



BACK RIGHT OVERVIEW

SCALE: NOT TO SCALE



BACK LEFT OVERVIEW

SCALE: NOT TO SCALE



FRONT RIGHT OVERVIEW

SCALE: NOT TO SCALE



FRONT LEFT OVERVIEW

SCALE: NOT TO SCALE

SPECIFICATIONS + NOTES

*ROOFING MATERIAL: Timberline HD Shingles in Charcoal

*ALL TRIM PACKAGE: TYP.

*SIDING: Should budget allow the ideal scenario would be to remove the aluminum siding, repair existing wood clapboards and install new cedar clapboards on the addition. Paint the entire house BM, Simply White. OPTION 2: HardiePlank Lap Siding w/ 4" exposure on addition ONLY

*BRACKETS: ProNood Market - Bracket 14T3 - P 28", H:28", T: 5.5" (Ptd: WHITE)

*STAIR SYSTEM:

_EXTERIOR:

*RISER: WOOD - PTD WHITE

*TREAD: WOOD - MAHOGANY

*HANDRAIL: WOOD MAHOGANY RAIL

*BALUSTERS: WOOD SQ WHITE 1"X1"

*DECK: MAHOGANY

*PRIVACY: WOOD TO MATCH SKETCH, UNDER DECK AS WELL (SLIDING PANELS)

*WINDOWS: All new windows throughout house if budget allows. Removing 1/1 replacement double hung windows and large picture window installed in the 1970's to a historically appropriate 2/1 double hung window with black exterior

_MANUFACTURER: MARVIN - ELEVATE - 2/1 D.H.

_EXT. FINISH: BLACK

_INT. FINISH: WHITE

*EXTERIOR PATIO: STONEWOOD EVERBLUE THERMAL BLUE

NOTES:

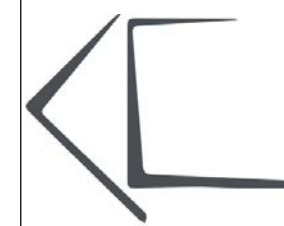
*CORNER BOARDS: TO MATCH EXISTING

*WATER TABLE: TO MATCH EXISTING

*RAKE BOARD: TO MATCH EXISTING

*SOFFIT: TO MATCH EXISTING

*WINDOW TRIM: TO MATCH EXISTING



OVERVIEW

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CLIENT:

TIM & ALEX LIETO
50 NEW CASTLE AVE
PORTSMOUTH, NH

CONTACT:

AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
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207.703.0646

DATE:

10/29/20

SCALE:

SCALED FOR:
24" X 36"

DRAWING SCALE

SHEET:

A1

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.

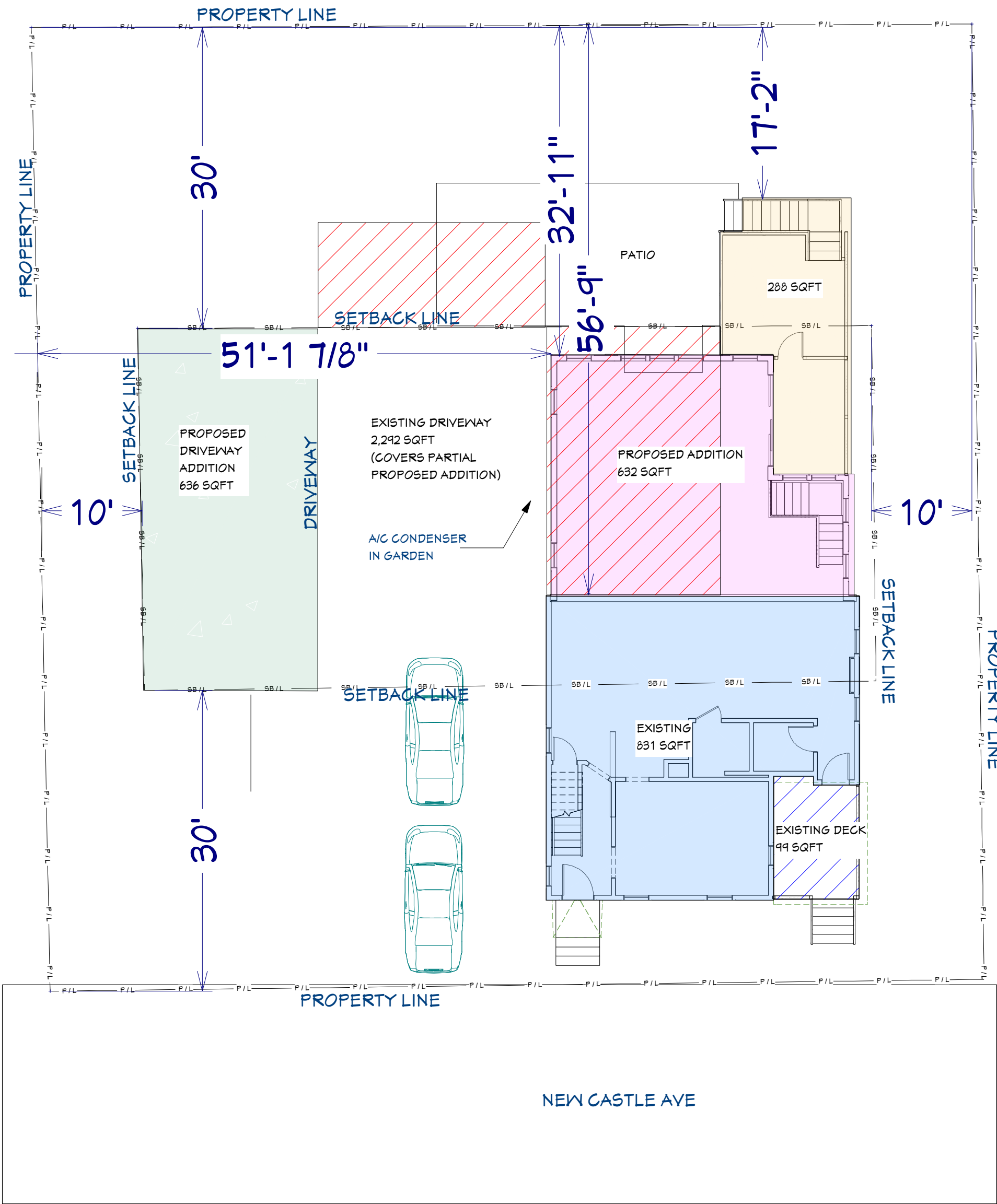
CALCULATIONS

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

EXISTING CONDITIONS:
LOT SIZE: 0.22 ACRES
ANTICIPATED DISTURBED AREA: 862 SF
LIVABLE SF: 1,454 SF
FIRST FLOOR 831 SF
3/4 STORY 623 SF
BASEMENT 0 SF
DECK 0 SF
PORCH 0 SF
GROSS SF: 2,756 SF
FIRST FLOOR 831 SF
3/4 STORY 831 SF
BASEMENT 831 SF
DECK 164 SF
PORCH 99 SF
AREA OF FOOTPRINT: 1,094 SF
EXISTING DRIVEWAY: 2,292 SF
EXISTING PARKING SPOTS: 5
EXISTING SETBACKS:
FRONT: 8'6"
REAR: 56'9"
LEFT: 11'4"
RIGHT: 50'8"
EXISTING LOT COVERAGE: 11.42%

PROPOSED CONDITIONS:
LIVABLE SF: 3,033 SF
FIRST FLOOR 1,463 SF
3/4 STORY 650 SF
BASEMENT 920 SF
DECK 0 SF
PORCH 0 SF
GROSS SF: 4,432 SF
FIRST FLOOR 1,463 SF
3/4 STORY 831 SF
BASEMENT 1,751 SF
DECK 288 SF
PORCH 99 SF
AREA OF FOOTPRINT: 1,850 SF
PROPOSED PATIO: 246 SF
PROPOSED DRIVEWAY: 2,928 SF
PROPOSED PARKING SPOTS: 5
PROPOSED SETBACKS:
FRONT: 8'6"
REAR: 32'11"
REAR PORCH: 17'-2"
LEFT: 11'4"
RIGHT: 50'8"
PROPOSED LOT COVERAGE: 19.30%

SITE PLAN

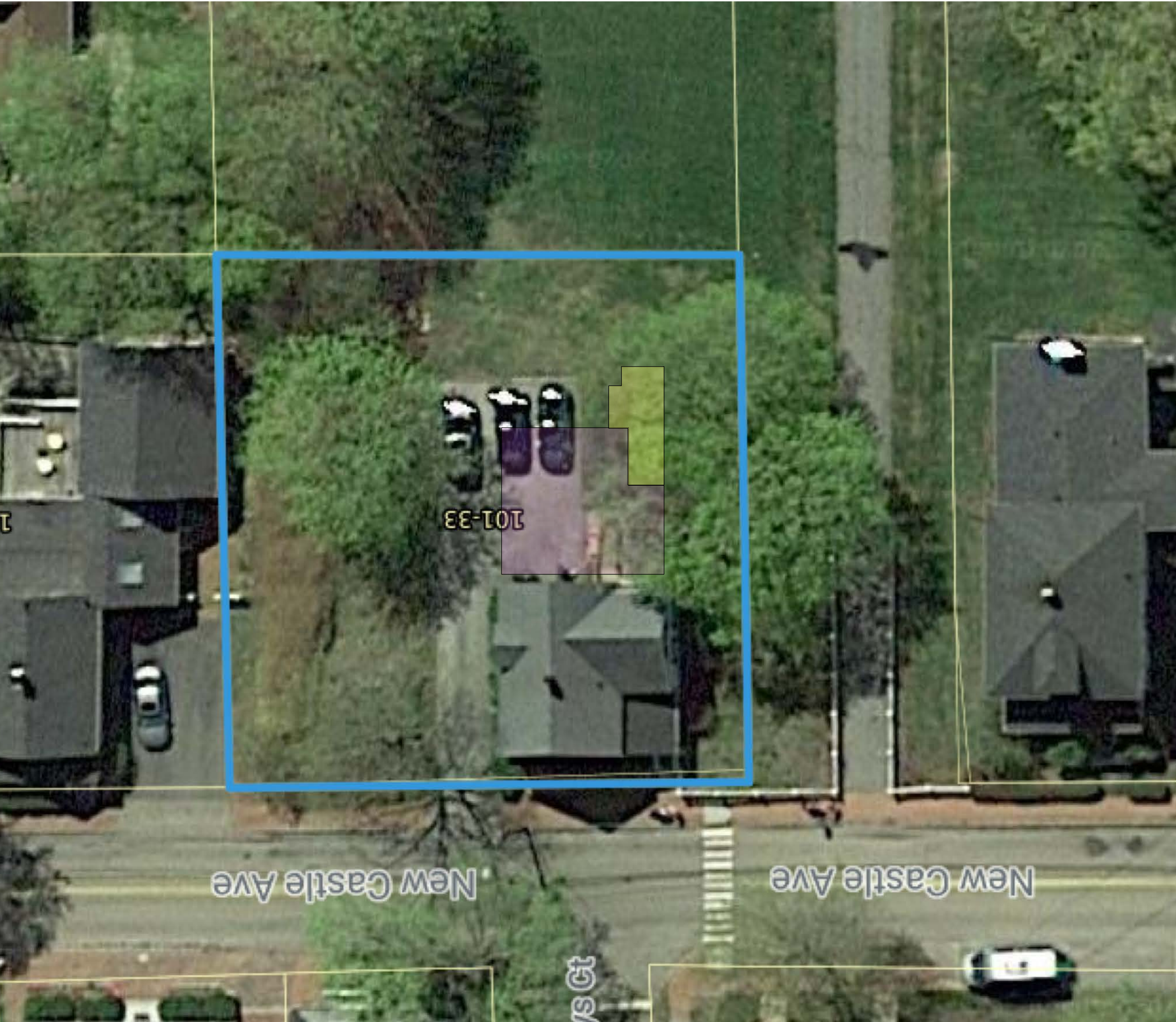


SITE PLAN

SCALE: 1" = 10'-0"

CAD BLOCK GUIDE

- EXISTING FOOTPRINT (831 SF)
- EXISTING DECK (99 SF)
- EXISTING DRIVEWAY TO BE REMOVED (632 SF)
- PROPOSED ADDITION (632 SF)
- PROPOSED DECK (288 FT)
- PROPOSED DRIVEWAY PARKING SF (636 SF)



GOOGLE SATELLITE SITE

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A2

NEIGHBOR CALCULATIONS

28 NEW CASTLE AVE:

LIVABLE SF: 2,320 SF
FIRST FLOOR 1,520 SF
2ND STORY 800 SF
BASEMENT 0 SF
DECK 0 SF
PORCH 0 SF
ATTIC 0 SF

GROSS SF: 4,881 SF
FIRST FLOOR 1,520 SF
2ND STORY 800 SF
BASEMENT 1,520 SF
DECK 80 SF
PORCH 161 SF
ATTIC 800 SF

LOT SIZE: 1.16 ACRES
AREA OF FOOTPRINT: 2,025 SF

LOT COVERAGE: 4.01%

70 NEW CASTLE AVE:

LIVABLE SF: 1,365 SF
FIRST FLOOR 960 SF
3/4 STORY 405 SF
BASEMENT 0 SF
PORCH 0 SF

GROSS SF: 2,520 SF
FIRST FLOOR 960 SF
3/4 STORY 540 SF
BASEMENT 900 SF
PORCH 120 SF

LOT SIZE: 0.22 ACRES
AREA OF FOOTPRINT: 1,482 SF

LOT COVERAGE: 15.46%

CALCULATIONS

50 NEW CASTLE AVE ~ PROPOSED:

LIVABLE SF: 3,033 SF
FIRST FLOOR 1,463 SF
3/4 STORY 650 SF
BASEMENT 920 SF
DECK 0 SF
PORCH 0 SF

GROSS SF: 4,432 SF
FIRST FLOOR 1,463 SF
3/4 STORY 831 SF
BASEMENT 1,751 SF
DECK 288 SF
PORCH 99 SF

LOT SIZE: 0.22 ACRES
AREA OF FOOTPRINT: 1,850 SF

PROPOSED LOT COVERAGE: 19.30%

CAD BLOCK GUIDE

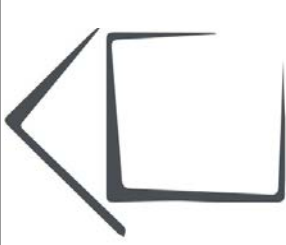
- PROPOSED ADDITION (632 SF)
- PROPOSED DECK (288 SF)

SITE PLAN



PORTSMOUTH MAP GEO SITE

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.



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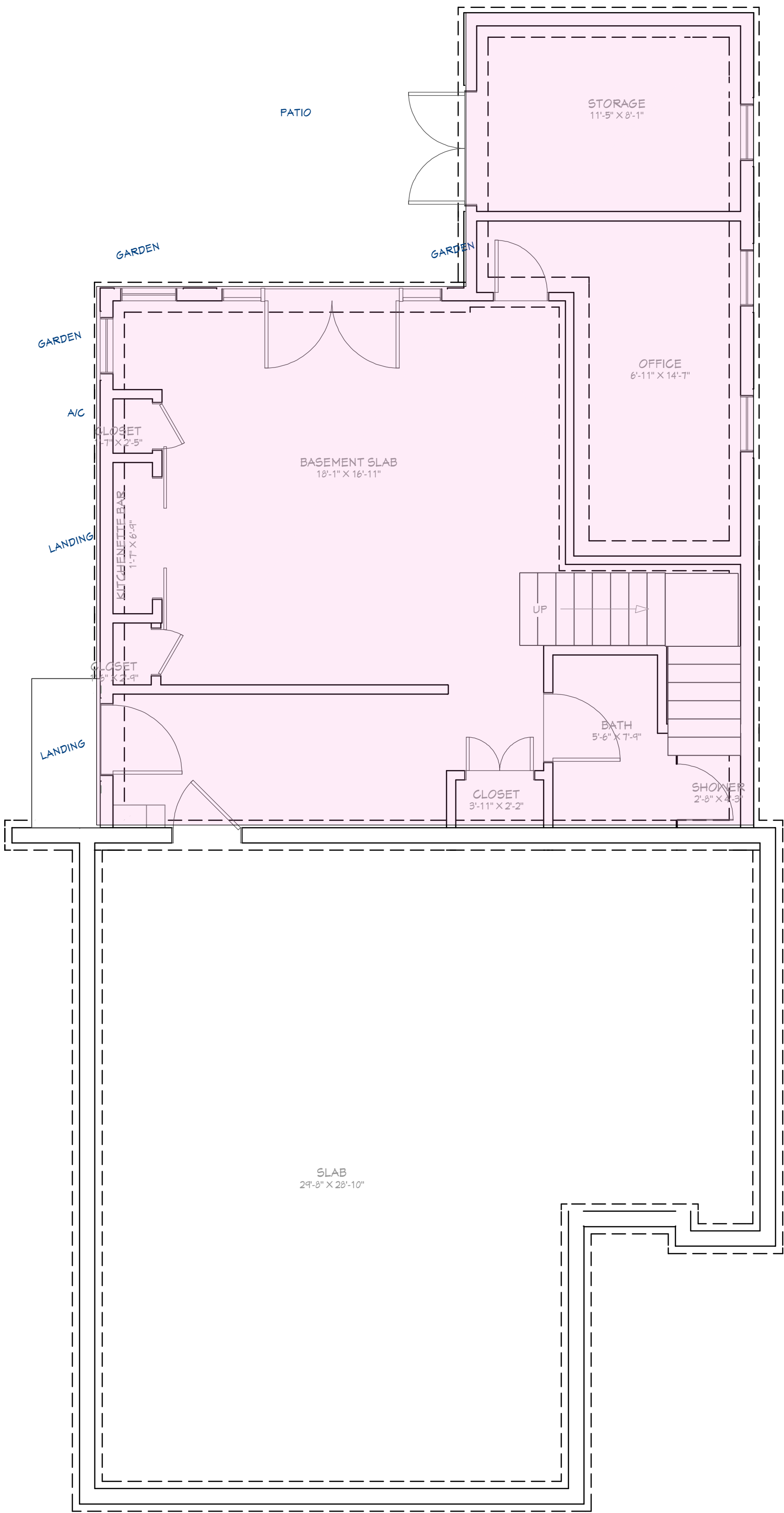
DRAWING SCALE

SHEET:

A3

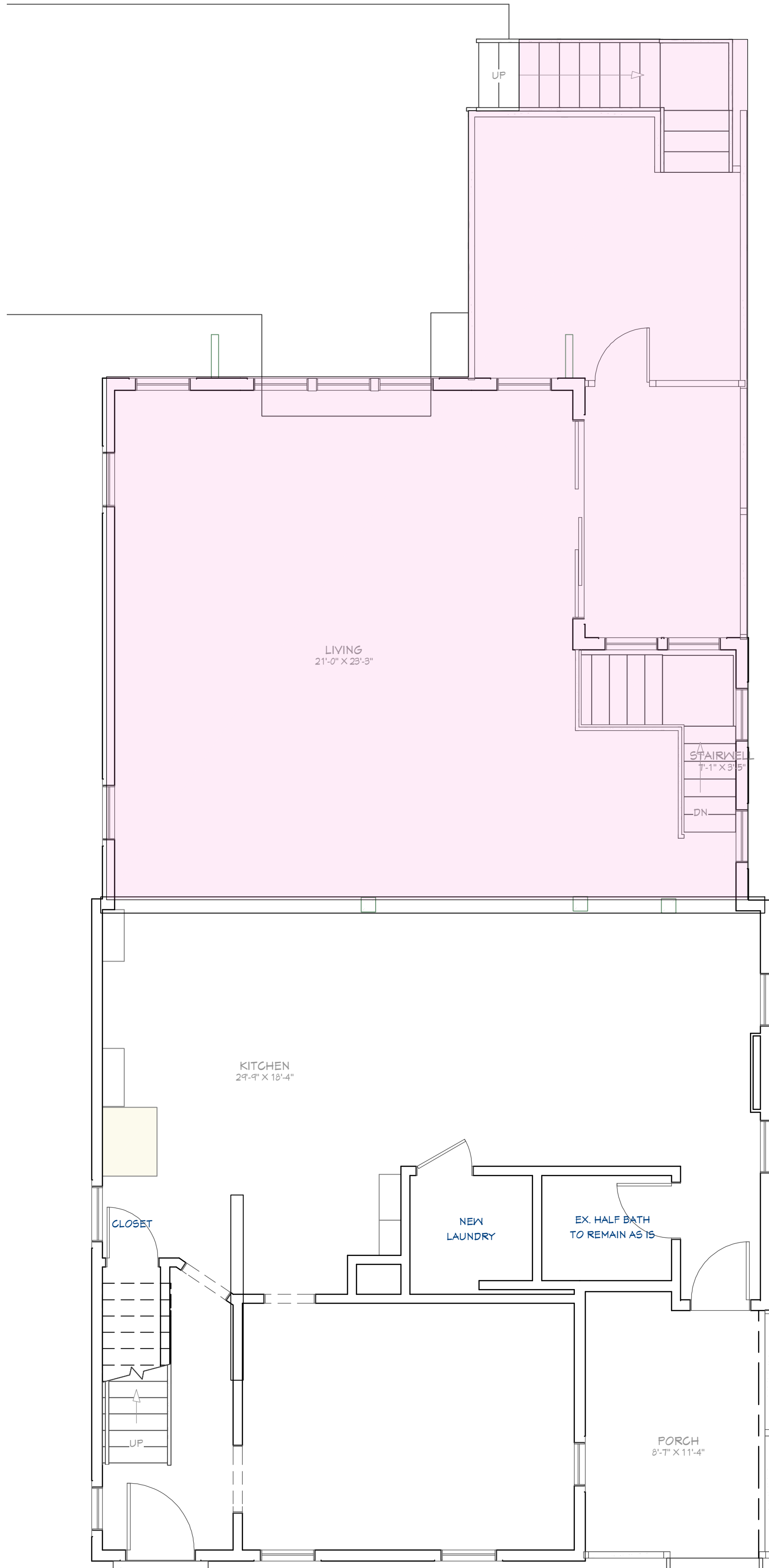
BASEMENT / FOUNDATION FLOOR PLAN

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



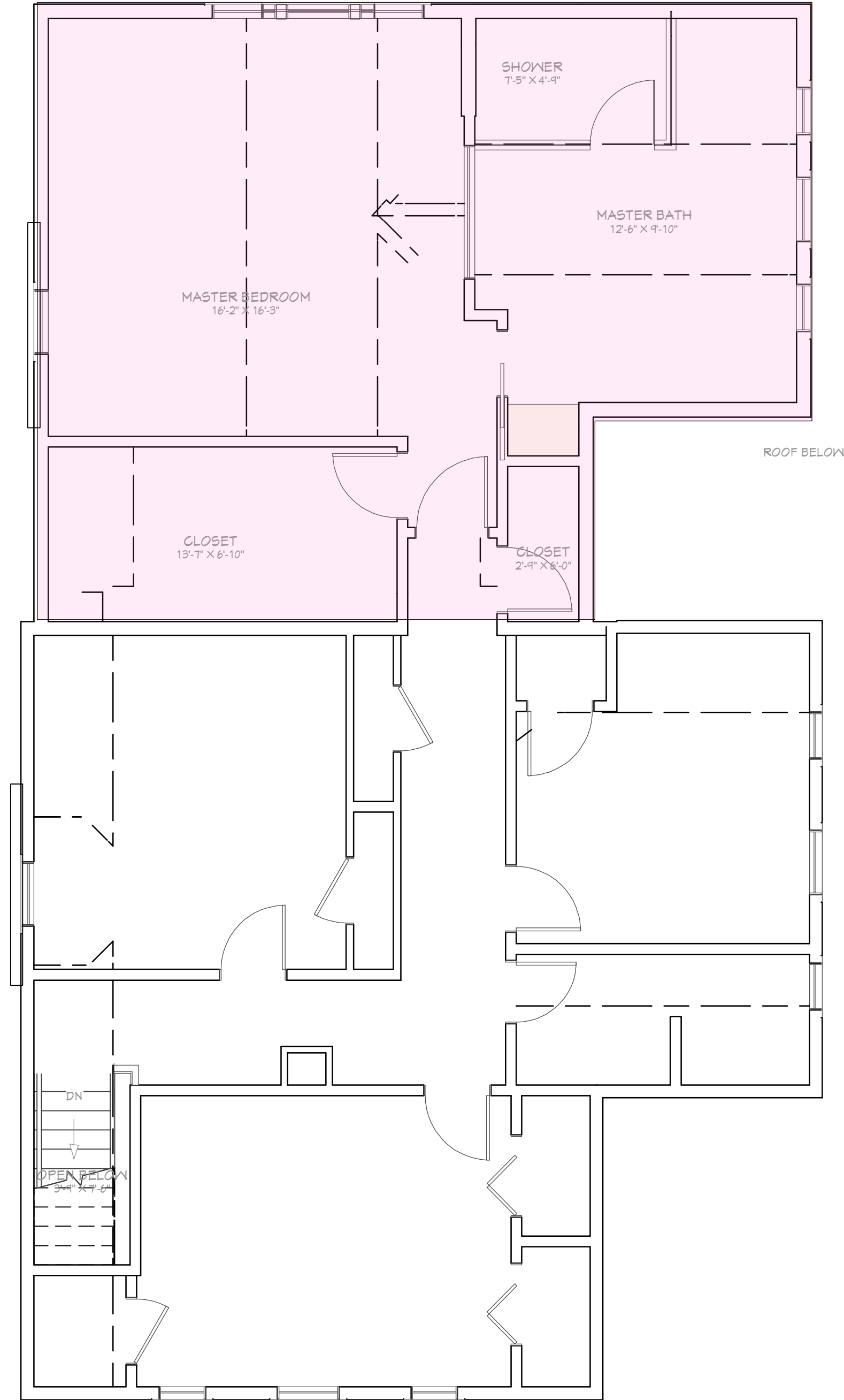
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



CAD BLOCK GUIDE

PROPOSED ADDITION

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FLOOR PLANS

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SHEET:

A4



FRONT ELEVATION PHOTO

SCALE: NOT TO SCALE



FRONT ELEVATION EXISTING

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



FRONT ELEVATION PROPOSED

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

- NOTE:
- 1. REPLACE EXISTING FRONT DECK DOOR SIMPSON 37482 DUTCH DOOR
 - 2. REPLACE EXISTING FRONT DOOR WITH SIMPSON 37506
 - 3. REMOVE ALL EXISTING PLASTIC SHUTTERS

SIMPSON
EXTERIOR DOORS

1



37506 THERMAL SASH

2



37482 THERMAL SASH
(dutch door)

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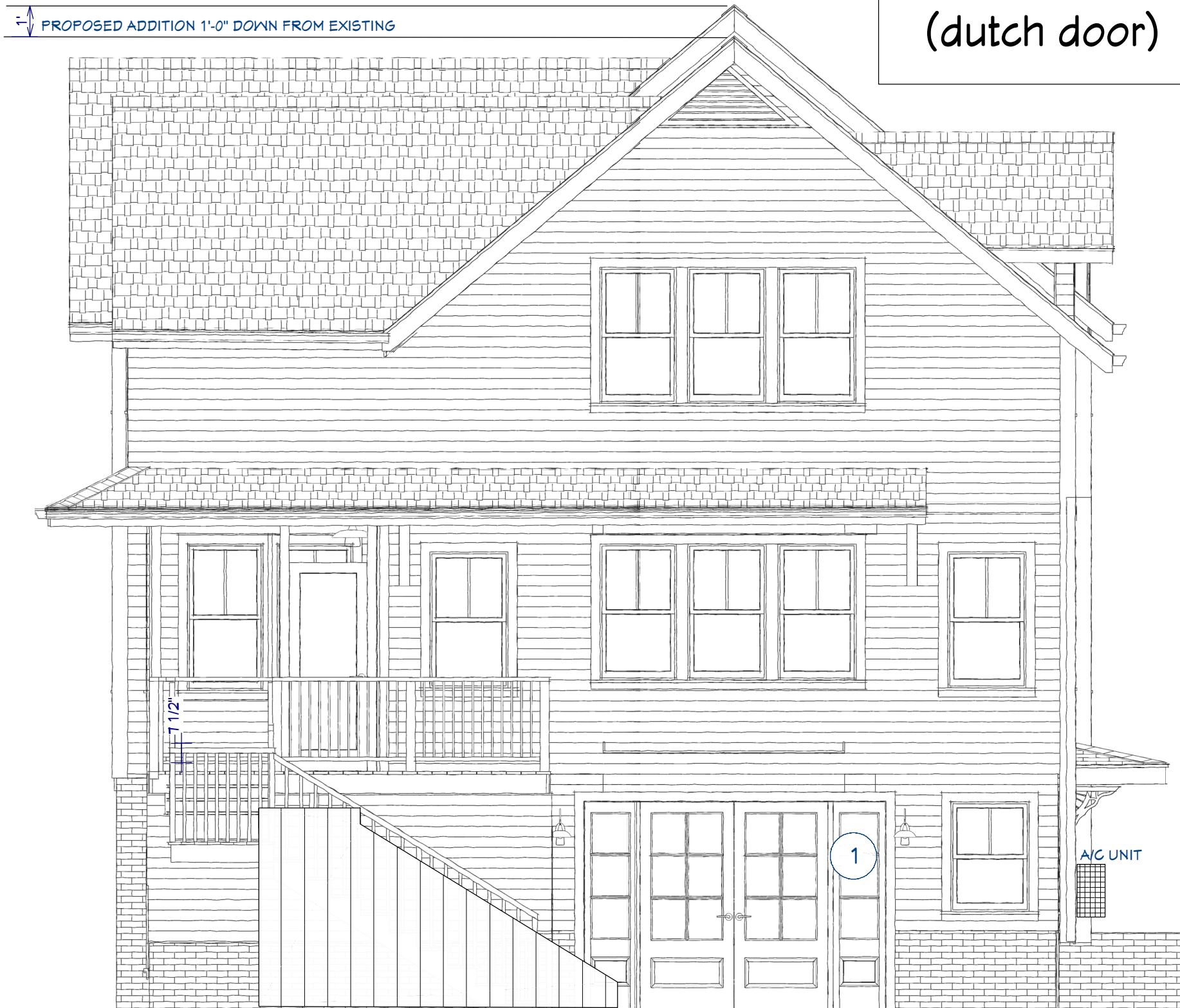
BACK ELEVATION PHOTO

SCALE: NOT TO SCALE



BACK ELEVATION EXISTING

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



BACK ELEVATION PROPOSED

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

- NOTE:
- 1. MASTER BEDROOM 3 WINDOWS, NO BALCONY
 - 2. FRENCH DOORS OUT OF BASEMENT, GRADE DROPPED DOWN TO -7" BELOW BASEMENT F.F.



ELEVATIONS

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DRAWING SCALE

SHEET:

A5
ELEVATIONS



RIGHT ELEVATION PHOTO | SIDEVIEW

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



RIGHT EXISTING ELEVATION | SIDEVIEW

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

MARVIN - ELEVATE SERIES - DOUBLE HUNG

Simulated Divided Lite (SDL)

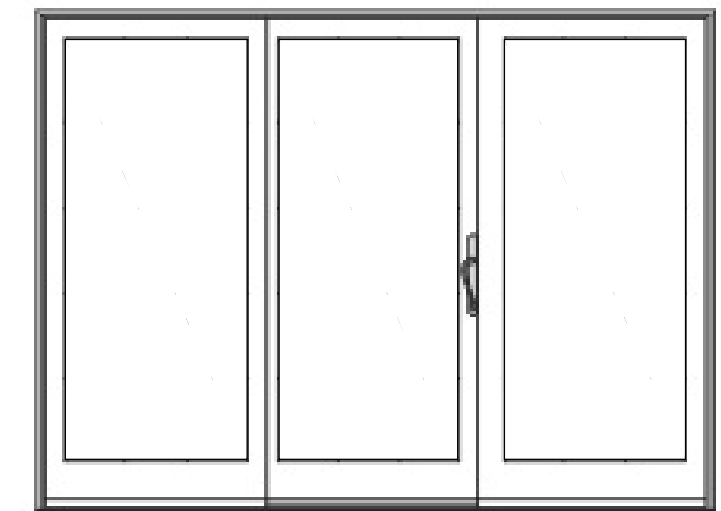
spacer bar installed between the glass to create even more depth that resembles an ADL.

An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a

4



DOOR FROM HOUSE TO COVERED PORCH



ELSFD 9065 OXO-LH

3 MARVIN - ELEVATE SERIES
9'-0" SLIDER ELSFD 9065 OXO-LH

Features of the Elevate Slider

- Available in heights up to 8 feet or widths up to 16 feet
- Traditional panel design with substantial side stiles, top and bottom rails
- Fiberglass sill that stands up to foot traffic and weather
- Top hung screen door that operates smoothly without jamming
- Superior engineering for nearly effortless sliding operation
- Available with IZ3 coastal/hurricane certification
- CE certified



RIGHT PROPOSED ELEVATION | SIDEVIEW

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

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FORTSMOUTH, NH

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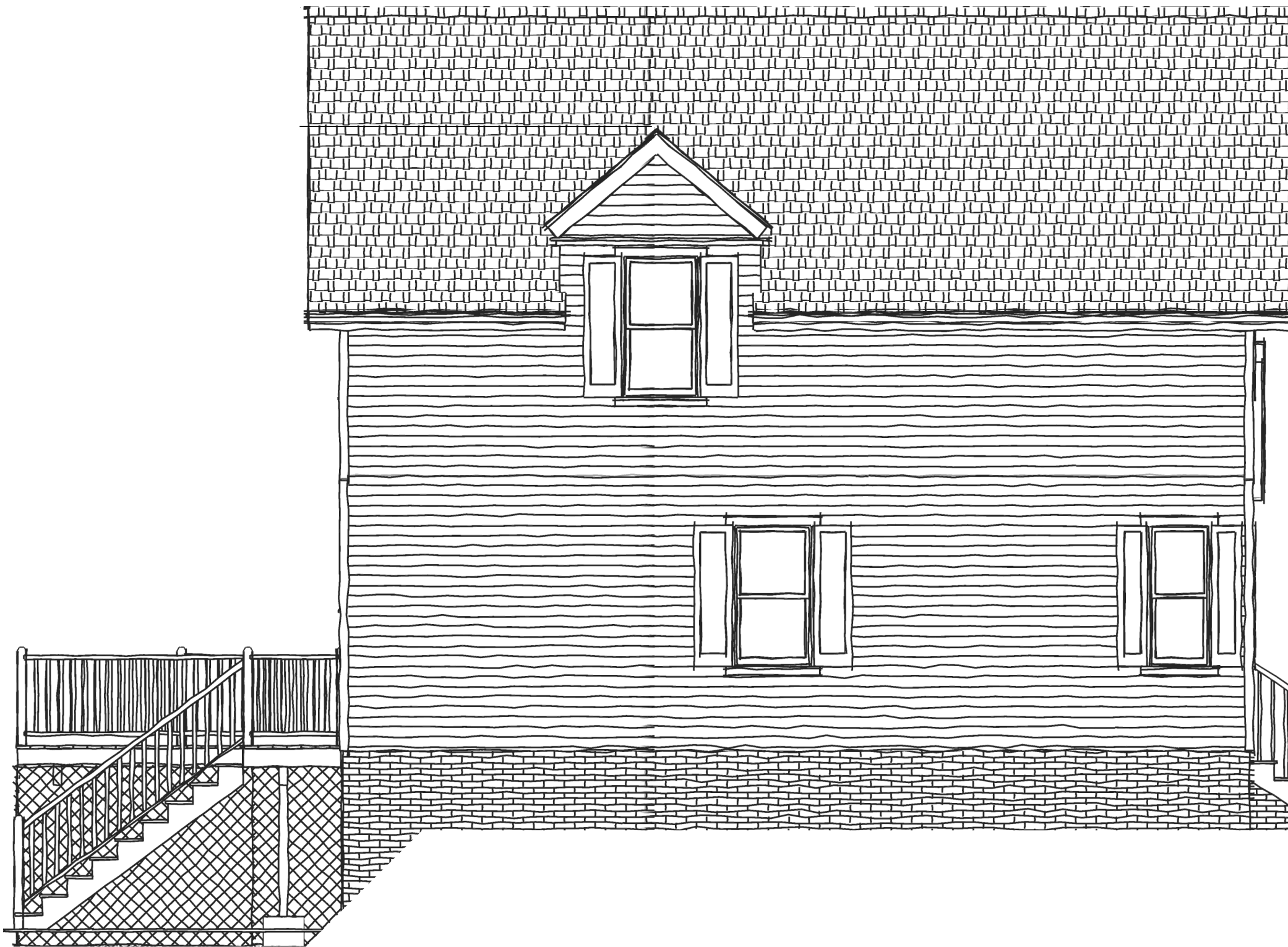
A6

ELEVATIONS



LEFT ELEVATION PHOTO | SIDEVIEW

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



LEFT EXISTING ELEVATION | SIDEVIEW

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

SIMPSON EXTERIOR DOORS

1



37506 THERMAL SASH



20" SIDE LITES



LEFT PROPOSED ELEVATION | SIDEVIEW

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

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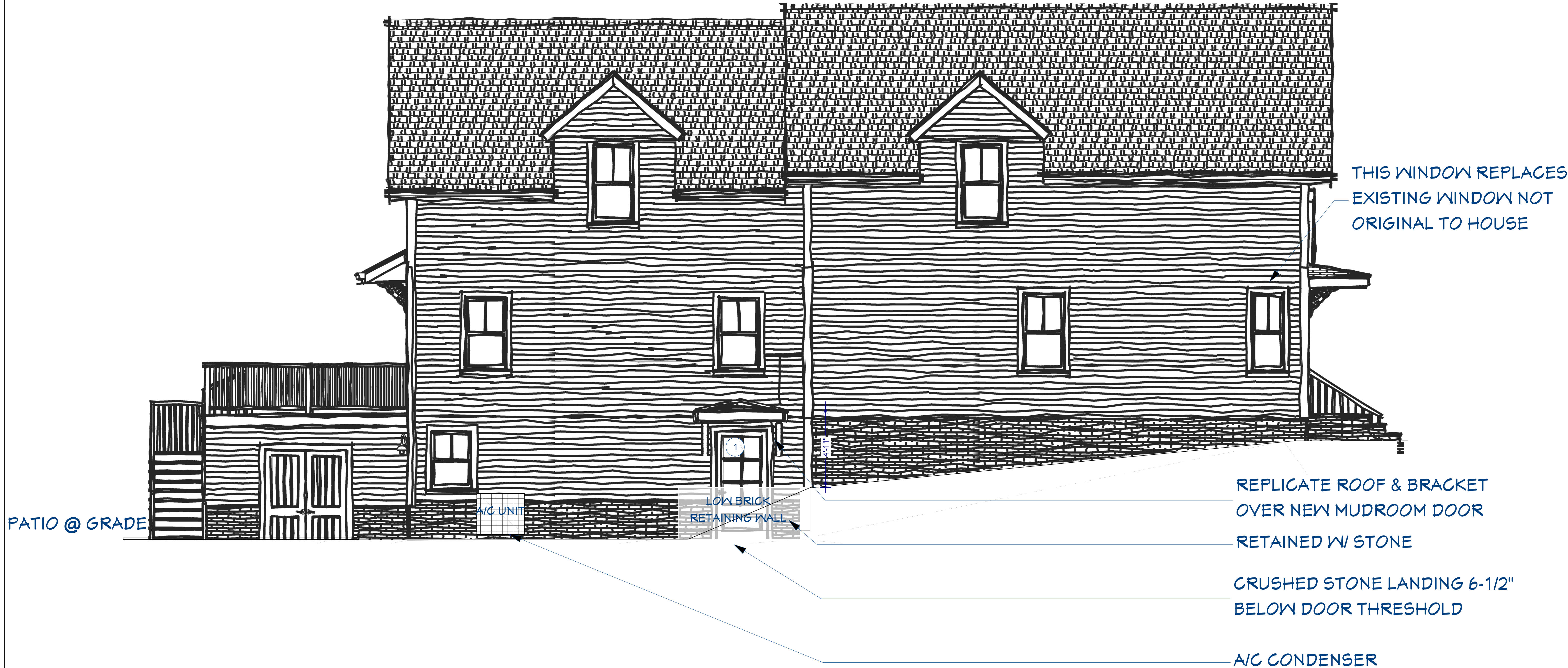
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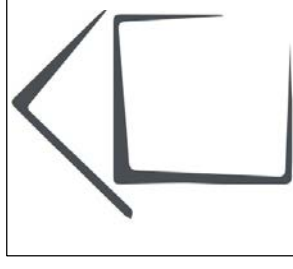
A7
ELEVATIONS



LEFT PROPOSED ELEVATION | SIDEVIEW - MATERIAL CALLOUT

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

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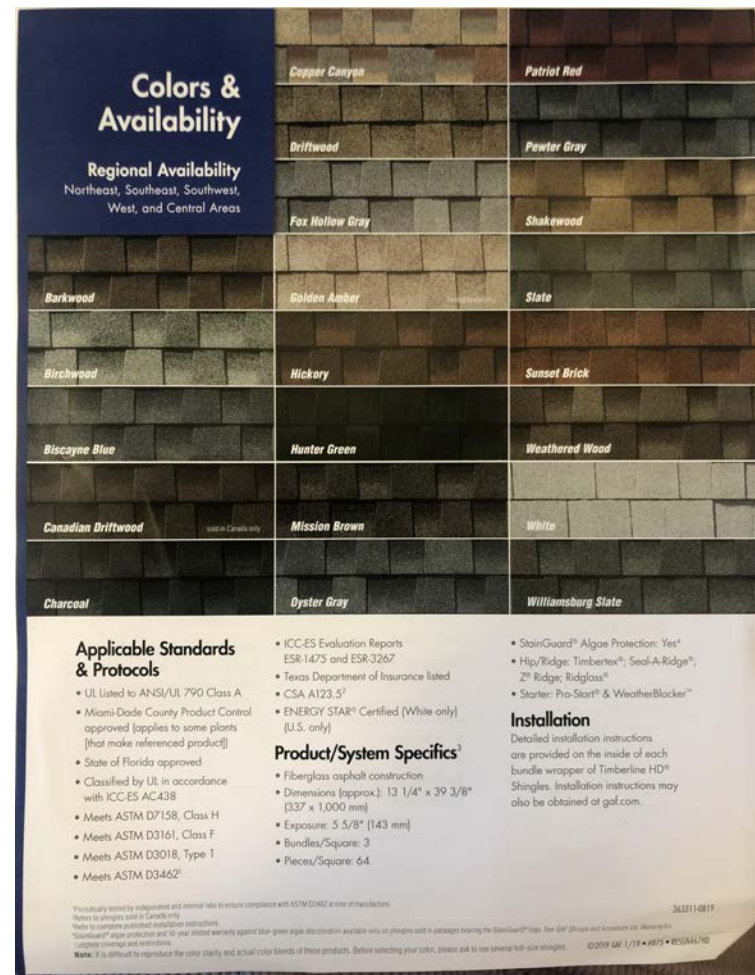
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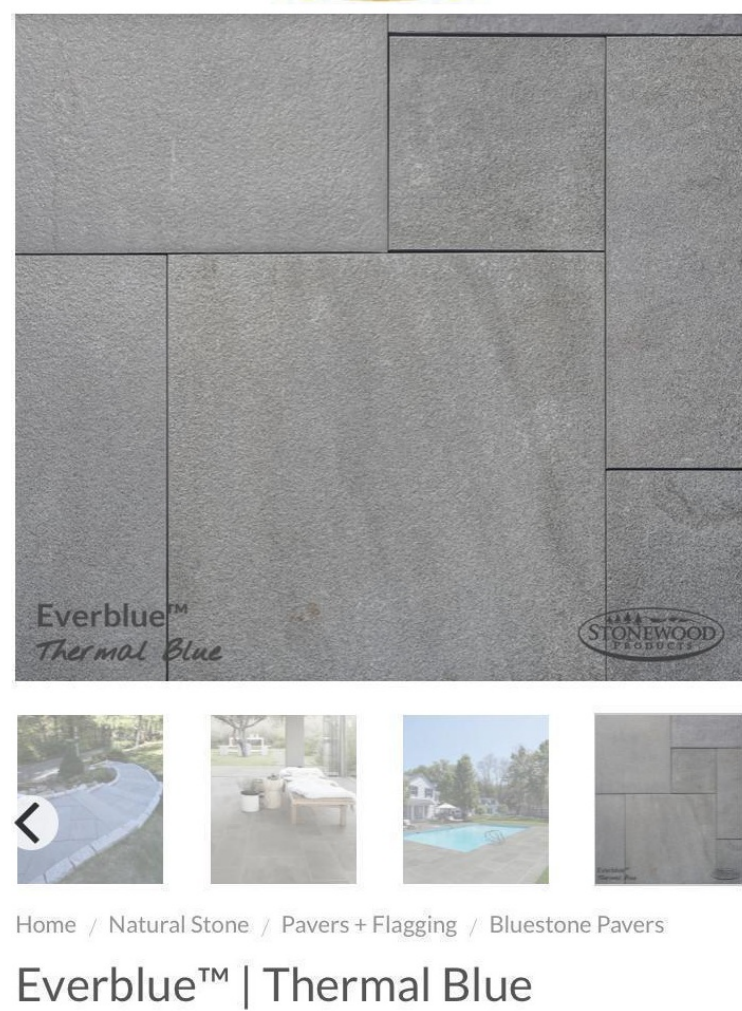
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CERTAINTEED - ROOFING



PATIO PAVERS



MARVIN - ELEVATE SERIES - DOUBLE HUNG



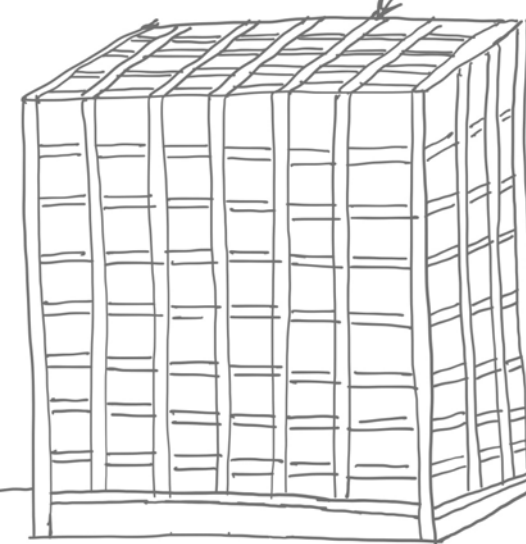
4 Simulated Divided Lite (SDL)



spacer bar installed between the glass to create even more depth that resembles an ADL.

An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a

A/C CONDENSER COVER



CEDAR 1" W. WEATHER NATURALLY.

NOTE: GARDEN WILL BE INSTALLED AROUND CONDENSER.

COVER FOR HVAC CONDENSER



BRICK RETAINING WALL



EXISTING DORMER TO REPLICATE

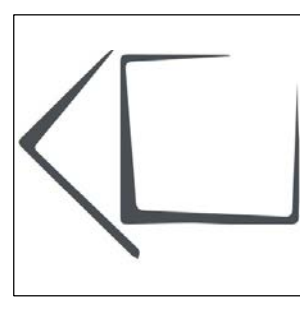




BACK PROPOSED ELEVATION - MATERIAL CALLOUT

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

EXISTING WINDOWS (REPLACE EXISTING PLASTIC SHUTTERS WITH WOOD PAINTED SHUTTERS APPROPRIATELY SIZED FOR WINDOW W/ PERIOD APPROPRIATE HARDWARE) 	PROPOSED WINDOW TRIM PKG FROM 1900 HOME ACROSS ST 39 NEW CASTLE AVE 2/1 BLACK EXTERIOR WINDOWS 	6" CORNER BOARDS 	RAIL & STAIR SYSTEM 	EXISTING BRICK TO MATCH 	VERTICAL PVC BOARD SCREENING 	EXISTING FRONT ENTRY 	4" CEDAR CLAPBOARDS EXISTING (TO REPAIR) 	POST @ FRONT/ SIDE PORCH TO REPLICATE 	INCANDESCENT BULB 40W DARK SKY COMPLIANT BRONZE FINISH 
--	---	--	--	---	--	--	---	---	---



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