey installation.
- B. Provide pre-engineered packaged electric elevator unit as listed: manufactured by Kone or equal.
- Kone – Ecospace 3500 Pound, 150 fpm with in shaft controls, Electric Elevator System (Basis of Design) Center Opening capable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



THA ARCHITECTS, LLC

ARCHITECTURE • DESIGN • PLANNING • INTERIOR DESIGN

P.O. Box 88 STRATHAM, NEW HAMPSHIRE 03885

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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Reuse or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC. © 2022 THA Architects, LLC.

Mario Ponte
101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Outline Specifications

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

ISSUED / DRAWN BY

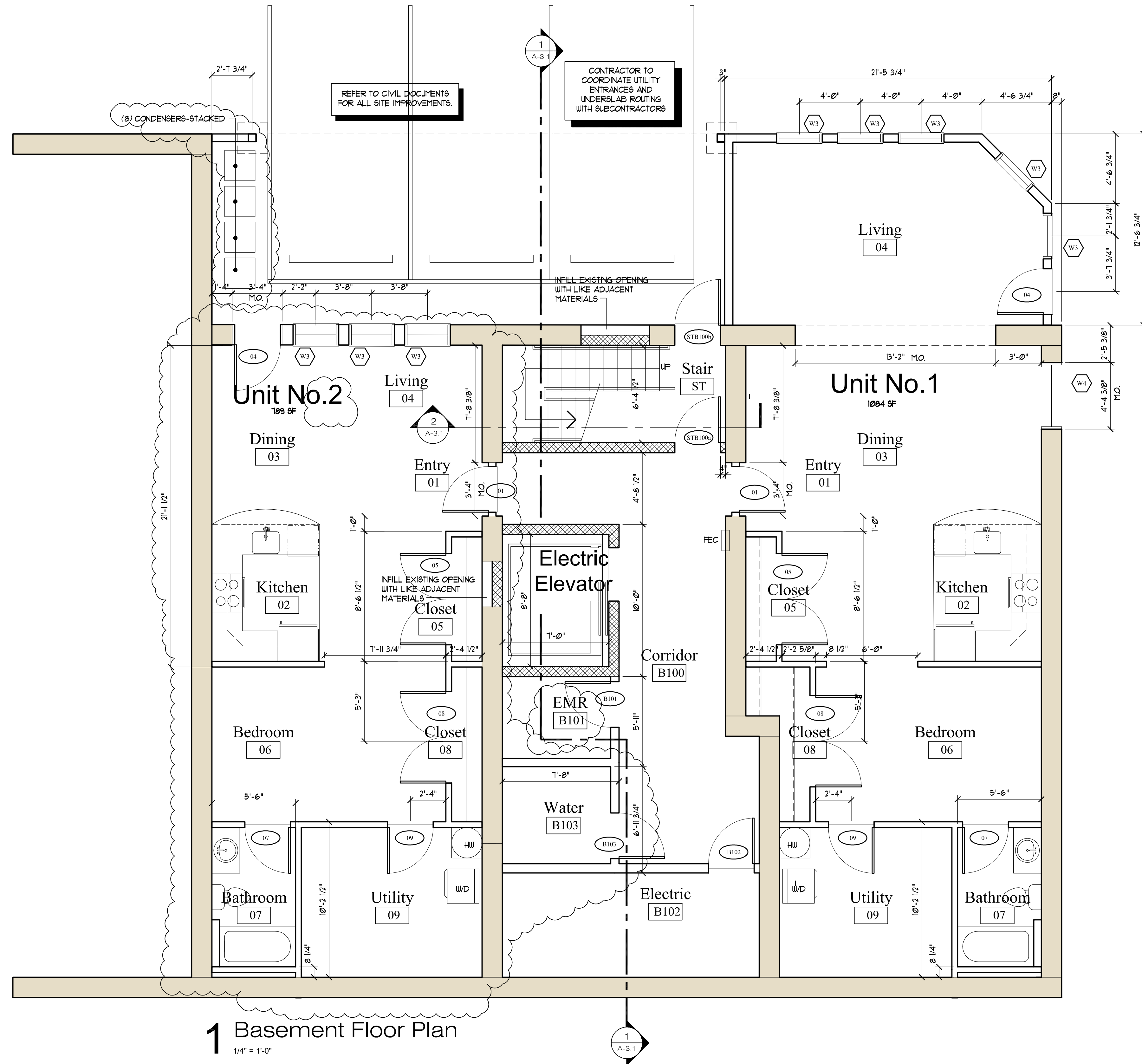
© THA ARCHITECTS, LLC

REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER

A-0.3



C.O. DET LOCATION

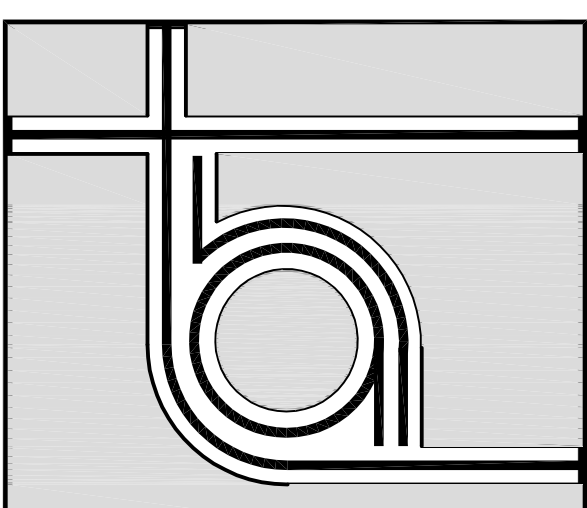
CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 5 FEET OUTSIDE OF EA. BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS

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 DOWN.
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.
 - 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.
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.
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.



THA ARCHITECTS, LLC

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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Reuse or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC.
 © 2022 THA Architects, LLC.

Mario Ponte
 101 Water Street
 Exeter, NH

Janvrin's Block
 85 Water Street
 Exeter, NH

Basement Floor Plan Notes

Structural Engineer:
 Emanuel Engineering

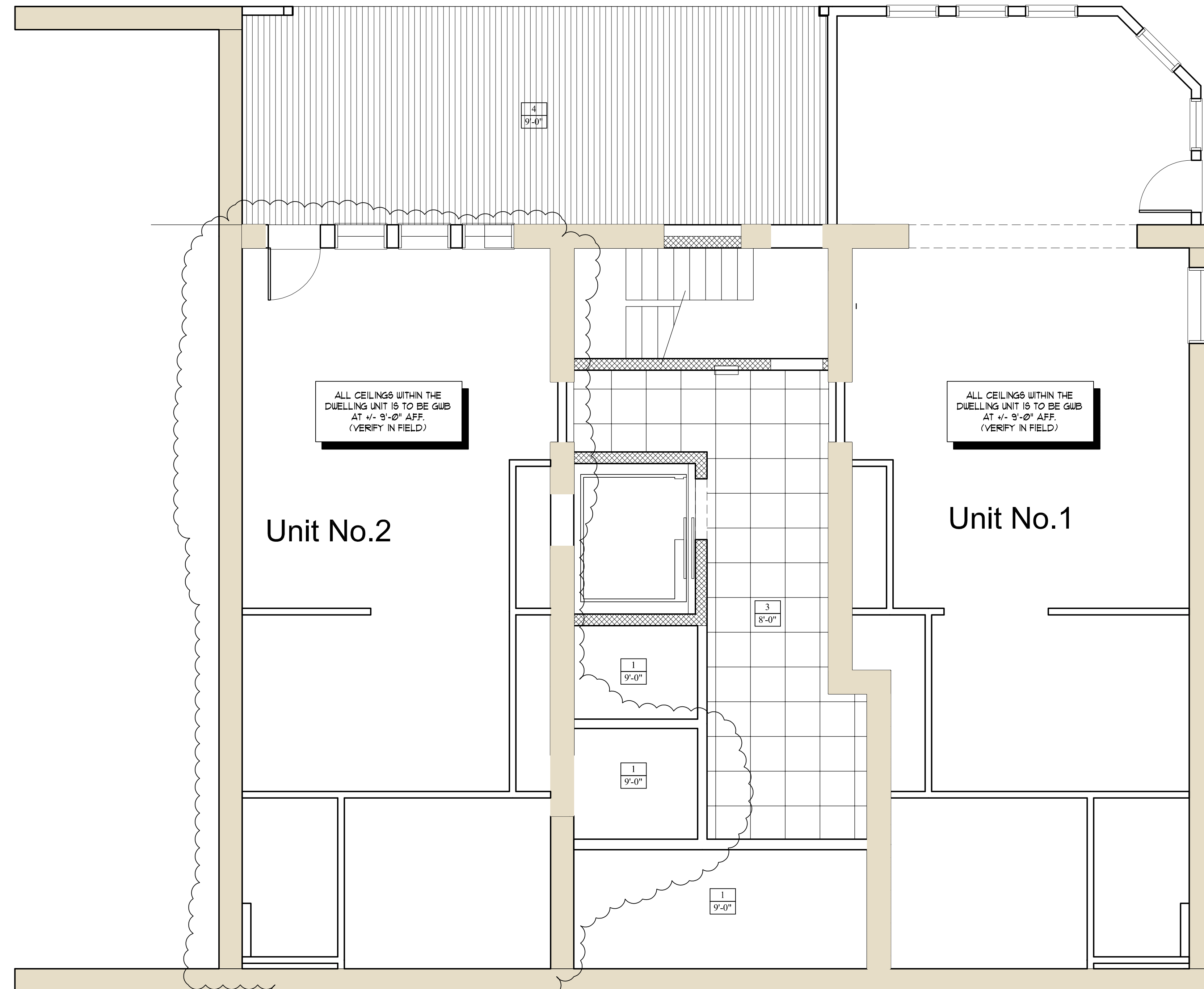
Progress Set
 September 6, 2023

SCALE:
 ISSUED / DRAWN BY _____

© THA ARCHITECTS, LLC
 REVISED / REVISED BY _____

JOB NO: 21006

SHEET NUMBER
A-1.1B



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

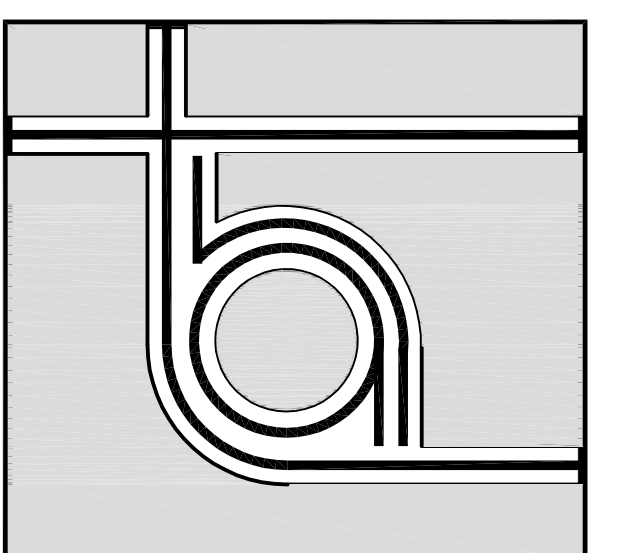
- GENERAL NOTES**
- 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY TO BE CONTINUOUS AND UNINTERRUPTED BELOW FLOOR TRUSSES THROUGHOUT UNLESS PENETRATED BY RATED ASSEMBLY OF EQUAL OR GREATER FIRE RATING (AS APPLICABLE) LIGHT FIXTURE PENETRATIONS THROUGH RATED ASSEMBLY TO BE BOXED OUT IN TWO LAYERS OF 3/8" TYPE 'X' GUB TO MATCH RATED ASSEMBLY CONSTRUCTION. (REFER TO 3 & 4(A)-AIRC).
 - SPRINKLER HEADS ARE NOT SHOWN. SPRINKLER CONTRACTOR TO SUBMIT LAYOUT FOR REVIEW & COORDINATION WITH OTHER TRADES OF REFLECTED CEILING PLAN.
 - MECHANICAL AND ELECTRICAL EQUIPMENT AND FIXTURES ON REFLECTED CEILING PLANS ARE FOR LOCATION AND COORDINATION ONLY.
 - PLACEMENT & LAYOUT OF EQUIPMENT TO BE AS FOLLOWS:
 - SPRINKLER HEAD IN A.C.T.: CENTERED IN PANEL.
 - 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	3/8" TYPE 'X' GUB
2	SLOPED GYPSUM BOARD
3	2'X2' ACOUSTICAL CEILING TILE ARMSTRONG CORTEGA SECOND LOCK II 2161 REGULAR
4	VINYL SOFFIT OVER 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



THA ARCHITECTS, LLC

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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Reuse or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC.
© 2022 THA Architects, LLC.

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

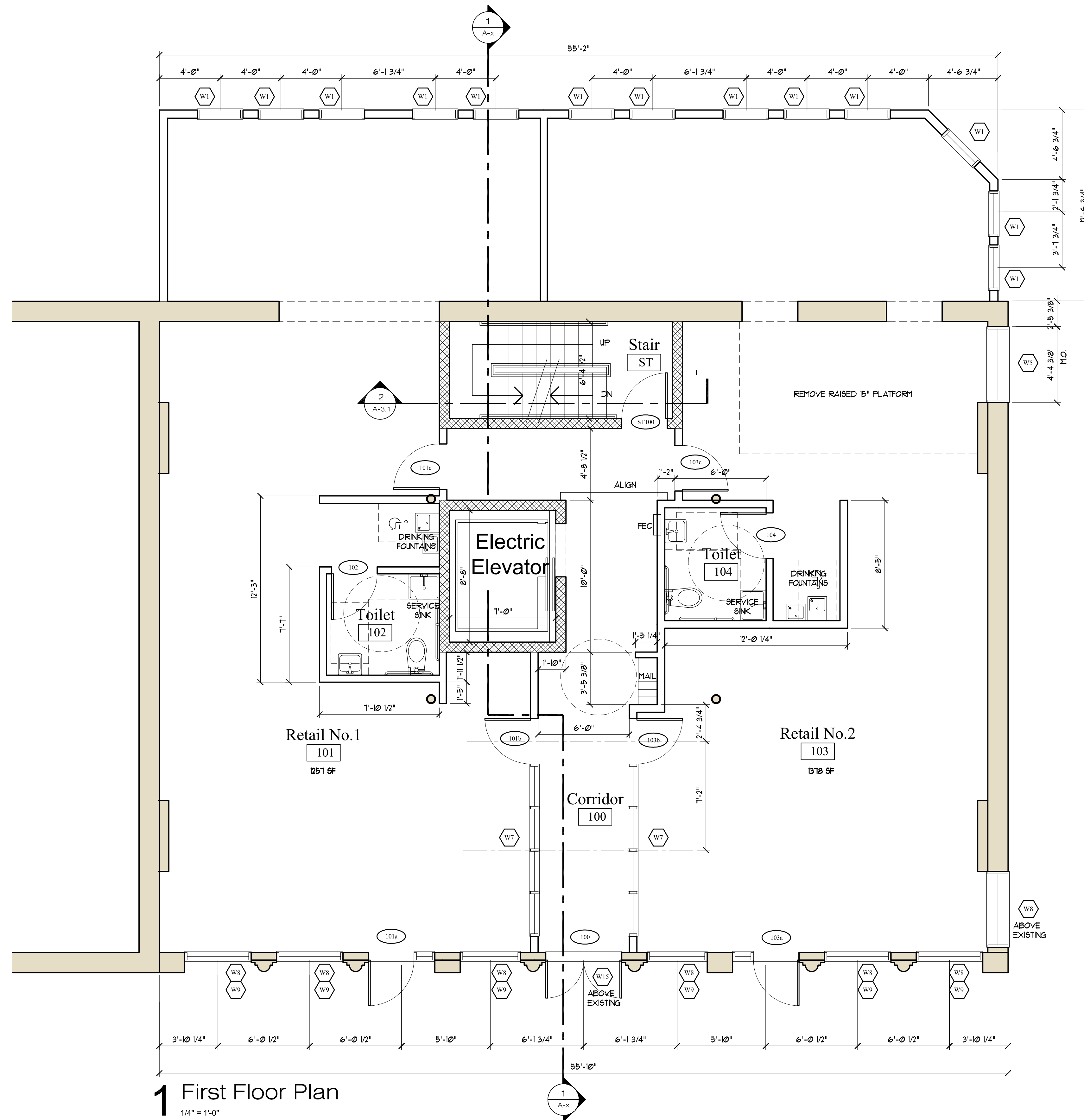
SCALE: _____

ISSUED / DRAWN BY _____

REVISER / REVISED BY _____

JOB NO: 21006

SHEET NUMBER
A-1.BRCP



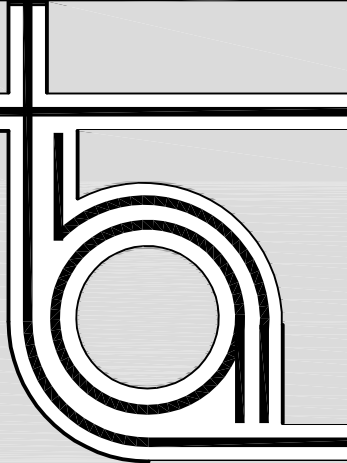
1 First Floor Plan
1/4" = 1'-0"

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.



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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Reuse or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC.
© 2022 THA Architects, LLC.

Mario Ponte
 101 Water Street
 Exeter, NH

Janvrin's Block
 85 Water Street
 Exeter, NH

First Floor Plan Notes

Structural Engineer:
Emanuel Engineering

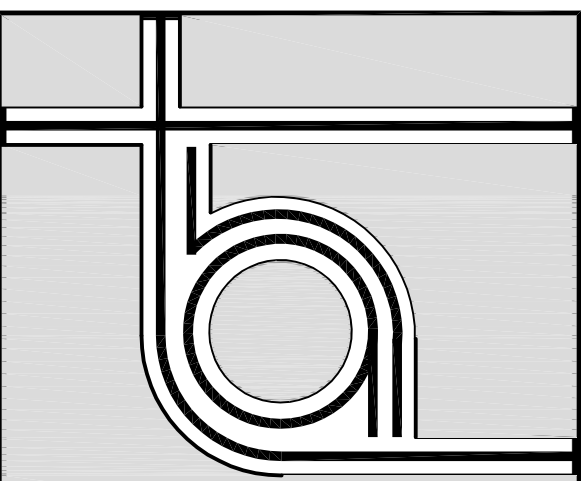
Progress Set
 September 6, 2023

SCALE: _____
ISSUED / DRAWN BY _____

© THA ARCHITECTS, LLC.
REVISED / REVISED BY _____

JOB NO: **21006**

SHEET NUMBER
A-1.1



THA ARCHITECTS, LLC

ARCHITECTURE • DESIGN • PLANNING • INTERIOR DESIGN

P.O. Box 88 STRATHAM, NEW HAMPSHIRE 03885

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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Reuse or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC. © 2022 THA Architects, LLC.

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

© THA ARCHITECTS, LLC

REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER

A-1.1RCP

GENERAL NOTES

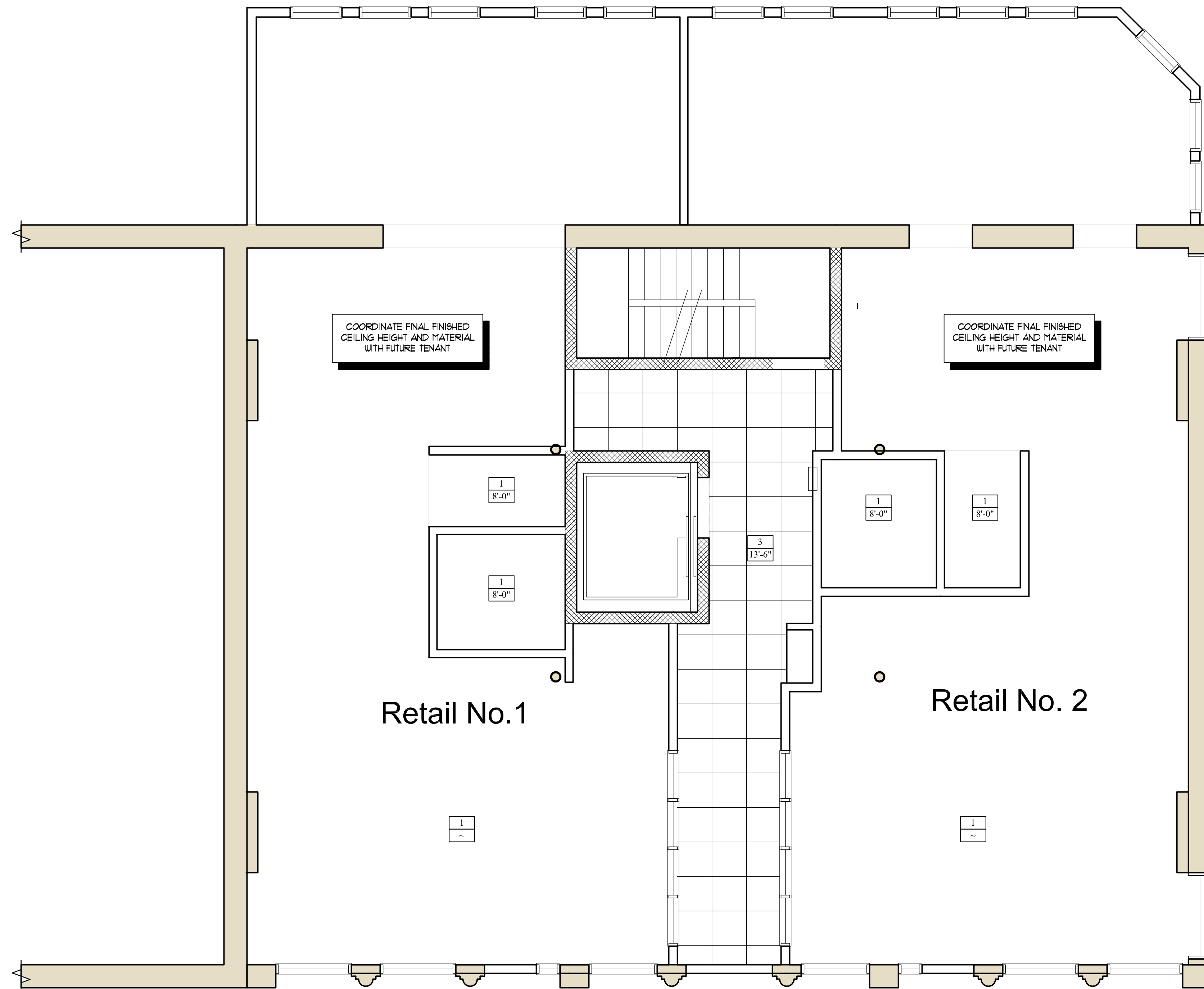
- 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY TO BE CONTINUOUS AND UNINTERRUPTED BELOW FLOOR TRUSSES THROUGHOUT UNLESS PENETRATED BY RATED ASSEMBLY OF EQUAL OR GREATER FIRE RATING (AS APPLICABLE) LIGHT FIXTURE PENETRATIONS THROUGH RATED ASSEMBLY TO BE BOXED OUT IN TWO LAYERS OF 5/8" TYPE 'X' GIB TO MATCH 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.
- MECHANICAL AND ELECTRICAL EQUIPMENT AND FIXTURES ON REFLECTED CEILING PLANS ARE FOR LOCATION AND COORDINATION ONLY.
- PLACEMENT & LAYOUT OF EQUIPMENT TO BE AS FOLLOWS:
 - SPRINKLER HEAD IN A.C.T.: CENTERED IN PANEL.
 - SPRINKLER HEAD IN GIB: 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

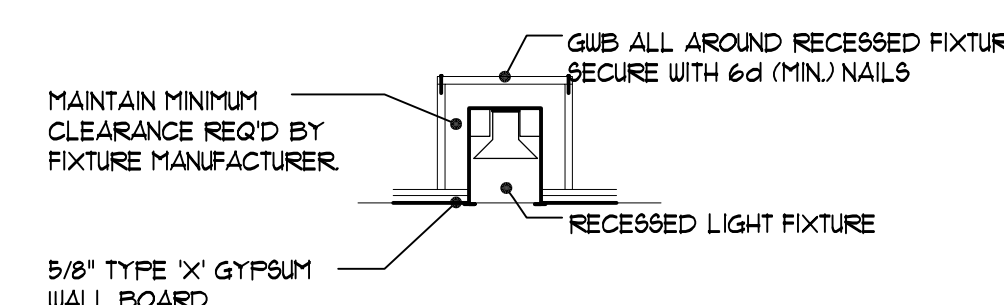
- 1 5/8" TYPE 'X' GIB
- 2 SLOPED GYPSUM BOARD
- 3 2'x2' ACOUSTICAL CEILING TILE ARMSTRONG CORTEGA SECOND LOOK II 2161 REGULAR
- 4 VINYL SOFFIT OVER 5/8" TYPE 'X' GIB

LIGHT SCHEDULE

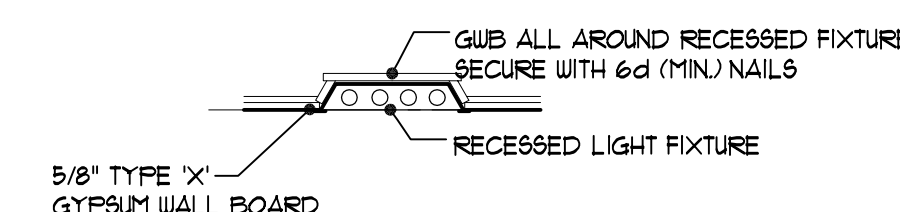
- RECESSED DOWNLIGHT
- ⊕ SURFACE MOUNTED FIXTURE
- ▭ 4' SURFACE MOUNTED FLUORESCENT LIGHT
- ♀ WALL SCONCE
- ⊞ DIFFUSER
- ⊞ RETURN REGISTER
- 2'x2' RECESSED FLUORESCENT LIGHT
- ▭ 2'x4' RECESSED FLUORESCENT LIGHT



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

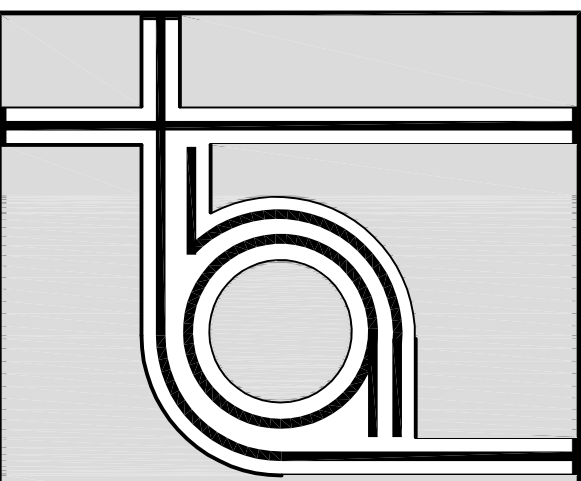


2 Typical can light in Fire Rated Assembly 3/4" = 1'-0"



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

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



THA ARCHITECTS, LLC

ARCHITECTURE • DESIGN • PLANNING • INTERIOR DESIGN

P.O. Box 88
STRATHAM, NEW HAMPSHIRE 03885

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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Reuse or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC.
© 2022 THA Architects, LLC.

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:

ISSUED / DRAWN BY

© THA ARCHITECTS, LLC

REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER

A-1.2

C.O. DET LOCATION

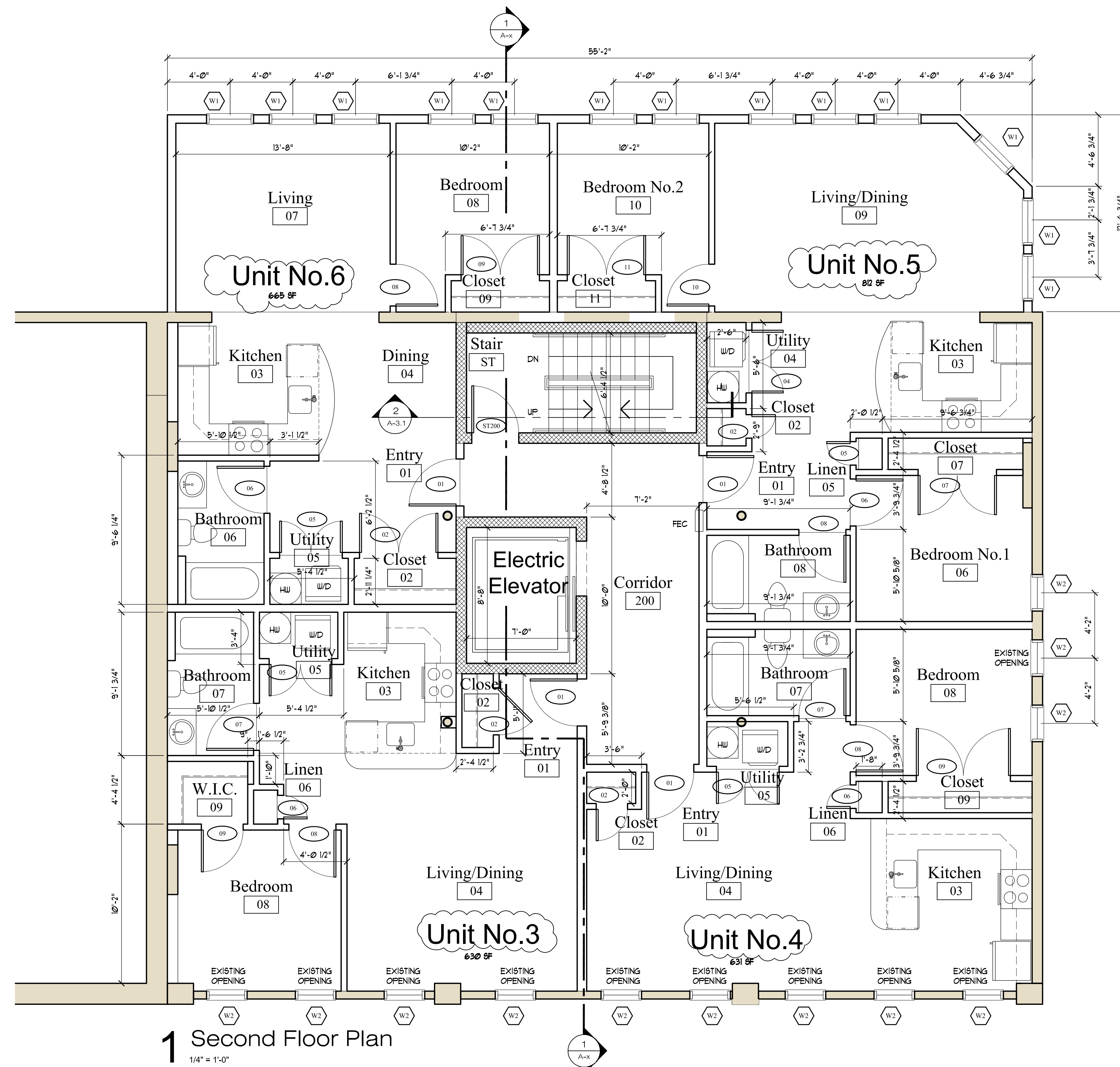
CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 5 FEET OUTSIDE OF EA. BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS

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

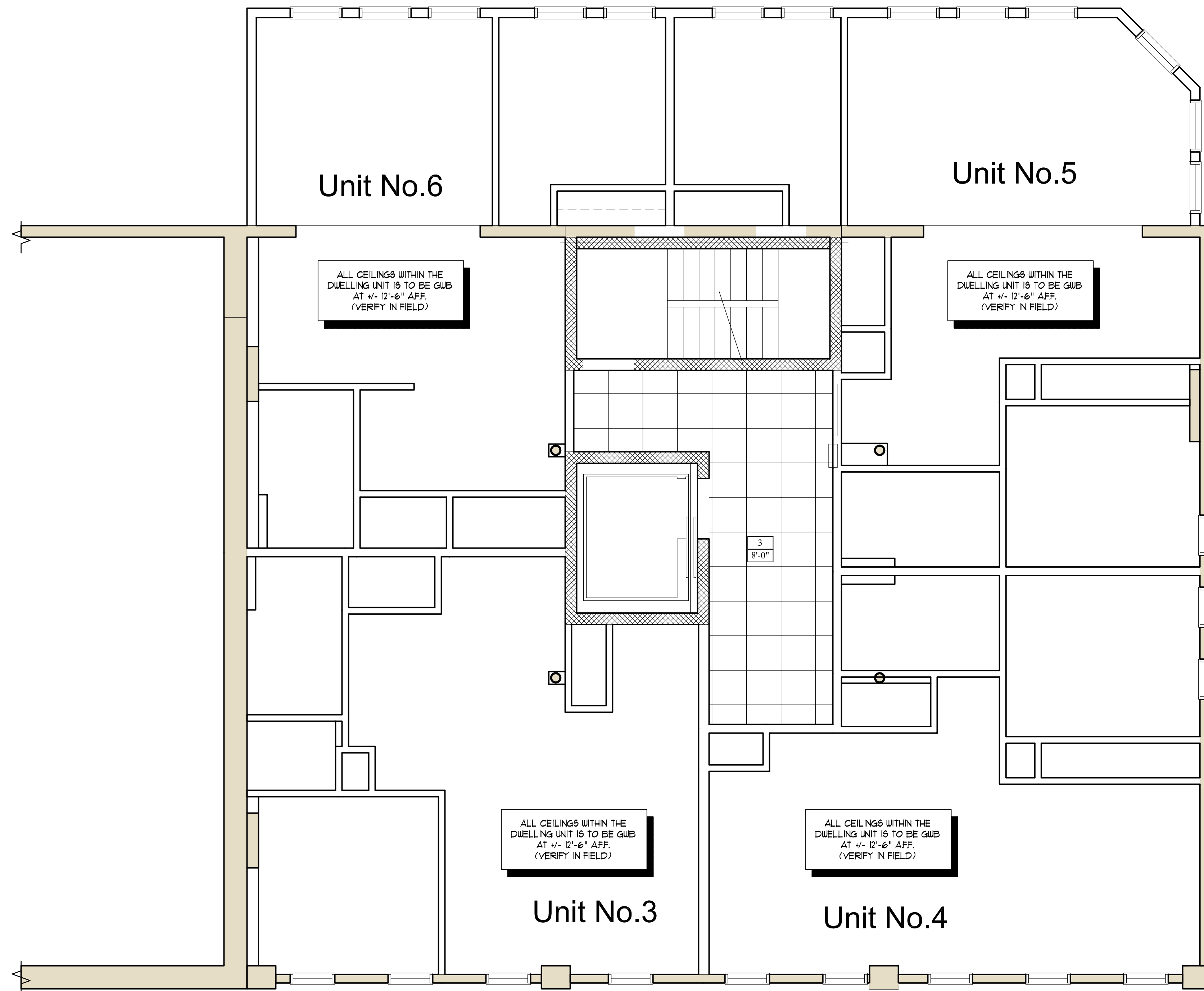
NOTE:
CONCRETE FOUNDATIONS SHALL NOT BE POURED IN FREEZING TEMPERATURES AND NOT ON FROZEN GROUND.

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-329 ENTITLED "RECOMMENDED PRACTICE FOR INSPECTION AND TESTING AGENCIES FOR CONCRETE AND STEEL USED IN CONSTRUCTION."
5. FOOTINGS SHALL REST ON FIRM STRUCTURAL FILL. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION.
6. THE CONTRACTOR SHALL RETAIN A PROFESSIONAL SOILS ENGINEER TO VERIFY SOIL BEARING 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 DOUGS.
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.



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 TRUS\$ 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)
2. SPRINKLER HEAD\$ ARE NOT SHOWN. SPRINKLER CONTRACTOR TO SUBMIT LAYOUT FOR REVIEW & COORDINATION WITH OTHER TRADE\$ OF REFLECTED CEILING PLAN.
3. MECHANICAL AND ELECTRICAL EQUIPMENT AND FIXTURE\$ ON REFLECTED CEILING PLAN\$ 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 NEAREBY LIGHT FIXTURE.
 - c. CORRIDOR FIXTURE\$: CENTERED IN TILE PANEL.
 - d. REGISTER\$, DIFFUSER\$, EXIT LIGHT\$, SMOKE DETECTOR\$: CENTERED IN TILE PANEL.
5. PROVIDE 30" X 30" FIRE RATED ACCESS PANEL ABOVE CORRIDOR CEILING FOR ATTIC ACCESS.
6. IF CONFLICT\$ EXIST BETWEEN QUANTITIES OF LIGHT\$, SPRINKLER\$, RETURN\$, DIFFUSER\$, ETC CONTRACTOR TO CARRY HIGHEST NUMBER.
7. BATHROOM SHOWER LIGHT\$ 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 |

THA ARCHITECTS, LLC

ARCHITECTURE • DESIGN • PLANNING • INTERIOR DESIGN

P.O. Box 88
STRATHAM, NEW HAMPSHIRE 03885

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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Reuse or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC.
© 2022 THA Architects, LLC.

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:

ISSUED / DRAWN BY

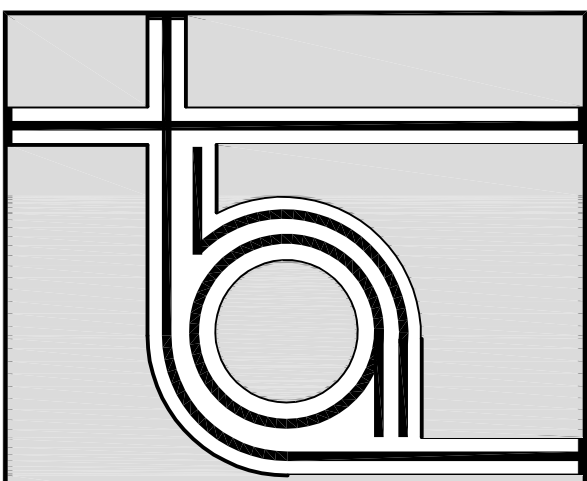
© THA Architects, LLC.

REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER

A-1.2RCP



THA ARCHITECTS, LLC

ARCHITECTURE • DESIGN • PLANNING • INTERIOR DESIGN

P.O. Box 88
STRATHAM, NEW HAMPSHIRE 03885

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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Reuse or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC.
© 2022 THA Architects, LLC.

Mario Ponte
101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Third Floor Plan Notes

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

ISSUED / DRAWN BY

© THA Architects, LLC.

REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER

A-1.3

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, (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 DOUGS.

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.

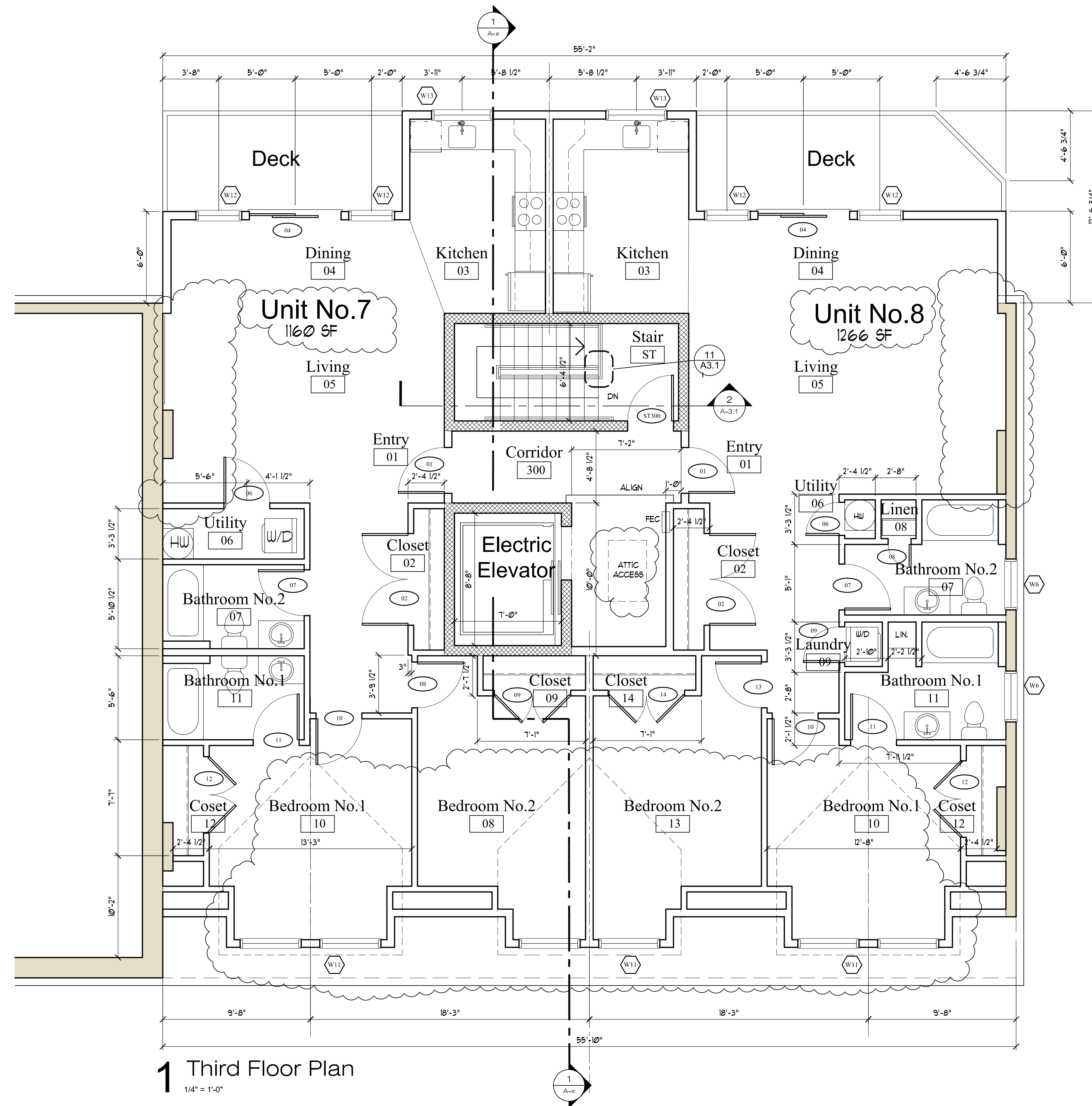
18. PROVIDE FIRE ALARMS PER BUILDING CODE.

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.

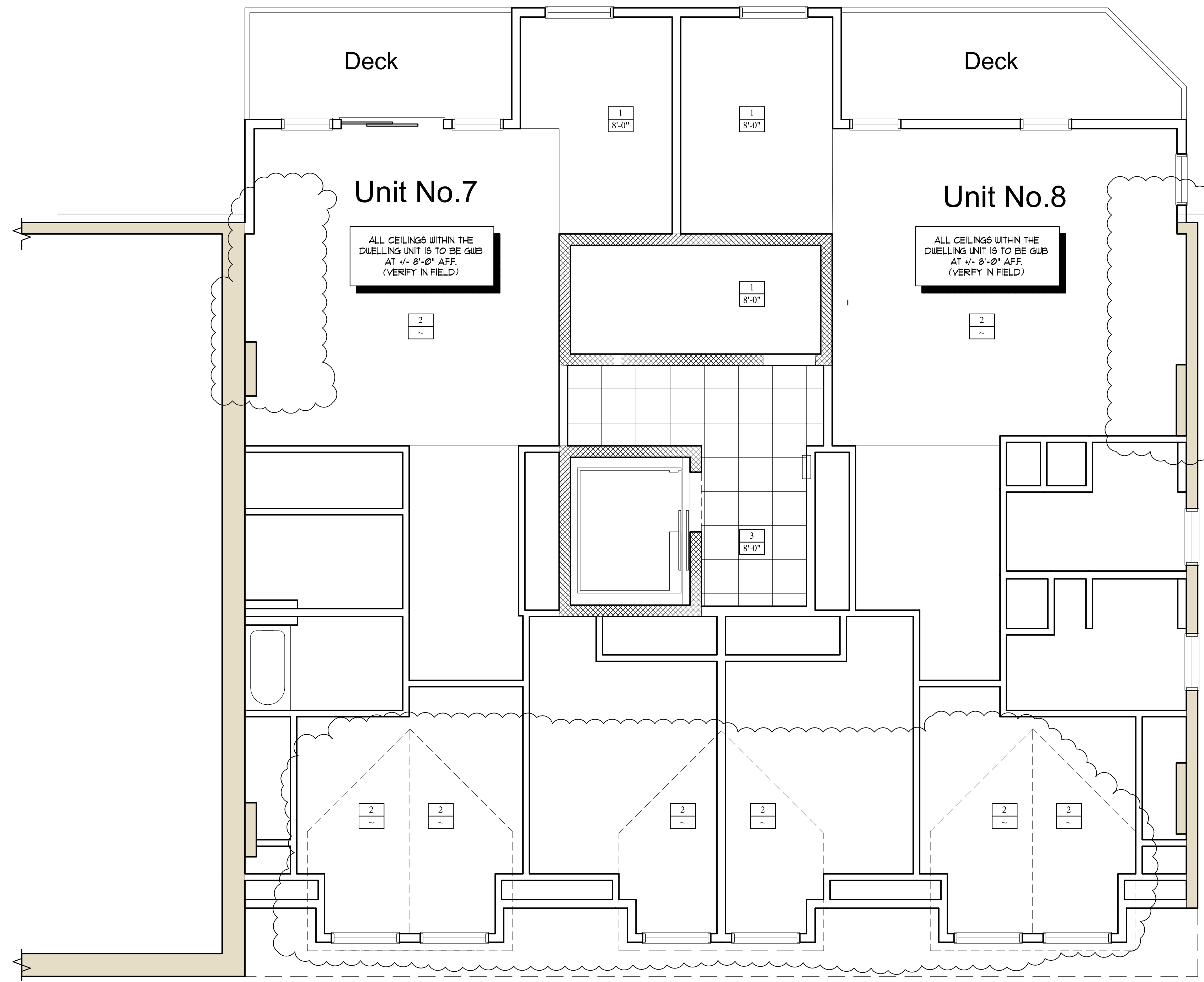
20. TEMPERED GLASS TO BE PROVIDED WHEN THE BOTTOM EDGE OF THE GLASS IS LESS THAN 24" ABOVE FINISHED FLOOR PLAN.

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"



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

- | | |
|--|---|
| | 5/8" TYPE 'X' GUB |
| | SLOPED GYPSUM BOARD |
| | 2'X2' ACOUSTICAL CEILING TILE ARMSTRONG CORTEGA SECOND LOCK II 2161 REGULAR |
| | 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 |

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

THA ARCHITECTS, LLC

ARCHITECTURE • DESIGN • PLANNING • INTERIOR DESIGN

P.O. Box 88
STRATHAM, NEW HAMPSHIRE 03885

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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Reuse or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC.
© 2022 THA Architects, LLC.

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

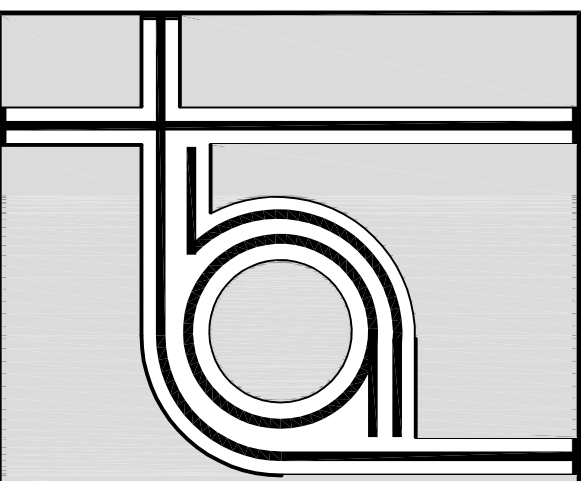
© THA Architects, LLC.

REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER

A-1.3RCP



THA ARCHITECTS, LLC

ARCHITECTURE • DESIGN • PLANNING • INTERIOR DESIGN

P.O. Box 88 STRATHAM, NEW HAMPSHIRE 03885

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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Reuse or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC. © 2022 THA Architects, LLC.

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

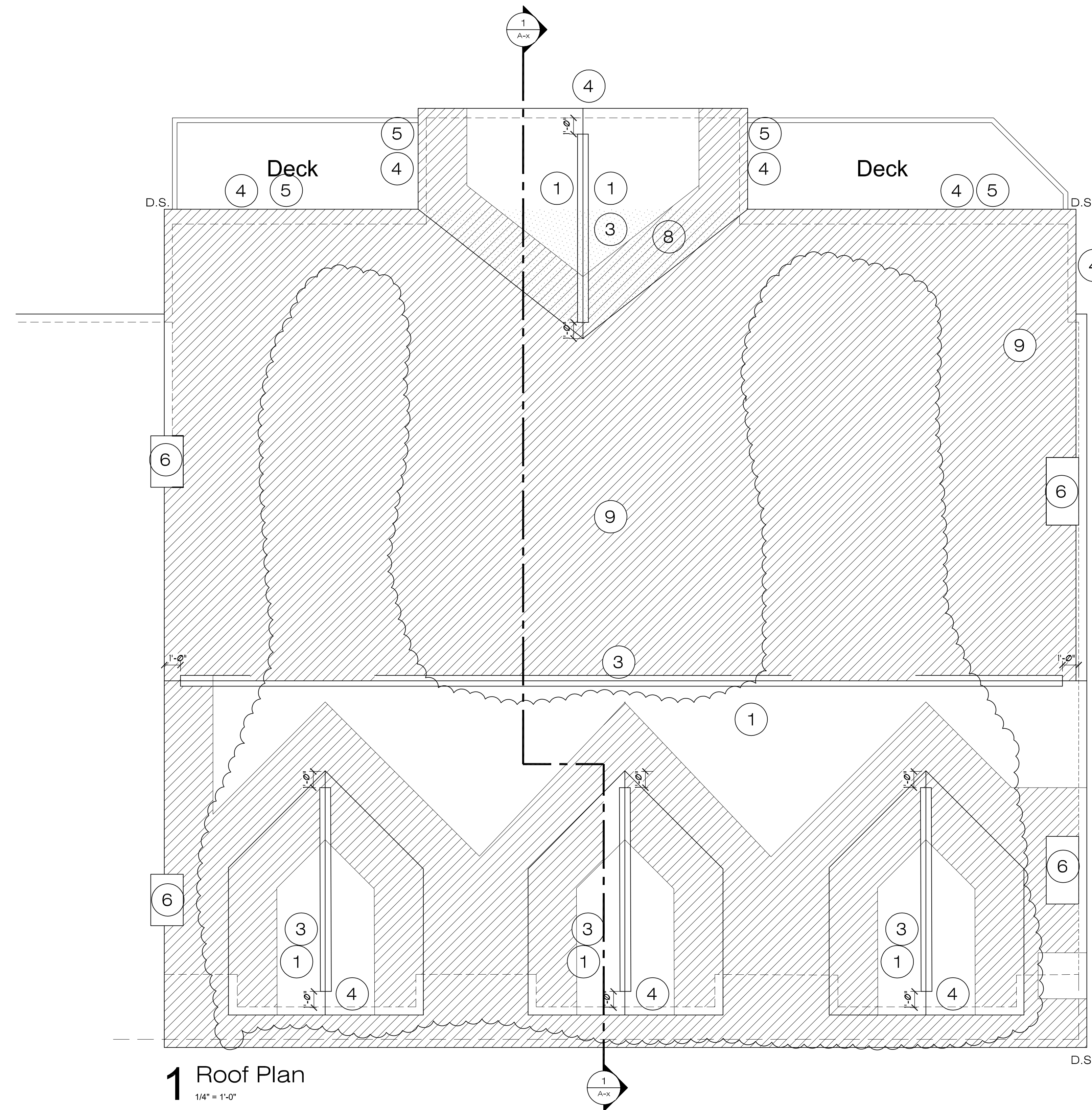
© THA Architects, LLC.



REVISED / REVISED BY

JOB NO: 21006

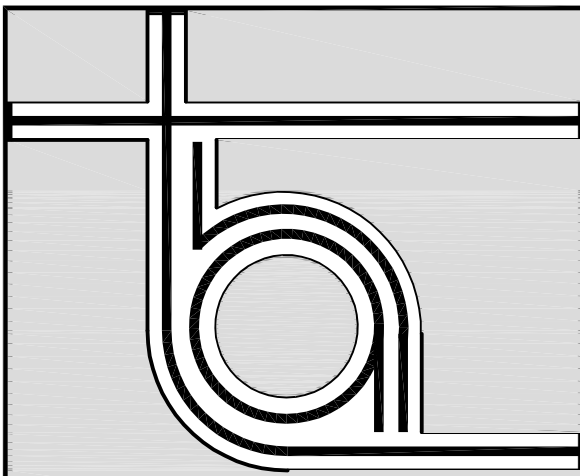
SHEET NUMBER

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"



THA ARCHITECTS, LLC

ARCHITECTURE • DESIGN • PLANNING • INTERIOR DESIGN

P.O. Box 88
STRATHAM, NEW HAMPSHIRE 03885

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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Reuse or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC.
© 2022 THA Architects, LLC.

Mario Ponte
101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Exterior Elevations Notes

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

ISSUED / DRAWN BY

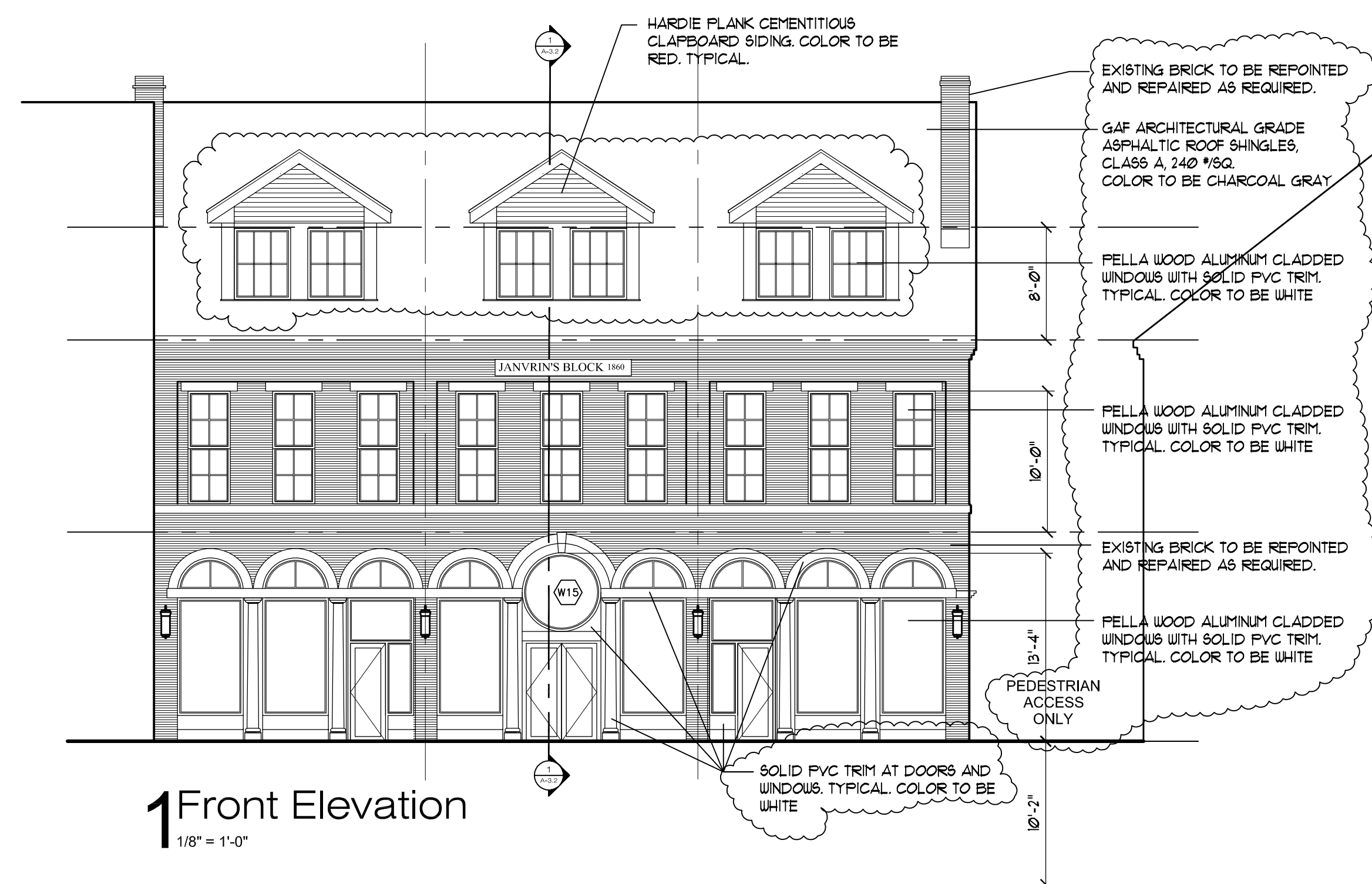
© THA Architects, LLC.

REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER

A-2.1

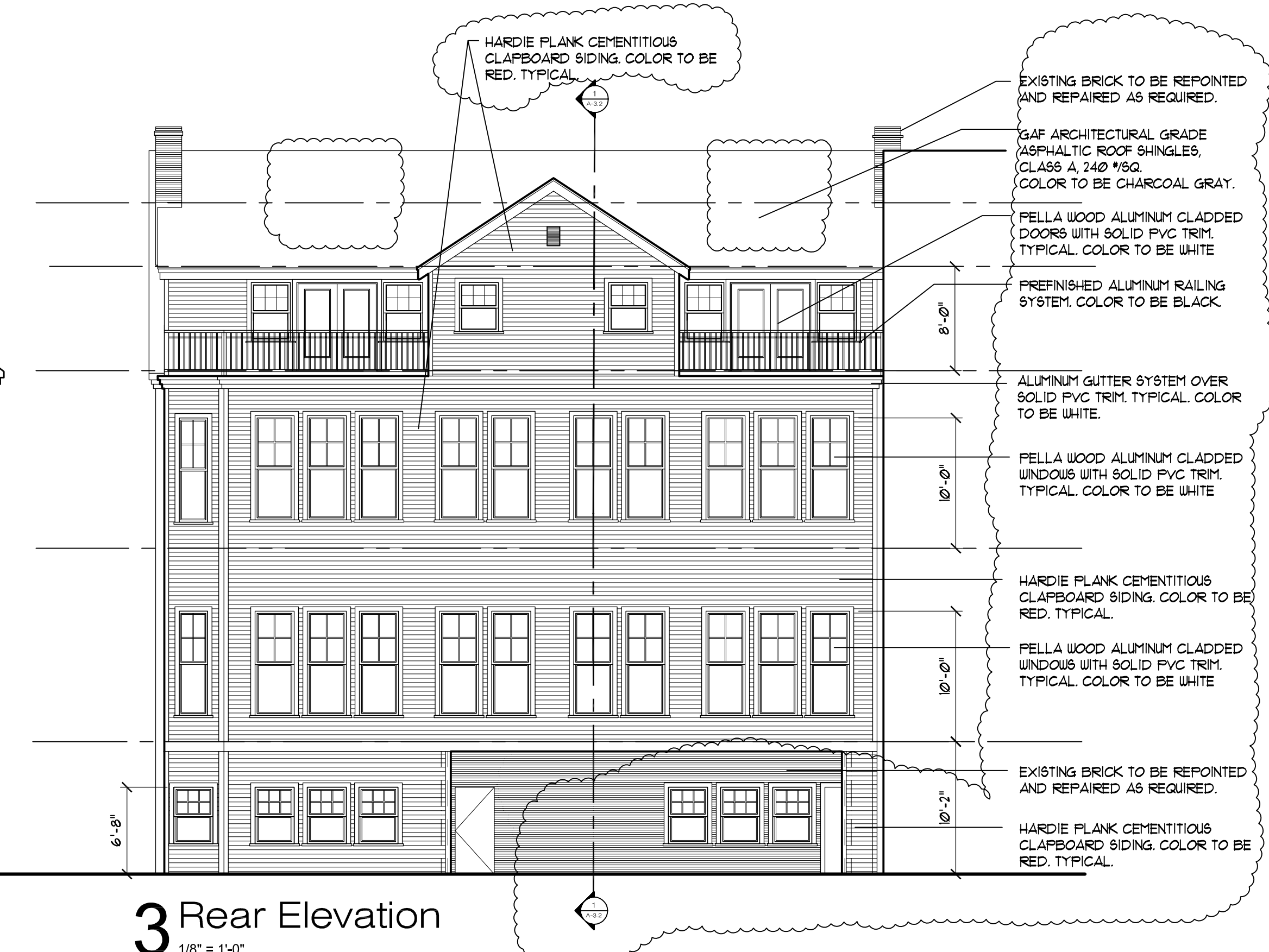


1 Front Elevation
1/8" = 1'-0"

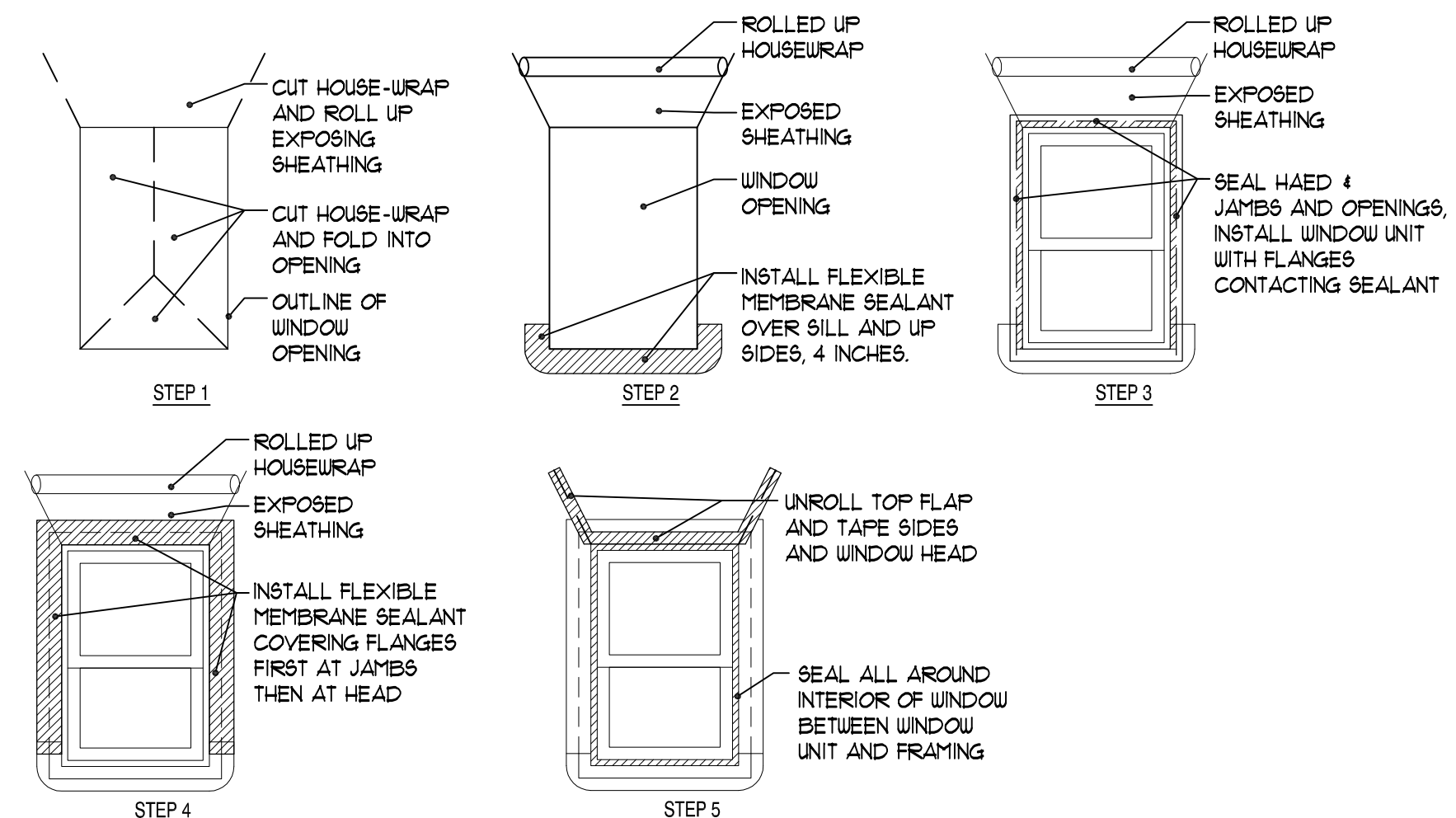


2 Side Elevation
1/8" = 1'-0"

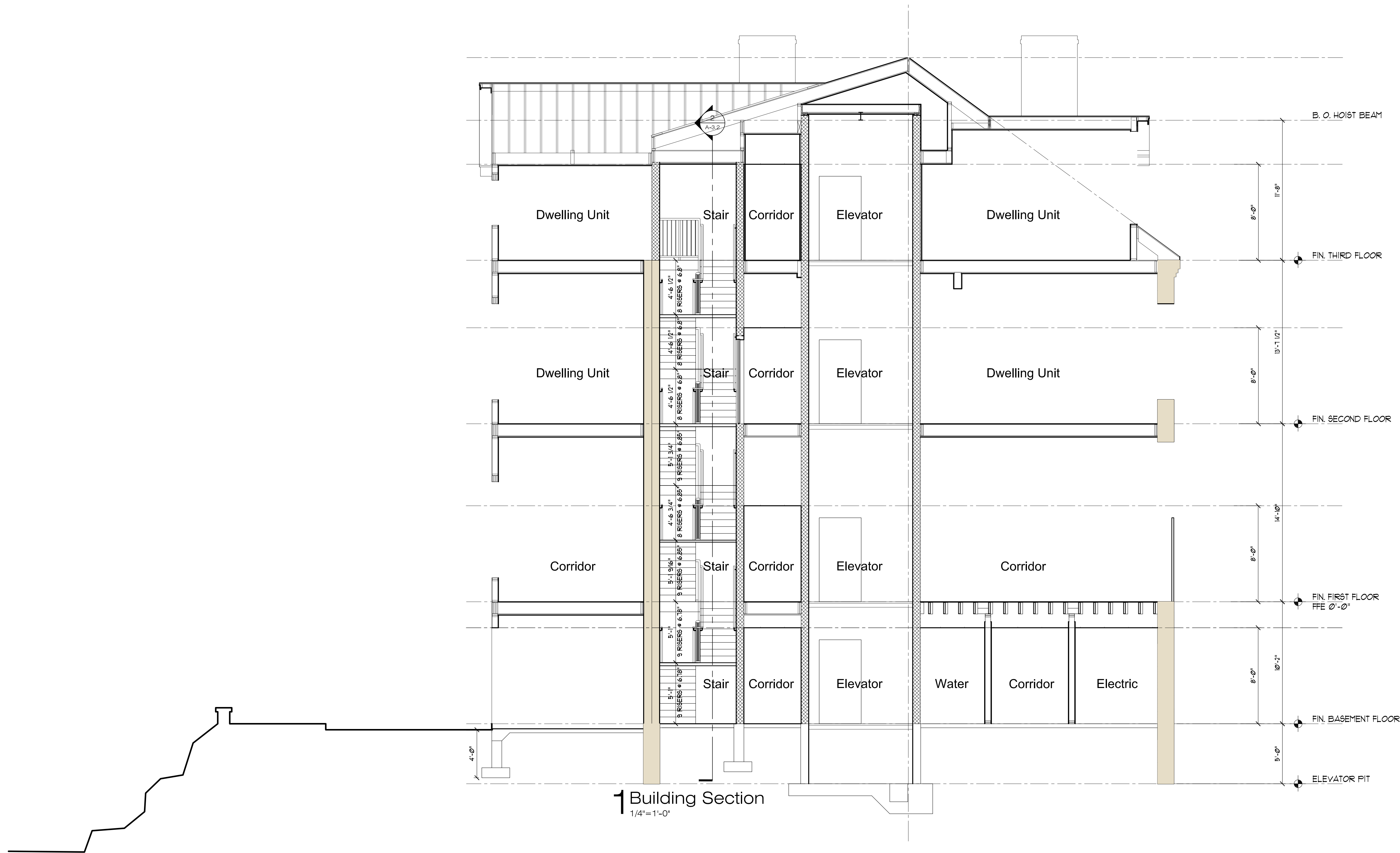
CONTRACTOR TO CONFIRM ALL FLOOR TO FLOOR DIMENSIONS. COORDINATE WITH ARCHITECT WITH ANY DISCREPANCIES.



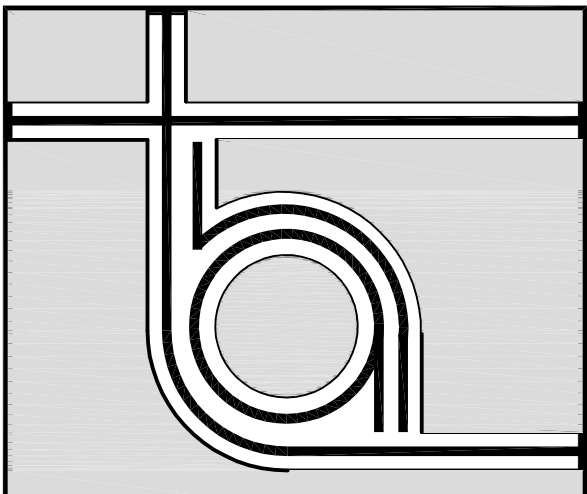
3 Rear Elevation
1/8" = 1'-0"



Window Installation
NO SCALE



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



THA
ARCHITECTS, LLC

ARCHITECTURE • DESIGN • PLANNING • INTERIOR DESIGN

P. O. Box 88
STRATHAM, NEW HAMPSHIRE 03885

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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Reuse or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC.
© 2022 THA Architects, LLC.

Mario Ponte
101 Water Street
Exeter, NH

Janvrin's Block
85 Water Street
Exeter, NH

Building
Sections
Details

Structural Engineer:
Emanuel Engineering

Progress Set
September 6, 2023

SCALE:

ISSUED / DRAWN BY

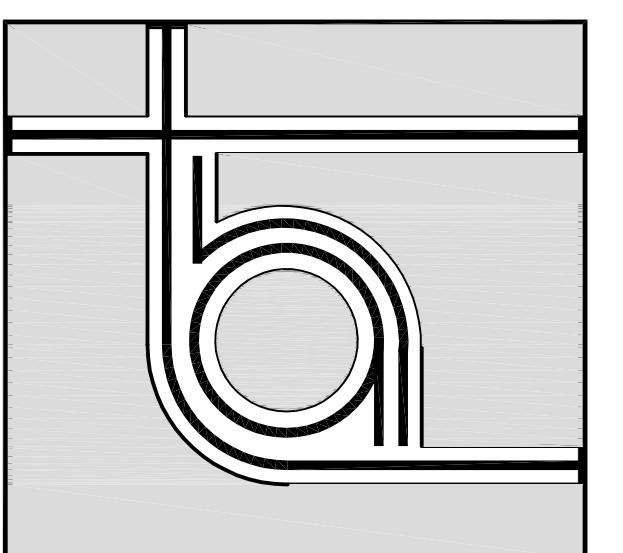
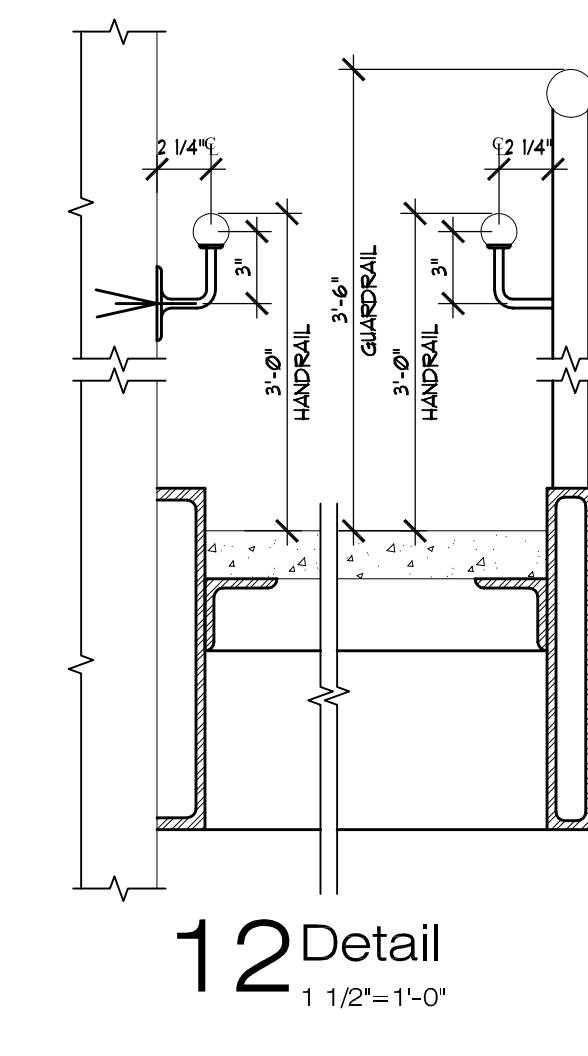
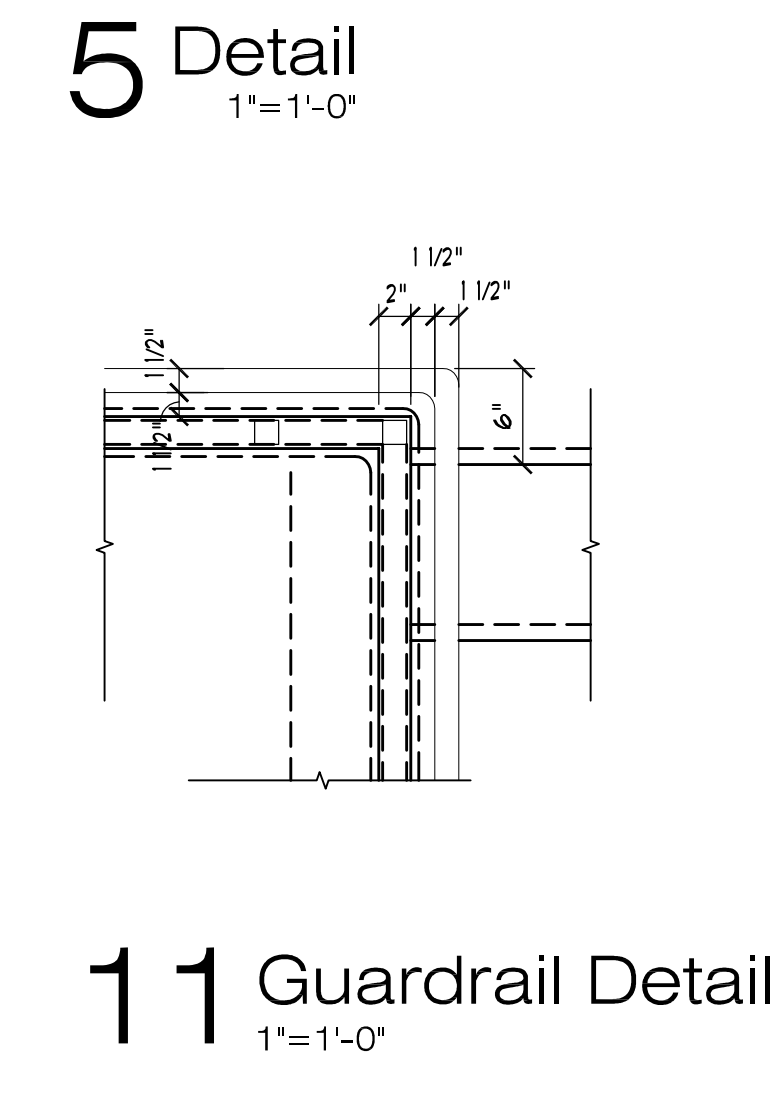
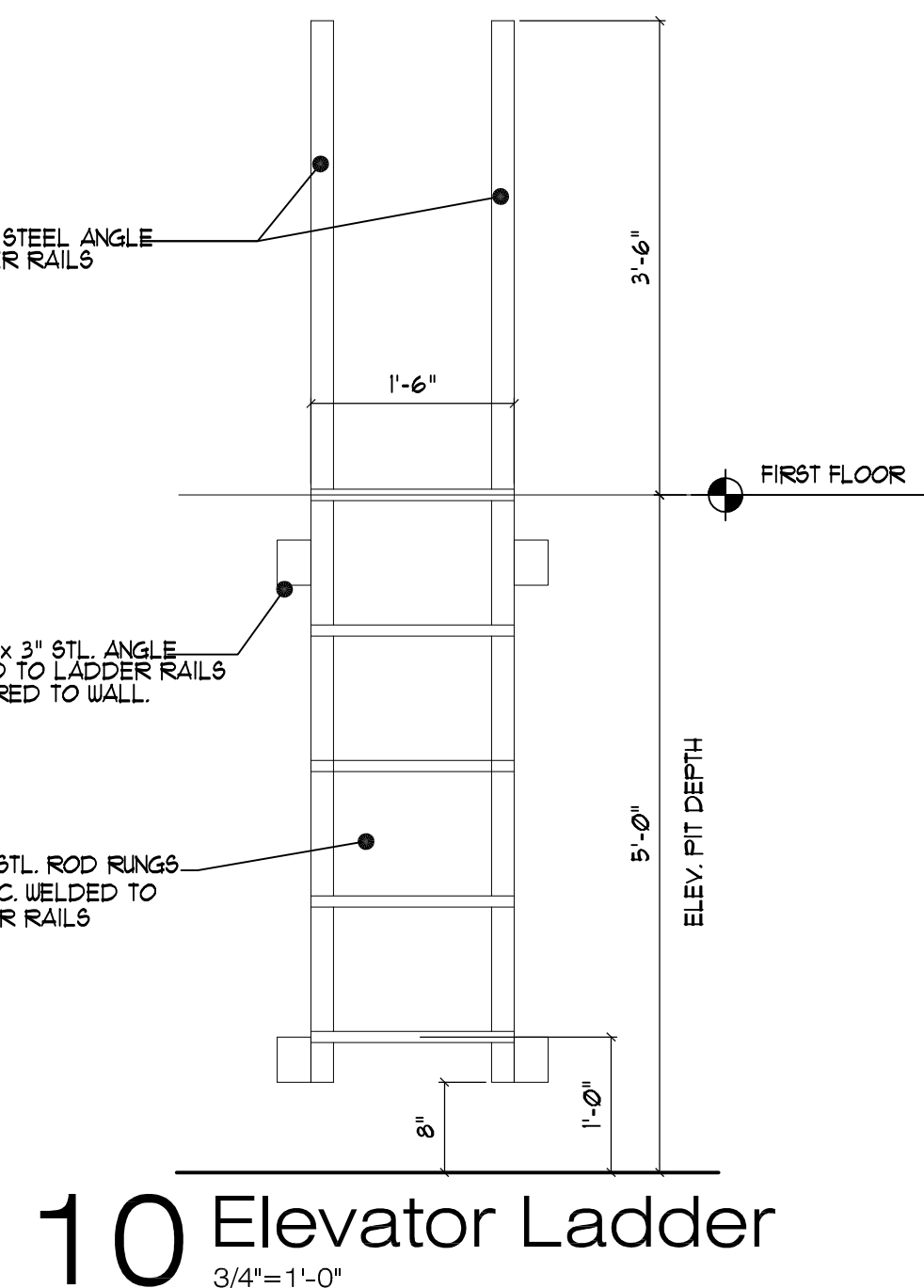
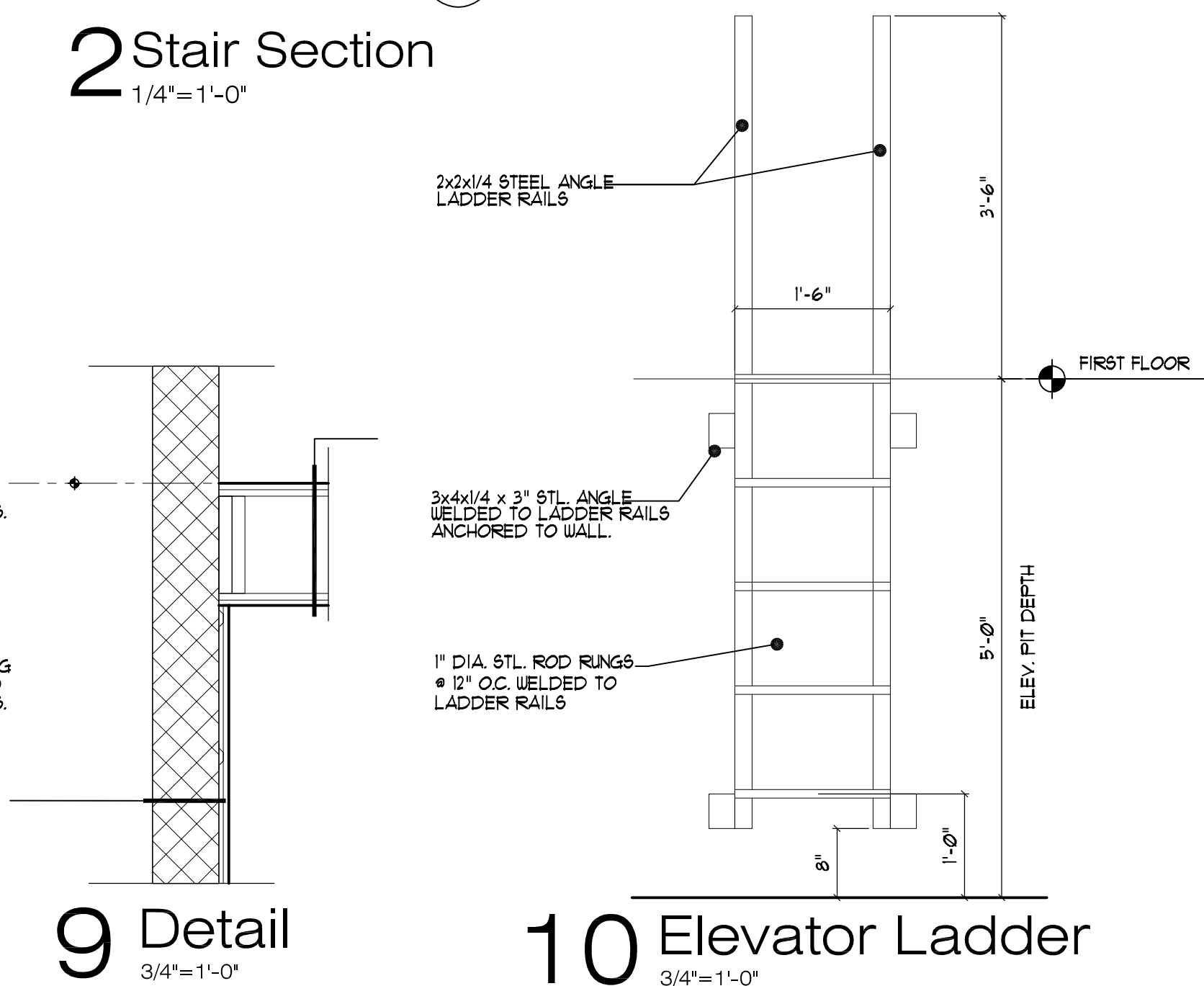
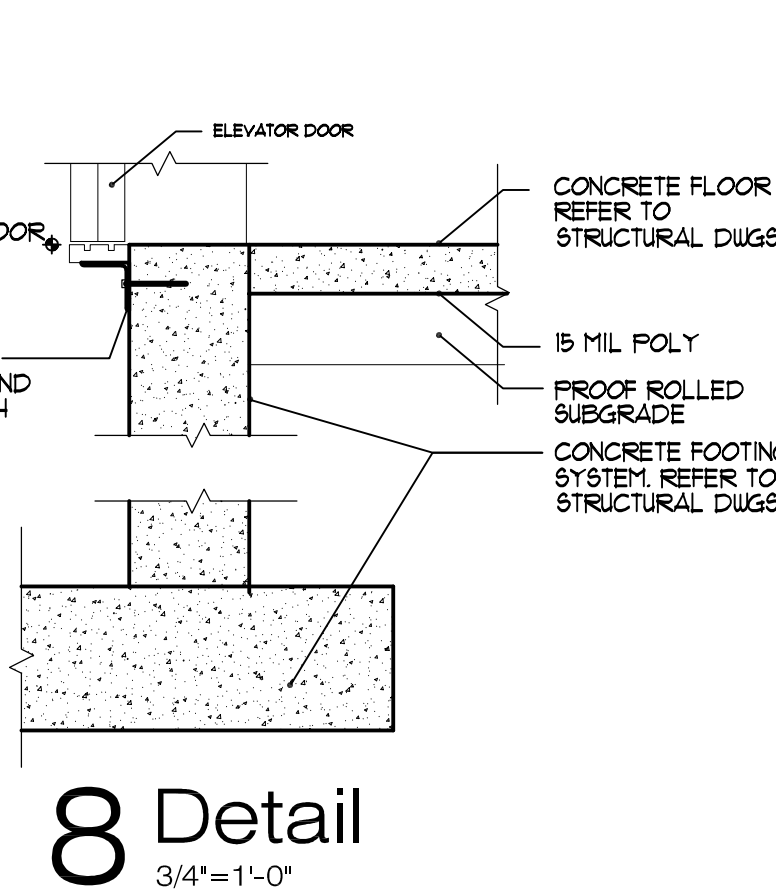
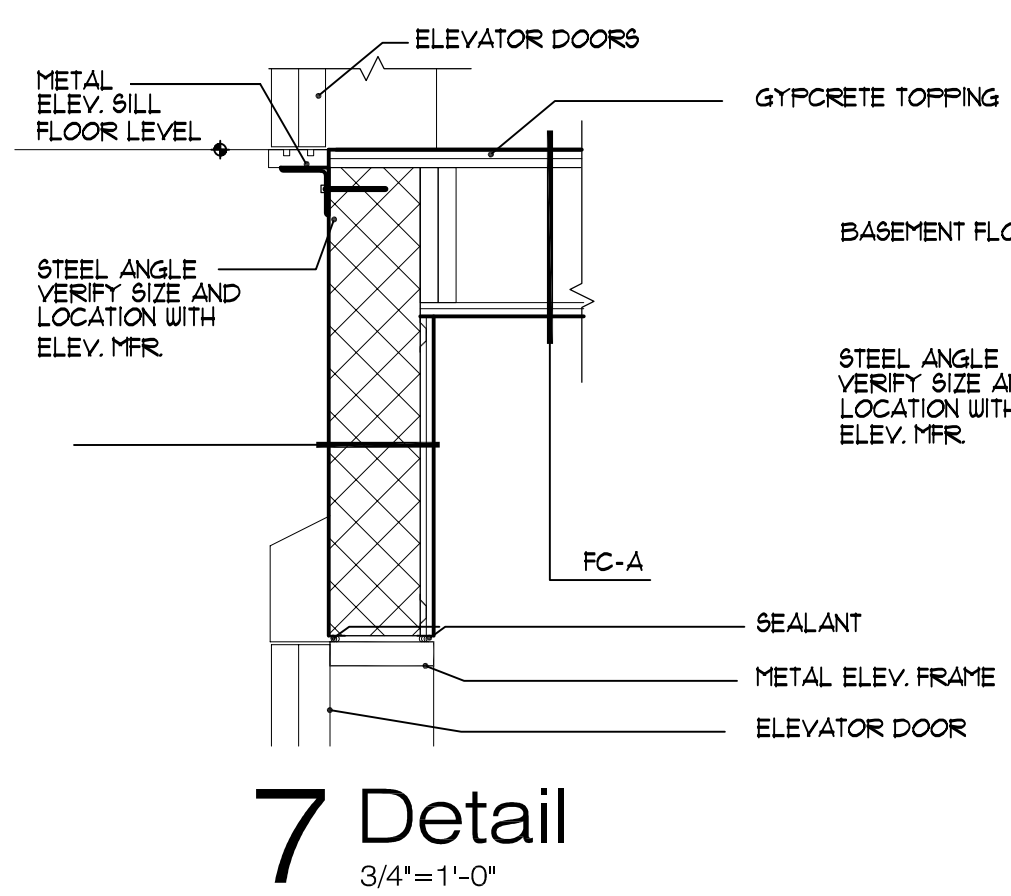
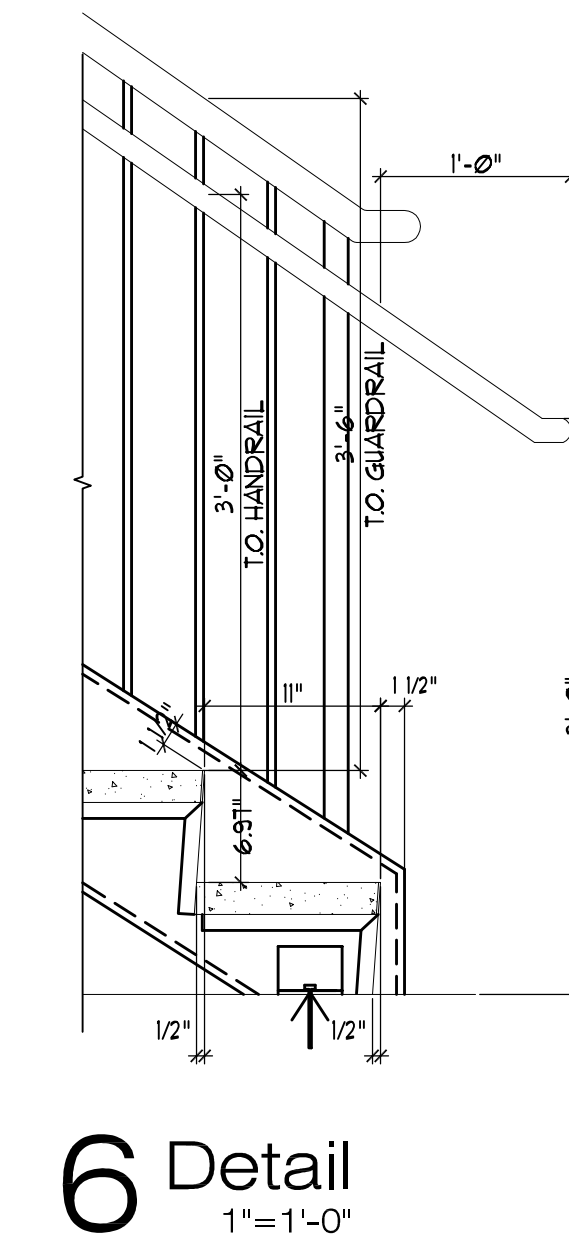
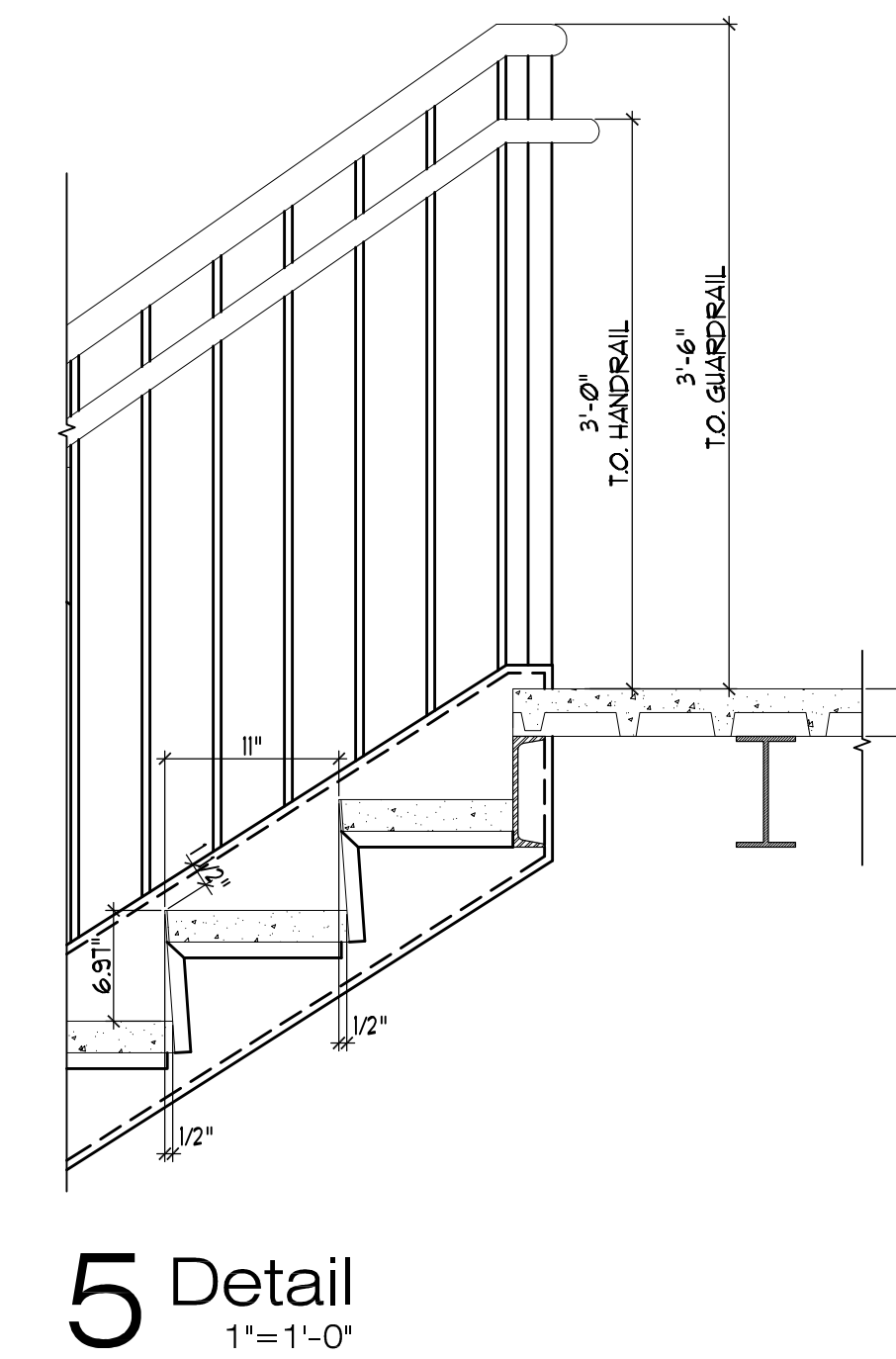
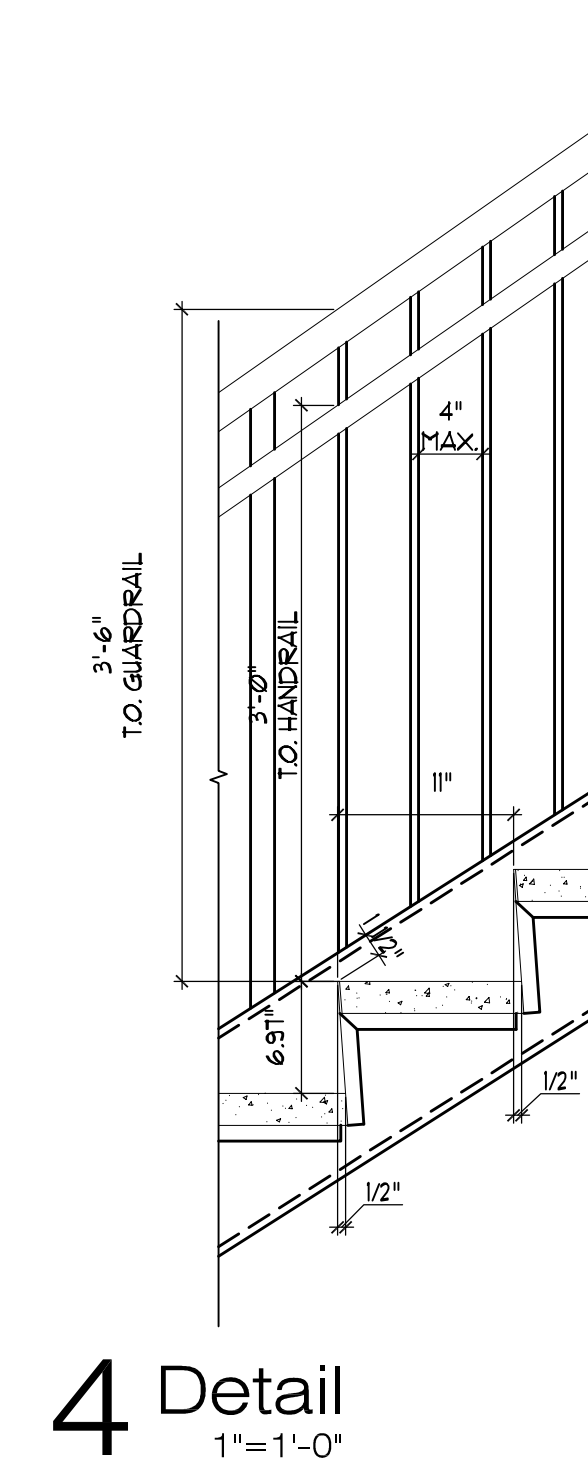
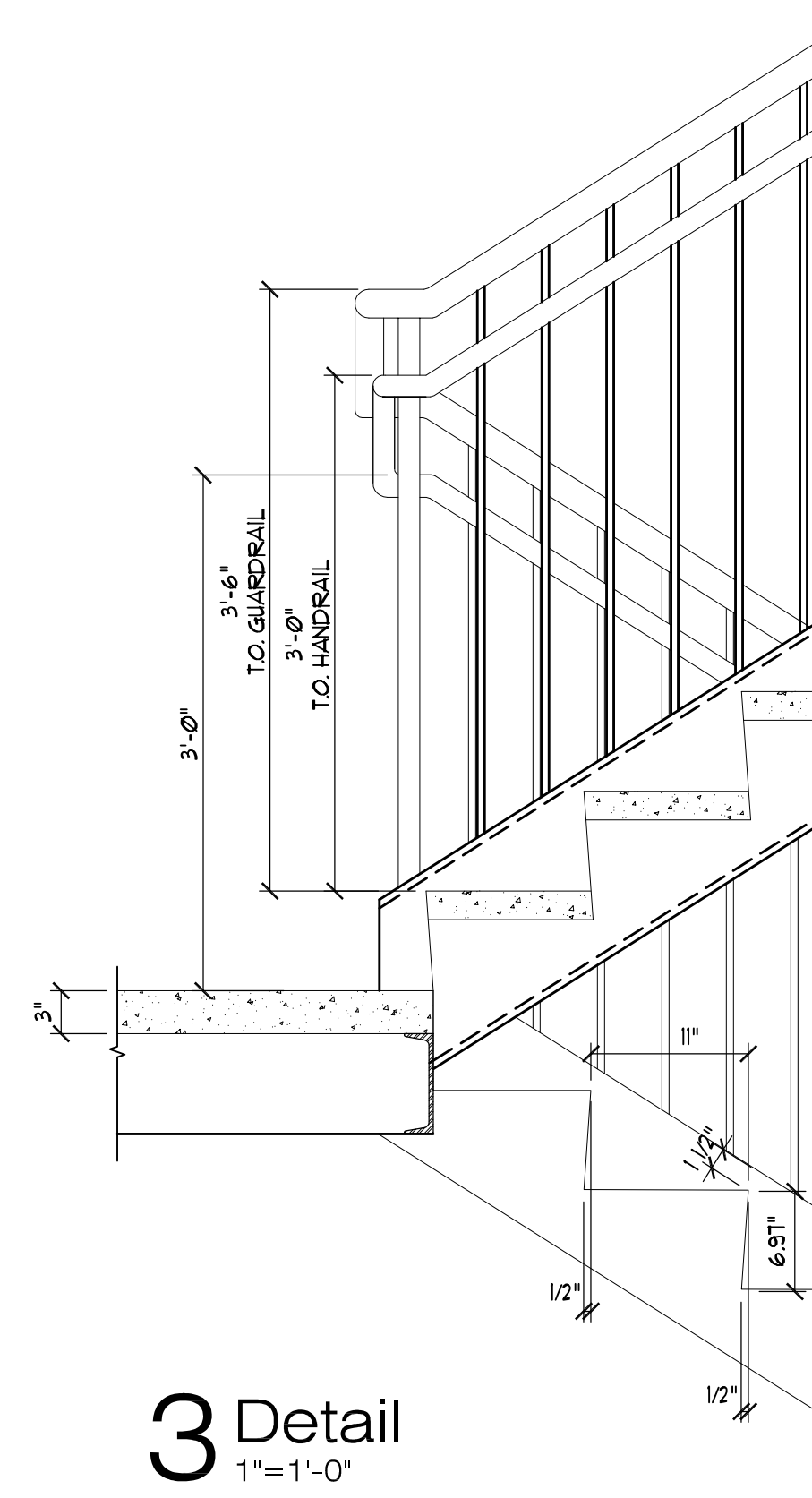
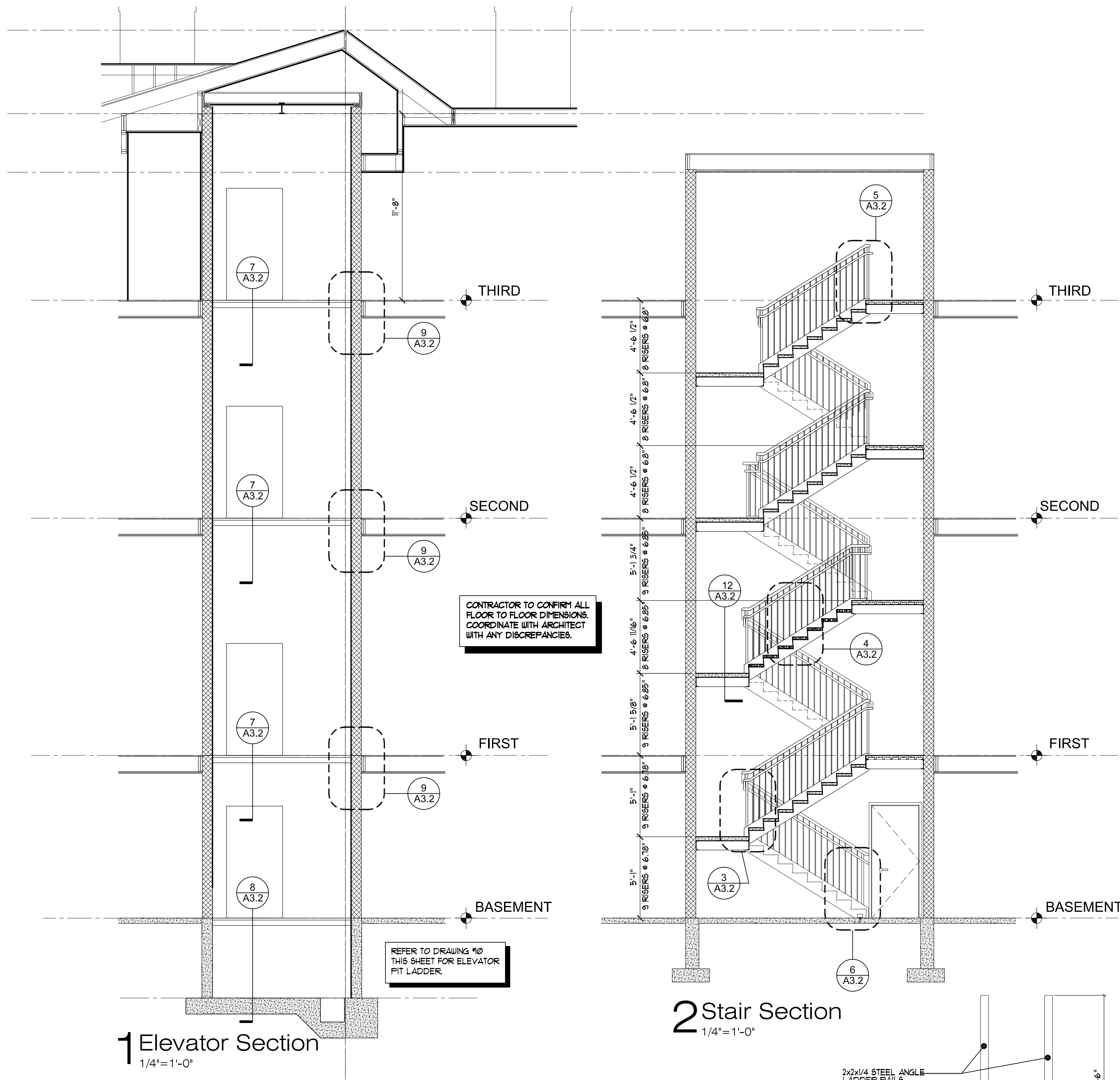
© THA Architects, LLC.

REVISED / REVISED BY

JOB NO: 21006

SHEET NUMBER

A-3.1



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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Reuse or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC.
© 2022 THA Architects, LLC.

Mario Ponte
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: _____

ISSUED / DRAWN BY _____

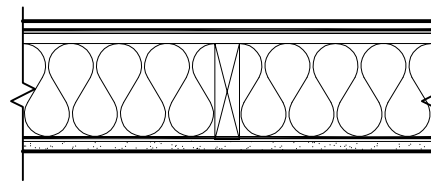
REVISED / REVISED BY _____

JOB NO: 21006

SHEET NUMBER
A-3.2

Exterior Walls

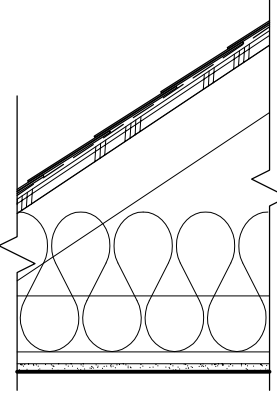
EW-A
RATING: NO RATING
TEST:



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

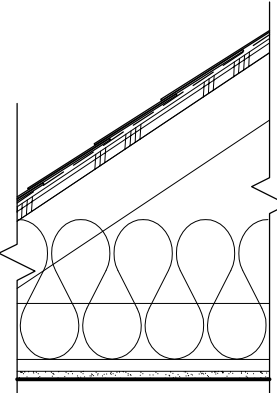
Roof/Ceiling Assemblies

RC-A
RATING: NO RATING
TEST:

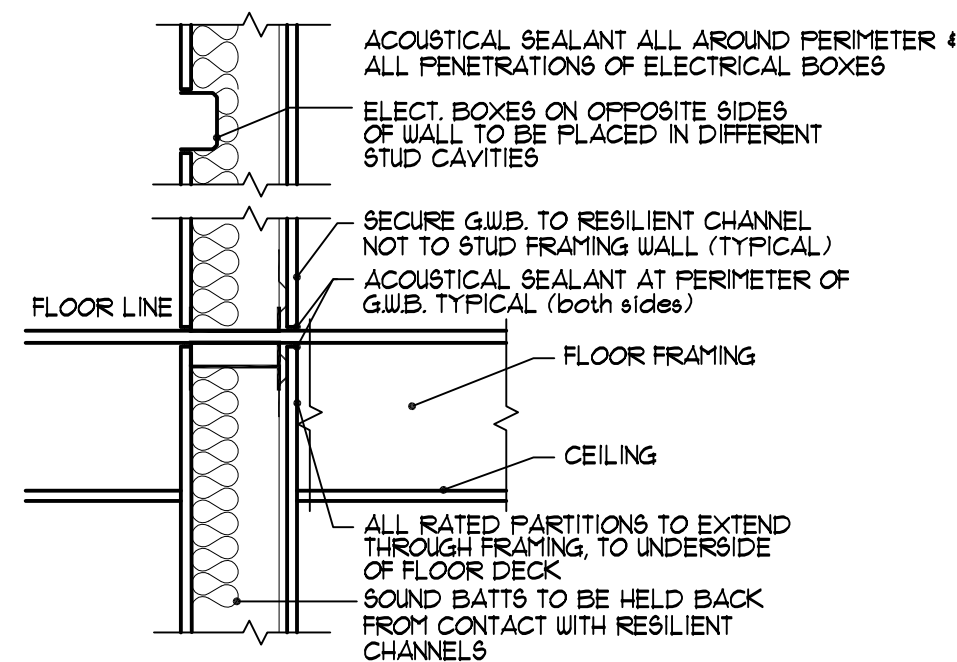


ASPHALT SHINGLES OR ADHERED EPDM
ICE AND WATER BARRIER
5/8" T&G PLYWOOD DECKING
WOOD ROOF TRUSSES @ 24" O.C. MAX
(REFER TO STRUCTURAL DRAWINGS)
INSULATION Baffle
R38 GLASS FIBER BATT INSULATION
VAPOR BARRIER
1 X 3 WOOD STRAPPING
2 LAYERS 5/8" TYPE 'X' GWB

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



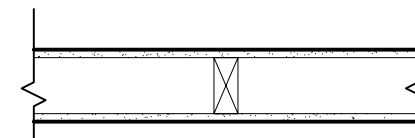
TYP. DETAIL AT RATED PARTITIONS

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.

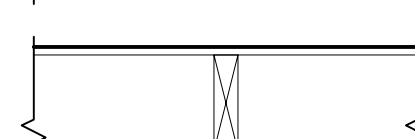
Interior Walls

IW-A
RATING:
NO RATING



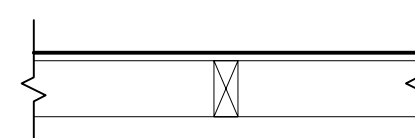
1/2" GYPSUM WALLBOARD
2x4 WOOD STUDS @ 16" O.C.
1/2" GYPSUM WALLBOARD

IW-B
RATING:
NO RATING



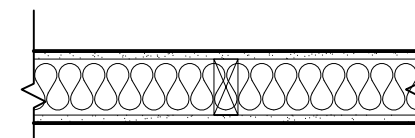
1/2" GYPSUM WALLBOARD
2x6 WOOD STUDS @ 16" O.C.
1/2" GYPSUM WALLBOARD

IW-C
RATING:
NO RATING



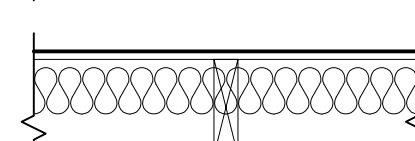
1/2" GYPSUM WALLBOARD
2x4 WOOD STUDS @ 16" O.C.

IW-D
RATING:
NO RATING



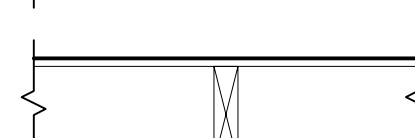
1/2" GYPSUM WALLBOARD
2x4 WOOD STUDS @ 16" O.C.
3" MINERAL FIBER SOUND BATS
1/2" GYPSUM WALLBOARD

IW-E
RATING:
NO RATING



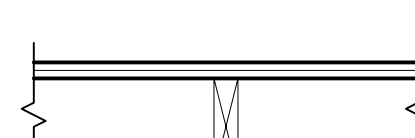
1/2" GYPSUM WALLBOARD
2x6 WOOD STUDS @ 16" O.C.
3" MINERAL FIBER SOUND BATS
1/2" GYPSUM WALLBOARD

IW-F
RATING:
NO RATING



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

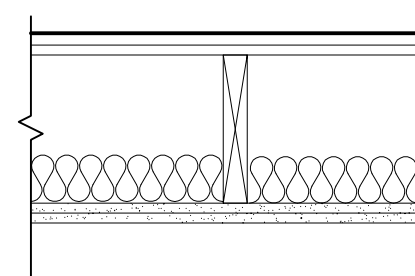
IW-G
RATING:
NO RATING



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

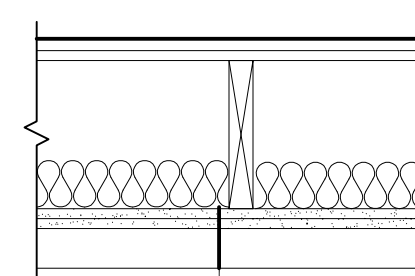
Floor/Ceiling Assemblies

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

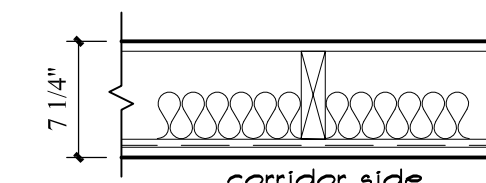
FC-B
RATING: 1 HOUR
TEST: GA FILE #CS406



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.

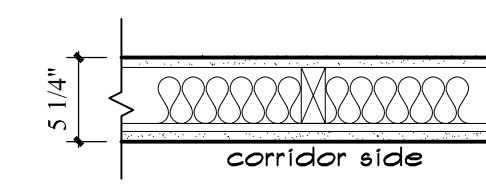
Fire Separation Walls

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



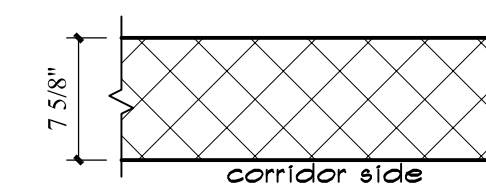
5/8" TYPE 'X' GWB
2x6 WOOD STUDS @ 16" O.C.
3" MINERAL FIBER SOUND BATS
1/2" RESILIENT CHANNELS
5/8" TYPE 'X' GWB

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

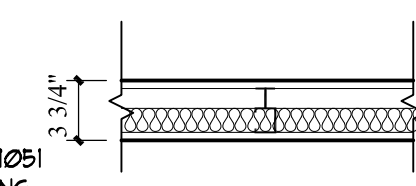
PW-C
RATING: 2 HOUR
TEST: UL M306
STC = EST. 55



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

THA
ARCHITECTS, LLC

ARCHITECTURE • DESIGN • PLANNING • INTERIOR DESIGN

P.O. Box 88
STRATHAM, NEW HAMPSHIRE 03885

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

These drawings and specifications were prepared for use at the location indicated. Publication and use is expressly limited to the identified location. Reuse or reproduction by any method, in whole or in part, is prohibited without the written permission of THA Architects, LLC.
© 2022 THA Architects, LLC.

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

© THA Architects, LLC.

REVISED / REVISED BY

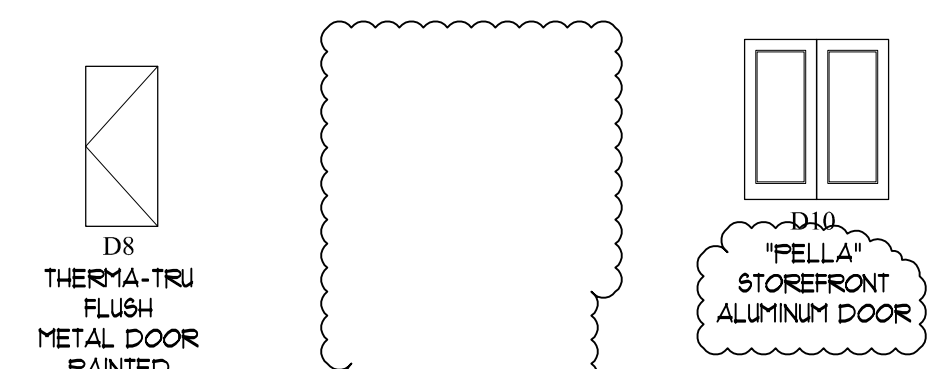
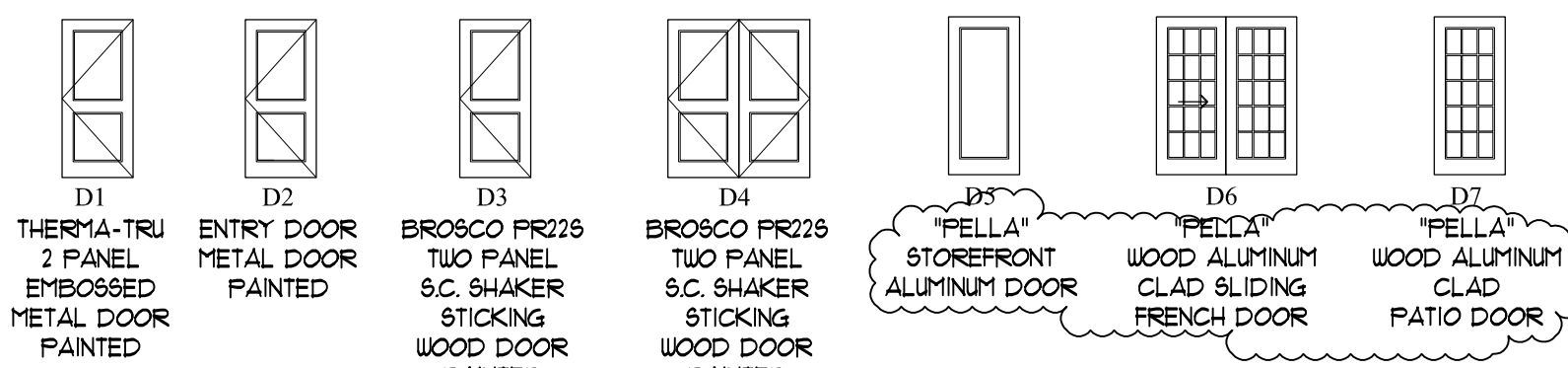
JOB NO: 21006

SHEET NUMBER

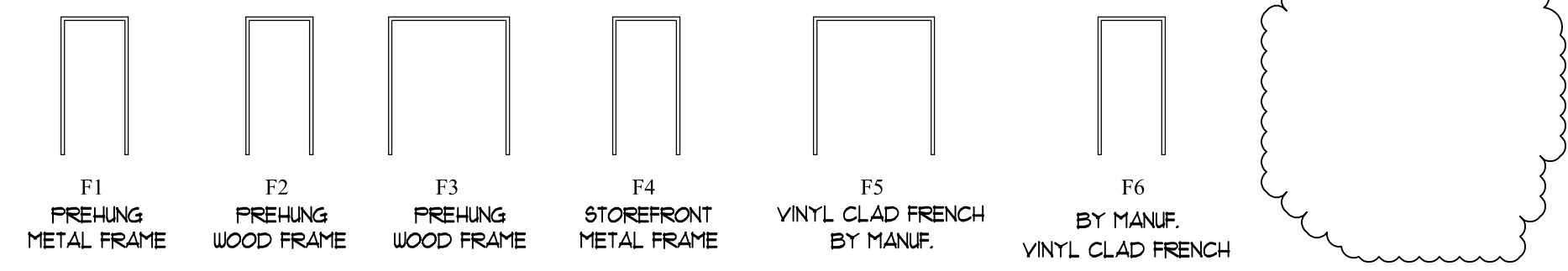
A-5.1

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		



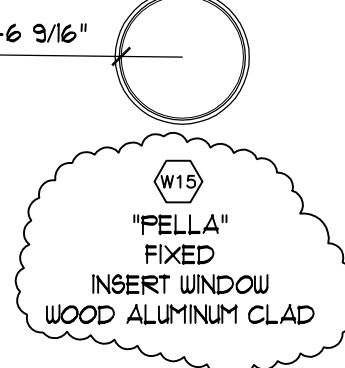
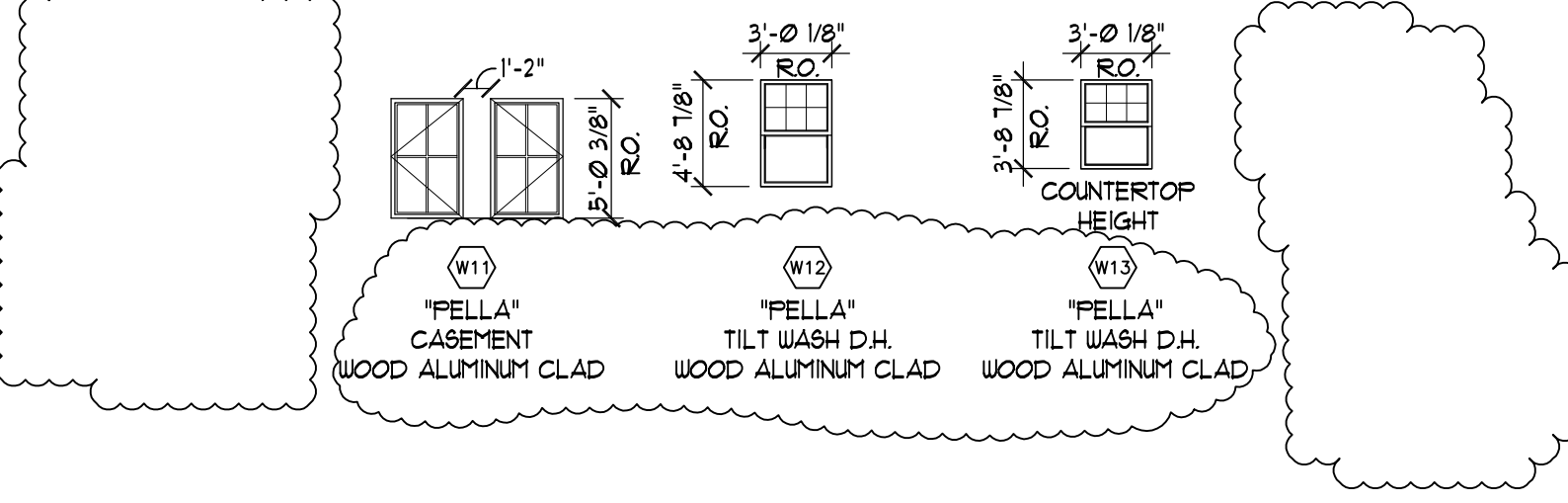
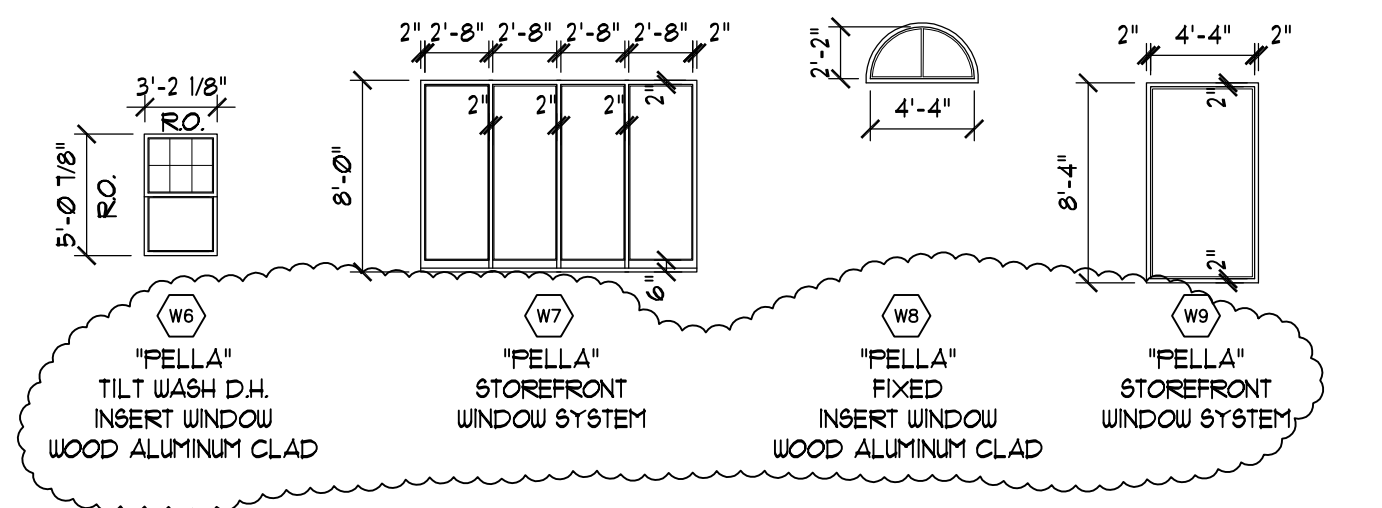
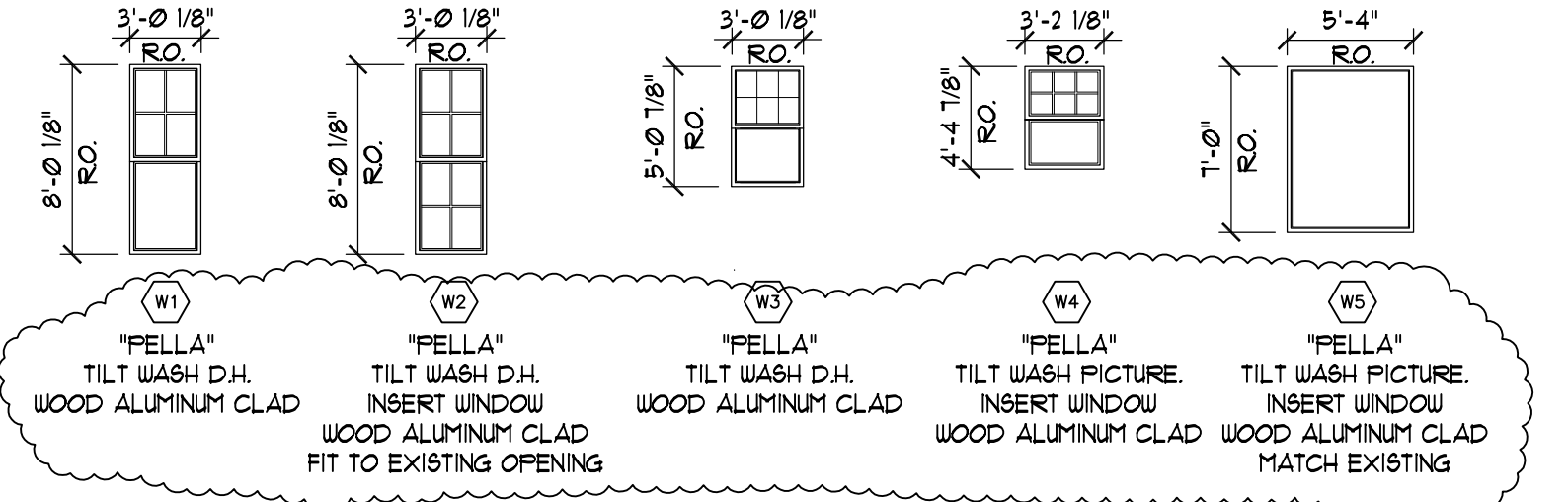
DOOR TYPES



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						