



EXISTING CONDITIONS



THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.



MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

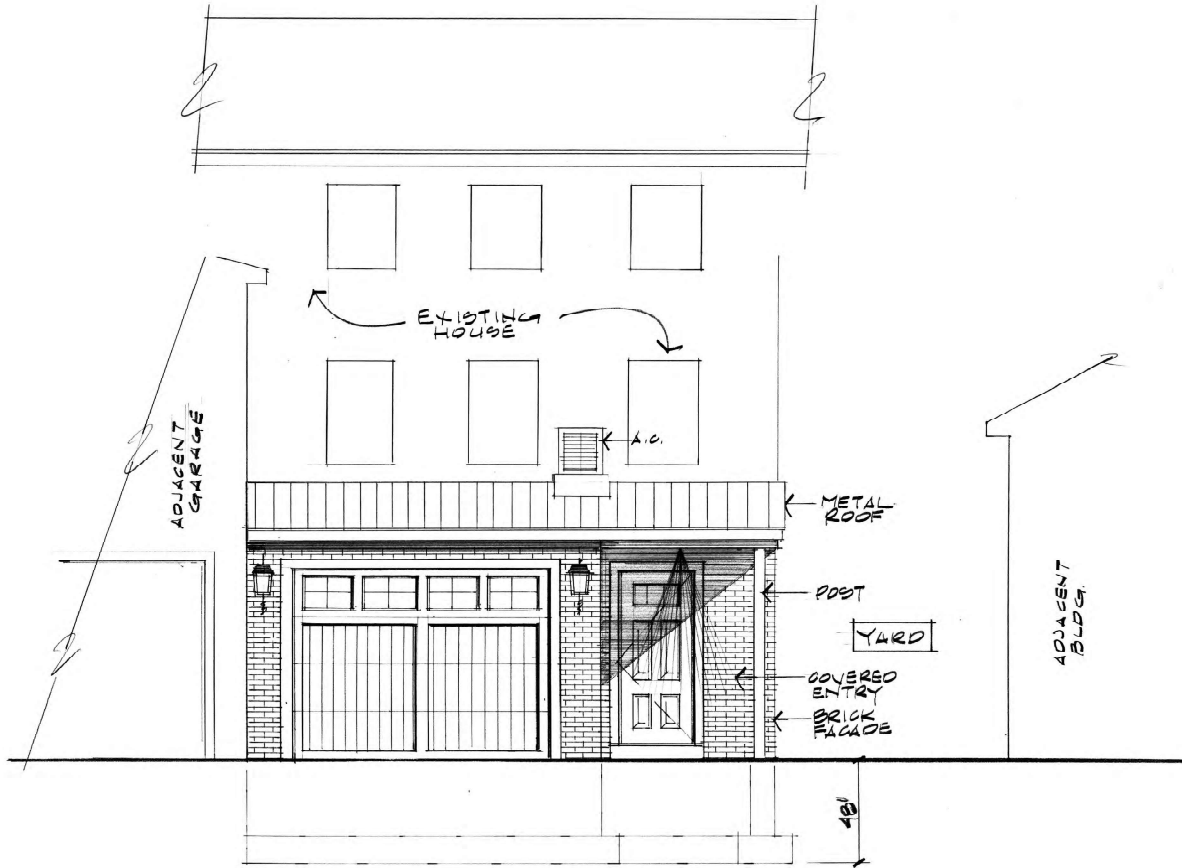
Builder's Plan Service is a drafting service and not an architectural service. It is not intended to be used for structural engineering or other specialized services. The plans are prepared in accordance with the applicable building codes and standards. The plans are not to be used for any other purpose without the written consent of the company.

DRAWN BY: *BA*
DATE: 04-08-2025
REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CPBD
83 PARKHURST ROAD #14
CHELMSFORD, MA 01824
(978) 937-5023

SHEET
OF 8



REAR ELEVATION
3/8" = 1'-0"

THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.



MEMBER



AMERICAN INSTITUTE of
BUILDING DESIGN

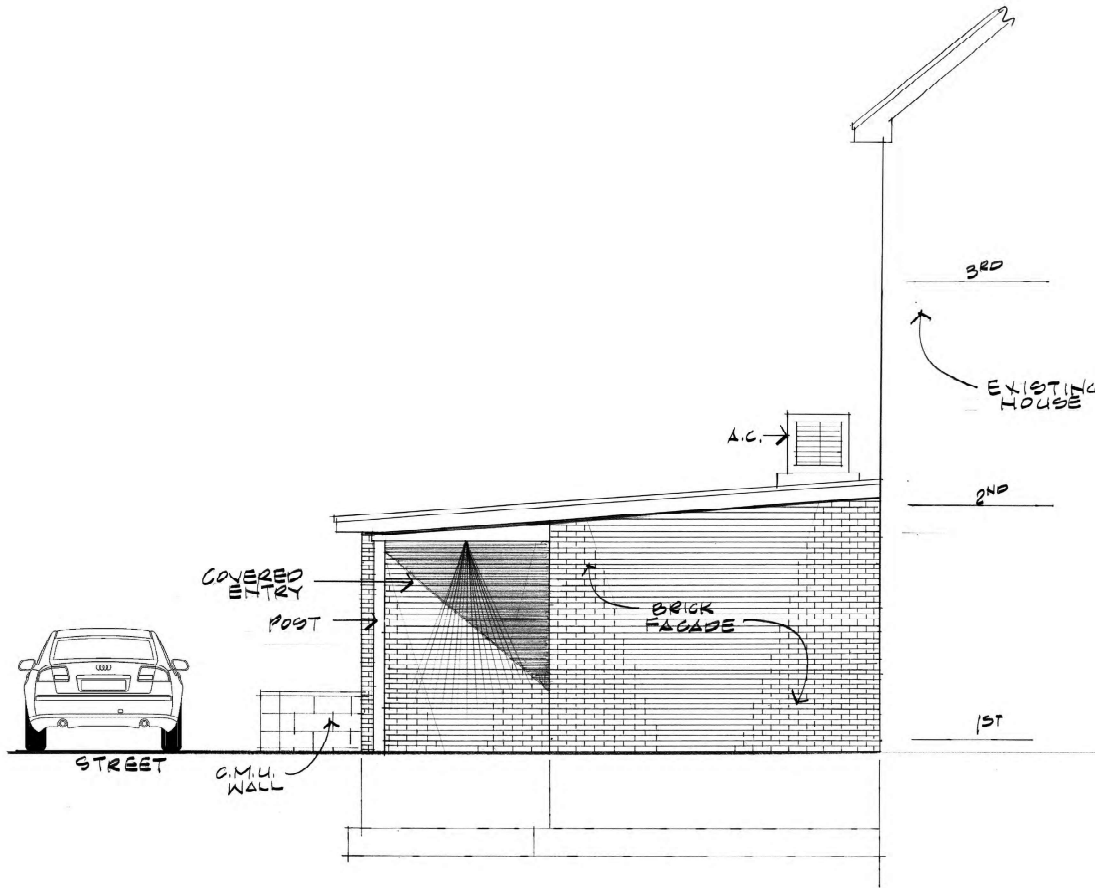
Builder's Plan Service is a trading
service and not an architect or
engineer. It is not intended to be
used for construction and is not
intended for distribution. It is
intended for use by the architect
or engineer who is responsible for
the design and construction of
the project. These plans are not to be
used for any other purpose.
Copyright 2025

DRAWN BY: *RA*
DATE: 04-08-2025
REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CFBD
83 PARKHURST ROAD # 14
CHELMSFORD, MA 01824
(978) 937-5023

SHEET
OF 2
8



SIDE ELEVATION
3/8" = 1'-0"

THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.



MEMBER
A I B D
AMERICAN INSTITUTE OF BUILDING DESIGN

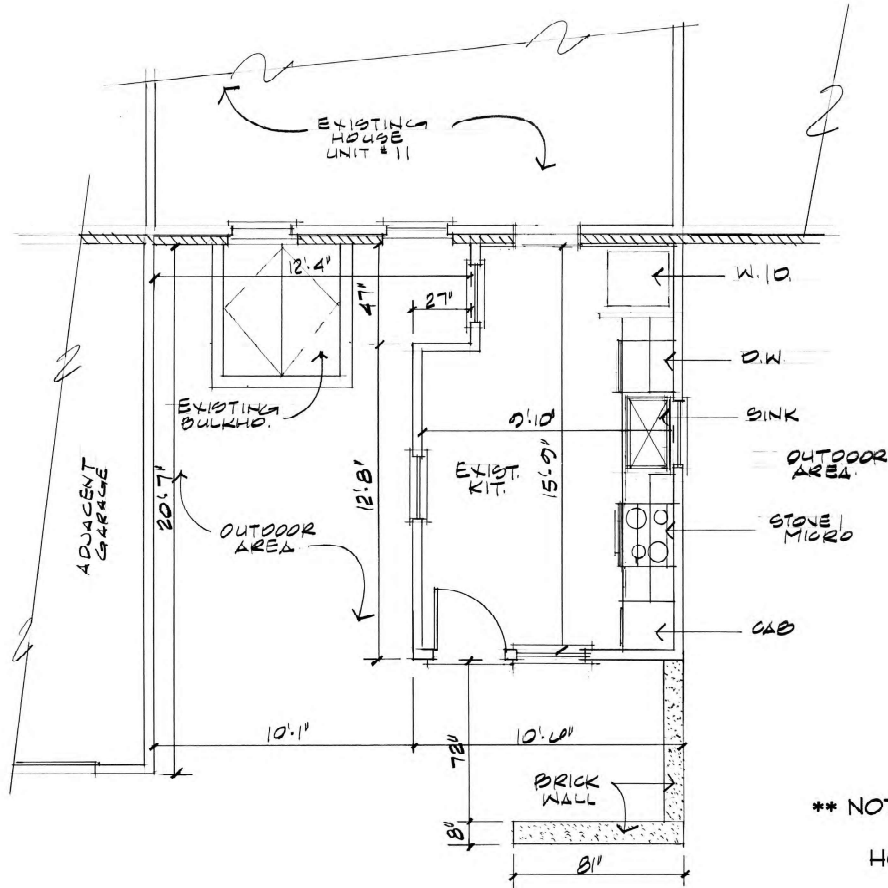
Builder's Plan Service is a trading service and not an architect or engineer. It is intended for dimensions and details only. It is not intended to be used for construction. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

DRAWN BY: *RA*
DATE: 04-08-2025
REVISIONS:

RESIDENCE FOR:
**FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH**

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CFBD
83 PARKHURST ROAD # 14
CHELMSFORD, MA 01824
(978) 937-5023

SHEET
OF **3**
8



CUSTOM HOUSE LANE

EXISTING FLOOR PLAN
3/8" = 1'-0"

THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.



MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

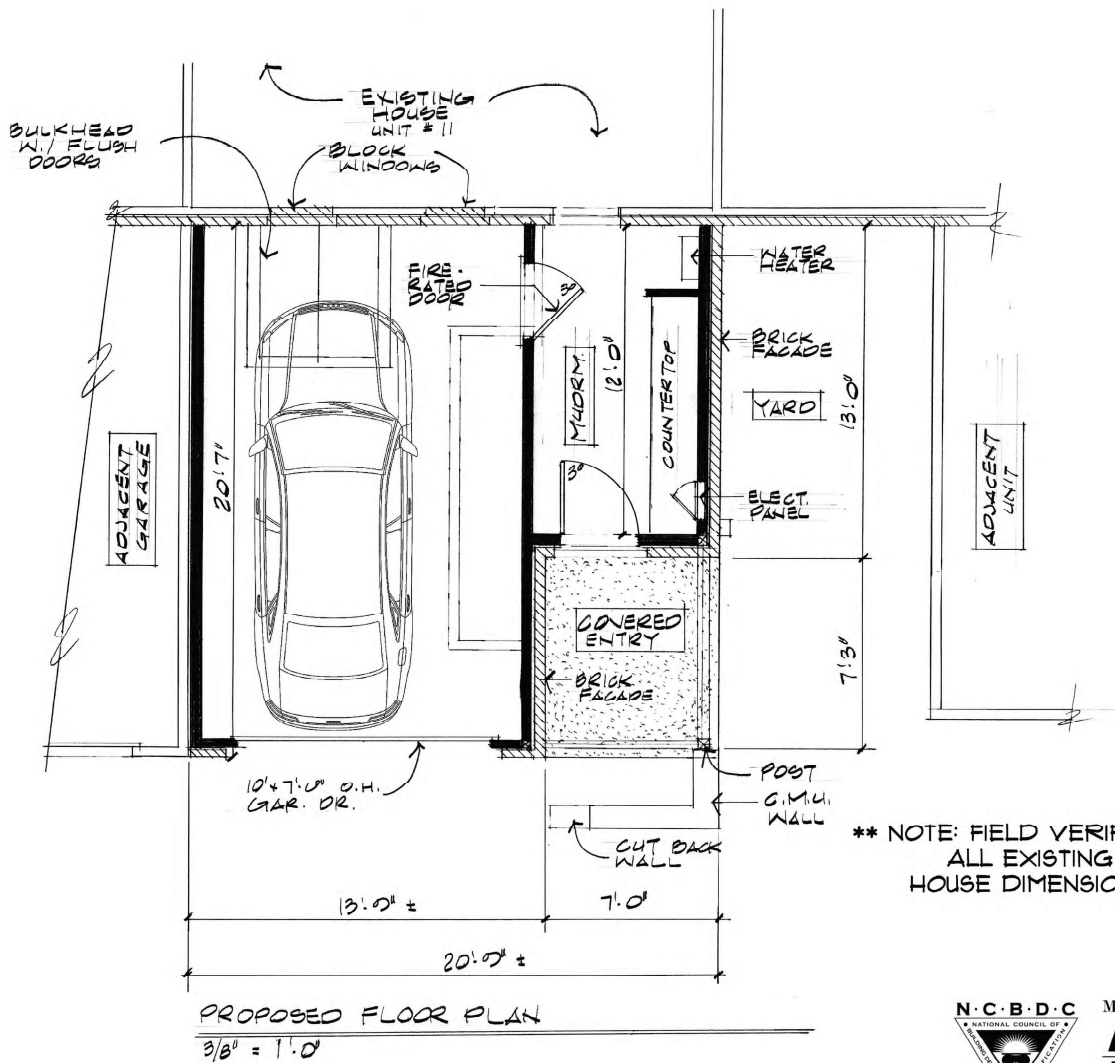
Builder's Plan Service is a trading service and not an architect or engineer. It is not intended for dimensions and is not to be used for construction. It is not to be used for any other purpose. These plans are not to be used for any particular site and may be subject to change.

DRAWN BY: *RA*
DATE: 04-08-2025
REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CFBD
83 PARKHURST ROAD # 14
CHELMSFORD, MA 01824
(978) 937-5023

SHEET **4**
OF **8**



THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.



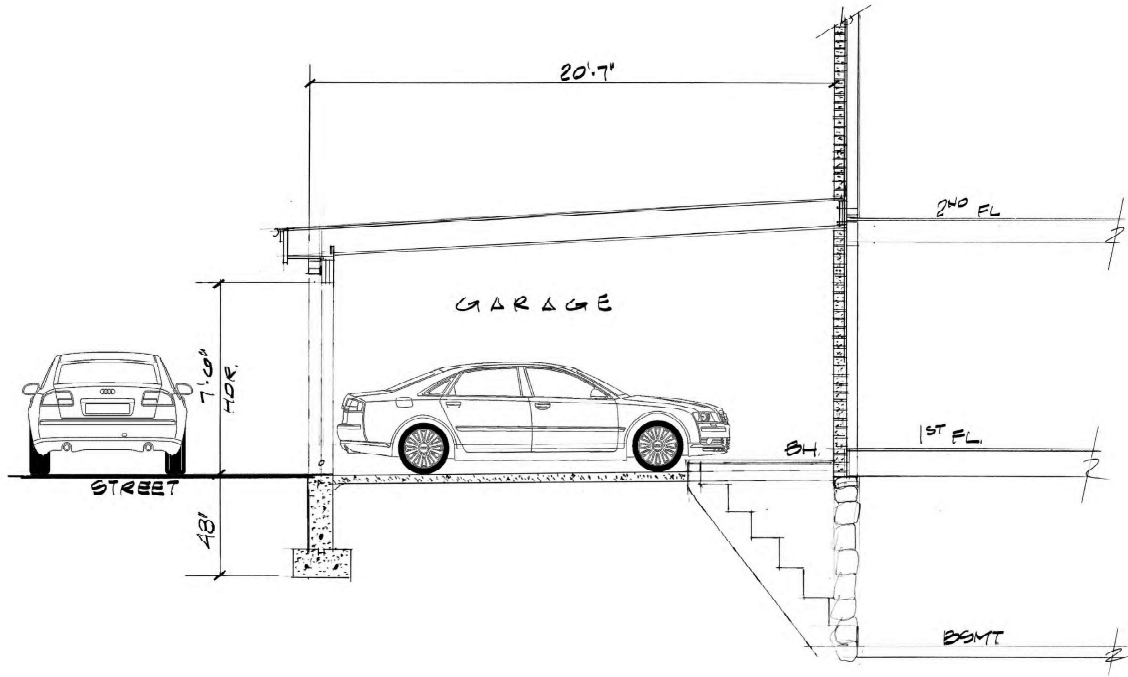
Builder's Plan Service is a drafting service and not an architectural service. It is not intended to be used for the design of a building or for the construction of a building. It is intended to be used for the design of a building or for the construction of a building. It is intended to be used for the design of a building or for the construction of a building.

DRAWN BY: *KA*
DATE: 04-08-2025
REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CPBD
83 PARKHURST ROAD #14
CHELMSFORD, MA 01824
(978) 537-5023

SHEET
OF
5
8



THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.



MEMBER
A I B D
AMERICAN INSTITUTE of
BUILDING DESIGN

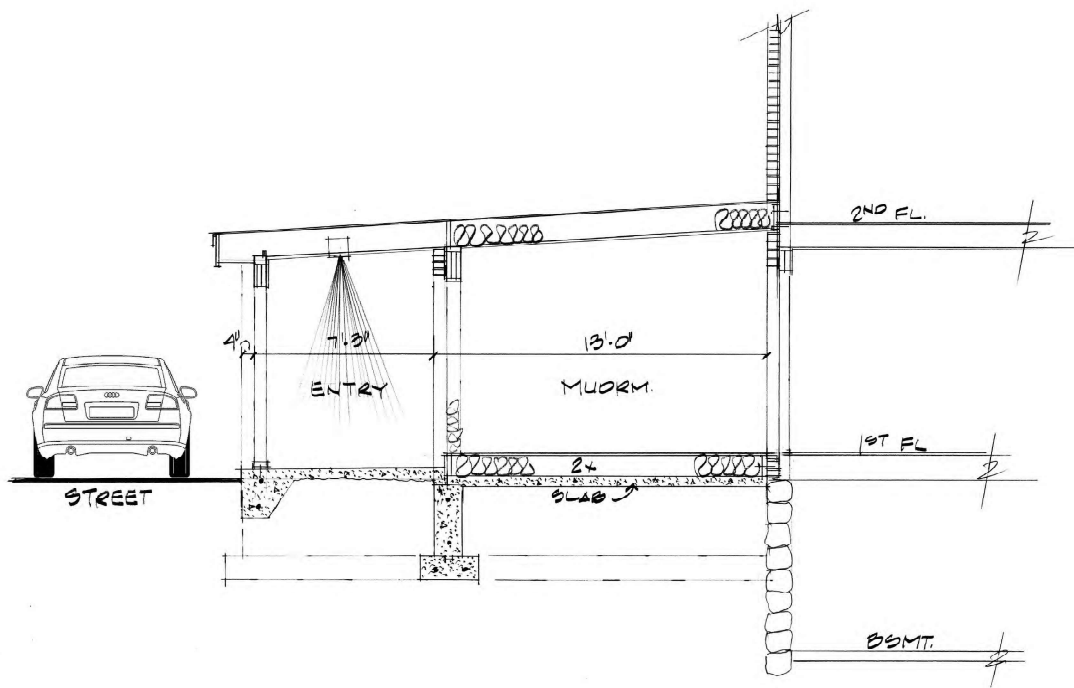
Builder's Plan Service is a trading service and not an architect or engineer. It is not intended for dimensions and construction details. It is intended for informational purposes only. It is not a substitute for professional engineering or architectural services. These plans are for informational purposes only and are not to be used for construction.

DRAWN BY: *RA*
DATE: 04-08-2025
REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CFBD
83 PARKHURST ROAD # 14
CHELMSFORD, MA 01824
(978) 937-5023

SHEET
OF **6**
8



THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.



MEMBER
A I B D
AMERICAN INSTITUTE of
BUILDING DESIGN

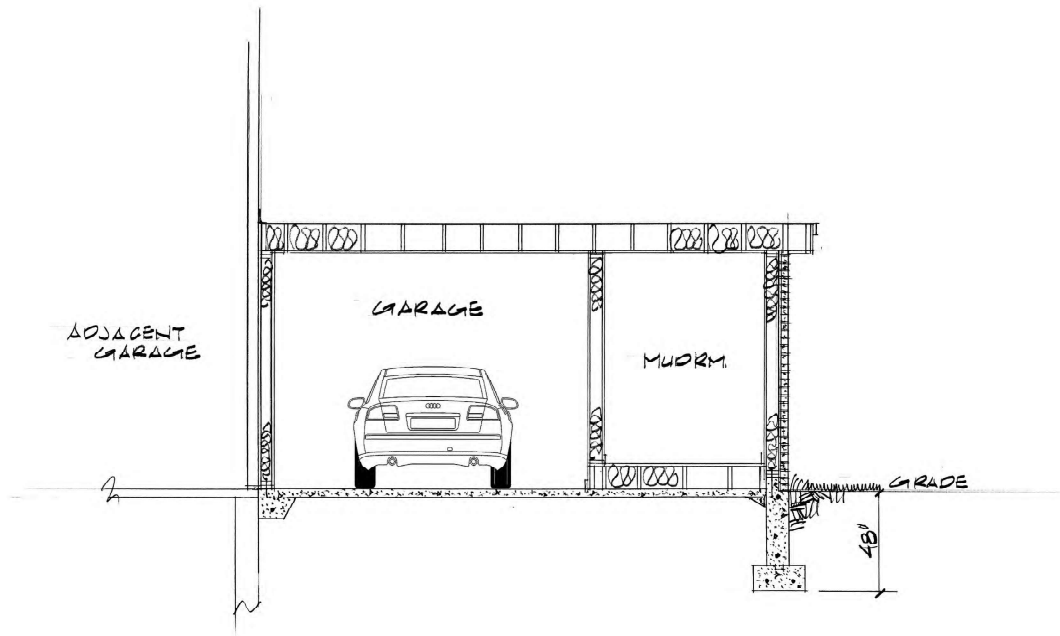
Builder's Plan Service is a trading service and not an architect or engineer. It is not intended for dimensions and construction details. It is not intended for construction and is not intended for construction. It is not intended for construction and is not intended for construction. It is not intended for construction and is not intended for construction.

DRAWN BY: *AK*
DATE: 04-08-2025
REVISIONS:

RESIDENCE FOR:
**FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH**

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CFBD
83 PARKHURST ROAD # 14
CHELMSFORD, MA 01824
(978) 937-5023

SHEET
OF 8



THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.



MEMBER
A I
B D
AMERICAN INSTITUTE of
BUILDING DESIGN

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CFBD
83 PARKHURST ROAD # 14
CHELMSFORD, MA 01824
(978) 937-5023

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

DRAWN BY: *RA*
DATE: 04-08-2025
REVISIONS:

Builder's Plan Service is a trading service and not an architect. It is intended for dimensions and details only. It is not intended to be used for construction. It is not intended to be used for any particular use and may be subject to change without notice.

SHEET
OF 8

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

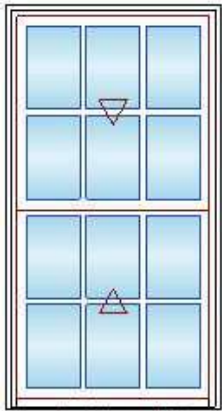
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 8		TOTAL UNIT QTY: 13		EXT LIST PRICE: USD		21,671.00
LINE	MARK UNIT	PRODUCT LINE	ITEM	LIST PRICE	QTY	EXTENDED LIST PRICE
1	Living (2) - Bed#1 (2)	Elevate	Double Hung RO 32" X 57 1/2" Entered as FS 31" X 57"	1,699.00	4	6,796.00
2	Stair	Elevate	Double Hung RO 32" X 57 1/2" Entered as FS 31" X 57"	1,955.00	1	1,955.00
3	Bed #2	Elevate	Double Hung RO 29" X 44 1/2" Entered as FS 28" X 44"	1,536.00	1	1,536.00
4	Bath(1) -Stair (1)	Elevate	Double Hung RO 33" X 46 1/2" Entered as FS 32" X 46"	1,793.00	2	3,586.00
5	Primary Bedroom	Elevate	Double Hung RO 33" X 36 1/2" Entered as FS 32" X 36"	1,520.00	2	3,040.00
6	Bed #4	Elevate	Double Hung RO 36" X 35 1/2" Entered as FS 35" X 35"	1,545.00	1	1,545.00
7	Hall	Elevate	Double Hung RO 29" X 44 1/2" Entered as FS 28" X 44"	1,536.00	1	1,536.00
8	Bath #1	Elevate	Double Hung RO 31" X 36 1/2" Entered as FS 30" X 36"	1,677.00	1	1,677.00

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Living (2) - Bed#1 (2)	List Price:		1,699.00
Qty: 4		Ext. List Price:	USD	6,796.00



As Viewed From The Exterior

Entered As: FS

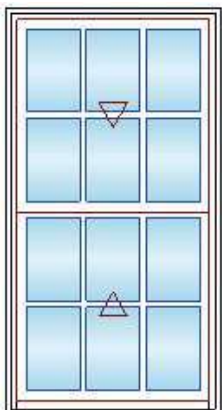
Egress Information

Width: 27 7/8" Height: 23 19/32"

Net Clear Opening: 4.57 SqFt

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior 107.00
Elevate Double Hung 964.00
Frame Size 31" X 57"
Rough Opening 32" X 57 1/2"
Top Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 41.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Bottom Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 41.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Black Weather Strip Package
1 Matte Black Sash Lock
Exterior Aluminum Half Screen 50.00
Ebony Surround
Bright View Mesh
6 9/16" Jamb 76.00
Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Stair	List Price:		1,955.00
Qty: 1		Ext. List Price:	USD	1,955.00



As Viewed From The Exterior

Entered As: FS

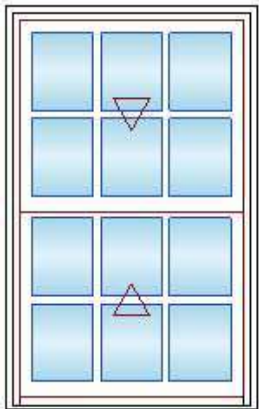
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior 107.00
Elevate Double Hung 964.00
Frame Size 31" X 57"
Rough Opening 32" X 57 1/2"
Glass Add For All Sash 256.00
Top Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar 41.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Bottom Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG

Egress Information

Width: 27 7/8" Height: 23 19/32"
Net Clear Opening: 4.57 SqFt

Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar 41.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Black Weather Strip Package
1 Matte Black Sash Lock
Exterior Aluminum Half Screen 50.00
Ebony Surround
Bright View Mesh
6 9/16" Jambs 76.00
Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
*****Note: Unit Availability and Price is Subject to Change**

Line #3	Mark Unit: Bed #2	List Price:		1,536.00
Qty: 1		Ext. List Price:	USD	1,536.00



As Viewed From The Exterior

Entered As: FS

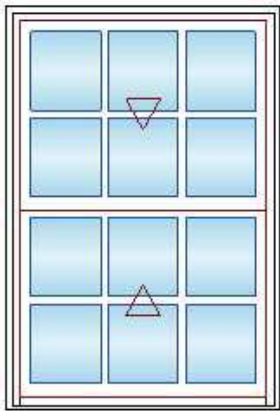
Egress Information

Width: 24 7/8" Height: 17 3/32"
Net Clear Opening: 2.95 SqFt

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior 107.00
Elevate Double Hung 816.00
Frame Size 28" X 44"
Rough Opening 29" X 44 1/2"
Top Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 37.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Bottom Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 37.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Black Weather Strip Package
1 Matte Black Sash Lock
Exterior Aluminum Half Screen 43.00
Ebony Surround
Bright View Mesh
6 9/16" Jambs 76.00
Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
*****Note: Unit Availability and Price is Subject to Change**

Line #4	Mark Unit: Bath(1) -Stair (1)	List Price:		1,793.00
Qty: 2		Ext. List Price:	USD	3,586.00

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior 107.00
Elevate Double Hung 851.00
Frame Size 32" X 46"
Rough Opening 33" X 46 1/2"
Glass Add For All Sash 213.00
Top Sash

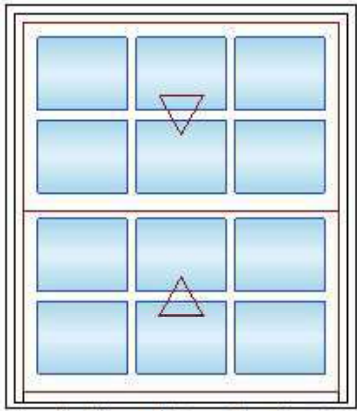


As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 28 7/8" Height: 18 3/32"
Net Clear Opening: 3.63 SqFt

- Ebony Exterior
- Painted Interior Finish - Designer Black Pine Interior
- IG
- Tempered Low E2 w/Argon
- Black Perimeter and Spacer Bar 39.00
- 7/8" SDL - With Spacer Bar - Black 210.00
- Rectangular - Special Cut 3W2H
- Ebony Ext - Painted Interior Finish - Designer Black Int
- Bottom Sash
- Ebony Exterior
- Painted Interior Finish - Designer Black Pine Interior
- IG
- Tempered Low E2 w/Argon
- Black Perimeter and Spacer Bar 39.00
- 7/8" SDL - With Spacer Bar - Black 210.00
- Rectangular - Special Cut 3W2H
- Ebony Ext - Painted Interior Finish - Designer Black Int
- Black Weather Strip Package
- 1 Matte Black Sash Lock
- Exterior Aluminum Half Screen 48.00
- Ebony Surround
- Bright View Mesh
- 6 9/16" Jamb 76.00
- Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"
- Nailing Fin
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: Primary Bedroom	List Price:		1,520.00
Qty: 2		Ext. List Price:	USD	3,040.00

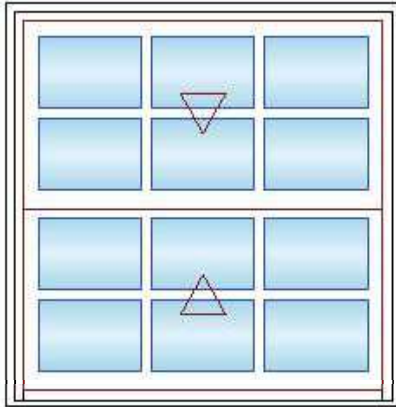


As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 28 7/8" Height: 13 3/32"
Net Clear Opening: 2.63 SqFt

- Ebony Exterior
- Painted Interior Finish - Designer Black Pine Interior 107.00
- Elevate Double Hung 803.00
- Frame Size 32" X 36"
- Rough Opening 33" X 36 1/2"
- Top Sash
- Ebony Exterior
- Painted Interior Finish - Designer Black Pine Interior
- IG
- Low E2 w/Argon
- Black Perimeter and Spacer Bar 36.00
- 7/8" SDL - With Spacer Bar - Black 210.00
- Rectangular - Special Cut 3W2H
- Ebony Ext - Painted Interior Finish - Designer Black Int
- Bottom Sash
- Ebony Exterior
- Painted Interior Finish - Designer Black Pine Interior
- IG
- Low E2 w/Argon
- Black Perimeter and Spacer Bar 36.00
- 7/8" SDL - With Spacer Bar - Black 210.00
- Rectangular - Special Cut 3W2H
- Ebony Ext - Painted Interior Finish - Designer Black Int
- Black Weather Strip Package
- 1 Matte Black Sash Lock
- Exterior Aluminum Half Screen 42.00
- Ebony Surround
- Bright View Mesh
- 6 9/16" Jamb 76.00
- Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"
- Nailing Fin
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: Bed #4	List Price:		1,545.00
Qty: 1		Ext. List Price:	USD	1,545.00



As Viewed From The Exterior

Entered As: FS

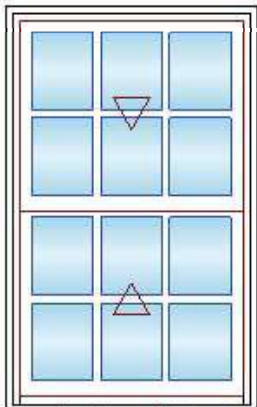
Egress Information

Width: 31 7/8" Height: 12 19/32"

Net Clear Opening: 2.79 SqFt

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior 107.00
Elevate Double Hung 826.00
Frame Size 35" X 35"
Rough Opening 36" X 35 1/2"
Top Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 37.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Bottom Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 37.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Black Weather Strip Package
1 Matte Black Sash Lock
Exterior Aluminum Half Screen 42.00
Ebony Surround
Bright View Mesh
6 9/16" Jambs 76.00
Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: Hall	List Price:		1,536.00
Qty: 1		Ext. List Price:	USD	1,536.00



As Viewed From The Exterior

Entered As: FS

Egress Information

Width: 24 7/8" Height: 17 3/32"

Net Clear Opening: 2.95 SqFt

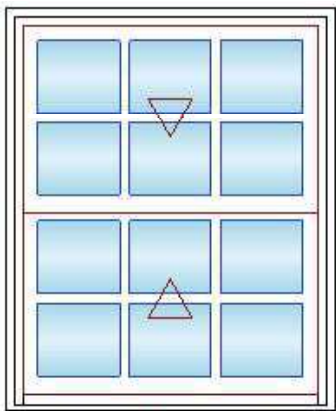
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior 107.00
Elevate Double Hung 816.00
Frame Size 28" X 44"
Rough Opening 29" X 44 1/2"
Top Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 37.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Bottom Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 37.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Black Weather Strip Package
1 Matte Black Sash Lock

Exterior Aluminum Half Screen 43.00
Ebony Surround
Bright View Mesh
6 9/16" Jambs 76.00
Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit: Bath #1	List Price:		1,677.00
Qty: 1		Ext. List Price:	USD	1,677.00



As Viewed From The Exterior

Entered As: FS

Egress Information

Width: 26 7/8" Height: 13 3/32"

Net Clear Opening: 2.44 SqFt

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior 107.00
Elevate Double Hung 803.00
Frame Size 30" X 36"
Rough Opening 31" X 36 1/2"
Glass Add For All Sash 157.00

Top Sash

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar 36.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int

Bottom Sash

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar 36.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int

Black Weather Strip Package

1 Matte Black Sash Lock

Exterior Aluminum Half Screen 42.00

Ebony Surround
Bright View Mesh

6 9/16" Jambs 76.00
Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"

Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Project Subtotal List Price: USD 21,671.00
5.500% Sales Tax: USD 1,191.90
Project Total List Price: USD 22,862.90