

# **Historic District Commission**

## **Staff Report**

**Wednesday, December 03, 2025**

**Project Address:**     86 South School Street

**Permit Requested:**   Certificate of Approval

**Application:**         Public Hearing #1

**A.     Property Information - General:**

**Existing Conditions:**

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 3,803 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Late Greek
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: South School Street
- Unique Features: N/A
- Neighborhood Association: The South End



**B.     Proposed Work:**   Construct a side entry to connect to rear sunroom and install new fencing.

**C.     Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Construct a side entry to connect with rear sunroom
- Installation of new fencing



Red shows location of proposed gutters

**HISTORIC  
SURVEY  
RATING  
  
C**

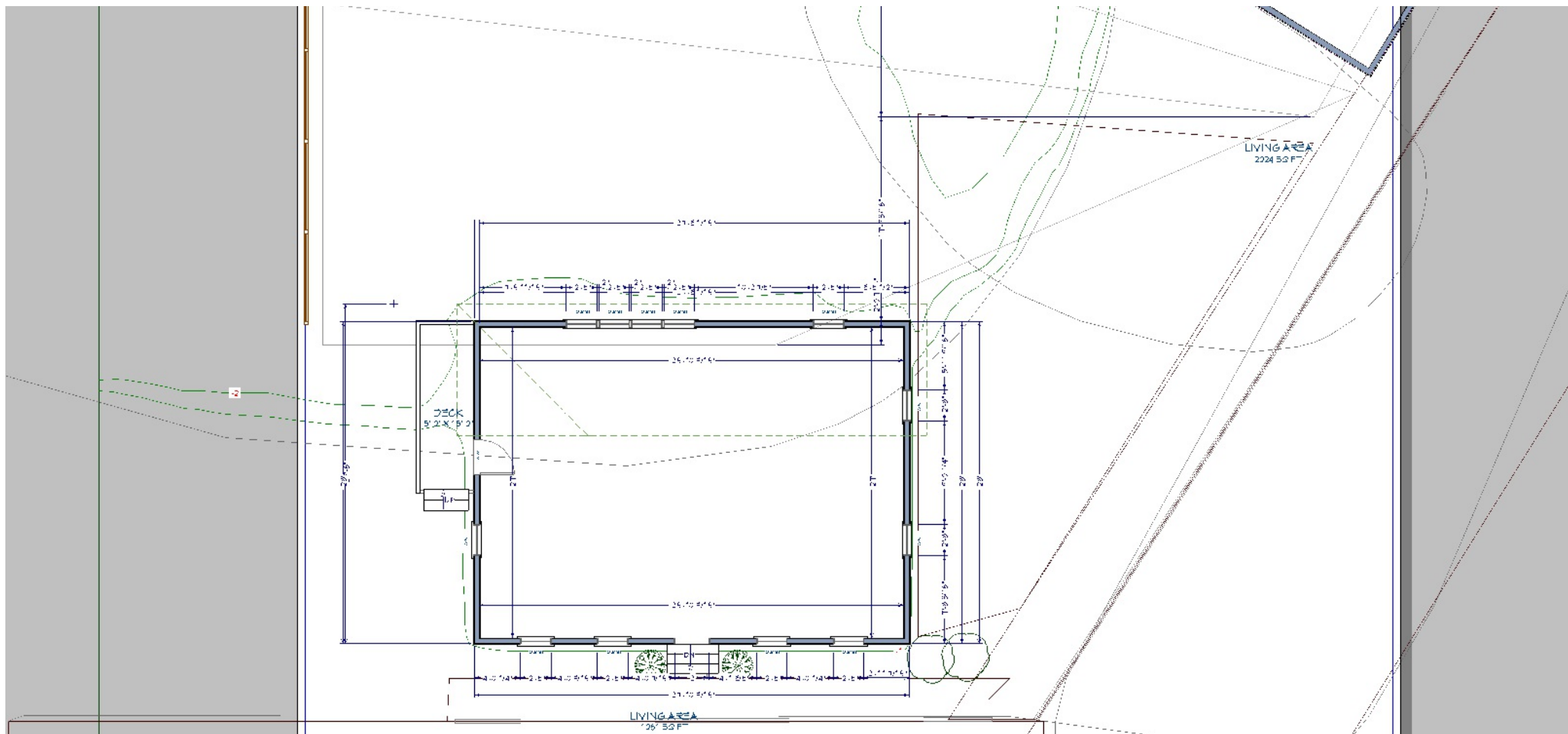


**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



As is plan



Search Google Maps



Share



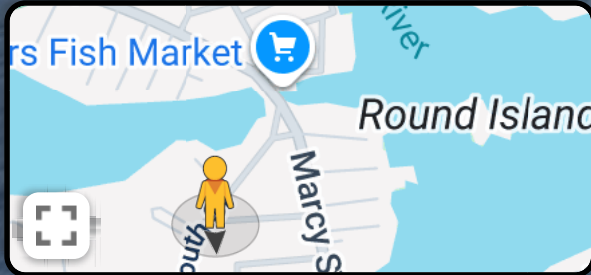
86 S School St

Portsmouth, New Hampshire



Google Street View

Nov 2024



Google





78 S School St

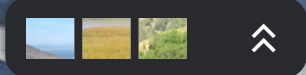
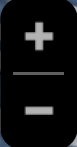
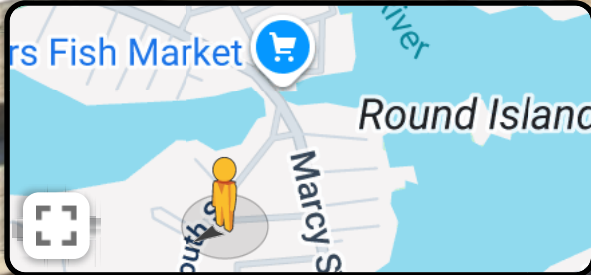


Portsmouth, New Hampshire



Google Street View

Nov 2024





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116 South St

Portsmouth, New Hampshire



Google Street View

Nov 2024

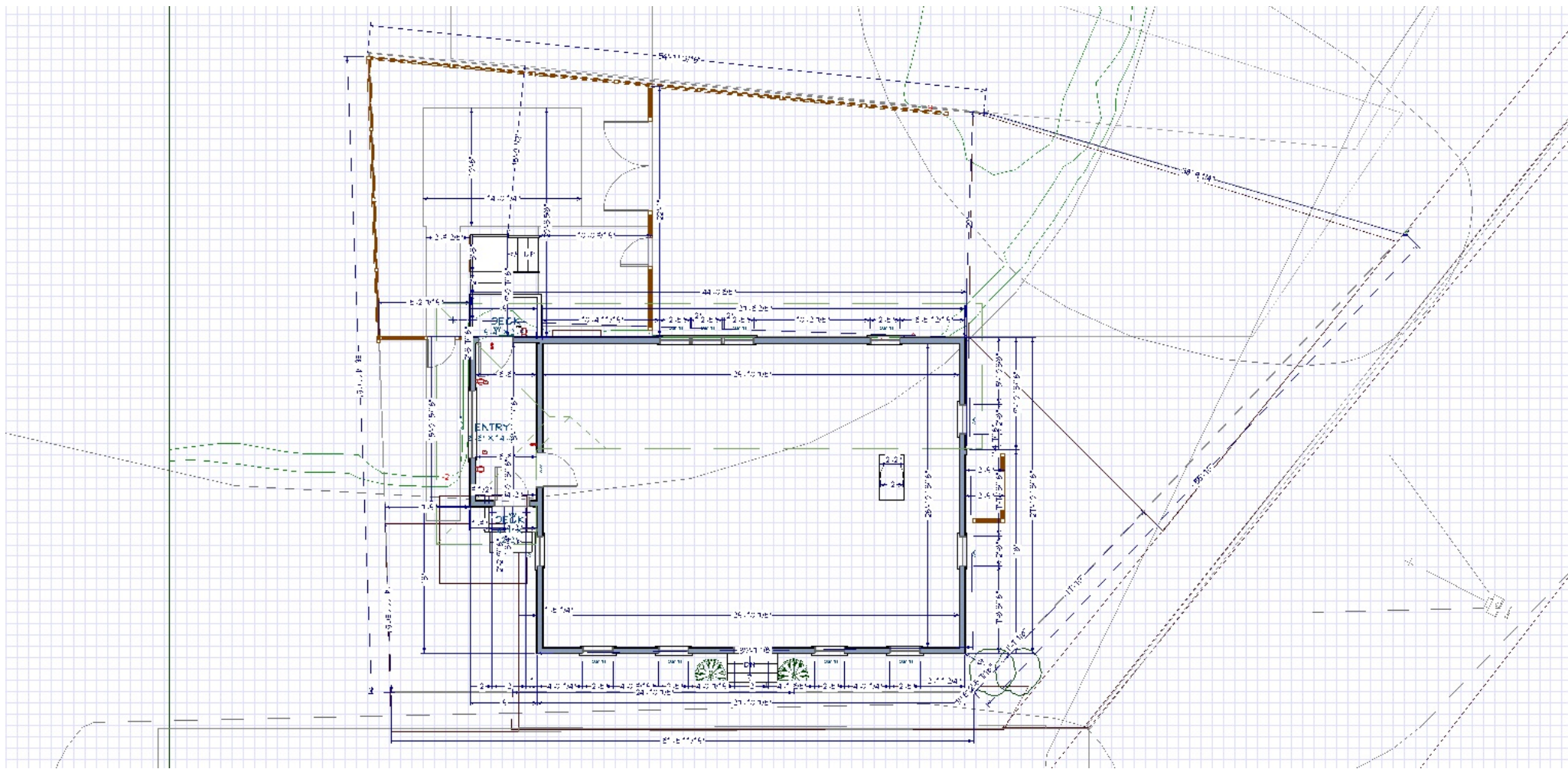
[See more dates](#)



Google







Proposed Renovation Plan

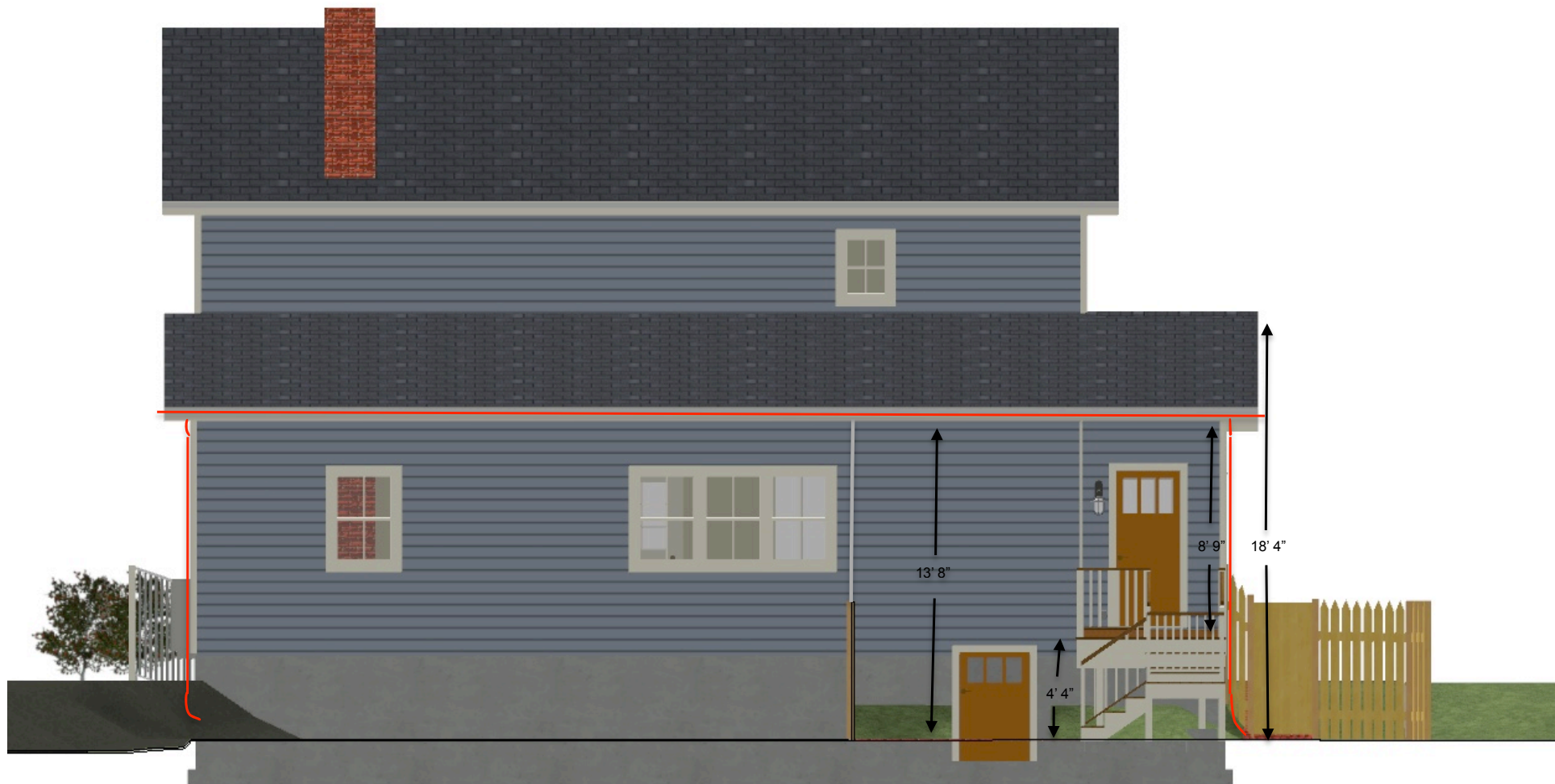


Red shows location of proposed gutters  
Gutters will be white or cream to match trim





Red shows location of proposed gutters  
Gutters will be white or cream to match trim

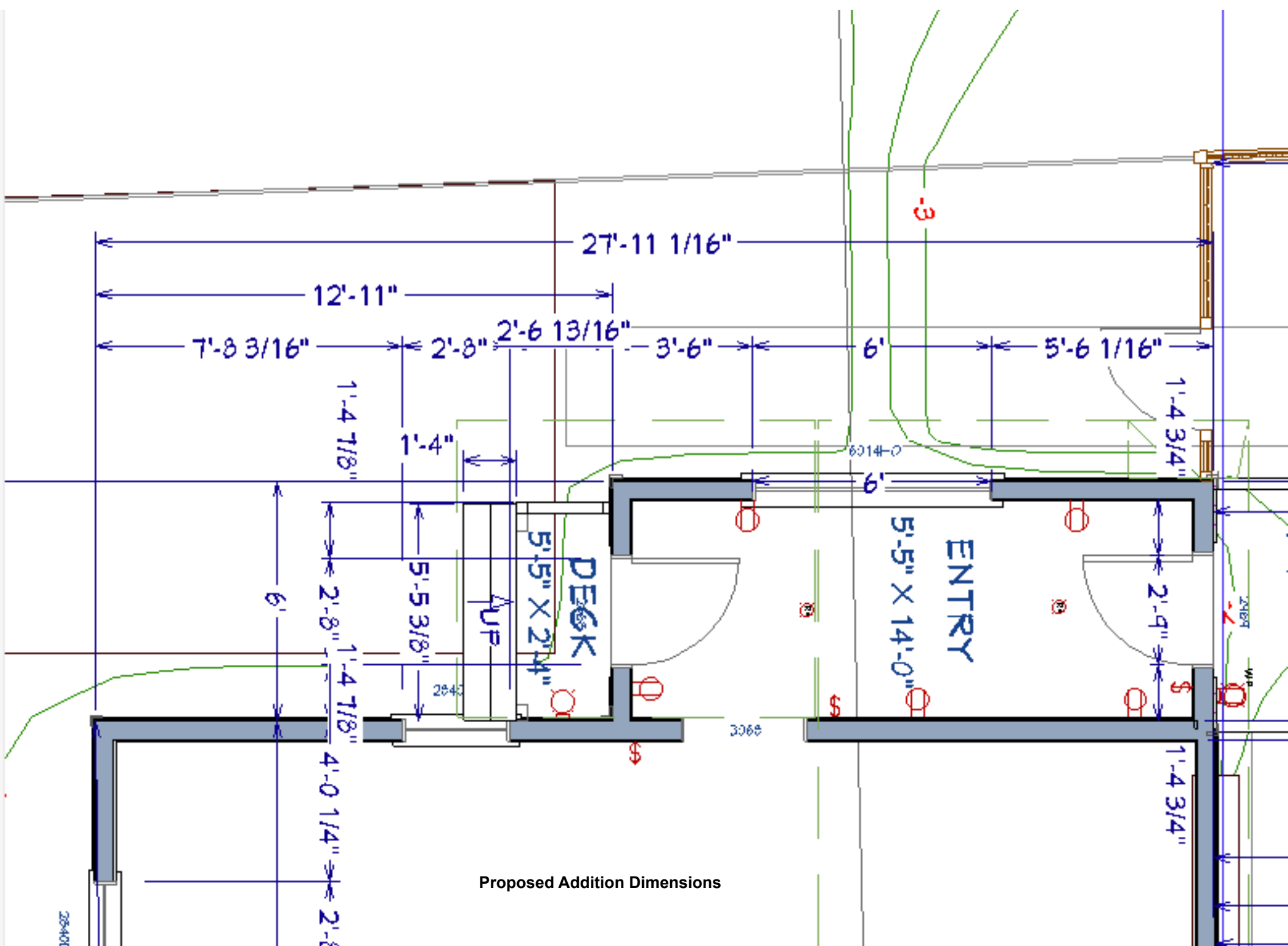


Red shows location of proposed gutters  
Gutters will be white or off white to match trim



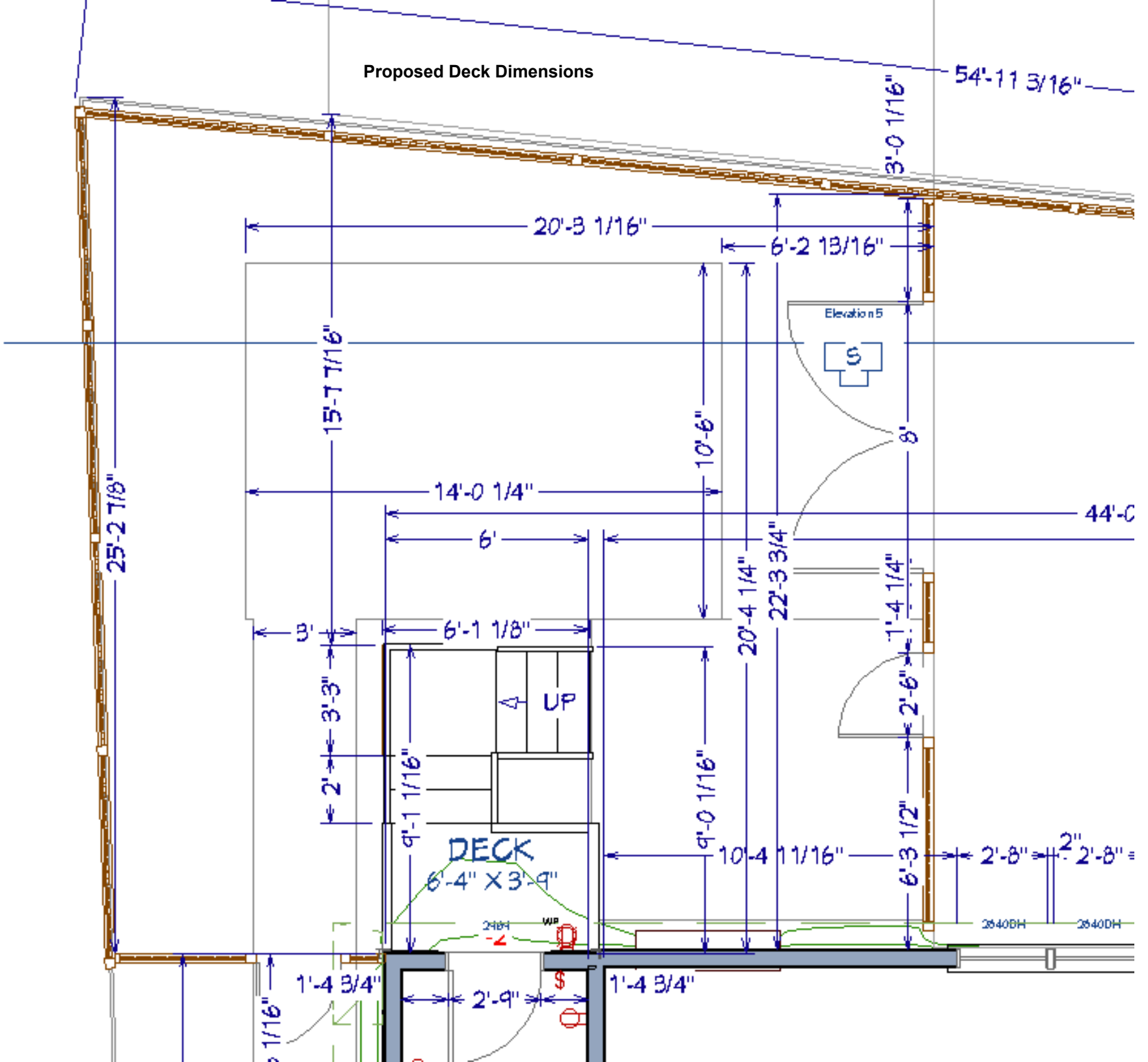
Red shows location of proposed gutters  
Gutters will be white or cream to match trim





### Proposed Addition Dimensions

## Proposed Deck Dimensions



## Front porch entry door Inside

### Oak exterior door.

#### Details

Condition

Used - Good

It's 32" by 80" with two vertical lites . One side painted.







**Front Porch Entry  
Door Outside View  
Trim similar to inside  
will be added to  
provide similar look  
to outside of the door**





Inside View of  
Rear Entry  
Door

Unusual solid  
wood antique  
door.

Details  
Condition  
Used - Good  
It's 33" by 81" .  
The window  
part swings out  
and there is a  
screen in it .





**Rear Door  
Outside view**

**Screen and  
square wood  
screen mount  
will be  
replaced with  
trim to try  
and match  
other trim on  
the door**



**Existing side light  
relocated on side wall**







314mm

147mm



## Wall Lamp Lighting Outdoor Wall Lantern Patio Light Fixture Wall Lights Fixtures Style Waterproof Exterior Wall Sconce Lights Fixtures Outside Wall Lamp for House Garden Driveway Patio

Brand: [HDXJIZCQ](#)

Brand	HDXJIZCQ
Color	One Color
Room Type	Normal
Product Dimensions	3"L x 2"W x 1"H
Specific Uses For Product	Home

### About this item

- **Enhanced Security Feature:** The Outdoor Wall Lantern not only adds aesthetic appeal but also improves the security of your property by providing well-lit areas around your home. It's a practical addition that ensures safety and peace of mind.
- **style outdoor wall lamp:** This outdoor wall lamp is made of high-quality iron metal. The table can ensure durability and reliability. The transparent glass can create a lighting effect. Ideal for terraces, gardens, porches, garages, sidewalks and driveways.
- **Weather resistance:** waterproof grade IP54, weather-resistant metal structure with transparent glass, multi-layer paint process, this outdoor wall lamp is suitable for wet places, you don't have to worry about being damaged by rain, snow or frost.
- **Compatible with various bulbs:** use an E27 bulb. Fully compatible with lamps, LED, CFL, bulbs .

### Roofing Specifications to match existing roofing

Item	Description	Amount
Removal	Removed all layers of roofing down to wood deck on entire house and back shingled bump-out roofs, protecting the grounds, landscaping, decks, and house bodies with heavy duty tarps as stripping is being done.	0.00
Watershield	Install 6' GAF Storm Guard ice/water shield underlayment across all eaves, around all protrusions, in all valleys, and 3' up all rakes at all roof to wall locations	0.00
IN1005	Installed GAF Tigerpaw felt paper over remaining exposed roof.	0.00
DripEdge	Installed 8" .025 gauge heavy duty aluminum dripedge on entire roof perimeters.	0.00
Install	Installed GAF Prostart Starter strips across all eaves and up all rakes	0.00
SH1001	Installed GAF Timberline HDZ Lifetime Architectural Shingles with Timbertex caps on roof (color: Pewter Grey)	0.00
Ridgevent	Installed new GAF Snow Country ridgevent on all main ridges.	0.00
CH1001	Installed new lead flashing on existing chimney.	0.00
IN1003	Installed new stack pipe boot on plumbing pipes	0.00
RM1002	Removed all job related debris from property at job completion.	0.00





ULTIMATE D

## MARVIN

### WOOD DOUBLE AND SINGLE HUNG WINDOWS

The Ultimate Wood Double/Single Hung and Ultimate Wood Double Hung Magnum are quality traditional windows designed to fit seamlessly into the historic fabric of your home, neighborhood or community. With residential and commercial applications, these windows are perfect for historic buildings.



WOOD DOUBLE/SINGLE  
HUNG EXTERIOR



WOOD DOUBLE HUNG  
MAGNUM INTERIOR



# Divided Lites

## Types

The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles - from historic replications to modern farmhouses. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass. For true historical accuracy, authentic divided lites utilize individual glass panes, and are available as a custom order on select all-wood windows.

**Authentic Divided Lite (ADL)** - Separate pieces of glass are glazed between muntin bars - the way windows have been made since the beginning but with Marvin's updated design to increase energy efficiency.



Authentic Divided Lite (ADL)



Customize Transom Model TR-1-6016

★★★★★ 432 reviews (Show Reviews)

\$1,044.00

CURRENT TRANSOM CONFIGURATION

Exterior Construction

>> Designed for exterior wall on one side.

Transom Unit with Jamb

>> Window comes pre-installed in a jamb.

Unit Width:

73-1/2"

Unit Height:

17-1/2"

Unit Depth:

Wall Thickness

CHANGE SIZE - INTERIOR/EXTERIOR...

SASH INSTALLATION OPTIONS

Ready-to-Install (RTI) Options:

RTI Ext Operating Transom - Chain & Latch with Weather Sill (+\$320.00)

Wall Thickness:

6-9/16 in. (2x6 Wall with 1/2 in. Drywall) (+\$135.00)

Hardware Finish:

Oil-Rubbed Bronze

Window Screen:

White-Framed Screen (for Paint-Grade) (+\$50.00)

SASH UPGRADE OPTIONS

Muntin Bars:

Keep Number of Glass Panes and Bars As Shown

Specialty Glass:

x Clear IG (Insulated Glass) (Standard)

Stain Grade Wood:

x Cypress/Red Grandis - Ext Paint Grade (Standard)

Stain Grade Jamb:

x Paint Grade Cypress/Red Grandis Jamb (Standard)

Custom Sticking:

x Beaded Profile (Standard)

Other Instructions:

x No Special Instructions



Jambs



Fixed



Pivot



Chain & Latch

+1

More

Glass



Clear



Frosted



Fluted



Seeded



Low-E

+9

More

Wood



Poplar



Oak



Walnut



Grandis



Maple

+9

More

Profile



Beaded



Ogee



Bevel



Square



Complete Explanations Below



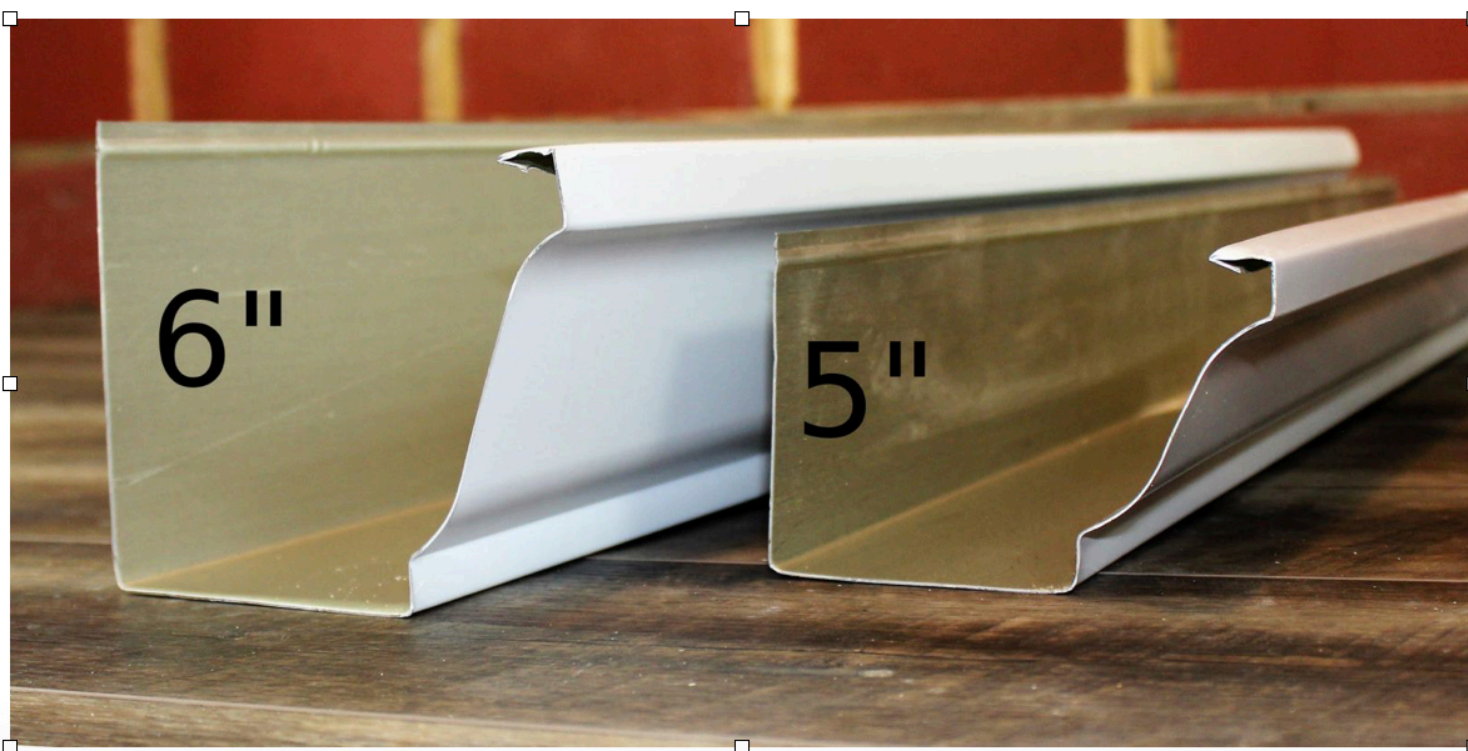
Material: 0.027 - 0.032 inches aluminum

Profile: 5 or 6 inch K Style Gutter

Finish: White or off white baked on enamel

Hangers: Hidden hangers spaced every 24 - 30 inches

Downspouts: 2x3 or 3x4 depending on gutter size choose





FIND A CONTRACTOR

REQUEST A QUOTE

Home > Products > Decking > TimberTech Composite™ > Legacy Collection



TIMBERTECH COMPOSITE

# Legacy Collection

Hand-Scraped Finish

Capture the essence of nature with unique board-to-board variation (no two are exactly alike), without the rigorous maintenance of wood. Featuring a character-rich hand-scraped texture and dynamic blend of hues, our premium polymer capped composite boards deliver real wood aesthetics you'll never have to sand, stain, or seal.

## COLOR TIGERWOOD



## SAMPLE SIZE

☐ 1' Sample

FREE

\$0.00

\$0.00

-

7

+

ADD TO CART

- DETAILS
- OPTIONS & DIMENSIONS
- INSTALLATION & WARRANTY
- FAQS

### DURABLE

Made of a mix of high-performance and recycled polymers and reclaimed wood fibers, our Composite Decking is made to last and won't splinter, crack, cup, or peel.

### FADE & STAIN RESISTANT

Enjoy a richly hued deck for decades with protective capping that resists UV rays and staining.

### PROTECTIVE WARRANTIES

Rest easy knowing your investment is protected with Product and Fade & Stain Limited Warranties.

### MOLD GUARD® TECHNOLOGY

Our boards are shielded from mold and organic growth even on the bottom of the board.

### LOW MAINTENANCE

Never sand, stain, or seal your deck ever again. An occasional scrub and rinse are all that's needed.

### MOISTURE RESISTANT

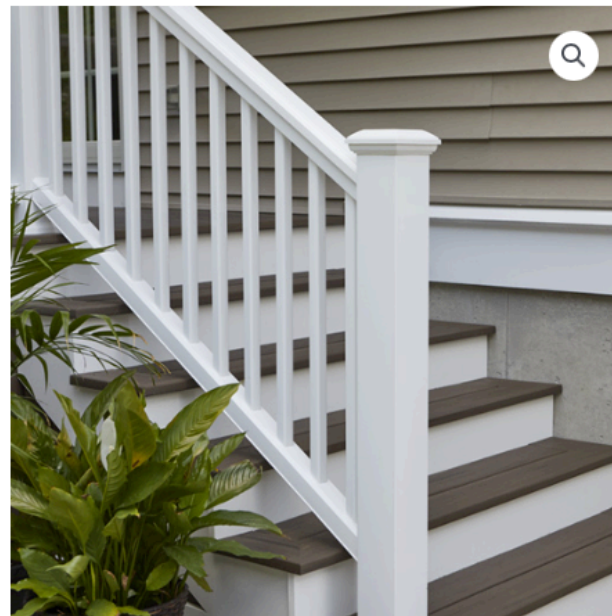
With a protected polymer cap with no wood fibers, our boards are protected from moisture damage like mold, mildew, and rot.

### SUSTAINABLE

Made in the USA from approximately 85% recycled material including plastic bags, milk jugs, and other discarded plastics for an eco-friendly choice.

### AUTHENTIC AESTHETICS

TimberTech Composite™ Decking features some of the most realistic wood looks in the marketplace. With advanced color blending and textured grains and finishes pulled directly from nature, you get the beauty of wood without the drawbacks.



## COMPOSITE RAILING

# Classic Composite Series

High Performance & Design Versatility

Made from a mix of recycled wood and plastic fibers, TimberTech composite railing boasts superior durability to wood, while being extremely low maintenance. With the most customization options, from traditional milled-wood-inspired looks to sleek, contemporary designs, mixing and matching components is a breeze.

Choose from multiple top rail design, infill options, and other accessories to customize your railing. [See options.](#)

### TOP RAIL SHAPE Premier Rail



COLOR White



SAMPLE SIZE



## Drink Cap proposed for rear deck railing



## Siding Specifications



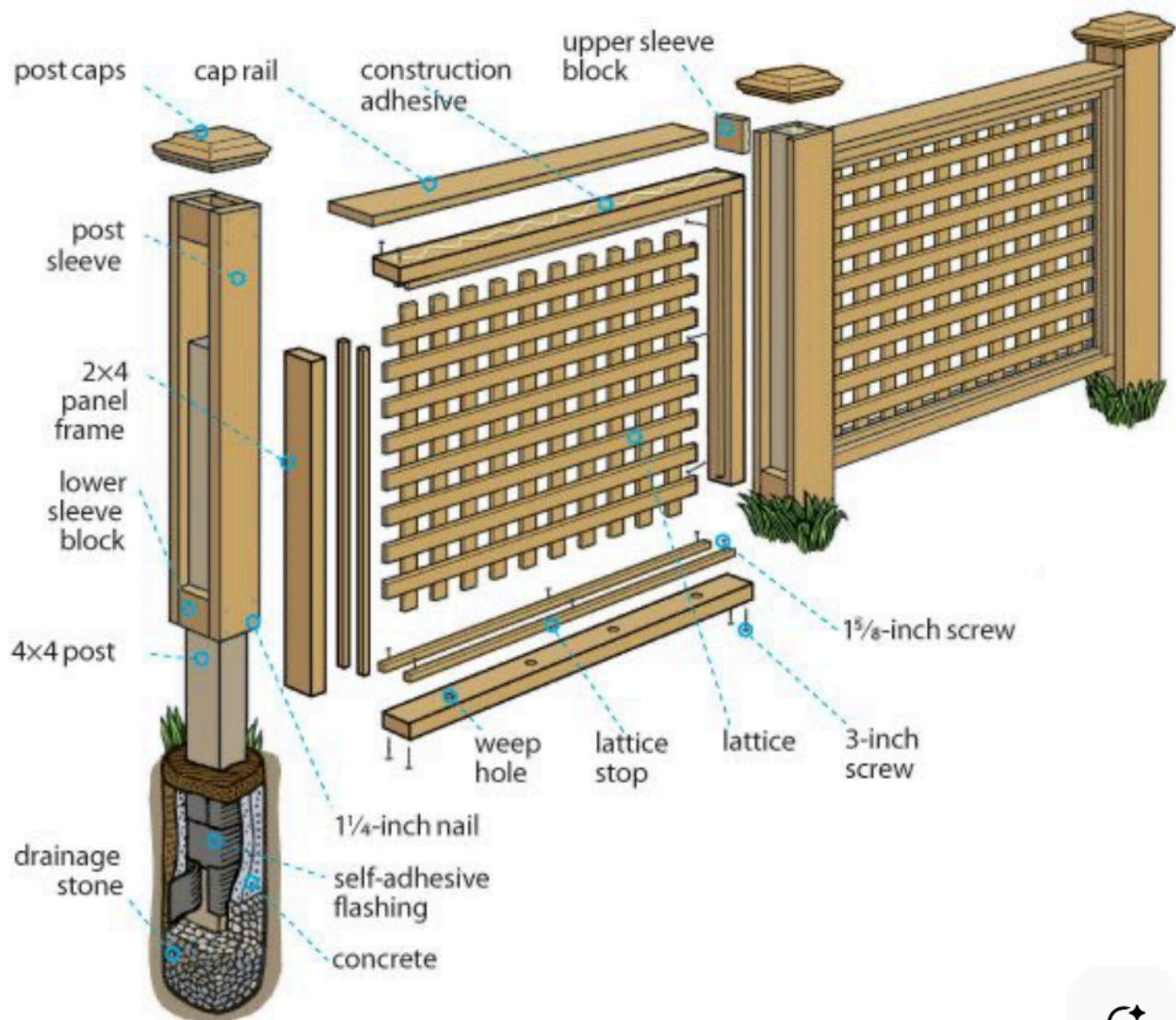
# Cedar Clapboards

Description:

1/2"X6" CEDAR CVG FJ PRIMED GREY REVERSIBLE  
CLAPBOARD



## Heat Pump decorative enclosure

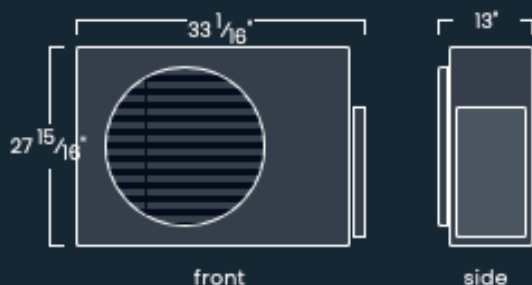


### Specifications:

- Posts, pressure treat wood
- Lattice, Pressure Treated Spruce Pine Fir Wood Square Lattice Panel
- Screws, Stainless Steel
- All other material - Pressure Treated Pine

The MXZ model has 3 size variations across 16 unit options.

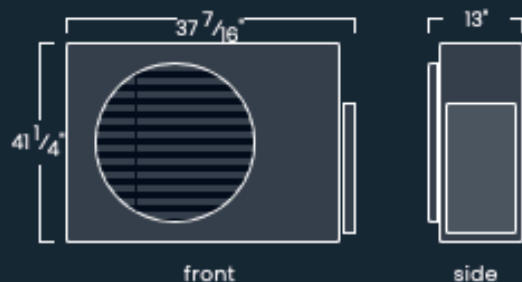
Variation 1



**2 Units with these dimensions:**

- MXZ-2C20NA3-U1 (20000k BTU/H)
- MXZ-2C20NA4-U1 (20000k BTU/H)

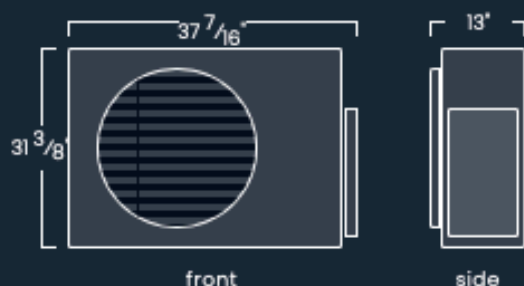
Variation 2



**8 Units with these dimensions:**

- MXZ-2C20NAHZ3-U1 (20000k BTU/H)
- MXZ-2C20NAHZ4-U1 (20000k BTU/H)
- MXZ-3C24NAHZ3-U1 (24000k BTU/H)
- MXZ-3C24NAHZ4-U1 (24000k BTU/H)
- MXZ-3C30NAHZ3-U1 (30000k BTU/H)
- MXZ-3C30NAHZ4-U1 (30000k BTU/H)
- MXZ-5C42NA3-U1 (42000k BTU/H)
- MXZ-5C42NA4-U1 (42000k BTU/H)

Variation 3



**6 Units with these dimensions:**

- MXZ-3C24NA3-U1 (24000k BTU/H)
- MXZ-3C30NA3-U1 (30000k BTU/H)
- MXZ-3C30NA4-U1 (30000k BTU/H)
- MXZ-4C36NA3-U1 (36000k BTU/H)
- MXZ-3C24NA4-U1 (24000k BTU/H)
- MXZ-4C36NA4-U1 (36000k BTU/H)

6 ft. H x 8 ft. W Cedar Doweled Flat Top Fence Panel



# 6 ft. H x 8 ft. W Cedar Doweled Flat Top Fence Panel

## About This Product

This 6 ft. x 8 ft. W Cedar Doweled Flat Top Fence Panel is made from naturally durable Eastern White Cedar. The panel comes with doweled backer rails and is pre-assembled for ease of installation. Environmentally conscious, this panel is made from renewable resources and is ideal for any project where privacy is desired. Its natural brown color is perfect for decorative landscaping and enhances any outdoor project.

## Highlights

- Cedar fence is naturally durable and resistant to moisture and decay
- Eastern white cedar offers an attractive natural choice while enhancing any outdoor project
- Doweled backer rail provides unique method for fastening to post
- Decorative cap is included and adds style to the top of the panel
- Solid picket design offers ideal privacy around your home or landscaping
- Panel is pre-assembled to make sure that it installs quickly and easily
- [Return Policy](#)

## Product Information

Internet # 206758694

Model # FBDCD6434HD

Store SKU # 1001684251

## Additional Resources

From the Manufacturer

- [Instructions / Assembly](#)
- [Return Policy](#)



# 6 ft. H x 8 ft. W Cedar Doweled Flat Top Fence Panel

## Dimensions

Actual backer rail length (in.)	95.875 in
Actual backer rail thickness (in.)	1.75 in
Actual backer rail width (in.)	2.75 in
Actual panel height (in.)	72 in
Actual panel thickness (in.)	2.4375 in
Actual panel width (in.)	95.875 in
Actual Picket Length (in.)	72 in
Actual picket thickness (in.)	0.6875 in
Actual picket width (in.)	3.5 in
Nominal backer rail length (in.)	96
Nominal backer rail thickness (in.)	2
Nominal backer rail width (in.)	3
Nominal panel height (ft.)	6
Nominal panel width (ft.)	8
Nominal picket length (ft.)	6 ft
Nominal picket thickness (in.)	1 in
Nominal picket width (in.)	4 in

## Details

Color Family	White
Color/Finish	Cedar
Contact Type Allowed	Above Ground
Features	Paintable, Stainable
Fencing Product Type	Wood Fence Panels
Material	Wood
Nominal panel thickness (in.)	2.5
Number of pickets for panel	26
Number of rails for panels	2
Panel Assembly	Assembled Panel
Panel Design	Privacy
Panel Top Shape	Flat
Picket Top Style	Framed
Product Weight (lb.)	82 lb

**Project Address:**     175 Fleet Street

**Permit Requested:**   Certificate of Approval

**Application:**           Public Hearing #4

**A.     Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 5 (CD5) and Downtown Overlay
- Land Use: Commercial
- Land Area: 4,037 SF +/-
- Estimated Age of Structure: c.1940
- Building Style: Vernacular
- Number of Stories: 1
- Historical Significance: Contributing
- Public View of Proposed Work: Fleet Street and Hanover Street
- Unique Features: Original Diner
- Neighborhood Association: Downtown



**B.     Proposed Work:**   Construct rear addition, add fencing and landscaping, and the installation of (2) food kiosks.

**C.     Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Construct rear addition (to include bathrooms)
- Install fencing and landscaping
- Construct and install (2) food kiosks on site



**HISTORIC  
SURVEY  
RATING  
  
C**

**D. Purpose and Intent:**

1. Preserve the integrity of the District
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**E. Review Criteria/Findings of Fact:**

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4. Compatibility of innovative technologies with surrounding properties



PROJECT NARRATIVE

- BUILD A NEW ADDITION TO THE REAR OF GILLEY'S KITCHEN STRUCTURE, FOR PUBLIC BATHROOMS & CUSTODIAL.
- BUILD 2 NEW FOOD KIOSKS
- INSTALL NEW CEDAR FENCE TO CONCEAL TRASH RECEPTACLES.
- INSTALL NEW LANDSCAPING AND HARDSCAPE TO COORDINATE WITH PREVIOUSLY APPROVED IMPROVEMENTS TO NEWBERRY WAY (aka Haven Court).

SHEET LIST -HDC	
SHEET NO.	NAME
G0.1	COVER
G1.1	SITE PLAN
G1.2	LANDSCAPE PLAN
G1.3	ROOF PLAN
G2.1	ELEVATION, WEST
G2.2	ELEVATION, SOUTH
G2.3	ELEVATION, EAST
G2.4	ELEVATION, NORTH
G2.5	FOOD KIOSKS ELEVATIONS
G3.1	3D BIRDSEYE AXONOMETRIC
G3.2	PERSEPECTIVE from EAST, NEWBERRY WAY
G3.3	PERSEPECTIVE from WEST, FLEET STREET
G7.0	MILLWORK DETAILS

MATERIALS PACKAGE

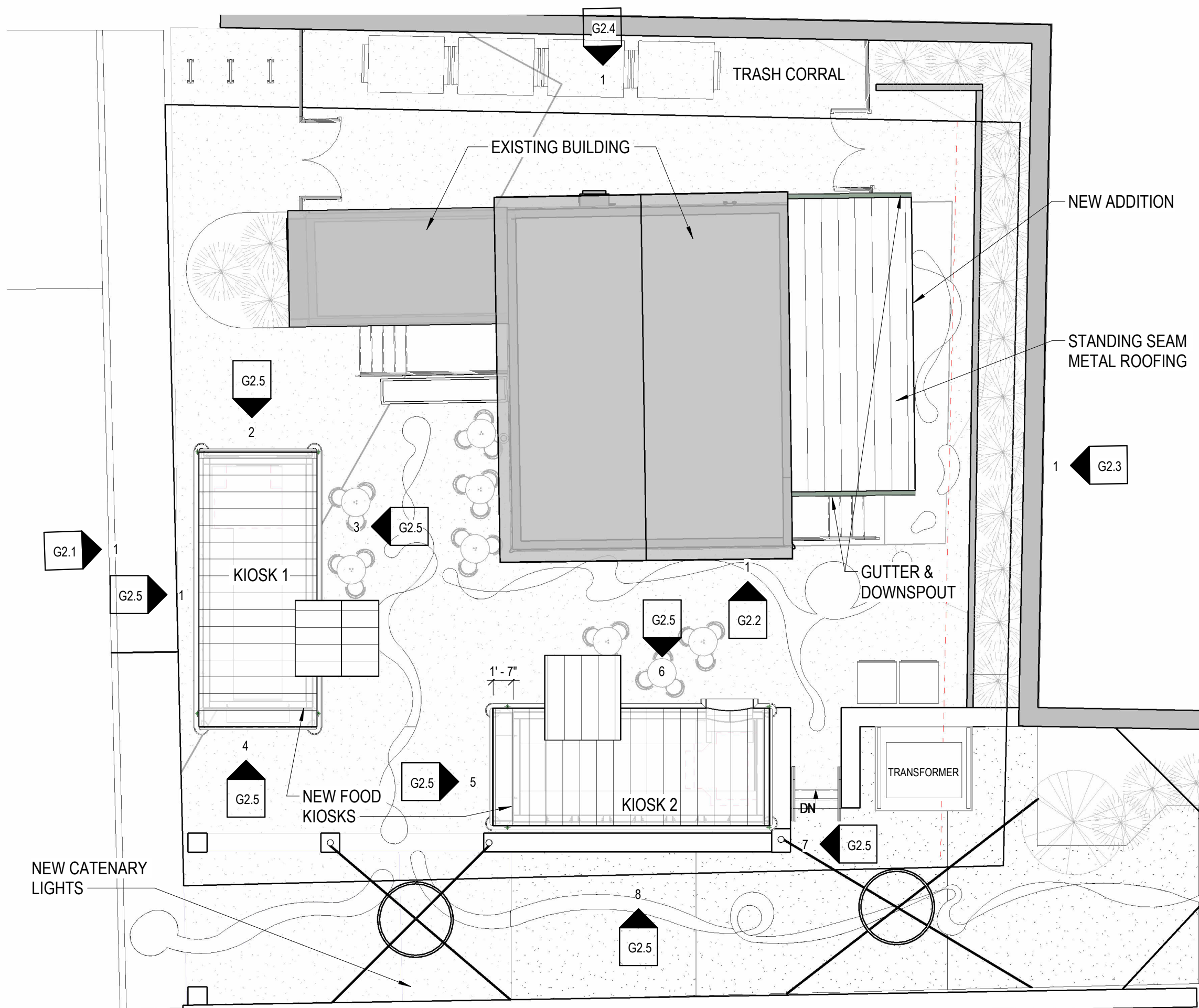


GILLEY'S FOOD COURT

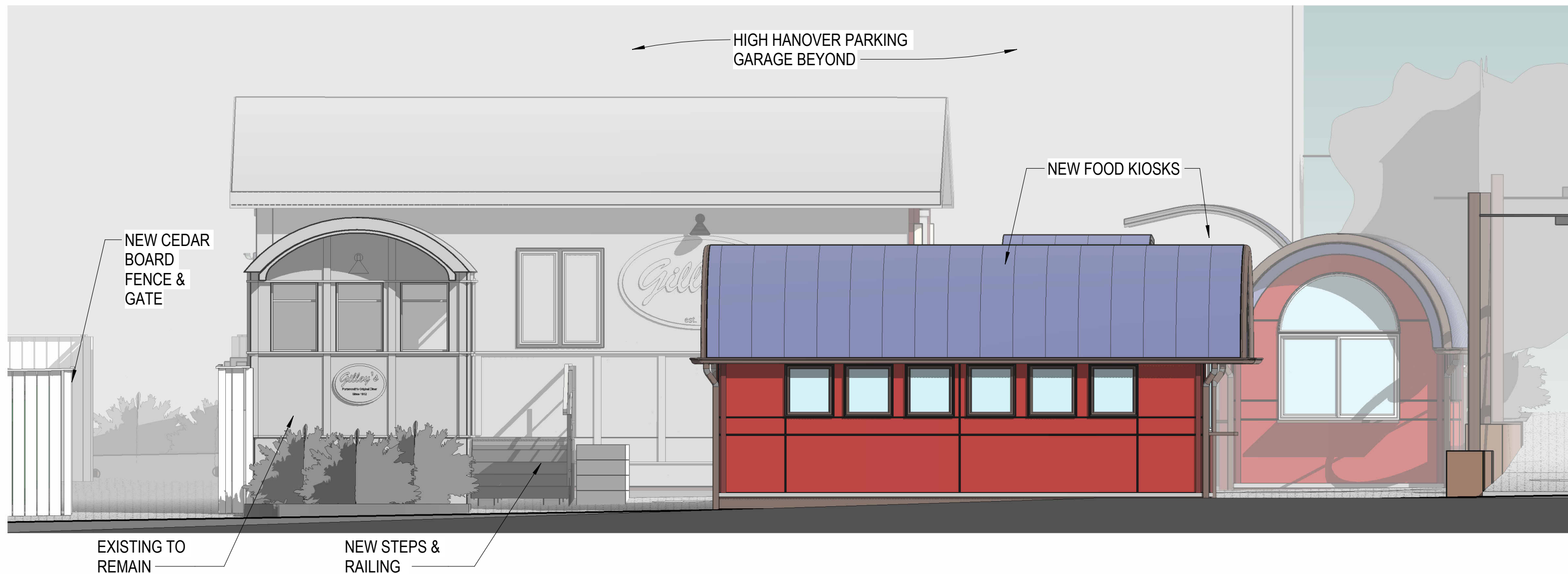
HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
DECEMBER 2025



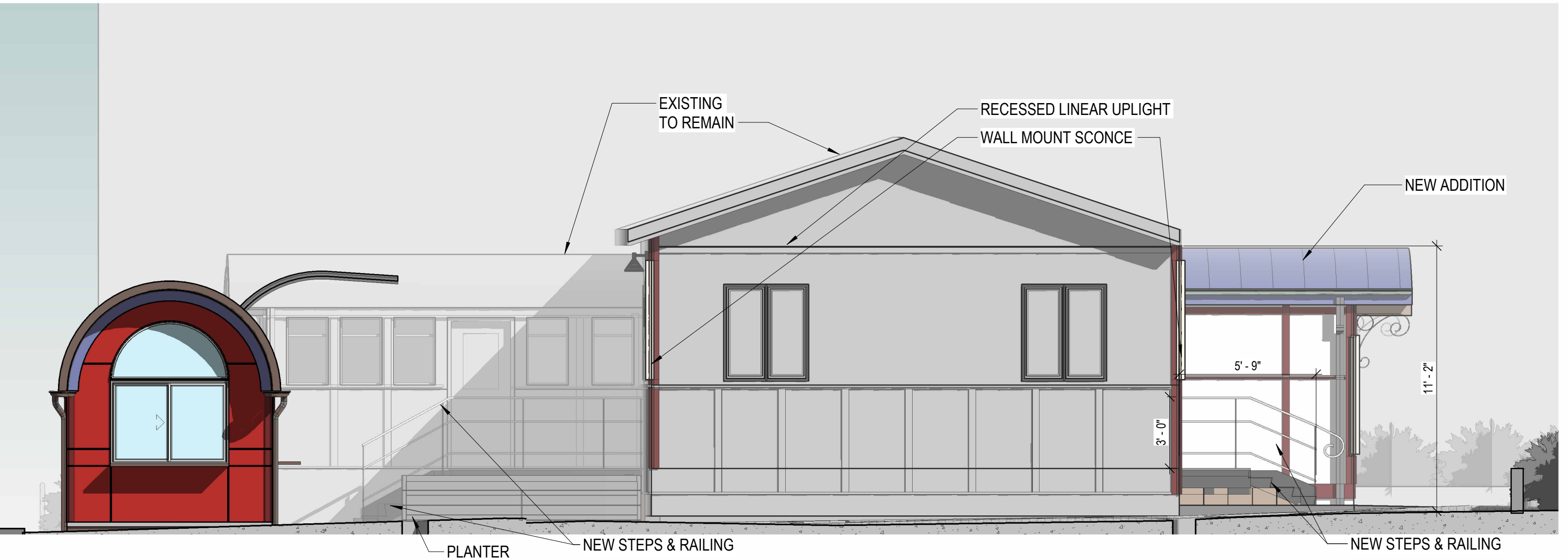




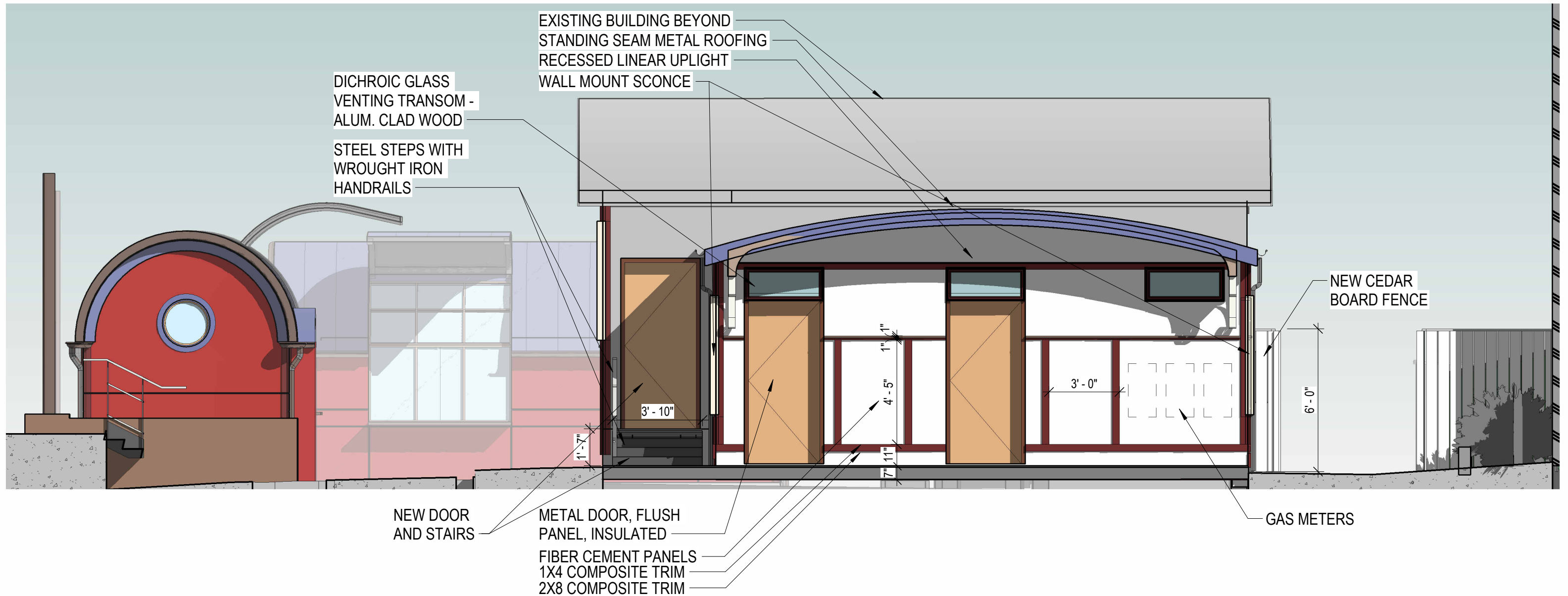




1 GILLEY'S WEST ELEVATION FLEET STREET VIEW  
1/4" = 1'-0"

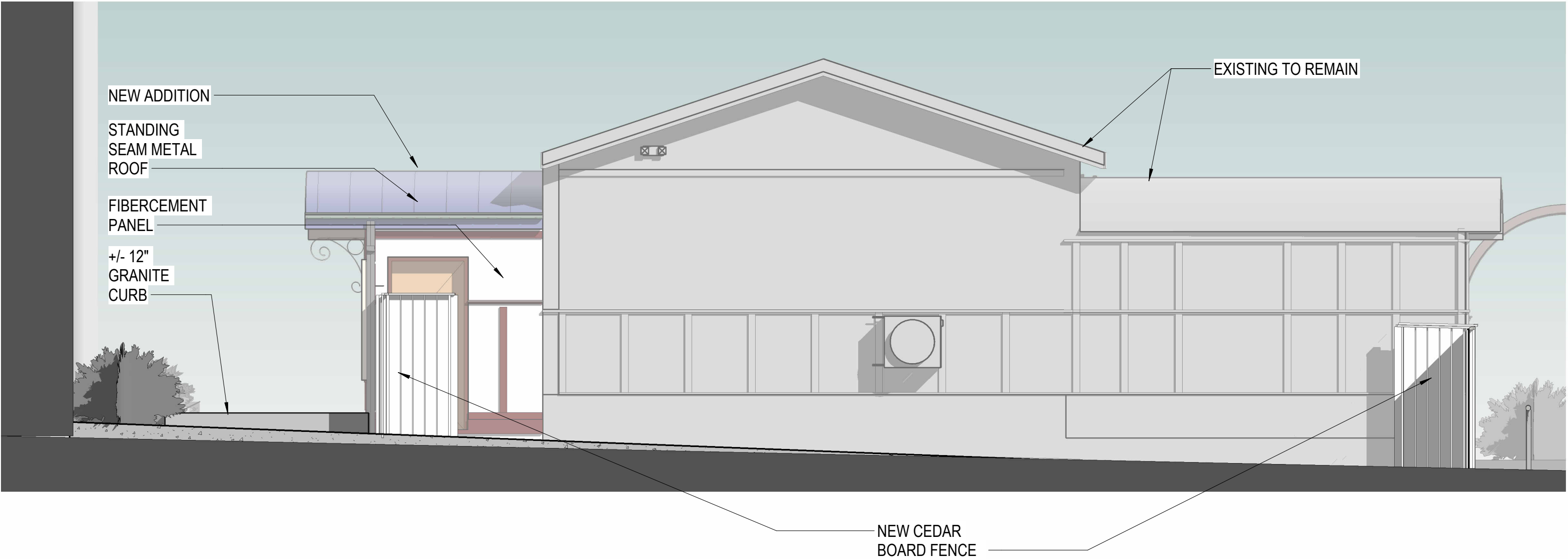


1 GILLEY'S ADDITION - SOUTH ELEVATION  
1/4" = 1'-0"



1 GILLEY'S ADDITION - EAST ELEVATION  
1/4" = 1'-0"



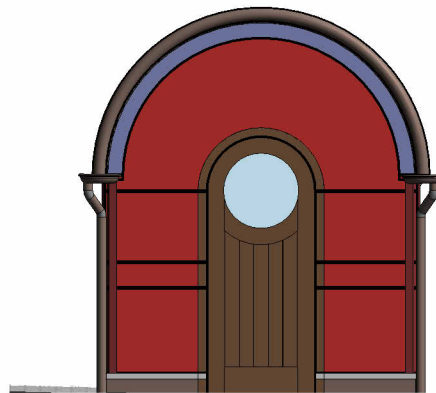


1 GILLEY'S NORTH ELEVATION TRASH ENCLOSURE  
1/4" = 1'-0"

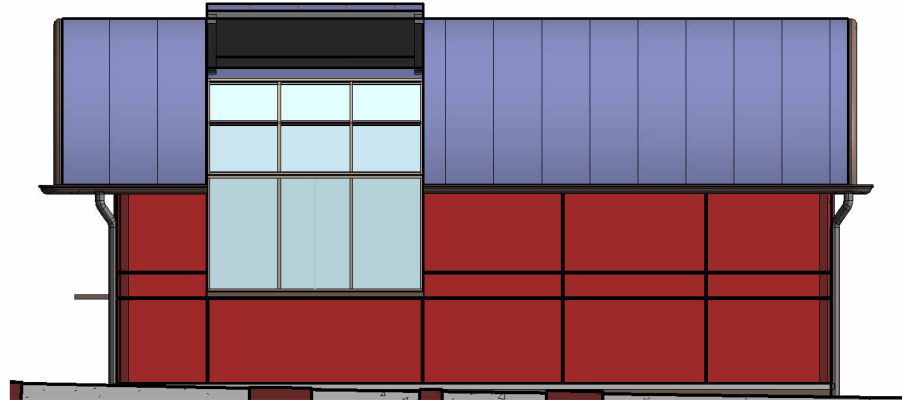




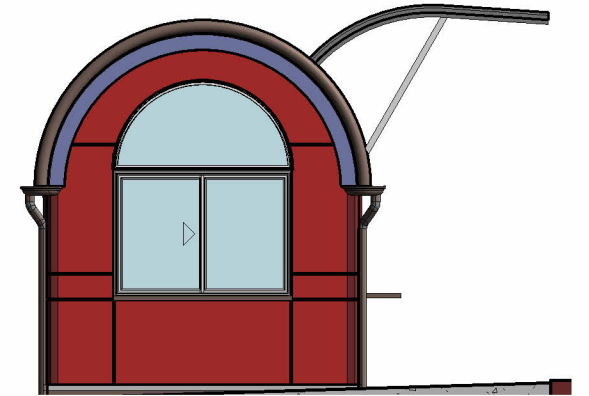
1 KIOSK 1 WEST  
3/16" = 1'-0"



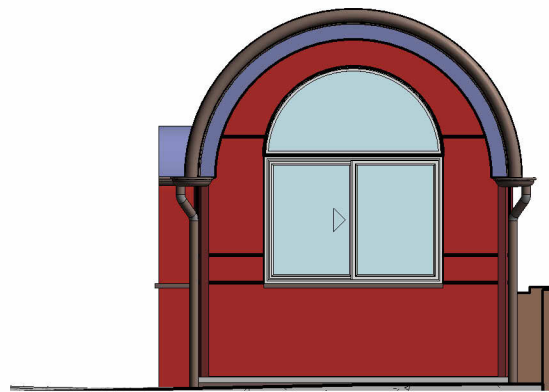
2 KIOSK 1 NORTH  
3/16" = 1'-0"



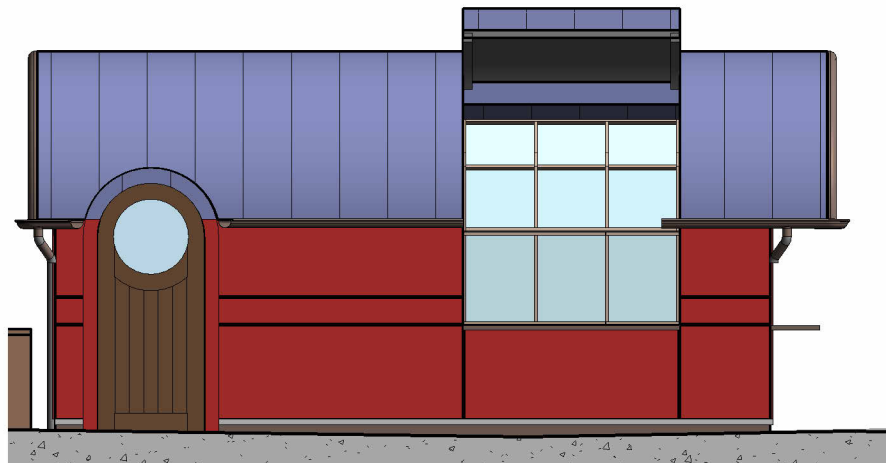
3 KIOSK 1 EAST  
3/16" = 1'-0"



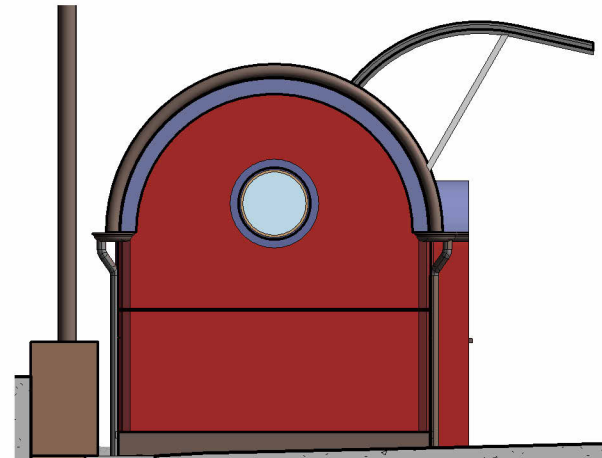
4 KIOSK 1 SOUTH  
3/16" = 1'-0"



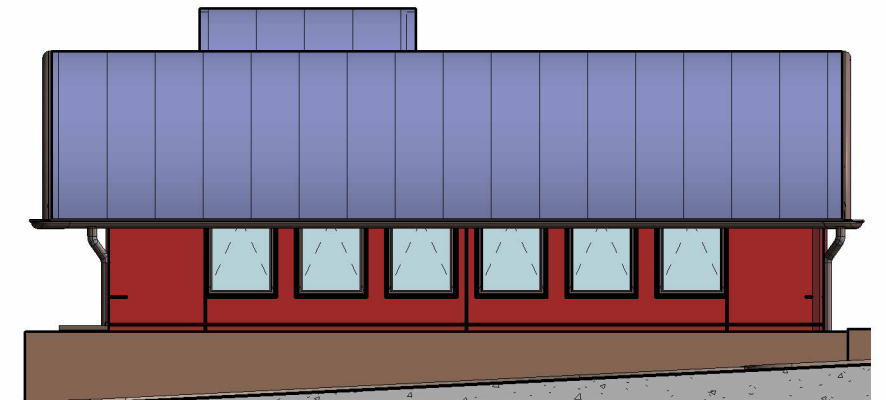
5 KIOSK 2 WEST  
3/16" = 1'-0"



6 KIOSK 2 NORTH  
3/16" = 1'-0"



7 KIOSK 2 EAST  
3/16" = 1'-0"



8 KIOSK 2 SOUTH  
3/16" = 1'-0"











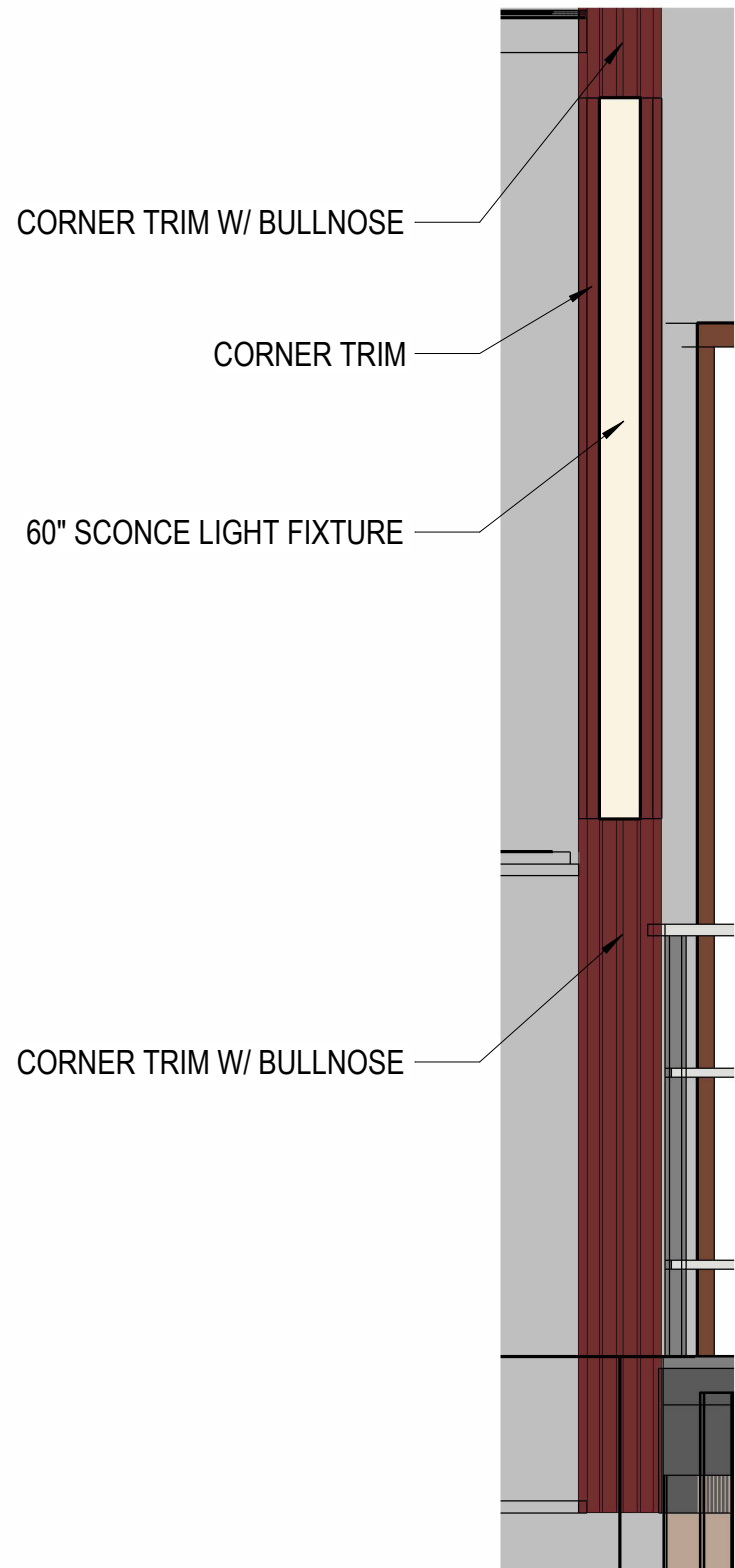
AT THE BACK OF GILLEY'S LOOKING TOWARD FLEET STREET



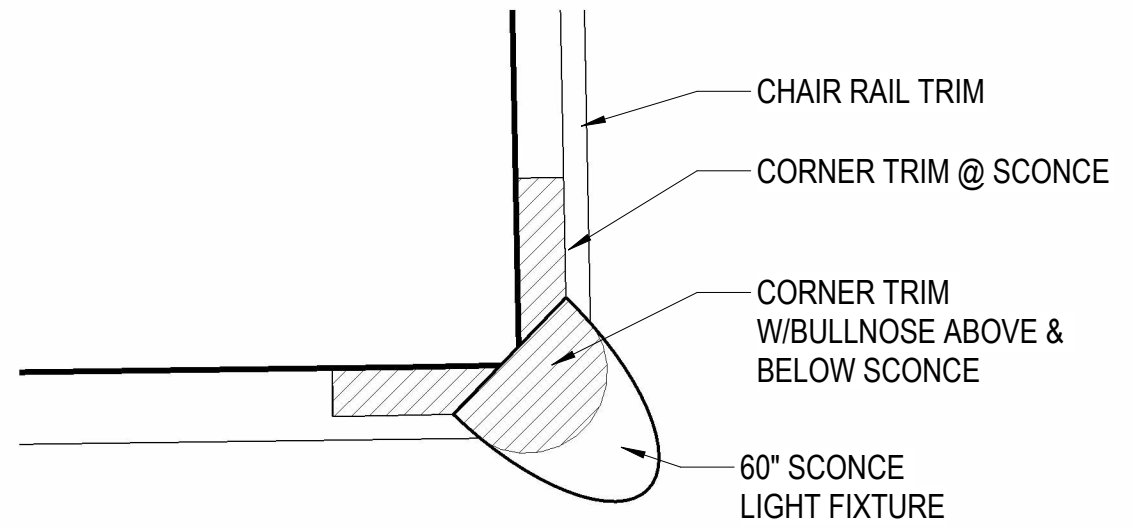


AT THE FRONT OF GILLEY'S LOOKING TOWARD NEWBERRY WAY





2 CORNER TRIM AND SCONCE ELEVATION - @ EXISTING BUILDING ADDITION  
3/4" = 1'-0"



1 WALL CORNER TRIM AND SCONCE DETAIL - PLAN VIEW @ EXISTING BUILDING ADDITION  
3" = 1'-0"

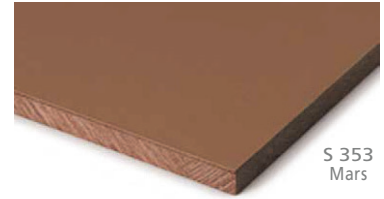
Materials Schedule				
Sheet	Material	Manufacturer	Model/Make	Finish/Color
Bathrooms Addition				
1	Fiber Cement Panels	American Fiber Cement Corp.	Solid	Luna
2	Trim/Beadboard	Boral, TruExterior	Cove/Dutch Lap	Painted, to match existing trim
3	Metal Roofing	ATAS International Inc.	PC System	Regal Blue panel w/ standing steam
4	Gutter	K&M Sheet Metal	K Style 'Ogee' Gutter	Copper
5	Doors	TruDoor	Transom, dichroic glass	Steel, painted
6	Granite Benches	Swenson Granite	Benches	Carolina Coral & Autumn Pink
7	Lighting	Sternberg Lighting	Cambridge Series	Black
8	Railing	Custom	Wrought iron	Black
9	Pavers	Swenson Granite	Pavers	Grey
Food Kiosks				
10	Metal Composite Panels	Aluca Bond	Plus	Red Fire
11	Windows	Pella	Reserve Contemporary	Alum Clad, aged copper
12	Doors	Custom	Wood, Arch Top, round lite	Clear finish, Walnut
13	Gutter	Riverside Sheet metal	Round, Radius	Copper, aged
14	Metal Roofing	ATAS International Inc.	PC System	Regal Blue panel w/ standing steam



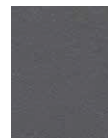


## Cembrit **Solid**

Cembrit Solid is a through-colored panel with an acrylic paint surface. It's designed this way so it closely matches the surface's acrylic paint layer. This means if you choose the Solid product line for your façade, every edge of the board will feature the same hue as the surface color, giving the wall an unblemished appearance.



S 030  
Mercury

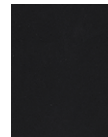


S 071  
Orcus

### Grays



S 101  
Pluto



S 131  
Juno

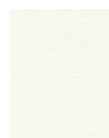


S 151  
Pallas



S 191  
Erebus

### Blacks



S 212  
Luna



S 282  
Saturn

### Whites



S 334  
Jupiter



S 353  
Mars

### Reds



S 515  
Venus



S 525  
Triton

### Yellows



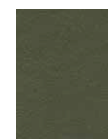
S 606  
Rhea



S 616  
Ceres



S 656  
Terra

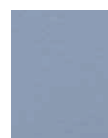


S 676  
Callisto

### Greens

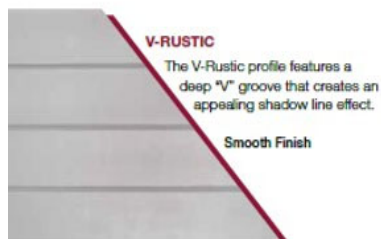


S 747  
Neptune

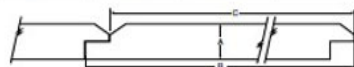


S 757  
Mimas

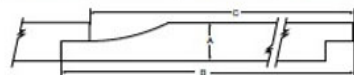
### Blues



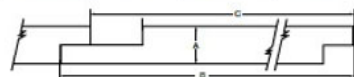
Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	5"
1 x 8	11/16"	7-1/2"	7"
1 x 10	11/16"	9-1/2"	9"



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/2"	6-31/32"
1 x 10	11/16"	9-1/2"	8-31/32"



TruExterior Siding comes pre-primed and does require paint.



## Accessories

TruExterior® Siding & Trim Accessories make it easy to create polished, professional-looking siding and trim installations. Decorative yet functional, the poly-ash accessories are designed to go where other materials can't, making them the perfect complement to cedar, fiber cement and other traditional siding products, as they are suitable for ground and masonry contact.



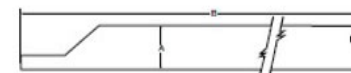
### SKIRT BOARD

Provides a decorative yet functional way to create the required clearance between siding and grade.

#### Available Finishes:

- Smooth
- Woodgrain

Nominal Size	Actual Thickness (A)	Actual Width (B)
1 x 6	3/4"	5-1/2"
1 x 8	3/4"	7-1/4"
5/4 x 6	1"	5-1/2"
5/4 x 8	1"	7-1/4"



### WINDOW POCKET RABBETED TRIM

The rabbeted groove helps trim to sit flush over the window's nailing flange, eliminating the need for cuts or shims.

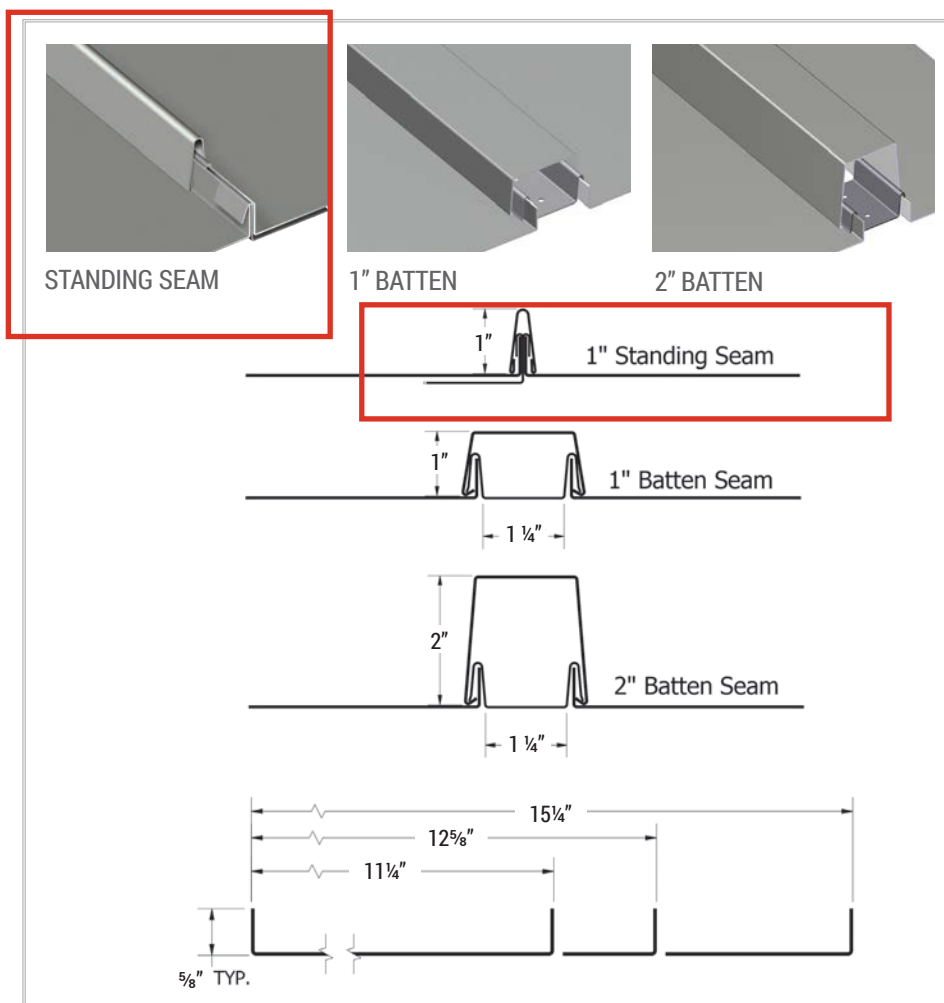
#### Available Finishes:

- Smooth
- Woodgrain

Nominal Size	Actual Thickness (A)	Actual Width (B)	Window Pocket (W' x W")
5/4 x 4	1"	3-1/2"	3/16" x 1-7/8"
5/4 x 6	1"	5-1/2"	3/16" x 1-7/8"
5/4 x 8	1"	7-1/4"	3/16" x 1-7/8"





**SKU:**

Panel: PCP110, PCP120, PCP150, PCP999

Seam: PCS114

Batten: PCB001, PCB002

Copper: PCP147

**Material:**

.032, .040 aluminum;  
 22\*, 24 ga. metallic coated steel;  
 16 oz. copper\* (PCP147 only)

**Panel Coverage:**

11 1/4", 12 5/8", 14 5/8"†, 15 1/4"

Custom widths available

†Copper and Dark Bronze Anodized only

**Minimum Panel Length:**

2'-0" for straight, 3'-0" for curved

**Seam Height:**

Standing Seam: 1"

Batten Seam: 1" x 1 1/2" or 2" x 1 1/2"

**Available:**

Straight, Tapered, Curved† (Concave, Convex)

†Available in standing seam only

**Texture:**

Smooth or Embossed

**Minimum Slope:**

3:12

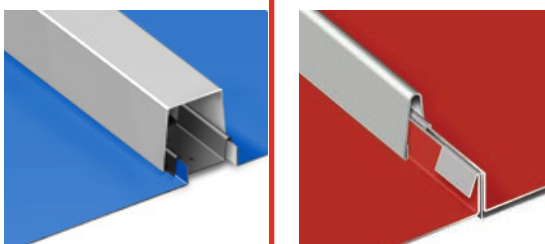
\*Subject to minimum quantities and longer lead time.  
 Inquire for availability.

**Application:**

- Two-part system that consists of the flat panel, and a separate seam or batten
- Seam is snapped over the clips, concealing the fastening system
- PC™ System panels are not structural and must be applied to a solid substrate
- Precision leveling prior to forming
- Fasteners and clips allow panels to float without causing stress
- Crating for job site handling/staging

**Performance Standards:**

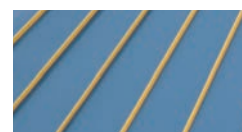
- Tested in accordance with UL 790/ASTM E 108, UL 580, ASTM E 283, ASTM E 331, UL 2218, ASTM E 84 Flame Spread
- High reflectivity of panels which increases energy efficiency



Mix and match colors of the flat panel and standing seam or batten seam for a unique aesthetic.



PC System in Custom Yellow and Regal Blue



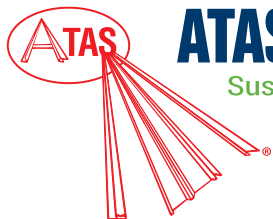
SMOOTH



EMBOSSED



For more information: Visit [www.atas.com/pc](http://www.atas.com/pc)



# ATAS International, Inc.

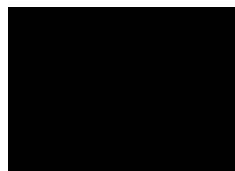
Sustainable Building Envelope Technology

Allentown, PA | Mesa, AZ  
800.468.1441 610.395.8445  
info@atas.com www.atas.com



## STOCK COLORS (PVDF Finish)

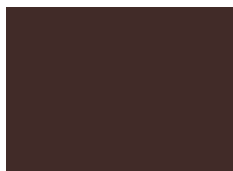
PVDF resin based coatings provide high-performance durability for exterior and interior applications. These coatings are designed to resist fading, chalking, and abrasion. Meets the requirement of AAMA 2605-13 and AAMA 620-02.



Black (02)



Forest Green (11)



Chocolate Brown (04)



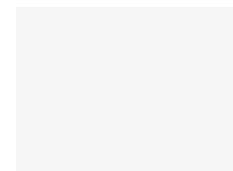
Sierra Tan (09)



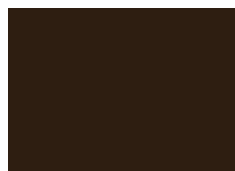
Sandstone (06)



Rocky Grey (16)



Ascot White (10)



Classic Bronze (01)



Teal (19)



Boysenberry (25)



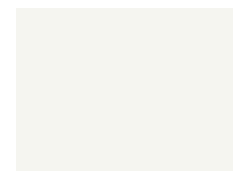
Rawhide (15)



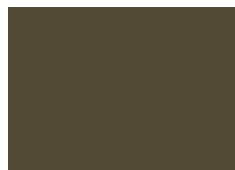
Regal Blue (18)



Charcoal Grey (62)



Bone White (26)



Medium Bronze (03)



Hemlock Green (30)



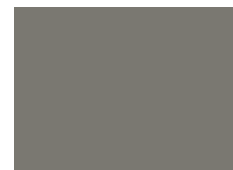
Redwood (07)



Concord Cream (05)



Slate Blue (21)



Slate Grey (20)



Hartford Green (27)



Patina Green (12)



Mission Red (08)



Almond (36)



Siam Blue (14)



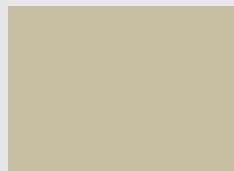
Dove Grey (13)

## PREMIUM FINISH | (PVDF Finish)

PVDF resin based coatings, as noted above, with premium pigmentation to obtain metallic or deep color for desired aesthetics.



Antique Patina (24)



Champagne (31)



Coppertone (23)



Titanium (35)



Silversmith (28)



Brite Red (17)

## Stock Materials

ALL Standard & Premium  
Finish Colors are available in:

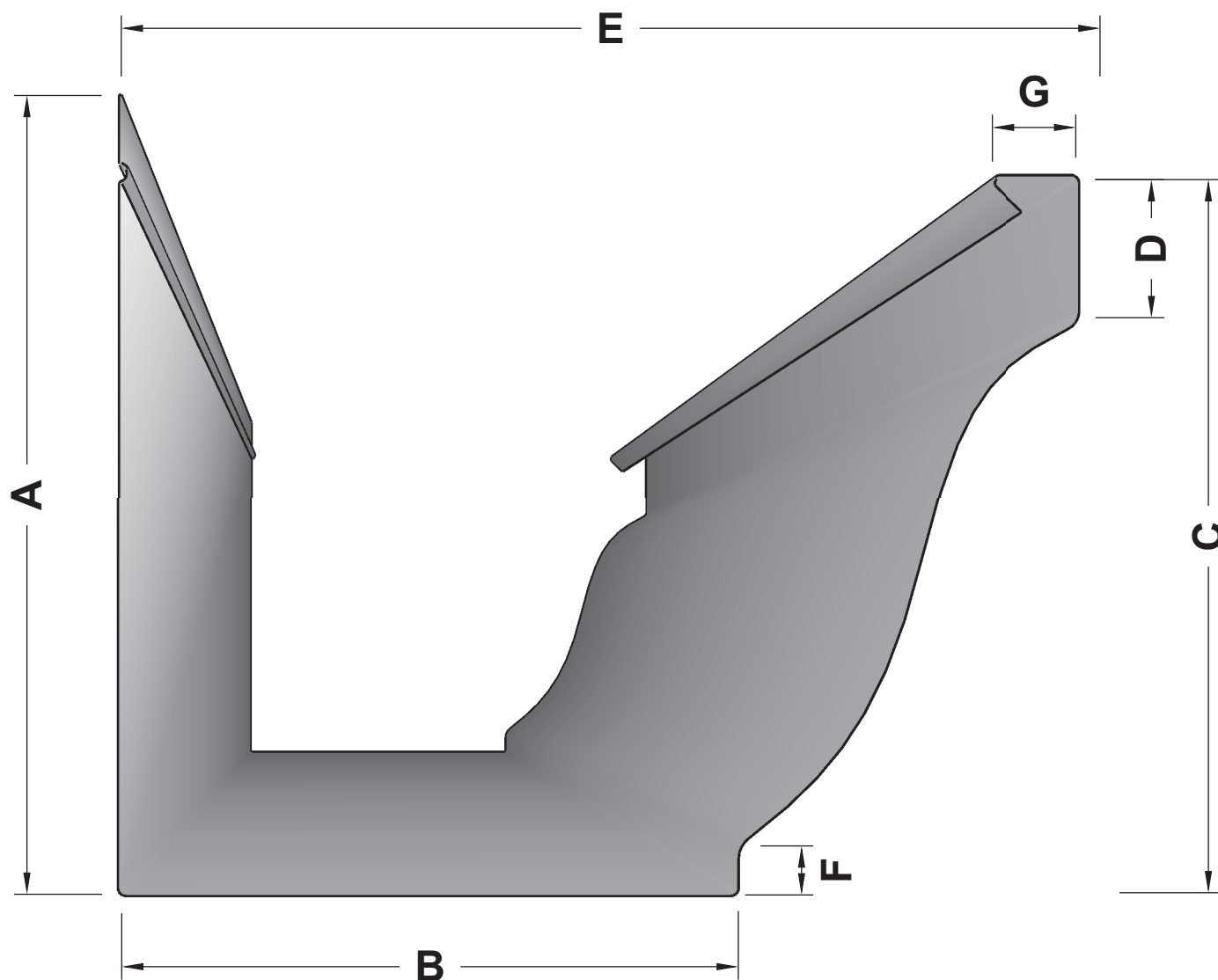
24 ga. steel  
.032 aluminum  
.040 aluminum

## Additional Stock Materials Availability Key:

- ♦ 22 ga. steel
- ▲ 22 ga. steel, .050 aluminum
- ✦ 22 ga. steel, .050 & .063 aluminum
- .050 aluminum
- .050 & .063 aluminum

Please inquire for custom materials and colors





## Dimensions for Standard Gutter Sizes

SIZE	LOC.	A	B	C	D	E	F	G
4K		3 1/8"	2 3/4"	2 7/8"	9/16"	4"	7/16"	1/2"
5K		3 5/8"	3 3/8"	3 3/8"	9/16"	5"	9/16"	1/2"
6K		4 7/8"	3 7/8"	4 5/8"	1"	6"	5/8"	9/16"
7K		5 7/8"	4 5/8"	5 5/8"	1"	7"	5/8"	5/8"
8K		7 1/4"	5 3/8"	7"	1"	8"	5/8"	5/8"

### Notes:

4" 5" & 6" K Style Gutter is Roll - Formed and available in any length up to 40'

7" & 8" K Style Gutter is Brake Formed and available in lengths up to 20'



1310 E. Cornwallis Rd.  
Durham, NC 27713  
P-(919) 544-8887 F- 544-8898

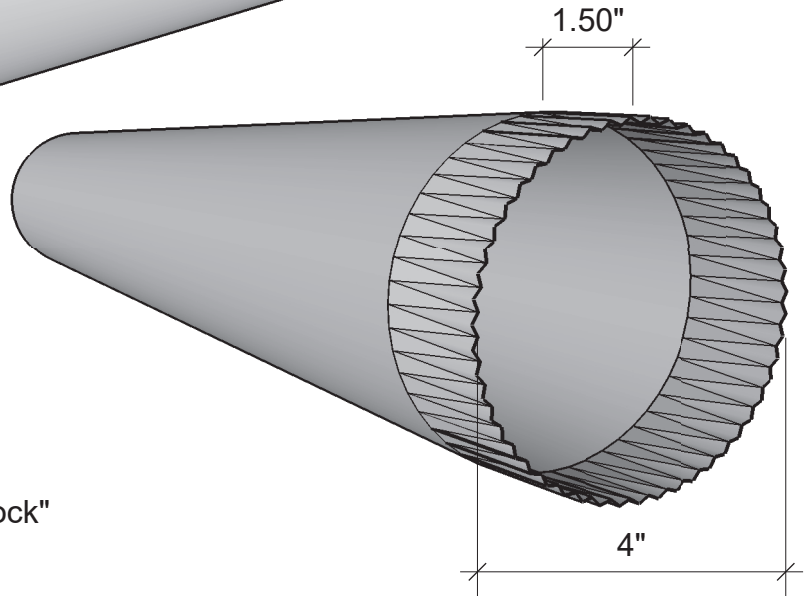
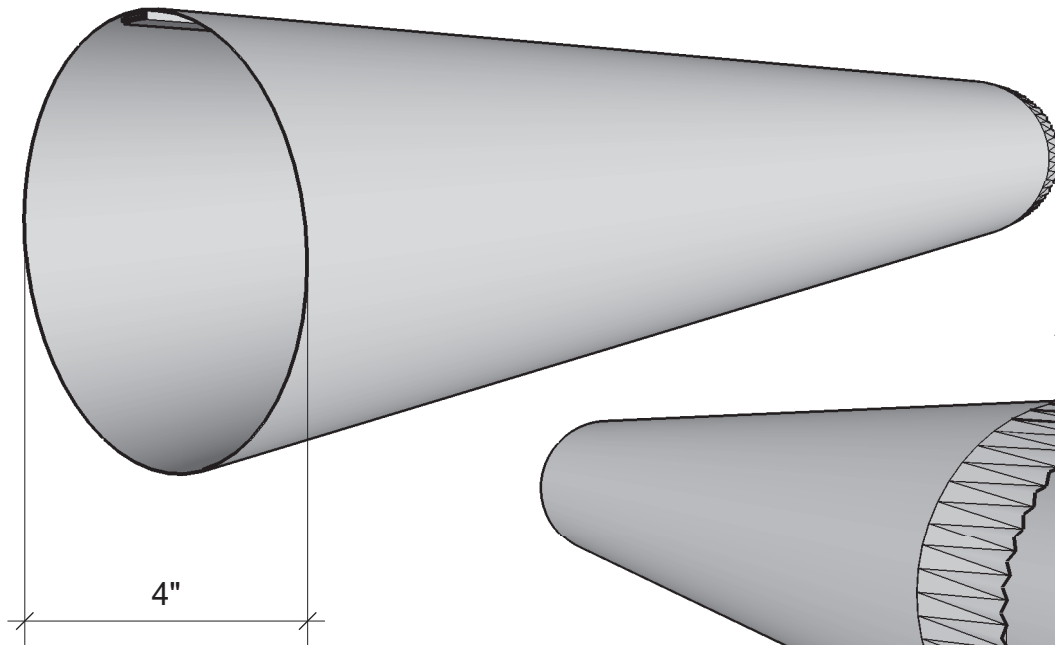
info@kmsheetmetal.com - www.kmsheetmetal.com

## K Style 'Ogee' Gutter

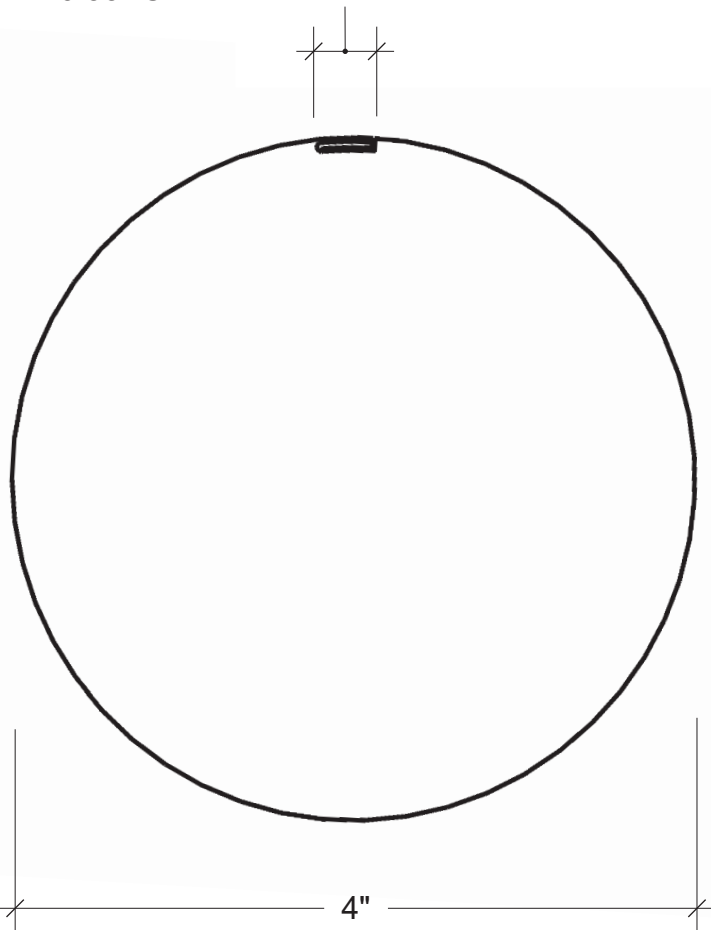
REVISIONS	
MM/DD/YY	REMARKS
1	...ORIGINAL DRAFT OF DRAWING
2	...
3	...
4	...
5	...







0.33" Closed Double Seam "Acme Lock"



#### Material Types Available

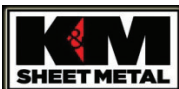
- ☐ 24 ga. Pre-Fin Kynar Steel Color: \_\_\_\_\_
- ☐ 24 ga. Galvalume Mill Finish
- ☐ .027 Aluminum Color: \_\_\_\_\_
- ☐ .032 Pre-Fin Kynar Alum Color \_\_\_\_\_
- ☐ .040 Pre-Fin Kynar Alum Color \_\_\_\_\_
- ☐ 16 oz. Copper
- ☐ 20 oz. Copper
- ☐ 16 oz. Lead Coated Copper
- ☐ 26 ga. Stainless Steel
- ☐ 24 ga. Stainless Steel

#### Notes:

Downspout is only available in 10'0" sections

Downspout is crimped on one end for easy installation

4



1310 E. Cornwallis Rd.  
Durham, NC 27713  
P-(919) 544-8887 F- 544-8898

info@kmsheetmetal.com - www.kmsheetmetal.com

## 4" Round Downspout

REVISIONS		
MM/DD/YY	REMARKS	
1	...ORIGINAL DRAFT OF DRAWING	
2	...	
3	...	
4	...	
5	...	

100  
D

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Featuring Doors and Frames Made in the USA!

[Hollow Metal Door Frames \(https://www.trudoor.com/commercial-hollow-metal-door-frames/\)](https://www.trudoor.com/commercial-hollow-metal-door-frames/) > **Transom Frame**

(<https://prod-trudoor-media.s3.us-west-2.amazonaws.com/wp-content/uploads/2019/05/21112044/commercial-hollow-metal-transom-frame-e1593364728903.jpg>)



## Hollow Metal Transom Frame

Starting at **Inquire**

Nationwide Delivery

A hollow metal transom frame is a door frame with a fixed horizontal transom bar and glass above the door. A steel panel made from a hollow metal door can be used in lieu of glass.

- 16-Gauge Steel – Cold Rolled or Galvanized
- Available Welded or Knocked Down
- Includes Anchors for Any Wall Condition

**[CONFIGURE & GET PRICE\(/QUOTE-REQUEST/\)](#)****Product Overview**



Commercial Hollow Metal Doors (<https://www.trudoor.com/commercial-hollow-metal-doors/>) > **Flush Metal Door**



(<https://prod-trudoor-media.s3.us-west-2.amazonaws.com/wp-content/uploads/2019/04/21112338/flush-hollow-metal-door-2.jpg>).



## Flush Commercial Hollow Metal Doors

The flush hollow metal door, or *steel slab door*, is the most common commercial steel door and can be used for virtually any application, including industrial and commercial buildings. Flush doors have no cut-outs for anything other than locksets and hinges but can be prepped for other hardware, glass kits, and louvers.

- Heavy-Duty 18-Gauge Steel
- Rigid Honeycomb or Polystyrene Core
- Ideal for Exterior and Interior Applications

**CONFIGURE & GET PRICE(/QUOTE-REQUEST/)**

Product Overview

## Heavy-duty steel door for commercial, industrial, and institutional applications

Our stock hollow metal door is an affordable non-handed, square-edge door solution designed to meet your requirements for quality full flush steel doors. These doors are designed to satisfy your requirements for durability, security, aesthetics, or fire protection. Replacement doors and doors with new frames available.

### Features

- 1-3/4” Thick, non-handed design with reversible hinge plates
- Inverted top and bottom channels for additional stability and protection
- Interlocking seam enhances structural rigidity and durability
- Available with a wide range of glass lites, louvers, and hardware preps
- Factory-applied rust-inhibiting primer (no special color options)
- Fire-rated doors up to 3 hours (<https://www.trudoor.com/commercial-hollow-metal-doors/fire-rated-metal-door/>) with WHI / ITS mylar label applied (optional)



### Specifications

Level	Heavy Duty, SDI Level 2 – 18-Gauge Steel Face Sheets – (16 Ga. Available)	Core	Rigid Honeycomb Core or Polystyrene Core
Door Thickness	1-3/4" Standard	Handing	Non-Handed Design; Reversible Hinge Plates
Sizes	Standard Widths up to 4'0", Heights to 8'0" (Custom Sizes Available)	Edges	Square Hinge and Lock Edges (Beveled Edges Available) – Full Height, Epoxy Filled Mechanical Interlock Edges
Reinforcements	Heavy Gauge Door Closer and Hinge Reinforcements	Channels	14-Gauge Inverted Top and Bottom Channels, Optional Flush Top Cap
Door Finish	Factory-Applied, Baked-On, Rust Inhibiting Gray Primer (No Special Color Options) – Not intended to be a finish coat. It is recommended that finish paint (topcoat) be applied after installation	Standard Preps	161 (cylindrical lock), 86 Edge (mortise lock), Deadbolt, RPD (blank edge, panic reinforced)
Optional Preps	Continuous Hinge Application (Undersized Width), Exit Device Trim, Deadbolts, Lite and Louver Cutouts	ANSI Standards	Meets or Exceeds Standards for ANSI 250.4 and ANSI 250.8
Fire-Rating	Optional – WHI / ITS up to 3-hour Fire-Rating, Positive Pressure and “S” Smoke included	Approvals	Optional – Florida Product Approved FL-13884 or FL-14237
Buy American Act Compliance	Meets Buy American Act – Made in USA	Mfg. Hinge/Lock Locations	Steelcraft, Baron, Ceco, Curries, Mesker, Republic, Pioneer, Deansteel, Custom Locations



## Steel Door Frame with Transom for Commercial Applications

Transoms are door frames having a transom bar and glass or steel panel above the door opening. The transom bar separates the door opening from the transom opening. The frame height will vary but normally extends to the ceiling above. Glazing bead (glass stops) are provided with all sidelite frames. Stops install on the inside of the frame to hold the glass or panel in place. Transom frames can also include attached sidelites.

### Features

- 16-Gauge cold rolled steel (galvanized available)
- Includes 5/8" glass stops, screws and glazing tape
- 5 glass type options (optional steel panel in lieu of glass)
- Anchors available for any wall condition
- Available KD (knocked down) or welded
- Fire-rated up to 45-Minutes with WHI / ITS mylar label applied (optional – in limited sizes)



### Specifications

Construction	Heavy duty; 16-gauge cold rolled steel (galvanized and stainless steel available)	Corners	Exact fit die-mitered corner connections
Anchors	Anchors provided for new or existing walls	Glass Stops	5/8" glass stops, cut to size (screws included)
Glazing	1/4" clear tempered glass, 1/4" wire glass, 3/16" Pyran Platinum F glass ceramic, 3/16" Firelite NT glass ceramic, 1" insulated glass	Fire-Rating	Fire-rated up to 45-Minutes with WHI / ITS mylar label applied (optional – in limited sizes). Fire-rated glazing must be used. Fire-rated assemblies must be in accordance with NFPA 80
Finish	Factory-Applied, Baked-On, Rust Inhibiting Primer (No Special Color Options) – Not intended to be a finish coat. It is recommended that finish paint (top coat) be applied after installation	Buy American Act Compliance	Meets Buy American Act – Made in USA

### Glass Types



# 3M™ Dichroic Film for Laminated Glass

Compatible with EVA, SentryGlas® or PVB interlayer adhesives.  
Available in gold-blue or copper-bronze colors.

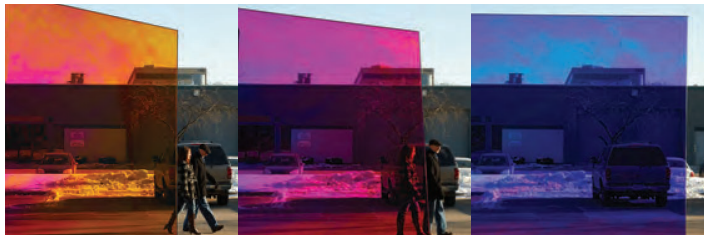
## Flexible

Film can be printed, cut, patterned, bent, or combined with different glass types or interlayer adhesives.

## Versatile

Applications include shading fins, balustrades, exterior glass, partition walls, shower doors, artistic glass and furniture.

## Gold-Blue Dichroic Film



In Transmission (Shown)

In Reflection

Yellow ▶ Magenta ▶ Blue

Gold (straight) Blue (angle)

## Copper-Bronze Dichroic Film



In Transmission (Shown)

In Reflection

Magenta ▶ Blue ▶ Aqua

Copper (straight) Bronze (angle)

## Solar performance of clear laminated glass

	Reflection Visible	Transmission Visible	Transmitted Energy	Reflected Energy	Absorbed Energy	TSER	SHGC
Gold-Blue Dichroic Glass	89%	11%	56%	29%	15%	39%	0.61
Copper-Bronze Dichroic Glass	29%	71%	55%	29%	17%	41%	0.59

## Make an impression at 3M.com/Glass.

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**3M**

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St. Paul, MN 55144-1000  
3M.com/glass

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98-0150-0701-0



## GRANITE BENCHES

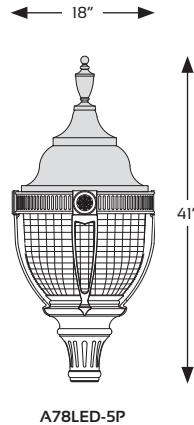


Autumn Pink



Carolina Coral

## Fixtures



## Fitters

10-1/8" W  
10-3/8" H



**5P**  
Fits 3" OD  
x 3" tall  
tenon/pole

10-1/8" W  
10-1/8" H



**BD4**  
Fits 4" OD  
x 5" tall  
tenon/pole

10-1/8" W  
10-1/4" H



**BD5**  
Fits 5" OD  
x 6" tall  
tenon/pole

10-1/8" W  
11-3/4" H



**BD7**  
Fits 7" OD  
x 1" tall  
tenon/pole

10-1/2" W  
15-3/4" H



**990**  
Fits 3" OD  
x 3" tall  
tenon/pole  
**994**  
Fits 4" OD  
x 3" tall  
tenon/pole

10-1/2" W  
13-1/8" H



**991**  
Fits 3" OD  
x 3" tall  
tenon/pole

10-1/2" W  
13-1/8" H



**992**  
Fits 3" OD  
x 3" tall  
tenon/pole

10-1/2" W  
15-3/4" H



**993**  
Fits 3" OD  
x 3" tall  
tenon/pole  
**995**  
Fits 4" OD  
x 3" tall  
tenon/pole

10-1/2" W  
11-3/8" H



**OL3**  
Fits 3" OD  
x 3" tall  
tenon/pole  
**OL4**  
Fits 4" OD  
x 3" tall  
tenon/pole

10" W  
3-1/4" H



**C2097**  
Fits 7" OD  
x 1" tall  
tenon/pole



**SternbergLighting**

ESTABLISHED 1923 / EMPLOYEE OWNED

800-621-3376  
555 Lawrence Ave., Roselle, IL 60172  
info@sternberglighting.com  
www.sternberglighting.com

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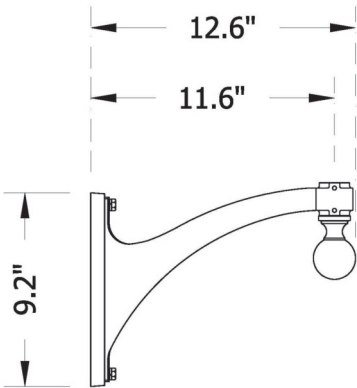


Project Name \_\_\_\_\_

Qty \_\_\_\_\_

Type \_\_\_\_\_

Catalog / Part Number \_\_\_\_\_



5 Year Warranty

Finish

Black Textured

White Textured

Park Green Textured

Arch Med Bronze Tex

Dark Bronze Textured

Verde Green

Swedish Iron

Old World Gray Tex

Old Iron

Rust

Weathered Cedar Brown

Weathered Black

Two Tone

Custom Match

Description

The 80 arm is part of a diverse family of sizes and orientations that allow for many mounting configurations that meet almost any project design requirements. These cast aluminum arms offer strength and durability while maintaining a classic design aesthetic. Matching well with traditional luminaires these arms can be pole or wall mounted in single or multiple head configurations.

**EPA:** .41 (ft²)  
**WEIGHT:** 5.1 LBS  
**MAX FIXTURE WEIGHT:** 50 LBS

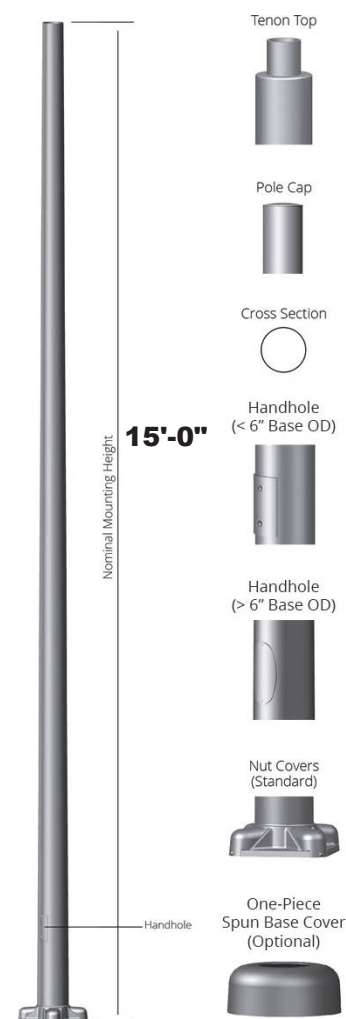
Physical

Arm	80: Sweeping Arm, Medium	
Arm Orientation	U: Up Sweeping	D: Down Sweeping
Fixture Orientation	T: Top Mount	H: Hanging
Finial/Font	N: None C: Chime	B: Ball L: Long Font
Mounting Styles	PMR: Post Side Mount, Round Pole PMF: Post Side Mount, Square Pole WB: Wall Bracket WBWB: Wall Bracket With Ballast Box	
Finish	BKT: Black Textured PGT: Park Green Textured DBT: Dark Bronze Textured SI: Swedish Iron OI: Old Iron WBR: Weathered Brown WBK: Weathered Black CM: Custom Match WHT: White Textured ABZT: Arch Med Bronze Tex VG: Verde Green OWGT: Old World Gray Tex RT: Rust CD: Cedar TT: Two Tone	

## Round Tapered Aluminum Light Poles, Anchor Base

### Product Overview

- **Pole Shaft** - The pole shaft is extruded and spun from seamless 6063-T6 aluminum.
- **Pole Top** - A removable top cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. Other pole top options include Tenon Top, Top Cap Only or Open Top which is typical when the pole top diameter matches the necessary slip-fit dimensions.
- **Hand Hole** - A covered hand hole with hardware and grounding provision are provided.
- **Anchor Base & Cover** - The anchor base is cast from 356 alloy aluminum and supplied with nut covers. The completed pole assembly is heat-treated to a T6 temper. Optional spun collar, square cast and decorative base covers available as special order.
- **Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.
- **Hardware** - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.
- **Finish** - Finishes include anodized or painted. Please consult factory for special finishing colors and fixture matching options. When storing light poles outside, remove all protective wrapping immediately upon delivery to prevent finish damage.
- **Design Criteria** - Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side and top mounted fixtures only. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.





Dark Bronze  
(VA-DB)



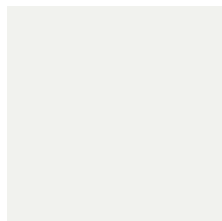
Medium Bronze  
(VA-MB)



Black  
(VA-BK)



White  
(VA-WH)



Natural Aluminum  
Silver (Painted)  
(VA-NA)



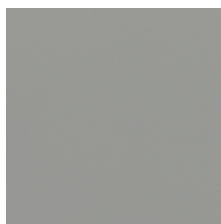
Dark Green  
(VA-DG)



Slate Gray  
(VA-SG)



Light Gray  
(VA-LG)



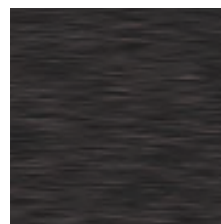
Satin Silver  
Anodized  
(VA-SSA)



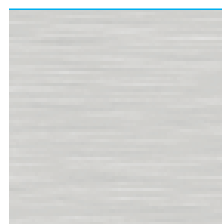
Bronze Anodized  
(VA-BZA)



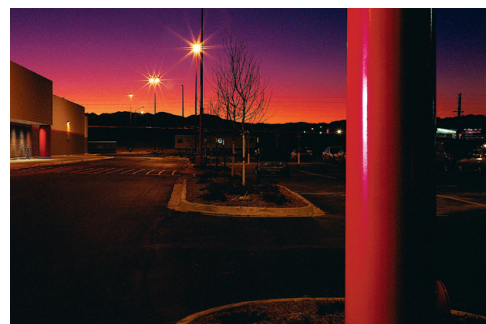
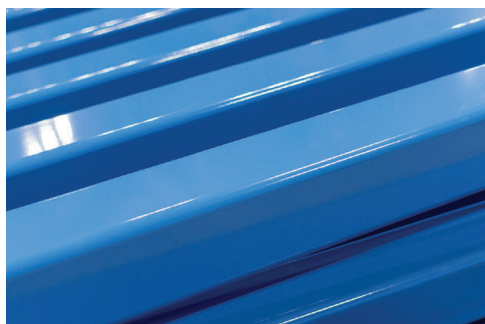
Black Anodized  
(VA-BKA)



Satin Brushed  
(non-painted)



**\*Custom colors & architectural matches available.**



\*Contact your sales representative for physical color chips.

Note: Actual colors may vary. This is due to the fact that every computer monitor has a different capability to display colors and that everyone sees these colors differently. We try to edit our photos to show the samples as life-like as possible, but please understand the actual color may vary slightly from your monitor. We cannot guarantee that the color you see accurately portrays the true color of the product.







GARAGE  
ENTRY

27

4" x 12" POLAR GREY LIMESTONE-

## 4" x 4" POLAR GREY LIMESTONE

4" x 8" POLAR GREY LIMESTONE.

6" x 16" POLAR GREY LIMESTONE.

CITY BRICK (TYP.)-

HIGH STREET

The background of the entire page is an abstract composition. It features a dark blue field with several prominent diagonal lines in a slightly lighter shade of blue. A single, thin, light-colored vertical line runs down the center of the image. In the bottom-left corner, there is a triangular area of a muted tan or light brown color.

# ALUCOBOND®


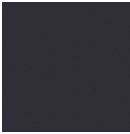



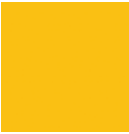








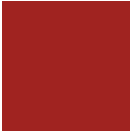
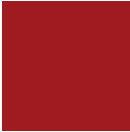


GIVING SHAPE TO GREAT IDEAS



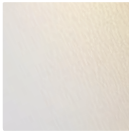
The Classic Collection

<div>Legend</div> <div>All finishes are <b>stocked</b> in ALUCOBOND PLUS and ALUCOBOND AXCENT, except those noted <b>Ø</b> or <b>Ω</b></div> <div>Ø ALUCOBOND AXCENT Made to Order</div> <div>Ω Not Available in ALUCOBOND AXCENT</div>					
					
Statuary Bronze PVDF 2 Gloss 25–35	New-Age Dark Bronze Mica PVDF 2 Gloss 20–30	Driftwood Mica PVDF 2 Gloss 15–25	Atacama Bronze Metallic PVDF 2 Gloss 15-25	Hazelnut Mica PVDF 2 Gloss 15–25	Russet Mica PVDF 2 Gloss 15-25
					
Beige PVDF 2 Gloss 35–45	Castle Gray PVDF 2 Gloss 25–35	JLR Champagne Metallic PVDF 2 Gloss 20–30	Anodic Satin Mica PVDF 2 Gloss 20–30	Epernay Champagne Metallic PVDF 3 Gloss 25–35	Harvest Gold Mica PVDF 2 Gloss 20–30
					
Oyster PVDF 2 Gloss 20-30	Alabaster PVDF 2 Gloss 25–35	Bone White PVDF 2 Gloss 25-35	Cadillac White III PVDF 2 Gloss 30-40 Ø	Pure White (RVW) PVDF 2 Gloss 45–55	HWH Bio White PVDF 2 Gloss 40–50
					
Magnolia PVDF 2 Gloss 30-40	Market Pearl White Mica PVDF 2 Gloss 15–25 Ø	Sunrise Silver Metallic II PVDF 3 Gloss 25–35	Brilliant Silver Metallic PVDF 3 Gloss 25–35	Silver Metallic PVDF 3 Gloss 25	Champagne Metallic PVDF 3 Gloss 25–35
					
Platinum Mica PVDF 2 Gloss 15–25	Anodic Clear Mica PVDF 2 Gloss 15-25	Cadet Gray PVDF 2 Gloss 20–30	West Pewter Mica II PVDF 2 Gloss 15–25	Beachstone Gray Metallic PVDF 2 Gloss 15-25	JLR Gray Metallic PVDF 2 Gloss 25–35
					
Steel City Silver Mica PVDF 2 Gloss 15–25	MZG Gray Mica II (Lexus) PVDF 2 Gloss 30–40	Greyhound PVDF 2 Gloss 5–15	Anthracite Silver Metallic PVDF/FEVE Gloss 70–80	Graphite Mica PVDF 2 Gloss 20-30	Nissan Gray SMP Gloss 45–55 Ø

The Classic Collection (continued)





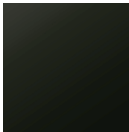
<div>Legend</div> <div>All finishes are <b>stocked</b> in ALUCOBOND PLUS and ALUCOBOND AXCENT, except those noted <b>Ø</b> or <b>Ω</b></div> <div>Ø ALUCOBOND AXCENT Made to Order</div> <div>Ω Not Available in ALUCOBOND AXCENT</div>					
					
Dusty Charcoal II PVDF 2 Gloss 25-35	Focus Black II PVDF 2 Gloss 25–35	TBL Black (Buick) SMP Gloss 70–80 Ω	Tri-Corn Black SMP Gloss 25–35 Ø	Black Metallic PVDF/FEVE Gloss 75-85	Tuscan Sun PVDF 2 Gloss 25–35 Ø
					
Spire Blue II PVDF/FEVE Gloss 25–35 Ø	Azure Blue PVDF 3 Gloss 25–35	Ultramarine Blue PVDF 2 Gloss 25–35	Bowtie Blue II SMP Gloss 65–75 Ø	Image Blue SMP Gloss 25–35 Ø	Amazon Prime Blue (Pantone 2995C) PVDF 3 Gloss 25–35
					
Just Purple PVDF 3 Gloss 25 -35 Ø	Red Fire PVDF 3 Gloss 25–35	Patriot Red SMP Gloss 45–55	Carb Red SMP Gloss 75–85 Ø	Botanical PVDF 2 Gloss 25-35 Ø	Krispy Green PVDF 2 Gloss 25-35 Ω

The Spectra Collection

				
Ocean PVDF/FEVE Gloss 70–80 Ø	Galaxy Blue PVDF/FEVE Gloss 70–80 Ø	White Gold PVDF/FEVE Gloss 70–80 Ø	Cupral PVDF/FEVE Gloss 70–80 Ø	Sakura PVDF/FEVE Gloss 70–80 Ø

The Anodized Collection\*

\*Natural variations in shade and color will occur with anodized finished metals. This variation is part of the natural beauty brought out by the anodizing process and often sought after for this aesthetic quality. Visual look of variation may also be effected by tint as well as size of panel.

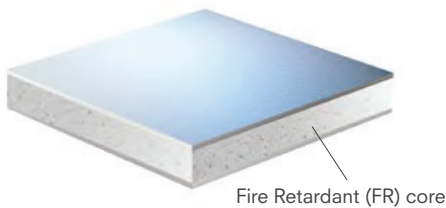
				
Clear Anodized Anodized Gloss 15–25 Ω	Light Bronze Anodized Anodized Gloss 15–25 Ω	Medium Bronze Anodized Anodized Gloss 15–25 Ω	Dark Bronze Anodized Anodized Gloss 15–25 Ω	Black Anodized Anodized Gloss 15–25 Ω

## PROPERTIES AND BENEFITS

- Flatness and Rigidity
- Lightweight
- Durability
- Custom color expertise
- Formability
- Ease of fabrication
- Perforation capabilities
- 89 stocked ACM colors
- Complementary flat aluminum sheet colors
- Can contribute toward LEED points
- 100% recyclable
- Zero VOC's emitted in use
- EPD in compliance with International ISO Standards

### ALUCOBOND® PLUS

4mm ACM comprised of two sheets of smooth .020" aluminum thermobonded to a solid, fire retardant core. Developed exclusively to meet fire performance requirements while providing the benefits & versatility of ACM.



#### Product Properties

Thickness of aluminum skin	0.020" (nominal)
Product thickness	0.157" (4mm nominal)
Weight	1.56 lb/ft²
Standard panel dimension*	62" x 196"
Maximum width**	62"
Maximum length**	400"

\* Exceptions to standard dimensions include mirror, print, and others. Refer to product range table on next page.

\*\* Sheets will be fabricated to meet custom panel sizes within product range above.

### ALUCOBOND® AXCENT™

A solid .040" flat aluminum sheet that offers the perfect complement to ALUCOBOND PLUS. AXCENT is excellent for columns, parapet caps, canopies, soffits, and trim.



#### Product Properties

Product thickness	0.040" (nominal)
Weight	0.56 lb/ft²
Standard width	48"
Standard length	120"

### ALUCOBOND® EasyFix™

ALUCOBOND EasyFix is a cost-effective installation method for wood-frame construction in multifamily and mixed-use sectors. The simple installation method utilizes an innovative design for attachment of ALUCOBOND PLUS panels. The design provides an aesthetic solution similar to traditional ACM systems.

ALUCOBOND EasyFix must be used with:

- ALUCOBOND PLUS
- ALUCOBOND EasyFix: Clips or Rails



#### Product Properties

Weight	1.9 lb/ft²
Weight	1.56 lb/ft²
Standard panel dimension*	40" x 196"
Maximum panel width/length	62"/400"
Clip length	3"
Rail length	12'

\*\* Sheets may be fabricated to meet custom panel sizes within maximum product range above.



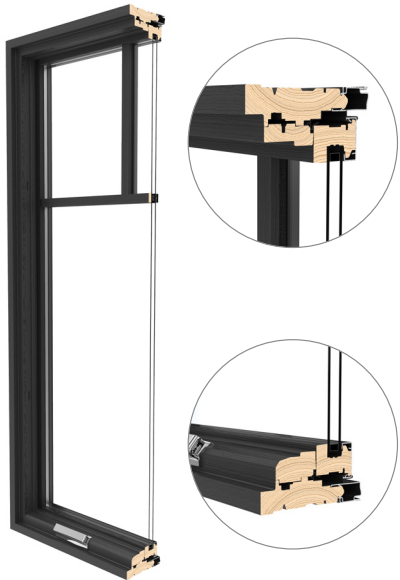
# Pella® Reserve™

## Contemporary Clad/Wood

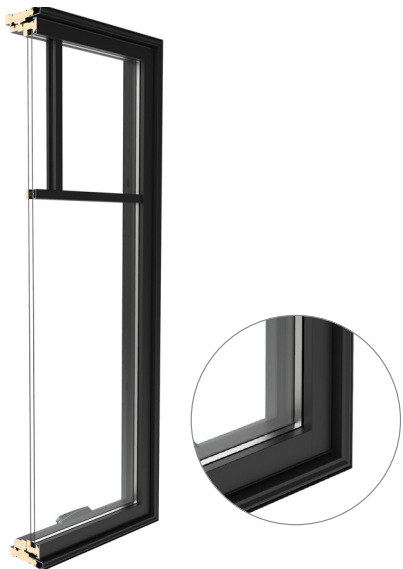


Simple and sophisticated designs that embody the tenets of pure, contemporary style.

Interior



Exterior



- **Easy-to-learn Pella Steady Set™ interior installation system**

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.<sup>1</sup> The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.<sup>2</sup> Available on select windows.

- **Clean lines**

Bring your vision to life with expansive glass options combined with some of the narrowest sightlines in the industry.

- **Modern hardware**

Our renowned, exclusive hardware has set the bar for the industry. Featuring sleek lines, the Saldo foldaway crank adds the perfect finishing touch.

- **Architectural interest**

Our industry-leading modern designs with through-stile construction deliver a clean sash joint with pure, 90-degree exteriors. Square grille profiles provide another layer of design flexibility.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Cutting-edge innovation**

Our intentional innovations solve modern-day inconveniences without compromising on design. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most with integrated security sensors.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints, stains and primed and ready to paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified<sup>1</sup>**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Best limited lifetime warranty<sup>2</sup>**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.<sup>2</sup>

Available in these window and patio door styles:



Special shape windows also available.

<sup>1,2</sup> See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	73"	73"	LC30-CW50	0.19-0.48	0.15-0.55	26-34	Pella Steady Set™, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-¾"	13-¾"	47"	108"	R30-CW50	0.19-0.48	0.15-0.54	26-34	
Fixed Casement/Fixed Awning	10"	13-¾"	144"	144"	CW30-CW50	0.16-0.50	0.16-0.50	28-33	
In-Swing Hinged Patio Door (Single)	24"	48"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould,
In-Swing Hinged Patio Door (Double)	48"	79-½"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	24"	48"	48"	119-½"	LC40-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	48"	48"	96"	119-½"	LC40-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (OX, XO)	60"	74"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	0.28-0.33	
Sliding Patio Door (OXO)	90"	74"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
Sliding Patio Door (OXXO)	117"	74"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
Multi-Slide Patio Door	41-7⁄8"	50-½"	713-5⁄8"	119-½"	R15-LC25 <sup>3</sup>	0.30-0.36	0.15-0.46	31	For more info visit PellaADM.com
Bifold Patio Door	32-1⁄6"	41"	425-7⁄6"	119-½"	R15-LC25 <sup>3</sup>	0.26-0.44	0.13-0.45	–	

Window sizes available in 1/8" increments  
Special sizes available. For more information regarding performance, visit [pella.com/performance](#). For more information regarding frame and installation types, visit [PellaADM.com](#).

Grilles

**Integral Light Technology<sup>®4</sup>** Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



Square 5/8"



Square 7/8"



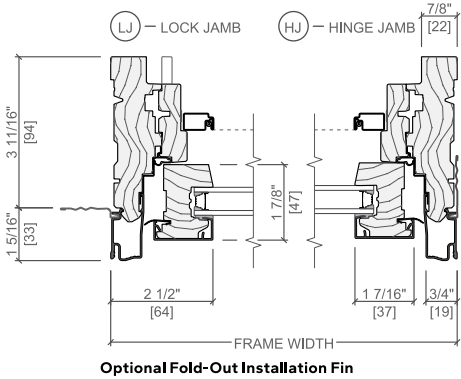
Square 1 1/4"



Square 2"<sup>4</sup>

Attention to Detail

**Cross Sections** The venting casement cross sections provide visual reference to the squared-off profile on both the lock and hinge jamb and the consistent sightline this will provide from interior through to exterior.



<sup>3, 4</sup> See back cover for disclosures.


Window Hardware


**Modern Collection** Achieve the ultimate contemporary look with exclusive hardware designed by Pella. Our renowned modern hardware has set the bar for the industry. Featuring sleek lines, the Saldo fold-away crank adds the perfect finishing touch.




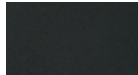
**Fold-away Crank**  
Saldo


Finishes:


**Champagne**


**White**


**Brown**

**Matte Black**

**Oil-Rubbed Bronze**

**Satin Nickel**

**Polished Chrome**

**Satin Brass**

Patio Door Hardware

**Modern Collection** Select modern hardware created in collaboration with Baldwin<sup>®</sup> to achieve the ultimate contemporary look with sleek finishes.

BALDWIN<sup>®</sup>



**Hinged & Bifold Patio Door Handle**  
Spiere



**Sliding & Multi-Slide Patio Door Handle**  
Plazo



**Multi-Slide Patio Door Handle<sup>5, 6</sup>**

Finishes:

**Matte Black**

**Satin Nickel**

**Polished Chrome**

**Satin Brass**

**Essential Collection** Elevate your style and transform a home with elegant selections.



**Hinged & Bifold Patio Door Handle**  
Standard




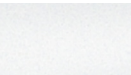
**Sliding Patio Door Handle**  
Standard




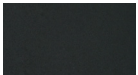
**Multi-Slide Patio Door Handle<sup>5, 6</sup>**


Finishes:


**Champagne**


**White**

**Brown**

**Matte Black**

**Oil-Rubbed Bronze**

**Satin Nickel**

**Satin Brass**

Additional hardware collections available. Visit [PellaADM.com](#) for more information.

<sup>5, 6, 7</sup> See back cover for disclosures.



Colors

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Pine



Douglas Fir



Mahogany



White Oak



Red Oak



Cherry



Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain



Charcoal Stain



Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>7</sup>



Custom colors are also available.



Black



White



Brown



Fossil



Iron Ore



Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green



Pearl Gray



Soft Linen



Satin Steel



Matte Gray



Wolf Gray



Spice Red



Sage



Frost Blue



Blue Ash

Screens

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window — appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer®

The TuffScreen® is 2.5x stronger than a standard screen.<sup>8</sup> It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

<sup>8</sup>All trademarks are property of their respective owners

Flat

InView™ screens are clearer than conventional screens and come standard.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>2</sup>

<sup>1</sup> Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).

<sup>2</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty) or contact Pella Customer Service.

<sup>3</sup> Ratings are contingent on product configurations.

<sup>4</sup> Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.

<sup>5</sup> Flush multi-slide handle is a Pella exclusive design.

<sup>6</sup> Flush multi-slide handle is not available in Champagne.

<sup>7</sup> EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

<sup>8</sup> Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.









15 Reardon Road - Medford, MA - 02155  
Tel.: (781) 396-0070 - Fax: (781) 396-8890

[Accessories](#)[Gutters](#)[Radius](#)[K-Style](#)[Half-Round](#)[Box](#)[Brownstone](#)[Custom](#)[Liner](#)[Colors](#)

## Radius Gutters / Curved Gutters

Custom made to order - Inside and outside curved gutters

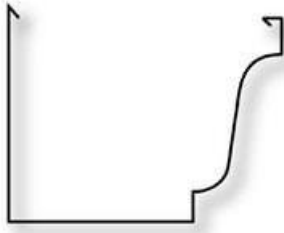


Riverside Sheet Metal specializes in the custom fabrication of radius gutters. The most common profiles are [half-round](#), [k-style](#), [box](#) and [brownstone](#) gutters, but we can also manufacture custom designed [gutter liners](#) and radius gutter liners.

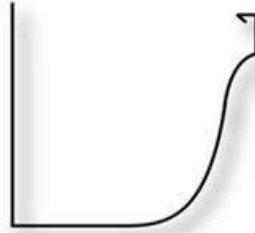
Radius gutters, or curved gutters can most times be manufacture to accommodate regular hangers, or to have custom made hangers installed. Riverside can also pre-install hangers, outlets and end caps.

To have a radius gutter made, we need to know the profile of the curved gutter, the radius of the arc (if not exact, please provide us with a rigid template), if it's an **inside** or **outside radius** and the material for the gutter (normally copper or aluminum).

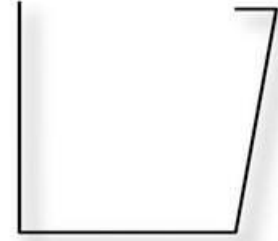
Radius gutters are **normally fabricated all in one piece** (5" and 6" k-style, brownstone, box and half round). Additionally, gutters with custom profiles may be manufactured in different lengths. On those, all seams are thoroughly soldered on copper gutters, ensuring a long lasting joint, while the same are riveted on aluminum gutters.



5" & 6" k-style radius gutter  
Up to 11' lengths



5" & 6" brownstone radius gutter  
(Example) Up to 11' lengths

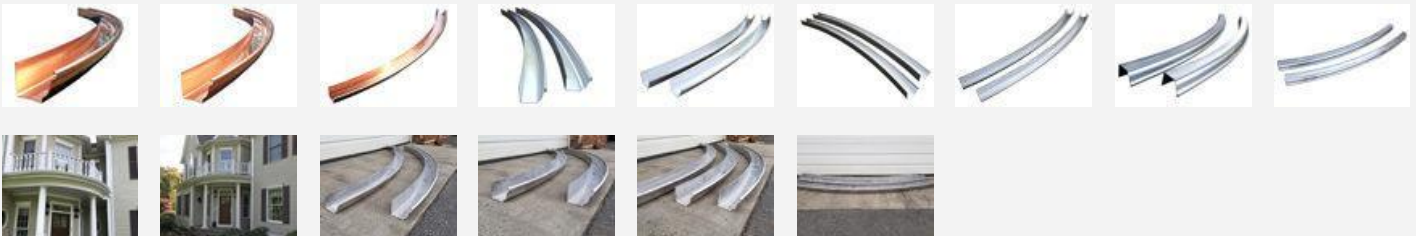


5" & 6" simple box radius gutter  
(Example) Up to 11' lengths

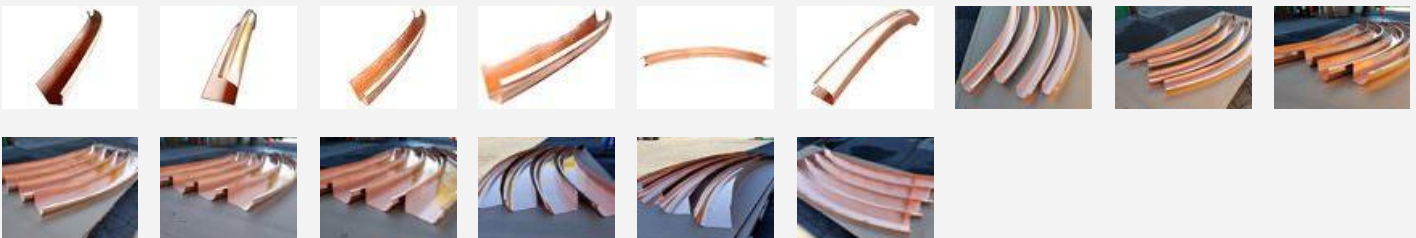


5" & 6" half-round radius gutter  
Up to 11' lengths

### Radius K-Style Gutters



### Radius Brownstone Gutters



### Radius Half-Round Gutters



**Project Address:** 134 Pleasant Street

**Permit Requested:** Work Session

**Application:** Work Session A

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 4 (CD4)
- Land Use: Commercial
- Land Area: 1.15 Acres +/-
- Estimated Age of Structure: c.1947 rebuilt in 1978
- Building Style: Modern
- Number of Stories: 1
- Historical Significance: Not Contributing
- Public View of Proposed Work: Pleasant Street
- Unique Features: N/A
- Neighborhood Association: The South End

**B. Proposed Work:** Exterior renovations and additions

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Exterior renovation and additions



**HISTORIC  
SURVEY  
RATING  
NC**

**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



PROJECT NARRATIVE

Renovations and additions to the structure on Map 0116 Lot 30, with address 134 Pleasant Street. The first floor will be banking and commercial tenant. The second floor will be residential apartments. The basement will be repurposed from storage, to become an underground parking garage.

Revisions since last work session include:

- The new building is now completely independant and not connected to the existing building.
- Removed the bridge connector between old and new buildings - existing drive through canopy will remain.
- Adjusted heights and scale of trim, fenestration
- Details - masonry, siding, and window details
- Entries further developed
- Materials - preliminary selections
- Existing Building -
  1. Shifted main entrance to center of facade (in existing location)
  2. Reconfigure rooftop penthouse - Changed lounges with shared green roof, to apartments with private decks.
- New Building -
  1. Dormers - refinement of oculus details
- Hardscape and Landscaping - plantings added, retaining wall, railing and steps along Pleasant Street



134 PLEASANT STREET

RENOVATION AND ADDITION

HISTORIC DISTRICT COMMISSION

WORK SESSION 3 - REVISED

DRAWING INDEX	
Sheet #	Sheet Name
H0.0	COVER SHEET
H0.1.1	CONTEXT PLAN
H1.00	SITE PLAN EXISTING & DEMO
H1.01	SITE PLAN PROPOSED
H2.01	EXISTING ELEVATIONS
H2.02	EXISTING ELEVATIONS
H2.10	SITE SECTIONS
H2.11	SITE SECTIONS
H2.20	FRONT ELEVATIONS
H2.21	REAR ELEVATIONS
H3.01	RENDERINGS
H3.02	RENDERINGS
H3.03	RENDERINGS
H3.04	VIGNETTE
H3.05	VIGNETTE
H3.06	BIRDSEYE AXONOMETRIC
H4.01	MATERIALS
H4.02	DETAIL

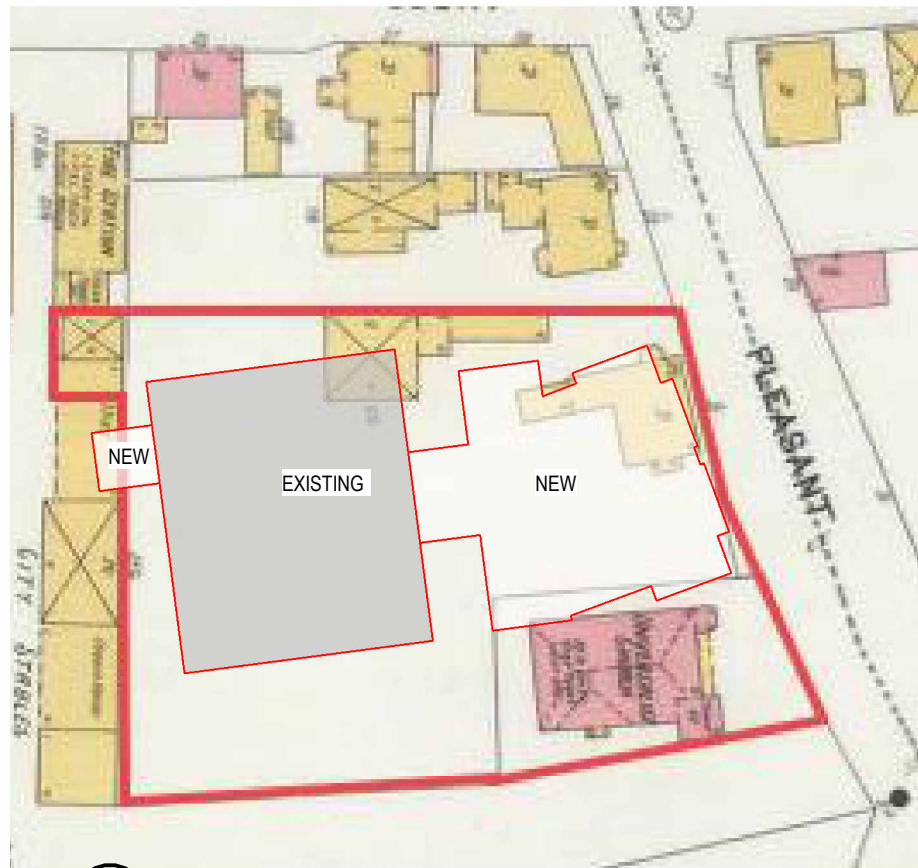
H0.0

COVER SHEET  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

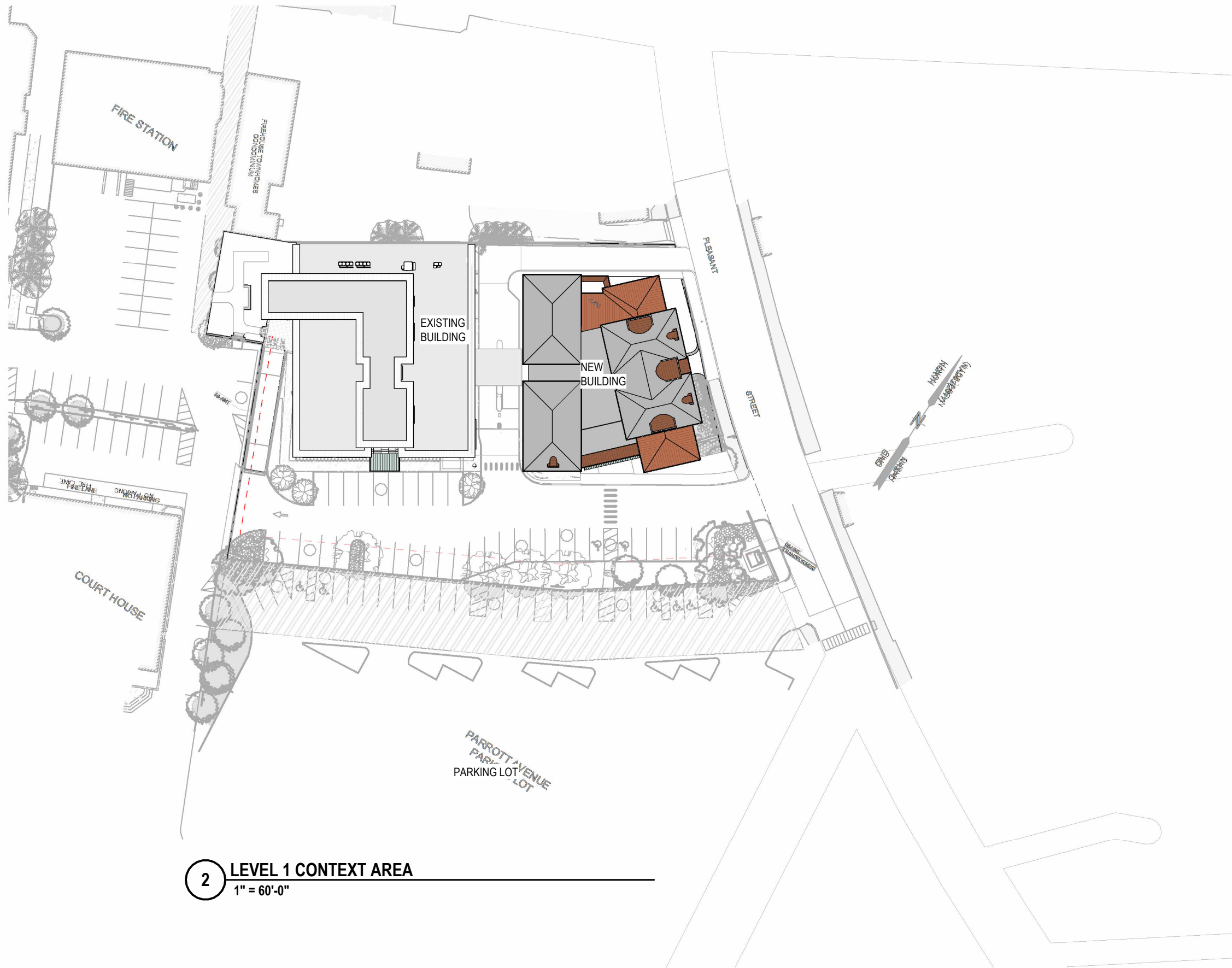
11/25/2025



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1 HISTORIC OVERLAY  
1" = 80'-0"



2 LEVEL 1 CONTEXT AREA  
1" = 60'-0"

H0.1.1 CONTEXT PLAN  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

11/25/2025

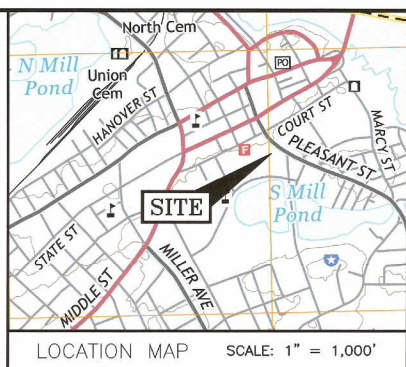
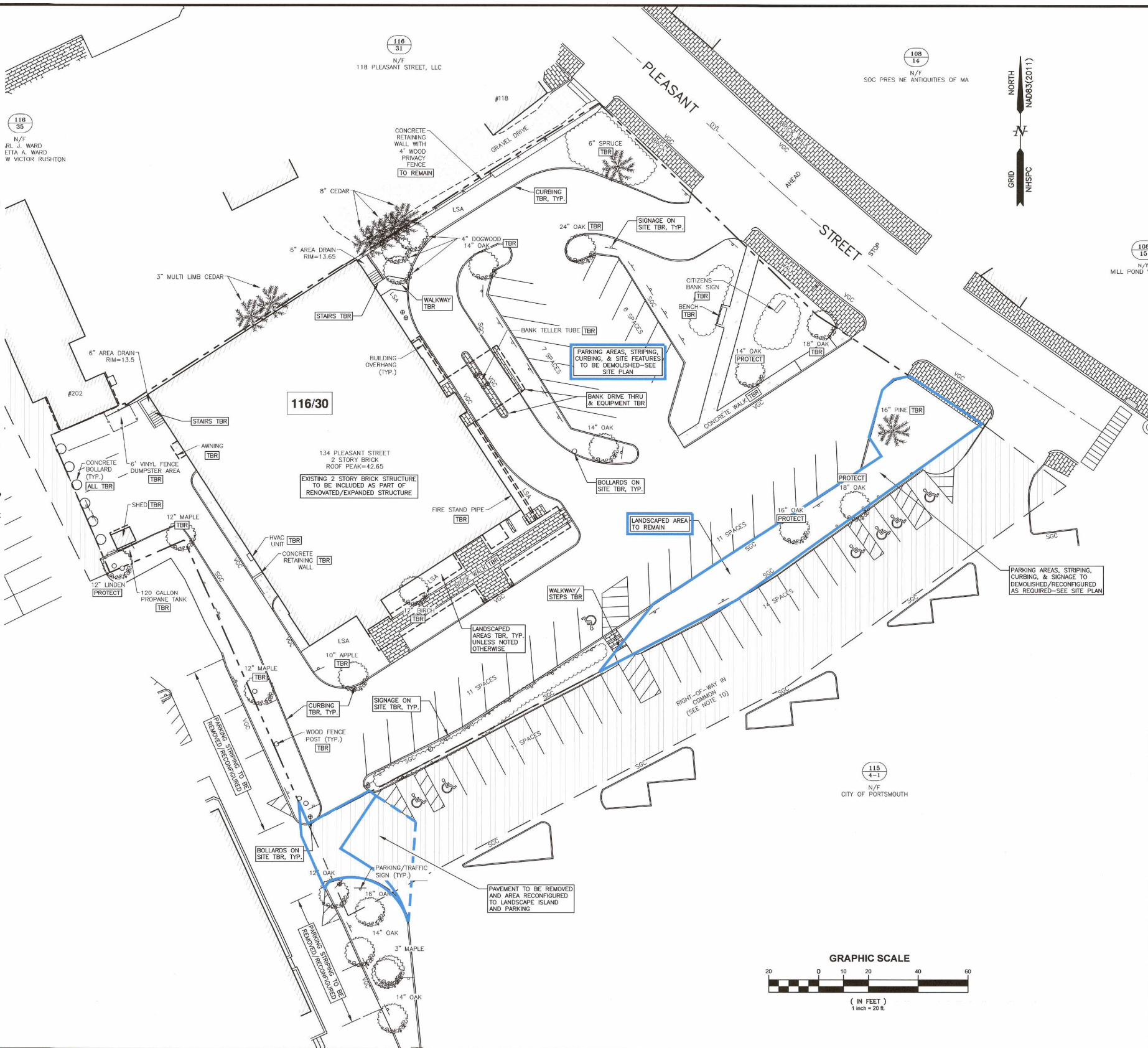


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DEMOLITION NOTES:

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- J) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRIAGING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- K) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS.



- NOTES:
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-800-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) COORDINATE ACCESS IN STREET/ROW AREAS ADJACENT TO DEMOLITION TO INSURE SAFE PASSAGE. UTILIZE DETOURS IF NEEDED.
- 5) EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED TO THE UTILITY MAIN AND CAPPED PER THE UTILITY COMPANY REQUIREMENT.

0	07-16-2025	ISSUED FOR COMMENT	SJR	JRC
REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
PERMIT PLANS				
 <b>HALEY WARD</b> ENGINEERING   ENVIRONMENTAL   SURVEYING 200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282				
PROJECT				
<b>DOUBLE MC, LLC</b> 134 PLEASANT STREET PORTSMOUTH, N.H.				
TITLE				
<b>DEMOLITION PLAN</b>				
DATE		SCALE		
JULY 2025		1"=20'		
DRAWN BY		DESIGNED BY		CHECKED BY
SJR		—		JRC
PROJECT No.		FIELD BOOK / PAGE		
5010156.1532		FB 276 PG 60		
DRAWING No.		REV		
<b>C101</b>		<b>0</b>		

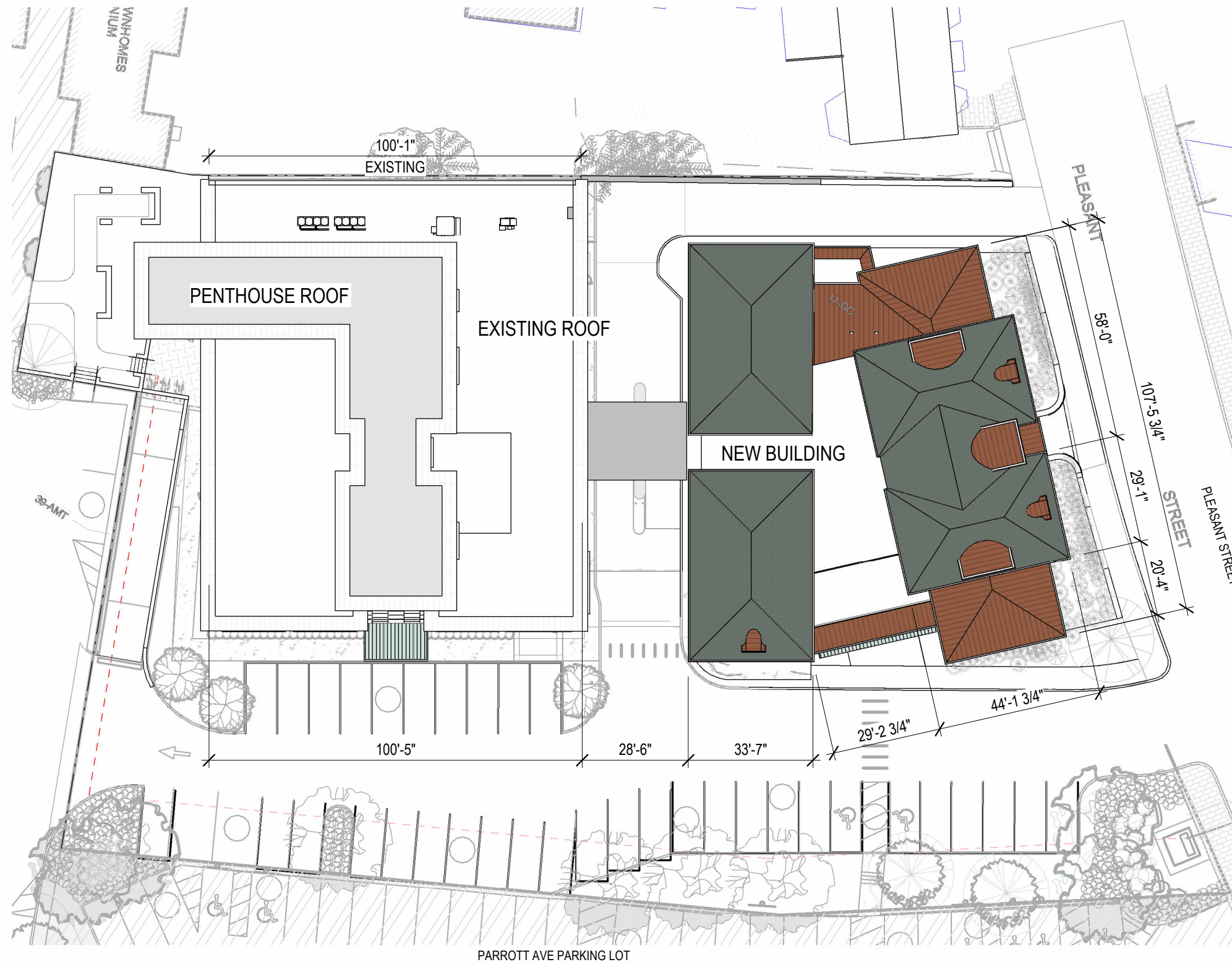
**H1.00 SITE PLAN EXISTING & DEMO**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

11/25/25

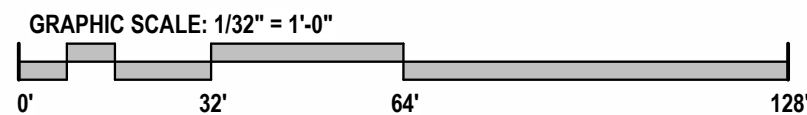


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1 **SITE PLAN**  
1/32" = 1'-0"



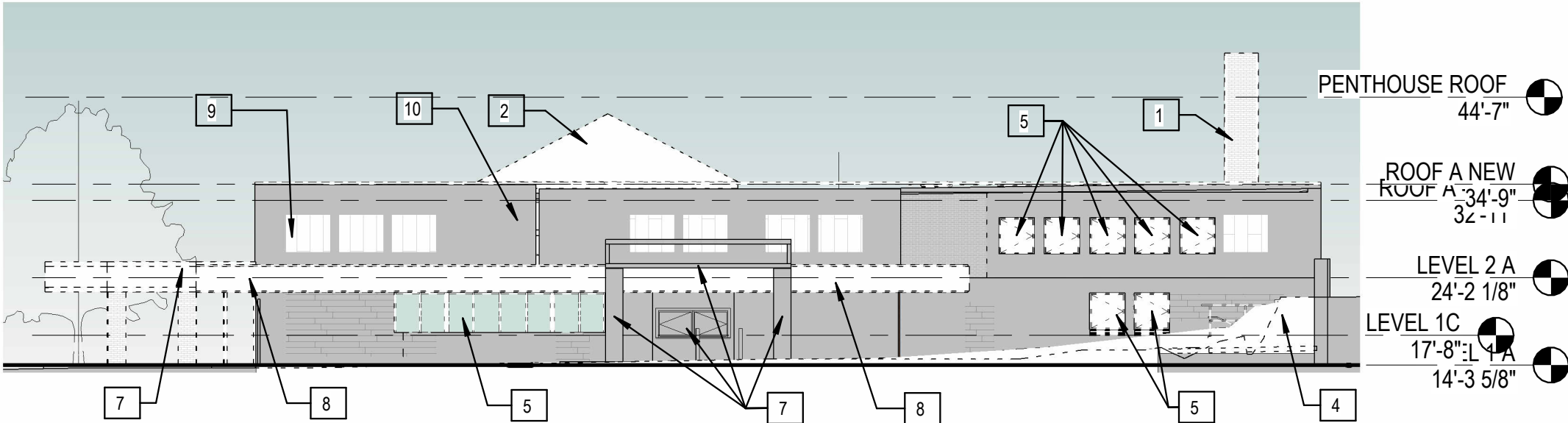
H1.01

**SITE PLAN PROPOSED**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

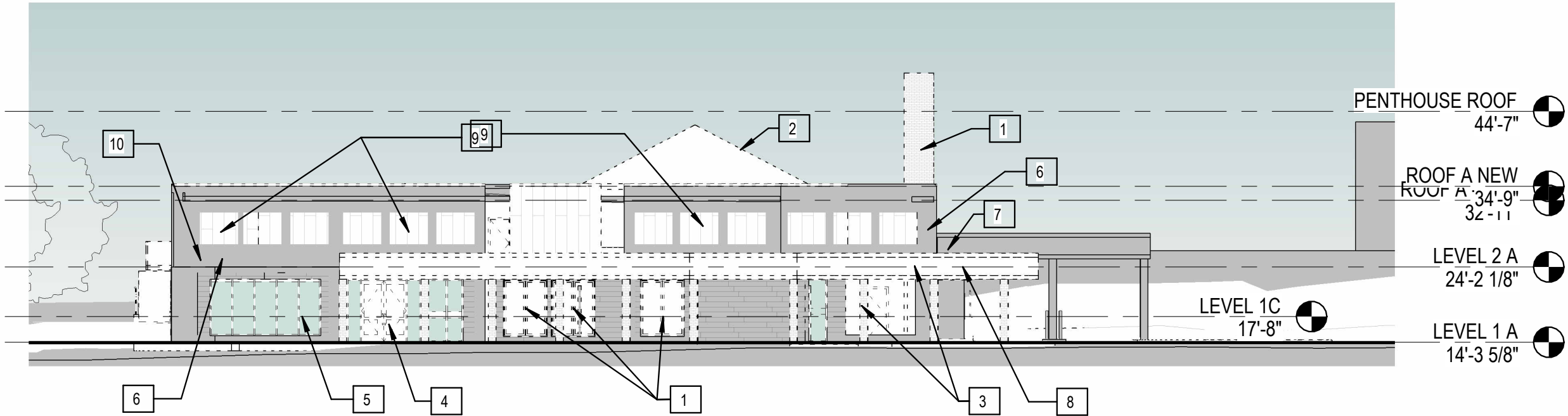
11/25/25



RECOMMENDATION	
1	Remove chimney
2	Remove EPDM covered Pyramid.
3	Remove existing canopy at the east south elevation
4	Remove door.
5	Remove window.
6	Remove part of the wall for the new additon.
7	Remove the existing bank teller canopy. Replace with new bridge addition.
8	Remove existing black band at the corner of east south and east north corner.
9	New Windows
10	Remove existing Cladding and reclad with new materials, refer to the elevation drawings.



**2** HDC DEMO ELEVATION EAST  
1/16" = 1'-0"



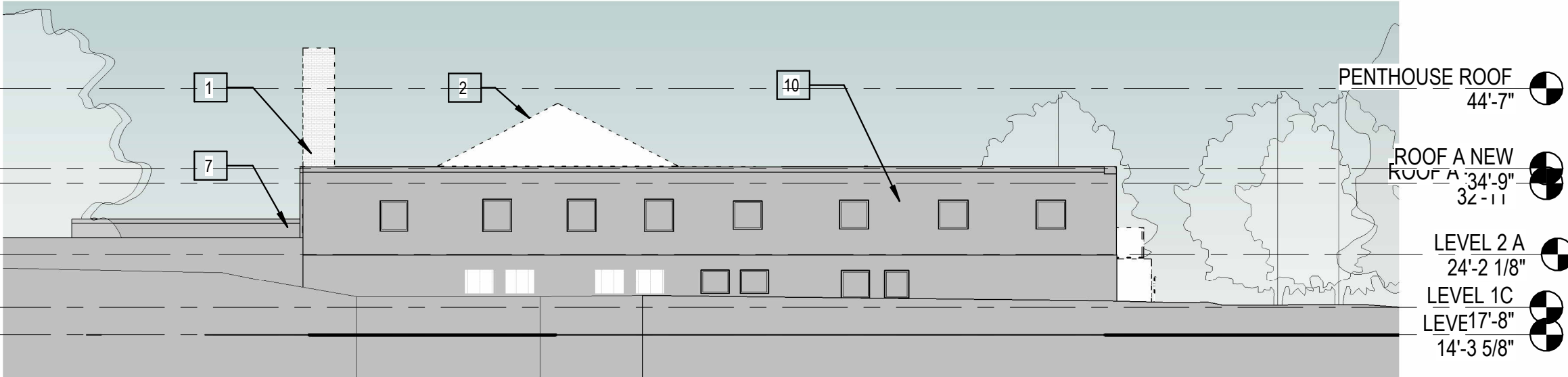
**1** HDC DEMO ELEVATION SOUTH  
1/16" = 1'-0"

**H2.01**

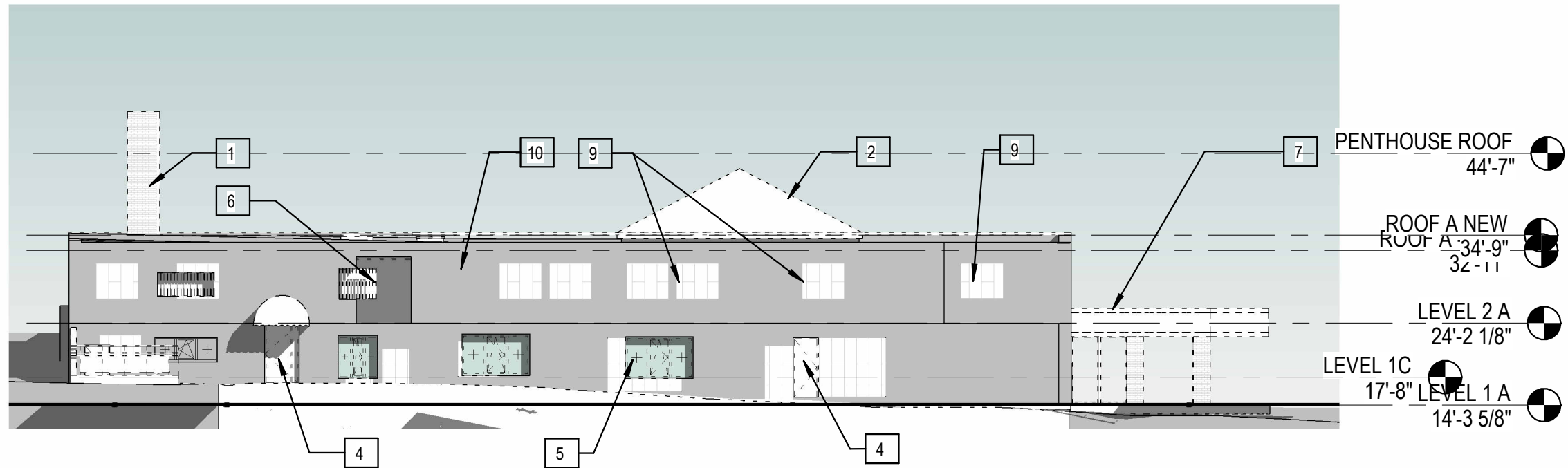
## EXISTING ELEVATIONS 134 PLEASANT STREET PORTSMOUTH, NH 03801

11/25/25

RECOMMENDATION	
1	Remove chimney
2	Remove EPDM covered Pyramid.
4	Remove door.
5	Remove window.
6	Remove part of the wall for the new additon.
7	Remove the existing bank teller canopy. Replace with new bridge addition.
9	New Windows
10	Remove existing Cladding and reclad with new materials, refer to the elevation drawings.



2 HDC DEMO ELEVATION NORTH  
1/16" = 1'-0"



1 HDC DEMO ELEVATION WEST  
1/16" = 1'-0"

H2.02 EXISTING ELEVATIONS  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

11/25/25







**1 SECTION THROUGH PLEASANT STREET (EAST ELEVATION)**  
1" = 40'-0"



**2 SECTION THROUGH JOHN LANGDON PROPERTY (EAST ELEVATION BEYOND)**  
1" = 40'-0"



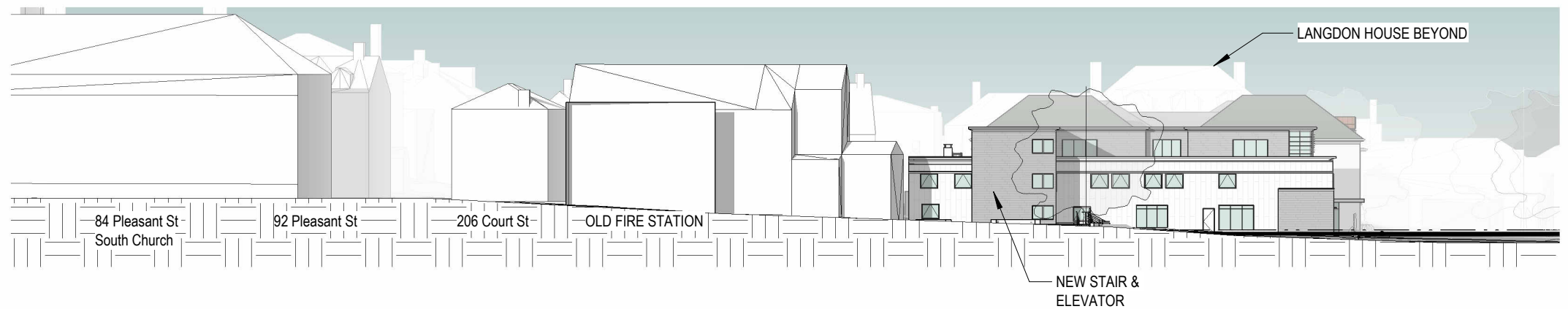
**3 SOUTH SITE SECTION**  
1" = 40'-0"

**H2.10 SITE SECTIONS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

11/25/25



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**1 WEST SITE SECTION**  
1" = 40'-0"



**2 NORTH SITE SECTION**  
1" = 40'-0"

**H2.11 SITE SECTIONS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

11/25/25







1 HDC SOUTH ELEVATION  
1/16" = 1'-0"



ELEVATION KEY NOTES	
	WHITE GRANITE
	ZINC PANELS
	GLAZED BRICK
	FIBER CEMENT PANELS

- ROOF B TOR  
40'-9"
- LEVEL 2 B  
29'-0"
- AVERAGE GRADE  
18'-5 3/16"
- LEVEL 1 B  
15'-4"

- LEVEL 2 B  
29'-0"
- LEVEL 1 C  
17'-8"

2 HDC EAST ELEVATION  
1/16" = 1'-0"

H2.20 FRONT ELEVATIONS  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

11/25/25





**1 NORTH ELEVATION**  
1/16" = 1'-0"



**2 WEST ELEVATION**  
1/16" = 1'-0"

EXISTING

NEW

ELEVATION KEY NOTES	
	WHITE GRANITE
	ZINC PANELS
	GLAZED BRICK
	FIBER CEMENT PANELS





VIEW FROM PLEASANT STREET AT TREADWELL HOUSE

**H3.01**

**RENDERINGS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

11/25/25



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VIEW FROM LANGDON HOUSE



VIEW FROM PLEASANT STREET AT JUNKINS AVENUE



**H3.02** **RENDERINGS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

11/25/25





VIEWS FROM JUNKINS AVENUE

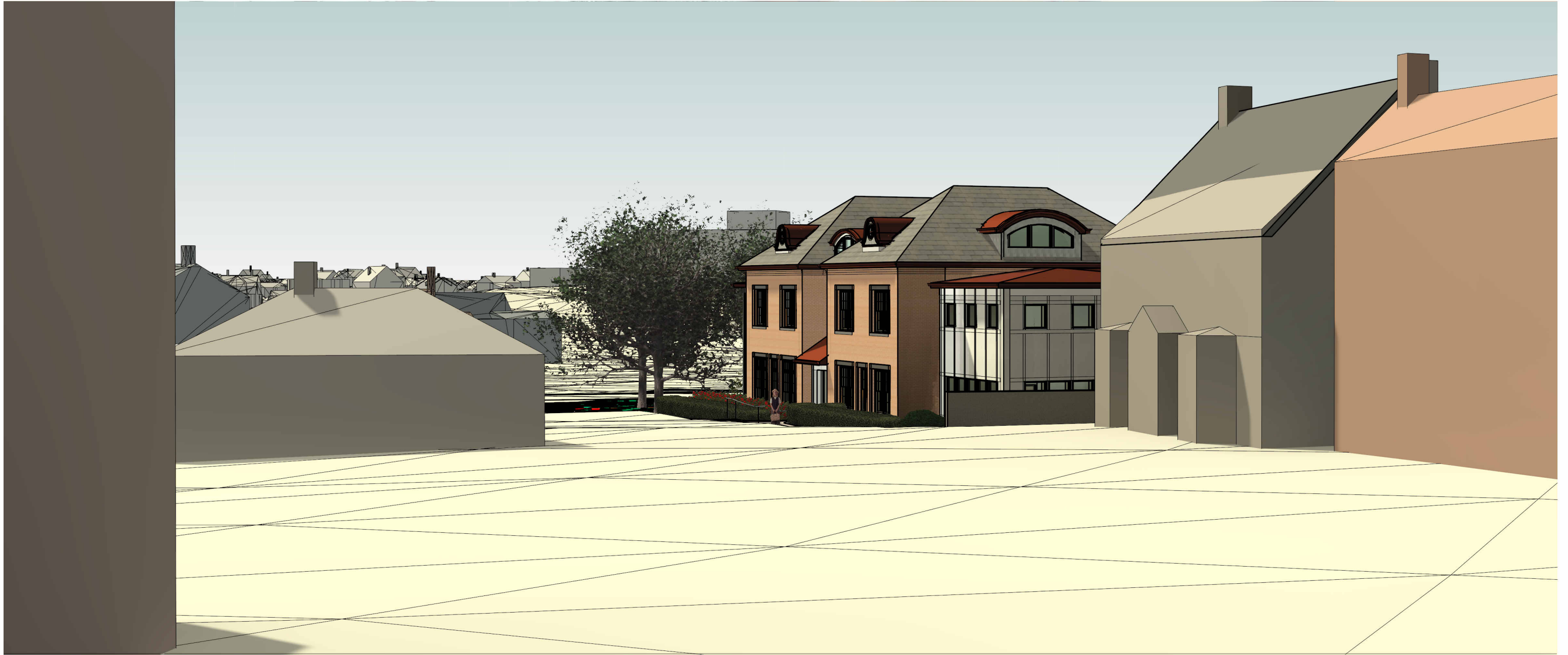
**H3.03**

**RENDERINGS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

11/25/25







1 VIEW FROM PLEASANT STREET AT TREADWELL HOUSE

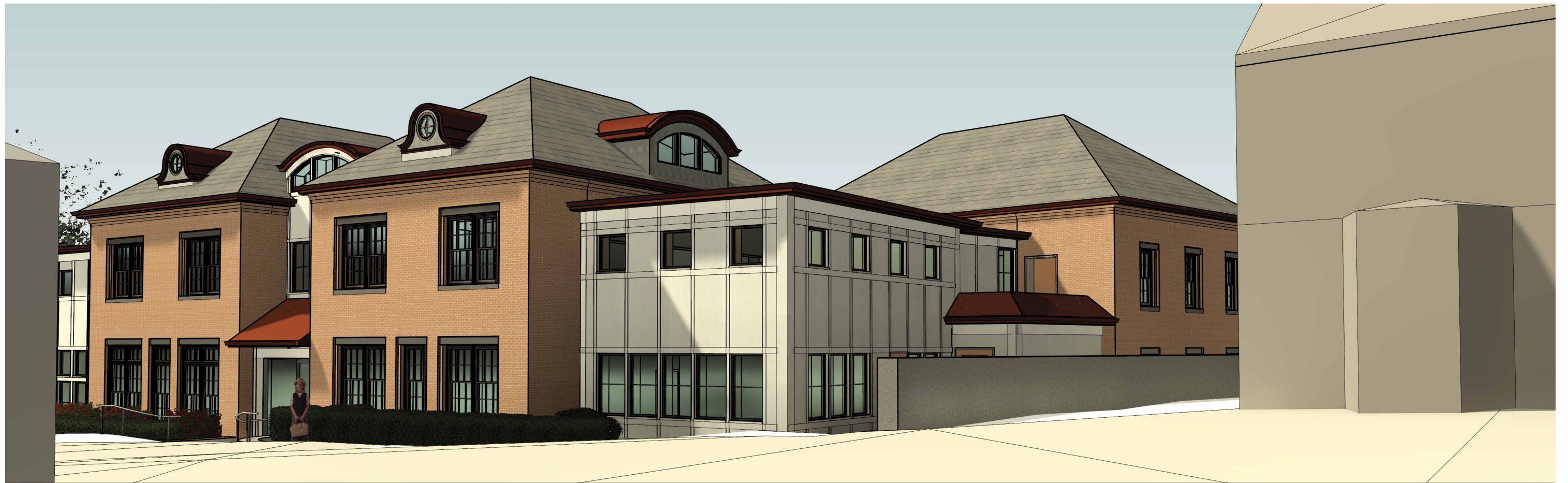
H3.04

VIGNETTE  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

11/25/25







3 HDC PERSPECTIVE 03



2 VIEW FROM BEHIND COURT HOUSE hdc

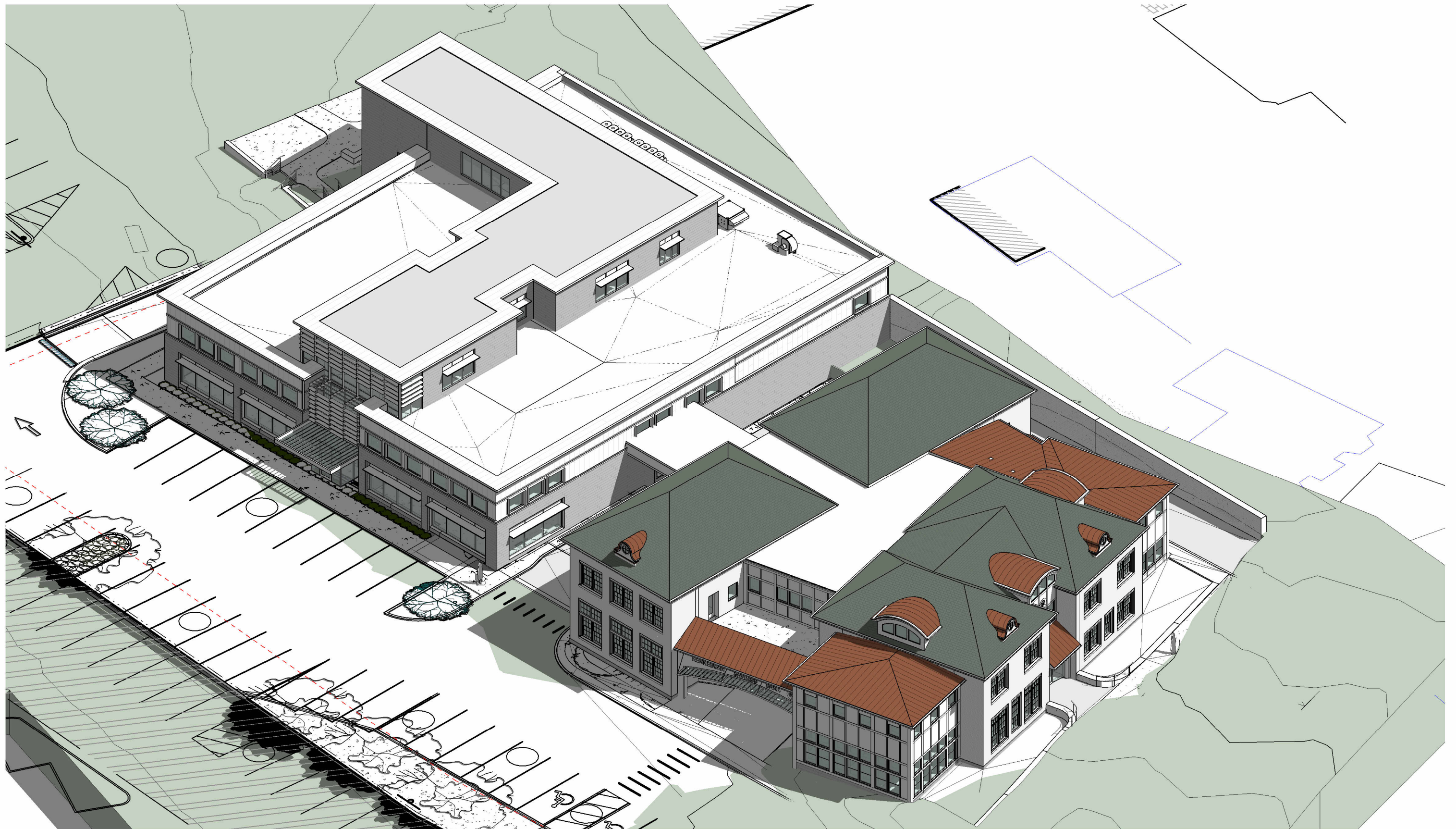
**H3.05** VIGNETTE  
 134 PLEASANT STREET  
 PORTSMOUTH, NH 03801

11/25/25



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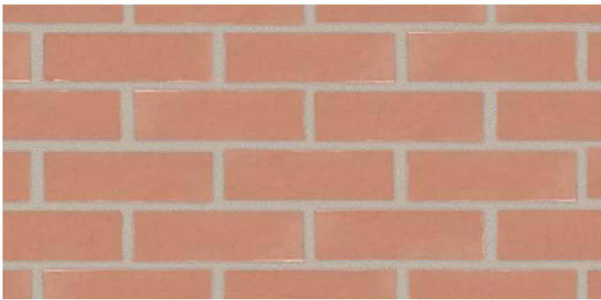
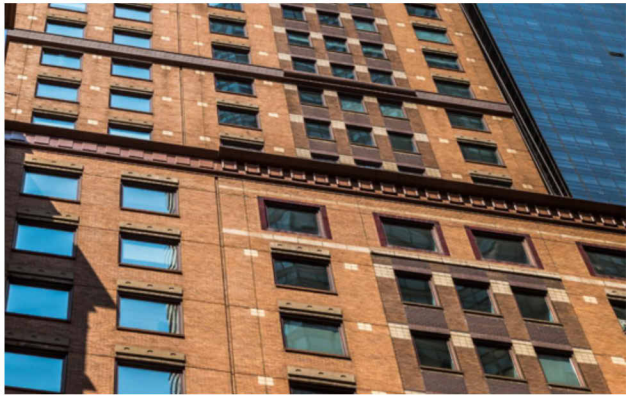


1 HDC BIRDSEYE SE

H3.06 BIRDSEYE AXONOMETRIC  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

11/25/25

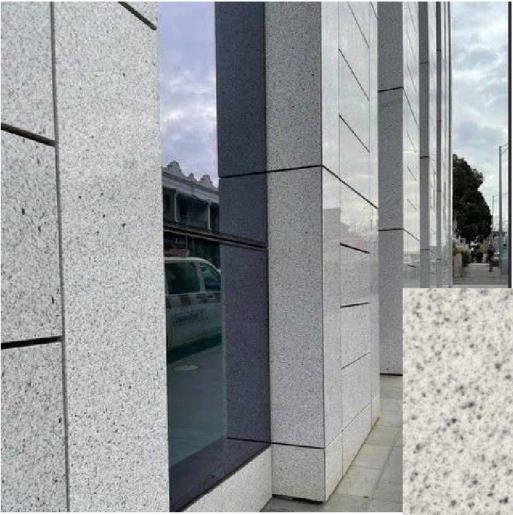




GLAZED CLAY BRICK  
GLEN GERY  
COLOR: APRICOT ROSE  
STANDARD SIZE 3 5/8"X2 1/4"X8"



ZINC COMPOSITE PANELS  
RECESSED SEAM



GRANITE  
BETHEL WHITE  
THERMAL FINISH



FIBER CEMENT  
PANELS & TRIM  
AFC - DECO  
COLOR: IVORY  
FINISH: SMOOTH



ROOFING  
SYNTHETIC SLATE  
ECOSTAR  
12" TRADITIONAL

**WINDOWS**

AT NEW ADDITION, BRICK AREAS  
PELLA RESERVE – TRADITIONAL  
ALUMINUM CLAD WOOD  
EXTERIOR COLOR: BROWN  
SDL - PUTTY PROFILE



AT NEW ADDITION, PANELED AREAS  
KOLBE VISTALUXE - ACCENT  
ALUMINUM CLAD WOOD  
COLOR: ANODIZED-DARKBRONZE



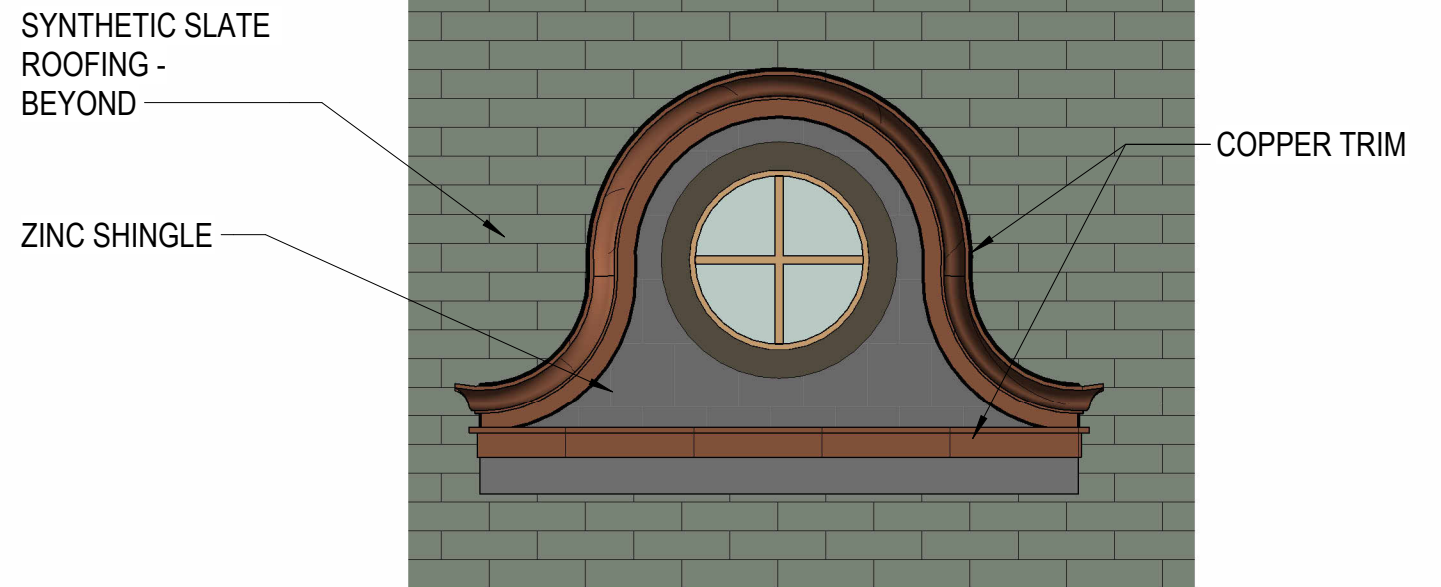
**H4.01**

**MATERIALS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

11/25/25



1 ELEVATION OCULUS DORMER  
1/2" = 1'-0"

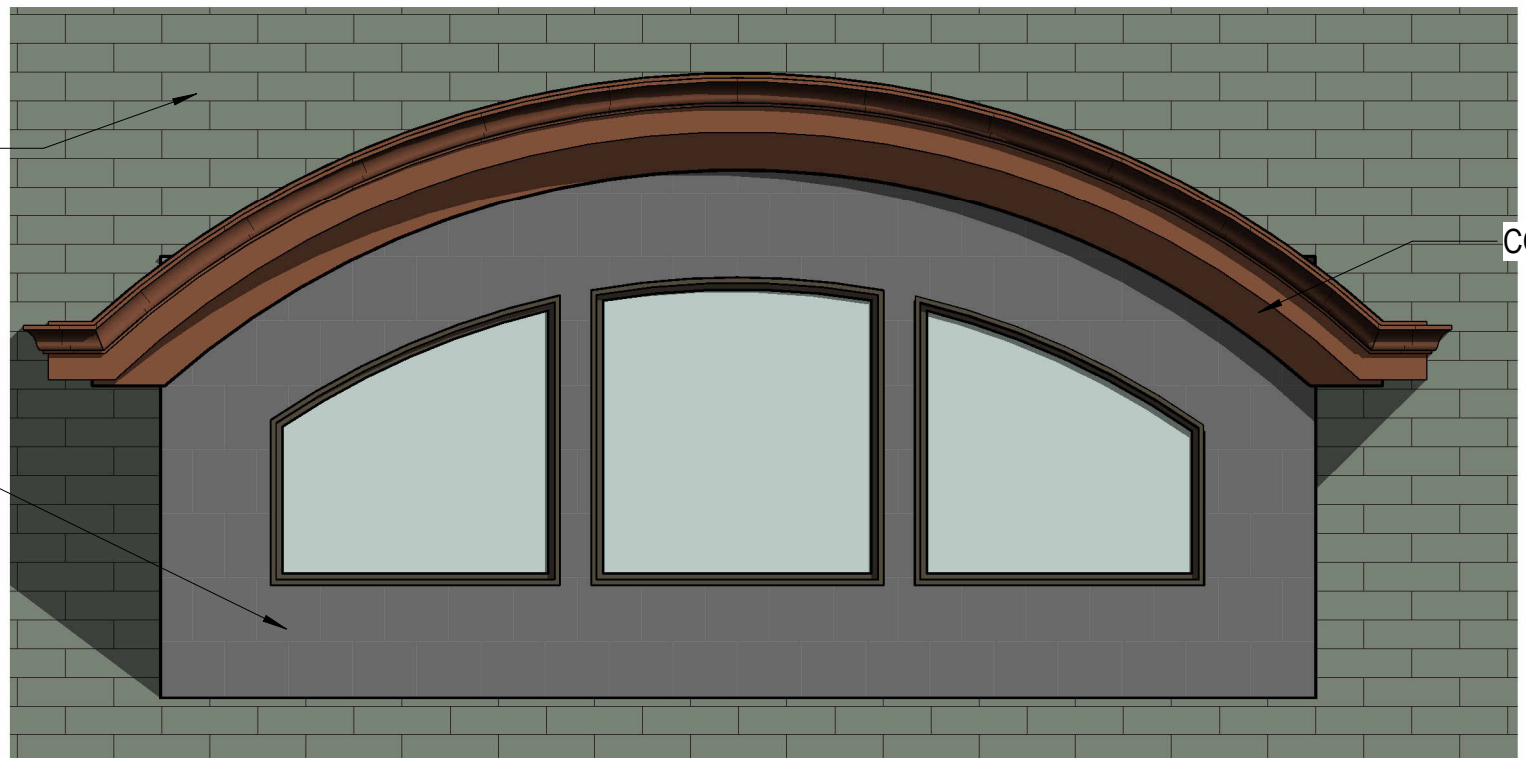


SYNTHETIC SLATE  
ROOFING -  
BEYOND

ZINC SHINGLE

COPPER TRIM

2 ELEVATION DORMER  
1/2" = 1'-0"



H4.02 DETAIL  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

11/25/25



**Project Address:** 77 State Street, Unit #202

**Permit Requested:** Work Session

**Application:** Work Session 1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 5 (CD5)
- Land Use: Mixed-Use
- Land Area: 0 SF +/-
- Estimated Age of Structure: c.2015
- Building Style: Mansard
- Number of Stories: 4
- Historical Significance: N/A
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown



**B. Proposed Work:** Enclose the existing second story outdoor patio space.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Enclose the existing outdoor patio space.



**HISTORIC  
SURVEY  
RATING  
NA**

**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties





Bonin Architects  
210 Main Street, PO Box 2511,  
New London, New Hampshire 03251  
603.526.6200

11 STATE STREET, UNIT 202  
PORTSMOUTH, NH

Sheet Title: WORK SESSION PG#1 -

PROJECT LOCATION

Scale:

Date: 11.14.2025

Sketch Number: WSO1

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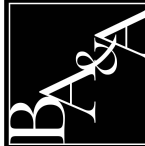
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\*EXISTING PHOTOGRAPH CAPTURED ON 09.08.25

Bonin Architects  
210 Main Street, PO Box 2511,  
New London, New Hampshire 03251  
603.526.6200



11 STATE STREET, UNIT 202  
PORTSMOUTH, NH

Sheet Title: WORK SESSION PG#2 -  
EXISTING STRUCTURE

Scale: Date: 11.14.2025

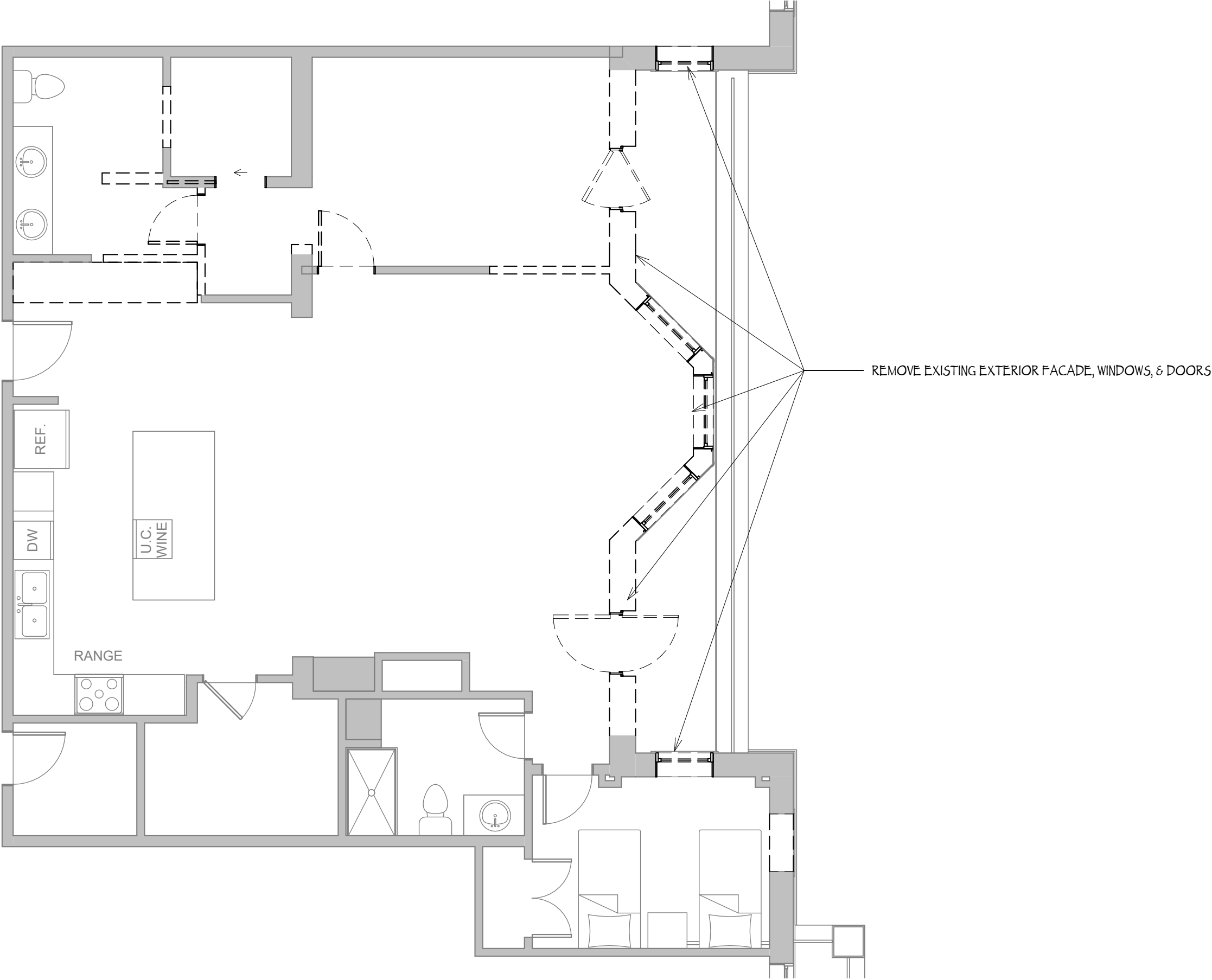
Sketch Number: WS02

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1

FIRST FLOOR PLAN - EXISTING/ DEMO PLAN  
3/16" = 1'-0"

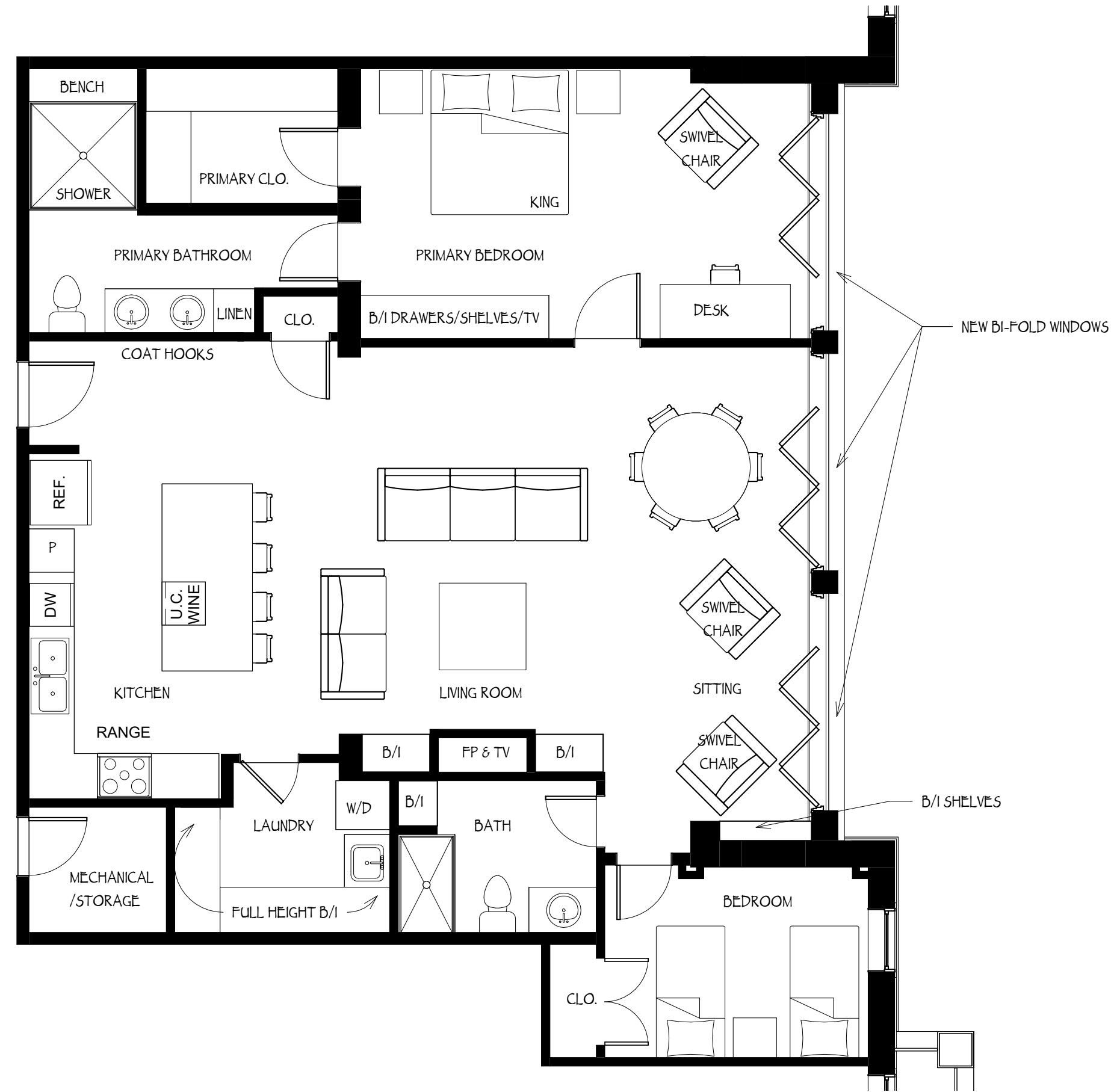


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Sheet Title: WORK SESSION PG#3 -  
EXISTING/DEMO PLAN  
Scale: 3/16" = 1'-0" Date: 11.14.2025  
Sketch Number: WS03

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1 FLOOR PLAN - PROPOSED  
3/16" = 1'-0"





1 EAST ELEVATION - PROPOSED  
1/8" = 1'-0"



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Sheet Title: WORK SESSION PG#5 -  
ELEVATION PROPOSED  
Scale: 1/8" = 1'-0" Date: 11.14.2025  
Sketch Number: WS05

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1 3D VIEW - PROPOSED





1 3D VIEW - PROPOSED

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Sheet Title: WORK SESSION PG#1 - 3D VIEW  
PROPOSED  
Scale:  
Sketch Number: WS01  
Date: 11.14.2025

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**Project Address:** 30 Walden Street

**Permit Requested:** Work Session

**Application:** Work Session 2

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Waterfront Business (WB)
- Land Use: Residential
- Land Area: 12,651 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: Vernacular/ Queen Anne
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: Walden Street
- Unique Features: N/A
- Neighborhood Association: The South End

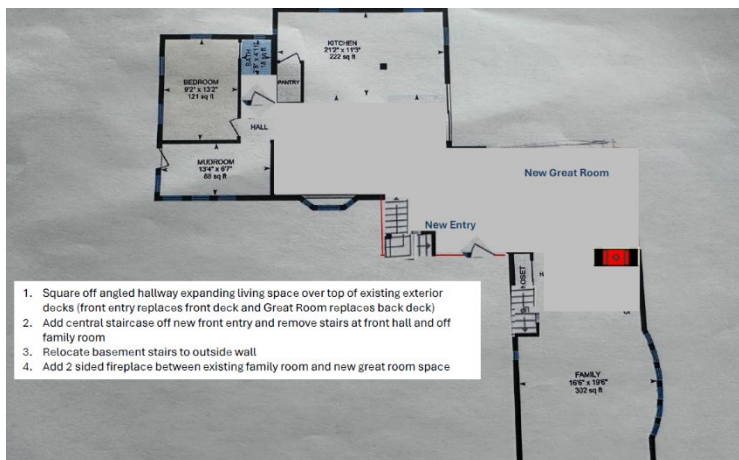


**B. Proposed Work:** Expand existing connector hallway to provide more interior living space.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Expand existing connector hallway.



**HISTORIC  
SURVEY  
RATING  
C**



**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

## 30 Walden St, Portsmouth, NH

### CURRENT LAYOUT

Main Floor Finished Area 1426.05 sq ft

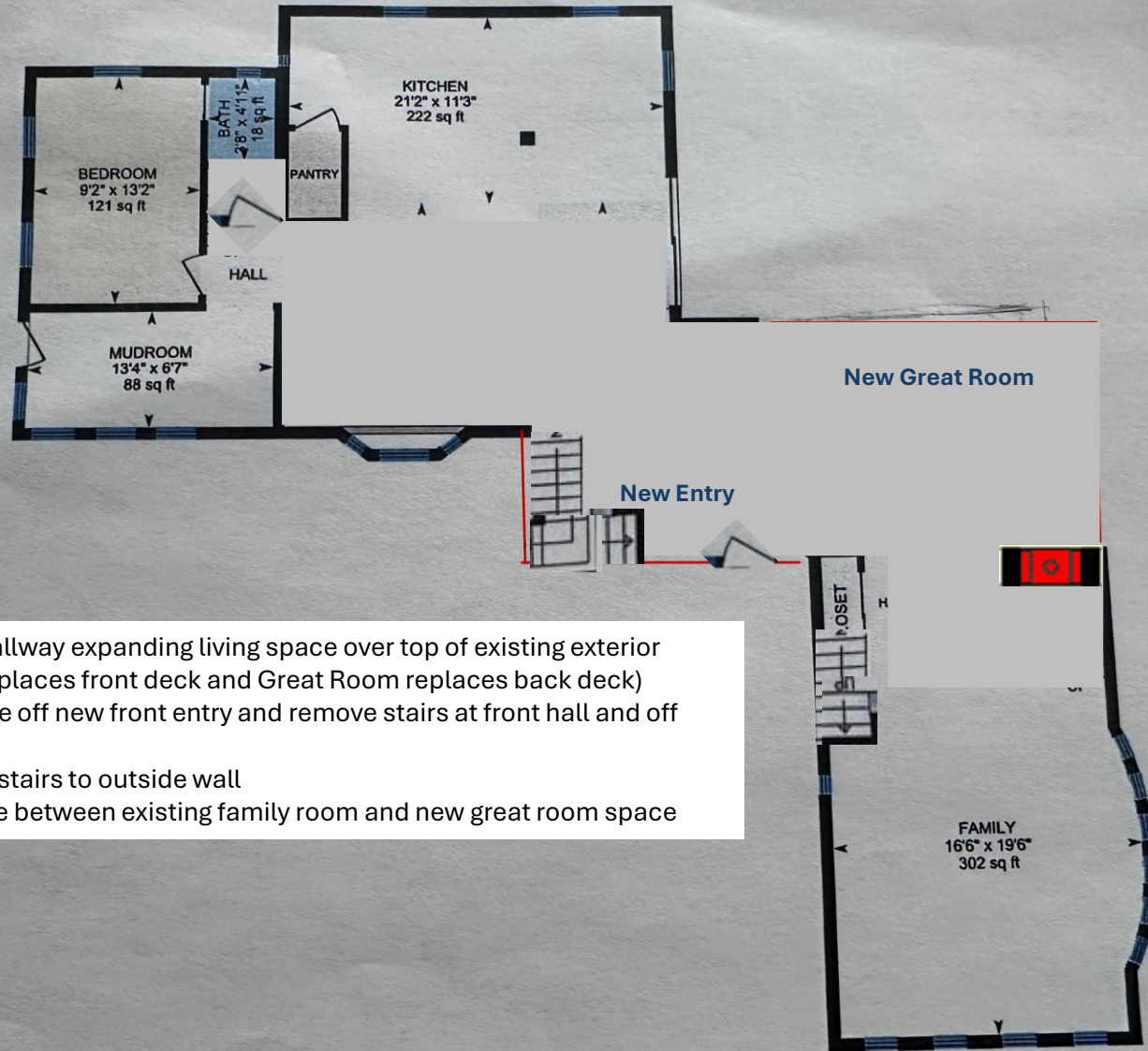


1. Square off angled hallway expanding living space over top of existing exterior decks (front and back)
2. Add central staircase off new front entry and remove stairs at front hall and off family room
3. Relocate basement stairs to outside wall
4. Add 2 sided fireplace between existing family room and new great room space



## PROPOSED CONCEPTUAL LAYOUT

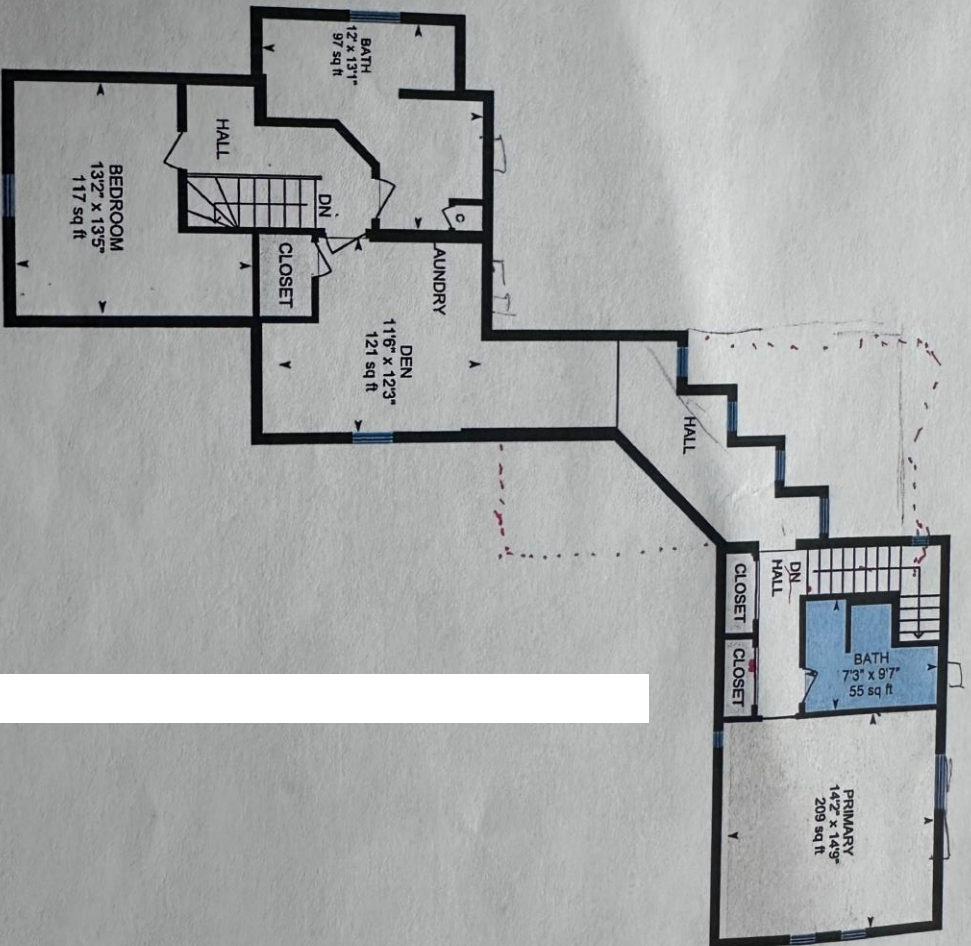
Main Floor Finished Area 1426.05 sq ft



1. Square off angled hallway expanding living space over top of existing exterior decks (front entry replaces front deck and Great Room replaces back deck)
2. Add central staircase off new front entry and remove stairs at front hall and off family room
3. Relocate basement stairs to outside wall
4. Add 2 sided fireplace between existing family room and new great room space

## 30 Walden St, Portsmouth, NH

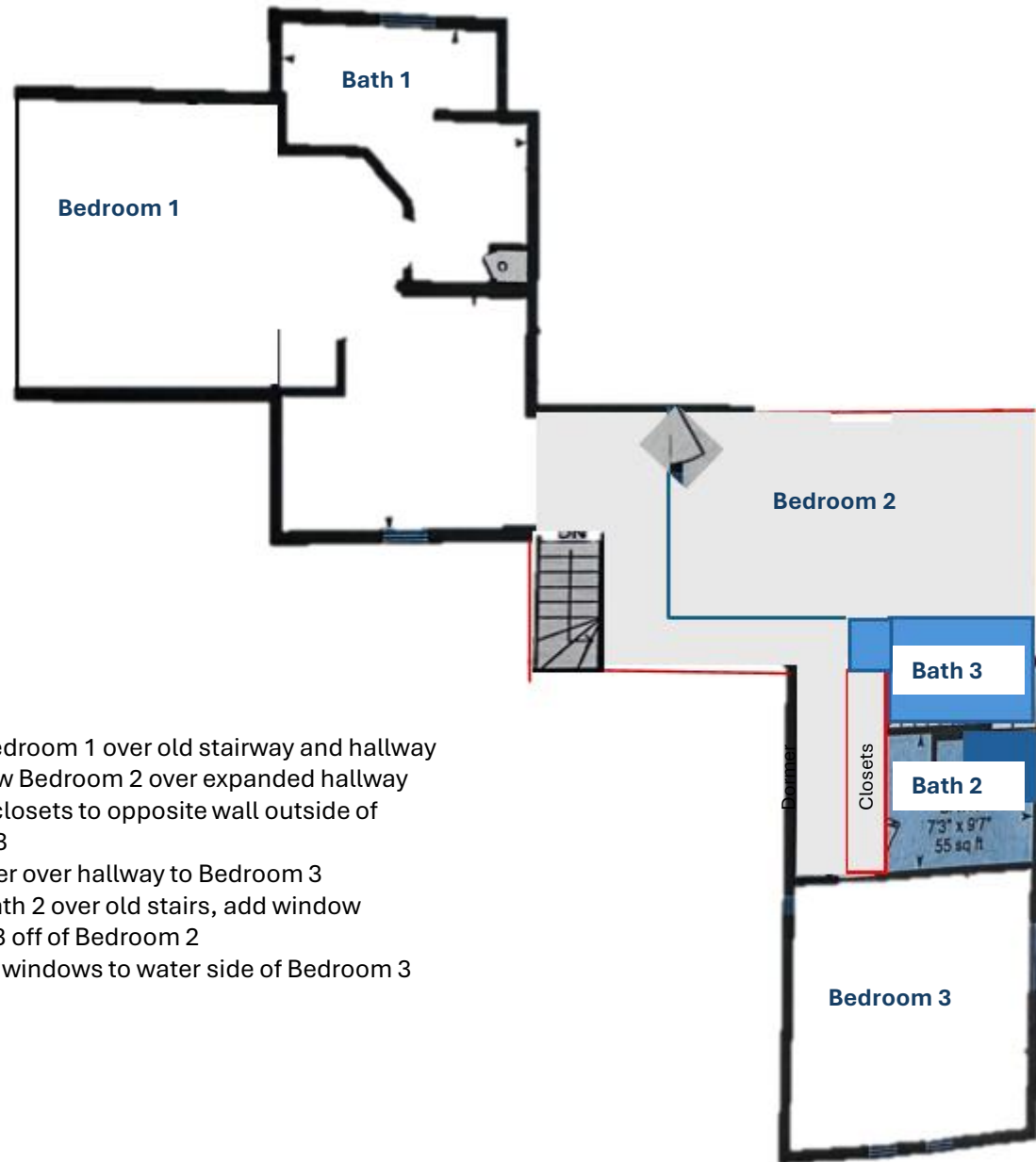
2nd Floor    Finished Area 711.32 sq ft  
Unfinished Area 449.19 sq ft



CURRENT LAYOUT



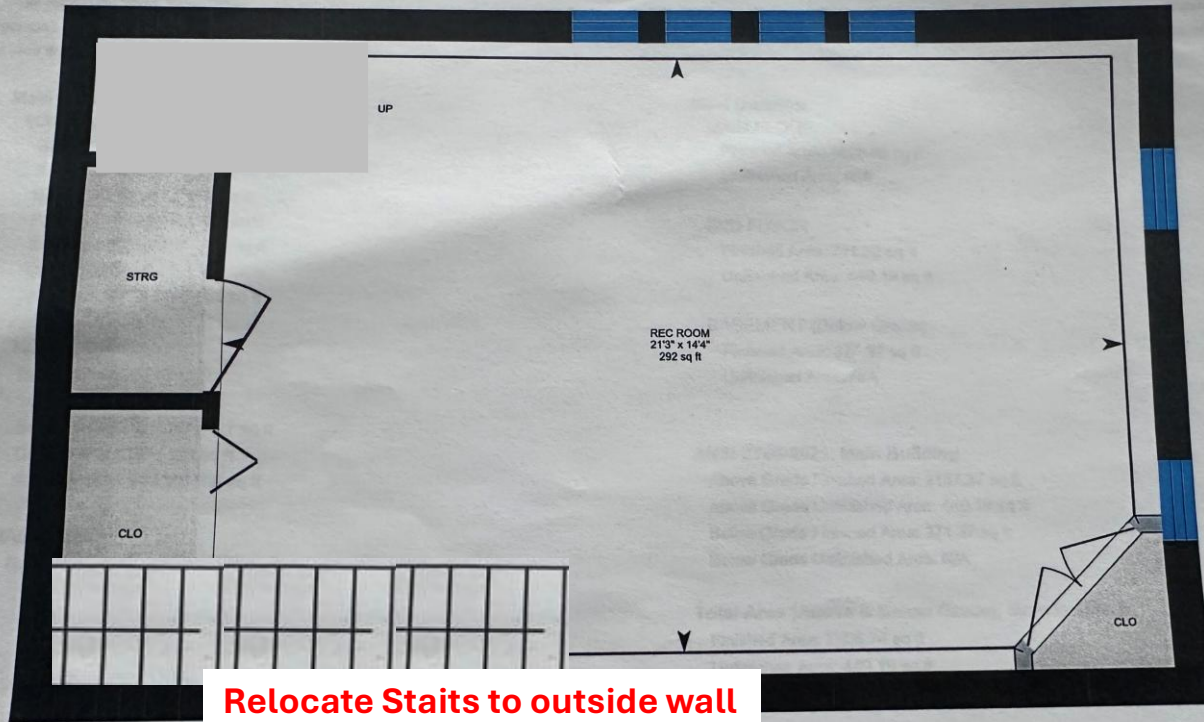
## PROPOSED CONCEPTUAL LAYOUT



- 1) Expand Bedroom 1 over old stairway and hallway
- 2) Create new Bedroom 2 over expanded hallway
- 3) Relocate closets to opposite wall outside of Bedroom 3
- 4) Add dormer over hallway to Bedroom 3
- 5) Expand Bath 2 over old stairs, add window
- 6) Add Bath 3 off of Bedroom 2
- 7) Add Large windows to water side of Bedroom 3

# 30 Walden St, Portsmouth, NH

Basement (Below Grade) Finished Area 371.37 sq ft



Relocate Stairs to outside wall

PREPARED: 2022/07/21



iGUIDE

area excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.