

5. 73 Prospect Street (bulkhead)- Recommend Approval

Background: This applicant is requesting approval to relocate the approved bulkhead.

Staff Comment: Recommend Approval.

Application for Approval – Administrative Approval

Historic District Commission

Owner: John McCormick Applicant (if different): _____

Address: 73 Prospect Street Address: _____
(Street) *(Street)*

Portsmouth, NH 03801 _____
(City, State, Zip) *(City, State, Zip)*

Phone: _____ Phone: _____

Location of Structure: Map 142 / Lot 28 Street Address: 73 Prospect Street

Building Permit #: 30625

To permit the following (please include photos of the existing conditions and clear description of the proposed work):

Relocate bulkhead to side of building.

Action Taken by Principal Planner	
Date of Approval	04-8-19
Stipulations:	
Signature of Principal Planner:	Nicholas J. Cracknell, AICP

If approved, please note that:

Any and all changes or modifications in the design as approved shall require further review and approval.

To: Nick Cracknell, Portsmouth Planning Department

From: 73 Prospect St LLC

Re: bulkhead location- administrative approval

Dear Nick,

We would like to request an administrative approval to relocate the bulkhead from the previous location on approved plans. While the original plans show the bulkhead in the same location as the pre-existing building, there are several limiting factors that are facilitating this request:

1. the pitch of that bulkhead's steps did not meet current building code. To replicate it would not conform with current code.
2. The sitework for new foundation does not allow enough head height entering the new foundation at that point from a bulkhead. A "doghouse" would need to be built which in turn would not conform with prior HDC approvals. It would also be unsightly.
3. While this is a historic renovation, common sense and aesthetic would suggest that putting a bulkhead next to the front entrance is not appropriate. The side location proposed, next to the allotted parking area provides a much more appropriate location for both usage/access, and aesthetic sensibilities.

We appreciate your time in advance. If there is anything we can do to help during the board's review of this request, please feel free to reach out to either of us as managing partners on this project. Our information is provided below.

Cheers,

Lenny Cushing

603-809-1734

John McCormack

603-661-3755



EXISTING CONDITIONS

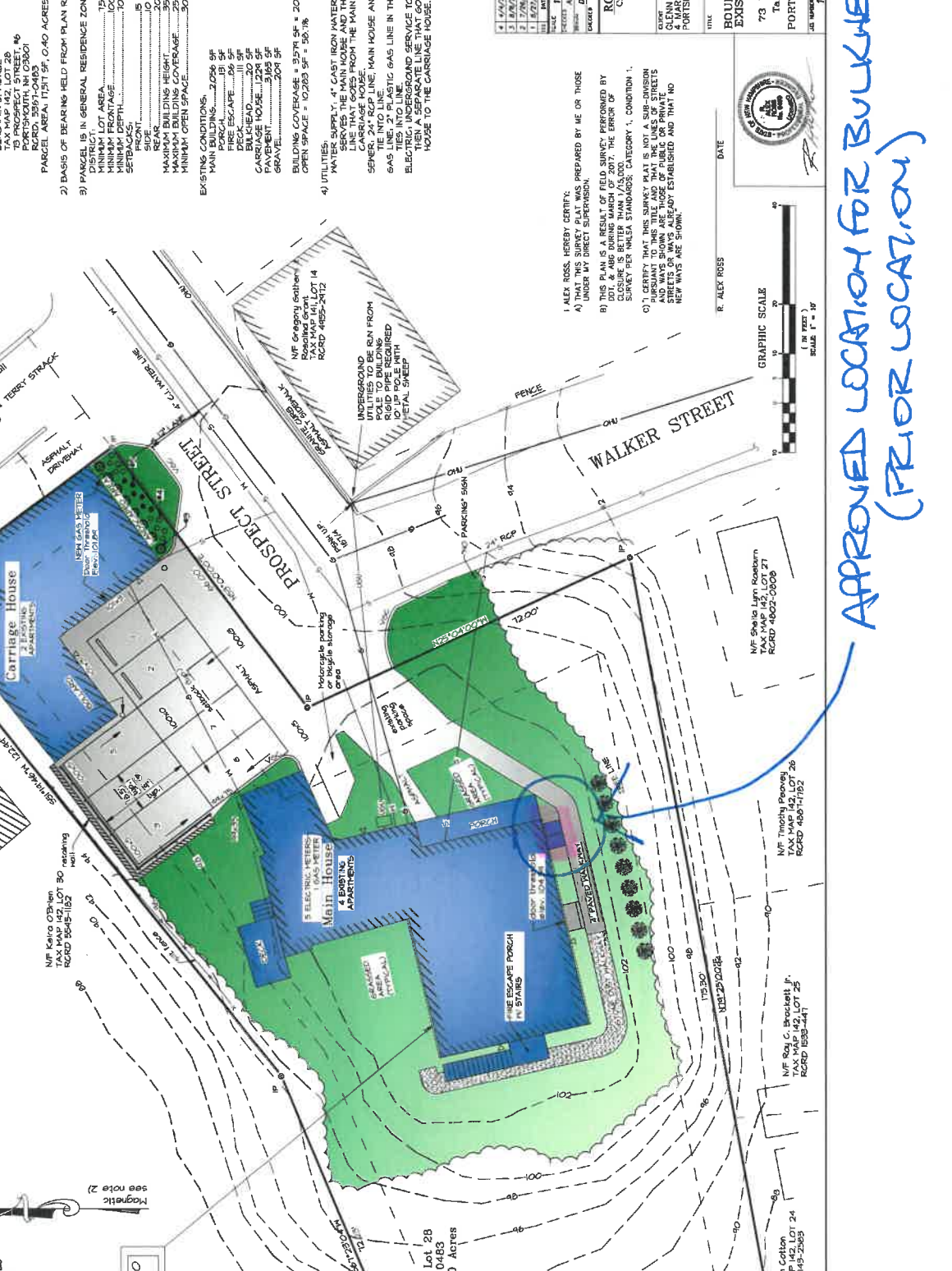
NOTES

- OWNERS OF RECORD:
APARTMENTS
TEN WALKER STREET REALTY LLC
PO BOX 101
PORTSMOUTH, NH 03801
TAX MAP 142, LOT 28-1
RCRD 5028-0711
- APARTMENT 15
APARTMENT 16
APARTMENT 17
APARTMENT 18
APARTMENT 19
APARTMENT 20
APARTMENT 21
APARTMENT 22
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APARTMENT 95
APARTMENT 96
APARTMENT 97
APARTMENT 98
APARTMENT 99
APARTMENT 100
- PARCEL 15 IN GENERAL RESIDENCE ZONE A (GRA) & HISTORIC DISTRICT
MINIMUM FRONTAGE.....180.00 FT
MINIMUM DEPTH.....100.00 FT
SETBACKS:
FRONT.....10.00 FT
SIDE.....10.00 FT
REAR.....10.00 FT
MAXIMUM BUILDING HEIGHT.....20 FT
MAXIMUM BUILDING COVERAGE.....20%
MINIMUM OPEN SPACE.....30%
- EXISTING CONDITIONS:
MAIN BUILDING.....2026 SF
PORCH.....151 SF
DECK.....111 SF
BULKHEAD.....20 SF
GARAGE HOUSE.....20 SF
PAVEMENT.....209 SF
GRAVE.....209 SF
BUILDING COVERAGE = 3574 SF = 20.9%
OPEN SPACE = 10283 SF = 59.1%
- UTILITIES:
WATER SUPPLY, 4" CAST IRON WATER MAIN WATER IN STREET SERVES THE MAIN HOUSE AND THEN HAS A SEPARATE LINE THAT GOES FROM THE MAIN HOUSE TO THE SEWER. 24" RCP LINE, MAIN HOUSE AND GARAGE HOUSE INTO LINE.
GAS INTO LINE METRIC GAS LINE IN THE STREET, MAIN HOUSE ELECTRIC UNDERGROUND SERVICE TO THE MAIN HOUSE AND THEN A SEPARATE LINE THAT GOES FROM THE MAIN HOUSE TO THE GARAGE HOUSE.

LEGEND

- - - FENCE
- - - GAS LINE
- - - WATER LINE
- - - SEWER LINE
- - - EXISTING TREE LINE
- 100x62 EXISTING ELEVATION
- V6C VERTICAL GRANITE CURB
- D WALL MOUNTED LIGHT
- O BOLLARD
- - - UNDERGROUND UTILITIES
- - - OVERHEAD UTILITIES

ENTIRE STRUCTURE TO BE DEMOLISHED



BOUNDARY SURVEY & EXISTING CONDITIONS FOR

73 PROSPECT STREET
Tax Map 142, Lot 28
PORTSMOUTH, NH 03801

DATE: 11/27/2017
SCALE: 1" = 10'

PROJECT: ALEX ROSS
D.D.T.

ROSS ENGINEERING
Civil/Structural Engineering
1000 WALKER STREET
PORTSMOUTH, NH 03801

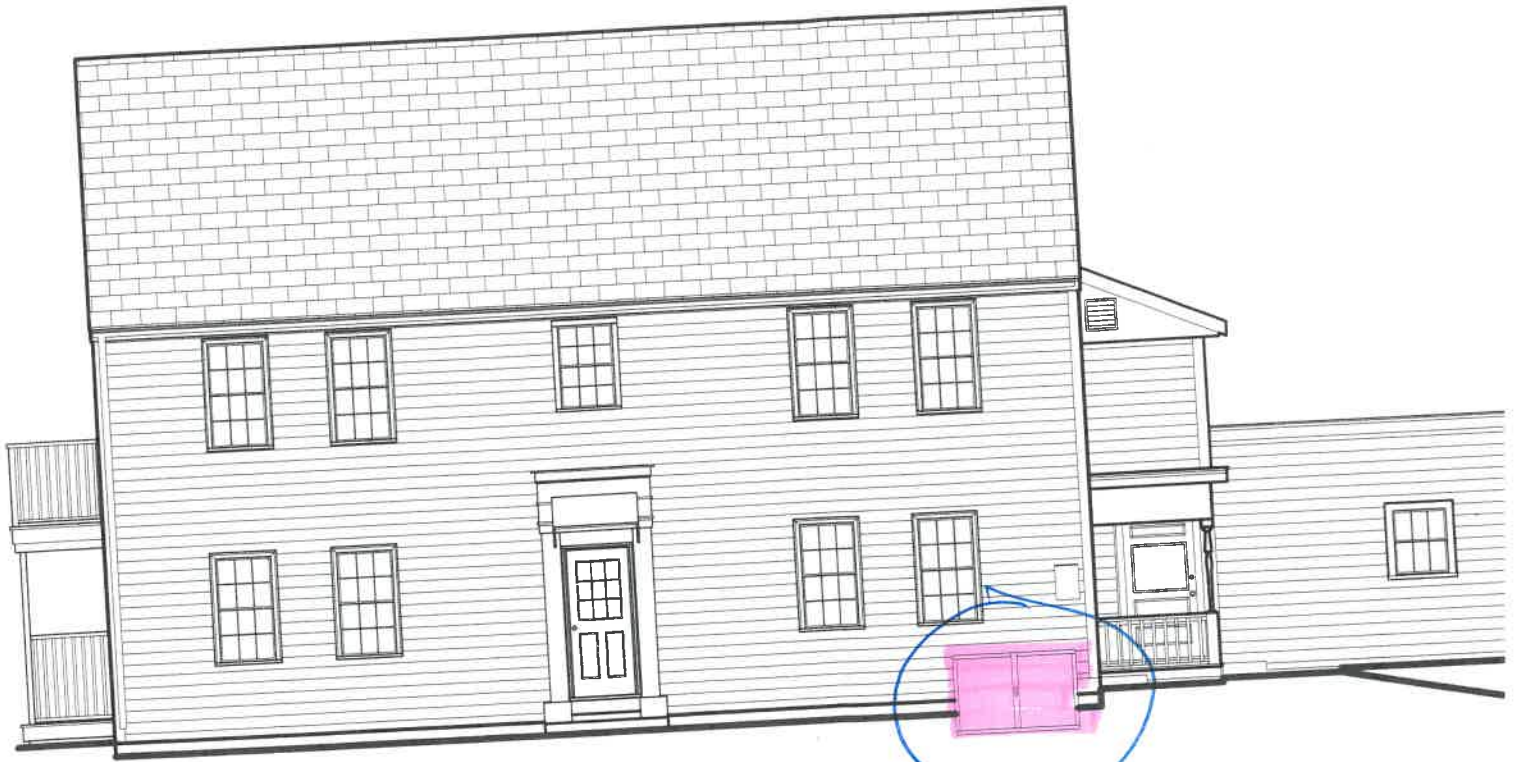
CLIENT:
GLENN WALKER
1000 WALKER STREET
PORTSMOUTH, NH 03801

1 ALEX ROSS, HEREBY CERTIFYS:
A) THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
B) THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000".
C) I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUB-DIVISION OF A PREVIOUS SURVEY PLAT AND THAT THE BOUNDARIES AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

R. ALEX ROSS
DATE: _____

GRAPHIC SCALE
(IN FEET)
SCALE: 1" = 10'

APPROVED LOCATION FOR BULKHEAD (PRIOR LOCATION)



Front Elevation
Scale: 3/32"=1'-0"

31.jpg

APPROVED
LOCATION

NOTES

- EXISTING CONDITIONS:
EXISTING BUILDINGS COVERAGE = 93.94 SF = 20.56
EXISTING OPEN SPACE = 10283 SF = 23.76
PROPOSED CONDITIONS:
BUILDINGS COVERAGE = 9268 SF = 216
OPEN SPACE = 10719 SF = 61.36
- A DECREASE OF 1% SF OF IMPERVIOUS COVER IS PROPOSED.
- PORTSMOUTH ZONING ORDINANCE SECTION 10.35.020 APPLIES.
- UTILITIES:
WATER SUPPLY: 4" CAST IRON MAIN WATER MAIN WATER IN STREET
SEWER: 24" RCP LINE MAIN HOUSE AND CARRIAGE HOUSE
GAS LINE: 2" PLASTIC GAS LINE IN THE STREET MAIN HOUSE
ELECTRIC: UNDERGROUND SERVICE TO THE MAIN HOUSE AND
TO THE CARRIAGE HOUSE.

- EXISTING WATER LINE IS OLD AND MUST BE
PRESERVE TESTED TO ASSURE THAT IT CAN FACILITATE
PRESSURE TESTING. THE TESTING AND REPAIRING
IS TO BE DONE AT THE DIRECTION OF THE PORTSMOUTH
DEPARTMENT OF PUBLIC WORKS.
- SEWER: 24" RCP LINE MAIN HOUSE AND CARRIAGE HOUSE
THE INTO LINE.
- GAS LINE: 2" PLASTIC GAS LINE IN THE STREET MAIN HOUSE
ELECTRIC: UNDERGROUND SERVICE TO THE MAIN HOUSE AND
TO THE CARRIAGE HOUSE.
- PARKING:
6 UNITS X 15 SPACES PER UNIT = 9 SPACES REQ'D
- SITE LIGHTING WILL BE PROVIDED WITH WALL MOUNTED SCONCES
WITH MINIMAL LIGHT SPILLAGE TO MEET ALL CITY
REQUIREMENTS. ALL LIGHT FIXTURES WILL BE PROVIDED
WITH ALL LOW CUT-OFF-NIGHT SKY FRIENDLY
FIXTURES.
- THE ASPHALT PAVED WALKWAY IS TO BE WELL MAINTAINED AND
FREE OF DEBRIS AND SNOW AT ALL TIMES.
- AS PER LETTER FROM PLANNING DIRECTOR RICK TANTOR
DATED MARCH 17, 2011, APPROVAL WAS GIVEN TO ELIMINATE
THE PLANTINGS ADJACENT TO THE REAR OF THE CARRIAGE
HOUSE.

IMPERVIOUS AREA COVERAGE

TYPE	AREA (SF)	% IMPERVIOUS	TOTAL IMPERVIOUS
ASPHALT	1,245.00	100%	1,245.00
CONCRETE	1,245.00	100%	1,245.00
PAVED DRIVEWAY	1,245.00	100%	1,245.00
PAVED WALKWAY	1,245.00	100%	1,245.00
PAVED PATIO	1,245.00	100%	1,245.00
PAVED PORCH	1,245.00	100%	1,245.00
PAVED TERRACE	1,245.00	100%	1,245.00
PAVED BALCONY	1,245.00	100%	1,245.00
PAVED DECK	1,245.00	100%	1,245.00
PAVED STAIRS	1,245.00	100%	1,245.00
PAVED ROOF	1,245.00	100%	1,245.00
PAVED DRIVE	1,245.00	100%	1,245.00
PAVED GARAGE	1,245.00	100%	1,245.00
PAVED DRIVEWAY	1,245.00	100%	1,245.00
PAVED WALKWAY	1,245.00	100%	1,245.00
PAVED PATIO	1,245.00	100%	1,245.00
PAVED PORCH	1,245.00	100%	1,245.00
PAVED TERRACE	1,245.00	100%	1,245.00
PAVED BALCONY	1,245.00	100%	1,245.00
PAVED DECK	1,245.00	100%	1,245.00
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PAVED STAIRS	1,245.00	100%	1,245.00
PAVED ROOF	1,245.00	100%	1,245.00
PAVED DRIVE	1,245.00	100%	1,245.00
PAVED GARAGE	1,245.00	100%	1,245.00
PAVED DRIVEWAY	1,245.00	100%	1,245.00
PAVED WALKWAY	1,245.00	100%	1,245.00
PAVED PATIO	1,245.00	100%	1,245.00
PAVED PORCH	1,245.00	100%	1,245.00
PAVED TERRACE	1,245.00	100%	1,245.00 </tr



INFILTRATION TRENCH DETAIL
N.T.S.
CITY OF PORTSMOUTH PLANNING BOARD

ROSS ENGINEERING
Civil/Structural Engineering
100 WALKER STREET
PORTSMOUTH, NH 03801
PH: 603.883.1234
WWW.ROSS-ENG.COM

CLIENT:
GENE WALKER
100 WALKER STREET
PORTSMOUTH, NH 03801

TITLE: **SITE PLAN**
FOR:
73 PROSPECT STREET
Tax Map 142, Lots 28
PORTSMOUTH, NH 03801

DATE: 11-08-13
SCALE: 2 OF 6



- OWNERS OF RECORD**
- APARTMENT #100 STREET REALTY LLC
RD BOX 181
RYE, NH 03870
TAX MAP 142, LOT 28-1
REC'D. 5587-0483
 - APARTMENT #0
RYE, NH 03870
TAX MAP 142, LOT 28-2
REC'D. 5587-0483
 - ELISA R. ARBOGAST
100 STREET REALTY LLC
PORTSMOUTH, NH 03801
TAX MAP 142, LOT 28-2
REC'D. 5587-0483
 - APARTMENT #4
RYE, NH 03870
TAX MAP 142, LOT 28-2
REC'D. 5587-0483
 - BENJAMIN S. MORSE
100 STREET REALTY LLC
PORTSMOUTH, NH 03801
TAX MAP 142, LOT 28-2
REC'D. 5587-0483
- PARCEL AREA: 1151 SF, 0.40 ACRES

- LEGEND**
- FENCE
 - 6- GAS LINE
 - M- WATER LINE
 - S- SEWER LINE
 - EXISTING TREE LINE
 - 100X62 EXISTING ELEVATION
 - 102X62 PROPOSED ELEVATION
 - 101 PROPOSED CONTOUR
 - V6C VERTICAL GRANITE CURB
 - M WALL MOUNTED LIGHT
 - O BOLLARD
 - 16U UNDERGROUND UTILITIES
 - ON- OVERHEAD UTILITIES

PROPOSED SITE PLAN

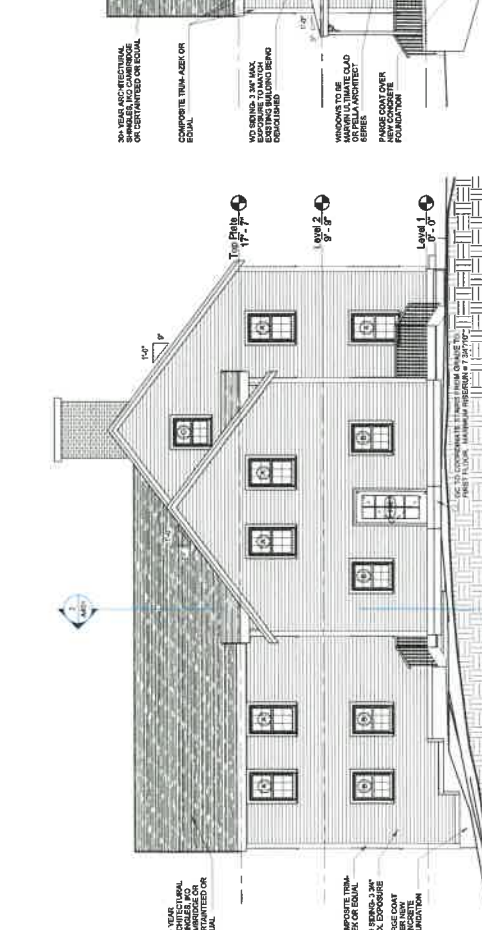
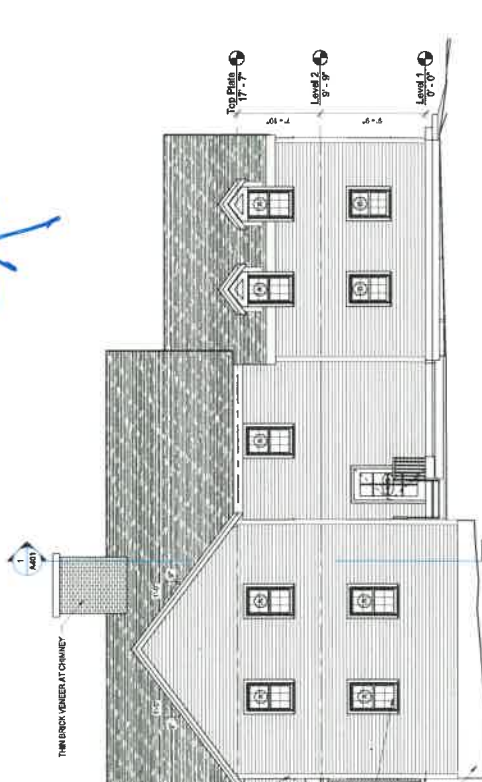
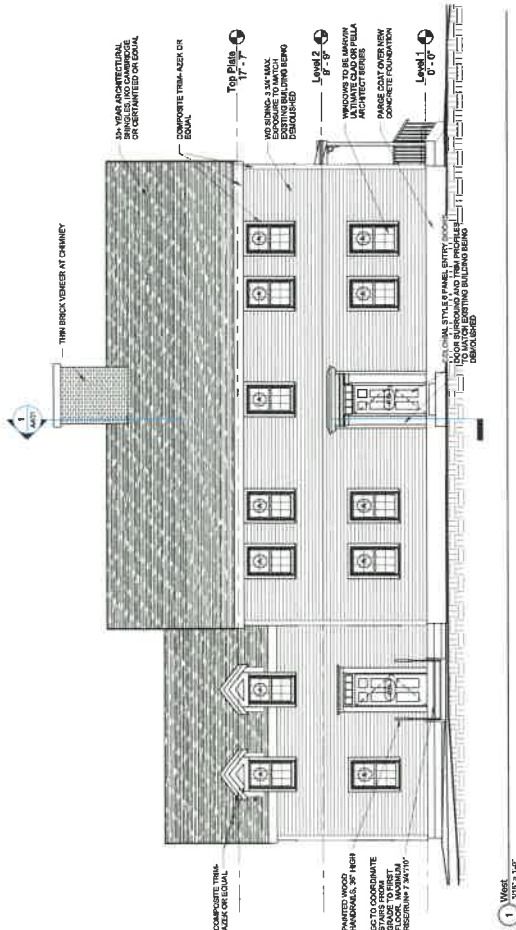
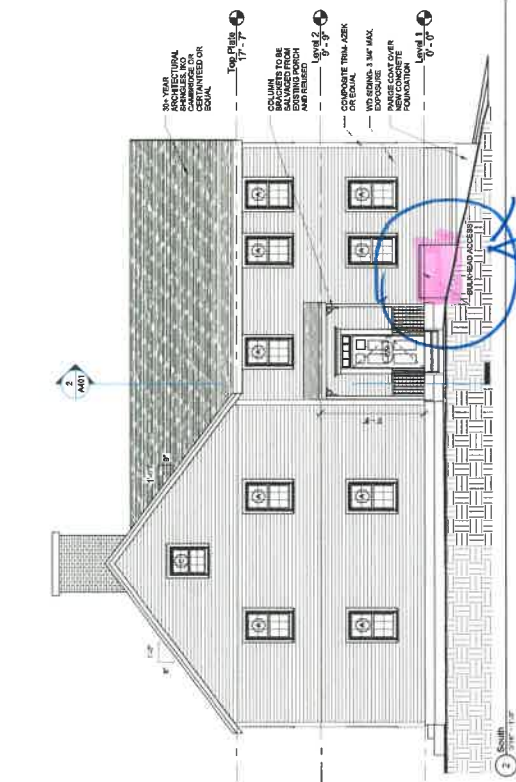
73 Prospect Street
 Portsmouth, NH 03801

McHENRY
 ARCHITECTURE
 4 Market Street
 Portsmouth, NH 03801
 603.433.0274

NOT FOR CONSTRUCTION
 PERMIT USE ONLY

No.	Description	Date
1	UPDATED DRAWING	04/18

Project Name:	73 Prospect Street
Design Name:	EXTERIOR ELEVATIONS
Project Number:	18044
Date:	02/20/18
Drawn by:	MB
Checked by:	JJ
Scale:	A301 As Indicated



1 West 3/16" = 1'-0"

2 East 3/16" = 1'-0"

3 North 3/16" = 1'-0"

4 Elevation 3/16" = 1'-0"

EXTERIOR FINISHES NOTES

1. ALL FINISHES TO BE MATCHED TO EXISTING FINISHES TO THE MAXIMUM EXTENT POSSIBLE.
2. ALL FINISHES TO BE MATCHED TO EXISTING FINISHES TO THE MAXIMUM EXTENT POSSIBLE.
3. ALL FINISHES TO BE MATCHED TO EXISTING FINISHES TO THE MAXIMUM EXTENT POSSIBLE.
4. ALL FINISHES TO BE MATCHED TO EXISTING FINISHES TO THE MAXIMUM EXTENT POSSIBLE.
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15. ALL FINISHES TO BE MATCHED TO EXISTING FINISHES TO THE MAXIMUM EXTENT POSSIBLE.
16. ALL FINISHES TO BE MATCHED TO EXISTING FINISHES TO THE MAXIMUM EXTENT POSSIBLE.

PROPOSED SITE PLAN

REV	DATE	DESCRIPTION	BY
1	1/16/2018	PERMIT	RS
2	2/20/2018	REVISION PERMIT	RS
3	2/20/2018	REVISION PERMIT	RS
4	2/20/2018	REVISION PERMIT	RS
5	1/22/2019	REVISION	RS
6	4/4/2019	HDC SUBMITTAL	RS

ROSS ENGINEERING
Civil/Structural Engineering & Surveying
1000 Main Street
Portsmouth, NH 03801
(603) 433-7500

FOUNDATIONS AT PROSPECT STREET
73 PROSPECT STREET
PORTSMOUTH, NEW HAMPSHIRE

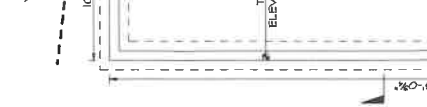
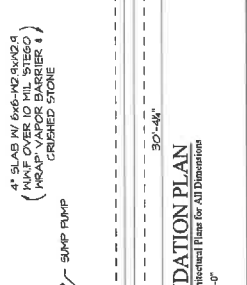
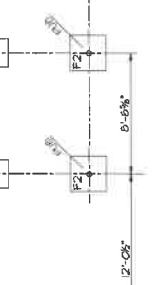
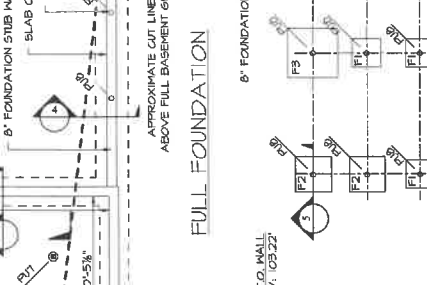
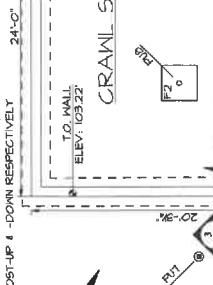
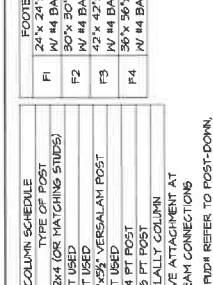
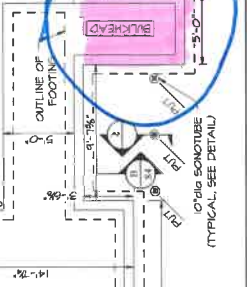
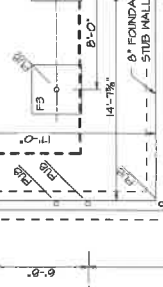
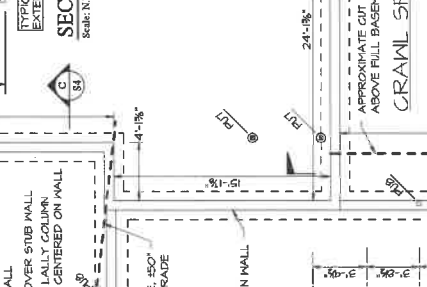
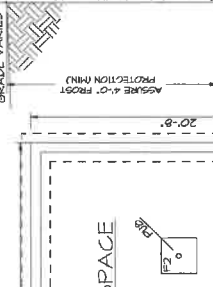
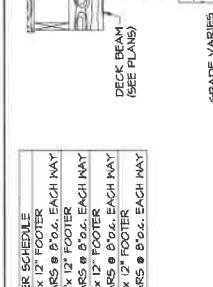
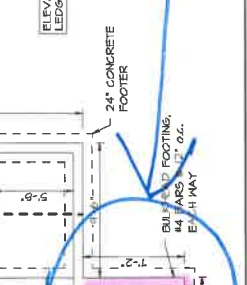
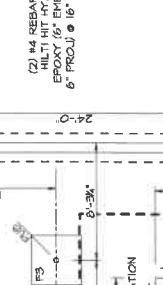
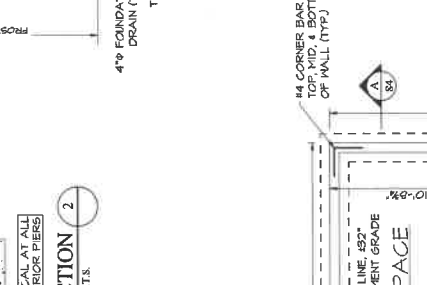
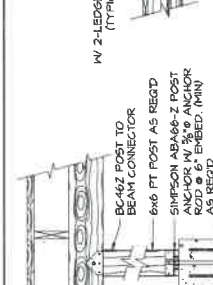
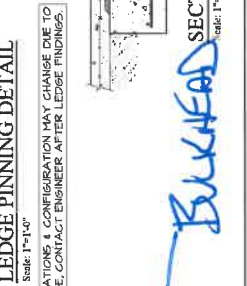
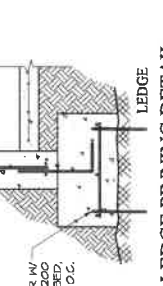
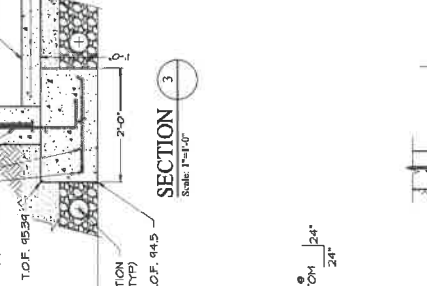
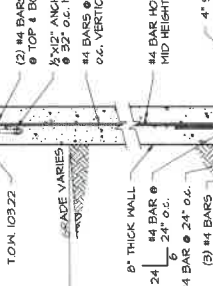
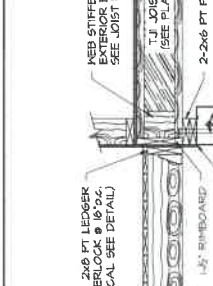
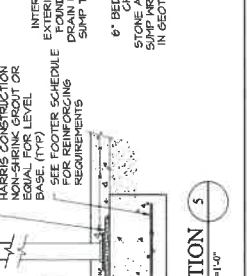
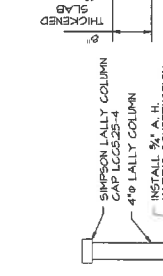
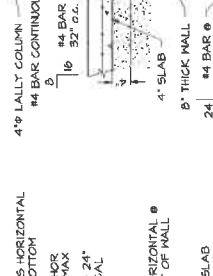
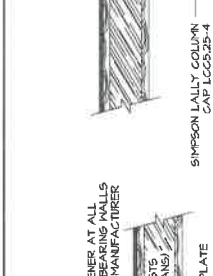
PREPARED FOR: PROJECT 51, LLC
1000 MAIN ST.
PORTSMOUTH, NH 03801
DESIGNED BY: RS-2018
DRAWN BY: RS-2018
CHECKED BY: RS-2018
DATE: 1-16-2018
SCALE: AS NOTED

PROJECT	NO. 51
SCALE	AS NOTED
SHEET	3 OF 6
DRAWING	SI

FOOTER SCHEDULE	TYPE OF POST
F1	2-2x4 (OR MATCHING STUDS)
F2	NOT USED
F3	3x5 VEGSALAH POST
F4	NOT USED
F5	4x4 PT POST
F6	6x6 PT POST
F7	4" LALLY COLUMN

FOOTER SCHEDULE	TYPE OF POST
F1	2-2x4 (OR MATCHING STUDS)
F2	NOT USED
F3	3x5 VEGSALAH POST
F4	NOT USED
F5	4x4 PT POST
F6	6x6 PT POST
F7	4" LALLY COLUMN

*ASSURE POSITIVE ATTACHMENT AT ALL FOOTER TO BEAM CONNECTIONS
**F1, F3, AND F4 REFER TO POST-DOWN, POST-UP, AND POST-UP & DOWN RESPECTIVELY



Propose

Bulkhead

6" DIA CONCRETE FOOTING

Refer to Architectural Plans for All Dimensions

Experience. Innovation.

Residential Products



Add Basement Living Space
To Your Home



an AmesburyTruth company

800.854.9724
WWW.BILCO.COM

Log on to www.BILCO.com to find a sales representative near you.



Classic Series

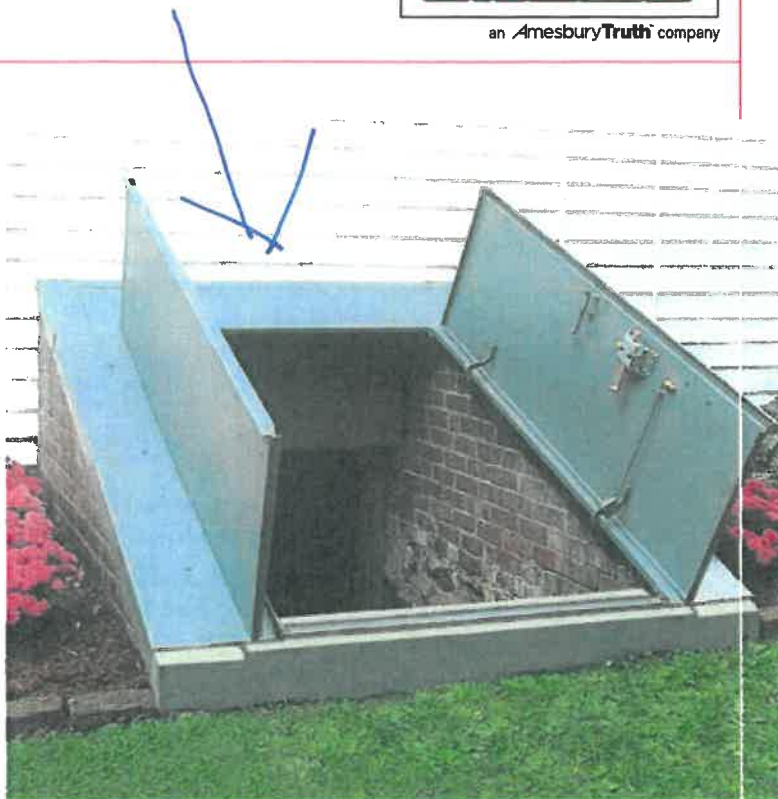
Sloped Wall



Features:

- Heavy-duty steel construction
- Baked-on Sherwin Williams primer provides durable base for finish paint
- Corrosion-resistant zinc-plated, chromate-sealed hardware
- Lift assistance provides easy, one-hand operation
- Slide bolt locking mechanism (optional keyed lock available)
- Versatile frame design and optional foundation plates and extension panels allow the door to accommodate virtually any areaway

For new home construction, see PermEntry Basement Entrance on page 6



For use on existing masonry sidewalls. Door shown with optional foundation plates, extensions and keyed lock kit.

Ultra Series

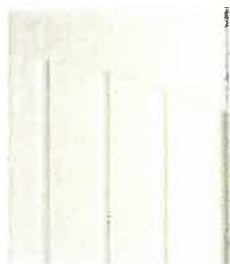
Features:

- Corrosion-resistant high-density, polyethylene construction
- Simulated wood design
- Pleasing driftwood color
- Will not rust and never needs painting
- Interchangeable side panel inserts allow homeowners to add light and/or ventilation to their basement areaway
- Motion dampers provided for safe and controlled door operation
- Slide bolt locking mechanism

For new home construction, see PermEntry Basement Entrance on page 6



Available in Size C only



Wood grain texture

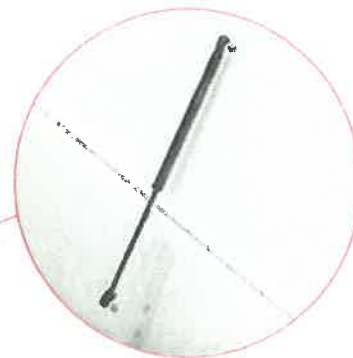
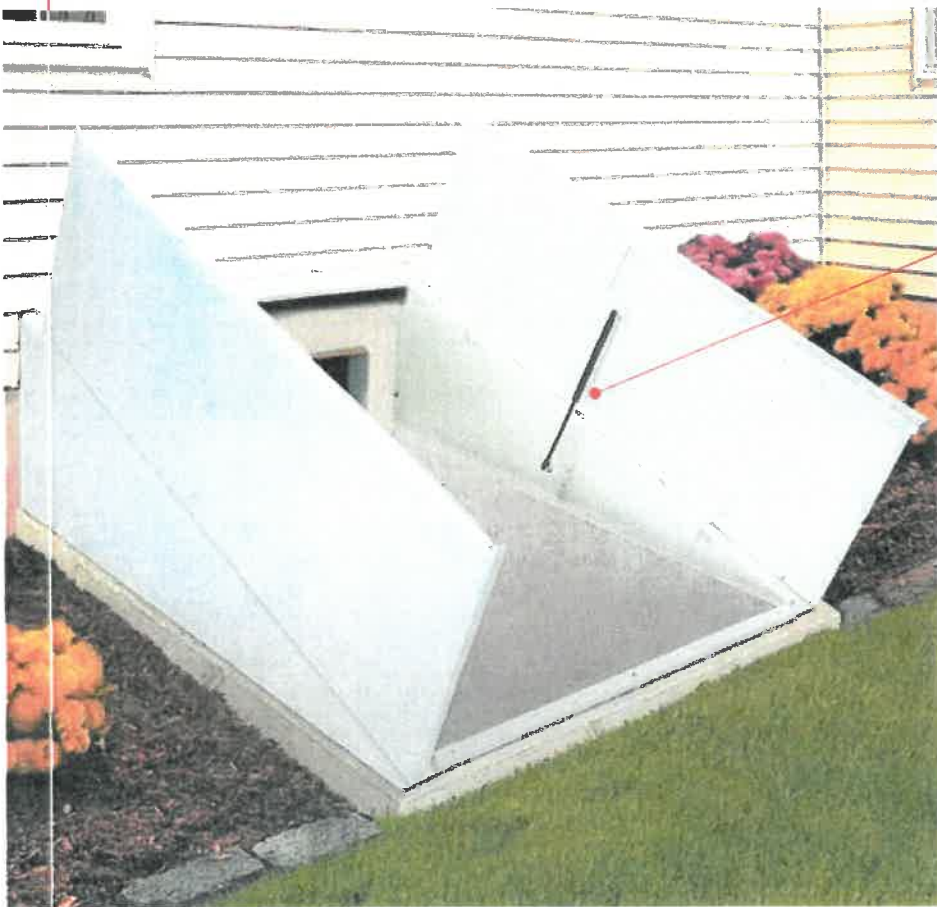


Louver and screen side panel window inserts

Contact us by phone: 800.854.9724 or email: residential@BILCO.com

Basement Doors

Basement doors are ideal for access to basement storage areas and for moving large items into finished basement areas. The wide opening allows storage items such as deck and patio furniture, and large items such as pool tables and furniture, to be easily moved in and out of a basement. Doors meet IRC 2018 building code requirements for emergency egress in finished basement living areas and feature weather resistant construction.



Patented gas spring lift assistance for easy, one-handed operation.

Available with a Powder Coat Paint Finish

BILCO Classic Series steel basement doors are now offered with a factory-applied polyester powder coat finish. The polyester resin provides a durable, weather-resistant coating. Cured at higher temperatures than most wet coatings, the result is a tougher and chip-resistant coating, providing both a decorative and protective finish.

Color Choices



White



Sandstone



Light Gray



Brick



Hunter Green (New)



Black (New)

See page 7 for additional information

Classic Series

Steel Sided

Features:

- Patented gas spring lift assistance for improved operation
- Baked-on Sherwin Williams primer provides durable base for finish paint
- Slide bolt locking mechanism (optional keyed lock kit available)
- Flanged construction and J-channel header shed water and prevent binding due to ice and snow, permitting all-season use

For new home construction, see PermEntry Basement Entrance on page 6

Contact us by phone: 800.854.9724 or email: residential@BILCO.com

Basement Doors

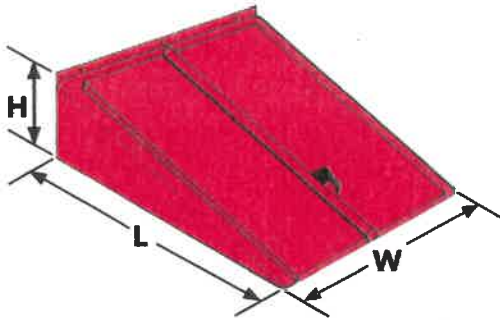
Basement Door Measuring Guide

Follow the instructions below to calculate the proper size door for your areaway. An electronic version of this sizing guide is also available at www.BILCO.com. Please contact BILCO if you are unable to find a standard door to fit your areaway.

Areaway — Flat Foundation

Ultra Series and Classic Series Doors

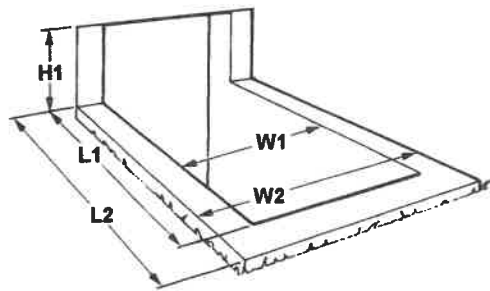
1. Discard your old door and measure (in inches) the dimensions of the areaway foundation.
2. Measure dimension W1, the inside width, and dimension W2, the outside width of the areaway foundation walls. Record your dimensions below and make the calculation shown.
3. Measure dimension L1, the inside length, and dimension L2, the outside length of the areaway foundation walls. Record your dimensions and make the calculation shown.
4. Measure dimension H1, the height from the top of the areaway foundation to the top of the opening in the house foundation.
5. Select the door from the table to the right with a width between W1 and W2 and length between L1 and L2.



Basement Door Dimensions

Door Size	Width (W) (inches)	Length (L) (inches)	Height (H) (inches)	Door Opening	
				Length (inches)	Width (inches)
B	51	64	22	60	44
C*	55	72	19½	67	48
O	47	58	30	58	40
SL	51	43¼	52	60	44

*Ultra Series Doors are available in Size C only



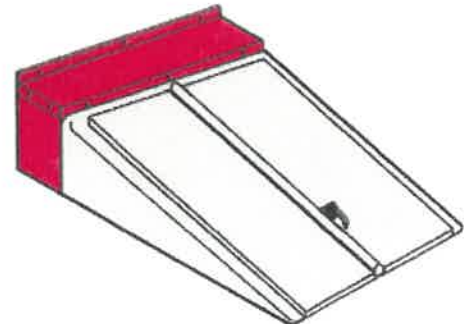
Record your foundation dimensions here

Width
W1 + 4" = _____
W2 = _____

Length
L1 + 2" = _____
L2 = _____

Height
H1 = _____

Extensions are available to increase the door length for Size C Ultra and Classic Series doors. Classic Series extensions are available in 6", 12", 18", 24" and 30" lengths and two or more can be mounted back to back to increase the door length. Ultra Series extensions are available in 6" and 12" lengths and two extensions can be combined to increase the door length.



Contact us by phone: 800.854.9724 or email: residential@BILCO.com

6. 244 South Street (fence)

- Recommend Approval


Background: This applicant is requesting approval to install a privacy fence along the property line.

Staff Comment: Recommend Approval.

*Not for Public Hearing

Date: **3/29/2019**

Application for Approval - Administrative Historic District Commission

Owner: Swirly Girls II, LLC Applicant (if different): Laurie Kennedy
 Address: 244 South Street Address: (Same)
(Street) (Street)
Portsmouth, NH 03801 (City, State, Zip)
 Phone: (617)543-6194 Phone: (City, State, Zip)
 Signature: 

Location of Structure: Map 111 Lot 3 Street Address: 244 South Street

Building Permit #: _____

To permit the following: Continuation and installation of a privacy fence along property line to contain a rescue dog and owner with Younger Onset Dementia.

Action Taken by H.D.C. at Public Meeting	
Date of Approval:	
Recommendation:	
Stipulations:	
Signature of Principal Planner:	

Administrative Use Only:
 Date of Meeting: _____
 Payment: _____
 Payment Type: _____
 Index/Permit #: _____

If approved, please acknowledge below:

I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.

Owner

Nicholas J. Cracknell

From: Laurie A Kennedy <lkennedy6@verizon.net>
Sent: Friday, March 29, 2019 2:19 PM
To: Nicholas J. Cracknell
Subject: 244 South Street Privacy Fence
Attachments: HDC_Administrative_Approval_Form.pdf; ATT00001.txt; Kennedy 7-6-18 PDF.pdf; ATT00002.txt

Dear Nick,

Thank you for your time yesterday. I dropped into the planning office and you graciously gave me a few minutes of your expertise.

Below are the Application for Approval and a site plan originally from our landscaper last Summer. It has a lot more detail and the house perspective on the lot.

Yellow: existing

Green: proposed black vinyl chain link

Orange: proposed continuation of existing

The supplies to be used:

1. 15 sections of 4'6" + 3 strip Board and Lattice fence, all #1 grade Cedar
2. 4'W solid scalloped gate of same
3. 4' wide halo arch of same
4. 60' of 4' black vinyl coated chain link fence
5. 4' wide black vinyl coated chain link gate

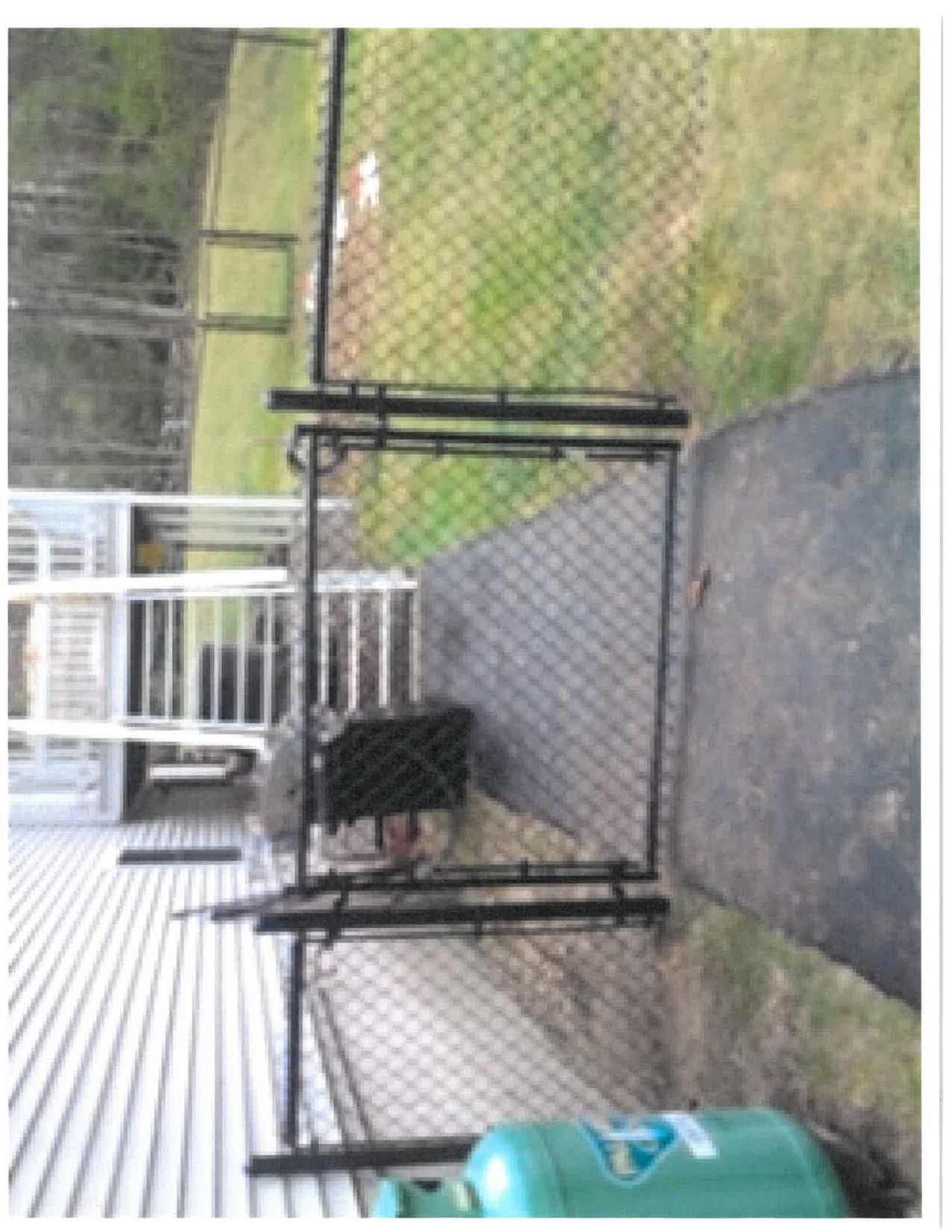
Under a email to follow shortly are some example fences and existing fences.

Please let me know your opinion on the proposal and I will submit my application formally on line for the 4/10/19 meeting.

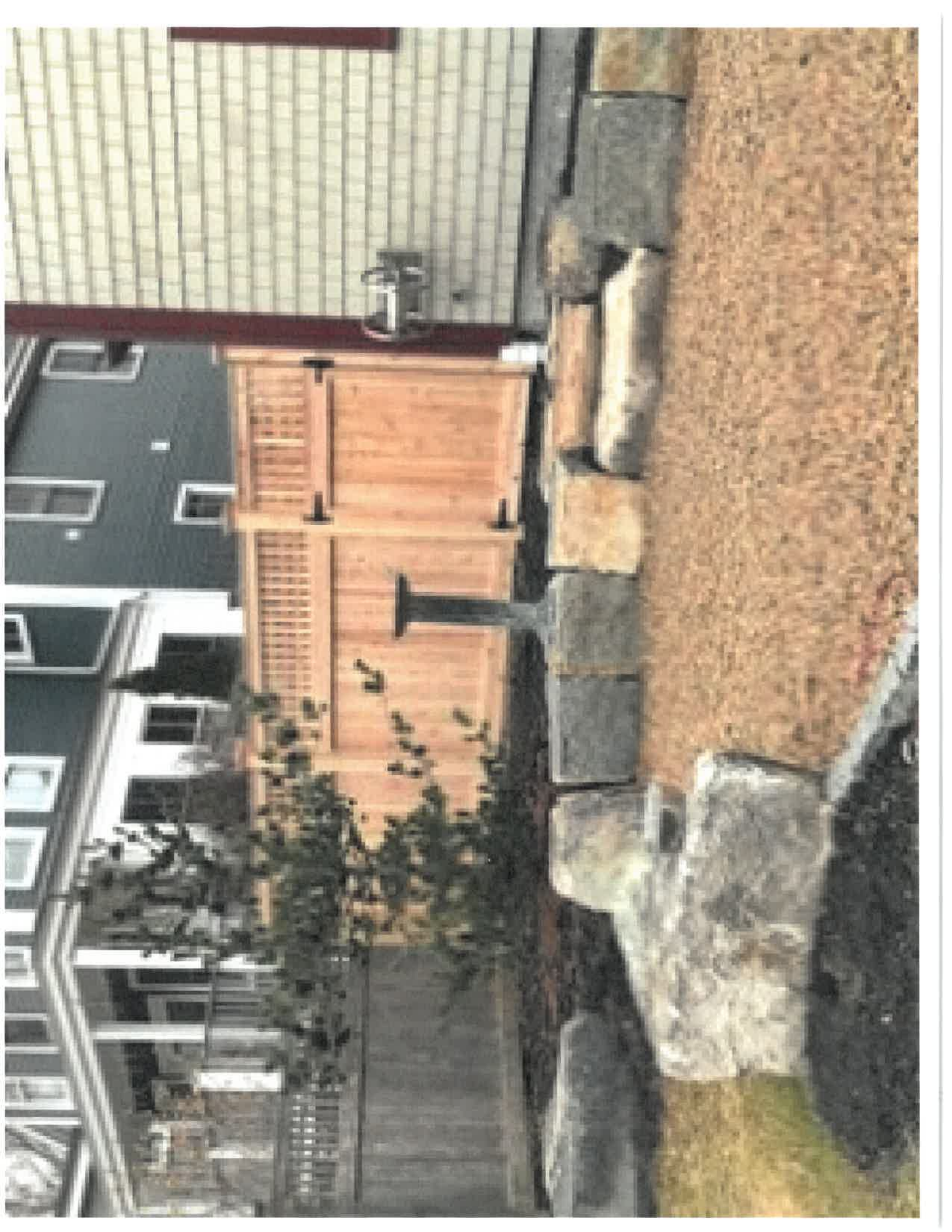
Best regards,

Laurie Kennedy









7. 410 Islington Street (misc.)

- TBD

Background: This applicant is requesting approval to make modifications to the building lighting, HVAC equipment, windows, and exterior materials

Staff Comment: TBD.

Application for Approval - Administrative Historic District Commission



Owner: Islington Commons Applicant (if different): Market Square Architects
 Address: 410-430 Islington St Address: 101 Congress St Suite 203
(Street) (Street)
Portsmouth NH 03801 Portsmouth NH 03801
(City, State, Zip) (City, State, Zip)
 Phone: _____ Phone: 603-501-0202
 Signature: Sarah Howard

Location of Structure: Map _____ Lot _____ Street Address: 410-430 Islington St
 Building Permit #: _____
 To permit the following: Exterior bldg lighting, exterior bldg vents, mechanical equipment, window modifications, materials alternates

Action Taken by H.D.C. at Public Meeting	
Date of Approval:	
Recommendation:	
Stipulations:	
Signature of Principal Planner:	

Administrative Use Only:
 Date of Meeting: 4-10-19
 Payment: 100⁻
 Payment Type: CK#1763
 Index/Permit #: _____

If approved, please acknowledge below:

I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.

Owner

ISLINGTON COMMONS

HISTORIC DISTRICT COMMISSION, APRIL 2019



#410

#420

#430

GENERAL PROJECT DESCRIPTION:
 THIS PROJECT CONSISTS OF THREE PARCELS LOCATED AT 410, 420 AND 430 ISLINGTON STREET. THE LOTS CURRENTLY CONTAIN A TOTAL OF 7 EXISTING DWELLING UNITS. THE LOT LINES SHALL BE ADJUSTED TO ACCOMMODATE THE RENOVATION OF EACH EXISTING BUILDING SUCH THAT, THE NUMBER OF EXISTING UNITS WILL BE REDUCED TO FOUR (4) AND SEVEN (7) NEW DWELLING UNITS WILL BE ADDED. THE RESULT WILL BE A TOTAL OF 11 DWELLING UNITS ON THE SITE. THE FOLLOWING IS INCLUDED IN THIS PACKAGE:

- ◊ EXTERIOR LIGHTING ON THE BUILDINGS
 - ◊ EXTERIOR VENTS ON THE BUILDINGS
 - ◊ EXTERIOR MECHANICAL EQUIPMENT
 - ◊ WINDOW MODIFICATIONS
 - ◊ ROOFING MATERIAL ALTERNATE
 - ◊ TRIM ALTERNATE
- CURRENT SCOPE**

ZONING SUMMARY:
 ZONING DISTRICT: CD4-L2
 LOT SIZE: 40,075 SF
 REQUIRED LOT AREA PER DWELLING UNIT: 3,000 SF
 BUILDING HEIGHT: 35'-0" MAX
 GROUND FLOOR ABOVE SIDEWALK: 3'-0" MAX
 MIN GROUND STORY HEIGHT: 11'-0"



410-430 ISLINGTON STREET
 PORTSMOUTH, NH 03801

ISLINGTON COMMONS

HISTORIC DISTRICT COMMISSION
 WORKSESSION/
 PUBLIC HEARING,
 FEBRUARY 2019



SCALE:	DATE:
DRAWN BY: SMH	PROJECT NO.: 207008
CHECKED BY: RJH	DATE: 02/05/19
KEY:	

TITLE: COVER

CONTEXT/TRADITIONAL MASSING AS BASIS FOR DESIGN:



CASS STREET



CABOT AND MCDONOUGH STREET



CABOT STREET



DOVER STREET



STATE STREET



UNION STREET



Islington Commons
LANDSCAPE PLAN
410-430 Islington Street Portsmouth, New Hampshire

Drawn By: [Name]
Checked By: [Name]
Scale: 1/8" = 1'-0"

L-1
Sheet 1 of 2

ISLINGTON COMMONS

410-430 ISLINGTON STREET
PORTSMOUTH, NH 03801

HISTORIC DISTRICT COMMISSION
WORKSESSION/
PUBLIC HEARING,
JANUARY 2018



PROPOSED MASSING

6

SCALE: KEY:
DRAWN BY: SMH
CHECKED BY: RJH
PROJECT NO.: 207008
DATE: 12/14/17

PREVIOUSLY APPROVED



Islington Commons
LANDSCAPE PLAN
410-432 Islington Street Portsmouth, New Hampshire

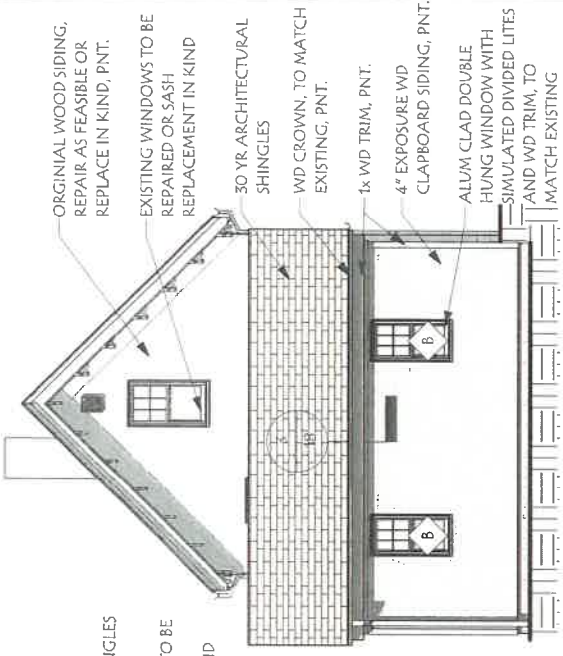
Drawn By: [Blank]
Checked By: [Blank]
Scale: See Plan
Date: 2019/12/14
Revisions: [Blank]

L-1
Sheet 1 of 2

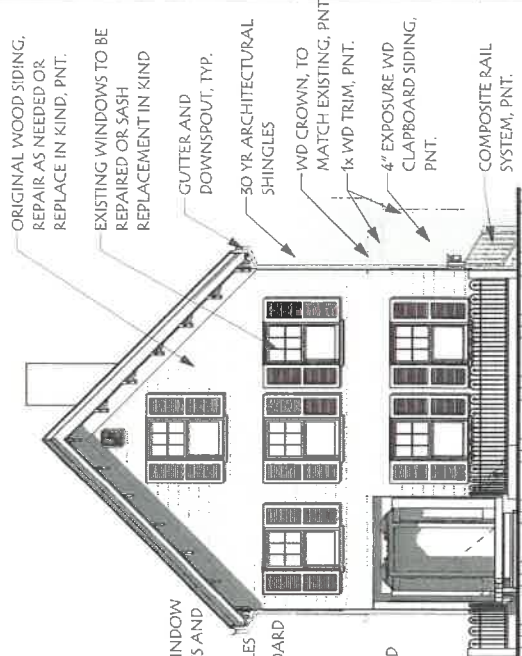
PROPOSED



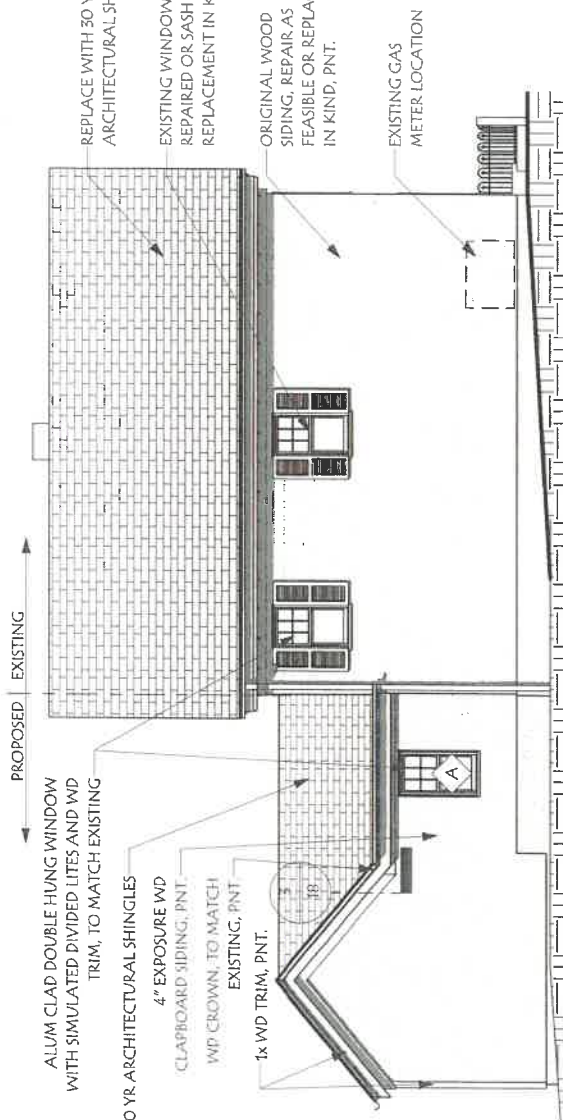
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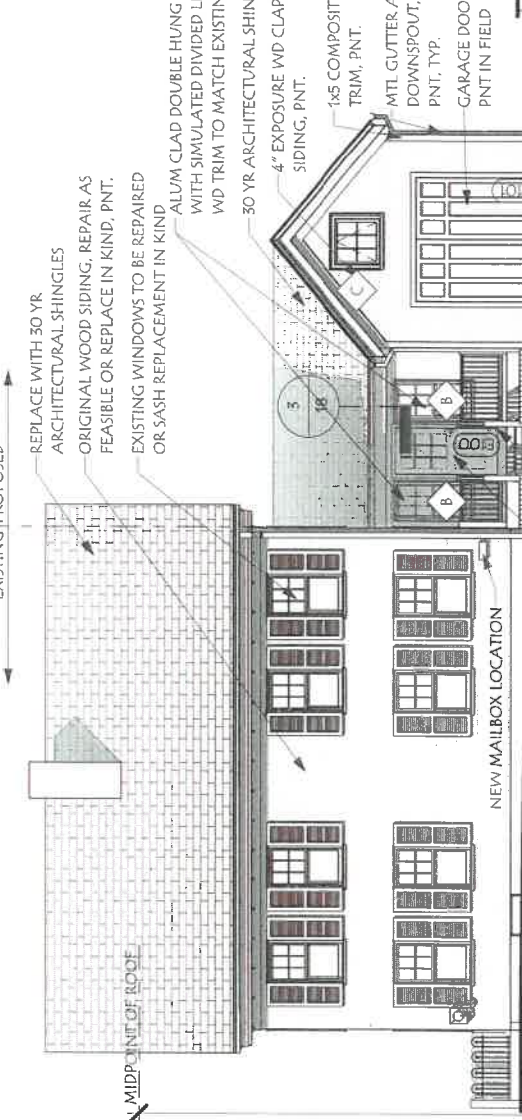
2 410- SOUTH ELEVATION
 1/8" = 1'-0"



1 410- NORTH ELEVATION
 1/8" = 1'-0"

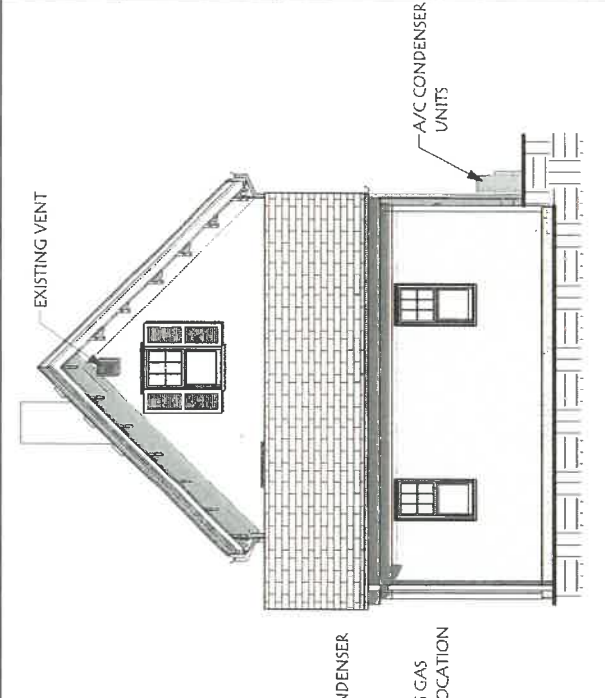


4 410- EAST ELEVATION
 1/8" = 1'-0"

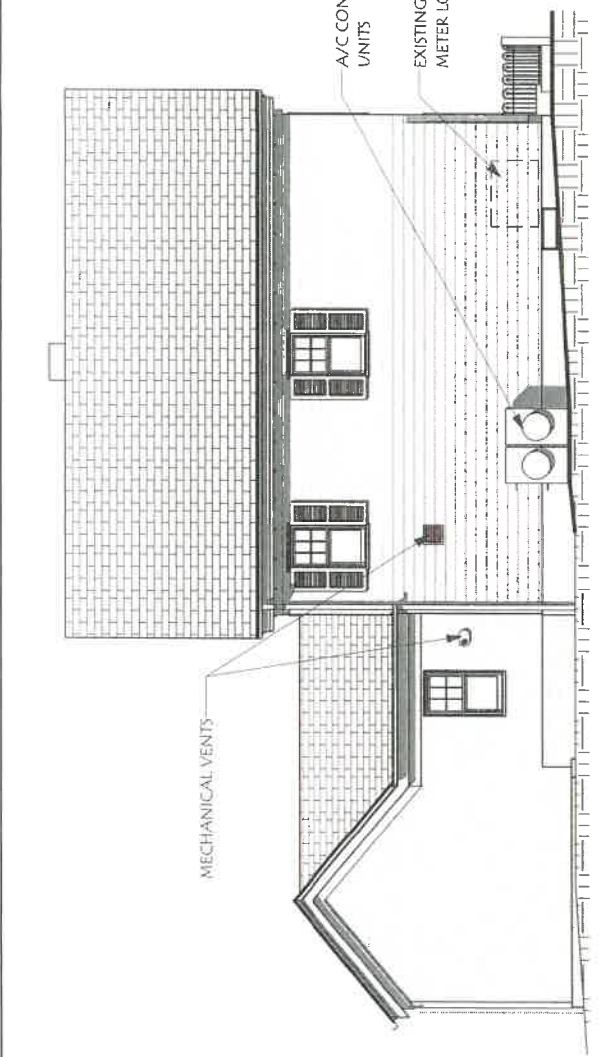


3 410- WEST ELEVATION
 1/8" = 1'-0"

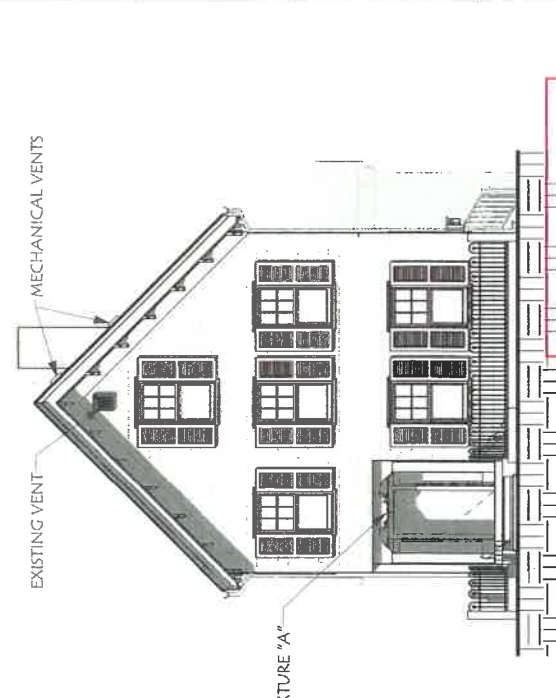
PREVIOUSLY APPROVED



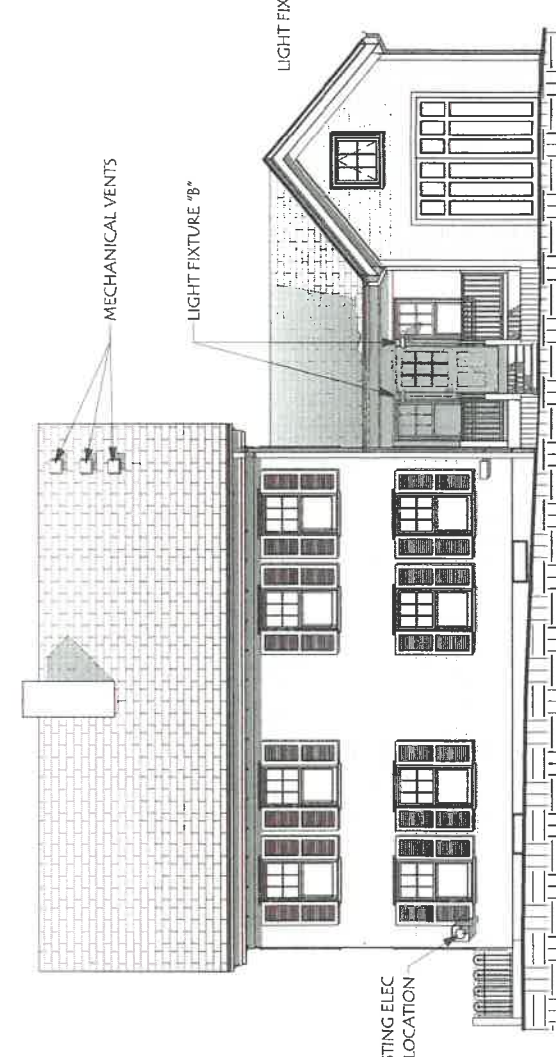
2 410- SOUTH ELEVATION
1/8" = 1'-0"



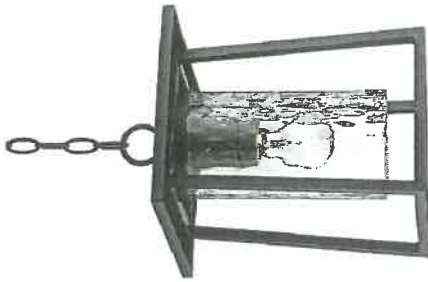
4 410- EAST ELEVATION
1/8" = 1'-0"



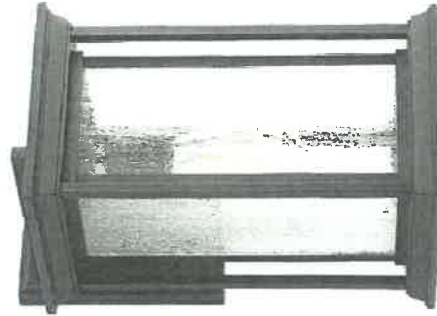
1 410- NORTH ELEVATION
1/8" = 1'-0"



3 410- WEST ELEVATION
1/8" = 1'-0"



LIGHT FIXTURE "A"



LIGHT FIXTURE "B"

Quoizel Lodge 13 1/2" High Black Outdoor Hanging Light - Style # 4W424

- 13 1/2" high x 9 1/2" wide. Round canopy is 5 1/4" wide.
- Comes with 12-foot of wire and 8-foot of chain. Sloped ceiling adaptable.
- Uses one maximum 100 watt incandescent or 23 watt CFL bulb or equivalent (not included).
- Updated lodge style outdoor hanging light. From the Quoizel brand.
- Mystic black finish. Metal construction. Clear hammered glass.
- Damp location rated only for use on covered porches or patios. Can also be used indoors.

Endicott Collection One-light medium wall lantern

by Progress Lighting
Collection Name: Endicott
Catalog ID: 25610-31

Endicott
offers visual interest to your home's exterior. The elongated frame is finished with clear seeded glass.

- An outdoor lantern with an elongated frame.
- Frame is finished with clear seeded glass
- Black finish.

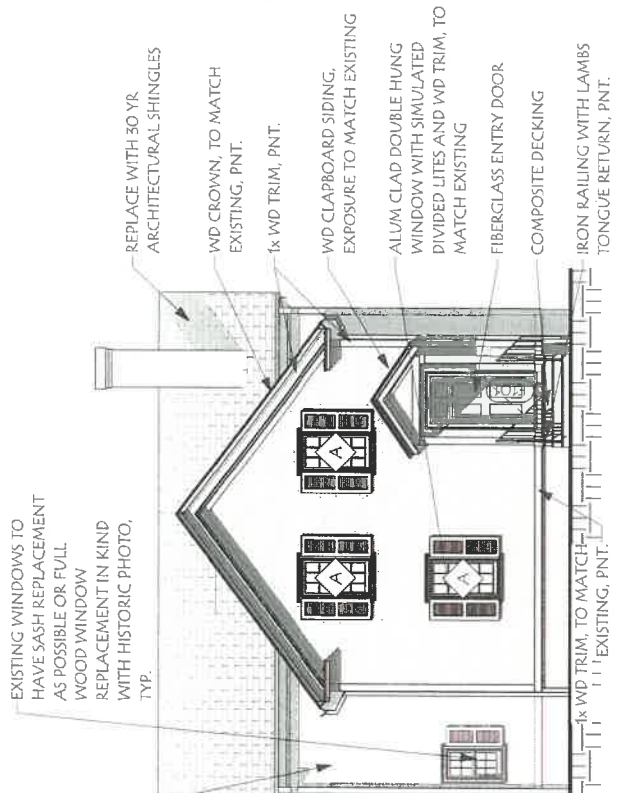
7 1/4" w X 14 1/4" h

PROPOSED

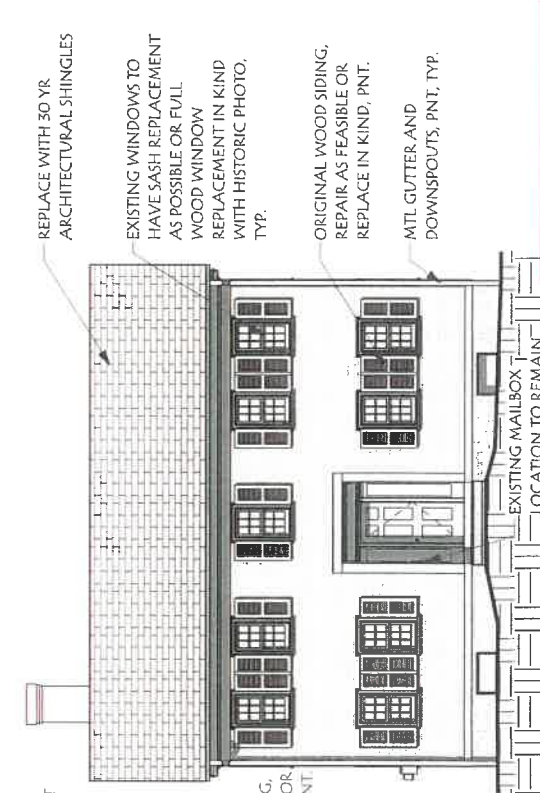
 ARCHITECTS 104 College St, STE 201 Portsmouth, NH 03801 PH: 603.801.0202 info@marksquare.com	HISTORIC DISTRICT COMMISSION WORKSESSION/PUBLIC HEARING, FEBRUARY 2019	410-430 ISLINGTON STREET PORTSMOUTH, NH 03801	DATE: 02/11/19 PROJECT NO.: 2017008 CHECKED BY: Checker DRAWN BY: Author SCALE: KEY	16B	TITLE: 410- LIGHTING FIXTURES
	<small>© 2017 Mark Square Architects 4/4/2019 12:44:05 PM</small>				



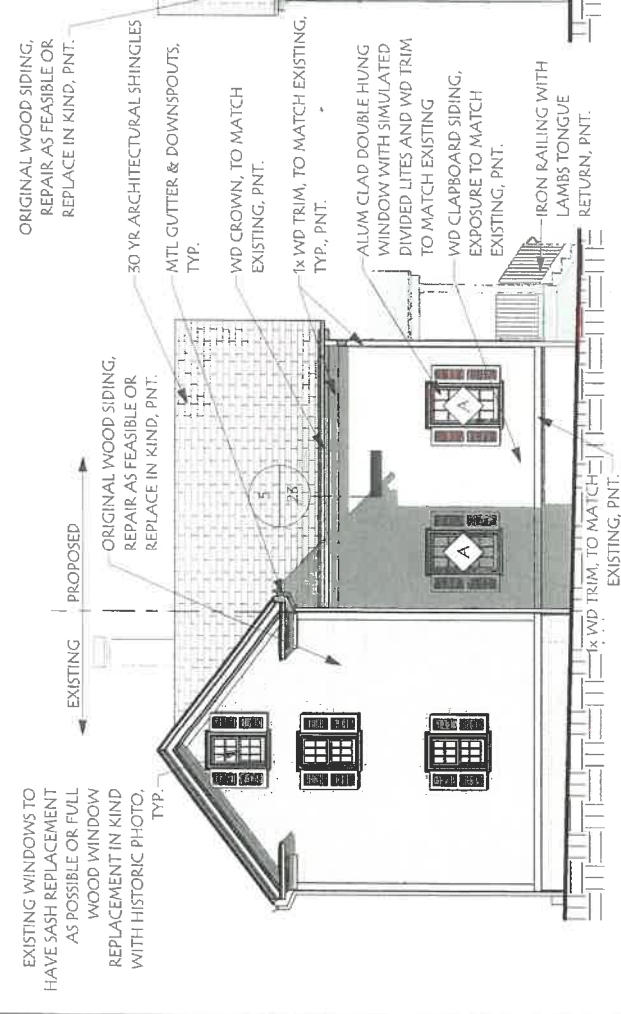
PREVIOUSLY APPROVED



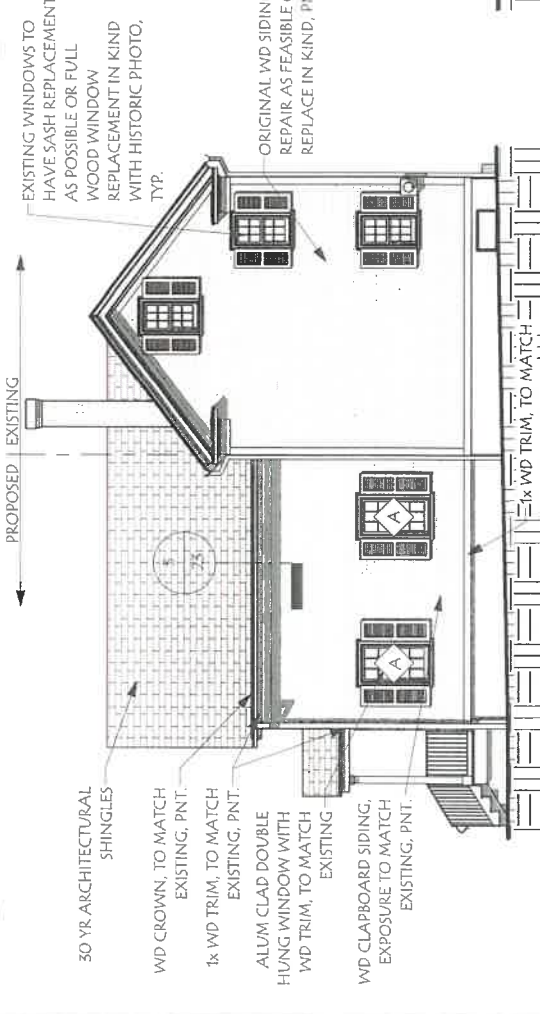
420- WEST ELEVATION
 1/8" = 1'-0"



420- SOUTH ELEVATION
 1/8" = 1'-0"

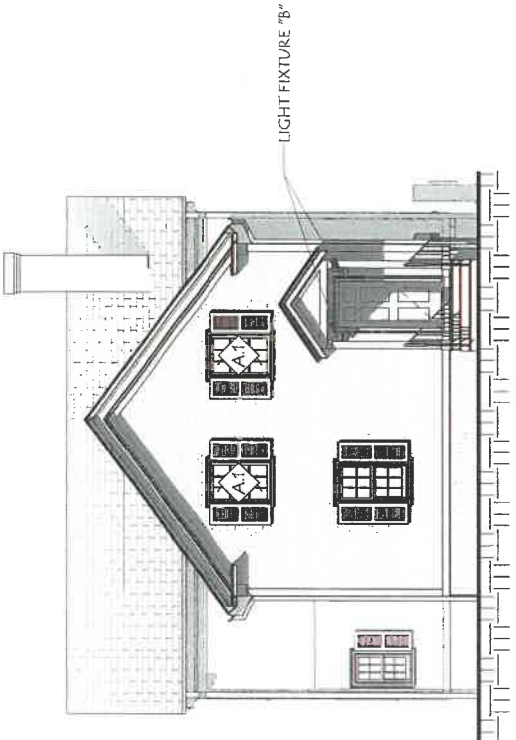


420- EAST ELEVATION
 1/8" = 1'-0"

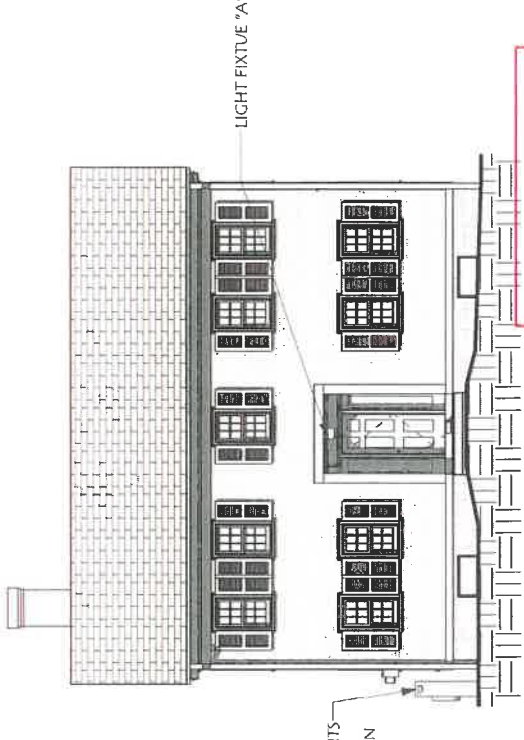


420- NORTH ELEVATION
 1/8" = 1'-0"

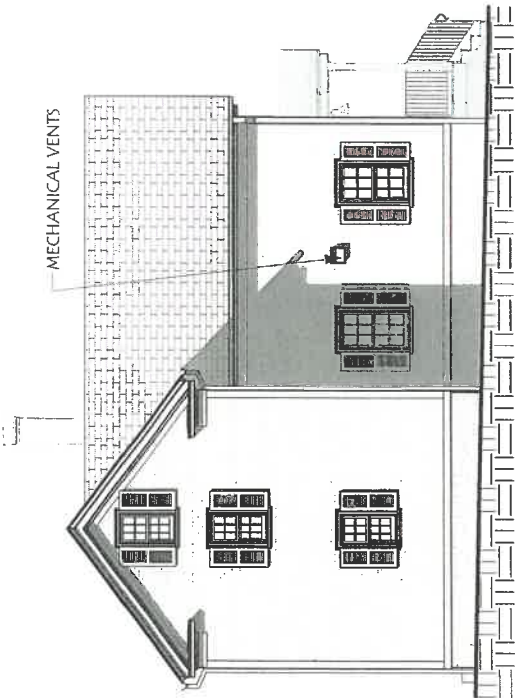




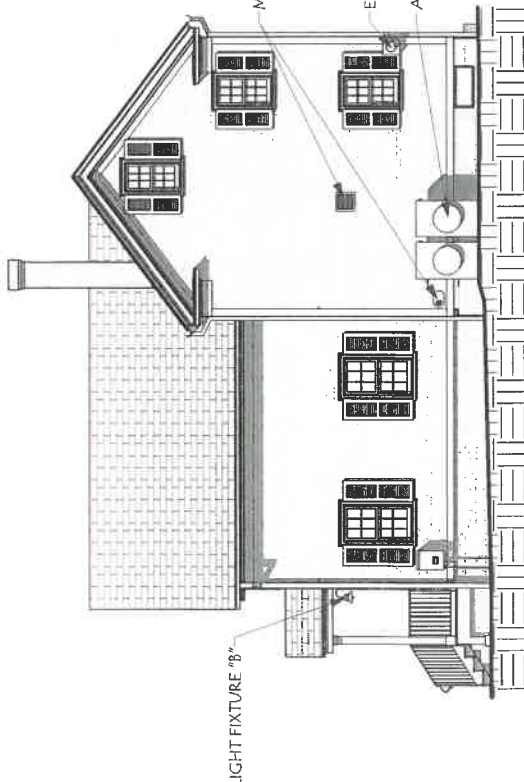
3 412- SOUTH ELEVATION
 1/8" = 1'-0"



1 412- NORTH ELEVATION
 1/8" = 1'-0"



4 412- WEST ELEVATION
 1/8" = 1'-0"



2 412- EAST ELEVATION
 1/8" = 1'-0"

PROPOSED

Burlington

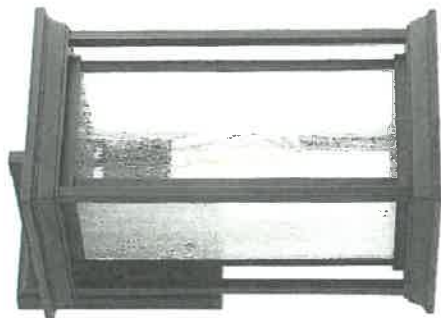
The Burlington collection flush mount fixture features an aluminum construction, weather-resistant performance with clear, beveled glass panels. Suitable for both indoor and outdoor applications, the open bottom design allows easy access to replace light bulbs.

- Burlington is a 1-light outdoor flush mount fixture
- Suitable for Urban Industrial, Modern and Coastal exteriors
- Uses 1, 60-watt max. medium base bulb including LED equivalent (sold separately)
- Clear beveled glass
- Aluminum frame with Antique Bronze finish
- Measures 7" W x 7" H
- Open bottom design allows easy access to replace lamps
- Outdoor lanterns add illumination to exterior spaces - such as patios or porches - curb appeal



Width: 7"
Height: 7"
Depth: 7"

LIGHT FIXTURE "A"



LIGHT FIXTURE "B"

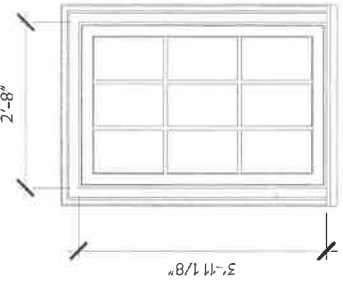
**Endicott Collection
One-light medium
wall lantern**

by Progress Lighting
Collection Name: Endicott
Catalog ID: P5E1O-31

Endicott offers visual interest to your home's exterior. The elongated frame is finished with clear seeded glass.

- An outdoor lantern with an elongated frame.
- Frame is finished with clear seeded glass
- Black finish.

7 1/4" w X 14 1/4" h



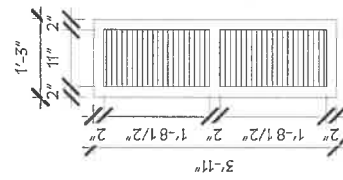
TYPE A.1
MARVIN INTEGRITY WOOD
ULTRIX CASEMENT
WINDOW, TRIM TO MATCH
EXISTING

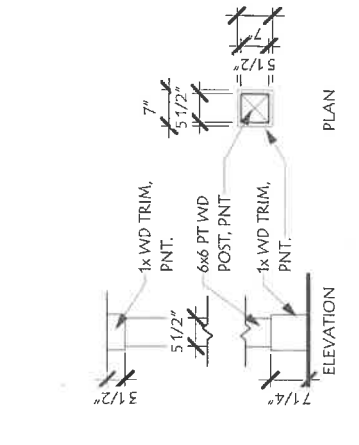


SHUTTER - 412
1/2" = 1'-0"

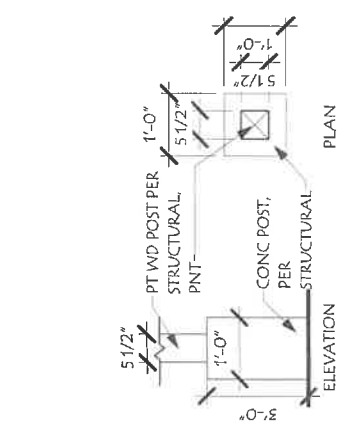
**CUSTOM PAINTED
WOOD SHUTTER**

PROPOSED

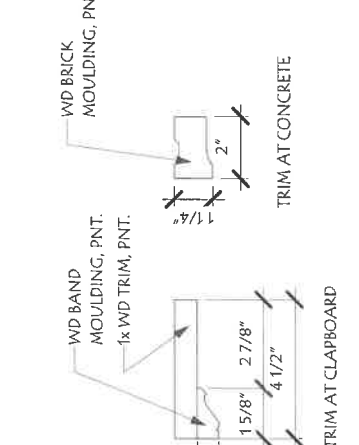




430- COLUMN DETAIL
 1/2" = 1'-0"

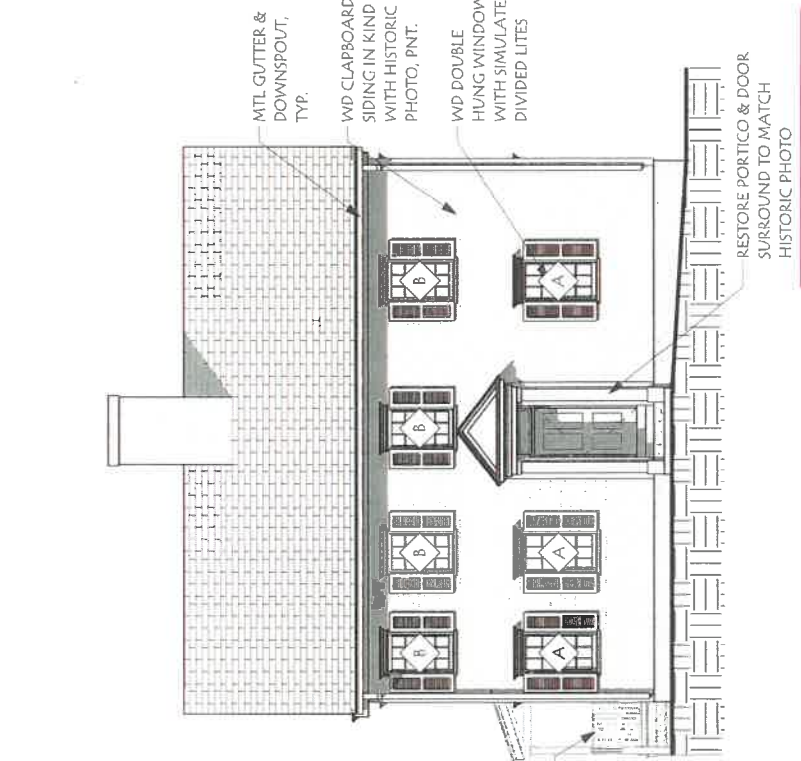


430- DECK POST DETAIL
 1/2" = 1'-0"

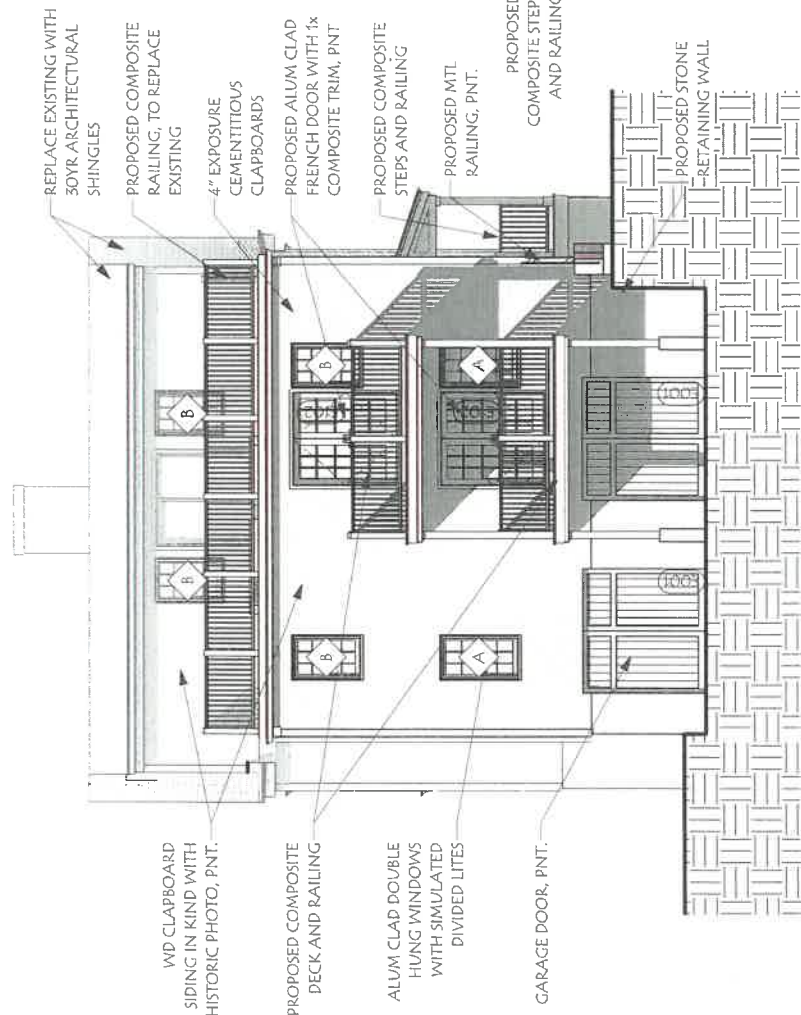


430- DOOR CASING DETAIL
 3" = 1'-0"

430- CHIMNEY DETAIL
 1" = 1'-0"

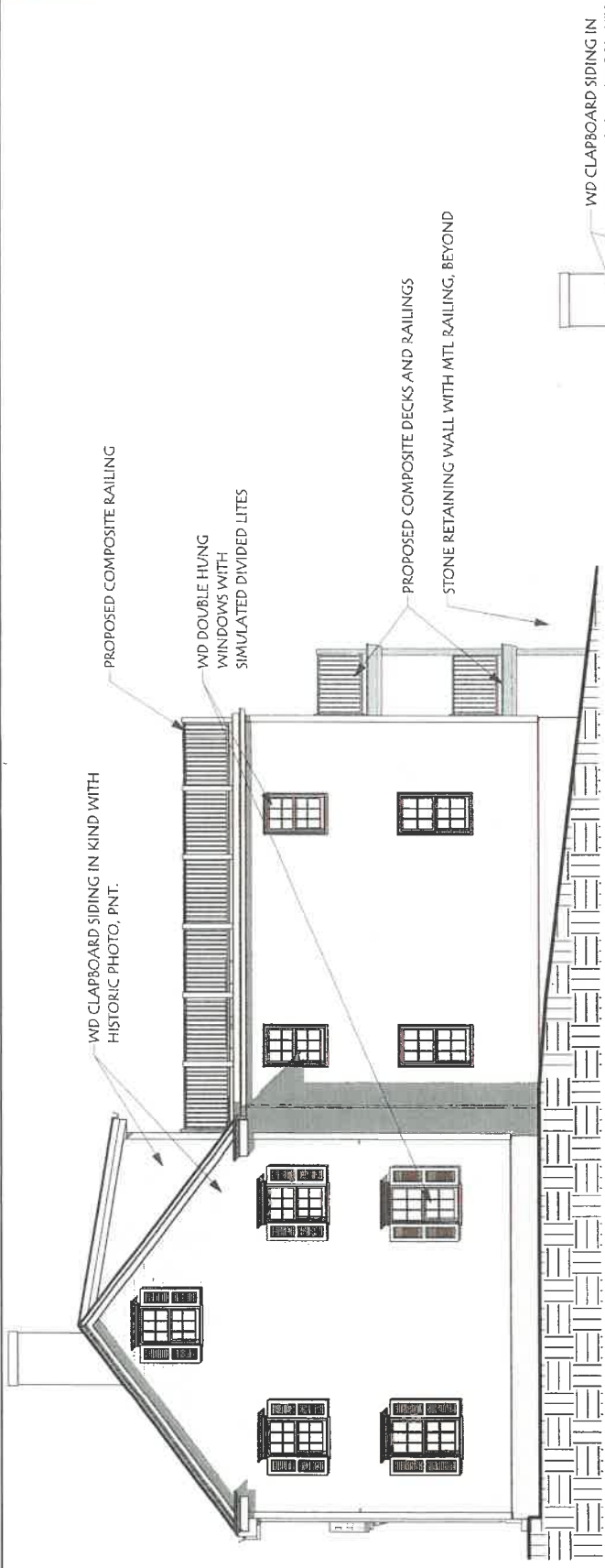


430- PROPOSED NORTH ELEVATION
 1/8" = 1'-0"



430- PROPOSED SOUTH ELEVATION
 1/8" = 1'-0"

PREVIOUSLY APPROVED



2 430- PROPOSED WEST ELEVATION
 1/8" = 1'-0"



1 430- PROPOSED EAST ELEVATION
 1/8" = 1'-0"

PREVIOUSLY APPROVED

Mac Collection Two-Light Close-to-Ceiling

by Progress Lighting
Collection Name: Mac
Catalog ID: P6023-31



Cast

aluminum construction with clear water glass and decorative bottom detail. Textured black, powder coated finish. Two-light x-large wall lantern. 2-Lt. close-to-ceiling. Water patterned glass panels.

- Cast aluminum construction with clear water glass.
- Textured black powder coated finish.
- One-light x-large wall lantern.

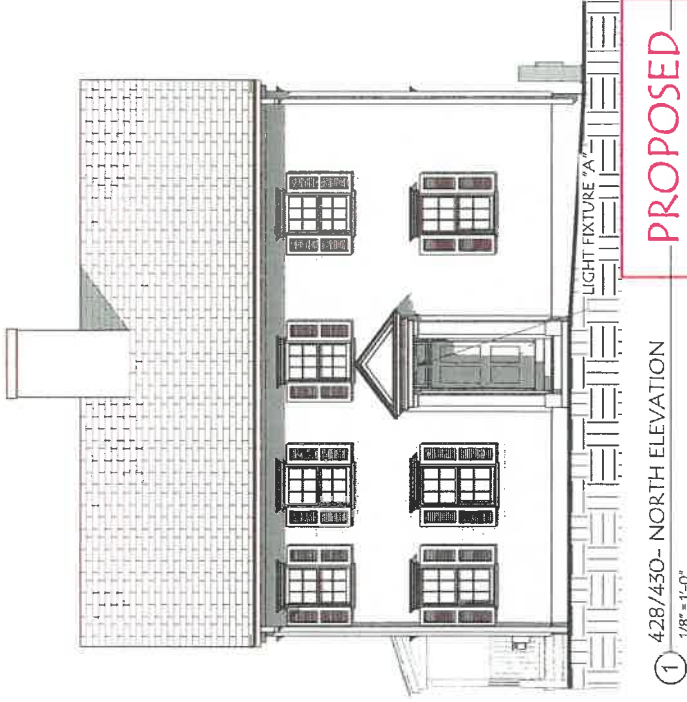
LIGHT FIXTURE "A"



Kichler Tolerand Seedy 12" High Black Outdoor Wall Light - Style # 6R181

- 12" high x 5 3/4" wide. Extends 6 1/2" from the wall. Backplate is 5" high x 4 1/2" wide. Weighs 6 lbs.
- Uses one maximum 75 watt standard-medium base A19 bulb (not included).
- Lantern style small 1-light outdoor wall light.
- Textured black finish. Metal construction. Clear seedy glass.
- Wet location outdoor rated.

LIGHT FIXTURE "B"



ISLINGTON COMMONS

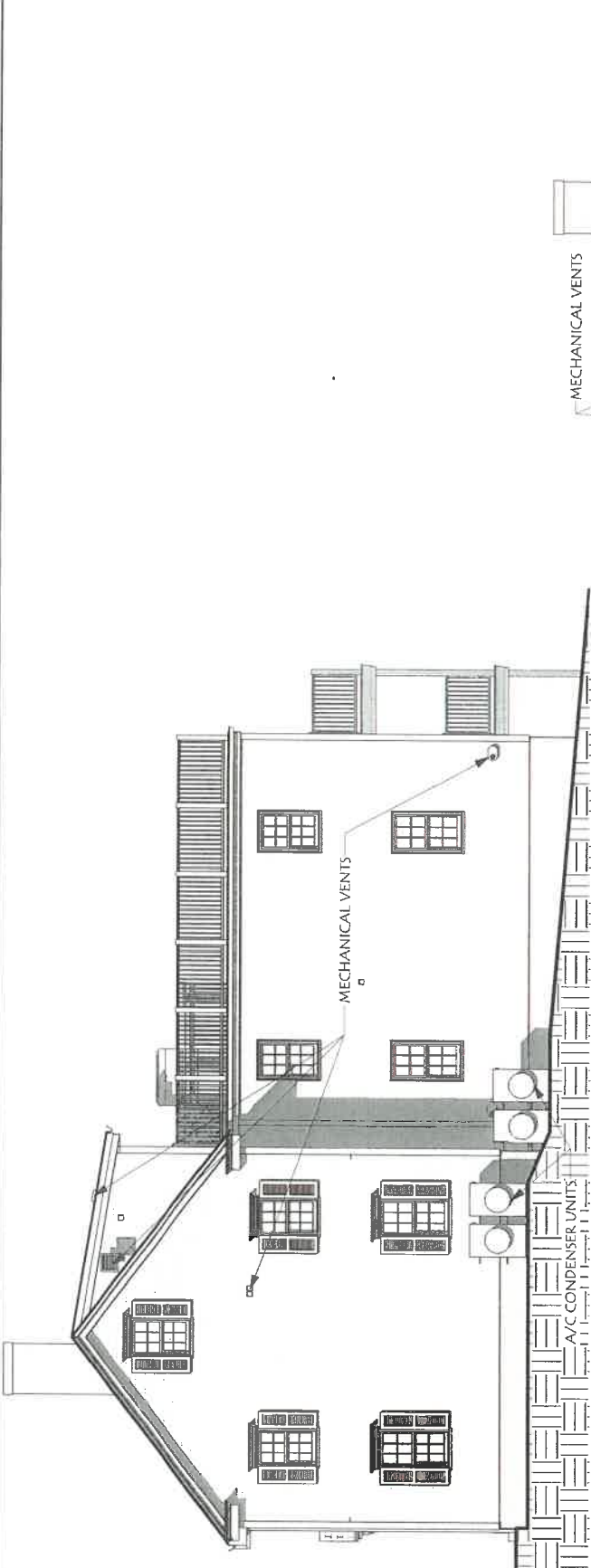
410-430 ISLINGTON STREET
PORTSMOUTH, NH 03801

HISTORIC DISTRICT COMMISSION
WORKSESSION/
PUBLIC HEARING,
FEBRUARY 2019

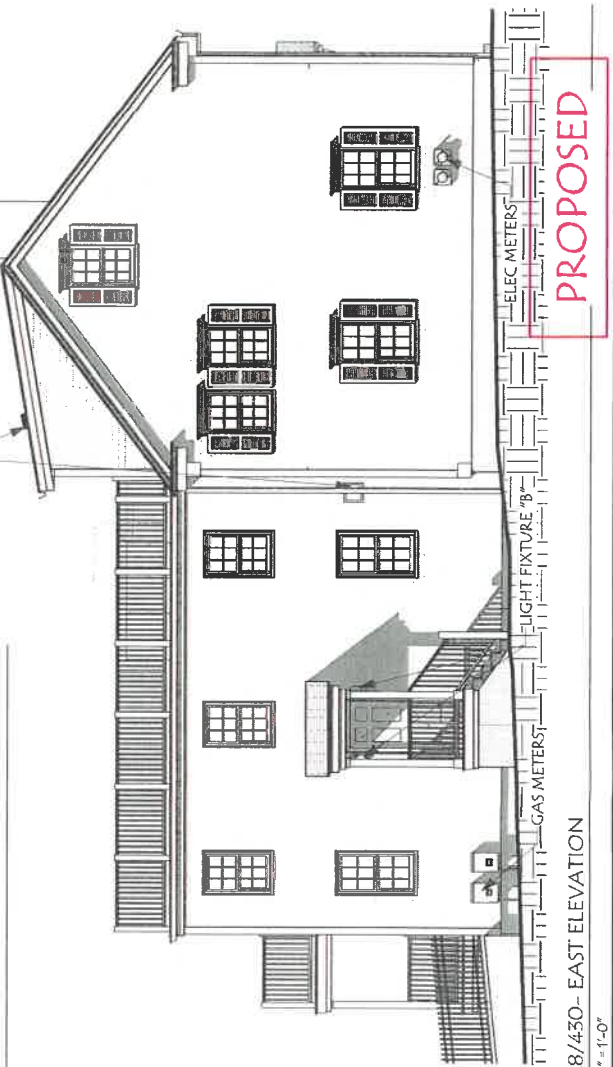


SCALE:	As indicated	KEY:	
DRAWN BY:	SMH		
CHECKED BY:	RJH		
PROJECT NO.:	207008		
DATE:	12/14/19		

TITLE:	EXTERIOR ELEVATIONS-428/430
31R	



2 428/430 - WEST ELEVATION
 1/8" = 1'-0"



1 428/430 - EAST ELEVATION
 1/8" = 1'-0"

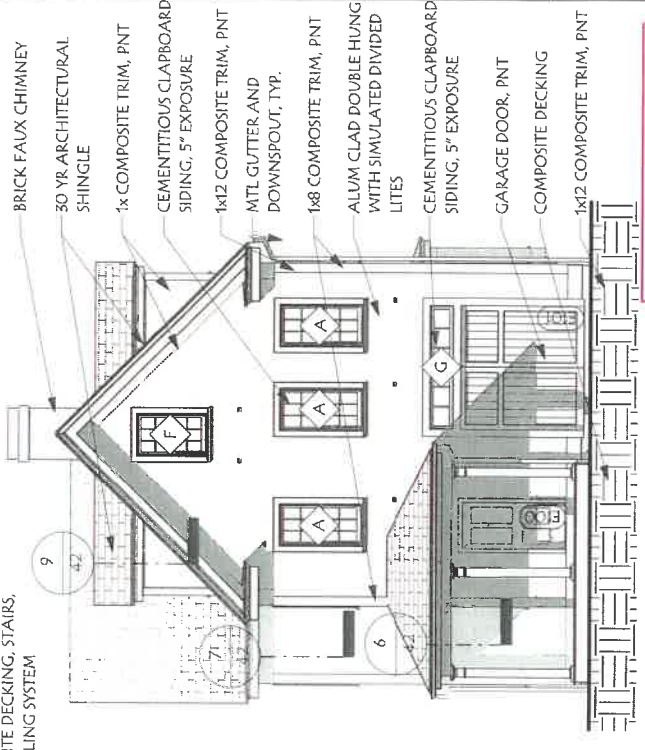
PROPOSED



DESIGN INSPIRATION: 837 STATE STREET

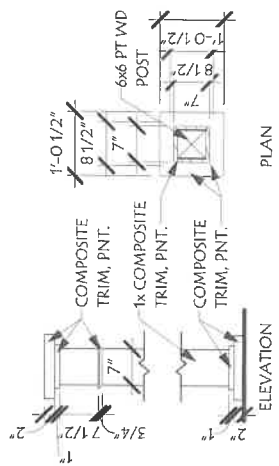


2 D1- WEST ELEVATION
 1/8" = 1'-0"

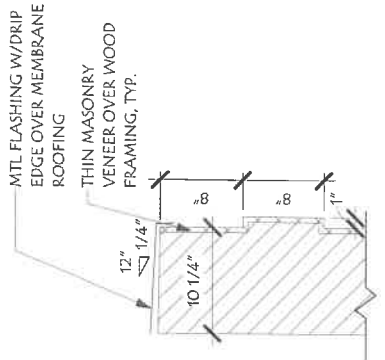


1 D1- NORTH ELEVATION
 1/8" = 1'-0"

PREVIOUSLY APPROVED



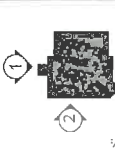
3 D1- COLUMN DETAILS
 1/2" = 1'-0"



4 D1- CHIMNEY DETAIL
 1" = 1'-0"

TITLE: 38R
 4.26
 EXTERIOR ELEVATIONS-

SCALE: As indicated
 DRAWN BY: SMH
 CHECKED BY: RJH
 PROJECT NO.: 2017008
 DATE: 12/14/17



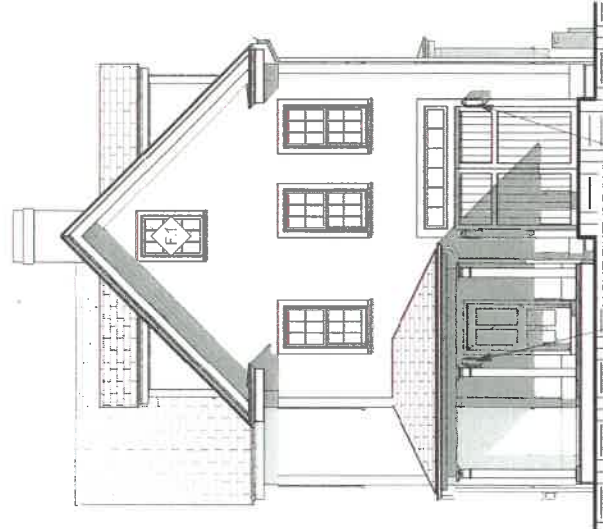
ISLINGTON COMMONS
 410-430 ISLINGTON STREET
 PORTSMOUTH, NH 03801

HISTORIC DISTRICT COMMISSION
 WORKSESSION/
 PUBLIC HEARING,
 FEBRUARY 2019

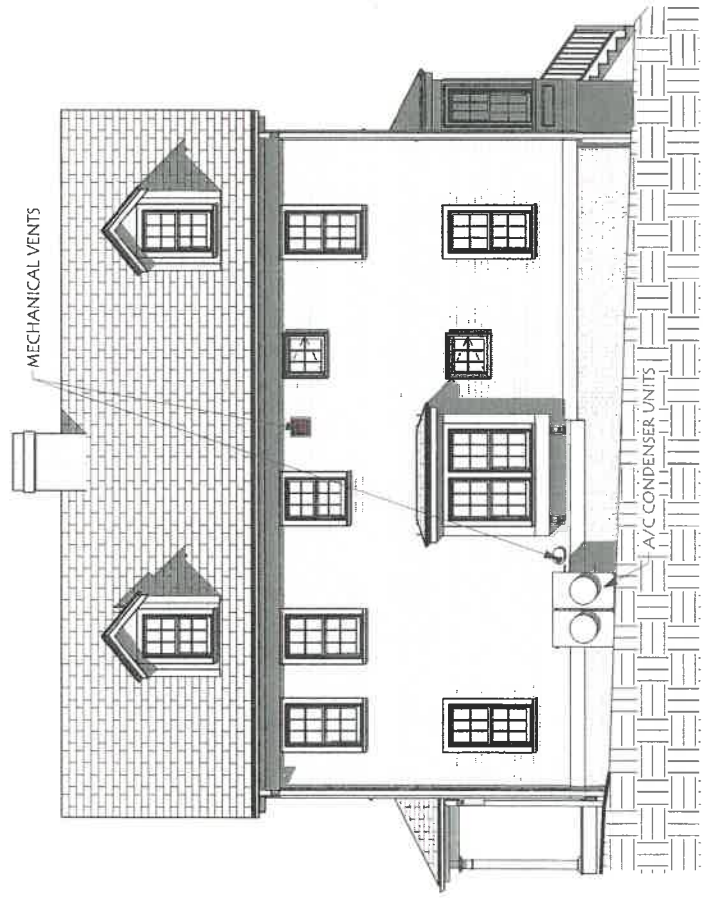


2017 Market Square Architects 4/4/2019 12:47:01 PM

PROPOSED



1 426- NORTH ELEVATION
1/8" = 1'-0"



2 426- WEST ELEVATION
1/8" = 1'-0"

ISLINGTON COMMONS

410-430 ISLINGTON STREET
 PORTSMOUTH, NH 03801

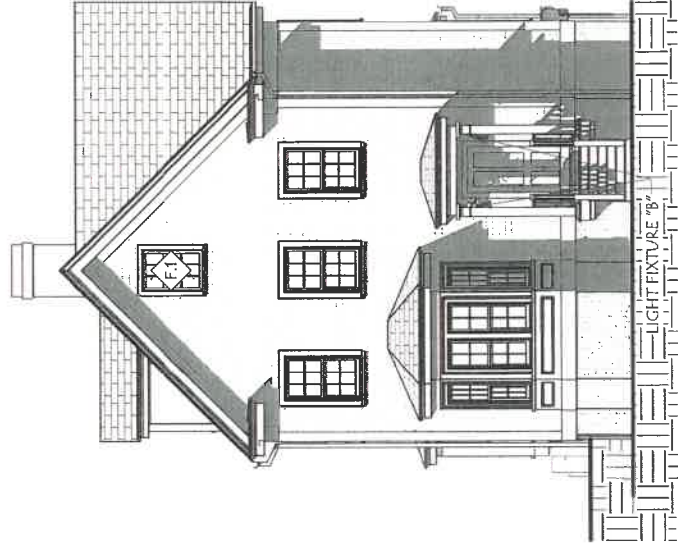
HISTORIC DISTRICT COMMISSION WORKSESSION/
 PUBLIC HEARING, FEBRUARY 2019



SCALE:	As indicated
DRAWN BY:	SNH
CHECKED BY:	RJH
PROJECT NO.:	2017008
DATE:	12/16/17
KEY:	As indicated

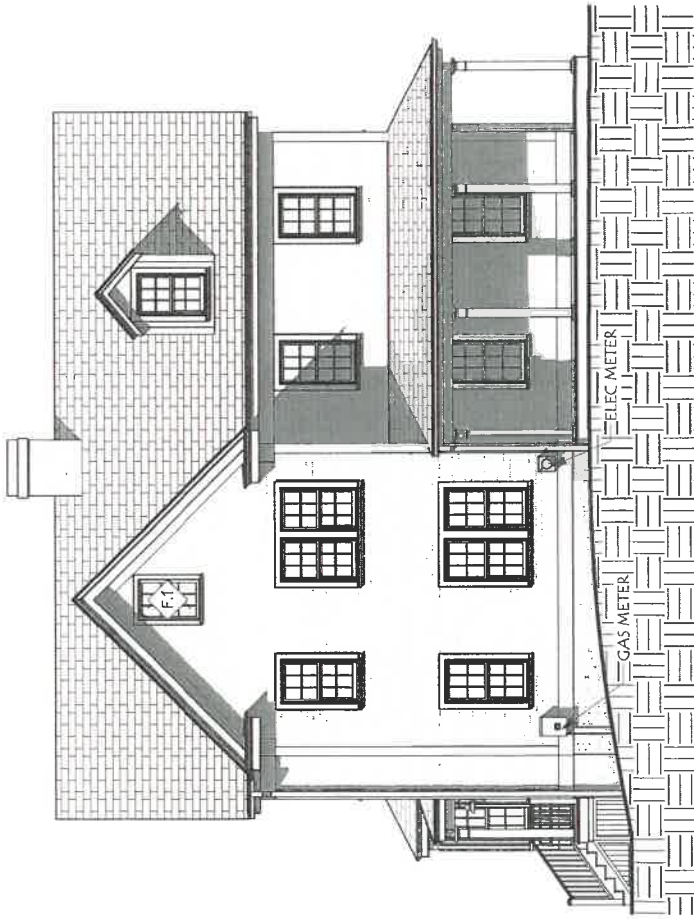
TITLE: EXTERIOR ELEVATIONS- 426
 39R

2017 Market Square Architects 4/4/2019 12:47:20 PM

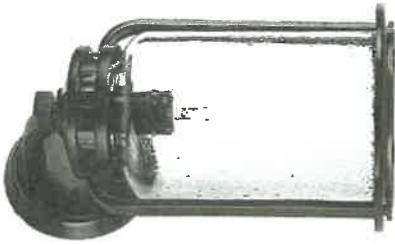


1 426- SOUTH ELEVATION
 1/8" = 1'-0"

PROPOSED



2 426- EAST ELEVATION
 1/8" = 1'-0"



Botta Collection One-Light Medium Wall Lantern

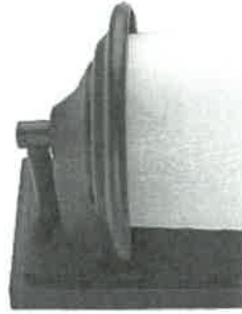
by Progress Lighting
Collection Name: Botta
Catalog ID: P6050-20

The one-light medium wall lantern from the Botta Collection provides a casual feel to complement interiors and exteriors with vintage flair. Finely crafted accents highlight clear seeded glass.

- Casual feel with vintage flair.
- Complements both interiors and exteriors.
- Finely crafted accents highlight clear seeded glass.

7 3/4" w X 13 7/8" h

LIGHT FIXTURE "A" AT 422/424 & 426



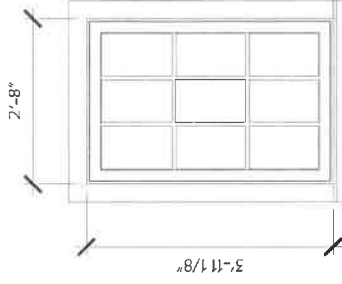
Essential Collection One-Light Small Wall Lantern

by Progress Lighting
Collection Name: Essential
Catalog ID: T6050 21

Outdoor one-light small wall lantern with a white linen glass shade in a Black finish.

- 1-Light Small Wall Lantern (6 in) White Linen glass shade.
- Black fin st.
- White linen glass.
- Powdercoat finish.
- 5 7/8" w X 8 11/16" h

LIGHT FIXTURE "B" AT 422/424 & 426



TYPE F.1

MARVIN INTEGRITY WOOD
ULTRIX CASEMENT
WINDOW

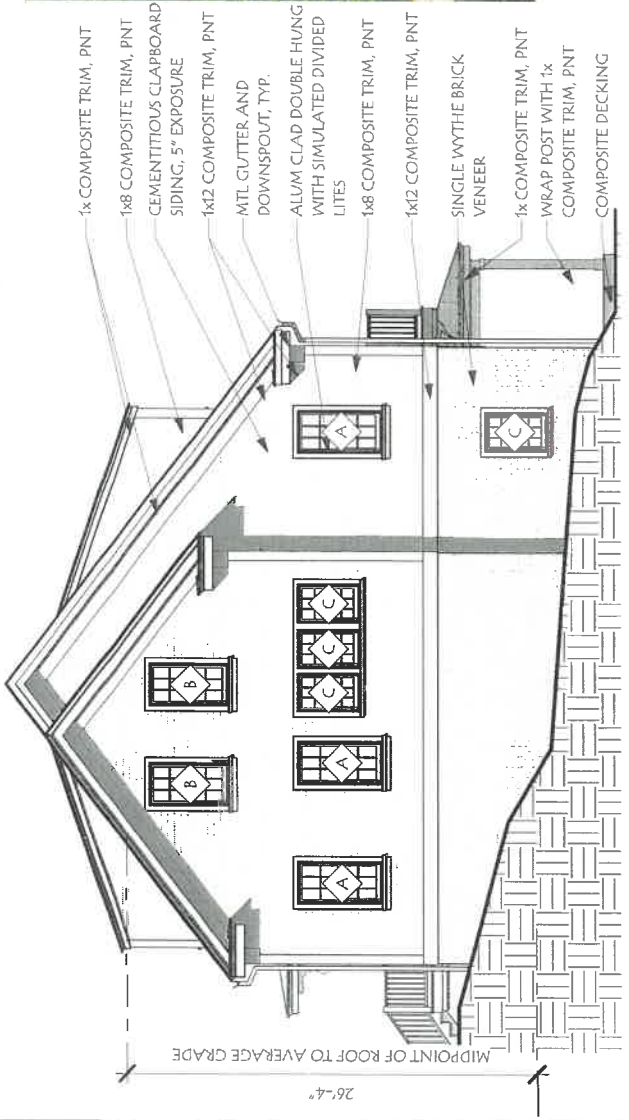
WINDOW TYPE - 426
1/2" = 1'-0"

PROPOSED

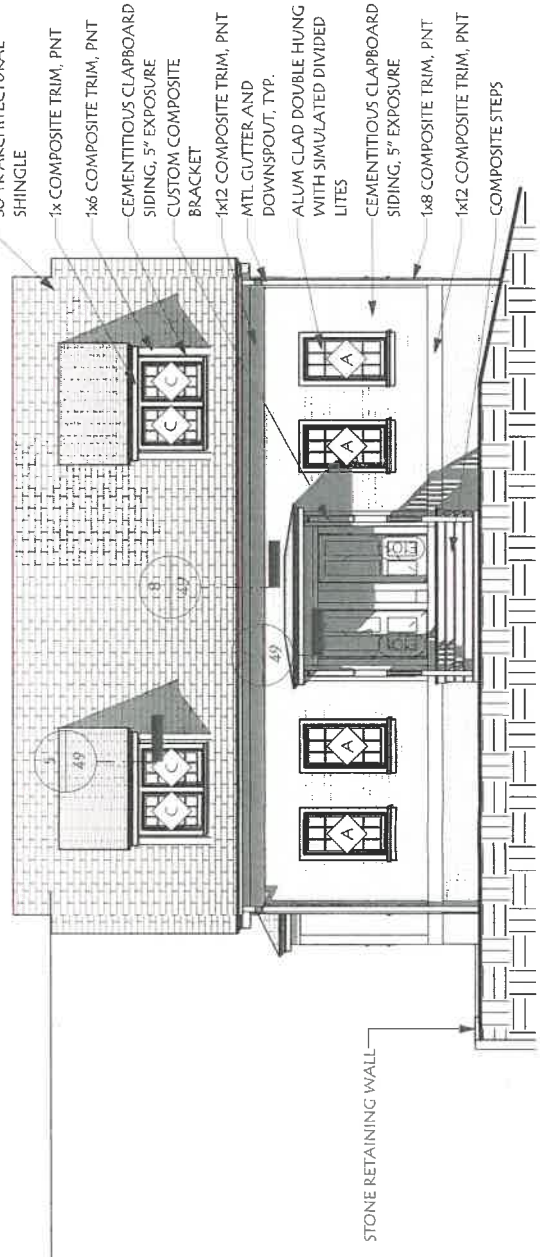
MARKET SQUARE ARCHITECTS 104 Congress St, STE 203 Portsmouth NH, 03801 PH: 603.501.0202 MktSqArchitects.com	HISTORIC DISTRICT COMMISSION WORKSESSION/ PUBLIC HEARING, FEBRUARY 2019	ISLINGTON COMMONS 410-430 ISLINGTON STREET PORTSMOUTH, NH 03801	DATE: 01/30/19 PROJECT NO.: 2017008 CHECKED BY: RJH DRAWN BY: Author	SCALE: 1/2" = 1'-0" KEY:	TITLE: LIGHTING FIGURES 39B
	<small>© 2017 Market Square Architects 4/4/2019 12:47:02 PM</small>				



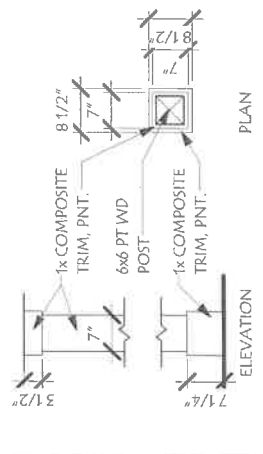
DESIGN INSPIRATION: 968 STATE STREET



2 D2- WEST ELEVATION
 1/8" = 1'-0"



1 D2- NORTH ELEVATION
 1/8" = 1'-0"



3 D2- COLUMN DETAILS
 1/2" = 1'-0"

- 30 YR. ARCHITECTURAL SHINGLE
- 1x COMPOSITE TRIM, PNT
- 1x6 COMPOSITE TRIM, PNT
- CEMENTITIOUS CLAPBOARD SIDING, 5" EXPOSURE
- CUSTOM COMPOSITE BRACKET
- 1x12 COMPOSITE TRIM, PNT
- MTL GUTTER AND DOWNSPOUT, TYP.
- ALUM CLAD DOUBLE HUNG WITH SIMULATED DIVIDED LITES
- CEMENTITIOUS CLAPBOARD SIDING, 5" EXPOSURE
- 1x8 COMPOSITE TRIM, PNT
- 1x12 COMPOSITE TRIM, PNT
- COMPOSITE STEPS

- 1x COMPOSITE TRIM, PNT
- 1x8 COMPOSITE TRIM, PNT
- CEMENTITIOUS CLAPBOARD SIDING, 5" EXPOSURE
- 1x12 COMPOSITE TRIM, PNT
- MTL GUTTER AND DOWNSPOUT, TYP.
- ALUM CLAD DOUBLE HUNG WITH SIMULATED DIVIDED LITES
- 1x8 COMPOSITE TRIM, PNT
- 1x12 COMPOSITE TRIM, PNT
- SINGLE WYTHE BRICK VENEER
- 1x COMPOSITE TRIM, PNT
- WRAP POST WITH 1x COMPOSITE TRIM, PNT
- COMPOSITE DECKING

PREVIOUSLY APPROVED

ISLINGTON COMMONS

410-430 ISLINGTON STREET
 PORTSMOUTH, NH 03801

DATE:	12/14/17
PROJECT NO.:	2017008
CHECKED BY:	RJH
DRAWN BY:	SNH
SCALE:	As Indicated
KEY:	①

TITLE	PROPOSED ELEVATIONS - D2
46	

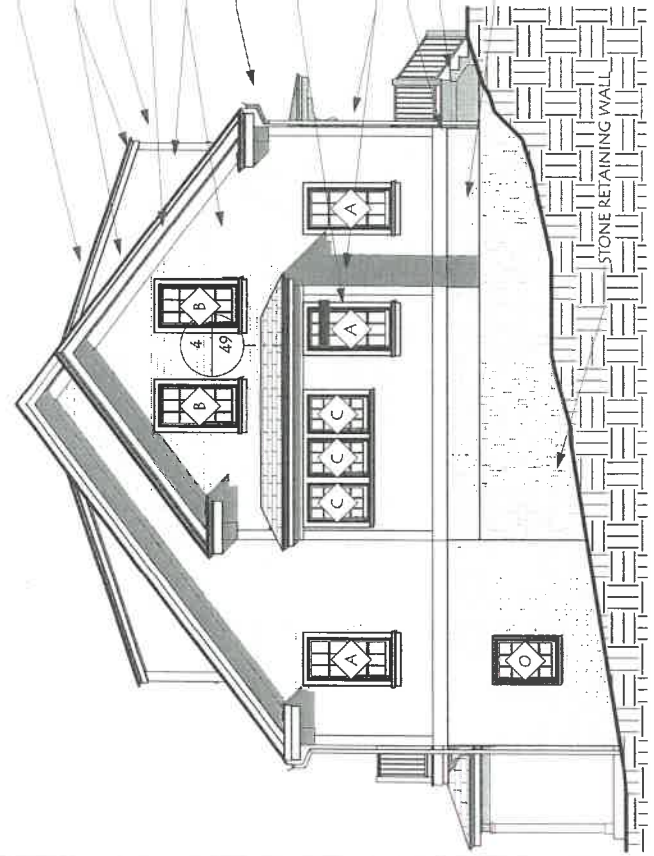
HISTORIC DISTRICT COMMISSION
 WORKSESSION/
 PUBLIC HEARING,
 JANUARY 2018

- 30 YR ARCHITECTURAL SHINGLE
- 1x COMPOSITE TRIM, PNT
- 1x6 COMPOSITE TRIM, PNT
- 1x12 COMPOSITE TRIM, PNT
- CEMENTITIOUS CLAPBOARD SIDING, 5" EXPOSURE
- MTL GUTTER AND DOWNSPOUT, TYP.
- ALUM CLAD DOUBLE HUNG WITH SIMULATED DIVIDED LITES 6/6
- 1x8 COMPOSITE TRIM, PNT
- 1x12 COMPOSITE TRIM, PNT
- COMPOSITE DECK AND STEPS
- SINGLE WYTHE BRICK VENEER

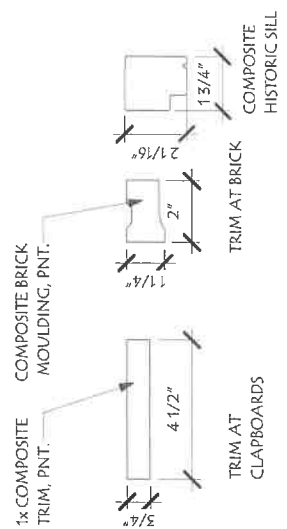


① D2 - SOUTH ELEVATION
 1/8" = 1'-0"

PREVIOUSLY APPROVED






② D2 - EAST ELEVATION
 1/8" = 1'-0"

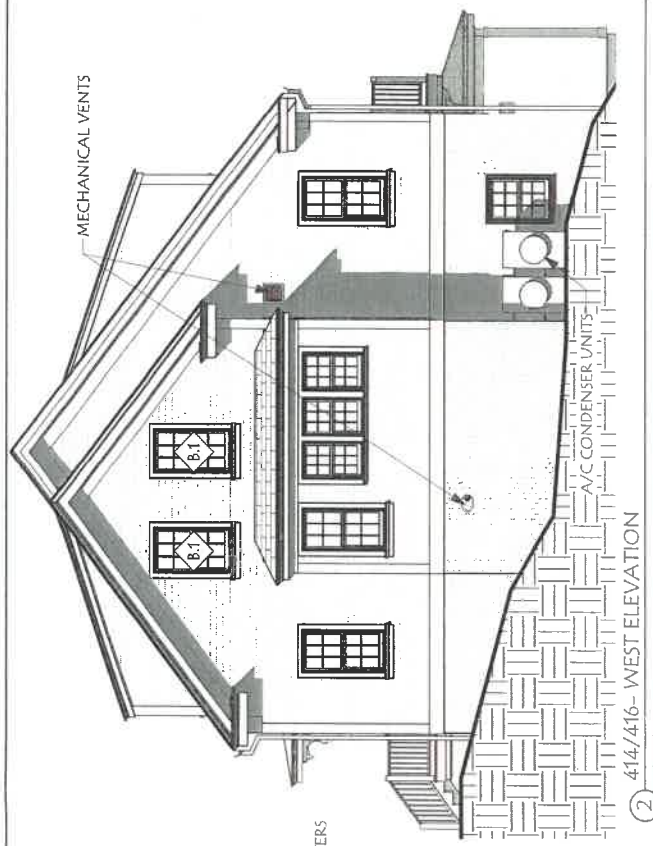


③ D2 - CASING DETAILS
 3/8" = 1'-0"

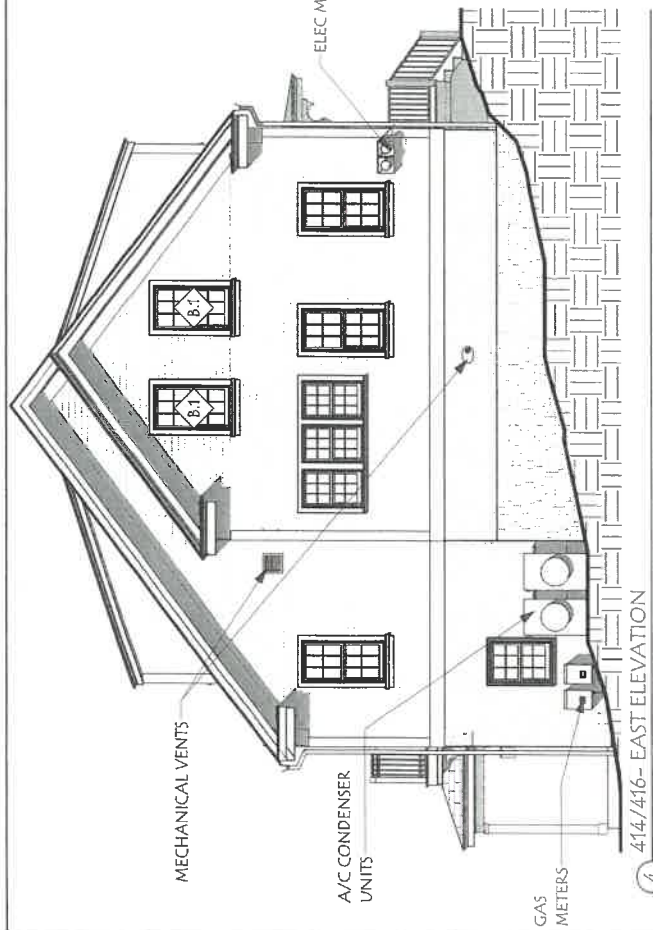
ISLINGTON COMMONS
 410-430 ISLINGTON STREET
 PORTSMOUTH, NH 03801

DATE:	12/14/17
PROJECT NO.:	2017008
CHECKED BY:	RJH
DRAWN BY:	SMH
SCALE:	As Indicated
KEY:	  

TITLE
 PROPOSED
 ELEVATIONS-
 414/416



2 414/416- WEST ELEVATION
1/8" = 1'-0"



4 414/416- EAST ELEVATION
1/8" = 1'-0"



1 414/416- NORTH ELEVATION
1/8" = 1'-0"



3 414/416- SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED

Juno TC44, 4" Low Voltage Round Non-IC Outdoor Recessed New Construction Can Halogen

- 4" LOW VOLTAGE DOWN LIGHT HOUSING DIMENSIONS: 5.5" HEIGHT x 9.25" WIDTH. WEIGHT: 19 LBS
- LIGHT: 1 Halogen Light Bulbs Not Included
- FINISH: BRN; HOUSING: Polymatte Frost Glass



LIGHT FIXTURE "A" AT 414/416

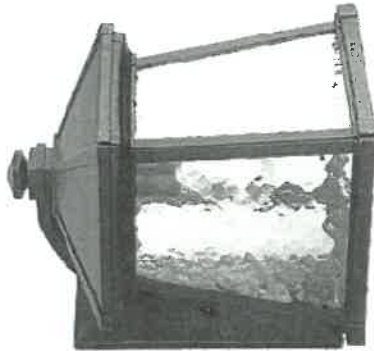
Mac Collection One-Light Wall Lantern

by Progress Lighting
Collection Name: Mac
Catalog ID: P5907-31

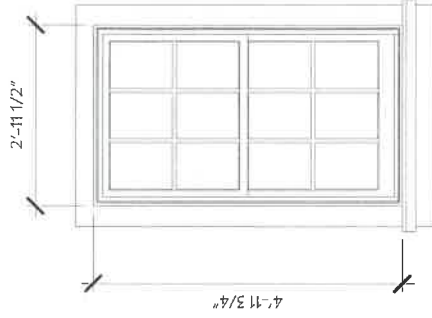
8 1/2"W X 12"H

aluminum construction with clear water glass and decorative bottom detail. Textured black powder coated finish. One light medium wall lantern.

- Cast aluminum construction with clear water glass.
- Textured black powder coated finish.
- One-light medium wall lantern.



LIGHT FIXTURE "B" AT 414/416



TYPE B.1

MARVIN INTEGRITY WOOD
ULTRIX DOUBLE HUNG
WINDOW

WINDOW TYPE - 414/416

1/2" x 1'-0"

PROPOSED

HISTORIC DISTRICT COMMISSION WORKSESSION/PUBLIC HEARING, FEBRUARY 2019

ISLINGTON COMMONS

410-430 ISLINGTON STREET
FORSTMOUTH, NH 03801

SCALE: As Indicated

KEYS: SMH

CHECKED BY: RJH

PROJECT NO.: 2017008

DATE: 12/14/17

414/416 LIGHTING FIXTURES

46B

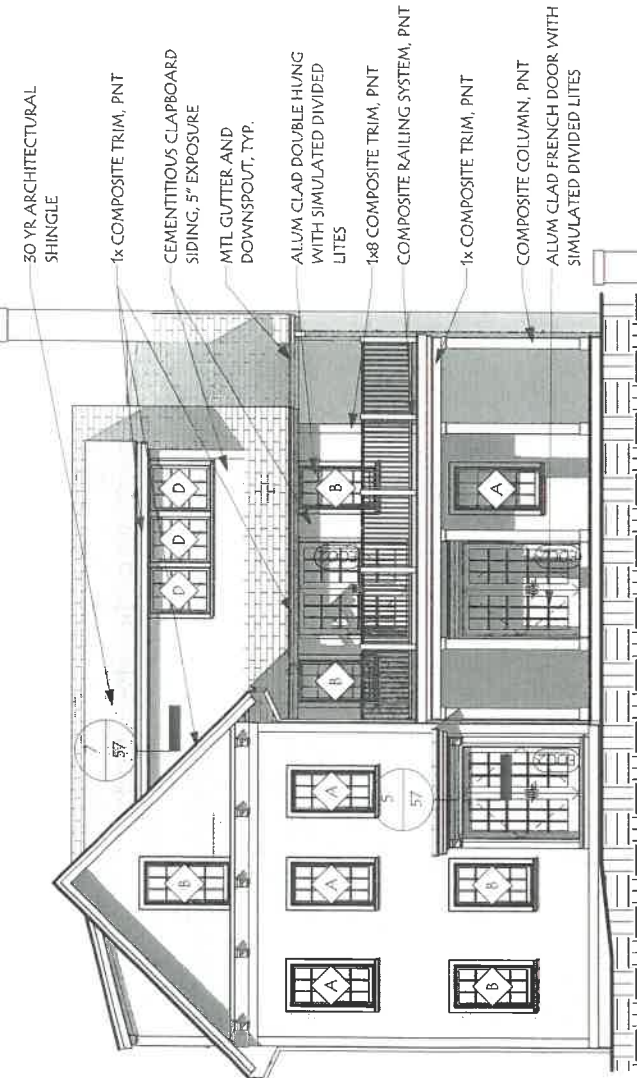
TITLE



MARKET SQUARE ARCHITECTS
104 Congress St. Ste 205
Portland, ME 04101
Tel: 603.533.0203
mydesign@marketarch.com



DESIGN INSPIRATION: 973 STATE STREET



2 D3-- SOUTH ELEVATION
1/8" = 1'-0"



PREVIOUSLY APPROVED

1 D3-- NORTH ELEVATION
1/8" = 1'-0"

MIDPOINT OF ROOF TO AVERAGE GRADE

WIDTH	4.0000
HEIGHT	10.0000
LENGTH	0.0000
PROJECTION	2.2300
DIAMETER	0.0000
INSIDE DIAMETER	0.0000
RADIUS	0.0000

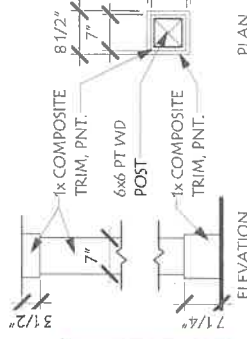
BKT5X10



BRACKET AT DOOR

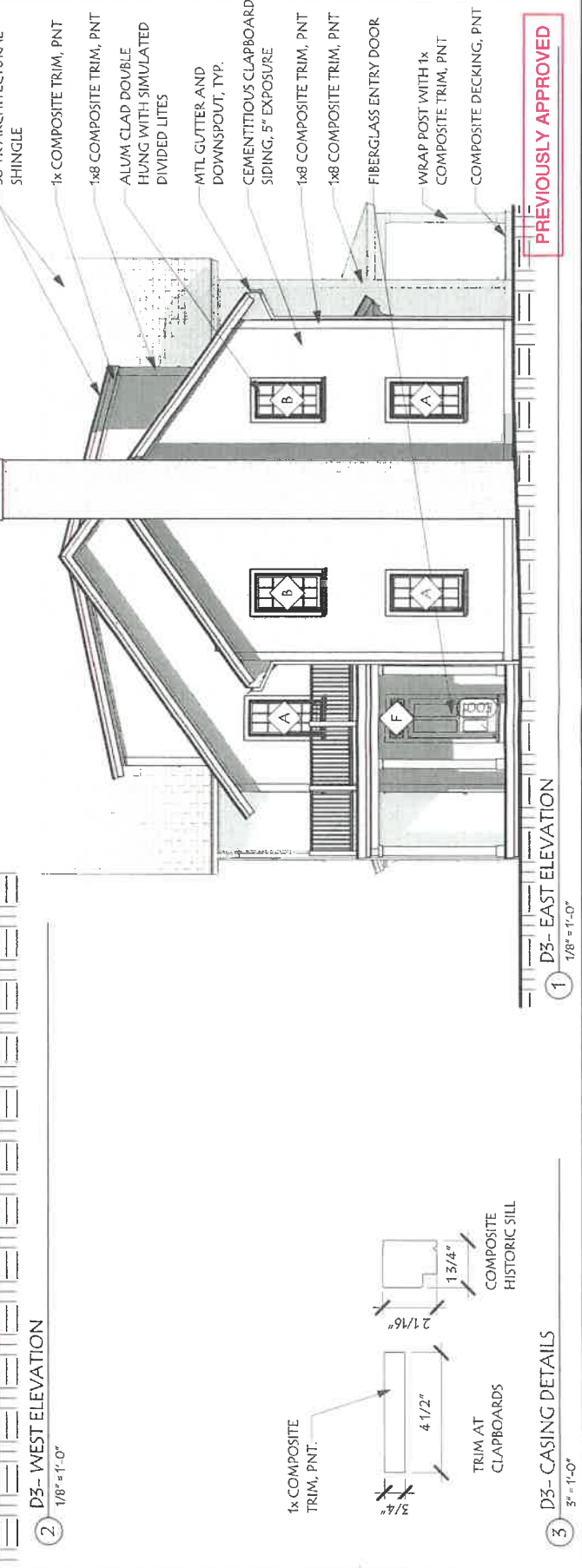
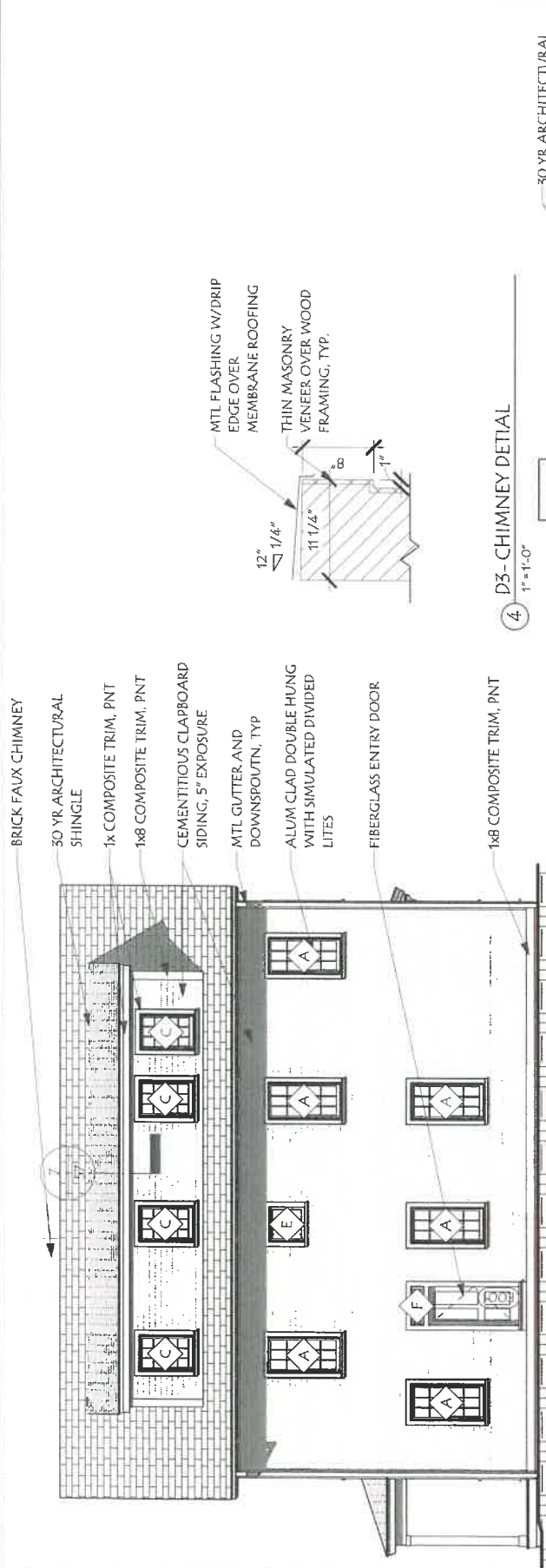


BRACKET AT GARAGE

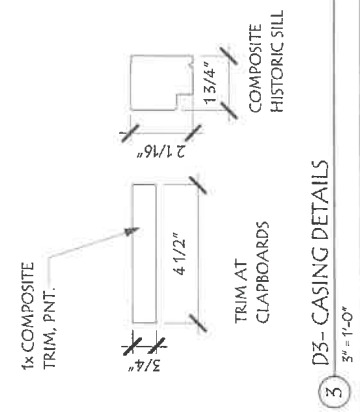


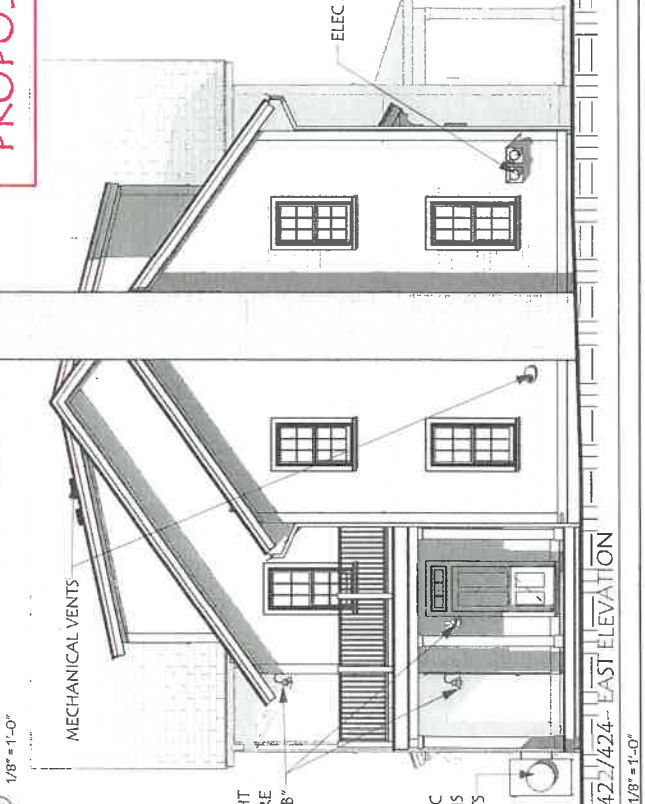
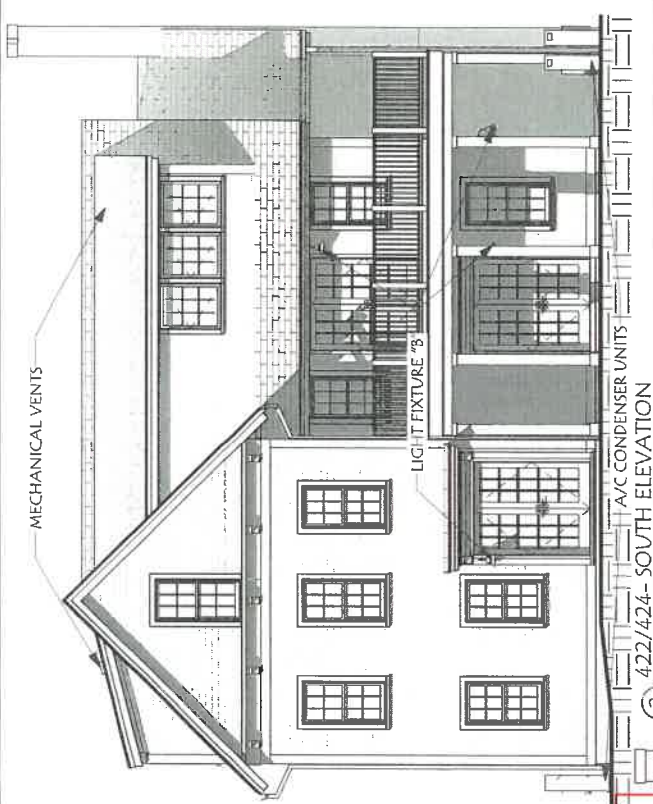
3 D3-- COLUMN DETAILS
1/2" = 1'-0"

4 D3-- BRACKET DETAILS
1/2" = 1'-0"

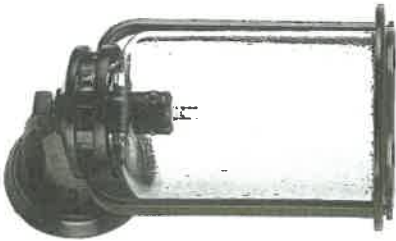


PREVIOUSLY APPROVED





PROPOSED



Botta Collection One-Light Medium Wall Lantern

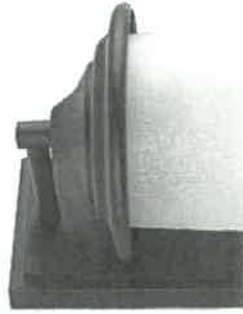
by Progress Lighting
Collection Name: Botta
Catalog ID: P6050-20

The one-light medium wall lantern from the Botta Collection provides a casual feel to complement interiors and exteriors with vintage flair. Finely crafted accents highlight clear seeded glass.

- Casual feel with vintage flair.
- Complements both interiors and exteriors.
- Finely crafted accents highlight clear seeded glass.

7 3/4" W X 13 7/8" H

LIGHT FIXTURE "A" AT 422/424 & 426



Essential Collection One-Light Small Wall Lantern

by Progress Lighting
Collection Name: Essential
Catalog ID: F6050 31

Outdoor one-light small wall lantern with a white linen glass shade in a Black finish.

1-Light Small Wall Lantern (6 in) White Linen Glass Shade.

- Black fin sh.
- White linen glass.
- Powdercoat finish.

5 7/8" W X 8 11/16" H

LIGHT FIXTURE "B" AT 422/424 & 426

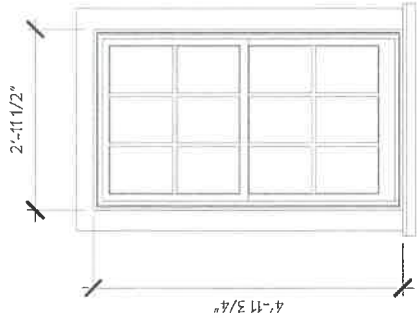
MARK SQUARE ARCHITECTS
104 Congress St., Ste 208
Portland, ME 04101
P: 603.591.0202
M: 603.591.0203
MarkSquareArchitects.com

HISTORIC DISTRICT COMMISSION
WORKSESSION/
PUBLIC HEARING,
FEBRUARY 2019

ISLINGTON COMMONS
410-430 ISLINGTON STREET
PORTSMOUTH, NH 03801

KEY:	1/2" = 1'-0"
SCALE:	
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT NO.:	2017008
DATE:	03/25/19

TITLE:	422/424 LIGHTING FIXTURES
DATE:	5/4



TYPE B.1
MARVIN INTEGRITY WOOD
ULTRIX DOUBLE HUNG
WINDOW

WINDOW TYPE- 422/424
1/2" = 1'-0"

PROPOSED

ISLINGTON COMMONS

410-430 ISLINGTON STREET
 FORSTMOUTH, NH 03801

DATE:	12/14/17
PROJECT NO.:	2017008
CHECKED BY:	RJH
DRAWN BY:	SNH
SCALE:	As Indicated

TITLE:	PROPOSED ELEVATIONS- D4
60	

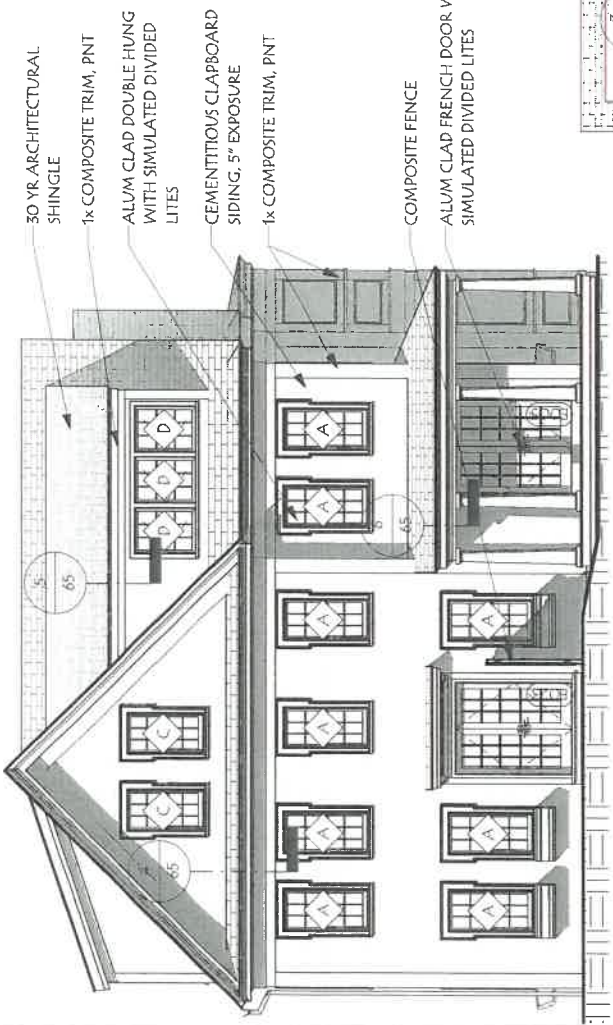
© 2017 Market Square Architects 3/7/2018 10:52:53 AM



DESIGN INSPIRATION: 401 ISLINGTON STREET



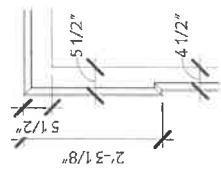
DESIGN INSPIRATION: 217 CABOT STREET



2 D4- SOUTH ELEVATION
 1/8" = 1'-0"



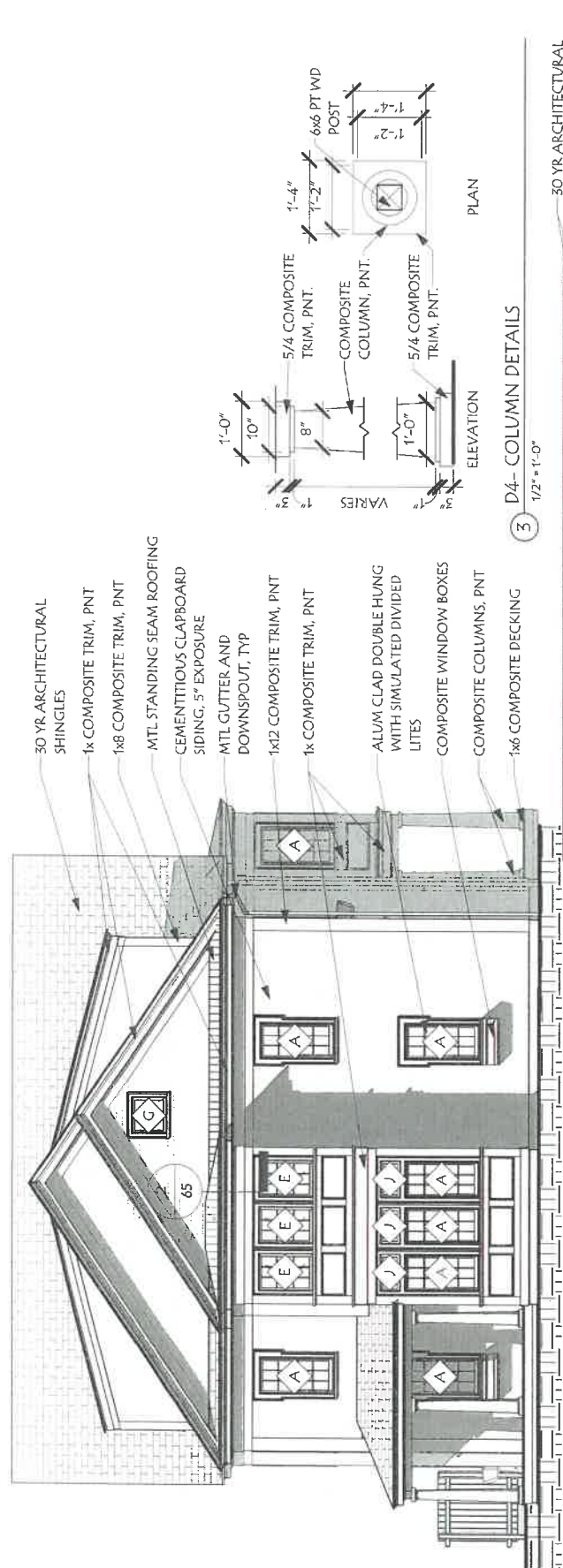
3 D4- NORTH ELEVATION
 1/8" = 1'-0"



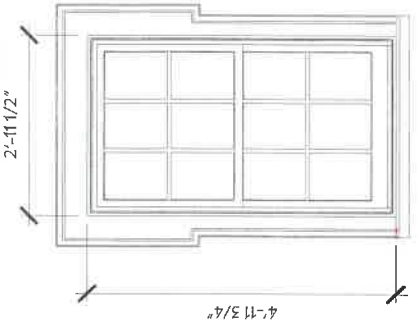
CROSSETTE CASING ELEVATION

1 D4- CASING ELEVATION
 1/2" = 1'-0"

PREVIOUSLY APPROVED

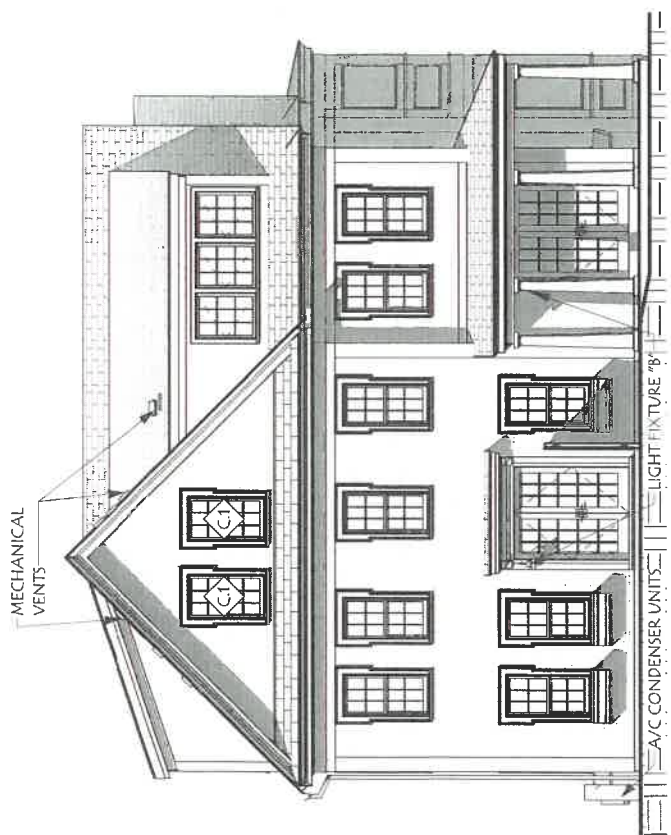


PREVIOUSLY APPROVED



TYPE C.1
 MARVIN INTEGRITY WOOD
 ULTRIX DOUBLE HUNG
 WINDOW

WINDOW TYPE- 418/420
 1/2" = 1'-0"



2 418/420- SOUTH ELEVATION
 1/8" = 1'-0"



PROPOSED

1 418/420- NORTH ELEVATION
 1/8" = 1'-0"

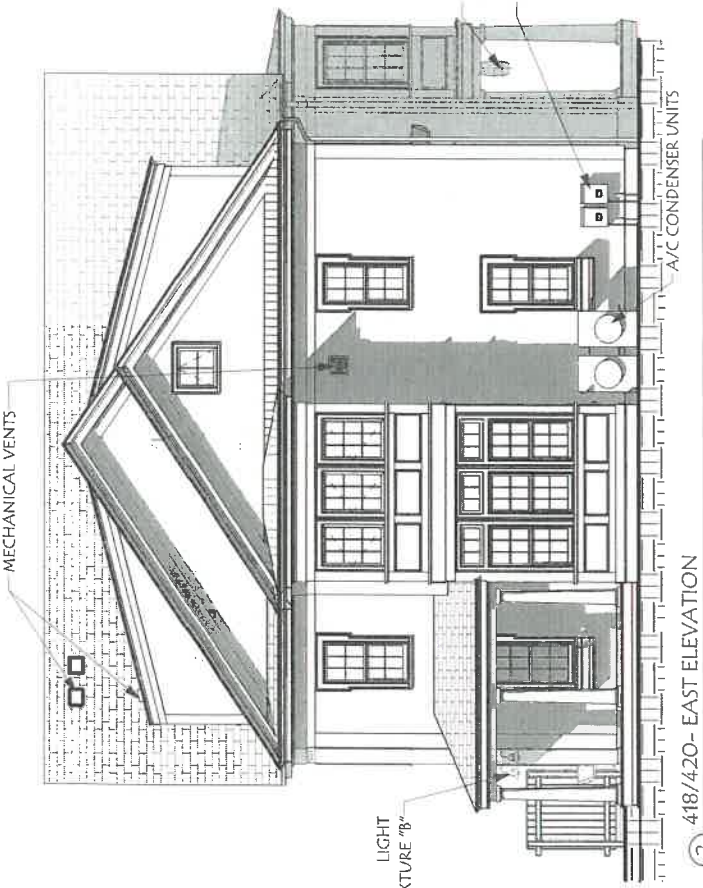
**New Haven Collection
Three-Light Hanging
Lantern**

by Progress Lighting
Collection Name: New Haven
Catalog ID: P8533-31

A Black finish complements clear beveled glass in the New Haven outdoor hanging lantern. Durable aluminum construction. Open bottom design allows easy access to replace lamps without removing any pieces. Post, hanging and wall options are available.

- Black finish.
- Clear beveled glass.
- Open bottom design for easy relamping.

11" W X 19 3/4" H



Englewood

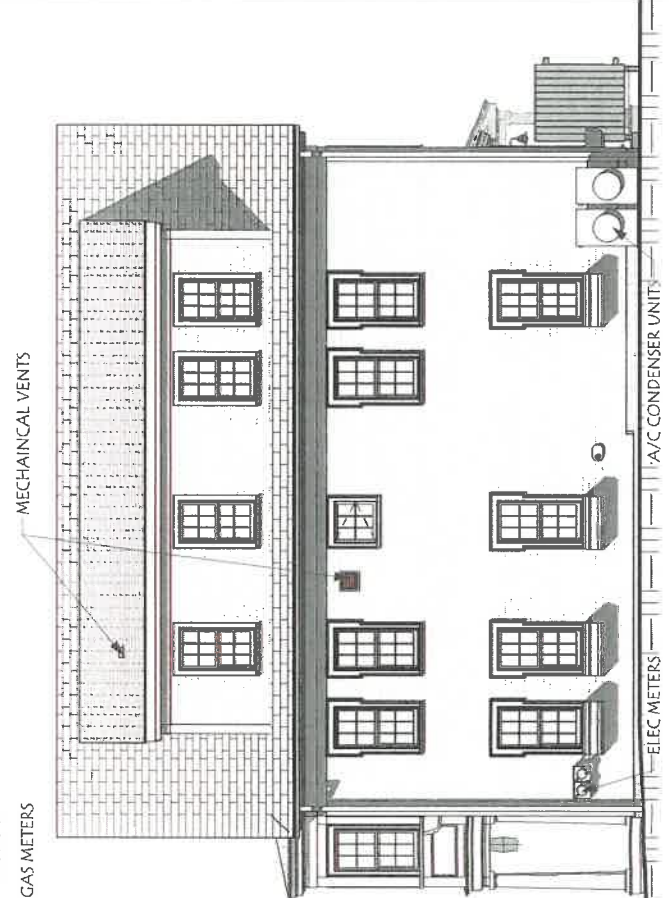
Inspired by the warmth and beauty of hammered copper home accents, Englewood's design displays elements of rustic craftsmanship. A one-light small wall lantern in Antique Bronze with the inside of a shade that features a metallic copper coating of paint, offering higher illumination reflection. Ideal for farmhouse architecture design styles. Perfect for interior or exterior applications.

- Inspired by the look of hammered copper Englewood fixtures display an aura of rustic craftsmanship
- The interior of the shade is painted with a metallic copper coating of paint, offering higher illumination reflection
- The small wall lantern can be hung on either side of a front or rear door, by a garage, on exterior walls or in porches or outdoor living areas, or in casual living rooms, dining rooms, kitchens and bathrooms
- Perfect for Farmhouse interior and exterior architecture
- Rich Antique Bronze finish
- Measures 8in diameter x 9 3/4in Ht.
- Uses one 100-watt max. medium base bulb or LED equivalent (sold separately)
- Dark Sky compliant
- Progress Lighting products are designed for exceptional quality, reliability, and functionality
- Includes installation instructions and mounting hardware
- Coordinating fixtures available



Diameter: 8"
Height: 9-3/4"
Depth: 10"

LIGHT FIXTURE "A" AT 418/420



PROPOSED

LIGHT FIXTURE "B" AT 418/420

INDEPENDENCE®

DESIGNER ROOFING SHINGLES



SPECIFICATIONS

- One full-size, fiber glass base shingle with randomly applied tabs
- Deep shadow lines and random tabs create a distinct dimensional look
- 250 lbs. per square

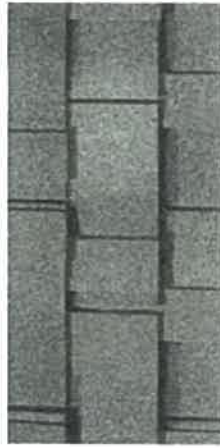
CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

- Fire Resistance:**
- UL Class A
 - UL certified to meet ASTM D3018 Type 1
- Wind Resistance:**
- UL certified to meet ASTM D3018 Type 1
 - ASTM D3161
- Tear Resistance:**
- UL certified to meet ASTM D3462
 - CSA standard A123.5
- Quality Standards:**
- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferring warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 15-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required.

See actual warranty for specific details and limitations and application requirements.



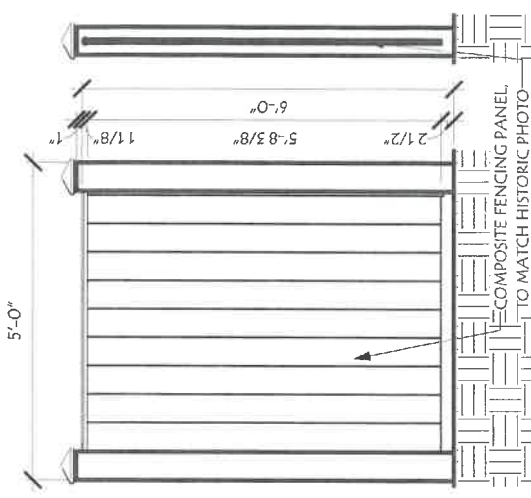
Colonial Slate
Color: 410, 430



Georgetown Grey
Color: 420, D2, D3

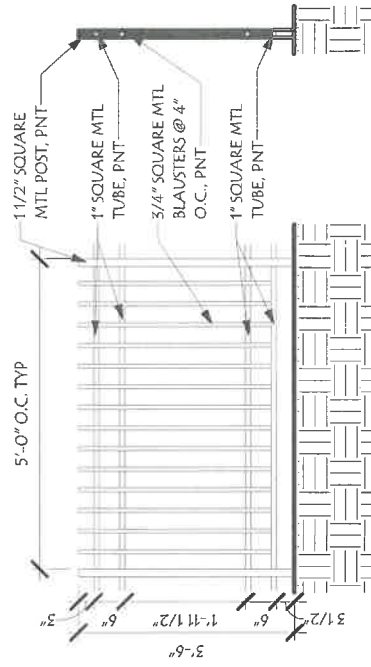


WEATHERED WOOD
Color: D1, D4



FENCE DETAILS @ D4

1/2" x 1'-0"



FENCE DETAILS @ RETAINING WALL

1/2" x 1'-0"

PREVIOUSLY APPROVED

MARKET SQUARE ARCHITECTS
104 Congress St., STE 203
Portland, ME 04102
Portland@market-square.com
market-square.com

HISTORIC DISTRICT COMMISSION
WORKSESSION/
PUBLIC HEARING
JANUARY 2018

ISLINGTON COMMONS
410-430 ISLINGTON STREET
PORTSMOUTH, NH 03801

SCALE: 1/2" = 1'-0"
KEY:
DATE: 12/14/17
PROJECT NO.: 2017008
CHECKED BY: RPH
DRAWN BY: SNH

66

DETAILS & MATERIALS

DATE: 3/7/2018 10:52:45 AM
2017 Market Square Architects

HardieTrim® Boards 4/4 SMOOTH

You can't go wrong with this simple, clean look. With our ColorPlus® Technology, finish your vibrant color will last for years. This trim will complete any style home that needs an upgrade, particularly if your look is more modern.

Woods-Lock Brown 10 finishes



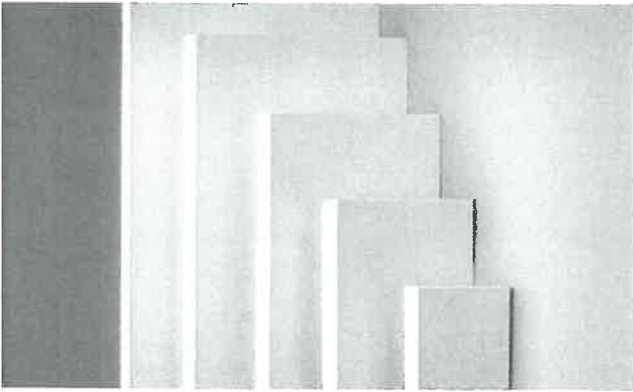
More ColorPlus® Technology colors are available near you...

THICKNESS:	0.75"
LENGTH:	34.4" boards
WIDTHS:	1.65" ^W 1.25" 3.5" 5.5" 5.5" ^W 7.25" 9.25"

*Size/availability not available in ColorPlus® Technology, only primed.

Request a Quote

See It On Your Home >



LANDMARK PREMIUM

- SPECIFICATIONS**
- Two-piece laminated fiberglass-based construction
 - Classic shades and dimensional appearance of natural wood or slate
 - 300 lbs./per square
- For US building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL identified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3018 Class F

Tear Resistance:

- UL certified to meet ASTM D3462.
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance. Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES: ESR-1388 & ESR-9537

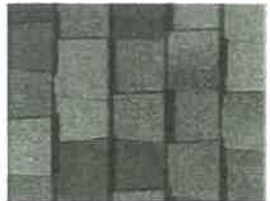
WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on steep-owned or commercial applications
- 15-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge require

See actual warranty for specific details and restrictions.



Max Owl Colonial Slate
LOCATED AT: 410_430



Max Owl Georgetown Gray
LOCATED AT: D1, D4



Max Owl Weathered Wood
LOCATED AT: 420, D2, D3

PROPOSED

HISTORIC DISTRICT COMMISSION WORKSESSION/PUBLIC HEARING, FEBRUARY 2019

410-430 ISLINGTON STREET
PORTSMOUTH, NH 03801



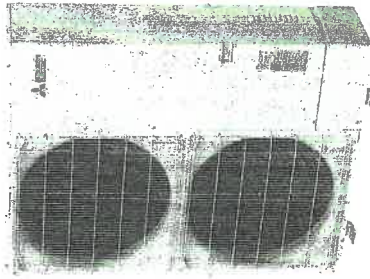
SCALE:	Author
DRAWN BY:	RJH
CHECKED BY:	201708
PROJECT NO.:	01/30/19
DATE:	

TITLE: MATERIAL SHEETS
73

P-SERIES SUBMITTAL DATA: PKA-A36KA7 & PUY-A36NKA7 (BS)
3600 BTU/H WALL MOUNTED AIR-CONDITIONING SYSTEM MITSUBISHI ELECTRIC

Job Name: _____ Date: _____
 System Reference: _____

- Indoor Unit:
 PKA-A36KA7
- Outdoor Unit:
 PUY-A36NKA7
 PUY-A36NKA7-BS



4'-0" HEIGHT
 2'-4" WIDTH
 12" DEPTH

INDOOR UNIT FEATURES

- Sleek, compact design
- Simple installation
- Vane setting for air flow direction control
- Auto fan speed mode
- Ideal for spaces such as server rooms, daycare centers, classrooms, churches, small offices, and more

OUTDOOR UNIT FEATURES

- Variable speed INVERTER-driven compressor
- Suction accumulator pre-charged with refrigerant volume for piping length up to 100 ft. (70 ft. for A12/18/24/30)
- Low ambient cooling down to -20°F providing 100% capacity (only for PUY models with wind baffles installed)
- 24-hour continuous operation (cooling mode)
- High pressure protection
- Fast restart due to bypass valve make it ideal for equipment cooling applications, such as data centers
- Superior energy and operational efficiency

Specifications are subject to change without notice.

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Home / Heating, Venting & Cooling / HVAC Parts & Accessories / Ducting & Venting / Rooftop Venting
 Model # 6N16BL Internet # 62475412 Store SKU #101238373 Store SKU #100896403



Share Save to Favorites Print

Master Flow
6 in. Goose Neck Vent Roof Cap
in Black

- ★★★★ (66) Write a Review Questions & Answers (11)
- Heavy duty screen stops entry by birds or small animals
- Black galvanized steel
- Aluminum gravity damper flap included

PROPOSED

MATERIAL SHEETS	74	DATE: 01/30/19	PROJECT NO.: 2017008	CHECKED BY: RJH	DRAWN BY: Author
TITLE: SCALE: KEY:					
ISLINGTON COMMONS		410-430 ISLINGTON STREET FORSTMOUTH, NH 03801		2017 Market Square Architects 4/4/2019 12:59:44 PM	
HISTORIC DISTRICT COMMISSION WORKSESSION/ PUBLIC HEARING, FEBRUARY 2019		ARCHITECTS MARK SQUARTI 104 Cottage St., 5th Fl., 208 Portland, ME, 04102 mark@marksquare.com			

TITLE
MATERIAL
SHEETS
75

SCALE:
DRAWN BY:
CHECKED BY:
PROJECT NO.:
DATE:

ISLINGTON COMMONS
410-430 ISLINGTON STREET
PORTSMOUTH, NH 03801

HISTORIC
DISTRICT
COMMISSION
WORKSESSION/
PUBLIC HEARING,
FEBRUARY 2019



PROPOSED



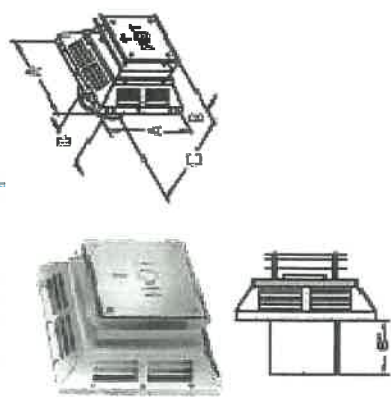
Use for standard and high-wind through-the-wall terminations.
Check installation instructions for restrictions on horizontal cap
terminations, such as minimum distance from windows and
doors. Available in aluminum, stainless steel (S), and copper (C).

SIZE	STOCK	A	B	C	D
4" x 6 1/2"	400HA-HC	13 1/2"	6 1/2"	12 1/2"	6 1/2"
4" x 6 1/2"	400HA-HCS	13 1/2"	6 1/2"	12 1/2"	6 1/2"
4" x 6 1/2"	400HA-HCC	13 1/2"	6 1/2"	12 1/2"	6 1/2"
5" x 8"	500HA-HC	16"	6 1/2"	12 1/2"	6 1/2"
5" x 8"	500HA-HCS	16"	6 1/2"	12 1/2"	6 1/2"
5" x 8"	500HA-HCC	16"	6 1/2"	12 1/2"	6 1/2"



DRYER VENT
8" WIDE
4" HEIGHT
4" DEPTH

Square Horizontal
Termination Cap



Vent Termination Kits

Concentric vents and termination kits make it easier to have a two-pipe installation for high efficiency furnaces. These vents simplify installation and only require one hole through the wall or roof where the pipes terminate. Without using these vents, the installation would require cutting two holes through the home (2in or 3in depending on the furnace), one for each pipe. These vents save time and money by reducing the amount of work required.

Horizontal vent kits for use in venting high efficiency fossil fuel appliances. The low profile kit hides the vent from view.

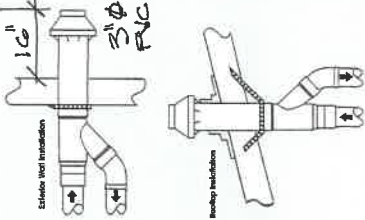
All Fittings Included
DiversiTech's CVENT series concentric vent kit includes all fittings and hardware needed to install the vent. No additional fittings for outside connections are needed. Only piping from the vent kit to the furnace will need to be provided separately.



Low profile
The low profile of the HVENT series product creates a neat appearance. The simple and clean look to vent hides both the intake and exhaust pipework.

BOILER VENT

Flexible installation



The same CVENT series vent kit can be used in either a horizontal (through the wall) or vertical (through the roof) installation.



KITCHEN VENT
8" WIDE # HEIGHT
4" DEPTH

PROPOSED

<p>MARKET SQUARE ARCHITECTS 104 COMINGS ST, STE 205 PORTSMOUTH, NH 03801 PH: 603.601.2002 mhs@market-square-architects.com</p>	<p>HISTORIC DISTRICT COMMISSION WORKSESSION/ PUBLIC HEARING, FEBRUARY 2019</p>	<p>ISLINGTON COMMONS 410-430 ISLINGTON STREET PORTSMOUTH, NH 03801</p>	<p>DATE: 03/25/19 PROJECT NO.: 2017008 CHECKED BY: Checker DRAWN BY: Author SCALE: KEY</p>	<p>TITLE: MATERIAL SHEETS 76</p>
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