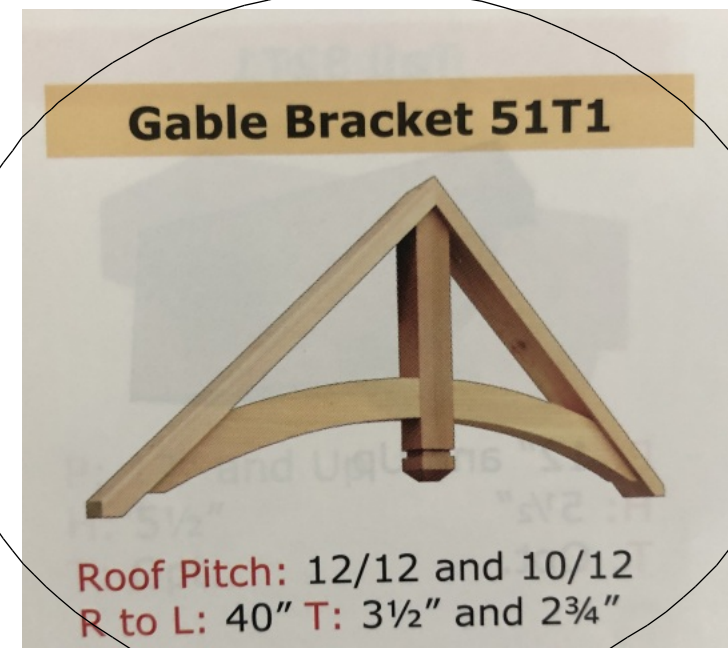


STORAGE AREA UNDER DECK REFERENCE FROM 11 SOUTH STREET
NOTE: MATCHING PANELS ONLY - FLUSH INSTALLATION

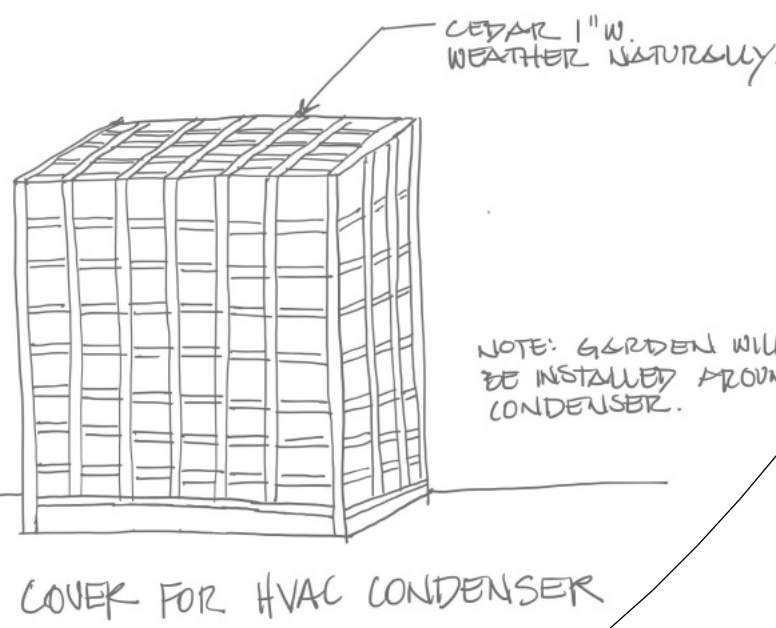
*WINDOWS: All new windows throughout house if budget allows. Removing 1/1 replacement double hung windows and large picture window installed in the 1970's to a historically appropriate 2/1 double hung window with black exterior
_MANUFACTURER: MARVIN - ELEVATE - 2/1 D.H.
_EXT. FINISH: BLACK
_INT. FINISH: 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



A/C COMPRESSOR COVER REFERENCE FROM 14 SOUTH STREET

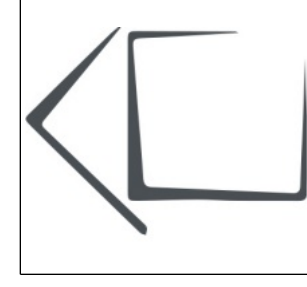


COVER FOR HVAC CONDENSER



Everblue™ | Thermal Blue

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



OVERVIEW

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CLIENT:

TIM & ALEX LIETO
50 NEW CASTLE AVE
PORTSMOUTH, NH

CONTACT:

AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.703.0696

DATE:

8/13/20

SCALE:

SCALED FOR:
24" X 36"

DRAWING SCALE

SHEET:

A1

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:

*BROSCO: Liberty Extruded Rail System

*RISER: AZEC- WHITE

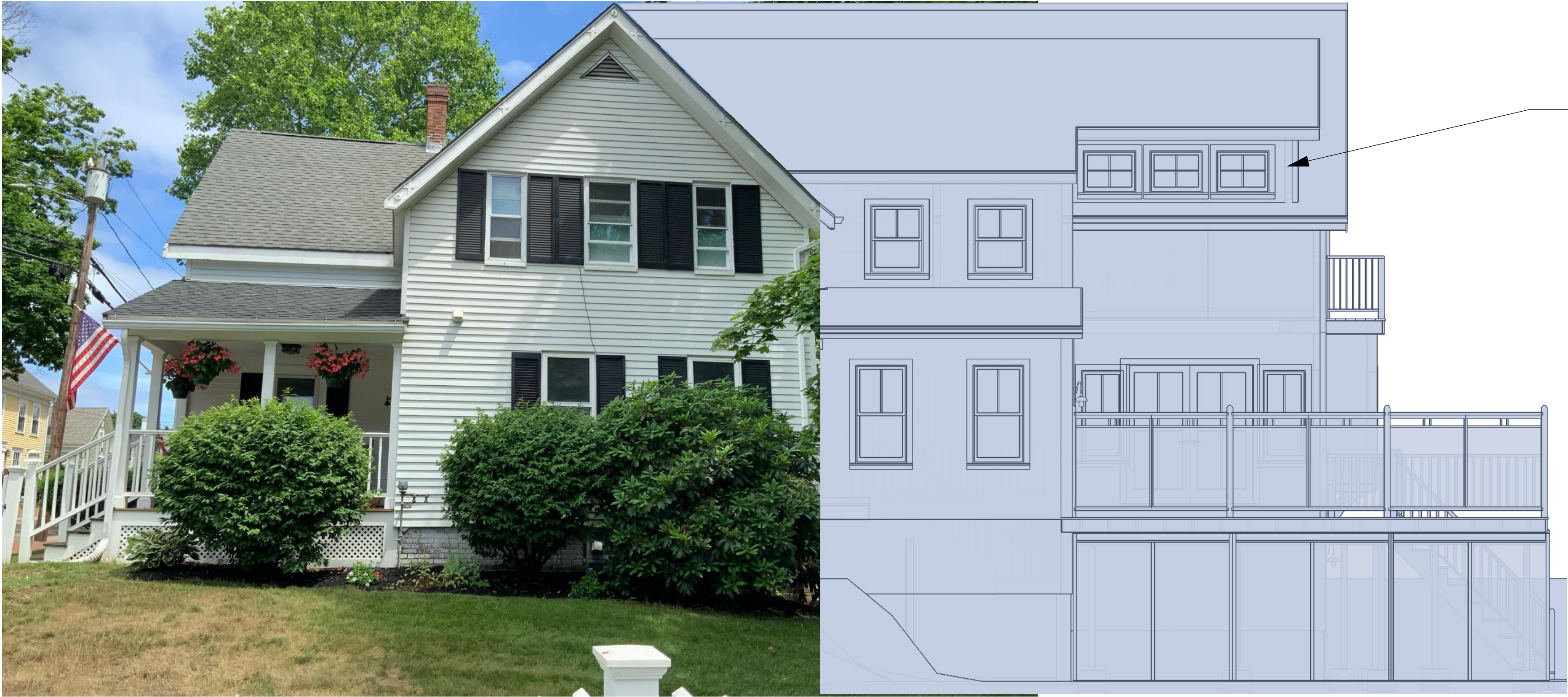
*TREAD: SELECTWOOD, ZURI "Weathered Grey"

*HANDRAIL: WOOD MAHOGANY RAIL

*BALUSTERS: WOOD SQ WHITE 1"x1"

*DECK: MAHOGANY

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



EAST ELEVATION PHOTO | SIDEVIEW

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

MARVIN - ELEVATE SERIES
AWNING



Simulated Divided Lite (SDL)



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

Features of the Elevate Awning Window

- Available in heights up to 4 feet or widths up to 4 feet
- Narrow frame replacement option is available to fit seamlessly into existing window openings
- Dual-point locking system ensures a tight seal and security from top to bottom
- Available with IZ3 coastal/hurricane certification
- CE certified



MARVIN - ELEVATE SERIES
DOUBLE HUNG

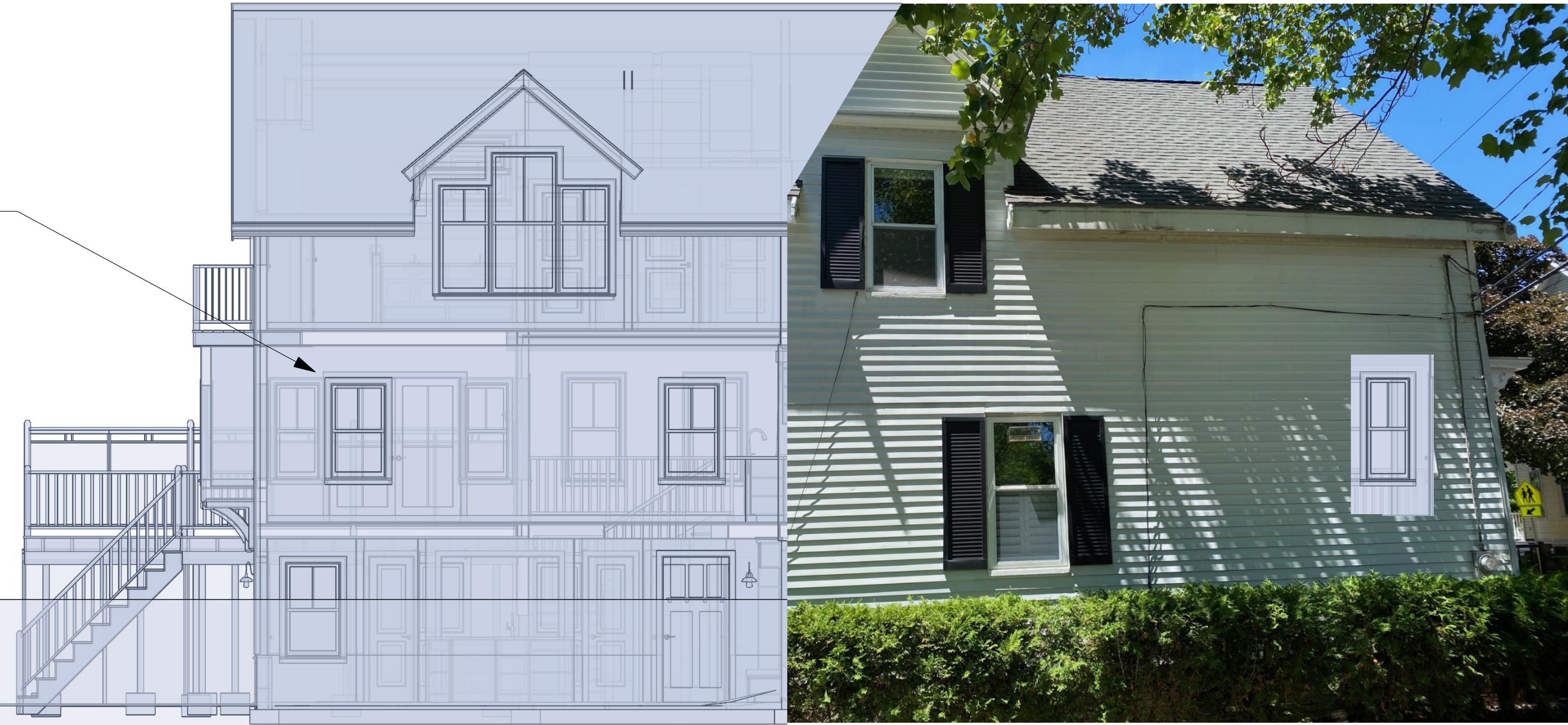
Simulated Divided Lite (SDL)



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

Features of the Elevate Double Hung Window

- Available in heights up to 7 feet or widths up to 4.5 feet
- Low-profile locking mechanism for smooth operation
- Insert replacement option is available to fit seamlessly into existing window openings
- Sashes tilt in for easy cleaning of both sides of glass from indoors
- Available with IZ3 coastal/hurricane certification
- CE certified

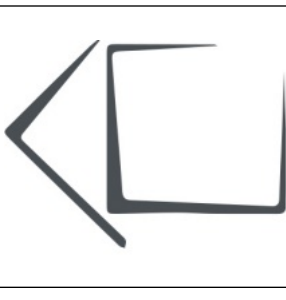


WEST ELEVATION PHOTO | SIDEVIEW

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

NOTE: REPLACING EXISTING STAINED GLASS AND PLASTIC WINDOW AWAY WITH 2/1 WINDOW TO MATCH REST OF HOUSE

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



GLASS HOUSE
OVERLAY

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DRAWING SCALE

SHEET:

A2

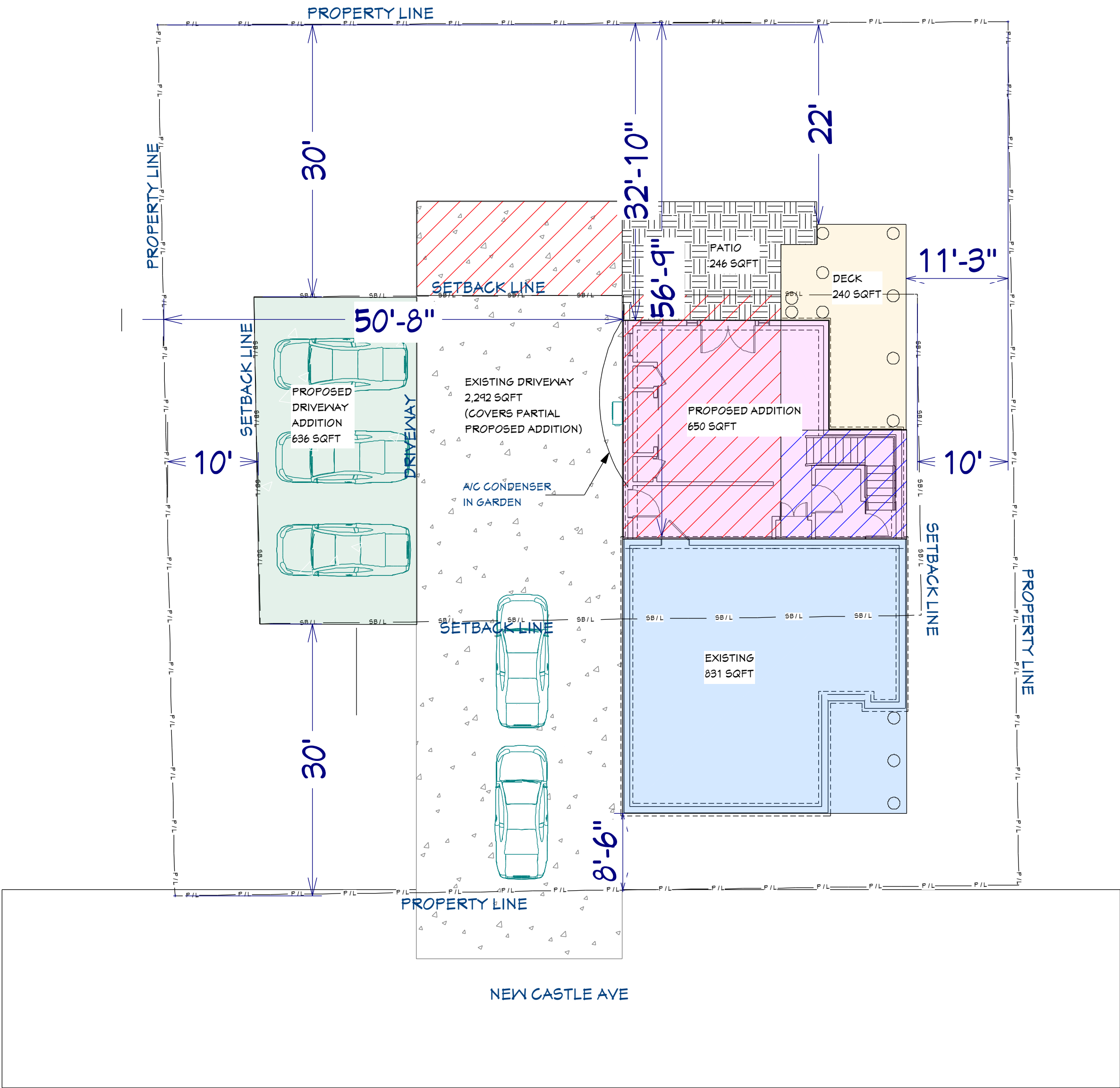
CALCULATIONS

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
FRONT/REAR HEIGHT:
27'3" EXISTING RIDGE HT FROM FRONT GRADE
32'3" EXISTING RIDGE HT FROM BACK GRADE
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%
EXISTING PARCEL AREA: 0.0251 ACRES

PROPOSED CONDITIONS:
FRONT/REAR HEIGHT:
27'3" PROPOSED RIDGE HT FROM FRONT GRADE
32'3" PROPOSED RIDGE HT FROM BACK GRADE
LIVABLE SF: 2,131 SF
FIRST FLOOR 1,481 SF
3/4 STORY 650 SF
BASEMENT 0 SF
DECK 0 SF
PORCH 0 SF
GROSS SF: 4,132 SF
FIRST FLOOR 1,481 SF
3/4 STORY 831 SF
BASEMENT 1,481 SF
DECK 240 SF
PORCH 99 SF
AREA OF FOOTPRINT: 1,721 SF
PROPOSED PATIO: 246 SF
PROPOSED DRIVEWAY: 2,928 SF
PROPOSED PARKING SPOTS: 5
PROPOSED SETBACKS:
FRONT: 8'6"
REAR: 32'10"
LEFT: 11'4"
RIGHT: 50'8"
PROPOSED LOT COVERAGE: 18.99%
PROPOSED PARCEL AREA: 0.0395 ACRES

SITE PLAN



SITE PLAN

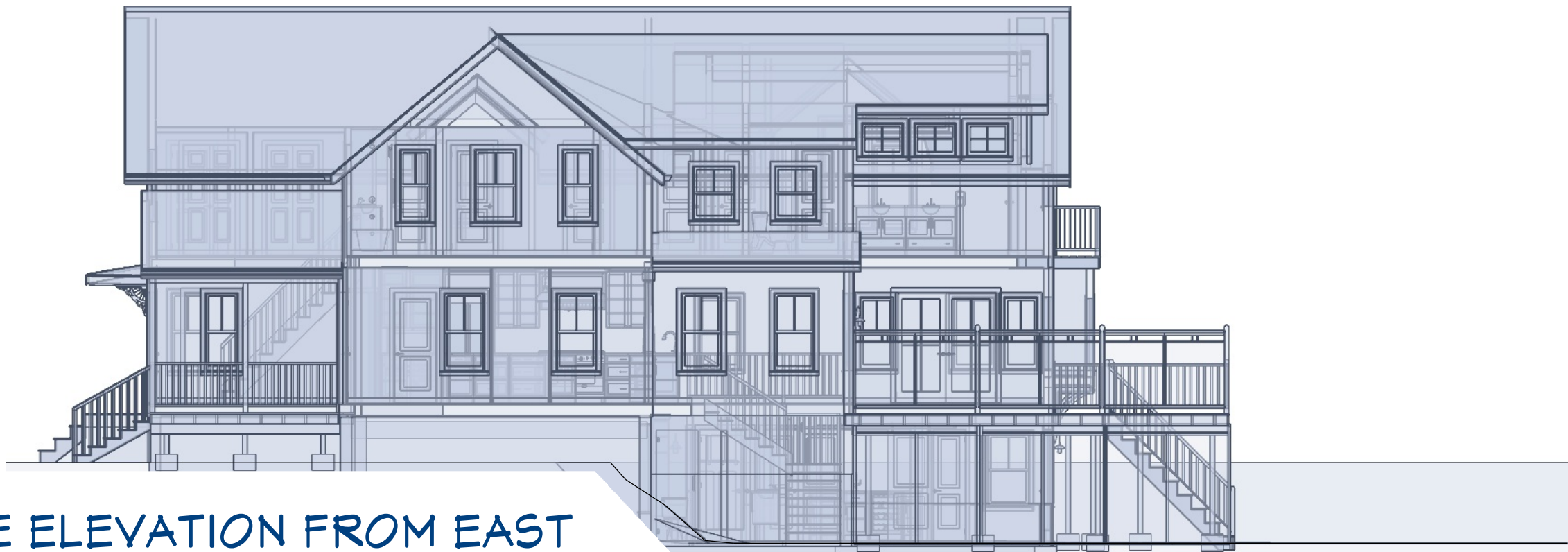
SCALE: 1" = 10'-0"

CAD BLOCK GUIDE

- EXISTING FOOTPRINT (831 SF)
- EXISTING DECK TO BE REMOVED (164 SF)
- EXISTING DRIVEWAY TO BE REMOVED (632 SF)
- PROPOSED ADDITION (650 SF)
- PROPOSED DECK (240 FT)
- PROPOSED DRIVEWAY PARKING SF (636 SF)



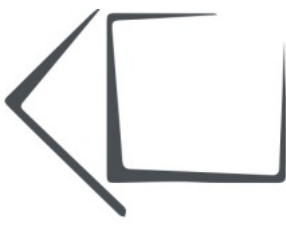
GOOGLE SATELLITE SITE



GLASS HOUSE ELEVATION FROM EAST

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

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



SITE PLAN

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DRAWING SCALE

SHEET:

A3




NORTH ELEVATION PHOTO | FRONT VIEW

SCALE: NOT TO SCALE



NORTH ELEVATION EXISTING | FRONT VIEW (NO CHANGES)

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



VICOMTE SCONCE
\$495 REGULAR
\$371 MEMBER

Jonathan Browning elevates the classic industrial safety cage, applying his signature design sensibility to Vicomte's openwork composition. Retaining its pure modernist form, Browning refines the aesthetic with thin vertical bars and precisely angled corners, creating an harmonious interplay between positive and negative space.

HIDE DETAILS -

- Crafted of solid brass
- Rated for one 40W max. E26-base bulb
- Bulb included
- If brighter light is preferred, consider an LED bulb with a higher lumen output. [View our assortment.](#)
- Dimmer switch compatible
- 110-120V manufactured to US standards for US and Canadian markets. Requires outlet adapter and voltage converter for use internationally.
- Wet UL listed; suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- ADA compliant (not more than 4"D when installed)
- Hardwire; professional installation required
- Wipe with a soft dry cloth; avoid the use of all cleaners and abrasives, as they will damage the finish

HIDE DIMENSIONS -

Overall: 4 1/2"W x 4"D x 10 1/2"H
Backplate: 4 1/2" diam.
Weight: 5 lbs.

FINISH OPTIONS

Polished Chrome

Lacquered Burnished Brass

Bronze

Shown in Bronze.

40W INCANDESCENT BULB | DARK SKY COMPLIANT
BRONZE FINISH



SOUTH ELEVATION PHOTO | REAR VIEW

SCALE: NOT TO SCALE



SOUTH ELEVATION EXISTING | REAR VIEW

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

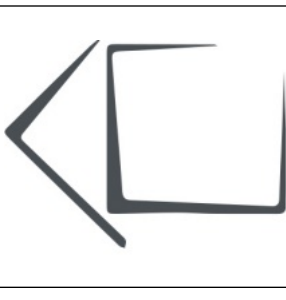


SOUTH ELEVATION PROPOSED | REAR VIEW

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

NOTE: AIR CONDENSER
LOCATED ABOVE

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ELEVATIONS

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DRAWING SCALE

SHEET:

A9
ELEVATIONS



EAST ELEVATION PHOTO | SIDEVIEW

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



EAST EXISTING ELEVATION | SIDEVIEW

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



MARVIN - ELEVATE SERIES
SWINGING FRENCH DOOR

Features of the Elevate Swinging French Door

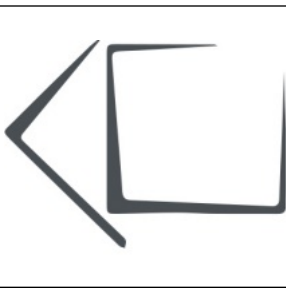
- Available in heights up to 8 feet or widths up to 9 feet
- Inswing or outswing motion to meet design and weather constraints
- Multi-point locking system ensures a tight seal and security from top to bottom
- Fiberglass sill that stands up to foot traffic and weather
- Available with IZ3 coastal/hurricane certification
- CE certified



EAST PROPOSED ELEVATION | SIDEVIEW

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

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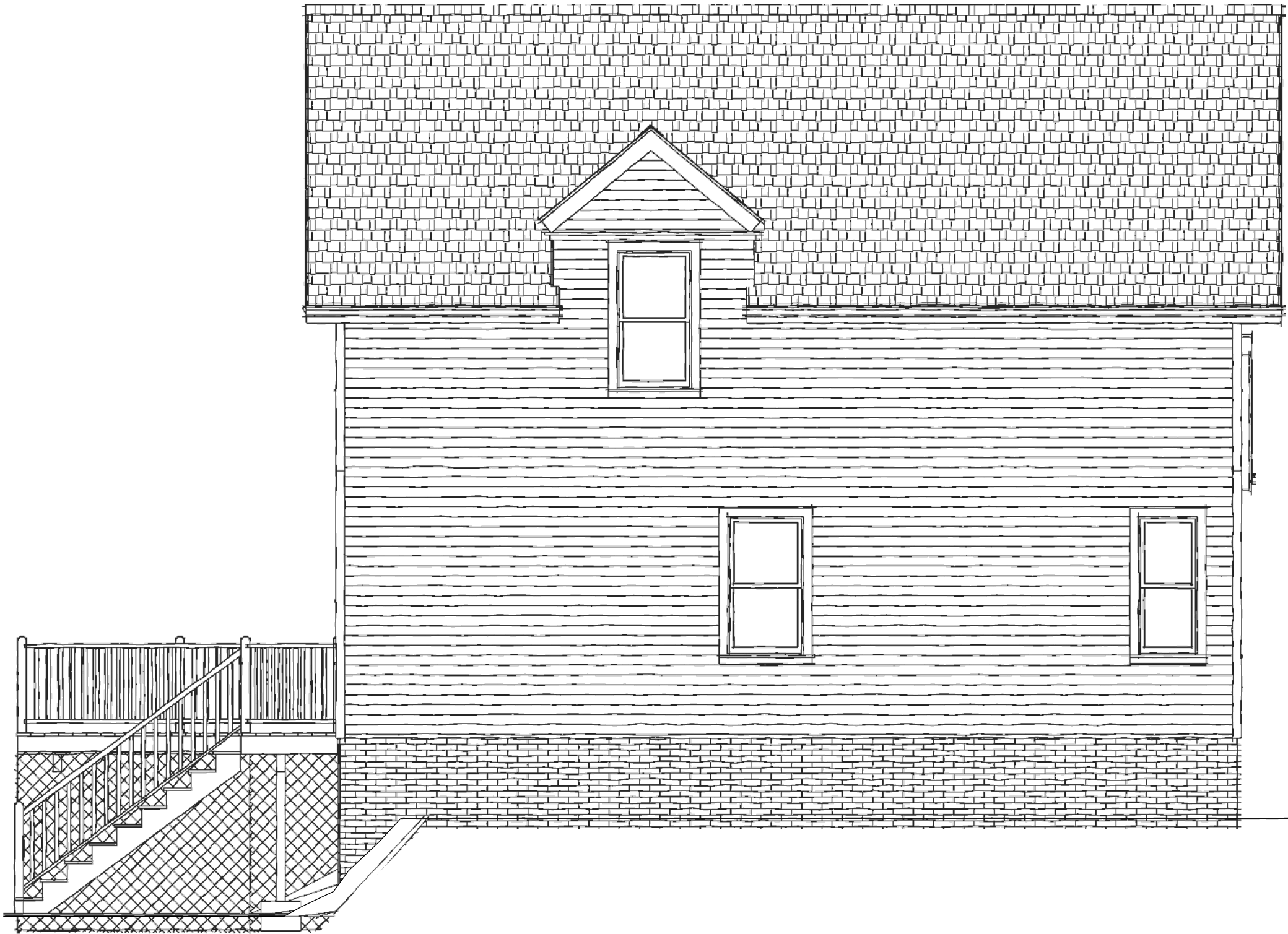
SHEET:

A10
ELEVATIONS



WEST ELEVATION PHOTO | SIDEVIEW

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



WEST EXISTING ELEVATION | SIDEVIEW

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



WEST PROPOSED ELEVATION | SIDEVIEW

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

SIMPSON - 37482
THERMAL SASH DOOR



37482 THERMAL SASH
(SDL)

SERIES: [Exterior French & Sash Doors](#)
TYPE: Exterior French & Sash
APPLICATIONS: Can be used for a swing door, Dutch Door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.
Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 3/4" VG Flat Panel
Glass: 3/4" Insulated Glazing

GET A QUOTE
If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

WIDTH 3'0" ▾

HEIGHT 6'8" ▾

WOOD SPECIES
Fir ▾

GLASS 3/4" Clear IG ▾

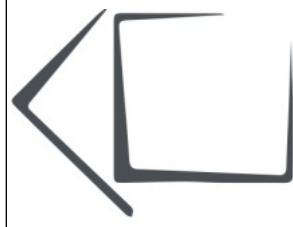
PANEL 1 1/16" Pnl Ext FP/Int RP ▾

UPGRADES
☐ UltraBlock Technology
☐ WaterBarrier Technology

REQUEST DEALER QUOTE

DUTCH DOOR TO BE USED ON FRONT DECK
REGULAR TO BE USED AT MUDROOM ENTRANCE

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



ELEVATIONS

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A11
ELEVATIONS