

TOWN OF MILFORD

Office of Community Development

Planning • Zoning • Building Safety • Code Enforcement • Health
Economic Development • Active Projects



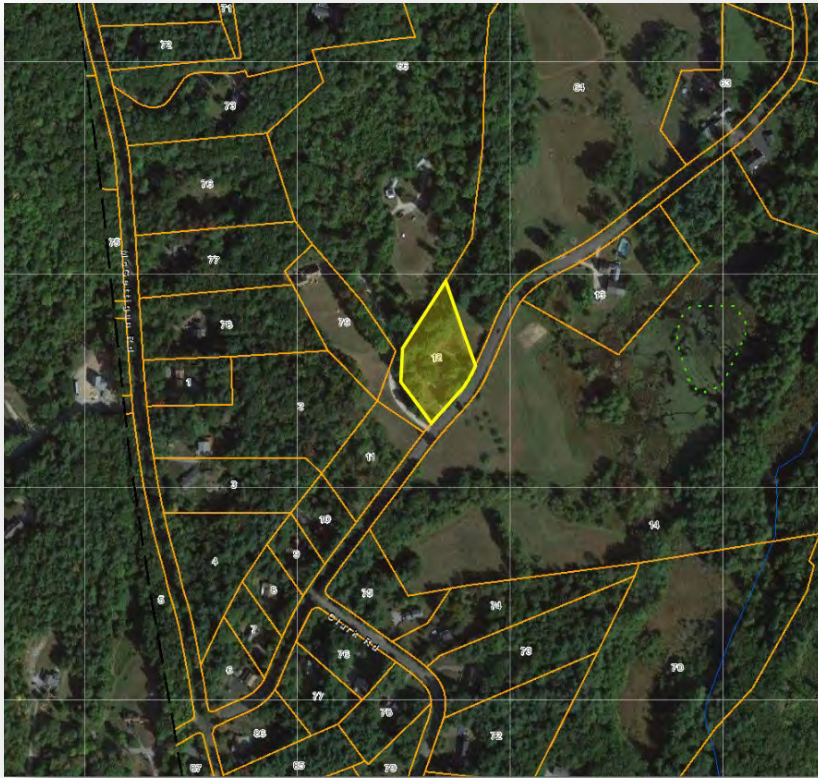
Administrative Review

Date: July 8, 2020
To: Jason Plourde, Chair, Zoning Board of Adjustment
From: Lincoln Daley, Community Development Director
Subject: **Case #2020-15:** Ian and Rachel DeChane, 387 Savage Road, Milford Tax Map 40, Lot 12 – Special Exception Application

The applicants are before the Board of Adjustment seeking a SPECIAL EXCEPTION from the Milford Zoning Ordinance, Article X, Section 10.2.6 to allow the construction of 366 sq.ft. accessory dwelling unit addition to an existing single-family residence in the Residential 'R' district. In reviewing the files for this property, I offer the following comments:

1. Existing Conditions:
 - a. The subject property is approximately 1.42 acres in area and consists of a 1-story, 3 bedroom, single-family residence.
 - b. The property is serviced by private well and septic system.
 - c. The property contains approximately 252 linear feet of frontage on Savage Road.
 - d. The subject property is situated in an established single-family residential area. To the west of the subject property lie single-family residences. The property is bounded to the north, south, and east by Tucker Brook Town Forest Trail conservation area.
2. The proposal calls for the conversion of an existing bedroom and bathroom and construction of a 20' x 12.3' addition to the southern section (front) of single-family residence. Based on the aerial tax maps, the limits of the proposed residential expansion will be approximately 48 feet from the front property boundary.
3. The proposal will not increase the total number of bedrooms as the project seeks to convert one the three existing bedrooms for the ADU. As such, the existing septic design will not be impacted and will continue to support a 3 bedroom household.
4. An ADU is a permitted use in the Residential 'R' zoning district through the issuance of a Special Exception pursuant to Zoning Ordinance, Article X, Section 10.2.6.

Aerial Photos of Subject Property:



Street Photo(s) of Subject Property:





ZBA Application
MILFORD ZONING BOARD OF ADJUSTMENT
GENERAL PROPERTY INFORMATION FOR ALL APPLICATIONS

PROPERTY INFORMATION	
Street Address: <u>387 Savage Rd</u>	
Tax Map / Parcel #: <u>040-012-000-000</u>	Lot Size:
PROPERTY CURRENTLY USED AS	
<u>Residential - ADU</u>	
<i>If the application involves multiple lots with different owners, attach additional copies of this page.</i>	
PROPERTY OWNER	
Name: <u>Ian + Rachel DeChane</u>	
Address: <u>387 Savage Rd</u>	
City/State/Zip: <u>Milford, NH 03055</u>	
Phone: <u>(978) 771 4525</u>	
Email: <u>idechane@gmail.com</u>	
<i>The applicant is the person who is making this proposal on behalf of themselves, the owner or a third party. This is usually the same as the property owner, but might be a tenant, someone who plans to purchase the property, an engineer or lawyer, etc. If the applicant is the same as the owner, just check "Same as owner" and leave the rest of this section blank.</i>	
APPLICANT/REPRESENTATIVE	
<input checked="" type="checkbox"/> SAME AS OWNER	
Name:	
Address:	
City/State/Zip:	
Email:	
Phone: ()	Cell: ()
The undersigned property owner(s) hereby authorize(s) the filing of this application and agree to comply with all code requirements applicable to this application.	
<u><i>Ian DeChane</i></u> <u><i>Rachel DeChane</i></u> <u>6-19-20</u> Property Owner's signature Date:	

Received: _____
 Case Number: TOWN OF MILFORD RECEIVED
 Date Complete: _____
 Hearing Date: JUN 18 2020
 Decision Date: 2020-16
 Decision: PB ZBA Office _____

Zoning District (check one):

Residence A Residence B Residence R
 Commercial
 Limited Commercial
 Industrial
 Integrated Commercial-Industrial
 Integrated Commercial-Industrial-2

Overlay District (check any that apply):

West Elm Street Overlay
 Nashua/Elm Street Overlay
 Commerce & Community Overlay
 Open Space & Conservation
 Wetlands Conservation
 Groundwater Protection
 Floodplain Management

APPLICATION FEES	
Application Fee:	\$75.00
Abutters Fee: \$4 x <u>4</u>	<u>16</u>
Amount received:	<u>91</u>
Date Received: <u>CK# 2321</u>	
Check <input checked="" type="checkbox"/> Cash <input type="checkbox"/>	

THE FEES ASSOCIATED WITH THIS APPLICATION DO NOT APPLY TO ANY OTHER FEES REQUIRED FOR APPROVAL OF THIS PROJECT. PLANNING, IMPACT, BUILDING AND OTHER FEES MAY APPLY.



ZBA Application – General Information **MILFORD ZONING BOARD OF ADJUSTMENT**

Preparing an Abutters List

1. Here are some guidelines to help you prepare an abutters list.
 - a. Find the lot(s) you are interested in and their abutting lots from the tax maps in the Community Development or Assessors Offices.
 - b. Go to the Milford Assessors Office to check whether the town has a record of any of the abutting lots having been sold more recently than the records available online through the Milford GIS or Vision software.
 - c. Check whether there is any conservation, preservation, or agricultural preservation parcels that are adjacent to your lot. Make sure you get the correct mailing address for the entity that holds the title to this type of lot. It may be a home owners association, a conservation group or the Town of Milford.
2. For the purpose of notification by the Town of Milford Zoning Board of Adjustment, any property being,
 - a. Under a condominium or other collective ownership, the term “abutter” means the officers of the collective or association, as defined in RSA 356-B:3XXIII
 - b. Under a manufactured housing park form of ownership defined in RSA 205-A:1, the term “abutter” includes the manufactured housing park owner and tenants who own manufactured housing which adjoins or is directly across the street, stream, or active railroad from the land under consideration by the Zoning Board of Adjustment.
 - c. An active railroad property, the owner of which shall be notified.

In cases where the applicant is different from the owner of the land under consideration by the Zoning Board of Adjustment, the term “abutter” shall include the owner AND the applicant.

For the purpose of receiving testimony only, and not for the purpose of notification, the term “abutter” shall include any person who is able to demonstrate that their land will be directly affected by the proposal under consideration by the Zoning Board of Adjustment.

Addition information

1. The Town of Milford only has lot and owner information for properties located within the Town of Milford. If the lot under consideration abuts an adjoining town you will need to go to that municipality for abutter information.

Burden of Proof

The applicant shall have the burden of proving any historical facts relevant to a case before the Zoning Board. Such relevant facts include, but are not limited to, the date on which a lot, structure, or use came into existence, violation history, open permits or applications.

The existence of a structure or use on a particular date may be established by testimony or by documentary evidence.

Supporting Documents

The following information may be required to deem your application “complete.”

1. Floor Plans
2. Plot Plans
3. Conservation Commission Report
4. Septic system analysis
5. Any additional information that supports your application



ZBA Application – General Information **MILFORD ZONING BOARD OF ADJUSTMENT**

This application must be complete and filed in the Milford Office of Community Development, along with an abutter list, and with all fees paid, on the official submittal date for the meeting at which the application is to be considered. An application shall not be deemed complete unless all materials have been submitted and necessary fees have been paid.

If you have any questions about how to complete this application, please contact the Office of Community Development. We will be happy to help you understand the Zoning Board application process and legal requirements, but we cannot give you legal advice. If you are uncertain about how the zoning laws apply to your case, we recommend that you obtain professional advice.

General Instructions

Use this form for all applications to the Milford Zoning Board of Adjustment, except:

- If the Selectmen, Planning Board, Building Inspector, or any other town board or official has made a decision to allow someone else to do something that you do not think they should be allowed to do. In that case, use the ***Third-Party Appeal of Administrative Decision*** form.
- To ask the Zoning Board to hold a new hearing to reconsider a decision that was made at a previous meeting, use the ***Request for Rehearing*** form.

Contents of an Application

Your application must include the “General Information” section and at least one application for a special exception, variance, equitable waiver, or appeal of administrative decision.

You may include more than one application section, as long as they are all for the same proposed use.

For example, you might appeal an administrative decision, and also apply for a variance that would permit the same use, in case the appeal is denied; or you might have a proposed use that would require several variances and special exceptions.

Please work with the Office of Community Development to help you determine what you are applying for or asking relief from.

Fee

The fee is \$75 for the application, plus \$4 for each abutter.

Abutter List

The abutter list must include the name and mailing address of:

- the applicant,
- the property owner or owners,
- every person who owns property which touches any lot involved in the application (even at a corner) or is directly or diagonally across a road, stream, river, or railway right-of-way from a lot involved in the application, **and**
- the holders of any conservation, preservation, or agricultural preservation restrictions on any of the lots involved in the application.

It is your responsibility to provide an accurate abutter list. A Zoning Board decision that is made without notifying all abutters may not be valid and an abutter who was not properly notified may be able to have the decision overturned.



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

Date Received: 6-18-20
 Case Number: 2020-16
 Application #: _____
 Date Complete: _____
 Hearing Date: 7-16-2020
 Decision Date: _____
 Decision: _____

PROPERTY INFORMATION

Street Address: 387 Savage Rd, Milford, NH 03055
 Tax Map / Parcel #: 040-012-000-000

A Special Exception is a use which is permitted by the Zoning Ordinance, but requires approval from the Zoning Board of Adjustment. Most special exceptions have a list of additional criteria that must be met in order for the ZBA to approve the application.
 *Note that in addition to the specific criteria that may be listed for a particular special exception, all special exceptions are subject to the general criteria in Section 10.02.1 of the Zoning Ordinance.

What section of the Zoning Ordinance are you applying under?
 Article X Section 10.2.6

Describe the use you are proposing under the above section of the Ordinance.
ADU

Application for (check all that apply):

Home Occupation
 Self-Storage Facilities
 Accessory Dwelling Unit
 Office in Res-A & B
 Wetland Buffer Impact
 Change/Expansion of Non-conforming Use/Structure
 Side/Rear yard setback reduction Other

General Criteria Section 10.02.1

Describe the project you are requesting a Special Exception for: We want to add a room and convert an existing bedroom and bathroom for my elderly parents to live in

Explain how the proposal meets the general criteria as specified in Article X, Section 10.02.1 of the Zoning Ordinance:

A. The proposed use is similar to those permitted in the district because: It's still residential.

B. The specific site is an appropriate location for the proposed use because: Easy access to driveway, Does not interfere with septic. Single level so limited stairs.

C. The use as developed will not adversely affect the adjacent area because: It's a small addition using some of the existing footprint.

D. There will be no nuisance or serious hazard to vehicles or pedestrians because: It's pushed back from the road.

E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because: It's in the plan details that way.



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

Explain how the proposal meets the specific criteria of the Zoning Ordinance for each section::

HOME OCCUPATION CRITERIA 10.02.3

1. The person conducting the home occupation shall reside in the dwelling unit, and there shall be no more than one (1) non-resident person employed in connection with such occupation.
2. There shall be no evidence outside the dwelling, except permitted signs and required off-street parking, that the dwelling contains a home occupation.
3. The home occupation shall not exceed 25% of the combined gross floor area of the existing home and any accessory structures, or 1,000 SF, whichever is less.
4. Accessory finished goods may be provided for sale in conjunction with the home occupation, sold and stored in allowed home occupation space only.
5. The home occupation and the conduct thereof shall not impair the residential character of the premises nor impair the reasonable use, enjoyment and value of other residential property in the neighborhood.

SELF-STORAGE FACILITIES 10.02.4

1. Is the Self-storage facility located in one of the following areas?
Frontage on Rte. 13 North, Rte. 13 South, and/or the following lots of land on North River Road: Map 8, Lots 11, 11-1, 19, 48, 49, 50, 51, 53 and 53-5
2. Is a 15 foot perimeter landscaped buffer along all sides of the property being proposed?
3. Does the buffer proposed meet 10.02.4.2/3 of the Milford Zoning Ordinance?
4. Is there any outside storage being proposed?
5. Are all building set back at least 50 feet from the front lot line?
6. Has a Site Plan Application been submitted to the Milford Planning Board? Yes No Date:



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

ACCESSORY DWELLING UNITS 10.02.6	
1. Is the property going to be Owner Occupied?	Yes
2. Has a Building Permit application been made? Copy of permit application attached?	Yes Yes
3. Is the ADU developed in a manner which does not alter the character/appearance of the principal use as a single-family residence?	Yes
4. Is the ADU intended to be secondary and accessory to a principal single-family dwelling unit?	Yes
5. Does the ADU impair the residential character of the premises or the reasonable use, enjoyment and value of neighborhood?	No
6. Is there adequate off-street parking? How many spaces?	Yes 6-8
7. Are any additional curb cuts being proposed?	No
8. Are all necessary additional entrances or exits located to the side or rear of the building to the maximum extent possible? Please note on the plan.	Yes
9. Is there adequate sewer/septic and water for the additional inhabitants? Please include septic/sewer approval.	Yes Not adding a bedroom
10. Is there only one (1) ADU on the property?	Yes
11. Is the ADU no more than 750 square feet? How many square feet is the ADU?	yes ADU 366 square feet
12. Does the ADU have no more than two (2) bedrooms? Please show on plans.	Yes only one bedroom
13. If inside the existing dwelling, is there at least one common wall with a door between the two spaces at least 32 inches wide? Please show on plans.	yes
14. If a connecting hall is proposed, is the hallway at least 36 inches wide? Please show on plans.	No hallway
For Existing Unpermitted ADUs	
15. Has a Code Compliance inspection been conducted by the Building Inspector? Please include inspection report.	
16. Is the ADU in compliance with Section 10.02.6:A of the Milford Zoning Ordinance? How so?	
17. If no, has a Variance from Section 10.02.6:A been granted by the ZBA?	



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

OFFICE IN THE RESIDENCE A AND B DISTRICTS 10.02.7

1. Is the specific site of the proposed office use located in an existing building that is an appropriate location for the proposed use and ancillary to the Residential Use permitted by right? Please explain.
2. Will the use as proposed adversely affect adjacent Residential areas? Please explain.
3. Will there will be any nuisance, such as but not limited to: noise, odor, hours of operation, traffic, deliveries and lighting associated with this use? Please explain.
4. Will there be any outside storage? Please explain.
5. Has the applicant made a site plan application to the Planning Board (hearing subsequent to Zoning Board approval)?
Yes No Date of hearing:

WETLAND AND WETLAND BUFFER IMPACT 6.02.6

1. Has the need for the project been addressed? Please explain.
2. Is the plan proposed the least impactful to the wetlands, surface waters and/or associated buffers? Please explain.
3. Has the impact on plants, fish and wildlife been addressed? Please explain.
4. Has the impact on the quality and quantity of surface and ground waters been addressed? Please explain.
5. Has the potential for increased flooding, erosion and sedimentation been addressed? Please explain.
6. Has the cumulative impact if all parties owning or abutting the affected wetland were allowed to alter or impact the wetland or buffer area in the same way? Please explain.
7. Has the impact of the values and function of the overall wetland and wetland complex been addressed? Please explain.
8. Has a comment from the Milford Conservation Commission been solicited? Yes No
Date of Conservation Commission Meeting attended:

INSTRUCTIONS FOR SPECIAL EXCEPTION

The Zoning Board of Adjustment strongly recommends that, before making any appeal (application), you become familiar with the Milford Zoning Ordinance¹ and with New Hampshire TITLE LXIV, Revised Statutes Annotated, RSAs, Chapters 672-677², covering planning and zoning. Additionally, you may seek guidance through the Office of Community Development.

ABUTTERS: List the map, lot, abutter name, and mailing information. This information can be found in the Milford Assessing Office.

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 ownerships defined in RSA 205-A:1, the term “abutter” includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street, stream, or active railroad from the land under consideration by the local land use board. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being an active railroad property, the owner of the railroad property shall be notified. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case where the applicant is different from the owner of the land under consideration by the local land use board, the term “abutter” includes the applicant.

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/her land will be directly affected by the proposal under consideration.

SPECIAL EXCEPTION: Certain sections of the Zoning Ordinance allow the Zoning Board of Adjustment, in appropriate cases and subject to appropriate conditions, to make special exceptions to the terms of the ordinance. All special exceptions must meet five basic criteria:

1. The proposed use shall be similar to those permitted in the district.
2. The specific site is an appropriate location for the proposed use.
3. The use as developed will not adversely affect the adjacent area.
4. There will be no nuisance or serious hazard to vehicles or pedestrians.
5. Adequate appropriate facilities will be provided for the proper operation of the proposed use.

To the best of your ability, explain why your request for a Special Exception meets each of the above criteria.

Instructions continued on the next page.

¹ Town of Milford Zoning Ordinance can be found at:
[http://planning.milfordnh.info/DOCUMENTS/ZONING%20ORDINANCE%20MASTER%20\(2011\).pdf](http://planning.milfordnh.info/DOCUMENTS/ZONING%20ORDINANCE%20MASTER%20(2011).pdf)

² NH RSAs, Chapters 672-677 can be found at:
<http://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-LXIV.htm>

In addition, several types of Special Exceptions have their own criteria that must be met. These include, but are not limited to:

1. **2.03.1:C Non-conforming Use and Structure:** alteration, expansion, or change of a non-conforming use or structure.
2. **6.02.6 Wetland Conservation District:** 6.02.6:A wetlands and 6.02.6:B wetland buffers not located in the right-of-way of a public road. The criteria for evaluation are listed in Section 6.02.7.
3. **7.02.1:C On-site Sewage Disposal Systems:** installation or modification of an on-site sewage disposal system within twenty-five hundred feet of a town well.
4. **7.05.2 Existing Manufactured Mobile Home Parks:** expansion of existing manufactured mobile home parks in the Industrial District.
5. **7.06.7:H Off Premise Signs:** Permanent off premise signs in the A, B, R, C-OSC and LCB Districts.
6. **10.02.3 Home Occupations.**
7. **10.02.4 Self-service Storage Facilities.**
8. **10.02.6 Accessory Dwelling Units.**
9. **10.02.7 Office in the Residence A and B Districts.**

If your project is covered by one (or more) of the above situations, include your answers to the required criteria as specified in the referenced Section of the Milford Zoning Ordinance as an attachment under Section 3 C of this application.

FORTE, JOHN F & DEBORAH L
397 SAVAGE RD
MILFORD, NH 03055-3130

KINCAID, RUSSELL L & MARI
THE KINCAID RVCBL TRST OF
395 SAVAGE RD
MILFORD, NH 03055-3130

MILFORD, TOWN OF
1 UNION SQ
MILFORD, NH 03055-4230

MILFORD, TOWN OF
1 UNION SQ
MILFORD, NH 03055-4230

MILFORD, TOWN OF
1 UNION SQ
MILFORD, NH 03055-4230



100 foot Abutters List Report

Milford, NH
December 20, 2019

*Building
DEPT*

Subject Property:

Parcel Number: 040-012-000-000
CAMA Number: 040-012-000-000
Property Address: 387 SAVAGE RD

Mailing Address: DECHANE, IAN J & RACHEL B
387 SAVAGE RD
MILFORD, NH 03055

Abutters:

Parcel Number: 010-064-000-000
CAMA Number: 010-064-000-000
Property Address: 0 SAVAGE RD

Mailing Address: MILFORD, TOWN OF
1 UNION SQ
MILFORD, NH 03055-4230

Parcel Number: 010-066-000-000
CAMA Number: 010-066-000-000
Property Address: 395 SAVAGE RD

Mailing Address: KINCAID, RUSSELL L & MARIE TRSTEEES
THE KINCAID RVCBL TRST OF 2001
395 SAVAGE RD
MILFORD, NH 03055-3130

Parcel Number: 010-079-000-000
CAMA Number: 010-079-000-000
Property Address: 397 SAVAGE RD

Mailing Address: FORTE, JOHN F & DEBORAH L
397 SAVAGE RD
MILFORD, NH 03055-3130

Parcel Number: 040-011-000-000
CAMA Number: 040-011-000-000
Property Address: 0 SAVAGE RD

Mailing Address: MILFORD, TOWN OF
1 UNION SQ
MILFORD, NH 03055-4230

Parcel Number: 040-014-000-000
CAMA Number: 040-014-000-000
Property Address: 0 SAVAGE RD

Mailing Address: MILFORD, TOWN OF
1 UNION SQ
MILFORD, NH 03055-4230



www.cai-tech.com

HOUSE ADDITION & RENOVATIONS

for:

DECHANE RESIDENCE

NOT FOR CONSTRUCTION

NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBERS BEFORE CONSTRUCTION OF BUILDING AND THEREFORE ARE RESPONSIBLE FOR ALL STATE & LOCAL BUILDING CODES.

GENERAL NOTES:

- G.C IS RESPONSIBLE FOR ALL LOCATIONS OF POWER, DATA, LIGHT FIXTURES & LIGHTING PLANS, OUTLET LOCATIONS & HEIGHTS, ETC.
- G.C IS RESPONSIBLE FOR ALL STRUCTURAL ELEMENTS THROUGHOUT BUILDING. ALL EXISTING STRUCTURAL CONDITIONS SUCH AS FOUNDATIONS, SLABS, FOOTINGS, ETC. WILL NEED TO BE INSPECTED AND STRUCTURALLY SOUND TO ACCOMMODATE NEW LOADS AND STRUCTURE.
- G.C MUST DESIGN ALL MEMBERS. ALL JOIST SIZES SHOWN ARE TAKEN FROM IBC 2015 "FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES" TABLE 602.3.1(2), PG 187. THEREFORE CONTRACTOR IS RESPONSIBLE FOR ALL MEMBERS (WHETHER CHANGED OR FOLLOWED IN PERMIT SET) i.e. SPANS, POST, BEAMS, ETC. AND IS RESPONSIBLE FOR ALL STATE & LOCAL BUILDING CODES.

DRAWING INDEX:

- G1.0 COVER SHEET
ARCHITECTURAL
D1.1 DEMOLITION PLAN
A1.1 FLOOR & ROOF PLANS
A2.1 EXTERIOR & INTERIOR ELEVATIONS
A3.1 BUILDING SECTION & DETAILS
A6.1 SCHEDULES & DETAILS



ABBREVIATIONS		
A.C. -ACOUSTICAL CEILING	F.E.C. -FIRE EXTINGUISHER CABINET	F.S. -FROCTOR SCREEN
A.F.F. -ABOVE FINISH FLOOR	FLR. -FLOOR	P.T. -PRESSURE TREATED
BITUM. -BITUMINOUS	F.D. -FLOOR DRAIN	PTD -PAINTED
BLDG. -BUILDING	GEN. -GENERAL	R. -RADIUS, RISER
C.J. -CONTROL JOINT	GL. -GLASS	R.D. -ROOF DRAIN
CLG. -CEILINGS	GWB. -GYPSUM WALLBOARD	R.L. -RAIN LEADER
CLR. -CLEAR	H.C. -HANDICAPPED	RM. -ROOM
CMU -CONCRETE MASONRY UNIT	HT. -HEIGHT	R.S. -ROLLER SHADE
CONC. -CONCRETE	H.M. -HOLLOW METAL	S.A.T. -SUSPENDED ACOUSTICAL TILE
CONT. -CONTINUOUS	HORZ. -HORIZONTAL	SCHED. -SCHEDULE
CPT. -CARPET	H.P.L. -HIGH PRESSURE LAMINATE	SHT. -SHEET
C.T. -CERAMIC TILE	MACH. -MACHINE	SIM. -SIMILAR
DTL. -DETAIL	MAX. -MAXIMUM	SPEC. -SPECIFICATION
DIA. -DIAMETER	M.R. -MARKER BOARD	SQ. -SQUARE
D.W. -DISHWASHER	M.D.O. -MEDIUM DENSITY OVERLAY	S.S. -STAINLESS STEEL
DISP. -DISPOSAL	MIN. -MINIMUM	ST. -STREET
DN. -DOWN	MFR. -MANUFACTURER	STD. -STANDARD
D.F. -DRAINING FOUNTAIN	M.O. -MASONRY OPENING	STL. -STEEL
DWG. -DRAWING	MTL. -METAL	STO. RM. -STORAGE ROOM
EA. -EACH	MT(D) -MOUNT(ED)	SUSP. -SUSPENDED
EJ. -EXPANSION JOINT	N.I.C. -NOT IN CONTRACT	T. -TREAD
E.W.C. -ELECTRIC WATER COOLER	N.T.S. -NOT TO SCALE	T.B. -TACKBOARD
ELEV. -ELEVATION	O.C. -ON CENTER (CENTER TO CENTER)	TYP. -TYPICAL
EQ. -EQUAL	OFF. -OFFSITE	U.O.N. -UNLESS OTHERWISE NOTED
EQUIP. -EQUIPMENT	O.H.D. -OVERHEAD DOOR	V.B. -VAPOR BARRIER
EXP. -EXPANSION	P.CS. -PIECES	VERT. -VERTICAL
EXT. -EXTERIOR	FL. -FLATE	W/ -WITH
EXIST. -EXISTING	PLY(WD.) -PLYWOOD	WD. -WOOD

The following table of abbreviations is provided for the convenience of the contractor. It is not intended to serve as a complete list of abbreviations to be found in the contract documents. should the contractor require any clarification or interpretation hereof, they shall promptly so notify the designer.

LOCATION MAP

LOCATION:
378 SAVAGE RD.
MILFORD, NH

NOTATION SYMBOLS

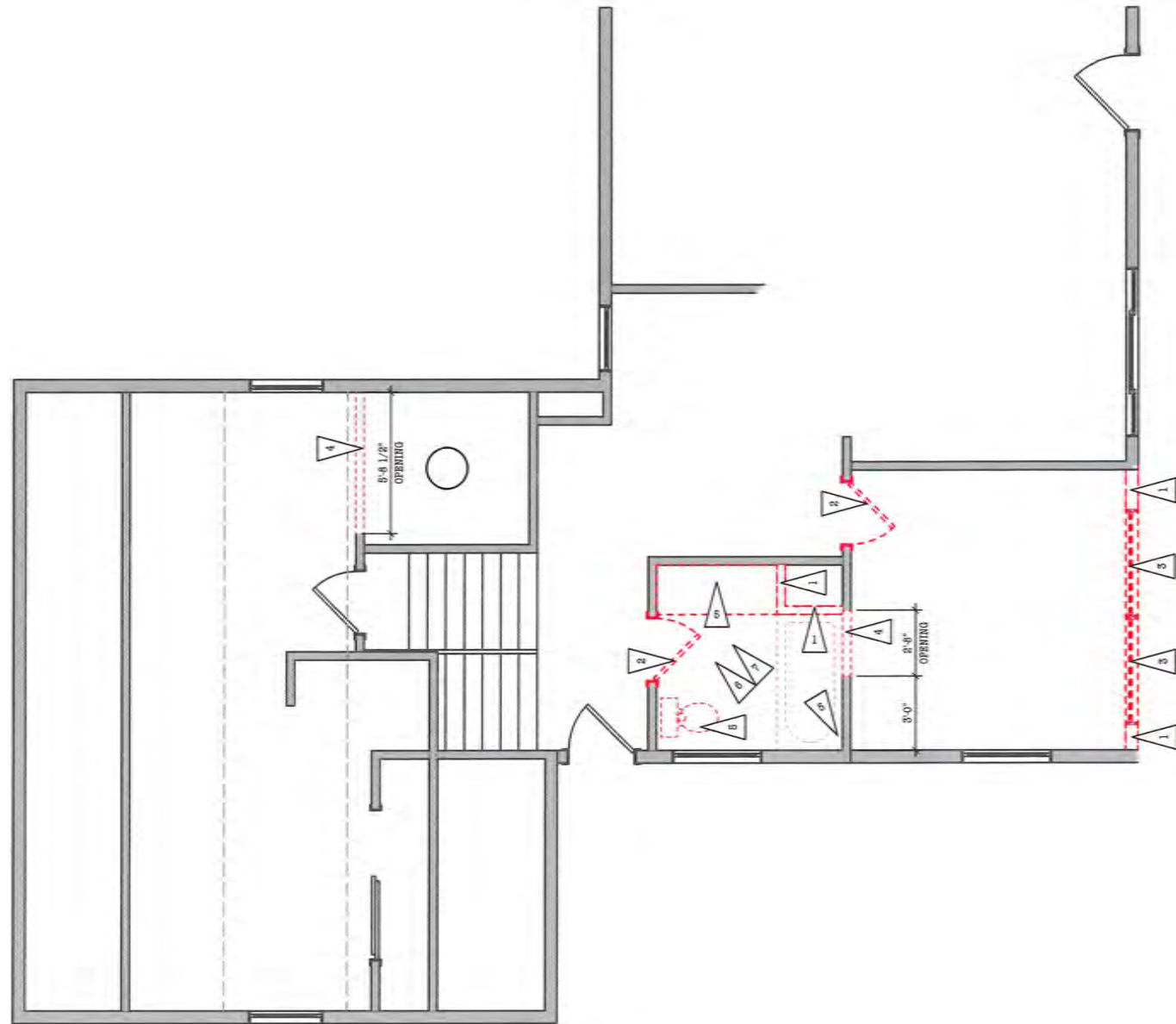
INTERIOR ELEVATION TAG

DOOR TAG

WALL TAG

WINDOW TAG

ARCHITRAVE HOME DESIGN SOLUTIONS
 architravehds.online@gmail.com
 11/04/2019
 19.04
 ADDITION & RENOVATIONS
 for:
 DECHANE RESIDENCE
 COVER SHEET
 AS NOTED
A1.0



1 DEMOLITION PLAN
 D1.1 Scale: 1/4" = 1'-0"

DEMOLITION NOTES	
1	REMOVE EXISTING WALL COMPLETE.
2	REMOVE EXISTING DOOR AND FRAME COMPLETE.
3	REMOVE EXISTING WINDOW AND FRAME COMPLETE.
4	CUT NEW OPENING IN WALL (SEE DEMO PLAN FOR DIMENSION). PREPARE FOR REQUIRED USE (SEE FLOOR PLAN).
5	REMOVE EXISTING CASEWORK, PLUMBING FIXTURE, ETC. COMPLETE. PREPARE EXISTING PLUMBING FOR NEW FIXTURES (SEE FLOOR PLAN).
6	REMOVE EXISTING FLOOR FINISH (DOWN TO SUBSTRATE, REPAIR / REPLACE ANY DAMAGED FLOOR BEFORE NEW FINISH INSTALLATION).
7	REMOVE / REPAIR EXISTING CEILING IN ENTIRE AREA (SEE PLAN AND DETAILS FOR NEW CEILING INTENT).

NOT FOR CONSTRUCTION
 NOTE:
 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBERS BEFORE CONSTRUCTION OF BUILDING AND THEREFORE ARE RESPONSIBLE FOR ALL STATE & LOCAL BUILDING CODES.

ARCHITRAVE.HOME DESIGN SOLUTIONS
 architravehds.online@gmail.com
 11/04/2019
 19.04

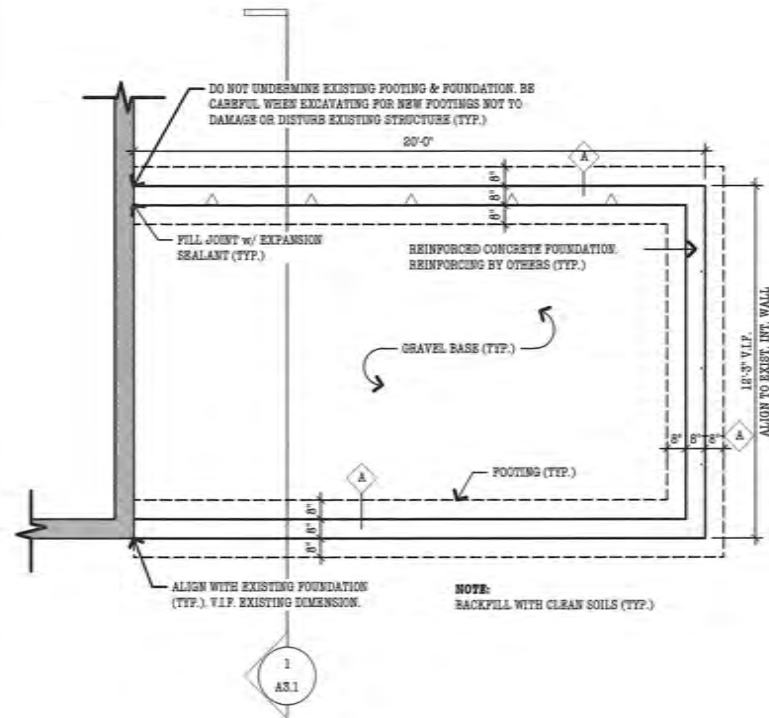
ADDITION & RENOVATIONS
 for:
 DECHANE RESIDENCE
 DEMOLITION PLANS
 AS NOTED

D1.1

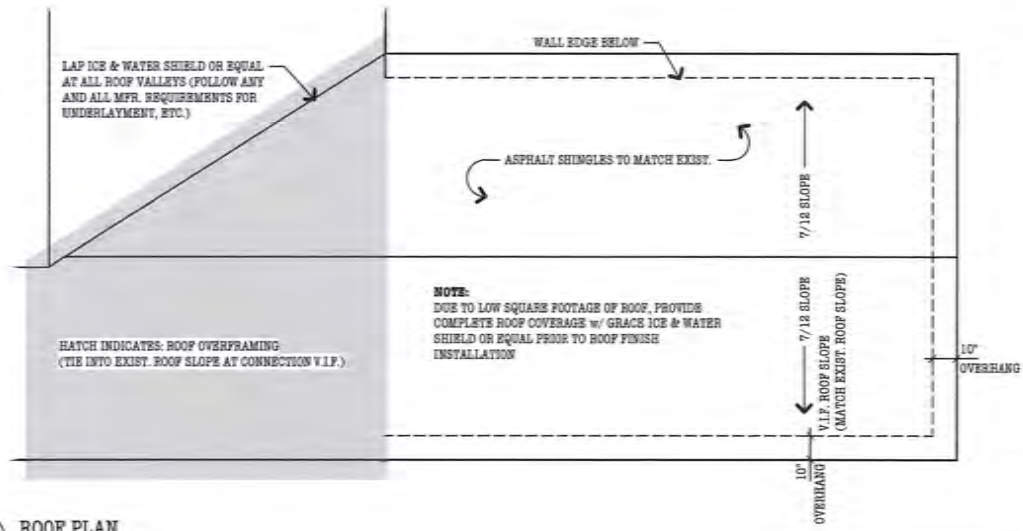
NOTES:

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD OR FACE OF FOUNDATION UNLESS OTHERWISE NOTED. ANY DIMENSION WITH A "CLEAR" NOTE INDICATES FINISH CLEAR, THEREFORE NOTED FROM FINISH FACE OF WALL/CB/RCY.
2. G.C. MUST SIZE & DESIGN ALL MEMBERS. ALL JOIST SIZES SHOWN ARE TAKEN FROM IRC 2015: "FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES" TABLE B502.3.1(2), PG. 127. THEREFORE CONTRACTOR IS RESPONSIBLE FOR ALL MEMBERS (WHETHER CHANGED OR FOLLOWED IN PERMIT SET) I.E. SPANS, POST, BEAMS, ETC. AND IS RESPONSIBLE FOR ALL STATE & LOCAL BUILDING CODES.

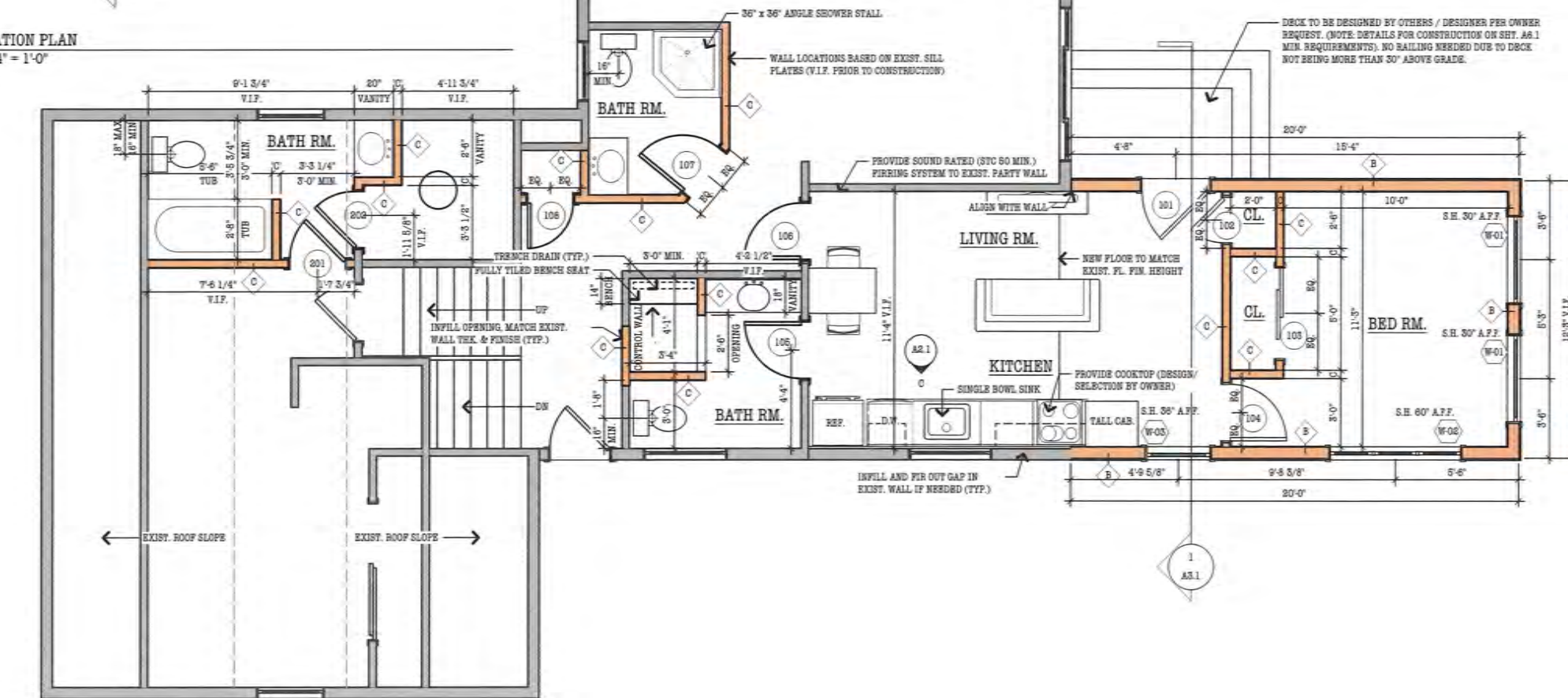
WALL KEY:



1 FOUNDATION PLAN
A1.1 Scale: 1/4" = 1'-0"



3 ROOF PLAN
A1.1 Scale: 1/4" = 1'-0"



2 MAIN FLOOR PLAN
A1.1 Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

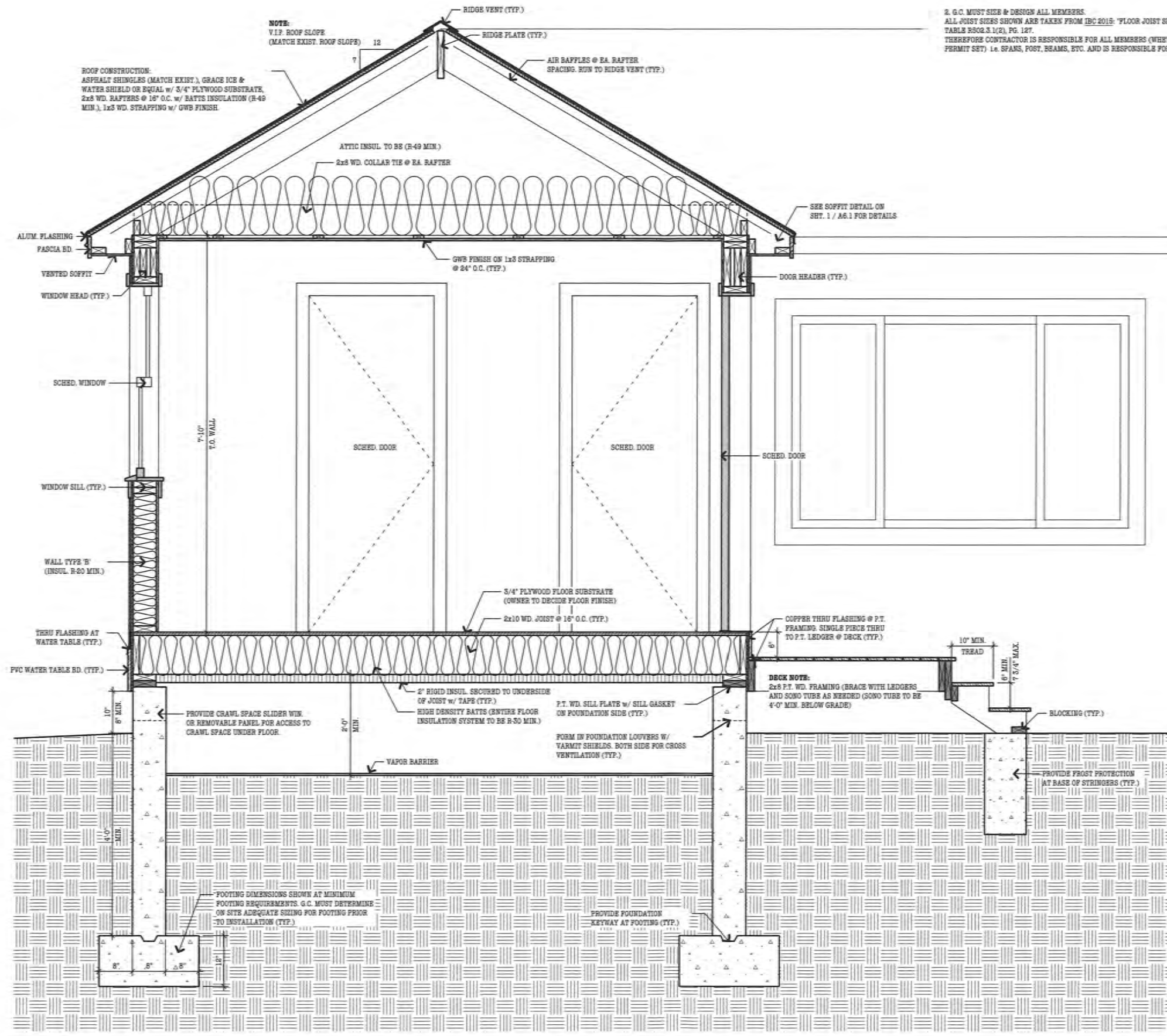
NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBERS BEFORE CONSTRUCTION OF BUILDING AND THEREFORE ARE RESPONSIBLE FOR ALL STATE & LOCAL BUILDING CODES.

Design Firm:
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Project ID: 19.04
Date: 11/04/2019

Project Title:
ADDITION & RENOVATIONS
for:
DECHANE RESIDENCE
Sheet Title:
FLOOR & ROOF PLANS

Scale:
AS NOTED

Sheet No.:
A1.1



NOTES:

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD OR FACE OF FOUNDATION UNLESS OTHERWISE NOTED. ANY DIMENSION WITH A "CLEAR" NOTE INDICATES FINISH CLEAR, THEREFORE NOTED FROM FINISH FACE OF WALL/OBJECT.
2. G.C. MUST SIZE & DESIGN ALL MEMBERS. ALL JOIST SIZES SHOWN ARE TAKEN FROM IBC 2015: "FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES" TABLE 2503.3.1(2), PG. 127. THEREFORE CONTRACTOR IS RESPONSIBLE FOR ALL MEMBERS (WHETHER CHANGED OR FOLLOWED IN PERMIT SET) I.e. SPANS, POST, BEAMS, ETC. AND IS RESPONSIBLE FOR AL STATE & LOCAL BUILDING CODES.

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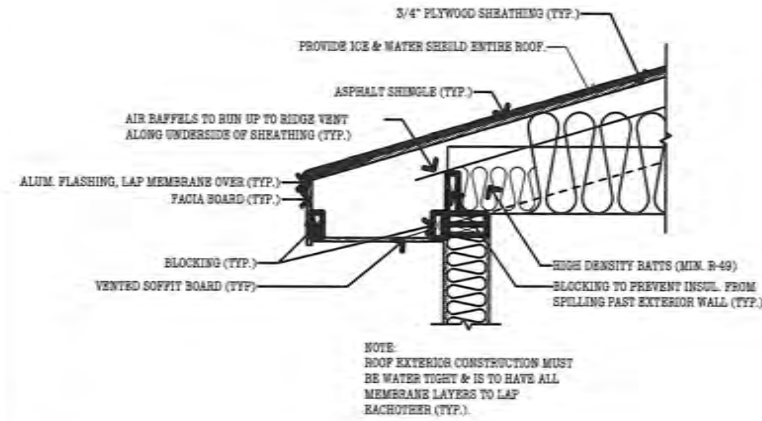
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ADDITION & RENOVATIONS
for:
DECHANE RESIDENCE
BUILDING SECTION & DETAILS

Scale: AS NOTED

Sheet No.: **A3.1**

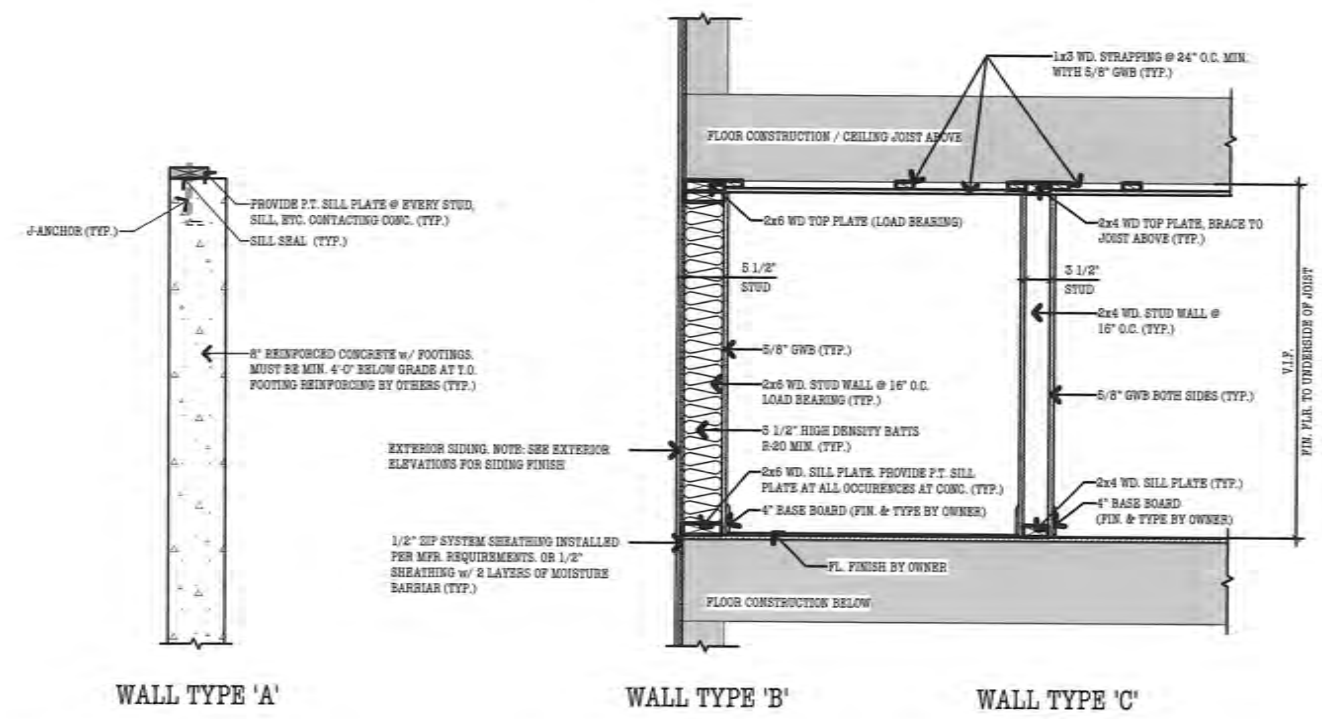
1 BUILDING SECTION THROUGH ADDITION
A3.1 Scale: 3/4" = 1'-0"



1
A6.1 TYPICAL SOFFIT DETAIL
Scale: 3/4" = 1'-0"

DOOR SCHEDULE								
DOOR NUMBER	INT./EXT.	SIZE	THK.	MATERIAL	TYPE	FINISH	MANUFACTURER	COMMENTS
101	EXT.	36" x 80"	1 3/4"	BY MFR.	DESIGN BY OWNER	BY MFR.	BY G.C./OWNER	EXTERIOR DOOR w/ WEATHER STRIPPING (TYP.) DESIGN BY OWNER
102	INT.	24" x 80"	1 3/4"	WOOD	FLUSH	PAINTED	BY G.C./OWNER	
103	INT.	48" x 80"	1 3/4"	WOOD	SLIDER (FLUSH)	PAINTED	BY G.C./OWNER	
104	INT.	30" x 80"	1 3/4"	WOOD	FLUSH	PAINTED	BY G.C./OWNER	
105	INT.	30" x 80"	1 3/4"	WOOD	FLUSH	PAINTED	BY G.C./OWNER	
106	INT.	30" x 80"	1 3/4"	WOOD	FLUSH	PAINTED	BY G.C./OWNER	DESIGN DOOR TO BE SOUND PROOF (PROVIDE DOOR SEALS)
107	INT.	30" x 80"	1 3/4"	WOOD	FLUSH	PAINTED	BY G.C./OWNER	
108	INT.	24" x 80"	1 3/4"	WOOD	FLUSH	PAINTED	BY G.C./OWNER	
201	INT.	30" x 80"	1 3/4"	WOOD	FLUSH	PAINTED	BY G.C./OWNER	
202	INT.	30" x 80"	1 3/4"	WOOD	FLUSH	PAINTED	BY G.C./OWNER	

WINDOW SCHEDULE							
WIN. TAG	MFR. R.O. SIZE	MATERIAL	TYPE	FINISH	MANUFACTURER	SILL HEIGHT	COMMENTS
W-01	48" x 60"	VINYL	DOUBLE HUNG	MFR.	BY G.C./OWNER	SEE PLAN (S.H.)	DESIGN BY OWNER. MUST MEET EGRESS REQUIREMENTS.
W-02	72" x 24"	VINYL	CUSTOM SLIDER	MFR.	BY G.C./OWNER	SEE PLAN (S.H.)	
W-03	36" x 48"	VINYL	DOUBLE HUNG	MFR.	BY G.C./OWNER	SEE PLAN (S.H.)	



2
A6.1 WALL TYPES
Scale: 3/4" = 1'-0"

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11/04/2019

19.04

ADDITION & RENOVATIONS
for:
DECHANE RESIDENCE

SCHEDULES & DETAILS

AS NOTED

A6.1