

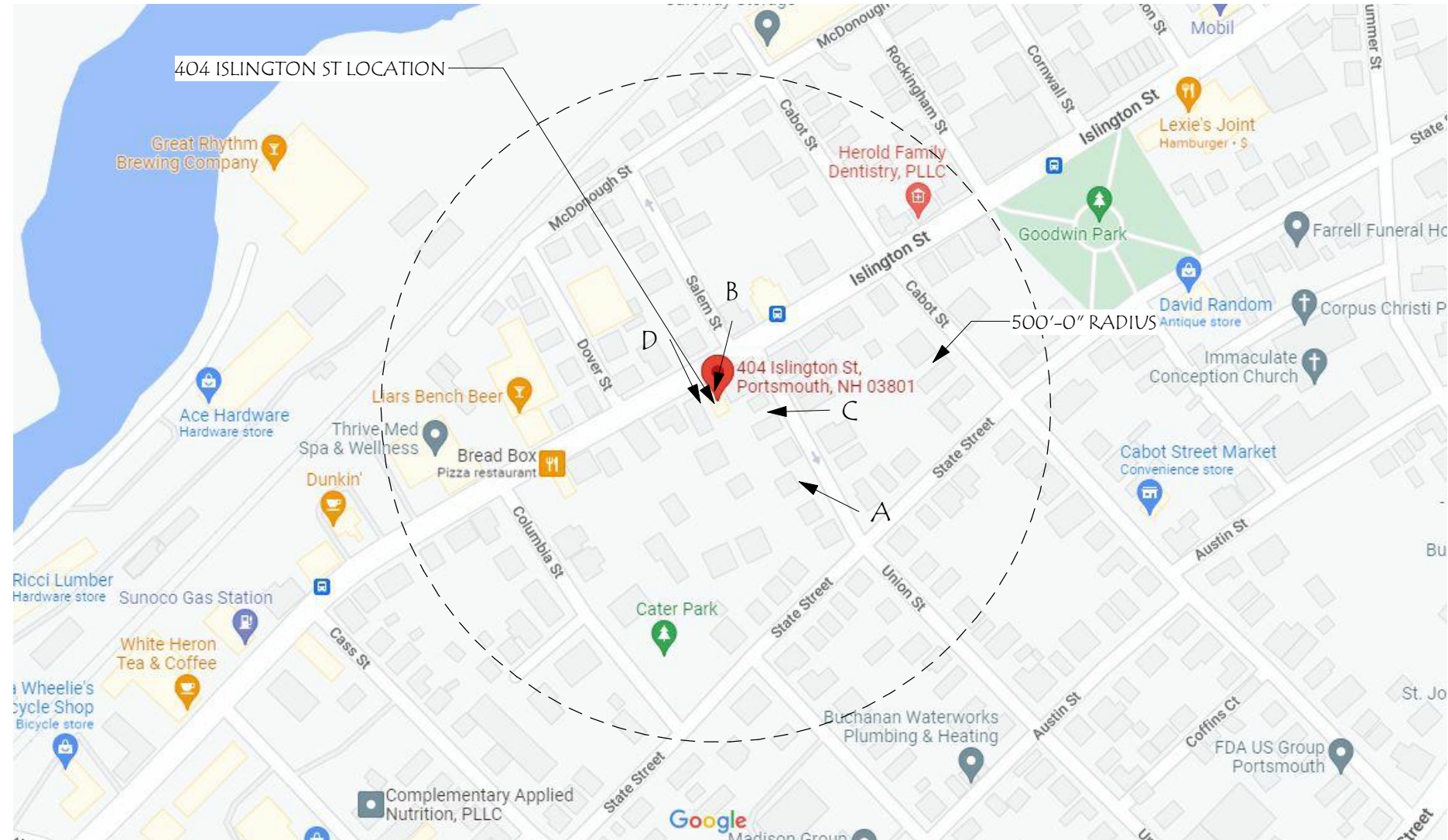
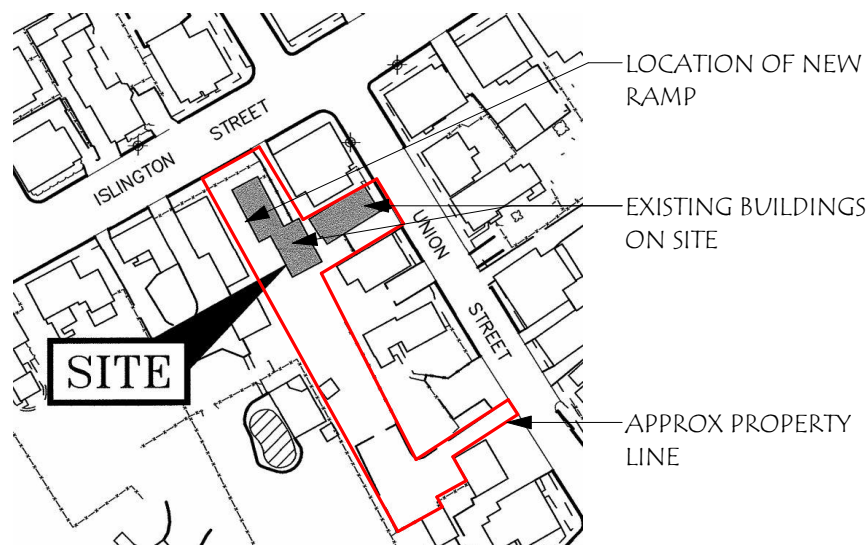
404 ISLINGTON STREET

GENERAL PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE ADDITION OF A NEW ACCESSIBLE RAMP TO AN EXISTING STRUCTURE.

NEW WORK:

THIS PROJECT CONSISTS OF THE MODIFICATION OF EXISTING DOOR AND THE ADDITION OF A NEW LANDING, STAIRS, AND HANDRAILS



ZONING SUMMARY:

ZONING DISTRICT: CD4-L2

LOT SIZE: 12,630 SF

REQUIRED LOT AREA PER DWELLING UNIT:

BUILDING HEIGHT: 35'-0" ALLOWED

GROUND FLOOR ABOVE SIDEWALK: 11'-0" MIN

MIN GROUND STORY HEIGHT: ~8'-6" EXISTING



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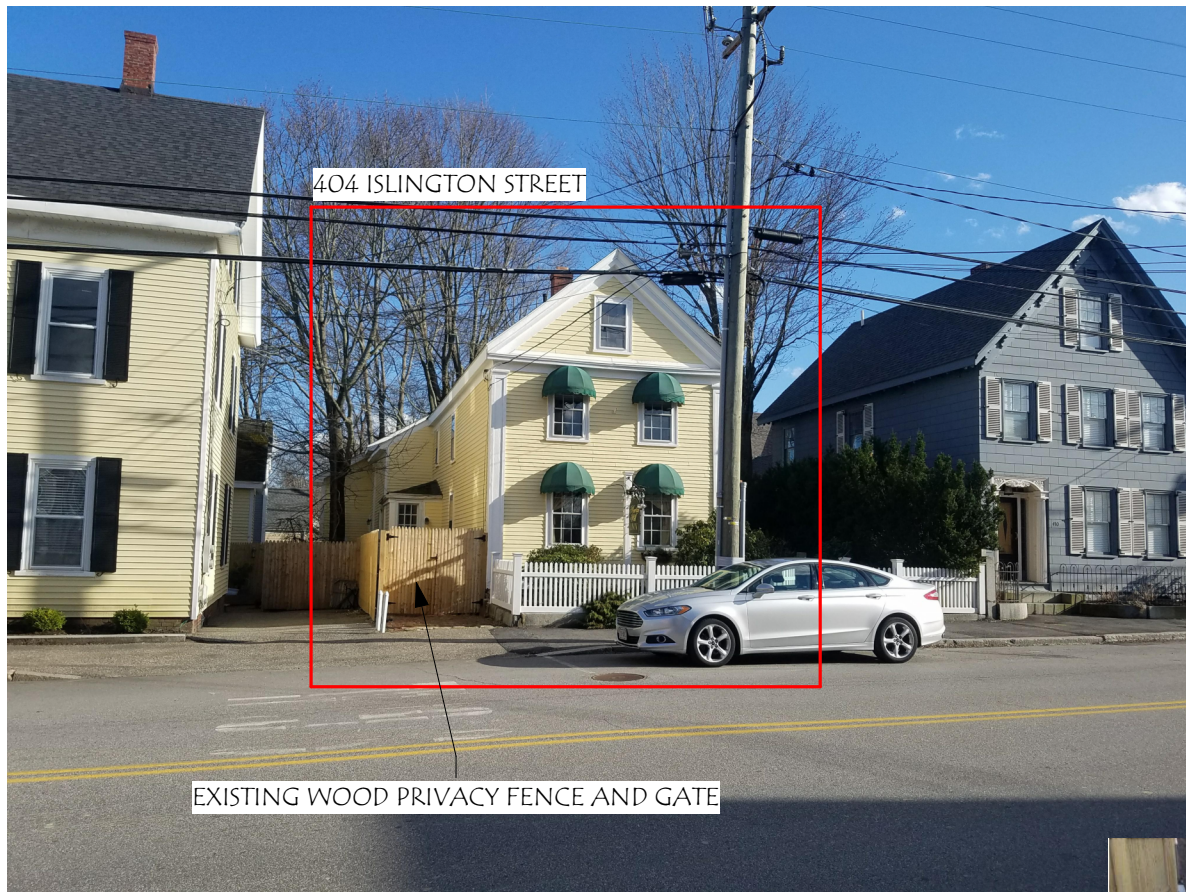
MARTIN HILL INN

404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions #	Description	Date

SCALE:	SNH
DRAWN BY:	RJH
CHECKED BY:	2022050
PROJECT NO.:	05/25/22
DATE:	

TITLE:	COVER SHEET
	1



404 ISLINGTON STREET

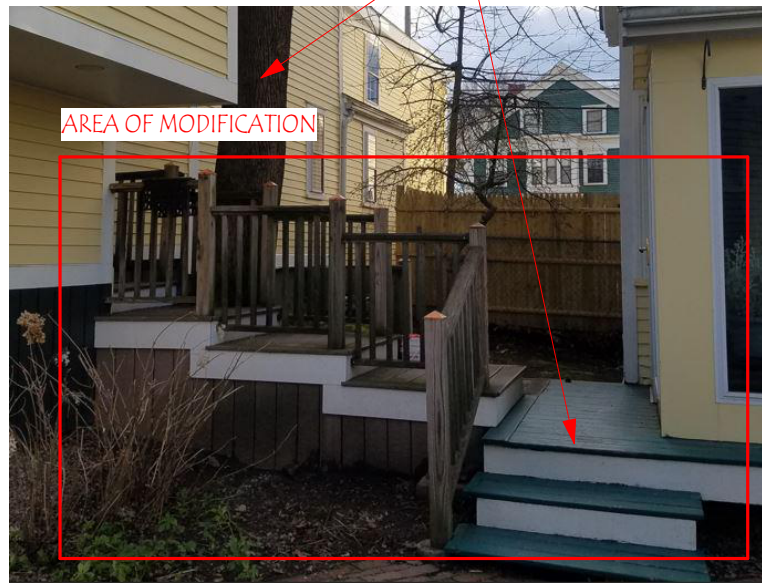
EXISTING WOOD PRIVACY FENCE AND GATE

VIEW A: ISLINGTON STREET

REMOVE EXISTING STORM DOOR & REPLACE EXISTING DOOR WITH NEW 36"X80" DOOR IN SAME STYLE

REMOVE EXISTING TIERED LANDINGS, SUPPORTS, AND ASSOCIATED RAILINGS

EXISTING TREE WAS REMOVED DUE TO DISEASE



AREA OF MODIFICATION

VIEW C: EXISTING DECKING BETWEEN BUILDINGS

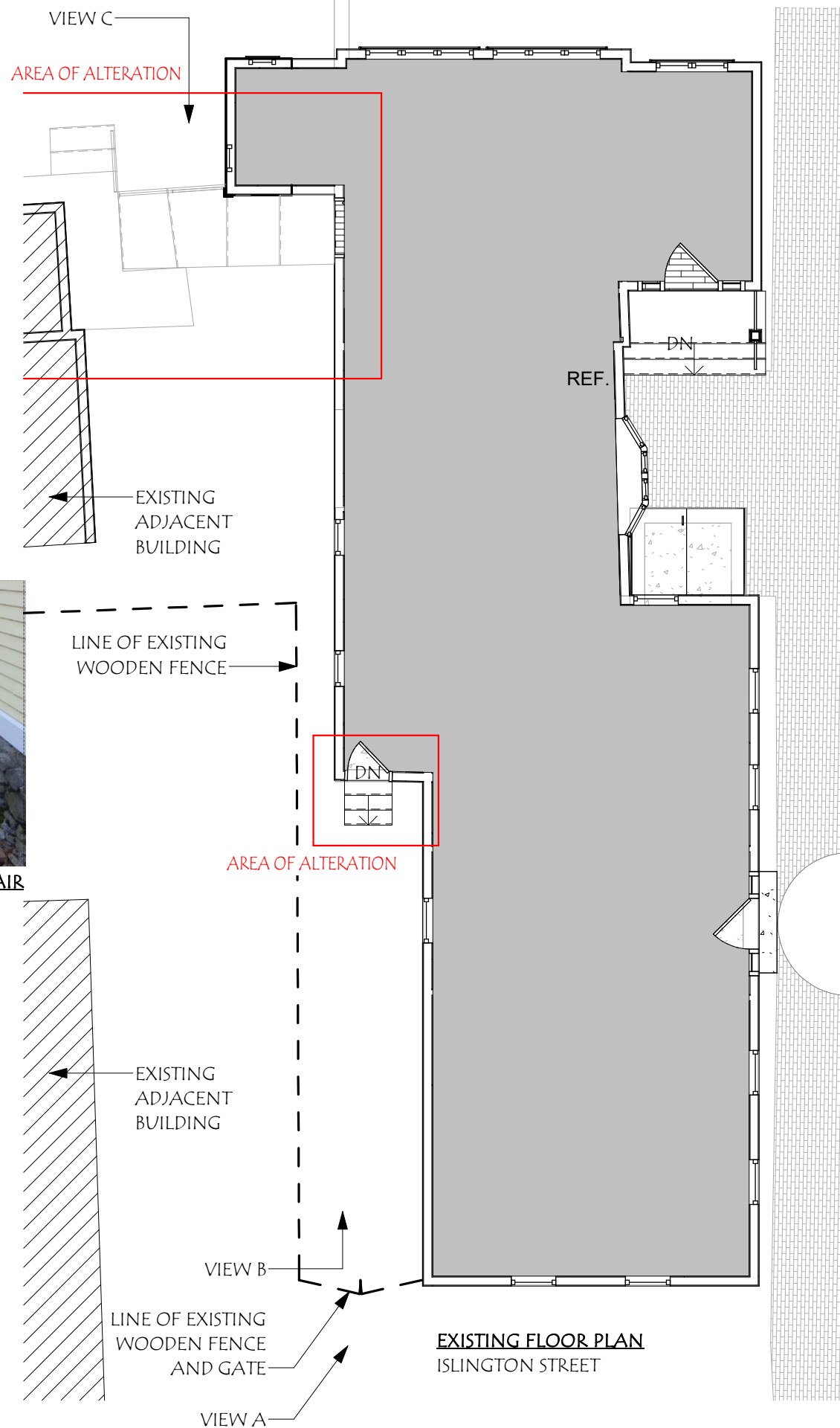


AREA OF MODIFICATION

VIEW B: WITHIN WOOD PRIVACY FENCE



CLOSE UP OF EXISTING STAIR



Revisions #	Description	Date

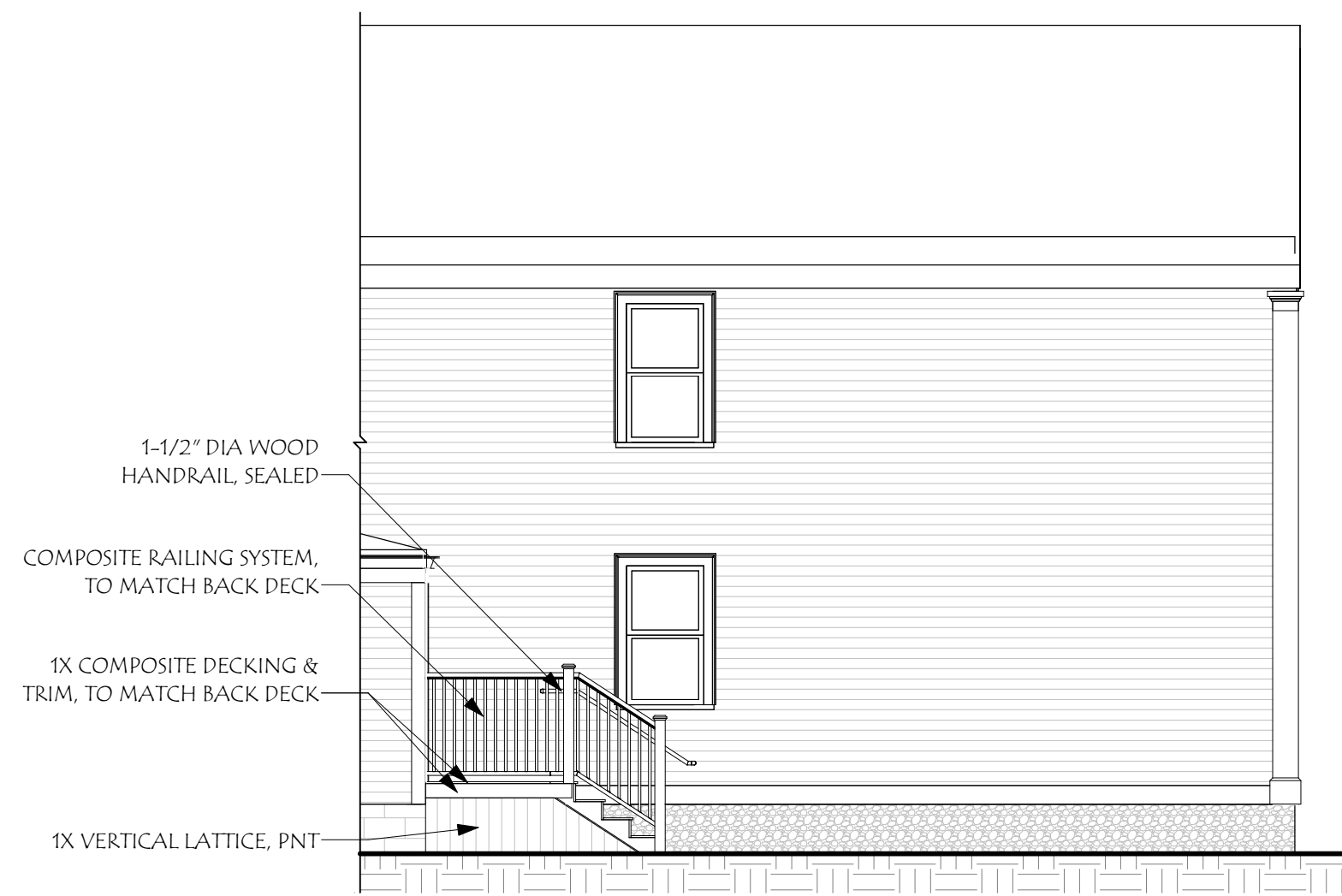
SCALE:	1/8" = 1'-0"
DRAWN BY:	SNH
CHECKED BY:	RJH
PROJECT NO.:	2022.050
DATE:	04/14/22

TITLE:	EXISTING CONTEXT/ PLAN
	2

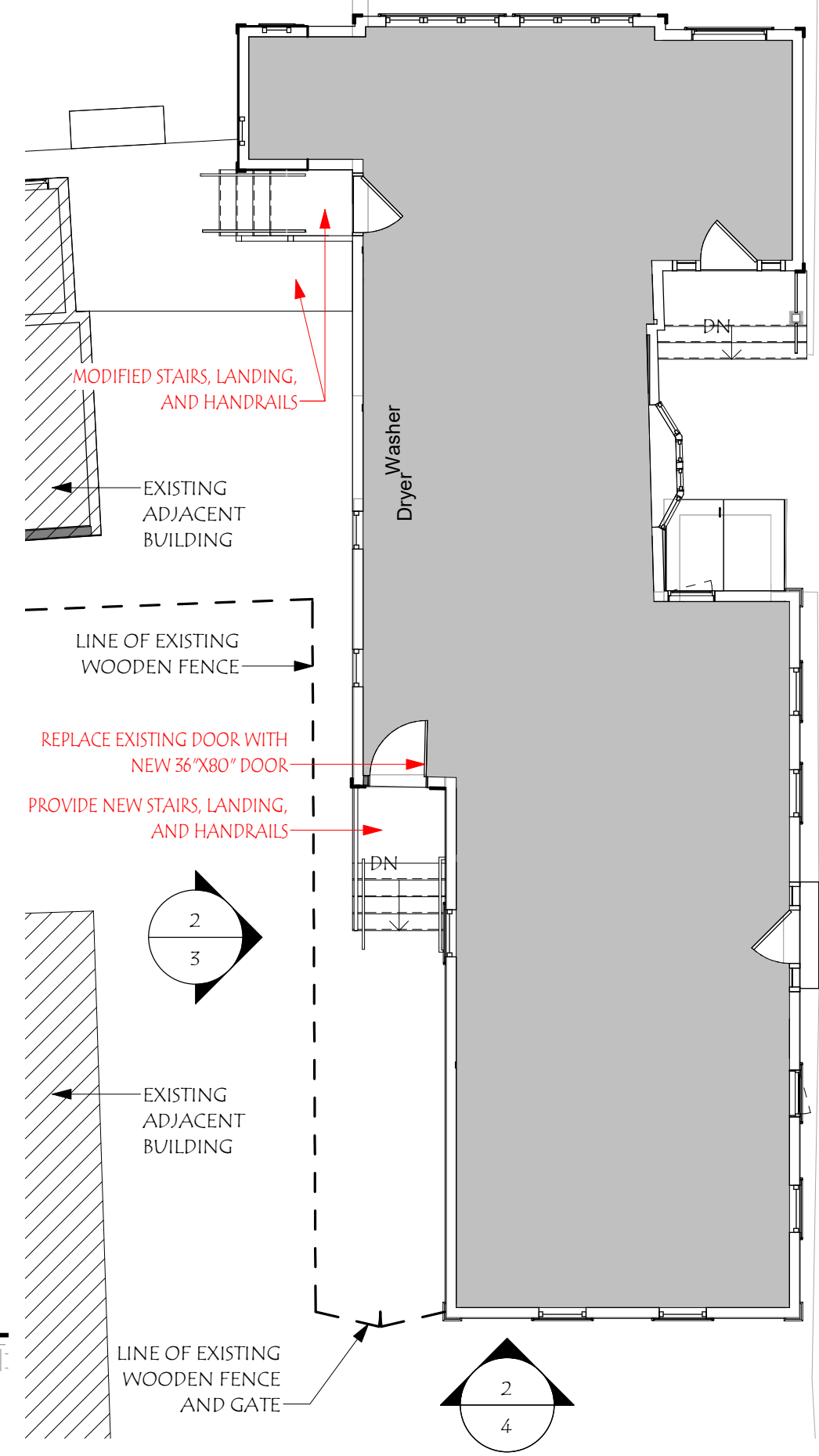
Revisions #	Description	Date

SCALE:	As indicated	SNH	RJH	2022.050	05/25/22
DRAWN BY:					
CHECKED BY:					
PROJECT NO.:					
DATE:					

TITLE:	PROPOSED	3
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2 HDC EAST ELEVATION
 SCALE: 3/16" = 1'-0"

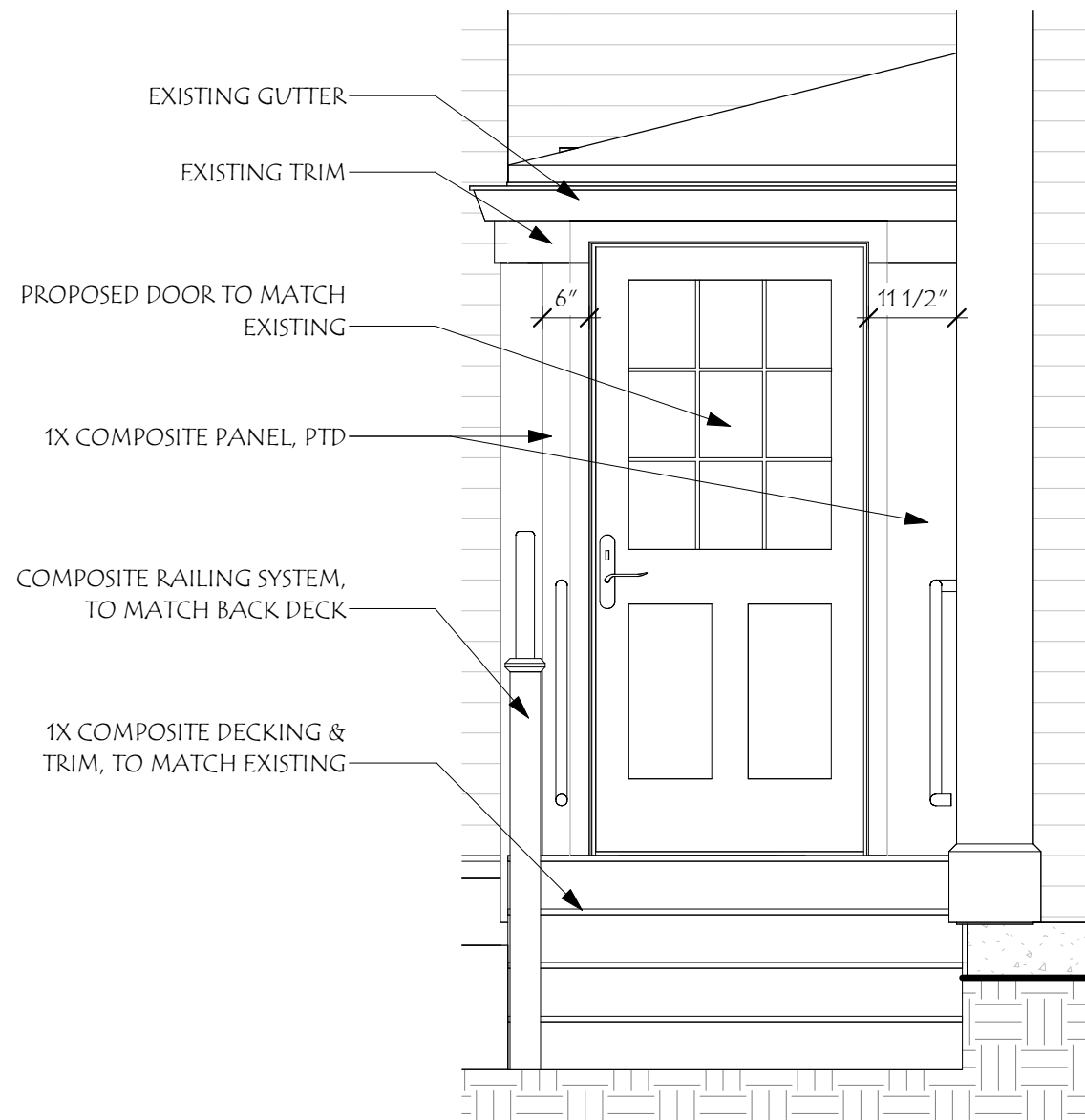


PROPOSED FLOOR PLAN
 ISLINGTON STREET



Simulated Divided Lites (SDLs) with Grilles
Between Glass (GBGs):

ENTRY DOOR
36" X 80"H STEEL DOOR



ENLARGED NORTH ELEVATION



1 **HDC NORTH ELEVATION**
SCALE: 3/16" = 1'-0"



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MARTIN HILL INN
404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions: #	Description	Date

SCALE:	As indicated	SNH	RH	2022.050	04/30/24
DRAWN BY:					
CHECKED BY:					
PROJECT NO.:					
DATE:					

TITLE:	PROPOSED ELEVATIONS
	4



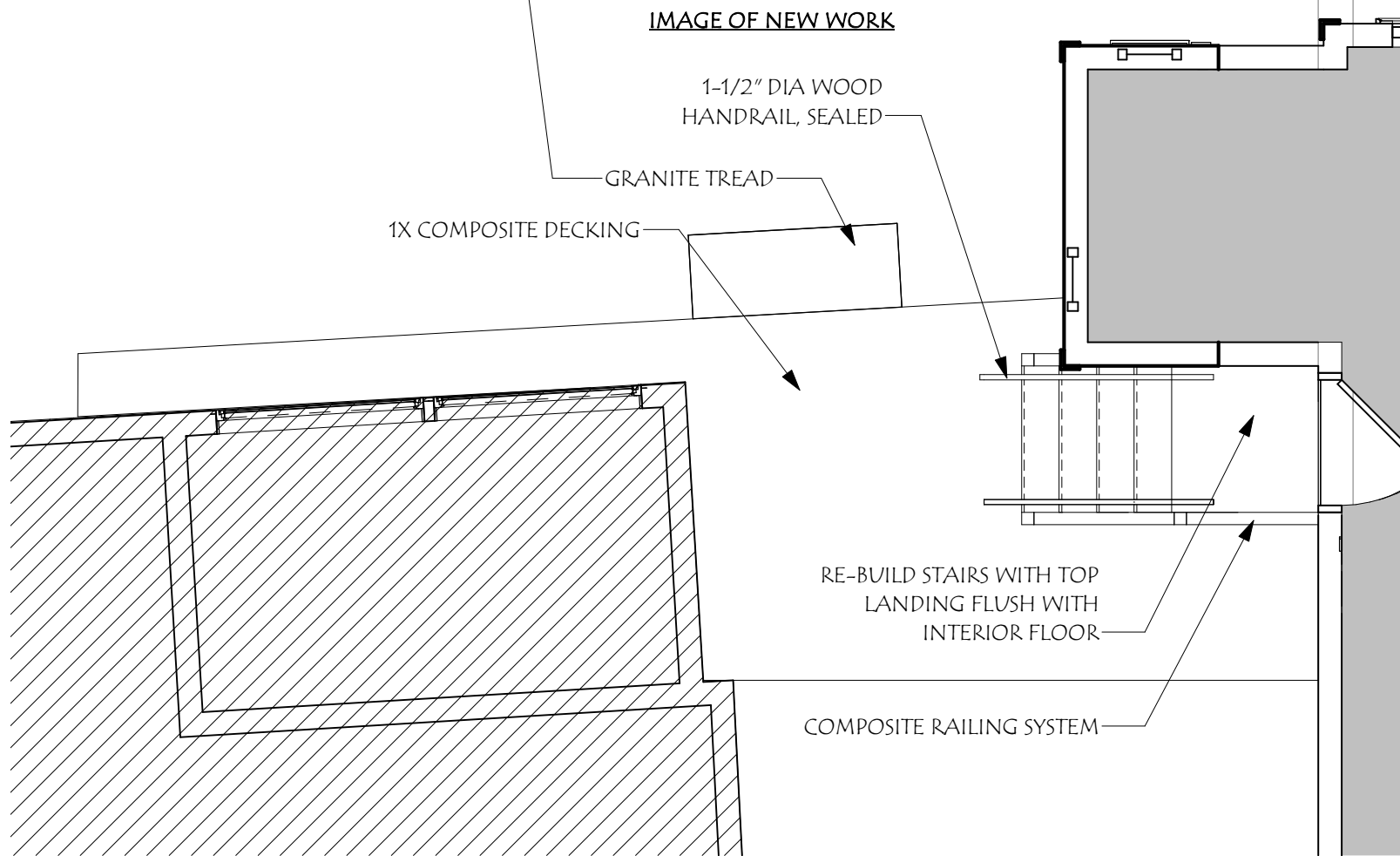
IMAGE OF NEW WORK



IMAGE OF NEW WORK



IMAGE OF NEW WORK



- COMPOSITE RAILING SYSTEM
- REBUILD STAIR WITH TOP LANDING FLUSH WITH INTERIOR FLOOR
- 1x COMPOSITE DECKING
- 1x COMPOSITE TRIM

1 PROPOSED DECK PLAN
SCALE: 1/4" = 1'-0"

Revisions #	Description	Date

TITLE: BACK DECK PLAN	SCALE: 1/4" = 1'-0"	DRAWN BY: SNH	CHECKED BY: RJH	PROJECT NO. NO: 2022050	DATE: 05/1/24
5					

POST SLEEVE

Each 4" x 4" and 6" x 6" post sleeve fits over a 4" x 4" pressure treated post or equivalent post mount.
6" x 6" width only available in Classic White.

Heights: 39", 108"
Widths: 4" x 4", 6" x 6"



POST SLEEVE CAP

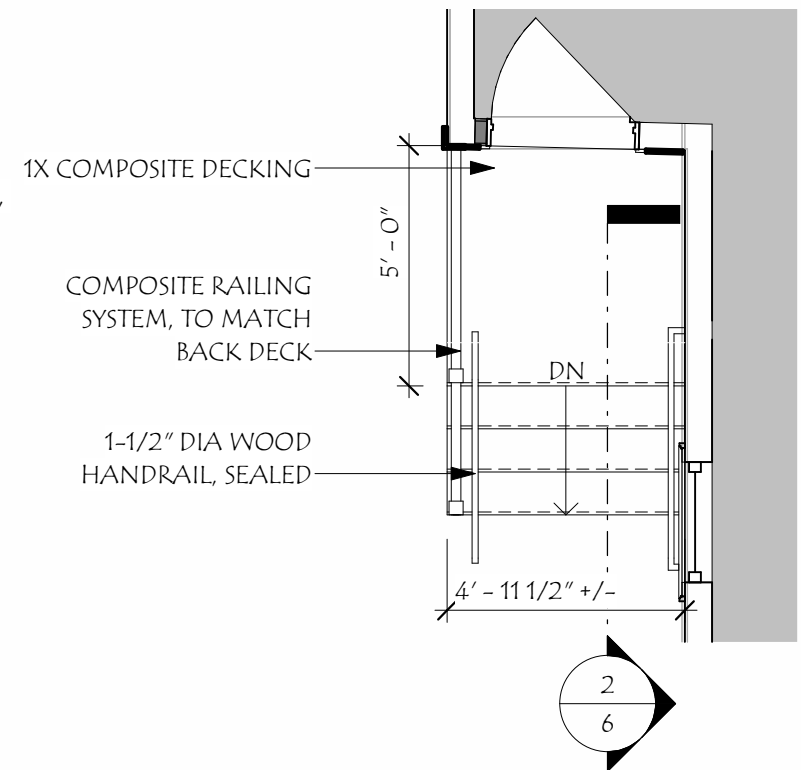
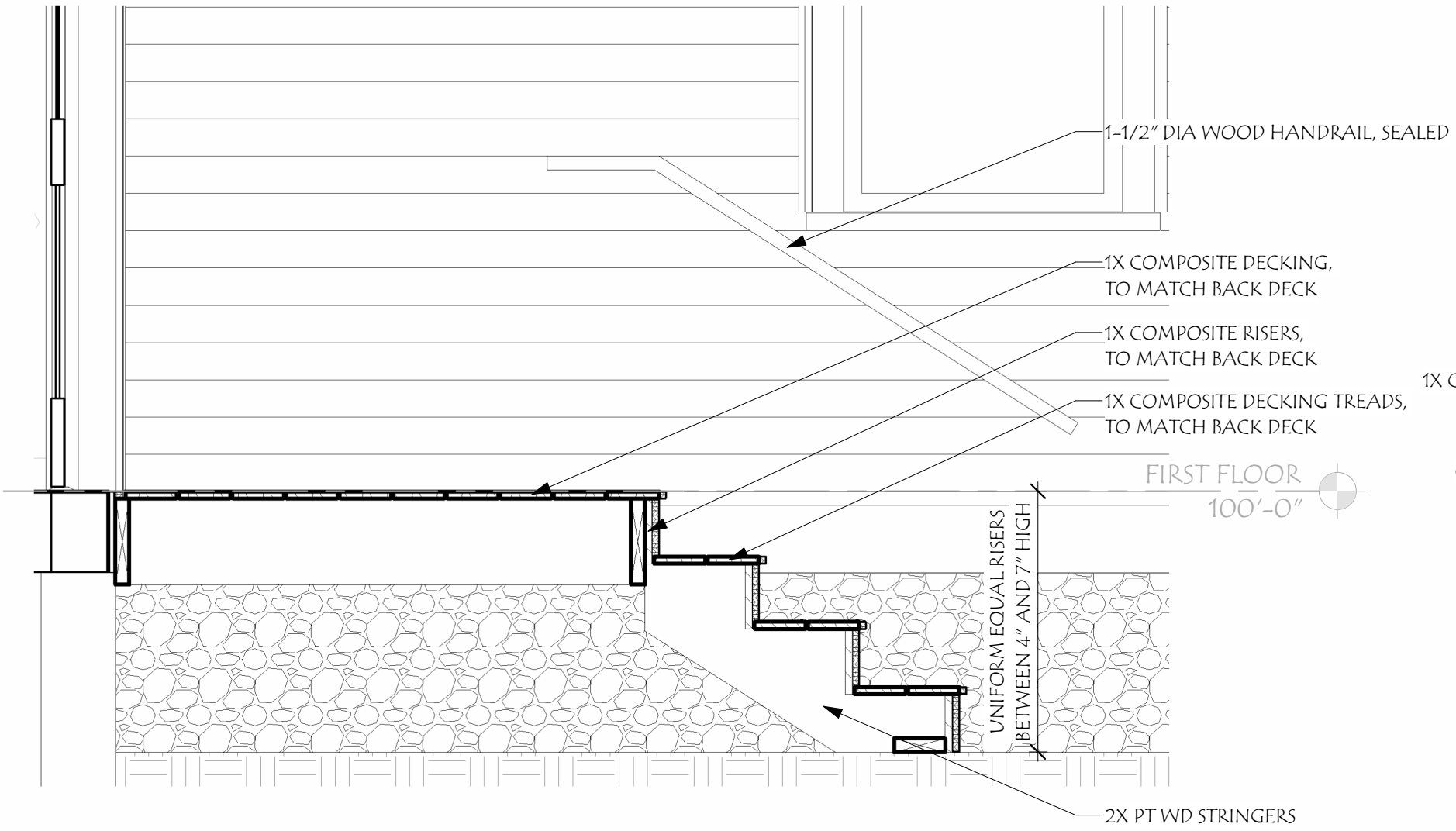
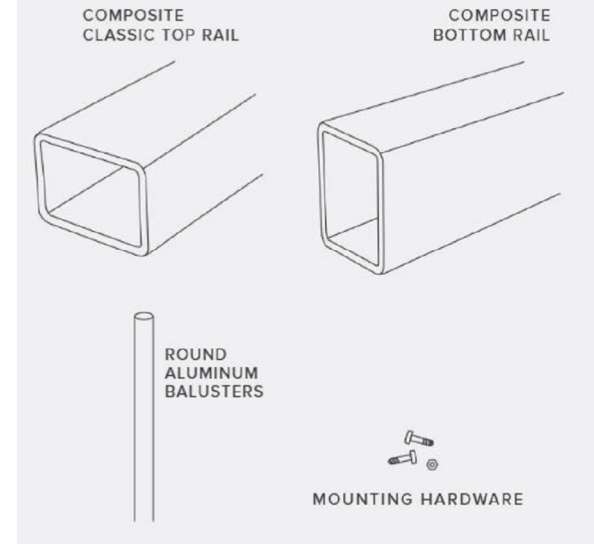
6" x 6" width only available in Classic White.

Widths: 4" x 4", 6" x 6"



Trex Select® Deck Railing

3 CLASSIC RAIL & BALUSTER KIT



2 STAIR DETAIL
SCALE: 3/4" = 1'-0"

1 PROPOSED STAIR PLAN
SCALE: 1/4" = 1'-0"

Revisions #	Description	Date

SCALE:	As indicated	SNH	RJH	2022.050	04/18/24
DRAWN BY:					
CHECKED BY:					
PROJECT NO.:					
DATE:					

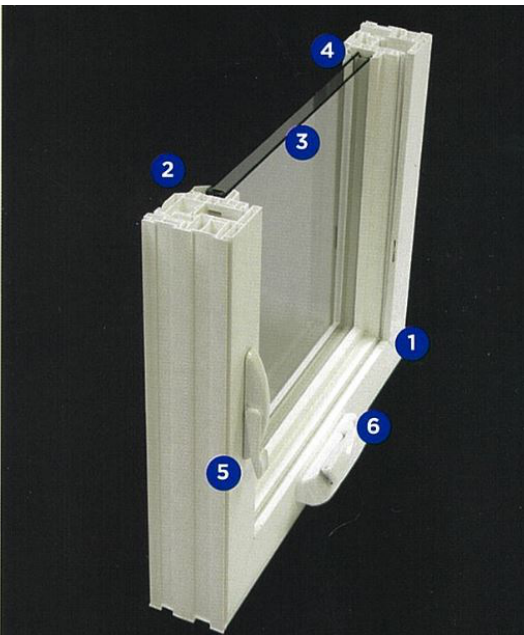
TITLE:	STAIR DETAIL	6
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Window World

CASEMENT/AWNING
VINYL REPLACEMENT WINDOWS

Best-in-Class Features:

- 1 Welded, heavy-duty vinyl construction adds strength and durability while the multi-chambered mainframe creates sealed air spaces to provide an effective insulating barrier.
- 2 Exterior profile adds style and curb appeal to an already sleek design.
- 3 Dual-pane insulating glass creates a sealed air space between the panes that is enhanced by our warm-edge spacer system.
- 4 Triple weatherstripping provides a tight seal for enhanced weather protection.
- 5 Multi-point locking hardware enhances security and provides peace of mind.
- 6 Folding operator handle keeps the interior profile sleek and clean, removing traditionally obtrusive hardware from your living space.
- 7 The 90° hinge capability on casement windows allows for full operation and easy cleaning.



Grid Options:

Grids are available in numerous colors, sizes, and patterns to help achieve your desired aesthetic. From simulated divided lite grids, which convey a historical look, to grids-between-the-glass, which allow for easy cleaning, Window World's variety of grid options has something for everyone.

Simulated Divided Lite

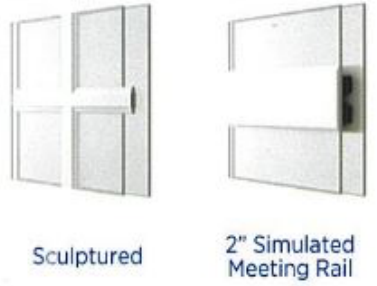


IMAGE WITH REPLACEMENT WINDOWS
NOTE: EXISTING DOUBLE HUNG WINDOWS WERE REPLACED WITH CASEMENT WITH A CHECKRAIL FOR CODE COMPLIANCE



IMAGE WITH ORIGINAL WINDOWS



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MARTIN HILL INN
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Revisions #	Description	Date

SCALE:	AUTHOR:
DRAWN BY:	CHECKER:
CHECKED BY:	PROJECT NO.:
DATE:	2022050
	04/29/24

TITLE:	7
WINDOWS	