



**LEBANON HERITAGE COMMISSION
MAY 13, 2026 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. To participate in this meeting, please join live via Microsoft Teams or call 929-229-5356 (access code: 296 376 465). If you have trouble accessing this meeting, please [Catheryn Hembree](#)

2. Approval of Minutes

- A. April 8, 2026

3. Public Review

- A. **Andrew Keefe IRA, LLC.**: Request for Certificate of Approval pursuant to Article IV, Section 411 "*Pattern Zones Overlay District*" of the Zoning Ordinance to approve architectural compliance for one single-family residential unit at 129 Hanover Street, Tax Map 77, Lot 95, Lebanon, NH in the R3 zone. HC2026-02
- B. **City of Lebanon, NH and Preferred Building Systems** submittal for eight (8) architectural plans for consideration to be placed in the Plan Book pursuant to Article IV, Section 411.12 of the Zoning Ordinance.
- C. **City of Lebanon, NH**: Request for Certificate of Approval pursuant to Article IV, Section 411 "*Pattern Zones Overlay District*" of the Zoning Ordinance to approve architectural compliance for five (5), single-family residential unit at 0 Barrows Street, Tax Map 77, Lot 106, Lebanon, NH in the R3 zone. HC2026-03

4. Study Items

- A. Soldier's Memorial Building: Approval of Funds for Survey
- B. 250th Anniversary Standing Item
- C. Public School Local History Curriculum and Engagement Standing Item

5. Other Business

6. Open to the Public

7. Future Agenda Items

8. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public who wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupt virtual or phone connection(s), the meeting will

Lebanon Heritage Commission Agenda
May 13, 2026

continue without remote access capabilities.

Any person with a disability who wishes to attend this public meeting and needs additional accommodation, please contact the ADA coordinator at City Hall by calling 603-448-4220 at least 72 hours in advance so that the City can make any necessary arrangements.

DRAFT

**LEBANON HERITAGE COMMISSION
CITY COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
WEDNESDAY APRIL 08, 2026 6:00 PM**

MEMBERS PRESENT: Nicole Ford Burley (Chair and City Historian), Matt Smith (Vice Chair), Brian Ware, Nicole Dittrich, Wes Achord (Planning Board Representative)

MEMBERS ABSENT: Karen Zook (Alt. City Council Rep), Roxanne Benzel (alt)

STAFF PRESENT: Catheryn Hembree (Associate Planner, Planning Department), Rick Adams (City Custodian)

1 **1. CALL TO ORDER**

2
3 Chair Ford Burley called the meeting to order at 6:03pm. Ms. Hembree reviewed the City’s
4 meeting in-person and REMOTE attendance policies and procedures.

5
6 **2. APPROVAL OF MINUTES – March 11, 2026**

7
8 Amendments Pg 2 Line 45: Edit to read “motion was made by Roxanne Bezel”
9 Pg 3 Line 22: Edit to read “members of Planning Department”

10
11 *A MOTION was made by Brian Ware to approve the March 11, 2026 Meeting Minutes as*
12 *amended. The MOTION was seconded by Wes Achord.*

13
14 ** The MOTION was approved (4-0).*

15
16 **3. PUBLIC REVIEW - None**

17
18 **4. STUDY ITEMS**

19
20 **A. Website Walkthrough**

21
22 Chair Ford Burley and Ms. Hembree discussed the changes that were made to the Heritage
23 Commission content for the updated website. The group noted that the website should include
24 the resources related to Heritage Commission initiatives and information should be easily
25 accessible to visitors. The group discussed the “Heritage Commission In Action” portion of the

1 site, which currently includes most of the information the group said they would like to be on the
2 Heritage Commission landing page.

3
4 Ms. Hembree noted that feedback from the Commission members, citizens, and others might
5 lead to another review by Staff of the arrangement of the information on the site.

6
7 Ms. Hembree said she could arrange a working session with the Commission and Staff to review
8 the site content and to discuss ideas for presenting information on the site.

9

10 **B. Landmark Properties**

11

12 Chair Ford Burley asked if the group wanted to try a different approach to designating landmark
13 properties this year: instead of having homeowners ask about designation, the Commission could
14 select certain properties to possibly be designated as landmark. The group discussed this idea and
15 discussed how some homeowners may not want to be included in a program.

16

17 The group also discussed recognizing landmarks that are not necessarily historic, as well as
18 recognizing mid-century architecture and other architecturally significant structures as
19 landmarks.

20

21 [At 6:33pm, Nicole Dittrich arrived at the meeting.]

22

23 Ms. Hembree confirmed that the City has three plaques left in stock. She explained that new
24 plaques would have to be ordered from a different company than the one the City previously
25 used (which went out of business). She said the cost of each plaque is close to \$500 at that
26 company.

27

28 The members agreed to give the ideas some thought and come back to the next meeting with
29 input that the group will discuss. Mr. Smith suggested each member review the list of properties
30 that have been designated and see if there are neighborhoods that are not represented or are
31 under-represented and that should be considered for historic designation. Chair Ford Burley
32 suggested the following areas might be under-represented:

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37 **C. 250th Anniversary Update**

39 Mr. Ware said the steering committee is continuing its efforts to plan events. He said they are
40 soliciting other groups to join the events.

42 He gave an overview of the proposed events:

- 43 • July 2: After Farmers Market, local entertainers (hope to have young artists, perhaps from
44 the UV Music Center) will perform, and then Front Porch concert series will be held.
- 45 • July 4:

- 1 ○ A parade is planned to start at 11:30am (after the road race that will take place
- 2 earlier in the day).
- 3 ○ Noon: an opening blessing and then presentations by mayor/City Council
- 4 members.
- 5 ○ 12 o'clock hour: a community sing-along of Patriotic songs.
- 6 ○ Around 1:30pm: The Flames (group) will perform.

7
8 Ms. Hembree suggested a Kidde Parade where kids can ride their decorated bicycles around
9 Colburn Park.

10
11 **D. Dana House and Soldiers Memorial Building Update**

12
13 Ms. Hembree said if the Commission members wanted to see the inside of the Dana House, she
14 and/or Mr. Adams could let them in to view it. Mr. Adams gave an update on the current
15 physical shape of the Dana House building. Chair Ford Burley said the funds that were
16 earmarked by the Historic Society for Dana House renovation are being reconsidered by the
17 Society to be allocated for renovations to the Soldiers Memorial Building.

18
19 Mr. Adams said Ms. Rebecca Owens of the Planning Department said she received a quote of
20 about \$27,500 to make the requested updates to the Soldiers Memorial Building. Ms. Hembree
21 noted that figure does not include the proposed survey of the property, which she said might cost
22 about \$3,000. Mr. Adams said the survey would be the first step in the process. The group
23 discussed the accessible improvements that have been suggested for the building.

24
25 The group decided to have open house events at the Soldiers Memorial Building during the
26 following Farmers Markets:

- 27 • July 2
- 28 • (one of these dates) Aug 6, 13, 20, 27
- 29 • (one of these dates) Sept 3, 10, 17, 24

30
31 Ms. Hembree suggested that the Guardian could give docent training to the Commission
32 members and others who plan to host the open house events.

33
34 **E. Public School Local History Curriculum and Engagement**

35
36 Ms. Dittrich said she had a discussion with the Superintendent of SAU 88. She said she told her
37 that the social studies curriculum has not been updated in many years because the state has not
38 provided any guidance on it. She said the SAU 88 District is writing its own social studies and
39 science curricula. She suggested this might be a good time to suggest local history content to be
40 incorporated into the planned course of study. She said she plans to continue to try to meet with
41 the superintendent.

42
43 **5. OTHER BUSINESS**

44 **A. Updates from Other Boards - None**

1 Chair Ford Burley said that, at a May City Council meeting, a proposal for a memorial statue for
2 Jim Vanier to be erected in the Lebanon Mall will be discussed. She noted that the Heritage
3 Commission will be reviewing this proposal because the Lebanon Mall is within the Lebanon
4 Historic District. The group discussed the what the City's policy for monuments is or should be.

5

6 **6. OPEN TO THE PUBLIC - None**

7

8 **7. FUTURE AGENDA ITEMS - None**

9

10 **8. ADJOURNMENT**

11

12 Chair Ford Burley adjourned the meeting at 7:35pm.

13

14 Respectfully Submitted,

15 Paula Roux

16 Recording Secretary



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

Heritage Commission Historic District Review Staff Memorandum HC2026-02 May 13, 2026, 6:00 P.M.

APPLICATION INFORMATION

Application #: HC2026-02

Agenda Item: 3.A

Application Type:
Pattern Zones Architectural Review

Location:
129 Hanover Street
Tax Map 77, Lot 95

Applicant:
City of Lebanon, NH

Property Owner:
City of Lebanon, NH

Zoning District:
R3

Property Size:
+/-0.04 acres

Overlay Districts:
Pattern Zones Overlay District

Other Approvals Required:
Building Permit, Driveway Permit,
Planning Board Approval for
Subdivision

Attachments:
Application

HEARING NOTICE

City of Lebanon, NH.: Request for Certificate of Approval pursuant to Article IV, Section 411 "*Pattern Zones Overlay District*" of the Zoning Ordinance to approve architectural compliance for one (1), single family residential units at 129 Hanover Street, Tax Map 77, Lot 95, Lebanon, NH in the R3 zone. HC2026-02

COMPLETENESS REVIEW

This application has been reviewed in accordance with section §411 Pattern Zones Overlay District of the Lebanon Zoning Ordinance. The Planning Office recommends that the Heritage Commission accept the application as complete enough to accept jurisdiction and commence review.

BACKGROUND

In March of 2025, the residents of Lebanon voted to approve the Pattern Zones Overlay District. In January of 2026, the Lebanon City Council voted to give pattern zones architectural review to the Heritage Commission and approved the corresponding changes to the Zoning Ordinance.

PROPOSAL

The applicant is requesting architectural review for one (1) new construction single-family home on an existing lot. The lot in question is only +/- 1,700 square feet, but as it is an existing non-conforming lot it can be built upon without additional approvals. The proposed structure will be a 3 bedroom, 2 bath home with a footprint of 24x24. Even though the Heritage Commission is only reviewing the project for compliance to Section 411.10, they should be aware that the applicant must also be granted permission from the Zoning Board. The Zoning Board must grant a special exception to use a plan not included in the plan book.

ORDINANCE REQUIREMENTS
Historic Commission Approval

Section 411.10(B) Review of Projects

3. *If a property owner wishes to use an architecturally designed and stamped plan set not listed in the plan book for a permitted use then Heritage Commission approval and a Special Exception from the Zoning Board of Appeals is required. The architecturally designed and stamped plan set and site plan shall be reviewed and deemed in compliance with Section 411.10 Design Requirements by the Heritage Commission. The Heritage Commission shall issue a written recommendation to the Zoning Board who shall consider the plan set and site plan for a Special Exception.*

ZONING ORDINANCE REQUIREMENTS
Pattern Zones Overlay District – Design Requirements

Section 411.10 Design Requirements

A. Design characterizes make sure any new development matches the existing neighborhood. The following requirements should be followed:

- a. Site changes, such as buildings, driveways, and other new features must not alter the historic character of a neighborhood;*
- b. The location of new construction must be considered carefully in order to follow height and setbacks of existing buildings in the neighborhood;*
- c. New construction must not destroy character-defining attributes or features of the neighborhood;*
- d. New construction must match the scale, size, massing and architectural features of existing buildings in the neighborhood;*
- e. The relationship between the new construction and existing structures must be protected. Existing buildings must not be isolated from one another by new construction.*
- f. Garages must be located at least 5' behind the front line of the residential structure;*
- g. The applicant must provide evidence that their design matches the character of other residential structures on the street;*
- h. Common Characteristics Found in the Overlay District:*

- i. Pitched roof*
- ii. Street-facing primary entrance*
- iii. Front porch or stoop*
- iv. Non-split level designs*
- v. Clapboard, wood lap, vinyl, and/or shingle siding, stone, and/or brick exteriors in material and/or appearance*

APPLICATION AND SUPPORT STATEMENT

The applicant has submitted an application, support statement & examples. The applicant stated they will probably use Preferred Building Systems. All items received address the §411.10 Design Requirements and the application was received by the Planning and Development Department on April 29, 2026 (see attached).

STAFF COMMENTS

The proposed house design meets several of the design requirements listed in Section 411.10 (listed above). The designs show pitched roofs, covered front stoop, exterior siding, and non-split-level designs. Similar houses can be found in the Star Hill Neighborhood. The provided site plan shows the additional elements required under Section 411. It shows the location of parking, the garbage receptacle storage, snow storage, and shade tree. The lot currently holds an old garage/storage building (images provided by the applicant). Having a residential unit on this lot will be a great improvement to Hanover Street and be a great example of what can be done under the Pattern Zones Overlay District. Staff considers the application complete and recommends approval.

City of Lebanon Heritage Commission
Application for Pattern Zones Architectural Review

Property Owner:

| | |
|------------------|-----------------------|
| NAME: | Andrew Keefe TRA, LLC |
| MAILING ADDRESS: | [REDACTED] |
| EMAIL: | [REDACTED] |
| TELEPHONE: | [REDACTED] |

Applicant, Agent, or Lessee:

| | |
|------------------|---------------|
| NAME: | Andrew Keefe |
| MAILING ADDRESS: | Same as above |
| EMAIL: | |
| TELEPHONE: | |

Project Location:

| | | | | | | | |
|--|----------------|-------------------|----|--------|--|-------|----|
| TAX MAP #: | 77 | LOT#: | 95 | PLOT#: | | ZONE: | R3 |
| STREET ADDRESS: | 129 Hoover St. | | | | | | |
| Is this project location in the (circle any that apply): | | | | | | | |
| Wetlands | Flood Plain | Historic District | | | | | |

Description of Project:

New construction of a single family residence

Intended Use: Single-Family Duplex Tri-Plex Quad-plex ADU-Detached ADU-Attached

Other Requirements to Be Submitted for Architectural Review:

- Exterior renderings of the project
- Site Plan of the Project
- Examples of other homes in the neighborhood that serve as examples of how this design fits into the Character of the Existing Neighborhood and Section 411.10 of the Zoning Ordinance
- Completed Public Hearing Notification List

Signature of Property Owner:

Andrew Keefe Manager

4-21-26

Note: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local approvals and permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation:

PROPERTY OWNER:

DATE:

Date Received: File#: Application#:

CERTIFIED NOTIFICATION LIST

Notice shall be sent by certified mail to the Owner; Applicant, if different from Owner; Abutters; Holders of conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property; the holders of easements, rights-of-way, and other restrictions; and every engineer, architect, land surveyor, or soil or wetlands scientist whose seal appears on any plan submitted to the Board; and any other persons required by RSA 676:4, I(d). The names and mailing addresses shall be furnished by the Applicant.

672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

| | |
|---|---|
| Map & Lot Number: 77-95 Property Owner: Andrew Keefe, IRA, LLC 7 Spencer Rd Hamover, NH 03755 | Map & Lot Number: Applicant, Co-Applicant, Agent, or Lessee: |
| Map & Lot Number: 77-94 Princeton RLTY HOLD LLC 14 Orchard Heights Rd Essex, CT 06426 | Map & Lot Number: 77-96 Sarice Morton 11 Lacroix Lane Exfield, NH 03748 |
| Map & Lot Number: 77-124 Scott and Deborah Bogle 137 Hamover ST Lebanon, NH 03766 | Map & Lot Number: 77-123 Jason Yehje 16 Cavendish CT Lebanon, NH 03766 |

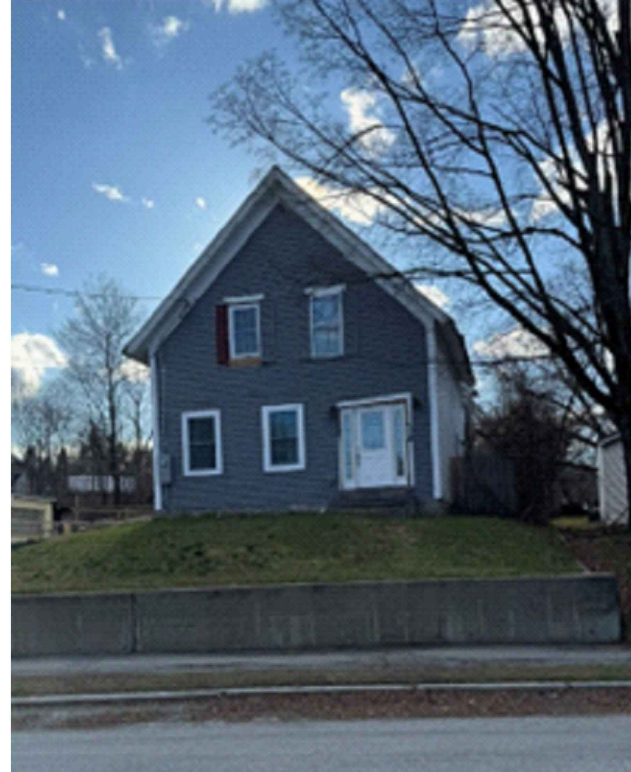
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→ complete list on previous page (Revised 2/8/2024)

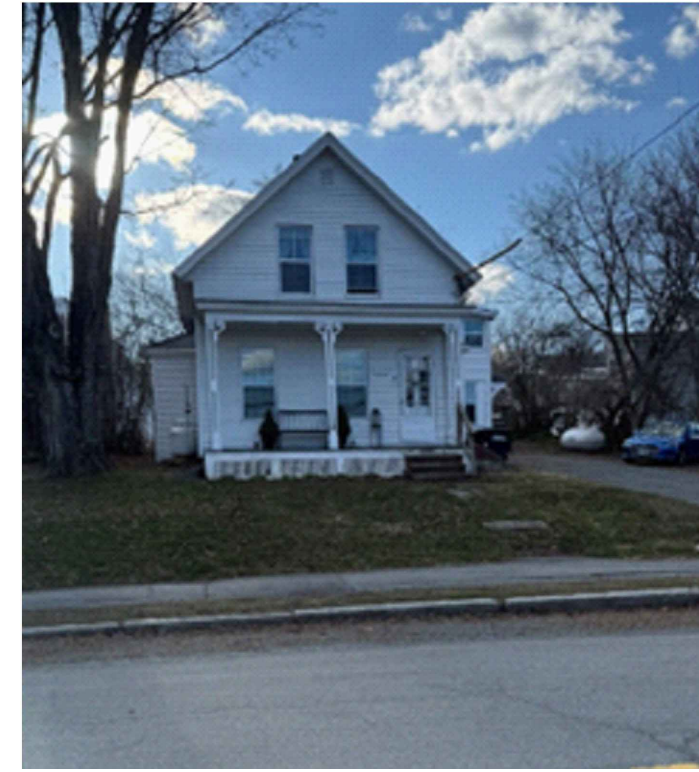
Examples From Same Side of Hanover Street:



116 Hanover St, ID = 77-140

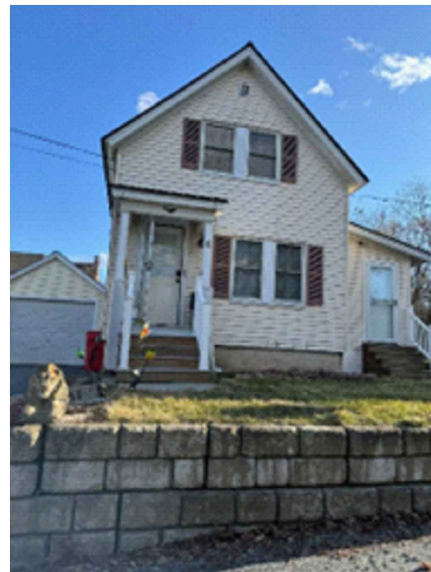


120 Hanover St, ID = 77-141

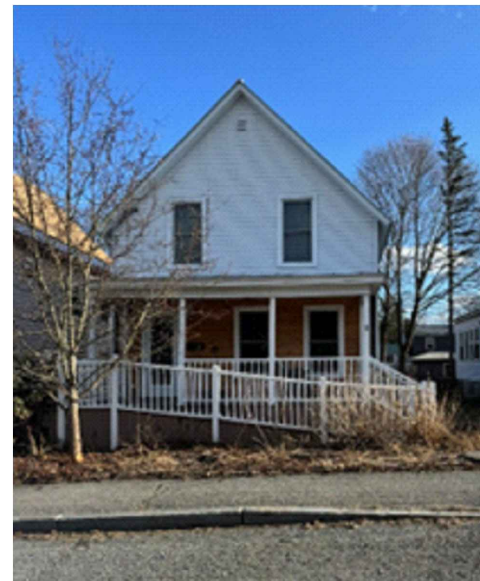


122 Hanover St, ID = 77-142

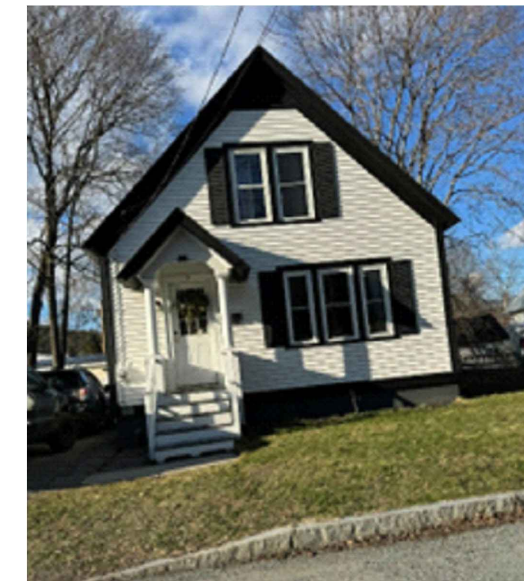
Neighborhood Comparisons Supporting the Suitability and Efficiency of This Design on Small Parcels:



6 Davis Dr, .06 Acres, ID = 77-157



26 Eldgridge St, .05 Acres, ID = 91-207



5 Williams St, .06 Acres, ID = 77-70

Existing Buildings in Neighborhood of 129 Hanover St., Lebanon, NH (Property ID = 77-95)

EB-1



Front



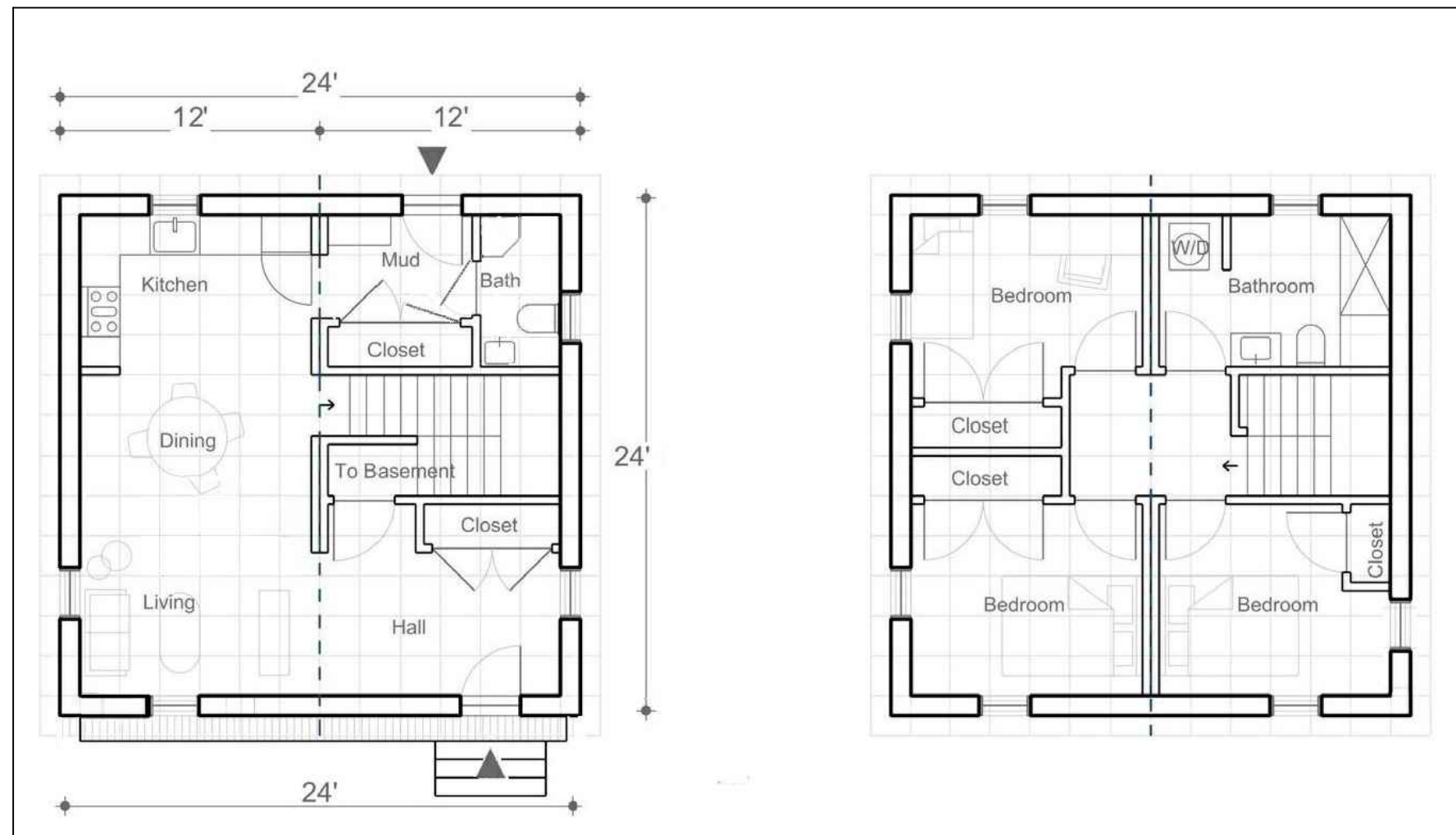
Rear



Left Side



Right Side



Building Data:

Number of Units: 1

Bedrooms: 3

Bathrooms: 1 3/4

Overall Dimensions: 24x24

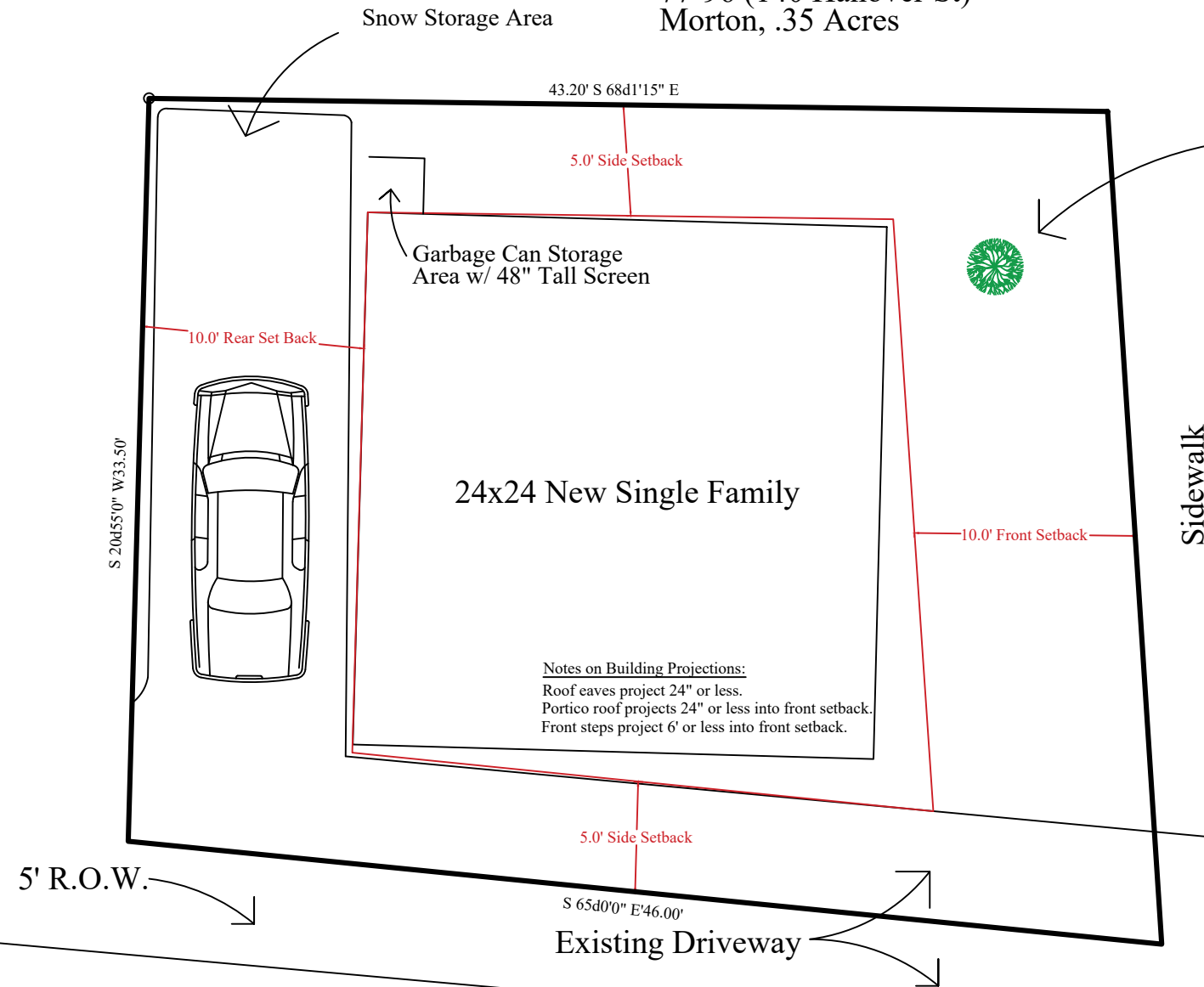
Number of Stories: 2

Overall Square Feet: 1152

Building Height: 29' 3"

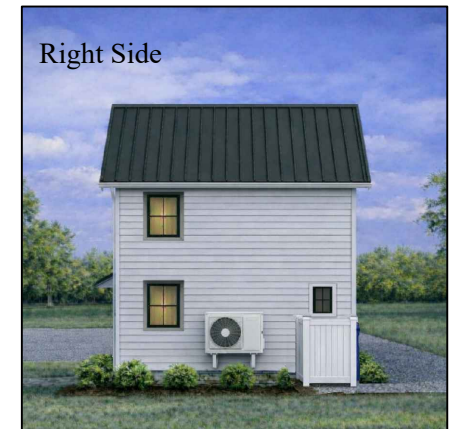
Code: IRC 2021

77-96 (140 Hanover St)
Morton, .35 Acres



Newly Planted Red Maple Tree,
Canopy at Maturity Exceeds 30%
Lot Shade Coverage (30% = 480 ft)

Hanover Street



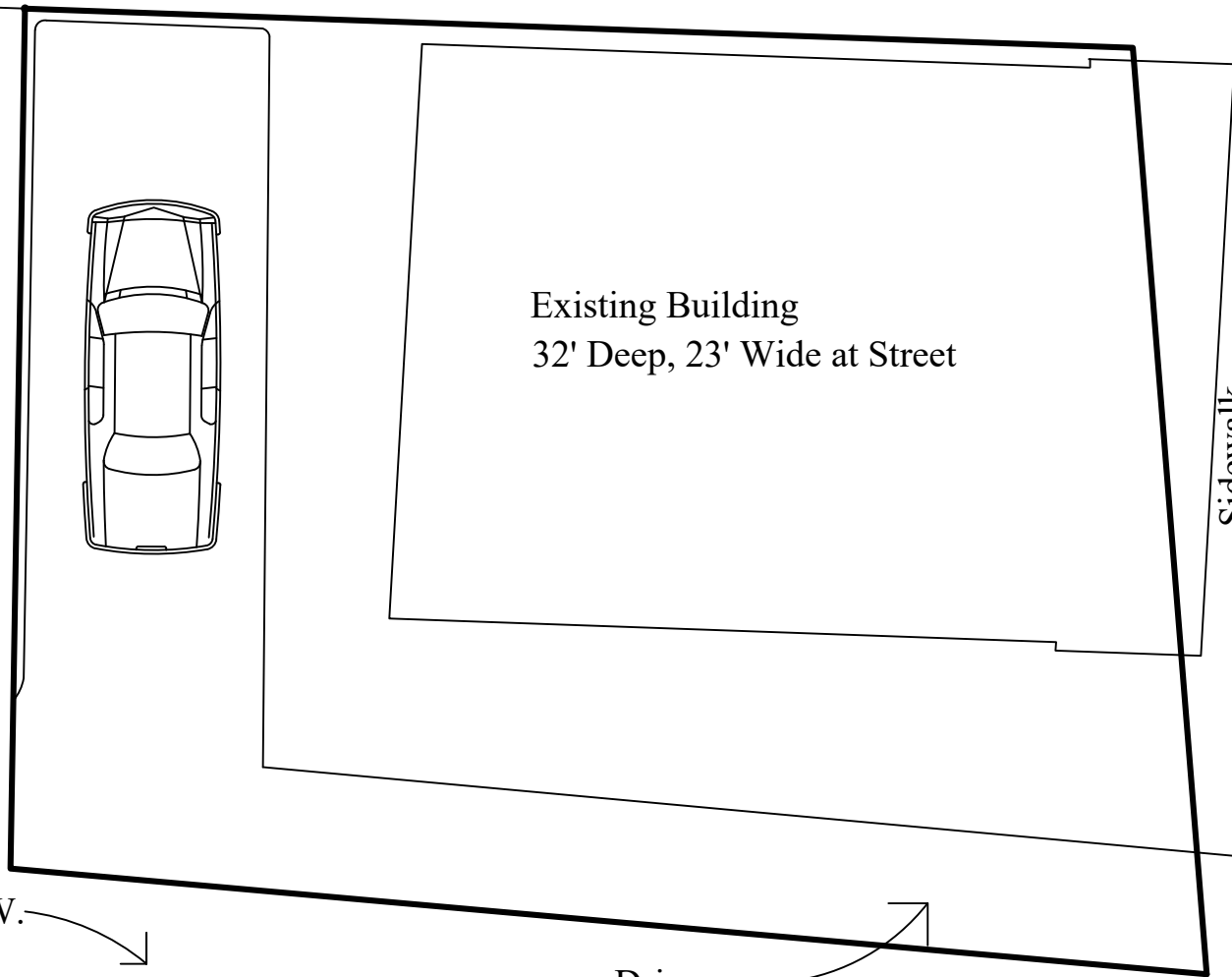
Lot Data:
 Property ID: 77-95
 Zoning: Pattern Zone Overlay District in R3
 Lot Class: 1 (town water and sewer)
 Lot Created: 1948 (deed: 770, pg27)
 Last Boundry Line Adjustment: Dec 12, 1950
 Lot Size: 1592 Square Feet
 Grandfathered Non Conforming Lot
 Impervious Coverage w/ Curve # > 98 = 37%
 Onsite Parking: 1 Full Size or 2 Compact in Tandem

77-94 (136 Hanover St.)
P.R. Holdings, .184 Acres

Proposed New Residence: 129 Hanover St., Lebanon, NH (Property ID = 77-95)

SP-1

77-96 (140 Hanover St)
Morton, .35 Acres



Hanover Street

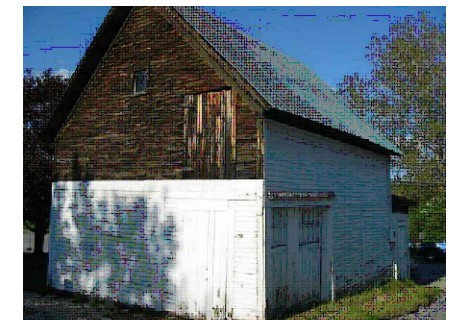
Property ID: 77-95
 Zoning: R-3
 Lot Class: 1 (town water and sewer)
 Lot Created: 1948 (deed: 770, pg27)
 Last Boundry Line Adj.: Dec 12, 1950
 Lot Size: 1592 Square Feet
 Year Built = 1920 (prior to lot)
 Impervious Coverage w/ Curve # > 98 = 41%
 Grandfathered Non Conforming Lot
 Grandfathered Non Conforming Structure

77-94 (136 Hanover St.)
 P.R. Holdings, .184 Acres

Sidewalk



Zoning Map



Existing Conditions: 129 Hanover St., Lebanon, NH (Property ID = 77-95)

EC-1



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon Heritage Commission
FROM: Planning and Development Department Staff
RE: Pattern Zones Plan Book Submittals
DATE: May 4, 2026

History:

In March of 2025, the residents of Lebanon voted to approve the Pattern Zones Overlay District. In January of 2026, the Lebanon City Council voted to give pattern zones architectural review to the Heritage Commission and approved the corresponding changes to the Zoning Ordinance. As part of the Pattern Zones project, the City wanted to provide house plans to any resident who wished to build in the overlay district. These house plans would be preapproved by the Heritage Commission for architectural compliance and the Building Office for building code review. These prereviews would speed up the time required for permitting. The residents who participate in the program would also receive zoning benefits, such as reduced setbacks and lot size.

Submittals

The City has decided to partner with modular building companies and act as the middleman between the company and the property owner. The first company to submit plan sets is Preferred Building Systems out of Claremont, NH. They are submitting 8 designs that staff have already reviewed and believe they cover a wide range of what possible participants would want. There are 2 ADUs: one above a garage and another standalone – one bedroom option. Moving up from there, there is a townhouse style design that can be constructed as a single-family house or as a group of row homes. The other plans are single family homes ranging in size and number of stories. One design, the Chatam, can be built as a one-story cape and the upstairs can be finished later.

The zoning ordinance states that a “complete stamped plan set” would need to be submitted. After talking with Building Inspection Staff and Preferred Building Systems, we agreed Heritage Commission approval of the exterior of the buildings would be first. Architectural elevations would be adequate for Plan Book Submittals. If any changes are made during the Heritage meeting, the plan sets would have to be redesigned. Waiting until the final exterior design has been approved will save the submitted company time and money. The building official will review a plan set based on what the Heritage Commission approves.

Zoning Ordinance Sections:

Section 411:12

C. Submittal of Design for the Plan Book

- a. A design professional wishing to nominate a design for the plan book:
 - i. Prior to submission to the Heritage commission, submit a complete stamped plan set for administrative review with Planning Department Staff and the Chief Building Official and schedule**

a meeting to review the plans and discuss its compliance with the design criteria and the building code.

ii. Following administrative review, submit a complete stamped plan set, with amendments as required by the administrative review, to the Heritage Commission for the Commission's consideration.

b. The Heritage Commission will use criteria listed in Section 411.10.A. to make a determination if the plan should be included in the Plan Book.

Section 411.10 Design Requirements

A. Design characteristics make sure any new development matches the existing neighborhood. The following requirements should be followed:

a. Site changes, such as buildings, driveways, and other new features must not alter the historic character of a neighborhood;

b. The location of new construction must be considered carefully in order to follow height and setbacks of existing buildings in the neighborhood;

c. New construction must not destroy character-defining attributes or features of the neighborhood;

d. New construction must match the scale, size, massing and architectural features of existing buildings in the neighborhood;

e. The relationship between the new construction and existing structures must be protected. Existing buildings must not be isolated from one another by new construction.

f. Garages must be located at least 5' behind the front line of the residential structure;

g. The applicant must provide evidence that their design matches the character of other residential structures on the street;

h. Common Characteristics Found in the Overlay District:

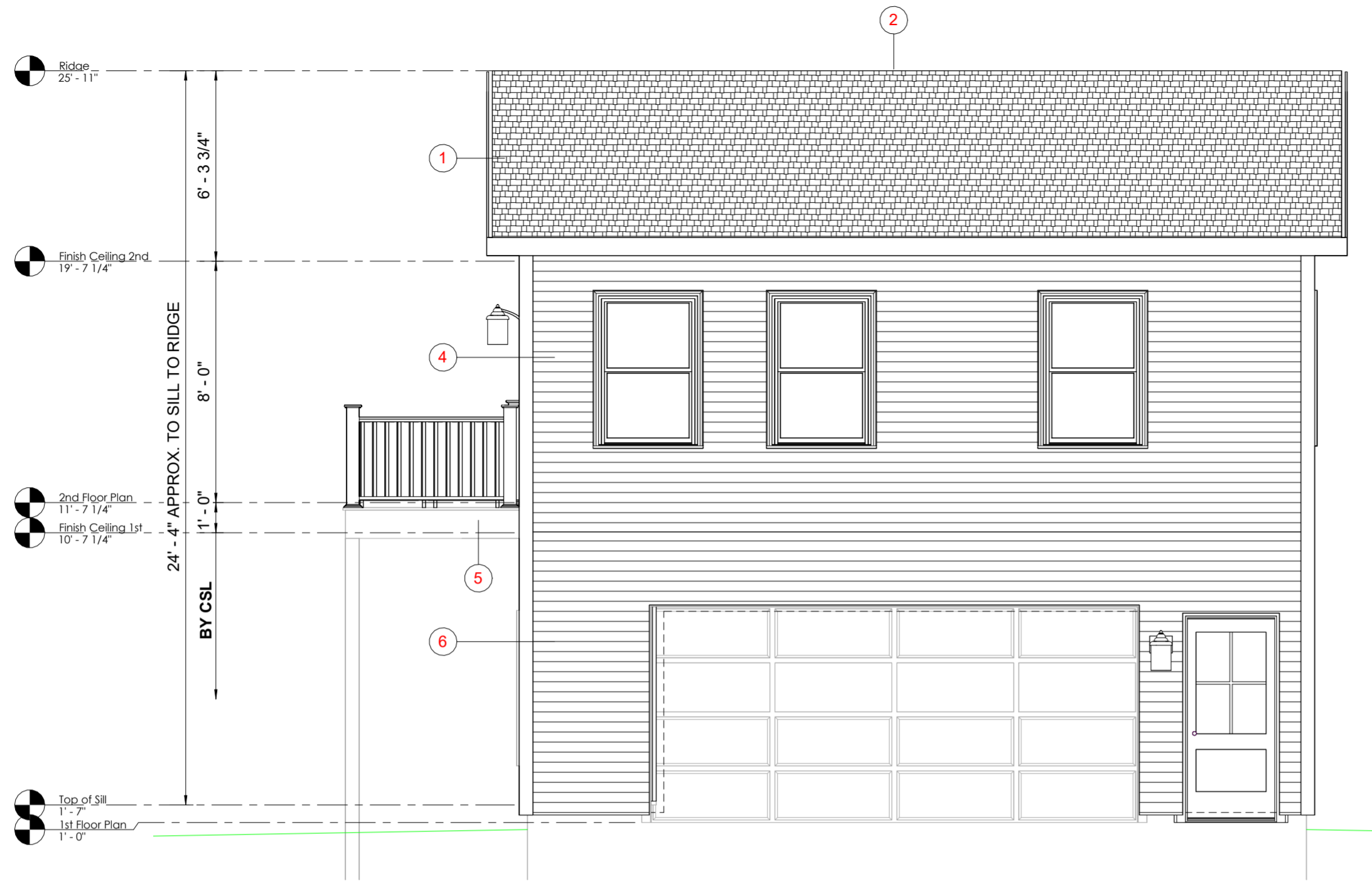
i. Pitched roof

ii. Street-facing primary entrance

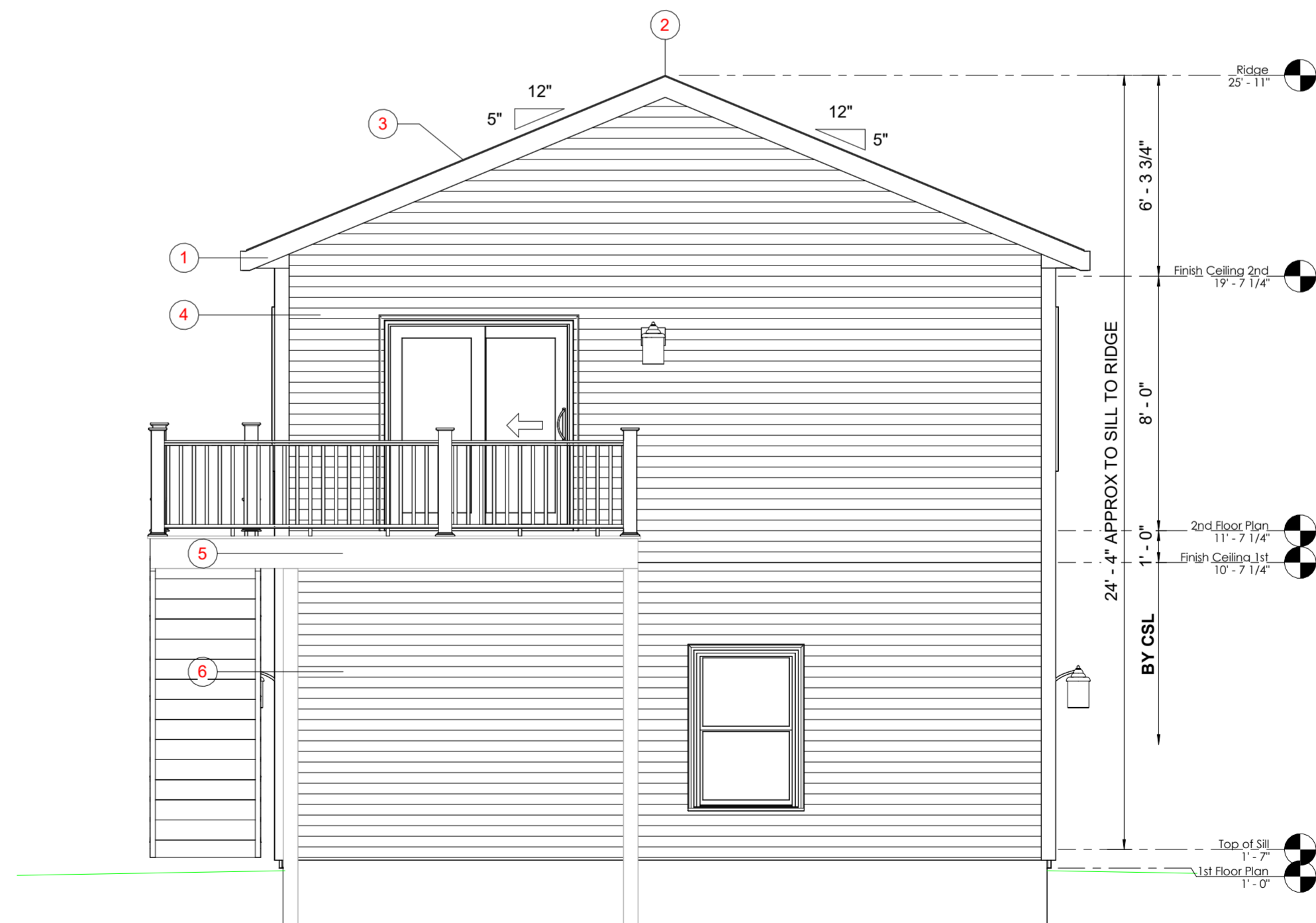
iii. Front porch or stoop

iv. Non-split level designs

v. Clapboard, wood lap, vinyl, and/or shingle siding, stone, and/or brick exteriors in material and/or appearance



1 - Elevation Front
1/4" = 1'-0"

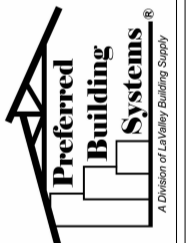


2 - Elevation Left
1/4" = 1'-0"

Elevation Notes

| Note Number | Note Text |
|-------------|---|
| 1 | 12" RAKE AND 12" EAVES - THE FACTORY (PBS) WILL INSTALL AS MUCH SOFFIT, FASCIA, AND SHADOW BOARD AS POSSIBLE. WHAT IS NOT DONE AT THE FACTORY BECOMES THE RESPONSIBILITY OF THE CSL TO COMPLETE (INCLUDING ANY ADDITIONAL FRAMING OR SOFFIT BLOCKS TO COMPLETE THE OVERHANGS). ALL DECORATIVE RETURNS, FALSE RAKES AND/OR FALSE EAVES ARE INSTALLED BY CSL. |
| 2 | PREP FOR RIDGE VENT BY PBS. CI (SET CREW) WILL APPLY RIDGE VENT PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. |
| 3 | ROOF AREA MEETS SOLAR-READY ZONE, 300 SQFT MIN. PATHWAYS FOR ROUTING COMPONENTS PROVIDED BY BLDG/CSL ONSITE. PBS TO PREP ONLY FOR SOLAR. BLDG/CSL TO PROVIDE ANY SOLAR COLLECTION SYSTEMS ONSITE. REFER TO ELECTRICAL SHEETS FOR CONDUIT LOCATIONS. |
| 4 | EXTERIOR CEDAR CLAPBOARD SIDING SHIPPED LOOSE BY PBS FOR INSTALLATION ONSITE BY CSL. ANY TRIM AND/OR ACCESSORIES SHALL BE SUPPLIED AND INSTALLED BY CSL. |
| 5 | PT DECK AND STAIRS BY CSL: ALL MATERIALS, FINISHES AND REQUIRED FOR A COMPLETE DECK FURNISHED & INSTALLED ONSITE BY CSL, UNLESS OTHERWISE NOTED. |
| 6 | PANELIZED WALLS SHIPPED LOOSE SHALL BE INSTALLED ONSITE BY CI. ANY DOORS AND WINDOWS SHIPPED LOOSE SHALL BE INSTALLED BY CSL. ALL FINISHES BY CSL. |

Preferred Building Systems
PO Box 1, 143 Twistback Road
Claremont, NH 03743
603-372-1050 603-372-5127 Fax
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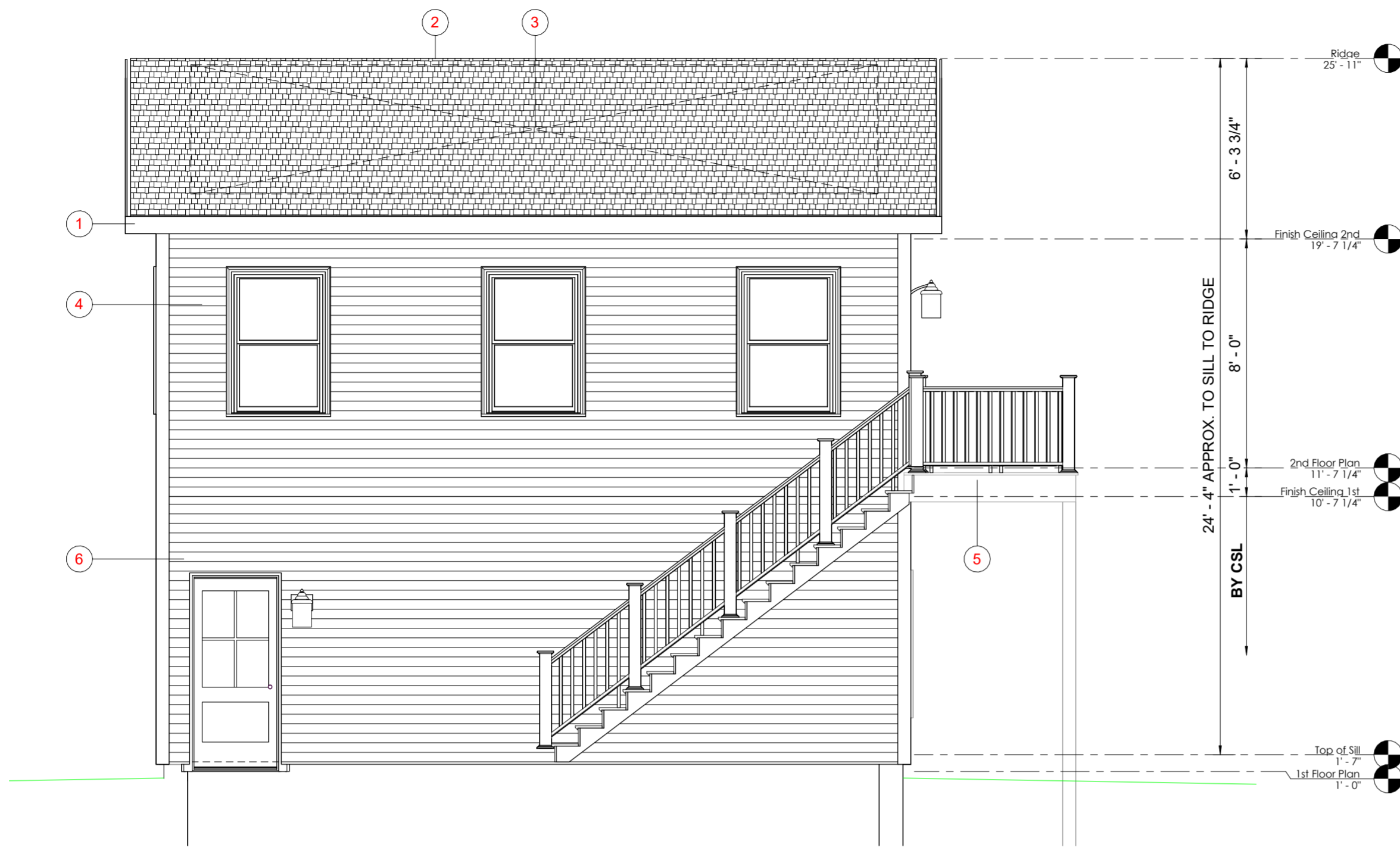


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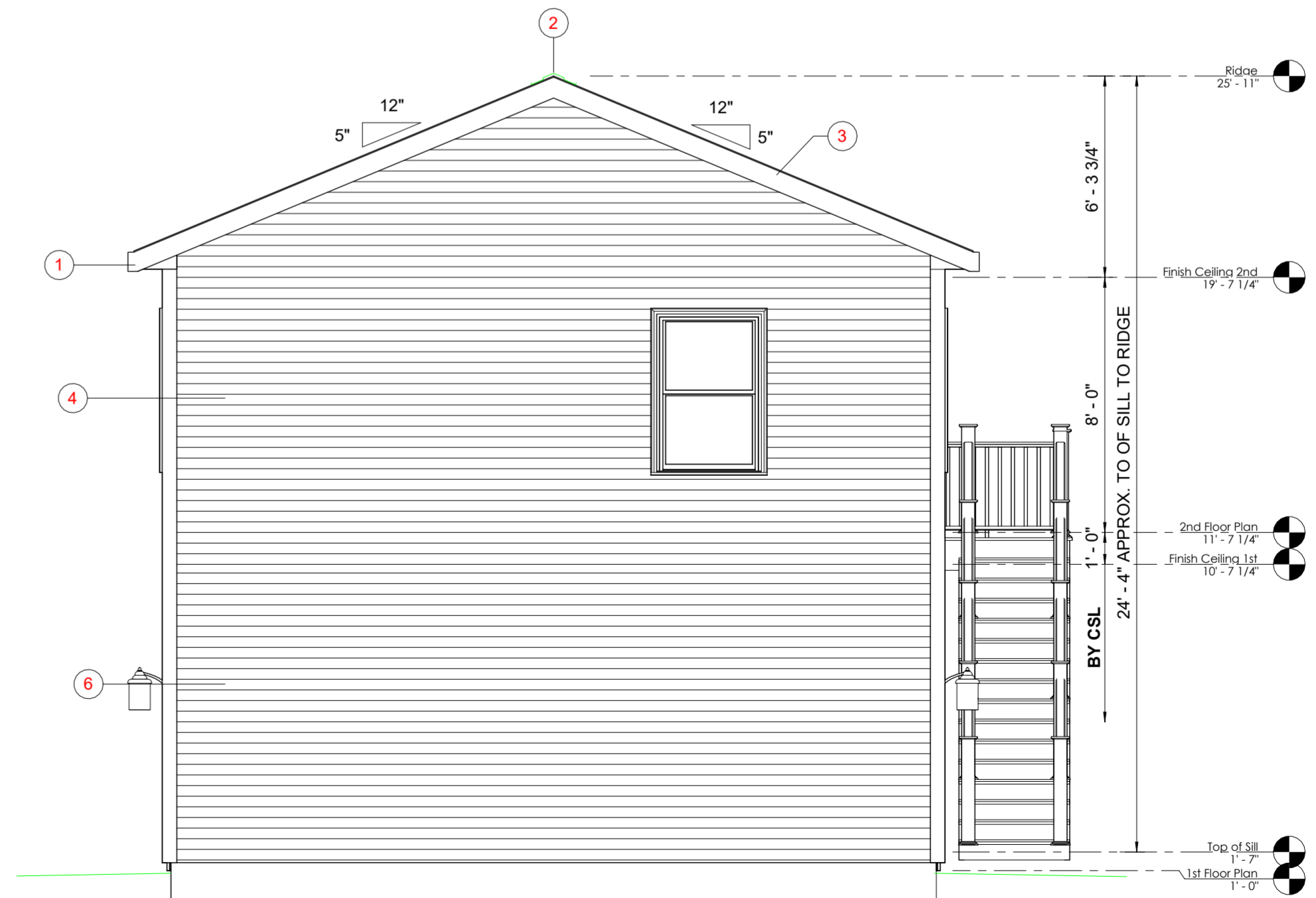
Front & Left Elevations
PLUMB & PROPER-Schrader
50 Warner St
Tisbury, MA 02568

| | | |
|----------|------------|----------------|
| PB240662 | 2025.06.10 | JWM |
| 5 | OFB | |
| 4 | Update | 2025.04.24 JWM |
| 3 | REV2 | 2025.03.13 AMC |
| 2 | REV1 | 2025.02.25 ADH |
| 1 | Prelim | 2025.01.16 AMC |

Sheet:
A1.1



1 - Elevation Rear
1/4" = 1'-0"

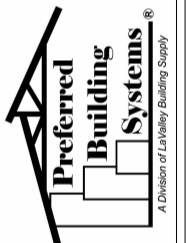


2 - Elevation Right
1/4" = 1'-0"

Elevation Notes

| Note Number | Note Text |
|-------------|---|
| 1 | 12" RAKE AND 12" EAVES - THE FACTORY (PBS) WILL INSTALL AS MUCH SOFFIT, FASCIA, AND SHADOW BOARD AS POSSIBLE. WHAT IS NOT DONE AT THE FACTORY BECOMES THE RESPONSIBILITY OF THE CSL TO COMPLETE (INCLUDING ANY ADDITIONAL FRAMING OR SOFFIT BLOCKS TO COMPLETE THE OVERHANGS), ALL DECORATIVE RETURNS, FALSE RAKES AND/OR FALSE EAVES ARE INSTALLED BY CSL. |
| 2 | PREP FOR RIDGE VENT BY PBS. CI (SET CREW) WILL APPLY RIDGE VENT PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. |
| 3 | ROOF AREA MEETS SOLAR-READY ZONE, 300 SQFT MIN. PATHWAYS FOR ROUTING COMPONENTS PROVIDED BY BLDR/CSL ONSITE. PBS TO PREP ONLY FOR SOLAR. BLDR/CSL TO PROVIDE ANY SOLAR COLLECTION SYSTEMS ONSITE. REFER TO ELECTRICAL SHEETS FOR CONDUIT LOCATIONS. |
| 4 | EXTERIOR CEDAR CLAPBOARD SIDING SHIPPED LOOSE BY PBS FOR INSTALLATION ONSITE BY CSL. ANY TRIM AND/OR ACCESSORIES SHALL BE SUPPLIED AND INSTALLED BY CSL. |
| 5 | PT DECK AND STAIRS BY CSL: ALL MATERIALS, FINISHES AND REQUIRED FOR A COMPLETE DECK FURNISHED & INSTALLED ONSITE BY CSL, UNLESS OTHERWISE NOTED. |
| 6 | PANELIZED WALLS SHIPPED LOOSE SHALL BE INSTALLED ONSITE BY CI. ANY DOORS AND WINDOWS SHIPPED LOOSE SHALL BE INSTALLED BY CSL. ALL FINISHES BY CSL. |

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4/23/2016 10:03:25 AM

Rear & Right Elevations
PLUMB & PROPER-Schrader
50 Warner St
Tisbury, MA 02568

| Rev | By | Date | Description |
|-----|--------|------------|-------------|
| 5 | OFR | 2025.06.10 | JWM |
| 4 | Update | 2025.04.24 | JWM |
| 3 | REV2 | 2025.03.13 | AMC |
| 2 | REV1 | 2025.02.25 | ADH |
| 1 | Prelim | 2025.01.16 | AMC |

Sheet:
A1.2
Notes: Do not scale drawing, use dimensions shown.

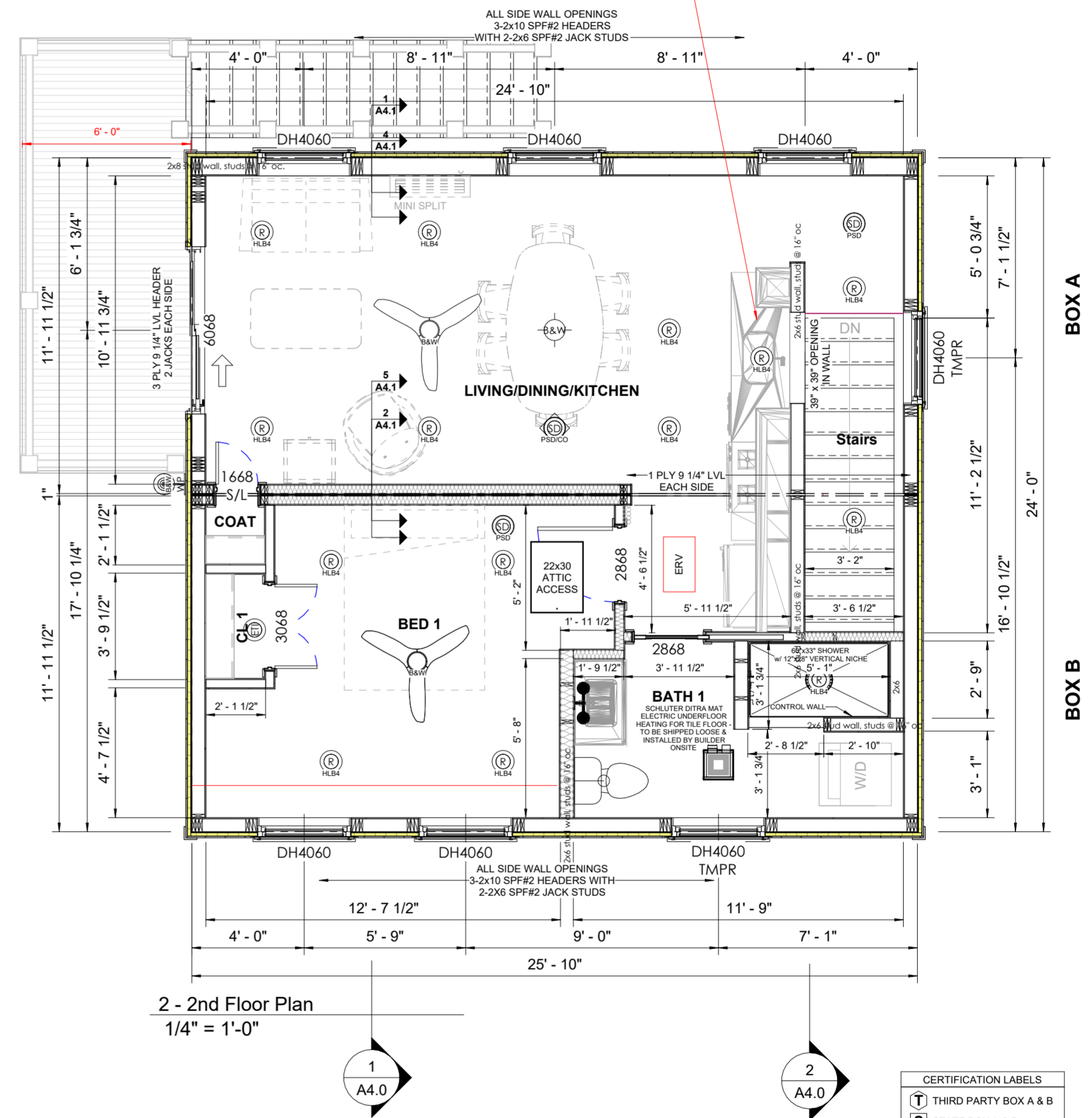
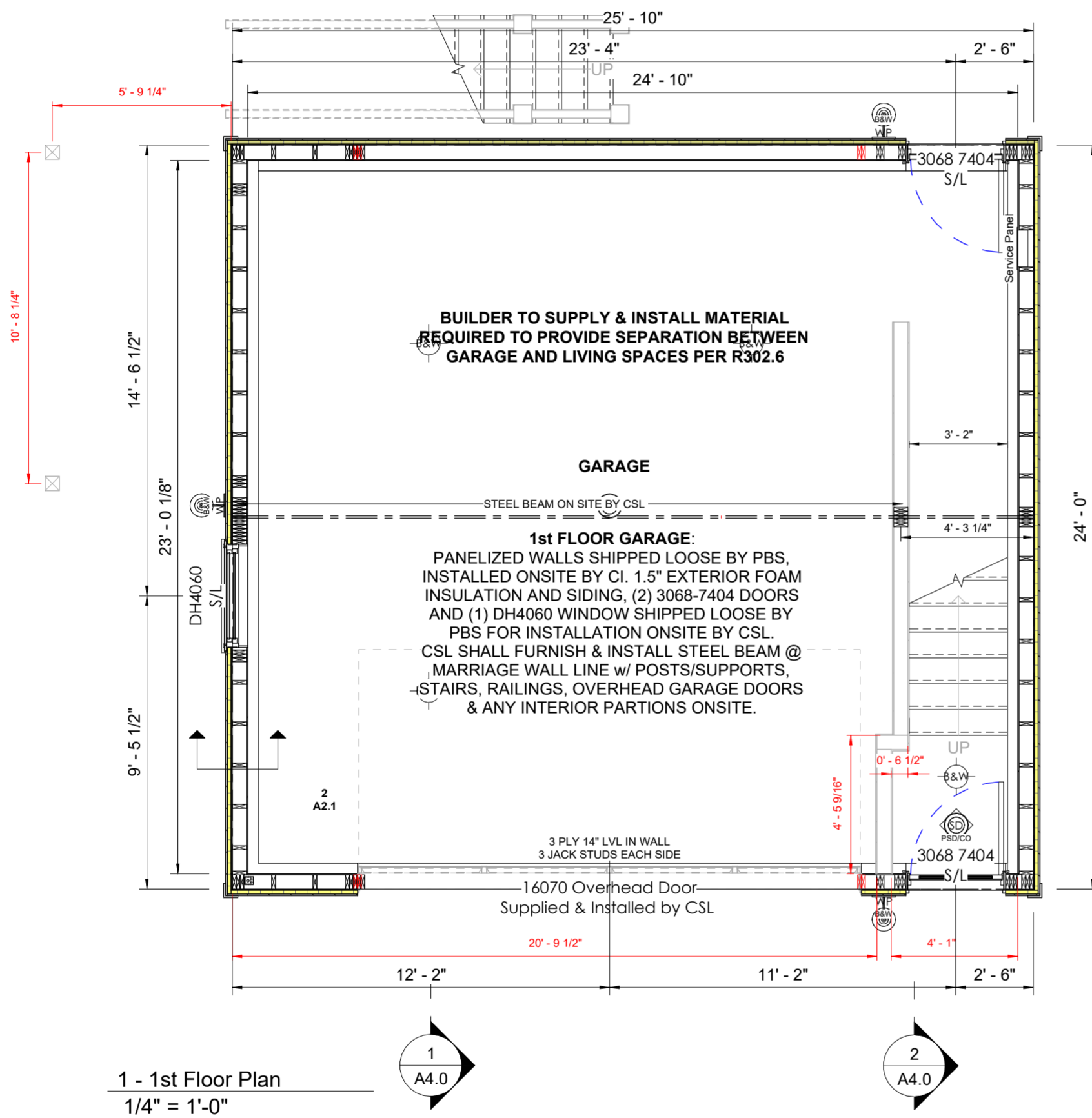
| 2nd Floor Room Schedule | |
|-------------------------|--------|
| Name | Area |
| BATH 1 | 68 SF |
| BED 1 | 134 SF |
| CL 1 | 8 SF |
| COAT | 4 SF |
| LIVING/DINING/KITCHEN | 278 SF |
| Stairs | 40 SF |
| Grand total: 6 | 531 SF |

EXCEPT FOR SHPD90611 ALL HEADERS
ARE 3-2x10 SPF#2 w/2 JACK STUDS EA
SIDE UNLESS NOTED OTHERWISE

ALL WINDOWS REQUIRING SAFETY
GLAZING ARE LABELED AS "TMPR"

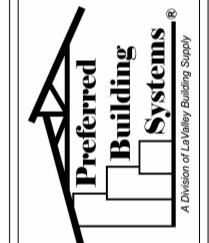
SEE SHEET A3.6 - "1st & 2nd FLOOR BRACED WALL PLAN"
FOR HOLDOWN, STRAPPING & STRUCTURAL INFORMATION

TRA CERTIFICATION LABEL LOCATION



| CERTIFICATION LABELS | |
|----------------------|-----------------------|
| | THIRD PARTY BOX A & B |
| | STATE BOX A & B |
| | DATA PLATE |

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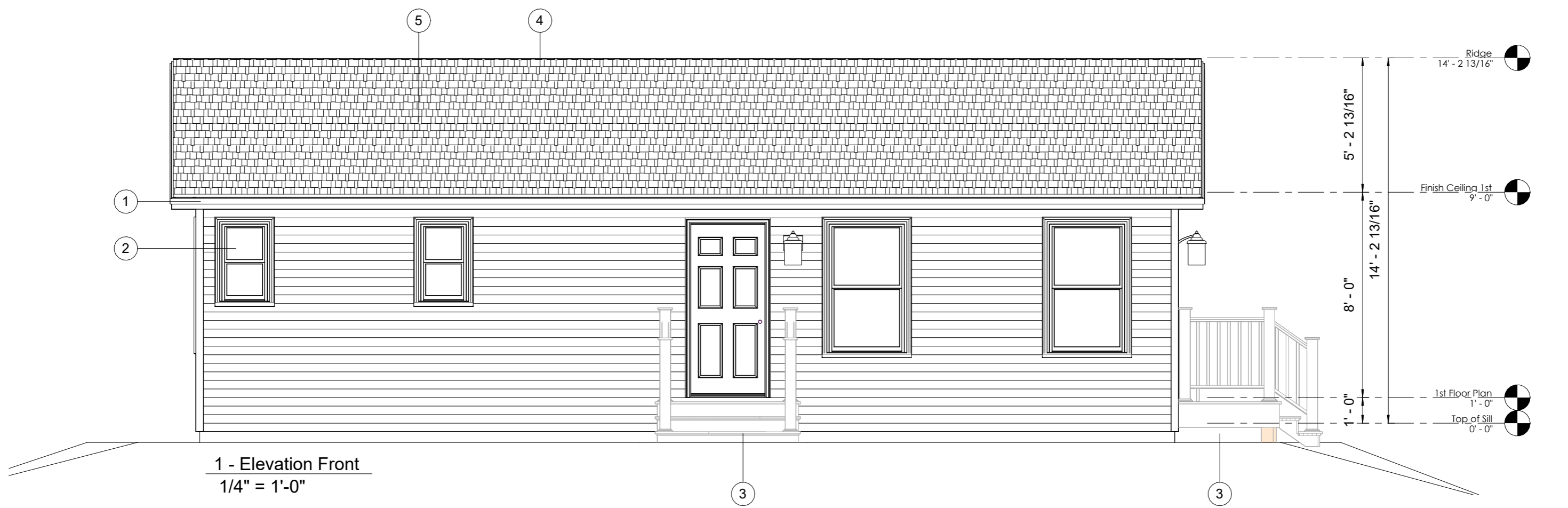
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THIS MATERIAL IS PERMITTED
WITHOUT THE WRITTEN CONSENT
OF PREFERRED BUILDING
SYSTEMS.
4/21/2016 15:10:22 W

First & Second Floor Plans
PLUMB & PROPER-Schrader
50 Warner St
Tisbury, MA 02568

| NO | DATE | BY | REVISION |
|----|------------|-----|----------|
| 5 | 2025.06.10 | JWM | Update |
| 4 | 2025.04.24 | JWM | REV2 |
| 3 | 2025.03.13 | AMC | REV1 |
| 2 | 2025.02.25 | ADH | Prelim |
| 1 | 2025.01.16 | AMC | |

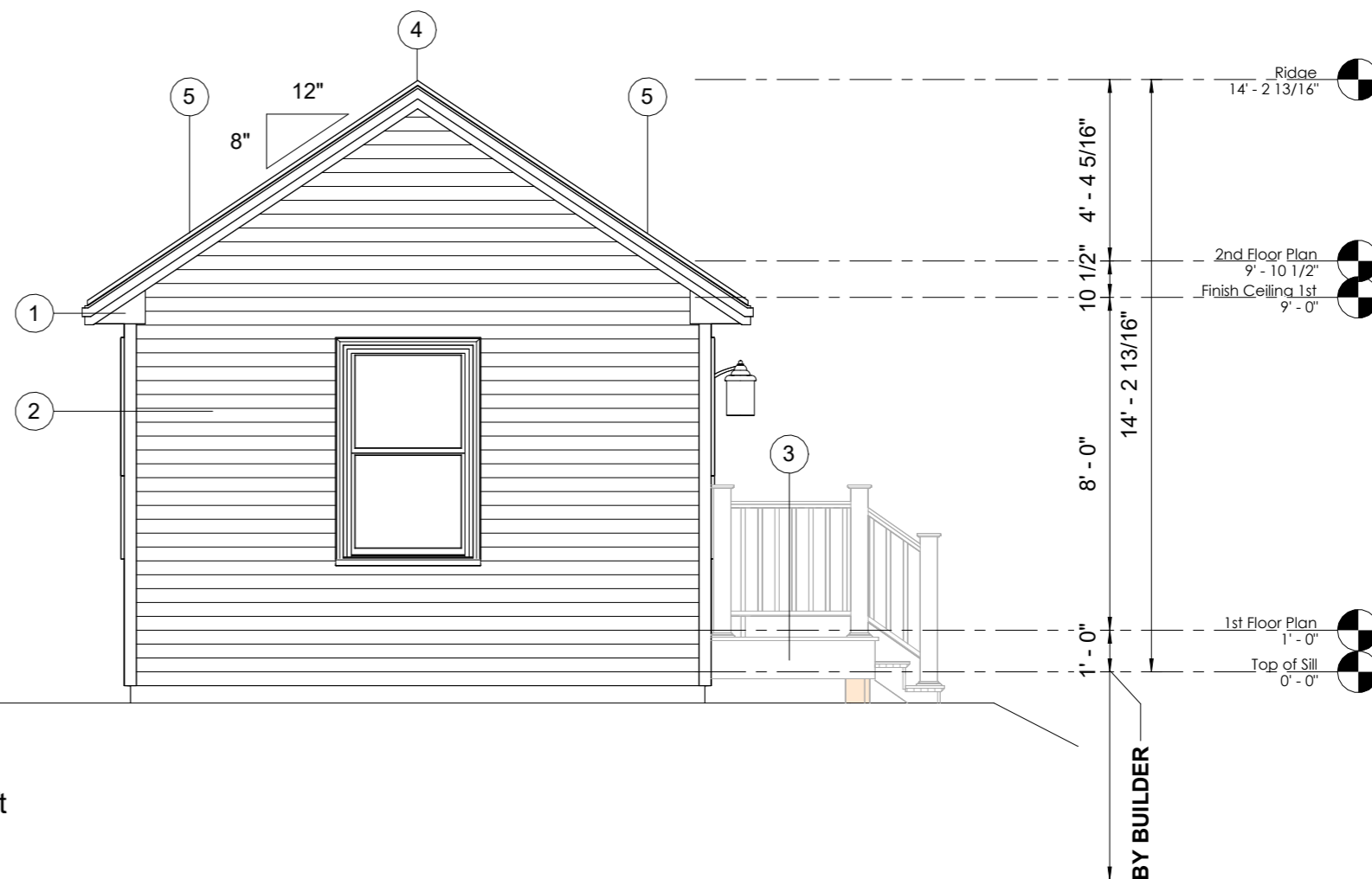
Sheet:
A3.1





1 - Elevation Front
1/4" = 1'-0"

| Elevation Notes | | |
|-----------------|-------------|---|
| Note Designator | Note Number | Note Text |
| E | 1 | 12" RAKE AND 12" EAVES. THE FACTORY (PBS) WILL INSTALL AS MUCH SOFFIT, FASCIA, AND SHADOW AS POSSIBLE. WHAT IS NOT DONE AT THE FACTORY BECOMES THE RESPONSIBILITY OF THE BUILDER (BLDR) TO COMPLETE (INCLUDING ANY ADDITIONAL FRAMING OR SOFFIT BLOCKS TO COMPLETE THE OVERHANGS). ALL DECORATIVE RETURNS, FALSE RAKES AND/OR FALSE EAVES ARE INSTALLED BY OTHERS (CI). |
| E | 2 | VINYL SIDING: EXTERIOR SIDING & SIDING ACCESSORIES PARTIALLY INSTALLED BY FACTORY (PBS). REMAINING BALANCE SHIPPED LOOSE FOR INSTALLATION ONSITE BY OTHERS. ADDITIONAL TRIM SUPPLIED AND INSTALLED BY OTHERS. |
| E | 3 | DECK BY OTHERS: PT DECK, RAILINGS, DECKING, POSTS, & FINISHES SUPPLIED & INSTALLED ONSITE BY BLDR, UNLESS OTHERWISE NOTED. |
| E | 4 | PREP FOR RIDGE VENT BY PBS. SET CREW (CI) WILL APPLY RIDGE VENT PER THE MANUFACTURER 'S INSTALLATION. |
| E | 5 | ROOF AREA MEETS SOLAR-READY ZONE, 300 SQFT MIN. PATHWAYS FOR ROUTING COMPONENTS PROVIDED BY BLDR ONSITE. (PBS) TO PREP ONLY FOR SOLAR. BLDR TO PROVIDE ANY SOLAR COLLECTION SYSTEMS ONSITE. REFER TO ELECTRICAL SHEETS FOR CONDUIT LOCATIONS. |



2 - Elevation Left
1/4" = 1'-0"

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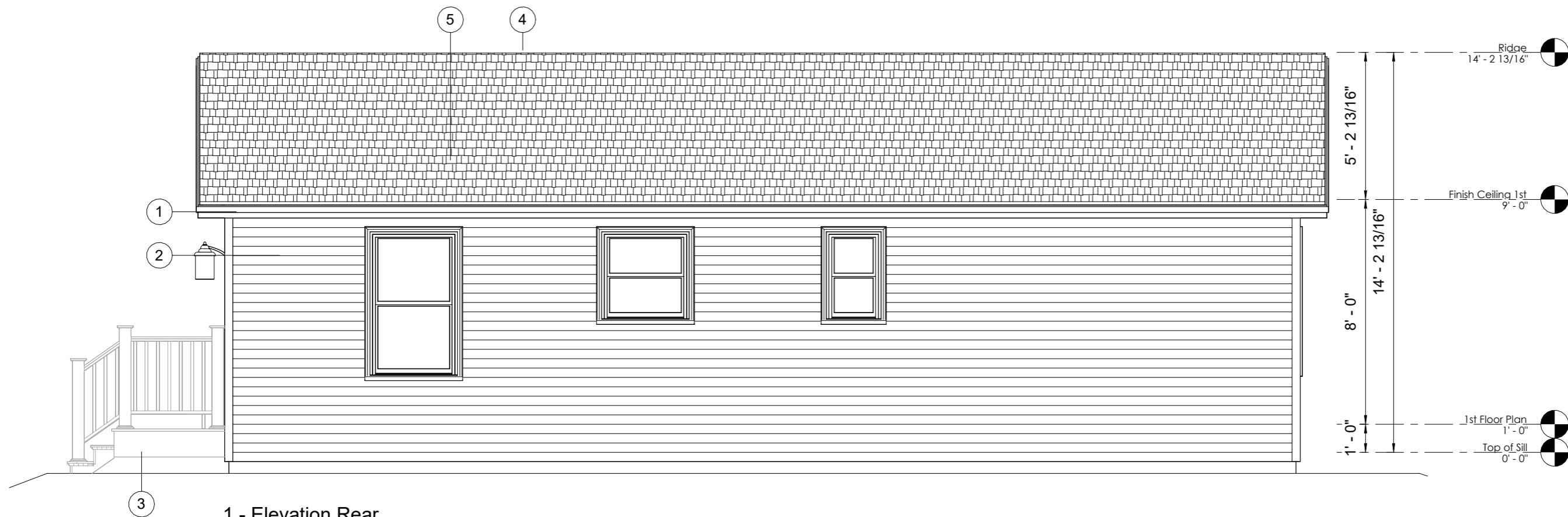
A Division of Lafayette Building Supply

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 4/29/2026 11:14:36 AM

Front & Left Elevations
 Swanzey Model
 New Hampshire, USA

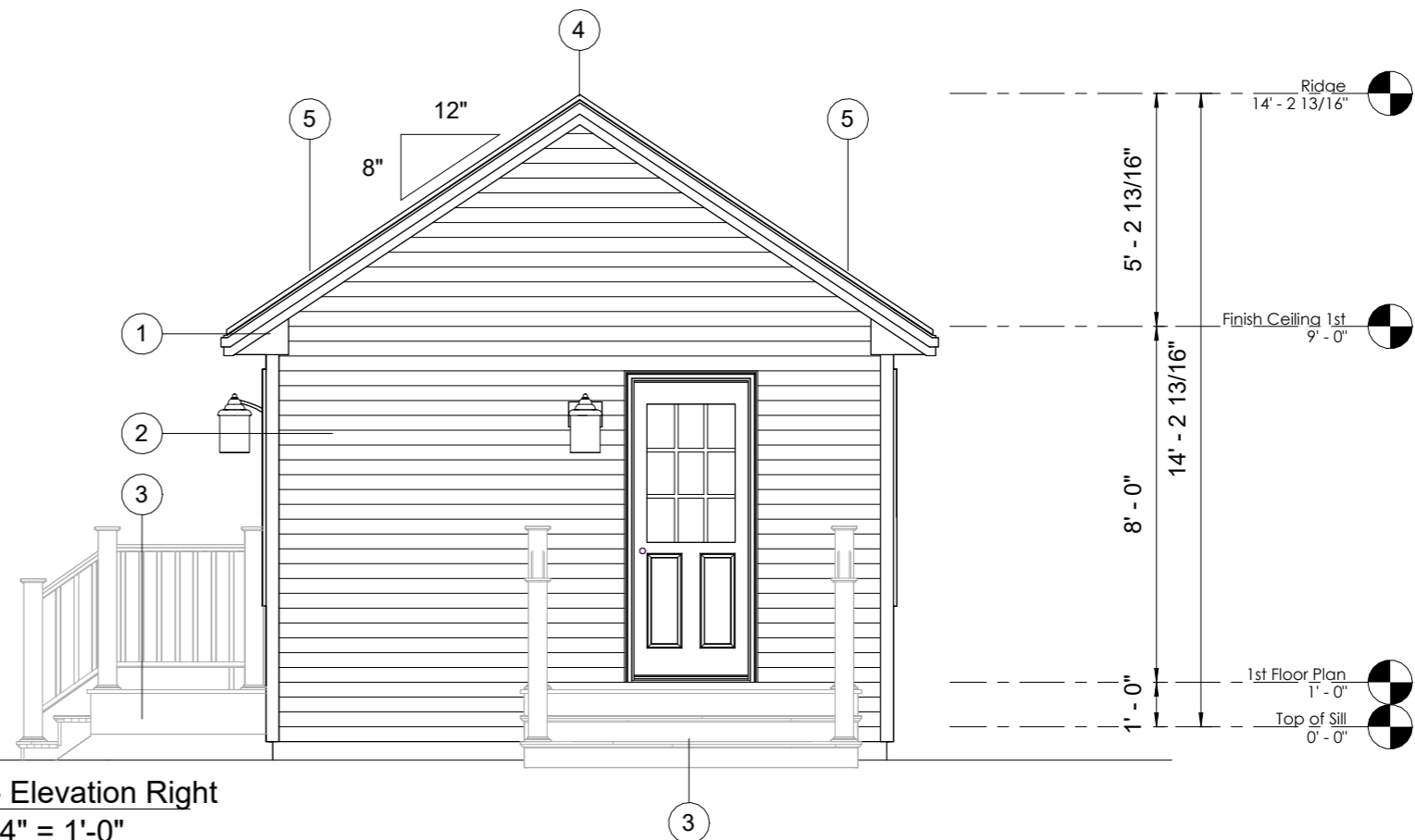
| | | | | |
|-----|--------|----------|--|-----|
| PBS | | | | AMC |
| 1 | Prelim | 10.08.23 | | |

Sheet:
A1.1
 Notes: Do not scale drawing, use dimensions shown



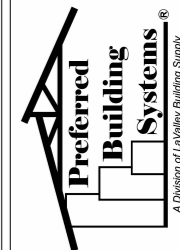
1 - Elevation Rear
1/4" = 1'-0"

| Elevation Notes | | |
|-----------------|-------------|---|
| Note Designator | Note Number | Note Text |
| E | 1 | 12" RAKE AND 12" EAVES. THE FACTORY (PBS) WILL INSTALL AS MUCH SOFFIT, FASCIA, AND SHADOW AS POSSIBLE. WHAT IS NOT DONE AT THE FACTORY BECOMES THE RESPONSIBILITY OF THE BUILDER (BLDR) TO COMPLETE (INCLUDING ANY ADDITIONAL FRAMING OR SOFFIT BLOCKS TO COMPLETE THE OVERHANGS). ALL DECORATIVE RETURNS, FALSE RAKES AND/OR FALSE EAVES ARE INSTALLED BY OTHERS (CI). |
| E | 2 | VINYL SIDING: EXTERIOR SIDING & SIDING ACCESSORIES PARTIALLY INSTALLED BY FACTORY (PBS). REMAINING BALANCE SHIPPED LOOSE FOR INSTALLATION ONSITE BY OTHERS. ADDITIONAL TRIM SUPPLIED AND INSTALLED BY OTHERS. |
| E | 3 | DECK BY OTHERS: PT DECK, RAILINGS, DECKING, POSTS, & FINISHES SUPPLIED & INSTALLED ONSITE BY BLDR, UNLESS OTHERWISE NOTED. |
| E | 4 | PREP FOR RIDGE VENT BY PBS. SET CREW (CI) WILL APPLY RIDGE VENT PER THE MANUFACTURER 'S INSTALLATION. |
| E | 5 | ROOF AREA MEETS SOLAR-READY ZONE, 300 SQFT MIN. PATHWAYS FOR ROUTING COMPONENTS PROVIDED BY BLDR ONSITE. (PBS) TO PREP ONLY FOR SOLAR. BLDR TO PROVIDE ANY SOLAR COLLECTION SYSTEMS ONSITE. REFER TO ELECTRICAL SHEETS FOR CONDUIT LOCATIONS. |



2 - Elevation Right
1/4" = 1'-0"

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4/29/2026 11:14:37 AM

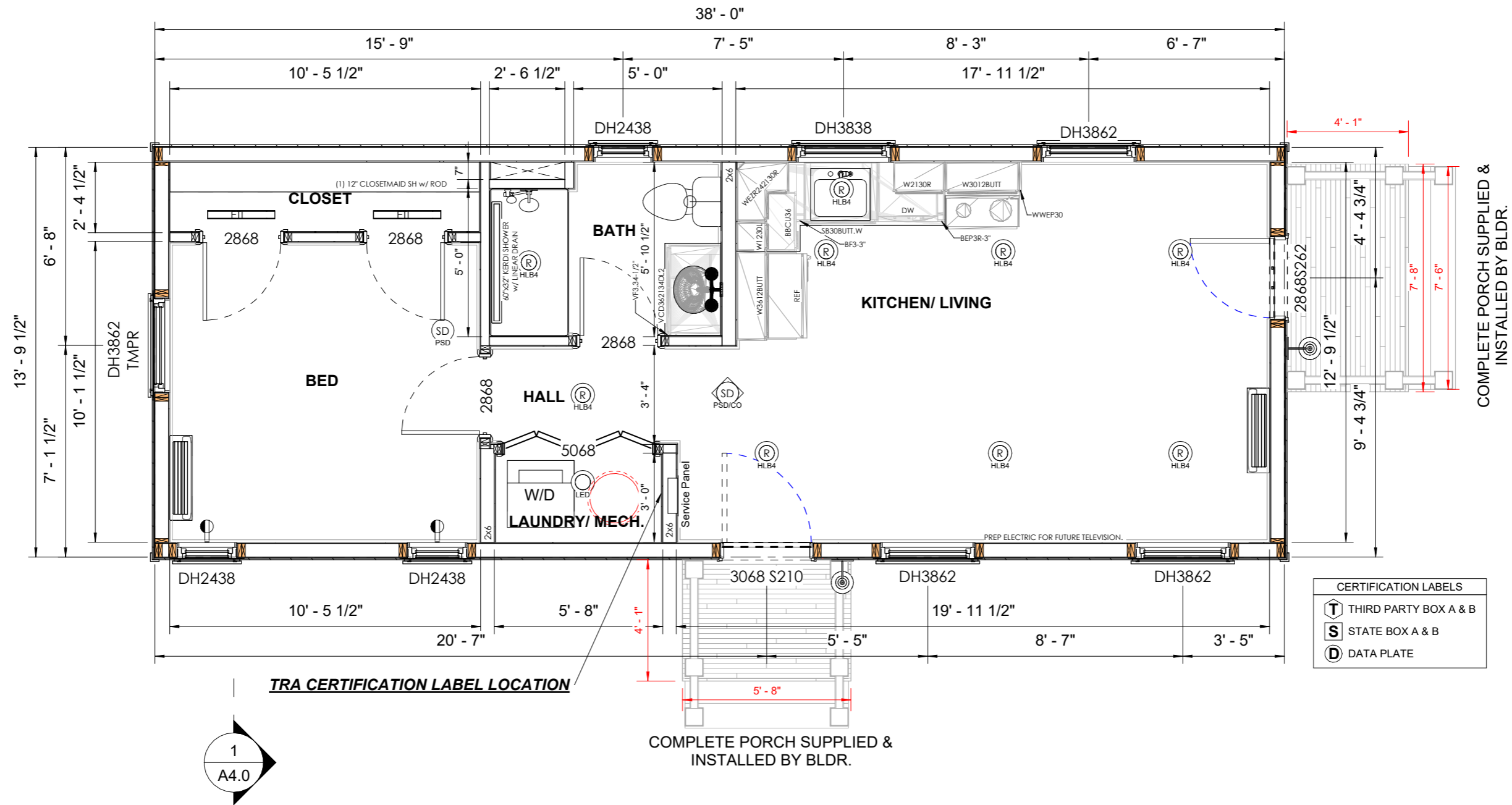
Rear & Right Elevations
Swanzey Model
New Hampshire, USA

| | | | | |
|-----|---|--------|----------|-----|
| PBS | | | | AMC |
| | 1 | Prelim | 10.08.23 | |

Sheet:
A1.2

Notes: Do not scale drawing, use dimensions shown

BOX A



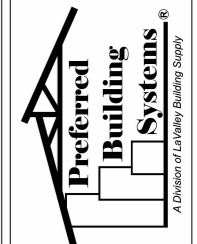
| CERTIFICATION LABELS | |
|----------------------|-----------------------|
| T | THIRD PARTY BOX A & B |
| S | STATE BOX A & B |
| D | DATA PLATE |

COMPLETE PORCH SUPPLIED & INSTALLED BY BLDR.

COMPLETE PORCH SUPPLIED & INSTALLED BY BLDR.

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

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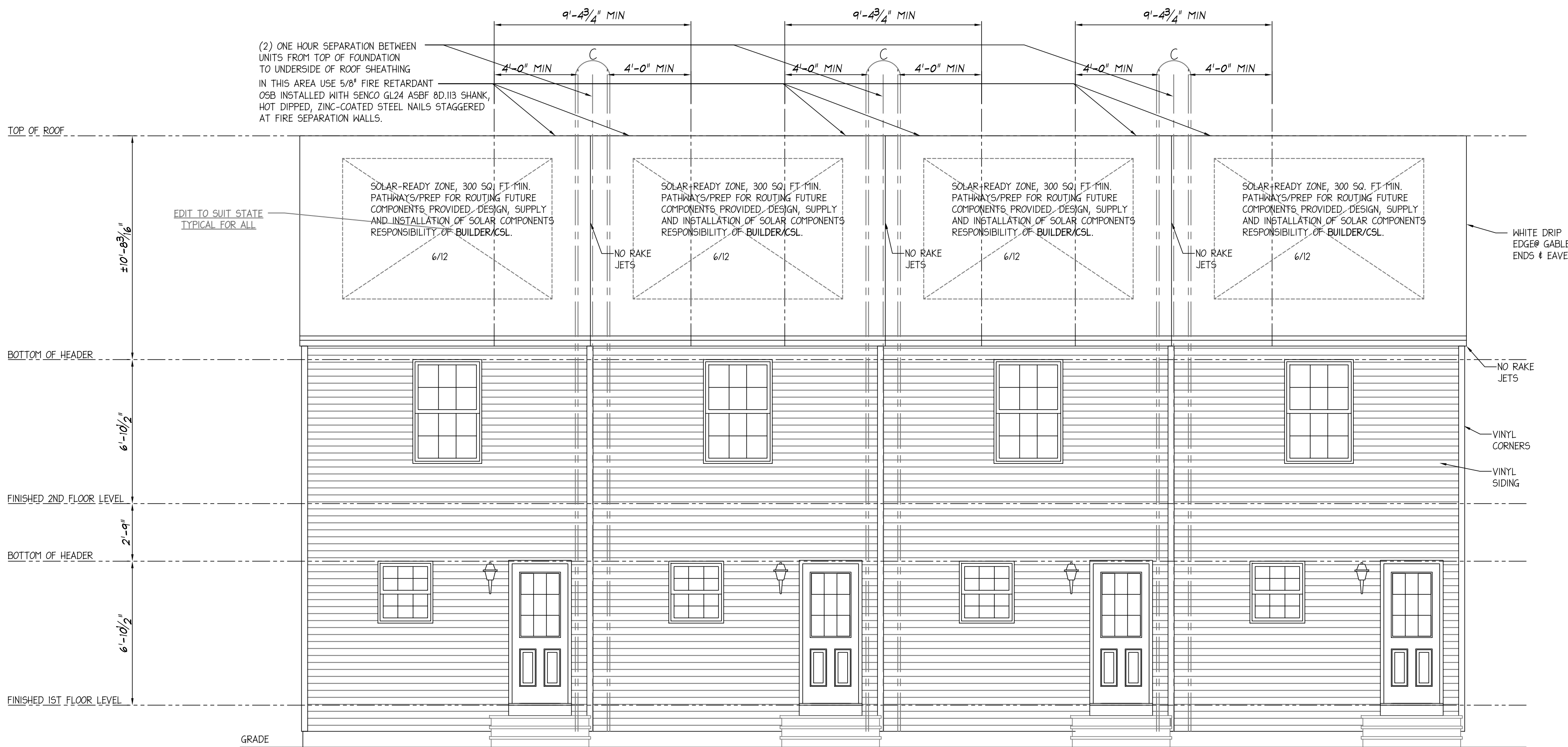
NO USE OR REPRODUCTION OF THIS MATERIAL IS PERMITTED WITHOUT THE WRITTEN CONSENT OF PREFERRED BUILDING SYSTEMS.
4/29/2026 11:14:38 AM

First Floor Plan
Swanzey Model
New Hampshire, USA

| | | | |
|-----|---|--------|----------|
| PBS | | | |
| | 1 | Prelim | 10.08.23 |
| | | | AMC |

Sheet:
A3.1

Notes: Do not scale drawing, use dimensions shown.



REAR ELEVATION

ALL STAIRS, DECKS, RAILINGS ETC. TO GRADE TO BE DESIGNED AND CONSTRUCTED ON-SITE. RESPONSIBILITY OF BUILDER/CSL.

EDIT TO SUIT STATE

(2) ONE HOUR SEPARATION BETWEEN UNITS FROM TOP OF FOUNDATION TO UNDERSIDE OF ROOF SHEATHING IN THIS AREA USE 5/8\"/>

SOLAR-READY ZONE, 300 SQ. FT. MIN. PATHWAYS/PREP FOR ROUTING FUTURE COMPONENTS PROVIDED. DESIGN, SUPPLY AND INSTALLATION OF SOLAR COMPONENTS RESPONSIBILITY OF BUILDER/CSL.

SOLAR-READY ZONE, 300 SQ. FT. MIN. PATHWAYS/PREP FOR ROUTING FUTURE COMPONENTS PROVIDED. DESIGN, SUPPLY AND INSTALLATION OF SOLAR COMPONENTS RESPONSIBILITY OF BUILDER/CSL.

SOLAR-READY ZONE, 300 SQ. FT. MIN. PATHWAYS/PREP FOR ROUTING FUTURE COMPONENTS PROVIDED. DESIGN, SUPPLY AND INSTALLATION OF SOLAR COMPONENTS RESPONSIBILITY OF BUILDER/CSL.

SOLAR-READY ZONE, 300 SQ. FT. MIN. PATHWAYS/PREP FOR ROUTING FUTURE COMPONENTS PROVIDED. DESIGN, SUPPLY AND INSTALLATION OF SOLAR COMPONENTS RESPONSIBILITY OF BUILDER/CSL.

EDIT TO SUIT STATE TYPICAL FOR ALL

WHITE DRIP EDGE @ GABLE ENDS & EAVES

NO RAKE JETS

VINYL CORNERS

VINYL SIDING

PLEASE CHECK APPROPRIATE BOX, SIGN, DATE, AND RETURN TO N.E.H. PLANS NOT CHECKED, SIGNED, AND DATED WILL BE RETURNED AND SUBJECT TO REMOVAL FROM PRODUCTION SCHEDULING.

PRELIMINARY PLANS ONLY. NOT TO BE USED FOR CONSTRUCTION

- I HAVE REVIEWED THESE PLANS FOR ACCURACY AND HEREBY AUTHORIZE N.E.H. TO DO THE FOLLOWING:
 - THERE ARE NO CHANGES TO THIS PLAN, PROCEED WITH THE PERMIT SET OF PLANS.
 - REVISE THESE PLANS AS NOTED AND PROCEED WITH THE PERMIT SET OF PLANS.
 - REVISE THESE PLANS AS NOTED AND SEND ME ANOTHER SET OF PRELIMINARY PLANS TO REVIEW.

NEW ENGLAND HOMES INDEPENDENT BUILDERS ONLY. AUTHORIZED AGENT PER CONTRACT AGREEMENT

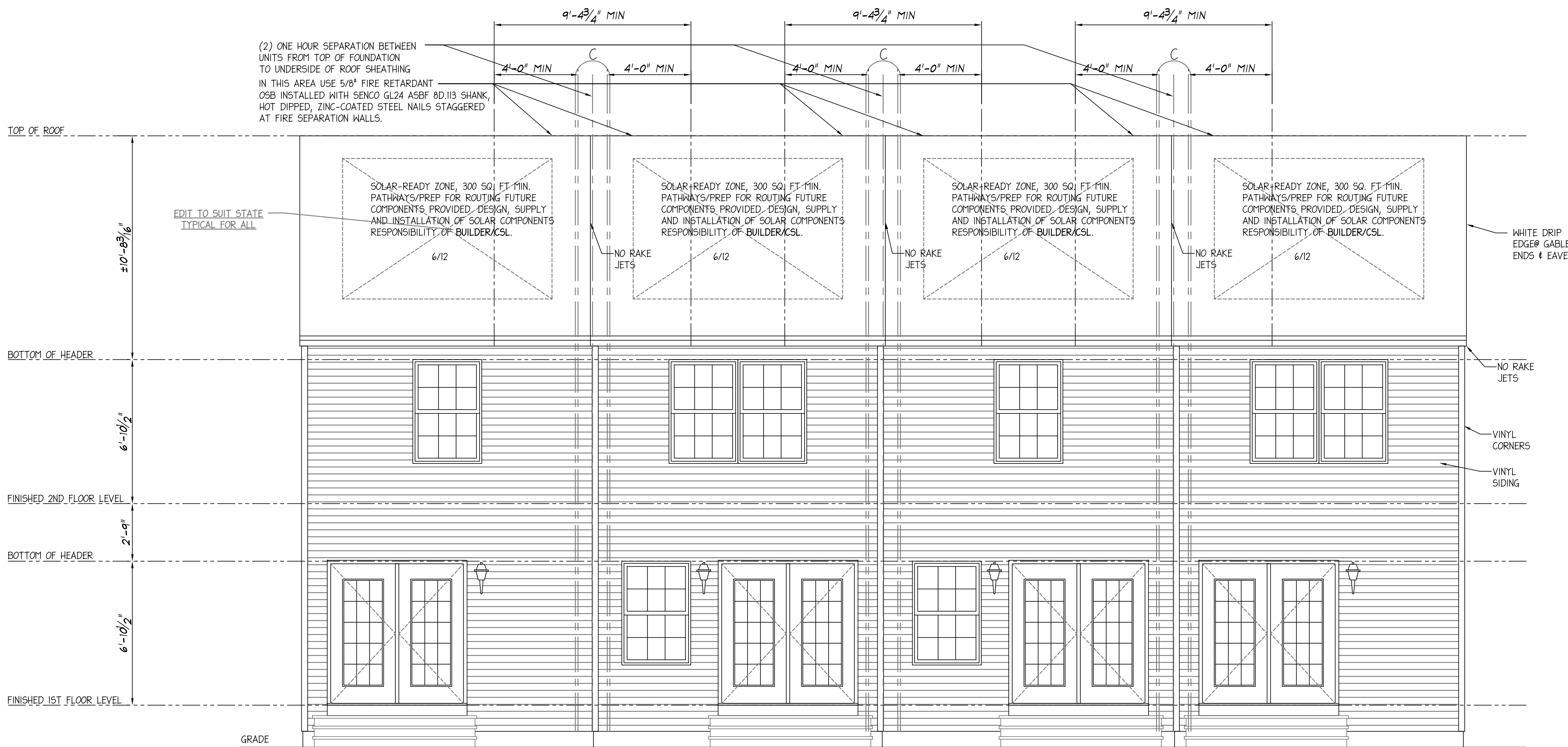
277 Locust Street, Suite B
Dover, NH 03820
www.newenglandhomes.net
(Telephone) 603.600.8831
(Fax) 603.431.8540

New England Homes

CEDAR RIDGE II - 7-3/4" / 10" STAIR

Builder: **TOWNHOUSE**
Scale: **1/4"=1'-0"**
REAR ELEVATION

| | |
|-----------|------------|
| Drawn: | RTA |
| 1/1/2026 | Revisions |
| Revision: | - |
| Sheet: | A-6 |



FRONT ELEVATION

SITE ADDRESS
CITY, STATE
ZIP CODE

ALL STAIRS, DECKS, RAILINGS ETC. TO GRADE TO BE
DESIGNED AND CONSTRUCTED ON-SITE. RESPONSIBILITY
OF BUILDER/CSL.

EDIT TO SUIT STATE

PLEASE CHECK APPROPRIATE BOX, SIGN, DATE, AND RETURN TO N.E.H. PLANS NOT CHECKED, SIGNED, AND DATED WILL BE RETURNED AND SUBJECT TO REMOVAL FROM PRODUCTION SCHEDULING.

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 - REVISE THESE PLANS AS NOTED AND SEND ME ANOTHER SET OF PRELIMINARY PLANS TO REVIEW.

NEW ENGLAND HOMES, INDEPENDENT BUILDERS ONLY. AUTHORIZED AGENT PER CONTRACT AGREEMENT. Signature: _____ Date: _____

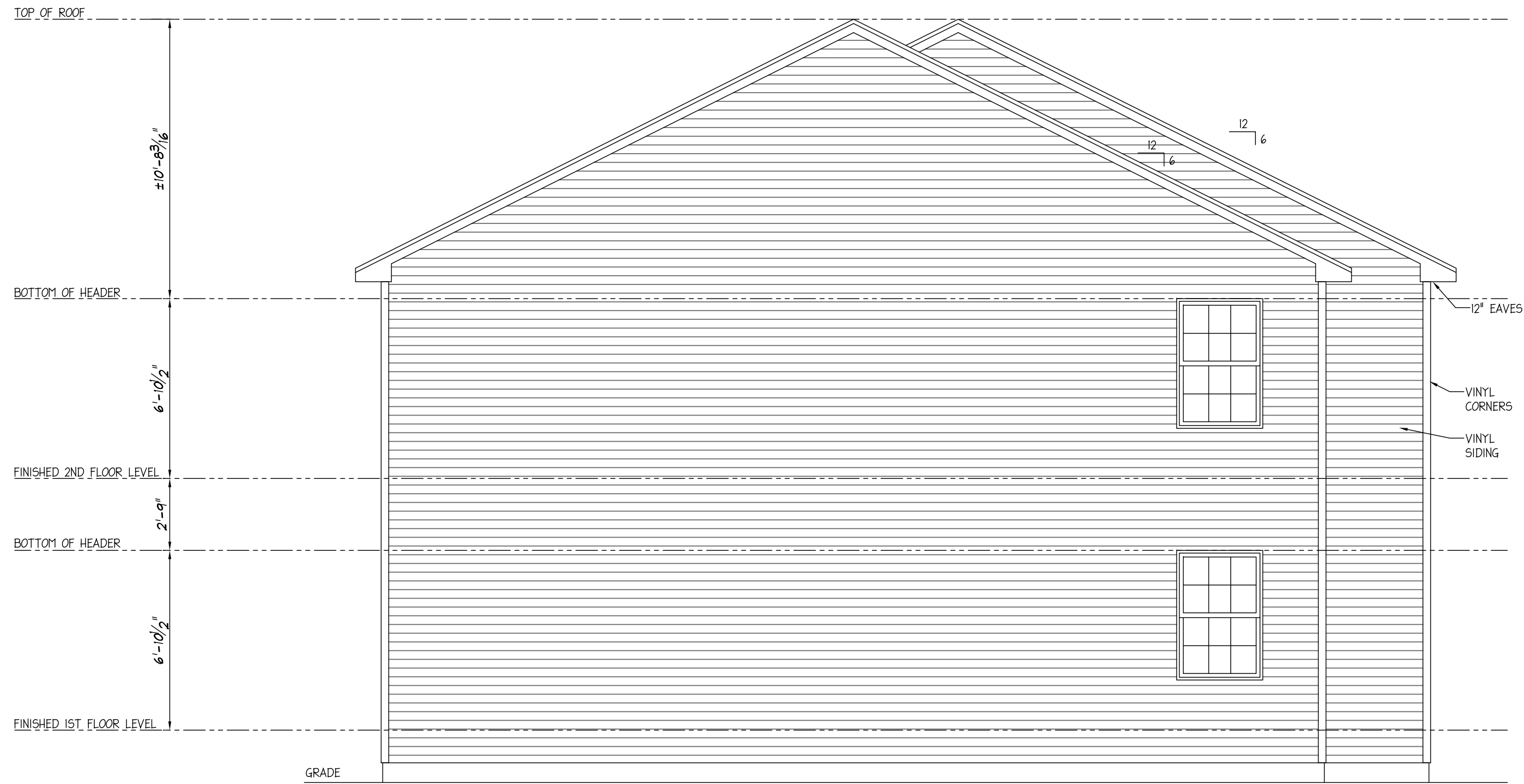
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Dover, NJ 08020
www.newenglandhomes.net
(Telephone) 609.600.8831
(Fax) 609.431.8540

New England Homes

Builder: **CEDAR RIDGE II - 7-3/4" / 10" STAIR**
Scale: **1/4"=1'-0"**

Structure Desc: **TOWNHOUSE**
FRONT ELEVATION

| | |
|-----------|------------|
| Drawn: | RTA |
| 1/11/2026 | Revisions |
| Revision: | - |
| Sheet: | A-5 |



LEFT ELEVATION

PLEASE CHECK APPROPRIATE BOX, SIGN, DATE, AND RETURN TO N.E.H. PLANS NOT CHECKED, SIGNED, AND DATED WILL BE RETURNED AND SUBJECT TO REMOVAL FROM PRODUCTION SCHEDULING.

PRELIMINARY PLANS ONLY. NOT TO BE USED FOR CONSTRUCTION

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 - REVISE THESE PLANS AS NOTED AND SEND ME ANOTHER SET OF PRELIMINARY PLANS TO REVIEW.

Signature

Date

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Dover, NH 03820
www.newenglandhomes.net
(Telephone) 603.600.8831
(Fax) 603.431.8540

New England Homes

Builder: **CEDAR RIDGE II - 7-3/4"/10" STAIR**

Scale: **1/4"=1'-0"**

Structure Desc: **TOWNHOUSE**

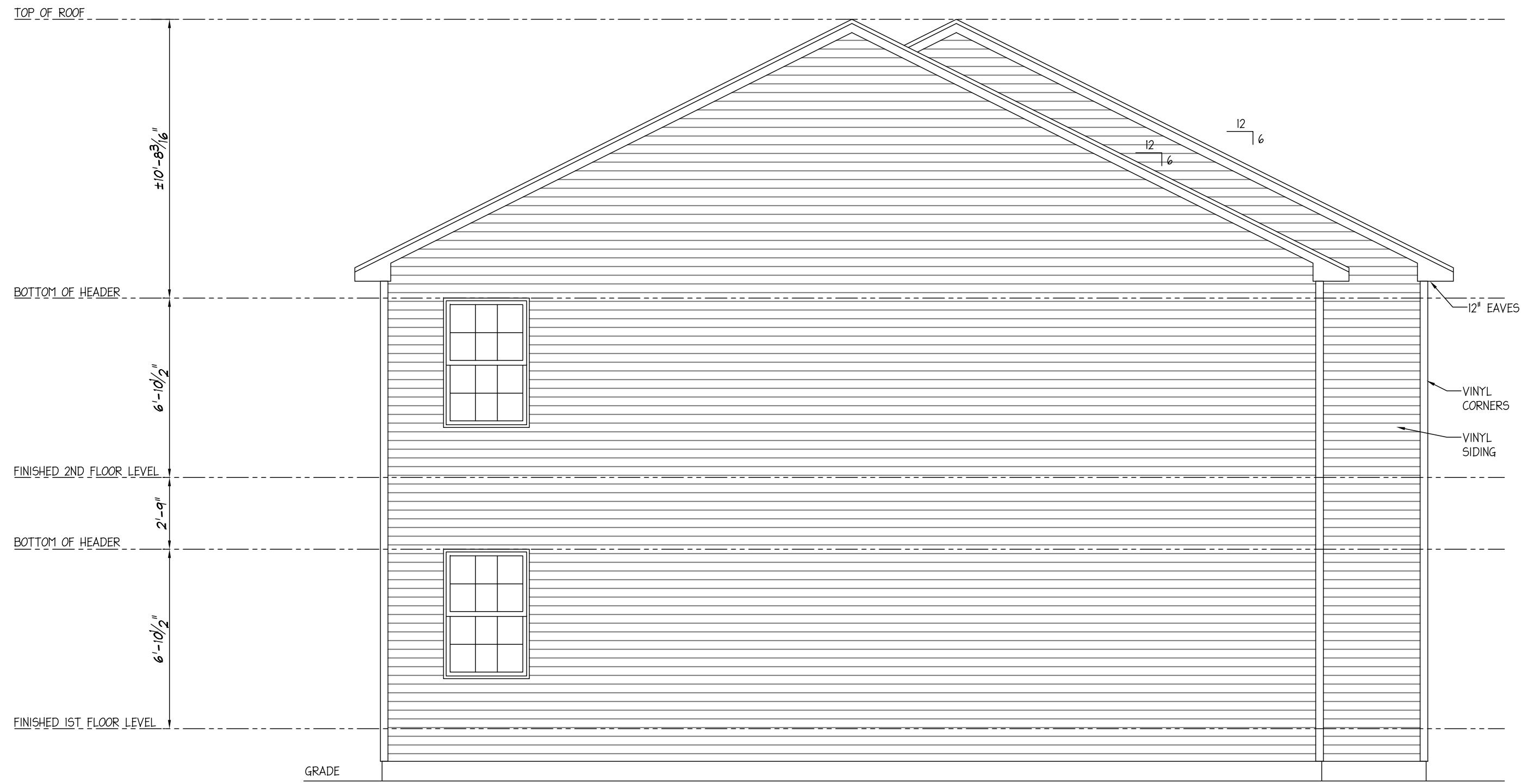
LEFT ELEVATION

Drawn: **RTA**

Revisions: **-**

Revision: **-**

Sheet: **A-7**



RIGHT ELEVATION

PLEASE CHECK APPROPRIATE BOX, SIGN, DATE, AND RETURN TO N.E.H. PLANS NOT CHECKED, SIGNED, AND DATED WILL BE RETURNED AND SUBJECT TO REMOVAL FROM PRODUCTION SCHEDULING.

PRELIMINARY PLANS ONLY. NOT TO BE USED FOR CONSTRUCTION

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Signature

NEW ENGLAND HOMES INDEPENDENT BUILDERS ONLY. AUTHORIZED AGENT PER CONTRACT AGREEMENT

Date

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**New England
Homes**

Builder: **CEDAR RIDGE II - 7-3/4"/10" STAIR**

Scale: **1/4"=1'-0"**

Structure Desc:

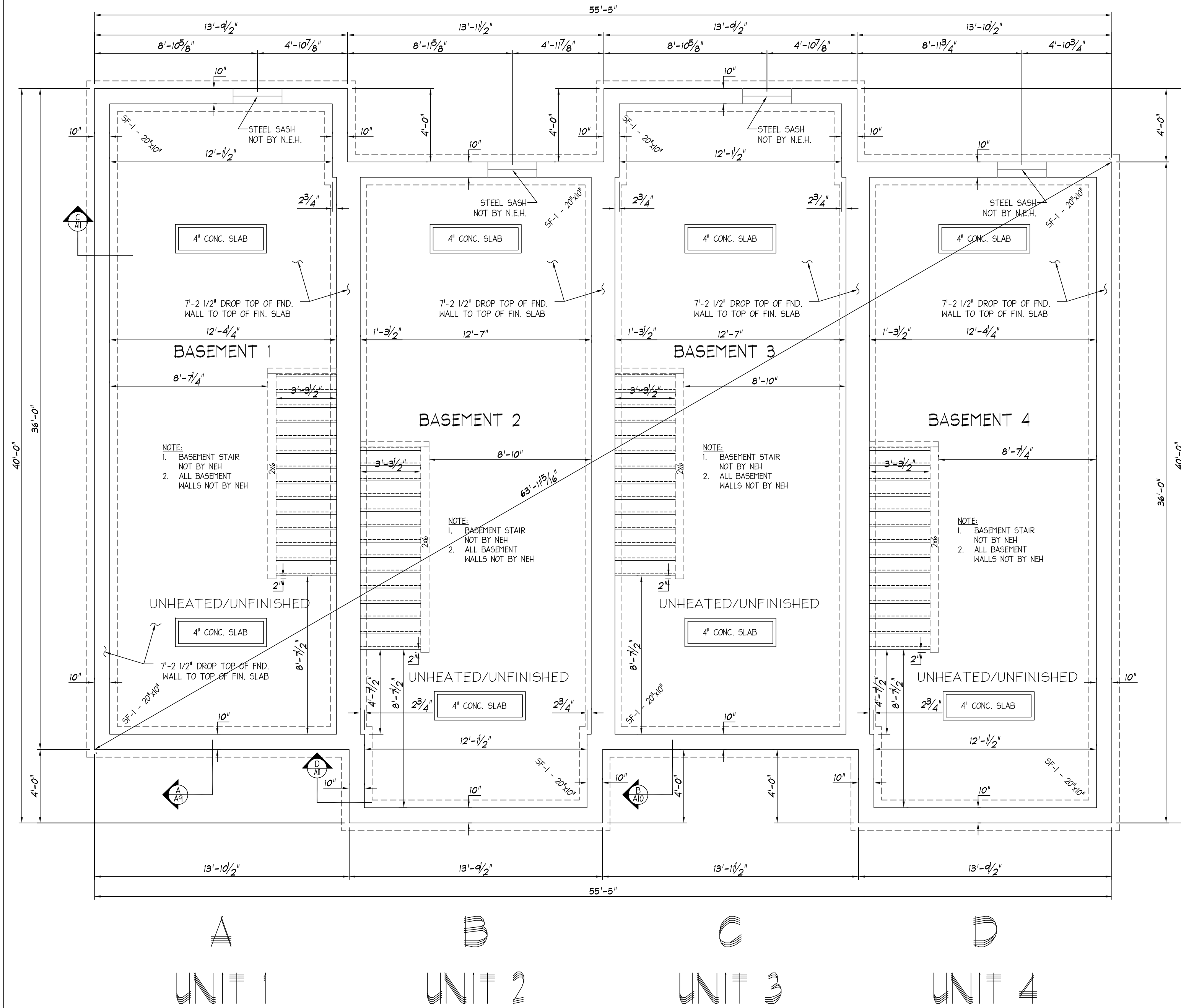
**TOWNHOUSE
RIGHT ELEVATION**

Drawn: RTA

Revisions

Revision: -

Sheet: **A-8**



NOTES:

- 1) LALLY COLUMN SPACING IS SUBJECT TO CHANGE UNTIL FINAL APPROVAL
- 2) STRUCTURAL DESIGN OF THE FOUNDATION PER SITE CONDITIONS AND LOCAL AND/OR STATE CODES NOT BY N.E.H.
- 3) BULKHEAD AND SUMP, SIZE AND LOCATION PER SITE CONDITIONS NOT BY N.E.H.
- 4) STUB WALLS, WHETHER SUPPLIED & INSTALLED ON SITE BY THE COMPANY OR BY THE BUILDER, MUST BE SHEATHED WITH STRUCTURAL SHEATHING AND ADEQUATELY BRACED (PRIOR TO THE SETTING OF THE MODULAR UNITS), IN ORDER TO WITHSTAND THE FORCES IMPOSED ON THEM DURING THE MODULAR SET.
- 5) THE BUILDER SHALL SUPPLY & INSTALL TO THE FRAME DIMENSIONS OF THE HOUSE ALL SITE SILLS & SILL SEALER SQUARE AND LEVEL BEFORE THE ARRIVAL OF THE MODULAR AND PANELIZED PORTIONS FOR SET BY NEH.

FOUNDATION/FOOTING NOTES:

- 1) WALL AND FOOTING DIMENSIONS SUBJECT TO SOIL CONDITIONS AND LOCAL BUILDING CODE REQUIREMENT
- 2) FOUNDATION PLAN FOR SIZING AND LALLY COLUMN SPACING ONLY. IT IS THE RESPONSIBILITY OF BUILDER TO INSURE ALL FOUNDATION REQUIREMENTS MEET ALL DESIGN CRITERIA AND LOCAL CODES

EDIT TO SUIT STATE

PLEASE CHECK APPROPRIATE BOX, SIGN, DATE, AND RETURN TO N.E.H. PLANS NOT CHECKED, SIGNED, AND DATED WILL BE RETURNED AND SUBJECT TO REMOVAL FROM PRODUCTION SCHEDULING.

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- REVISE THESE PLANS AS NOTED AND SEND ME ANOTHER SET OF PRELIMINARY PLANS TO REVIEW.

Signature: _____ Date: _____

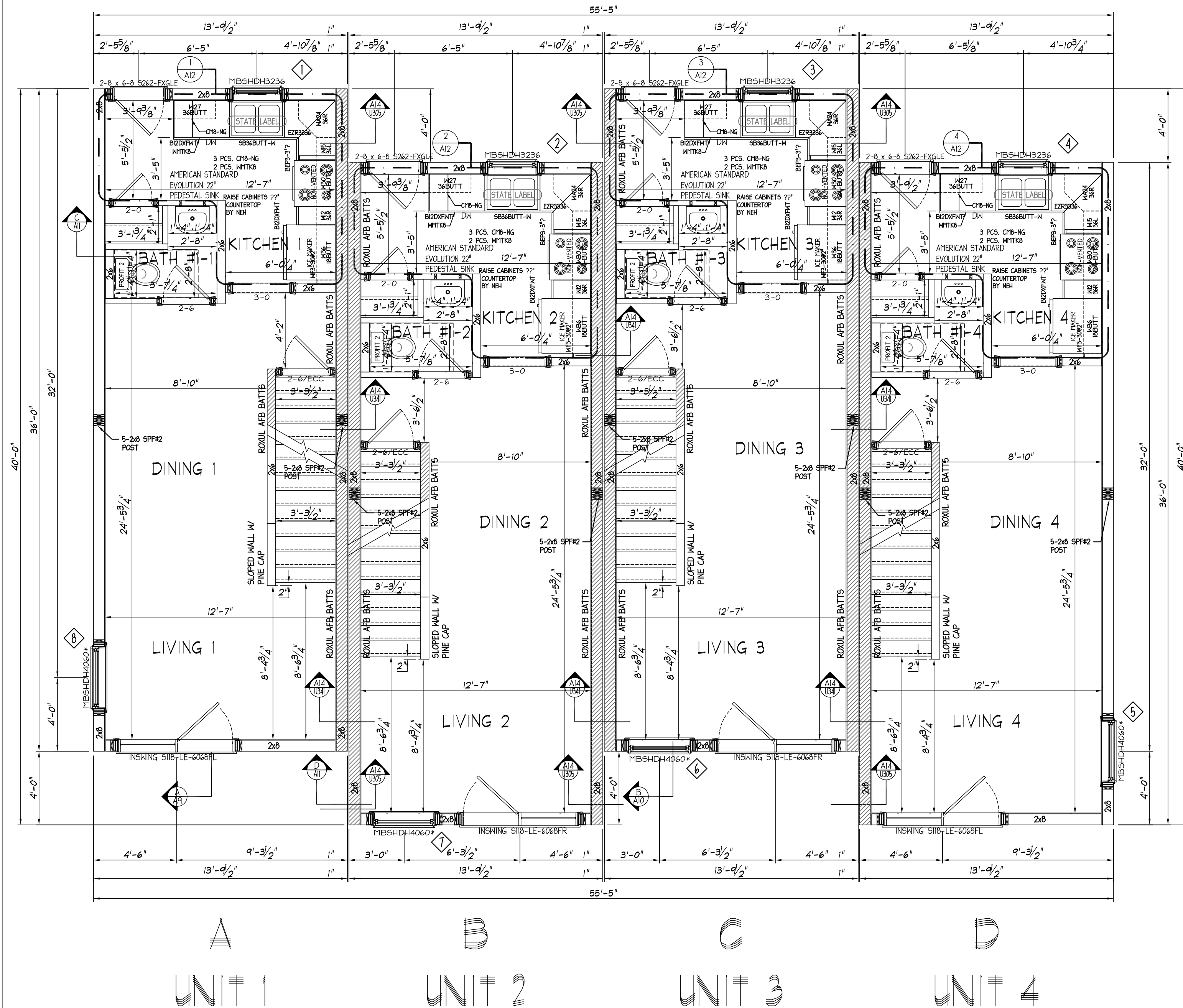
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www.newenglandhomes.net
(Telephone) 603.600.8831
(Fax) 603.431.8540

New England Homes

Builder: **CEDAR RIDGE II - 7-3/4" / 10" STAIR**
Scale: **3/16"=1'-0"**

Structure Desc: **TOWNHOUSE**
FOUNDATION PLAN

| | |
|-----------|------------|
| Drawn: | RTA |
| 1/11/2006 | Revisions |
| Revision: | - |
| Sheet: | A-2 |



- EDIT TO SUIT JOB REQUIREMENTS
- MAXIMUM APPLIANCE DIMENSIONS WITHOUT CUT SHEETS**
- 30" GAS RANGE
46-7/8" H X 27-3/4" D X 29-7/8" W
 - 30" ELECTRIC RANGE
46-7/8" H X 27-3/4" D X 29-7/8" W
 - 21.7 CU. FT. FRIDGE
69.75" H X 34.75" D X 36" W
 - EDIT IF FRIDGE IS MISSING CU. FT. FRIDGE OR OTHER SIZE: ?????? H X ??? D X ??? W
 - DISH WASHER
23 7/8" W X 24 1/2" D X 34 1/2" TALL
 - CLOTHES WASHER
29" W X 32 9/16" D X 38" TALL
 - CLOTHES DRYER
29" W X 32 9/16" D X 38" TALL
 - WALL OVEN SINGLE
30" W X 26 7/16" D X 28 3/4" T
 - WALL OVEN DOUBLE
30" W X 26 7/16" D X 51 1/2" T
 - COOK TOP
30 13/16" W X 21 3/4" D X 3 3/4" T

NOTES:

1.

ADD ANY OTHER NOTES REQUIRED FOR THE JOB HERE PICK STATE APPROPRIATE NOTES

- LOAD BEARING HEADERS:**
- ALL MATE WALL OPENING HEADER TO BE (2) 2x10 SPF#2, EACH SIDE, UNLESS NOTED OTHERWISE
 - ALL EXTERIOR DOOR/WINDOW HEADERS TO BE (2) 2x10 SPF#2, UNLESS NOTED OTHERWISE

PLEASE CHECK APPROPRIATE BOX, SIGN, DATE, AND RETURN TO A/E/C (OR A/E/C) (SECRET), SIGNED, AND DATED WILL BE RETURNED AND SUBJECT TO REMOVAL FROM PRODUCTION SCHEDULING.

PRELIMINARY PLANS ONLY. NOT TO BE USED FOR CONSTRUCTION.

I HAVE REVIEWED THESE PLANS FOR ACCURACY AND HEREBY AUTHORIZE N.E.H. TO DO THE FOLLOWING:

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Signature: _____ Date: _____

N.E.H. INDEPENDENT BUILDERS ONLY. AUTHORIZED AGENT PER CONTRACT AGREEMENT.

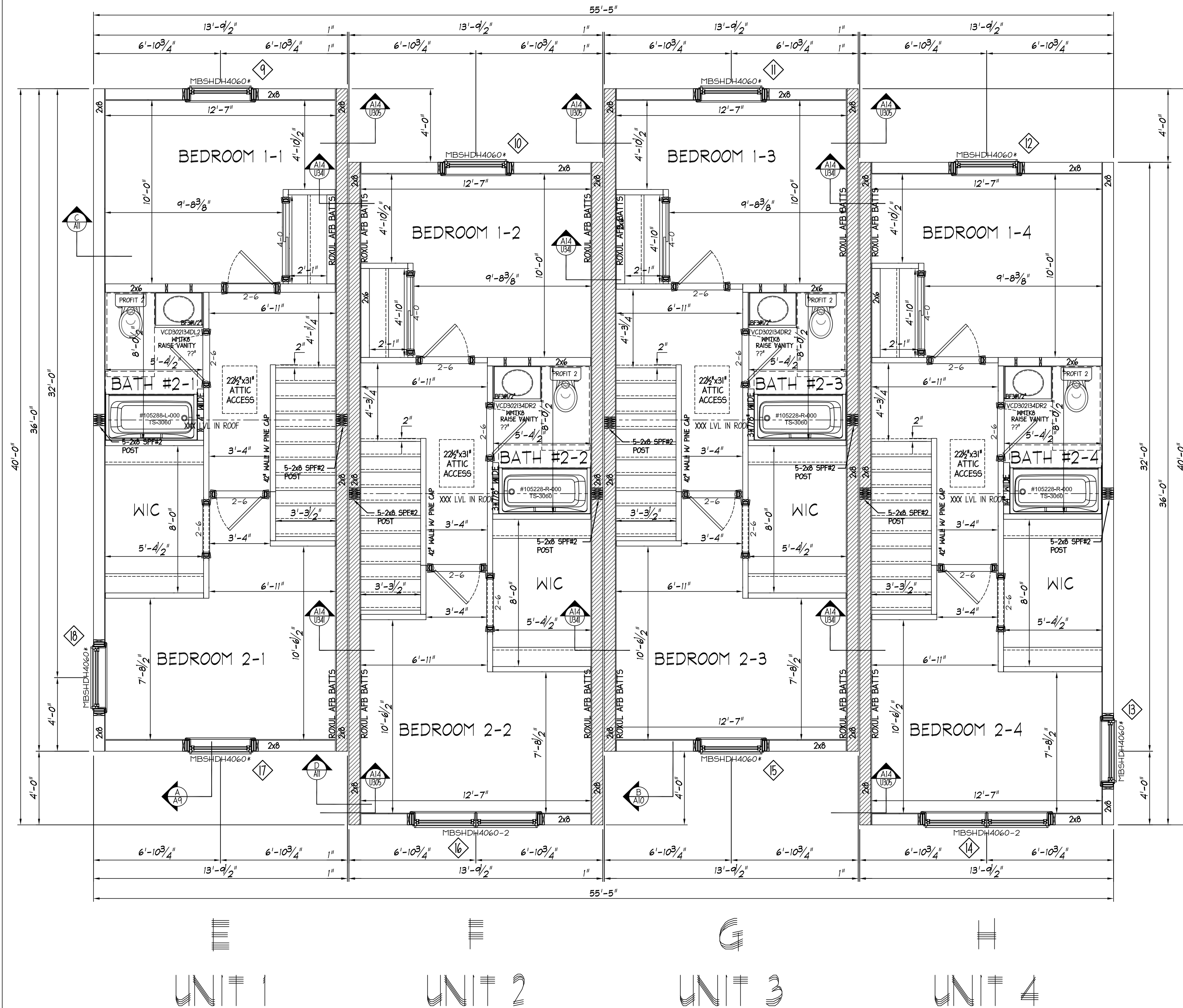
277 Local Street, Suite B
Dover, NH 03820
www.newenglandhomes.net
(Telephone) 603.600.8831
(Fax) 603.431.8540

New England Homes

Builder: **CEDAR RIDGE II - 7-3/4" / 10" STAIR**
Scale: 1/4"=1'-0"

Structure Desc: **TOWNHOUSE**
FIRST FLOOR PLAN

| | |
|-----------|------------|
| Drawn: | RTA |
| 1/14/2006 | Revisions |
| Revision: | - |
| Sheet: | A-3 |



NOTES:
 1.
 ADD ANY OTHER NOTES
 REQUIRED FOR THE JOB HERE
 PICK STATE APPROPRIATE
 NOTES

LOAD BEARING HEADERS:
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 • ALL EXTERIOR DOOR/WINDOW HEADERS TO BE (2) 2x10 SPF#2, UNLESS NOTED OTHERWISE

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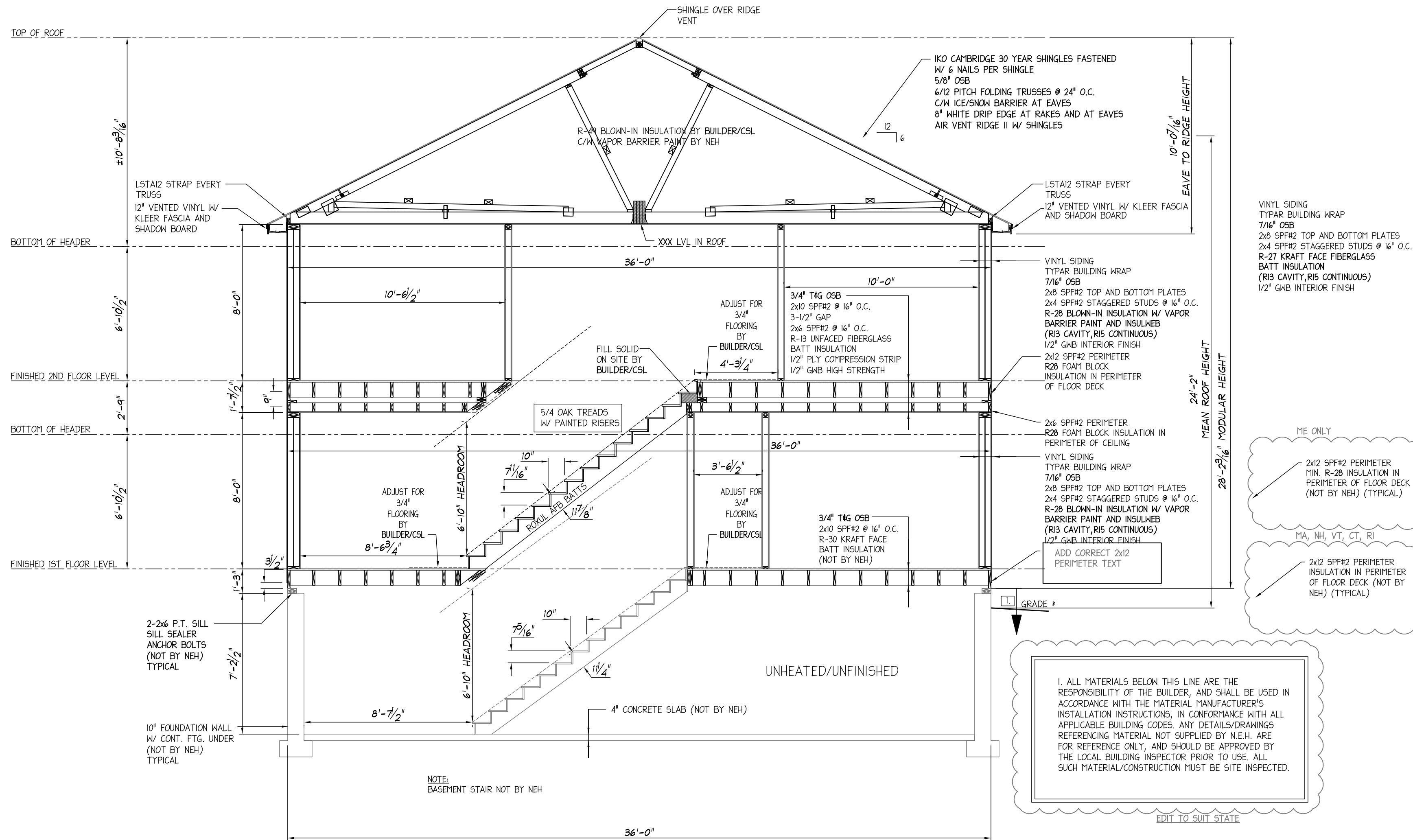
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New England Homes

Builder: **CEDAR RIDGE II - 7-3/4" / 10" STAIR**
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TOWNHOUSE SECOND FLOOR PLAN

Drawn: RTA
 1/14/2006
 Revisions:

Sheet: **A-4**



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New England Homes

CEDAR RIDGE II - 7-3/4" / 10" STAIR

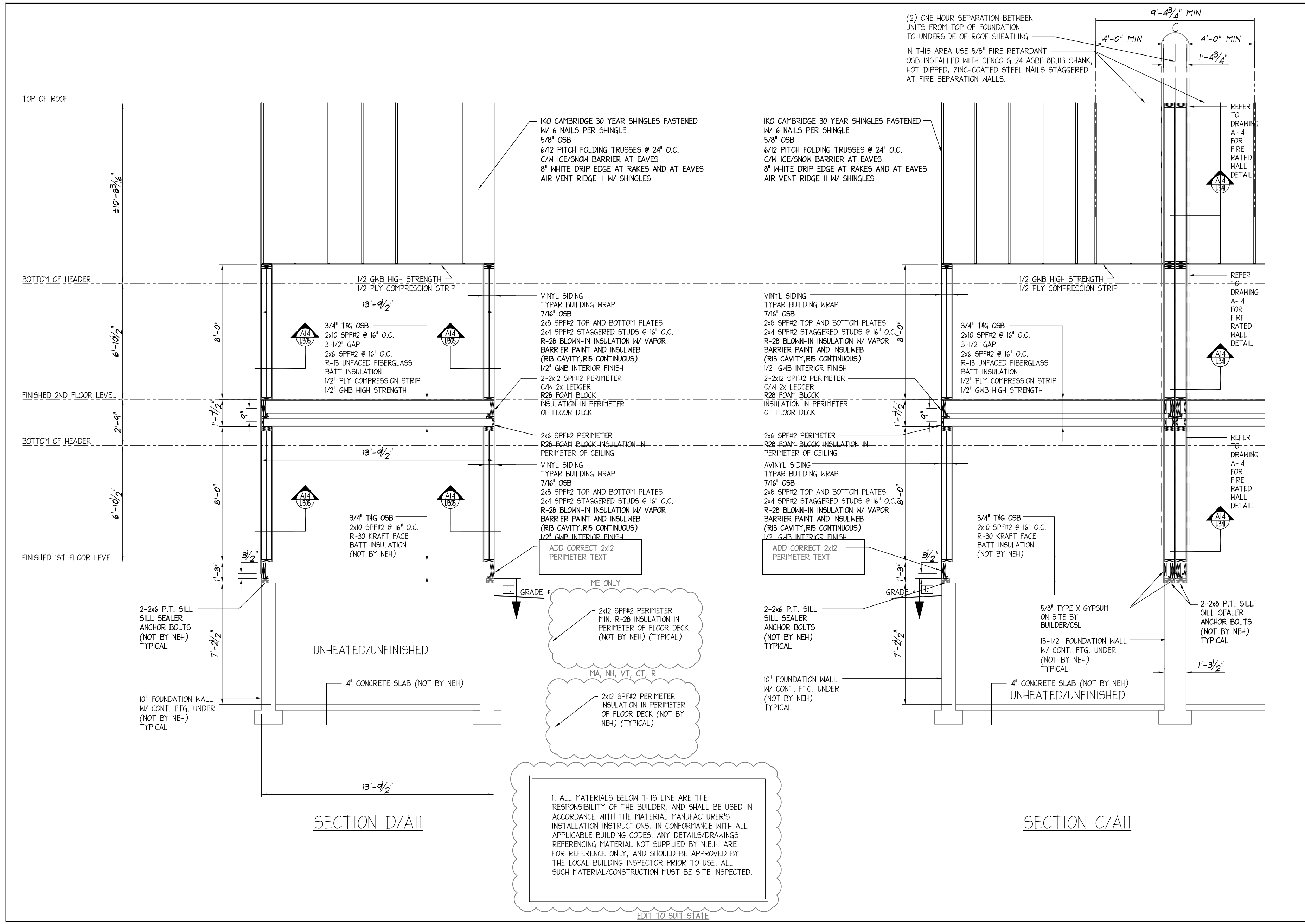
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TOWNHOUSE CROSS SECTION

Drawn: 1/11/2006
 RTA
 Revisions: _____

Revision: _____

Sheet: **A-10**



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New England Homes
CEDAR RIDGE II - 7-3/4"/10" STAIR

Builder: _____
Scale: 1/4"=1'-0"
TOWNHOUSE
CROSS SECTION

Drawn: RTA
1/11/2006

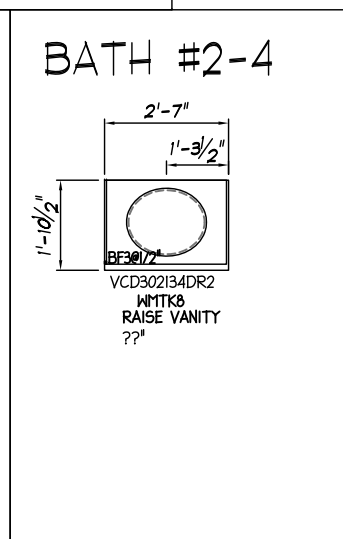
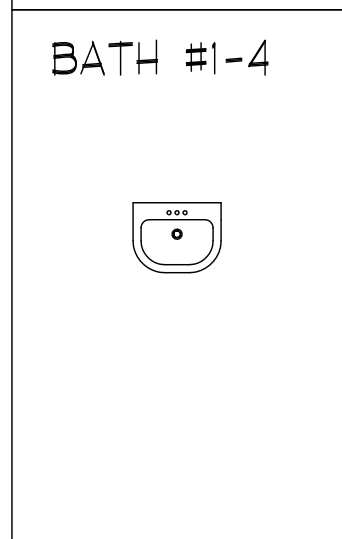
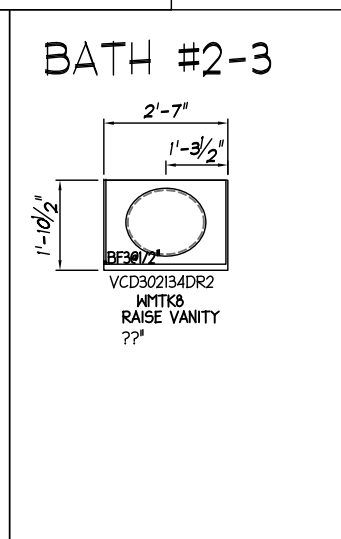
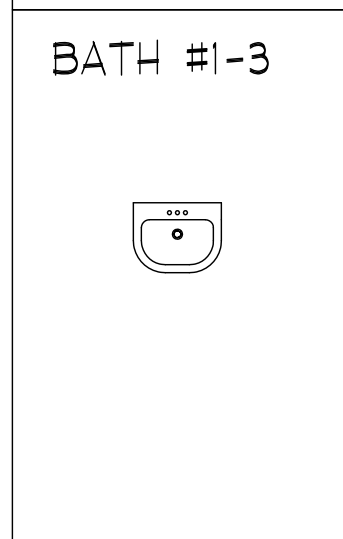
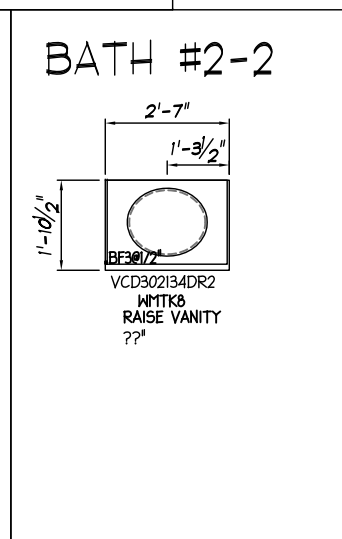
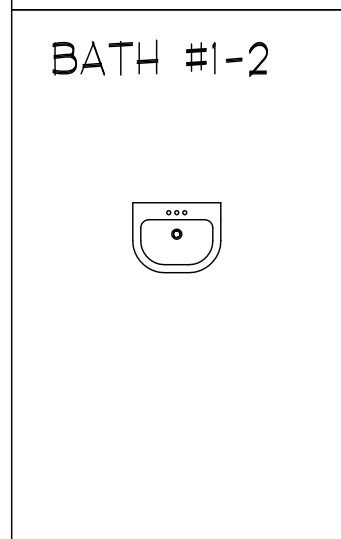
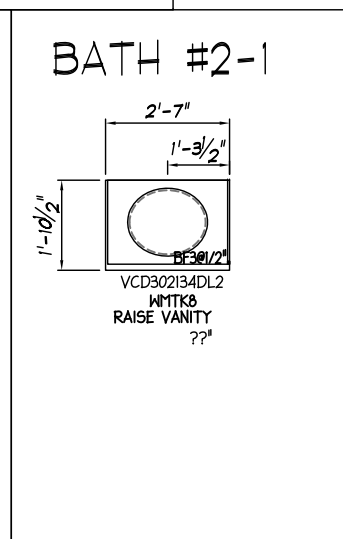
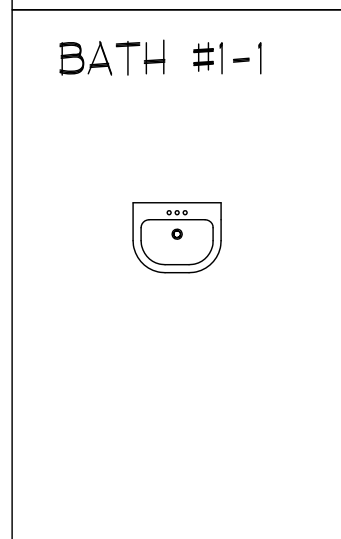
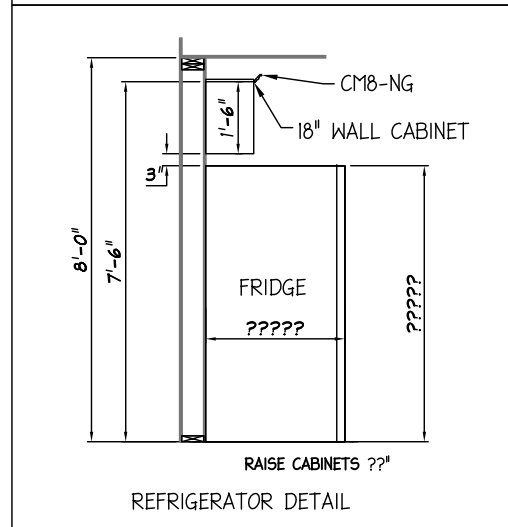
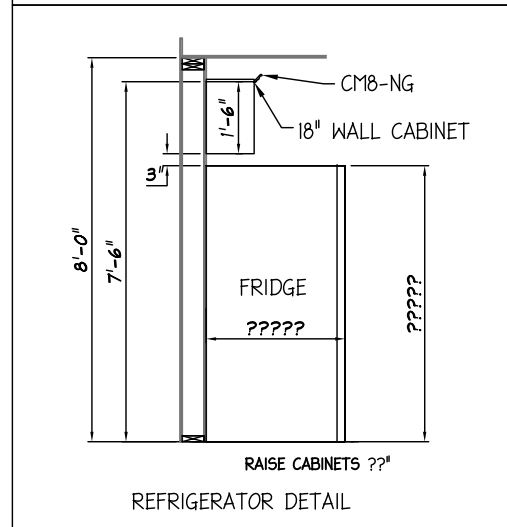
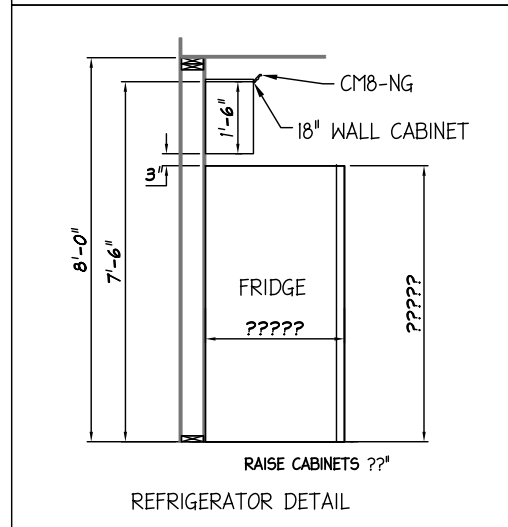
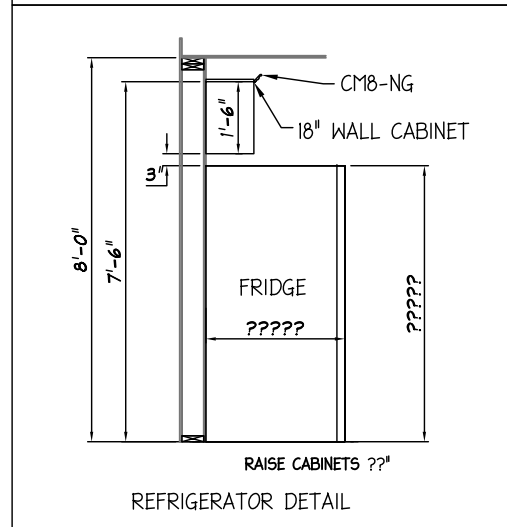
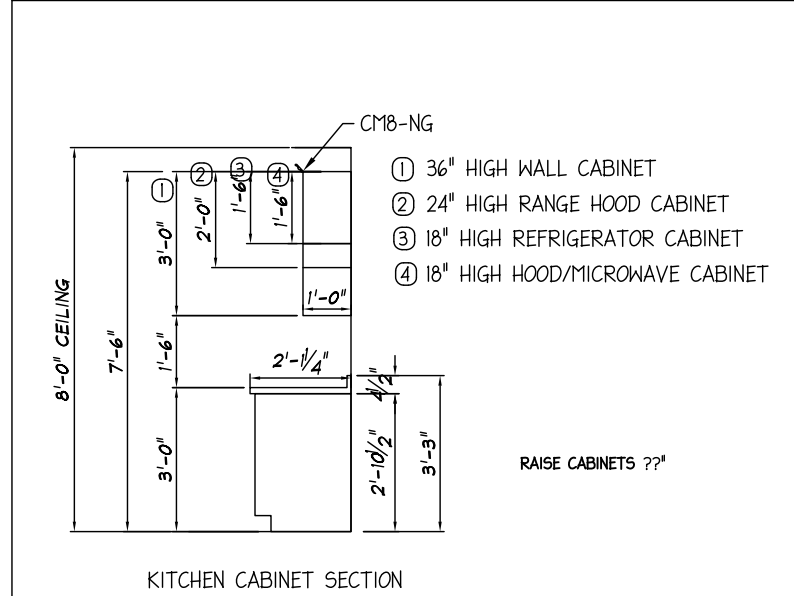
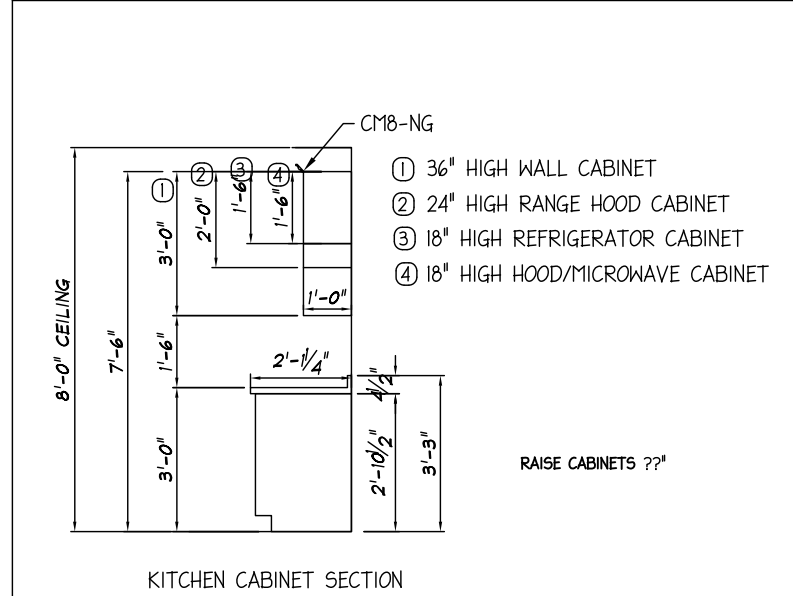
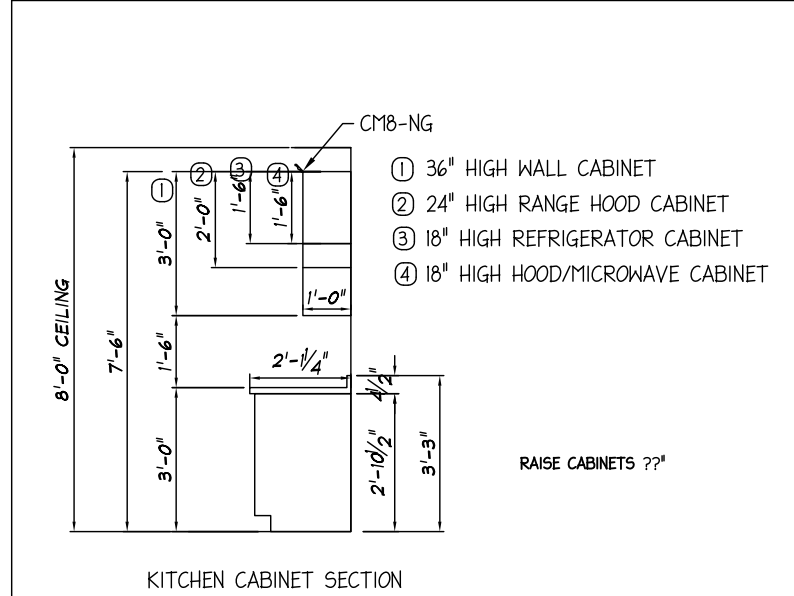
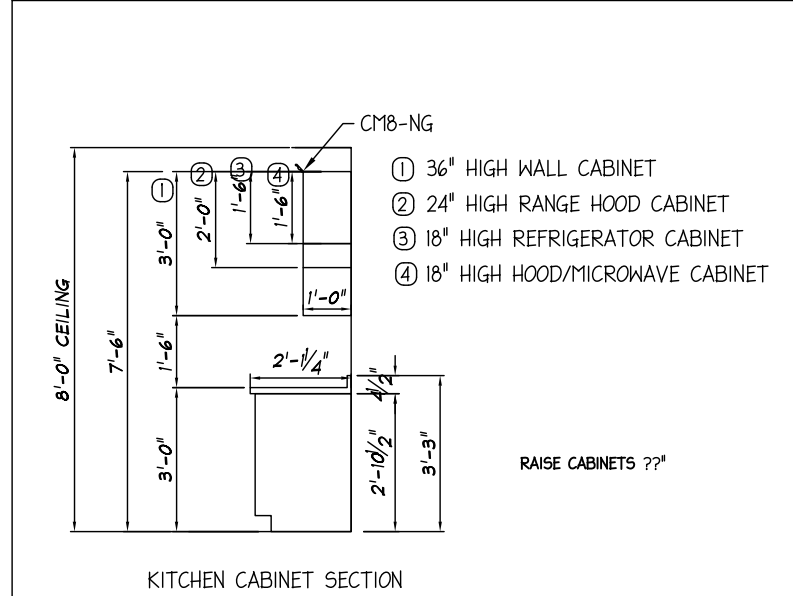
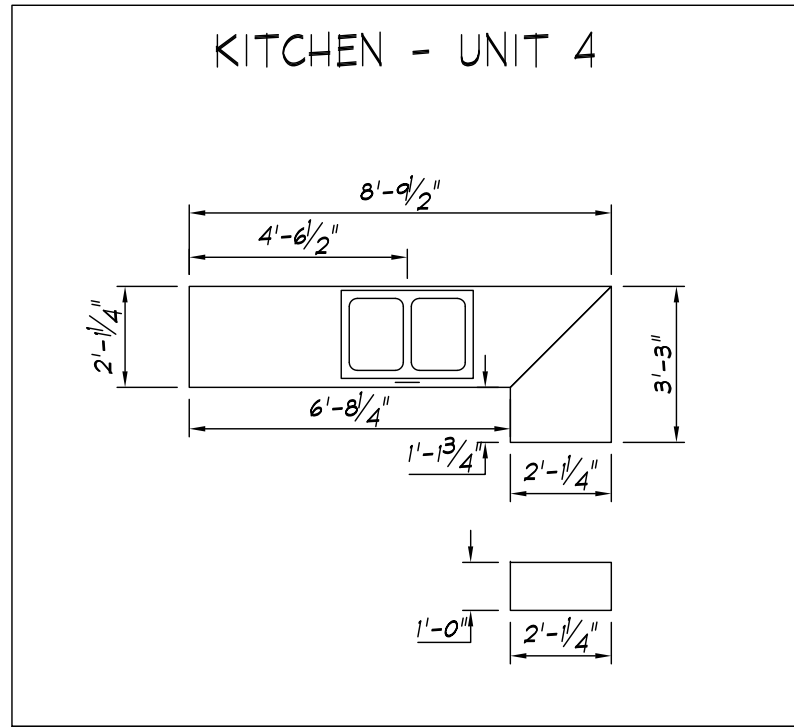
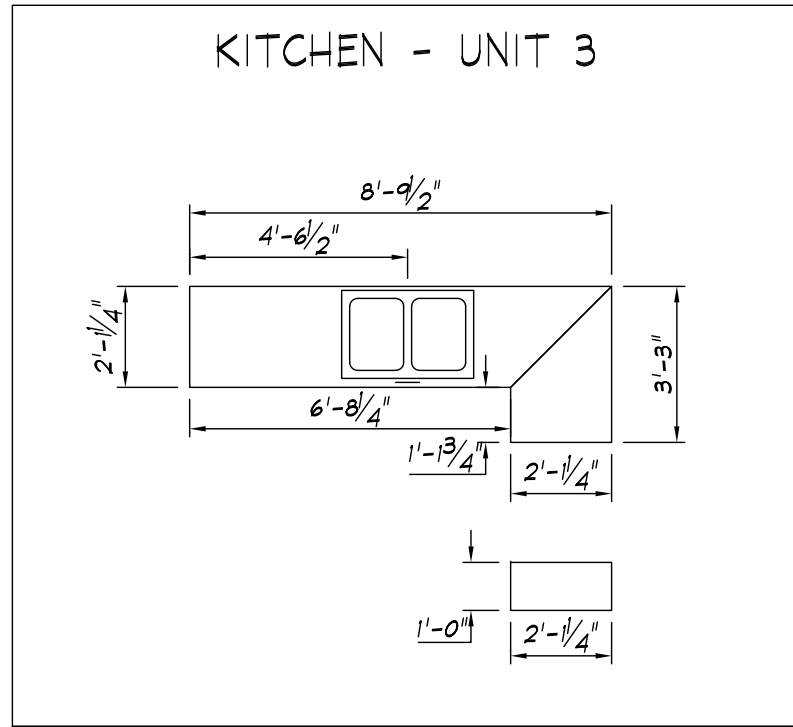
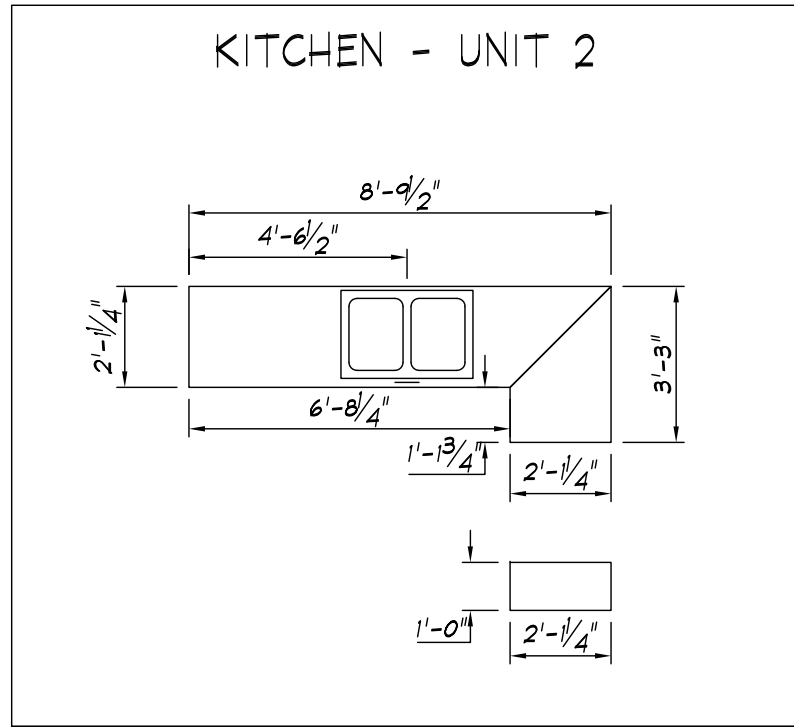
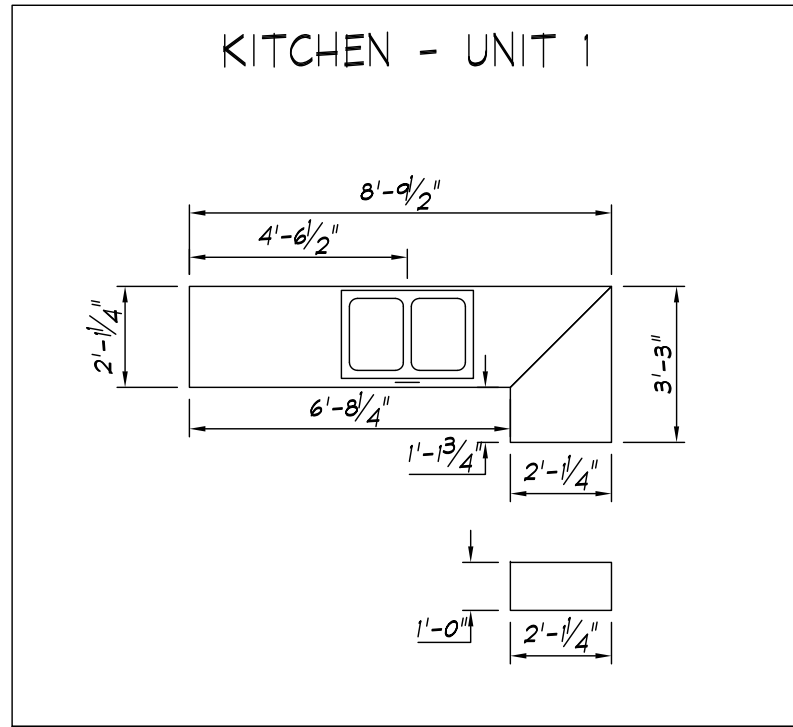
Revisions: _____

Revision: _____

Sheet: A-11

1. ALL MATERIALS BELOW THIS LINE ARE THE RESPONSIBILITY OF THE BUILDER, AND SHALL BE USED IN ACCORDANCE WITH THE MATERIAL MANUFACTURER'S INSTALLATION INSTRUCTIONS, IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES. ANY DETAILS/DRAWINGS REFERENCING MATERIAL NOT SUPPLIED BY N.E.H. ARE FOR REFERENCE ONLY, AND SHOULD BE APPROVED BY THE LOCAL BUILDING INSPECTOR PRIOR TO USE. ALL SUCH MATERIAL/CONSTRUCTION MUST BE SITE INSPECTED.

EDIT TO SUIT STATE



UNIT 1 - DETAILS - 1/4" = 1'-0"

UNIT 2 - DETAILS - 1/4" = 1'-0"

UNIT 3 - DETAILS - 1/4" = 1'-0"

UNIT 4 - DETAILS - 1/4" = 1'-0"

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Signature: _____ Date: _____

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www.newenglandhomes.net

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(Fax) 603.431.8540

New England Homes

CEDAR RIDGE II - 7-3/4" / 10" STAIR

AS NOTED TOWNHOUSE KITCHEN DETAILS

Drawn: _____

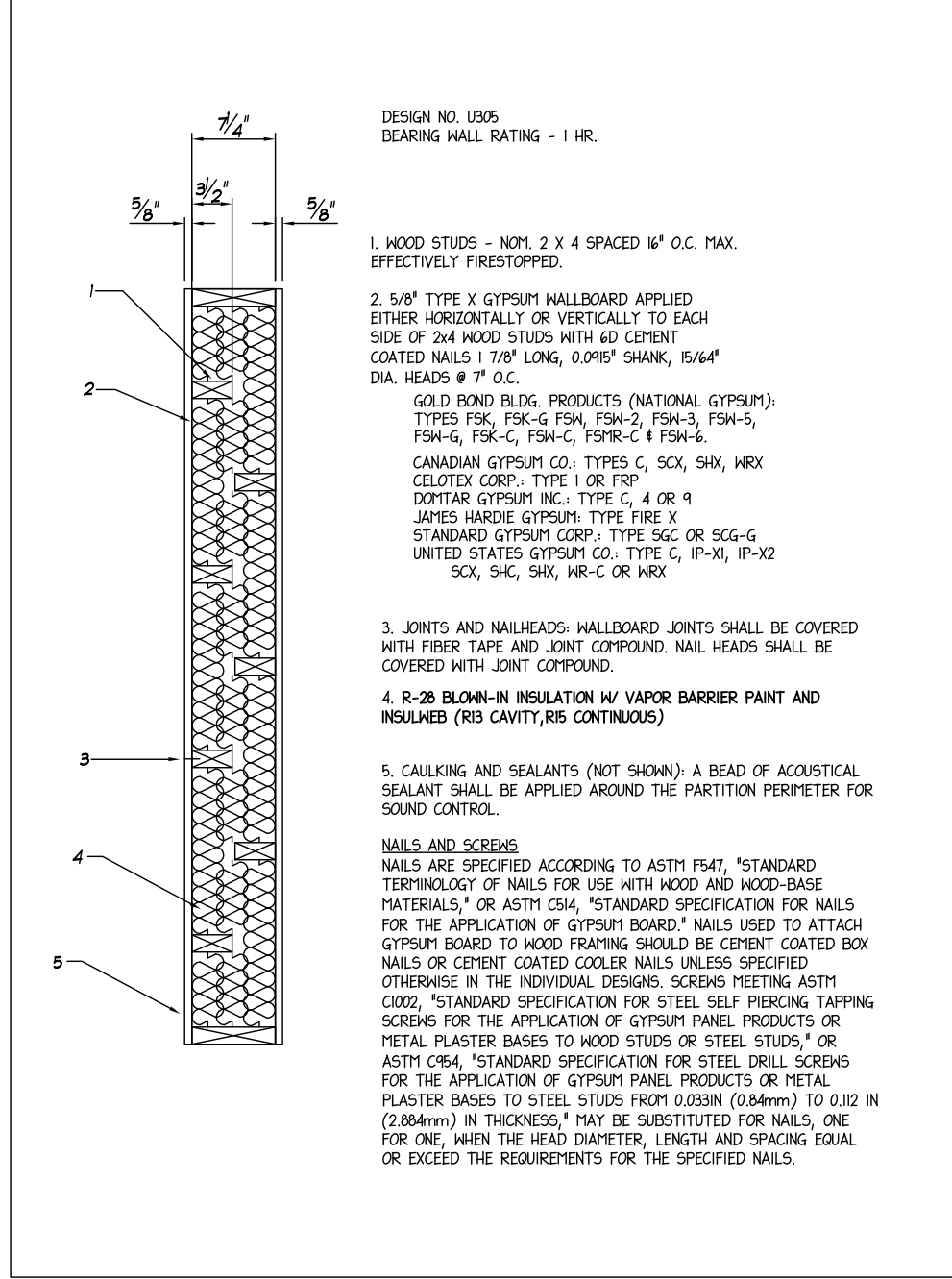
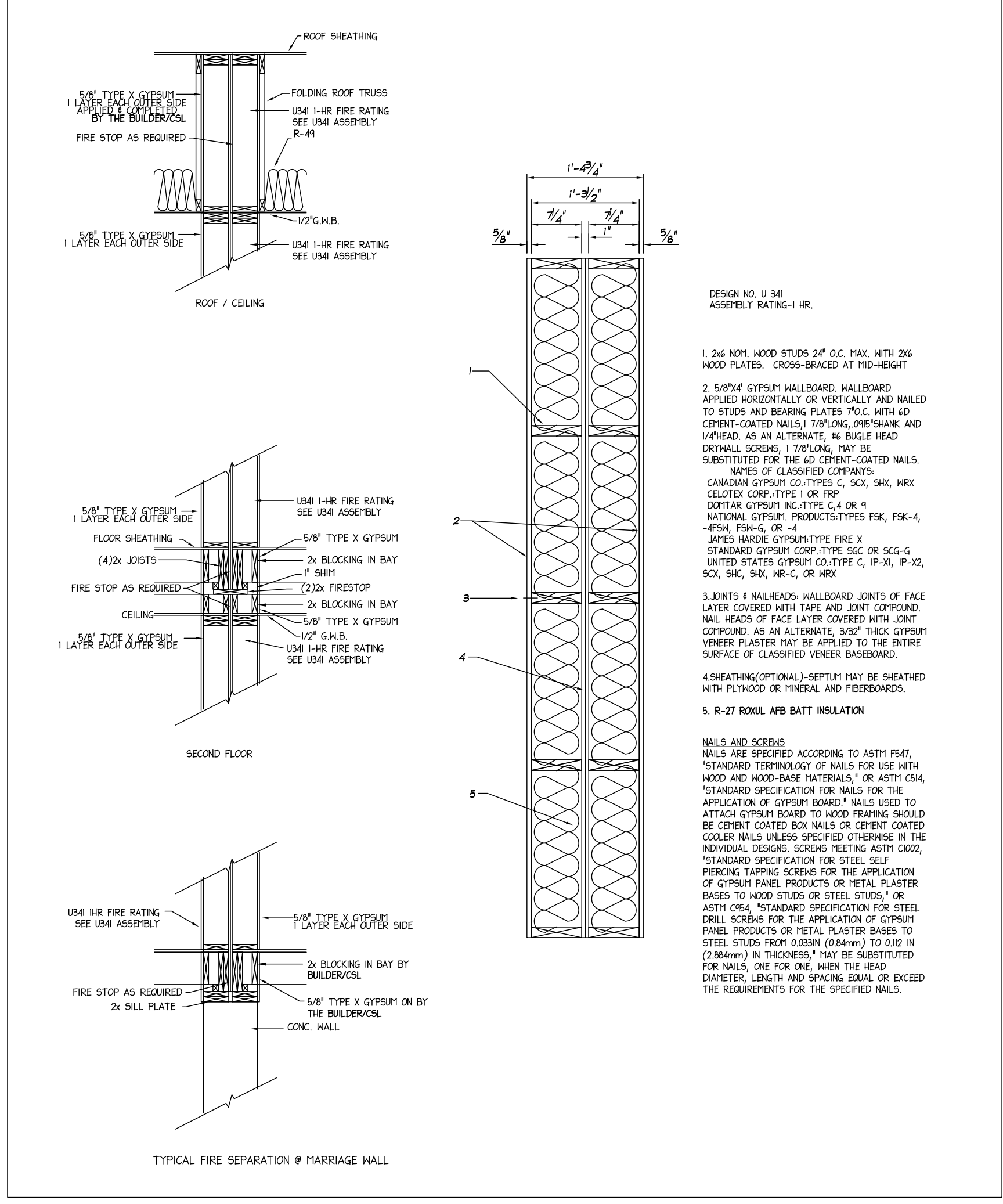
RTA

Revisions

Revision: _____

Sheet: _____

A-13



DESIGN NO. U 341
ASSEMBLY RATING-1 HR.

1. 2x6 NOM. WOOD STUDS 24" O.C. MAX. WITH 2x6 WOOD PLATES. CROSS-BRACED AT MID-HEIGHT
2. 5/8"x4" GYPSUM WALLBOARD. WALLBOARD APPLIED HORIZONTALLY OR VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT-COATED NAILS, 1 7/8" LONG, .095" SHANK AND 1/4" HEAD. AS AN ALTERNATE, #6 BUGLE HEAD DRYWALL SCREWS, 1 7/8" LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENT-COATED NAILS. NAMES OF CLASSIFIED COMPANIES: CANADIAN GYPSUM CO.: TYPES C, SCX, SHX, WRX CELOTEX CORP.: TYPE I OR FRP DONTAR GYPSUM INC.: TYPE C, 4 OR 9 NATIONAL GYPSUM PRODUCTS: TYPES FSK, FSK-4, FSN, FSN-G, OR JAMES HARDIE GYPSUM: TYPE FIRE X STANDARD GYPSUM CORP.: TYPE SGC OR SCG-G UNITED STATES GYPSUM CO.: TYPE C, IP-XI, IP-X2, SCX, SHC, SHX, WR-C, OR WRX
3. JOINTS & NAILHEADS: WALLBOARD JOINTS OF FACE LAYER COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS OF FACE LAYER COVERED WITH JOINT COMPOUND. AS AN ALTERNATE, 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD.
4. SHEATHING (OPTIONAL) - SEPTUM MAY BE SHEATHED WITH PLYWOOD OR MINERAL AND FIBERBOARDS.
5. R-27 ROXUL AFB BATT INSULATION

NAILS AND SCREWS
NAILS ARE SPECIFIED ACCORDING TO ASTM F547, "STANDARD TERMINOLOGY OF NAILS FOR USE WITH WOOD AND WOOD-BASE MATERIALS," OR ASTM C514, "STANDARD SPECIFICATION FOR NAILS FOR THE APPLICATION OF GYPSUM BOARD." NAILS USED TO ATTACH GYPSUM BOARD TO WOOD FRAMING SHOULD BE CEMENT COATED BOX NAILS OR CEMENT COATED COOLER NAILS UNLESS SPECIFIED OTHERWISE IN THE INDIVIDUAL DESIGNS. SCREWS MEETING ASTM C1002, "STANDARD SPECIFICATION FOR STEEL SELF PIERCING TAPPING SCREWS FOR THE APPLICATION OF GYPSUM PANEL PRODUCTS OR METAL PLASTER BASES TO WOOD STUDS OR STEEL STUDS," OR ASTM C954, "STANDARD SPECIFICATION FOR STEEL DRILL SCREWS FOR THE APPLICATION OF GYPSUM PANEL PRODUCTS OR METAL PLASTER BASES TO STEEL STUDS FROM 0.0331 (0.84mm) TO 0.112 (2.84mm) IN THICKNESS," MAY BE SUBSTITUTED FOR NAILS, ONE FOR ONE, WHEN THE HEAD DIAMETER, LENGTH AND SPACING EQUAL OR EXCEED THE REQUIREMENTS FOR THE SPECIFIED NAILS.

DESIGN NO. U305
BEARING WALL RATING - 1 HR.

1. WOOD STUDS - NOM. 2 X 4 SPACED 16" O.C. MAX. EFFECTIVELY FIRESTOPPED.
2. 5/8" TYPE X GYPSUM WALLBOARD APPLIED EITHER HORIZONTALLY OR VERTICALLY TO EACH SIDE OF 2x4 WOOD STUDS WITH 6D CEMENT COATED NAILS, 1 7/8" LONG, 0.095" SHANK, 15/64" DIA. HEADS @ 7" O.C.
GOLD BOND BLDG. PRODUCTS (NATIONAL GYPSUM): TYPES FSK, FSK-G FSN, FSN-2, FSN-3, FSN-5, FSN-G, FSK-C, FSN-C, FSNR-C & FSN-6.
CANADIAN GYPSUM CO.: TYPES C, SCX, SHX, WRX CELOTEX CORP.: TYPE I OR FRP DONTAR GYPSUM INC.: TYPE C, 4 OR 9 JAMES HARDIE GYPSUM: TYPE FIRE X STANDARD GYPSUM CORP.: TYPE SGC OR SCG-G UNITED STATES GYPSUM CO.: TYPE C, IP-XI, IP-X2 SCX, SHC, SHX, WR-C OR WRX
3. JOINTS AND NAILHEADS: WALLBOARD JOINTS SHALL BE COVERED WITH FIBER TAPE AND JOINT COMPOUND. NAIL HEADS SHALL BE COVERED WITH JOINT COMPOUND.
4. R-28 BLOWN-IN INSULATION w/ VAPOR BARRIER PAINT AND INSULBIB (R13 CAVITY, R15 CONTINUOUS)
5. CAULKING AND SEALANTS (NOT SHOWN): A BEAD OF ACOUSTICAL SEALANT SHALL BE APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.

NAILS AND SCREWS
NAILS ARE SPECIFIED ACCORDING TO ASTM F547, "STANDARD TERMINOLOGY OF NAILS FOR USE WITH WOOD AND WOOD-BASE MATERIALS," OR ASTM C514, "STANDARD SPECIFICATION FOR NAILS FOR THE APPLICATION OF GYPSUM BOARD." NAILS USED TO ATTACH GYPSUM BOARD TO WOOD FRAMING SHOULD BE CEMENT COATED BOX NAILS OR CEMENT COATED COOLER NAILS UNLESS SPECIFIED OTHERWISE IN THE INDIVIDUAL DESIGNS. SCREWS MEETING ASTM C1002, "STANDARD SPECIFICATION FOR STEEL SELF PIERCING TAPPING SCREWS FOR THE APPLICATION OF GYPSUM PANEL PRODUCTS OR METAL PLASTER BASES TO WOOD STUDS OR STEEL STUDS," OR ASTM C954, "STANDARD SPECIFICATION FOR STEEL DRILL SCREWS FOR THE APPLICATION OF GYPSUM PANEL PRODUCTS OR METAL PLASTER BASES TO STEEL STUDS FROM 0.0331 (0.84mm) TO 0.112 (2.84mm) IN THICKNESS," MAY BE SUBSTITUTED FOR NAILS, ONE FOR ONE, WHEN THE HEAD DIAMETER, LENGTH AND SPACING EQUAL OR EXCEED THE REQUIREMENTS FOR THE SPECIFIED NAILS.

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Signature _____ Date _____
NEW ENGLAND HOMES, INDEPENDENT BUILDERS ONLY. AUTHORIZED AGENT PER CONTRACT AGREEMENT

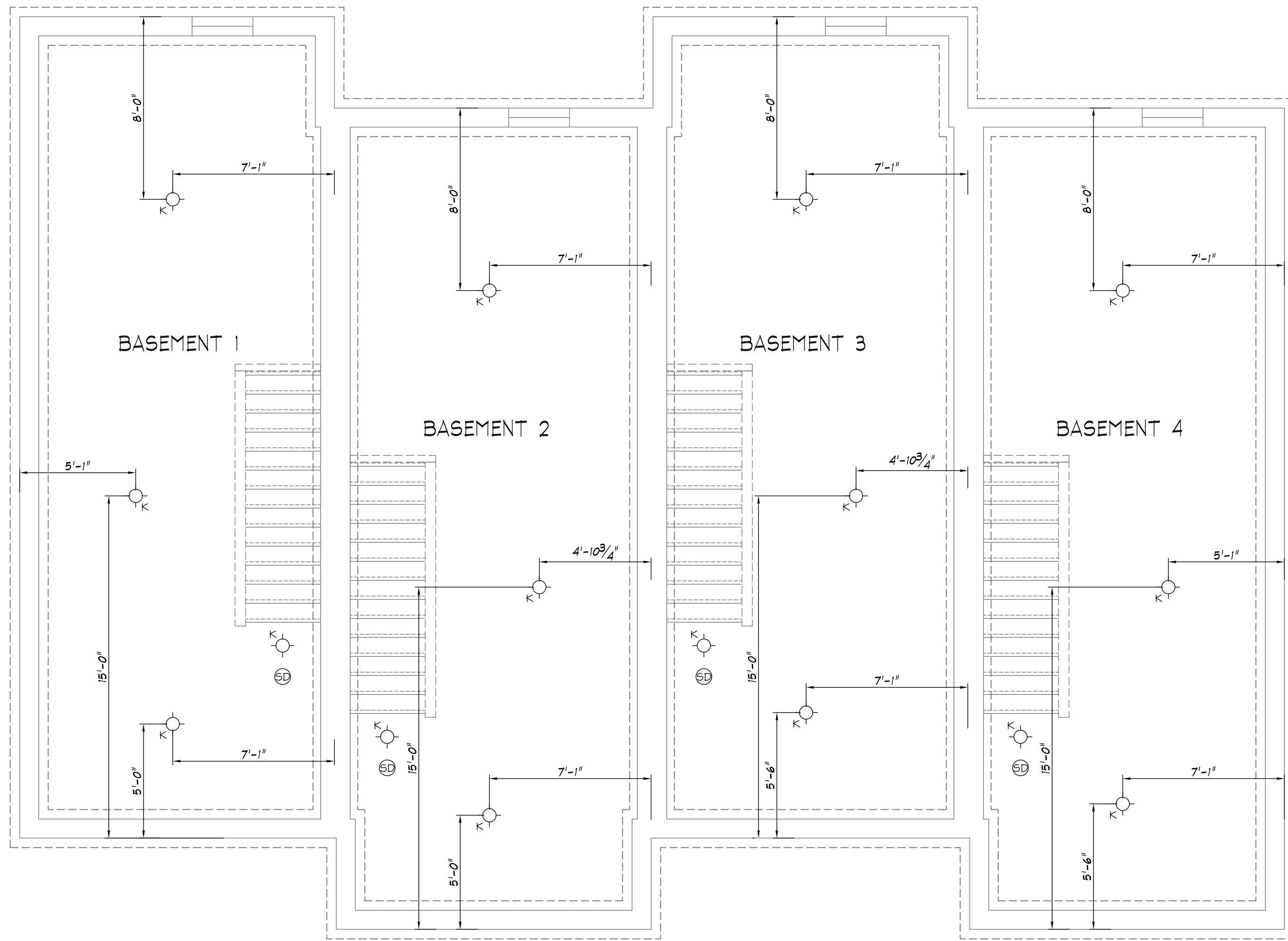
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New England Homes

Builder: **CEDAR RIDGE II - 7-3/4" / 10" STAIR**
Scale: **N.T.S.**
Structure Desc: **TOWNHOUSE**
DETAILS

Drawn: **RTA**
1/11/2006
Revisions: _____

Revision: **-**
Sheet: **A-14**



CIRCUIT LEGEND

| | | | |
|---------------------------------------|-----|-----|-----|
| EXAMPLE | 1 | 2 | 3 |
| | | A | |
| 1. CIRCUIT # | | | |
| 2. JUMPER | | | |
| (A=BREAKER / B=B / C=C / ETC.) | | | |
| 3. WIRE SIZE | | | |
| 1- 12-2 / 2- 14-2 / 3- 14-3 / 4- 12-3 | | | |
| --- | --- | --- | --- |

LOW VOLTAGE KEY

| | |
|---------------|--------|
| 1-THERMOSTAT | (18/6) |
| 2-BELL | (18/2) |
| 3-CHIMES | (18/3) |
| 4-HRV CONTROL | (18/6) |
| 5-CENTRAL VAC | (18/2) |

- ELECTRICAL NOTES:**
1. DOOR BELL HARD WIRED
 2. NO CENTRAL VACUUM
 3. 15 AMP PANEL HOMERUNS THAT EXCEED 50' ARE INCREASED (1) WIRE SIZE TO ACCOMMODATE VOLTAGE LINE LOSS FOR 12 WIRE
 4. 20 AMP PANEL HOMERUNS THAT EXCEED 70' ARE INCREASED (1) WIRE SIZE TO ACCOMMODATE VOLTAGE LINE LOSS FOR 10 WIRE
 5. ALL LIGHT DIMENSIONS ARE TO WALL ROCK FOR EXTERIOR WALLS ONLY ALL OTHER WALLS IS TO THE STUD

EDIT TO SUIT STATE

A
UNIT # 1

B
UNIT # 2

C
UNIT # 3

D
UNIT # 4

NOTES:
 1. PANEL BOX LOCATION REQUIRED BEFORE PLANS MAY BE FINALIZED. (X)
 2. HEAT TO BE DESIGNED WHEN PLANS ARE FINALIZED

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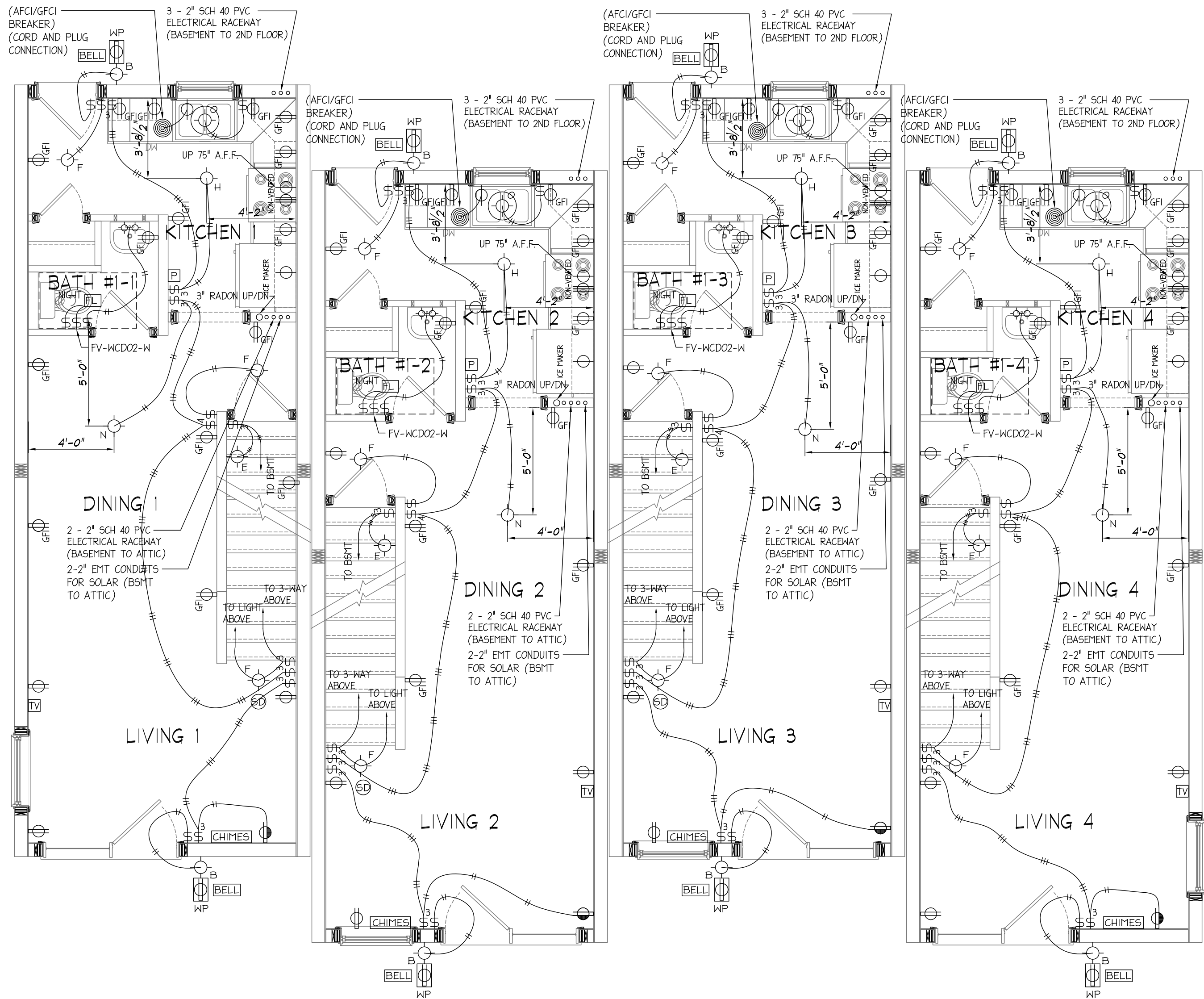
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New England Homes

Builder: **CEDAR RIDGE II - 7-3/4"/10" STAIR**
 Scale: 1/4"=1'-0"

Structure Desc: **TOWNHOUSE**
 FOUNDATION PLAN ELECTRICAL

| | |
|-----------|------------|
| Drawn: | RTA |
| 1/11/2026 | Revisions |
| Revision: | - |
| Sheet: | E-2 |



CIRCUIT LEGEND

EXAMPLE 1 2 3
 1 A 1

1. CIRCUIT #
2. JUMPER
(A=BREAKER / B=B / C=C / ETC.)
3. WIRE SIZE
1- 12-2 / 2- 14-2 / 3- 14-3 / 4- 12-3
 - - - - -

LOW VOLTAGE KEY

1-THERMOSTAT (18/6)
2-BELL (18/2)
3-CHIMES (18/3)
4-HRV CONTROL (18/6)
5-CENTRAL VAC (18/2)

- ELECTRICAL NOTES:**
1. DOOR BELL HARD WIRED
 2. NO CENTRAL VACUUM
 3. 15 AMP PANEL HOMERUNS THAT EXCEED 50' ARE INCREASED (1) WIRE SIZE TO ACCOMMODATE VOLTAGE LINE LOSS FOR 12 WIRE
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 5. ALL LIGHT DIMENSIONS ARE TO WALL ROCK FOR EXTERIOR WALLS ONLY ALL OTHER WALLS IS TO THE STUD

EDIT TO SUIT STATE

UNIT 1

UNIT 2

UNIT 3

UNIT 4

WP = GRADE LEVEL EXTERIOR OUTLET BY BUILDER/CSL

NOTES:
1. PANEL BOX LOCATION REQUIRED BEFORE PLANS MAY BE FINALIZED. (X)
2. HEAT TO BE DESIGNED WHEN PLANS ARE FINALIZED

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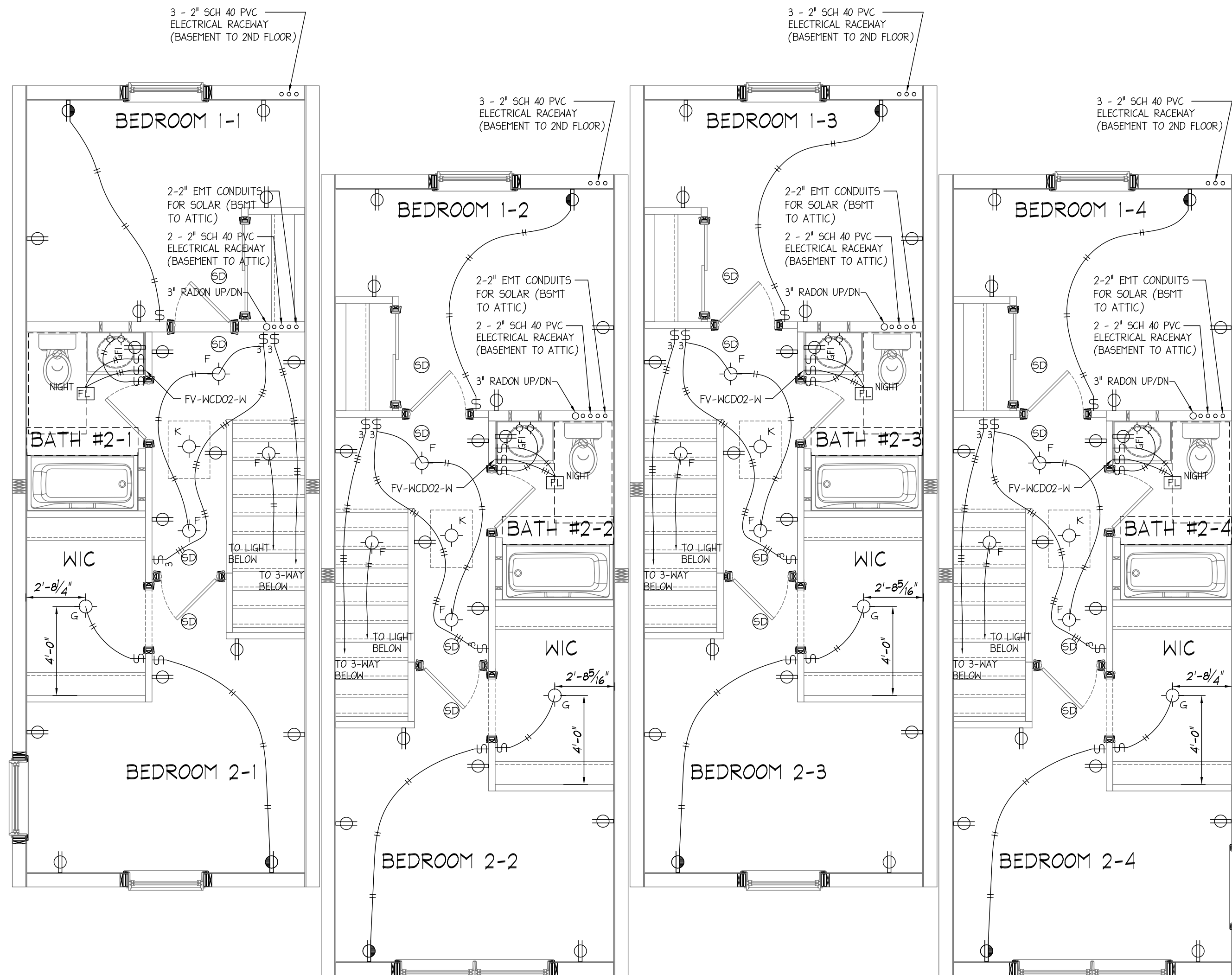
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(Fax) 603.431.8540

New England Homes

Builder: **CEDAR RIDGE II - 7-3/4" / 10" STAIR**
Scale: 3/16"=1'-0"
Structure Desc: **TOWNHOUSE**
FIRST FLOOR PLAN ELECTRICAL

Drawn: RTA
Date: 1/11/2006
Revisions:

Revision: -
Sheet: **E-3**



CIRCUIT LEGEND

| EXAMPLE | 1 | 2 | 3 |
|---------|---|---|---|
| | 1 | A | 1 |

1. CIRCUIT #
 2. JUMPER
 (A=BREAKER / B=B / C=C / ETC.)
 3. WIRE SIZE
 1- 12-2 / 2- 14-2 / 3- 14-3 / 4- 12-3
 / - / - / - / -

LOW VOLTAGE KEY

| | |
|---------------|--------|
| 1-THERMOSTAT | (18/6) |
| 2-BELL | (18/2) |
| 3-CHIMES | (18/3) |
| 4-HRV CONTROL | (18/6) |
| 5-CENTRAL VAC | (18/2) |

- ELECTRICAL NOTES:**
1. DOOR BELL HARD WIRED
 2. NO CENTRAL VACUUM
 3. 15 AMP PANEL HOMERUNS THAT EXCEED 50' ARE INCREASED (1) WIRE SIZE TO ACCOMMODATE VOLTAGE LINE LOSS FOR 12 WIRE
 4. 20 AMP PANEL HOMERUNS THAT EXCEED 70' ARE INCREASED (1) WIRE SIZE TO ACCOMMODATE VOLTAGE LINE LOSS FOR 10 WIRE
 5. ALL LIGHT DIMENSIONS ARE TO WALL ROCK FOR EXTERIOR WALLS ONLY ALL OTHER WALLS IS TO THE STUD

EDIT TO SUIT STATE



- NOTES:**
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Builder: **CEDAR RIDGE II - 7-3/4"/10" STAIR**
 Scale: **3/16"=1'-0"**
TOWNHOUSE
SECOND FLOOR PLAN ELECTRICAL

| Drawn | RTA |
|----------|-----------|
| 1/1/2006 | Revisions |

Revision: -
 Sheet: **E-4**

Chatam

Design up for consideration does not have dormers. We are offering an unfinished upstairs option in hopes to make construction more affordable. The owner can finish the upstairs later.



Home Details


25'x 32'
DIMENSIONS


800
SQ. FT.

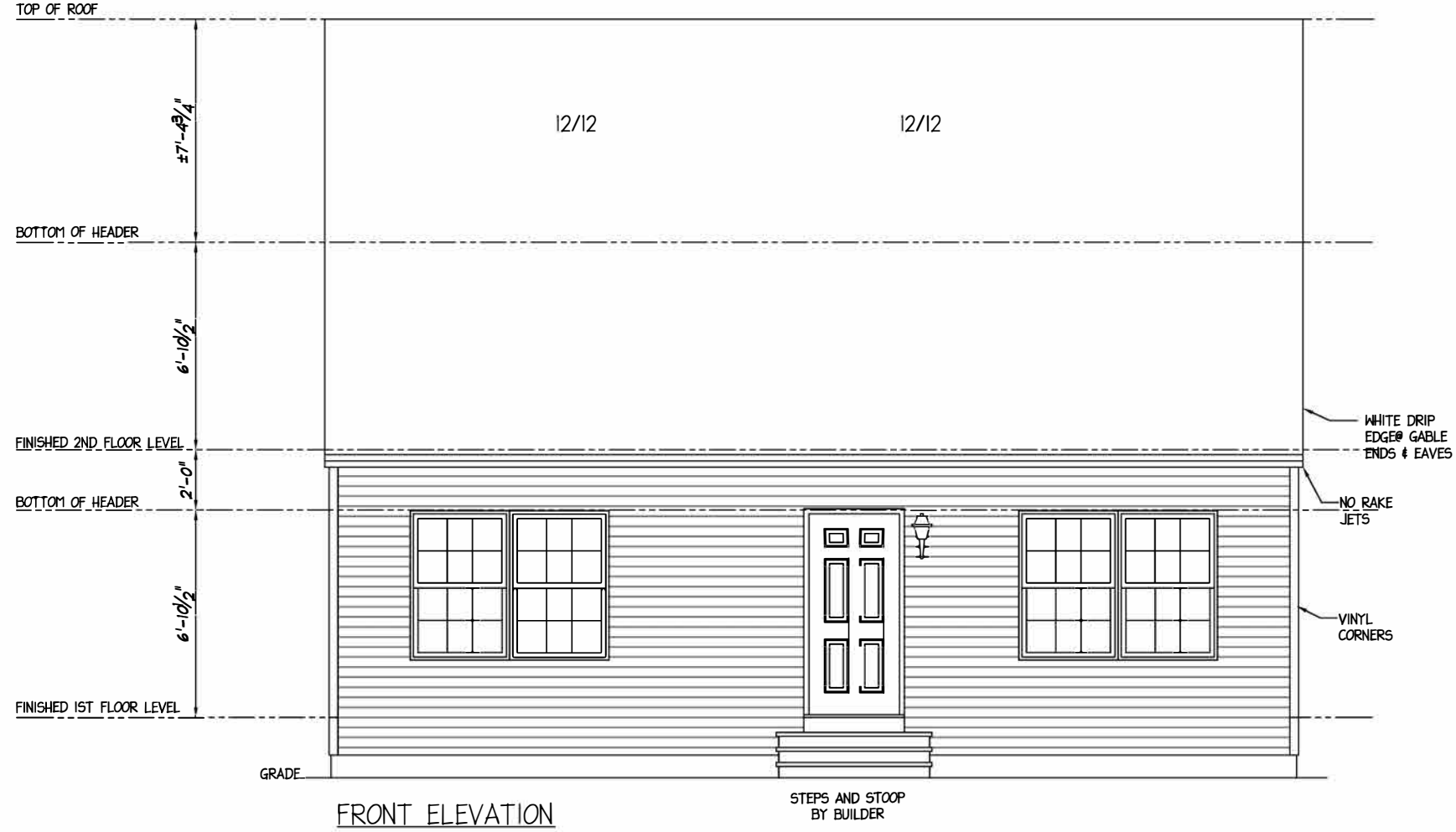

4
BEDROOMS


2
BATHROOMS


2
FUTURE BEDROOMS


1
FUTURE BATHROOMS

*Plan also available in 28'



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Builder: **7-3-4-10 - STAIRS - CHATHAM**

Structure Desc: **CAPE**

Scale: **3/16"=1'-0"**

FRONT ELEVATION

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Signature

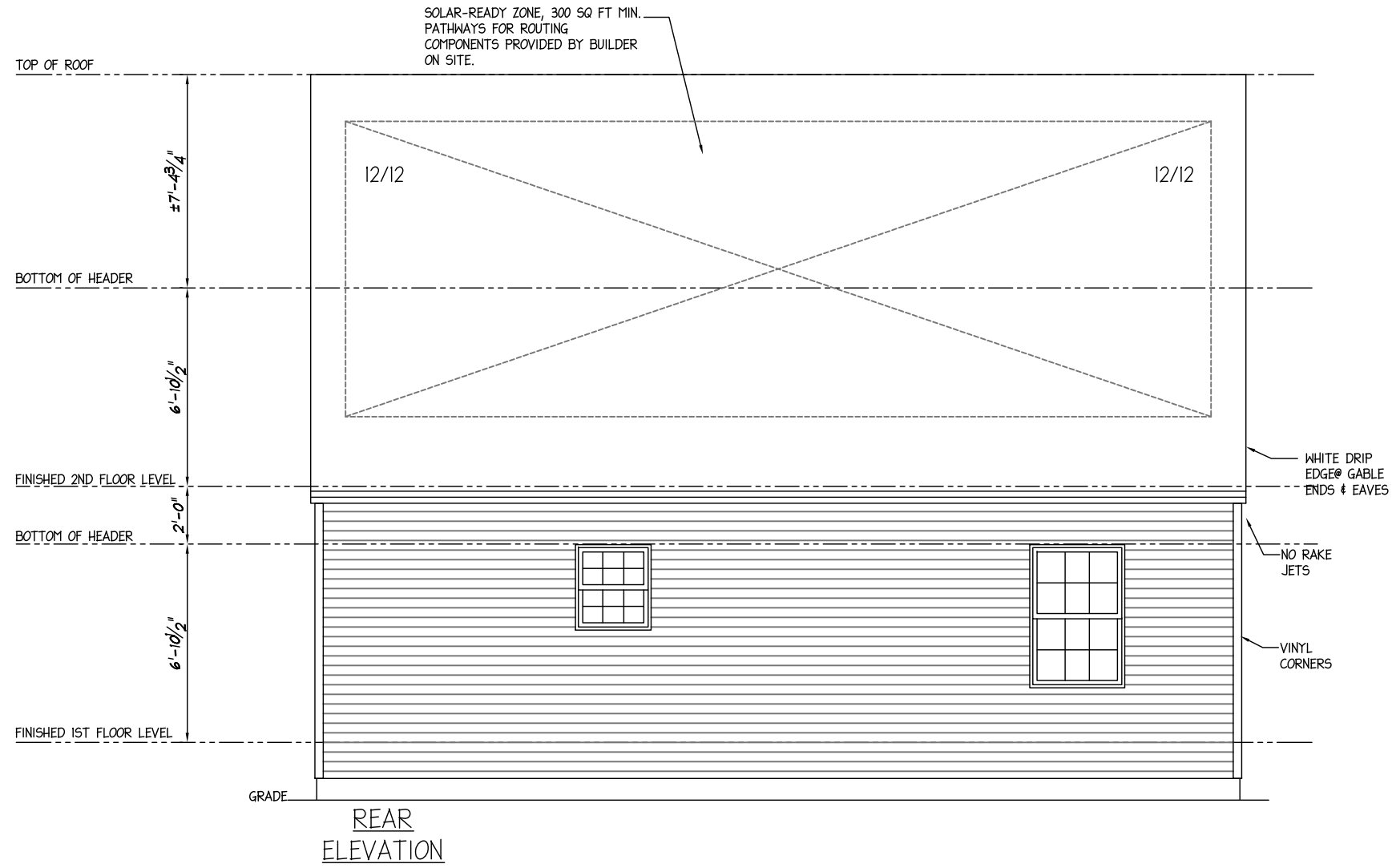
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Date

XXXX

Revision: -

Sheet: **A-5**



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**New England
Homes**

Builder: **7-3-4-10 - STAIRS - CHATHAM**

Structure Desc: **CAPE**

Scale: **3/16"=1'-0"**

REAR ELEVATION

Drawn:
11/14/19
ENG
Revisions

XXXX

Revision:
-

Sheet:
A-6

PLEASE CHECK APPROPRIATE BOX, SIGN, DATE, AND RETURN TO N.E.H. PLANS NOT CHECKED, SIGNED, AND DATED WILL BE RETURNED AND SUBJECT TO REMOVAL FROM PRODUCTION SCHEDULING.

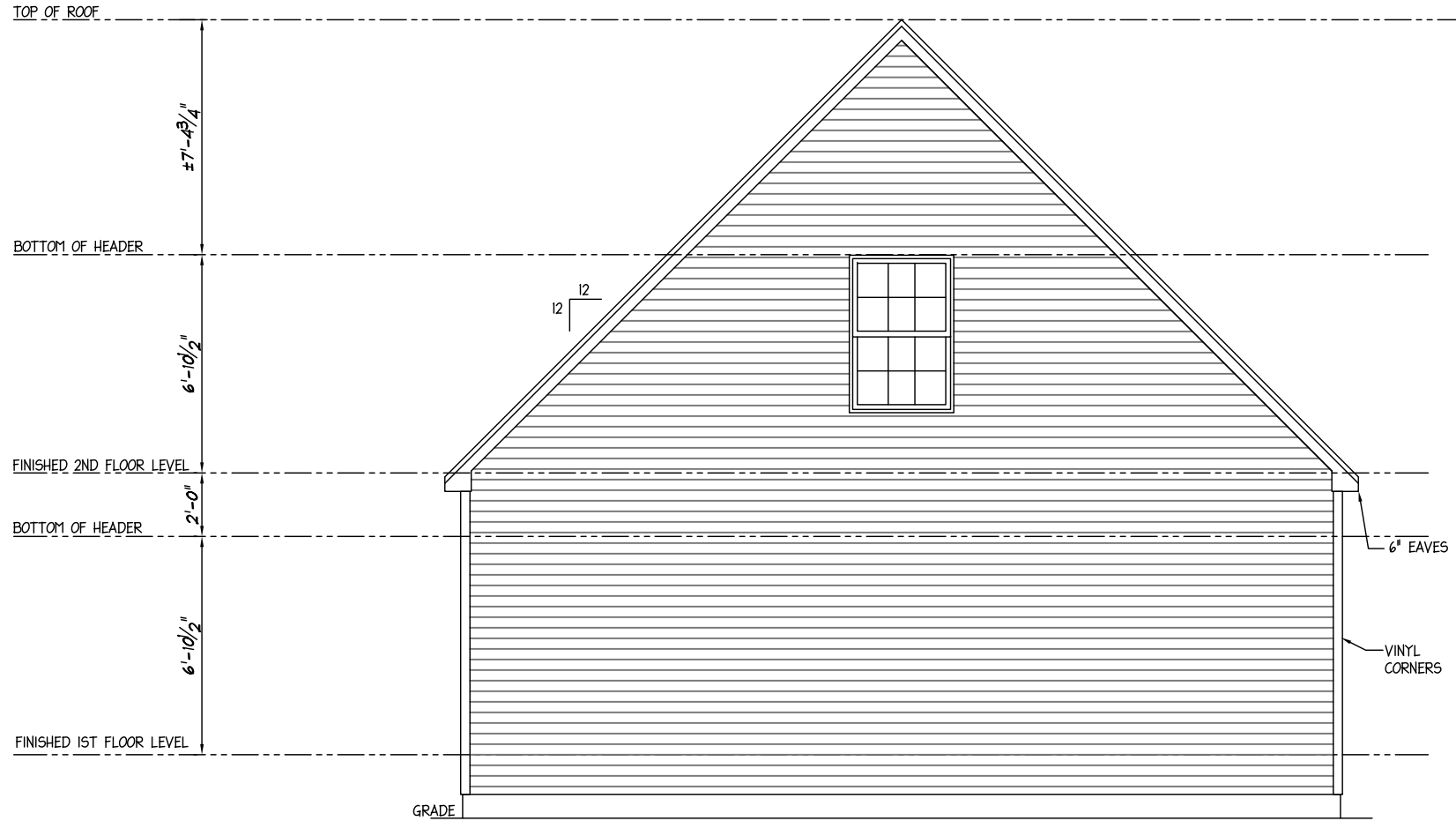
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Signature

Date

NEW ENGLAND HOMES INDEPENDENT BUILDERS DULY AUTHORIZED AGENT PER CONTRACT AGREEMENT



LEFT ELEVATION

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(fax):603.431.8540

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7-3-4-10 - STAIRS - CHATHAM
Structure Desc: CAPE

Scale: 3/16"=1'-0"

LEFT ELEVATION

Drawn: 11/14/19
ENG
Revisions

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Revision: -

Sheet: A-7

PLEASE CHECK APPROPRIATE BOX, SIGN, DATE, AND RETURN TO N.E.H. PLANS NOT CHECKED, SIGNED, AND DATED WILL BE RETURNED AND SUBJECT TO REMOVAL FROM PRODUCTION SCHEDULING.

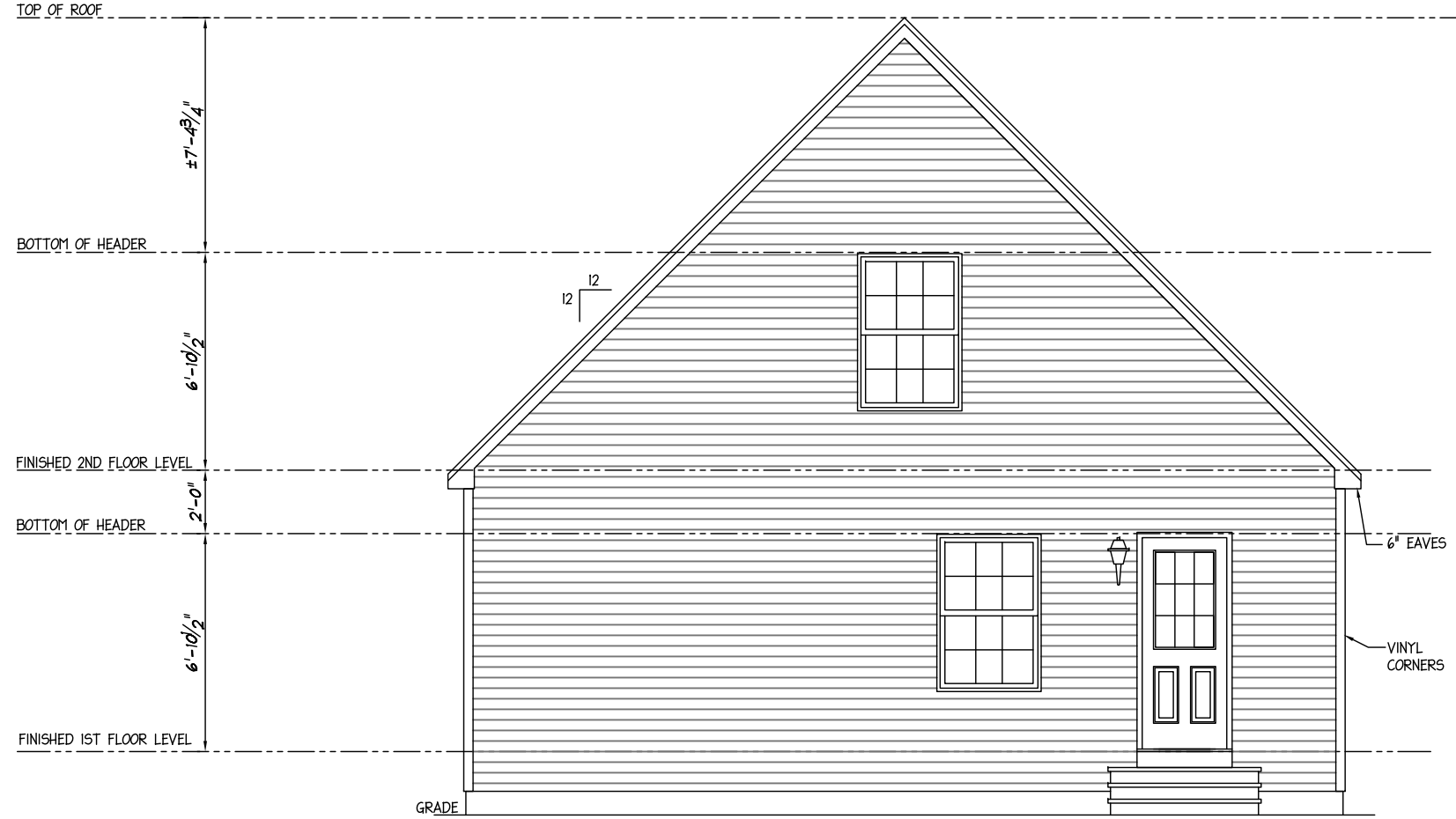
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Date

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RIGHT ELEVATION

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7-3-4-10 - STAIRS - CHATHAM
 Structure Desc: CAPE

Scale: 3/16"=1'-0"

RIGHT ELEVATION

Drawn: 11/14/19
 Revisions: ENG

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Revision: -

Sheet: A-8

PLEASE CHECK APPROPRIATE BOX, SIGN, DATE, AND RETURN TO N.E.H. PLANS NOT CHECKED, SIGNED, AND DATED WILL BE RETURNED AND SUBJECT TO REMOVAL FROM PRODUCTION SCHEDULING.

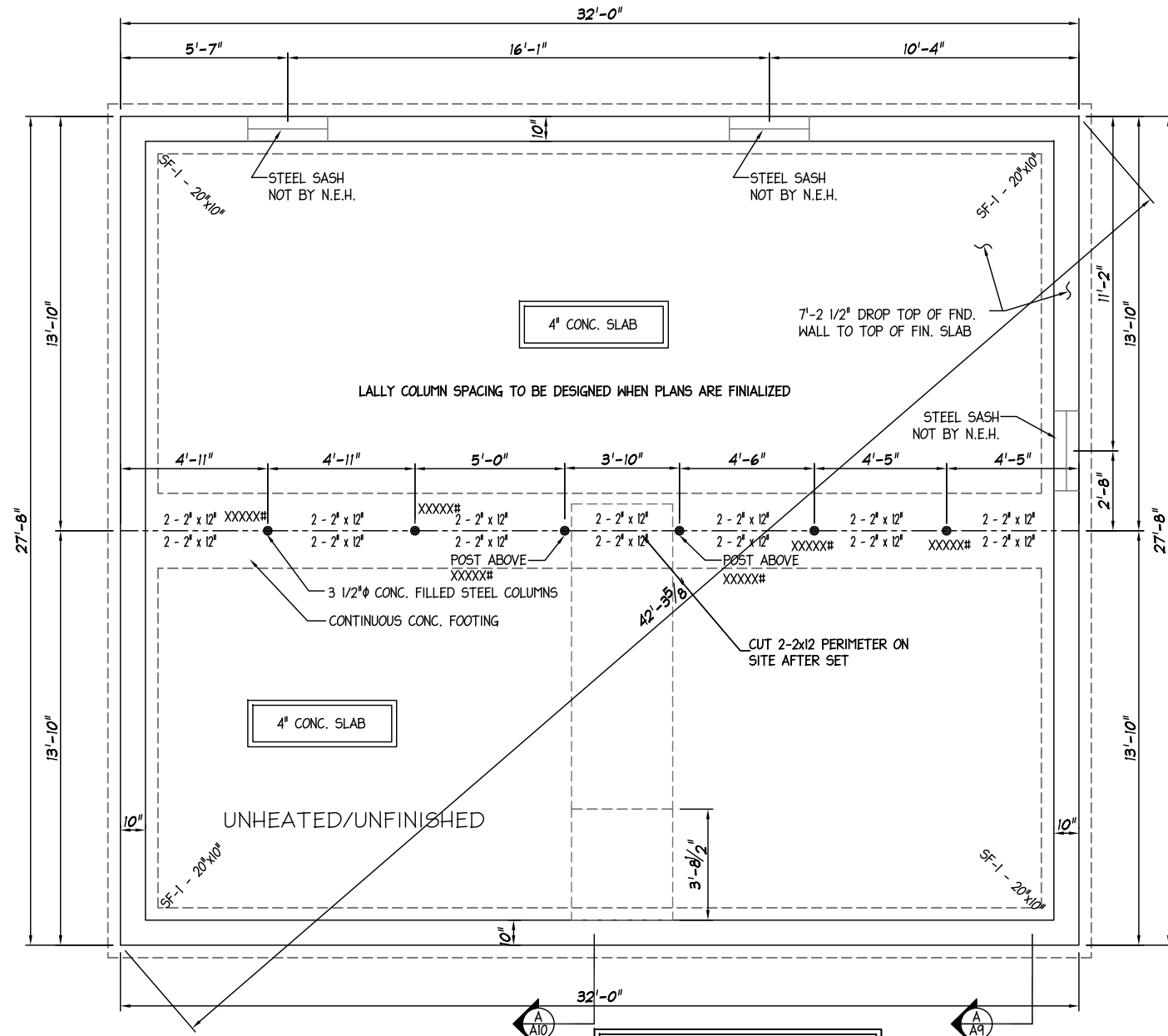
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Signature

Date

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NOTES:

- 1) LALLY COLUMN SPACING IS SUBJECT TO CHANGE UNTIL FINAL APPROVAL
- 2) STRUCTURAL DESIGN OF THE FOUNDATION PER SITE CONDITIONS AND LOCAL AND/OR STATE CODES NOT BY N.E.H.
- 3) BULKHEAD AND SUMP, SIZE AND LOCATION PER SITE CONDITIONS NOT BY N.E.H.
- 4) STUB WALLS, WHETHER SUPPLIED & INSTALLED ON SITE BY THE COMPANY OR BY THE BUILDER, MUST BE SHEATHED WITH STRUCTURAL SHEATHING AND ADEQUATELY BRACED (PRIOR TO THE SETTING OF THE MODULAR UNITS), IN ORDER TO WITHSTAND THE FORCES IMPOSED ON THEM DURING THE MODULAR SET.
- 5) THE BUILDER SHALL SUPPLY & INSTALL TO THE FRAME DIMENSIONS OF THE HOUSE ALL SITE SILLS & SILL SEALER SQUARE AND LEVEL BEFORE THE ARRIVAL OF THE MODULAR AND PANELIZED PORTIONS FOR SET BY NEH.

FOUNDATION/FOOTING NOTES:

- 1) WALL AND FOOTING DIMENSIONS SUBJECT TO SOIL CONDITIONS AND LOCAL BUILDING CODE REQUIREMENT

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7-3-4-10 - STAIRS - CHATHAM

Builder: **CAPE**
 Structure Desc: **CAPE**
 Scale: **3/16"=1'-0"**

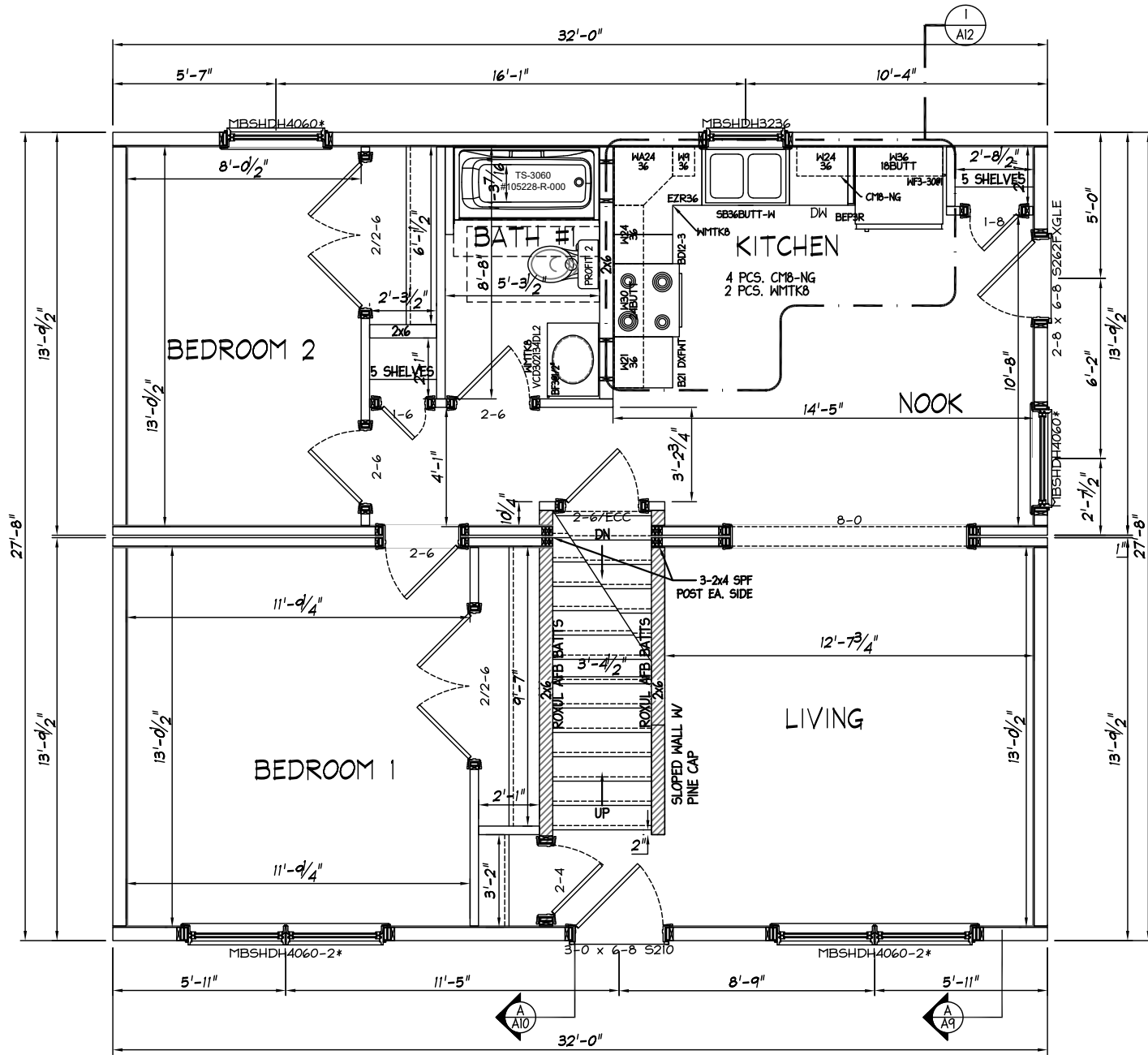
FOUNDATION PLAN

Drawn: 11/14/19
 Revisions: ENG

XXXX
 Revision: -

Sheet: **A-2**

Signature: _____ Date: _____



MAXIMUM APPLIANCE DIMENSIONS WITHOUT CUT SHEETS

30" GAS RANGE
46-7/8" H X 27-3/4" D X 29-7/8" W

30" ELECTRIC RANGE
46-7/8" H X 27-3/4" D X 29-7/8" W

21.7 CU. FT. FRIDGE
69.75" H X 34.75" D X 36" W

DISH WASHER
23 7/8" W X 24 1/2" D X 34 1/2" TALL

CLOTHES WASHER
27" W X 32 9/16" D X 38" TALL

CLOTHES DRYER
27" W X 32 9/16" D X 38" TALL

WALL OVEN SINGLE
30" W X 26 7/16" D X 28 3/4" T

WALL OVEN DOUBLE
30" W X 26 7/16" D X 51 1/2" T

COOK TOP
30 13/16" W X 21 3/4" D X 3 3/4" T

NOTES:

I. ANY NOTES REQUIRED FOR THE JOB PUT HERE

- LOAD BEARING HEADERS:**
- ALL MATE WALL OPENING HEADER TO BE (2) 2x10 SPF#2, EACH SIDE, UNLESS NOTED OTHERWISE
 - ALL EXTERIOR DOOR/WINDOW HEADERS TO BE (2) 2x10 SPF#2, UNLESS NOTED OTHERWISE

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Builder: **7-3-4-10 - STAIRS - CHATHAM**

Scale: **3/16"=1'-0"**

Structure Desc: **CAPE**

FIRST FLOOR PLAN

Drawn: 11/14/19 ENG

Revisions

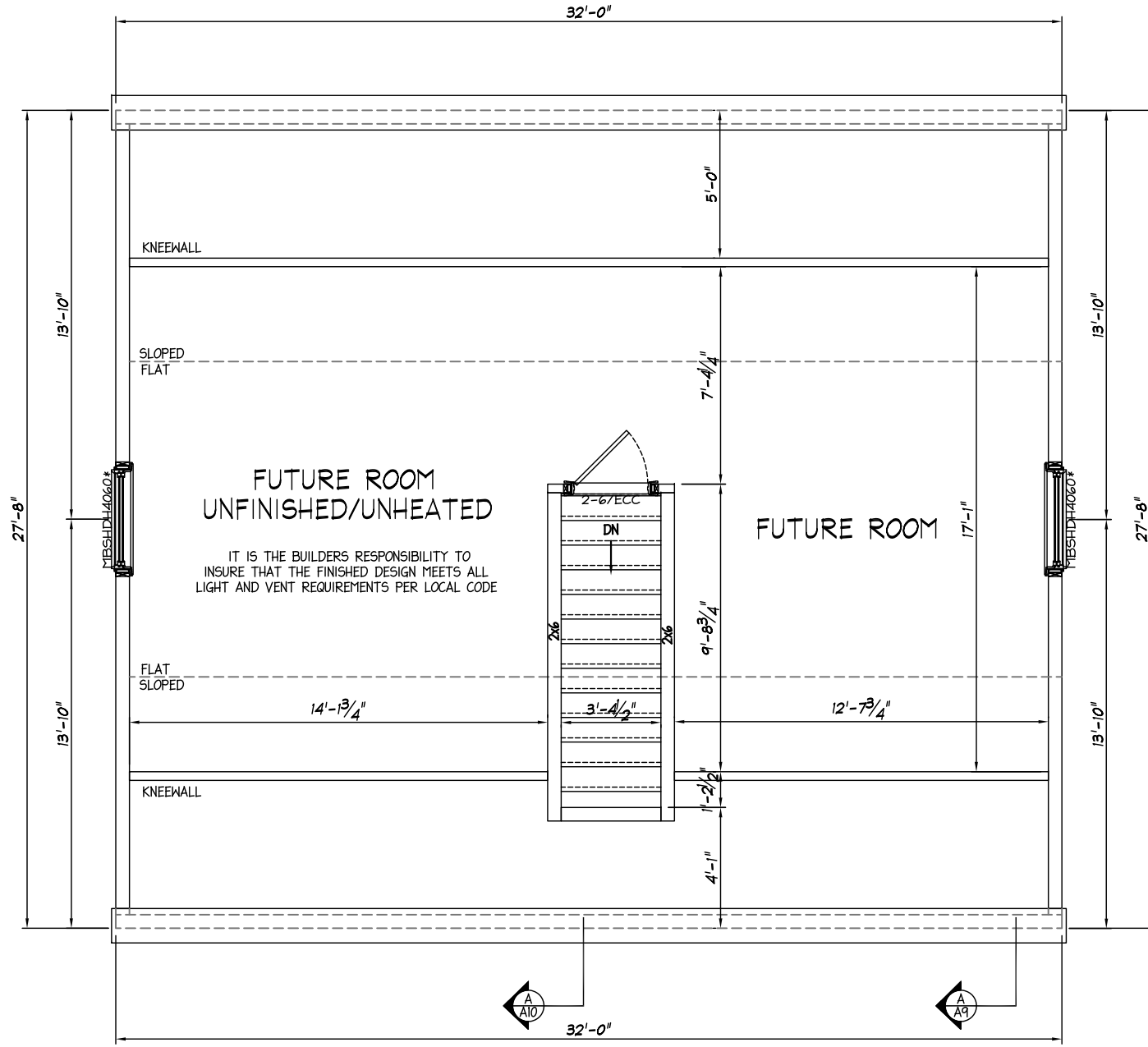
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Revision: -

Sheet: **A-3**

Signature _____ Date _____

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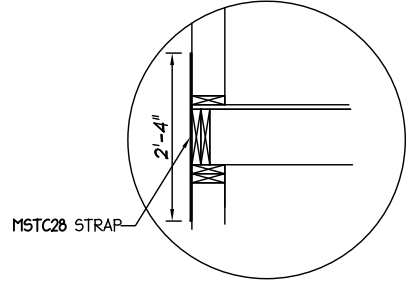


NOTES:

I. ANY NOTES REQUIRED FOR THE JOB PUT HERE

LOAD BEARING HEADERS:

- ALL MATE WALL OPENING HEADER TO BE (2) 2x10 SPF#2, EACH SIDE, UNLESS NOTED OTHERWISE
- ALL EXTERIOR DOOR/WINDOW HEADERS TO BE (2) 2x10 SPF#2, UNLESS NOTED OTHERWISE



SIMPSON STRONG -TIE MSTC28 STRAP TIE OR EQUAL (FLUSH STUBWALL TO 1ST FLOOR WALL OR 1ST FLOOR WALL TO PANELIZED 2ND FLOOR WALL AT CORNERS, INSTALLED ON SITE BY BUILDER)

DETAIL A

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7-3-4-10 - STAIRS - CHATHAM

Builder: **CAPE**

Scale: **3/16"=1'-0"**

SECOND FLOOR PLAN

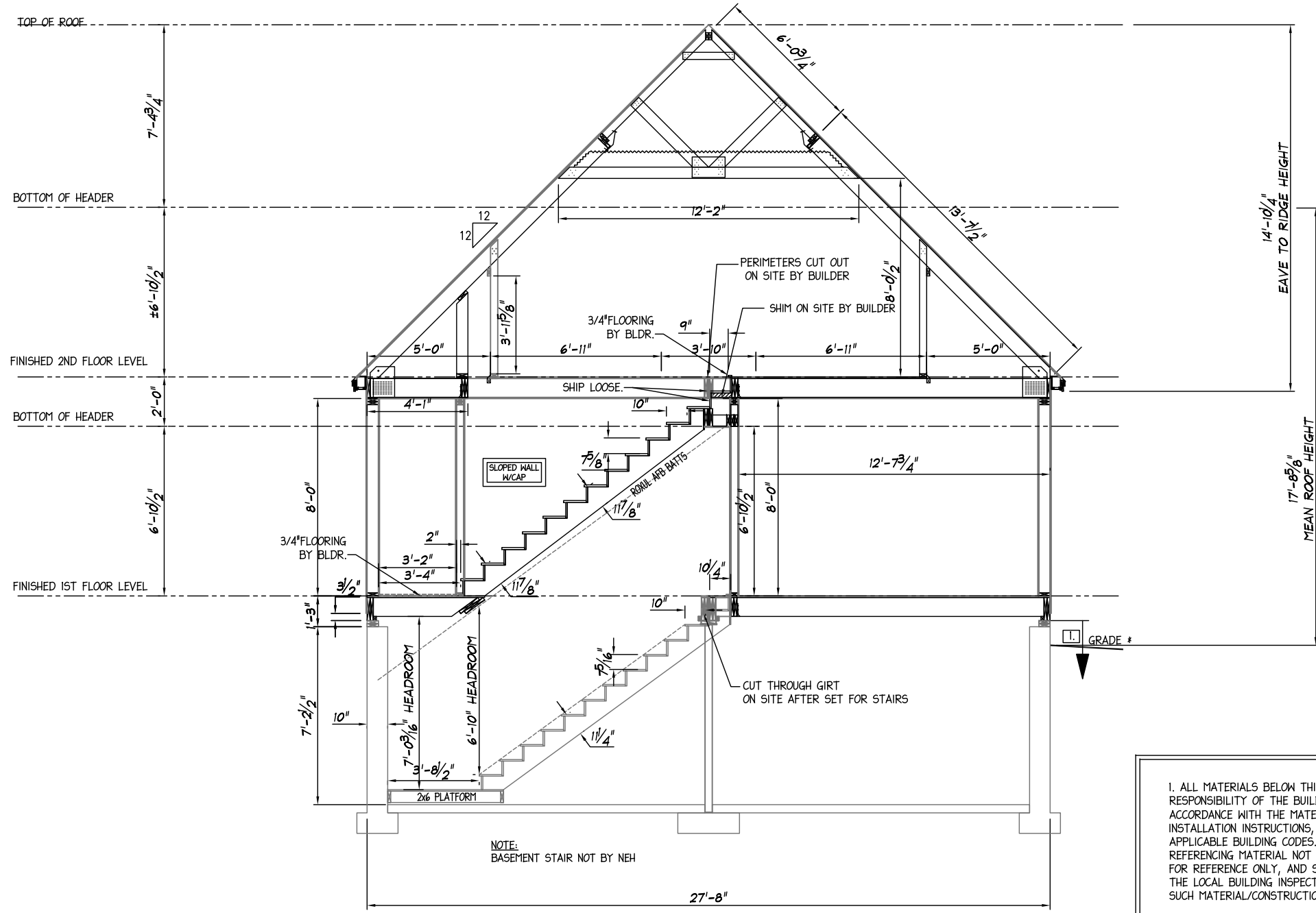
Drawn: 11/14/19
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XXXX
 Revision: -

Sheet: **A-4**

Signature _____ Date _____

NEW ENGLAND HOMES INDEPENDENT BUILDERS DULY AUTHORIZED AGENT PER CONTRACT AGREEMENT



1. ALL MATERIALS BELOW THIS LINE ARE THE RESPONSIBILITY OF THE BUILDER, AND SHALL BE USED IN ACCORDANCE WITH THE MATERIAL MANUFACTURER'S INSTALLATION INSTRUCTIONS, IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES. ANY DETAILS/DRAWINGS REFERENCING MATERIAL NOT SUPPLIED BY N.E.H. ARE FOR REFERENCE ONLY, AND SHOULD BE APPROVED BY THE LOCAL BUILDING INSPECTOR PRIOR TO USE. ALL SUCH MATERIAL/CONSTRUCTION MUST BE SITE INSPECTED.

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7-3-4-10 - STAIRS - CHATHAM

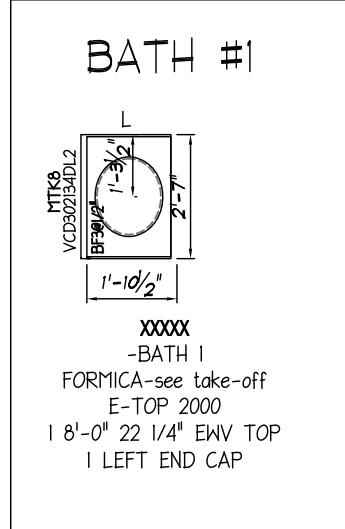
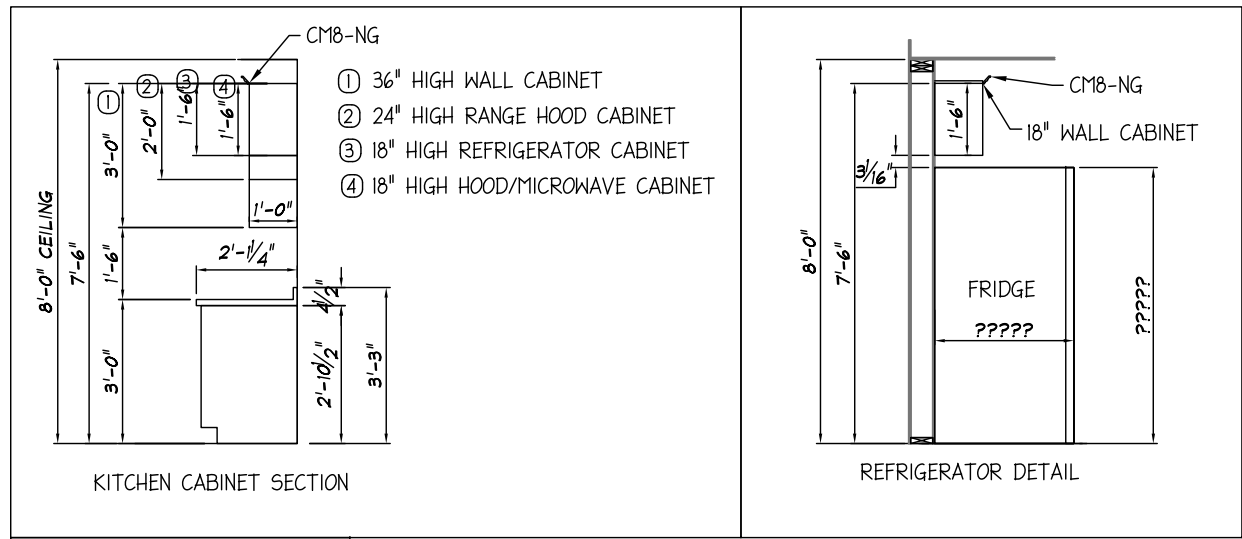
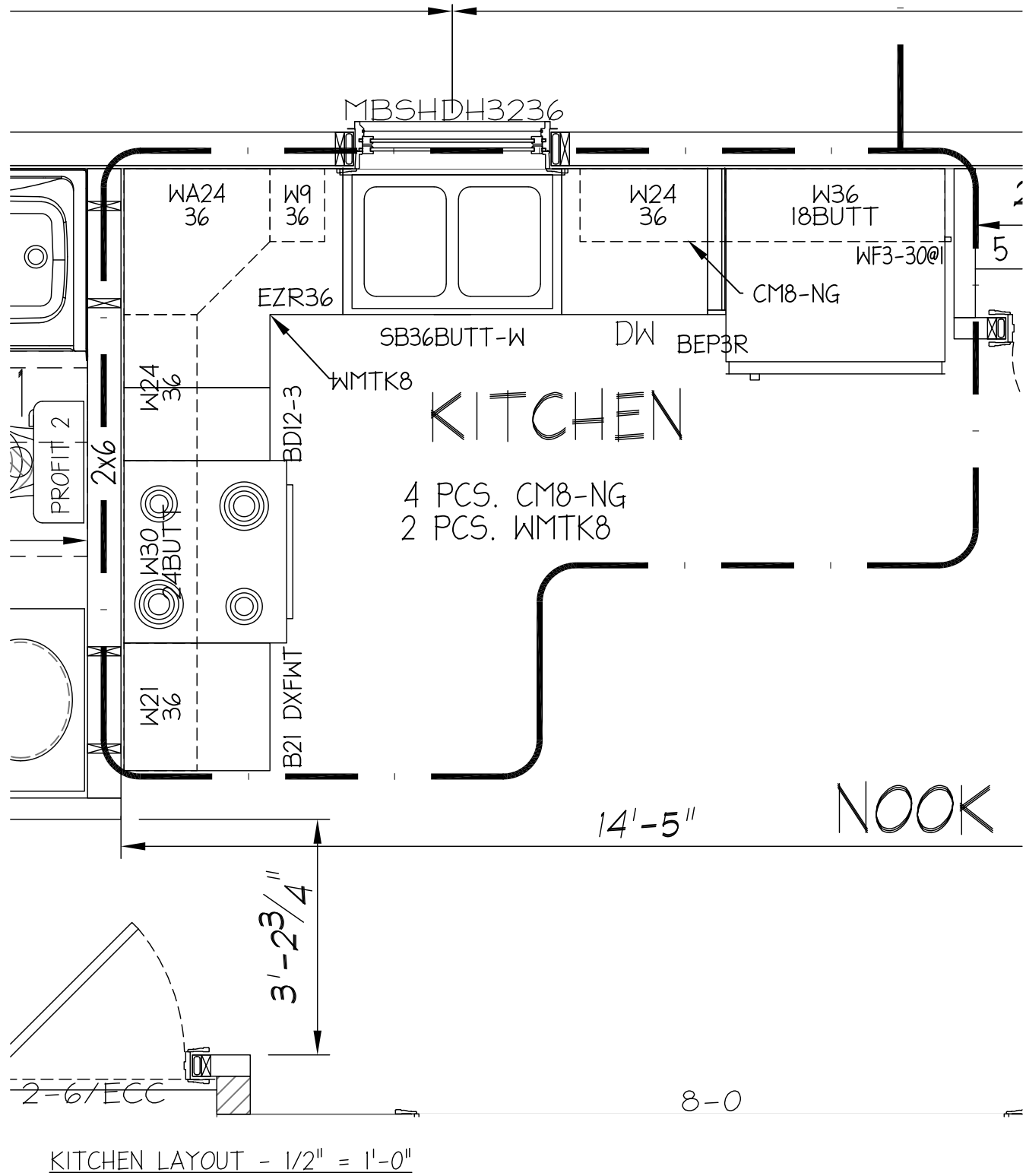
Structure Desc: **CAPE**

Scale: **3/16"=1'-0"**

CROSS SECTION

| | |
|-----------|-------------|
| Drawn: | ENG |
| 11/14/19 | Revisions |
| XXXX | |
| Revision: | - |
| Sheet: | A-10 |

Signature _____ Date _____
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KITCHEN DETAIL - 1/4" = 1'-0"

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7-3-4-10 - STAIRS - CHATHAM

Builder: **AS NOTED** Structure Desc: **CAPE**

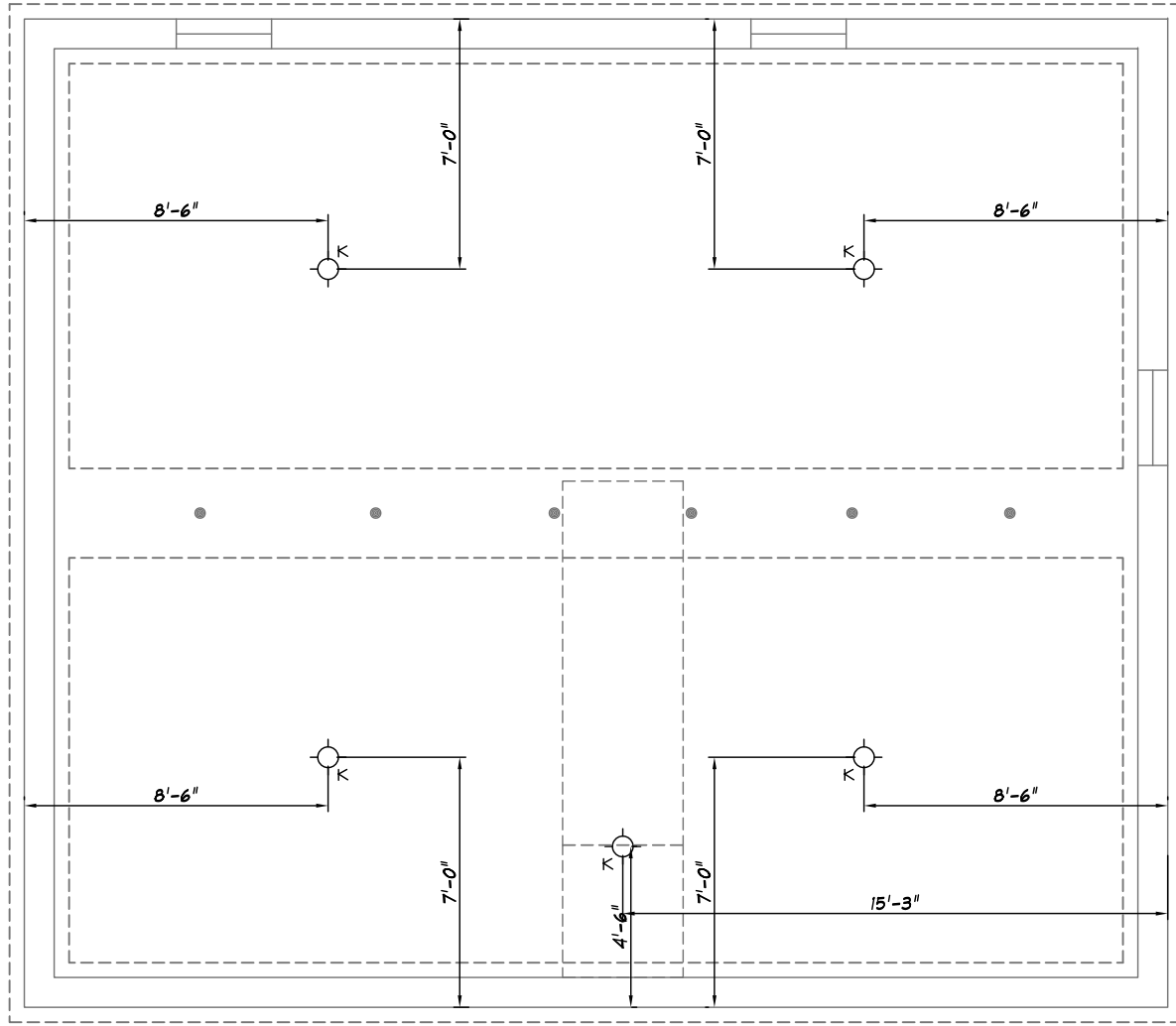
KITCHEN DETAILS

Drawn: 11/14/19 ENG Revisions

Revision: -

Sheet: **A-12**

Signature _____ Date _____



| CIRCUIT LEGEND | | | |
|---------------------------------------|--------|---------|-----------|
| EXAMPLE | 1 | 2 | 3 |
| | 1 | A | 1 |
| 1. CIRCUIT # | | | |
| 2. JUMPER | | | |
| (A=BREAKER / B=B / C=C / ETC.) | | | |
| 3. WIRE SIZE | | | |
| 1- 12-2 / 2- 14-2 / 3- 14-3 / 4- 12-3 | — / — | — / / — | — / / / — |
| | — / | — / / | — / / / |
| LOW VOLTAGE KEY | | | |
| 1-THERMOSTAT | (18/6) | | |
| 2-BELL | (18/2) | | |
| 3-CHIMES | (18/3) | | |
| 4-HRV CONTROL | (18/6) | | |
| 5-CENTRAL VAC | (18/2) | | |

| | | | | |
|-------------|------------|----------|------------------------------------|--|
| XXXX | Drawn: | 11/14/19 | ENG | 277 Locust Street, Suite B Dover, NH 03820 www.newenglandhomes.net (telephone):800.800.8831 (fax):603.431.8540 |
| | Revisions | | | |
| Revision: | - | | | New England Homes |
| Sheet: | E-2 | Builder: | 7-3-4-10 - STAIRS - CHATHAM | |
| | | Scale: | 3/16"=1'-0" | Structure Desc: CAPE |
| | | | FOUNDATION PLAN ELECTRICAL | |

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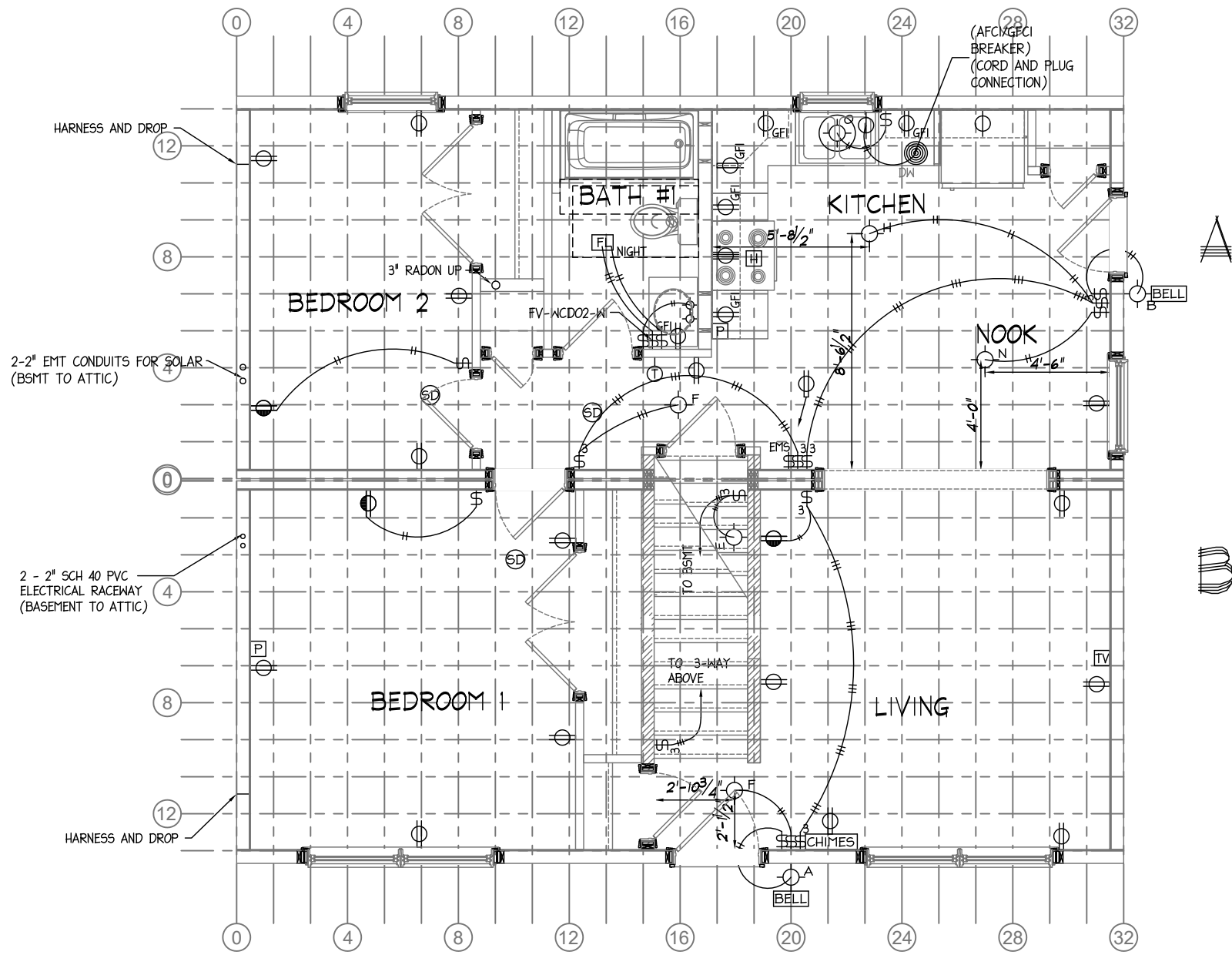
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HARNESS AND DROP (12)

2-2" EMT CONDUITS FOR SOLAR (BSMT TO ATTIC) (4)

2 - 2" SCH 40 PVC ELECTRICAL RACEWAY (BASEMENT TO ATTIC) (4)

HARNESS AND DROP (12)

NOTES:
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 2. HEAT TO BE DESIGNED WHEN PLANS ARE FINALIZED

CIRCUIT LEGEND

| | | | |
|---------------------------------------|---|---|---|
| EXAMPLE | 1 | 2 | 3 |
| | | A | |
| 1. CIRCUIT # | | | |
| 2. JUMPER | | | |
| (A=BREAKER / B=B / C=C / ETC.) | | | |
| 3. WIRE SIZE | | | |
| 1- 12-2 / 2- 14-2 / 3- 14-3 / 4- 12-3 | | | |
| — / — / — / — | | | |

LOW VOLTAGE KEY

| | |
|---------------|--------|
| 1-THERMOSTAT | (18/6) |
| 2-BELL | (18/2) |
| 3-CHIMES | (18/3) |
| 4-HRV CONTROL | (18/6) |
| 5-CENTRAL VAC | (18/2) |

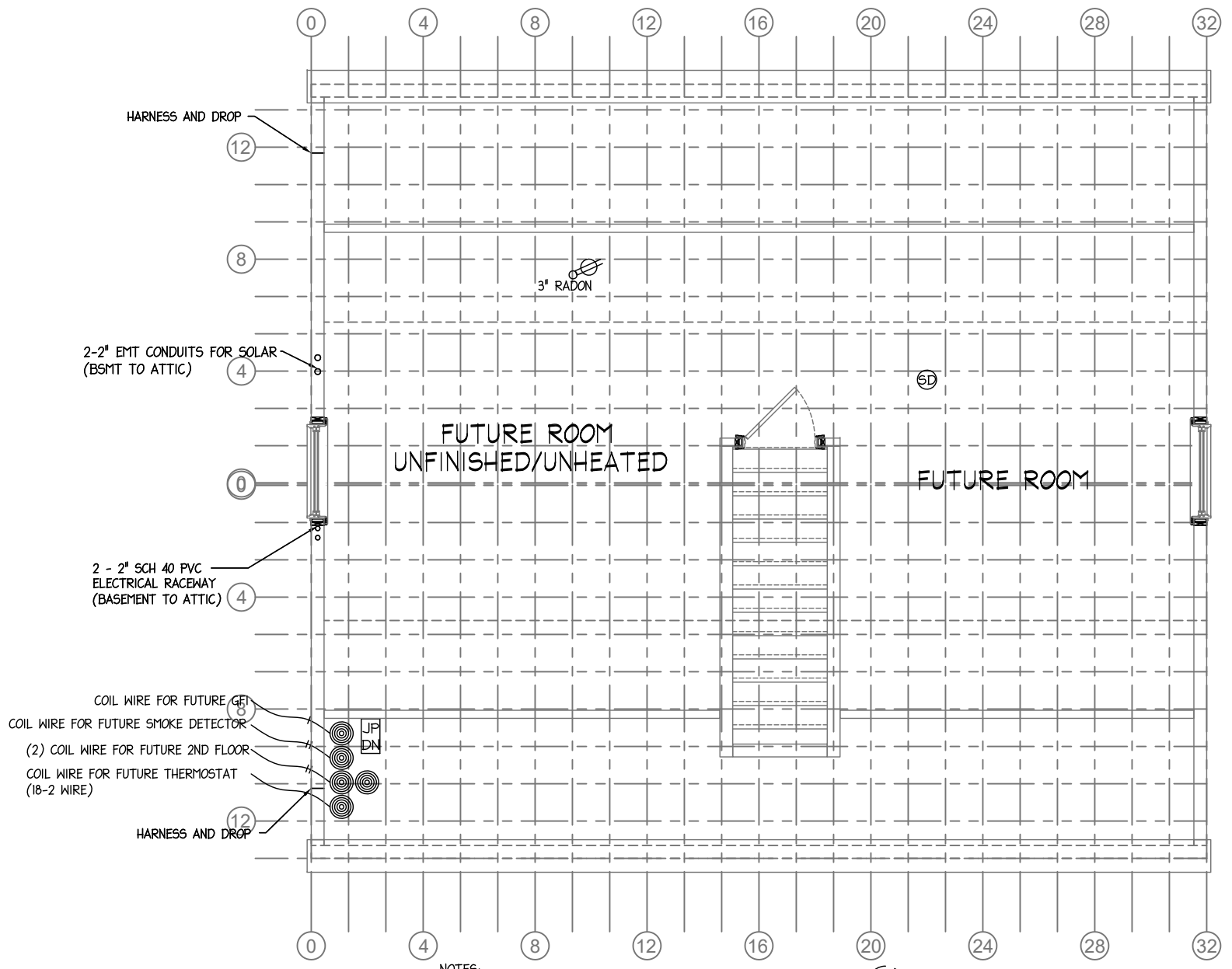
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 - NO CENTRAL VACUUM
 - 15 AMP PANEL HOMERUNS THAT EXCEED 50' ARE INCREASED (1) WIRE SIZE TO ACCOMMODATE VOLTAGE LINE LOSS FOR 12 WIRE
 - 20 AMP PANEL HOMERUNS THAT EXCEED 70' ARE INCREASED (1) WIRE SIZE TO ACCOMMODATE VOLTAGE LINE LOSS FOR 10 WIRE
 - DELETE BASEBOARD AND DROPS, EMERGENCY SHUT OFF AND THERMOSTAT

PLEASE CHECK APPROPRIATE BOX, SIGN, DATE, AND RETURN TO N.E.H. PLANS NOT CHECKED, SIGNED, AND DATED WILL BE RETURNED AND SUBJECT TO REMOVAL FROM PRODUCTION SCHEDULING.

PRELIMINARY PLANS ONLY. NOT TO BE USED FOR CONSTRUCTION.
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| | | |
|-------------------------------|---|--|
| | 277 Locust Street, Suite B Dover, NH 03820 www.newenglandhomes.net (Telephone) 800.800.8831 (Fax) 603.431.8540 | |
| | 7-3-4-10 - STAIRS - CHATHAM Builder: | Structure Desc: CAPE Scale: 3/16"=1'-0" |
| XXXX Revision: - | E-3 Sheet: | |
| Drawn: 11/14/19 Revisions: | FIRST FLOOR PLAN ELECTRICAL | |



NOTES:
 1. PANEL BOX LOCATION REQUIRED BEFORE PLANS MAY BE FINALIZED. (X)
 2. HEAT TO BE DESIGNED WHEN PLANS ARE FINALIZED

CIRCUIT LEGEND

EXAMPLE | 2 3
 | A |

1. CIRCUIT # HARNESS AND DROP
 2. JUMPER
 (A=BREAKER / B=B / C=C / ETC.)
 3. WIRE SIZE
 1- 12-2 / 2- 14-2 / 3- 14-3 / 4- 12-3
 / - // -/// -////

LOW VOLTAGE KEY

1-THERMOSTAT (18/6)
 2-BELL (18/2)
 3-CHIMES (18/3)
 4-HRV CONTROL (18/6)
 5-CENTRAL VAC (18/2)

ELECTRICAL NOTES:

- DOOR BELL HARD WIRED
- NO CENTRAL VACUUM
- 15 AMP PANEL HOMERUNS THAT EXCEED 50' ARE INCREASED (1) WIRE SIZE TO ACCOMMODATE VOLTAGE LINE LOSS FOR 12 WIRE
- 20 AMP PANEL HOMERUNS THAT EXCEED 70' ARE INCREASED (1) WIRE SIZE TO ACCOMMODATE VOLTAGE LINE LOSS FOR 10 WIRE
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Builder: **7-3-4-10 - STAIRS - CHATHAM**
 Scale: **3/16"=1'-0"**

Structure Desc: **CAPE**
SECOND FLOOR PLAN ELECTRICAL

Drawn: 11/14/19 ENG Revisions

XXXX
 Revision: -

Sheet: **E-4**

Signature _____ Date _____
 NEN ENGLAND HOMES INDEPENDENT BUILDERS DULY AUTHORIZED AGENT PER CONTRACT AGREEMENT

Providence



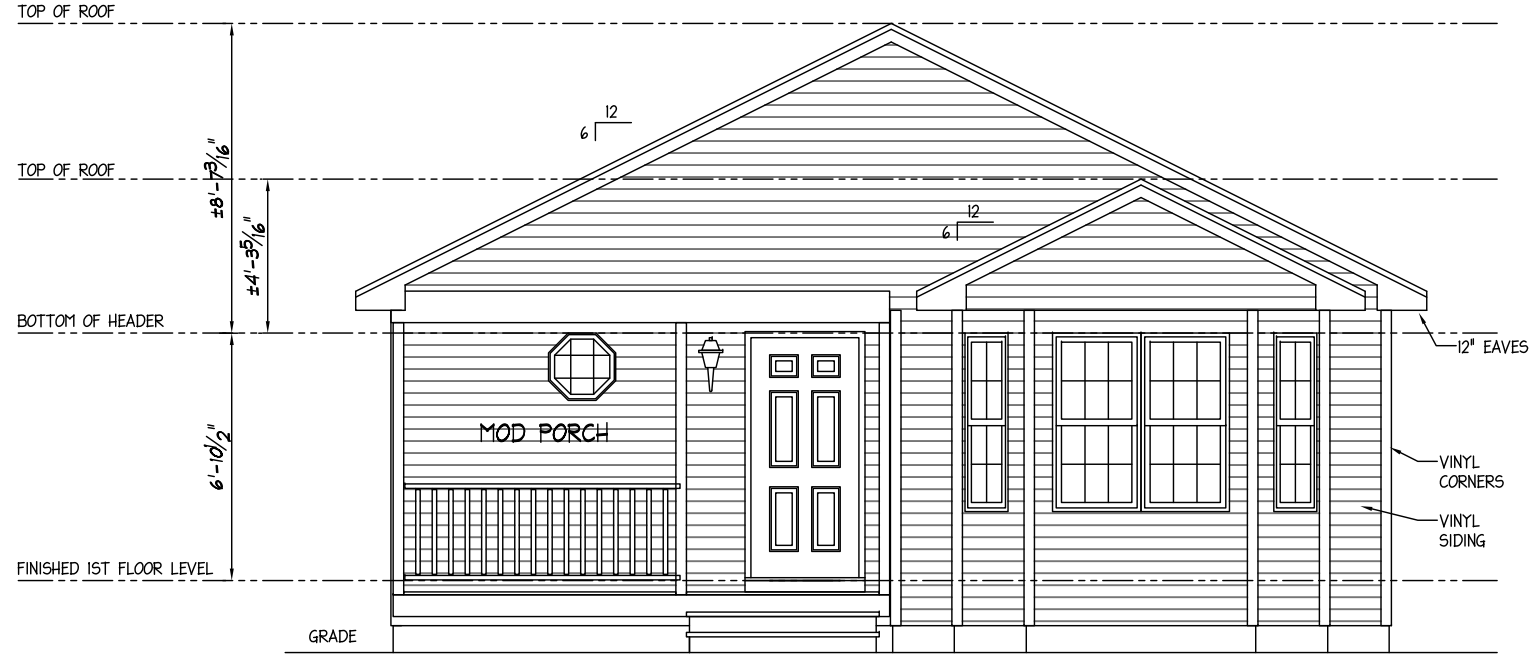
Home Details


28' x 44'
DIMENSIONS


1240
SQ. FT.


3
BEDROOMS


1.5
BATHROOMS



RIGHT ELEVATION

ALL STAIRS TO GRADE TO BE DESIGNED AND CONSTRUCTED ON SITE. RESPONSIBILITY OF BUILDER/CSL.

EDIT TO SUIT STATE

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Signature

Date

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(fax): 603.431.8540

New England Homes

Builder: **PROVIDENCE - 7-3/4" / 10" STAIR**

Scale: **3/16" = 1'-0"** RANCH - 2X8 EXTERIOR WALLS

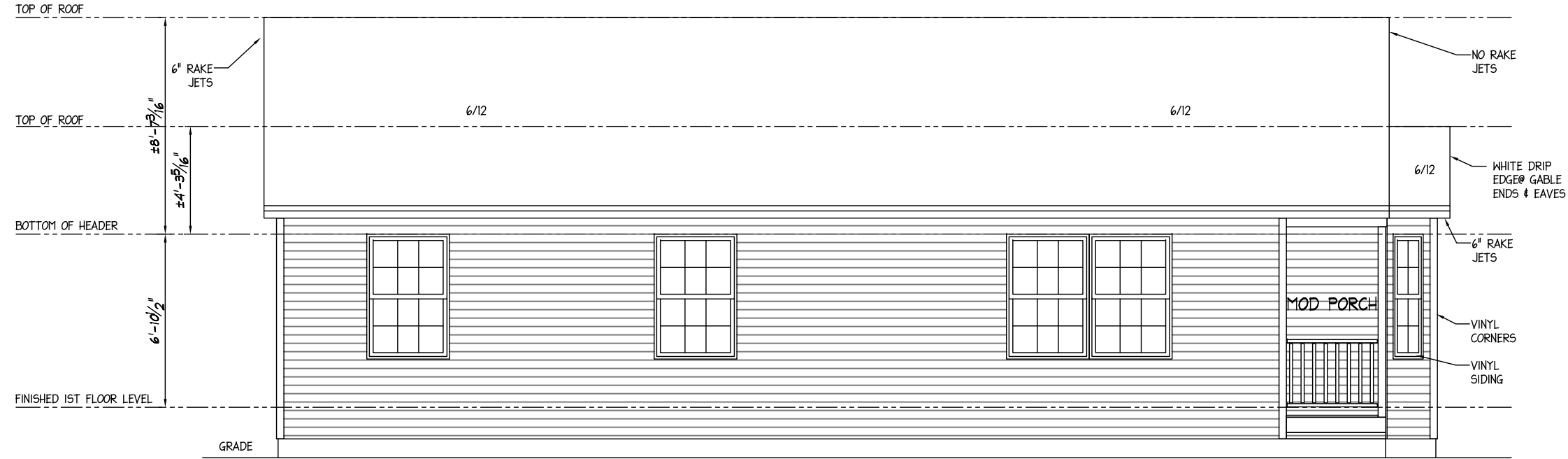
RIGHT ELEVATION

Drawn: 11/24/2025 RTA
Revisions

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Revision: -

Sheet: **A-8**



FRONT ELEVATION

SITE ADDRESS
CITY, STATE
ZIP CODE

ALL STAIRS TO GRADE TO BE DESIGNED AND
CONSTRUCTED ON SITE. RESPONSIBILITY OF BUILDER/CSL.

EDIT TO SUIT STATE

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(fax): 603.431.8540

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Homes**

Builder: **PROVIDENCE - 7-3/4" / 10" STAIR**

Scale: **3/16" = 1'-0"**

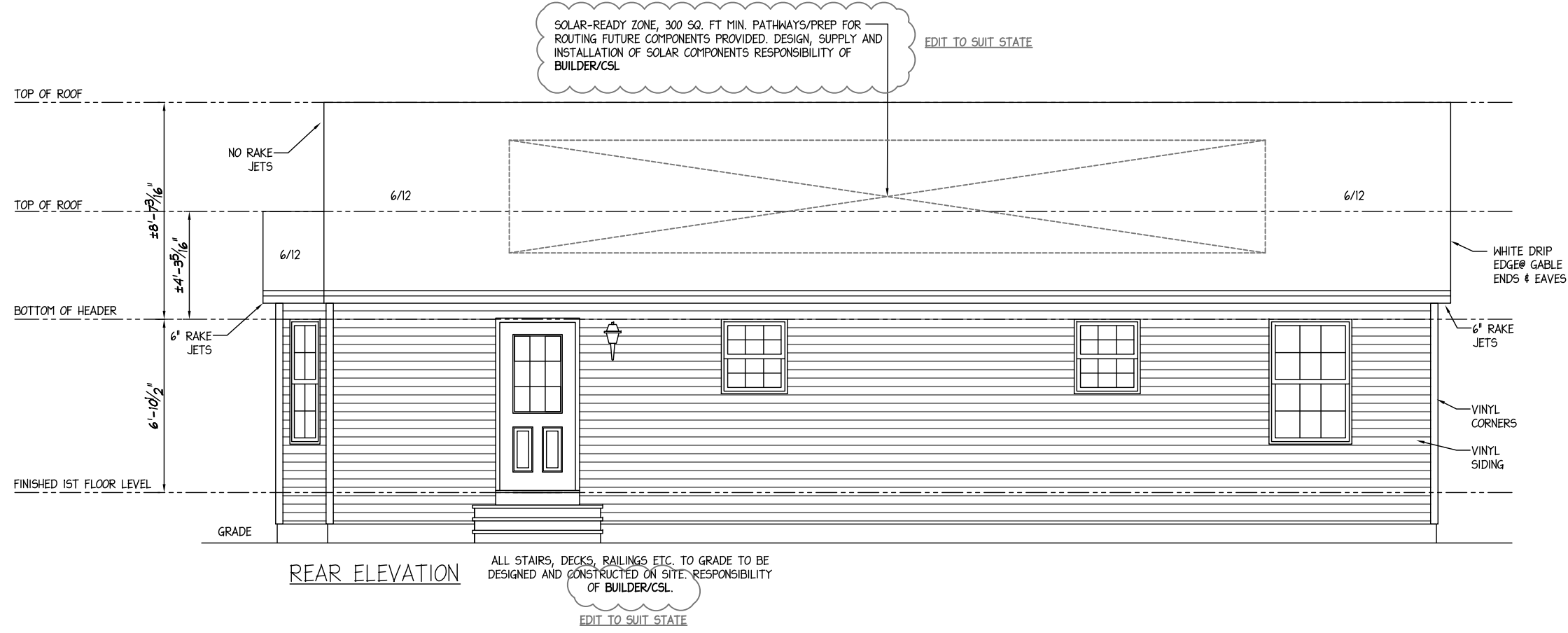
Structure Desc: **RANCH - 2X8 EXTERIOR WALLS**

FRONT ELEVATION

Drawn: 11/24/2025
RTA
Revisions

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Revision: -

Sheet: **A-5**



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New England Homes

PROVIDENCE - 7-3/4" / 10" STAIR

Structure Desc: **RANCH - 2X8 EXTERIOR WALLS**

Scale: **3/16" = 1'-0"**

REAR ELEVATION

Drawn: 11/24/2025
 Revisions: RTA

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Revision: **-**

Sheet: **A-6**



LEFT ELEVATION

| | | | |
|-------------|------------|------------|-----|
| XXXX | Drawn: | 11/24/2025 | RTA |
| | Revisions: | | |
| Revision: | - | | |
| Sheet: | A-7 | | |

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PROVIDENCE - 7-3/4"/10" STAIR
 Structure Desc: RANCH - 2X8 EXTERIOR WALLS
 Scale: 3/16"=1'-0"

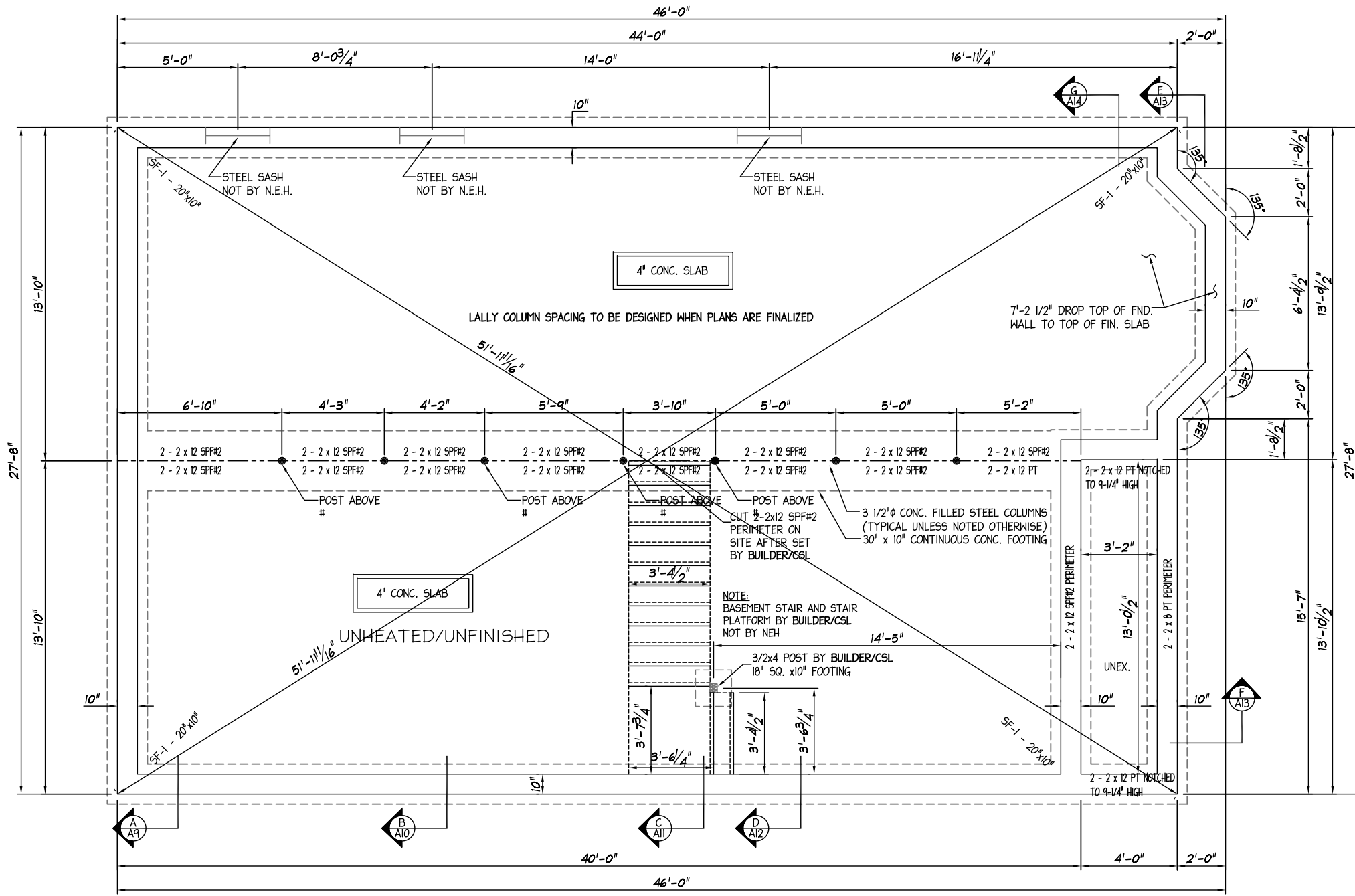
LEFT ELEVATION

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Signature _____ Date _____
 NEW ENGLAND HOMES INDEPENDENT BUILDERS DULY AUTHORIZED AGENT PER CONTRACT AGREEMENT



NOTES:

- 1) LALLY COLUMN SPACING IS SUBJECT TO CHANGE UNTIL FINAL APPROVAL
- 2) STRUCTURAL DESIGN OF THE FOUNDATION PER SITE CONDITIONS AND LOCAL AND/OR STATE CODES NOT BY N.E.H.
- 3) BULKHEAD AND SUMP, SIZE AND LOCATION PER SITE CONDITIONS NOT BY N.E.H.
- 4) STUB WALLS, WHETHER SUPPLIED & INSTALLED ON SITE BY THE COMPANY OR BY THE BUILDER, MUST BE SHEATHED WITH STRUCTURAL SHEATHING AND ADEQUATELY BRACED (PRIOR TO THE SETTING OF THE MODULAR UNITS), IN ORDER TO WITHSTAND THE FORCES IMPOSED ON THEM DURING THE MODULAR SET.
- 5) THE BUILDER SHALL SUPPLY & INSTALL TO THE FRAME DIMENSIONS OF THE HOUSE ALL SITE SILLS & SILL SEALER SQUARE AND LEVEL BEFORE THE ARRIVAL OF THE MODULAR AND PANELIZED PORTIONS FOR SET BY NEH.

FOUNDATION/FOOTING NOTES:

- 1) WALL AND FOOTING DIMENSIONS SUBJECT TO SOIL CONDITIONS AND LOCAL BUILDING CODE REQUIREMENT
- 2) FOUNDATION PLAN FOR SIZING AND LALLY COLUMN SPACING ONLY. IT IS THE RESPONSIBILITY OF BUILDER TO INSURE ALL FOUNDATION REQUIREMENTS MEET ALL DESIGN CRITERIA AND LOCAL CODES

EDIT TO SUIT STATE

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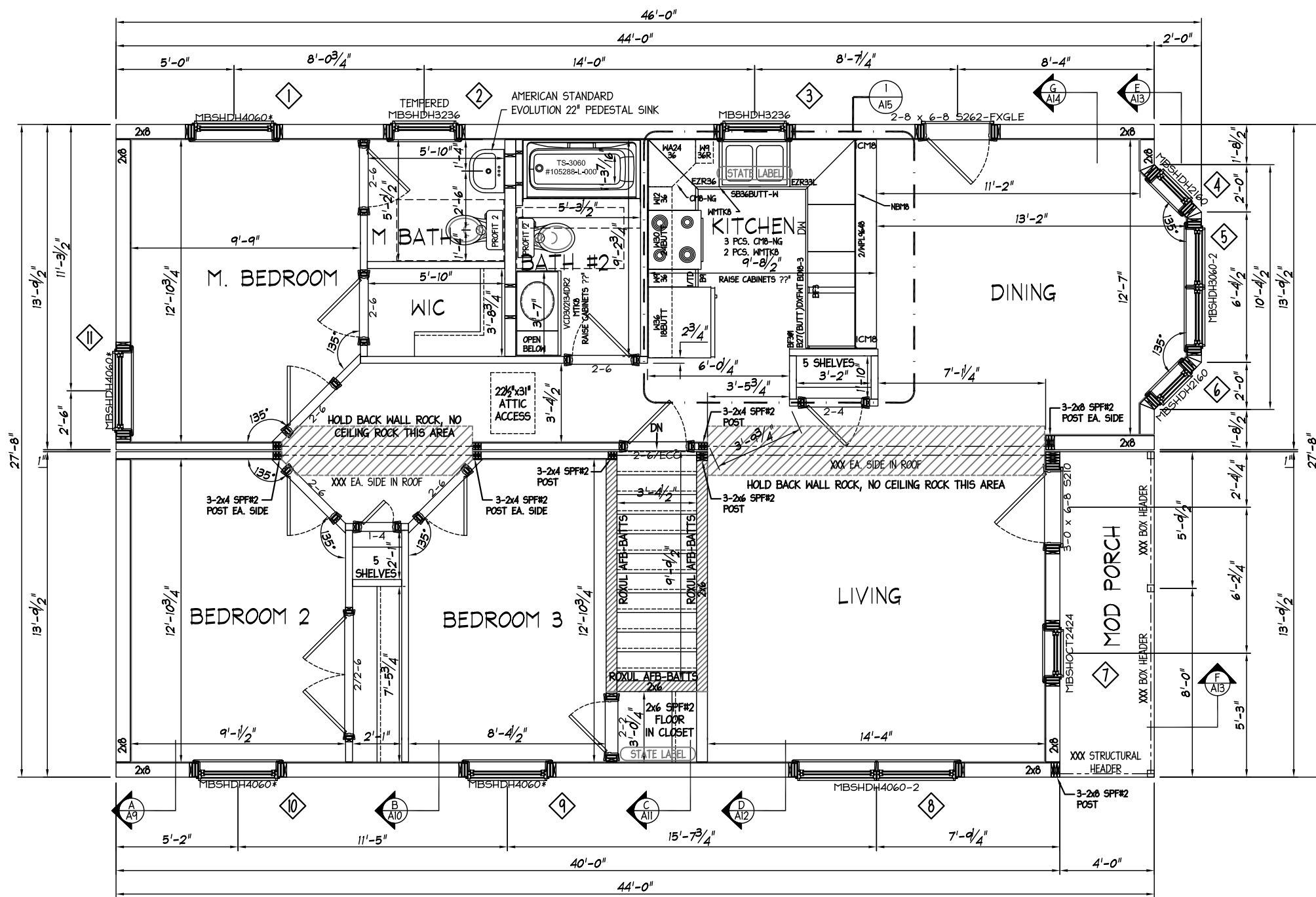
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PROVIDENCE - 7-3/4"/10" STAIR
Structure Desc: RANCH - 2X8 EXTERIOR WALLS
Scale: 3/16"=1'-0"
FOUNDATION PLAN

| | |
|------------|-----------|
| Drawn: | RTA |
| 11/24/2025 | Revisions |
| XXXX | |
| Revision: | - |
| Sheet: | A-2 |



- MAXIMUM APPLIANCE DIMENSIONS WITHOUT CUT SHEETS**
- 30" GAS RANGE
46-7/8" H X 27-3/4" D X 29-7/8" W
 - 30" ELECTRIC RANGE
46-7/8" H X 27-3/4" D X 29-7/8" W
 - 21.7 CU. FT. FRIDGE
69.75" H X 34.75" D X 36" W
 - DISH WASHER
23 7/8" W X 24 1/2" D X 34 1/2" TALL
 - CLOTHES WASHER
29" W X 32 9/16" D X 38" TALL
 - CLOTHES DRYER
29" W X 32 9/16" D X 38" TALL
 - WALL OVEN SINGLE
30" W X 26 7/16" D X 28 3/4" T
 - WALL OVEN DOUBLE
30" W X 26 7/16" D X 51 1/2" T
 - COOK TOP
30 13/16" W X 21 3/4" D X 3 3/4" T

NOTES:

1. ANY NOTES REQUIRED FOR THE JOB PUT HERE

LOAD BEARING HEADERS:

- ALL MATE WALL OPENING HEADER TO BE (3) 2x10 SPF#2, EACH SIDE, UNLESS NOTED OTHERWISE
- ALL EXTERIOR DOOR/WINDOW HEADERS TO BE (3) 2x10 SPF#2, UNLESS NOTED OTHERWISE

ADD STATE LABELS

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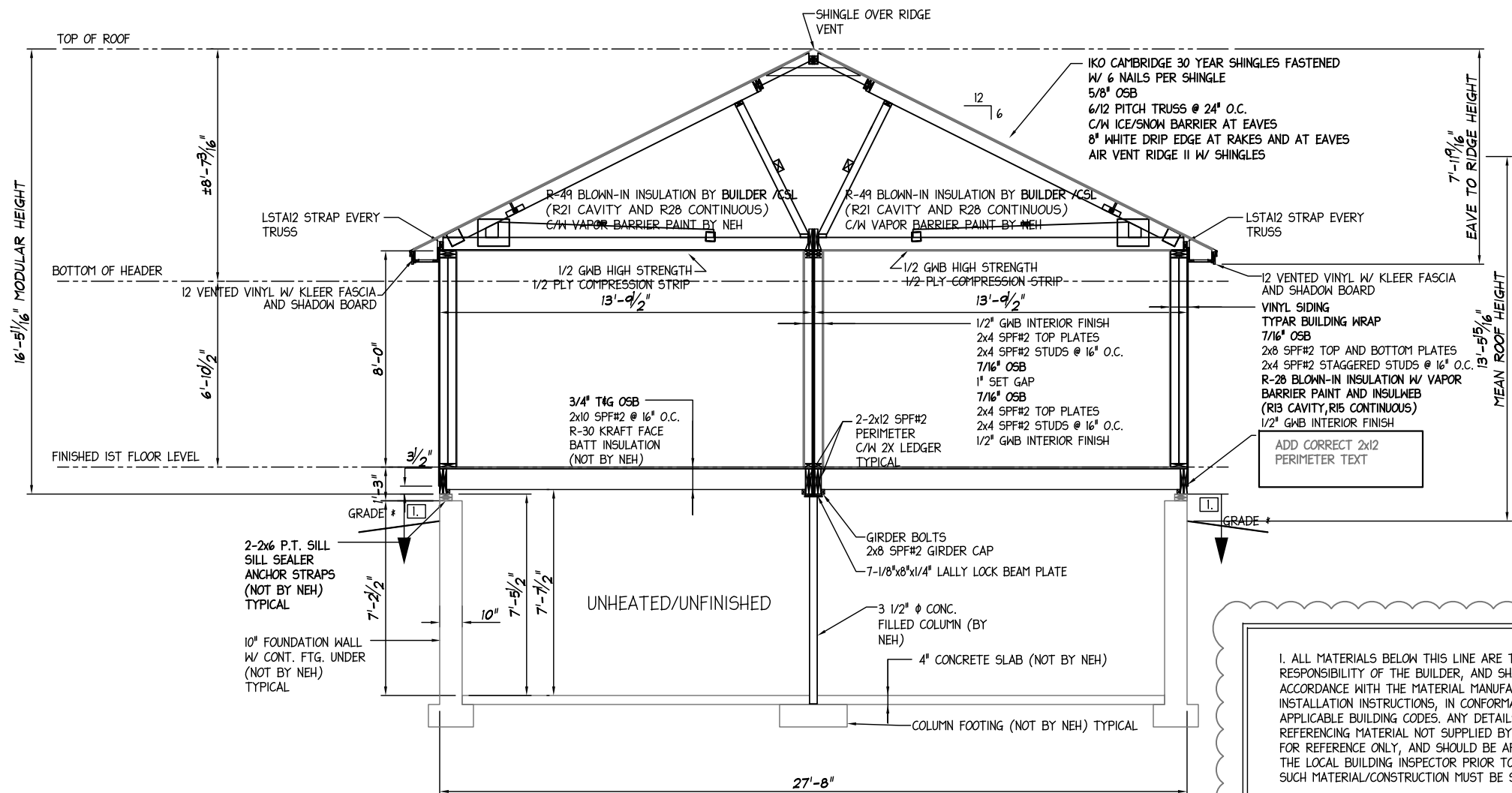
New England Homes

PROVIDENCE - 7-3/4"/10" STAIR
RANCH - 2X8 EXTERIOR WALLS
FIRST FLOOR PLAN

| | |
|------------|-----------|
| Draun: | RTA |
| 11/24/2025 | Revisions |
| | |
| | |
| | |
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Sheet: **A-3**

Signature: _____ Date: _____



SECTION A/A9

1. ALL MATERIALS BELOW THIS LINE ARE THE RESPONSIBILITY OF THE BUILDER, AND SHALL BE USED IN ACCORDANCE WITH THE MATERIAL MANUFACTURER'S INSTALLATION INSTRUCTIONS, IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES. ANY DETAILS/DRAWINGS REFERENCING MATERIAL NOT SUPPLIED BY N.E.H. ARE FOR REFERENCE ONLY, AND SHOULD BE APPROVED BY THE LOCAL BUILDING INSPECTOR PRIOR TO USE. ALL SUCH MATERIAL/CONSTRUCTION MUST BE SITE INSPECTED.

ME ONLY
2-2x12 SPF#2 PERIMETER C/W 2x LEDGER TYPICAL MIN. R-28 INSULATION IN PERIMETER OF FLOOR DECK (NOT BY NEH) (TYPICAL)

MA, NH, VT, CT, RI
2-2x12 SPF#2 PERIMETER C/W 2x LEDGER TYPICAL INSULATION IN PERIMETER OF FLOOR DECK (NOT BY NEH) (TYPICAL)

EDIT TO SUIT STATE

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New England Homes

Builder: **PROVIDENCE - 7-3/4" / 10" STAIR**
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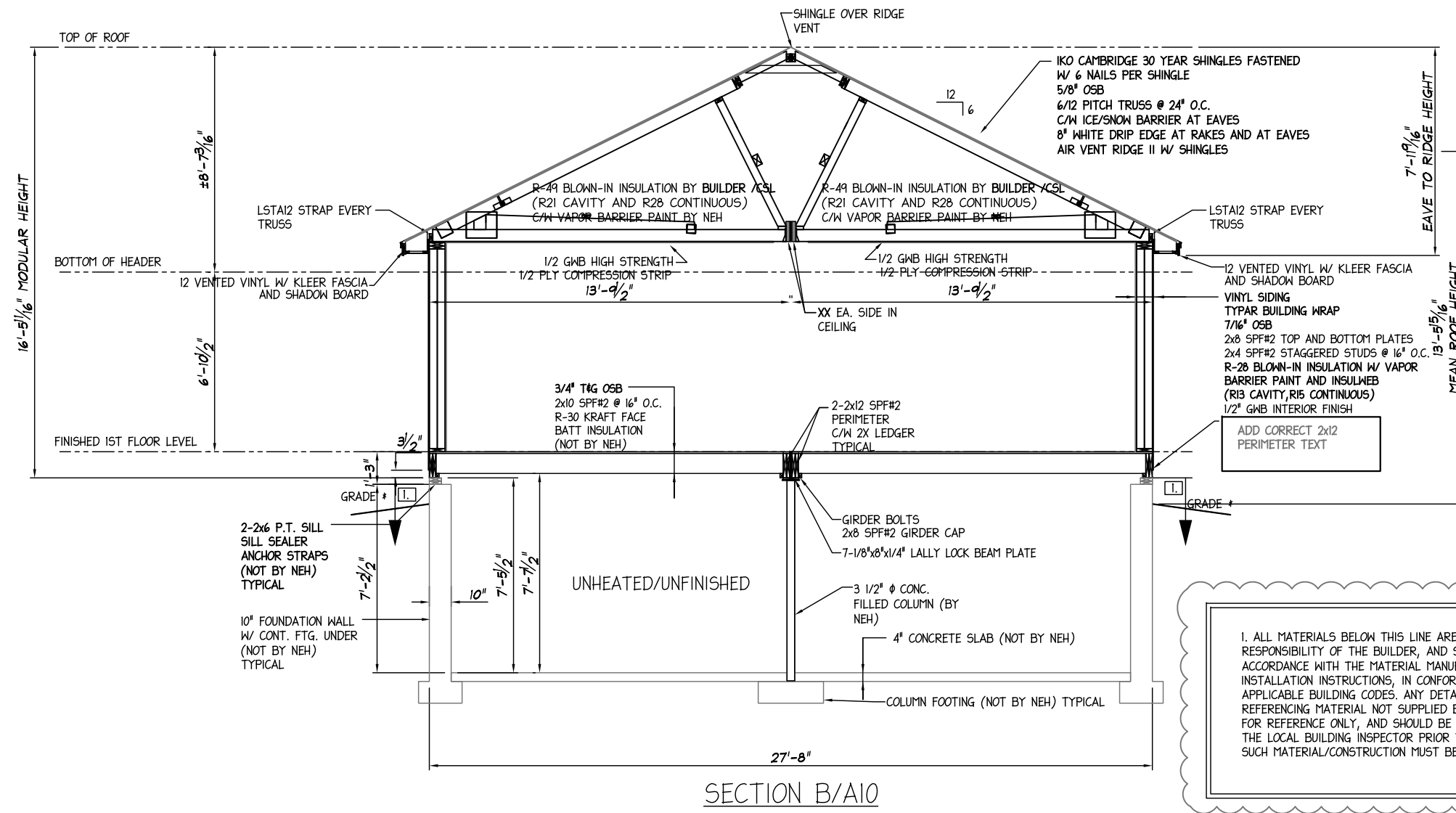
Structure Desc: **RANCH - 2X8 EXTERIOR WALLS**
CROSS SECTION

Drawn: RTA
11/24/2025
Revisions

XXXX

Revision: -

Sheet: A-9



SECTION B/A10

1. ALL MATERIALS BELOW THIS LINE ARE THE RESPONSIBILITY OF THE BUILDER, AND SHALL BE USED IN ACCORDANCE WITH THE MATERIAL MANUFACTURER'S INSTALLATION INSTRUCTIONS, IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES. ANY DETAILS/DRAWINGS REFERENCING MATERIAL NOT SUPPLIED BY N.E.H. ARE FOR REFERENCE ONLY, AND SHOULD BE APPROVED BY THE LOCAL BUILDING INSPECTOR PRIOR TO USE. ALL SUCH MATERIAL/CONSTRUCTION MUST BE SITE INSPECTED.

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 MIN. R-28 INSULATION IN PERIMETER OF FLOOR DECK (NOT BY NEH) (TYPICAL)

MA, NH, VT, CT, RI
 2-2x12 SPF#2 PERIMETER C/W 2x LEDGER TYPICAL
 INSULATION IN PERIMETER OF FLOOR DECK (NOT BY NEH) (TYPICAL)

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New England Homes

Builder: **PROVIDENCE - 7-3/4"/10" STAIR**

Scale: **3/16"=1'-0"**

Structure Desc: **RANCH - 2X8 EXTERIOR WALLS**

CROSS SECTION

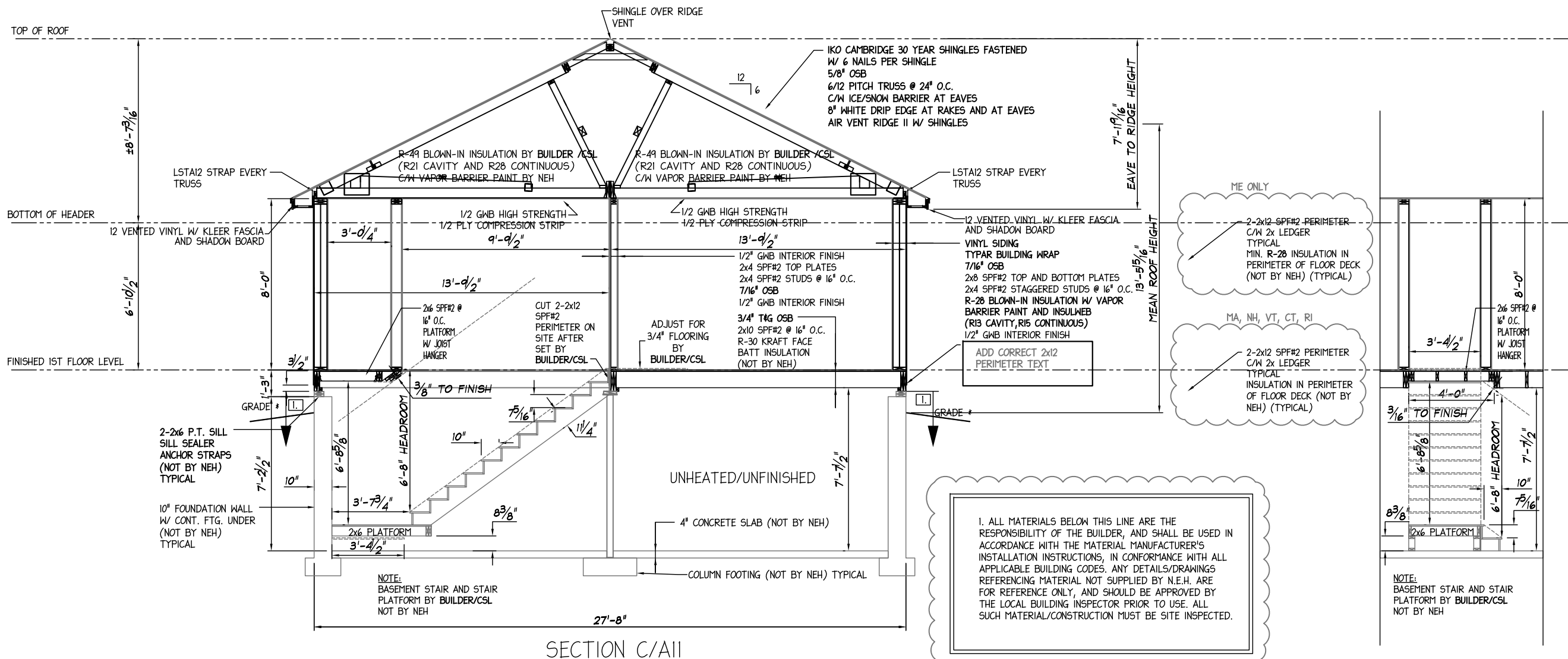
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 11/24/2025
 Revisions

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Revision: -

Sheet: **A-10**

Signature _____ Date _____
 NEW ENGLAND HOMES INDEPENDENT BUILDERS DULY AUTHORIZED AGENT PER CONTRACT AGREEMENT



SECTION C/A11

1. ALL MATERIALS BELOW THIS LINE ARE THE RESPONSIBILITY OF THE BUILDER, AND SHALL BE USED IN ACCORDANCE WITH THE MATERIAL MANUFACTURER'S INSTALLATION INSTRUCTIONS, IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES. ANY DETAILS/DRAWINGS REFERENCING MATERIAL NOT SUPPLIED BY N.E.H. ARE FOR REFERENCE ONLY, AND SHOULD BE APPROVED BY THE LOCAL BUILDING INSPECTOR PRIOR TO USE. ALL SUCH MATERIAL/CONSTRUCTION MUST BE SITE INSPECTED.

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New England Homes

PROVIDENCE - 7-3/4" / 10" STAIR

Structure Desc: **RANCH - 2X8 EXTERIOR WALLS**

Scale: **3/16" = 1'-0"**

CROSS SECTION

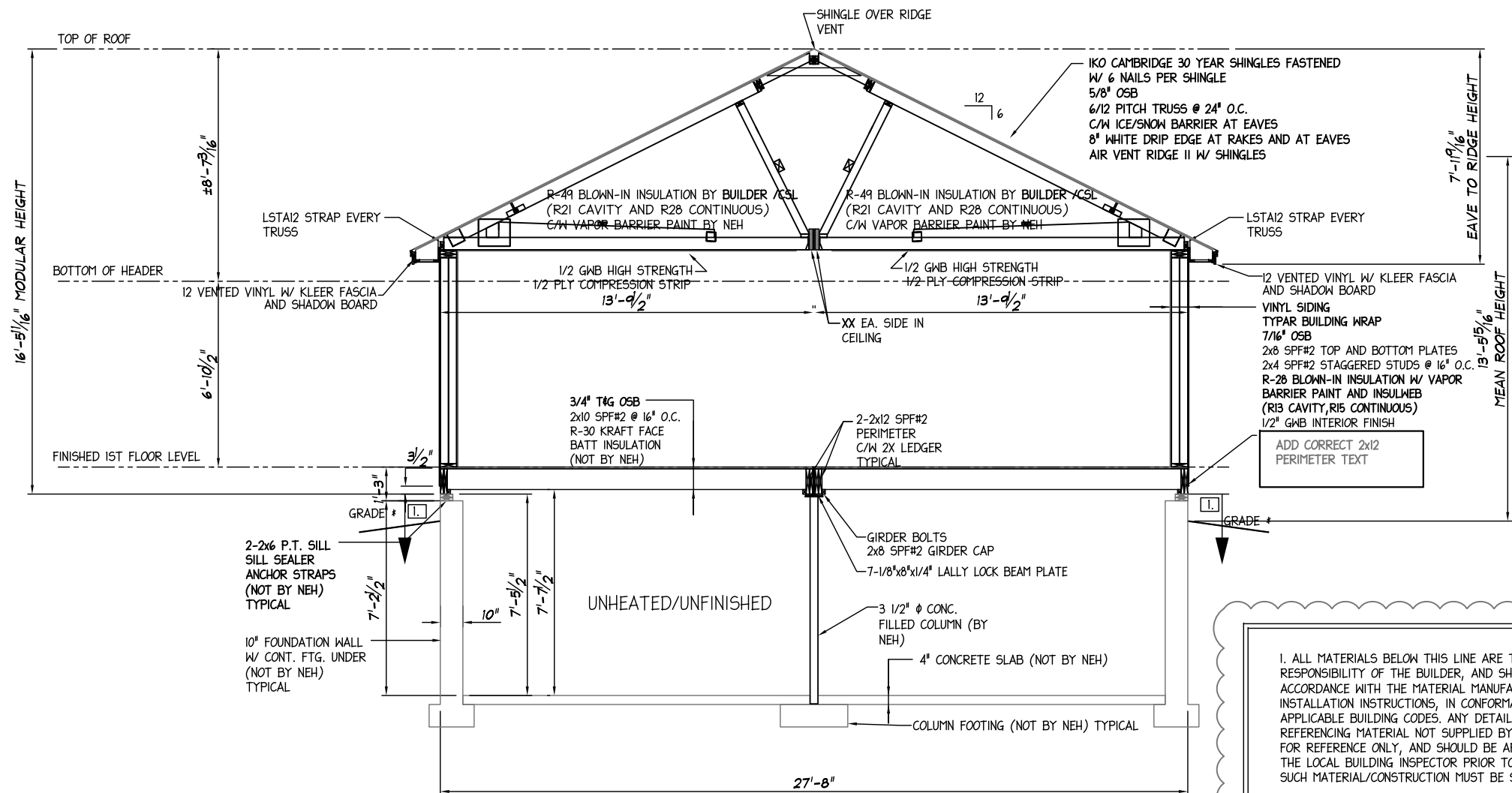
Drawn: RTA
11/24/2025
Revisions

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Revision: -

Sheet: A-11

Signature _____ Date _____
NEW ENGLAND HOMES INDEPENDENT BUILDERS DULY AUTHORIZED AGENT PER CONTRACT AGREEMENT



SECTION D/A12

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MA, NH, VT, CT, RI
 2-2x12 SPF#2 PERIMETER C/W 2x LEDGER TYPICAL
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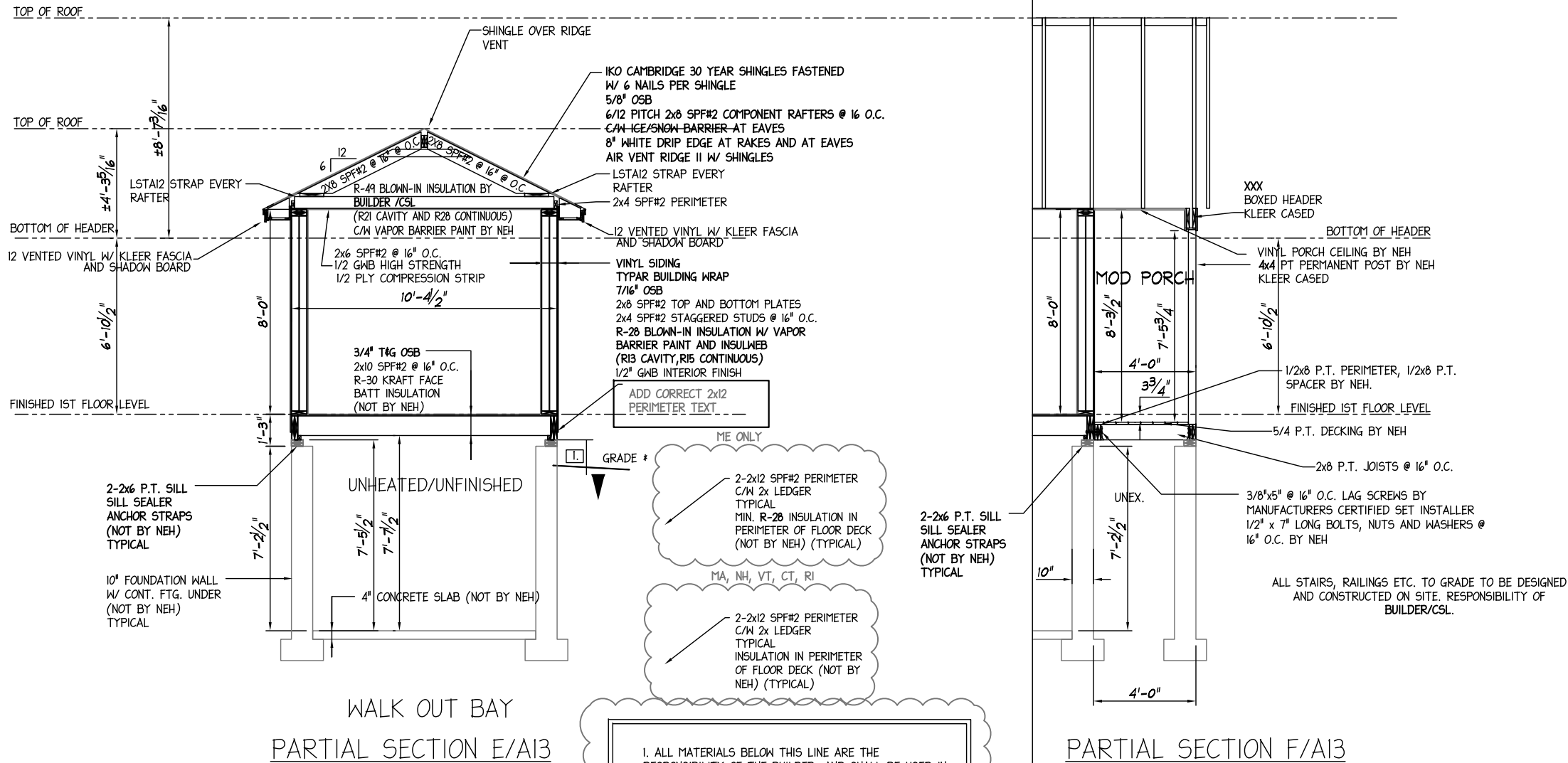
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New England Homes

Builder: **PROVIDENCE - 7-3/4" / 10" STAIR**
 Scale: **3/16" = 1'-0"**
 Structure Desc: **RANCH - 2X8 EXTERIOR WALLS**
CROSS SECTION

| | |
|------------|-----------|
| Drawn: | RTA |
| 11/24/2025 | Revisions |
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Sheet: **A-12**



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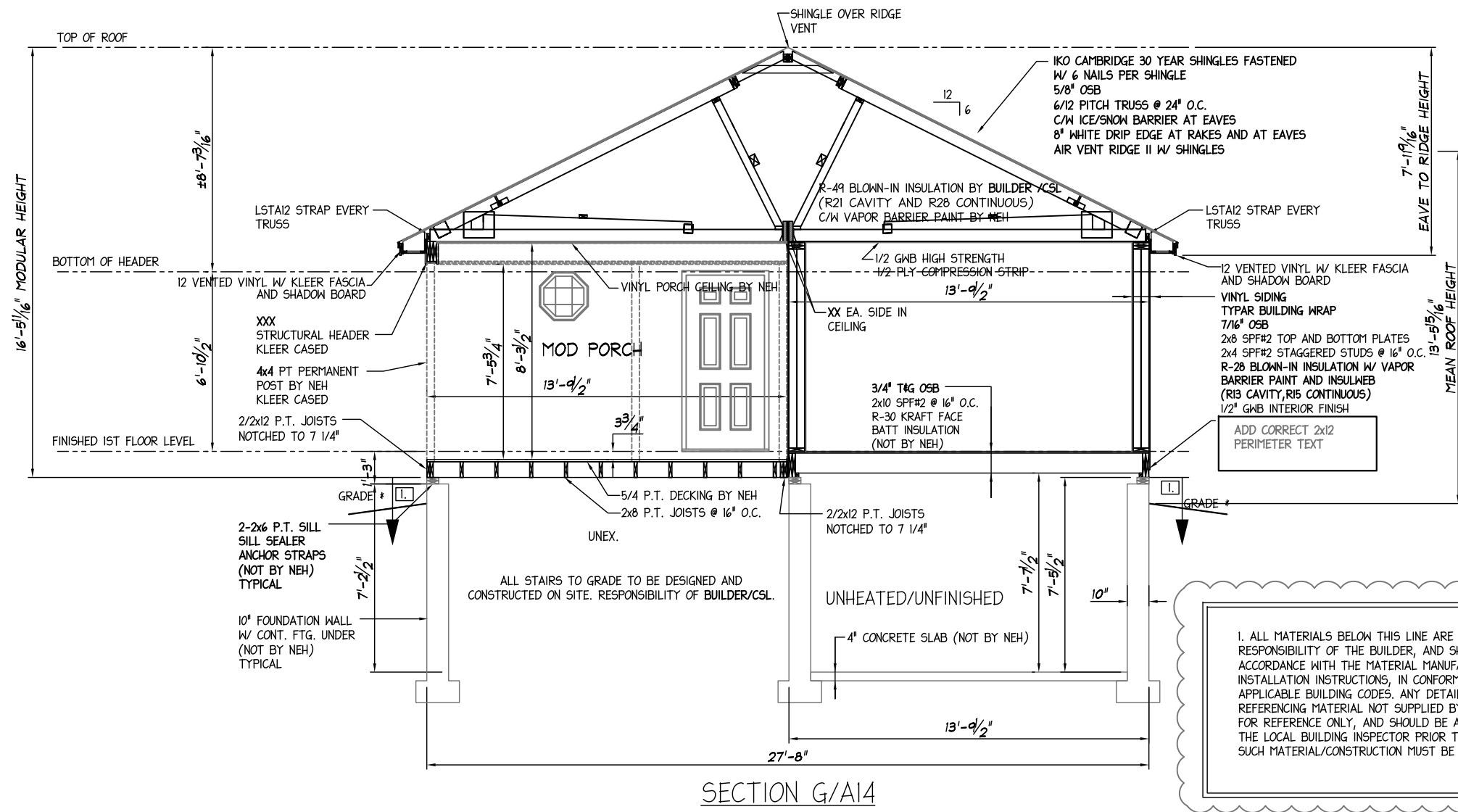
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 www.newenglandhomes.net
 (telephone): 800.800.8831
 (fax): 603.431.8540

PROVIDENCE - 7-3/4"/10" STAIR
 Structure Desc: RANCH - 2X8 EXTERIOR WALLS
 Scale: 3/16"=1'-0"
CROSS SECTION

| | | |
|-----------|------------|-----------|
| XXXX | Drawn: | RTA |
| | 11/24/2025 | Revisions |
| Revision: | - | |
| Sheet: | A-13 | |

Signature _____ Date _____
 NEW ENGLAND HOMES INDEPENDENT BUILDERS DULY AUTHORIZED AGENT PER CONTRACT AGREEMENT



SECTION G/A14

1. ALL MATERIALS BELOW THIS LINE ARE THE RESPONSIBILITY OF THE BUILDER, AND SHALL BE USED IN ACCORDANCE WITH THE MATERIAL MANUFACTURER'S INSTALLATION INSTRUCTIONS, IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES. ANY DETAILS/DRAWINGS REFERENCING MATERIAL NOT SUPPLIED BY N.E.H. ARE FOR REFERENCE ONLY, AND SHOULD BE APPROVED BY THE LOCAL BUILDING INSPECTOR PRIOR TO USE. ALL SUCH MATERIAL/CONSTRUCTION MUST BE SITE INSPECTED.

ME ONLY
 2-2x12 SPF#2 PERIMETER C/W 2x LEDGER TYPICAL MIN. R-28 INSULATION IN PERIMETER OF FLOOR DECK (NOT BY NEH) (TYPICAL)

MA, NH, VT, CT, RI
 2-2x12 SPF#2 PERIMETER C/W 2x LEDGER TYPICAL INSULATION IN PERIMETER OF FLOOR DECK (NOT BY NEH) (TYPICAL)

PLEASE CHECK APPROPRIATE BOX, SIGN, DATE, AND RETURN TO N.E.H. PLANS NOT CHECKED, SIGNED, AND DATED WILL BE RETURNED AND SUBJECT TO REMOVAL FROM PRODUCTION SCHEDULING.

PRELIMINARY PLANS ONLY. NOT TO BE USED FOR CONSTRUCTION
 I HAVE REVIEWED THESE PLANS FOR ACCURACY AND HEREBY AUTHORIZE N.E.H. TO DO THE FOLLOWING:

- THERE ARE NO CHANGES TO THIS PLAN, PROCEED WITH THE PERMIT SET OF PLANS.
- REVISE THESE PLANS AS NOTED AND PROCEED WITH THE PERMIT SET OF PLANS.
- REVISE THESE PLANS AS NOTED AND SEND ME ANOTHER SET OF PRELIMINARY PLANS TO REVIEW.

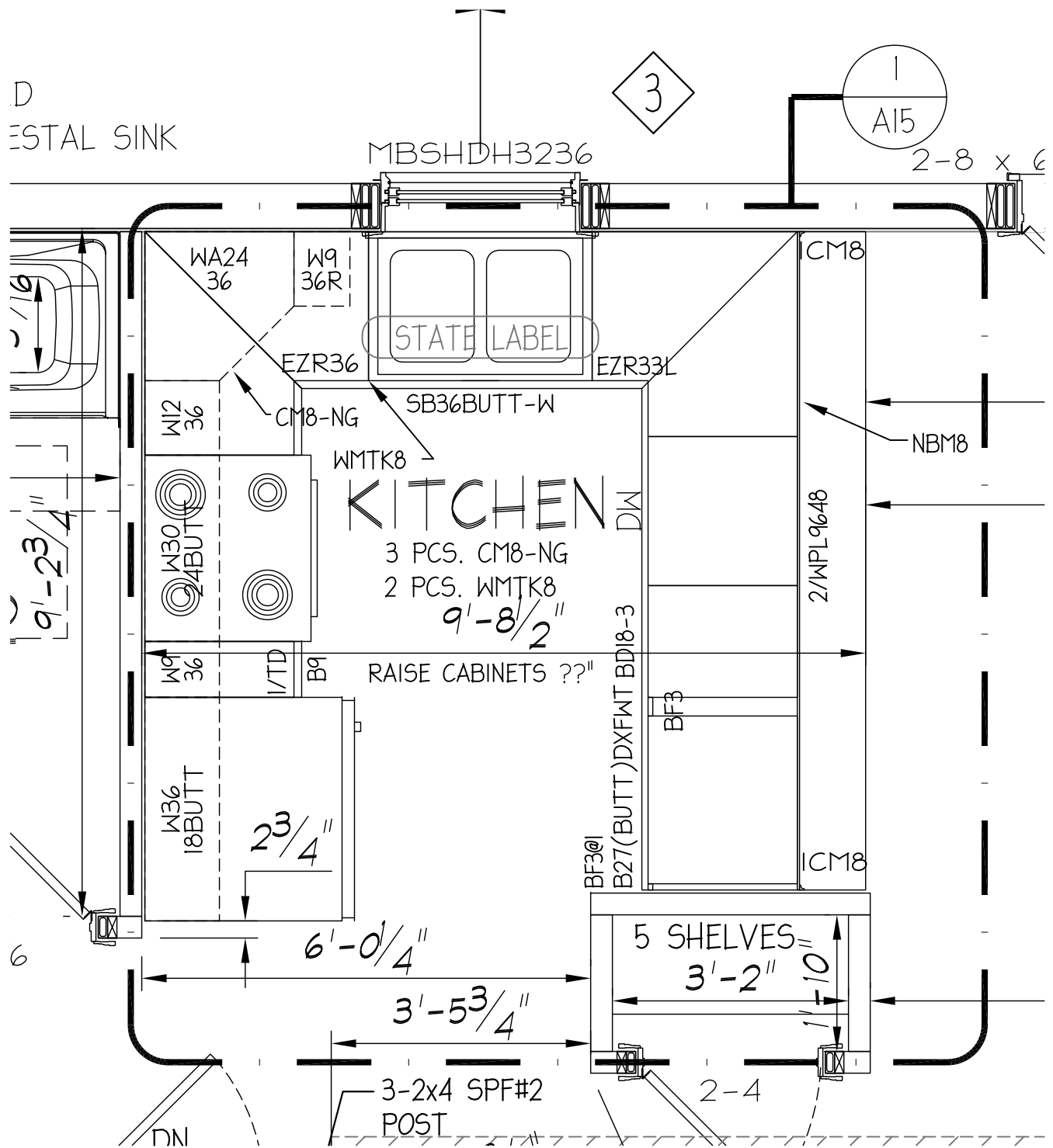
277 Locust Street, Suite B
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 (fax): 603.431.8540

New England Homes

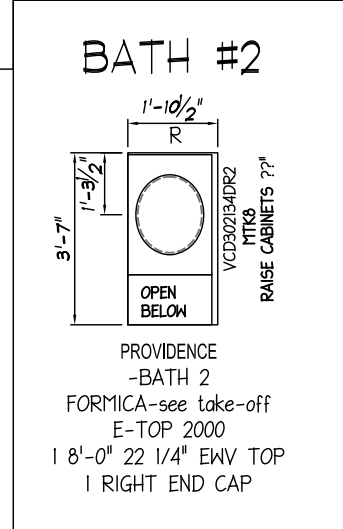
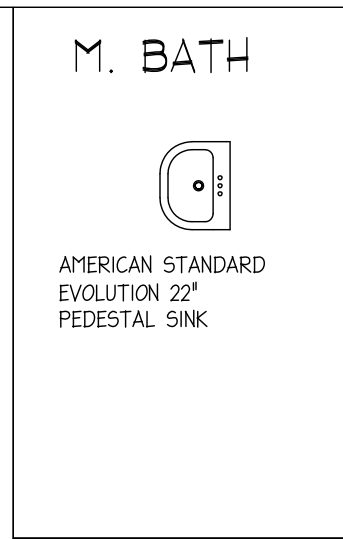
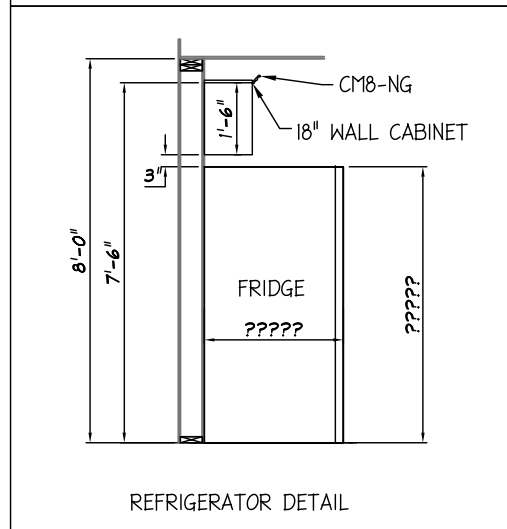
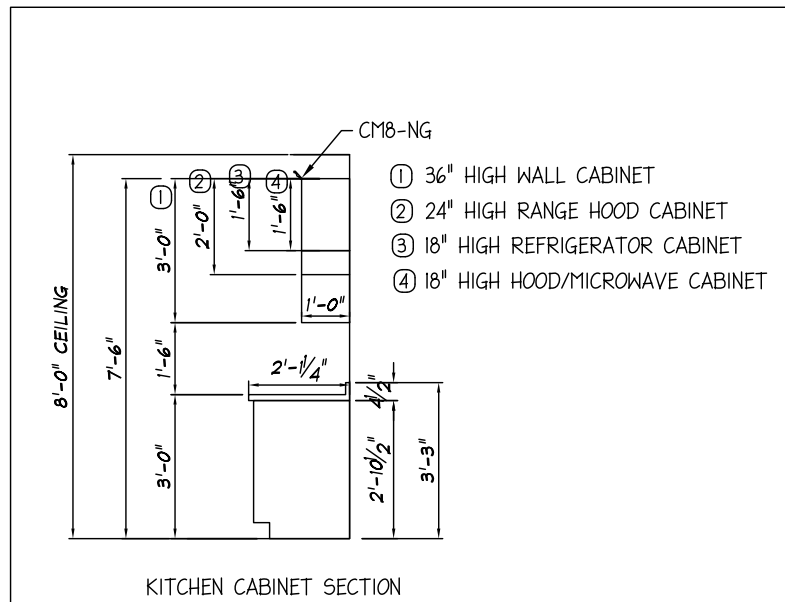
Builder: **PROVIDENCE - 7-3/4"/10" STAIR**
 Scale: **3/16"=1'-0"**
 Structure Desc: **RANCH - 2X8 EXTERIOR WALLS**
CROSS SECTION

| | |
|------------|-----------|
| Drawn: | RTA |
| 11/24/2025 | Revisions |
| | |
| | |

Sheet: **A-14**



KITCHEN LAYOUT - 1/2" = 1'-0"



KITCHEN DETAIL - 1/4" = 1'-0"

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PRELIMINARY PLANS ONLY. NOT TO BE USED FOR CONSTRUCTION

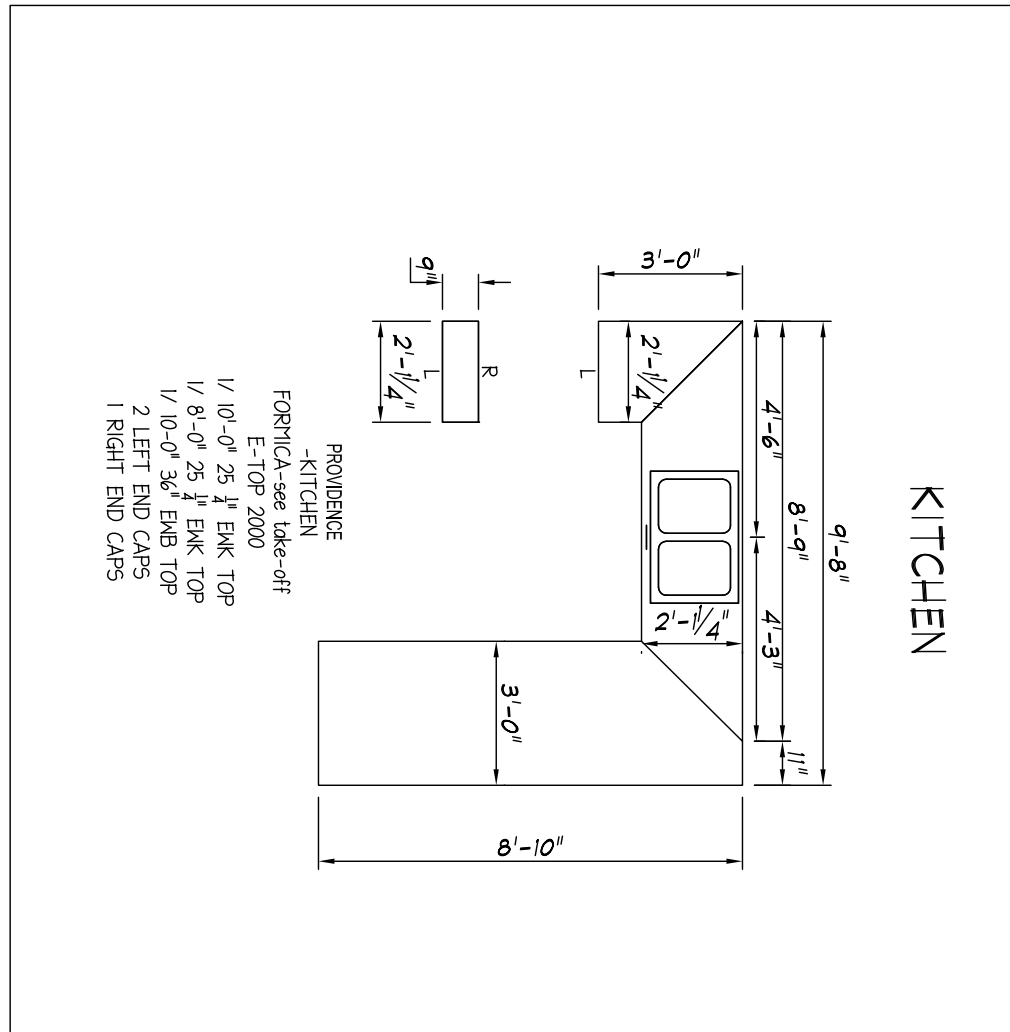
- I HAVE REVIEWED THESE PLANS FOR ACCURACY AND HEREBY AUTHORIZE N.E.H. TO DO THE FOLLOWING:
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 (fax): 603.431.8540

PROVIDENCE - 7-3/4"/10" STAIR
 Structure Desc: RANCH - 2X8 EXTERIOR WALLS
 AS NOTED
 Builder: **KITCHEN DETAILS**

| | |
|------------|-----------|
| Drawn: | RTA |
| 11/24/2025 | Revisions |
| XXXX | |
| Revision: | - |
| Sheet: | A-15 |

Signature _____ Date _____
 NEW ENGLAND HOMES INDEPENDENT BUILDERS DULY AUTHORIZED AGENT PER CONTRACT AGREEMENT



| | | | |
|-------------|-------------|------------|-----|
| XXXX | Drawn: | 11/24/2025 | RTA |
| | Revisions | | |
| Revision: | - | | |
| Sheet: | A-16 | | |

New England Homes

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(fax): 603.431.8540

Builder: **PROVIDENCE - 7-3/4"/10" STAIR**

Scale: **AS NOTED**

Structure Desc: **RANCH - 2X8 EXTERIOR WALLS**

KITCHEN DETAILS

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PRELIMINARY PLANS ONLY. NOT TO BE USED FOR CONSTRUCTION.

I HAVE REVIEWED THESE PLANS FOR ACCURACY AND HEREBY AUTHORIZE N.E.H. TO DO THE FOLLOWING;

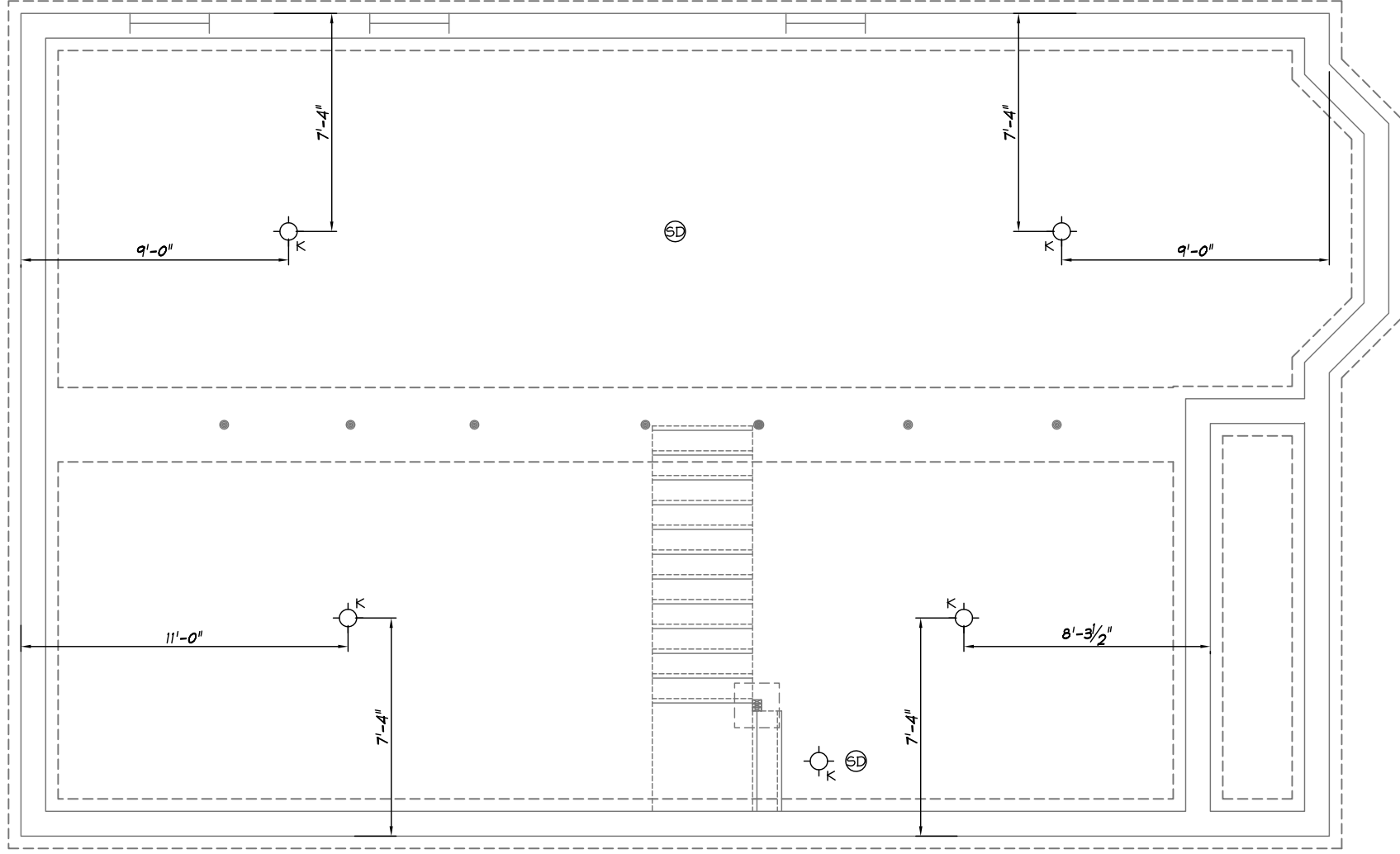
THERE ARE NO CHANGES TO THIS PLAN, PROCEED WITH THE PERMIT SET OF PLANS.

REVISE THESE PLANS AS NOTED AND PROCEED WITH THE PERMIT SET OF PLANS.

REVISE THESE PLANS AS NOTED AND SEND ME ANOTHER SET OF PRELIMINARY PLANS TO REVIEW.

Signature _____ Date _____

NEW ENGLAND HOMES INDEPENDENT BUILDERS DULY AUTHORIZED AGENT PER CONTRACT AGREEMENT



CIRCUIT LEGEND

| | | | |
|---------------------------------------|---|---|---|
| EXAMPLE | 1 | 2 | 3 |
| | | A | |
| 1. CIRCUIT # | | | |
| 2. JUMPER | | | |
| (A=BREAKER / B=B / C=C / ETC.) | | | |
| 3. WIRE SIZE | | | |
| 1- 12-2 / 2- 14-2 / 3- 14-3 / 4- 12-3 | | | |
| — / — / — / — | | | |

LOW VOLTAGE KEY

| | |
|---------------|--------|
| 1-THERMOSTAT | (18/6) |
| 2-BELL | (18/2) |
| 3-CHIMES | (18/3) |
| 4-HRV CONTROL | (18/6) |
| 5-CENTRAL VAC | (18/2) |

ELECTRICAL NOTES:

1. DOOR BELL HARD WIRED
2. NO CENTRAL VACUUM
3. 15 AMP PANEL HOMERUNS THAT EXCEED 50' ARE INCREASED (1) WIRE SIZE TO ACCOMMODATE VOLTAGE LINE LOSS FOR 12 WIRE
4. 20 AMP PANEL HOMERUNS THAT EXCEED 70' ARE INCREASED (1) WIRE SIZE TO ACCOMMODATE VOLTAGE LINE LOSS FOR 10 WIRE
5. ALL LIGHT DIMENSIONS ARE TO WALL ROCK FOR EXTERIOR WALLS ONLY ALL OTHER WALLS IS TO THE STUD

EDIT TO SUIT STATE

NOTES:

1. PANEL BOX LOCATION REQUIRED BEFORE PLANS MAY BE FINALIZED.
2. HEAT TO BE DESIGNED WHEN PLANS ARE FINALIZED.



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New England Homes

Builder: **PROVIDENCE - 7-3/4" / 10" STAIR**

Scale: **3/16"=1'-0"**

Structure Desc: **RANCH - 2X8 EXTERIOR WALLS**

FOUNDATION PLAN ELECTRICAL

Drawn: RTA
11/24/2025
Revisions

XXXX
Revision: -

Sheet: E-2

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PRELIMINARY PLANS ONLY. NOT TO BE USED FOR CONSTRUCTION

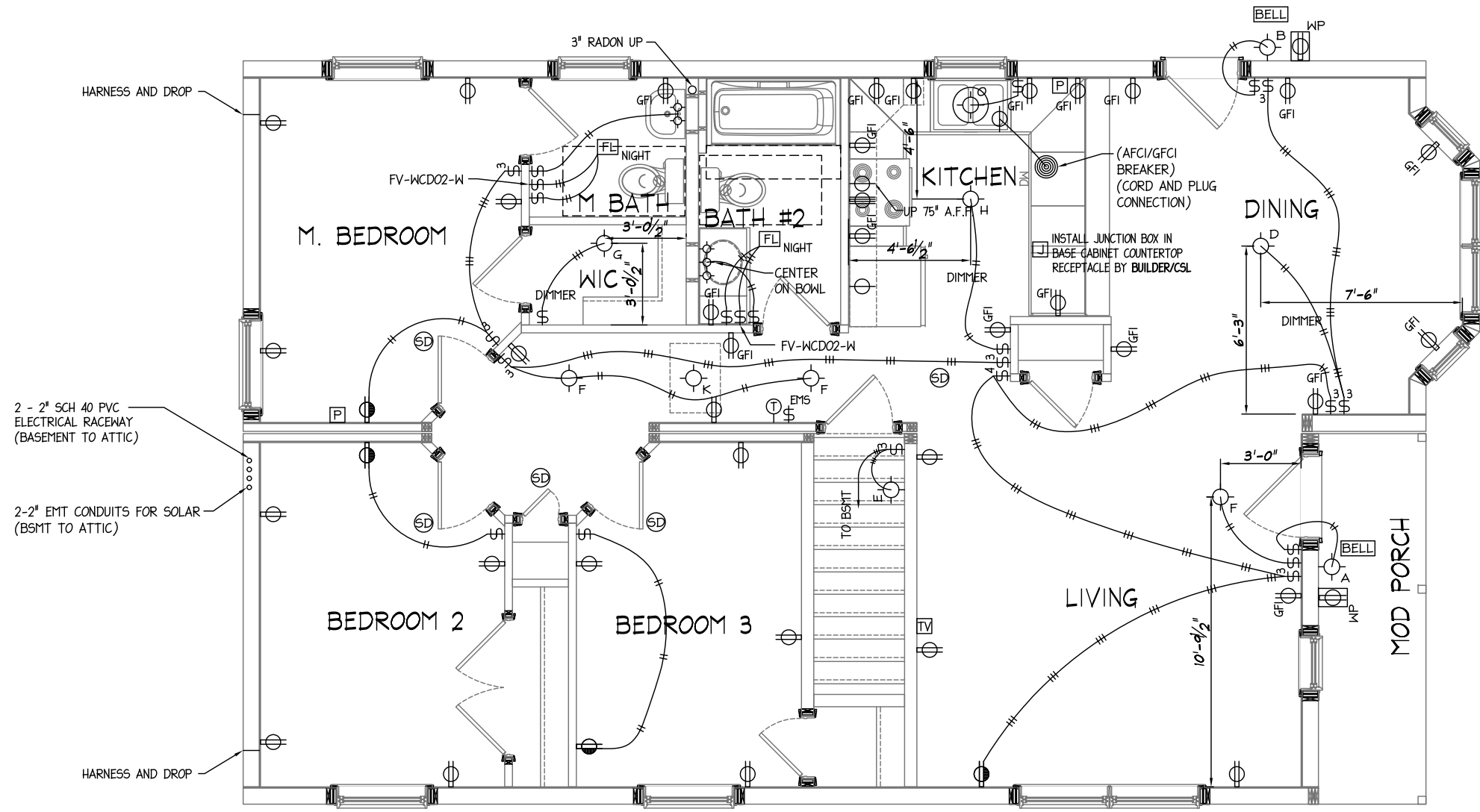
I HAVE REVIEWED THESE PLANS FOR ACCURACY AND HEREBY AUTHORIZE N.E.H. TO DO THE FOLLOWING:

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Signature

NEW ENGLAND HOMES INDEPENDENT BUILDERS DULY AUTHORIZED AGENT PER CONTRACT AGREEMENT

Date



2 - 2" SCH 40 PVC ELECTRICAL RACEWAY (BASEMENT TO ATTIC)

2-2" EMT CONDUITS FOR SOLAR (BSMT TO ATTIC)

WP = GRADE LEVEL EXTERIOR OUTLET BY BUILDER/CSL

NOTES:
 1. PANEL BOX LOCATION REQUIRED BEFORE PLANS MAY BE FINALIZED.
 2. HEAT TO BE DESIGNED WHEN PLANS ARE FINALIZED

| CIRCUIT LEGEND | |
|---------------------------------------|--------------------------------|
| EXAMPLE | 1 2 3 1 A 1 |
| 1. CIRCUIT # | (A=BREAKER / B=B / C=C / ETC.) |
| 2. JUMPER | |
| 3. WIRE SIZE | |
| 1- 12-2 / 2- 14-2 / 3- 14-3 / 4- 12-3 | |
| LOW VOLTAGE KEY | |
| 1-THERMOSTAT | (18/6) |
| 2-BELL | (18/2) |
| 3-CHIMES | (18/3) |
| 4-HRV CONTROL | (18/6) |
| 5-CENTRAL VAC | (18/2) |

ELECTRICAL NOTES:

- DOOR BELL HARD WIRED
- NO CENTRAL VACUUM
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- 20 AMP PANEL HOMERUNS THAT EXCEED 70' ARE INCREASED (1) WIRE SIZE TO ACCOMMODATE VOLTAGE LINE LOSS FOR 10 WIRE
- ALL LIGHT DIMENSIONS ARE TO WALL ROCK FOR EXTERIOR WALLS ONLY ALL OTHER WALLS IS TO THE STUD

EDIT TO SUIT STATE

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 (fax): 603.431.8540

New England Homes

PROVIDENCE - 7-3/4" / 10" STAIR RANCH - 2X8 EXTERIOR WALLS
 Scale: 3/16" = 1'-0"
FIRST FLOOR PLAN ELECTRICAL

Draun: RTA
 11/24/2025
 Revisions

XXXX

Revision: -

Sheet: E-3

Signature _____ Date _____
 NEW ENGLAND HOMES INDEPENDENT BUILDERS DULY AUTHORIZED AGENT PER CONTRACT AGREEMENT



Shown with Exterior Portfolio Market Square siding in Regatta Blue & IKO Dynasty Granite Black shingles.

Roanoke

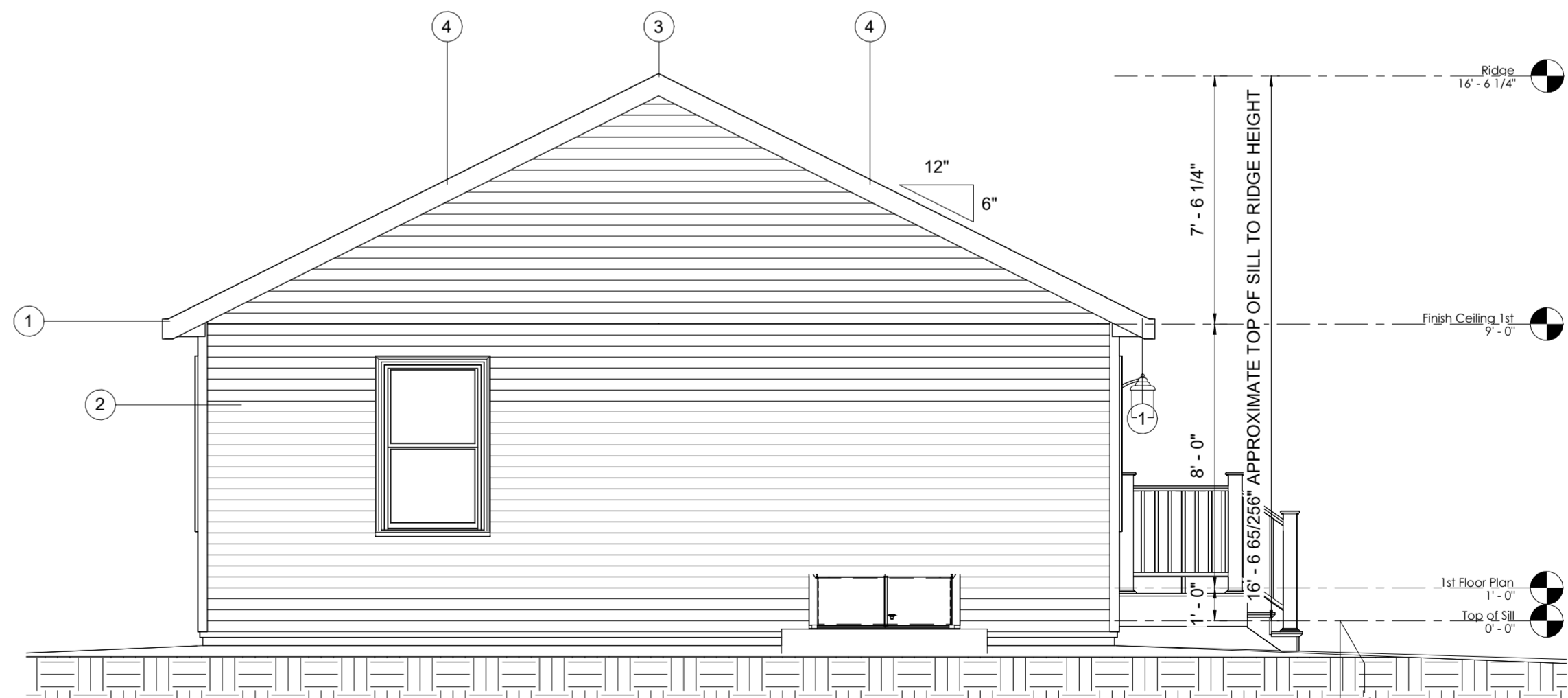
34'-0" x 27'-8" Ranch, 952 sq. ft.

2 bed, 1 bath



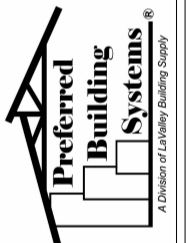
1 - Elevation Front
1/4" = 1'-0"

| Elevation Notes | | |
|-----------------|-------------|---|
| Note Designator | Note Number | Note Text |
| E | 0 | |
| E | 1 | 12" RAKE AND 12" EAVES. THE FACTORY WILL INSTALL AS MUCH SOFFIT, FASCIA, AND SHADOW AS POSSIBLE. WHAT IS NOT DONE AT THE FACTORY BECOMES THE RESPONSIBILITY OF THE BUILDER TO COMPLETE (INCLUDING ANY ADDITIONAL FRAMING OR SOFFIT BLOCKS TO COMPLETE THE OVERHANGS.) ALL DECORATIVE RETURNS, FALSE RAKES AND/OR FALSE EAVES ARE INSTALLED BY OTHERS. |
| E | 2 | VINYL SIDING: EXTERIOR SIDING & SIDING ACCESSORIES PARTIALLY INSTALLED BY FACTORY. REMAINING BALANCE SHIPPED LOOSE FOR INSTALLATION ONSITE BY OTHERS. ADDITIONAL TRIM SUPPLIED AND INSTALLED BY OTHERS |
| E | 3 | DECK: PT DECK, RAILINGS, DECKING, POSTS, & FINISHES SUPPLIED & INSTALLED ONSITE BY BUILDER, UNLESS OTHERWISE NOTED. |
| E | 4 | PREP FOR RIDGE VENT BY FACTORY. SET CREW WILL APPLY RIDGE VENT PER THE MANUFACTURER'S INSTALLATION. |
| E | 5 | ROOF AREA MEETS SOLAR-READY ZONE, 300 SQFT MIN. PATHWAYS FOR ROUTING COMPONENTS PROVIDED BY BUILDER ONSITE. FACTORY TO PREP ONLY FOR SOLAR. BUILDER TO PROVIDE ANY SOLAR COLLECTION SYSTEMS ONSITE. REFER TO ELECTRICAL SHEETS FOR CONDUIT LOCATIONS. |



2 - Elevation Left
1/4" = 1'-0"

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Claremont, NH 03743
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www.preferredbuildings.com

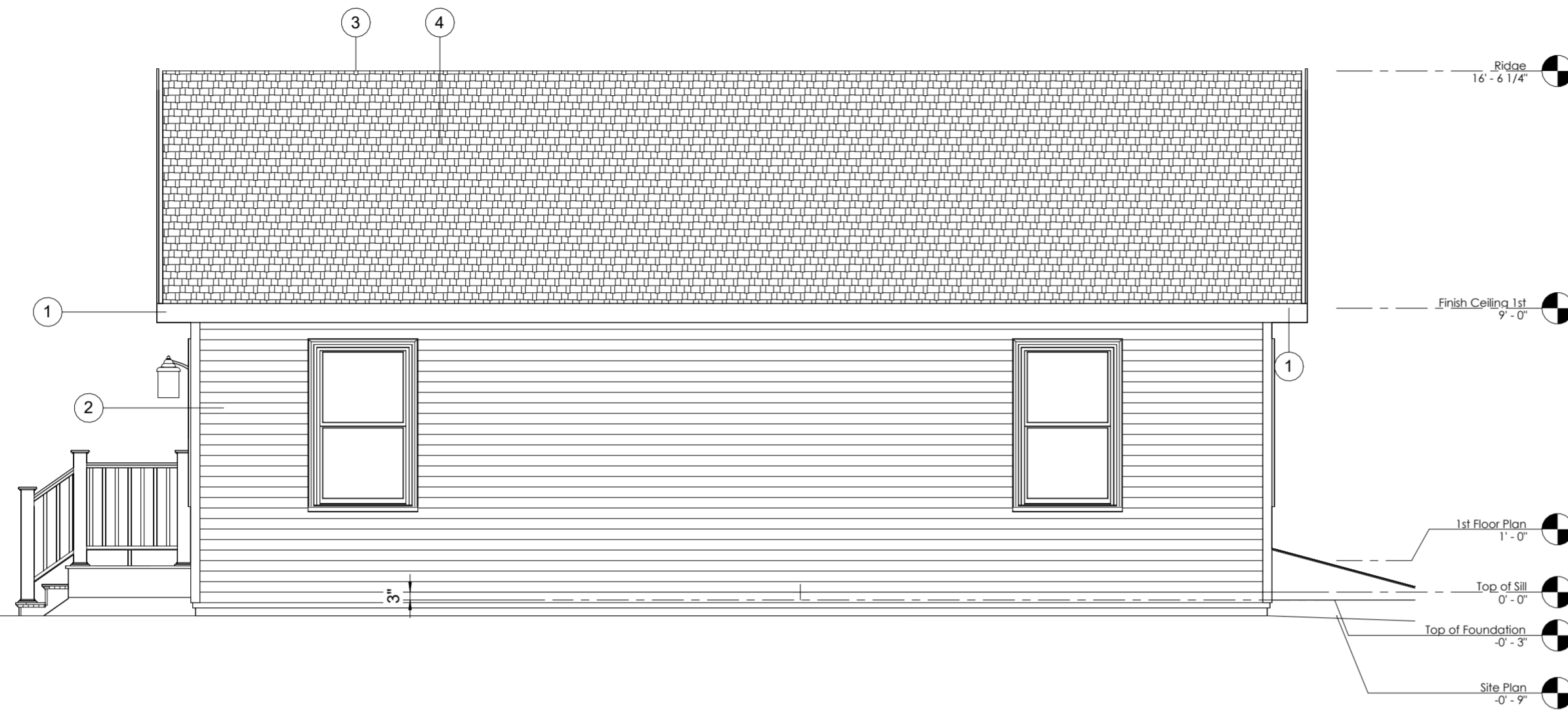


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4/23/2018 11:11:11 AM

Front & Left Elevations
2018 TEMPLATE
Templatetown,
Templatestate 01234

| | |
|-------|--------|
| ##### | By |
| 1 | Date |
| 1 | Prelim |

Sheet:
A1.1



1 - Elevation Rear
1/4" = 1'-0"

| Elevation Notes | | |
|-----------------|-------------|---|
| Note Designator | Note Number | Note Text |
| E | 0 | |
| E | 1 | 12" RAKE AND 12" EAVES. THE FACTORY WILL INSTALL AS MUCH SOFFIT, FASCIA, AND SHADOW AS POSSIBLE. WHAT IS NOT DONE AT THE FACTORY BECOMES THE RESPONSIBILITY OF THE BUILDER TO COMPLETE (INCLUDING ANY ADDITIONAL FRAMING OR SOFFIT BLOCKS TO COMPLETE THE OVERHANGS.) ALL DECORATIVE RETURNS, FALSE RAKES AND/OR FALSE EAVES ARE INSTALLED BY OTHERS. |
| E | 2 | VINYL SIDING; EXTERIOR SIDING & SIDING ACCESSORIES PARTIALLY INSTALLED BY FACTORY. REMAINING BALANCE SHIPPED LOOSE FOR INSTALLATION ONSITE BY OTHERS. ADDITIONAL TRIM SUPPLIED AND INSTALLED BY OTHERS. |
| E | 3 | DECK: PT DECK, RAILINGS, DECKING, POSTS, & FINISHES SUPPLIED & INSTALLED ONSITE BY BUILDER, UNLESS OTHERWISE NOTED. |
| E | 4 | PREP FOR RIDGE VENT BY FACTORY. SET CREW WILL APPLY RIDGE VENT PER THE MANUFACTURER 'S INSTALLATION. |
| E | 5 | ROOF AREA MEETS SOLAR-READY ZONE, 300 SQFT MIN. PATHWAYS FOR ROUTING COMPONENTS PROVIDED BY BUILDER ONSITE. FACTORY TO PREP ONLY FOR SOLAR. BUILDER TO PROVIDE ANY SOLAR COLLECTION SYSTEMS ONSITE. REFER TO ELECTRICAL SHEETS FOR CONDUIT LOCATIONS. |



2 - Elevation Right
1/4" = 1'-0"

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Preferred Building Systems
 A Division of Lantry Building Supply

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4/23/2018 11:11:12 AM

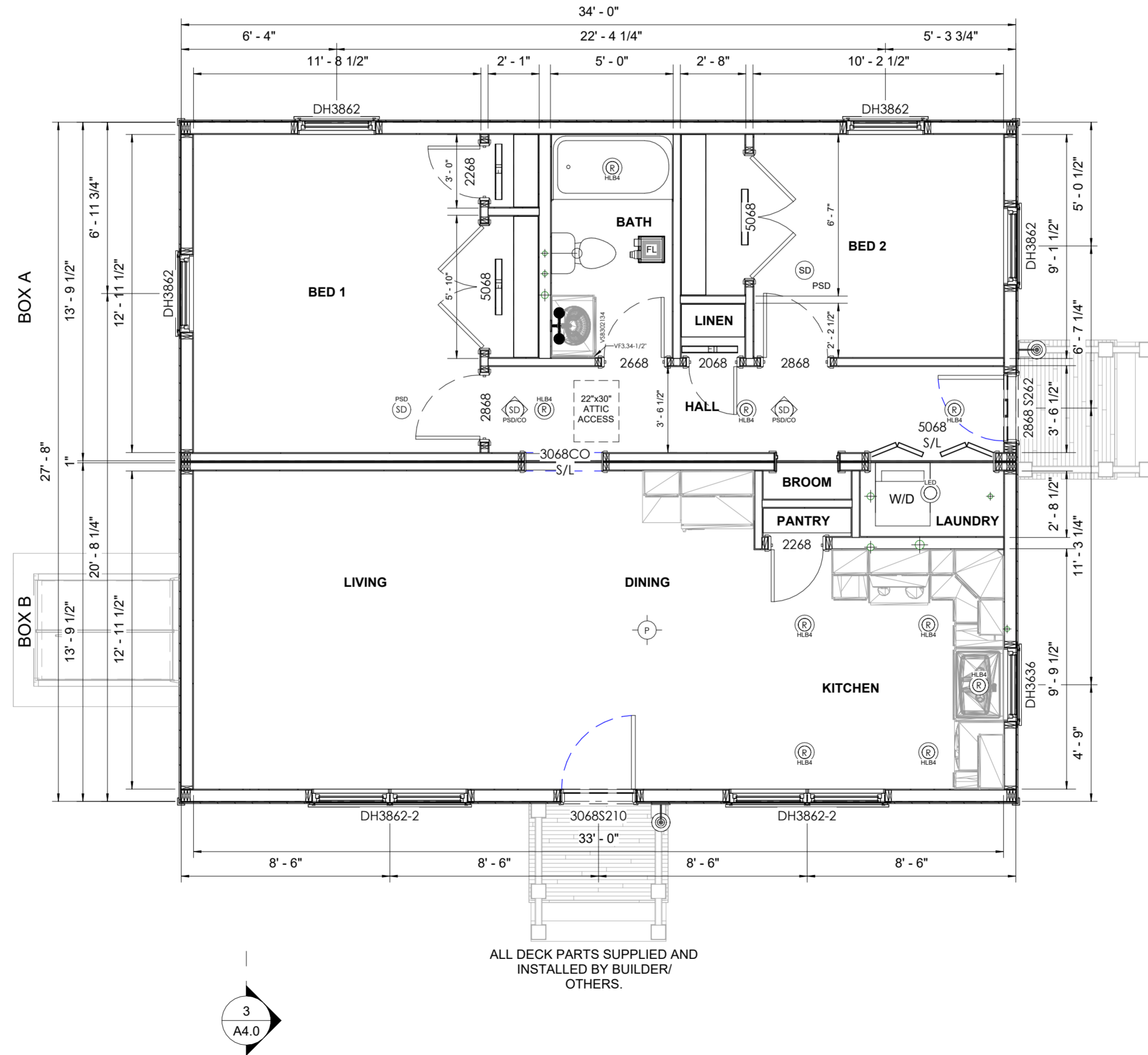
Rear & Right Elevations
 2018 TEMPLATE
 TemplateTown,
 TemplateState 01234

| | |
|--------|------|
| ##### | By |
| 1 | Date |
| Prelim | By |

Sheet:
A1.2

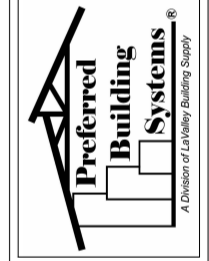
Notes: Do not scale drawing, use dimensions shown.

Page 75 of 98



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

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 4/23/2018 11:11:12 AM

First Floor Plan
 2018 TEMPLATE
 TemplateTown,
 TemplateState 01234

| | |
|-------|--------|
| ##### | By |
| | |
| 1 | Prelim |
| | Date |

Sheet:
A3.1



Shown with Exterior Portfolio Market Square siding in Lighthouse Red with Aspen White Shake gables & IKO Dynasty Granite Black shingles

Temple 2.0

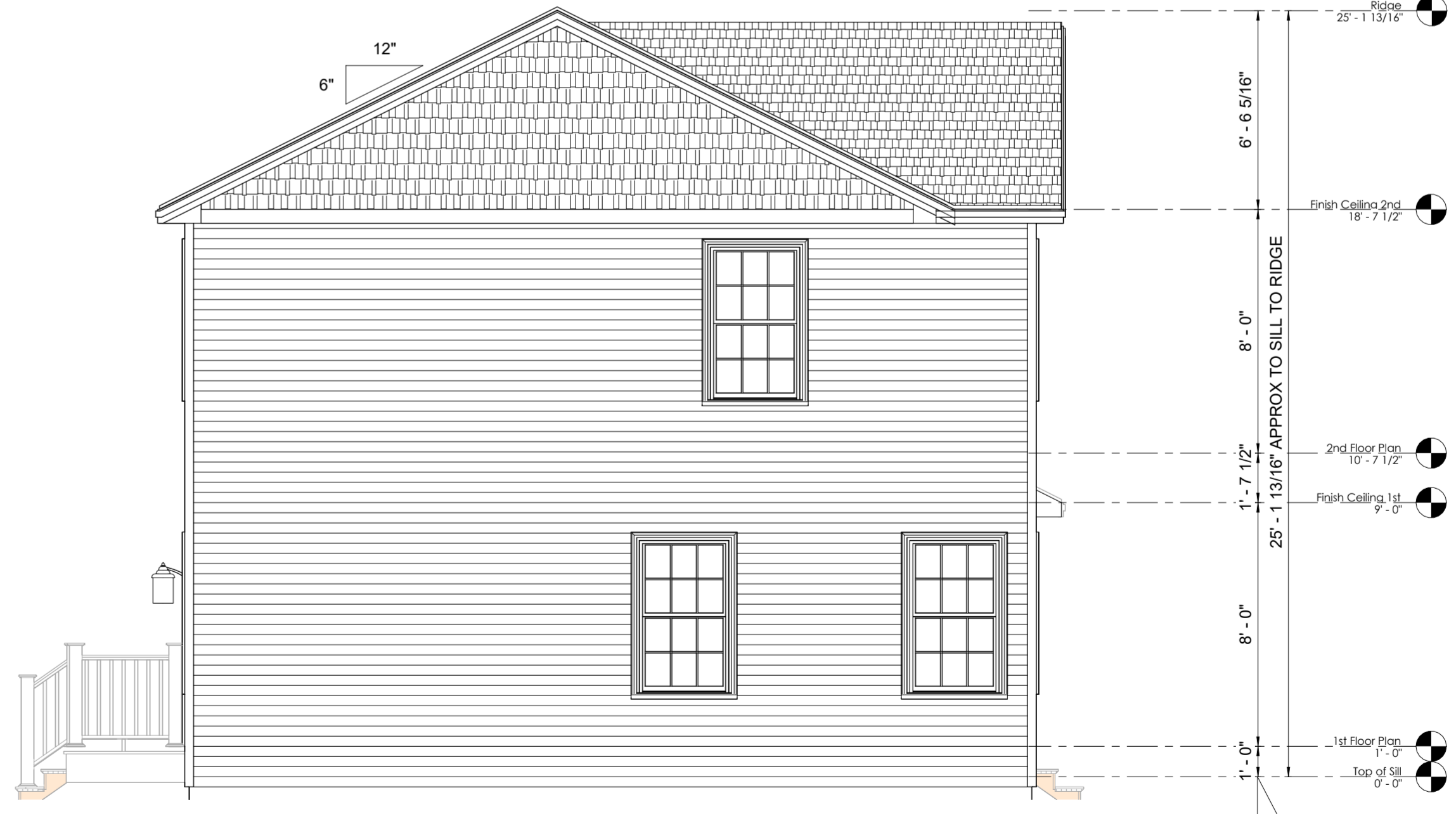
27'-8" x 32'-0" Colonial, 1,652 sq. ft.

3 bed, 2.5 bath



1 - Elevation Front
1/4" = 1'-0"

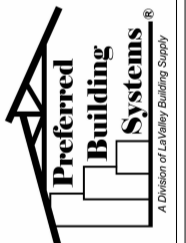
BY BUILDER



2 - Elevation Left
1/4" = 1'-0"

BY BUILDER

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4/23/2008 11:13:12 AM

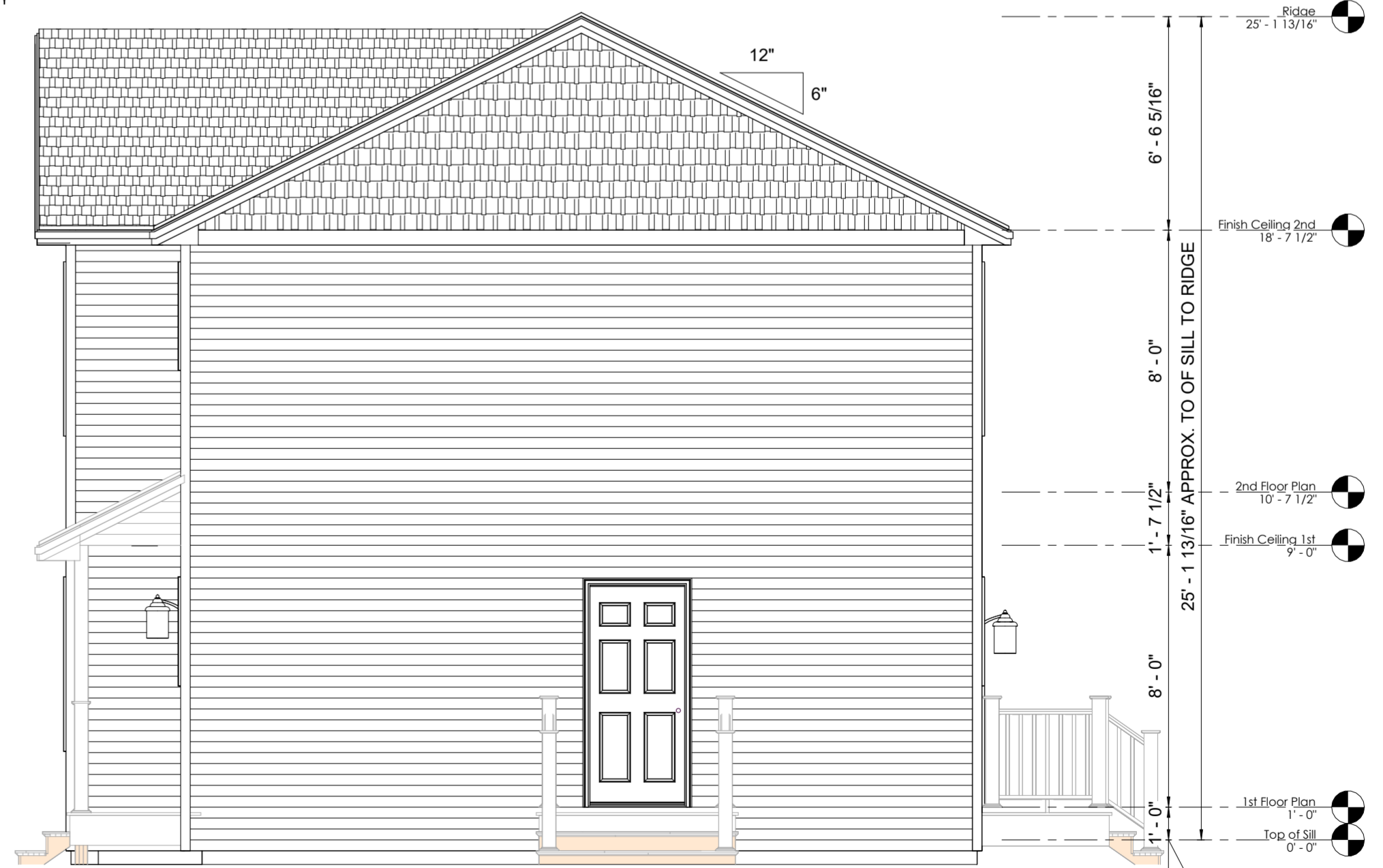
Front & Left Elevations
TEMPLE COLONIAL

| TEMPLE COLONIAL | Date | By |
|-----------------|--------|----|
| 1 | Prelim | |
| 9 | | |
| 8 | | |
| 7 | | |

Sheet:
A1.1

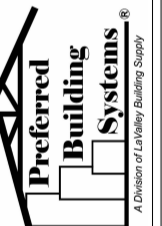


1 - Elevation Rear
1/4" = 1'-0"



2 - Elevation Right
1/4" = 1'-0"

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4/23/2008 11:13:13 AM

Rear & Right Elevations
TEMPLE COLONIAL

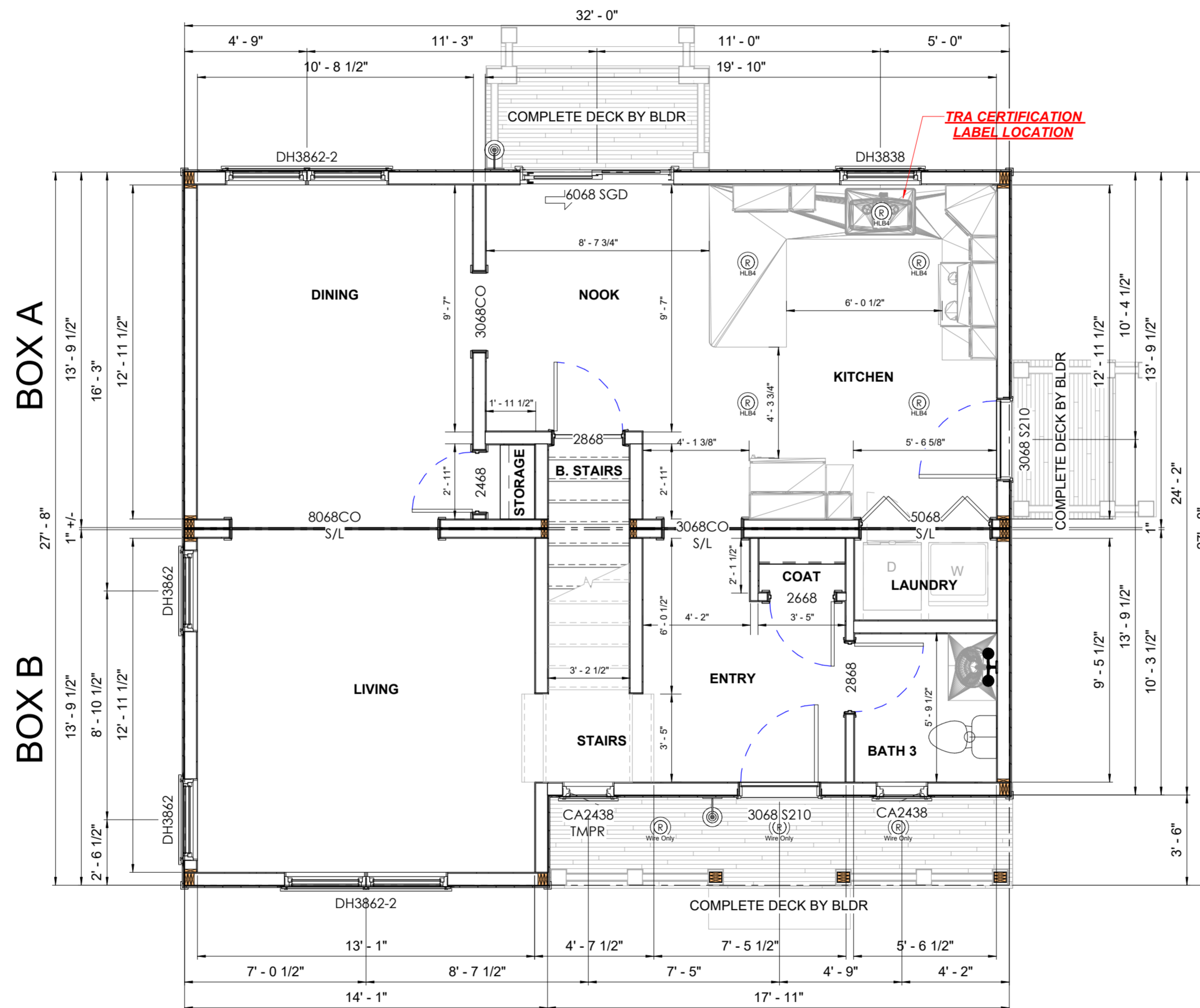
| TEMPLE COLONIAL | Date | By |
|-----------------|--------|----|
| 1 | Prelim | |
| 9 | | |
| 8 | | |
| 7 | | |

Sheet:
A1.2

| 1st Floor Room Schedule | |
|--|---------|
| Name | Area |
| B. STAIRS | 11 SF |
| BATH 3 | 32 SF |
| COAT | 7 SF |
| DINING | 138 SF |
| ENTRY | 64 SF |
| KITCHEN | 144 SF |
| LAUNDRY | 17 SF |
| LIVING | 172 SF |
| NOOK | 93 SF |
| OPTIONAL GARAGE PRICED UPON REQUEST | 625 SF |
| STAIRS | 32 SF |
| STORAGE | 6 SF |
| Grand total: 12 | 1341 SF |

ALL HEADERS ARE 2-2x10 WITH 2 JACKS EA SIDE UNLESS NOTED OTHERWISE

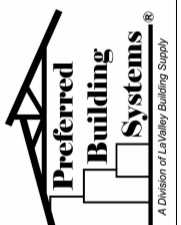
ALL WINDOWS REQUIRING SAFETY GLAZING ARE LABELED AS "TEMP"



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

| CERTIFICATION LABELS | |
|----------------------|-----------------------|
| (T) | THIRD PARTY BOX A & B |
| (S) | STATE BOX A & B |
| (D) | DATA PLATE |

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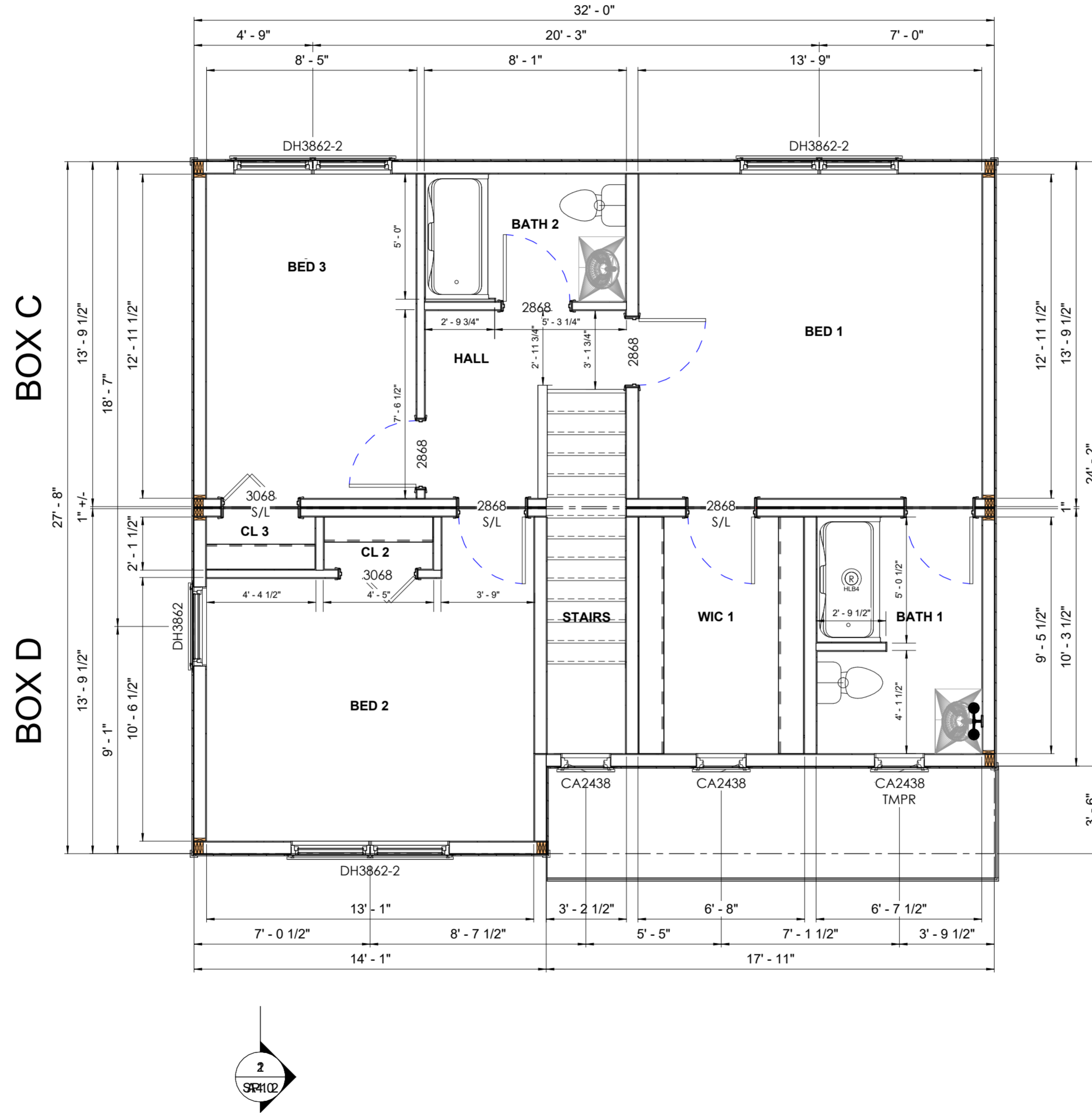
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4/23/2008 11:13:12 AM

First Floor Plan
TEMPLE COLONIAL

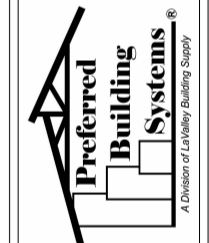
| TEMPLE COLONIAL | By |
|-----------------|------|
| 1 Prelim | Date |
| 9 | 8 |
| 7 | |

Sheet:
A3.1

| 2nd Floor Room Schedule | |
|-------------------------|--------|
| Name | Area |
| BATH 1 | 61 SF |
| BATH 2 | 40 SF |
| BED 1 | 178 SF |
| BED 2 | 146 SF |
| BED 3 | 109 SF |
| CL 2 | 9 SF |
| CL 3 | 9 SF |
| HALL | 44 SF |
| STAIRS | 46 SF |
| WIC 1 | 62 SF |
| Grand total: 10 | 705 SF |



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 4/23/2008 11:13:14 AM

Second Floor Plan
 TEMPLE COLONIAL

| TEMPLE COLONIAL | By |
|-----------------|------|
| 1 Prelim | Date |
| 9 | |
| 8 | |
| 7 | |

Sheet:
A3.2



Shown with Exterior Portfolio Market Square siding in Spruce & IKO Dynasty Granite Black shingles.

Tilson

34'-0" x 24'-0" Colonial, 1,632 sq. ft.

3 bed, 1.5 bath

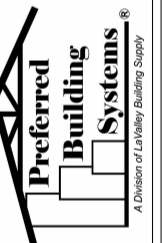


1 - Elevation Front
1/4" = 1'-0"



2 - Elevation Left
1/4" = 1'-0"

Preferred Building Systems
PO Box 1, 143 Twistback Road
Claremont, NH 03743
603-372-1050 603-372-5127 Fax
www.preferredbuildings.com



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4/23/2008 11:44:28 AM

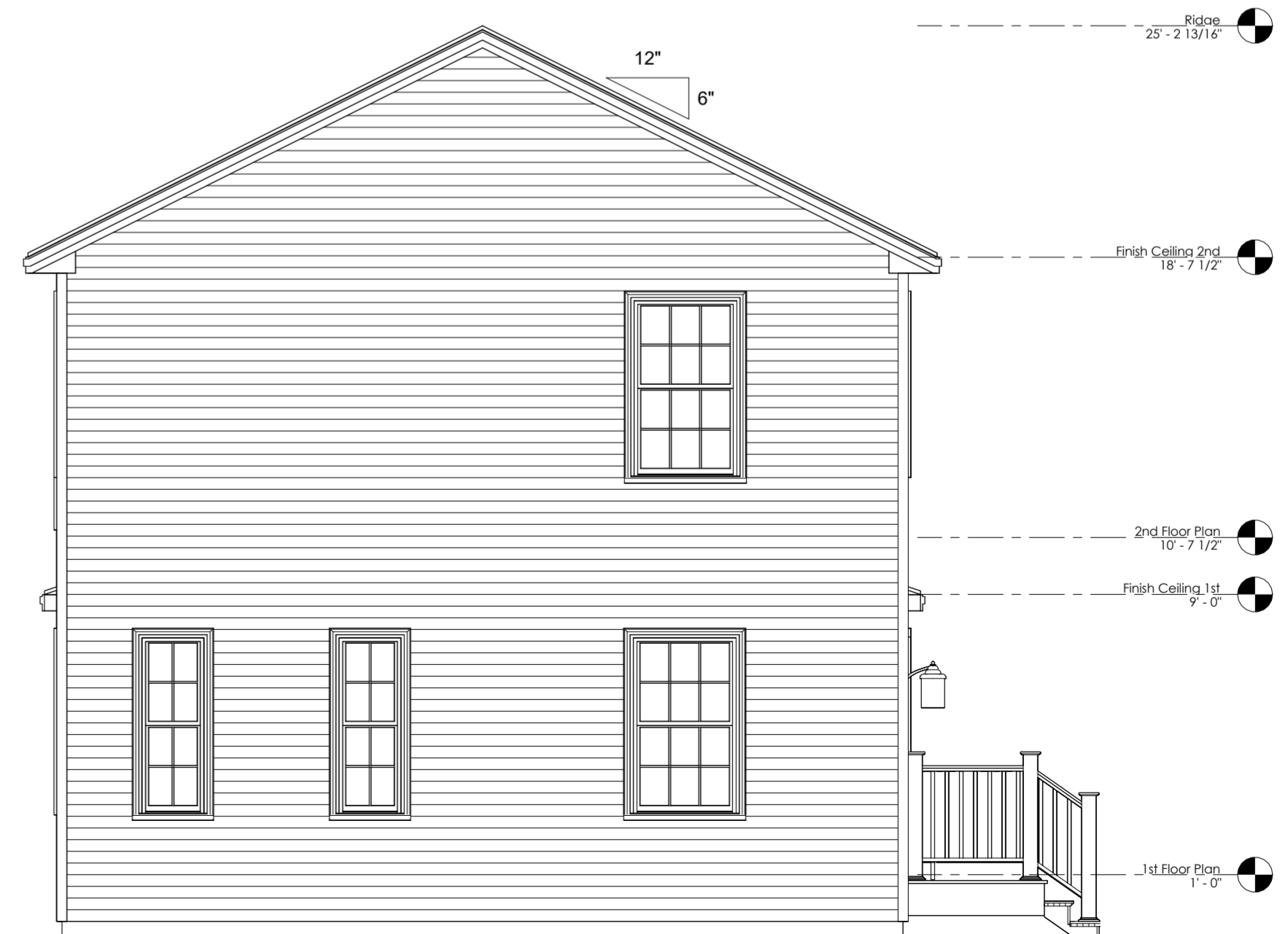
Front & Left Elevations
TILLSON COLONIAL

| TILLSON COLONIAL | Sheet: | By |
|------------------|--------|------|
| 1 Prelim | A1.1 | |
| | | Date |

Notes: Do not scale drawing, use dimensions shown.
Page 83 of 98

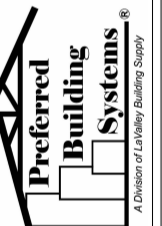


1 - Elevation Rear
1/4" = 1'-0"



2 - Elevation Right
1/4" = 1'-0"

Preferred Building Systems
PO Box 1, 143 Twistback Road
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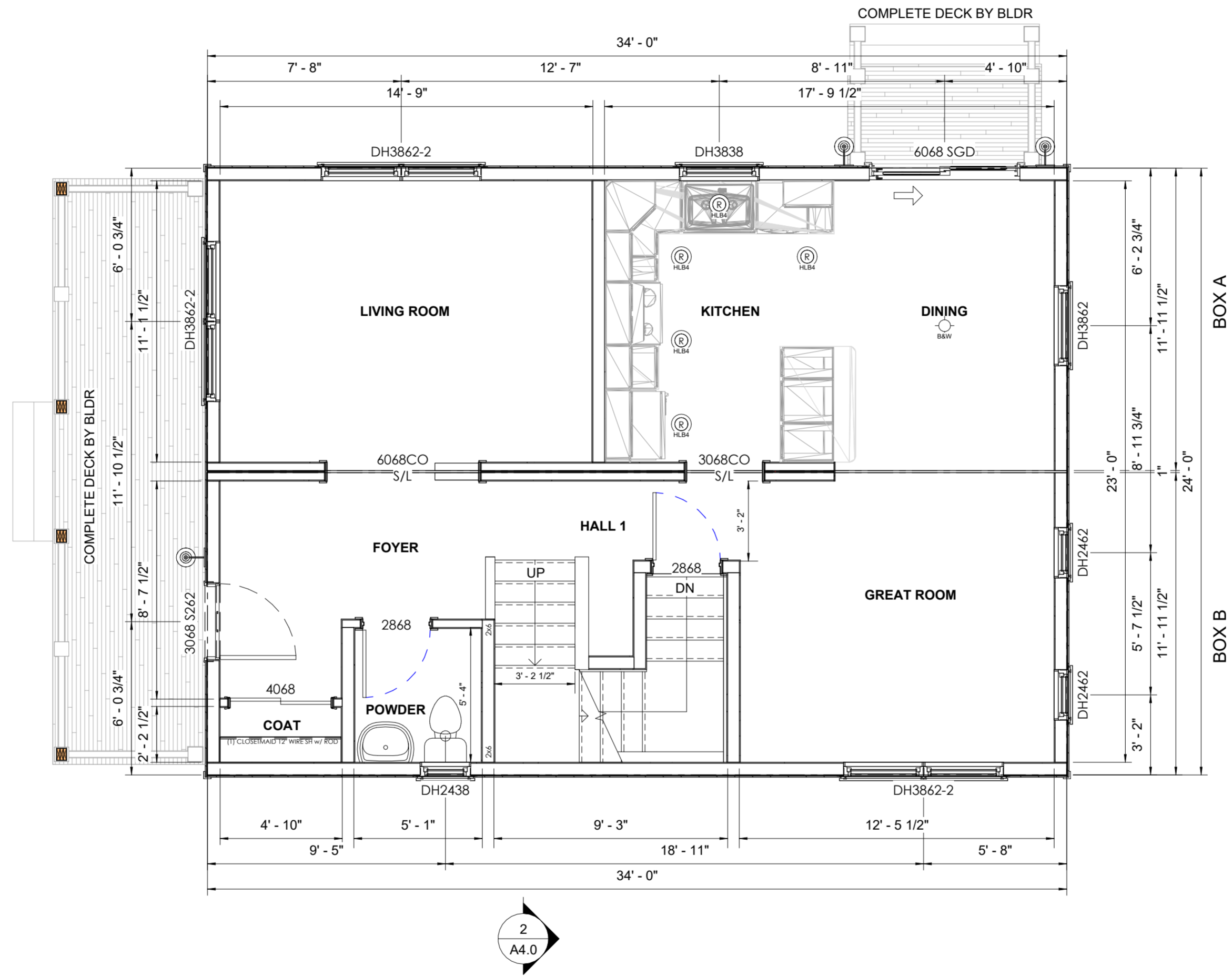


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Rear & Right Elevations
TILLSON COLONIAL

| TILLSON COLONIAL | Prelim | Date | By |
|------------------|--------|------|----|
| 1 | | | |

Sheet:
A1.2



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

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Preferred Building Systems
 A Division of Liberty Building Supply

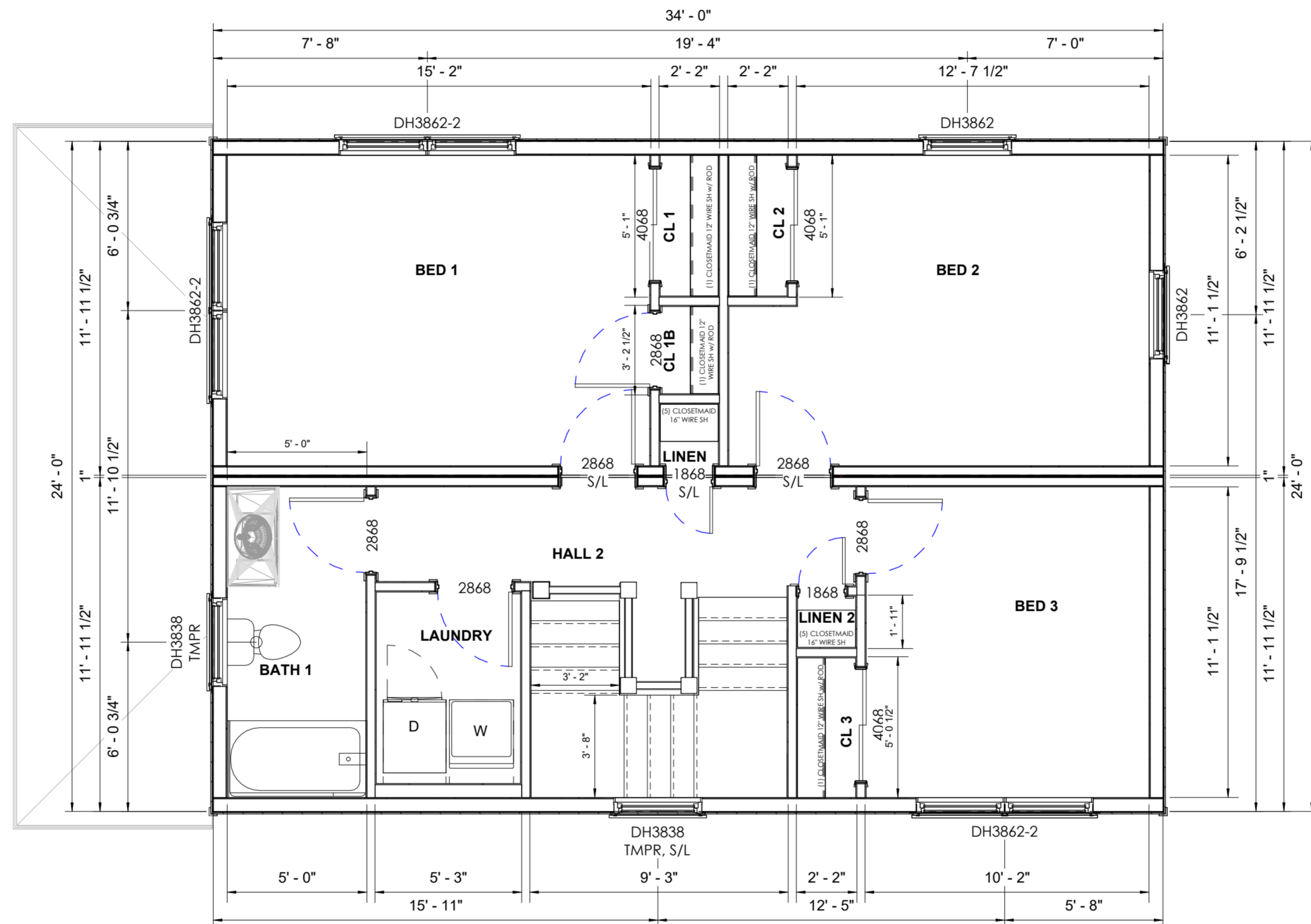
NO USE OR REPRODUCTION OF THIS MATERIAL IS PERMITTED WITHOUT THE WRITTEN CONSENT OF PREFERRED BUILDING SYSTEMS.
 4/21/2016 11:43:52 AM

First Floor Plan
TILLSON COLONIAL

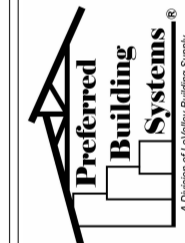
| TILLSON COLONIAL | By |
|------------------|------|
| 1 Prelim | Date |

Sheet:
A3.1

Notes: Do not scale drawing, use dimensions shown.



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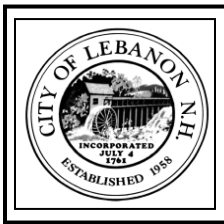


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 4/21/2008 11:43:58 AM

Second Floor Plan
 TILLSON COLONIAL

| TILLSON COLONIAL | Prelim | Date | By |
|------------------|--------|------|----|
| 1 | | | |

Sheet:
A3.2



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

Heritage Commission Historic District Review Staff Memorandum HC2026-03 May 13, 2026, 6:00 P.M.

APPLICATION INFORMATION

Application #: HC2026-03

Agenda Item: 2.C

Application Type:
Pattern Zones Architectural Review

Location:
0 Barrows Street
Tax Map 77, Lot 106

Applicant:
City of Lebanon, NH

Property Owner:
City of Lebanon, NH

Zoning District:
R3

Property Size:
+/-1.52 acres

Overlay Districts:
Pattern Zones Overlay District

Other Approvals Required:
Building Permit, Driveway Permit,
Planning Board Approval for
Subdivision

Attachments:
Application

HEARING NOTICE

City of Lebanon, NH.: Request for Certificate of Approval pursuant to Article IV, Section 411 "*Pattern Zones Overlay District*" of the Zoning Ordinance to approve architectural compliance for five (5), single family residential units at 0 Barrows Street, Tax Map 71, Lot 106, Lebanon, NH in the R3 zone. HC2026-03

COMPLETENESS REVIEW

This application has been reviewed in accordance with section §411 Pattern Zones Overlay District of the Lebanon Zoning Ordinance. The Applicant has not received all the information needed to consider this application complete at the time this memo was written. The City, the applicant, has requested new architectural drawings from the modular company and hasn't received them at this time. Once they are received, they will be posted and sent to Commission members. One architectural drawings are received, staff believes the application to be complete.

BACKGROUND

In March of 2025, the residents of Lebanon voted to approve the Pattern Zones Overlay District. In January of 2026, the Lebanon City Council voted to give pattern zones architectural review to the Heritage Commission and approved the corresponding changes to the Zoning Ordinance.

PROPOSAL

The applicant is requesting architectural review for 5 new construction single-family homes. Each structure will be a 2 bedroom. 1.75 bath. Even though the Heritage Commission is only reviewing the project for compliance to Section 411.10, they should be aware that the applicant must also be granted permission from the Planning Board and the Zoning Board. The Planning Board must approve the subdivision of the lot. The smaller lots are allowed under the Pattern Zones Overlay District in the Zoning Ordinance. The Zoning Board must grant a special exception to use a plan not included in the plan book.

Eventually, the City would like to include this house plan in the Plan Book.

ORDINANCE REQUIREMENTS
Historic Commission Approval

Section 411.10(B) Review of Projects

3. If a property owner wishes to use an architecturally designed and stamped plan set not listed in the plan book for a permitted use then Heritage Commission approval and a Special Exception from the Zoning Board of Appeals is required. The architecturally designed and stamped plan set and site plan shall be reviewed and deemed in compliance with Section 411.10 Design Requirements by the Heritage Commission. The Heritage Commission shall issue a written recommendation to the Zoning Board who shall consider the plan set and site plan for a Special Exception.

ZONING ORDINANCE REQUIREMENTS
Pattern Zones Overlay District – Design Requirements

Section 411.10 Design Requirements

A. Design characterizes make sure any new development matches the existing neighborhood. The following requirements should be followed:

- a. Site changes, such as buildings, driveways, and other new features must not alter the historic character of a neighborhood;*
- b. The location of new construction must be considered carefully in order to follow height and setbacks of existing buildings in the neighborhood;*
- c. New construction must not destroy character-defining attributes or features of the neighborhood;*
- d. New construction must match the scale, size, massing and architectural features of existing buildings in the neighborhood;*
- e. The relationship between the new construction and existing structures must be protected. Existing buildings must not be isolated from one another by new construction.*
- f. Garages must be located at least 5' behind the front line of the residential structure;*
- g. The applicant must provide evidence that their design matches the character of other residential structures on the street;*
- h. Common Characteristics Found in the Overlay District:*
 - i. Pitched roof*
 - ii. Street-facing primary entrance*
 - iii. Front porch or stoop*
 - iv. Non-split level designs*
 - v. Clapboard, wood lap, vinyl, and/or shingle siding, stone, and/or brick exteriors in material and/or appearance*

APPLICATION AND SUPPORT STATEMENT

The applicant has submitted an application, support statement & examples, and building plans of their proposed project from Bill Lake Modular Homes, addressing the §411.10 Design Requirements in an application received by the Planning and Development Department on April 29, 2026 (see attached).

STAFF COMMENTS

The proposed house design meets several of the design requirements listed in Section 411.10 (listed above). The designs show pitched roofs, front porches, and non-split-level designs. Similar houses can be found in the Star Hill Neighborhood. The applicant provided examples in their application packet. The subdivision plan for the development shows one house on the north side of Barrows Street and 4 others on the south side. It is unclear from the subdivision plan if this will be a new street, a shared driveway, or a continuation of Barrows Street. The fronts of the 4 houses will be facing this road extension and creating a neighborhood feel for these dwellings. It is unclear from the image, but the exterior material of the houses will be vinyl siding. One house is within the 5' setback, but representatives for the applications state there is room to shift the houses. This needs to be shown on the site plan that gets approved by the Planning Board. The Heritage Commission shouldn't base their decision on this but should be aware. The subdivision plan does not show other elements of Section 411 such as the shading requirement, setbacks, impervious cover %, location of garbage and recycling receptacles, and location of exterior fuel storage tanks. Staff recommend asking the applicant about these elements of the design before approval.

City of Lebanon Heritage Commission
Application for Pattern Zones Architectural Review

Property Owner:

| |
|---|
| NAME: City of Lebanon, ATTN: City Manager |
| MAILING ADDRESS: 51 N. Park St, Lebanon, NH 03766 |
| EMAIL: [REDACTED] |
| TELEPHONE: [REDACTED] |

Applicant, Agent, or Lessee:

| |
|-----------------------|
| NAME: (same as above) |
| MAILING ADDRESS: |
| EMAIL: |
| TELEPHONE: |

Project Location:

| | | | |
|--|-----------|--------|-----------|
| TAX MAP #: 77 | LOT#: 106 | PLOT#: | ZONE: R-3 |
| STREET ADDRESS: 0 Barrows Street | | | |
| Is this project location in the (circle any that apply): <u>Wetlands</u> Flood Plain Historic District | | | |

Description of Project:

City project to construct 5 new dwelling units on city-owned property on Barrows Street. The project proposes to utilize Pattern Zoning provisions to place each new dwelling on its own parcel for sale. A small isolated wetland on the property was already filled based with approval from NHDES; no other wetlands on the property will be impacted.

Intended Use: Single-Family Duplex Tri-Plex Quad-plex ADU-Detached ADU-Attached

Other Requirements to Be Submitted for Architectural Review:

- Exterior renderings of the project
- Site Plan of the Project
- Examples of other homes in the neighborhood that serve as examples of how this design fits into the Character of the Existing Neighborhood and Section 411.10 of the Zoning Ordinance
- Completed Public Hearing Notification List

Signature of Property Owner:

Note: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local approvals and permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation:

PROPERTY OWNER:

DATE:

Date Received: File#: Application#:

CERTIFIED NOTIFICATION LIST

Notice shall be sent by certified mail to the Owner; Applicant, if different from Owner; Abutters; Holders of conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property; the holders of easements, rights-of-way, and other restrictions; and every engineer, architect, land surveyor, or soil or wetlands scientist whose seal appears on any plan submitted to the Board; and any other persons required by RSA 676:4, I(d). The names and mailing addresses shall be furnished by the Applicant.

672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

| | |
|--|--|
| Map & Lot Number: 77-106 | Map & Lot Number: |
| Property Owner: City of Lebanon 51 N. Park Street Lebanon, NH 03766 | Applicant, Co-Applicant, Agent, or Lessee: |
| Map & Lot Number: 77-83 | Map & Lot Number: 77-85 |
| Max James Seidman Angela Zhang 53 Winter St Lebanon, NH 03766 | Mark A. and Rebecca J. Kidder 41 Winter St Lebanon, NH 03766 |
| Map & Lot Number: 77-86 | Map & Lot Number: 77-87 |
| Hone Thuy Le Stephen 37 Winter St Lebanon, NH 03766 | Wanda Jean Bachman 29 Winter St Lebanon, NH 03766 |

| | |
|--|--|
| Map & Lot Number: 77-105 | Map & Lot Number: 77-108 |
| Randall A. and Lourie A. Herrin 44 Stoney Brook Rd Lebanon, NH 03766 | Toni M. and Kyle L. Curry 47 Water St, Unit B Lebanon, NH 03766 |
| Map & Lot Number: 77-109 | Map & Lot Number: 77-111 |
| Michael J. and Margaret E. Thornton 19 Barrows St Lebanon, NH 03766 | Zenia Mae Valdiviezo 48 Juniper Cir, Unit 4210 Lebanon, NH 03766 |
| Map & Lot Number: | Map & Lot Number: |
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| Map & Lot Number: | Map & Lot Number: |
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| | |

STATE OF NEW HAMPSHIRE
1-89 HIGHWAY

1-89 HIGHWAY

NBE04.50'E
200.18'

77-83
MAX JAMES SEIDMAN &
ANGELA ZHANG
10 WINTER STREET
LEBANON, NH 03766
(603)317

77-111
ZENIA MAE VALDIVIEZO
48 JUNIPER CIRCLE
LEBANON, NH 03766
(603)240

77-109
MICHAEL J. &
MARGARET E. THORNTON
10 WINTER STREET
LEBANON, NH 03766
(603)789

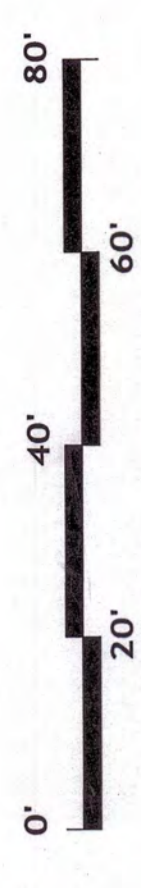
77-108
HOME CRAFTERS LLC
453 ALLEN HILL ROAD
SOUTH ROYALTON, VT 05868
(802)894

77-105
RANDALL A. & LOURIE A. HERRIN
44 STONEY BROOK ROAD
LEBANON, NH 03766
(603)590

77-87
WANDA JEAN BACHMANN
29 WINTER STREET
LEBANON, NH 03766
(603)782

77-86
THUY HONE
STEPHEN LE
25 WINTER STREET
LEBANON, NH 03766
(603)753

77-85
MARK A. & REBECCA J. KIDDER
41 WINTER STREET
LEBANON, NH 03766
(603)990



SCALE: 1" = 20'-0"

FOR CONSTRUCTION
BIDDING

Interim Bid Documents 1-7-26

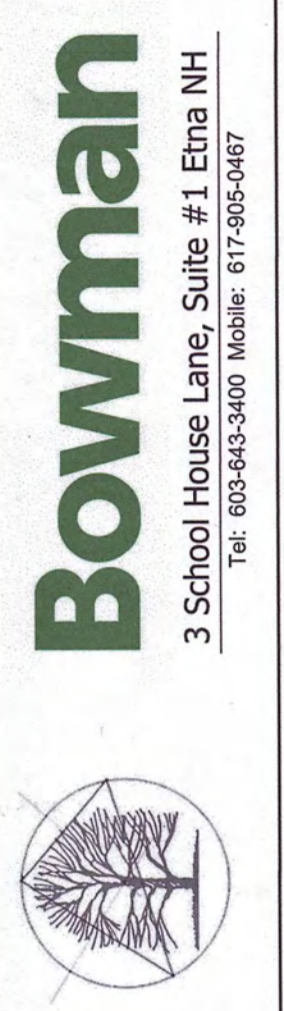
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|---------------------------------------|-------------------|
| 4. ADDENDA #2 (UNITS REVISION) | DECEMBER 18, 2025 |
| 3. ADDENDA #1 (UNIT #4 AND UNIT #6) | NOVEMBER 17, 2025 |
| 2. REVISIONS AND CONSTRUCTION BID SET | OCTOBER 14, 2025 |
| 1. REVISION SET | APRIL 21, 2025 |
| 0. INITIAL ISSUE TO CITY OF LEBANON | JANUARY 08, 2025 |
| No. REVISIONS/SUBMISSIONS | Date |

| Project | |
|--------------|-----------------|
| Prepared by: | Paul Simon / PS |
| Drawn: | PS |
| Checked: | PS |
| Reviewed: | PS |
| Date: | OCT 14, 2025 |

| Project | |
|-------------|----------|
| Project No. | 182-2440 |
| Scale | 1" = 20' |
| Drawing No. | L 1.0 |

| Project | |
|-------------|----------|
| Project No. | 182-2440 |
| Scale | 1" = 20' |
| Drawing No. | L 1.0 |

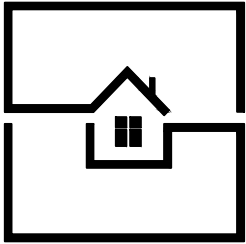
| Project | |
|-------------|----------|
| Project No. | 182-2440 |
| Scale | 1" = 20' |
| Drawing No. | L 1.0 |



Bowman
3 School Houses Lane, Suite #1, Epsa NH
Tel: 603-945-6400 Mobile: 603-695-6407

161 Main Street





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EFFICIENCY CONNECT"
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SPRAKERS NY 12166
(518)673-2424

PREPARED FOR

**BLANCHARD
CONTRACTING**
1255 US RT 5 N
WINDSOR, VT 05080

PROJECT

TITLE

**FLOOR
PLAN**

DRAWN BY: TLM.

DATE: 02/27/2026

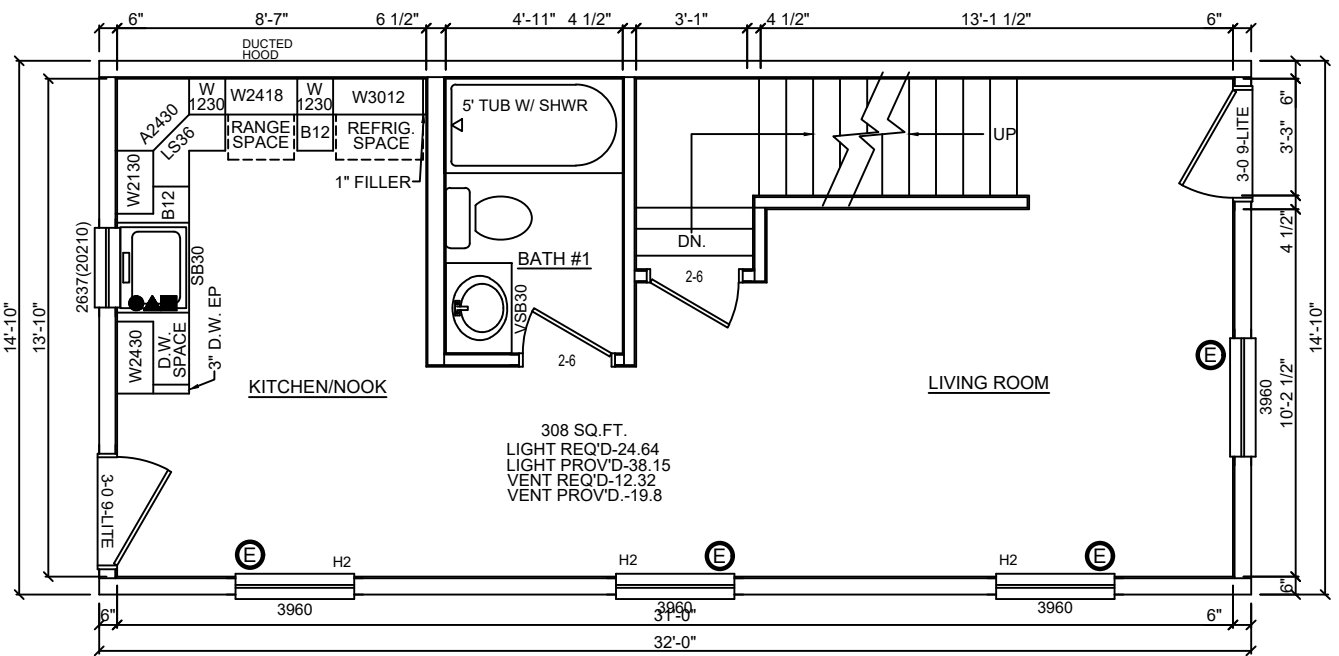
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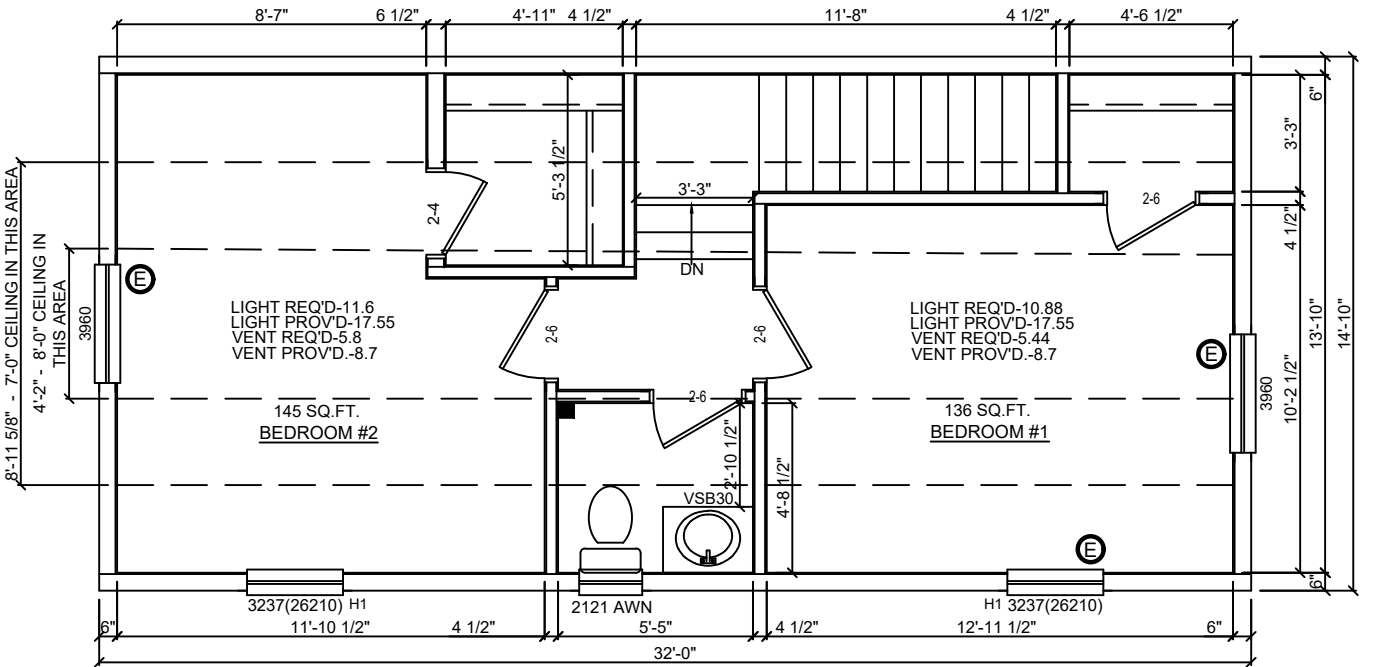
REVISION #1 03/02/2026 TLM.

SHEET #

2



FIRST LEVEL FLOOR PLAN 8'-0" FINISHED CEILING HEIGHT



SECOND LEVEL FLOOR PLAN OPTION "A"

Barrows Street Development Project

Images of Similar Designs in the Neighborhood

Proposed Barrows Street Development Units – Lots range from 4,000 SF to 7,315 SF

- 948 SF living area
- 2 Bedroom, 1-3/4 Bathroom
- 1.75 stories
- Vinyl exterior siding
- Open, covered front porch along full width of house

=====

19 Barrows Street (M/L 77-108) – 0.25 Ac., 10,890 SF

- 1,229 SF living area
- 1.5 stories
- Aluminum exterior siding
- Small, covered front entry door
- Open deck on westerly side, and enclosed, covered porch on easterly side.



20 Barrows Street (M/L 77-105) – 0.45 Ac., 19,602 SF

- 1,264 SF living area
- 1.5 stories
- Aluminum exterior siding



17 Barrows Street (M/L 77-109) – 0.14 Ac., 6,098 SF

- 1,135 SF living area
- 1.0 stories
- Aluminum exterior siding
- Enclosed, covered porch on westerly side



18 Barrows Street (M/L 77-104) – 0.22 Ac., 9,583 SF

- 1,540 SF living area
- 2.0 stories
- Vinyl exterior siding



15 Barrows Street (M/L 77-110) – 0.12 Ac., 5,227 SF

- 768 SF living area
- 1.0 stories
- Vinyl exterior siding

- Enclosed, covered front porch



16 Barrows Street (M/L 77-103) – 0.19 Ac., 8,276 SF

- 908 SF living area
- 1.5 stories
- Wood shingle exterior siding
- Enclosed, covered front porch

