

**TROY BOARD OF SELECTMEN MEETING
THURSDAY, SEPTEMBER 3, 2026, 6:00 P.M.
TOWN HALL**

1. **CALL TO ORDER- 6:00 PM**
**NON-PUBLIC SESSION UNDER RSA 91-A:3, II- TAX COLLECTOR ASSISTANT:
PROPERTY LIENS & TAX DEEDING**
2. **BOARD MEMBER COMMENTS (PUBLIC SESSION, TO BEGIN AT 6:15 PM)**
3. **PUBLIC COMMENTS**
4. **NEW BUSINESS**
 - A. **BUILDING PERMITS**
 - #2026-23: MAP 20, LOT 30
 - #2026-24: MAP 20, LOT 36A
 - #2026-25: MAP 5, LOT 4
 - B. **STATE PRIMARY ELECTION- VOTE TO HAND COUNT & NOT USE
BALLOT MACHINE**
 - C. **APPOINTMENT OF TOWN CLERK/TAX COLLECTOR**
 - D. **ALCOHOL PERMIT: OCT. 23, 2026**
5. **OLD BUSINESS**
6. **CONSENT AGENDA**
 - A. **RECENT MANIFEST & PAYROLL**
 - B. **MEETING MINUTES: AUGUST 20 , 2026 PUBLIC & NON-PUBLIC,
AUGUST 31, 2026 NON-PUBLIC**
7. **BOARD CORRESPONDENCE**
8. **ADMIN REPORT**
9. **NON-PUBLIC SESSION, UNDER NH RSA 91-A:3, II- A (OTHERS, IF
NECESSARY)**
10. **ADJOURN**

4A-1

2026-23
\$175.00
Paid ✓



Please post in a conspicuous location

TOWN OF TROY, NH

PERMIT TO PERFORM WORK

PURSUANT TO RSA 154

Alan Lehtola

has been

Issued Permit No. 2026-23, to erect (X), alter (),

400 sqft Car port

at: 153 N-Main st Tax Map 20 Lot 30

Date

Authority Having Jurisdiction

Expiration Date

This document must be completed and returned to the Administrative Assistant with all applicable signatures upon completion of work.

Please see reverse side for required signoffs upon completion.

Please remember that buildings or portions of buildings shall not be occupied during construction, repair, or alteration without the approval of the appropriate authority.

INSPECTIONS	APPROVAL SIGNATURE	DATE
HEALTH OFFICER	_____	_____
WATER/SEWER	_____	_____
DRIVEWAYS	_____	_____
FIRE CHIEF	_____	_____
CODE ENFORCEMENT OFFICER	_____	_____
FINAL COMPLETION/OCCUPANCY PERMIT	_____	_____



2026-23
\$17500
Paid ✓

Please post in a conspicuous location

TOWN OF TROY, NH

PERMIT TO PERFORM WORK

PURSUANT TO RSA 154

Alan Lehtola

has been

Issued Permit No. 2026-23, to erect (X), alter (),

400sqft car port

at: 153 N-main st

Tax Map 20

Lot 30

Date

Authority Having Jurisdiction

Expiration Date

This document must be completed and returned to the Administrative Assistant with all applicable signatures upon completion of work.

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INSPECTIONS

**APPROVAL
SIGNATURE**

DATE

HEALTH OFFICER

WATER/SEWER

DRIVEWAYS

FIRE CHIEF

CODE ENFORCEMENT
OFFICER

FINAL COMPLETION/OCCUPANCY PERMIT



Town of Troy Permit Application
16 Central Square
Troy, NH. 03465
(603)242-7722

N Permit #
2024-23
Permit fee
17500

Selectmen's Office

Rec'd Check # 1077
\$17500 K
AUG 24 2026

Property Information-Where improvements are proposed

Street # 153 Street Name N. Main Street Map/Lot 20, 30
Zoning Business Floodplain Wetlands Elevation Certification Town of Troy, NH

Is this property a conforming lot? yes

(Please see Zoning Ordinance or contact the Selectmen's Office for clarification)

Owner Information-Who owns the property

Name: Alan Lehtola Address: 153 N-main st
City/State/Zip: Troy NH
Phone # 603-209-3515 Email: Ben @midwayAutoBody.net

Applicant Information-If not the owner of the property

Name: _____ Address: _____
City/State/Zip: _____
Phone # _____ Email: _____
Name of Contact for this Project: _____ Phone: _____

Applicant Information-Describe proposed improvements

Permit Type: Building ☒ Electrical ☒ Plumbing ☐ Other
Building Use: Single family ☒ Multi-Family ☐ Commercial ☐ Other
Work Type: New ☐ Addition ☐ Renovation ☒ Move ☐ Other Sq. Ft. of work to be done: 400 sq
Description of work: Fix Large CAR port close in

Plumbing and Electrical sub-contractors-Signature indicates responsibility for compliance with laws and codes

Electrical contractor-State License Number: M13024 Exp. Date: _____
Name: Reese Every Address: _____
City/State/Zip: SWARTZCY
Phone # 603-209-3843 Email: _____
License Holders Signature: _____ Date: _____

Plumbing Contractor- State License Number: _____ Exp. Date: _____
Name: _____ Address: _____
City/State/Zip: _____
Phone # _____ Email: _____
License Holders Signature: _____ Date: _____

Heating and Air Conditioning Contractor- State License Number:

Exp.Date: _____

Name: _____ Address: _____

City/State/Zip: _____

Phone # _____ Email: _____

License Holders Signature: _____ Date: _____

Design Professional-Responsible Architect or Engineer

Name: _____ Address: _____

City/State/Zip: _____

Phone # _____ Email: _____

Please note the following by checking the appropriate lines:

This property is to be hooked up with ☒ Town water and/or _____ Town Sewer.

OR

This property will be hooked up to _____ private well and/or _____ septic.

☐

I hereby certify that as the applicant for permit, I am the owner of this property __, or the owner's authorized agent __ (check one). I hereby declare that the statements and information contained in this application and submitted in conjunction with said application are true and accurate to the best of my knowledge. I understand that I am responsible to ensure all construction or other work will be completed in accord with all Federal, State and Local Laws, code and ordinances, including but not limited to the State Building Code NHRSA 155-A. **I understand that I am responsible to ensure that all inspections will be completed as required by the Town, and no structure will be used in violation of Federal, State, and Local Laws, code and ordinances.** The making of false statement on this form shall constitute a criminal offense.

Applicant printed name: Alamy Lehtola

Applicant signature: [Signature] Date: 8-24-26

BUILDING PERMIT FEES & INFORMATION

1. Major Requirements for Permits:

- a. All Zoning Ordinance requirements must be met.
- b. Must have State permit for septic systems or file an application for a Town Sewer connection.
- c. Approved Driveway permit from Town
- d. Three (3) sets of building plans and plot plans showing location and setbacks of project.
- e. Must establish drinking water source. (Private well or Town water). A copy of the water source plan is required with application.
- f. Floodplain
- g. Elevation certification.
- h. American Disability Association compliance-if applicable.

2. Inspections: *It is the responsibility of the owner to insure inspections are completed on time. See attached Building Inspection Schedule and Criteria.*

Permit fees are as follows:

New Construction – Manufactured or Modular	\$0.15 per square foot
New Construction – Stick Built	\$0.20 per square foot
Outbuildings/Carports/Decks/Porches/Sheds (Does not include temporary = six months or less.)	Up to 200 square feet, no permit required. 200 square feet and over = \$35.00 plus \$0.35 per square foot thereafter, and permit required.
Fences	\$35.00
Pools	\$35.00
Barns/Garages/Additions	\$0.20 per square foot
New Commercial up to 2000 square feet	\$0.25 per square foot
New Commercial over 2000 square feet	\$0.35 per square foot
New Multifamily	\$0.35 per square foot
Solar/Wind or Generator	Residential \$0.00 Commercial \$45.00
Reinspections	\$50.00
Addition or deletion of a kitchen or bathroom (Does not apply to renovation of existing kitchens or bathrooms.)	\$50.00
Addition, deletion, or substantial modification of the foundation of an existing building (Does not include sill repairs, under pinning, repair, drainage, buttressing, walk-ways, stoops, bulkheads, driveways or patios.)	\$0.20 per square footage of a project area
Significant changes to previously submitted open permits <i>(Significant for this purpose would be the addition or deletion of more than 200 square feet and addition or deletion of a kitchen or bathroom. Additionally, applicant is still responsible for difference in original calculated permit fee.)</i>	\$50.00
Approved additional Dwelling Unit to be added to an existing property either by modification or addition	\$0.20 per square foot
Addition of an electrical meter <i>(Does not include replacement or upgrade of existing meters or conversion from single phase to three phase service.)</i>	\$50.00
Extension of any existing open permit for one-year. <i>(All permits expire one year from date of issue. No permit may be extended more than twice for a total of three years on one application. If a permit remains open and the project remains incomplete at the expiration of permits all work must cease on the project until such time as a new permit is issued. If a permit has been extended twice and the project remains incomplete, a new application must be submitted to confirm that the project remains within the current regulations.)</i>	\$50.00
Final Inspection Fee <i>(Any permit that requires inspection that has not received a final inspection and sign off will be considered open and active until expiration. Individuals authorized to sign off on permits: Fire Chief, Building Inspector that is authorized or designated by the Select Board, or any two members of the Select Board.)</i>	\$50.00

Electrical/Plumbing/Mechanical is included in all other permits.

THE FOLLOWING ITEMS DO NOT REQUIRE INSPECTION:

Meaning but not limited to replacement parts, fences less than six feet, like and kind replacement, painting, papering, tiling, reroofing, residing, carpet, toilets, faucets, and similar work. The following items do not require permit but must meet New Hampshire Emergency code: Reroofing residing, replacement doors and windows or emergency egress windows and doors, electrical meters(contact local electric company to clarify).

To contact inspectors, please call the following:

Fire Chief: Mark Huntoon 603-499-2051

Building Inspector: Mike Mastaler 603-499-1068 or BuildingCode@Troy.NH.Gov

The Town of Troy currently contracts with an individual to perform inspections on an as needed/wanted basis. The staff at Town Hall will contact the Building Inspector to schedule visits, as needed.

Permits for new construction of homes, additions, garages and barns require at least 4 inspections. These inspections are paid for by the building permit applicant at a rate of \$50 per hour for both the inspection itself and travel time, as well as mileage at the current IRS reimbursement rate (\$0.725 as of June 2026). ***Should your inspection fall on the same day as another in Town, the cost for travel will be split amongst the inspection appointments that day.***

The Four Inspections Required, At Minimum, Are As Follows:

- 1) Ground, drainage and foundation inspection
- 2) Rough framing, rough electrical and rough plumbing
- 3) Insulation inspection
- 4) A final inspection for the Certificate of Occupancy

****Failure to adhere to these inspection requirements or the direction of the Building Inspector, Code Enforcement Officer, or Fire Chief could delay the issuance of a Certificate of Occupancy.****

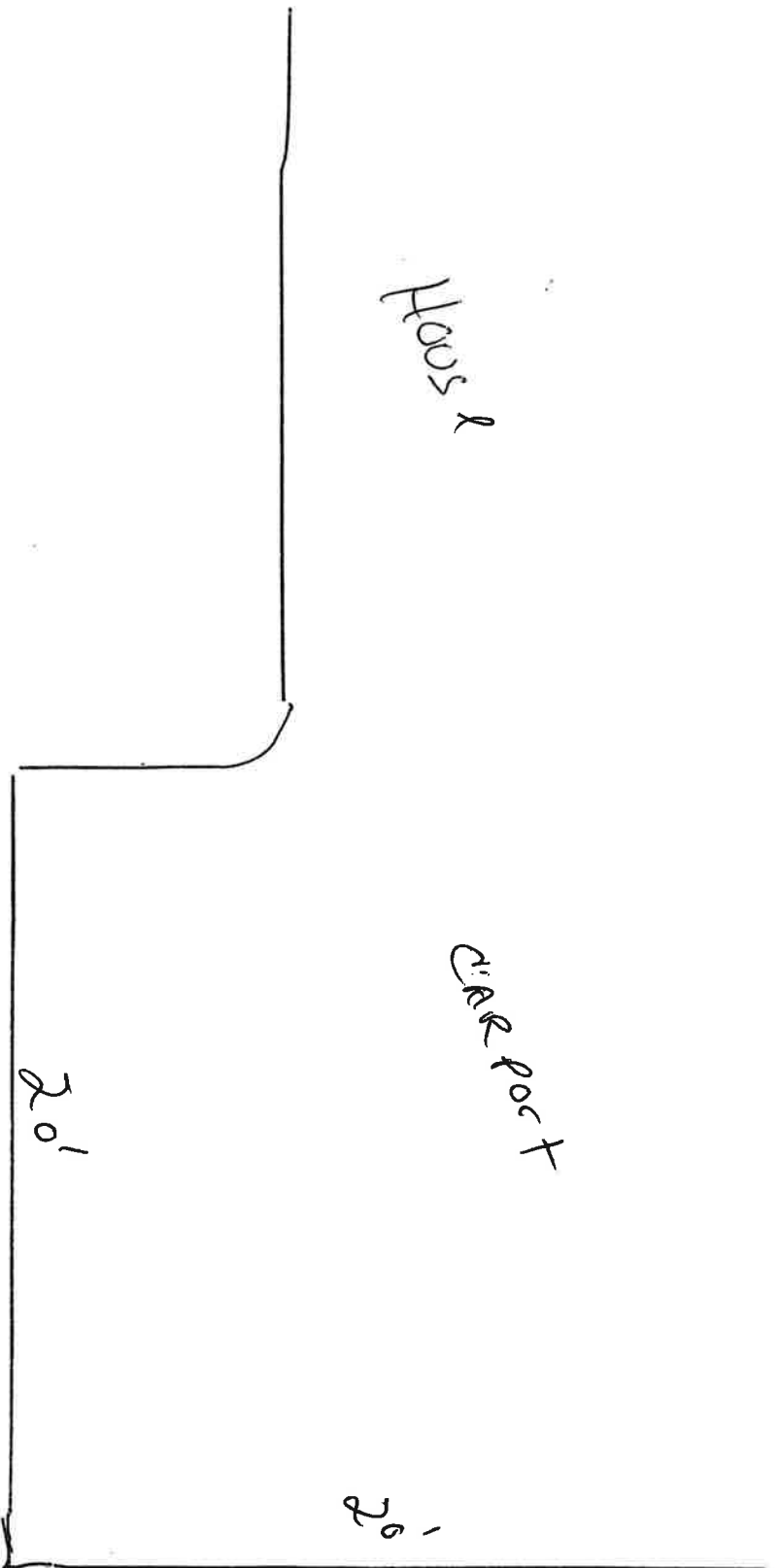
To inquire about building permits or building inspections,
please contact the Selectmen's Office at 603-242-7722 Ext. 1
or you can e-mail the Building Inspector directly: BuildingCode@Troy.NH.Gov

TROY SELECT BOARD:

Jody McDermott, Chair

Richard H. Thackston, III, Selectman

TJ Chasse, Selectman



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20' +

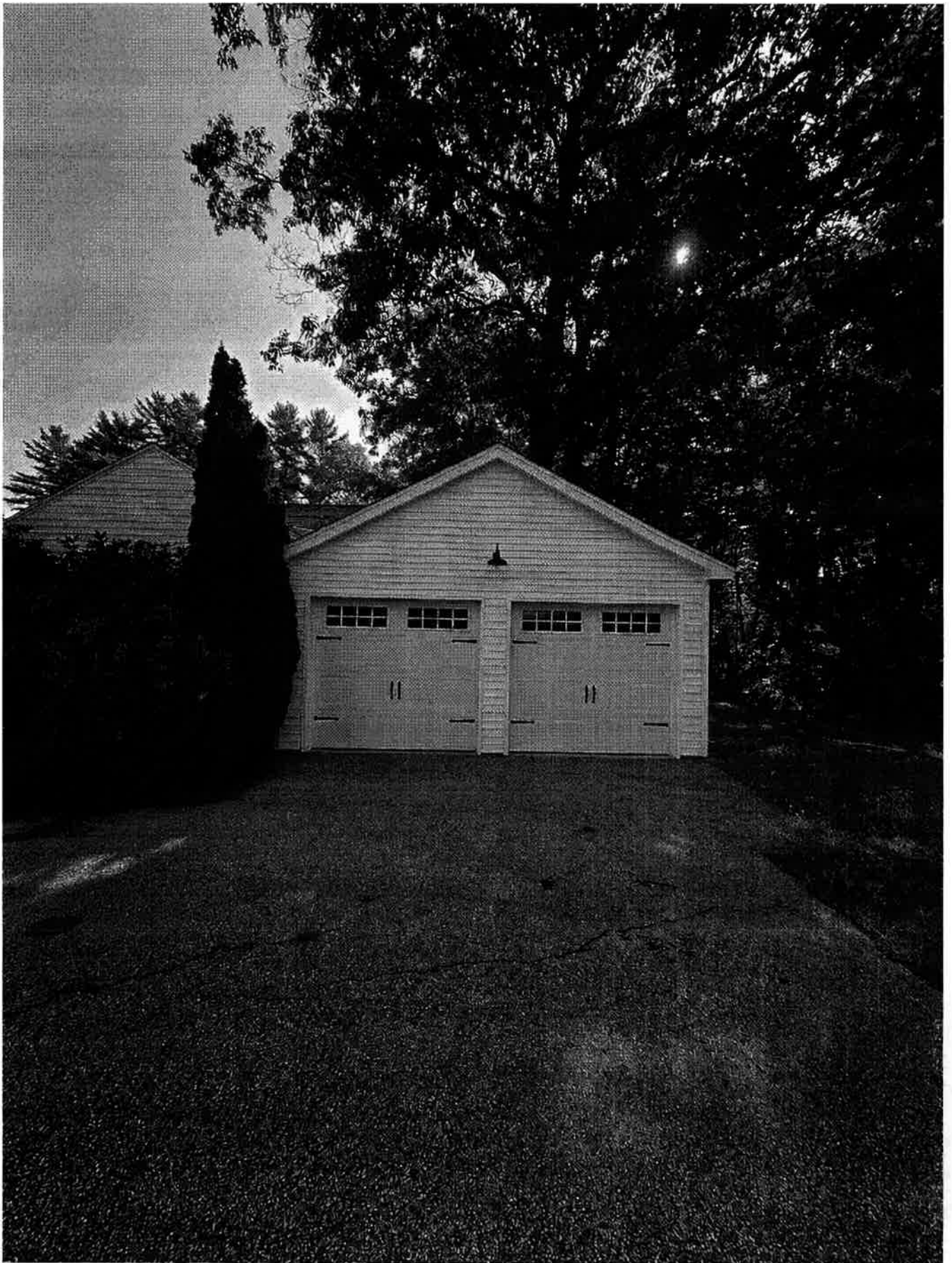
20'

↖
Backset
Back
100' +

40'

Side
set
Back

PT 12





2026-24
Paid ✓
Check # 23270

Please post in a conspicuous location

TOWN OF TROY, NH

PERMIT TO PERFORM WORK

PURSUANT TO RSA 154

Lily Bean LLC

has been

Issued Permit No 2026-24, to erect (X), alter (),

Construct new coffee shop and retail space in
accordance with the attached plans (4000 sqft)

at: 244 North Main St Tax Map 20 Lot 36A

Date

Authority Having Jurisdiction

Expiration Date

This document must be completed and returned to the Administrative Assistant with all applicable signatures upon completion of work.

Please see reverse side for required signoffs upon completion.

Please remember that buildings or portions of buildings shall not be occupied during construction, repair, or alteration without the approval of the appropriate authority.

INSPECTIONS

**APPROVAL
SIGNATURE**

DATE

HEALTH OFFICER

WATER/SEWER

DRIVEWAYS

FIRE CHIEF

CODE ENFORCEMENT
OFFICER

FINAL COMPLETION/OCCUPANCY PERMIT



2026-24
paid ✓
Check # 23270

Please post in a conspicuous location

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**APPROVAL
SIGNATURE**

DATE

HEALTH OFFICER

WATER/SEWER

DRIVEWAYS

FIRE CHIEF

CODE ENFORCEMENT
OFFICER

FINAL COMPLETION/OCCUPANCY PERMIT



Town of Troy Permit Application
16 Central Square
Troy, NH. 03465
(603)242-7722

N Permit #

2024-24

Permit fee

1,700.00 ✓ paid

Check # 23270

Property Information-Where improvements are proposed

Street # 244 Street Name Main St Map/Lot 20-35 & 2036A

Zoning HB Floodplain _____ Wetlands _____ Elevation Certification _____

Is this property a conforming lot? YES

(Please see Zoning Ordinance or contact the Selectmen's Office for clarification)

Owner Information-Who owns the property

Name: Lilybean LLC Address: 244 Main St

City/State/Zip: Troy, NH

Phone # 860 575-4810 Email: foisielily@gmail.com

Applicant Information-If not the owner of the property

Name: Elnor Inc Address: 91 Baldwin Hill Road

City/State/Zip: Lyndeborough NH 03082

Phone # 860 575-1112 Email: elnorinc@gmail.com

Name of Contact for this Project: Michael Foisie Phone: 860 575-1112

Applicant Information-Describe proposed improvements

Permit Type: ☒ Building ☐ Electrical ☐ Plumbing ☐ Other _____

Building Use: ☐ Single family ☐ Multi-Family ☒ Commercial ☐ Other _____

Work Type: New ☒ Addition ☐ Renovation ☐ Move ☐ Other Sq. Ft. of work to be done: 400

Description of work: Construct new coffee shop and retail space in accordance with the attached plans

Plumbing and Electrical sub-contractors-Signature indicates responsibility for compliance with laws and codes

Electrical contractor-State License Number: _____ Exp. Date: _____

Name: TBD Address: _____

City/State/Zip: _____

Phone # _____ Email: _____

License Holders Signature: _____ Date: _____

Plumbing Contractor- State License Number: _____ Exp. Date: _____

Name: TBD Address: _____

City/State/Zip: _____

Phone # _____ Email: _____

License Holders Signature: _____ Date: _____

Heating and Air Conditioning Contractor- State License Number:

Exp.Date: _____
Name: TBD Address: _____
City/State/Zip: _____
Phone # _____ Email: _____
License Holders Signature: _____ Date: _____

Design Professional-Responsible Architect or Engineer

Name: _____ Address: _____
City/State/Zip: _____
Phone # _____ Email: _____

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OR

This property will be hooked up to ☒ private well and/or ☒ septic.

☒ I hereby certify that as the applicant for permit, I am the owner of this property __, or the owner's authorized agent __ (check one). I hereby declare that the statements and information contained in this application and submitted in conjunction with said application are true and accurate to the best of my knowledge. I understand that I am responsible to ensure all construction or other work will be completed in accord with all Federal, State and Local Laws, code and ordinances, including but not limited to the State Building Code NHRSA 155-A. I understand that I am responsible to ensure that all inspections will be completed as required by the Town, and no structure will be used in violation of Federal, State, and Local Laws, code and ordinances. The making of false statement on this form shall constitute a criminal offense.

Applicant printed name: Michael Foisie
Applicant signature: [Signature] Date: 8-31-26

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TROY SELECT BOARD:

Jody McDermott, Chair

Richard H. Thackston, III, Selectman

TJ Chasse, Selectman

Permit fees are as follows:

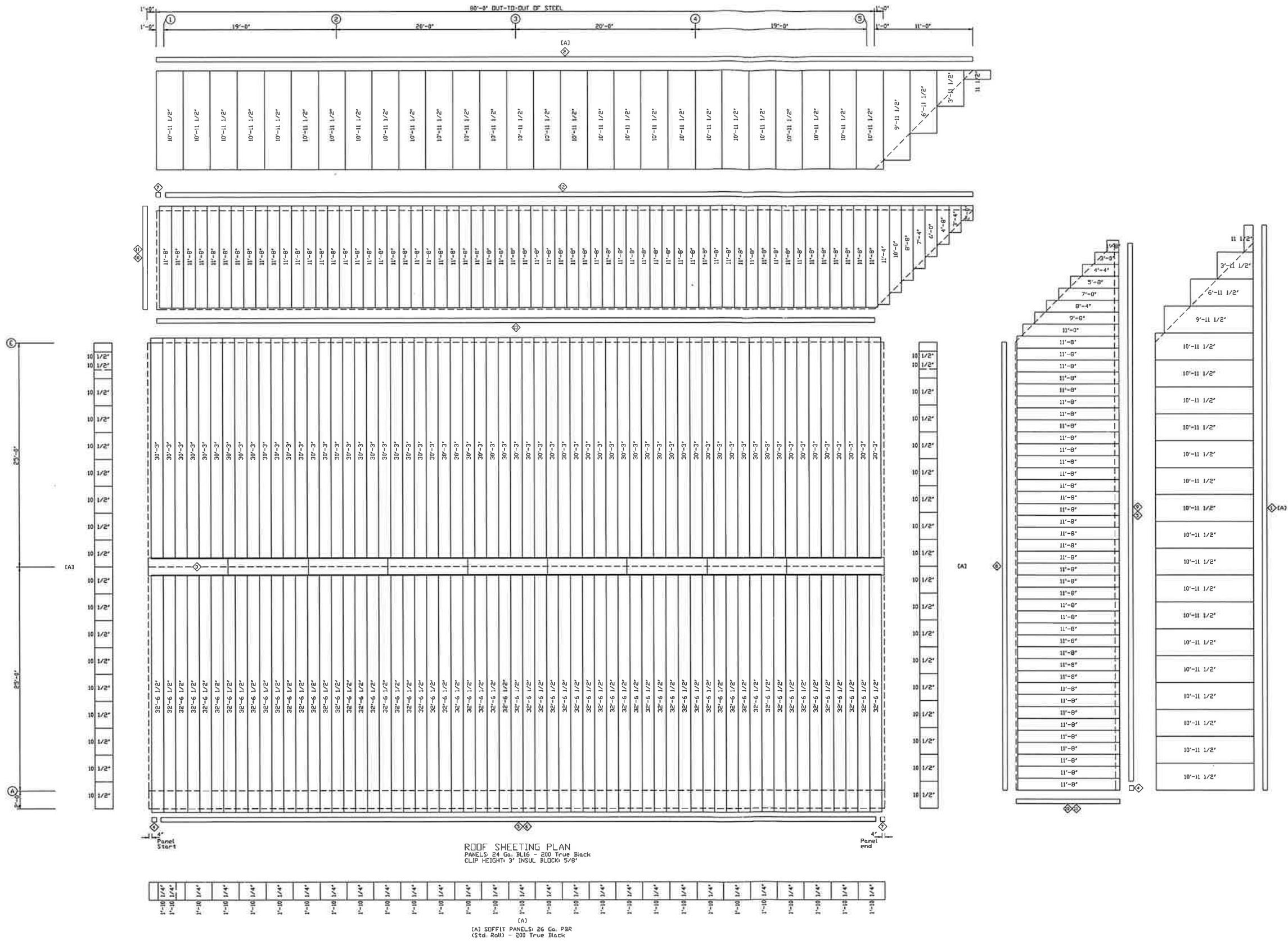
New Construction – Manufactured or Modular	\$0.15 per square foot
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Outbuildings/Carports/Decks/Porches/Sheds (Does not include temporary = six months or less.)	Up to 200 square feet, no permit required. 200 square feet and over = \$35.00 plus \$0.35 per square foot thereafter, and permit required.
Fences	\$35.00
Pools	\$35.00
Barns/Garages/Additions	\$0.20 per square foot
New Commercial up to 2000 square feet	\$0.25 per square foot
New Commercial over 2000 square feet	\$0.35 per square foot \$1,400
New Multifamily	\$0.35 per square foot
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Electrical/Plumbing/Mechanical is included in all other permits.



	REV.	DESCRIPTION		DATE	DRAFT	ENG.
	3					
	2					
	1					
		PRELIMINARY DRAWING; NOT FOR CONSTRUCTION / FOR PERMIT ONLY			CURRENT REVISION: 0	
NORTHERN BUILDING SYSTEMS		Flynn Construction Corp.				
PROJECT	Troy Coffee Building		ROOF FRAMING & SHEETING			
ID	2606-064		DESIGN:SLB	DESIGN CHECK:SLB		
PROJECT	244 North Main Street		DRAFT:JLZ	DRAFT CHECK:TMZ		
ADDRESS	Troy, NH 03465		DATE: 7/31/26	DRAWING: ROOF-1		
						

TRIM TABLE						
QTY	QUAN	PART	LENGTH	DESCRIPTION	COLOR	DETAIL
1	7	FL-29-X	10'-2"	SOFFIT TRIM ANGLE	200 True Black	TRIM_653
2	10	FL-29-X	10'-2"	SOFFIT TRIM ANGLE	200 True Black	TRIM_653
3	9	FL-214	10'-2"	RIDGE CAP	200 True Black	TRIM_656
4	3	FL-134-L	1'-0"	CORNER COVER	200 True Black	TRIM_651
5	2	FL-253	10'-2"	SCULPTURED EAVE TRIM	200 True Black	TRIM_651
6	4	FL-124-R	1'-0"	CORNER COVER	200 True Black	TRIM_651
7	3	FL-274	10'-2"	PARAPET HI-SIDE FLASH	200 True Black	TRIM_662
8	3	FL-253	20'-2"	SCULPTURED EAVE TRIM	200 True Black	TRIM_653
9	3	FL-111	20'-2"	SCULPTURED EAVE TRIM	200 True Black	TRIM_661
10	4	FL-115	10'-2"	SLIDER ZEE TRIM	200 True Black	TRIM_661
11	4	FL-253	20'-2"	SCULPTURED EAVE TRIM	200 True Black	TRIM_653
12	5	FL-274	10'-2"	PARAPET HI-SIDE FLASH	200 True Black	TRIM_662
13	6	FL-29-X	10'-2"	SOFFIT TRIM ANGLE	200 True Black	TRIM_661
14	8	FL-29-X	10'-2"	SOFFIT TRIM ANGLE	200 True Black	TRIM_661
15	8	FL-29-X	10'-2"	SOFFIT TRIM ANGLE	200 True Black	TRIM_661



ROOF SHEETING PLAN
PANELS: 24 Ga. BL16 - 200 True Black
CLIP HEIGHT: 3" INSUL BLOCK 5/8"

THIS PRINT IS FOR APPROVAL ONLY.
IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR
TO VERIFY ORDER ACCURACY AND DIMENSIONS.

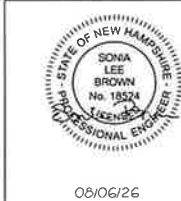
THIS APPROVAL BOX MUST BE SIGNED BEFORE DRAWINGS
ARE CONSIDERED APPROVED OR APPROVED AS NOTED.

TO MAINTAIN THE CURRENT DELIVERY SCHEDULE,
APPROVED DRAWINGS MUST BE RETURNED WITHIN 7 CALENDAR DAYS.

☐ APPROVED
☐ APPROVED AS NOTED
☐ NOT APPROVED, REVISE, RESUBMIT AND RESCHEDULE

*TO BE CONSIDERED APPROVED AS NOTED, ALL NOTES MUST BE CLEAR,
COMPLETE AND INITIALED.

SIGNED _____ DATE _____



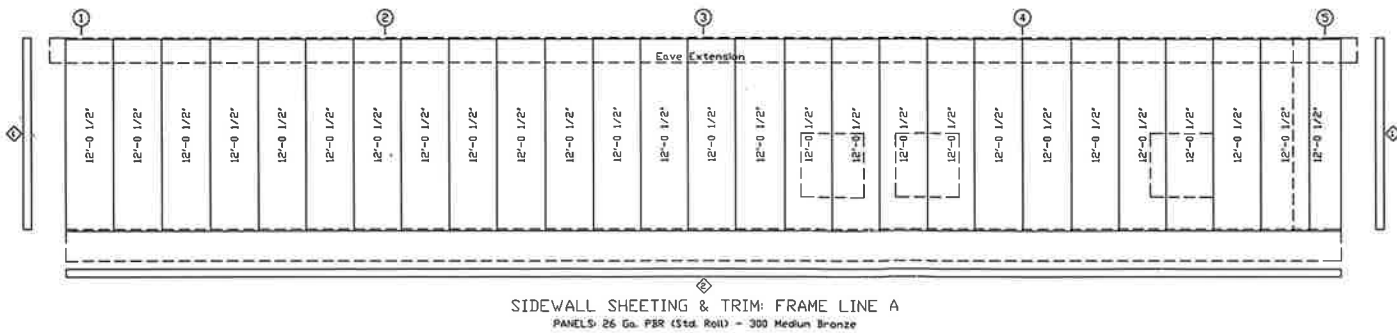
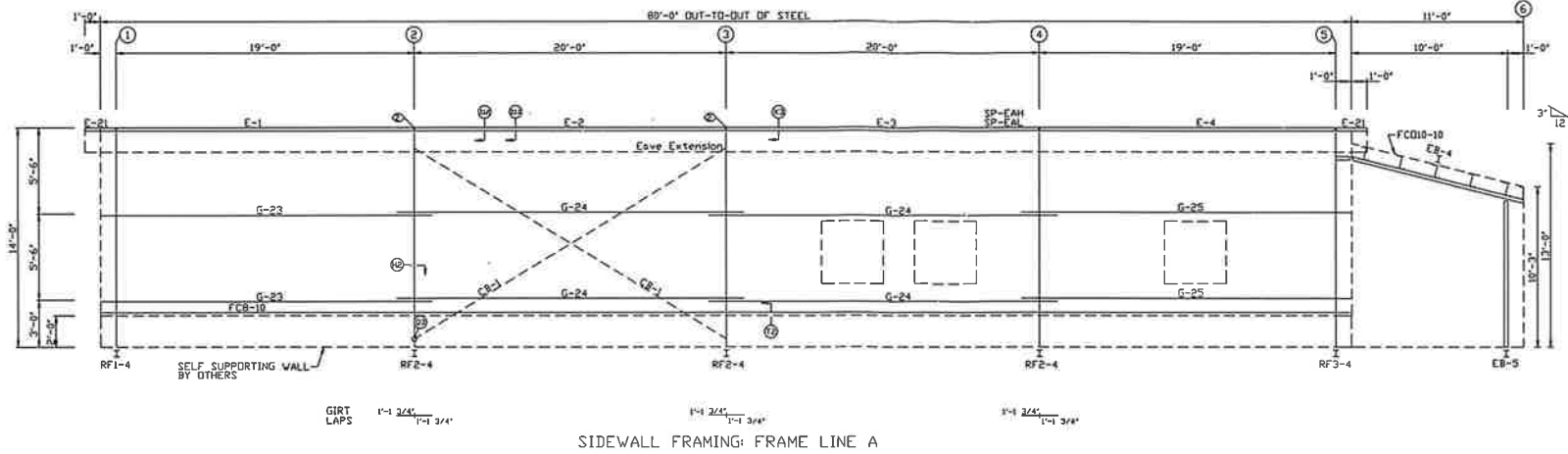
REV.	DESCRIPTION	DATE	DRAFT	ENG.
3				
2				
1				
PRELIMINARY DRAWING: NOT FOR CONSTRUCTION / FOR PERMIT ONLY				
CURRENT REVISION: 0				
PROJECT: Troy Coffee Building		Flynn Construction Corp.		
ID: 2606-064		ROOF SHEETING		
PROJECT: 244 North Main Street		DESIGN:SLB		
ADDRESS: Troy, NH 03465		DATE: 7/31/26		
		DRAWING:ROOF-2		



TRIM TABLE					
FRAME LINE A					
QID	QUN	PART	LENGTH	DESCRIPTION	COLOR
1	5	FL-B31	12'-0"	OUTSIDE CORNER TRIM	200 True Black
2	8	NBBT 10	10'-2"	BASE TRIM	200 Medium Bronze

MEMBER TABLE			
QID	QUN	PART	LENGTH
1	1	EB-4	12'-7 1/2"
1	1	EB-5	8'-9 1/16"
1	1	E-1	8'-2 1/2"
1	1	E-2	18'-3 1/2"
1	1	E-3	18'-3 1/2"
1	1	E-4	18'-3 1/2"
1	1	E-5	18'-3 1/2"
1	1	E-6	18'-3 1/2"
1	1	E-7	18'-3 1/2"
1	1	E-8	18'-3 1/2"
1	1	E-9	18'-3 1/2"
1	1	E-10	18'-3 1/2"
1	1	E-11	18'-3 1/2"
1	1	E-12	18'-3 1/2"
1	1	E-13	18'-3 1/2"
1	1	E-14	18'-3 1/2"
1	1	E-15	18'-3 1/2"
1	1	E-16	18'-3 1/2"
1	1	E-17	18'-3 1/2"
1	1	E-18	18'-3 1/2"
1	1	E-19	18'-3 1/2"
1	1	E-20	18'-3 1/2"
1	1	E-21	18'-3 1/2"
1	1	E-22	18'-3 1/2"
1	1	E-23	18'-3 1/2"
1	1	E-24	18'-3 1/2"
1	1	E-25	18'-3 1/2"
1	1	E-26	18'-3 1/2"
1	1	E-27	18'-3 1/2"
1	1	E-28	18'-3 1/2"
1	1	E-29	18'-3 1/2"
1	1	E-30	18'-3 1/2"
1	1	E-31	18'-3 1/2"
1	1	E-32	18'-3 1/2"
1	1	E-33	18'-3 1/2"
1	1	E-34	18'-3 1/2"
1	1	E-35	18'-3 1/2"
1	1	E-36	18'-3 1/2"
1	1	E-37	18'-3 1/2"
1	1	E-38	18'-3 1/2"
1	1	E-39	18'-3 1/2"
1	1	E-40	18'-3 1/2"
1	1	E-41	18'-3 1/2"
1	1	E-42	18'-3 1/2"
1	1	E-43	18'-3 1/2"
1	1	E-44	18'-3 1/2"
1	1	E-45	18'-3 1/2"
1	1	E-46	18'-3 1/2"
1	1	E-47	18'-3 1/2"
1	1	E-48	18'-3 1/2"
1	1	E-49	18'-3 1/2"
1	1	E-50	18'-3 1/2"
1	1	E-51	18'-3 1/2"
1	1	E-52	18'-3 1/2"
1	1	E-53	18'-3 1/2"
1	1	E-54	18'-3 1/2"
1	1	E-55	18'-3 1/2"
1	1	E-56	18'-3 1/2"
1	1	E-57	18'-3 1/2"
1	1	E-58	18'-3 1/2"
1	1	E-59	18'-3 1/2"
1	1	E-60	18'-3 1/2"
1	1	E-61	18'-3 1/2"
1	1	E-62	18'-3 1/2"
1	1	E-63	18'-3 1/2"
1	1	E-64	18'-3 1/2"
1	1	E-65	18'-3 1/2"
1	1	E-66	18'-3 1/2"
1	1	E-67	18'-3 1/2"
1	1	E-68	18'-3 1/2"
1	1	E-69	18'-3 1/2"
1	1	E-70	18'-3 1/2"
1	1	E-71	18'-3 1/2"
1	1	E-72	18'-3 1/2"
1	1	E-73	18'-3 1/2"
1	1	E-74	18'-3 1/2"
1	1	E-75	18'-3 1/2"
1	1	E-76	18'-3 1/2"
1	1	E-77	18'-3 1/2"
1	1	E-78	18'-3 1/2"
1	1	E-79	18'-3 1/2"
1	1	E-80	18'-3 1/2"
1	1	E-81	18'-3 1/2"
1	1	E-82	18'-3 1/2"
1	1	E-83	18'-3 1/2"
1	1	E-84	18'-3 1/2"
1	1	E-85	18'-3 1/2"
1	1	E-86	18'-3 1/2"
1	1	E-87	18'-3 1/2"
1	1	E-88	18'-3 1/2"
1	1	E-89	18'-3 1/2"
1	1	E-90	18'-3 1/2"
1	1	E-91	18'-3 1/2"
1	1	E-92	18'-3 1/2"
1	1	E-93	18'-3 1/2"
1	1	E-94	18'-3 1/2"
1	1	E-95	18'-3 1/2"
1	1	E-96	18'-3 1/2"
1	1	E-97	18'-3 1/2"
1	1	E-98	18'-3 1/2"
1	1	E-99	18'-3 1/2"
1	1	E-100	18'-3 1/2"

SPECIAL NOTES			
QID	QUN	TYPE	LENGTH
1	1	EB-4	12'-7 1/2"
1	1	EB-5	8'-9 1/16"
1	1	E-1	8'-2 1/2"
1	1	E-2	18'-3 1/2"
1	1	E-3	18'-3 1/2"
1	1	E-4	18'-3 1/2"
1	1	E-5	18'-3 1/2"
1	1	E-6	18'-3 1/2"
1	1	E-7	18'-3 1/2"
1	1	E-8	18'-3 1/2"
1	1	E-9	18'-3 1/2"
1	1	E-10	18'-3 1/2"
1	1	E-11	18'-3 1/2"
1	1	E-12	18'-3 1/2"
1	1	E-13	18'-3 1/2"
1	1	E-14	18'-3 1/2"
1	1	E-15	18'-3 1/2"
1	1	E-16	18'-3 1/2"
1	1	E-17	18'-3 1/2"
1	1	E-18	18'-3 1/2"
1	1	E-19	18'-3 1/2"
1	1	E-20	18'-3 1/2"
1	1	E-21	18'-3 1/2"
1	1	E-22	18'-3 1/2"
1	1	E-23	18'-3 1/2"
1	1	E-24	18'-3 1/2"
1	1	E-25	18'-3 1/2"
1	1	E-26	18'-3 1/2"
1	1	E-27	18'-3 1/2"
1	1	E-28	18'-3 1/2"
1	1	E-29	18'-3 1/2"
1	1	E-30	18'-3 1/2"
1	1	E-31	18'-3 1/2"
1	1	E-32	18'-3 1/2"
1	1	E-33	18'-3 1/2"
1	1	E-34	18'-3 1/2"
1	1	E-35	18'-3 1/2"
1	1	E-36	18'-3 1/2"
1	1	E-37	18'-3 1/2"
1	1	E-38	18'-3 1/2"
1	1	E-39	18'-3 1/2"
1	1	E-40	18'-3 1/2"
1	1	E-41	18'-3 1/2"
1	1	E-42	18'-3 1/2"
1	1	E-43	18'-3 1/2"
1	1	E-44	18'-3 1/2"
1	1	E-45	18'-3 1/2"
1	1	E-46	18'-3 1/2"
1	1	E-47	18'-3 1/2"
1	1	E-48	18'-3 1/2"
1	1	E-49	18'-3 1/2"
1	1	E-50	18'-3 1/2"
1	1	E-51	18'-3 1/2"
1	1	E-52	18'-3 1/2"
1	1	E-53	18'-3 1/2"
1	1	E-54	18'-3 1/2"
1	1	E-55	18'-3 1/2"
1	1	E-56	18'-3 1/2"
1	1	E-57	18'-3 1/2"
1	1	E-58	18'-3 1/2"
1	1	E-59	18'-3 1/2"
1	1	E-60	18'-3 1/2"
1	1	E-61	18'-3 1/2"
1	1	E-62	18'-3 1/2"
1	1	E-63	18'-3 1/2"
1	1	E-64	18'-3 1/2"
1	1	E-65	18'-3 1/2"
1	1	E-66	18'-3 1/2"
1	1	E-67	18'-3 1/2"
1	1	E-68	18'-3 1/2"
1	1	E-69	18'-3 1/2"
1	1	E-70	18'-3 1/2"
1	1	E-71	18'-3 1/2"
1	1	E-72	18'-3 1/2"
1	1	E-73	18'-3 1/2"
1	1	E-74	18'-3 1/2"
1	1	E-75	18'-3 1/2"
1	1	E-76	18'-3 1/2"
1	1	E-77	18'-3 1/2"
1	1	E-78	18'-3 1/2"
1	1	E-79	18'-3 1/2"
1	1	E-80	18'-3 1/2"
1	1	E-81	18'-3 1/2"
1	1	E-82	18'-3 1/2"
1	1	E-83	18'-3 1/2"
1	1	E-84	18'-3 1/2"
1	1	E-85	18'-3 1/2"
1	1	E-86	18'-3 1/2"
1	1	E-87	18'-3 1/2"
1	1	E-88	18'-3 1/2"
1	1	E-89	18'-3 1/2"
1	1	E-90	18'-3 1/2"
1	1	E-91	18'-3 1/2"
1	1	E-92	18'-3 1/2"
1	1	E-93	18'-3 1/2"
1	1	E-94	18'-3 1/2"
1	1	E-95	18'-3 1/2"
1	1	E-96	18'-3 1/2"
1	1	E-97	18'-3 1/2"
1	1	E-98	18'-3 1/2"
1	1	E-99	18'-3 1/2"
1	1	E-100	18'-3 1/2"



THIS PRINT IS FOR APPROVAL ONLY.
IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR
TO VERIFY ORDER ACCURACY AND DIMENSIONS.

THIS APPROVAL BOX MUST BE SIGNED BEFORE DRAWINGS
ARE CONSIDERED APPROVED OR APPROVED AS NOTED.

TO MAINTAIN THE CURRENT DELIVERY SCHEDULE,
APPROVED DRAWINGS MUST BE RETURNED WITHIN 7 CALENDAR DAYS.

☐ APPROVED
☐ APPROVED AS NOTED
☐ NOT APPROVED, REVISE, RESUBMIT AND RESCHEDULE

*TO BE CONSIDERED APPROVED AS NOTED, ALL NOTES MUST BE CLEAR,
COMPLETE AND INITIALED.

SIGNED _____ DATE _____

 08/06/26	REV.	DESCRIPTION	DATE	DRAFT	ENG.
	3				
	2				
	1				
		PRELIMINARY DRAWING: NOT FOR CONSTRUCTION / FOR PERMIT ONLY			
PROJECT		NORTHERN BUILDING SYSTEMS			
ID		Flynn Construction Corp.			
PROJECT		SIDEWALL FRAMING & SHEETING			
ADDRESS		2606-064			
		DESIGN: SLB			
		DESIGN CHECK: THZ			
		DRAFT: JLZ			
		DRAFT CHECK: THZ			
		DATE: 7/31/26			
		DRAWING: SVFS-1			



TRIM TABLE					
FRAME LINE E					
QTY	QTY	PART	LENGTH	DESCRIPTION	COLOR
1	2	FL-031	10'-0"	OUTSIDE CORNER TRIM	200 True Black
2	8	NBRT 10	10'-0"	BASE TRIM	200 Medium Bronze
3	1	FL-052	10'-0"	SCULPTURED LD-EAVE TRIM	200 True Black
4	4	FL-053	20'-0"	SCULPTURED LD-EAVE TRIM	200 True Black
5	1	FL-134-L	1'-0"	CORNER COVER	200 True Black
6	1	FL-134-R	1'-0"	CORNER COVER	200 True Black
7	8	FL-223	10'-0"	JAMB TRIM	200 True Black
8	16	FL-37	10'-0"	DOOR COVER TRIM	200 True Black
9	4	FL-26	10'-0"	HEADER TRIM	200 True Black
10	8	FL-048	10'-0"	BASE SILL TRIM	200 True Black
11	8	FL-32	7'-0"	JAMB TRIM	200 True Black
12	1	FL-25	7'-0"	HEADER TRIM	200 True Black
13	1	FL-24	7'-0"	HEADER TRIM	200 True Black
14	8	FL-274	10'-0"	PARAPET HI-SIDE FLASH	200 True Black

BOLTY TABLE					
FRAME LINE E					
LOCATION	QTY	TYPE	DIA	LENGTH	DETAIL
ES-5/ES-7	4	A325	1/2"	1 1/4"	TRIM_140
ES-5/ES-8	4	A325	1/2"	1 1/4"	TRIM_548
ES-5/ES-9	4	A325	1/2"	1 1/4"	TRIM_651
VF-1 - VF-2	8	A325	7/8"	2 3/4"	TRIM_131
VF-1 - VF-2	16	A325	1/2"	1 1/4"	TRIM_130

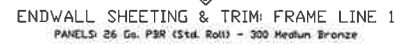
MEMBER TABLE					
FRAME LINE E					
QTY	QTY	PART	LENGTH		
1	1	VF-1	13'-0"	8x18	13'-0"
2	1	VF-2	17'-6"	8x18	17'-6"
3	1	ES-4	10'-7"	8x18	10'-7"
4	1	ES-5	8'-9"	8x18	8'-9"
5	1	ES-6	12'-3"	8x18	12'-3"
6	1	ES-7	12'-3"	8x18	12'-3"
7	1	ES-8	12'-3"	8x18	12'-3"
8	1	ES-9	12'-3"	8x18	12'-3"
9	1	DH-1	23'-7"	8x24	23'-7"
10	1	DH-2	23'-7"	8x24	23'-7"
11	1	DH-3	23'-7"	8x24	23'-7"
12	1	DH-4	23'-7"	8x24	23'-7"
13	1	DH-5	23'-7"	8x24	23'-7"
14	1	DH-6	23'-7"	8x24	23'-7"
15	1	DH-7	23'-7"	8x24	23'-7"
16	1	DH-8	23'-7"	8x24	23'-7"
17	1	DH-9	23'-7"	8x24	23'-7"
18	1	DH-10	23'-7"	8x24	23'-7"
19	1	DH-11	23'-7"	8x24	23'-7"
20	1	DH-12	23'-7"	8x24	23'-7"
21	1	DH-13	23'-7"	8x24	23'-7"
22	1	DH-14	23'-7"	8x24	23'-7"
23	1	DH-15	23'-7"	8x24	23'-7"
24	1	DH-16	23'-7"	8x24	23'-7"
25	1	DH-17	23'-7"	8x24	23'-7"
26	1	DH-18	23'-7"	8x24	23'-7"
27	1	DH-19	23'-7"	8x24	23'-7"
28	1	DH-20	23'-7"	8x24	23'-7"
29	1	DH-21	23'-7"	8x24	23'-7"
30	1	DH-22	23'-7"	8x24	23'-7"
31	1	DH-23	23'-7"	8x24	23'-7"
32	1	DH-24	23'-7"	8x24	23'-7"
33	1	DH-25	23'-7"	8x24	23'-7"
34	1	DH-26	23'-7"	8x24	23'-7"
35	1	DH-27	23'-7"	8x24	23'-7"
36	1	DH-28	23'-7"	8x24	23'-7"
37	1	DH-29	23'-7"	8x24	23'-7"
38	1	DH-30	23'-7"	8x24	23'-7"
39	1	DH-31	23'-7"	8x24	23'-7"
40	1	DH-32	23'-7"	8x24	23'-7"
41	1	DH-33	23'-7"	8x24	23'-7"
42	1	DH-34	23'-7"	8x24	23'-7"
43	1	DH-35	23'-7"	8x24	23'-7"
44	1	DH-36	23'-7"	8x24	23'-7"
45	1	DH-37	23'-7"	8x24	23'-7"
46	1	DH-38	23'-7"	8x24	23'-7"
47	1	DH-39	23'-7"	8x24	23'-7"
48	1	DH-40	23'-7"	8x24	23'-7"
49	1	DH-41	23'-7"	8x24	23'-7"
50	1	DH-42	23'-7"	8x24	23'-7"
51	1	DH-43	23'-7"	8x24	23'-7"
52	1	DH-44	23'-7"	8x24	23'-7"
53	1	DH-45	23'-7"	8x24	23'-7"
54	1	DH-46	23'-7"	8x24	23'-7"
55	1	DH-47	23'-7"	8x24	23'-7"
56	1	DH-48	23'-7"	8x24	23'-7"
57	1	DH-49	23'-7"	8x24	23'-7"
58	1	DH-50	23'-7"	8x24	23'-7"
59	1	DH-51	23'-7"	8x24	23'-7"
60	1	DH-52	23'-7"	8x24	23'-7"
61	1	DH-53	23'-7"	8x24	23'-7"
62	1	DH-54	23'-7"	8x24	23'-7"
63	1	DH-55	23'-7"	8x24	23'-7"
64	1	DH-56	23'-7"	8x24	23'-7"
65	1	DH-57	23'-7"	8x24	23'-7"
66	1	DH-58	23'-7"	8x24	23'-7"
67	1	DH-59	23'-7"	8x24	23'-7"
68	1	DH-60	23'-7"	8x24	23'-7"
69	1	DH-61	23'-7"	8x24	23'-7"
70	1	DH-62	23'-7"	8x24	23'-7"
71	1	DH-63	23'-7"	8x24	23'-7"
72	1	DH-64	23'-7"	8x24	23'-7"
73	1	DH-65	23'-7"	8x24	23'-7"
74	1	DH-66	23'-7"	8x24	23'-7"
75	1	DH-67	23'-7"	8x24	23'-7"
76	1	DH-68	23'-7"	8x24	23'-7"
77	1	DH-69	23'-7"	8x24	23'-7"
78	1	DH-70	23'-7"	8x24	23'-7"
79	1	DH-71	23'-7"	8x24	23'-7"
80	1	DH-72	23'-7"	8x24	23'-7"
81	1	DH-73	23'-7"	8x24	23'-7"
82	1	DH-74	23'-7"	8x24	23'-7"
83	1	DH-75	23'-7"	8x24	23'-7"
84	1	DH-76	23'-7"	8x24	23'-7"
85	1	DH-77	23'-7"	8x24	23'-7"
86	1	DH-78	23'-7"	8x24	23'-7"
87	1	DH-79	23'-7"	8x24	23'-7"
88	1	DH-80	23'-7"	8x24	23'-7"
89	1	DH-81	23'-7"	8x24	23'-7"
90	1	DH-82	23'-7"	8x24	23'-7"
91	1	DH-83	23'-7"	8x24	23'-7"
92	1	DH-84	23'-7"	8x24	23'-7"
93	1	DH-85	23'-7"	8x24	23'-7"
94	1	DH-86	23'-7"	8x24	23'-7"
95	1	DH-87	23'-7"	8x24	23'-7"
96	1	DH-88	23'-7"	8x24	23'-7"
97	1	DH-89	23'-7"	8x24	23'-7"
98	1	DH-90	23'-7"	8x24	23'-7"
99	1	DH-91	23'-7"	8x24	23'-7"
100	1	DH-92	23'-7"	8x24	23'-7"
101	1	DH-93	23'-7"	8x24	23'-7"
102	1	DH-94	23'-7"	8x24	23'-7"
103	1	DH-95	23'-7"	8x24	23'-7"
104	1	DH-96	23'-7"	8x24	23'-7"
105	1	DH-97	23'-7"	8x24	23'-7"
106	1	DH-98	23'-7"	8x24	23'-7"
107	1	DH-99	23'-7"	8x24	23'-7"
108	1	DH-100	23'-7"	8x24	23'-7"
109	1	DH-101	23'-7"	8x24	23'-7"
110	1	DH-102	23'-7"	8x24	23'-7"
111	1	DH-103	23'-7"	8x24	23'-7"
112	1	DH-104	23'-7"	8x24	23'-7"
113	1	DH-105	23'-7"	8x24	23'-7"
114	1	DH-106	23'-7"	8x24	23'-7"
115	1	DH-107	23'-7"	8x24	23'-7"
116	1	DH-108	23'-7"	8x24	23'-7"
117	1	DH-109	23'-7"	8x24	23'-7"
118	1	DH-110	23'-7"	8x24	23'-7"
119	1	DH-111	23'-7"	8x24	23'-7"
120	1	DH-112	23'-7"	8x24	23'-7"
121	1	DH-113	23'-7"	8x24	23'-7"
122	1	DH-114	23'-7"	8x24	23'-7"
123	1	DH-115	23'-7"	8x24	23'-7"
124	1	DH-116	23'-7"	8x24	23'-7"
125	1	DH-117	23'-7"	8x24	23'-7"
126	1	DH-118	23'-7"	8x24	23'-7"
127	1	DH-119	23'-7"	8x24	23'-7"
128	1	DH-120	23'-7"	8x24	23'-7"
129	1	DH-121	23'-7"	8x24	23'-7"
130	1	DH-122	23'-7"	8x24	23'-7"
131	1	DH-123	23'-7"	8x24	23'-7"
132	1	DH-124	23'-7"	8x24	23'-7"
133	1	DH-125	23'-7"	8x24	23'-7"
134	1	DH-126	23'-7"	8x24	23'-7"
135	1	DH-127	23'-7"	8x24	23'-7"
136	1	DH-128	23'-7"	8x24	23'-7"
137	1	DH-129	23'-7"	8x24	23'-7"
138	1	DH-130	23'-7"	8x24	23'-7"
139	1	DH-131	23'-7"	8x24	23'-7"
140	1	DH-132	23'-7"	8x24	23'-7"
141	1	DH-133	23'-7"	8x24	23'-7"
142	1	DH-134	23'-7"	8x24	23'-7"
143	1	DH-135	23'-7"	8x24	23'-7"
144	1	DH-136	23'-7"	8x24	23'-7"
145	1	DH-137	23'-7"	8x24	23'-7"
146	1	DH-138	23'-7"	8x24	23'-7"
147	1	DH-139	23'-7"	8x24	23'-7"
148	1	DH-140	23'-7"	8x24	23'-7"
149	1	DH-141	23'-7"	8x24	23'-7"
150	1	DH-142	23'-7"	8x24	23'-7"
151	1	DH-143	23'-7"	8x24	23'-7"
152	1	DH-144	23'-7"	8x24	23'-7"
153	1	DH-145	23'-7"	8x24	23'-7"
154	1	DH-146	23'-7"	8x24	23'-7"
155	1	DH-147	23'-7"	8x24	23'-7"
156	1	DH-148	23'-7"	8x24	23'-7"
157	1	DH-149	23'-7"	8x24	23'-7"
158	1	DH-150	23'-7"	8x24	23'-7"
159	1	DH-151	23'-7"	8x24	23'-7"
160	1	DH-152	23'-7"	8x24	23'-7"
161	1	DH-153	23'-7"	8x24	23'-7"
162	1	DH-154	23'-7"	8x24	23'-7"
163	1	DH-155	23'-7"	8x24	23'-7"
164	1	DH-156	23'-7"	8x24	23'-7"
165	1	DH-157	23'-7"	8x24	23'-7"
166	1	DH-158	23'-7"	8x24	23'-7"
167	1	DH-159	23'-7"	8x24	23'-7"
168	1	DH-160	23'-7"	8x24	23'-7"
169	1	DH-161	23'-7"	8x24	23'-7"
170	1	DH-162	23'-7"	8x24	23'-7"
171	1	DH-163	23'-7"	8x24	23'-7"
172	1	DH-164	23'-7"	8x24	23'-7"
173	1	DH-165	23'-7"	8x24	23'-7"
174	1	DH-166	23'-7"	8x24	23'-7"
175	1	DH-167	23'-7"	8x24	23'-7"
176	1	DH-168	23'-7"	8x24	23'-7"
177	1	DH-169	23'-7"	8x24	23'-7"
178	1	DH-170	23'-7"	8x24	23'-7"
179	1	DH-171	23'-7"	8x24	23'-7"
180	1	DH-172	23'-7"	8x24	23'-7"
181	1	DH-173	23'-7"	8x24	23'-7"
182	1	DH-174	23'-7"	8x24	23'-7"
183	1	DH-175	23'-7"	8x24	23'-7"
184	1	DH-176	23'-7"	8x24	23'-7"
185	1	DH-177	23'-7"	8x24	23'-7"
186	1	DH-178	23'-7"	8x24	23'-7"
187	1	DH-179	23'-7"	8x24	23'-7"
188	1	DH-180	23'-7"	8x24	23'-7"
189	1	DH-181	23'-7"	8x24	23'-7"
190	1	DH-182	23'-7"	8x24	23'-7"
191	1	DH-183	23'-7"	8x24	23'-7"
192	1	DH-184	23'-7"	8x24	23'-7"
193	1	DH-185	23'-7"	8x24	23'-7"
194	1	DH-186	23'-7"	8x24	23'-7"
195	1	DH-187	23'-7"	8x24	23'-7"
196	1	DH-188	23'-7"	8x24	23'-7"
197	1	DH-189	23'-7"	8x24	23'-7"
198	1	DH-190	23'-7"	8x24	23'-7"
199	1	DH-191	23'-7"	8x24	23'-7"
200	1	DH-192	23'-7"	8x24	23'-7"

PLOT TABLE			
FRAME LINE 1			
LOCATION	QUAN	TYPE	DIA. LENGTH
columns/Ref	4	A725	5/8" 1 1/2"

MEMBER TABLE			
FRAME (LINE 1)			
QUAN	MARK	PART	LENGTH
1	C-2	W8X10	3'-9 1/4"
1	C-2	W8X10	8'-9 5/16"
1	CC-1	W12X16	12'-3 1/4"
1	CC-7	W10X22	29'-7 5/16"
1	G-1	8x25C16	6'-7 1/2"
4	G-2	8x25C16	6'-4"
1	G-1	8x25Z16	11'-1 1/2"
1	G-2	8x25Z14	26'-11"
1	G-3	8x25Z14	26'-5 3/16"
1	G-4	8x25Z16	19'-3"
2	G-5	8x25C16	13'-3 5/16"
1	G-6	8x25Z16	8'-9 12/16"
1	G-7	8x25Z16	26'-11 1/2"
1	G-8	8x25Z16	26'-5 3/16"
1	G-9	8x25Z14	26'-5 5/16"
1	G-10	8x25Z16	19'-3 12/16"
1	G-11	8x25Z16	8'-9 12/16"

FLANGE BRACE TABLE			
FRAME LINE 1			
VIN QUAN	MARK	LENGTH	CLIP
1	6	F82150	2-11 1/2" FBC

CONNECTION PLATES		
FRAME LINE 1		
NO	QUAN	MARK/PART
1	8	CGC 12
2	4	BGC 8
3	4	GFA 2
4	8	JGC 1
5	4	JGC 4
6	4	JGC 2



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SIGNED _____ DATE _____	



08/06/26

REV.	DESCRIPTION		DATE	DRAFT	ENG.
3					
2					
1					
 PRELIMINARY DRAWING NOT FOR CONSTRUCTION / FOR PERMIT ONLY			CURRENT REVISION: 0		
NORTHERN BUILDING SYSTEMS			Flynn Construction Corp.		
PROJECT	Troy Coffee Building		ENDWALL FRAMING & SHEETING		
ID	2606-064		DESIGN/SLB	DESIGN CHECK/SLB	
PROJECT	244 North Main Street		DRAFT/JLZ	DRAWING CHECK/TMZ	
ADDRESS	Troy, NH 03465		DATE: 7/31/26	DRAWING: EVFS-1	
					

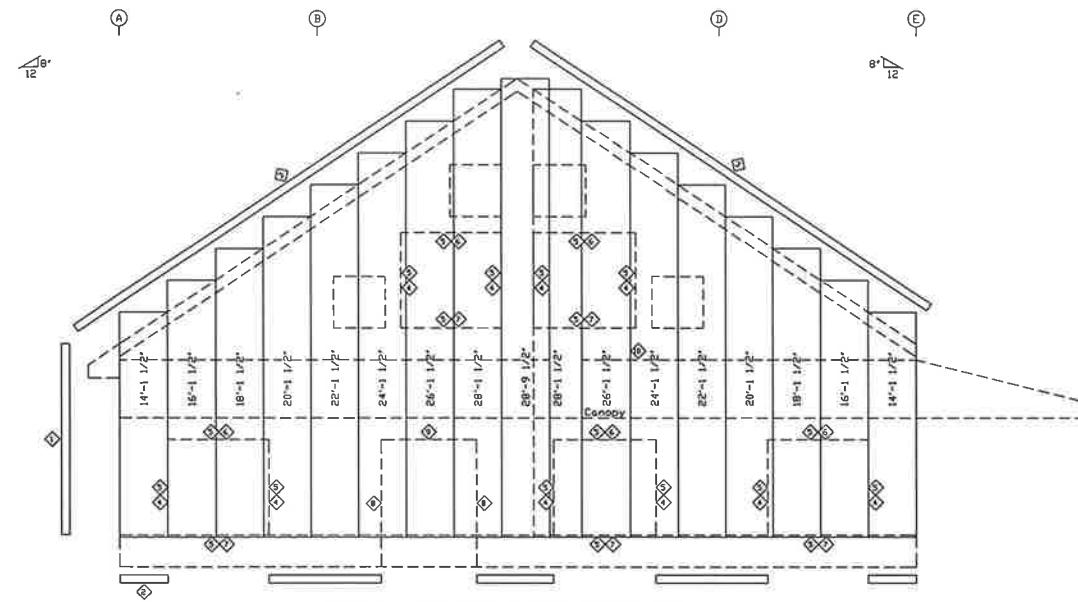
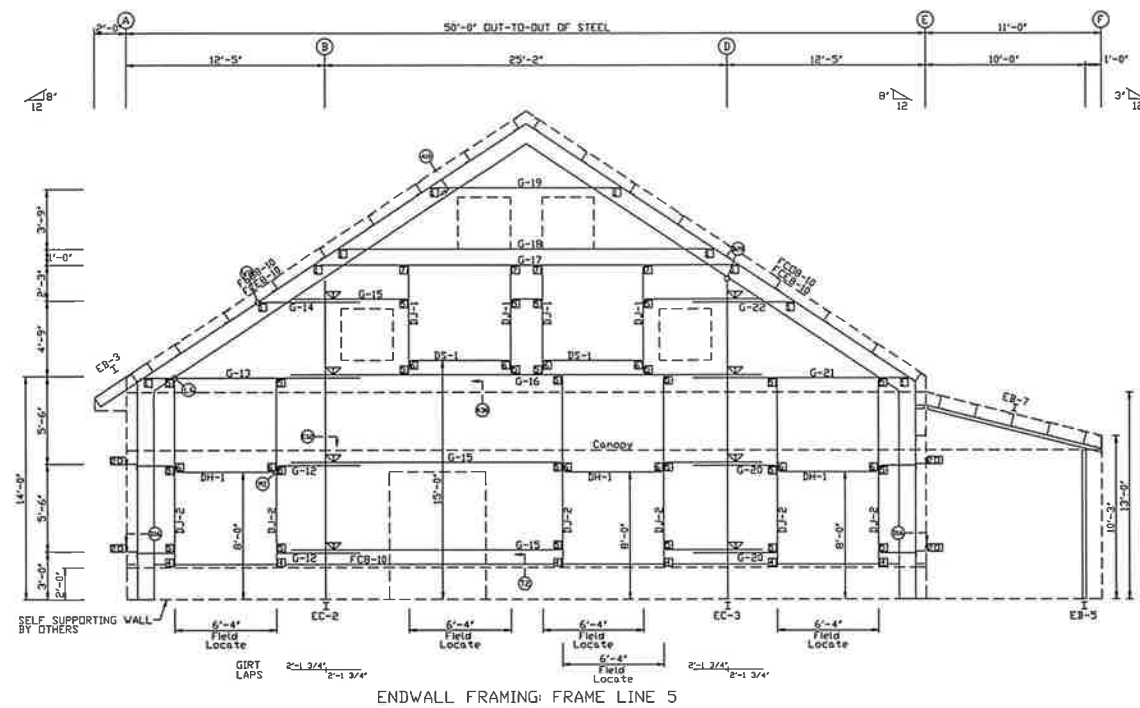
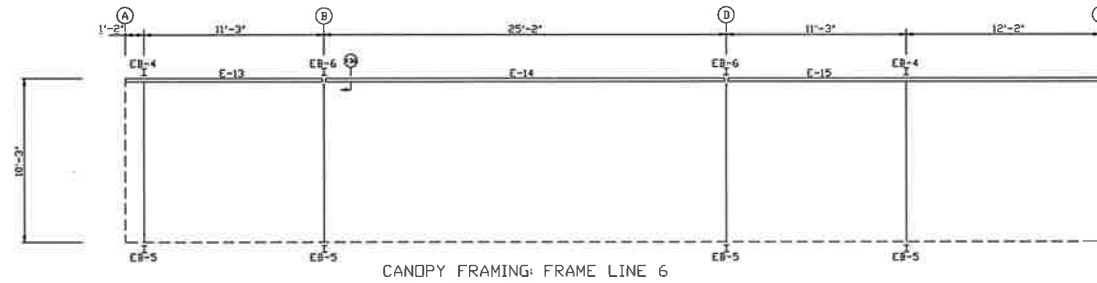


DESCRIPTION	QUANTITY	UNIT	LENGTH
Columns/Row	4	A325	1/2" 1 1/4"
B-5/EB-4	4	A325	1/2" 1 1/4"
B-5/EB-6	4	A325	1/2" 1 1/4"

REPAIR TABLE			
REPAIR	REASON	REPAIR	REASON
E-3	W8X10	3-1 3/16"	
E-4	W10X16	12-3 3/8"	
E-5	W8X10	8-9 5/16"	
E-6	W10X16	12-3 3/8"	
E-7	W10X16	12-3 3/8"	
E-8	W10X16	20'-4"	
E-9	W10X16	20'-4"	
D-1	8-25C16	6-7 1/2"	
D-2	8-25C16	11-7 3/4"	
D-3	2H-4	12'-0"	
D-4	8-25C16	6'-4"	
D-5	8-25C16	6'-4"	
G-1	8-25C16	13'-10 1/2"	
G-2	8-25C16	12'-0 1/2"	
G-3	8-25C16	6'-2 13/16"	
G-4	8-25C16	6'-2 13/16"	
G-5	8-25C16	6'-2 13/16"	
G-6	8-25C16	2'-9 5/8"	
G-7	8-25C16	2'-2"	
G-8	8-25C16	2'-2"	
G-9	8-25C16	1'-2 1/8"	
G-10	8-25C16	13'-10 1/2"	
G-11	8-25C16	13'-10 1/2"	
G-12	8-25C16	6'-2 13/16"	
E-10	W8X10	20'-4"	
E-11	W8X10	20'-4"	
E-12	W8X10	20'-4"	
E-13	W8X10	20'-4"	
E-14	W8X10	20'-4"	
E-15	W8X10	20'-4"	

FRANCE BRACE TABLE			
FRAME LINE 5			
VIII QUAN	MARK	LENGTH	CLIP
1	B	FB234B	1'-11 3/8" FBC 1

CONNECTION PLATES		
FRAME LINE 5		
MEMBER	MARK	PART
1	10	CSC 12
2	4	BGC 8
3	4	GFA 2
4	6	JGC 3
5	26	JGC 1
6	10	JGC 2
7	4	JGC 4



ENDWALL SHEETING & TRIM: FRAME LINE 5
PANELS: 26 Gs. PBR (Std. Roll) - 300 Medium Bronze

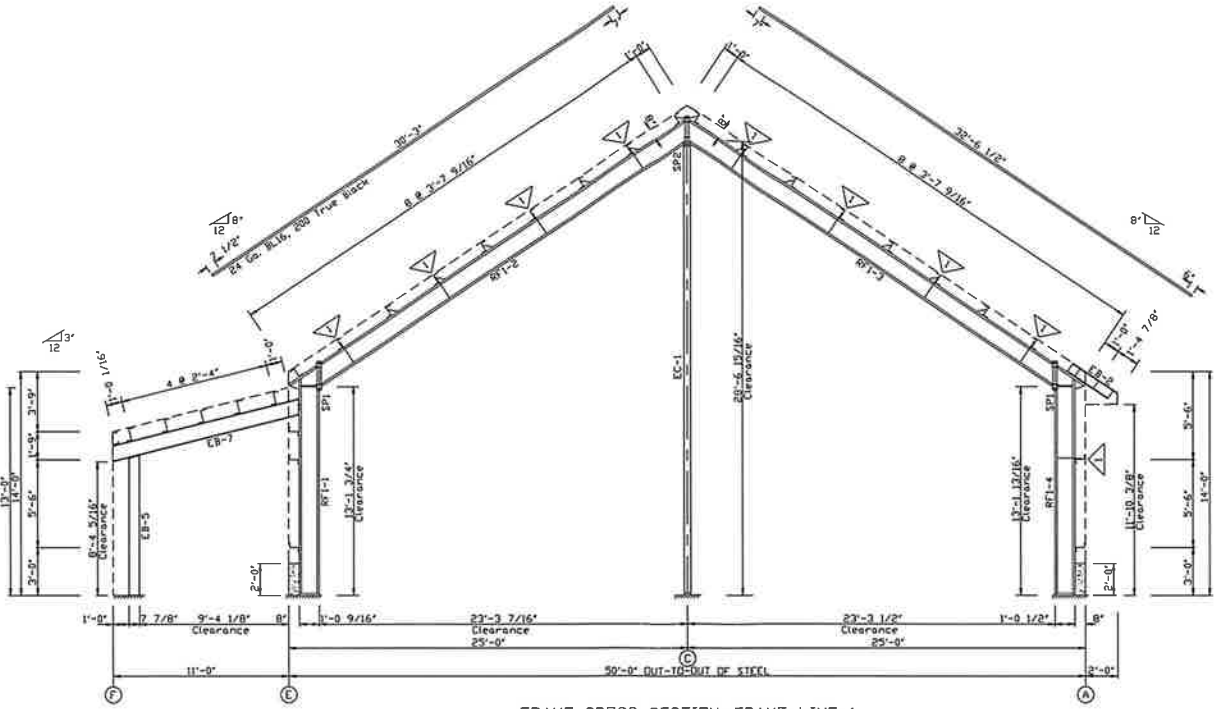
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☐ APPROVED AS NOTED	
☐ NOT APPROVED , REVISE, RESUBMIT AND RESCHEDULE	
*TO BE CONSIDERED APPROVED AS NOTED, ALL NOTES MUST BE CLEAR, COMPLETE AND INITIALED.	
SIGNED _____	DATE _____

 08/06/26	REV.	DESCRIPTION:	DATE:	DRAFT	ENG.
	3				
	2				
	1				
	 PRELIMINARY DRAWING: NOT FOR CONSTRUCTION / FOR PERMIT ONLY			CURRENT REVISION: 0	
	NORTHERN BUILDING SYSTEMS		Flynn Construction Corp.		
PROJECT Troy Coffee Building		ENDWALL FRAMING & SHEETING			
ID 2606-064		DESIGN-SLB	DESIGN CHECK-SLB		
PROJECT 244 North Main Street		DRAFT-TJLZ	DRAFT CHECK-TMZ		
ADDRESS Troy, NH 03465		DATE: 7/31/26	DRAWING-EWFS-2		

SPICE BOLT TABLE								CAP PLATE BOLTS				
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Mark	Qty	Type	Dia	Length
SP1	4	4	0	0	A325	5/8"	2 1/4"	EC-1	4	A325	5/8"	1 3/4"
SP2	4	2	0	0	A325	5/8"	2"					

FLANGE BRACE TABLE						
V ID	MARK	LENGTH	SIDES	DETAIL	CLIP1	CLIP2
1	F824.38	2'-0 1/4"	1	G26	CL 208	CL 200

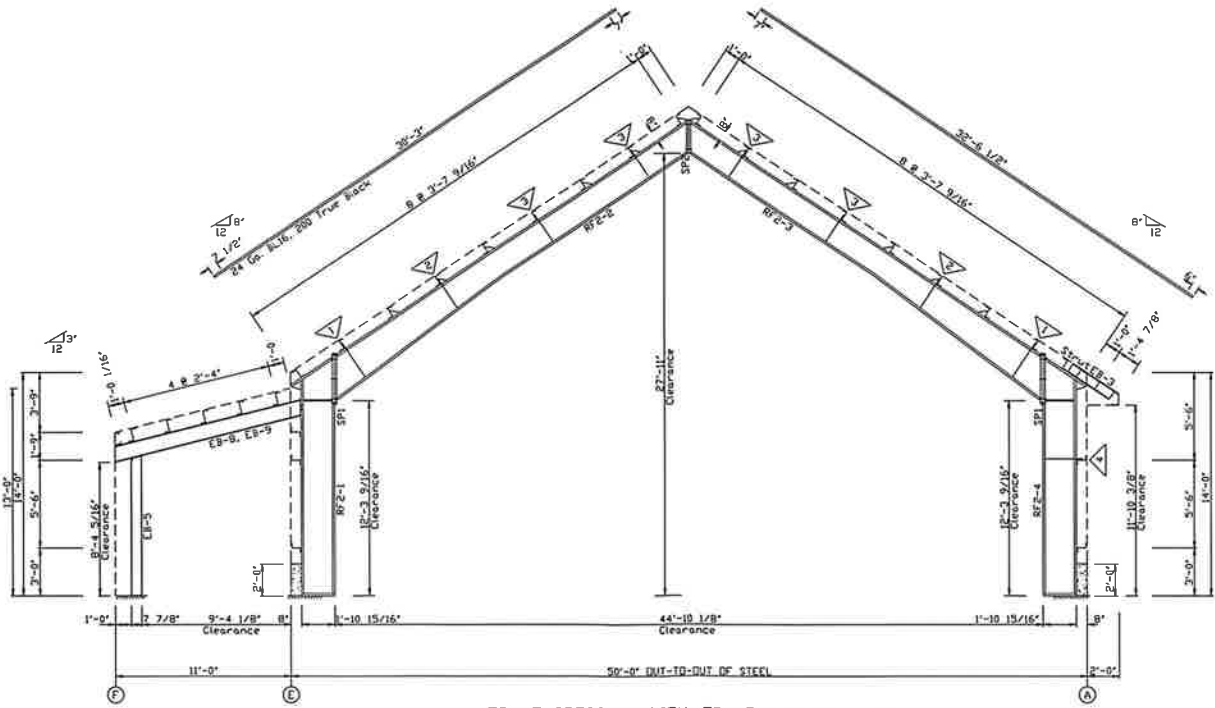
FBK - 1-1/2"x1-1/2"x1/8"
FBK - 2"x2"x1/8"
FBK - 2-1/2"x2-1/2"x3/16"



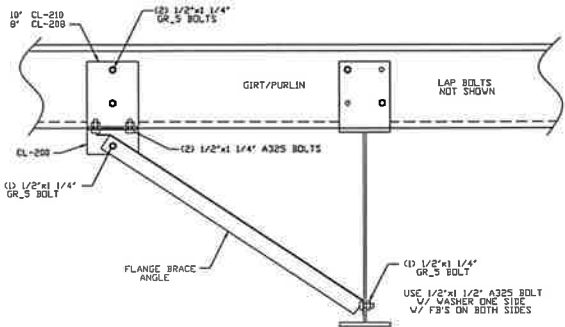
FRAME CROSS SECTION: FRAME LINE 1

FLANGE BRACE TABLE						
V ID	MARK	LENGTH	SIDES	DETAIL	CLIP1	CLIP2
2	F840.93	3'-4 7/8"	2	G26	CL 208	CL 200
3	F826.63	2'-3 1/4"	1	G26	CL 208	CL 200
4	F829.38	2'-5 7/8"	2	G26	CL 208	CL 200
FBK - 1-1/2"x1-1/2"x1/8"						
FBK - 2"x2"x1/8"						
FBK - 2-1/2"x2-1/2"x3/16"						

SPICE BOLT TABLE							
Mark	Qty	Top	Bot	Int	Type	Dia	Length
SP1	4	4	2	0	A325	3/4"	2 1/2"
SP2	2	2	0	0	A325	5/8"	1 3/4"



FRAME CROSS SECTION: FRAME LINE 2 3 4



G26 RIGID FRAME FLANGE BRACE ANGLE DETAIL
(USED WITH ENERGY SAVER INSULATION)

MEMBER TABLE						Outside Flange		Inside Flange		
Mark	Weight	Web Depth	Web Flange	Start/End	Truss Length	V x Thk x Length		V x Thk x Length		
RF1-1	325	12.0/12.0	0.188	152.0		6 x 1/4" x 134.9		6 x 5/16" x 152.0		
RF1-2	549	12.0/12.0	0.250	19.2		6 x 1/4" x 24.2		6 x 5/16" x 333.9		
RF1-3	520	12.0/12.0	0.188	240.0		6 x 1/4" x 333.9		6 x 5/16" x 333.9		
RF1-4	273	12.0/12.0	0.188	102.1		6 x 1/4" x 24.2		6 x 5/16" x 152.1		
EC-1	655	V10X22				6 x 1/4" x 163.0				
EC-2	30	V8X10								
EC-3	223	V12X16								
EC-4	96	V8X10								

MEMBER TABLE						Outside Flange		Inside Flange		
Mark	Weight	Web Depth	Web Flange	Start/End	Truss Length	V x Thk x Length		V x Thk x Length		
RF2-1	665	22.0/22.0	0.188	141.7		8 x 5/16" x 134.9		8 x 5/8" x 141.7		
RF2-2	869	26.0/18.0	0.188	159.2		8 x 1/4" x 36.3		6 x 1/2" x 159.4		
RF2-3	851	18.0/18.0	0.188	180.0		6 x 1/4" x 321.7		6 x 1/2" x 167.7		
RF2-4	556	18.0/22.0	0.188	159.2		6 x 1/2" x 159.4		6 x 5/8" x 141.7		
EC-2	31	V8X10				6 x 5/16" x 36.2				
EC-3	223	V12X16				6 x 5/16" x 163.0				
EC-4	96	V8X10								
EC-5	223	V12X16								

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08/06/26

REV.	DESCRIPTION	DATE	DRAFT	ENG.
3				
2				
1				
PRELIMINARY DRAWING: NOT FOR CONSTRUCTION / FOR PERMIT ONLY		CURRENT REVISION: 0		
PROJECT: Troy Coffee Building		Flynn Construction Corp.		
ID: 2606-064		RIGID FRAME X-SECTION		
PROJECT: 244 North Main Street		DESIGN: SLB		
ADDRESS: Troy, NH 03465		DRAFT: JILZ		
		DATE: 7/31/26		
		DRAWING: FRXS-1		

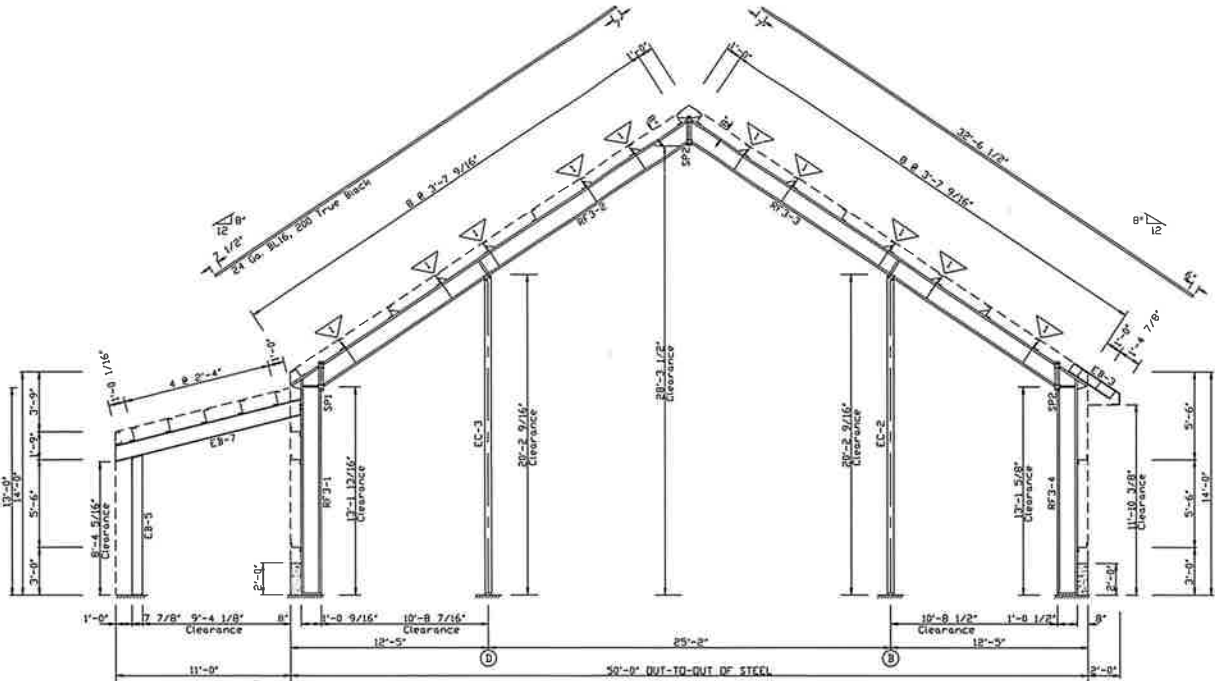


SPICE BOLT TABLE								CAP PLATE BOLTS				
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Mark	Qty	Type	Dia	Length
SP1	4	4	0	A325	5/8"	2	1/4"	EC-3	4	A325	1/2"	1 1/8"
SP2	4	4	0	A325	5/8"	2	"	EC-2	4	A325	1/2"	1 1/8"

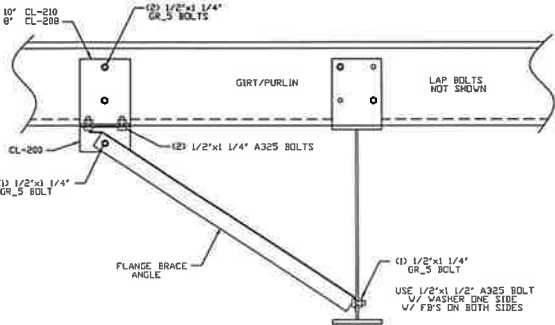
FLANGE BRACE TABLE						
V ID	MARK	LENGTH	SIDES	DETAIL	CLIP1	CLIP2
1	FB24-3B	2'-0 1/4"	1	G26	CL 208	CL 209

FB-A = 1-1/2"x1-1/2"x1/8"
FB-B = 2"x2"x1/8"
FB-C = 2-1/2"x2-1/2"x3/16"

MEMBER TABLE		Web Depth		Web Plate		Outside Flange		Inside Flange	
Mark	Weight	Start/End	Thick	Length		V x Thk x Length		V x Thk x Length	
RF3-1	322	12.0/12.0	0.188	171.2		6 x 1/4" x 334.9		6 x 5/16" x 152.1	
RF3-2	526	12.0/12.0	0.188	102.1		6 x 1/4" x 242		5 x 1/4" x 333.9	
RF3-3	521	12.0/12.0	0.188	240.0		5 x 1/4" x 334.2		5 x 1/4" x 334.2	
RF3-4	292	12.0/12.0	0.188	102.4		6 x 1/4" x 242		6 x 1/4" x 152.0	
EC-3	264	V10X12							
EC-2	264	V10X12							
CB-3	31	V8X10							
EB-7	223	V12X16							
EB-5	96	V8X10							



FRAME CROSS SECTION: FRAME LINE 5



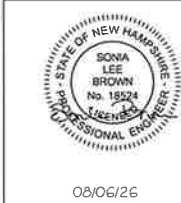
G26 RIGID FRAME FLANGE BRACE ANGLE DETAIL
USED WITH ENERGY SAVER INSULATION

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REV.	DESCRIPTION	DATE	DRAFT	ENG.
3				
2				
1				
PRELIMINARY DRAWING NOT FOR CONSTRUCTION / FOR PERMIT ONLY		CURRENT REVISION: 0		
NORTHERN BUILDING SYSTEMS		Flynn Construction Corp.		
PROJECT	Troy Coffee Building	RIGID FRAME X-SECTION		
ID	2606-064	DESIGN:SLB	DESIGN CHECK:SLB	
PROJECT	244 North Main Street	DRAFT:JLZ	DRAFT CHECK:TMZ	
ADDRESS	Troy, NH 03465	DATE: 7/31/26	DRAWING:FRXS-2	



* SEE FRAME X-SECTION FOR SPECIFIC FLANGE BRACE LOCATION(S) & DETAIL.

A10 SECTION THRU RIGID FRAME ENDWALL RAFTER (ENERGY SAVER)

* SEE BOLT TABLE ON RIGID FRAME X-SECTION DRAWING FOR BOLT DIAMETER AND LENGTH.

B20 ENDWALL COLUMN TO RIGID FRAME RAFTER

* SEE BOLT TABLE ON ENDWALL ERECTION DRAWING FOR BOLT DIAMETER AND LENGTH.

B22 CORNER COLUMN TO ENDWALL RAFTER

COLUMN FLANGE BRACE SEE FRAME DRAWING FOR SIZE & LOCATION 1/2" x 1 1/4" GR.5 BOLTS

C12 BYPASS GIRT TO COLUMN CONNECTION (LAP CONDITION)

* SEE FRAME X-SECTION FOR SPECIFIC FLANGE BRACE LOCATION(S) & DETAIL.

D16 BYPASS WALL GIRT TO RIGID FRAME CORNER COLUMN

G2 ROOF PURLIN TO INTERIOR FRAME RAFTER

G11 WELDED GUSSET AT PURLIN STABILIZER

H1 PORTAL FRAME ATTACHMENT TO RIGID FRAME COLUMN

H2 BYPASS GIRT TO COLUMN CONNECTION (LAP CONDITION)

H10 WIND BENT OR WIND COLUMN TO BUILDING COLUMN

K2 WALL GIRT TO DOOR JAMB

L6 DOOR JAMB TO WALL GIRT

L8 DOOR JAMB TO WALL GIRT

L8 DOOR JAMB TO WALL GIRT

M1 DOOR HEADER TO DOOR JAMB

M2 WINDOW SILL TO JAMB

M7 DOOR HEADER TO DOOR JAMB

Q2 DIAGONAL CABLE, EYEBOLT END

Q3 DIAGONAL BRACE ROD, NUT END

T2 SECTION THRU WALL PANEL AND CONCRETE FOUNDATION

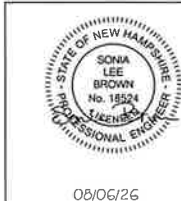
X3 EAVE EXTENSION CONNECTION FLUSH CONDITION

X36 BELOW EAVE CANOPY DETAIL

W8 SECTION OF ENDWALL GIRT TO RAFTER

Z12 WALL ENERGY SAVER SUPPORT ANGLE

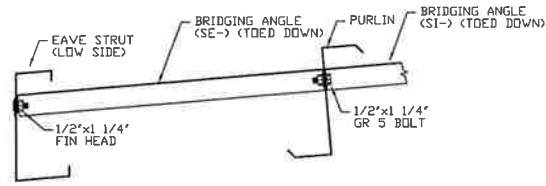
Z13 EAVE SUPPORT ANGLE DETAIL



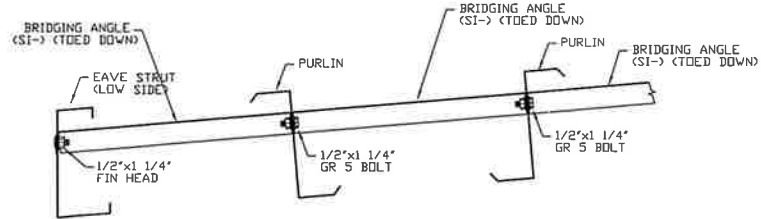
08/06/26

REV.	DESCRIPTION	DATE	DRAFT	ENG.
3				
2				
1				
APPROVAL DRAWING: NOT FOR CONSTRUCTION / FOR PERMIT ONLY				CURRENT REVISION: 0
NORTHERN BUILDING SYSTEMS		Flynn Construction Corp.		
PROJECT	Troy Coffee Building	FRAMING DETAILS		
ID	2606-064	DESIGN:SLB	DESIGN CHECK:SLB	
PROJECT	244 North Main Street	DRAFT:JLZ	DRAFT CHECK:TMZ	
ADDRESS	Troy, NH 03465	DATE: 7/31/26	DRAWING: DTL5-1	

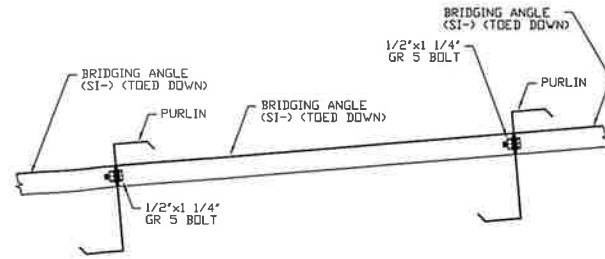




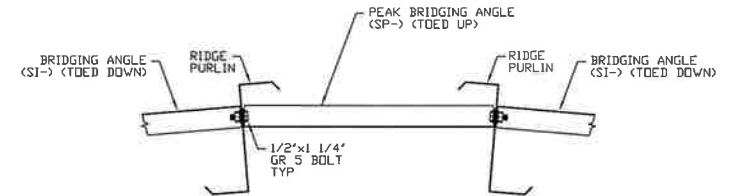
BR1 BRIDGING ANGLE DETAIL
@ LOW EAVE



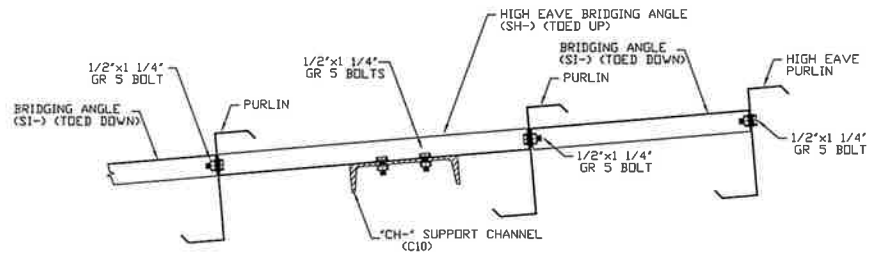
BR1B BRIDGING ANGLE DETAIL
@ EAVE EXTENSION



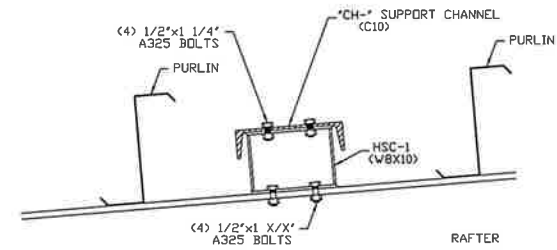
BR2 BRIDGING ANGLE DETAIL
@ PURLINS



BR3 PEAK BRIDGING DETAIL



BR6C BRIDGING ANGLE DETAIL

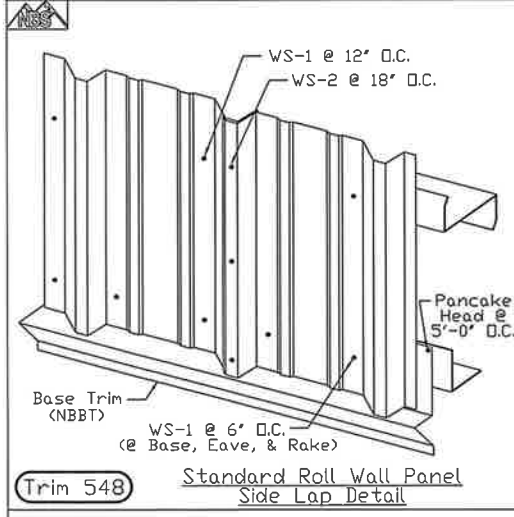
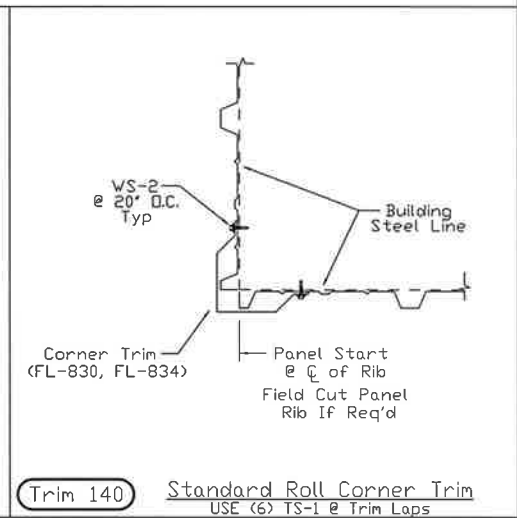
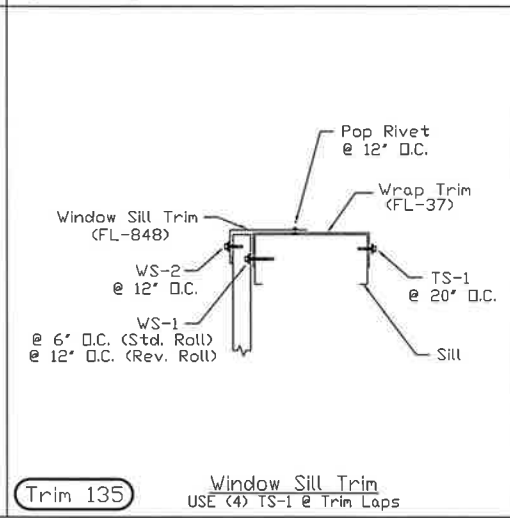
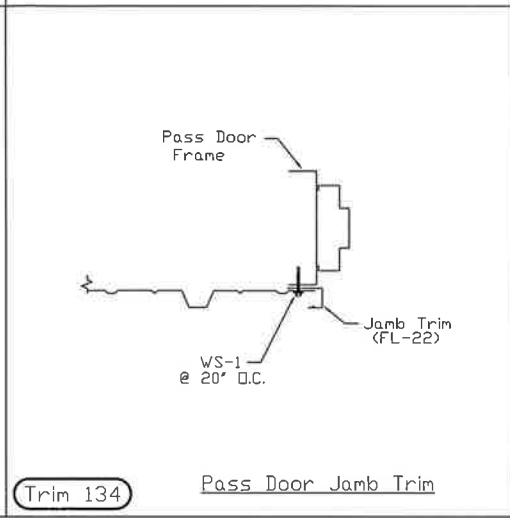
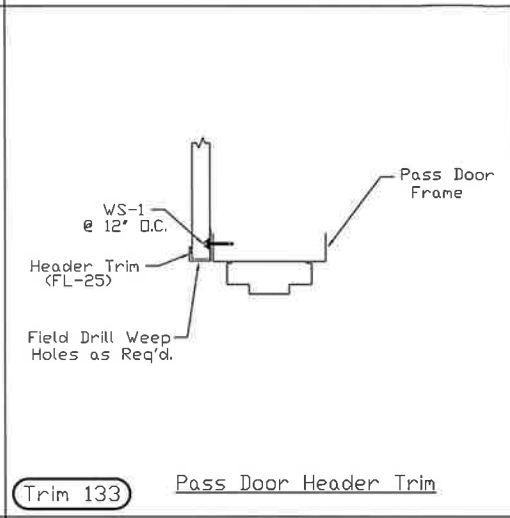
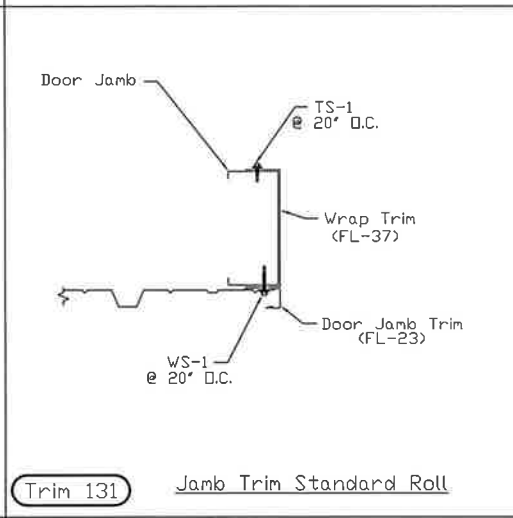
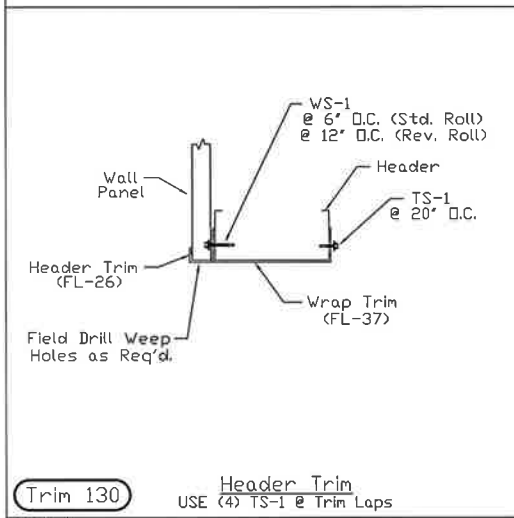
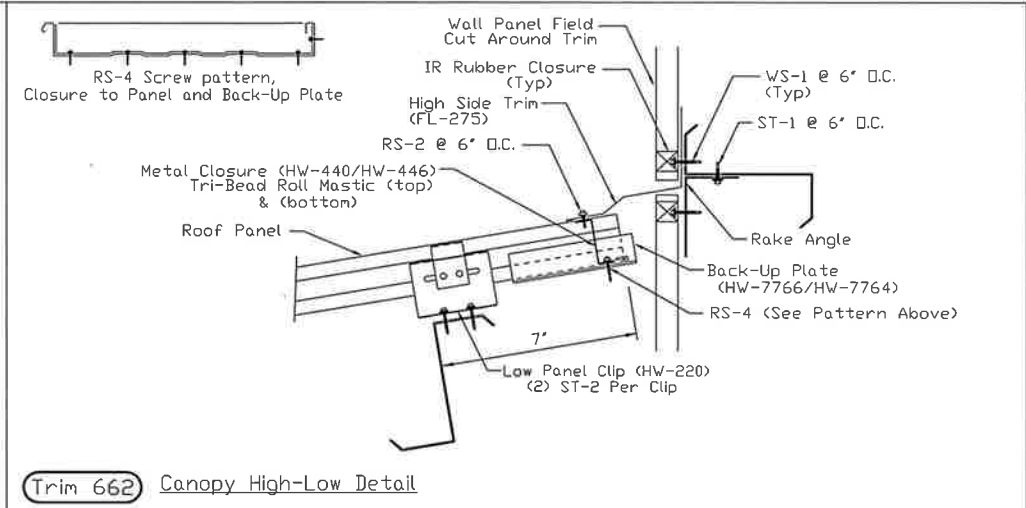
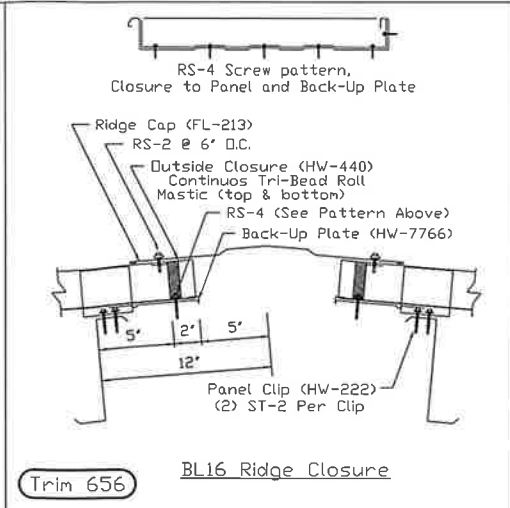
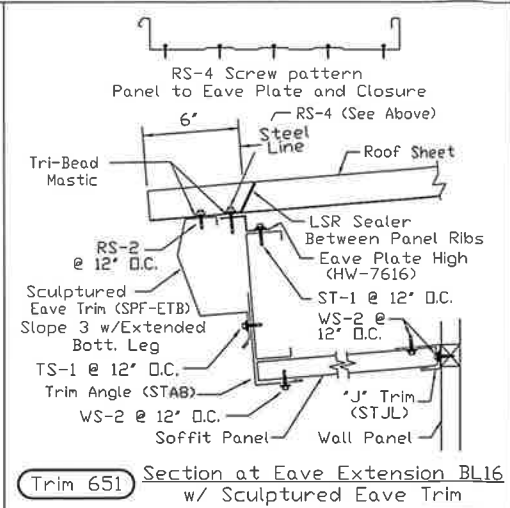
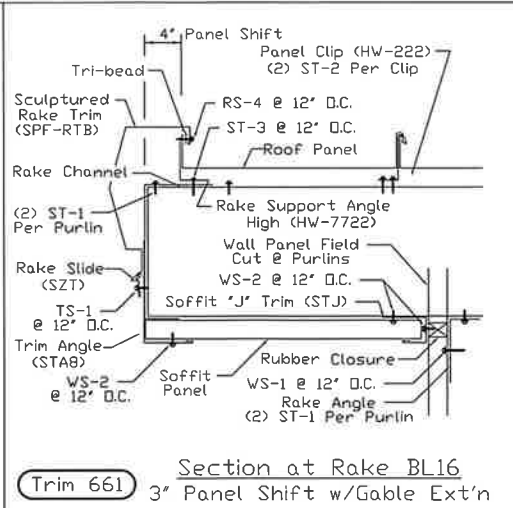
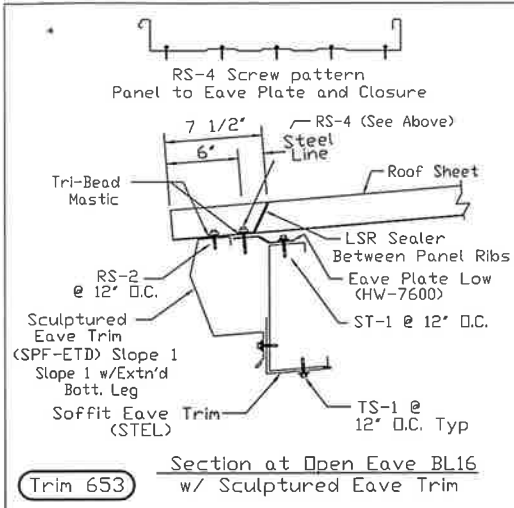


BR7D CHANNEL CONN. DETAIL



REV.	DESCRIPTION	DATE	DRAFT	ENG.
3				
2				
1				
APPROVAL DRAWING: NOT FOR CONSTRUCTION / FOR PERMIT ONLY				CURRENT REVISION: 0
PROJECT		NORTHERN BUILDING SYSTEMS		
ID		Flynn Construction Corp.		
PROJECT		FRAMING DETAILS		
ADDRESS		DESIGN: SLB		
		DESIGN CHECK: SLB		
		DRAFT: JLZ		
		DRAFT CHECK: TMZ		
		DATE: 7/31/26		
		DRAWING: DTLS-2		





- Roof Screws
- ↑ RS-1 = S4676-FL = 12-14 x 1 1/2"
 - ↑ RS-2 = S5065-FM = 1/4"-14 x 7/8"
 - ↑ RS-3 = S4742-FL = 12-24 x 1 1/2" TEK 5
 - ↑ RS-4 = S5195-FM = 1/4"-14 x 1 1/4"
- Wall Screws
- ↑ WS-1 = S4721-FG = 12-14 x 1 1/2"
 - ↑ WS-2 = S5076-FF = 1/4"-14 x 7/8"
 - ↑ WS-3 = S4577-ED = 12-14 x 1"
- Trim Screws
- ↑ TS-1 = S2701 = 10-16 x 3/4" SD
 - ↑ TS-2 = S5076-FF = 1/4"-14 x 7/8"
 - ↑ TS-3 = 12 x 1" TR
 - ↑ TS-4 = PDP RIVET
- Structural Screws
- ↑ ST-1 = S4577 = 12-14 x 1"
 - ↑ ST-2 = S5251 = 1/4"-14 x 1 1/2" ST
 - ↑ ST-3 = S5221 = 1/4"-14 x 1 1/4" SH
 - ↑ ST-4 = S4668 = 12-24 x 1 1/4" BJ
 - ↑ ST-5 = S4741 = 12-24 x 1 1/2" TEK 5
 - ↑ ST-6 = S5155 = 1/4"-14 x 1"

REV.	DESCRIPTION	DATE	DRAFT	ENG.
3				
2				
1				
APPROVAL DRAWING: NOT FOR CONSTRUCTION / FOR PERMIT ONLY				CURRENT REVISION: 0
NORTHERN BUILDING SYSTEMS		Flynn Construction Corp.		
PROJECT	Troy Coffee Building	SHEETING DETAILS		
ID	2606-064	DESIGN:SLB	DESIGN CHECK:SLB	
PROJECT	244 North Main Street	DRAFT:JLZ	DRAFT CHECK:TMZ	
ADDRESS	Troy, NH 03465	DATE: 7/31/26	DRAWING: DTL-3	



08/06/26



GENERAL NOTES

ALL WORK SHALL CONFORM TO THE 2021 IBC (INTERNATIONAL BUILDING CODE).

DESIGN IS FOR FOUNDATION ONLY. BUILDING SUPERSTRUCTURE FLOOR SLAB AND ARCHITECTURAL ITEMS (WALL FINISHES, WINDOWS, EXTERIOR FINISHES, INSULATION) DESIGNED BY OTHERS.

THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT TESTING AGENCY TO PERFORM STRUCTURAL INSPECTIONS AS INDICATED ON THE DRAWINGS AND AS REQUIRED/INDICATED BY THE PROGRAM OF STRUCTURAL TESTS AND INSPECTIONS.

THE CONTRACTOR SHALL EXAMINE BUILDING SUPERSTRUCTURE, ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR VERIFICATION, LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND WITH THE SUPERSTRUCTURE AND ARCHITECTURAL DRAWINGS AND SHALL NOTIFY THE OWNER/ARCHITECT/ENGINEER OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK. EXISTING CONDITIONS SHOWN ARE NOT GUARANTEED.

THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE DESIGN AND INSTALLATION OF ALL NECESSARY BRACING & SHORING UNTIL ALL STRUCTURAL WORK IS COMPLETE.

SHOP DRAWINGS AND PROPOSED MATERIAL DATA SHEETS, IN ADDITION TO THE SUBMITTALS REQUIRED BY THE PROJECT SPECIFICATIONS, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND COMMENTS PRIOR TO FABRICATION FOR THE FOLLOWING:

- 1) CONCRETE MIX & CURING METHOD
- 2) REINFORCING STEEL
- 3) EXPANSION BOLTS & ADHESIVE ANCHORS IF APPLICABLE

PROVIDE SEALANT AT ALL CONCRETE SLAB CONTROL JOINTS.

PROVIDE THERMAL BREAK WHERE SLAB-ON-GRADE ABUTS WALLS.

STRUCTURAL DESIGN NOTES

DESIGN LOADS: ALL LIVE AND DEAD LOADS TO FOUNDATION WERE PROVIDED ON PLANS PREPARED BY NBS SET DATED 07/21/26

STRUCTURAL INSPECTIONS

INSPECTION AND TESTING WILL BE PERFORMED PER CHAPTER 17 IBC 2021. THE OWNER WILL EMPLOY A TESTING AGENCY (SELECTED BY THE ENGINEER/OWNER) TO PERFORM STRUCTURAL TESTS AND INSPECTIONS AS INDICATED ON THIS SHEET. TEST REPORTS SHALL BE ADDRESSED TO THE OWNER & SENT DIRECTLY TO THE OWNER AND McBRIE, LLC FROM THE TESTING AGENCY.

THE CONTRACTOR SHALL COORDINATE WITH, NOTIFY, AND PROVIDE ACCESS AND A SAFE WORKING ENVIRONMENT FOR THE OWNER'S TESTING AGENCY BOTH IN THE SHOP AND IN THE FIELD.

WORK SHALL BE INSPECTED/OBSERVED BY THE SER OR AN INDEPENDENT TESTING AGENCY. ANY WORK COMPLETED WITHOUT INSPECTIONS SHALL BE CONSIDERED AS UNACCEPTABLE AND SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

AT A MINIMUM, THE FOLLOWING WILL BE INSPECTED:

1. REBAR PLACEMENT
2. CONCRETE PLACEMENT

GEOTECHNICAL/FOUNDATION DESIGN

FOUNDATION/FOOTING DESIGN IS BASED THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY *****. A BEARING CAPACITY OF 2 TONS PER SQUARE FOOT (4000 PSF) WAS USED FOR FOOTING DESIGNS. THE BOTTOM OF FOOTING ELEVATION MAY BE ADJUSTED UPON APPROVAL FROM STRUCTURAL ENGINEER OF RECORD.

THE GEOTECHNICAL ENGINEER OF RECORD SHALL PROVIDE THE TESTS AND INSPECTIONS REQUIREMENT FOR ALL SUBGRADE PREPARATION AND REQUIRED APPROVAL FOR ALL SUBGRADE SOILS PRIOR TO INSTALLATION OF FOOTING FORMS.

CONCRETE & REINFORCING

ALL CONCRETE WORK SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-19)" AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI 301).

NOTE WELL: AT LEAST TWO CONCRETE TEST CYLINDERS SHALL BE FIELD CURED IN A SIMILAR MANNER AND CONDITIONS AS THE FOOTING AND WALL CONCRETE FOR EACH SET OF TEST CYLINDERS.

ALL CONCRETE SHALL BE:

1. FOOTINGS - 3000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS
2. FOUNDATION WALLS - 4500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS

ALL EXTERIOR CONCRETE/FOUNDATION WALLS SHALL HAVE BETWEEN 4 TO 6% AIR ENTRAINMENT AND 4" MAXIMUM SLUMP. NO CONCRETE SHALL BE CAST IN WATER OR ON FROZEN GROUND.

DOWELS SHALL BE PROVIDED IN CONCRETE FOUNDATION WALLS AS INDICATED ON THE DRAWINGS. ALL DOWELS INSTALLED IN EXISTING/CAST CONCRETE ARE TO BE EPOXY GROUTED INTO EXISTING CONCRETE WITH HILTI HIT-HY 200-A OR DEWALT PURE220+ EPOXY OR APPROVED EQUAL.

CONSTRUCTION JOINTS WITHIN THE FOUNDATION WALLS SHALL HAVE TYPICAL WALL REINFORCEMENT CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS WITH ADDITIONAL REBAR AS INDICATED ON THE DRAWINGS.

BACKFILL AGAINST WALLS SHALL BE PLACED ALTERNATELY ON EACH SIDE IN 12" MAXIMUM LIFTS. WALLS WITH UNBALANCED FILL AND WHERE TOP OF WALL IS SUPPORTED BY THE FLOOR FRAMING SHALL BE TEMPORARILY BRACED OR SHORED IF BACKFILL BEFORE FRAMING IS COMPLETE.

COLD AND HOT WEATHER (BELOW 40° F AND ABOVE 90° F) CONCRETE PLACEMENT AND CURING PROCEDURES MUST BE SUBMITTED TO THE S.E.A. FOR APPROVAL PRIOR TO PLACEMENT.

REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING

- (A) ASTM 615, GRADE 60 FOR DEFORMED BARS ($F_y = 60,000$ P.S.I.)
ASTM A775 FOR EPOXY-COATED STEEL REINFORCING BARS
ASTM A934 FOR EPOXY-COATED PREFABRICATED STEEL REINFORCING BARS

- (B) WELDED WIRE FABRIC (WWF) REINFORCEMENT: ASTM A185, A884 FOR EPOXY COATED

REINFORCING STEEL AND WELDED WIRE FABRIC (WWF) IN ALL SLABS SHALL BE SET ON CHAIRS. WWF SHALL BE LAPPED 6" OR ONE SPACE, WHICHEVER IS LARGER, AND SHALL BE WIRED TOGETHER.

INTENT OF THE STRUCTURAL DRAWINGS

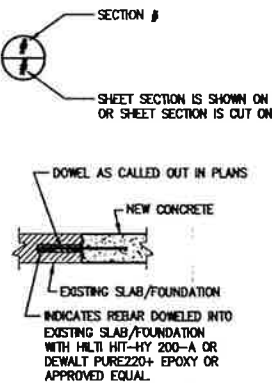
THE INTENT OF THE STRUCTURAL DRAWINGS IS TO SHOW THE MAIN FOUNDATION FEATURES AND DESIGN FOR THE PROJECT. BUILDING SUPERSTRUCTURE AND ARCHITECTURAL DETAILS ARE SHOWN INCIDENTALLY ONLY AND NOT COMPLETELY. THEREFORE, BUILDING SUPERSTRUCTURE AND ARCHITECTURAL DRAWINGS MUST BE USED IN CONJUNCTION WITH THE FOUNDATION DRAWINGS.

THE CONTRACTOR MUST NOTIFY McBRIE, LLC OF ANY CHANGES OR DEVIATIONS FROM THE FOUNDATION PLANS PRIOR TO COMMENCEMENT OF THE WORK. McBRIE, LLC CANNOT BE RESPONSIBLE FOR ANY DEVIATIONS COMPLETED WITHOUT WRITTEN CONSENT FROM McBRIE, LLC. ADDITIONAL WORK MAY BE REQUIRED AT THE CONTRACTORS EXPENSE IF WORK IS PERFORMED WITHOUT McBRIE, LLC'S CONSENT.

LEGEND / ABBREVIATIONS

ADD'L = ADDITIONAL
ALT. = ALTERNATE
APPROX. = APPROXIMATELY
ARCH. = ARCHITECT
BM. = BEAM
B.O.F. = BOTTOM OF FOOTING
B.O.S. = BOTTOM OF STEEL
BOTT. = BOTTOM
BRG. = BEARING
BRG. PL. = BEARING PLATE
CLG. = CEILING
CLR. = CLEARANCE
COL. = COLUMN
CONN. = CONNECTION
CONT. = CONTINUOUS (SINGLE MEMBER)
DBL. = DOUBLE
DIM. = DIMENSION
DL. = DEAD LOAD
DN. = DOWN
D.O. = DITTO
DTL. = DETAIL
DWGS. = CONSTRUCTION DRAWINGS
E.F. = EACH FACE
EL. = ELEVATION
EMB. = EMBEDMENT
E.O.S. = EDGE OF SLAB
E.W. = EACH WAY
EX./EXIST. = EXISTING
EXT. = EXTERIOR
EXP. = EXPANSION
EQ. = EQUAL
FND. = FOUNDATION
FTG. = FOOTING
GALV. = GALVANIZED
GC. = GENERAL CONTRACTOR
H.D.G. = HOT DIPPED GALVANIZED
HOR. = HORIZONTAL
H.P. = HIGH POINT
LG. = LONG
MAX. = MAXIMUM
MIN. = MINIMUM
MIRR. = MIRROR IMAGE
MISC. = MISCELLANEOUS
N/A = NOT APPLICABLE
N.T.S. = NOT TO SCALE

P.A.F. = POWDER ACTUATED FASTENER
P.E. = PROFESSIONAL ENGINEER
QC = QUALITY CONTROL
RDP = REGISTERED DESIGN PROFESSIONAL
REINF. = REINFORCING
SER = STRUCTURAL ENGINEER OF RECORD
SIM. = SIMILAR
SPA. = SPACING
S.S. = STAINLESS STEEL
TAB. = TOP & BOTTOM
T.B.R. = TO BE REMOVED
T.O.C. = TOP OF CONCRETE
T.O.W. = TOP OF WALL
TYP. = TYPICAL
U.N.O. = UNLESS NOTED OTHERWISE
VERT. = VERTICAL
V.I.F. = VERIFY IN FIELD
V.W.A. = VERIFY WITH ARCHITECTURAL DRAWINGS
V.W.O. = VERIFY WITH OWNER
WWF = WELDED WIRE FABRIC



PROGRAM OF STRUCTURAL TESTS AND INSPECTIONS

FOR COMPLIANCE WITH THE 2021 INTERNATIONAL BUILDING CODE AND SPECIFICATIONS.

THE OWNER WILL EMPLOY A TESTING AGENCY (SELECTED BY THE ENGINEER/OWNER) TO PERFORM STRUCTURAL TESTS AND INSPECTIONS AS INDICATED ON THIS SHEET. TEST REPORTS SHALL BE ADDRESSED TO THE OWNER & SENT DIRECTLY TO THE OWNER & McBRIE, LLC FROM THE TESTING AGENCY.

OWNER: ???
OWNER'S ADDRESS: ???
ARCHITECT OF RECORD:
STRUCTURAL ENGINEER OF RECORD (SER): BRIAN KAVANAUGH, McBRIE, LLC

THE FOLLOWING FIRMS, AGENCIES, OR INDIVIDUALS (HEREINAFTER REFERRED TO COLLECTIVELY AS AGENTS) WILL PERFORM THE TESTS AND INSPECTIONS UNDER THE DIRECTION OF THE SER:
ABBREVIATION AGENT
SER STRUCTURAL ENGINEER OF RECORD (LISTED ABOVE)
OTS OWNER'S TESTING SERVICE
N/A NOT APPLICABLE FOR THIS PROJECT

THE ABBREVIATIONS WILL BE USED TO IDENTIFY WHICH AGENT IS PERFORMING THE PARTICULAR TESTS OR INSPECTIONS.

"IN ACCORDANCE WITH SPECIFICATIONS" IN THE ITEM/SCOPE SHALL INCLUDE THE STATE BUILDING CODE, CHAPTER 17 AND THE SPECIFICATION FOR EACH MATERIAL AS INDICATED IN THE NOTES ON THIS SHEET (S1) UNDER EACH MATERIAL HEADING

THE FOLLOWING CATEGORIES OF STRUCTURAL TESTS AND INSPECTIONS ARE INCLUDED IN THE PROGRAM FOR STRUCTURAL TESTS AND INSPECTIONS FOR THIS PROJECT.

CAST-IN-PLACE CONCRETE CONSTRUCTION

- | ITEM/SCOPE | AGENT |
|--|---------|
| 1. MIX DESIGN: | SER |
| REVIEW MIX DESIGNS. | |
| 2. MATERIALS CERTIFICATION: | SER |
| REVIEW FOR CONFORMANCE TO SPECIFICATIONS. | |
| 3. BATCHING PLANT: | N/A |
| REVIEW PLANT QUALITY CONTROL PROCEDURES AND BATCHING AND MIXING METHODS. | |
| 4. REINFORCEMENT INSTALLATION: | SER/OTS |
| INSPECT REINFORCING FOR SIZE, QUALITY, CONDITION AND PLACEMENT. | |
| 5. FORMWORK GEOMETRY: | SER/OTS |
| INSPECT FORM SIZES. | |
| 6. CONCRETE PLACEMENT: | OTS |
| OBSERVE CONCRETE PLACEMENT OPERATIONS. VERIFY CONFORMANCE TO SPECIFICATIONS INCLUDING COLD-WEATHER AND HOT-WEATHER PLACEMENT PROCEDURES. PERFORM SLUMP, DENSITY AND AIR CONTENT TESTS AT POINT OF DISCHARGE. | |
| 7. EVALUATION OF CONCRETE STRENGTH: | OTS |
| TEST AND EVALUATE IN ACCORDANCE WITH THE SPECIFICATIONS. | |
| 8. CURING AND PROTECTION: | OTS |
| OBSERVE PROCEDURE FOR CONFORMANCE TO THE SPECIFICATIONS. | |

THE FOLLOWING ITEMS ARE EXCLUDED FROM THIS PROGRAM OF STRUCTURAL TESTS AND INSPECTIONS, SINCE THEY ARE DESIGNED BY OTHER STRUCTURAL ENGINEERS NOT UNDER THE AGES OF THE SER AND THE SER WAS NOT RETAINED TO PROVIDE PERFORMANCE SPECIFICATIONS FOR THEIR DESIGN. THESE OTHER STRUCTURAL ENGINEERS MUST BE ASSIGNED BY THE OWNER, ARCHITECT, OR CONSTRUCTION CONTRACTOR, AS APPLICABLE, TO BE SPECIAL SER'S FOR THEIR RESPECTIVE DESIGNS AND TO PROVIDE A PROGRAM OF STRUCTURAL TESTS AND INSPECTIONS FOR THEIR RESPECTIVE DESIGNS.

- FLOOR SLAB
- METAL BUILDING SUPERSTRUCTURE

FOUNDATION PLAN NOTES (FOR SHEETS F2 & F3)

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS INDICATED WITH THE ARCHITECTURAL AND CIVIL DRAWINGS BEFORE COMMENCEMENT OF WORK.

FINISH FLOOR ELEVATION = 100'-00" (ASSUMED). SEE ARCH/CIVIL DRAWINGS FOR MORE INFORMATION.

TOP OF FOUNDATION WALL ELEVATIONS NOTED ARE BASED UPON AN ASSUMED FINISH FLOOR EL. = 100'-00". TOP OF FOUNDATION WALL ELEVATION = 100'-00" EXCEPT AS NOTED ON THE FOUNDATION PLAN & SECTIONS (I.E. DOORS, LOADING DOCKS AND KICK WALL LOCATIONS).

TOP OF CONCRETE ELEVATIONS ARE TO BE SET IN FIELD AND SHALL BE APPROVED BY THE ARCHITECT & OWNER PRIOR TO THE INSTALLATION OF THE FORMS. NOTE WELL: THE FOUNDATION PLAN(S) ARE TO BE PRINTED IN COLOR (NOT BLACK AND WHITE) TO DISPLAY THE TOP OF CONCRETE ELEVATIONS. IF THIS DRAWING IS NOT PRINTED IN COLOR, PLEASE CONTACT McBRIE, LLC OR THE ARCHITECT PRIOR TO THE INSTALLATION OF FORMS.

BOTTOM OF FOOTING OF ALL EXTERIOR FOUNDATION WALLS SHALL BE A MIN. OF 4'-0" BELOW PROPOSED FINISH GRADE. ELEVATIONS NOTED AS [X]X[X] INDICATE THE BOTTOM OF FOOTING ELEVATION. PREPARATION OF SUBGRADE SHALL CONFORM TO THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY JOHN TURNER CONSULTING DATED MARCH 22, 2022.

F# INDICATES FOOTING. SEE SCHEDULE ON F2 & F3.

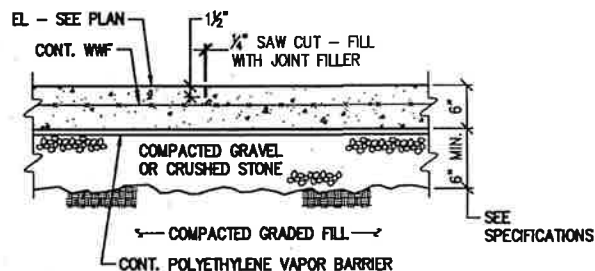
DTL. LETTER INDICATES PIER DETAIL ON F3, F6 & F7.

ALL CONCRETE WORK SHALL BE CURED USING WET CURING FOR 7 DAYS OR E-CURE BY SPECICHEM OR APPROVED EQUAL.

FIRST FLOOR SLAB AND VAPOR BARRIER DESIGNED BY OTHERS.

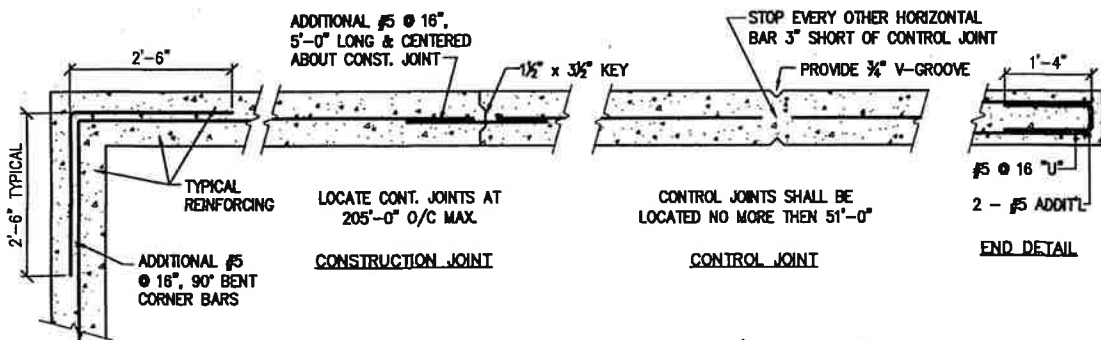
ALL BASE PLATE LAYOUT AND DETAILS INDICATED ON THE FOUNDATION DRAWINGS SHALL BE VERIFIED WITH THE PLANS PREPARED BY CAMPANA BUILDING CONSULTANTS NOTED UNDER "STRUCTURAL DESIGN NOTES" ON THIS SHEET.

ALL EXTERIOR BOTTOM OF FOOTING ELEVATIONS TO BE A MINIMUM OF 48" BELOW FINISH GRADE. VERIFY WITH FINAL CIVIL DRAWINGS.



CONTROL JOINTS TO BE CUT WITHIN 6-12 HOURS AFTER FINISHING CONCRETE

(F) SLAB ON GRADE WITH CONTROL JOINT DETAIL
SCALE: 3/4" = 1'-0"



CONSTRUCTION JOINT SHALL ALSO BE LOCATED BETWEEN EACH DAY'S CONCRETE PLACEMENT

PROVIDE 24" LAP SPLICE IN ALL HORIZONTAL REBAR

PROVIDE WATER STOP AT ALL WALL CONTROL AND CONSTRUCTION JOINTS - COORDINATE WITH ARCHITECT

(C) TYPICAL FOUNDATION WALL REINFORCING DETAILS
F1 NOT TO SCALE

NO.	DATE	REVISION

PREPARED FOR:
MR. PETER FLYNN, PRESIDENT
FLYNN CONSTRUCTION CORP.
STEEL BUILDINGS NH, INC.
17 OLD NASHUA ROAD
AMHERST, NH 03031

BUILDING FOUNDATION
TROY COFFEE SHOP
244 NORTH MAIN STREET
TROY, NH 03465
McBRIE, LLC PROJECT # 26-170

DRAWN BY: MLP/??
CHKD BY: MLP/PC
DATE: 06/17/2028

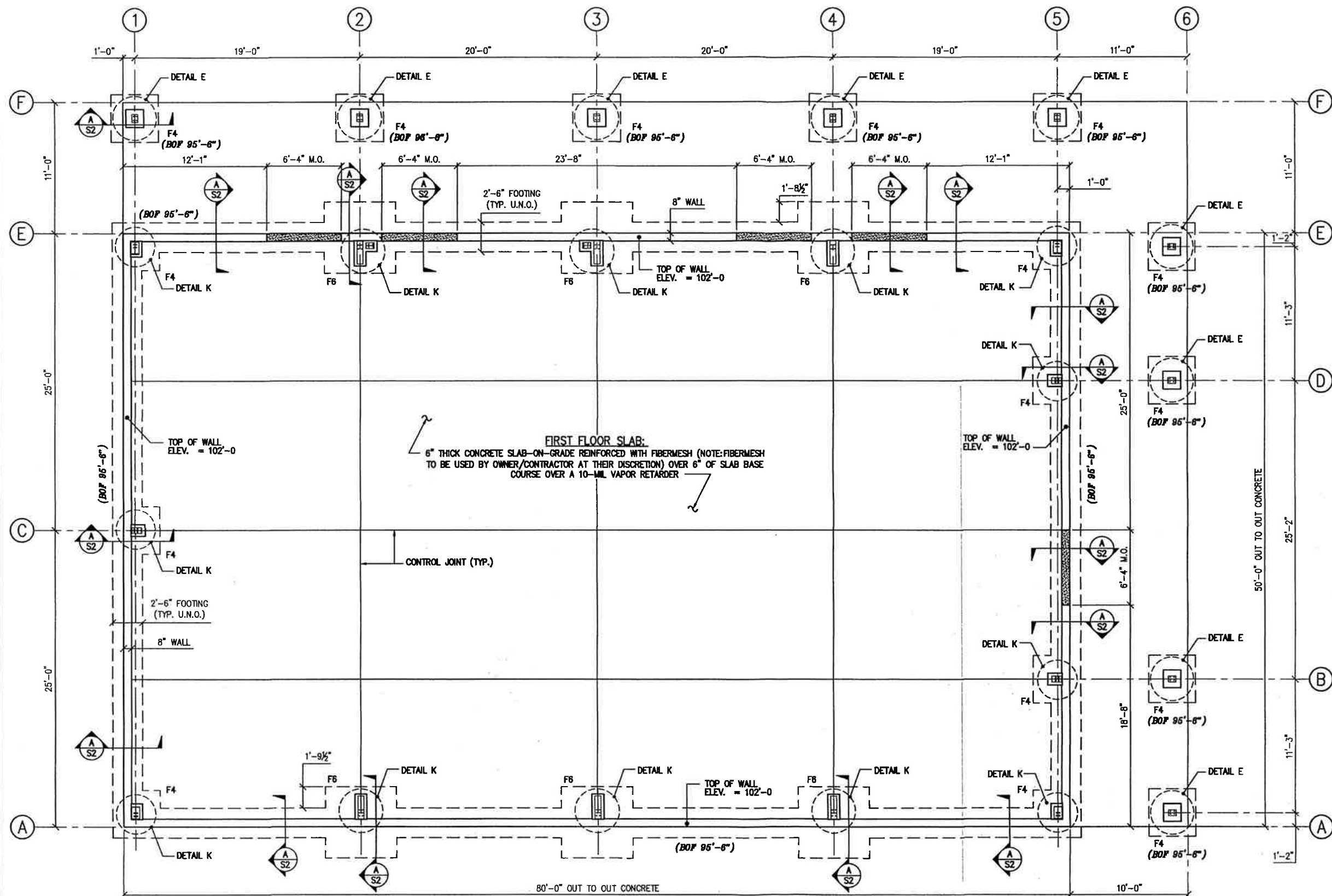
McBrie, LLC
Structural Design & Sales
TEL: 978-646-0087
FAX: 978-646-0087
WWW.MCBRIE.COM
787 TURNPIKE ST.
2ND FLOOR
NORTH ANDOVER, MA 01845



GENERAL NOTES & SPECIFICATIONS

F1

FOR PERMIT
NOT FOR CONSTRUCTION
8/24/2026



FINISH FLOOR ELEVATION = 100'-0" (SET FOR THESE PLANS)

TOP OF FOUNDATION WALL ELEVATION = 102'-0" EXCEPT AS NOTED ON THE FOUNDATION PLAN & SECTIONS (I.E. DOORS).

SEE SHEETS S1 & S2 FOR GENERAL NOTES, DETAILS AND SECTIONS NOT SHOWN ON THIS SHEET.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS INDICATED WITH THE METAL BUILDING DRAWINGS, PREPARED BY NUCOR BUILDING SYSTEMS, BEFORE COMMENCEMENT OF WORK.

FOUNDATION & FIRST FLOOR SLAB-ON-GRADE PLAN

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

FOOTING SCHEDULE			
MARK	PLAN SIZE	DEPTH	REINFORCING
F5	5'-0" x 5'-0"	12"	5 - #5 BOT. E.W.
F6	6'-0" x 6'-0"	18"	8 - #5 TOP & BOT. E.W.

FOR PERMIT
NOT FOR CONSTRUCTION
8/24/2026

NO.	DATE	REVISION

PREPARED FOR:
MR. PETER FLYNN, PRESIDENT
FLYNN CONSTRUCTION CORP.
STEEL BUILDINGS NH, INC.
17 OLD NASHUA ROAD
AMHERST, NH 03031

BUILDING FOUNDATION
TROY COFFEE SHOP
244 NORTH MAIN STREET
TROY, NH 03465
McBRIE, LLC PROJECT # 28-170

DRAWN BY: MLP/??
CHKD BY: MLP/PC
DATE: 08/17/2026

McBrie, LLC
Structural Design & Sales
797 TURNPIKE ST.
PO BOX 444
NORTH ANDOVER, MA 01845
TEL: 978-444-0087
FAX: 978-444-0087
WWW.MCBRIE.COM



FOUNDATION PLAN
& DETAILS

F3



Please post in a conspicuous location

TOWN OF TROY, NH

PERMIT TO PERFORM WORK

PURSUANT TO RSA 154

Ricky Bidwell

has been

Issued Permit No. 2026-25, to erect (X), alter (),

40' x 60' Garage 2400 sqft

at 186 Fitzwilliam Rd

Tax Map 05

Lot 04

Date

Authority Having Jurisdiction

Expiration Date

This document must be completed and returned to the Administrative Assistant with all applicable signatures upon completion of work.

Please see reverse side for required signoffs upon completion.

Please remember that buildings or portions of buildings shall not be occupied during construction, repair, or alteration without the approval of the appropriate authority.



Please post in a conspicuous location

TOWN OF TROY, NH

PERMIT TO PERFORM WORK

PURSUANT TO RSA 154

Licky Bidwell has been

Issued Permit No. 2026-25, to erect (X), alter (),

40' x 60' Garage 2400 sqft

at: 186 Fitzwilliam Rd Tax Map 05 Lot 04

Date _____

Authority Having Jurisdiction _____

Expiration Date _____

This document must be completed and returned to the Administrative Assistant with all applicable signatures upon completion of work.

Please see reverse side for required signoffs upon completion.

Please remember that buildings or portions of buildings shall not be occupied during construction, repair, or alteration without the approval of the appropriate authority.



Town of Troy Permit Application
16 Central Square
Troy, NH. 03465
(603)242-7722

N Permit #

2026-25

Permit fee

\$840.00

Property Information-Where improvements are proposed

Street # 186 Street Name Fitzwilliam Rd Map/Lot 000005 / 000004

Zoning H8 Floodplain _____ Wetlands _____ Elevation Certification _____

Is this property a conforming lot? Yes

(Please see Zoning Ordinance or contact the Selectmen's Office for clarification)

Owner Information-Who owns the property

Name: Ricky Bidwell Address: 186 Fitzwilliam Rd

City/State/Zip: Troy NH 03465

Phone # 603-355-0535 Email: _____

Applicant Information-If not the owner of the property

Name: _____ Address: _____

City/State/Zip: _____

Phone # _____ Email: _____

Name of Contact for this Project: _____ Phone: _____

Applicant Information-Describe proposed improvements

Permit Type: ☒ Building ☐ Electrical ☐ Plumbing ☐ Other _____

Building Use: ☐ Single family ☐ Multi-Family ☐ Commercial ☒ Other _____

Work Type: New ☒ Addition ☐ Renovation ☐ Move ☐ Other Sq. Ft. of work to be done: 2400

Description of work: Building a Garage 40' x 60'

Plumbing and Electrical sub-contractors-Signature indicates responsibility for compliance with laws and codes

Electrical contractor-State License Number: _____ Exp. Date: _____

Name: _____ Address: _____

City/State/Zip: _____

Phone # _____ Email: _____

License Holders Signature: _____ Date: _____

Plumbing Contractor- State License Number: _____ Exp. Date: _____

Name: _____ Address: _____

City/State/Zip: _____

Phone # _____ Email: _____

License Holders Signature: _____ Date: _____

Heating and Air Conditioning Contractor- State License Number:

Exp.Date: _____

Name: _____ Address: _____

City/State/Zip: _____

Phone # _____ Email: _____

License Holders Signature: _____ Date: _____

Design Professional-Responsible Architect or Engineer

Name: _____ Address: _____

City/State/Zip: _____

Phone # _____ Email: _____

Please note the following by checking the appropriate lines:

This property is to be hooked up with _____ Town water and/or _____ Town Sewer.

OR

This property will be hooked up to _____ private well and/or _____ septic.

☒ I I hereby certify that as the applicant for permit, I am the owner of this property ☒ or the owner's authorized agent ____ (check one). I hereby declare that the statements and information contained in this application and submitted in conjunction with said application are true and accurate to the best of my knowledge. I understand that I am responsible to ensure all construction or other work will be completed in accord with all Federal, State and Local Laws, code and ordinances, including but not limited to the State Building Code NHRSA 155-A. **I understand that I am responsible to ensure that all inspections will be completed as required by the Town, and no structure will be used in violation of Federal, State, and Local Laws, code and ordinances.** The making of false statement on this form shall constitute a criminal offense.

Applicant printed name: Ricky Bidwell
Applicant signature: [Signature] Date: 9/2/2024

BUILDING PERMIT FEES & INFORMATION

1. Major Requirements for Permits:

- All Zoning Ordinance requirements must be met.
- Must have State permit for septic systems or file an application for a Town Sewer connection.
- Approved Driveway permit from Town
- Three (3) sets of building plans and plot plans showing location and setbacks of project.
- Must establish drinking water source. (Private well or Town water). A copy of the water source plan is required with application.
- Floodplain
- Elevation certification.
- American Disability Association compliance-if applicable.

2. Inspections: *It is the responsibility of the owner to insure inspections are completed on time. See attached Building Inspection Schedule and Criteria.*

Permit fees are as follows:

New Construction – Manufactured or Modular	\$0.15 per square foot
New Construction – Stick Built	\$0.20 per square foot
Outbuildings/Carports/Decks/Porches/Sheds (Does not include temporary = six months or less.)	Up to 200 square feet, no permit required. 200 square feet and over = \$35.00 plus \$0.35 per square foot thereafter, and permit required.
Fences	\$35.00
Pools	\$35.00
Barns/Garages/Additions	\$0.20 per square foot
New Commercial up to 2000 square feet	\$0.25 per square foot
New Commercial over 2000 square feet	\$0.35 per square foot
New Multifamily	\$0.35 per square foot
Solar/Wind or Generator	Residential \$0.00 Commercial \$45.00
Reinspections	\$50.00
Addition or deletion of a kitchen or bathroom (Does not apply to renovation of existing kitchens or bathrooms.)	\$50.00
Addition, deletion, or substantial modification of the foundation of an existing building (Does not include sill repairs, under pinning, repair, drainage, buttressing, walk-ways, stoops, bulkheads, driveways or patios.)	\$0.20 per square footage of a project area
Significant changes to previously submitted open permits (Significant for this purpose would be the addition or deletion of more than 200 square feet and addition or deletion of a kitchen or bathroom. Additionally, applicant is still responsible for difference in original calculated permit fee.)	\$50.00
Approved additional Dwelling Unit to be added to an existing property either by modification or addition	\$0.20 per square foot
Addition of an electrical meter (Does not include replacement or upgrade of existing meters or conversion from single phase to three phase service.)	\$50.00
Extension of any existing open permit for one-year. (All permits expire one year from date of issue. No permit may be extended more than twice for a total of three years on one application. If a permit remains open and the project remains incomplete at the expiration of permits all work must cease on the project until such time as a new permit is issued. If a permit has been extended twice and the project remains incomplete, a new application must be submitted to confirm that the project remains within the current regulations.)	\$50.00
Final Inspection Fee (Any permit that requires inspection that has not received a final inspection and sign off will be considered open and active until expiration. Individuals authorized to sign off on permits: Fire Chief, Building Inspector that is authorized or designated by the Select Board, or any two members of the Select Board.)	\$50.00

Electrical/Plumbing/Mechanical is included in all other permits.

THE FOLLOWING ITEMS DO NOT REQUIRE INSPECTION:

Meaning but not limited to replacement parts, fences less than six feet, like and kind replacement, painting, papering, tiling, reroofing, residing, carpet, toilets, faucets, and similar work. The following items do not require permit but must meet New Hampshire Emergency code: Reroofing residing, replacement doors and windows or emergency egress windows and doors, electrical meters(contact local electric company to clarify).

To contact inspectors, please call the following:

Fire Chief: Mark Huntoon 603-499-2051

Building Inspector: Mike Mastaler 603-499-1068 or BuildingCode@Troy.NH.Gov

The Town of Troy currently contracts with an individual to perform inspections on an as needed/wanted basis. The staff at Town Hall will contact the Building Inspector to schedule visits, as needed.

Permits for new construction of homes, additions, garages and barns require at least 4 inspections. These inspections are paid for by the building permit applicant at a rate of \$50 per hour for both the inspection itself and travel time, as well as mileage at the current IRS reimbursement rate (\$0.725 as of June 2026). ***Should your inspection fall on the same day as another in Town, the cost for travel will be split amongst the inspection appointments that day.***

The Four Inspections Required, At Minimum, Are As Follows:

- 1) Ground, drainage and foundation inspection
- 2) Rough framing, rough electrical and rough plumbing
- 3) Insulation inspection
- 4) A final inspection for the Certificate of Occupancy

****Failure to adhere to these inspection requirements or the direction of the Building Inspector, Code Enforcement Officer, or Fire Chief could delay the issuance of a Certificate of Occupancy.****

To inquire about building permits or building inspections, please contact the Selectmen's Office at 603-242-7722 Ext. 1 or you can e-mail the Building Inspector directly: BuildingCode@Troy.NH.Gov

TROY SELECT BOARD:

Jody McDermott, Chair

Richard H. Thackston, III, Selectman

TJ Chasse, Selectman



Town of Troy

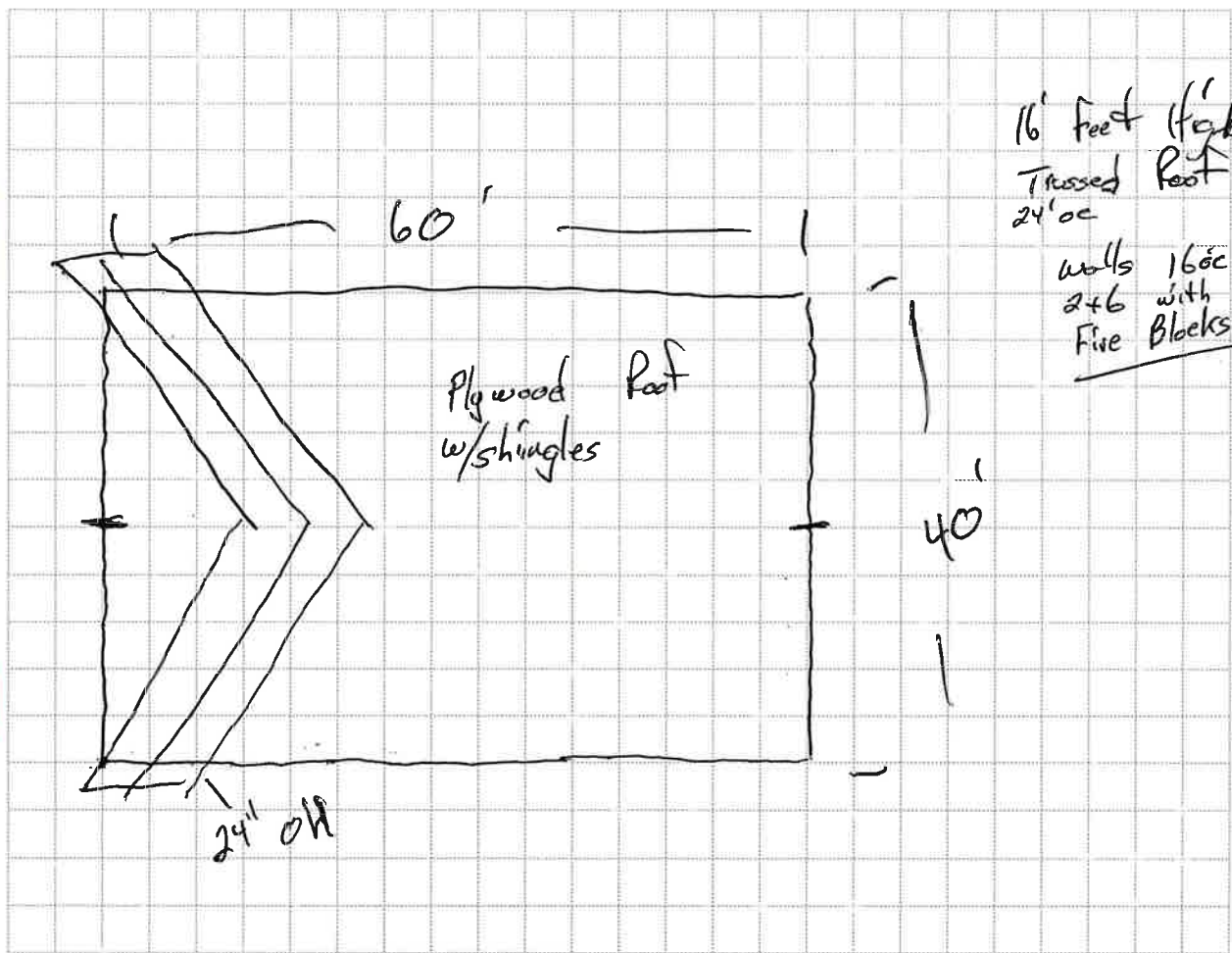
16 Central Square - PO Box 249 - Troy, New Hampshire 03465

Congratulations on beginning your new project!

You have completed the first step; you have successfully obtained a building permit.

There are some important things we want to make sure you know about the Permit and the process in the Town of Troy.

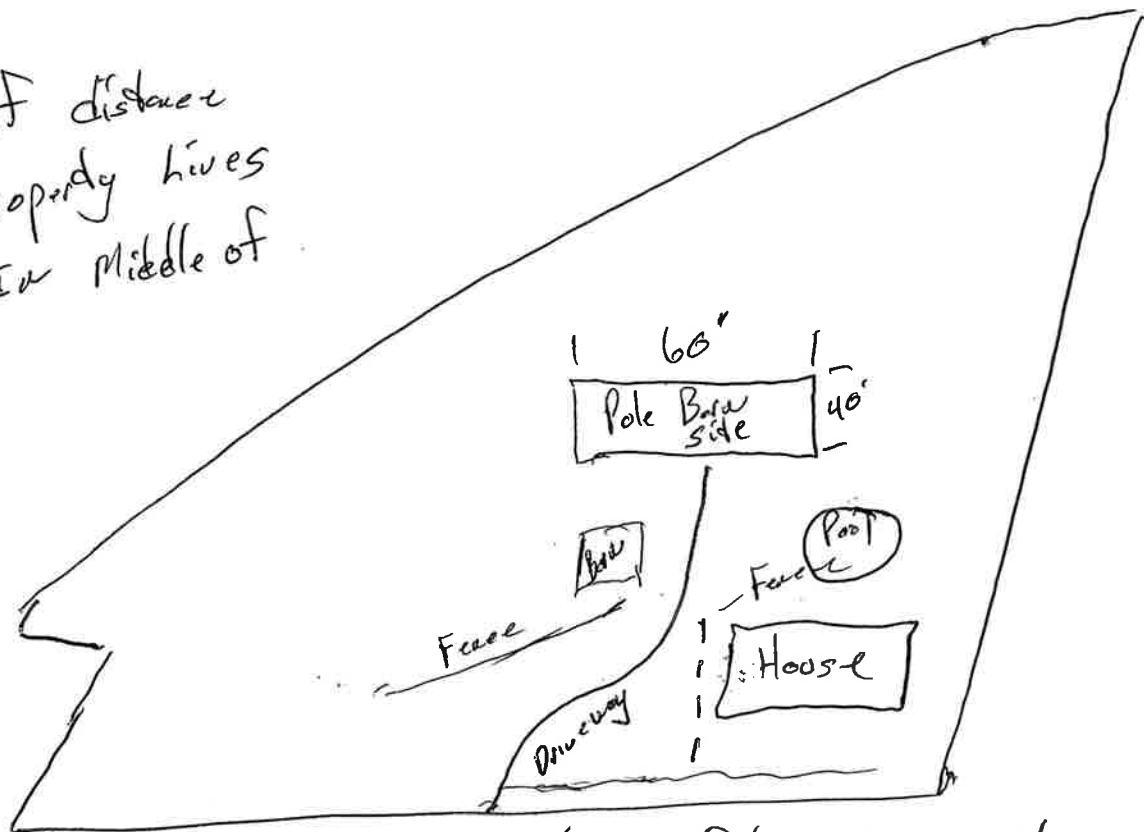
1. Your permit expires one year from date of issuance. Prior to the expiration of your permit, you must take one of three actions to close out your permit or your file will reflect an open permit with incomplete work which may raise issues for you in a future sale or re-finance. These problems are not the responsibility of the Town of Troy.
 - a. Option One: You have completed your work as permitted within the one-year time frame and you call the town for a final inspection which the Town issues within a week to ten days.
 - b. Option Two: You do not complete your work within the one-year time frame, and you obtain an extension to your permit for an additional year.
 - c. Option Three: You complete your work; you do not call for a final inspection the permit remains open and expired. You would be subject to any future rules as applicable if at a future time you attempt to re-permit your project.
2. Your permit entitles you to do work but does not cover the cost of any inspections. The Town of Troy expects you to complete work in a competent and skillful manner or hire professional who are licensed in relevant trades to do such work. If you are not competent or your contractors are not licensed or competent it is not the responsibility of the Town of Troy.
 - a. If you have a loan for your project that requires interim inspections, you will need to arrange and pay for these inspections. The Town of Troy does not pay for interim inspections.
 - b. If you are not sure of how to complete your work and need to consult with a building inspector or engineering firm, you must do so at your cost. The Town of Troy does not provide or pay for any such services.
 - c. The Town of Troy does not do septic system inspections. Septic installations are between you, your designer, your installer, and the State of NH. Troy does not allow new installations of Privies.
3. The Town of Troy specifically does not require or pay for the following inspections: Footing Inspections, Drainage Inspections, Dry Bed Septic Field Inspections, Backfill Inspections, Grading Inspections, Electrical Inspections, Plumbing Inspections, Insulation Inspections, Foundation Inspections, Close-In Inspections, Sewer Line Inspections. Heating System installations will be inspected by the Fire Chief or designee at the time of Final Inspection/Issuance of Certificate of Occupancy.
4. Final Inspections/Issuance of Certificate of Occupancy must be scheduled a week to ten days in advance.



Newport, NH 603-863-1050	Claremont, NH 603-543-0123	Bristol, NH 603-744-5446	West Lebanon, NH 603-298-5641	Walpole, NH 603-445-5644	Middleton, NH 603-473-2314	Dover, NH 603-742-8200
Meredith, NH 603-279-7911	Hampton, NH 603-926-7626	West Chesterfield, NH 603-256-6944	Gilford, NH 603-524-1692	Rutland, VT 802-775-0834	Ludlow, VT 802-228-4665	
Preferred Building Systems Claremont, NH 603-372-1050			DiPrizio Pine Sales Dover, NH 603-436-8830			Lebanon Paint & Decorating West Lebanon, NH 603-298-9596

Plenty of distance
from property lines
being in middle of
field

5.3 Acres



186 Fitzwilliam Rd Troy NH.



4C Town of Troy

16 Central Square - PO Box 249 - Troy, New Hampshire 03465

To **Deborah Wilson**, 87 Monadnock Street, Troy, NH 03465 in the County of Cheshire.

WHEREAS, there is a vacancy in the Office of **Town Clerk/Tax Collector** in said Town and whereas we, the subscribers have confidence in your ability and integrity to perform the duties of said office, we do hereby appoint you the said **Deborah Wilson**, a resident of said Town; and upon your taking of the oath of office, and having this appointment and the certificate of said oath of office recorded by the Town Clerk, you shall have the powers, perform the duties, and be subject to the liabilities of such office, until another person shall be chosen and qualified in your stead.

Given under our hands this 1st day of September 2026.

On behalf of the Board of Selectmen, Troy, NH:


Christina Hopkins, Town Clerk

I, **Deborah Wilson**, do solemnly swear that I will faithfully and impartially discharge and perform all the duties incumbent on me as **Town Clerk/Tax Collector** according to the best of my abilities, agreeably to the rules and regulations of the constitution and laws of the State of New Hampshire.

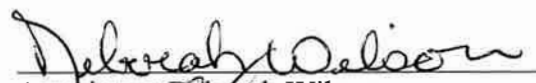
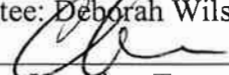
SO HELP ME GOD

STATE OF NEW HAMPSHIRE,

COUNTY, ss. Cheshire

Personally appeared the above named **Deborah Wilson** who took and subscribed the foregoing oath. Before me,

9-1-26
Date


Appointee: Deborah Wilson

Christina Hopkins, Town Clerk

APPLICATION FOR OPEN CONTAINER/ALCOHOL PERMIT
\$50 non-refundable permit fee

Organization/Party Applying: Briana Gosselein

Contact Person: Briana Gosselein

Type of Event: Birthday Party

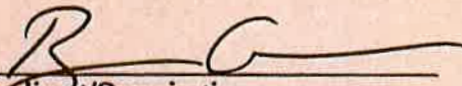
Date of Event: 10/23/2026

Duration of Event: From _____ a.m./p.m. to _____ a.m./p.m.

Number of attendees: ~ 50 - 60

Location: Samuel E. Paul Recreation Center

The undersigned agrees to indemnify and hold harmless the Town of Troy and its employees from any and all loss, cost (including attorney's fees), damages, expense and liability in connection with claims for property damage, bodily injury or death of any person which may arise out of the use of alcohol at this event.


Applicant/Organization

Signature of Applicant/Representative

Date 9/1/26

Police Department

9/1/26
Date


Chief of Police

Approved by Selectmen

Application Status

APPROVED

DENIED

Date

Chairman, Board of Selectmen

Payroll & Accounts Payable Manifests to be Approved				
Payroll	Week Ending Date	Check Date	Total	Notes
	8/23/2026	8/31/2026	\$ 23,765.68	
	8/30/2026	9/4/2026	\$ 25,558.01	
	NA			
Accounts Payable	NA	9/2/2026	\$ 33,206.92	

TROY BOARD OF SELECTMEN NONPUBLIC MEETING
 MONDAY, AUGUST 31, 2026, 2:00 P.M.
 TROY TOWN HALL

Selectmen present: Chair McDermott, Selectman Thackston, Selectman TJ Chasse

Also present: Town Administrator Jeremy Bourgeois, Deborah Wilson

The meeting was called to order at 2:10 P.M.

NON-PUBLIC SESSION 91-A:3, II (A), (B), & (L):

MOTION to enter into non-public session under RSA 91-A:3, II (B), Selectman Thackston, **SECOND** by Selectman Chasse. **Roll Call Vote: Thackston, Yes; McDermott, Yes; Chasse, Yes.**

While in non-public session, the Board discussed the vacancies within the Town Clerk's office, as well as various Town legal topics.

Deborah Wilson requested a replacement for the Supervisors of the Checklist laptop, as the current one wont operate without being plugged into a power outlet. They would like a Chromebook to use for the upcoming election.

MOTION to authorize the purchase of a Chromebook for the Supervisors of the Checklist to use for Town elections, **SECOND** by Chair McDermott. **VOTES: 3-0-0.**

MOTION to exit nonpublic session under RSA 91-A:3, II (A), (B), & (L): Selectman Thackston, **SECOND** by Selectman Chasse. **Roll Call Vote: Thackston, Yes; McDermott, Yes; Chasse, Yes.**

The Board of Selectmen exited the nonpublic session at 3:49 P.M.

The Board of Selectmen meeting adjourned at 3:50 P.M.

TROY SELECT BOARD:

 Jeremy Bourgeois, Town Administrator

 Jody McDermott, Chair

 TJ Chasse

 Richard H. Thackston, III

Board of Selectmen FY27 - Meeting Minutes - August 20, 2026

Troy

August 20, 2026 at 6:00 PM

DRAFT — Not yet approved

Meeting Minutes

Meeting called to order at 6:00 PM by Jody McDermott.

Members Present:

- Jody McDermott (Chair) — Present
- Richard H. Thackston, III (Member) — Present
- TJ Chasse (Member) — Present

Also present: Jeremy Bourgeois (Town Administrator)

Richard H. Thackston, III reported on the Planning Board meeting, noting discussions with the owner of 11 Central Square regarding a potential building split into condominiums, which is permissible under current zoning. He also discussed the town's sign ordinance, highlighting that it was written approximately thirty years ago and that modern digital signs, such as the one at the Mini-Mart, would not comply with a strict reading of the ordinance. He noted the Planning Board would address these housekeeping items soon. Furthermore, Carol Ogilvie will present on pocket neighborhoods and cottage courts at the next Planning Board meeting, which was rescheduled to the third Wednesday of September. TJ Chasse reported that the summer camp concluded successfully and roller skating was approved to return to Troy. Mr. Chasse also updated the Board on the Capital Improvement Plan (CIP) committee meeting, which welcomed new members Matt, Steve Sawyer, and Megan. The CIP committee planned facility tours to forecast vehicle replacements, citing estimates of \$100,000 for police vehicles, \$500,000 for ambulances, and \$1,000,000 for fire trucks, and discussed ensuring town buildings are adequately insured for replacement costs through Primax. Additionally, Mr. Chasse noted the library's successful summer reading program. Jody McDermott reported that the Conservation Commission met and organized a "Harvest Moon Gathering" at the Ball Field on Mulgrove Road, which will feature conservation games and prizes for families.

A resident raised concerns regarding speeding on town roads, specifically on South Street, High Street, and Marlboro Road. The resident requested that the Board ask the police department to utilize the town's existing mobile speed cart to deter speeders. Mr. Chasse acknowledged the town possesses a mobile speed cart and stated he would consult with the police department to establish a schedule for rotating it among different streets.

State Representative Denise provided an update to the Board regarding state funding and legislative matters. She explained that Meals and Rooms revenue sharing is now in a dedicated fund, resulting in Troy receiving approximately \$215,000, representing a 97% increase since

2020. She announced plans to introduce legislation to increase the town's share to 40%. Representative Denise also highlighted funding initiatives for affordable housing, water infrastructure, Troy Transportation Funding designated at \$430,595 for 2026, and education funding exceeding \$2.5 million for 2026. She outlined new legislation aimed at securing better pharmacy pricing for residents and a risk pool bill designed to assist child care centers with insurance costs. When asked what the town needed, Mr. Thackston stated that small towns require flexibility in building codes and increased unrestricted funding for schools, specifically to cover special education mandates without requiring full-time staff under state mandates. Mr. Chasse agreed with the need for school funding, noting low class sizes, and expressed concern over high electricity delivery fees despite the town's transition to community power.

Representatives for the new owners of Troy Senior Housing discussed their plans for the property, which they purchased approximately a year prior. They proposed renovating the vacant building at 35 Central Square into two residential units and utilizing the 79E tax relief program. They also expressed intent to reinstitute a fourth residential unit in the Kimball building. The representatives identified parking as their primary challenge and requested the Board affirm an original agreement allocating parking spaces at the depot for their tenants. Mr. Thackston explained that they are entitled to two units at 35 Central Square, and potentially four under new state zoning regulations. He clarified that the 79E program freezes the property assessment but does not provide cash refunds. Regarding parking, Mr. Thackston acknowledged a map showing spaces at the depot but advised the owners to first seek approval from the Water and Sewer Commission due to a current moratorium. He instructed them to return to the Selectmen and Planning Board with a comprehensive plan detailing parking needs and their 79E application once water and sewer approvals were secured. The owners also shared their experiences with affordable senior housing and offered insights into Keene's cottage court ordinance.

Mr. Webbeck, owner of a farm and wedding venue on West Hill Road, requested that the town refrain from applying asphalt millings to the dirt road running through his farm. He expressed concern that the millings would resemble pavement, thereby encouraging speeding and detracting from the rustic aesthetic of his property, which could negatively impact his wedding business. A farm representative added that clients book weddings based on the current rustic appearance. Mr. Thackston and Mr. Chasse clarified that millings are not pavement but rather black gravel that compacts well and reduces municipal maintenance costs. They recommended Mr. Webbeck view an existing application of millings at 21/25 Central Square to understand its appearance. The Board agreed to pause the project and consult the road agent after Mr. Webbeck inspected the material.

Mr. Daniels submitted a request for an extension on his building permit, noting that the interior work was nearing completion and he anticipated finishing by October or November.

Motion: Motion to approve the extension request for Premier 2025-34.

Made by: TJ Chasse

Second: Jody McDermott

Vote: 3-0-0 — PASSED

The Board reviewed building permit 2026-19 for a two-unit condominium in the Rural District. Mr. Chasse and Mr. Thackston discussed whether a condominium should be classified as a multi-family dwelling, which is prohibited in the Rural District, or a two-family dwelling. Upon reviewing the zoning ordinance definitions, they concluded that a multi-family dwelling consists of three or more units; therefore, a two-unit condominium qualifies as a permitted two-family dwelling. Mr. Thackston remarked that the town's zoning ordinance required updating to properly define and regulate condominiums.

Motion: Motion to approve building permit 2026-19.

Made by: Jody McDermott

Second: TJ Chasse

Vote: 2-0-1 (Jody McDermott-Yes, TJ Chasse-Yes, Richard H. Thackston, III-Abstain) — PASSED

The Board considered a request to fill a 20-foot gap at the edge of the road at 45 West Hill Road. Mr. Chasse asserted that maintaining the 5-foot apron of a driveway is the property owner's responsibility, not the town's. Town Administrator Jeremy Bourgeois mentioned the town had previously repaired it, but Mr. Chasse maintained that past actions should not set a precedent.

Motion: Motion to deny the request to fill the driveway apron at 45 West Hill Road.

Made by: TJ Chasse

Second: Jody McDermott

Vote: 3-0-0 — PASSED

The Board reviewed raffle permit application 2026-02 for Fin Fun New England.

Motion: Motion to approve the raffle permit 2026-02 for the Fin Fun New England weekend.

Made by: TJ Chasse

Second: Richard H. Thackston, III

Vote: 3-0-0 — PASSED

The Board reviewed building permit 2026-22 for Lisa Rawlings for a 24 by 24 foot garage with a second-floor office at 121 Toll Line Road. Mr. Chasse confirmed the setbacks were acceptable.

Motion: Motion to approve building permit 2026-22 for Lisa Rawlings.

Made by: TJ Chasse

Second: Jody McDermott

Vote: 3-0-0 — PASSED

The Board reviewed a driveway permit for Map 31 Block 91. Noting the absence of the road agent's signature, the Board agreed to advance the permit pending final review and signature.

Motion: Motion to approve the driveway permit for Map 31 Block 91 pending Ian's final submission.

Made by: TJ Chasse

Second: Jody McDermott

Vote: 3-0-0 — PASSED

Mr. Bourgeois reported resistance from several town departments regarding a proposal to charge them for disposal at the transfer station. He clarified that the transfer station operator did not require monetary payment but needed departments to record their usage to track municipal costs. Mr. Chasse concurred that departments should record usage and receive a receipt for tracking purposes without an actual transfer of funds.

Mr. Bourgeois proposed the purchase of an AI transcription software subscription to generate meeting minutes, costing \$249 per month with a one-year commitment totaling \$3,000. He explained the software learns voices and would generate cost savings compared to employing a minute taker. The Board concurred it was a sound investment and determined to pay the cost upfront, backcharging other departments, such as the Planning Board, for their usage.

Motion: Motion to apply this program for the next year, pay in advance, and backcharge departments that use it.

Made by: Richard H. Thackston, III

Second: TJ Chasse

Vote: 3-0-0 — PASSED

The Board reviewed a new Right-to-Know policy modeled after Swanzey's policy. They discussed feedback from town counsel, noting that while the town cannot mandate the use of a specific form, providing one is beneficial. The Board also addressed security risks associated with citizens using personal USB drives on town computers for digital records. They agreed to prohibit outside USB drives, requiring requestors to purchase a new USB drive directly from the town at cost.

The Board reviewed the payroll and accounts payable manifests.

Motion: Motion to approve the payroll with the check date of 8-17-2026 for \$30,170.52, check date of 8-24-2026 for \$26,095.20, and accounts payable check date of 8-11-2026 for \$612,926.24 (including \$150,000 TAN payment, \$220,092 school payment, and \$210,480 PDIP EFTCRF transfers), and check date of 8-19-2026 for \$16,435.

Made by: TJ Chasse

Second: Richard H. Thackston, III

Vote: 3-0-0 — PASSED

Mr. Bourgeois informed the Board that the highway department would set up the polling location for the upcoming primary election on Tuesday morning instead of earlier, due to the community center being rented over the weekend and the Monday holiday. The Board briefly discussed attending an upcoming candidates' night.

Ms. McDermott reported a complaint from a resident named Clinton, who stated that recent ditching work unintentionally blocked his sole access to his back hillside land. Mr. Chasse noted the resident possessed an alternative access point. Ms. McDermott stated she would coordinate with the road agent to devise a solution that permitted the ditching while preserving the resident's access.

The Board prepared to enter a non-public session to discuss the compensation of a public employee.

Motion: Motion to go into non-public session under 91-A:3 II(a) for the compensation of a public employee.

Made by: TJ Chasse

Second: Richard H. Thackston, III

Vote: 3-0-0 (TJ Chasse-Yes, Jody McDermott-Yes, Richard H. Thackston, III-Yes) — PASSED

The meeting adjourned at approximately 8:25 PM.