TOWN OF MILFORD

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

Administrative Review

Date: April 20, 2020

To: Jason Plourde, Chair, Zoning Board of Adjustment

From: Lincoln Daley, Community Development Director

Subject: **Case #2020-07 – Joshua and Johanna Boyd, 119 McGettigan Road, Milford Tax Map 10, Lot 78.** Special Exception Application pursuant to Milford Zoning Ordinances, Article X, Section 10.02.6 to allow for an Accessory Dwelling Unit.

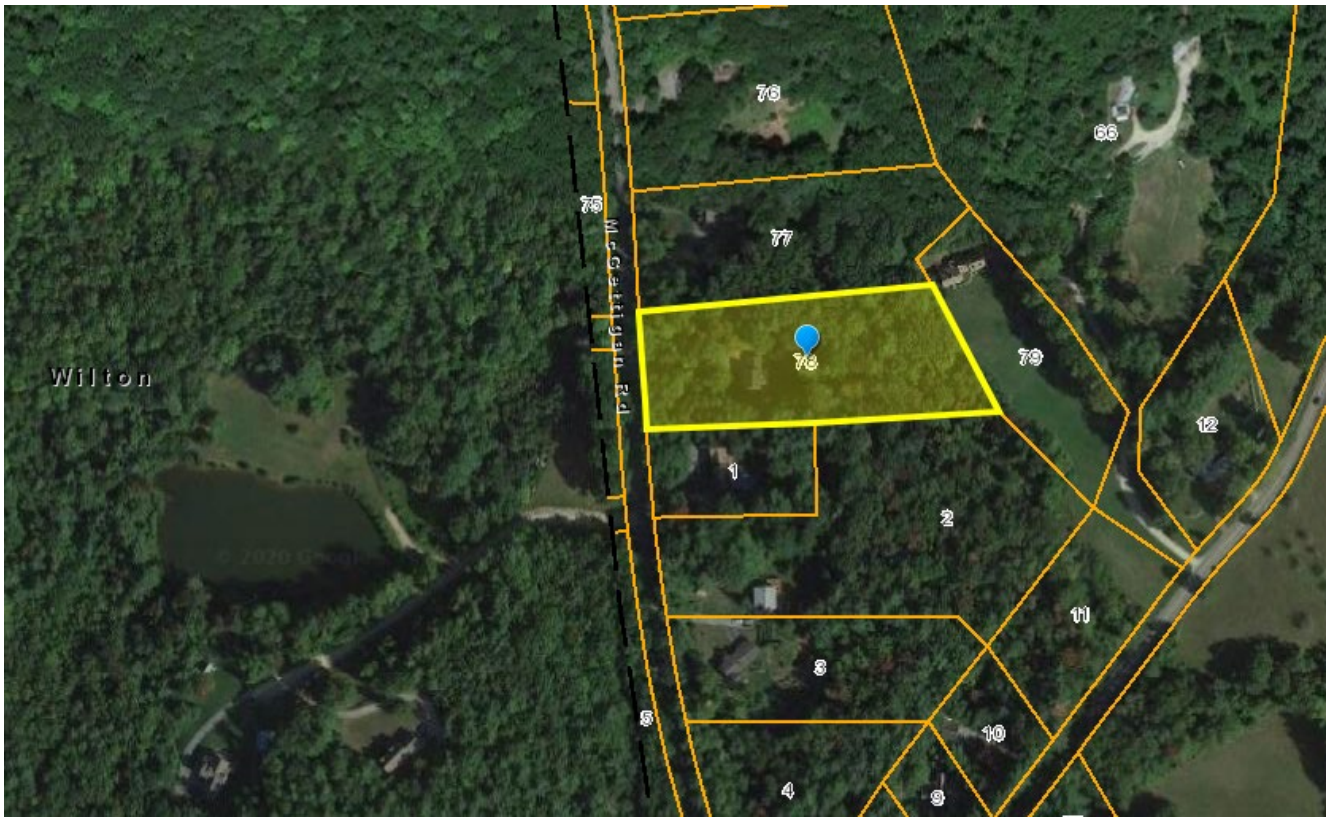
The applicant is before the Board of Adjustment seeking a Special Exception pursuant to Milford Zoning Ordinances, Article X, Section 10.02.6 to allow the construction of a is seeking a SPECIAL EXCEPTION from the Milford Zoning Ordinance, Article X, Section 10.2.6 to allow the construction of 750 sq.ft. accessory dwelling on the second floor of a proposed 2,550 square foot, two-story addition/attached garage to the existing single-family house in the Residential 'R' district. In reviewing the files for this property, I offer the following comments:

1. Existing Conditions:
   a. The subject property consists of a 2 story, 3 bedroom, single-family residence situated on approximately 2.54 acres (110,642 s.f.).
   b. The property contains approximately 200 linear feet of frontage on McGettigan Road and is serviced by a private well and septic system.
   c. The property is primarily wooded and is surrounded by similar, single-family residences.
2. An accessory dwelling unit is permitted in the Residence 'R' District by Special Exception. The Board shall review the application based on meeting all requirement pursuant to Section 10.02.6.
3. The proposed square footage of the ADU falls is 750 square foot which represents the maximum permitted under the Zoning Ordinance. The ADU would be located on the second floor of the attached garage. The ADU will have a common interior access with the primary residence.
4. The current single-family residence meets all dimensional zoning requirements.
5. A building elevation and interior layout of the single-family residence has been provided. The proposed addition will be of similar architectural design to the existing home and will be consistent with the character of the neighborhood.
6. The 3 car garage and driveway for the property will been designed for more than 4 vehicles.
7. The primary residence will be occupied by the owner of the property.
8. The applicant submitted an updated septic plan to the NHDES and received approval for a 4 bedroom home.

Respectfully submitted.

Lincoln Daley

Aerial Photographs of Subject Property:



ZBA Application

MILFORD ZONING BOARD OF ADJUSTMENT

TOWN OF MILFORD
RECEIVED
MAR 06 2020
PB____ ZBA____ Office____

GENERAL PROPERTY INFORMATION FOR ALL APPLICATIONS

Date Received: 3-6-2020
Case Number: 2020-07
Date Complete:
Hearing Date: 4-2-2020
Decision Date:
Decision:
2020 0555

PROPERTY INFORMATION

Street Address: 119 Mcgettigan Rd

Tax Map / Parcel #: 10/18 | Lot Size:

PROPERTY CURRENTLY USED AS

Single Family Residence

If the application involves multiple lots with different owners, attach additional copies of this page.

PROPERTY OWNER

Name: Joshua + Johanna Boyd
Address: 119 Mcgettigan Rd
City/State/Zip: milford NH 03055
Phone: ( )
Email: JoshBoyd5@gmail.com

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.

APPLICANT/REPRESENTATIVE

☐ SAME AS OWNER

Name: Mark Cassidy
Address: 380 Stoddard Rd
City/State/Zip: Hancock NH 03449
Email: mcextremeconst@gmail.com
Phone: ( ) | Cell: (603) 801 3244

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.

Property Owner's signature *Date:* 3/3/2020

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 8	~~25.00~~ 32.00
Amount received:	107.00
Date Received:	

Check ✓ Cash ___ CK# 942

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

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

TOWN OF MILFORD RECEIVED
MAR 06 2020
PB____ ZBA____ Office____

Date Received: 3-6-2020
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Application #: 2020 0555
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Decision:

PROPERTY INFORMATION

Street Address: 119 McGettigan Rd

Tax Map / Parcel #: 10 LOT # 78 10/78

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.

Proposed ADU ABOVE GARAGE
3 CAR GARAGE W/ ATTACHED BREEZWAY

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:

FUTURE ADU ABOVE GARAGE 3/4 BATH KITCHEN

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:

the single Family Home will Be

B. The specific site is an appropriate location for the proposed use because:

IT IS ATTACHED TO THE EXISTING HOUSE ABOVE GARAGE with ample PARKING

C. The use as developed will not adversely affect the adjacent area because:

IT IS COMPATIBLE WITH THE EXISTING STYLE OF THE NEIGHBORHOOD

D. There will be no nuisance or serious hazard to vehicles or pedestrians because:

THE STRUCTURE IS WELL SET BACK FROM THE ROAD

E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because:

The PROPERTY HAS A NEW UPDATED SEPTIC PLAN FOR A FOUR BEDROOM RESIDENCE

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
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
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.	?
9. Is there adequate sewer/septic and water for the additional inhabitants? Please include septic/sewer approval.	Yes
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?	-750 SQ FT
12. Does the ADU have no more than two (2) bedrooms? Please show on plans.	(1) 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.	N/A
For Existing Unpermitted ADUs	
15. Has a Code Compliance inspection been conducted by the Building Inspector? Please include inspection report.	
16. Is the ADU incompliance 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?	

BOYD, JOSHUA R & JOHANNA
119 MCGETTIGAN RD
MILFORD, NH 03055

DUVAL, ROGER & JENNIFER
127 MCGETTIGAN RD
MILFORD, NH 03055-3103

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

LEGERE, MARK W & KRISTI N
106 MCGETTIGAN RD
MILFORD, NH 03055

LEGERE, MARK W & KRISTI N
106 MCGETTIGAN RD
MILFORD, NH 03055

RACICOT, MATTHEW A & NATO
97 MCGETTIGAN RD
MILFORD, NH 03055

REID, SANDRA
7 PENNY LOAFER LN
WILTON, NH 03086

SIREEN, CHRISTOPHER JOHN
SIREEN, DENNIS JOHN
107 MCGETTIGAN RD
MILFORD, NH 03055-3103

Town of Milford NH
1 Union Sq.
Milford, NH

Boyd Residence Addition

119 McGettigan Rd.
Milford, NH 03055

Joshua & Johanna Boyd

119 McGettigan Rd.
Milford, NH 03055

ENERGY ANALYSIS:

TYPE OF CONSTRUCTION: RESIDENTIAL

	EXIST.	NEW	TOTAL
FF CONDITIONED AREA:	744 SF	179 SF	923 SF
SF CONDITIONED AREA:	763 SF	866 SF	1629 SF
TOTAL:	1507 SF	1045 SF	2552 SF

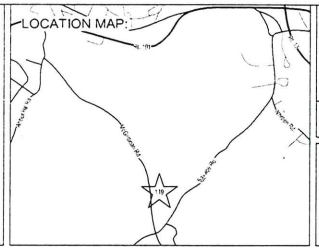
BUILDING ELEMENT	REQUIRED	PROVIDED
DOOR U-FACTOR		
WINDOW U-FACTOR:	.32 MAX	
SLOPE CEILING:	R-38	
ABOVE GRADE WALL:	R-21	
FLOOR	R-30 MIN	

SITE INFORMATION:

TAX MAP: G1
PARCEL 10-78

119 McGettigan Rd.
Milford, NH 03055

LOCATION MAP:



Catlin : Petrovick Architects PC

51 Railroad Street Suite 130
Keene, New Hampshire, 03431
(603) 352-2255

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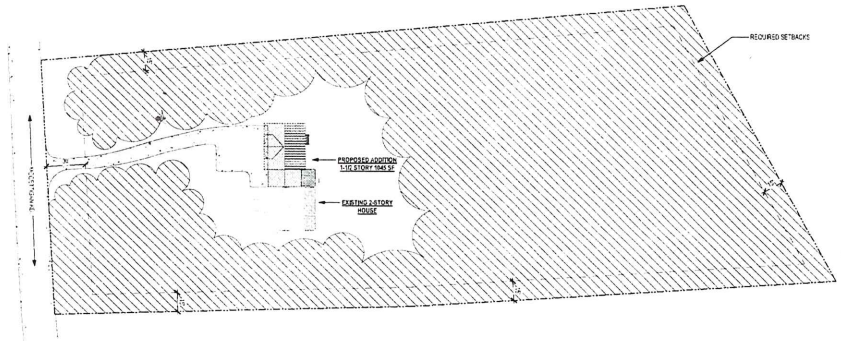
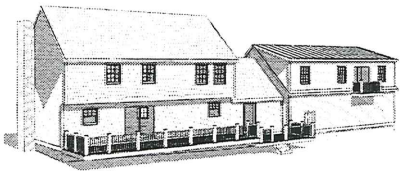


1 SITE PLAN
1" = 40'-0"

2 3D PERSPECTIVE - FRONT ELEVATION

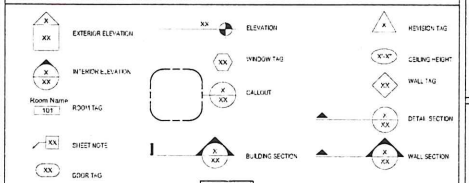
3 3D PERSPECTIVE - NORTH WEST

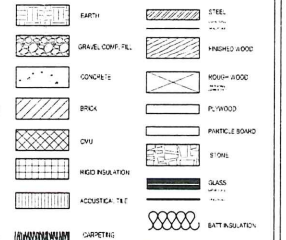


4 3D PERSPECTIVE - SOUTH EAST

5 3D PERSPECTIVE - BACK ELEVATION

SYMBOLS / ABBREVIATIONS





ABV	above finished floor	KO	knockout
AC	acoustical	LAB	label
ACT	acoustical tile	LAB	laboratory
ADJ	adjacent	LAV	lavatory
ADJ	adjustable	LH	left hand
ALT	alternate	L	length
AL	aluminum	LT	light
ANC	anchor; anchorage	LW	lightweight
AB	anchor bolt	MH	manhole
ASPH	asphalt	MAS	masonry
BSMT	basement	MO	masonry opening
BRG	bearing	MAX	maximum
BEL	below	MECH	mechanical
BET	between	MED	medium
BIT	bituminous	MTL	metal
BLKG	blocking	MIN	minimum
BD	board	MISC	miscellaneous
BOT	bottom	MSN	masonry
BRK	brick	MTG	mounting
BLDG	building	NIC	not in contract
CAB	cabinet	NTS	not to scale
CPT	carpet (ed)	OC	on center (s)
CS	cast in place	OPG	opening
CLG	ceiling	OAK	oak
CEM	cement	O.D.	outside diameter
CER	ceramic	OH	overhead
CT	ceramic tile	PAINT(D)	painted (ed)
CIR	circle	PAPER	paper towel dispenser
CIRC	circumference	PARQ	parquet
CO	cleanout	PAVM	pavement
CLR	clear (ance)	PERIM	perimeter
COL	column	PLAS	plaster
COMB	combination	PLAM	plastic laminate
COMP	compress (ed, ion)	PL	plate
CONC	concrete	PLYWD	plywood
CMU	concrete masonry unit	PT	point; tangent
CONST	construction	QT	quarry tile
CONT	continuous	REF	reference
CJ	control joint	REFR	refrigerator
CTR	counter	RTN	return (ed)
CRS	coarse	REC	recess(ed)
DEP	depressed	RA	return air
DTL	detail	REV	revision (s); reversed
DIAG	diagonal	RH	right hand
DIA	diameter	R	riser
DIM	dimension	RO	rough opening
DR	door	RTN	retention (d)
Dn	double hung	RES	resilient
DWR	drawer	RA	return air
DWG	drawing	REV	revision (s); reversed
DW	dishwasher	RH	right hand
EP	exam table	R	riser
ELEC	electric (al)	RD	roof drain
EWC	electric water cooler	RFG	roofing
EL	elevator	RM	room
ELEV	elevation	RO	rough opening
ENCL	enclosure	SCH	schedule
EQ	equal	SEC	section
EQT	equipment	SHT	sheet
EXG	existing	SIM	similar
EXP	exposed	SC	solid core
EXT	exterior	SQ	square
FOF	face of finish	SS	stainless steel
FIN	finish (ed)	STL	steel
FF	finished floor	STR	structural
FA	fire alarm	SUSP	suspended
FEC	fire extinguisher cabinet	SYM	symmetric (cal)
FHC	fire hose cabinet	SYS	system
FP	fireproof	TEL	telephone
FLR	floor (ing)	TV	television
FD	floor drain	THK	thickness
FLUOR	fluorescent	TPD	toilet paper dispenser
FTG	footing	T&G	tongue and groove
FNC	foundation	TOC	top of concrete
FBO	furnished by others	TOS	top of steel
FDN	furred (ing)	TOW	top of wall
GA	gauge; gauge	T	tread
GALV	galvanized	TRTD	treated
GL	glass; glazing	TYP	typical
GB	grab bar	UC	undercut
GC	grade	UON	unless noted otherwise
GYP	gypsum	UR	urinal
HDWD	hardwood	VB	vapor barrier
HDWR	hardware	VNR	veneer
HDR	header	VERT	vertical
HD	heavy duty	VCT	vinyl composition tile
HT	height	VB	vinyl base
HM	hollow metal	VWC	vinyl wall covering
HOR	horizontal	WH	wall hung
INCL	include (d, ing)	WC	water closet
ID	inside diameter	WF	waterproof (ing)
INT	interior	WWM	welded wire mesh
INS	insulation (ed) (ing)	W	width; wide
INTW	intermediate	WIN	window
NV	invert	WG	wire glass
JT	joint	WO	without

DRAWING LIST

GENERAL INFORMATION
TG.1 COVER

ARCHITECTURAL
A0.1 DEMOLITION PLANS
A1.0 FOUNDATION PLAN
A1.2 SECOND FLOOR AND ROOF PLANS
A2.0 ELEVATIONS
A3.0 BUILDING SECTIONS
A4.0 DETAILS/SCHEDULES

ISSUED	DATE
SCHEMATIC DESIGN	DATE
DESIGN DEVELOPMENT	DATE 10/31/19
CDS 100%	DATE
BID SET	DATE
PERMIT SET	DATE
CONSTRUCTION SET	DATE

Consultants

No.	Description	Date

Project Title:
Boyd Residence Addition

119 McGettigan Rd.
Milford, NH 03055

Sheet Title:
COVER

Project Number	20180024
Drawn By	EMM
Scale	1" = 40'-0"
Print Date	2/4/2019 10:33:33 AM

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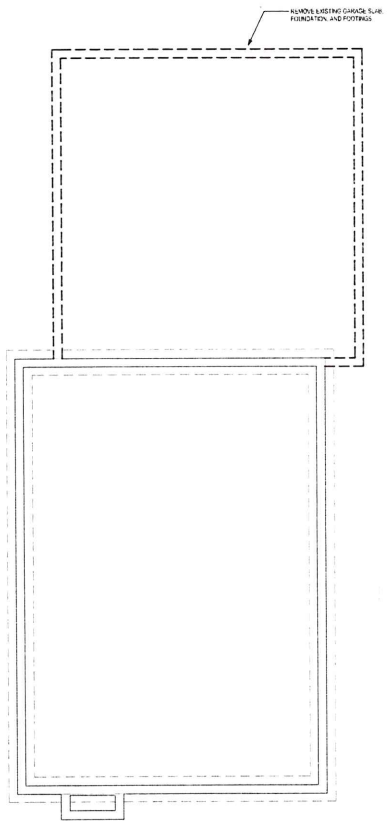
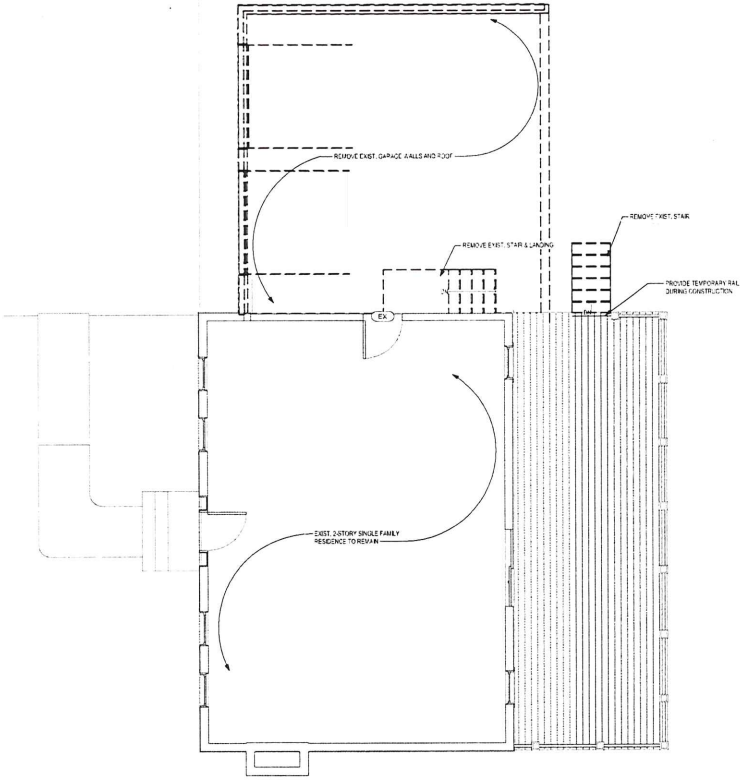
TOWN OF MILFORD
RECEIVED
FEB 25 2020
PB_____ZBA_____Office_____



② FOUNDATION DEMOLITION PLAN
1/4" = 1'-0"



① FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

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Comments

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Sheet Title
DEMOLITION PLANS

Project Number:	20180024
Drawn By:	EMM
Scale:	1/4" = 1'-0"
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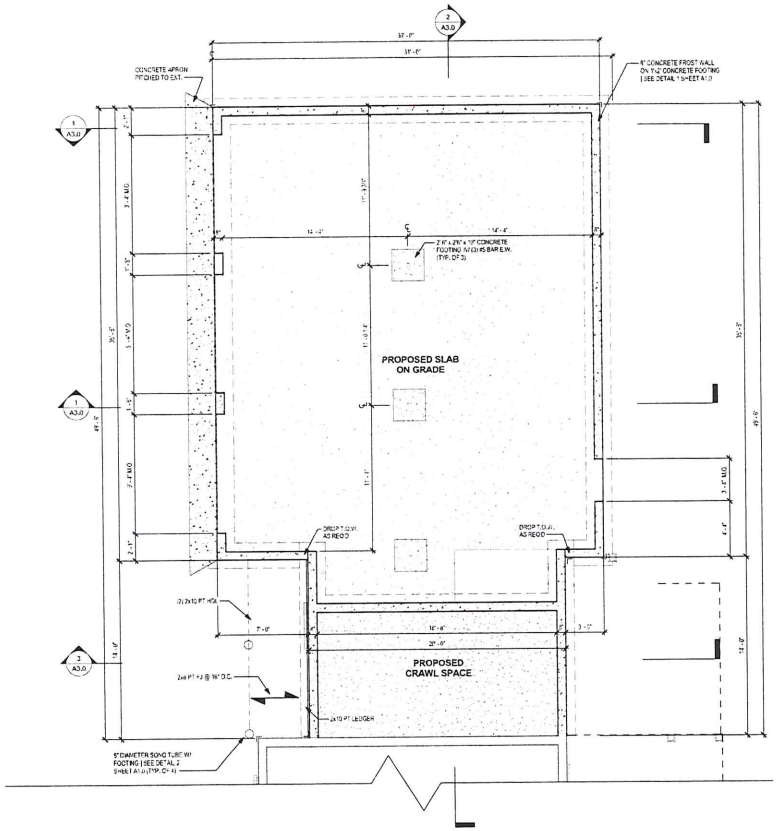

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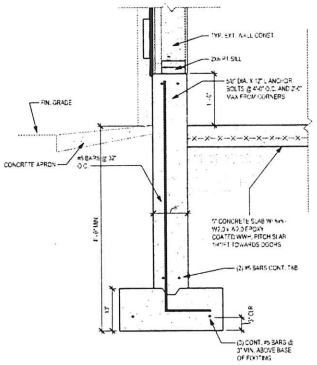
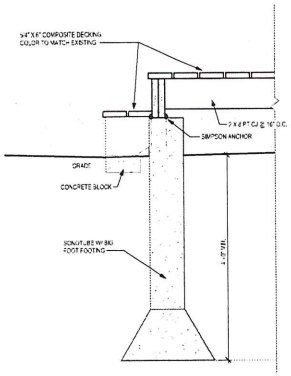


① TYP. CONCRETE FOOTING AND WALL DETAIL
1" = 1'-0"



② 8" SONOTUBE W/ FOOTING DETAIL 2
1" = 1'-0"

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☐	ISSUED	DATE
■	SCHEMATIC DESIGN	DATE
■	DESIGN DEVELOPMENT	DATE 10/31/18
■	CDS 100%	DATE
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☐	CONSTRUCTION SET	DATE

Consultants

No.	Description	Date

Project Title:
Boyd Residence Addition

119 McGettigan Rd.
Milford, NH 03055

Sheet Title
FOUNDATION PLAN

THIS DRAWING IS THE PROPERTY OF CATLIN : PETROVICK ARCHITECTS PC AND MAY NOT BE REPRODUCED OR USED FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF CATLIN : PETROVICK ARCHITECTS PC. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB BY THE CONTRACTOR. DO NOT SCALE DRAWINGS. ALL WORK MUST COMPLY WITH THE LATEST EDITION OF THE NEW HAMPSHIRE STATE BUILDING CODE.

Project Number:	20180024
Drawn By:	Author
Scale:	As indicated
Print Date:	2/4/2019 10:33:19 AM

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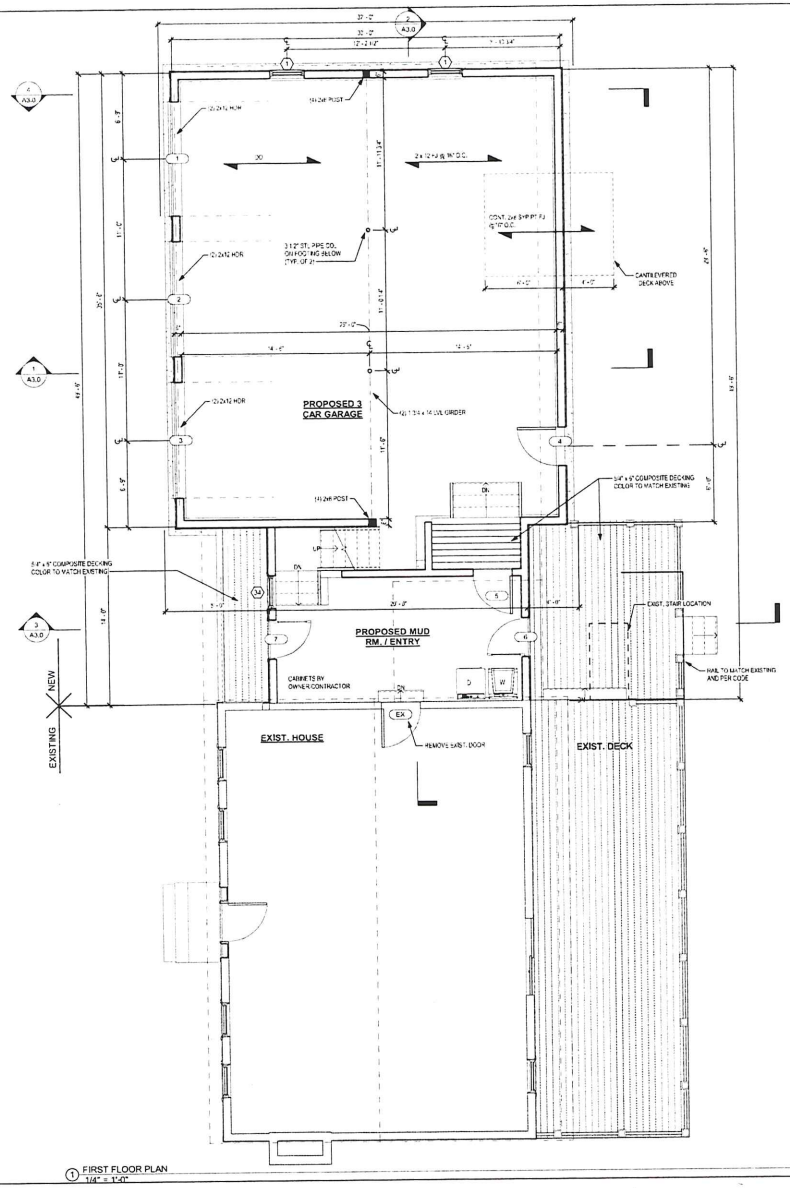

1 FIRST FLOOR PLAN
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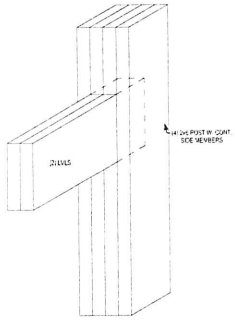
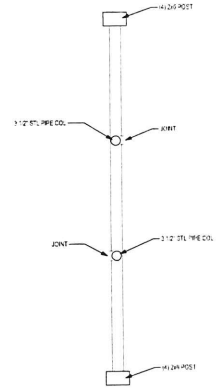
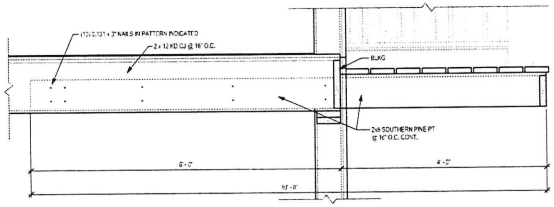


2 TYPICAL VERTICAL POST DETAIL @ LVL CONNECTION
NTS



3 LVL PIECE LAYOUT
NTS



4 CANTILEVER DECK DETAIL
1" = 1'-0"

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CONSTRUCTION SET	DATE

Consultants

No.	Description	Date

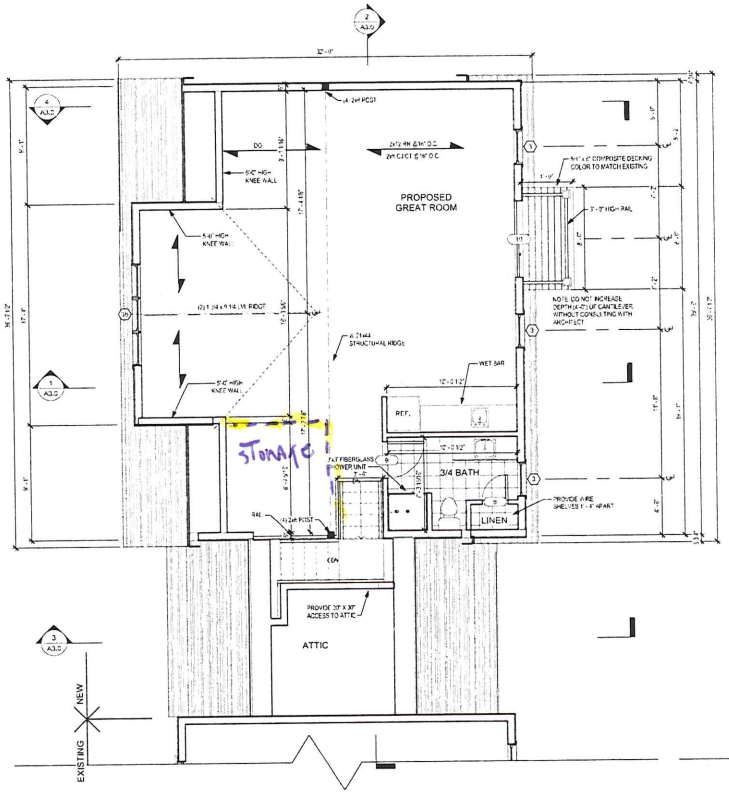
Project Title:
Boyd Residence Addition

119 McGettigan Rd.
Milford, NH 03055

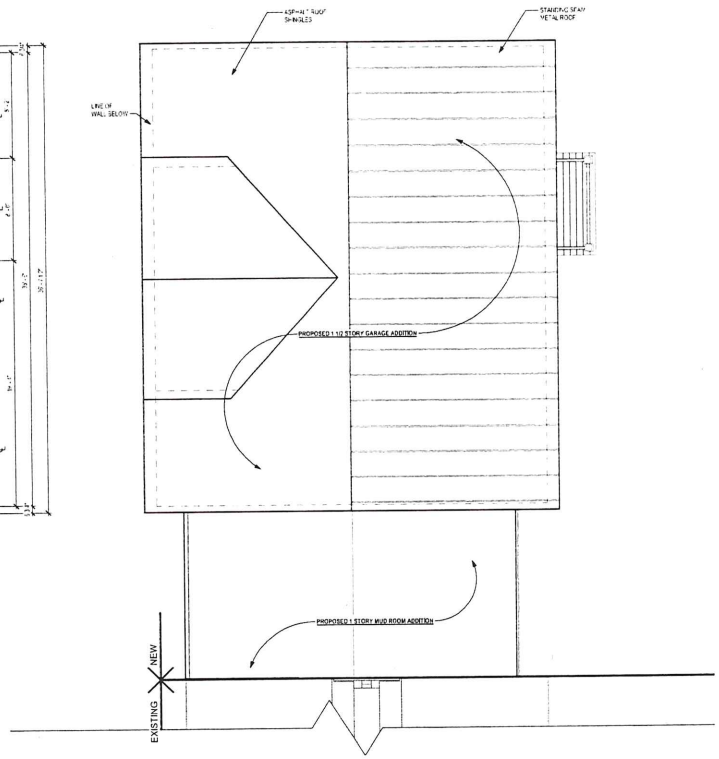
Sheet Title
FIRST FLOOR PLAN

Project Number	20180024
Drawn By	EMM
Scale	As Indicated
Print Date	2/4/2019 10:33:21 AM

A1.1



1 SECOND FLOOR PLAN
1/4" = 1'-0"



2 ROOF - Parent
1/4" = 1'-0"

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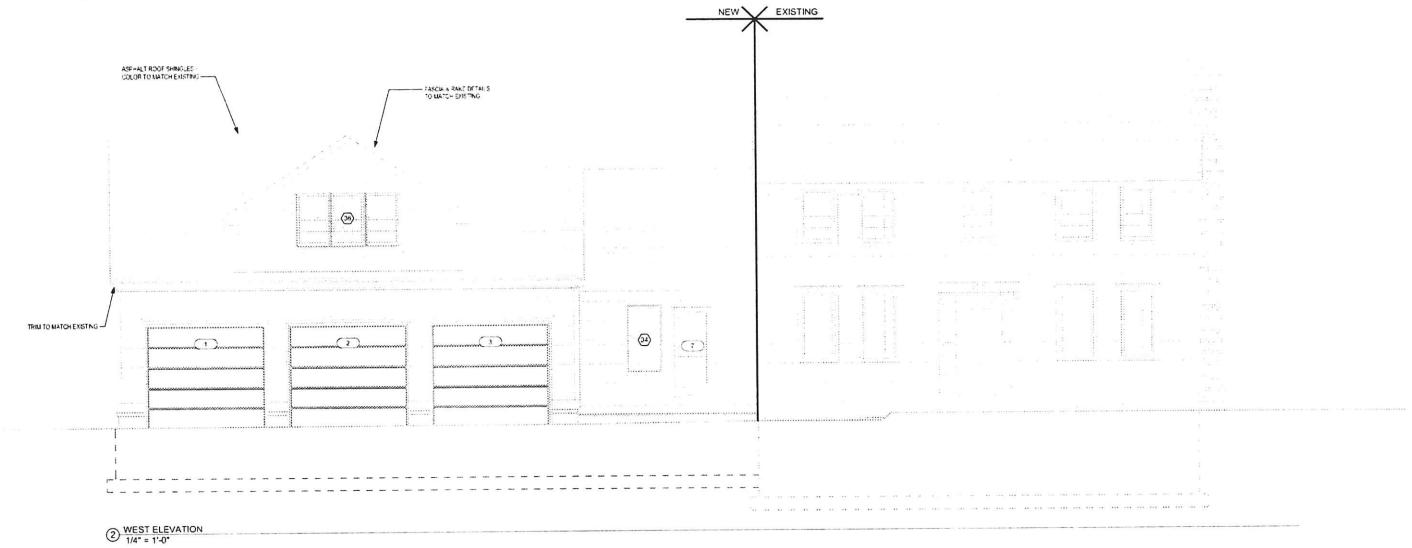
Project Title:
Boyd Residence Addition

119 McGettigan Rd.
Milford, NH 03055

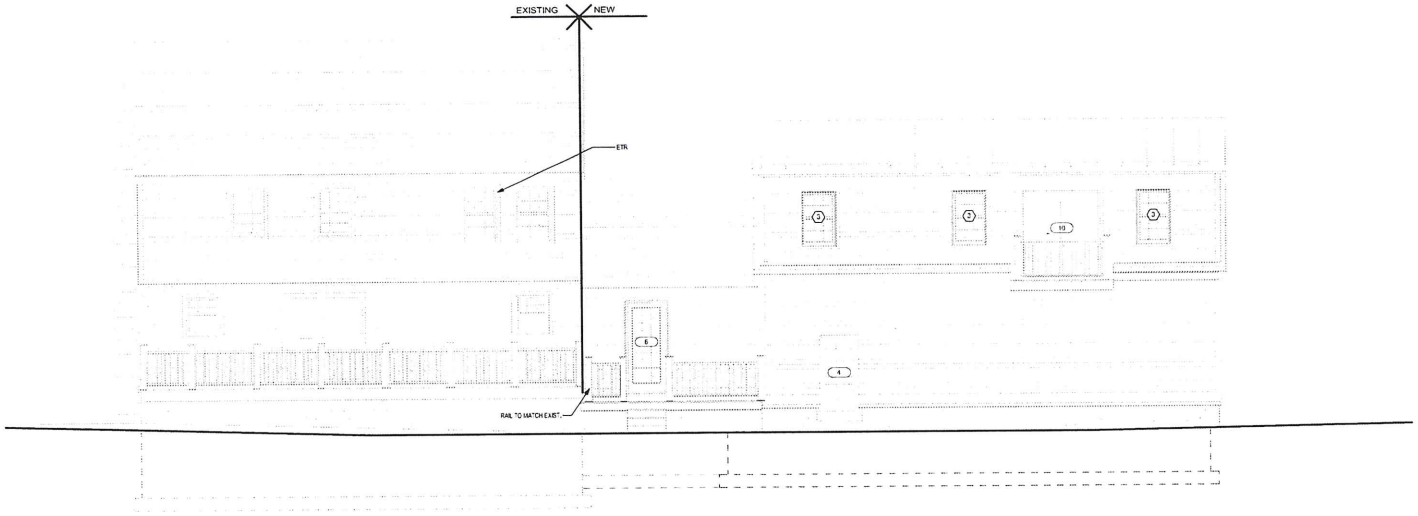
Sheet Title:
SECOND FLOOR AND ROOF PLANS

Project Number:	20180024
Drawn By:	Author
Scale:	1/4" = 1'-0"
Print Date:	2/4/2019 10:33:21 AM

A1.2



2 WEST ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

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No.	Description	Date

Project Title:
Boyd Residence Addition

119 McGettigan Rd.
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Sheet Title:
ELEVATIONS

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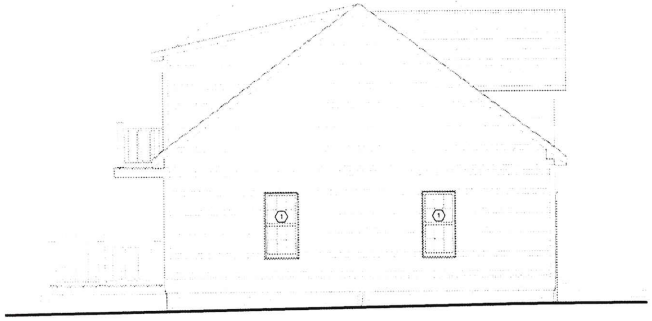
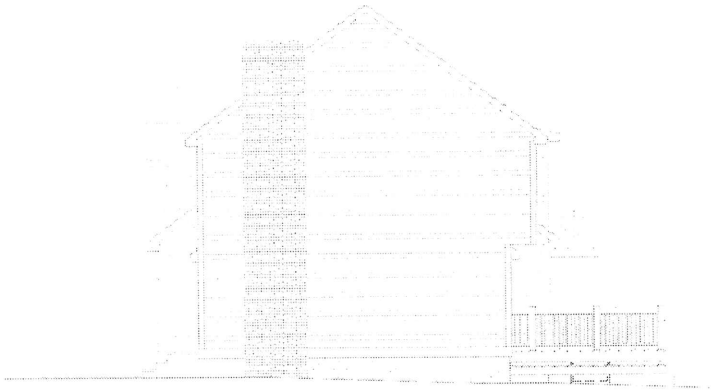
Project Number:	20180024
Drawn By:	EMM
Scale:	1/4" = 1'-0"
Print Date:	2/4/2019 10:33:23 AM

A2.0



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION (EXISTING)
1/4" = 1'-0"

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☐	CONSTRUCTION SET	DATE

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No.	Description	Date

Project Title:
Boyd Residence Addition

119 McGettigan Rd.
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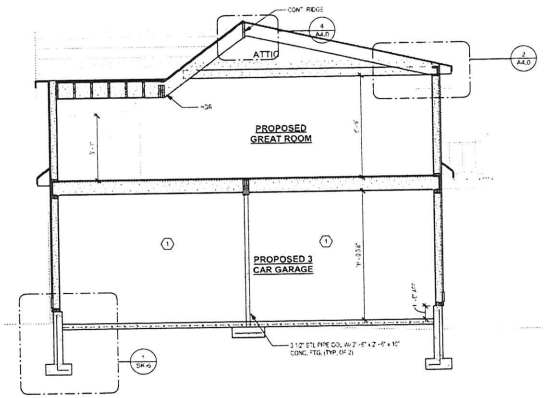
Sheet Title
ELEVATIONS

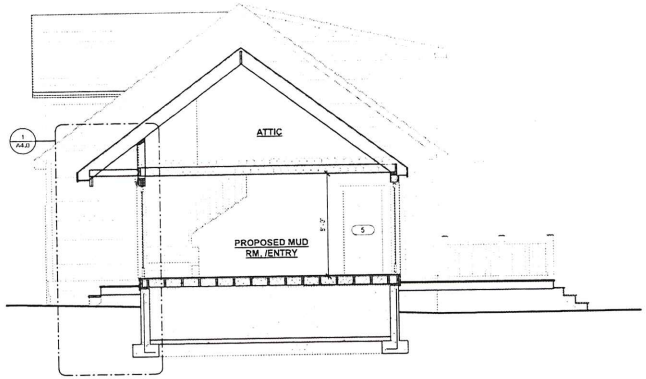
[illegible]

Project Number:	20180024
Drawn By:	Author
Scale:	1/4" = 1'-0"
Print Date:	2/4/2019 10:33:25 AM

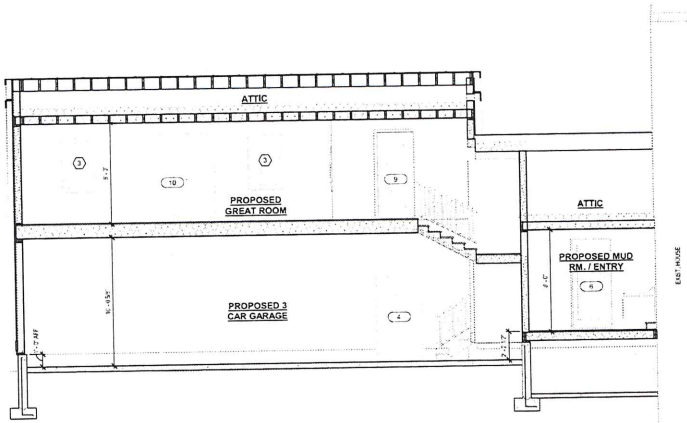
A2.1



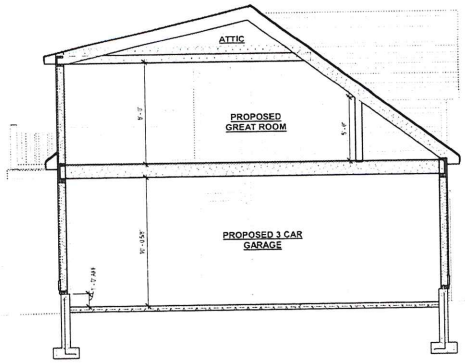
1 BUILDING SECTION 1
1/4" = 1'-0"



3 BUILDING SECTION 2
1/4" = 1'-0"



2 BUILDING SECTION 3
1/4" = 1'-0"



4 BUILDING SECTION 4
1/4" = 1'-0"

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Project Title:
Boyd Residence Addition

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Sheet Title:
BUILDING SECTIONS

Project Number:	20180024
Drawn By:	EMM
Scale:	1/4" = 1'-0"
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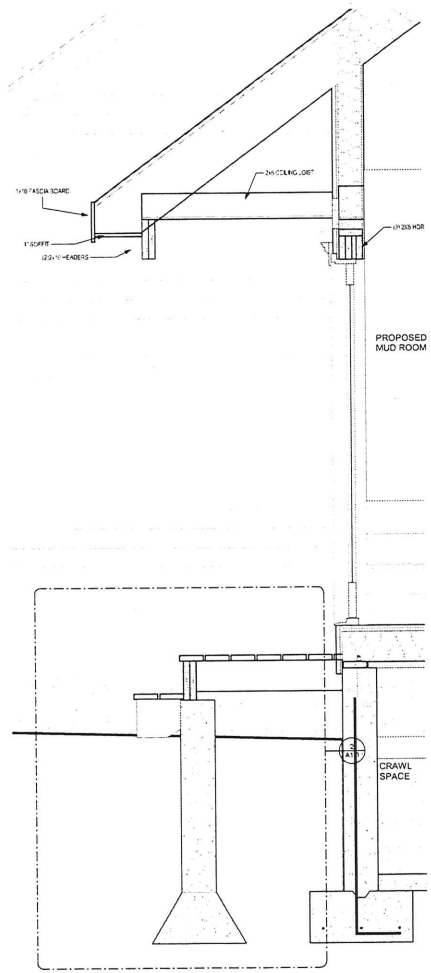
A3.0

WINDOW SCHEDULE

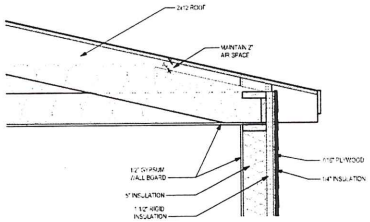
Type Mark	R.O. Width	R.O. Height	Type	Manufacturer	Model	Material	Finish	Head	Jamb	Sill	Glazing Thickness	Glazing Type	Head Height	Comments
34	2'-6"	5'-3"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								7'-0"	
34	2'-6"	5'-3"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								7'-0"	
34	2'-6"	5'-3"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								7'-0"	
34	2'-6"	5'-3"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								7'-0"	
36	2'-6"	4'-4"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-4"	
36	2'-6"	4'-4"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-4"	
36	2'-6"	4'-4"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-4"	
36	2'-6"	4'-4"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-4"	
36	2'-6"	4'-4"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-4"	
37	10"	1'-4"	Louvers with Trim										4'-10 1/4"	
36	2'-6"	4'-4"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-4"	
39	2'-6"	3'-10"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-4"	
39	2'-6"	3'-10"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-6"	
40	2'-6"	3'-7"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-6"	
40	2'-6"	3'-7"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-6"	
1	2'-6"	5'-3"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								5'-6"	
1	2'-6"	5'-3"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								5'-6"	
3	2'-6"	4'-4"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								5'-9 3/4"	
36	2'-6"	4'-4"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-4"	
36	2'-6"	4'-4"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-4"	
3	2'-6"	4'-4"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								5'-9 3/4"	
36	2'-6"	4'-4"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-4"	
36	2'-6"	4'-4"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-1 3/8"	
34	2'-6"	5'-3"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								5'-9 3/4"	
3	2'-6"	4'-4"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-4"	
36	2'-6"	4'-4"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-4"	
36	2'-6"	4'-4"	Window-Double_Hung-Marvin-Clad_Ultimate	Marvin Windows and Doors	CUDH3028								6'-4"	

DOOR SCHEDULE

DR. NO.	ROOM NO.	ROOM NAME	DOOR WIDTH	DOOR HEIGHT	DOOR THK	DOOR MATL	FRAME TYPE	FRAME MATL	FINISH	FIRE RATING	HDWE	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	COMMENTS
NEW GARAGE FLOOR															
1			9'-0"	8'-0"	2"										
2			9'-0"	8'-0"	2"										
3			9'-0"	8'-0"	2"										
EXIST. FIRST FLOOR															
4			3'-0"	6'-8"	2"										
5	203	PROPOSED 3 CAR GARAGE	3'-0"	6'-8"	2"										
6			3'-1 1/2"	7'-2"	1 3/4"										
7	202	PROPOSED MUD RM. / ENTRY	3'-1 1/2"	7'-2"	1 3/4"										
199G C			3'-0"	6'-8"	2"										
199G D	206	EXIST. BASEMENT	1'-0"	6'-8"	1 3/8"										
199E E			1'-0"	6'-8"	1 3/8"										
199FF			0'-0"	6'-8"	2"										
199G G	202	PROPOSED MUD RM. / ENTRY	8'-0"	7'-0"	1 1/2"										
199H H	203	PROPOSED 3 CAR GARAGE	8'-0"	7'-0"	1 1/2"										
FX	202	PROPOSED MUD RM. / ENTRY	3'-0"	6'-8"	2"										
EXIST. SECOND FLOOR															
8	212	3/4 BATH	2'-0"	6'-8"	2"										
9	212	3/4 BATH	2'-10"	6'-8"	2"										
13	214	BONUS 127 SF	6'-0"	6'-8"	2"										



1 ENTRY PORCH DETAIL
1" = 1'-0"



2 TYP. DORMER EAVE DETAIL
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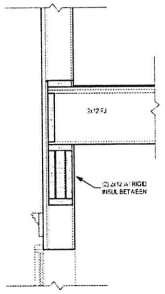
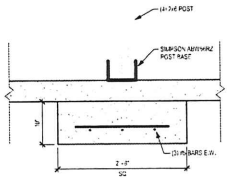
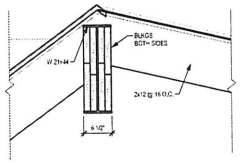


3 GARAGE DOOR HEADER DETAIL
1" = 1'-0"



5 POST ANCHOR DETAIL
1" = 1'-0"



4 RIDGE DETAIL
1" = 1'-0"

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Project Title
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Sheet Title
DETAILS/SCHEDULES

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Project Number	20180024
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A4.0