

Portsmouth, NH - Board of Adjustment  
Variance Statement for: 239 Cass Street

Date: 05.09.23

Chairman of the Board of Adjustment  
C/O Planning Department City of Portsmouth  
1 Junkins Ave.  
Portsmouth, NH 03801

To The Chairman of the Board of Adjustment,

Please find this narrative as addressing the requirements for a variance on the proposed project located at 239 Cass Street.

Overview: The existing single-family structure was purchased by the current owners, David and Lisa Mason in 2018. The renovated home will remain a single-family structure. We are proposing the removal of the existing single-story addition off the back of the house that was poorly built and does not have a full foundation. We would like to reuse this exact footprint (minus the strange bay wall in the kitchen encroaching on the neighbor's property) and create a two-story addition off the back of the house in order to increase much needed living square footage primarily on the second floor. Additionally, we are proposing the removal of an old, dilapidated and unusable garage to be removed and replaced with a larger garage and roof overhang that will step back off the property line to make it less non-conforming.

Per Section 10.233.21 – The variance will not be contrary to public interest. Cass Street is slowly renovating, and the proposed improvements will not be contrary to any public interest.

Per Section 10.233.22 - The spirit of the Ordinance will be observed. The lot size and home / garage leave very few options for renovating.

Per Section 10.233.23 – Substantial Justice will be done. The existing home is already a non-conforming lot with the back setback 2'+/- at the garage and roughly 12" on the right setback of the house. We are proposing pulling the garage 1 foot away from each property line and continuing the side of the existing home to continue straight back on the right property line. We will not be encroaching closer on any other property lines. No harm will be done to the neighborhood or community should this application be granted.

Per Section 10.233.24 - The values of the surrounding properties will not be diminished. The neighborhood is a lovely mix of historic homes, primarily New Englanders as well as multi-family. We feel that this renovation will improve neighboring property values.

Per Section 10.233.25 – Literal enforcement of the provisions of the ordinance would result in hardship.

- a. We are proposing that we can create a more conforming project although we are not able to meet all setbacks regardless of effort due to existing conditions. With the house sitting so close to the property line on the right and a much-needed driveway on the left side for off-street parking, there is no other option besides replacing a failed existing addition.
- b. We tried to make the garage as conforming as possible while still maintaining a small yard and reasonable access to the garage from Cass Street.
- c. The front steps are literally right on the sidewalk, and we will be replacing them with a granite landing and try to improve code with the stairs until reach the public sidewalk.

We encourage the Portsmouth Board of Adjustment to grant the variance to the Mason Residence and watch this interesting home be loved back to life.

Submitted respectfully,

Amy Dutton  
Amy Dutton Home  
9 Walker Street  
Kittery, Maine 03904  
[amy@amyduttonhome.com](mailto:amy@amyduttonhome.com)  
207-337-2020

**PHOTOS OF EXISTING PROPERTY:**



**FRONT VIEW**



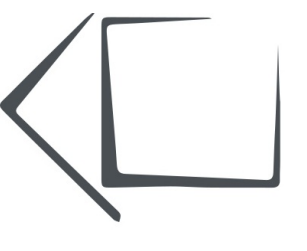
RIGHT SIDE VIEW



LEFT SIDE VIEW



BACK VIEW



Number	Date	Description

**OVERVIEW**

**CLIENT:**  
MASON

**CONTACT:**  
AMY DUTTON HOME  
9 WALKER STREET | KITTERY, ME  
amy@amyduttonhome.com  
207.537.2020

**DATE:**

5/9/2023

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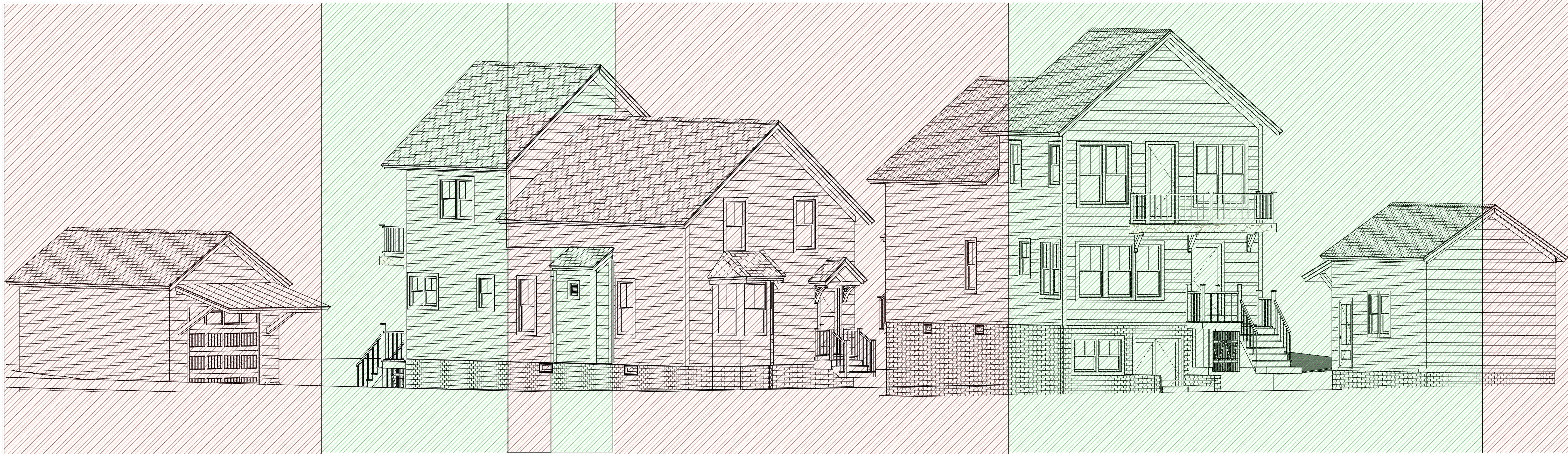
SCALED FOR:  
24" X 36"

**SCALE:**

SEE SCALE  
ON DRAWINGS

**SHEET:**

0-1



**WALL LEGEND**

= ADDITION

= EXISTING

**SPECIFICATIONS + NOTES**

- \*ROOFING MATERIAL - ASPHALT
- \*ALL TRIM PACKAGE: PVC OR BORAL
- \*SIDING: HARDIE
- \*BRACKETS: ProWood Market - Bracket 02T9 - P 32", H:42", T: 5.5" (Ptd: WHITE)
- \*STAIR SYSTEM:
  - \_EXTERIOR:
    - \*BROSCO: Liberty Extruded Rail System
    - \*RISER: AZEC- WHITE
    - \*TREAD: AZEC TIMBERTEC
  - \_INTERIOR: NEW-TBD
    - \*NEWEL
    - \*HANDRAIL
    - \*BALUSTERS
    - \*RISER FINISH
    - \*TREAD
- \*WINDOWS:
  - \_MANUFACTURER: MARVIN ELEVATE
  - \_EXT. FINISH: WHITE
  - \_INT. FINISH: WHITE
- \*DOORS:
  - \_MANUFACTURER: BROSCO\_TO MATCH EX. DOOR
  - \_EXT. FINISH: WHITE
  - \_INT. FINISH: WHITE
- \*BATHROOMS:
  - \_FLOORING - TILE
  - \_TUB DESIGN - FREE STANDING
  - \_SHOWER FLOOR - TILE
  - \_SHOWER WALLS - TILE
  - \_SHOWER HEADS - STANDARD W/ HANDHELD
  - \_SHOWER NICHE
  - \_SHOWER DOOR - GLASS 1/2" NON-LEAD

- \*FLOORING:
  - \_1ST FLOOR: WOOD TO PATCH & MATCH EX. REFINISH
  - \_2ND FLOOR: WOOD TO PATCH & MATCH EX. REFINISH
  - \_HEATED FLOOR: PRIMARY BATH & MUDROOM
- \*KITCHEN:
  - \_CABINETS: INSET, FRAMED
  - \_BUILT-IN NOTES: INSET
  - \_APPLIANCES: (SEE LIST)
  - \*MANTLE: SEE IMAGE AS INSPO
  - \*FIREPLACE:
    - \_GAS
    - \_HEARTH: FLUSH
    - \*MATERIAL: TBD
- NOTES:
  - \*CORNER BOARDS: 6" TYP
  - \*RAKE BOARD: 8" TYP. PVC OR BORAL. ( FILLED & PAINTED)
  - \*SOFFIT - BEADBOARD AZEC OR EQ.
  - \*ROOF VENT - SOFFIT VENT
  - \*WINDOW TRIM: 4-1/2" TYP. PVC
  - \*ROOF: TRUSS

© AMY DUTTON HOME  
DRAWINGS USED EXPRESSIVELY FOR  
DESIGN ONLY FOR NOTED CLIENT. ALL  
STRUCTURAL ENGINEERING PROVIDED BY  
OTHER.

Building contractor / home owner to review and verify all dimensions, specs  
and connections before construction begins.  
ELECTRICAL SYSTEM CODE: IEC 2017  
MECHANICAL SYSTEM CODE: IMC 2015  
PLUMBING SYSTEM CODE: 2021 Uniform Plumbing Code IECC 2018

**FINAL CD SET DATE: 05.07.23**

**LIVING AREA**

BASEMENT	1014 sqft
FIRST FLOOR	1013 sqft
SECOND FLOOR	985 sqft
TOTAL	3012 sqft
GARAGE	416 sqft
DECK	142 sqft

**DIM DISCLAIMER**

**BUILDING CONTRACTOR/HOME OWNER  
TO REVIEW AND VERIFY ALL DIMENSIONS,  
SPECS, AND CONNECTIONS BEFORE  
CONSTRUCTION BEGINS.**

**OVERVIEW**

SCALE: NTS

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P-1	PLUMBING
C-1	KITCHEN CABINETRY
C-2	BATH CABINETRY
C-3	CABINETRY
C-4	COUNTERTOP & TILE PLAN
C-5	COUNTERTOP & TILE QUANTITIES
C-6	CABINET SCHEDULE
L-1	LANDSCAPE PLAN
FP-1	FURNITURE PLAN
FP-2	FURNITURE SCHEDULE

**CALCULATIONS**

**ZONING MAXIMUMS: GRC**

front setback: 5'  
 rear setback: 10'  
 side setbacks: 20'  
 lot coverage: 30%

**EXISTING CONDITIONS:**  
 LOT SIZE: .09 AC (3,920.4 SF)

EXISTING RIDGE HT FROM GRADE: 23.7'

**LIVABLE SF: 1396 SF**

FIRST FLOOR 917 SF  
 3/4 STORY 479 SF  
 BASEMENT 0

**GROSS SF: 2756 SF**

FIRST FLOOR 917 SF  
 3/4 STORY 638 SF  
 PORCH (front/back) 96 SF  
 BASEMENT 905 SF  
 GARAGE 200 SF

**AREA OF FOOTPRINT: 1213**

**EXISTING SETBACKS:**

FRONT: 5'  
 REAR: 48'  
     Garage: 3.0  
 LEFT: 14'  
     Garage: 2.0.0  
 RIGHT: 0'  
     Garage: 25'

EXISTING LOT COVERAGE: 30%

**PROPOSED CONDITIONS:**

PROPOSED RIDGE HT. FROM GRADE: 28.8'

**LIVABLE SF: 1834 SF**

FIRST FLOOR 917 SF  
 SECOND FLOOR 917 SF  
 BASEMENT 0  
 DECK 0

**GROSS SF: 3246 SF**

FIRST FLOOR 917 SF  
 SECOND FLOOR 917 SF  
 BASEMENT 917 SF  
 DECK (FRONT) 11 SF  
 PORCH & STAIRS 76 SF  
 GARAGE 453 SF

AREA OF FOOTPRINT: 1451 SF

**PROPOSED SETBACKS:**

FRONT: 5'  
 REAR: 48'  
     Garage: 4'  
 LEFT: 14'  
     Garage: 3'  
 RIGHT: 0'  
     Garage: 14.4"

EXISTING LOT COVERAGE: 37%



**CITY OF PORTSMOUTH - MAP GEO GIS**



**GOOGLE SATELITE SITE**



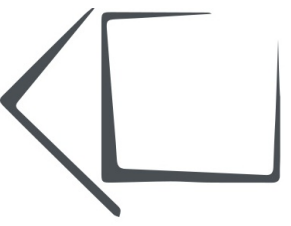
**GLASS HOUSE ELEVATION FROM EAST**

SCALE: 1/8" = 1'-0"

1200 GAL SEPTIC TANK  
 LEACH FIELD BASED ON INFO FROM WASHOE COUNTY  
 LEACH FIELD SHALL BE AN INFILTRATOR SYSTEM  
 40 CHAMBERS REQUIRED (ARC 36)  
 2 LINES 3' WIDE X 3' DEEP X 100 FEET LONG  
 40 CHAMBERS EACH  
 10' MIN. BETWEEN LINES  
 SEPTIC TANK 10' FROM HOUSE

NOTES:  
 SLOPE FINISH GRADE AWAY FROM THE HOUSE @ 5% FOR 10' MIN  
 LEAVE NATURAL DRAINAGE UNDISTURBED  
 APN #  
 27 ROHANDA DR.

**SITE PLAN**



Revision Table	
Number	Date

**PLOT PLAN**

**CLIENT:**  
 MASON

**CONTACT:**  
 AMY DUTTON HOME  
 9 WALKER STREET | KITTERY, ME  
 amy@amyduttonhome.com  
 207.537.2020

**DATE:**  
 5/9/2023

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**SCALED FOR:**  
 24" X 36"

**SCALE:**

SEE SCALE ON DRAWINGS

**SHEET:**  
 A-1



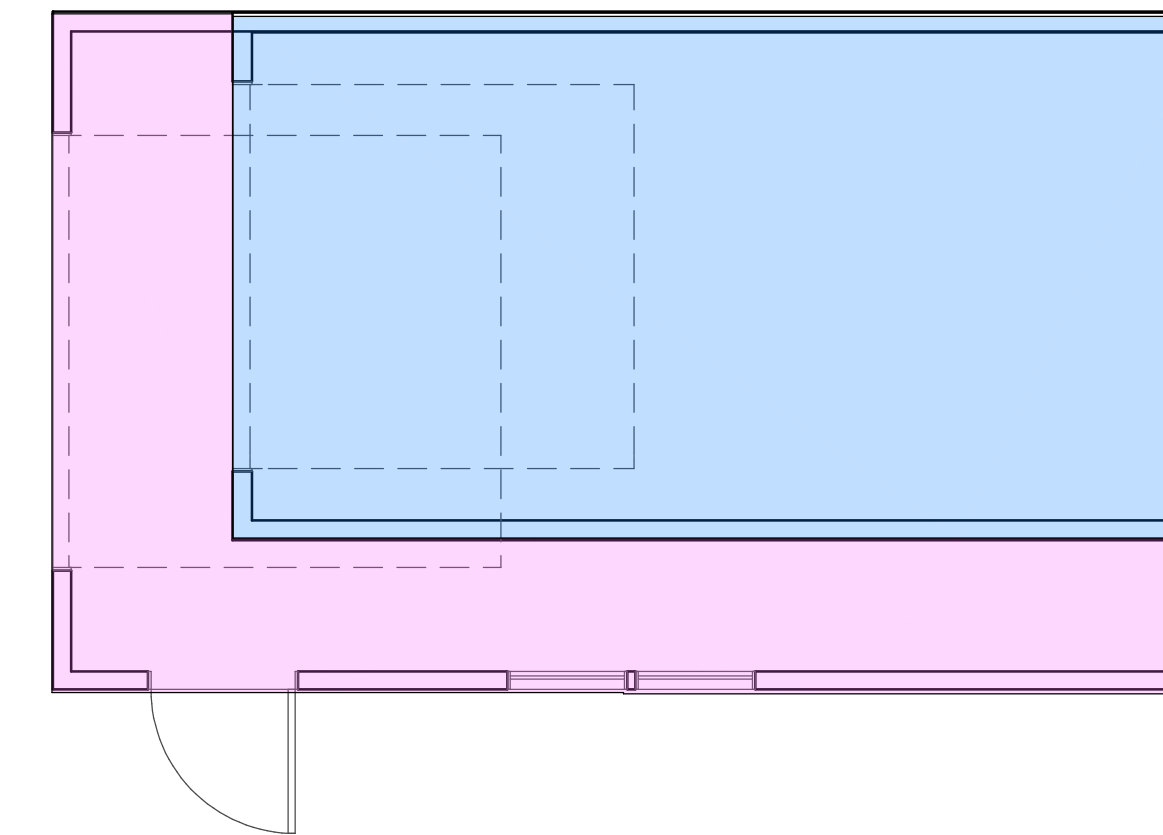
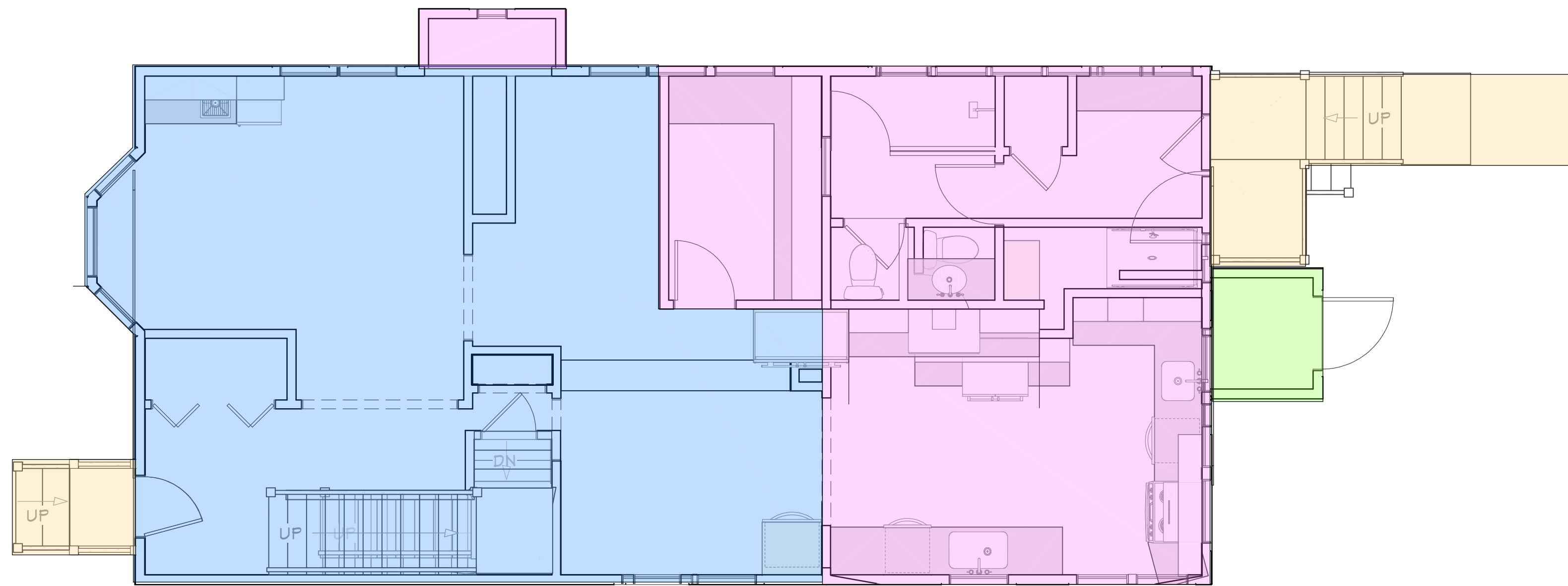
# DEMOLITION NOTES

## GENERAL NOTES

1. PROVIDE SELECTIVE DEMOLITION TO REMOVE EX. FLOOR, WALLS, CEILING, WINDOWS AND ROOF SYSTEMS IDENTIFIED. CONFIRM EXACT LOCATION W/ DESIGNER AND CIVIL ENGINEER PRIOR TO SELECTIVE DEMOLITION COMMENCEMENT. CONSULT WITH DESIGN PROFESSIONAL FOR ALL REQUIRED TEMPORARY SHORING AND SUPPORTS.
2. CUT EXISTING FOUNDATION TO LOCATION IDENTIFIED AND PREPARE FOR NEW FOUNDATION WALL.
3. EXISTING FOUNDATION WALL TO BE CUT AND REMAIN IN PLACE. REMOVE SILL PLATES OR OTHER LUMBER AND CUT BACK ANCHOR BOLTS TO TOP OF WALL. FILL VOID WITH SAND AND/ OR SOILS CONSISTENT WITH SURROUNDING MATERIALS.

## CAD BLOCK GUIDE

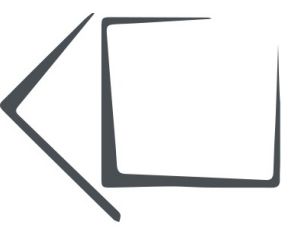
- EXISTING FOOTPRINT (805 SQFT)
- PROPOSED ADDITION (551 SQFT)
- PROPOSED DECK (95 SQFT)
- EXISTING TO BE REMOVED (26 SQFT)



FIRST FLOOR

# RENOVATION PLAN

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



Revision Table	
Number	Date

# RENOVATION PLAN

**CLIENT:**  
MASON

**CONTACT:**  
AMY DUTTON HOME  
9 WALKER STREET | KITTERY, ME  
amy@amyduttonhome.com  
207.537.2020

**DATE:**

5/9/2023

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**SCALED FOR:**

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**SCALE:**

SEE SCALE ON DRAWINGS

**SHEET:**




A-4

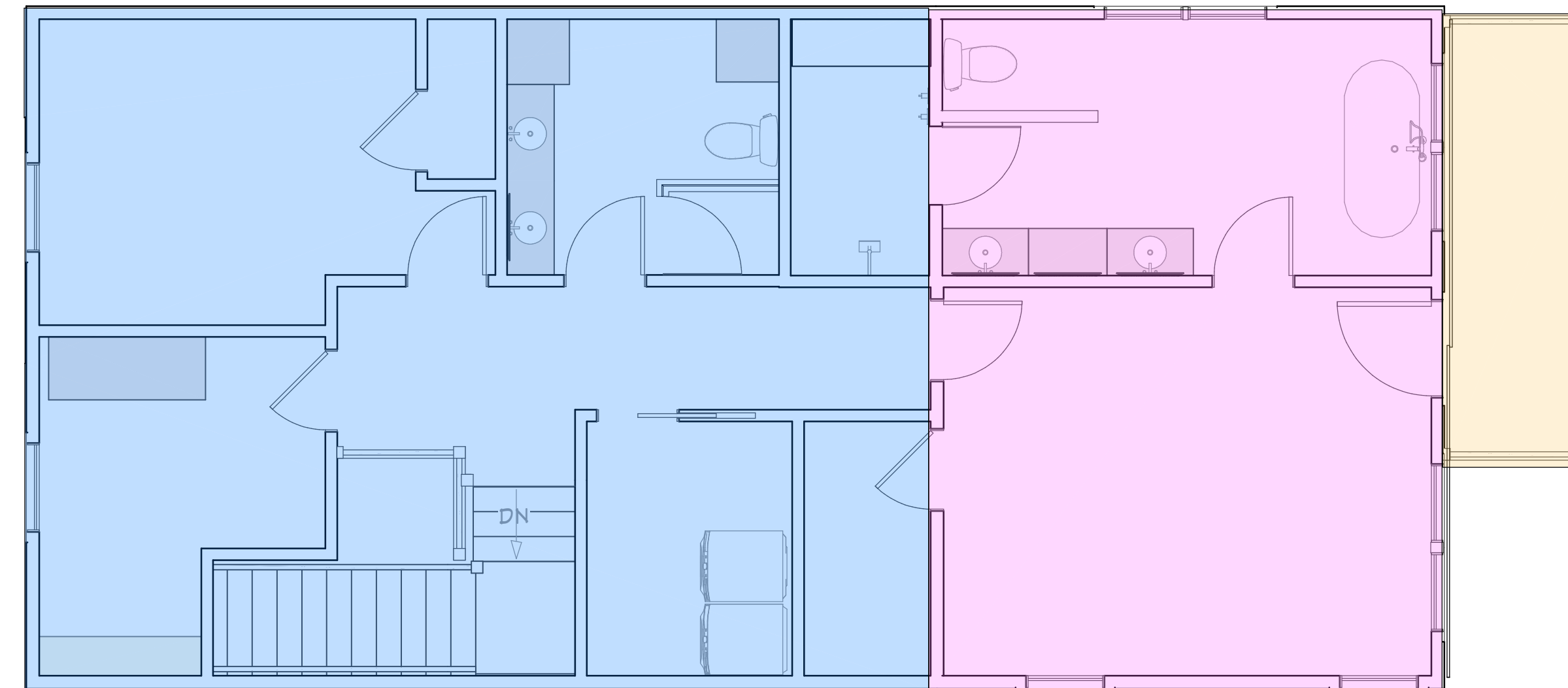
## DEMOLITION NOTES

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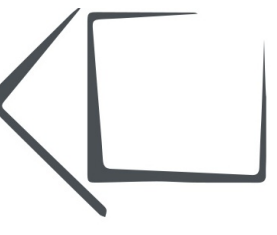
-  EXISTING FOOTPRINT (628 SQFT)
-  PROPOSED ADDITION (358 SQFT)
-  PROPOSED DECK (59 SQFT)



SECOND FLOOR

## RENOVATION PLAN

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



Revision Table	
Number	Date

## RENOVATION PLAN

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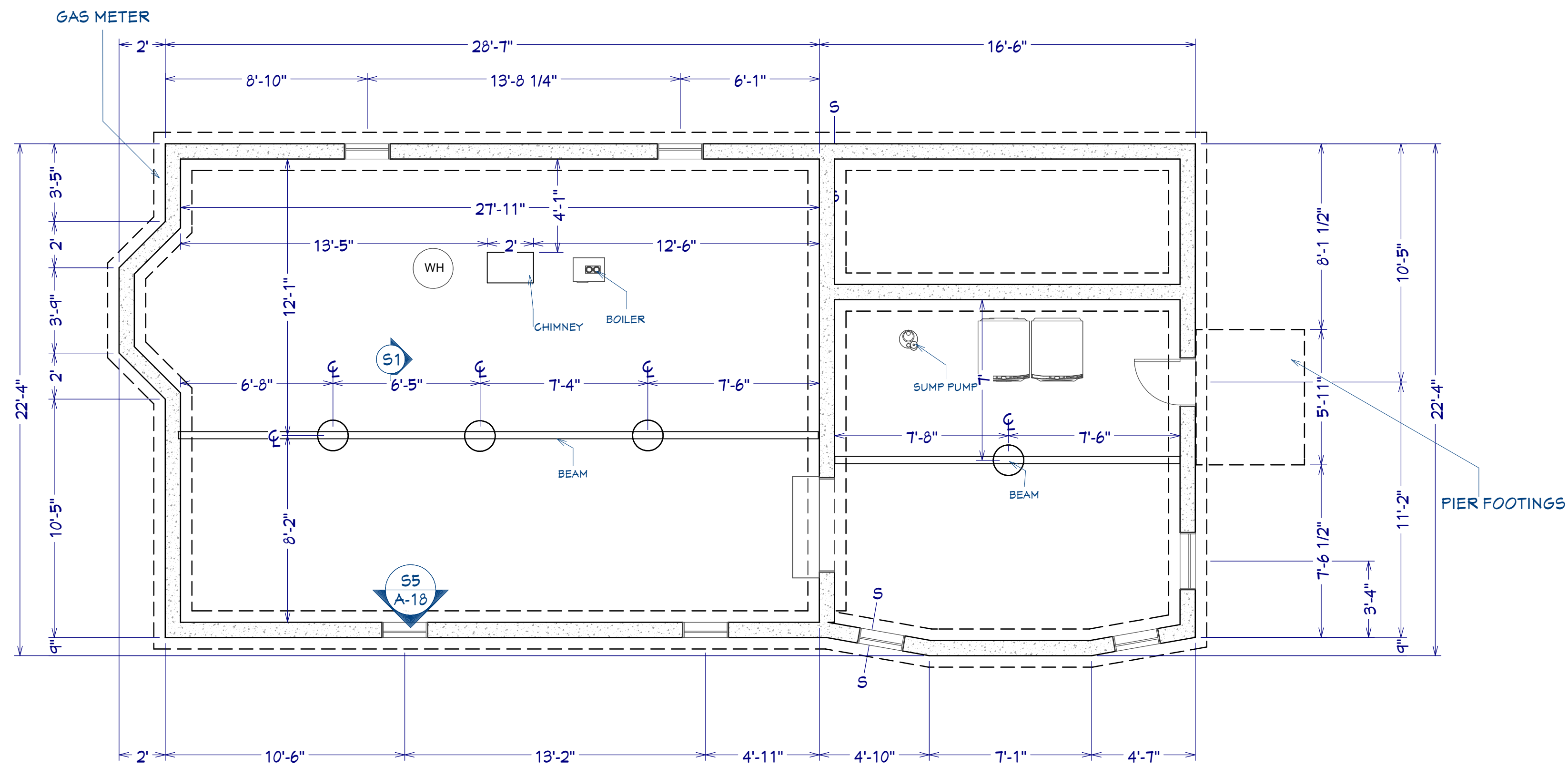
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24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

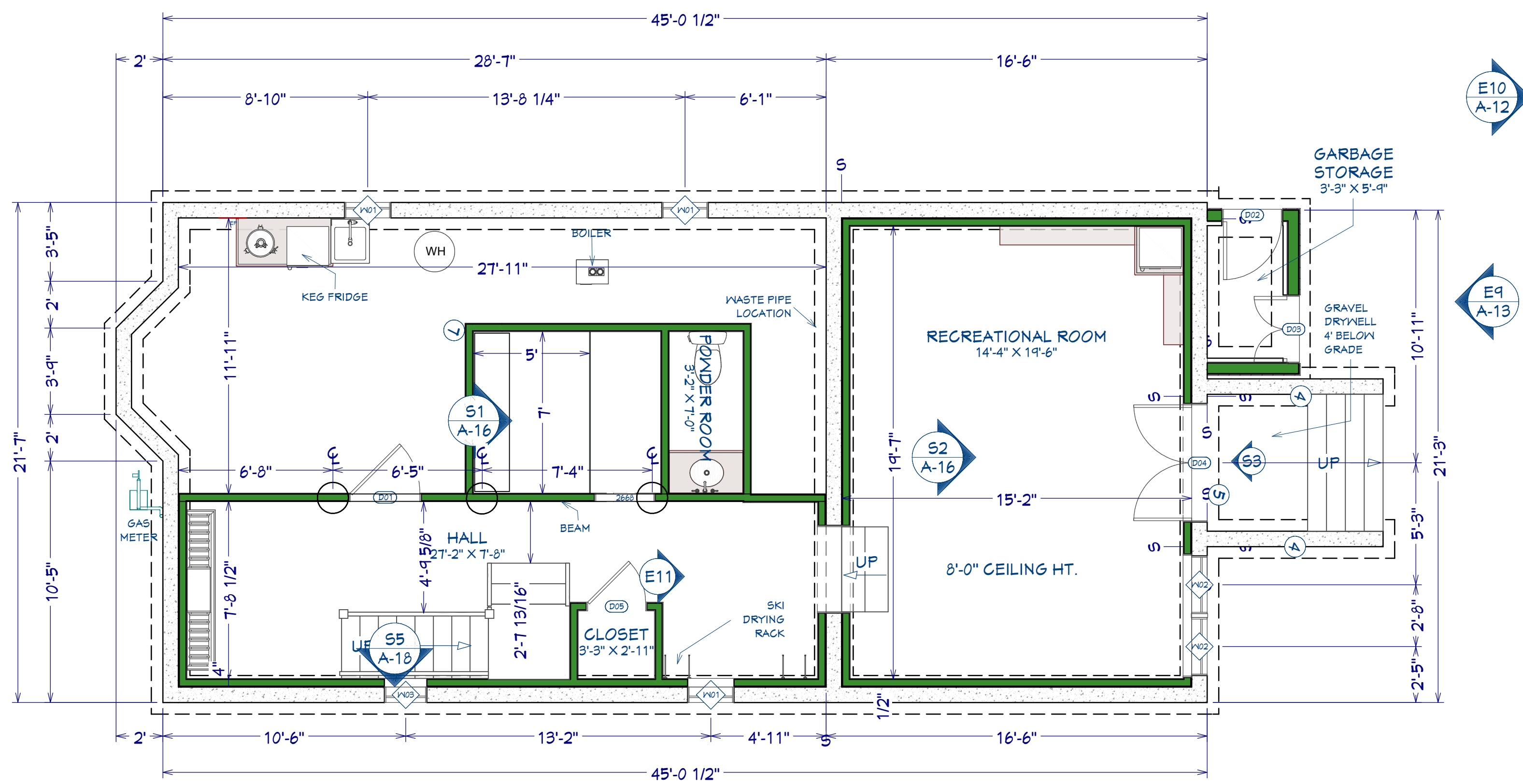
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A-5



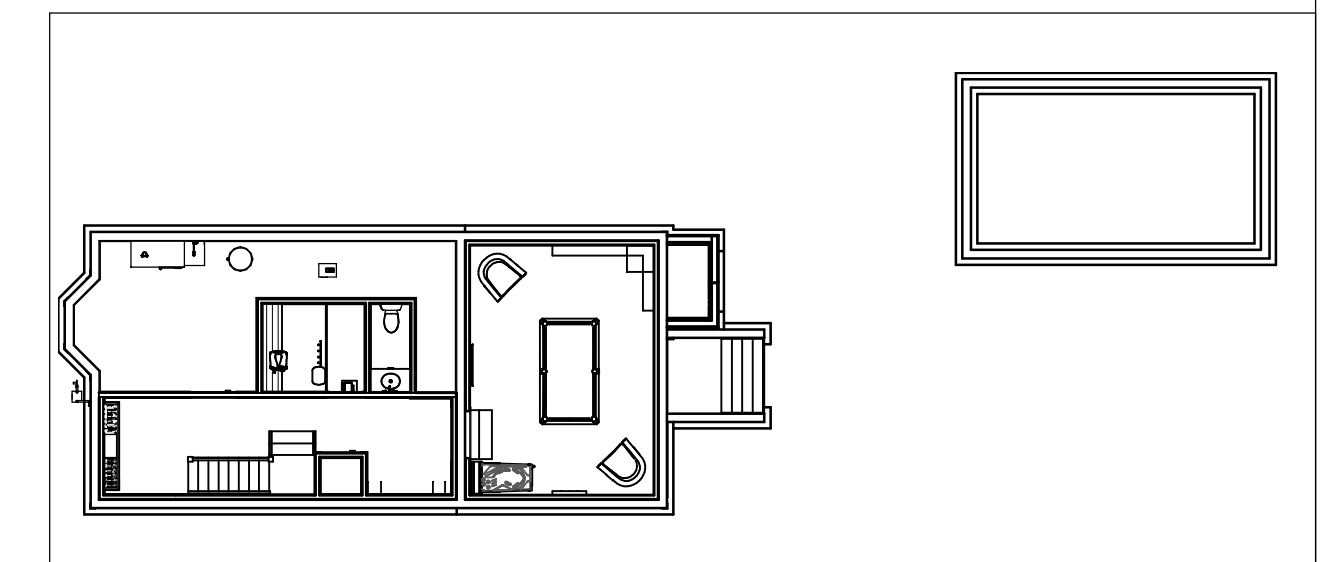
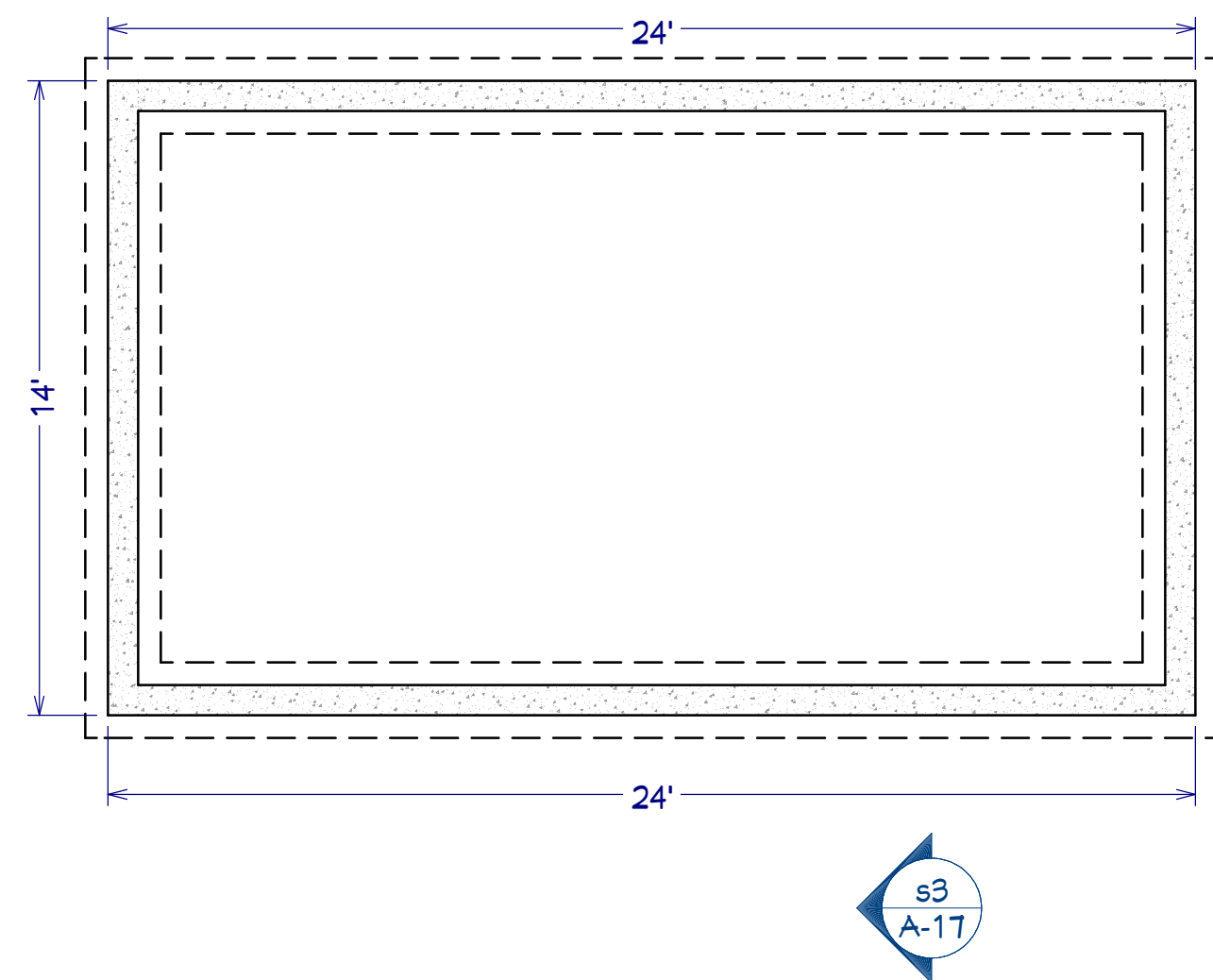
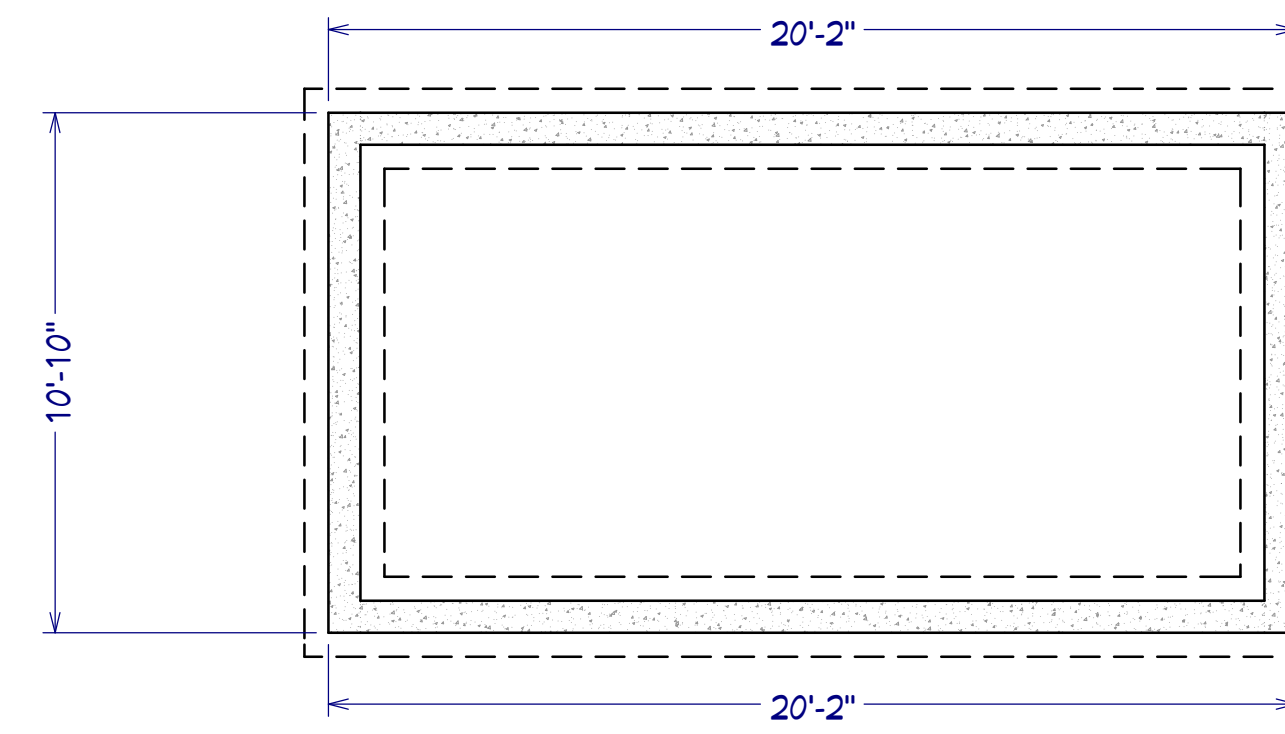
**EXISTING FOUNDATION PLAN**

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



**PROPOSED FOUNDATION PLAN**

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



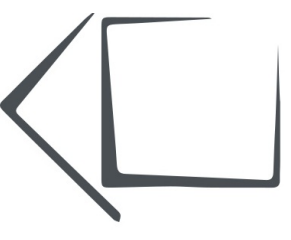
**PERSPECTIVE VIEW (PROPOSED)**

SCALE: NTS

NOTE SCHEDULE	
①	REMOVED EXISTING WINDOW
②	CURBLESS SHOWER
③	48" HT WALL
④	RETAINING WALL
⑤	1" STEP DOWN
⑥	EXISTING BEAM TO BE REMOVED
⑦	EXISTING CHIMENEY REMOVED
⑧	FIREPLACE GAS EXHAUST
⑨	REMOVED EXISTING WINDOW - EX. EXTERIOR WALL

**WALL LEGEND**

- = EXTERIOR WALL
- = INTERIOR 6
- = INTERIOR 4
- = NEW WALL
- = DEMO WALL
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL



Revision Table		
Number	Date	Description

**FOUNDATION**

**CLIENT:**  
MASON

**CONTACT:**  
AMY DUTTON HOME  
9 WALKER STREET | KITTERY, ME  
amy@amyduttonhome.com  
207.537.2020

**DATE:**

5/9/2023

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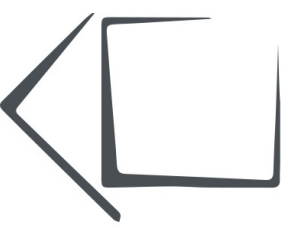
SCALED FOR:  
24" X 36"

**SCALE:**

SEE SCALE ON DRAWINGS

**SHEET:**

A-6



Revision Table	Description
Number	Date

**FIRST FLOOR**

**CLIENT:**  
MASON

**CONTACT:**  
AMY DUTTON HOME  
9 WALKER STREET | KITTERY, ME  
amy@amyduttonhome.com  
207.537.2020

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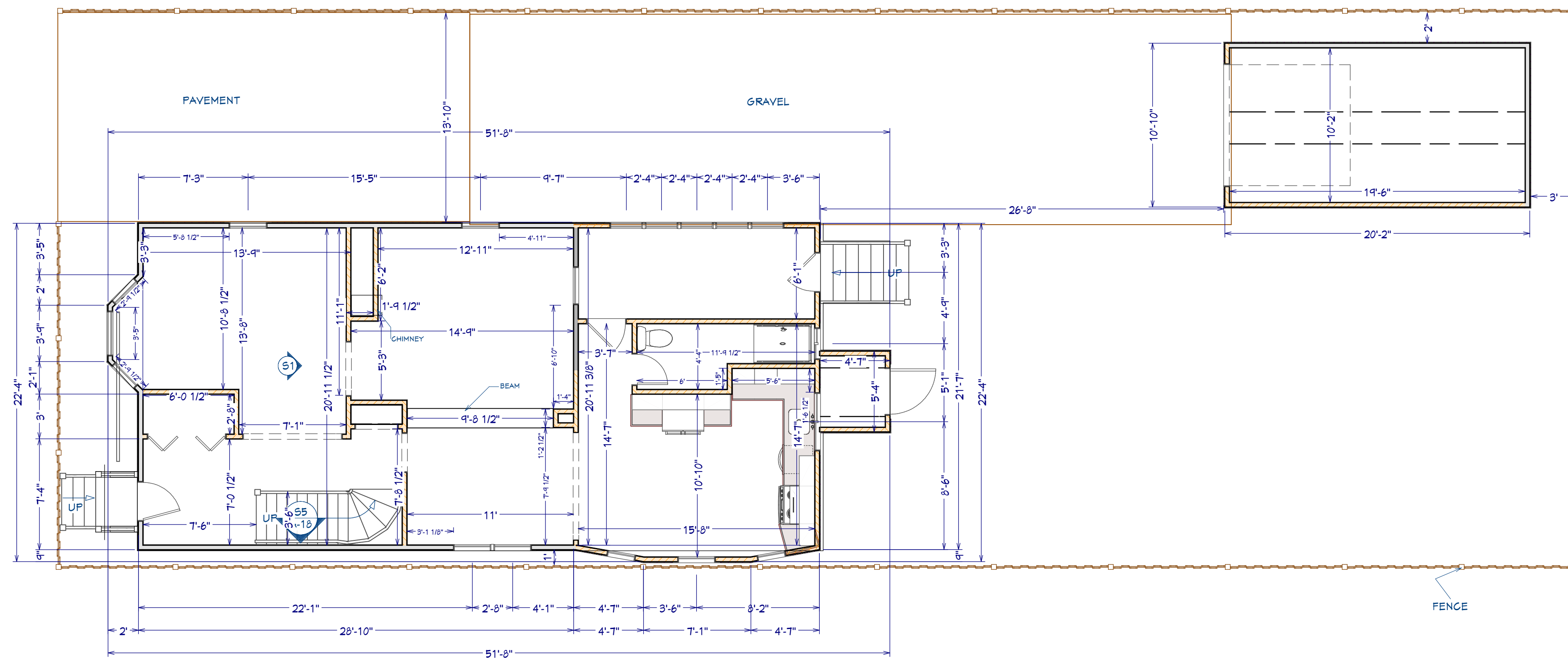
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24" X 36"

**SCALE:**

SEE SCALE ON DRAWINGS

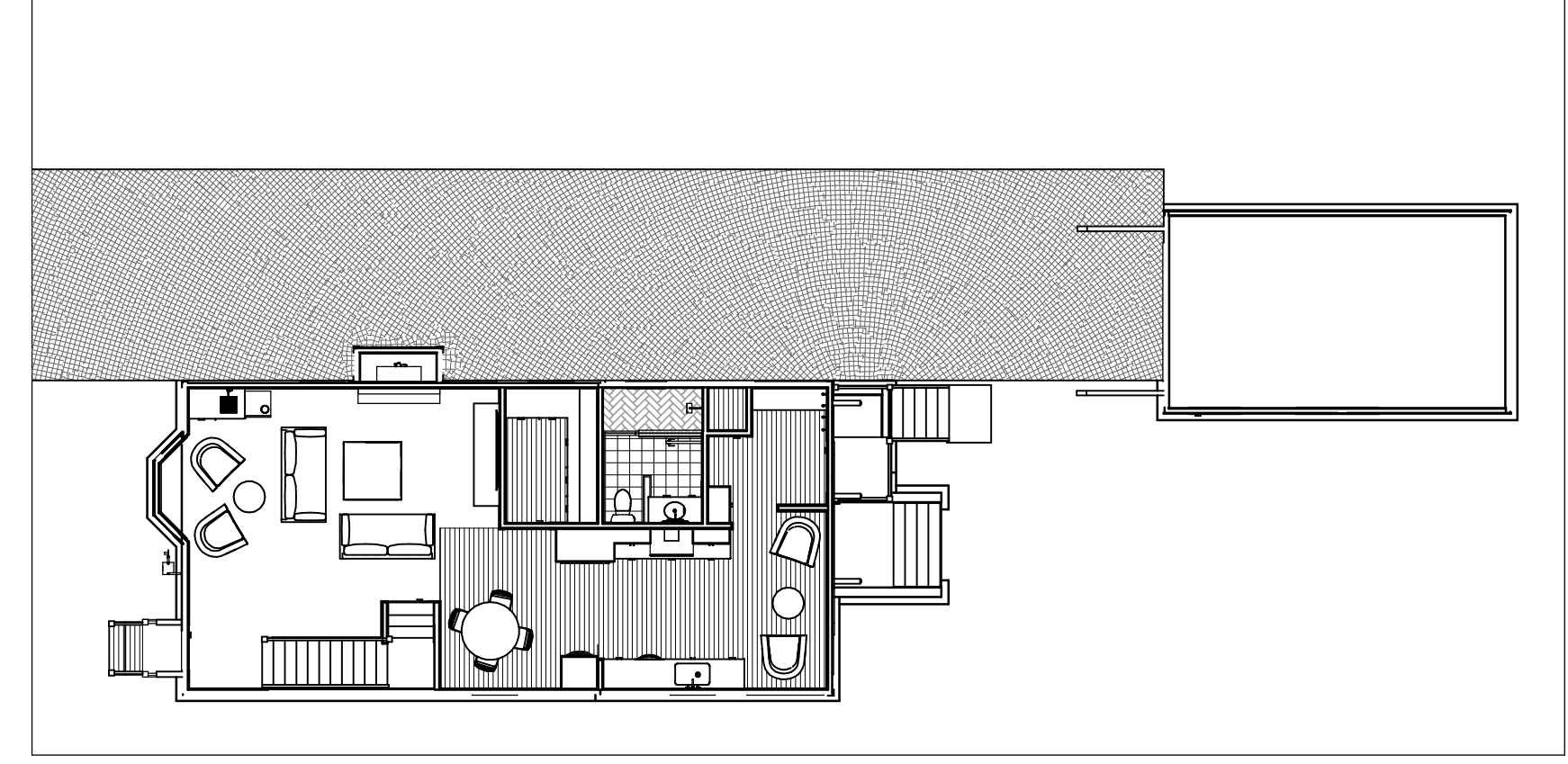
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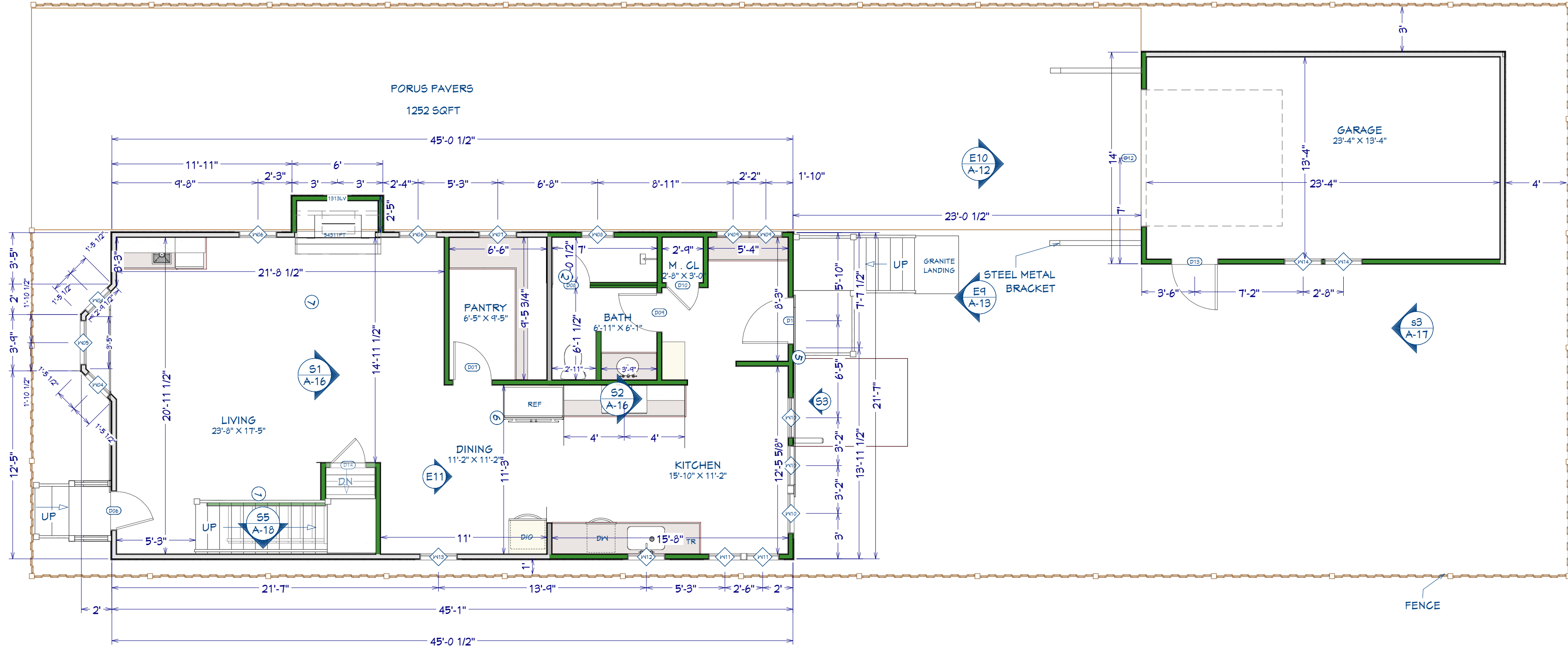
**EXISTING FIRST FLOOR PLAN**

SCALE: 3/16" = 1'-0"



**PERSPECTIVE VIEW (PROPOSED)**

SCALE: NTS



**PROPOSED FIRST FLOOR PLAN**

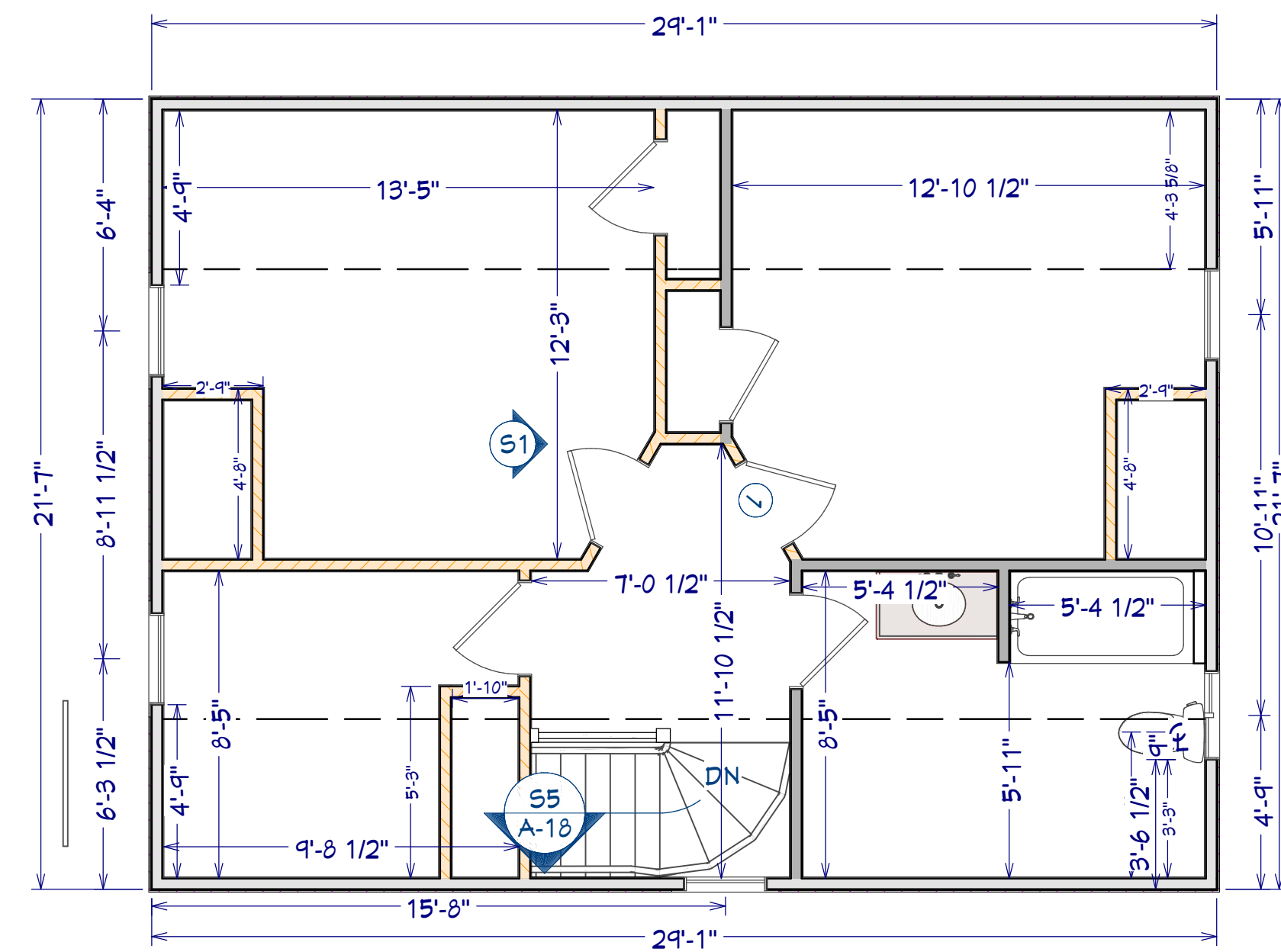
SCALE: 3/16" = 1'-0"

**NOTE SCHEDULE**

①	REMOVED EXISTING WINDOW
②	CURBLESS SHOWER
③	48" HT WALL
④	RETAINING WALL
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⑧	FIREPLACE GAS EXHAUST
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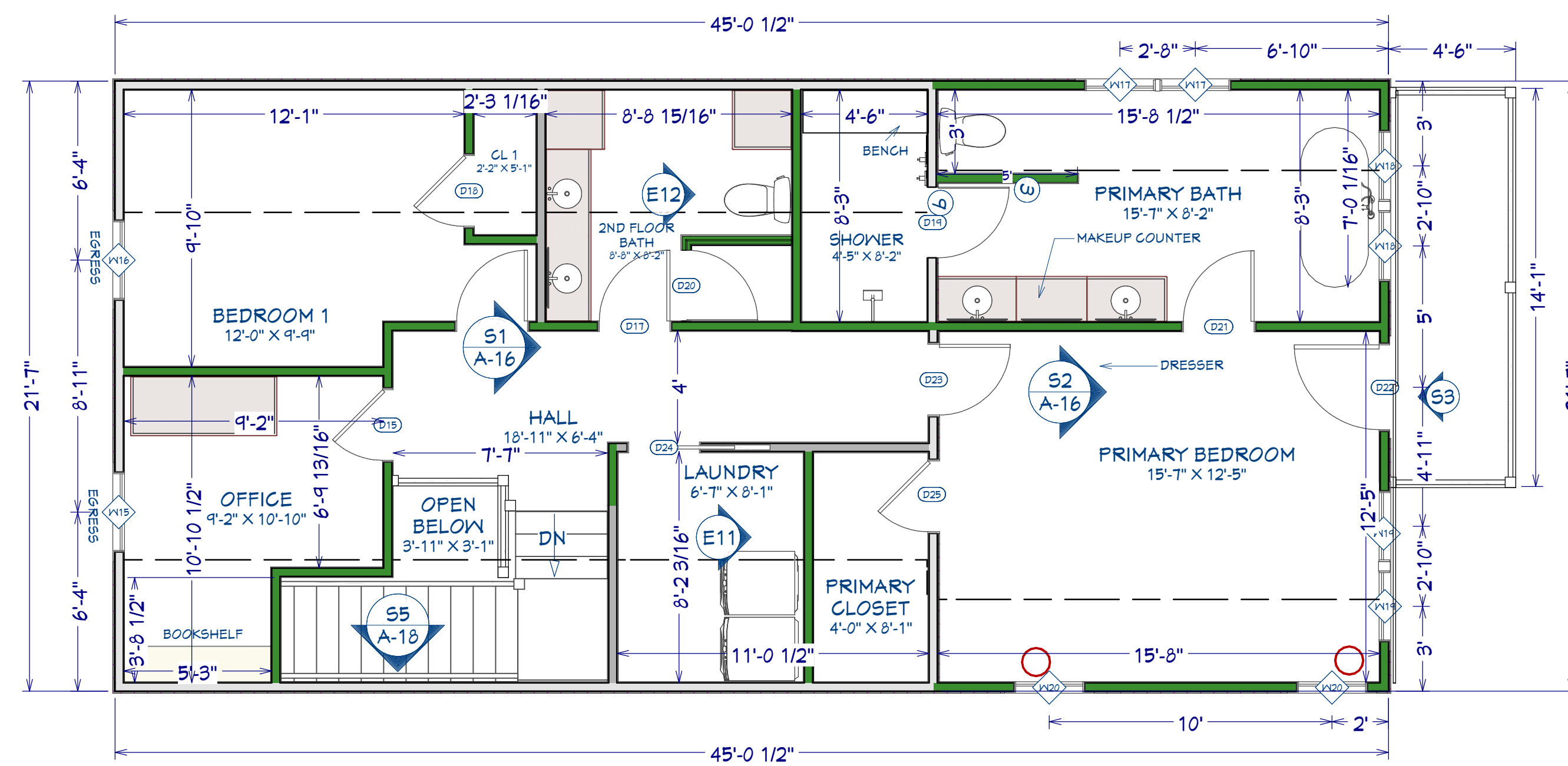
**WALL LEGEND**

	= EXTERIOR WALL
	= INTERIOR 6
	= INTERIOR 4
	= NEW WALL
	= DEMO WALL
	= GLASS TOP TILE BOTTOM PONY WALL
	= GLASS SHOWER WALL



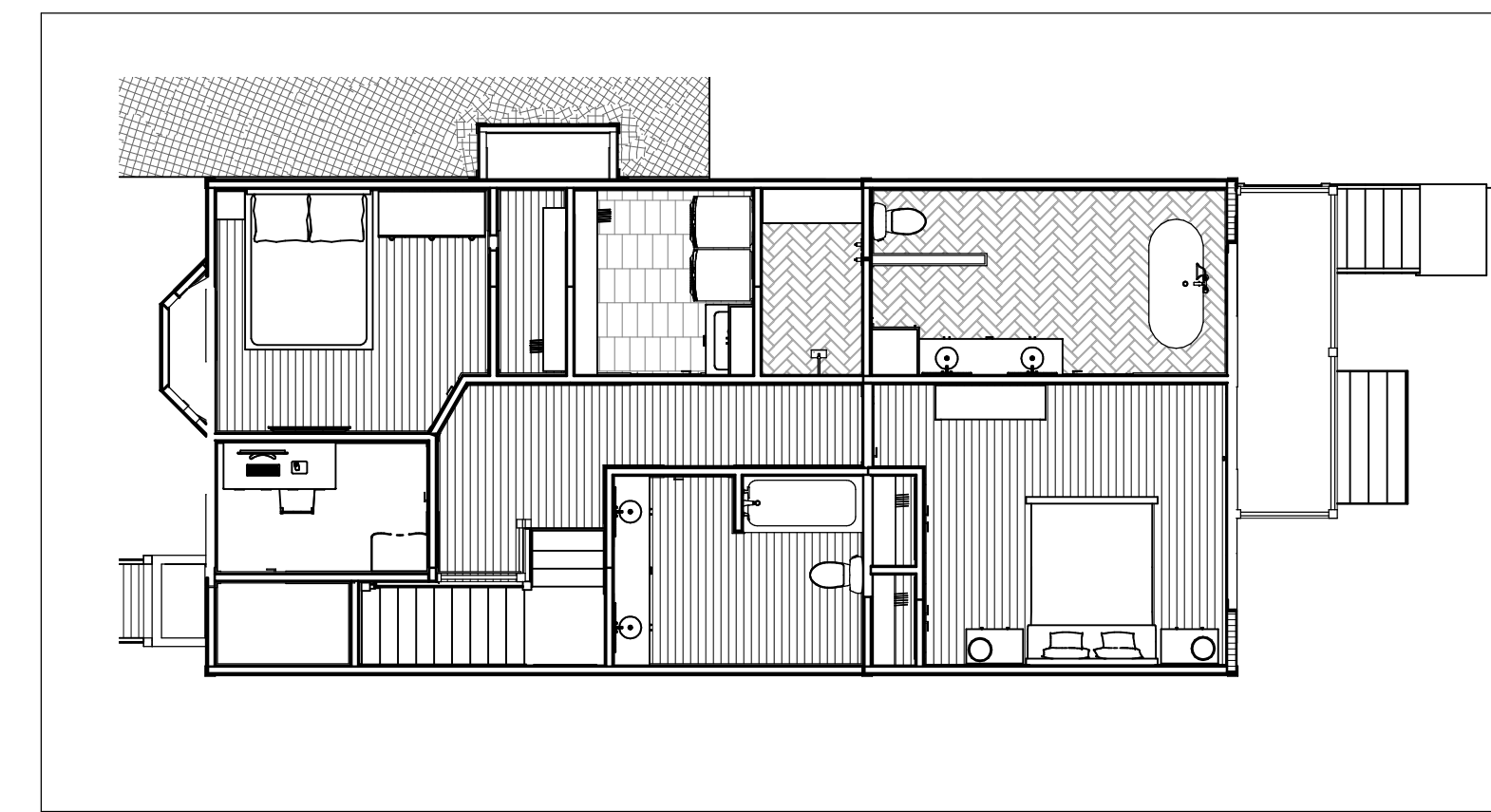
**EXISTING SECOND FLOOR PLAN**

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



**PROPOSED SECOND FLOOR PLAN**

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

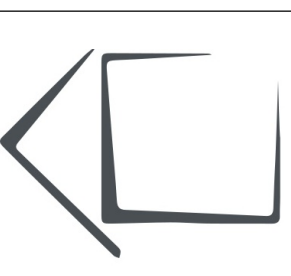


**PERSPECTIVE VIEW (PROPOSED)**

SCALE: NTS

NOTE SCHEDULE	
①	REMOVED EXISTING WINDOW
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⑨	REMOVED EXISTING WINDOW - EX. EXTERIOR WALL

WALL LEGEND	
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	= INTERIOR 6
	= INTERIOR 4
	= NEW WALL
	= DEMO WALL
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	= GLASS SHOWER WALL



Revision Table		
Number	Date	Description

**SECOND FLOOR**

**CLIENT:**  
MASON

**CONTACT:**  
AMY DUTTON HOME  
9 WALKER STREET | KITTERY, ME  
amy@amyduttonhome.com  
207.537.2020

**DATE:**

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SCALED FOR:  
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**SCALE:**

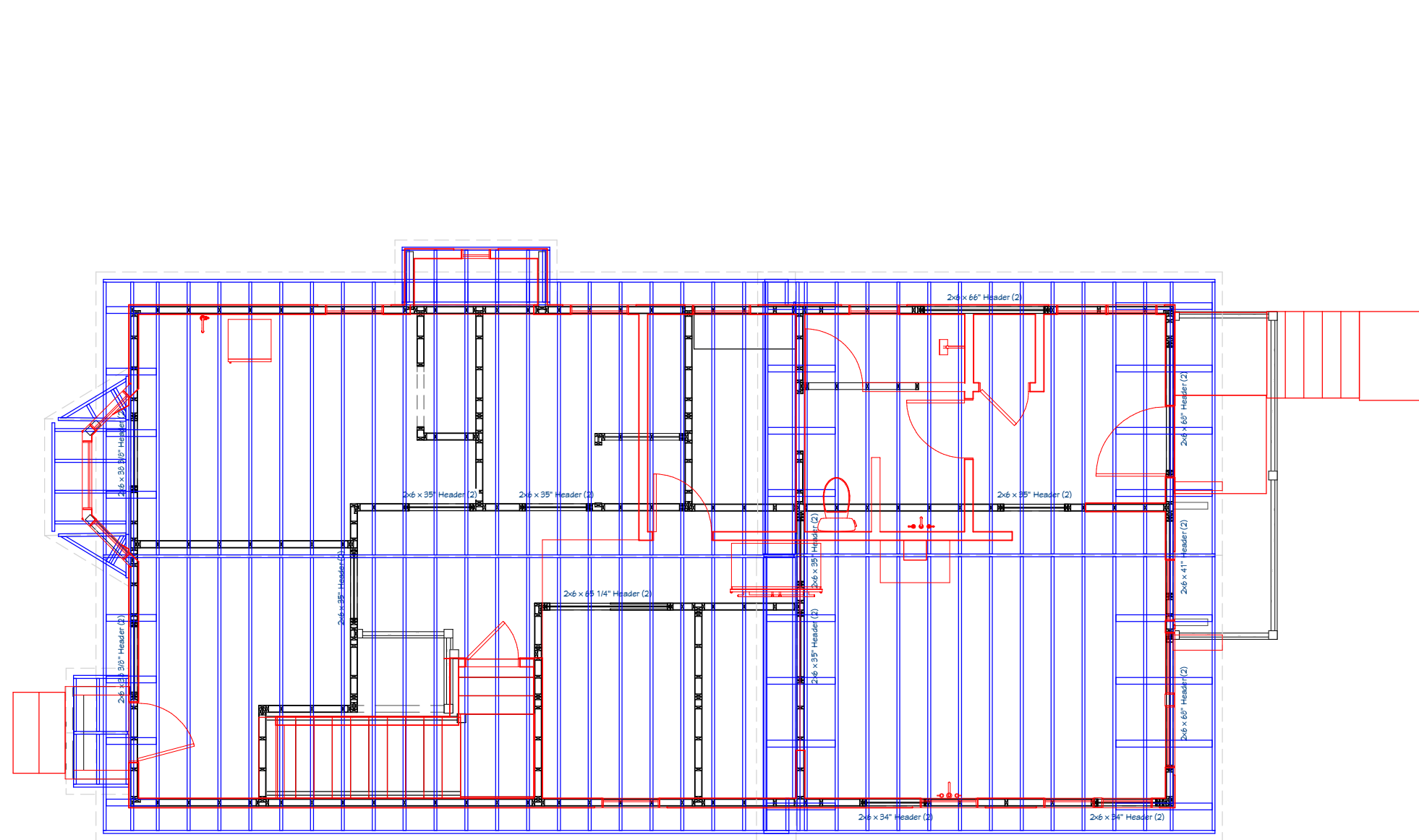
SEE SCALE ON DRAWINGS

**SHEET:**

**A-8**

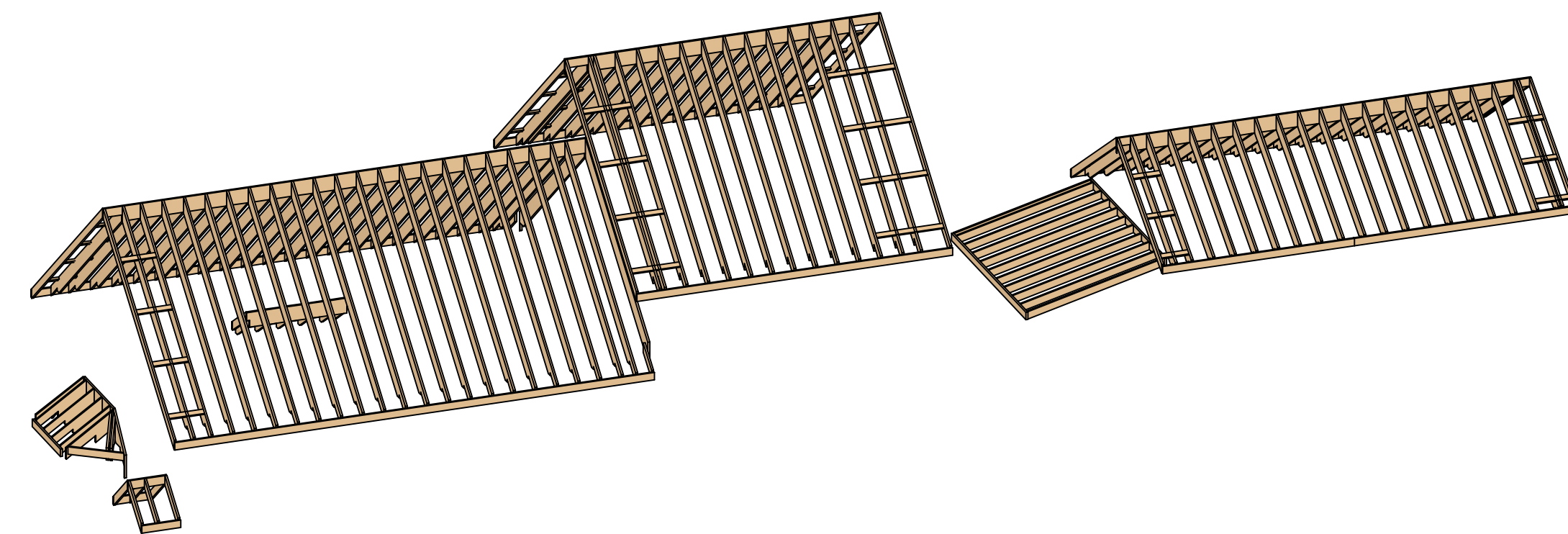
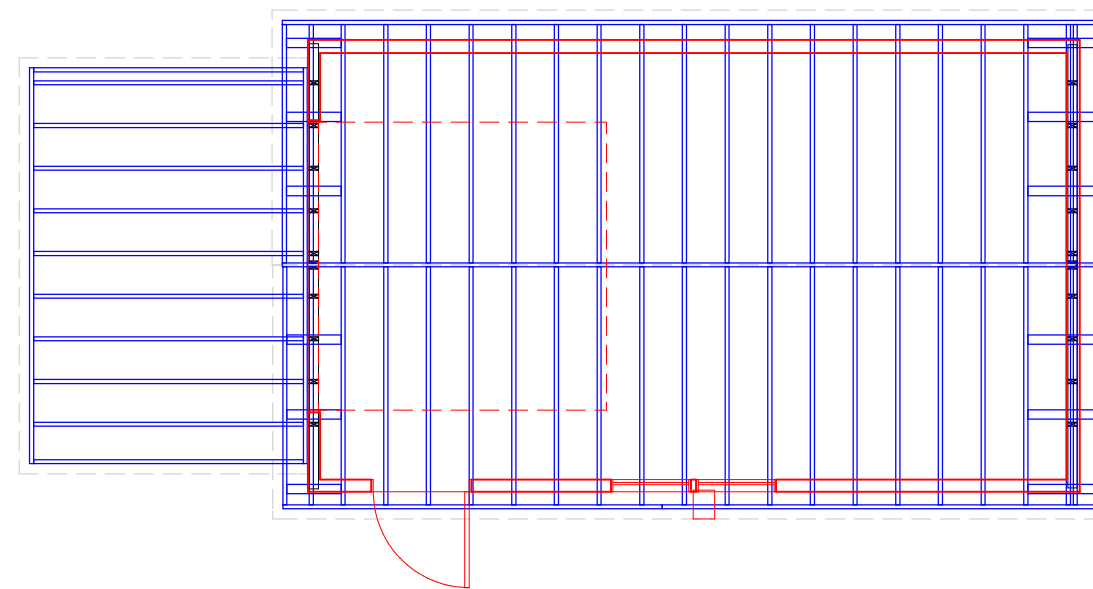
**NOTES:**

1. PROVE 2 X 10 FLOOR JOISTS AT 16" o.c. TYPICAL
2. INTERIOR NON-BEARING STUD WALLS ARE 2 X 4 AT 16" o.c.
3. INTERIOR BEARING WALLS ARE 2 X 6 AT 16" o.c. #5-2 OR BETTER
4. HEADERS FOR DOORS AND WINDOWS UP TO 6 FEET ARE (2) 2 X 10's
5. ENGINEERED FLOOR BEAM TO BE DESIGNED AND SUBMITTED PRIOR TO CONSTRUCTION BY STRUCTURAL ENGINEER.
6. CEILING JOISTS FOR THE SECOND FLOOR ARE 2X6.
7. ROOF PLANES ARE GREEN
8. FIRST FLOOR WALLS ARE RED
9. 2ND FLOOR WALLS ARE GREY



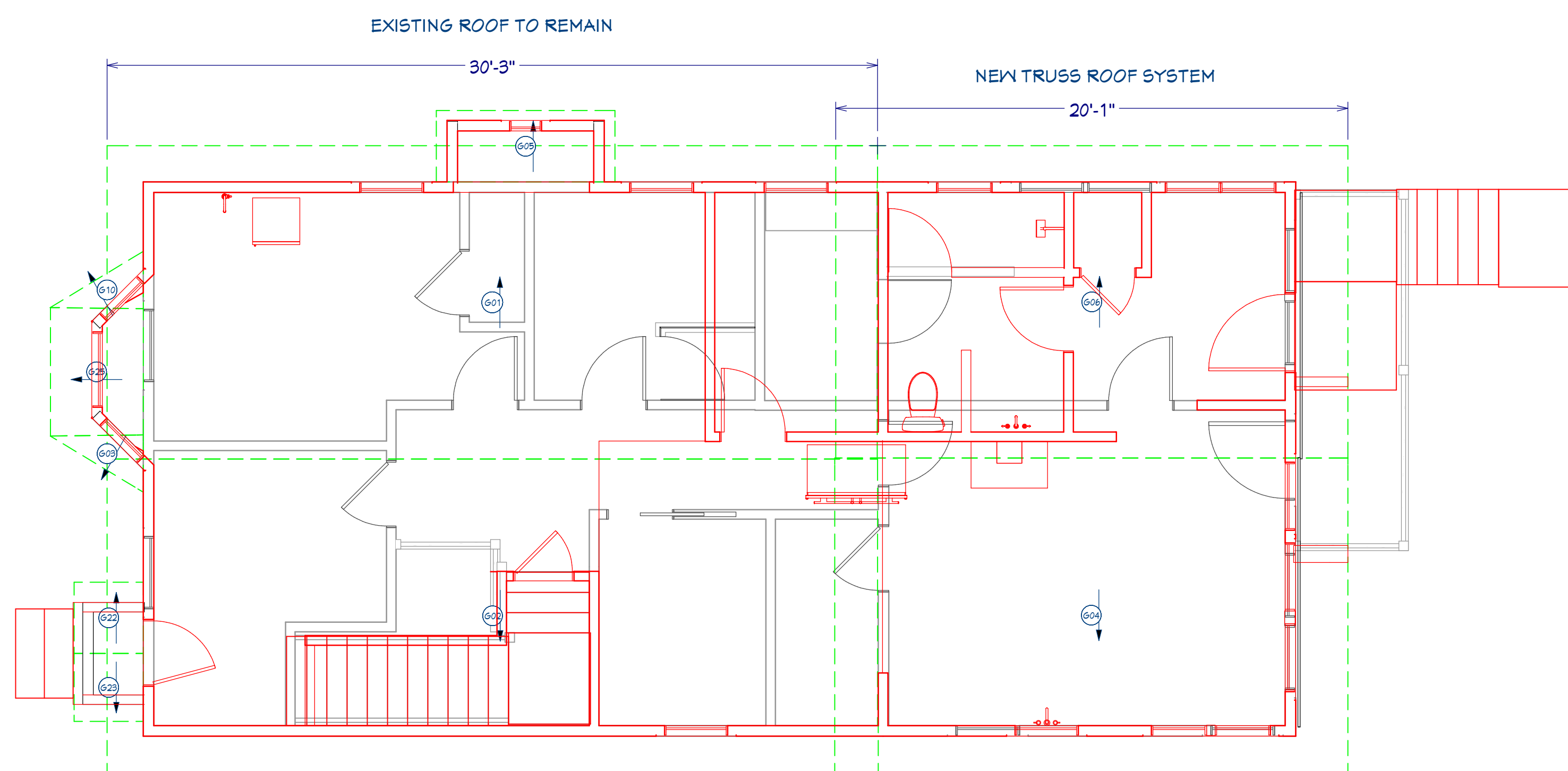
**ROOF FRAMING**

SCALE: NTS



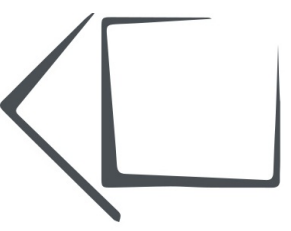
**ROOF PERSPECTIVE**

SCALE: NTS



**ROOF PLAN**

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



Number	Date	Description

**ROOFS**

**CLIENT:**  
MASON

**CONTACT:**  
AMY DUTTON HOME  
9 WALKER STREET | KITTERY, ME  
amy@amyduttonhome.com  
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5/9/2023

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SCALED FOR:  
24" X 36"

SCALE:

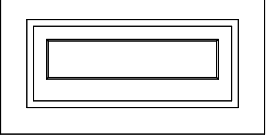
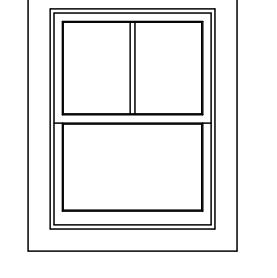
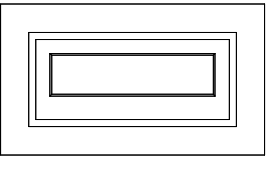
SEE SCALE ON DRAWINGS

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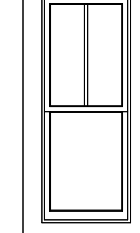
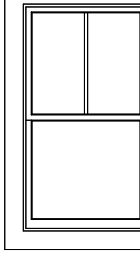
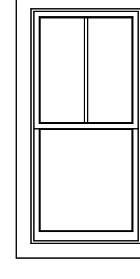
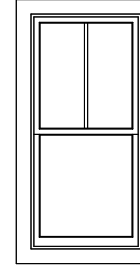
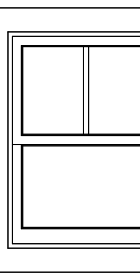
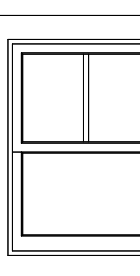
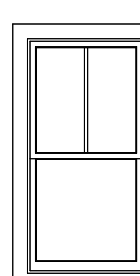
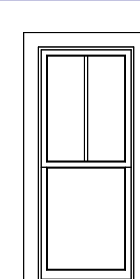
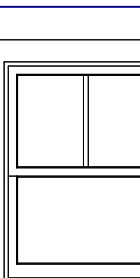
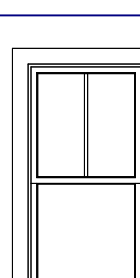
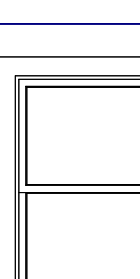
A-9

**WINDOW SCHEDULE:**  
MFG: MARVIN ELEVATE

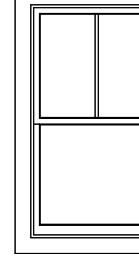
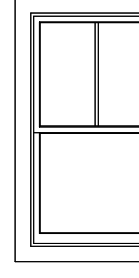
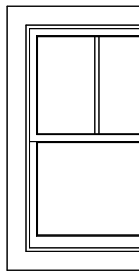
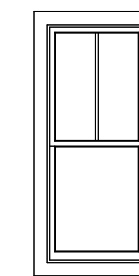
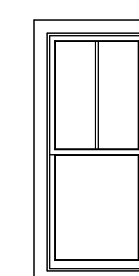
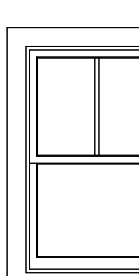
**BASEMENT**

WINDOW SCHEDULE									
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR	
	W01	3	25"X11"	24"	10"	HALL	SINGLE AWNING	0	
	W02	2	31"X41"	30"	40"	UNSPECIFIED	DOUBLE HUNG	0	
	W03	1	23"X11"	22"	10"	HALL	SINGLE AWNING	0	

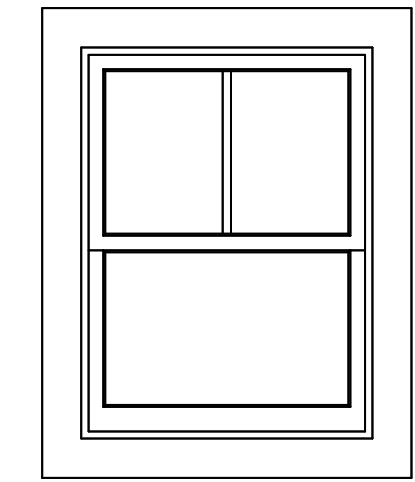
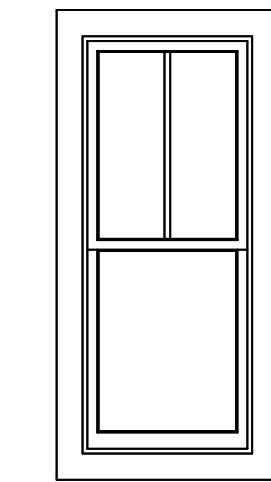
**FIRST FLOOR**

WINDOW SCHEDULE									
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR	
	W04	2	26"X65"	25"	64"	LIVING	DOUBLE HUNG	1	
	W05	1	36 3/8"X65"	35 3/8"	64"	LIVING	DOUBLE HUNG	1	
	W06	2	31"X65"	30"	64"	LIVING	DOUBLE HUNG	1	
	W07	1	31"X65"	30"	64"	PANTRY	DOUBLE HUNG	1	
	W08	1	21"X31"	26"	36"	SHOWER 1	DOUBLE HUNG	1	
	W09	2	21"X31"	26"	36"	KITCHEN	DOUBLE HUNG	1	
	W10	3	33"X65"	32"	64"	KITCHEN	DOUBLE HUNG	1	
	W11	2	27"X65"	26"	64"	KITCHEN	DOUBLE HUNG (EXISTING WINDOW OPENING ON SOUTH ABUTTER WALL)	1	
	W12	1	30 3/4"X41"	29 3/4"	40"	KITCHEN	CASEMENT W/ CHECKRAIL (EXISTING WINDOW OPENING ON SOUTH ABUTTER WALL)	1	
	W13	1	30 3/4"X60 3/4"	29 3/4"	59 3/4"	DINING	DOUBLE HUNG (EXISTING WINDOW OPENING ON SOUTH ABUTTER WALL)	1	
	W14	2	31"X49"	30"	48"	GARAGE	DOUBLE HUNG	1	

**SECOND FLOOR**

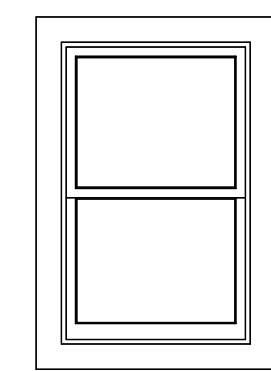
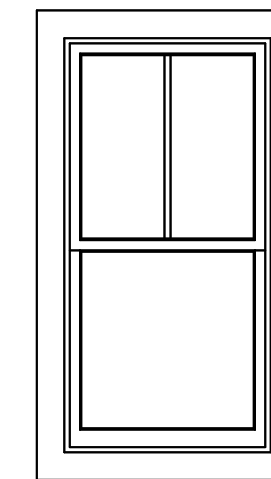
WINDOW SCHEDULE									
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR	
	W15	1	35"X61"	34"	60"	OFFICE	DOUBLE HUNG EGRESS TEMPERED	2	
	W16	1	35"X61"	34"	60"	BEDROOM 1	CASEMENT W/ CHECKRAIL EGRESS TEMPERED	2	
	W17	2	31"X49"	30"	48"	PRIMARY BATH	DOUBLE HUNG	2	
	W18	2	31"X73"	30"	72"	PRIMARY BATH/ UNSPECIFIED	DOUBLE HUNG EGRESS	2	
	W19	2	31"X73"	30"	72"	PRIMARY BEDROOM	DOUBLE HUNG EGRESS	2	
	W20	2	31"X49"	30"	48"	PRIMARY BEDROOM	DOUBLE HUNG	2	

**EXISTING WINDOW OPENING ON SOUTH ABUTTER WALL**



**KITCHEN**  
(2) 22 1/2" X 63 1/2" = 9.9  
X 2 = 19.8 SQFT

**KITCHEN**  
29 3/4" X 63 1/2" =  
14 SQFT

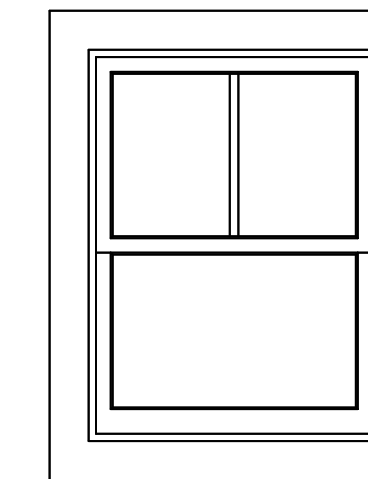
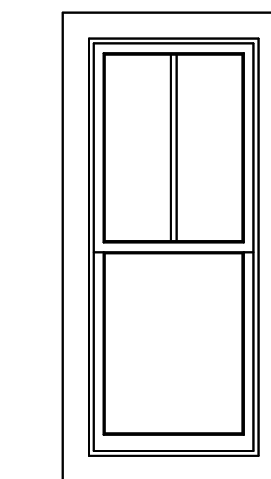


**DINING**  
(2) 29 3/4" X 59 3/4" =  
12.33 X 2 = 24.66 SQFT

**STAIRWELL**  
27 1/8" X 37 1/8" = 7 SQFT

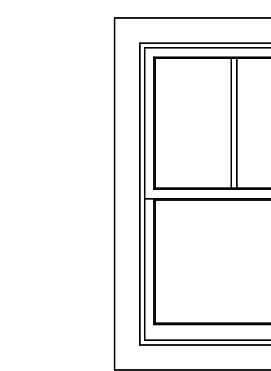
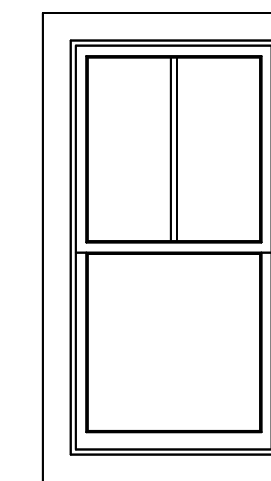
**TOTAL: 65.46 SQFT**

**PROPOSED WINDOW OPENING ON SOUTH ABUTTER WALL**



**KITCHEN (OASIS)**  
(2) 26" X 65" =  
11.7 sf X 2 = 23.4 SQFT

**KITCHEN**  
29 3/4" X 63 1/2" =  
8.3 SQFT  
CASEMENT W/  
CHECKRAIL



**DINING**  
29 3/4" X 59 3/4" = 12.3 SQFT

**PRIMARY**  
(2) 30" X 48" = 10 SF  
10sf X 2 = 20 SQFT

**TOTAL: 64 SQFT**

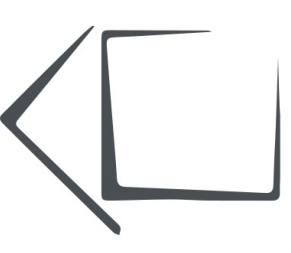
**WINDOW NOTES:**

- 1 WOOD INTERIOR WITH CLAD EXTERIOR
- 2 FULL SCREENS ON ALL WINDOWS
- 3 INTERIOR WINDOW COLOR: WHITE
- 4 EXTERIOR WINDOW COLOR: WHITE
- 5 HARDWARE MATERIAL: WHITE
- 6 MANUFACTURER: MARVIN ELEVATE
- 7 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES
- 8 EGRESS: BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQFT WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" AS TO MEET EGRESS. SECOND FLOOR SILLS MIN. 24" A.F.F. PROVIDE MIN. ONE DOOR OR WINDOW MEETING EGRESS REQ. IN BASEMENT, IN EACH SLEEPING ROOM, IN EACH POTENTIAL SLEEPING ROOM, AND OTHER LOCATIONS REQUIRED BY LOCAL CODE, IN SIZES REQUIRED BY LOCAL CODE. NOTE THAT CASMENT WINDOWS CODED BY MANUFACTURER AS MEETING EGRESS REQUIREMENTS TYPICALLY NEED TO BE ORDERED WITH SPECIFIC HARDWARE.
- 9 WINDOW TEMPERING: PROVIDE TEMPERED WINDOWS WHERE REQUIRED BY LOCAL CODES OR LOCAL AUTHORITIES.
- 10 WINDOW RO's: 1/4" or 1/2" on each OF THE (4) SIDES ALLOWED FOR WINDOW RO, TYPICAL. REVIEW FRAMING SIZE VS. RO SIZE. ADJUST PER MANUF. REQUIREMENT AND/ OR BUILDER PREFERENCE.
- 11 BASEMENT WINDOWS: ADD BASEMENT WINDOWS AS REQUIRED TO MEET STATE AND LOCAL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO EGRESS AND LIGHT / VENTILATION.

**\*\*MULL WINDOWS TOGETHER WHEN APPROPRIATE**

**\*EGRESS = SIGNIFIES EGRESS (see window notes for specs)**

**WINDOW SCHEDULE**



Revision Table	
Number	Description

**WINDOW SCHEDULE**

**CLIENT:**  
MASON

**CONTACT:**  
AMY DUTTON HOME  
9 WALKER STREET | KITTERY, ME  
amy@amyduttonhome.com  
207.537.2020

**DATE:**

5/9/2023

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SCALED FOR:  
24" X 36"

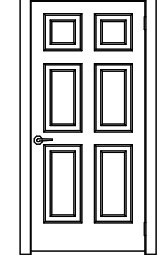
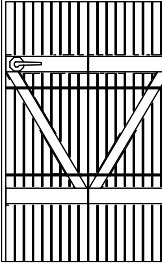
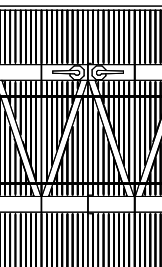
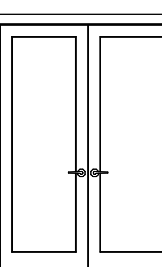
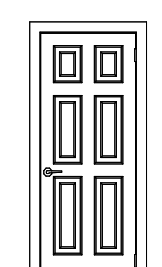
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SEE SCALE ON DRAWINGS

SHEET:

A-10

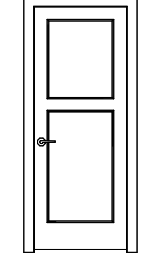
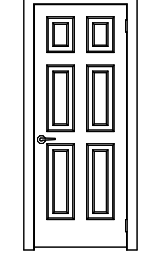
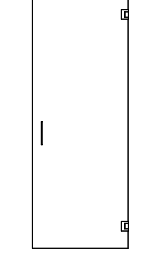
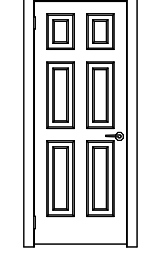
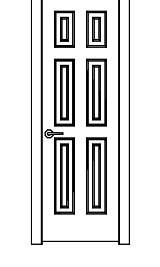
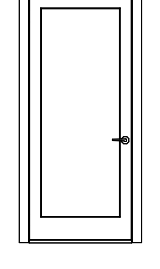
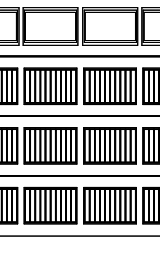
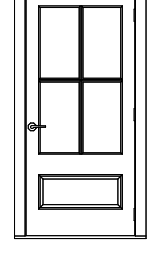
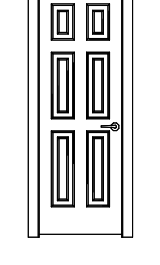
**DOOR SCHEDULE:**  
MFG: BROSCO  
BASEMENT

DOOR SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	D01	1	3068 L IN	36"	80"	HALL/HALL	HINGED-DOOR P09	0
	D02	1	26811 R EX	30"	47 7/16"	GARBAGE STORAGE	EXT. HINGED-GARAGE DOOR CHD22	0
	D03	1	210311 L/R EX 34"	34"	47 7/16"	GARBAGE STORAGE	EXT. DOUBLE HINGED-GARAGE DOOR CHD22	0
	D04	1	5073 L/R IN	60"	86 1/2"	UNSPECIFIED/UNSPECIFIED	DOUBLE HINGED-GLASS PANEL	0
	D05	1	2668 L IN	30"	80"	CLOSET/HALL	HINGED-DOOR P09	0

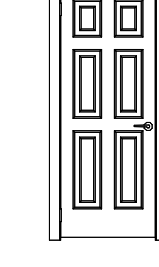

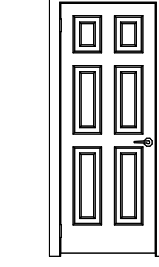
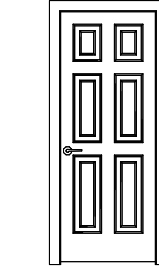
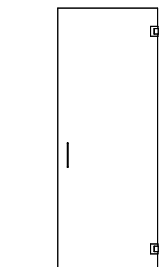
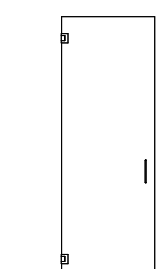
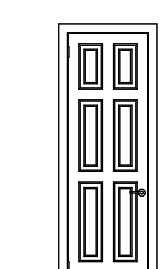
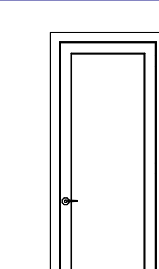
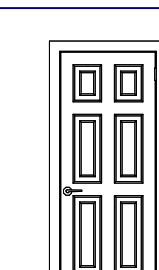
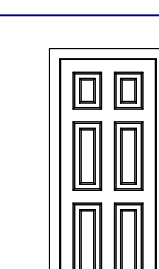
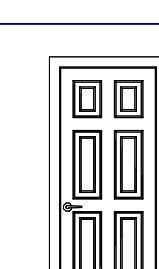
**DOOR NOTES:**

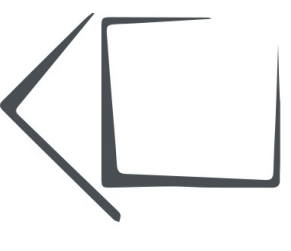
- 1 DOORS SHALL BE 80"
- 2 ALL DOORS SHALL BE SOLID CORE 1-3/4" THICK
- 3 INTERIOR DOORS SHALL BE PTD. OR STAINED, VERIFY WITH DESIGNER
- 4 DOORS BETWEEN GARAGE AND LIVING AREA SHOULD BE 1-3/4" TIGHT FITTING SOLID CORE DOORS
- 5 EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE
- 6 GARAGE DOORS TO BE SECTIONAL INSULATED, OVERHEAD DOORS. GLASS PANELS TO BE INSULATED
- 7 ALL GLAZING WITHIN 18IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR ARE TO HAVE SAFETY GLAZING
- 8 ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
- 9 BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS
- 10 PROVIDE FIRE-RATED AND / OR SELF-CLOSING DOORS WHERE REQUIRED BY LOCAL CODES OR LOCAL AUTHORITIES.

**FIRST FLOOR**

DOOR SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	D06	1	2668 R IN	30"	80"	LIVING/UNSPECIFIED	HINGED-1/4 LITE DOOR	1
	D07	1	2668 L IN	30"	80"	DINING/PANTRY	HINGED-DOOR P09	1
	D08	1	2668 L	30"	80"	BATH/SHOWER	SHOWER-GLASS SLAB	1
	D09	1	2668 R IN	30"	80"	KITCHEN/BATH	HINGED-DOOR P09	1
	D10	1	2168 R IN	25"	80"	KITCHEN/M. CL	HINGED-DOOR P09	1
	D11	1	3073 L IN	36"	86 1/2"	KITCHEN	HINGED-GLASS PANEL	1
	D12	1	9090	108"	108"	GARAGE	GARAGE-SONOMA RANCH STYLELINE IV 8'	1
	D13	1	3068 L EX	36"	80"	GARAGE	EXT. HINGED-504 SASH	1
	D14	1	2368 L IN	27"	80"	LIVING/OPEN BELOW	HINGED-DOOR P09	1

**SECOND FLOOR**

DOOR SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	D15	1	2668 R IN	30"	80"	HALL/OFFICE	HINGED-DOOR P09	2
	D16	1	2668 R IN	30"	80"	HALL/BEDROOM	HINGED-DOOR P09	2
	D17	1	2668 R IN	30"	80"	HALL/2ND FLOOR BATH	HINGED-DOOR P09	2
	D18	1	2668 R IN	30"	80"	BEDROOM 1/CL	HINGED-DOOR P09	2
	D19	1	2668 L	30"	80"	SHOWER/PRIMARY BATH	SHOWER-GLASS SLAB	2
	D20	1	2672 R	30"	85 11/16"	2ND FLOOR BATH/2ND FLOOR SHOWER	SHOWER-GLASS SLAB	2
	D21	1	2680 R IN	30"	96"	PRIMARY BEDROOM/PRIMARY BATH	HINGED-DOOR P09	2
	D22	1	3080 R EX	36"	96"	PRIMARY BEDROOM/UNSPECIFIED	EXT. HINGED-GLASS PANEL EGRESS	2
	D23	1	2668 L IN	30"	80"	HALL/PRIMARY BEDROOM	HINGED-DOOR P09	2
	D24	1	2668 R	30"	80"	LAUNDRY/HALL	POCKET-DOOR P09	2
	D25	1	2668 R IN	30"	80"	PRIMARY CLOSET/PRIMARY BEDROOM	HINGED-DOOR P09	2



Revision Table	
Number	Date

**DOOR SCHEDULE**

**CLIENT:**  
MASON

**CONTACT:**  
AMY DUTTON HOME  
9 WALKER STREET | KITTERY, ME  
amy@amyduttonhome.com  
207.537.2020

**DATE:**  
5/9/2023

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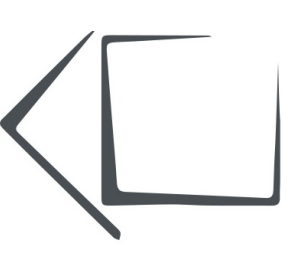
**SCALED FOR:**  
24" X 36"

**SCALE:**  
SEE SCALE ON DRAWINGS

**SHEET:**



NOTE SCHEDULE	
①	REMOVED EXISTING WINDOW
②	CURBLESS SHOWER
③	48" HT WALL
④	RETAINING WALL
⑤	7" STEP DOWN
⑥	EXISTING BEAM TO BE REMOVED
⑦	EXISTING CHIMENEY REMOVED
⑧	FIREPLACE GAS EXHAUST
⑨	REMOVED EXISTING WINDOW - EX. EXTERIOR WALL



Revision Table  
Number | Date | Description

Number	Date	Description

CLIENT:  
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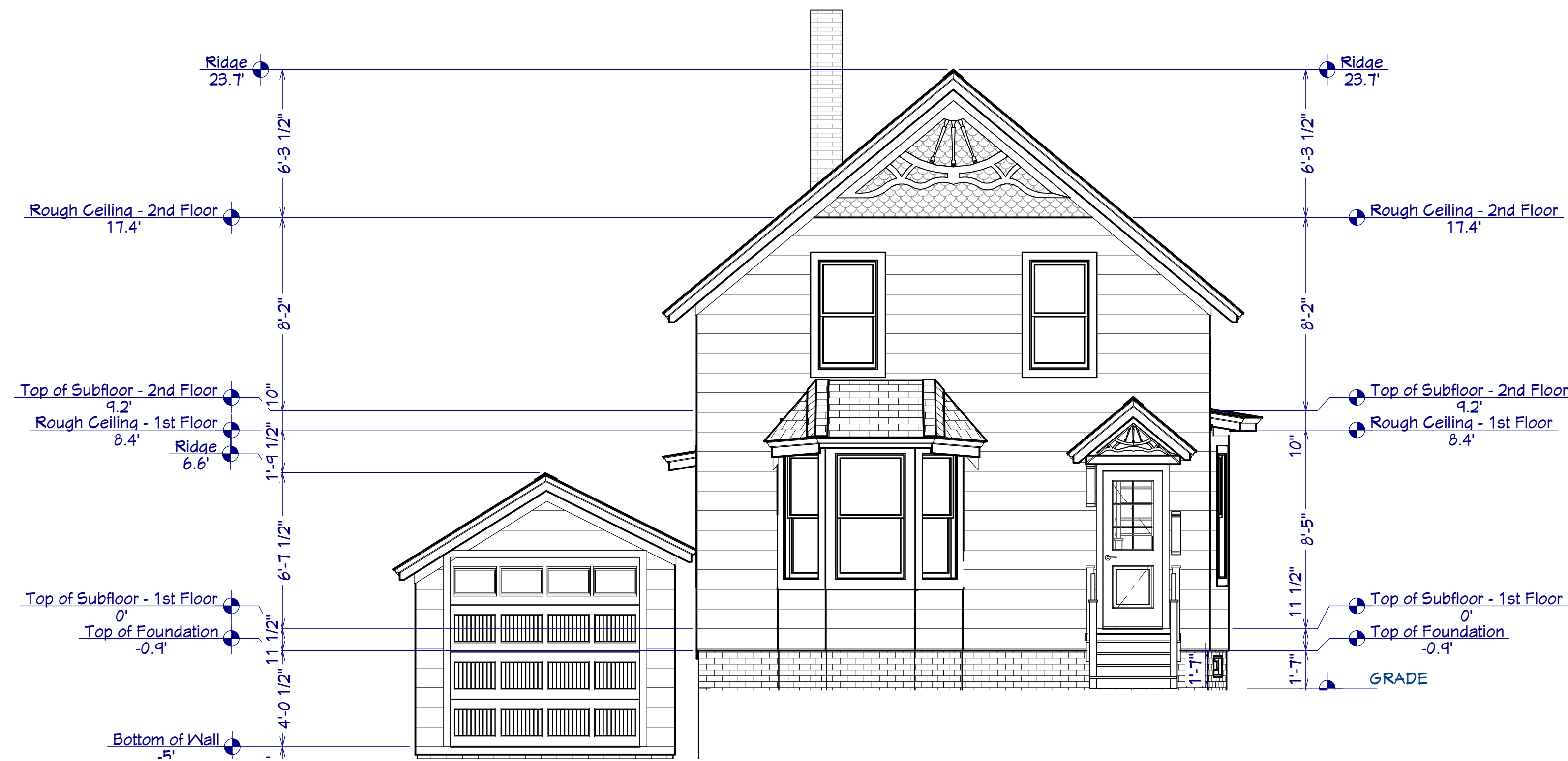
SCALED FOR:  
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

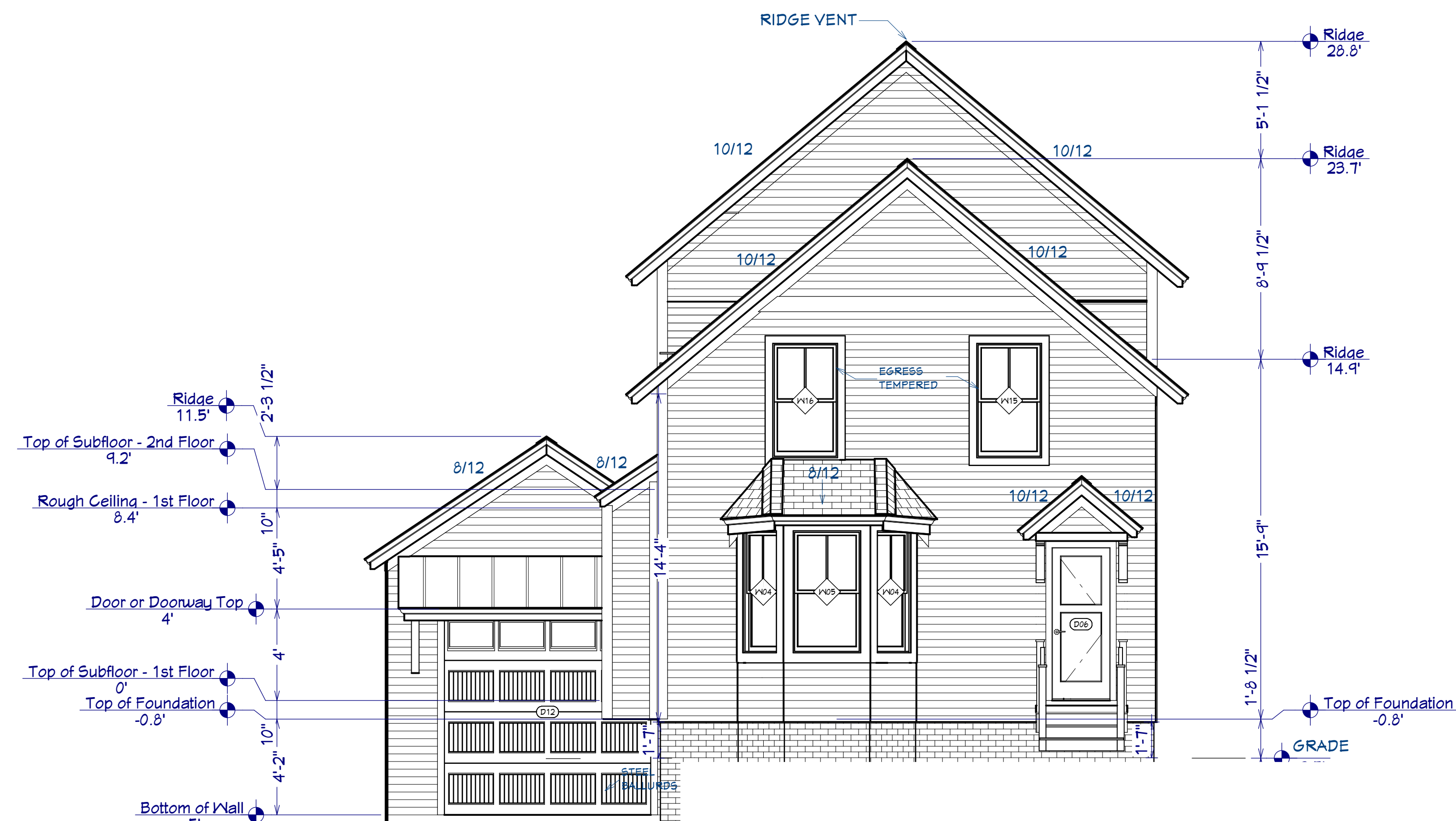
SHEET:

A-12



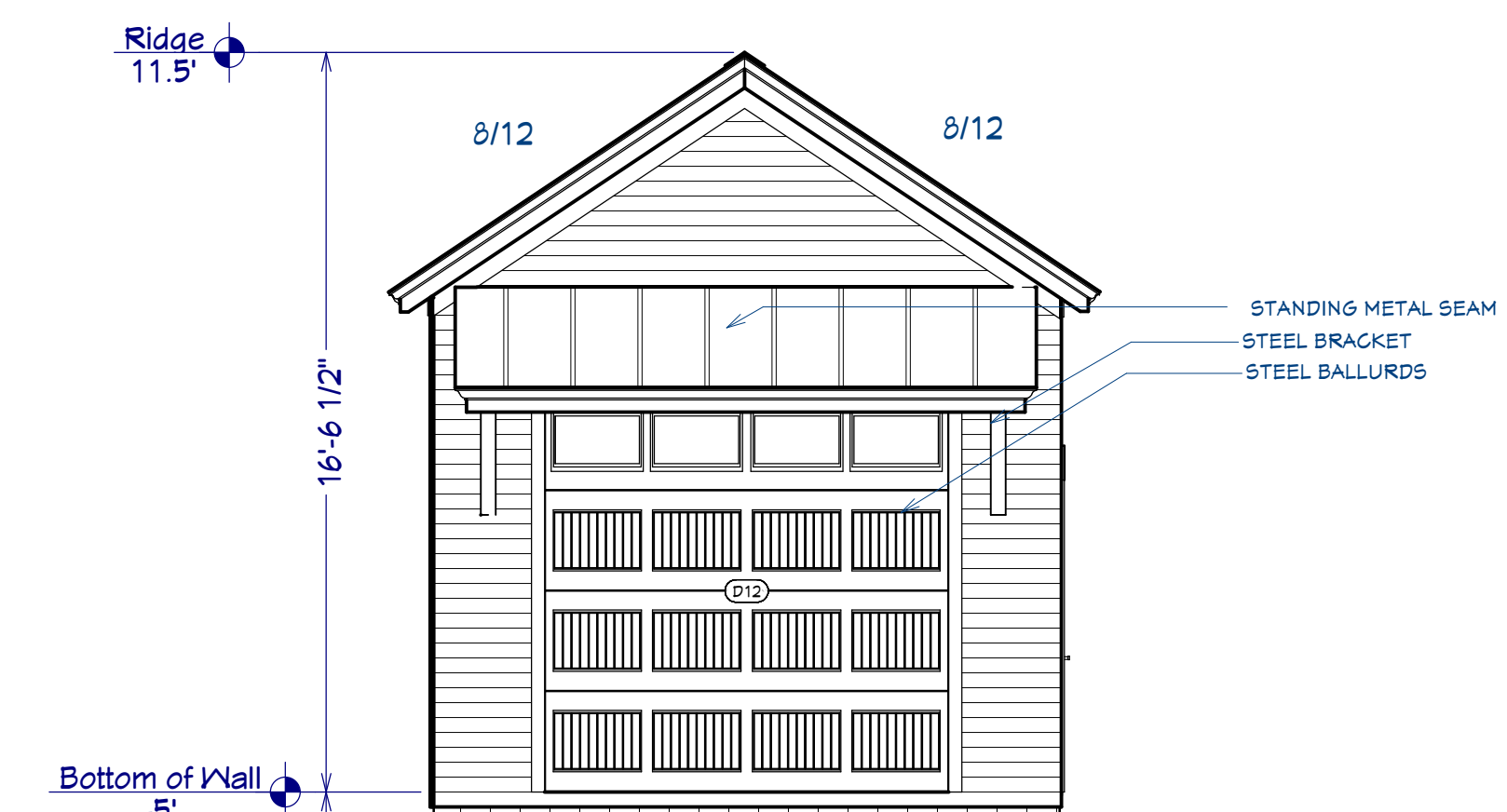
EXISTING NORTH ELEVATION | FRONT VIEW

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



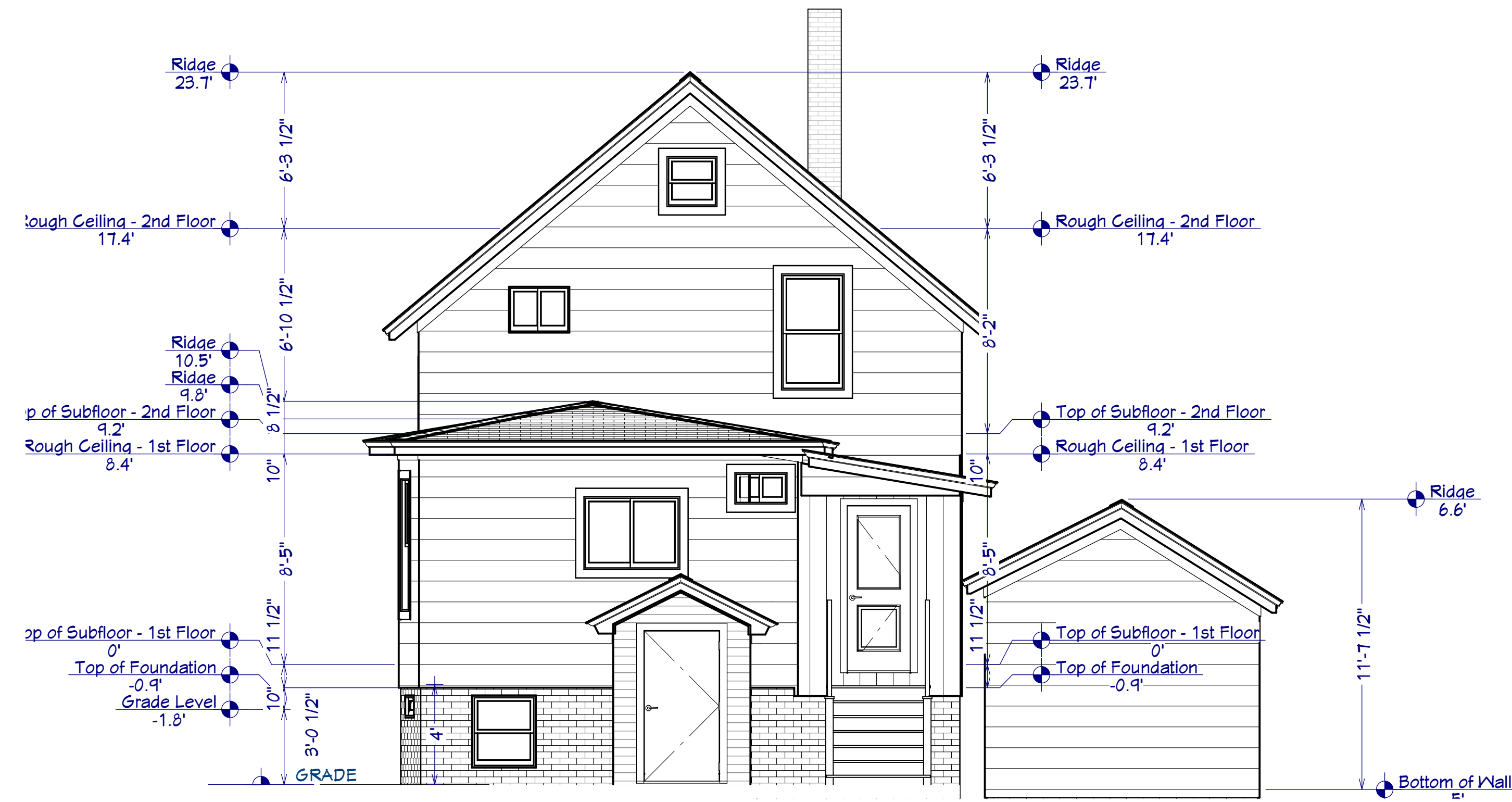
PROPOSED NORTH ELEVATION | FRONT VIEW

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



PROPOSED NORTH ELEVATION (GARAGE)

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



**EXISTING SOUTH ELEVATION | REAR VIEW**

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



**PROPOSED SOUTH ELEVATION | REAR VIEW**

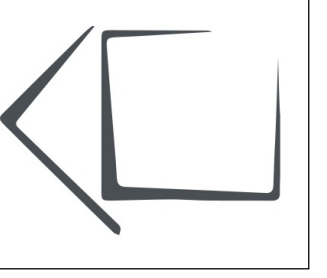
SCALE: 1/4" = 1'-0"



**PROPOSED SOUTH ELEVATION (ADDITION)**

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

NOTE SCHEDULE	
①	REMOVED EXISTING WINDOW
②	CURBLESS SHOWER
③	48" HT WALL
④	RETAINING WALL
⑤	7" STEP DOWN
⑥	EXISTING BEAM TO BE REMOVED
⑦	EXISTING CHIMENEY REMOVED
⑧	FIREPLACE GAS EXHAUST
⑨	REMOVED EXISTING WINDOW - EX. EXTERIOR WALL



Revision Table		
Number	Date	Description

**ELEVATIONS**

**CLIENT:**  
MASON

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amy@amyduttonhome.com  
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SCALED FOR:  
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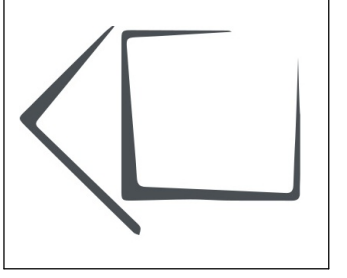
**SCALE:**

SEE SCALE ON DRAWINGS

**SHEET:**

A-13

NOTE SCHEDULE	
①	REMOVED EXISTING WINDOW
②	CURBLESS SHOWER
③	48" HT WALL
④	RETAINING WALL
⑤	7" STEP DOWN
⑥	EXISTING BEAM TO BE REMOVED
⑦	EXISTING CHIMENEY REMOVED
⑧	FIREPLACE GAS EXHAUST
⑨	REMOVED EXISTING WINDOW - EX. EXTERIOR WALL



Revision Table		
Number	Date	Description

## ELEVATIONS

**CLIENT:**  
MASON

**CONTACT:**  
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amyd@amyduttonhome.com  
207.537.2020

**DATE:**

5/9/2023

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**SCALED FOR:**  
24" X 36"

**SCALE:**

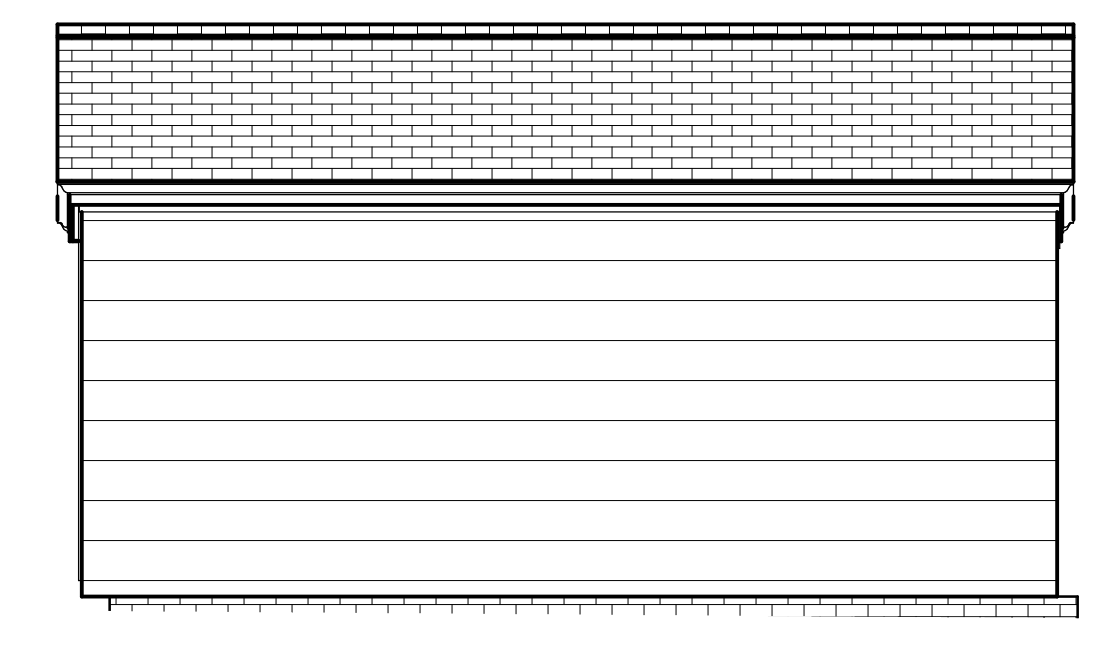
SEE SCALE ON DRAWINGS

**SHEET:**

**A-14**  
ELEVATIONS

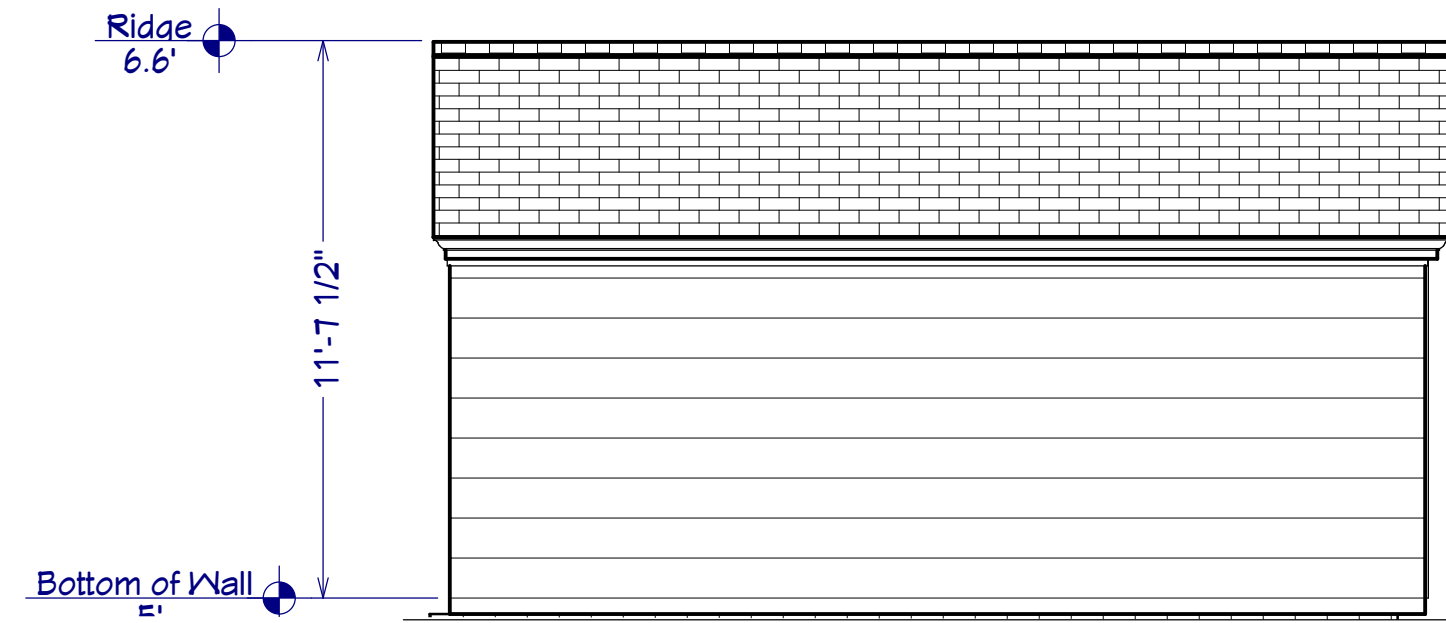


**EXISTING EAST ELEVATION | SIDEVIEW**  
SCALE: 1/4" = 1'-0"



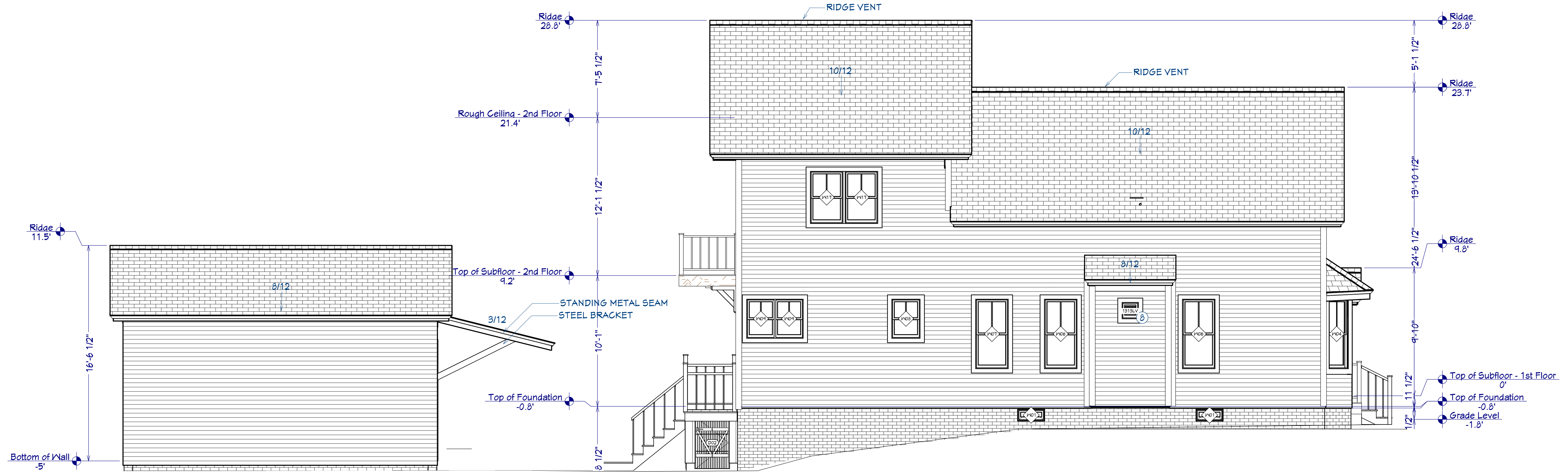
**PROPOSED EAST ELEVATION | SIDEVIEW**  
SCALE: 1/4" = 1'-0"

NOTE SCHEDULE	
①	REMOVED EXISTING WINDOW
②	CURBLESS SHOWER
③	48" HT WALL
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⑧	FIREPLACE GAS EXHAUST
⑨	REMOVED EXISTING WINDOW - EX. EXTERIOR WALL



**EXISTING WEST ELEVATION | SIDEVIEW**

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

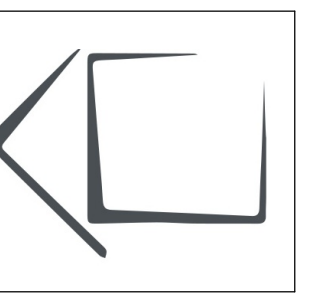


**PROPOSED WEST ELEVATION | SIDEVIEW**

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

**ELEVATIONS**

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



Revision Table		
Number	Date	Description

**ELEVATIONS**

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SCALED FOR:  
24" X 36"

**SCALE:**

SEE SCALE ON DRAWINGS

**SHEET:**

**A-15**  
ELEVATIONS