

Anthony Residence Renovation

93 State Street, Portsmouth, NH **DWG Revision & Issue Index**

Rev. No. Date As Noted Description

Portsmouth Historic District Commission
08/16/2024



CONCEPTUAL RENDERING NOTE: NOT FOR CONSTRUCTION USE
 CONCEPTUAL RENDERINGS SHOWN ARE FOR GRAPHICAL AND SPATIAL REPRESENTATION ONLY AND DO NOT ALWAYS MATCH THE CURRENT ARCHITECTURAL DRAWINGS AND DETAILS WITHIN THE DRAWING PACKAGE. CONCEPTUAL IMAGES NOT TO BE BUILT FROM. ALL ELEVATIONS, DETAILS, SCHEDULES AND OTHER SHEETS WITHIN THE ARCHITECTURAL DRAWINGS TAKE PRECEDENT. NOTIFY ARCHITECT OF DISCREPANCIES FOR CLARIFICATION.

Sheet List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
A002	Architectural Site Plan	08/16/2024		
A003	Project Reference Images	08/16/2024		
A004	Code Review	08/16/2024		
A010	Existing Crawlspace Plan	08/16/2024		
A011	Existing First Floor Plan	08/16/2024		
A012	Existing Second Floor Plan	08/16/2024		
A017	Existing Elevations	08/16/2024		
A020	Basement Demolition Plan	08/16/2024		
A021	First Floor Demolition Plan	08/16/2024		
A022	Second Floor Demolition Plan	08/16/2024		
A100	Proposed Foundation & Crawl Space Plan	08/16/2024		
A101	Proposed First Floor Plan	08/16/2024		
A102	Proposed Second Floor Plan	08/16/2024		
A200	Elevation Views - Street Facing	08/16/2024		
A201	Elevation Views	08/16/2024		
A500	Window Schedule & Types	08/16/2024		
A501	Exterior Door Schedule	08/16/2024		
R5	Exterior Rendering - View from State Street	08/16/2024		
R6	Exterior Rendering - View from Chapel Street	08/16/2024		
R7	Exterior Rendering - View from Courtyard	08/16/2024		
R8	Exterior Rendering - View from State Street towards Chapel	08/16/2024		



HISTORICAL PHOTO - STATE STREET - CIRCA 1970s

GENERAL NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO HAVE COMPLETE CONTRACT DOCUMENT PACKAGES AS DESCRIBED IN THE "SHEET LIST" AND PROJECT MANUAL "TABLE OF CONTENTS".
- CONTRACTOR REQUIRED TO FOLLOW ALL LOCAL, STATE AND FEDERAL BUILDING AND LIFE SAFETY CODES AS LISTED ON THE "PROJECT CODE REVIEW". THE PROJECT CONTRACT DOCUMENTS ARE PRESUMED TO BE IN COMPLIANCE WITH THESE CODES. DEVIATION FROM THE CONTRACT DOCUMENTS IS PROHIBITED AND THE CONTRACTOR WILL ASSUME ALL LIABILITY FOR SUCH ACTIONS.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, WHAT IS REQUIRED BY ONE IS AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT OF RECORD FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- REPETITIVE ELEMENTS MAY NOT BE DRAWN IN THEIR ENTIRETY AT EACH INSTANCE. REFER TO TYPICAL DETAILS AND CONSTRUCT EACH INSTANCE AS IF DRAWN IN FULL.
- THE EXISTING CONDITIONS DESCRIBED WITHIN THE PROJECT DOCUMENTS ARE GRAPHICAL REPRESENTATIONS OF THE CURRENT FIELD CONDITIONS. ACTUAL FIELD CONDITIONS MAY VARY AND ALL CONTRACTORS ARE REQUIRED TO BE FAMILIAR AND VERIFY ALL DIMENSIONS, SIZES AND LOCATIONS OF EXISTING STRUCTURE, BUILDING ELEMENTS AND EQUIPMENT PRIOR TO BEGINNING WORK. ALL DIMENSIONS NOTED ON PLANS ARE TO FACE OF STUD FOR NEW WALLS OR FACE OF FINISH FOR EXISTING WALLS UNLESS NOTED OTHERWISE. VERTICAL DIMENSIONS IN ELEVATION, SECTION AND DETAILS ARE FROM TOP OF CONCRETE SLAB/DECK FOR NEW FLOORS OR TOP OF FINISH FLOOR AT EXISTING FLOORS.
- ALL GRADE LINES, BOTH NEW AND EXISTING, SHOWN ON ARCHITECTURAL PLANS ARE APPROXIMATE ONLY. FINAL GRADES TO BE COORDINATED WITH CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO VERIFY ALL ROUGH OPENING REQUIREMENTS WITH ACTUAL PRODUCT SUBMITTALS.
- WALLS WITH UL DESIGN NUMBERS SHALL BE CONSTRUCTED TO UL STANDARDS. PRODUCTS USED SHALL BEAR UL CLASSIFICATION WHERE REQUIRED BY THE UL DESIGN.
- DRAWINGS AND SPECIFICATIONS UTILIZE REFERENCES TO INDUSTRY DESIGN, CONSTRUCTION, AND PROCESS STANDARDS BY APPLICABLE TRADE AND MATERIAL ORGANIZATIONS. THESE DOCUMENTS SHALL BE INCORPORATED INTO THE CONTRACT DOCUMENTS BY SUCH REFERENCES. ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO FOLLOW THE STANDARD PRACTICES CONTAINED WITHIN.
- ALL PENETRATIONS OF FIRE RATED CONSTRUCTION ARE REQUIRED TO MEET THE ASSEMBLY RATING REQUIREMENT.
- ALL NON-BEARING METAL STUD WALLS SHALL BE CONSTRUCTED WITH DEFLECTION TRACK AND MINIMUM DEFLECTION DISTANCE OF 3/4" FROM THE STRUCTURE ABOVE IF NOT DETAILED ELSEWHERE.
- SEE STRUCTURAL DRAWINGS FOR SIZES OF STRUCTURAL MEMBERS, DESIGN LOADS AND MINIMUM REQUIREMENTS.
- ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DESIGN/BUILD CONTRACTORS ARE REQUIRED TO SUBMIT A COORDINATION BUILDING INFORMATION MODEL IN A REVIT COMPATIBLE FORMAT PRIOR TO FINALIZING DESIGN AND CONSTRUCTION DOCUMENTS.
- CONTRACTOR TO REVIEW MANUFACTURER OF SUBMITTED PRODUCTS INSTALLATION RECOMMENDATIONS AND COORDINATE WITH DESIGN DETAILS.
- UNLESS OTHERWISE NOTED OR SPECIFIED, THESE DRAWINGS AND NOTES REPRESENT UTILITIES AND COORDINATION WITHIN THE BUILDING AND TO THE EXTERIOR WITHIN A DISTANCE OF 5'-0" FROM THE EXTERIOR FOOTPRINT OF THE BUILDING. CONTRACTOR TO COORDINATE UTILITY CONNECTIONS AND IS RESPONSIBLE FOR ALL OVERHEAD AND UNDERGROUND UTILITY RUNS AND CONNECTIONS.
 - CONTRACTOR SHALL PERFORM ALL NECESSARY LEAKAGE AND PRESSURIZATION TESTS PRIOR TO ENCLOSING UNDERGROUND PIPING.
 - OVERHEAD UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANY AND LANDSCAPE DRAWINGS FOR POTENTIAL CONFLICTS.

PROJECT TEAM

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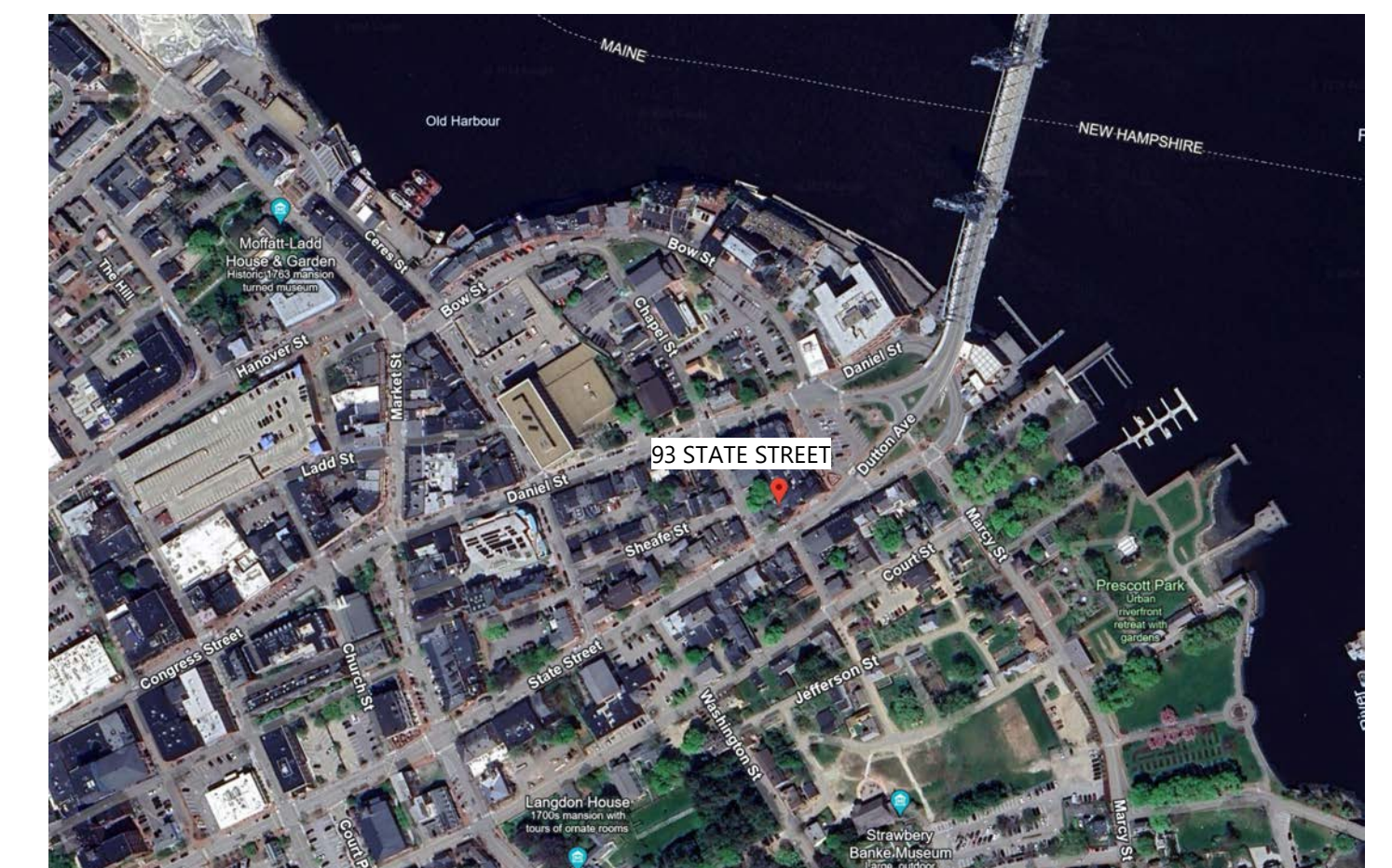
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LOCUS MAP



HISTORIC PHOTO OF 93 STATE STREET



HISTORICAL PHOTO - STATE STREET - CIRCA 1970s

EXISTING CONDITIONS REFERENCE IMAGES



EXISTING CHAPEL STREET DOOR



EXISTING STATE STREET DOOR



EXISTING STATE STREET ENTRY



EXISTING DOUBLE HUNG WINDOW W/ WOOD TRIM & SILL

PRECEDENT IMAGES



PISCATAQUA SAVINGS BANK ADDITION - 15 PLEASANT STREET
MODERN MATERIAL USE AND AESTHETIC BLENDING WITH BRICK FACADE



36 MAPLEWOOD AVE
MODERN MATERIAL USE TO BLEND WITH BRICK FACADE



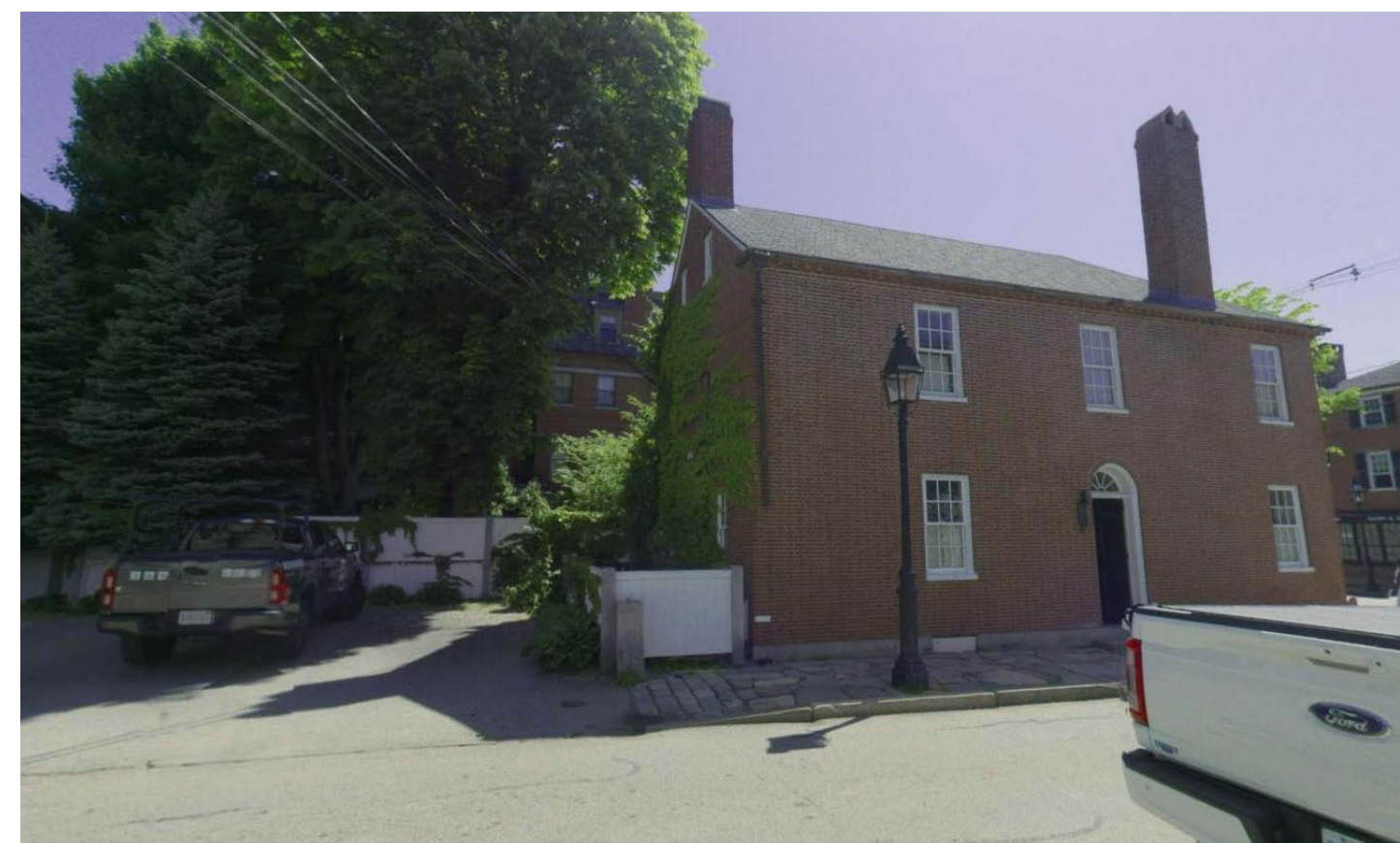
EXISTING CARRIAGE HOUSE ENTRY (STATE STREET FACADE) - BRICK STEP TO BE REPLACED W/ GRANITE



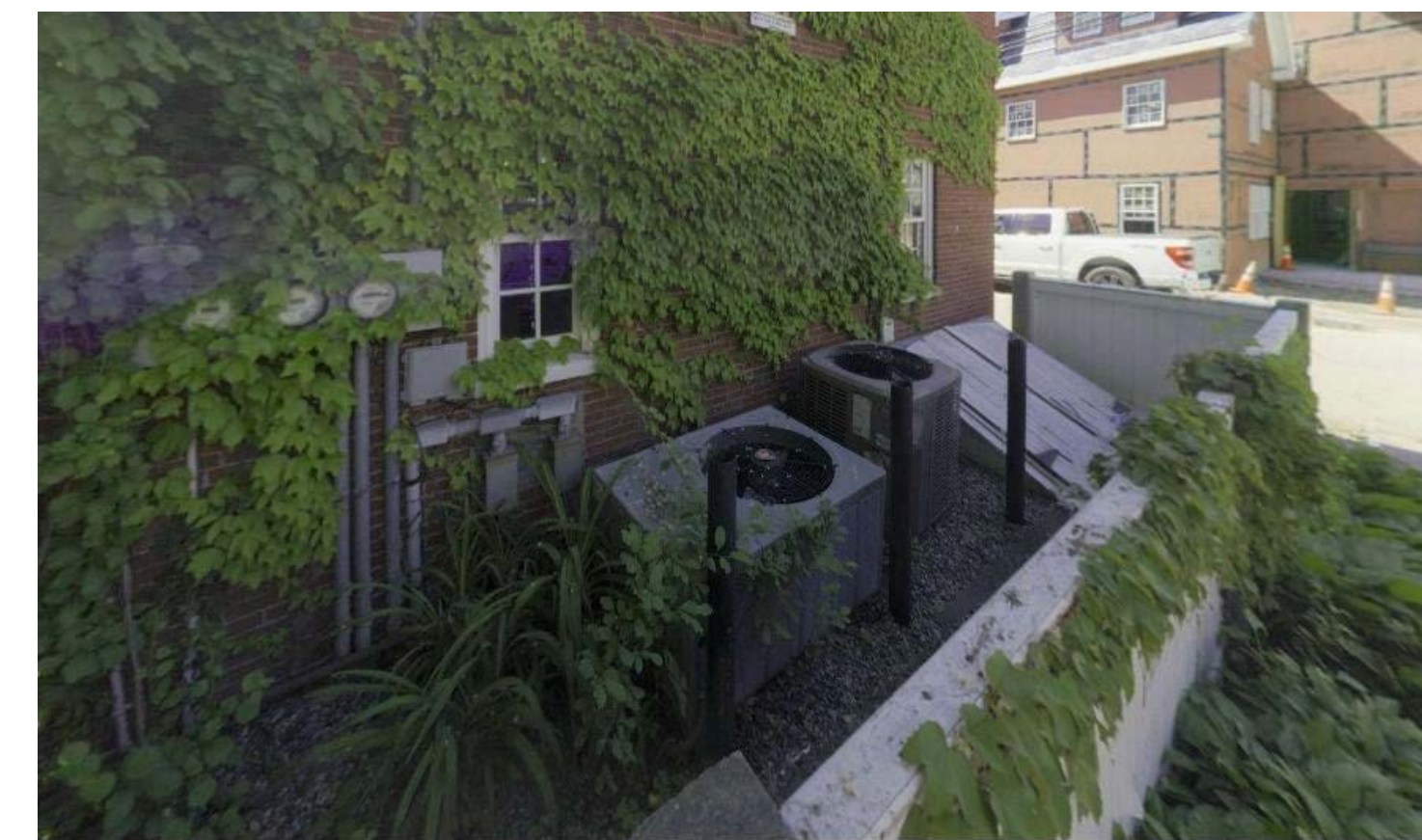
EXISTING STATE STREET ALLEYWAY TREE AND FENCE



EXISTING ALLEYWAY FENCING OBSTRUCTING DOORS & WINDOWS - FIRST FLOOR ALLEYWAY DOORS & WINDOWS TO BE REMOVED & INFILLED



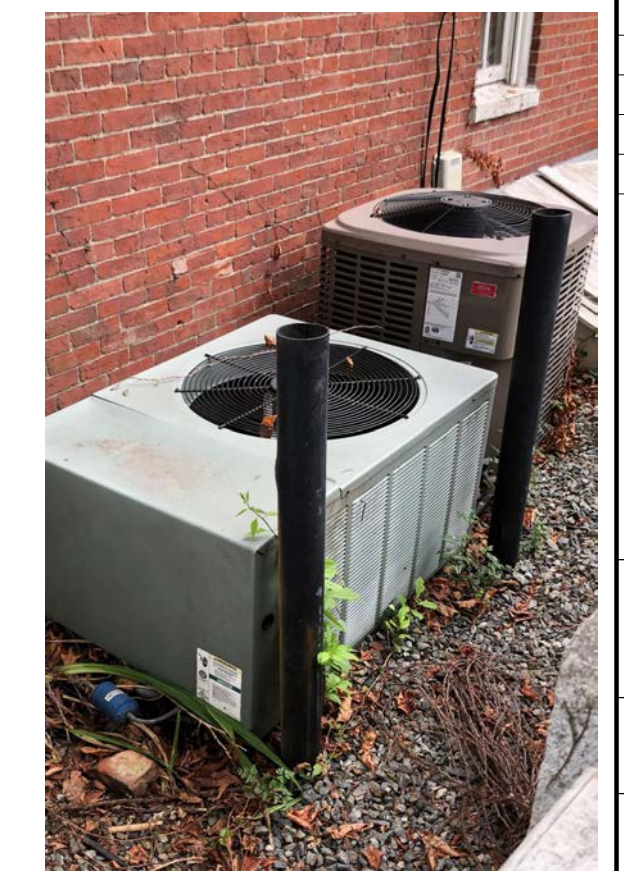
EXISTING CHAPEL STREET VIEW - MECHANICAL YARD BEHIND FENCE



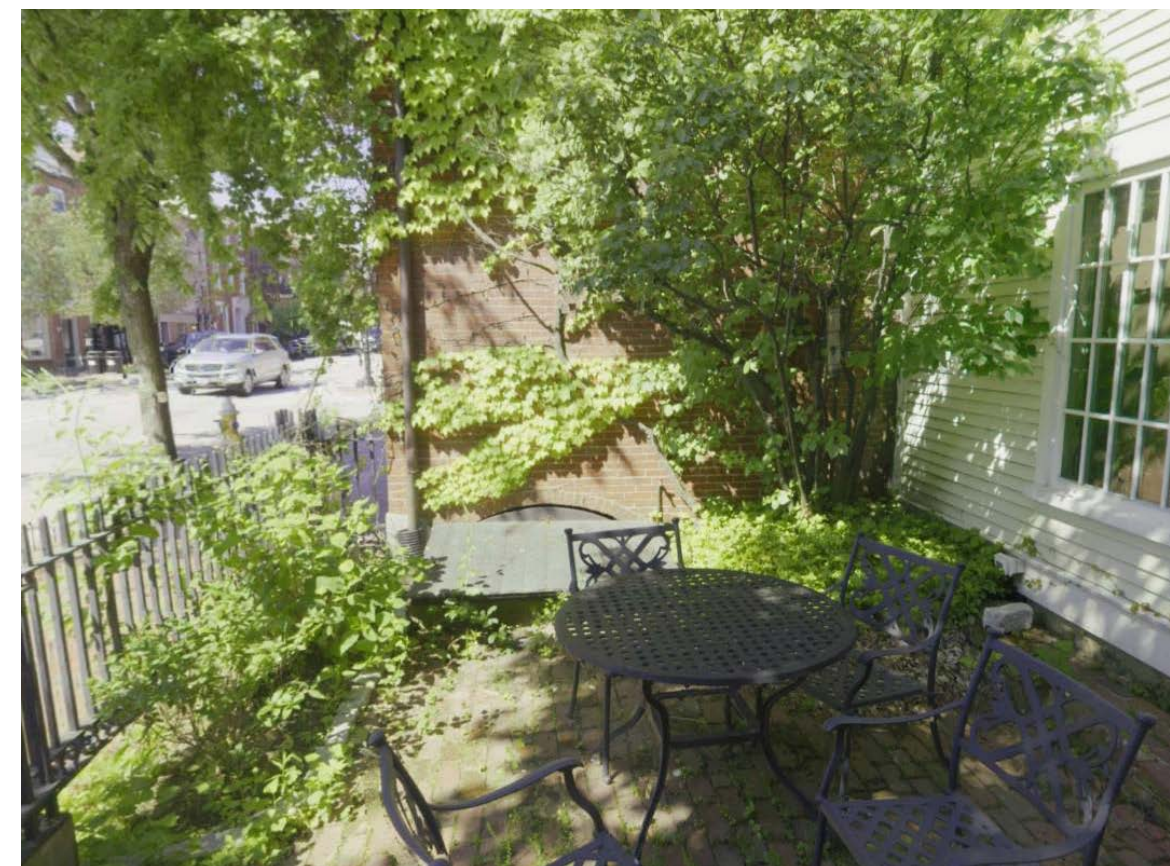
EXISTING MECHANICAL YARD AND BULKHEAD DOOR TO BE REPLACED



EXISTING ELECTRICAL METER



EXISTING HVAC UNITS



EXISTING STATE STREET PATIO BULKHEAD TO BE REMOVED, ARCH OPENING TO BE INFILLED W/ STONE TO MATCH EXISTING FOUNDATION EXTERIOR



EXISTING REAR CORNER COURTYARD VIEW

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GENERAL CONTRACTOR
THE CORNERSTONE

STRUCTURAL ENGINEER
JSN

CIVIL ENGINEER

LANDSCAPE ARCHITECT

MECHANICAL ENGINEER

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STAMPS

Portsmouth Historic District Commission

PROJECT NUMBER: 24-023

Anthony Residence Renovation
93 State Street, Portsmouth, NH

Project Reference Images

A003

DR: DES SHEET SCALE SHEET DATE
CH: CJJ 08/16/2024

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CODE REVIEW - 93 STATE STREET, PORTSMOUTH, NH – ANTHONY RESIDENCE

PROJECT SCOPE

THIS PROJECT CONSISTS OF AN EXISTING TWO- STORY SINGLE FAMILY RESIDENCE WITH AN EXISTING UNFINISHED BASEMENT & ATTACHED TWO-STORY CARRIAGE HOUSE WITH NO BASEMENT. THE BUILDING WILL REMAIN AS A TWO-STORY SINGLE FAMILY RESIDENCE.

PHASE I

THE PROJECT SCOPE CONSISTS OF SHORING THE FOUNDATION SUPPORT OF THE CARRIAGE HOUSE AREA, DEMOLITION & REMOVAL OF AN EXISTING CHIMNEY CLOSEST TO THE PROPERTY'S PARKING AREA.

PHASE II

THE PROJECT WILL CONTINUE WITH THE INTERIOR RENOVATION AND CONSIST OF EXTERIOR ALTERATIONS TO THE BUILDING INCLUDING REPLACING THE WINDOWS, AND A SMALL DINING ROOM ADDITION. THE DINING ROOM ADDITION WILL ADD APPROXIMATELY 152 SF TO THE EXISTING 1736 +/- SF FOOTPRINT. THE ADDITION WILL MATCH THE HEIGHT OF THE EXISTING BUILDING AND IS LOCATED IN THE COURTYARD AREA OF THE LOT (WILL NOT BE VISIBLE FROM STATE OR CHAPEL STREET)

MAJOR CODES ENFORCED ARE 2018 EDITION UNLESS OTHERWISE NOTED BELOW:

- 2018 INTERNATIONAL RESIDENTIAL CODE W/ CITY AMENDMENTS
- 2018 INTERNATIONAL FIRE CODE
- 2020 NATIONAL ELECTRICAL CODE W/ CITY ELECTRICAL AMENDMENTS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE

THE BUILDING WILL BE EQUIPPED WITH COMBINATION HARDWIRED CARBON MONOXIDE AND SMOKE DETECTORS AS REQUIRED. PER CITY AMENDMENT, SMOKE ALARMS SHALL BE SUPPLIED BY A BRANCH CIRCUIT THAT ALSO SUPPLY LIGHTING LOADS SERVING HABITABLE SPACES.

CITY OF PORTSMOUTH, NH ORDINANCES PAGE 30 CHAPTER 12

SECTION 310 EMERGENCY ESCAPE AND RESCUE OPENINGS

SECTION R310.1 IRC 2018 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS ON NEWLY CONSTRUCTED ELEMENTS SHALL MEET THE REQUIREMENTS OUTLINED IN IRC SECTION 310. HOWEVER, EMERGENCY ESCAPE AND RESCUE OPENINGS LOCATED WITHIN THE HISTORIC DISTRICT WILL BE REVIEWED ON A CASE BY CASE BASIS.

SECTION 308.4 IRC 2018 TEMPERED GLASS REQUIREMENTS FOR HAZARDOUS LOCATIONS

- TEMPERED OPERABLE OR FIXED WINDOW LOCATED WITHIN 2 FT OF DOOR SWING
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT:
 - IS LARGER THAN 9 SQ. FT AND
 - BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR
 - THE TOP EDGE OF GLAZING IS MORE THAN 36" ABOVE THE FLOOR
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY IN A STRAIGHT LINE OF THE GLAZING
- ALL GLAZING IN RAILINGS SHALL BE TEMPERED.
- GLAZING IN ENCLOSURES (SHOWER, TUBS, ETC.) UNLESS FURTHER THAN 60" IN A STRAIGHT LINE FROM THE WATER'S EDGE OF THE FIXTURE
- GLAZING IN WALLS AND FENCES TO INDOOR AND OUTDOOR POOLS, HOT TUBS, SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60" (MEASURED HORIZONTALLY IN A STRAIGHT LINE)
- GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS
- GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND EXPOSED SURFACE IS WITHIN 60" FROM THE BOTTOM TREAD NOSING.

SECTION 312.2 IRC 2018 WINDOW FALL PROTECTION

WINDOW SILLS: IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

- OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4" DIA SPHERE TO PASS THROUGH WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.
- OPERABLE WINDOWS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH SECTION R312.2.2 OR ASTM F2090.

SECTION 313.2 IRC 2018 ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SPRINKLER SYSTEMS AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS.

EXCEPTION: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED FOR ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS THAT ARE NOT ALREADY PROVIDED WITH AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM.

SECTION 408.4 IRC 2018 UNDER FLOOR SPACE: ACCESS

ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE NOT SMALLER THAN 18 INCHES BY 24 INCHES. OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16 INCHES BY 24 INCHES. WHERE ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16 INCHES BY 24 INCHES SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE.

ENERGY COMPLIANCE REQUIREMENTS

[403.1] NOT LESS THAN ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

[303.3] MANUFACTURER MANUALS FOR MECHANICAL AND WATER HEATING EQUIPMENT HAVE BEEN PROVIDED

[403.1.1] PROGRAMMABLE THERMOSTATS CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM OF THE DWELLING UNIT.

[403.1.2] HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

[403.3.1] SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-8 FOR DUCTS 3" DIAMETER AND LARGER AND NOT LESS THAN R-6 FOR DUCTS SMALLER THAN 3" DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO NOT LESS THAN R-6 FOR DUCTS 3" DIAMETER AND NOT LESS THAN R-4.2 FOR DUCTS SMALLER THAN 3" DIAMETER.

EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

[403.3.2] ALL DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.

[403.3.3] POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

[403.3.5] BUILDING CAVITIES ARE NOT USED FOR SUPPLY DUCTS

[403.4] MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS GREATER THAN 105°F (41°C) OR LESS THAN 55°F (13°C) SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-3.

[403.4.1] CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT-WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE.

[403.5.3] INSULATION FOR HOT WATER PIPING WITH A THERMAL RESISTANCE, R-VALUE, OF NOT LESS THAN R-3 SHALL BE APPLIED TO THE FOLLOWING:

- PIPING ¾" AND LARGER IN NOMINAL DIAMETER.

[403.8] SNOW- AND ICE-MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAYEMENT TEMPERATURE IS ABOVE 50°F, AND NO PRECIPITATION IS FALLING AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°F.

[404.1] 90% PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

GENERAL ENERGY CONSERVATION NOTES:

BUILDING ENVELOPE AIR INFILTRATION REQUIREMENTS (IECC 2018)

BUILDING COMPONENT

JUNCTION BETWEEN FOUNDATION & SILL PLATE
 ALL JOINTS, SEAMS & PENETRATIONS
 WALL CORNERS, INTERSECTIONS & HEADERS
 SITE BUILT WINDOWS, DOORS & SKYLIGHTS
 OPENINGS BETWEEN WINDOW & DOOR ASSEMBLIES
 ATTIC ACCESS, KNEE WALL DOORS & DROP DOWN STAIR HATCHES
 UTILITY PENETRATIONS
 DROPPED CEILINGS/SOFFITS
 ANY SPACE/GAP BETWEEN WINDOW/DOOR JAMBS & FRAMING
 ALL RIM JOISTS
 CHASES ADJACENT TO THERMAL ENVELOPE
 KNEEWALLS
 WALLS AND CEILINGS SEPARATING GARAGE FROM CONDITIONED SPACE
 WALLS BEHIND SHOWERS & TUBS
 COMMON WALLS BETWEEN DWELLING UNITS
 HVAC REGISTER BOOTS THAT PENETRATE ENVELOPE
 FIREPLACE WALLS
 AIR INFILTRATION POINTS @ ELECTRICAL/TELECOM BOXES
 SPACE BETWEEN PLUMBING/CONDUIT & OUTSIDE WALL
 BOTTOM PLATES OF WALL FRAMING @ SUBFLOOR

REQUIRED TREATMENT

SEAL
 CAULK
 INSULATE
 SEAL
 SEAL
 SEAL
 SEAL
 SEAL
 INSULATE
 SEAL
 SEAL
 SEAL & INSULATE
 SEAL & INSULATE
 PROVIDE AIR BARRIER
 SEAL
 PROVIDE AIR BARRIER
 LIMIT
 INSULATE
 SEAL

RECOMMENDED SEALANT TYPES & MANUFACTURERS

- EXTERIOR APPLICATIONS = TREMCO
- INTERIOR APPLICATIONS = GE SILICONE II
- INTERIOR APPLICATIONS = DYNAFLEX 230

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

ASSEMBLY	REQUIREMENT	PROPOSED
WINDOW U-FACTOR	0.30	COMPLIES
DOOR U-FACTOR	0.30	COMPLIES
SKYLIGHT U-FACTOR	0.55	COMPLIES
CEILING R-VALUE	49	COMPLIES
WOOD FRAMED WALL R-VALUE	20 OR (13 + 5 CONTINUOUS)	COMPLIES
FLOOR R-VALUE	30	COMPLIES
BASEMENT WALL R-VALUE	15/19	COMPLIES
SLAB R-VALUE / DEPTH	10 / 2 FT	COMPLIES
CRAWL SPACE R-VALUE	15/19	N/A

TMS architects interiors

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GENERAL CONTRACTOR



STRUCTURAL ENGINEER



CIVIL ENGINEER

LANDSCAPE ARCHITECT

MECHANICAL ENGINEER

Revision & Reissue Notes

Rev #	Date	Description

STAMPS

Portsmouth Historic District Commission

PROJECT NUMBER

24-023

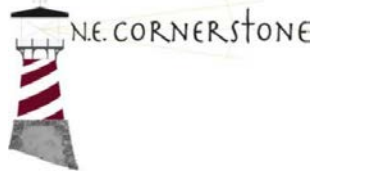
Anthony Residence Renovation
 93 State Street, Portsmouth, NH

Code Review

A004

DR: DES SHEET SCALE SHEET DATE
 CH: CJ 12" = 1'-0" 08/16/2024

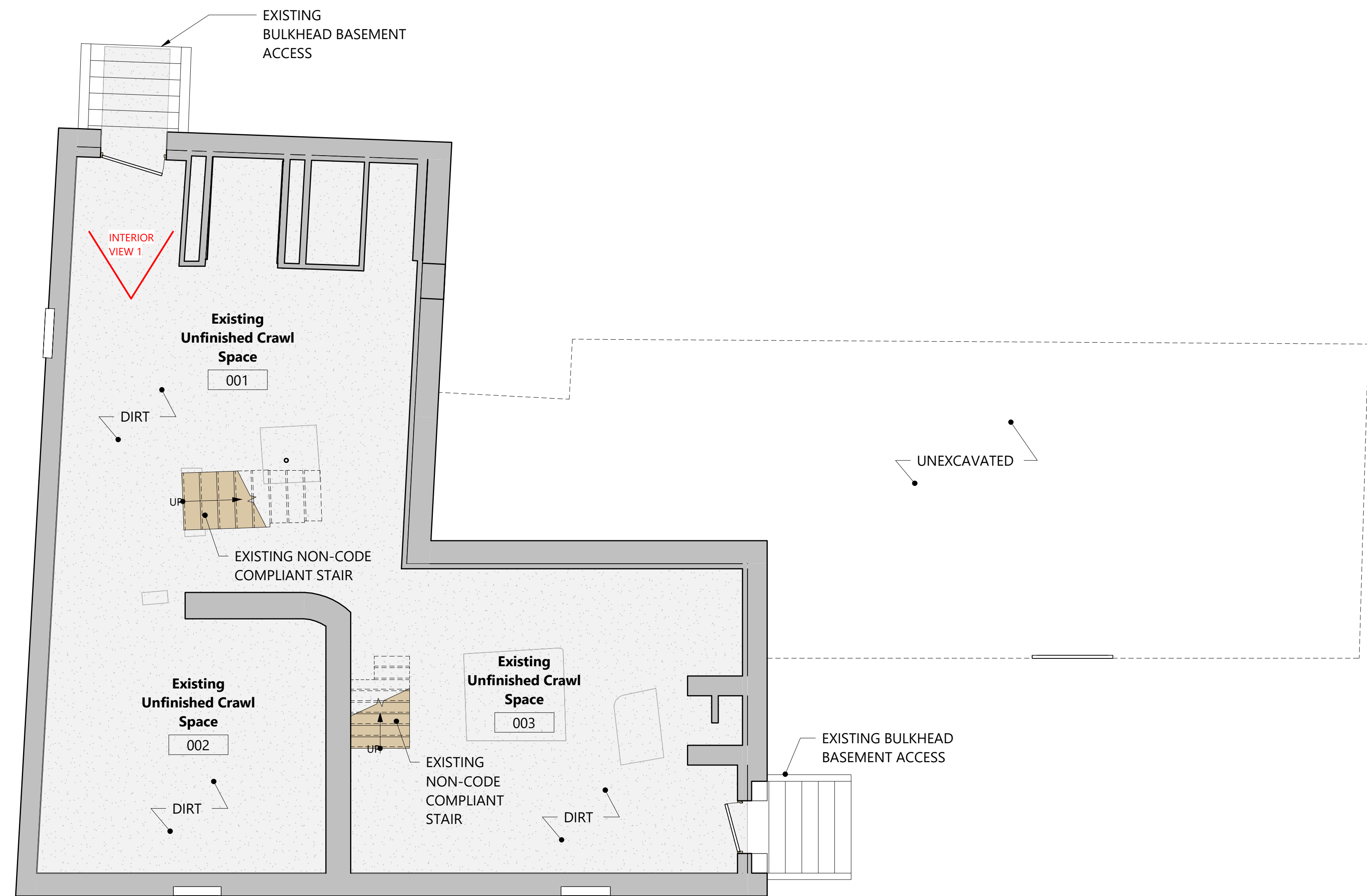
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Rev #	Date	Description

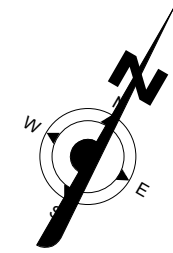
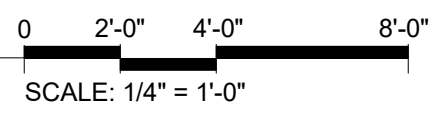


VIEW 1 : VIEW OF EXISTING BULKHEAD FROM INTERIOR



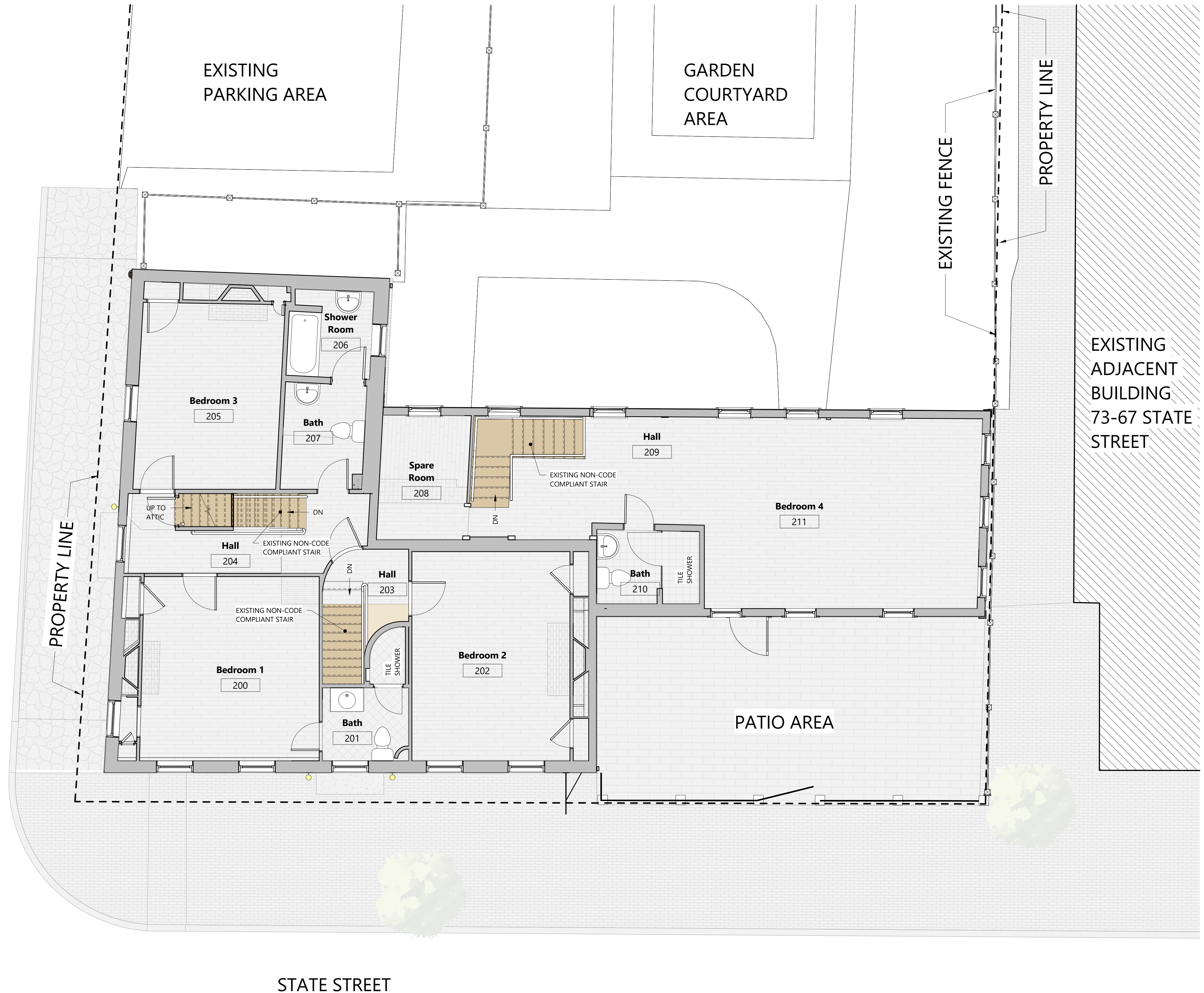
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A010

Existing Basement Plan
1/4" = 1'-0"



NOTE:
PRINT IS INTENDED FOR 24"X36"
PAPER. PLEASE USE 24"X36" FORMAT
FOR SCALED DRAWINGS.

CHAPEL STREET



EXISTING PARKING AREA

GARDEN COURTYARD AREA

EXISTING FENCE

PROPERTY LINE

EXISTING ADJACENT BUILDING
73-67 STATE STREET

PROPERTY LINE

STATE STREET

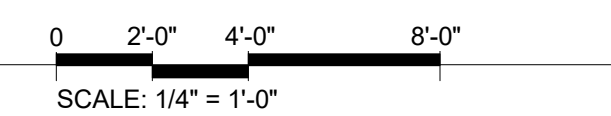
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A012

Existing Second Floor Plan

1/4" = 1'-0"

NOTE:

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Autodesk Docs://Anthony Residence Renovation/Anthony Renovation - Current.rvt

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GENERAL CONTRACTOR

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Commission

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**Anthony
Residence
Renovation**

93 State Street, Portsmouth,
NH

**Existing
Second Floor
Plan**

A012

DR: DES SHEET SCALE SHEET DATE
SH: CJJ As indicated 08/16/2024

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Portsmouth Historic District Commission

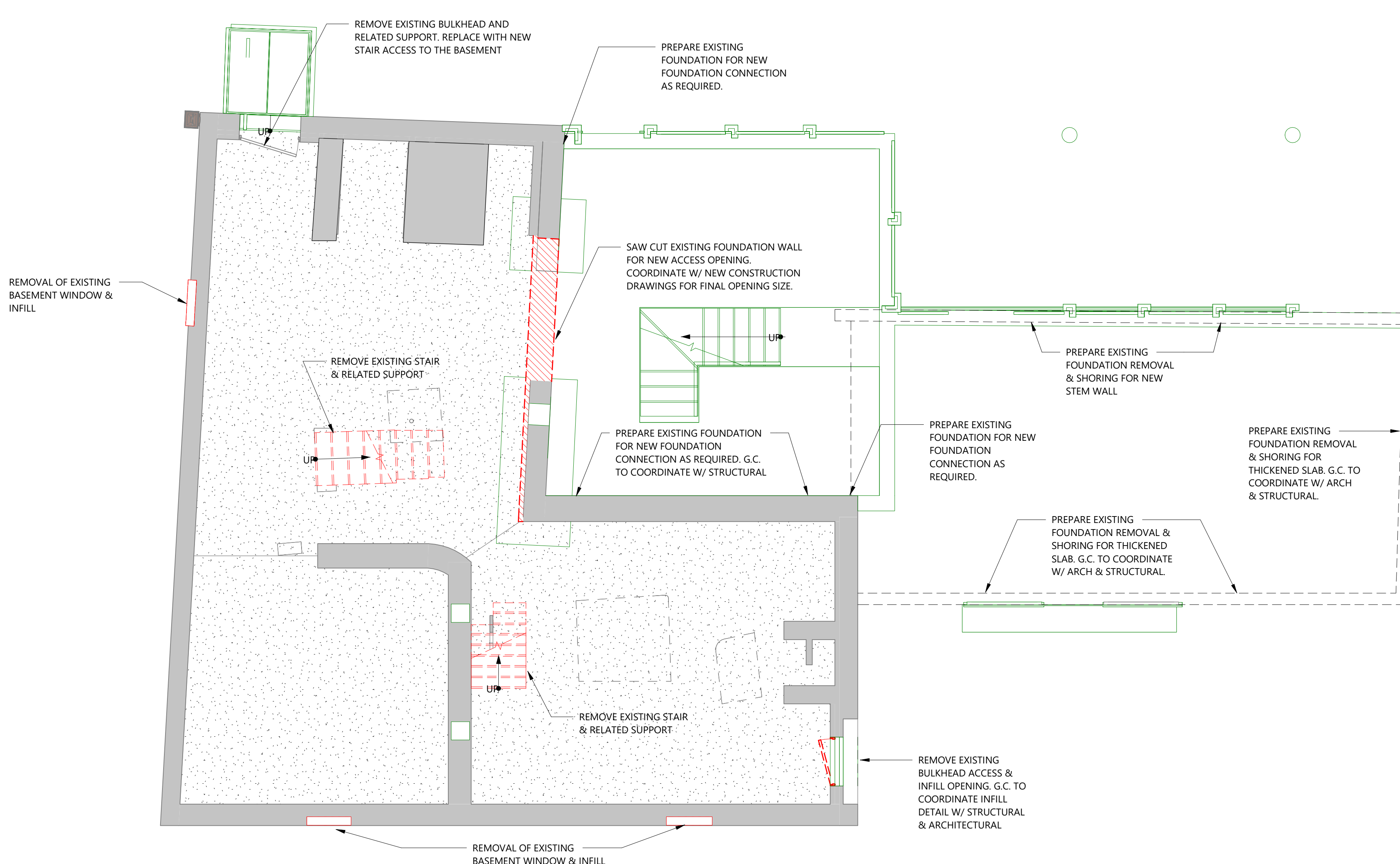
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Anthony Residence Renovation
93 State Street, Portsmouth, NH

Basement Demolition Plan

A020

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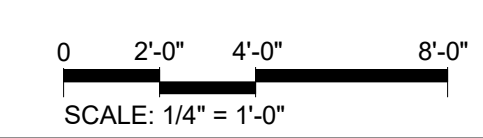


Basement Demolition Plan
1/4" = 1'-0"

NOTE:
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GRAPHIC KEY

- EXISTING
- DEMOLISHED
- NEW



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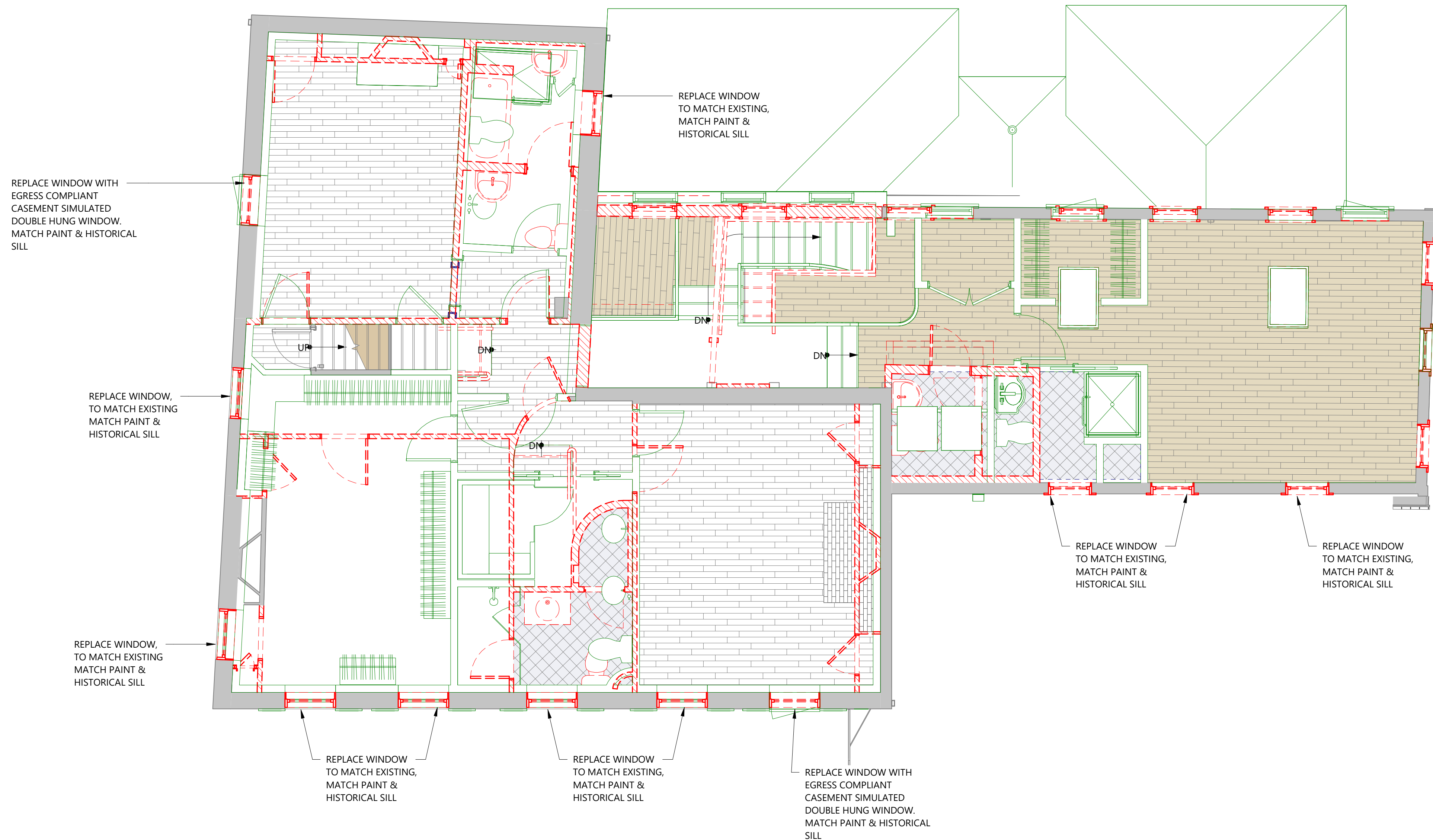
**Anthony
Residence
Renovation**
93 State Street, Portsmouth,
NH

**Second Floor
Demolition
Plan**

A022

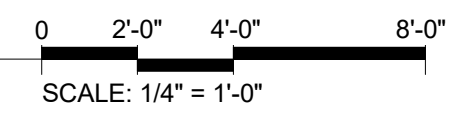
DR: DES SHEET SCALE SHEET DATE
CH: CJJ As indicated 08/16/2024

PLOT DATE: 8/16/2024 12:09:44 PM



1D A022 **Second Floor Demolition Plan**
1/4" = 1'-0"

NOTE:
PRINT IS INTENDED FOR 24"x36"
PAPER. PLEASE USE 24"x36" FORMAT
FOR SCALED DRAWINGS.



GRAPHIC KEY

- EXISTING
- DEMOLISHED
- NEW



Revision & Reissue Notes

Rev #	Date	Description

STAMPS

Portsmouth Historic District
Commission

PROJECT NUMBER

24-023

**Anthony
Residence
Renovation**

93 State Street, Portsmouth,
NH

**Proposed
Foundation &
Crawl Space
Plan**

A100

DR: DES	SHEET SCALE: As indicated	SHEET DATE: 08/16/2024
CH: CJJ	As indicated	08/16/2024



EXISTING WOOD INFILL TO BE REMOVED & REPLACED WITH STONE TO MATCH



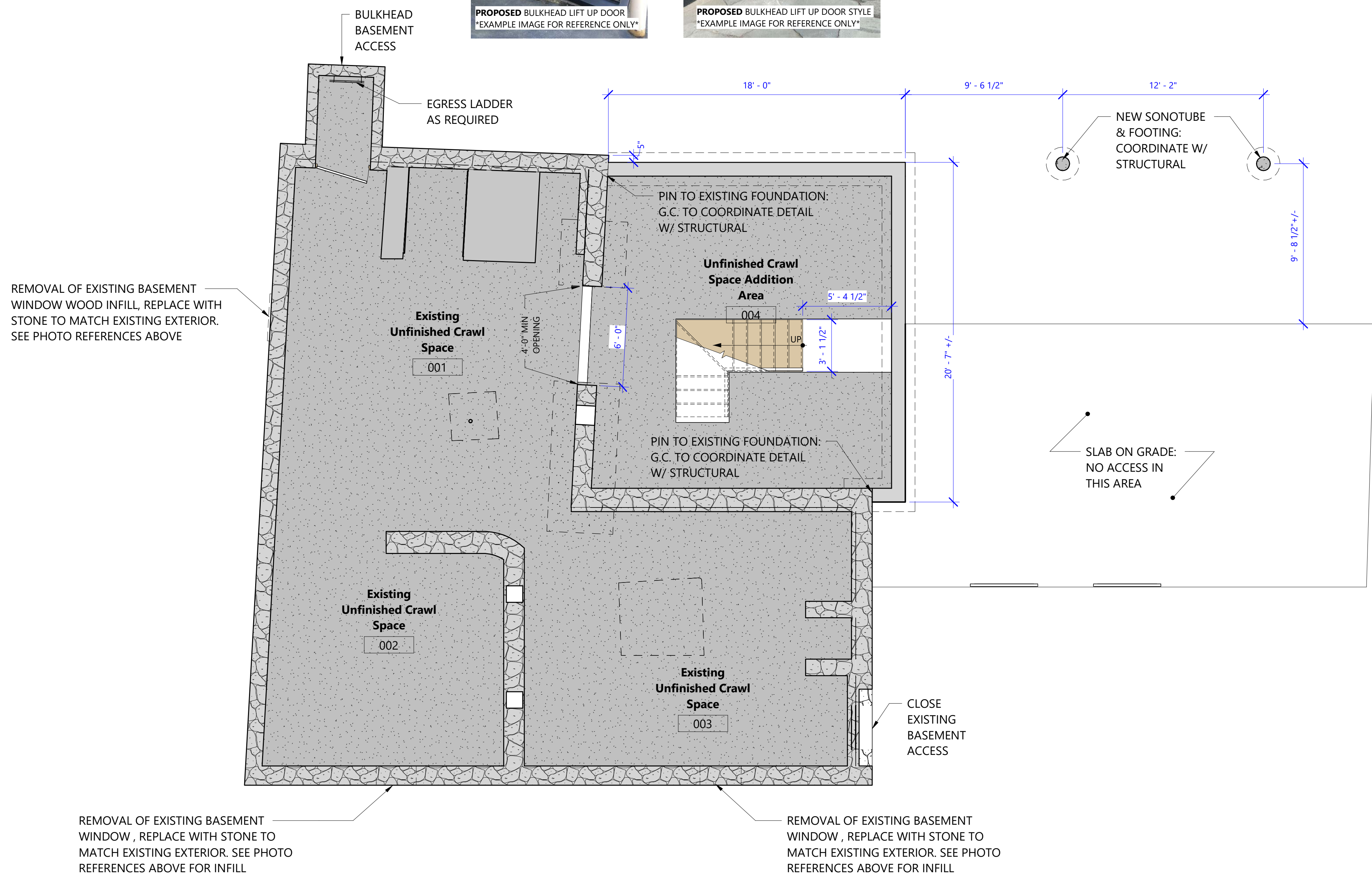
PROPOSED STONE INFILL EXAMPLE **FOR REFERENCE ONLY** DESIGN INTENT TO MATCH EXISTING STONE.



PROPOSED BULKHEAD LIFT UP DOOR *EXAMPLE IMAGE FOR REFERENCE ONLY*

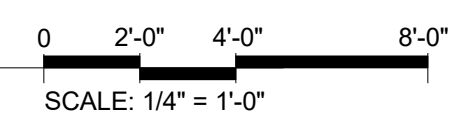


PROPOSED BULKHEAD LIFT UP DOOR STYLE *EXAMPLE IMAGE FOR REFERENCE ONLY*



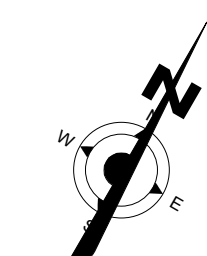
1
A100

Basement Plan
1/4" = 1'-0"



NOTE:

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Interior & Exterior Finished Spaces	
First Floor Addition Area	165 SF
TOTAL	165 SF
First Floor Finished	1587 SF
Second Floor Finished	1571 SF
TOTAL	3158 SF
Unfinished Spaces	
Basement Unfinished	907 SF
TOTAL	907 SF

Total Square Feet	
Interior & Exterior Finished Spaces	165 SF
Unfinished Spaces	907 SF
Interior & Exterior Finished Spaces	3158 SF
GRAND TOTAL	4230 SF

BUILDING & LOT AREA REQUIREMENTS			
	LOT AREA	BUILDING COVERAGE	BUILDING COVERAGE %
EXISTING	6,036 SF	1,792 SF EXISTING	30%
ALLOWABLE		5,432 SF ALLOWABLE	90%
PROPOSED	6,036 SF	1,941 SF PROPOSED	32%



1
A101
First Floor Plan
1/4" = 1'-0"

NOTE:
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FOR SCALED DRAWINGS.

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

WALL PHASE LEGEND
 - PROPOSED WOOD FRAMED WALL
 - EXISTING BRICK WALL
 - EXISTING WOOD FRAMED WALL
 - - - - - PROPOSED AREA OF BRICK WALL REMOVAL

Rev #	Date	Description

Interior & Exterior Finished Spaces

First Floor Addition Area	165 SF
TOTAL	165 SF
First Floor Finished	1587 SF
Second Floor Finished	1571 SF
TOTAL	3158 SF
TOTAL	3323 SF

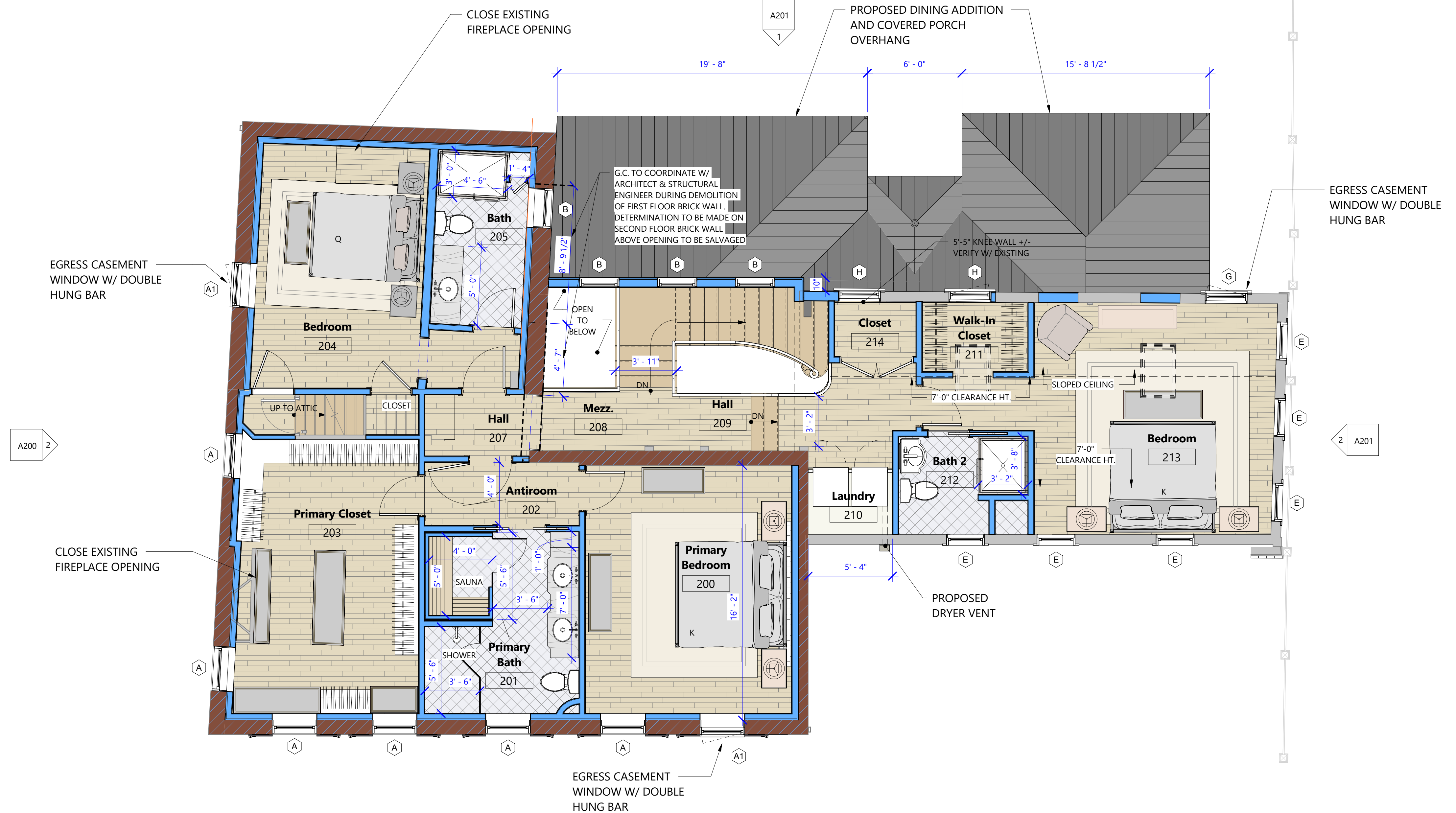
Unfinished Spaces

Basement Unfinished	907 SF
TOTAL	907 SF

Total Square Feet

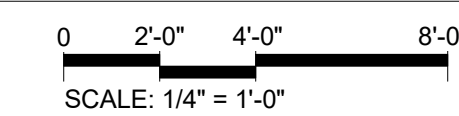
Interior & Exterior Finished Spaces	165 SF
Unfinished Spaces	907 SF
Interior & Exterior Finished Spaces	3158 SF
GRAND TOTAL	4230 SF

BUILDING & LOT AREA REQUIREMENTS			
	LOT AREA	BUILDING COVERAGE	BUILDING COVERAGE %
EXISTING	6,036 SF	1,792 SF EXISTING	30%
ALLOWABLE		5,432 SF ALLOWABLE	90%
PROPOSED	6,036 SF	1,941 SF PROPOSED	32%



1 A102 **Second Floor Plan**
1/4" = 1'-0"

NOTE:
PRINT IS INTENDED FOR 24"x36"
PAPER. PLEASE USE 24"x36" FORMAT
FOR SCALED DRAWINGS.



WALL PHASE LEGEND

	- PROPOSED WOOD FRAMED WALL
	- EXISTING BRICK WALL
	- EXISTING WOOD FRAMED WALL
	- PROPOSED AREA OF BRICK WALL REMOVAL



Revision & Reissue Notes

Rev #	Date	Description

STAMPS

Portsmouth Historic District
Commission

PROJECT NUMBER
24-023

**Anthony
Residence
Renovation**
93 State Street, Portsmouth,
NH

**Proposed
Second Floor
Plan**

A102

Revision & Reissue Notes

Rev #	Date	Description

STAMPS

Portsmouth Historic District
Commission

PROJECT NUMBER
24-023

**Anthony
Residence
Renovation**

93 State Street, Portsmouth,
NH

**Elevation
Views - Street
Facing**

A200

DR: DES SHEET SCALE SHEET DATE
SH: CJJ As indicated 08/16/2024



1 State Street Elevation
1/4" = 1'-0"



STATE STREET FACADE HISTORICAL PHOTO
CIRCA 1970s



2 Chapel Street Elevation
1/4" = 1'-0"

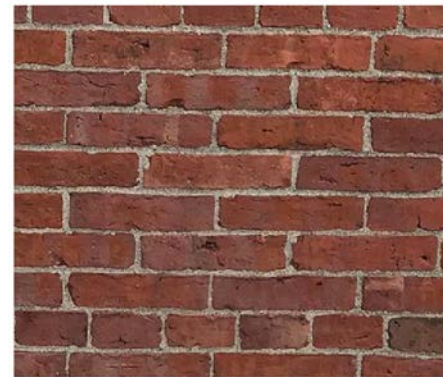
NOTE:
PRINT IS INTENDED FOR 24"X36"
PAPER. PLEASE USE 24"X36" FORMAT
FOR SCALED DRAWINGS.

CERTAINEED LANDMARK ASPHALT SHINGLES. COLOR: GEORGETOWN GRAY



CHIMNEY TO BE REMOVED & REBUILT. DESIGN INTENT TO MATCH EXISTING HISTORICAL PHOTOS OF CHIMNEY & CAP

MATCH EXISTING BRICK



EXISTING CHIMNEY PROPOSED TO BE REMOVED

BRICK DENTIL DETAIL TO MATCH EXISTING EXTERIOR DENTIL DETAIL

METAL STEP FLASHING AS REQUIRED

PROPOSED BATHROOM ROOF VENT

ALUMINUM METAL ROOF



REPLACE CLAPBOARD SIDING W/ BORAL WOOD GRAIN TEXTURE MILLED SIDING PROVIDED BY DURATION MILLWORK. DURING WINDOW REPLACEMENT. PAINT TO MATCH EXISTING

REPAIR / REPLACE WOOD CORNERBOARD. PAINT TO MATCH EXISTING

3 Detail @ Addition Windows 1/2" = 1'-0"

NEW STEEL LIFT UP BULKHEAD DOOR FOR EXISTING BULKHEAD ACCESS



ACRE PAINTED COLUMN TRIM

1 A201 **Courtyard Elevation View - Looking Towards State Street**
1/4" = 1'-0"



ALLEYWAY ENTRANCE AT STATE STREET



EXISTING ALLEYWAY FENCE OBSTRUCTING WINDOWS & DOORS



ALLEYWAY VIEW OUT TO STATE STREET

COPPER GUTTER TO REPLACE WOOD. GUTTER TO MATCH EXISTING PROFILE. GUTTER TO TIE INTO EXISTING DOWNSPOUT

EXISTING DOWNSPOUT TO REMAIN

EXTENDING ROOF OVERHANG TO MINIMIZE WATER INFILTRATION AT THE EAVES

EXISTING EXTERIOR SIGNAGE STRUCTURE TO REMAIN, AND PAINT

EXISTING EXTERIOR SCENCE GAS LIGHT TO REMAIN

INFILL EXISTING BULKHEAD W/ STONE TO MATCH EXISTING

EXISTING PATIO WROUGHT IRON RAILING & GRANITE POST TO REMAIN

EXISTING CHIMNEY PROPOSED TO BE REMOVED

G.C. TO COORDINATE W/ ARCHITECT & STRUCTURAL ENGINEER DURING DEMOLITION OF FIRST FLOOR BRICK WALL. DETERMINATION TO BE MADE ON SECOND FLOOR BRICK WALL TO BE SALVAGED

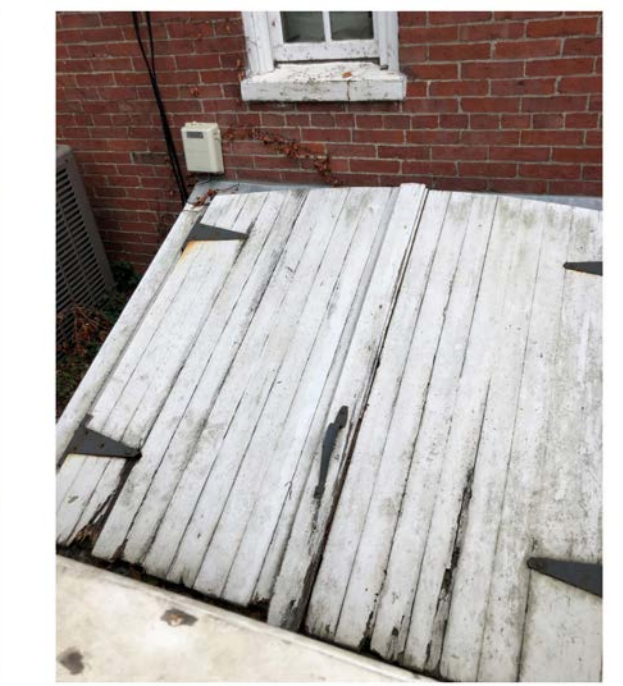
EXTENDING ROOF OVERHANG TO MINIMIZE WATER INFILTRATION AT THE EAVES

EXISTING WOOD FENCE

NEW STEEL LIFT UP BULKHEAD DOOR FOR EXISTING BULKHEAD ACCESS



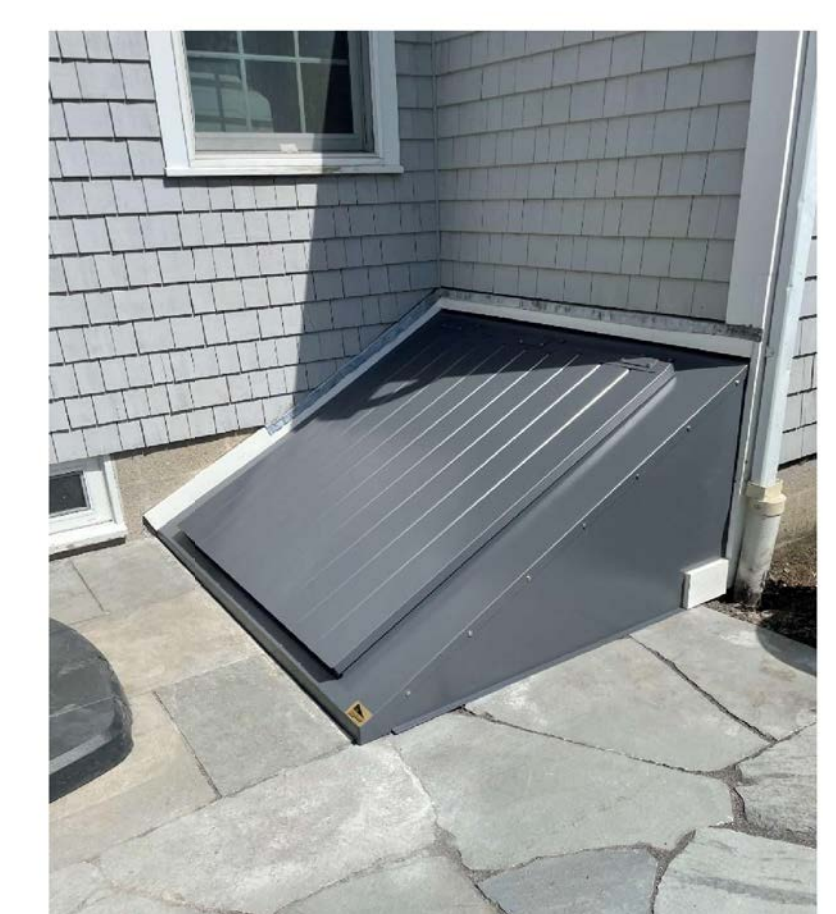
EXISTING BULKHEAD INTERIOR



EXISTING BULKHEAD DOOR TO BE REPLACED



LIFT UP BULKHEAD DOOR EXAMPLE IMAGE



BULKHEAD DOOR STYLE EXAMPLE IMAGE

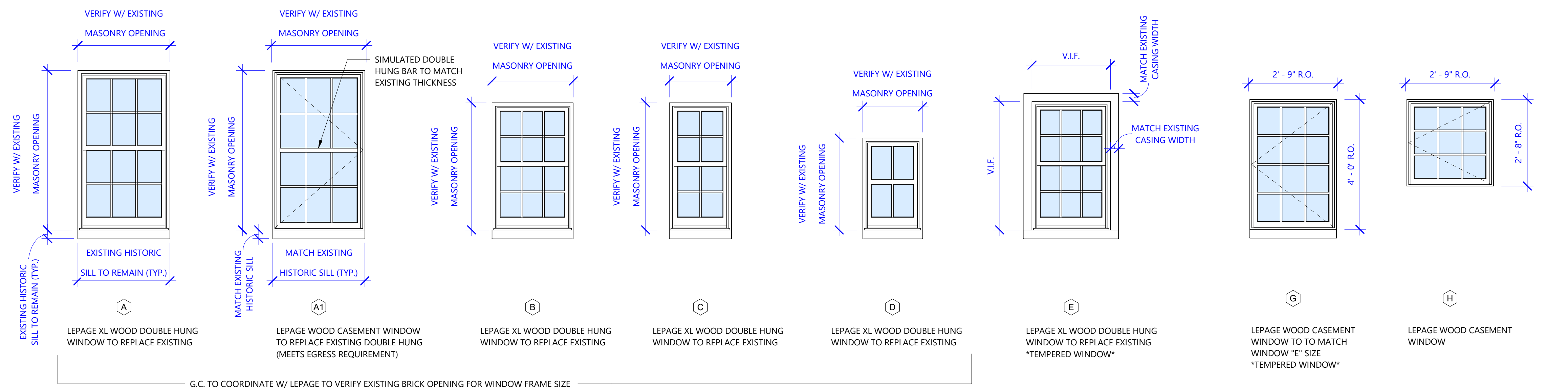
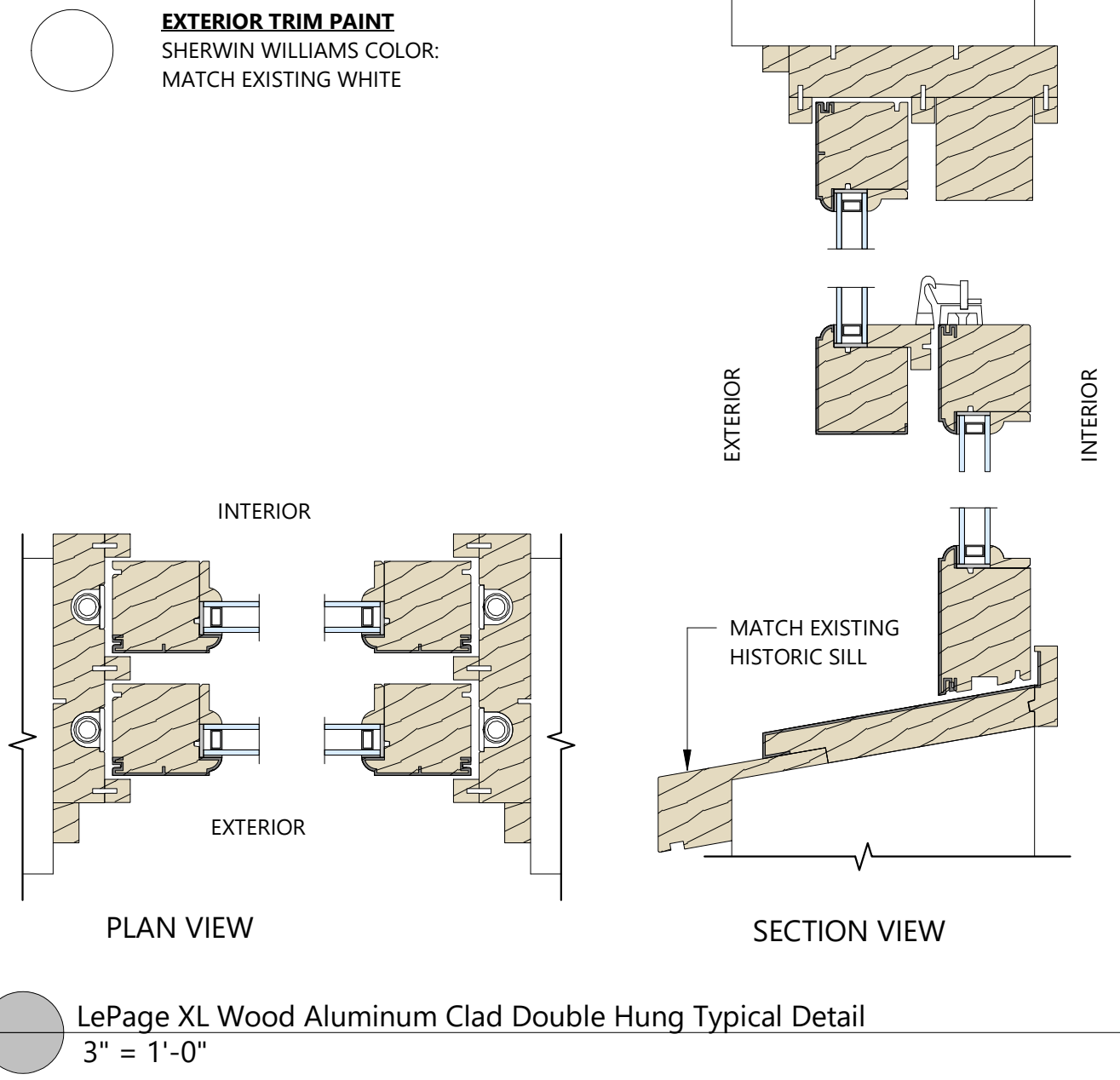
2 A201 **East Elevation - Looking Toward Chapel Street**
1/4" = 1'-0"



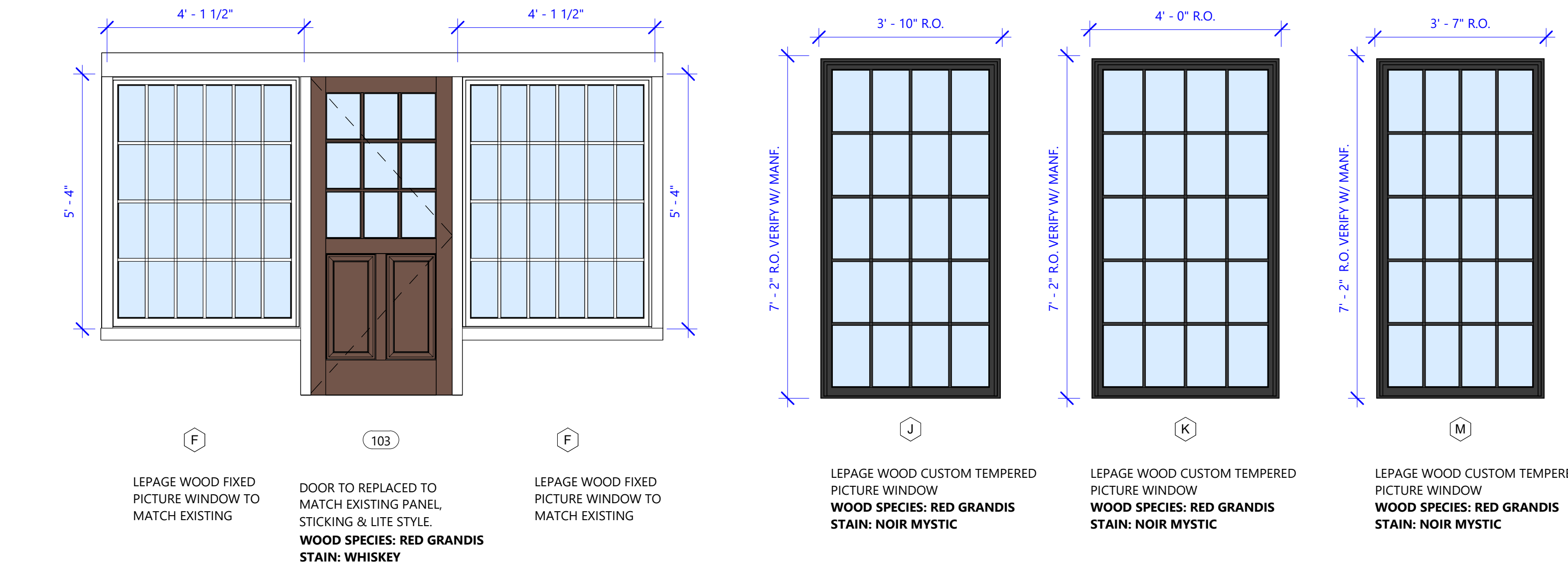
Rev #	Date	Description



Rev #	Date	Description



G.C. TO COORDINATE W/ LEPAGE TO VERIFY EXISTING BRICK OPENING FOR WINDOW FRAME SIZE



EXAMPLE IMAGE LEPAGE WINDOW INSTALL W/ WOOD SASH CLAD ALUMINUM WINDOW

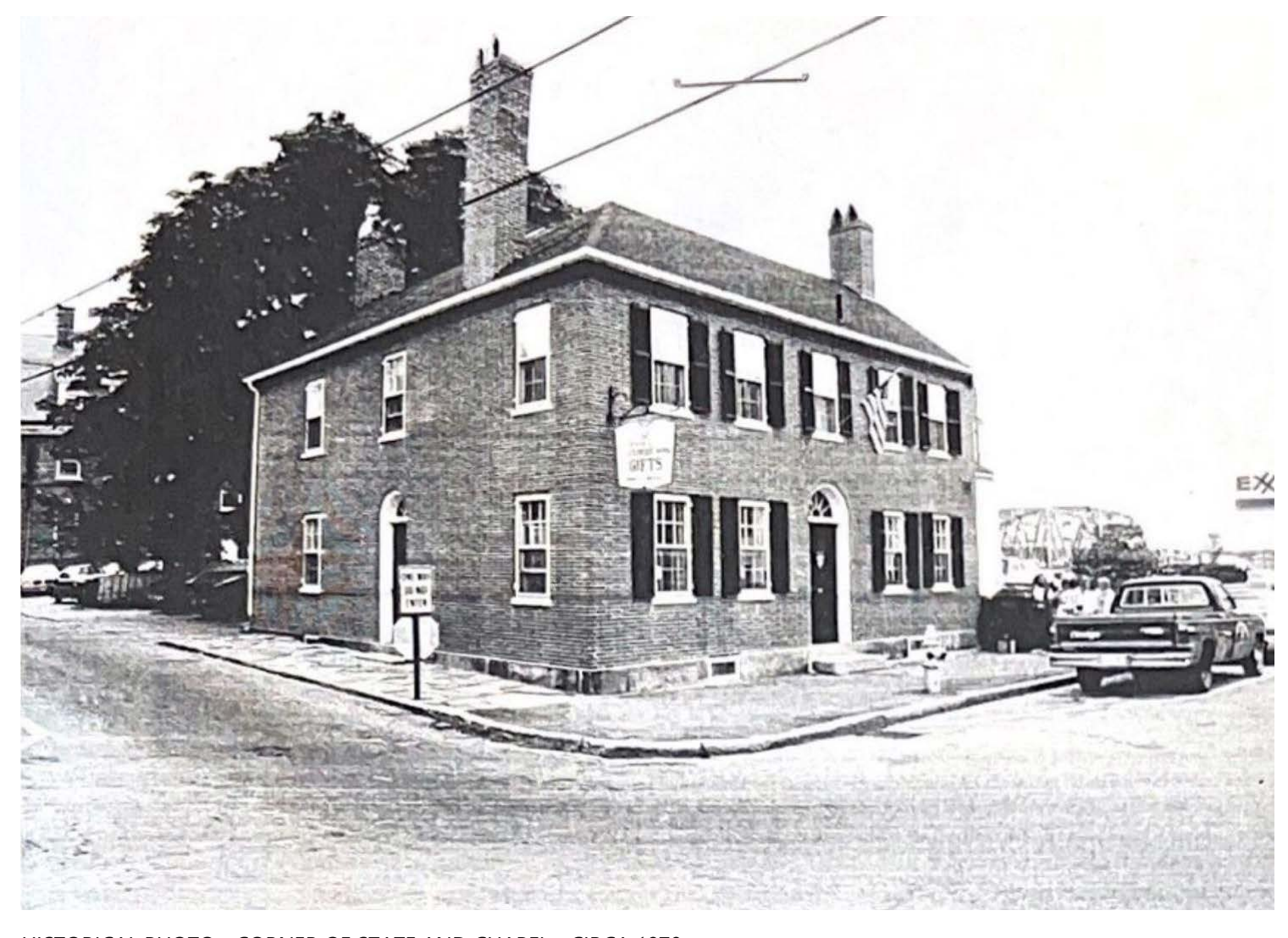


EXAMPLE IMAGE OF LEPAGE SIMULATED DIVIDED LITE W/ SPACER BAR WINDOW WITH SHUTTERS



EXAMPLE IMAGE OF LEPAGE SIMULATED DIVIDED LITE W/ SPACER BAR WINDOW WITH SHUTTERS 129 DANIEL STREET, PORTSMOUTH, NH

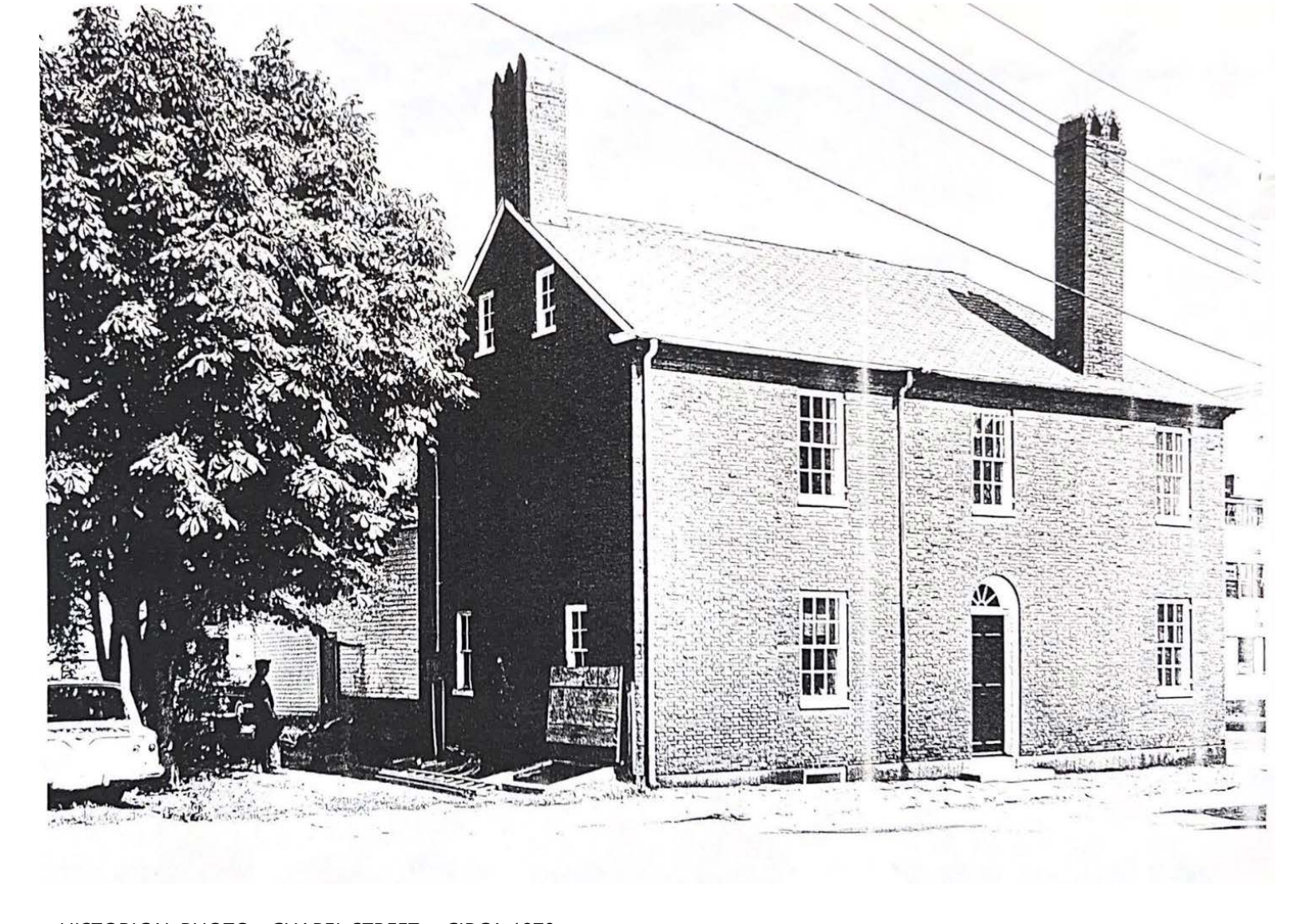
- GENERAL WINDOW NOTES:**
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL WINDOWS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION. ANY CHANGES MADE TO WINDOW DIMENSIONS SHOULD BE REVIEWED AND APPROVED IN WRITING BY THE ARCHITECT PRIOR TO SUBMISSION OF WINDOW SHOW DRAWINGS FOR FINAL APPROVAL.
 - LEPAGE WOOD ALUMINUM CLAD EXTERIOR SASH, PAINTED WHITE TO MATCH EXISTING. RED GRANDIS EXTERIOR WOOD SILL & TRIM PAINTED WHITE TO MATCH EXISTING. RED GRANDIS INTERIOR, PAINT AS SELECTED BY OWNER. NO ATTACHED FACTORY EXTERIOR TRIM. PROVIDE INTEGRAL NAILING FLANGE. INSULATED LOW E GLAZING W/ 7/8" W/ SIMULATED DIVIDED LITE W/ SPACER BAR. GRILLES SPACED TO CREATE EQUAL EXPOSED GLASS DIMENSIONS. U.N.O. FACTORY PROVIDED INTERIOR HARDWARE TO BE DETERMINED.
 - ALL CASEMENT WINDOW SWING TO BE CONFIRMED IN PLAN - CONSULT ARCHITECT PRIOR TO ORDERING.
 - DIMENSIONS SHOWN ON PLANS AND SECTIONS ARE MANUFACTURER'S SUGGESTED R.O. (U.N.O.). DIMENSIONS ON WINDOWS TYPES AND SCHEDULE ARE MANUFACTURER FRAME SIZED (U.N.O.). CONTRACTOR TO VERIFY SIZES AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PLACING WINDOW ORDER.
 - CONTRACTOR TO CROSS CHECK WINDOW ROUGH OPENING AND MASONRY OPENING WITH FLOOR PLANS AND SECTION ACCORDING TO MANUFACTURER SUGGESTED SIZES PRIOR TO FRAMING. CONTRACTOR TO COORDINATE WITH WINDOW MANUFACTURER FOR ADDITIONAL R.O. INCREASES AS RECOMMENDED BY MANUFACTURER FOR SILL PAN FLASHING, BITUMINOUS MEMBRANE, ETC. CONSULT W/ ARCHITECT W/ ANY DISCREPANCIES PRIOR TO PLACING WINDOW ORDER.
 - SCREENS: ALL SCREENS TO BE LEPAGE INVISIBLE MESH DOUBLE HUNG WINDOWS: PROVIDE HALF-SCREEN FOR LOWER SASH AWNINGS: PROVIDE FULL SCREEN CASEMENTS: PROVIDE FULL SCREEN



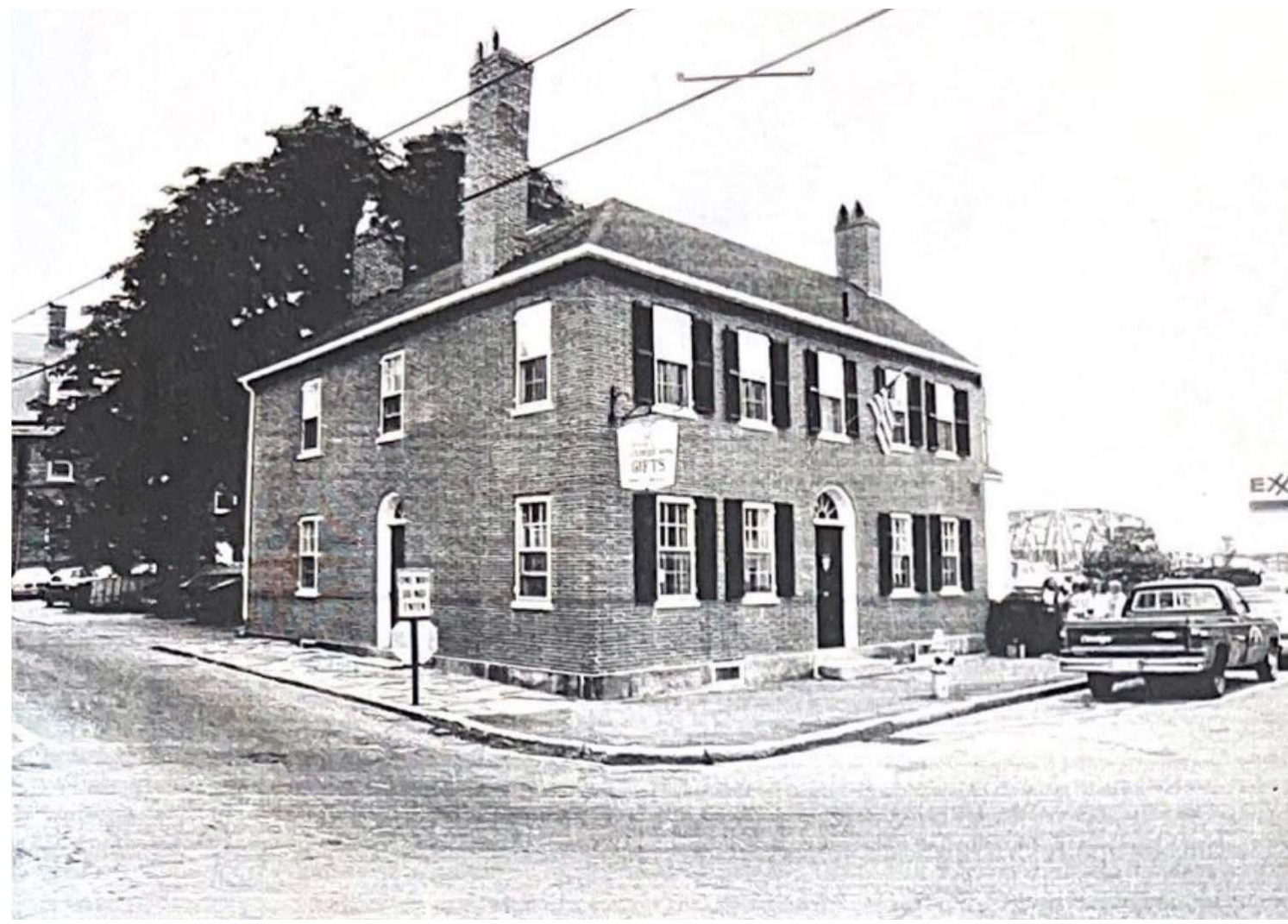
HISTORICAL PHOTO - CORNER OF STATE AND CHAPEL - CIRCA 1970S



HISTORICAL PHOTO - STATE STREET - CIRCA 1970S



HISTORICAL PHOTO - CHAPEL STREET - CIRCA 1970S



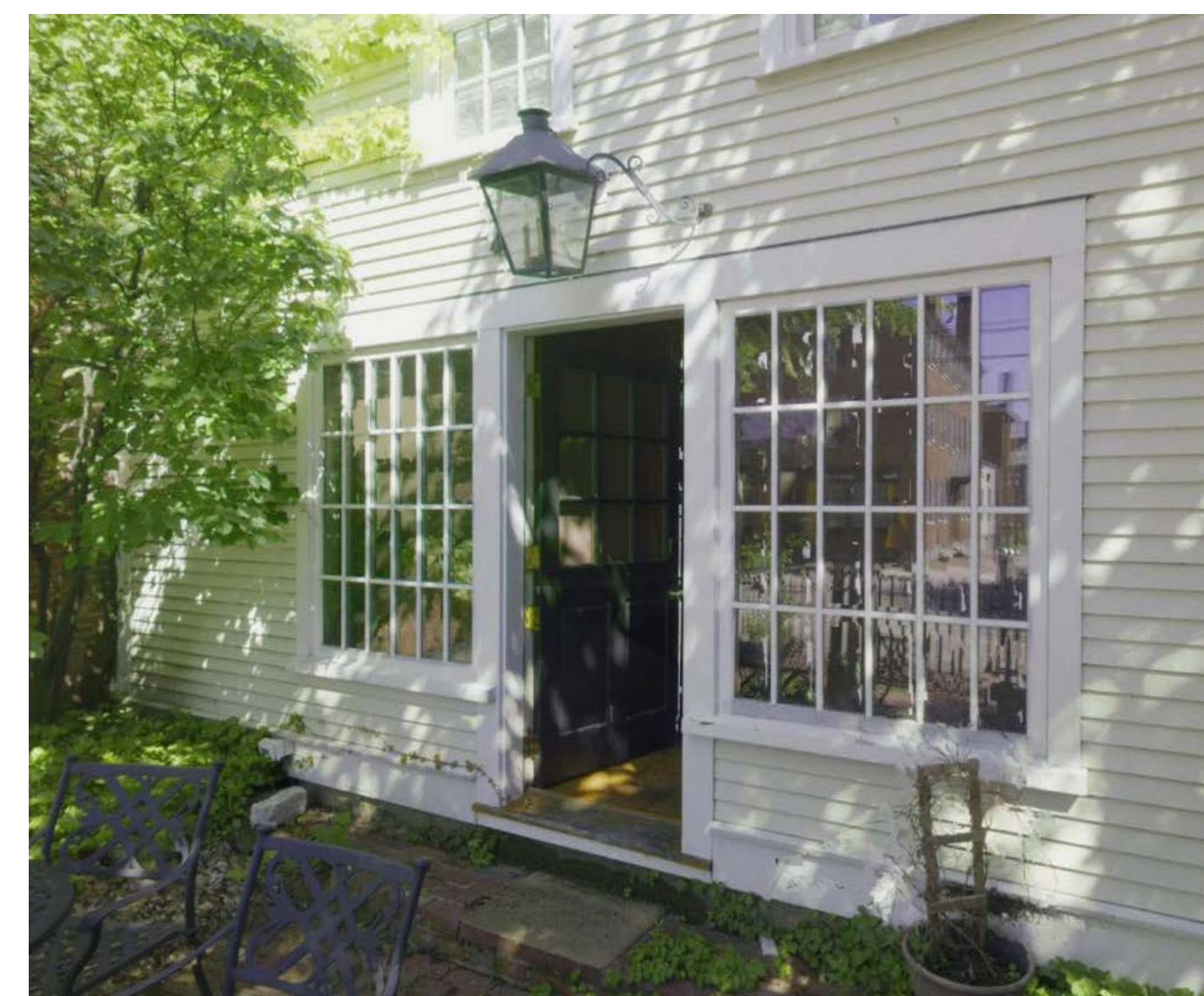
HISTORICAL PHOTO - CORNER OF STATE AND CHAPEL - CIRCA 1970s



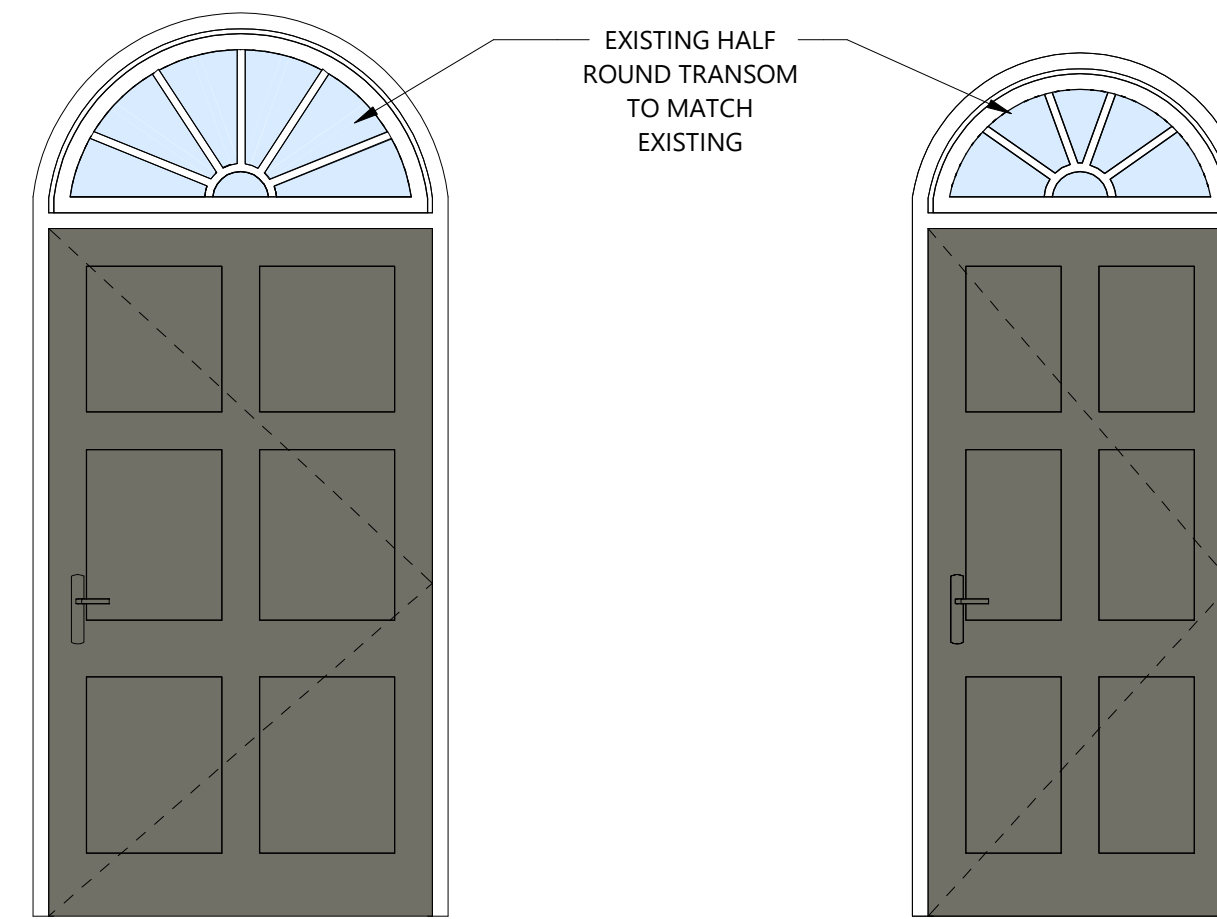
EXISTING DOOR 100 AT CHAPEL STREET



EXISTING DOOR 101 AT CHAPEL STREET



EXISTING DOOR 103 & WINDOW F ASSEMBLY
CURRENT DOOR AND FRAME ALLOWS LIGHT, AIR AND WATER TO INFILTRATE



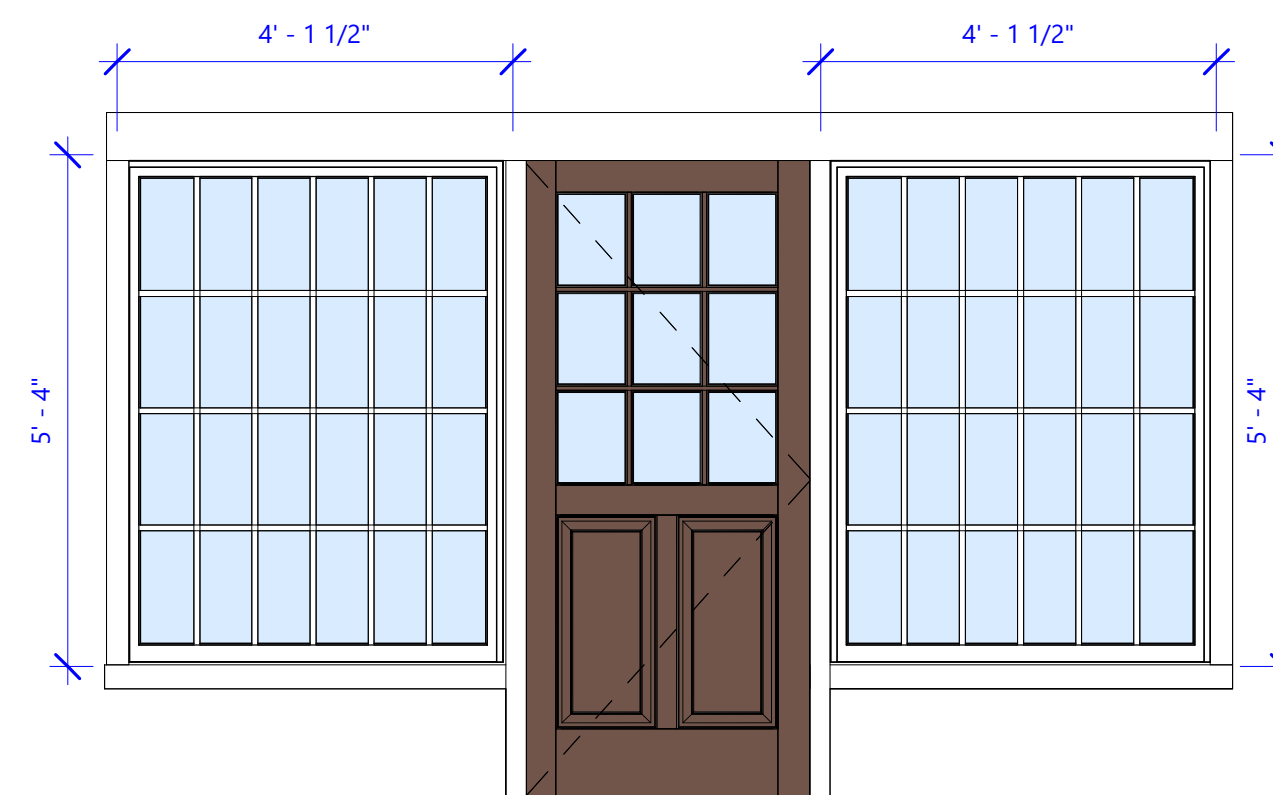
EXISTING HALF ROUND TRANSOM TO MATCH EXISTING

100

DOOR TO REPLACED TO MATCH EXISTING PANEL, STICKING & LITE STYLE.

101

DOOR TO REPLACED TO MATCH EXISTING PANEL, STICKING & LITE STYLE.



F

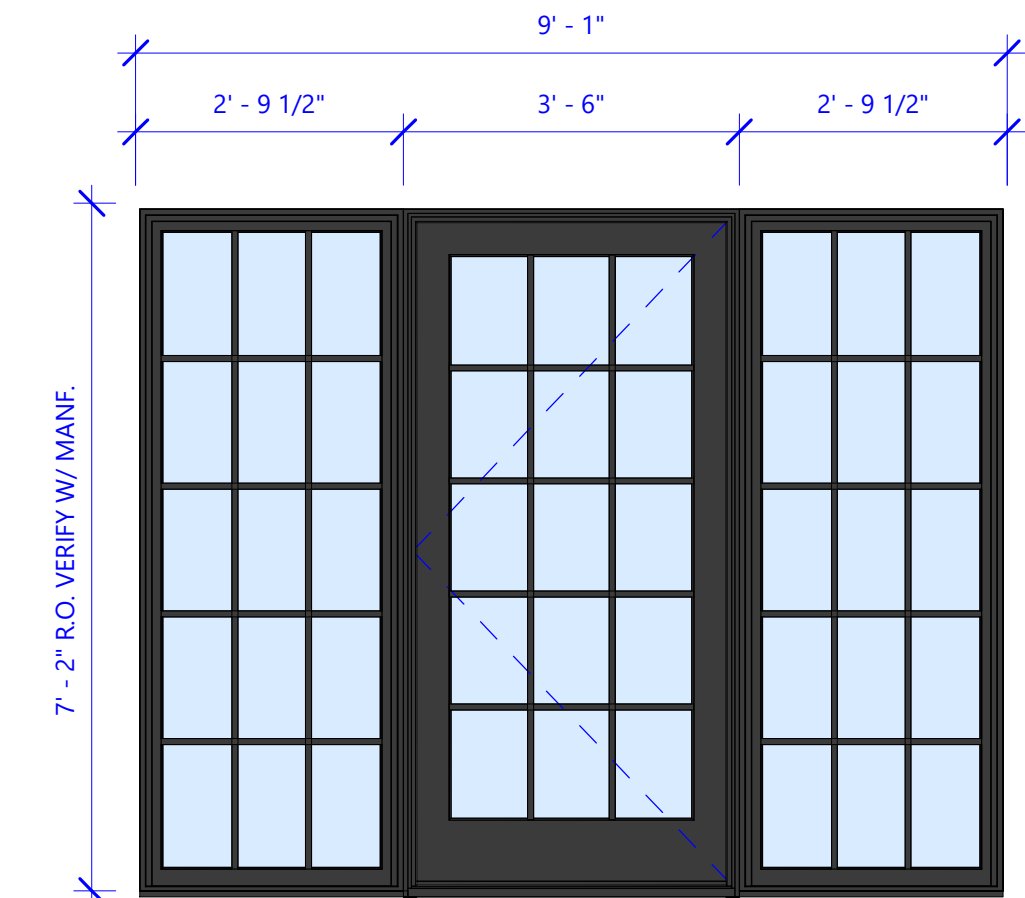
LEPAGE WOOD FIXED PICTURE WINDOW TO MATCH EXISTING

103

DOOR TO REPLACED TO MATCH EXISTING PANEL, STICKING & LITE STYLE.

F

LEPAGE WOOD FIXED PICTURE WINDOW TO MATCH EXISTING



L

104

L

LEPAGE WOOD TEMPERED PICTURE WINDOW & FRENCH INS WING DOOR
WOOD SPECIES: RED GRANDIS
STAIN: NOIR MYSTIC



WOOD SPECIES: RED GRANDIS
STAIN: NOIR MYSTIC



WOOD SPECIES: RED GRANDIS
STAIN: NOIR MYSTIC



WOOD SPECIES: RED GRANDIS
STAIN: WHISKEY

Revision & Reissue Notes

Rev #	Date	Description

STAMPS

Portsmouth Historic District Commission

PROJECT NUMBER 24-023

Anthony Residence Renovation
93 State Street, Portsmouth, NH

Exterior Door Schedule

A501



Anthony Residence Renovation

Exterior Rendering - View from State Street



Anthony Residence Renovation

Exterior Rendering - View from Chapel Street



Anthony Residence Renovation

Exterior Rendering - View from Courtyard



Anthony Residence Renovation

Exterior Rendering - View from State Street towards Chapel