

**APPLICATION OF ZACHERY LEAVITT**  
**0 ISLINGTON ST, PORTSMOUTH**  
**Map 233, Lot 7-1**

**APPLICANTS' NARRATIVE**

The Applicant, Zachery Leavitt, is seeking variances to construct a home on Map 233 Lot 7-1, which is owned by Jeremy Conte. The applicant has a Purchase and Sale agreement for the property.

**THE PROPERTY**

The Property is 5,222 sq ft in size and located in the SRB district. The lot presently has 2 connected dilapidated shed/garage structures which are to be removed. Both of these structures are non conforming as to rear and side yards. There is an existing paved driveway along the right side of the lot which will remain. The existing lot is non conforming as to lot size and frontage. The lot was originally shown on a plan dating back to 1899, but was involuntarily merged by the City with the adjacent Lot 233-7. On September 22, 2020 the City Council voted to unmerge the 2 lots which created Map 233 Lot 7-1. The applicant is seeking variances from Article 3 Section 10.311 for minimum lot size and street frontage.

**THE PROPOSAL**

The applicant proposes to build a 28' x 35' single family home on the lot which would meet the front side and rear yard setback requirements. The proposed front yard set back of 23.2 ' exceeds the average front setback of the lots along Islington Street within 200 feet, which is 18.7 feet, and thus pursuant to 10.516.10 the proposed front yard setback would be conforming. Proposed building coverage after removal of the existing structures would be 18.7% where 20% is the maximum allowed. Open Space on the lot would be 61% where 40% is required. The building height of 31' 10" is less than the 35' allowed. In short, all requirements of the Zoning ordinance are met, with the exception of lot size and frontage.

**VARIANCE CRITERIA**

The applicants request for variances meets the 5 criteria required for the Board to grant the variances.

Granting the variances will not substantially alter the characteristics of the neighborhood nor will public health safety or welfare be threatened. As can be seen from The tax maps of the area, most lots along Islington Street in the area of the applicant's

proposal are much less than the required 15,000 sq. ft, and most have less than 100 feet of frontage. The same is true for the neighborhood behind the site, Sheffield Road, Melbourne Street, and Essex Avenue which are all part of much earlier subdivisions, approved prior to today's zoning requirements. As such **granting the variances will not be contrary to the spirit and intent of the ordinance, nor will it be contrary to the public interest.**

**Granting of the requested variances will not result in any diminution of surrounding property values.** A new home as depicted on the proposed plans would be an improvement over what presently exists. There will be no setback non conformities and the proposed home is in keeping with neighborhood architecture.

**Substantial justice will be done by granting the variances.** The hardship upon the applicant, were the variances to be denied, is not outweighed by any benefit to the general public. The hardship upon the owner and applicant is that the lot is unbuildable without variances for lot size and frontage being granted. There is no benefit to the public in denying the requested variance.

**Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.**

Owing to the unique and special conditions of this property, it can be distinguished from other properties in the area. It is essentially a vacant lot which has existed for 120 plus years and which preceded zoning. The lot was then merged with the abutting lot by the City and has now been unmerged.

The proposed use is reasonable an in keeping with surrounding properties.

There is no fair and substantial relationship between the general public purposes of the Ordinance as they relate to this particular piece of property, given the history of the lot vis a vis the zoning ordinance.

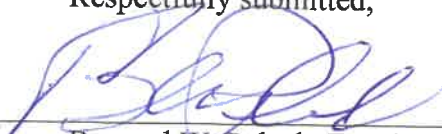
### **CONCLUSION**

In conclusion, the requested variances should be granted as presented.

June 29, 2021

Respectfully submitted,

By:

  
Bernard W. Pelech, Esquire

**BOSEN & ASSOCIATES, P.L.L.C.**  
ATTORNEYS AT LAW

April 21, 2020

Mayor Richard Becksted and  
City Council Members  
City Hall  
1 Junkins Avenue  
Portsmouth, NH 03801

**John K. Bosen**  
Admitted in NH & MA

**Christopher P. Mulligan**  
Admitted in NH & ME

**Molly C. Ferrara**  
Admitted in NH & ME

**Bernard W. Pelech**  
Admitted in NH & ME

**RE: Unmerger of Lots**  
**1240 Islington Street, Portsmouth, NH**  
**Tax Map 233, Lot 7**

Dear Mayor Becksted and City Councilors:

This office represents Jeremy Conte, owner of the property at 1240 Islington Street.

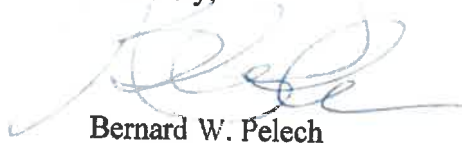
On behalf of Mr. Conte I would respectfully request that the two lots which he acquired on December 19, 2019 be unmerged pursuant to NH RSA 674:39 aa, as they were involuntarily merged by the City of Portsmouth prior to September 18, 2010.

Enclosed herewith are all deeds for the two lots from 1899 to the present. Also enclosed is the recorded Sugden Brothers Plan from 1899 showing the two lots (14 + 16) which are presently owned by Mr. Conte.

My extensive research reveals that there has been no voluntary merger of these two lots by Mr. Conte or any of his predecessors in title.

As such it is requested that the two lots presently shown on Lot 7 on Tax Map 233 be unmerged as the requirements for unmerger set forth in NH RSA 674:39 aa are met.

Sincerely,



Bernard W. Pelech

BWP/sdm  
Enclosures

CC: Juliet Walker, Portsmouth City Planner  
Robert Sullivan, Portsmouth City Attorney

69100

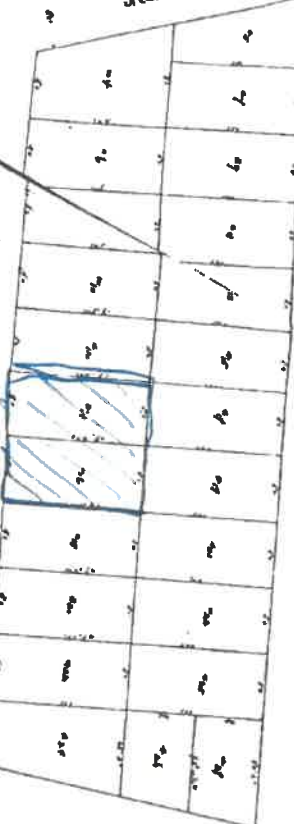


Spring Hill

How Street

Islington Street

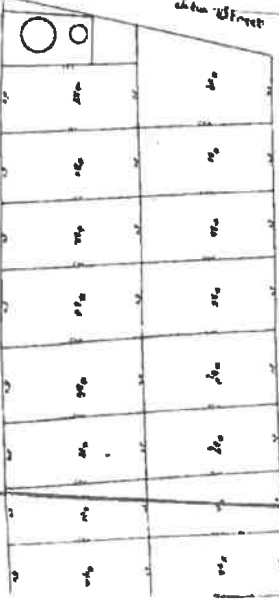
How Street



How Street

Islington Street

How Street

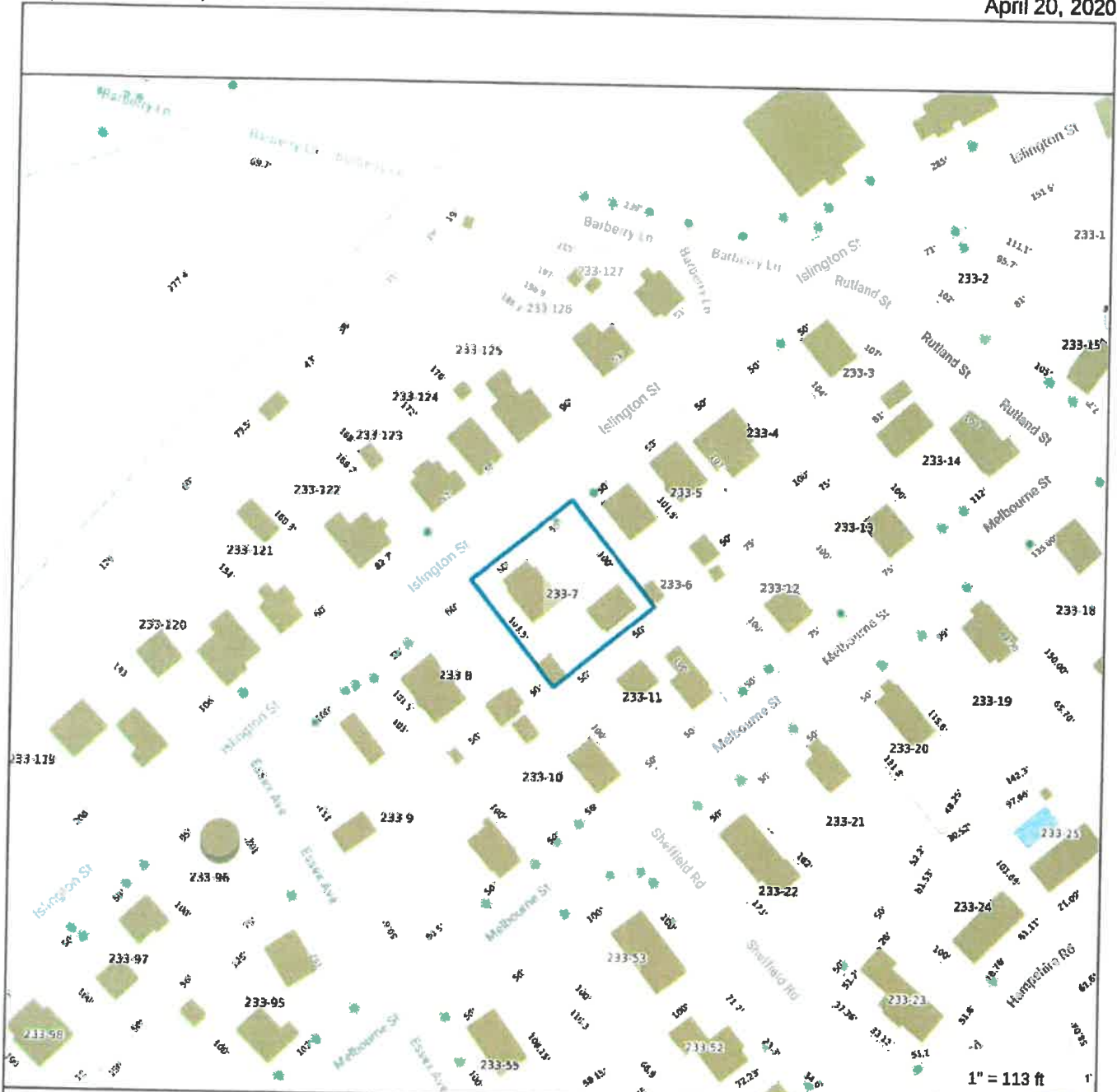


Section 1




Public Road

00169 1 of 2



**Property information**

Property ID	0233-0007-0000
Location	1240 ISLINGTON ST
Owner	CONTE JEREMY JAMES



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019  
Data updated 7/17/2019

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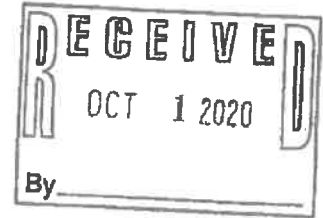


**COPY**

**CITY OF PORTSMOUTH**

City Hall, One Junkins Avenue  
Portsmouth, New Hampshire 03801  
kconard@cityofportsmouth.com  
(603) 610-7201

Karen S. Conard  
City Manager



September 28, 2020

Jeremy Conte  
1240 Islington St.  
Portsmouth, NH 03801

RE: Restoration of Involuntarily Merged Lots  
1240 Islington St. (formerly lots 14 & 16)  
Assessors Map 233, Lot 7

Dear Mr. Conte:

The City Council considered your request dated April 21, 2020 to restore the lots referenced above to their premerger status, and voted on September 22, 2020 to grant the request. The City will update all zoning and tax maps to identify the premerger boundaries of said lots or parcels as recorded at the Rockingham County Registry of Deeds.

NOTE: The restoration of these lots to their premerger status shall not be deemed to cure any non-conformity with the City's Zoning Ordinance or other existing local land use ordinances. Any development or redevelopment of either lot shall conform to land use ordinances unless relief has been granted in accordance with such ordinances and State law.

Sincerely,

Karen S. Conard  
City Manager

cc: Rosann Maurice-Lentz, Assessor  
James McCarty, GIS Coordinator  
Bernard W. Pelech, Bosen & Associates, PLLC

**REFERENCE PLANS:**

- 1) PLAN OF HOUSE LOTS SUGDEN BROS. OWNERS SCALE: 1" = 40'; NOT DATED.  
RECORDED R.C.D. PLAN 00169.

**NOTES:**

- 1) OWNER OF RECORD: JAMES GAYNE  
1240 ISLINGTON STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801  
S.C.A.D. VOLUME 6885, PAGE 1433  
[SMB / 7-1] - DENOTES TAX MAP AND PARCEL NUMBER.
- 2) PARCEL AREA = 5,225 S.F. / 0.12 AC.  
PARCEL IS NONCONFORMING IN BOTH AREA AND STREET FRONTAGE
- 3) THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED SINGLE FAMILY HOUSE AND GARAGE. A VARIANCE APPLICATION FOR RELIEF OF SETBACK REQUIREMENTS, THE MINIMUM FRONT, SIDE AND REAR SETBACKS ARE LESS THAN WHAT IS REQUIRED IN THE SBB ZONE.
- 4) ZONING DISTRICT: SBB - SINGLE RESIDENCE B  
MINIMUM LOT DIMENSIONS:  
- 15,000 S.F.  
- 100 FEET  
CONTINUOUS STREET FRONTAGE  
MINIMUM YARD DIMENSIONS:  
- 30 FEET  
- 30 FEET  
- 30 FEET  
MAXIMUM STRUCTURE DIMENSION:  
- 35 FEET  
- 35 FEET  
- 35 FEET  
ROOF APPEARANCE HEIGHT:  
- 8 FEET  
- 20 PERCENT  
- 40 PERCENT  
MINIMUM OPEN SPACE:  
- 35 FEET  
- 35 FEET  
- 35 FEET  
SLOPED ROOF  
- 35 FEET  
- 35 FEET  
- 35 FEET  
MINIMUM YARD DIMENSIONS:  
- 30 FEET  
- 30 FEET  
- 30 FEET  
MINIMUM LOT DIMENSIONS:  
- 15,000 S.F.  
- 100 FEET  
CONTINUOUS STREET FRONTAGE  
MINIMUM YARD DIMENSIONS:  
- 30 FEET  
- 30 FEET  
- 30 FEET  
MAXIMUM STRUCTURE DIMENSION:  
- 35 FEET  
- 35 FEET  
- 35 FEET  
ROOF APPEARANCE HEIGHT:  
- 8 FEET  
- 20 PERCENT  
- 40 PERCENT  
MINIMUM OPEN SPACE:  
- 35 FEET  
- 35 FEET  
- 35 FEET
- 5) THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOOD ZONE PANEL 0209R, SUFFOLK COUNTY, NEW HAMPSHIRE COMMUNITY DEVELOPMENT DIVISION, 2019. THE PARCEL IS NOT IN A FLOOD ZONE AS OF THE EFFECTIVE DATE JANUARY 28, 2021.
- 6) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED MAY 11, 2021.
- 7) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY, THE ABSENCE OF SUBSURFACE FEATURES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.

VARIANCE PLAN  
PREPARED FOR  
ZACHERY LEAVITT  
TAX MAP 233, LOT No. 7-1  
ISLINGTON STREET  
CITY OF PORTSMOUTH  
STATE OF NEW HAMPSHIRE

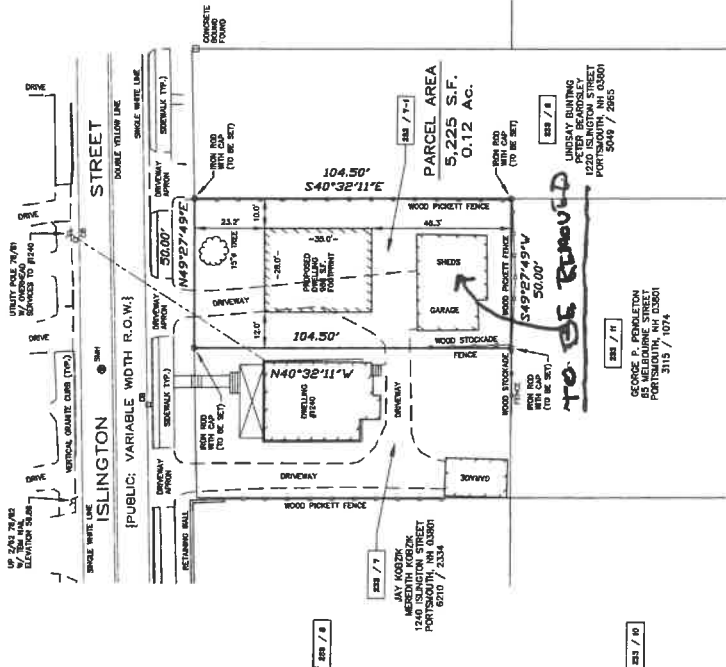
DRAWN BY: RJM  
SCALE: 1" = 40'  
DATE: JAN. 13, 2021

I, HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY CONDUCTED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION, AND THAT THE SURVEY MEASUREMENTS AND CALCULATIONS THEREON DO NOT EXCEED THE MINIMUM PRECISION REQUIREMENTS FOR A SURVEY CLASSIFICATION "A" AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.

[SMB / 136]  
CHRISTOPHER J. ZARUBKA  
FRANK F. ZARUBKA  
1223 ISLINGTON STREET  
PORTSMOUTH, NH 03801  
800 / 228

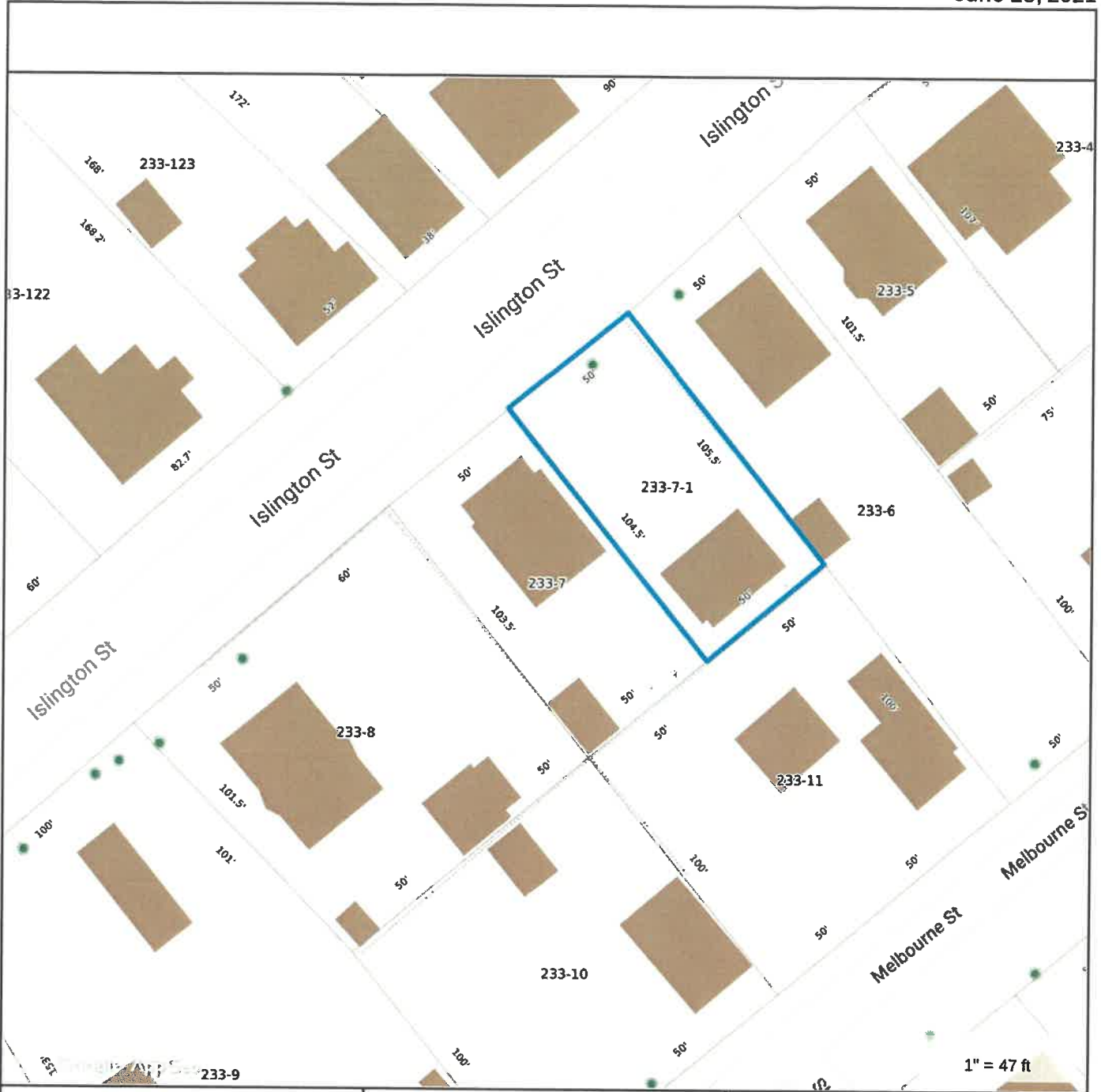
[SMB / 184]  
ISLINGTON FLAT TRUST  
EVERARD E. HATCH, TRUSTEE  
1223 ISLINGTON STREET  
PORTSMOUTH, NH 03801  
8145 / 2132

[SMB / 188]  
ISLINGTON STREET REALTY TRUST  
JAMES & MARY GRALTON, TRUSTEES  
150 WASHINGTON STREET  
QUINCY, MA 02170




**LEGEND**  
S.F. - SQUARE FEET  
AC. - ACRE  
1/4\"/>

NO.	DATE	DESCRIPTION	BY	CHK
21-2358		VARIANCE	21-04	12-17
PROJECT NO		TYPE		FIELDBOOK & PAGES

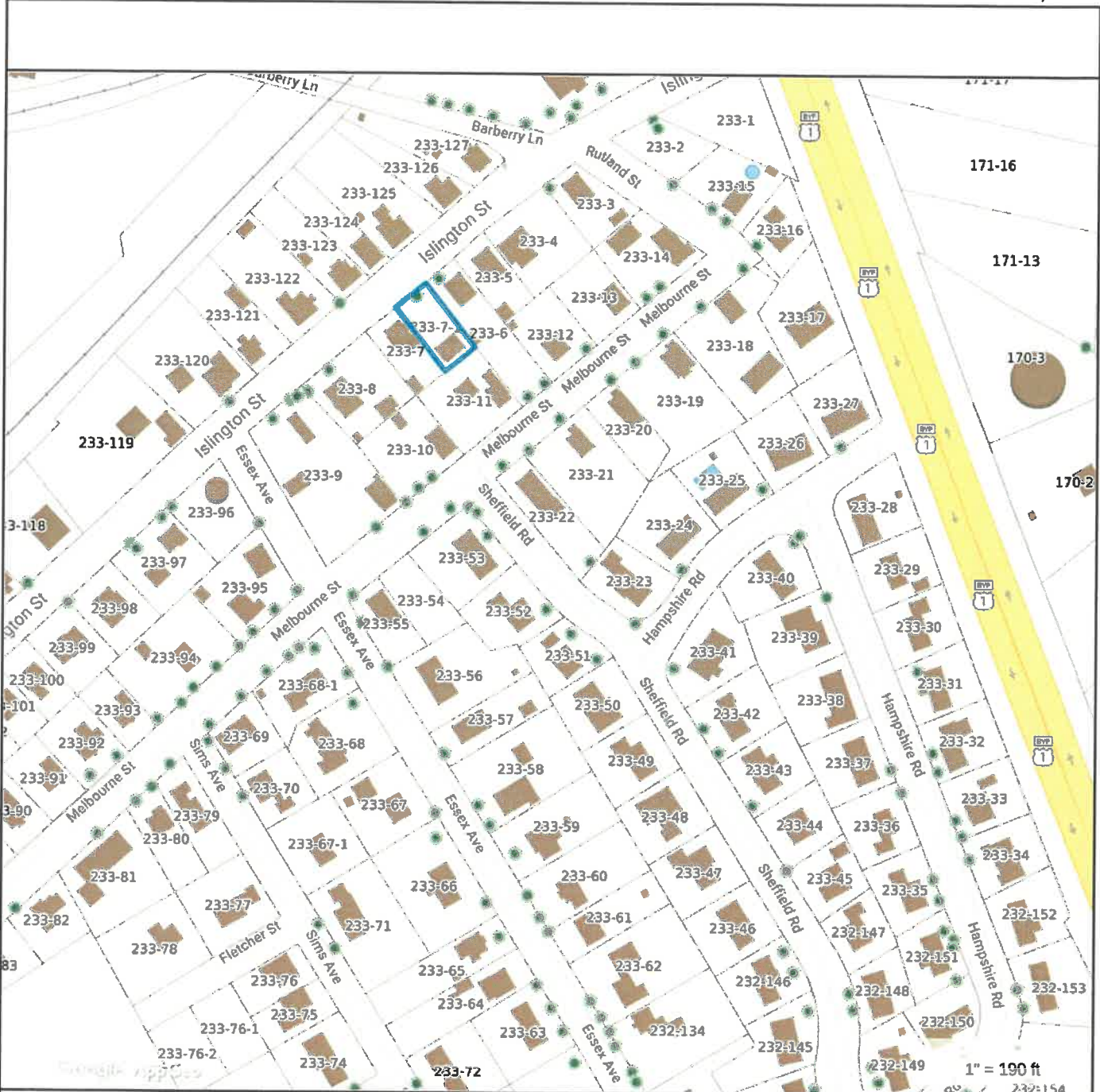


Property Information	
Property ID	0233-0007-0001
Location	0 ISLINGTON ST
Owner	CONTE JEREMY JAMES

  
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 Geometry updated 4/1/2019  
 Data updated 7/17/2019


Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.





**Property Information**

<b>Property ID</b>	0233-0007-0001
<b>Location</b>	0 ISLINGTON ST
<b>Owner</b>	CONTE JEREMY JAMES



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Geometry updated 4/1/2019  
Data updated 7/17/2019

**Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.**

**SQUARE FOOTAGE TABLE**

PLAN	SQ. FTG.
FIRST FLOOR (INCLUDING BREZI)	980
SECOND FLOOR	640
THIRD FLOOR	640
<b>TOTAL</b>	<b>2,260</b>

NOTE: SQUARE FOOTAGE INCLUDES ALL EXTERIOR FINISHES INCLUDING PORCELAIN TILE, GRANITE, MARBLE, STONE, OR PATIO S.

TAKE NOTE THAT BUILDER'S SQUARE FOOTAGE CALCULATIONS MAY VARY FROM THIS TABLE.

REFER TO SECTIONS R312.1 FOR WINDOW STILL HEIGHT ABOVE GROUND (OR SURFACE BELOW) AND R312.2 FOR WINDOW TO FINISH FLOOR BASEMENTS PRIOR TO PLACING WINDOW ORDER PRIOR TO ORDERING DOORS.

EGRESS NOTES:  
 ROOM TO MEET MINIMUM LOCAL STATE CODES FOR EGRESS. ALL EGRESS OPENINGS SHALL MEET CLEAR OPENING WIDTH HEIGHT, AREA AND STILL HEIGHT FOR EGRESS.

FABRICATION AND MATERIALS SUPPLIED AND INSTALLED SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, NATIONAL BUILDING CONES LIFE SAFETY CODES, AND WHERE APPLICABLE THE REQUIREMENTS OF THE AMERICAN FIRE SPRINKLER ASSOCIATION (AIA).

ALL EXTERIOR STEEL WORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) AND SHALL BE CONSTRUCTION BY CONTRACTOR AND OR BIRMINGHAM MANUFACTURING (TYPICAL).

STRUCTURAL WOOD SHOULD BE GRADE TREATED LUGGERS, JOISTS, CEILING, TRUSSES, CONTIGUOUS BEAMS, GRADE MATERIALS, CONTIGUOUS BEAMS, CERTIFICATION MARK, MILL, OR STUDS SPACED 16" O.C.

ENERGY EFFICIENCY NOTE:  
 ALL EXTERIOR WALLS AND PARTITIONS SHALL BE BRACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC. 2015 SECTION R602.4.

SEE SECTION R314 FOR DETAILS ON WOOD OR METAL EXTERIOR FINISHES USED IN EXTERIOR FRAMING, RAFTERS, AND GUTTERAIL FOR DETAILS.

NOTE:  
 PLANS DESIGNED TO THE 2015 INTERNATIONAL RESIDENTIAL CODE.

EXTERIOR FINISH SIDING (TO BE DETERMINED BY OTHERS) ON TOP OF EXTERIOR FINISH BARRIER IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC. 2015 SECTION R602.4.1.

SHEDS ON TOP OF 2x6 WOOD STUDS SPACED 16" O.C.

SEE SECTIONS R601.4.1 AND R601.4.2 FOR CONSTRUCTION OF ALL WALLS AND PARTITIONS FOR ALL BUILDINGS. EXTERIOR WALLS SHALL BE BRACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC. 2015 SECTION R602.4.1.

TOP PLATE  
 19'-5 1/4" A.F.F. (MAIN B.O.B.)

2x4 RAFTERS  
 (SEE FRAMING NOTES AND SECTIONS R601.4.1 AND R601.4.2 FOR DETAILS ON THE DESIGN AND INSTALLATION OF RAFTERS FOR ALL BUILDINGS)

TOP PLATE  
 31'-10 5/8" A.F.F.

US OF TOTIS  
 27'-3 3/8" A.F.F.

2x4 RAFTERS  
 (SEE FRAMING NOTES AND SECTIONS R601.4.1 AND R601.4.2 FOR DETAILS ON THE DESIGN AND INSTALLATION OF RAFTERS FOR ALL BUILDINGS)

TOP PLATE  
 19'-5 1/4" A.F.F. (MAIN B.O.B.)

FIRST FLOOR  
 0'-0" A.F.F.

NOTE:  
 EXACT GRADING TO BE DETERMINED BY SURVEYOR AND TO BE SHOWN ON THE PLANS. ALL FOUNDATION WALLS SHALL BE BRACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC. 2015 SECTION R401.1.

TOP PLATE  
 19'-5 1/4" A.F.F. (MAIN B.O.B.)

SECOND FLOOR  
 10'-1 1/8" A.F.F.

THIRD FLOOR  
 19'-2 7/8" A.F.F.

TOP PLATE  
 27'-3 3/8" A.F.F. (DORMER ONLY)

10:12 HP ROOF

10:12 HP ROOF

FIRST FLOOR  
 0'-0" A.F.F.

TOP PLATE  
 19'-5 1/4" A.F.F. (MAIN B.O.B.)

FIRST FLOOR  
 0'-0" A.F.F.



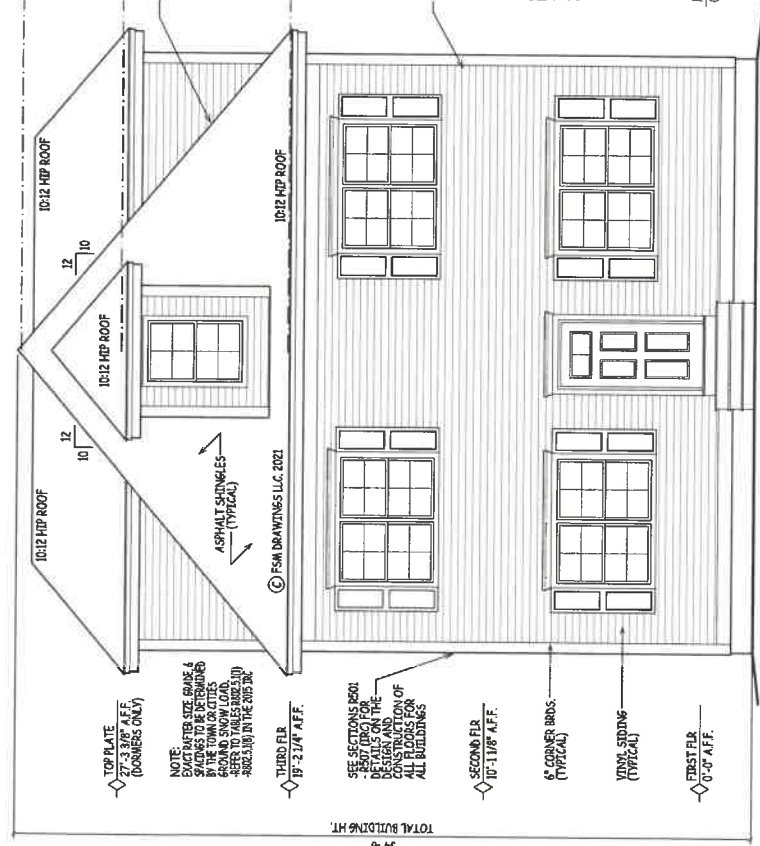
PREPARED FOR:  
**ZACHERY LEAVITT**

PROJECT LOCATION:  
**PORTSMOUTH NH**

DRAWN BY: AD  
 CHECKED BY: ZL  
 DATE ISSUED: 5/09/21  
 DATE ISSUED: 5/09/21  
 SCALE: AS INDICATED  
 TOP NO.: 21-0304D

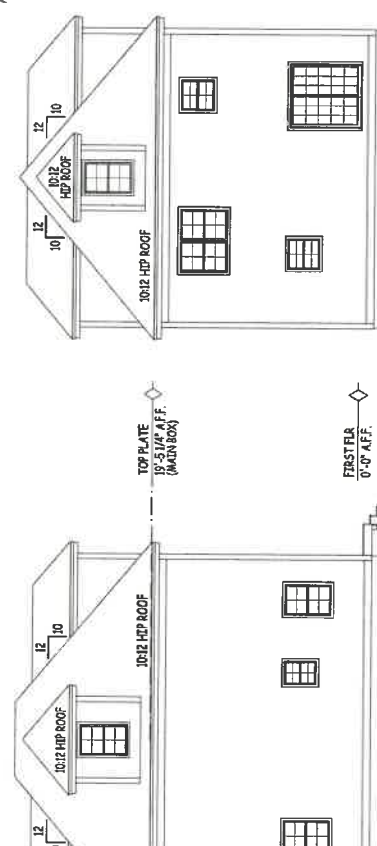
REV	DATE	DESCRIPTION
1	11/22/21	PRELIMINARY FLOOR PLANS RELEASED FOR REVIEW
2	3/12/22	WORKING DRAWINGS RELEASED FOR REVIEW
3	5/03/21	WORKING DRAWINGS RELEASED FOR REVIEW
4		
5		

1



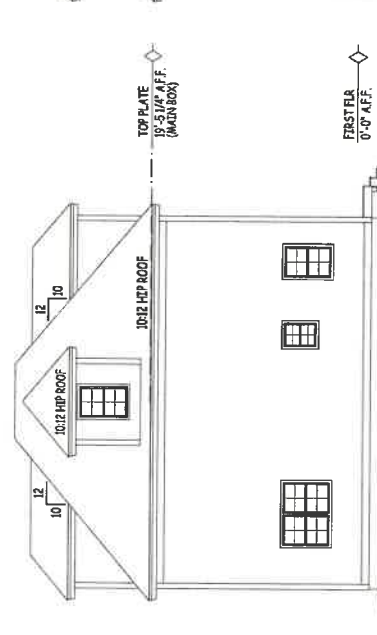
**FRONT ELEVATION**

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



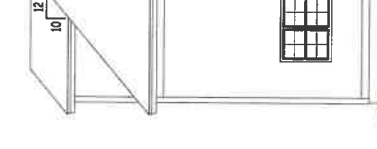
**REAR ELEVATION**

SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**

SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**

SCALE: 1/8" = 1'-0"

NOTE:  
PLANS DESIGNED TO THE  
2015 INTERNATIONAL  
RESIDENTIAL CODE.

ENERGY EFFICIENCY NOTE:  
CONTRACTOR TO VERIFY THAT ALL WINDOW AND DOOR HEADERS OVER ALL WINDOWS AND DOORS  
MEET THE REQUIREMENTS OF THE  
INTERNATIONAL ENERGY CONSERVATION CODE  
AND NATIONAL ENERGY CODE FOR  
RESIDENTIAL ZONE.

REGRESS NOTE:  
AT EACH INSULATION PER SLEEPING  
ROOM TO MEET MINIMUM LOCAL STATE  
AND NATIONAL REQUIREMENTS OF RET-  
ARD AND SILL HEIGHT FOR EGRESS.

ALL ENGINEERED STEEL WOOD  
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE  
CONTRACTOR TO PROVIDE ADEQUATE  
HEADERS OVER ALL WINDOWS AND DOORS  
ON EXTERIOR LOAD-BEARING WALLS (TYP).

DOUBLE UP FLOOR JOISTS @ LOCATIONS  
OF NON-LOAD BEARING WALLS AND LANDING  
KITCHENS, LAUNDRY ROOMS, ETC. (TYPICAL).

FOR TECHNICAL ENGINEERING  
SEEN NOTES ON EXISTING CONDITIONS  
TO BE BY OTHERS.

FABRICATION AND MATERIALS SHALL BE  
APPLICABLE LOCAL STATE AND NATIONAL  
BUILDING CODES. THE CONTRACTOR SHALL  
VERIFY THE REQUIREMENTS OF THE AMERICAN  
DISABILITIES ACT.

STRUCTURAL WOOD SHOULD BE VERIFIED BY  
HEAT DETECTORS WHERE SHOWN ON PLAN,  
AND WHERE REQUIRED BY CODE AND LOCAL  
AUTHORITIES.

CONTRACTOR TO VERIFY THAT ALL WINDOW AND DOOR HEADERS OVER ALL WINDOWS AND DOORS  
MEET THE REQUIREMENTS OF THE  
INTERNATIONAL ENERGY CONSERVATION CODE  
AND NATIONAL ENERGY CODE FOR  
RESIDENTIAL ZONE.

WHERE BEAMS ARE NOTED TO BE FLUSH  
FRAMES WITH UNDERLayment SHALL BE FLUSH  
CELLING APPROPRIATELY SIZED SIMPSON STRONG  
TIE JOIST HANGERS SHALL BE USED & INSTALLED  
FOR MANUFACTURER'S INSTRUCTIONS.

EXACT FINISH FLOOR  
MATERIAL VARIES

EXACT TREAD FINISH  
MATERIAL VARIES  
HARD WOOD & LUED  
TO STRINGERS

2x BLOKING  
BETWEEN STRINGERS

3/4" PLYWOOD  
STRIP AND METAL  
STRINGER (TO BE  
DETERMINED BY  
OTHERS)

2x4 SHOE  
(CLEAT)  
2x4 (FLOOR SYSTEM)  
HEADER

MIN. FULL  
TREAD DEPTH

MAX.  
7 3/4"

1"

NOTE:  
THE NEW HAMPSHIRE BUILDING CODE (BIC)  
IS THE IBC, IBC, IBC & IBC, AS PUBLISHED BY  
THE IBC AND THE NATIONAL ELECTRICAL  
CODE (NEC) AS PUBLISHED BY THE NFPA WITH  
DETAILS ON BUILDING IN THE REGION WITH  
CITY BUILDING REGULATIONS.

INTERNATIONAL BUILDING CODE  
INTERNATIONAL MECHANICAL CODE  
INTERNATIONAL PLUMBING AND  
HEATING CODE  
INTERNATIONAL EXISTING BUILDING CODE  
INTERNATIONAL CODE COUNCIL  
INTERNATIONAL ELECTRICAL CODE ASSOCIATION  
NEC - NATIONAL ELECTRICAL CODE

NOTE:  
SEE BUILDING SECTION  
107 FOR APPROXIMATE  
BASEMENT, FIRST FLOOR  
& SECOND FLOOR STAIRS

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

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

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

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

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

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

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

**SQUARE FOOTAGE TABLE**

PLAN	50. FTG.
FIRST FLOOR (INCLUDING BREEZI)	980
SECOND FLOOR	620
THIRD FLOOR	420
TOTAL:	2,580

NOTE: SQUARE FOOTAGE INCLUDES ALL  
SQUARE FOOTAGE INCLUDING BREEZI,  
CLOSED PORCHES, TERRACES, DECKS,  
NOT INCLUDING GARAGE SPACE, DECKS,  
OR PATIO S.

TAKE NOTE THAT BUILDERS SQUARE  
MEASUREMENTS MAY VARY FROM  
DESIGNERS.

**DOOR SCHEDULE**

MARK	QTY	SIZE	NOTES
1	1	3'-0" x 6'-8"	2-LITE ENTRY DOOR
2	1	6'-0" x 6'-8"	BUILDING PATIO DOOR
3	2	2'-6" x 6'-8"	EXT. 9 - LITE
4	2	2'-9" x 6'-8"	INT. FIRE RATED
5	2	2'-9" x 6'-8"	INTERIOR
6	1	1'-6" x 6'-8"	INTERIOR
7	2	2'-0" x 6'-8"	INTERIOR
8	2	2'-0" x 6'-8"	INTERIOR
9	1	(2) 1'-6" x 6'-8"	DOUBLE INTERIOR
10	1	(2) 1'-6" x 6'-8"	DOUBLE INTERIOR
11	1	2'-8" x 6'-8" (VERTY)	INTERIOR BARN DOOR
12	1	2'-8" x 6'-8" (VERTY)	INTERIOR BARN DOOR
13	1	2'-8" x 6'-8" (VERTY)	INTERIOR BARN DOOR
14	1	2'-8" x 6'-8" (VERTY)	INTERIOR BARN DOOR

950 TO BE DETERMINED BY DOOR MANUFACTURER.  
CONTRACTOR TO DETERMINE FINAL DOOR COUNT.

**WINDOW SCHEDULE**

MARK	QTY	UNIT	NOTES
A	1	DBL. HUNG (EGRESS)	
B	1	D.H. MULLION (EGRESS)	
C	1	D.H. HUNG	
D	1	D.H. HUNG	
E	1	HIGH MT. TRANSGON WINDOW	

CONTRACTOR TO DETERMINE FINAL WINDOW COUNT.  
WINDOWS TO HAVE OPENING LIMITING DEVICES AS PER B312 BIC 2015  
WINDOWS TO COMPLY WITH SECTION B308 FOR TYPE OF  
GLASS AND SAFETY GLAZING STANDARD.

(NOTE: ANDERSEN 100 SERIES SIZES ARE GIVEN  
ABOVE ONLY FOR THE PURPOSE OF PROVIDING A REFERENCE  
FOR COMPARING ROUGH OPENING SIZES WITH ANOTHER  
MANUFACTURER. CONSULT CONTRACTOR FOR THE EXACT RO  
& WINDOW MANUFACTURER CHOSEN FOR THIS HOME)

NOTE:  
WINDOWS SHOWN IN PLAN VIEW ARE APPROX.  
SIZE WINDOW SCHEDULE & VERIFY I.O.G. WITH  
WINDOW MANUFACTURER.

THE CONTRACTOR IS TO ENSURE WINDOWS  
MEET PREVAILING BUILDING AND LIFE SAFETY  
CODES. THE CONTRACTOR SHALL VERIFY THE  
HEIGHT, WIDTH, AND AREA - THE CONTRACTOR  
WILL ADJUST WINDOW SCHEDULE ACCORDINGLY.

REFER TO SECTIONS B312.2.1 FOR WINDOW SILL  
HEIGHT ABOVE GROUND (OR SURFACE BELOW)  
& B312.2.2 FOR WINDOW SILL HEIGHT ABOVE  
& B312.2.3 FOR WINDOW SILL HEIGHT ABOVE  
PRIOR TO ORDERING DOORS.

NOTE:  
WINDOWS ON PLAN HAVE NOT BEEN REVIEWED  
FOR TEMPERED GLASS REQUIREMENTS - CONSULT  
WITH LOCAL CODES AND AUTHORITIES.

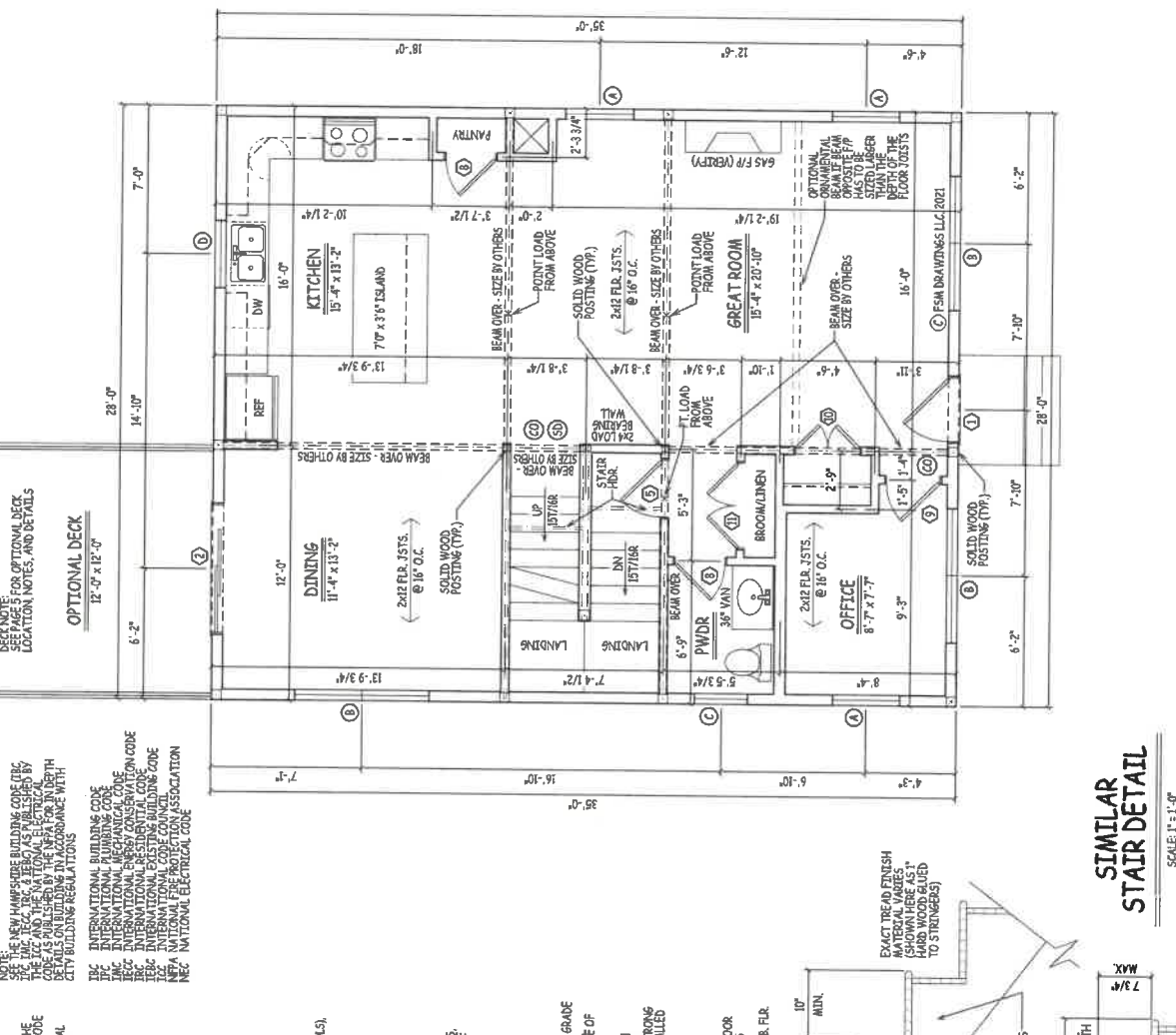
NOTE:  
WINDOW MANUFACTURERS THAT PROVIDE  
EGRESS REQUIREMENTS - VERIFY WITH MANUFACTURER  
FOR TEMPERED GLASS REQUIREMENTS - CONSULT  
WITH LOCAL CODES AND AUTHORITIES.

(S) = SMOKE DETECTOR  
(H) = HEAT DETECTOR  
(C) = CARBON MONOXIDE  
DETECTOR

REVISIONS

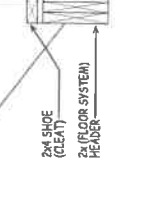
5		
4		
3	5/9/21	WORKING DRAWINGS RELEASED FOR REVIEW
2	3/12/21	PRELIMINARY PLANS RELEASED FOR REVIEW
1	3/12/21	PRELIMINARY FLOOR PLANS RELEASED FOR REVIEW

2



**FIRST FLOOR PLAN**

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



NOTE:  
SEE BUILDING SECTION  
107 FOR APPROXIMATE  
BASEMENT, FIRST FLOOR  
& SECOND FLOOR STAIRS

PORTSMOUTH NH  
ZACHERY LEAVITT  
PROJECT LOCATION:  
PREPARED FOR:

AD  
DL  
CHECKED BY:  
DATE ISSUED: 5/9/21  
SCALE: AS INDICATED  
FOR NO. 21-03091

21-03091-01  
5/9/21  
3/12/21  
5/9/21

REVISIONS

2

PORTSMOUTH NH  
ZACHERY LEAVITT  
PROJECT LOCATION:  
PREPARED FOR:

AD  
DL  
CHECKED BY:  
DATE ISSUED: 5/9/21  
SCALE: AS INDICATED  
FOR NO. 21-03091

21-03091-01  
5/9/21  
3/12/21  
5/9/21

REVISIONS

2

**NOTE:**  
PLANS DESIGNED TO THE  
RESIDENTIAL CODE.

**ENERGY EFFICIENCY NOTE:**  
CONTRACTOR TO VERIFY  
EITHER MEETING THE REQUIREMENTS OF THE  
INTERNATIONAL ENERGY CONSERVATION CODE  
OR THE ENERGY EFFICIENCY DESIGN  
CHAPTER 11 OF THE 2015 INTERNATIONAL  
RESIDENTIAL CODE.

**EGRESS NOTE:**  
ROOM TO MEET MINIMUM LOCAL STATE  
AND NATIONAL REQUIREMENTS OF NET  
CLEAR HEIGHT FOR EGRESS, AREA  
AND SILL HEIGHT FOR EGRESS.

**ALL ENGINEER, STEEL WOOD  
CONTRACTOR TO PROVIDE ADEQUATE  
ON EXTERIOR LOAD-BEARING WALLS (TYPICAL),  
DOUBLE UP FLOOR JOISTS @ LOCATIONS  
OF NON-LOAD BEARING WALLS AND UNDER  
COLUMNS, LAMINAR ROADS, ETC. (TYPICAL).**

**GEOTECHNICAL ENGINEERING  
SERVICES (ON EXISTING CONDITIONS) TO  
BE BY OTHERS.**

**FABRICATION AND MATERIALS SUPPLIED  
APPLICABLE LOCAL, STATE & NATIONAL  
BUILDING CODES, INCLUDING ENERGY CODES.  
THE REQUIREMENTS OF THE AMERICAN  
DISABILITIES ACT.**

**PROVIDE SMOKE CARBON MONOXIDE AND  
HEAT DETECTORS WHERE SHOWN ON PLAN,  
AND WHERE REQUIRED BY CODE AND LOCAL  
AUTHORITIES.**

**STRUCTURAL WOOD SHOULD BE VERIFIED BY  
CERTIFICATION AND MUST BE IN COMPLIANCE OF  
INSPECTION BY A RECOGNIZED AGENCY.**

**WHERE BEAMS ARE USED IN WALLS AS FISH  
FRAMED, WITH UNBENDING OF SUB FLOOR  
CEILING, APPROXIMATELY SHALL STAMPSON STRONG  
PER JOIST MANUFACTURER'S INSTRUCTIONS.  
PER MANUFACTURER'S INSTRUCTIONS.**

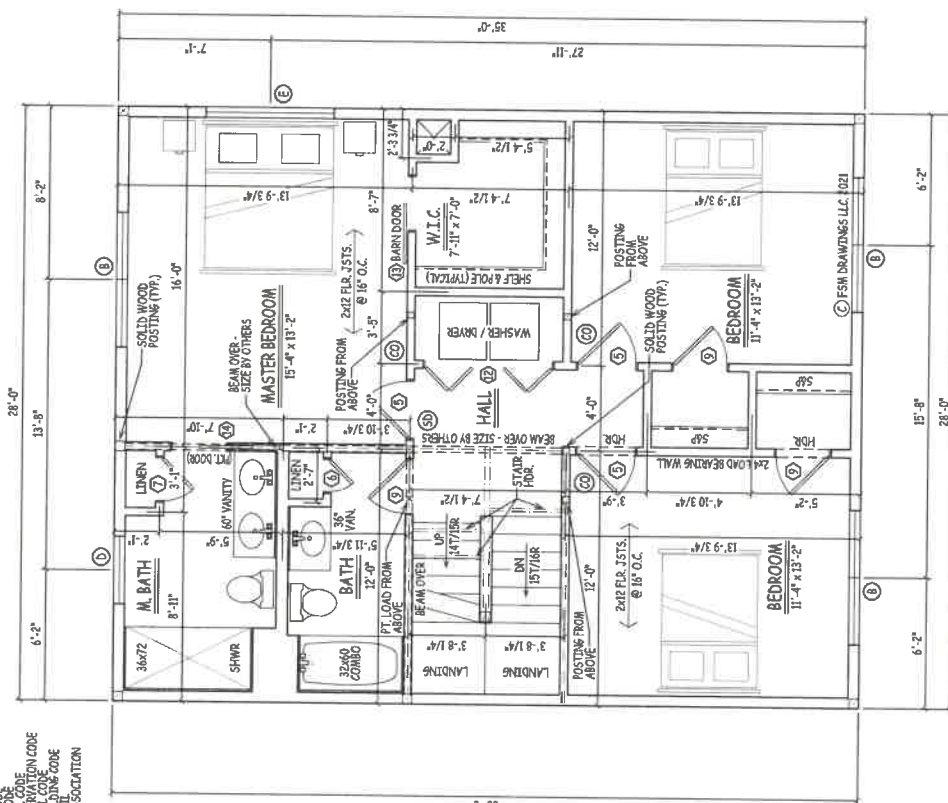
**NOTE:**  
NOW HAMPERS BY BUILDING CODE (IBC),  
THE IBC, IBC, IBC, IBC, IBC, IBC, IBC, IBC,  
THE IBC AND THE NATIONAL ELECTRICAL  
CODE (NEC) AS APPLICABLE TO THE NEARBY IN DEPTH  
CHAPTERS ON THE 2015 INTERNATIONAL  
CITY BUILDING REGULATIONS.

**IBC INTERNATIONAL BUILDING CODE  
IMC INTERNATIONAL MECHANICAL CODE  
IEC INTERNATIONAL ENERGY CONSERVATION CODE  
IFC INTERNATIONAL FIRE AND SAFETY CODE  
IEC INTERNATIONAL EXISTING BUILDING CODE  
NEC NATIONAL ELECTRICAL CODE COUNCIL  
NEA NATIONAL ELECTRICAL ASSOCIATION  
NEC NATIONAL ELECTRICAL CODE**

**NOTE:**  
WINDOW MANUFACTURERS THAT PROVIDE  
FOR TEMPERED GLASS REQUIREMENTS - CONSULT  
WITH LOCAL CODES AND AUTHORITIES.

**NOTE:**  
WINDOW MANUFACTURERS THAT PROVIDE  
FOR TEMPERED GLASS REQUIREMENTS - CONSULT  
WITH LOCAL CODES AND AUTHORITIES.

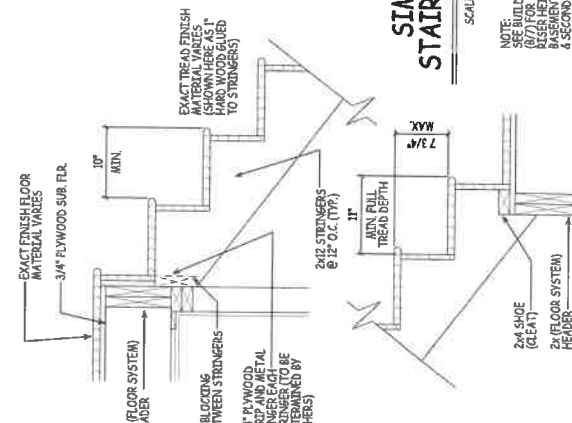
(5) - SMOKE DETECTOR  
(10) - HEAT DETECTOR  
(20) - CARBON MONOXIDE  
DETECTOR



**SIMILAR  
STAIR DETAIL**

SCALE: 1" = 1'-0"

**NOTE:**  
SEE BUILDING SECTION  
167 FOR APPROXIMATE  
BASEMENT, FIRST FLOOR  
& SECOND FLOOR STAIRS



**SQUARE FOOTAGE TABLE**

PLAN	50.0 FT <sup>2</sup>
FIRST FLOOR (INCLUDING BREEZE)	990
SECOND FLOOR	980
THIRD FLOOR	680
<b>TOTAL</b>	<b>2,580</b>

**NOTE:**  
SQUARE FOOTAGE INCLUDES ALL  
WORK STRUCTURES, INCLUDING  
STAIRS, PORCHES, PATIOS, DECKS,  
NOT INCLUDING GARAGE SPACE, POOL,  
OR PATIO S.

**TAKE NOTE THAT BUILDER'S SQUARE  
FOOTAGE CALCULATIONS MAY VARY  
FROM DATA HERE.**

**DOOR SCHEDULE**

MARK	QTY	SIZE	NOTES
1	1	3'-0" x 6'-8"	2-LITE ENTRY DOOR
2	1	5'-0" x 6'-8"	BUILDING PATIO DOOR
3	4	2'-9" x 6'-8"	EXT. 9 - LITE
4	4	2'-9" x 6'-8"	INT. FIRE RATED
5	2	2'-9" x 6'-8"	INTERIOR
6	1	1'-5" x 6'-8"	INTERIOR
7	2	2'-0" x 6'-8"	INTERIOR
8	2	2'-4" x 6'-8"	INTERIOR
9	2	2'-5" x 6'-8"	INTERIOR
10	1	(2) 1'-6" x 6'-8"	DOUBLE INTERIOR
11	1	(2) 2'-0" x 6'-8"	DOUBLE INTERIOR
12	2	2'-5" x 6'-8" (VERIFY)	INTERIOR BARN DOOR
13	2	2'-5" x 6'-8" (VERIFY)	INTERIOR BARN DOOR
14	2	2'-5" x 6'-8" (VERIFY)	INTERIOR POCKET DOOR

**NOTE:**  
TO BE DETERMINED BY DOOR MANUFACTURER  
CONTRACTOR TO DETERMINE FINAL WINDOW COUNT

**WINDOW SCHEDULE**

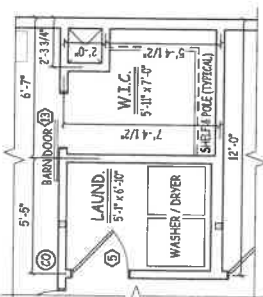
MARK	QTY	UNIT	NOTES
A	1	TW3046	DBL. HUNG (EGRESS)
B	1	TW3046-2	D.H. MULLION (EGRESS)
C	1	TW2432	DBL. HUNG
D	1	TW2032	DBL. HUNG
E	1	CTR6030	HIGH MT. TRANSPARENT WINDOW

**CONTRACTOR TO DETERMINE FINAL WINDOW COUNT**  
**WINDOWS TO HAVE OPENING LIMITING DEVICES AS PER 8312 IRC 2015**  
**WINDOWS TO COMPLY WITH SECTION 803 FOR TYPE OF  
GLASS AND SAFETY FEELING STANDARD**  
**NOTE: ANDERSEN 400 SERIES SIZES ARE GIVEN  
ABOVE ONLY FOR THE PURPOSE OF ROUTING. A REFERENCE  
FOR COMPARING ROUGH OPENING SIZES WITH ANOTHER  
MANUFACTURER. CONSULT CONTRACTOR FOR THE EXACT RO  
& WINDOW MANUFACTURER CHOSEN FOR THIS HOME)**

**NOTE:**  
WINDOWS SHOWN IN PLAN VIEW ARE APPROX.  
SEE WINDOW SCHEDULE FOR LEAS, SIZES,  
SEE WINDOW SCHEDULE FOR LEAS, SIZES,  
WINDOW MANUFACTURER.

**THE CONTRACTOR IS TO ENSURE WINDOWS  
MEET PRE-EXISTING BUILDING AND LIFE SAFETY  
HEIGHT, WEIGHT AND WIND SPEED AS OPENING  
HEIGHT, WEIGHT AND WIND SPEED AS OPENING  
WILL ADJUST WINDOW SCHEDULE ACCORDINGLY.**

**REFER TO SECTIONS 8312.1 FOR WINDOW SILL  
HEIGHT ABOVE GROUND (OR SURFACE BELOW)  
AS APPLICABLE TO THE EGRESS WINDOWS &  
AS APPLICABLE TO THE OPERABLE WINDOW ORDER  
REFER TO SECTION 911 FOR MEANS OF EGRESS  
PRIOR TO OPERATING DOORS**



**ALT. LAUNDRY PLAN**

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

**SECOND FLOOR PLAN**

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

**PROJECT LOCATION:** PORTSMOUTH NH  
**ZACHERY LEVITT**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	3/17/21	PRELIMINARY FLOOR PLANS RELEASED FOR REVIEW
2	3/17/21	PRELIMINARY PLANS RELEASED FOR REVIEW
3	5/10/21	WORKING DRAWINGS RELEASED FOR REVIEW
4		
5		

**PROJECT NO.:** 21-0001  
**SCALE:** AS INDICATED  
**DATE ISSUED:** 5/03/21  
**DATE DRAWN:** 5/03/21  
**CHECKED BY:** ZL  
**DRAWN BY:** AD

**F.S.M. ENGINEERS**  
20 Main Street, Portsmouth, NH 03801  
603-431-1111  
www.fsm-engineers.com

**ADMITTED BY:** STATE OF NEW HAMPSHIRE  
REGISTERED PROFESSIONAL ENGINEER  
EXPIRES: 12/31/2024  
TO ASSIST IN THE REVIEW

REVISONS	DATE	DESCRIPTION
1	3/17/21	PRELIMINARY FLOOR PLANS RELEASED FOR REVIEW
2	3/17/21	PRELIMINARY PLANS RELEASED FOR REVIEW
3	5/13/21	WORKING DRAWINGS RELEASED FOR REVIEW
4		
5		

DRAWN BY: AD  
 CHECKED BY: ZL  
 DATE ISSUED: 5/03/21  
 SCALE: AS INDICATED  
 JOB NO.: 21-0002

PREPARED FOR:  
**ZACHERY LEAVITT**  
 PORTSMOUTH NH  
 PROJECT LOCATION

**FSM**  
 Framing Solutions  
 125 Main Street  
 Portsmouth, NH 03801  
 (603) 431-1111  
 info@framesolutions.com

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE CONSTRUCTION DOCUMENTS.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE CONSTRUCTION DOCUMENTS.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE CONSTRUCTION DOCUMENTS.

SQUARE FOOTAGE TABLE	
PLAN	SQ. FTE.
FIRST FLOOR (INCLUDING BREXZ)	980
SECOND FLOOR	620
THIRD FLOOR	620
TOTAL	2,260

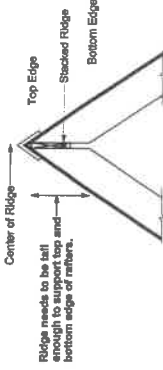
NOTE: SQUARE FOOTAGE INCLUDES ALL WORK STRUCTURE LIVING SPACE. FINISHES ARE TO BE DETERMINED BY THE CONTRACTOR. SQUARE FOOTAGE DOES NOT INCLUDE GARAGE SPACE, POLES, OR PATIO'S.  
 TAKE NOTE THAT BUILDER'S SQUARE FOOTAGE CALCULATIONS MAY VARY FROM OURS FOR S.

MARK	QTY	SIZE	NOTES
1	1	3'-0" x 4'-0"	2-LITE ENTRY DOOR
2	1	6'-0" x 6'-6"	GLIDING PATIO DOOR
3	4	2'-8" x 6'-6"	EXT. 9-LITE
4	2	2'-8" x 6'-6"	INT. FIRE RATED
5	2	2'-8" x 6'-6"	INTERIOR
6	1	1'-0" x 6'-8"	INTERIOR
7	2	2'-0" x 6'-8"	INTERIOR
8	2	2'-4" x 6'-8"	INTERIOR
9	2	2'-0" x 6'-8"	INTERIOR
10	2	(2) 1'-0" x 6'-8"	DOUBLE INTERIOR
11	2	2'-5" x 6'-8"	DOUBLE INTERIOR
12	2	5'-0" x 6'-8"	INTERIOR BI-FOLDS
13	2	(2) 2'-0" x 6'-8"	INTERIOR BARN DOOR
14	2	2'-5" x 6'-8"	INTERIOR POCKET DOOR

MARK	QTY	UNIT	NOTES
A	1	TWO46	DBL. HANG (EGRESS)
B	1	TWO46-2	D.H. MULLION (EGRESS)
C	1	TWO412	DBL. HANG
D	1	TWO312	DBL. HANG
E	1	CIT6310	HIGH HT. TRANSOM WINDOW

CONTRACTOR TO DETERMINE FINAL WINDOW COUNT  
 WINDOWS TO HAVE OPENING LIMITING DEVICES AS PER R312 BAC 2015  
 WINDOWS TO COMPLY WITH SECTION R608 FOR TYPE OF GLASS AND SAFETY GLAZING STANDARD  
 NOTE: ANBERSEN 400 SERIES SIZES ARE GIVEN ABOVE ONLY FOR THE PURPOSE OF PROVIDING A REFERENCE FOR COMPARING ROUGH OPENING SIZES WITH ANOTHER MANUFACTURER. CONSULT CONTRACTOR FOR THE EXACT RO AND WINDOW MANUFACTURER CHOSEN FOR THIS HOME

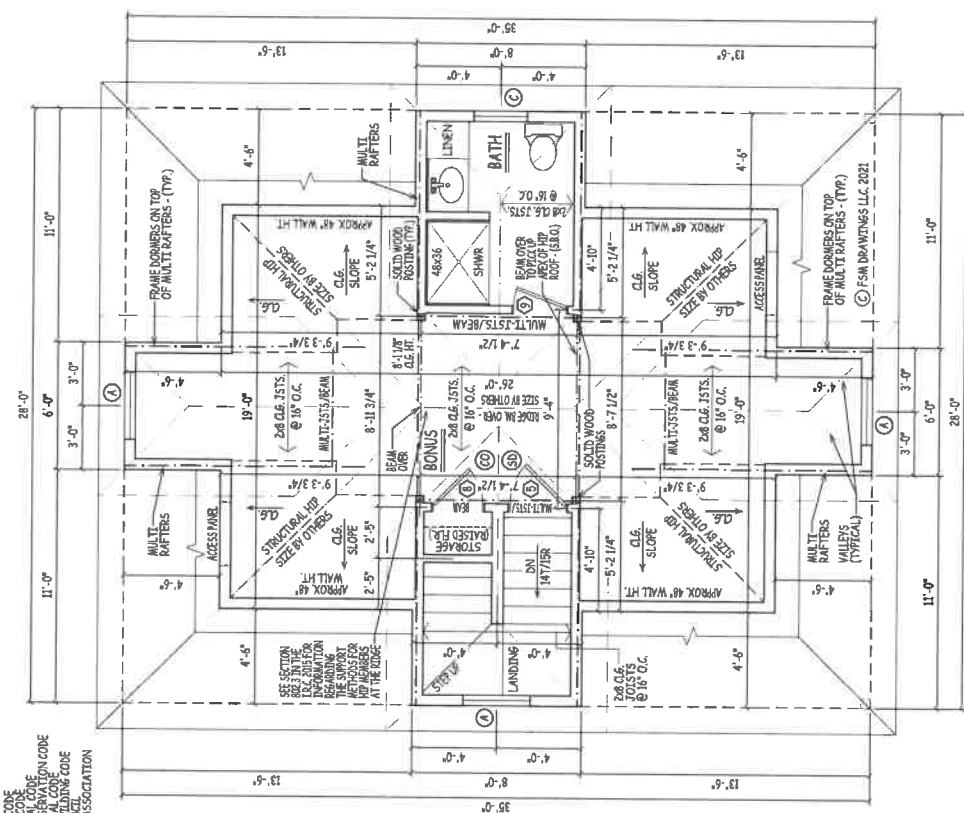
NOTE: WINDOWS SHOWN IN PLAN VIEW ARE APPROX. SEE WINDOW SCHEDULE FOR EXACT SIZES AND WINDOW MANUFACTURER  
 THE CONTRACTOR IS TO ENSURE WINDOWS MEET PREVAILING BUILDING AND LIFE SAFETY HEIGHT, WIDTH AND DEPTH REQUIREMENTS. HEIGHT, WIDTH AND DEPTH REQUIREMENTS WILL ADJUST WINDOW SCHEDULE ACCORDINGLY.  
 REFER TO SECTIONS R312.2.1 FOR WINDOW STILL HEIGHT ABOVE GROUND (OR SURFACE BELOW) AND SECTION R312.2.2 FOR EGRESS WINDOWS & PASSENGER PLUG UP PACKING WINDOW ORDER REFER TO SECTION 311 FOR MEANS OF EGRESS RELAT TO OBTAINING DOORS



**Stacked Ridge Detail**

(SD) = SMOKE DETECTOR  
 (HD) = HEAT DETECTOR  
 (CD) = CARBON MONOXIDE DETECTOR

NOTE: WINDOWS ON AN UNFINISHED WALL SHOULD BE REFERRED TO THE INTERNATIONAL BUILDING CODES AND LOCAL CODES FOR TEMPERED GLASS REQUIREMENTS. CONSULT WITH LOCAL CODES AND AUTHORITIES  
 NOTE: WINDOW MANUFACTURERS THAT PROVIDE EGRESS WINDOWS SHALL BE RESPONSIBLE FOR EGRESS REQUIREMENTS. HARDWARE TO MEET EGRESS REQUIREMENTS



**THIRD FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

NOTE: THE NEW HAMPSHIRE BUILDING CODE (IBC) AND INTERNATIONAL MECHANICAL CODE (IMC) REQUIRE EGRESS WINDOWS TO BE 20% ABOVE FINISH FLOOR SURFACE. THE IBC AND THE NATIONAL ELECTRICAL CODE (NEC) REQUIRE EGRESS WINDOWS TO BE 20% ABOVE FINISH FLOOR SURFACE. THE IBC AND THE NATIONAL ELECTRICAL CODE (NEC) REQUIRE EGRESS WINDOWS TO BE 20% ABOVE FINISH FLOOR SURFACE.

INTERNATIONAL BUILDING CODE (IBC)  
 INTERNATIONAL MECHANICAL CODE (IMC)  
 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
 INTERNATIONAL ELECTRICAL CODE (NEC)  
 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
 INTERNATIONAL PLUMBING AND MECHANICAL EXAMINERS ASSOCIATION (IPMEEA)  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)  
 NATIONAL ELECTRICAL CODE (NEC)

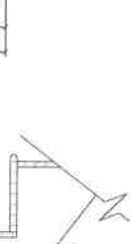
ATTIC ACCESS (MAIN NOTE):  
 LAWYER SECTION D007 OF THE 2018 IBC - OPENING TO BE AT LEAST 1' AS MEASURED TO THE BOTTOM EDGE OF THE OPENING AND HAVE AT LEAST 10" MIN. HEAD CLEARANCE AT OPENING

ENERGY EFFICIENCY NOTE:  
 COMPLIANCE SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS PUBLISHED BY THE NFPA FOR IN-DEPTH REQUIREMENTS OF THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) RESIDENTIAL CODE

GRESS NOTE:  
 ALL ENGINEERED STEEL WOOD BEAMS TO BE CROCKED AND VENTED FOR PROTECTION FROM MOISTURE AND OR CONSTRUCTION BY CONTRACTOR AND OR BEAM MANUFACTURER (TYPICAL)  
 CONTRACTOR TO PROVIDE APPROPRIATE LABELS OVER ALL BEAMS AND DOORS ON EXTERIOR LOAD-BEARING WALLS (TYP.)  
 DOUBLE UP FLOOR JOISTS @ LOCATIONS OF NON-LOAD BEARING WALLS AND UNDER ALL BATHROOMS (SEE BATHING TUBS/SHOWER/DOORS).  
 ALL BATHROOMS (SEE BATHING TUBS/SHOWER/DOORS).

GEOTECHNICAL ENGINEERING SERVICES (ON EXISTING CONDITIONS) TO BE PROVIDED BY OTHERS  
 FABRICATION AND MATERIALS SUPPLIED AND DELIVERED TO SITE BY MANUFACTURER TO BE VERIFIED BY CONTRACTOR TO ALL BUILDING CODES, INCLUDING ENERGY CODES. THE CONTRACTOR SHALL VERIFY THAT ALL MATERIALS AND METHODS ACT OF THE AMERICAN DISABILITIES ACT.  
 PROVIDE CARBON MONOXIDE AND HEAT DETECTORS WHERE SHOWN AND AND WHERE REQUIRED BY CODE AND LOCAL AUTHORITIES  
 STRUCTURAL WOOD SHOULD BE VERIFIED BY GRADE MARK (SPECIES, GRADE, MOISTURE CONTENT, DIMENSIONS) AND SHALL BE CERTIFICATE OF INSPECTION BY A RECOGNIZED AGENCY

WHERE BEAMS ARE NOTED/DRAWN AS FLUSH TO CEILING, APPROXIMATELY SIZED, SHIM ON STRONG THE 705'S HANGERS SHALL BE USED & INSTALLED PER MANUFACTURER'S INSTRUCTIONS  
 EXACT FINISH FLOOR MATERIAL VARIES  
 3/4" FIN WOOD SUB. FLR.  
 2x (FLOOR SYSTEM) HEADER  
 2x BLOCKING BETWEEN STRINGERS  
 3/4" FIN WOOD STRIP AND METAL HANGERS EACH HANGER TO BE DETERMINED BY OTHERS  
 2x42 STRINGERS @ 12" O.C. (TYP.)  
 11" MIN. FULL TREAD DEPTH  
 7 3/4" MIN.  
 2x4 SHOE (CLEAT)  
 2x (FLOOR SYSTEM) HEADER



**SIMILAR STAIR DETAIL**  
 SCALE: 1" = 1'-0"

NOTE: SEE BUILDING SECTION (B/71) FOR APPROXIMATE BLOCKING HEIGHTS FOR FIRST AND SECOND FLOOR STAIRS

NOTE: WHEN ONE SIDE OF THE DECK IS SUPPORTED BY THE HOUSE, THE OTHER SIDE SHALL BE SUPPORTED BY AN APPROVED POST CAP. CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 IRC. SEE SECTION 507 OF THE 2015 IRC FOR DETAIL. (SEE SECTION 507 OF THE 2015 IRC).

### GENERAL NOTES

- 1. SEE THE NEW HAMPSHIRE BUILDING CODE (NBC) FOR ALL REQUIREMENTS.
- 2. SEE THE NEW HAMPSHIRE BUILDING CODE (NBC) FOR ALL REQUIREMENTS.
- 3. SEE THE NEW HAMPSHIRE BUILDING CODE (NBC) FOR ALL REQUIREMENTS.
- 4. SEE THE NEW HAMPSHIRE BUILDING CODE (NBC) FOR ALL REQUIREMENTS.
- 5. SEE THE NEW HAMPSHIRE BUILDING CODE (NBC) FOR ALL REQUIREMENTS.
- 6. SEE THE NEW HAMPSHIRE BUILDING CODE (NBC) FOR ALL REQUIREMENTS.
- 7. SEE THE NEW HAMPSHIRE BUILDING CODE (NBC) FOR ALL REQUIREMENTS.
- 8. SEE THE NEW HAMPSHIRE BUILDING CODE (NBC) FOR ALL REQUIREMENTS.
- 9. SEE THE NEW HAMPSHIRE BUILDING CODE (NBC) FOR ALL REQUIREMENTS.
- 10. SEE THE NEW HAMPSHIRE BUILDING CODE (NBC) FOR ALL REQUIREMENTS.

ALL ENGINEERED STEEL-WOOD JOISTS SHALL BE DESIGNED AND DETAILLED FOR LOADS TO BE APPLIED AND REFERRED TO THE BEAM MANUFACTURER (TYPICAL).

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

BASEMENT WALLS OUTSIDE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 IRC. SEE SECTION 507 OF THE 2015 IRC FOR DETAIL. (SEE SECTION 507 OF THE 2015 IRC).

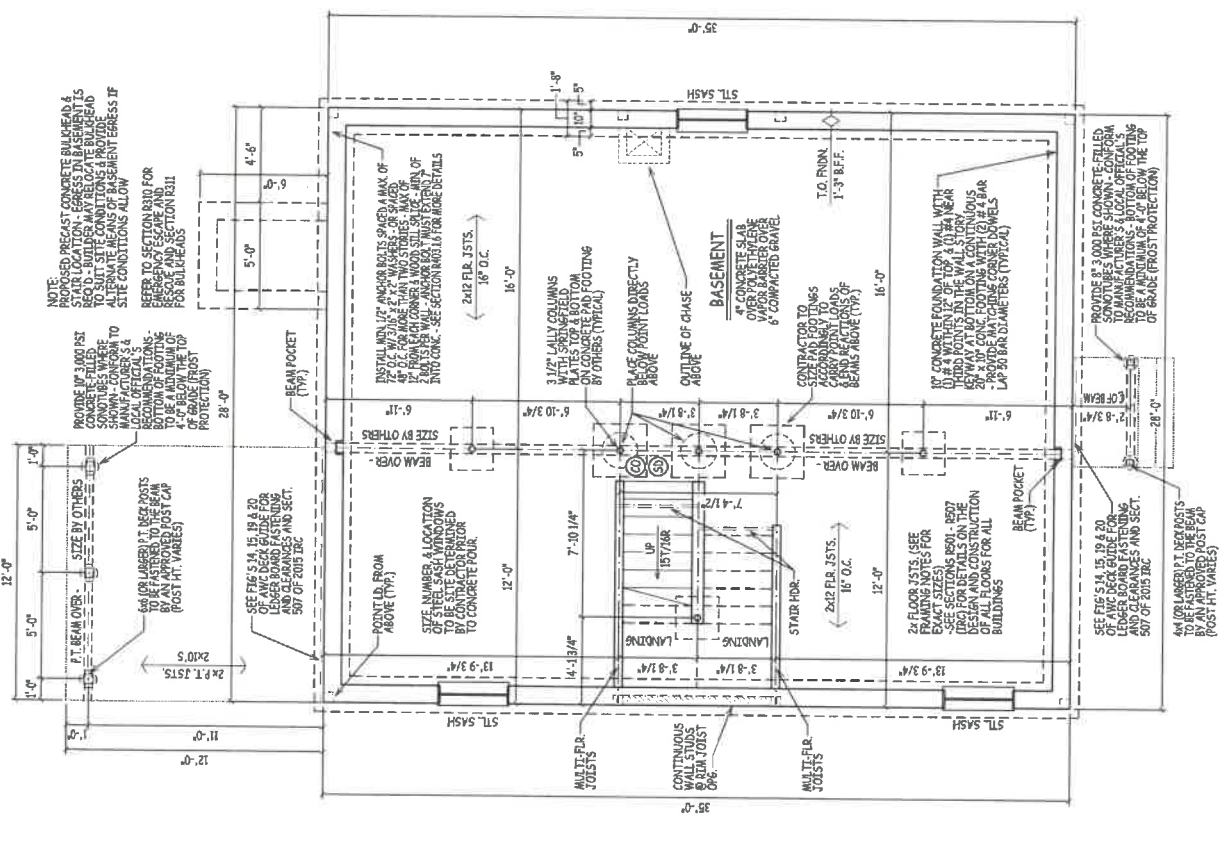
CONCRETE FOUNDATION WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 IRC. SEE SECTION 507 OF THE 2015 IRC FOR DETAIL. (SEE SECTION 507 OF THE 2015 IRC).

PROVIDE DIAGONAL BRACING PARALLEL TO THE BEAM AT EACH CORNER, JUST GREATER THAN THE BEAM DEPTH. BRACING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 IRC. SEE SECTION 507 OF THE 2015 IRC FOR DETAIL. (SEE SECTION 507 OF THE 2015 IRC).

SECTION WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 IRC. SEE SECTION 507 OF THE 2015 IRC FOR DETAIL. (SEE SECTION 507 OF THE 2015 IRC).

SECTION WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 IRC. SEE SECTION 507 OF THE 2015 IRC FOR DETAIL. (SEE SECTION 507 OF THE 2015 IRC).

SECTION WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 IRC. SEE SECTION 507 OF THE 2015 IRC FOR DETAIL. (SEE SECTION 507 OF THE 2015 IRC).



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

### FOUNDATION NOTES

MINIMUM COMPRESSIVE STRENGTH CONCRETE (TABLE 403.2.2.2) STRENGTH AT 28 DAYS (PSI)

USE 3,000 P.S.I. CONCRETE FOR FOUNDATION WALLS

USE 3,500 P.S.I. CONCRETE FOR GARAGE SLAB

USE 2,500 P.S.I. CONCRETE FOR BASEMENT SLAB

FOR MIN. HORIZONTAL REINFORCEMENT FOR CONCRETE PASEMENT WALLS REFER TO TABLE 403.2.2.2 ON PAGE 6

FOR MIN. VERTICAL REINFORCEMENT FOR CONCRETE PASEMENT WALLS REFER TO TABLE 403.2.2.2 ON PAGE 6

FOR MIN. FOOTING AND JOISTES FOR CONSTRUCTION REFER TO TABLE 403.2.2.2 ON PAGE 6

SEE TABLE 403.1 FOR PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ON PAGE 6

CONCRETE FOUNDATIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 IRC. SEE SECTION 507 OF THE 2015 IRC FOR DETAIL. (SEE SECTION 507 OF THE 2015 IRC).

CONTRACTOR TO PROVIDE ADEQUATE BRACING AND BRIDGES BETWEEN FLOOR JOISTS AS REQUIRED (TYPICAL).

CONTRACTOR TO PROVIDE ADEQUATE BRACING AND BRIDGES BETWEEN FLOOR JOISTS AS REQUIRED (TYPICAL).

CONTRACTOR TO PROVIDE ADEQUATE BRACING AND BRIDGES BETWEEN FLOOR JOISTS AS REQUIRED (TYPICAL).



STAIR DETAILS  
SCALE: 1" = 1'-0"

<b>FSM</b> Framing Solutions 22 Laurel Street Portsmouth, NH 03801 Phone: 603.431.1000 Fax: 603.431.1001 Email: info@fsmframing.com Website: www.fsmframing.com		PROJECT LOCATION <b>ZACHERY LEAVITT</b> <b>PORTSMOUTH NH</b>																		
DRAWN BY: AD CHECKED BY: ZL DATE DRAWN: 5/20/21 DATE REVISION: 5/20/21 SCALE: AS INDICATED JOB NO.: 21-0002	<table border="1"> <tr> <th>REVISIONS</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>3/21/21</td> <td>PRELIMINARY FLOOR PLANS RELEASED FOR REVIEW</td> </tr> <tr> <td>2</td> <td>5/10/21</td> <td>WORKING DRAWINGS RELEASED FOR REVIEW</td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> </table>		REVISIONS	DATE	DESCRIPTION	1	3/21/21	PRELIMINARY FLOOR PLANS RELEASED FOR REVIEW	2	5/10/21	WORKING DRAWINGS RELEASED FOR REVIEW	3			4			5		
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**R404.1.2(1) - 2015 IRC**  
**MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS<sup>a,b</sup>**

MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story.
> 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story.

**TABLE R404.1.2(1) - 2015 IRC**  
**MINIMUM VERTICAL REINFORCEMENT FOR 10-INCH NOMINAL FLAT CONCRETE BASEMENT WALLS<sup>a,b,c,d,e,f,g,h,i</sup>**

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE AND SPACING (inches)			
		GW, GP, SW, SP	GM, GC, SM, SM-SG and ML	SC, MC, CL and Inorganic CL	GI
9	4	NR	NR	NR	NR
	5	NR	NR	NR	NR
	6	NR	NR	NR	NR
	7	NR	NR	NR	6 @ 31
	8	NR	NR	6 @ 31	6 @ 28
	9	6 @ 37	6 @ 28	6 @ 24	6 @ 24

**TABLE R404.1.4**  
**PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS**

3,000	Sandy gravel and/or gravel (GW and GP)
2,000	Sand, silty sand, clayey sand, silty gravel and silty gravel (SV, SP, SM, SC, GM and GC)
1,500	Clay, silty clay, silty clay, clayey silt, silt and silty clay (CL, ML and CH)

SEE TABLE R404.1.4 (2015 IRC) FOR FULL TABLE

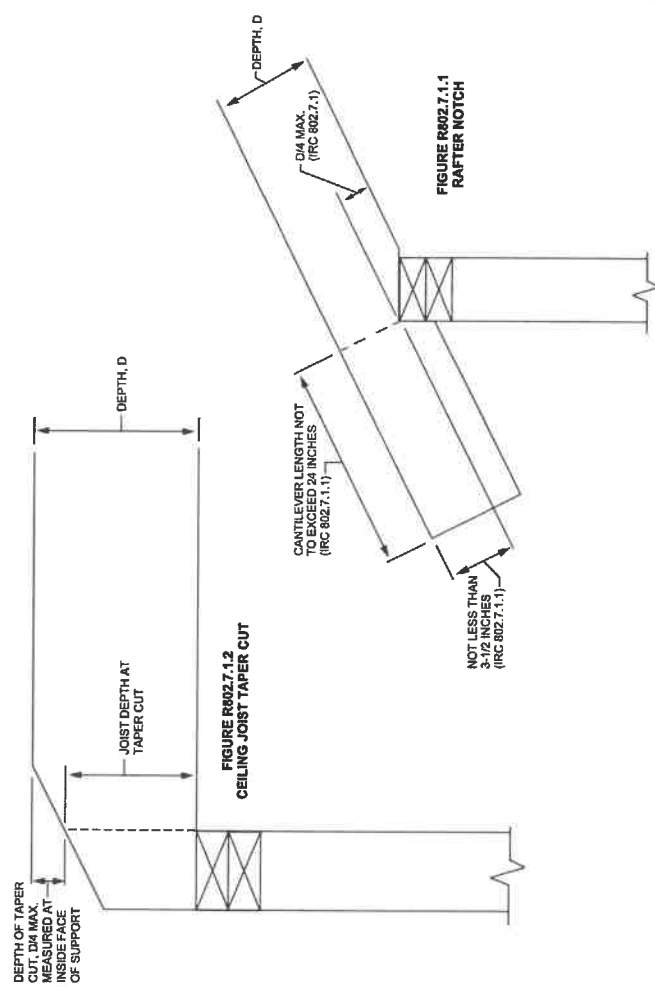
**TABLE R602.7.1(1)**  
**MINIMUM WIDTH AND THICKNESS FOR CONCRETE FOOTINGS FOR LIGHT-FRAME CONSTRUCTION (inches)<sup>a,b</sup>**

STORY AND TYPE OF LIGHT FRAME	LOAD-BEARING VALUE OF SOIL (psf)					
	1900	2000	2500	3000	3500	4000
1 story—slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
1 story—with crawl space	16 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
1 story—plus basement	21 x 6	16 x 6	13 x 6	12 x 6	12 x 6	12 x 6
2 story—slab-on-grade	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
2 story—with crawl space	19 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
2 story—plus basement <sup>c</sup>	25 x 7	19 x 6	15 x 6	12 x 6	12 x 6	12 x 6
3 story—slab-on-grade	17 x 6	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6
3 story—with crawl space	22 x 6	17 x 6	13 x 6	12 x 6	12 x 6	12 x 6
3 story—plus basement	28 x 9	21 x 6	17 x 6	14 x 6	12 x 6	12 x 6

For SI: 1 inch = 25.4 mm, 1 psf = 14.6 Nm, 1 pound per square foot = 47.9 N/m<sup>2</sup>.  
<sup>a</sup> Interpolation allowed. Extrapolation is not allowed.  
<sup>b</sup> For every 2 feet of adjustment to the width of the footing, add or subtract 2 inches of footing thickness (but not less than 6 inches thick).  
<sup>c</sup> SEE TABLE R403.1(1) (2015 IRC) FOR FULL TABLE



SIMPSON STRONG-TIE ACH WITH TWO HTS  
 POST CAP & JOIST ATTACHMENT  
 POST CAP  
 POST STAND OFF



ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:  
 WHILE IT IS AN INTENT TO DETAIL AND SPECIFY THE BEST PRACTICES FOR THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.



REPAIR FOR  
 ZACHERY LEAVITT  
 PORTSMOUTH NH  
 PROJECT LOCATION:

DRAWN BY: AD  
 CHECKED BY: ZL  
 DATE: 5/03/21  
 DATE ISSUED: 5/03/21  
 SCALE: AS INDICATED  
 JOB NO.: 21-03070

REV	DATE	DESCRIPTION
1	3/27/21	PRELIMINARY FLOOR PLANS RELEASED FOR REVIEW
2	3/27/21	PRELIMINARY PLANS RELEASED FOR REVIEW
3	5/03/21	WORKING DRAWINGS RELEASED FOR REVIEW
5		

6





REV	DATE	DESCRIPTION
1	2/7/21	PRELIMINARY PLANS RELEASED FOR REVIEW
2	3/30/21	WORKING DRAWINGS RELEASED FOR REVIEW
3		
4		
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REVISIONS

DATE ISSUED: 5/09/21  
 DATE DRAWN: 5/09/21  
 CHECKED BY: ZL  
 DRAWN BY: AD

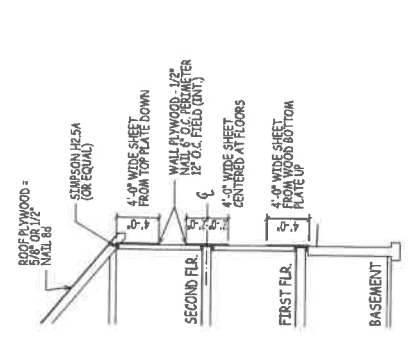
PROJECT LOCATION: PORTSMOUTH NH

PREPARED FOR: ZACHERY LEAVITT

SCALE: AS INDICATED  
 SHEET NO.: 21-0300



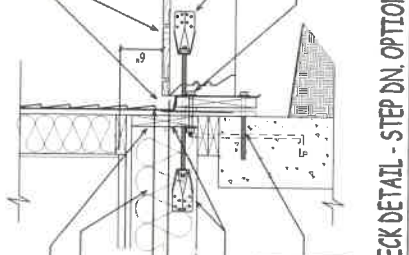
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PLYWOOD LAP DETAIL  
 SCALE: 1/8" = 1'-0"



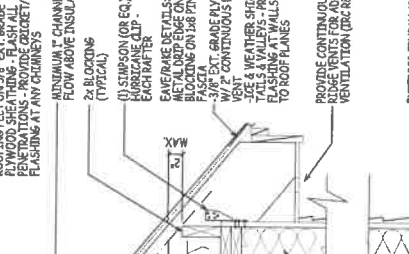
SIMILAR DECK DETAIL - STEP DN. OPTION CONNECTION  
 SCALE: 1" = 1'-0"



OPT. DECK DETAIL - NO STEP OPTION CONNECTION  
 SCALE: 1" = 1'-0"



SIMILAR ROOF DETAIL  
 SCALE: 1" = 1'-0"



SIMILAR WALL SECTION  
 SCALE: 1" = 1'-0"



SIMILAR WALL SECTION  
 SCALE: 1" = 1'-0"



SIMILAR WALL SECTION  
 SCALE: 1" = 1'-0"

2x FLOOR JOISTS (SEE FRAMING NOTES FOR EXACT SIZES) FOR EXISTING ROOF - R-30 FIBERGLASS BATT  
 2x RUM JOIST  
 1/2" MIN. HOT-DIPPED GALVANIZED OR STAINLESS STEEL LAG SCREWS OR BOLTS THROUGH WOOD INTO CONCRETE. SHEATHING AND INTO RUM BOARD. EXTEND BOLTS A MIN. OF 1/2" PAST THE NUT.

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2x RAFTERS (TYPICAL)  
 2x BLOORING (MINIMUM 1/2" THICK)  
 2x STUD WALL

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REVISIONS

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2	3/27/21	PRELIMINARY PLANS RELEASED FOR REVIEW
3	5/03/21	WORKING DRAWINGS RELEASED FOR REVIEW
4		
5		

REVISIONS

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2	3/27/21	PRELIMINARY PLANS RELEASED FOR REVIEW
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4		
5		

PREPARED FOR:

ZACHERY LEAVITT

PROJECT LOCATION:

PORTSMOUTH NH

DRAWN BY: AD

CHECKED BY: ZL

DATE DRAWN: 5/03/21

DATE ISSUED: 5/03/21

SCALE: AS INDICATED

TOWN NO.: 21-0000L



ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHTS:  
 WHILE IT IS OUR INTENT TO PROVIDE OUR SERVICES FREE OF  
 ERROR, OUR CONTRACTORS WILL BE RESPONSIBLE FOR THE  
 ACCURACY OF ALL INFORMATION AND DATA PROVIDED TO US  
 AND FOR THE ACCURACY OF ALL INFORMATION AND DATA  
 PROVIDED TO OUR CLIENTS. WE WILL NOT BE RESPONSIBLE  
 FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THE  
 COURSE OF OUR SERVICES.

SQUARE FOOTAGE TABLE

PLAN	SQ. FT.
FIRST FLOOR (INCLUDING BREEZ)	980
SECOND FLOOR	660
THIRD FLOOR	660
TOTAL:	2,980

NOTE: SQUARE FOOTAGE INCLUDES ALL WALL STRUCTURING, LIVING SPACE, PORCHES, PATIOS, GARAGE SPACE, DECKS, OR PATIOS.

TAKE NOTE THAT BUILDERS SQUARE FOOTAGE CALCULATIONS MAY VARY FROM OURS.

REFER TO SECTIONS B312.21 FOR WINDOW STILL HEIGHT ABOVE GROUND (OR SUBGRADE BELOW) AND TO SECTIONS B312.22 FOR WINDOW CLEARANCE TO GROUND (OR SUBGRADE BELOW) AND TO SECTIONS B312.23 FOR WINDOW CLEARANCE TO GROUND (OR SUBGRADE BELOW) AND TO SECTIONS B312.24 FOR WINDOW CLEARANCE TO GROUND (OR SUBGRADE BELOW).

REFER TO SECTION B31 FOR MEANS OF EGRESS AND TO SECTION B32 FOR MEANS OF EGRESS.

EGRESS NOTE: WINDOW FOR CLEARANCE ROOM TO MEET MINIMUM LOCAL, STATE AND NATIONAL REQUIREMENTS OF MEANS OF EGRESS. WINDOW SHALL BE 20" HIGH AND SHALL BE 24" WIDE.

FABRICATION AND MATERIALS SHOWN AND INSTALLED SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE AND NATIONAL REQUIREMENTS OF MEANS OF EGRESS. ALL FABRICATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.

ALL ENGINEERED STEEL/WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) AND THE AMERICAN WOOD PRESERVATION ASSOCIATION (AWPA).

STRUCTURAL WOOD SHOULD BE GRADE MARK SPECIES, GRADE MARKED AND SHALL BE CERTIFICATE OF INSPECTION BY A RECOGNIZED AGENCY.

ENERGY EFFICIENCY NOTE: COMPLIANCE SHALL BE DEMONSTRATED BY EITHER THE ENERGY STAR PROGRAM OR THE INTERNATIONAL ENERGY CONSERVATION CODE 2015 OR THE ENERGY CONSERVATION CODE 2018 IN THE 2009 INTERNATIONAL RESIDENTIAL CODE.

SEE SECTION B37.4 FOR DETAILS ON WOODY MATERIALS, COMPOSITES, RAILS AND GUARDRAIL SYSTEMS (NOT SHOWN FOR CLARITY).

NOTE: PLANS DESIGNED TO THE 2015 INTERNATIONAL RESIDENTIAL CODE.

EXTERIOR FINISHES (TO BE DETERMINED BY OTHERS) ON TOP OF TYRES (OR SOLID) WITH BARRIER SHALL BE 1/2" MINIMUM THICKNESS. 2x6 WOOD STUDS SPACED @ 16" O.C.

SEE SECTIONS B01 - B03 (IRC) FOR CONSTRUCTION OF FOUNDATIONS AND PARALLS FOR ALL BUILDINGS.

ALL BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH SECTION B02.10 OF THE I.R.C. 2015.

TOP OF RIDGE 31'-0" 3/8" A.F.F.

US OF ROOF 27'-3 3/8" A.F.F.

24 INCHES (SEE FINISHING NOTES FOR EXACT SIZES) SHALL BE USED FOR ALL ROOF DECK DETAILS ON THE DESIGN AND CONSTRUCTION OF ALL BUILDINGS.

TOP PLATE 19'-2 1/4" A.F.F. (MAIN BOX)

19'-5 1/4" A.F.F.

FIRST FLOOR 0'-0" A.F.F.

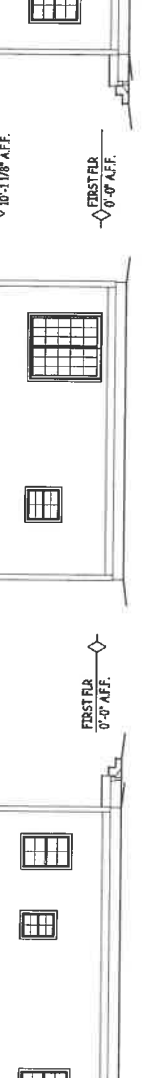
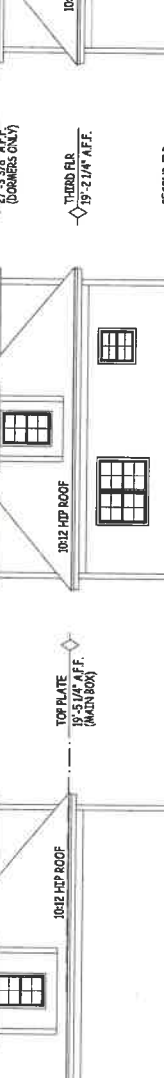
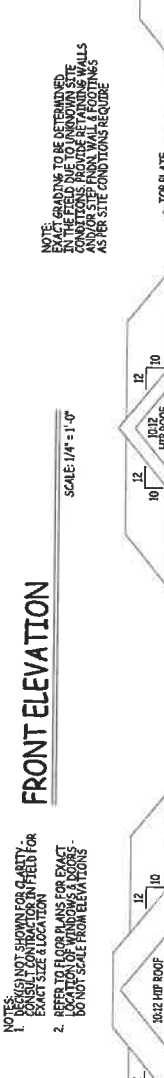
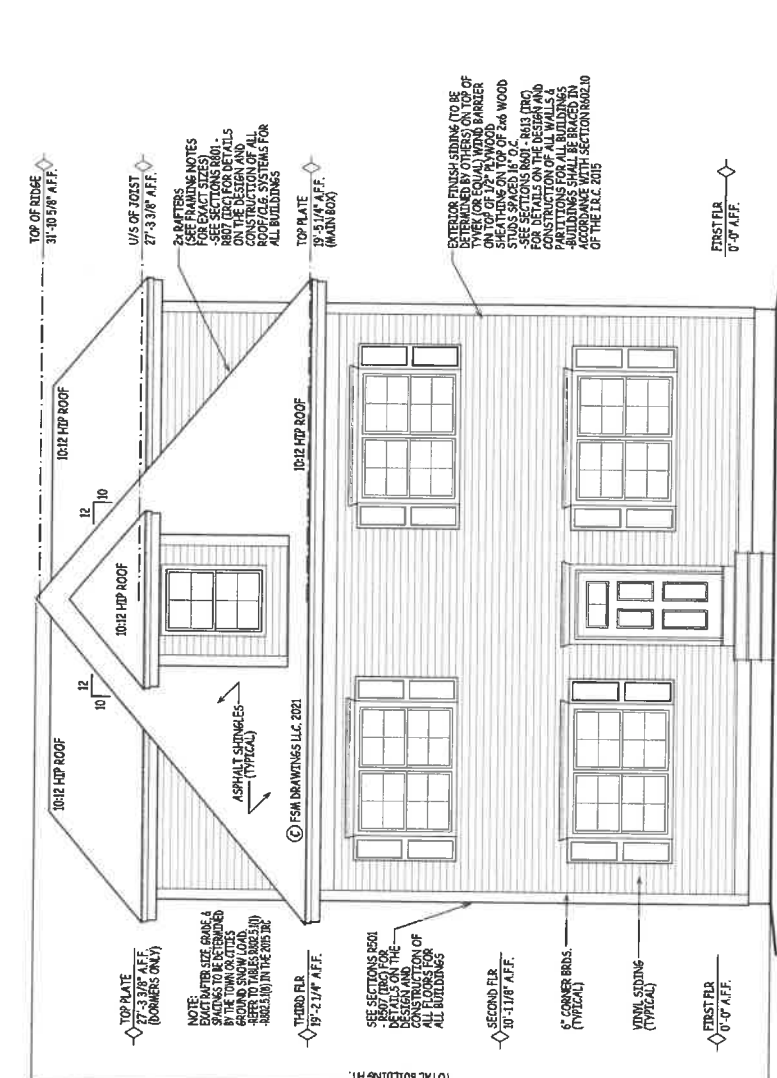
EXACT GRADINGS TO BE DETERMINED IN THE FIELD DUE TO UNKNOWN SITE CONDITIONS. FINISH WALL FOOTINGS AS PER SITE CONDITIONS REQUIRE.

TOP PLATE 27'-3 3/8" A.F.F. (CORNER ONLY)

THIRD FLOOR 19'-2 1/4" A.F.F.

SECOND FLOOR 10'-1 1/8" A.F.F.

FIRST FLOOR 0'-0" A.F.F.



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

LEFT ELEVATION

SCALE: 1/8" = 1'-0"

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"



NOTE:  
PLANS DESIGNED TO THE  
2015 INTERNATIONAL  
RESIDENTIAL CODE.

ENERGY EFFICIENCY NOTE:  
REQUIREMENTS FOR ENERGY EFFICIENCY SHALL BE GOVERNED BY EITHER THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR THE REQUIREMENTS OF THE ENERGY EFFICIENCY DESIGN GUIDE, WHICHEVER IS MORE STRINGENT. THE ENERGY EFFICIENCY DESIGN GUIDE SHALL BE USED IN THE EVENT OF A CONFLICT WITH THE INTERNATIONAL RESIDENTIAL CODE.

EGRESS NOTE:  
ALL EGRESS WINDOWS SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE AND THE INTERNATIONAL ELECTRICAL CODE. ALL EGRESS WINDOWS SHALL BE UNOBSTRUCTED AND SHALL BE OPENED TO THE EXTERIOR. ALL EGRESS WINDOWS SHALL BE UNOBSTRUCTED AND SHALL BE OPENED TO THE EXTERIOR.

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DOUBLE UP FLOOR JOISTS @ LOCATIONS ALL THROUGHOUT THE MAIN FLOOR AND UPPER FLOORS. DOUBLE UP FLOOR JOISTS @ LOCATIONS ALL THROUGHOUT THE MAIN FLOOR AND UPPER FLOORS.

GEOTECHNICAL ENGINEERING AND FOUNDATION CONSULTATION TO BE BY OTHERS.

FABRICATION AND MATERIALS SUBMITTED AND APPROVED SHALL COMPLY TO ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES, INCLUDING ENERGY CODES, AND THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.

PROVIDE SMOKE CARBON MONOXIDE AND HEAT DETECTORS WHERE SHOWN ON PLAN, AND WHERE REQUIRED BY CODE AND LOCAL AUTHORITIES.

STRUCTURAL WOOD SHOULD BE VERIFIED BY GRADE CONTRACTORS. ALL WOOD SHALL BE INSPECTED BY A RECOGNIZED AGENCY.

WHERE BEAMS ARE VISIBLE IN FINISH FLOOR, WITH UNLESS OTHERWISE NOTED, ALL BEAMS SHALL BE FINISHED WITH A FINISH MATCHING THE FINISH OF THE FLOOR.

EXACT FINISH FLOOR MATERIAL VARIES.

3/4" PLYWOOD SUB. F.L.R.

2x BLOKING BETWEEN STRINGERS

3/4" PLYWOOD STRIP AND METAL STRINGERS TO BE DETERMINED BY OTHERS

2x (FLOOR SYSTEM) HEADER

2x4 SHOE (CLEAT) 2x (FLOOR SYSTEM) HEADER

**SIMILAR STAIR DETAIL**

SCALE: 1" = 1'-0"

NOTE:  
SEE BUILDING SECTION FOR FINISHES. FINISHES FOR BASEMENT, FIRST FLOOR & SECOND FLOOR STAIRS.

NOTE:  
WINDOWS ON PLAN HAVE NOT BEEN REVIEWED FOR TEMPERED GLASS REQUIREMENTS. CONSULT WITH LOCAL CODES AND AUTHORITIES.

NOTE:  
WINDOW MANUFACTURERS THAT PROVIDE TEMPERED GLASS REQUIREMENTS. CONSULT WITH LOCAL CODES AND AUTHORITIES.

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NOTE:  
WINDOW MANUFACTURERS THAT PROVIDE TEMPERED GLASS REQUIREMENTS. CONSULT WITH LOCAL CODES AND AUTHORITIES.

NOTE:  
SQUARE FOOTAGE INCLUDES ALL WALLS, STRUCTURE, FLOORING, STAIRS, NOTING TO USE GARAGE SPACE, PORCHES OR PATIOS. 3.

NOTE:  
SQUARE FOOTAGE INCLUDES ALL WALLS, STRUCTURE, FLOORING, STAIRS, NOTING TO USE GARAGE SPACE, PORCHES OR PATIOS. 3.

**SQUARE FOOTAGE TABLE**

PLAN	SQ. FT.
FIRST FLOOR (INCLUDING BREEZ)	980
SECOND FLOOR	660
THIRD FLOOR	660
<b>TOTAL:</b>	<b>2,300</b>

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS SHOWN ON THIS PLAN.

**F.S.M.**  
FLOORING SYSTEMS  
MANUFACTURING

**ZACHERY LEAVITT**  
PROJECT LOCATION  
PORTSMOUTH NH

REPAIRED FOR  
DRAWN BY: 40  
CHECKED BY: ZL  
DATE DRAWN: 5/8/21  
DATE ISSUED: 5/8/21  
SCALE: AS INDICATED  
JOB NO.: 21-0002

**REVISIONS**

NO.	DATE	DESCRIPTION
1	5/8/21	PRELIMINARY FLOOR PLANS RELEASED FOR REVIEW
2	5/8/21	PRELIMINARY FLOOR PLANS RELEASED FOR REVIEW
3	5/8/21	WORKING DRAWINGS RELEASED FOR REVIEW

**3**

**DOOR SCHEDULE**

MARK	QTY	SIZE	NOTES
1	1	3'-0" x 6'-8"	2-LITE ENTRY DOOR
2	1	6'-0" x 6'-8"	GLIDING PATIO DOOR
3	1	2'-8" x 6'-8"	EXT 9 - LITE
4	1	2'-8" x 6'-8"	INT. FIRE RATED
5	1	2'-8" x 6'-8"	INTERIOR
6	1	2'-8" x 6'-8"	INTERIOR
7	1	2'-8" x 6'-8"	INTERIOR
8	1	2'-8" x 6'-8"	INTERIOR
9	1	2'-8" x 6'-8"	DOUBLE INTERIOR
10	1	(2) 2'-0" x 6'-8"	DOUBLE INTERIOR
11	1	(2) 2'-0" x 6'-8"	INTERIOR BI-FOLDS
12	1	6'-0" x 6'-8"	INTERIOR BARN DOOR
13	1	2'-5" x 6'-8" (VERIFY)	INTERIOR POCKET DOOR
14	1	2'-5" x 6'-8" (VERIFY)	INTERIOR POCKET DOOR

850 TO BE DETERMINED BY NOOR MANUFACTURER. CONTRACTOR TO DETERMINE FINAL DOOR COUNT.

**WINDOW SCHEDULE**

MARK	QTY	UNIT	NOTES
A	1	TW3046	DBL. HUNG (EGRESS)
B	1	TW3046-2	D.H. HUNG (EGRESS)
C	1	TW2432	DBL. HUNG
D	1	TW4832	DBL. HUNG
E	1	CT1600	HIGH MT. TRANSOM WINDOW

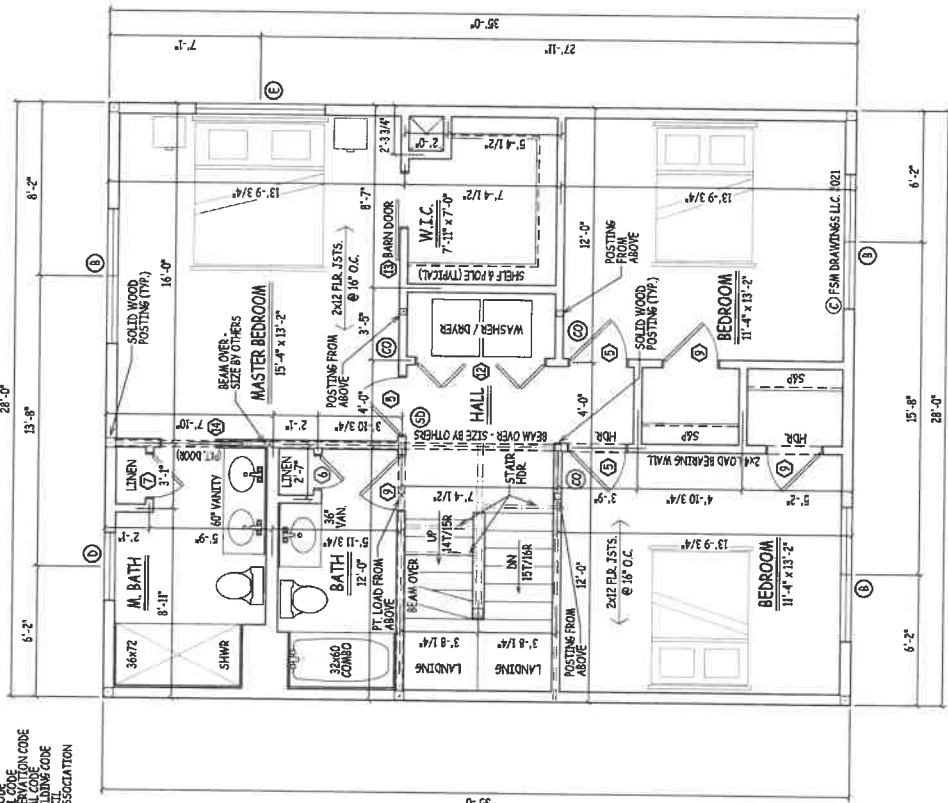
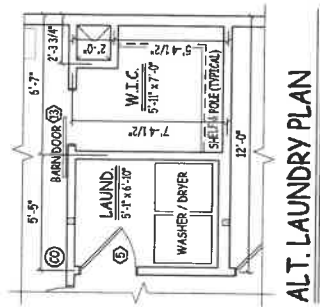
CONTRACTOR TO DETERMINE FINAL WINDOW COUNT. WINDOWS TO HAVE OPERING LIMITING DEVICES AS PER IBC 2015. WINDOWS TO COMPLY WITH SECTION 508 FOR TYPE OF GLASS AND SAFETY GLAZING STANDARD.

(NOTE: ANDERSEN 400 SERIES SIZES ARE GIVEN ABOVE ONLY FOR THE PURPOSE OF PROVIDING A REFERENCE FOR COMPARING ROUGH OPENING SIZES WITH ANOTHER MANUFACTURER. CONSULT CONTRACTOR FOR THE EXACT RO & WINDOW MANUFACTURER CHOSEN FOR THIS HOME)

CONTRACTOR TO DETERMINE FINAL WINDOW COUNT. WINDOWS TO HAVE OPERING LIMITING DEVICES AS PER IBC 2015. WINDOWS TO COMPLY WITH SECTION 508 FOR TYPE OF GLASS AND SAFETY GLAZING STANDARD.

(NOTE: ANDERSEN 400 SERIES SIZES ARE GIVEN ABOVE ONLY FOR THE PURPOSE OF PROVIDING A REFERENCE FOR COMPARING ROUGH OPENING SIZES WITH ANOTHER MANUFACTURER. CONSULT CONTRACTOR FOR THE EXACT RO & WINDOW MANUFACTURER CHOSEN FOR THIS HOME)

NOTE:  
WINDOWS SHOWN IN PLAN VIEW ARE APPROX. DIMENSIONS. CONTRACTOR SHALL VERIFY ALL WITH WINDOW MANUFACTURER.  
THE CONTRACTOR IS TO ENSURE WINDOWS MEET PREVIOUS BUILDING AND LIFE SAFETY REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL HEIGHT, WIDTH AND DEPTH OF WINDOW. CONTRACTOR WILL ADJUST WINDOW SCHEDULE ACCORDINGLY.  
REFER TO SECTIONS B312.2.1 FOR WINDOW SILL HEIGHT ABOVE GROUND (OR SURFACE BELOW) AND WINDOW FINISHES. CONTRACTOR SHALL VERIFY WINDOW SIZES AND FINISHES TO MEET WINDOW EGRESS REQUIREMENTS TO ORDERING DOORS.



**SECOND FLOOR PLAN**

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

NOTE:  
PLANS DESIGNED TO THE  
2015 INTERNATIONAL  
RESIDENTIAL CODE.

ENERGY EFFICIENCY NOTE  
OWNER SHALL DEMONSTRATE BY  
EITHER MEETING THE REQUIREMENTS OF THE  
INTERNATIONAL ENERGY CONSERVATION CODE  
OR THE ENERGY EFFICIENCY MEASUREMENT  
CHAPTER IN THE 2015 INTERNATIONAL  
RESIDENTIAL CODE.

**EGRESS NOTE:**  
AT LEAST ONE WINDOW PER SLEEPING  
ROOM TO MEET MINIMUM LOCAL STATE,  
FEDERAL AND THE NATIONAL ELECTRICAL  
CODE (NEC) REQUIREMENTS FOR EGRESS,  
AND SHALL MEET THE REQUIREMENTS OF THE  
INTERNATIONAL BUILDING CODE (IBC).  
IF EXISTING STEEL JOISTS ARE USED FOR  
LOCATIONS AND SPACING TO START OF  
BEAM MANUFACTURER (TYPICAL).  
CONTRACTOR TO PROVIDE ADEQUATE  
ONCE THROUGH WEARS AND DOORS  
ON EXISTING LOAD-BEARING WALLS (TYP.).  
DOUBLE UP FLOOR JOISTS @ LOCATIONS  
WITH UNUSUAL SPACING OR UNUSUAL LOADS  
(KITCHENS, LAUNDRY ROOMS, ETC.) (TYPICAL).

**SMOKE DETECTOR:**  
SMOKE DETECTORS SHALL BE INSTALLED  
IN EACH SLEEPING ROOM AND IN EACH  
LEVEL OF A MULTIFAMILY BUILDING.  
A BATTERY OPERATED SMOKE DETECTOR  
SHALL BE INSTALLED IN EACH SLEEPING  
ROOM IN AN UNINHABITED AREA.  
SMOKE DETECTORS SHALL BE INSTALLED  
IN EACH SLEEPING ROOM AND IN EACH  
LEVEL OF A MULTIFAMILY BUILDING.  
A BATTERY OPERATED SMOKE DETECTOR  
SHALL BE INSTALLED IN EACH SLEEPING  
ROOM IN AN UNINHABITED AREA.

**HEAT DETECTOR:**  
HEAT DETECTORS SHALL BE INSTALLED  
IN EACH LEVEL OF A MULTIFAMILY  
BUILDING.  
HEAT DETECTORS SHALL BE INSTALLED  
IN EACH LEVEL OF A MULTIFAMILY  
BUILDING.

**CARBON MONOXIDE DETECTOR:**  
CARBON MONOXIDE DETECTORS SHALL  
BE INSTALLED IN EACH SLEEPING  
ROOM AND IN EACH LEVEL OF A  
MULTIFAMILY BUILDING.

**SMOKE DETECTOR:**  
SMOKE DETECTORS SHALL BE INSTALLED  
IN EACH SLEEPING ROOM AND IN EACH  
LEVEL OF A MULTIFAMILY BUILDING.

**HEAT DETECTOR:**  
HEAT DETECTORS SHALL BE INSTALLED  
IN EACH LEVEL OF A MULTIFAMILY  
BUILDING.

**CARBON MONOXIDE DETECTOR:**  
CARBON MONOXIDE DETECTORS SHALL  
BE INSTALLED IN EACH SLEEPING  
ROOM AND IN EACH LEVEL OF A  
MULTIFAMILY BUILDING.

**SMOKE DETECTOR:**  
SMOKE DETECTORS SHALL BE INSTALLED  
IN EACH SLEEPING ROOM AND IN EACH  
LEVEL OF A MULTIFAMILY BUILDING.

**HEAT DETECTOR:**  
HEAT DETECTORS SHALL BE INSTALLED  
IN EACH LEVEL OF A MULTIFAMILY  
BUILDING.

**CARBON MONOXIDE DETECTOR:**  
CARBON MONOXIDE DETECTORS SHALL  
BE INSTALLED IN EACH SLEEPING  
ROOM AND IN EACH LEVEL OF A  
MULTIFAMILY BUILDING.

**SMOKE DETECTOR:**  
SMOKE DETECTORS SHALL BE INSTALLED  
IN EACH SLEEPING ROOM AND IN EACH  
LEVEL OF A MULTIFAMILY BUILDING.

**HEAT DETECTOR:**  
HEAT DETECTORS SHALL BE INSTALLED  
IN EACH LEVEL OF A MULTIFAMILY  
BUILDING.

**CARBON MONOXIDE DETECTOR:**  
CARBON MONOXIDE DETECTORS SHALL  
BE INSTALLED IN EACH SLEEPING  
ROOM AND IN EACH LEVEL OF A  
MULTIFAMILY BUILDING.

**SMOKE DETECTOR:**  
SMOKE DETECTORS SHALL BE INSTALLED  
IN EACH SLEEPING ROOM AND IN EACH  
LEVEL OF A MULTIFAMILY BUILDING.

**HEAT DETECTOR:**  
HEAT DETECTORS SHALL BE INSTALLED  
IN EACH LEVEL OF A MULTIFAMILY  
BUILDING.

**CARBON MONOXIDE DETECTOR:**  
CARBON MONOXIDE DETECTORS SHALL  
BE INSTALLED IN EACH SLEEPING  
ROOM AND IN EACH LEVEL OF A  
MULTIFAMILY BUILDING.

**SMOKE DETECTOR:**  
SMOKE DETECTORS SHALL BE INSTALLED  
IN EACH SLEEPING ROOM AND IN EACH  
LEVEL OF A MULTIFAMILY BUILDING.

**HEAT DETECTOR:**  
HEAT DETECTORS SHALL BE INSTALLED  
IN EACH LEVEL OF A MULTIFAMILY  
BUILDING.

**CARBON MONOXIDE DETECTOR:**  
CARBON MONOXIDE DETECTORS SHALL  
BE INSTALLED IN EACH SLEEPING  
ROOM AND IN EACH LEVEL OF A  
MULTIFAMILY BUILDING.

NOTE:  
WINDOWS ON PLAN HAVE NOT BEEN REVIEWED  
FOR TEMPERD GLASS REQUIREMENTS. CONSULT  
WITH LOCAL CODES AND AUTHORITIES.

NOTE:  
WINDOW MANUFACTURERS THAT PROVIDE  
TEMPERD GLASS REQUIREMENTS TO BE  
ORDERED WITH SPECIFIC HARDWARE TO MEET  
EGRESS REQUIREMENTS.

NOTE:  
NEW MANUFACTURERS INCLUDING CITY  
LOCAL, IBC, IRC, IBC, IBC AS A MINIMUM BY  
THE IBC AND THE NATIONAL ELECTRICAL  
CODE (NEC) REQUIREMENTS FOR EGRESS,  
DETAILS ON THIS PLAN BY APPROVED, WITH  
CITY BUILDING REGULATIONS.

**ATTIC ACCESS / VAULTS:**  
SEE SECTION 7.10 FOR ACCESS TO  
ATTIC OR VAULT. ALL ACCESS SHALL  
BE PROVIDED TO THE ATTIC OR VAULT.  
ALL ACCESS SHALL BE PROVIDED TO THE  
ATTIC OR VAULT. ALL ACCESS SHALL BE  
PROVIDED TO THE ATTIC OR VAULT.  
ALL ACCESS SHALL BE PROVIDED TO THE  
ATTIC OR VAULT.

**PROVIDE SMOKE CARBON MONOXIDE AND  
HEAT DETECTORS WHERE SHOWN ON PLAN,  
AUTOMATICALLY.**  
STRUCTURAL WOOD SHOULD BE VERIFIED BY GRADE  
AND FOUND PROTECTED CONSTRUCTION TO  
CERTIFICATION MARK. THE MULTI-FAMILY HOUSING  
INSPECTION BY A RECOGNIZED AGENCY.

WHERE BEAMS ARE WOOD OR WOOD AS FLASH  
FRAMED WITH UNDERLAYER OF SUR FLOOR OR  
CELLING, APPROXIMATELY SIZED SIMPSON STRONG  
PER MANUFACTURER'S INSTRUCTIONS.

EXACT FINISH FLOOR  
MATERIAL VARIES.

3/4" PLYWOOD SUR. FLR.

2x FLOOR SYSTEM

10" MIN.

EXACT FINISH FLOOR  
MATERIAL VARIES.

2x BLOCKING  
BETWEEN STRIMERS

3/4" WOOD  
HAMMER EACH  
STRINGER TO BE  
DETERMINED BY  
OTHERS.

2x4 STRIMERS  
@ 12" O.C. (TYP.)

WIN. SILL  
TREAD DEPTH

7 3/4" MAX.

2x4 SHOE  
(CLEAT)

2x (FLOOR SYSTEM)  
HEADER

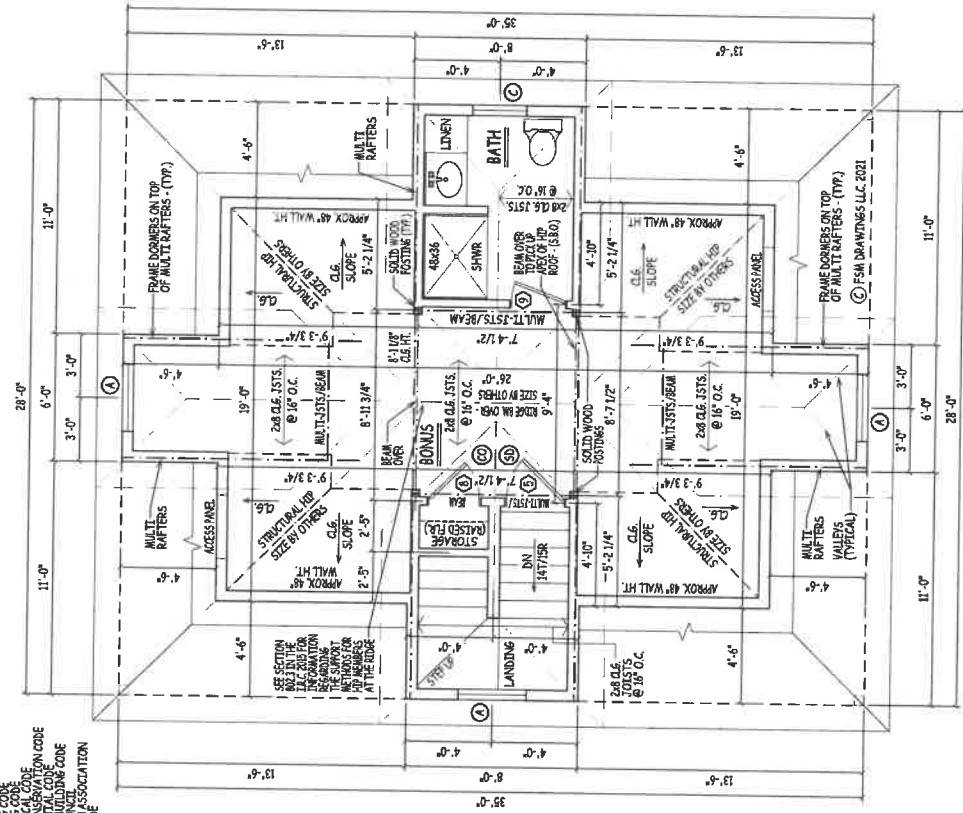
NOTE:  
SEE BUILDING SECTION  
FOR FLOOR FINISH  
ITEMS. HEIGHTS FOR  
BASEMENT, FIRST FLOOR,  
& SECOND FLOOR STAIRS.

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

**SIMILAR  
STAIR DETAIL**

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

NOTE:  
SEE BUILDING SECTION  
FOR FLOOR FINISH  
ITEMS. HEIGHTS FOR  
BASEMENT, FIRST FLOOR,  
& SECOND FLOOR STAIRS.



**THIRD FLOOR PLAN**

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

SQUARE FOOTAGE TABLE

PLAN	SQ. FTG.
FIRST FLOOR (INCLUDING WRECK)	980
SECOND FLOOR	980
THIRD FLOOR	660
TOTAL:	2,380

NOTE:  
SQUARE FOOTAGE INCLUDES ALL  
WALL STRUCTURE, FLOORING, CEILING,  
AND MECHANICAL/ELECTRICAL. DOES  
NOT INCLUDE WALLS, DOORS, STAIRS,  
OR PATIO S.

TAKE NOTE THAT BUILDER'S SQUARE  
FOOTAGE CALCULATIONS MAY VARY  
FROM SHEET S.

DOOR SCHEDULE

MARK	QTY	SIZE	NOTES
1	1	3'-0" x 6'-8"	2-LITE ENTRY DOOR
2	2	5'-0" x 6'-8"	GLIDING PATIO DOOR
3	2	2'-8" x 6'-8"	EXT. 9'-LITE
4	2	2'-8" x 6'-8"	JNT. FIRE RATED
5	6	1'-5" x 6'-8"	INTERIOR
6	1	1'-5" x 6'-8"	INTERIOR
7	2	2'-0" x 6'-8"	INTERIOR
8	2	2'-4" x 6'-8"	INTERIOR
9	2	2'-5" x 6'-8"	INTERIOR
10	(3)	1'-5" x 6'-8"	DOUBLE INTERIOR
11	(2)	2'-0" x 6'-8"	INTERIOR BIFOLDS
12	2	2'-0" x 6'-8"	INTERIOR BARN DOOR
13	2	2'-5" x 6'-8"	(VERIFY)
14	2	2'-5" x 6'-8"	INTERIOR POCKET DOOR

CONTRACTOR TO DETERMINE BY NOOR MANUFACTURER  
CONTRACTOR TO DETERMINE BY FINAL DOOR COUNT

WINDOW SCHEDULE

MARK	QTY	UNIT	NOTES
A	1	THW3046	DBL HUNG (EGRESS)
B	1	THW3046-2	D.M. MULLION (EGRESS)
C	1	THW2432	DBL HUNG
D	1	THW2432	DBL HUNG
E	1	CR8000	HIGH INT. TRANSOM WINDOW

CONTRACTOR TO DETERMINE FINAL WINDOW COUNT  
WINDOWS TO HAVE OPENING LIMITING DEVICES AS PER RA2 IBC 2015  
WINDOWS AS CONCEPT SECTION REFER FOR TYPE OF  
WINDOWS AND ENERGY RATING STANDARD

NOTE: ALL EGRESS SIZES ARE GIVEN  
ABOVE ONLY FOR THE PURPOSES OF  
COMPARING ROUGH OPENING SIZES WITH ANOTHER  
MANUFACTURER. CONSULT CONTRACTOR FOR THE EXACT RO  
& WINDOW MANUFACTURER CHOSEN FOR THIS HOME

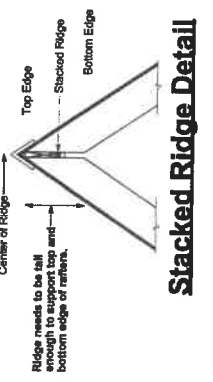
REPAIRED FOR:  
**ZACHERY LEAVITT**  
PROJECT LOCATION:  
**PORTSMOUTH NH**

DRAWN BY: AD  
CHECKED BY: ZL  
DATE DRAWN: 5/03/21  
DATE ISSUED: 5/03/21  
SCALE: AS INDICATED  
JOB NO.: 21-0300

REVISIONS

NO.	DATE	DESCRIPTION
1	11/21/21	PERMANENT FLOOR PLANS RELEASED FOR REVIEW
2	1/12/22	PERMANENT FLOOR PLANS RELEASED FOR REVIEW
3	5/03/21	WORKING DRAWINGS RELEASED FOR REVIEW
4		
5		

**4**



**Stacked Ridge Detail**

NOTE: ONE SIDE OF THE DECK IS SUPPORTED BY THE HOUSE. TRANSITION DEVICES SHALL BE INSTALLED AT ALL EXTERIOR LOCATIONS WITH A MINIMUM CLEARANCE CAPACITY OF 1,500 LBS. PER DECK. (SEE SECTION 507 OF THE 2015 IBC)

## GENERAL NOTES

NOTE: SEE THE NEW HAMPSHIRE BUILDING CODE (NBC) 15A:100, NBC 15B:200, & NBC 15C:200 AS PUBLISHED BY THE STATE OF NEW HAMPSHIRE. THE NBC IS THE BASIS FOR ALL CITY AND TOWN ORDINANCES. THE NBC IS THE BASIS FOR ALL CITY AND TOWN ORDINANCES. THE NBC IS THE BASIS FOR ALL CITY AND TOWN ORDINANCES.

IBC - INTERNATIONAL BUILDING CODE  
 IRC - INTERNATIONAL RESIDENTIAL CODE  
 IECC - INTERNATIONAL ENERGY CONSERVATION CODE  
 IMC - INTERNATIONAL MECHANICAL CODE  
 IPC - INTERNATIONAL PLUMBING CODE  
 IMFC - INTERNATIONAL MECHANICAL FUEL GAS CODE  
 NFPA - NATIONAL FIRE PROTECTION ASSOCIATION  
 NEC - NATIONAL ELECTRICAL CODE

ALL ENGINEERED STEEL/WOOD JOISTS TO BE ORDERED AND WRITTEN FOR FOUNDATION AND CONSTRUCTION BY CONTRACTOR AND OR BEAM MANUFACTURER (TYPICAL)

FABRICATION AND MATERIALS SUPPLIED AND INSTALLED SHALL CONFORM TO ALL APPLICABLE CODES, SPECIFICATIONS, NATIONAL BUILDING CODES, INSURANCE NATIONAL BUILDING LIFE SAFETY CODES, AND WHERE APPLICABLE DISABILITIES ACT.

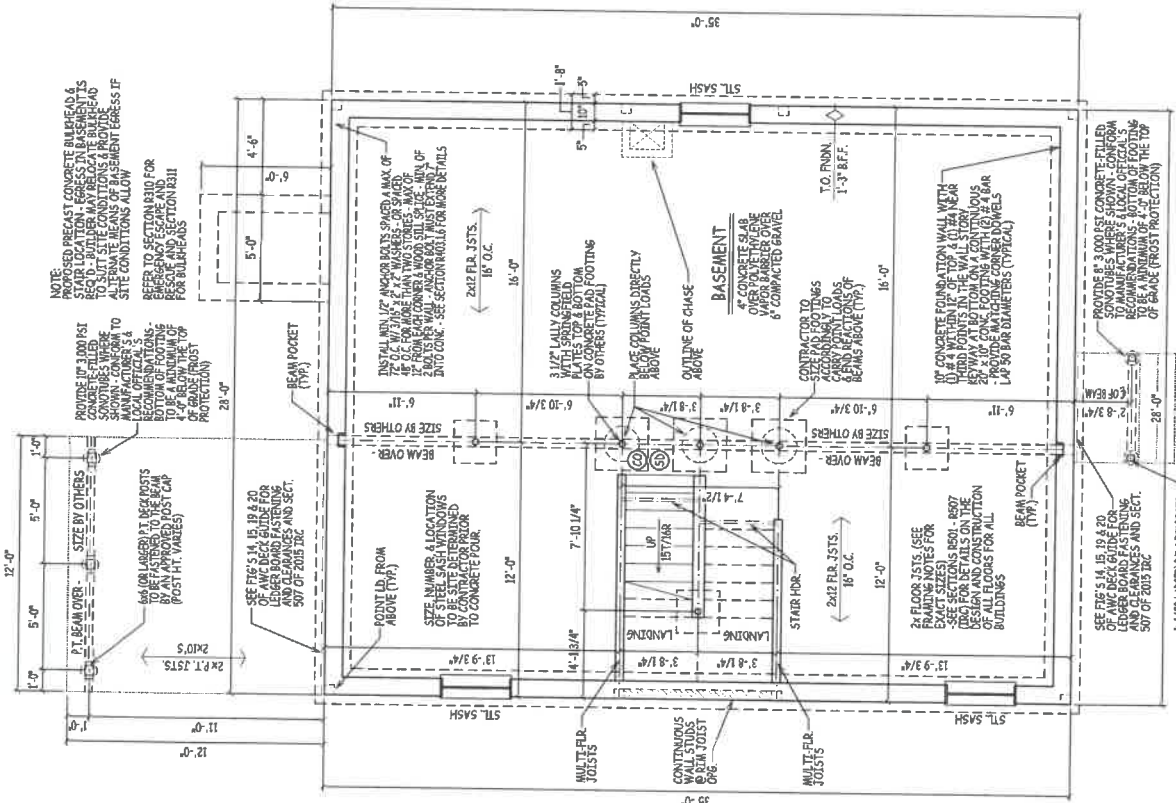
BASEMENT WALK-OUT SPECIFIC TO THE SITE GRADING AND FOUNDATION SHALL BE INSTALLED AT THE OWNER AND CONTRACTOR TO COORDINATE THE EXACT LOCATION AND NUMBER OF JOISTS WITHIN THE NUMBER REQUIRED. STRIPPING OF FOUNDATION WALL, FROST WALL & FOOTING.

BALCONIES & DECKS TO BE CONSTRUCTED USING THE PREScriptive WOOD DECK CONSTRUCTION CODES AND LISTS BY THE AMERICAN WOOD CODE AUTHORITY TO BE IN THE IBC 2009, 2012, AND 2015 GUIDE AVAILABLE ONLINE AT A.W.C. WEBSITE OR AVAILABLE AT THE A.W.C. WEBSITE OR A.W.C. WEBSITE. THE 2015 IBC HAS SHOWN DETAILS, TABLES, AND SCHEDULES FOR THE BUILDER PROVIDES DIAGONAL BRACING PARALLEL TO THE BEAM AT EACH CORNER POST GREATER THAN 8 FEET. SEE SECTION 507.2.1.1.3 & DECK CONSTRUCTION DIAGONAL BRACING IS TO BE INSTALLED FROM CENTER JOISTS BRACING WITH 1/2" DIA. METAL LAG BOLTS.

SEE SECTIONS 901 - 907 FOR DETAILS ON THE CONSTRUCTION OF ALL FLOORS FOR ALL BUILDINGS.

SEE SECTIONS 901 - 907 FOR DETAILS ON THE CONSTRUCTION OF ALL FLOORS FOR ALL BUILDINGS.

SEE SECTIONS 901 - 907 FOR DETAILS ON THE CONSTRUCTION OF ALL FLOORS FOR ALL BUILDINGS.



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

## FOUNDATION NOTES

MINIMUM COMPRESSIVE STRENGTH CONCRETE (TABLE 402.2) (STRENGTH AT 28 DAYS P2)

USE 3,000 P.S.I. CONCRETE FOR FOUNDATION WALLS

USE 3,000 P.S.I. CONCRETE FOR GARAGE SLAB

USE 2,500 P.S.I. CONCRETE FOR BASEMENT SLAB

FOR MIN-HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS REFER TO TABLE 1904.1.2(1) ON PAGE 6

FOR MIN VERTICAL REINFORCEMENT FOR 10" FLAT CONCRETE BASEMENT WALLS REFER TO TABLE 1904.1.2(2) ON PAGE 6

FOR MIN WIDTH AND THICKNESS FOR CONCRETE FOOTINGS FOR LIGHT-FRAME CONSTRUCTION REFER TO TABLE 1903.1(1) ON PAGE 6

SEE TABLE 606.11 FOR PREScriptive LOAD-BEARING VALUES OF FOUNDATION MATERIALS ON PAGE 6

CONCRETE FOUNDATIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH PART 911 OF THE IBC, 2015

SECTION 904 FOUNDATION WALLS AND TABLE 1903.1 (PROPERTIES OF SOILS)

FOUNDATION WALLS, FOOTINGS, STEPS, AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES SHALL CONFORM TO ALL APPLICABLE CODES, SPECIFICATIONS, NATIONAL BUILDING LIFE SAFETY CODES, AND WHERE APPLICABLE DISABILITIES ACT.

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

CONTRACTOR TO PROVIDE ADEQUATE VAPOR BARRIERS UNDER ALL CONCRETE SLABS WHERE REQ'D

GEOTECHNICAL ENGINEERING AND ALL EXISTING CONDITIONS SHALL BE SHOWN TO ALL APPLICABLE CODES, SPECIFICATIONS, NATIONAL BUILDING LIFE SAFETY CODES, AND WHERE APPLICABLE DISABILITIES ACT.

DOUBLE UP FLOOR JOISTS @ LOCATIONS OF NON-LOAD BEARING WALLS AND INSURE ALL BATHROOMS (I.E. BATHING TUBS, WIPER POOLS, KITCHENS, LAUNDRY ROOMS, ETC.) (TYPICAL)

50 - SMOKE DETECTOR  
 40 - HEAT DETECTOR  
 30 - CARBON MONOXIDE DETECTOR

NOTE: SEE BUILDING SECTION 0971 FOR APPROXIMATE DIMENSIONS FOR BASEMENT FIRST FLOOR & SECOND FLOOR STAIRS



2x4 POST & BEAM STAIRS (CLEAR)  
 BASEMENT SLAB  
 STAIR DETAILS  
 SCALE: 1" = 1'-0"

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED BY THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE WORKING ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PERSONNEL AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



PREPARED FOR:  
 ZACHERY LEAVITT  
 PORTSMOUTH NH  
 PROJECT LOCATION:

DRAWN BY: AD  
 CHECKED BY: ZL  
 DATE DRAWN: 5/03/21  
 DATE ISSUED: 5/03/21  
 SCALE: AS INDICATED  
 JOB NO.: 21-0362

NO.	DATE	REVISIONS
1	3/27/21	PRELIMINARY PLANS RELEASED FOR REVIEW
2	3/27/21	PRELIMINARY PLANS RELEASED FOR REVIEW
3	5/03/21	WORKING DRAWINGS RELEASED FOR REVIEW
4		
5		



FOR THE ENGINEER'S USE ONLY. THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE ENGINEER ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE STRUCTURE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.



PROJECT LOCATION: PORTSMOUTH NH  
 ZACHERY LEVITT  
 REPAIR FOR:

DRAWN BY: JL  
 CHECKED BY: ZL  
 DATE DRAWN: 5/03/21  
 DATE ISSUED: 5/03/21  
 SCALE: AS INDICATED  
 JOB NO.: 214801

NO.	REVISIONS
1	3/17/21 PRELIMINARY FLOOR PLANS RELEASED FOR REVIEW
2	3/17/21
3	5/03/21 WORKING DRAWINGS RELEASED FOR REVIEW
4	
5	

6

**R404.1.2(1) - 2015 IRC**  
**MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS<sup>a, b</sup>**

MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story.
> 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story.

**TABLE R404.1.2(4) - 2015 IRC**  
**MINIMUM VERTICAL REINFORCEMENT FOR 12-INCH NOMINAL FLAT CONCRETE BASEMENT WALLS<sup>a, b, c, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w, x, y, z</sup>**

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT <sup>a</sup> (feet)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE AND SPACING (inches)																		
		GW, GT, SW, SP <sup>b</sup>	NR	NR	NR	NR	NR	NR	NR	NR	NR									
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	7	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	8	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	9	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6 @ 31	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6 @ 28	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6 @ 24	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	6 @ 24	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

**TABLE R403.1(1) FOR LIGHT-FRAME CONSTRUCTION (inches)<sup>a, b</sup>**  
**MINIMUM WIDTH AND THICKNESS FOR CONCRETE FOOTINGS**

SNOW LOAD OR ROOF LIVE LOAD	STORY AND TYPE OF STRUCTURE WITH LIGHT FRAME	LOAD-BEARING VALUE OF SOIL							
		1500	2000	2500	3000	3500	4000		
50 psf	1 story—slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story—with crawl space	16 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story—plus basement	21 x 6	16 x 6	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story—slab-on-grade	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story—with crawl space	19 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story—plus basement <sup>a</sup>	25 x 7	19 x 6	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story—slab-on-grade	17 x 6	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story—with crawl space	22 x 6	17 x 6	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story—plus basement	28 x 9	21 x 6	17 x 6	14 x 6	14 x 6	12 x 6	12 x 6	12 x 6

For S1: 1 inch = 25.4 mm, 1 ft<sup>2</sup> = 14.4 Nm<sup>2</sup>, 1 pound per square foot = 47.9 N/m<sup>2</sup>.  
 a. Interpretation allowed. Encompassment is not allowed.  
 b. Based on 32-foot-wide house with load-bearing center wall that carries half of the tributary attic, and floor framing. For every 2 feet of adjustment to the width of the house, add or subtract 2 inches of footing width and 1 inch of footing thickness (but not less than 6 inches thick).  
 -SEE TABLE R403.1(1) (2015 IRC) FOR FULL TABLE

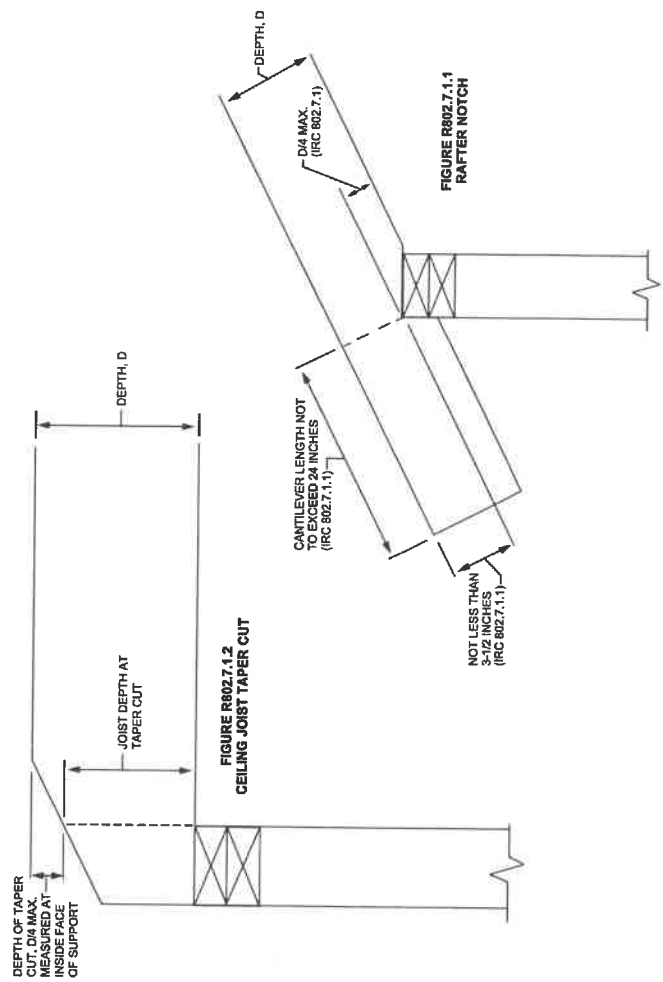


SIMPSON STRONG-TIE  
 ACH WITH TWO HTS  
 POST CAP & JOIST ATTACHMENT  
 POST CAP  
 POST ATTACHMENT  
 POST STAND OFF

**TABLE R401.4.1**  
**PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS**

3,000	Sandy gravel and/or gravel (GW and GP)
2,000	Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)
1,500	Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)

SEE TABLE R401.4.1 (2015 IRC) FOR FULL TABLE









# 0 ISLINGTON ST

**Location** 0 ISLINGTON ST

**Mblu** 0233/ 0007/ 0001/ /

**Acct#** 54216

**Owner** CONTE JEREMY JAMES

**PBN**

**Assessment** \$179,900

**Appraisal** \$179,900

**PID** 54216

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$800	\$179,100	\$179,900

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$800	\$179,100	\$179,900

## Owner of Record

**Owner** CONTE JEREMY JAMES  
**Co-Owner**  
**Address** 1240 ISLINGTON ST  
 PORTSMOUTH, NH 03801

**Sale Price** \$432,000  
**Certificate**  
**Book & Page** 6069/833  
**Sale Date** 12/23/2019  
**Instrument** 81

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CONTE JEREMY JAMES	\$432,000		6069/833	81	12/23/2019

## Building Information

### Building 1 : Section 1

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**

**Replacement Cost**

Less Depreciation: \$0

**Building Photo**

(<http://images.vgsi.com/photos2/PortsmouthNHPhotos/\00\00\30\23.JPG>)

**Building Layout**

 Building Layout (ParcelSketch.aspx?pid=54216&bid=51745)

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchen Gr	
WB Fireplaces	
Extra Openings	
Metal Fireplaces	
Extra Openings 2	
Bsmt Garage	

**Building Sub-Areas (sq ft)****Legend**

No Data for Building Sub-Areas

**Extra Features****Extra Features****Legend**

No Data for Extra Features

**Land**

**Land Use**

**Use Code** 1060  
**Description** AC LND IMP  
**Zone** SRB  
**Neighborhood** 123  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0.12  
**Frontage**  
**Depth**  
**Assessed Value** \$179,100  
**Appraised Value** \$179,100

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			640.00 S.F.	\$700	1
SHD1	SHED FRAME			120.00 S.F.	\$100	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$800	\$179,100	\$179,900

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$800	\$179,100	\$179,900