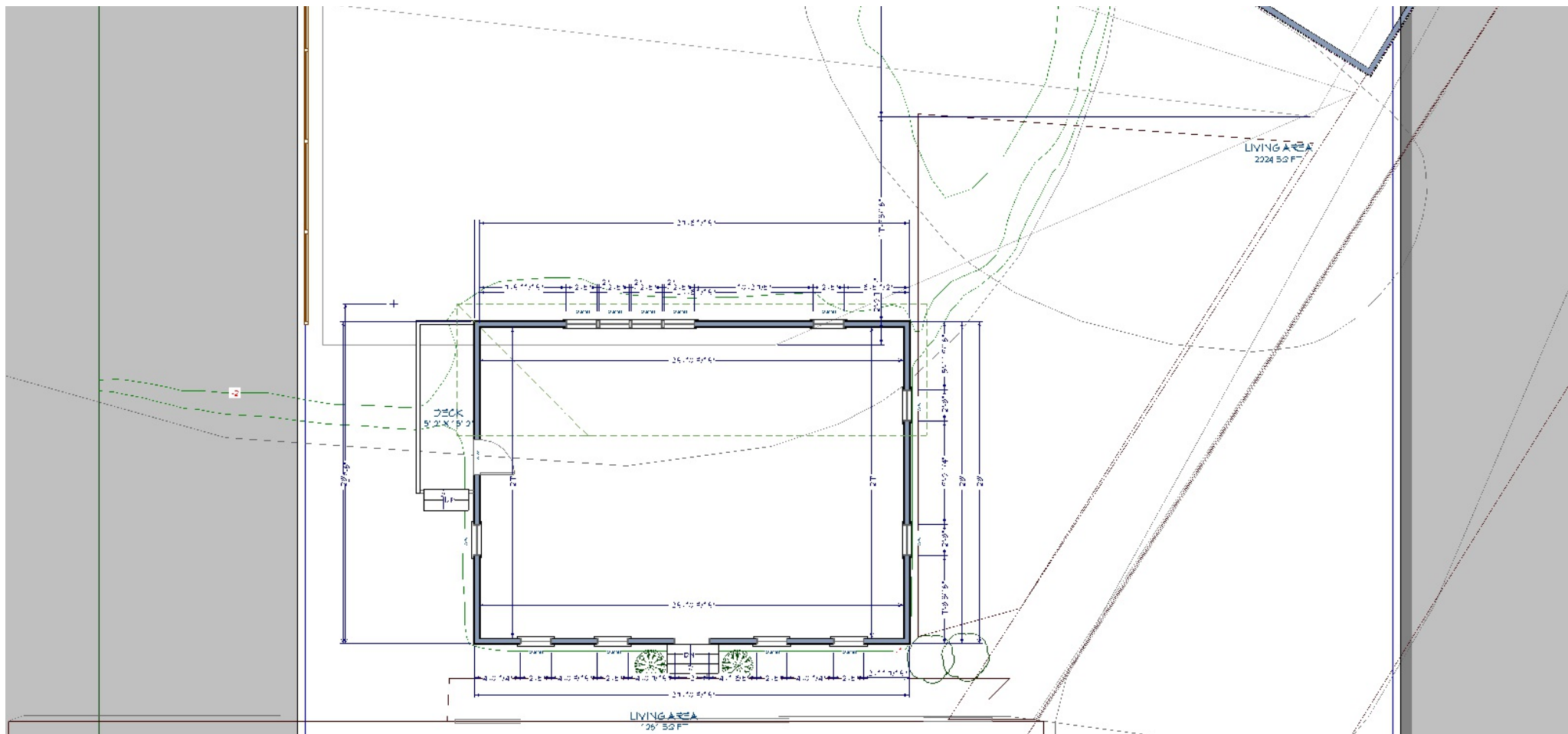




As is plan

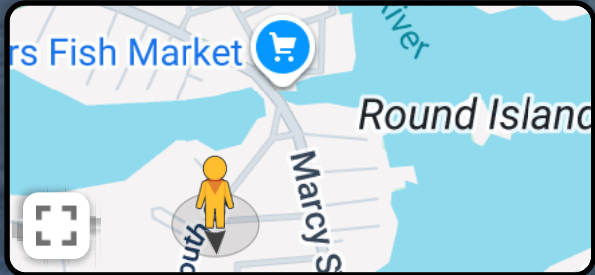


 86 S School St

Portsmouth, New Hampshire

 Google Street View

Nov 2024







78 S School St

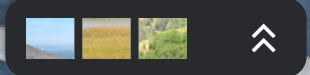
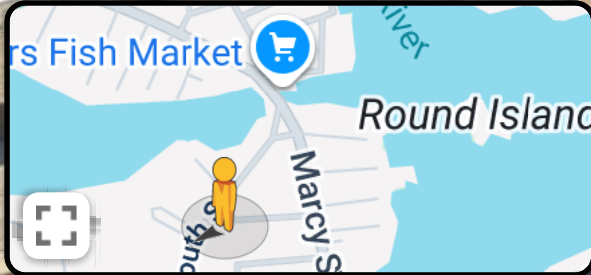


Portsmouth, New Hampshire



Google Street View

Nov 2024





Search Google Maps



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116 South St

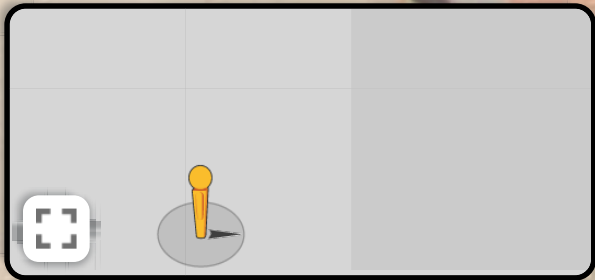
Portsmouth, New Hampshire



Google Street View

Nov 2024

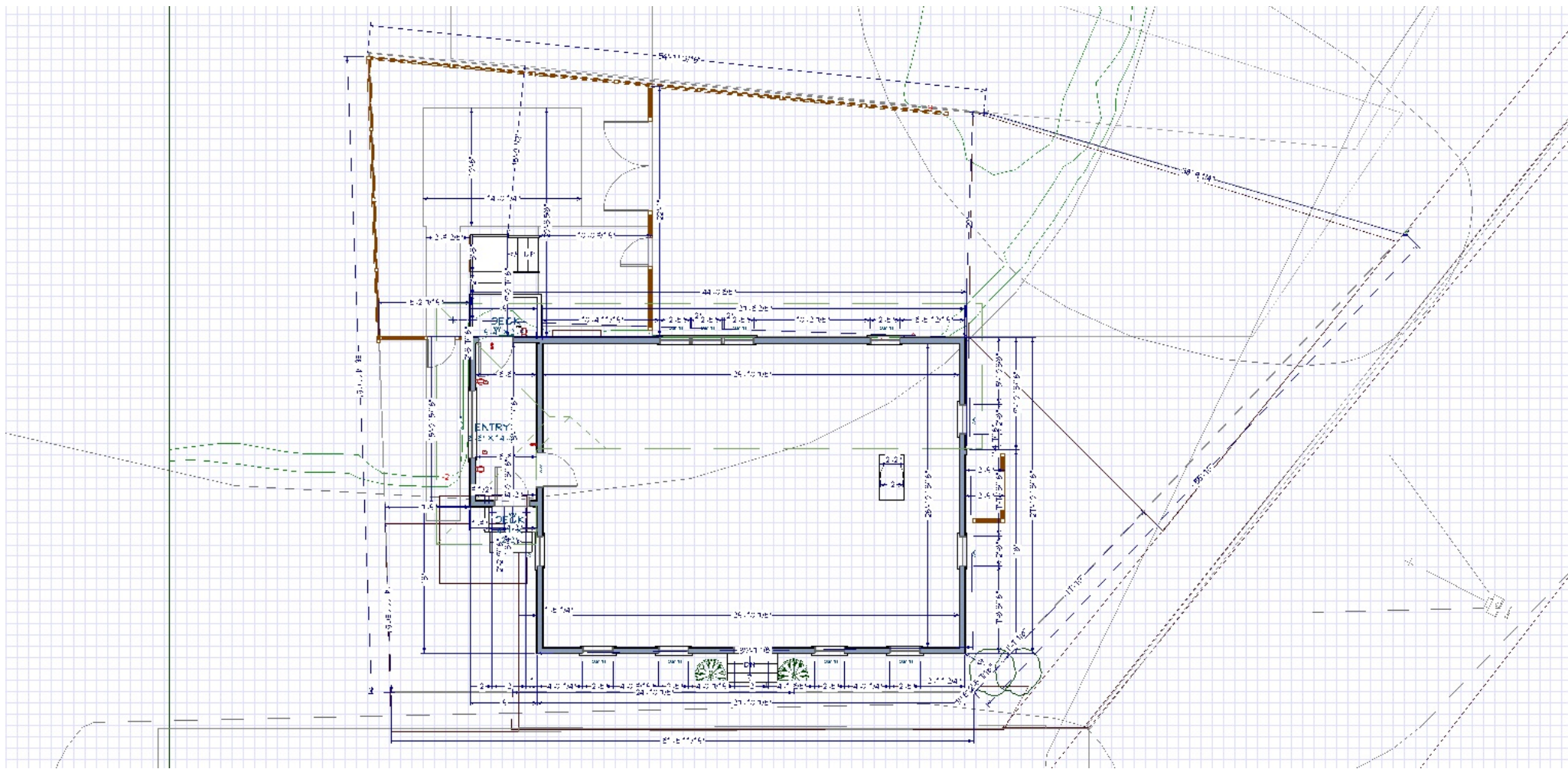
[See more dates](#)



Google







Proposed Renovation Plan

















Front porch entry door

### Oak exterior door.

#### Details

Condition

Used - Good

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





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 .



## Transom Model TR-1-6016

**Sash Width:**

72-0/0"

**Sash Height:**

16-0/0"

**Sash Depth:**

1-9/16"







Back window would be constructed from a vintage 2 lite window.

## 10 Old Wooden Windows -

### Details

Condition Used - Good

I am selling my 10 old wooden windows.

They came out of a beautiful local old home.

5 Left - About 30.5" wide x 27.5" high

1 middle - About 30.5" x 31.5"

4 right - About 30.5" x 26.5"

They are all in good condition (with good glass), have a great look (most are dark on one side & white on the other) & are ready for your next project!



A photograph of a two-story house with blue horizontal siding. A white-painted porch with decorative brackets and a white door frame is visible. The door is yellow with a wreath and a mail slot. Two black lantern-style light fixtures are mounted on the porch. A speech bubble is overlaid on the left side of the image.

Alternative to  
copper or wood  
gutters would be  
replicating front  
door cover.





Alternate to replicating front door cover would be to install copper or wood gutters.



### 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   |



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                |



Although contractor selection is not complete this bid represents the building materials to be used in the project.



**9/23/2025**

**86 South School Street, Portsmouth, NH – Enclosed Porch Estimate**

The below pricing is based on estimated labor and material required to build a new enclosed 6' x 15' entry room per plans provided by owner. The scope of work will also include retrofitting existing shed/flat roof along backside of house to match new hipped roof over enclosed entry room. Pricing is subject to change based on material and finish selections made by owner. All contractor assumptions will be noted within this estimate.

**1. General Requirements:**

- a. Dumpster Fee - A dumpster will be provided on site for daily cleanup of construction debris. Cost based on 6 loads of construction debris being removed from the site at \$250/per load.
  - **Subtotal - \$1,500**
- b. Portable Toilet - A portable toilet will be kept on site for use by Stillman Construction employees and subcontractors. Cost based on a 3 month rental at \$225/month.
  - **Subtotal - \$675**

**General Requirements Total Cost - \$2,175**

**2. Earthwork:**

- a. Porch Demo - Remove and dispose of existing porch.
  - Labor - \$600
  - **Subtotal - \$600**
- b. Excavation - Excavate and remove approximately 20 cubic yards of existing subgrade material for new foundation walls and footings.
  - Labor - \$1,850
  - Disposal for Excavated Material - \$1,200
  - **Subtotal - \$3,050**
- c. Backfill and Grading - Place min. 6" deep 3/4" crushed stone below bottom of foundation footings, backfill around footings and foundation walls with 3/4"



crushed stone for drainage. Final grade will be pitched away from new foundation walls for drainage. Loam and seed not included, can be quoted upon request.

- Labor - \$1,850
- Material - \$1,125 (approximately 15 yards of 3/4" crushed stone)
- **Subtotal - \$2,975**

**Earthwork Total Cost - \$6,625**

**3. Foundation:**

- a. Concrete Footings and Foundation Walls - Form and pour approximately 27 linear feet of 12" high x 16" wide concrete footing. Form and pour approximately 27 linear feet of 48" high x 8" thick concrete foundation walls. Footings and foundation walls to be reinforced with rebar per code.
  - Subcontractor - \$3,850
  - **Subtotal - \$3,850**
- b. Concrete Rat Slab - Minimum 3" thick concrete rat slab to be poured over vapor barrier inside of new foundation walls to prevent pest and moisture intrusion. Slab will be roughly leveled but not finished smooth.
  - Labor - \$600
  - Materials - \$1,010
  - **Subtotal - \$1,610**

**Foundation Total Cost - \$5,460.00**

**4. Framing:**

- a. Entry Room Floor Framing - 90 square feet - Includes 2x6 pressure treated sill plates anchored to new foundation walls with 1/2" J bolts, 2x10 rim joists, 2x10 floor joists, and 3/4" thick Advantech subflooring.
  - Labor - \$2,400
  - Materials - \$1,087
    - 1ea. - 2x6x15' PT
    - 2ea. - 2x6x6' PT
    - 2ea. - 2x10x15' KD Rim Joist
    - 16ea. - 2x10x6' KD Floor Joists
    - 32ea. - 2x10 joist hangers
    - 4ea. - 4'x8' 3/4" thick Advantech subflooring
    - Subfloor adhesive
    - Fasteners (framing nails, joist hanger nails, subfloor screws, ledger screws)
  - **Subtotal - \$3,487**



- b. Entry Room Wall Framing - 27 linear feet - Includes 2x6 top/bottom plates, 2x6 wall studs, 2x8 door and window headers, 1/2" ZIP system wall sheathing with ZIP tape.
- Labor - \$2,400
  - Materials - \$1,376
    - 4ea. - 2x6x15' KD top/bottom plates
    - 8ea. - 2x6x6' KD top/bottom plates
    - 40ea. - 2x6x10' KD wall/jack/king/cripple studs
    - 4ea. - 2x8x8' KD header stock
    - 1ea. - 4x8 1" XPS foam for header insulation
    - 8ea. - 4x8 1/2" thick ZIP system sheathing
    - 2ea. - 90' rolls ZIP system tape
    - Fasteners (framing nails, sheathing nails)
  - **Subtotal - \$3,776**
- c. Entry Room Ceiling and Roof Framing - Includes 2x10 common rafters, 2x12 hip rafters, 2x12 rafter ledgers, 5/8" thick ZIP system roof sheathing and tape, 2x8 sub-fascia, 2x6 ceiling joists, ceiling strapping.
- Labor - \$2,400
  - Materials - \$2,188
    - 2ea. - 2x12x10' KD rafter ledgers
    - 2ea. - 2x12x16' KD hip rafters
    - 20ea. - 2x10x12' KD common rafters
    - 4ea. - 2x8x12' KD sub-fascia
    - 18ea. - 2x6x8' KD ceiling joists
    - 10ea. - 4x8 5/8" thick ZIP system roof sheathing
    - 2ea. - 90' rolls ZIP system tape
    - 20ea. - Simpson rafter ties
    - Fasteners (framing nails, sheathing nails, rafter tie nails, rafter ledger screws)
  - **Subtotal - \$4,588**
- d. Flat Roof Retrofit Framing - Includes 2x10 common rafters, 2x12 hip rafters, 2x12 rafter ledgers, 5/8" thick ZIP system roof sheathing and tape, 2x8 sub-fascia.
- Labor - \$3,600
  - Materials - \$3,585
    - 3ea. - 2x12x16' KD rafter ledgers
    - 1ea. - 2x12x16' KD hip rafters
    - 45ea. - 2x10x14' KD common rafters
    - 5ea. - 2x8x12' KD sub-fascia
    - 24ea. - 4x8 5/8" thick ZIP system roof sheathing
    - 4ea. - 90' rolls ZIP system tape



- 45ea. - Simpson rafter ties
- Fasteners (framing nails, sheathing nails, rafter tie nails, rafter ledger screws)
- **Subtotal - \$7,186**

#### **Framing Total Cost - \$19,037**

### **5. Windows and Doors:**

- a. Entry Room - Installation of transom window, front swing door, and rear swing door.
  - Materials - Window and doors supplied by owner
  - Labor - \$1,800
  - **Subtotal - \$1,800**
- b. Flat Roof Retrofit - Existing window on rear of house will need to be removed and replaced with smaller window due to new roof line.
  - Materials - Window supplied by owner
  - Labor - \$600
  - **Subtotal - \$600**

#### **Window and Door Installation Total Cost - \$2,400**

### **6. Electrical:**

- a. Run 1ea. new circuit to entry room from existing panel, install lighting and switching per owner provided plans, install electrical outlets to code, coordinate installation of electric floor heat (DITRA-HEAT). Standard LED wafer lights, switches, and receptacles to be provided by electrical subcontractor. Any specialty lighting to be provided by owner, including exterior lighting. Does not include circuit and exterior shutoff for mini-split, can be provided upon request.
  - Subcontractor - \$4,300
  - **Subtotal - \$4,300**

#### **Electrical Total Cost - \$4,300**

### **7. Insulation:**

- a. Entry Room Floor Insulation - R-30 mineral wool batt insulation to fill all voids between floor joists.
  - Materials - \$500
  - Labor - \$600
  - **Subtotal - \$1,100**
- b. Entry Room Wall Insulation - R-23 mineral wool batt insulation to fill all voids between wall studs.
  - Materials - \$875



- Labor - \$900
- **Subtotal - \$1,775**
- c. Entry Room Ceiling Insulation - R-38 mineral wool batt insulation to fill all voids between ceiling joists.
  - Materials - \$625
  - Labor - \$900
  - **Subtotal - \$1,525**
- d. Flat Roof Retrofit Insulation - R-49 loose fill cellulose to be blown in atop old roof.
  - Subcontractor - \$2,000
  - **Subtotal - \$2,000**

**Insulation Total Cost - \$6,400**

## **8. Roofing:**

- a. Entry Room Roofing - Minimum 36" of ice and water shield installed at roof edges and valleys, white drip edge installed along all roof edges, hip and ridge cap and approximately 320 square feet of new asphalt architectural shingles installed, color to be approved by City and Owner. Flashing to be installed anywhere new roofing meets siding.
  - Materials - \$1,262
  - Labor - \$2,400
  - **Subtotal - \$3,662**
- b. Flat Roof Retrofit Roofing - Minimum 36" of ice and water shield installed at roof edges and valleys, white drip edge installed along all roof edges, hip and ridge cap and approximately 800 square feet of new asphalt architectural shingles installed, color to be approved by City and Owner. Flashing to be installed anywhere new roofing meets siding.
  - Materials - \$3,152
  - Labor - \$4,800
  - **Subtotal - \$7,952**

**Roofing Total Cost - \$11,614**

## **9. Siding and Exterior Trim:**

- a. Entry Room - 1/2" x 6" cedar clear vertical grain clapboard siding installed over Benjamin Obdyke slicker classic rainscreen, Lifespan treated primed pine square trim at all new windows and doors. Siding course spacing will match existing house as closely as possible, and existing trim profiles will be matched as closely as possible.
  - Materials - \$4,623
    - Approximately 756 linear feet of 1/2" x 6" cedar clapboard siding



- 64 linear feet of 5/4 x 6" Lifespan treated and primed square pine casing around window and door openings
- 64 linear feet of closely matching window and door trim profiles applied to square door casing
- 9 linear feet of exterior window sill to match existing
- 250 square feet of Benjamin Obdyke slicker classic rain screen
- Labor - \$4,800
- **Subtotal - \$9,423**

**Siding and Exterior Trim Total Cost - \$9,423**

**10. Drywall:**

- a. Entry Room - Hang, mud, tape, and finish approximately 512 square feet of 1/2" drywall on walls and ceilings.
  - Materials - \$425
  - Labor - \$3,000
  - **Subtotal - \$3,425**

**Drywall Total Cost - \$3,425**

**11. Flooring:**

- a. Heated Floor and Tile Prep - installation of approximately 77 square feet of DITRA-HEAT membrane and heating cable.
  - Materials - \$1,812
  - Labor - \$600
  - **Subtotal - \$2,412**
- b. Tile and Grout - Set and grout approximately 77 square feet of new tile.
  - Materials - Tile supplied by owner
  - Labor - \$3,300
  - **Subtotal - \$3,300**

**Flooring Total Cost - \$5,712**

**12. Interior Trim:**

- a. Install 36 linear feet of new baseboard, 56 linear feet of new window and door casing.
  - Materials - \$690
  - Labor - \$1,800

**Interior Trim Total Cost - \$2,490**



### **13. Painting:**

- a. Interior Walls and Trim - Apply 2 coats of owner selected paint colors on all new walls and trim in new entry room.
  - Materials - \$188
  - Labor - \$1,800
  - **Subtotal - \$1,988**
- b. Exterior Siding and Exterior Trim - Apply 2 coats of owner selected paint colors on all new siding and exterior trim.
  - Materials - \$825
  - Labor - \$2,400
  - **Subtotal - \$3,225**

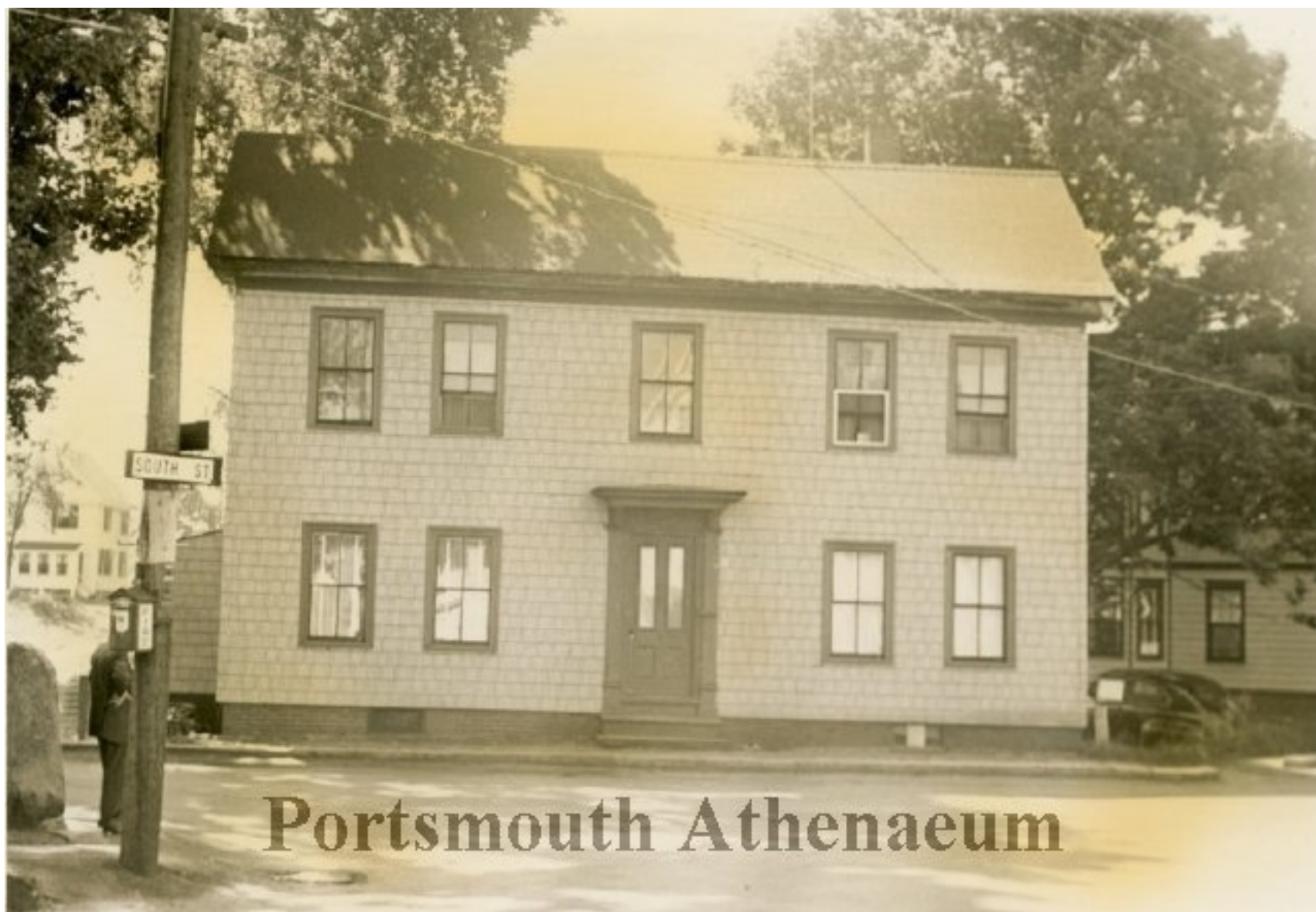
**Painting Total Cost - \$5,213**

### **SUMMARY:**

- 1. General Requirements Total Cost - \$2,175
- 2. Earthwork Total Cost - \$6,625
- 3. Foundation Total Cost - \$5,460.00
- 4. Framing Total Cost - \$19,037
- 5. Window and Door Installation Total Cost - \$2,400
- 6. Electrical Total Cost - \$4,300
- 7. Insulation Total Cost - \$6,400
- 8. Roofing Total Cost - \$11,614
- 9. Siding and Exterior Trim Total Cost - \$9,423
- 10. Drywall Total Cost - \$3,425
- 11. Flooring Total Cost - \$5,712
- 12. Interior Trim Total Cost - \$2,490
- 13. Painting Total Cost - \$5,213

**Complete Project Total - \$84,274.00**





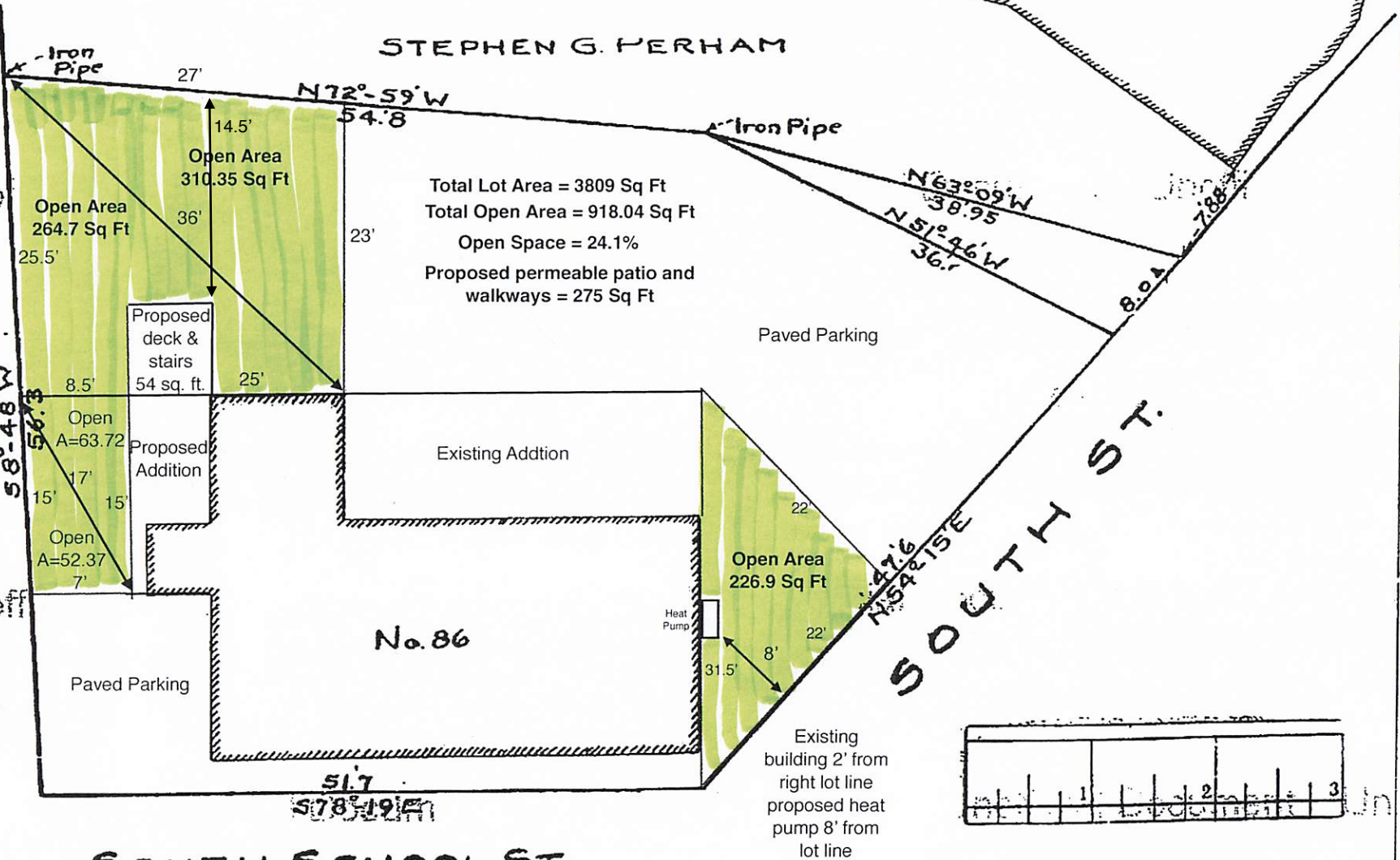
Portsmouth Athenaeum



01432

STEPHEN G. PERHAM

NATALIE D. &amp; ULRIC W. BUNKER



PLAN OF LOT  
86 SOUTH SCHOOL ST.  
PORTSMOUTH, N.H.

Proposed Open Space Plan