

studioB-E
ARCHITECTURE

10 Ox Point Drive
Kittery, ME 03904
207.752.1371
studioB-E.com

Malinowski Garage

91 Lafayette Road
Portsmouth, NH

PERSPECTIVE
SKETCH

CS

LAFAYETTE ROAD

(A PUBLIC WAY 66' WIDE)

DOUBLE YELLOW LINE

NOTES:

- OWNER OF RECORD.....TIMOTHY R. & ALISON E. MALINOWSKI
ADDRESS.....91 LAFAYETTE RD, PORTSMOUTH, NH 03801
DEED REFERENCE.....5098/1766
TAX SHEET / LOT.....151-011
- ZONED:.....GENERAL RESIDENCE A & HISTORIC DISTRICT
MINIMUM LOT AREA..7,500 S.F. FRONT YARD SETBACK.....15'
FRONTAGE.....100' SIDE YARD SETBACK.....10'
TOTAL LOT AREA.....17,024 S.F. REAR YARD SETBACK.....20'
MAX. BUILDING COVERAGE.....25% MIN. OPEN SPACE.....30%
LOT DEPTH.....70'
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- EASEMENTS OF RECORD, IF ANY, ARE NOT SHOWN HEREON.

REFERENCE PLANS:

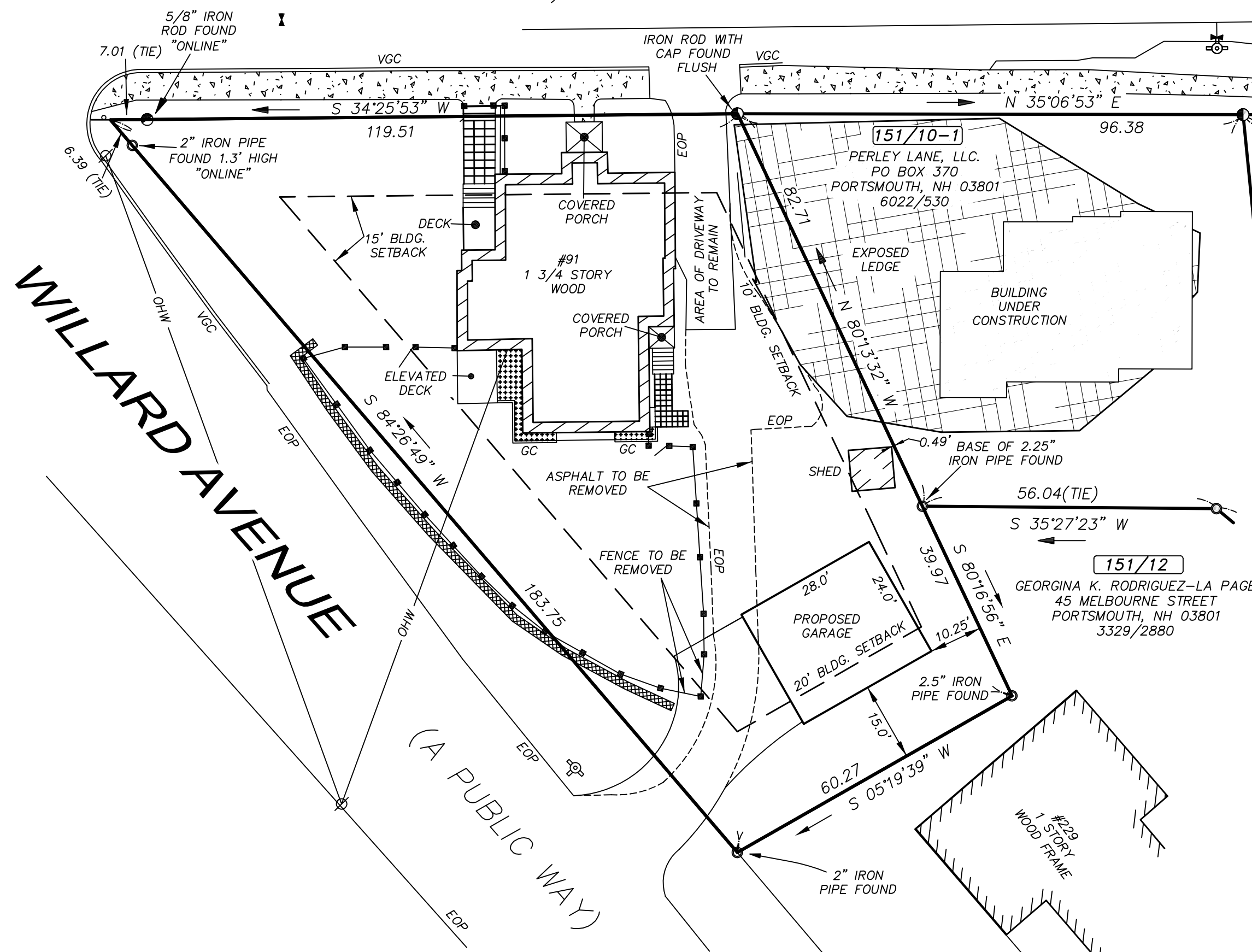
- ASSESSOR'S PARCEL 151-011, SUBDIVISION OF LAND, 55 LAFAYETTE ROAD, PORTSMOUTH, NEW HAMPSHIRE, ASSESSOR'S PARCEL 151-010. RECORDED AS RCRD PLAN #D-41568.

LEGEND:

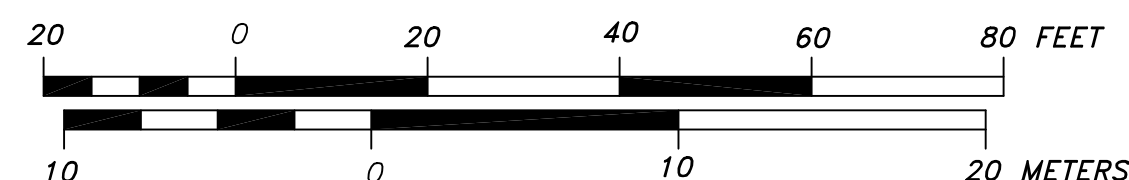
○	.....	IRON ROD (AS NOTED)
●	.....	IRON PIPE FOUND
■	.....	WOOD FENCE
151-10	.....	TAX SHEET / LOT NO.
RCRD	.....	ROCKINGHAM COUNTY REGISTRY OF DEEDS
EOP	.....	EDGE OF PAVEMENT
▨	.....	SLATE PAVERS
▩	.....	CEMENT CONCRETE
▤	.....	STONE RETAINING WALL
RWB	.....	LANDSCAPE BLOCK RETAINING WALL
GC	.....	VERTICAL GRANITE COBBLESTONES
VGC	.....	VERTICAL FACED GRANITE CURB
▧	.....	EXPOSED LEDGE

PRELIMINARY
SUBJECT TO CHANGE

REV. NO.	DATE	DESCRIPTION	APPR'D
ZONING BOARD OF ADJUSTMENT SKETCH 91 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCEL 151-011 FOR: TIMOTHY R. & ALISON E. MALINOWSKI			
JAMES VERRA and ASSOCIATES, INC. 101 SHATTUCK WAY SUITE 8 NEWINGTON, N.H., 03801-7876 603-436-3557			DATE: PRELIMINARY
			JOB NO: 23893
			SCALE: 1" = 20'
			DWG NAME: 23893
			PLAN NO: 23893
			SHEET: 1 of 1
GTD PROJECT MGR COPYRIGHT ©2021 BY JAMES VERRA and ASSOCIATES, INC.		GTD DRAWN BY	



PER REFERENCE PLAN





NEIGHBORHOOD CONTEXT

1. Across Willard Avenue to the South
2. Neighboring Houses to the East on Willard Avenue
3. Existing House on the Left, House Facing Lafayette Under Construction at Center & Closest Neighbor



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Po.o1



SITE CONTEXT

1. Existing House, Driveway & Shed
2. Driveway & Neighboring Houses
3. Door, Pad, Pavers & Light Fixture
4. Previous Family Room Addition
5. Gable Detail

**Malinowski
Garage**

91 Lafayette Road
Portsmouth, NH



BUILDING CONTEXT

- 1. Dormer With Ball Bracket
- 2. Gable End Vent
- 3. Existing House

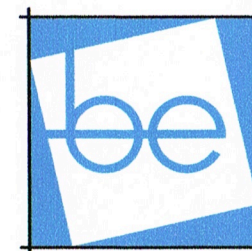


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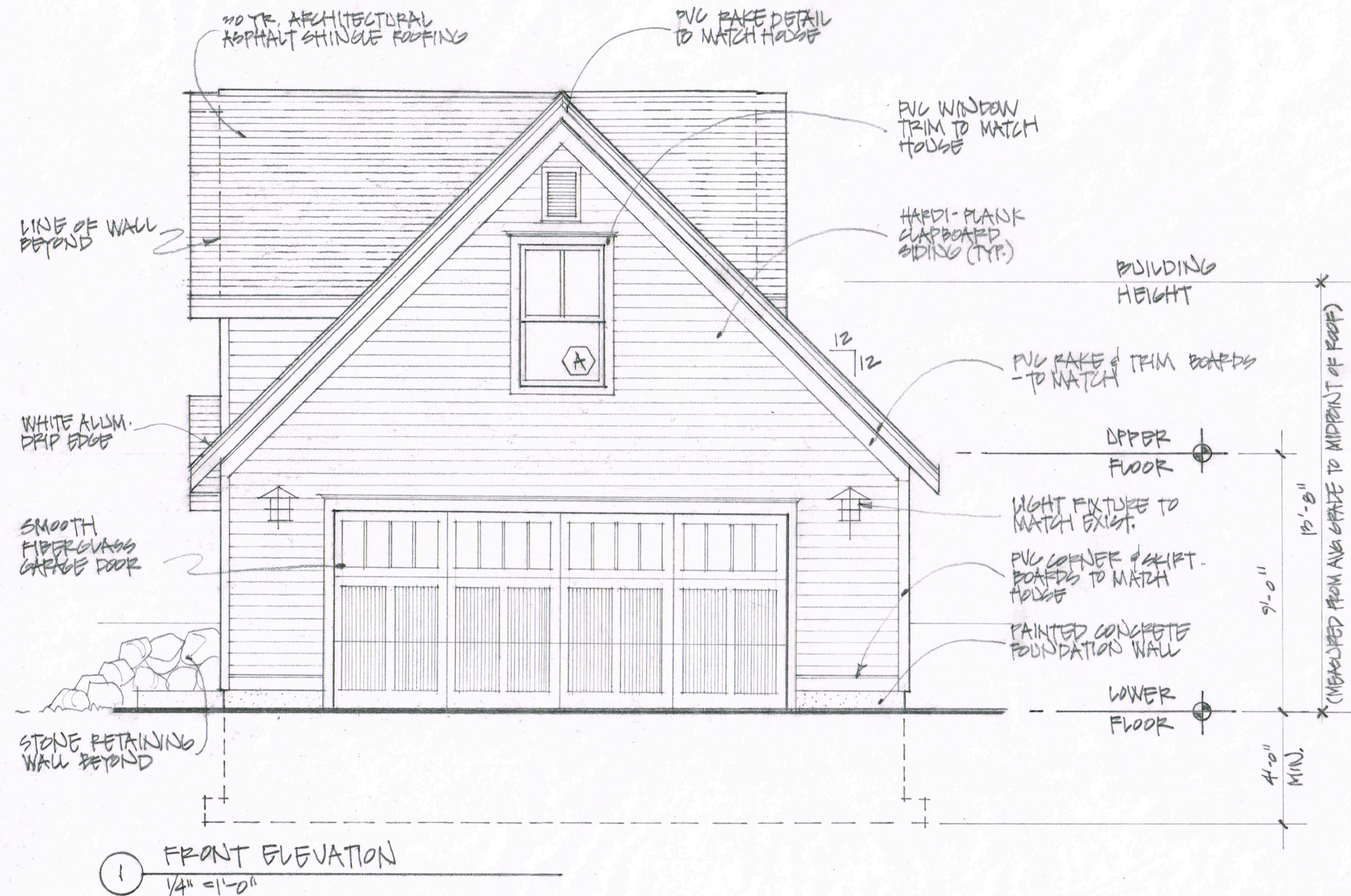
Renovation
& Addition

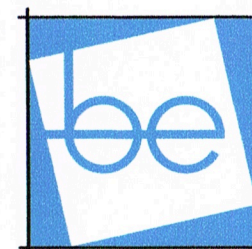
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FRONT
ELEVATION

A2.o1





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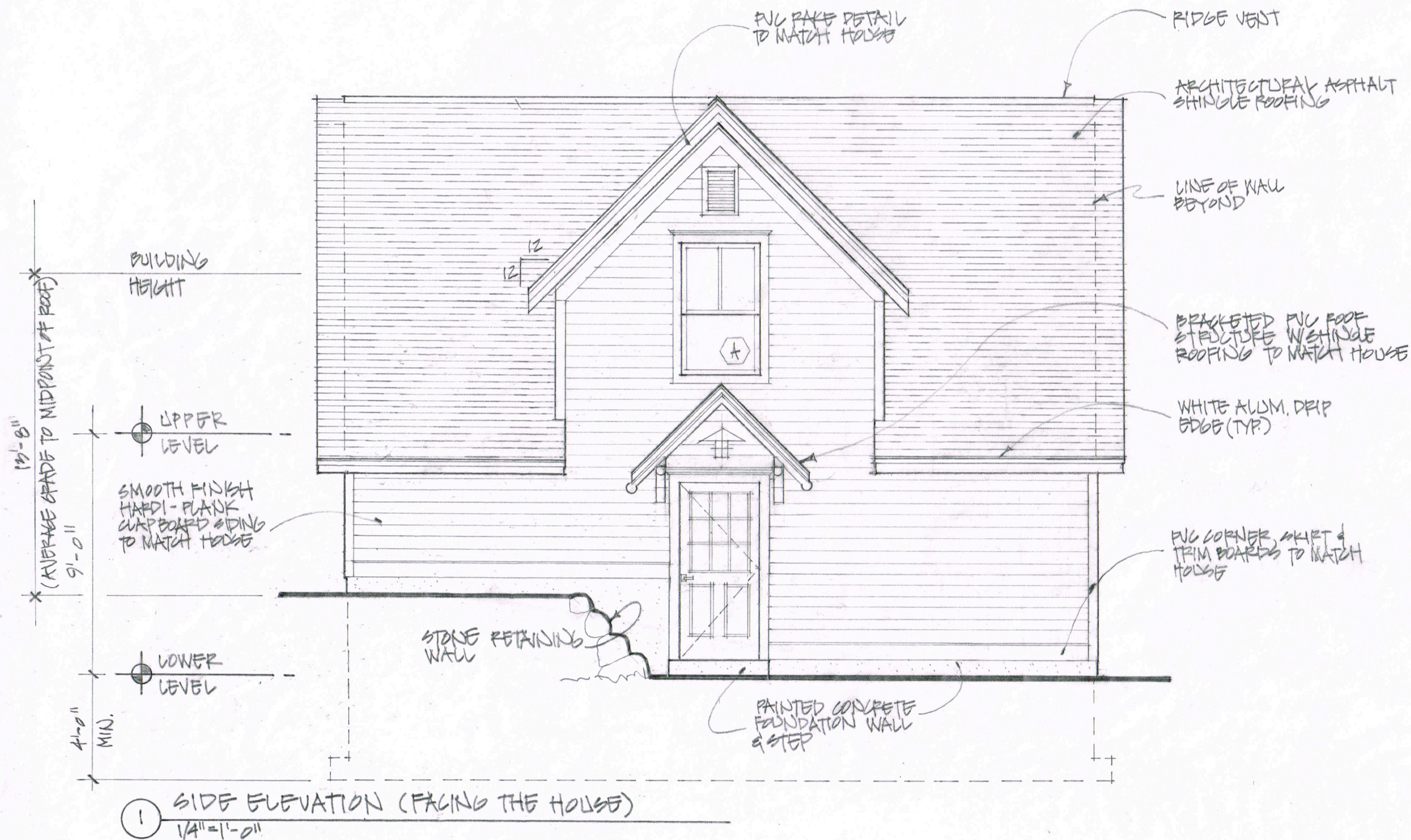
Renovation
& Addition

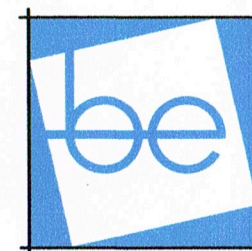
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SIDE
ELEVATION

A2.o2





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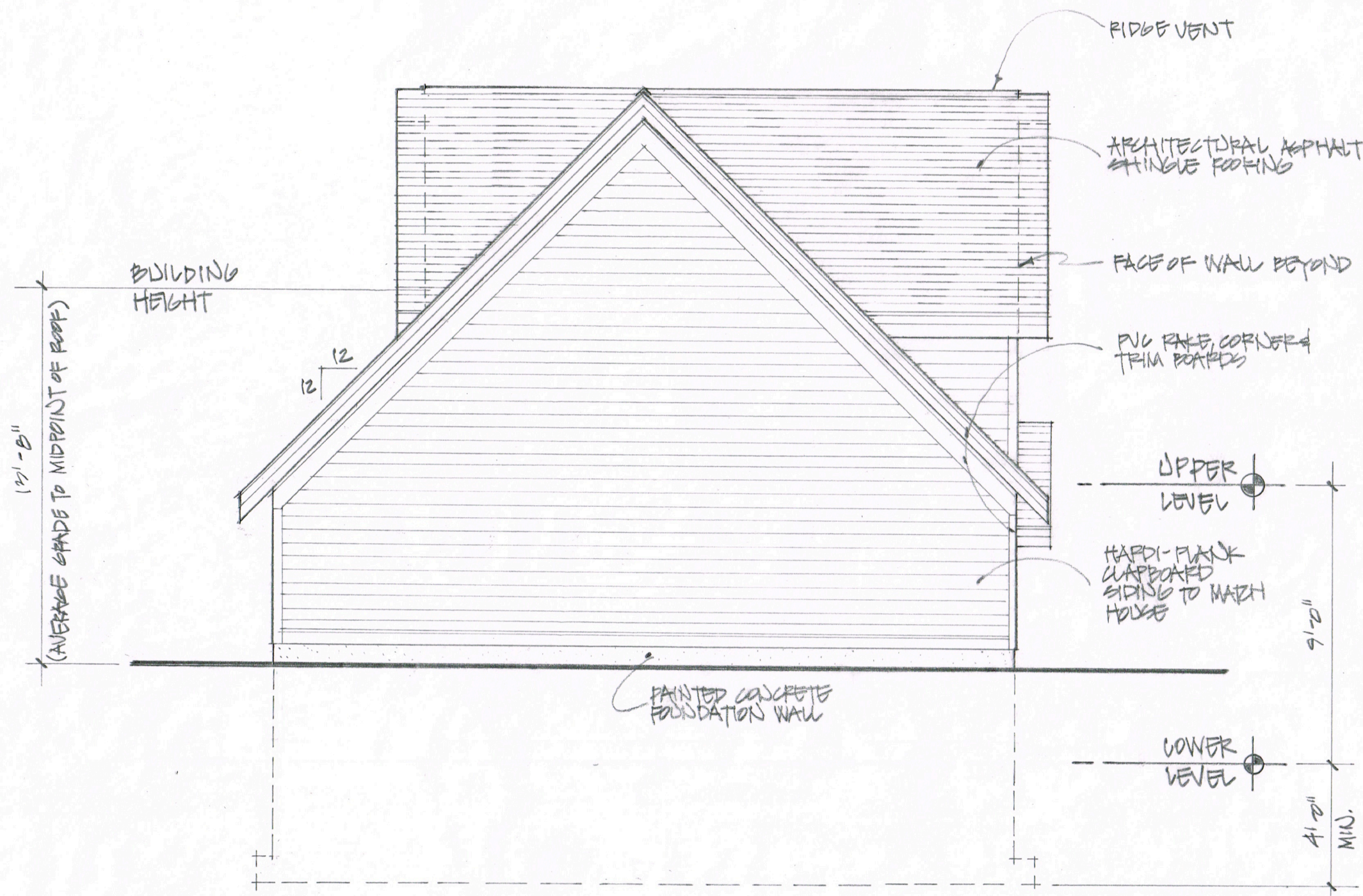
Renovation
& Addition

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BACK
ELEVATION

A2.o3



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



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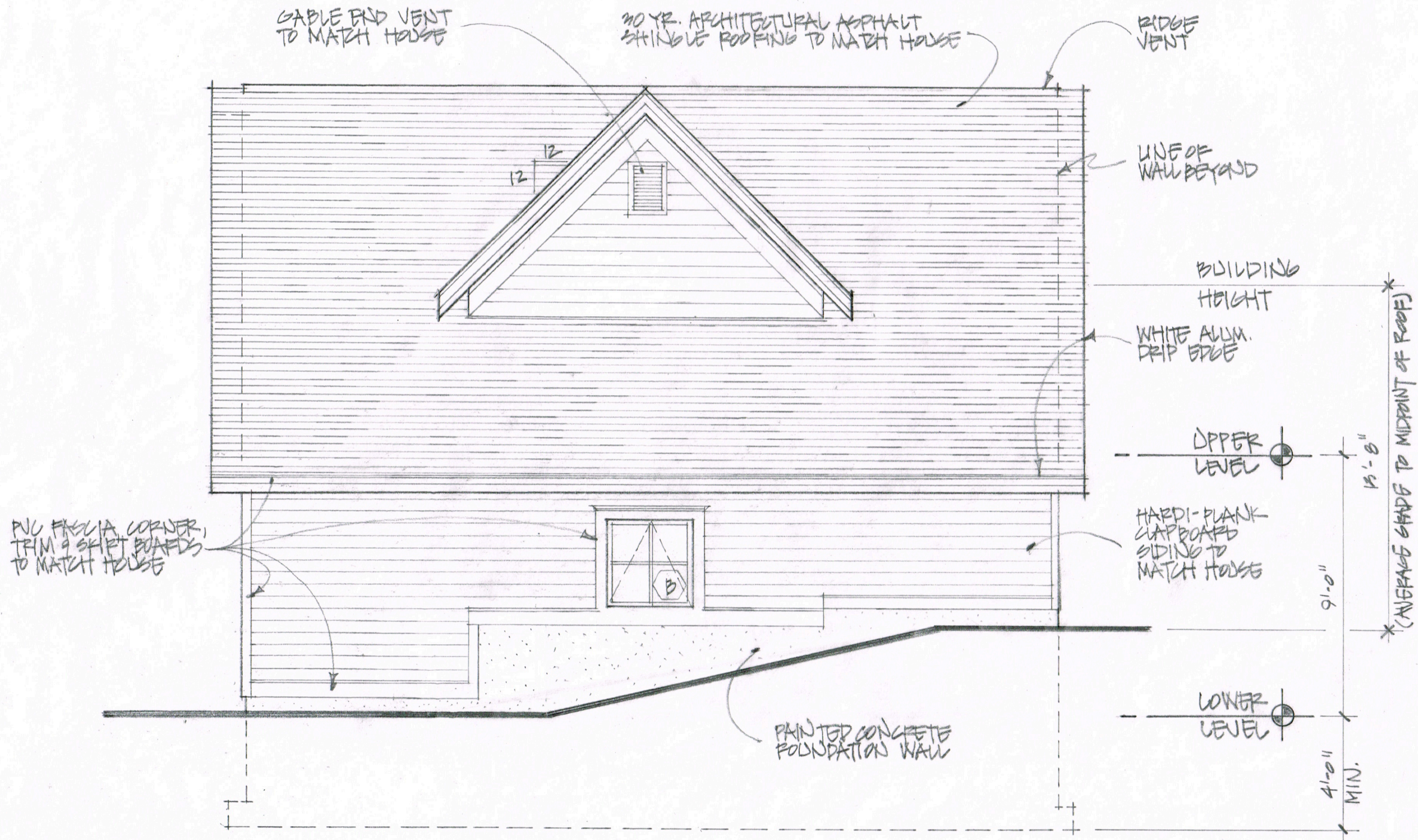
Renovation
& Addition

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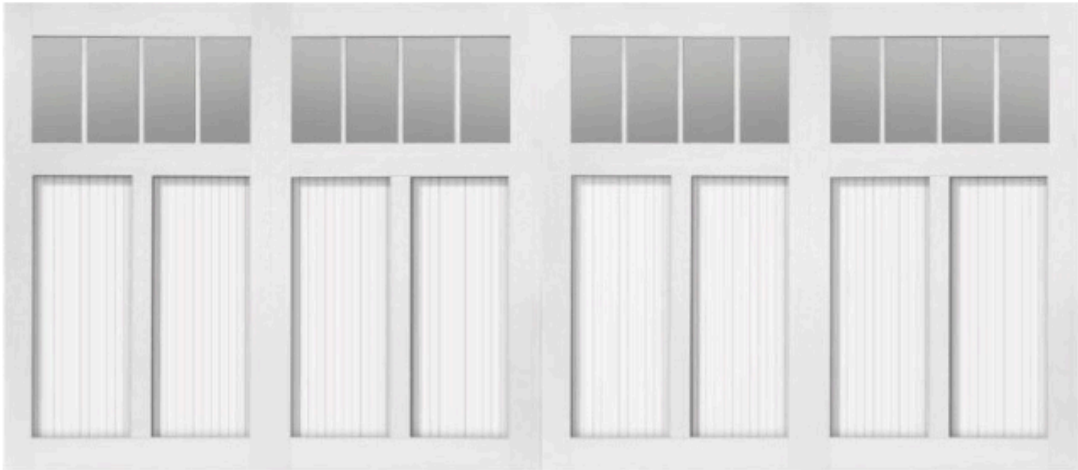
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Portsmouth, NH

SIDE
ELEVATION

A2.o4



① SIDE ELEVATION (FACING THE NEIGHBOR)
1/4" = 1'-0"



Product Summary

Model 5530

Size
Width: 16' 0" X Height: 7' 0"
Products
Carriage Collection : Overlay Carriage House
Style
Fiberglass Overlay
Design
30
Thermal Requirements / Construction
R-10.67 / 2-1/2" Heavy Duty Fiberglass Gace With Wood Grain Poly Trim Boards On Steel Base Door Polystyrene Insulation - 1-13/16" Thick
Color
Solid Colors : White
Windows
Position : SINGLE ROW Window Inserts : Madison
Glass
Plain
Exterior Hardware
Omit Decorative Handles And Hinges
Optional Upgrades
No Upgrades

Please Note: These woodtones, colors, and door panels are to be used as an indication only. Some sizes not available in all models and configurations. Refer to your local C.H.I. Dealer for the exact look of your garage door and availability.

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FIXED EXTERNAL GRILLES & GRILLES BETWEEN GLASS

Internal Muntin Grilles (IM)
5/8" Grilles

Available in Champagne, Bronze or White

Wide Internal Muntin Grilles (WM)
7/8" Grilles

Available in Tan and White

SMOOTH-PRO FIBERGLASS

6'8", 7'0" and 8'0" Doors

3/4 View 2-Panel 12-Light
(12-Light - 8'0")

Door	2'8"	2'10"	3'0"
SP-607FG12	•	•	•
SP-607CM12	•	•	•
SP-607IM12	•	•	•

3/4 View 1-Panel 12-Light
(12-Light - 8'0")

Door	2'8"	2'10"	3'0"
SP-607FG12-1P	•	•	•
SP8-607FG15-1P	•	•	•
SP8-607CM12-1P	•	•	•
SP8-607CM15-1P	•	•	•
SP-607IM12-1P	•	•	•
SP8-607IM15-1P	•	•	•

3/4 View 1-Panel 10-Light
(12-Light - 8'0")

Door	2'8"	2'10"	3'0"
SP8-607FG10	•	•	•
SP8-607CM10	•	•	•
SP8-607IM10	•	•	•

1/2 View 2-Panel 9-Light
(12-Light - 8'0")

Door	2'6"	2'8"	2'10"	3'0"
SP-684FG9	•	•	•	•
SP7-684FG9	•	•	•	•
SP8-684FG12	•	•	•	•
SP8-684CM9	•	•	•	•
SP7-684CM9	•	•	•	•
SP8-684CM12	•	•	•	•
SP-684IM9	•	•	•	•
SP7-684IM9	•	•	•	•
SP8-684IM12	•	•	•	•

2'6" SP684CM9 - White Only, CL Only

1/2 View 1-Panel 9-Light
(12-Light - 8'0")

Door	2'8"	2'10"	3'0"
SP-684FG9-1P	•	•	•
SP7-684FG9-1P	•	•	•
SP8-684FG12-1P	•	•	•
SP-684CM9-1P	•	•	•
SP7-684CM9-1P	•	•	•
SP8-684CM12-1P	•	•	•
SP-684IM9-1P	•	•	•
SP7-684IM9-1P	•	•	•
SP8-684IM12-1P	•	•	•

1/2 View 1-Panel Plank 9-Light
(12-Light - 8'0")

Door	2'10"	3'0"
SP-684WM4-1PL	•	•
SP7-684FG9-1PL	•	•
SP8-684FG12-1PL	•	•
SP-684CM9-1PL	•	•
SP7-684CM9-1PL	•	•
SP8-684CM12-1PL	•	•
SP-684IM9-1PL	•	•
SP7-684IM9-1PL	•	•
SP8-684IM12-1PL	•	•

1/2 View 2-Panel 4-Light

Door	2'8"	2'10"	3'0"
SP-684WM4-LE	•	•	•
SP7-684WM4-LE	•	•	•

Available in Low-E only
7/8" Grille

1/2 View 1-Panel 4-Light

Door	2'8"	2'10"	3'0"
SP-684WM4-LE-1P	•	•	•
SP7-684WM4-LE-1P	•	•	•

Available in Low-E only
7/8" Grille

1/2 View 1-Panel Plank 4-Light

Door	2'10"	3'0"
SP-684WM4-LE-1PL	•	•
SP7-684WM4-LE-1PL	•	•

Available in Low-E only
7/8" Grille

Smooth-Pro doors are available in 6'6" height, please inquire.

Low-E Glass Available

121

Jeld-Wen Smooth Pro Fiberglass
3'-0"W x 6'-8"H
5/8" Fixed External Grilles
Nine Light
Clear Glass
White

Malinowski
Garage

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Ao.o3

DOUBLE-HUNG WINDOWS

Table of Double-Hung Window Sizes

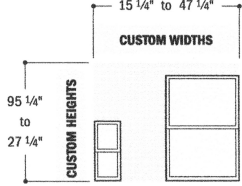
Unit Dimension	1'-7 1/4"	1'-11 1/4"	2'-3 1/4"	2'-5 1/4"	2'-7 1/4"	2'-9 1/4"	2'-11 1/4"	3'-1 1/4"	3'-3 1/4"	3'-7 1/4"	3'-11 1/4"	Cottage and reverse cottage are available based on a 60/40 proportion in all widths and heights up to 6'-7 1/4".
Minimum Rough Opening	1'-8"	2'-0"	2'-4"	2'-6"	2'-8"	2'-10"	3'-0"	3'-2"	3'-4"	3'-8"	4'-0"	
Unobstructed Glass (lower sash only)	12 5/8"	16 5/8"	20 5/8"	22 5/8"	24 5/8"	26 5/8"	28 5/8"	30 5/8"	32 5/8"	36 5/8"	40 5/8"	
	(489)	(591)	(692)	(743)	(794)	(845)	(895)	(946)	(997)	(1099)	(1200)	
	(508)	(610)	(711)	(762)	(813)	(864)	(914)	(965)	(1016)	(1118)	(1219)	
	(321)	(422)	(524)	(575)	(625)	(676)	(727)	(778)	(829)	(930)	(1032)	
CUSTOM WIDTHS - 1'-3 1/4" to 3'-11 1/4"												
CUSTOM HEIGHTS - 2'-3 1/4" to 7'-11 1/4"												
2'-11 1/4"	ADH1830	ADH2030	ADH2430	ADH2630	ADH2830	ADH21030	ADH3030	ADH3230	ADH3430	ADH3830*	ADH4030*	
3'-3 1/4"	ADH1834	ADH2034	ADH2434	ADH2634	ADH2834	ADH21034	ADH3034	ADH3234	ADH3434	ADH3834*	ADH4034*	
3'-7 1/4"	ADH1838	ADH2038	ADH2438	ADH2638	ADH2838	ADH21038	ADH3038	ADH3238	ADH3438	ADH3838*	ADH4038*	
3'-11 1/4"	ADH1840	ADH2040	ADH2440	ADH2640	ADH2840	ADH21040	ADH3040	ADH3240	ADH3440	ADH3840*	ADH4040*	
4'-3 1/4"	ADH1844	ADH2044	ADH2444	ADH2644	ADH2844	ADH21044	ADH3044	ADH3244	ADH3444	ADH3844*	ADH4044*	
4'-7 1/4"	ADH1848	ADH2048	ADH2448	ADH2648	ADH2848	ADH21048	ADH3048	ADH3248	ADH3448	ADH3848*	ADH4048*	
4'-11 1/4"	ADH1850	ADH2050	ADH2450	ADH2650	ADH2850	ADH21050	ADH3050	ADH3250	ADH3450	ADH3850*	ADH4050*	
5'-3 1/4"	ADH1854	ADH2054	ADH2454	ADH2654	ADH2854	ADH21054	ADH3054	ADH3254	ADH3454	ADH3854*	ADH4054*	
5'-7 1/4"	ADH1858	ADH2058	ADH2458	ADH2658	ADH2858	ADH21058	ADH3058	ADH3258	ADH3458	ADH3858*	ADH4058*	
5'-11 1/4"	ADH1860	ADH2060	ADH2460	ADH2660	ADH2860	ADH21060	ADH3060	ADH3260	ADH3460	ADH3860*	ADH4060*	
6'-3 1/4"	ADH1864	ADH2064	ADH2464	ADH2664	ADH2864	ADH21064	ADH3064	ADH3264	ADH3464	ADH3864*	ADH4064*	

Table of Double-Hung Window Sizes (continued)

Unit Dimension	1'-7 1/4"	1'-11 1/4"	2'-3 1/4"	2'-5 1/4"	2'-7 1/4"	2'-9 1/4"	2'-11 1/4"	3'-1 1/4"	3'-3 1/4"	3'-7 1/4"	3'-11 1/4"	Cottage and reverse cottage are available based on a 60/40 proportion in all widths and heights up to 6'-7 1/4".
Minimum Rough Opening	1'-8"	2'-0"	2'-4"	2'-6"	2'-8"	2'-10"	3'-0"	3'-2"	3'-4"	3'-8"	4'-0"	
Unobstructed Glass (lower sash only)	12 5/8"	16 5/8"	20 5/8"	22 5/8"	24 5/8"	26 5/8"	28 5/8"	30 5/8"	32 5/8"	36 5/8"	40 5/8"	
	(489)	(591)	(692)	(743)	(794)	(845)	(895)	(946)	(997)	(1099)	(1200)	
	(508)	(610)	(711)	(762)	(813)	(864)	(914)	(965)	(1016)	(1118)	(1219)	
	(321)	(422)	(524)	(575)	(625)	(676)	(727)	(778)	(829)	(930)	(1031)	
CUSTOM WIDTHS - 1'-3 1/4" to 3'-11 1/4"												
CUSTOM HEIGHTS - 2'-3 1/4" to 7'-11 1/4"												
6'-7 1/4"	ADH1868	ADH2068	ADH2468	ADH2668	ADH2868	ADH21068	ADH3068	ADH3268	ADH3468	ADH3868*	ADH4068*	
7'-3 1/4"	ADH1874	ADH2074	ADH2474	ADH2674	ADH2874	ADH21074	ADH3074	ADH3274	ADH3474	ADH3874*	ADH4074*	
7'-11 1/4"	ADH1880	ADH2080	ADH2480	ADH2680	ADH2880	ADH21080	ADH3080	ADH3280	ADH3480	ADH3880*	ADH4080*	

Custom Sizes & Specifications

Double-Hung Windows



A-Series windows are available in 1/8" increments between minimum and maximum widths and heights shown. Some restrictions apply. Contact your Andersen supplier for custom-sized specialty windows.

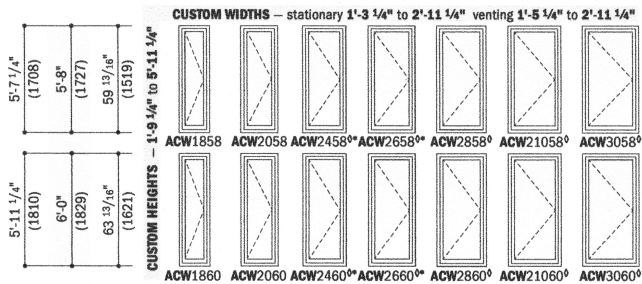
For cottage and reverse cottage window sizes and opening specifications contact your Andersen supplier.

Clear Opening	Width - window width - 4.056 Height - (window height + 2) - 4.645	Unobstr. Glass	Width - window width - 6.650 Height - window height - 9.646 Single Sash Height - (window height - 9.646) ÷ 2
Vent Opening	Width - window width - 4.056 Height - (window height + 2) - 4.316	Minimum R.O.	Width - width + 3/4" Height - height + 3/4"

* All custom-size A-Series double-hung windows wider than 3'-1 1/4" and taller than 4'-11 1/4" meet or exceed clear opening area of 5.7 sq. ft., clear opening width of 20" and clear opening height of 24".

Table of Casement Window Sizes (continued)

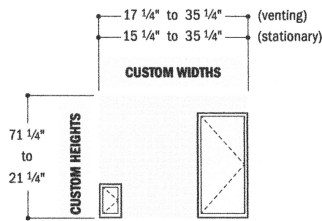
Window Dimension	1'-7 1/4"	1'-11 1/4"	2'-3 1/4"	2'-5 1/4"	2'-7 1/4"	2'-9 1/4"	2'-11 1/4"
Minimum Rough Opening	1'-8"	2'-0"	2'-4"	2'-6"	2'-8"	2'-10"	3'-0"
Unobstructed Glass	12 5/8"	16 5/8"	20 5/8"	22 5/8"	24 5/8"	26 5/8"	28 5/8"



* "Window Dimension" always refers to outside frame to frame dimension.
* "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
* Dimensions in parentheses are in millimeters.
* Meet or exceed clear opening area of 5.7 sq. ft., clear opening width of 20" and clear opening height of 24".
* Available with straight arm operators only; all other sizes have split arm operators only.

Custom Sizes & Specifications

Casement Windows (stationary & venting)



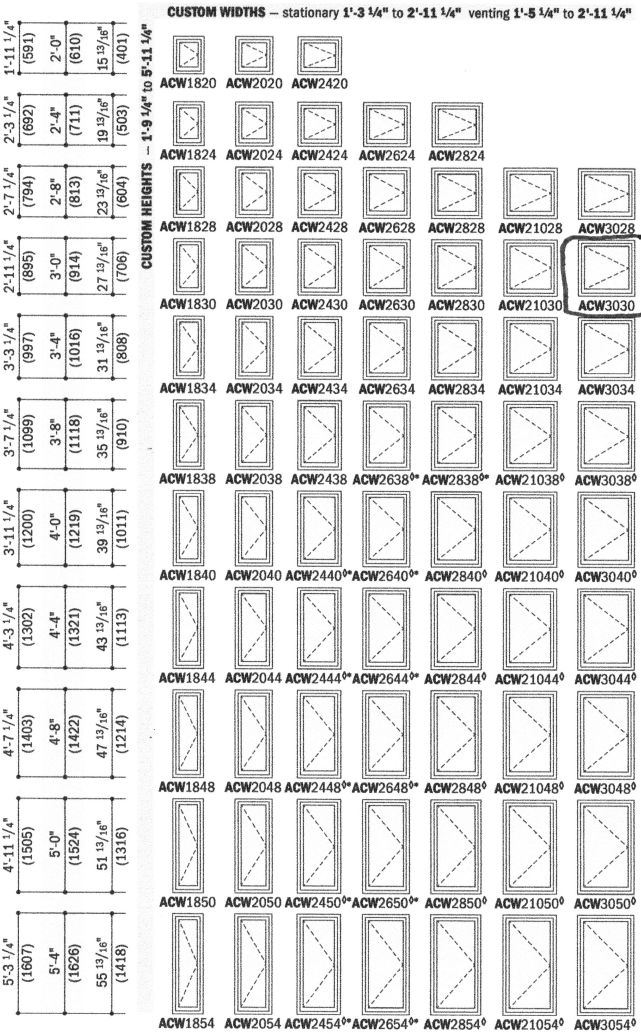
Clear Opening	Width – window width – 9.418 – window width – 6.755 – window width – 10.944 – 2.757 + (0.951057 x (window width – 9.342)) Height – window height – 5.653	<i>Split arm operator and 10" standard hinge</i> <i>Straight arm operator and 10" egress hinge</i> <i>Split arm operator and 13" standard hinge</i> <i>Split arm operator and 13" standard hinge with 72" vent limiter</i>	Unobstr. Glass	Width – window width – 6.650 Height – window height – 7.450
Vent Opening	Width – window width – 6.536 Height – window height – 5.653		Minimum R.O.	Width – width + 3/4" Height – height + 3/4"

* All custom-size A-Series casement windows wider than 2'-3 1/4" and taller than 3'-11 1/4" meet or exceed clear opening area of 5.7 sq. ft., clear opening width of 20" and clear opening height of 24".

CASEMENT WINDOWS

Table of Casement Window Sizes

Window Dimension	1'-7 1/4"	1'-11 1/4"	2'-3 1/4"	2'-5 1/4"	2'-7 1/4"	2'-9 1/4"	2'-11 1/4"
Minimum Rough Opening	1'-8"	2'-0"	2'-4"	2'-6"	2'-8"	2'-10"	3'-0"
Unobstructed Glass	12 5/8"	16 5/8"	20 5/8"	22 5/8"	24 5/8"	26 5/8"	28 5/8"



* "Window Dimension" always refers to outside frame to frame dimension.
* "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
* Dimensions in parentheses are in millimeters.
* Meet or exceed clear opening area of 5.7 sq. ft., clear opening width of 20" and clear opening height of 24".
* Available with straight arm operators only; all other sizes have split arm operators only.