



**LEBANON HERITAGE COMMISSION
SEPTEMBER 9, 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: 794 455 387#). If you have trouble accessing this meeting, please [Catheryn Hembree](#)

2. Approval of Minutes

- A. July 22, 2026

3. Public Review

- A. None

4. Study Items

- A. Pattern Zones House Plan Submittal from Bensonwood
B. Pattern Zones House Plan Submittal from Preferred Building Systems
C. Soldiers Memorial Update
D. Section 106 Changes
[Webinar: Section 106 Under Threat: What These Proposed Changes Mean for Preservation at the Local Level by National Alliance of Preservation Commissions](#)

5. Other Business

- A. Reminders about Oaths of Office

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 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 JULY 22, 2026 6:00 PM**

MEMBERS PRESENT: Nicole Ford Burley (Chair and City Historian), Matt Smith (Vice Chair), Wes Achord (Planning Board Representative), Roxanne Benzel (Alt.)*, Brian Ware,

prov

MEMBERS ABSENT: Nicole Dittrich, Laurel Stavis (Alt.)

STAFF PRESENT: Catheryn Hembree (Associate Planner, Planning Department)

1. CALL TO ORDER

Chair Ford Burley called the meeting to order at 6:01pm. Ms. Hembree reviewed the City's meeting in-person and remote attendance policies and procedures.

*Chair Ford Burley assigned voting privileges for today's meeting to Ms. Benzel (Alt.)

Ms. Catheryn Hembree read the preamble.

2. APPROVAL OF MINUTES

A. May 13, 2026

Amendments: Page 2, Line 32, change lot size from .4 acres to .04 acres
Pg. 3, Line 11, change Ward to Ware

B. June 10, 2026

Approved as written

*Ms. Benzel MOVED to approve both of the Minutes as amended
Seconded by Mr. Ware*

**The MOTION was approved (5-0)*

3. OPEN TO THE PUBLIC

4. PUBLIC REVIEW

A. **One Court Street Associates (Owner) and Lucky's Coffee Garage,
Jessica Giordani (Applicant):** Request for Certificate of Approval pursuant
to Article IV, Section 408 "Historic District" of the Zoning Ordinance to

1 approve architectural compliance of new windows and awnings at 1 Court
2 Street, Suite 150, Tax Map 91, Lot 244, Lebanon, NH in the LD zone.
3 HC2026-04
4

5 Ms. Jessica Giordani, owner Of Lucky's Coffee Garage and Mr. Clifton Below, Managing
6 General Partner of 1 Court Street Associates introduced themselves. Mr. Below is the owner of
7 the building that Lucky's plans to move in to.
8

9 They are proposing new windows and awnings. They want to change the window area directly
10 facing Court Street; they shared pictures on the screen of the current two windows The current
11 left window has an awning in place, and they would like to add that same type of awning to the
12 window on the right. They would like both of these awnings to be blue, which aligns with
13 Lucky's branding. Additionally, they would like to remove the plate glass windows and install
14 garage doors that will be aesthetically in line with the existing garage doors on the building in
15 the Three Tomatoes space. These would have white aluminum frames with clear glass panels.
16

17 He added that the garage doors for Three Tomatoes were approved by the City in May, 2012.
18

19 Mr. Below added that this is not an historic building; it is a non-contributing property due to its
20 age; it is a modern building. He provided some background noting that the architect, Paul
21 Mirsky, was well known in the area for his leadership in historic preservation (e.g. Laconia Mill
22 District, Clarmont Opera House, etc.). When Mr. Mirsky approached this project, he wanted to
23 design a modern building since he didn't feel that this building should imitate historic style but
24 rather should respect surrounding buildings in terms of scale as well as the massing and detail.
25 Some of the ways he did this was by using a brick color and a mortar color that is consistent with
26 other brick in the area and using white trim which is dominant in the area. Bricks included some
27 molded bricks that were custom made to help break up some of the brick mass.
28

29 The sidewalk in front of the windows (garage doors) is wide enough to allow for some café
30 seating there, and allow for opening up these doors, when it's seasonably appropriate. When they
31 are closed, they will look like modern divided windowpanes consistent with some of the other
32 horizontal spandrel glass on the building, in the corner pieces where glass goes all the way up to
33 the rooftop.
34

35 They are in no way trying to modify the character or history of the building but rather respect
36 the time, period, and place and use for which it was created. This will be a modern interpretation
37 of what it is like to have a ground floor level food service that opens up to the street. It will offer
38 an inviting feeling for the neighborhood, encouraging more people and liveliness.
39

40 Lucky's is primarily a breakfast place and lunch is offered as well (current hours 7:00AM to
41 2:00PM). Their new location faces primarily east and has a type of microclimate there in the
42 spring, the fall, and even sometimes in the winter, so that on sunny days it can be very pleasant
43 sitting outdoors near the building.
44

45 Heritage members had the opportunity to have their questions answered. Vice Chair Smith, Mr.
46 Achord, and Mr. Ware, commented that they really like this plan. From the discussion, it was

1 clear that this building will be much more accessible and visible for Lucky's customers and will
2 allow them more room as well.

3
4 ***Vice Chair Smith MOVED that the Heritage Commission grant a certificate of approval for
5 this project.***

6 ***Seconded by Mr. Achord***

7
8 ****The MOTION was approved (5-0)***

9
10 **5. STUDY ITEMS**

11
12 **A. Pattern Zones House Plan Submittal Review**

13
14 Ms. Hembree said that Mr. Hunter Reisberg, with Preferred Building Systems, provided all the
15 requested changes to the various home plans, and she went through each of these revised plan.

16
17 She shared pictures of revised plans on the following:

18
19 **Barrow Street** – now showing with crickets above all exterior doors along with windows being
20 added to the sides of the end properties. This and other designs will go into the Plan Book so that
21 others can purchase these plans.

22
23 Mr. David Brooks, Deputy City Manager, answered some questions about the designs with a
24 focus on the windows. He clarified that the sides with fewer windows will face each other. The
25 sides with more windows will face away from the neighbor's house.

26
27 ***Mr. Achord MOVED to add this design to the Plan Book along with its mirror images.***

28 ***Seconded by Mr. Ware***

29
30 ****The MOTION was approved (5-0)***

31
32 **Cedar Ridge (one, two to fourplex) townhouses** – now showing with crickets above all
33 exterior doors along with being offset from each other and painted in varying, coordinated
34 colors, along with some windows being added to the previous blank walls.

35
36 ***Mr. Achord MOVED to approve adding this version to the Plan Book.***

37 ***Seconded by Vice Chair Smith***

38
39 ****The MOTION was approved (5-0)***

40
41 **Kennebunkport** - an ADU over the garage was added along with turning the direction of the
42 roofline and adding crickets over exterior doors.

43
44 ***Mr. Ware MOVED to add this to the Plan Book.***

45 ***Seconded by Vice Chair Smith***

46
47 ****The MOTION was approved (5-0)***

1
2 **Temple (Colonial)** – now showing this both with and without a garage, along with crickets and
3 small porches at exterior doors.

4
5 ***Vice Chair Smith MOVED to approve to put this into the Plan Book.***
6 ***Seconded by Mr. Achord***

7
8 ****The MOTION was approved (5-0)***

9
10 **Chatham** – now showing with options of dormers and option to finish the upstairs along with
11 crickets above exterior doors.

12
13 ***Vice Chair Smith MOVED to approve to put this in the Plan Book.***
14 ***Seconded by Mr. Ware***

15
16 ****The MOTION was approved (5-0)***

17
18 The members agreed it would be good to have an option with a garage for Chatham; to this end,
19 Ms. Hembree will coordinate with Preferred Building Systems and present this option at a future
20 meeting, with the intent of also adding this to the Plan Book.

21
22 This adds five house design options to the Plan Book.

23 B. Soldiers Memorial Update/Seven to Save Program

24
25 Chair Ford Burley submitted the application to the Seven to Save Program prior to the deadline.
26 She hopes that the New Hampshire Preservation Alliance likes our proposal and thinks that the
27 Soldiers Memorial is a strong candidate.

28
29 Chair Ford Burley will keep members updated but does not anticipate hearing of their decision
30 for possibly two or more months.

31
32 The plan is to have the Soldiers Memorial open to the public on the following dates:

33
34 August 6, 2026 (4 PM -6:00 PM)

35 September 3, 2026

36 November 11, 2026 (Veteran's Day)

37 December 5, 2026 (tentative)

38
39 Heritage Commission members and employees will volunteer on the above dates, starting with
40 Ms. Hembree, Chair Ford Burley, and Mr. Ware on August 6th. Ms. Hembree shared that she
41 thinks the City might have some new volunteers to help with this as well, along with possibly
42 some re-enactors.

1 Next Ms. Hembree provided an update on the Soldiers Memorial survey; the City has received
2 the draft survey and it appears there will be room for a handicap ramp on the east side of the
3 building, which is great news!

4
5 Ms. Hembree provided Commission members with copies of the survey for their information.
6 No actions required on their part.
7

8 There needs to be a clean out of the Soldiers Memorial for all the clubs that have used it to store
9 their items. Rich Adams, Facilities Maintenance Specialist, will send out notices to these groups
10 for a date this fall, when the weather is cooler.
11

12 C. Dana House Update

13

14 The City owns Dana House, but the school owns the land that it is on. There had previously been
15 discussions about a land swap but to date nothing has happened. Chair Ford Burley will bring
16 this land swap idea back up again at the next City School Board meeting. These meetings are
17 now held quarterly. Any decisions made on the Dana House would need to be on the ballot in
18 March, 2027.
19

20 Ms. Benzel asked what the plan is for the Dana House; refurbishing it, having it house a
21 museum, or what? Members discussed several different ideas regarding what could be done with
22 the Dana House, none considered viable at this time. Ms. Hembree conveyed that the City is very
23 limited on what they can do with the Dana House, as long as the School Board owns the land.
24

25 There is currently a zero budget for the Dana House, and yet to renovate it would be very
26 expensive; that is the challenge, the amount of money it would take to bring this building back to
27 life. It is known to have mold and parts of it are degrading, among other issues with it. At this
28 point in time, even if there was a budget, it is unlikely that anyone wants to spend money on this
29 building if they would not own the land that it sits on. Yet the desire is still there to keep this
30 historic house, the oldest historical structure in the City. The Heritage Commission will discuss
31 the Dana House again at a future meeting(s).
32

33 6. OTHER BUSINESS

34

35 The City Council recently heard a presentation by the Open Land Institute and Chair Ford Burley
36 said that it was excellent; it is available for all to watch, and she recommends members to do so.
37

38 Ms. Hembree said that 1 Foundry Street will have a new conceptual drawing (site plan) at the
39 August 10, 2026 Planning Board meeting. She encouraged members to tune in to this meeting.
40 Chair Ford Burley said that they look forward to hearing Ms. Hembree's update at the Heritage
41 Commission's September 9, 2026 meeting (there will be no August meeting).
42

43 Ms. Benzel gave a shout out to everyone who helped to make the July 4th parade/celebration such
44 a success. Vice Chair Smith thanked Ms. Benzel for spearheading this event, and Chair Ford
45 Burley thanked all committee members who helped make this happen. It was well attended (in
46 spite of torrential rain) with much positive feedback.
47

7. FUTURE AGENDA

8. ADJOURNMENT

Chair Ford Burley adjourned the meeting at 7:28PM

Respectfully Submitted,

Cinda Mersel

Recording Secretary

Choose a plan, Build with confidence.

Bensonwood is pleased to offer pre-permitted home plans that combine neighborhood-scaled design with a **proven, high-performance offsite building system**. Begin with an approved plan, then work through a coordinated process that turns it into a durable, comfortable home on your property.



FASTER TO WEATHERTIGHT

Your home's insulated shell is fabricated indoors and assembled on site in days, reducing exposure to weather and shortening the most risky phase of construction.

BUILT FOR COMFORT

High-performance walls, roofs, windows, insulation, and air sealing help create even temperatures, lower energy demand, and a quieter, healthier interior.

NOTHING LEFT TO CHANCE

Critical components are built repeatedly under controlled conditions, with precise detailing and quality checks that are difficult to reproduce on site with conventional builds.



More values per square-foot

A Bensonwood floorplan is more than just an architectural starting point. It is designed to leverage our established panelized construction platform to achieve high-performance outcomes without the risk. The structure, insulation, air-control layers, windows, and other critical enclosure components are coordinated as a system, prefabricated at our Keene, New Hampshire facility, and delivered for rapid assembly on your property.

You still get a locally built home. A local builder and trades complete the foundation, utilities, mechanical systems, exterior and interior finishes, and site work. Bensonwood takes responsibility for the technically demanding building shell, and perfectly positions the local professionals to carry out the finishing work that is specific to your property and selections.

Why choose Bensonwood

A simpler path to construction. A developed plan reduces open-ended design. Bensonwood defines scope, makes permitted adaptations, coordinates site requirements, and prepares the home for fabrication.

Long-term value. Built to last for generations, the home pairs a durable structure with high-performance insulation, airtightness, and windows—an integrated system that reduces operating costs and enhances comfort throughout its lifespan, benefiting both current and future occupants.

A cleaner jobsite. Offsite fabrication reduces waste, deliveries, stored materials, prolonged framing and disruption to neighbors, especially on compact infill sites.

What Bensonwood provides

The Bensonwood shell is one part of the complete project and focuses on the home's most technically demanding systems:

STRUCTURE + ENCLOSURE

Engineered wall and roof systems, insulation, continuous air-control detailing, and high-performance exterior windows and doors.

DELIVERY + ASSEMBLY

Transportation to the site and rapid erection of the Bensonwood shell by an experienced installation team.

ENGINEERING + COORDINATION

Project-specific technical information and coordination with the local builder for the defined Bensonwood scope.

A PROVEN BUILDING PLATFORM

More than five decades of timber construction, panelization, and high-performance building experience behind the system.

Careful Preconstruction planning accounts for foundations, site work, utilities, systems, finishes, permit drawings, and local labor so you can evaluate a realistic total budget. Exact scope varies by plan and project.

FROM PLANBOOK TO COMPLETED HOME

A coordinated process with clear roles

Bensonwood guides the plan and building-shell work; your local builder and trades complete the site-specific construction and finishes:

	PROJECT STEP	WHAT HAPPENS
1	Select a plan	You choose a design that fits the lot, household, and your budget.
2	Confirm site fit	Review setbacks, access, utilities, grading, foundation conditions, and any site-specific changes.
3	Complete project specific documents	You finalize any plan option selections. Bensonwood adapts the selected plan for the site, structural loads, and energy systems. We help you identify and hire a local GC partner.
4	Fabricate and assemble	Bensonwood produces the enclosure in our Keene NH facility, then delivers it to your jobsite for rapid raising by our crews.
5	Finish with local trades	Your General Contractor will coordinate the mechanical, electrical, plumbing, interior, exterior, and site scopes using their local construction team/subs.



Reach out to our Home Advisors today for a free consultation.



Xyla Lugn



Designed for Everyday Living

This eave-presenting Xyla is slightly larger than the other Xyla base model, well-suited as a starter home or second home. The covered porch and side yard bracketed entry add functional charm to the exterior.

The open kitchen, living, and dining area feel grand, with an exposed view of the gable and ridge alongside the vaulted ceiling.

Adding an optional library-style ladder provides access to a loft for a distinctive bonus area, or to use as additional storage. The primary bedroom has a walk-in closet and a shared bathroom between the secondary bedroom across the hall.

Living Space: 1159sf

Porch: 128sf

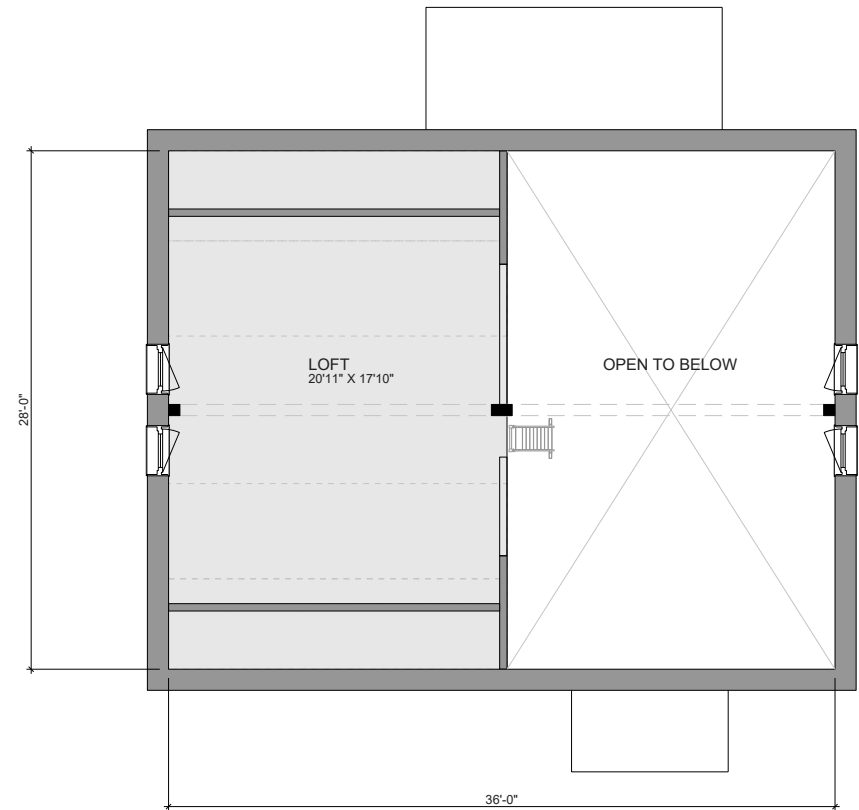
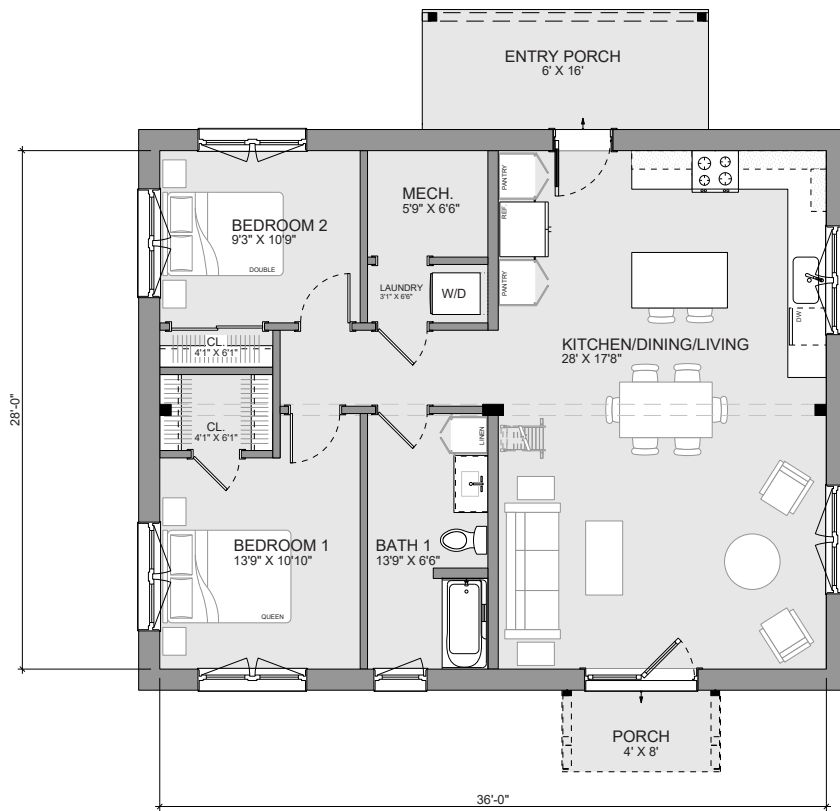


- » Single Level
- » Vaulted Ceilings
- » Loft

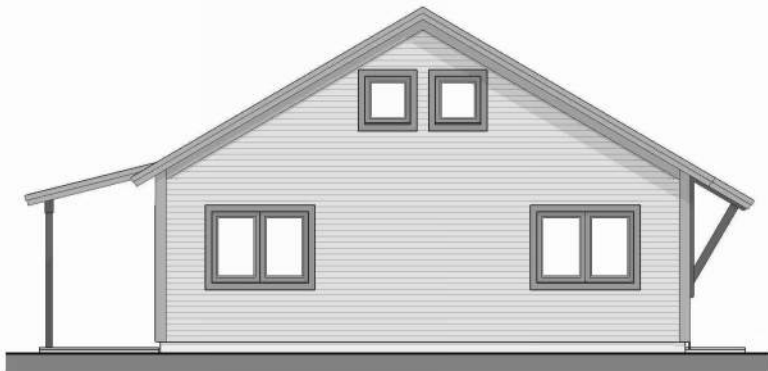
UPGRADE OPTIONS

- + Laundry in bath
- + Screen porch
- + Expanded dining room
- + Entry porch
- + Rear porch

Xyla Lugn



Xyla Lugn



Xyla Somn



A Compact Home with Big Character

This gable-presenting Xyla has an endearing design well-suited as a starter home or second home. The covered porch and side yard bracketed entry add functional charm to its exterior. With a loft running parallel to the ridge, there is plenty of room for storage or to use as a versatile bonus space. The open kitchen, living, and dining areas have a vaulted ceiling and exposed timbers under a single eave. The primary bedroom has two separate closets, sharing a centralized bathroom and laundry nook with the secondary bedroom.

Living Space: 1038sf

Porch: 82sf

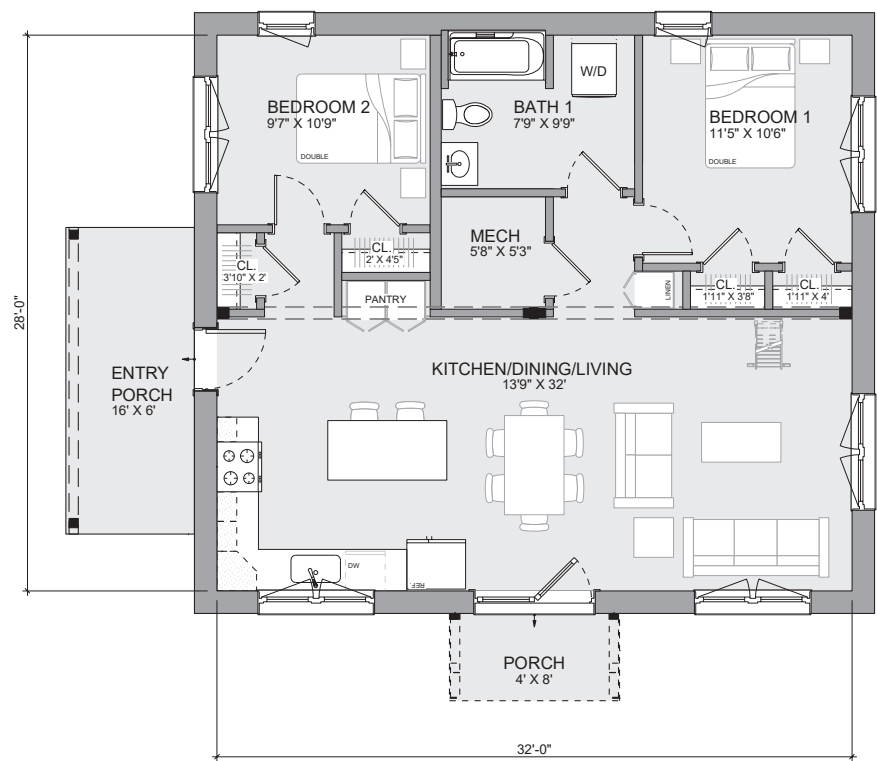


- » Single Level
- » Loft
- » Vaulted Ceilings
- » Flexible Bedroom Space
- » Exposed Timbers

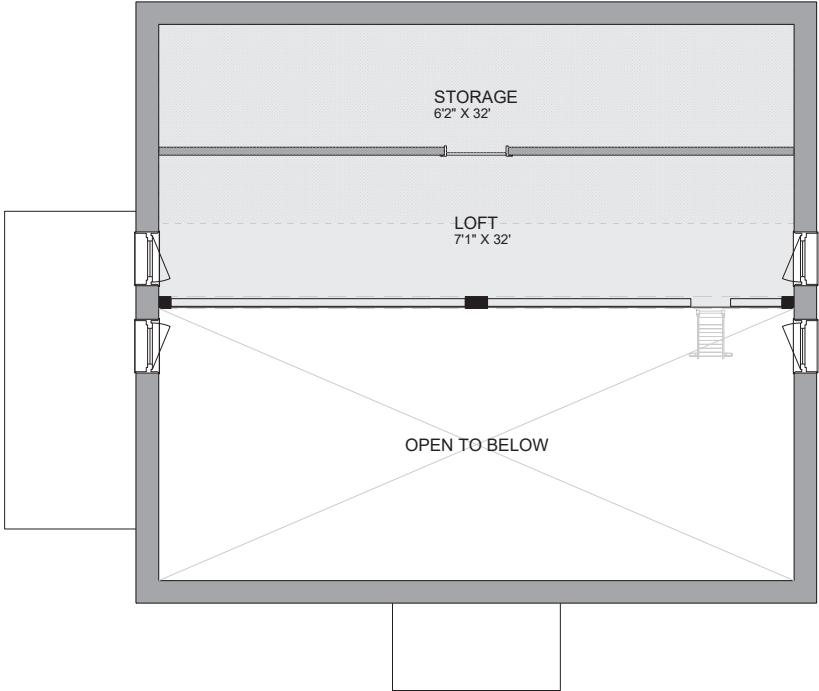
UPGRADE OPTIONS

- + Laundry in bath
- + Screen porch
- + Expanded dining room
- + Entry porch
- + Rear porch

Xyla Somn

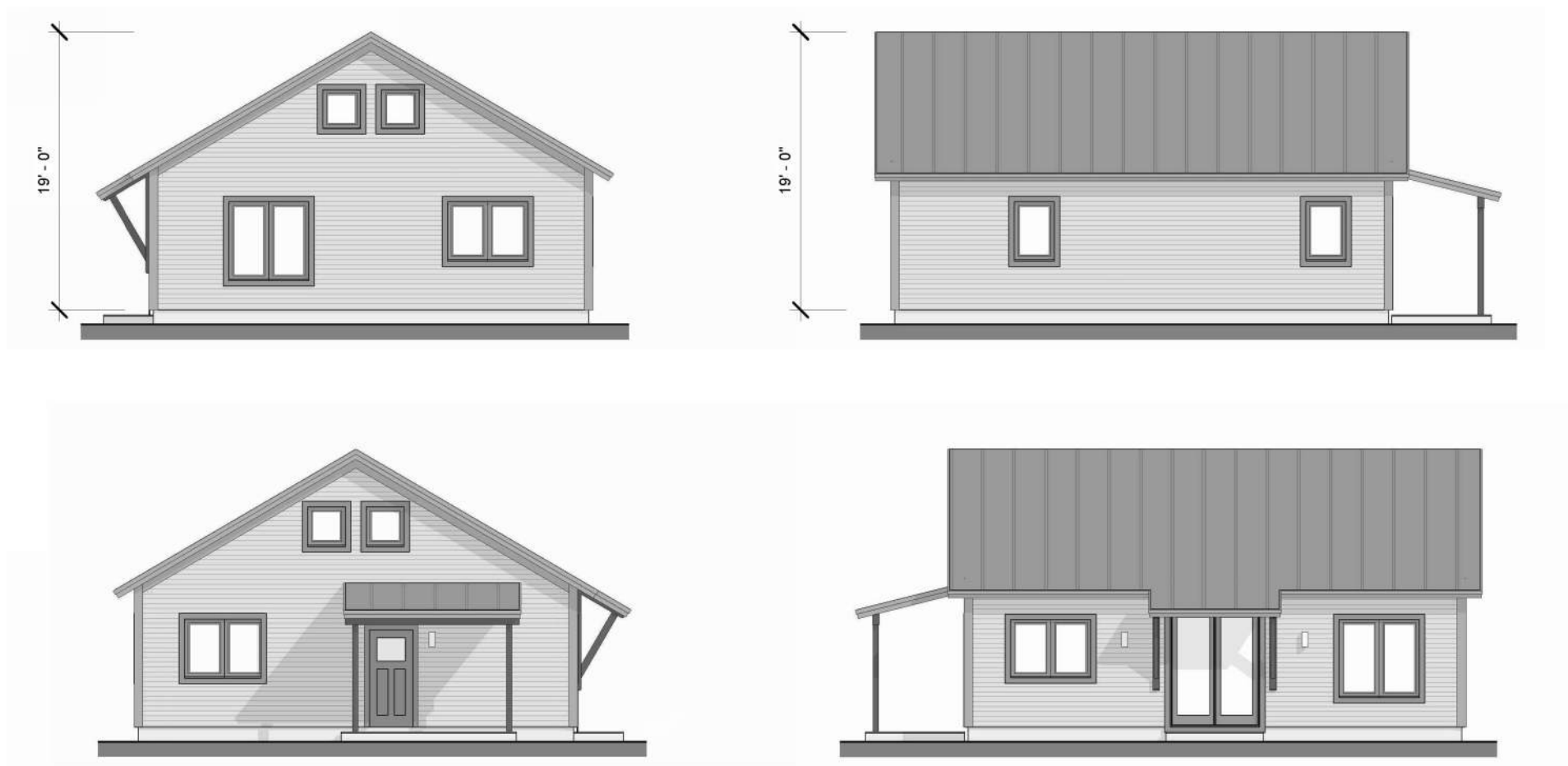


FIRST FLOOR



SECOND FLOOR

Xyla Somn



Värm Rammen



Compact Layout, Spacious Living

This eye-presenting Värm packs a lot into a small and efficient floor plan. Enter through a covered porch into the open kitchen, dining, and living area containing 9' ceilings with convenient side yard access and a coat closet. The spacious kitchen island works well for those who wish to entertain, along with the open wall space for artwork. The laundry is on the second floor near the bedrooms, making chores easy without going up and down stairs. The primary bedroom is roomy, separated on the other side of the hallway from the secondary bedrooms with ample flex space to convert to an office or guest room.

Living Space: 1528sf
Porch: 82sf

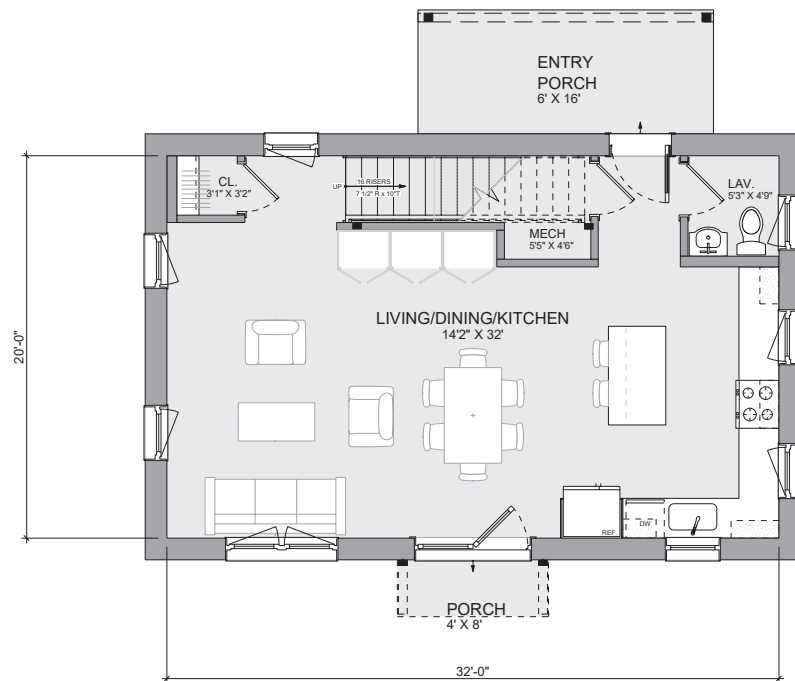


- » Efficient Floor Plan
- » Second-Floor Laundry
- » Flexible Bedroom Space

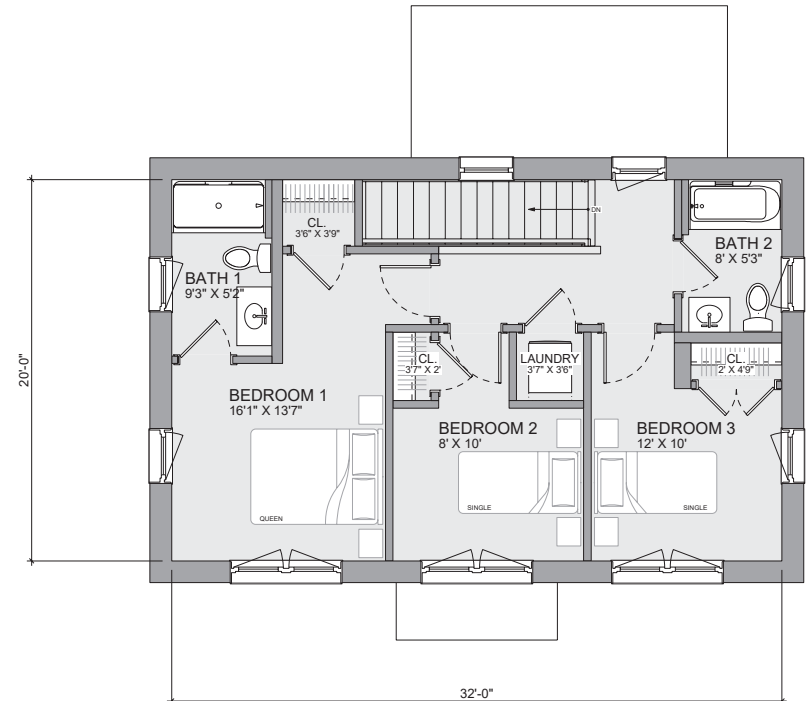
UPGRADE OPTIONS

- + Laundry in bath
- + Screen porch
- + Expanded dining room
- + Entry porch
- + Rear porch

Värm Rammen

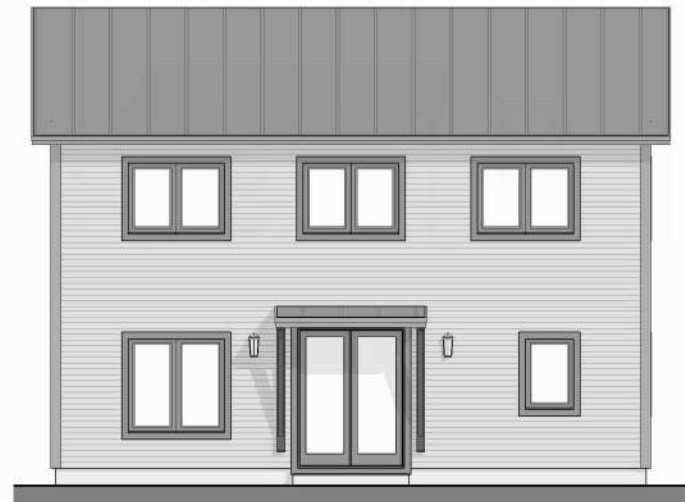
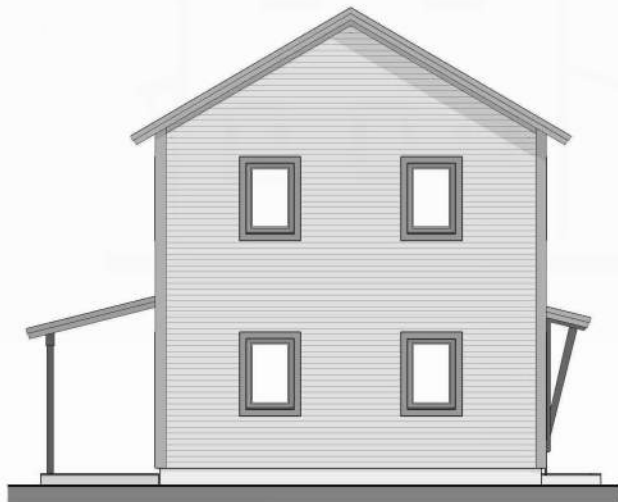
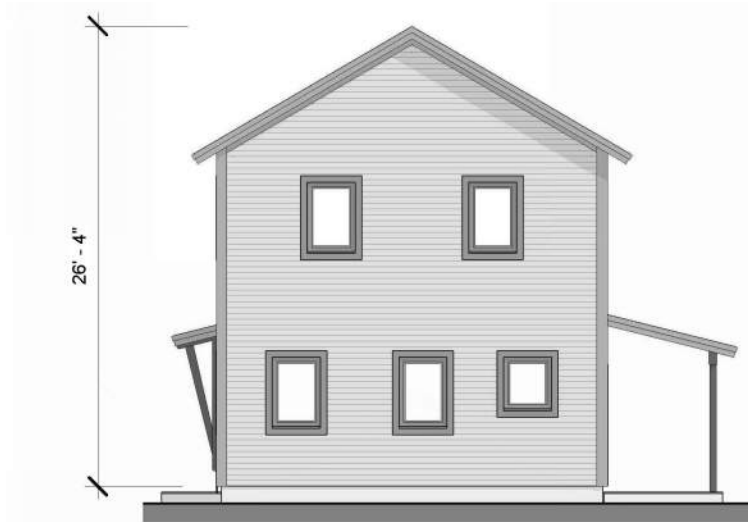


FIRST FLOOR



SECOND FLOOR

Värm Rammen



Värm Granna



Maximized Living in Minimal Space

This gable-presenting Värm is a condensed version of the larger Värms, with an efficient floor plan that pairs well with narrow lots. Enter through the large covered porch into an open kitchen, dining, and living area with 9' ceilings, a built-in closet, open walls for artwork, and plenty of pantry space. A kitchen island works well for those who wish to entertain, with convenient side yard access for grilling. The laundry is on the second floor near the bedrooms for easy access. The primary bedroom is roomy, with flexible secondary bedroom space to convert to an office or guest room.

Living Space: 1528sf
Porch: 82sf

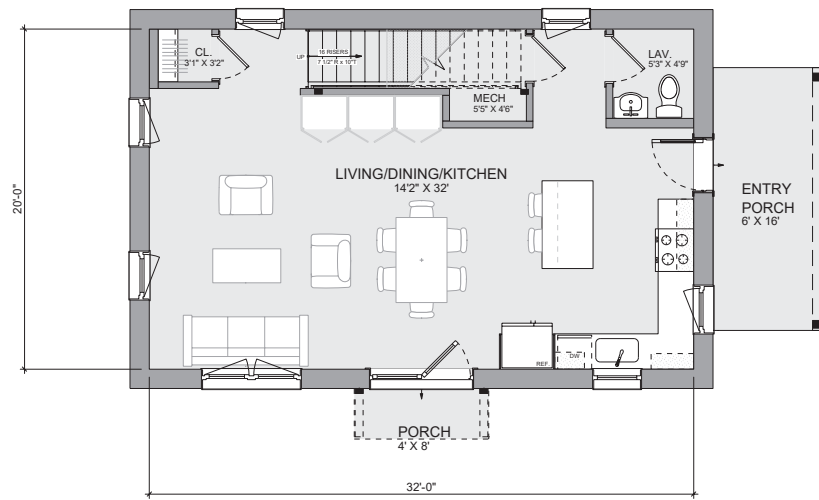


- » Efficient Floor Plan
- » Large Covered Porch
- » Large Pantry Space
- » Second-Floor Laundry
- » Flexible Bedroom Space

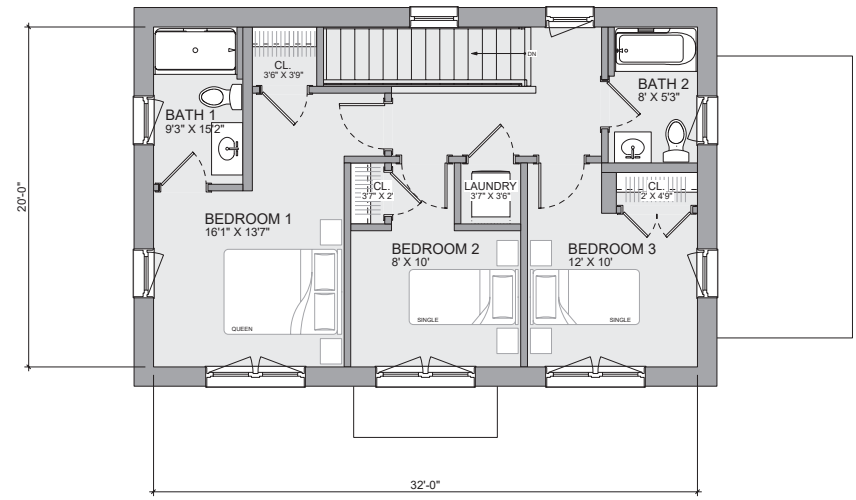
UPGRADE OPTIONS

- + Laundry in bath
- + Screen porch
- + Expanded dining room
- + Entry porch
- + Rear porch

Värm Granna

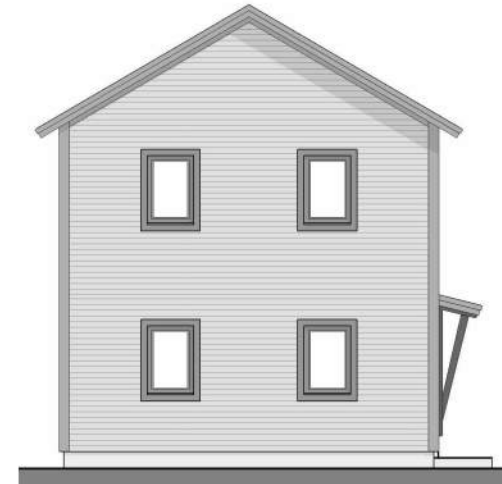
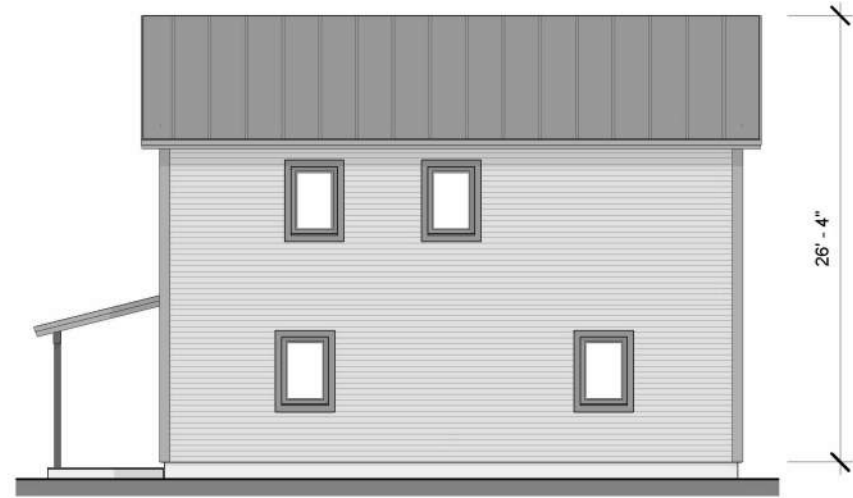


FIRST FLOOR



SECOND FLOOR

Värm Granna



Nano Liten



Small Footprint, Big Comfort

This ready-to-build compact Nano has a shallow roof pitch with simple lines and a vaulted living space. Enter through the bracketed entry into the open kitchen, dining, and living area where the kitchen sink overlooks the window for a pleasant view while doing dishes.

The first-floor primary bedroom and primary bathroom are off the kitchen and living space. A large, practical storage loft is accessible with a pull-down stair, ideal for all your storage needs.

Living Space: 586sf
Porch: 18sf

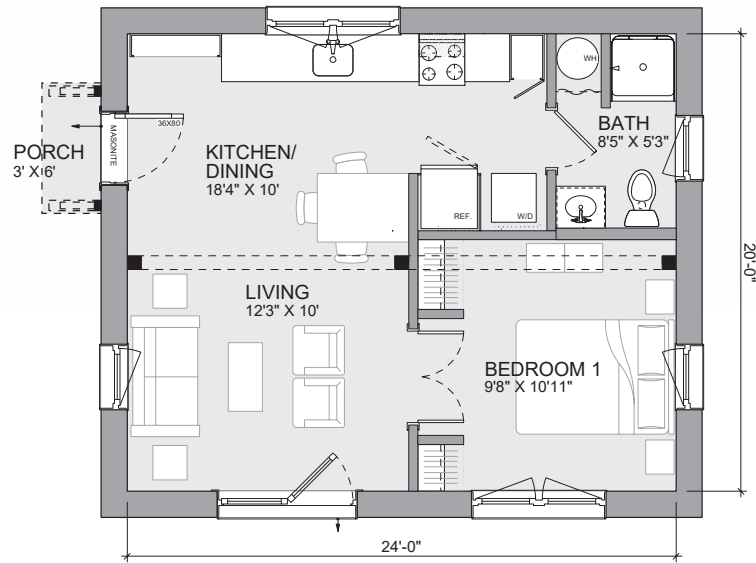


- » Shallow Roof Pitch
- » Vaulted Ceiling
- » Storage Loft
- » ADU

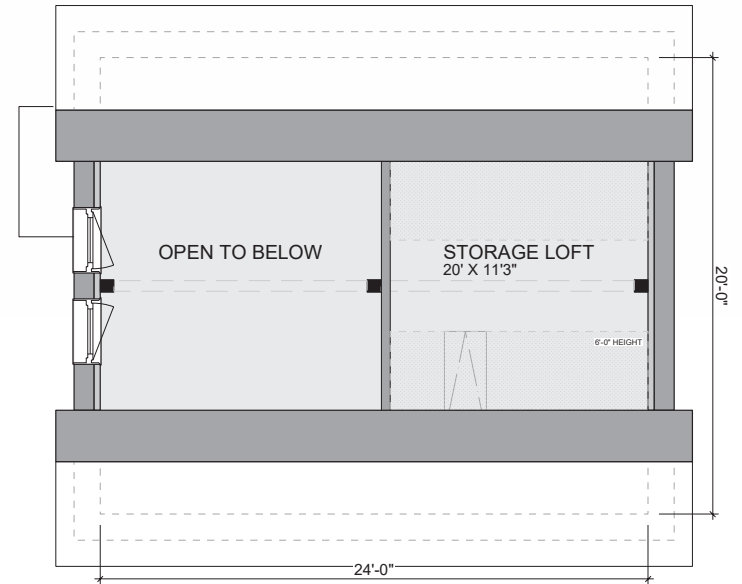
UPGRADE OPTIONS

- + Laundry in bath
- + Screen porch
- + Expanded dining room
- + Entry porch
- + Rear porch

Nano Liten

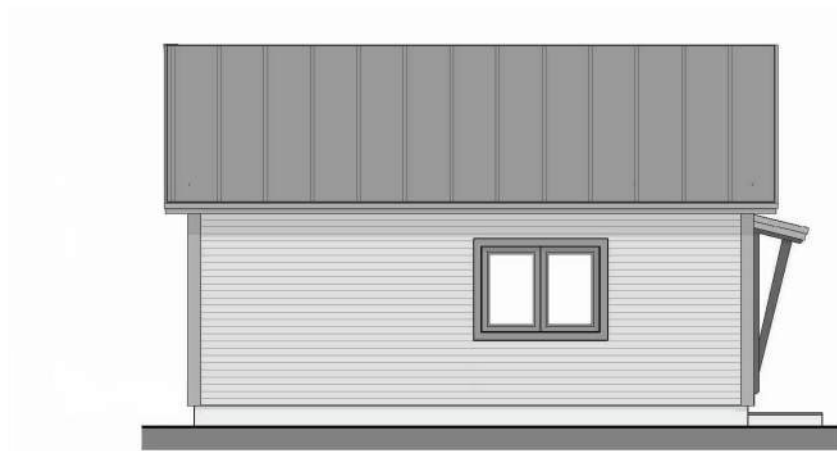
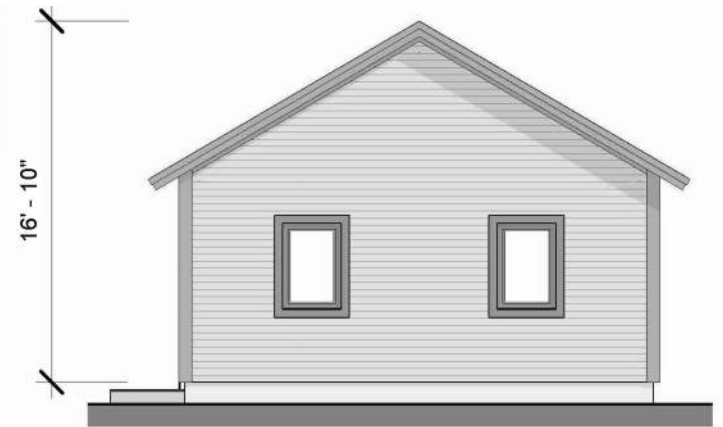


FIRST FLOOR



SECOND FLOOR

Nano Liten



Nano Karna



Small-Scale Comfort with Big Function

This ready-to-build Nano has an endearing aesthetic with its steeply pitched roof, single dormer, and exposed ridgeline. Enter through the bracketed entry into the open kitchen, dining, and living area with plenty of pantry space.

The first-floor primary bedroom is adjacent to the primary bathroom, with convenient access to the downstairs laundry area. The second floor has a vaulted ceiling, with a sizeable storage area and a flexible hallway nook for a variety of uses. Down the hall from the upstairs bathroom is the secondary bedroom with a large closet.

Living Space: 1036sf

Porch: 24sf

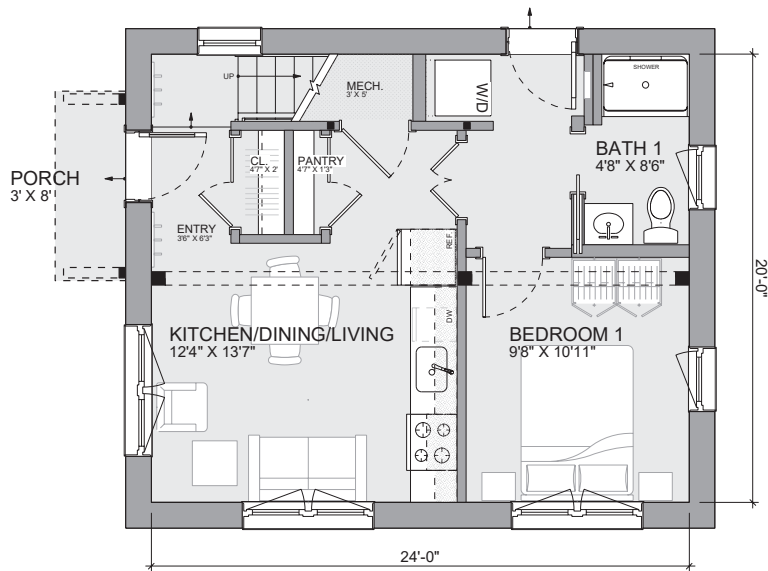


- » Steep Roof Pitch
- » Single Dormer
- » Exposed Ridgeline
- » Vaulted Ceilings

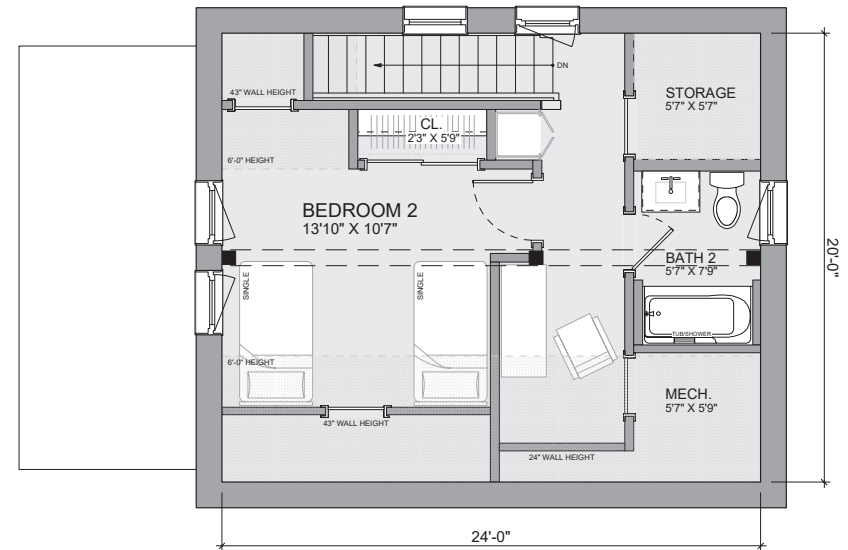
UPGRADE OPTIONS

- + Laundry in bath
- + Screen porch
- + Expanded dining room
- + Entry porch
- + Rear porch

Nano Karna

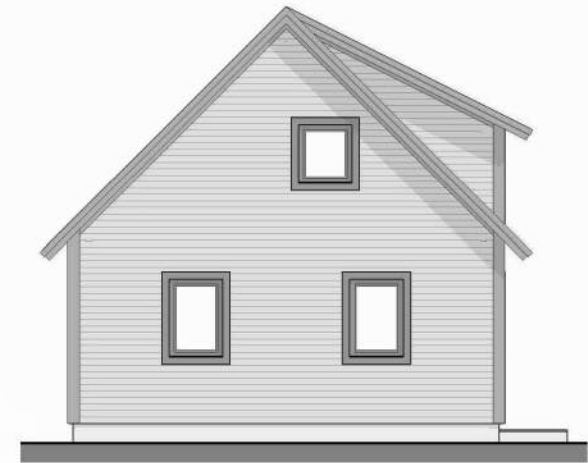
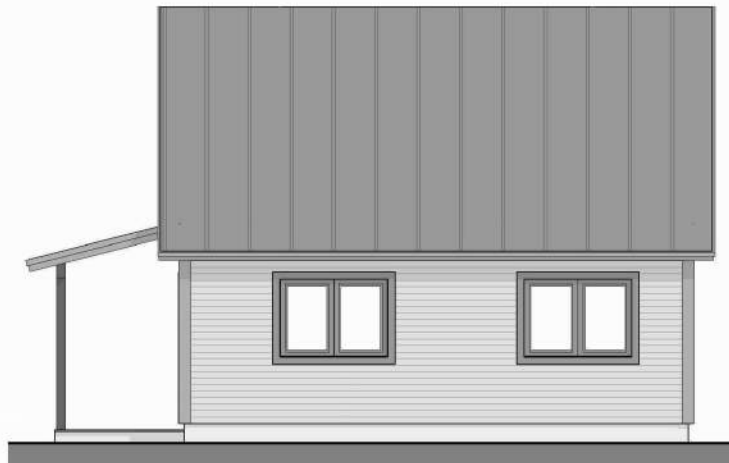


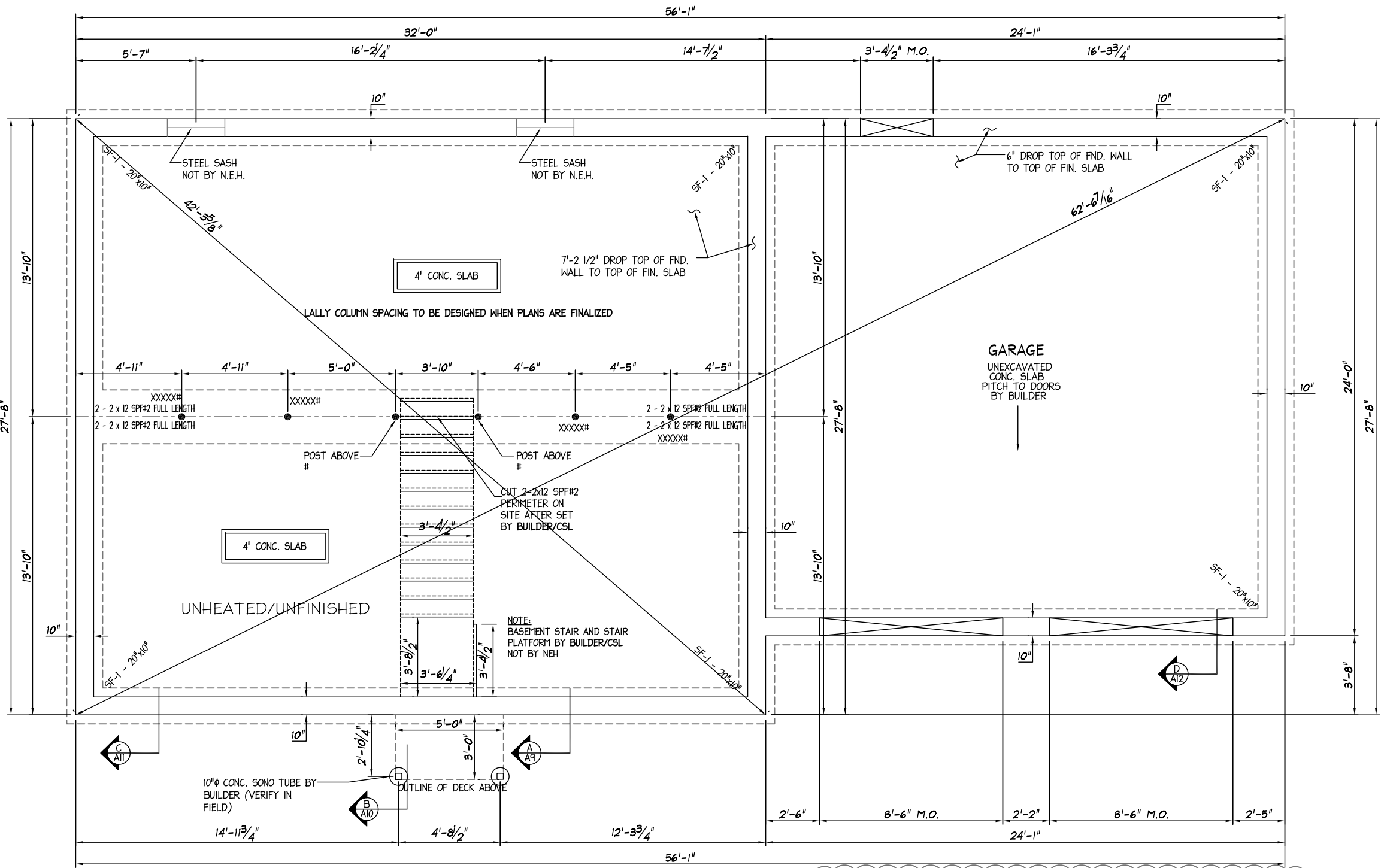
FIRST FLOOR



SECOND FLOOR

Nano Karna





- 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

XXXX

Revision:

7/31/2026

Revisions

RTA

New England
Homes

277 Locust Street, Suite B
Dover, NH 03820
www.newenglandhomes.net
(telephone): 800.800.8831
(fax): 603.431.8540

LEB - CHATHAM w/ GARAGE

Builder:

3/16"-1'-0"

Scale:

FOLDING CAPE - 2X8 EXTERIOR WALLS

Structure Desc:

FOUNDATION PLAN

A-2

Sheet:

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.

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Signature

Date

Page 28 of 34

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 51 1/2" T

COOK TOP

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

- NOTES:
1. ALL DIMENSIONS ARE STUD TO STUD UNLESS NOTED OTHERWISE.

* = EGRESS WINDOW

2. WOOD - WINDOW OPENING CONTROL DEVICE ADDED TO WINDOW

3. ALL LVL BEAMS ARE 2.0E MICROLAM UNLESS NOTED OTHERWISE

4.

5.

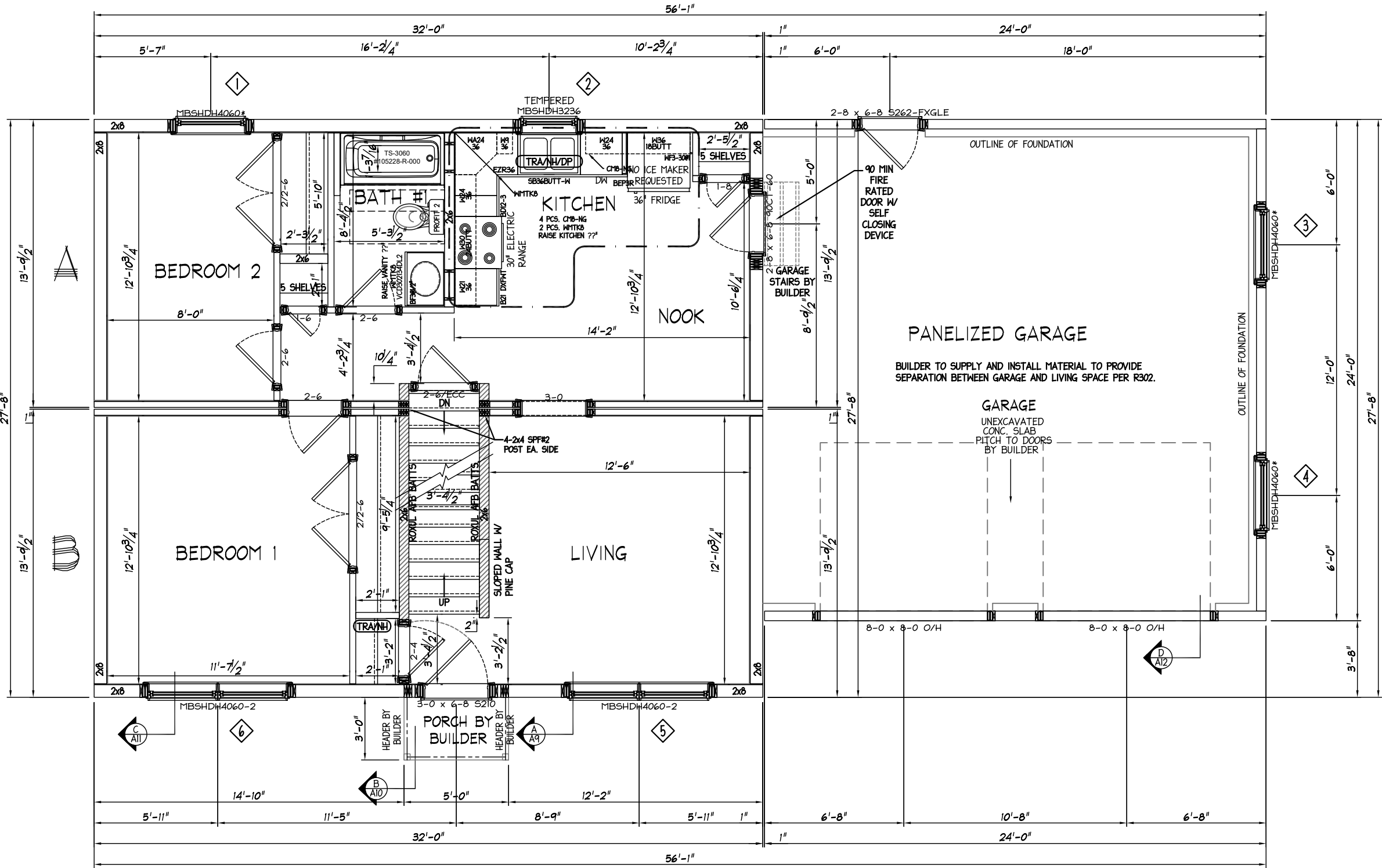
- LOAD BEARING HEADERS:
- ALL MATE WALL OPENING HEADER TO BE (3) 2x10 SPF#2, EACH SIDE, UNLESS NOTED OTHERWISE

ALL EXTERIOR DOOR/WINDOW HEADERS TO BE (3) 2x10 SPF#2, UNLESS NOTED OTHERWISE

LABEL AND DATA PLATE INDEX:

TRA
NH
DP

THIRD PARTY LABEL
NEW HAMPSHIRE STATE LABEL
DATA PLATE



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**New England
Homes**

LEB - CHATHAM w/ GARAGE

FOLDING CAPE - 2X8 EXTERIOR WALLS

FIRST FLOOR PLAN

Drawn:
7/31/2026
RTA
Revisions

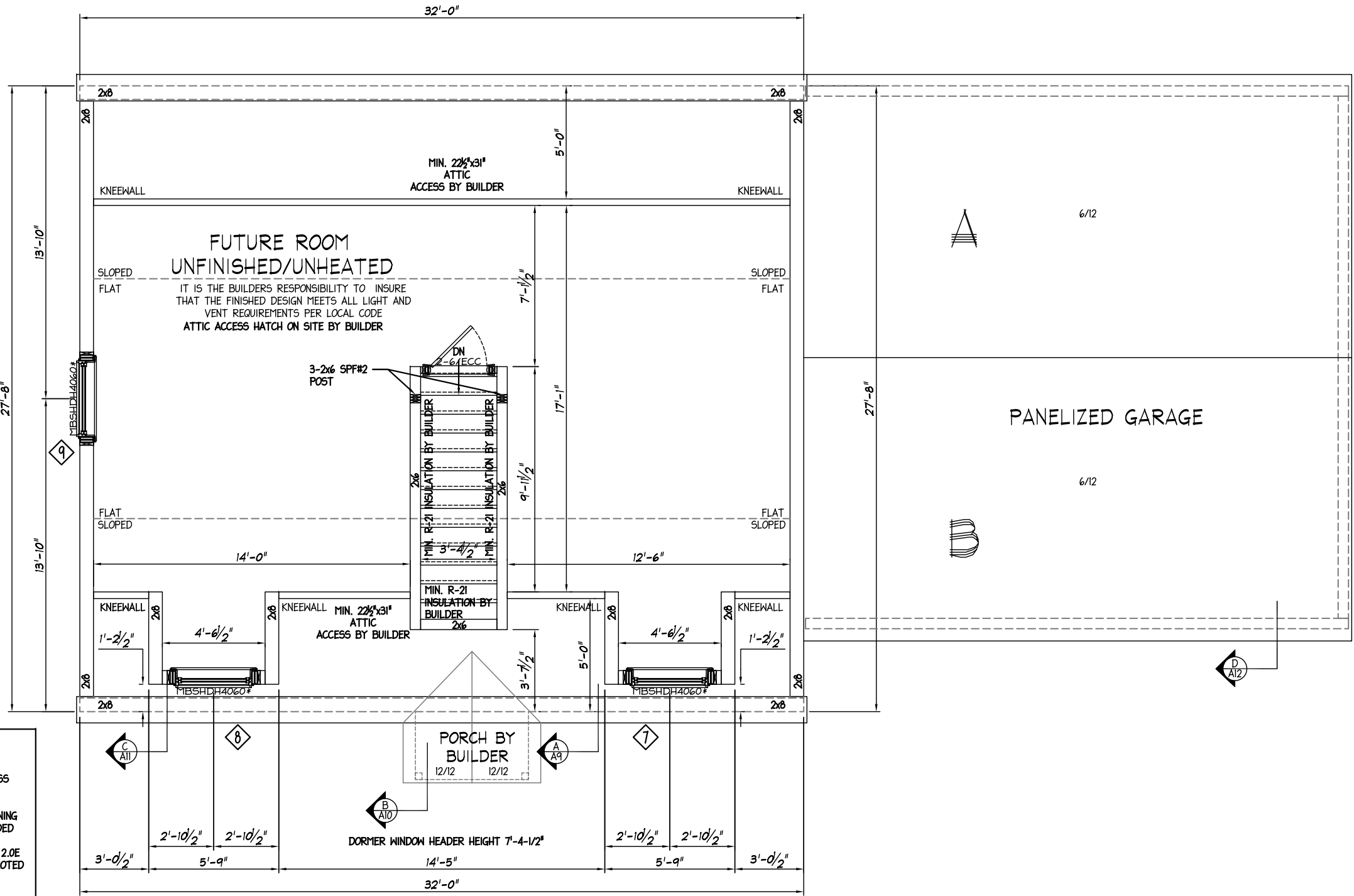
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Revision:

Sheet:
A-3

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

- NOTES:
1. ALL DIMENSIONS ARE STUD TO STUD UNLESS NOTED OTHERWISE.
 2. * = EGRESS WINDOW
 3. WOOD - WINDOW OPENING CONTROL DEVICE ADDED TO WINDOW
 4. ALL LVL BEAMS ARE 2.0E MICROLAM UNLESS NOTED OTHERWISE
 - 5.

- 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



XXXX	Revision:	7/31/2026	RTA	New England Homes	277 Locust Street, Suite B Dover, NH 03820 www.newenglandhomes.net (telephone): 800.800.8831 (fax): 603.431.8540	LEB - CHATHAM w/ GARAGE	Builder:	A-4
-	Revision:			Structure Desc:	FOLDING CAPE - 2X8 EXTERIOR WALLS	3/16"-1'-0"	Scale:	
A-4	Sheet:			SECOND FLOOR PLAN				

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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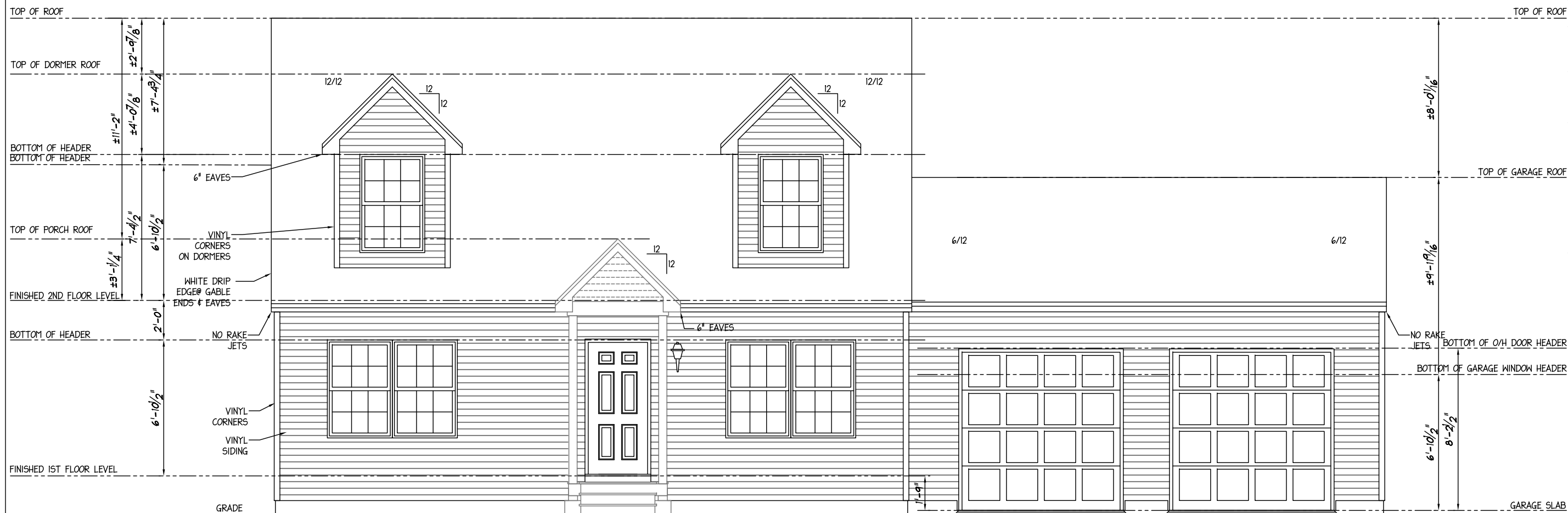
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Signature _____ Date _____

NEW ENGLAND HOMES INDEPENDENT BUILDERS DULY AUTHORIZED AGENT PER CONTRACT AGREEMENT



FRONT ELEVATION

SITE ADDRESS
CITY, STATE
ZIP CODE

277 Locust Street, Suite B
Dover, NH 03820
www.newenglandhomes.net
(telephone): 800.800.8831
(fax): 603.431.8540



**New England
Homes**

LEB - CHATHAM w/ GARAGE

Structure Desc: **FOLDING CAPF - 2X8 EXTERIOR WALL S**

FRONT ELEVATION

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PRELIMINARY PLANS ONLY. NOT TO BE USED FOR CONSTRUCTION.

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NEW ENGL AND HOMES, INDEPENDENT RIJDERS DULY AUTHORIZED AGENT PER CONTRACT AGREEMENT

Drawn:	7/31/2026	RTA
Revisions		

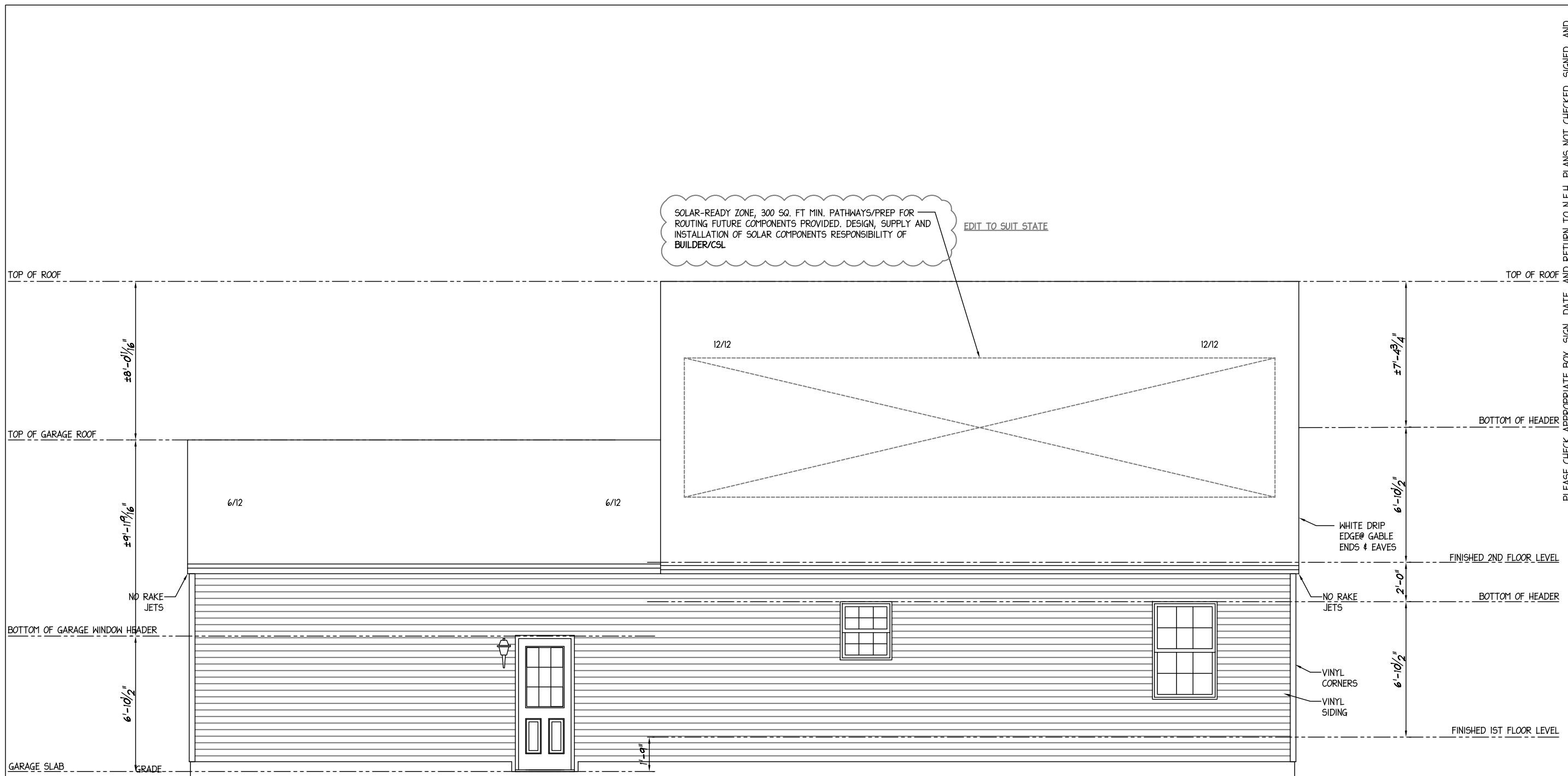
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Revision:

Sheet: **A-5**

Builder:

Scale:



REAR ELEVATION

PANELIZED GARAGE

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

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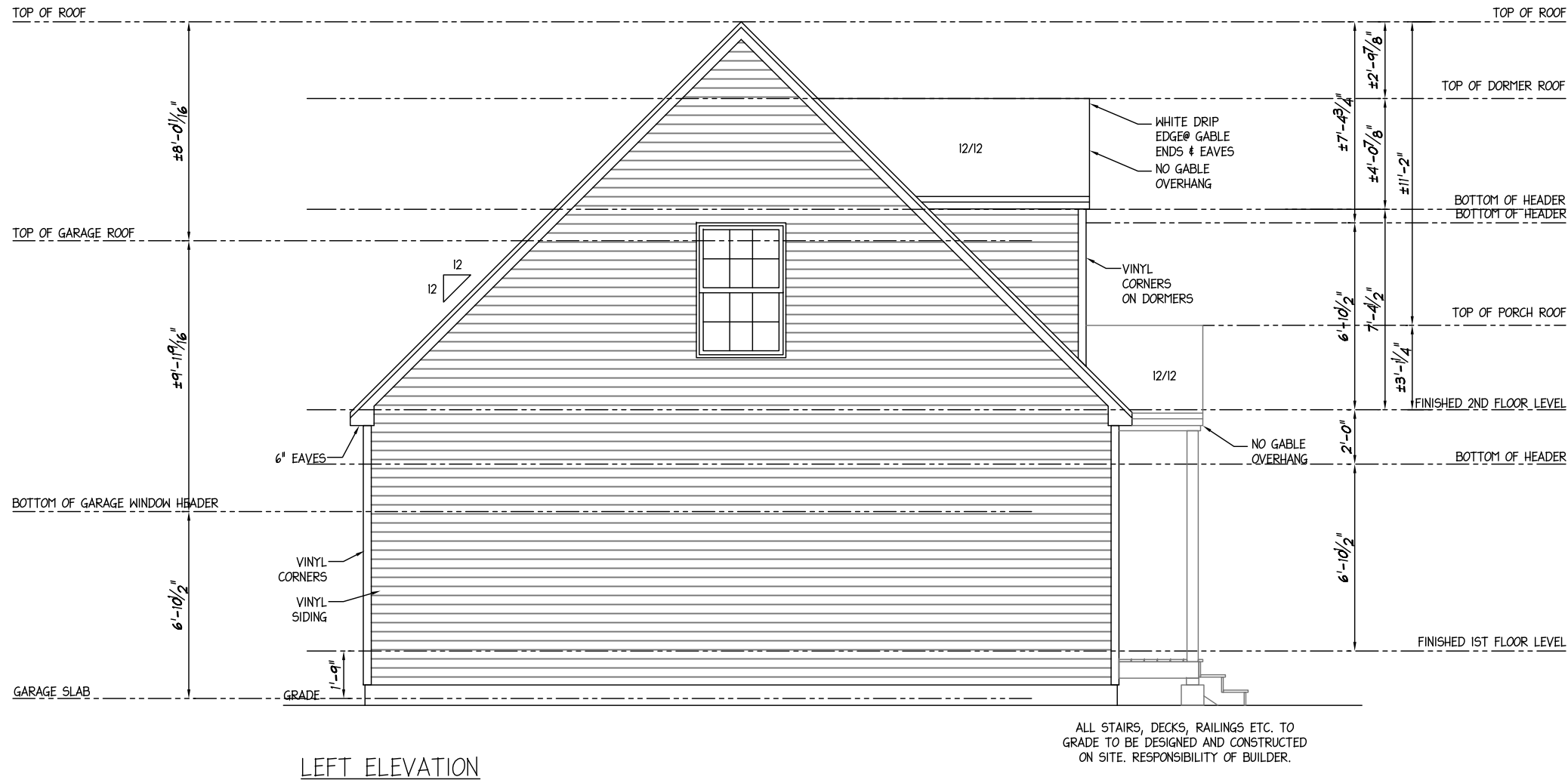
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Signature _____

NEW ENGL AND HOMES INDEPENDENT BILL DEBS D I Y AUTHORIZED AGENT PER CONTRACT AGREEMENT

Date _____

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	Revisions			
A-6 Sheet:		Builder: LEB - CHATHAM w/ GARAGE	REAR ELEVATION	
		Scale: 3/16"=1'-0"		Structure Desc: FOLDING CAPE - 2X8 EXTERIOR WALLS



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.

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NEW ENGLAND HOMES INDEPENDENT BUILDERS DULY AUTHORIZED AGENT PER CONTRACT AGREEMENT

Date



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Builder:

LEB - CHATHAM w/ GARAGE

Scale:

FOLDING CAPE - 2X8 EXTERIOR WALLS

LEFT ELEVATION

Drawn:
7/31/2026 RTA

Revisions

XXXX

Revision:

-

Sheet:

A-7

