

96 STATE STREET

PORTSMOUTH, NH

HISTORIC DISTRICT COMMISSION SUBMISSION

OWNER

Huai Ying Zheng
STREET ADDRESS
TOWN, STATE XXXXX
PHONE:

ARCHITECT

WINTER HOLBEN architecture + design
7 WALLINGFORD SQUARE, UNIT 2099
KITTERY, MAINE 03904
PHONE: 207-994-3104

96 STATE ST.

Portsmouth, NH

HDC
SUBMISSION

Huai Ying Zheng

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By: PG
Drawing Checked By: BMH
Drawing Scale: 12" = 1'-0"
Drawing Date: 07/26/24
Project Number: 24051

drawing revisions:
No. Description Date

Cover Sheet

G-100



DRAWING INDEX

No.	Sheet Name	No.	Sheet Name
General		Architectural	
G-100	Cover Sheet	A-110	Basement Plan
G-104	Existing Conditions	A-111	First Floor Plan
G-104B	Existing Conditions	A-112	2nd Floor Plan
G-105	Perspective Views	A-113	3rd Floor Plan
Existing		A-114	Roof Plan
AE-100	Existing Plans	A-300	Elevations
AE-101	Existing Plans	A-301	Elevations
AE-102	Existing Plans	A-401	Building Sections
AE-300	Existing - North & East Elevation	A-510	Exterior Details
AE-301	Existing - South & West Elevation	A-901	Door & Window Schedule & Types
		A-902	Product Data
		A-902B	Product Data

Previous Submissions:
HDC Work Session - 05/17/2024
HDC Work Session - 06/12/2024
HDC Work Session - 07/17/2024

SITE LOCATION MAP





CORNER OF ATKINSON & STATE STREET PERSPECTIVE



VIEW DOWN ATKINSON STREET



VIEW OF 96 STATE STREET FROM DOWN STATE STREET



DOWN STATE STREET

96 STATE ST.

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PHONE

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drawing revisions:

Existing
Conditions

G-104



STATE STREET PERSPECTIVE



STATE STREET CLOSE UP PERSPECTIVE



ADJACENT PROPERTY - 100 STATE STREET
UNPERMITTED/NON-CONFORMING WINDOW



CORNER OF ATKINSON AND STATE STREET



ATKINSON STREET PERSPECTIVE



ALLEYWAY OFF ATKINSON
PERSPECTIVE

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drawing revisions:

Existing
Conditions

G-104B



① State Street Perspective



② Atkinson Street Perspective



③ Corner Perspective

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drawing revisions:

Perspective
Views

G-105

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Drawn By: PG

Drawing Checked By: BH

Drawing Scale: 1/8" = 1'-0"

Drawing Date: 07/26/24

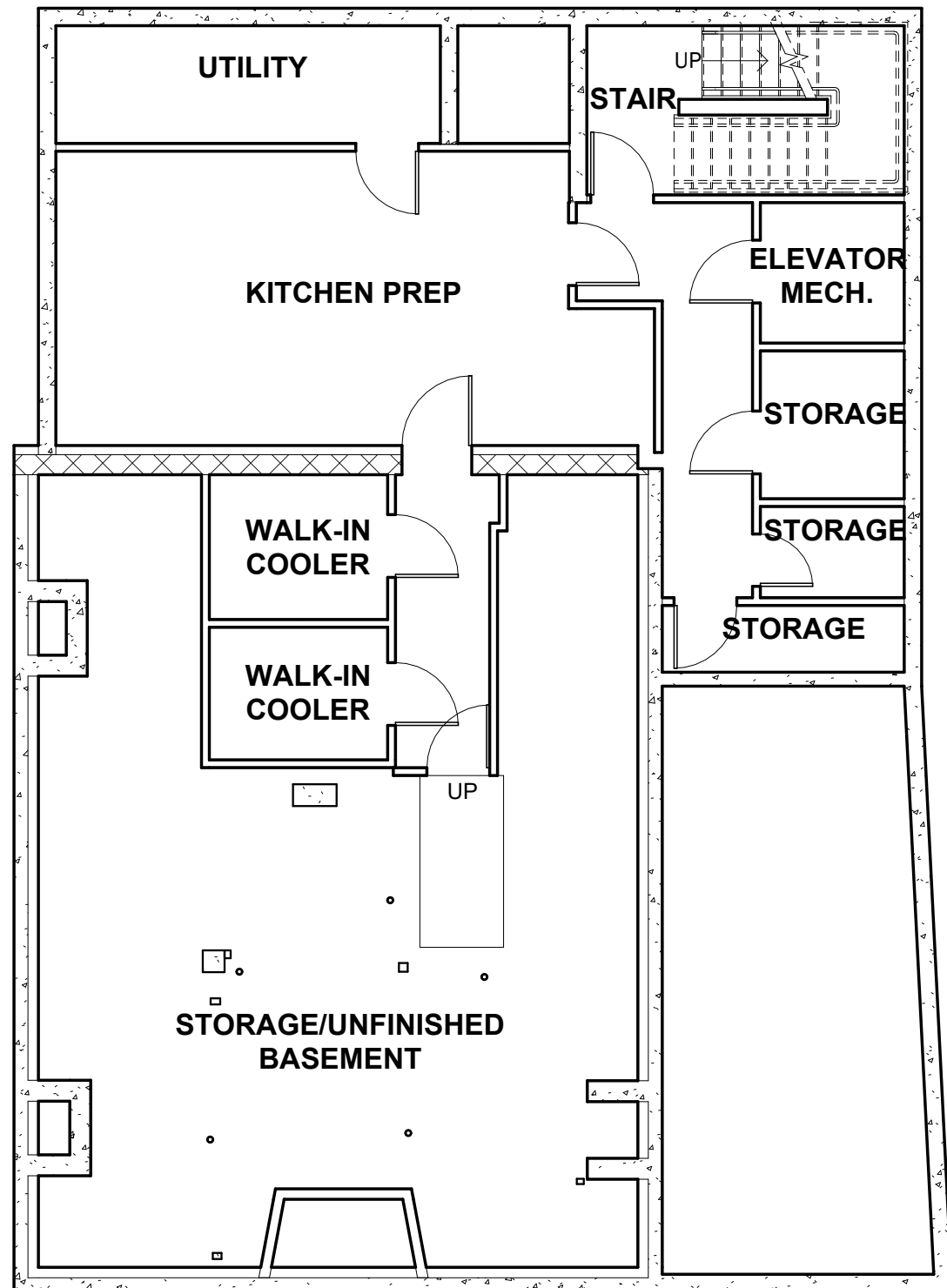
Project Number: 24051

drawing revisions:

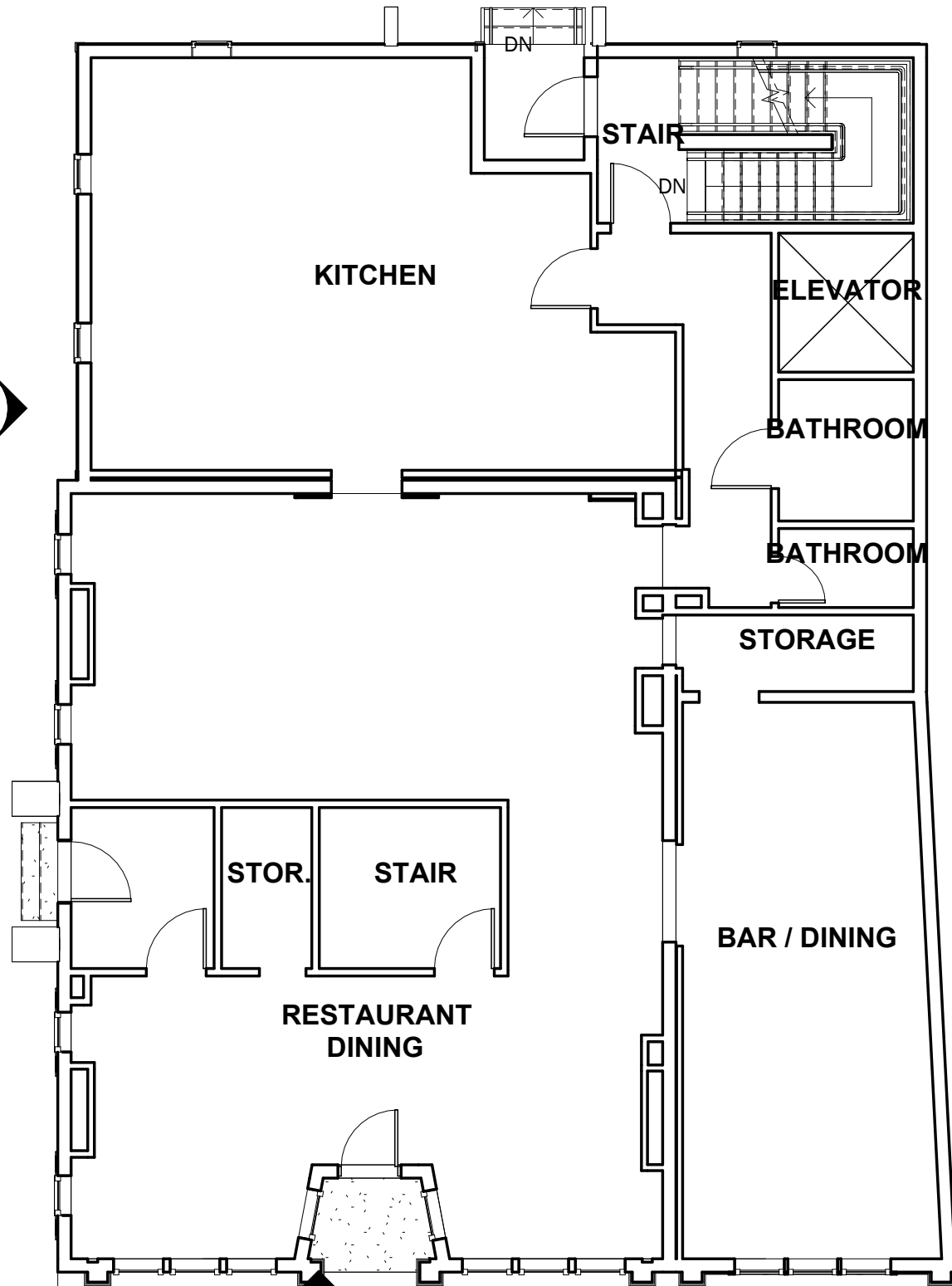
Existing
Plans

AE-100

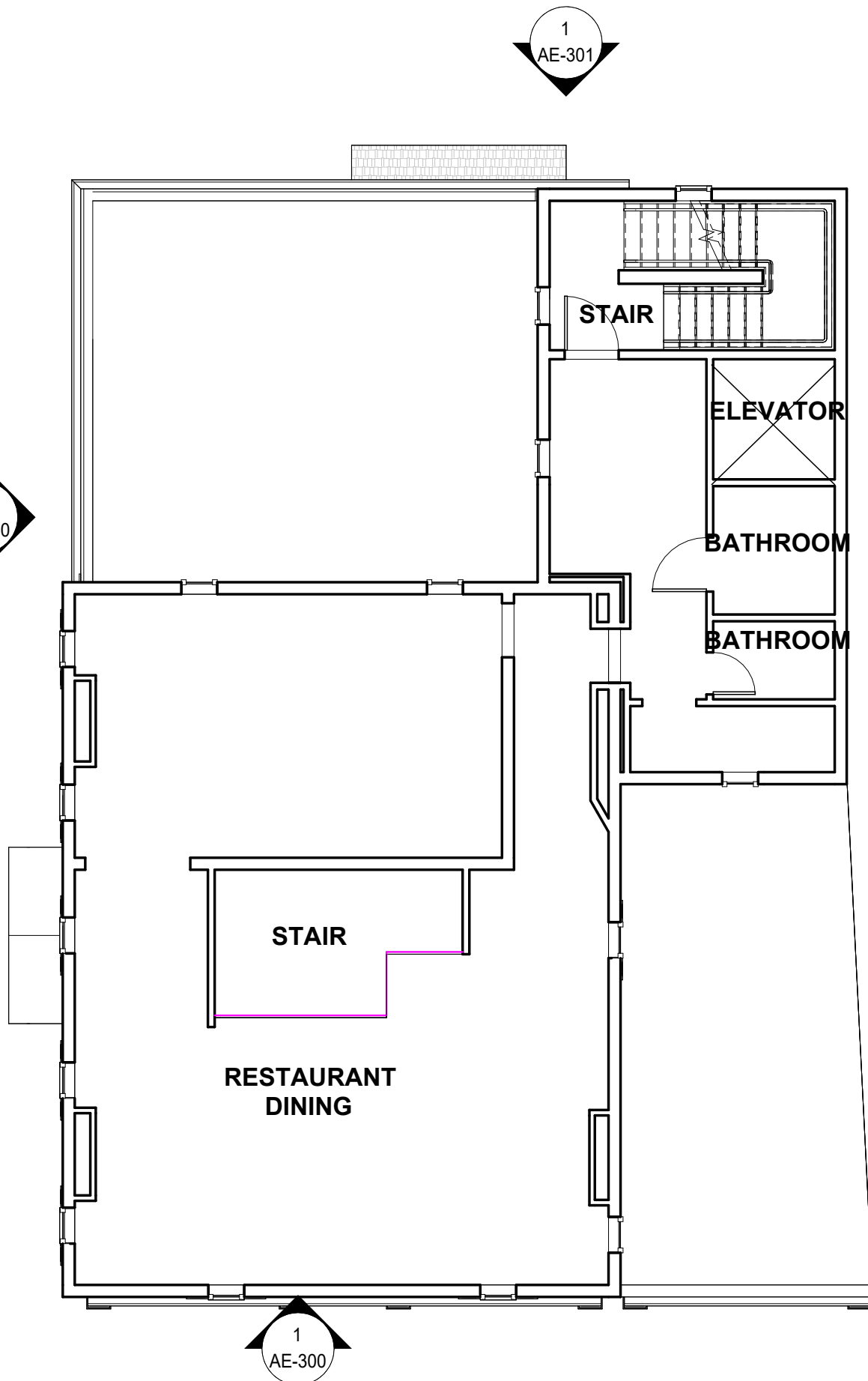
7/26/2024 11:26:19 AM



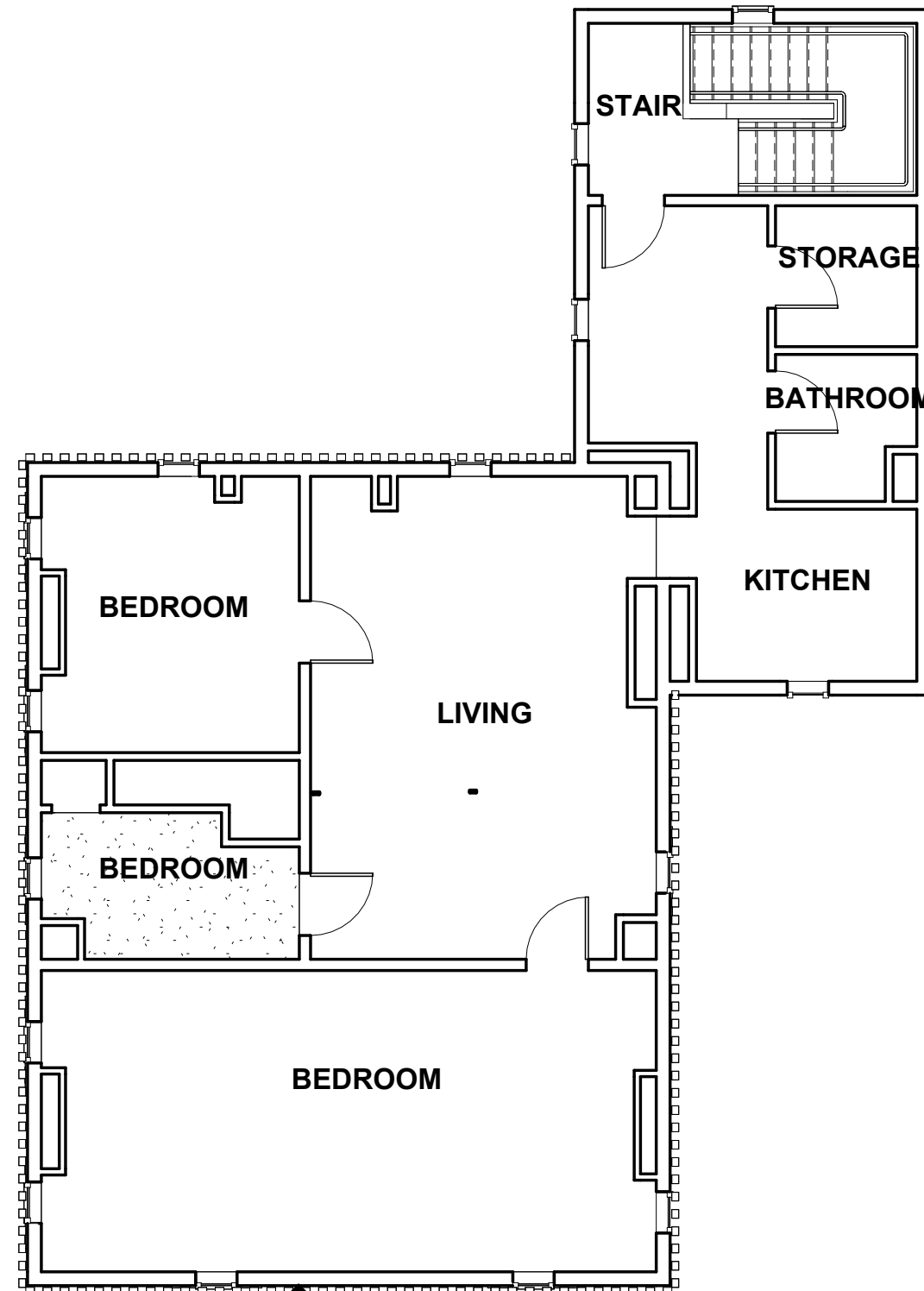
1 00 - Lower Level - Existing
1/8" = 1'-0"



2 01 - 1st Floor - Existing
1/8" = 1'-0"



1 02 - 2nd Floor - Existing
1/8" = 1'-0"



2 03 - 3rd Floor - Existing
1/8" = 1'-0"

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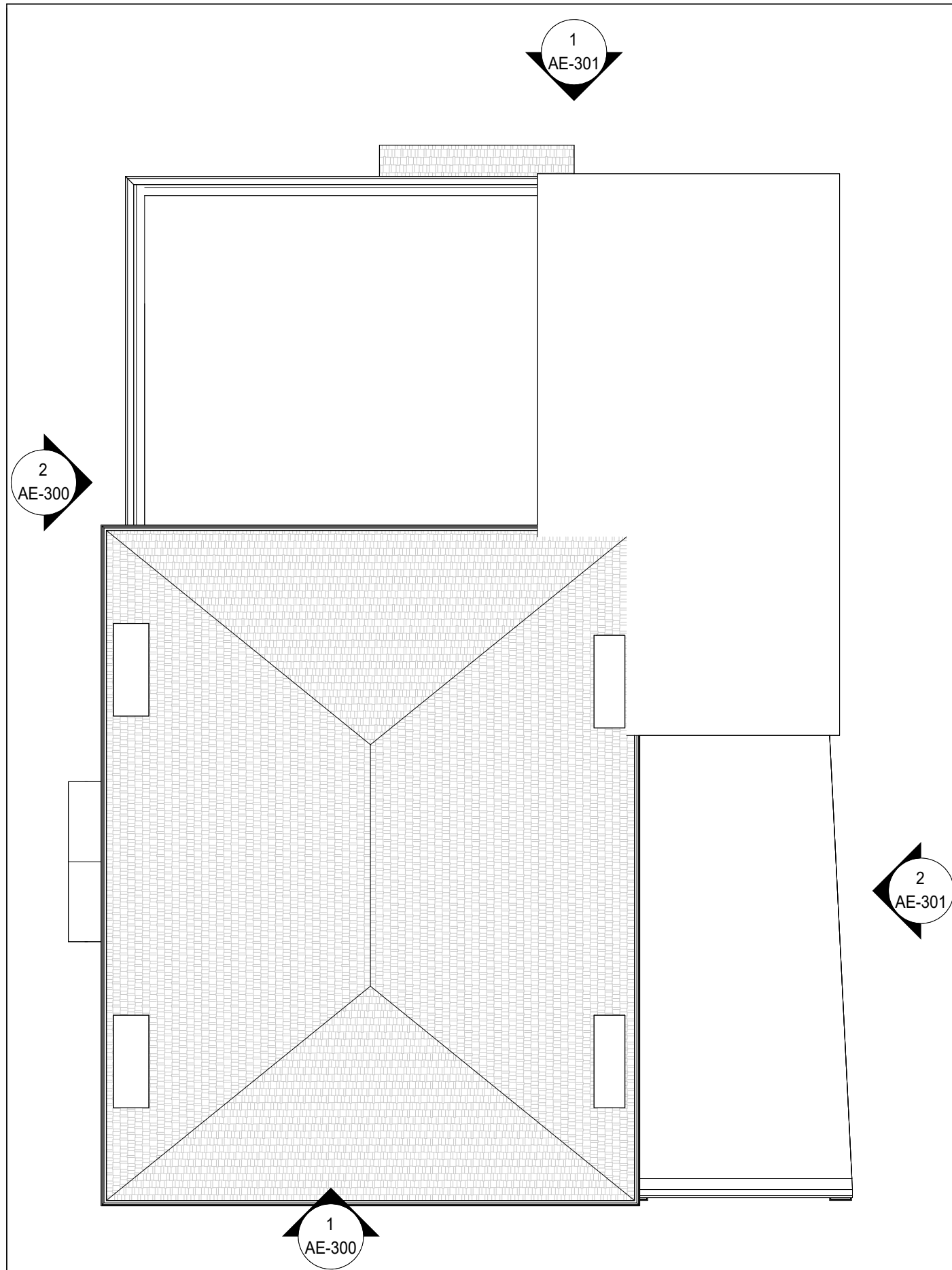
7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By: PG
Drawing Checked By: BH
Drawing Scale: 1/8" = 1'-0"
Drawing Date: 07/26/24
Project Number: 24051

drawing revisions:

Existing
Plans

AE-101



1 04 - Roof - Existing
1/8" = 1'-0"

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Drawn By:	PG
Drawing Checked By:	Checker
Drawing Scale:	1/8" = 1'-0"
Drawing Date:	07/26/24
Project Number:	24051

drawing revisions:

Existing
Plans

AE-102



① Existing Elevation - North
1/8" = 1'-0"



② Existing Elevation - East
1/8" = 1'-0"

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Drawn By: PG
Drawing Checked By: Checker
Drawing Scale: 1/8" = 1'-0"
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Project Number: 24051


drawing revisions:


Existing -
North & East
Elevation


AE-300




04 - Bottom of Roof
Ridge
32' - 8" 

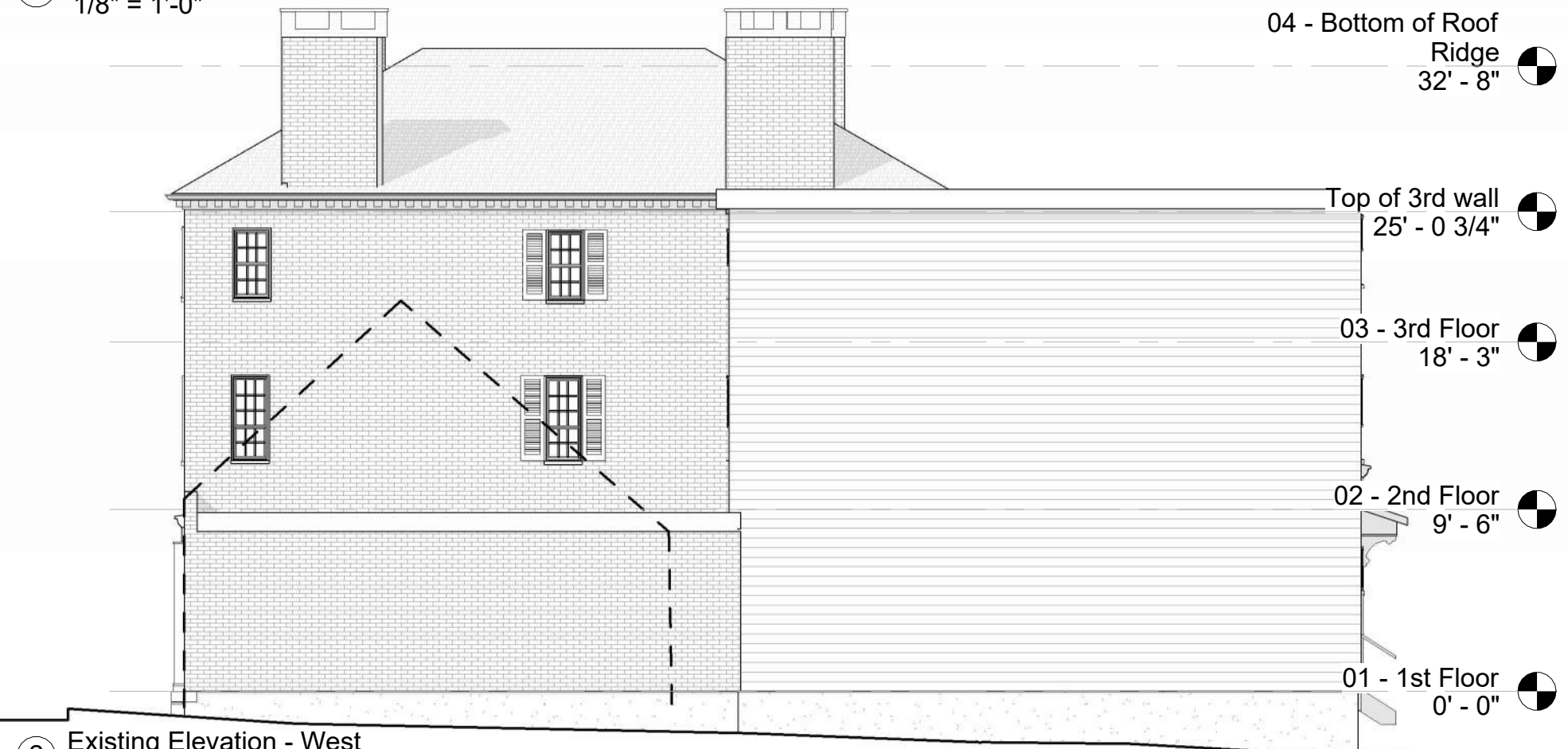
Top of 3rd wall
25' - 0 3/4" 


03 - 3rd Floor
18' - 3" 


02 - 2nd Floor
9' - 6" 


01 - 1st Floor
0' - 0" 


① Existing Elevations - South
1/8" = 1'-0"




04 - Bottom of Roof
Ridge
32' - 8" 

Top of 3rd wall
25' - 0 3/4" 

03 - 3rd Floor
18' - 3" 

02 - 2nd Floor
9' - 6" 

01 - 1st Floor
0' - 0" 

② Existing Elevation - West
1/8" = 1'-0"

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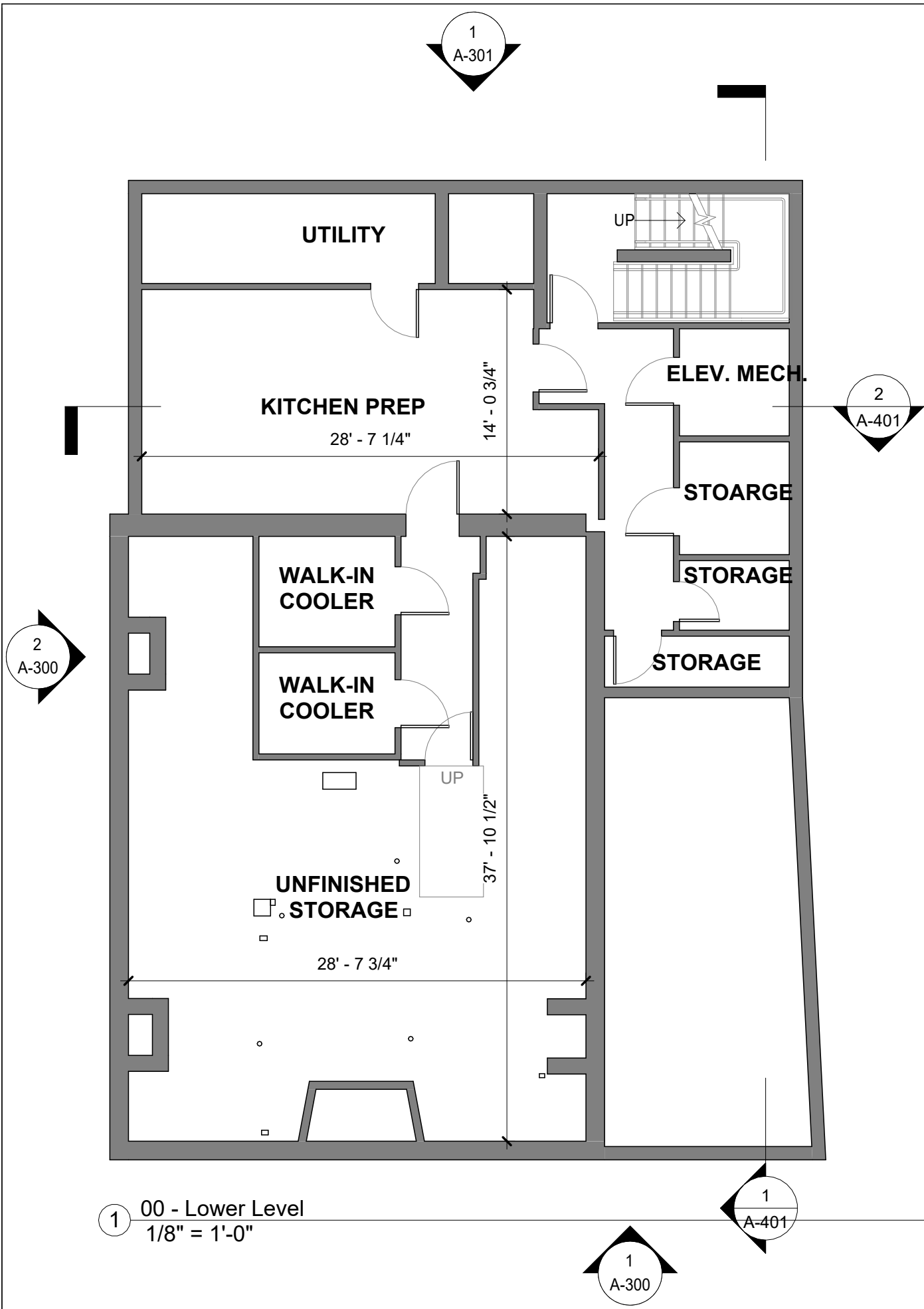
7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By:	PG
Drawing Checked By:	Checker
Drawing Scale:	1/8" = 1'-0"
Drawing Date:	07/26/24
Project Number:	24051

drawing revisions:

Existing -
South & West
Elevation

AE-301



1 00 - Lower Level
1/8" = 1'-0"

LEGEND

- EXISTING WALL
- NEW WALL
- WINDOW TAG

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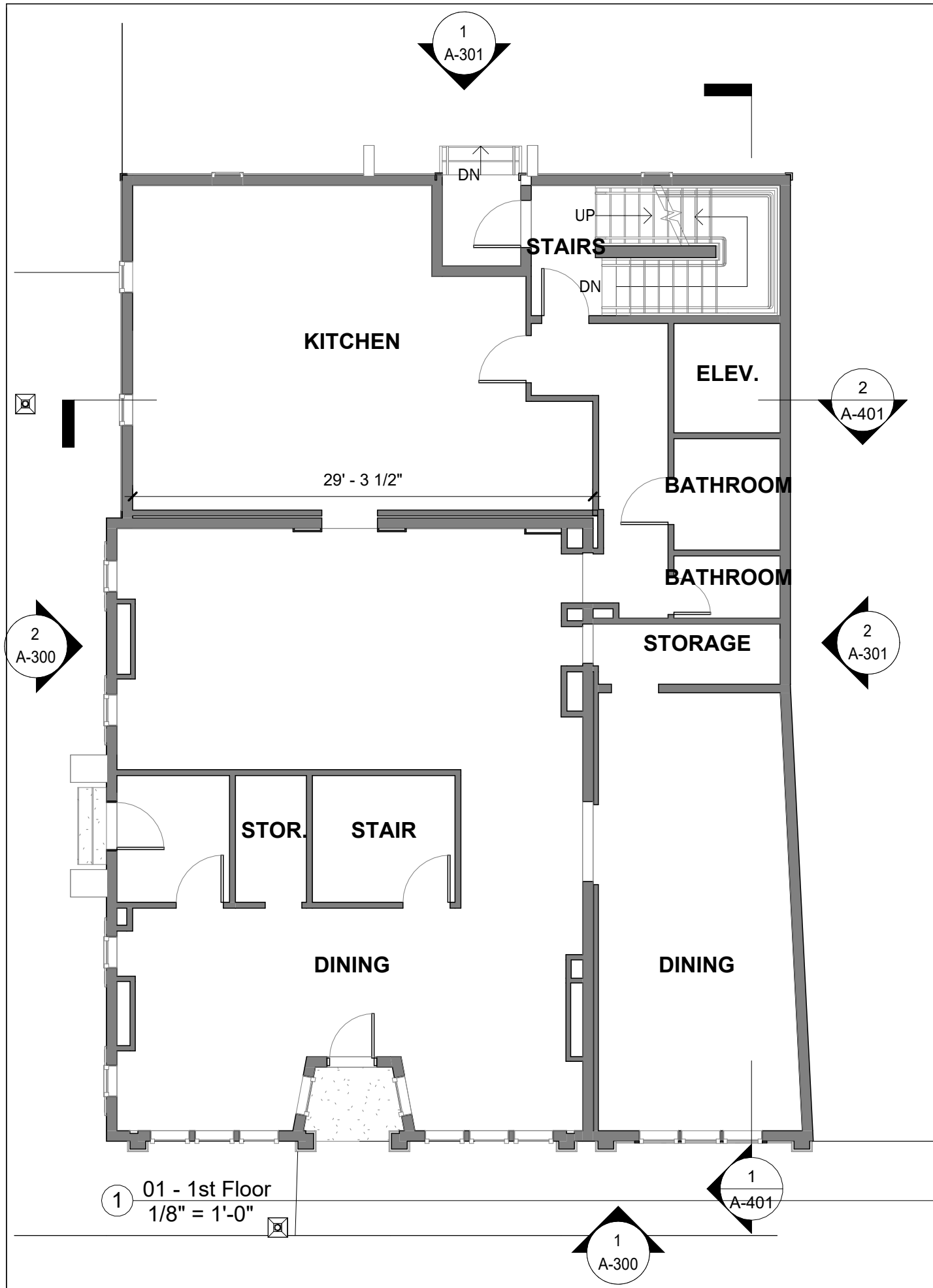
7 WALLINGFORD SQ
UNIT 2099
KITTEERY, MAINE 03904
207.994.3104

Drawn By:	PG
Drawing Checked By:	BMH
Drawing Scale:	As indicated
Drawing Date:	07/26/24
Project Number:	24051

drawing revisions:

Basement
Plan


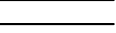

A-110



1 01 - 1st Floor
1/8" = 1'-0"

KEYNOTES	
NOTE NO.	Description
1	DEMO WINDOW FOR PASSAGE
2	EQUIPMENT AREA

LEGEND

-  EXISTING WALL
-  NEW WALL
-  WINDOW TAG

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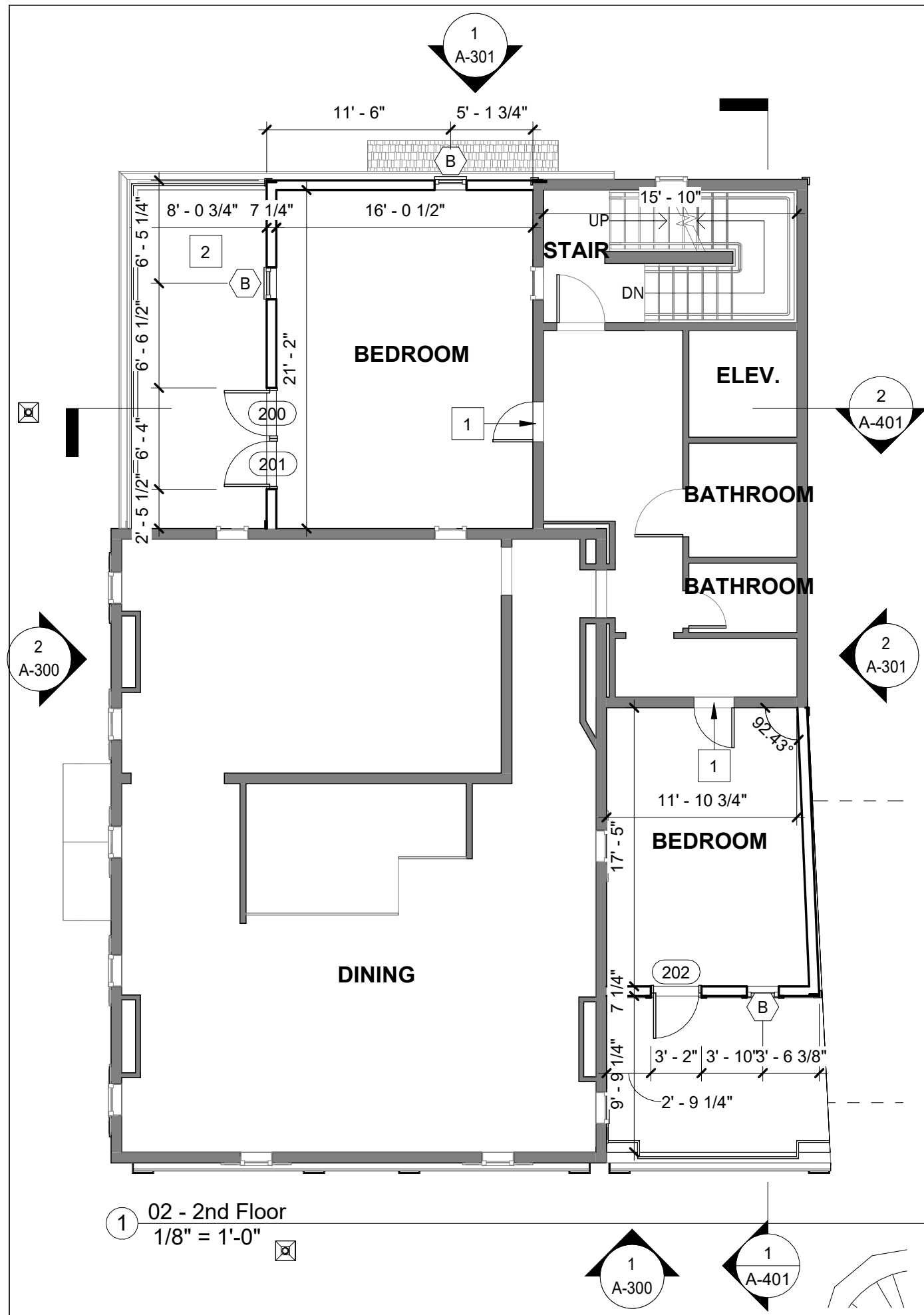
7 WALLINGFORD SQ
UNIT 2099
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207.994.3104

Drawn By: PG
Drawing Checked By: BMH
Drawing Scale: As indicated
Drawing Date: 07/26/24
Project Number: 24051

drawing revisions:

First Floor
Plan

A-111



1 02 - 2nd Floor
1/8" = 1'-0"

KEYNOTES	
NOTE NO.	Description
1	DEMO WINDOW FOR PASSAGE
2	EQUIPMENT AREA

LEGEND	
	EXISTING WALL
	NEW WALL
	WINDOW TAG

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UNIT 2099
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Drawn By: PG
Drawing Checked By: BH
Drawing Scale: As indicated
Drawing Date: 07/26/24
Project Number: 24051

drawing revisions:

2nd Floor
Plan

A-112



KEYNOTES	
NOTE NO.	Description
1	DEMO WINDOW FOR PASSAGE
2	EQUIPMENT AREA

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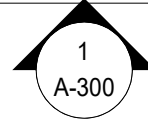
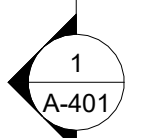
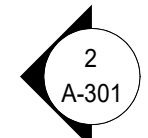
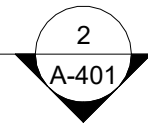
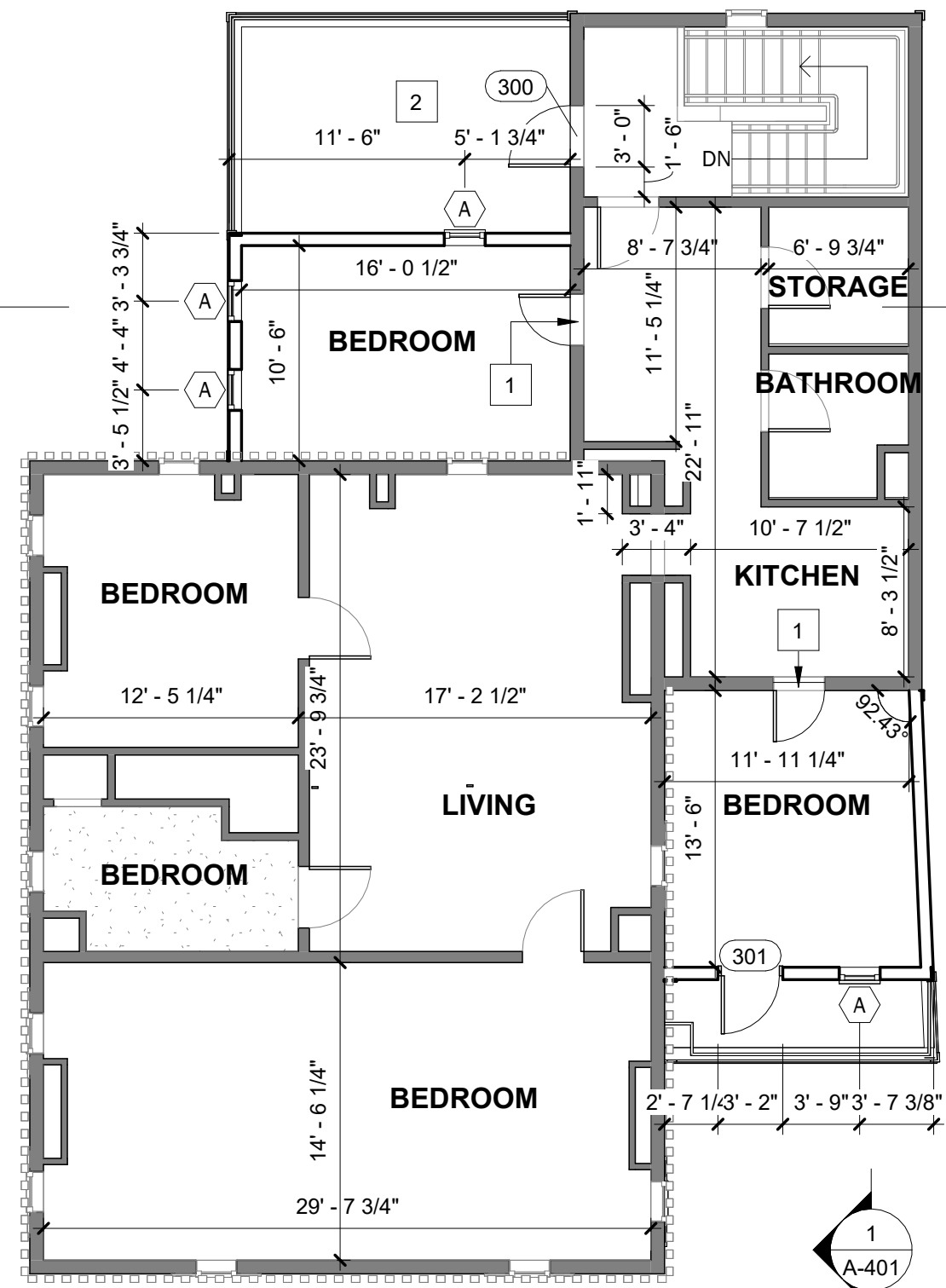
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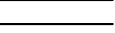

Drawn By: PG
Drawing Checked By: BH
Drawing Scale: As indicated
Drawing Date: 07/26/24
Project Number: 24051

drawing revisions:



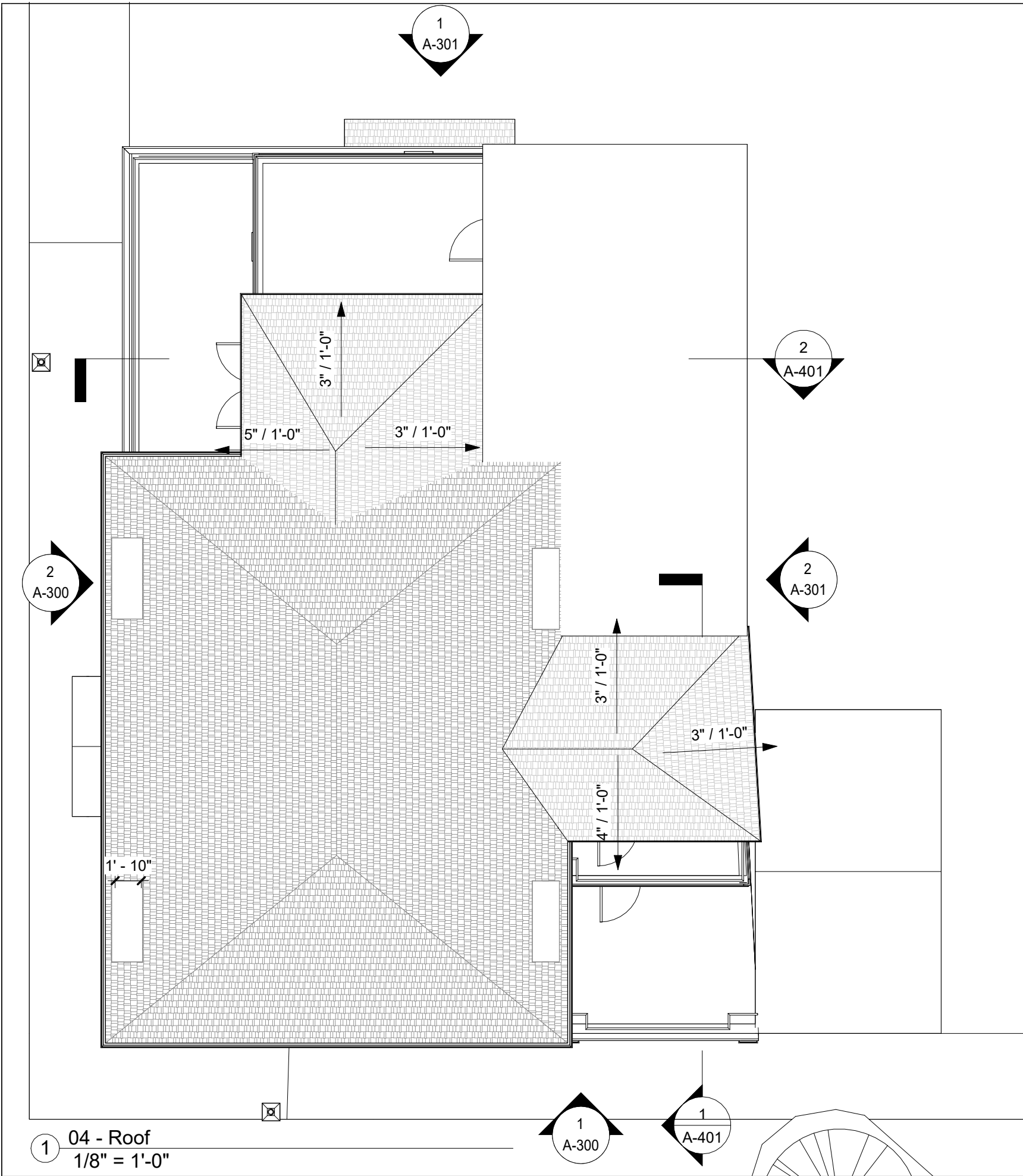
1 03 - 3rd Floor
1/8" = 1'-0"

LEGEND

-  EXISTING WALL
-  NEW WALL
-  WINDOW TAG

3rd Floor
Plan

A-113



1 04 - Roof
1/8" = 1'-0"

1
A-300

1
A-401

1
A-301

2
A-401

2
A-301

2
A-300

5" / 1'-0"

3" / 1'-0"

3" / 1'-0"

3" / 1'-0"

3" / 1'-0"

4" / 1'-0"

1' - 10"

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Drawing Scale: 1/8" = 1'-0"

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drawing revisions:

Roof Plan

A-114

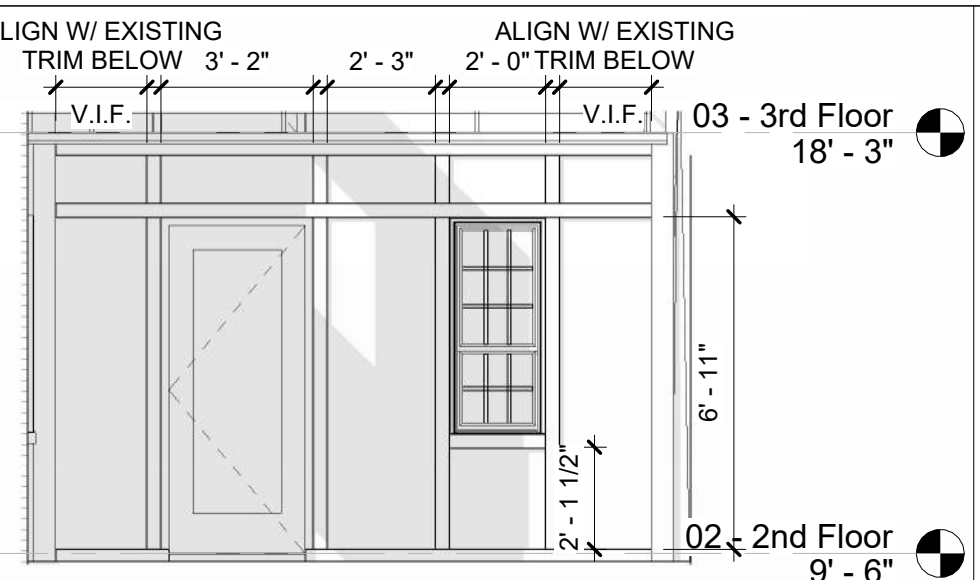


1 STATE STREET ELEVATIONS
1/8" = 1'-0"

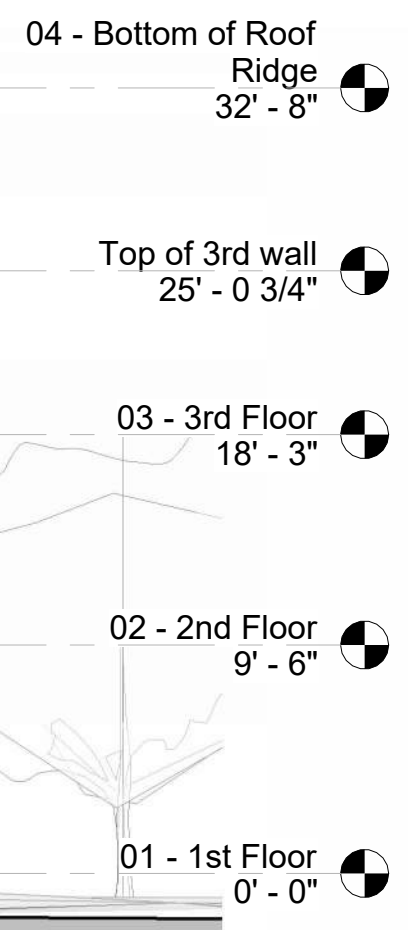
WINDOW NOTE:
PROPOSED WINDOWS TO RESEMBLE
EXISTING WINDOWS





2 ATKINSON STREET ELEVATION
1/8" = 1'-0"



STATE STREET ELEVATIONS - RAISED
PANEL TRIM DETAIL
1/4" = 1'-0"



LEGEND

-  NOT IN SCOPE
-  WINDOW TAG

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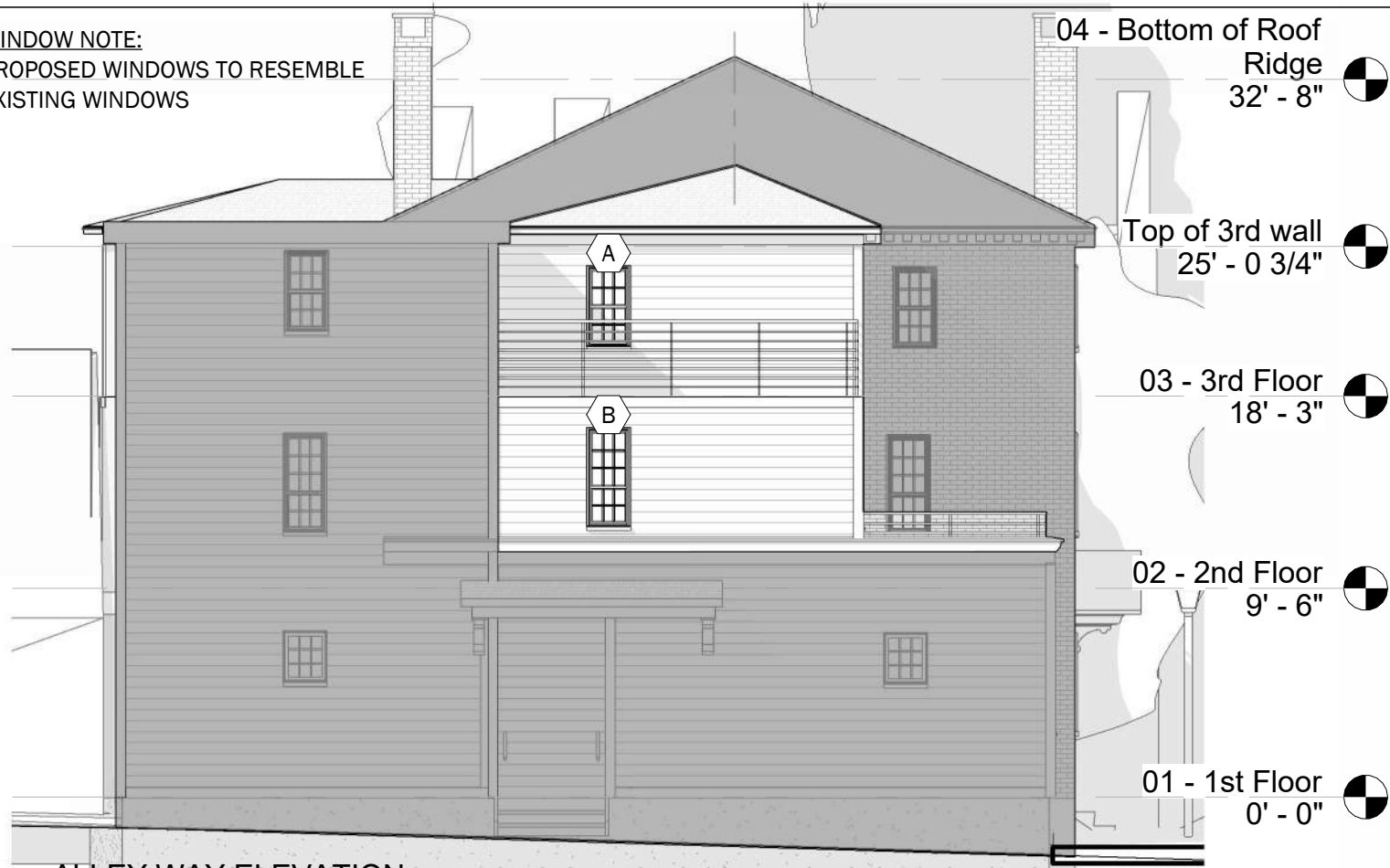
Drawn By: PG
Drawing Checked By: BMH
Drawing Scale: As indicated
Drawing Date: 07/26/24
Project Number: 24051

drawing revisions:

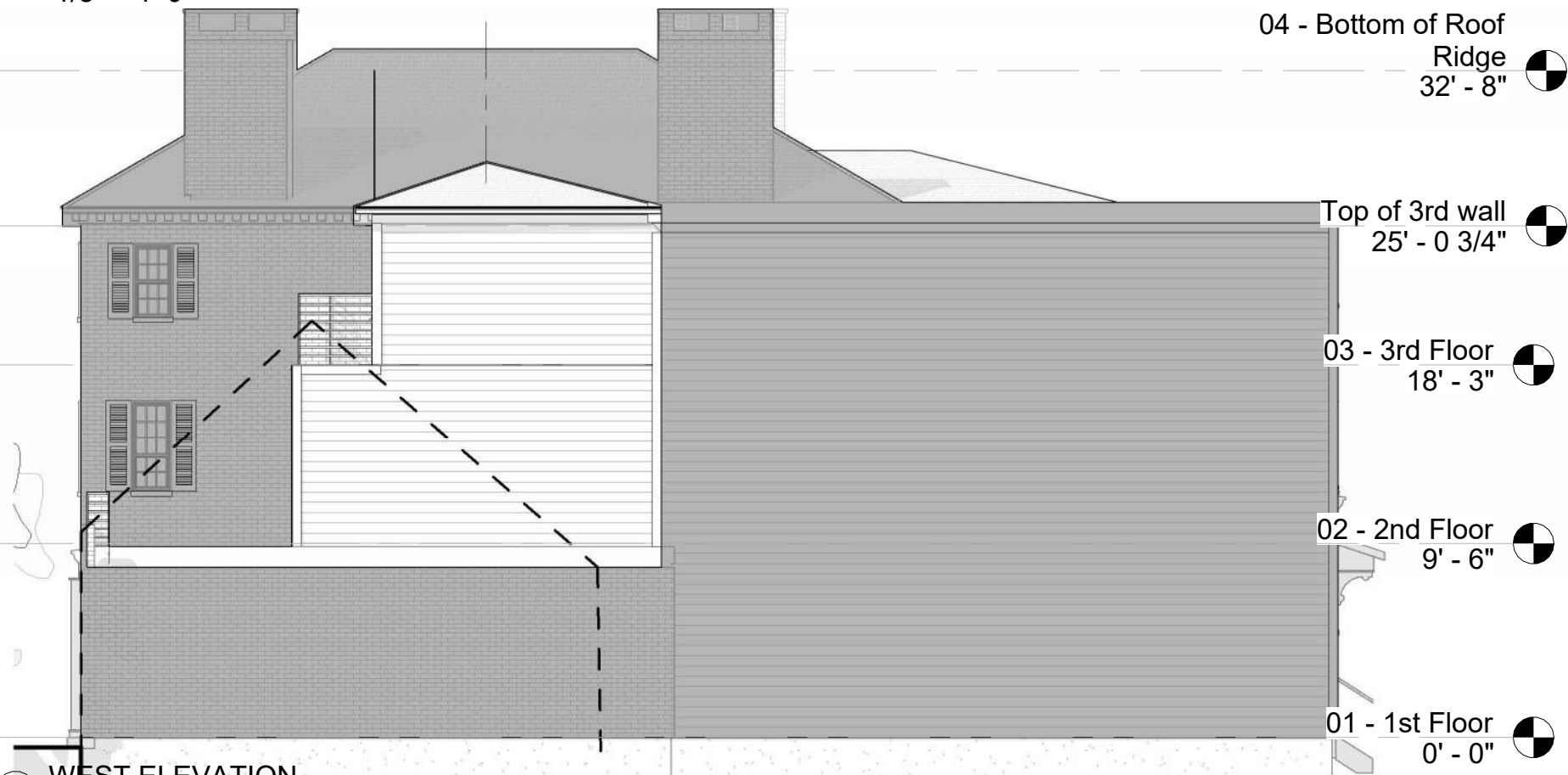
Elevations

A-300

WINDOW NOTE:
PROPOSED WINDOWS TO RESEMBLE
EXISTING WINDOWS





① ALLEY WAY ELEVATION
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"

LEGEND

 NOT IN SCOPE

 WINDOW TAG

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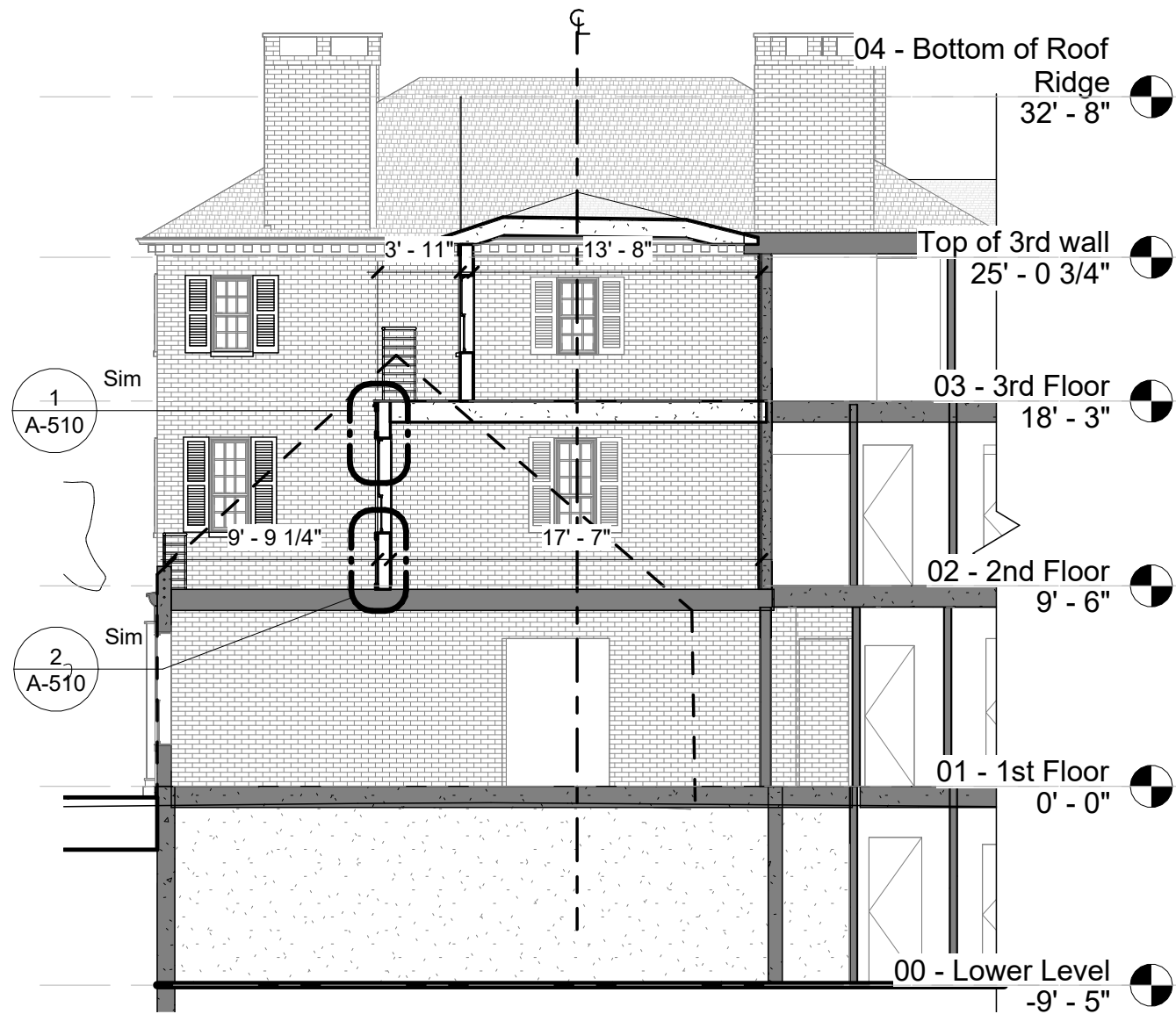
7 WALLINGFORD SQ
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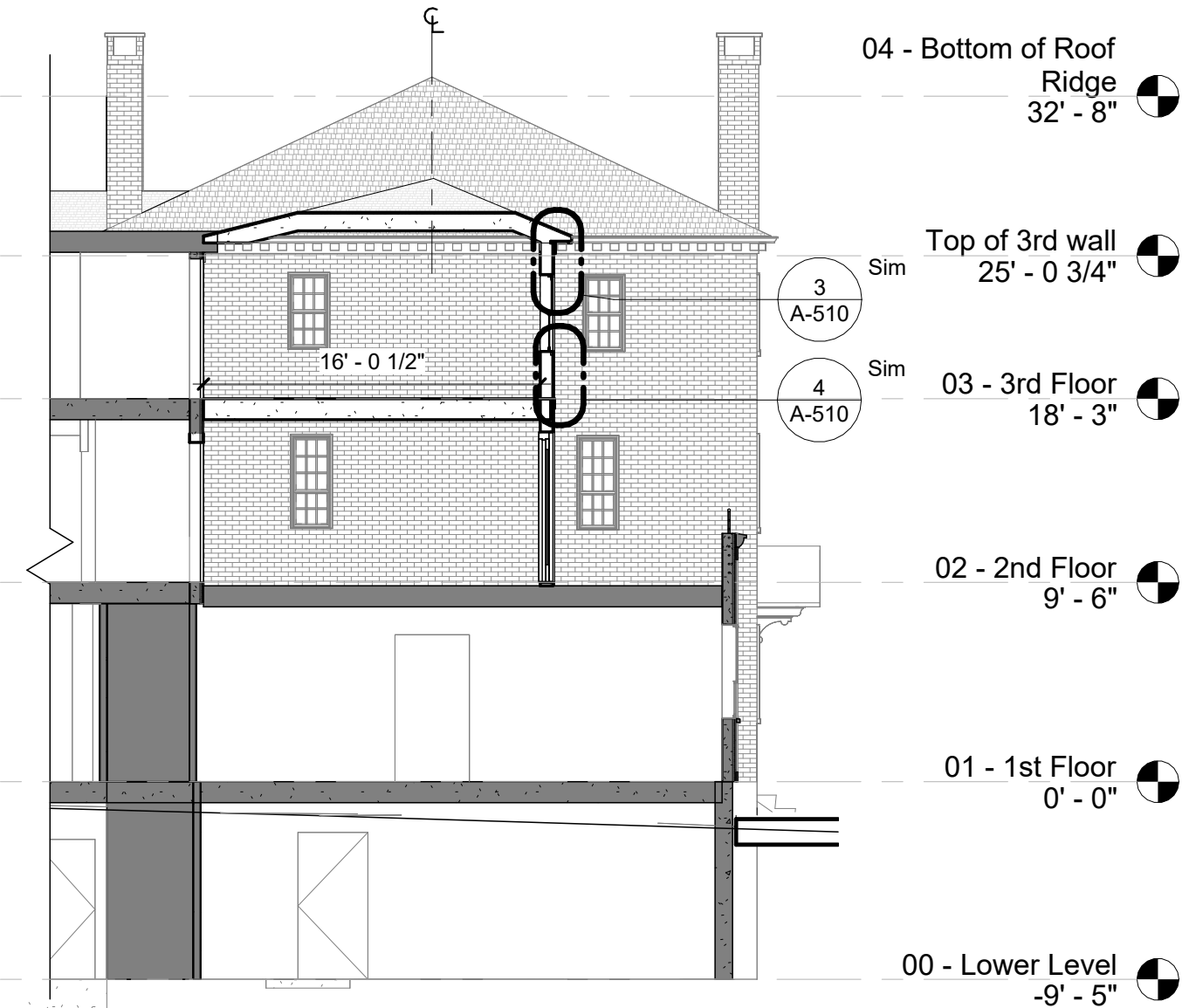
drawing revisions:

Elevations

A-301



1 ATKINSON FACING SECTION
1/8" = 1'-0"



2 STATE STREET FACING SECTION
1/8" = 1'-0"

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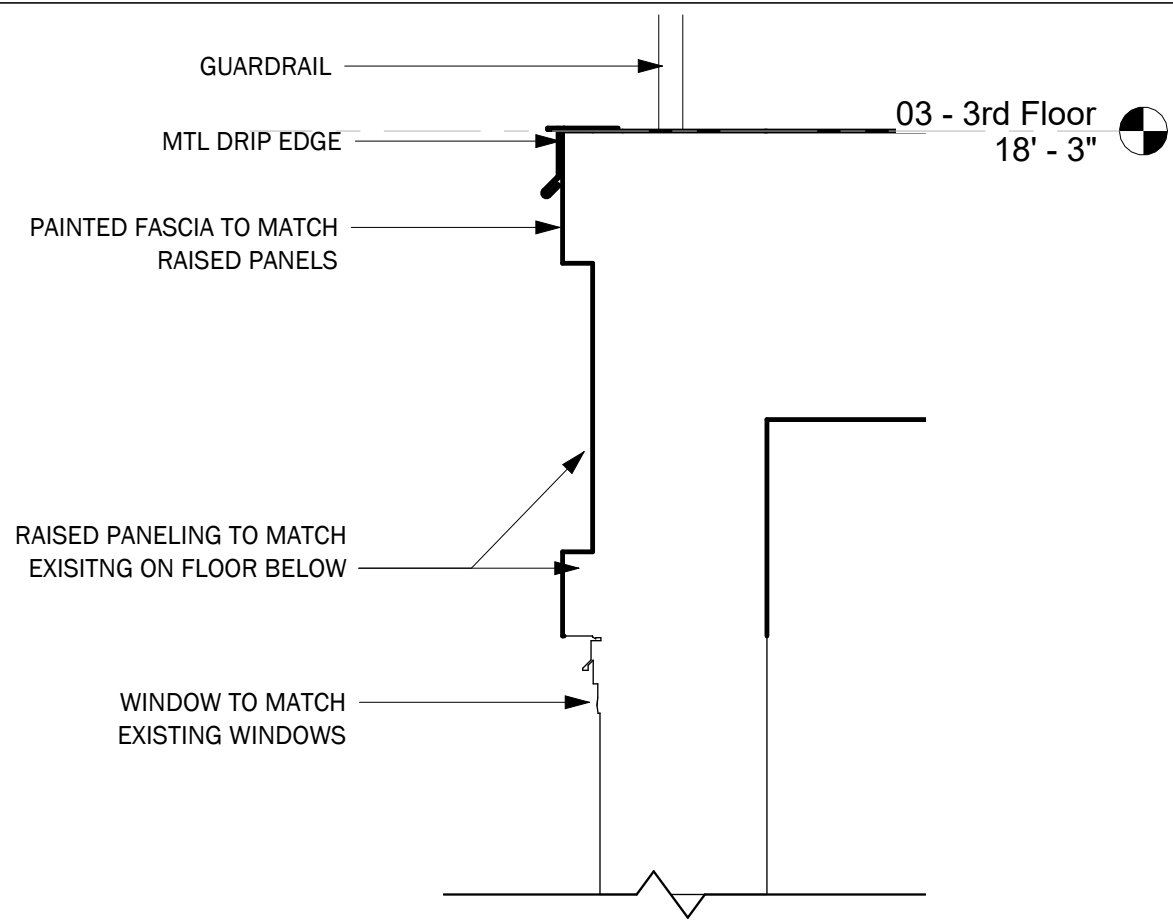
7 WALLINGFORD SQ
UNIT 2099
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207.994.3104

Drawn By: PG
Drawing Checked By: BH
Drawing Scale: 1/8" = 1'-0"
Drawing Date: 07/26/24
Project Number: 24051

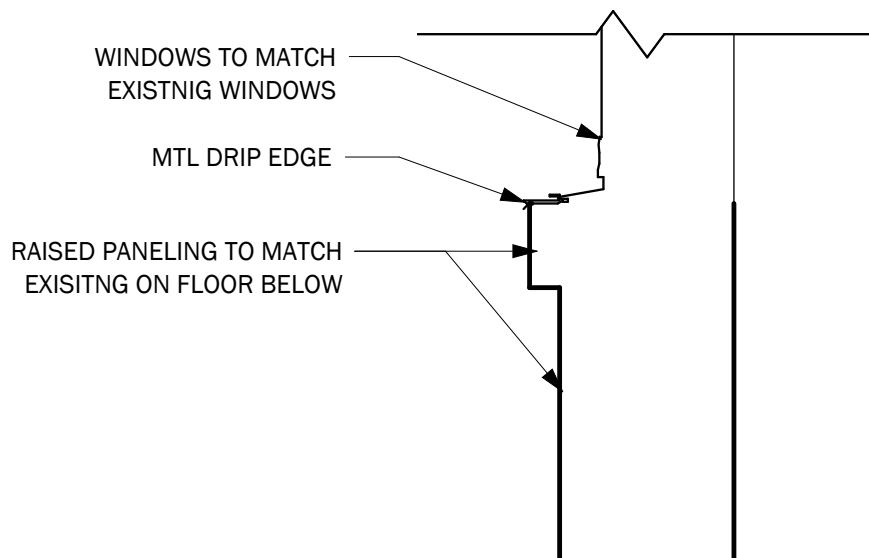
drawing revisions:

Building
Sections

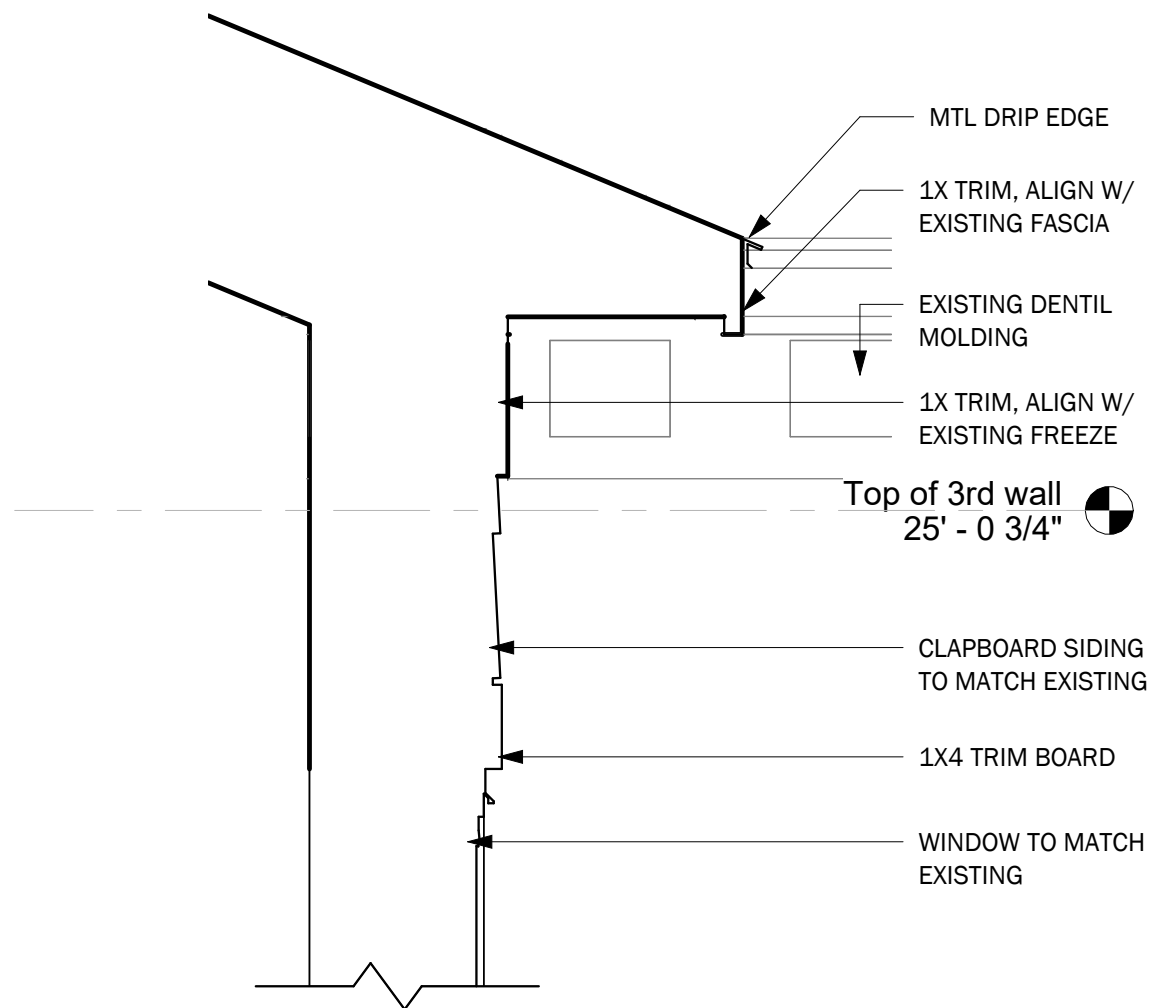
A-401



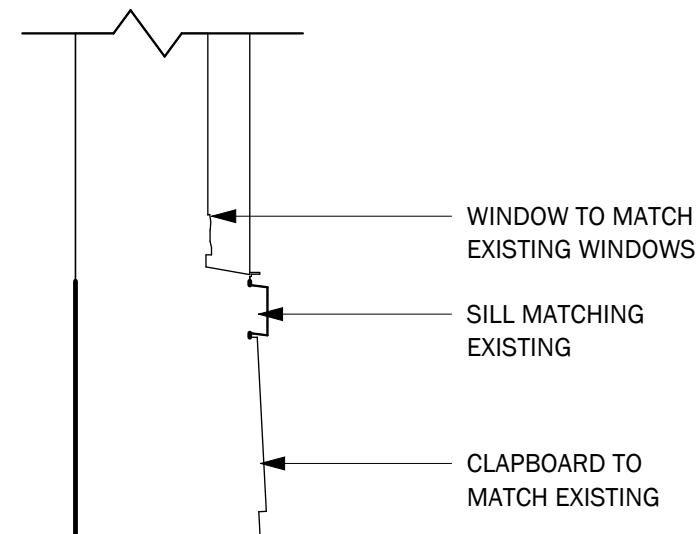
① RAISED PANEL - WINDOW HEAD DETAIL
1 1/2" = 1'-0"



② RAISED PANEL - WINDOW SILL DETAIL
1 1/2" = 1'-0"



③ CLAPBOARD - WINDOW HEADER DETAIL
1 1/2" = 1'-0"



④ CLAPBOARD - WINDOW SILL DETAIL
1 1/2" = 1'-0"

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Drawing Checked By: Checker

Drawing Scale: 1 1/2" = 1'-0"

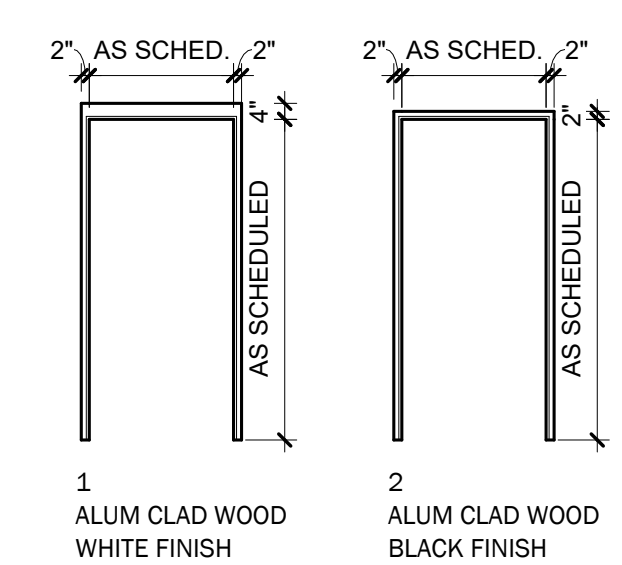
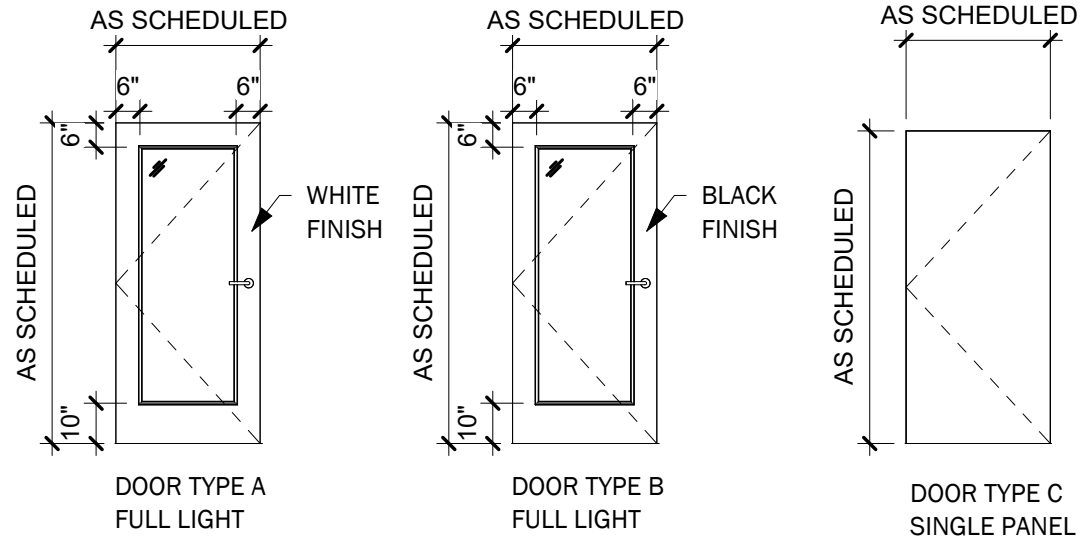
Drawing Date: 07/26/24

Project Number: 24051

drawing revisions:

Exterior
Details

A-510

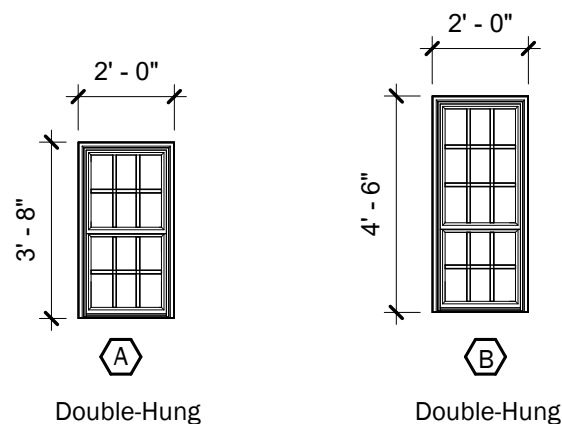


1 Door Type Legend
1/4" = 1'-0"

2 DOOR FRAME TYPES
1/4" = 1'-0"

Proposed Door Schedule

Building	Mark	Room Name	Room No.	Description	Width	Height	Thickness	Fire Rating	Door Type
O2 - 2nd Floor									
	200				2' - 10"	6' - 10"	0' - 1 3/4"		A
	201				2' - 10"	6' - 10"	0' - 1 3/4"		A
	202				2' - 10"	6' - 10"	0' - 1 3/4"		B
O3 - 3rd Floor									
	300				3' - 0"	6' - 6"	0' - 1 3/4"		C
	301				2' - 10"	6' - 6"	0' - 1 3/4"		A



NOTE - FIELD VERIFY ALL EXISTING R.O.'S WINDOW SCHEDULE REPRESENTS INTENT OF DESIGN

3 Window Types
1/4" = 1'-0"

WINDOW NOTES

1. PROVIDE ALL NEW WINDOWS AND GLASS TYPES AS INDICATED ON THE DRAWINGS, COMPLETE WITH ALL STANDARD HARDWARE AND NOTED OPTIONS.
2. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE. CONFIRM TEMPERED GLASS LOCATIONS BEFORE ORDERING.
3. INSTALL ALL DOORS AND WINDOWS IN ACCORDANCE WITH NWWDA GUIDELINES, MANUFACTURER'S RECOMMENDATIONS, AND AS DETAILED. PROVIDE METAL DRIP CAPS AT HEADS AND FABRIC FLASHING AT JAMBS AND SILLS OF ALL EXTERIOR DOOR AND WINDOW FRAMES.
4. ALL WINDOWS TO BE LOW-E ARGON FILLED.
5. ALL HARDWARE TO BE PROVIDED. PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS.
6. ALL WINDOWS WITHIN 18" OF THE FINISHED FLOOR TO BE TEMPERED.
7. FOR INTERIOR GLAZING, REFER TO INTERIOR WINDOW DETAILS.
8. PROVIDE MULLION DEPTH REQUIRED BY PERFORMANCE REQUIREMENTS & MANUFACTURERS STANDARDS.

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drawing revisions:

Door &
Window
Schedule &
Types

A-901

Pella® Impervia®

Fiberglass

Unmatched strength & lasting durability
Made from our proprietary fiberglass, the strongest material available for windows and patio doors.¹

Sleek, timeless style
Versatile design elements combined with sleek profiles and clean lines deliver a timeless style.

Proven performance
Get outstanding resistance to water, wind and outside noises while increasing energy efficiency, security and ease of operation.



Pella Impervia products are engineered to last. Our proprietary fiberglass material provides unmatched strength and lasting durability with sleek, timeless style.² And they balance thermal efficiency, scale and value when it matters most.

Don't leave water and structural performance to chance. Tested in extremes and designed for every day, Pella Impervia products are engineered for the rigorous performance requirements of a commercial building and are designed to resist water, wind and outside noises.³ With nearly 100 years in business, it's rare to come across an application that we haven't already designed a robust installation for. We've got you covered with both products and an installation designed for your exact situation. And whether new construction or window replacement, we have a dedicated team of experts to help with your project.

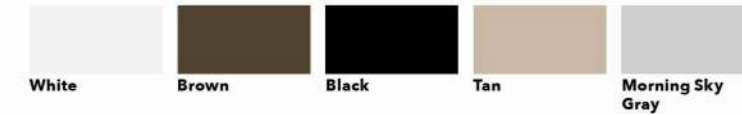
Pella® Impervia® Features & Options

Colors & Finishes

Frame Colors

Our long-lasting powder-coat finish resists chalking and fading so you never need to paint or refinish.

Solid-Color Frame:



Dual-Color Frame



Glass & Additional Energy Efficiency Upgrades

InsulShield® Low-E Glass²



Advanced Low-E insulating dual- or triple-pane glass with argon



Advanced Comfort Low-E dual-pane glass with argon



NaturalSun Low-E insulating dual- or triple-pane glass with argon



SunDefense™ Low-E insulating dual- or triple-pane glass with argon

Additional Glass Options



Bronze-tinted Advanced Low-E insulating glass with argon²



Obscure Low-E insulating glass



Tempered glass



Laminated (non-impact-resistant)³ or tinted⁴



STC (Sound Transmission Class) dual-pane sound control glass⁵



Triple-pane glass⁶

Foam Insulation Options

Optional foam-insulated frames are available to increase energy efficiency.



Grilles

Grilles

Grilles are color-matched to the window or patio door interior and exterior frame color.



Aluminum Grilles-Between-the-Glass 3/4"⁷



Applied Grilles⁸

Grille Patterns

Choose from one of our standard grille patterns, or create a unique look with custom grille patterns.⁹



Traditional



6-Lite Prairie



9-Lite Prairie



Top Row



Custom

96 STATE ST.

Portsmouth, NH

Huai Ying Zheng

CLIENT ADDRESS
CITY, ST ZIP
PHONE

**WINTER
HOLBEN**

architecture + design

7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By: PG

Drawing Checked By: BH

Drawing Scale:

Drawing Date: 07/26/24

Project Number: 24051

drawing revisions:

Product Data

A-902

ENDLESS DESIGN POSSIBILITIES

Designed for versatility and beautiful performance.

Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



Above: Hardie® Panel & Hardie® Trim Batten Blue River
Right: Hardie® Panel & Hardie® Trim Batten Timber Bark; Hardie® Trim Khaki Brown

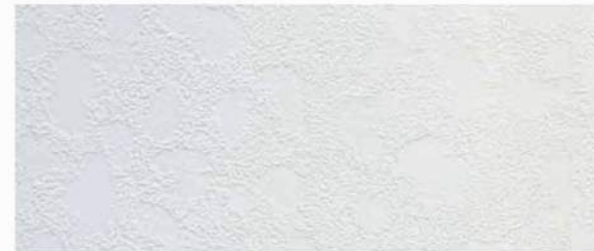


HardiePanel®

HardiePanel® Vertical Siding Product Description

HardiePanel® vertical siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. Examples of these are shown below. Textures include smooth, stucco, Cedarmill® and Sierra 8. HardiePanel vertical siding is 5/16 in. thick and is available in 4x8, 4x9 and 4x10 sizes. Please see your local James Hardie dealer for texture and size availability.

HardiePanel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products. See your local dealer for availability of products, color and accessories.



Stucco



Cedarmill®



Sierra 8



Smooth



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drawing revisions:

Product Data

A-902B



Scan code to view product availability.

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HARDIE PANEL SIDING

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