

DOYLE NAM RESIDENCE

129 STATE STREET, PORTSMOUTH, NH

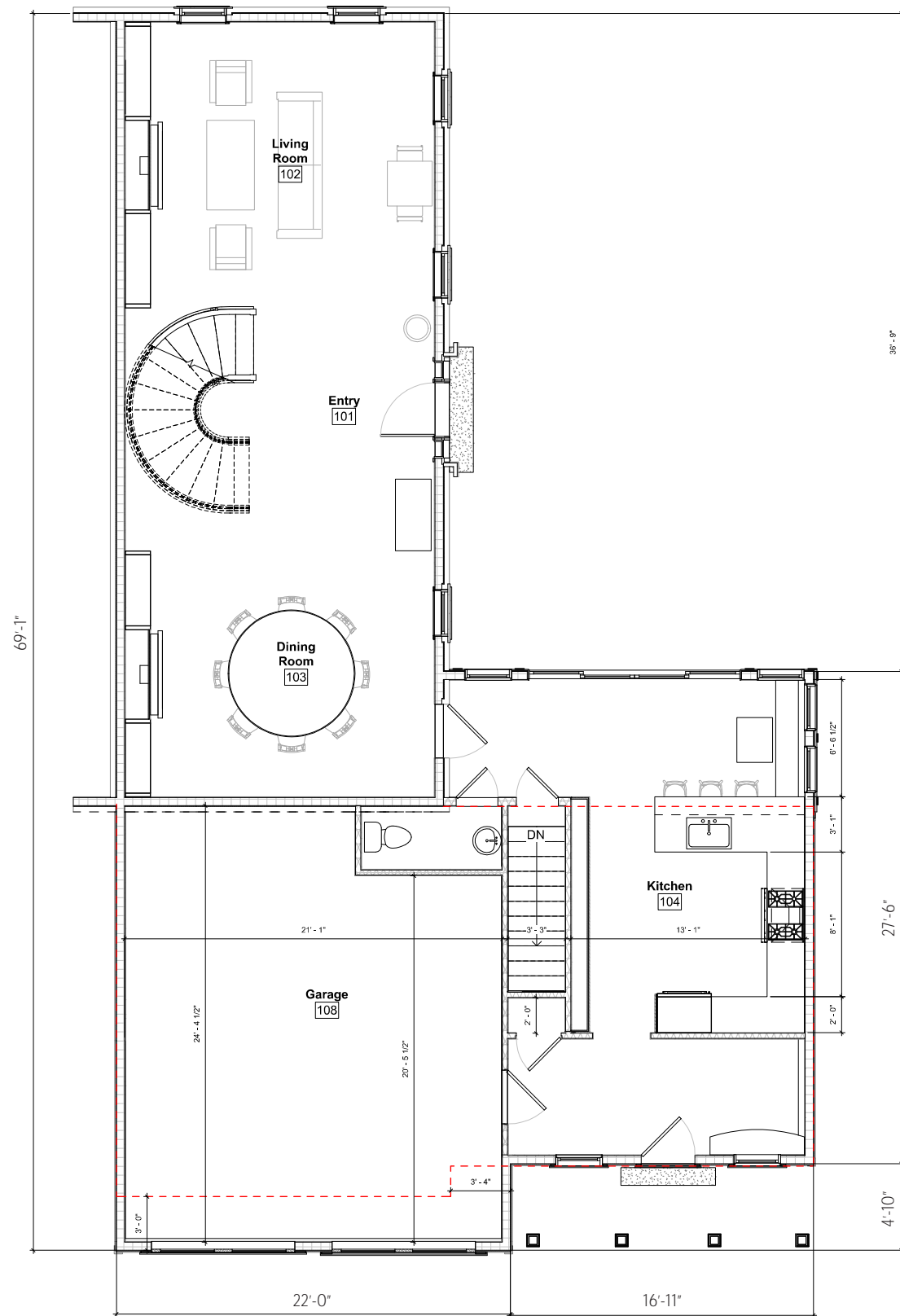
HISTORIC DISTRICT COMMISSION - 11.01.2023

Spivak Architects

CONTENTS

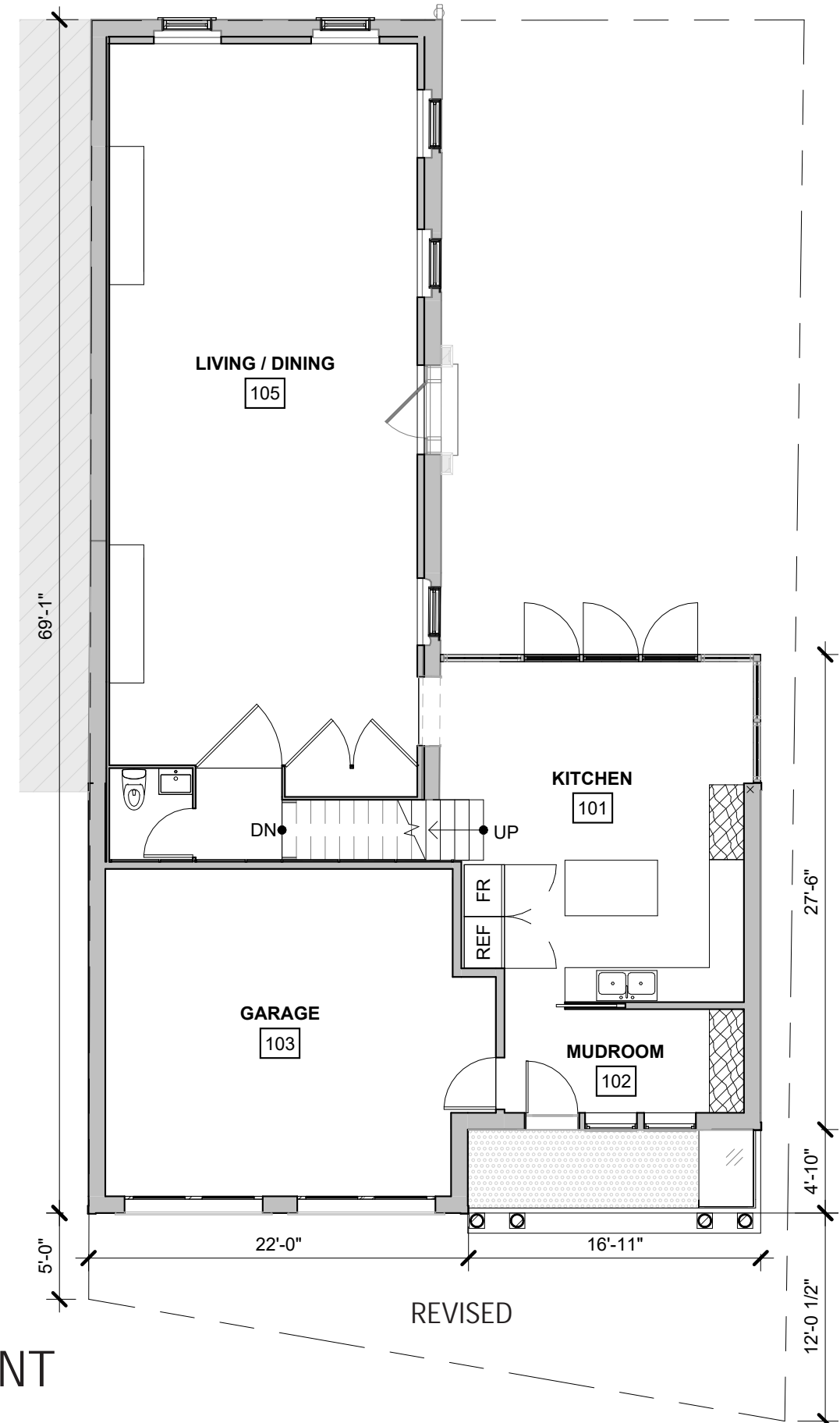
PAGE

PROPOSED MODIFICATIONS	3
DETAILS	16
MATERIALS AND SPECIFICATIONS	24
5/4/2022 HDC APPROVED PACKAGE	31



HDC APPROVED 05/04/2022

BUILDING FOOTPRINT



REVISED



HDC APPROVED 05/04/2022



REVISED

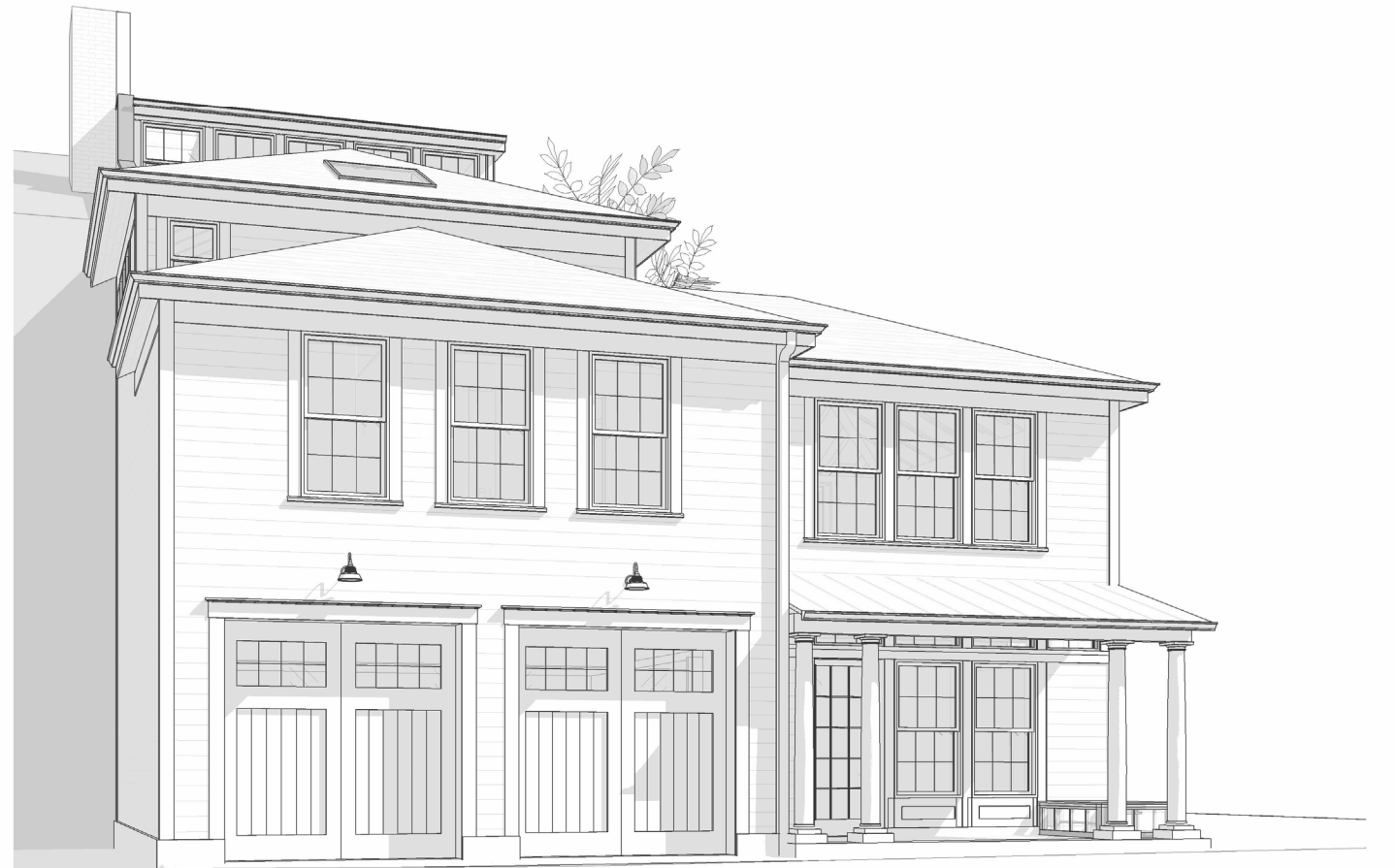
BUILDING HEIGHT



HDC APPROVED 05/04/2022

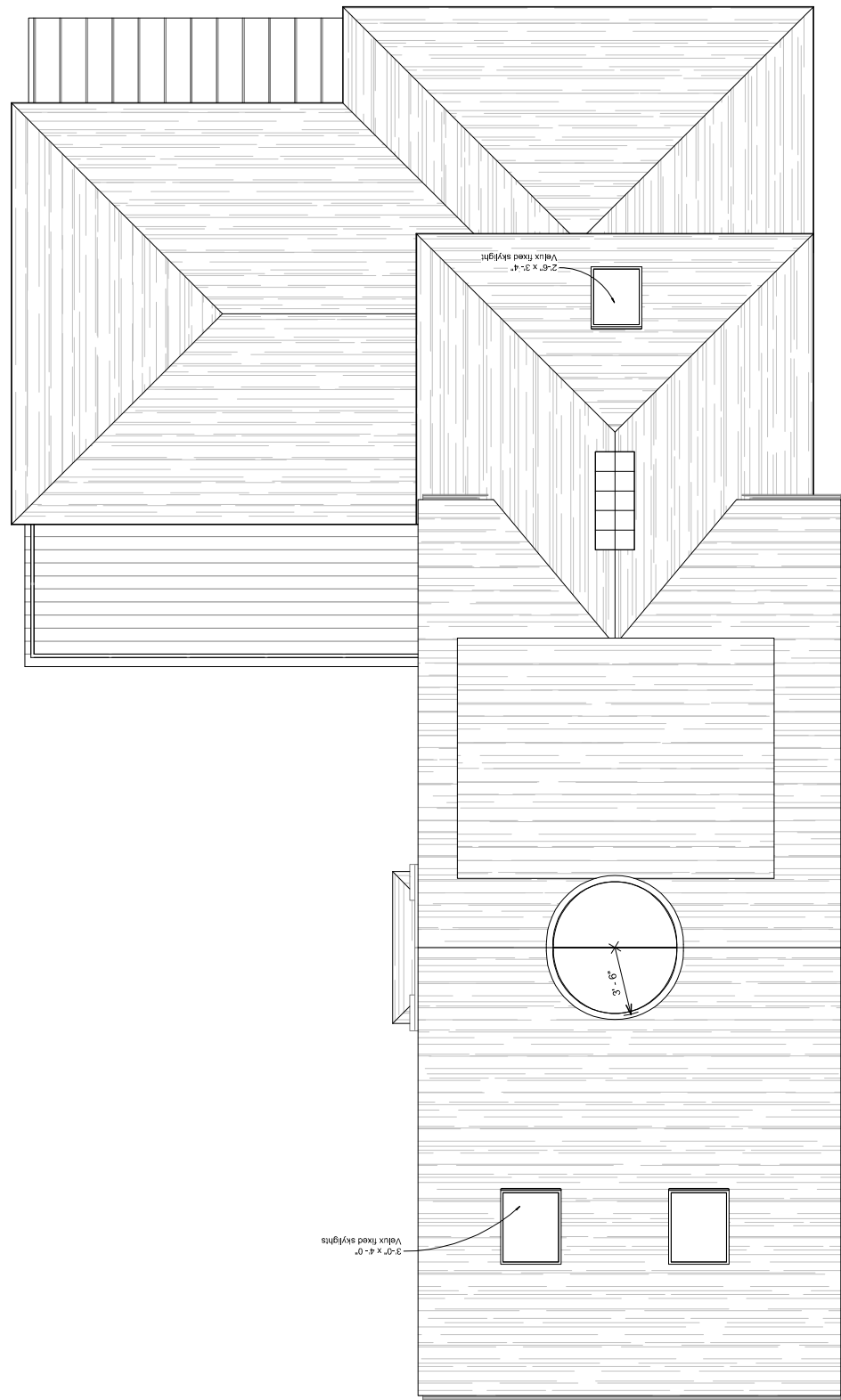


REVISED

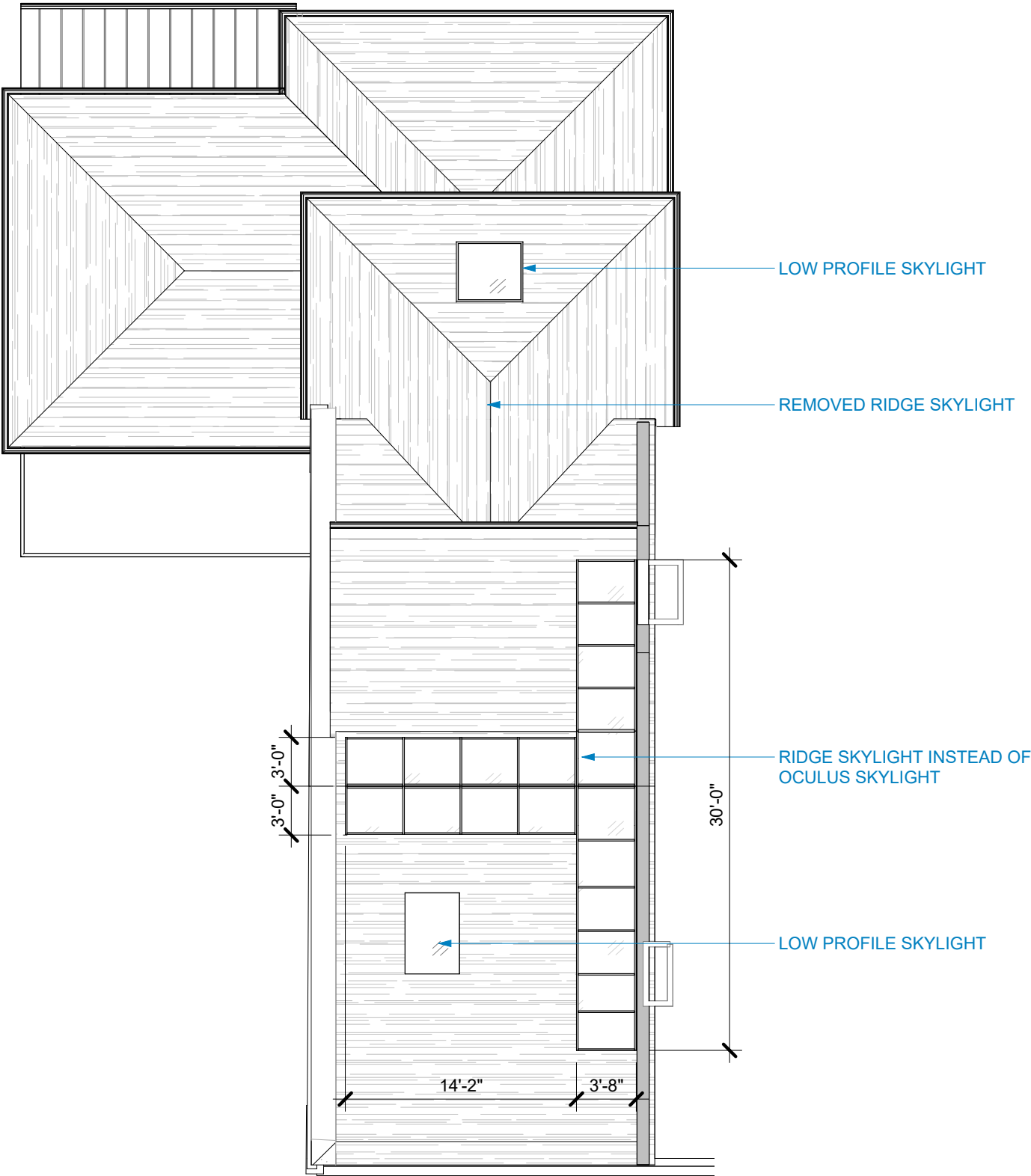


HDC APPROVED 05/04/2022

REVISED



HDC APPROVED 05/04/2022



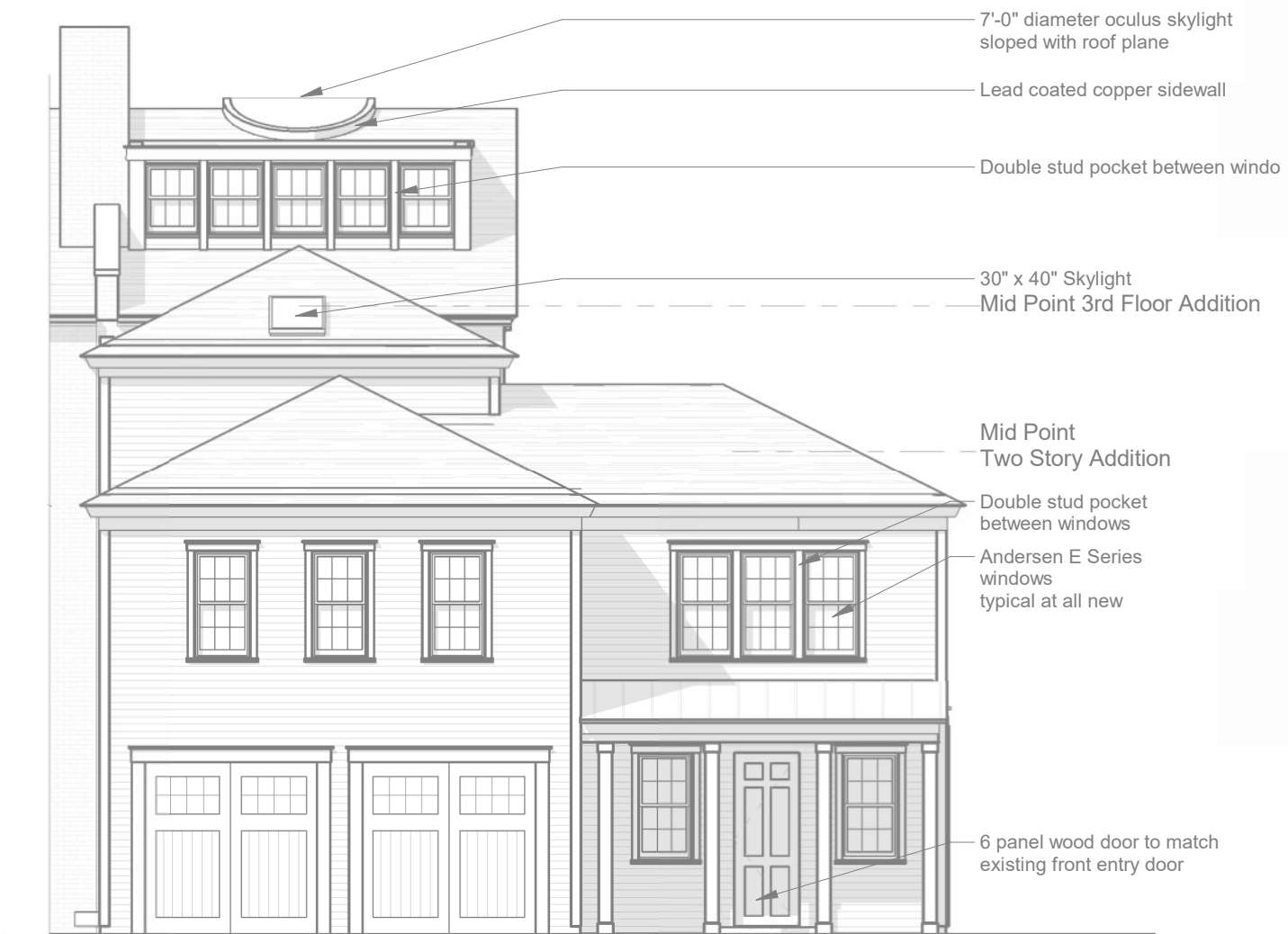
REVISED

ROOF PLAN

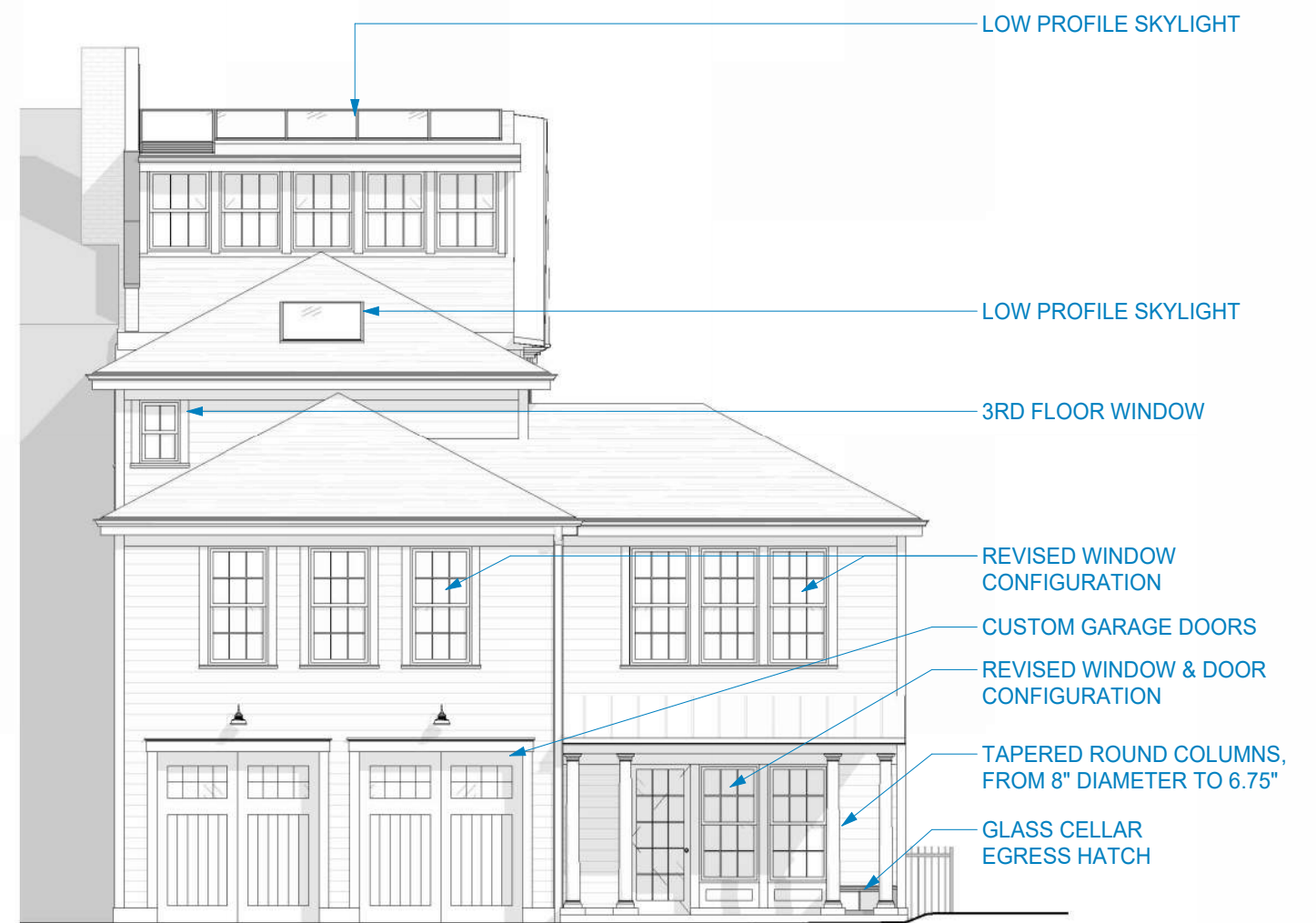


REVISED ELEVATION

EAST ELEVATION



HDC APPROVED 05/04/2022



REVISED ELEVATION

NORTH ELEVATION



HDC APPROVED 05/04/2022

Existing limestone band

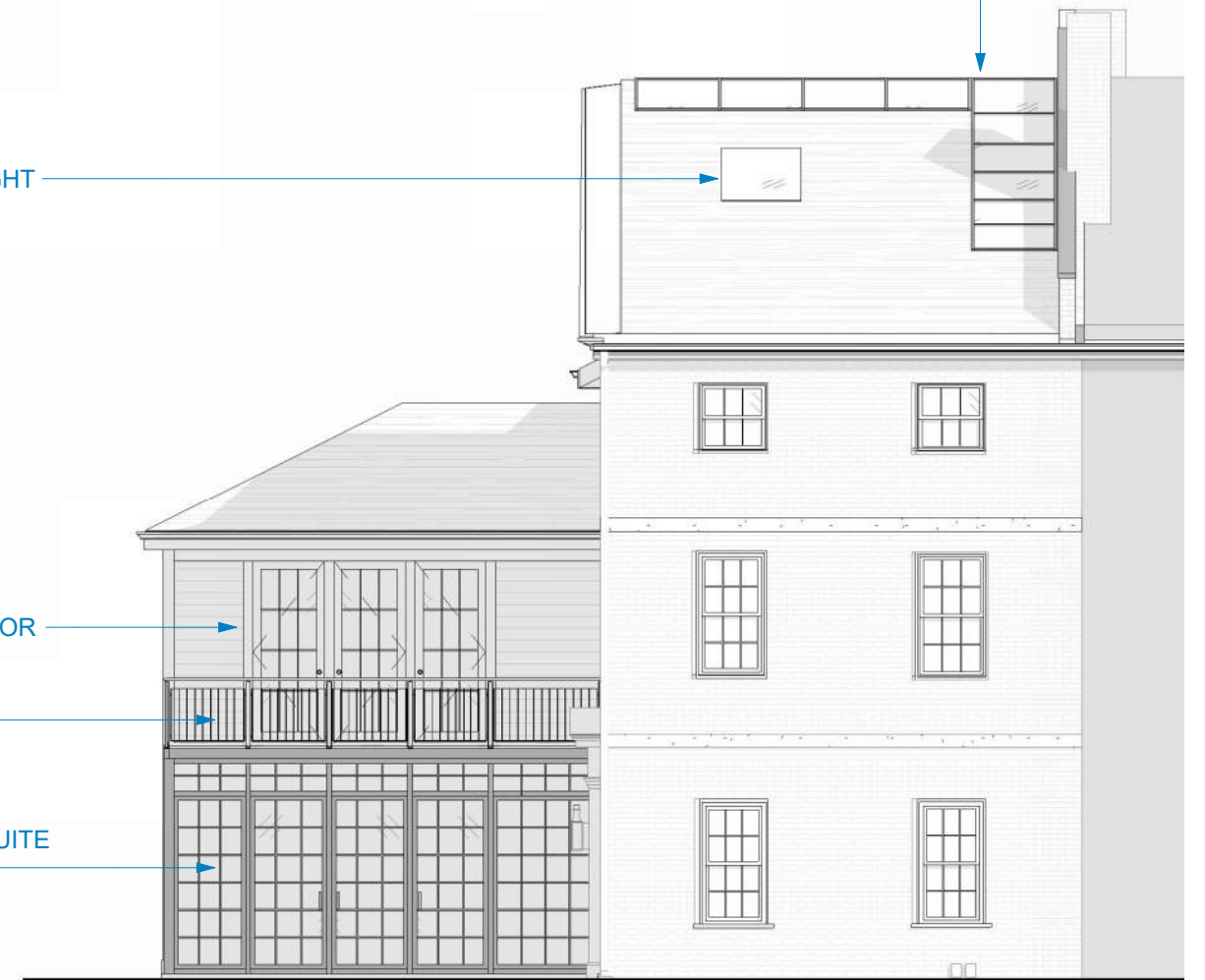
LOW-PROFILE SKYLIGHT INSTEAD OF OCULUS

LOW PROFILE SKYLIGHT

WOOD AND GLASS DOOR

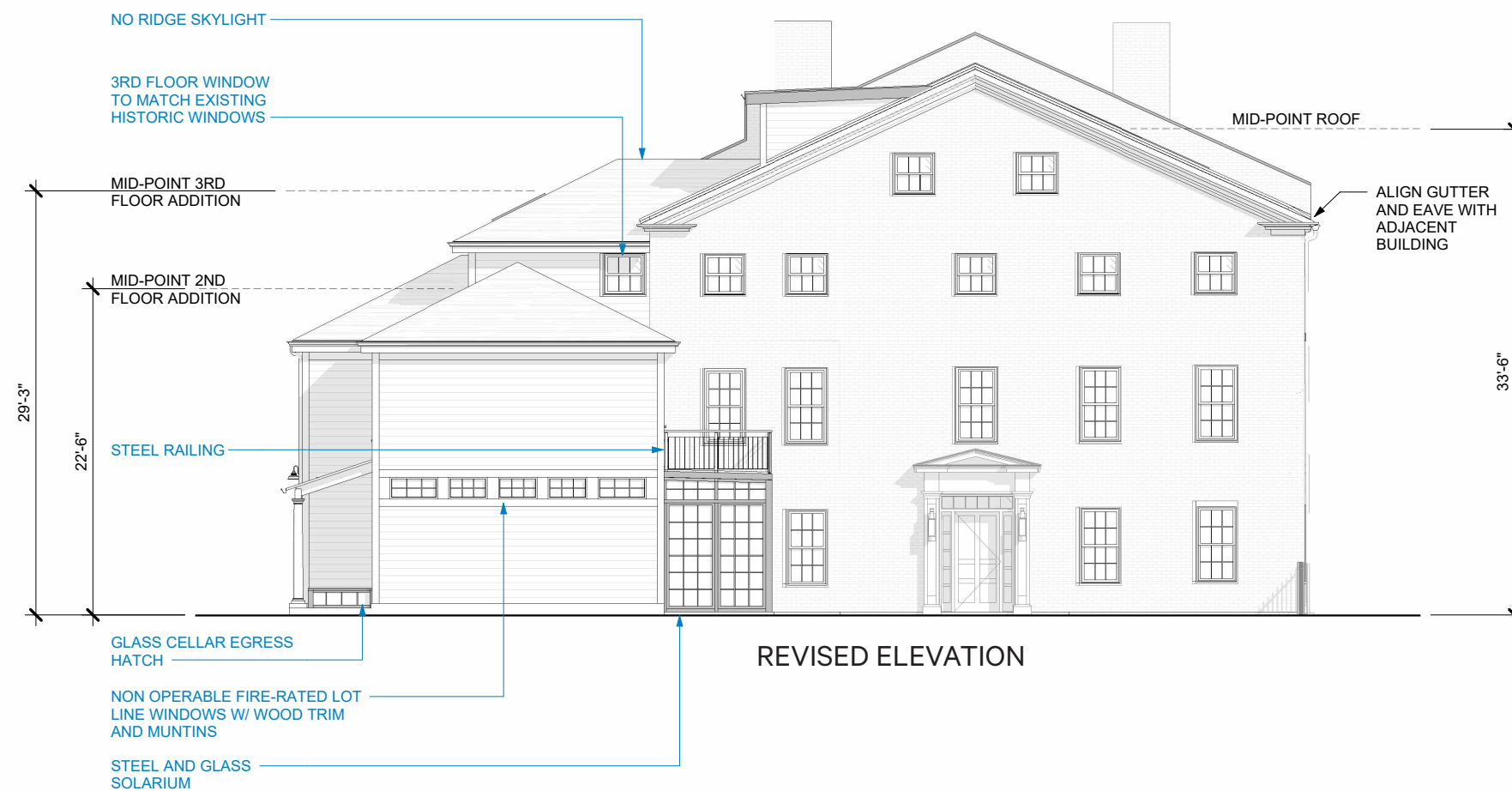
STEEL RAILING

HOPES OLD WORLD SUITE
STEEL SOLARIUM



REVISED ELEVATION

SOUTH ELEVATION



WEST ELEVATION



Artistic Rendering - State Street Perspective

HDC APPROVED 05/04/2022



REVISED

VIEW FROM CORNER OF STATE STREET

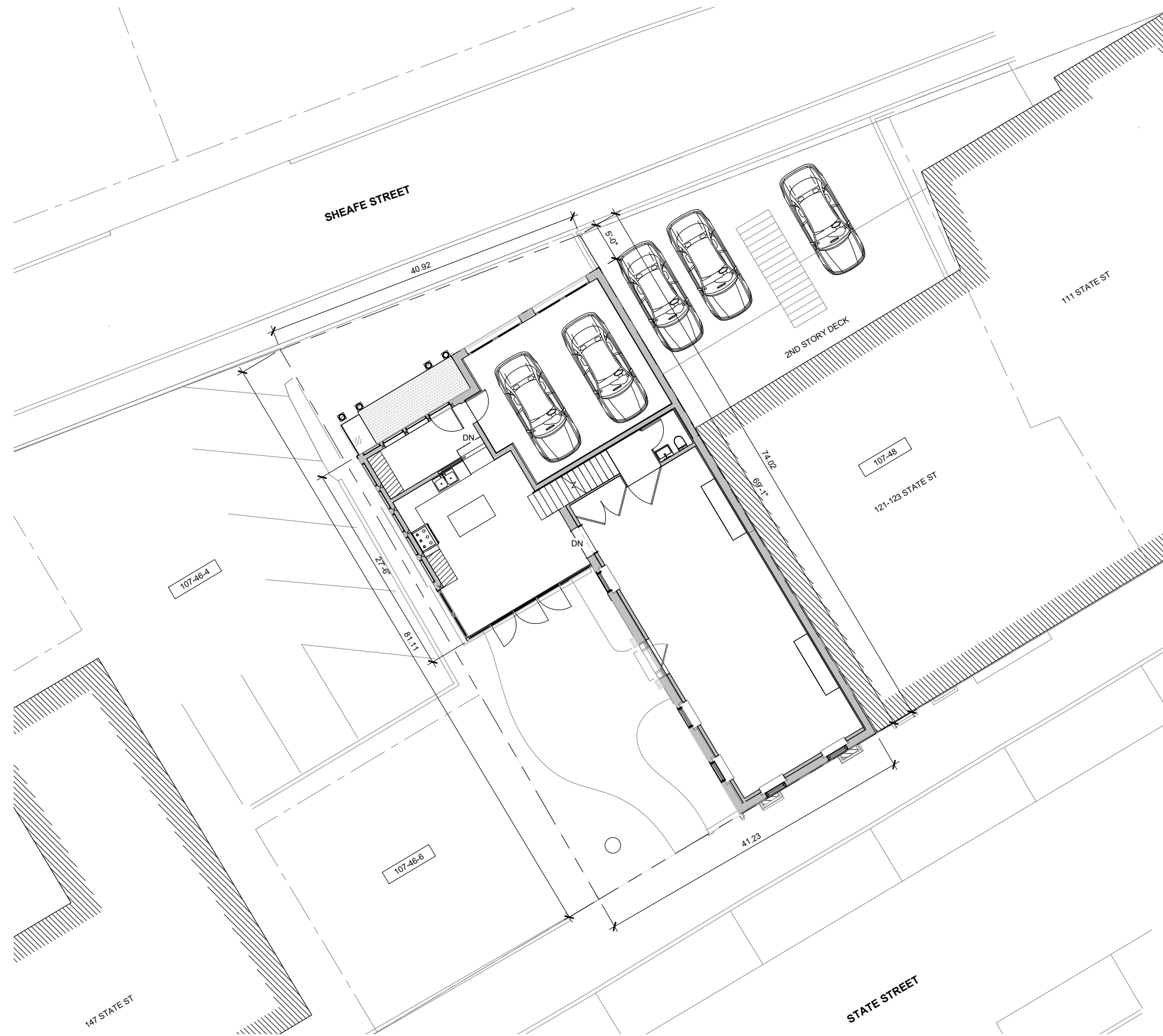


HDC APPROVED 05/04/2022

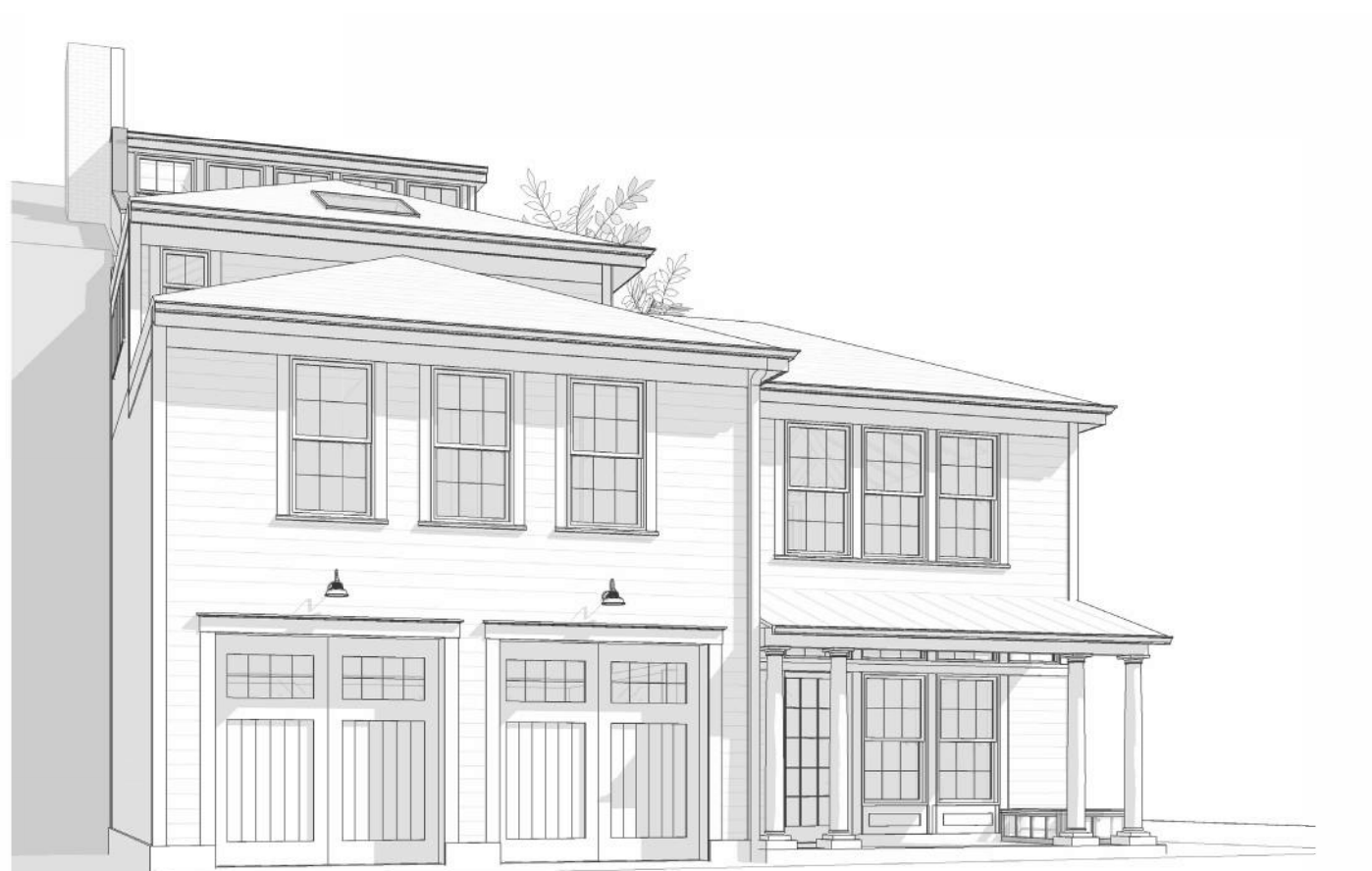


REVISED

VIEW FROM SHEAFE STREET



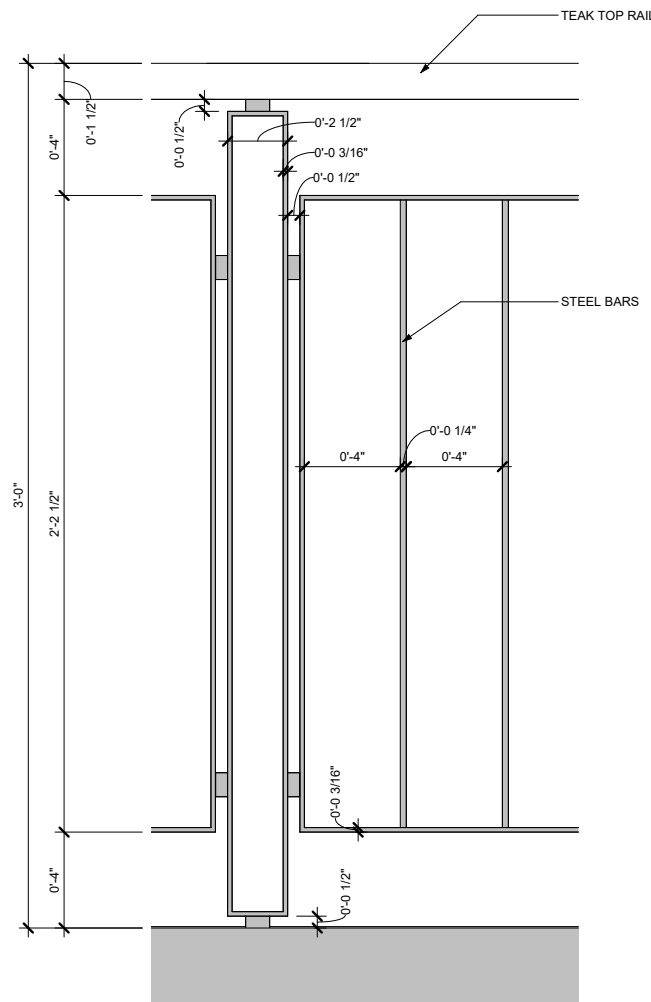
PARKING PLAN



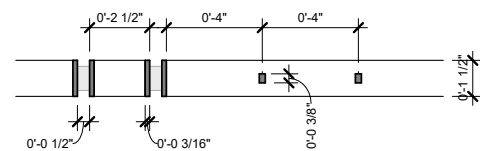
REVISED ALTERNATE - NO EAVE OVERHANG

- TERRACE RAILING
- SKYLIGHT AND PARAPET
- ROOF DETAILS
- FIRE-RATED WINDOWS
- GRANITE BASE
- TYPICAL OVERHANG
- GARAGE DOOR

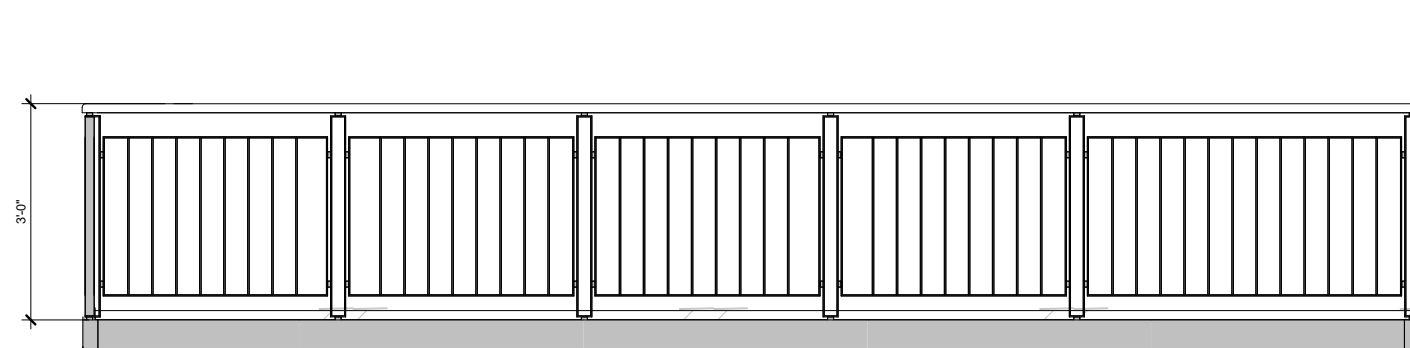
DETAILS



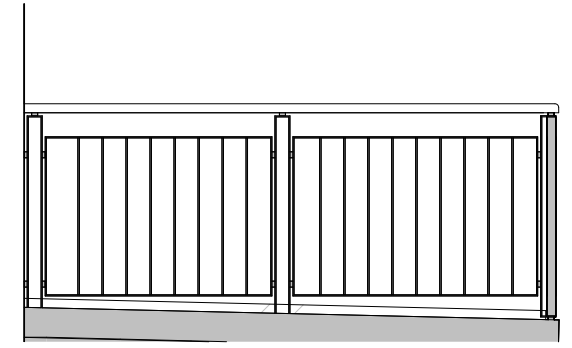
5 RAILING ELEVATION DETAIL
3" = 1'-0"



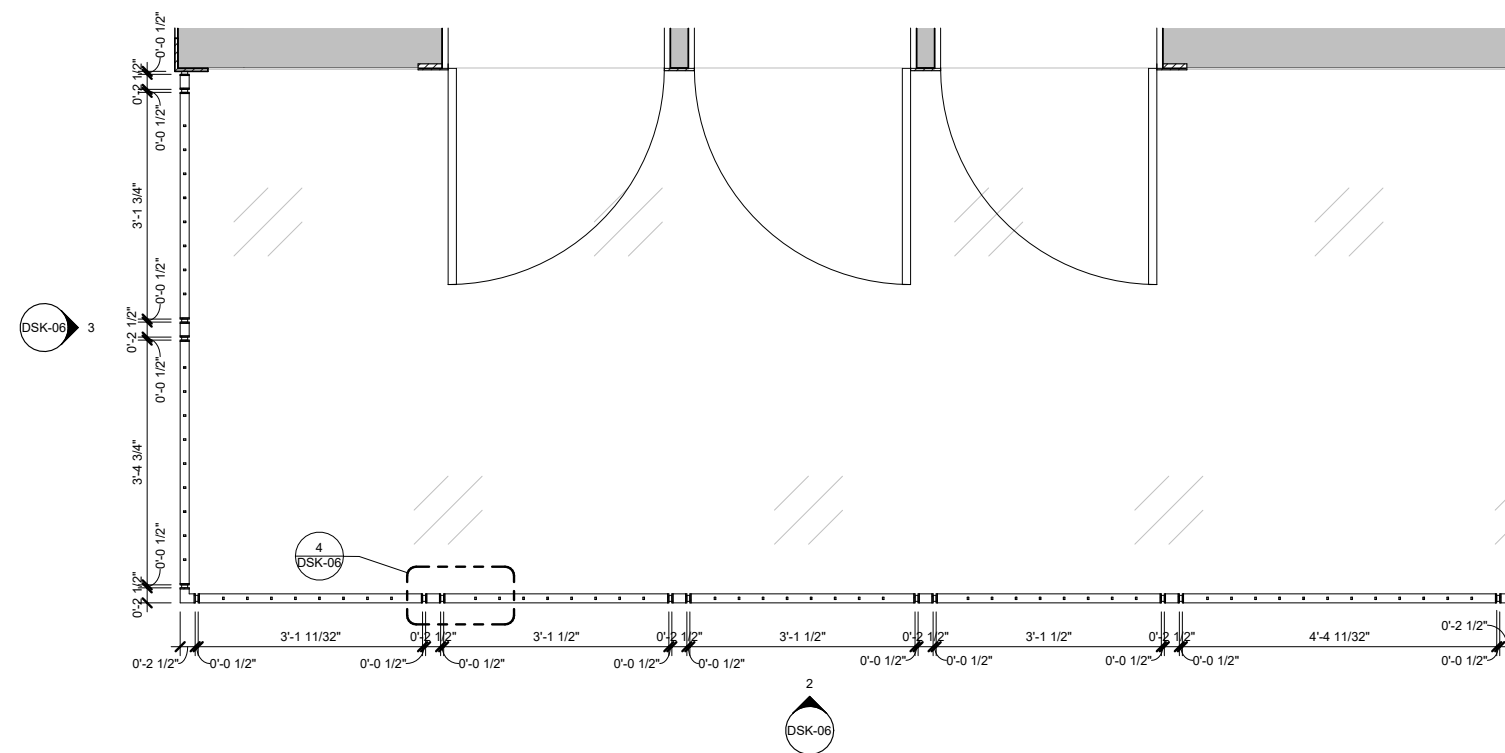
4 TERRACE RAILING PLAN DETAIL
3" = 1'-0"



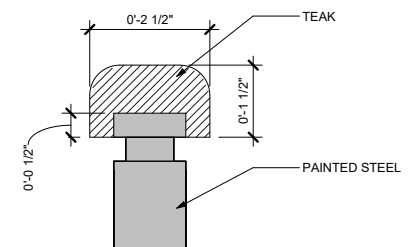
2 TERRACE RAILING FRONT ELEVATION
3/4" = 1'-0"



3 TERRACE RAILING SIDE ELEVATION
3/4" = 1'-0"

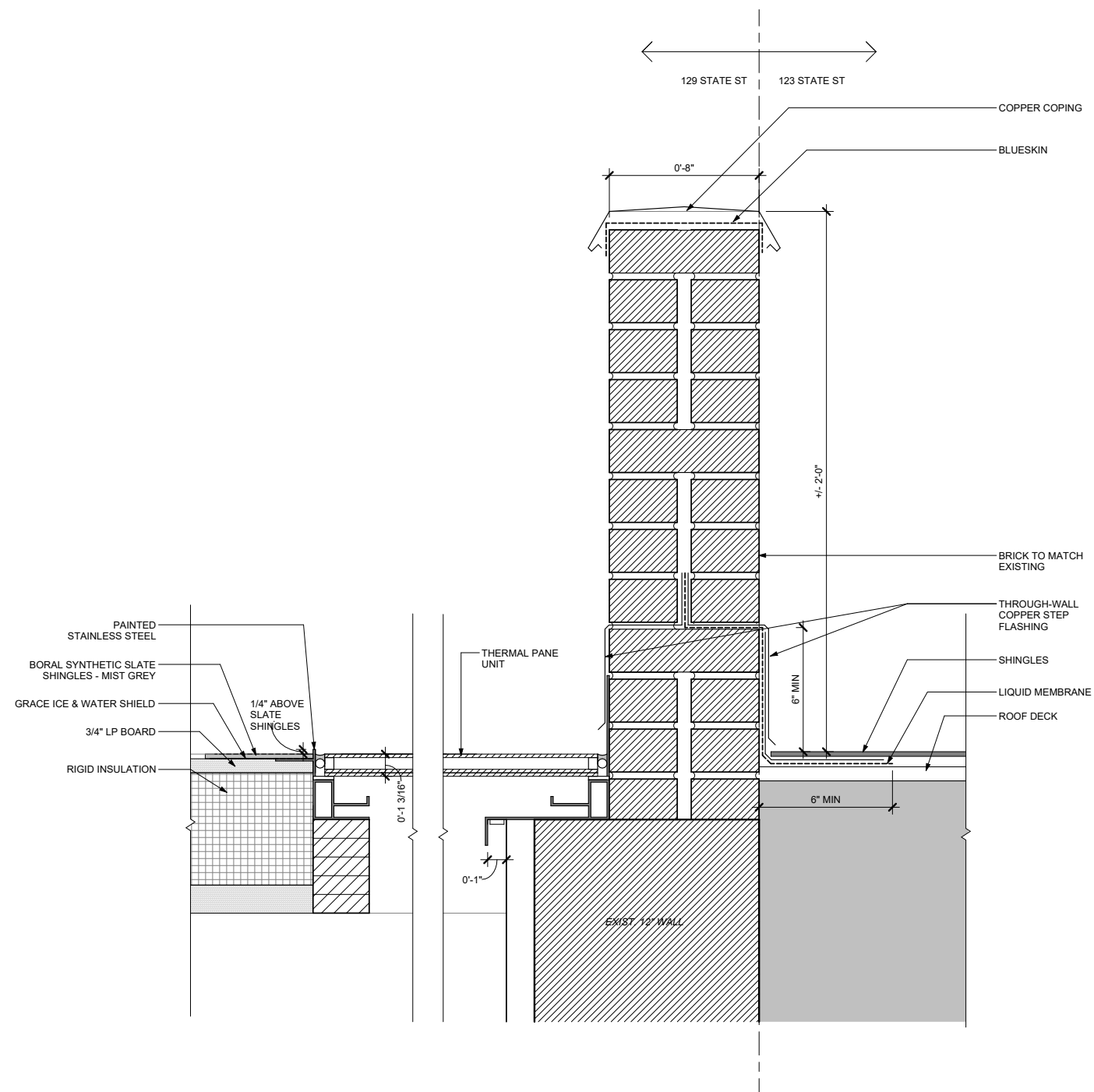


1 TERRACE RAILING
3/4" = 1'-0"

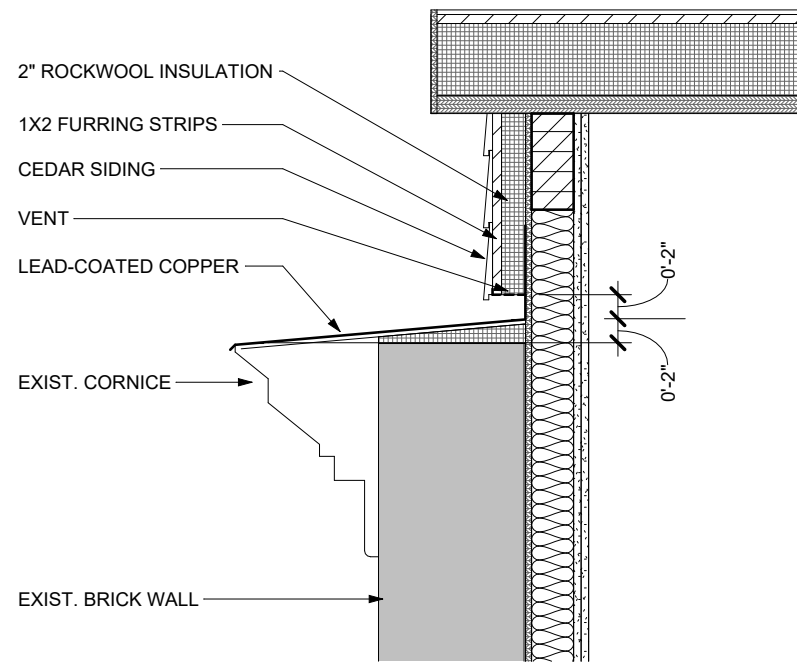


6 TOP RAIL SECTION DETAIL
6" = 1'-0"

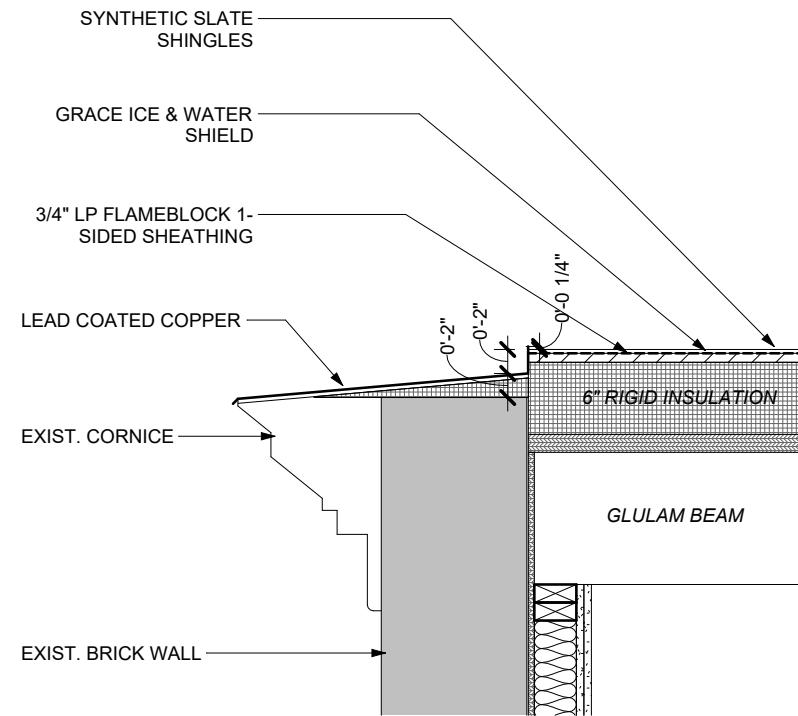
TERRACE RAILING



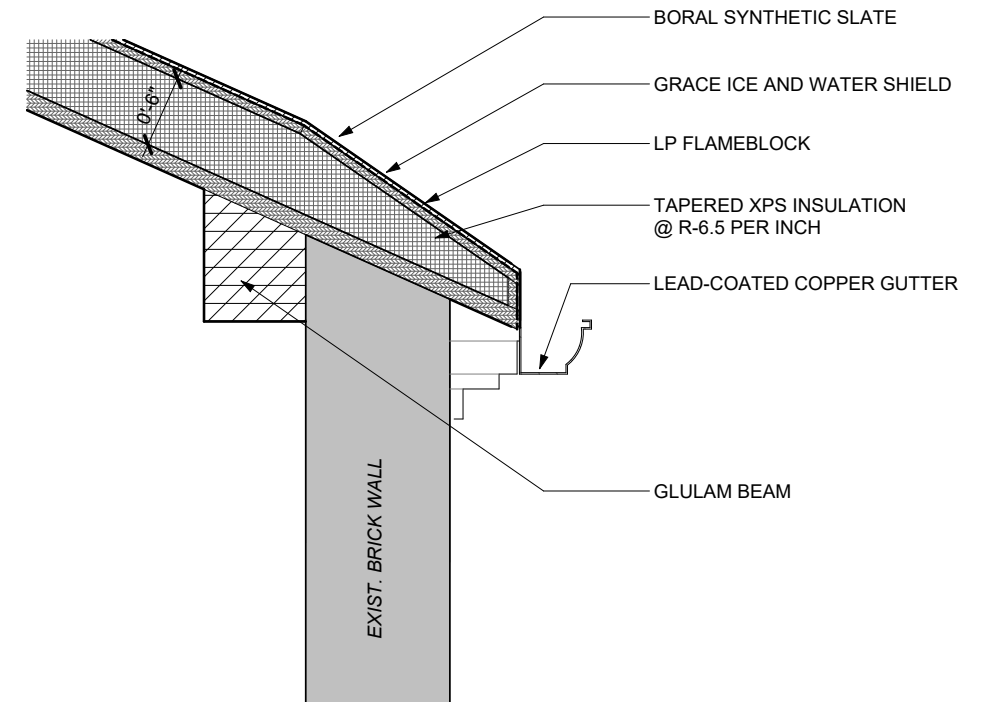
SKYLIGHT AND PARAPET DETAIL



5 ROOF EDGE DETAIL AT DORMER WALL
 1" = 1'-0"

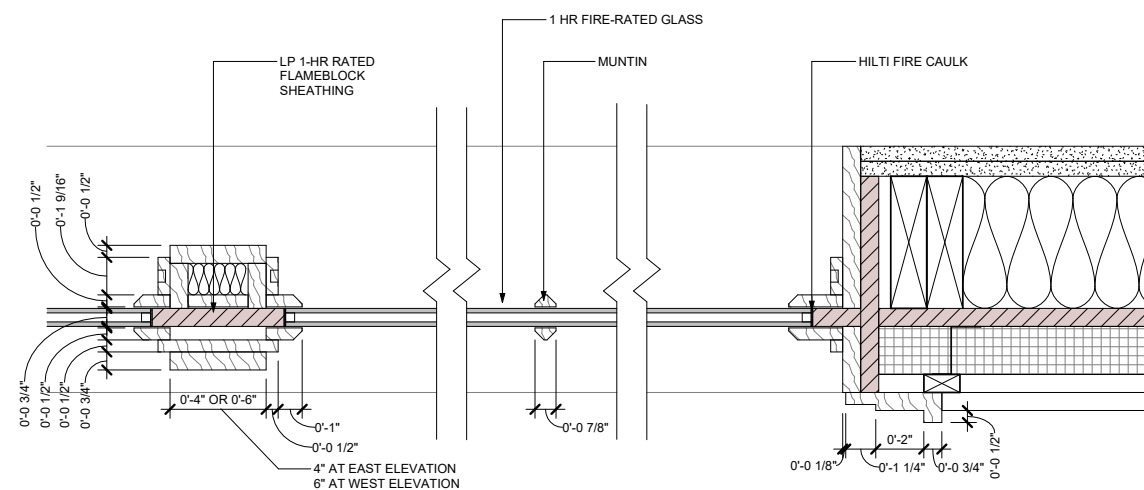


6 TYP. ROOF EDGE DETAIL AT WEST WALL
 1" = 1'-0"

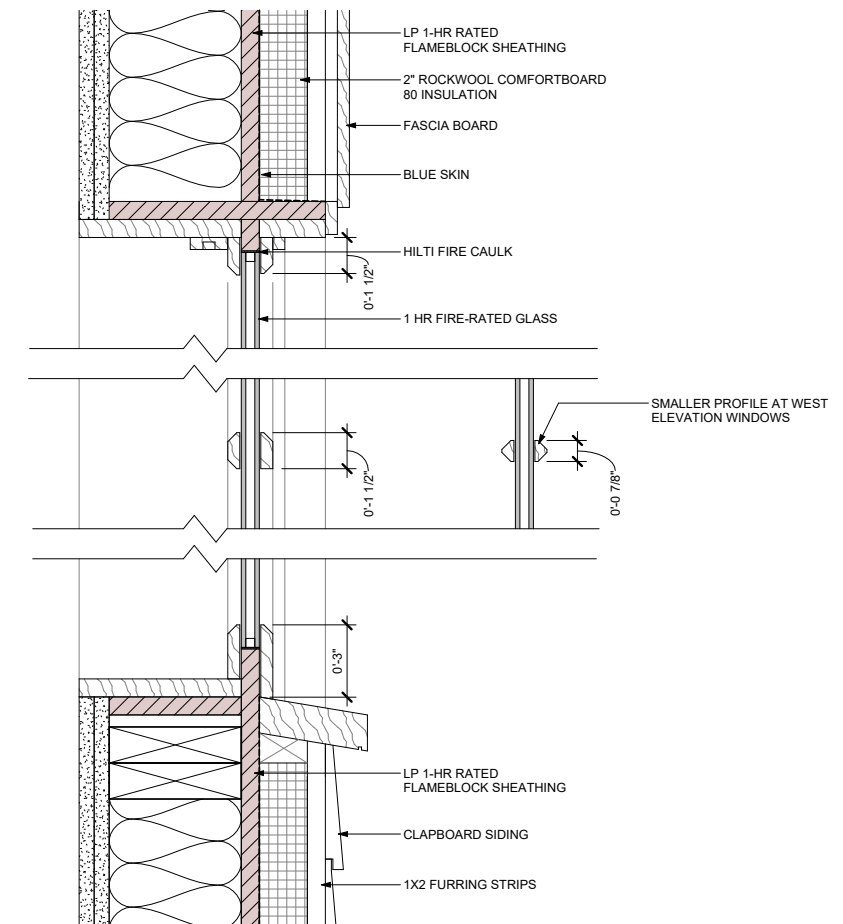


4 ROOF EDGE DETAIL AT EXIST. SOUTH WALL
 1" = 1'-0"

ROOF DETAILS

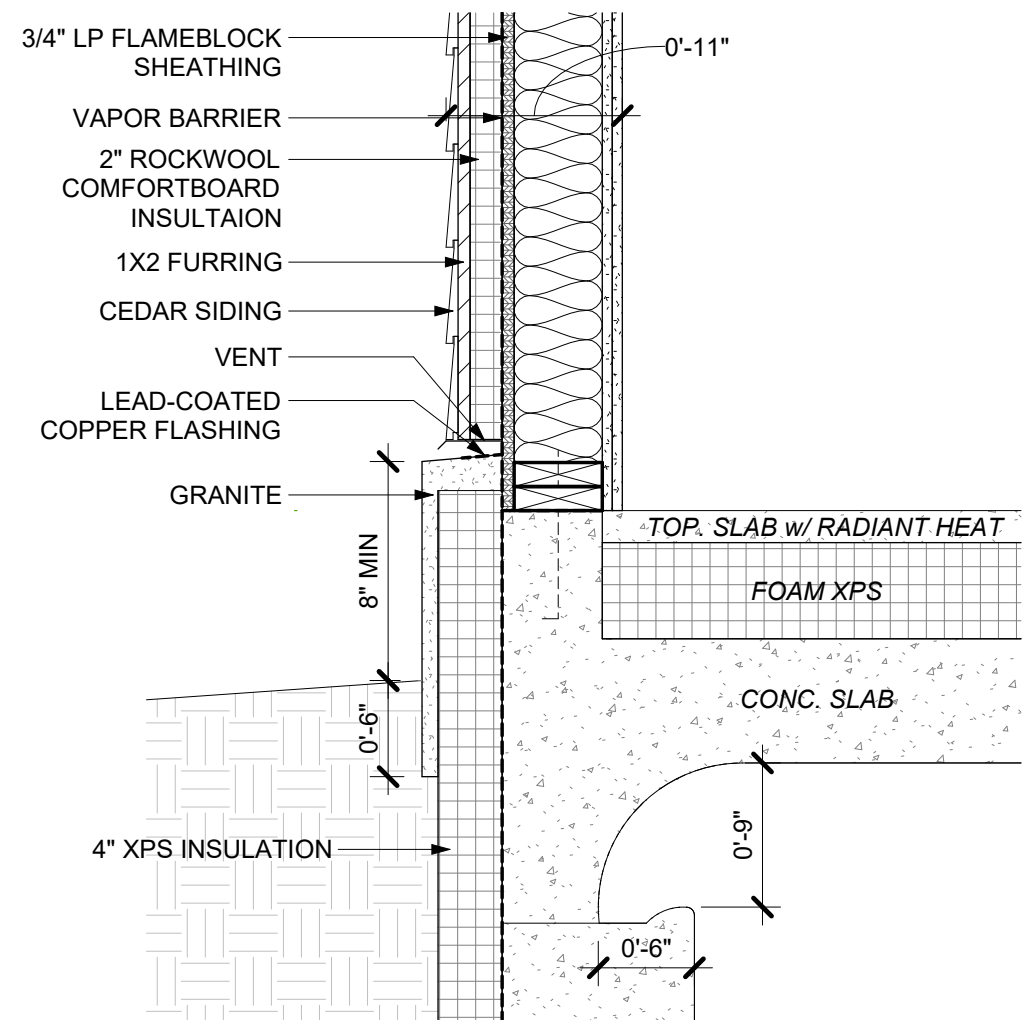


2 LOT LINE WINDOW PLAN DETAIL
3" = 1'-0"

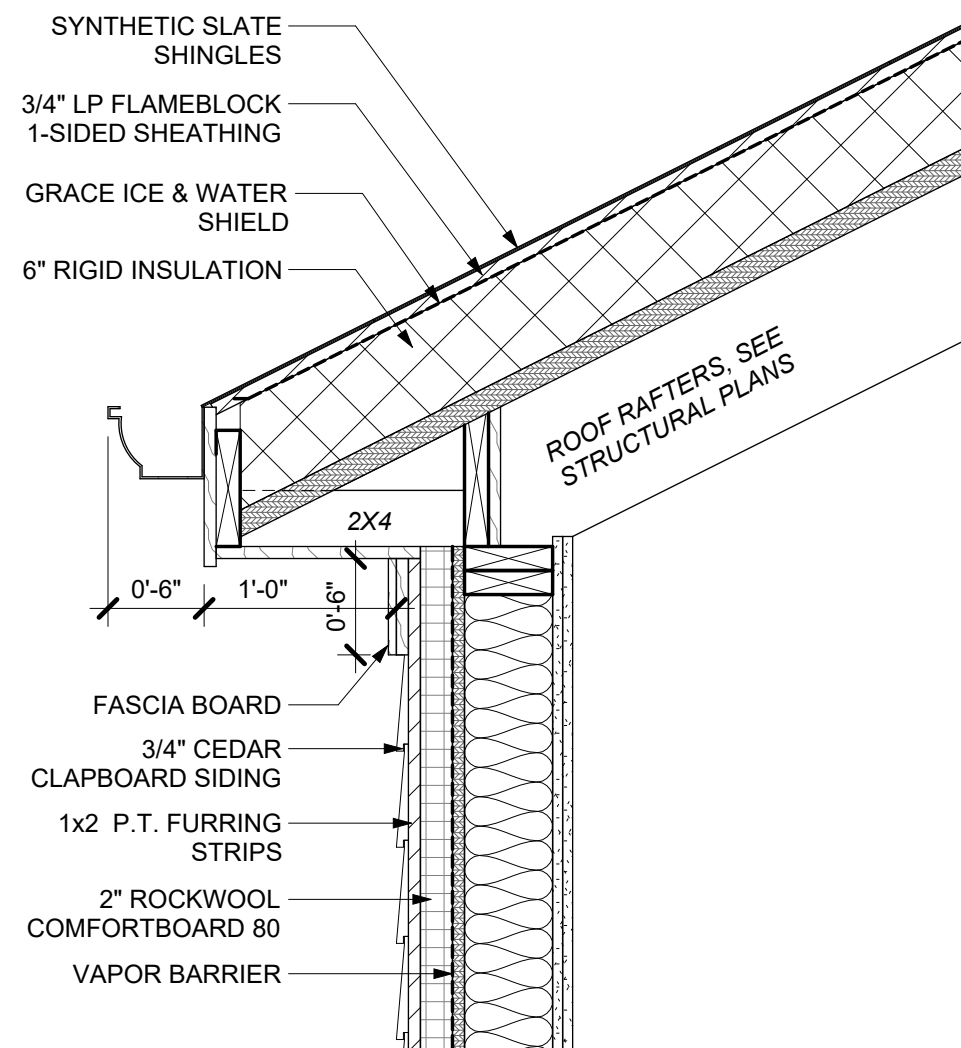


1 LOT LINE WINDOW SECTION DETAIL
3" = 1'-0"

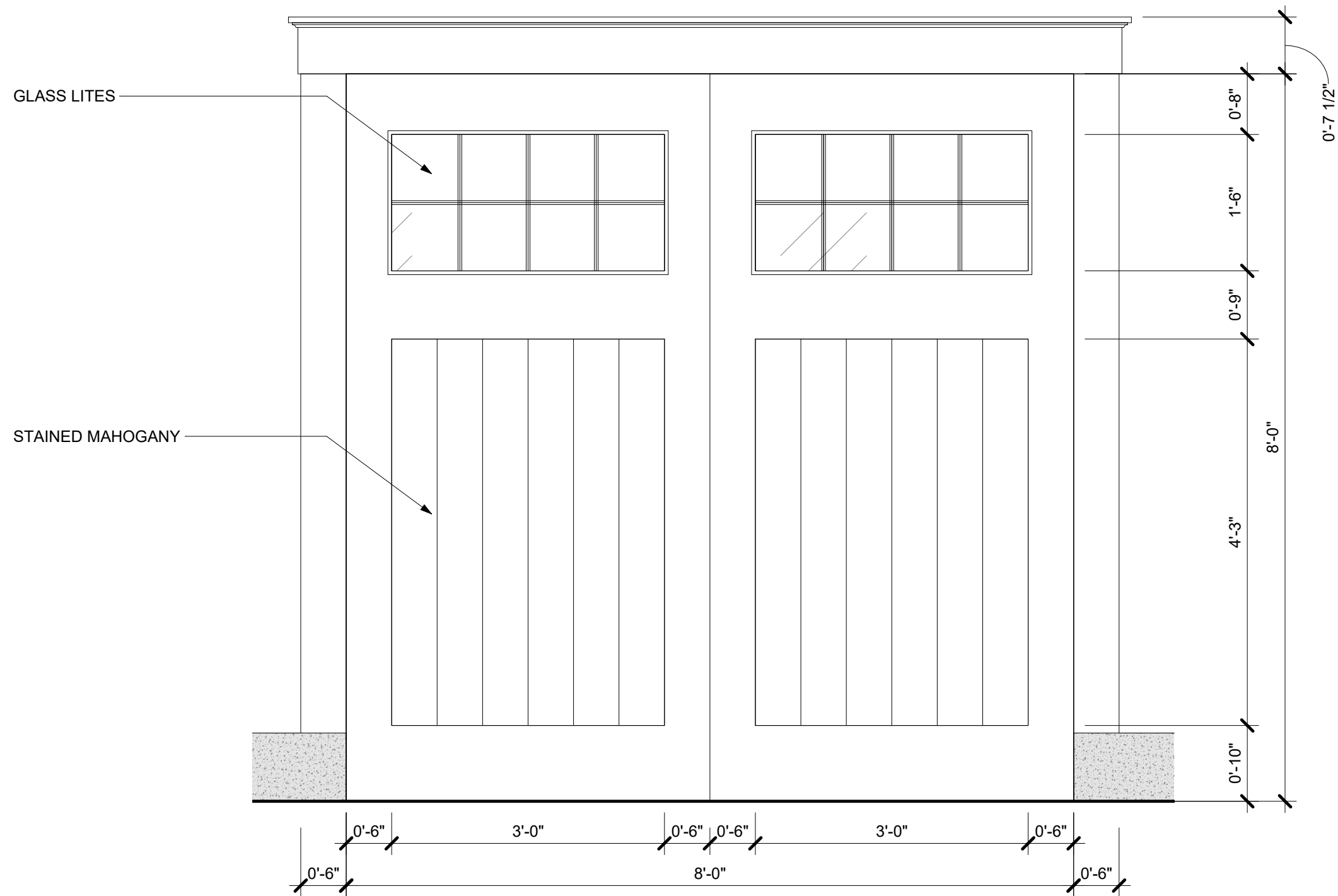
FIRE RATED WINDOW DETAIL



GRANITE BASE DETAIL



TYP. OVERHANG DETAIL



CUSTOM GARAGE DOOR

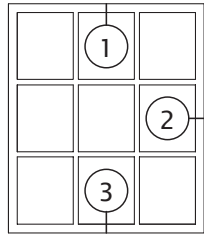
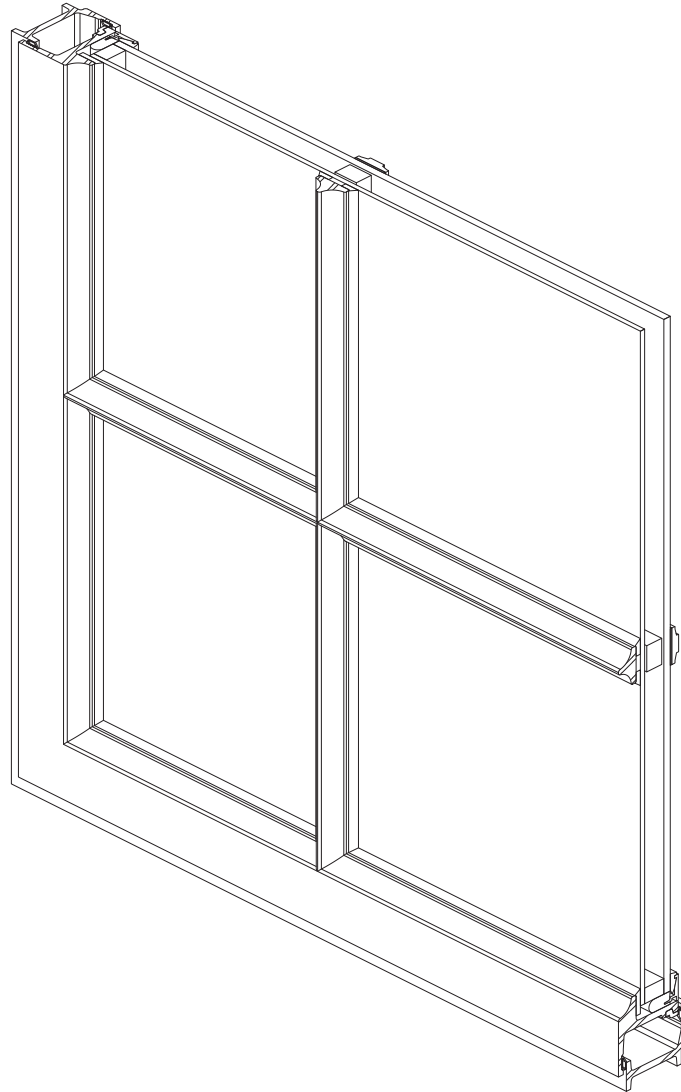
- SOLARIUM DOORS AND WINDOWS
- ARCHITECTURAL COLUMNS
- EXTERIOR LIGHTING
- MATERIALITY
- WOOD WINDOWS
- SYNTHETIC SLATE SHINGLES

MATERIALS AND SPECIFICATIONS

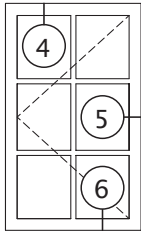
Hope's Old World Suite steel sections are specifically designed for projects calling for classical solid, hot-rolled steel windows with old world style three-point casement, or arrow-shaped, profiles. The fixed and operable configurations can be glazed with monolithic or insulated glass for energy efficiency. The unique window profiles and very narrow sightlines are ideal for new buildings as well as replacement projects.

PRODUCT FEATURES

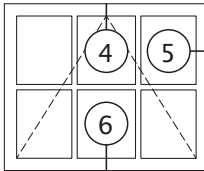
- Historically accurate sightlines and true divided lite or simulated divided lite muntins
- Unsurpassed strength of hot-rolled steel sections
- Accepts up to 7/8" thick insulating glass with simulated divided lites; up to 1/2" thick glass with true divided lites
- ASTM compliance for air infiltration and water penetration
- Hope's Power of 5 Finishing System with hot-dip galvanizing pretreatment
- Available with Hope's Thermal Evolution™ technology



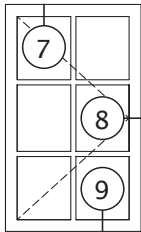
Fixed Window



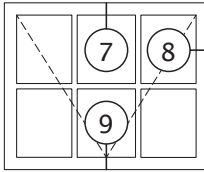
Swing-Out Casement Window



Awning Window

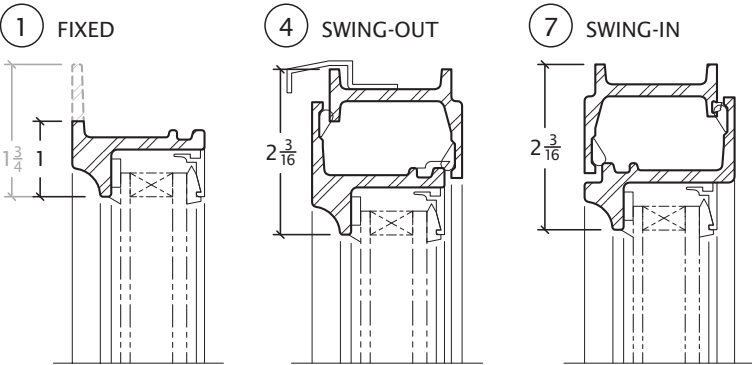


Swing-In Casement Window

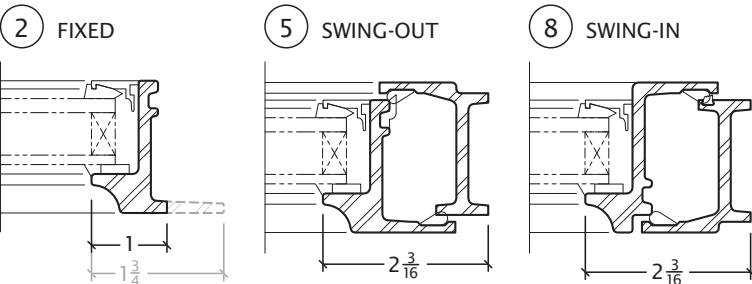


Hopper Window

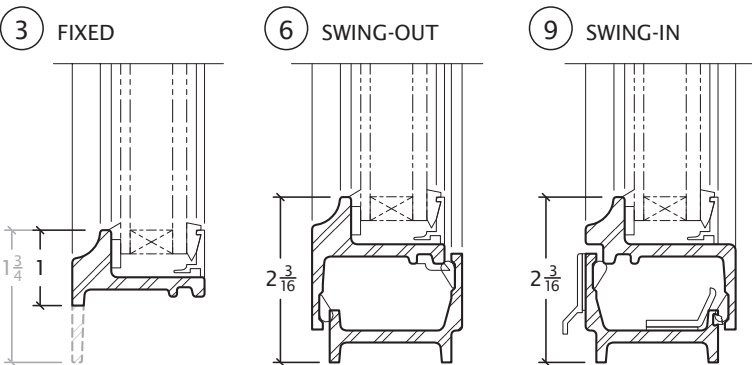
TYPICAL HEAD DETAILS



TYPICAL JAMB DETAILS



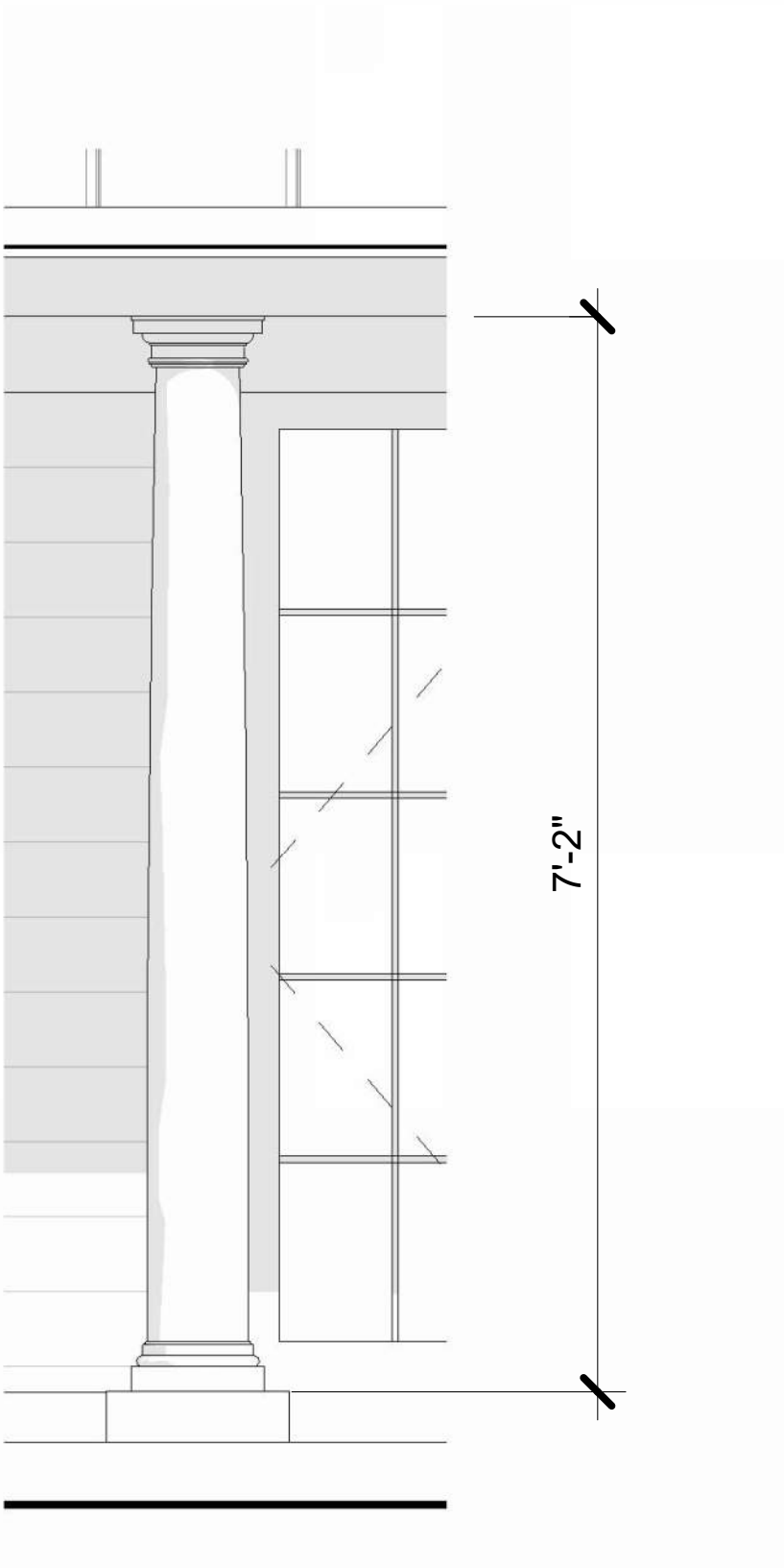
TYPICAL SILL DETAILS



Details are half scale and shown inside glazed with 7/8" thick glass.
Perimeter frame profiles are available in long leg or equal leg configurations.
All Hope's products are custom manufactured to your specific project requirements.



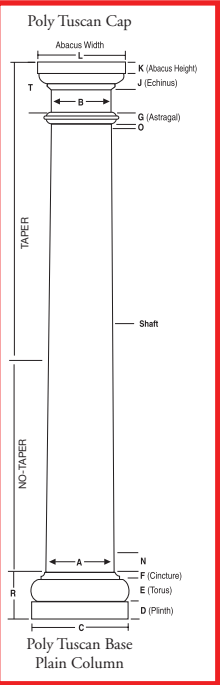
SOLARIUM DOORS AND WINDOWS



Round Tapered **PERMA**Cast® Columns

COL. SIZE	A	B	C	D	E	F	G	J	K	L	O	N	R	T	LENGTHS AVAIL. (ft.)
6"	5 1/4"	4 1/4"	9"	1 1/2"	1 1/4"	3/8"	3/4"	1 1/4"	1 3/4"	8"	1"	6 1/4"	3 3/4"	4 1/4"	4,6,8
8"	7 1/4"	6 1/4"	10 1/2"	1 1/4"	1 1/4"	3/4"	3/4"	1 1/4"	1 1/4"	9 1/4"	1 1/2"	2 1/4"	4 1/4"	4 1/2"	6, 8, 10, 12
10"	9 1/4"	8 1/4"	13 1/4"	2 1/4"	2 1/4"	3/4"	3/4"	1 1/4"	1 3/4"	11 1/4"	3/4"	2 1/4"	5 1/4"	5"	6, 8, 10, 12, 14
12"	11 1/4"	9 1/4"	16 1/4"	2 1/4"	2 1/4"	3/4"	3/4"	1 1/4"	2 1/4"	13 1/4"	3/4"	2 1/4"	6 1/4"	5 1/4"	6, 8, 10, 12, 14, 16, 18, 20
14"	13 1/4"	11 1/4"	19 1/4"	3 1/4"	3 1/4"	1 1/4"	1"	2"	2 1/4"	17"	3/4"	2 1/4"	7 1/4"	7"	8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30
16"	15 1/4"	13 1/4"	22"	3 1/4"	3 1/4"	1 1/4"	1 1/4"	2 1/4"	2 1/4"	19 1/4"	1"	3"	8 1/4"	8"	8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30
18"	17 1/4"	15 1/4"	24 1/4"	4"	4"	1 1/4"	1 1/4"	2 1/4"	3 1/4"	22 1/4"	1 1/2"	10 1/4"	9 1/4"	8 1/4"	10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30
20"	19 1/4"	17 1/4"	27"	4 1/4"	4 1/4"	2"	1 1/4"	2 1/4"	3 1/4"	24 1/4"	1 1/2"	10 1/4"	11 1/4"	9"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
22"	21 1/4"	19 1/4"	30 1/4"	5"	5"	2"	1 1/4"	3"	3 1/4"	27 1/4"	1 1/2"	10 1/4"	12"	10 1/4"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
24"	23 1/4"	21 1/4"	33 1/4"	6"	5 1/4"	2 1/4"	2"	3 1/4"	4"	30 1/4"	1 1/2"	10 1/4"	13 1/4"	11 1/4"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
28"	28"	24 1/4"	38"	6 1/4"	6 1/4"	2 1/4"	2 1/4"	3 1/4"	4 1/4"	33 1/4"	1 1/2"	10 1/4"	15 1/4"	11 1/4"	20, 22, 24, 26, 28, 30
30"	29 1/4"	26 1/4"	41 1/4"	6 1/2"	5 1/4"	2 1/2"	3"	4"	4 1/4"	38 1/4"	1 1/2"	10 1/4"	14 1/4"	14 1/4"	20, 22, 24, 26, 28, 30

*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. See page 16 for Parallel dimensions. See page 18 for Decorative Capital dimensions. Standard Fluted Column (Fluted in mold)
• Split columns are not load bearing.



COLUMN-LOC®
Column-Loc® creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and delivers wind uplift resistance especially important in coastal and high wind areas. Currently available for 8" and 10" round (tapered and no-taper) and square PermaCast® columns. Kits are available with and without threaded rod in lengths up to 12'.*



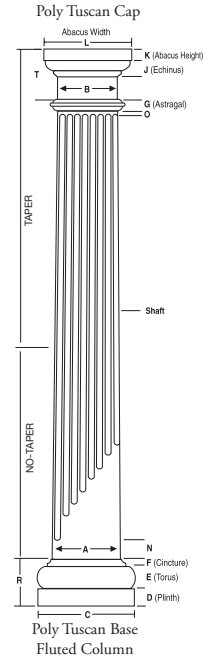
ROUND PERMACAST® INSIDE DIMENSIONS		
Inside dimension may vary up to 1/8". Splitting a column will decrease inside dimension 1/8".		
COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3 1/4"	4 1/4"
8"	5 1/2"	6 1/4"
10"	7 3/4"	8 1/4"
12"	8 3/4"	10 1/4"
14"	10 1/4"	12 1/4"
16"	12 1/4"	15"
18"	14 1/2"	16 1/4"
20"	16 1/4"	18 1/4"
22"	18 1/4"	20 1/4"
24"	20"	22 1/4"
28"	22 1/4"	26 1/4"
30"	25 1/4"	28 1/4"

*Plain columns only



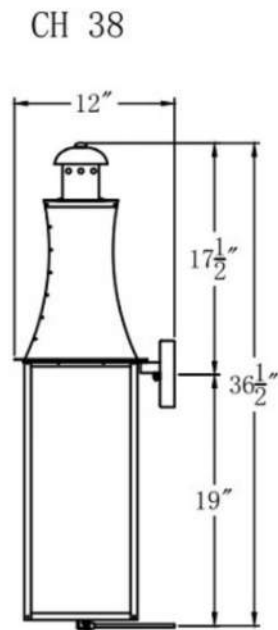
PLUMB-FIT®
To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap come with the Plumb-Fit® patented (Patent 9689674) installation system included.

ROUND PERMACAST® PORCH INSTALLATION BRACKET
The HB&G Porch Installation Bracket includes the bracket and all required hardware. The bracket fits 20" - 30" Plain Round PermaCast® Columns and will secure a 2nd story porch to our PermaCast® Columns. Three brackets are required for each column.



ARCHITECTURAL COLUMNS

FRONT DOOR GAS LIGHTS



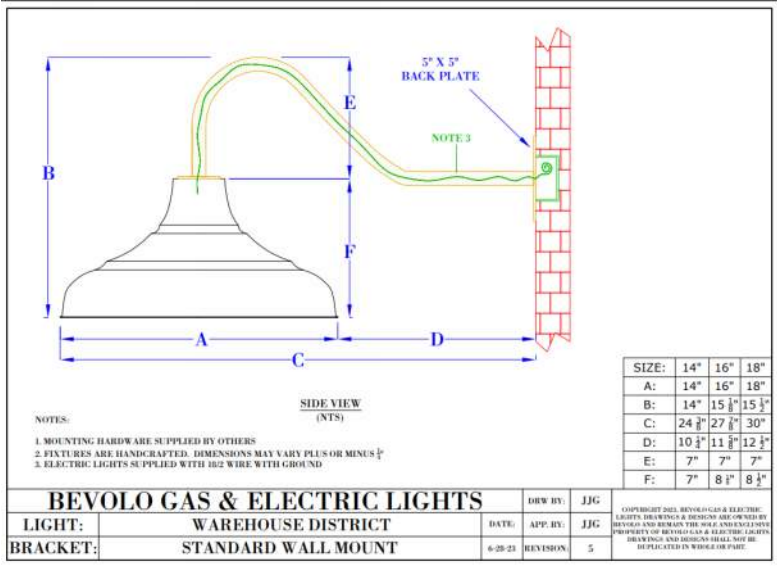
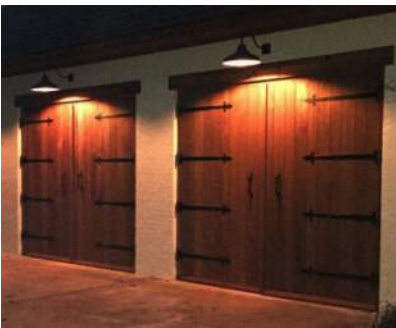
- The Churchill 38 Lantern**
- Manufacturer: The Coppersmith
 - Series: Churchill
 - Model Number: CH38
 - Electric: Triple 60w Candelabra Bulbs
 - Natural Gas or Propane Gas: Single Open Flame Burner
 - Finish: Antique Copper
 - Solid 20 oz Copper Construction
 - Riveted & Soldered Construction
 - Solid Brass Hinges, Door Latches & Hardware
 - Tempered Glass

PORCH ELECTRIC SCONCES



- **Actual Size:** 19"Hx8"Wx9.5"D
- **Backplate/Canopy Size:** 10"Hx5.25"W Rectangular
- **Color:** Black / Burnished Bronze / Seeded Glass

GARAGE LIGHTING FIXTURES



EXTERIOR LIGHTING



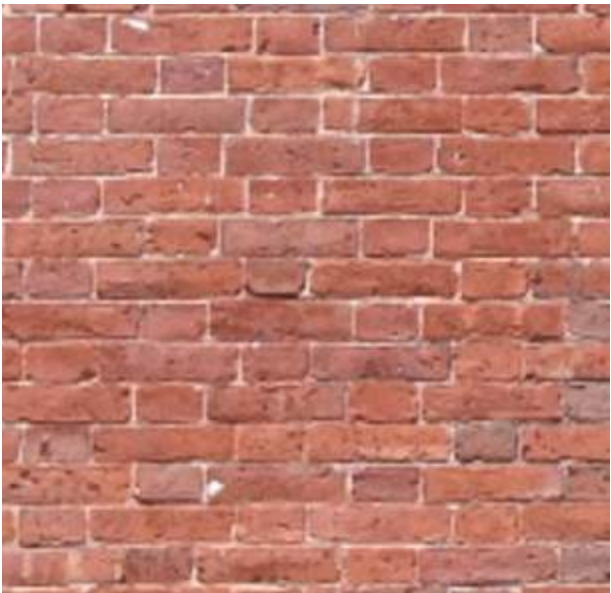
STAINED CEDAR CLAPBOARD SIDING



STANDING SEAM LEAD COATED COPPER ROOF



GRANITE BASE



BRICK

MATERIALITY

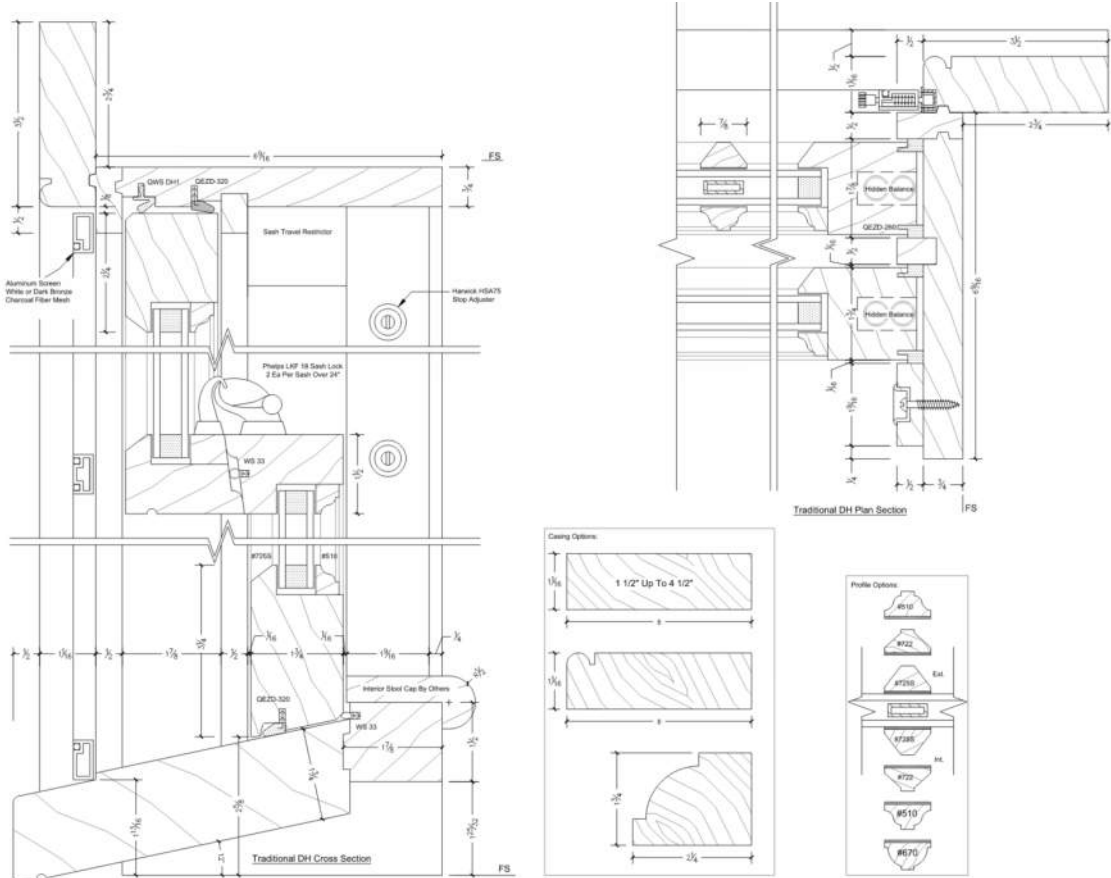
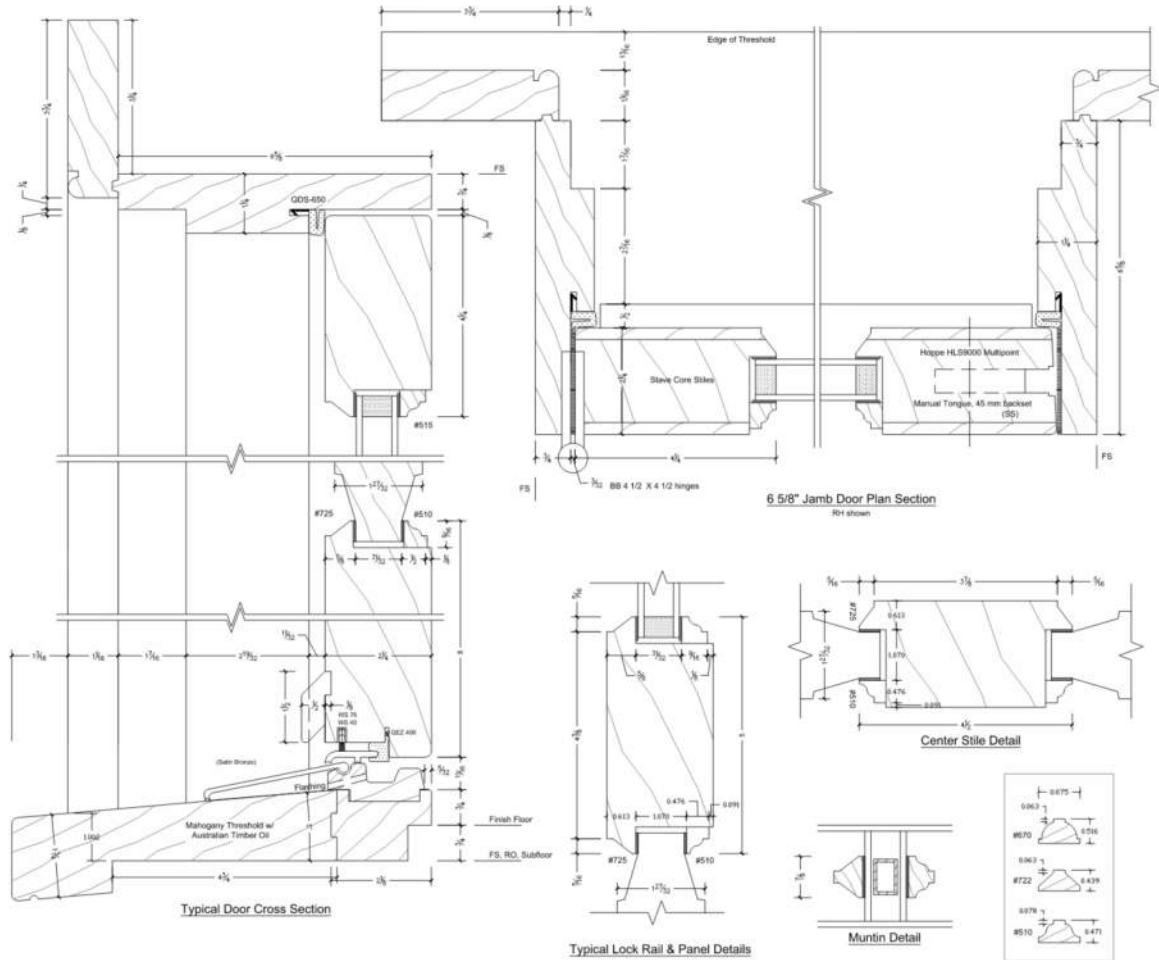
Little Harbor Window
company
P.O. Box 1188, 11 Little Harbor Rd., Barwick, Maine 03901
Tel: (800) 597-6344 www.littleharborwindow.com Fax: (207) 634-8008

Traditional Series

Solid Mahogany Windows & Doors

- 1-3/4" SASH THICKNESS
- 5/8" HIGH PERFORMANCE LOW-E GLASS
- 1 3/4" SILL THICKNESS
- JAMB DEPTH TO 6-5/8"
- CHOICE OF THREE MUNTIN PROFILES
- CHOICE OF THREE CASING PROFILES
- BLOCK AND TACKLE CONCEALED BALANCES
- PHILIPS L&P 18 SASH LOCKS
- TRUTH ENCORE / MIRAGE CASEMENT HARDWARE
- 2 COATS PREMIUM OIL BASED PRIMER

- 2 1/4" DOOR THICKNESS
- STAVE CORE STILES
- STANDARD STILE AND RAIL DIMENSIONS
- 7/8" HIGH PERFORMANCE LOW-E GLASS
- JAMB DEPTH TO 6-5/8"
- CHOICE OF THREE MUNTIN PROFILES
- CHOICE OF THREE CASING PROFILES
- EPOXY COATED TOP/BOTTOM DOOR LEAF
- MAHOGANY THRESHOLD W/TIMBER OIL
- BRONZE SADDLE WITH THERMAL BREAK
- COMPRESSION WEATHERSEALS
- HAGER BALLBEARING HINGES
- 2 COATS PREMIUM OIL BASED PRIMER
- HOPPE MULTI POINT LOCKS AVAILABLE



WOOD WINDOWS & DOORS

Classic
SLATE

| Colors

Beautiful textured surfaces and edges that impart a controlled uniformity that epitomizes natural slate roofing enhance the natural color pallet of our Classic Slate.

ASH GREY | 5205 (731)



A* CRRC: 0942-0207/Ref: .40/Emi: .93/SRI: 46
C* CRRC: 0942-0201/Ref: .38/Emi: .91/SRI: 43

GRANITE | 1170 (732)



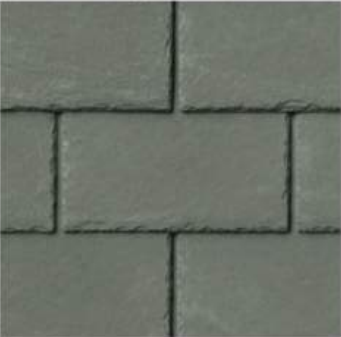
A* CRRC: 0942-0208/Ref: .36/Emi: .93/SRI: 41
C* CRRC: 0942-0202/Ref: .34/Emi: .89/SRI: 37

GRAPHITE | 1160 (733)



A* CRRC: 0942-0209/Ref: .35/Emi: .92/SRI: 39
C* CRRC: 0942-0203/Ref: .31/Emi: .90/SRI: 33

SAGE GREEN | 2260 (815)



OLIVE | 2270 (814)



EVERGREEN | 2280 (730)

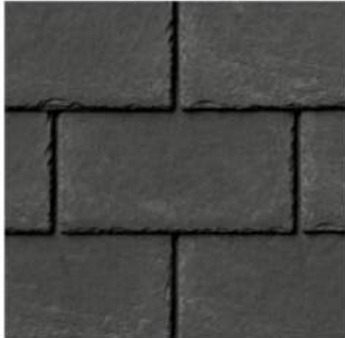


A* CRRC: 0942-0206/Ref: .36/Emi: .92/SRI: 41
C* CRRC: 0942-0200/Ref: .32/Emi: .89/SRI: 34

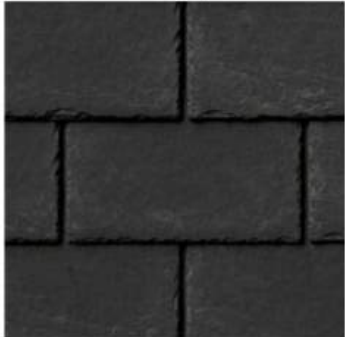
MIST GREY | 5235 (803)



STEEL GREY | 1150 (804)



CHARCOAL BLACK | 1180 (801)



*See details on page 11

CLASSIC SLATE | Single Width

Class A: Item #4IFZE**** Class C: Item #4IFUE****	Exposure	Width	Height		Piece	Bundle	Square	Pallet	Truck
	Max: 7-1/2" Can be installed at 6" to 7-1/2"	12"	18"	Weight	1.5 lbs.	38 lbs.	240 lbs.	2,400 lbs.	42,500 lbs.
				Pieces	1	25	160	1,600	28,000
				Bundles	—	—	6.4	64	1,120
				Squares	—	—	—	10	175
				Pallets	—	—	—	—	18

CLASSIC SLATE - STARTER

Class A - Item #4IKZE****A Class C - Item #4IKUE****A	Width	Height	Weight / Piece	Weight / Bundle	Pieces / Bundle
	12"	13-1/2"	1 lbs.	25 lbs	25
	Pieces / Liner Foot		Liner Feet / Bundle		
	1		25		

CLASSIC SLATE - HIP AND RIDGE

Class A - Item #4INZE****A Class C - Item #4INUE****A	Width	Length	Exposure	Preformed Pitch	
	12"	18"	6"-7.5"	3/12 - 18/12	
	Weight / Piece	Weight / Bundle	Pieces / Bundle	Pieces / Liner Foot	Liner Feet / Bundle
	1.5 lbs.	38 lbs.	25	1.6	15.6

TEST	TESTING PERFORMED	RESULTS FOR
Fire Rating	In accordance with UL790 / ASTM E108	Class A* or Class C Fire Rated System. (Depending on system)
Hail Rating	In accordance with UL2218	Class 4
Accelerated Ultra Violet Exposure	In accordance with ASTM G154 Xenon Arc Chamber 9,500+ hours	Tile exhibited virtually no fade and with no trace of cracking, spalling or deformation.
Wind Driven Rain / Wind Uplift	In accordance TAS 100-95; UL 580	Up to 110 mph. No water infiltration through sheathing. No tiles blew off, tore or blew upward.
Freeze-Thaw Cycle	In accordance with ASTM C666/C666M	No signs of damage or cracking after 300+ cycles.
Water Absorption	In accordance with ASTM C272	No appreciable weight gain.
Water Permeation	In accordance with ASTM E96/E96M	Tile shown to be impermeable per ASTM test methods.
Approvals: Florida Building Code Org. FL#7409, FL#16269, FL#16856; Texas Department of Insurance RC-404; CCRR-0188, Miami-Dade Approved		

SYNTHETIC SLATE SHINGLES

5/04/22 APPROVED HDC PACKAGE



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

HISTORIC DISTRICT COMMISSION

May 17, 2022

129 State Street, LLC
129 State Street
Portsmouth, NH 03801

RE: Certificate of Approval for Property Located at 129 State Street (LU-22-78)

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, May 04, 2022**, considered your application for renovations and new construction to an existing structure (removal of shutters, addition of dormers, and roofing and siding changes) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107, Lot 47 and lies within the Character District 4 (CD4) and Historic Districts. As a result of said consideration, the Commission voted to **grant** the Certificate of Approval with the following stipulations:

1. There shall be no limestone addition to the window or door headers.
2. The details and cut sheets for the new doors, the garage doors, the slate roof seam with the abutters roof, and the oculus shall come back to the Commission for review as an Administrative Approval.
3. If necessary due to zoning setback requirements, the rear yard setback shall be adjusted to be in compliance and resubmitted for an Administrative Approval.
4. Half-screens shall be used.
5. The co-mingling of the deck and roof between 121 and 129 State Sheafe Streets shall be addressed by the applicant and memorialized in a formal agreement. A copy of which shall be provided to the Planning Department.
6. The current decorative window headers shall be removed and the original brick openings shall remain as they are.

Findings of Fact

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Conservation and enhancement of property values.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Relation to historic and architectural value of existing properties.

The Commission's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Commission's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Committees or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Historic District Commission unless an extension is granted by the Commission in accordance with Section 10.636.70 of the Zoning Ordinance.

Please note that any changes or modifications to this application require review and approval from the Commission prior to implementation and additional fees may apply.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Nicholas J. Cracknell, AICP, Principal Planner
for Jonathan Wyckoff, Chairman of the Historic District Commission

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Shayne Forsley, Hampshire Development Corporation

HAMPSHIRE
DEVELOPMENT
CORPORATION
General Contractor

**ATTN: Historic District
Commission**

**RE: May 4, 2022 Meeting
129 State Street
Portsmouth, NH 03801**

**129 State Street
Doyle Residence – Bill Doyle & Stephanie Nam**

**CONTACT:
Shayne Forsley
Hampshire Development Corp.
Shayne.forsley@hdcgc.net
603.997.2519**

April 21, 2022

City of Portsmouth
Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

Attention: Historic District Commission
RE: 129 State Street (LUHD-414)

The applicant and homeowners of 129 State Street, Bill & Stephanie Doyle requests to modify the façade to their property and add dormers for their use. The proposed design includes:

- Removal of the decorative window dressings
- Replacement of the non-historic windows & addition/reconfiguration of windows facing Sheafe Street
- Addition of limestone sills & headers on original masonry structure
- Addition of (2) skylights on State Street & shed dormer facing Sheafe Street
- Addition of oculus on main ridge of roof, and skylights on addition hip roof
- Addition of hip roof to rear portion of the modern structure
- New pediment option at main entry
- Replacement of asphalt shingle roof with synthetic slate
- Reconfiguration of garage entry & civilian entry at the rear of the modern addition on Sheafe Street
- Replacement of existing siding to modern addition with period appropriate clapboard or composite siding
- Addition of exterior lights above the garage doors and balcony facades
- General clean up of masonry & exterior trim to restore the structure back to its original form

The proposed architectural design is included in the package for your review and comment. We look forward to meeting with you for a work session for this project.

Sincerely,

Shayne Forsley
General Manager

Cc: Bill Doyle & Stephanie Nam - Owners
129 State Street
Portsmouth, NH 03801

41 Industrial Drive, Suite 20 Exeter, NH 03833 Tel: 603-778-9999 Fax: 603-778-2877

HDC CONFORMED PLANS 5.4.22 APPROVAL



HDC CONFORMED PLANS 5.4.22 APPROVAL



HDC CONFORMED PLANS 5.4.22 APPROVAL



④ Courtyard View 1



③ Sheafe St View 3



② Sheafe St View 2



① Sheafe St View 1



9 Amelia Drive Portsmouth, NH 02874 | 603-285-8600 | www.chipwebster.com

Doyle
Townhouse
129 State St - Portsmouth, NH

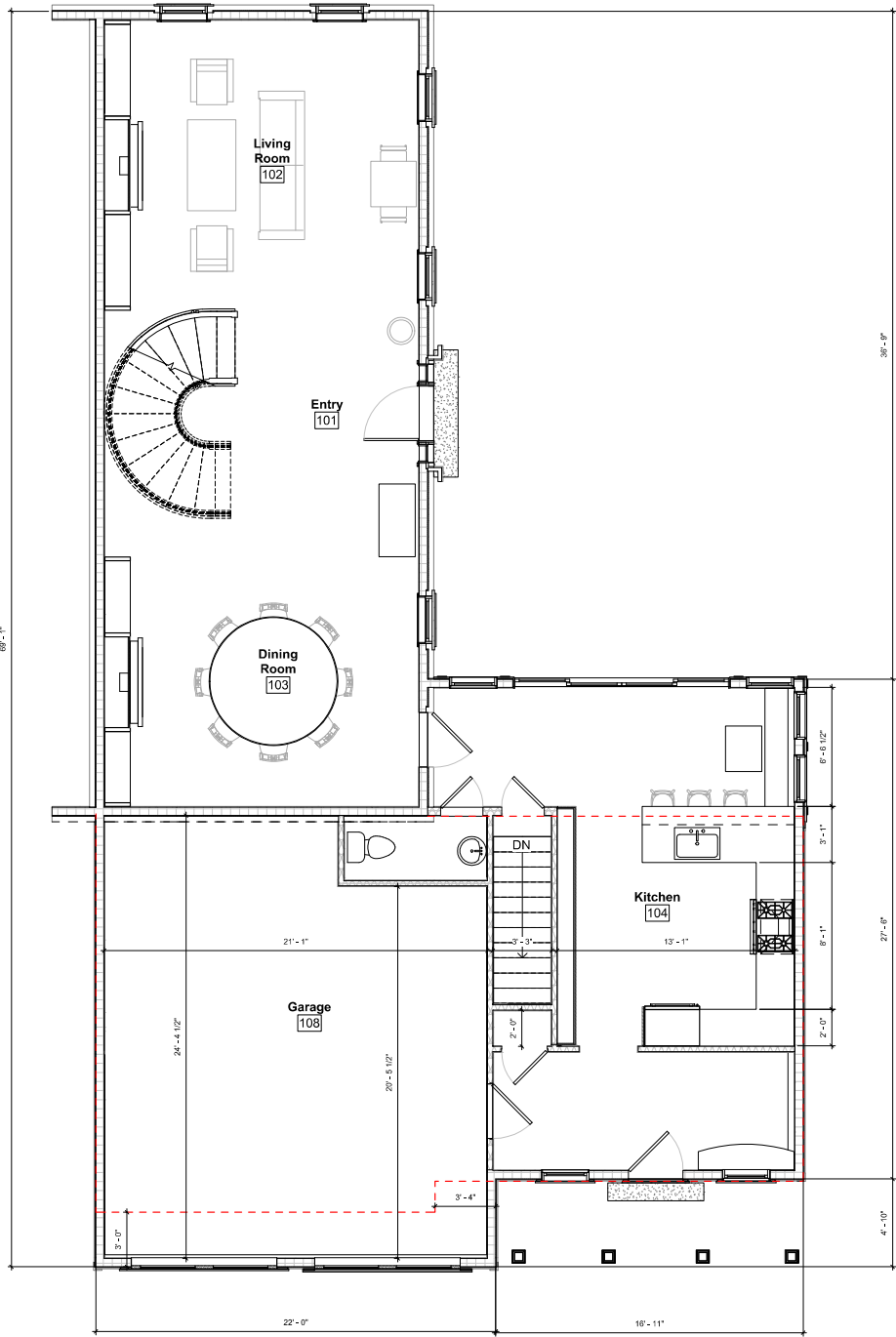
SD - Not For Construction

#	Date	Note
3	2022.05.14	HDC Work Session
4	2022.05.16	HDC Work Session 2
5	2022.05.16	HDC

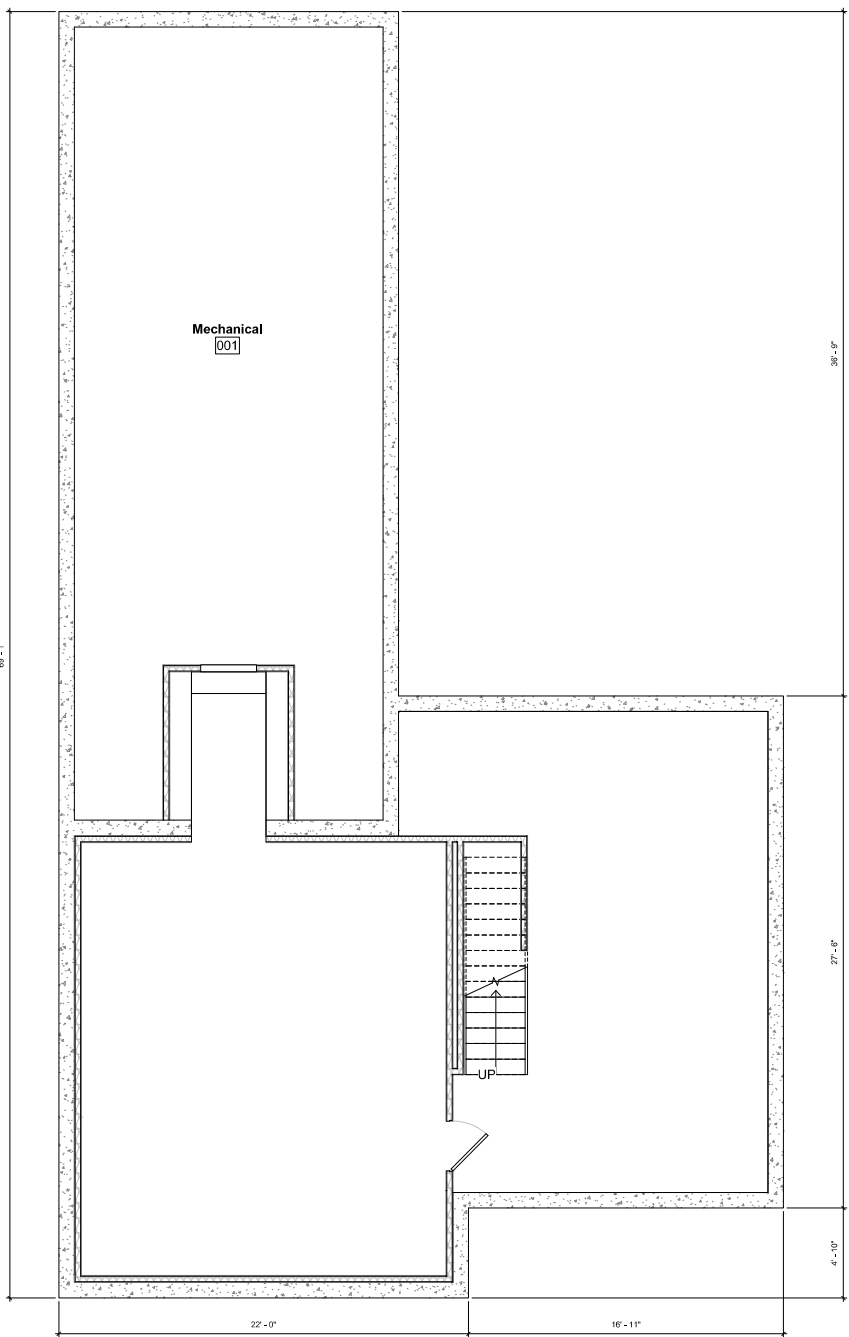
3D1

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

HDC CONFORMED PLANS 5.4.22 APPROVAL



② Floor 1
1/4" = 1'-0"



① Basement
1/4" = 1'-0"



Doyle
Townhouse
129 State St., Portsmouth, NH

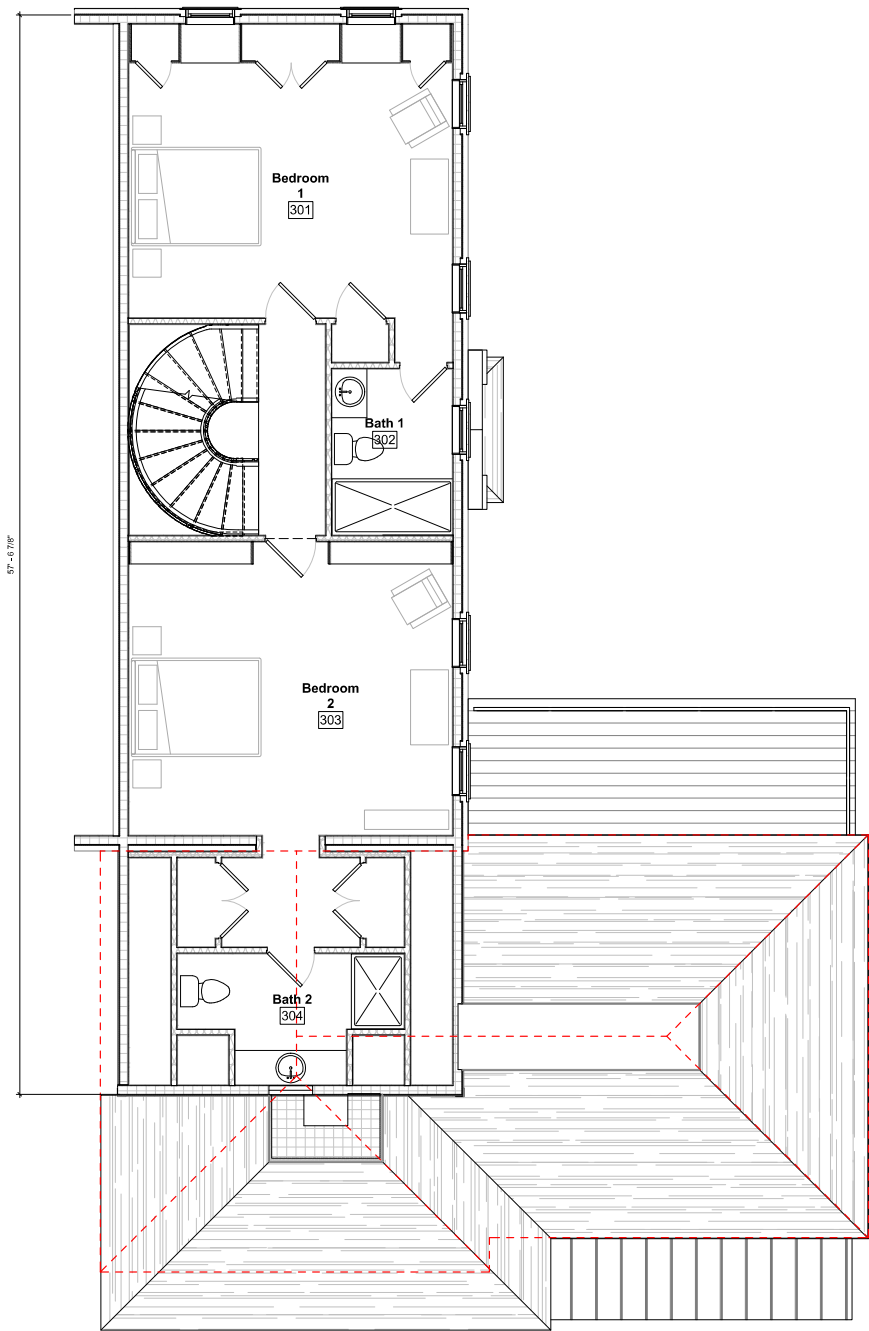
SD - Not For Construction

#	Date	Note
1	2022.01.14	HDC Work Session 1
2	2022.02.18	HDC Work Session 2
3	2022.03.16	HDC
4	2022.04.22	HDC

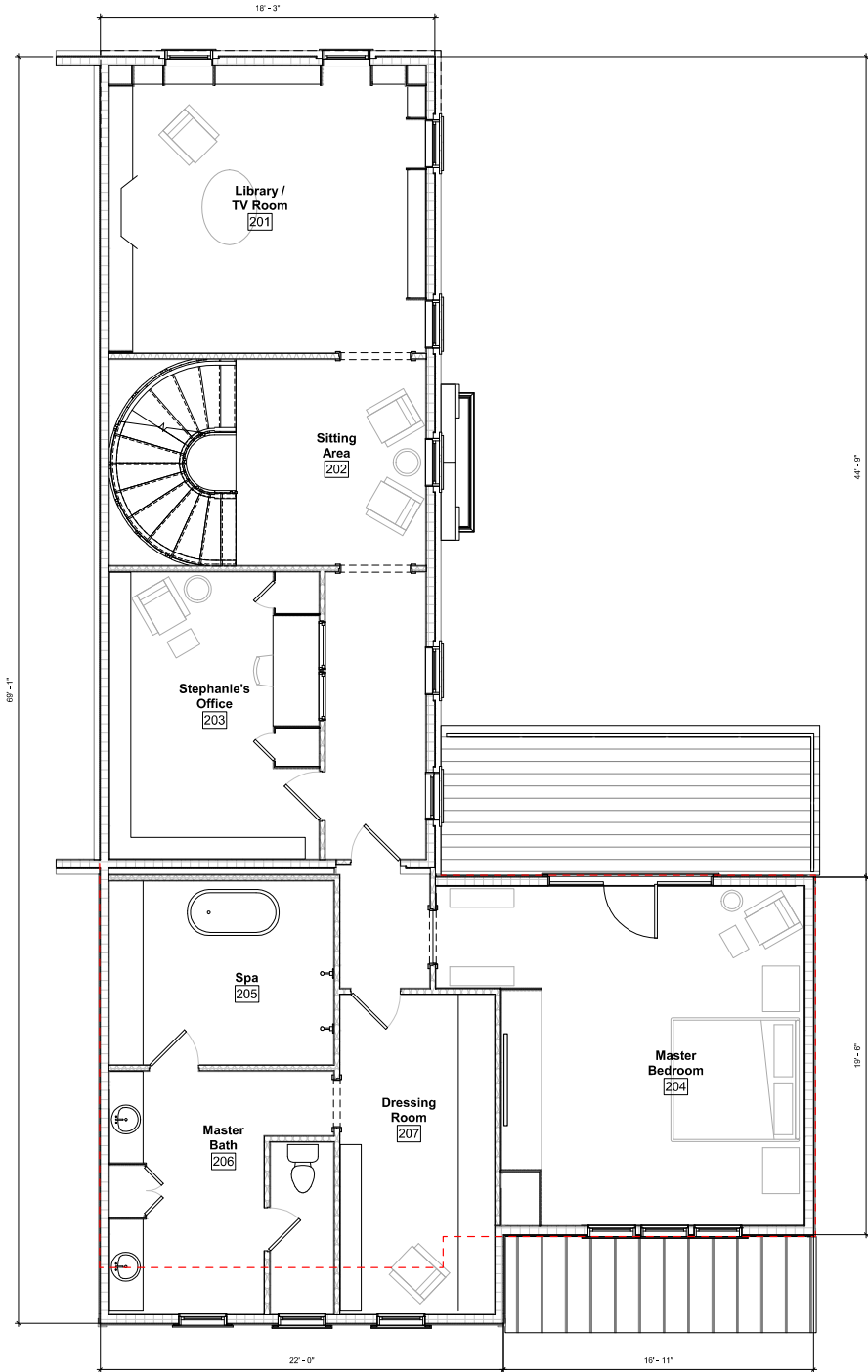
A1.1

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

HDC CONFORMED PLANS 5.4.22 APPROVAL



② Floor 3
1/4" = 1'-0"



① Floor 2
1/4" = 1'-0"



Doyle
Townhouse
129 State St - Portsmouth, NH

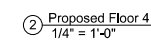
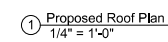
SD - Not For Construction

#	Date	Note
3	2022.01.14	HDC Work Session
4	2022.03.16	HDC Work Session 2
5	2022.03.16	HDC
6	2022.04.22	HDC

A1.2

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

CHIP WEBSTER
ARCHITECTURE
9 Amalia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com



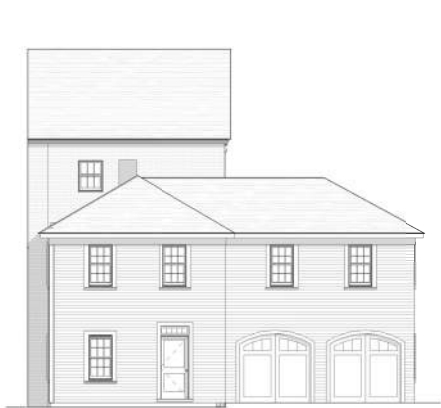
SD - Not For Construction

[illegible]

A1.3

—THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT-EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE.

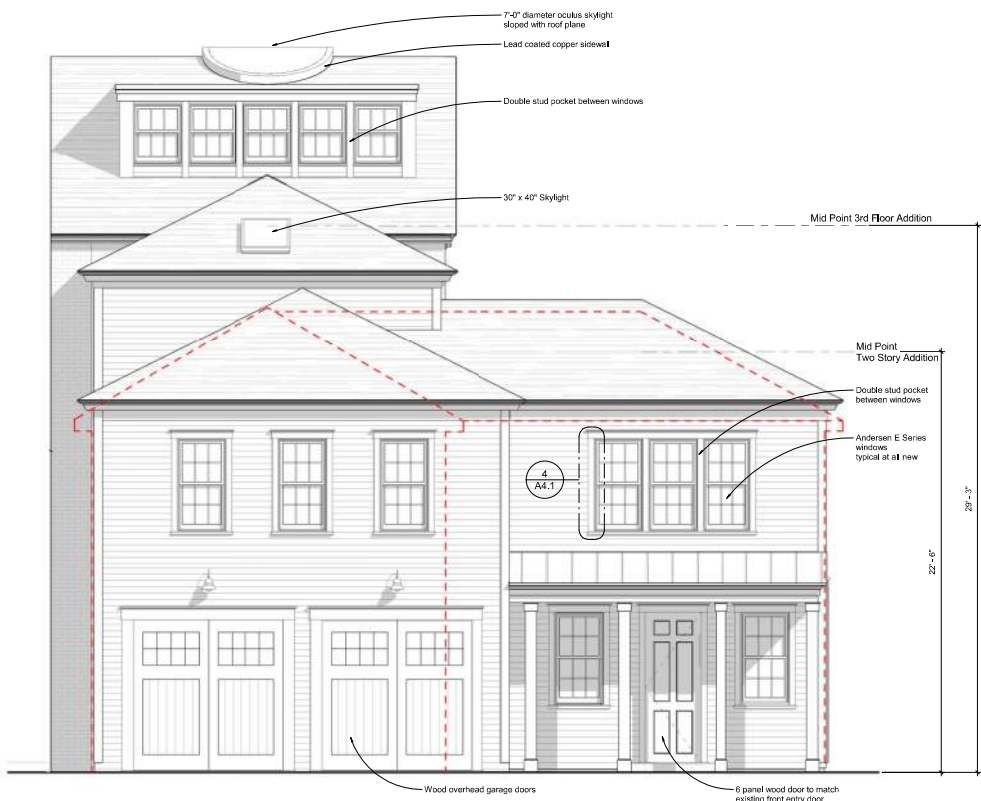
HDC CONFORMED PLANS 5.4.22 APPROVAL



④ North - Existing
1/8" = 1'-0"



① South - Existing
1/8" = 1'-0"



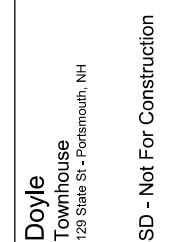
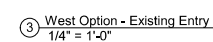
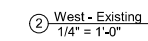
③ North - Proposed
1/4" = 1'-0"



② South - Proposed
1/4" = 1'-0"

#	Date	Note
1	2022.11.14	HDC Work Session
2	2022.12.18	HDC Work Session 2
3	2023.01.18	HDC
4	2023.04.22	HDC

CHIP WEBSTER
ARCHITECTURE
9 Andria Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

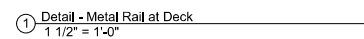
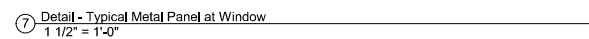
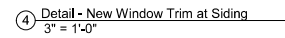
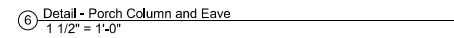
[illegible]

A2.2

—THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

CHIP WEBSTER
ARCHITECTURE

9 Amelia Drive Nantucket MA 02554 | 508-229-3500 | www.chipwebster.com

[illegible]

SD - Not For Construction

Spivak Architects P.C. © 2023

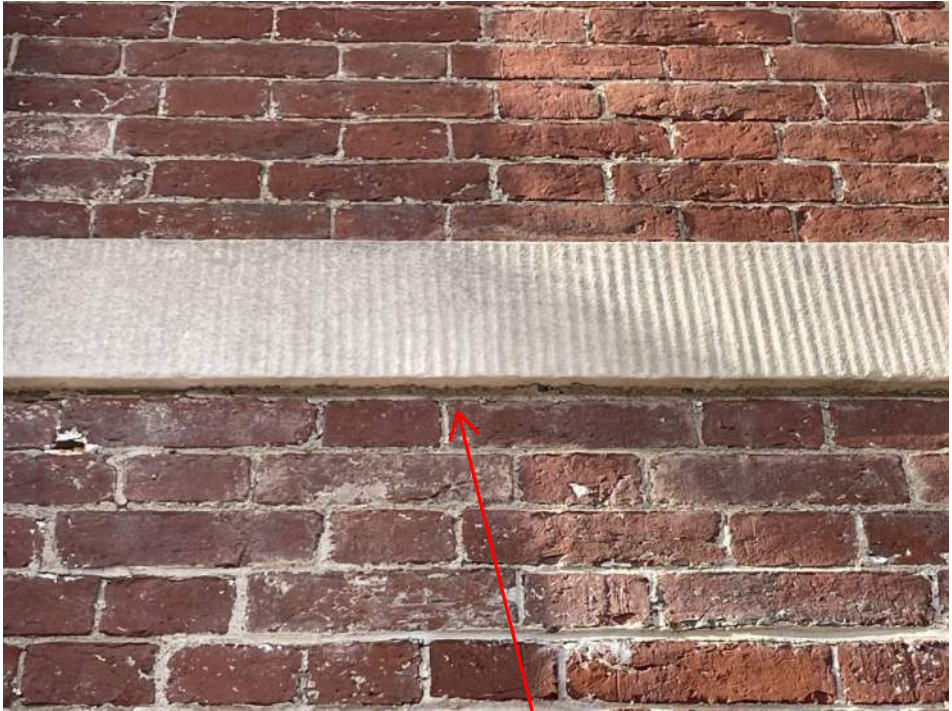
HDC CONFORMED PLANS 5.4.22 APPROVAL

HDC CONFORMED PLANS 5.4.22 APPROVAL
Stone banding reference for proposed sills & heads

**Material
Specifications & Cut
Sheets**



Limestone banding on
State Street facade
(EXISTING)



Limestone banding
close-up (EXISTING)

HDC CONFORMED PLANS 5.4.22 APPROVAL

Classic Slate | Color Slate Shingles



The printed colors shown in this brochure may vary from actual available tile colors. Always use actual product samples for color selection.

HDC CONFORMED PLANS 5.4.22 APPROVAL

Specifications

CLASSIC SLATE Single Width									
Class A - Item #4IFZE**** Class C - Item #4IFUE****	Exposure	Width	Height		Piece	Bundle	Square	Pallet	Truck
	Max: 7-1/2" Can be installed at 6" to 7-1/2"	12"	18"	Weight	1.5 lbs.	38 lbs.	240 lbs.	2,400 lbs.	42,500 lbs.
				Pieces	1	25	160	1,600	28,000
				Bundles	—	—	6.4	64	1,120
				Squares	—	—	—	10	175
				Pallets	—	—	—	—	18

CLASSIC SLATE - STARTER						CLASSIC SLATE - HIP AND RIDGE					
Class A - Item #4IKZE****A Class C - Item #4IKUE****A	Width	Height	Weight / Piece	Weight / Bundle	Pieces / Bundle	Class A - Item #4INZE****A Class C - Item #4INUE****A	Width	Length	Exposure	Preformed Pitch	
	12"	13-1/2"	1 lbs.	25 lbs	25		12"	18"	6"-7.5"	3/12 - 18/12	
	Pieces / Liner Foot		Liner Feet / Bundle				Weight / Piece	Weight / Bundle	Pieces / Bundle	Pieces / Liner Foot	Liner Feet / Bundle
	1		25				1.5 lbs.	38 lbs.	25	1.6	15.6

TEST	TESTING PERFORMED	RESULTS FOR
Fire Rating	In accordance with UL790 / ASTM E108	Class A* or Class C Fire Rated System. (Depending on system)
Hail Rating	In accordance with UL2218	Class 4
Accelerated Ultra Violet Exposure	In accordance with ASTM G154 Xenon Arc Chamber 9,500+ hours	Tile exhibited virtually no fade and with no trace of cracking, spalling or deformation.
Wind Driven Rain / Wind Uplift	In accordance TAS 100-95; UL 580	Up to 110 mph. No water infiltration through sheathing. No tiles blew off, tore or blew upward.
Freeze-Thaw Cycle	In accordance with ASTM C666/C666M	No signs of damage or cracking after 300+ cycles.
Water Absorption	In accordance with ASTM C272	No appreciable weight gain.
Water Permeation	In accordance with ASTM E96/E96M	Tile shown to be impermeable per ASTM test methods.
Approvals: Florida Building Code Org. FL#7409, FL#16269, FL#16856; Texas Department of Insurance RC-404; CCRR-0188		

Please refer to our website for installation guides.

*Contact Inspire Roofing Products for specific application requirements for UL Class A Fire rated systems.

**** Indicates color number.

Cover: Classic | Granite



HDC CONFORMED PLANS 5.4.22 APPROVAL



SKU: 41FUE5235

Classic Slate - Mist Grey

www.BoralRoof.com



HDC CONFORMED PLANS 5.4.22 APPROVAL



SKU: 41FUE1150

Classic Slate - Steel Grey

www.BoralRoof.com

HDC CONFORMED PLANS 5.4.22 APPROVAL

Lead Coated Copper -
Dark Patina Finish





DOUBLE-HUNG WINDOW
HDC CONFORMED PLANS 5.4.22 APPROVAL

FEATURES

DOUBLE-HUNG WINDOWS

FRAME & SASH

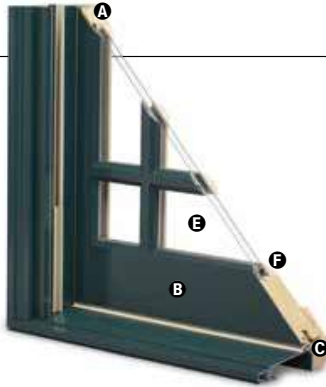
A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Factory-applied finishes are available in a variety of stain and paint options.

B Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

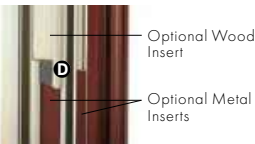
Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

C Compression bulb weatherstrip is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.



D Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.



GLASS

E High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

F Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

HARDWARE

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

HARDWARE OPTIONS



Antique Brass | **Black** | Bright Chrome | Bronze | Gold
Oil Rubbed Bronze | Pewter | Polished Brass | Satin Chrome | White

Windows with VeriLock® sensors use a different sash lock. See the next page for details.

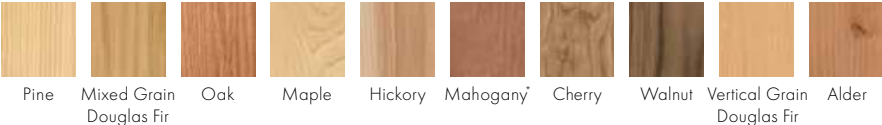
HARDWARE FINISHES



EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

INTERIOR WOOD SPECIES



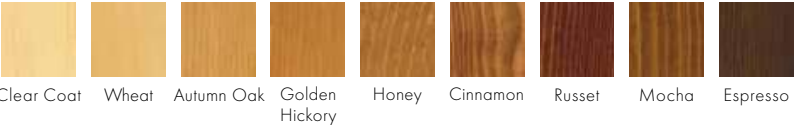
Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

Interior custom stains, paints and color matching available.

FACTORY-FINISHED INTERIORS



INTERIOR PAINTED OPTIONS



*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.



HDC CONFORMED PLANS 5.4.22 APPROVAL

E-SERIES

ACCESSORIES Sold Separately

DOUBLE-HUNG WINDOWS

HARDWARE

Window Opening Control Device Kit

An optional Window Opening Control Device Kit is available, which limits opening the sash to less than 4" when the window is first opened. Available in stone and white.

SENSORS

VeriLock® Security Sensors



VeriLock sensors are unique as they detect whether the windows are locked or unlocked* — a feature no other sensors can provide. See page 27 for Smart Home options.

Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See page 27 for details.

INSECT SCREENS

Conventional Insect Screens



Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

TruScene® Insect Screens

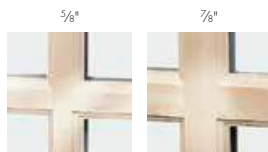
TruScene insect screens available in all 50 exterior colors and seven anodized finishes.

See page 24 for more information on our insect screen options.

GRILLES

Full Divided Light

Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in $\frac{5}{8}$ ", $\frac{7}{8}$ ", $1\frac{1}{8}$ ", $1\frac{1}{2}$ ", or $2\frac{1}{4}$ " widths. Interior grilles are available with ovolo or contemporary profile (ovolo profile shown below). Not all widths are shown.



Simulated Divided Light

Permanent exterior and interior grilles without grille spacer bars. Available in $\frac{5}{8}$ ", $\frac{7}{8}$ ", $1\frac{1}{8}$ ", $1\frac{1}{2}$ ", or $2\frac{1}{4}$ " widths. Interior grilles are available with ovolo or contemporary profile (ovolo profile shown below). Not all widths are shown.



Finelight™

Grilles-Between-the-Glass

Available in $\frac{5}{8}$ " flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.



$\frac{5}{8}$ " Flat 1" Contoured

Removable Interior Wood Grilles

Removable interior wood grilles are available in a $\frac{7}{8}$ " width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available.



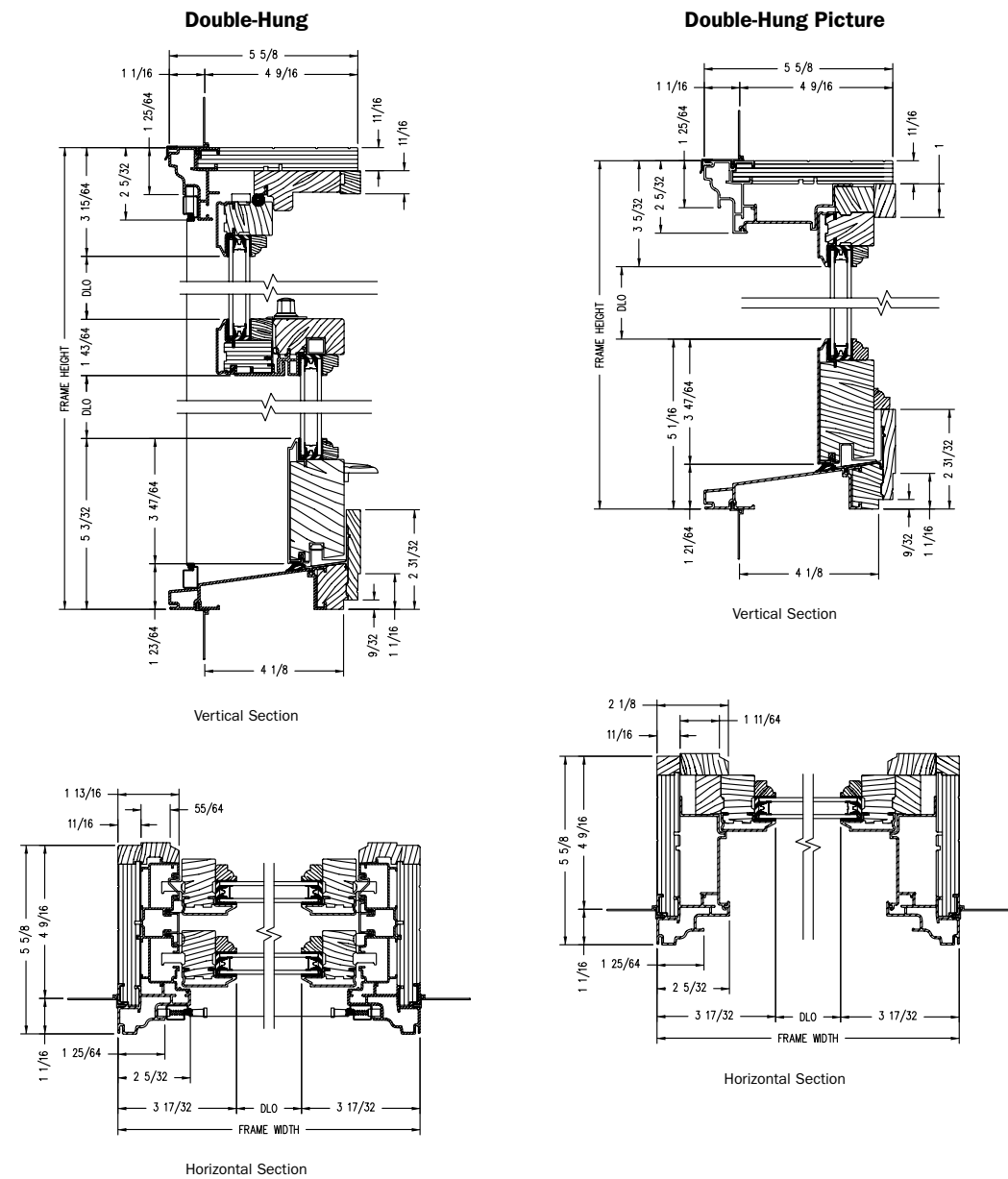
See page 22 for more information on grilles.

E-Series Double-Hung Windows

DOUBLE-HUNG WINDOWS

HDC CONFORMED PLANS 5.4.22 APPROVAL

Double-Hung Windows



Shown with ovolo (colonial) glass stops.

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING ANDERSENWINDOWS.COM. CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.

*When properly configured and maintained with a professionally installed security system and/or self monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.

HDC CONFORMED PLANS 5.4.22 APPROVAL



Skylight Specifications

Fixed Skylight

Deck and Curb-Mounted



Bringing light to life™

Fixed Skylights

Deck-Mounted, Curb-Mounted

Deck-Mounted - FS
Mounts directly to the roof deck






Curb-Mounted - FCM
Mounts directly to a site-built curb



Benefits

- Pre-finished white wood frame and protective aluminum or copper cladding.
- Streamlined exterior profile does not obstruct your roofline.
- Streamlined exterior profile does not obstruct your roofline.
- Pre-mounted Pick&Click!™ system brackets make the installation of sunscreen blinds a snap.

FS Model Size																
	14° - 85° 3:12 - 137:12	A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06	
Rough Opening	(W-in. x H-in.)	14 1/2 x 45 3/4	21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 1/16	21 x 70 1/4	22 1/2 x 22 5/16	22 1/2 x 45 3/4	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 1/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4	
 Model FS sizes D26 and D06 fit perfectly between roof trusses.																
FCM Model Size																
	0° - 60° 0:12 - 20:12	1430	1446	2222	2230	2234	2246	2270	3030	3046	3055	3434	3446	4646	4672	
Outside Curb	(W-in. x H-in.)	17 1/2 x 33 1/2	17 1/2 x 49 1/2	25 1/2 x 25 1/2	25 1/2 x 33 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	25 1/2 x 73 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	33 1/2 x 58 1/2	37 1/2 x 37 1/2	37 1/2 x 49 1/2	49 1/2 x 49 1/2	49 1/2 x 75 1/2	
Max. Skylight Clearance	(W-in. x H-in.)	18 5/8 x 34 5/8	18 5/8 x 50 5/8	26 5/8 x 26 5/8	26 5/8 x 34 5/8	26 5/8 x 38 5/8	26 5/8 x 50 5/8	26 5/8 x 74 5/8	34 5/8 x 34 5/8	34 5/8 x 50 5/8	34 5/8 x 59 5/8	38 5/8 x 38 5/8	38 5/8 x 50 5/8	50 5/8 x 50 5/8	50 5/8 x 76 5/8	

FCM custom sizes available

HDC CONFORMED PLANS 5.4.22 APPROVAL

The No Leak Skylight
No Leak Promise
No Worries



Safest Glass to Live Under

Clean, Quiet & Safe

When selecting a VELUX Fixed Skylight rest assured your skylight comes with our most-recommended, top-rated glass: Clean, Quiet & Safe. Named for its three biggest benefits, this glass comes with state-of-the-art, energy-conserving LowE glass, designed to keep your home warmer in the winter and cooler in the summer.

Clean: Skylights stay cleaner longer with Neat® glass coating.

Quiet: Reduces unwanted outside noise by up to 25% compared to a standard double pane glass and up to 50% compared to a plastic skylight.

Safe: Unlike tempered, this glass does not shatter into pieces when cracked.



ENERGY STAR certified products are the most straightforward way to help meet energy codes.

Most VELUX residential products are ENERGY STAR certified in all 50 states. By specifying or using ENERGY STAR certified products, architects and builders can use windows and skylights to bring much needed daylight and fresh air inside, creating more attractive buildings and livable spaces while still meeting the local energy codes.

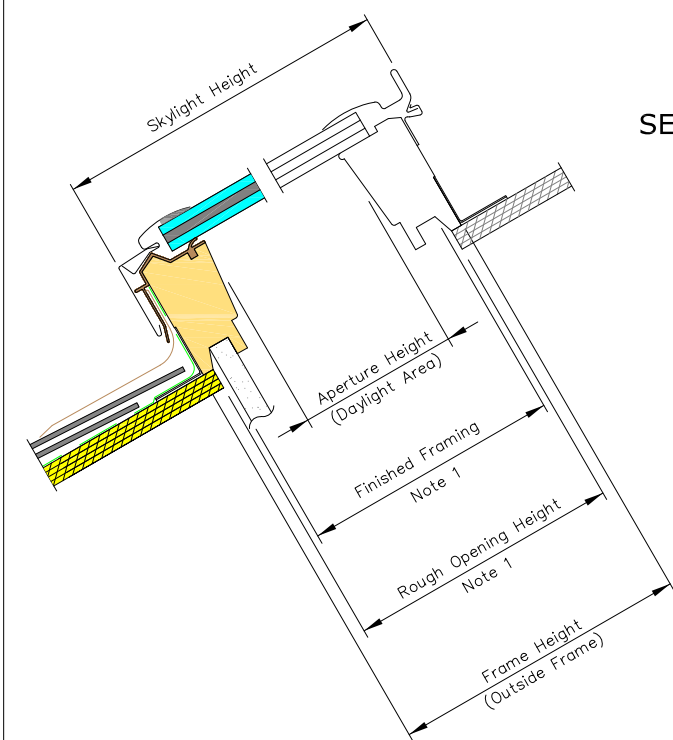
3 Layers of Protection

The No Leak Skylight™
• No Leak Promise • No Worries

- 1 Pre-attached Seal**
Pre-attached deck seal (deck-mounted) or gasket (curb-mounted) provides a tight seal for leak-proof installation.
- 2 Adhesive Underlayment**
Adhesive underlayment for secondary water protection against the harshest weather conditions.
- 3 Engineered Flashing**
Engineered flashing for easy installation and primary water protection.



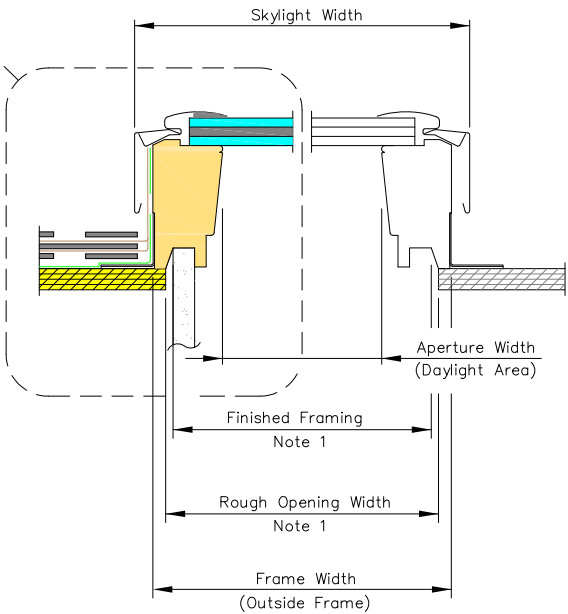
HDC CONFORMED PLANS 5.4.22 APPROVAL



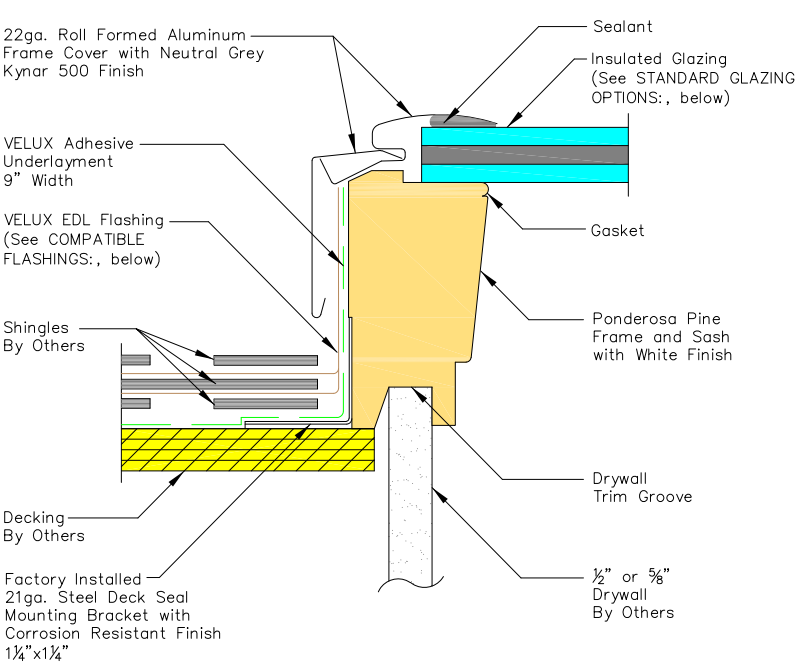
VERTICAL CROSS SECTION

SEE DETAIL 1

1



HORIZONTAL CROSS SECTION



DETAIL

1

PRODUCT DIMENSIONS

METRIC UNITS (MILLIMETERS)										IMPERIAL UNITS (INCHES)									
Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Meters)	Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture	Skylight Height	Daylight Area (Sq. Feet)
A06	368	387	303	409	1162	1175	1091	1200	.333	A06	14 1/2	15 1/4	11 15/16	16 1/8	45 3/4	46 1/4	42 15/16	47 1/4	3.56
C01	533	546	462	568	682	695	611	720	.282	C01	21	21 1/2	18 3/16	22 3/8	26 7/8	27 3/8	24 1/16	28 3/8	3.04
C04	533	546	462	568	962	975	891	1000	.412	C04	21	21 1/2	18 3/16	22 3/8	37 7/8	38 3/8	35 1/16	39 3/8	4.43
C06	533	546	462	568	1162	1175	1091	1200	.504	C06	21	21 1/2	18 3/16	22 3/8	45 3/4	46 1/4	42 15/16	47 1/4	5.43
C08	533	546	462	568	1382	1395	1311	1420	.606	C08	21	21 1/2	18 3/16	22 3/8	54 7/16	54 15/16	51 5/8	55 15/16	6.52
C12	533	546	462	568	1784	1797	1713	1822	.792	C12	21	21 1/2	18 3/16	22 3/8	70 1/4	70 3/4	67 7/16	71 3/4	8.52
D26*	572	590	506	612	582	599	511	620	.259	D26*	22 1/2	23 1/4	19 15/16	24 1/16	22 15/16	23 7/16	20 1/8	24 7/16	2.78
D06*	572	590	506	612	1162	1175	1091	1200	.552	D06*	22 1/2	23 1/4	19 15/16	24 1/16	45 3/4	46 1/4	42 15/16	47 1/4	5.94
M02	763	776	692	798	762	775	691	800	.486	M02	30 1/16	30 9/16	27 1/4	31 7/16	30	30 1/2	27 3/16	31 1/2	5.15
M04	763	776	692	798	962	975	891	1000	.617	M04	30 1/16	30 9/16	27 1/4	31 7/16	37 7/8	38 3/8	35 1/16	39 3/8	6.64
M06	763	776	692	798	1162	1175	1091	1200	.754	M06	30 1/16	30 9/16	27 1/4	31 7/16	45 3/4	46 1/4	42 15/16	47 1/4	8.13
M08	763	776	692	798	1382	1395	1311	1420	.909	M08	30 1/16	30 9/16	27 1/4	31 7/16	54 7/16	54 15/16	51 5/8	55 15/16	9.77
S01	1123	1136	1052	1158	682	695	611	720	.644	S01	44 1/4	44 3/4	41 7/16	45 9/16	26 7/8	27 3/8	24 1/16	28 3/8	6.92
S06	1123	1136	1052	1158	1162	1175	1091	1200	1.148	S06	44 1/4	44 3/4	41 7/16	45 9/16	45 3/4	46 1/4	42 15/16	47 1/4	12.36

* BUILDER SERIES SKYLIGHT

NOTES:
1. The ROUGH OPENING and FINISHED FRAMING dimensions are based on perpendicular interior finish material on all four sides and these dimensions will vary depending on the roof construction, the thickness and the design of the interior finish material.

- STANDARD GLAZING OPTIONS:
- Laminated LowE3 (04)
 - Tempered LowE3 (05)
 - Impact (06)
 - Snowload (10)
- *Tempered Exterior Pane used with all options

- COMPATIBLE FLASHINGS:
- EDL Step flashing
 - EKL/EKX Combi flashing
 - EDW Tile flashing
 - EKW/EKX Combi tile flashing
 - EDM Metal roof flashing
 - ECB Counter flashing for curbs



VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1-800-88-VELUX
www.VELUXUSA.com

FS - Fixed Skylight

This drawing is an instrument of service and is provided for informational use only.

© 2019 VELUX GROUP

® VELUX is a registered trademark

HDC CONFORMED PLANS 5.4.22 APPROVAL

Skylight Study



Perspective View from
across State Street

Skylight Study



Perspective View
looking from 129 across
State Street