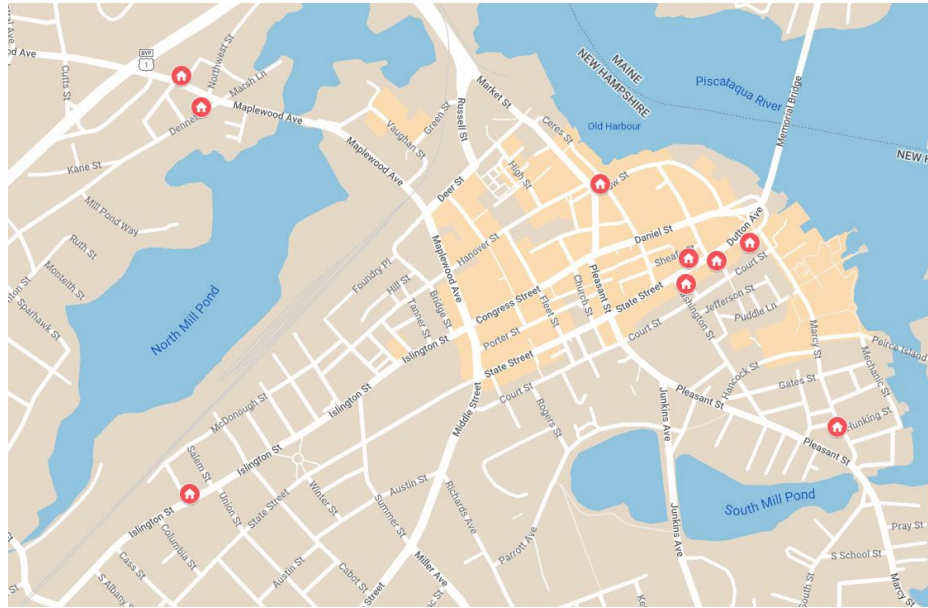


Historic District Commission Staff Report

Wednesday, June 12, 2024



Project Address: 425 Islington Street
Permit Requested: Certificate of Approval
Application: Public Hearing A

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Residential
- Land Area: 2,613 SF +/-
- Estimated Age of Structure: c.1840
- Building Style: Mansard
- Number of Stories: 2
- Historical Significance: Not included in 1984 Survey
- Public View of Proposed Work: Islington Street and Dover Street
- Unique Features: N/A
- Neighborhood Association: West End



B. Proposed Work: Replace (21) windows on the structure; proposing to use a wood JELD-WEN window on the street facing sides with a vinyl JELD-WEN window for the non-street facing sides.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement of (21) windows
- This project has come before the Commission with several iterations and revisions.



D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties





Customer: Dan Mcgreevy

Job #: F39313204

Consultant: James Burke

Date: 12/02/2023

ITEM #	Existing Window				New Window																						
	Location			Wraps (Y/N)	Style Code	Series Code	Color		Measurements			Type (F, S, GGG)	Color	Pattern	Grids						Product Options	Labor Options	Hinge Locations From outside, Left to Right				
	Room	Floor	Style Code				Interior	Exterior	Width	Height	UI				# of bars			# of bars									
1	LIV	1st	DH-ALDER	Y	DH	6100	WH	WH	37	68	105											STD, White, GlassPack: Standard	WRAP, LSR				
2	LIV	1st	DH-ALDER	Y	DH	6100	WH	WH	37	68	105											STD, White, GlassPack: Standard	WRAP, LSR				
3	BATH	1st	DH-ALDER	Y	DH	6100	WH	WH	20	68	88											STD, White, TMP : Bottom, GlassPack: Standard	WRAP, LSR				
4	KITCH	2nd	DH-ALDER	Y	DH	6100	WH	WH	37	68	105											STD, White, GlassPack: Standard	WRAP, LSR				
5	KITCH	1st	DH-ALDER	Y	DH	6100	WH	WH	37	68	105											STD, White, GlassPack: Standard	WRAP, LSR				
6	BATH	1st	DH-ALDER	Y	DH	6100	WH	WH	20	68	88											STD, White, TMP : Bottom, GlassPack: Standard	WRAP, LSR				
7	KITCH	1st	DH-ALDER	Y	DH	6100	WH	WH	37	68	105											STD, White, GlassPack: Standard	WRAP, LSR				
8	KITCH	1st	DH-ALDER	Y	DH	6100	WH	WH	37	68	105											STD, White, GlassPack: Standard	WRAP, LSR				

Wrap Color	1: White, 2: White, 3: White, 4: White, 5: White, 6: White, 7: White, 8: White
Interior Casing Type	
Bay or Bow window:	
Seatboard material (vinyl only-Birch or Oak)	
Bay Project Angle (30 or 45)	
Bay Flanker Type (DH, SH, or Csmnt)	
Top of window to soffit (inches)	
If tied to soffit, color of soffit material	
Construct Roof (Yes or No) *	
Garden Window:	
Seatboard Material (vinyl only-White Pionite, Birch or Oak)	

SPECIAL CONSIDERATIONS:
City Charge (Per Job)
Miscellaneous Labor (Per Each). Quantity - 10.00
I have reviewed and agree with all the job specifications above and the Special Terms and Conditions on the following page

Customer: Dan McGreevy

Job #: F39313204

Consultant: James Burke

Date: 12/02/2023

ITEM #	Existing Window				New Window														Product Options Glass Hardware Screens Mull	Labor Options Misc Items Code	Hinge Locations From outside, Left to Right																						
	Location		Style Code	Wraps (Y/N)	Style Code	Series Code	Color		Measurements			Type (F, S, GBG)	Color	Pattern	# of bars			# of bars																									
	Room	Floor					Interior	Exterior	Width	Height	UI				Location	Vertical	Horizontal	Location			Vertical	Horizontal																					
																		For doors use "S" = stationary or "X" = operating																									
9	BED1	1st	DH-ALDER	Y	DH	6100	WH	WH	32	48	80																																
10	BED1	1st	DH-ALDER	Y	DH	6100	WH	WH	32	48	80																																
11	LIV	1st	DH-ALDER	Y	DH	6100	WH	WH	37	68	105																																
12	HALL	2nd	DH-ALDER	Y	DH	6100	WH	WH	32	59	91																																
13	LIV	2nd	DH-ALDER	Y	DH	6100	WH	WH	32	59	91																																
14	LIV	2nd	DH-ALDER	Y	DH	6100	WH	WH	32	59	91																																
15	KITCH	2nd	DH-ALDER	Y	DH	6100	WH	WH	32	55	87																																
16	KITCH	2nd	DH-ALDER	Y	DH	6100	WH	WH	32	55	87																																

Wrap Color	9: White, 10: White, 11: White, 12: White, 13: White, 14: White, 15: White, 16: White
Interior Casing Type	
Bay or Bow window:	
Seatboard material (vinyl only-Birch or Oak)	
Bay Project Angle (30 or 45)	
Bay Flanker Type (DH, SH, or Csmnt)	
Top of window to soffit (inches)	
If tied to soffit, color of soffit material	
Construct Roof (Yes or No) *	
Garden Window:	
Seatboard Material (vinyl only-White Pionite, Birch or Oak)	

SPECIAL CONSIDERATIONS:	
City Charge (Per Job)	
Miscellaneous Labor (Per Each). Quantity - 10.00	
I have reviewed and agree with all the job specifications above and the Special Terms and Conditions on the following page	

Customer: Dan McGreevy

Job #: F39313204

Consultant: James Burke

Date: 12/02/2023

ITEM #	Existing Window				New Window																Product Options Glass Hardware Screens Mull	Labor Options Misc Items Code	Hinge Locations From outside, Left to Right			
	Location		Style Code	Wraps (Y/N)	Style Code	Series Code	Color		Rough Opening			Type (F, S, GGG)	Color	Pattern	# of bars			# of bars					For doors use "S" = stationary or "X" = operating			
	Room	Floor					Interior	Exterior	Width	Height	UI				Location	Vertical	Horizontal	Location	Vertical	Horizontal						
17	BATH	2nd	DH-ALDER	Y	DH	6100	WH	WH	22	42	64										STD, White, TMP : Bottom, GlassPack: Standard	WRAP, LSR				
18	KITCH	2nd	DH-ALDER	Y	DH	6100	WH	WH	32	55	87										STD, White, GlassPack: Standard	WRAP, LSR				
19	KITCH	2nd	DH-ALDER	Y	DH	6100	WH	WH	32	55	87										STD, White, GlassPack: Standard	WRAP, LSR				
20	LIV	2nd	DH-ALDER	Y	DH	6100	WH	WH	32	59	91										STD, White, GlassPack: Standard	WRAP, LSR				
21	LIV	2nd	DH-ALDER	Y	DH	6100	WH	WH	32	59	91										STD, White, GlassPack: Standard	WRAP, LSR				

Wrap Color	17: White, 18: White, 19: White, 20: White, 21: White
Interior Casing Type	
Bay or Bow window:	
Seatboard material (vinyl only-Birch or Oak)	
Bay Project Angle (30 or 45)	
Bay Flanker Type (DH, SH, or Csmnt)	
Top of window to soffit (inches)	
If tied to soffit, color of soffit material	
Construct Roof (Yes or No) *	
Garden Window:	
Seatboard Material (vinyl only-White Pionite, Birch or Oak)	

SPECIAL CONSIDERATIONS:	
City Charge (Per Job)	
Miscellaneous Labor (Per Each). Quantity - 10.00	
I have reviewed and agree with all the job specifications above and the Special Terms and Conditions on the following page	

PROJECT SPECIFICATION



Date: <u>04/13/2024</u>	Branch: <u>New England North</u>
Sales Consultant : <u>James Burke</u>	CSC Phone: <u>HOME DEPOT PHONE: (877)-903-3768</u>
Sales Consultant Phone # : <u>(978) 239-3829</u>	License(s): <u>, James Burke : R-I-073-13-00031</u>

INSTALLATION ADDRESS: 425 Islington st # 4

Portsmouth NH 03801

Job #: F42203026

PURCHASER(S):	Work Phone	Home Phone	Cell Phone
<u>DAN MCGREEVY</u>	<u></u>	<u></u>	<u>(603) 498-3545</u>
<u></u>	<u></u>	<u></u>	<u></u>

PROJECT NAME: Windows Quote

Customer
Signature: _____ Date: 04/13/2024

PROJECT SPECIFICATIONS

1	1st/LIV/Windows	Jeld-Wen Wood, Double Hung - Wood Exterior, Primed Int. Finish, Primed Ext. Finish, Width 32, Height 53, Width + Height 85, .875 BSDL - Simulated Divided Light Grid, COLONIAL Pattern, Primed Int. Grid Color, Primed Ext. Grid Color, ALL Grid Position, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Vertical, Glass - Standard, Window / Door Wraps â F&I Up To 120 UI (Per Each), Wrap Color White
2	1st/LIV/Windows	Jeld-Wen Wood, Double Hung - Wood Exterior, Primed Int. Finish, Primed Ext. Finish, Width 30, Height 61, Width + Height 91, .875 BSDL - Simulated Divided Light Grid, COLONIAL Pattern, Primed Int. Grid Color, Primed Ext. Grid Color, ALL Grid Position, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Vertical, Glass - Standard, Window / Door Wraps â F&I Up To 120 UI (Per Each), Wrap Color White
3	1st/BATH/Windows	Jeld-Wen Wood, Double Hung - Wood Exterior, Primed Int. Finish, Primed Ext. Finish, Width 19, Height 76, Width + Height 95, Glass - Standard Tempered Glass Full, Window / Door Wraps â F&I Up To 120 UI (Per Each), Wrap Color White
4	1st/KITCH/Windows	Jeld-Wen Wood, Double Hung - Wood Exterior, Primed Int. Finish, Primed Ext. Finish, Width 36, Height 76, Width + Height 112, .875 BSDL - Simulated Divided Light Grid, COLONIAL Pattern, Primed Int. Grid Color, Primed Ext. Grid Color, ALL Grid Position, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Vertical, Glass - Standard, Window / Door Wraps â F&I Up To 120 UI (Per Each), Wrap Color White

PROJECT SPECIFICATION



Purchaser's Name: DAN MCGREEVY

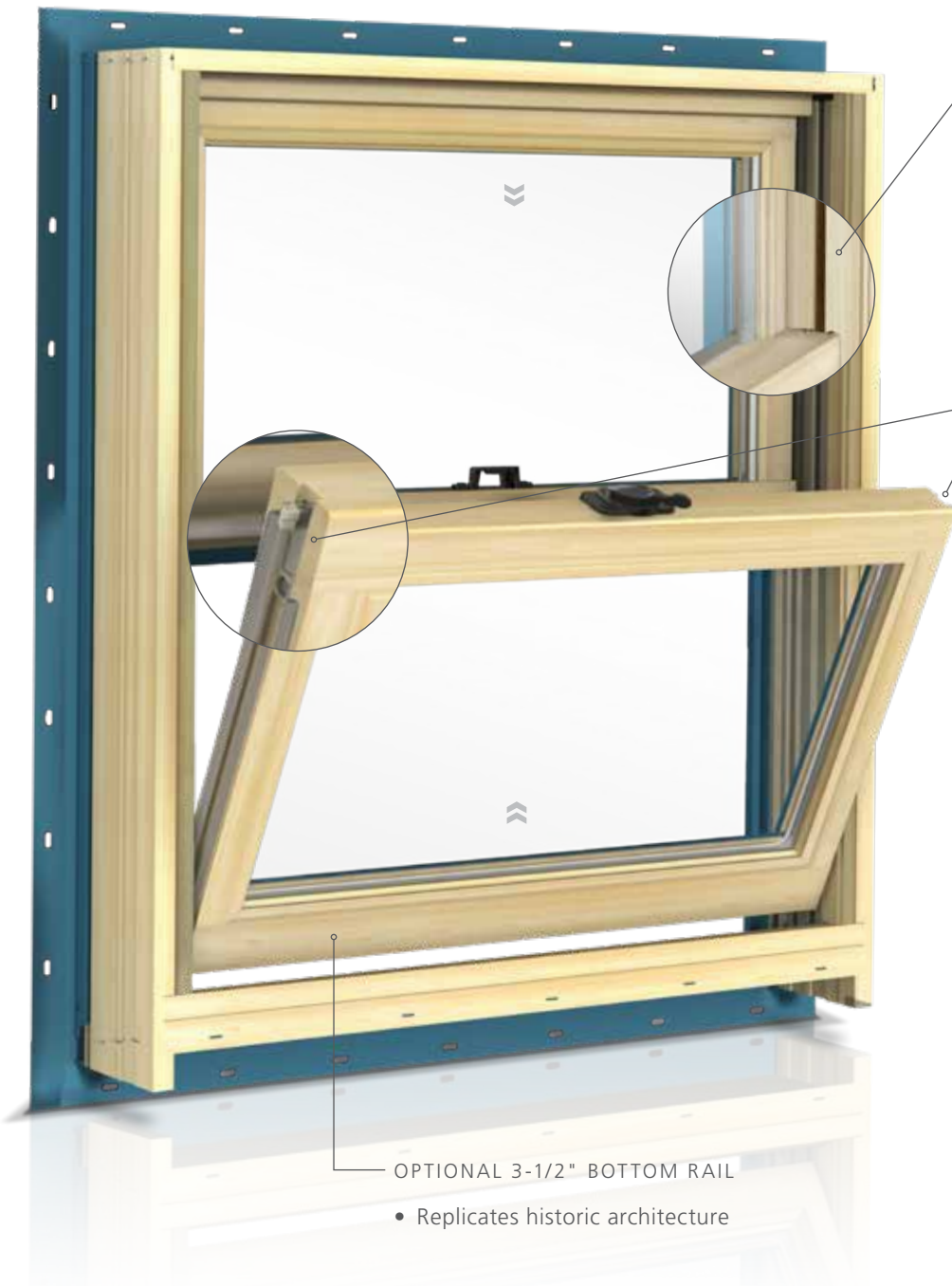
Job#: F42203026

PROJECT NAME: Windows Quote

PROJECT SPECIFICATIONS

5	1st/LIV/Windows
Jeld-Wen Wood, Double Hung - Wood Exterior, Primed Int. Finish, Primed Ext. Finish, Width 36, Height 76, Width + Height 112, .875 BSDL - Simulated Divided Light Grid, COLONIAL Pattern, Primed Int. Grid Color, Primed Ext. Grid Color, ALL Grid Position, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Vertical, Glass - Standard, Window / Door Wraps â F&I Up To 120 UI (Per Each), Wrap Color White	
6	2nd/LIV/Windows
Jeld-Wen Wood, Double Hung - Wood Exterior, Primed Int. Finish, Primed Ext. Finish, Width 30, Height 61, Width + Height 91, .875 BSDL - Simulated Divided Light Grid, COLONIAL Pattern, Primed Int. Grid Color, Primed Ext. Grid Color, ALL Grid Position, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Vertical, Glass - Standard, Window / Door Wraps â F&I Up To 120 UI (Per Each), Wrap Color White	
7	2nd/LIV/Windows
Jeld-Wen Wood, Double Hung - Wood Exterior, Primed Int. Finish, Primed Ext. Finish, Width 30, Height 61, Width + Height 91, .875 BSDL - Simulated Divided Light Grid, COLONIAL Pattern, Primed Int. Grid Color, Primed Ext. Grid Color, ALL Grid Position, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Vertical, Glass - Standard, Window / Door Wraps â F&I Up To 120 UI (Per Each), Wrap Color White	
8	2nd/LIV/Windows
Jeld-Wen Wood, Double Hung - Wood Exterior, Primed Int. Finish, Primed Ext. Finish, Width 32, Height 53, Width + Height 85, .875 BSDL - Simulated Divided Light Grid, COLONIAL Pattern, Primed Int. Grid Color, Primed Ext. Grid Color, ALL Grid Position, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Vertical, Glass - Standard, Window / Door Wraps â F&I Up To 120 UI (Per Each), Wrap Color White	
Job Level and Labor Options	
8-Window / Door Wraps â F&I Up To 120 UI (Per Each)	

DOUBLE-HUNG FEATURES & OPTIONS



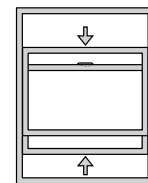
CONCEALED JAMB LINER

- Replicates historic architecture
- No exposed track
- Cover will match interior species and finish



CAM-LOCK WITH CONCEALED TILT LATCH

- Tilt sash allows for easy cleaning from the inside of your home
- A single mechanism controls both the locking and tilting of the sash
- Tilt latches are concealed within the sash for a clean, streamlined appearance



DOUBLE-HUNG

Uses moving sash on top and bottom to increase usability and air circulation

OPTIONAL 3-1/2" BOTTOM RAIL

- Replicates historic architecture

AVAILABLE HARDWARE FINISHES



Oil-Rubbed Bronze*†

Antique Brass

Polished Brass

Brushed Chrome

Polished Chrome

Powder-Coat White

Chestnut Bronze

Desert Sand

Powder-Coat Black

Satin Nickel†

*Oil-Rubbed Bronze will change in appearance over time

†Available with optional PVD finish for increased resistance to wear and discoloration

Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.

Style	Glass Package	Glazing (all with Argon)	Spacer	IG	U Fact	SHGC
6500						
Awning	6500 Base	ProSolar	Supercept	7/8"	0.26	0.23
Casement	6500 Base	ProSolar	Supercept	7/8"	0.26	0.24
Transom	6500 Base	ProSolar	Supercept	1"	0.27	0.32
Double-Hung	6500 Base	ProSolar	Supercept	7/8"	0.29	0.26
Picture Casement (NH)	6500 Base	ProSolar	Supercept	7/8"	0.26	0.28
Picture	6500 Base	ProSolar	Supercept	7/8"	0.27	0.29
2 Panel Slider	6500 Base	ProSolar	Supercept	7/8"	0.29	0.26
3 Panel Sliders	6500 Base (≤ 21 Sqft)	Pro Solar	Supercept	7/8"	0.29	0.26
6500 DOORS						
Garden Door (CH)	6500 Energy Star	ProSolar SUN	Super Spacer	1"	0.30	0.24
Patio Door INOVO	6500 Base	Pro Solar	Super Spacer	1"	0.28	0.26
6100						
<i>Homes located everywhere EXCEPT: Arizona, California, Idaho, Washington.</i>						
Awning (Inc Hopper)	6100 Base	Pro Solar	Intercept	7/8"	0.27	0.24
Casement	6100 Base	Pro Solar	Intercept	7/8"	0.27	0.24
X Double-Hung	6100 Energy Star	Pro Solar	Supercept	3/4"	0.30	0.30
Picture Casement (No Hinge)	6100 Base	Pro Solar	Intercept	7/8"	0.27	0.28
Picture	6100 Base	Pro Solar	Intercept	3/4"	0.27	0.31
2 Panel Slider	6100 Base	Pro Solar	Intercept	3/4"	0.30	0.28
3 Panel Slider	6100 Base	Pro Solar	Intercept	3/4"	0.30	0.29

Project Address: 324 Maplewood Avenue

Permit Requested: Certificate of Approval

Application: Public Hearing B

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Mixed-Use
- Land Area: 5,475 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Maplewood Avenue and Dennett Street
- Unique Features: N/A
- Neighborhood Association: West End



B. Proposed Work: Replace the windows with Andersen 400 Series windows.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace the windows with Andersen 400 Series.



D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

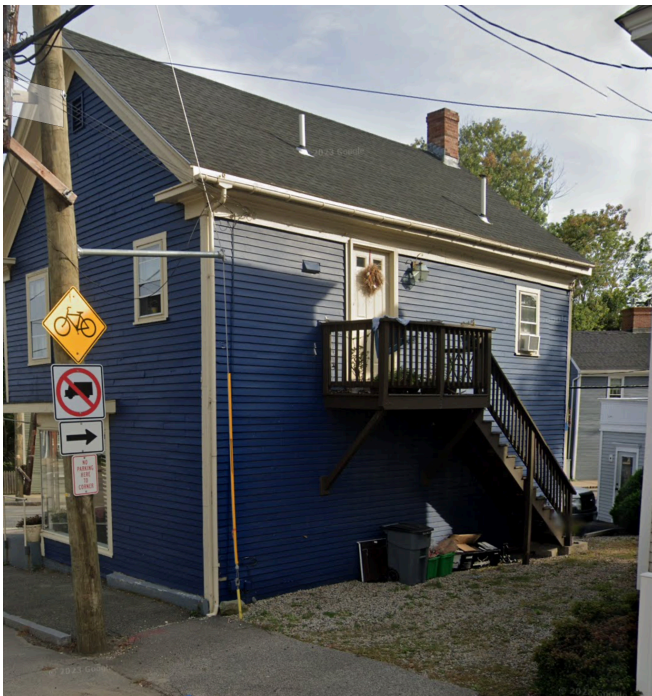
1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



Facade facing Dennett Street



Facade facing Maplewood Ave



Facade view from Maplewood



Rear facade abutting neighbor on Dennett St

PRODUCT CODE	UNIT PR
DESCRIPTION	

MANUFACTURER: Andersen
Windows and
Patio Doors

400 Series, WDHI Single Insert Units
 Unit Code/Item Size: WDHI 27 1/2" x 52 1/4" - 14 Deg
 Operation/Handling: AA
 Unit Sill Angle: 14 Degrees - Steep (for 11 to 15 Degrees
 Sill)
 Exterior Color: White
 Interior Color: Pre-finished White
 Glass Type (Top): High Performance Low-E4 Glass,
 Divided Light with Spacer, Specified Equal Lite
 Glass Type (Bottom): High Performance Low-E4 Glass,
 Divided Light with Spacer, Specified Equal Lite
 Interior Grille (Top): Grille, Interior, Permanently Applied,
 Prefinished White, Specified Equal Lite, 3/4", Chamfer
 Exterior Grille (Top): Grille, Exterior, Permanently Applied,
 White, Specified Equal Lite, 3/4", High Definition Chamfer
 Interior Grille (Bottom): Grille, Interior, Permanently
 Applied, Prefinished White, Specified Equal Lite, 3/4",
 Chamfer
 Exterior Grille (Bottom): Grille, Exterior, Permanently
 Applied, White, Specified Equal Lite, 3/4", High Definition
 Chamfer
 Grille Construction (Top/Bot): Divided Light with
 Spacer/Divided Light with Spacer
 Custom Lite Pattern (Top): 2w1h
 Custom Lite Pattern (Bot): 2w1h
 Insect Screens: Half Insect Screen, White
 Hardware: Hand Lift with screws
 Hardware Color: Estate Style - Bright Brass
 Lock Color: Estate Style - Bright Brass



EXISTING WINDOW
(324 MAPLEWOOD)



INTENDED WINDOW SPECS



SAME/NEW
WINDOWS AT 31
DENNETT 2019
(SAME OWNER)



Project Address: 294 Marcy Street

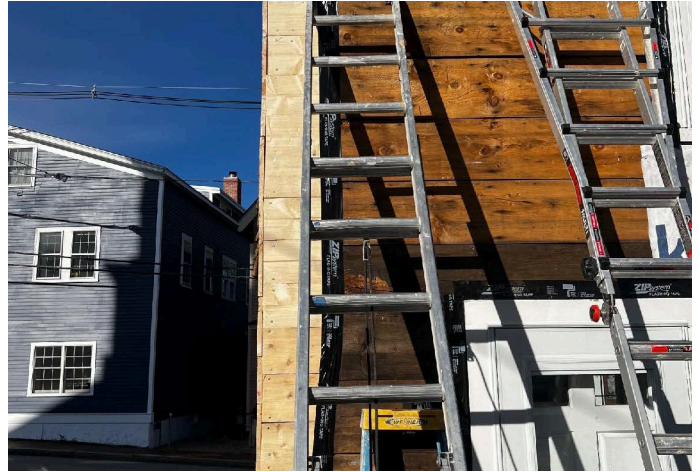
Permit Requested: Certificate of Approval

Application: Public Hearing 1

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Residential
- Land Area: 2,800 SF +/-
- Estimated Age of Structure: c.1810
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Marcy Street
- Unique Features: N/A
- Neighborhood Association: South End

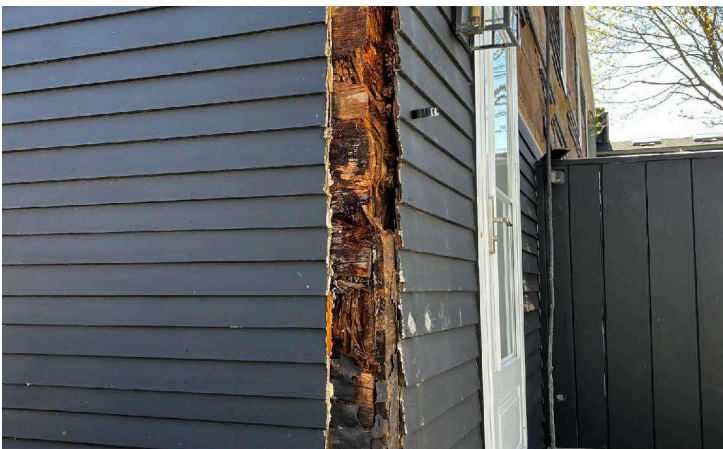


B. Proposed Work: Replace all rotted trim and siding.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace all rotted siding and trim.
- This project initially received an exemption for minor clapboard and trim replacement. During that repair work, more siding and trim was found to need replacing and the subsequent siding and trim pieces were removed. Discovering this, the inspections department stopped work and told the homeowners they would need to apply for HDC approval.



D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

There is excessive damage to the corners of the house caused by failed gutters. The water also caused damage to underlayment preventing a nailing surface for the new clapboards. Removing the clapboards, fixing the corners and then zip taping/tyvek to prevent future issues was deemed the best solution. So many of the clapboards were cracked and split allowing more weather damage beneath. When preparing the surface for paint, it was evident that paint and caulking was holding a lot of the exterior together. Many boards disintegrated upon contact.



















Project Address: 121 State Street, Unit #2

Permit Requested: Certificate of Approval

Application: Public Hearing 2

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Residential
- Land Area: 3,045-3,255 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: Sheafe Street
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: Extend existing deck facing Sheaf Street and add a free-standing pergola.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Extension of existing Sheafe Street façade deck and entrance.
- Installation of a free-standing pergola



**HISTORIC
SURVEY
RATING

C**

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

121 STATE STREET DECK RENOVATION

SCOPE OF WORK NARRATIVE

1. REBUILD DECK WITH NONCOMBUSTIBLE MATERIALS (STEEL WITH WOOD TRIM); EXTEND FRONT EDGE 3' 10" FURTHER OUT TOWARDS SHEAFE STREET
2. ADD PERGOLA AT DECK



DRAWING LIST

- HM0.1 COVER
- HM0.2 EXISTING CONDITIONS
- HM0.3 CONTEXT
- HM1.1 PLANS
- HM2.1 ELEVATION-SECTION
- HM2.2 MATERIALS
- HM3.0 VIGNETTES
- HM3.1 VIGNETTES
- HM3.2 3D AXONOMETRIC

121 State Street - deck expansion

Owner: ONE HUNDRED TWENTY ONE TWENTY THREE STATE STREET CONDOS

Zoning Summary

5/24/2024

Zone CD4	Total area for whole lot, both condo's			
	Allowed	Existing	Proposed	Change
Lot size (sf)	NR	2,614	2,614	0
building footprint, max	15,000	1,789	1,789	0
deck & stair footprint		427	508	81
parking area open to sky, pavers		549	490	-59
Open space (landscaping)		46	41	-5
Open Space, min	10.00%	1.76%	1.57%	-0.19%
Building Coverage, max	90.00%	84.77%	87.87%	3.10%
Setback, side	NR	NR	NR	NR
Setback max ft, Primary Front (State St)	10	0	0	0
Setback max ft, Secondary front (Sheafe St)	15	13.67	9.83	-3.84
Setback rear min, 5'	n/a	n/a	n/a	n/a

HDC
PUBLIC HEARING

HM0.1 COVER
121 STATE STREET

SCALE:
05/24/2024



COPYRIGHT © 2022



HM0.2 EXISTING CONDITIONS
121 STATE STREET
SCALE:
05/24/2024



DANIEL STREET



DANIEL STREET



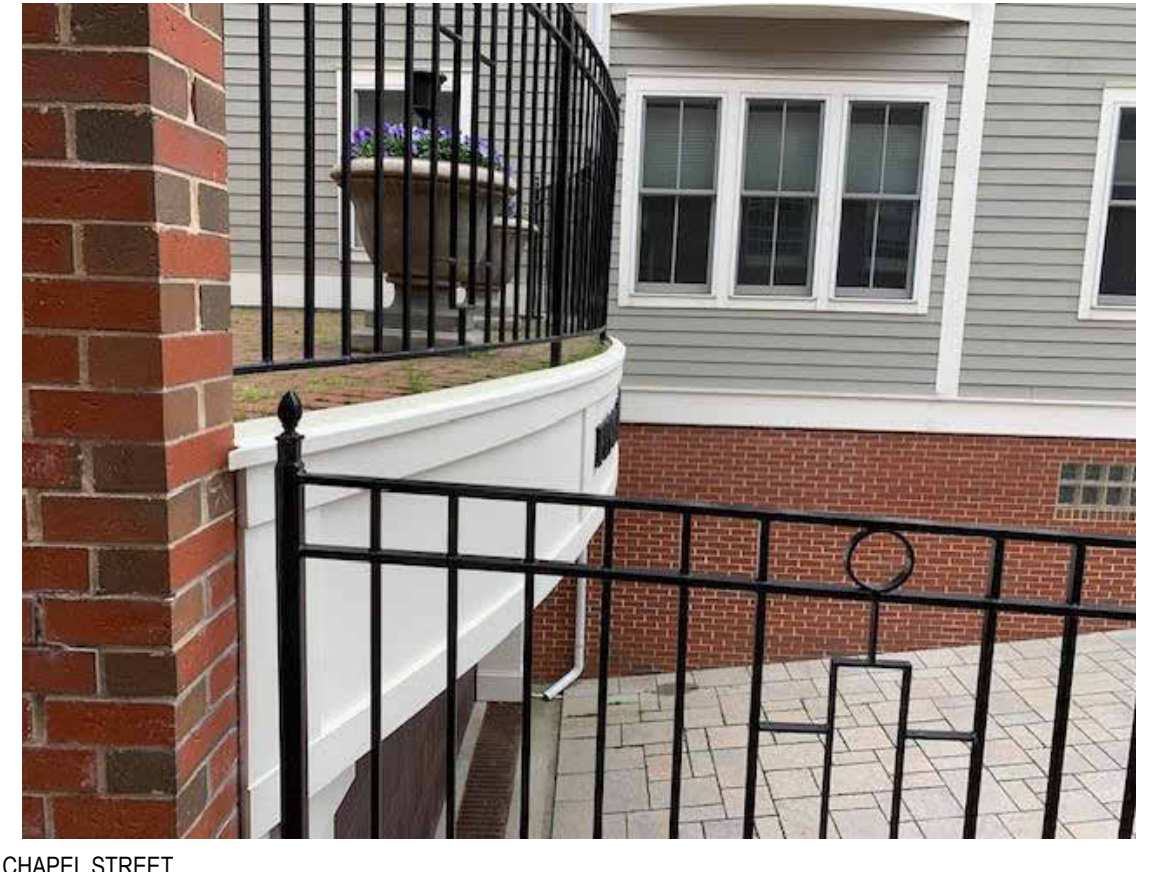
CHAPEL STREET



CHAPEL STREET



COURT STREET

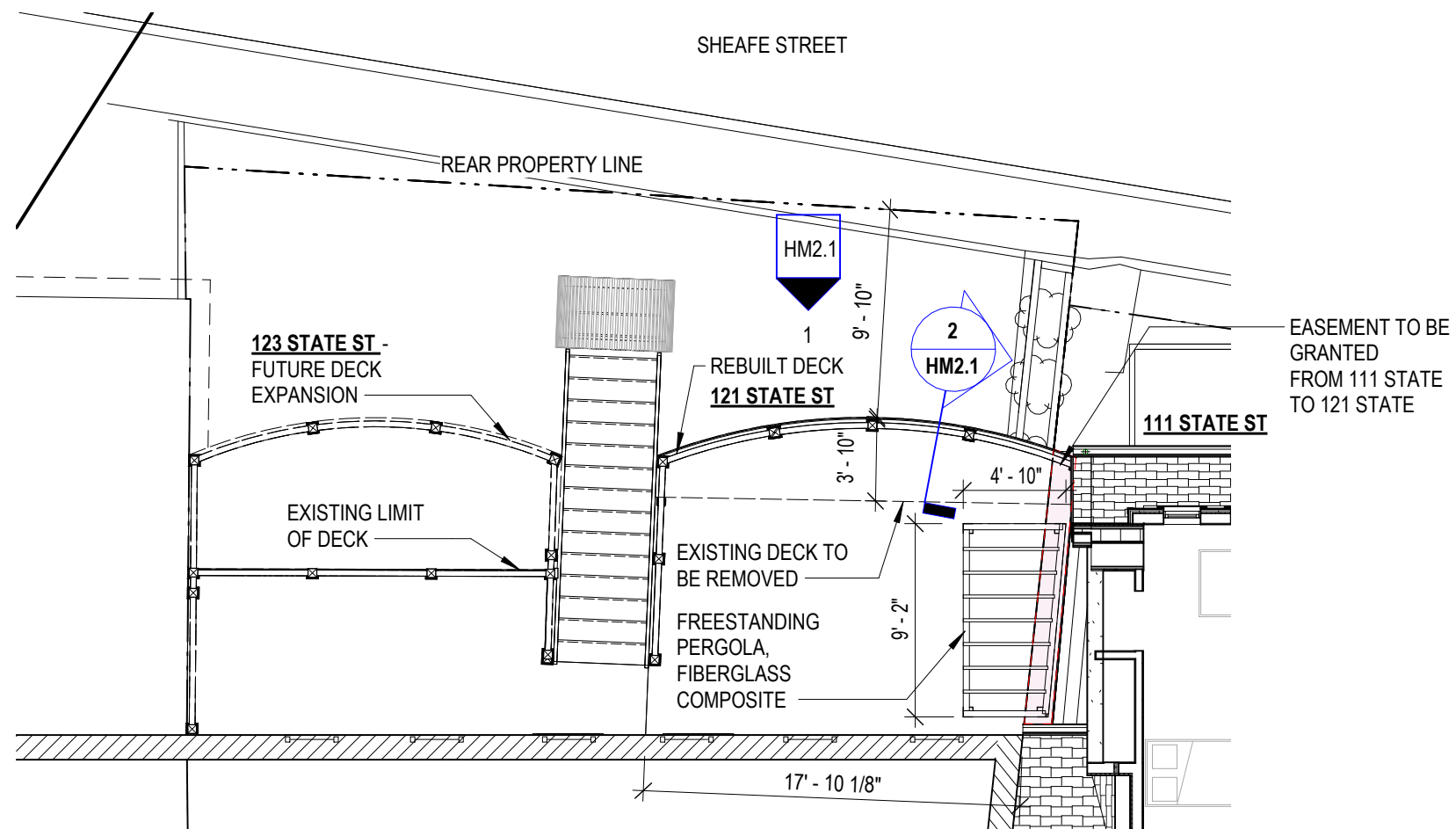


CHAPEL STREET

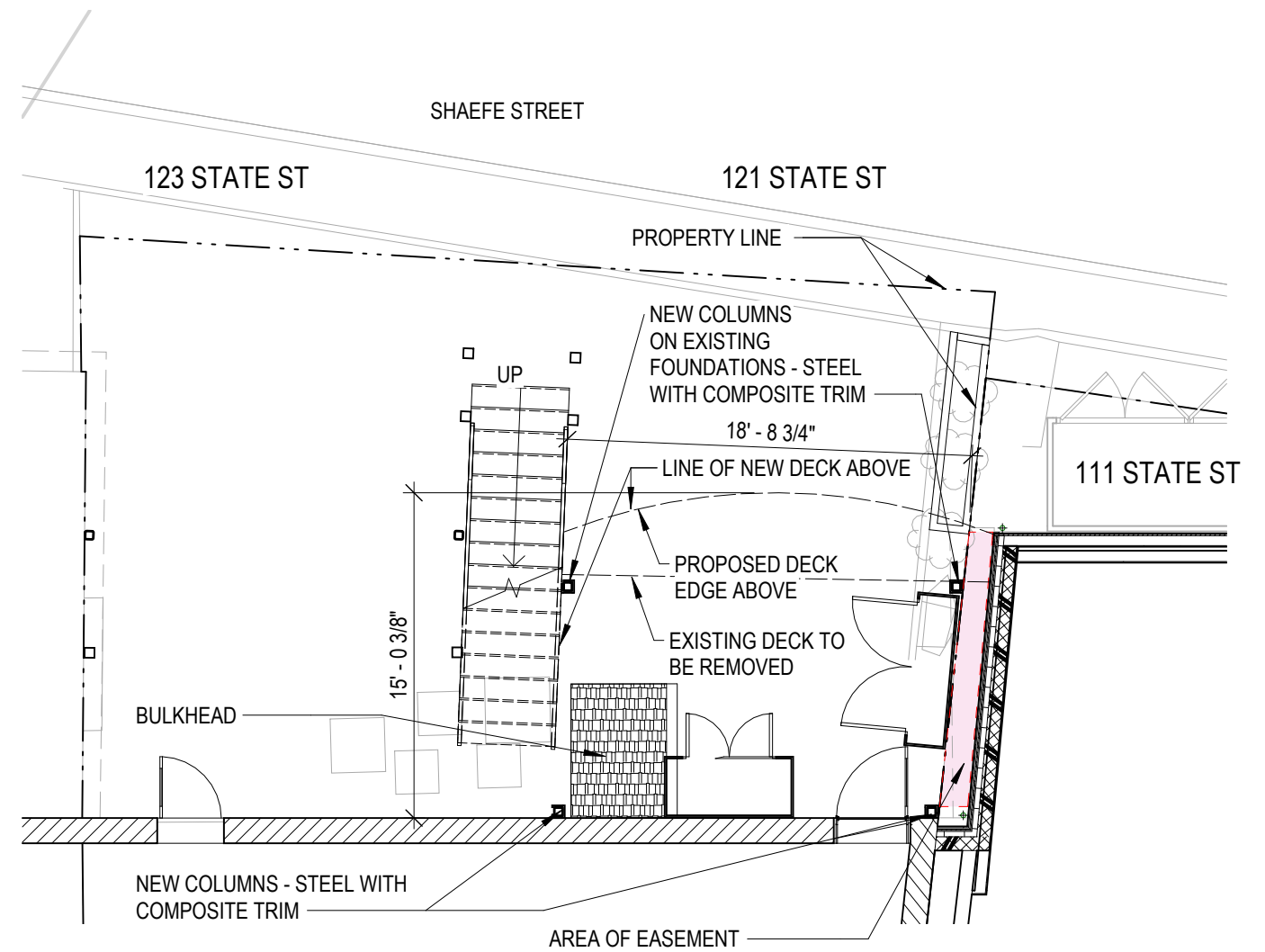
HM0.3 **CONTEXT**
121 STATE STREET

SCALE:
05/24/2024

NOTE: FUTURE EXPANSION OF 123 STATE ST DECK IS FOR REFERENCE ONLY, AND IS NOT PART OF THIS APPLICATION FOR 121 STATE STREET DECK.



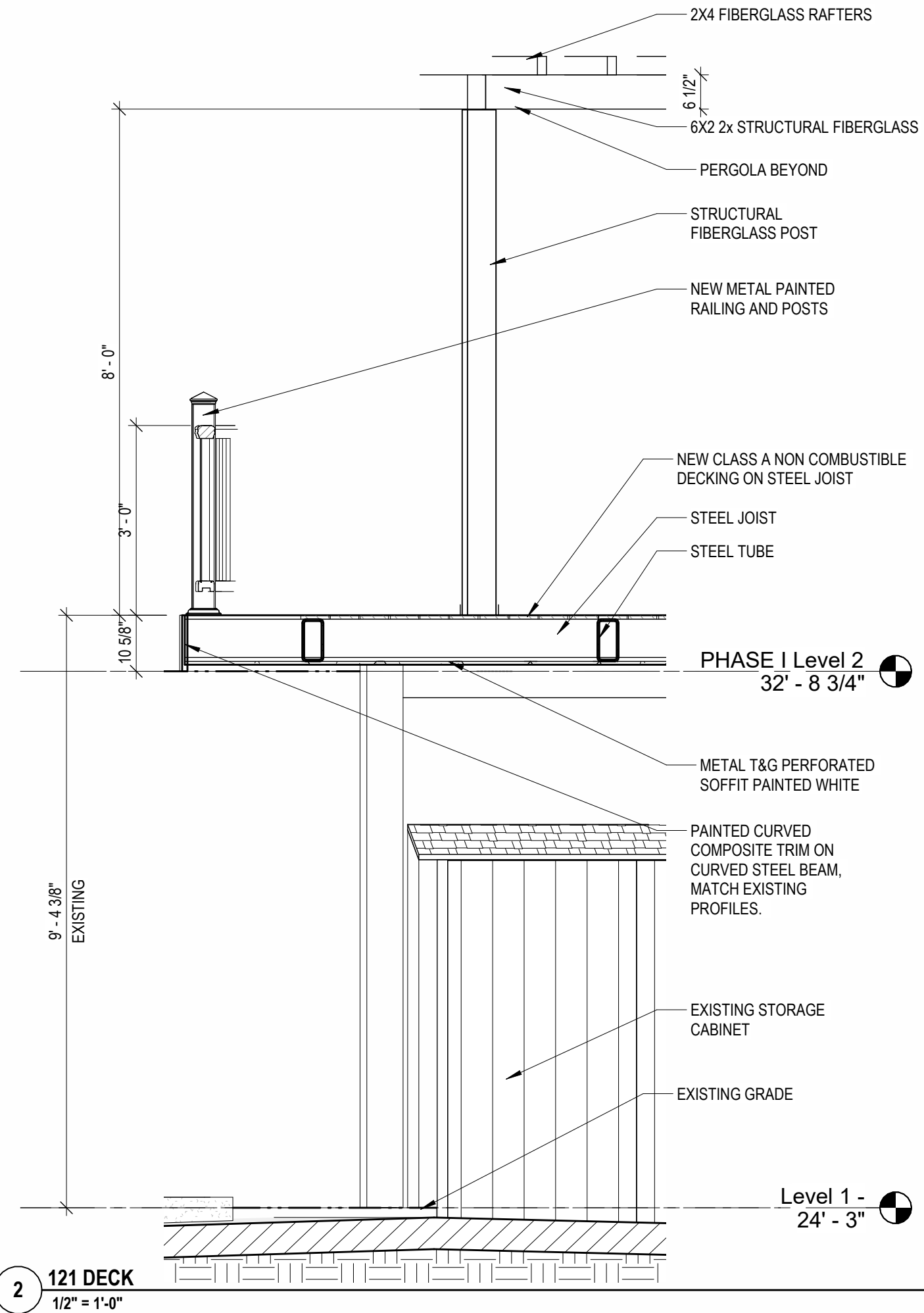
2 ROOF PLAN AT DECK
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"

HM1.1 PLANS
121 STATE STREET
SCALE: 1/8" = 1'-0"
05/24/2024





2 121 DECK
1/2" = 1'-0"



1 NORTH - SHEAFE ST ELEVATION
1/8" = 1'-0"

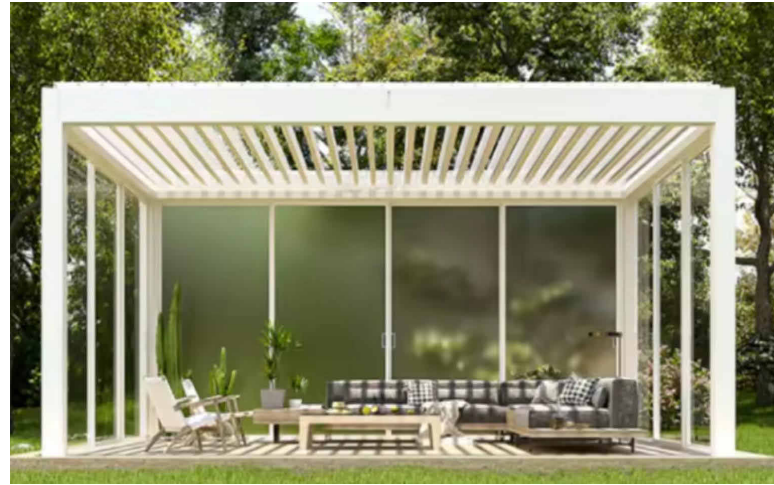
HM2.1 ELEVATION-SECTION
121 STATE STREET

SCALE: As indicated
05/24/2024



COPYRIGHT © 2022

FREESTANDING PERGOLA - STRUCTURAL FIBERGLASS COMPOSITE, OWENS CORNING



HDPE + FIBERGLAS™



High-Density Polyethylene



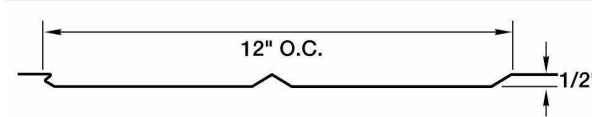
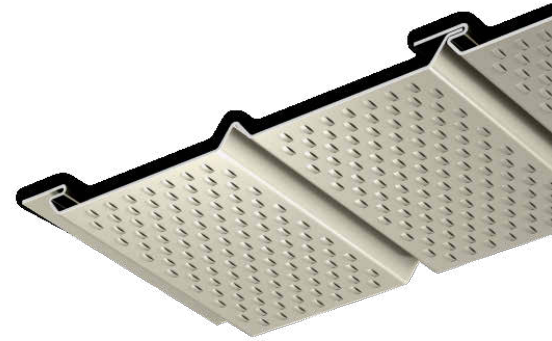
Figure 1. Owens Corning® (OC™) Lumber



STRUCTURAL POSTS

A high-performance composite alternative designed to enable resilient and durable structures.

METAL SOFFIT:
Painted Aluminum, PAC-CLAD PETERSEN PAC-750



DECKING: BAMBOO COMPOSITE, MOSO® Bamboo Lumbe

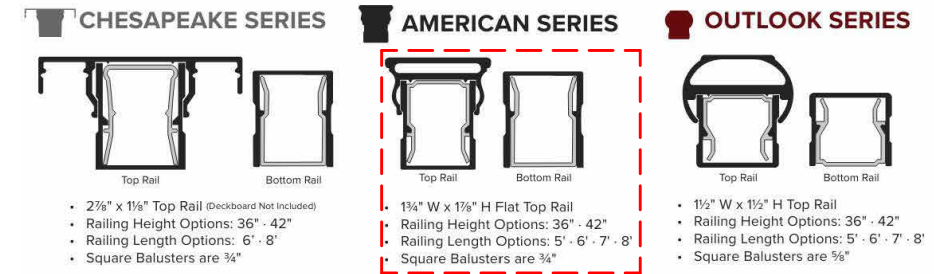


Nominal: 1 x 6
Actual Size: 3/4" H x 5 3/4" W x 6' L

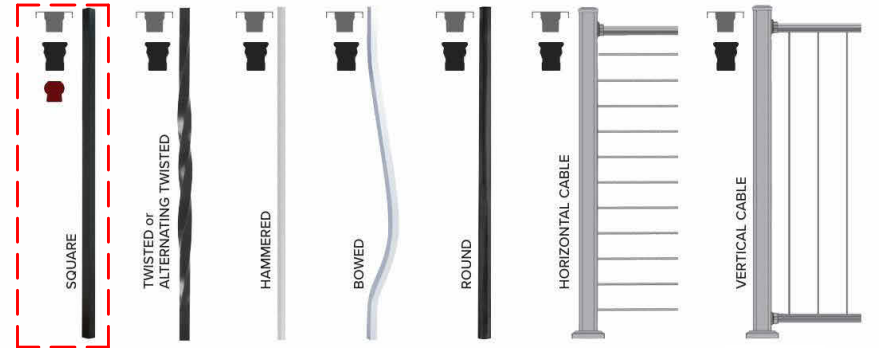


Decking Board

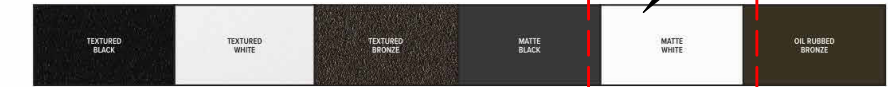
METAL RAILING: KEY-LINK



INFILL OPTIONS



KEY-LINK'S STANDARD COLOR OPTIONS



KEY-LINK'S SPECIAL ORDER COLOR OPTIONS*



KEY-LINK'S COASTAL UPGRADE COLOR OPTIONS*



STANDARD PROFILES

<p>2" x 4" (1.5" x 3.5") Standard Lengths: 12', 16', 20' Woodgrain: Both sides</p>	<p>2" x 6" (1.5" x 5.5") Standard Lengths: 12', 16', 20' Woodgrain: Both sides</p>	<p>2" x 8" (1.5" x 7.5") Standard Lengths: 12', 16', 20' Woodgrain: Both sides</p>	<p>2" x 10" (1.5" x 9.25") Standard Lengths: 12', 16', 20' Woodgrain: Both sides</p>
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CHOOSE FROM BLACK PLUS 8 COLORS



Standard colors

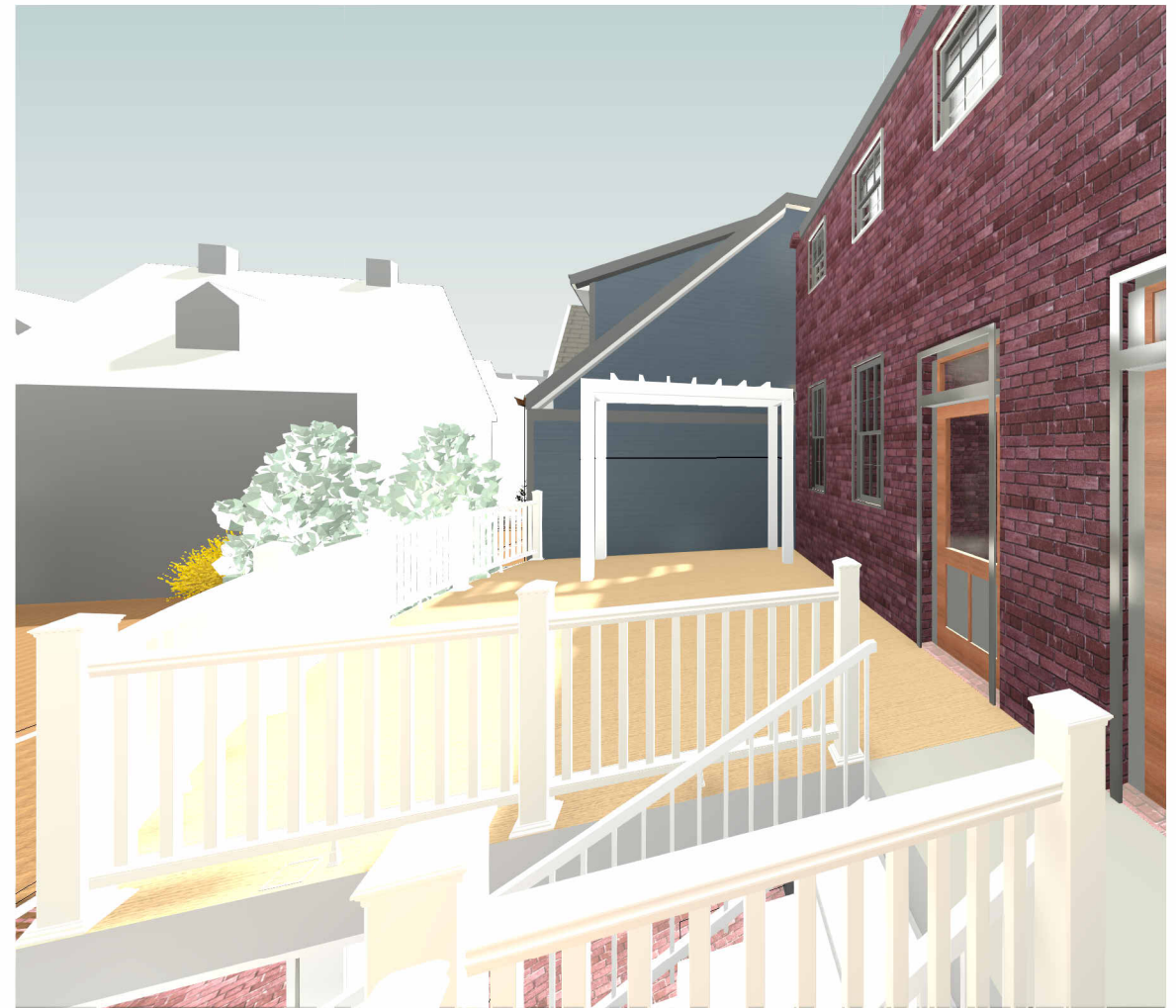
Special colors

HM2.2 MATERIALS
121 STATE STREET

SCALE:
05/24/2024



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HM3.0 VIGNETTES - PROPOSED
121 STATE STREET
SCALE:
05/24/2024

NOTE: FUTURE EXPANSION OF 123 STATE ST DECK IS FOR REFERENCE ONLY, AND IS NOT PART OF THIS APPLICATION FOR 121 STATE STREET DECK.



2 121 STATE DECK ACROSS SHEAFE HDC FUTURE DEVELOPMENT



1 121 STATE STREET DECK FROM SHEAFE W FUTURE DEVELOPMENT

HM3.1 VIGNETTES - FUTURE
121 STATE STREET
SCALE:
05/24/2024

NOTE: FUTURE EXPANSION OF 123 STATE ST DECK IS FOR REFERENCE ONLY, AND IS NOT PART OF THIS APPLICATION FOR 121 STATE STREET DECK.



1 AXONOMETRIC, NE PROPOSED

HM3.2 3D AXONOMETRIC
121 STATE STREET

SCALE:
05/24/2024

Project Address: 142 State Street
Permit Requested: Certificate of Approval
Application: Public Hearing 3



A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed Use
- Land Area: 10,295 SF +/-
- Estimated Age of Structure: c.1840
- Building Style: Federal/Greek Revival
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work: Remove existing failing slate roofing and replace with asphalt shingles.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Remove and replace existing slate roof with asphalt roof.



D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

142 State St. Portsmouth, NH

We are seeking approval to change the roof to asphalt shingles. The building currently has badly damaged slate.





Project Address: 87 Market Street

Permit Requested: Certificate of Approval

Application: Public Hearing 4



A. Property Information - General:

Existing Conditions:

- Zoning District: CD4, Downtown Overlay
- Land Use: Mixed Use
- Land Area: 0 SF +/-
- Estimated Age of Structure: c.1803
- Building Style: Federal
- Number of Stories: 4 facing Market Street and 6 Facing Ceres Street (rear).
- Historical Significance: Focal
- Public View of Proposed Work: Market Street and Ceres Street
- Unique Features: Built along with 75-123 Market Street just after the fire of 1802.
- Neighborhood Association: Downtown

B. Proposed Work: Replace existing windows and Doors with Marvin windows/doors.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement windows and doors.



**HISTORIC
SURVEY
RATING
Focal**

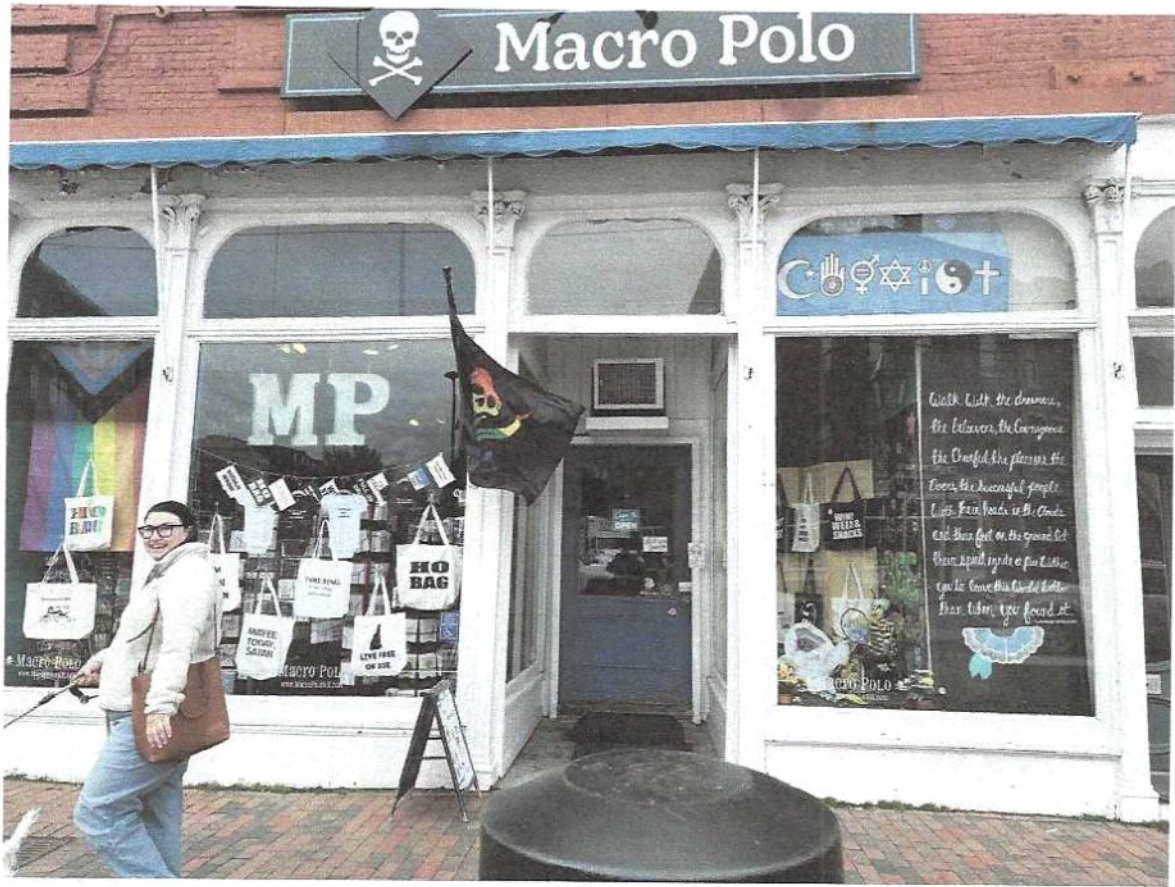
D. Purpose and Intent:

7. Preserve the integrity of the District
8. Assessment of the Historical Significance
9. Conservation and enhancement of property values
10. Maintain the special character of the District
11. Complement and enhance the architectural and historic character
12. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

5. Consistent with special and defining character of surrounding properties
6. Compatibility of design with surrounding properties
7. Relation to historic and architectural value of existing structures
8. Compatibility of innovative technologies with surrounding properties





Macro Polo

♻️ ♀️ ♂️ ⚡️ ⚖️ ⚗️ ⚙️ ⚓ ⚒️ ⚔️ ⚡️ ⚗️ ⚙️ ⚓ ⚒️ ⚔️

MP

NO BAG

NO BUDGET

NO BUDGET

Walk with the dreamer,
the believer, the caregiver,
the thoughtful, the planner, the
lover, the successful people,
the brave, the noble, the kind,
the true, the honest, the
the April, the June, the
the love, the kindness, the
the when you found it.

Macro Polo



















ORDERING PROCESS WITH REFERENCE TO SHOP DRAWINGS:
 Builders ordering the Marvin Windows and Door products featured within
 this document are required to provide the manufacturer with the
 approved signature of the purchaser and the manufacturer's name and
 address. If the Marvin products shown on this drawing are not available
 in the approved area coverage, Marvin Windows and Door reserves the
 right to substitute an equivalent product, without notice, and to modify the
 drawings to reflect such changes. Marvin Windows and Door assumes no
 responsibility for product availability, product substitution, or for the accuracy of
 the drawings.

REVISION:

CREATED: 05/07/2024

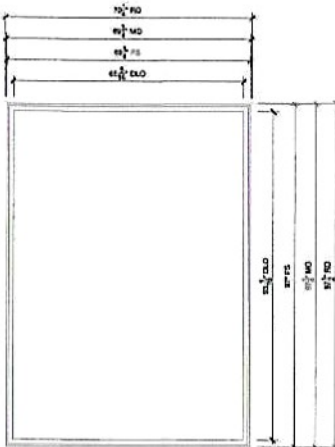
PK VERSION: 0004.00.01

PROVIDE: MAINE COAST BLISS BLISSMACRO ONLY MAINE COAST BLISS BLISSMACRO ONLY

DISTRIBUTOR: ELDREDGE LUMBER & HARDWARE-YORK-00

QUOTES: RTD00007

SHEET
1
OF
7

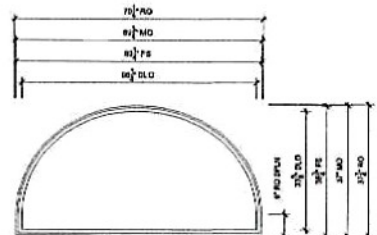


BOW ST BLISS LOWER
SCALE: 3/4" = 1'-0"

① Head ② Jamb ③ SS

SPECIFICATIONS

- Line # 1
- Qty: 1
- Max Lvl: BOW ST BLISS LWR
- Product Line: Upright
- Jamb Description: Direct Glass Rectangle
- Range Opening: 70 1/2" X 87 1/2"
- Frame Size: 80 1/2" X 97"
- Masonry Opening: 62 1/2" X 87 1/2"
- Deck Opening: 70 1/2" X 87 1/2"
- Inside Opening: 70 1/2" X 87 1/2"
- Exterior Finish: Stone White
- Interior Finish: Stone White
- Screen Type: None
- Upright Type: Direct Glass Rectangle
- Call Number: None
- Glass Information: Low E2 w/Argon, Black
- Order Type: None
- Hardware Type: None
- Screen Type: None
- Hardware Color: None
- Screen Surround Color: None
- Screen Mesh Type: None
- Jamb Depth: 4 9/16"

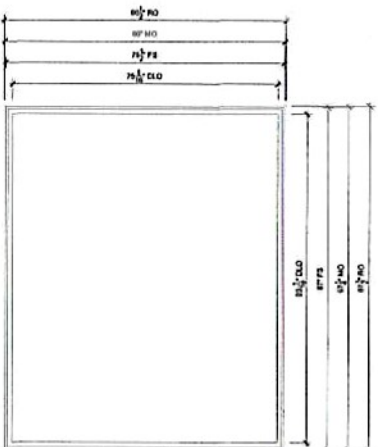


BOW ST BLISS UPPER
SCALE: 3/4" = 1'-0"

① Head ② Jamb ③ SS

SPECIFICATIONS

- Line # 2
- Qty: 1
- Max Lvl: BOW ST BLISS UPPER
- Product Line: Upright
- Unit Description: Direct Glass Round Top
- Range Opening: 70 1/2" X 27 1/4"
- Frame Size: 80 1/2" X 36 1/4"
- Masonry Opening: 62 1/2" X 27 1/4"
- Deck Opening: 70 1/2" X 27 1/4"
- Inside Opening: 70 1/2" X 27 1/4"
- Exterior Finish: Stone White
- Interior Finish: Stone White
- Screen Type: None
- Upright Type: Direct Glass Round Top
- Call Number: None
- Glass Information: Low E2 w/Argon, Black
- Order Type: None
- Hardware Type: None
- Screen Type: None
- Hardware Color: None
- Screen Surround Color: None
- Screen Mesh Type: None
- Jamb Depth: 4 9/16"

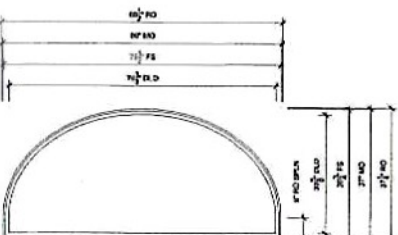


MARKET ST BLISS FAR RT LWR
SCALE: 3/4" = 1'-0"

① Head ② Jamb ③ SS

SPECIFICATIONS

- Line # 3
- Qty: 1
- Max Lvl: MARKET ST BLISS FAR RT LWR
- Product Line: Upright
- Unit Description: Direct Glass Rectangle
- Range Opening: 87 1/2" X 87 1/2"
- Frame Size: 97 1/2" X 97"
- Masonry Opening: 80 1/2" X 87 1/2"
- Deck Opening: 87 1/2" X 87 1/2"
- Inside Opening: 87 1/2" X 87 1/2"
- Exterior Finish: Stone White
- Interior Finish: Stone White
- Screen Type: None
- Upright Type: Direct Glass Rectangle
- Call Number: None
- Glass Information: Low E2 w/Argon, Black
- Order Type: None
- Hardware Type: None
- Screen Type: None
- Hardware Color: None
- Screen Surround Color: None
- Screen Mesh Type: None
- Jamb Depth: 4 9/16"



MARKET ST BLISS FAR RT UP
SCALE: 3/4" = 1'-0"

① Head ② Jamb ③ SS

SPECIFICATIONS

- Line # 4
- Qty: 1
- Max Lvl: MARKET ST BLISS FAR RT UP
- Product Line: Upright
- Unit Description: Direct Glass Round Top
- Range Opening: 87 1/2" X 27 1/4"
- Frame Size: 97 1/2" X 36 1/4"
- Masonry Opening: 80 1/2" X 27 1/4"
- Deck Opening: 87 1/2" X 27 1/4"
- Inside Opening: 87 1/2" X 27 1/4"
- Exterior Finish: Stone White
- Interior Finish: Stone White
- Screen Type: None
- Upright Type: Direct Glass Round Top
- Call Number: None
- Glass Information: Low E2 w/Argon, Black
- Order Type: None
- Hardware Type: None
- Screen Type: None
- Hardware Color: None
- Screen Surround Color: None
- Screen Mesh Type: None
- Jamb Depth: 4 9/16"

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products (shown) within approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, P.O. Box 100, Olmsted, Massachusetts 01970. If no return address is given, Marvin Windows and Doors reserves the right to the approved shop drawings. Marvin Windows and Doors reserves the right to the approved shop drawings. Marvin Windows and Doors reserves the right to the approved shop drawings. Marvin Windows and Doors reserves the right to the approved shop drawings.

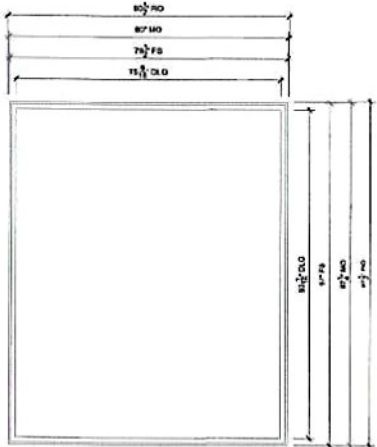
REVISION:

CREATED: 05/07/2024

PK VERSION: 0034.08.01

PROJECT: MAINE COAST BELLS BLISSMACRO ONLY / MAINE COAST BLISSMACRO ONLY
 DISTRIBUTOR: ELDRIDGE LUMBER & HARDWARE, YORK, CO
 DRAWN: HEATHER CITZEL
 QUOTE: RT24XNFV

SHEET
 2
 OF 7

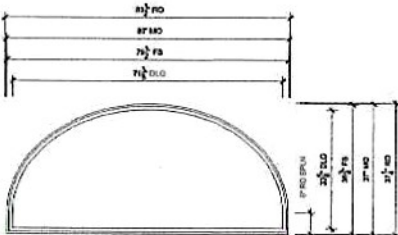


MARKET ST BLISS LFT OF DR LW
 SCALE: 3/4\"/>

⊕ Head ⊕ Jamb ⊕ SB

SPECIFICATIONS

Line # 1
 Qty 1
 Make LHM, MARVET ST BLISS LFT OF DR LW
 Product Line: UltraLite
 Unit Description: Direct Glass Rectangle
 Rough Opening: 80 1/2\"/>

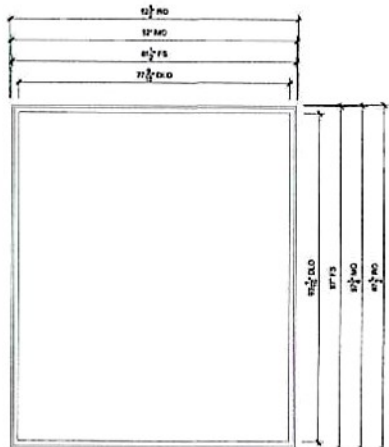


MARKET ST BLISS LFT DR UP
 SCALE: 3/4\"/>

⊕ Head ⊕ Jamb ⊕ SB

SPECIFICATIONS

Line # 1
 Qty 1
 Make LHM, MARVET ST BLISS LFT DR UP
 Product Line: UltraLite
 Unit Description: Direct Glass Round Top
 Rough Opening: 80 1/2\"/>

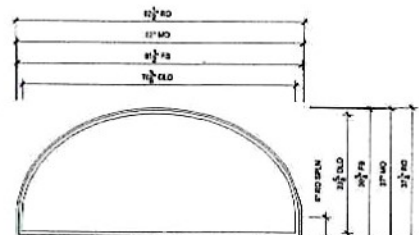


MARKET ST MACRO FAR RT LWR
 SCALE: 3/4\"/>

⊕ Head ⊕ Jamb ⊕ SB

SPECIFICATIONS

Line # 1
 Qty 1
 Make LHM, MARVET ST MACRO FAR RT LWR
 Product Line: UltraLite
 Unit Description: Direct Glass Rectangle
 Rough Opening: 82 1/2\"/>



MARKET ST MACRO FAR RT UP
 SCALE: 3/4\"/>

⊕ Head ⊕ Jamb ⊕ SB

SPECIFICATIONS

Line # 1
 Qty 1
 Make LHM, MARVET ST MACRO FAR RT UP
 Product Line: UltraLite
 Unit Description: Direct Glass Round Top
 Rough Opening: 82 1/2\"/>

ORDERING PRODUCTS WITH REFERENCE TO SPEC DRAWINGS:
 Before ordering the Marvin Windows and Door products, customer with approved signature of the Purchaser must be returned to the Architectural Department of Marvin Windows and Door, P.O. Box 600, Reynolds, Massachusetts 01088. If the Marvin products shown are not available, the Architectural Department will provide alternative products. Marvin Windows and Door assumes no responsibility for guaranteeing product compatibility with the drawings.

REVISION

CREATED: 05/07/2024

PK VERSION: 0004.00.01

PROJECT: MAINE COAST BLINDS BLISSMACRO ONLY / MAINE COAST BLINDS BLISSMACRO ONLY

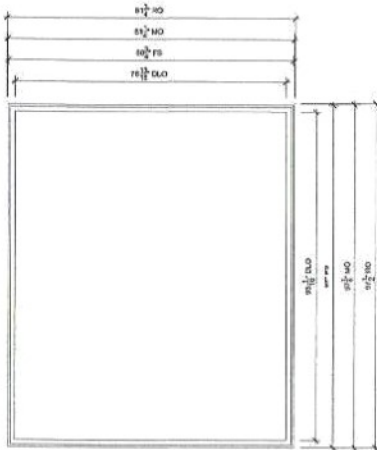
DIST/DEALER: ELURIDGE LUMBER & HARDWARE-YORK-GO

DRAWN: HEATHER DITZEL

QUOTE#: RT00049V

SHEET
3

OF 7

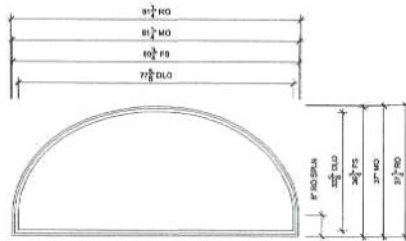


MARKET ST MACRO LFT OF DR L
SCALE 3/4" = 1'-0"

⊕ Head ⊕ Jamb ⊕ Sill

SPECIFICATIONS

Line #: 9
 Qty: 1
 Mark Use: MARKET ST MACRO LFT OF DR L
 Product Line: U950wa
 Unit Description: Direct Glass Rectangle
 Rough Opening: 81 1/4" X 87 1/2"
 Frame Size: 80 3/4" X 87"
 Masonry Opening: 81 1/4" X 87 1/4"
 Sash Opening: 81 3/4" X 87 1/2"
 Inset Opening: 81 3/4" X 87 1/2"
 Exterior Finish: Stone White
 Species: Pine
 Interior Finish: Primed
 Unit Type: Direct Glass Rectangle
 Call Number: None
 Glass Information: 03, Tempered Low E2 w/Argon, Black
 Color: None
 Hardware Type: None
 Screen Type: None
 Hardware Color: None
 Screen Diamond Color: None
 Screen Mesh Type: None
 Jamb Depth: 4 5/16"

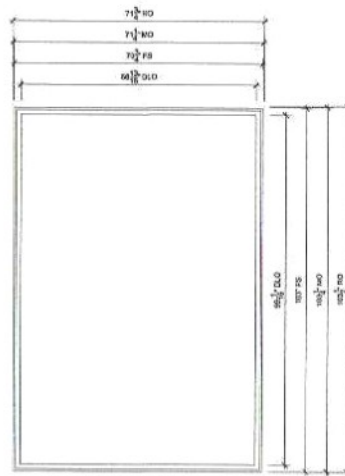


MARKET ST MACRO LFT DR UP
SCALE 3/4" = 1'-0"

⊕ Head ⊕ Jamb ⊕ Sill

SPECIFICATIONS

Line #: 10
 Qty: 1
 Mark Use: MARKET ST MACRO LFT DR UP
 Product Line: U950wa
 Unit Description: Direct Glass Round Top
 Rough Opening: 81 3/4" X 57 5/8"
 Frame Size: 80 3/4" X 58 1/4"
 Masonry Opening: 81 1/4" X 57"
 Sash Opening: 81 3/4" X 57 1/4"
 Inset Opening: 81 3/4" X 57 1/4"
 Exterior Finish: Stone White
 Species: Pine
 Interior Finish: Primed
 Unit Type: Direct Glass Round Top
 Call Number: None
 Glass Information: Low E2 w/Argon, Black
 Color: None
 Hardware Type: None
 Screen Type: None
 Hardware Color: None
 Screen Diamond Color: None
 Screen Mesh Type: None
 Jamb Depth: 4 5/16"

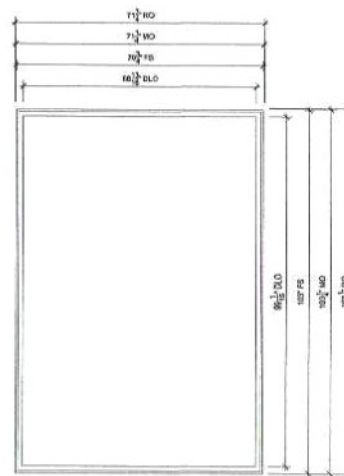


MACRO ENTRANCE RIGHT
SCALE 3/4" = 1'-0"

⊕ Head ⊕ Jamb ⊕ Sill

SPECIFICATIONS

Line #: 11
 Qty: 1
 Mark Use: MACRO ENTRANCE RIGHT
 Product Line: U950wa
 Unit Description: Direct Glass Rectangle
 Rough Opening: 71 1/4" X 103 1/2"
 Frame Size: 70 3/4" X 103"
 Masonry Opening: 71 1/4" X 103 1/4"
 Sash Opening: 71 3/4" X 103 1/2"
 Inset Opening: 71 3/4" X 103 1/2"
 Exterior Finish: Stone White
 Species: Pine
 Interior Finish: Primed
 Unit Type: Direct Glass Rectangle
 Call Number: None
 Glass Information: 03, Tempered Low E2 w/Argon, Black
 Color: None
 Hardware Type: None
 Screen Type: None
 Hardware Color: None
 Screen Diamond Color: None
 Screen Mesh Type: None
 Jamb Depth: 4 5/16"



MACRO ENTRANCE LEFT
SCALE 3/4" = 1'-0"

⊕ Head ⊕ Jamb ⊕ Sill

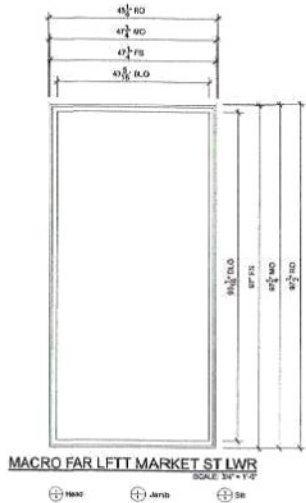
SPECIFICATIONS

Line #: 12
 Qty: 1
 Mark Use: MACRO ENTRANCE LEFT
 Product Line: U950wa
 Unit Description: Direct Glass Rectangle
 Rough Opening: 71 3/4" X 103 1/2"
 Frame Size: 70 3/4" X 103"
 Masonry Opening: 71 1/4" X 103 1/4"
 Sash Opening: 71 3/4" X 103 1/2"
 Inset Opening: 71 3/4" X 103 1/2"
 Exterior Finish: Stone White
 Species: Pine
 Interior Finish: Primed
 Unit Type: Direct Glass Rectangle
 Call Number: None
 Glass Information: 03, Tempered Low E2 w/Argon, Black
 Color: None
 Hardware Type: None
 Screen Type: None
 Hardware Color: None
 Screen Diamond Color: None
 Screen Mesh Type: None
 Jamb Depth: 4 5/16"

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products (shown) which are subject to change without notice, please refer to the approved drawings of the product for the most current information. The information is provided for informational purposes only. It is not intended to constitute an offer or a contract. The information is provided for informational purposes only. It is not intended to constitute an offer or a contract. The information is provided for informational purposes only. It is not intended to constitute an offer or a contract.

REVISION:
CREATED: 05/27/2024

PROJECT: MAINE COAST BLISS MACRO ONLY / MAINE COAST BLISS MACRO ONLY
DISTRIBUTOR: ELDRIDGE LUMBER & HARDWARE-YORK-GO
DRAWN: HEATHER DITZEL
QUOTED: RTD000W
PK VERSION: 0004.08.01



MACRO FAR LFTT MARKET ST LWR
SCALE: 3/4\"/>

SPECIFICATIONS

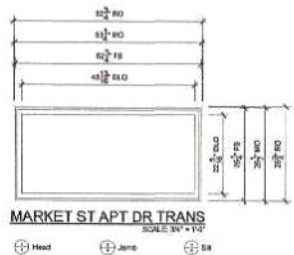
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Qty: 1
Mark Unit: MACRO FAR LFTT MARKET ST LWR
Product Line: URBAN
Unit Description: Direct Glass Round Top
Rough Opening: 48 1/4\"/>



MARKET ST MACRO FAR LFT UP
SCALE: 3/4\"/>

SPECIFICATIONS

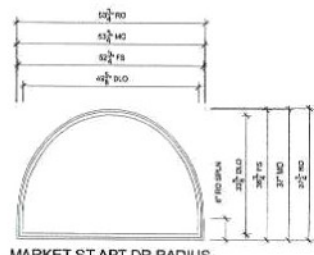
Line # 14
Qty: 1
Mark Unit: MARKET ST MACRO FAR LFT UP
Product Line: URBAN
Unit Description: Direct Glass Round Top
Rough Opening: 48 1/4\"/>



MARKET ST APT DR TRANS
SCALE: 3/4\"/>

SPECIFICATIONS

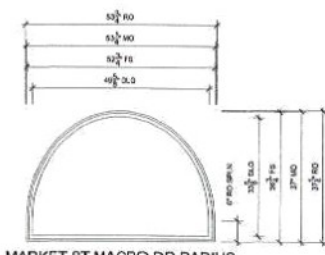
Line # 15
Qty: 1
Mark Unit: MARKET ST APT DR TRANS
Product Line: URBAN
Unit Description: Direct Glass Rectangle
Rough Opening: 63 3/4\"/>



MARKET ST APT DR RADIUS
SCALE: 3/4\"/>

SPECIFICATIONS

Line # 16
Qty: 1
Mark Unit: MARKET ST APT DR RADIUS
Product Line: URBAN
Unit Description: Direct Glass Round Top
Rough Opening: 63 3/4\"/>



MARKET ST MACRO DR RADIUS
SCALE: 3/4\"/>

SPECIFICATIONS

Line # 17
Qty: 1
Mark Unit: MARKET ST MACRO DR RADIUS
Product Line: URBAN
Unit Description: Direct Glass Round Top
Rough Opening: 53 3/4\"/>

ORDERING PRODUCTS WITH REFERENCE TO THIS DRAWING: Always ordering the Marvin Window and Door products illustrated with this drawing. The product name and description must be included. The approved signature of the purchaser must be returned to the Architectural Department. This drawing is not to be used for any other purpose without the written consent of Marvin. It is the responsibility of the purchaser to verify the accuracy of the information shown on this drawing. Marvin Window and Door assumes no responsibility for any errors or omissions in this drawing.

REVISION:

CREATED: 06/07/2024

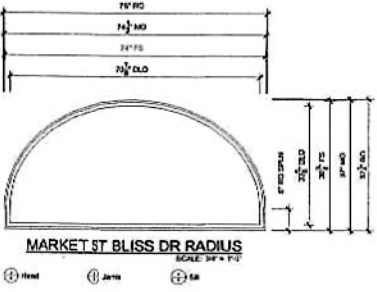
PK VERSION: 0004.08.01

PROJ: MAINE COAST BLISS MACRO ONLY / MAINE COAST BLISS MACRO ONLY

DISTO: ELENK ELDREDGE LUMBER & HARDWARE-YORK-CO

DRAWN: HEATHER CRITZEL

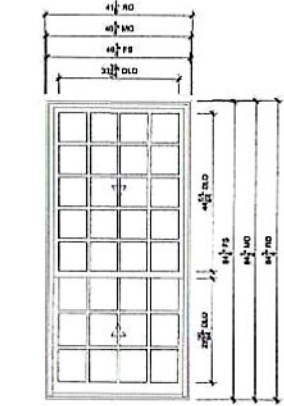
QUOTES: RTD0009W



MARKET ST BLISS DR RADIUS
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line # 11
Qty: 1
Mark Use: MARKET ST BLISS DR RADIUS
Product Line: Unbranded
Unit Description: Driv. Glass Round Top
Rough Opening: 7'0" X 3'10"
Frame Size: 7'4" X 3'36"
Masonry Opening: 7'4" X 3'36"
Sash Opening: 7'0" X 3'10"
Inset Opening: 7'0" X 3'10"
Exterior Finish: Stone White
Interior Finish: Stone White
Blind: Pine
Call Number: None
Glass Information: Low E2 w/Argon, Black
Divider Type: None
Hardware Type: None
Screen Type: None
Hardware Color: None
Screen Surround Color: None
Screen Mesh Type: None
Jamb Depth: 4 5/8"

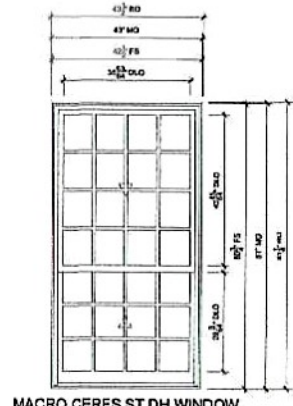


BLISS CERES ST DH WINDOW
SCALE: 3/4" = 1'-0"

- 1 Head
- 1 Jamb
- 1 SS
- 1 Checkered
- 1 Jamb
- 1 Divided Lite

SPECIFICATIONS

Line # 10
Qty: 1
Mark Use: BLISS CERES ST DH WINDOW
Product Line: Unbranded
Unit Description: Double Hung G2
Rough Opening: 4'1" X 3' X 3/4"
Frame Size: 4'0" X 3' X 3/4"
Masonry Opening: 4'0" X 3' X 3/4"
Sash Opening: 4'0" X 3' X 3/4"
Inset Opening: 4'0" X 3' X 3/4"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Blind: Pine
Call Number: None
Glass Information: Lo, Low E2 w/Argon, Black, Tempered Low E2 w/Argon
Divider Type: 7/8" Rectangular GCL w/ Spacer - Black
Hardware Type: Sash Lock, LR Type: None, No Finger Pad, Top Sash Lifter - None, Bottom Sash Lifter - None, Window Opening Control - None
Screen Type: Extended Aluminum Screen
Hardware Color: Bronze
Screen Surround Color: Stone White
Screen Mesh Type: Bugle View Mesh
Jamb Depth: 4 5/8"

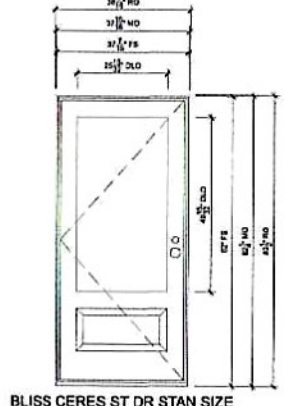


MACRO CERES ST DH WINDOW
SCALE: 3/4" = 1'-0"

- 1 Head
- 1 SS
- 1 Checkered
- 1 Jamb
- 1 Blinded Lite

SPECIFICATIONS

Line # 9
Qty: 1
Mark Use: MACRO CERES ST DH WINDOW
Product Line: Unbranded
Unit Description: Double Hung G2
Rough Opening: 4'1" X 3' X 3/4"
Frame Size: 4'0" X 3' X 3/4"
Masonry Opening: 4'0" X 3' X 3/4"
Sash Opening: 4'0" X 3' X 3/4"
Inset Opening: 4'0" X 3' X 3/4"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Blind: Pine
Call Number: None
Glass Information: Lo, Low E2 w/Argon, Black, Tempered Low E2 w/Argon
Divider Type: 7/8" Rectangular GCL w/ Spacer - Black
Hardware Type: Sash Lock, LR Type: None, No Finger Pad, Top Sash Lifter - None, Bottom Sash Lifter - None, Window Opening Control - None
Screen Type: Extended Aluminum Screen
Hardware Color: Bronze
Screen Surround Color: Stone White
Screen Mesh Type: Dight View Mesh
Jamb Depth: 4 5/8"

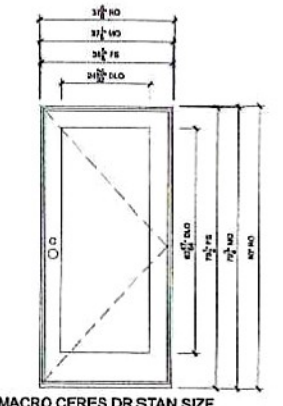


BLISS CERES ST DR STAN SIZE
SCALE: 3/4" = 1'-0"

- 1 Head
- 1 Jamb
- 1 SS
- 1 Checkered
- 1 Jamb
- 1 SS

SPECIFICATIONS

Line # 13
Qty: 1
Mark Use: BLISS CERES ST DR STAN SIZE
Product Line: Unbranded
Unit Description: Outswing French Door G2
Rough Opening: 3'0" X 3' X 3/4"
Frame Size: 3'7" X 3' X 3/4"
Masonry Opening: 3'7" X 3' X 3/4"
Sash Opening: 3'0" X 3' X 3/4"
Inset Opening: 3'0" X 3' X 3/4"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Outswing French Door G2, R, Right-Hand
Call Number: CH204
Glass Information: Tempered Low E2 w/Argon, Black
Divider Type: None
Hardware Type: Multi-Point Lock, Adjustable Hinges
Screen Type: None
Hardware Color: Oil Rubbed Bronze PVD
Screen Surround Color: Stone
Screen Mesh Type: None
Jamb Depth: 4 5/8"

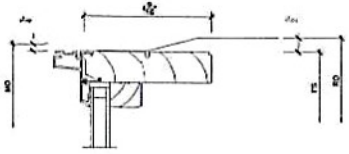


MACRO CERES DR STAN SIZE
SCALE: 3/4" = 1'-0"

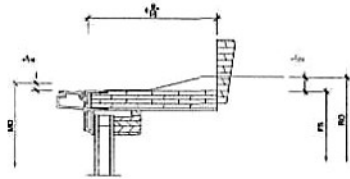
- 1 Head
- 1 Jamb
- 1 SS
- 1 Checkered
- 1 Jamb
- 1 SS

SPECIFICATIONS

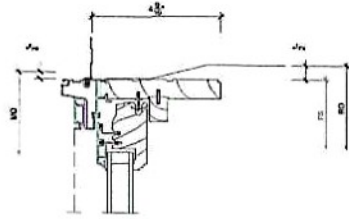
Line # 12
Qty: 1
Mark Use: MACRO CERES DR STAN SIZE
Product Line: Unbranded
Unit Description: Outswing French Door G2
Rough Opening: 3'0" X 3' X 3/4"
Frame Size: 3'6" X 3' X 3/4"
Masonry Opening: 3'6" X 3' X 3/4"
Sash Opening: 3'0" X 3' X 3/4"
Inset Opening: 3'0" X 3' X 3/4"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Outswing French Door G2, L, Left-Hand
Call Number: CH204
Glass Information: Tempered Low E2 w/Argon, Black
Divider Type: None
Hardware Type: Multi-Point Lock, Adjustable Hinges
Screen Type: None
Hardware Color: Oil Rubbed Bronze PVD
Screen Surround Color: Stone
Screen Mesh Type: None
Jamb Depth: 4 5/8"



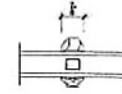
1 Head SCALE: 1/4" = 1'-0"



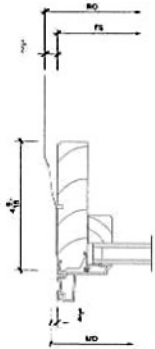
2 Head SCALE: 1/4" = 1'-0"



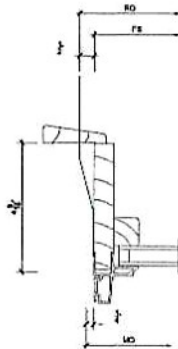
3 Head SCALE: 1/4" = 1'-0"



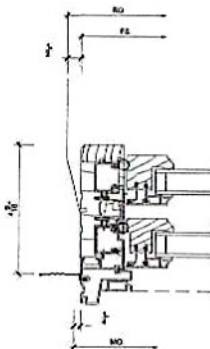
10 Divided Life SCALE: 1/4" = 1'-0"



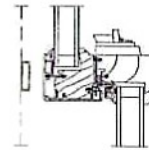
4 Jamb SCALE: 1/4" = 1'-0"



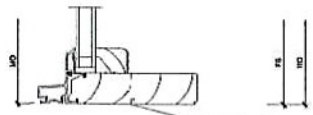
5 Jamb SCALE: 1/4" = 1'-0"



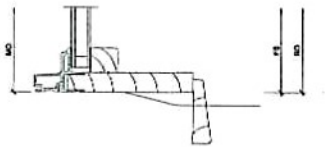
6 Jamb SCALE: 1/4" = 1'-0"



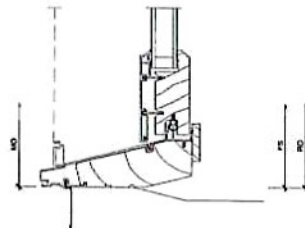
7 Checkrail SCALE: 1/4" = 1'-0"



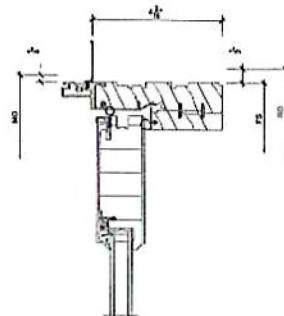
8 Sill SCALE: 1/4" = 1'-0"



9 Sill SCALE: 1/4" = 1'-0"



11 Sill SCALE: 1/4" = 1'-0"

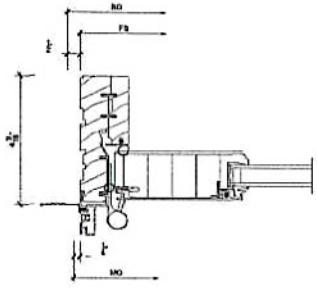


12 Head SCALE: 1/4" = 1'-0"

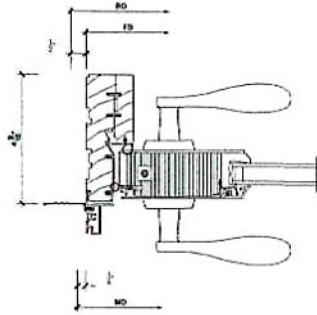


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PRODUCE: MAINE COAST BLDGS BLSMACRO ONLY / MAINE COAST BLDGS BLSMACRO ONLY
 DISTRO/PALER: ELDRIDGE LUMBER & HARDWARE / DRFG-00
 DRAWN: HEATHER DITZEL
 QUOTES: RTW/VFW
 PKL VERSION: 0304.08.01
 REVISION:
 CREATED: 05/07/2024



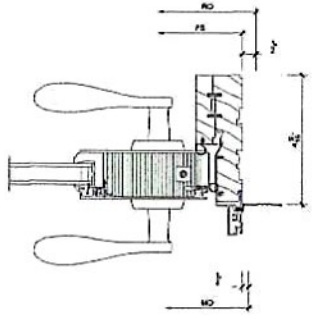
1 Jamb SCALE: 6" = 1'-0"



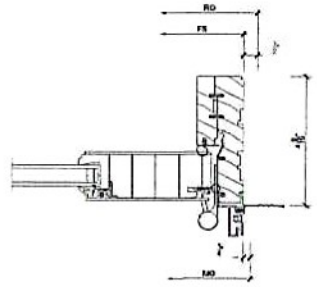
2 Jamb SCALE: 6" = 1'-0"

3 NOT USED SCALE: 6" = 1'-0"

4 NOT USED SCALE: 6" = 1'-0"



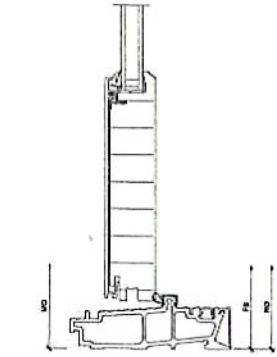
5 Jamb SCALE: 6" = 1'-0"



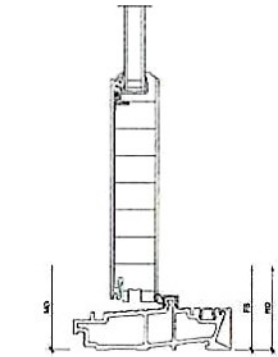
6 Jamb SCALE: 6" = 1'-0"

7 NOT USED SCALE: 6" = 1'-0"

8 NOT USED SCALE: 6" = 1'-0"



9 Sill SCALE: 6" = 1'-0"



10 Sill SCALE: 6" = 1'-0"

11 NOT USED SCALE: 6" = 1'-0"

12 NOT USED SCALE: 6" = 1'-0"



FORWARD TO: MARVIN WINDOWS & DOORS, INC. 10000 MARVIN DRIVE, FARMINGTON, CT 06031
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PROJECT: MARINE COAST BLISS/MACRO ONLY / MARINE COAST BLISS/MACRO ONLY
 DIST./SALES: ELDREDEGE LUMBER & HARDWARE-YORK-CO
 DRAWN: KATHER DITZEL
 QUOTE# RTXW07
 PK VERSION: 0904-08-01
 CREATED: 05/07/2024
 REV: 004

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Windows and other products shown herein,
 the purchaser should refer to the product literature for the most current
 approved appearance of the products and be advised that the actual
 appearance of the products may vary slightly from the appearance shown
 on the drawings. The drawings are for informational purposes only and do not
 constitute a contract. The drawings are subject to change without notice.
 In the event of a discrepancy between the drawings and the product literature,
 the product literature shall prevail. Marvin Windows and other products are
 manufactured in the United States of America.

REVISION:

CREATED: 06/07/2024

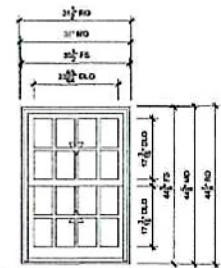
PKVRSOON.0004.08.01

PROJECT: MAINE COAST BLINDS DOOR/SHUTTERS / MAINE COAST BLINDS DOOR/SHUTTERS

DISTRIBUTOR: ELDREDGE LUMBER & HARDWARE-YORK-GO

QUOTES.DORRANS

SHEET
1
OF 6

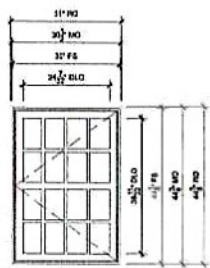


APT 1 ABOVE SINK CERES
SCALE: 3/4" = 1'-0"

- ① Head
- ② Sill
- ③ Casement
- ④ Jamb
- ⑤ Double Lite

SPECIFICATIONS

Line # 1
 Qty: 1
 Mark Line: APT 1 ABOVE SINK CERES
 Product Line: Ultimate
 Unit Description: Double Hung G2
 Rough Opening: 31" X 44 3/8"
 Inside Size: 31 1/2" X 44 3/8"
 Masonry Opening: 31 1/2" X 44 3/8"
 Sash Opening: 31 1/2" X 44 3/8"
 Inset Opening: 31 1/2" X 44 3/8"
 Lock: Type: None
 Inset: None
 Interior Finish: Painted Interior Finish - White
 Unit Type: Double Hung G2
 Call Number: None
 Glass Information: IG Low E2 w/Argon, Black
 Jamb Type: 7/8" Recessed Air Seal, No Spacer - Black
 Hardware Type: Dash Lock, L/R Type: None No Finger Pull, Top Sash Lifter: None
 Screen Type: None
 Screen Mesh Type: None
 Screen Mesh Color: None
 Screen Mesh Type: None
 Screen Mesh Color: None
 Screen Mesh Type: None
 Jamb Depth: 4 9/16"

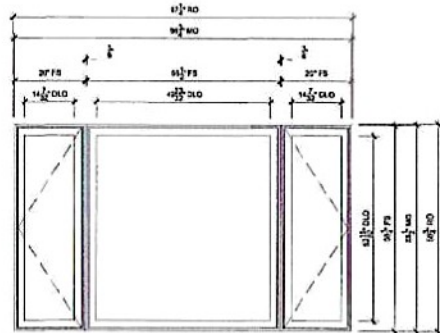


APT 1 BEDS 1/2 EGRESS MARKET
SCALE: 3/4" = 1'-0"

- ① Head
- ② Sill
- ③ Casement
- ④ Jamb
- ⑤ Double Lite

SPECIFICATIONS

Line # 2
 Qty: 2
 Mark Line: APT 1 BEDS 1/2 EGRESS MARKET
 Product Line: Ultimate
 Unit Description: Casement
 Rough Opening: 31" X 44 3/8"
 Inside Size: 31" X 44 3/8"
 Masonry Opening: 30 1/2" X 44 3/8"
 Sash Opening: 31" X 44 3/8"
 Inset Opening: 31" X 44 3/8"
 Lock: Type: None
 Inset: None
 Interior Finish: Painted Interior Finish - White
 Unit Type: Casement, Left Hand
 Call Number: None
 Glass Information: IG - 3/4", Low E2 w/Argon, Black
 Jamb Type: 7/8" Vertical Vertical Recessed Air Seal, No Spacer - Black
 Hardware Type: Tension Handle, No Dash/Finger Pull
 Screen Type: None
 Screen Mesh Type: None
 Screen Mesh Color: None
 Screen Mesh Type: None
 Jamb Depth: 4 9/16"

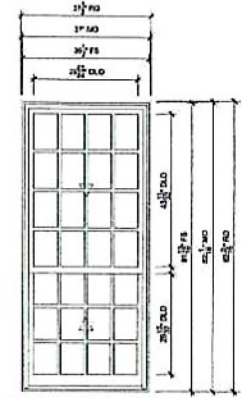


APT 1 LIV RM CERES
SCALE: 3/4" = 1'-0"

- ① Head
- ② Sill
- ③ Casement
- ④ Jamb
- ⑤ Double Lite
- ⑥ Vertical Muntin
- ⑦ S3

SPECIFICATIONS

Line # 3
 Qty: 1
 Mark Line: APT 1 LIV RM CERES
 Product Line: Ultimate
 Unit Description: Inset Assembly
 Rough Opening: 61 1/2" X 58 3/4"
 Inside Size: 58 1/4" X 58 3/4"
 Masonry Opening: 61 1/2" X 58 3/4"
 Sash Opening: 58 1/4" X 58 3/4"
 Inset Opening: 58 1/4" X 58 3/4"
 Lock: Type: None
 Inset: None
 Interior Finish: Painted Interior Finish - White
 Unit Type: J2 Casement, Left Hand
 Call Number: (A1A2) CR 23 with (A2) None
 Glass Information: IG - 3/4", Low E2 w/Argon, Black
 Jamb Type: None
 Hardware Type: (A1A2) Folding Handle, No Dash/Tension Lock
 Screen Type: None
 Screen Mesh Type: None
 Screen Mesh Color: None
 Screen Mesh Type: None
 Jamb Depth: 4 9/16"

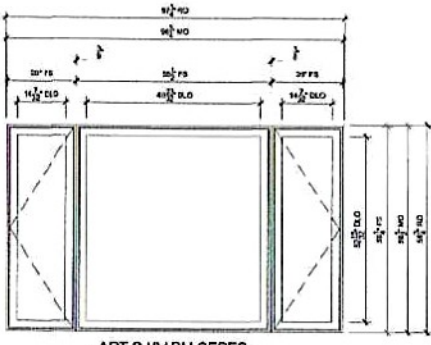


APT 2 KITCHEN BOW
SCALE: 3/4" = 1'-0"

- ① Head
- ② Sill
- ③ Casement
- ④ Jamb
- ⑤ Double Lite

SPECIFICATIONS

Line # 4
 Qty: 1
 Mark Line: APT 2 KITCHEN BOW
 Product Line: Ultimate
 Unit Description: Double Hung G2
 Rough Opening: 31" X 44 3/8"
 Inside Size: 31 1/2" X 44 3/8"
 Masonry Opening: 31 1/2" X 44 3/8"
 Sash Opening: 31 1/2" X 44 3/8"
 Inset Opening: 31 1/2" X 44 3/8"
 Lock: Type: None
 Inset: None
 Interior Finish: Painted Interior Finish - White
 Unit Type: Double Hung G2
 Call Number: None
 Glass Information: IG Low E2 w/Argon, Black, Tension Line E2 w/Argon
 Jamb Type: 7/8" Recessed Air Seal, No Spacer - Black
 Hardware Type: Dash Lock, L/R Type: None, No Finger Pull, Top Sash Lifter: None
 Screen Type: None
 Screen Mesh Type: None
 Screen Mesh Color: None
 Screen Mesh Type: None
 Jamb Depth: 4 9/16"

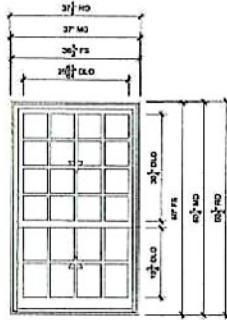


APT 2 LIV RM CERES

- ① Head
- ② Sill
- ③ Head
- ④ Jamb
- ⑤ Vertical R. Fin
- ⑥ R1

SPECIFICATIONS

Line # 1
 Qty: 1
 Mark Up: APT 2 LIV RM CERES
 Product Line: Window
 Unit Description: Mark Assembly
 Rough Opening: 37 1/2\"/>

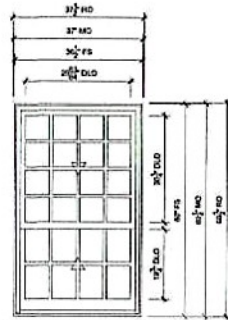


APT 2 LIV RM BOW ST

- ① Head
- ② Sill
- ③ Head
- ④ Jamb
- ⑤ Diagonal
- ⑥ Erection

SPECIFICATIONS

Line # 2
 Qty: 1
 Mark Up: APT 2 LIV RM BOW ST
 Product Line: Window
 Unit Description: Double Hung 02
 Rough Opening: 37 1/2\"/>

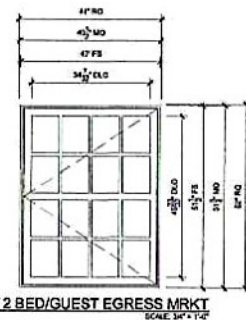


APT 2 GUEST RM BOW ST

- ① Head
- ② Sill
- ③ Head
- ④ Jamb
- ⑤ Diagonal
- ⑥ Erection

SPECIFICATIONS

Line # 3
 Qty: 1
 Mark Up: APT 2 GUEST RM BOW ST
 Product Line: Window
 Unit Description: Double Hung 02
 Rough Opening: 37 1/2\"/>



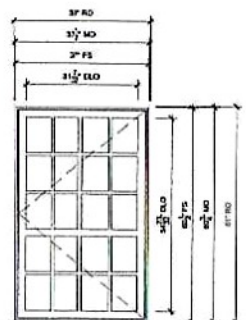
APT 2 BED/GUEST EGRESS MKT

SCALE: 3/4\"/>

- ① Head
- ② Sill
- ③ Head
- ④ Jamb
- ⑤ Diagonal Lin
- ⑥ Erection Bar

SPECIFICATIONS

Line # 4
 Qty: 2
 Mark Up: APT 2 BED/GUEST EGRESS MKT
 Product Line: Window
 Unit Description: Casement
 Rough Opening: 41\"/>



APT 3 BED 1/2 MKT ST EGRESS

- ① Head
- ② Sill
- ③ Head
- ④ Jamb
- ⑤ Diagonal Lin
- ⑥ Erection Bar

SPECIFICATIONS

Line # 5
 Qty: 2
 Mark Up: APT 3 BED 1/2 MKT ST EGRESS
 Product Line: Window
 Unit Description: Casement
 Rough Opening: 38\"/>

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products, compare with approved drawings of the manufacturer must be received from the Architect or Engineer. The Marvin Window and Door products are intended for use in the United States. It is the responsibility of the Architect or Engineer to verify the appropriateness of the drawings. Marvin Windows and Doors warrant no responsibility in any manner for products used in conjunction with the drawings.

REV: 03/20

CREATED: 05/07/2024

P/N VERSION: 0004-001

PROJECTS: MAINE COAST BLURD DUPLICATIONS / MAINE COAST BLURD BLINDS DOPH-HIN ARTS

DIST/DEALER: ELDREDE LUMBER & HARDWARE-YORK

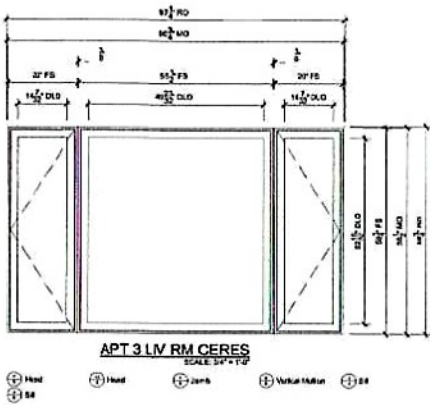
DRAWN: TANNER DITTEL

QUOTE#: 0282765

SHEET

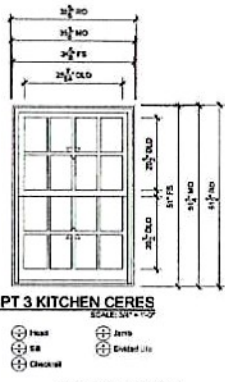
3

OF 6



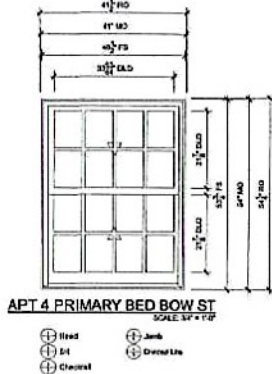
SPECIFICATIONS

- Line # 10 Qty: 1
- Mark Line: APT 3 LIV RM CERES
- Product Line: Window
- Unit Description: Marvin Aluminum
- Rough Opening: 31" x 58 3/4"
- Frame Size: 28 1/2" x 55 1/4"
- Maximum Opening: 26 3/4" x 53 1/4"
- Mesh Opening: 27 1/4" x 53 3/4"
- Mesh Opening: 27 1/4" x 53 3/4"
- Mesh Opening: 27 1/4" x 53 3/4"
- Exterior Finish: Stone White
- Options: None
- Interior Finish: Painted Interior Finish - White
- Unit Type: Casement, Left Hand
- Call Number: [A2] Casement, Right Hand
- Call Number: [A2] Casement, Left Hand
- Glass Information: IG - 1/2" Low E2 w/Argon, Back
- Hardware Type: Brass, No Finger Pull, Top Edge Lintel: None
- Screen Mesh Type: Bright View Mesh
- Screen Mesh Color: Stone White
- Screen Mesh Type: Bright View Mesh
- Screen Mesh Color: Stone White
- Screen Mesh Type: Bright View Mesh
- Screen Mesh Color: Stone White
- Jamb Depth: 4 1/8"



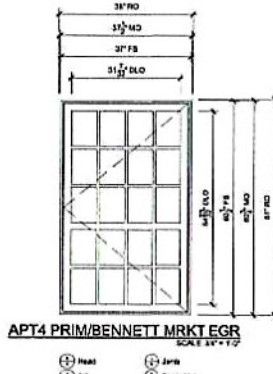
SPECIFICATIONS

- Line # 11 Qty: 1
- Mark Line: APT 3 KITCHEN CERES
- Product Line: Window
- Unit Description: Double Hung G2
- Rough Opening: 28 5/8" x 58 3/4"
- Frame Size: 24 1/2" x 54 1"
- Maximum Opening: 22 1/4" x 51 1/2"
- Mesh Opening: 23 1/2" x 51 1/2"
- Mesh Opening: 23 1/2" x 51 1/2"
- Exterior Finish: Stone White
- Options: None
- Interior Finish: Painted Interior Finish - White
- Unit Type: Double Hung G2
- Call Number: None
- Glass Information: IG, Low E2 w/Argon, Back
- Hardware Type: Brass Lock, L/R Type: None, No Finger Pull, Top Edge Lintel: None
- Screen Mesh Type: None
- Screen Mesh Color: Stone White
- Screen Mesh Type: Bright View Mesh
- Screen Mesh Color: Stone White
- Jamb Depth: 4 1/8"



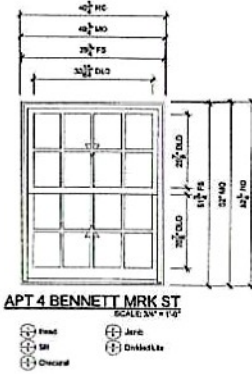
SPECIFICATIONS

- Line # 12 Qty: 1
- Mark Line: APT 4 PRIMARY BED BOW ST
- Product Line: Window
- Unit Description: Double Hung G2
- Rough Opening: 41 1/2" x 54 1/4"
- Frame Size: 37 3/4" x 50 3/4"
- Maximum Opening: 35 3/4" x 47 1/4"
- Mesh Opening: 36 3/4" x 48 1/4"
- Mesh Opening: 36 3/4" x 48 1/4"
- Exterior Finish: Stone White
- Options: None
- Interior Finish: Painted Interior Finish - White
- Unit Type: Double Hung G2
- Call Number: None
- Glass Information: IG, Low E2 w/Argon, Back
- Hardware Type: Brass Lock, L/R Type: None, No Finger Pull, Top Edge Lintel: None
- Screen Mesh Type: None
- Screen Mesh Color: Stone White
- Screen Mesh Type: Bright View Mesh
- Screen Mesh Color: Stone White
- Jamb Depth: 4 1/8"



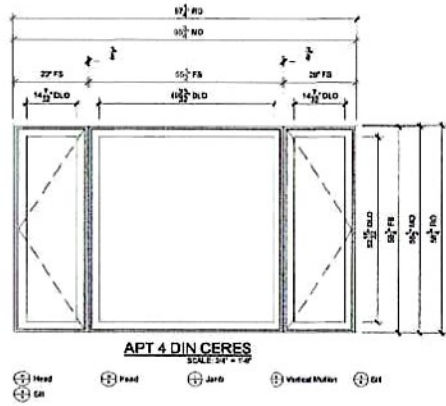
SPECIFICATIONS

- Line # 13 Qty: 1
- Mark Line: APT 4 PRIM/BENNETT MRKT EGR
- Product Line: Window
- Unit Description: Casement
- Rough Opening: 37" x 81"
- Frame Size: 37" x 81"
- Maximum Opening: 37" x 81"
- Mesh Opening: 37" x 81"
- Mesh Opening: 37" x 81"
- Exterior Finish: Stone White
- Options: None
- Interior Finish: Painted Interior Finish - White
- Unit Type: Casement, Left Hand
- Call Number: None
- Glass Information: IG, Low E2 w/Argon, Back
- Hardware Type: Brass Lock, L/R Type: None, No Finger Pull, Top Edge Lintel: None
- Screen Mesh Type: None
- Screen Mesh Color: Stone White
- Screen Mesh Type: Bright View Mesh
- Screen Mesh Color: Stone White
- Jamb Depth: 4 1/8"



SPECIFICATIONS

- Line # 14 Qty: 1
- Mark Line: APT 4 BENNETT MRKT ST
- Product Line: Window
- Unit Description: Double Hung G2
- Rough Opening: 40 3/4" x 52 1/4"
- Frame Size: 39 3/4" x 51 1/4"
- Maximum Opening: 38 1/4" x 49 1/4"
- Mesh Opening: 40 3/4" x 52 1/4"
- Mesh Opening: 40 3/4" x 52 1/4"
- Exterior Finish: Stone White
- Options: None
- Interior Finish: Painted Interior Finish - White
- Unit Type: Double Hung G2
- Call Number: None
- Glass Information: IG, Low E2 w/Argon, Back
- Hardware Type: Brass Lock, L/R Type: None, No Finger Pull, Top Edge Lintel: None
- Screen Mesh Type: None
- Screen Mesh Color: Stone White
- Screen Mesh Type: Bright View Mesh
- Screen Mesh Color: Stone White
- Jamb Depth: 4 1/8"

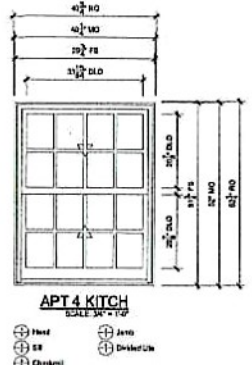


APT 4 DIN CERES
 SCALE 3/4" = 1'-0"

- ① Head
- ② Jamb
- ③ Vertical Muntin
- ④ Sill

SPECIFICATIONS

Line # 16
 Qty: 1
 Main Unit: APT 4 DIN CERES
 Product Line: LPI/White
 Unit Description: Marvin Casework
 Rough Opening: 67 1/4" X 56 3/4"
 Frame Size: 56 1/4" X 56 1/4"
 Maximum Opening: 56 3/4" X 56 1/4"
 Sash Opening: 51 1/4" X 56 3/4"
 Inside Opening: 51 1/4" X 56 3/4"
 Exterior Finish: Stone White
 Screen: Pine
 Inset: Flush, Partial Inset or Flush - White
 Unit Type: [A1] Casement, Left Hand
 [A2] Casement, Right Hand
 Call Number: [A1A3] CHG w/blk, [A2] None
 Glass Information: IG - 54", Low E2 w/Argon, 604
 Divider Type: None
 Hardware Type: [A1A2] Polished Nickel, No End Tower Lintel, [A2] None
 Screen Type: [A1A3] Colored Laminated Screen [A2] None
 Hardware Color: [A1A3] Bronze
 [A2] None
 Screen Surround Color: [A1A3] White, [A2] None
 Screen Mesh Type: [A1A4] Bright View Mesh, [A2] None
 Jamb Depth: 4 1/2"

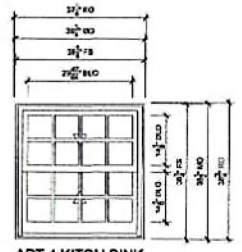


APT 4 KITCH
 SCALE 3/4" = 1'-0"

- ① Head
- ② Sill
- ③ Divided
- ④ Jamb
- ⑤ Divided Lite

SPECIFICATIONS

Line # 18
 Qty: 1
 Main Unit: APT 4 KITCH
 Product Line: LPI/White
 Unit Description: Double Hung IG
 Rough Opening: 40 3/4" X 62 1/4"
 Frame Size: 38 3/4" X 62 1/4"
 Maximum Opening: 40 3/4" X 62 1/4"
 Sash Opening: 40 3/4" X 62 1/4"
 Inside Opening: 43 1/4" X 62 1/4"
 Exterior Finish: Stone White
 Screen: Pine
 Inset: Flush, Partial Inset or Flush - White
 Unit Type: Double Hung IG
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, 604
 Divider Type: TWP Rectangular SCL w/ Spacer - Black
 Hardware Type: Flush Lock, LH Type - None, No Finger Pad, Top Sash Inset - None
 Screen Mesh Type: Bright View Mesh
 Screen Type: Aluminum Screen
 Hardware Color: Bronze
 Screen Surround Color: Stone White
 Screen Mesh Type: Bright View Mesh
 Jamb Depth: 4 1/2"

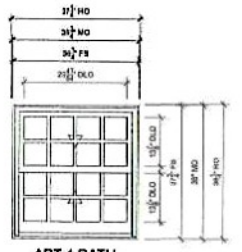


APT 4 KITCH SINK
 SCALE 3/4" = 1'-0"

- ① Head
- ② Sill
- ③ Divided
- ④ Jamb
- ⑤ Divided Lite

SPECIFICATIONS

Line # 17
 Qty: 1
 Main Unit: APT 4 KITCH SINK
 Product Line: LPI/White
 Unit Description: Double Hung IG
 Rough Opening: 37 1/4" X 38 3/4"
 Frame Size: 36 1/4" X 38 3/4"
 Maximum Opening: 36 3/4" X 38 3/4"
 Sash Opening: 37 1/4" X 38 3/4"
 Inside Opening: 37 1/4" X 38 3/4"
 Exterior Finish: Stone White
 Screen: Pine
 Inset: Flush, Partial Inset or Flush - White
 Unit Type: Double Hung IG
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, 604
 Divider Type: TWP Rectangular SCL w/ Spacer - Black
 Hardware Type: Flush Lock, LH Type - None, No Finger Pad, Top Sash Inset - None, Bottom Sash Lock - None
 Screen Type: Aluminum Screen
 Hardware Color: Bronze
 Screen Surround Color: Stone White
 Screen Mesh Type: Bright View Mesh
 Jamb Depth: 4 1/2"

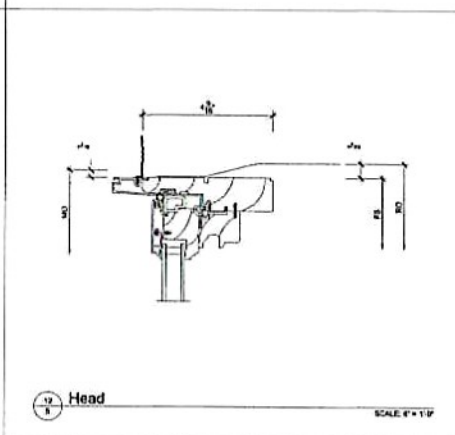
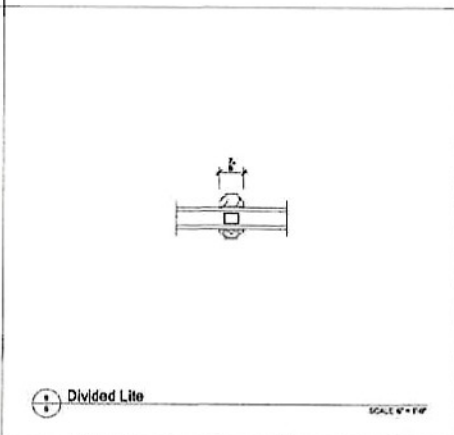
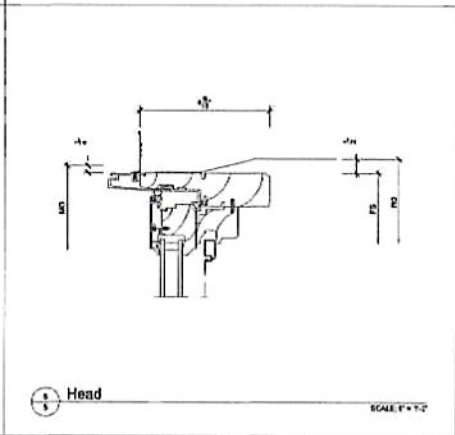
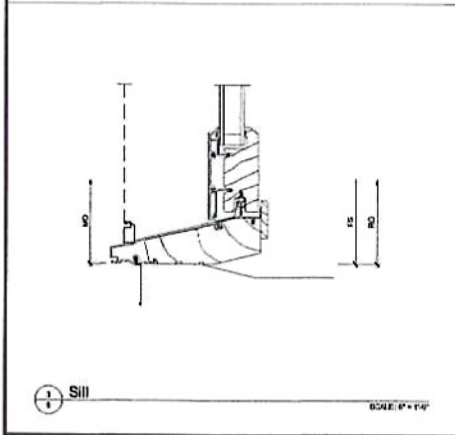
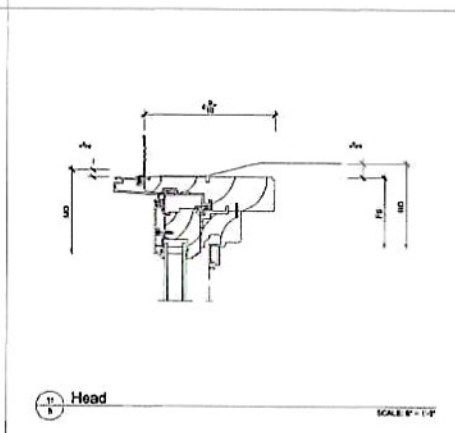
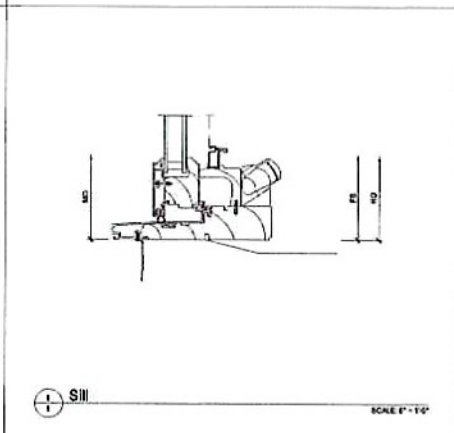
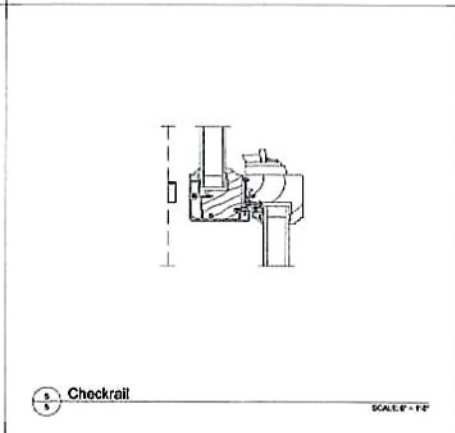
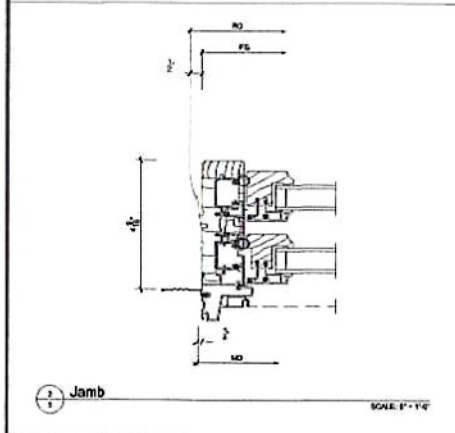
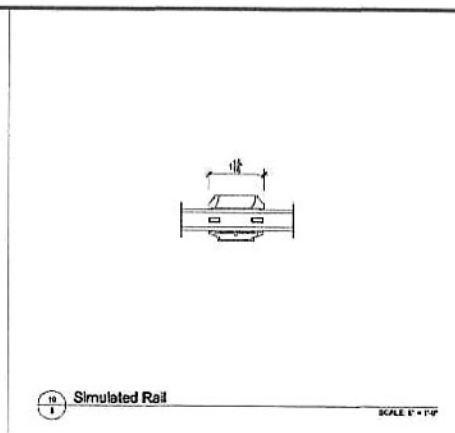
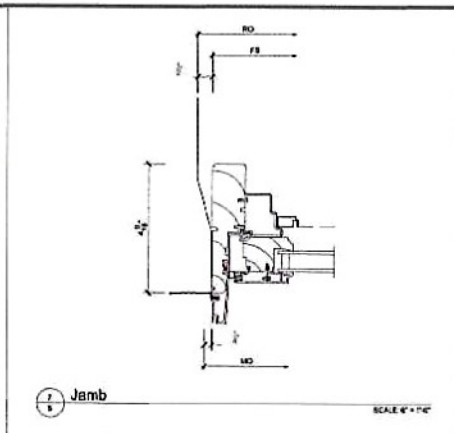
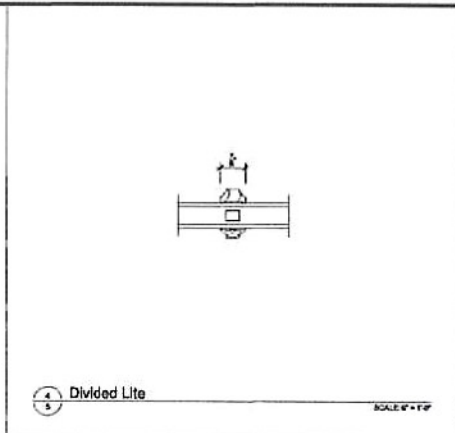
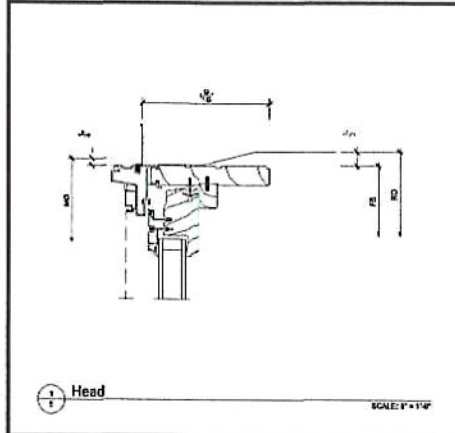


APT 4 BATH
 SCALE 3/4" = 1'-0"

- ① Head
- ② Sill
- ③ Divided
- ④ Jamb
- ⑤ Divided Lite

SPECIFICATIONS

Line # 1A
 Qty: 1
 Main Unit: APT 4 BATH
 Product Line: LPI/White
 Unit Description: Double Hung IG
 Rough Opening: 37 1/4" X 38 3/4"
 Frame Size: 36 1/4" X 38 3/4"
 Maximum Opening: 36 3/4" X 38 3/4"
 Sash Opening: 37 1/4" X 38 3/4"
 Inside Opening: 37 1/4" X 38 3/4"
 Exterior Finish: Stone White
 Screen: Pine
 Inset: Flush, Partial Inset or Flush - White
 Unit Type: Double Hung IG
 Call Number: None
 Glass Information: IG, Tempered, Low E2 w/Argon, 604
 Divider Type: TWP Rectangular SCL w/ Spacer - Black
 Hardware Type: Flush Lock, LH Type - None, No Finger Pad, Top Sash Inset - None, Bottom Sash Lock - None
 Screen Type: Aluminum Screen
 Hardware Color: Bronze
 Screen Surround Color: Stone White
 Screen Mesh Type: Bright View Mesh
 Jamb Depth: 4 1/2"



DESIGNING PRODUCTS WITH REFERENCE TO EXISTING DRAWINGS. MARVIN ASSURES THE BUYER THAT OUR PRODUCTS WILL BE MANUFACTURED TO THE APPROVED SPECIFICATIONS OF THE PARTICIPATING ARCHITECTURAL FIRMS. THIS IS NOT A WARRANTY OF THE PRODUCT. MARVIN ASSURES THE BUYER THAT OUR PRODUCTS WILL BE MANUFACTURED TO THE APPROVED SPECIFICATIONS OF THE PARTICIPATING ARCHITECTURAL FIRMS. MARVIN ASSURES THE BUYER THAT OUR PRODUCTS WILL BE MANUFACTURED TO THE APPROVED SPECIFICATIONS OF THE PARTICIPATING ARCHITECTURAL FIRMS.

PROJ: MAINE COAST BLINDS DOPHIN APTS / MAINE COAST BLINDS DOPHIN APTS
DISTRIBUTOR: ELDREDGE LUMBER & HARDWARE-YORK-GO
DRAWN: KEATHER CITTEL
QUOTES: DUSTINWS
PK: YERSOUI.0004.0A.01
REVISION: 0
CREATED: 05/07/2024

SHEET 5 OF 6

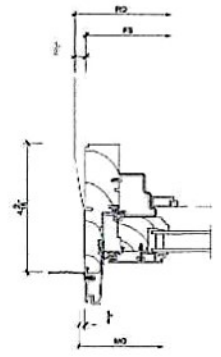
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Windows and other products depicted herein, please contact the Marvin Representative for your area to obtain the appropriate regional literature of the particular product. In addition, the architectural department of the Marvin Company, 2000 North 17th Street, Grand Rapids, MI 49503, is the Marvin product technical leader and should be contacted for the appropriate shop drawings. Marvin Windows and Doors assumes no responsibility for guaranteeing product construction with the drawings.

REVISIONS

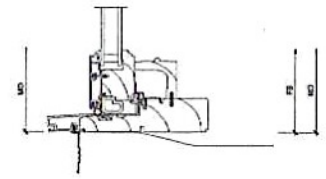
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PK VERSION: 0001.00.01

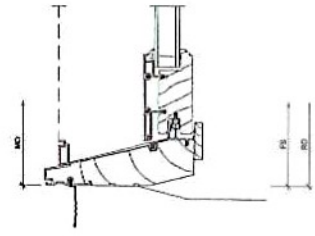
PROJECT: MAINE COAST BLINDS DOPUR/APTS / MAINE COAST BLINDS DOPUR/APTS
 DIST/DEALER: ELDERIDGE LUMBER & HARDWARE -YORK-GO
 DRAWN: HEATHER DITZEL
 QUOTE# DGT21WVS



1
6 Jamb SCALE: 8" = 1'-0"

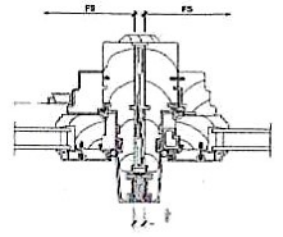


1
6 Sill SCALE: 8" = 1'-0"

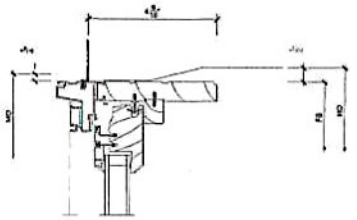


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6 Sill SCALE: 8" = 1'-0"

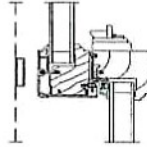
10
6 NOT USED SCALE: 8" = 1'-0"



1
6 Vertical Mullion SCALE: 8" = 1'-0"

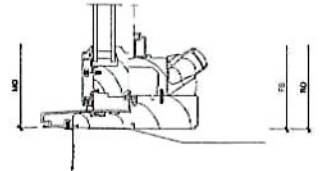


1
6 Head SCALE: 8" = 1'-0"

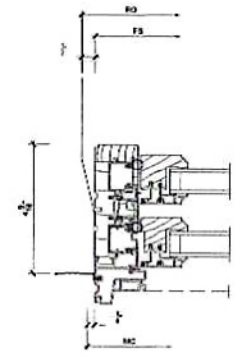


1
6 Checkrail SCALE: 8" = 1'-0"

11
6 NOT USED SCALE: 8" = 1'-0"



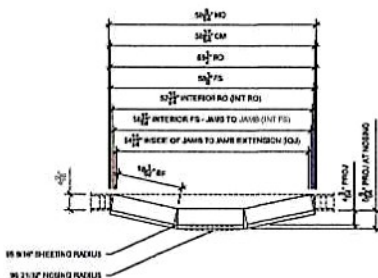
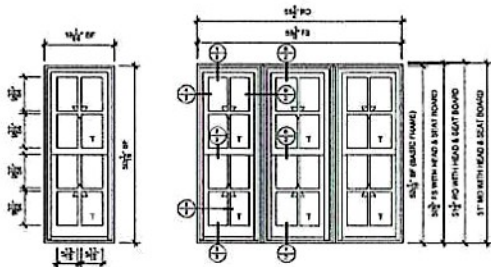
1
6 Sill SCALE: 8" = 1'-0"



1
6 Jamb SCALE: 8" = 1'-0"

8
6 NOT USED SCALE: 8" = 1'-0"

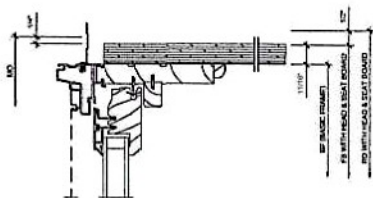
12
6 NOT USED SCALE: 8" = 1'-0"



BOW ST NEXT UP

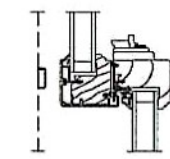
SCALE: 3/4" = 1'-0"

- Qty 1
- Profile Line Upgrade
- Slant VP/2x Clad Ex metal
- Patent Beaker Finial - 1/2" Dia - Plus Beaker
- Unit Description: Assembly 3011H - Bow
- Unit Type Double Hung C/L
- Profile and Clad Board
- Call Number: Bow
- Class Information: IS, Tanged Line Ed at Angles, Black
- Chamber Type: 100" x 40" x 40" BOW, 1/2" Spacer - Black
- Open Interior Chasing Profile
- Window Interior Strip Package
- Window Exterior Strip Package
- Call Placement: Screen
- Call Placement: Screen Top Sash In-to-Place Assembly Color
- 1 For Unit Call Placement Screen Sash/LR
- Screen Type: Aluminum Screen
- Slant VP/2x Beaker
- Drill/Hole Veneer
- Jamb Depth: 4-1/2"
- All Hanging Pin with Lower Installation Bracket
- 9 Feet Cask Support



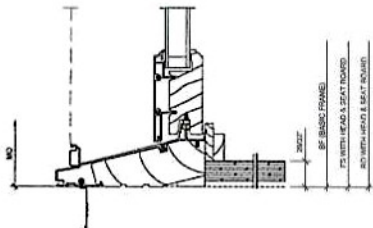
① Head

SCALE: 3/4" = 1'-0"



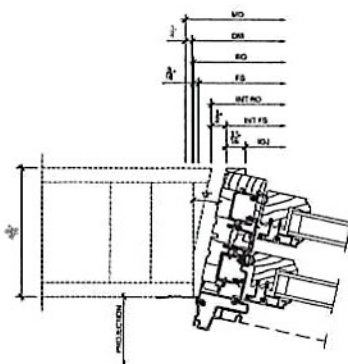
② Checkrail

SCALE: 3/4" = 1'-0"



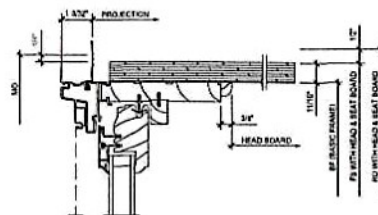
③ Sill

SCALE: 3/4" = 1'-0"



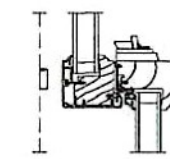
④ Jamb

SCALE: 3/4" = 1'-0"



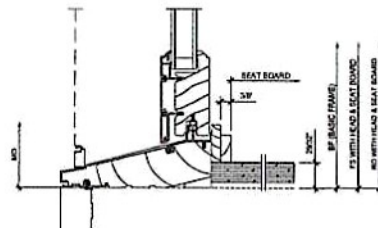
① Head

SCALE: 3/4" = 1'-0"



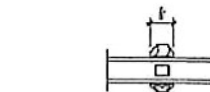
② Checkrail

SCALE: 3/4" = 1'-0"



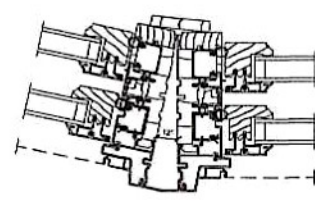
③ Sill

SCALE: 3/4" = 1'-0"



④ Divided Lite

SCALE: 3/4" = 1'-0"



④ Vertical Mullion

SCALE: 3/4" = 1'-0"

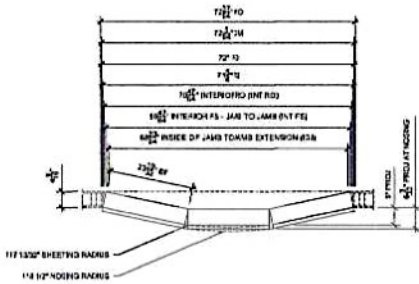
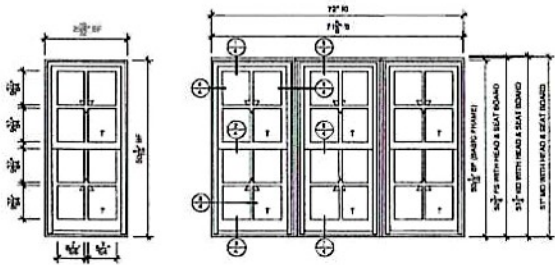


ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the above windows and door products located within
 the product literature, please contact your local distributor for the
 appropriate literature. If you are unable to obtain the literature,
 please contact the factory at 1-800-841-7777. If you are unable to
 obtain the literature, please contact the factory at 1-800-841-7777.
 In the absence of shop drawings, Marvin Windows and Doors reserves the
 right to manufacture products without consultation with the drawings.

MCB DOLPHIN
 BOW WINDOWS ONLY

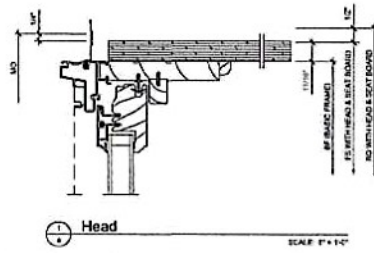
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 DEALER: ELIZABETH LUB & LUDWIG - PORTSMOUTH
 CONTRACTOR:
 ARCHITECT:
 DRAWING NO: 710001 (B.dwg)
 DATE: 05/20/24
 DRAWN BY: RSW
 REVISION DATE:

SHEET
 2
 OF 4

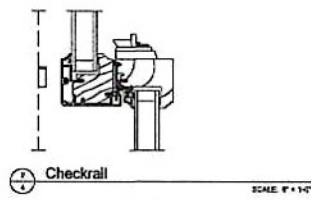


BOW ST TOP HILLMRKT ST END
SCALE: 3/4\"/>

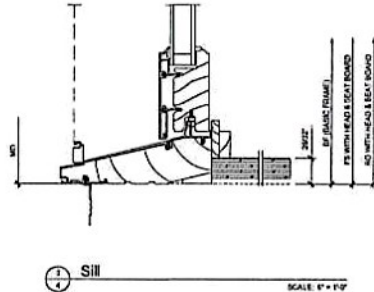
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 Pocket Linc. 1/8mm
 Stone White Chalk Emitter
 Painted Corner Fasten - White - Free Inset
 LHD Changer/L Assembly 3W/14 - Box
 LHD Type Double Hung 6/2
 Free Head and Seat Board
 Call # Under Note
 Glass Information: IG, Temporal Low E of Argon, Black
 Double Type: 1/2\"/>



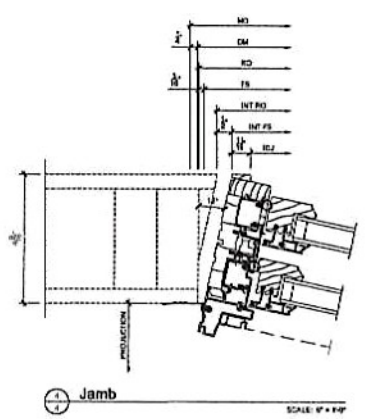
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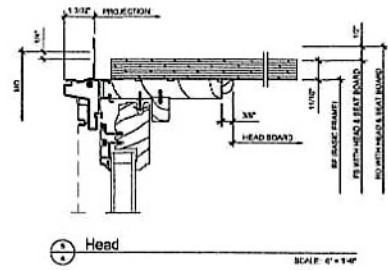
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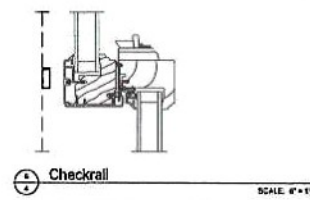
Sill
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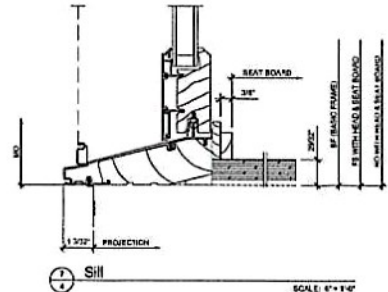
Jamb
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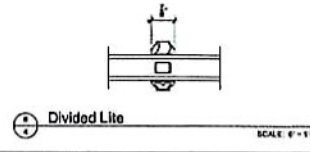
Head
SCALE: 1\"/>



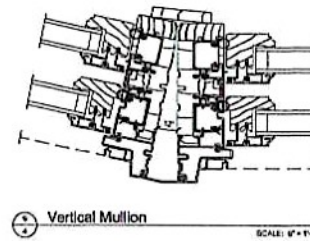
Checkrail
SCALE: 1\"/>



Sill
SCALE: 1\"/>



Divided Lite
SCALE: 1\"/>



Vertical Mullion
SCALE: 1\"/>



ORDERING PRODUCTS WITH REFERENCE TO THIS DRAWING, the Buyer assumes the Marvin Windows and Doors products shown herein. The accuracy of the information provided herein is the responsibility of the Architect. It is the Buyer's responsibility to verify the accuracy of the information provided herein. The Buyer is responsible for obtaining all necessary permits and approvals. The Buyer is responsible for obtaining all necessary permits and approvals. The Buyer is responsible for obtaining all necessary permits and approvals.

**MCB DOLPHIN
BOW WINDOWS ONLY**

DISTRIBUTOR: MARVIN
 DEALER: ELDERIDGE LUB & HOME - PORTSOUTH
 CONTRACTOR:
 ARCHITECT:
 DRAWING NO: 7100218.dwg DRAWN BY: RML
 DATE: 05/08/24 REVISION DATE:

ORDERING PROCEDURES WITH REFERENCE TO SHOP DRAWINGS:
 Shop drawings are prepared by Marvin and their production facilities. The drawings are subject to change without notice. The manufacturer's approval of the product must be retained in the Architectural Record. The drawings are prepared by Marvin and their production facilities. The drawings are subject to change without notice. The manufacturer's approval of the product must be retained in the Architectural Record. The drawings are prepared by Marvin and their production facilities. The drawings are subject to change without notice. The manufacturer's approval of the product must be retained in the Architectural Record.

REVISION

CREATED: 05/07/2024

PK VERSION: 004.08.01

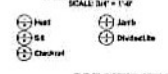
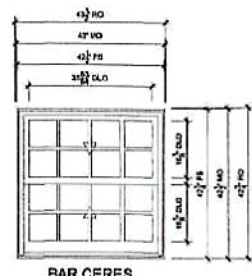
PROJECT: MAINE COAST BLDGS DOLPHIN RESTAURANT / MAINE COAST BLDGS DOLPHIN RESTAURANT

DIST/DEALER: ELDREDE LUMBER & HARDWARE-YORK-00

OWNER: HEATHER DITEL

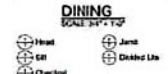
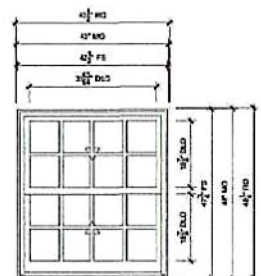
QUOTES: Z22-183E

SHEET
1
OF 3



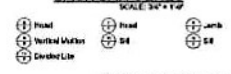
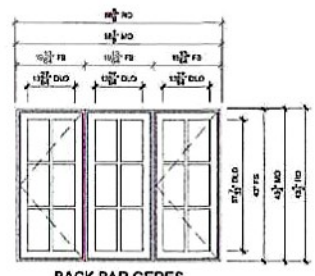
SPECIFICATIONS

Line # 1
Qty: 1
Max LHM BAR CERES
Product Line: LHM
Unit Description: Double Hung 02
Rough Opening: 43 1/2\" x 43 3/4\"
Frame Size: 42 1/2\" x 42 1/4\"
Masonry Opening: 42 1/2\" x 43 1/2\"
Sash Opening: 43 1/2\" x 42 3/4\"
Inset Opening: 43 1/2\" x 42 3/4\"
Glass: Clear
Interior Finish: Painted Interior Finish - White
LHM Type: Double Hung 02
Call Number: None
Glass Information: IG, Low E2 argon, Black
Drains: 2\" x 1\"
Hardware Type: Soft Lock, LH Type: None, No Finger Pad, Top Sash Lock: None, Bottom Sash Lock: None
Screen Type: Aluminum Screen
Hardware Color: Black
Screen Removal Color: Silver
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4 5/8\"



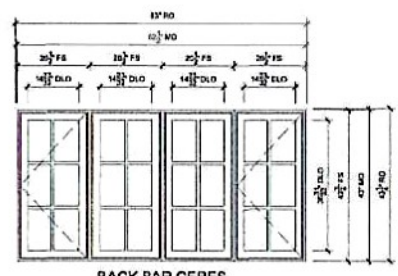
SPECIFICATIONS

Line # 2
Qty: 2
Max LHM DINING
Product Line: LHM
Unit Description: Double Hung 02
Rough Opening: 43 1/2\" x 43 3/4\"
Frame Size: 42 1/2\" x 42 1/4\"
Masonry Opening: 42 1/2\" x 43 1/2\"
Sash Opening: 43 1/2\" x 42 3/4\"
Inset Opening: 43 1/2\" x 42 3/4\"
Glass: Clear
Interior Finish: Painted Interior Finish - White
LHM Type: Double Hung 02
Call Number: None
Glass Information: IG, Low E2 argon, Black
Drains: 2\" x 1\"
Hardware Type: Soft Lock, LH Type: None, No Finger Pad, Top Sash Lock: None, Bottom Sash Lock: None
Screen Type: Aluminum Screen
Hardware Color: Black
Screen Removal Color: Silver
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4 5/8\"



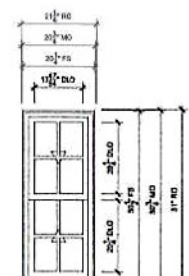
SPECIFICATIONS

Line # 3
Qty: 1
Max LHM BACK BAR CERES
Product Line: LHM
Unit Description: Single Assembly
Rough Opening: 58 1/2\" x 41 1/2\"
Frame Size: 57 1/2\" x 41\"
Masonry Opening: 58 1/2\" x 43 1/2\"
Sash Opening: 58 1/2\" x 42 1/2\"
Inset Opening: 58 1/2\" x 43 1/2\"
Glass: Clear
Interior Finish: Painted Interior Finish - White
LHM Type: [A1A] Casement, Left Hand, [A2] Casement, Right Hand
Call Number: None
Glass Information: IG, Low E2 argon, Black
Drains: 2\" x 1\"
Hardware Type: Soft Lock, LH Type: None, No Finger Pad, Top Sash Lock: None, Bottom Sash Lock: None
Screen Type: Aluminum Screen
Hardware Color: Black
Screen Removal Color: Silver
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4 5/8\"



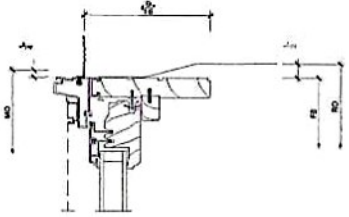
SPECIFICATIONS

Line # 4
Qty: 1
Max LHM BACK BAR CERES
Product Line: LHM
Unit Description: Single Assembly
Rough Opening: 58 1/2\" x 43 1/2\"
Frame Size: 57 1/2\" x 42 1/4\"
Masonry Opening: 58 1/2\" x 43 1/2\"
Sash Opening: 58 1/2\" x 42 1/2\"
Inset Opening: 58 1/2\" x 43 1/2\"
Glass: Clear
Interior Finish: Painted Interior Finish - White
LHM Type: [A1A] Casement, Left Hand, [A2] Casement, Right Hand
Call Number: None
Glass Information: IG, Low E2 argon, Black
Drains: 2\" x 1\"
Hardware Type: Soft Lock, LH Type: None, No Finger Pad, Top Sash Lock: None, Bottom Sash Lock: None
Screen Type: Aluminum Screen
Hardware Color: Black
Screen Removal Color: Silver
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4 5/8\"

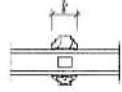


SPECIFICATIONS

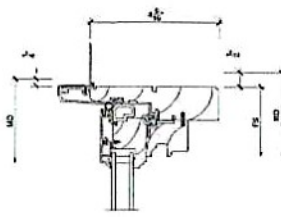
Line # 5
Qty: 2
Max LHM BOW ST ENTRANCE
Product Line: LHM
Unit Description: Double Hung 02
Rough Opening: 21 1/2\" x 51\"
Frame Size: 20 1/2\" x 51 1/2\"
Masonry Opening: 21 1/2\" x 50 3/4\"
Sash Opening: 21 1/2\" x 51\"
Inset Opening: 21 1/2\" x 51\"
Glass: Clear
Interior Finish: Painted Interior Finish - White
LHM Type: Double Hung 02
Call Number: None
Glass Information: IG, Tempered Low E2 argon, Black
Drains: 2\" x 1\"
Hardware Type: Soft Lock, LH Type: None, No Finger Pad, Top Sash Lock: None, Bottom Sash Lock: None
Screen Type: Aluminum Screen
Hardware Color: Black
Screen Removal Color: Silver
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4 5/8\"



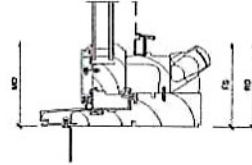
1/2 Head SCALE: 1/8" = 1/4"



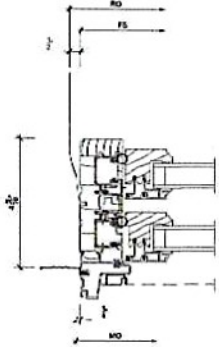
4/2 Divided Lite SCALE: 1/8" = 1/4"



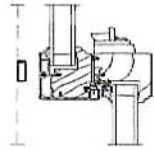
7/2 Head SCALE: 1/8" = 1/4"



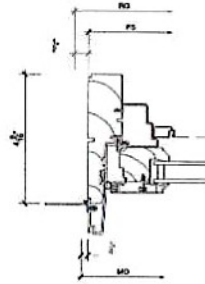
10/4 Sill SCALE: 1/8" = 1/4"



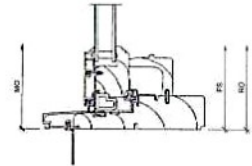
2/2 Jamb SCALE: 1/8" = 1/4"



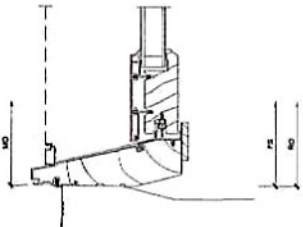
8/2 Checkrail SCALE: 1/8" = 1/4"



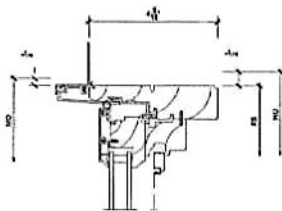
9/2 Jamb SCALE: 1/8" = 1/4"



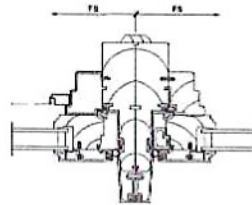
11/4 Sill SCALE: 1/8" = 1/4"



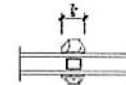
3/4 Sill SCALE: 1/8" = 1/4"



6/2 Head SCALE: 1/8" = 1/4"



5/2 Vertical Mullion SCALE: 1/8" = 1/4"

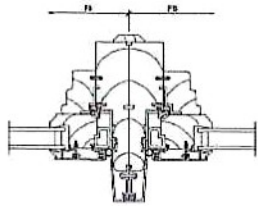


12/2 Divided Lite SCALE: 1/8" = 1/4"



CONSULT PRODUCT WITH REFERENCE TO SPEC DRAWINGS. Before ordering the Marvin Window and Door product, confirm with the approved agent of the purchaser that the product is the correct size and type for the application. The approved agent is responsible for the accuracy of the product information. The approved agent is responsible for the accuracy of the product information. The approved agent is responsible for the accuracy of the product information.

PROJECT: MAINE COAST BUILDERS DOLPHIN RESTAURANT / MAINE COAST BUILDERS DOLPHIN RESTAURANT
 DIST/DEALER: ELDREDE LUMBER & HARDWARE, YORK, CO
 DRAWN: KATHA DITZEL
 QUOTE#: 2211525
 PK VERSION: 0004.08.01
 CREATED: 05/07/2024
 REVISION:



1 Vertical Mullion SCALE: 6" = 1'-0"

4 NOT USED SCALE: 6" = 1'-0"

7 NOT USED SCALE: 6" = 1'-0"

10 NOT USED SCALE: 6" = 1'-0"

2 NOT USED SCALE: 6" = 1'-0"

3 NOT USED SCALE: 6" = 1'-0"

6 NOT USED SCALE: 6" = 1'-0"

11 NOT USED SCALE: 6" = 1'-0"

1 NOT USED SCALE: 6" = 1'-0"

8 NOT USED SCALE: 6" = 1'-0"

9 NOT USED SCALE: 6" = 1'-0"

12 NOT USED SCALE: 6" = 1'-0"



ORDERING AND INSTALLATION INSTRUCTIONS TO BE OBSERVED.
 Before ordering the Marvin Window and Door products, consult with
 your local distributor for the correct window and door size and
 opening dimensions. For information on the technical
 specifications of our products, visit our website at
 www.marvin.com. For more information, contact our
 customer service department at 1-800-874-6874.
 © 2024 Marvin Windows and Doors. All rights reserved.
 The information provided herein is for informational purposes only and
 does not constitute a contract. Marvin Windows and Doors disclaims all
 responsibility for guaranteeing product construction with the drawings.

PROJECT: MAINE COAST BLDGS DOPLIN STRIKER RESTA / MAINE COAST BLDGS DOPLIN RESTAURANT

DIST/DEALER: ELDREDGE LUMBER & HARDWARE-YORK-00

DRAWN: HEATHER DITZEL

QUOTES: 23E1955E

PK: VESCON 0004 08 01

CREATED: 05/07/2024

REV: 0000

SHEET
 3
 OF 3

Project Address: 377 Maplewood Avenue

Permit Requested: Work Session

Application: Work Session A

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: Residential
- Land Area: 4,766 SF +/-
- Estimated Age of Structure: c.1960's est.
- Building Style: Modern Cape
- Number of Stories: 3
- Historical Significance: Non-Contributing
- Public View of Proposed Work: Maplewood Avenue
- Unique Features: N/A
- Neighborhood Association: West End



B. Proposed Work: Demolition of the existing rear structure on the property and rebuild a new detached accessory dwelling unit.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Demolition of existing rear structure; rebuild a new detached dwelling unit.
- This project will also need a Conditional Use Permit and Board of Adjustment approvals from the Planning Department.



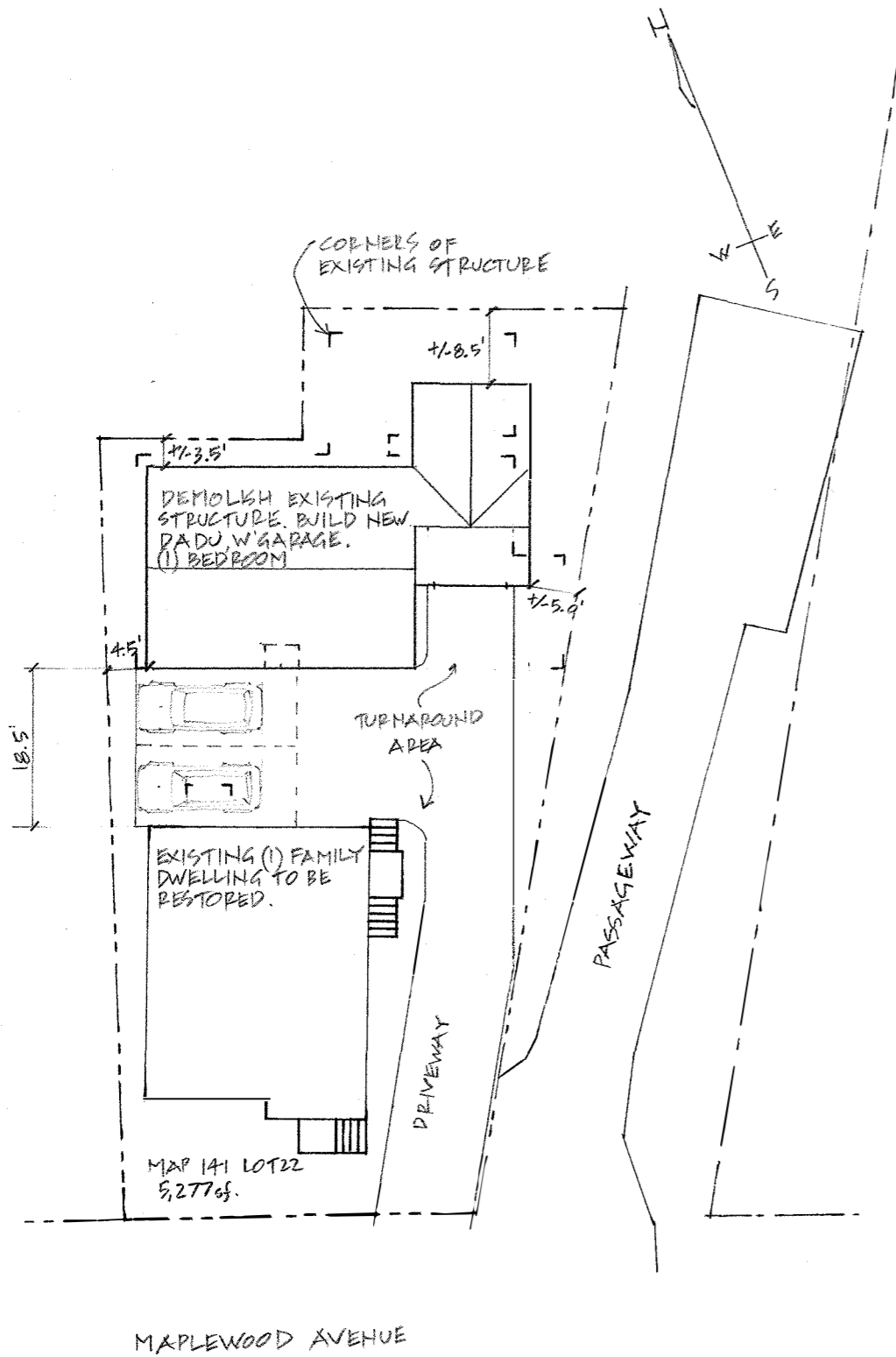
**HISTORIC
SURVEY
RATING
NC**

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



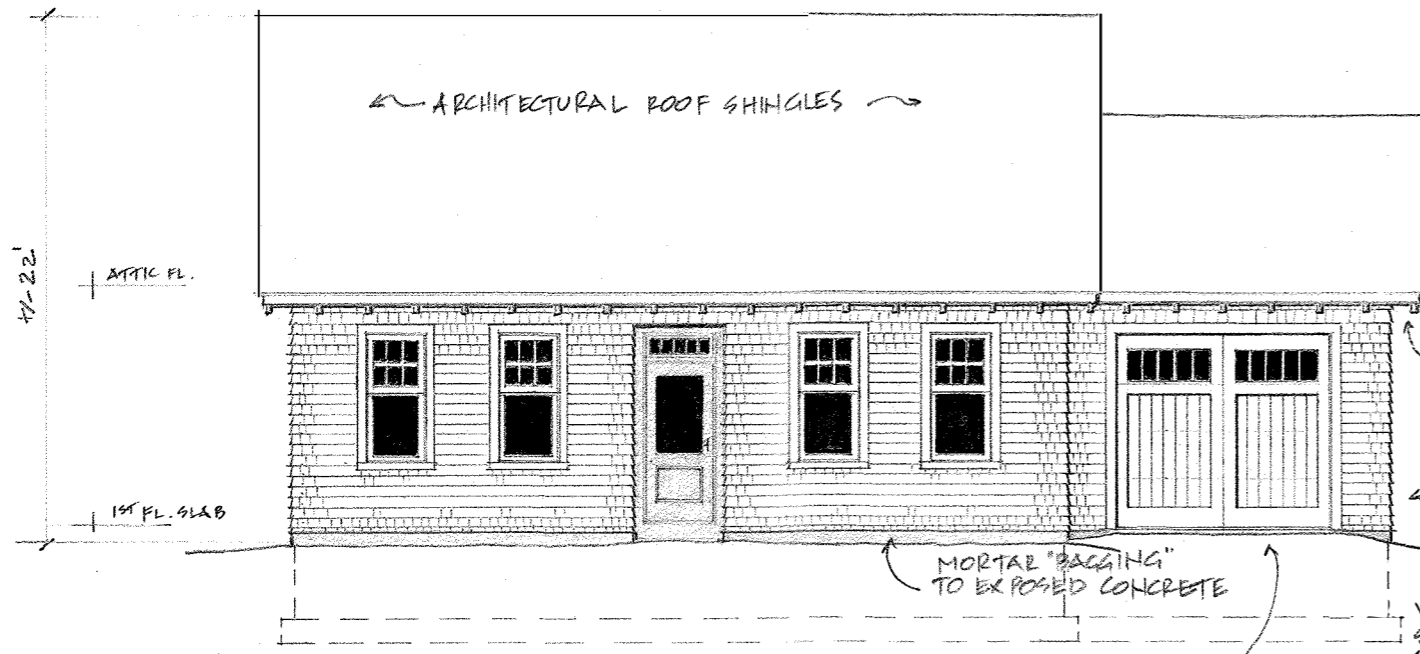
PROPOSED SITE PLAN 1"=20'



NEW ADU AT REAR TITLE: PROPOSED SITE PLAN & EXISTING PHOTOGRAPH
 OF 377 MAPLEWOOD AVE., SCALE: 1"=20'
 PORTSMOUTH, NH. DATE: 4.22.2024
 PAGE XI.

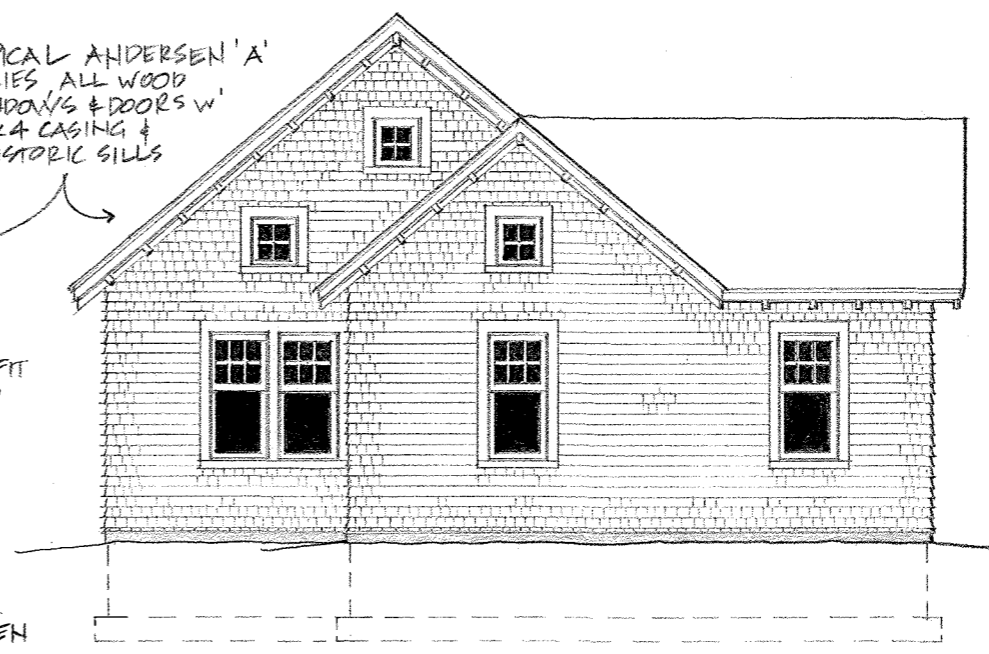
Brendan McNamara
 RESIDENTIAL ARCHITECTURE

603 682 1105 brenmcnamara@comcast.net



SOUTH (FRONT) ELEVATION

TYPICAL ANDERSEN 'A' SERIES, ALL WOOD WINDOWS & DOORS W' 5/4x4 CASING & 2" HISTORIC SILLS

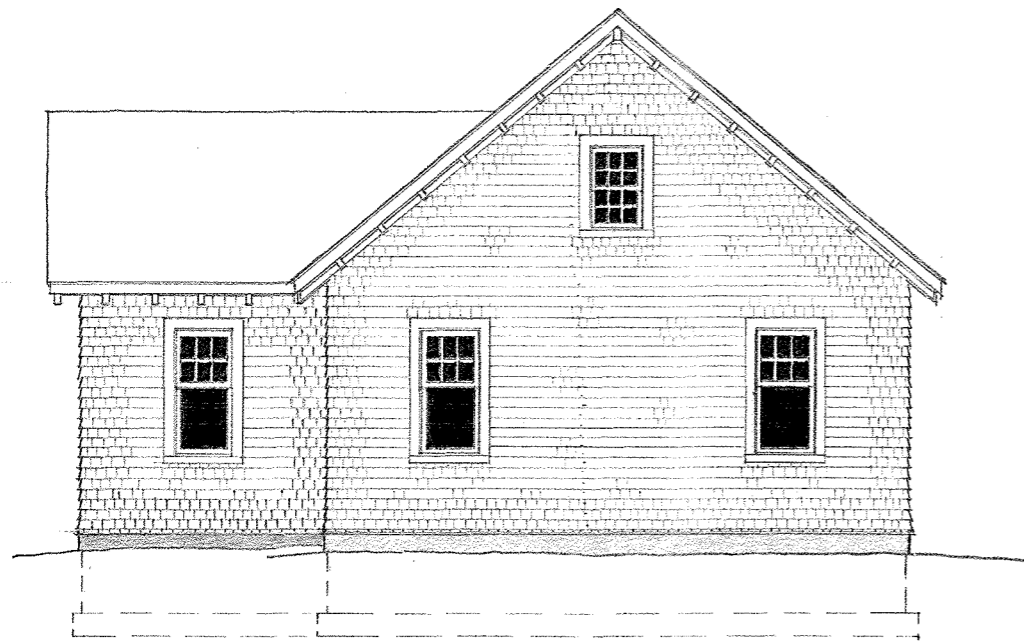


EAST (RIGHT) ELEVATION

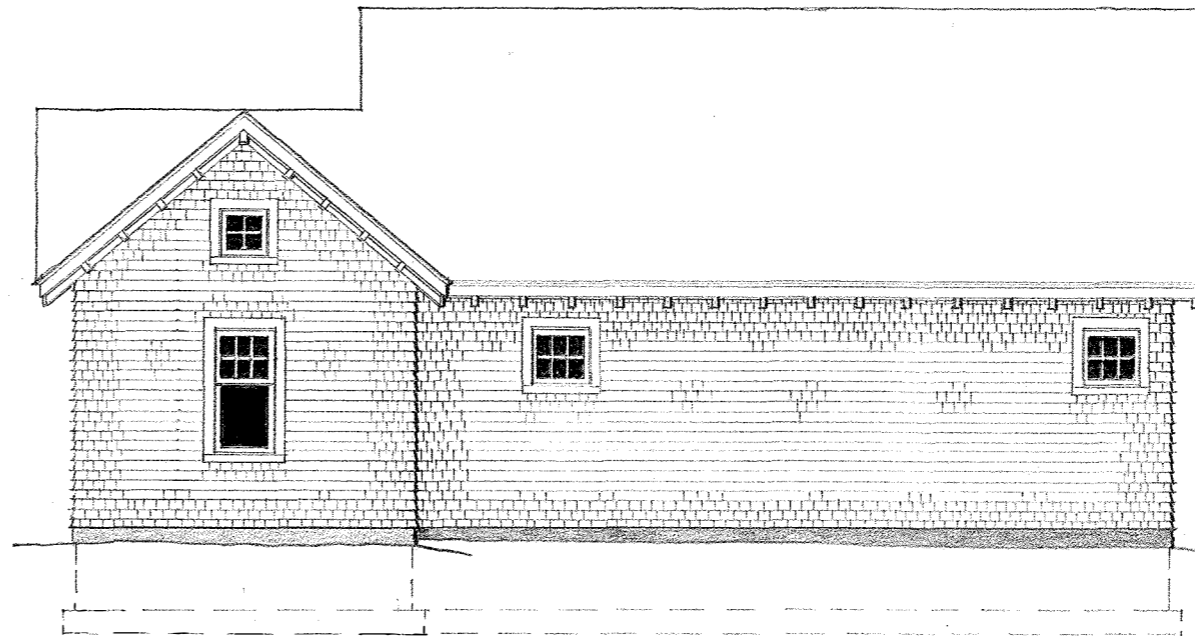
TITLE: PROPOSED SOUTH & EAST ELEVATIONS

NEW ADU AT REAR OF 377 MAPLEWOOD AVE., PORTSMOUTH, NH DATE: 4.22.2024

Brendan McNamara
RESIDENTIAL ARCHITECTURE



WEST (LEFT) ELEVATION



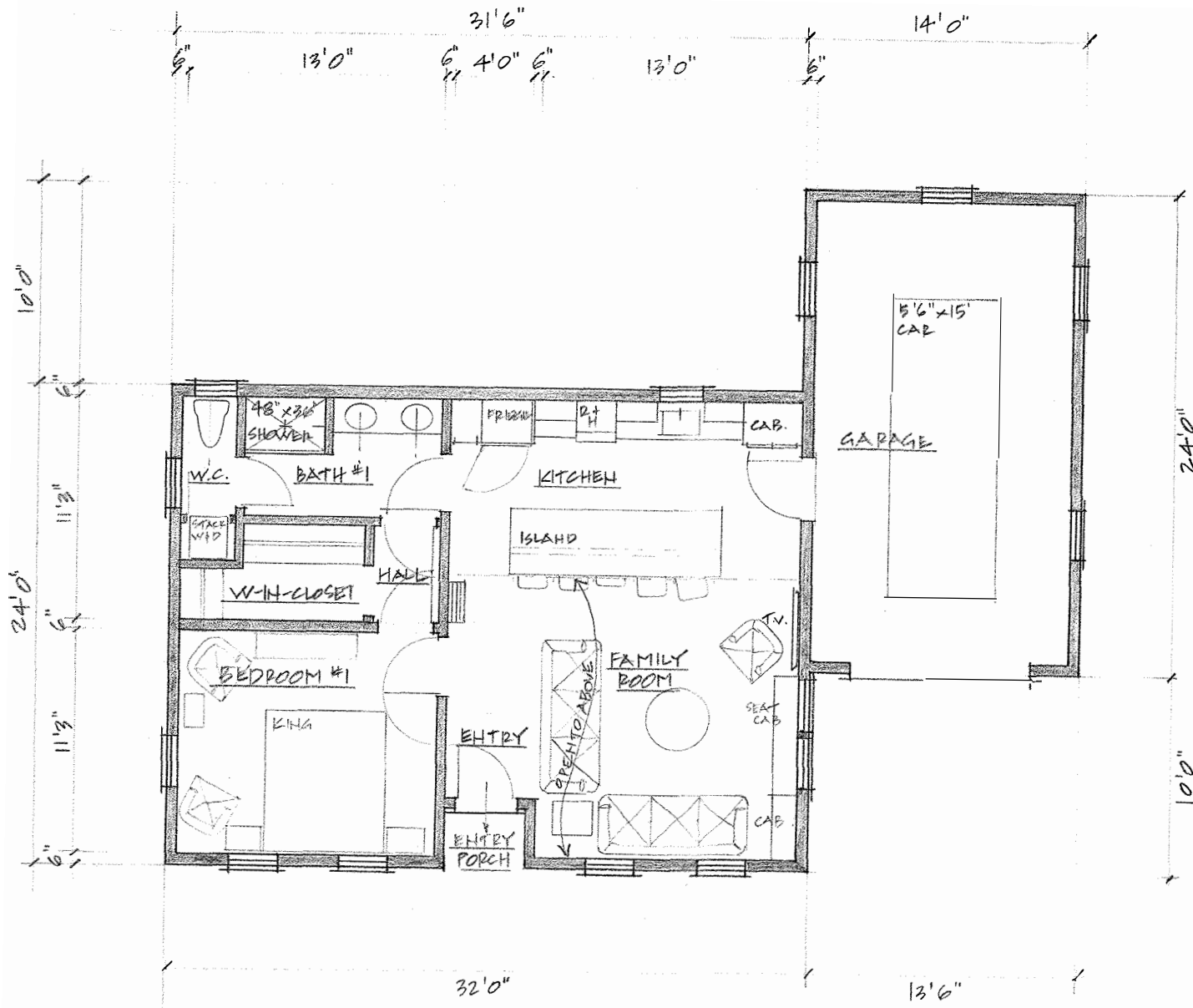
NORTH (REAR) ELEVATION

TITLE: PROPOSED WEST + NORTH ELEVATIONS

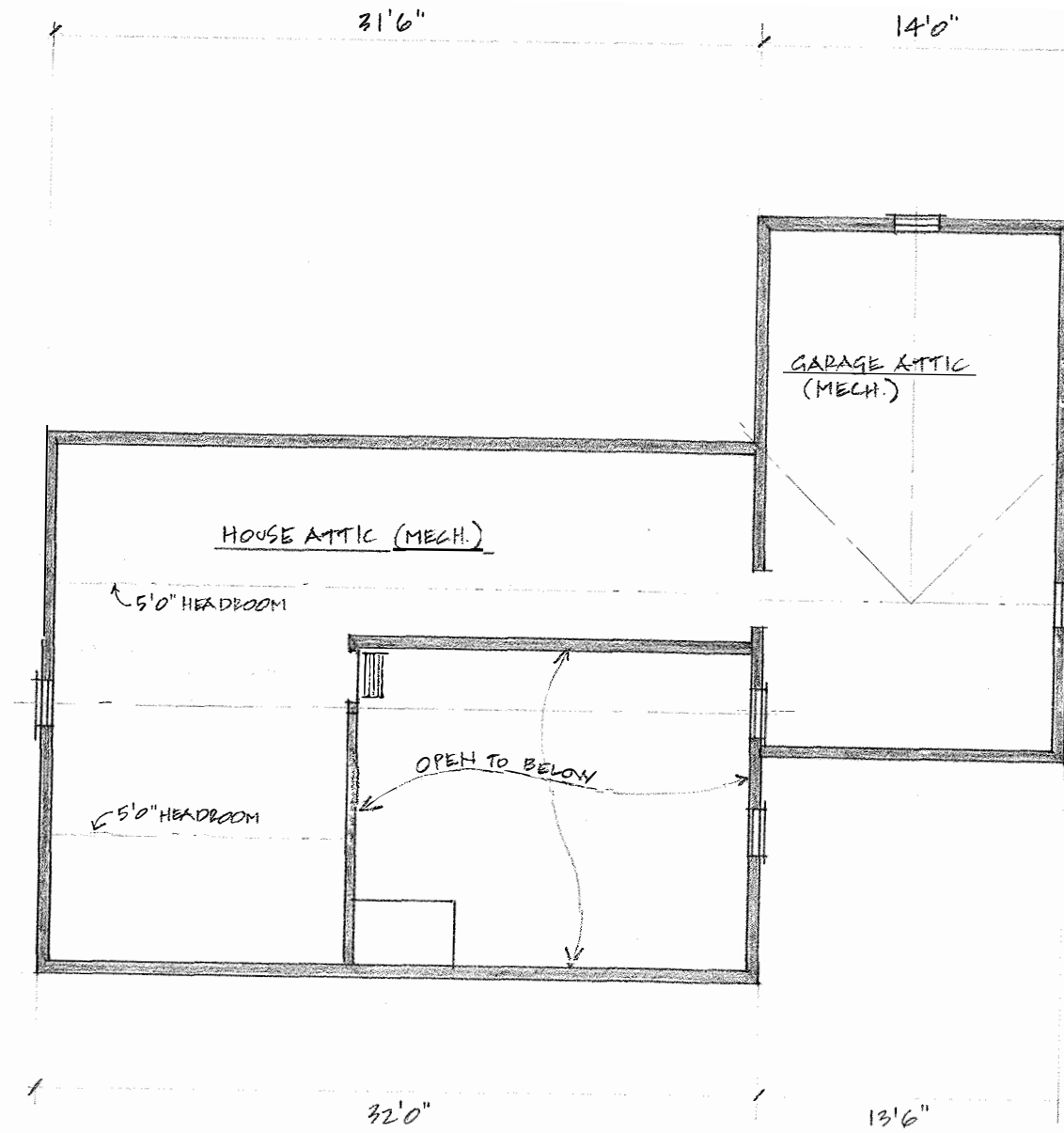
NEW ADU AT REAR OF 377 MAPLEWOOD AVE.,

SCALE: 1/8"=1'0" DATE: 4.22.2024
PORTSMOUTH, NH

Brendan McNamara
RESIDENTIAL ARCHITECTURE



FIRST FLOOR PLAN (SLAB)



ATTIC FLOOR PLAN

NEW ADU AT REAR TITLE: PROPOSED FLOOR PLANS
 OF 377 MAPLEWOOD AVE., SCALE: 1/8"=1'0"
 PORTSMOUTH, NH DATE: 4.22.2024

Brendan McNamara
 RESIDENTIAL ARCHITECTURE

603 682 1105 brenmcnamara@comcast.net

Project Address: 38 State Street, Unit #4

Permit Requested: Work Session

Application: Work Session 2

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Residential
- Land Area: 1,417-1,780 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: New roofing, roof deck, and windows and new the new construction of a rooftop/penthouse addition.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- New windows, roofing, and roof deck.
- Construct rooftop/penthouse addition.



D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



PROJECT LOCATION

38 STATE STREET PORTSMOUTH, NH Context, Precedent + Concept Review

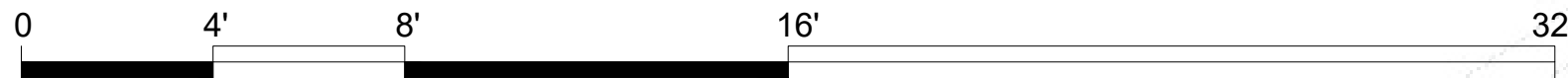
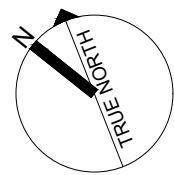
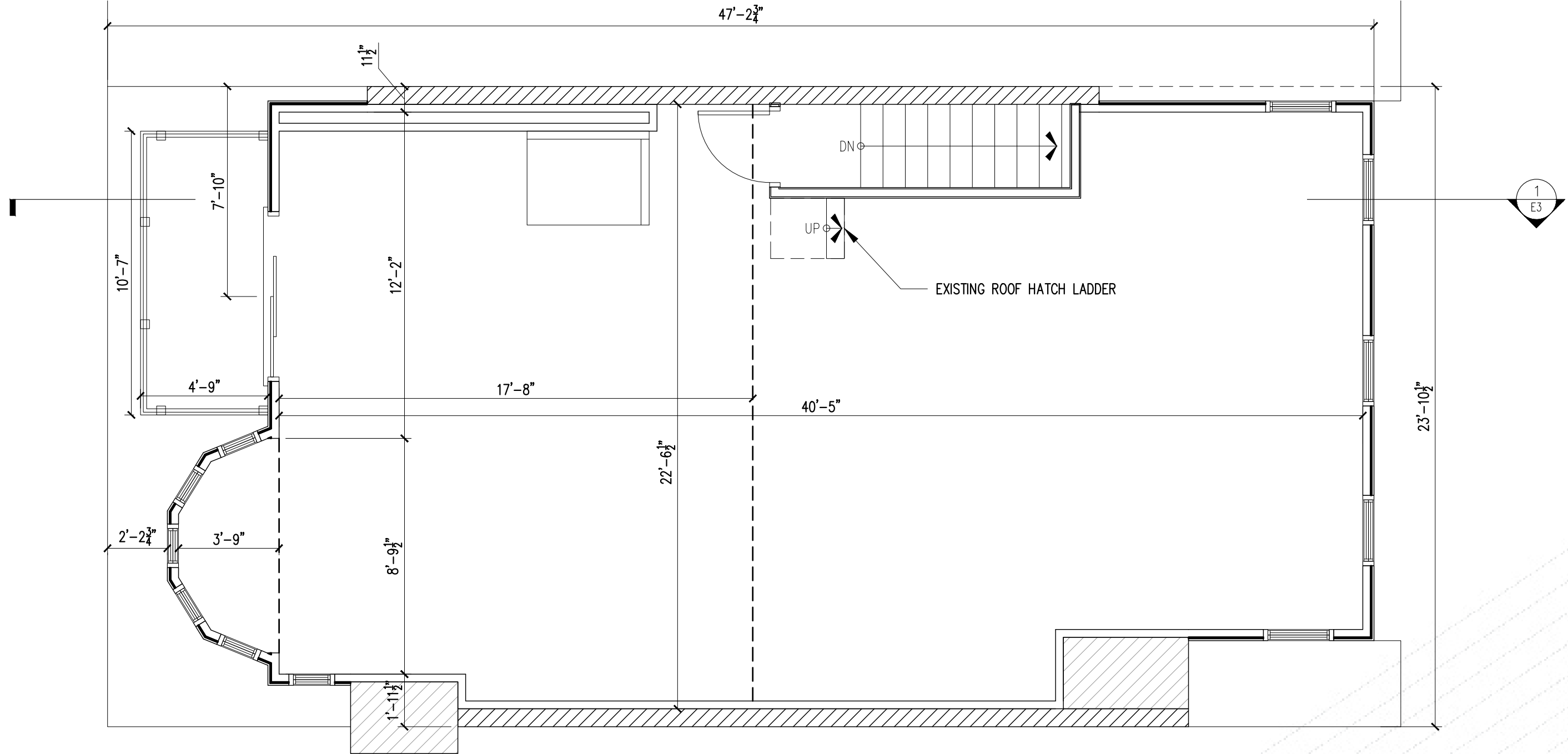
May 17th 2024

WINTER HOLBEN

SITE CONTEXT



EXISTING PLANS

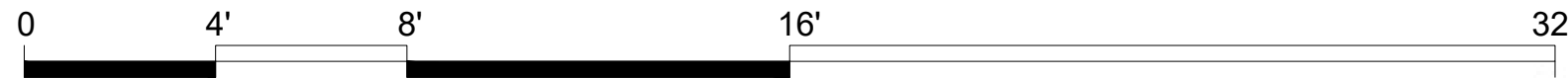
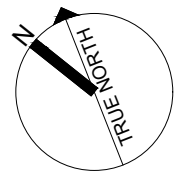
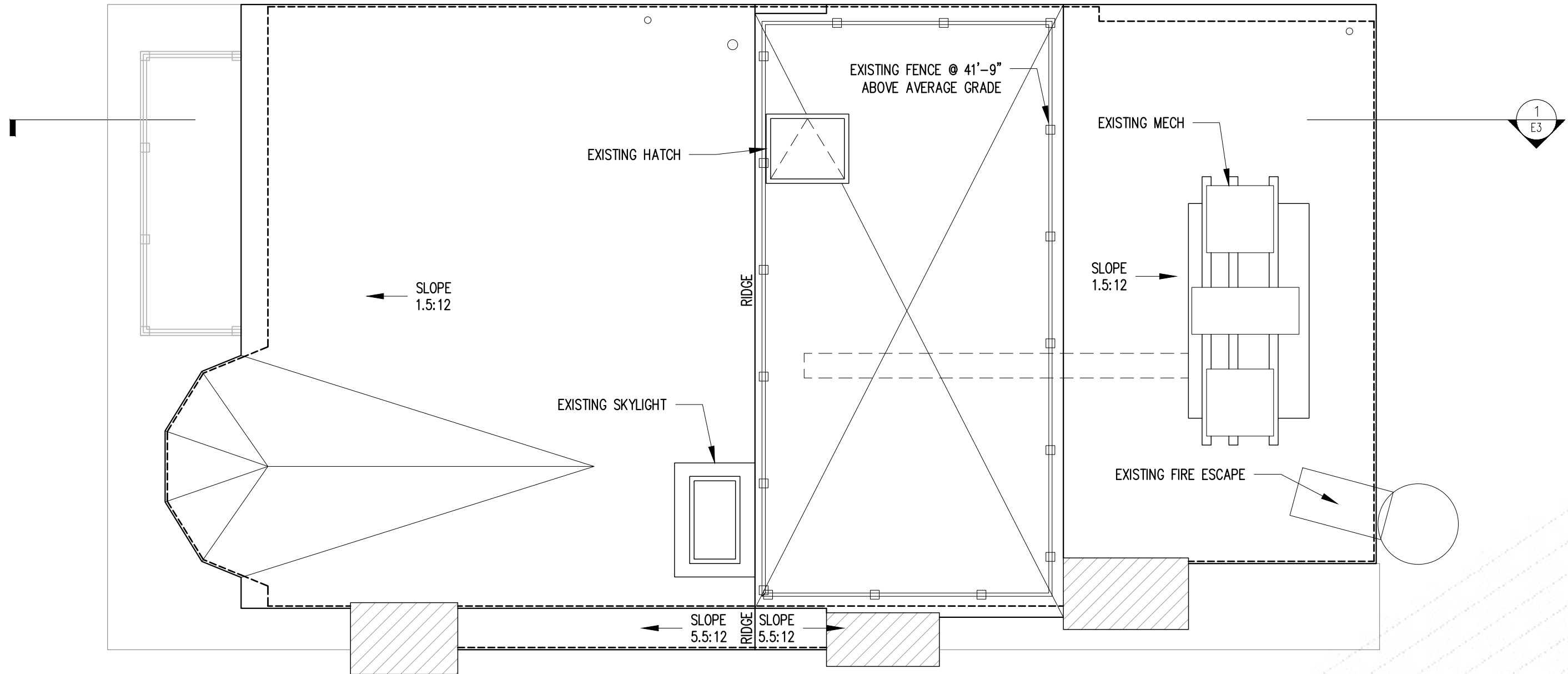


EXISTING THIRD FLOOR UNIT PLAN

SCALE: 1/4"=1'-0"

E1 **1**

EXISTING PLANS

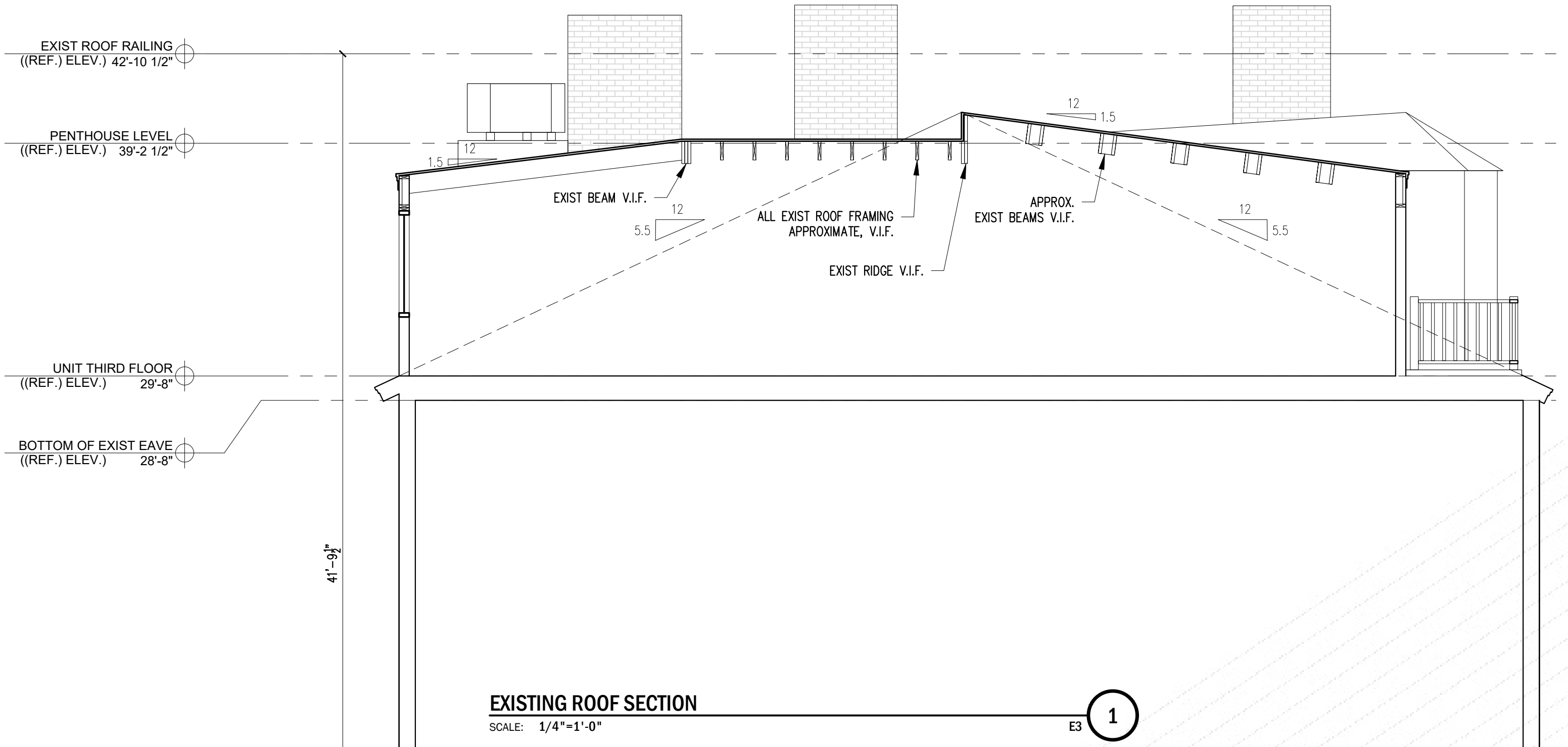


EXISTING ROOF PLAN

SCALE: 1/4"=1'-0"

E2 **1**

EXISTING SECTION



DESIGN PRECEDENT



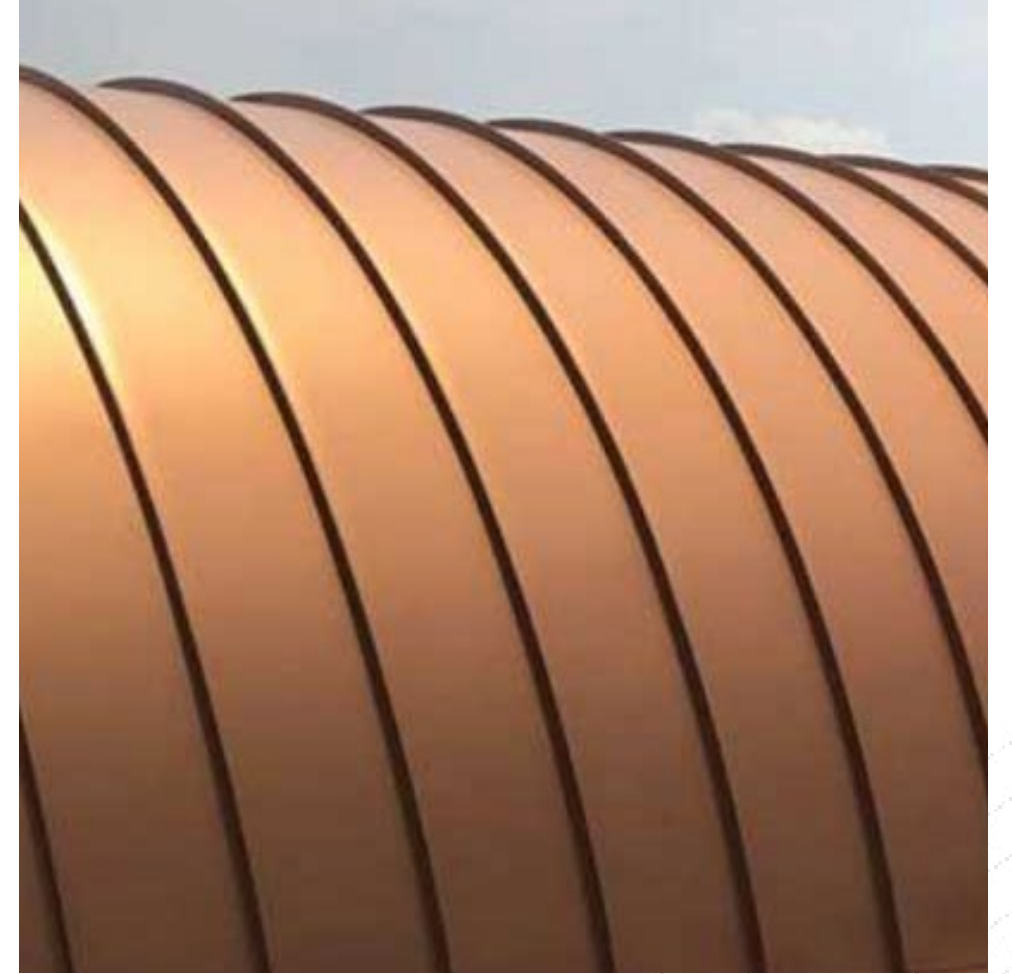
MATERIALS



Metal Roofing



Clapboard Siding



Copper Metal Roof

EXISTING CONDITIONS



CONCEPT A



CONCEPT A



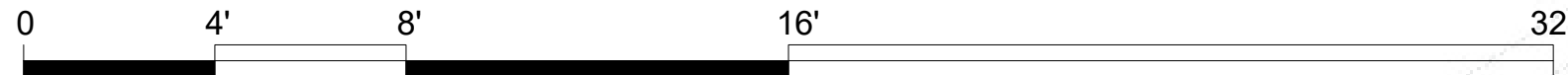
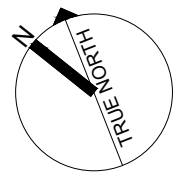
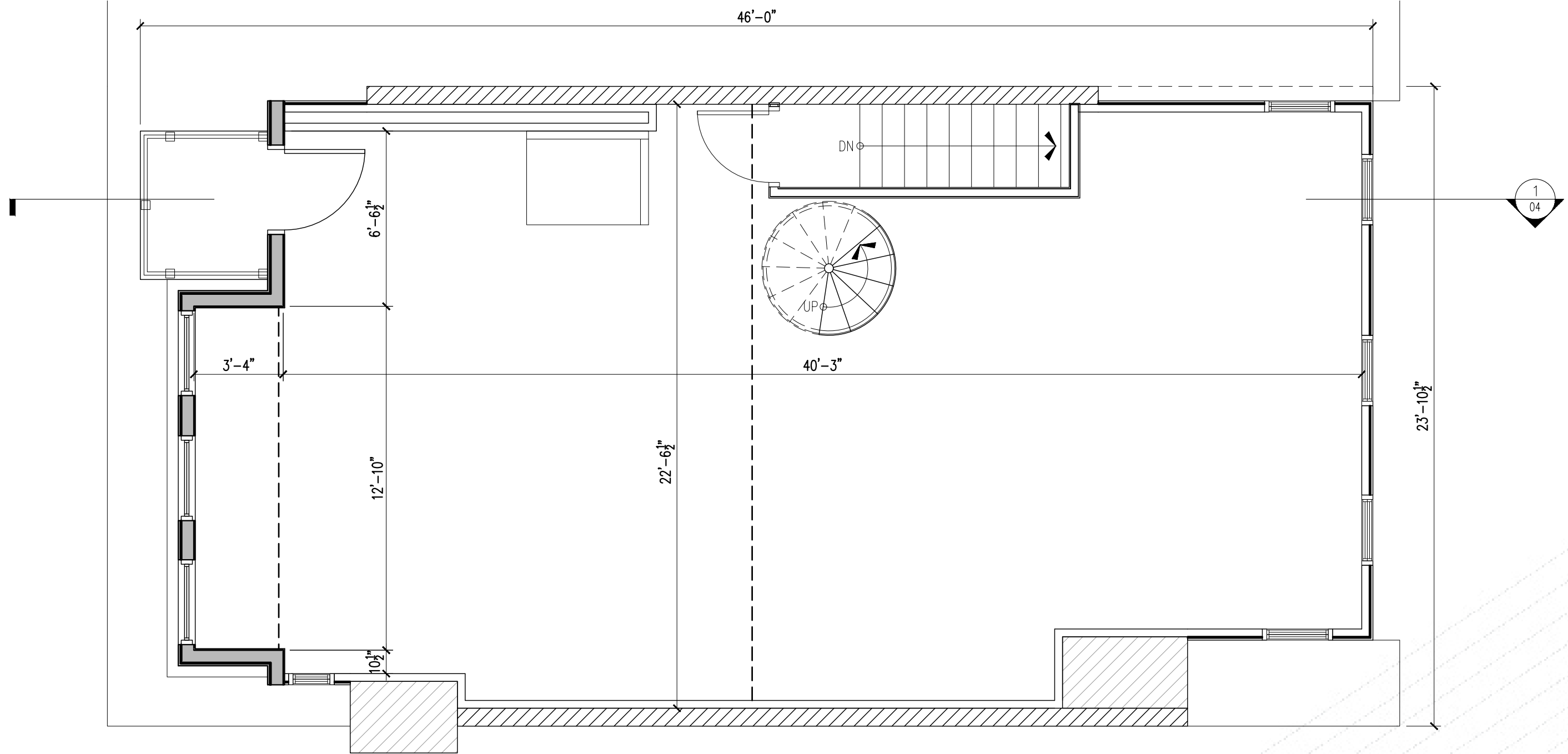
CONCEPT B



CONCEPT B



CONCEPT A PROPOSED PLANS

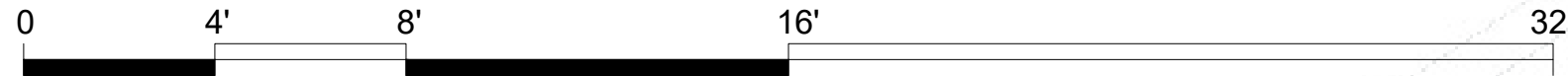
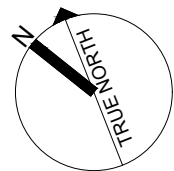
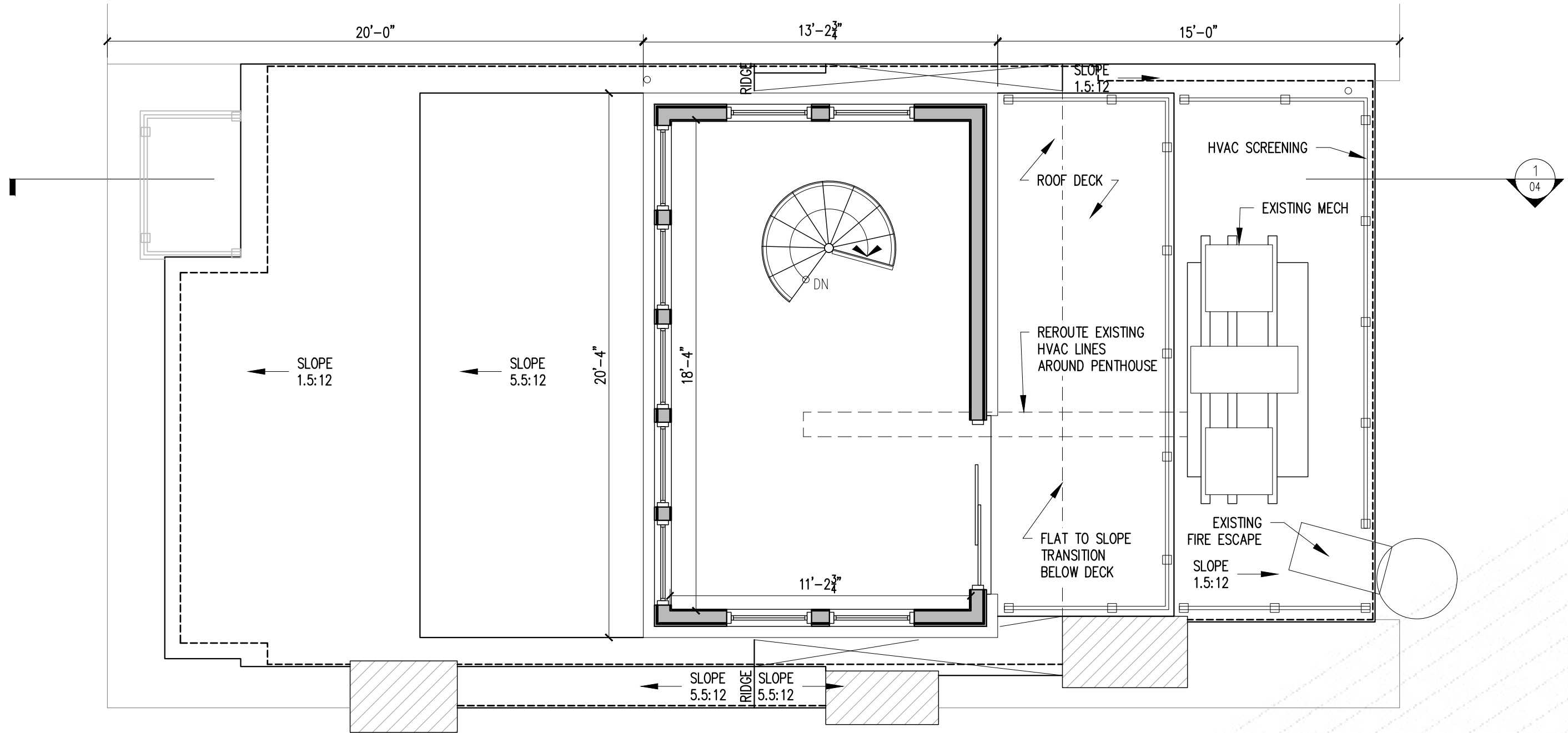


THIRD FLOOR UNIT PLAN

SCALE: 1/4"=1'-0"

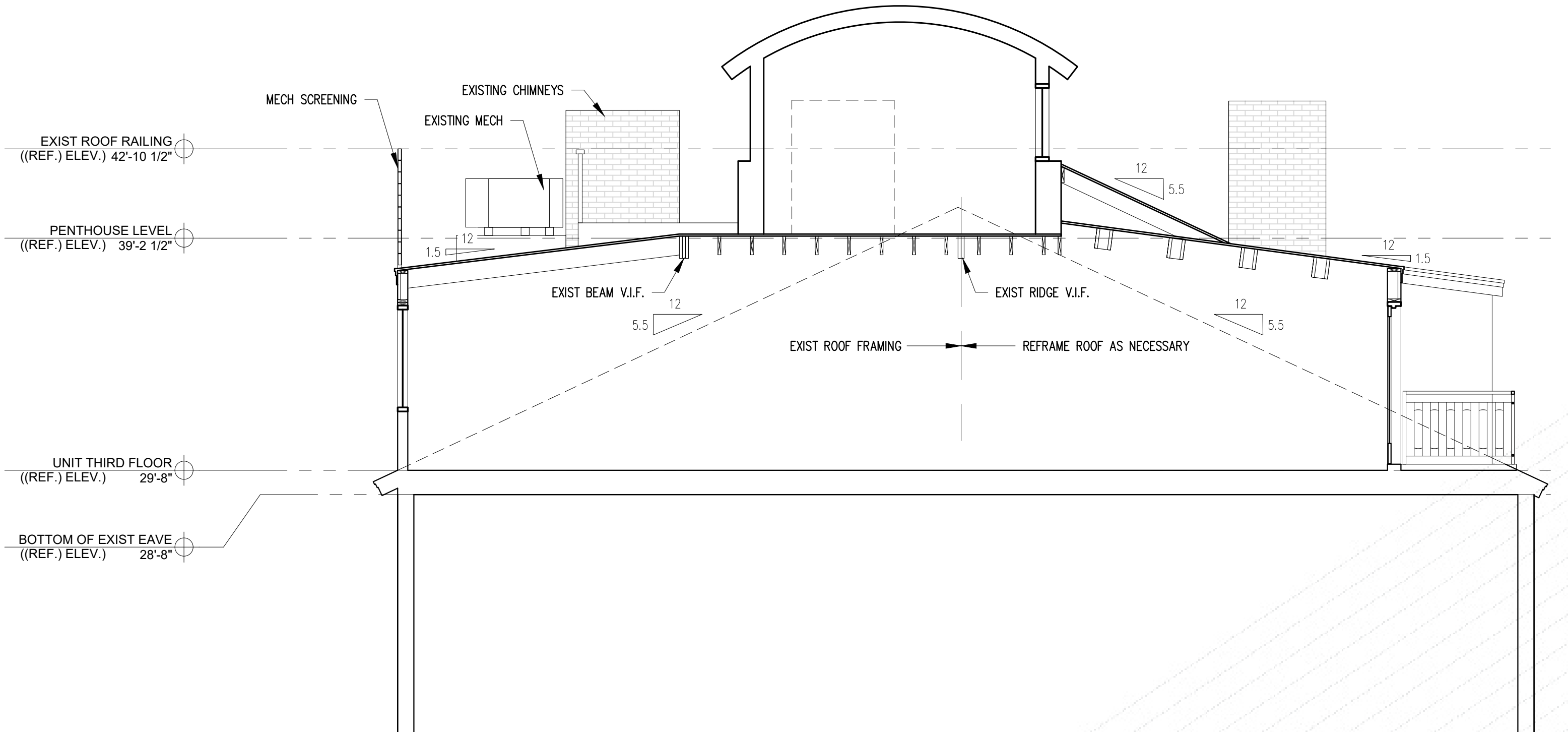
01 (1)

CONCEPT A PROPOSED PLANS



PENTHOUSE FLOOR PLAN

CONCEPT A PRPOSED SECTION



Project Address: 96 State Street

Permit Requested: Work Session

Application: Work Session 3

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 5,400 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: Construct (2) 2-story additions; one addition is proposed facing State Street, the other is proposed facing Atkinson Street.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct (2) 2-story additions.



D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



96 STATE STREET PORTSMOUTH, NH Context, Precedent + Concept Review

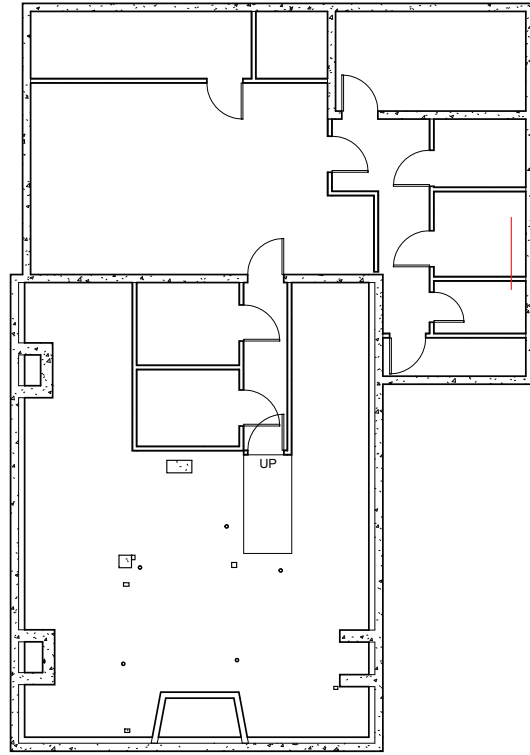
May 17th 2024

WINTER HOLBEN

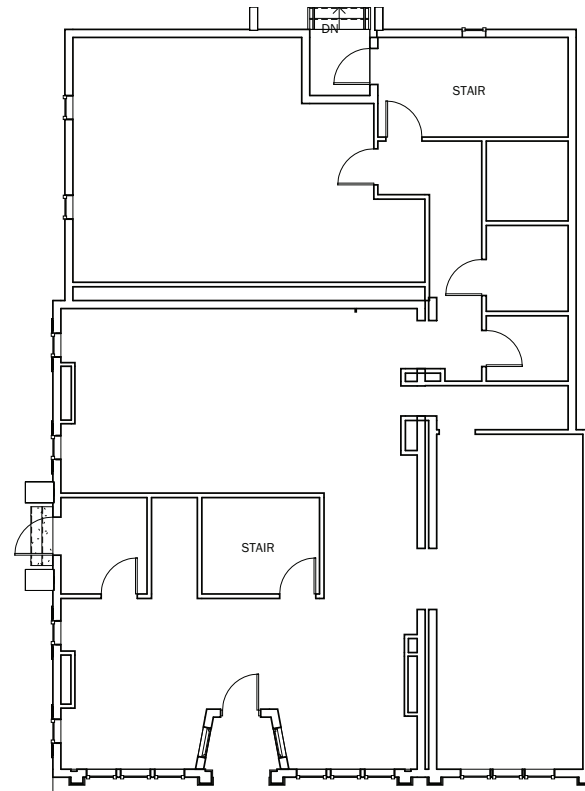
SITE CONTEXT



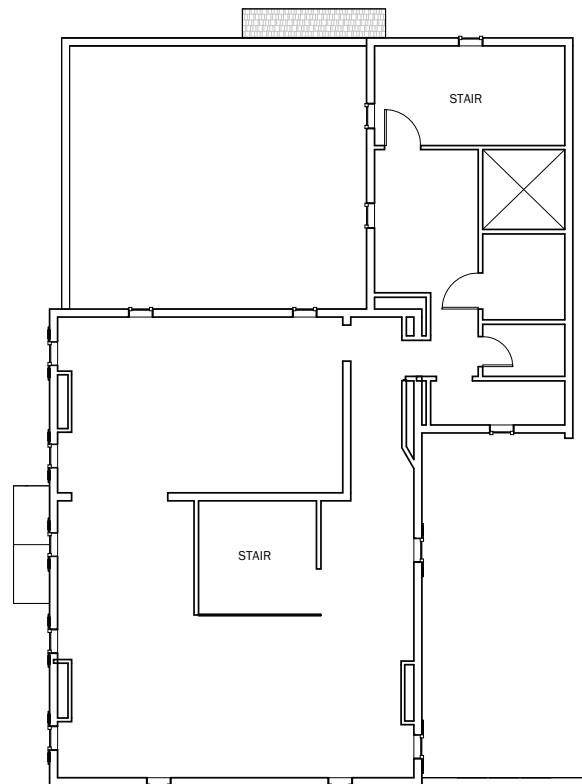
EXISTING PLANS



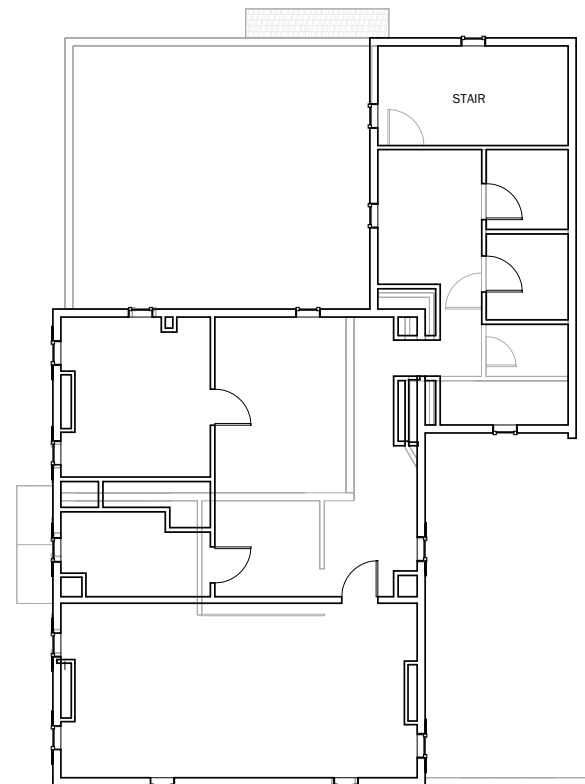
Basement Plan | Scale: 1"=1/16"



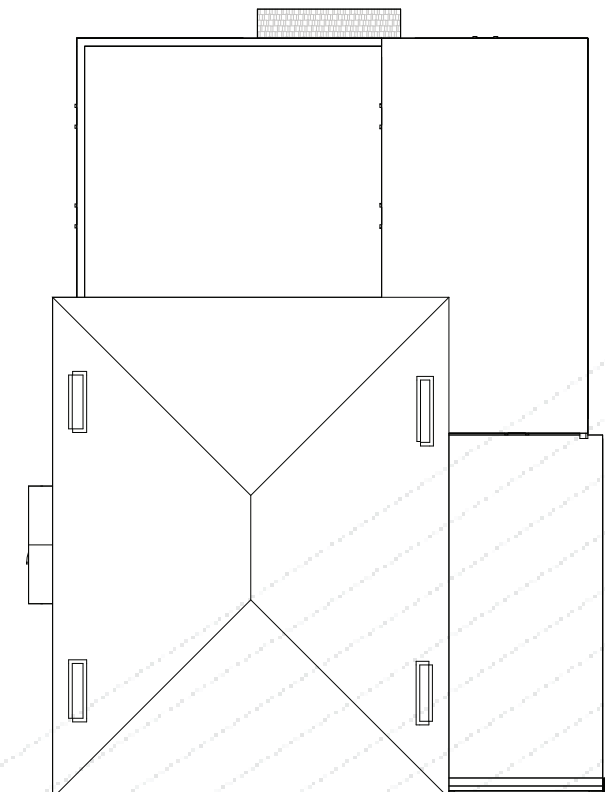
First Floor Plan | Scale: 1"=1/16"



Second Floor Plan | Scale: 1"=1/16"



Third Floor Plan | Scale: 1"=1/16"



Roof Plan | Scale: 1"=1/16"

EXISTING ELEVATION



Existing Elevation - North | Scale: 1"=1/8"

EXISTING ELEVATION



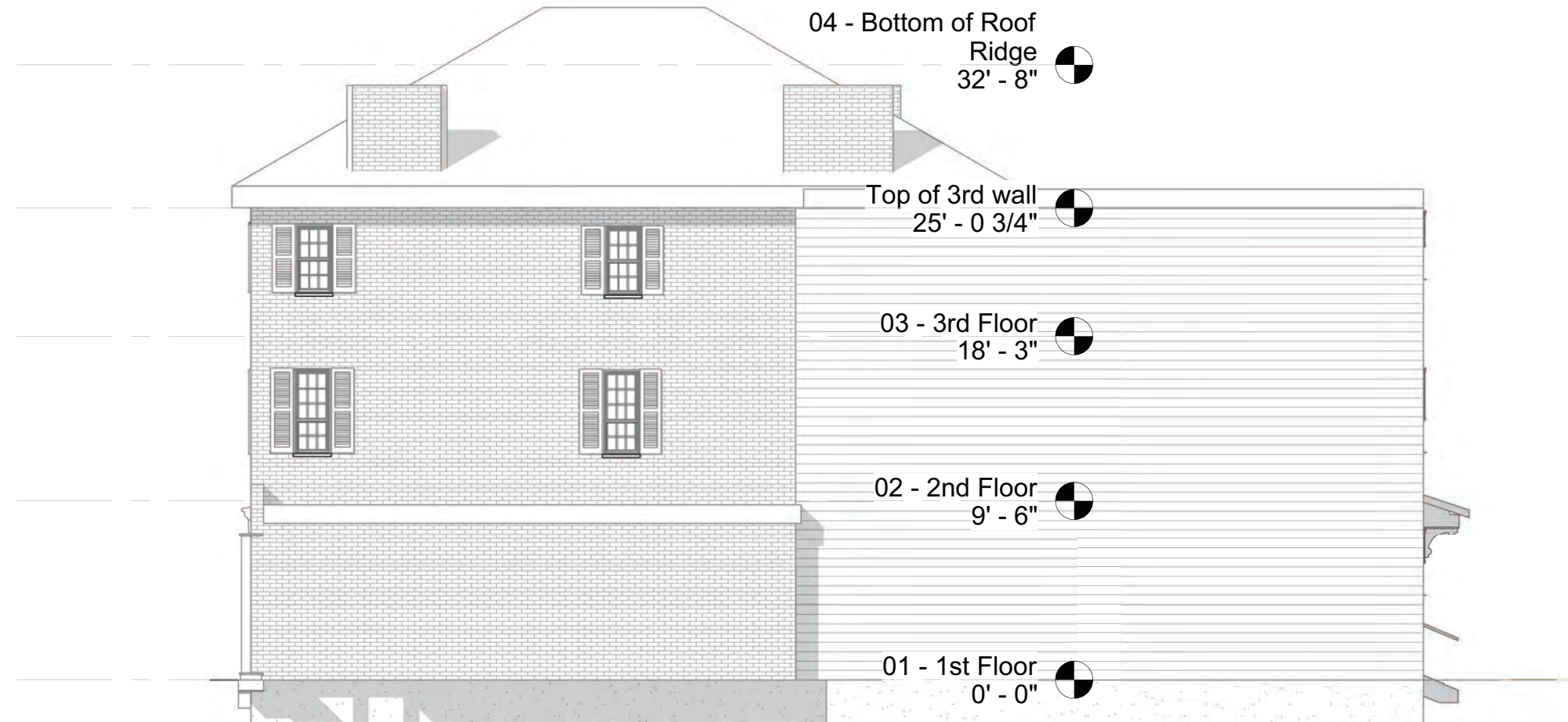
Existing Elevation - East | Scale: 1"=1/8"

EXISTING ELEVATION



Existing Elevation - South | Scale: 1"=1/8"

EXISTING ELEVATION



Existing Elevation - West | Scale: 1"=1/8"

DESIGN PRECEDENT



Existing Roof - For slanted across



Black Metal Pipe w/Wood Shelves



Raised panel with door wood clad above



Raised panel with clad and brick



Raised panel wood clad panel above



Raised panel with shed above



Black Metal Pipe w/Wood Shelves



Black Metal Pipe w/Wood Shelves

MATERIALS



Grey Shingle -To match adjacent building



Yellow Lapped Siding



EPDM Rubber membrane roof

CONCEPT 1



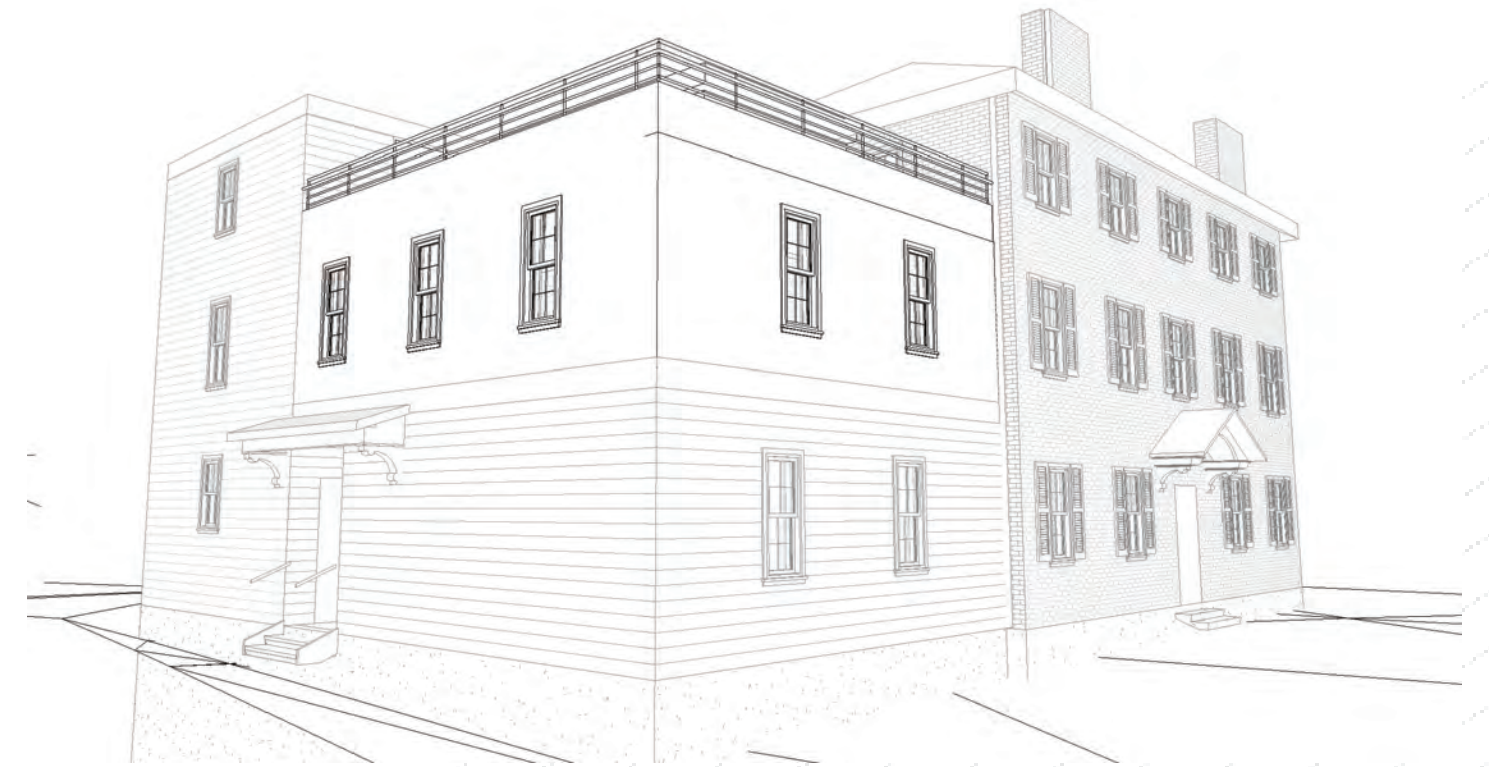
North-West Aerial



South-East Aerial



View from State Street



View from Atkinson Street

CONCEPT 2



North-West Aerial



South-East Aerial



View from State Street



View from Atkinson Street