Chris & Kristin Martin 27 Sewall Road Portsmouth, NH 03801

Request for dimensional relief on the north side setback of the property for a deck, and for increased lot coverage to accommodate proposed addition, decks & 10x10 shed.

Explanation:

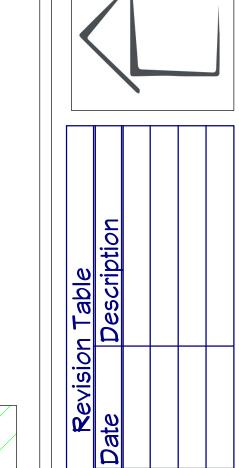
- 1. The variance is not contrary to the public interest: The variance is not contrary to public interest it will in no way threaten public health, safety, welfare, or otherwise injure public rights. The surrounding neighborhood is comprised of single and two story homes, many of which have comparable additions; this modest outward, single story expansion will improve the aesthetics of this property while not altering the essential character of the neighborhood. Proposed for the west facing rear elevation, this addition will not be substantially visible from the street or front of the existing home.
- 2. **The Spirit of the Ordinance is Observed:** The spirit of the ordinance is observed the style of this addition is common not only in this neighborhood, but throughout the town of Portsmouth. The proposed addition is designed to fall in line with the character of the surrounding properties.
- 3. **Substantial Justice is Done:** The proposed plan does not result in any hardship done to the general public and/or individuals. The purpose of this addition is to allow more livable space for the applicant and their family without hindering the public in any way.
- 4. **The values of surrounding properties are not diminished:** The values of the surrounding properties are not diminished; the proposed work falls in line with the character of other properties in the neighborhood.
- 5. Literal enforcement of the ordinance would result in unnecessary hardship: The existing lot size and footprint of the property are non-conforming; The existing footprint fails to meet the setback requirement on the north side yard. The proposed deck is in the same plane as the current building. The size of the lot is 10,018.8sqft where the minimum requirement is 15,000sqft. Given the lot size, the lot coverage with the proposed addition and 10x10 shed would be 25.87% where 20% is allowed. Measured against the required 15,000sqft lot size, the proposed lot coverage would be 17.28%. The sole purpose of the proposed addition is to create a modest amount of additional space for our family to continue to live and grow in this home, and in this neighborhood.











DATE:

1/27/22 COPYRIGHT @ ABRIGO

HOME 2022 SCALED FOR:

> 24" × 36" SCALE:

SEE SCALE

ON DRAWINGS SHEET:



OVERVIEW

SCALE: NTS

SPECIFICATIONS + NOTES

*ROOFING MATERIAL

*ALL TRIM PACKAGE: PVC OR BORAL

*SIDING:

*BRACKETS:ProMood Market - Bracket 02T9 - P 32", H:42", T: 5.5" (Ptd: WHITE) *COLUMNS:

*STAIR SYSTEM:

_EXTERIOR:

*BROSCO: Liberty Extruded Rail System

*RISER: AZEC- MHITE

*TREAD: SELECTWOOD, ZURI "Weathered Grey"

_INTERIOR:

*NEWEL

*HANDRAIL *BALUSTERS

*RISER FINISH

*TREAD *WINDOWS:

_MANUFRACTURER:

INT. FINISH:

*D00R5: _MANUFRACTURER:

_EXT. FINISH:

_EXT. FINISH:

_INT. FINISH:

*BATHROOMS:

_FLOORING _TUB DESIGN

_SHOWER FLOOR

_SHOWER WALLS

_SHOWER HEADS _SHOWER NICHE VS. SHELVES

_SHOWER DOOR

NOTE: MAJOR PLUMBING CHANGES

*FLOORING:

_1ST FLOOR:

_2ND FLOOR:

_HEATED FLOOR:

_REFINISH AREAS: *KITCHEN:

_CABINETRY NOTES: Specs to be prepared on 11×17 doc.

BUILT-IN NOTES: _APPLIANCES

*MANTLE:

*FIREPLACE:

_WOOD: INT. FIREBOX: RED BRICK VS. YELLOW BRICK

HEARTH: RAISED VS. FLUSH

*MATERIAL:

*CEILING HEIGHTS: 1ST FLOOR: _____| 2ND FLOOR: _____

*CORNER BOARDS: 6" TYP

*WATER TABLE: 10" W/ COPPER FLASHING TYP.

*RAKE BOARD: 8" TYP. PVC OR BORAL. (FILLED & PAINTED)

*SOFFIT - BEADBOARD AZEC OR EQ.

*ROOF YENT - RIDGE YENT VS. BROSCO LOUVERED VENT VS. SOFFIT YENT

*ARCHITECTURAL DETAIL: *WINDOW TRIM: 4-1/2" TYP. PVC

TOTAL SQUARE FOOTAGE:

NEW _RENOVATED SF

_TOTAL

© AMY DUTTON HOME

DRAWINGS USED EXPRESSIVELY FOR DESIGN ONLY FOR NOTED CLIENT. ALL

STRUCTURAL ENGINEERING PROVIDED BY OTHER.

FINAL CD SET DATE: 02.01.21

<u>LIVING AREA</u>					
MAIN FLOOR	saft				
TOTAL	saft				
GARAGE	saft				
FRONT PORCH	saft				

saft

DIM DISCLAIMER

DECK

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

WALL LEGEND

= ADDITION

= EXISTING

A-1	UYERYIEYY	
A-2	PLOT PLAN	
A-3	RENOVATION PLAN	
G-1	GENERAL NOTES	
G-2	GENERAL NOTES	
A-4	FOUNDATION	
A-5	FIRST FLOOR	
A-6	SECOND FLOOR	
A-7	ROOFS	
A-8	MINDOM AND DOOR SCHEDULE	
A-9	ELEVATIONS	
A-10	ELEVATIONS	
A-11	ELEVATIONS	
F-1	FRAMING	
F-2	FRAMING OVERVIEW	
D-1	DETAILS	
E-1	ELECTRICAL	
P-1	PLUMBING	
C-1	KITCHEN CABINETRY	
C-2	BATH CABINETRY	
C-3	CABINETRY	
L-1	LANDSCAPE PLAN	

Layout Page Table

Comments

ZONING MAXIMUMS: front setback: 50' rear setback: side setbacks: 20" building coverage:

EXISTING CONDITIONS:

LOT SIZE: 0.23 ANTICIPATED DISTURBED AREA: 524 SF FRONT/REAR HEIGHT: 23'

LIVABLE SF: 1694 SF FIRST FLOOR 968 SF 3-QUARTER 726 SF BASEMENT 0 GROSS SF: 3916 SF FIRST FLOOR 968SF 3-QUARTER 968 SF BASEMENT 968 SF GARAGE 308 SF 396 SF AREA OF FOOTPRINT: 1367.8 SF EXISTING SETBACKS: FRONT:

11'-0" EXISTING LOT COVERAGE: 13.6% EXISTING PARCEL AREA: 0.23 ACRES

59' -0" proposed

PROPOSED CONDITIONS: FRONT/REAR HEIGHT: 23'-0"

LIVABLE SF: FIRST FLOOR 1496 SF 3-QUARTER 726 SF BASEMENT 0 4331 SF GR055 5F: FIRST FLOOR 1496 SF 3-QUARTER 968 SF BASEMENT 968 SF 308 SF 308 SF 283 SF 100 SF AREA OF FOOTPRINT: 2187 SF PROPOSED SETBACKS: FRONT: 26'-0" REAR: 49'-0" RIGHT:

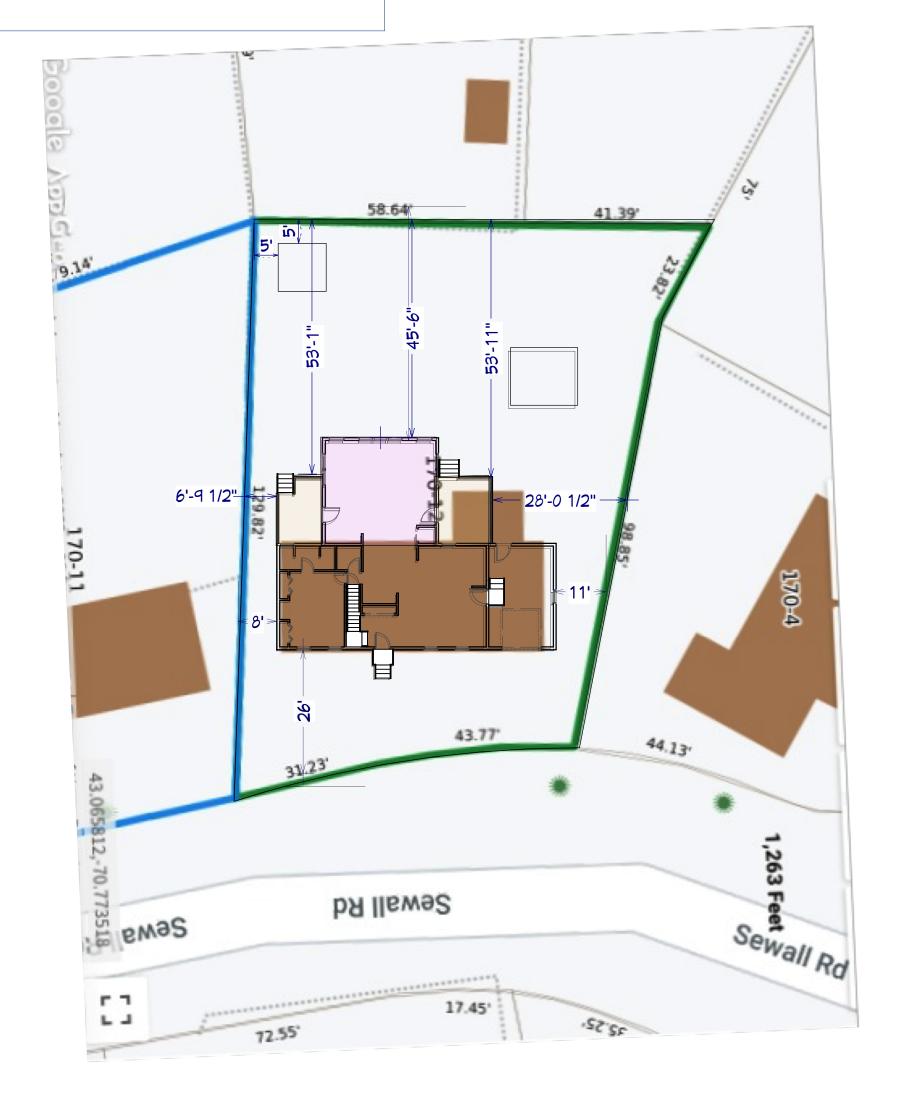
PROPOSED LOT COVERAGE: 20.9%

EXISTING PARCEL AREA: .23AC | 10018.8 SF

1200 GAL SEPTIC TANK LEACH FIELD BASED ON INFO FROM WASHOE COUNTY LEACH FIELD SHALL BE AN INFILTRATOR SYSTEM 40 CHAMBERS REQUIRED (ARC 36) 2 LINES 3' WIDE X 3' DEEP X 100 FEET LONG 40 CHAMBERS EACH 10' MIN. BETWEEN LINES SEPTIC TANK 10' FROM HOUSE

SLOPE FINISH GRADE AWAY FROM THE HOUSE @ 5% FOR 10' MIN LEAVE NATURAL DRAINAGE UNDISTURBED APN#

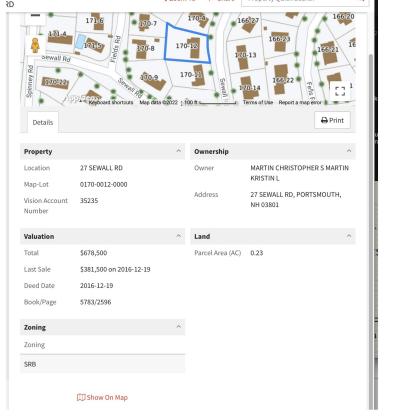
CAD BLOCK GUIDE EXISTING FOOTPRINT (XX SQFT) PROPOSED ADDITION (XX SQFT) PROPOSED DECK (XX SQFT)

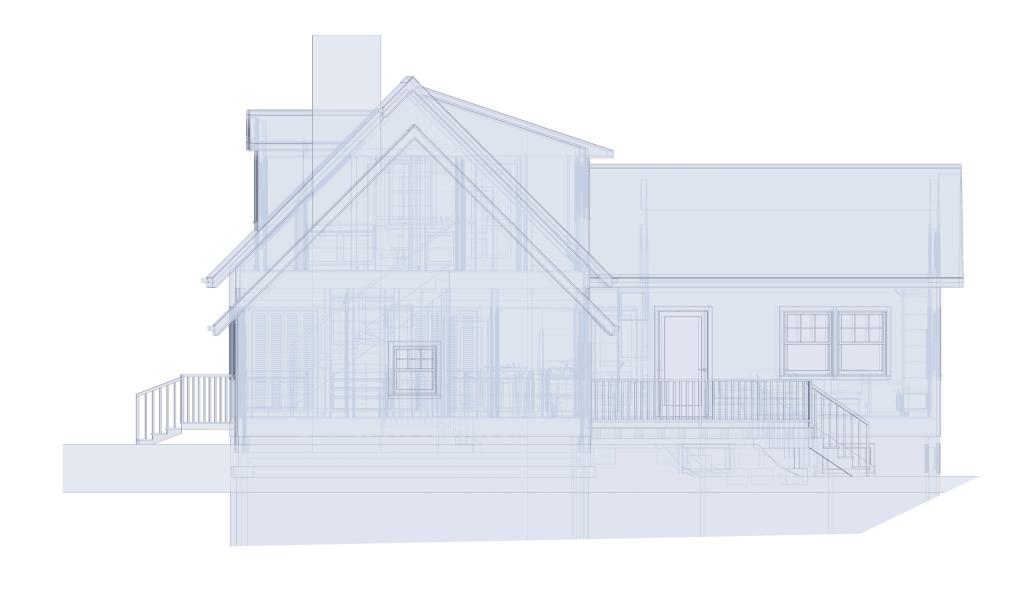


		♀ Zoom To	→ Share	Property Quick Search	Q
170-22	171-6 170-7 170-8 170-8 170-9 170-9 170-9 170-9		Sewal 1	166:23 166:23 166:23 70:14 166:22 70:14 166:22 70:14 166:22	
Property		^ 01	wnership		^ I
Location	27 SEWALL RD	Ov	wner	MARTIN CHRISTOPHER S MA	ARTIN
Map-Lot	0170-0012-0000			KRISTIN L	- 1
Vision Account Number	35235	Ac	ddress	27 SEWALL RD, PORTSMOU [*] NH 03801	тн,
Valuation		^ La	and		^
Total	\$678,500	Pa	arcel Area (AC)	0.23	:
Last Sale	\$381,500 on 2016-12-19				
Deed Date	2016-12-19				
Book/Page	5783/2596				
Zoning		^			
Zoning					
SRB					
					- 11



GOOGLE SATELLITE SITE





SITE PLAN

27 ROHANDA DR.



Code

Building Sub-Areas (sq ft)

Description

First Floor

Three Quarter Story

Basement, Unfinished

Garage, Attached

Deck, Wood

Legend

Area

968

Area

308

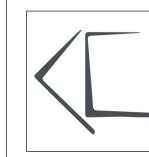
308

396

3,916

GLASS HOUSE ELEVATION FROM EAST

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



2/18/22 COPYRIGHT @ ABRIGO **HOME 2022**

DATE:

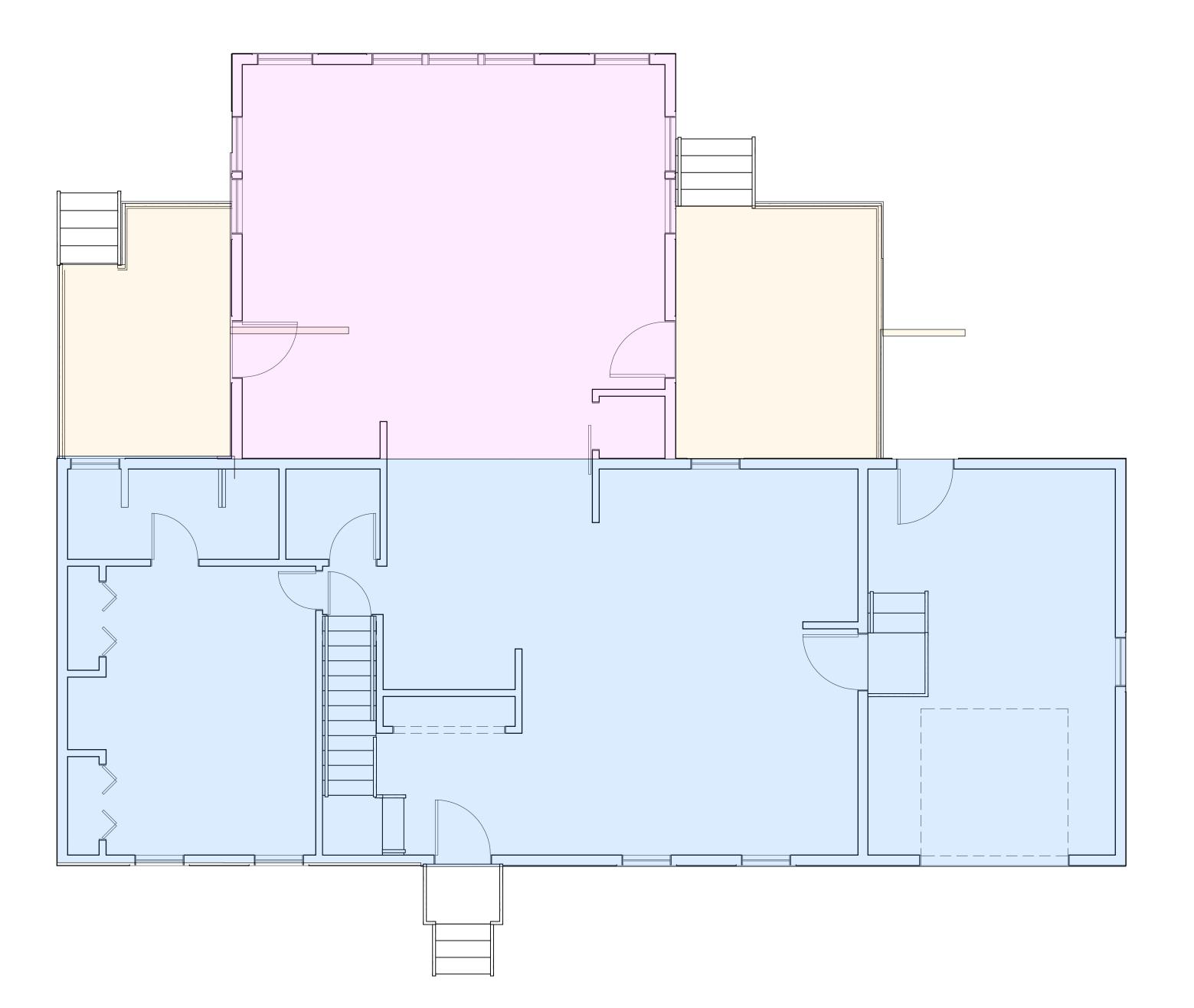
SCALED FOR: 24" × 36" SCALE:

SEE SCALE ON DRAWINGS

SHEET:

DEMOLITION NOTES GENERAL NOTES 1. PROVIDE SELECTIVE DEMOLITION TO REMOVE EX. FLOOR, WALLS, CEILING, WINDOWS AND ROOF SYSTEMS IDENTIFIED. CONFIRM EXACT LOCATION W/ DESIGNER AND CIVIL ENGINEER PRIOR TO SELECTIVE DEMOLITION COMMENCEMENT. CONSULT WITH DESIGN PROFESSIONAL FOR ALL REQUIRED TEMPORARY SHORING AND SUPPORTS. 2. CUT EXISTING FOUNDATION TO LOCATION IDENTIFIED AND PREPARE FOR NEW FOUNDATION WALL. 3. EXISTING FOUNDATION WALL TO BE CUT AND REMAIN IN PLACE. REMOVE SILL PLATES OR OTHER LUMBER AND CUT BACK ANCHOR BOLTS TO TOP OF WALL. FILL VOID WITH SAND AND/ OR SOILS CONSISTENT WITH SURROUNDING MATERIALS. CAD BLOCK GUIDE EXISTING FOOTPRINT (XX SQFT) PROPOSED ADDITION (XX SQFT)

PROPOSED DECK (XX SQFT)



DATE: 1/27/22 COPYRIGHT @ ABRIGO HOME 2022 SCALED FOR: 24" × 36" SCALE:

> SEE SCALE ON DRAWINGS

> > SHEET:

A-3

RENOVATION PLAN

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

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER MAY SUBSTITUTIE MATERIALS PROVIDED THEY MEET CURRENT BUILDING CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL

BUILDING SITE:

CERTIFICATIONS AND SPECIAL INSPECTIONS:
CHANGES: ALL CHANGES MUST BE APPROVED BY THE BUILDING

DEPARTMENT PRIOR TO CONSTRUCTION.

SOIL CLASSIFICATION:

ALL NEW SINGLE-FAMILY DWELLINGS AND ADDITIONS REGARDLESS OF LOT SIZE SHALL REQUIRE A NEVADA ENGINEER TO SUBMIT A REPORT INDICATING SOIL CLASSIFICATION AND SUITABILITY FOR THE PROPOSED DESIGN.

ELEVATION AND SETBACK:

A NEVADA ENGINEER OR SURVEYOR IS TO CERTIFY FOUNDATION ELEVATION AND BUILDING SETBACK PRIOR TO THE FOUNDATION INSPECTION

AT THE DISCRETION OF THE FIELD INSPECTOR, A SETBACK LETTER MAY BE WAIVED WHEN PROPERTY LINES CAN BE DETERMINED. DETACHED NON-HABITABLE STRUCTURES MAY REQUIRE ANY OF THE ABOVE DEPENDING ON FIELD CONDITIONS.

CULVERTS AND DRIVEWAYS:

PER APPROVED PLAN.CONTACT THE ROAD OPERATIONS DEPARTMENT FOR INSPECTION,(775) 328-2180.

SURFACE DRAINAGE:

NEVADA ENGINEER OR SURVEYOR TO CERTIFY DRAINAGE PER THE APPROVED PLANS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DRAINABE NOTES:

DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION AND SHALL NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10.'

BUILDING SITE:
SOIL CLASSIFICATION:
ELEVATION AND SETBACK:
CULVERTS AND DRIVEWAYS:
SURFACE DRAINAGE:

DRAINAGE NOTES: EXCEPTION:

WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10, THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM SLOPE OF 5% AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. SWALES SHALL BE SLOPED A MINIMUM OF 2% WHEN LOCATED WITHIN 10' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

SPECIAL INSPECTION NOTES:

ATTACHMENT OF NEW FOUNDATION TO EXISTING:

DRILL AND PIN STEM WALLS PER CODE
USE SIMPSON EPOXY PER MANUFACTURER RECOMMENDATION

UNDERGROUND UTILITIES:

INSPECTION IS REQUIRED PRIOR TO BACKFILL OF WATER, ELECTRIC, GAS AND SEWER LINES. OTHER DEPARTMENTS AND AGENCIES MAY HAVE ADDITIONAL INSPECTIONS; SEE PERMIT CARD FOR THOSE INSPECTION NUMBERS.

PROVIDE WARNING TAPE.BACKFILL MATERIAL TO BE FREE OF CONSTRUCTION MATERIAL, ROCKS AND DEBRIS. A YELLOW INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO UNDERGROUND NONMETALLIC GAS PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVE GROUND AT EACH END OF THE NONMETALLIC PIPING. THE TRACER WIRE SIZE SHALL NOT BE LESS THAN 18 AWG AND THE INSULATION TYPE SHALL BE SUITABLE FOR DIRECT BURIAL.

MINIMUM BURIAL DEPTHS FOR UTILITIES AFTER THE SERVING UTILITY
POINT OF CONNECTION:
WATER LINE: 30 INCHES
RESIDENTIAL ELECTRIC: 18 INCHES
PLASTIC GAS LINE: 18 INCHES
METAL GAS LINE: 12 INCHES

GAS,WATER AND SANITARY LINES SHOULD BE UNDER THE APPROPRIATE TEST PRESSURE AT TIME OF INSPECTION. P:\DIVISION STANDARD FORMS\PLAN CHECK\2012 IRC WARNING.DOC REVISED 09/01/2013

UNDERGROUND ELECTRIC AFTER THE METER SHALL BE LISTED DIRECT BURIAL CABLE OR IN CONDUIT.PLASTIC ELECTRICAL CONDUIT (RIGID NON-METALLIC) SHALL BE SCHEDULE 40 OR SCHEDULE 80.

STRUCTURAL NOTES:

SEWER LINE: 12 INCHES

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F.#2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS.

HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER.ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL.ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS.OR HOT DIPPED GALVANIZED BOX NAILS.FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS.UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS.PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS.ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS.ROOF SHEATHING SHALL 5/8" MINIMUM.SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES.NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S.PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117.EACH MEMBER SHALL BEAR AN AITC OR APAEWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE.ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD.GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG.

PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

GENERAL ITEMS:

GARAGE:

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE.

GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT.WHERE THE SEPARATION IS A FLOOR CEILING ASSEMBLY,THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT.(TABLE R302.6)

NOTE: FIRESTOP ALL PENETRATIONS PER (R302.11 ITEM 4).

DOORS TO BE 13/8" SOLID CORE OR RATED 20 MIN.EQUIPPED WITH A SELF-CLOSING DEVICE.(R302.5.1)

WOOD BURNING APPLIANCES:

WOOD STOVES AND FIREPLACES SHOWN ON PLANS MUST BE INSTALLED PRIOR TO FINAL INSPECTION PER THEIR LISTING.THE AFFIDAVIT OF EMISSION STANDARDS IS TO BE ON SITE.

WOOD-BURNING APPLIANCES MAY NOT BE ALLOWED IN ALL AREAS O WASHOE COUNTY.

BATHROOMS:

SPAS AND HOT TUBS TO BE INSTALLED PER IRC CHAPTER 42 & APPENDIX G.

CEMENT,FIBER-CEMENT,OR GLASS-MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288,C 1325,C 1178 OR C 1278 SHALL BE USED AS BACKERS.(R702.4)

SPECIAL WALL COVERINGS:

ADHERED VENEERS AND ATTACHED STONE OVER WOOD WALLS MUST BE INSTALLED OVER A WATER-PROOF BARRIER COMPLYING WITH SECTIONS (R703.2) AND (R703.6.3).

ALSO FLASHING MUST BE INSTALLED AS REQUIRED BY R703.8 AND WEEP SCREED MUST BE INSTALLED AT THE BOTTOM OF THE WALL FINISH.

WEEP SCREEDS FOR ANY APPLICATION MUST TERMINATE 4" ABOVE FINISH GRADE OR 2" ABOVE ANY PAVING, CONCRETE OR HARD SURFACE.

NOTE: A LATH INSPECTION IS REQUIRED.

FOUNDATION:

FOOTINGS:

TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH:

3,000 PSI AT 28 DAYS FOR ALL SLABS.(FOUNDATION DESIGN BASED ON 2,500 PSI).

3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION. MAXIMUM SLUMP.4"

REINFORCEMENT:

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

ANCHORS:

CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL.EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.SPECIAL INSPECTION REQUIRED.

INFILTRATION:

ALL OPENINGS IN THE EXT.BLDG.ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION.THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
 * JOINTS BETWEEN WALL CAVITY AND WINDOW / DOOR FRAME.
- * JOINTS BETWEEN WALL CAVITY AND WINDOW / D
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

ACCESS: ACCESS SHALL

ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES.ACCESS OPENINGS THROUGH FLOORS SHALL BE A MINIMUM OF 18" BY 24".

OPENINGS THROUGH A PERIMETER WALL SHALL NOT BE LESS THAN 16" BY 24".WHEN ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16" BY 24" SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH-WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. SEE (IRC SECTION M1305).1.4 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS.R408.4)

INSULATION: PROVIDE PROPER UNDER-FLOOR VENTILATION.(R408.1)

GROUND: INSTALL A GROUND ELECTRODE PER (IRC E3608).

GENERAL FRAMING NOTES:

FLOOR:

PROVIDE DOUBLE JOISTS.UNDER ALL WALLS RUNNING PARALLEL TO

JOISTS. INSULATION:

PROVIDE POSITIVE VENTILATION AT EA.END OF EA.RAFTER SPACE AT VAULTED CEILING AREAS. PROVIDE FOR PROPER ATTIC VENTILATION. (P806)

(R806) FIRE BLOCKING:

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER (IBC-SEC.R502.12).

BRACKETS: PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND

COLUMNS TO RESIST LATERAL DISPLACEMENT. **ATTIC ACCESS - MAIN:**

BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND THAT HAVE A VERTICAL HEIGHT OF 30" OR MORE. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" BY 30". THE ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A MINIMUM HEIGHT OF 30" UNOBSTRUCTED HEADROOM SHALL BE PROVIDED IN THE ATTIC SPACE AT SOME POINT ABOVE THE ACCESS OPENING.(R807) ATTIC ACCESS - GARAGE:

ATTIC ACCESS IN GARAGES SHOULD NOT COMPROMISE ANY REQUIRED FIRE SEPARATION.SEE IRC SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT WILL BE LOCATED IN ATTICS.

ICE SHIELD:

HOUSES ABOVE 5300' ELEVATION REQUIRE ROOF ICE BARRIERS. (R905.2.7.1)

FIRE-BLOCKING SHALL BE PROVIDED PER (R302.11). **ENGINEERED TRUSSES:**

CHANGE OF TRUSS MANUFACTURER MUST BE APPROVED PRIOR TO CONSTRUCTION

FRAMING - GENERAL:

INSTALL APPROVED FRAMING CLIPS AT EACH END OF ALL TRUSSES AND RAFTERS.

FLOOR JOIST BLOCKING IS REQUIRED AT ALL BEARING POINTS OR FOLLOW MANUFACTURED JOIST INSTALLATION INSTRUCTIONS.
BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND THAT HAVE A VERTICAL HEIGHT OF 30" OR MORE. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" BY 30". THE ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A MINIMUM HEIGHT OF 30" UNOBSTRUCTED HEADROOM SHALL BE PROVIDED IN THE ATTIC SPACE AT SOME POINT ABOVE THE ACCESS OPENING.(R807) PROVIDE FOR PROPER ATTIC VENTILATION.(R806)
ATTIC ACCESS IN GARAGES SHOULD NOT COMPROMISE ANY REQUIRED FIRE SEPARATION.SEE IRC SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT WILL BE LOCATED

IN ATTICS.
HOUSES ABOVE 5300' ELEVATION REQUIRE ROOF ICE BARRIERS.
(R905.2.7.1)

FIRE-BLOCKING SHALL BE PROVIDED PER (R302.11).
CHANGE OF TRUSS MANUFACTURER MUST BE APPROVED PRIOR TO CONSTRUCTION.

LUMBER SPECIES:

POSTS,BEAMS,HEADERS,JOISTS,AND RAFTERS TO BE DF-#2.

EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.

SILLS,PLATES BLOCKING,AND BRIDGING TO BE DF-#2.

ALL STUDS TO BE DF#2 OR BETTER. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:

ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR OSB.
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G – OSB INT – APA – RATED

WALL PANEL NOTES:

B.P.BRACED WALL PANEL

3'-4" MIN.LENGTH W/ 7/16" OSB OR 1/2" PLYWOOD AND 8D COMMONS 4" O/C AT ALL PANEL EDGES,8" O/C FIELD.

I.B.P.INTERIOR BRACED WALL PANEL

1/2" GYP.BD PER R 602.10.3(5); 1/2 GWB EACH SIDE W/ #6 X 1 1/4 TYPE S OR W SCREWS PER ASTM C1002 @ 7" O/C @ ALL SUPPORTS

A.B.P.ALTERNATE BRACED WALL PANEL

2'-8" MIN.WIDTH W/ 7/16" OSB OR 1/2" PLYWOOD AND 8D COMMONS 4" O/C AT ALL PANEL EDGES,8" O/C FIELD & (2) A.B.PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN.HOLD-DOWN EACH END *HPAHD22 OR STD10)

NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER TOE-NAIL (3)-8d

BRIDGING TO JOIST TOE-NAIL EA.END (2)-8d

SOLE PLATE TO JOIST OR BLOCKING FACE NAIL 16d @ 16"OC

STUD TO SOLE PLATE TOE-NAIL (4)-8d,END NAIL (2) 16d

TOP PLATE TO STUD END NAIL (2)-16d

DOUBLE STUDS FACE NAIL 16d @ 24" OC

DOUBLE TOP PLATES FACE NAIL 16d @ 16" OC

CONTINUOUS HEADER,TWO PIECES 16d @ 16" OC ALONG EA.EDGE

BUILT-UP HEADER,TWO PIECES

W/ 1/2" SPACER 16d @ 16" OC ALONG EA.EDGE

TOP PLATES, LAPS, AND INTERSECTIONS FACE NAIL (2)-16d

CEILING JOISTS TO PLATE TOE-NAIL (3)-8d

CONTINUOUS HEADER TO STUD-TOE NAIL (4)-8d

CEILING JOISTS, LAPS OVER PARTITIONS FACE NAIL (3)-10d

CEILING JOISTS TO PARALLEL RAFTERS FACE NAIL (3)-10d

1" BRACE TO EACH STUD AND PLATE FACE NAIL (2)-8d

BUILT-UP CORNER STUDS 10d @ 24" OC 2" PLANKS (2)-16d @ EA.BRG.

RAFTER TO PLATE TOE-NAIL (2)-16d

1/2" PLYWOOD ROOF AND WALL EDGES 8d @ 6" OC SHEATHING INTERMEDIATE 8d @ 12" OC 3/4" PLYWOOD SUBFLOOR EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC

2x MULTIPLE JOISTS - STAGGER @ 16" OC W/ (2) @ EA.END OR SPLICE (3) OR FEWER - 16d NAILS (4) OR MORE - 1/2" DIA M.B.W/ STANDARD NUT AND WASHERS

ROOF FRAMING / TRUSS NOTES:

ROOF & FLOOR TRUSS MANUFACTURER: **WEYERHAUSER** MIN.SNOW LOAD 50 LBs PER SQUARE FOOT.

TRUSS DRAWING IS FOR ILLUSTRATION ONLY.ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT.APPROVAL OF ENGINEERING CALCULATIONS.

SCISSORS TRUSS CEILING PITCH CALCULATED BY MANUFACTURER

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR

FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK, OR HIP TRUSSES TO MAIN

BEARING WALLS: WALL HEADERS: (2) 2 X 10 DF 2 TYP.UNO

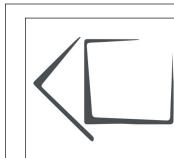
GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

NON-BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO ASSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.

ALL ROOF FRAMING 24" O.C. - ALL OVERHANGS 16".

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES,OPENINGS IN PLATES,CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.



Revision Table

Imber Date Description

GENERAL NOTE

LENT:

CONTACT:
AY DUTTON HOME
WALKER STREET | KITTERY
my@amyduttonhome.com

DATE:

1/27/22

COPYRIGHT @ ABRIGO HOME 2022

> SCALED FOR: 24" X 36" SCALE:

SEE SCALE ON DRAWINGS SHEET:

G-1

TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL-RISE LARGER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.

EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG.INSTRUCTIONS.

PORCHES, BALCONIES, RAMPS, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT.

OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

HANDRAILS SHALL BE PLACED BETWEEN 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDING. STAIRWAYS FOR DWELLINGS WITH FOUR OR MORE RISERS SHALL HAVE HANDRAILS. (R311.7.8) THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A

THE OPENINGS BETWEEN BALLISTERS NEWELS IS TO BE NO MORE THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH

INSULATION – ENERGY – CONSERVATION (IECC CHAPTER 4):

INSULATE THE STRUCTURE ACCORDING TO APPROVED ENERGY CALCULATIONS AND PLANS. ATTIC R-38, WALLS R-19, FLOORS R-30 INSTALL WINDOWS WITH U-VALUES NO GREATER THEN SPECIFIED BY THE ENERGY COMPLIANCE STATEMENT. WINDOW LABELS MUST BE IN PLACE FOR INSPECTION.

PROVIDE FOUNDATION VENTS PER R408.2. VENTS MAY BE EITHER FIXED OPEN OR OPERABLE.

SEAL ALL PENETRATIONS IN BUILDING ENVELOPE.(I.E.SILL PLATES, HOLES, AROUND WINDOWS, DOORS, SERVICE ENTRANCE PANEL, ETC.) INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE.UNO ON PLANS. INSULATE PIPING AND DUCT WORK IN ACCORDANCE WITH THE ADOPTED ENERGY CODE.

THE BUILDER SHALL PROVIDE TO THE OWNER CERTIFICATE APPROVED BY THE JURISDICTION.THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION

INSTALLED IN OR ON CEILING/ROOFWALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND /OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION; AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION.WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

IF THE INSULATION TYPE IS CHANGED FROM WHAT WAS INDICATED ON THE PLANS TO A SPRAY APPLIED FOAM PRODUCT, A PLAN REVISION AND THE FOAM INSULATION CHECKLIST MUST BE APPROVED BY THE PLAN REVIEW PRIOR TO THE INSULATION INSPECTION.APPROVED COPIES MUST BE AVAILABLE TO THE INSPECTOR FOR THE INSULATION INSPECTION.

A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

EXTERIOR FINISH NOTES:

EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLYWOOD/OSB.WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR

ROOFING TO BE 50 YEAR ASPHALT OVER 30# FELT,5/8 CDX PLYWOOD/

DECKING TO BE TREX OR WOOD.FINAL MATERIAL AND COLOR BY

CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.

DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.

VENTILATION NOTES:

INTERIOR ROOMS - APPLIANCES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS,PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ATTIC VENTING TO MEET REQUIREMENTS OF THE 2012 I.R.C. PROVIDE ATTIC VENTILATION PER FORMULA: TOTAL AREA / 300' ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ.FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN.OPENINGS SHALL BE LOCATED TO PROVIDE CROSS

PROVIDE 1" MIN.AIR GAP AT EAVES WITH INSULATION BAFFLES TYPICAL AT ALL TRUSS BAYS. PROVIDE GABLE VENTS ALL GABLE ENDS.

PROVIDE GALV.ROOF VENTS ON BACKSIDE OF ROOFLINE ABOVE CONDITIONED AREAS.OR: CONTINUOUS SOFFIT VENTING AND CONTINUOUS RIDGE VENTING PER CODE.

VENTILATION.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ.FEET OF FLOOR SPACE.

VENTS SHALL BE PLACED IN FLOOR FRAMING ASSEMBLY AND COVERED WITH GALVANIZED WIRE SCREEN.

CRAWLSPACE VENTING TO MEET REQUIREMENTS OF THE 2012 I.R.C.

VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

WINDOWS:

WINDOWS:

PROVIDE LOCKING DEVICES ON ALL WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED.

ALL GLAZING WITHIN 18 IN.OF THE FLOOR AND/OR WITHIN 24 IN.OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING.

ALL GLAZING WITHIN 60 IN.OF TUB OR SHOWER FLOOR,60 IN.OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

WINDOW ESCAPE & RESCUE REQUIREMENTS (R310 & R612): EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPEN-ABLE AREA OF 5.7 SQ.FT. EGRESS WINDOWS SHALL NOT HAVE AN OPEN-ABLE AREA LESS THAN 20" WIDE OR 24" HIGH. See (R310) for exceptions. IN ALL ROOMS USED FOR SLEEPING AND IN ALL BASEMENTS WITH HABITABLE SPACES, ONE WINDOW SHALL OPEN A MINIMUM OF 5.7

SKYLIGHTS: SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLAS).

SQUARE FEET,20" WIDE,24" HIGH WITH A MAXIMUM SILL HEIGHT OF 44".

GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN.AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN.ABOVE ROOF PLANE.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

GLAZING:

REQUIREMENTS PER (R308 & R612):

THAN 36" ABOVE A WALKING SURFACE.

SAFETY GLAZING:

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY

GLAZING IN TUB OR SHOWER ENCLOSURE LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE.

ALL GLAZING WITHIN 60" OF A TUB OR SHOWER EDGE. ALL GLAZING PANELS GREATER THAN 9 SQ.FT.WITH A BOTTOM EDGE LESS THAN 18" TO A WALKING SURFACE AND A TOP EDGE GREATER

ALL GLAZING WITHIN A 24" ARC OF DOOR OPENINGS. EXCEPTION: DOORS LEADING TO CLOSETS OR STORAGE AREAS LESS THAN 36" IN DEPTH.

GLAZING ADJACENT TO STAIRWAYS, TO LANDINGS, AND TO RAMPS WITHIN 36" INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE BOTTOM EXPOSED SURFACE OF THE GLASS IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWA WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD.

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW.THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4-INCH-DIAMETER SPHERE CANNOT PASS.(R312.2)

ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING.

PROVIDE 1/2 IN.DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS WITHIN 10 FT.(VERTICAL) OF GRADE.

PROVIDE PEEPHOLE 54-66 IN.ABOVE FIN.FLOOR ON EXTERIOR ENTRY

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES.DOOR SHALL BE SELF CLOSING WITH BOTTOM THRESHOLD AND DOOR SHOE WITH SMOKE SEAL

EXTERIOR EXIT DOORS WILL BE 36" MIN.NET CLEAR DOORWAY SHALI BE 32" MIN.DOOR SHALL BE OPEN-ABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN.U-VALUE OF

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS **OPENINGS:**

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

ELECTRICAL RESIDENTIAL WIRING REQUIREMENTS:

MAIN DISCONNECT (LOCATION) E3601.6.2 SEE: 2012 NORTHERN NEVADA AMENDMENTS)

A MAIN DISCONNECT IS REQUIRED ON THE EXTERIOR OF ALL DWELLINGS, READILY ACCESSIBLE, NEAREST THE POINT OF ENTRANCE OF SERVICE CONDUCTORS.MAXIMUM DISTANCE FROM STRUCTURE TO DISCONNECTING MEANS IS 30."

OVER-CURRENT DEVICES (BREAKERS) MUST NOT BE LOCATED IN CLOTHES CLOSETS OR BATHROOMS.(E3705.7)

RECEPTACLE OUTLETS

(IRC CHAPTER 39)

IN EVERY HABITABLE ROOM, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH, IS MORE THAN 6 FEET MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE SO THAT THERE WILL BE AN OUTLET FOR EVERY 12 LINEAR FEET OR FRACTION THEREOF OF WALL LENGTH.FIXED GLASS PANELS, RAILINGS AND OTHER FIXED ROOM DIVIDERS SUCH AS FREESTANDING BAR TYPE COUNTERS SHALL BE INCLUDED IN THE 6' MEASUREMENT.(E3901.2)

PROVIDE AT LEAST ONE (1) 20-AMP LAUNDRY CIRCUIT.(E3703.3) ALL RECEPTACLES INSTALLED WITHIN 6 FEET OF A LAUNDRY, UTILITY OR WET BAR SINK SHALL BE PROTECTED BY GROUND-FAULT CIRCUIT INTERRUPTERS.(E3902.7)

MINIMUM OF ONE RECEPTACLE OUTLET IN HALLWAYS 10' OR MORE IN LENGTH SHALL BE INSTALLED. ALL ROOM CIRCUITS INCLUDING LIGHTING AND SMOKE DETECTORS

TO BE AFCI PROTECTED. SEE CODE FOR EXCEPTIONS. ALL RECEPTACLE OUTLETS SHALL BE TAMPERED RESISTANT.(E4002.14)

KITCHEN:

(E3703.2,E3901.4 & E3902.6) PROVIDE A MINIMUM OF TWO (2) 20-AMP CIRCUITS FOR THE KITCHEN

A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12 INCHES.

ALL RECEPTACLES INSTALLED TO SERVE THE COUNTERTOP SURFACE IN A KITCHEN TO BE PROTECTED BY GROUND-FAULT CIRCUIT INTERRUPTERS

KITCHEN COUNTER RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY FROM AN OUTLET MEASURED IN SUCH A MANNER THAT THERE WILL BE AN OUTLET FOR EVERY 4 LINEAR FEET OR FRACTION THEREOF OF COUNTER LENGTH

RECEPTACLES OUTLETS SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS.(E3902.7)

BATHROOMS:

AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 3' OF BASIN LOCATION.(E3901.6) ALL OUTLETS LOCATED IN THE BATHROOM SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER.(E3902.1) 2013

OUTDOOR AND GARAGE OUTLETS:

AT LEAST TWO (2) OUTLETS, ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED OUTDOORS AND LOCATED AT THE FRONT AND REAR OF THE DWELLING AND SHALL BE WATERPROOF AND NOT INSTALLED ON THE SMALL APPLIANCE BRANCH CIRCUIT.(E3901.7)

AT LEAST ONE (1) OUTLET MUST BE LOCATED IN AN ATTACHED GARAGE (E3901.9) AT LEAST ONE (1) OUTLET MUST BE LOCATED IN A BASEMENT.OUTLETS

IN BASEMENTS USED AS NON-HABITABLE ROOMS SHALL BE GFCI PROTECTED. ALL OUTLETS LOCATED OUTDOORS, IN CRAWL SPACES AT OR BELOW

GRADE LEVEL OR IN A GARAGE SHALL BE PROTECTED BY A GROUND-FAULT INTERRUPTER.(E3902) BALCONIES, DECKS, AND PORCHES THAT ARE ACCESSIBLE FROM INSIDE

THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET INSTALLED THE PERIMETER OF THE AREA.(3901.7)

LIGHTING E3803.1

AT LEAST ONE (1) WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN BATHROOMS, HALLWAYS, STAIRWAYS, BASEMENTS, ATTACHED GARAGE, AND AT OUTDOOR ENTRANCES.EXCEPTION: IN HABITABLE ROOMS, OTHER THAN KITCHENS AND BASEMENT, ONE OR MORE RECEPTACLES CONTROLLED BY A WALL SWITCH SHALL BE PERMITTED IN LIEU OF A LIGHTING OUTLET.

ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS.INCLUDING THE LANDINGS AND TREADS.INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY.FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY.EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.SEE R303.7 FOR ALL REQUIREMENTS.

SMOKE DETECTORS - IRC SECTION R314

PROVIDE A SMOKE DETECTOR IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE HALLWAY OR AREA GIVING ACCESS TO EACH SLEEPING AREA.

THE SMOKE DETECTOR SHALL RECEIVE ITS PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. DETECTORS SHALL BE INTERCONNECTED TO SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF DWELLING UNITS IN WHICH THEY ARE LOCATED.

DETECTORS SHALL NOT BE ON A CIRCUIT WHICH IS GROUND-FAULT INTERRUPTER PROTECTED.DETECTORS IN BEDROOMS TO BE AFCI PROTECTED.

WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR,OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS; THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD-WIRED.

EXCEPTIONS:

SECTION

INTER CONNECTION AND HARD WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC,CRAWL SPACE OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR HARD WIRING AND INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES WORK INVOLVING THE EXTERIOR SURFACES OF DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING, OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS,OR THE ADDITION OF A PORCH OR DECK, ARE EXEMPT FROM THE REQUIREMENTS OF THIS

CARBON MONOXIDE ALARMS

IRC SECTION R315 (SEE 2012 NORTHERN NEVADA AMENDMENTS) PROVIDE A CARBON MONOXIDE ALARMS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN

DWELLING UNITS WITH FUEL FIRED APPLIANCES OR ATTACHED WHEN MECHANICAL WORK, GAS WORK, REMODELS, OR ADDITIONS

REQUIRING A PERMIT OCCURS, THE INDIVIDUAL DWELLING UNITS WITH FUEL FIRED APPLIANCES OR ATTACHED GARAGES SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

<u>SPAS & HOT TUBS</u>

SPAS AND HOT TUBS MUST BE INSTALLED PER E4202.

HVAC EQUIPMENT:

CENTRAL HEATING EQUIPMENT OTHER THAN FIXED ELECTRIC SPACE HEATING SHALL BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.

PERMANENTLY CONNECTED AIR-CONDITIONING EQUIPMENT, AND AUXILIARY EQUIPMENT DIRECTLY ASSOCIATED WITH THE CENTRAL HEATING EQUIPMENT SUCH AS PUMPS, MOTORIZED VALVES, HUMIDIFIERS,AND ELECTROSTATIC AIR CLEANERS,SHALL NOT BE PROHIBITED FROM CONNECTING TO THE SAME BRANCH CIRCUIT AS THE CENTRAL HEATING EQUIPMENT.(E3703.1)

A RECEPTACLE OUTLET SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT.(3901.12)

GENERAL PLUMBING & HVAC NOTES:

METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.

DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK-DRAFT DAMPER.

ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER.ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.

TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE.THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120*F.

WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING

THE WATER HEATERS AND THE COLD-WATER SOURCE.

EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK-FLOW

HEAT DUCTING SHALL BE SECURED, SEALED, AND INSULATED AS APPROPRIATE.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

GAS COMPLIANCE:

PREVENTION DEVICE.

MANOMETER TESTING

A MANOMETER TEST IS REQUIRED IN WASHOE COUNTY'S UNINCORPORATED AREA WHENEVER A GAS APPLIANCE IS ADDED TO A GAS SYSTEM; WHENEVER A METER HAS TO BE SET OR RESET AND THE SERVING UTILITY DOES NOT PERFORM A MANOMETER TEST; WHENEVER THERE HAS BEEN A LEAK IN THE SYSTEM AND THE SERVING UTILITY REQUIRES A BUILDING PERMIT.

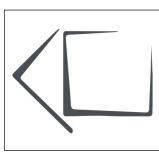
MANOMETER TESTS MUST BE PERFORMED BY A CERTIFIED MANOMETER TESTER OR BY A SERVING UTILITY THAT PERFORMS A MANOMETER TEST.SOUTHWEST GAS AND SOME PROPANE SUPPLIERS PERFORM MANOMETER TESTS, BUT ONLY WHEN THE METER IS SET; SUBSEQUENT GAS APPLIANCES INSTALLED AFTER THE INITIAL METER SET REQUIRE A MANOMETER TEST.NV

ENERGY DOES NOT PERFORM A MANOMETER TEST. NOTE: SEE 2012 NORTHERN NEVADA AMENDMENTS.

WILDLAND URBAN INTERFACE CODE (WUIC)

MAY NEED TO MEET THE REQUIREMENTS OF THE 2012 WILDLAND **URBAN INTERFACE CODE**

SEE CODE FOR EXTERIOR FIRE RESISTIVE MATERIALS AND DEFENSIBLE SPACE REQUIREMENTS.



DATE:

1/27/22 COPYRIGHT @ ABRIGO HOME 2022

SCALED FOR: 24" X 36" SCALE:

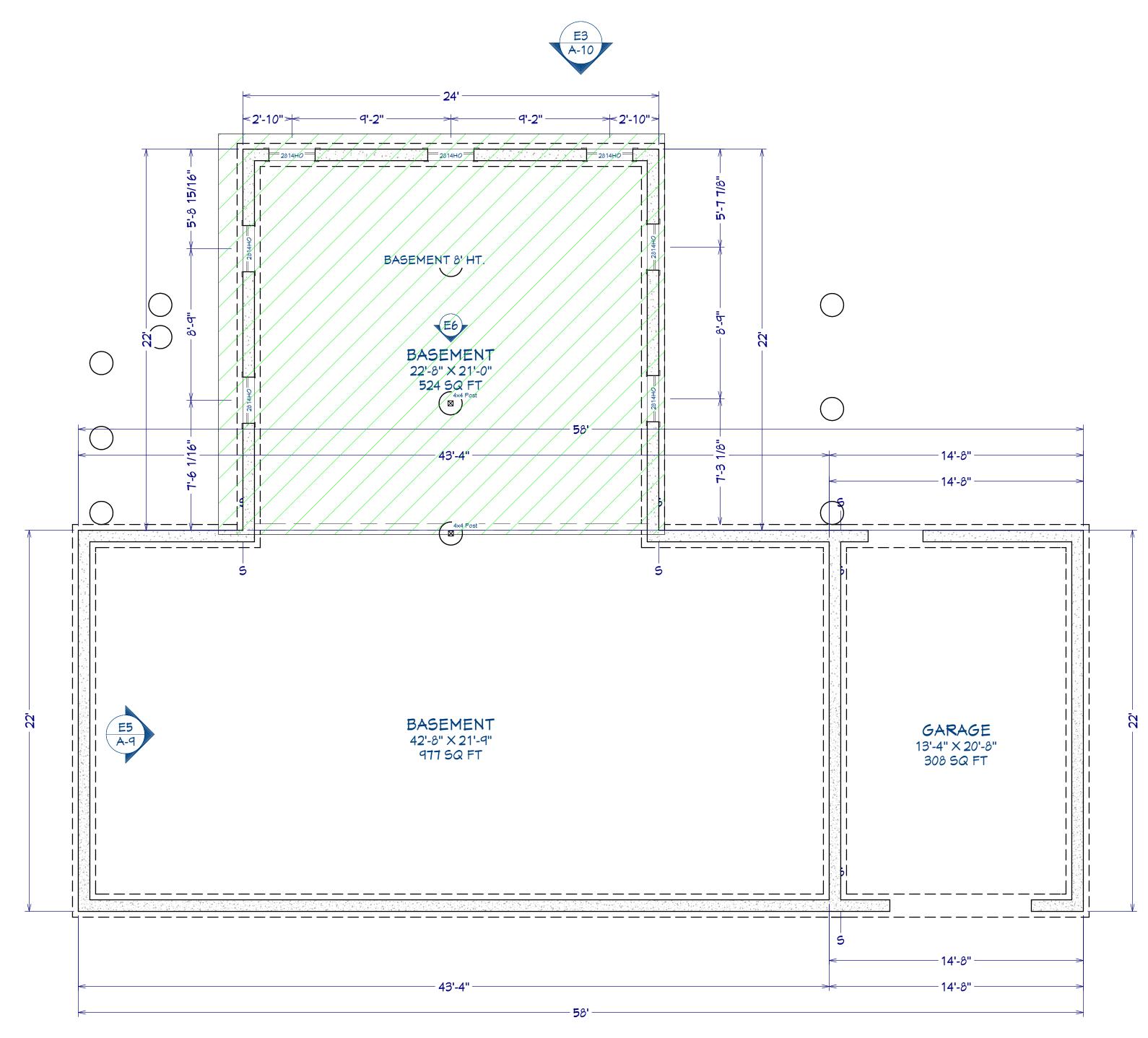
SEE SCALE ON DRAWINGS

SHEET:

G-2

EXISTING FOUNDATION PLAN

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

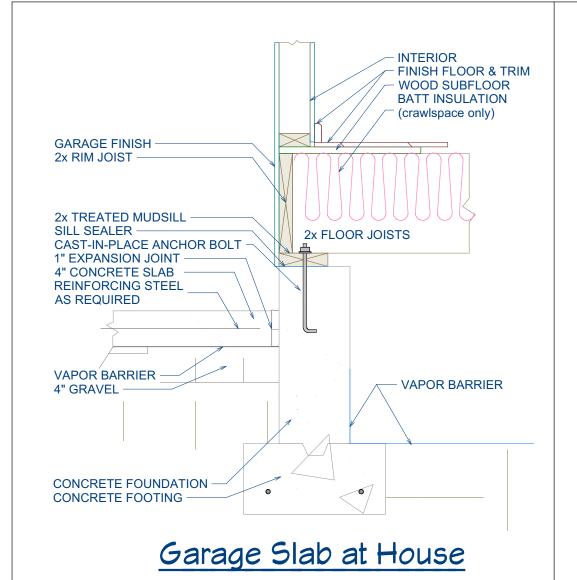


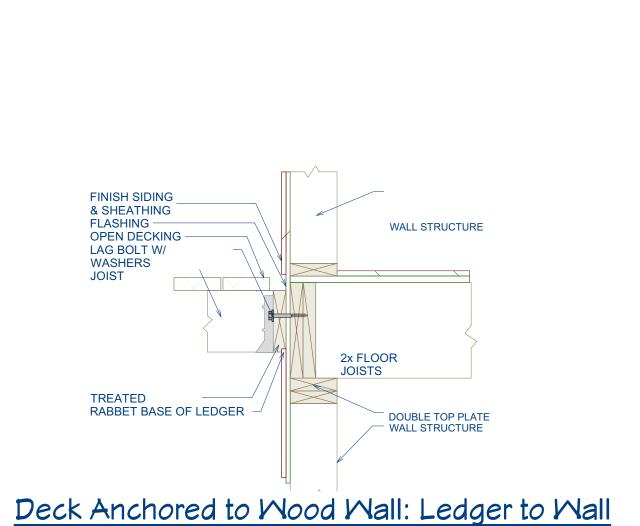
PROPOSED FOUNDATION PLAN NOTE:

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

1. ALL DIMENSIONS ARE FROM FRAMING TO FRAMING

2. ALL BOTTOM OF HEADERS TO BE HUNG 80"





FOUNDATION DETAIL - 96" BASEMENT FOUNDATION WALL

SCALE: NOT TO SCALE



* FOUNDATION WALL: 8-10" CONT. POUR

(2)#4 BAR HORIZONTA (TOP& BOTTOM)

(1) #6 BAR VERTIAL @ 48" OC

LAP CORNERS & SPLICES OF REBAR

PER CODE

SECURE SILL TO FOUNDATION W/ 1/2"D.

ANCHOR BOLTS

THAT EXTEND 7" INTO

CONCRETE TIGHTEN INV. NUIT & INIAGHI

TIGHTEN W/ NUT & WASHER @ 6' OC & MAX 12" FROM CORNER

* FOOTING: 10-12" X 20-24"

(2) #4 HORIZONTAL (BOTTOM)

(1)#4 DOWEL BAR @ 48" OC

* LALLY COLUMN PAD: 30"X 30" X 12" (2) #4 EACH WAY (BOTTOM)

* FOUNDATION WALL TO BE 7'-10" HIGH (TYP. WHEN POSSIBLE)

*MAINTAIN CONTINUOUS 4'-0" FROST DEPTH

* 1/2" CTR. ANCHOR BOLD @ 4'-0" OC - 3 EA.

CORNER / 2 EA. JOINT)

PORCH FOUNDATION

* 12" CTR. CONCRETE FILLED SONOTUBE

(1) #6 BAR VERTICAL @ CTR

SPREAD FOOTINGS & ANCHOR BOLD

ELEVATED 4X4 OR 6X6 POST BASE

*POSTS UNDER DECK CAN BE SOLID 4X4 UP TO

48" IN HEIGHT, SOLID 6X6 PT FOR HIGHER

*PRECAST BELL OR POURED FOOTINGS @
PORCH, 20" BASE TO FROST WITH 8" SONOTUBE

DECK + PORCH

*BOLT / SCREW CONNECTION: R502.2.2.1
*LATERAL CONNECTION: R502.2.2.3

CONCRETE NOTES:

*3,0000 PSI @ 28 DAY MINIMUM

* STEEL REINFORCING: GRADE 40MIN.

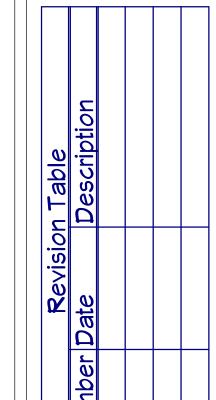
*MIN. LAP LENGTH: 40 BAR DIMETERS

*1/8" PER FOOT SLOPE FROM BACK OF GARAGE
TO DOORS

BULKHEAD NOTES:

*BILCO CLASSIC SIZE C DOOR SHOWN
*55"W X 72"L X 19.5" H (67" X 48" OPENING)
*CONTRACTOR TO CONFIRM SIZE & LOCATION

MALL LEGEND



-OUNDATION

CONTACT:
AMY DUTTON HOME
A WALKER STREET | KITTERY, Misamy@amyduttonhome.com

1/27/22 COPYRIGHT @ ABRIGO HOME 2022

DATE:

SCALED FOR: 24" × 36"

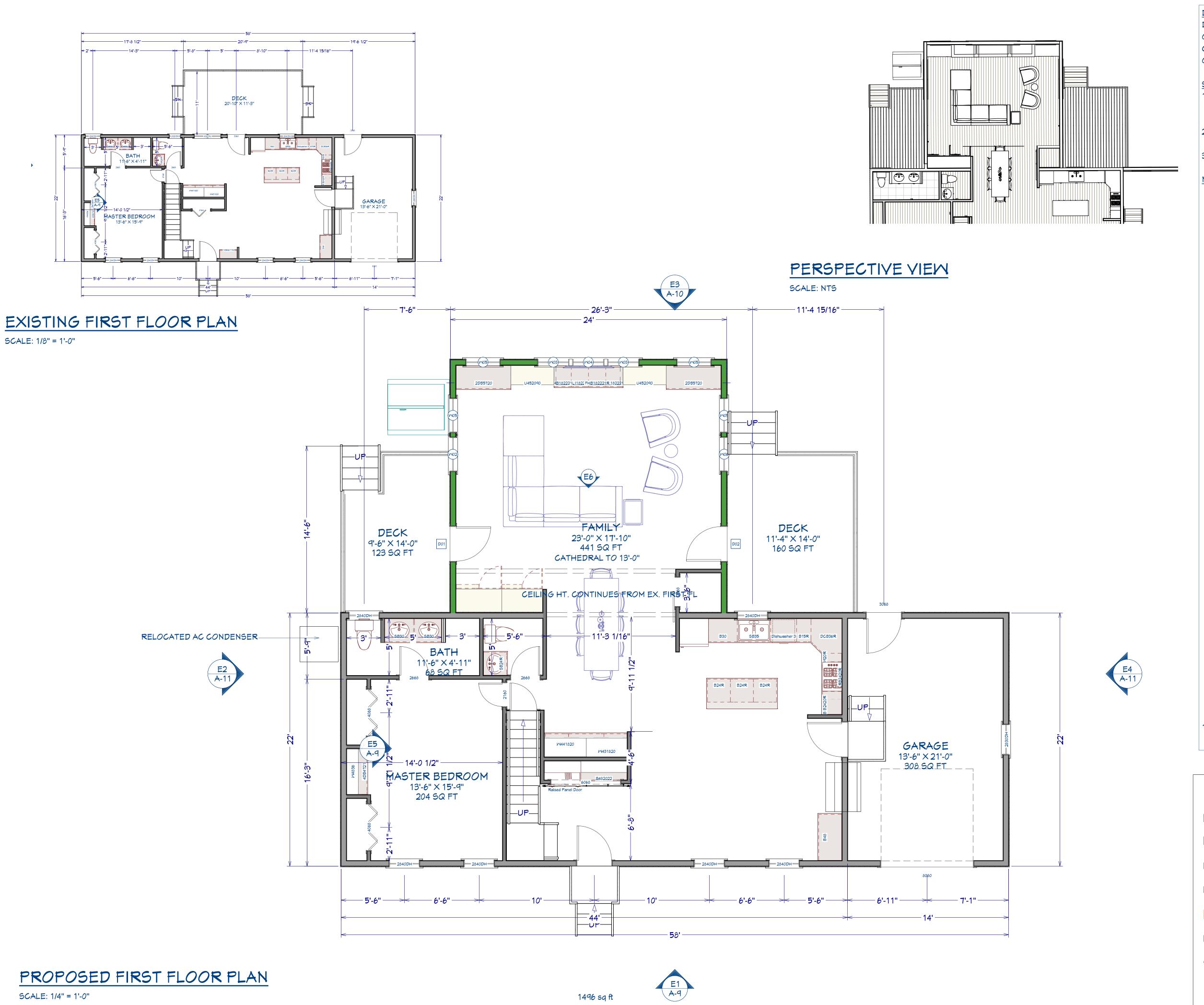
SEE SCALE

ON DRAWINGS
SHEET:

A-4

= ADDITION

= EXISTING



DIMENSIONS:

DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED

OTHERWISE.

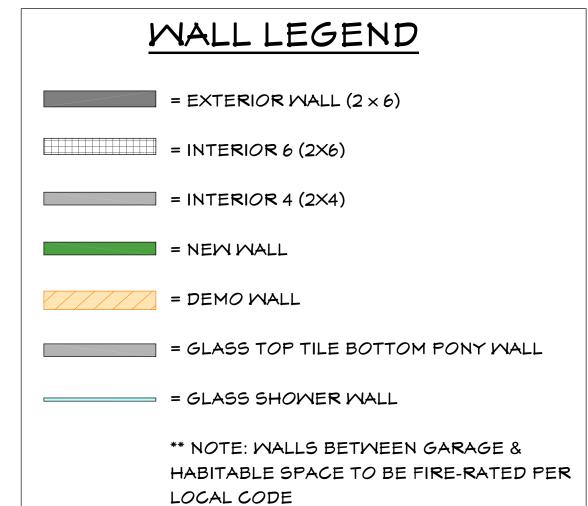
CLOSETS ARE 24" CLEAR INSIDE, UNLESS DIMENSIONED OTHERWISE.

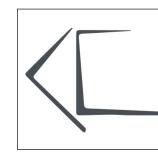
SQUARE FOOTAGES:

- 1. Square foot numbers are interior to room and use in calculating finishes.
- 2. Cabinet and fixtures are not subtracted.
- 3. Add for doorways when floor finishes run through.

NOTE

- 1. Exterior walls 2x6 wood stud @ 16" oc. Provide insulation and vapor barrier conforming to state and local codes. Interior sheathing 1/2" gypsum board. Provide 1/2" exterior rated sheathing, house wrap with drainage pland and siding. Provide step flashing at walls adjacent to roof planes.
- 2. Interior walls 2x4 stud @ 16" oc, unless noted otherwise.
- 3. Roof see structural for rafter sizes. provede 5/8" exterior rated roof sheathing 15# roofing felt, ice & water shield at eaves and valleys, aluminum drip edge and asphalt shinges or metal roofing. Structure not calculated to support slate or tile. Polish all penetrations. Provide cricket at any added chimneys.
- 4. Provide roof and / or ceiling insulation per code. Provide soffit and ridge vents where required for insulation strategy. (Verify with code office closed cell spray foam or dense-pack cellulose installed at rafters and filling ridge and eaves generally contra-indicated venting, batt insulation always requires venting.)
- 5. Provide smoke detectors where shown, where required by code and where required by local authorities.
- 6. Provide fire resistive materials where required by code, including but not limited to, firestopping at penetrations, 1/2" drywall on walls and 5/8" drywall on ceilings to separate garage (where garage present in design) from dwelling, and separation of dwellings (where more than one dwelling present in design), and protection of flammable insulation material.
- Confirm bottom of window openings relative to frame. Adjust head heights as required to conform to IRC 2015 or provide code approved guards.
- 8. Compliance with code requirements for room size and clearances (hallway widths, room sizes, etc) assume 1/2" drywall on walls and 1/2"drywall on 3/4" strapping on ceilings. Adjust as required if materials differ.
- 9. Some windows must be installed with a head height greater or lesser than the standard 80" or 82-1/2" to provide clearance at kitchen counters, to meet code sill height or to clear roofs. Where aprox. 84" head height is called for, install 2×10 header tight to the double top plate, frame, window RO tight to header.
- 10. Shear is only called out where Continuous Portal Frame will not suffice. See IRC 2015 code.





Revision Table

Description

| 大い | 下しつ | 大い | 上し |

CONTACT:

AMY DUTTON HOME

9 WALKER STREET | KITTERY, N

amy@amyduttonhome.com

DATE:

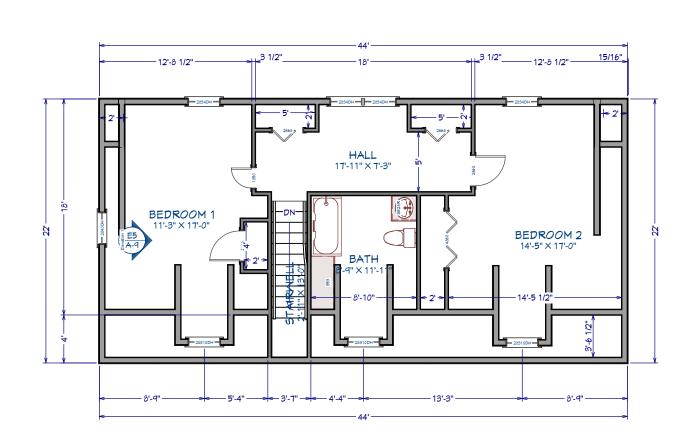
1/27/22

COPYRIGHT @ ABRIGO HOME 2022

SCALED FOR: 24" X 36" SCALE:

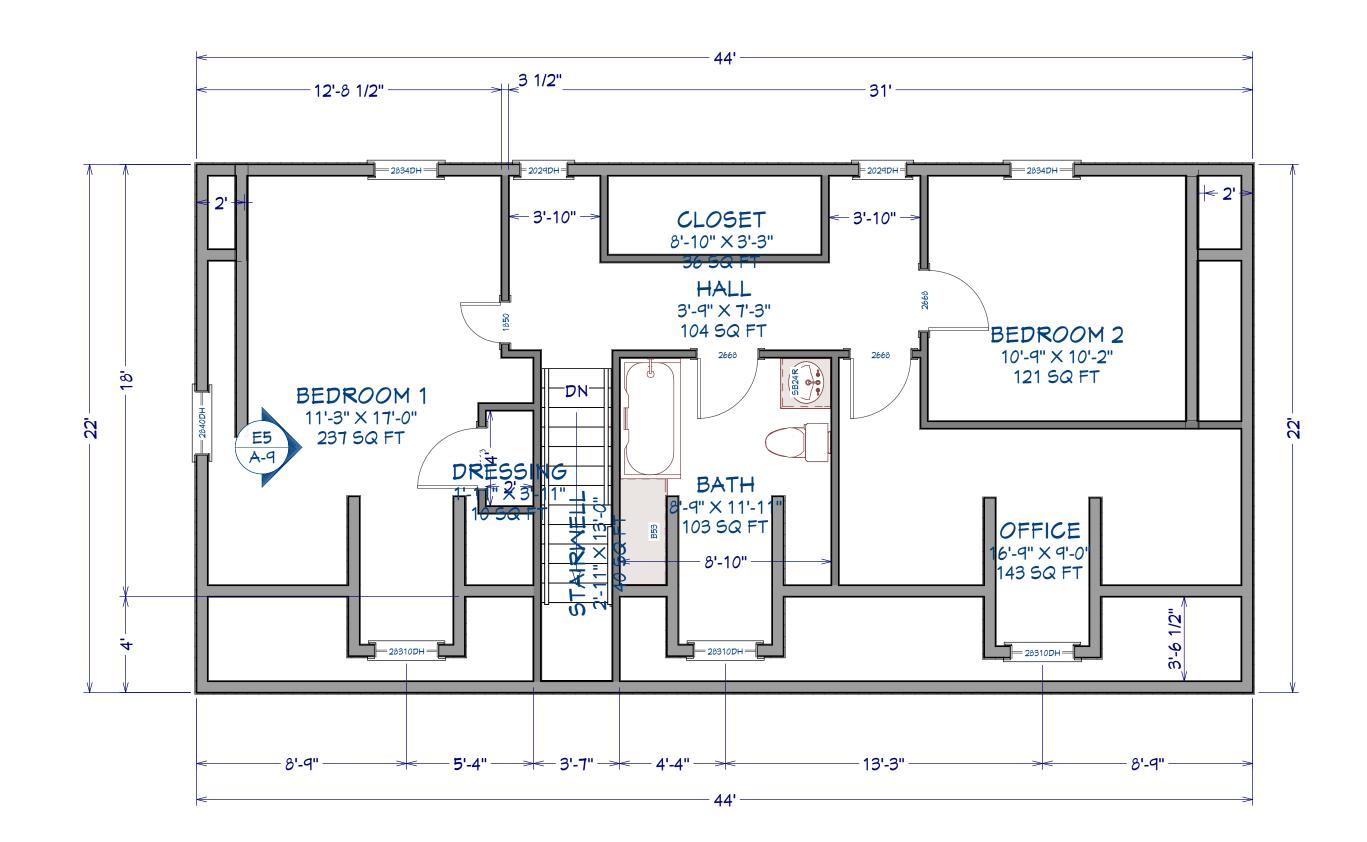
SEE SCALE ON DRAWINGS

SHEET:

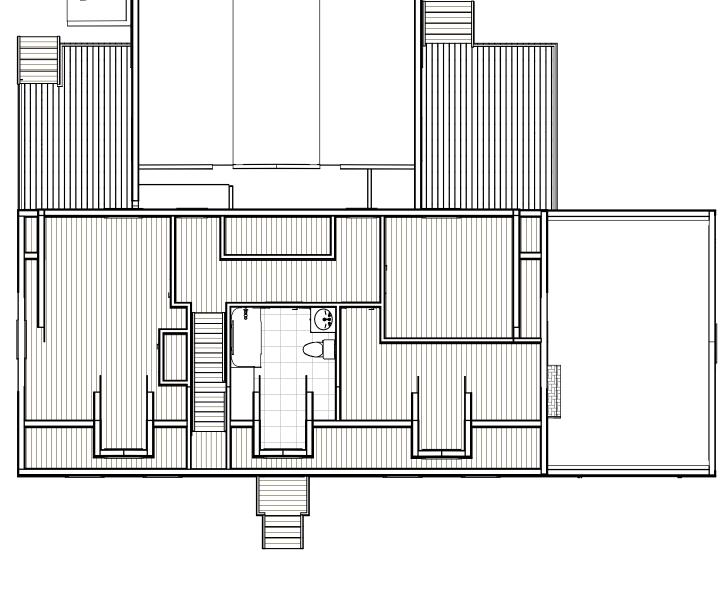


EXISTING SECOND FLOOR PLAN

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

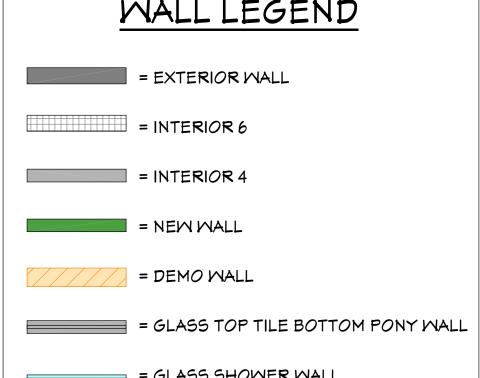


928 sq ft



PERSPECTIVE VIEW

SCALE: NTS

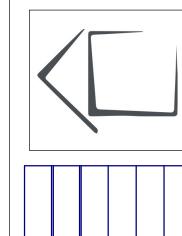




= GLASS SHOWER WALL

PROPOSED SECOND FLOOR PLAN

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



DATE: 1/27/22

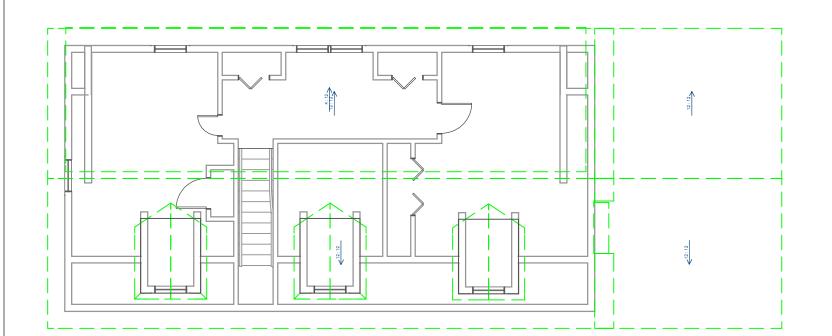
COPYRIGHT @ ABRIGO HOME 2022 SCALED FOR:

24" × 36" SCALE: SEE SCALE ON DRAWINGS

SHEET:

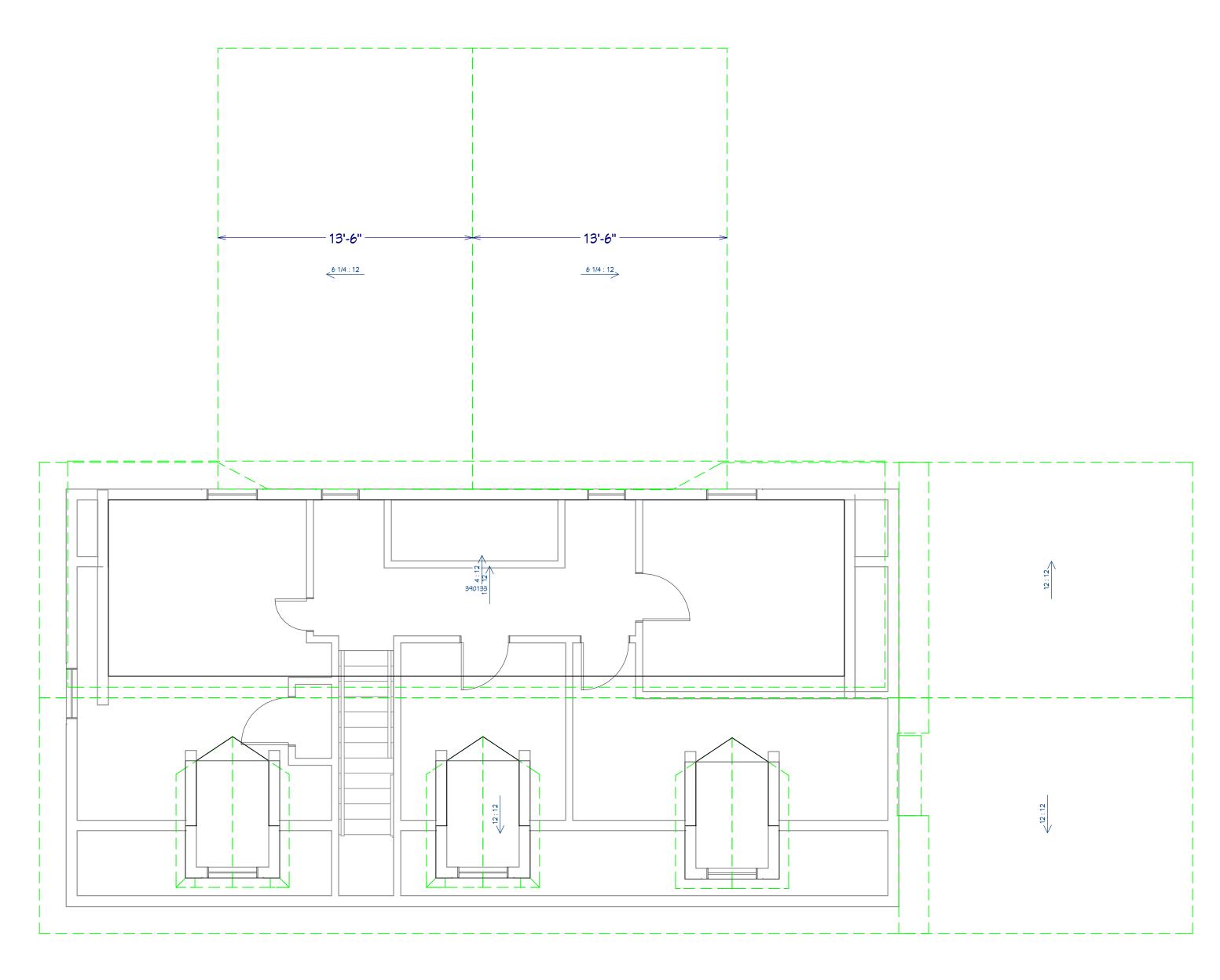


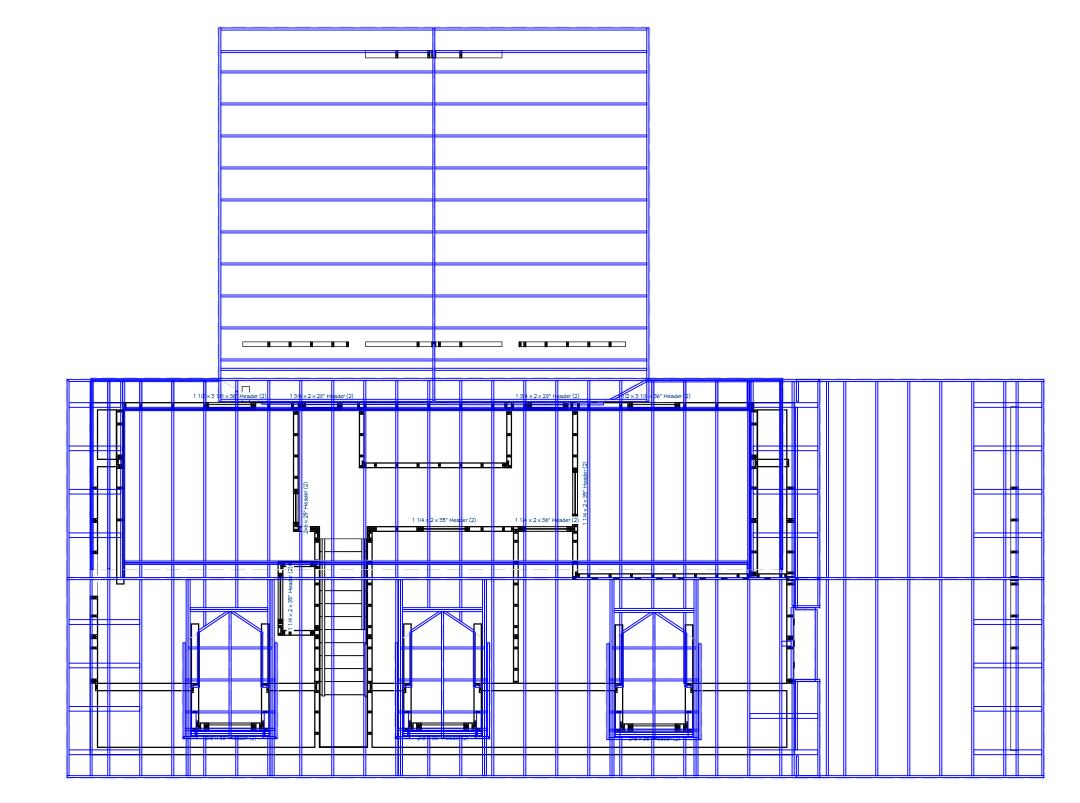
- 1. PROVE 2 X 10 FLOOR JOISTS AT 16" o.c. TYPICAL
- 2. INTERIOR NON-BEARING STUD WALLS ARE 2 X 4 AT 16"o.c.
- 3. INTERIOR BEARING WALLS ARE 2 × 6 AT 16" o.c. #S-2 OR BETTER
- 4. HEADERS FOR DOORS AND WINDOWS UP TO 6 FEET ARE (2) 2 × 10's
- 5. ENGINEERED FLOOR BEAM TO BE DESIGNED AND SUBMITTED PRIOR TO CONSTRUCION BY STRUCTURAL ENGINEER.
- 6. CEILING JOISTS FOR THE SECOND FLOOR ARE 2X6.
- 7. WALLS ARE GREY
- 8. ROOF PLANES ARE GREEN



EXISTING ROOF PLAN

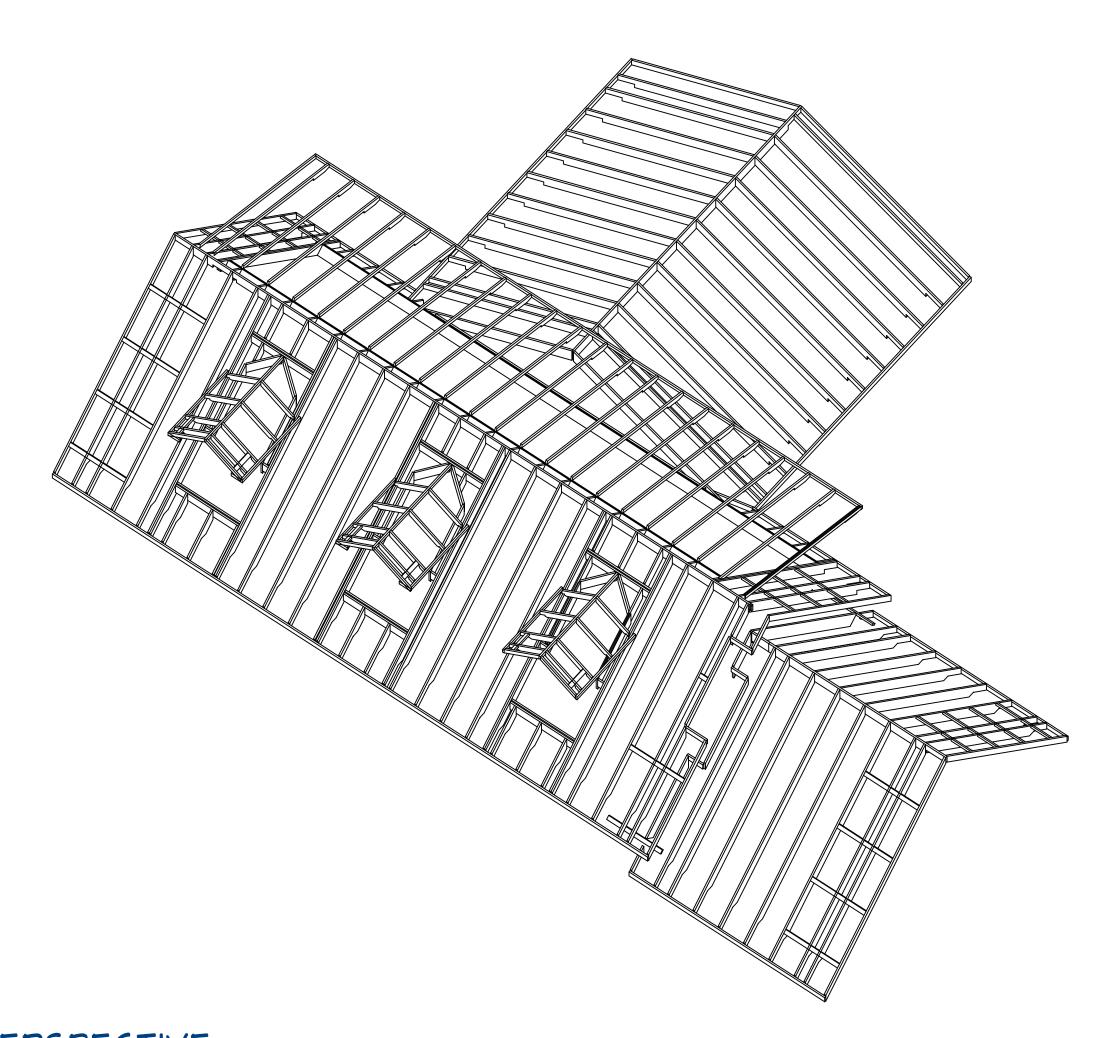
SCALE: 1/8" = 1'-0"





PROPOSED ROOF FRAMING

SCALE: NTS

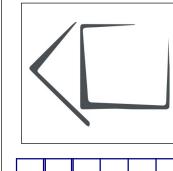


ROOF PERSPECTIVE

SCALE: NTS

PROPOSED ROOF PLAN

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



Revision Table	Description		
Revisio	Date		
	Number Date		

スつつて

CLIENT:

CONTACT:

AMY DUTTON HOME

9 WALKER STREET | KITTERY, N

amy@amyduttonhome.com

DATE:

1/27/22 COPYRIGHT @ ABRIGO

HOME 2022

SCALED FOR: 24" × 36" SCALE:

SEE SCALE ON DRAWINGS

SHEET:

WINDOW & DOOR SCHEDULE ARE FOR DESIGN & PRELIMINARY PRICING PURPOSES ONLY. DO NOT ORDER FROM SCHEDULE UNTIL CD1 IS RELEASED AND SCHEDULES ARE REVIEWED AND APPROVED BY ADH

		BSN	AT WII	NDOW SO	CHEDUL	F	
BD EXTERIOR ELEVATION I		2814H <i>O</i>	QTY	HEIGHT	MIDTH	DESCRIPTION SINGLE HOPPER	ROOM NAME BASEMENT
FIRST FLOO		FIRST	LOOF	RWINDO	N SCHE!	DULE DESCRIPTION	ROOM NAME
						DOUBLE HUNG	
	W03	2422FX	2	26 "	33 "	FIXED GLASS	FAMILY
	№ 04	2929FX	1	33 "	33 "	FIXED GLASS	FAMILY
	W05	3040DH	4	48 "	36 "	DOUBLE HUNG	FAMILY
	№ 06	3040DH	1	48 "	36 "	DOUBLE HUNG	FAMILY/DECK

NINDOM NOTE	5 :
-------------	------------

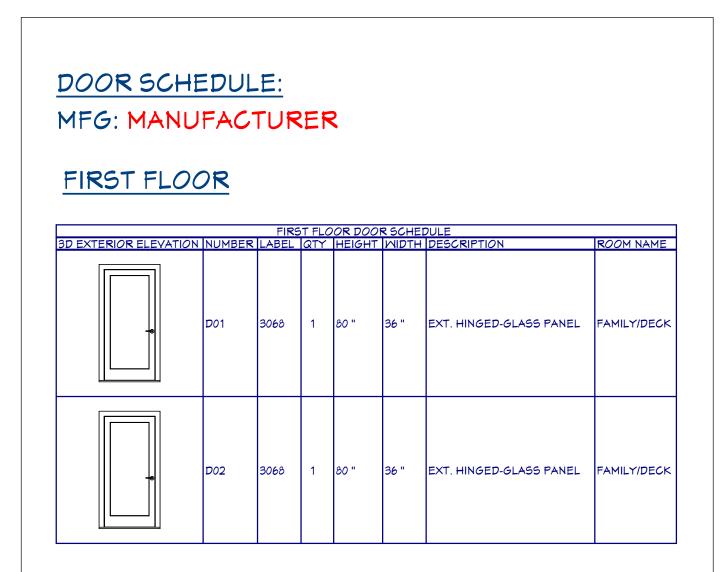
- 1 WOOD INTERIOR WITH CLAD EXTERIOR
- 2 FULL SCREENS ON ALL WINDOWS
- 3 INTERIOR WINDOW COLOR: TBD
- 4 EXTERIOR WINDOW COLOR: TBD
- 5 HARDWARE MATERIAL: TBD
- 6 MANUFACTURER: MARVIN ELEVATE (MOOD, CLAD) ESSENTIAL (CLAD, CLAD), SIGNATURE COLLECTION
- 7 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES
- 8 EGRESS: BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQFT WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" AS TO MEET EGRESS. SECOND FLOOR SILLS MIN. 24" A.F.F. PROVIDE MIN. ONE DOOR OR WINDOW MEETING EGRESS REQ. IN BASMEENT, IN EACH SLEEPING ROOM, IN EACH POTENTIAL SLEEPING ROOM, AND OTHER LOCATIONS REQUIRED BY LOCAL CODE, IN SIZES REQUIRED BY LOCAL CODE. NOTE THAT CASMENT WINDOWS CODED BY MANUFACTURER AS MEETING EGRESS REQUIREMENTS TYPICALLY NEED
- 9 WINDOW TEMPERING: PROVIDE TEMPERED WINDOWS WHERE REQUIRED BY LOCAL CODES OR LOCAL AUTHORITIES.
- 10 WINDOW RO's: 1/4" or 1/2" on each OF THE (4) SIDES ALLOWED FOR WINDOW RO, TYPICAL. REVIEW FRAMING SIZE VS. RO SIZE. ADJUST PER MANUF. REQUIRMENT AND/ OR BUILDER PREFERENCE.
- 11 BASMENT WINDOWS: ADD BASEMENT WINDOWS AS REQUIRED TO MEET STATE AND LOCAL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO EGRESS AND LIGHT / YENTILATION.

DOOR NOTES:

- 1 DOORS SHALL BE 80"
- 2 ALL DOORS SHALL BE SOLID CORE 1-3/4" THICK

TO BE ORDERED WITH SPECIFIC HARDWARE.

- 3 INTERIOR DOORS SHALL BE PTD. OR STAINED, VERIFY WITH DESIGNER
- 4 DOORS BETWEEN GARAGE AND LIVING AREA SHOULD BE 1-3/4" TIGHT FITTING SOLID CORE DOORS
- 5 EXTERIOR EXIT DOORS SHALL BE 36" MIN.
- NET CLEAR DOORWAY SHALL BE 32" MIN.
- DOOR SHALL BE OPENABLE FROM INSIDE
- 6 GARAGE DOORS TO BE SECTIONAL INSULATED, OVERHEAD DOORS.
 GLASS PANELS TO BE INSULATED
- 7 ALL GLAZING WITHIN 18IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR ARE TO HAVE SAFETY GLAZING
- 8 ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
- 9 BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS
- 10 PROVIDE FIRE-RATED AND / OR SELF-CLOSING DOORS WHERE REQUIRED BY LOCAL CODES OR LOCAL AUTHORITIES.

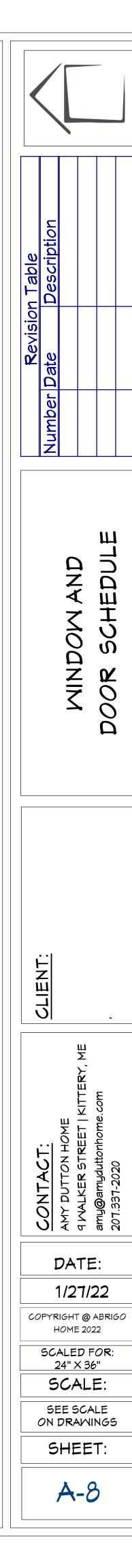


**MULL WINDOWS TOGETHER WHEN APPROPRIATE

*EGRESS = SIGNIFIES EGRESS (see window notes for specs)

MINDOM AND DOOR SCHEDULES

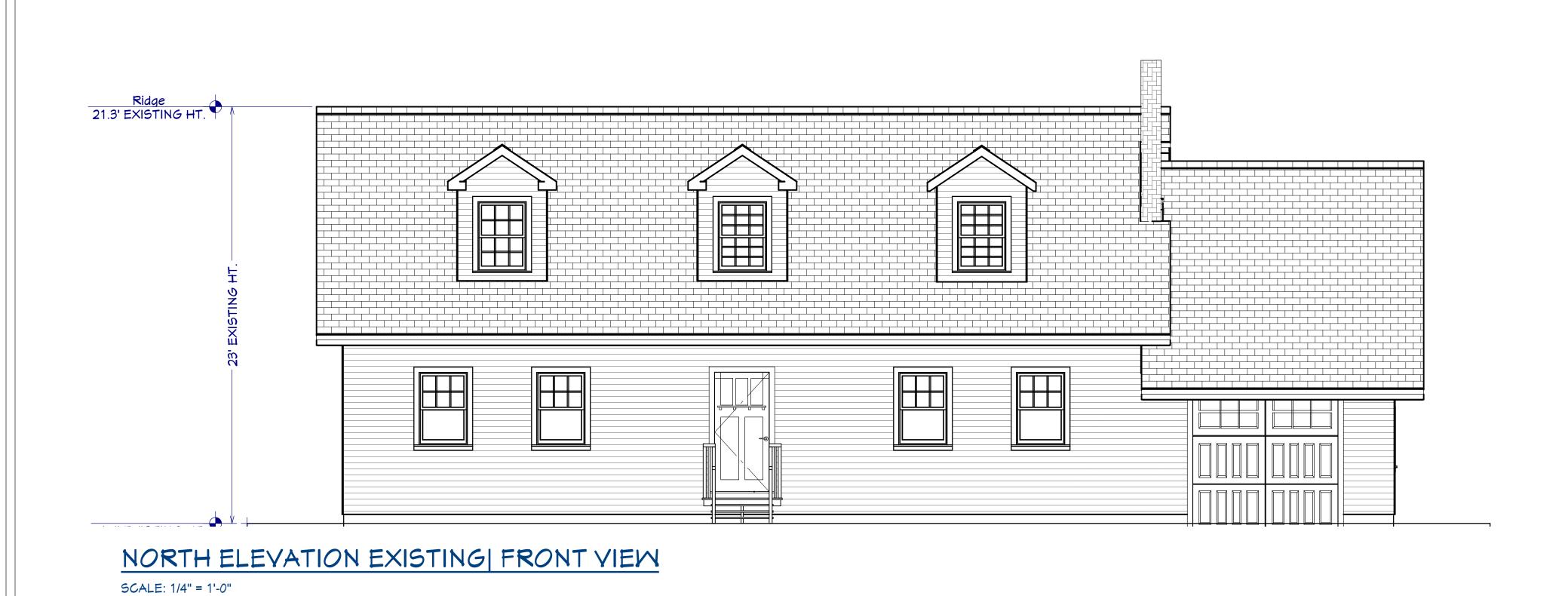
ENTRY DOOR

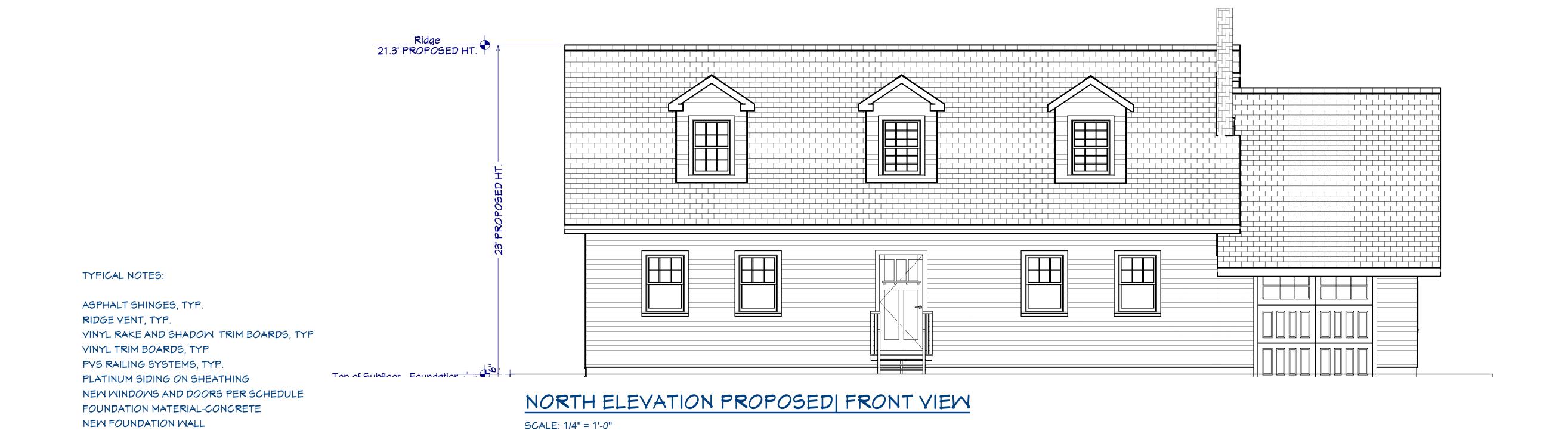


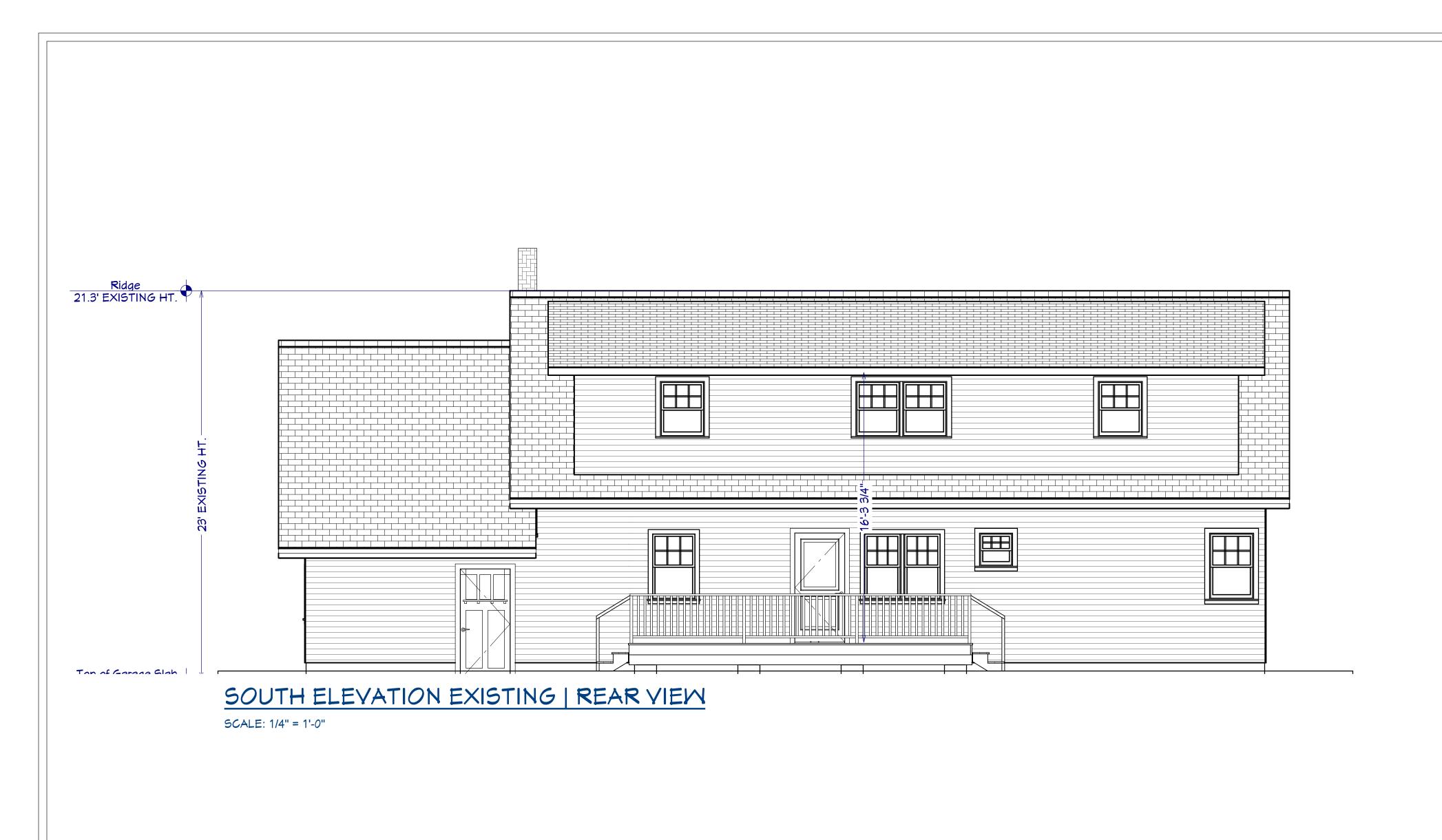
SCALED FOR: 24" × 36" SCALE:

SEE SCALE ON DRAWINGS

SHEET:







TYPICAL NOTES:

ASPHALT SHINGES, TYP.
RIDGE VENT, TYP.
VINYL RAKE AND SHADOW TRIM BOARDS,
TYP
VINYL TRIM BOARDS, TYP
PVS RAILING SYSTEMS, TYP.
PLATINUM SIDING ON SHEATHING
NEW WINDOWS AND DOORS PER SCHEDULE
FOUNDATION MATERIAL-CONCRETE
NEW FOUNDATION WALL



SOUTH ELEVATION PROPOSED REAR VIEW

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



Revision Table

Number Date Description

TLTVAIIONU

CLIENT:

AMY DUTTON HOME

9 WALKER STREET | KITTERY,
amy@amyduttonhome.com

DATE: 1/27/22

COPYRIGHT @ ABRIGO HOME 2022

SCALED FOR: 24" × 36" SCALE:

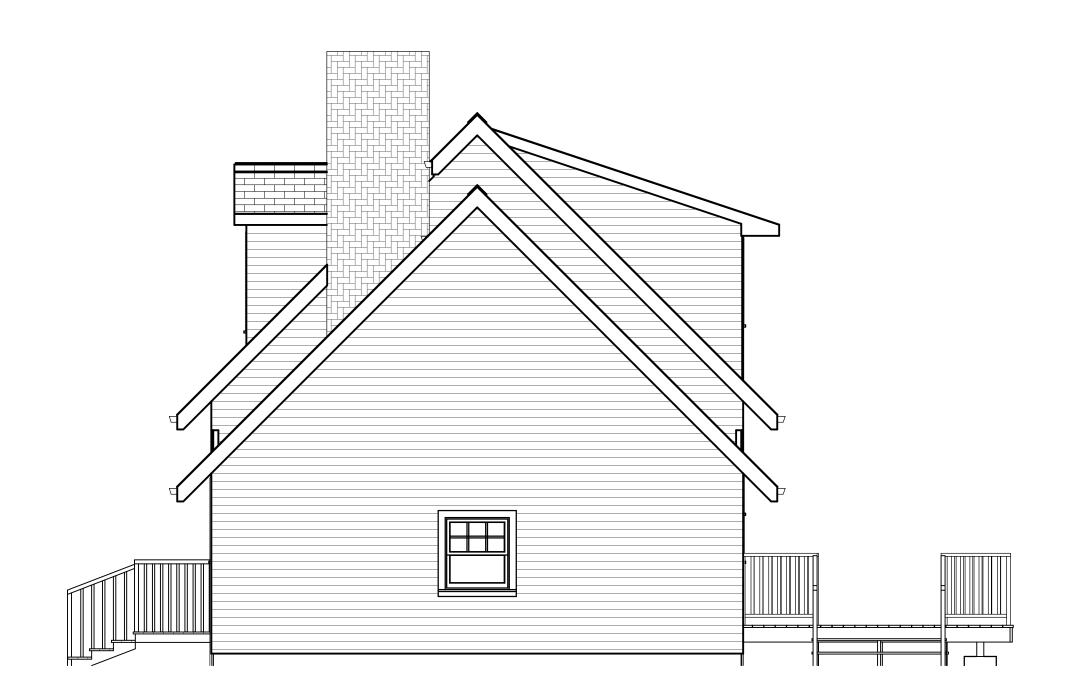
SEE SCALE
ON DRAWINGS

SHEET:



EAST ELEVATION EXISTING SIDEVIEW

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



MEST ELEVATION EXISTING | SIDEVIEW

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



EAST ELEVATION PROPOSED SIDEVIEW

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

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





DATE: 1/27/22

COPYRIGHT @ ABRIGO HOME 2022

SCALED FOR: 24" × 36"

SCALE: SEE SCALE ON DRAWINGS

SHEET:

A-11 ELEVATIONS