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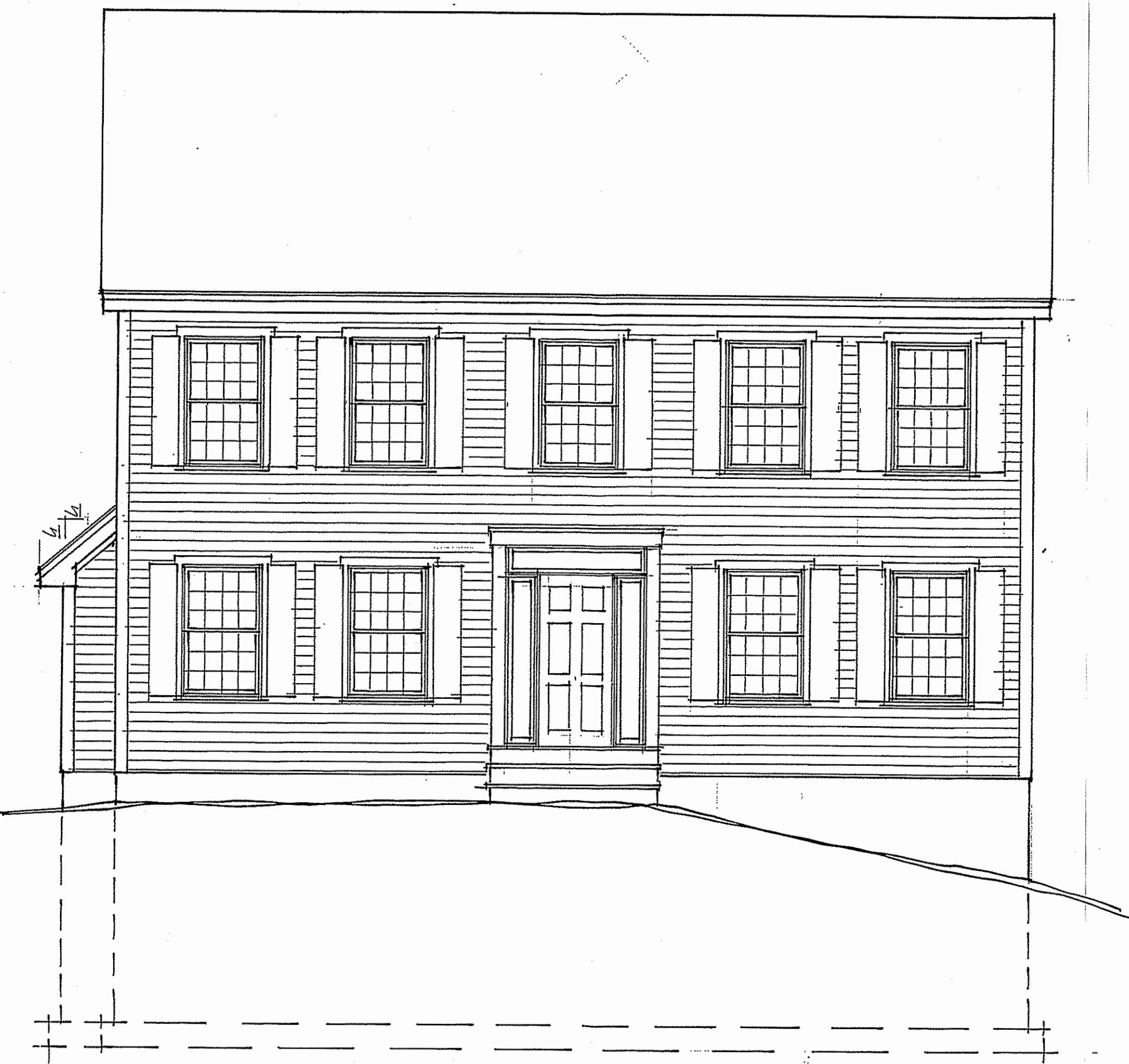
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GREENER LIVING LAURTY HOMES
 28 x 36 DRIVE UNDER

DATE
 SEPT 2, 2014

REVISIONS

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

GENERAL SPECIFICATIONS FOR WOOD CONSTRUCTION

GENERAL REQUIREMENTS

- A. OWNER/CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES. ALL DRAWINGS MUST BE REVIEWED AND VERIFIED BY OWNER/CONTRACTOR PRIOR TO STARTING ANY CONSTRUCTION. ALL DIMENSIONS AND STRUCTURAL MEMBERS NOTED ON PLANS AND SECTIONS MUST BE REVIEWED BY OWNER/CONTRACTOR AND ALL CONSTRUCTION MATERIALS AND METHODS APPROVED BY THE LOCAL BUILDING OFFICIAL PRIOR TO CONSTRUCTION.
- B. IT IS UNDERSTOOD THAT IF THERE ARE ANY DISCREPANCIES FOUND ON THE DRAWINGS, THE DESIGNER SHALL BE NOTIFIED AND GIVEN AMPLE TIME TO REVISE THE DRAWINGS AS NECESSARY PRIOR TO CONSTRUCTION.
- C. ALL CONTRACTORS, SUB-CONTRACTORS, SUPPLIERS AND FABRICATORS SHALL BE RESPONSIBLE FOR THE SUPPLY AND DESIGN OF APPROPRIATE MATERIALS AND WORKMANSHIP AS SHOWN ON THE DRAWINGS.
- D. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED, USED, CLEANED, AND CONDITIONED IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
- E. DESIGN LOADS:

1. MAIN FLOOR	LIVE LOAD	40 PSF
	DEAD LOAD	15 PSF
2. UPPER FLOOR	LIVE LOAD	40 PSF
	DEAD LOAD	15 PSF
3. ROOF LOAD	LIVE LOAD	50 PSF
	DEAD LOAD	15 PSF

SITWORK

- A. PERFORM EXCAVATION ACCORDING TO GOOD CONSTRUCTION PRACTICES TO THE LINES, GRADES AND ELEVATIONS INDICATED ON THE DRAWINGS (FINISHED GRADE BROUGHT TO APPROXIMATELY 8" BELOW SILL AND SLOPE AWAY FROM STRUCTURE). ALL UNSUITABLE MATERIALS AND ORGANIC MATERIAL UNDER FOOTINGS SHALL BE REMOVED AND REPLACED WITH CLEAN FILL.
- B. PROVIDE CONTINUOUS FOUNDATION DRAINAGE AT PERIMETER OF EXCAVATED AREAS USING 6" DIAMETER PIPE AND APPROPRIATE FITTINGS. COVER WITH A MINIMUM OF 8" COURSE GRAVEL AND SLOPE 1/4" PER FOOT TO POINT OF DRAINAGE.
- C. ALL RETAINING TYPE WALLS AND SLOPES ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO PROVIDE A PROPERLY DRAINED FINISHED SITE.
- D. ALL LANDSCAPING PER OWNER/CONTRACTOR.

CONCRETE

- A. PROVIDE CONCRETE COMPLYING WITH ASTM C94. UNLESS OTHERWISE NOTED, CONCRETE SHALL HAVE THE FOLLOWING 28 DAY MINIMUM COMPRESSIVE STRENGTHS:

CONCRETE FOOTINGS AND PIERS	3000 PSI
CONCRETE WALLS	3000 PSI
CONCRETE SLABS ON GRADE	3500 PSI
- B. UNLESS OTHERWISE NOTED, ALL SLAB ON GRADE SHALL BE 4" THICK MINIMUM AND PLACED OVER 6" MINIMUM SAND OR GRAVEL COMPACTED IN ONE (1) FOOT LIFTS.
- C. FOOTING SIZES SHOWN ARE TYPICAL ONLY FOR STATED SOIL PRESSURE AND CONSISTENT COMPACTION. CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTINGS COMPLYING WITH GOVERNING CODES AND FROST REQUIREMENTS, AND MEETING THE DESIGN REQUIREMENTS OF SPECIFIC SOIL REQUIREMENTS.
- D. ANCHOR PRESSURE TREATED 2X6 SILL PLATE ON FOUNDATION SEALER WITH METAL ANCHOR STRAPS AT 3'-6" O.C. MAXIMUM OR 1/2" X 1 1/2" BOLTS.
- E. BEAM POCKETS SHALL BE PROVIDED FOR ALL BEAMS SUPPORTED BY FOUNDATION WALLS WHERE REQUIRED, AND SHALL COMPLY WITH THE FOLLOWING:
 1. MINIMUM OF 4" BEARING
 2. HEIGHT AND WIDTH AS REQUIRED BY BEAM
 3. PROVIDE TREATED LUMBER FOR BEARING BENEATH ALL WOOD BEAMS

WOOD AND PLASTICS

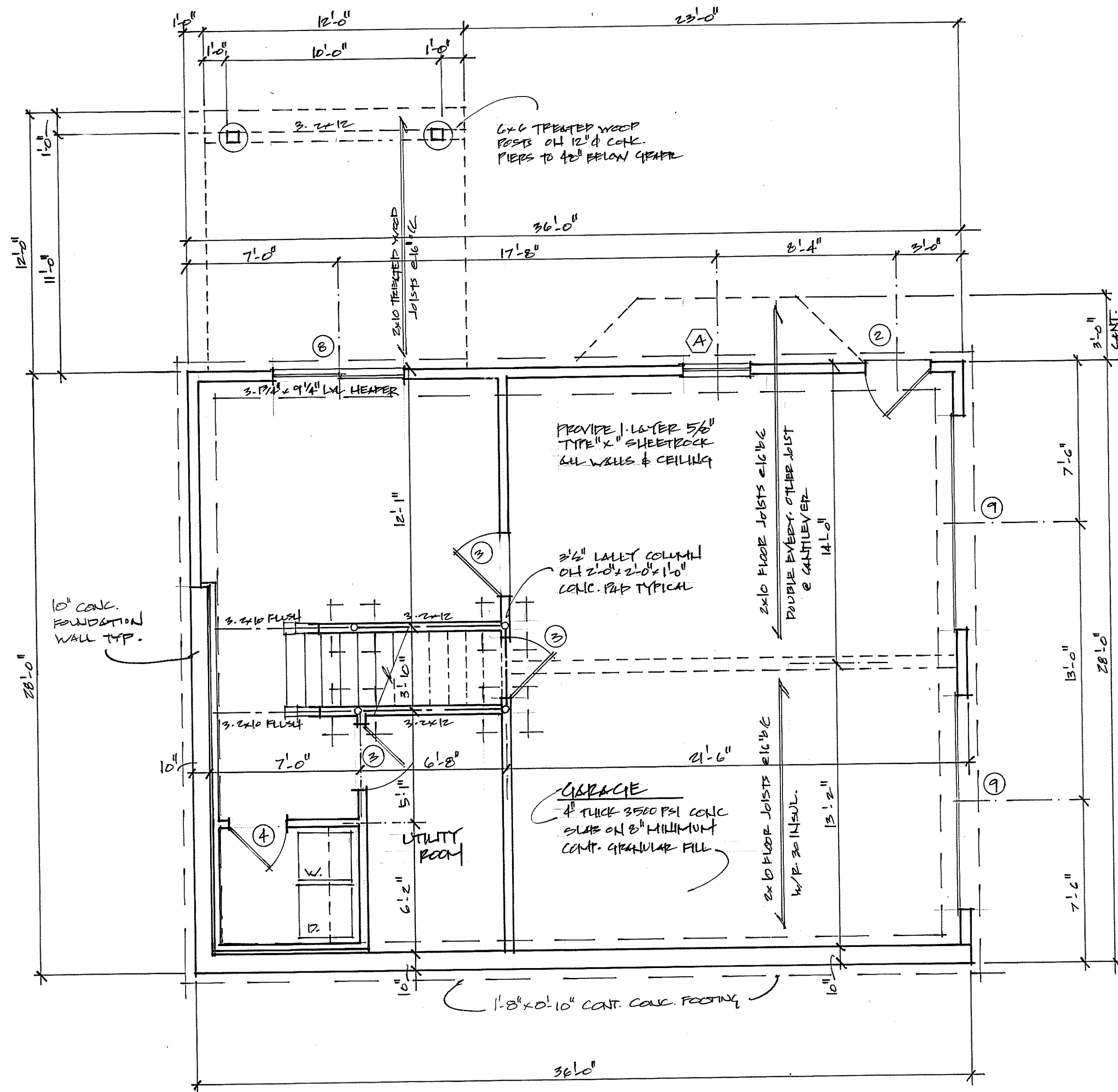
- A. PROVIDE ALL LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY:
 1. ALLOWABLE STRESSES FOR FRAMING MEMBERS:

A. MODULUS OF ELASTICITY	1,400,000 PSI (SPF#2 OR BETTER)
B. FLEXURAL STRESS ALLOWABLE	875 MIN
C. HORIZONTAL SHEAR STRESS	135 PSI
D. BEARING ALLOWABLE	425 PSI
E. COMPRESSION	725 PSI
 2. ALL HEADERS AND BEAMS SHALL BE FREE FROM SPLITS, CHECKS, AND KNOTS.
 3. SHEATHING

A. ROOF;	APA RATED SHEATHING EXP 1, 24" O.C. SPAN RATING
B. FLOORS;	T&G RATED "STURDI-FLOOR" EXP 1, 16" O.C. SPAN RATING (GLUE AND RING NAIL TO FLOOR FRAMING MEMBERS AS NOTED)
C. WALLS;	APA RATED SHEATHING EXP 1, 16" O.C. SPAN RATING
 4. ROUGH HARDWARE

A. STEEL ITEMS	
1.	COMPLY WITH ASTM 17 OR ASTM A36
2.	USE GALVANIZED METAL AT ALL EXTERIOR LOCATIONS
B.	INSTALL JOIST AND BEAM HANGERS CAPABLE OF SUPPORTING THE MAXIMUM ALLOWABLE LOAD OF JOIST OR BEAM BEING SUPPORTED.
C.	HURRICANE ANCHORS SHALL BE USED WHEN REQUIRED BY LOCAL CODES.
1.	ANCHOR TRUSS/RAFTER TO WALL PLATE BELOW AT ALL TRUSS/RAFTER LOCATIONS.
2.	ANCHOR UPPER FLOOR TO WALL BELOW AT 4'-0" O.C.
3.	ANCHOR MAIN FLOOR WALL TO FOUNDATION WALL TREATED SILL PLATE AT 4'-0" O.C.
4.	AT CANTILEVERED FLOOR, ANCHOR EACH FLOOR JOIST TO WALL ABOVE AND THE WALL OR FOUNDATION WALL SILL PLATE BELOW
- B. PROVIDE "GANG-LAM" GLUE LAMINATED VENEER BEAMS OR EQUAL, OF THE DIMENSIONS AND NUMBER INDICATED ON DRAWINGS. FASTEN MULTIPLES TOGETHER IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
 1. ALLOWABLE STRESSES:

A. MODULUS OF ELASTICITY	2,000,000 PSI (SPF#2 OR BETTER)
B. FLEXURAL STRESS ALLOWABLE	2,800 MIN
C. HORIZONTAL SHEAR STRESS	285 PSI
D. BEARING ALLOWABLE	550 PSI
 - C. UNLESS OTHERWISE NOTED, PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS. IN ADDITION, PROVIDE ONE ROW OF 1X3 CROSS BRIDGING OR METAL CROSS BRIDGING PER JOIST SPAN.
 - D. STAIR CONSTRUCTION TO CONSIST OF 4-2X12 STRINGERS, 5/4" HARDWOOD OR 3/4" PLYWOOD TREADS, AND 3/4" THICK RISERS, UNLESS ENTIRE STAIRCASE FABRICATED BY COMPONENT MANUFACTURER.
 - E. ALL WOOD PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED AND INSTALLED OVER 6 MIL STABILIZED POLYETHYLENE.

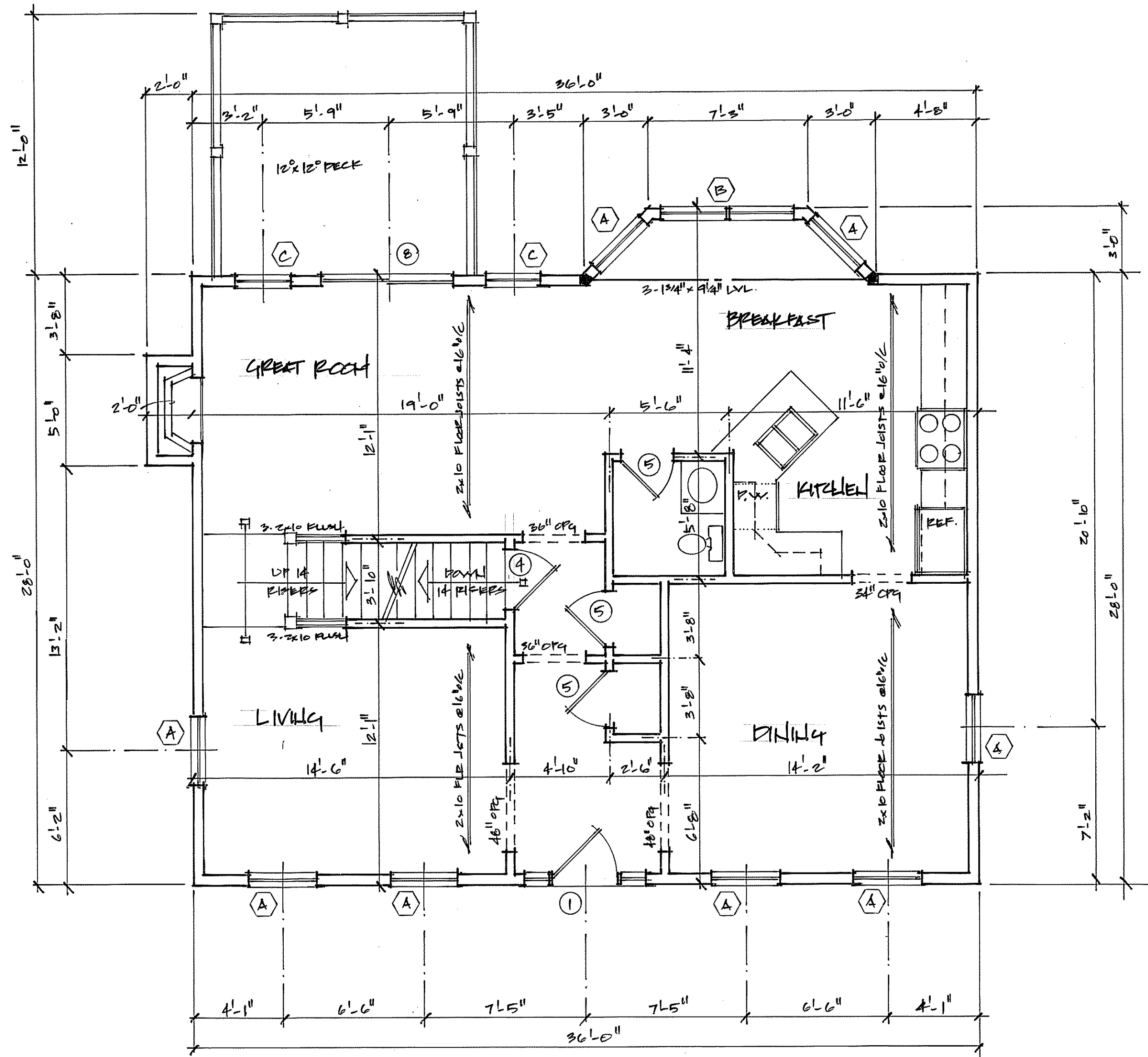


GREENER LIVING LUXURY HOMES
 20x36 DRIVE-UIDER

DATE:
 SEPT 2, 2014

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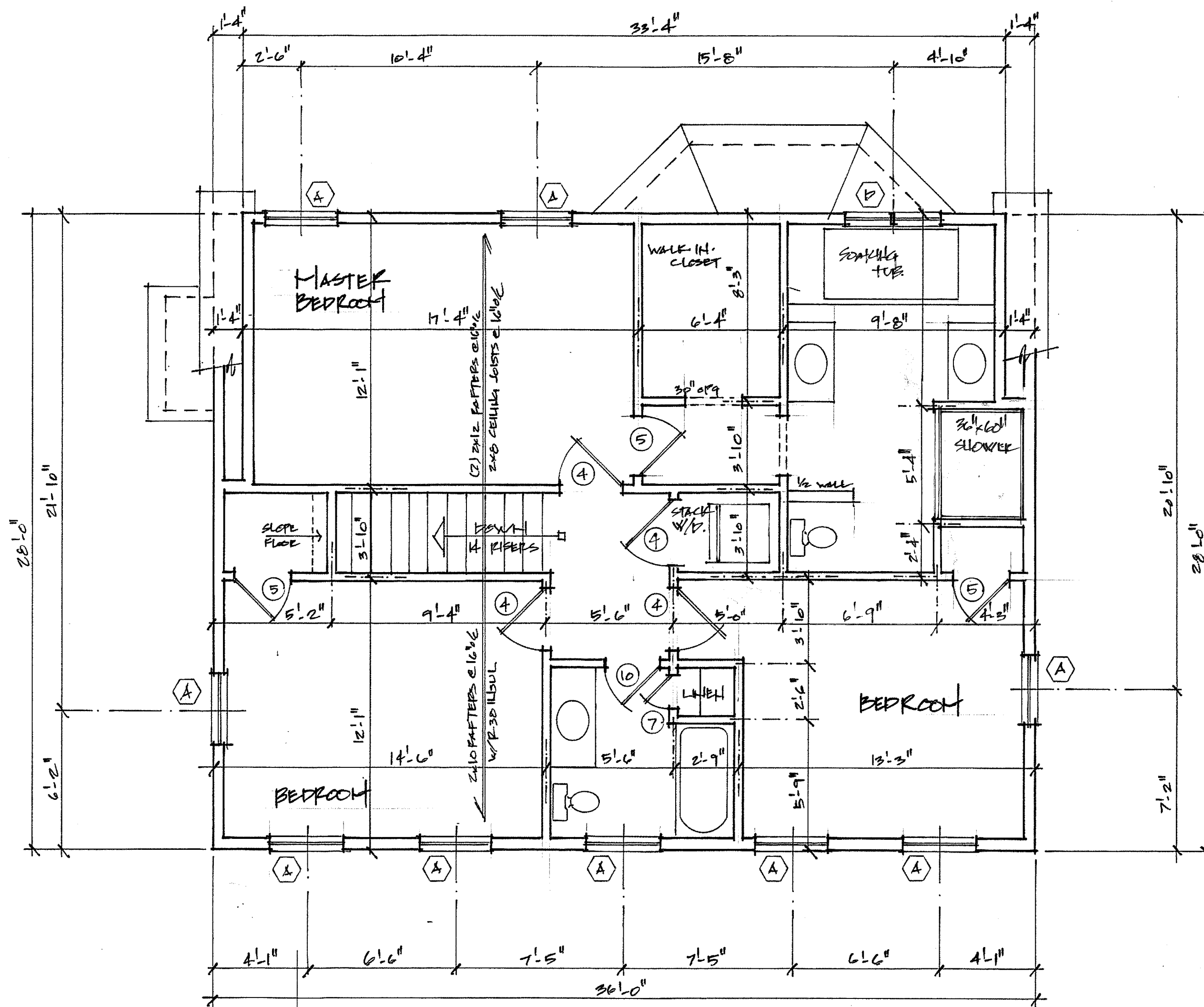
MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

GREENER LIVING LUXURY HOMES
 28X36 DRIVE NUMBER

DATE
 SEPT 21, 2014

REVISIONS

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UPPER FLOOR PLAN "A"
 SCALE: 1/4" = 1'-0"

GREENER LIVING LUXURY HOMES
 28x36 PRIME UNDER

DATE:
 SEPT 2, 2014

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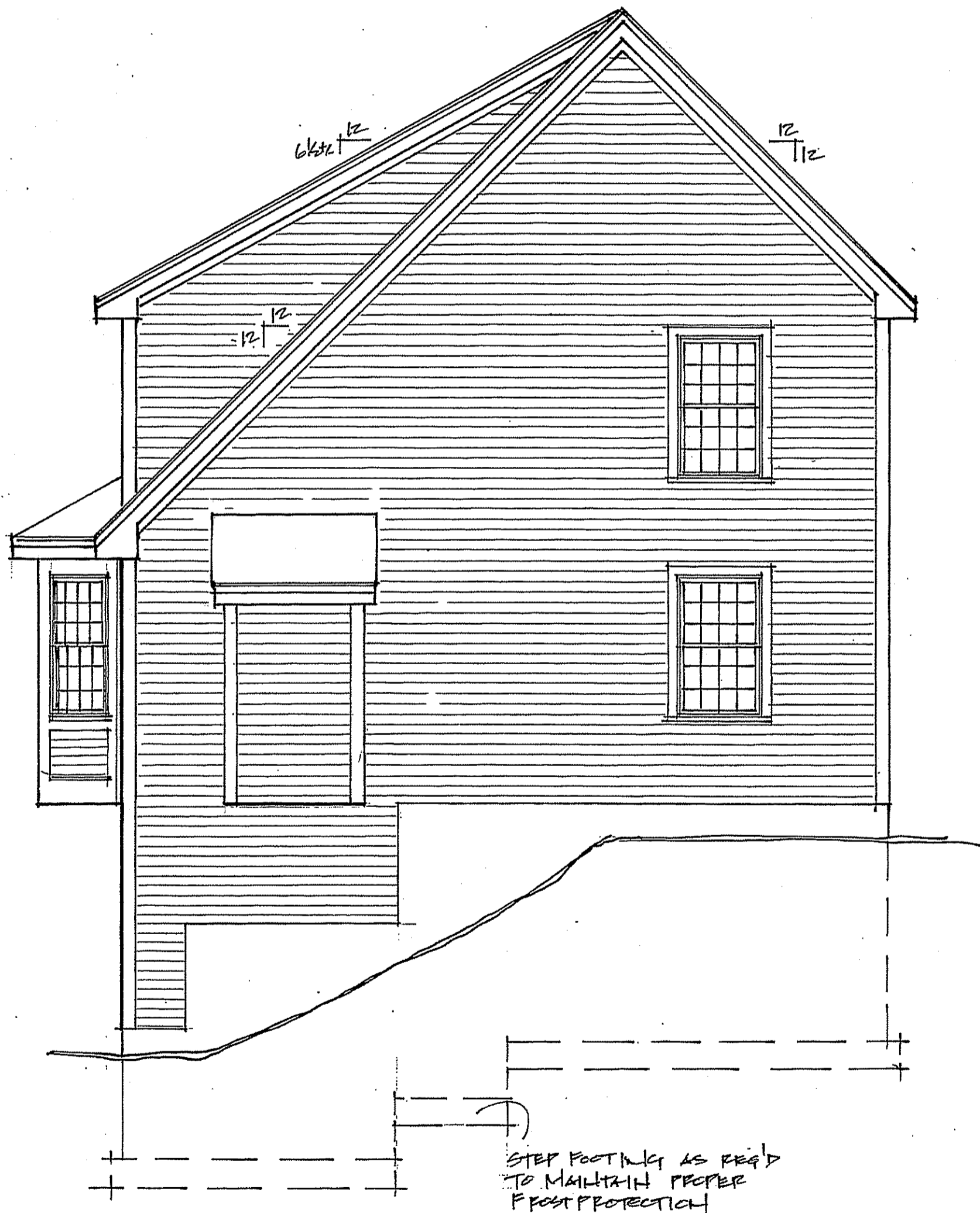
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DOOR SCHEDULE

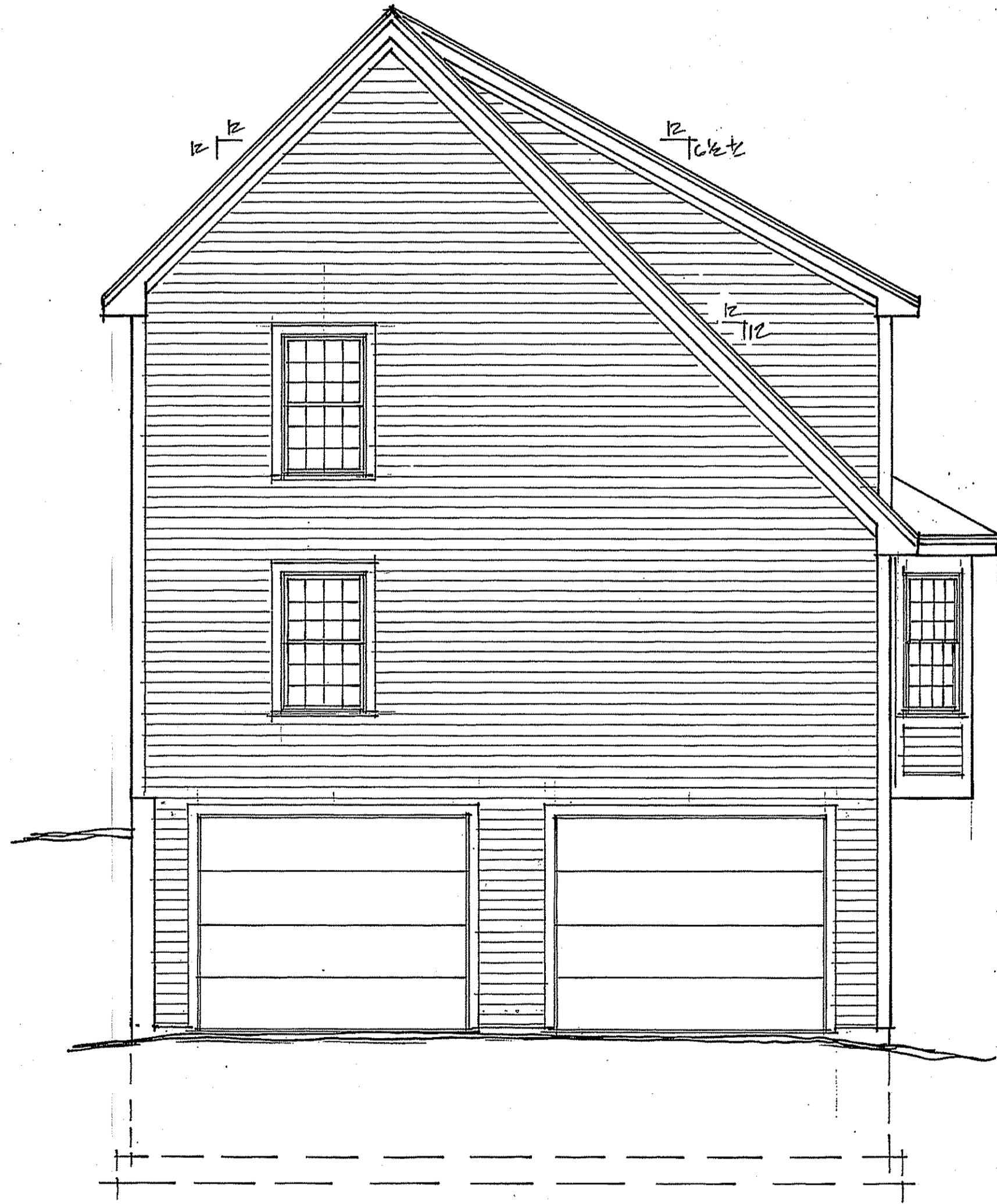
MARK	QTY	SIZE	STYLE	NOTES
1		3'-0" x 6'-6"	SOLID CORE	W/ 2- 12" SIDELIGHTS & TRANSOM
2		3'-0" x 6'-8"	SOLID CORE - 9-LIGHT	GARAGE DOOR
3		3'-0" x 6'-8"	SOLID CORE - 6 PANEL	GARAGE DOOR
4		2'-8" x 6'-8"	2-PANEL ARCH	SMOOTH CONTINENTAL MOLDED
5		2'-6" x 6'-8"	2-PANEL ARCH	SMOOTH CONTINENTAL MOLDED
6		1'-10" x 6'-8"	2-PANEL ARCH	SMOOTH CONTINENTAL MOLDED
7		1'-6" x 6'-8"	2-PANEL ARCH	SMOOTH CONTINENTAL MOLDED
8		6'-0" x 6'-8"	EXTERIOR TEMPERED GLASS	SLIDER
9		10'-0" x 8'-0"	INSULATED OVERHEAD	GARAGE DOOR AND OPENERS
10		2'-4" x 6'-8"	2-PANEL ARCH	SMOOTH CONTINENTAL MOLDED
11		2'-4" x 6'-8"	2-PANEL ARCH - POCKET	SMOOTH CONTINENTAL MOLDED
12		5'-0" x 6'-0"	2-PANEL ARCH - BIFOLD	SMOOTH CONTINENTAL MOLDED
13				

WINDOW SCHEDULE

MARK	QTY	NUMBER	ROUGH OPENING	NOTES
A		30410	3'-2" x 5'-1-1/2"	VICON CLASSIC DOUBLE-HUNG
B		30410-2	6'-2-1/4" x 5'-1-1/2"	VICON CLASSIC DOUBLE-HUNG MULLION
C		24410	2'-6" x 5'-1-1/2"	VICON CLASSIC DOUBLE-HUNG
D		2032-2	4'-2-1/4" x 3'-5-1/2"	VICON CLASSIC DOUBLE-HUNG - MULLION
E				
F				
G				
H				
J				
K				
L				
M				
N				



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

THERMAL AND MOISTURE PROTECTION

- A. DAMP-PROOF FOUNDATION WALLS AT ALL EXCAVATED AREAS (FROM FOOTING TO FINISHED GRADE) WITH ONE COAT OF POLYMER MODIFIED ASPHALT LIQUID OR BY CODE APPROVED METHOD.
- B. PROVIDE THERMAL BUILDING INSULATION AT ALL ASSEMBLIES ADJACENT TO EXTERIOR OR UNHEATED SPACES MEETING THE REQUIREMENTS OF GOVERNING CODES AND, UNLESS OTHERWISE NOTED, MEETING THE FOLLOWING MINIMUM REQUIREMENTS;
 - 1. WALLS; GLASS FIBER BATTS, R-21 IN 2X6 STUD WALL CAVITY
 - 2. CEILINGS; GLASS FIBER BATTS OR BLOWN-IN, R-38 MINIMUM
 - 3. FLOORS; GLASS FIBER BATTS, R-30 MINIMUM OVER UNHEATED SPACE
- C. ROOFING SHALL BE MINIMUM 235# COMPOSITION SHINGLES OVER 15# FIBERGLASS IMPREGNATED BUILDING PAPER. PROVIDE 36" WIDE STARTER COURSE OF "ICE & WATER SHIELD" (BITUTHANE) AT ALL SOFFITS AND IN VALLEYS AND ON ENTIRE ROOF AREA IF PITCH IS 4" PER FOOT OR LESS.
- D. SIDING SHALL BE AS SHOWN ON DRAWINGS.
- E. PROVIDE FLASHING AND SHEET METAL REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
- F. PROVIDE ATTIC AND ROOF VENTILATION AS REQUIRED BY GOVERNING CODES AND AS SHOWN ON DRAWINGS. PROVIDE APPROPRIATE SOFFIT AND ROOF VENTING TO INSURE 1" MINIMUM CLEAR CHANNEL FROM SOFFIT TO RIDGE.

DOORS AND WINDOWS

- A. EXTERIOR DOORS (INCLUDING HOUSE TO GARAGE) UNLESS OTHERWISE NOTED, SHALL BE 1-3/4" THICK METAL OR FIBERGLASS CLAD INSULATED UNITS AS SPECIFIED BY OWNER/CONTRACTOR.
 - 1. PROVIDE DOORS AND SIDELIGHTS OF THE SIZE, TYPE AND DESIGN AS SHOWN ON DRAWINGS.
 - 2. GLAZING IN DOORS AND SIDELIGHTS SHALL BE DOUBLE-PANE INSULATED GLASS.
 - 3. PROVIDE TEMPERED GLASS AS REQUIRED BY GOVERNING CODES.
- B. SLIDING GLASS DOORS AND EXTERIOR FRENCH STYLE DOORS SHALL BE DOUBLE-PANE INSULATING TEMPERED GLASS.
- C. INTERIOR DOORS, UNLESS OTHERWISE NOTED, SHALL BE SPECIFIED BY BUILDER.
- D. WINDOWS SHALL BE SPECIFIED BY BUILDER. ALL WINDOW GLAZING, UNLESS OTHERWISE NOTED, SHALL BE DOUBLE-PANE INSULATING GLASS R-1.82 OR BETTER MINIMUM, AND PROVIDE TEMPERED GLASS AS REQUIRED BY GOVERNING CODES.

PLUMBING, MECHANICAL, AND ELECTRICAL

- A. ALL PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY OWNER/CONTRACTOR.
- B. DESIGN AND INSTALLATION OF PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTORS.
- C. ELECTRICAL SERVICE PANELS SHALL BE MINIMUM 20 CIRCUIT, 200 AMP. VERIFY WITH ALL SUB-CONTRACTORS.
- D. ALL HVAC EQUIPMENT SHALL BE INDIVIDUALLY SWITCHED.
- E. PROVIDE AND INSTALL GROUND-FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY THE NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ALL OUTDOOR RECEPTACLES, BATH, AND GARAGE RECEPTACLES SHALL BE PROVIDED WITH GROUND-FAULT CIRCUIT PROTECTION.
- F. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- G. DRYER VENT TO BE EXTENDED TO THE EXTERIOR.

FINISHES

- A. GYPSUM WALLBOARD TO BE SCREWED TO SUPPORTING MEMBERS AND, UNLESS OTHERWISE NOTED, SHALL BE PROVIDED AS FOLLOWS;

EXTERIOR WALLS;	1-LAYER 1/2" REGULAR WALLBOARD TO INTERIOR FACE
INTERIOR PARTITIONS;	1-LAYER 1/2" REGULAR WALLBOARD EACH SIDE
CEILING;	1-LAYER 1/2" REGULAR WALLBOARD, FINISH PER BUILDER
GARAGE;	1-LAYER 5/8" TYPE "X" FIRE-RATED WALLBOARD ALL WALLS AND CEILING
BATHROOMS;	1-LAYER 1/2" WATER-RESISTANT WALLBOARD ALL WALLS AND CEILING SURROUNDING TUBS AND SHOWERS AND AS REQUIRED BY GOVERNING CODES.
- B. PROVIDE METAL CORNER BEAD AND TRIM AS RECOMMENDED BY GYPSUM WALLBOARD MANUFACTURERS.
- C. TAPE, FLOAT AND SAND JOINTS AND FASTENERS WITH THREE COATS OF JOINT COMPOUND AS REQUIRED TO OBTAIN A UNIFORMLY SMOOTH SURFACE.
- D. ALL INTERIOR DETAIL FINISHES, UNLESS SHOWN ON SPECIFIC DETAILS, ARE SELECTED PER OWNER/CONTRACTOR.

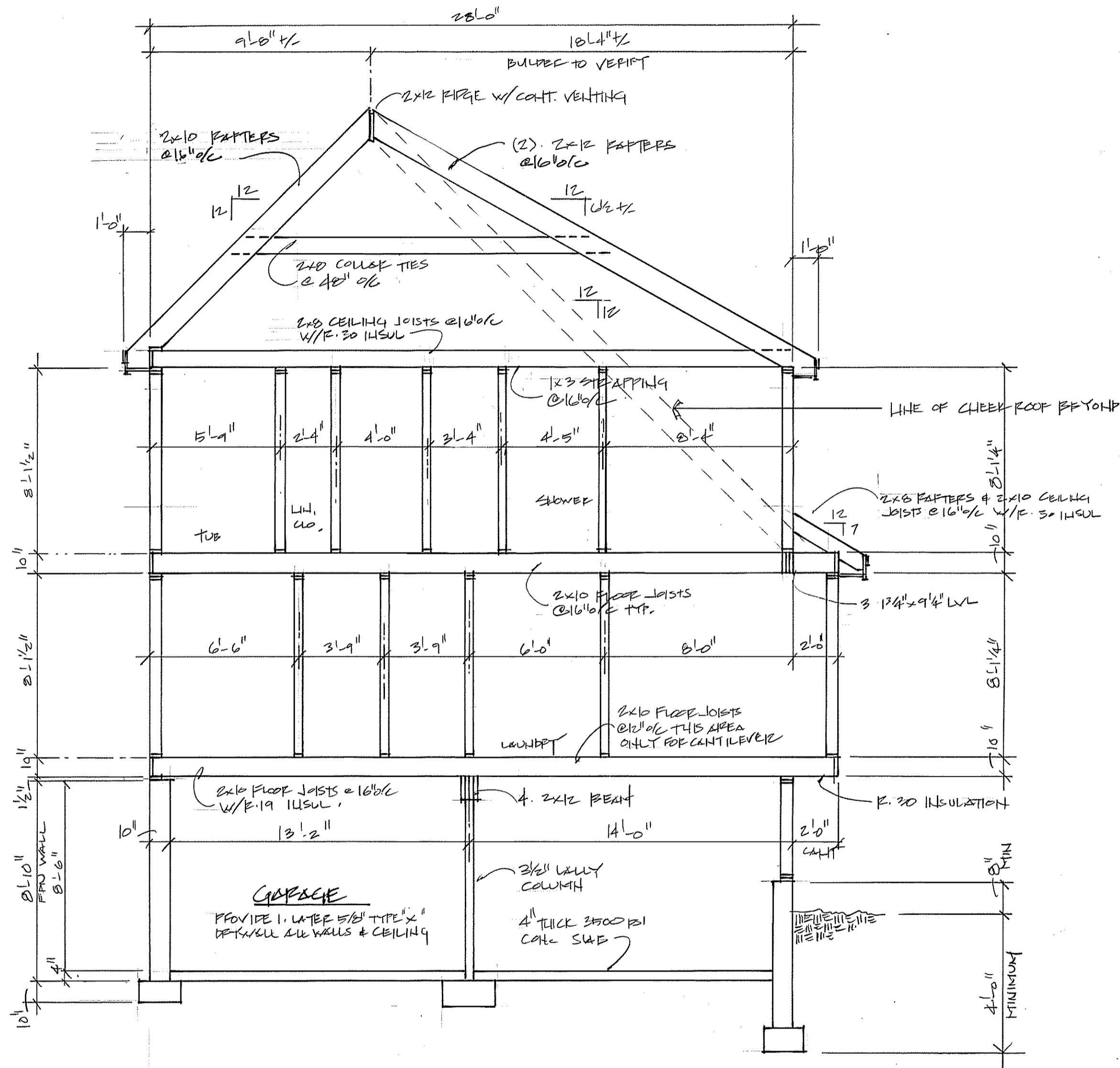
ADDITIONAL NOTES

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GREENER LIVING LUXURY HOMES
 28 x 36 FRAME - UNFUR

DATE: SEPT 2, 2014

REVISIONS



CROSS SECTION 'A'

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

TYPICAL ROOF CONSTRUCTION
 30 YEAR COMPOSITE ARCHITECTURAL ROOF SHINGLES ON 15# FIBERGLASS IMPREGNATED BUILDING PAPER OVER 5/8" PLYWOOD SHEATHING WITH CLIPS ON ROOF FRAMING MEMBERS AS NOTED. PROVIDE 36" WIDE STARTER COURSE OF "ICE & WATER SHIELD" (OR EQUIVALENT) AT ALL SOFFITS AND IN VALLEYS AND ON ENTIRE ROOF AREA IF PITCH IS 4" PER FOOT OR LESS. PROVIDE MINIMUM R-30 INSULATION IN ALL ATTIC AND ROOF AREAS AND INSURE PROPER VENTING FROM SOFFIT TO RIDGE.

TYPICAL SOFFIT DETAIL
 PROVIDE CONTINUOUS METAL DRIP EDGE AT ALL SOFFITS AND RAKE EDGES. PROVIDE 1x3 PINE FASCIA WITH A 1x3 PINE BLOCKING. PROVIDE CONTINUOUS SOFFIT AND RIDGE VENTING.

TYPICAL EXTERIOR WALL
 PROVIDE SIDING AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE AIR INFILTRATION BARRIER ON 1/2" PLYWOOD OR 7/16" ASPENITE SHEATHING. WOOD FRAMING IS 2x6 STUDS @ 16" O.C. WITH R-19 FIBER BATT INSULATION IN ENTIRE CAVITY. PROVIDE 1/2" GYPSUM WALL BOARD ON INTERIOR FACE AND USE 1-LAYER OF 5/8" TYPE "X" FIRE-RATED GYPSUM WALL BOARD ON ALL WALLS AND CEILING IN GARAGE AREA. PROVIDE 1-LAYER OF WATER-RESISTANT GYPSUM WALL BOARD IN ALL BATHROOMS AND WET AREAS.

TYPICAL FLOOR CONSTRUCTION
 PROVIDE 3/4" A.P.A. RATED "STURDI-FLOOR" T&G PLYWOOD TO BE GULLED AND NAILED TO FLOOR FRAMING MEMBERS AS NOTED ON PLANS. PROVIDE 4-2X12 STRINGERS AT EACH STAIR LOCATION WITH 3/4" PLYWOOD (OR HARDWOOD) TREADS AND 3/4" PINE RISERS (OR EQUIVALENT)

TYPICAL SILL DETAIL
 PROVIDE 1-2x6 TREATED WOOD PLATE ON FOUNDATION SEALER WITH METAL ANCHOR STRAPS OR 1/2"x12" BOLTS @ 3'-6" O.C. SILL TO BE MINIMUM 8" ABOVE FINISHED GRADE.

DATE: SEPT 3, 2014

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