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HDC PUBLIC HEARING APPLICATION FOR PROPOSED NEW (REPLACEMENT OF EXISTING STRUCTURE) “DETACHED ACCESSORY DWELLING UNIT” AT THE REAR OF #377 MAPLEWOOD AVENUE, PORTSMOUTH, NH. ALSO REPAIR AND REPLACEMENT IN KIND OF THE PRINCIPAL DWELLING UNIT.

***2-Narrative**

***3-Photographs, Existing Conditions.**

***4-Proposed Site Plan, as approved by the BOA.**

***5-Proposed Floor Plans, Elevations and Details, including Exterior Window/Door Schedule (Pages A1 & A2).**

***6-Proposed Repair and Replacement work for the Principal Dwelling Unit.**

***7-Andersen, A Series, Details.**

***8-Simpson entry door details.**

***9-Mitsubishi Air Source Heat Pump information.**

NARRATIVE

377 MAPLEWOOD AVENUE, PORTSMOUTH, NH.

The Property at 377 Maplewood Avenue is owned by Kevin Shitan Zeng, and zoned General Residence A, and lies within the Historic District.

The Property has a small, two-story, single family home “Principal Dwelling Unit” situated close to Maplewood Avenue that is believed to be built in 1941. At the rear of the Property is a detached, wood framed single story building “Accessory Building”, that was built in the early 1900’s and is believed to have served as a Sailmaking workshop and potentially other purposes in its early history. This building has fallen into significant disrepair over many decades and is structurally unsound. It is missing portions of the exterior walls and floor and is unsafe to enter. It would be unfeasible to rehabilitate the Accessory Building. Moreover, it lacks unique architectural features that would justify preservation. However, its existence contributes to the fabric of the area of Utilitarian secondary structures.

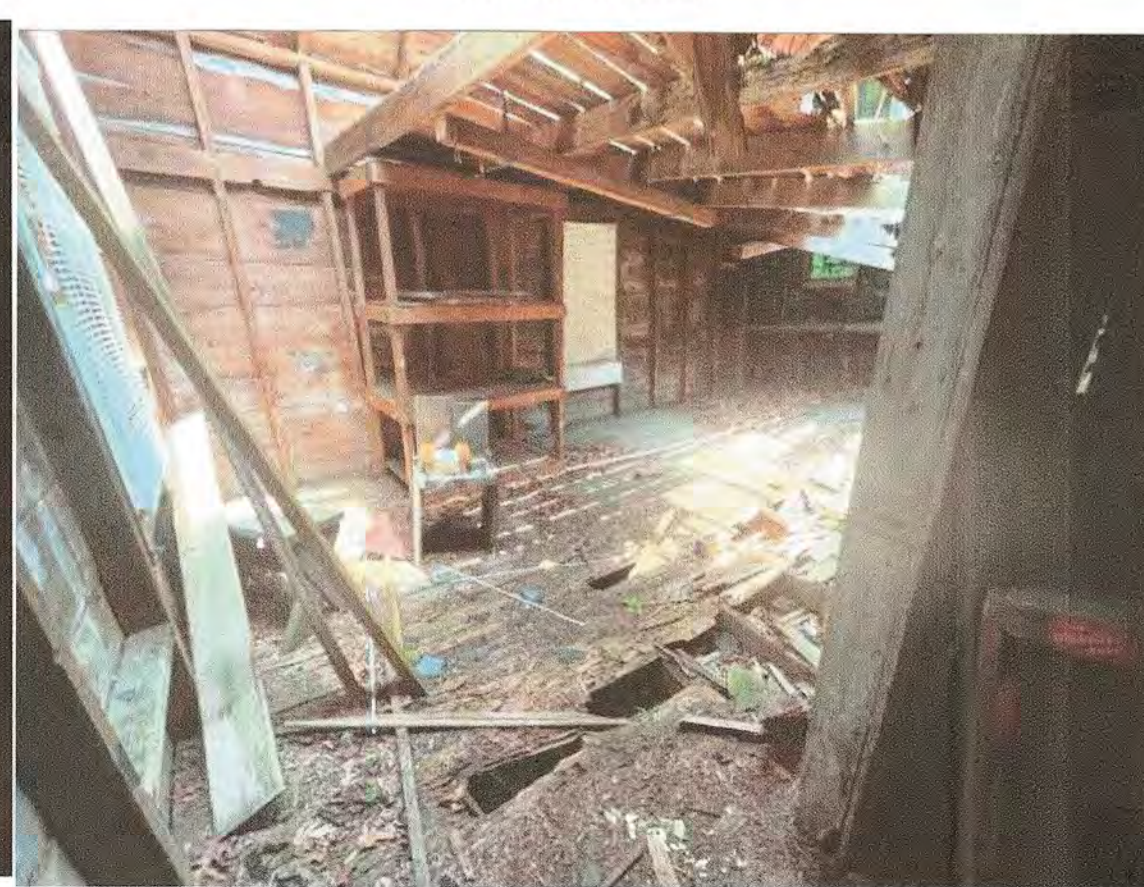
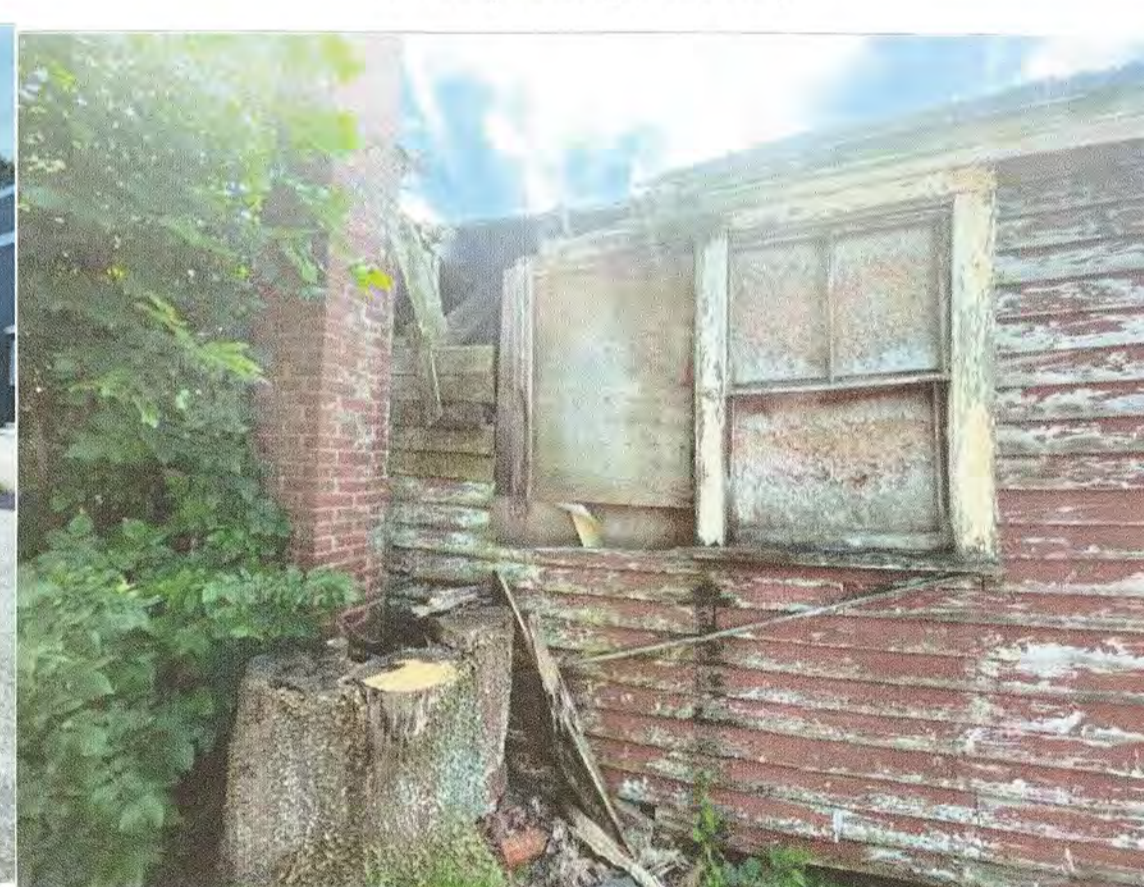
At a Work Session in June 2024 the Commission expressed support for the current plans which call for the demolition and replacement of the Accessory Building with a Detached Accessory Dwelling Unit (DADU). Following this Work Session Mr. Zeng sort and received necessary approvals from the Zoning Board of Adjustment and Planning Board to construct the proposed DADU. With these approvals in place Mr. Zeng is returning to the HDC to seek design approval for the DADU and repair works to the Principal Dwelling Unit.

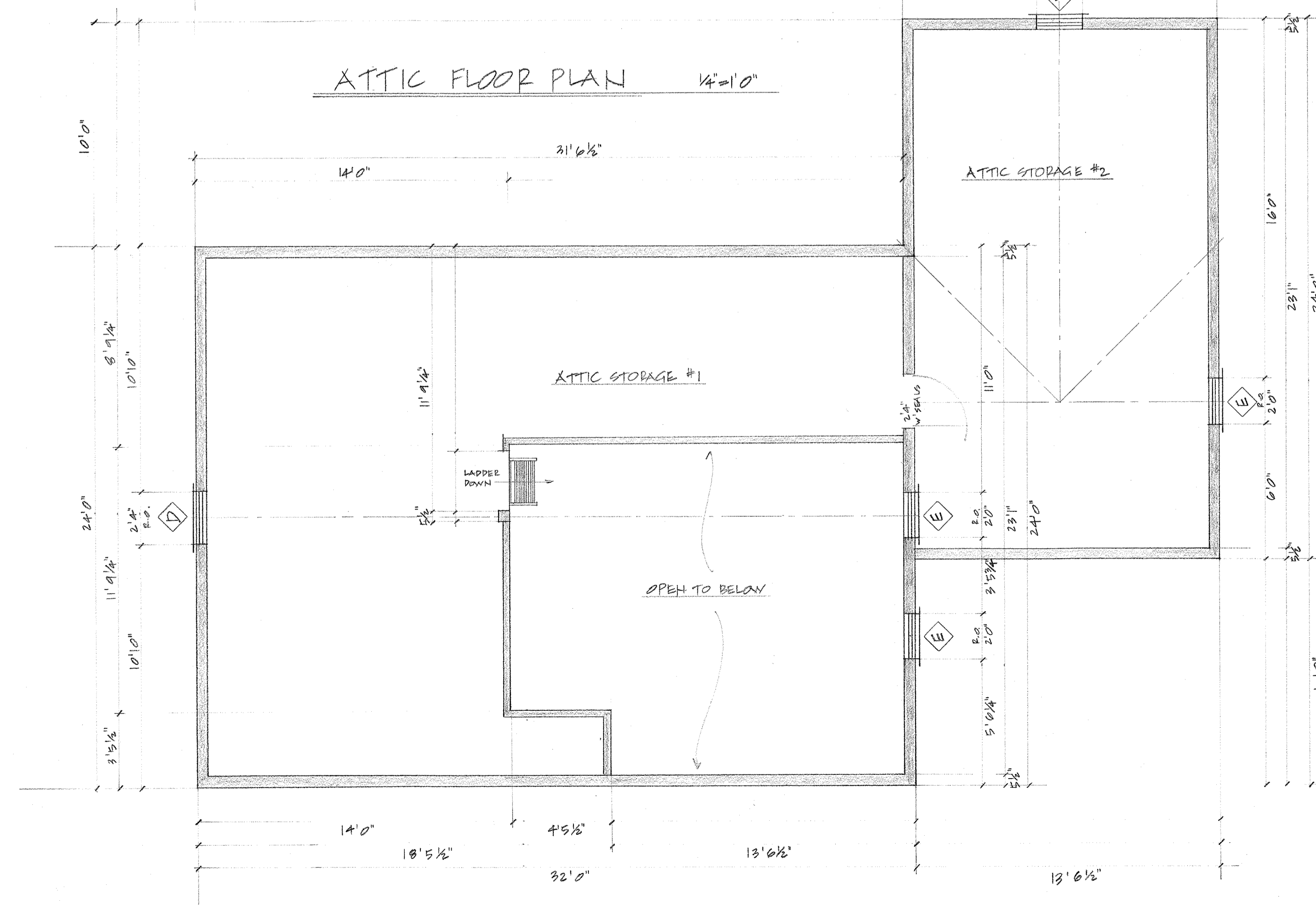
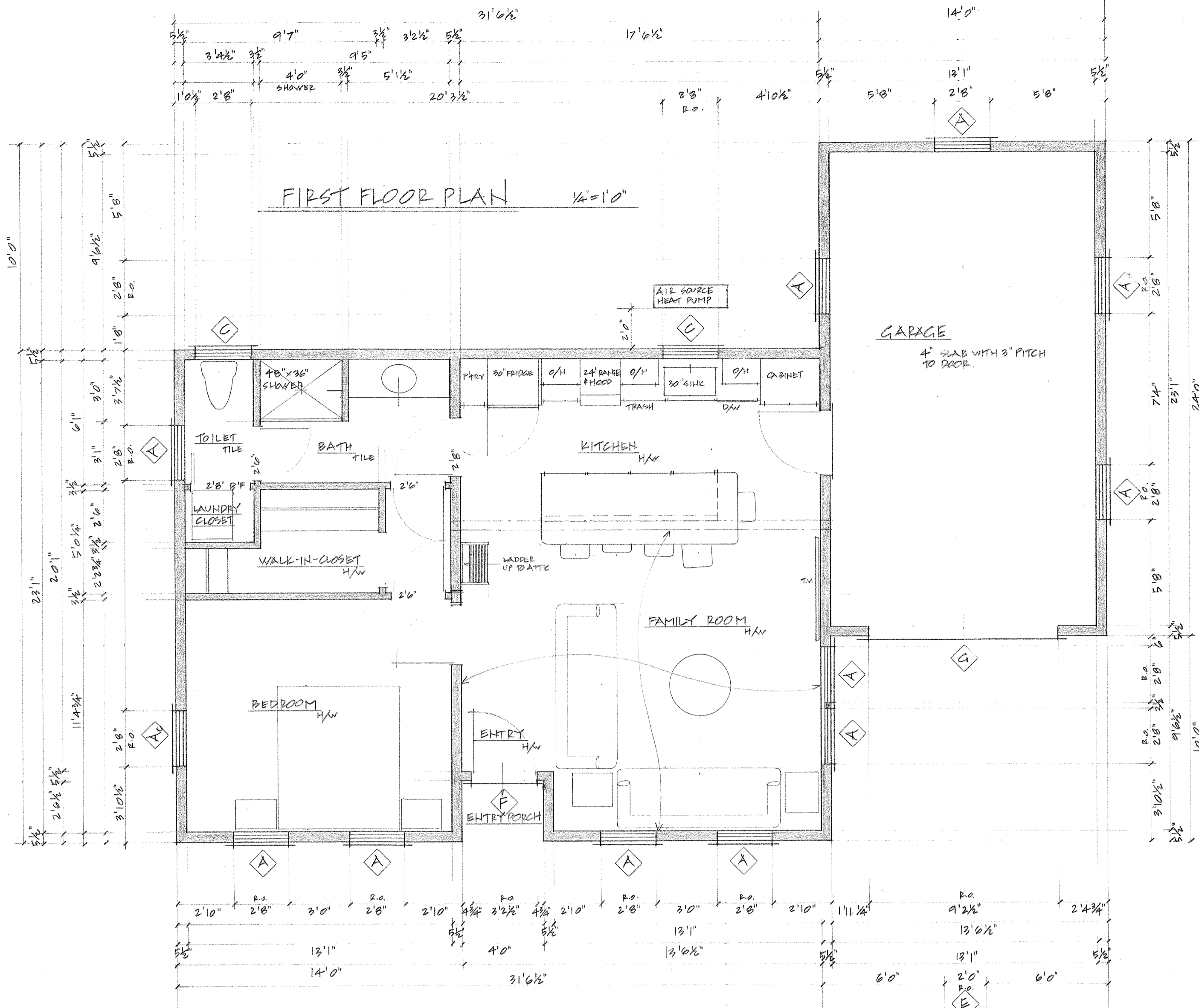
The Detached Accessory Dwelling Unit has been designed to be aesthetically subordinate to the Principal Residence, but in the manner of a Carriage House with typical historic trim detailing (of a utilitarian structure).

Further to this work is the intention to restore and rehabilitate the Principal Dwelling. Generally involving repair and replacement in kind, but also new wood windows with Simulated Divided Lite muntin bars. Because the proposal requires the removal of the existing bulkhead, Mr. Zeng needs to add a new basement, grade egress window to the front side of this house.

In addition to providing a significant aesthetic improvement to the Property the proposed layout and siting of the DADU reduces several existing non-conformities and improves parking and vehicle access to the street to achieve safer ingress and egress to the Property.

NEW DADU AT REAR
OF 377 MAPLEWOOD AVE,
PORTSMOUTH, NH.
TITLE: EXISTING CONDITIONS, PHOTOGRAPHS.
SCALE:
DATE: 1.28.2025
REVISIONS:





TITLE: PROPOSED FLOOR PLANS & ELEVATIONS
SCALE: 1/4"=1'-0"
DATE: 1.28.2024
REVISIONS:

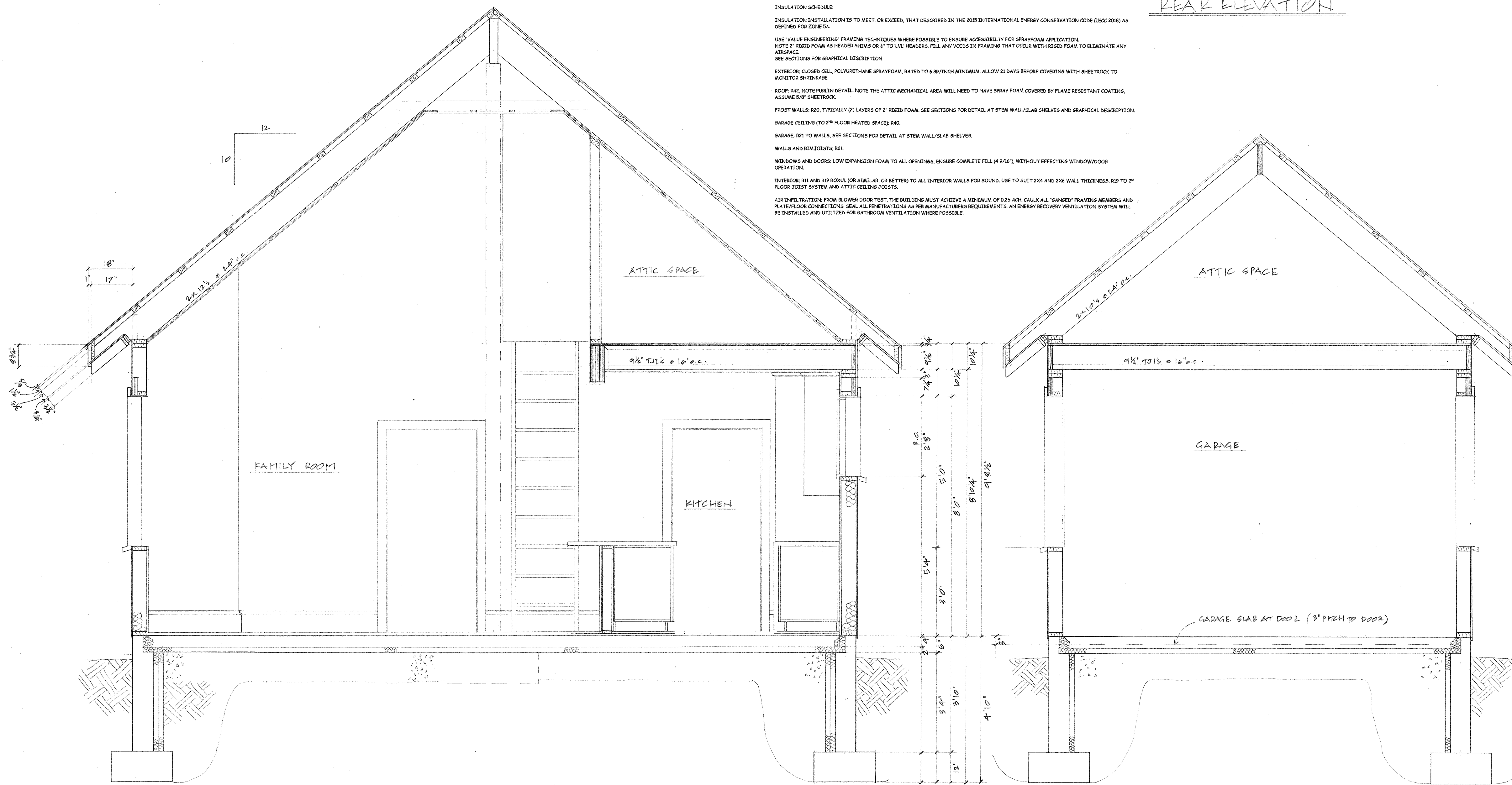
EXTERIOR DOOR & WINDOW SCHEDULE						
No.	R.O. (WxH)	HANDL. HT. OFF SLAB TO SUB-FIN.	LITE PATTERN	ANP/BSEN A #B RIBS	NOTES	FRMB STEEL QTY.
A	2'8" x 5'0"	8'0"	6/1	ADH 2850	DOUBLE HUNG W/ 1/2 SCREENS	4 9/16" 11
A _c	2'8" x 5'0"	8'0"	6/1	ARW 2850	CASEMENT TO MATCH 'A', FOR BEDROOM EGRESS	" 1
B	-	-	-	-	-	" -
C	2'8" x 2'8"	8'0"	3x2	ARW 2828	LEFT HAND CASEMENTS	" 2
D	2'4" x 3'8"	6'10 3/4"	6/6	ADH 2488	DOUBLE HUNG W/ 1/2 SCREEN	" 1
E	2'0" x 2'0"	8'0" ELEV.	2x2	AAH 2020	AWNINGS, HEX DEE HEIGHTS, 3'1/2" GARAGE, 2'0" & 7'3/8" FAMILY	" 4
F	3'2 1/2" x 8'0"	8'0" ELEV.	T.B.D.	T.B.D.	FRONT DOOR, LEFT HINGE WITH TRANSOM STRAIGHTLINE 194	6 9/16" 1
G	9'2 1/2" x 8'2 1/2"	8'2 1/2" OFF SLAB	T.B.D.	T.B.D.	CHIOD, 'SHOPELINE' WOODLOOK OVERLAY GARAGE DOOR	6 9/16" 1

EXTERIOR: CANVAS INTERIOR: WHITE GRILLS: SDL W/ SPACER BAR, 3/4"
HARDWARE: WHITE SCREENS: TO ALL OPENING, 1/2 TO D/H.
COASTAL PACKAGE, STAINLESS STEEL OPERATING HARDWARE.



REAR ELEVATION

INSULATION SCHEDULE:
INSULATION INSTALLATION IS TO MEET, OR EXCEED, THAT DESCRIBED IN THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2015) AS DEFINED FOR ZONE 5A.
USE "VALUE ENGINEERING" FRAMING TECHNIQUES WHERE POSSIBLE TO ENSURE ACCESSIBILITY FOR SPRAYFOAM APPLICATION.
NOTE: 2" XPS FOAM AS HEADERS SHIMS OR 1" TO 1 1/2" HEADERS. FILL ANY VOIDS IN FRAMING THAT OCCUR WITH XPS FOAM TO ELIMINATE ANY AIRSPACE.
SEE SECTIONS FOR GRAPHICAL DESCRIPTION.
EXTERIOR: CLOSED CELL, POLYURETHANE SPRAYFOAM, RATED TO 6.88/DIACH MINIMUM. ALLOW 21 DAYS BEFORE COVERING WITH SHEETROCK TO MONITOR SHRINKAGE.
ROOF: R42. NOTE FURISH DETAIL. NOTE THE ATTIC MECHANICAL AREA WILL NEED TO HAVE SPRAY FOAM COVERED BY FLAME RESISTANT COATING. ASSUME 5/8" SHEETROCK.
FROST WALLS: R20. TYPICALLY (2) LAYERS OF 2" RIGID FOAM. SEE SECTIONS FOR DETAIL AT STEM WALL/SLAB SHELVES AND GRAPHICAL DESCRIPTION.
GARAGE CEILING (TO 2ND FLOOR HEATED SPACE): R40.
GARAGE: R21 TO WALLS, SEE SECTIONS FOR DETAIL AT STEM WALL/SLAB SHELVES.
WALLS AND KIM/JOISTS: R21.
WINDOWS AND DOORS: LOW EXPANSION FOAM TO ALL OPENINGS. ENSURE COMPLETE FILL (4 9/16"), WITHOUT EFFECTING WINDOW/DOOR OPERATION.
INTERIOR: R11 AND R19 ROWS (OR SIMILAR, OR BETTER) TO ALL INTERIOR WALLS FOR SOUND. USE TO SUIT 2X4 AND 2X6 WALL THICKNESS. R19 TO 2ND FLOOR JOIST SYSTEM AND ATTIC CEILING JOISTS.
AIR INFILTRATION: FROM BLOWER DOOR TEST, THE BUILDING MUST ACHIEVE A MINIMUM OF 0.25 ACH. CAULK ALL "NAMED" FRAMING MEMBERS AND PLATE/FLOOR CONNECTIONS. SEAL ALL PENETRATIONS AS PER MANUFACTURERS REQUIREMENTS. AN ENERGY RECOVERY VENTILATION SYSTEM WILL BE INSTALLED AND UTILIZED FOR BATHROOM VENTILATION WHERE POSSIBLE.



1 SECTION AT FAMILY ROOM

1/2" = 1'0"

2 SECTION GARAGE

1/2" = 1'0"

TITLE: SECTIONS, WINDOW/DOOR & INSULATION SCHEDULES,
REAR ELEVATION.
SCALE: 1/4" = 1'-0"
DATE: 1.28.2024

NEW DADU AT REAR
OF 377 MAPLEWOOD AVE.,
PORTSMOUTH, NH.

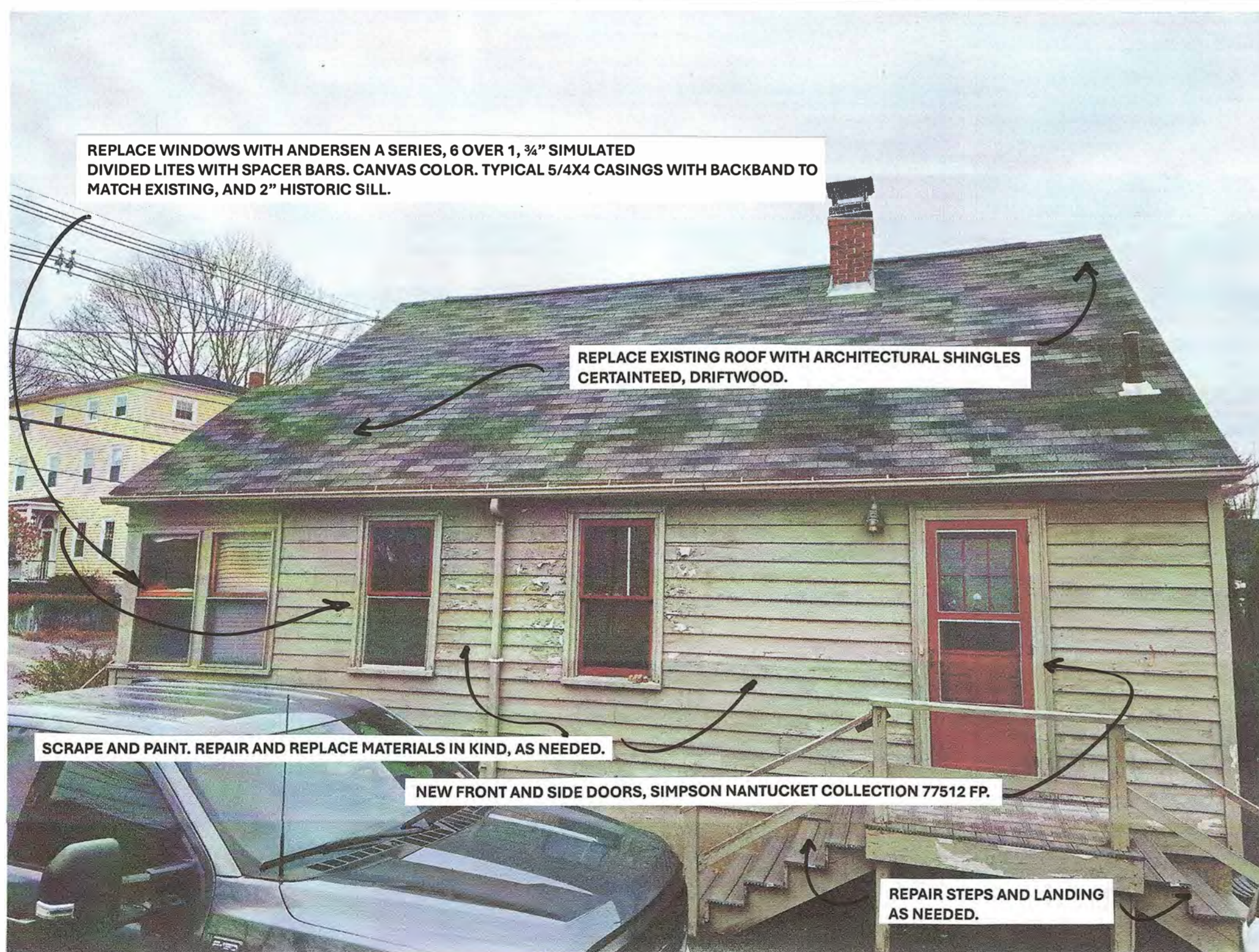
REVISIONS:



PROPOSED FRONT SIDE



PROPOSED REAR SIDE



PROPOSED RIGHT SIDE

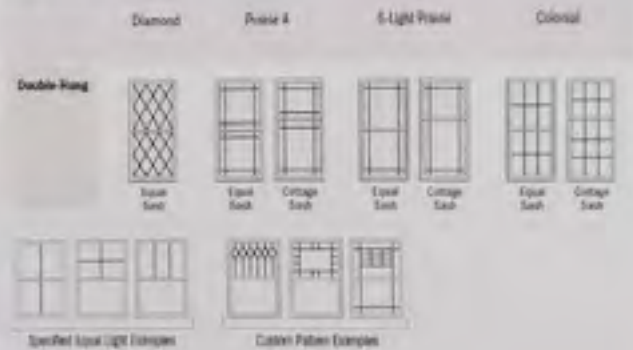


PROPOSED LEFT SIDE

TITLE: PROPOSED WORK ON PRINCIPAL DWELLING UNIT
(NOTES TO PHOTOGRAPHS)
SCALE:
DATE: 1.28.2025
REVISIONS:

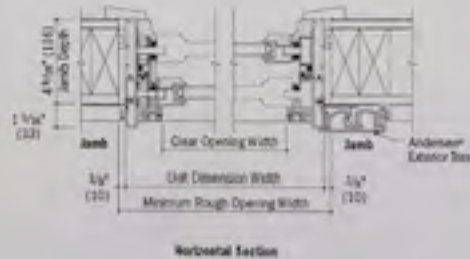
NEW DADU AT REAR
OF 377 MAPLEWOOD AVE.,
PORTSMOUTH, NH.

Grille Patterns

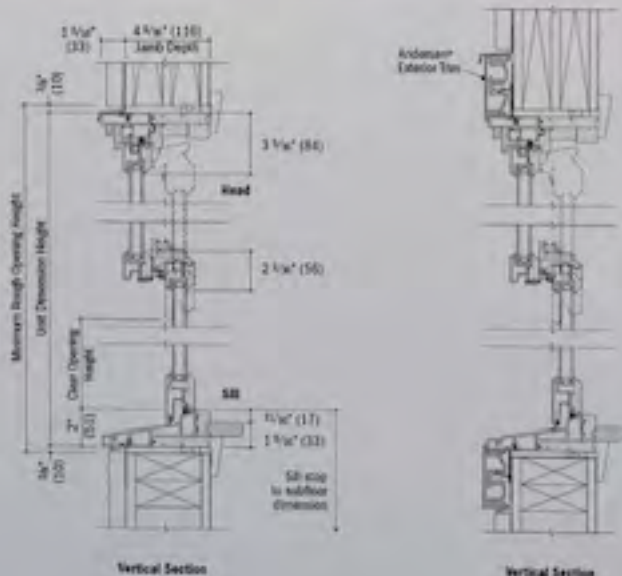


Double-hung window patterns are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung patterns, identify the double-hung sash style (equal, cottage, reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns shown may not be available for all sizes.** Specified equal light and custom patterns are also available. Some restrictions apply. For more information on divided light, see pages 12-13 or visit andersenwindows.com/grilles.

Double-Hung Window Details
Scale 1 1/2" (38) = 1'-0" (305) - 1:8



Horizontal Section



Vertical Section

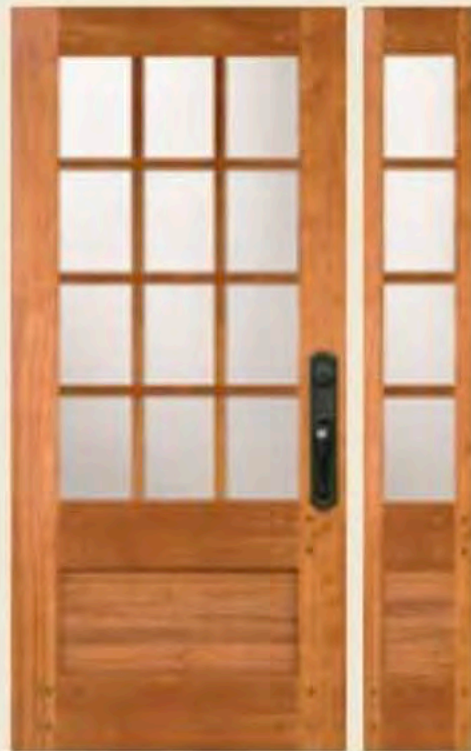
Vertical Section

See pages 64-66 for horizontal and vertical joining details.

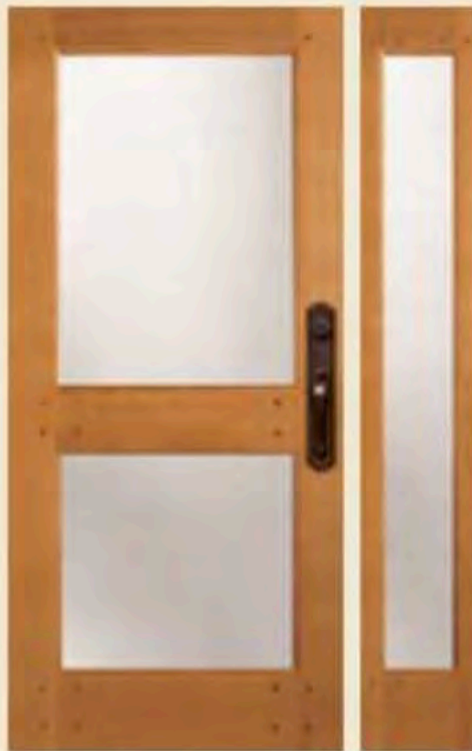
- 4 1/4" (110) jamb depth requirement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- Rough openings may need to be increased to allow for use of building wraps, caulking, air sealing, brackets, fasteners or other items. See installation literature on page 226-227.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.



77508 FP
Shown in nootka cypress



77512 FP
Shown in sapele mahogany with 77804 sidelight and optional shaker sticking

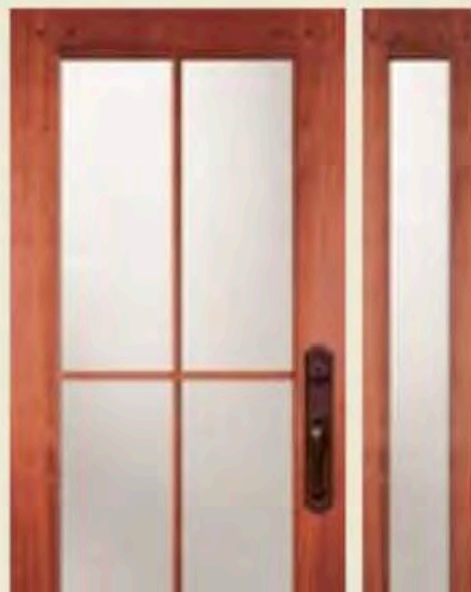


77082
Shown in Douglas fir with 77701 sidelight



77002
Shown in sapele mahogany

TEST DRIVE YOUR DOOR
simpsondoor.com/testdrive



ANY DOOR. ANY GLASS.
Shown with optional Glue Chip Glass



SUBMITTAL DATA: MXZ-3C24NAHZ
 MULTI-INDOOR INVERTER HEAT-PUMP SYSTEM

Job Name:

System Reference:

Date:

GENERAL FEATURES

- Highly energy-efficient system that features 100% heating capacity at 5° F with guaranteed capacity down to -13° F
- Quiet operation
- Built-in base pan heater to prevent ice in drain pan
- Limited warranty: five years parts and seven years compressors




Outdoor Unit: MXZ-3C24NAHZ

ACCESSORIES

- 3/8" x 1/2" Port Adapter (MAC-A454JP-E)
- 1/2" x 3/8" Port Adapter (MAC-A455JP-E)
- 1/2" x 5/8" Port Adapter (MAC-A456JP-E)
- M-NET Adapter (PAC-IF01MNT-E)
- Drain Socket (PAC-SG60DS-E)
- Airflow Guide (PAC-SH96SG-E)

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specifications			Model Name
Unit Type			MXZ-3C24NAHZ
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	22,000 / 23,600
	Capacity Range	Btu/h	6,000 - 23,600
	Rated Total Input	W	1,630 / 2,360
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	25,000 / 24,600
	Capacity Range	Btu/h	7,200 - 30,600
	Rated Total Input	W	1,725 / 1,871
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	14,000 / 14,000
	Maximum Capacity	Btu/h	25,000 / 24,600
	Rated Total Input	W	1,622 / 1,635
Heating at 5°F*	Maximum Capacity	Btu/h	25,000
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	40
	MCA	A	30
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			DC INVERTER-driven Twin Rotary
Fan Motor (ECM)		F.L.A.	1.9
Sound Pressure Level (Non-ducted/Ducted)	Cooling		54
	Heating	dB(A)	58
External Dimensions (H x W x D)		In / mm	41-9/32 x 37-13/32 x 13 1048 x 950 x 330
Net Weight		Lbs / kg	189 / 86
External Finish			Munsell No. 3Y 7.8/11
Refrigerant Pipe Size O.D. — Eight Ports	Liquid (High Pressure)	In / mm	1/4 / 6.35
	Gas (Low Pressure)		A:1/2 / 12.7 ; B,C: 3/8 / 9.52
Max. Refrigerant Line Length		Ft / m	230 / 70
Max. Piping Length for Each Indoor Unit		Ft / m	82 / 25
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	49 / 15
	If IDU is Below ODU		49 / 15
Connection Method			Flared/Flared
Refrigerant			R410A

*** Rating Conditions per AHRI Standard:**

 Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB
 Cooling | Outdoor: 95° F (35° C) DB / W.B. 23.9° C (75° F)

 Heating at 47°F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB
 Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

 Heating at 17° F | Indoor: 70° F (21° C) DB
 Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB