



PROPOSED FRONT LEFT SIDE VIEW



PROPOSED FRONT RIGHT SIDE VIEW



PROPOSED REAR SIDE VIEW

EXISTING PROPERTY PHOTOS



FRONT LEFT SIDE VIEW



FRONT RIGHT SIDE VIEW



REAR VIEW



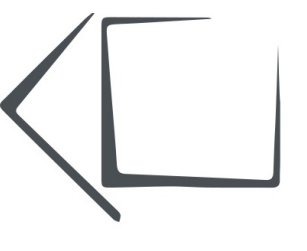
REAR SIDE VIEW



RIGHT SIDE PARKING AREA PROPERTY FENCE



LEFT SIDE REAR SCREEN PORCH & STORAGE AREA



Revision Table	
Number	Description

OVERVIEW

**CLIENT:**  
 BLACK DOMBRONSKI  
 111 Gates Street  
 Portsmouth, NH

**CONTACT:**  
 AMY DUTTON HOME  
 9 WALKER STREET | KITTERY, ME  
 amy@amyduttonhome.com  
 207.397.2020

DATE:

12/15/2023

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SCALED FOR:  
 24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

0-2



EXISTING SOUTH END NEIGHBORHOOD PHOTOS: EXAMPLES OF SHED ROOFS AND 2ND/3RD FL. DECKS



152 SOUTH STREET



337 PLEASANT STREET



36 STATE STREET



77 SOUTH STREET



57 WALDEN STREET



213 GATES STREET



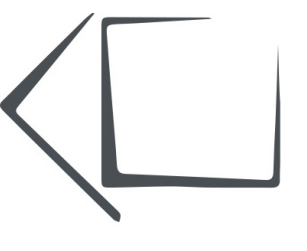
14 MECHANIC STREET



126 STATE STREET



44 PICKERING STREET



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SHEET:

P-1



EXISTING SOUTH END NEIGHBORHOOD PHOTOS: EXAMPLES OF SHED ROOFS AND 2ND/3RD FL. DECKS



41 SOUTH MILL STREET\_SIDE VIEW W/ DORMER



49 HUNKIN STREET\_SHED DORMER FACING SIDE



57 SOUTH STREET\_SHED DORMER TO THE LEFT OF A GABLE ADDITION



213 SOUTH STREET\_SHED DORMER COMING OFF THE BACK



434 MARCY STREET\_SHED DORMER STUCK BETWEEN TWO CHIMNEYS



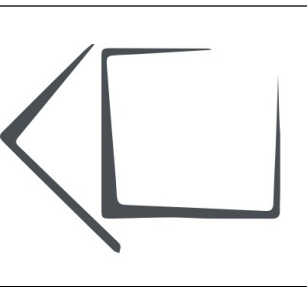
490 MARCY STREET\_TWO SHED WINDOWS, ONE OFF GARAGE AND ONE OFF ADDITION



NEW CASTLE AVENUE FRONT SIDE VIEW



NEW CASTLE AVENUE VIEW FROM MARCY\_ TWO SHED DORMERS WITH BALCONY



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Number	Description

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PRELIMINARY

NOT FOR CONSTRUCTION

USE





CITY OF PORTSMOUTH - MAP GEO GIS



GOOGLE SATELITE SITE

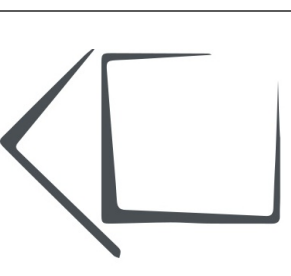


GLASS HOUSE ELEVATION FROM FRONT

SCALE: 1/6" = 1'-0"

SITE PLAN

PRELIMINARY



Revision Table	Description
Number	Date

PLOT PLAN

**CLIENT:**  
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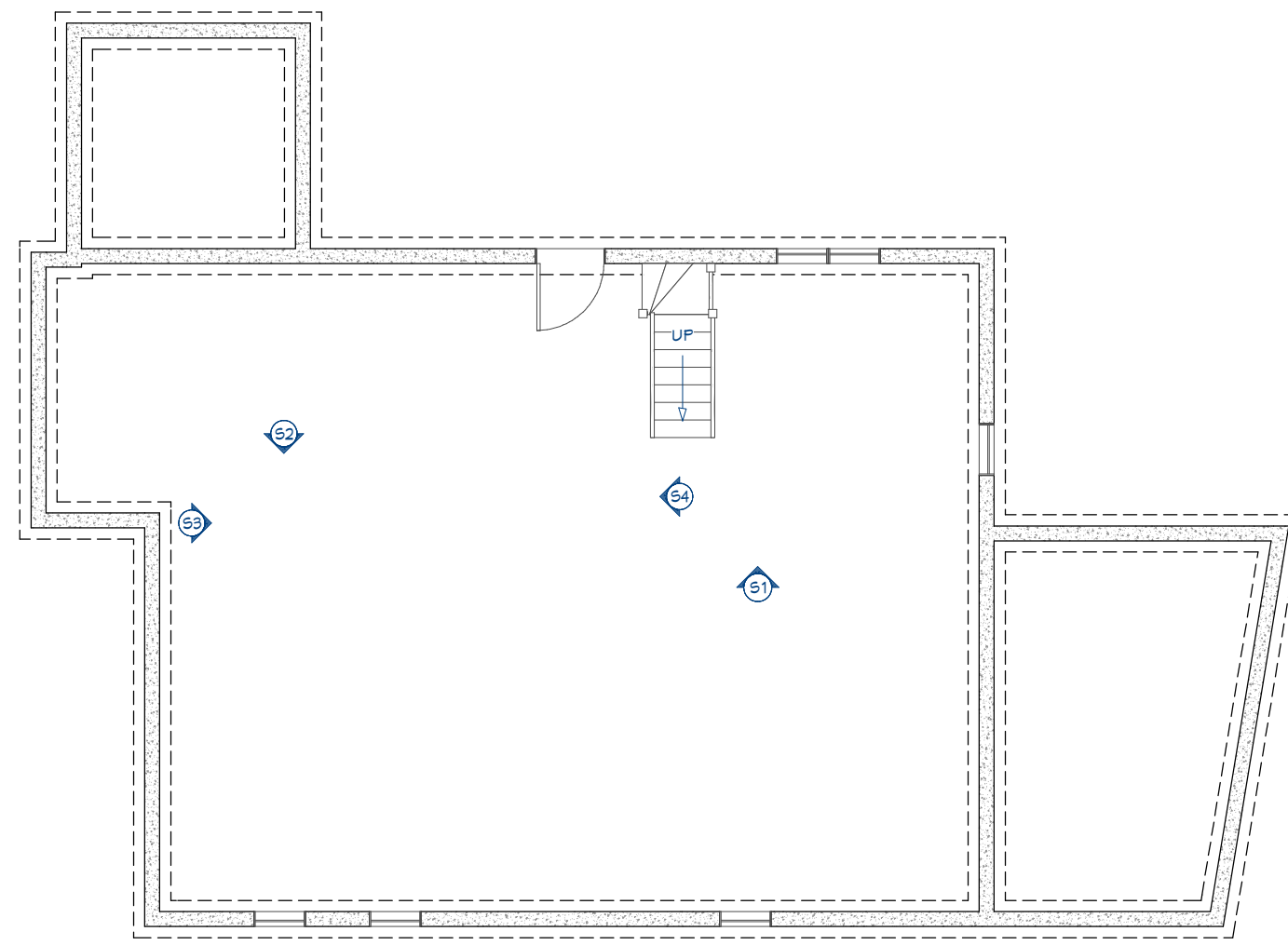
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SHEET:

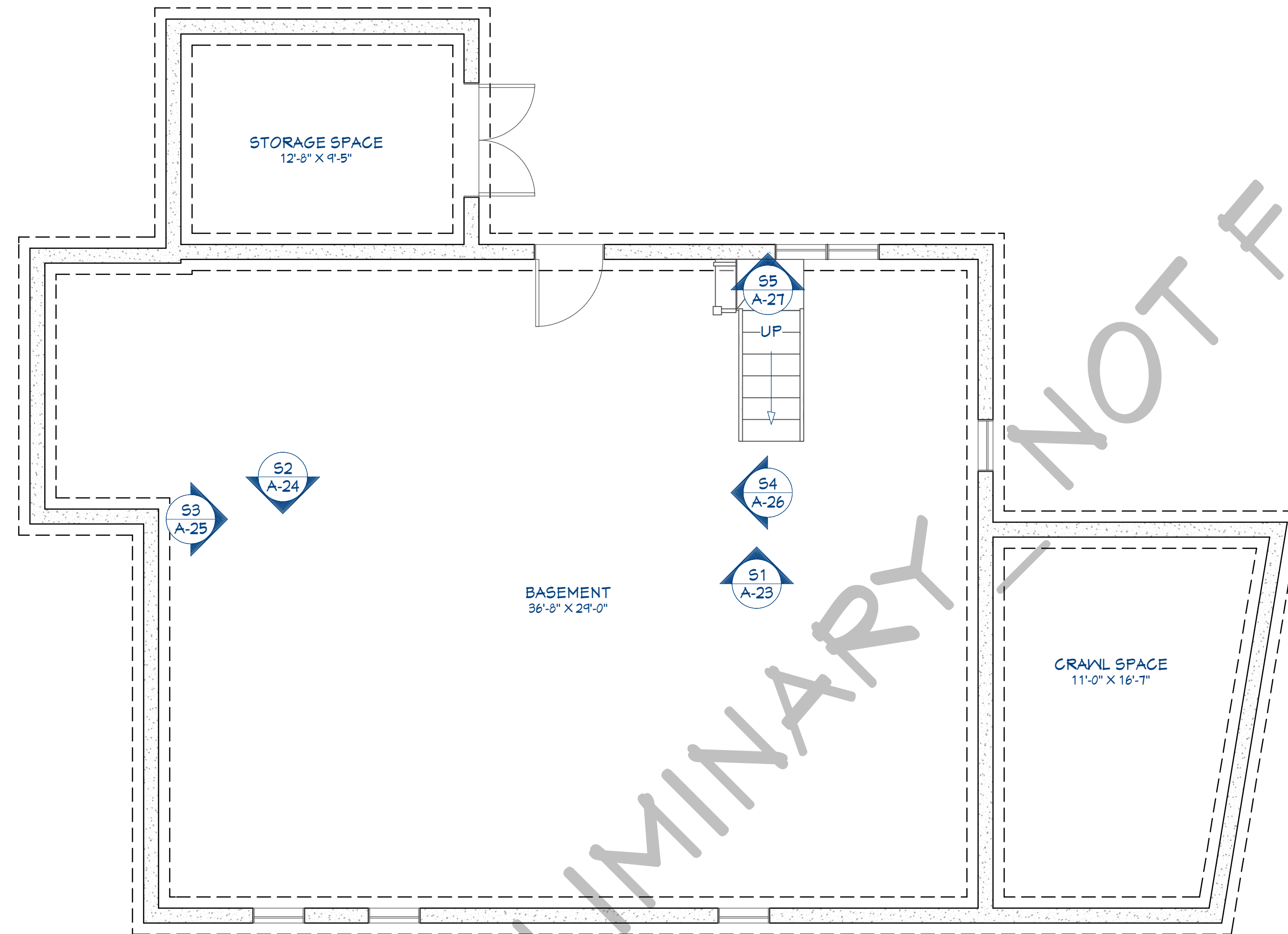
A-1





**EXISTING FOUNDATION PLAN**

SCALE: 1/8" = 1'-0"

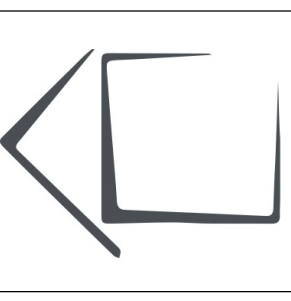


**PROPOSED FOUNDATION PLAN**

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

NOTE SCHEDULE	
①	SLIDE IN RANGE
②	FIREPLACE
③	STAIRS TO GRADE
④	BRICK WALKWAY
⑤	SHED/ STORAGE AREA
⑥	6" CORNER BOARD, TYP.
⑦	RENOVATED ROOF
⑧	ALL 2ND FLR WINDOWS HUNG AT 86"
⑨	NEW ROOF PLANE
⑩	ROOF DECK

WALL LEGEND	
	= EXTERIOR WALL
	= INTERIOR 6
	= INTERIOR 4
	= NEW WALL
	= DEMO WALL
	= GLASS TOP TILE BOTTOM PONY WALL
	= GLASS SHOWER WALL



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**FOUNDATION**

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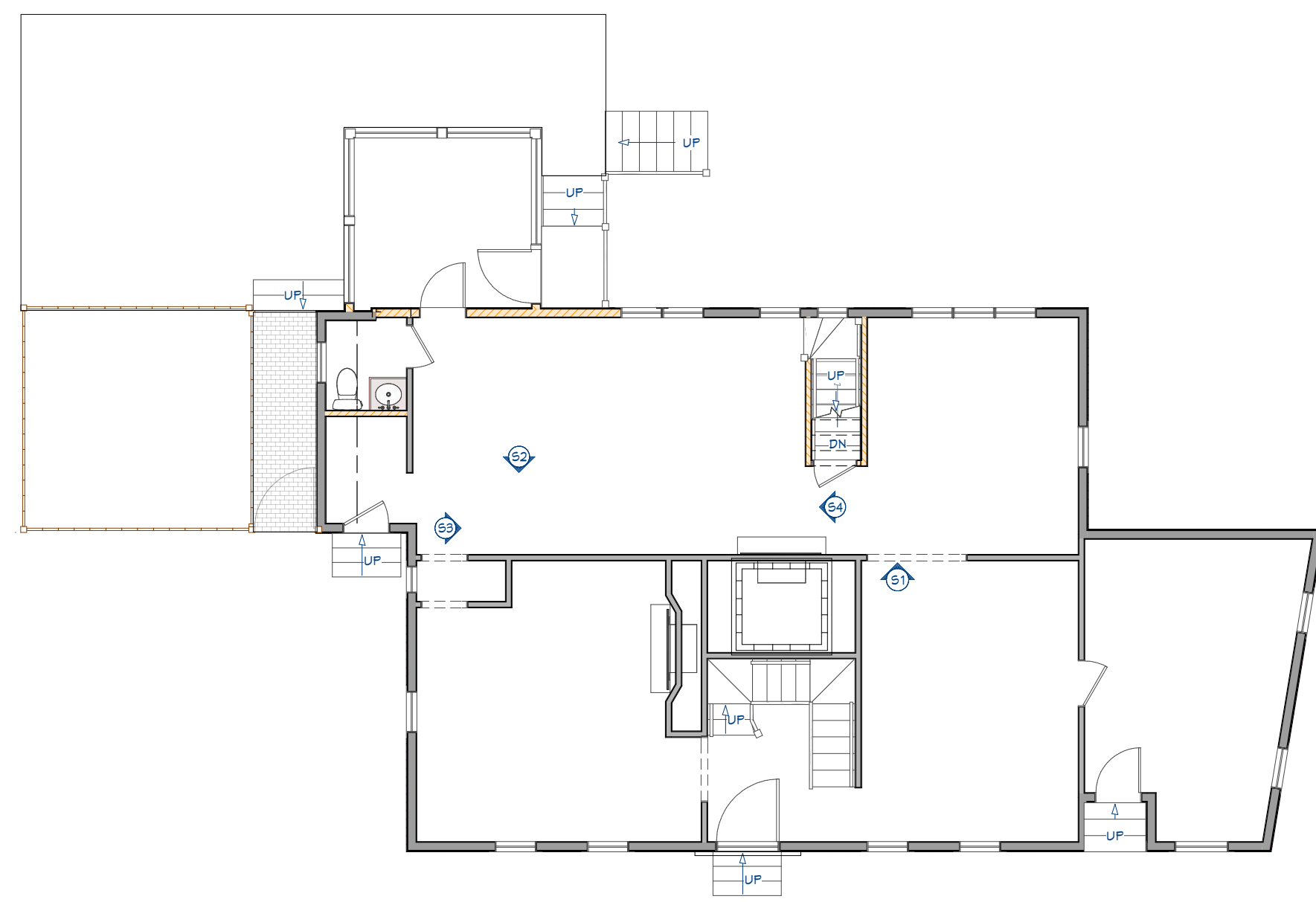
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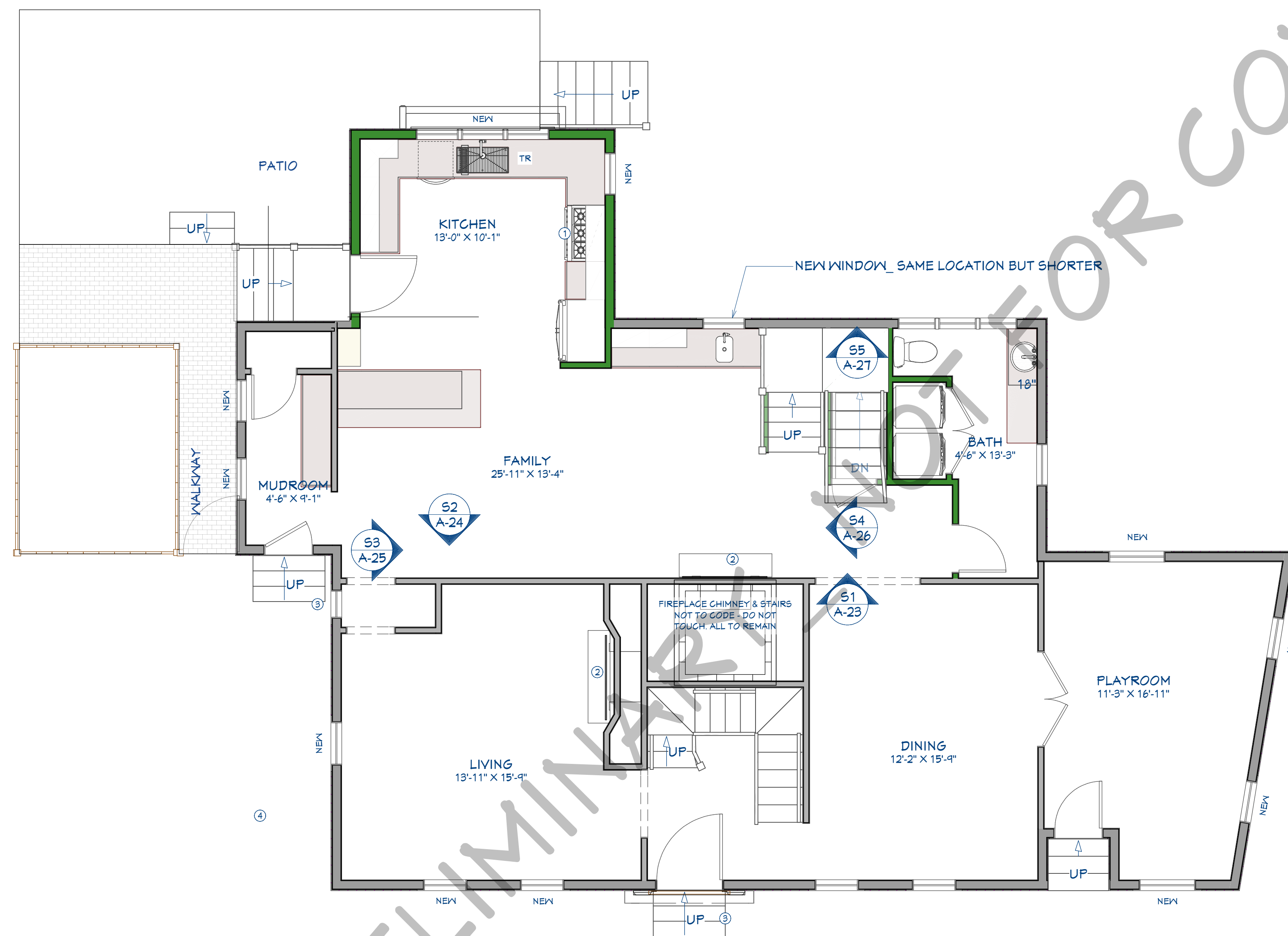
A-8





**EXISTING FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"

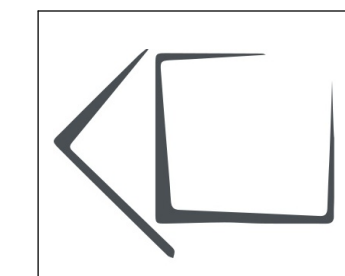


**PROPOSED FIRST FLOOR PLAN**

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

NOTE SCHEDULE	
①	SLIDE IN RANGE
②	FIREPLACE
③	STAIRS TO GRADE
④	BRICK WALKWAY
⑤	SHED/ STORAGE AREA
⑥	6" CORNER BOARD, TYP.
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⑩	ROOF DECK

WALL LEGEND	
	= EXTERIOR WALL
	= INTERIOR 6
	= INTERIOR 4
	= NEW WALL
	= DEMO WALL
	= GLASS TOP TILE BOTTOM PONY WALL
	= GLASS SHOWER WALL



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Number	Date	Description

**FIRST FLOOR**

**CLIENT:**  
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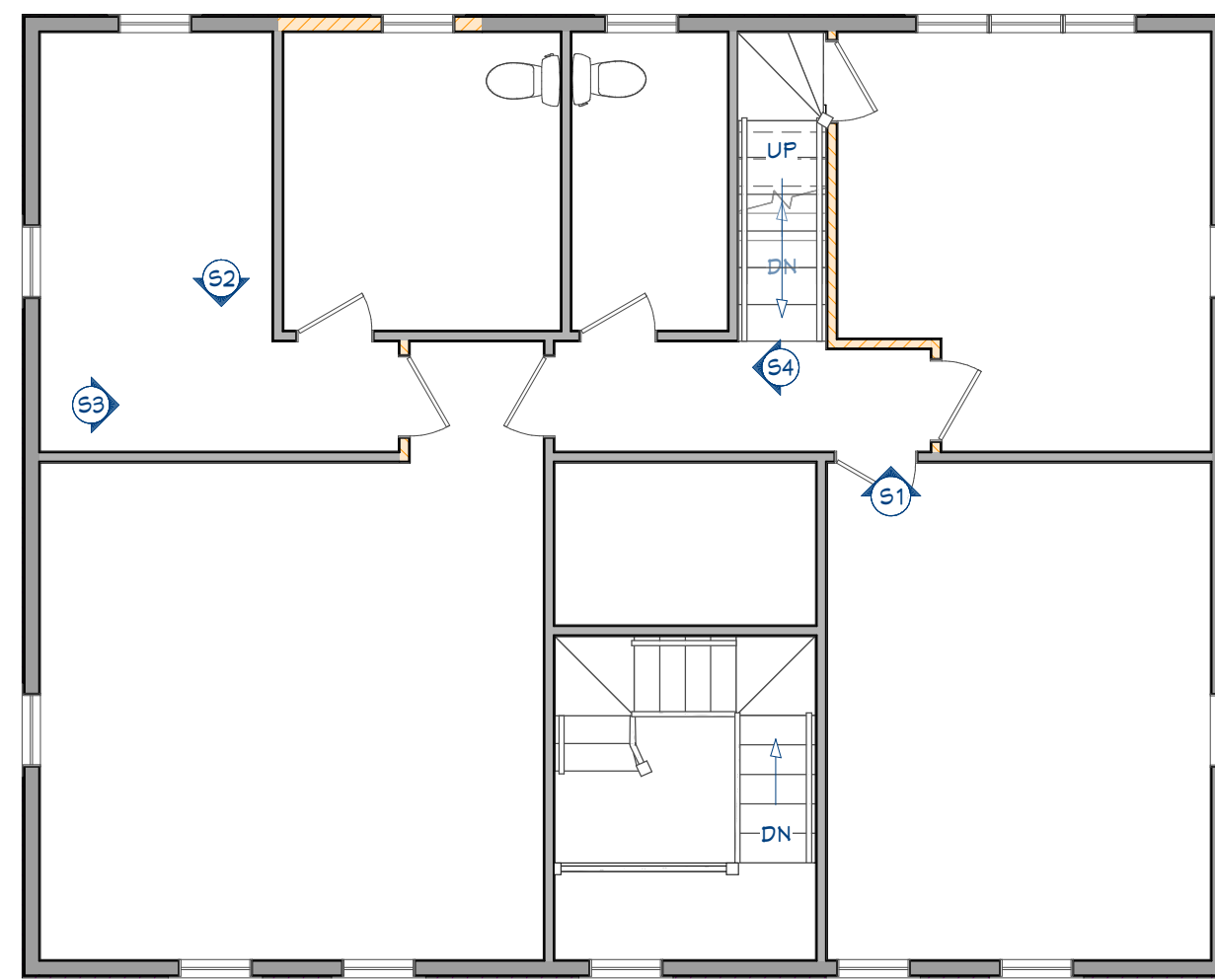
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**SHEET:**

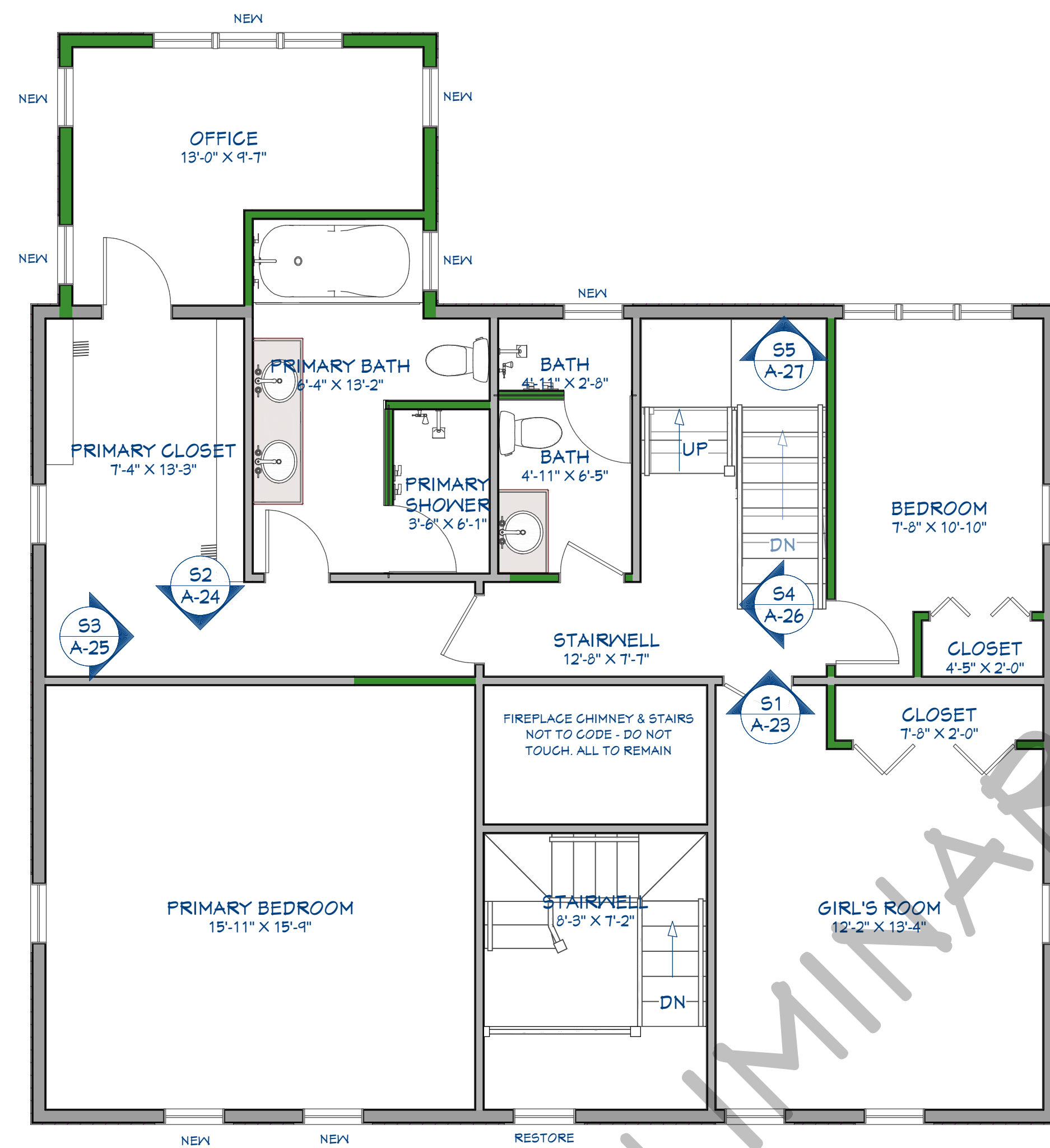
A-10





**EXISTING SECOND FLOOR PLAN**

SCALE: 1/16" = 1'-0"

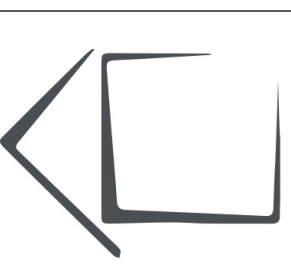


**PROPOSED SECOND FLOOR PLAN**

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

NOTE SCHEDULE	
①	SLIDE IN RANGE
②	FIREPLACE
③	STAIRS TO GRADE
④	BRICK WALKWAY
⑤	SHED/ STORAGE AREA
⑥	6" CORNER BOARD, TYP.
⑦	RENOVATED ROOF
⑧	ALL 2ND FLR WINDOWS HUNG AT 86"
⑨	NEW ROOF PLANE
⑩	ROOF DECK

WALL LEGEND	
	= EXTERIOR WALL
	= INTERIOR 6
	= INTERIOR 4
	= NEW WALL
	= DEMO WALL
	= GLASS TOP TILE BOTTOM PONY WALL
	= GLASS SHOWER WALL



Revision Table	
Number	Date

**SECOND FLOOR**

**CLIENT:**  
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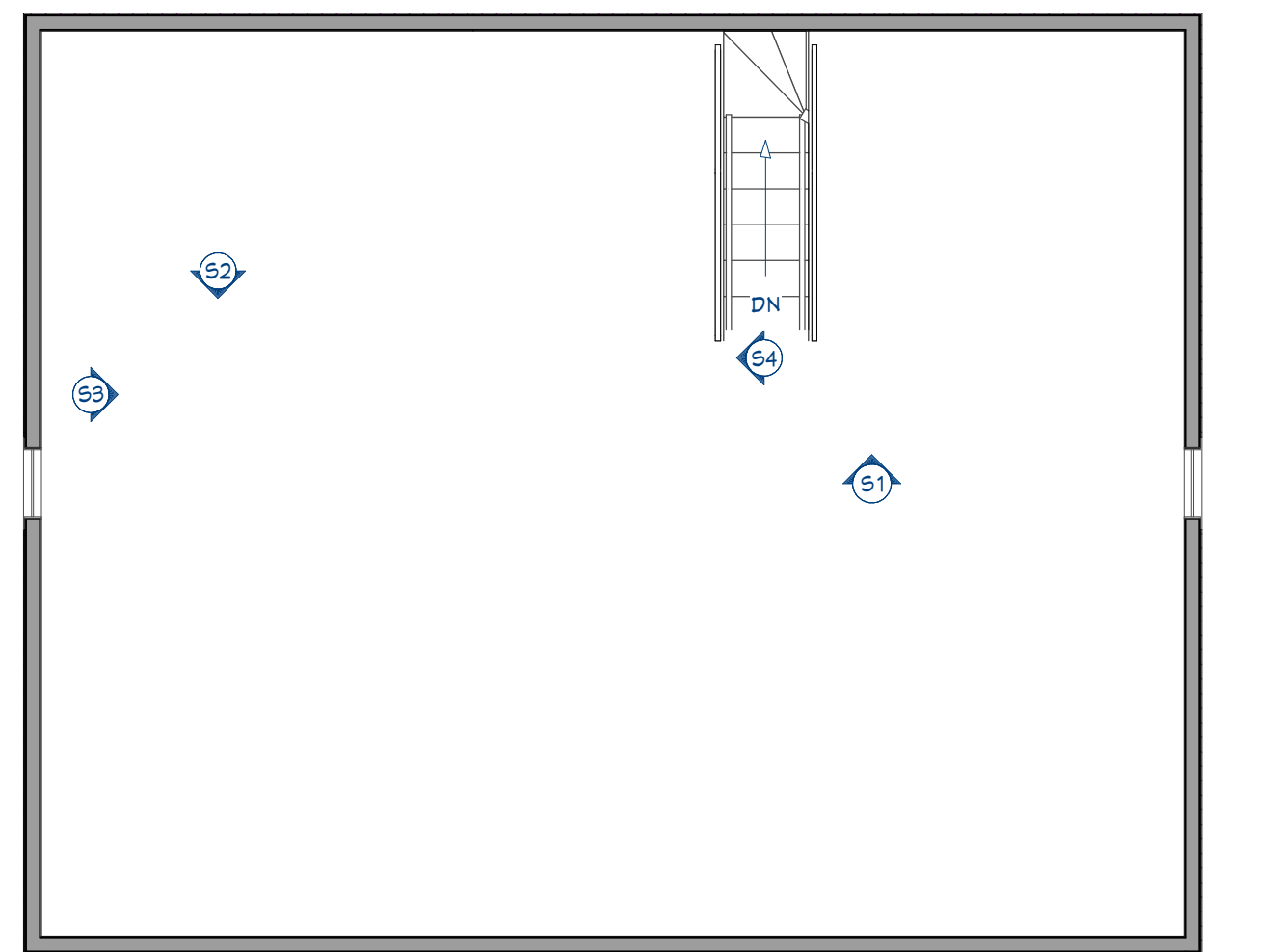
SCALE:

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SHEET:

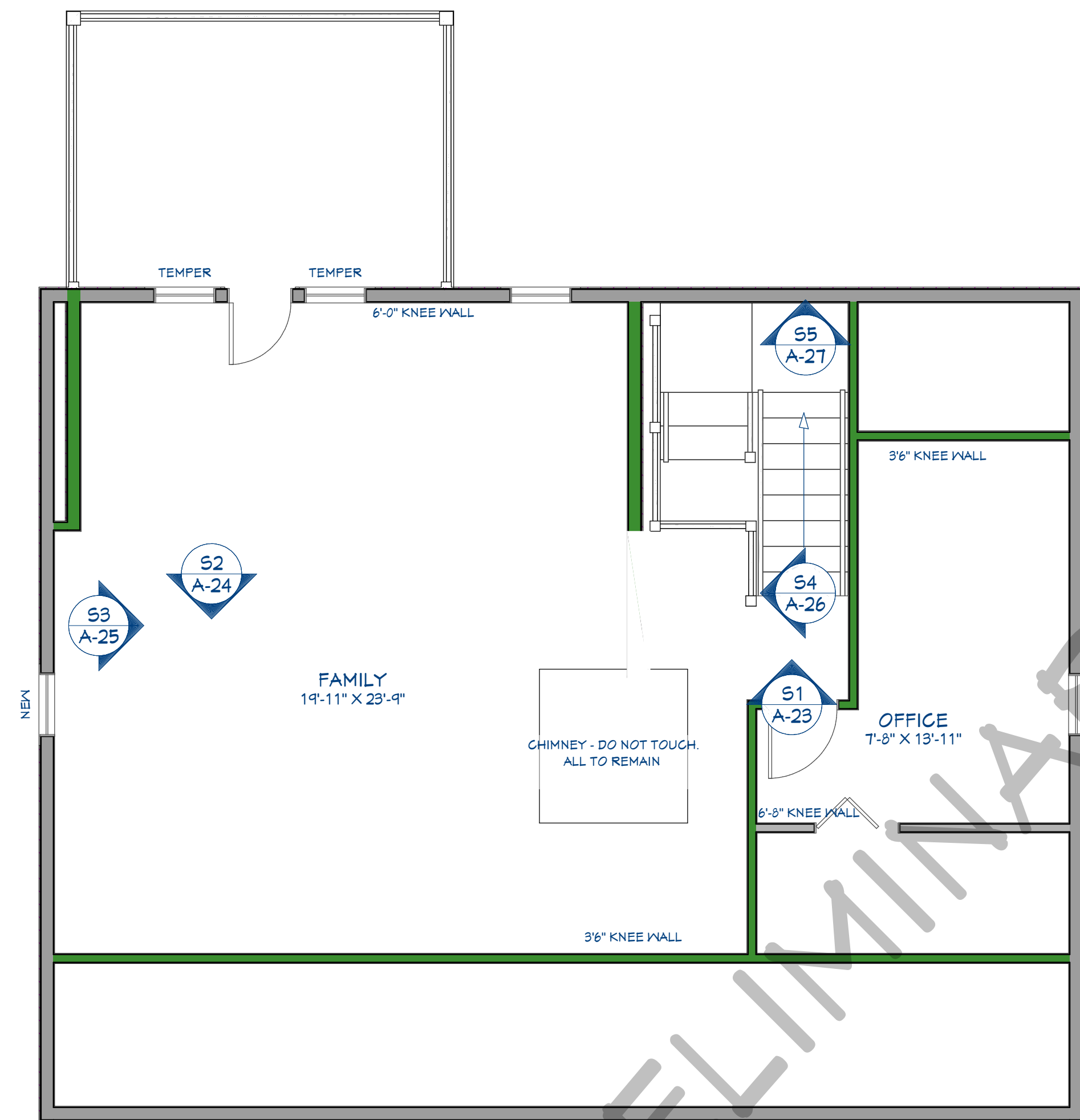
A-12





**EXISTING THIRD FLOOR PLAN**

SCALE: 1/16" = 1'-0"

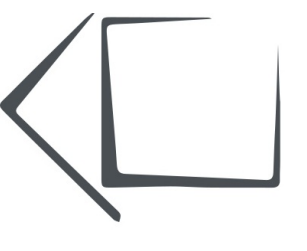


**PROPOSED THIRD FLOOR PLAN**

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

NOTE SCHEDULE	
①	SLIDE IN RANGE
②	FIREPLACE
③	STAIRS TO GRADE
④	BRICK WALKWAY
⑤	SHED/ STORAGE AREA
⑥	6" CORNER BOARD, TYP.
⑦	RENOVATED ROOF
⑧	ALL 2ND FLR WINDOWS HUNG AT 86"
⑨	NEW ROOF PLANE
⑩	ROOF DECK

WALL LEGEND	
	= EXTERIOR WALL
	= INTERIOR 6
	= INTERIOR 4
	= NEW WALL
	= DEMO WALL
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**THIRD FLOOR**

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24" X 36"

SCALE:

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SHEET:

**A-14**



**WINDOW SCHEDULE:**  
MFG: MARVIN\_ELEVATE

**FIRST FLOOR**

WINDOW SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W01	3	28 3/4"x57"	27 3/4"	56"	LIVING	SINGLE HUNG	1
	W02	2	28"x49"	27"	48"	MUDROOM	SINGLE HUNG	1
	W03	4	28"x40"	27"	39"	KITCHEN	SINGLE HUNG	1
	W04	1	28"x40"	27"	39"	FAMILY	SINGLE HUNG	1
	W05	2	37"x57"	36"	56"	PLAYROOM	SINGLE HUNG	1
	W06	2	28"x57"	27"	56"	PLAYROOM	SINGLE HUNG	1

**WINDOW NOTES:**

- 1 WOOD INTERIOR WITH WOOD EXTERIOR
- 2 HALF SCREENS ON ALL WINDOWS
- 3 INTERIOR WINDOW COLOR: WHITE
- 4 EXTERIOR WINDOW COLOR: PAINTED TO MATCH EXISTING
- 5 TRIM: REUSE EXISTING TRIM
- 6 MANUFACTURER: MARVIN ELEVATE
- 7 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES
- 8 EGRESS: BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQFT WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" AS TO MEET EGRESS. SECOND FLOOR SILLS MIN. 24" A.F.F. PROVIDE MIN. ONE DOOR OR WINDOW MEETING EGRESS REQ. IN BASEMENT, IN EACH SLEEPING ROOM, IN EACH POTENTIAL SLEEPING ROOM, AND OTHER LOCATIONS REQUIRED BY LOCAL CODE, IN SIZES REQUIRED BY LOCAL CODE. NOTE THAT CASMENT WINDOWS CODED BY MANUFACTURER AS MEETING EGRESS REQUIREMENTS TYPICALLY NEED TO BE ORDERED WITH SPECIFIC HARDWARE.
- 9 WINDOW TEMPERING: PROVIDE TEMPERED WINDOWS WHERE REQUIRED BY LOCAL CODES OR LOCAL AUTHORITIES.
- 10 WINDOW RO'S: 1/4" or 1/2" on each OF THE (4) SIDES ALLOWED FOR WINDOW RO, TYPICAL. REVIEW FRAMING SIZE VS. RO SIZE. ADJUST PER MANUF. REQUIREMENT AND/OR BUILDER PREFERENCE.
- 11 BASEMENT WINDOWS: ADD BASEMENT WINDOWS AS REQUIRED TO MEET STATE AND LOCAL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO EGRESS AND LIGHT / VENTILATION.

**\*\*MULL WINDOWS TOGETHER WHEN APPROPRIATE**

**\*EGRESS = SIGNIFIES EGRESS (see window notes for specs)**

**SECOND FLOOR**

WINDOW SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W07	2	28"x55"	27"	54"	PRIMARY BEDROOM	SINGLE HUNG	2
	W08	6	28"x55"	27"	54"	OFFICE	SINGLE HUNG	2
	W09	1	28"x55"	27"	54"	PRIMARY BATH	SINGLE HUNG	2
	W10	1	28"x55"	27"	54"	BATH	SINGLE HUNG - VINYL INTERIOR / WOOD EXTERIOR	2

**THIRD FLOOR**

WINDOW SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W11	1	28"x55"	27"	54"	OFFICE	CASMENT W/ CHECKRAIL - EGRESS	3
	W12	1	28 3/4"x55"	27 3/4"	54"	FAMILY	SINGLE HUNG	3
	W13	2	28"x49"	27"	48"	FAMILY/DECK	DOUBLE HUNG	3
	W14	1	28"x37 7/16"	27"	36 7/16"	FAMILY	DOUBLE HUNG	3

MARVIN ELEVATE™ COLLECTION  
**DOUBLE HUNG**

MO (mm)	1-10 (599)	2-2 (690)	2-6 (762)	2-8 (813)	2-10 (864)
RO (mm)	1-10 (599)	2-2 (690)	2-6 (762)	2-8 (813)	2-10 (864)
FS (mm)	1-9 1/2 (546)	2-1 1/2 (648)	2-5 1/2 (749)	2-7 1/2 (800)	2-9 1/2 (851)
DLO (mm)	1-3 11/16 (398)	1-7 11/16 (500)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)

January 2020



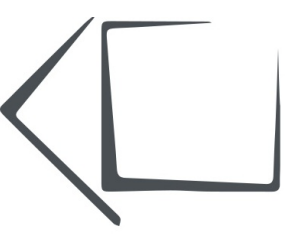
**Simulated Divided Lite (SDL)**



An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a spacer bar installed between the glass to create even more depth that resembles an ADL.

MARVIN\_DOUBLE-HUNG 6/6 SDL

**WINDOW SCHEDULE**



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SCALE:

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SHEET:

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**DOOR SCHEDULE:**  
MFG: BROSCO / MARVIN

**BASEMENT**

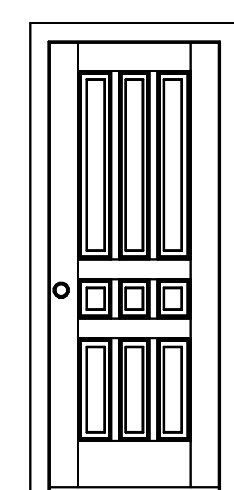
DOOR SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	D01	1	3068 R EX	36"	80"	BASEMENT	EXT. HINGED-DOOR E06	0
	D02	1	5068 L/R EX	60"	80"	STORAGE SPACE	EXT. DOUBLE HINGED-DOOR E06	0

**FIRST FLOOR**

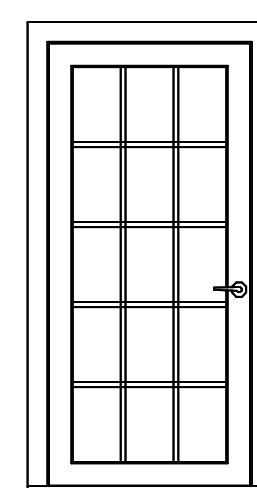
DOOR SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	D04	1	2660 L EX	30"	72"	MUDROOM	EXT. HINGED-DOOR E06	1
	D05	1	2668 R IN	30"	80"	PLAYROOM/ UNSPECIFIED	HINGED-TS9000	1
	D06	1	3068 L EX	36"	80"	KITCHEN	EXT. HINGED-GLASS PANEL	1

**DOOR NOTES:**

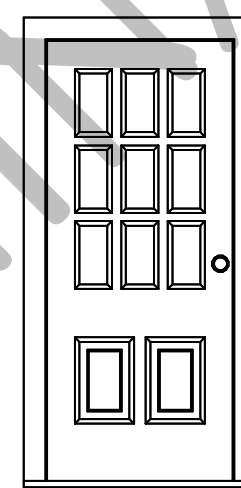
- DOORS SHALL BE 80"
- ALL DOORS SHALL BE SOLID CORE 1-3/4" THICK
- INTERIOR DOORS SHALL BE PTD. OR STAINED, VERIFY WITH DESIGNER
- DOORS BETWEEN GARAGE AND LIVING AREA SHOULD BE 1-3/4" TIGHT FITTING SOLID CORE DOORS
- EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPEN-ABLE FROM INSIDE
- GARAGE DOORS TO BE SECTIONAL INSULATED, OVERHEAD DOORS. GLASS PANELS TO BE INSULATED
- ALL GLAZING WITHIN 18IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR ARE TO HAVE SAFETY GLAZING
- ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
- BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS
- PROVIDE FIRE-RATED AND / OR SELF-CLOSING DOORS WHERE REQUIRED BY LOCAL CODES OR LOCAL AUTHORITIES.



**RIGHT FRONT DOOR**  
30" X 80"



**EXTERIOR DOOR**  
KITCHEN/DECK  
36" X 80"



**EXTERIOR HALF LIGHT DOOR**  
EXISTING MUDROOM, PROPOSED STORAGE & BASEMENT  
36" X 80"

**INSWING FRENCH DOOR**

MO (mm)	2-6 13/16 (175)	2-8 13/16 (204)	3-0 13/16 (233)
RO (mm)	2-7 5/16 (196)	2-9 5/16 (246)	3-1 5/16 (248)
FS (mm)	2-6 5/16 (177)	2-8 5/16 (221)	3-0 5/16 (223)
DLO (mm)	21 11/32 (546)	23 11/32 (593)	27 11/32 (699)

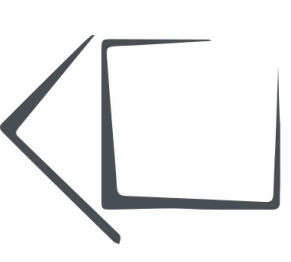
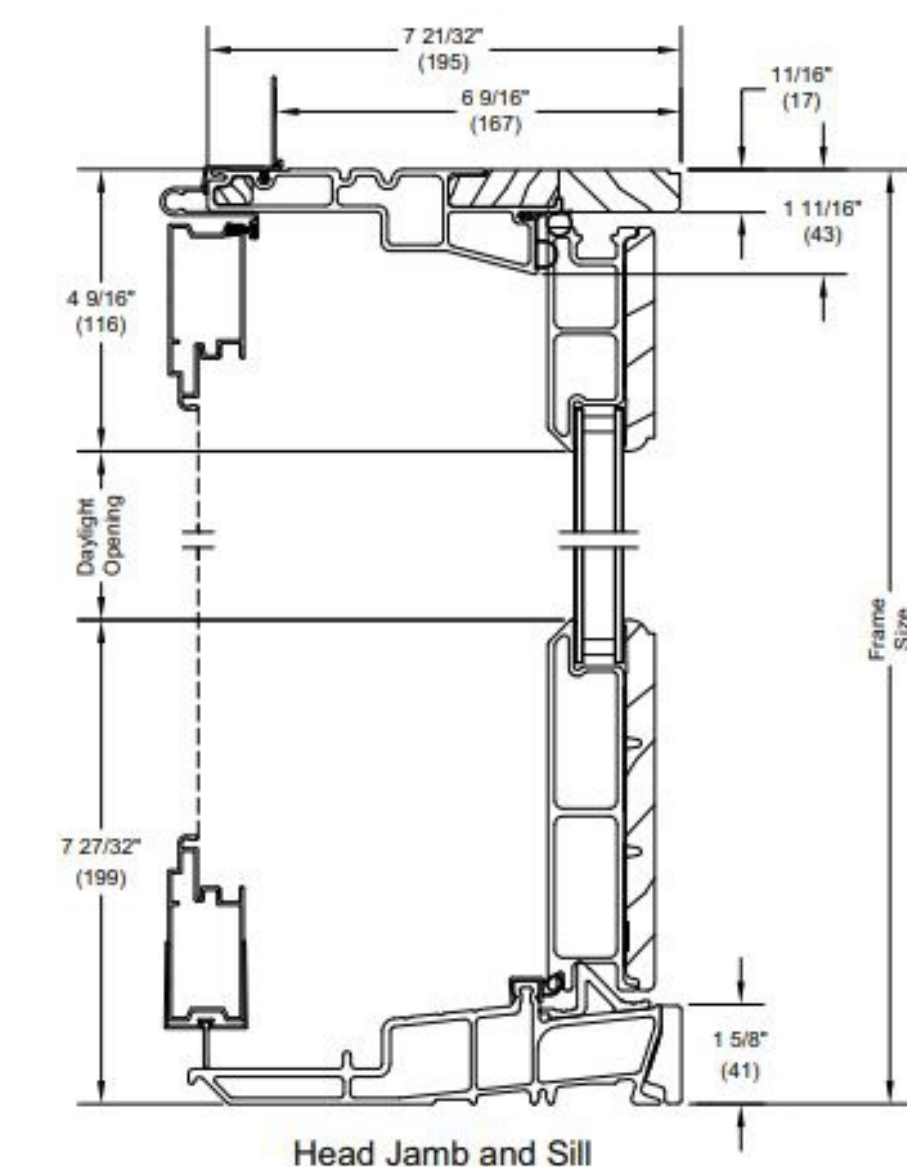
**Inswing Door Operation**  
X signifies an operating door panel, O means stationary.  
Listing the panels in a door starts from the left to the right, looking from the exterior.

**Details and Elevations not to scale.**  
When ordering 6 9/16" jamba, add 1/4" to width and 1/8" to height of Frame Size (FS), Rough Opening (RO), or Masonry Opening (MO).  
O = Stationary X = Operator

**Elevate Inswing French Door**

**Section Details: Single Panel with 6 9/16" Jamba**

Scale: 3" = 1' 0"



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SEE SCALE ON DRAWINGS

SHEET:

A-17



**EXISTING PHOTOS**



FRONT LEFT SIDE VIEW



FRONT RIGHT SIDE VIEW



FRONT MAIN DOOR



**EXISTING NORTH ELEVATION | FRONT VIEW**

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



**PROPOSED NORTH ELEVATION | FRONT VIEW**

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

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.



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**ELEVATIONS**

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SCALE:

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A-20



EXISTING PHOTOS



REAR VIEW



REAR SIDE VIEW



REAR BASEMENT DOOR

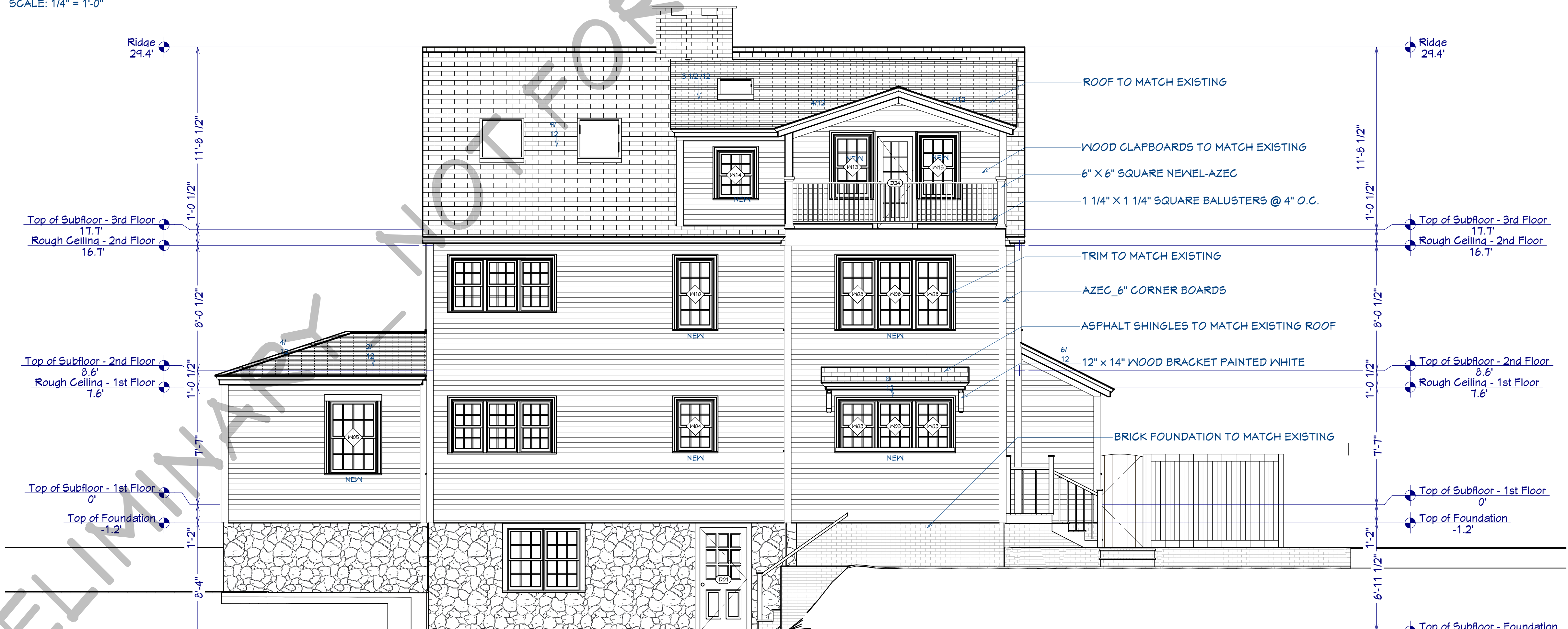


CUSTOM WOOD BRACKET W/ CHAMFER  
PAINTED WHITE  
12" X 14"



EXISTING SOUTH ELEVATION | REAR VIEW

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



PROPOSED SOUTH ELEVATION | REAR VIEW

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

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.



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CONTACT:  
AMY DUTTON HOME  
9 WALKER STREET | KITTERY, ME  
amy@amyduttonhome.com  
207.397.2020

DATE:

12/15/2023

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SCALED FOR:  
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

A-19

ELEVATIONS

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



**EXISTING PHOTOS**



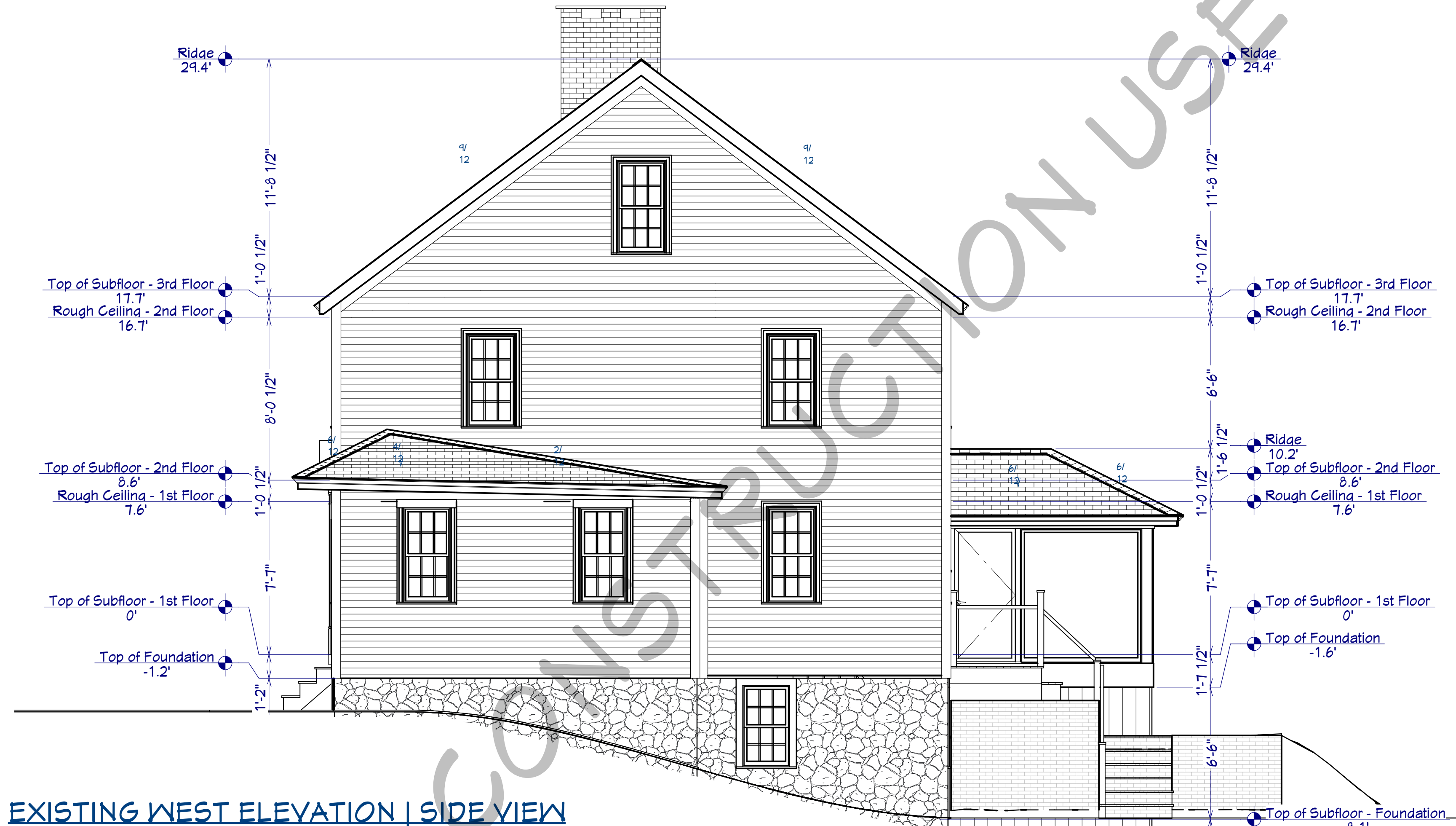
FRONT SIDE VIEW



BACK SIDE VIEW

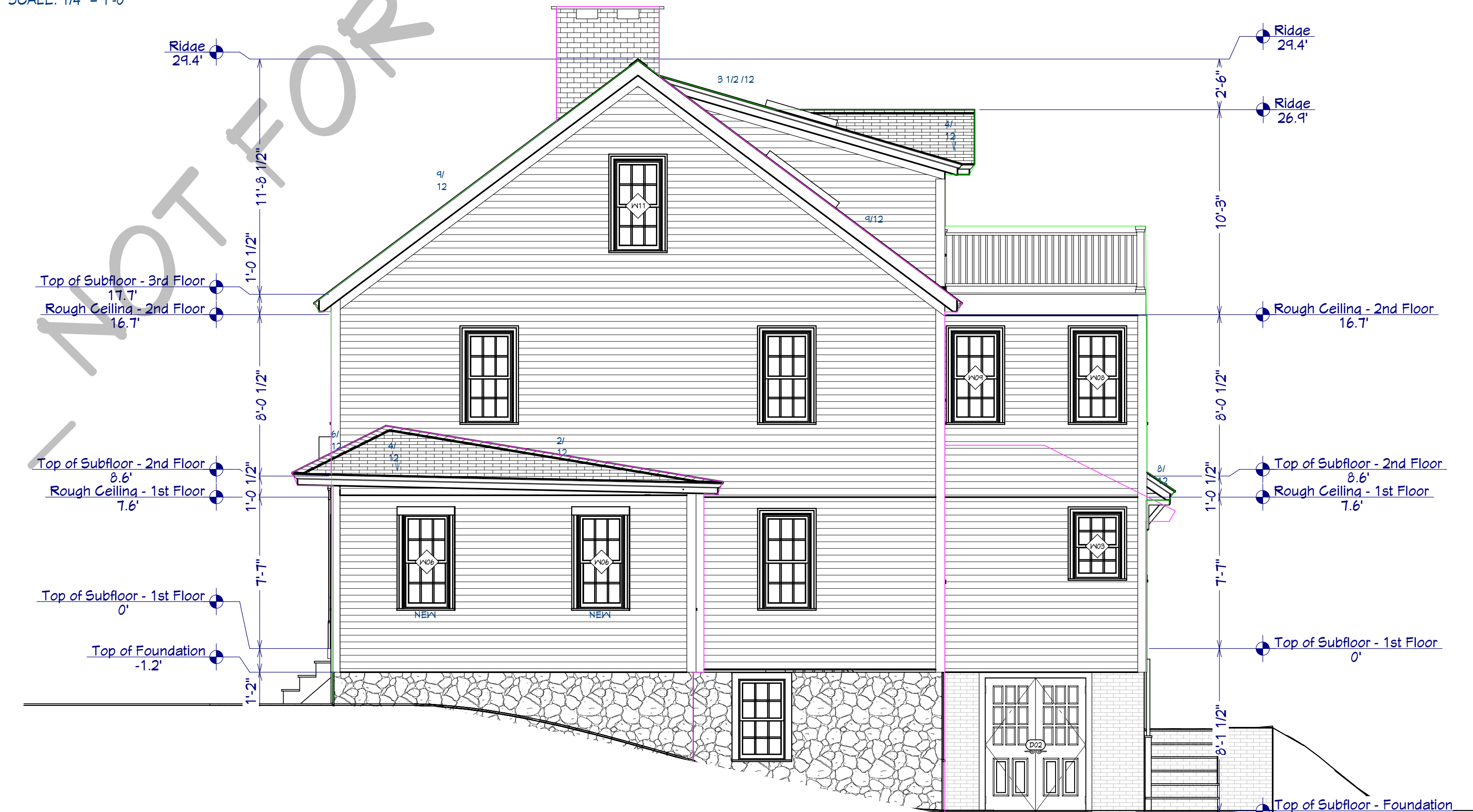
**LINE LEGEND**

- = EXISTING
- = PROPOSED



**EXISTING WEST ELEVATION | SIDE VIEW**

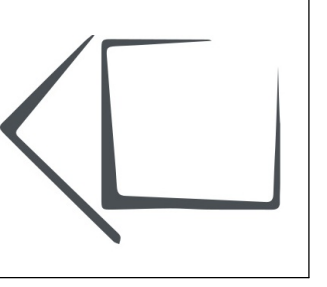
SCALE: 1/4" = 1'-0"



**PROPOSED WEST ELEVATION | SIDE VIEW**

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

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.



Revision Table	
Number	Date

**ELEVATIONS**

**CLIENT:**  
BLACK DOWBROMSKI  
111 Gates Street  
Portsmouth, NH

**CONTACT:**  
AMY DUTTON HOME  
9 WALKER STREET | KITTERY, ME  
amy@amyduttonhome.com  
207.357.2020

**DATE:**

12/15/2023

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SCALED FOR:  
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

A-21

**ELEVATIONS**

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



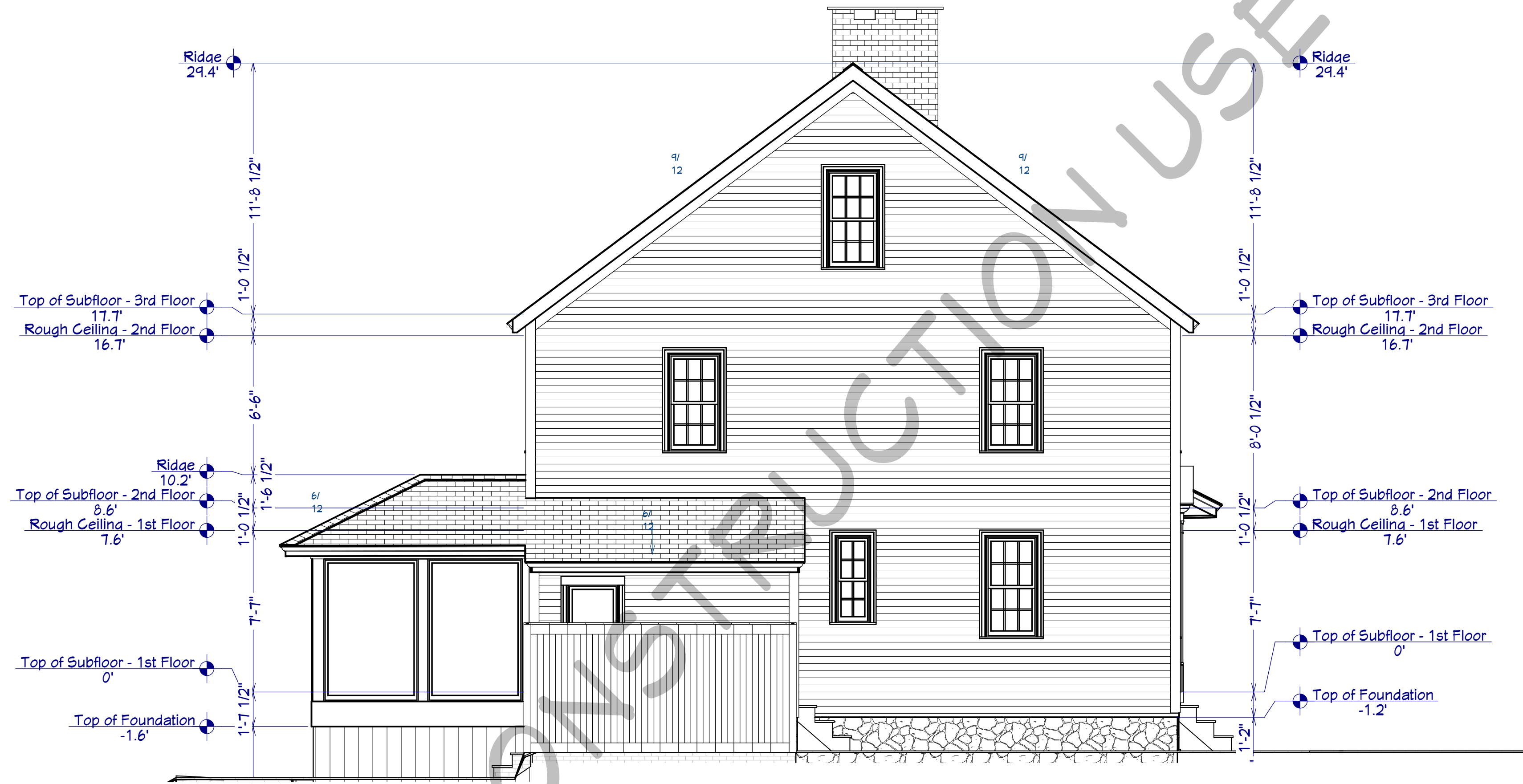
EXISTING PHOTOS



FRONT SIDE VIEW

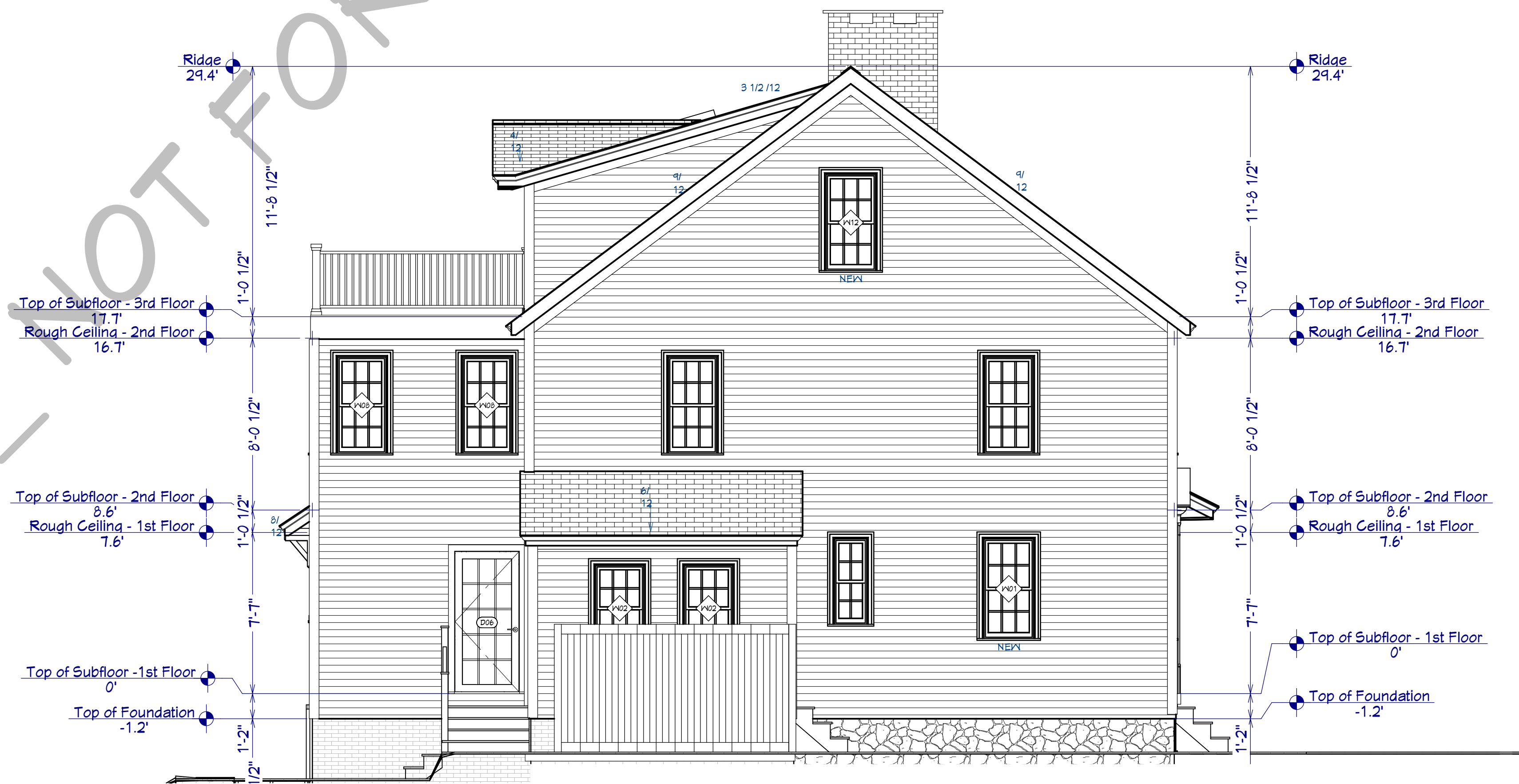


BACK SIDE VIEW



EXISTING EAST ELEVATION | SIDE VIEW

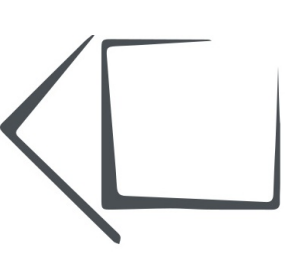
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION | SIDE VIEW

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

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.



Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:  
BLACK DOYBROMSKI  
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24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

A-22

ELEVATIONS

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