

HDC

ADMINISTRATIVE APPROVALS

July 01, 2026

- | | | |
|----|---------------------|-----------------------|
| 1. | 28 Chestnut Street | -Recommended Approval |
| 2. | 53 Pray Street | -Recommended Approval |
| 3. | 103 Congress Street | -Recommended Approval |
| 4. | 51 Gardner Street | -Recommended Approval |
| 5. | 11 Sheafe Street | -Recommended Approval |
| 6. | 111 State Street | -Recommended Approval |
| 7. | 6 Dearborn Street | -Recommended Approval |

1. 28 Chestnut Street

-Recommended Approval

Background: The applicant is seeking approval for improvements to the rear alley egress stairwell. Replace the risers, treads, and landing boards with pressure treated wood, add structural support as needed, and replace the existing wood railing with metal pipe guardrails and handrails.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

GENERAL PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF IMPROVEMENTS TO THE EXISTING EMERGENCY STAIR EXITING FROM THE MUSIC HALL TO THE PUBLIC WAY BETWEEN 104 AND 110 CONGRESS STREET. THE CURRENT WOODEN STAIR WILL HAVE TREADS, LANDING, AND RAILINGS REPLACED TO REMEDIATE EXISTING WEAR, AND TO IMPROVE CODE COMPLIANCE. THE EXISTING STAIR STRUCTURE WILL REMAIN, WITH ADDITIONAL STRUCTURE ADDED AS REQUIRED. NEW CONSTRUCTION WILL MATCH THE DIMENSIONS OF THE EXISTING STAIR.

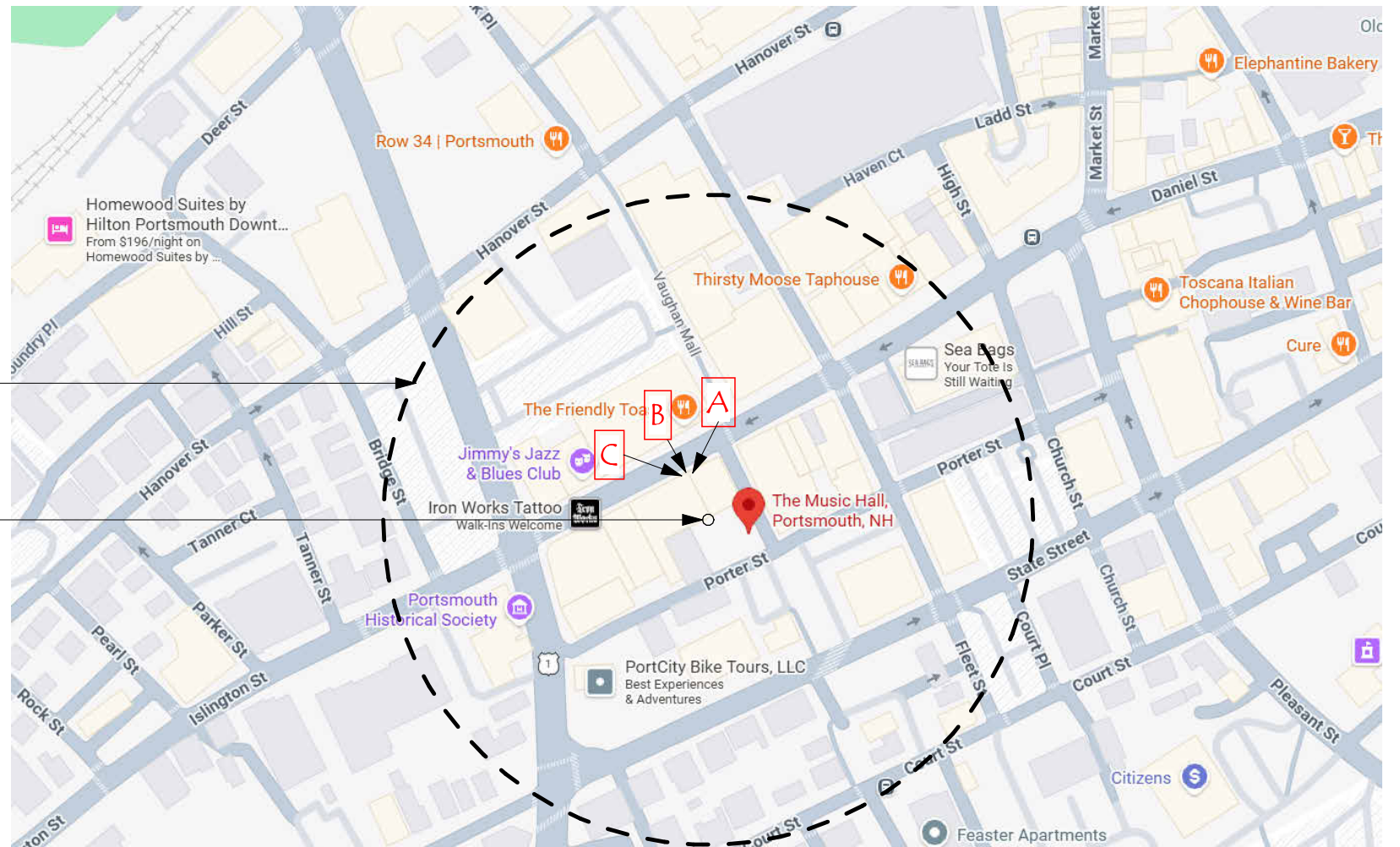
THE NEW TREADS AND LANDING SURFACES WILL BE PRESSURE TREATED WOOD. THE RAILING ON THE OPEN SIDE WILL BE A PIPE METAL RAILING, PAINTED BLACK, WITH HORIZONTAL BALUSTERS, HANDRAIL, AND GUARDRAIL. THE RAILING ON THE SIDE ADJACENT TO THE KEARSARGE HOUSE (104 CONGRESS STREET) WILL BE A PIPE METAL HANDRAIL, PAINTED BLACK, MOUNTED TO THE EXTERIOR OF THE KEARSARGE HOUSE.

ZONING SUMMARY:

ZONING DISTRICT: CD5
LOT SIZE: 15,250 SQ FT
(COMBINED SQ FT OF 104 CONGRESS AND 28 CHESTNUT ST)
BUILDING HEIGHT: 55' - 0" ALLOWED
MIN GROUND STORY HEIGHT: 10' - 3"

500' - 0" RADIUS

LOCATION OF STAIR



APPROX PROPERTY LINE OF MUSIC HALL HOLDINGS (104 CONGRESS + 28 CHESTNUT)

LOCATION OF STAIR



THE MUSIC HALL EXTERIOR IMPROVEMENT

LOCUS PLANS + PROJECT INFORMATION

6/4/26



RED FOX
ARCHITECTS

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PH: 603.441.2485



VIEW A

STAIR NOT VISIBLE



VIEW C

STAIR NOT VISIBLE



VIEW B

STAIR VISIBLE FROM DIRECTLY ACROSS ALLEY



VIEW D

STAIR VISIBLE FROM ADJACENT SIDEWALK

THE MUSIC HALL EXTERIOR IMPROVEMENT

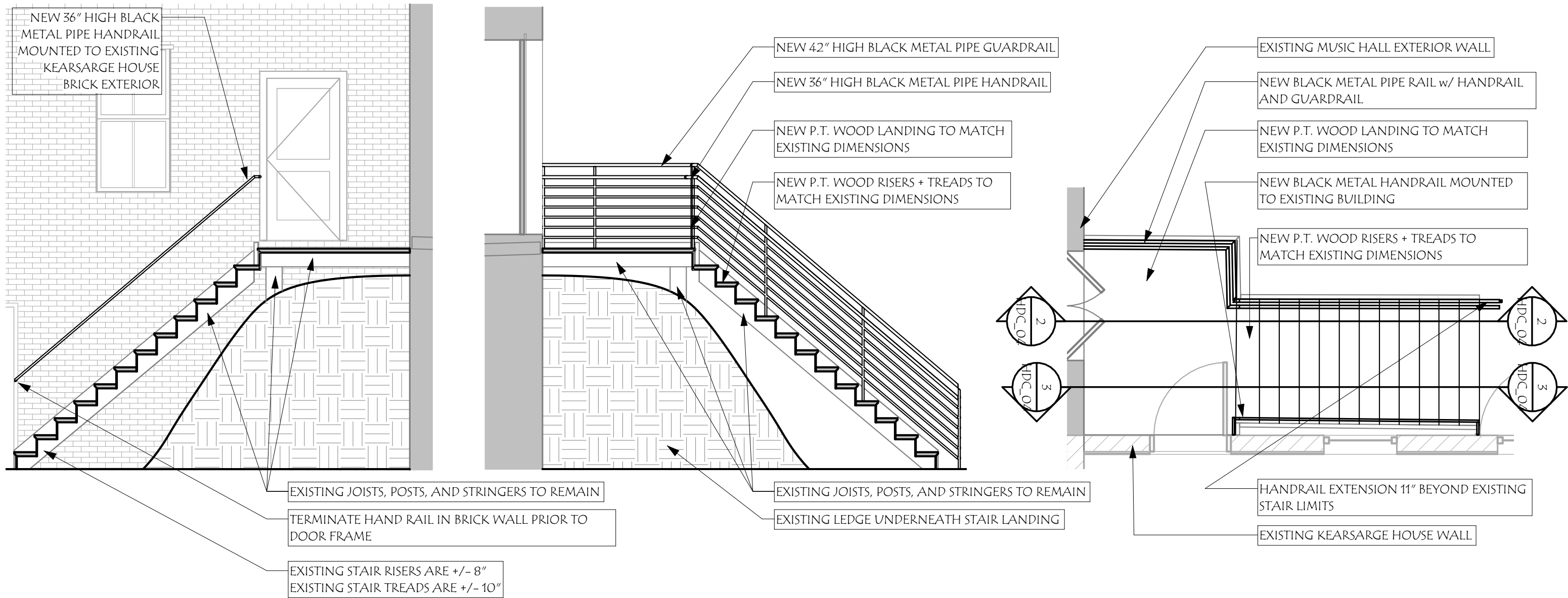
CONTEXT PHOTOS

6/4/26



RED FOX
ARCHITECTS

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THE MUSIC HALL EXTERIOR IMPROVEMENT

STAIR DRAWINGS

6/4/26



2. 53 Pray Street

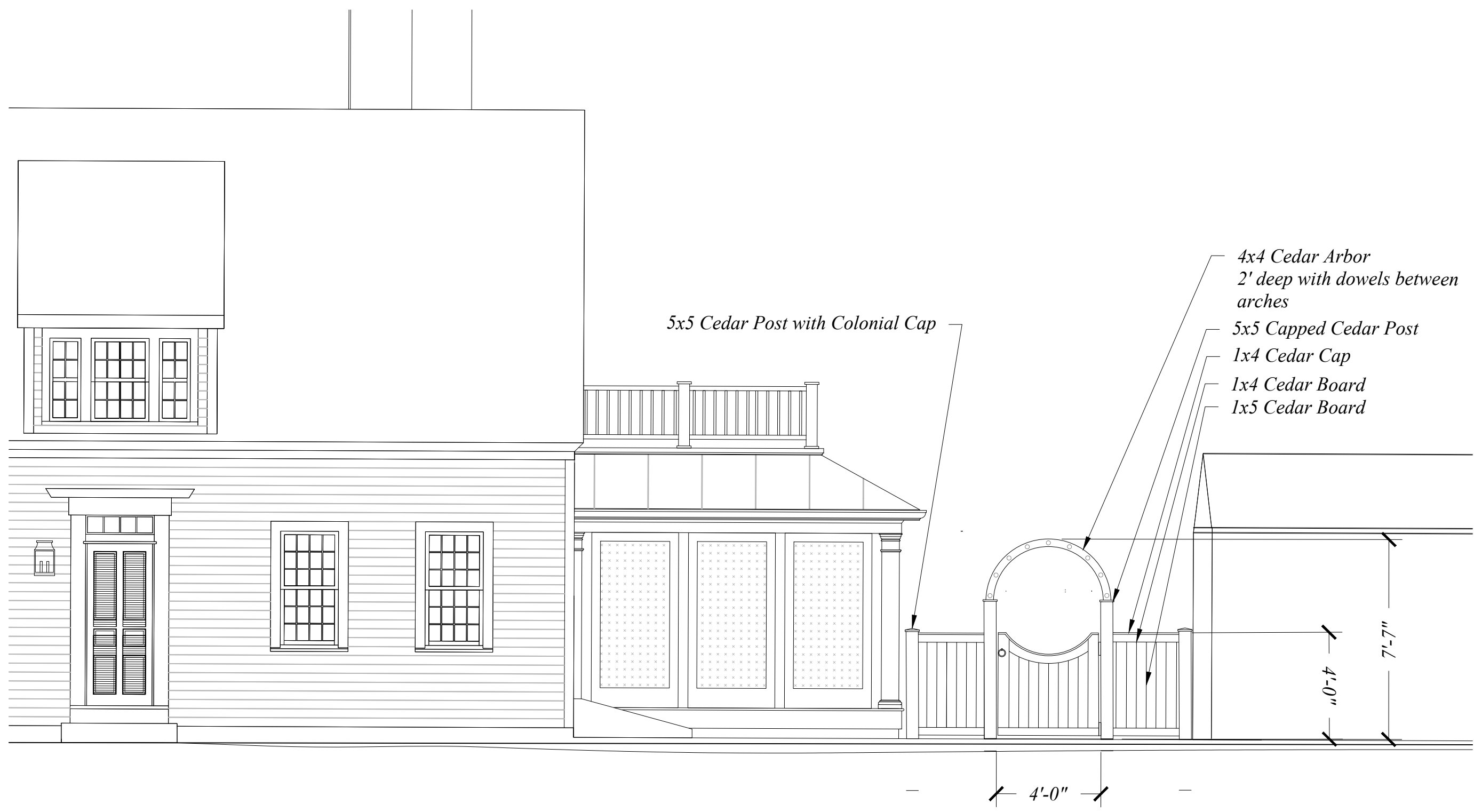
-Recommended Approval

Background: The applicant is seeking approval for amendments to a previously approved fencing plan (reduce the height of the entry gate and fencing along Pray Street).

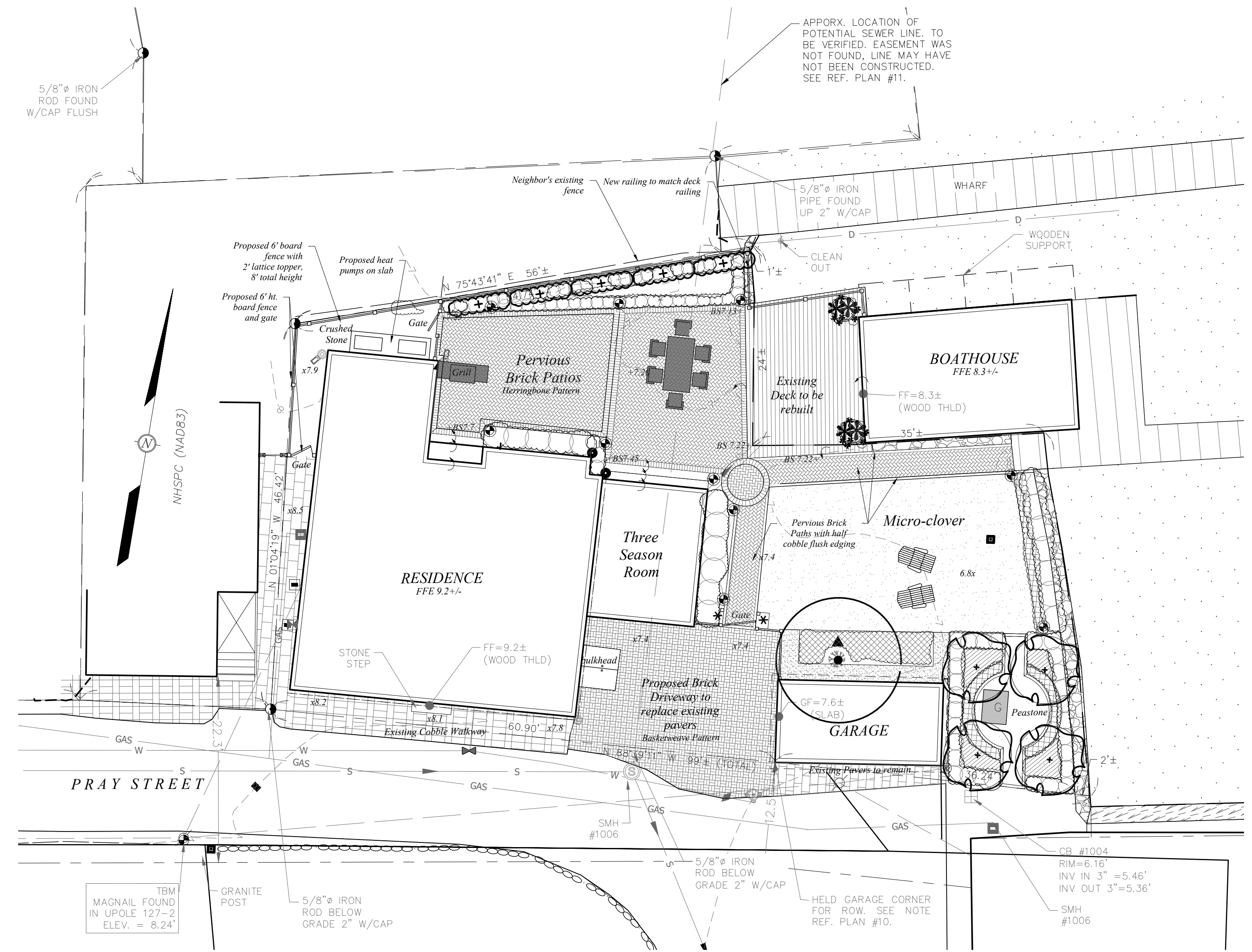
Staff Comment: Recommended Approval

Stipulations:

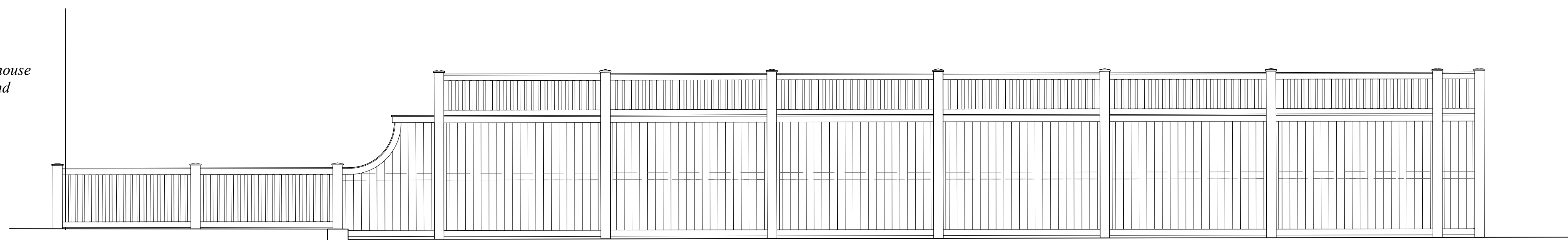
1. _____
2. _____
3. _____



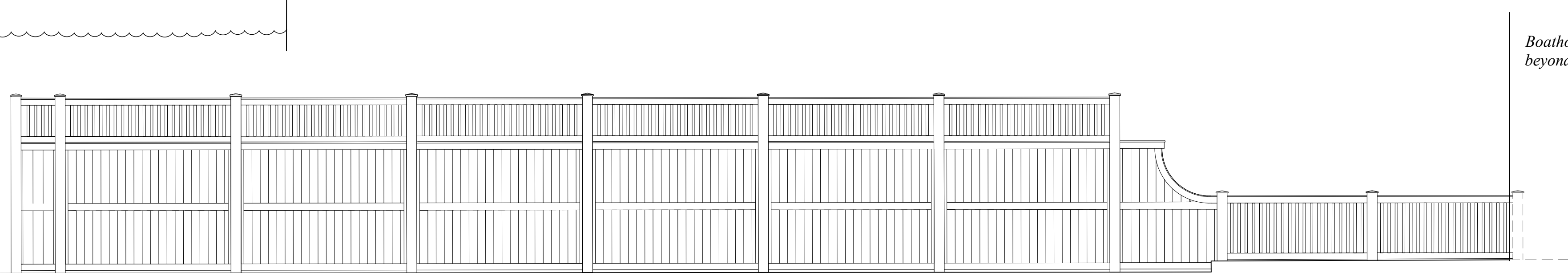
Proposed Front Gate - Elevation



0 2 5 10 20 Plan



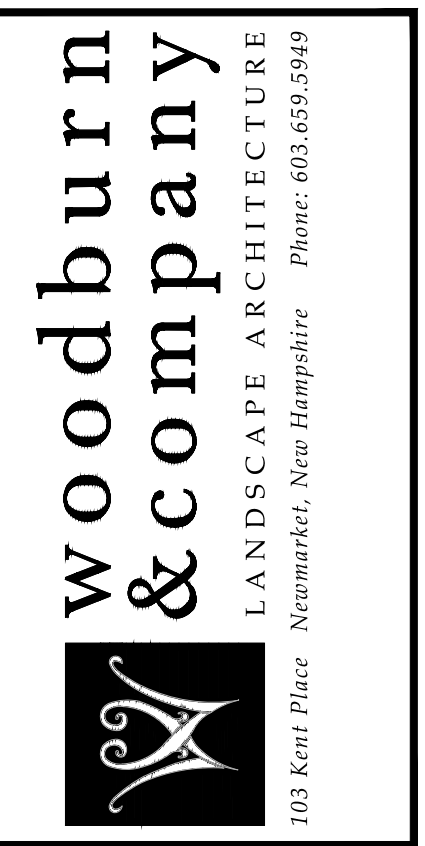
Outside Elevation



Inside Elevation

Proposed Cedar Fence - Previously Approved January 2026

PROPOSED PLAN



53 Pray Street LANDSCAPE PLAN Portsmouth, New Hampshire

Drawn By:	RW
Checked By:	RW
Scale:	scale
Date:	2025-09-10 FOR REVIEW 2025-10-03 ISSUED TO ALTUS
Revisions:	2025-10-09 elevation update 2025-10-24 bulkhead, brick and plantings 2025-11-18 ISSUED FOR ZBA 2025-12-04 Heat Pumps 2026-02-03 Labels and generator 2026-02-05 rear pump spacing 2026-03-10 Existing and proposed spot grades 2026-03-25 Pathlights and uprights, delete fountain

Updated Plan 5
2026-06-01
Updated Plan 6

L-1

Sheet 1 of 1

3. 103 Congress Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of the front entrance canopy and awning with a slightly smaller one.

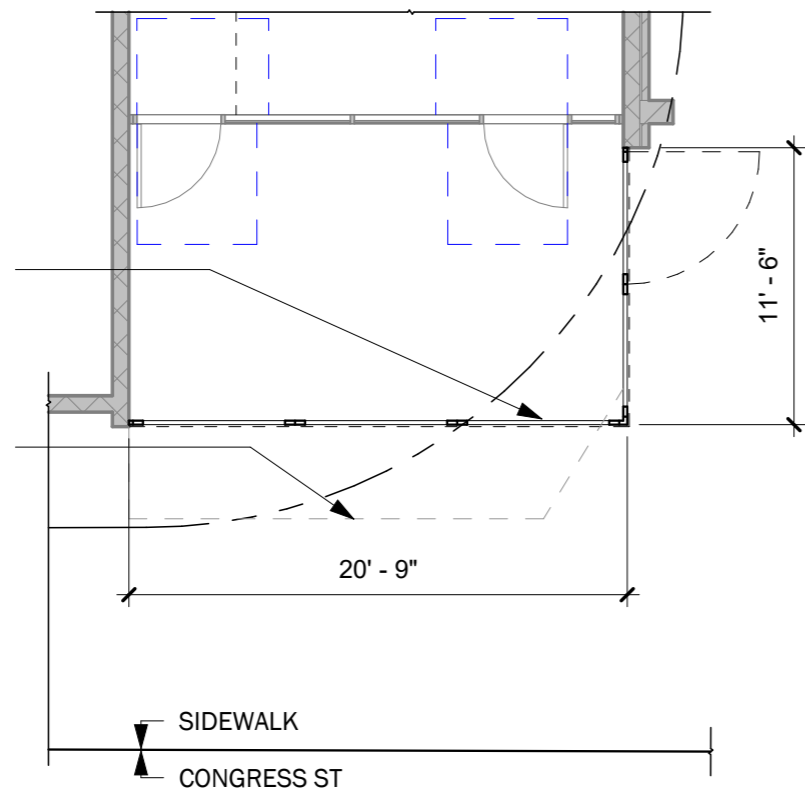
Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

PROPOSED CANOPY - "REPLACEMENT IN-KIND" - SEE RENDERING

GRAY DASHED LINE INDICATES EXISTING CANOPY EXTENTS



① 01 - 1ST FLOOR PLAN - PROPOSED CANOPY
1/8" = 1'-0"



EXISTING EXTERIOR CANOPY PHOTO



PROPOSED CANOPY - CANVAS CLAD CANOPY ENCLOSURE W/ TRANSLUCENT VINYL DROP-DOWN PANELS "REPLACEMENT IN-KIND" - CONCEPTUAL RENDERING

NOTE: THE OVERALL AREA IS REDUCED FROM EXISTING CANOPY, RESTAURANT NAME TO BE DETERMINED

4. 51 Gardner Street

-Recommended Approval

Background: The applicant is seeking approval for the railing design for the previously approved rooftop deck.

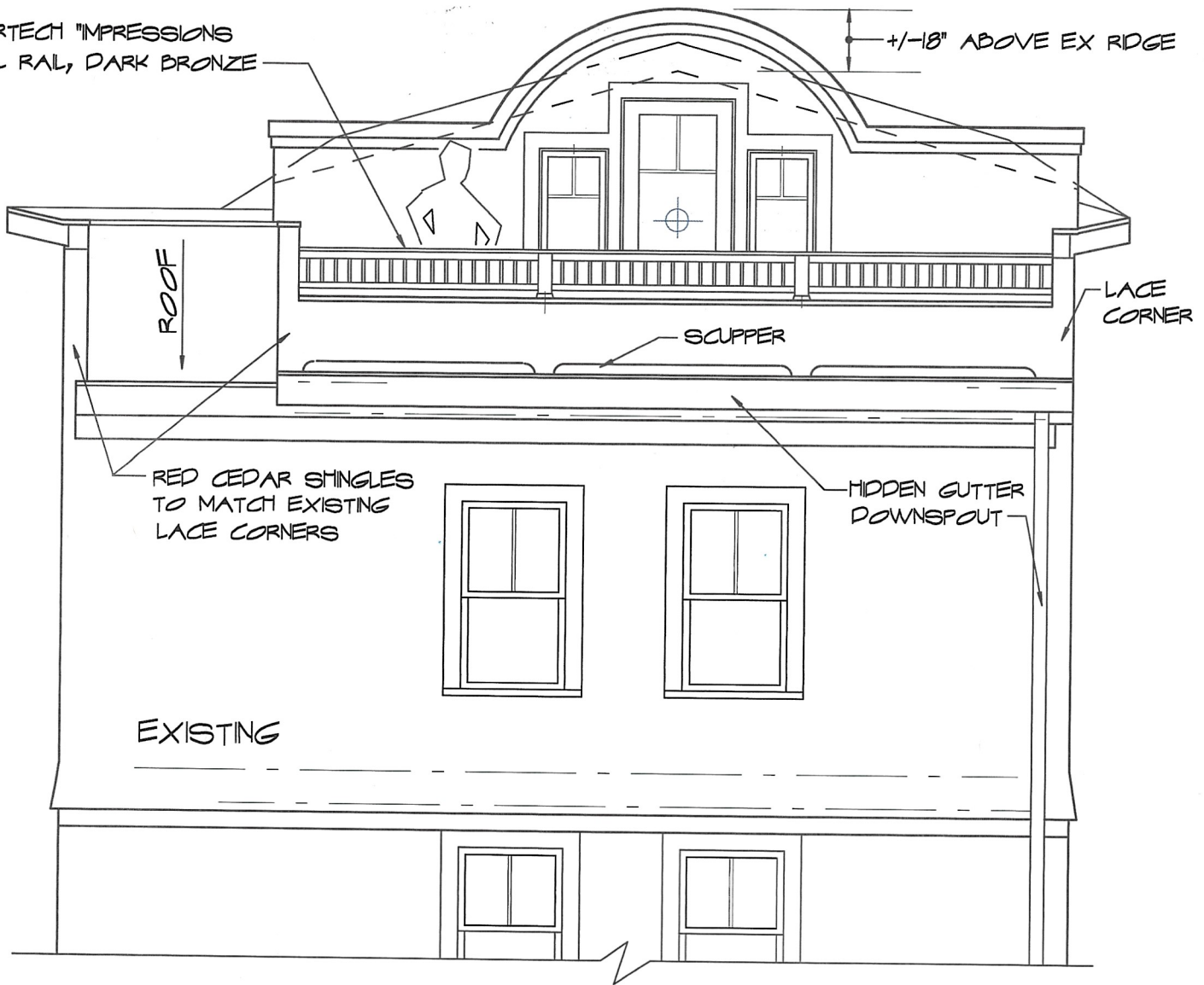
Staff Comment: Recommended Approval

Stipulations:

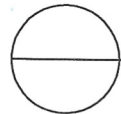
1. _____
2. _____
3. _____

TIMBERTECH "IMPRESSIONS"
METAL RAIL, DARK BRONZE

+/-18" ABOVE EX RIDGE

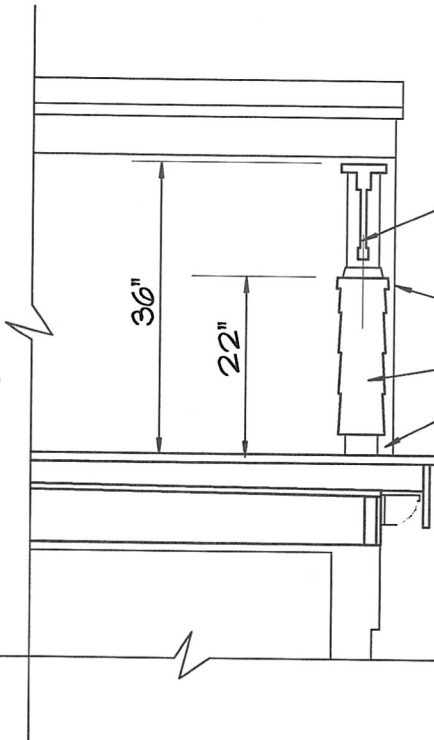


EXISTING



REAR ELEVATION

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



TIMBERTECH METAL RAILING, DARK BRONZE
"IMPRESSIONS" WITH 5/4 X 6 CAP

DARK BRONZE METAL CAP

SHINGLED WALL

SCUPPER

36"

22"



WALL & RAIL DETAIL

SCALE : 1/2" = 1'-0"

51 GARDNER STREET

801 Islington St, Suite 32
Portsmouth, NH 03801
603-502-4387
archwhit@aol.com



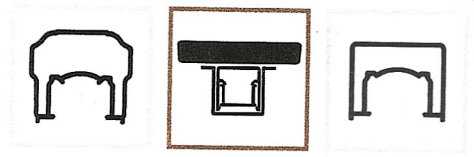
ANNE WHITNEY ARCHITECT

Project:

2608

Date:

6/16/26



COLOR Dark Bronze



METAL RAILING

Impression Rail Express®

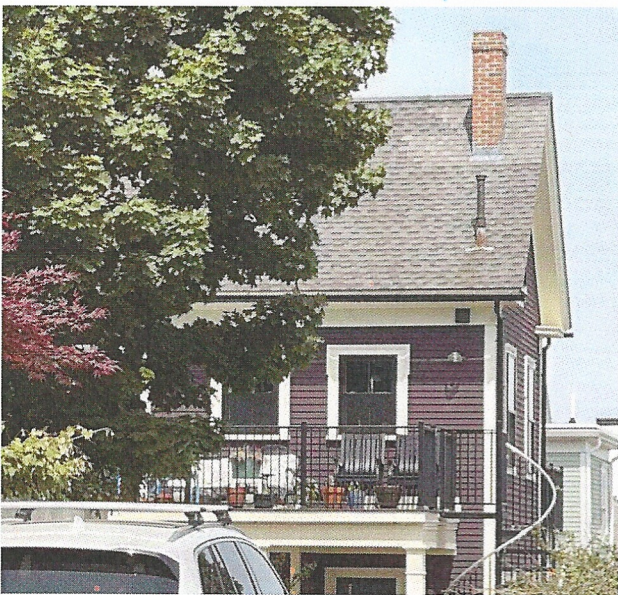




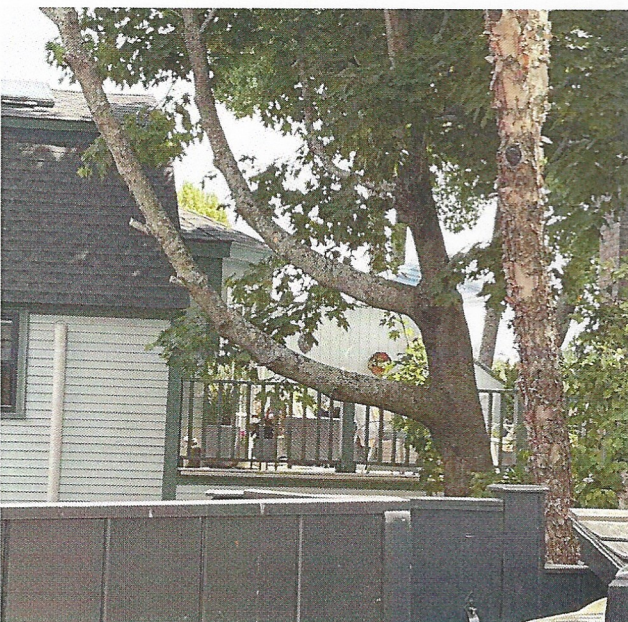
Gates Street



Pleasant Street



2 Decks Gardner Street



Marcy Street



School Street

South End 2nd & 3rd Level Decks

5. 11 Sheafe Street

-Recommended Approval

Background: The applicant is seeking approval for a dimensional change to a previously approved design (approved garage addition foundation will be shifted away from the property line and will become slightly smaller.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



EXISTING CONDITIONS



THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

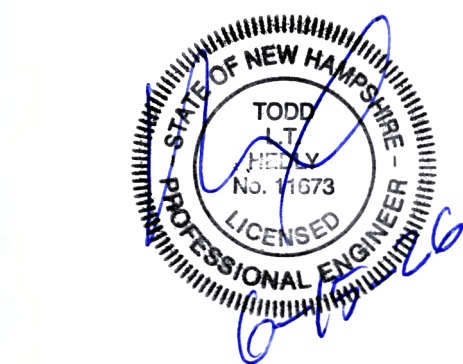
REVISED 06-15-2026

Builder's Plan Service is a drafting and not an architectural or engineering firm. These plans are intended for dimensional and conceptual use and should be reviewed by a structural engineer for compliance to local building codes. These plans are not specific to any particular site and may require soil tests.

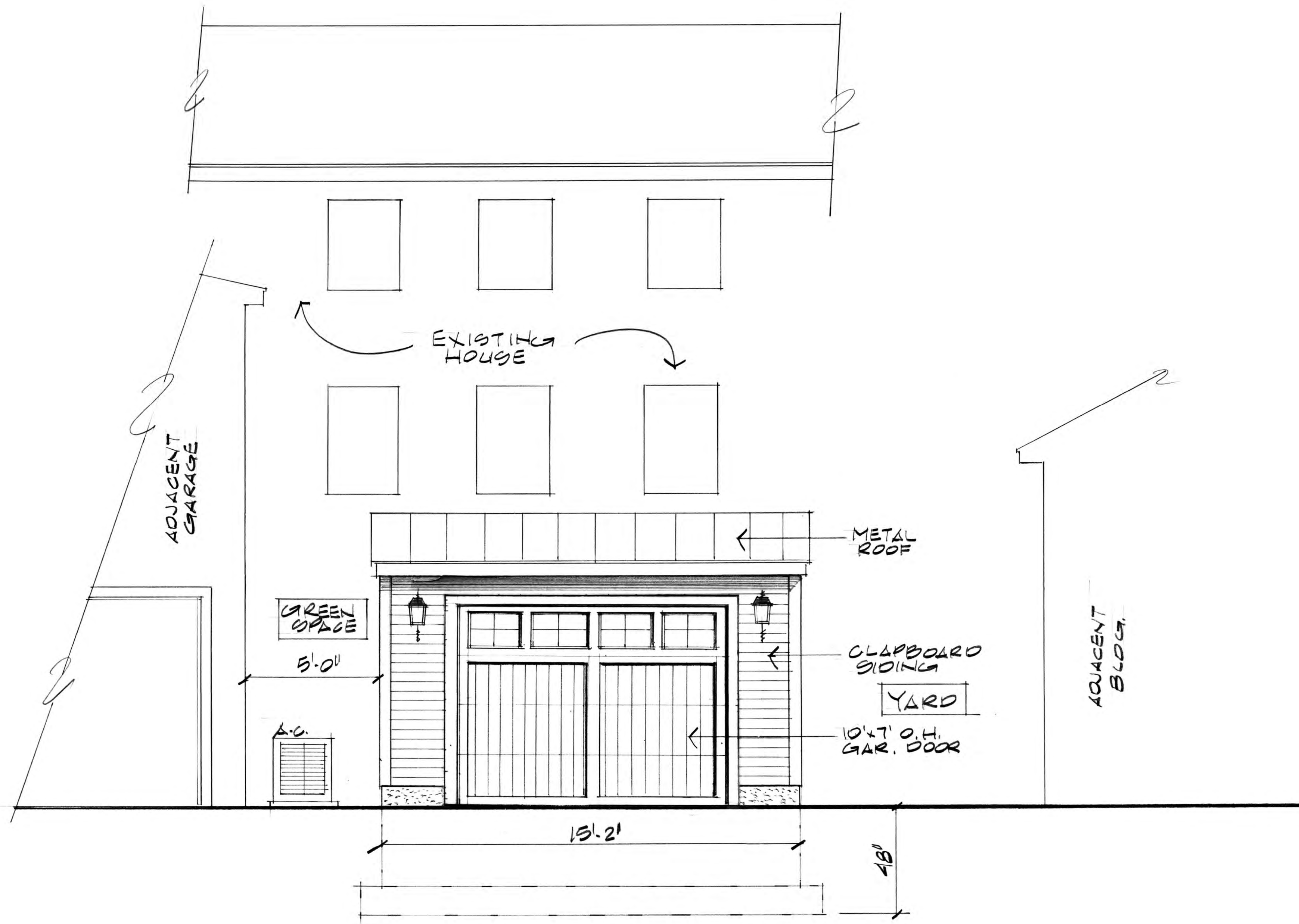
DRAWN BY: *FA*
DATE: 06-15-2026
REVISIONS:

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



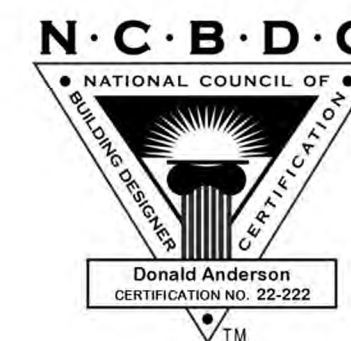
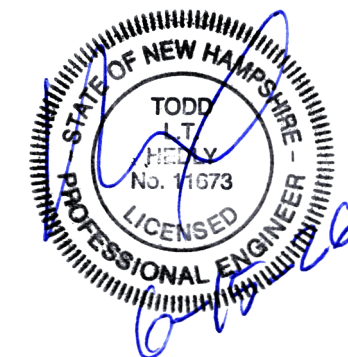
SHEET 1
OF 11



REAR ELEVATION

3/8" = 1'-0"

**** NOTE: FIELD VERIFY ****
ALL EXISTING
HOUSE DIMENSIONS



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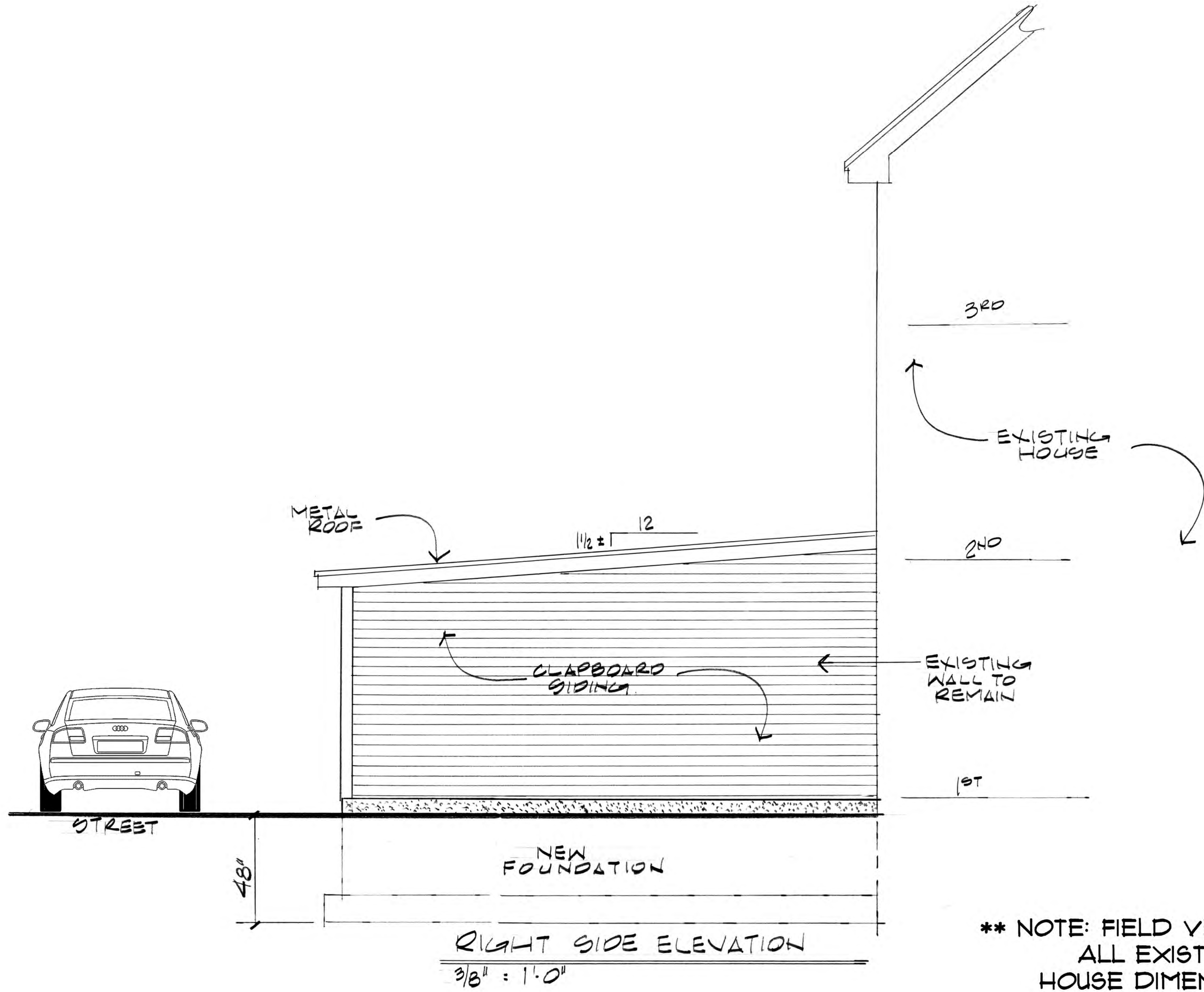
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DRAWN BY: *RA*
 DATE: 06-15-2026
 REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

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SHEET **2**
 OF 11



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

**** NOTE: FIELD VERIFY ****
ALL EXISTING
HOUSE DIMENSIONS



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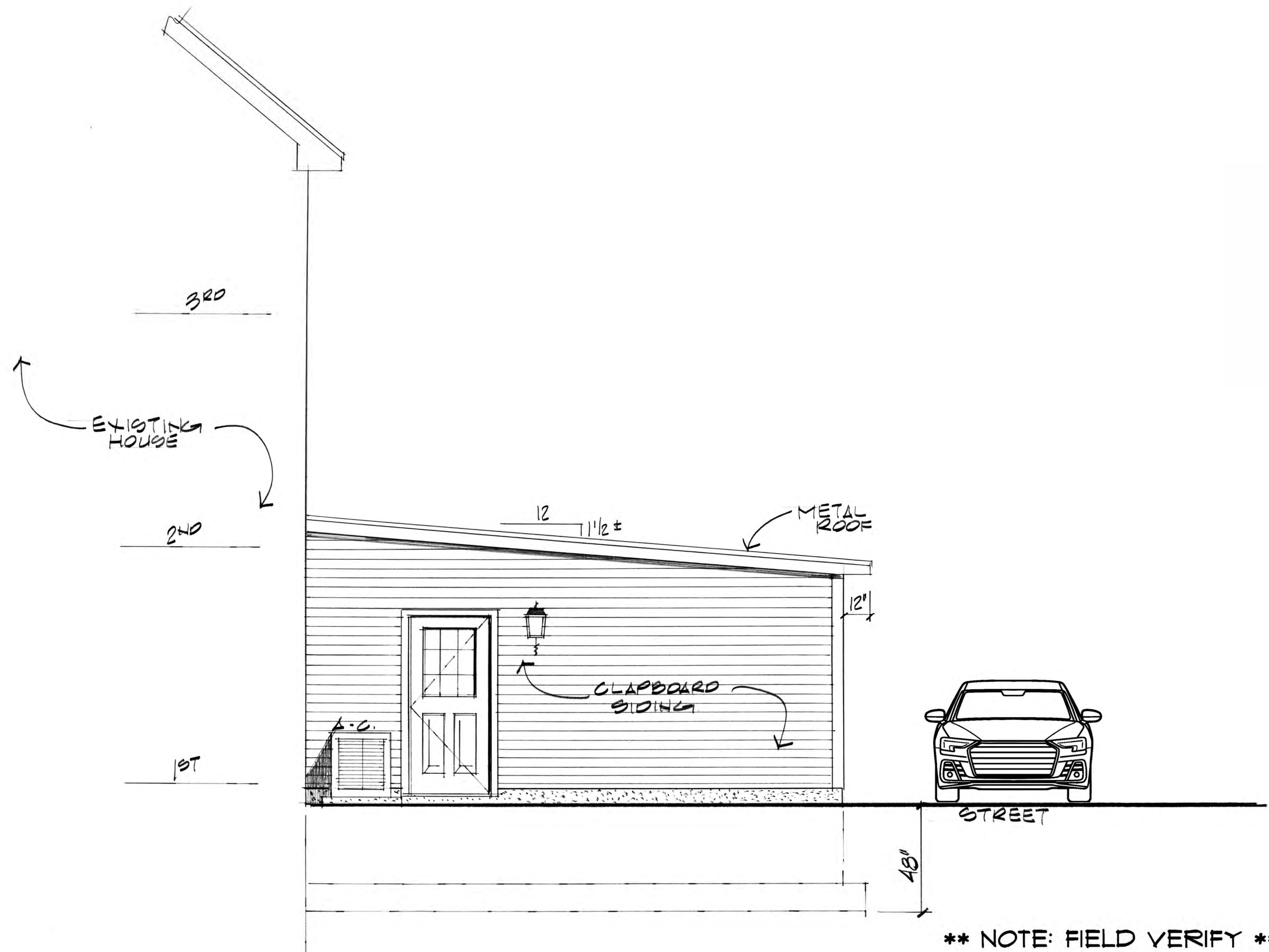
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DRAWN BY: *AD*
DATE: 06-15-2026
REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

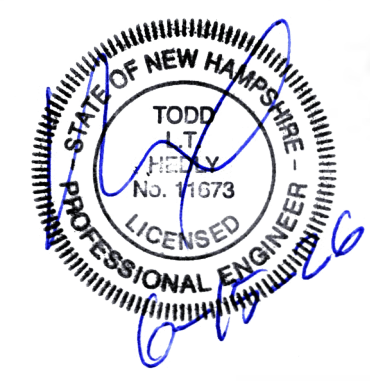
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SHEET 3
OF 11



LEFT SIDE ELEVATION
 $\frac{3}{8}'' = 1'-0''$

**** NOTE: FIELD VERIFY ****
 ALL EXISTING
 HOUSE DIMENSIONS



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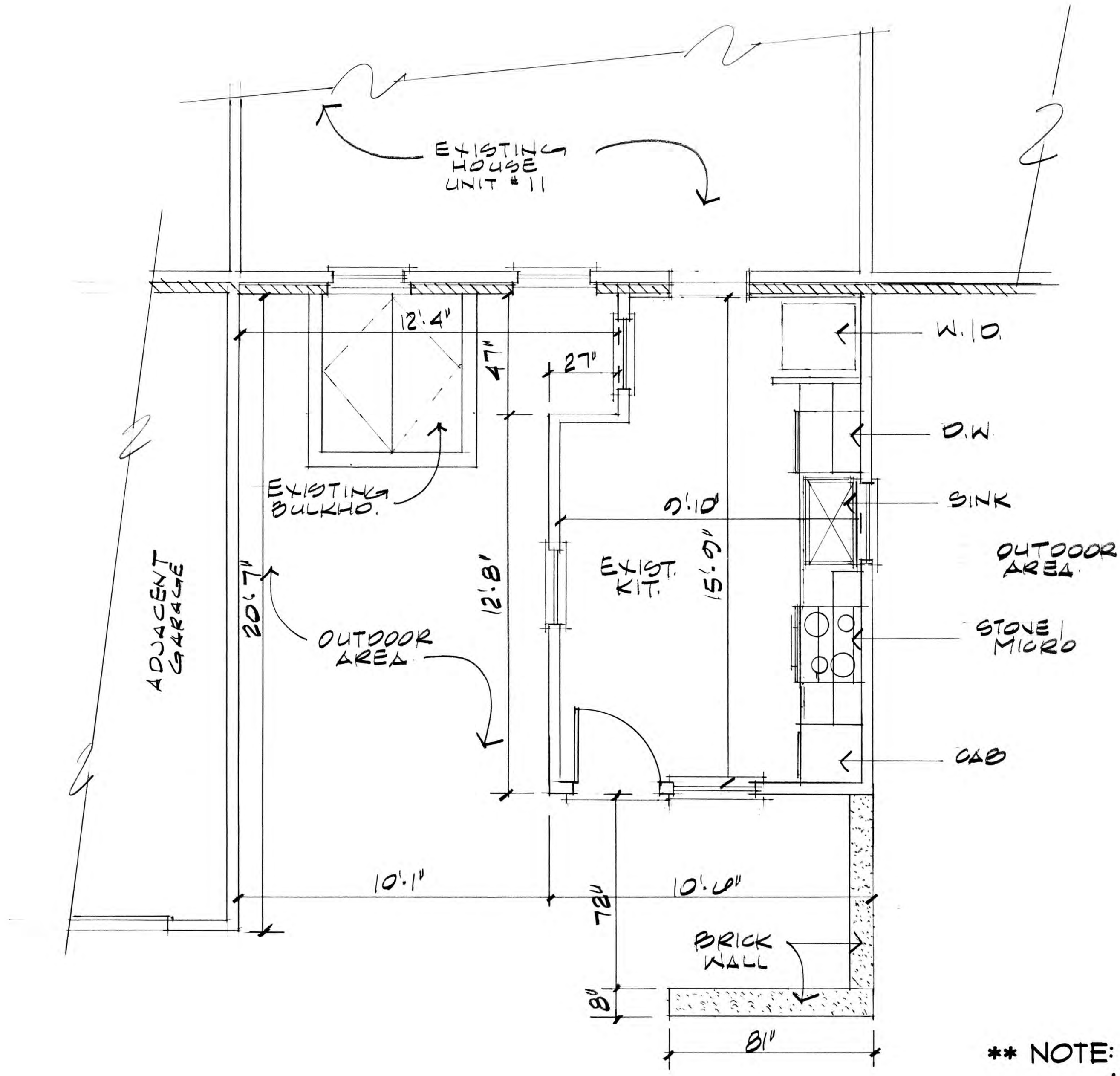
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DRAWN BY: *DA*
 DATE: 06-15-2026
 REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
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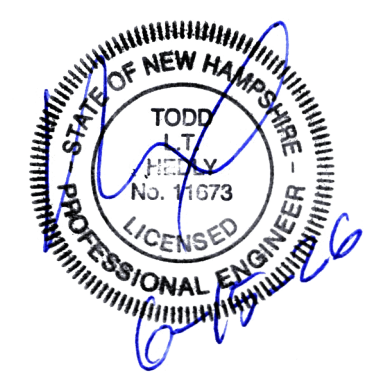
SHEET **4**
 OF 11



CUSTOM HOUSE LANE

EXISTING FLOOR PLAN

3/8" = 1'-0"



**** NOTE: FIELD VERIFY ****
ALL EXISTING
HOUSE DIMENSIONS



MEMBER
A I
B D
 AMERICAN INSTITUTE of
 BUILDING DESIGN

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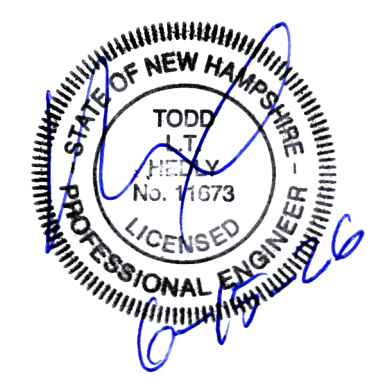
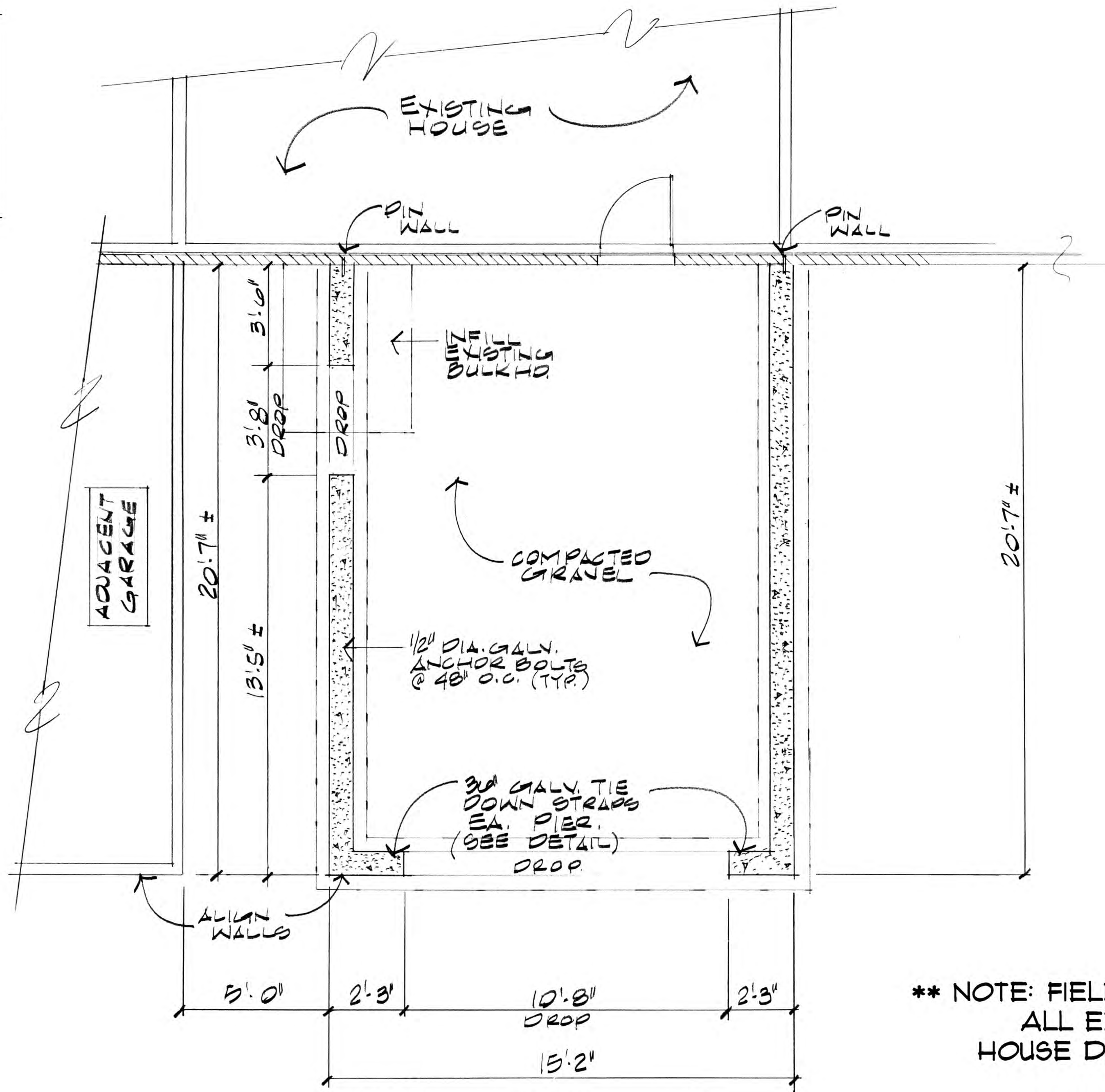
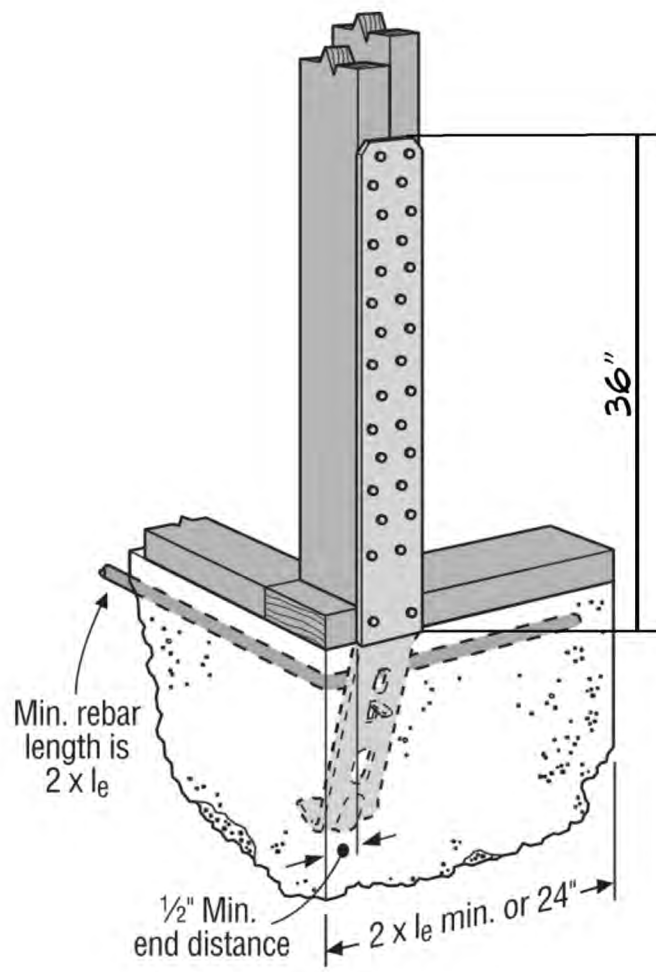
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DRAWN BY: *RA*
 DATE: 06-15-2026
 REVISIONS:

RESIDENCE FOR:
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11 SHEAFE STREET
PORTSMOUTH, NH

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SHEET
 OF **5**
 OF 11



**** NOTE: FIELD VERIFY ****
ALL EXISTING HOUSE DIMENSIONS

CUSTOM HOUSE LANE
PROP. FOUNDATION PLAN
 $\frac{3}{8} = 1'-0"$

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REVISIONS:

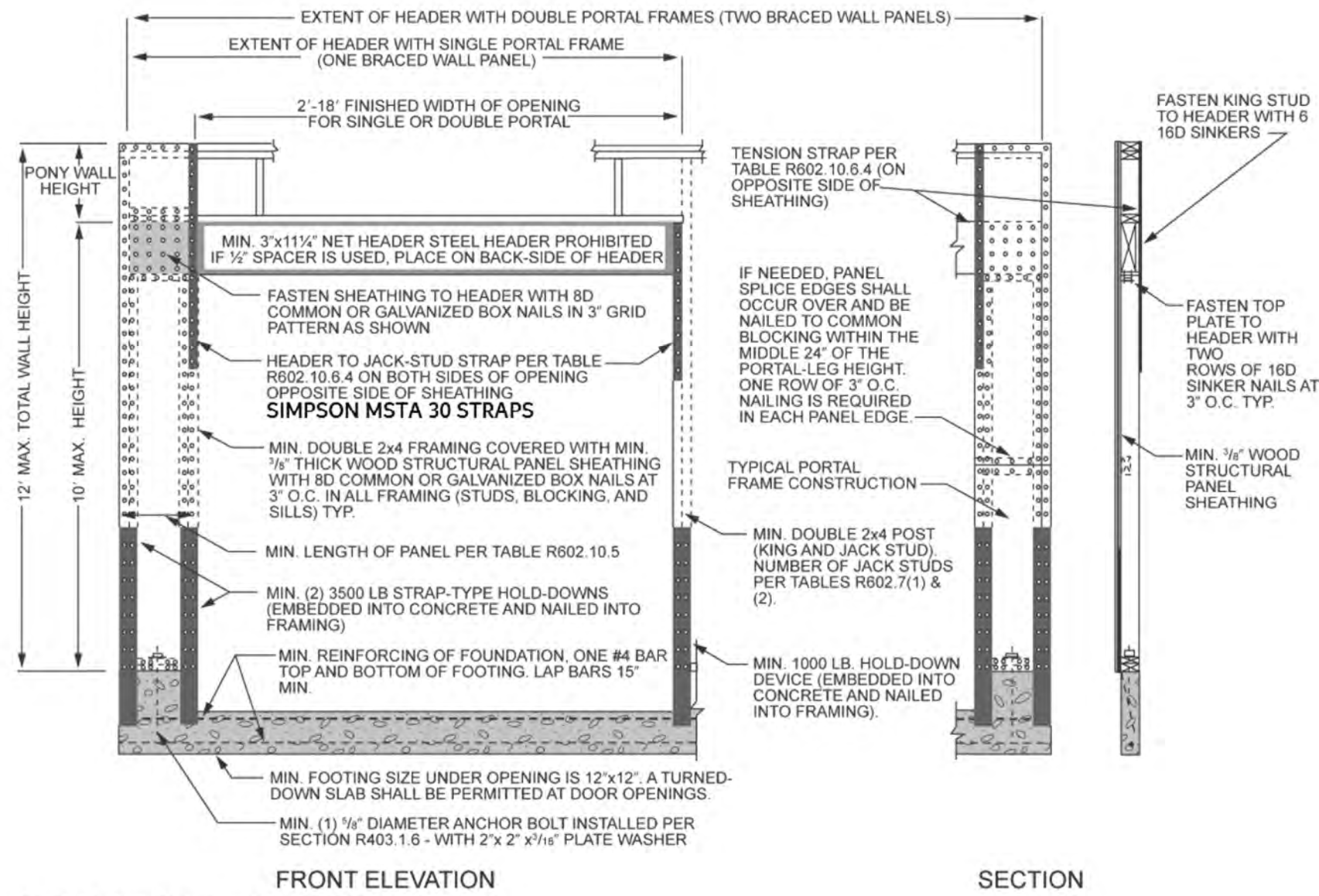
RESIDENCE FOR:
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11 SHEAFE STREET
PORTSMOUTH, NH

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SHEET
OF **11**

R602.10.6.2 Method PFH: Portal frame with hold-downs.

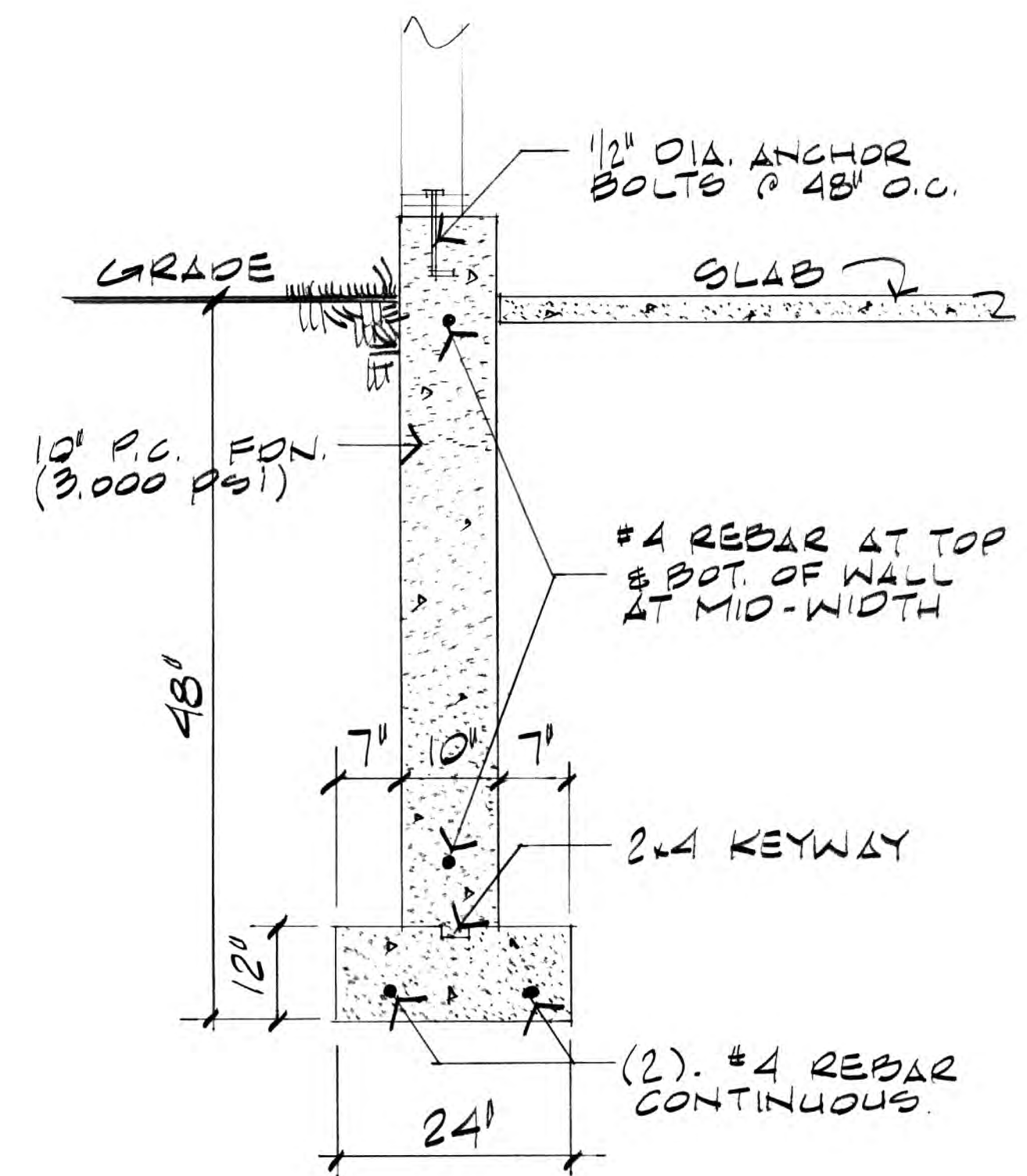
Method PFH braced wall panels shall be constructed in accordance with Figure R602.10.6.2.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

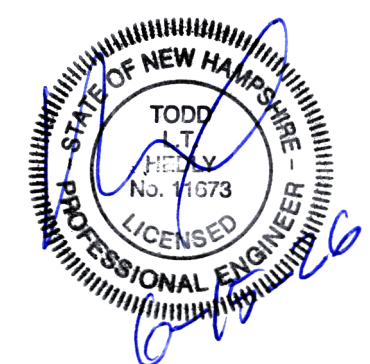
FIGURE R602.10.6.2 METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

**GARAGE DOOR
PORTAL FRAME DET.**
N.T.S.



**TYP. FOUNDATION
WALL DETAIL**
N.T.S.

**** NOTE: FIELD VERIFY ****
ALL EXISTING
HOUSE DIMENSIONS



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DATE: 06-15-2026
REVISIONS:

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PORTSMOUTH, NH

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SHEET 1
OF 11

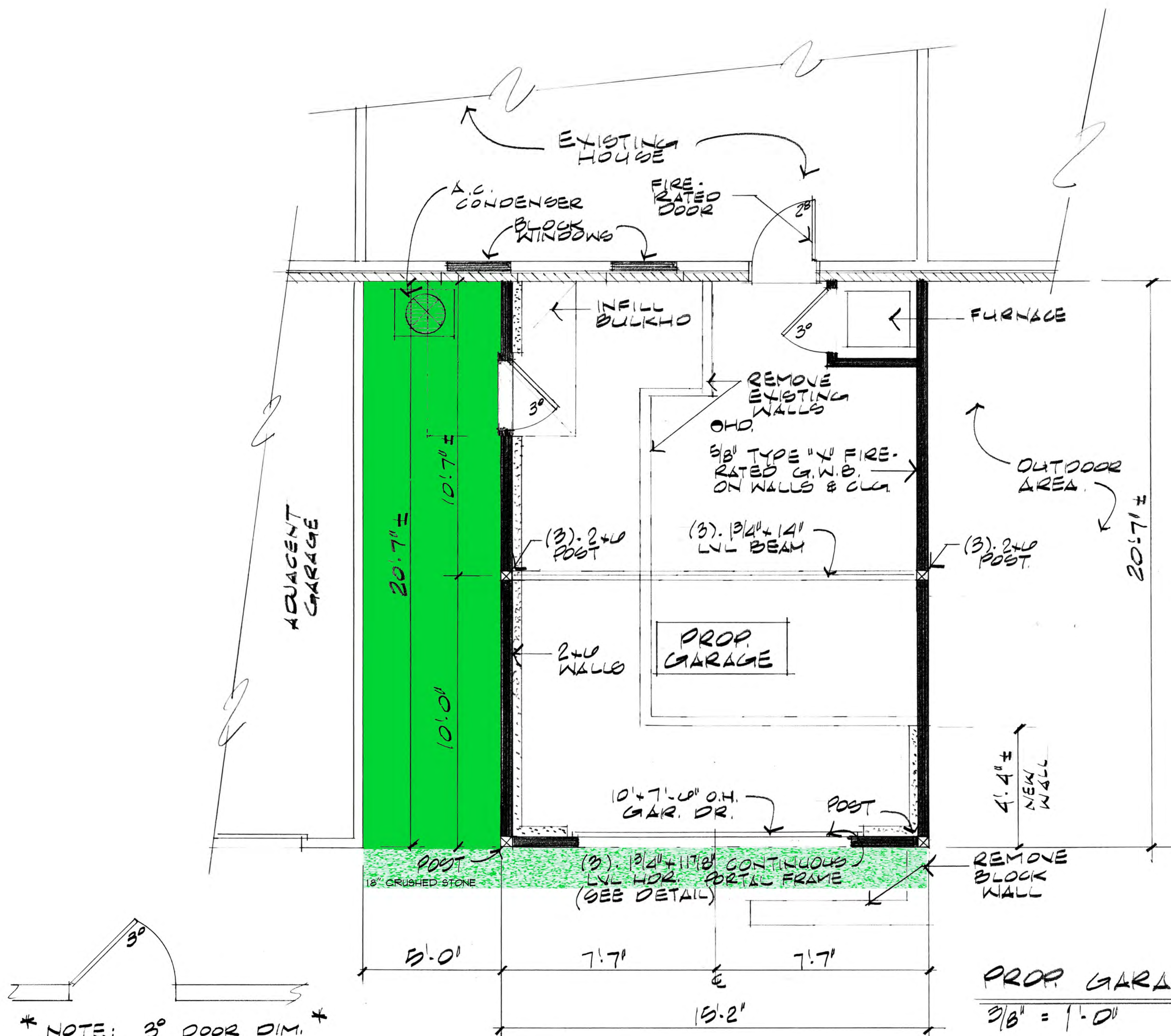
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SHEET **8**
 OF 11



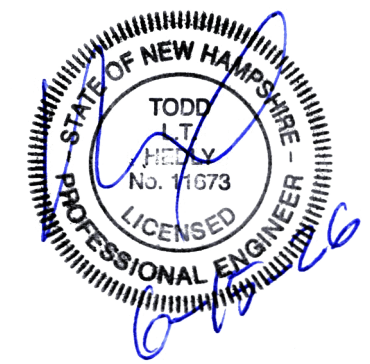
30°
 * NOTE: 30° DOOR DIM. *
 = 3'-0" DOOR
 20° = 2'-6" DOOR

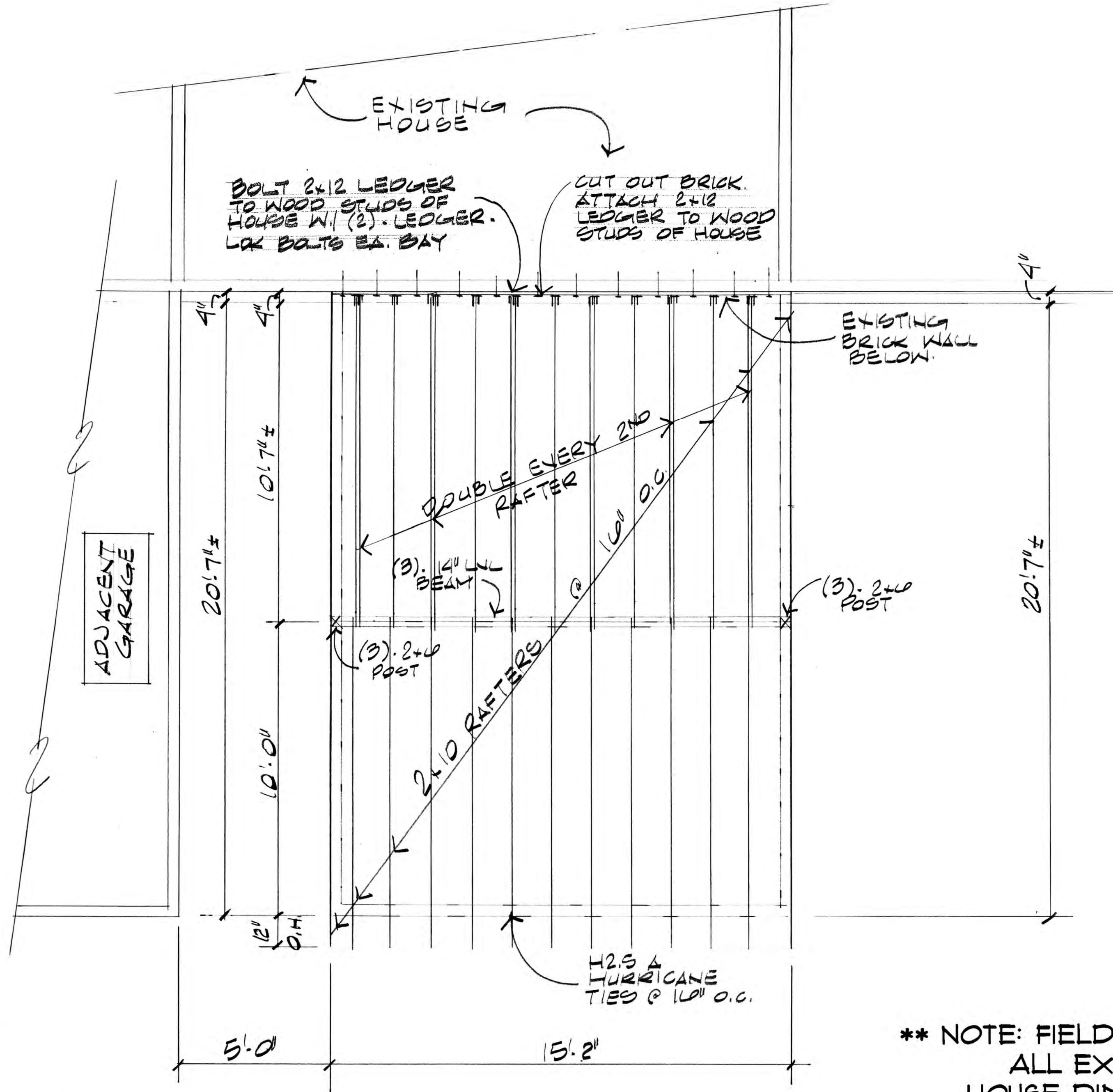
** NOTE: FIELD VERIFY **
 ALL EXISTING
 HOUSE DIMENSIONS

CUSTOM HOUSE LANE

PROP. GARAGE PLAN
 3/8" = 1'-0"

THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.





ROOF FRAMING PLAN

3/8" = 1'-0"

**** NOTE: FIELD VERIFY ****
ALL EXISTING
HOUSE DIMENSIONS



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DATE: 06-15-2026
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SHEET
OF 11

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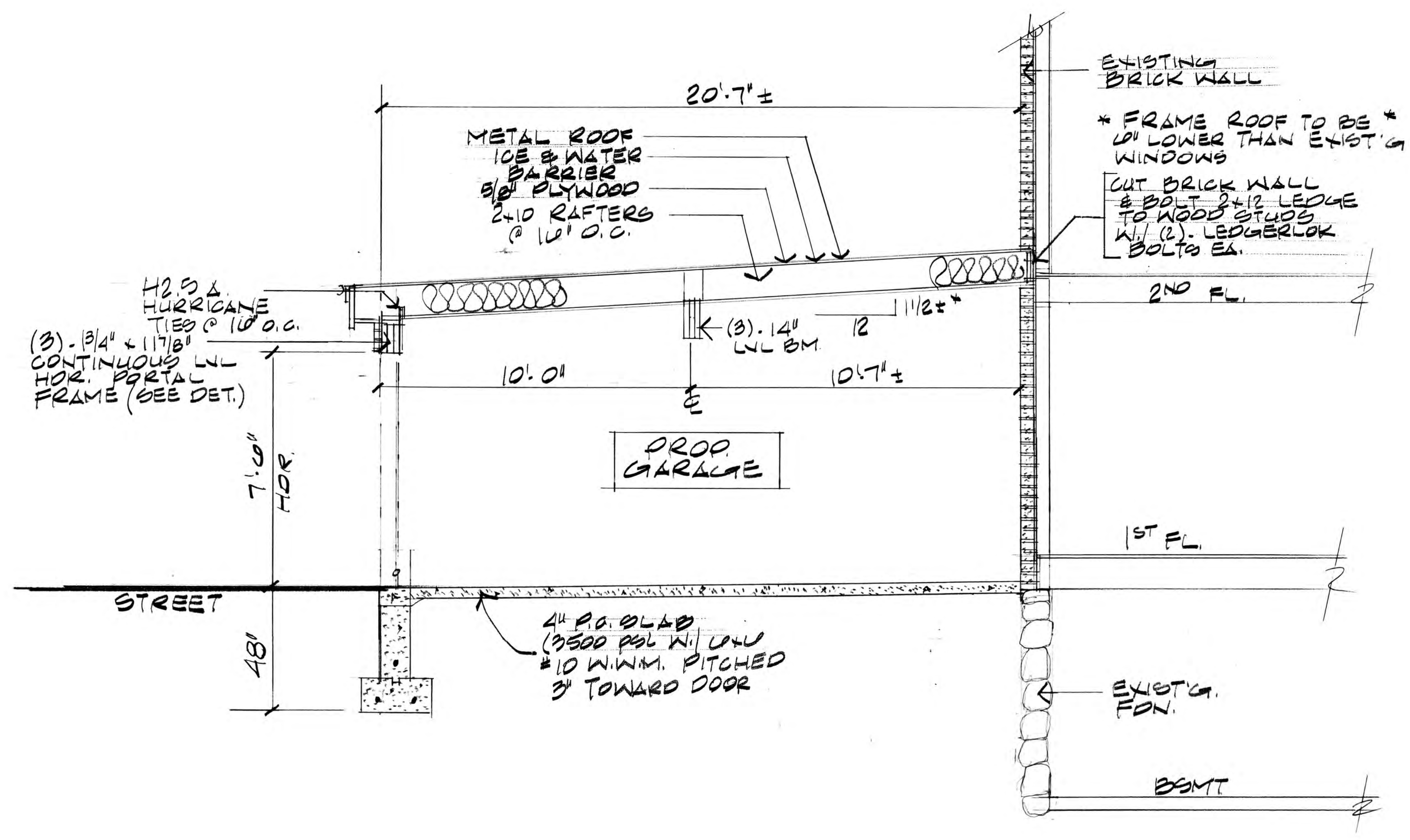
DRAWN BY: *AD*
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RESIDENCE FOR:
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PORTSMOUTH, NH

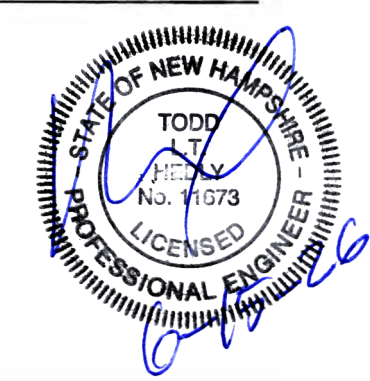
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SHEET **10**
 OF 11

**** NOTE: FIELD VERIFY ****
ALL EXISTING
HOUSE DIMENSIONS



GARAGE SECTION
 3/8" = 1'-0"



Date: 01/29/25
 Job No. 2506191
 Job Name: 11 SHEAFE ST, PORTSMOUTH, NH
 Calc'd by: TLH
 Chk'd by: _____

TLH CONSULTING, INC.
 Structural Engineering

Description of Calculation: STR. CALCS
 Page No. 1 4

Scale of Sketch (if applicable):
 PROJECT: NEW, SINGLE STALL GARAGE AT SINGLE FAM. HOME.
 LOCATION: PORTSMOUTH, NH
 CODE(S): NH STATE BLD CODE 2021 IRC
 NH SNOW LOADS (T-ROZ-6)

LOADS:
 Pg = 50 PSF
 DL's:
 MTL ROOF - 3 PSF
 ICE & WATER - 0.25 PSF
 5/8 PLYWOOD - 2.0 PSF
 2x10's @ 16 - 3.0 PSF
 INS - 0.5 PSF
 GYP & FUR - 2.75 PSF
 11.5 PSF
 USE 12 PSF

$P_f = 0.7 C_e I F_g = 0.7(1.1)(1)(1)(50 \text{ PSF}) = 38.5 \text{ PSF}$

DRIFTING SNOW:
 $q_s = 0.13 P_g + 14 = 20.5 \text{ PCF}$
 $L_u = 40 \text{ FT}$
 $h_d = 2.2 \text{ FT}$ (Fig. 7.6-1 ASCE 7-16)
 $h_6 = 38.5 \text{ lb/ft}^2 = 1.88'$
 20.5 lb/ft^2
 $h_c = 30' - 8' = 22 \text{ FT}$

Date: 01/29/25
 Job No. 2506191
 Job Name: 11 SHEAFE ST, PORTSMOUTH, NH
 Calc'd by: TLH
 Chk'd by: _____

TLH CONSULTING, INC.
 Structural Engineering

Description of Calculation: STR. CALCS
 Page No. 2 4

Scale of Sketch (if applicable):
 $h_c > h_d = 2.2 \text{ FT}$; $h_c/h_6 = 22/1.88 = 11.7 > 0.2$
 2. NEED TO CALC DRIFT.
 $W = q h_d = 8.8 \text{ FT}$ $P_d = h_d q = 45.1 \text{ PCF}$
 1) 10'-7" JOISTS:
 $45.1(1.33') = 60 \text{ PCF}$
 $38.5(1.33) = 51 \text{ PCF}$
 $12(1.33) = 16 \text{ PCF}$
 $R_A = \frac{16(10.58) + 51(10.58)}{2} + \frac{L}{2}(60)(8.8)(\frac{8.8}{3})(1/10.58) = 427.6 \text{ lb}$
 $R_B = \frac{1}{2}(60)(8.8) + 10.58(51+16) = 545.3 \text{ lb}$

$M_1 = 67(10.58)^2(1/8) = 937.5 \text{ lb-ft}$
 $M_2 = (204 \text{ lb})(10.58 - 2.93) = 2,019.6 \text{ lb-ft}$
 $\Sigma M = 2,957 \text{ lb-ft}$; $w_{eq} = 8 \text{ M/L}^2 = 211.3 \text{ PCF}$
 CHK 2x10's $F_v = \frac{1.5(545.3)}{1.5(9.25)} = 59 \text{ psi}$ "ok"

Date: 01/29/25
 Job No. 2506191
 Job Name: 11 SHEAFE ST, PORTSMOUTH, NH
 Calc'd by: TLH
 Chk'd by: _____

TLH CONSULTING, INC.
 Structural Engineering

Description of Calculation: STR. CALCS
 Page No. 3 4

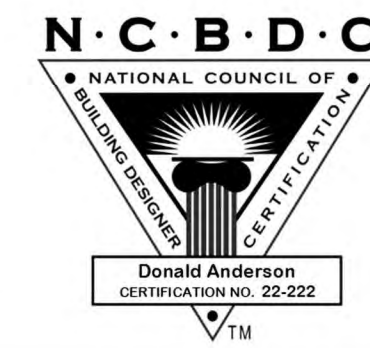
Scale of Sketch (if applicable):
 $f_b = M/S = 12(2957)/21.39 = 1659 \text{ psi}$
 $F'_b = 1.15(1.15)(1.1)(1659 \text{ psi}) = 1127 \text{ psi N/G}$
 $1659/1127 = 1.47$
 IF JOISTS ARE @ 12", $f_b = 1659(\frac{12}{10}) = 1244 \text{ psi}$
 $1244/1127 = 1.1$
 USE 2x10's @ 16, DBC EVERY OTHER (JOISTS @ 10.67" EQUIV.)
 $10.67/16(1659) = 1100 < 1127$
 $\Delta T = [5(2113/12)(12)^4/384(1.1E6)(98.93)]^{1/4} = 0.257 \text{ in.}$
 2.) BEAM:
 $W_1 = 427.6 \text{ lb}/1.33 \text{ FT} = 321.5 \text{ PCF}$
 $W_2 = 5'(38.5 + 12) = 252.5 \text{ PCF}$
 $W_1 + W_2 = 574 \text{ PCF}$
 SPAN = 15'-3"
 $R = V = W \cdot L/2 = 4,497 \text{ lb}$
 $M = W L^2/8 = 17,018 \text{ lb-ft}$
 CHK (3) - 14" LVL
 $F_v = 1.5(4497)/3(1.75)(14) = 91.8 \text{ psi}$ "ok" = 250 psi
 $f_b = M/S = 1233 \text{ psi}$ "ok" < 2600 psi
 $\Delta T = 5(574/12)(188)^4/384(2E6)(12005) = 0.324 \text{ in.}$ O.C. 1/580 "ok"
 USE (3) 14" LVL AS SFLWR

Date: 01/29/25
 Job No. 2506191
 Job Name: 11 SHEAFE ST, PORTSMOUTH, NH
 Calc'd by: TLH
 Chk'd by: _____

TLH CONSULTING, INC.
 Structural Engineering

Description of Calculation: STR. CALCS
 Page No. 4 4

Scale of Sketch (if applicable):
 POSTS (3) 2x6 "ok"; USE (3) 2x6
 3.) 10'-0" RAFTERS (2x10 @ 16)
 $W_T = 67 \text{ PCF}$
 $R = W L/2 = 335 \text{ lb}$
 $M = W L^2/8 = 837.5 \text{ lb-ft}$
 $F_v = 36.2 \text{ psi}$ "ok"
 $f_b = M/S = 470 \text{ psi}$ "ok"
 $\Delta T = 5(67/12)(120)^4/384(1.1E6)(98.93) = 0.139 \text{ in.}$ O.C. 1/366 "ok"
 USE 2x10's @ 16
 4.) (3) - 1 3/4 X 11 3/8 LVL GAR HDE
 $f = 10'-3"$; $W_T = 252.5 \text{ PCF}$
 $R = V = W \cdot L/2 = 1294 \text{ lb}$
 $M = W L^2/8 = 3,316 \text{ lb-ft}$
 $F_v = 1.5V/A = 31 \text{ psi}$ "ok"
 $f_b = M/S = 322 \text{ psi}$ "ok"
 $\Delta T = 5(252.5/12)(123)^4/384(2E6)(132.6) = 0.043 \text{ in.}$ "ok"
 (3) - 1 3/4 X 11 3/8 DOOR HEADER "ok"



Builder's Plan Service is a drafting service and not an architectural or engineering firm. These plans are intended for dimensional and conceptual use and should be reviewed by a structural engineer for compliance to local building codes. These plans are not specific to any particular site and may require soil tests.

DRAWN BY: *TLH*
 DATE: 06-15-2026
 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 11
 OF 11

6. 111 State Street

-Recommended Approval

Background: The applicant is seeking approval for revisions to the store-front windows.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



111 State St
July HDC- revised 6-17-2026
Revision 9: As-built Conditions

As- built variations to previously approved HDC applications

1. Front State Street 1st floor Windows:

- a. The new state street windows were built as 2 sets of paired 15 lite sashes instead of 4 sets of paired 8 lite sashes. We are requesting to replace the as built sashes with 2 sets of 16 lite sashes with a thickened vertical rail to simulate the look of paired casements.

As Approved



As Built



As Proposed



North Atlantic

ARCHITECTURAL
SERVICES GROUP
1255 GRAND ARMY HIGHWAY
SOMERSET, MA 02726

Our Mission: To provide Exceptional
Products and Services to every customer,
every time.

KOLBE HERITAGE
GARDEN-AIRE SLIDING DOOR

PROJECT#
144372
CUSTOMER'S APPROVAL:
APPROVAL DATE:

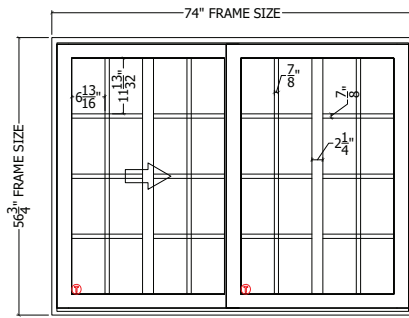
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CONSENT OF NAC. THE VISUAL CONTACT
WITH THESE PLANS OR SPECIFICATIONS
SHALL CONSTITUTE CONCLUSIVE EVIDENCE
OF ACCEPTANCE OF THESE RESTRICTIONS.



DRAWN BY: MB	SALESMAN: MB
WORK DATE: 05/21/2026	DRAWING REVISION:
REVISED BY:	DATE:
SCALE: AS NOTED	

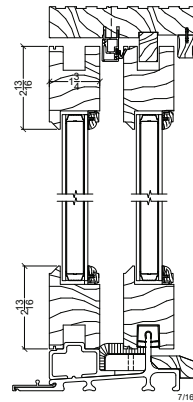
ELEV/DETAILS

1.0

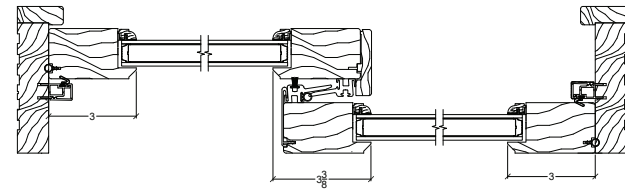


KOLBE HERITAGE GARDEN-AIRE SLIDING DOOR (SASH ONLY)

SCALE: 1" = 1'

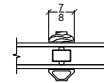


HERITAGE GARDEN-AIRE SLIDING DOOR
VERTICAL SECTION
(PROVIDE SASH ONLY)

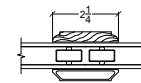


HERITAGE GARDEN-AIRE SLIDING DOOR
HORIZONTAL SECTION
(PROVIDE SASH ONLY)

SCALE: 6" = 1'



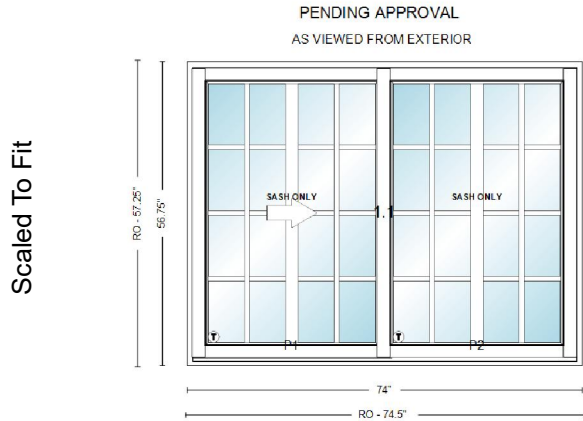
7/8" PERFORMANCE DIVIDED LITE
BEVELED EXTERIOR / OVOLO INTERIOR



2-1/4" PERFORMANCE DIVIDED LITE
BEVELED EXTERIOR / OVOLO INTERIOR

Window and Door Details

Line Number	001-1	Model	Garden-Aire
Label	sash only	Production	Historical
Product Name	Heritage Rectangle Sliding Door (WGA)	Year Produced	2024
Configured in PK Version	838	Month Produced	July



Scaled To Fit

Quantity	(2)
Cubic Feet	7.29

Vintage	#724
Hinging	Active - Fixed
Sash Material	Wood
Panel Style	Full Lite
Panel Thickness	1 3/4"
*** Glass ***	
Glass Make Up	Double Glazed
Glass	Solar Low-E
Glass Spacer	Mill Finish
High Altitude	No
Glass Preserve / Neat+ Coating	Glass Preserve without Neat+ Coating
Glazing Bead	Ovolo
Glass Type	Clear
Obscure / Opaque Glass	None
	Tempered

*** Notes ***

Line Item Note: ORIGINAL ORDER #1291242, LINE 002

*** Overall Dimensions ***

Overall Frame Width	74"
Overall Frame Height	56 3/4"
Overall Rough Opening Width	74 1/2"
Overall Rough Opening Height	57 1/4"
Overall Unit Dimension Width	74"
Overall Unit Dimension Height	56 3/4"

*** Dimensions ***

Call Width	Custom
Call Height	Custom
Individual Frame Width	74"
Individual Frame Height	56 3/4"
Modify Stiles and Rails	Regular Stiles
Left Slab - Slab Width	37 1/4"
Left Slab - Slab Height	53 31/32"
Right Slab - Slab Width	37 1/4"
Right Slab - Slab Height	53 31/32"
Glass Width	32 9/32"
Glass Height	49 5/16"

*** Performance ***

Performance	Standard Performance
Job Specification PG Rating Entry	Do Not Specify

*** Unit ***

Unit Type	Sash Only
Sub Unit Type	All

*** Lite Divisions - Left ***	
Lite Division	Performance Divided Lites
Bar Profile - Exterior	Beveled
Bar Profile - Interior	Ovolo
Bar Size	7/8"
Internal Spacers	Champagne
Second Bar Size	2 1/4"
Grid Pattern	Colonial
Colonial Divison	4W4H
Grille Division Type	Specified
Horizontal Bar Size 1	7/8"
Horizontal Bar Size 2	7/8"
Horizontal Bar Size 3	7/8"
Vertical Bar Size 1	7/8"
Vertical Bar Size 2	2 1/4"
Vertical Bar Size 3	7/8"

*** Lite Divisions - Right ***

Lite Division	Performance Divided Lites
Bar Profile - Exterior	Beveled
Bar Profile - Interior	Ovolo
Bar Size	7/8"
Internal Spacers	Champagne
Second Bar Size	2 1/4"
Grid Pattern	Colonial
Colonial Divison	4W4H
Grille Division Type	Specified
Lite Bar Alignment	Align Horizontal
Horizontal Bar Size 1	7/8"
Horizontal Bar Size 2	7/8"
Horizontal Bar Size 3	7/8"

Window and Door Details

Vertical Bar Size 1	7/8"
Vertical Bar Size 2	2 1/4"
Vertical Bar Size 3	7/8"

*** Hardware-Accessories ***

Door Hardware	Single Point Prep
---------------	-------------------

Lock Height	16" Lock Height
--------------------	------------------------

*** Species-Finish-Color ***

Change Species	Leave All Pine
----------------	----------------

Exterior Sash Finish	KP2 Primed
----------------------	------------

Interior Sash Finish	Primed Latex
----------------------	--------------

Interlock and Weatherstrip Color	Black
----------------------------------	-------

Fingerjoints	Standard Fingerjoints
--------------	-----------------------

7. 6 Dearborn Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of a white wood picket fence at the rear of the property.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



SIMILAR TO THIS STYLE & APPROXIMATELY
36" TALL / 48" TALL.

N/F JOSEPH W. NELSON REV. TRUST
259 MAPLEWOOD AVE.
PORTSMOUTH, NH 03801
TAX MAP 123, LOT 8
R.C.R.D. BOOK 5812, PAGE 1789

N/F MCNALLY, JOAN
276 MAPLEWOOD AVE.
PORTSMOUTH, NH 03801
TAX MAP 140, LOT 6
R.C.R.D. BOOK 3020, PAGE 1116

N/F MARD, JERMEY
1 DEARBORN STREET
PORTSMOUTH, NH 03801
TAX MAP 140, LOT 5
R.C.R.D. BOOK 5278, PAGE 2572

N/F BMT ENT.
10 NORDIC LANE
ROLLINSFORD, NH 03869
TAX MAP 123, LOT 2
R.C.R.D. BOOK 3818, PAGE 1939

N/F REGAN ELECTRIC CO., INC.
94 LANGDON STREET
PORTSMOUTH, NH 03801
TAX MAP 123, LOT 4

EXISTING LOT AREA
13,129 sq.ft.
0.30 acres
PROPOSED LOT AREA
14,258 sq.ft.
0.33 acres

