

NAVILLUS WAY  
BUILDERS, LLC  
623 SHIPLE ROAD  
TENNESSEET, TN 38514

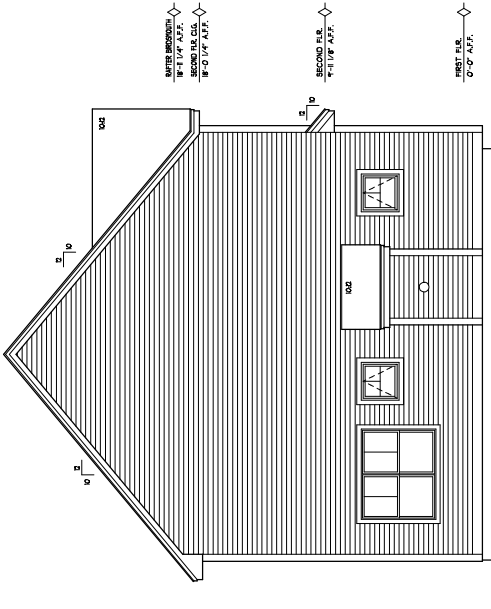
| NO. | DATE     | REVISION               |
|-----|----------|------------------------|
| 1   | 12/22/25 | DEVELOP BUILDING PLANS |

FRONT ELEVATION

THE ELENA ROSE - LOT # 1  
NAVILLUS WAY  
SEABROOK, NH

A-1

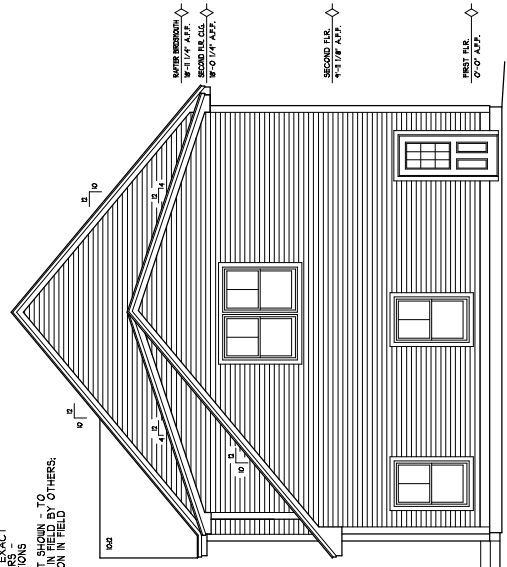
NOTE:  
PLANS DESIGNED TO THE  
2021 INTERNATIONAL  
RESIDENTIAL CODE



LEFT ELEVATION

SCALE 1/4" = 1'-0"

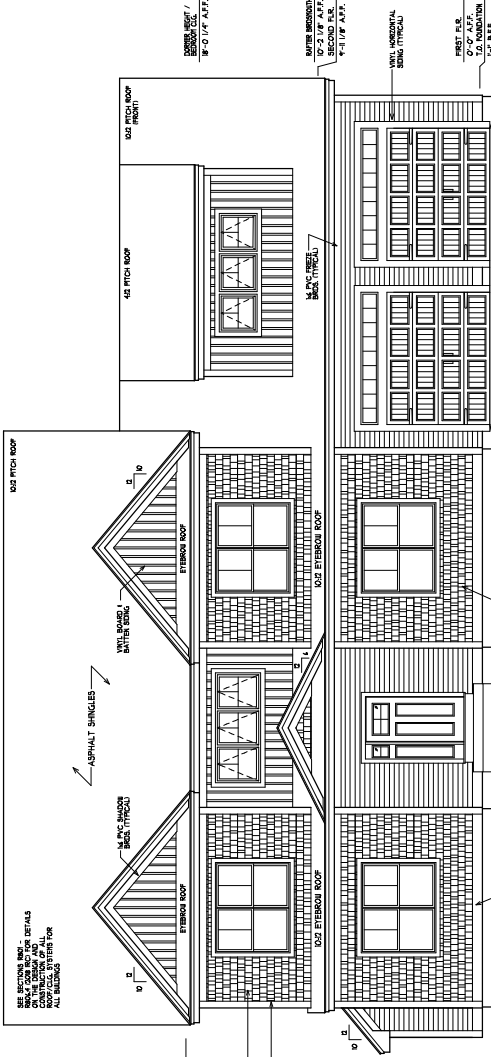
- NOTES:
1. NOTES(S) NOT SHOWN FOR CLARITY - CONSULT CONTRACTOR IN FIELD FOR EXACT SIZE & LOCATION
  2. REFER TO FLOOR PLANS FOR EXACT DOOR AND WINDOW SIZES. DO NOT SCALE FRONT ELEVATIONS
  3. GUTTERS AND DIVERSERS NOT SHOWN - TO BE LOCATED AND INSTALLED IN FIELD BY OTHERS. COORDINATE COLOR SELECTION IN FIELD



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

NOTE: GUTTERS TO BE INSTALLED ON ALL ROOFS. DIVERSERS TO BE INSTALLED AT ALL DOWNSPOUT LOCATIONS.

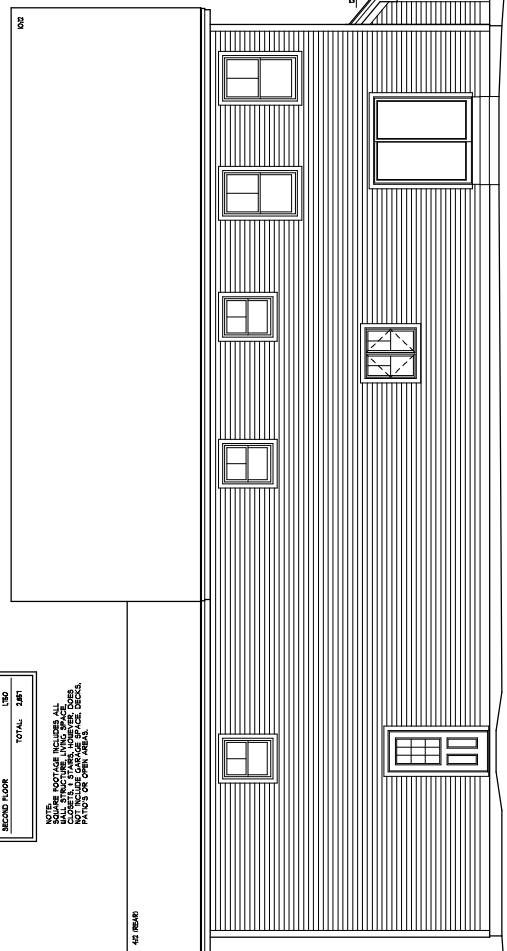


FRONT ELEVATION

SCALE 1/4" = 1'-0"

| SQUARE FOOTAGE TABLE |          |       |
|----------------------|----------|-------|
| PLAN                 | SQ. FTS. | TOTAL |
| 1ST FLOOR            | 1,200    |       |
| 2ND FLOOR            | 1,200    |       |
| TOTAL                |          | 2,400 |

NOTES: SQUARE FOOTAGE INCLUDES ALL EXTERIOR WALLS, ROOF, PORCHES, DECKS, PATIOS, AND OTHER AREAS. EXCLUDES INTERIOR WALLS, CEILING, FLOORS, AND OTHER AREAS.



REAR ELEVATION

SCALE 1/4" = 1'-0"

REAR ELEVATION NOTE:  
REFER TO SECTION 02100 FOR MORE ALL INFORMATION. REFER TO SECTION 02100 FOR MORE ALL INFORMATION. REFER TO SECTION 02100 FOR MORE ALL INFORMATION.

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NAVILLUS WAY BUILDERS, LLC  
423 WHIPPLE ROAD  
TENNESSEET, TN 38114

NOTE:  
PLANS DESIGNED TO THE  
2018 INTERNATIONAL  
RESIDENTIAL CODE

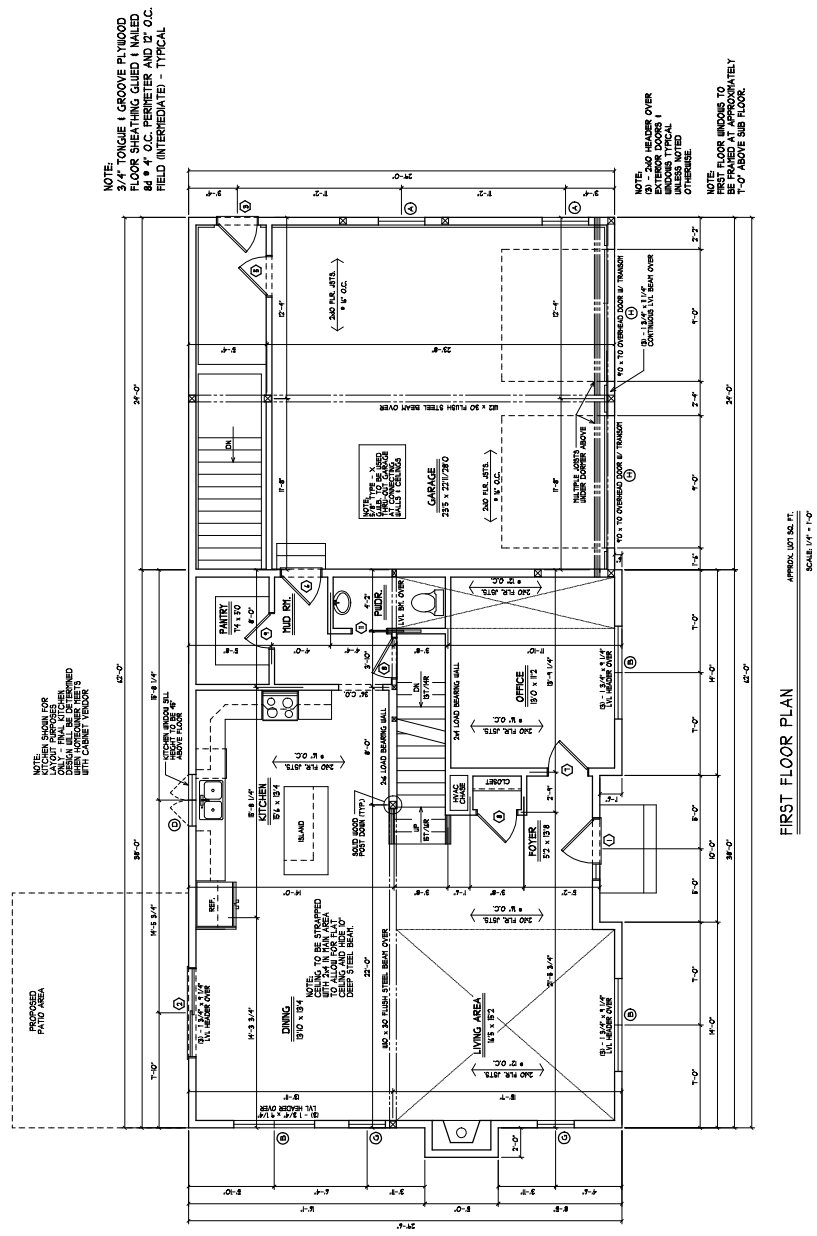
| NO. | DATE     | REVISIONS              |
|-----|----------|------------------------|
| 1   | 12/22/23 | DEVELOP BUILDING PLANS |

FIRST FLOOR PLAN

THE ELENA ROSE - LOT # 1  
NAVILLUS WAY  
SEABROOK, NH

A-2

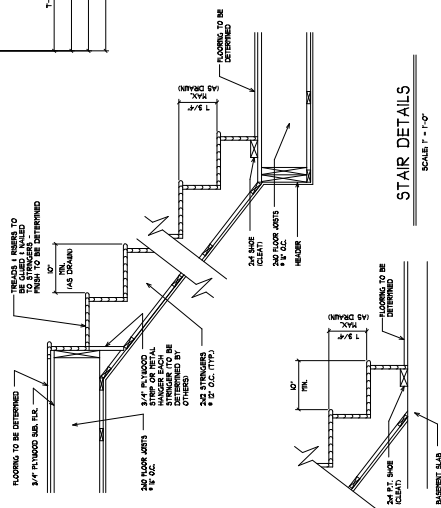
NOTE:  
DO NOT SCALE. ALL  
DIMENSIONS SHALL  
CONTROL. DIMENSIONS  
SHOWN ON THESE PLANS  
PATEY'S OR OPEN AREA.



| DOOR SCHEDULE |     |             |                           |
|---------------|-----|-------------|---------------------------|
| MARK          | QTY | SIZE        | NOTES                     |
| 1             | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 2             | 1   | 6'0" x 8'0" | ENTRY DOOR - ACTIVE RIGHT |
| 3             | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 4             | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 5             | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 6             | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 7             | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 8             | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 9             | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 10            | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 11            | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 12            | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |

| WINDOW SCHEDULE |     |             |                           |
|-----------------|-----|-------------|---------------------------|
| MARK            | QTY | SIZE        | NOTES                     |
| 1               | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 2               | 1   | 6'0" x 8'0" | ENTRY DOOR - ACTIVE RIGHT |
| 3               | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 4               | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 5               | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 6               | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 7               | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 8               | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 9               | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 10              | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 11              | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |
| 12              | 1   | 6'0" x 8'0" | ENTRY DOOR - SING LEFT    |

NOTE: HARRY HARVEY SERIES 2000 ARE OVER  
ABOVE - SIZES TO BE DETERMINED BY MANUFACTURER.





|     |          |          |                         |
|-----|----------|----------|-------------------------|
| NO. | DATE     | REVISION | DEVELOP BUILDING PLANS. |
| 1   | 12/22/25 |          |                         |
|     |          |          |                         |
|     |          |          |                         |
|     |          |          |                         |

**FOUNDATION GENERAL NOTES:**

CONCRETE FOUNDATIONS. REINFORCED CONCRETE FOUNDATIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE I.D.C. 208 - 209. REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE REINFORCEMENT TABLE (FOR PROPERTIES OF SOILS) AND REINFORCEMENT TABLE (FOR CODE REQUIREMENTS FOR FOUNDATION AS PER CODE REQUIREMENTS FOR VERTICAL REINFORCEMENT OF FOUNDATION REFER TO TABLES (FOR SOILS CLASSIFICATION) AND TABLES (FOR SOILS CLASSIFICATION) AND TABLE (FOR 4, 6, 12 BARS).

SEE SECTIONS R401 - R408  
FOR DETAILS ON THE  
DESIGN AND CONSTRUCTION  
OF THE FOUNDATION AND  
FOUNDATION BRACES FOR

ALL BUILDINGS  
-FOUNDATION WALLS SHALL BE  
CONSTRUCTED AS SET FORTH IN  
TABLES R401.10 - R401.14 AND  
SHALL ALSO COMPLY WITH THE  
RELEASABLE REQUIREMENTS OF

BE CAPABLE OF ACCOMMODATING ALL LOADS ACCORDING TO SECTION R901 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING SOIL.

CONCRETE FOOTINGS SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION 9201

FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL  
 (SEE TABLE R401.4J FOR PRESUPPOSED LOAD BEARING VALUES OF FOUNDATION MATERIALS)

MINIMUM SIZES FOR CONCRETE AND  
MASONRY FOOTINGS SHALL BE AS  
SET FORTH IN TABLE 9402J AND FIGURE  
9402J.11

ALL ENGINEERED STEEL/WOOD BEAMS TO BE CHECKED AND VERIFIED FOR LOCATION AND SPAN PRIOR TO START OF BUILDING CODES, INCLUDING ENERGY CODES, IN ACCORDANCE WITH TABLE R402.4J

CONTRACTOR TO PROVIDE ADEQUATE HEADERS OVER ALL WINDOWS AND DOORS ON EXTERIOR LOAD-BEARING WALLS (TYP.)

FABRICATION AND MATERIALS SUPPLIED AND INSTALLED SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES, INCLUDING ENERGY CODES, LIFE SAFETY CODES, AND THERE APPLICABLE THE REQUIREMENTS OF THE AMERICAN

DECK NOTE:  
GIVE EXACT SIZE & LOCATION OF  
DECK WITH THE CONTRACTOR  
- EXACT DIA./SIZE OF CONCRETE  
PIERS & LOCATIONS TO BE  
REPAIRED.

2. FLOOR JOISTS (SEE  
PRAYING NOTES FOR  
EXACT SIZES)  
-SEE SECTIONS R5C1 - R5C7

PERC FOR DETAILS ON THE DESIGN AND CONSTRUCTION OF ALL FLOORS FOR ALL BUILDINGS

FOUNDATION DROPS, PLACEMENT OF BULKHEAD (IF REQUIRED), AND NUMBER, SIZE & LOCATION OF BASEMENT WINDOWS TO BE SITE DETERMINED - VERIFY IN FIELD WITH CONTRACTOR PRIOR TO POUR.

**BASEMENT WALK-OUT:**  
THESE PLANS ARE NOT SITE  
SPECIFIC. IF SITE GRADING  
ALLOWS FOR A WALK-OUT IT  
IS THE RESPONSIBILITY OF THE  
OWNER AND CONTRACTOR TO

COORDINATE THE EXACT LOCATION, TYPE, AND NUMBER OF DOOR(S), WINDOW(S), AND REQUIRED STEPPING OF FOUNDATION WALL, FROST WALL & FOOTING.

MINIMUM COMPRESSIVE STRENGTH  
CONCRETE (TABLE 402.2)

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USE 3,000 P.S.I. CONCRETE FOR  
FOUNDATION WALLS

USE 3000 P.S.I. CONCRETE FOR  
GARAGE SLAB

USE 2500 P.S.I. CONCRETE FOR  
BASEMENT SLAB

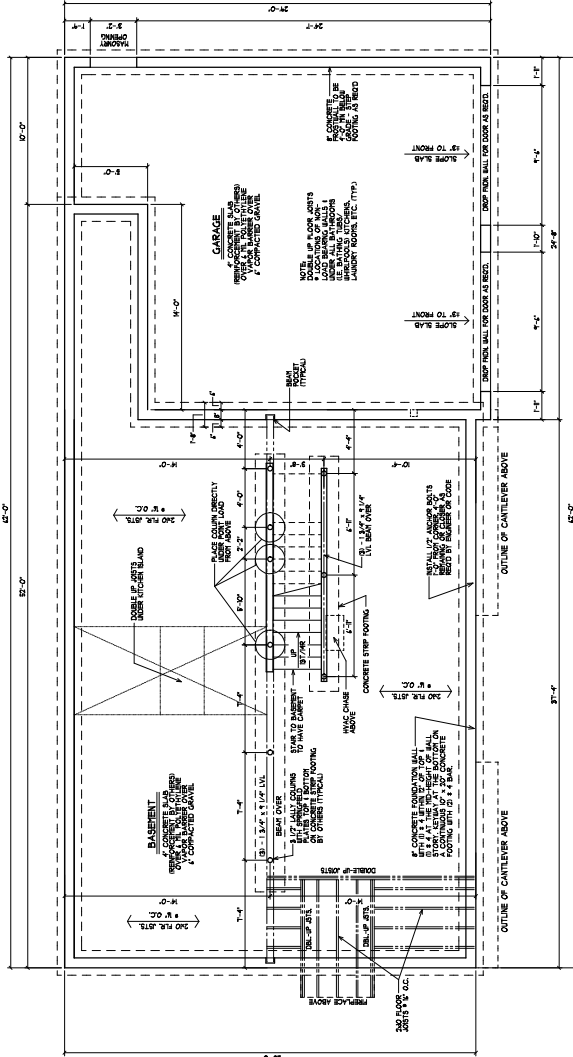
ENERGY EFFICIENCY NOTE:  
COMPLIANCE SHALL BE DEMONSTRATED BY FOLLOWING  
THE PERFORMANCE PATH OF THE 2018 INTERNATIONAL  
ENERGY CONSERVATION CODE AND ACHIEVE  
A HERS RATING OF 55 AS REQUIRED BY THE CITY OF  
NORTH READING MASSACHUSETTS STRETCH ENERGY CODE

GEOTECHNICAL ENGINEERING  
SERVICES FOR EXISTING CONDITIONS  
AND PROPOSED CONSTRUCTION TO  
BE BY OTHERS

1000000

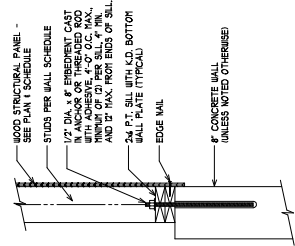
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NOTE: EXACT GRADING TO BE DETERMINED IN THE FIELD DUE TO UNKNOWN SITE CONDITIONS. PROVIDE RETAINING WALLS AND/OR STEP DOWN WALL & FOOTINGS AS PER SITE CONDITIONS REQUIRE.



## FOUNDATION PLAN

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



TYPICAL SILL PLATE  
ANCHOR AT CONCRETE WALL

NOT TO SCALE

NAVILLUS WAY  
BUILDERS, LLC  
623 SHIPLE ROAD  
TOWNSBURY, MA 01463

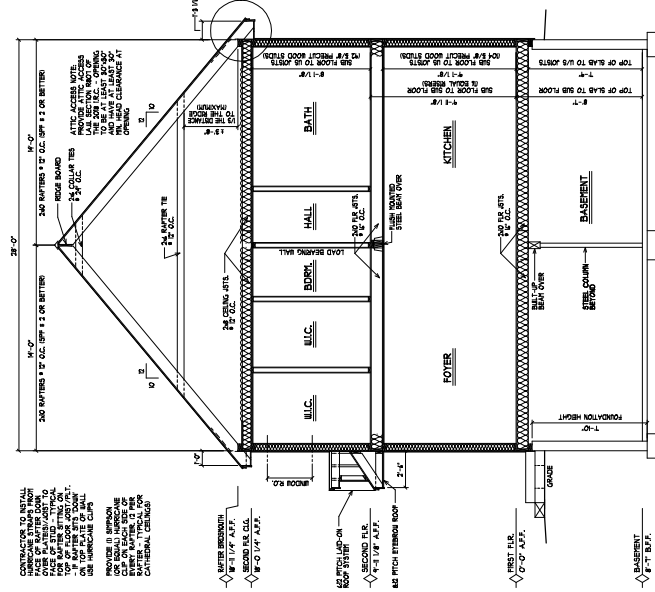
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|     |          |                        |
|     |          |                        |
|     |          |                        |

CROSS SECTIONS

THE ELENA ROSE - LOT # 1  
NAVILLUS WAY  
SEABROOK, NH

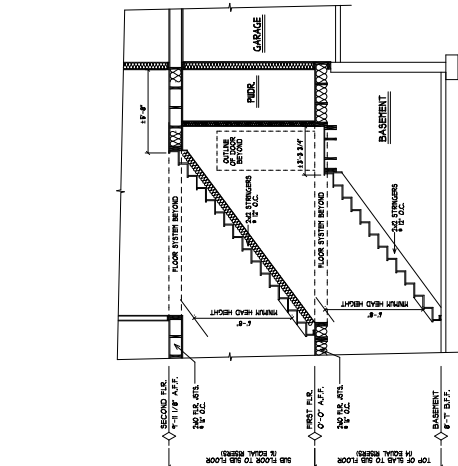
A-5

NOTES:  
NOTES DESIGNED TO THE  
2008 INTERNATIONAL  
RESIDENTIAL CODE.



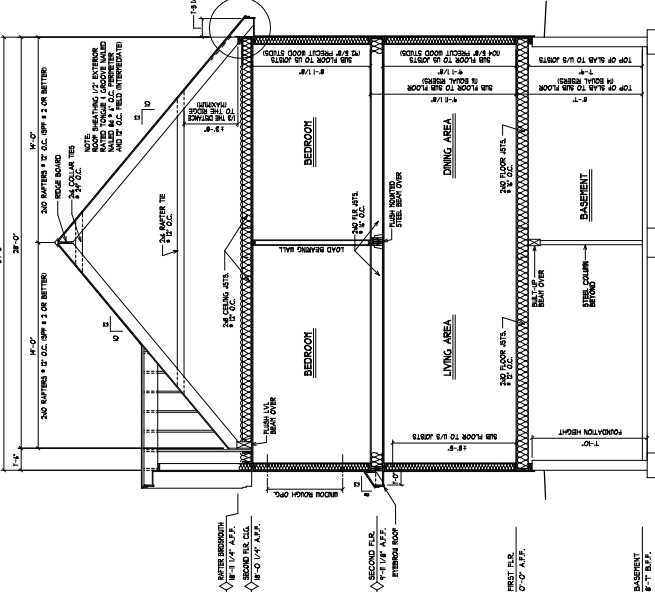
CROSS SECTION B/5

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



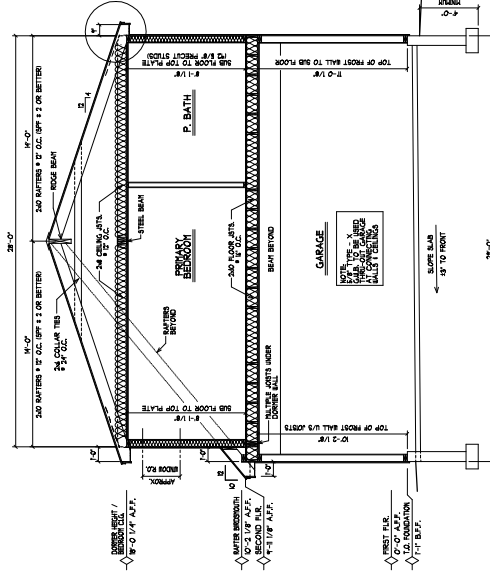
STAIR SECTION E/5

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



CROSS SECTION A/5

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



CROSS SECTION C/5

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

**GENERAL NOTES:**

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE 2015, 2018, AND 2021 AMENDMENTS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS IN ACCORDANCE WITH LOCAL REGULATIONS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL NECESSARY VENTILATION AND EXHAUST SYSTEMS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSULATING ALL EXTERIOR WALLS, ROOFS, AND FLOORS TO MEET ENERGY EFFICIENCY REQUIREMENTS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL NECESSARY ELECTRICAL AND PLUMBING SYSTEMS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHING ALL INTERIOR SURFACES TO THE SATISFACTION OF THE OWNER.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL EXTERIOR WORK, INCLUDING LANDSCAPING AND DRIVEWAY CONSTRUCTION.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A FINAL AS-BUILT DRAWING SET TO THE OWNER UPON COMPLETION OF THE PROJECT.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY FROM THE LOCAL BUILDING DEPARTMENT.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ADJACENT PROPERTIES FROM DAMAGE DURING CONSTRUCTION.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL EXCESS MATERIALS AND WASTE IN ACCORDANCE WITH LOCAL REGULATIONS.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL NECESSARY SAFETY FEATURES, INCLUDING SMOKE ALARMS AND CARBON MONOXIDE DETECTORS.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE INSULATION AND VENTILATION TO PREVENT MOISTURE AND MOLD GROWTH.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL NECESSARY FLOORING AND WALL COVERINGS.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHING ALL INTERIOR SURFACES TO THE SATISFACTION OF THE OWNER.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL EXTERIOR WORK, INCLUDING LANDSCAPING AND DRIVEWAY CONSTRUCTION.

