

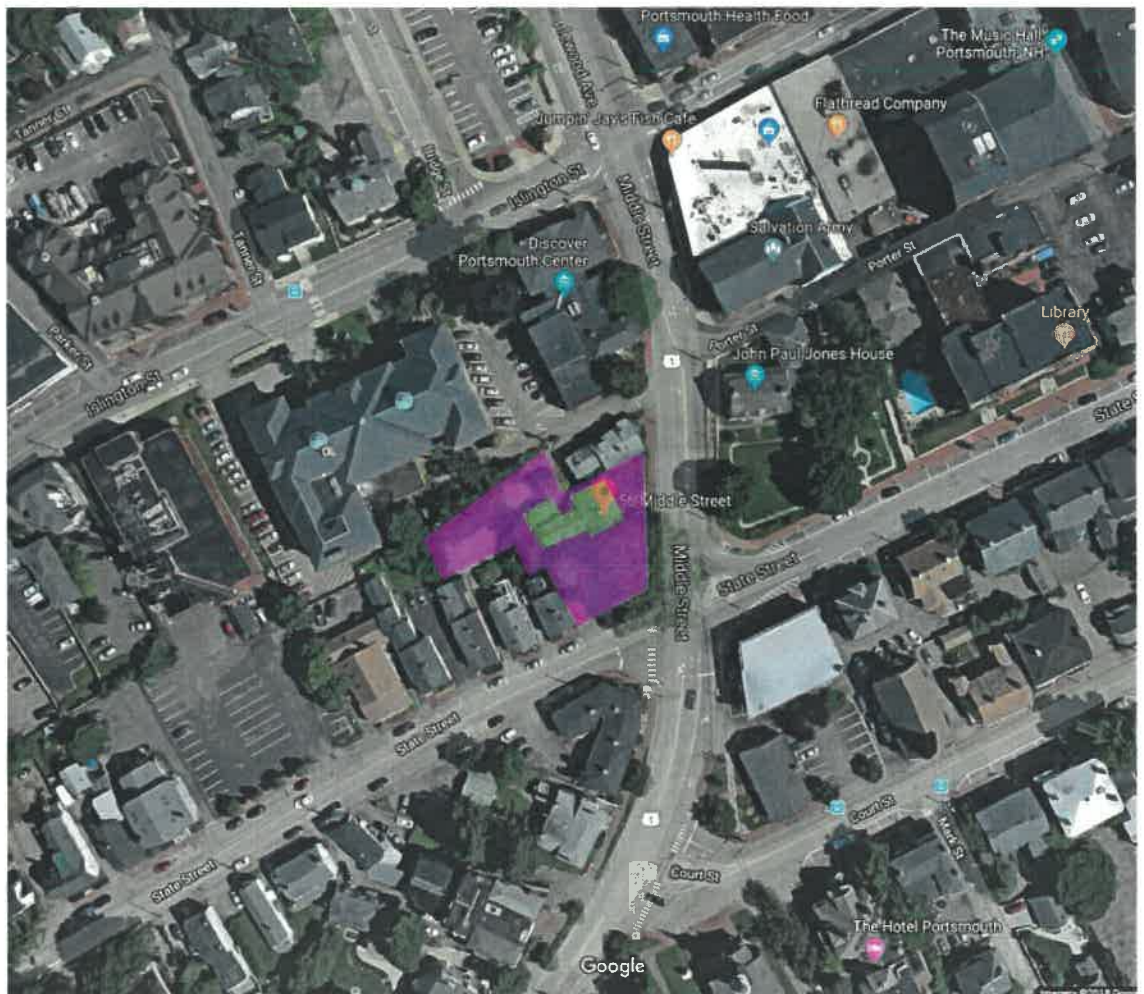
# 56 Middle Street - Portsmouth, NH

## HDC - Work Session #2 - PH - March 6, 2019 - Portsmouth, NH

Zoning: Mixed Residential Business (MRB) - CD4-L1

### Project Description:

56 Middle Street llc is a renovation and addition to an existing tudor style home. The project scope includes removal of a an existing single story mid '40's addition to the rear (North side) of the home and replacing it with a slightly larger 1.5 story wood framed structure. The new addition will contain a two stall garage on the First floor & a new Master Bedroom suite on the floors above.



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Sheet Name:  
Project Name:

### Cover Sheet

56 Middle Street llc - HDC WS #2 - PH

Project Address:  
56 Middle St.  
Portsmouth, NH  
Scale:

Date:  
March 6th, 2019  
Sheet #:  
1



1.View from North Side

EXISTING STRUCTURE TO BE REMOVED



2.View from North Side (dormer)



3.View from West Side

EXISTING STRUCTURE TO BE REMOVED



4.View from East Side (Middle Street)



5.View from South Side (State Street)

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Sheet Name:

Project Name:

# Existing Exterior Views

56 Middle Street llc - HDC WS #2 - PH

Project Address:

56 Middle St.  
Portsmouth, NH

Scale:

Date:

March 6th, 2019

Sheet #:

2



1. View from North Side



2. View from North Side (dormer)



3. View from West Side



4. View from East Side (Middle Street)

GARAGE ADDITION W/ MASTER SUITE ABOVE  
ADD DORMER W/ GABLE TO THIS "EXISTING" ROOF



5. View from South Side (State Street)

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Sheet Name:

Project Name:

## Proposed Exterior Views

56 Middle Street llc - HDC WS #2 - PH

Project Address:

56 Middle St.  
Portsmouth, NH

Scale:

Date:

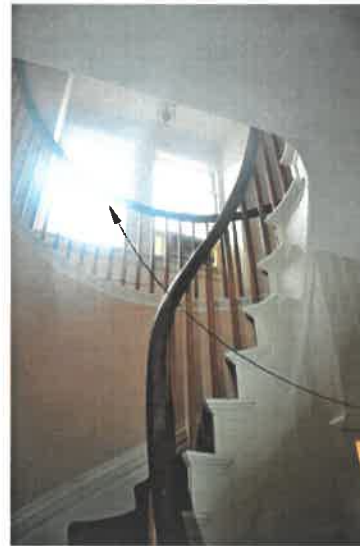
March 6th, 2019

Sheet #:

3

**EXTERIOR ELEVATION NOTE:**

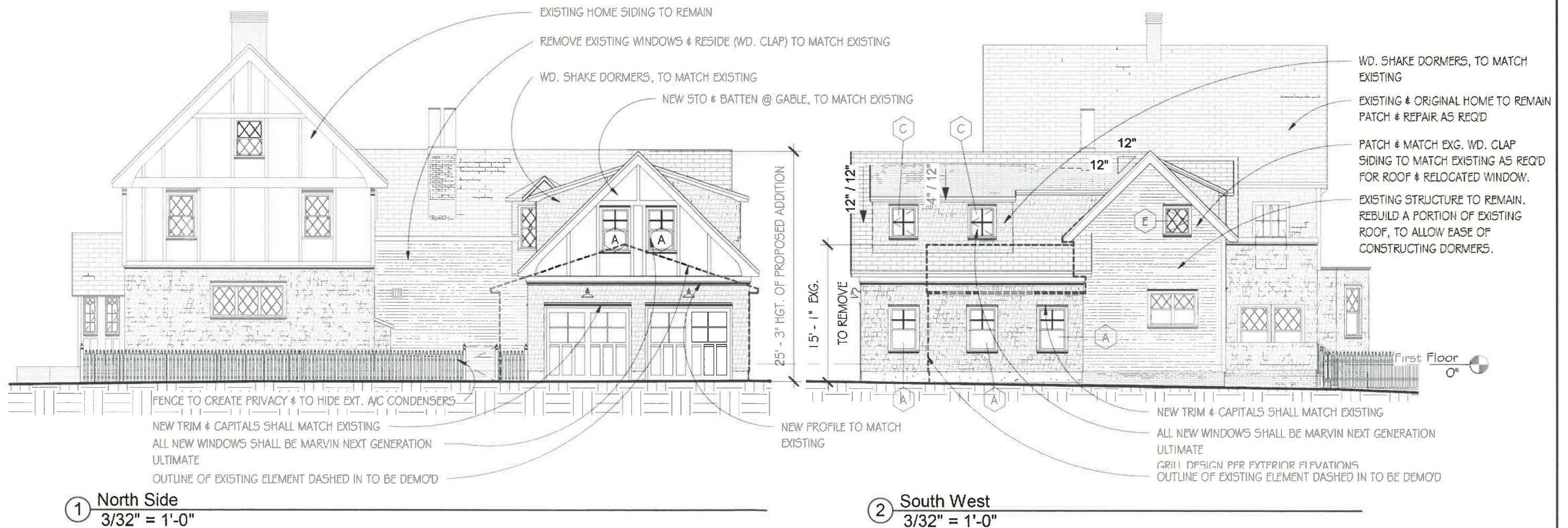
1. ALL NEW WINDOWS (IN NEW STRUCTURE) SHALL BE MARVIN NEXT GENERATION ULTIMATE.
2. ALL NEW WINDOW GRILL DESIGN PER EXTERIOR ELEVATIONS.
3. ALL GRILLS SHALL BE OGEE, SDLS, 5/8" PER SUBMITTALS ATTACHED.
4. ALL EXISTING WINDOWS SHALL BE RESTORED BY "WINDOW WOMEN OF NEW ENGLAND"
5. ALL NEW SIDING MATERIALS SHALL MATCH EXISTING; TYPE, DIMENSIONALLY & EXPOSURE.
6. REPAINT ENTIRE STRUCTURE TO MATCH SUPPLIED IMAGE.
  - A. Body (stucco & lap siding): SW7716 "Croissant" - Accent (Shakes): SW9186 "Caramelized"
  - B. Trim: SW7521 "Dormer Brown"
7. YARD FENCED NOT SHOWN FOR CLARITY. REFER TO SHEET 7 FOR EXTENT OF FENCE.



THIS UNIQUE DETAIL, TO MAINTAIN THIS EXISTING WINDOW, IS NOT VISIBLE TO NEIGHBORS OR FROM THE STREET. IT OFFERS LIGHT TO THE HOMEOWNER & KEEPS THE ORIGINAL CHARACTER OF THE HOME.



EXISTING DORMER TO REMAIN, FEATHER INTO NEW ROOF



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Sheet Name:  
Project Name:

# Exterior Materials

56 Middle Street IIC - HDC WS #2 - PH

Project Address:  
56 Middle St.  
Portsmouth, NH  
Scale:  
3/32" = 1'-0"

Date:  
March 6th, 2019  
Sheet #:  
**4**

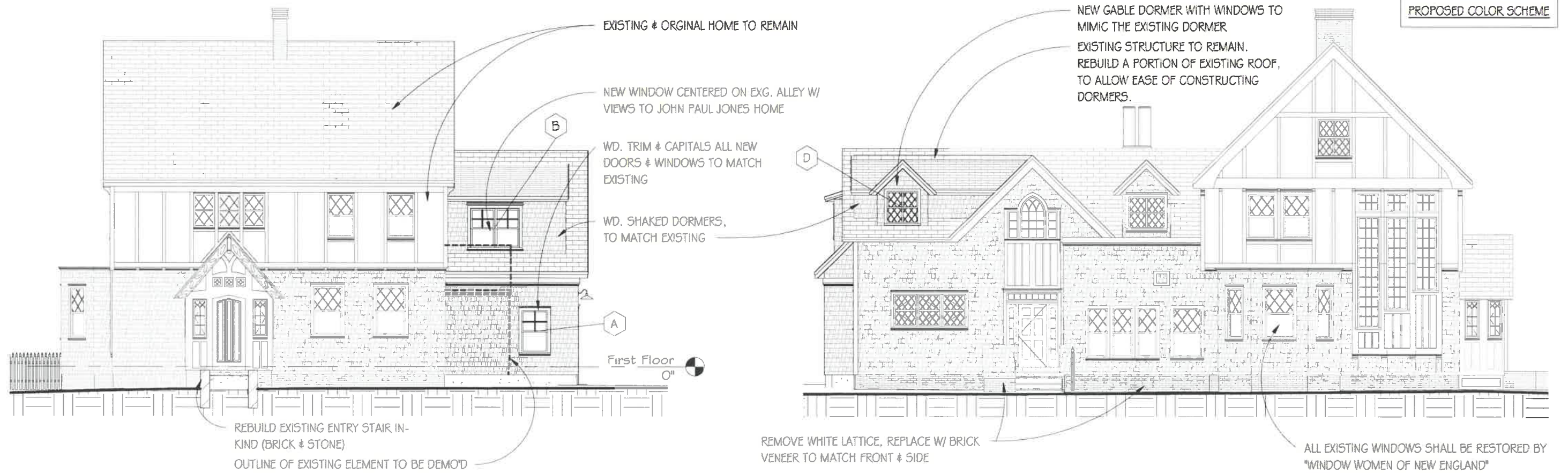
**EXTERIOR ELEVATION NOTE:**

1. ALL NEW WINDOWS (IN NEW STRUCTURE) SHALL BE MARVIN NEXT GENERATION ULTIMATE.
2. ALL NEW WINDOW GRILL DESIGN PER EXTERIOR ELEVATIONS.
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5. ALL NEW SIDING MATERIALS SHALL MATCH EXISTING; TYPE, DIMENSIONALLY & EXPOSURE.
6. REPAINT ENTIRE STRUCTURE TO MATCH SUPPLIED IMAGE.
  - A. Body (stucco & lap siding): SW771G "Croissant" - Accent (Shakes): SW918G "Caramelized"
  - B. Trim: SW7521 "Dormer Brown"
7. YARD FENCED NOT SHOWN FOR CLARITY. REFER TO SHEET 7 FOR EXTENT OF FENCE.

Window Schedule					
Type Mark	Manufacturer	Model	Description	Width	Height
A	Marvin	CUDH-NG3024	Double Hung	2' - 11 1/4"	4' - 7 1/2"
B	Marvin	CUDH-NG2622	Dbl. Double Hung	5' - 3 1/2"	4' - 3 1/2"
C	Marvin	CUCA3240E	Casement	2' - 8"	3' - 3 1/8"
D	Marvin	CUCA2044	Dbl. Casement	3' - 5"	3' - 7 1/8"
E	Marvin	CUCA3236	Casement	2' - 8"	2' - 11 1/8"



PROPOSED COLOR SCHEME



① East Side - Middle Street  
3/32" = 1'-0"

NOTE: FENCE NOT SHOWN FOR CLARITY.

② South Side - State Street  
3/32" = 1'-0"

NOTE: FENCE NOT SHOWN FOR CLARITY.

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Sheet Name:  
Project Name:

# Exterior Materials

56 Middle Street llc - HDC WS #2 - PH

Project Address:  
**56 Middle St.  
Portsmouth, NH**

Scale:  
3/32" = 1'-0"

Date:  
March 6th, 2019

Sheet #:  
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WHITE PICKET FENCE 48" TALL



DECORATIVE WD. FENCE TO WRAP THE CORNER OF THE LOT (REFER TO IMAGE)

EXISTING TREES TO REMAIN, TYP. U.N.O.

STATE STREET

MIDDLE STREET

FENCED IN YARD  
LOAM & SEED

PERVIOUS DURHAM  
PAVERS @ PARKING  
SPOTS

EXG. SHED

FENCED IN YARD  
LOAM & SEED

GATE TO WALK WAY

EXISTING 2ND.  
FL. DECK

THIS TREE TO  
BE REMOVED

DECORATIVE WD. FENCE ALONG EXISTING  
HEDGE LINE (REFER TO IMAGE)

NEW ARCHED TOP WHITE ARBOR  
@ WALK WAY GATES

EXISTING SIDE WALK TO REMAIN

RECONSTRUCT FRONT ENTRY STEPS  
IN KIND W/ BRICK & STONE

FENCED IN YARD  
(LAWN)

PROPERTY LINE

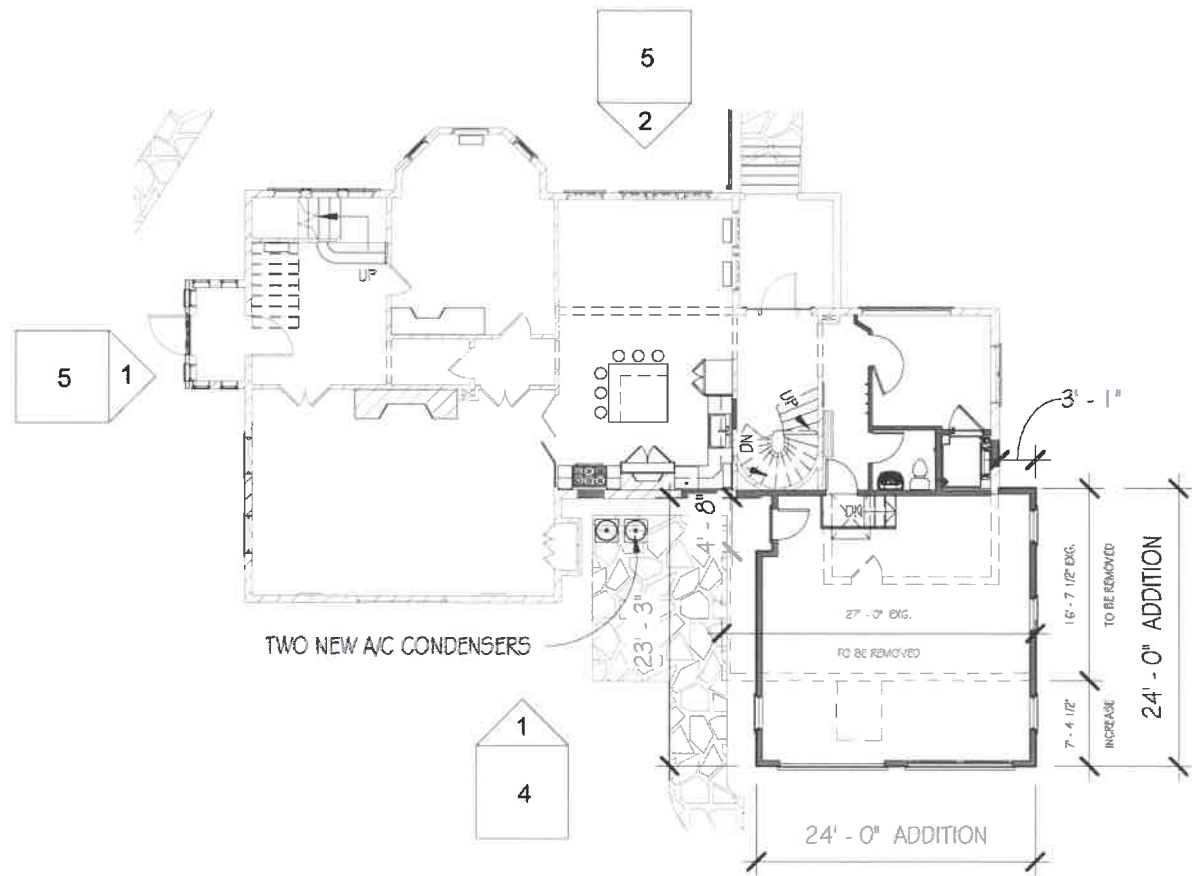
RECONFIGURE WALK INTO EXT. PATIO  
LOAM & SEED RECLAIMED AREA

EXISTING HOME

RECONSTRUCTED  
ADDITION

EXISTING PAVEMENT  
TO REMAIN

YARD FENCE TO ADD PRIVACY TO PATIO & SHIELD MECH. EQUIP.



1 First Floor  
1/16" = 1'-0"

2 Roof Plan  
1/16" = 1'-0"

# Plan Views

## 56 Middle Street llc - HDC WS #2 - PH



Sheet Name:

Project Name:

Project Address:

56 Middle St.  
Portsmouth, NH

Scale:

1/16" = 1'-0"

Date:

March 6th, 2019

Sheet #:

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MARVIN

## ULTIMATE DOUBLE HUNG NEXT GENERATION

NO DETAIL OVERLOOKED

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung Next Generation Window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

### INTERIOR FEATURES AND PERFORMANCE

#### RICH WOOD INTERIOR

Offers beauty and warmth with six wood species and ten interior finish options.

#### NARROW CHECKRAIL

Provides a sleek aesthetic at  $1\frac{15}{16}$ " to maximize daylight opening while maintaining historical accuracy.

#### TILT WASH

Allows easy access to exterior glass for cleaning and maintenance.

#### RETRACTABLE SCREEN

A screen option that easily retracts out of sight when not in use and provides smooth, quiet operation.



#### INTERIOR SHADES

Integrate seamlessly into the window without visible cords or pulleys. The fit is precise with virtually no light bleed.

#### EXCLUSIVE AUTOLOCK

Activates when the sashes are closed, locking the window.

#### FIRST-RATE ENERGY EFFICIENCY

Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates and weather needs.

#### SASH BALANCE SYSTEMS

Enables smooth operation at the largest sizes.

MARVIN

## ULTIMATE DOUBLE HUNG NEXT GENERATION

GENERATIONS OF TIMELESS DESIGN

### EXTERIOR FEATURES AND PERFORMANCE

#### DURABLE CLADDING

Exterior cladding made with the industry's highest level of certification, AAMA 2605, extruded aluminum and backed by a 20-year warranty against chalking and fading.

#### EXPANSIVE SIZES

Up to 5 feet wide by 10 feet high.

#### TRADITIONAL SILL BEVEL

The 14-degree bevel provides optimal water management while maintaining a classic look.

#### SUPERIOR WEATHER PERFORMANCE

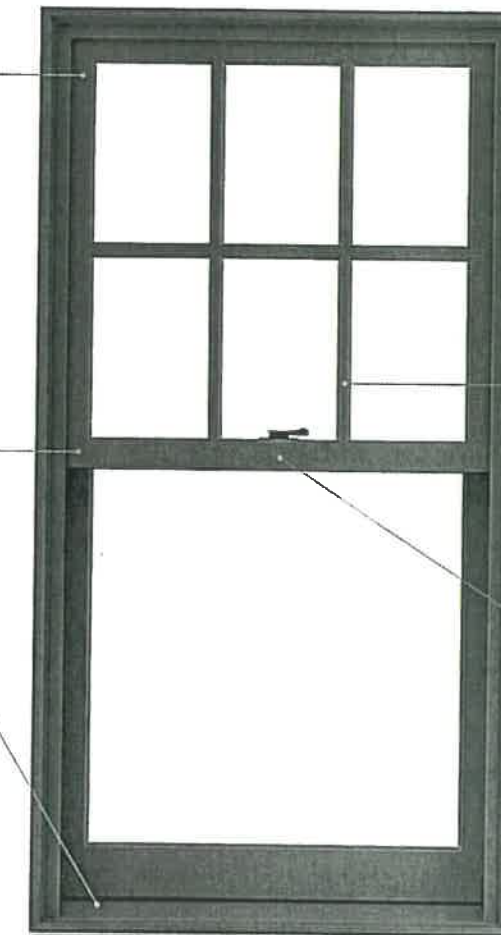
LC-PG50 on most sizes, and optional Commercial (CW) Performance and IZ3 certified coastal performance on most sizes.

#### DESIGN VERSATILITY

An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes and archtop models.

#### ALUMINUM INTER-LOCK

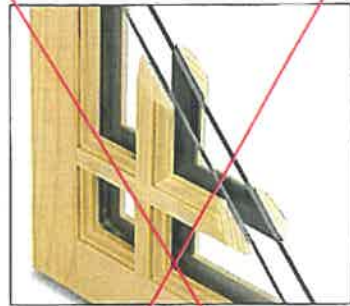
Eliminates drafts and improves the window's overall structural integrity.



# DIVIDED LITES

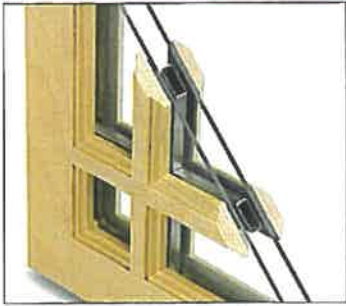
FINISHING TOUCHES WITH THE MARVIN TOUCH

Marvin® offers a variety of ways to create the window pane patterns that you want. Choose Simulated Divided Lites for energy efficiency. Authentic Divided Lites for historic significance, or Grilles-Between-The-Glass for easy maintenance. Fine detailing and craftsmanship comes standard.



## **SIMULATED DIVIDED LITE (SDL)**

SDL is an energy-efficient way to create the look of divided lites. SDL bars are permanently adhered to both sides of the glass.



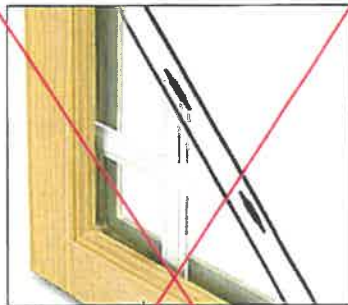
## **SIMULATED DIVIDED LITE WITH SPACER BAR (SDLS)**

SDLS bars are combined with spacer bars installed between the glass, creating the feel of Authentic Divided Lites.



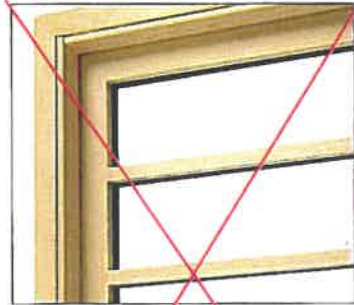
## **AUTHENTIC DIVIDED LITE (ADL)**

Separate panes of glass are glazed between muntin bars – the way windows have been made since the beginning. (Available for wood units only)



## **GRILLES-BETWEEN- THE-GLASS (GBG)**

Grilles are permanently installed between the glass panes. This low-maintenance grille is available with a two-tone option.



## **SQUARE STICKING**

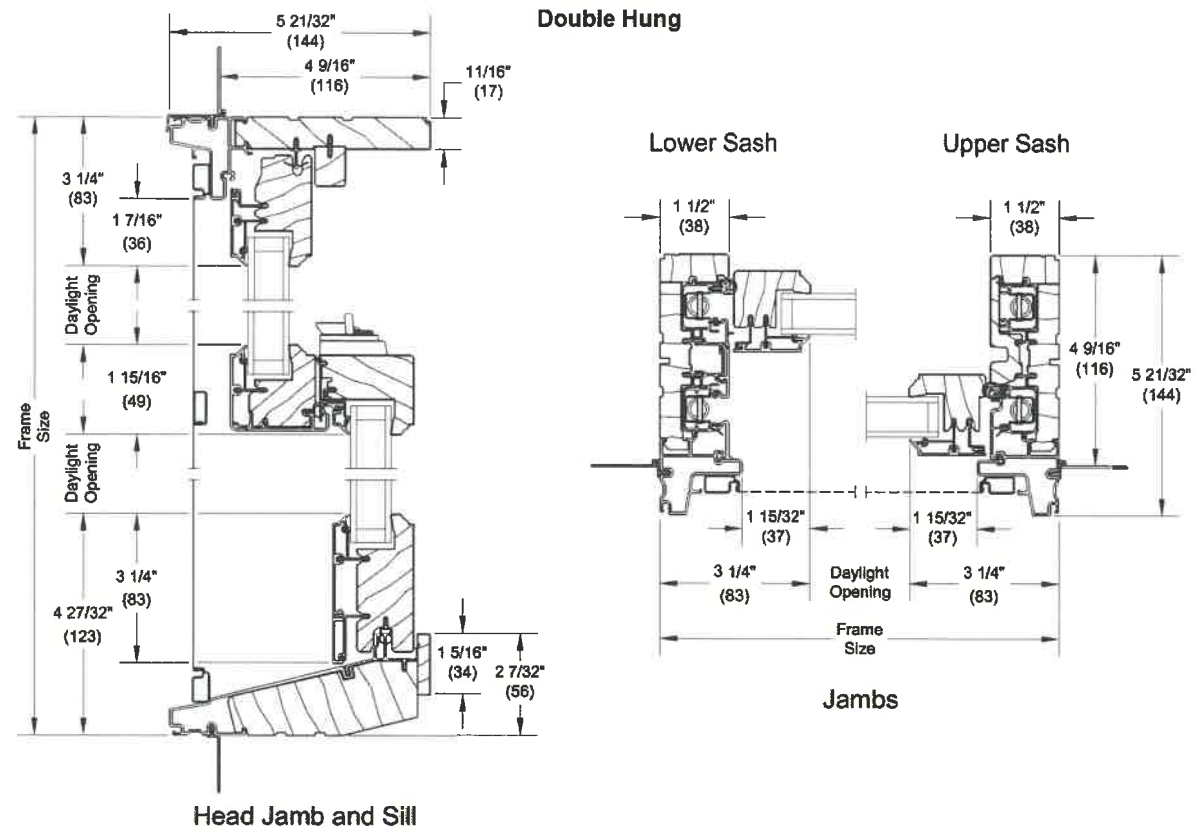
Square sticking achieves a contemporary design with massive views and streamlined sightlines.



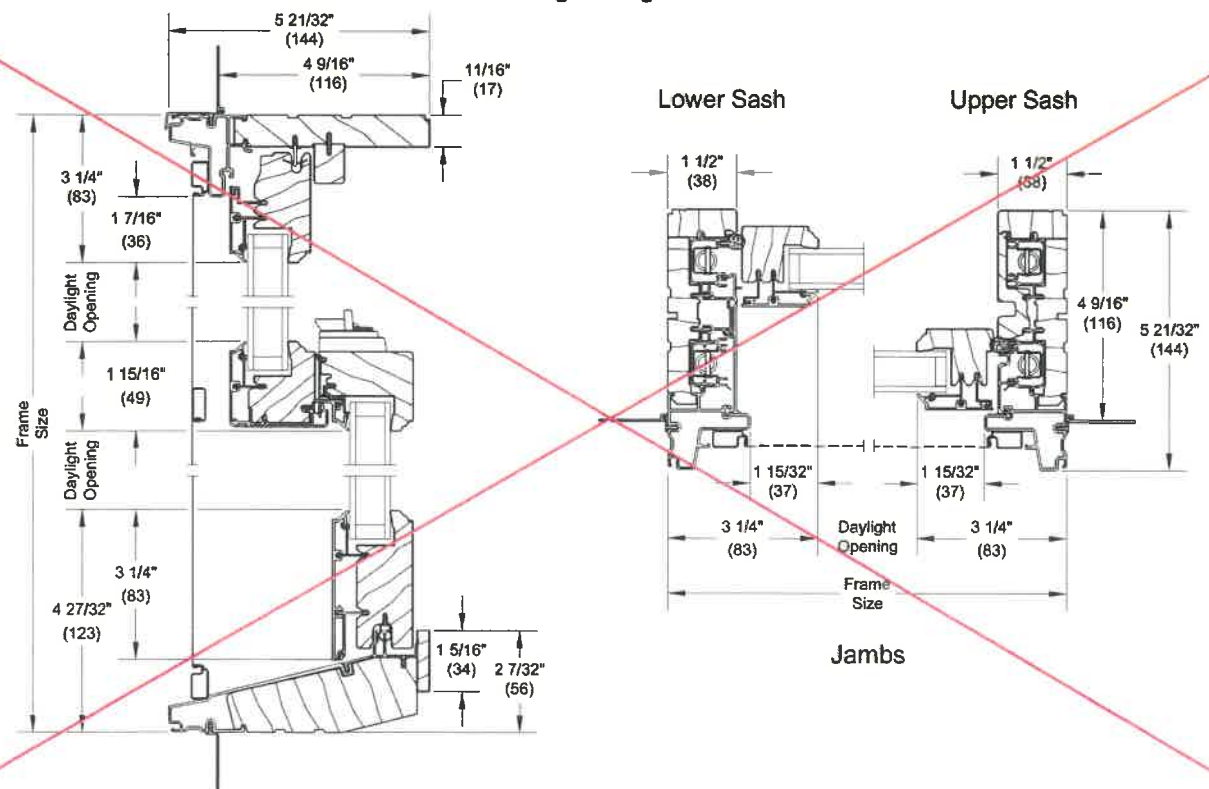
Clad Ultimate Double Hung - Next Generation 2.0

**Section Details: Operating**

Scale: 3" = 1' 0"



**Single Hung**

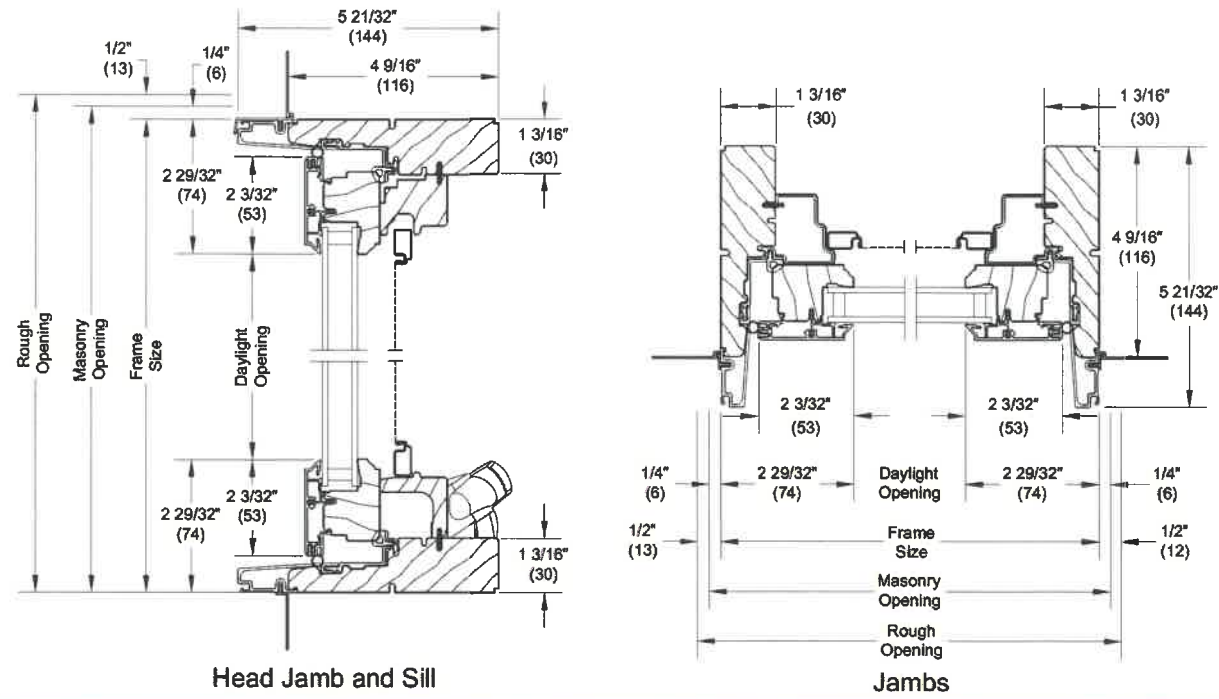


Clad Ultimate Casement, Awning and Picture

**Section Details: Operating/Stationary/Picture - 3/4" (19) IG**

Scale: 3" = 1' 0"

**Operating**



**Stationary/Picture**

