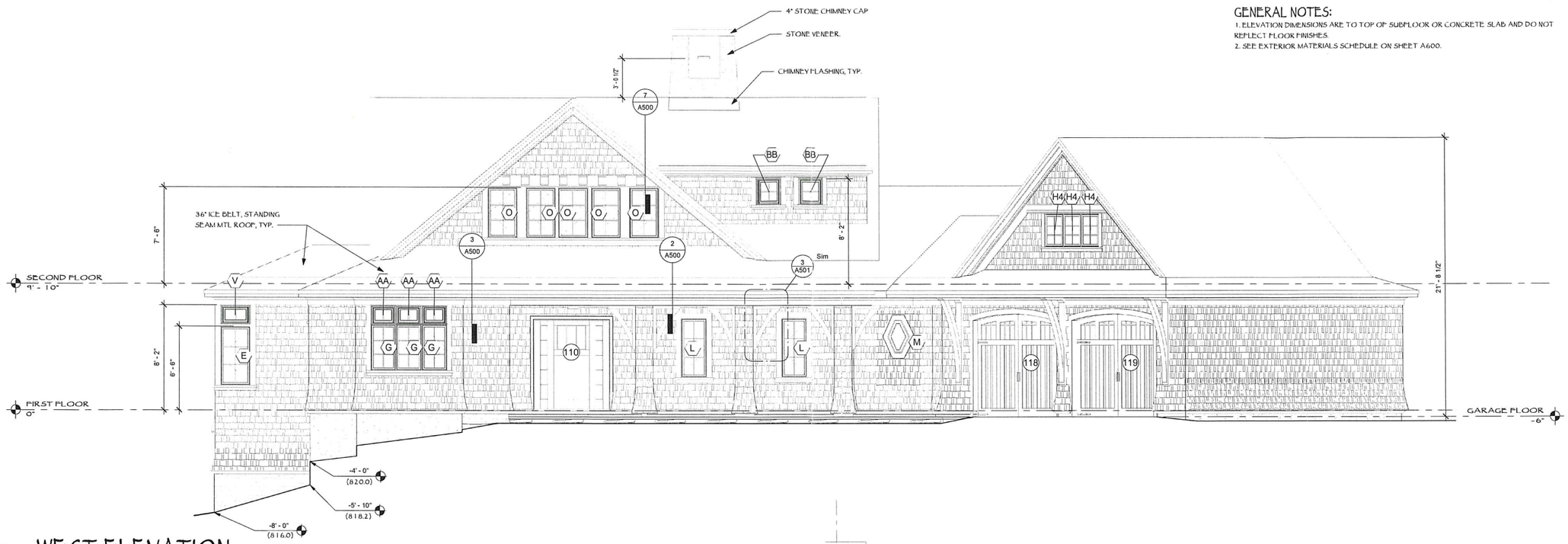
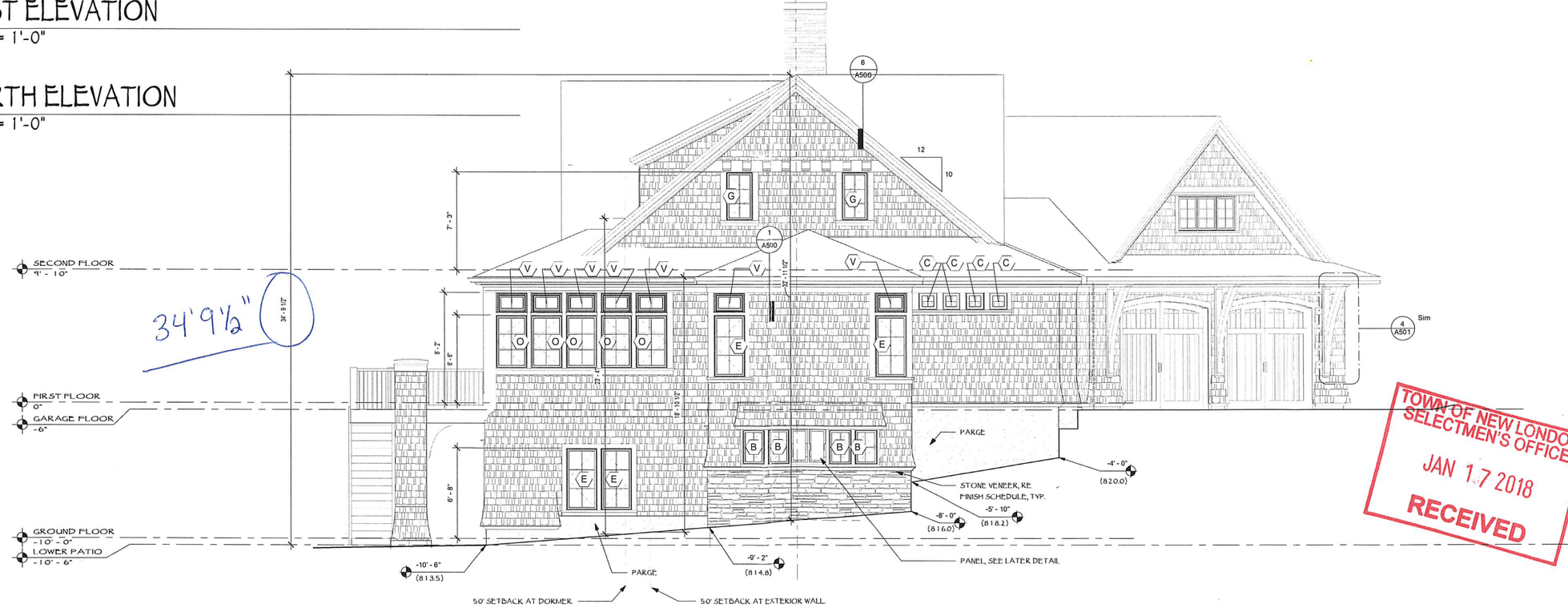
GENERAL NOTES:

1. ELEVATION DIMENSIONS ARE TO TOP OF SUBFLOOR OR CONCRETE SLAB AND DO NOT REFLECT FLOOR FINISHES.
2. SEE EXTERIOR MATERIALS SCHEDULE ON SHEET A600.



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

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



TOWN OF NEW LONDON
SELECTMEN'S OFFICE
JAN 17 2018
RECEIVED

Bonin Architects
210 Main Street, PO Box2571, New London, New Hampshire 03257
290 Daniel Webster Hwy, Meredith, New Hampshire 03253
603.526.6200
www.boninarchitects.com
info@boninarchitects.com

©2016 Bonin Architects & Associates PLLC

Copyright laws prohibit reproduction or use of this drawing and the architectural work embodied in it, in whole or in part, without the express written permission of Bonin Architects & Associates PLLC.

Carlson Residence

293 Lamson Lane, New London, NH

JEREMY K. BONIN

Project Status

NH LIC. NO. 3309

REVISION SCHEDULE

No.	Date	Description

DATE: 1/17/2018

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

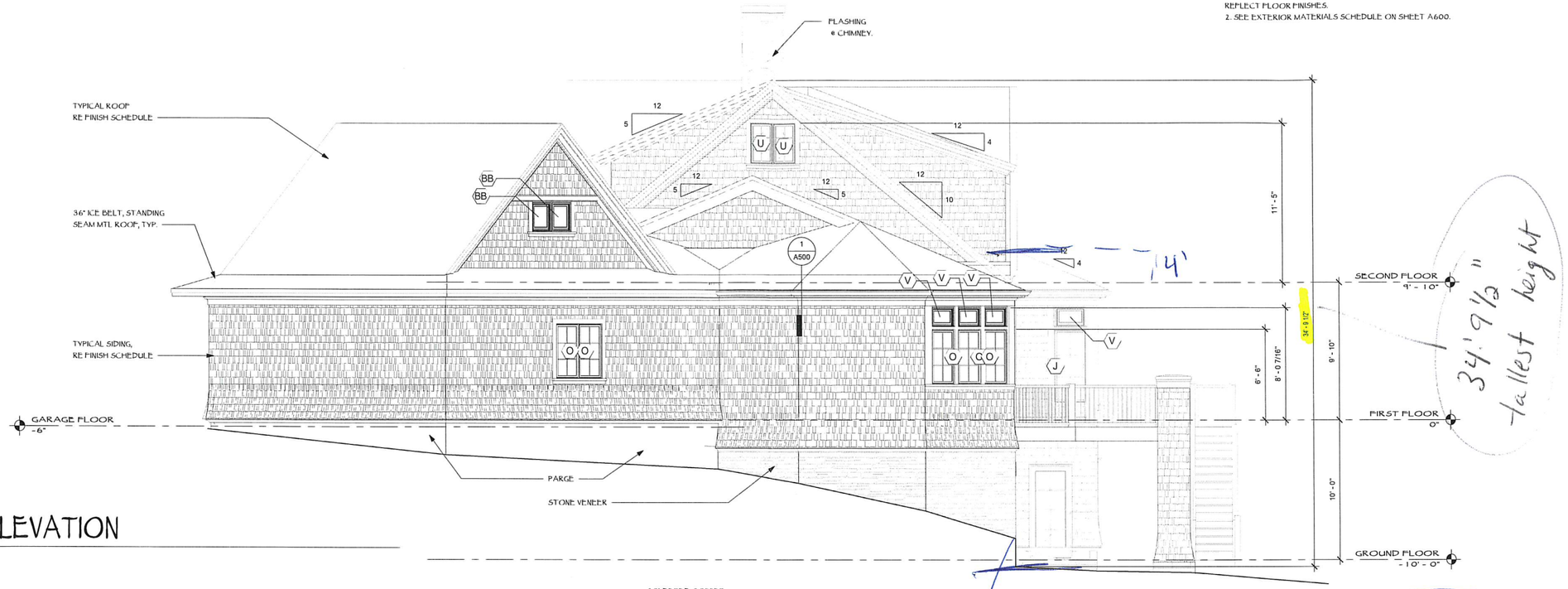
DRAWING SET REVISION:

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A201

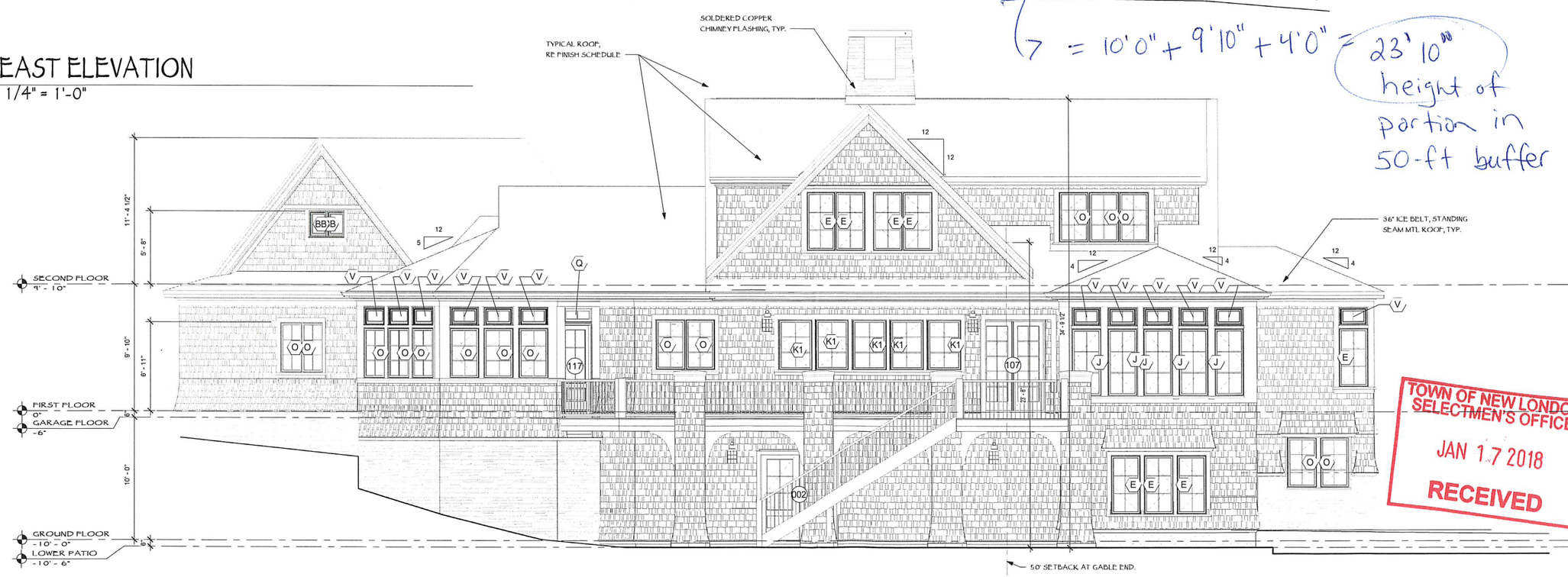
GENERAL NOTES:

1. ELEVATION DIMENSIONS ARE TO TOP OF SUBFLOOR OR CONCRETE SLAB AND DO NOT REFLECT FLOOR FINISHES.
2. SEE EXTERIOR MATERIALS SCHEDULE ON SHEET A600.



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

= 10'0" + 9'10" + 4'0" = 23' 10" height of portion in 50-ft buffer



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

TOWN OF NEW LONDON SELECTMEN'S OFFICE
JAN 17 2018
RECEIVED

Bonin Architects
210 Main Street, PO Box2571, New London, New Hampshire 03257
290 Daniel Webster Hwy, Meredith, New Hampshire 03253
603.526.6200
www.boninarchitects.com
info@boninarchitects.com

©2016 Bonin Architects & Associates PLLC

Copyright laws prohibit reproduction or use of this drawing and the architectural work embodied in it, in whole or in part, without the express written permission of Bonin Architects & Associates PLLC.

Carlson Residence

293 Lamson Lane, New London, NH

JEREMY K. BONIN

Project Status

NH LIC. NO. 3309

REVISION SCHEDULE

No.	Date	Description
1	9/23/20 17	Updated Framing

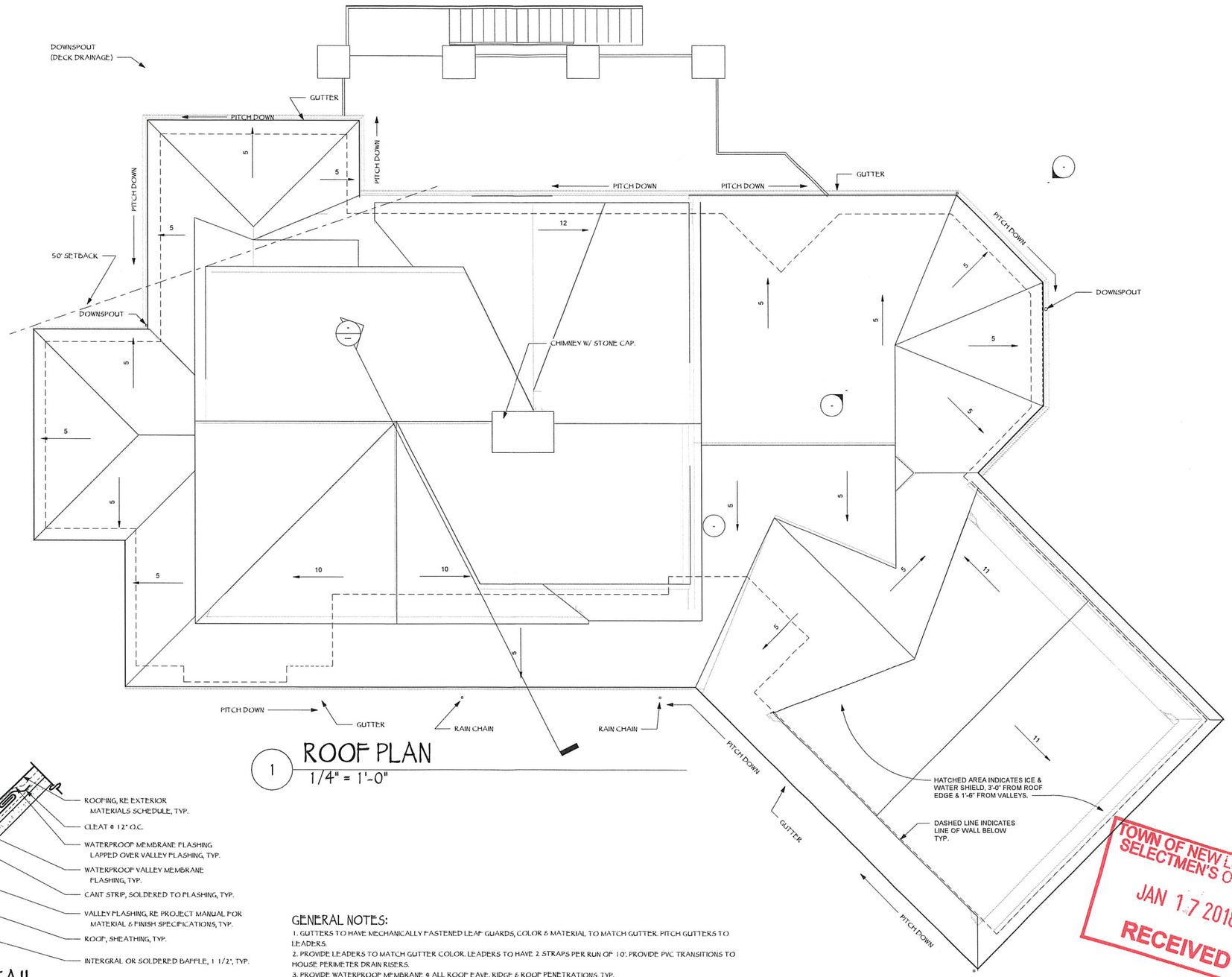
DATE: 1/17/2018

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

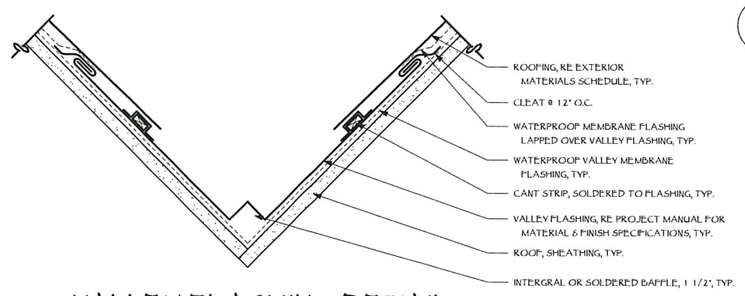
DRAWING SET REVISION 1

SHEET TITLE ELEVATIONS

SHEET NUMBER A200



1 ROOF PLAN
1/4" = 1'-0"



2 VALLEY FLASHING DETAIL
3" = 1'-0"

GENERAL NOTES:

1. GUTTERS TO HAVE MECHANICALLY FASTENED LEAF GUARDS, COLOR & MATERIAL TO MATCH GUTTER. PITCH GUTTERS TO LEADERS.
2. PROVIDE LEADERS TO MATCH GUTTER COLOR. LEADERS TO HAVE 2 STRAPS PER RUN OF 10'. PROVIDE PVC TRANSITIONS TO HOUSE PERIMETER DRAIN RISERS.
3. PROVIDE WATERPROOF MEMBRANE @ ALL ROOF EAVE, RIDGE & ROOF PENETRATIONS, TYP.
4. SEE EXTERIOR MATERIALS SCHEDULE ON A600 & PROJECT MANUAL FOR ROOFING SPECIFICATIONS.
5. RE ELEVATIONS FOR LOCATION OF METAL ROOFING.

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
JAN 17 2018
RECEIVED

Bonin Architects
210 Main Street, PO Box2571,
New London, New Hampshire
03257
290 Daniel Webster Hwy,
Meredith, New Hampshire 03253
603.526.6200
www.boninarchitects.com
info@boninarchitects.com

©2016 Bonin Architects & Associates PLLC

Copyright laws prohibit reproduction or use of this drawing and the architectural work embodied in it, in whole or in part, without the express written permission of Bonin Architects & Associates PLLC.

Carlson Residence

293 Lamson Lane, New London, NH

JEREMY K. BONIN

Project Status

NH LIC. NO. 3309

REVISION SCHEDULE

No.	Date	Description
1	9/22/20 17	Updated Framing

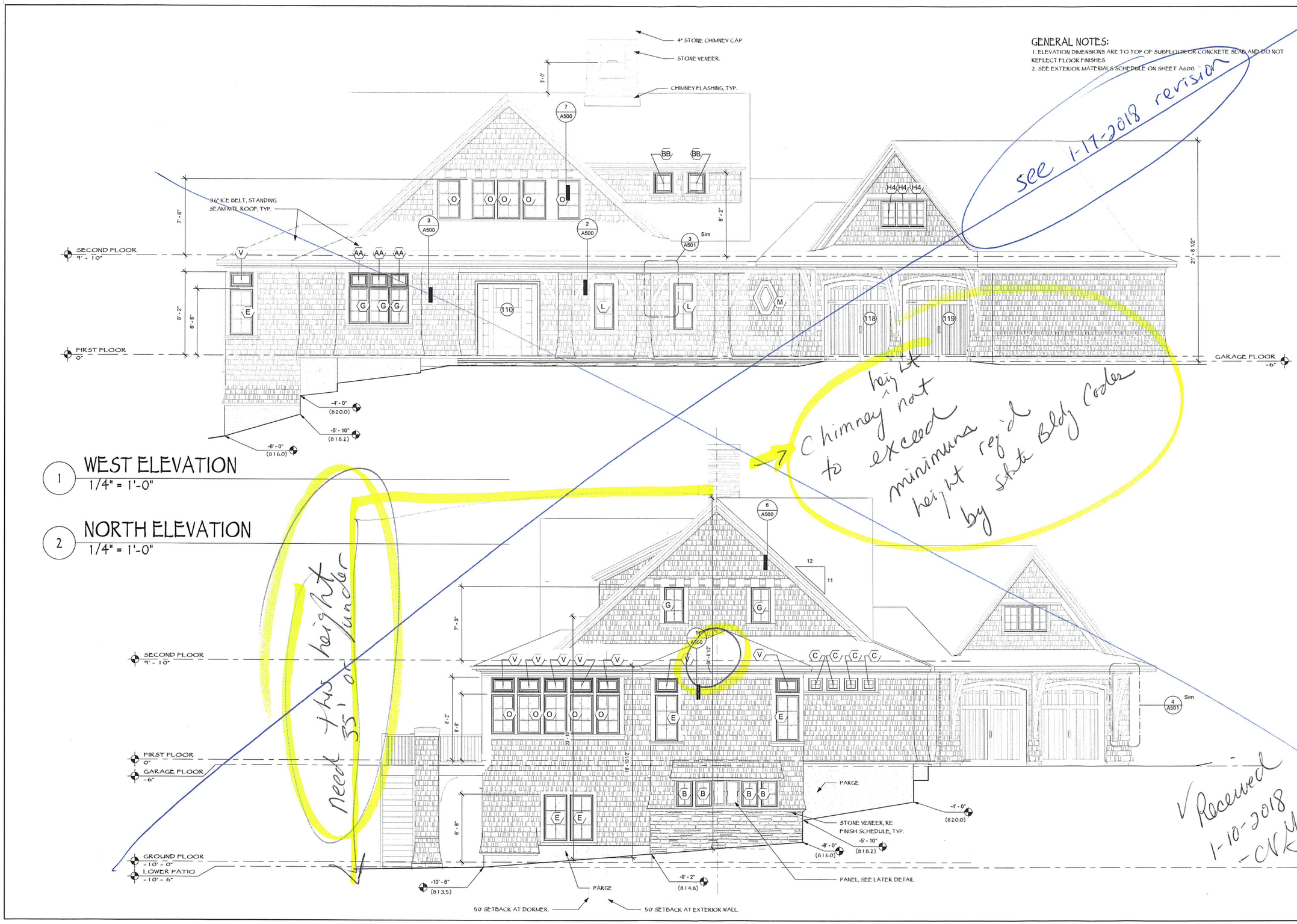
DATE: 1/17/2018

SCALE: As indicated

DRAWING SET REVISION:
1

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A103



GENERAL NOTES:
1. ELEVATION DIMENSIONS ARE TO TOP OF SUBFLOOR OR CONCRETE SLAB AND DO NOT REFLECT FLOOR FINISHES.
2. SEE EXTERIOR MATERIALS SCHEDULE ON SHEET A600.

see 1-17-2018 revision

Chimney height not to exceed minimum height req'd by State Bldg Codes

need this height 35' or under

✓ Received 1-10-2018 -CVY

Bonin Architects
210 Main Street, PO Box2571, New London, New Hampshire 03257
290 Daniel Webster Hwy, Meredith, New Hampshire 03253
603.526.6200
www.boninarchitects.com
info@boninarchitects.com

©2016 Bonin Architects & Associates PLLC

Copyright laws prohibit reproduction or use of this drawing and the architectural work embodied in it, in whole or in part, without the express written permission of Bonin Architects & Associates PLLC.

Carlson Residence

293 Lamson Lane, New London, NH

JEREMY K. BONIN

Project Status

NH LIC. NO. 3309

REVISION SCHEDULE

No.	Date	Description

DATE: 1/9/2018

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

DRAWING SET REVISION:

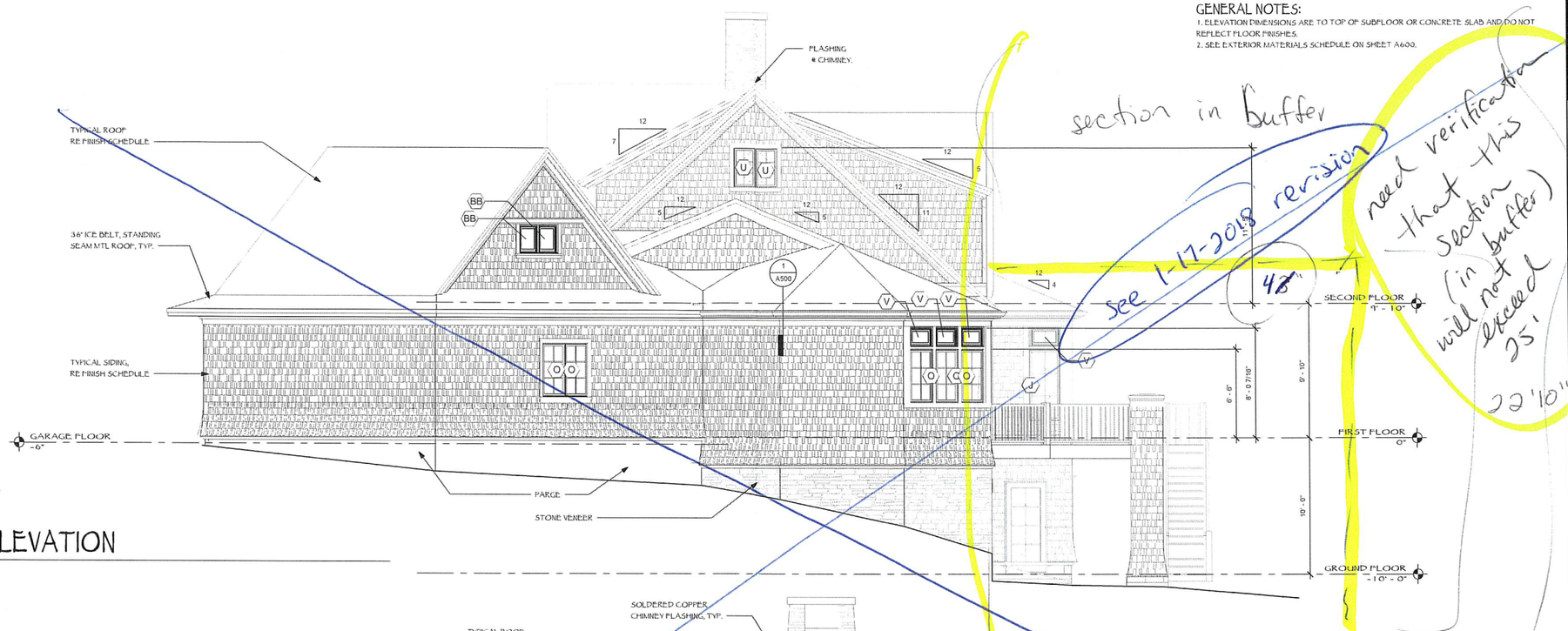
SHEET TITLE: ELEVATIONS

SHEET NUMBER: A201

Carlson 293 Lamson Lane 062-008-000

GENERAL NOTES:

1. ELEVATION DIMENSIONS ARE TO TOP OF SUBFLOOR OR CONCRETE SLAB AND DO NOT REFLECT FLOOR FINISHES.
2. SEE EXTERIOR MATERIALS SCHEDULE ON SHEET A600.



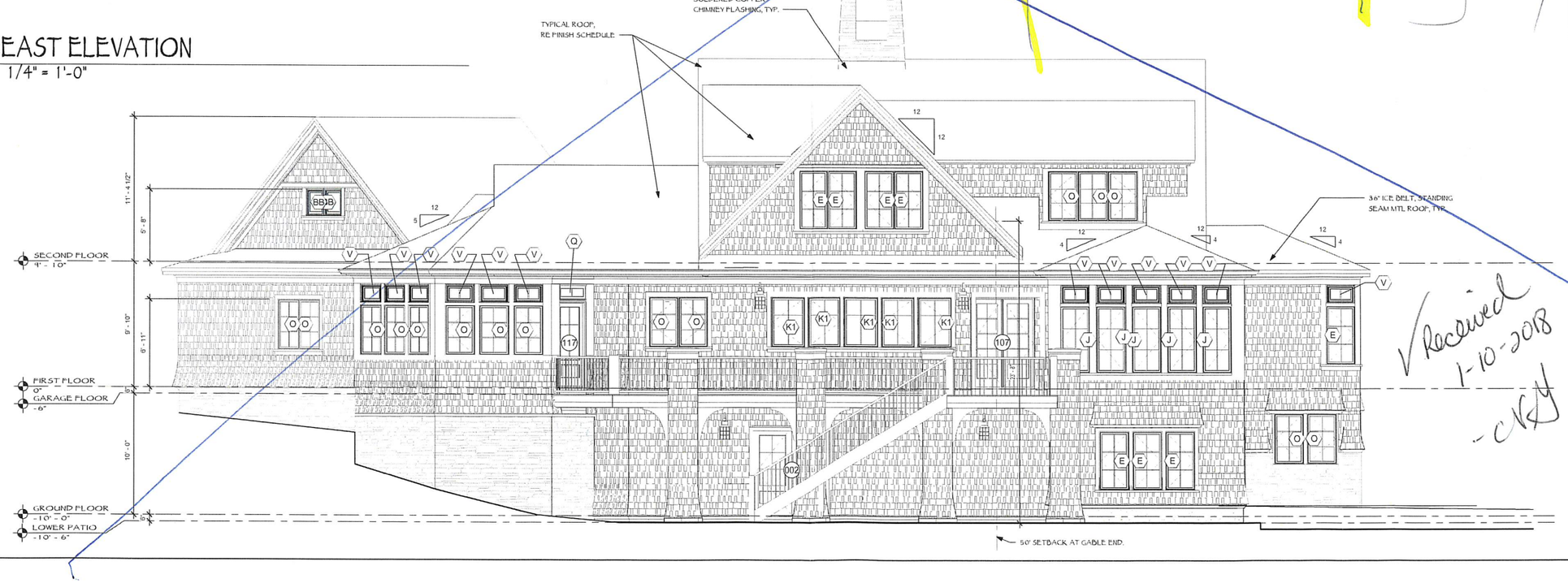
1 SOUTH ELEVATION
1/4" = 1'-0"

section in buffer

see 1-17-2018 revision

need verification that this section (in buffer) will not exceed 35'

22'10"



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

Received 1-10-2018 - CKY

BA&A
Bonin Architects
210 Main Street, PO Box2571, New London, New Hampshire 03257
290 Daniel Webster Hwy, Meredith, New Hampshire 03253
603.528.6200
www.boninarchitects.com
info@boninarchitects.com

©2016 Bonin Architects & Associates PLLC

Copyright laws prohibit reproduction or use of this drawing and the architectural work embodied in it, in whole or in part, without the express written permission of Bonin Architects & Associates PLLC.

Carlson Residence

293 Lamson Lane, New London, NH

JEREMY K. BONIN

Project Status

NHLIC. NO. 3309

REVISION SCHEDULE

No.	Date	Description
1	07/23/20 17	Updated Framing

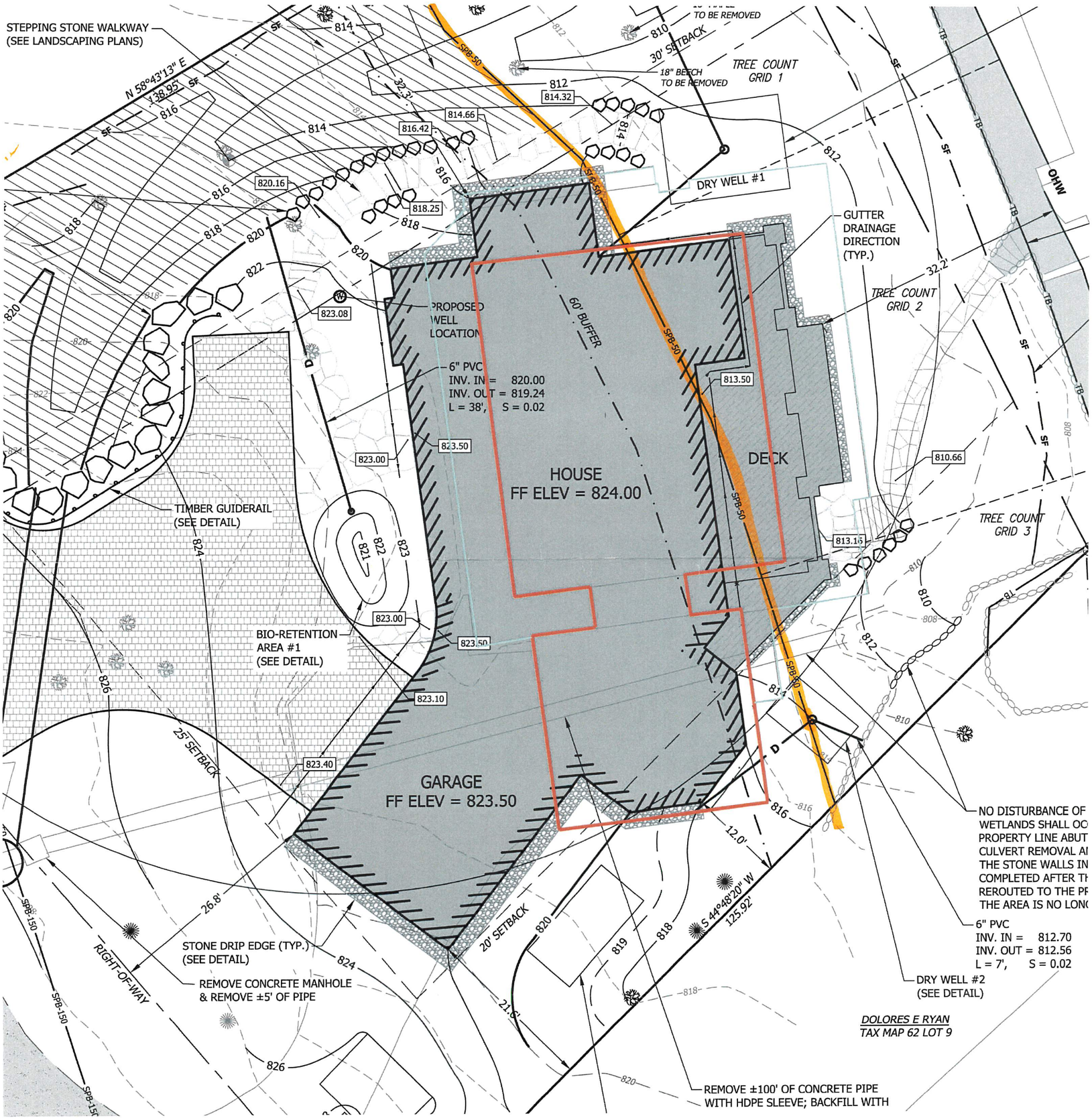
DATE: 1/9/2018

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

DRAWING SET REVISION: 1

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A200



Received
1-10-2018

LEGEND

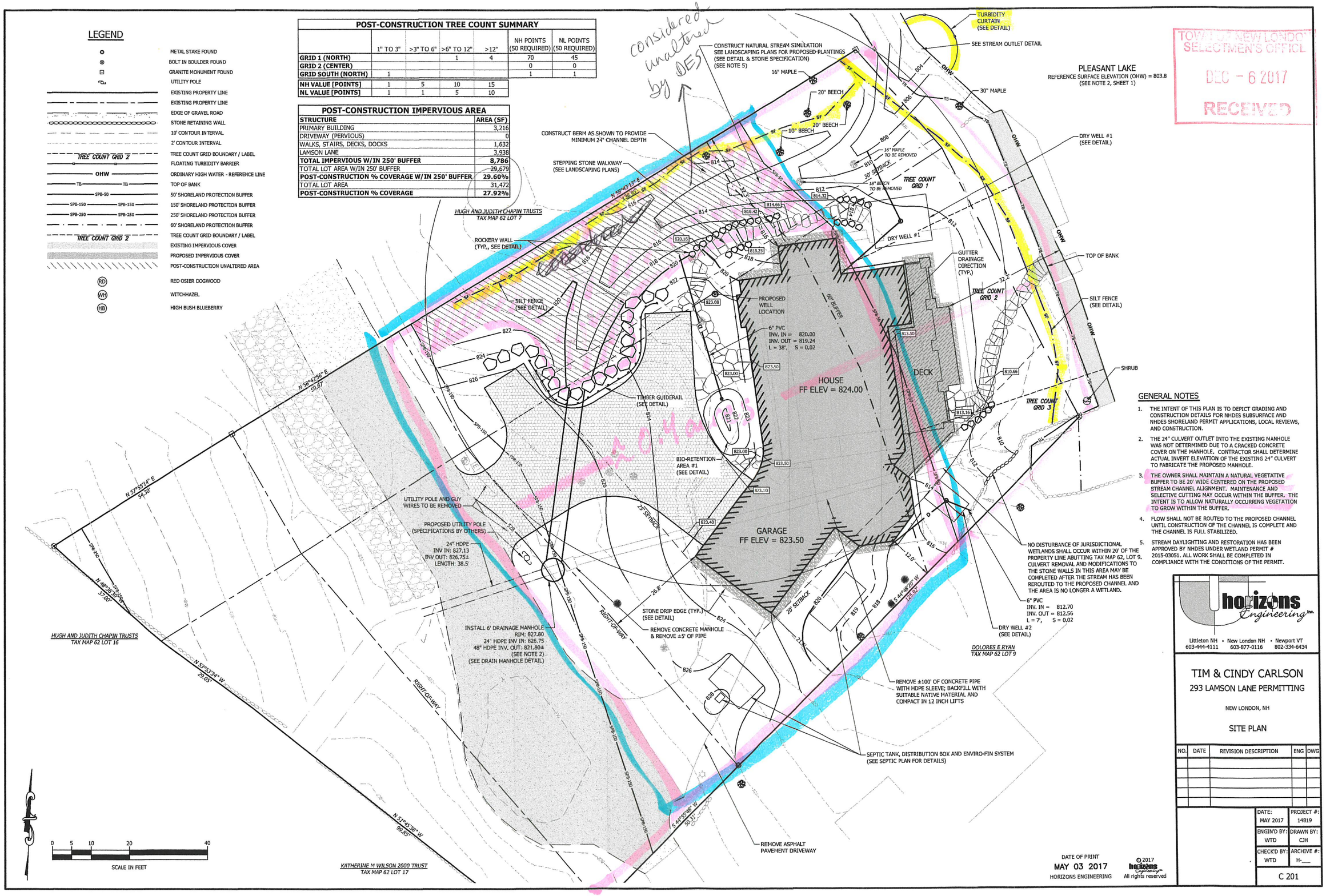
- METAL STAKE FOUND
- BOLT IN BOULDER FOUND
- GRANITE MONUMENT FOUND
- UTILITY POLE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE
- EDGE OF GRAVEL ROAD
- STONE RETAINING WALL
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- TREE COUNT GRID 2 — TREE COUNT GRID BOUNDARY / LABEL
- FLOATING TURBIDITY BARRIER
- OHW — ORDINARY HIGH WATER - REFERENCE LINE
- TB — TOP OF BANK
- SPB-50 — 50' SHORELAND PROTECTION BUFFER
- SPB-150 — 150' SHORELAND PROTECTION BUFFER
- SPB-250 — 250' SHORELAND PROTECTION BUFFER
- 60' SHORELAND PROTECTION BUFFER
- TREE COUNT GRID 2 — TREE COUNT GRID BOUNDARY / LABEL
- EXISTING IMPERVIOUS COVER
- PROPOSED IMPERVIOUS COVER
- POST-CONSTRUCTION UNALTERED AREA
- RD — RED OSIER DOGWOOD
- WH — WITCHHAZEL
- HB — HIGH BUSH BLUEBERRY

POST-CONSTRUCTION TREE COUNT SUMMARY

	1" TO 3"	>3" TO 6"	>6" TO 12"	>12"	NH POINTS (50 REQUIRED)	NL POINTS (50 REQUIRED)
GRID 1 (NORTH)			1	4	70	45
GRID 2 (CENTER)					0	0
GRID SOUTH (NORTH)	1				1	1
NH VALUE [POINTS]	1	5	10	15		
NL VALUE [POINTS]	1	1	5	10		

POST-CONSTRUCTION IMPERVIOUS AREA

STRUCTURE	AREA (SF)
PRIMARY BUILDING	3,216
DRIVEWAY (PERVIOUS)	0
WALKS, STAIRS, DECKS, DOCKS	1,632
LAMSON LANE	3,938
TOTAL IMPERVIOUS W/IN 250' BUFFER	**8,786**
TOTAL LOT AREA W/IN 250' BUFFER	29,679
POST-CONSTRUCTION % COVERAGE W/IN 250' BUFFER	**29.60%**
TOTAL LOT AREA	31,472
POST-CONSTRUCTION % COVERAGE	**27.92%**



TOWN OF NEW LONDON SELECTMEN'S OFFICE
DEC - 6 2017
RECEIVED

GENERAL NOTES

1. THE INTENT OF THIS PLAN IS TO DEPICT GRADING AND CONSTRUCTION DETAILS FOR NHDES SUBSURFACE AND NHDES SHORELAND PERMIT APPLICATIONS, LOCAL REVIEWS, AND CONSTRUCTION.
2. THE 24" CULVERT OUTLET INTO THE EXISTING MANHOLE WAS NOT DETERMINED DUE TO A CRACKED CONCRETE COVER ON THE MANHOLE. CONTRACTOR SHALL DETERMINE ACTUAL INVERT ELEVATION OF THE EXISTING 24" CULVERT TO FABRICATE THE PROPOSED MANHOLE.
3. THE OWNER SHALL MAINTAIN A NATURAL VEGETATIVE BUFFER TO BE 20' WIDE CENTERED ON THE PROPOSED STREAM CHANNEL ALIGNMENT. MAINTENANCE AND SELECTIVE CUTTING MAY OCCUR WITHIN THE BUFFER. THE INTENT IS TO ALLOW NATURALLY OCCURRING VEGETATION TO GROW WITHIN THE BUFFER.
4. FLOW SHALL NOT BE ROUTED TO THE PROPOSED CHANNEL UNTIL CONSTRUCTION OF THE CHANNEL IS COMPLETE AND THE CHANNEL IS FULL STABILIZED.
5. STREAM DAYLIGHTING AND RESTORATION HAS BEEN APPROVED BY NHDES UNDER WETLAND PERMIT # 2015-03051. ALL WORK SHALL BE COMPLETED IN COMPLIANCE WITH THE CONDITIONS OF THE PERMIT.

horizons Engineering Inc.
Littleton NH 603-444-4111 • New London NH 603-877-0116 • Newport VT 802-334-6434

TIM & CINDY CARLSON
293 LAMSON LANE PERMITTING
NEW LONDON, NH

SITE PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: MAY 2017	PROJECT #: 14819
ENGIN'D BY: WTD	DRAWN BY: CJH
CHECK'D BY: WTD	ARCHIVE #: H-___

C 201

DATE OF PRINT
MAY 03 2017
HORIZONS ENGINEERING

© 2017 horizons Engineering All rights reserved

R:\14819 Carlson - Permitting\DWGS\Final\14819 Carlson Final 06.dwg, Prop, 5/2/2017 11:31:21 AM, Chlernick

LEGEND

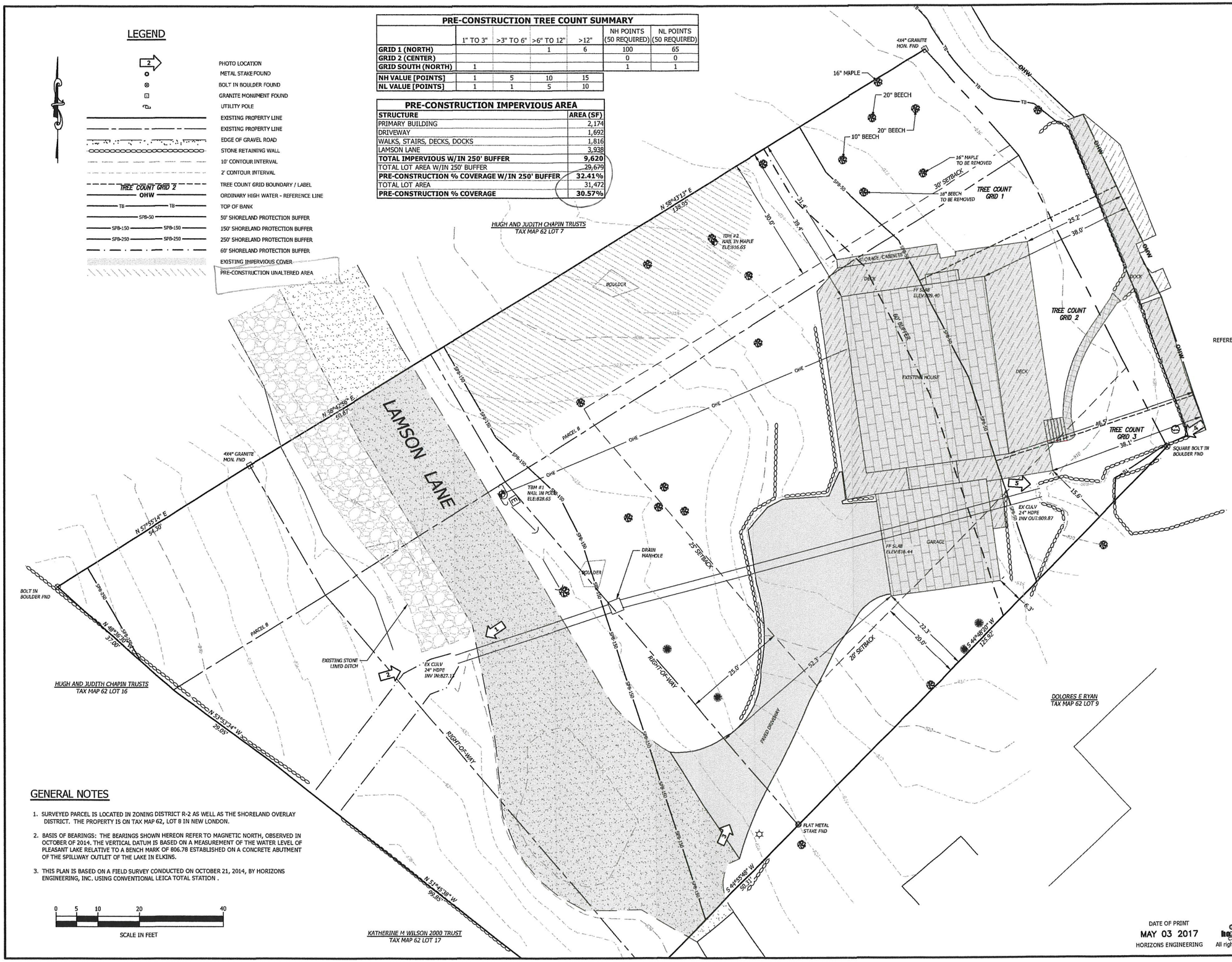
- PHOTO LOCATION
- METAL STAKE FOUND
- BOLT IN BOULDER FOUND
- GRANITE MONUMENT FOUND
- UTILITY POLE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE
- EDGE OF GRAVEL ROAD
- STONE RETAINING WALL
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- TREE COUNT GRID BOUNDARY / LABEL
- ORDINARY HIGH WATER - REFERENCE LINE
- TOP OF BANK
- 50' SHORELAND PROTECTION BUFFER
- 150' SHORELAND PROTECTION BUFFER
- 250' SHORELAND PROTECTION BUFFER
- 60' SHORELAND PROTECTION BUFFER
- EXISTING IMPERVIOUS COVER
- PRE-CONSTRUCTION UNALTERED AREA

PRE-CONSTRUCTION TREE COUNT SUMMARY

	1" TO 3"	>3" TO 6"	>6" TO 12"	>12"	NH POINTS (50 REQUIRED)	NL POINTS (50 REQUIRED)
GRID 1 (NORTH)			1	6	100	65
GRID 2 (CENTER)					0	0
GRID SOUTH (NORTH)	1				1	1
NH VALUE [POINTS]	1	5	10	15		
NL VALUE [POINTS]	1	1	5	10		

PRE-CONSTRUCTION IMPERVIOUS AREA

STRUCTURE	AREA (SF)
PRIMARY BUILDING	2,174
DRIVEWAY	1,692
WALKS, STAIRS, DECKS, DOCKS	1,816
LAMSON LANE	3,938
TOTAL IMPERVIOUS W/IN 250' BUFFER	**9,620**
TOTAL LOT AREA W/IN 250' BUFFER	29,679
PRE-CONSTRUCTION % COVERAGE W/IN 250' BUFFER	**32.41%**
TOTAL LOT AREA	31,472
PRE-CONSTRUCTION % COVERAGE	**30.57%**



GENERAL NOTES

1. SURVEYED PARCEL IS LOCATED IN ZONING DISTRICT R-2 AS WELL AS THE SHORELAND OVERLAY DISTRICT. THE PROPERTY IS ON TAX MAP 62, LOT 8 IN NEW LONDON.
2. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON REFER TO MAGNETIC NORTH, OBSERVED IN OCTOBER OF 2014. THE VERTICAL DATUM IS BASED ON A MEASUREMENT OF THE WATER LEVEL OF PLEASANT LAKE RELATIVE TO A BENCH MARK OF 806.78 ESTABLISHED ON A CONCRETE ABUTMENT OF THE SPILLWAY OUTLET OF THE LAKE IN ELKINS.
3. THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED ON OCTOBER 21, 2014, BY HORIZONS ENGINEERING, INC. USING CONVENTIONAL LEICA TOTAL STATION .

DATE OF PRINT
MAY 03 2017
HORIZONS ENGINEERING

© 2017 horizons Engineering All rights reserved

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
DEC - 6 2017
RECEIVED

horizons Engineering Inc.
Littleton NH 603-444-4111 • New London NH 603-877-0116 • Newport VT 802-334-6434

TIM & CINDY CARLSON
293 LAMSON LANE PERMITTING
NEW LONDON, NH

EXISTING CONDITIONS PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: MAY 2017	PROJECT #: 14819
ENGIN'D BY: -	DRAWN BY: EJP
CHECK'D BY: WTD	ARCHIVE #: H-___

C 101

R:\14819 Carlson - Permitting\DWGS\Final\14819 Carlson Final 06.dwg, Ex Cond, 5/2/2017 11:31:19 AM, Clermck

LEGEND

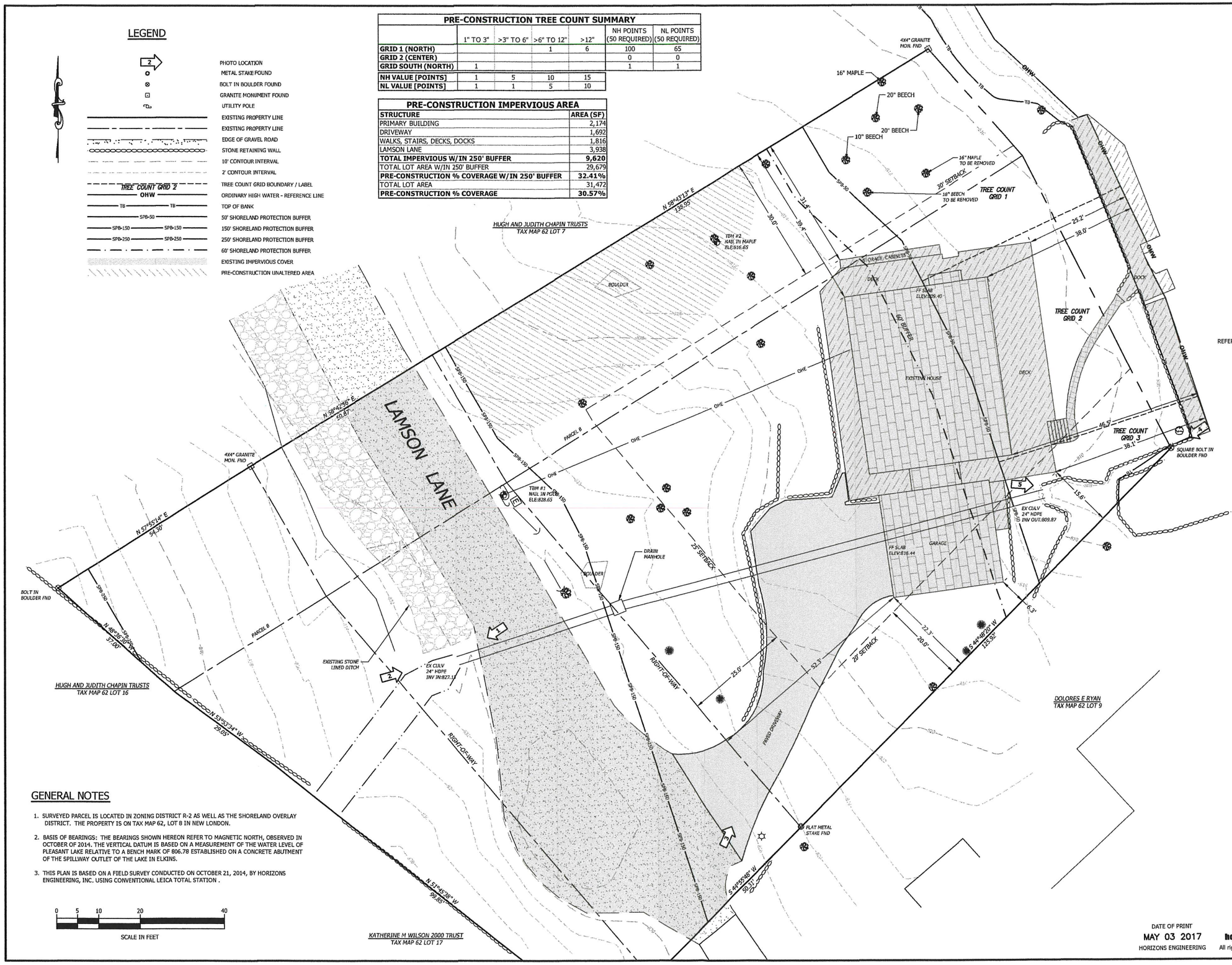
- PHOTO LOCATION
- METAL STAKE FOUND
- BOLT IN BOULDER FOUND
- GRANITE MONUMENT FOUND
- UTILITY POLE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE
- EDGE OF GRAVEL ROAD
- STONE RETAINING WALL
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- TREE COUNT GRID BOUNDARY / LABEL
- ORDINARY HIGH WATER - REFERENCE LINE
- TOP OF BANK
- 50' SHORELAND PROTECTION BUFFER
- 150' SHORELAND PROTECTION BUFFER
- 250' SHORELAND PROTECTION BUFFER
- 60' SHORELAND PROTECTION BUFFER
- EXISTING IMPERVIOUS COVER
- PRE-CONSTRUCTION UNALTERED AREA

PRE-CONSTRUCTION TREE COUNT SUMMARY

	1" TO 3"	>3" TO 6"	>6" TO 12"	>12"	NH POINTS (50 REQUIRED)	NL POINTS (50 REQUIRED)
GRID 1 (NORTH)			1	6	100	65
GRID 2 (CENTER)					0	0
GRID SOUTH (NORTH)	1				1	1
NH VALUE [POINTS]	1	5	10	15		
NL VALUE [POINTS]	1	1	5	10		

PRE-CONSTRUCTION IMPERVIOUS AREA

STRUCTURE	AREA (SF)
PRIMARY BUILDING	2,174
DRIVEWAY	1,692
WALKS, STAIRS, DECKS, DOCKS	1,816
LAMSON LANE	3,938
TOTAL IMPERVIOUS W/IN 250' BUFFER	**9,620**
TOTAL LOT AREA W/IN 250' BUFFER	29,679
PRE-CONSTRUCTION % COVERAGE W/IN 250' BUFFER	**32.41%**
TOTAL LOT AREA	31,472
PRE-CONSTRUCTION % COVERAGE	**30.57%**



GENERAL NOTES

1. SURVEYED PARCEL IS LOCATED IN ZONING DISTRICT R-2 AS WELL AS THE SHORELAND OVERLAY DISTRICT. THE PROPERTY IS ON TAX MAP 62, LOT 8 IN NEW LONDON.
2. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON REFER TO MAGNETIC NORTH, OBSERVED IN OCTOBER OF 2014. THE VERTICAL DATUM IS BASED ON A MEASUREMENT OF THE WATER LEVEL OF PLEASANT LAKE RELATIVE TO A BENCH MARK OF 806.78 ESTABLISHED ON A CONCRETE ABUTMENT OF THE SPILLWAY OUTLET OF THE LAKE IN ELKINS.
3. THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED ON OCTOBER 21, 2014, BY HORIZONS ENGINEERING, INC. USING CONVENTIONAL LEICA TOTAL STATION .

DATE OF PRINT
MAY 03 2017
HORIZONS ENGINEERING

©2017 horizons Engineering All rights reserved

horizons Engineering Inc.
Littleton NH 603-444-4111 • New London NH 603-877-0116 • Newport VT 802-334-6434

TIM & CINDY CARLSON
293 LAMSON LANE PERMITTING

NEW LONDON, NH

EXISTING CONDITIONS PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: MAY 2017	PROJECT #: 14819
ENGIN'D BY: -	DRAWN BY: EJP
CHECK'D BY: WTD	ARCHIVE #: H-___

C 101

R:\14819 Carlson - Permitting\DWGS\Final\14819 Carlson Final 56.dwg, Ex Cond, 5/3/2017 11:31:19 AM, Clearnick