

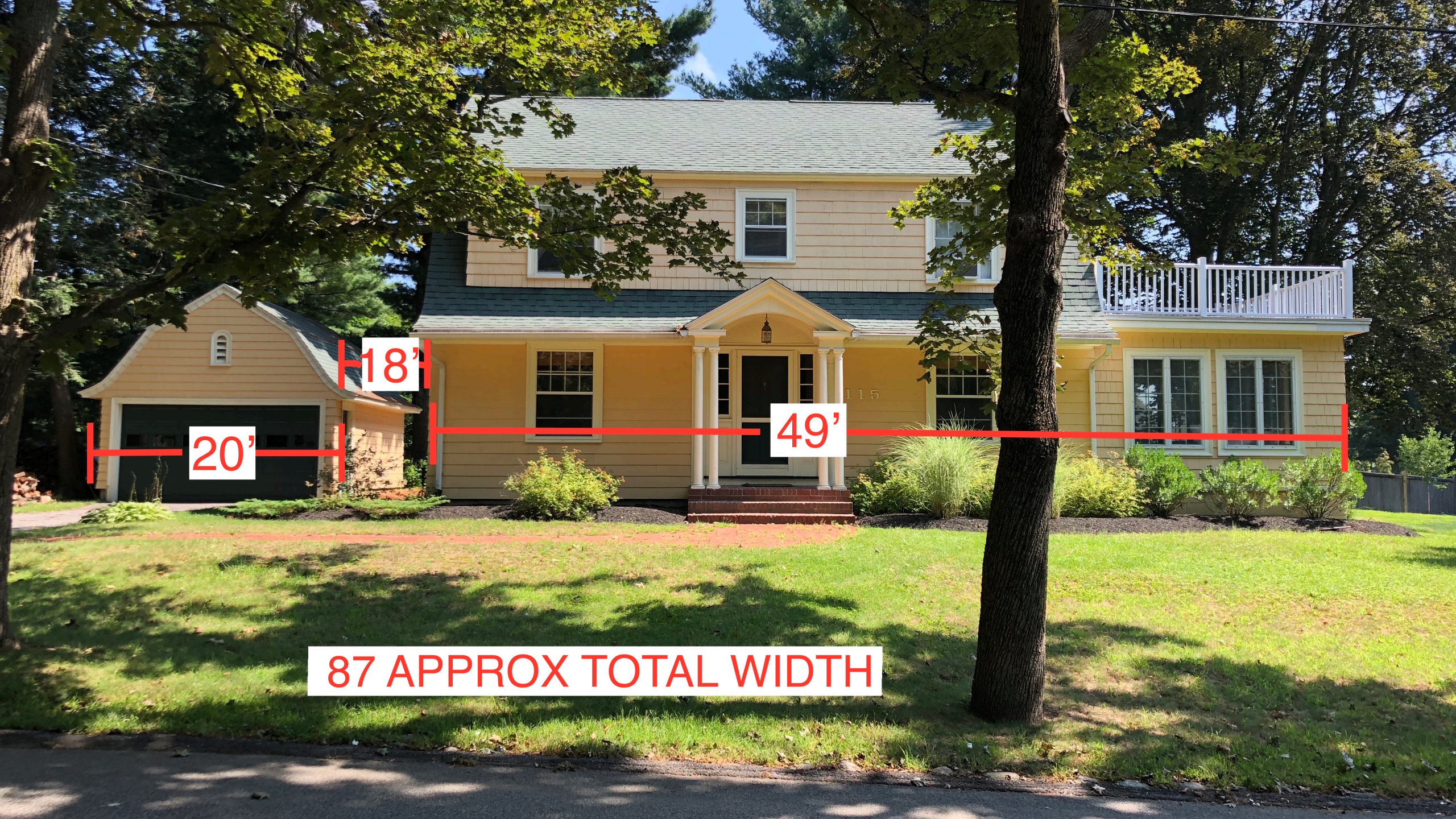
100 PINEHURST



Pinehurst Neighborhood

House Number	Living Area	Gross Area	Dimensions	Lot Size
<i>#100 existing</i>	1,503 sqft	3,949 sqft	29' 11" height 25' width	0.36 acres
<i>#100 proposed</i>	5,506 sqft	3,394 sqft	36' 8" height 72' width	0.36 acres
<i>#100 revised proposed</i>	3,394 sqft	4,983 sqft	30' 8" height 72' width	0.36 acres
#60	2,304 sqft	3,404 sqft	48' wide	0.24 acres
#115	2,718 sqft	4,409 sqft (w/ garage)	87' width (w/ garage)	0.34 acres
#125	2,525 sqft	4,230 sqft	60' width	0.35 acres
#140	1,885 sqft	3,454 sqft	33' height	0.30 acres
#150	2,176 sqft	3,600 sqft	33' 4" height	0.26 acres
#155	2,024 sqft	4,595 sqft	78' width	0.57 acres

PLEASE NOTE: **revised proposed** is 388 sqft larger than #155 Pinehurst
revised proposed is 6' narrower than #155 Pinehurst as well as #115
revised proposed is shorter than #140 and #150 Pinehurst



20'

18'

49'

87 APPROX TOTAL WIDTH



78'



60'



24'8"





24'

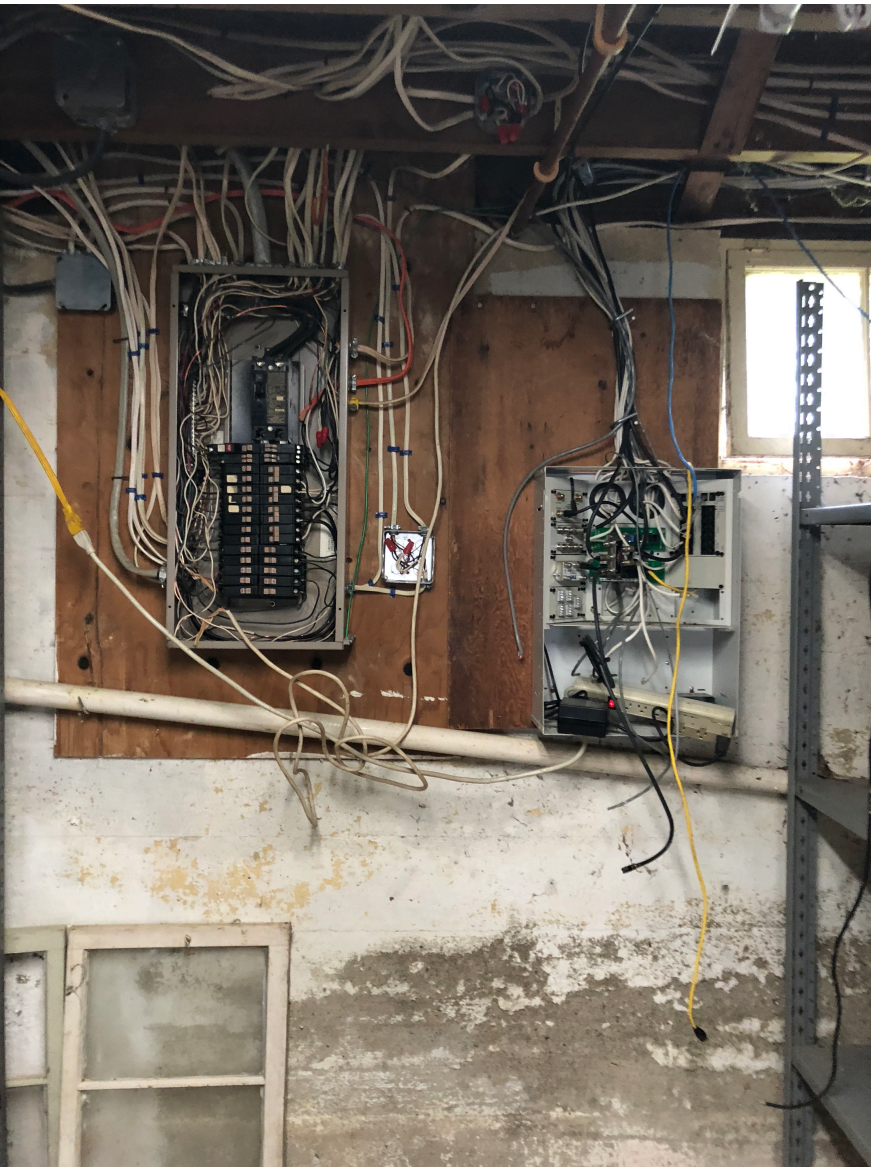
72'



33' 4"

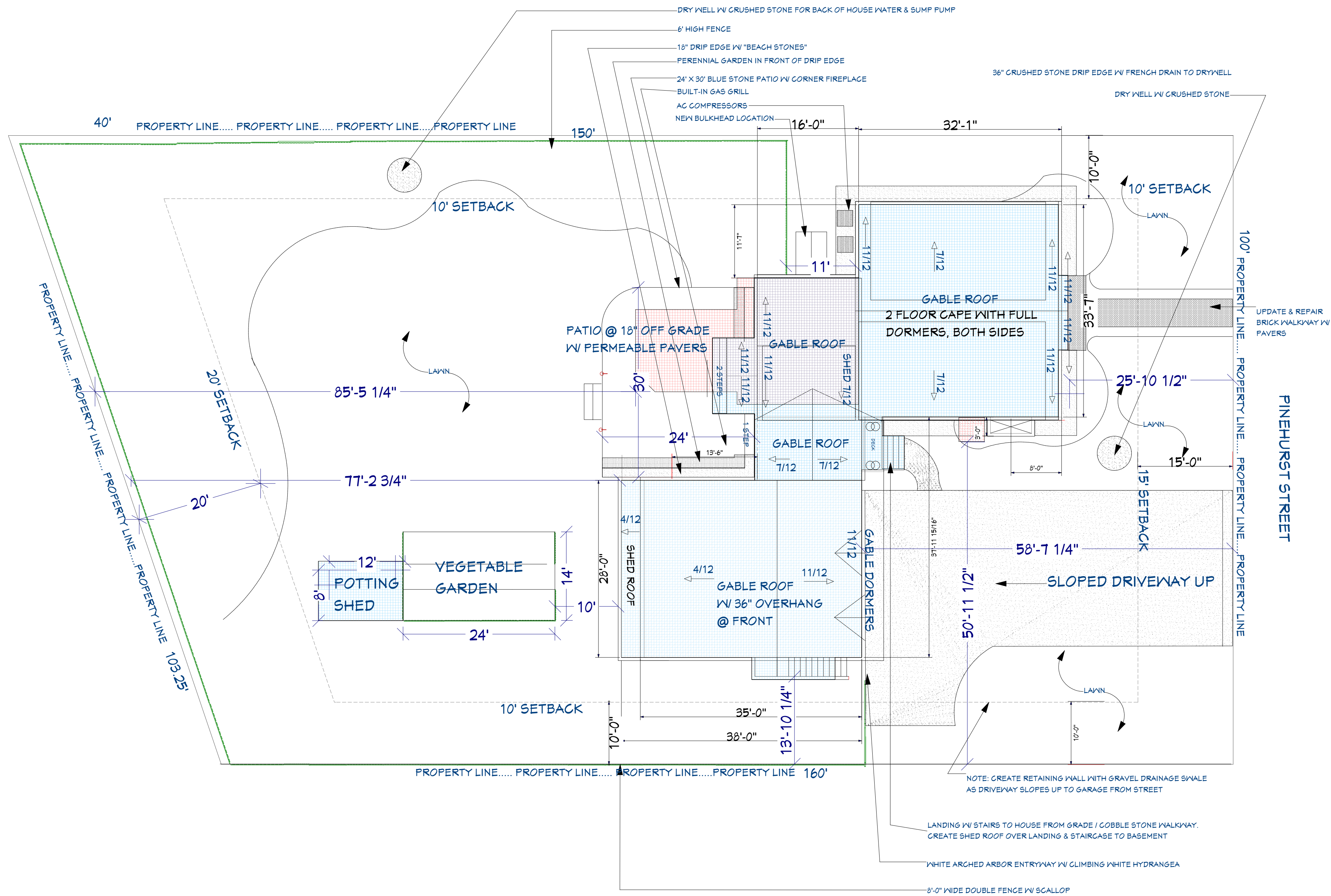
100 Pinehurst











SITE PLAN

GRA - ZONING CATAGORY:
FRONT 15'
SIDE 10'
REAR 20'

AREA:
EXISTING GROSS AREA: 3444 SF
EXISTING LIVING AREA: 1,503 SF
EXISTING TOTAL BUILDING AREA: 1420 SF
EXISTING DECK: 303 SF

PROPOSED GROSS AREA: 4983 SF
PROPOSED LIVING AREA: 3,344 SF
PROPOSED UNCONDITIONED AREA: 1504 SF

FOOTPRINT:
EXISTING FOOTPRINT: 1723 SF
EXISTING FOOTPRINT TO BE REMOVED: 612 SF
PROPOSED NEW FOOTPRINT: 1129 SF
House + Garage: 2145sf
w/ Landings & stairs: 100sf
Shed: 100sf
NEW FOOTPRINT TOTAL: 2945 SF

LOT:
PARCEL AREA: 0.36 AC or 15,681.6 SF
EXISTING LOT COVERAGE: 11%

PROPOSED LOT COVERAGE: 18.4%
or
Proposed Area Footprint: 2945 SF
divided by
Parcel Area: 15,681.6sf or .36 AC
x 100 = 18.4%

(note: According to Map Geo Site It is: .36 AC)

PROPOSED FOOTPRINT TOTAL

PROPOSED NEW FOOTPRINT

PROPOSED TO BE REMOVED

NUMBER	DATE	REVISION TABLE	REVISD BY	DESCRIPTION

SITE PLAN

SHEET SCALE:
SIZE D | 24 X 36

project name:
PRONESTI PROJECT
100 PINEHURST
PORTSMOUTH, NH

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C: 201-337-2020

DATE:

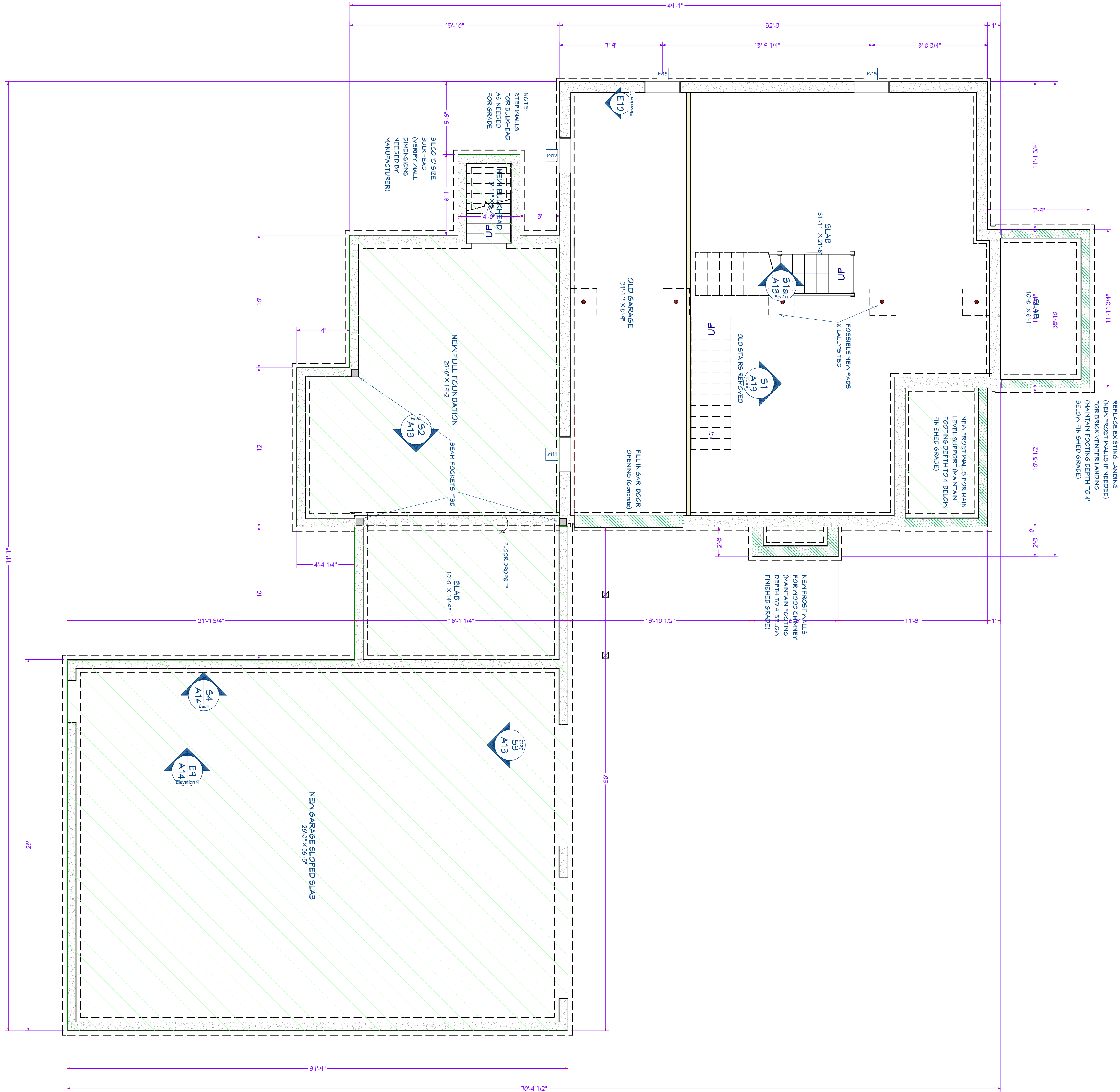
9/13/18

SCALE:

1" = 10'

SHEET:

A2



PINEHURST STREET

NUMBER	DATE	REVISION	DESCRIPTION

FOUNDATION PLAN

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SCALE:

1/4" = 1' - 0"

SHEET:

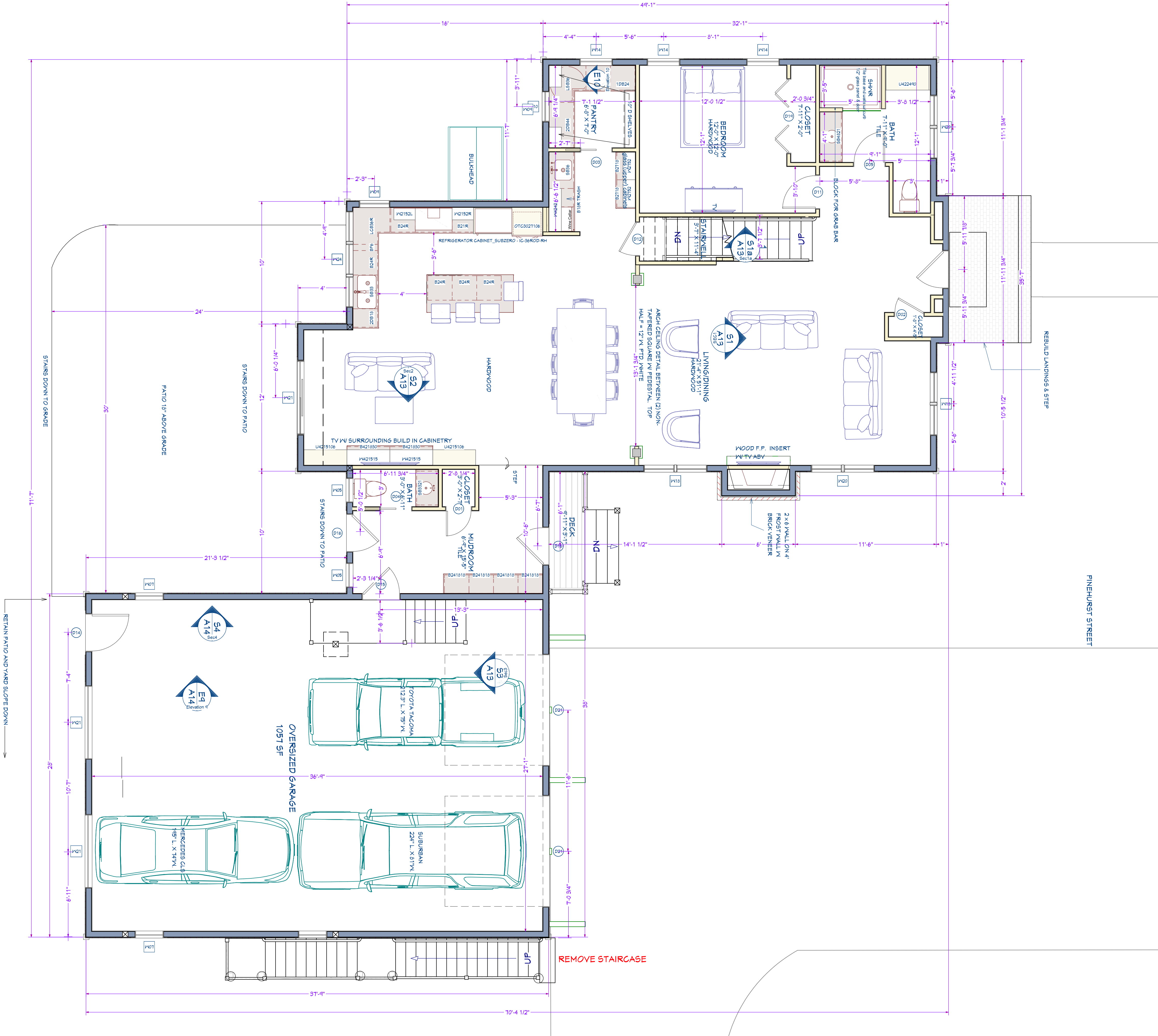
A4

WINDOW SPECIFICATIONS:
MANUFACTURER: MARVIN, INTEGRITY - WOOD ULTREX SERIES
FINISH: INTERIOR - Pre-finish White | EXTERIOR - Ebony
DIVIDED LITES: GBG (see elevations for lite patterns)
HARDWARE: Lever |
DOORS: Finish - Satin Nickel
WINDOWS: Finish - White

GENERIC WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS	DESCRIPTION	
W01	1320FX	1	2	1320FX	15"	24"		FIXED GLASS	
W02	1320LV	1	3	1320LV	15"	24"		LOUVERED CT	
W03	12346MU	1	2	12346	14"	54"		MULLED UNIT	
W04	1830FX	1	3	1830FX	20"	36"		FIXED GLASS CT	
W05	2020AM	2	1	2020AM	24"	24"		SINGLE AWNING	
W07	2446DH	3	1	2446DH	26"	54"		DOUBLE HUNG	
W08	2446DH	1	2	2446DH	26"	54"		DOUBLE HUNG	
W09	2610FX	2	1	2610FX	30"	12"		FIXED GLASS	
W10	2634SC	2	1	2634SC	30"	40"		SINGLE CASEMENT-HR	
W11	2813DH	1	0	2813DH	32"	15"		DOUBLE HUNG	
W12	2813FX	1	0	2813FX	32"	15"		FIXED GLASS	
W13	2813HO	2	0	2813HO	32"	15"		SINGLE HOPPER	
W14	2826SC	3	1	2826SC	30"	30"		SINGLE CASEMENT-HR	
W15	2826SC	0	2	2826SC	32"	30"	X	SINGLE CASEMENT-HR	
W16	41046MU	0	2	41046	58"	54"		MULLED UNIT	
W17	41046MU	2	2	41046	58 3/8"	56"		MULLED UNIT	
W18	5210MU	4	1	5210	62"	12"		MULLED UNIT	
W19	5246MU	1	2	5246	62"	54"		MULLED UNIT	
W20	5250MU	4	1	5250	62"	50"		MULLED UNIT	
W21	6013FX	3	1	6013FX	12"	15"		FIXED GLASS	
W22	6420MU	1	2	6420	76 1/2"	24"		MULLED UNIT	
W23	71010MU	1	1	71010	94"	12"		MULLED UNIT	
W24	71034MU	1	1	71034	94"	40"		MULLED UNIT	

GENERIC DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION		
D01	2060	1	1	2060 R IN	24 1/4"	80"	HINGED DOOR F04		
D02	2460	1	1	2460 R IN	28"	80"	HINGED DOOR F04		
D03	2660	1	1	2660 L	30"	80"	POCKET DOOR F04		
D04	2660	1	1	2660 R	30"	80"	POCKET DOOR F04		
D05	2660	1	1	2660 R IN	30"	80"	HINGED DOOR F04		
D06	2660	2	2	2660 L	30"	80"	POCKET DOOR F04		
D07	2660	2	2	2660 L IN	30"	80"	HINGED DOOR F04		
D08	2660	1	2	2660 R	30"	80"	2 DR. BIFOLD DOOR F05		
D09	3060	1	2	3060 R	36"	80"	POCKET DOOR F04		
D10	2660	3	2	2660 R IN	30"	80"	HINGED DOOR F04		
D11	2660	1	1	2660 L IN	32"	80"	HINGED DOOR F04		
D12	2660	1	1	2660 R IN	32"	80"	HINGED DOOR F04		
D14	3060	1	1	3060 L EX	36"	80"	EXT. HINGED DOOR E21		
D15	3060	1	1	3060 L EX	36"	80"	EXT. HINGED DOOR F08		
D16	3060	2	1	3060 L EX	36"	80"	EXT. HINGED GLASS PANEL		
D17	3080	1	1	3080 R EX	36"	46"	EXT. HINGED DOOR D503		
D18	5060	2	2	5060 L/R	60"	80"	4 DR. BIFOLD DOOR F05		
D19	6060	1	1	6060 L/R	72"	80"	4 DR. BIFOLD DOOR F05		
D20	6060	1	1	6060 R EX	72"	80"	EXT. SLIDER GLASS PANEL		
D21	9080	2	1	9080	108"	46"	GARAGE-GARAGE DOOR CHD05		
D22	1260	1	2	1260 R	25 3/4"	80"	POCKET DOOR F04		
D23	2660	1	2	2660 L IN	30"	80"	HINGED SC03 GLASS DOOR		
D24	2460	1	2	2460 R	28"	80"	POCKET DOOR F04		
D25	2660	1	2	2660 L IN	32"	80"	HINGED DOOR F04		

DOOR SPECIFICATIONS:
* FRONT DOOR: ROUND TOP 80" OR 96" X 3'-0" ROGUE VALLEY DOOR OR CUSTOM
* INTERIOR DOOR STYLE: TBD
* BACK SLIDER - MARVIN, INTEGRITY - WOOD ULTREX SERIES
* MUDROOM DOOR - 3/4 GLASS W/ 12 LITES (PAINTED) (IE. THERMA-TRU CCV10012



REVISION TABLE		NUMBER	DATE	REVISION BY	DESCRIPTION

MAIN LEVEL PLAN

SHEET SCALE:
SIZE D | 24 X 36

project name:
PRONESTI PROJECT
100 FINEHURST
PORTSMOUTH, NH

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email: amy@amyduttonhome.com
C: 201-337-2020

DATE:
9/13/18

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

SHEET:
A5

WINDOW SPECIFICATIONS:
MANUFACTURER: MARVIN, INTEGRITY - WOOD ULTREX SERIES
FINISH: INTERIOR - Pre-finish White | EXTERIOR - Ebony
DIVIDED LITES: GBG (see elevations for lite patterns)
HARDWARE: Lever |
DOORS: Finish - Satin Nickel
WINDOWS: Finish - White

GENERIC WINDOW SCHEDULE							
NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH	HEIGHT	EGRESS DESCRIPTION	
W01	1320FX	1	2	1320FX	15"	24"	FIXED GLASS
W02	1320LV	1	3	1320LV	15"	24"	LOUVERED-GT
W03	12346MU	2	1	12346	141"	54"	MULLED UNIT
W04	1320FX	1	3	1320FX	20"	36"	FIXED GLASS-GT
W05	2020AV	2	1	2020AV	24"	24"	SINGLE AWNING
W07	2446DH	3	1	2446DH	28"	54"	DOUBLE HUNG
W08	2446DH	1	2	2446DH	28"	54"	DOUBLE HUNG
W09	2610FX	2	1	2610FX	30"	12"	FIXED GLASS
W10	2634SC	2	1	2634SC	30"	40"	SINGLE CASEMENT-HR
W11	2813DH	1	0	2813DH	32"	15"	DOUBLE HUNG
W12	2813FX	1	0	2813FX	32"	15"	FIXED GLASS
W13	2813HO	1	0	2813HO	32"	15"	SINGLE HOPPER
W14	2826SC	3	1	2826SC	32"	30"	SINGLE CASEMENT-HR
W15	2826SC	8	2	2826SC	32"	30"	SINGLE CASEMENT-HR
W16	41046MU	8	2	41046	58"	54"	MULLED UNIT
W17	41048MU	2	2	41048	58 3/8"	56"	MULLED UNIT
W18	5210MU	4	1	5210	62"	12"	MULLED UNIT
W19	5246MU	1	2	5246	62"	54"	MULLED UNIT
W20	5250MU	4	1	5250	62"	60"	MULLED UNIT
W21	6013FX	3	1	6013FX	12"	15"	FIXED GLASS
W22	6420MU	1	2	6420	16 1/2"	12"	MULLED UNIT
W23	11010MU	1	1	11010	34"	12"	MULLED UNIT
W24	11034MU	1	1	11034	44"	40"	MULLED UNIT

GENERIC DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
D01	2068	1	1	2068 R IN	24 1/4"	80"	HINGED-DOOR F04
D02	2468	1	1	2468 R IN	28"	80"	HINGED-DOOR F04
D03	2668	1	1	2668 L	30"	80"	POCKET-DOOR F04
D04	2668	1	1	2668 R	30"	80"	POCKET-DOOR F04
D05	2668	1	1	2668 R IN	30"	80"	HINGED-DOOR F04
D06	2668	2	2	2668 L	30"	80"	POCKET-DOOR F04
D07	2668	2	2	2668 L IN	30"	80"	HINGED-DOOR F04
D08	2668	1	2	2668 R	30"	80"	2 DR. BIFOLD-DOOR F05
D09	3068	1	2	3068 R	36"	80"	POCKET-DOOR F04
D10	2668	3	2	2668 R IN	30"	80"	HINGED-DOOR F04
D11	2668	1	1	2668 L IN	32"	80"	HINGED-DOOR F04
D12	2668	1	1	2668 R IN	32"	80"	HINGED-DOOR F04
D14	3068	1	1	3068 L EX	36"	80"	EXT. HINGED-DOOR E21
D15	3068	1	1	3068 L EX	36"	80"	EXT. HINGED-DOOR F08
D16	3068	2	1	3068 L EX	36"	80"	EXT. HINGED-GLASS PANEL
D17	3020	1	1	3020 R EX	36"	96"	EXT. HINGED-DOOR D503
D18	6068	2	2	6068 L/R	60"	80"	4 DR. BIFOLD-DOOR F05
D19	6068	1	1	6068 L/R	12"	80"	4 DR. BIFOLD-DOOR F05
D20	6068	1	1	6068 R EX	12"	80"	EXT. SLIDER-GLASS PANEL
D21	4020	2	1	4020	108"	96"	GARAGE-GARAGE DOOR CHD05
D22	2268	1	2	2268 R	25 3/4"	30"	POCKET-DOOR F04
D23	2668	1	2	2668 L IN	30"	80"	HINGED-SC03 GLASS DOOR
D24	2468	1	2	2468 R	28"	80"	POCKET-DOOR F04
D25	2868	1	2	2868 L IN	32"	80"	HINGED-DOOR F04

DOOR SPECIFICATIONS:
* FRONT DOOR: ROUND TOP 80" OR 96" X 3'-0" ROGUE VALLEY DOOR OR CUSTOM
* INTERIOR DOOR STYLE: TBD
* BACK SLIDER - MARVIN, INTEGRITY - WOOD ULTREX SERIES
* MUDROOM DOOR - 3/4 GLASS W/ 12 LITES (PAINTED) (IE. THERMA-TRU CCV10012



REVISION TABLE		DESCRIPTION
NUMBER	DATE	

SECOND LEVEL PLAN

SHEET SCALE:
SIZE D | 24 X 36

project name:
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100 PINEHURST
PORTSMOUTH, NH

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C: 201-331-2020

DATE:

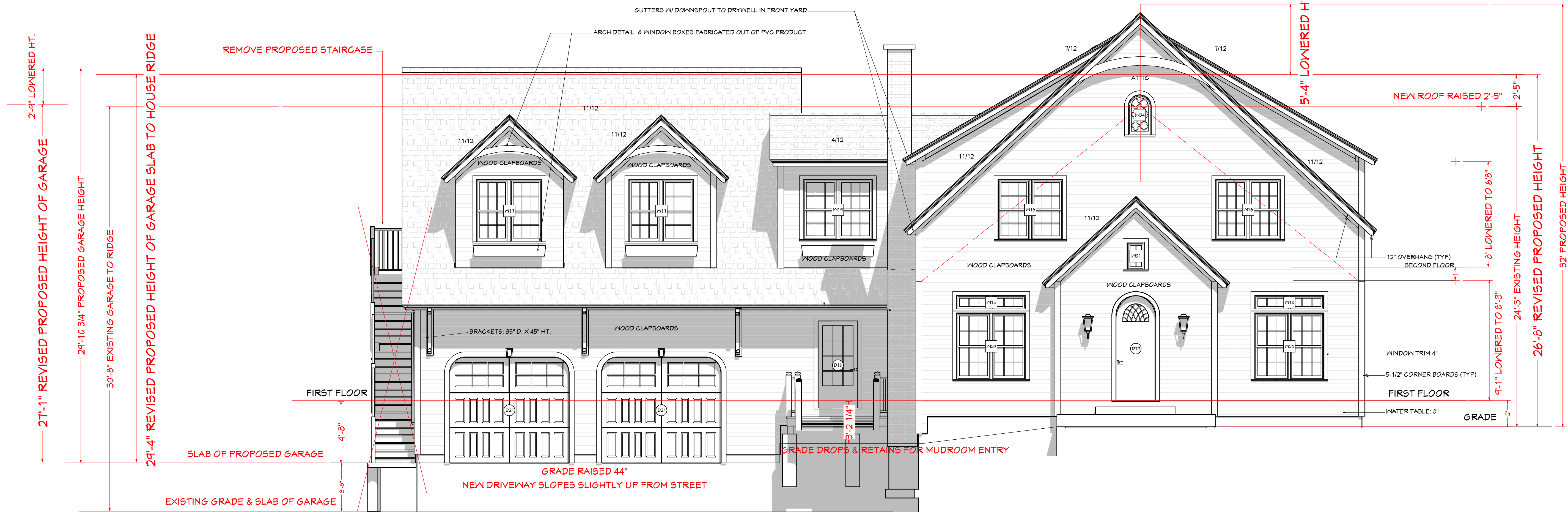
9/13/18

SCALE:

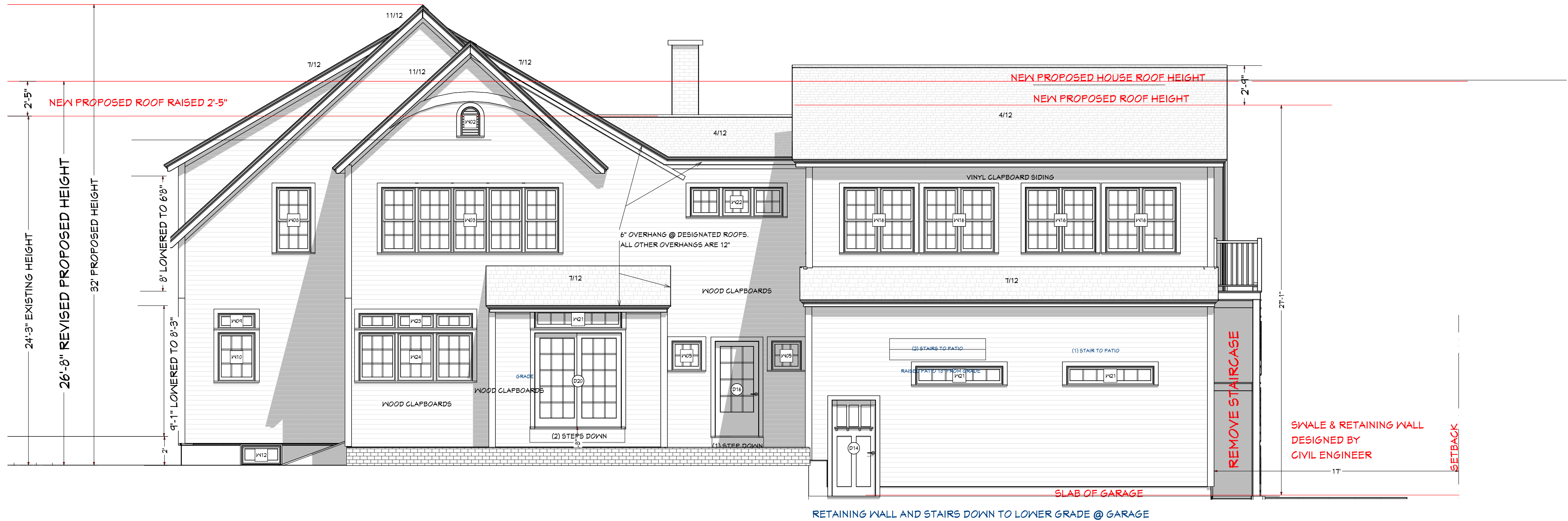
1/4" = 1' - 0"

SHEET:

A6



FRONT ELEVATION



REAR ELEVATION

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

FRONT & REAR ELEVATIONS

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project name:
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100 PINEHURST
PORTSMOUTH, NH

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C: 201-337-2020

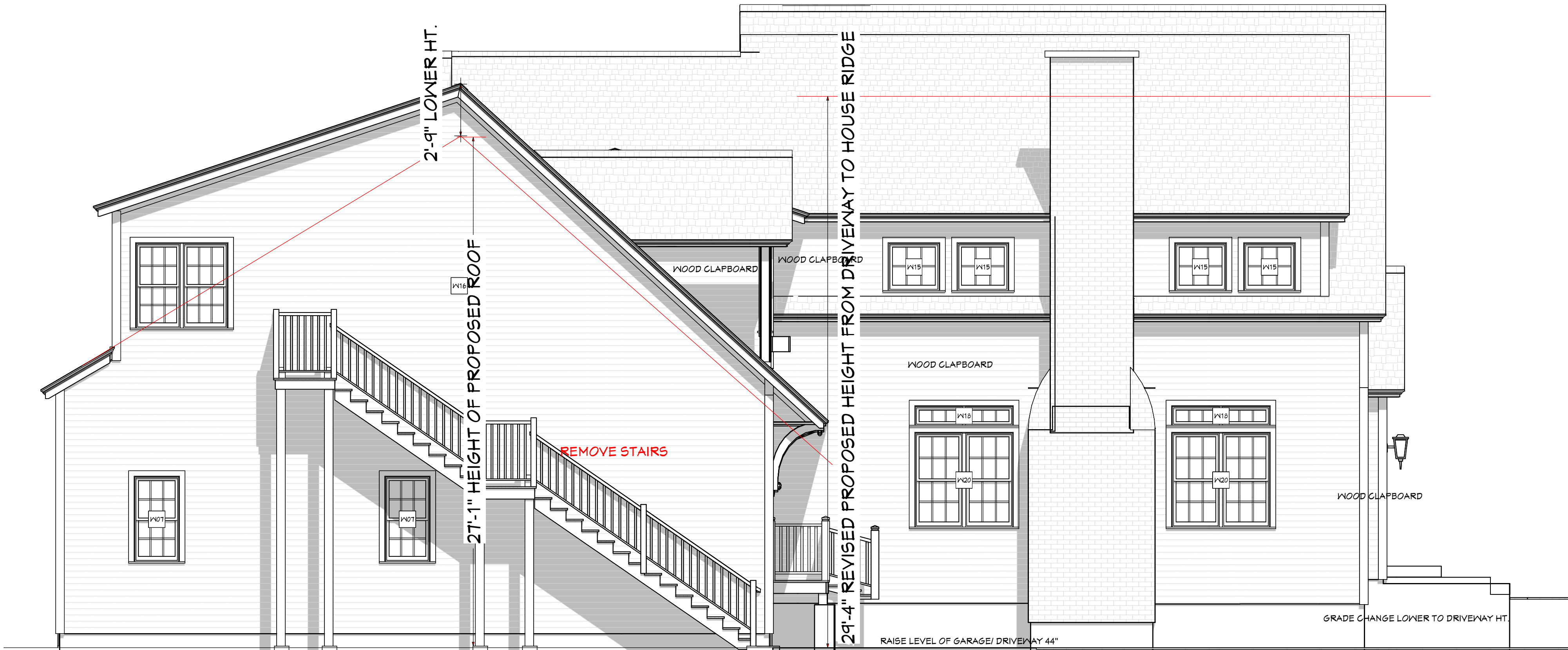
DATE:
9/13/18

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

SHEET:
A7



RIGHT ELEVATION



LEFT ELEVATION

REVISION TABLE		DESCRIPTION
NUMBER	DATE	

LEFT & RIGHT
ELEVATIONS

SHEET SCALE:
SIZE D | 24 X 36

project name:
PRONESTI PROJECT
100 PINEHURST
PORTSMOUTH, NH

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DATE:

9/13/18

SCALE:

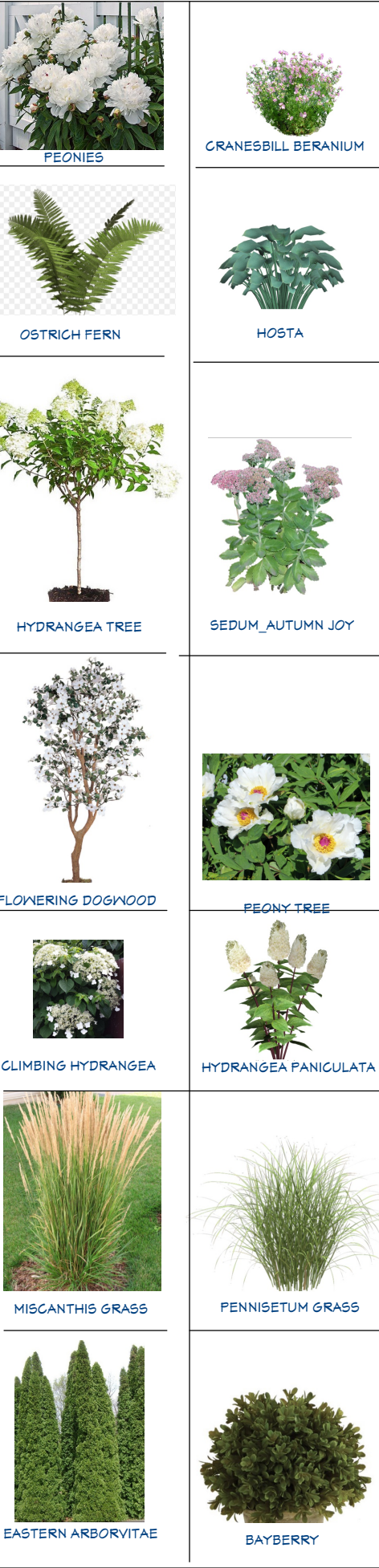
1/4" = 1' - 0"

SHEET:

A8

PLANT LIST

NUMBER	QTY	COMMON NAMES	SCIENTIFIC NAME
P01	3	HYDRANGEA LIMELIGHT TREE	HYDRANGEA PANICULATA TREE
P02	30	PLANTAIN LILY	HOSTA
P03	12	PEESEE HYDRANGEA, PANICLE HYDRANGEA, TREE HYDRANGEA	HYDRANGEA PANICULATA
P04	6	OSAGE HYDRANGEA	HYDRANGEA QUERCIFOLIA
P05	5	NORTHERN BAYBERRY	MYRTICA PENNSYLVANICA
P06	4	EASTERN ARBORVITAE, AMERICAN ARBORVITAE, NORTHERN WHITE CEDAR	THUJA OCCIDENTALIS
P07	1	FLOWERING DOGWOOD TREE	CORNACEAE DOGWOOD
P08	1	CURLY BARK BIRCH	BETULACEAE BIRCH
P09	14	OSTRICH FERN	ONOCLEACEAE FERN
P10	1	PORCUPINE GRASS	MISCANTHUS SINENSIS
P11	5	JUNIPER	JUNIPERUS COMMUNIS
P12	31	PEONY	PAEONIA
P13	13	PORCUPINE GRASS OR KARL FOERSTER	MISCANTHUS SINENSIS
P14	44	GERANIUM, GRANSBELL	GERANIUM
P15	17	AUTUMN JOY SEDUM STONE CROP	SEDUM SPECTABILE 'AUTUMN JOY'
P16	4	FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES
P17	4	TREE PEONY	PAEONIA SUFFRUTICOSA



LANDSCAPE NOTES:

NOTE: TREE/WORK
REMOVE EXISTING MATURE PINE TREES ON PROPERTY
INCLUDING THE FRONT PINE IN CORNER OF LOT

NOTE: LANDSCAPE LIGHTING
PATH LIGHTING AROUND PATIO
UPLIGHTS FOR (3) TREE LOCATIONS.

NOTE: 10" CRUSHED STONE DRIPEDGE SURROUNDING
ENTIRE HOUSE.
WATER DRAINAGE EXPEDITED INTO EITHER DRYWELL OR
CITY WATER DRAINAGE

NOTE: INSTALL FULL IRRIGATION SYSTEM FOR BOTH LAWN
AND PERENIAL GARDENS.

6' HIGH WHITE PICKET FENCE

ARCHED ARBOR W/ GATE TO CULTIVATED GARDEN
SURROUNDED BY 42" HT. WHITE PICKET FENCE

8' SF POTTING SHED W/ UTILITY SINK

HOSE BIB FOR RAISED SPRINKLER SYSTEM

IRRIGATION SYSTEM TO SURROUND PROPERTY,
LAWN & GARDENS

LANDSCAPE PLAN - 1" = 10'-0"

BACK ELEVATION - 1/8" = 1'-0"

SIDE ELEVATION - 1/4" = 1'-0"



NUMBER	DATE	REVISION TABLE	REVISION BY	DESCRIPTION

LANDSCAPE DESIGN

project name:
PRONESTI RESIDENCE
100 PINEHURST
PORTSMOUTH, NH

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C: 207-337-2020

DATE:
6/19/18

SCALE:
SEE DRAWING

SHEET:
A1



