



BUILDING PERMIT APPLICATION
Town of Nottingham, New Hampshire
Building Department
P.O. Box 114/ 139 Stage Road
Nottingham, NH 03290
Office 603-679-9597 X1
Fax 603-679-1013
rbookholz@nottingham-nh.gov

Issue Date: _____

Permit #: _____

(This area for office use only)

Map # _____

Lot # _____

Sub Lot # _____

BUILDING LOCATION(Please Print)

Address 259 Stage Rd, Nottingham, NH 03290

Between Freeman Hall Rd and Priest Rd
(Cross Street) (Cross Street)

Lot Size 23 ac Map 20 Lot 1 Sub Lot _____ Zone _____

APPLICANT (Please Print)

Business Name: (if applicable) Cain Developers

Applicant name: Paul Cain Contact Paul Cain

Daytime phone 603 235 1684 Mailing/home address: 19 Revolutionary Ln, Nottingham, NH

Email address: pcain@caindevelopers.com

RESIDENTIAL		COMMERCIAL	
<input type="checkbox"/> Single Family detached	<input type="checkbox"/> Accessory (ADU)	<input type="checkbox"/> Office/Bank/Professional	<input type="checkbox"/> Garage
<input type="checkbox"/> Duplex	<input type="checkbox"/> Condo	<input type="checkbox"/> Industrial/Warehouse	<input type="checkbox"/> School
<input type="checkbox"/> Townhouse (#of units _____)	<input type="checkbox"/> Mfg/Mobile home	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Store/Retail
<input checked="" type="checkbox"/> Conversion	<input type="checkbox"/> Relocation	<input type="checkbox"/> Multi- family (#of units _____)	<input type="checkbox"/> Public/Government
<input type="checkbox"/> Other _____		<input type="checkbox"/> Other _____	
<input type="checkbox"/> New dwelling	<input type="checkbox"/> Deck	<input type="checkbox"/> New Building	<input type="checkbox"/> Deck
<input type="checkbox"/> Addition	<input type="checkbox"/> Shed	<input type="checkbox"/> Addition	<input type="checkbox"/> Shed
<input type="checkbox"/> Alteration/Renovation	<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Alteration	<input type="checkbox"/> Swimming Pool
<input type="checkbox"/> Repair/Replacement	<input type="checkbox"/> Garage	<input type="checkbox"/> Repair/Replacement	<input type="checkbox"/> Interior Demo
<input type="checkbox"/> Foundation only	<input type="checkbox"/> Carport	<input type="checkbox"/> Foundation only	<input type="checkbox"/> Tenant change
<input type="checkbox"/> Other _____	<input type="checkbox"/> Porch	<input type="checkbox"/> Other _____	<input type="checkbox"/> Tenant fit-up
<input checked="" type="checkbox"/> Conversion of +/- dwelling units (#of units <u>5</u>)		<input type="checkbox"/> Renovation (no structural changes)	
		<input type="checkbox"/> Conversion from residential to commercial	

General description of work & proposed use: Include location and specify size and dimension of building, room, shed, pool, etc. or addition. If use of existing building is being change, enter proposed use.

Conversion of single family home to 5 unit residential home.

Cost of project: \$ 250,000

Estimated completion date: 12-31-2018



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Building specifics:		
Existing building sq. footage: <u>3636</u> New/ renovated/ added sq. footage: <u>4680</u> Total SF: _____		
Residential		Commercial/Industrial
#stories <u>2 1/2</u>	<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Wood Frame
#bathrooms <u>5</u>	<input type="checkbox"/> Steel Frame	# of Stories _____ <input type="checkbox"/> Steel Frame
#bedrooms <u>10</u>	<input type="checkbox"/> Masonry Frame	<input type="checkbox"/> Masonry Frame
Water	Septic disposal	Heating/AC
<input type="checkbox"/> Public or Private company	<input checked="" type="checkbox"/> Private septic tank, etc.	Heat type <u>Forced Hot Water</u>
<input checked="" type="checkbox"/> Private well	<input checked="" type="checkbox"/> NH DES #	Central A/C system <u>N/A</u>

CA3018061448
CA3018061447



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APPLICATION CHECKLIST

Illegible or omitted information may result in delays or denial

- Completed and signed application
- Building plans to scale (stamped plans may be required for commercial projects)
- Plot plan showing location of new or accessory building (to scale)
- Additional permits and applications (driveway, electrical, plumbing, mechanical, etc.)

PLEASE CHECK ALL THAT APPLY:

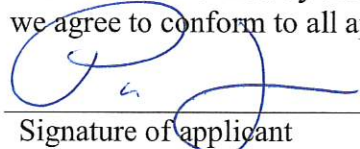
- Property located in a floodplain area
- Property located in the Shoreland Protection District (NH DES permit required)
- Site disturbance greater than 5,000SF but less than 20,000SF (Stormwater permit required)
- Site disturbance greater than 20,000SF but less than 43,500SF (Stormwater permit & SWMP required)
- Site disturbance greater than 43,500 SF (Stormwater permit NOI and SWPPP required)
- New driveway

PLEASE PRINT ALL INFORMATION

* denotes required information

Name	Address, City, State & Zip code	Phone number
* Property Owner	Paul W Cain Investments	603 935 1684
* Contact Information	Paul W Cain	603 935 1684
Contractor	Cain Developers	603 935 1684
Engineer/ Architect	Wendy Welton	603 431 9559

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent and we agree to conform to all applicable laws of this jurisdiction.


19 Revolutionary Ln
Nottingham, NH
6/29/2018

Signature of applicant _____ Address _____ Date _____
 Building Inspector _____ Fee _____ Permit# _____ Date _____

- e) Setback - setback requirements shall conform to Article II, Section C. 2. with the exception of multifamily development complex, where the front setback shall be one (100') hundred feet from the public right-of-way and fifty (50') feet from internal roads.
- f) Buffer Zone - for a multifamily development complex, there shall be minimum buffer zone of one hundred (100') feet provided between any structure and the perimeter of the tract. The intent of the buffer zone shall be to provide visual vegetative screening from adjacent lots. No dwelling structures, accessory buildings, septic systems, wells, utility boxes or service roads shall be permitted within the buffer zone.

4. Multifamily Dwellings-Conversions

For purposes of this section multifamily conversions shall be two (2) or more units in a single structure. Multifamily dwellings will only be allowed through conversion of buildings on residential lots in existence prior to March 30, 2010. The maximum number of dwelling units per residential lot shall not exceed eight (8) units and the number allowed in a building will be determined by the combination of units such that no individual one-bedroom unit is less than 350 square feet, an individual two-bedroom no less than 550 square feet, and where there are more than four (4) dwelling units in the conversion fifty (50) percent or more shall be two-bedroom units.

In addition to any other requirements of this Zoning Ordinance, multifamily conversions will be subject to the following:

- a) Multifamily units must be developed in a manner consistent with Nottingham's rural character and which do not adversely alter the exterior character or appearance of the existing dwelling unit.
- b) The multifamily units shall not be considered to be additional dwelling units for the purpose of determining minimum lot size.
- c) Any necessary additional entrances or exits shall be located to the side or rear of the building whenever possible.
- d) A building permit for a multifamily conversion must be approved and issued prior to the conversion of such unit.
- e) For purposes of this Section, the adequacy of off street parking shall be determined by the Planning Board and it shall provide for the combined needs of all the units within the building structure.
- f) Adequate provisions must exist or be made for ingress, egress and turning of vehicles within the site.
- g) Any exterior fixtures that are supportive of the multi-family conversion, such as dumpsters, fire escapes, and above ground gas tanks, shall be located to the side or rear of the building. The Planning Board may require that such fixtures be screened with fencing or vegetation.
- h) The existing, replacement or proposed septic system must be certified by a licensed septic designer in accordance with New Hampshire RSA 485A:38

BUILDING DETAILS

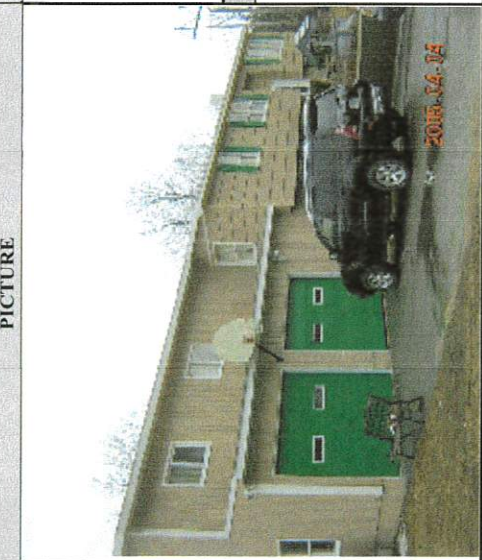
Model: 1.00 STORY RASD RANCH
 Roof: GABLE OR HIP/ASPHALT
 Ext: WOOD SHINGLE/PREFAB WD/TI-11
 Int: DRYWALL
 Floor: CARPET/LINOLEUM OR SIM
 Heat: GAS/CONVECTION
 Bedrooms: 3 Baths: 2.0 Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A0 AVG
 Com. Wall:
 Size Adj: 0.9535 Base Rate: RSA 80.00
 Bldg. Rate: 0.8677
 Sq. Foot Cost: \$ 69.41

TAXABLE DISTRICTS

District	Percentage

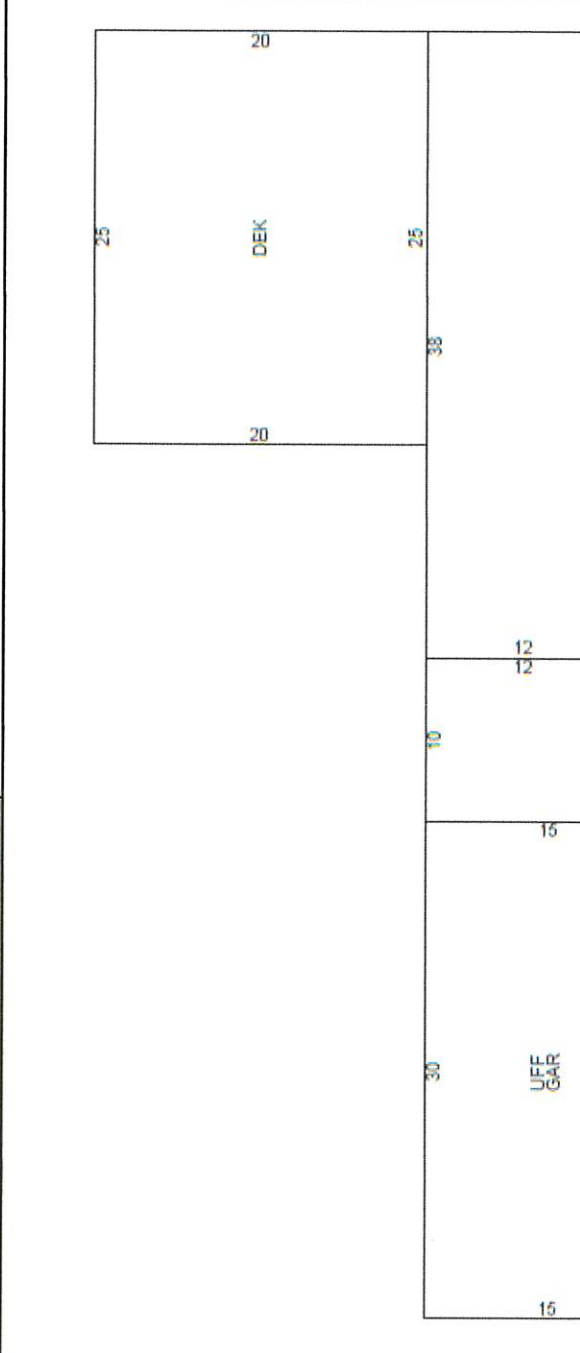
PERMITS

Date	Project Type	Notes
11/01/01	FEATURES & OBS	17 X 48 GREENHOUSE
11/01/01	FEATURES & OBS	20 X 25 DECK



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	450	1.00	450
GAR	GARAGE	690	0.45	311
FFF	FST FLR FIN	1147	1.00	1147
RBU	RAISED BSMNT	340	0.25	85
RBF	RAISED BSMNT	764	0.50	382
DEK	DECK/ENTRANCE	500	0.10	50
ENT	ENTRY WAY	20	0.10	2
GLA:	1,597	3,911		2,427



2015 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 168,389
Year Built:	1972
Condition For Age:	AVERAGE
Physical:	16 %
Functional:	
Economic:	
Temporary:	UC/COND
Total Depreciation:	15 %
	31 %
Building Value:	\$ 116,200

OWNER INFORMATION		SALES HISTORY			PICTURE		
CAIN, PAUL W PAUL CAIN INVESTMENTS LLC 19 REVOLUTIONARY ROAD NOTTINGHAM, NH 03290		Date	Book	Page	Type	Price	Grantor
		05/07/2018	5911	1277	U151	84,000	FEDERAL HOME LOAN
		11/17/2016	5773	2793	U151	186,000	RAPAGLJA, ROBERT H
		09/28/2007	4847	1257	U137	220,000	DEUTSCHE BK NATL TR CO
		01/22/2007	4757	2763	U151	241,800	RYAN, PATRICK
		09/01/2004	4355	2437	Q1	280,000	SMITH, CHRISTOPHER T.

LISTING HISTORY		NOTES	
04/17/18	JBPR	TAN; PL ESMNT BISECTS PROP; 1/3 OF LAND IS SWAMP; 01/12 CORRECT	
08/24/17	JBVM	OUTBLDGS; 1/16 NOH, PU SHED; 8/17 VACANT; BANK OWNED; LOTS OF	
01/18/16	DMPM	DEBRIS ON SITE/AROUND HOME; SEVERAL BROKEN WINDOWS; FIX	
01/23/12	DMVM	SKETCH; CHIMNEYS CRUMBLING; CK'18 FOR COND; 4/18 BANK OWNED;	
04/04/05	KMUM	SITE CLEANED, MANY BOARDED UP WINDOWS; INT NEEDS	
03/25/02	THPR	REPAIRS/WORK; CK 19;	
03/29/01	THPO		
08/28/00	ALPM		

MUNICIPAL SOFTWARE BY AVITAR									
TOWN OF NOTTINGHAM NEW HAMPSHIRE									
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2016	\$ 134,100		\$ 88,740						
			Parcel Total:	\$ 225,440					
2017	\$ 134,100		\$ 88,712						
			Parcel Total:	\$ 225,412					
2018	\$ 116,200		\$ 88,748						
			Parcel Total:	\$ 206,548					

EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
SHED-WOOD	100	10 x 10	220	7.00	25	385	NO DOOR		
SHED-WOOD	224	14 x 16	131	7.00	60	1,232	ATT GAR		
						1,600			

LAND VALUATION													
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Notes
IF RES	2,000 ac	88,000	E	100	100	100	100	100 -- LEVEL	100	88,000	0	N	88,000
UNPRODUCTIVE	1,000,000 ff	x 110	X	97				100 -- LEVEL	10	10,700	0	N	0 ESMNT
UNPRODUCTIVE	11,000 ac	x 2,000	X	97				100 -- LEVEL	50	10,700	100	N	226 WET
UNMNGD OTHER	10,000 ac	x 2,000	X	97				100 -- LEVEL	50	9,700	100	N	522 WET
										23,000 ac			119,100
													88,748

Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: AVERAGE Driveway: PAVED Road: PAVED



Existing Condition

4/16/2018

IMG_2206.jpg



4/16/2018

IMG_2205.jpg





Nottingham for Paul Cain

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Artform Home Plans

503-431-9559

Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms", available on ArtformHomePlans.com), please be aware of the following:

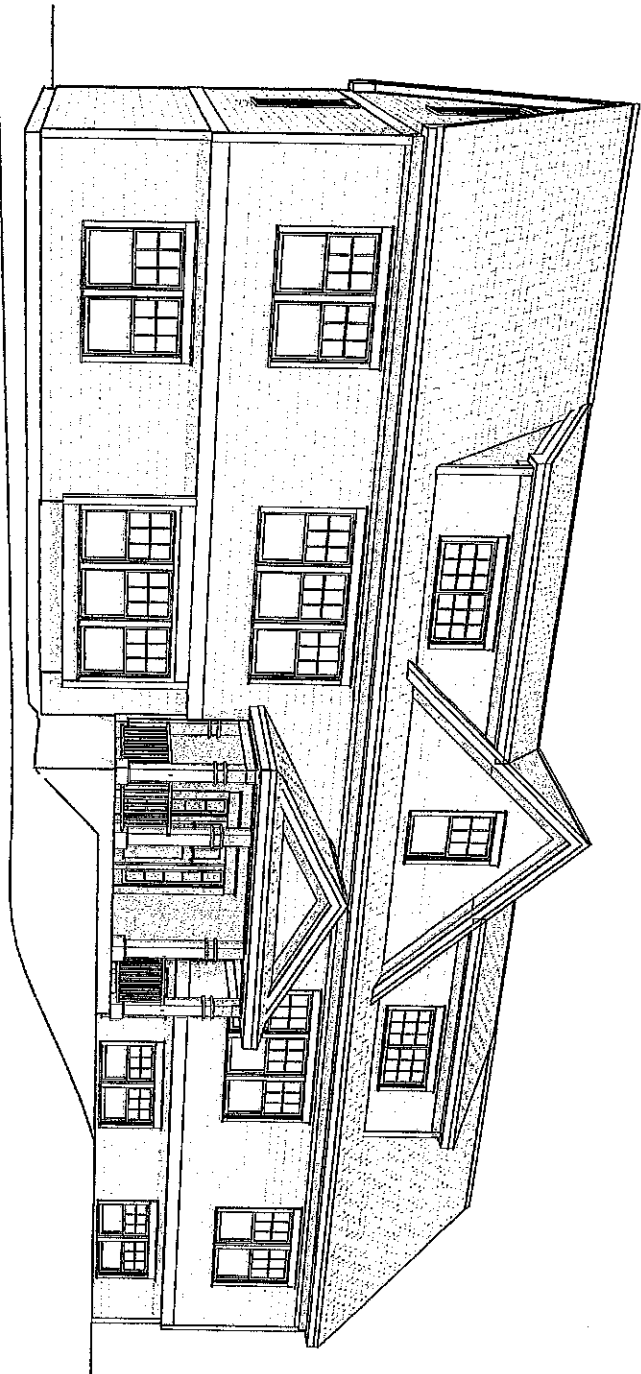
As defined in the Terms, this is a Design Drawing and may not yet have Construction Drawings (CDs) or the CDs may not reflect design changes. During the conversion of a Design Drawing to Construction Drawings, changes may be necessary including, but not limited to, dimensional changes or changes to the framing and structural supports.

We require that our designs be built substantially as shown in the Drawings. Markups agreed to by Builder and Home Buyer must still be approved by Artform, and may require additional changes, such as structural updates. While we attempt to accommodate requested changes where possible and reasonable, including considerations of design integrity, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Design Drawings updated by Artform prior to attaching any Drawing to any builder agreement. Artform shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

• To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof eaves. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Artform.

• Increasing or decreasing ceiling heights requires adjustments to window sizes and other exterior elements.

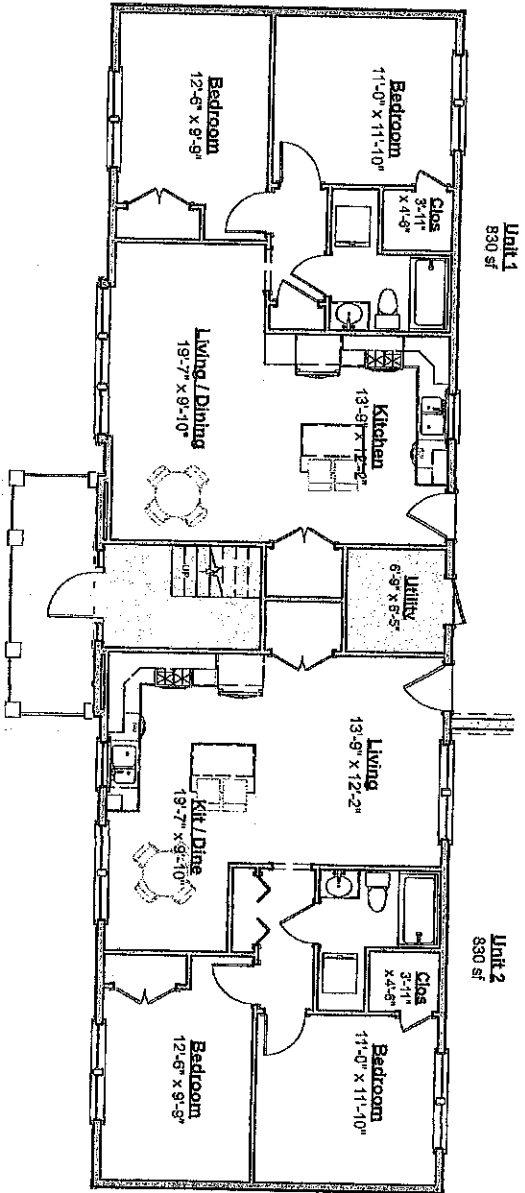
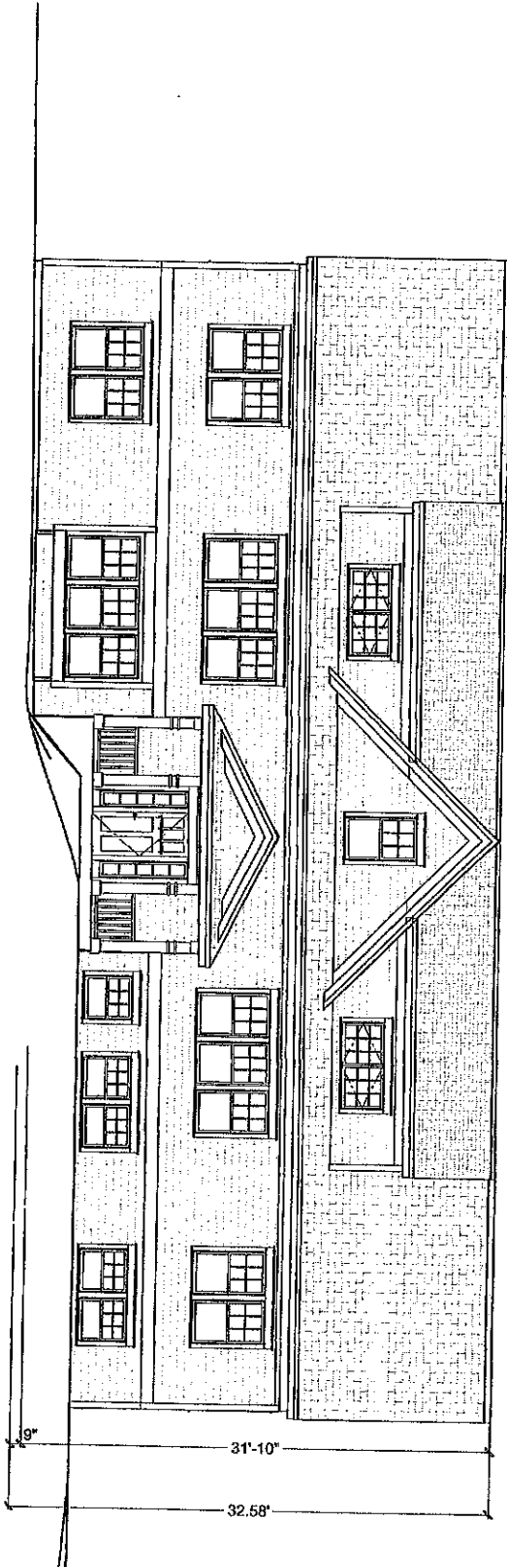
We are not responsible for typographical errors. Home Buyer shall give thoughtful consideration to all drawings and documents provided to them and shall be solely responsible for ensuring that they understand features in the home that are important to them.



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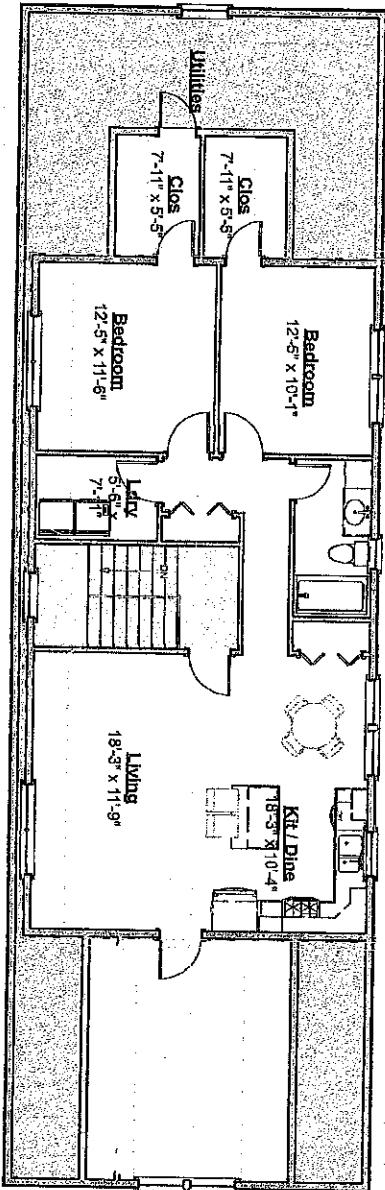
Artform Home Plans
803-431-9559



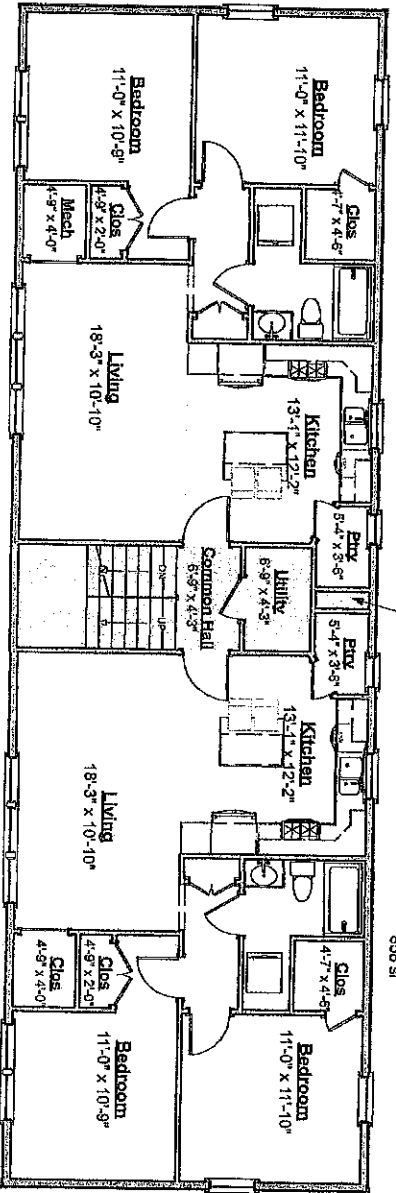
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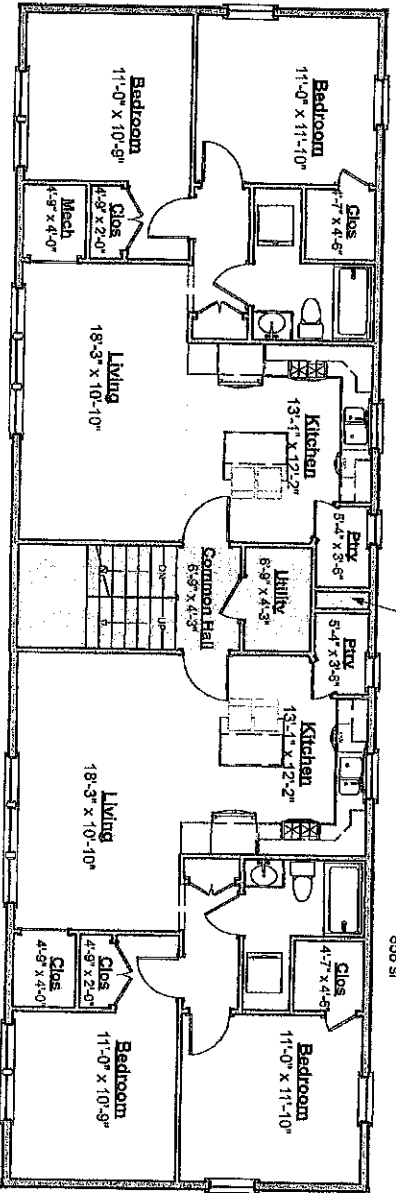
Unit 5: 1304 sq ft



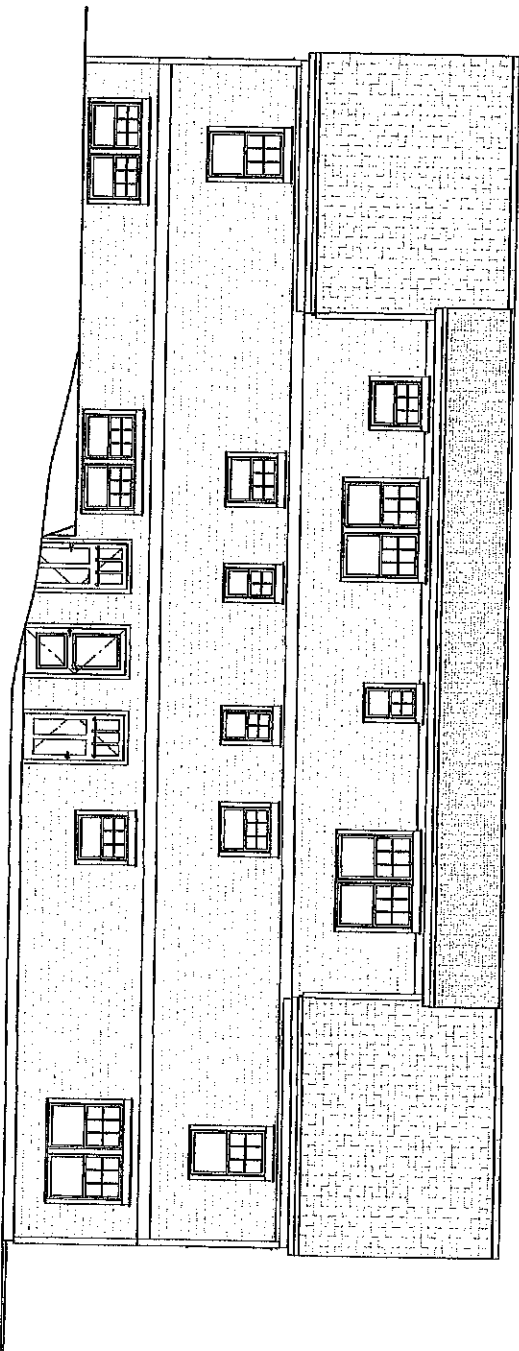
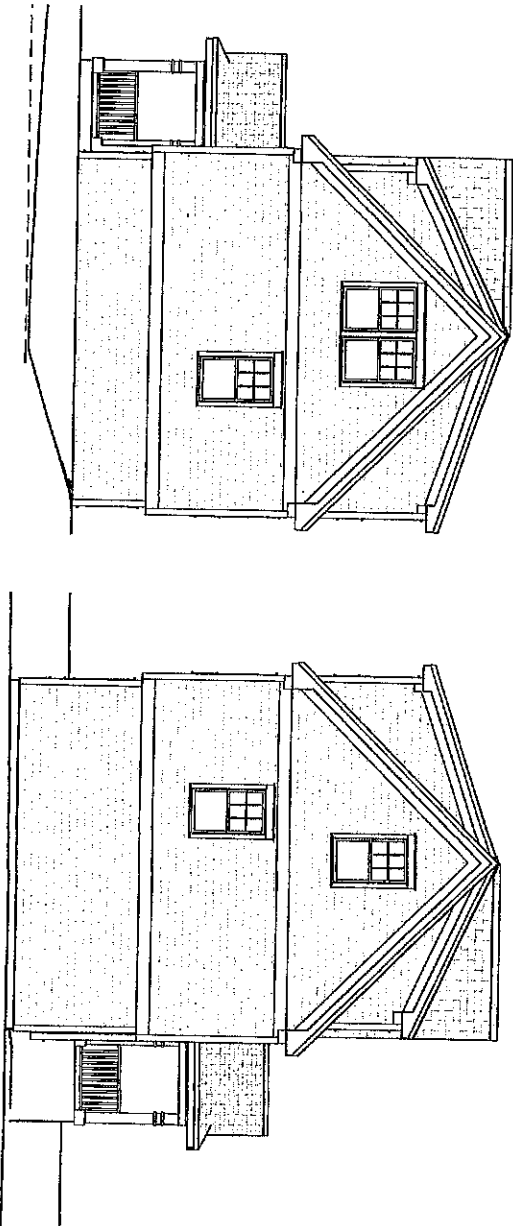
Unit 3
858 sq ft



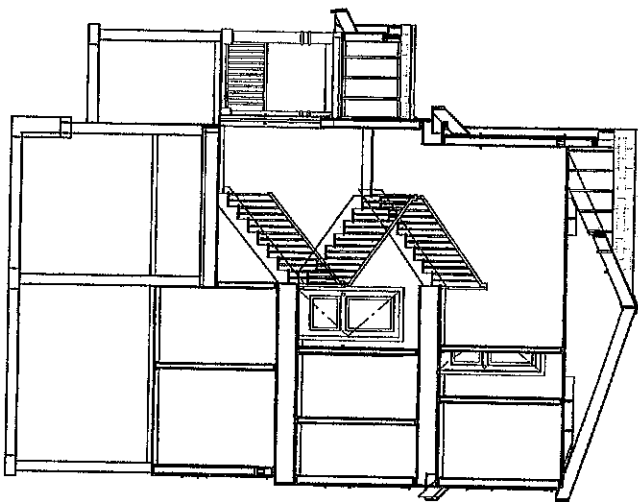
Unit 4
858 sq ft




Nottingham for Paul Cain



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