

John & Susan Durkin
564 Middle Street
Portsmouth, NH

The following are referenced by number on the Existing Plan, Proposed Modifications, and Tax Map

- (1) Replace existing window with 6 foot wide French Hinged Door – Harvey Majesty*
- (2) Replace existing 15 light door with 2 over 2 double hung window – dimensions and trim to match other existing 1st floor windows – Harvey Majesty*
- (3) Replace existing triple casement window with 2 over 2 double hung window – same size and dimensions as the other window on the first floor on the same side of the house and to be trimmed to match – Harvey Majesty*
- (4) Replace existing 1 over 1 double hung widow with 1 over 1 double hung window – Harvey Majesty*
- (5) Replace existing 2 over 2 double hung widow with 1 over 1 double hung window – Harvey Majesty*
- (6) Replace existing 1 over 1 double hung widow with 1 over 1 double hung window – Harvey Majesty*

*Brochure attached. Black Aluminum Clad Exterior, Simulated Divided Light

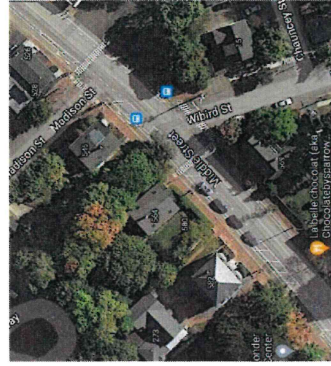
Proposed modifications



East corner of house

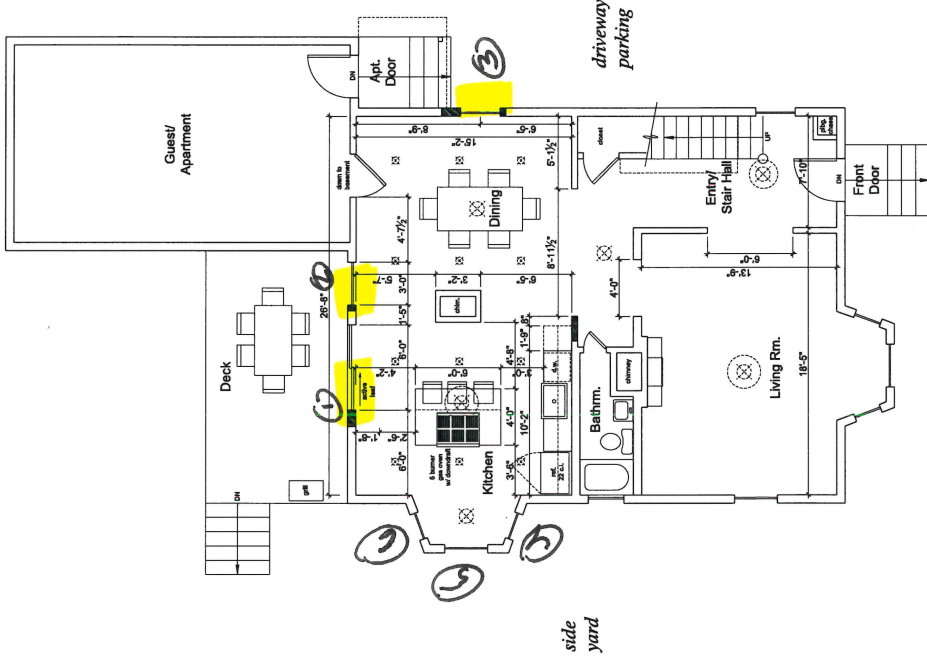


West corner of house



Satellite view

back yard



side yard



Replace window in existing kitchen w/ single to match elsewhere

- Client Wishes:**
- want to open up the first floor plan without rebuilding house
 - best light to the existing dining room, existing kitchen layout of deck, etc.
 - open up the living room & dining room to be one space
 - widen opening between living room & kitchen/dining hall area
 - rearrange kitchen cabinets & kitchen island
 - remove existing window in kitchen and replace with pair similar to original windows elsewhere - see note
 - remove existing window in living room and replace with pair similar to original windows elsewhere - see note
 - remove existing window in entry and replace with pair similar to original windows elsewhere - see note
 - new exterior lighting from new front door and side yard walk to provide enough wall space for landscaping of porch, new side yard fence and walk, etc.
- General Notes:**
- new walls shown shaded
 - new windows shown detailed
 - verify exact lighting plan & specifications with owner - if necessary, determine can lights in ex. room
 - verify structural brackets of proposed layout & modify as directed by structural engineer

PORT CITY DESIGN
architecture
planning
interiors
603.312.1707
953 Fillington Street
Portsmouth, NH
03801
portcitydesignnoo.com

Consultants

Client - Project:

DURKIN RESIDENCE
Space Planning
& Renovations

564 Middle St.
Portsmouth, NH
03801

Notes

2021-6-3

A1

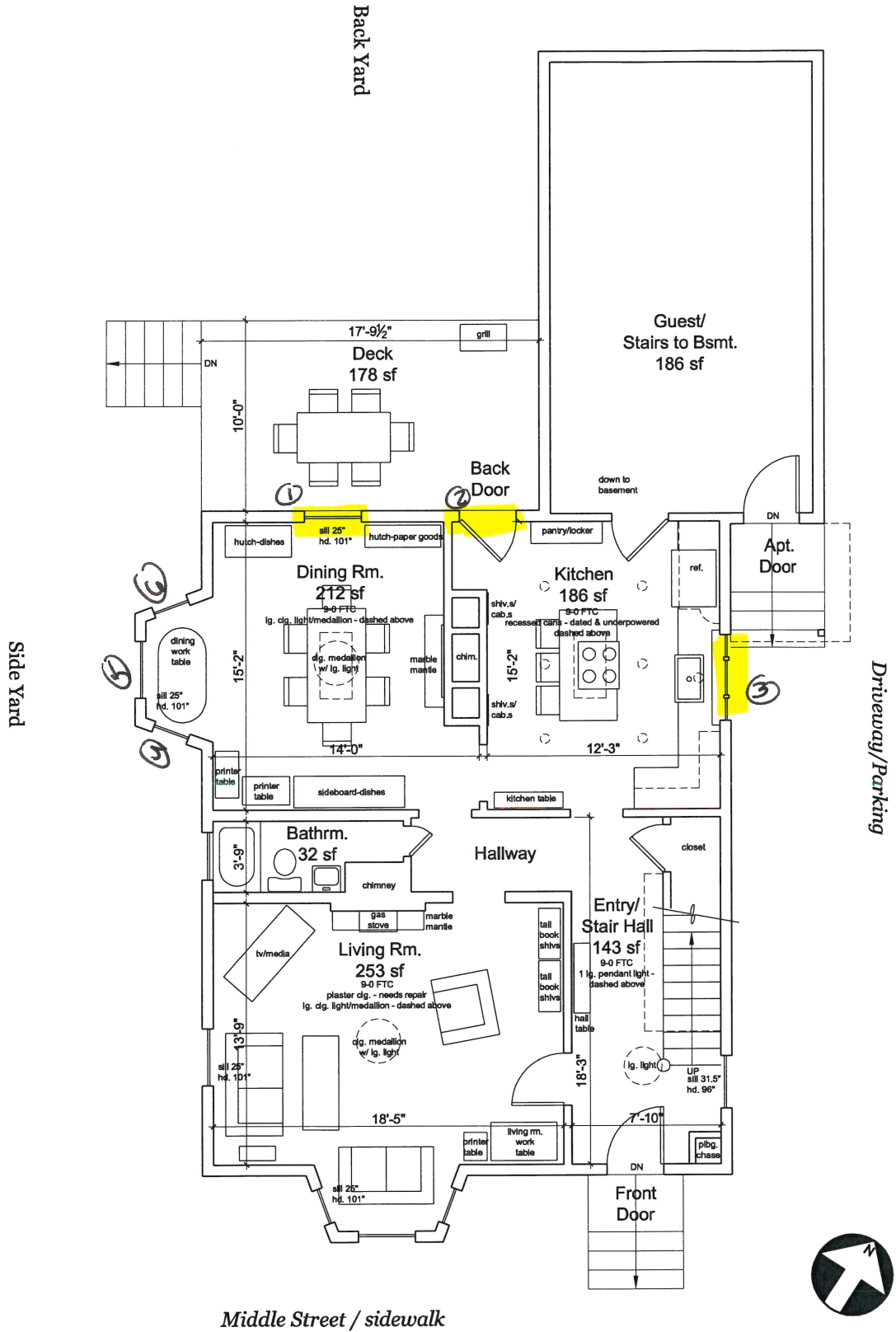
First Floor Construction Plan - Proposed
564 Middle St.
Portsmouth, NH 03801

Durkin Residence - First Floor Construction Plan (proposed)

Proposed First Floor Plan
basement footprint - 1,351 sf (includes apartment)
1st floor footprint - 1,351 sf
2nd floor footprint - 1,351 sf
3rd floor footprint - 974 sf (in the roof cavity)

Existing Plan

SPACE ANALYSIS / ASSESSMENT
 564 Middle St.
 Portsmouth, NH
 03801

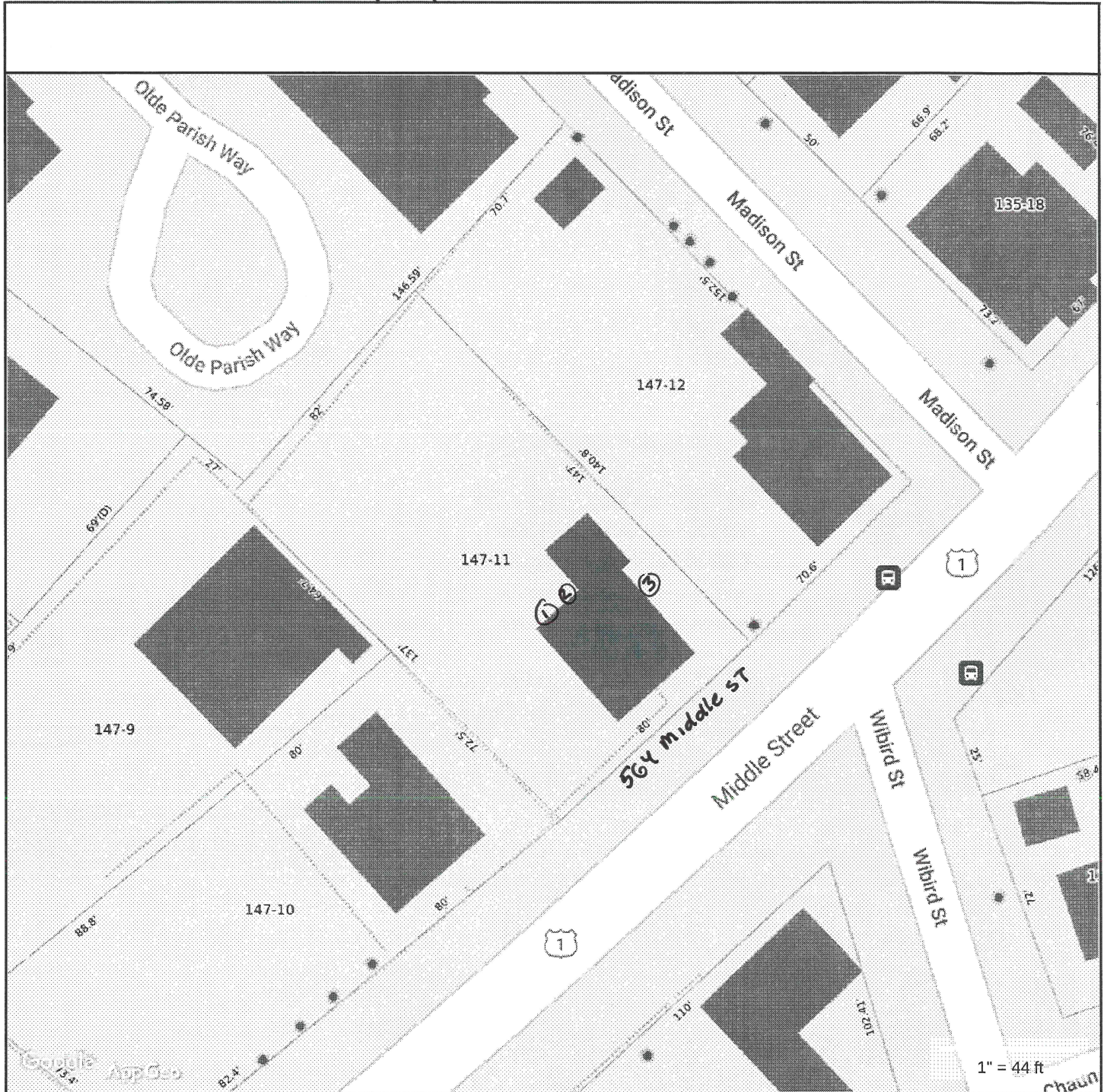


Middle Street / sidewalk

<p>PORT CITY DESIGN architecture planning interiors</p> <p>603.312.1707 953 Arlington Street Portsmouth, NH 03801 portcitydesignno.com</p> <p>CONSULTANTS</p>	<p>PROJECT/OWNER</p> <p>564 MIDDLE STREET Portsmouth, NH 03801 Space Analysis / Assessment Owners: Susan & John Durkin</p> <p>DATE: 2021.5.13</p> <p>NOTES</p>
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EX1

Space Analysis / Assessment
 564 Middle St.
 Portsmouth, NH
 03801



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



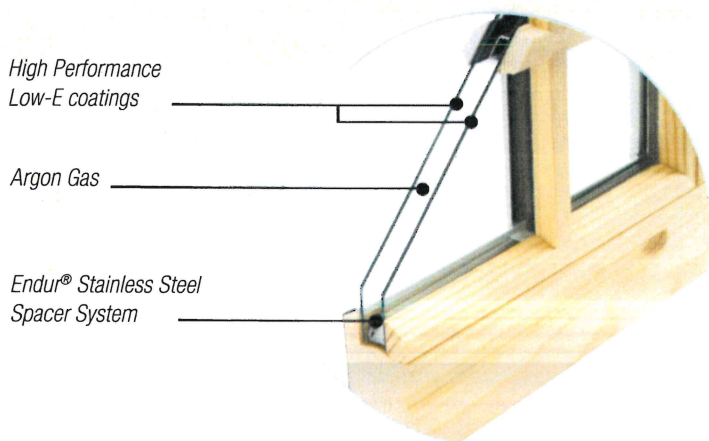
MAJESTY

Wood Windows and Patio Doors



The best components for the best performance.

In keeping with traditional wood windows, Majesty windows withstand the elements and operate smoothly for a lifetime. Made in the USA, Majesty combines its impressive energy efficient glazing with a well-built, durable aluminum clad wood frame and sash – manufactured by folks who have been making windows for more than 50 years. That level of expertise is what sets Majesty apart; the perfect combination of state-of-the-art engineering, energy-saving value, and stylish elegance.



MAJESTY PREMIUM GLASS

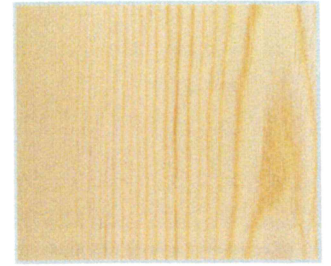
Majesty double hung windows come standard with our Premium glass, which incorporates two panes of glass, high-performance double Low-E coatings, stainless steel spacer system, and argon gas. This glass system meets the most stringent ENERGY STAR® requirements which will significantly enhance the comfort in your home and help save you money on your home energy costs.



20 YEARS
GLASS COVERAGE
WARRANTY
10 YEARS
PARTS/MECHANISMS

SOLID PONDEROSA PINE

The wood components of Majesty products resist rot, degradation, splitting, warping, and mildew through a controlled treatment process that immerses Ponderosa Pine in a special preservative similar to high quality deck sealant applications.



Strong and straight grained Ponderosa pine with exceptional beauty and strength

ALUMINUM CLADDING

The extruded 0.050" wall thickness of the frame provides strength, while the 0.024" wall thickness of the sash allows the cladding to be precision molded to protect the window sash and patio door panels from exterior environmental conditions. The result is eye catching, beautiful bevels and the sought-after aesthetics of custom wood windows.

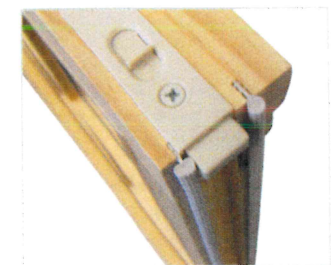


Aluminum Clad Exterior shown in Forest Green (See options page for additional colors)

An electrostatic paint process adheres paint evenly onto all surfaces, ensuring an extremely durable finish that resists fading.

WEATHERSEALS

Concerned about installing wood windows in your climate? Don't be! Majesty seals are designed to perform over a wide range of temperatures and weather conditions. A lightweight polypropylene stiffener additive, which does not absorb water or collect mold, creates an airtight seal that does not distort over time. The seal ensures a consistent barrier from external conditions and allows for smooth window and patio door operation.



Foam-Tite compression bulb seals provide maximum protection from air and water

An average of 300 inches of custom designed Foam-Tite® compression bulb seals encase the full perimeter of the sash of Majesty windows – similar to seals you see on dishwashers or refrigerators.



PVC Jamb Liner available in both White or Almond

PVC JAMB LINER

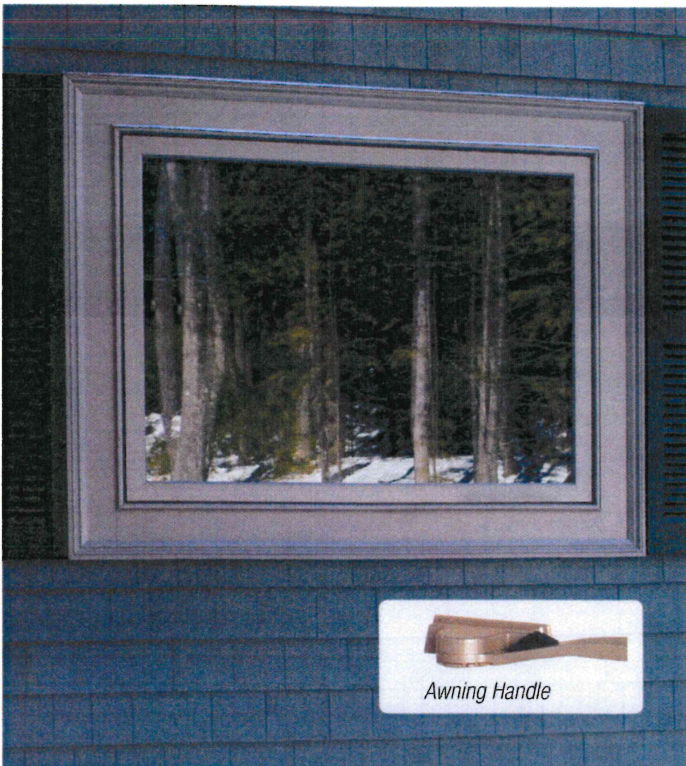
The rigid non-compression Jamb Liner adds strength, stability and reduces air infiltration, while its special beveled design allows the sash to open and tilt easily.

Products for every application



PICTURE WINDOW

Whether you're replacing an old window or installing a new one, Majesty picture wood windows can make a dramatic difference. If you are opening up a room to a spectacular view, picture windows are a great choice. When paired with Majesty awning windows, the combination optimizes visible light with ability to vent fresh air into the room.



AWNING WINDOW

When you need added ventilation, Majesty awning wood windows hinge at the top and open outward, allowing fresh air into the room while deflecting rain away from your property.

**HARDWARE
FEATURES**

*Recessed
Sash Lock*



**SASH LIFT
OPTIONS**

*Routed Top
Sash standard;
Bottom optional*



Hook



Loop

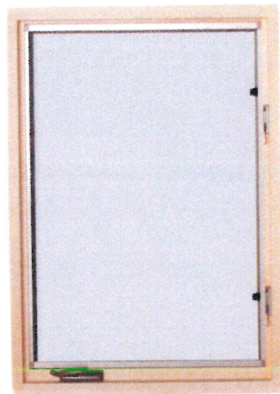


MAJESTY DOUBLE HUNG

Superb architectural details include a refined 45° glazing bead, overlapping grids, and elegant recessed hardware to provide a traditional and sleek look. Full weatherstripping around both sash prevents air infiltration and eliminates drafts. Caring for your Majesty double hung windows is a snap: both the top and bottom sash tilt in for easy cleaning.

**HARDWARE
FEATURES**

*Compact
Folding
Handle*



MAJESTY CASEMENT

An easy to open casement window is ideal over the kitchen sink, and casements are also favored in contemporary homes for their sleek, unobstructed expanses of glass. Full weatherstripping around the sash keeps your home comfortable, and the dual operating lock system keeps your home secure.

**HARDWARE
FEATURES**

*Recessed
Sash Lock*



MAJESTY GLIDING

The gliding window is an excellent choice for rooms facing walkways, porches or patios. Optimize fresh air and sunlight without compromising space or energy efficiency. Our gliding window features a recessed lock and routed operable sash to provide an enhanced view, a clean look, and a secure lock each time.



HINGED AND GLIDING PATIO DOORS

Your patio is an extension of your home, and your home is an extension of yourself and your style. Enjoy the peace of mind that comes with a low-maintenance, durable, and secure aluminum clad wood frame and bring a bit of functional charm to your outdoor space!

Majesty Gliding Patio doors offer contemporary hardware options and narrow door stiles save space while delivering a sleek, casual look. Available in 2, 3 and 4-Lite design options, the door glides effortlessly along a continuous fiberglass sill. The heavy-duty weatherstripping ensures your patio door will open without a hitch, regardless of the season.

Majesty Hinged Patio doors' classic hardware and French panel design offer accessible entryways that swing in, inviting the outdoors into your home, or swing out, extending your home to the outdoors. Hinged patio doors offer a traditional, elegant style and are available in 1, 2, 3 or 4-Lite panel design options. The integral frame drip edge enhances water protection and a dual seal frame weatherstripping optimizes air and thermal performance.



GLIDING
Includes
D-shaped
Handle

20 YEARS
GLASS COVERAGE

WARRANTY

10 YEARS
PARTS/MECHANISMS



HINGED



*Adjustable
Guide
Hinge*

*Includes
Contemporary
Handle*



*Adjustable
Set
Hinge*

Window & Door Options

HARDWARE FINISHES

PREMIUM



STANDARD



EXTERIOR COLORS



INTERIOR WOOD OPTIONS



Warm, unfinished pine ready for you to stain or paint once installed.



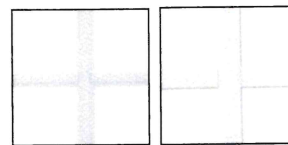
Professionally prefinished for no mess or hassle post-installation. 10 year warranty. Gliding window only available in factory primer.

Due to printing limitations, finishes and colors shown are for representation only. Patio door hardware also available in standard black, but not available in coppertone.

GRIDS

GRIDS BETWEEN GLASS

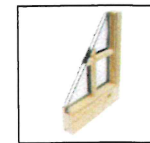
Sealed between the panes of glass, GBG is easy to clean.



Contoured Flat

SIMULATED DIVIDED LITES

The most authentic look of divided lites to complement traditional architecture



ADDITIONAL OPTIONS

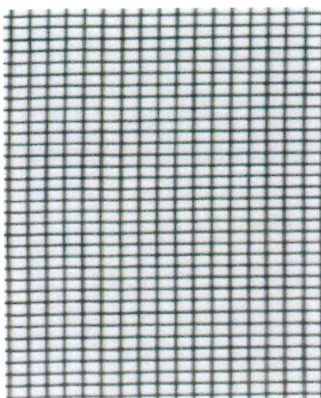
- Obscured glazing
- Tempered glazing
- Jamb line available in White or Almond

SCREEN OPTIONS*

- Extruded Aluminum Frame
- FlexScreen Frame
- Fiberglass Wire
- VIEWS Wire (premium)

INSTALLATION OPTIONS

- 4-9/16" jamb depth
- 6-9/16" factory applied ext. jamb option



Premium VIEWS (Virtually Invisible) Screens

Upgrade to GREENGUARD certified VIEWS screens to enjoy 15% greater openness providing 25% better airflow.

25% more optical clarity means you can focus on a crisper, brighter view.

*Screen options vary per operating style. Gliding available with roll form screen frame only.

THERMAL PERFORMANCE

For the most up to date structural and thermal performance values, as well as other product specifications, visit harveybp.com.

WINDOW	U-FACTOR	SHGC	VT	ENERGY STAR COMPLIANCE
Double Hung	0.27	0.29	0.51	North Central, Northern Zones
Picture	0.26	0.30	0.53	North Central, Northern Zones
Casement/Awning	0.26	0.22	0.38	All Zones

U-factor measures the rate of non-solar heat transfer from one side of the window to the other. Heat transfer implies both heat loss out of a living space during cold weather and non-solar heat gain during hot summer months. The lower the U-factor, the better the performance.

Solar Heat Gain Coefficient (SHGC) measures how well a product blocks heat from the sun. The lower the SHGC, the better a product is at blocking unwanted heat gain.

Visible Transmittance (VT) measures how much light comes through a product. The higher the VT, the more light that comes through.



ENERGY STAR: This package includes everything that is needed for a product to meet ENERGY STAR requirements. Glazing, gas, glass thickness, etc. will vary by window and usually includes Low-E coating and Argon gas. This glazing package *does* qualify for ENERGY STAR.

WINDOW	U-FACTOR	SHGC	VT	ENERGY STAR COMPLIANCE
Gliding Window	0.28	0.45	0.55	Northern Zones
Gliding Patio Door	0.29	0.32	0.54	North Central, Northern Zones
Out-swing Patio Door	0.29	0.36	0.43	North Central, Northern Zones
In-swing Patio Door	0.28	0.35	0.43	North Central, Northern Zones

ABOUT HARVEY BUILDING PRODUCTS

Harvey has built a solid reputation as a leading manufacturer and distributor of quality building products. A privately owned and operated business with over 50 years' experience, Harvey Building Products is known for outstanding craftsmanship and superior service as well as standing behind every product we make. In addition to manufacturing durable, attractive windows, doors and porch enclosures, Harvey distributes a full line of highly respected building products to professional contractors and builders throughout the Northeast.

Install Confidence.®



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