Existing Context Photos
EXISTING WEST ELEVATION

EXISTING FLOOD LIGHT TO BE REPLACED w/ LOWER PROFILE OPTION
OMIT LOUVERS
NEW WINDOW IN EXISTING DOOR LOCATION
NEW MAHOGANY AND STEEL STAIR w/ CABLE RAILS SYSTEM
REMOVE EXISTING STAIR 2nd FLOOR. NEW COVERED ENTRY w/ CEDAR SHAKES & MAHOGANY BRACKETS
NEW SINGLE DOOR IN EXISTING OPENING

1ST FLOOR

EXISTING BOAT HOUSE
3' 3"
NEW STAIR

PROPOSED WEST ELEVATION

NEW DORMER, DIMENSION AND DETAILS TO MATCH EXISTING DORMER, OPPOSITE SIDE
PATCH AND MATCH WALL WHERE EXISTING WINDOWS WILL BE REMOVED
NEW WINDOWS IN EXISTING OPENING w/ RAISED HEADER

57 Salter Street, Portsmouth, New Hampshire
SOMMA Studios  603/766.3760
ELEVATIONS
SCALE: 1/4
HDC/PH 2.2019
SH. 1
EXISTING NORTH ELEVATION

CLOSED SHUTTER DETAIL (FOR BALANCE OVER LENGTH OF DORMER)
PATCH AND MATCH WALL WHERE EXISTING WINDOWS WILL BE REMOVED
EXISTING DORMER w/ NEW WINDOWS, DOOR AND RAISED HEADERS
NEW MAHOGANY AND STEEL STAIR w/ CABLE RAIL SYSTEM
NEW AWNING SYSTEM AND COVERED ENTRY, SEE SOUTH ELEV/4 PLAN FOR DETAILS
REMOVE EXISTING STAIR
NEW WINDOW
PATCH AND MATCH WALL WHERE EXISTING WINDOWS WILL BE REMOVED
APPROX. EDGE OF EXISTING BOAT HOUSE FOUNDATION

PROPOSED NORTH ELEVATION

WINDOW & SKYLIGHT
WINDOW & DOOR

57 Salter Street, Portsmouth, New Hampshire
SOMMA Studios 603/766.3760
ELEVATIONS
SCALE: 1/4
HDC/PH 2.2019
SH. 2
EXISTING EAST ELEVATION

PROPOSED EAST ELEVATION

APPROX. LOCATION FOR HEARTH VENT STACK
OMIT LOUVERS
EXISTING WINDOWS TO REMAIN, THIS LOCATION
(NOTE: HEAD HEIGHT WILL VARY FROM NEW WINDOWS/DOOR)
NEW DORMER, DIMENSIONS AND DETAILS TO MATCH
EXISTING DORMER, OPPOSITE SIDE

NEW PICTURE WINDOW
REMOVE MASONRY STACK
PATCH AND MATCH WALL WHERE EXISTING
WINDOWS WILL BE REMOVED
NEW DOOR W/ SCREEN

EXISTING FLOOD LIGHT TO BE REPLACED
W/ LOWER PROFILE OPTION
NEW MAHOGANY AND STEEL STAIR
W/ CABLE RAIL SYSTEM
RETRACTABLE AWNING SYSTEM ON
1X AZEK TRIM BOARD
MAHOGANY BRACKETS AT STAIR
NEW COVERED ENTRY
W/ CEDAR SHAKES &
MAHOGANY BRACKETS

57 Salter Street, Portsmouth, New Hampshire
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ELEVATIONS

SCALE: 1/4
HDC/PH 2.2019
SH. 3
EXISTING SOUTH ELEVATION

NEW RETRACTABLE AWNING SYSTEM w/ 6" VALENCES AT DECK = 7'-3" HEAD HT. TO VALENCES WHEN FULLY EXTENDED

NEW COVERED ENTRY w/ CEDAR SHAKES
NEW CABLE RAIL SYSTEM w/ MAHOGANY POSTS TO REPLACE EXISTING RAILING

EXISTING BOAT HOUSE FLOOR
EXISTING DECK

EXISTING SOUTHWEST WALL WHERE EXISTING WINDOWS WILL BE REMOVED
NEW DORMER, DIMENSIONS AND DETAILS TO MATCH EXISTING DORMER, OPPOSITE SIDE
REMOVE MASONRY STACK
PATCH AND MATCH WALL WHERE EXISTING WINDOWS WILL BE REMOVED
NEW COVERED ENTRANCE w/ CEDAR SHAKES
4 MAHOGANY BRACKET
NEW WINDOW
REMOVE EXISTING STAIR

ELEV METER TO REMAIN

MATCH EXISTING WIDTH AND DETAILS OPPOSITE SIDE

EXISTING SOUTH ELEVATION

PROPOSED SOUTH ELEVATION

APPROX. EDGE OF EXISTING BOAT HOUSE FOUNDATION

57 Salter Street, Portsmouth, New Hampshire
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ELEVATIONS

SCALE: 1/4
HDC/PH 2.2019
SH. 4
PROPOSED FIRST FLOOR PLAN (for reference)

57 Salter Street, Portsmouth, New Hampshire

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PROPOSED SECOND FLOOR PLAN (for reference)
Window and Door Schedules

MARVIN CLAD
ULTIMATE FRENCH IN-SWING DOOR

SIMPSON, OR EQUAL WOOD ENTRY DOOR w/ SDL

MARVIN CLAD
ULTIMATE AWNING w/ SDL

MARVIN CLAD
ULTIMATE DOUBLE HUNG w/ SDL

MARVIN CLAD
ULTIMATE PICTURE WINDOW w/ SDL

 Bracket at Entry Roofs 1'-0" 2'-6"

CEDAR SHAKES
AZEK TRIM
MAHOGANY BRACKET

Bracket at Stair Landing 1'-0"

3'-0"

METAL DECK SURFACE w/
MAHOGANY NOSING TO
MATCH TREADS
AZEK TRIM
MAHOGANY BRACKET

Stair Tread (to be faced with mahogany nosing)

Retractable Awning Casing
(Image not representational of awning color)
Introducing the Next Generation Ultimate Double Hung Window from Marvin®: A classic, reinvented. With its innovative keeperless hardware system, multi-point locking system, lockable vent mode and other performance and aesthetic-enhancing improvements, this window seamlessly combines state-of-the-art technology with Marvin’s legendary craftsmanship, without sacrificing the traditional double hung look. It’s our most revolutionary window yet.

**KEEPERLESS HARDWARE SYSTEM**

An industry first. We’ve eliminated the upper-sash keeper in favor of a more modern, streamlined system that controls all aspects of the double hung window’s operation.

**MULTI-POINT LOCKING SYSTEM**

This revolutionary multi-point system locks directly into the jambs of the window.

**AUTO-LOCKING SYSTEM**

The first system of its kind that automatically locks when the window is closed. An audible “click” tells you the window is locked. You’ll never again forget to lock the windows.

**VENT MODE**

This innovative feature, which you’ll only find on the Next Generation Ultimate Double Hung, allows you to lock the window with four inches of clearance.

THIS PRODUCT IS CE CERTIFIED
ULTIMATE AWNING & REPLACEMENT AWNING

GENEROUS AIRFLOW WITH MINIMAL EFFORT

The Ultimate Awning Window will let the fresh air in even during a light rain. It is designed for performance, aesthetics and quality. The Ultimate Replacement Awning is a beautiful, flexible solution for replacement or new construction projects. Featuring a narrow jamb, it can easily be installed into an existing window frame for a seamless window replacement. Both awnings are available in expansive sizes that set the industry standard for maximum visual impact and flexibility. The Ultimate Awning is available in sizes up to 72" x 72" and the Ultimate Replacement Casement is available in sizes up to 72" x 63". Also available with push out operation.
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 have historic significance, or Grilles-Between-The-Glass for easy maintenance. Fine detailing and craftsmanship come 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)**
SDL 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.
ULTIMATE SWINGING FRENCH DOOR
AN ELEGANT ENTRANCE

The Marvin® Ultimate Swinging French Door is a modern classic that will complement any space. The Ultimate Swinging French Door is unmatched in fit, finish, sizes and configuration. The sill is made of tough Ultrex® that resists warping, denting and fading over the years. So when the weather comes knocking, our performance-tested, energy-efficient doors keep the weather outside. And the concealed multi-point locking system means it stays out. Available with matching sidelites and transoms.
SERIES: Bungalow Series®
TYPE: Exterior Traditional
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home’s exterior.

Construction Type:
Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery
Panels: 1-7/16” Innerbond® Double Hip-Raised Panel, Beaded V-Groove
Glass: 3/4” Insulated Glazing

STANDARD FEATURES:
- Any Wood Species
- Virtually Any Size
- Glass Options
- UltraBlock® Technology
- Privacy Rating: 1

DETAILS

1 7/16" Bungalow Panel
(Standard)