BACK RIGHT OVERVIEW
SCALE NOT TO SCALE

FRONT RIGHT OVERVIEW
SCALE NOT TO SCALE

BACK LEFT OVERVIEW
SCALE NOT TO SCALE

FRONT LEFT OVERVIEW
SCALE NOT TO SCALE

SPECIFICATIONS + NOTES

*ROOFING MATERIAL: Timberline HD Shingles in Charcoal
*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.
*BRACKETS: Porch: Bracket HT 3 - P 20", W 20", T 5 5/8" (4" exposed on addition 0"
*STAIR SYSTEM: STAIRS: Wood - Mahogany
*DECK: Wood - Mahogany
*BALUSTERS: Wood - Mahogany 1 1/4"
*HANDRAIL: Wood - Mahogany RA
*RISER: Wood - Ptd White
*TREAD: Wood - Mahogany
*PRIVACY: Wood TO MATCH SKETCH, UNDER DECK AS WELL (SLIDING PANEL)
*WINDOW: All new windows throughout House & Bungalow
Removing 1/1 replacement double hung windows and large picture window located in the 1970's to a historically appropriate 2/1 double hung window with black frame
*MANUFACTURER: Marvin - Elevate - 2/1 D H
*EXTERIOR FINISH: Black
*INT. FINISH: White
*INTERIOR DESIGNER WITH RESPECT TO LIGHTING AND CEILING DETAILS.
*INTERIOR DESIGNER OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.

NOTES:
*EXTERIOR PATIO: STONEWOOD EVERBLUE THERMAL BLUE
*GENERAL NOTES:
6.IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO COMPLETE THE WORK WITHIN THE RECOGNIZED STANDARDS OF THE CONSTRUCTION INDUSTRY.
5.COORDINATE ALL ELECTRICAL AND MECHANICAL FIXTURES TO FIT WITHIN CEILING, FLOOR, AND WALL SPACES. VERIFY LOCATIONS WITH DESIGNER.
4.ALL ELECTRICAL AND MECHANICAL WORK SHALL BE PERFORMED BY SUB-CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR AND COORDINATOR.
3.DO NOT SCALE DRAWINGS
2.ALL TRASH GENERATED BY THE CONTRACTOR WILL BE PLACED IN A TRASH CONTAINER PROVIDED BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
1.DO NOT SCALE DRAWINGS
CAD BLOCK GUIDE

- Proposed Addition (632 SF)
- Proposed Deck (288 FT)

**NEIGHBOR CALCULATIONS**

**50 NEW CASTLE AVE**

- Livable SF: 2,320 SF
- First Floor: 1,520 SF
- Second Story: 600 SF
- Basement: 0 SF
- Deck: 0 SF
- Porch: 0 SF
- Attic: 0 SF

**50 NEW CASTLE AVE ~ PROPOSED**

- Livable SF: 3,033 SF
- First Floor: 1,463 SF
- Second Story: 650 SF
- Basement: 920 SF
- Deck: 0 SF
- Porch: 0 SF
- Attic: 0 SF

**PORTSMOUTH MAP GEO SITE**

**CALCULATIONS**

**70 NEW CASTLE AVE**

- Livable SF: 1,365 SF
- First Floor: 960 SF
- 3/4 Story: 405 SF
- Basement: 0 SF
- Porch: 0 SF
- Attic: 0 SF

- Gross SF: 2,520 SF
- Area of Footprint: 1,482 SF
- Lot Size: 0.22 Acres
- LOT COVERAGE: 15.46%

**50 NEW CASTLE AVE**

- Livable SF: 2,320 SF
- First Floor: 1,520 SF
- Second Story: 600 SF
- Basement: 0 SF
- Deck: 0 SF
- Porch: 0 SF
- Attic: 0 SF

**50 NEW CASTLE AVE ~ PROPOSED**

- Livable SF: 3,033 SF
- First Floor: 1,463 SF
- Second Story: 650 SF
- Basement: 920 SF
- Deck: 0 SF
- Porch: 0 SF
- Attic: 0 SF

- Gross SF: 4,432 SF
- Area of Footprint: 1,850 SF
- Lot Size: 0.22 Acres
- LOT COVERAGE: 19.30%
1. Replace existing front deck door Simpson 37482 Dutch Door
2. Replace existing front door with Simpson 37506
3. Remove all existing plastic shutters

NOTE:
1. Master bedroom 3 windows, no balcony
2. French doors out of basement, grade dropped down to -7" below basement F.F.
LEFT ELEVATION PHOTO | SIDEVIEW
SCALE: 1" = 1'-0"

LEFT EXISTING ELEVATION | SIDEVIEW
SCALE: 1" = 1'-0"

LEFT PROPOSED ELEVATION | SIDEVIEW
SCALE: 1" = 1'-0"

SIMPSON EXTERIOR DOORS

37506 THERMAL SASH
20" SIDE LITES

NOTE: GRADE GRADUALLY SLOPES DOWN DRIVEWAY.
RETAIN EX. AT BACK & ENCHANTE DOWN, THEN STEP DOWN FOR ENTRY.

RETAINING WALL FOR ENTRY BELOW GRADE
Patio @ Grade

This window replaces existing window not original to house

Replicate roof & bracket over new mudroom door retained w/ stone

Crushed stone landing 6-1/2" below door threshold

A/C Condenser

Certainteed - Roofing

Patio Favers

Marvin - Elevate Series - Double Hung

A/C Condenser Cover

Brick Retaining Wall

Existing Dormer to Replicate

Left Proposed Elevation | Sideview - Material Callout

Scale: 1/8" = 1'-0"
**PROPOSED ADDITION 1'-0" DOWN FROM EXISTING PATIO @ GRADE (-7" BELOW BASEMENT)**

- **A/C UNIT**
- **DRIVEWAY**

**DRAWING INDEX**
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**SHEET:** 1 A9

**SCALE:** 1/2" = 1'-0"