







REVISIONS			
NO.	DATE	REVISION	
1	2/14/25	DEVELOPMENT OF AS-BUILT FLOOR PLANS	
2	3/24/25	REVISED PROPOSED PLANS	
3	5/19/25	DEVELOP BUILDING PLANS	

ELEVATIONS

AS-BUILT / RENOVATION	6 DEARBORN STREET PORTSMOUTH, NH
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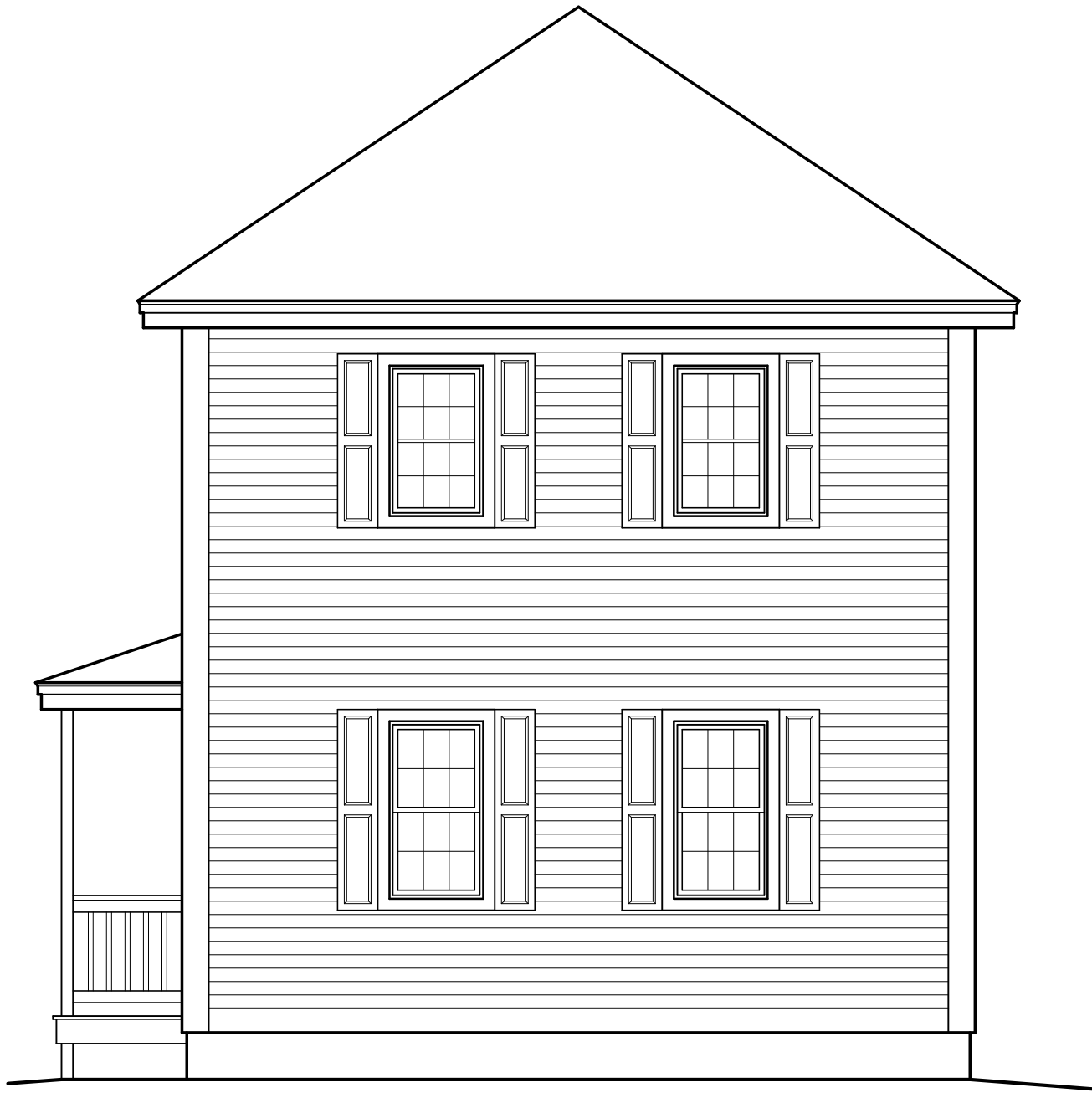
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



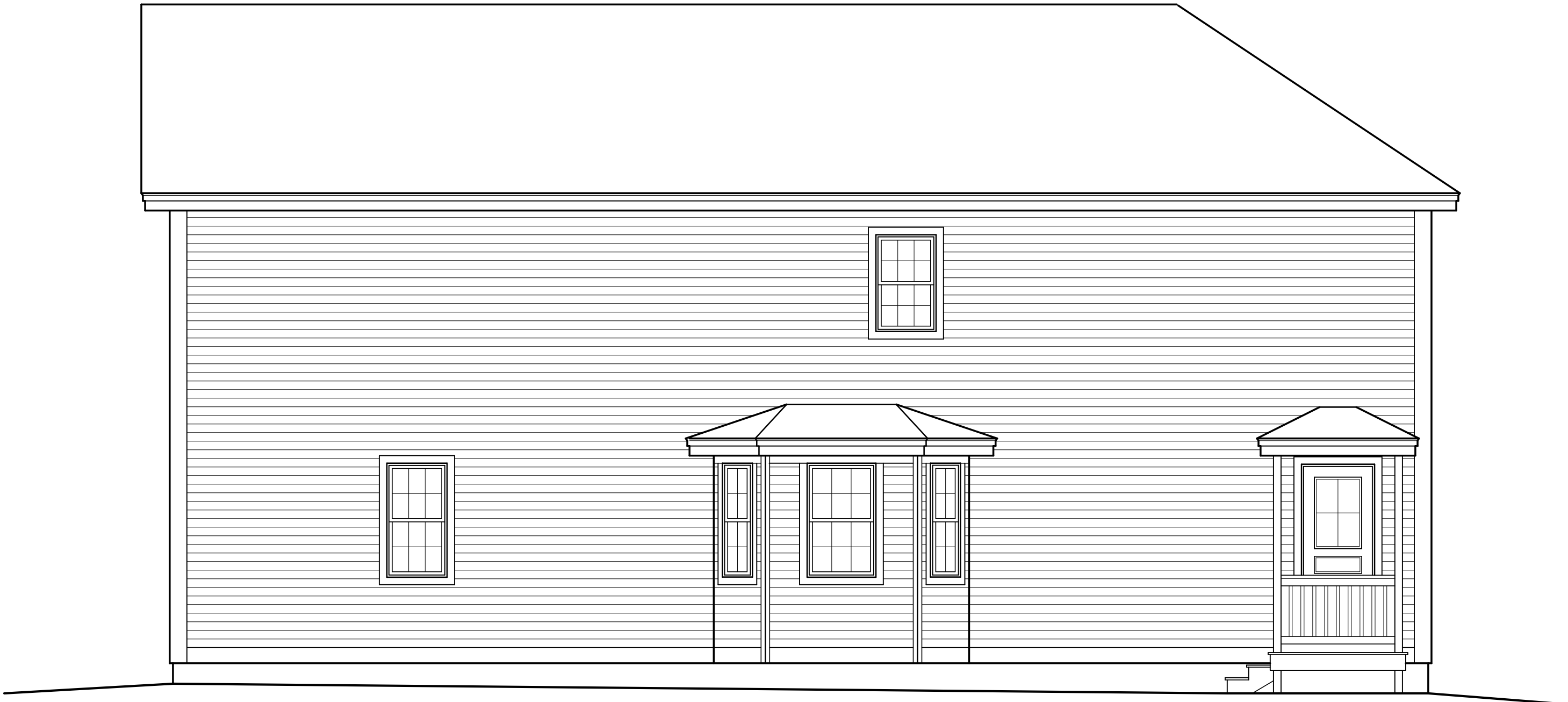
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

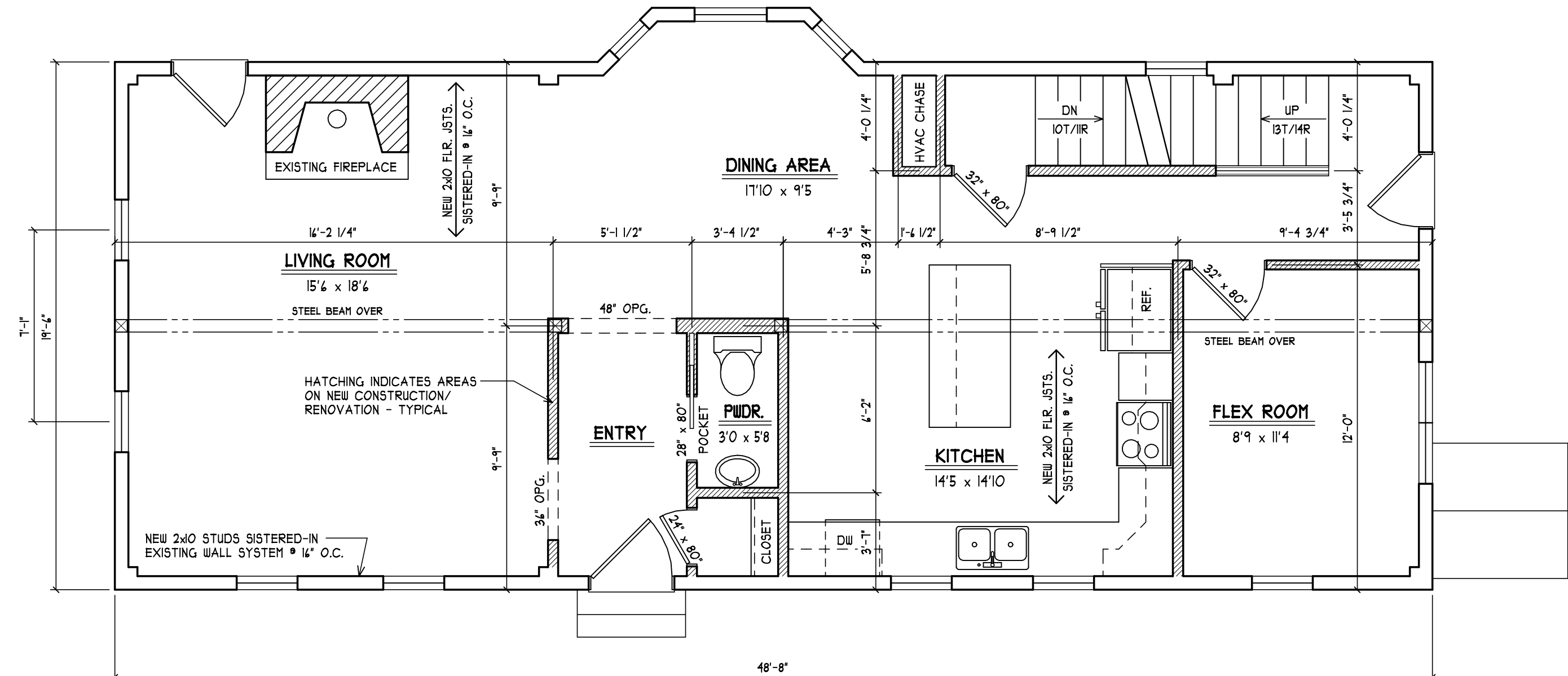




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NO.	DATE	REVISION
1	2/14/25	DEVELOPMENT OF AS-BUILT FLOOR PLANS
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FLOOR PLANS

AS-BUILT / RENOVATION  
6 DEARBORN STREET  
PORTSMOUTH, NH

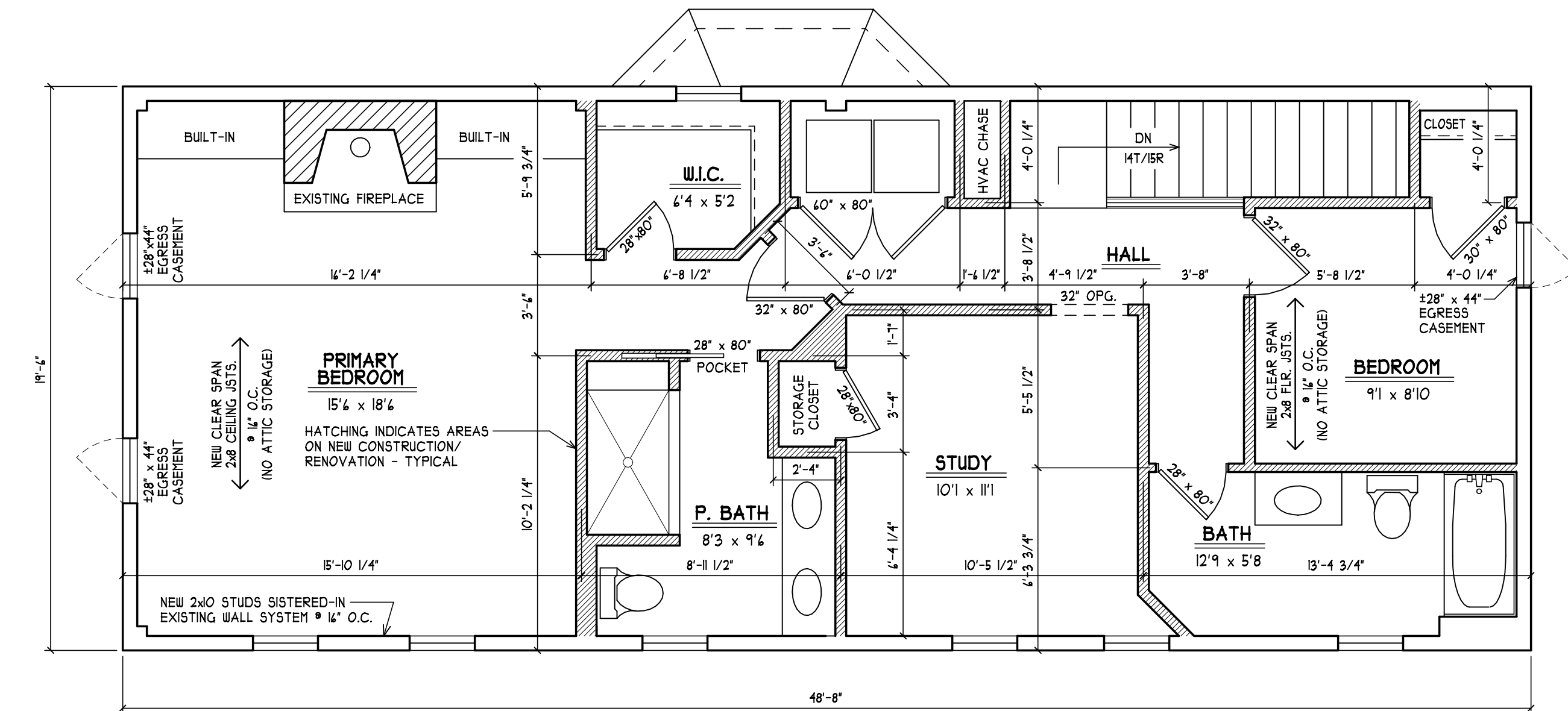


NOTE:  
(3) - 2x10 HEADER OVER  
EXTERIOR DOORS &  
WINDOWS TYPICAL  
UNLESS NOTED  
OTHERWISE.

FIRST FLOOR PLAN

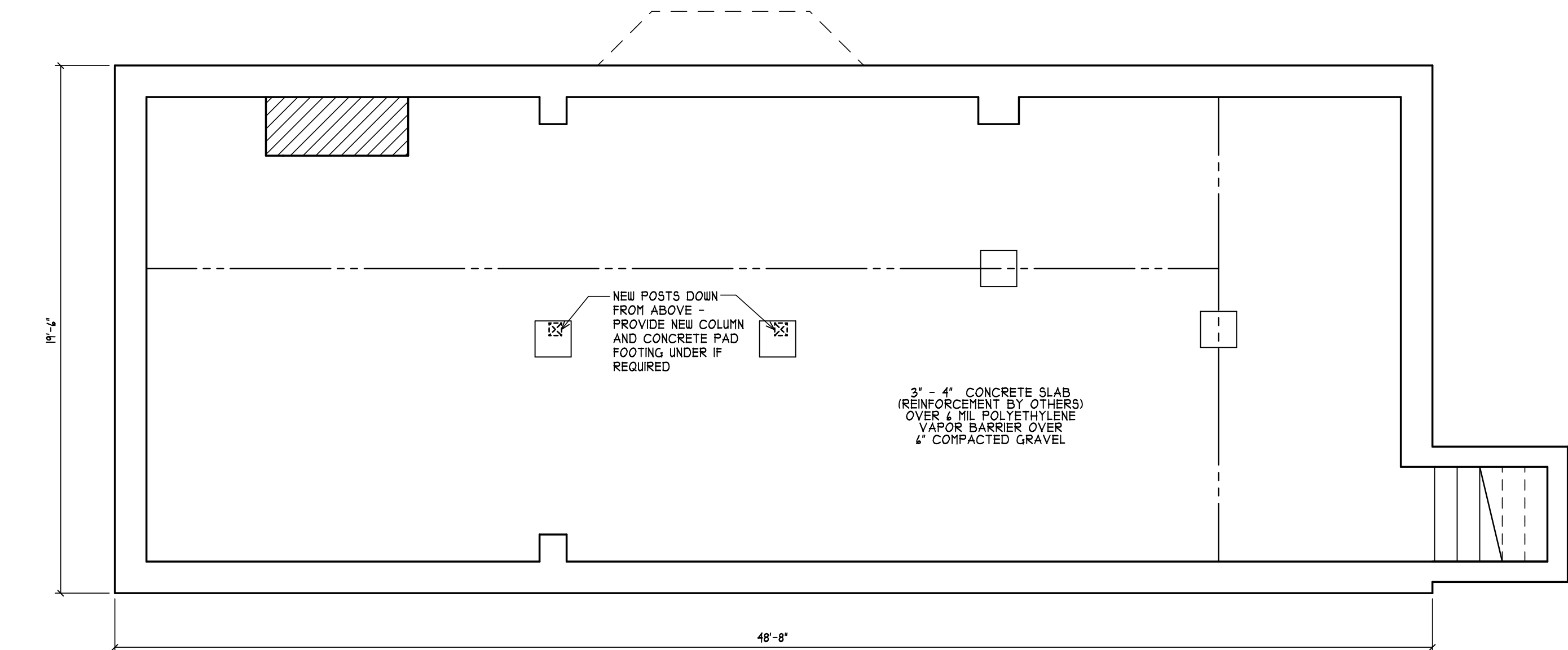
SCALE: 1/4" = 1'-0"

NOTE:  
3/4" TONGUE & GROOVE PLYWOOD  
FLOOR SHEATHING GLUED & NAILED  
8d @ 4" O.C. PERIMETER AND 12" O.C.  
FIELD (INTERMEDIATE) - TYPICAL



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

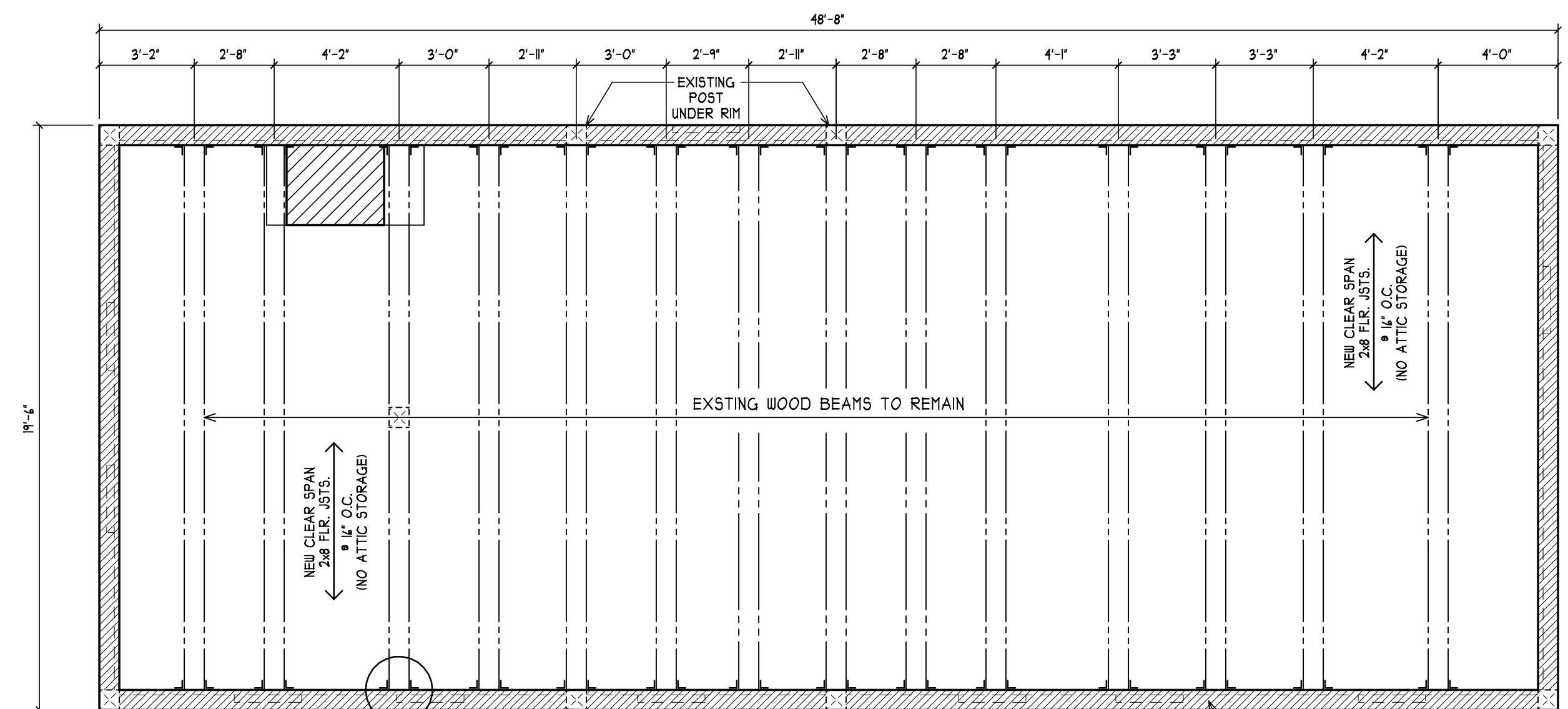


BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

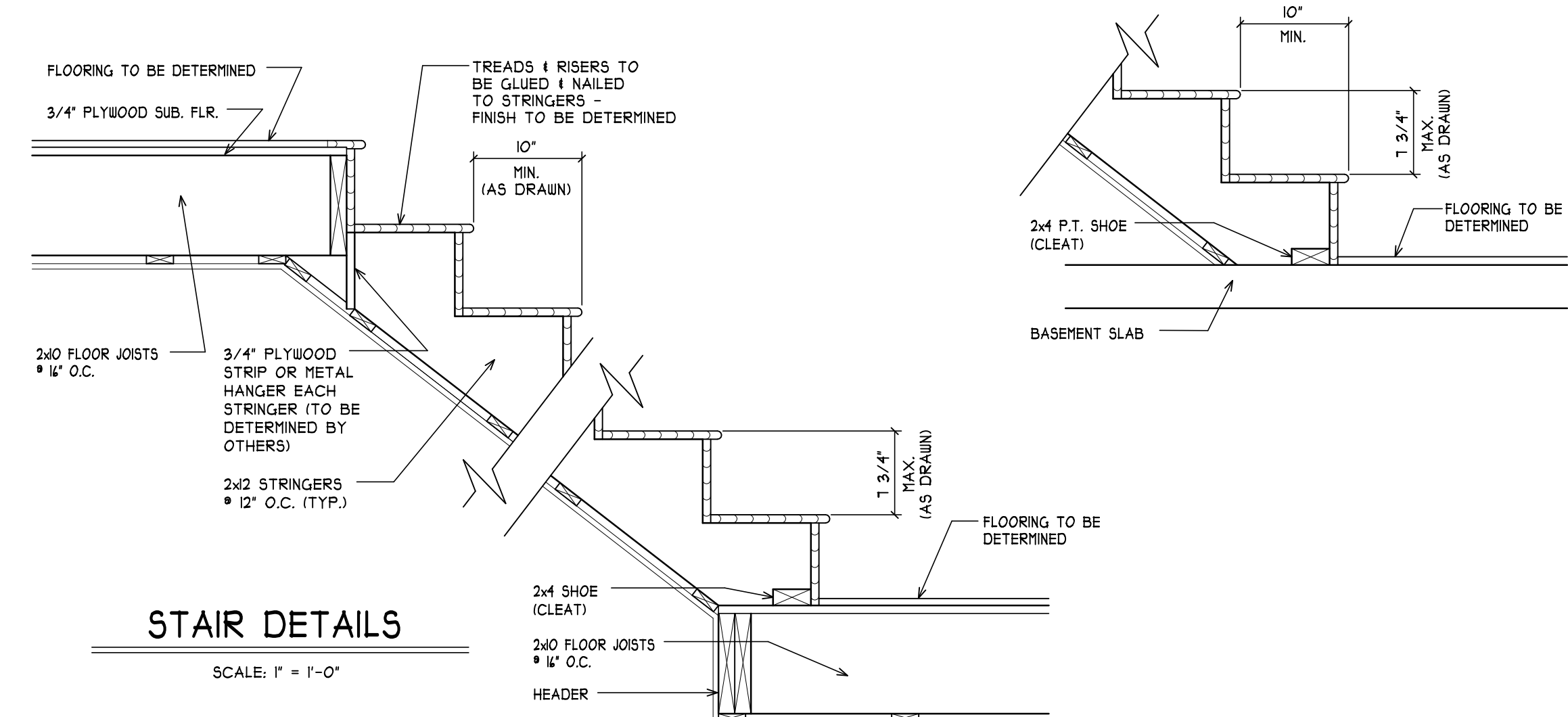
ALL ENGINEERED STEEL/WOOD  
BEAMS TO BE CHECKED AND VERIFIED FOR  
LOCATION AND SPAN PRIOR TO START OF  
BUILDING CODES, INCLUDING ENERGY CODES.  
CONSTRUCTION BY CONTRACTOR AND/OR  
BEAM MANUFACTURER (TYPICAL)

2x FLOOR JOISTS (SEE  
FRAMING NOTES FOR  
EXACT SIZES)  
-SEE SECTIONS R501 - R501  
(IRC) FOR DETAILS ON THE  
DESIGN AND CONSTRUCTION  
OF ALL FLOORS FOR ALL  
BUILDINGS



SECOND FLOOR CEILING FRAMING PLAN

SCALE: 1/4" = 1'-0"



STAIR DETAILS

SCALE: 1" = 1'-0"

GENERAL NOTES:

CONCRETE FOUNDATIONS:  
SEE FOUNDATION PLAN (SHEET A-4)  
FOR FOUNDATION SIZES AND NOTES.

REFER TO FOUNDATION DETAILS  
(SHEET A-4) FOR REINFORCEMENT SCHEDULE.

ALSO SEE SECTIONS R401 - R408  
(2018 IRC) FOR ADDITIONAL DETAILS  
ON THE DESIGN AND CONSTRUCTION  
OF THE FOUNDATION AND  
FOUNDATION SPACES FOR  
ALL BUILDINGS

CONTRACTOR TO PROVIDE ADEQUATE  
VAPOR BARRIERS UNDER ALL CONCRETE SLABS

CONTRACTOR TO PROVIDE ADEQUATE  
HEADERS OVER ALL WINDOWS AND DOORS  
ON EXTERIOR LOAD-BEARING WALLS (TYP.)

LIFE SAFETY CODES, AND WHERE APPLICABLE  
THE REQUIREMENTS OF THE AMERICAN  
DISABILITIES ACT.

DOUBLE UP FLOOR JOISTS • LOCATIONS  
OF NON-LOAD BEARING WALLS AND UNDER  
ALL BATHTUBS (IE: BATHING TUBS/WHIRLPOOLS),  
KITCHENS, LAUNDRY ROOMS, ETC. (TYPICAL)

CONTRACTOR TO PROVIDE ADEQUATE  
BLOCKING AND BRIDGING BETWEEN FLOOR  
JOISTS AS REQUIRED (TYPICAL)

NOTE:  
SEE NEW HAMPSHIRE STATE BUILDING CODE (IBC,  
IPC, INC, IECC, IRC, I EBC) AS PUBLISHED BY  
THE ICC AND THE NATIONAL ELECTRICAL  
CODE AS PUBLISHED BY THE NFPA FOR IN DEPTH  
DETAILS ON BUILDING IN ACCORDANCE WITH  
CITY BUILDING REGULATIONS

IBC INTERNATIONAL BUILDING CODE  
IPC INTERNATIONAL PLUMBING CODE  
IECC INTERNATIONAL MECHANICAL CODE  
IECC INTERNATIONAL ENERGY CONSERVATION CODE  
IRC INTERNATIONAL RESIDENTIAL CODE  
IEBC INTERNATIONAL EXISTING BUILDING CODE  
ICC INTERNATIONAL CODE COUNCIL  
NFPA NATIONAL FIRE PROTECTION ASSOCIATION  
NEC NATIONAL ELECTRICAL CODE

FABRICATION AND MATERIALS SUPPLIED  
AND INSTALLED SHALL CONFORM TO ALL  
APPLICABLE LOCAL, STATE & NATIONAL  
BUILDING CODES, INCLUDING ENERGY CODES,  
LIFE SAFETY CODES, AND WHERE APPLICABLE  
THE REQUIREMENTS OF THE AMERICAN  
DISABILITIES ACT.

ENERGY EFFICIENCY NOTE:  
COMPLIANCE SHALL BE DEMONSTRATED BY EITHER  
MEETING THE REQUIREMENTS OF THE INTERNATIONAL  
ENERGY CONSERVATION CODE 2018 OR MEETING THE  
REQUIREMENTS OF CHAPTER 11 IN THE 2018  
INTERNATIONAL RESIDENTIAL CODE

ALL ENGINEERED STEEL/WOOD  
BEAMS TO BE CHECKED AND VERIFIED FOR  
LOCATION AND SPAN PRIOR TO START OF  
CONSTRUCTION BY CONTRACTOR AND OR  
BEAM MANUFACTURER (TYPICAL)

THE CONTRACTOR IS TO ENSURING WINDOWS  
MEET PREVAILING BUILDING AND LIFESAFETY  
CODES FOR MINIMUM EGRESS CLEAR OPENING  
HEIGHT, WIDTH, AND AREA - THE CONTRACTOR  
WILL ADJUST WINDOW SCHEDULE ACCORDINGLY.

REFER TO SECTIONS R402.1 FOR WINDOW SILL  
HEIGHT ABOVE GROUND (OR SURFACE BELOW)  
AND TO SECTION 310 FOR EGRESS WINDOWS &  
BASEMENTS PRIOR TO PLACING WINDOW ORDER

REFER TO SECTION 311 FOR MEANS OF EGRESS  
PRIOR TO ORDERING DOORS

MOISTURE VAPOR RETARDERS SHALL BE  
INSTALLED IN ACCORDANCE WITH THE  
REQUIREMENTS SET FORTH IN THE 2018 I.R.C.  
SECTIONS R308.1 AND R102.1 MOISTURE CONTROL

ROOF CONSTRUCTION:

VERIFY RIDGE BOARD SIZE IN FIELD  
(LENGTH TO EXCEED PLUM CUT OF RAFTER)

2 x 10 RAFTERS • 16" O.C. (MIN.O.)

2 x 8 COLLAR TIES • 16" O.C.

2 x 8 CEILING JOISTS • 16"

25# ASPHALT SHINGLES ON 15# BUILDING  
PAPER ON 5/8" OSB SHEATHING

ICE & WEATHER SHIELD AT RAFTER TAILS & VALLEYS

EAVE/RAKE: METAL DRIP EDGE  
1/4" PINE BLOCKING (SUB-FASCIA)  
1/8" PINE BO. FASCIA  
3/8" AC EXT. GO. PLYWD SOFFIT 11/2"  
CONT. LOUVERED VENT (SOFFIT ONLY)

EXTERIOR WALL CONSTRUCTION:

2x4 WOOD STUDS • 16" O.C. 11/2"YVEX  
(OR EQUAL) WIND BARRIER AND 1/2" PLYWOOD

2 x 4 DOUBLE TOP PLATE

2 x 4 SINGLE BOTTOM PLATE

INTERIOR CONSTRUCTION:

2x4 & 2x4 WOOD STUDS • 16" O.C.

2x4 & 2x4 DOUBLE TOP PLATE

2x4 & 2x4 SINGLE BOTTOM PLATE

WALL - 1/2" GYPSUM WALL BOARD EA. SIDE STUD -  
MOISTURE-RESISTANT / FIRE-RATED  
WHERE REQUIRED

CLG. - 1/2" G.W.B. ON 1x3 WOOD STRAPPING • 16" O.C. -  
MOISTURE-RESISTANT / FIRE-RATED  
WHERE REQUIRED

2x2 STAIR STRINGERS • 12" O.C.

FLOOR CONSTRUCTION:

2x10 WOOD FLOOR JOISTS • 16" O.C. 11/2"YVEX TONGUE &  
GROOVE PLYWD. GLUED & NAILED (TYP. 10X10)

SEE PLAN BUILT-UP BEAMS SIZES

FOUNDATION CONSTRUCTION:

8" CONCRETE FOUNDATION WALL WITH DBL. 2x4 P.T. SILL  
WITH SILL SEAL

8" CONC. FROST WALLS (WHERE SHOWN) TO 48" BELOW GD.

CONTINUOUS CONCRETE FOOTING - SIZE BY OTHERS

REFER TO SECTION R404.1.2.2 FOR HORIZONTAL AND VERTICAL  
REINFORCEMENT FOR FOUNDATION WALLS

PROVIDE MATCHING CORNER DOUELS LAP 50 BAR  
DIAMETERS (TYPICAL)

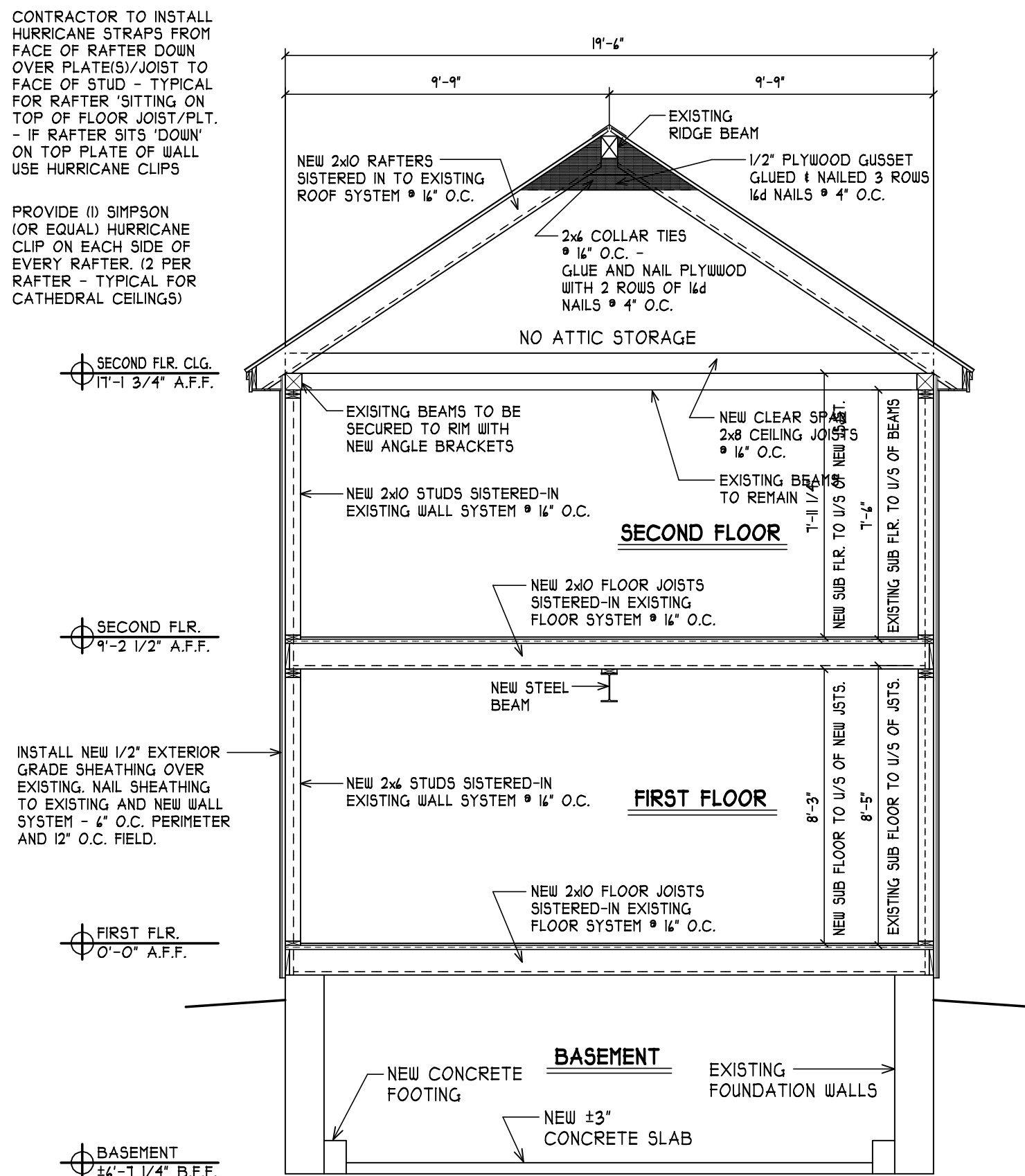
PROVIDE 3 1/2" DIA. STEEL COLUMNS OVER CONCRETE  
FOOTINGS AS REQ'D FOR BEAMS SHOWN ON PLAN

INSULATION

WALLS: R-21 CAVITY INSULATION

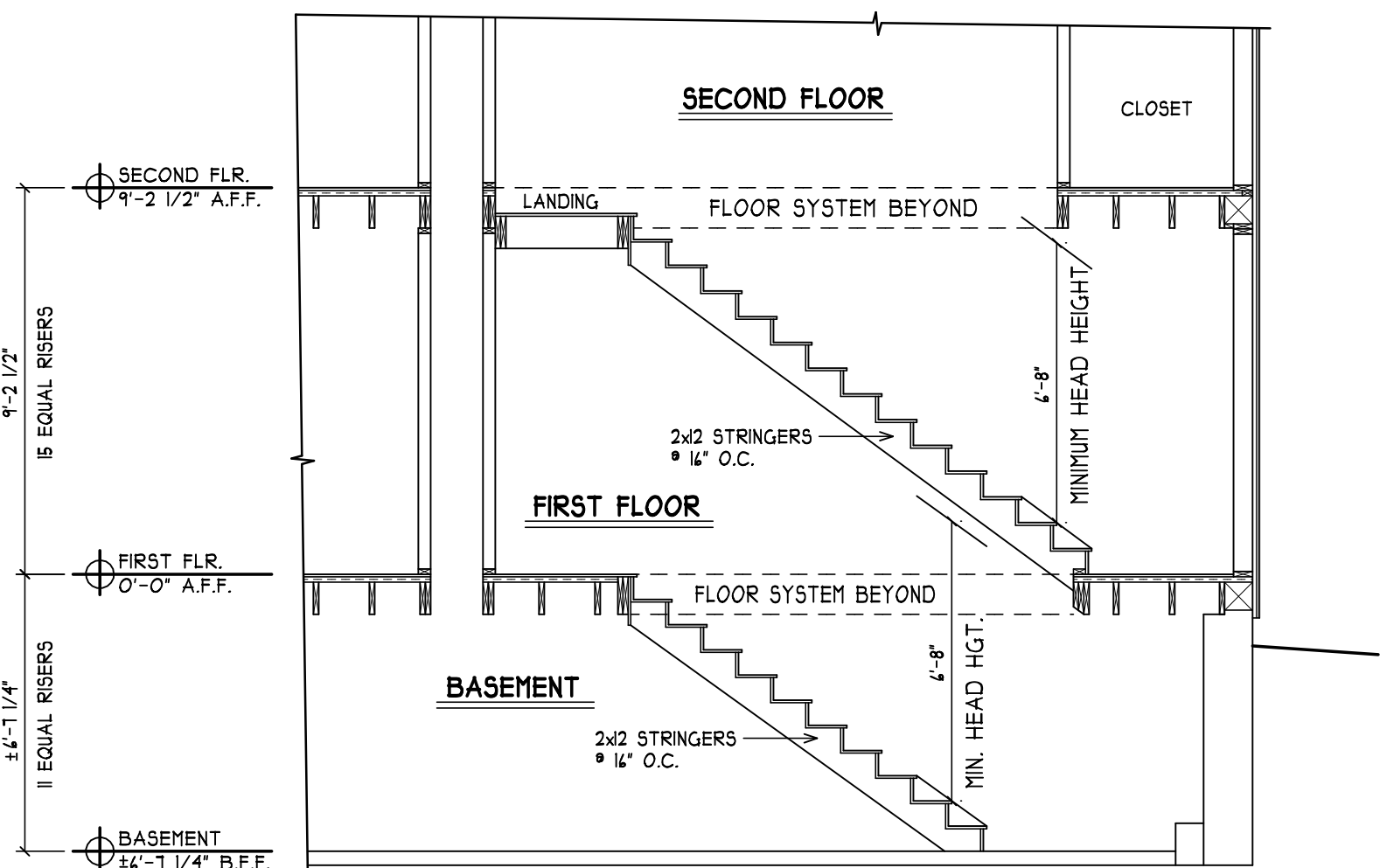
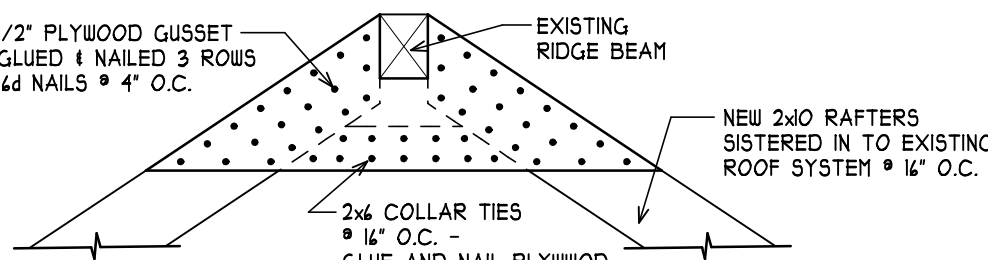
FLOOR: R-30 OR INSULATION SUFFICIENT TO FILL JOIST CAVITY

CEILING: R-41 - HOWEVER, IF MAINTAINING THE FULL R  
VALUE OVER THE PLATES (RAISED) R-38



TYPICAL CROSS SECTION

SCALE: 1/4" = 1'-0"



STAIR SECTION

SCALE: 1/4" = 1'-0"

NOTE:  
PLANS DESIGNED TO THE  
2021 INTERNATIONAL  
RESIDENTIAL CODE.



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CROSS SECTIONS & DETAILS

AS-BUILT / RENOVATION

6 DEARBORN STREET  
PORTSMOUTH, NH

A-3



**SOLD BY:**

Eldredge Lumber & Hardware York  
PO Box 69  
Cape Neddick, ME 03902-0069  
Fax: (207) 363-0949

**SOLD TO:**
**CREATED DATE**

4/25/2025

**LATEST UPDATE**

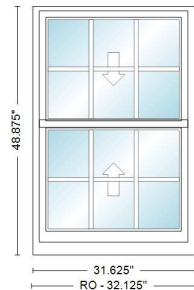
5/29/2025

**OWNER**

Alan Beasley

## Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
6 DEARBORN AVE	Unassigned Project	7433359		

**ORDER NOTES:**
**DELIVERY NOTES:**


<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
100	10	AA	SECOND FLOOR	\$1,103.44	\$11,034.40

**RO Size: 32 1/8" x 48 7/8"**

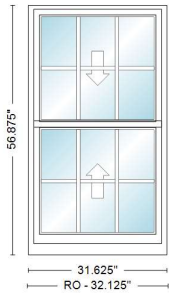
**Unit Size: 31 5/8" x 48 7/8"**

WDH26310E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH26310E Full Screen Aluminum White PN:1610172

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.18	NO	A1	27.8750	20.2500	3.92000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	9	AA	FIRST FLOOR	\$1,174.20	\$10,567.80

**RO Size: 32 1/8" x 56 7/8"**

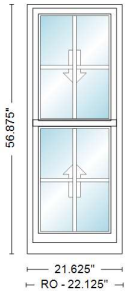
**Unit Size: 31 5/8" x 56 7/8"**

WDH2646E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2646E Full Screen Aluminum White PN:1610174

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.29	0.18	NO	A1	27.8750	24.2500	4.69000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	2	AA	BUMP OUT	\$970.69	\$1,941.38

**RO Size: 22 1/8" x 56 7/8"**

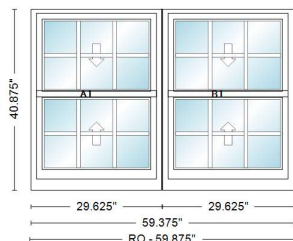
**Unit Size: 21 5/8" x 56 7/8"**

WDH1846E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 2 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH1846E Full Screen Aluminum White PN:1610107

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.29	0.18	NO	A1	17.8750	24.2500	3.01000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
400	1	AA - AA	KITCHEN	\$2,084.26	\$2,084.26

RO Size: 59 7/8" x 40 7/8"

Unit Size: 59 3/8" x 40 7/8"

Mull: Factory Mull, Andersen Vertical Priority Ribbon Mull, 1/8 Non Reinforced Material  
 WDH2432-2, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum  
 Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Perimeter Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2432 Full Screen Aluminum White PN:1610120

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2432 Full Screen Aluminum White PN:1610120

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.18	NO	A1	25.8750	16.2500	2.92000
B1	0.29	0.18		B1	25.8750	16.2500	2.92000

SUB-TOTAL:	\$25,627.84
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$0.00
<b>TOTAL:</b>	<b>\$25,627.84</b>

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

\* All graphics as viewed from the exterior. \*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors