

Historic District Commission

Staff Report

Wednesday, March 05, 2025

Project Address: 377 Maplewood Avenue

Permit Requested: Certificate of Approval

Application: Public Hearing #1

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence A
- Land Use: Residential
- Land Area: 4,766 SF +/-
- Estimated Age of Structure: c. 1960s
- Building Style: Modern Cape
- Number of Stories: 1.5
- Historical Significance: Not Contributing
- Public View of Proposed Work: Maplewood Avenue
- Unique Features: Large rear outbuilding
- Neighborhood Association: The North End



B. Proposed Work: Demolition of existing outbuilding and construction of a new detached accessory dwelling unit and exterior renovations to the existing single-family home.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Demolition of rear outbuilding
- Construction of Detached Accessory Dwelling Unit
- Full exterior renovations to the remaining single-family home (windows, doors, and siding)



**HISTORIC
SURVEY
RATING
NC**

D. Purpose and Intent:

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

E. Review Criteria/Findings of Fact:

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

CONTENTS

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.

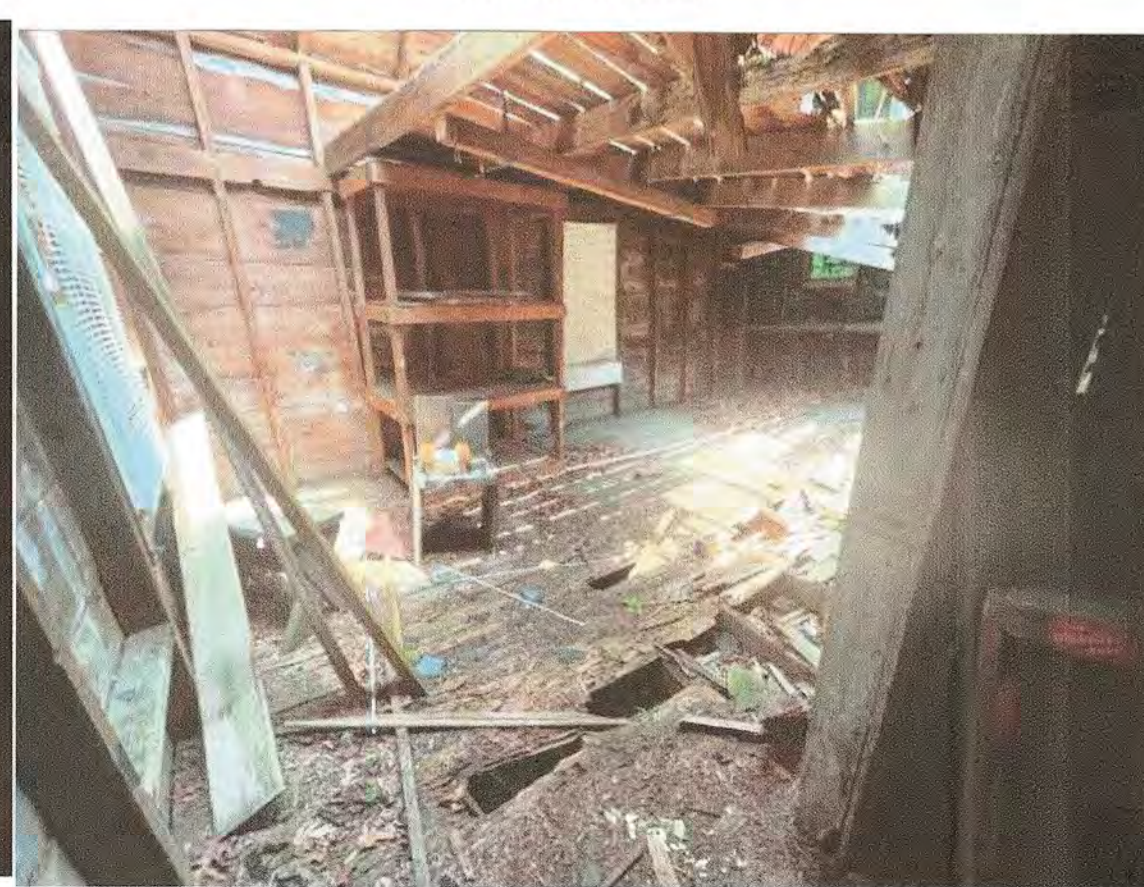
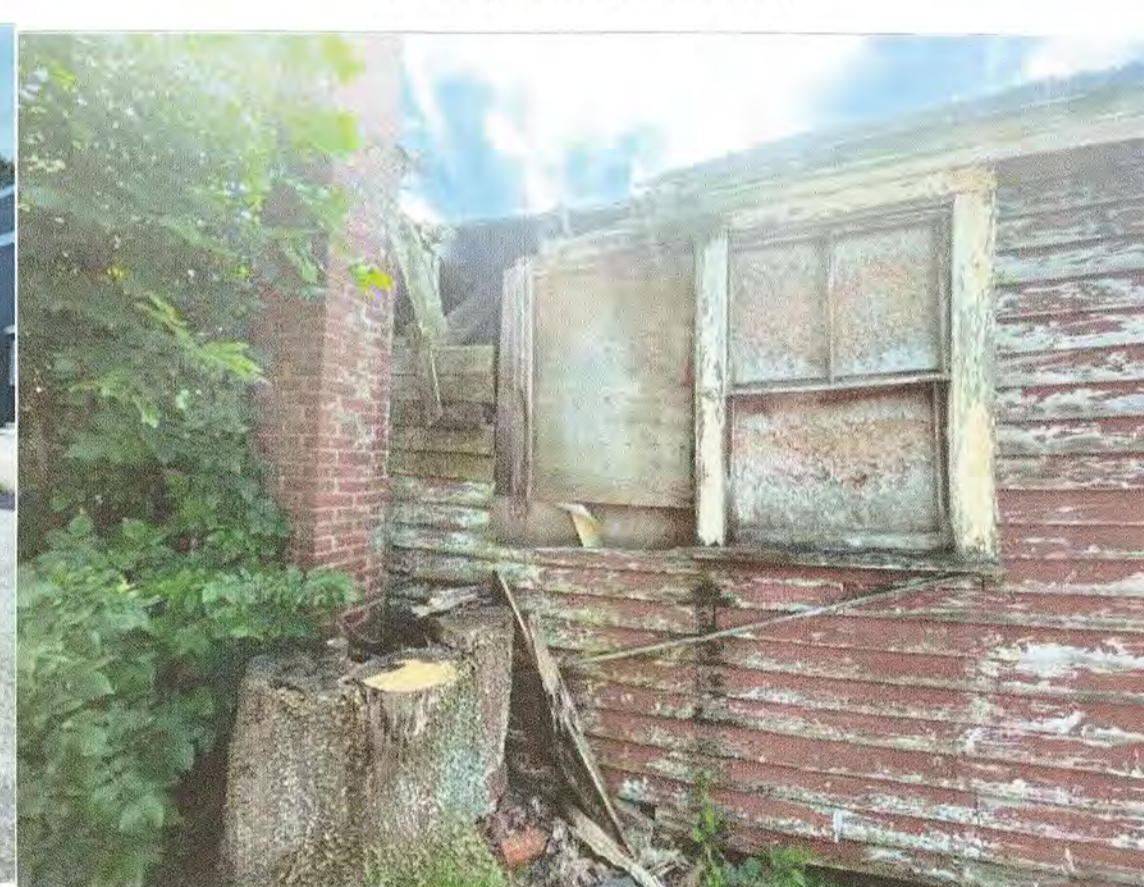
At a Work Session in June 2024 the Commission expressed support for the current plans which call for the demolition and replacement of the Accessory Building with a Detached Accessory Dwelling Unit (DADU). Following this Work Session Mr. Zeng sort and received necessary approvals from the Zoning Board 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.

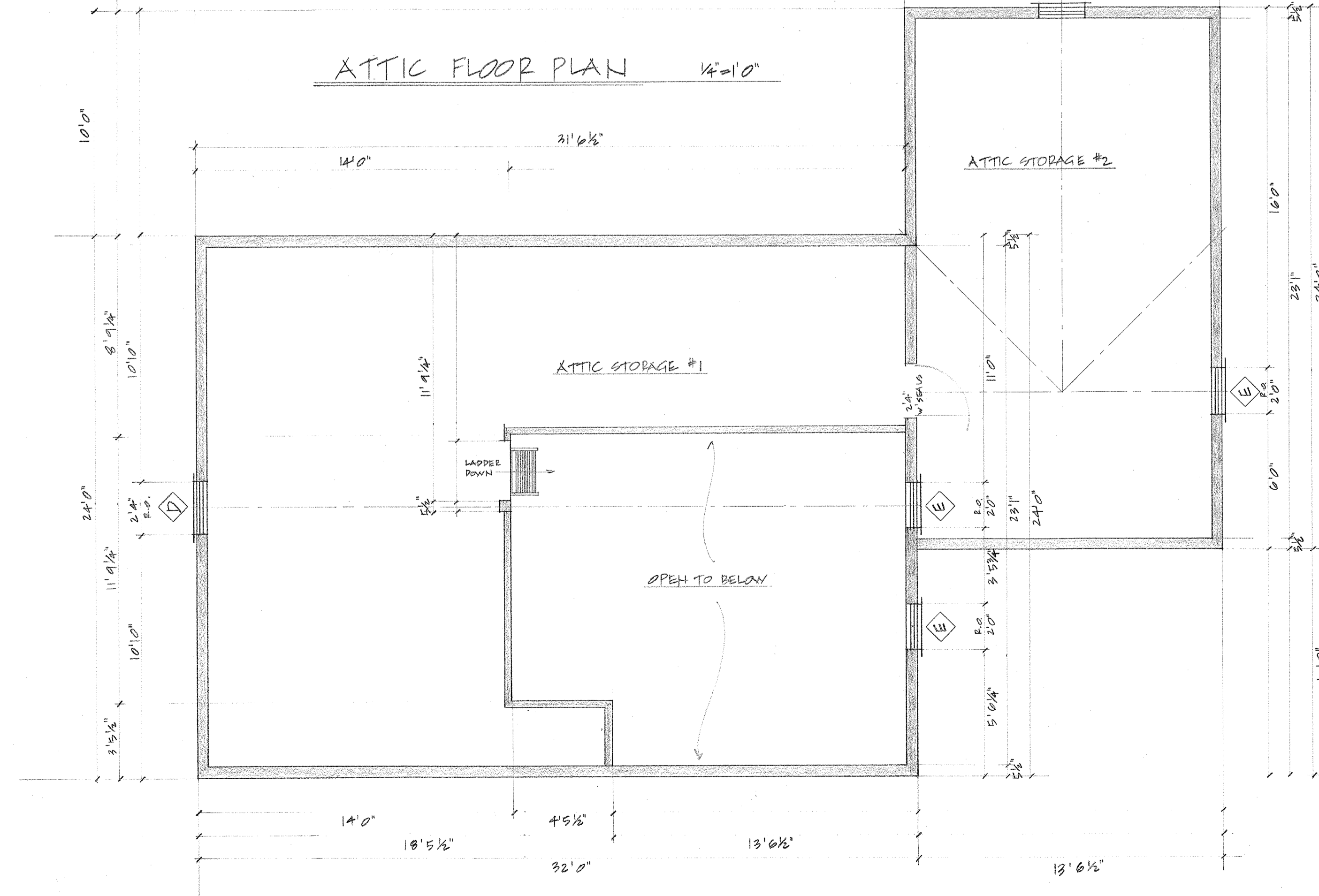
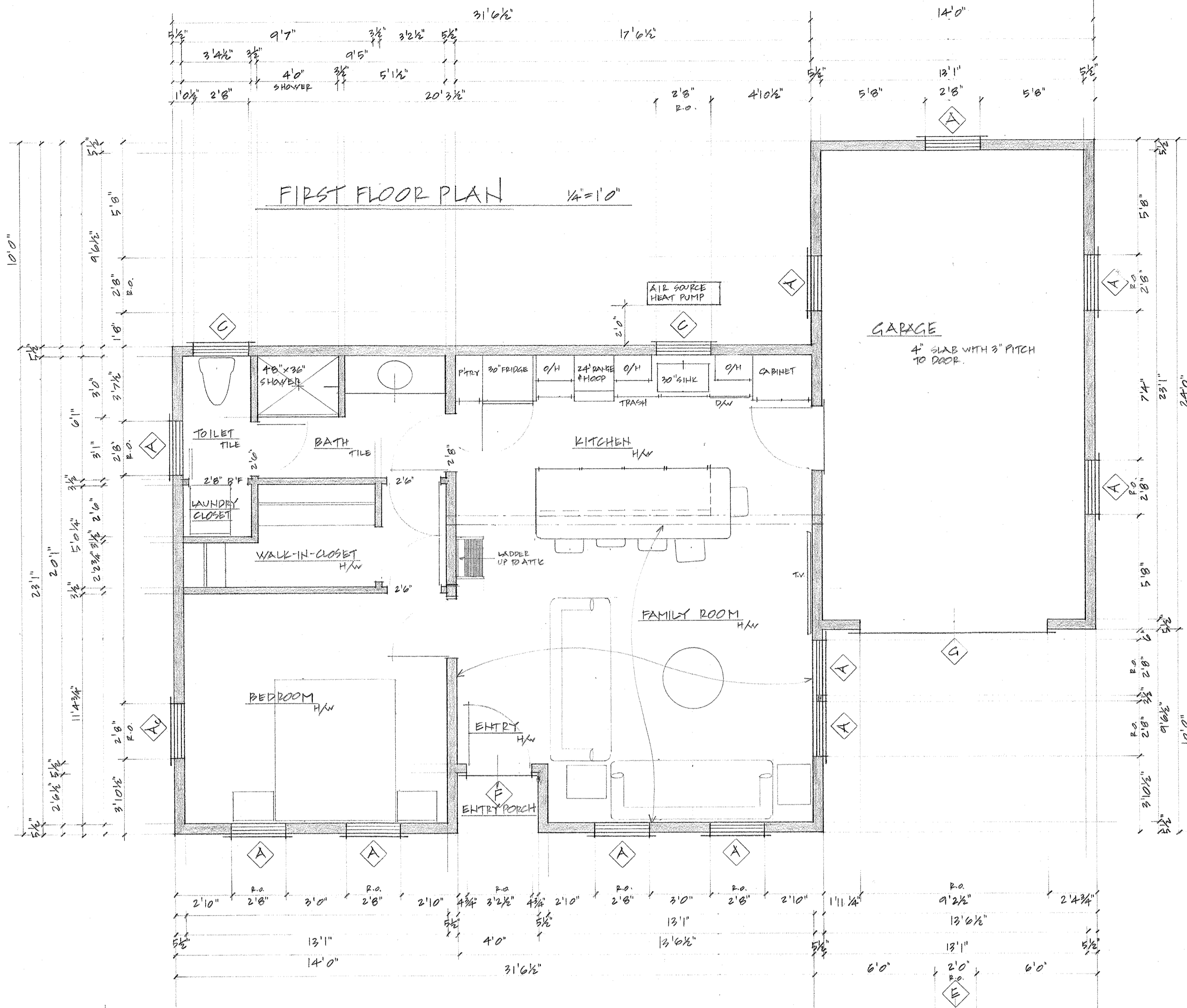
The Detached Accessory Dwelling Unit has been designed to be aesthetically subordinate to the Principal Residence, but in the manner of a Carriage House with typical historic trim detailing (of a utilitarian structure).

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:

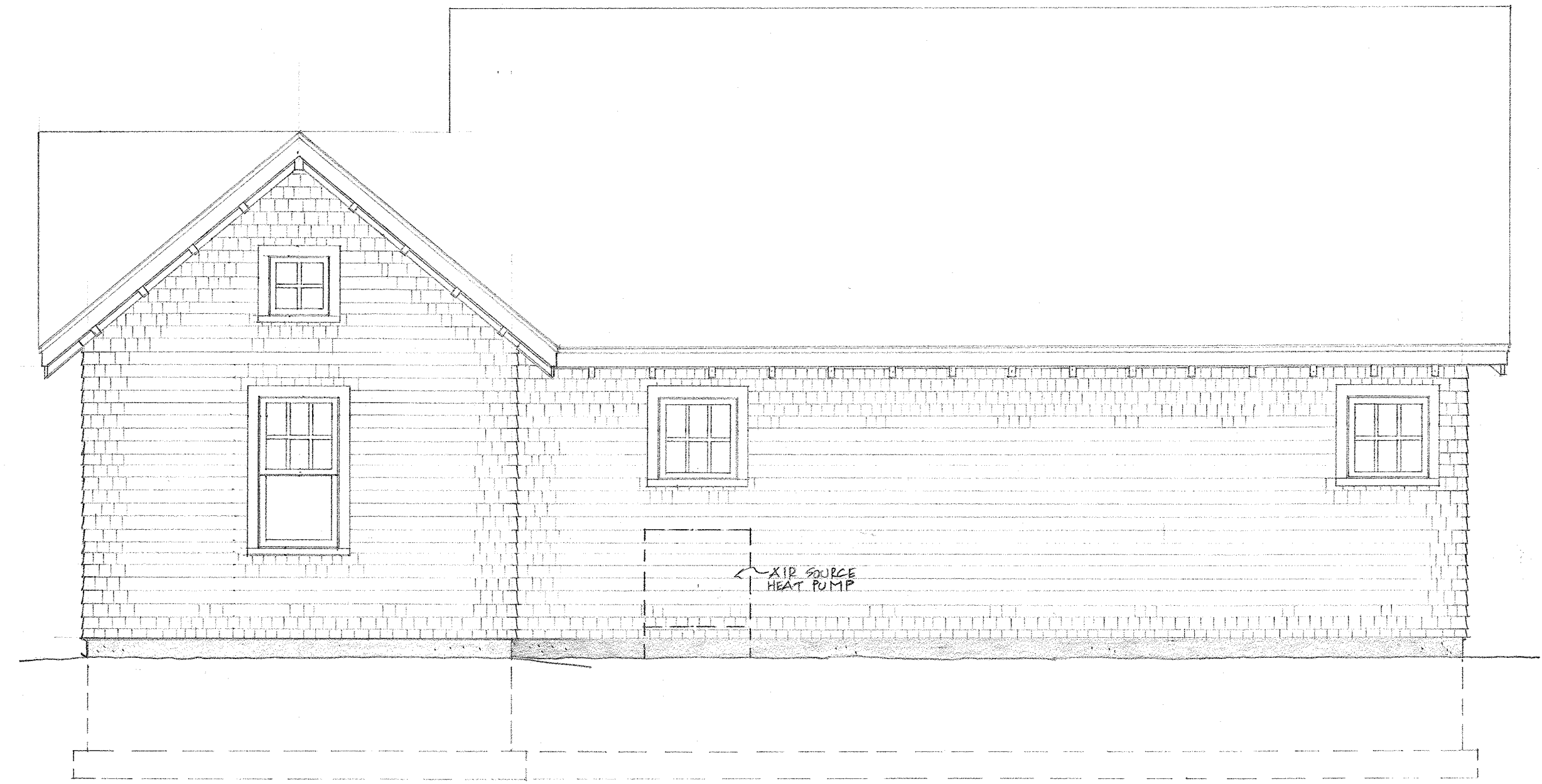




TITLE: PROPOSED FLOOR PLANS & ELEVATIONS
SCALE: 1/4"=1'-0"
DATE: 1.28.2024
REVISIONS:

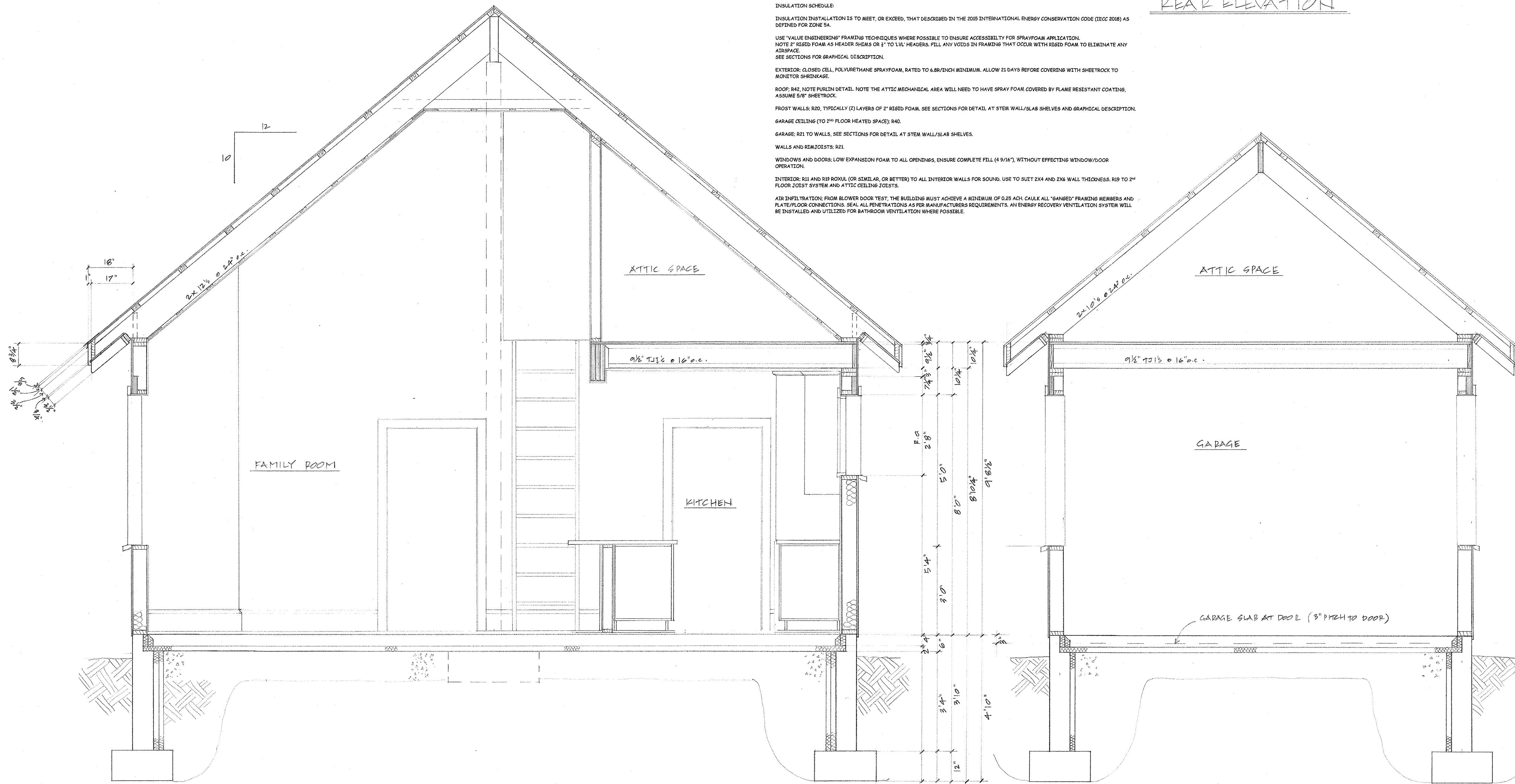
EXTERIOR DOOR & WINDOW SCHEDULE							
No.	RO.(XxH)	HANDL. HT. OFF SLAB TO SUB-FIN.	LITE PATTERN	ANP/BSN A #B RIBS	NOTES	FRMB STEEL	QTY.
A	2'8" x 5'0"	8'0"	6/1	ADH 2850	DOUBLE HUNG W/ 1/2 SCREENS	4 9/16"	11
A _c	2'8" x 5'0"	8'0"	6/1	ARW 2850	CASEMENT TO MATCH 'A', FOR BEDROOM EGRESS	"	1
B	-	-	-	-	-	"	-
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 3/8" OFF SLAB	8'0" ELEV.	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 RIMJOISTS: 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.

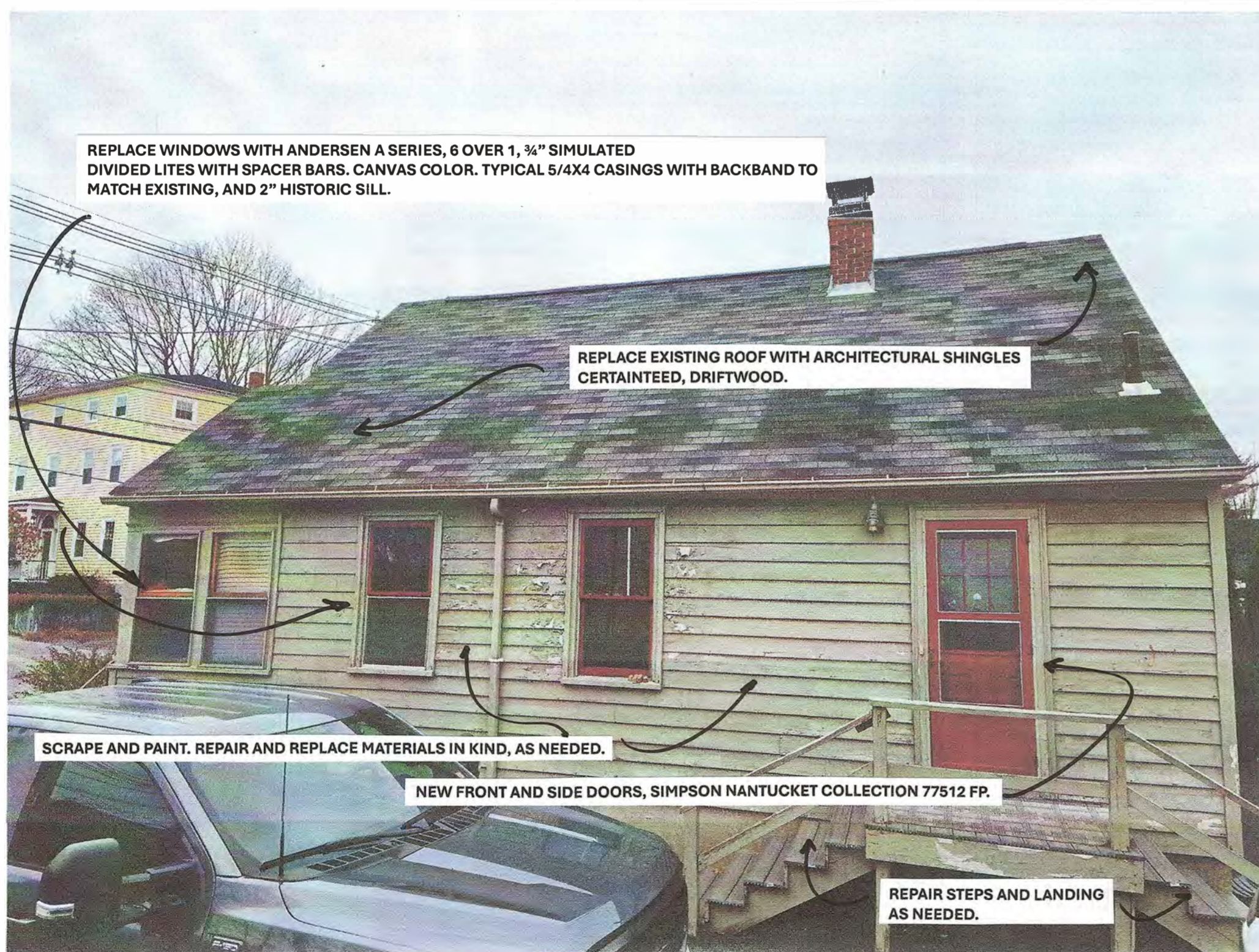
REVISIONS:



PROPOSED FRONT SIDE



PROPOSED REAR SIDE



PROPOSED RIGHT SIDE

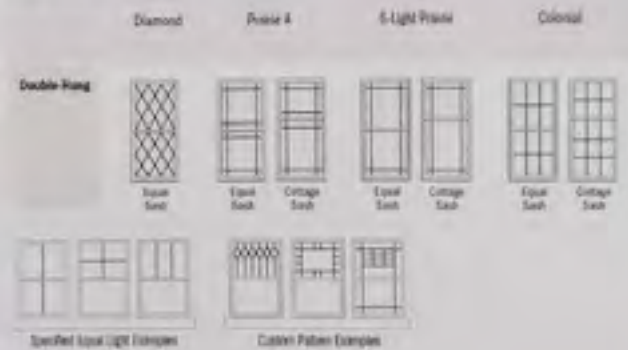


PROPOSED LEFT SIDE

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

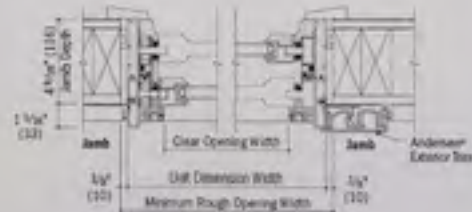
NEW DADU AT REAR
OF 377 MAPLEWOOD AVE.,
PORTSMOUTH, NH.

Grille Patterns

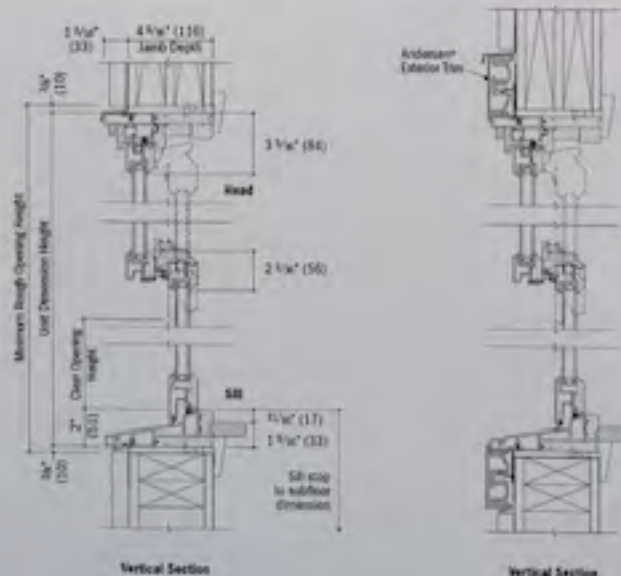


Double-hung window patterns are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung patterns, identify the double-hung sash style (equal, cottage, reverse cottage) when ordering. **Number of lights and overall pattern varies with 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

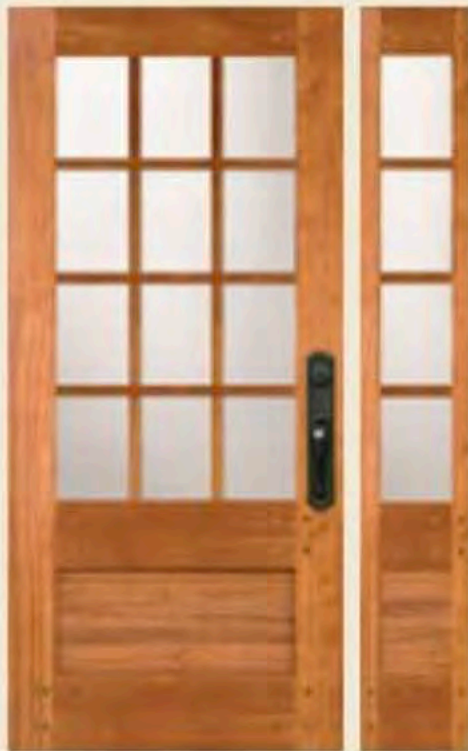
Vertical Section

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

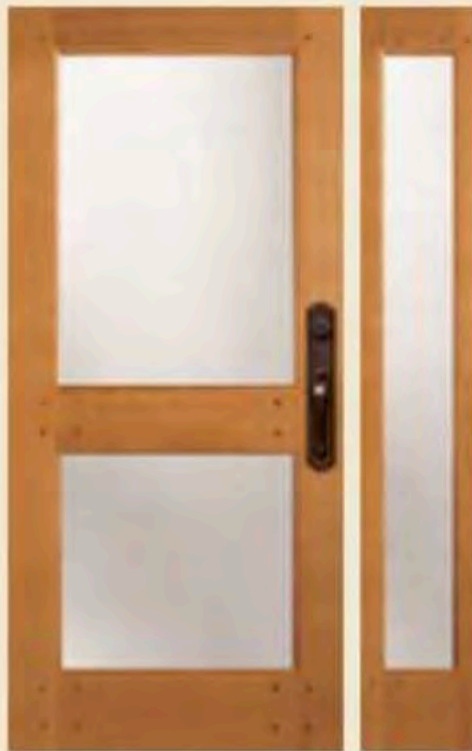
- 4 1/4" (110) jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- Rough openings may need to be increased to allow for use of building wraps, caulking, air-purging, 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

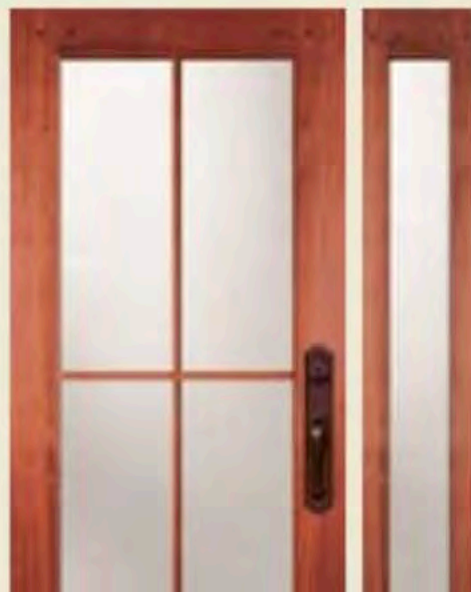


77082
Shown in Douglas fir with 77701 sidelight



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	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	Ft / m	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

Project Address: 408 The Hill #6-17
Permit Requested: Certificate of Approval
Application: Public Hearing #2



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4-L1 (CD4-L1) and Downtown Overlay
- Land Use: Residential
- Land Area: N/A SF +/-
- Estimated Age of Structure: c. 1750 (moved 1972)
- Building Style: Georgian
- Number of Stories: 2.5
- Historical Significance: Focal
- Public View of Proposed Work: High Street and Deer Street
- Unique Features: N/A
- Neighborhood Association: The North End

B. Proposed Work: Replacement windows, replace wood shingle roof with asphalt shingles and install HVAC equipment (condenser and line sets).

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement windows
- Replace wood shingle roof with asphalt shingles
- Condenser and line set installation



**HISTORIC
SURVEY
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F**

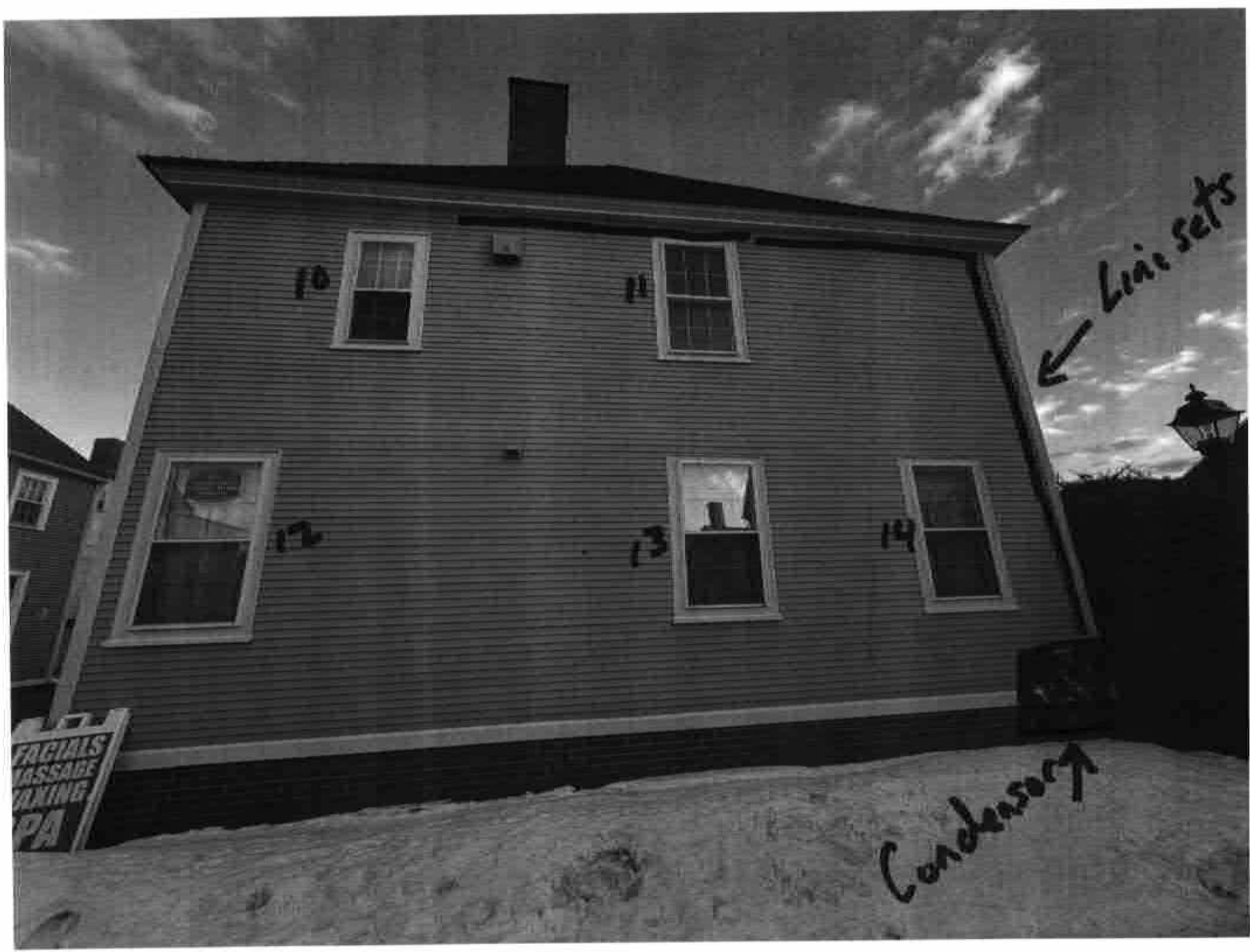
D. Purpose and Intent:

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E. Review Criteria/Findings of Fact:

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4. Compatibility of innovative technologies with surrounding properties





10

11

12

13

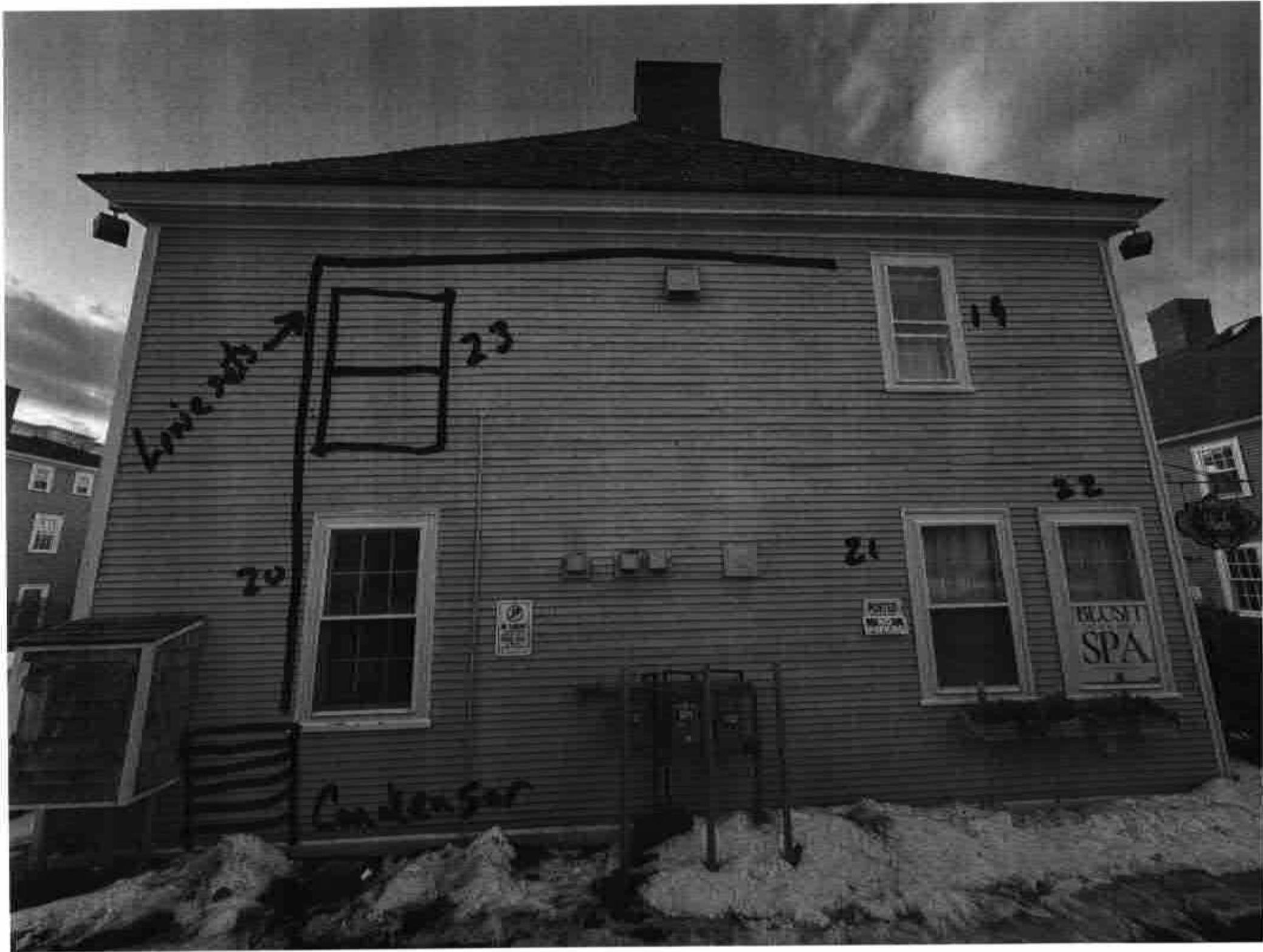
14

Line sets

Condensate

FACIALS
MASSAGE
TANNING
PA





Lowie sets →

23

20

Condenser

14

22

21

BLUETT
SPA

NO TRUCKS

NO PARKING



Mathews Brothers



Customer QUOTATION

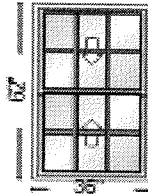
Tel:
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BILL TO:

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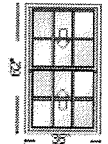
QUOTE #	STATUS	CUSTOMER PO#	DATE QUOTED
714193	None		10/7/2024 11:15:40 AM
QUOTED BY	TERMS	PROJECT NAME	QUOTE NAME
Bill Jealous		DELISLE	DELISLE

LINE #	QTY	SUB-LINES
100	1	2



LINE #	DESCRIPTION	QTY	NET PRICE	EXTD. PRICE
100-1		1	\$871.18	\$871.18

Sanford Hills Dual Pane Double Hung
 36 X 62 Unit Size, Unfinished Interior, Extruded White
 Exterior, Exterior Pocket Cover, Dual Pane Low E Argon,
 PG50, 6/6 Lite 5/8" Historic Putty Muntin, Unfinished
 Int/White Ext Simulated Divided Lite w/ Spacer Bar, No Lift
 Rail, 30.687 X 26 Clear Opening, 5.54 SQFT, Hidden Tilt
 Latch, Dual Adobe Robo-Tilt Lock, No Window Opening
 Control Device, Fiberglass Mesh White Full Screen Shipped
 Loose
 w/J-Channel Cover, No Exterior Casing, w/ Nailing Fin
 Unit 1: UFactor: 0.27, SHG: 0.27, VLT: 0.5, CR: 58



Opening: 36.5" X 62.5"
 O.S.M.: 36" X 62"

Tag: None Assigned

LINE #	DESCRIPTION	QTY	NET PRICE	EXTD. PRICE
100-2	Screen1	1	\$0.00	\$0.00

Insert Full Screen Shipped Loose

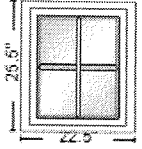
Opening: 0" X 0"
 O.S.M.:

Tag: None Assigned

QUOTE #	STATUS	CUSTOMER PO#	DATE QUOTED
714193	None		10/7/2024 11:15:40 AM
QUOTED BY	TERMS	PROJECT NAME	QUOTE NAME
Bill Jealous		DELISLE	DELISLE

LINE #	DESCRIPTION	QTY	NET PRICE	EXTD. PRICE
200-1		1	\$394.83	\$394.83

Sanford Hills Dual Pane Sash Glaze Picture
 22.5 X 25.5 Unit Size, Unfinished Interior, Extruded White
 Exterior, Dual Pane Low E Argon, PG60, 4 Lite 5/8"
 Historic Putty Muntin, Unfinished Int/White Ext Simulated
 Divided Lite w/ Spacer Bar
 w/J-Channel Cover, No Exterior Casing, w/ Nailing Fin
 Unit 1: UFactor: 0.26, SHG: 0.28, VLT: 0.52, CR: 61



Opening: 23" X 26"
 O.S.M.: 22.5" X 25.5"

Tag: None Assigned

All Prices are net. Please review all quantities, specifications, and information for accuracy. Special orders can not be returned for credit. Signature implies acceptance of these specifications. Your order will not be processed without authorized signature.

SUB-TOTAL:	\$1,266.01
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$0.00
TOTAL:	\$1,266.01

Thank you for all of your efforts!

CUSTOMER SIGNATURE _____

DATE _____

We appreciate the opportunity to provide you with this quote!

Project Address: 53 Pray Street
Permit Requested: Certificate of Approval
Application: Public Hearing #3



A. Property Information - General:

Existing Conditions:

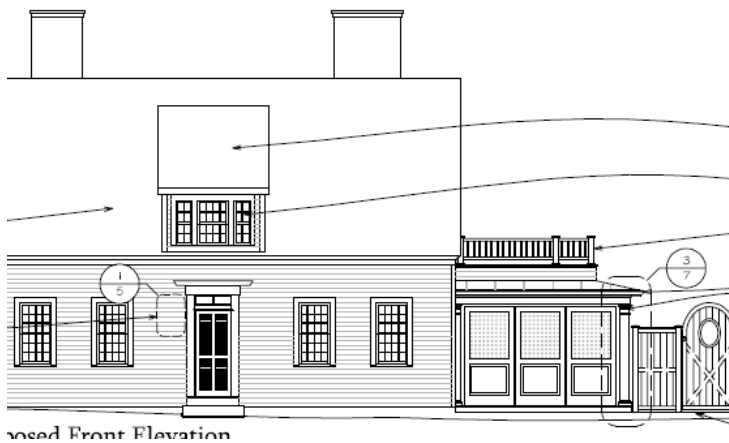
- Zoning District: Waterfront Business (WB)
- Land Use: Residential
- Land Area: 4,150 SF +/-
- Estimated Age of Structure: c. 1830
- Building Style: Greek Revival
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: Pray Street
- Unique Features: N/A
- Neighborhood Association: The South End

B. Proposed Work: Rebuild existing porch into screen porch with roof deck. Renovations to the existing structure and HVAC installation (condenser).

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Rebuilding porch
- Renovations to existing structure
- HVAC installation



**HISTORIC
SURVEY
RATING
C**

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Pray Street View

Credit: Real Estate Listing

Table of Contents

Cover Sheet

1. Locus Map and Overall Building Siting
 2. First Floor Plans
 3. Second Floor Plans
 4. Exterior Photos of Existing Conditions
 5. Front Elevation
 6. Side Elevations
 7. Back Elevation
 8. Existing and Proposed View from Salter Street Neighbors
- Specifications: Windows, Light Fixtures, Heat Pump

Cover Sheet

53 Pray Street, Portsmouth, New Hampshire

Auger Building Company



Waterside Aerial View

Credit: Real Estate Listing

Project Summary

New Work:

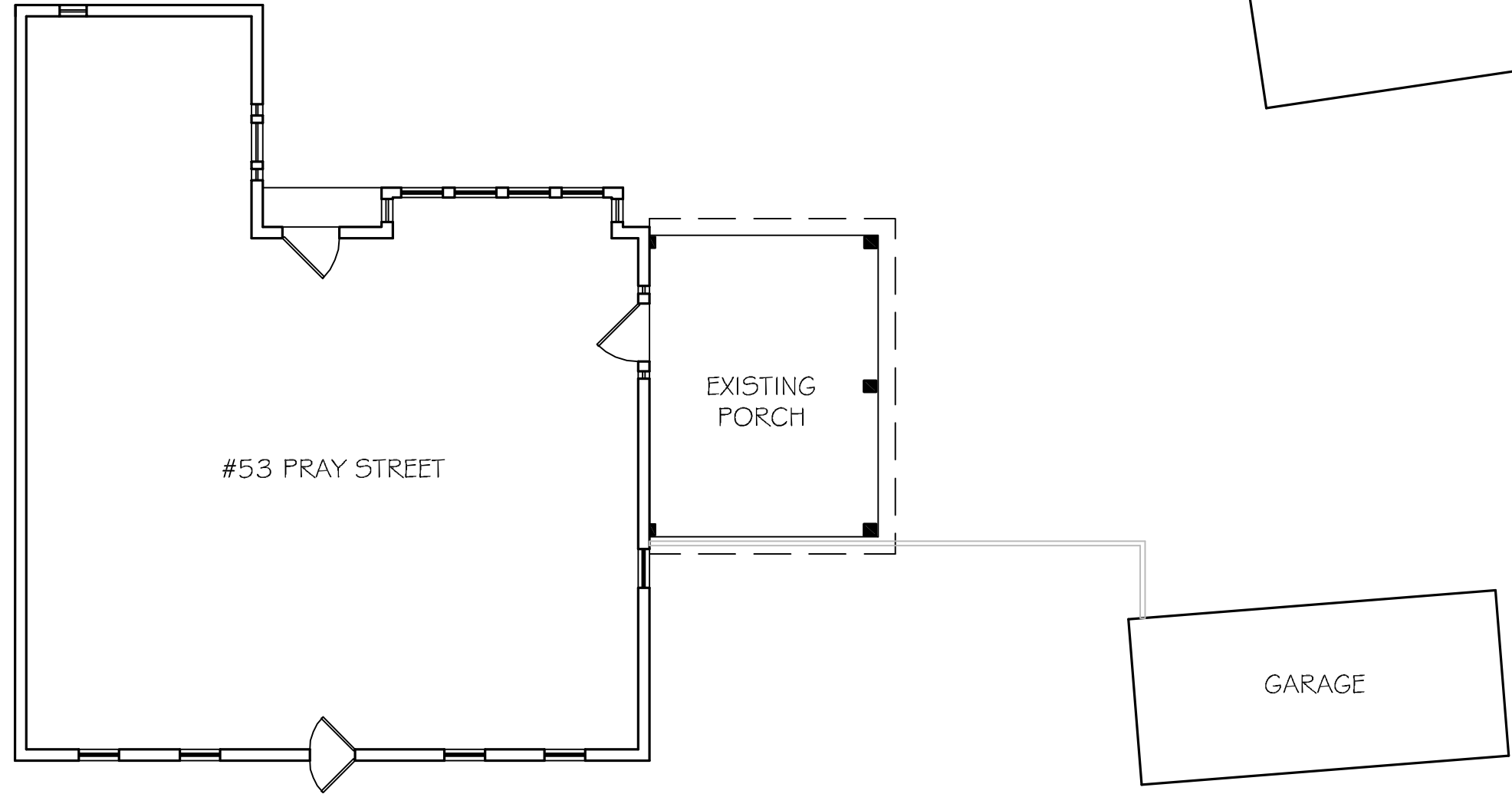
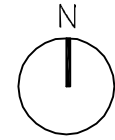
- Rebuild Porch in the same location/footprint, to include removable screen panels and new roof deck. All materials, profiles and finishes to match existing
- Add new Marvin sktlights to kitchen roof

Repair and Replace:

- Replace fence and gate
- Install new copper roof over kitchen and shed dormers, and replace copper roof on back window bay
- Replace light fixtures removed during real estate sale
- Replace all gutters with copper
- Replace Brosco Windows with new Lepage windows and (1) door: Aluminum clad units in black with Simulated Divided Lite
- Replace cedar roof in kind
- Repair and refurbish all compromised / failing conditions in kind
- Replace condenser with new heat pump



Locus Map



Site Plan

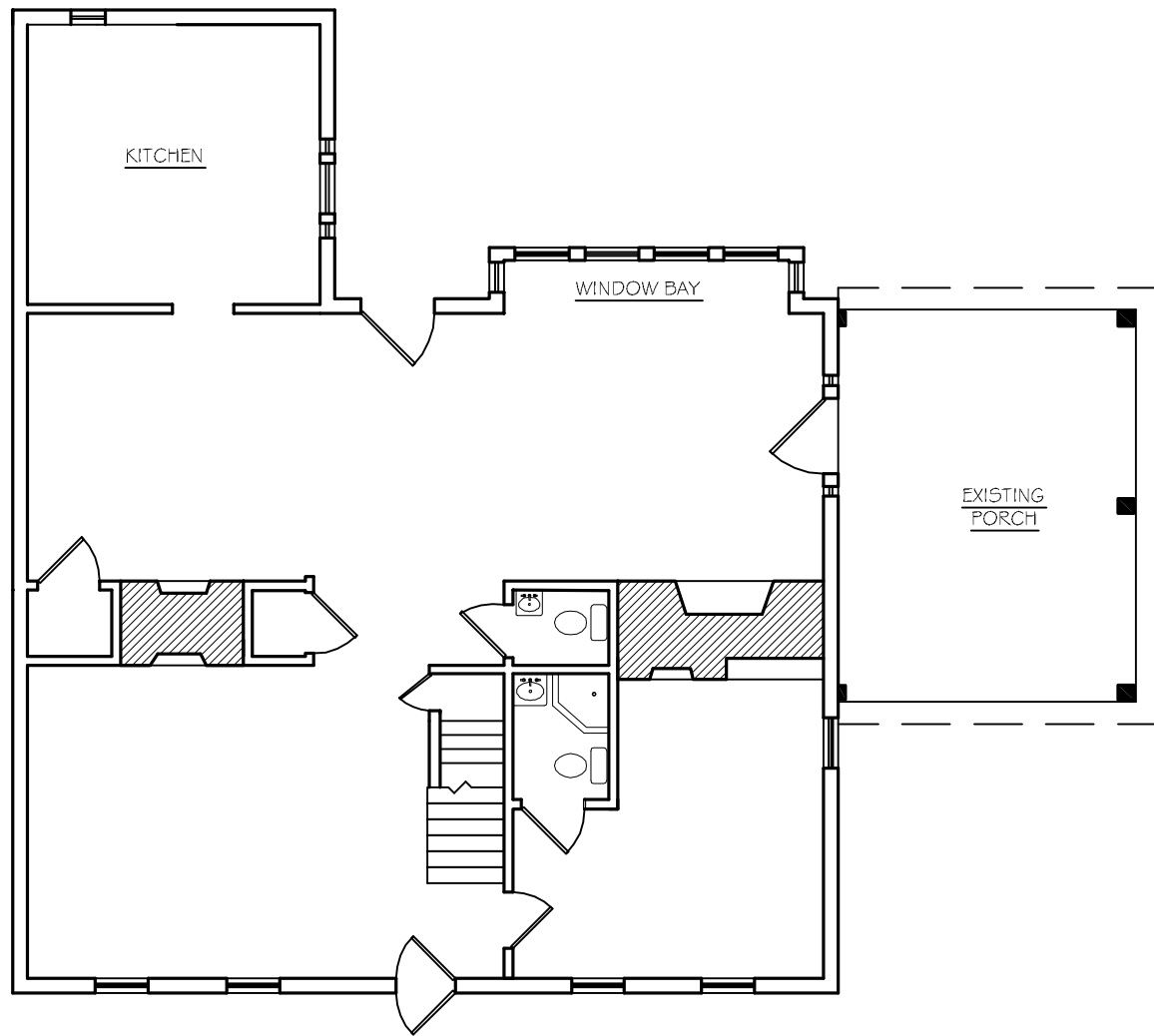
53 Pray Street, Portsmouth, New Hampshire

Auger Building Company

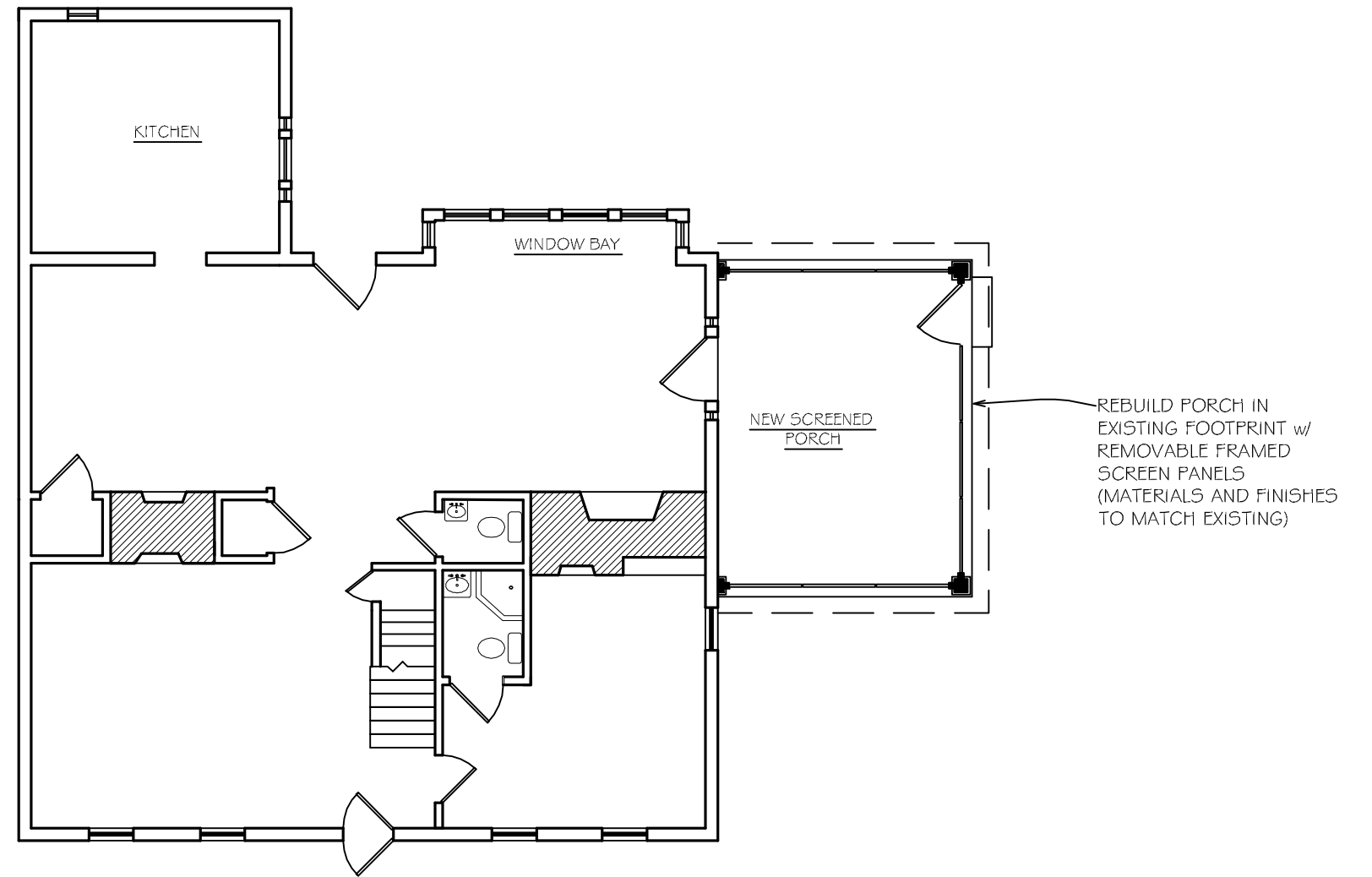
SCALE: AS NOTED

PH 3.2025

SHT. 1



Existing First Floor Plan



Proposed First Floor Plan

First Floor Plan

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

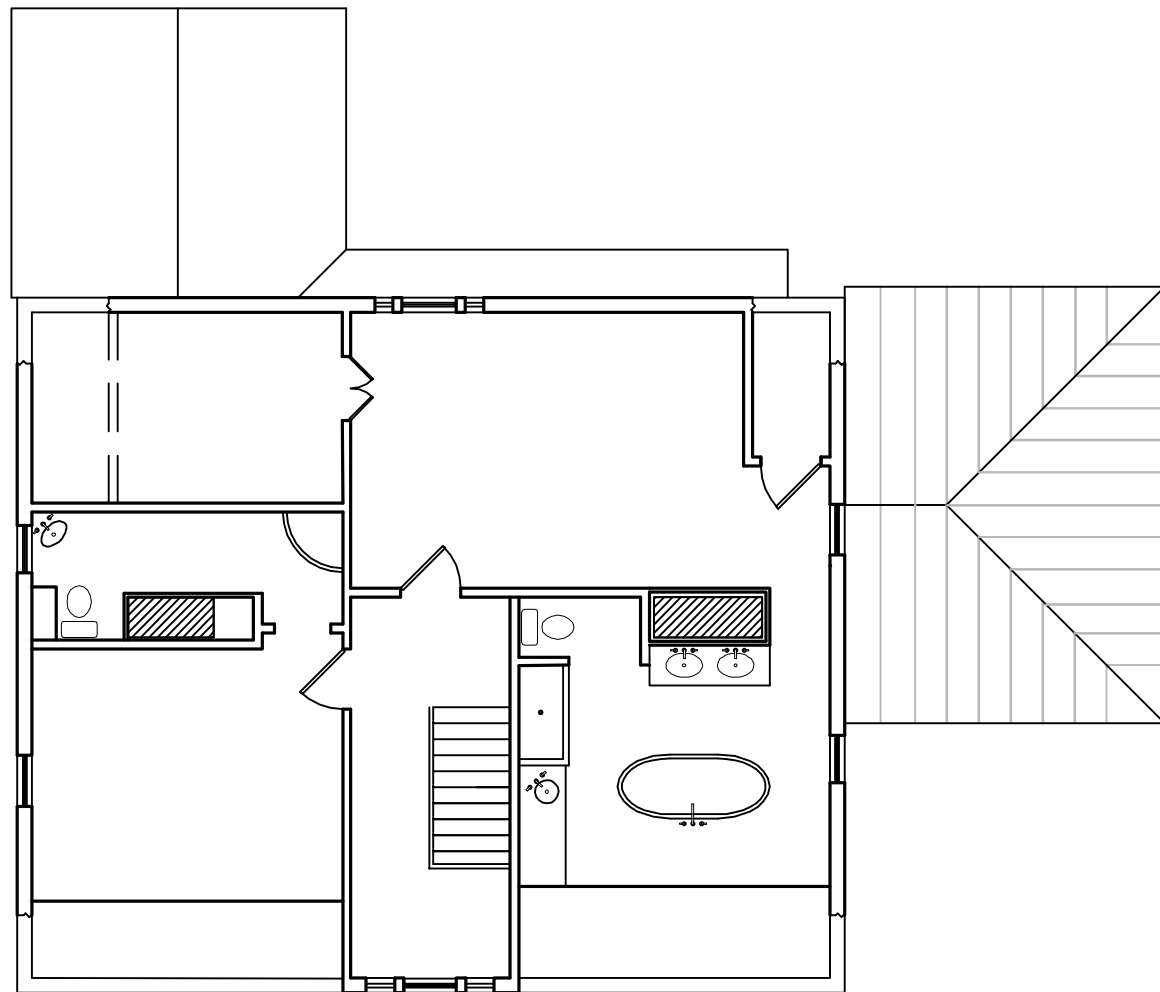
53 Pray Street, Portsmouth, New Hampshire

Auger Building Company

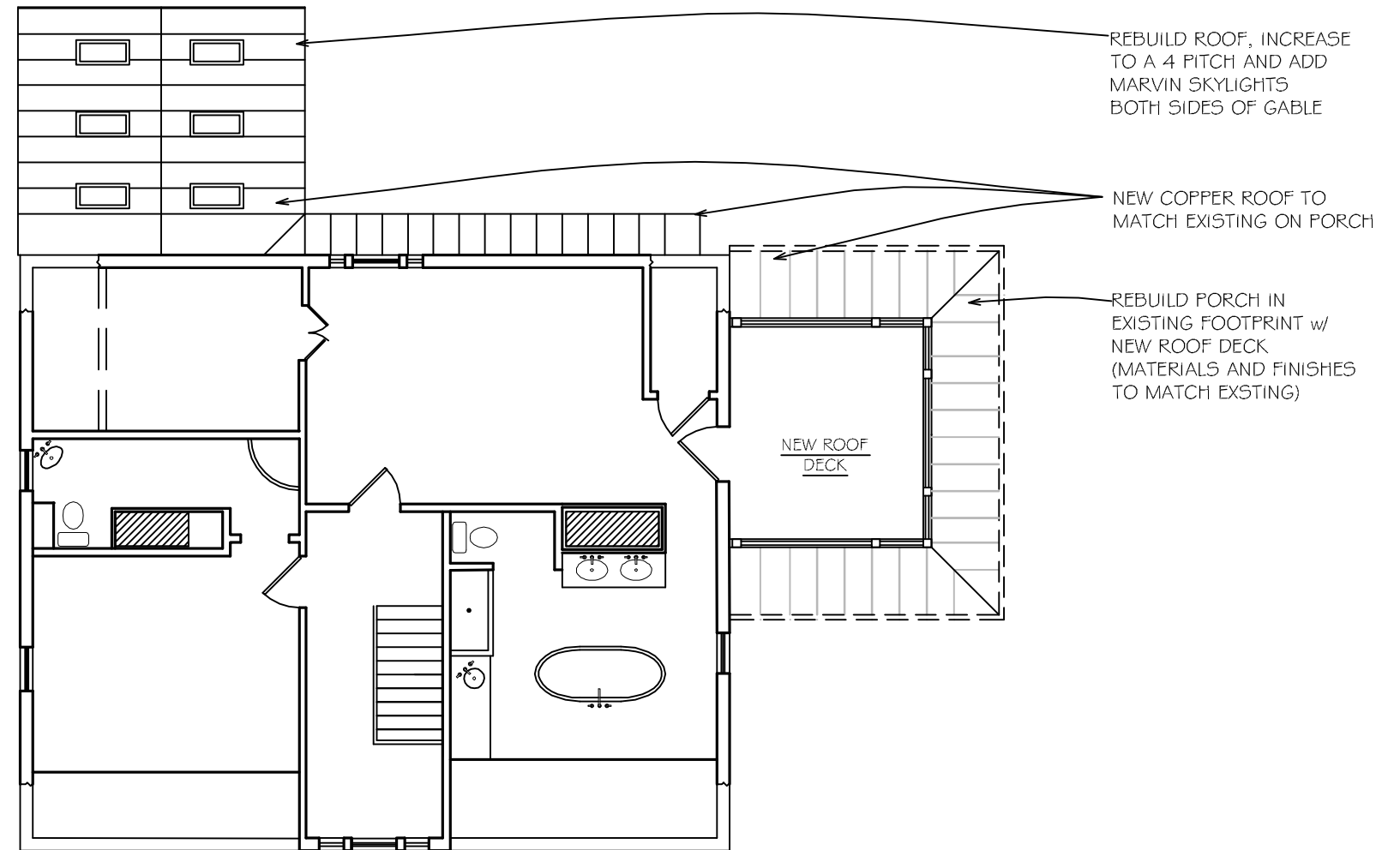
SCALE: AS NOTED

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SHT. 2



Existing Second Floor Plan



Proposed Second Floor Plan

Second Floor Plan

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

53 Pray Street, Portsmouth, New Hampshire

Auger Building Company

SCALE: AS NOTED

PH 3.2025

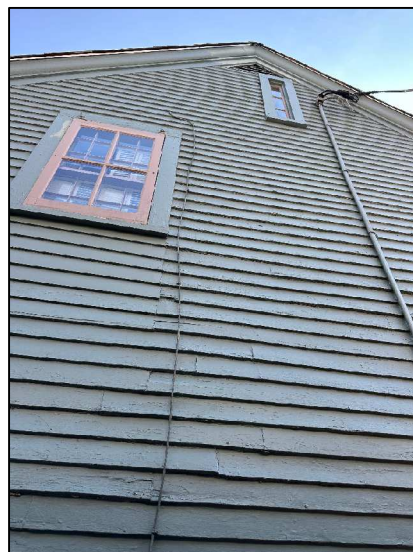
SHT. 3



1. AREAS NEEDING GENERAL REPAIRS AND REFURBISHMENT



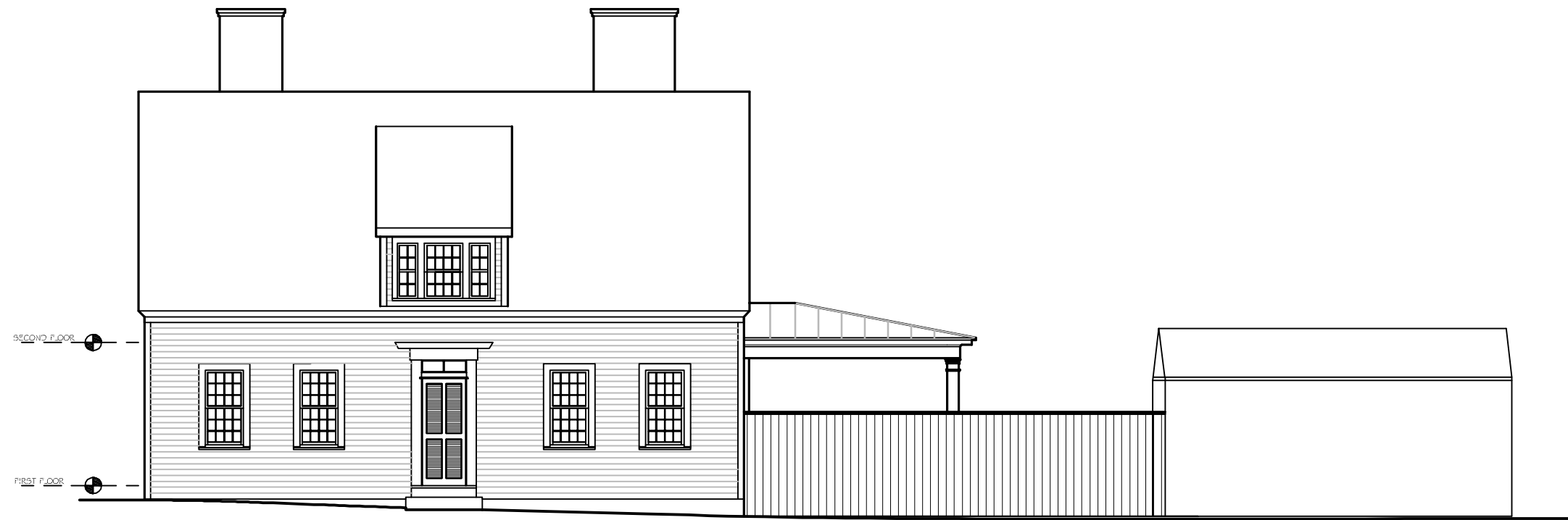
2. DEMONSTRATES INCONSISTENT SILL DIMENSIONS
Varies from 1 $\frac{3}{4}$ " to 2 $\frac{1}{2}$ "



3. DEMONSTRATES INCONSISTENT AGE AND SIDING
Siding has been patched in areas of previous window or door openings

53 Pray Street, Portsmouth, New Hampshire
Auger Building Company

SCALE: AS NOTED
PH 3.2025
SHT. 4



Existing Front Elevation



Proposed Front Elevation



1. ORIGINAL LIGHT FIXTURE.
New light to be custom fabricated to match.
(See attached specification)

Front (South) Elevation

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

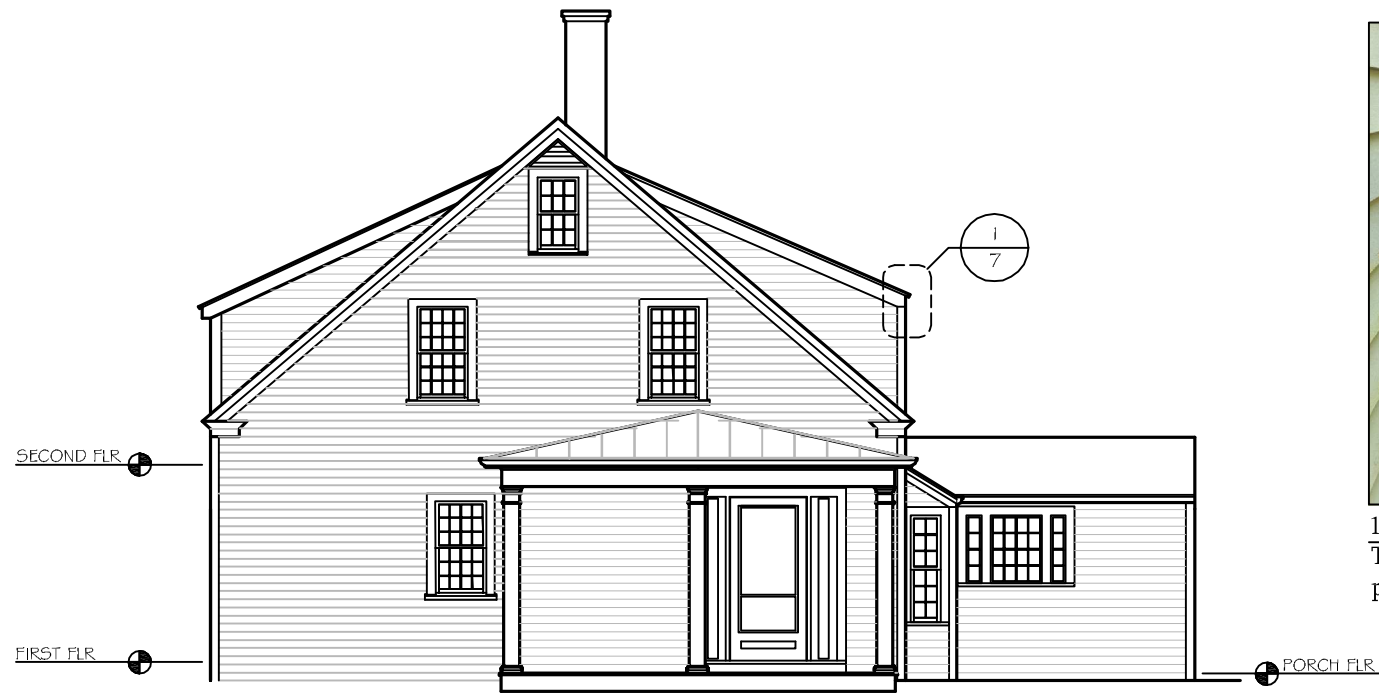
53 Pray Street, Portsmouth, New Hampshire

Auger Building Company

SCALE: AS NOTED

PH 3.2025

SHT. 5

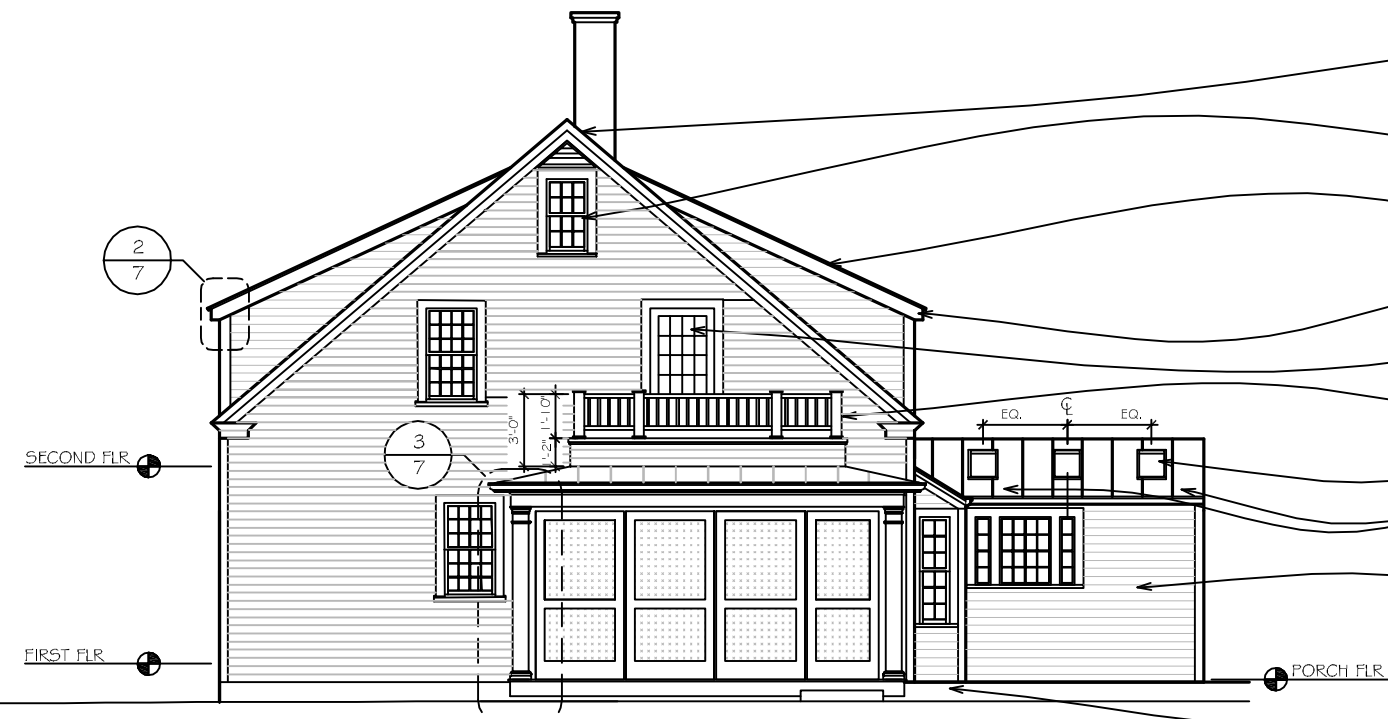


Existing Front Elevation



1. EXISTING CONDENSER
To be replaced with heat pump (See spec)

1/6



Proposed Front Elevation

- REPLACE CEDAR ROOF SHINGLES TO MATCH EXISTING
- REPLACE BROSCO WINDOWS w/ LEPAGE THROUGHOUT
- NEW COPPER ROOF TO MATCH EXISTING ON PORCH
- BUILD OUT EAVE TRIM TO MATCH FRONT DORMER
- NEW LEPAGE DOOR IN EXISTING WINDOW OPENING
- NEW ROOF DECK OVER SCREENED PORCH
- NEW MARVIN SKYLIGHTS
- NEW COPPER ROOF AND GUTTERS TO MATCH EXISTING ON PORCH
- REPLACE CEDAR SIDING AS NEEDED, TO MATCH EXISTING
- NEW HEAT PUMP
- REBUILD PORCH IN EXISTING FOOTPRINT w/ REMOVABLE FRAMED SCREEN PANELS (MATERIALS AND FINISHES TO MATCH EXISTING)

Front (South) Elevation

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

53 Pray Street, Portsmouth, New Hampshire

Auger Building Company

SCALE: AS NOTED

PH 3.2025

SHT. 6



1. BACK DORMER EAVE CONDITION
To be rebuilt to match front dormer



2. FRONT DORMER EAVE TRIM



4. BACK LIGHT LOCATION
New light to be custom fabricated to match (See Spec)

Existing Back Elevation



3. COLUMN PROFILE AND EAVE DETAIL
To be rebuilt at new Screened Porch



Proposed Back Elevation

Back (North) Elevation

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

53 Pray Street, Portsmouth, New Hampshire

Auger Building Company

SCALE: AS NOTED

PH 3.2025

SHT. 7



1. EXISTING VIEW FROM SALTER STREET ABUTTERS



2. PROPOSED VIEW FROM SALTER STREET ABUTTERS
Added arborvitae conceal views of porch and provide added privacy

Perspective View from Abutter Yard

53 Pray Street, Portsmouth, New Hampshire

Auger Building Company

SCALE: AS NOTED

PH 3.2025

SHT. 8



Double Hung Window XL-100 – Aluminium clad

Frame:

- Pine, red grandis or mahogany
- Aluminium clad, extruded 0.060", 1.5mm thick
- Thickness 1 ¼" (32mm) and interior facing including the sash stop : 1 7/8" (48mm)
- Depth 5 9/16" (141mm)

Sash:

- Pine, red grandis or mahogany
- Aluminium clad, extruded 0.060", 1.5mm thick
- Thickness 1 ¾" (44.5mm)
- Height: 1 13/16" (46mm) / 3 ¼" (82mm)

Interior finish:

- Natural, primed, first coat, Lepage stain or paint over 50 colors

Exterior finish:

- Lepage paint over 50 colors

Hardware:

- Surface mount: satin nickel, unlaquered brass, polish brass, polish nickel or oil rubbed bronze
- Hybride balance lite-lift class 5
- Sash limiter options

Weather-strip

- Silicone, Q-Lon

Insulated glass:

- Double glaze ¾" (19 mm)
- "Technoform" spacer, bronze, white, black.
- Argon

Glass available:

- Clear, grey, bronze, pinhead, glue-chip
- Low-e: Energy advantage, 272, 366, 189
- Tempered
- Laminated

Screen:

- Mesh: invisible fiberglass, grey or black aluminium
- Surround: white, coppertone or Lepage paint over 50 colors
- Wood screen surround
- Retractable

Grilles:

- Internal georgian 3/4", 1" or 1 3/4"
- Internal flat 5/16", 5/8", 3/4" or 1"
- Internal tubular: white, brass or pewter

Simulated Divided Lites (SDL):

- 5/8", 7/8", 1 1/4" or 1 3/4"
- Spacer bars bronze, white or black

Casing:

- 908
- 1 3/4", 2 3/4" and 3 1/2" Flat casing
- 3 15/16" Backbend (D-090)
- Skyler
- Nailing fin

Sill Extension:

- Standard D-082 (1" x 1 1/4")
- Historic D-083 (1 3/4" x 2")

Interior Jamb Extension:

- Finish and wood species same as interior frame 1/8" min and 6" max

Minimums and Maximums:

Minimum width:	12"	Maximum width:	66"
Minimum height:	26"	Maximum height:	152"

Maximum: 43 square foot – (frame size) for double IG

Maximum of 97 lbs per sash

For more information, please visit our web site at www.lepagemillwork.com

Wood Balcony Door - Aluminum Clad – WBD-100

Frame:

- Pine, red grandis or mahogany
- Aluminum clad, extruded 0.060", 1.5 mm thick
- Thickness 1 ¼" (32mm)
- Standard depth of 4 9/16 (116 mm), 6 9/16" (167 mm), 7 ¼" (184 mm) or 9 ¼" (235 mm). Other frame depth available upon request.

Sash:

- Pine, red grandis or mahogany
- Aluminum clad, extruded 0.060", 1.5 mm thick
- Thickness 1 ¾" (44,5mm) or 2 ¼", (57 mm)
- Colonial or contemporary
- Choice of flat or raised panel

Interior finish:

- Natural, primed, first coat, Lepage stain or paint over 50 colors

Exterior finish:

- Lepage paint over 50 colors

Hardware:

- Rustic cremone and hinges black, polish brass, antique brass or pewter
- Classic cremone and hinges polish brass, unlaquered brass, oil rubbed bronze, satin nickel
- Optional exterior handle
- Optional ball bearing hinges

Weather-strip

- Silicone

Insulated glass:

- Double glaze ¾" (19 mm) with 1 ¾" sash.
- Triple glaze 1 ¼" available with 2 ¼" sash.
- "Technoform" spacer, bronze, white or black.
- Argon

Glass available:

- Clear, grey, bronze, pinhead, glue-chip
- Low-e: Energy advantage, 272, 366, 189
- Tempered
- Laminated

Screen:

- Mesh: invisible fiberglass, grey or black aluminium
- Aluminium frame over 50 colors
- Aluminium clad wood screen :
 - Combo glass option
 - Flat or raised panel option

Grilles:

- Internal georgian 3/4", 1" or 1 3/4"
- Internal flat 5/16", 5/8", 3/4" or 1"
- Internal tubular white, brass or pewter

Simulated Divided Lites (SDL):

- 5/8", 7/8", 1 1/4" or 1 3/4"
- Spacer bars bronze, white or black

True Divided Lites (TDL):

- TDL 1 3/4"

Casing:

- 908
- 1 3/4", 2 3/4" and 3 1/2" Flat casing
- 3 15/16" Backbend (D-090)
- Skyler
- Nailing fin

Sill Extension:

- 2" (50.8mm) or 3", (76.2 mm)

Interior Jamb Extension:

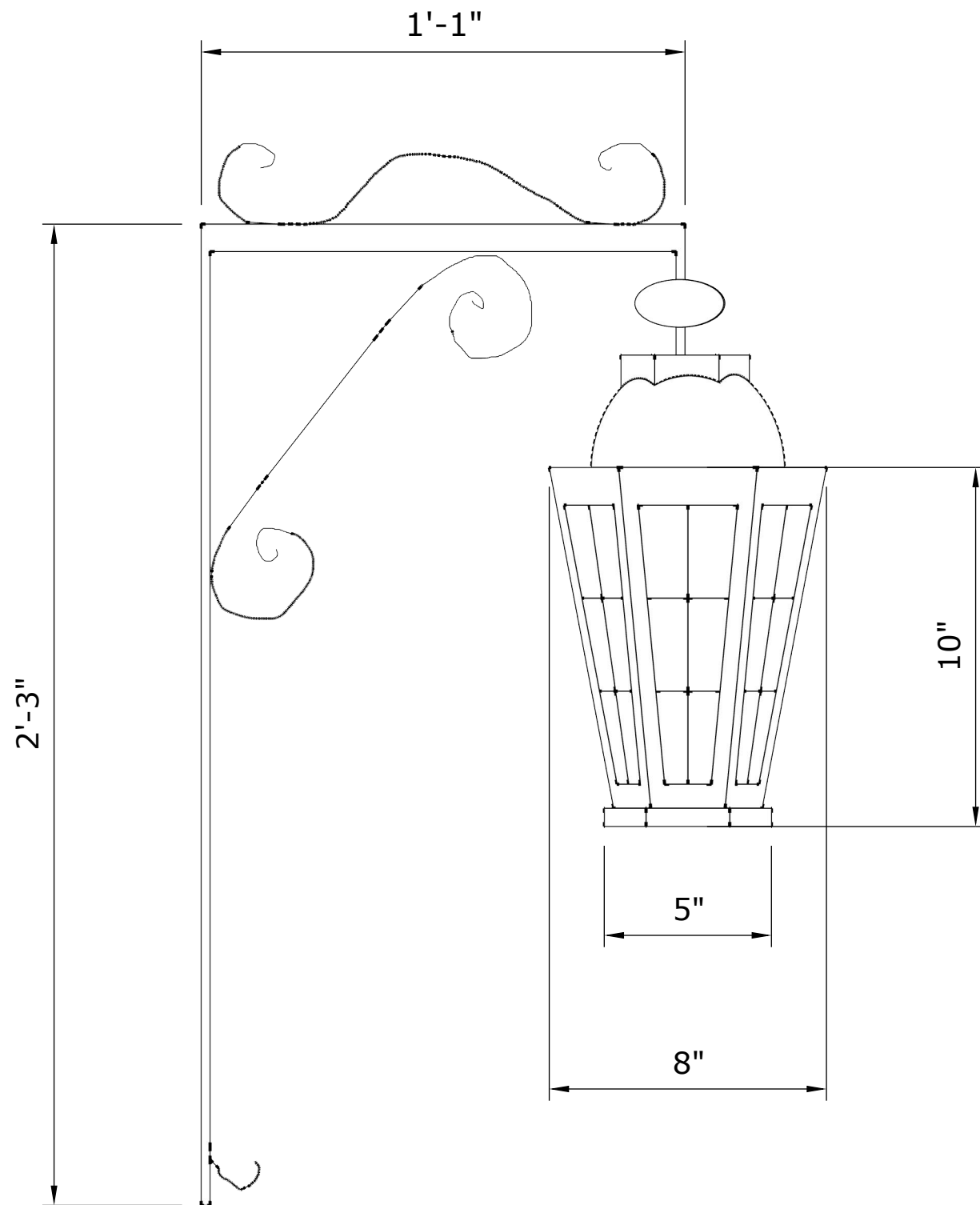
- Finish and wood species same as interior frame 1/8" min and 6" max

Minimums and Maximums:

Minimum width:	15" (1 sash)	Minimum width (2 sashes):	30"
Minimum height:	20"		
Maximum width:	42" (1 sash)	Maximum width (2 sashes):	82"
Maximum height for single door:	84"		
Maximum height for double door:	108"		

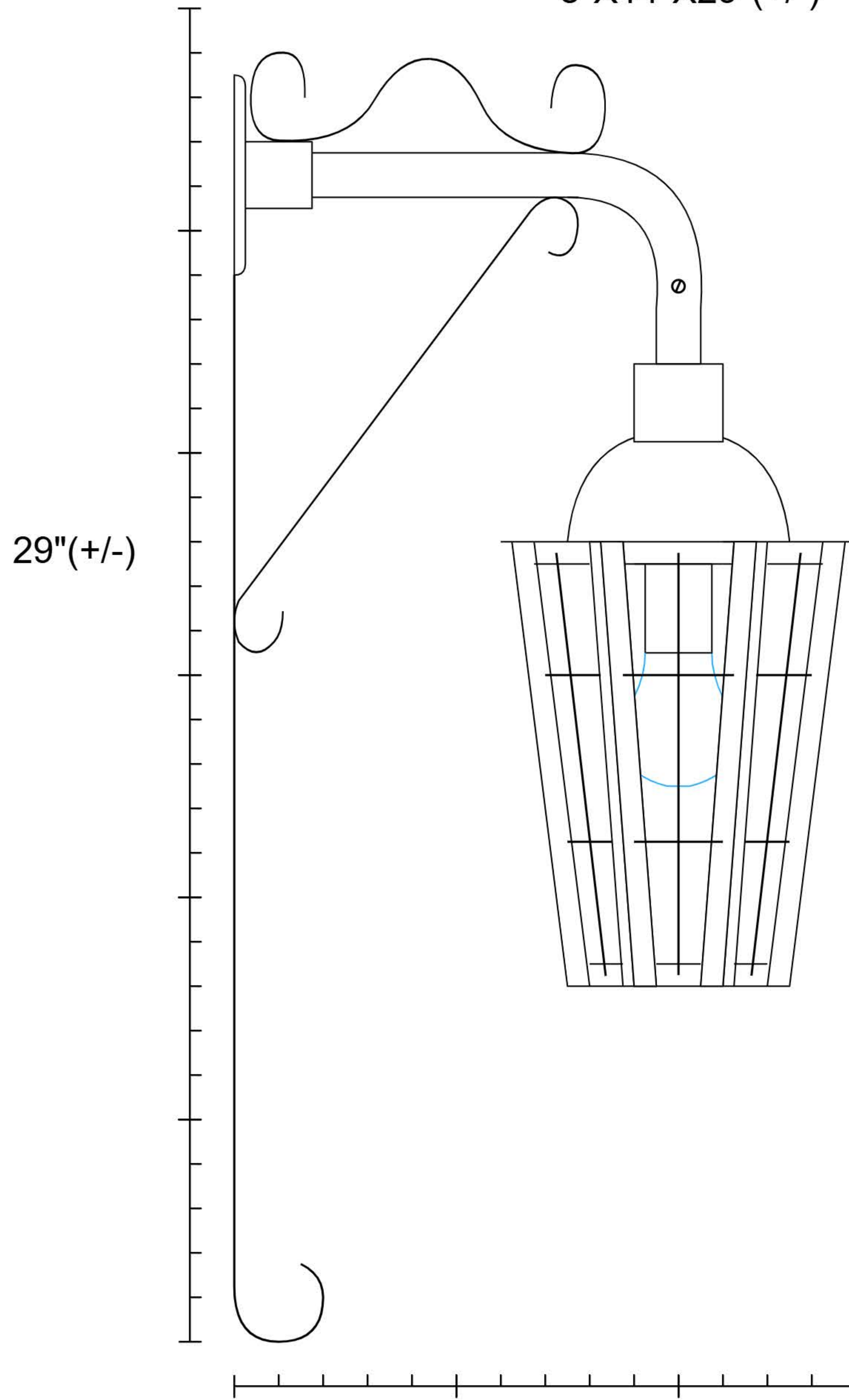
For more information, please visit our web site at www.lepagemillwork.com

FRONT EXTERIOR LIGHT
53 PRAY SRREET

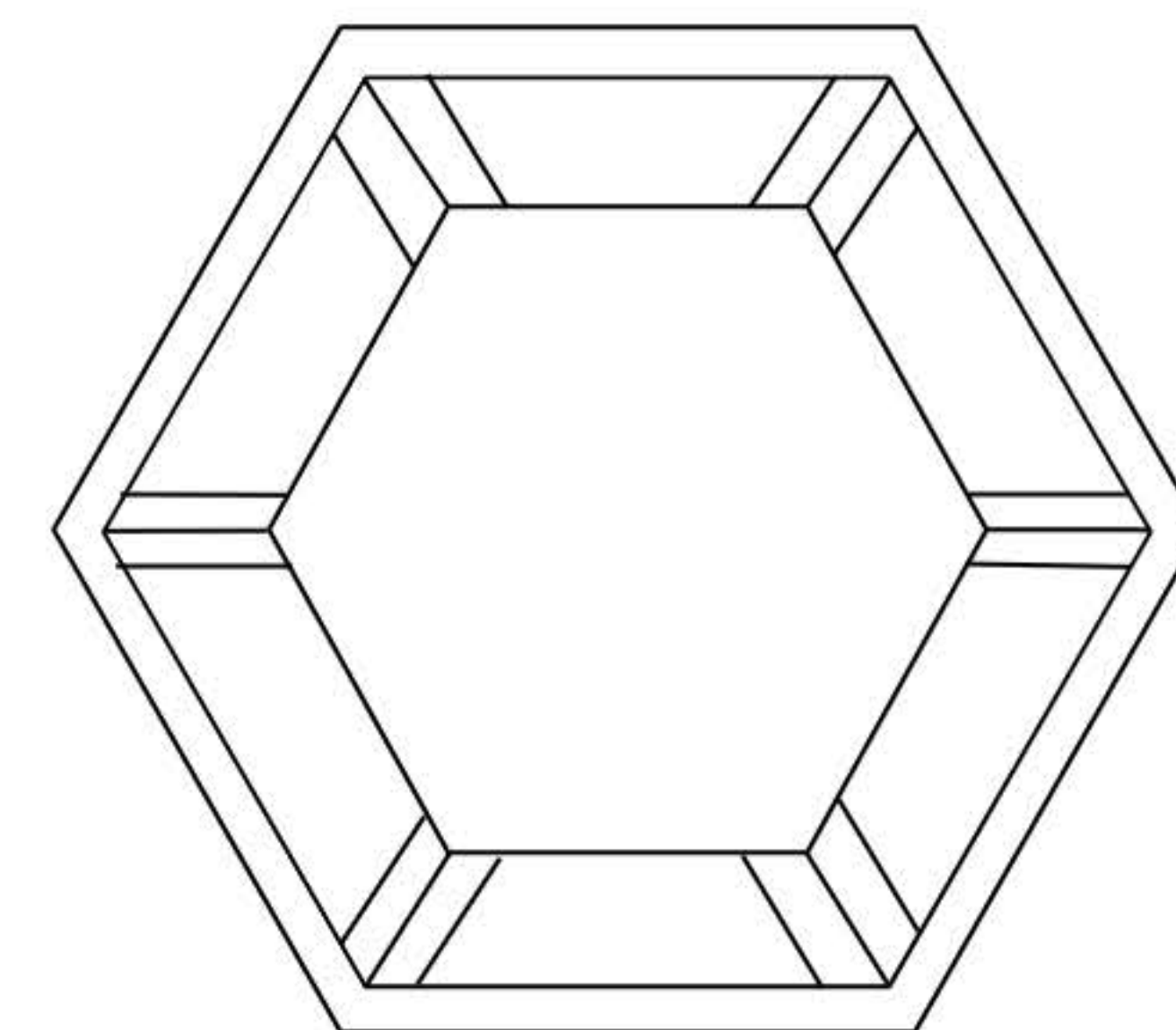


NOT FOR CONSTRUCTION
REFER TO PHOTO FOR ADDITIONAL DETAIL INFORMATION

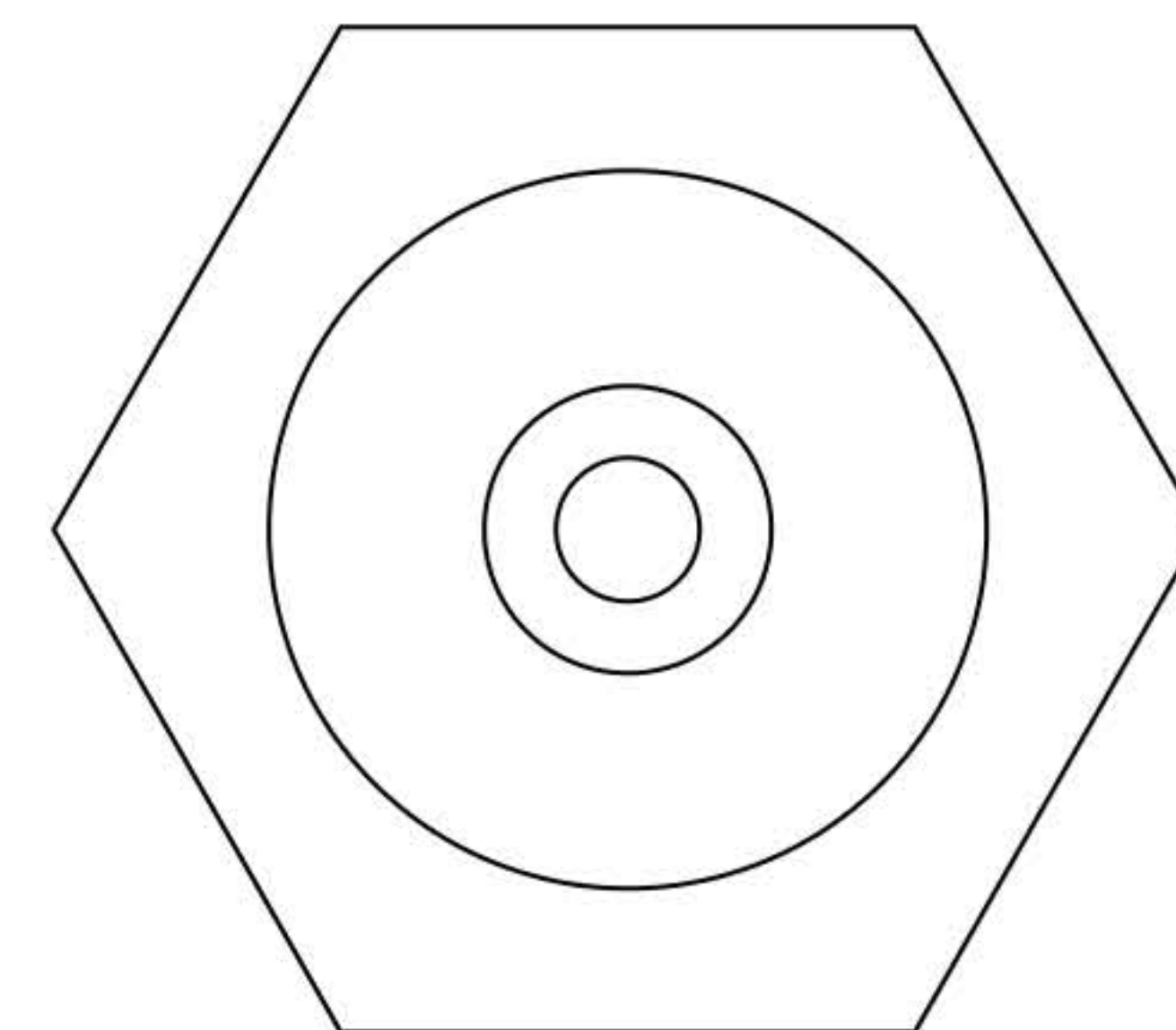
CUSTOM WALL MOUNT-MOD10-DB-MED-CLR
*8"X14"X29"(+/-)



Btm View
Front

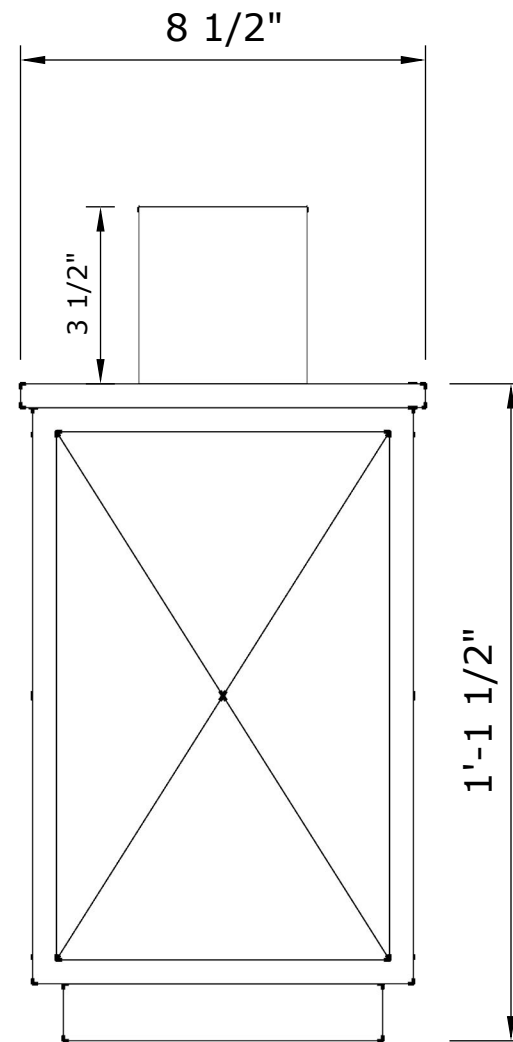


Top View
Front



14"(+/-)

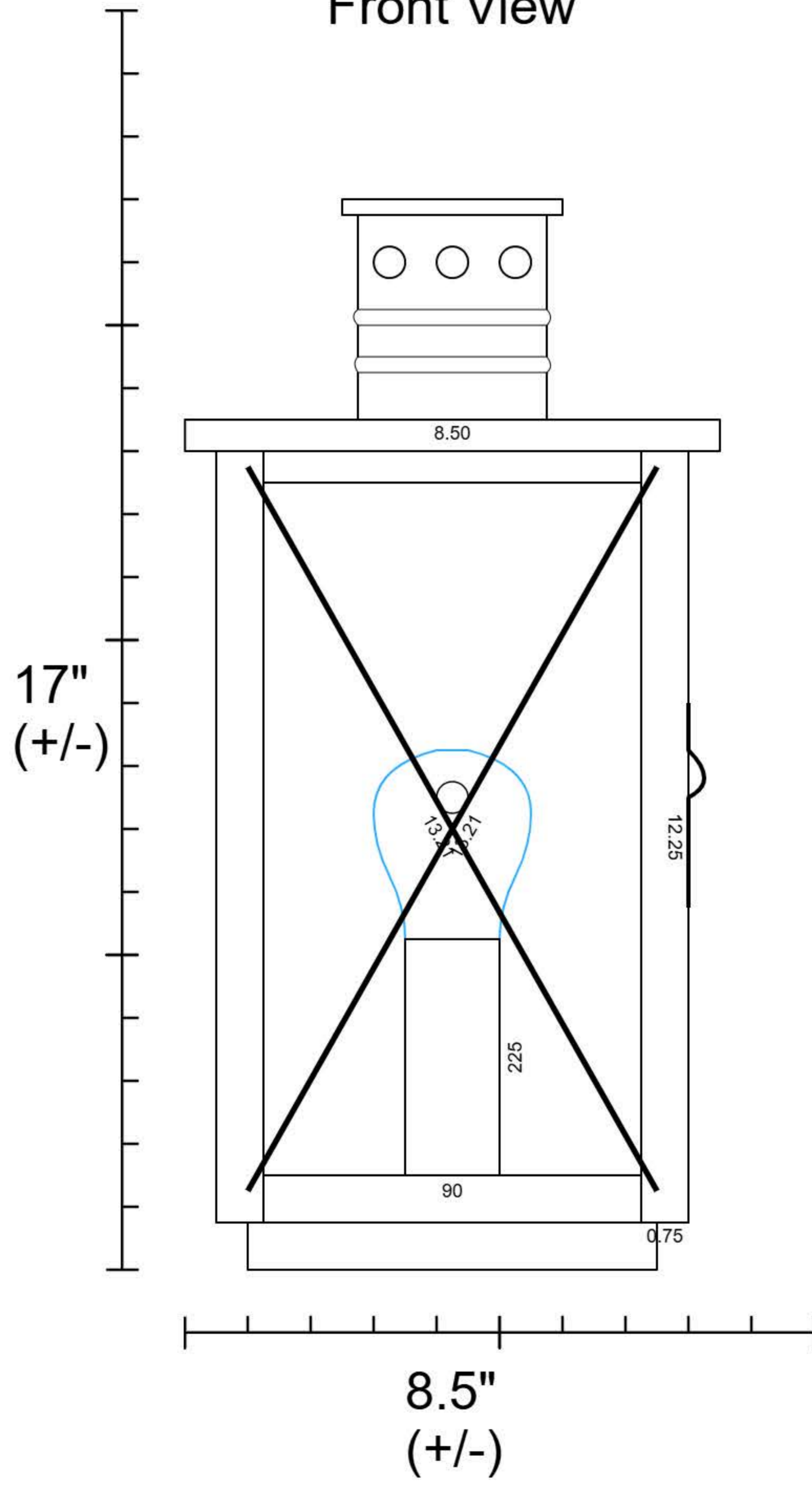
REAR AND SIDE EXTERIOR LIGHTS
53 PRAY SRREET



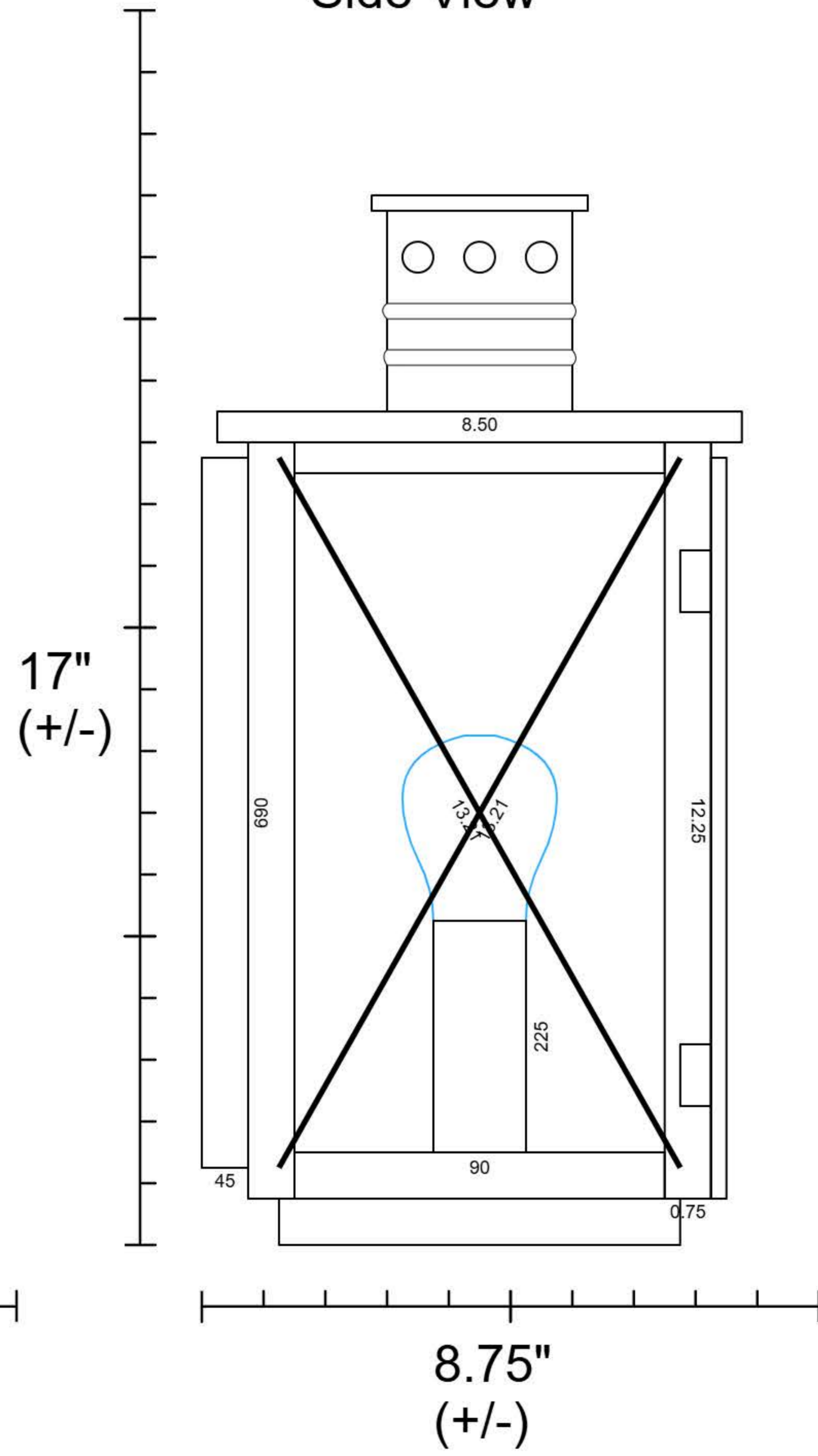
NOT FOR CONSTRUCTION
REFER TO PHOTO FOR ADDITIONAL DETAIL INFORMATION



Front View



Side View



MXZ-SM48NAMHZ2 4-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



FEATURES

- Compatible with M- and P-Series and CITY MULTI® indoor units. Branch box required for connection with M- and P-Series
- Variable speed INVERTER-driven compressor
- Seacoast protection on heat exchanger and base panel (rated for 2,000 hrs in accordance with ASTM B117 testing)
- Thermal Differential 1°F (with PAC-MKA32/52BC only)
- Built-in base pan heater
- Quiet outdoor unit operation, rated sound pressure as low as 51 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating capacity at 5°F and 75% heating capacity at -13°F

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Specifications are subject to change without notice.

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SPECIFICATIONS: MXZ-SM48NAMHZ2

Cooling ¹ (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	48,000 // 48,000 // 48,000 48,000 // 48,000
	Rated Capacity	BTU/H	48,000 // 48,000 // 48,000 48,000 // 48,000
	Minimum Capacity	BTU/H	16,000 // 16,000 // 16,000 15,500 // 15,000
	Maximum Power Input	W	3,665 // 4,120 // 4,575 4,140 // 4,615
	Rated Power Input	W	3,665 // 4,120 // 4,575 4,140 // 4,615
	Power Factor (208V, 230V)	%	98.5, 98.5 // 98.5, 98.5 // 98.5, 98.5 98.5, 98.5 // 98.5, 98.5
Heating at 47°F ² (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	54,000 // 54,000 // 54,000 54,000 // 54,000
	Rated Capacity	BTU/H	54,000 // 54,000 // 54,000 54,000 // 54,000
	Minimum Capacity	BTU/H	27,000 // 27,000 // 27,000 21,150 // 15,300
	Maximum Power Input	W	3,960 // 4,455 // 4,950 4,455 // 4,950
	Rated Power Input	W	3,960 // 4,455 // 4,950 4,455 // 4,950
	Power Factor (208V, 230V)	%	98.5, 98.5 // 98.5, 98.5 // 98.5, 98.5 98.5, 98.5 // 98.5, 98.5
Heating at 17°F ³ (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	54,000 // 54,000 // 54,000 54,000 // 54,000
	Rated Capacity	BTU/H	39,000 // 40,000 // 41,000 40,000 // 41,000
	Maximum Power Input	W	6,595 // 7,335 // 8,075 7,255 // 7,915
	Rated Power Input	W	4,235 // 4,850 // 5,465 4,850 // 5,465
Heating at 5°F ⁴ (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	47,000 // 47,000 // 47,000 47,000 // 47,000
	Maximum Power Input	W	6,890 // 7,273 // 7,655 7,273 // 7,655
Efficiency (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	SEER2		23.0 // 19.5 // 16.0 18.85 // 14.7
	EER2 ¹		13.1 // 11.8 // 10.5 11.75 // 10.4
	HSPF2 (IV)		11.5 // 10.5 // 9.5 10.15 // 8.8
	COP at 47°F ²		4.0 // 3.6 // 3.2 3.6 // 3.2
	COP at 17°F at Maximum Capacity ³		2.4 // 2.18 // 1.96 2.2 // 2.0
	COP at 5°F at Maximum Capacity ⁴		2.3 // 2.2 // 2.1 2.05 // 1.8
	ENERGY STAR® Certified		Yes // Yes // No Yes // No
Electrical	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	KA	5
	Recommended Fuse/Breaker Size if Branch Box Powered by Outdoor Unit	A	45
	Recommended Fuse/Breaker Size without Branch Box or Branch Box Powered Separate	A	40
	Recommended Wire Size (Indoor - Outdoor) if Branch Box Powered by Outdoor Unit	AWG	6
	Recommended Wire Size (Indoor - Outdoor) without Branch Box or Branch Box Powered Separate	AWG	8
	MCA if Branch Box Powered by Outdoor Unit	A	51.0
	MOCP if Branch Box Powered by Outdoor Unit	A	86
	MCA without Branch Box or Branch Box Powered Separate	A	45
	MOCP without Branch Box or Branch Box Powered Separate	A	80
	Fan Motor Full Load Amperage	A	0.6+0.6

NOTES:

AHRI Rated Conditions ¹Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
 (Rated data is determined at a fixed compressor speed) ²Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
³Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

Conditions ⁴Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

¹Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

² when 1 or more PLA-A-EA7 connected

³ Branch box should be placed within the level between the outdoor unit and indoor units

⁴ 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Mid and high external static pressure tests conducted at 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

SPECIFICATIONS: MXZ-SM48NAMHZ2

Outdoor unit	Airflow Rate (Cooling / Heating)	CFM	3,885 / 3,885	
	Refrigerant Control		LEV	
	Defrost Method		Reverse Cycle	
	Heat Exchanger Type		Plate fin coil	
	Heat Exchanger Coating		Blue Fin Coating	
	Sound Pressure Level, Cooling ¹	dB(A)	51	
	Sound Pressure Level, Heating ²	dB(A)	54	
	Compressor Type		Hermetic	
	Compressor Model		ANB33FJSMT	
	Compressor Motor Output	kW	3.4	
	Compressor Rated Load Amps	A	19	
	Compressor Locked Rotor Amps	A	22.0	
	Compressor Oil Type // Charge	oz.	FV50S // 73	
	Base Pan Heater		Built-in	
	Unit Dimensions	W: In. [mm]		41-11/32 [1,050]
		D: In. [mm]		13 [330]
		H: In. [mm]		52-11/16 [1,338]
	Package Dimensions	W: In. [mm]		43 [1,090]
		D: In. [mm]		18 [450]
		H: In. [mm]		57 [1,430]
	Unit Weight	Lbs.[kg]		278 [126]
	Package Weight	Lbs.[kg]		302 [137]
	Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum) ³	°FDB	115 / 5 ^c
		Cooling Thermal Lock-out / Re-start Temperatures	°FDB	N/A / N/A
Heating Intake Air Temp (Maximum / Minimum)		°FDB	59 / -13	
Heating Thermal Lock-out / Re-start Temperatures		°FDB	-24 / -14	
Refrigerant	Pre-Charged Refrigerant Amount	Lbs, oz	10.0, 9.0	
Indoor unit connection	Maximum Number of Connected IDU with Branch Box		8 (6) ^A	
	Maximum Number of Connected IDU without Branch Box		12	
	Minimum Connected Capacity with Branch Box		12,000	
	Minimum Connected Capacity without Branch Box		24,000	
	Maximum connected capacity		62,000	
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	3/8 [9.52]	
	Gas Pipe Size O.D. (Flared)	In.[mm]	5/8 [15.88]	
	Total Piping Length when using Branch Box	Ft. [m]	492 [150]	
	Total Piping Length without Branch Box	Ft. [m]	984 [300]	
	Maximum Height Difference ^B , ODU above IDU	Ft. [m]	164 [50]	
	Maximum Height Difference ^B , ODU below IDU	Ft. [m]	131 [40]	
	Maximum Height Difference ^B , between branch boxes	Ft. [m]	49 [15]	
	Maximum Height Difference between IDU and IDU without branch box	Ft. [m]	49 [15]	
		Ft. [m]	49 [15]	
	Maximum Piping Length between ODU and Branch Box	Ft. [m]	180 [55]	
	Farthest Piping Length from ODU to IDU with Branch Box	Ft. [m]	262 [80]	
	Farthest Piping Length from ODU to IDU without Branch Box	Ft. [m]	492 [150]	
	Farthest Piping Length after Branch Box	Ft. [m]	82 [25]	
	Total Piping Length between Branch Boxes and IDU	Ft. [m]	311 [95]	
Maximum Number of Bends for IDU		15		

NOTES:

AHRI Rated Conditions ¹Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
 (Rated data is determined at a fixed compressor speed) ²Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
 ³Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

Conditions ⁴Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

^{*}Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

^A when 1 or more PLA-A-EA7 connected

^B Branch box should be placed within the level between the outdoor unit and indoor units

^C 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Mid and high external static pressure tests conducted at 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

OUTDOOR UNIT ACCESSORIES: MXZ-SM48NAMHZ2

Air Deflector	Vertical Air Deflector	ADV-1
Air Outlet Guide	Air Outlet Guide (1 Piece)	PAC-SH96SG-E (two pieces are required)
Ball Valve	Refrigeration Ball Valve - 1/2"	BV12FFSI2
	Refrigeration Ball Valve - 1/4"	BV14FFSI2
	Refrigeration Ball Valve - 3/8"	BV38FFSI2
	Refrigeration Ball Valve - 5/8"	BV58FFSI2
Branch Box	3 Port Branch Box	PAC-MKA32BC
	3 Port Branch Box	PAC-MKA33BC
	5 Port Branch Box	PAC-MKA52BC
	5 Port Branch Box	PAC-MKA53BC
	Branch Box Enclosure	BBE-1
Centralized Drain Pan	Central Drain Pan	PAC-SH97DP-E
Control Wire	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-1000
	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-250
Control/Service Tool	Maintenance Tool Interface	PAC-USCMS-MN-1
Distribution pipe	Brazed Connection	MSDD-50BR-E
	Flare Connection	MSDD-50AR-E
Drain Socket	Drain Socket	PAC-SG60DS-E
Hail Guards	Hail Guard	HG-A2
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 24" x 42" x 3"	ULTRILITE2
Port Adaptor	Adaptor: 1/2" x 3/8"	MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	MAC-A456JP-E
	Adaptor: 1/4" x 3/8"	PAC-493PI
	Adaptor: 3/8" x 1/2"	MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	PAC-SG76RJ-E
Stand	18" Dual Fan Stand	QSMS1802M
	24" Dual Fan Stand	QSMS2402M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
	Outdoor Unit Stand — 12" High	QSMS1202M
Wind Baffle	Front Wind Baffle	WB-PA3 (two pieces are required)

Project Address: 50 Austin Street
Permit Requested: Certificate of Approval
Application: Public Hearing #4

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence C (GRC)
- Land Use: Residential
- Land Area: 6,180SF +/-
- Estimated Age of Structure: c. 1810
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: Austin Street
- Unique Features: N/A
- Neighborhood Association: The South End

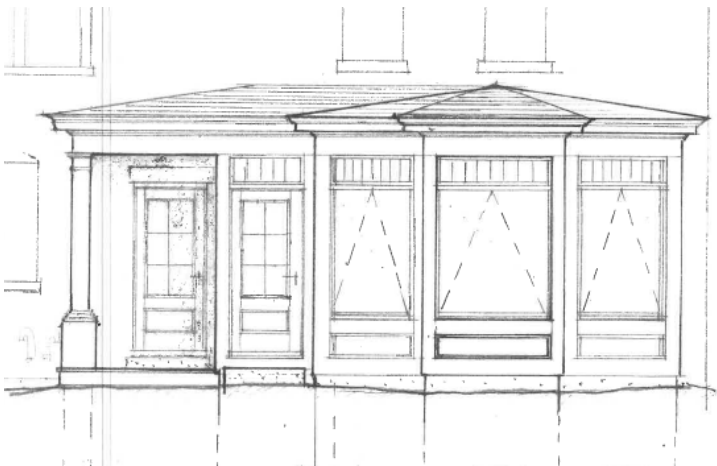


B. Proposed Work: The construction of a rear sunroom addition and covered entry.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Rear sunroom addition
- Adjacent covered entry



**HISTORIC
SURVEY
RATING
C**

D. Purpose and Intent:

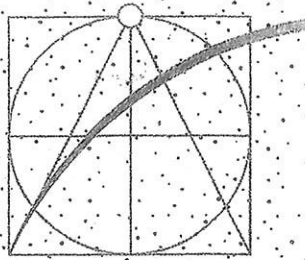
1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare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

E. Review Criteria/Findings of Fact:

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

AUSTIN

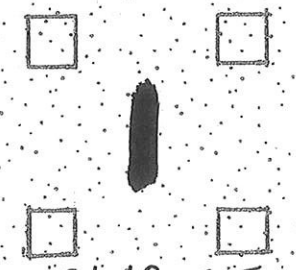
STREET



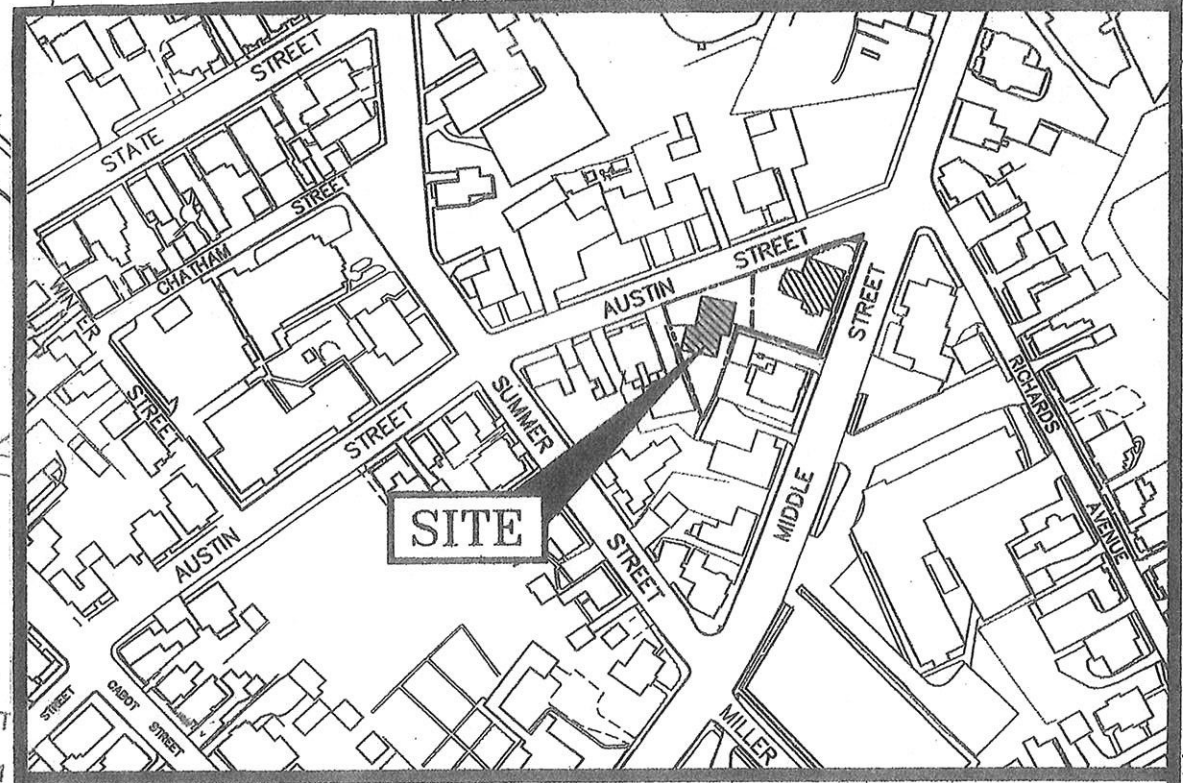
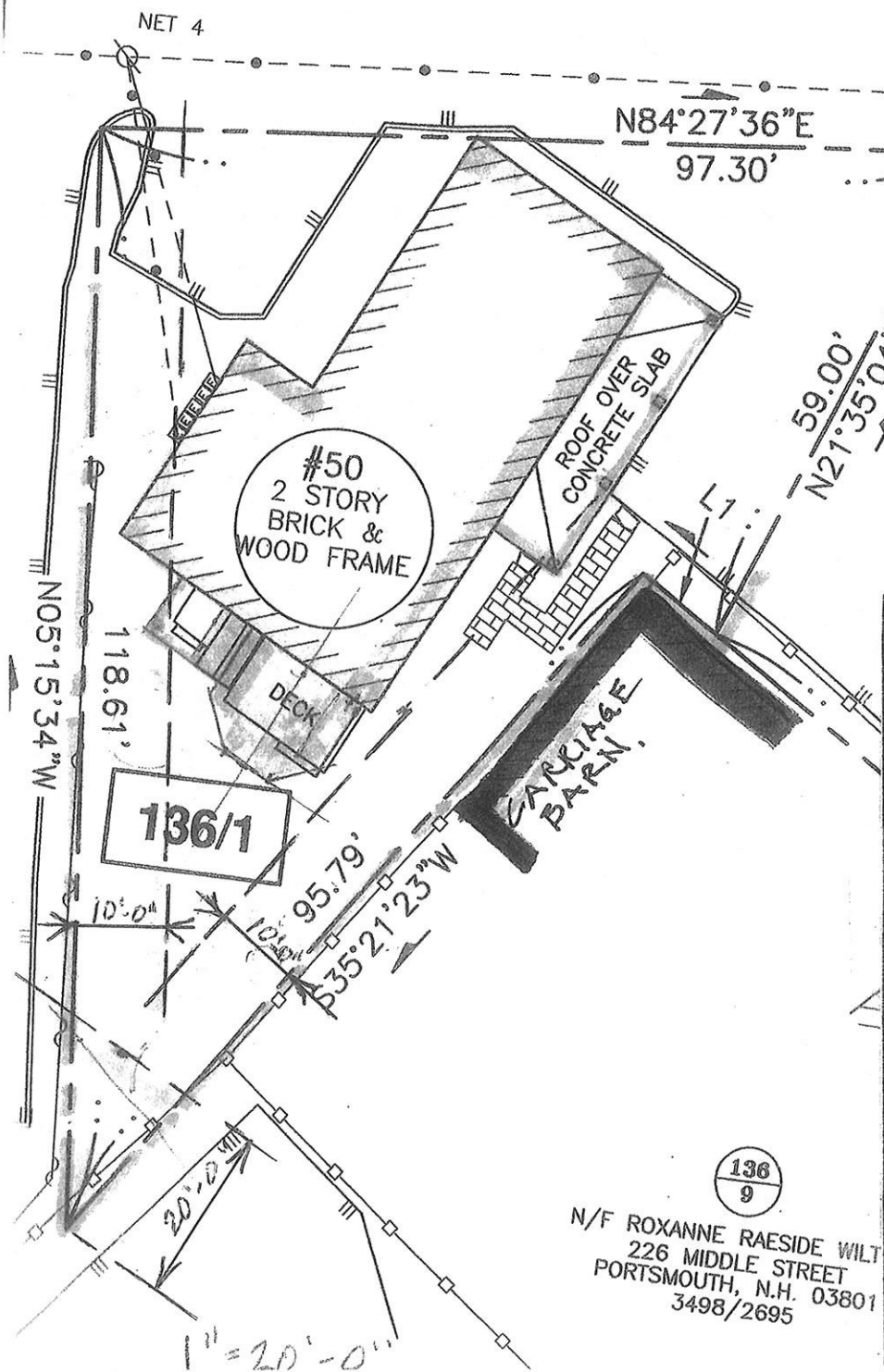
RAWLING
DESIGN
ASSOCIATES
DESIGNERS • PLANNERS

411 Middle Street
Portsmouth NH 03801
603.430.4013

50 AUSTIN ST.
PORTSMOUTH, NH
ADDITION
ENCLOSED PORT



01.18.25



LOCATION MAP

1" = 200'

136
9

N/F ROXANNE RAESIDE WILT
226 MIDDLE STREET
PORTSMOUTH, N.H. 03801
3498/2695

10.521 Table of Dimensional Standards – Residential and Mixed Residential Districts

	R	SRA	SRB	GRA	GRB	GRC	GA/MH	MRO	MRB	50 AUSTIN
Minimum Lot Dimensions										
Lot area	5 acres	1 acre	15,000 sf	7,500 sf	5,000 sf	3,500 sf	5 acres	7,500 sf	7,500 sf	6247sf 62474
Lot area per dwelling unit	5 acres	1 acre	15,000 sf	7,500 sf	5,000 sf	3,500 sf	10,000 sf	7,500 sf	7,500 sf	
Continuous street frontage	NA	150'	100'	100'	80'	70'	N/A	100'	100'	97.30'
Depth	NA	200'	100'	70'	60'	50'	N/A	80'	80'	119' varies
Minimum Yard Dimensions										
Front	50'	30'	30' ¹	15'	5'	5'	30' ¹	5'	5' ¹	Coverage exist - 1149sf
Side	20'	20'	10'	10'	10'	10'	25'	10'	10'	1448sf
Rear	40'	40'	30'	20'	25'	20'	25'	15'	15'	1692sf
Maximum Structure Dimensions										
Structure height	35'	35'	35'	35'	35'	35' ²	35' ²	40'	40'	Addition - 200sf
Roof appurtenance height	8'	8'	8'	8'	8'	8'	8'	10'	10'	244sf
Building coverage	5%	10%	20%	25%	30%	35%	20%	40%	40%	27%
Minimum open space	75%	50%	40%	30%	25%	20%	50%	25%	25%	4552sf

NA = Not Applicable NR = No Requirement

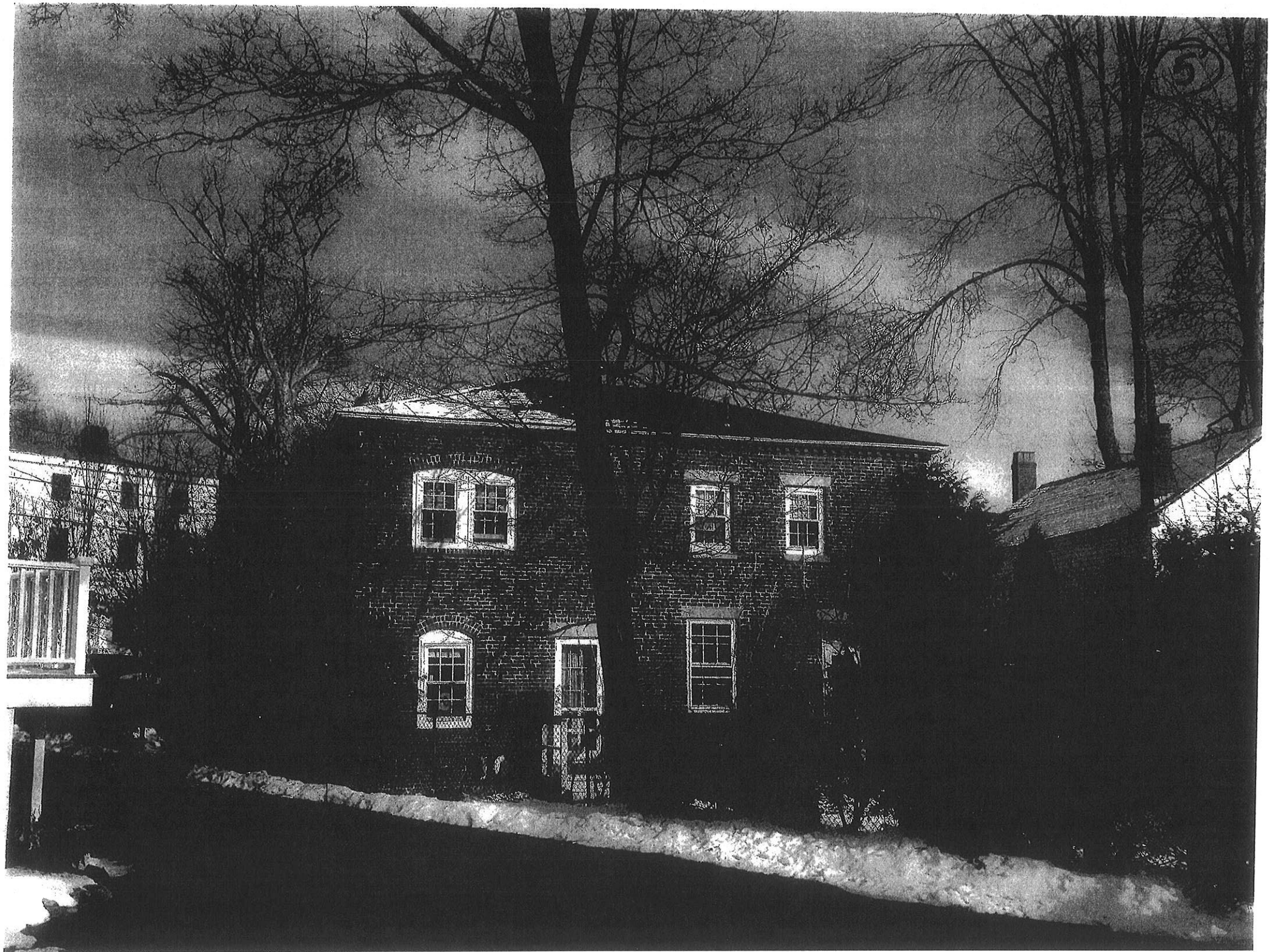
Notes:

1. See Section 10.533 for special requirements on Lafayette Road.
2. Within the General Residence C and Garden Apartment/Mobile Home Park districts an additional 8' of height may be added to the maximum structure height in order to provide for multifamily dwellings that include vehicular parking spaces located within the residential building itself, if the additional height results in increased open space when compared to a site plan showing what open spaces would remain if required parking spaces were located in the open and in accessory structures.



3



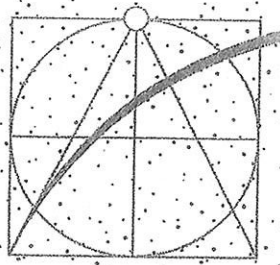






NEW TO MATCH





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DESIGN
ASSOCIATES

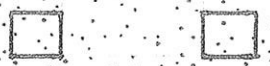
DESIGNERS • PLANNERS

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50 AUSTIN ST.
PORTSMOUTH, NH
ADDITION
ENCLOSED PERCH



9



01.18.25

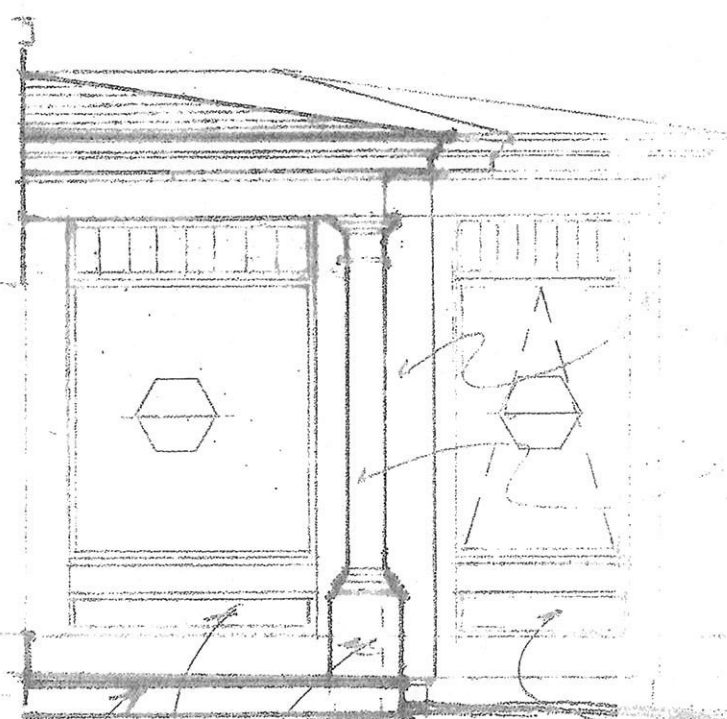


1
A-1

GARDEN ELEVATION

1/4" = 1'-0"

01.18.25
 - DOOR ADDED
 • WINDOW MODIFIED



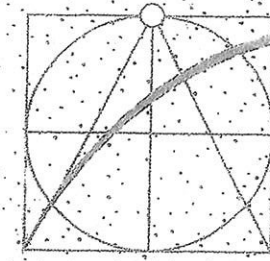
1 FRONT ELEVATION



MATCH WINDOW DOOR & TRANSOM DETAILS

CLAWN. 4364. 34 7/16" DOOR

2 SIDE ELEVATION



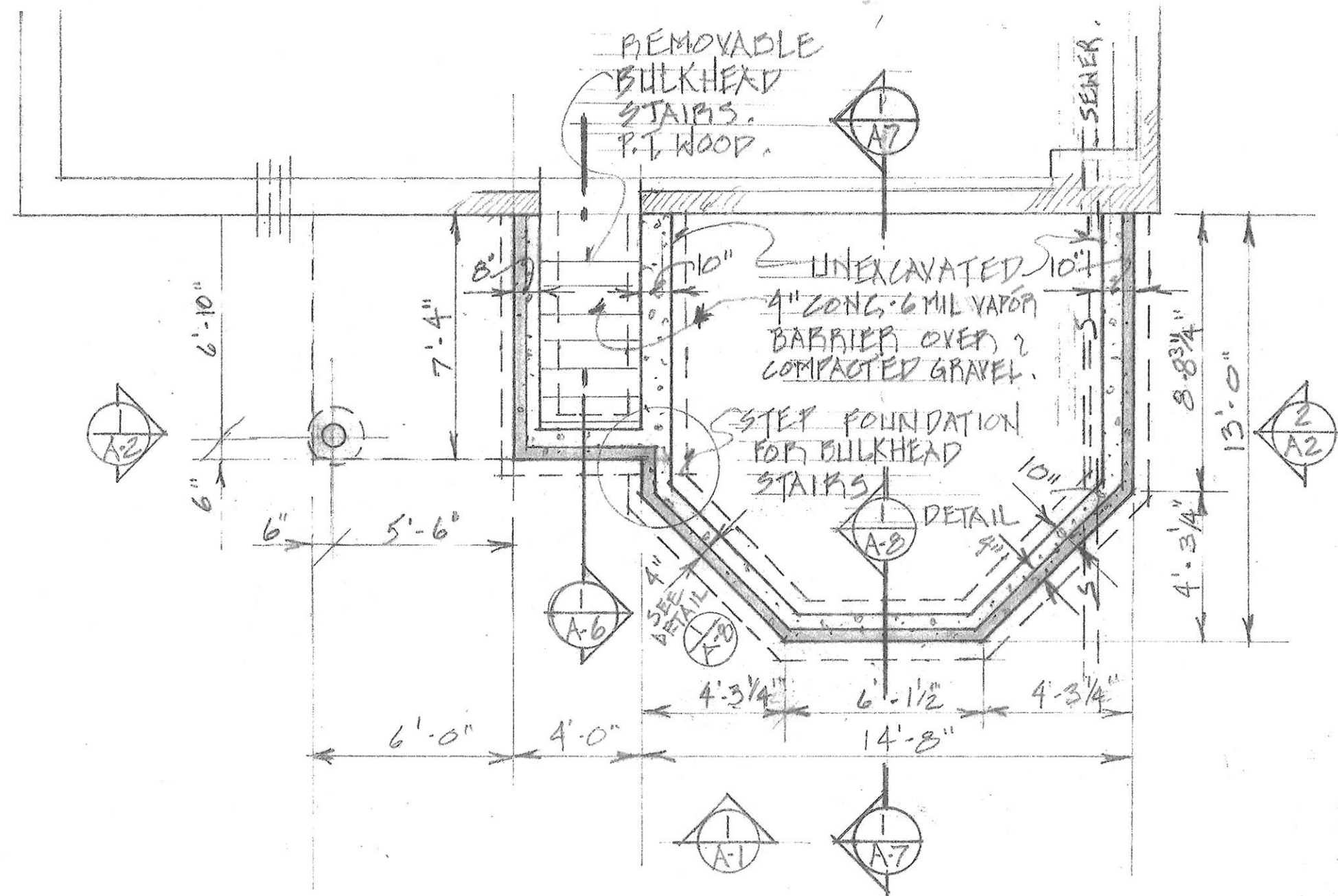
RAWLING DESIGN ASSOCIATES
 DESIGNERS • PLANNERS

411 Middle Street
 Portsmouth NH 03801
 603.430.4013

50 ALBERT ST.
 PORTSMOUTH, NH
 ENCLOSED PORCH

10
 01.18.25

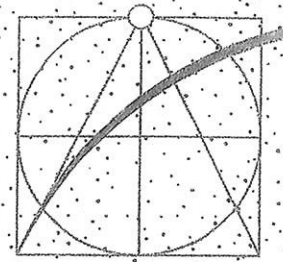
1.5



1
A-3

FOUNDATION PLAN

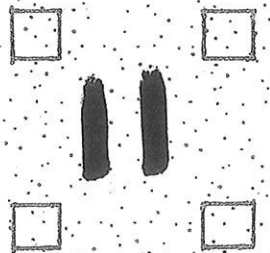
1/4" = 1'-0"



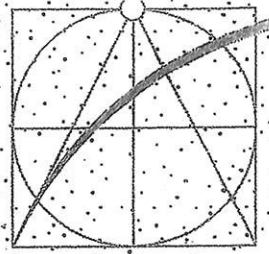
**RAWLING
DESIGN
ASSOCIATES**
DESIGNERS • PLANNERS

411 Middle Street
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50 AUSTIN ST
PORTSMOUTH, NH
ENCLOSURE



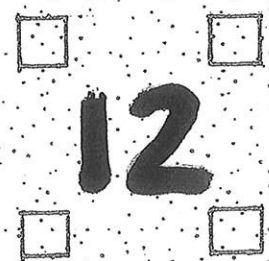
01.18.25



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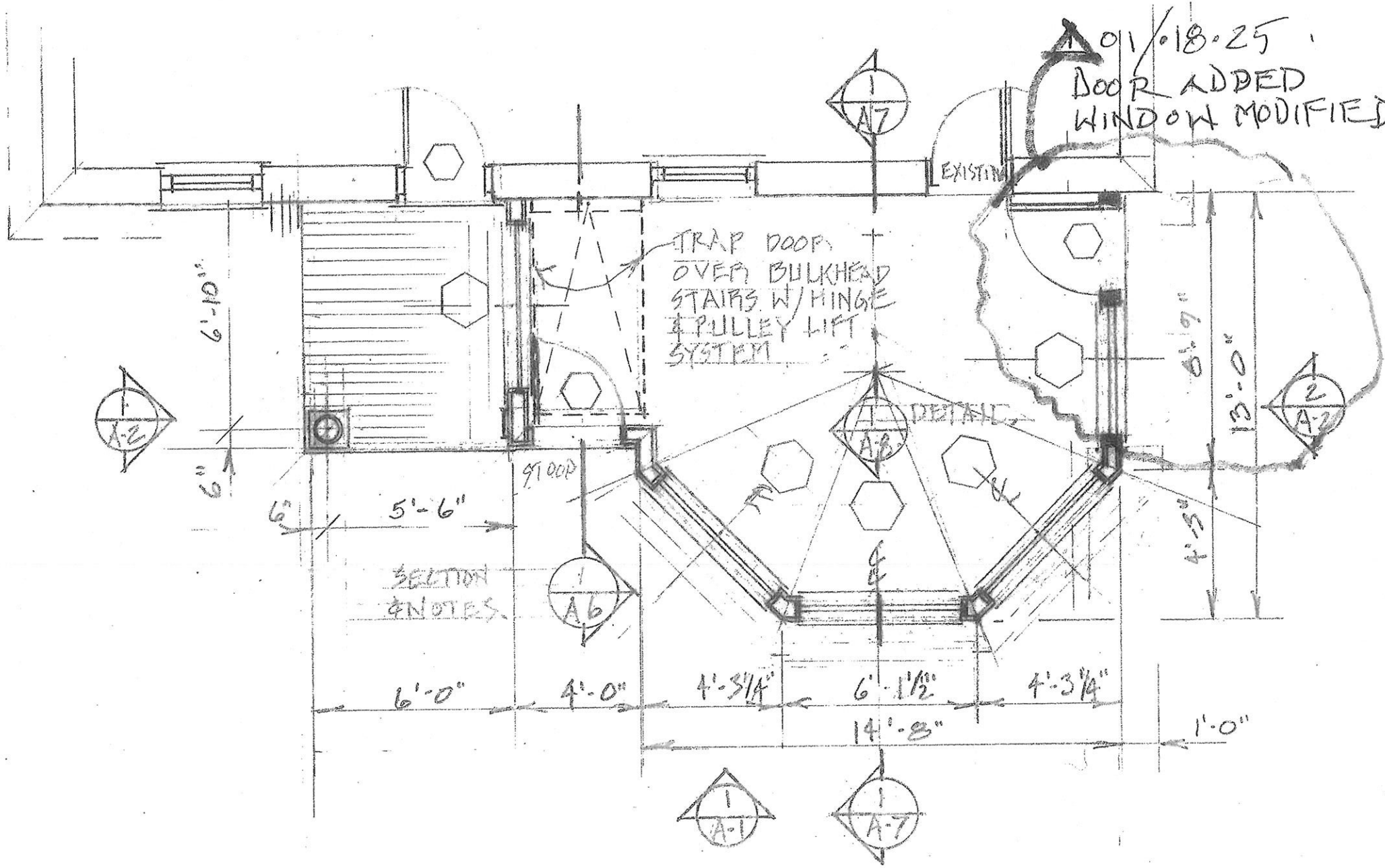
50 AUSTIN ST.
PORTSMOUTH, NH
ENCLOSURE FOR CH



12

01.18.25

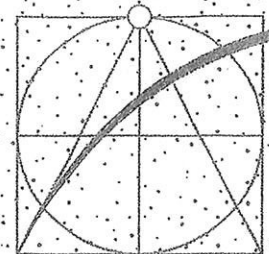
01.18.25
DOOR ADDED
WINDOW MODIFIED



1
A-4

FLOOR PLAN

1/4" = 1'-0"



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DESIGN
ASSOCIATES

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603.430.4013

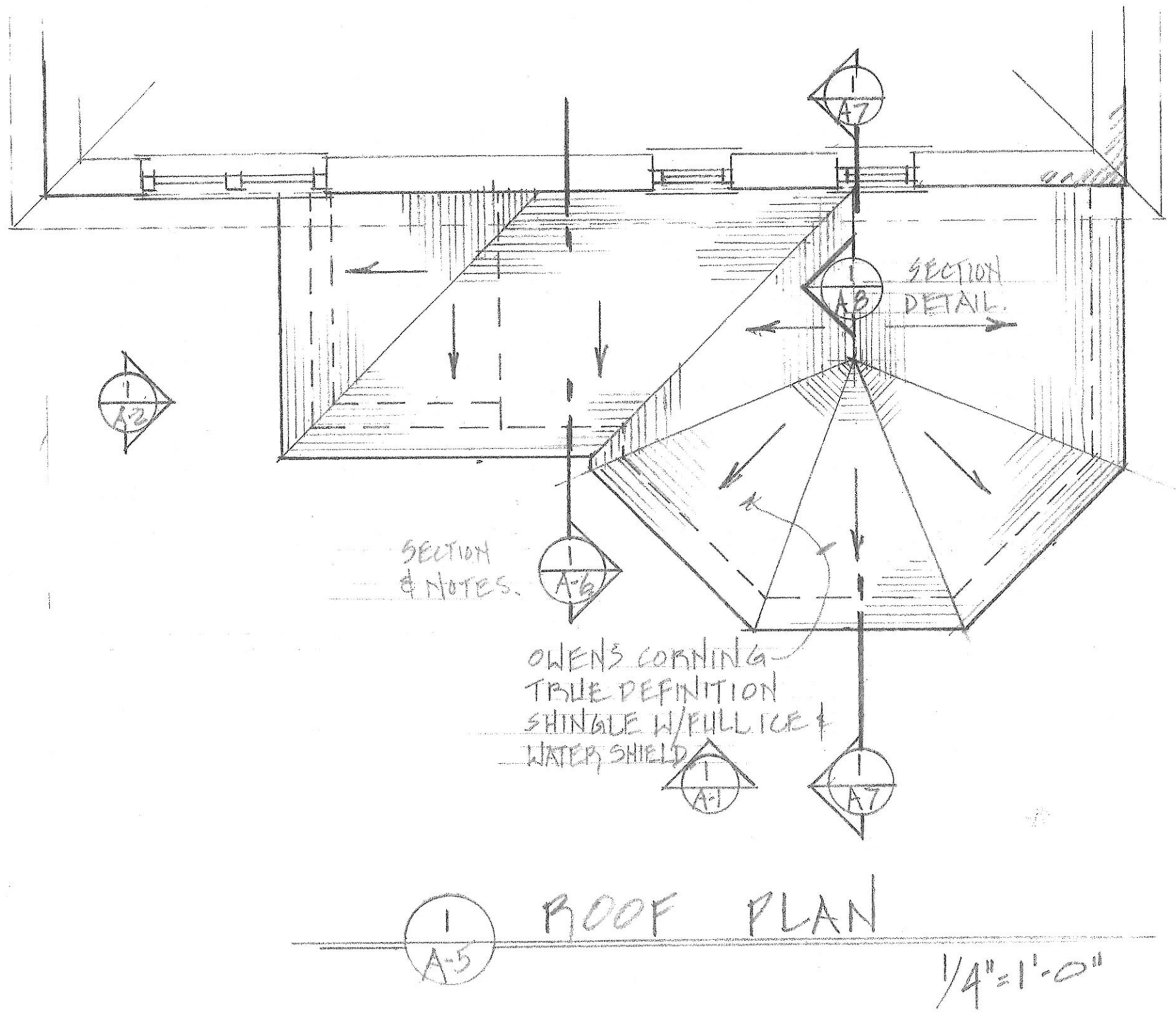
50 AUSTIN ST.
PORTSMOUTH, NH
ADDITION ON
ENCLOSED PORCH

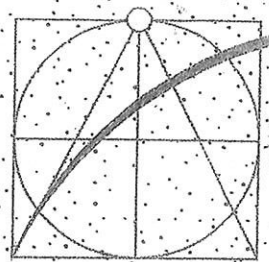
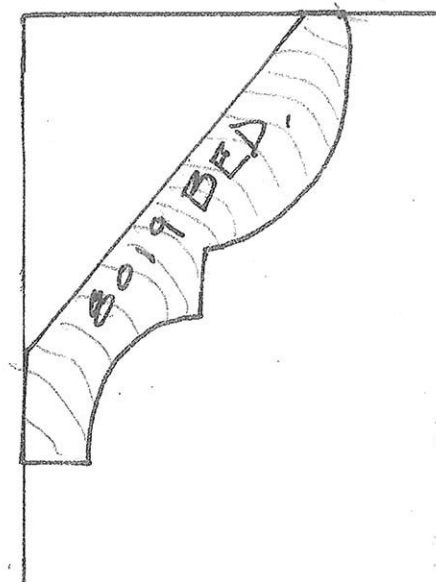
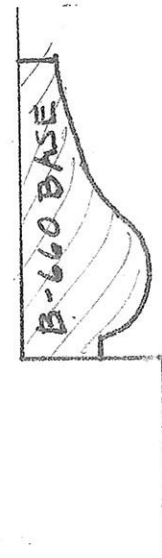
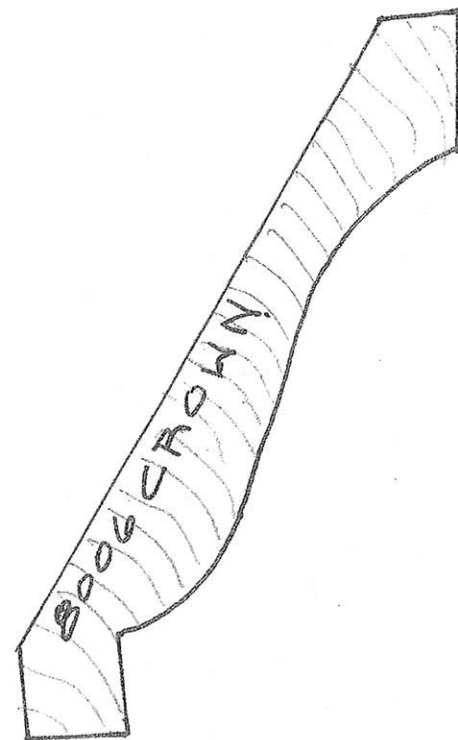
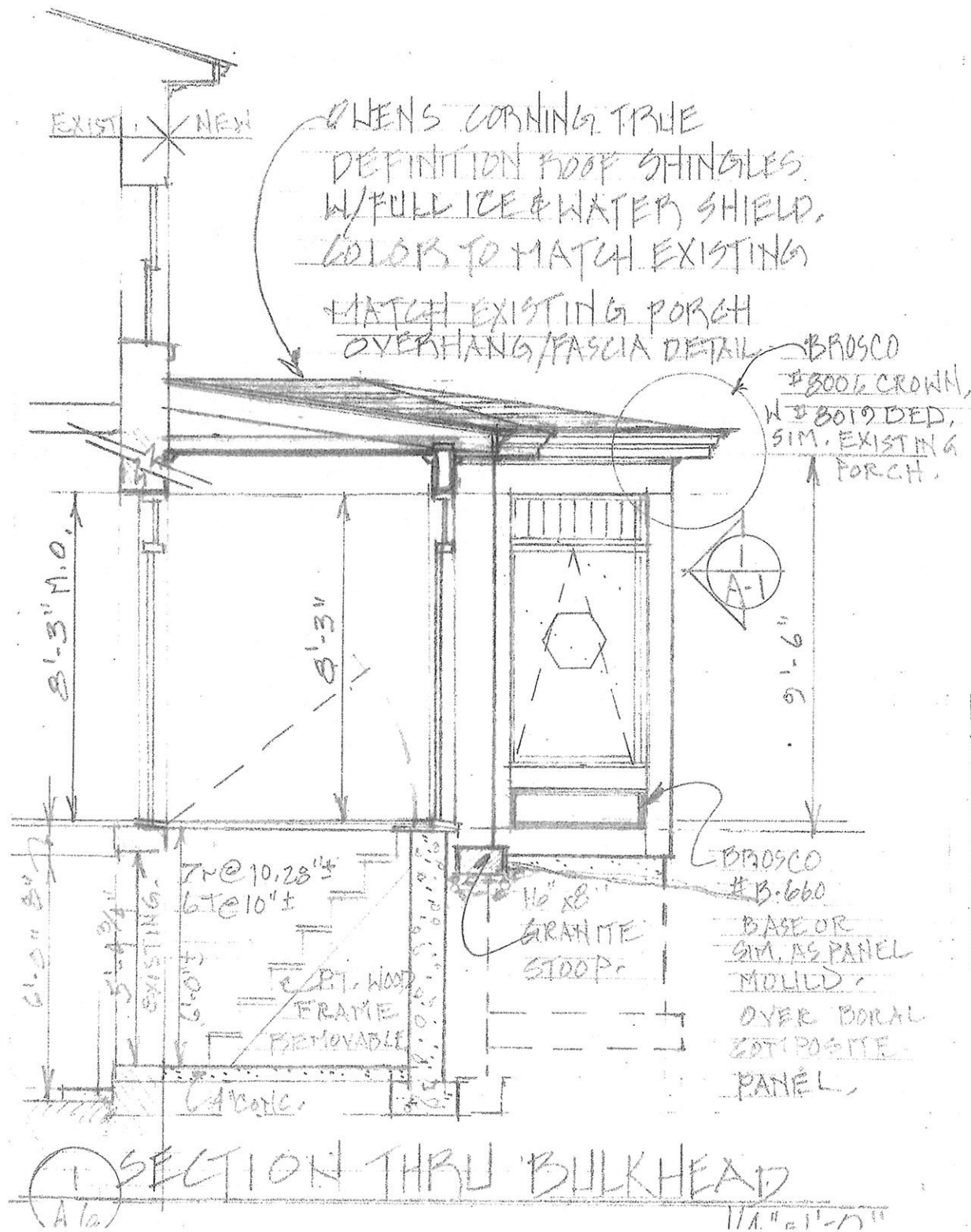


13



01.18.25





RAWLING
DESIGN
ASSOCIATES

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603.430.4013

50 ALLEY ST.
PORTSMOUTH, NH
ENCLOSURE PORCH



01.18.25

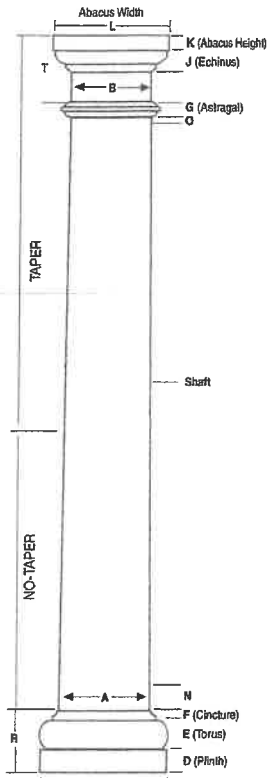
Round Tapered PERMACast® Columns

COL. SIZE	A	B	C	D	E	F	G	J	K	L	O	N	R	T	LENGTHS AVAIL. (ft.)
6"	5 1/4"	4 3/4"	9"	1 1/4"	1 1/4"	3/8"	3/4"	1 1/4"	1 3/8"	8"	1"	6 1/4"	3 3/8"	4 3/8"	4,6,8
8"	7"	6 1/4"	10 1/2"	1 7/8"	1 3/4"	3/4"	3 3/8"	1 1/4"	1 1/2"	9 1/4"	1 1/2"	2 1/4"	4 1/4"	4 1/4"	5,6,8,10,12
10"	9"	8 1/4"	13 1/2"	2 1/8"	2 1/4"	3/4"	1 1/2"	1 1/4"	1 3/4"	11 1/4"	1 1/2"	2 3/4"	5 1/4"	5"	6,8,10,12,14
12"	11 1/4"	9 3/4"	16 1/2"	2 3/4"	2 3/4"	7/8"	1 3/4"	1 3/4"	2 1/4"	13 3/4"	3/4"	2 3/4"	6 1/4"	5 3/4"	8,10,12,14,16,18
14"	13 1/4"	11 1/4"	19 1/2"	3 3/8"	3 3/8"	1 1/8"	1"	2"	2 1/4"	17"	1 1/2"	2 3/4"	7 1/4"	7"	9,10,12,14,16,18
16"	15 1/4"	13 3/8"	22"	3 3/4"	3 3/4"	1 1/4"	1 3/4"	2 1/4"	2 3/4"	19 1/4"	1"	3"	8 3/4"	8"	10,12,14,16,18,20
18"	17 1/4"	15 1/4"	24 1/2"	4"	4"	1 1/2"	1 3/4"	2 3/4"	3"	22 1/4"	1 1/2"	10 3/4"	9 1/4"	8 3/4"	8,10,12,14,16,18,20,22,24,26
20"	19 1/4"	17 1/4"	27"	4 3/4"	4 3/4"	2"	1 3/4"	2 3/4"	3 3/8"	24 1/4"	1 1/2"	10 3/4"	11 1/4"	9"	10,12,14,16,18,20,22,24
22"	21 1/4"	19 1/4"	30 1/2"	5"	5"	2 1/8"	1 3/4"	3"	3 3/4"	27 1/4"	1 1/2"	10 3/4"	12"	10 3/4"	16,18,20,22,24,26
24"	23 1/4"	21 1/4"	33 1/2"	6"	5 3/4"	2 1/4"	2"	3 1/2"	4"	30 1/4"	1 1/2"	10 3/4"	13 1/4"	11 1/4"	12,14,16,18,20,22,24,26,28,30
28"	28"	24 1/4"	38"	6 3/4"	6 1/4"	2 3/4"	2 1/4"	3 3/4"	4 1/4"	33 1/4"	1 1/2"	10 3/4"	15 1/4"	11 3/4"	20,22,24,26,28
30"	29 1/4"	26 1/4"	41 1/4"	6 3/4"	5 3/4"	2 1/2"	3"	4"	4 3/4"	38 1/4"	1 1/2"	10 3/4"	14 3/4"	14 3/4"	20,22,24,26,28,30

*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. See page 16 for Parallel dimensions. See page 18 for Decorative Capital dimensions. □ Standard Fluted Column (Fluted in mold)

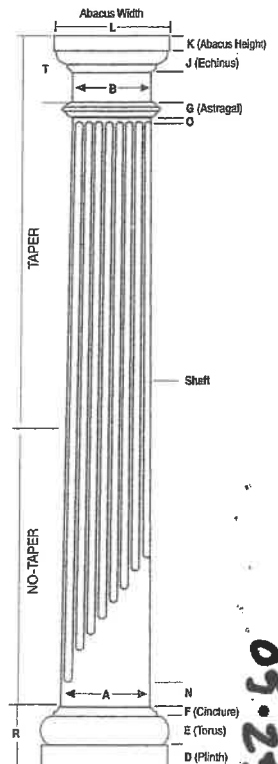
• Split columns are not load bearing.

Poly Tuscan Cap



Poly Tuscan Base Plain Column

Poly Tuscan Cap



Poly Tuscan Base Fluted Column

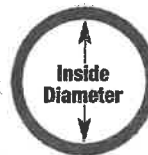
COLUMN-LOC®

Column-Loc® creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and delivers wind uplift resistance especially important in coastal and high wind areas. Currently available for 8" and 10" round (tapered and no-taper) and square PermaCast® columns. Kits are available with and without threaded rod in lengths up to 12'.



ROUND PERMACAST® INSIDE DIMENSIONS

Inside dimension may vary up to 1/8". Splitting a column will decrease inside dimension 1/8".



COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3 3/8"	4 1/8"
8"	5 1/4"	6 1/4"
10"	7 1/4"	8 1/4"
12"	8 3/4"	10 3/4"
14"	10 1/4"	12 1/4"
16"	12 1/4"	15"
18"	14 1/4"	16 3/4"
20"	16 1/4"	18 3/4"
22"	18 3/4"	20 3/4"
24"	20"	22 3/4"
28"	22 1/4"	26 3/4"
30"	25 1/4"	28 3/4"

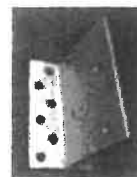
*Plain columns only

PLUMB-FIT®

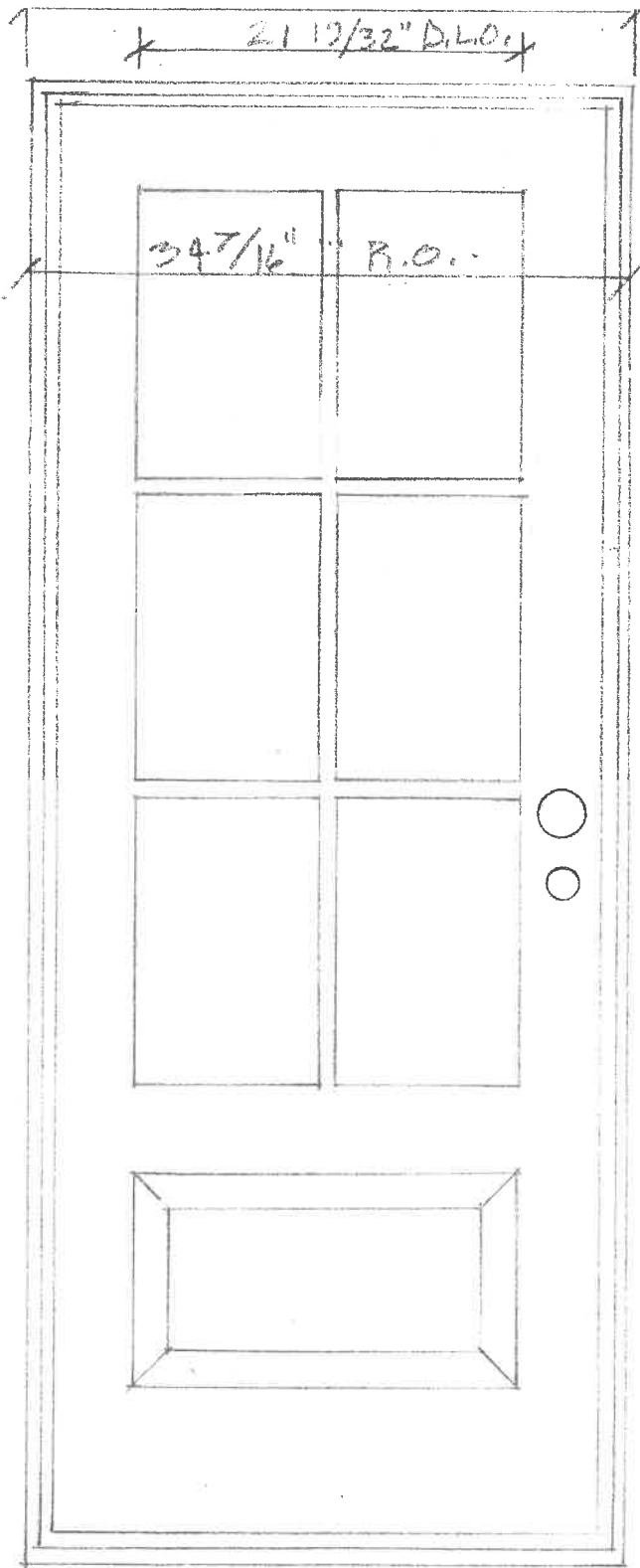
To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap come with the Plumb-Fit® patented (Patent 9689674) installation system included.

ROUND PERMACAST® PORCH INSTALLATION BRACKET

The HB&G Porch Installation Bracket includes the bracket and all required hardware. The bracket fits 20" - 30" Plain Round PermaCast® Columns and will secure a 2nd story porch to our PermaCast® Columns. Three brackets are required for each column.



05-25-20
14



$49 \frac{23}{64}$ P.L.O.
 $5 \frac{1}{2}$ P.L.O.

THERMA-TRU FIBER GLASS - 50L W/GPAs
 LEAD GLASS - SIMULATED DIVIDED LIGHTS W/ BRONZE
 GRILLS BETWEEN GLASS CONTAIN MULTIPASS

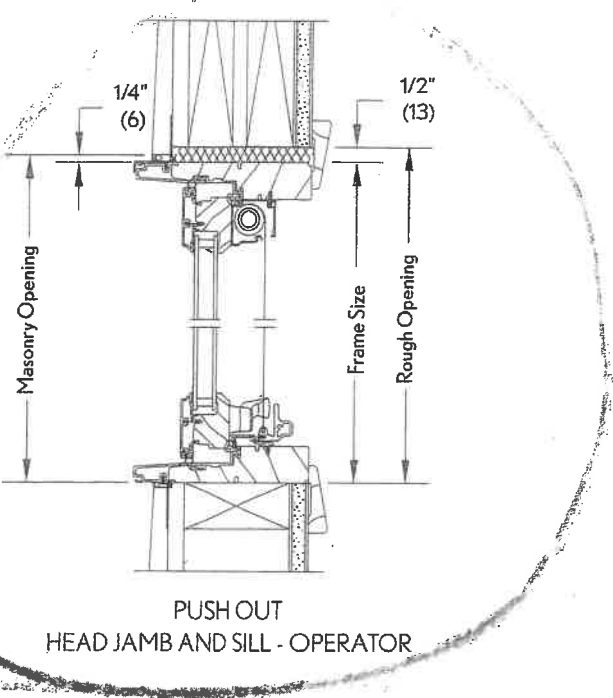
15
 05-23-2

16
05.23.2

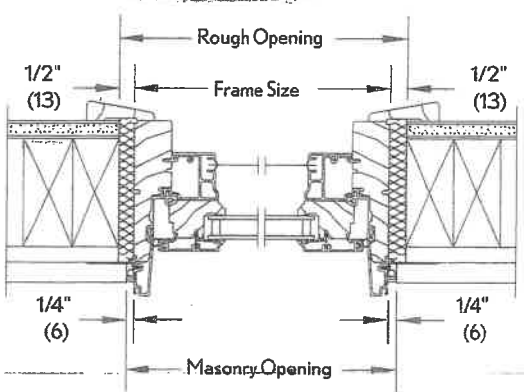
Marvin

CLAD ULTIMATE PUSH OUT AWNING

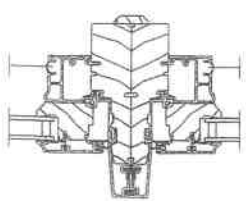
CONSTRUCTION DETAILS



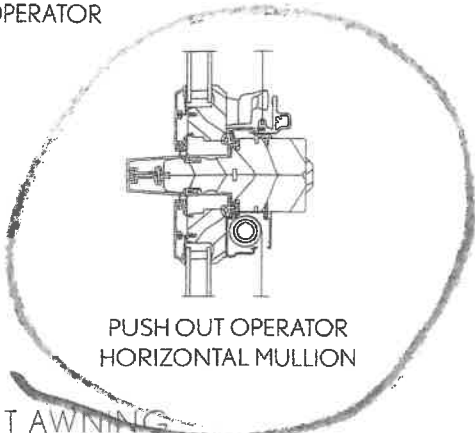
PUSH OUT HEAD JAMB AND SILL - OPERATOR



PUSH OUT JAMB - OPERATOR



PUSH OUT OPERATOR VERTICAL MULLION



PUSH OUT OPERATOR HORIZONTAL MULLION



PUSH OUT VERTICAL MULLION

CLAD ULTIMATE AWNING/PUSH OUT AWNING

Max. Opp. (mm)	Rel. Opp. (mm)	Frame Size (mm)	Glass Size (mm)	Product Code
1-4 1/2 (419)	1-5 (431)	1-4 (406)	11 9/32 (287)	CJAWN1614 CUPAWN1614
1-6 1/2 (469)	1-7 (482)	1-6 (487)	13 9/32 (337)	CJAWN1814 CUPAWN1814
1-8 1/2 (520)	1-9 (533)	1-8 (508)	15 9/32 (388)	CJAWN2014 CUPAWN2014
2-1 1/2 (622)	2-1 (635)	2-0 (609)	19 9/32 (490)	CJAWN2414 CUPAWN2414
2-2 1/2 (673)	2-3 (688)	2-2 (660)	21 9/32 (541)	CJAWN2614 CUPAWN2614
2-4 1/2 (723)	2-5 (736)	2-4 (711)	23 9/32 (591)	CJAWN2814 CUPAWN2814
2-6 1/2 (774)	2-7 (787)	2-6 (762)	25 9/32 (642)	CJAWN3014 CUPAWN3014
2-8 1/2 (825)	2-9 (838)	2-8 (812)	27 9/32 (693)	CJAWN3214 CUPAWN3214
3-1 1/2 (927)	3-1 (939)	3-0 (914)	31 9/32 (795)	CJAWN3614 CUPAWN3614
3-4 1/2 (1028)	3-5 (1041)	3-4 (1016)	35 9/32 (896)	CJAWN4014 CUPAWN4014
				CJAWN4016 CUPAWN4016
				CJAWN3616 CUPAWN3616

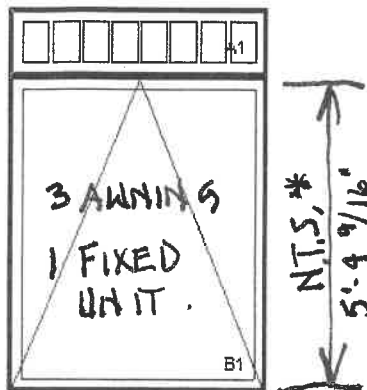
W/5LT.

BAY & COVERED PORCH.

Maher, Sky
 awnings

Quote Number: GMFJTYH

MARVIN



As Viewed From The Exterior

Entered As: Size by Units
 RO 61" X ~~86 3/4"~~
 Egress Information A1, B1
 No Egress Information available.

B1 - AWNINGS
 W/AWN ~~7264T~~
 6064T.

* REPRESENTATIONAL
 DIAGRAM - UNIT
 MODIFIED LENGTH &
 OPERATIONS TO
 1 FIXED UNIT.

1W2H - Rectangle Assembly
 Assembly Rough Opening
 61" X 86 3/4"

Unit: A1
 Ultimate Awning - Stationary
 CN 6016
 Rough Opening 61" X 15 5/8"
 Frame Size 60" X 15 1/8"
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 3/4"
 Low E2
 Capillary Tube
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 8W1H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 White Weather Strip
 Solid Wood Covers

Unit: B1
 Ultimate Awning - Roto Operating
 CN 6072
 Rough Opening 61" X ~~71 5/8"~~
 Frame Size 60" X ~~71 1/8"~~
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 in - 1 Lite
 Tempered Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 White Weather Strip
 Matte Black Folding Handle
 Matte Black Multi - Point Lock
 Aluminum Screen
 White Surround
 Charcoal Hi-Transparency Fbrgls Mesh
 Standard Mull Charge
 6 9/16" Jambs
 AL Nailing Fin
 ***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.
 ***Note: Capillary tubes will be added to ALL Low E glass types without Argon.
 ***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit:			
Qty: 1				

MARVIN

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Inswing French Door 4 9/16" - X Left Hand
 CN 2868
 Rough Opening 34 7/16" X 82 1/2"
 Traditional Panels
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 3W3H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Stamped Raised Panel Visible Panel Height 12 1/64"

05.23.20
 (17)

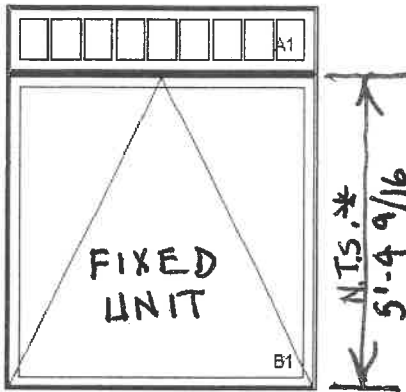
R. SIDE ELEVATION

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #3	Mark Unit: 5 mullid unit			
Qty: 1				

MARVIN



Entered As: Size by Units
 RO 73" X ~~86 3/4"~~
 Egress Information A1, B1
 No Egress Information available.

**FIXED UNIT
 7264T.**

***REPRESENTATIONAL
 DIAGRAM - B1 UNIT
 MODIFIED LENGTH &
 OPERATION TO FIXED.**

- Stone White Clad Exterior
- Painted Interior Finish - White - Pine Interior
- 1W2H - Rectangle Assembly
- Assembly Rough Opening 73" X ~~86 3/4"~~
- Unit: A1
- Ultimate Awning - Stationary
- CN 7216
- Rough Opening 73" X 15 5/8"
- Frame Size 72" X 15 1/8"
- Stone White Clad Sash Exterior
- Painted Interior Finish - White - Pine Sash Interior
- IG - 3/4"
- Low E2
- Capillary Tube
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Special Cut 9W1H
- Stone White Clad Ext - Painted Interior Finish - White - Pine Int
- Ogee Interior Glazing Profile
- Standard Bottom Rail
- White Weather Strip
- Solid Wood Covers

- Unit: B1
- Ultimate Awning - Roto Operating
- CN 7272
- Rough Opening 73" X ~~71 1/8"~~ **5'-4 9/16"**
- Frame Size 72" X 71 1/8"
- Stone White Clad Sash Exterior
- Painted Interior Finish - White - Pine Sash Interior
- IG - 1 in - 1 Lite
- Tempered Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- Standard Bottom Rail
- White Weather Strip
- Matte Black Folding Handle
- Matte Black Multi - Point Lock
- Aluminum Screen
- White Surround
- Charcoal Hi-Transparency Fbrgls Mesh
- Standard Mull Charge
- 6 9/16" Jambs
- AL Nailing Fin
- ***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.
- ***Note: Capillary tubes will be added to ALL Low E glass types without Argon.
- ***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: 5 mullid unit			
Qty: 4				

- Stone White Clad Exterior
- Painted Interior Finish - White - Pine Interior

05.23.20
 18

Project Address: 101 Market Street
Permit Requested: Certificate of Approval
Application: Public Hearing #5



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5 and Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 0 SF +/-
- Estimated Age of Structure: c. 1803
- Building Style: Federal
- Number of Stories: 4 Facing Market Street and 6 Facing Ceres Street
- Historical Significance: Focal
- Public View of Proposed Work: Ceres Street
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work: Replace the rear slate roof with asphalt shingles.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement roofing



**HISTORIC
SURVEY
RATING

F**

D. Purpose and Intent:

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

E. Review Criteria/Findings of Fact:

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



Dear Members of the Portsmouth Historic District Commission,

I am writing to provide a professional assessment regarding the proposed replacement of the existing slate roofing with asphalt shingles on the property located at **Ceres Street Side of 101 Market Street**. As a roofing expert with extensive experience in historic preservation and modern roofing solutions, I have carefully evaluated the specific conditions of this property and offer the following considerations in support of the proposed change:

1. Uniformity and Aesthetic Harmony

The roof of this property currently consists of two sections: one with slate roofing and the other with asphalt shingles. This creates a visual inconsistency that impacts the overall architectural integrity of the building. Replacing the slate section with asphalt shingles will ensure a cohesive and historically appropriate appearance while maintaining the visual harmony of the structure within the historic district.

2. Safety Considerations

Slate tiles, while durable, are significantly heavier than asphalt shingles and can become a safety hazard over time. Given that the roof in question is situated above sidewalks and pedestrian areas, the risk of slate tiles cracking, dislodging, and falling presents a **real public safety concern**. Asphalt shingles are lighter and do not pose the same risk of hazardous falling debris, ensuring a safer environment for pedestrians and property owners.

3. Maintenance and Repair Efficiency

While slate is long-lasting, it requires specialized skills for maintenance and repairs, which can be expensive and time-consuming. Replacing broken or missing slate tiles often necessitates sourcing compatible materials and hiring skilled professionals, making ongoing upkeep a challenge. In contrast, asphalt shingles are **more efficient to install, repair, and replace**, ensuring the long-term sustainability and integrity of the roof with minimal disruption or cost.

4. Cost-Effectiveness

Slate roofing carries significant costs for both initial installation and ongoing maintenance. Additionally, some older structures may require reinforcement to support the added weight of slate, increasing costs further. Asphalt shingles provide a **cost-effective alternative without sacrificing durability or historical character**, allowing property owners to allocate resources toward other necessary preservation efforts.

5. Historical Precedent & Use of Approved Architectural Asphalt Shingles

The use of historically accurate asphalt shingles has been previously **approved for other buildings in Portsmouth's historic district**, establishing a precedent for their appropriate use. The proposed **architecturally designed shingles are meant to replicate the appearance of traditional roofing** while offering the benefits of modern roofing materials. These shingles have been utilized in other historic district properties and maintain the visual character expected in Portsmouth's preservation efforts.

Conclusion:

Replacing the existing slate roofing with asphalt shingles offers several **key benefits**, including **aesthetic uniformity, improved safety, ease of maintenance, cost-effectiveness, and adherence to historical precedent** through the use of **previously approved, historically accurate materials**. This change will not only enhance the building's appearance but also contribute to the long-term preservation and sustainability of the structure within Portsmouth's historic district.

Thank you for your time and consideration. I appreciate the opportunity to present this professional assessment and look forward to your review of this proposal.

Sincerely,

Al Desjardins

President/Exeter Roofing Corp.



1.0 Item 11(Picture) slate



1.0 Item 12(Picture) slate



1.0 Item 21(Picture) falling parapet wall



1.0 Item 22(Picture) slate



1.0 Item 23(Picture) slate



1.0 Item 24(Picture) open chimneys

Project Address: 87 Market Street
Permit Requested: Certificate of Approval
Application: Public Hearing #6



A. Property Information - General:

Existing Conditions:

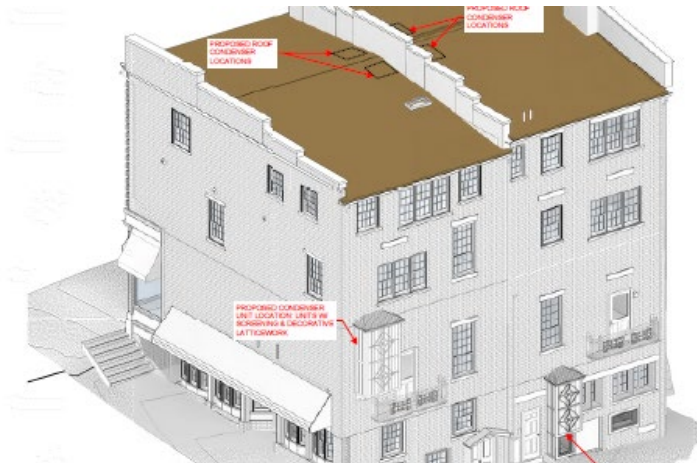
- Zoning District: Character District 5 and Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 0 SF +/-
- Estimated Age of Structure: c. 1803
- Building Style: Federal
- Number of Stories: 4 Facing Market Street and 6 Facing Ceres Street
- Historical Significance: Focal
- Public View of Proposed Work: Ceres Street
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work: The removal and reinstallation of HVAC equipment (condensers with screening)

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- HVAC installation



**HISTORIC
SURVEY
RATING
F**

D. Purpose and Intent:

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

E. Review Criteria/Findings of Fact:

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

Revision & Reissue Notes

Rev #	Date	Description

STAMPS

HDC Submission

PROJECT NUMBER
24-050

**87 Market Street
Portsmouth,
NH**

**Market Street
Elevation**

A020

DR: DES SHEET SCALE SHEET DATE
CH: TMG 1/4" = 1'-0" 02/12/2025



EXISTING MARKET STREET PHOTO REFERENCE IMAGE. NOT TO SCALE



Autodesk.Docs/87 Market Street - Maine Coast Builders/Exterior Shell - 87 Market Street_Current.rvt

Revision & Reissue Notes

Rev #	Date	Description

STAMPS

HDC Submission

PROJECT NUMBER
24-050

**87 Market Street
Portsmouth,
NH**

**Bow Street
Elevation**

A021

DR: DES SHEET SCALE: SHEET DATE
CH: TMG 1/4" = 1'-0" 02/12/2025



EXISTING BOW STREET PHOTO REFERENCE IMAGE. NOT TO SCALE

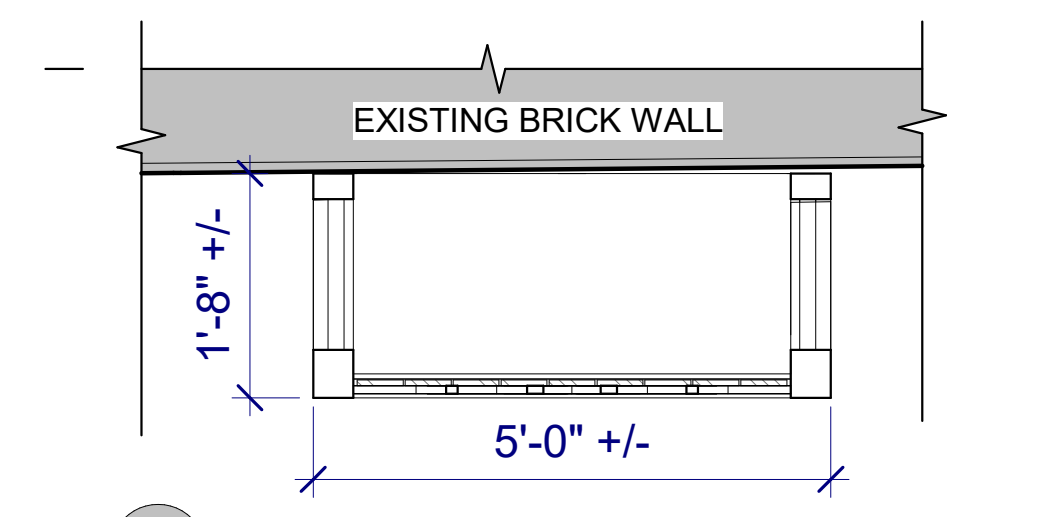
**NOTE: ARCHITECTURAL
DESIGN INTENT:** MARVIN
WINDOWS TO MATCH
EXISTING UPPER TRANSOM
CUSTOM SHAPE WINDOWS.
MATCH EXISTING SPRING
LINE & RADIUS AS EXISTING
WINDOWS.



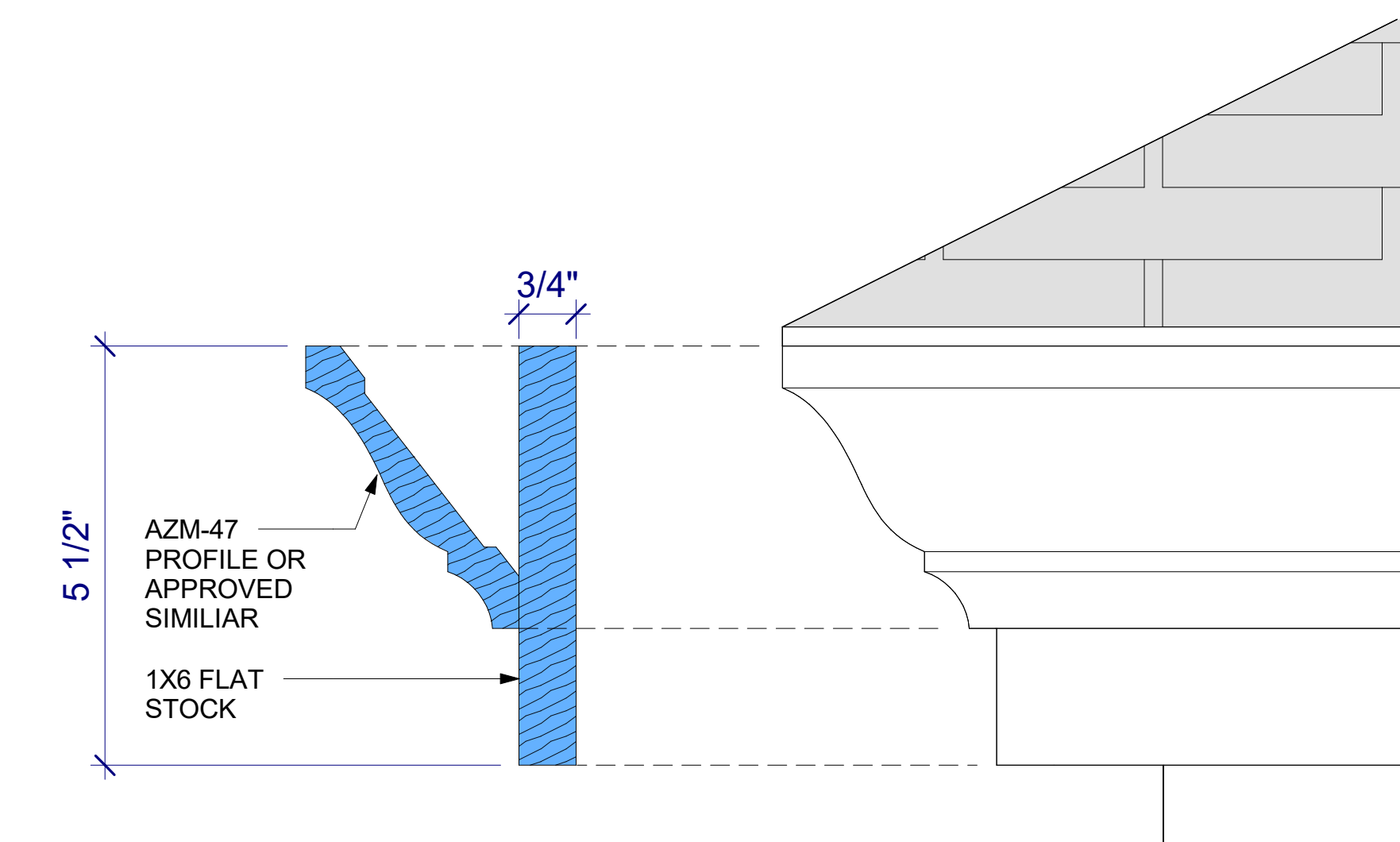
1 Existing Bow Street Elevation
1/4" = 1'-0"



EXISTING CERES STREET PHOTO REFERENCE IMAGE. NOT TO SCALE

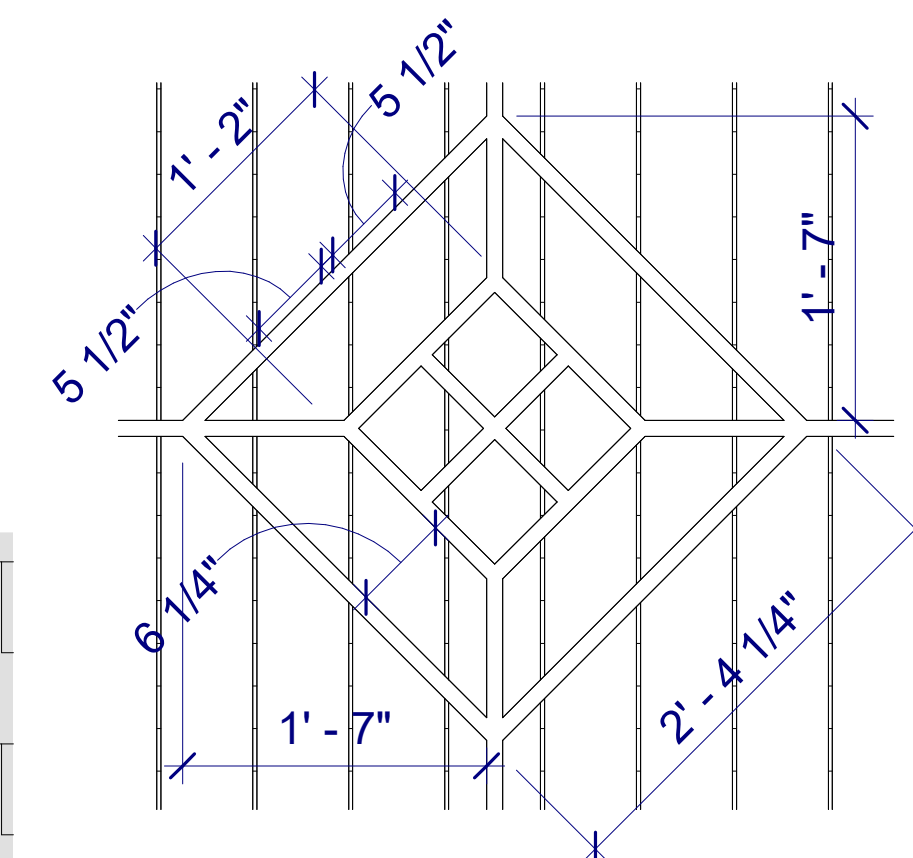


2 A022 HVAC Condenser Unit Screening Structure - Plan View
1/2" = 1'-0"

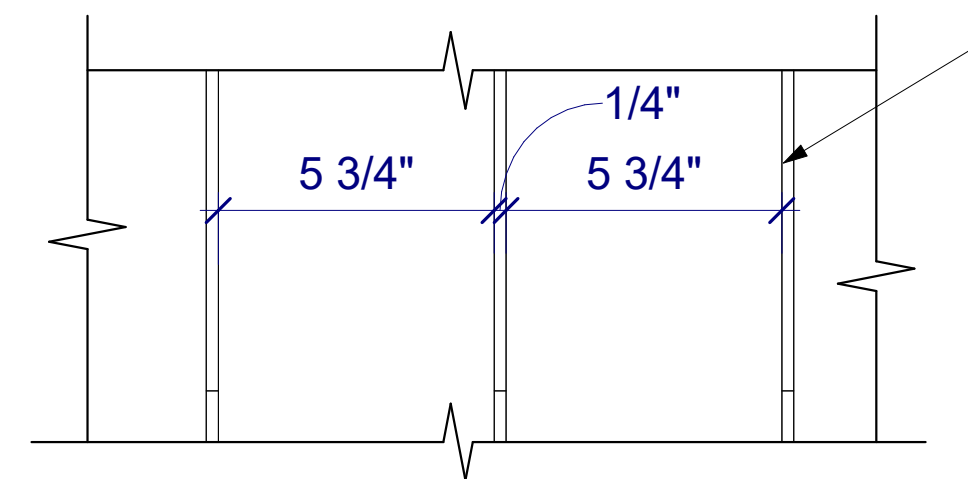


2A A022 Fascia Trim Profile Section
6" = 1'-0"

2B A022 HVAC Roof Screening Structure - Fascia Detail View
6" = 1'-0"



3A A022 HVAC Screening - Decorative Latticework Detail View
1" = 1'-0"

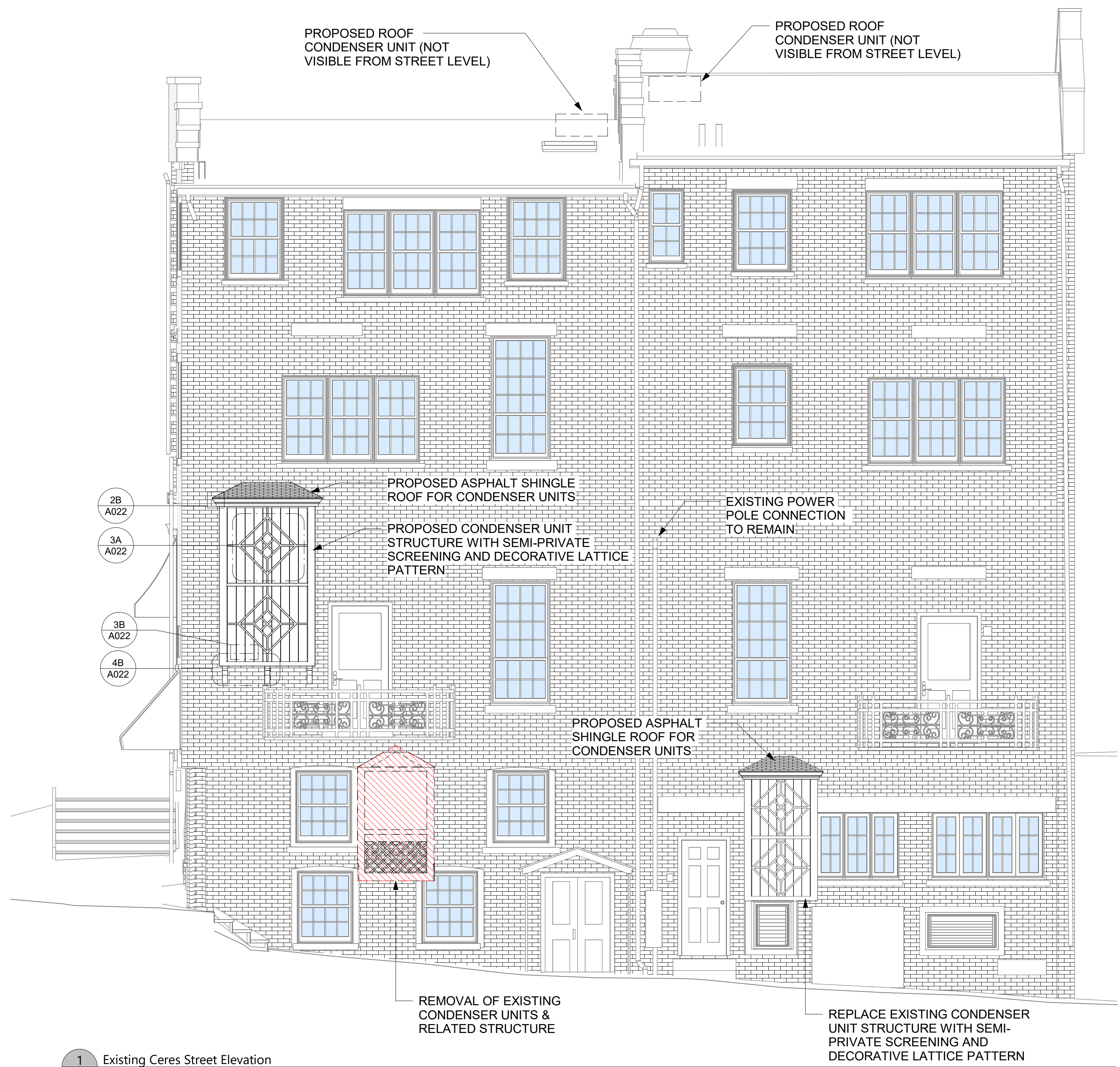


3B A022 HVAC Screening - Semi-Private Screening
3" = 1'-0"

WALPOLE OUTDOORS
SOLID CELLULAR
VINYL SEMI PRIVATE
SCREENING W/
CUSTOM DECORATIVE
SOLID CELLULAR
VINYL LATTICE WORK.

COLOR TO MATCH
WHITE WINDOW TRIM

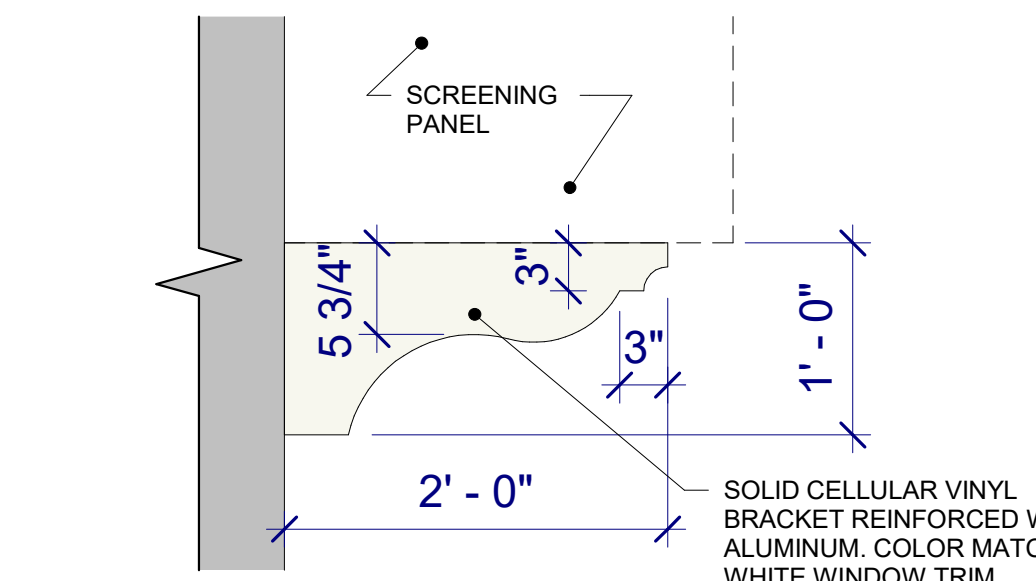
1 A022 Existing Ceres Street Elevation
1/4" = 1'-0"



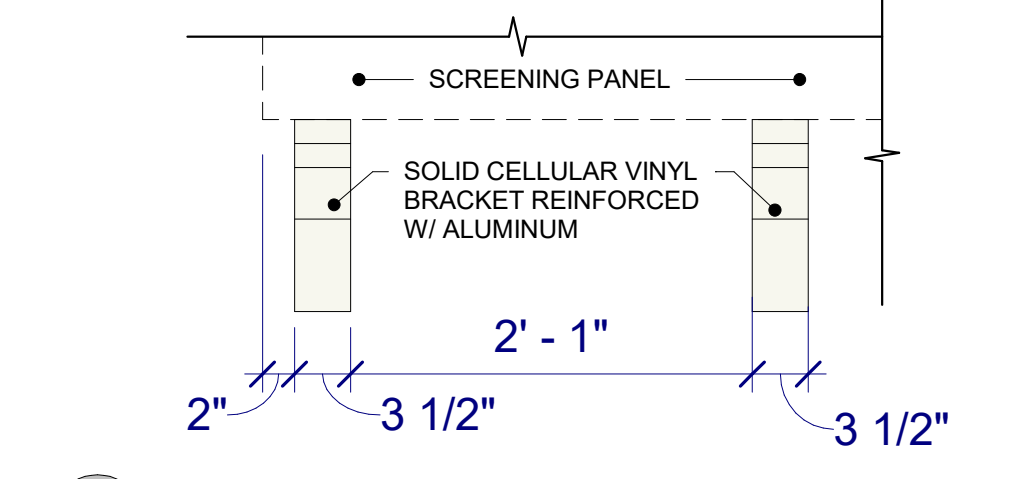
EXAMPLE IMAGE OF DECORATIVE LATTICE CUSTOMIZATION



EXAMPLE IMAGE OF DECORATIVE LATTICE CUSTOMIZATION



4A A022 Screening Bracket Detail View
1" = 1'-0"



4B A022 Screening Bracket Detail View 2
1" = 1'-0"



CONDENSER UNIT ROOF
CERTAINTED LANDMARK
30 YEAR ARCHITECTURAL
SHINGLES

COLOR: GEORGETOWN
GRAY OR OWNER
APPROVED SIMILAR

TMS
architects
interiors

603.436.4274

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

MECHANICAL ENGINEER

Revision & Reissue Notes

Rev #	Date	Description

STAMPS

HDC Submission

PROJECT NUMBER 24-050

87 Market Street
Portsmouth, NH

Ceres Street Elevation

A022

DR: DES SHEET SCALE: SHEET DATE: 02/12/2025
CH: TMG As indicated

PLOT DATE: 2/14/2025 9:38:10 AM

Autodesk Docs / 87 Market Street - Maine Coast Builders/Exterior Shell - 87 Market Street Current.rvt

Revision & Reissue Notes

Rev #	Date	Description

STAMPS

HDC Submission

PROJECT NUMBER
24-050

**87 Market Street
Portsmouth,
NH**

**Massing
Views**

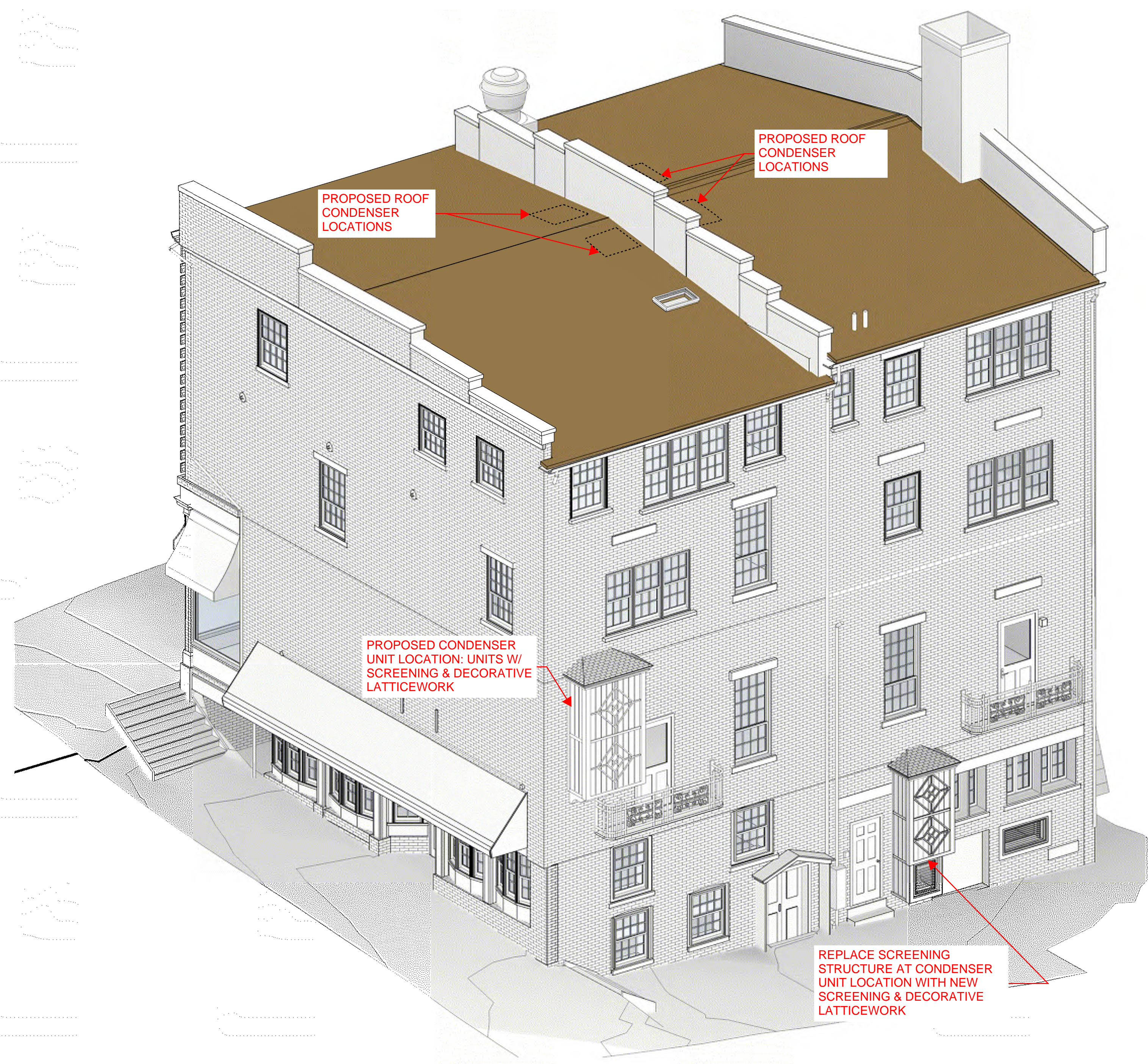
A023

DR: DES SHEET SCALE SHEET DATE
CH: TMG 02/12/2025

PLOT DATE: 2/14/2025 9:38:16 AM



1 3D Massing View - Corner of Market and Bow Street



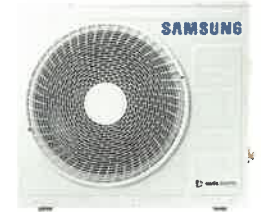
2 3D Massing View - Ceres Street Side

Job Name Performance
 Purchaser _____
 Submitted to _____
 Unit Designation _____

Location TAG # 1 / 2 87 Market St
 Engineer _____
 Reference Approval Construction
 Schedule # _____

Specifications

Model	Indoor Unit Model Number (US Code)	AC018BNZDCH/AA (CNH18ZDB)		
	Outdoor Unit Model Number (US Code)	AC018BXADCH/AA (CXH18ADB)		
Performance	Nominal Capacity	Cooling / Heating (Btu/h)	18,000 / 20,000	
	Capacity Range	Cooling (Btu/h)	5,000 - 22,000	
		Heating (Btu/h)	5,000 - 29,000	
	AHRI 210-240 2023 ¹	SEER2	16.2	
		EER2	10.4	
HSPF2		8.1		
Power	Voltage	ø / V / Hz	1 / 208-230 / 60	
	Working Voltage Range (VAC)		187 - 253	
	Operating Current (min. / std. / max.)	Cooling (A)	3.0 / 7.9 / 11.5	
		Heating (A)	2.6 / 8.6 / 20.0	
	Max. Breaker	Amps	25	
Min. Circuit Ampacity (A)		20.1		
Dimensions	W X H X D (in.)	Indoor Unit	17 1/2 X 43 X 21	
		Outdoor Unit	34 5/8 X 31 7/16 X 12 1/4	
	Weight (lbs.)	Indoor Unit	98.1	
		Outdoor Unit	118.4	
	Duct Connections (W X H)	Supply (in.)	12 1/4 X 15 1/2	
Return (in.)		17 1/2 X 21		
Sound Pressure Level	Indoor Unit dB(A)	L / M / H	34 / 37 / 40	
	Outdoor Unit dB(A)	Cooling / Heating (high)	48 / 48	
Operating Temperatures	Outdoor	Cooling	23 ~ 122°F (-5 ~ 50°C) 0 ~ 122°F (-18 ~ 50°C) W/Baffle	
		Heating	-13 ~ 75°F (-25 ~ 24°C)	
	Indoor	Cooling	64 ~ 90°F (16 ~ 32°C)	
		Heating	T ≤ 86°F (30°C)	
Pipe Connections	Indoor & Outdoor	High side	1/4"	
		Low side	1/2"	
	Maximum (ft.)		164	
	Maximum Vertical Separation (ft.)		98.4	
Condensate Connection		3/4 in. FNPT		
Refrigerant	Type		R410A	
	Factory Charge	lbs.	4.41	
	Charged for		24.6 ft.	
Compressor	Manufacturer	Samsung		
	Type	Inverter Driven, Twin BLDC Rotary		
	RLA	Amps	12.7	
Evaporator Fan	Type	Double-inlet, forward curve, centrifugal (with ECM motor)		
	Air Volume	CFM (L/M/H)	494 / 530 / 600	
	Output	Watts	290	
	External Static Pressure	Standard ("WC)	0.58 in. WC	
		Min. / Max. ("WC)	0 / 0.80 in. WC	
Condenser Fan	Motor	BLDC With Axial Type Fan (1)		
	FLA / Watts / CFM (max.)	1.25A X 1 / 125W X 1 / 2,154 CFM		
Safety	Certifications	UL 60335-2-40		
	Devices	PCB fuses, indoor unit terminal block thermal fuse, current transformer, over-voltage protection, crankcase heating, temperature limit protection logic, compressor overload sensing		



General Information

- The outdoor unit shall supply power to indoor unit via 14 AWG X 3 power wire
- High-voltage terminal block temperature sensor to disable unit in the event of power connection overheating
- Auto-restart after power loss
- Soft-start compressor minimizing current inrush
- All heat exchangers shall be mechanically bonded aluminum fin to copper tube
- The condensing unit heat exchanger salt spray test method: ISO-9227- the heat exchanger showed no unusual rust or corrosion development to 3,000 hours.
- Base pan heater equipped as standard
- System shall provide 100% heating capacity at -4°F(-20°C)

Option settings

- The outdoor unit shall have snow accumulation prevention option setting to prevent snow drifting against an idle outdoor unit.
- Night-time Quiet Mode: reduction of operational sound during evening hours (automatic or manual activation).
- System can be set up as heating/cooling, cooling only, or heating only via outdoor unit option setting.
- Maximum Current Control configurable from 50% - 100% via outdoor unit, wired controller, or central controller

Indoor Fan

- Indoor fan is a double Inlet, forward curve, centrifugal type
- Three fan speed settings and auto setting
- Field configurable for downflow operation with optional conversion kit

Construction

- Outdoor unit shall be galvanized steel with a baked-on powder coated finish for durability
- Indoor Unit: Insulated, galvanized steel.

Controls

- Control wiring shall be 2 X 16 AWG
- No additional interface modules/adapters are required when connecting to Samsung central control options.
- The unit shall be operated via a wireless or wired remote control with DDC type signal
- Dual set temperature support when connected to MWR-WG00UN Advanced Wired Controller or central control options.
- Wired or wireless controllers must be purchased separately

Refrigerant System

- The compressor shall be hermetically sealed, inverter-controlled BLDC rotary type.
- Refrigerant flow shall be controlled by an electronic expansion valve at outdoor unit

Warranty

10 Years compressor, 10 years parts, 1 year limited labor when registered

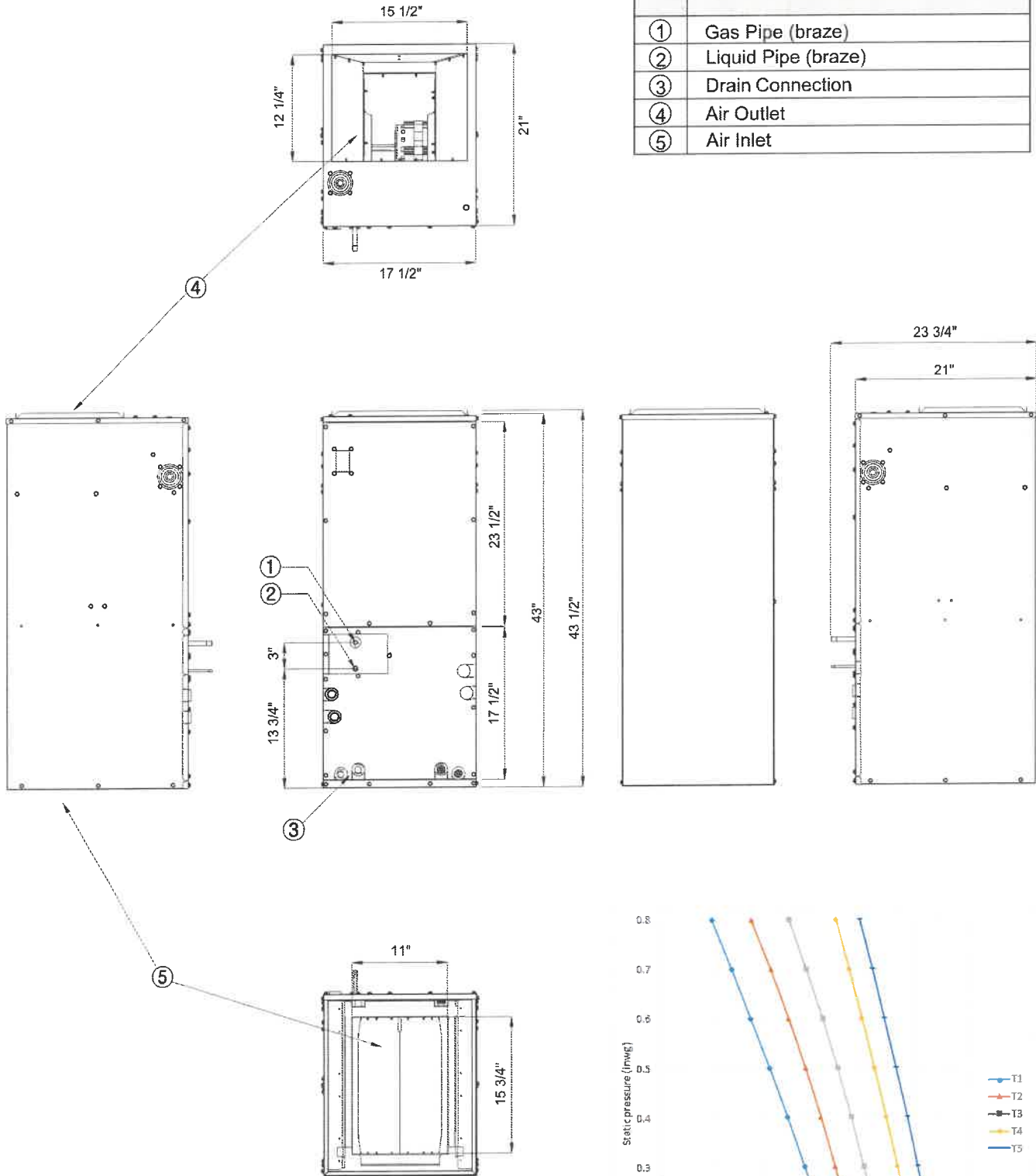
¹Performance data certified by AHRI to AHRI 210-240 (2023). Effective January 1st, 2023.

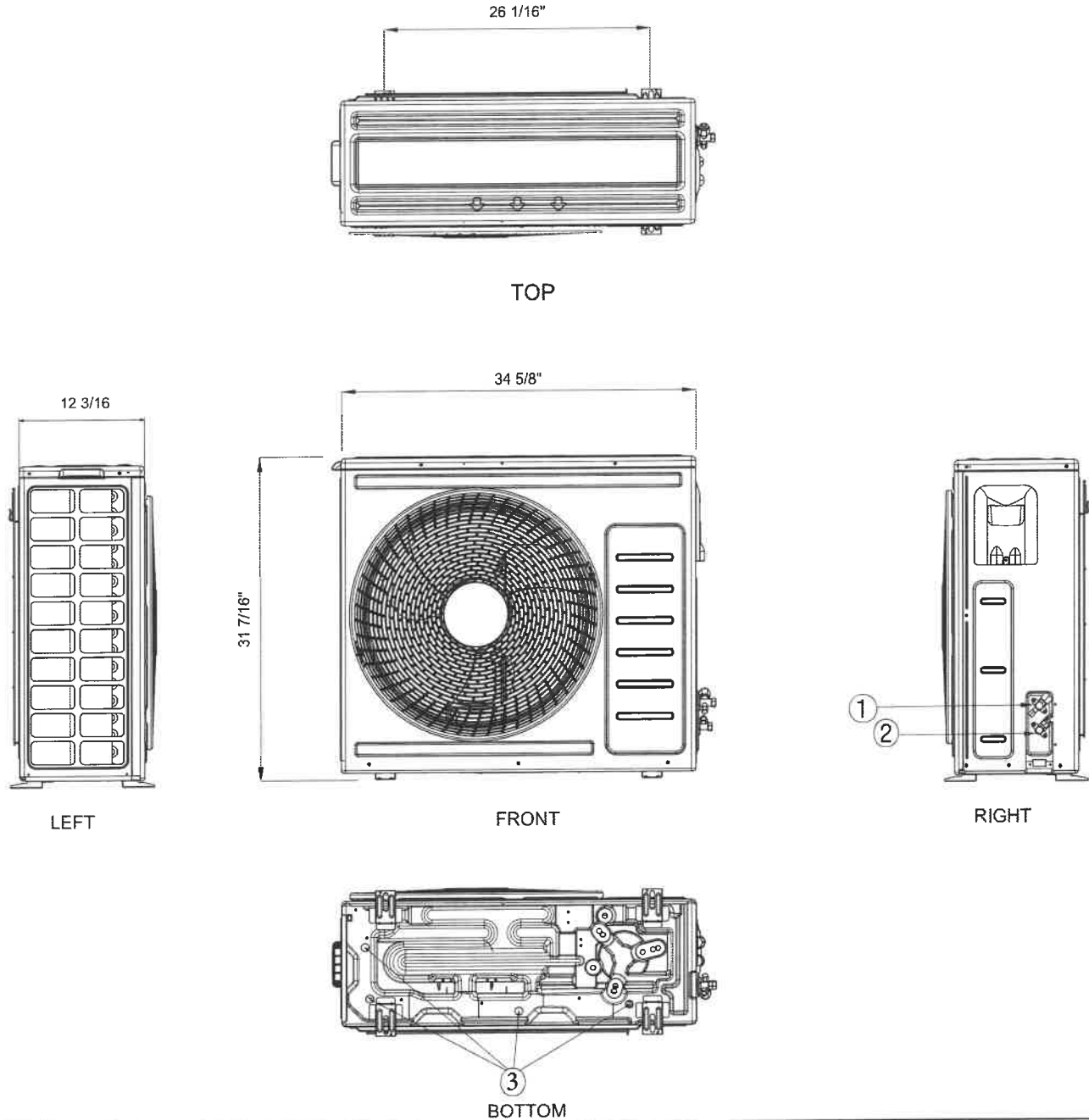
Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps (excluding ductless systems) must be matched with appropriate coil components to meet ENERGY STAR criteria. Ask your contractor for details or visit

Optional Accessories

Wired Controller	Advanced	<input checked="" type="checkbox"/> MWR-WG00UN
	Touchscreen	<input type="checkbox"/> MWR-SH11UN
Thermostat Adaptor (for connection to a standard 24VAC thermostat)		<input type="checkbox"/> MIM-A60UN
Wireless Signal Control	Wireless Signal Receiver	<input type="checkbox"/> MRK-A10N
	Wireless Controller	<input type="checkbox"/> AR-EH04U
Wi-Fi Adapter		<input type="checkbox"/> MIM-H05UN
External Temperature Sensor		<input type="checkbox"/> MRW-TA
Filter Base (includes 1" MERV 8 filter)		<input type="checkbox"/> VFB-1
External Contact Control		<input type="checkbox"/> MIM-B14
Wall Bracket (for outdoor unit)		<input type="checkbox"/> CKN-250
Wind Baffles	Front	<input type="checkbox"/> WBF-7M
	Back	<input type="checkbox"/> WBB-7M-B
Hail Guard		<input type="checkbox"/> HGK-2
Line Sets - insulated and flared, interconnect cables included		<input type="checkbox"/> 25' - ILS-2507
		<input type="checkbox"/> 50' - ILS-5007
Supplemental Electric Heat Kit		<input type="checkbox"/> VHK-103B (3 kW)
		<input checked="" type="checkbox"/> VHK-105B (5 kW)
Downflow Conversion Kit		<input type="checkbox"/> VDK-1

No.	Description
①	Gas Pipe (braze)
②	Liquid Pipe (braze)
③	Drain Connection
④	Air Outlet
⑤	Air Inlet





No.	Name	Description
1	Refrigerant liquid pipe	Ø 1/4
2	Refrigerant gas pipe	Ø 1/2
3	Drain hole	Connect with provided drain plug

Project Address: 266-278 State Street and 84 Pleasant Street

Permit Requested: Work Session

Application: Work Session A

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 & Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 1,750 SF +/-
- Estimated Age of Structure: c.1870's-1900
- Building Style: Italianate/Commercial
- Number of Stories: 3-4
- Historical Significance: C
- Public View of Proposed Work: State Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: Construction of a new 4-story building and renovations to an existing structure (84 Pleasant Street)

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct a new 4-story building
- Renovations to existing structure (84 Pleasant Street)



D. Purpose and Intent:

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

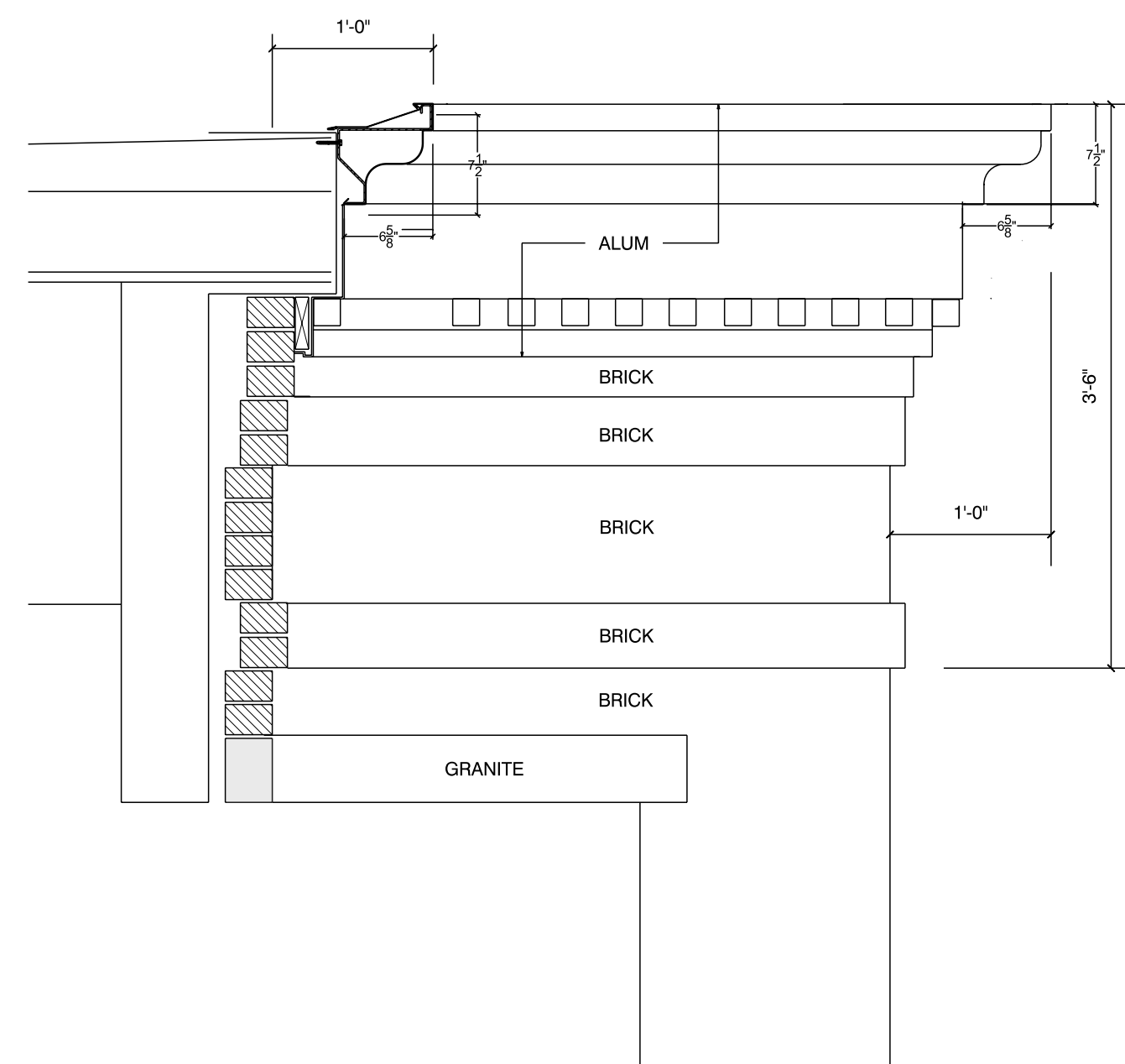
E. Review Criteria/Findings of Fact:

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

ELEVATOR OVERRIDE
EXCLUDED FROM HEIGHT
BY ZONING 10.517.30 AND
BY "PENTHOUSE" DEFINITION



STATE STREET ELEVATION
SCALE: 1/8" = 1'-0"



CORNICE DETAIL CONCEPT
SCALE: 1" = 1'-0"

SAF VERSA CORNICE VS-LZ2



Perimeter Systems
SUBMITTAL / DATA SHEET

Dentils are precisely cut out on our state-of-the-art CNC turret punch. Formed and dressed for a neat crisp appearance. Frieze fascias are factory punched for accurate field placement of dentils. We offer 3 types of dentils in 2 widths. We have also produced custom shapes for historical renovations.

Concealed fastening holes @ 1" centers.
Dentils slide into inset areas and field fastened with concealed rivets.
Dentils may be spaced as close as 1" with incremental increases of 1".

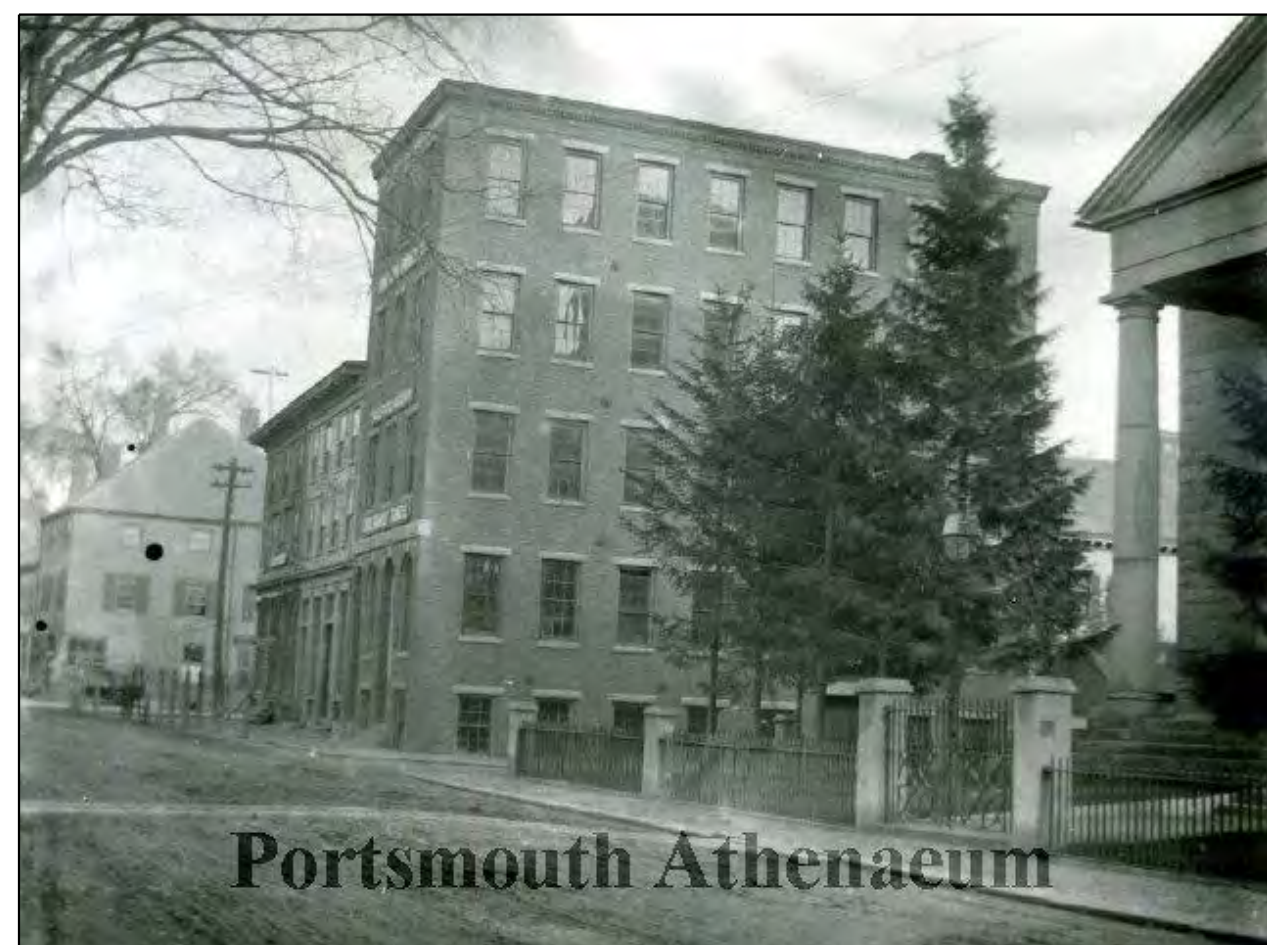
DENTIL INSTALLATION

Scalloped Dentil Inset
Square Dentil Inset
Type C large frieze is shown as an example only, all Frieze moldings may be used for Dentils.
Dentils are available in 2 & 4 inch widths.

Drawing No. 63



Portsmouth Athenaeum



Portsmouth Athenaeum



CHURCH STREET ELEVATION
SCALE: 1/8" = 1'-0"

mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

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CONSULTANTS

REVISIONS

APPROVALS

02/21/25 FOR
HDC WORKSESSION
MARCH 5 2025

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
PORTSMOUTH, NH
03801

TITLE

WORKSHOP 2

DRAWN BY:

CHECKED BY:

DATE: 2/21/2025

SCALE: AS NOTED

DRAWING NO.

HDC.9

DO NOT SCALE PRINTS



PLEASANT STREET ELEVATION

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



CHURCH STREET ELEVATION

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

mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

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CONSULTANTS

REVISIONS

APPROVALS

02/21/25 FOR
HDC WORKSESSION
MARCH 5 2025

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
PORTSMOUTH, NH
03801

TITLE

WORKSHOP 2.

DRAWN BY:

CHECKED BY:

DATE: 2/20/2025

SCALE: AS NOTED

DRAWING NO.

DO NOT SCALE PRINTS

HDC.10

Project Address: 445 Marcy Street and 20 Pray Street

Permit Requested: Work Session

Application: Work Session #1



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 13,855 SF +/-
- Estimated Age of Structure: c.1920
- Building Style: Vernacular cottage
- Number of Stories: 1
- Historical Significance: C
- Public View of Proposed Work: Marcy Street, Pray Street and Partridge Street
- Unique Features: N/A
- Neighborhood Association: The South End

B. Proposed Work: Demolition of the existing structure at 445 Marcy Street. Construct new single-family home and detached garage (445 Marcy) and construct a new single-family home with detached garage and accessory dwelling unit (20 Pray)

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Demo existing structure
- Construct a new single-family home and detached garage (445 Marcy)
- Construct a new single-family home and detached garage with accessory dwelling unit (20 Pray)



D. Purpose and Intent:

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

E. Review Criteria/Findings of Fact:

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



MARCY & PRAY STREET RESIDENCES

Zoning & Code Review
1/28/2025

Portsmouth Zoning Ordinance
GRB General Residence B
Flood Plain overlay

Dimensional Standards 10.521	GRB	445 Marcy	20 Pray
Minimum Lot Dimensions			
Lot area, sf	5,000	6,127	8,820
Lot area per dwelling unit, sf	5,000		
# dwellings allowed based on lot area (up to 2 are permitted by right)		1	1
Continuous street frontage, lf	80'		
Depth, lf	60'		
Minimum Yard Dimensions (setbacks)			
front	5'		
side	10'		
rear	25'		
Maximum Structure Dimensions			
sloped roof height	35'		
Roof appurtenance height	8'		
Building coverage, maximum	30%	1,838	2,646
Open space, minimum	25%	1,532	2,205
Parking	2 spaces for primary dwelling > 1,300sf total living area, + 1.0 space for ADU <1,300sf.		
Accessory Dwelling Unit, new construction	CUP Condition Use Permit	1 allowed, up to 750sf total living area, complying with dimensional lot standards	



MARCY & PRAY STREET RESIDENCES

NARRATIVE:

NEW RESIDENTIAL CONSTRUCTION

445 Marcy Street

New single family home, with detached one car garage.
Demolish existing candy shop structure.

20 Pray Street

New single family home with detached one care garage and detached ADU.

MASSING CONCEPTS

FEBRUARY 14, 2025





1 SITE PLAN CONTEXT FOOTPRINTS 300'r
1" = 100'-0"





1 FROM MARCY ST



3 FROM MARCY ST @ PRAY



2 FROM MARCY ST @ PARTRIDGE LOOKING NORTHEAST



4 FROM BACK OF CANDY SHOP LOOKING EAST



5 FROM PARTRIDGE LOOKING SOUTHEAST



6 FROM PRAY LOOKING SOUTH



7 FROM PARTRIDGE LOOKING NORTH



8 FROM PARTRIDGE LOOKING NORTHWEST



1 MARCY @ SALTER



2 MARCY @ PRAY



3 MARCY @ PRAY



4 PRAY, NORTH



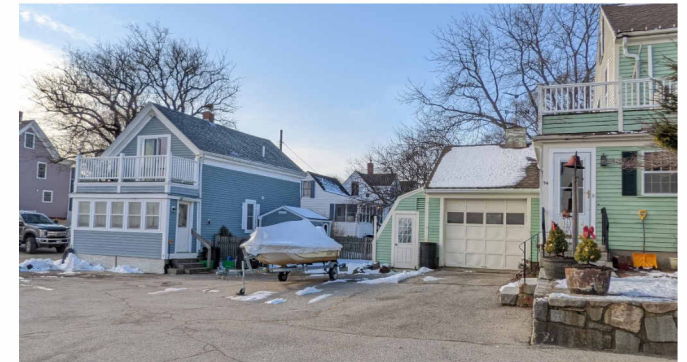
5 PRAY, NORTH



6 PARTRIDGE, SOUTH



8 PARTRIDGE, LOOKING WEST



9 PRIVATE WAY, ACROSS FROM LOBSTER POUND



7 PRAY @ RIVER



10 MARCY ST



11 MARCY @ HUMPHREY'S COURT



12 MARCY, WEST



13 MARCY, WEST

H.03

CONTEXT PHOTOS Marcy-Pray Street Residences

SCALE:
2/14/2025



Bird's eye view of Portsmouth, Rockport, 1877.

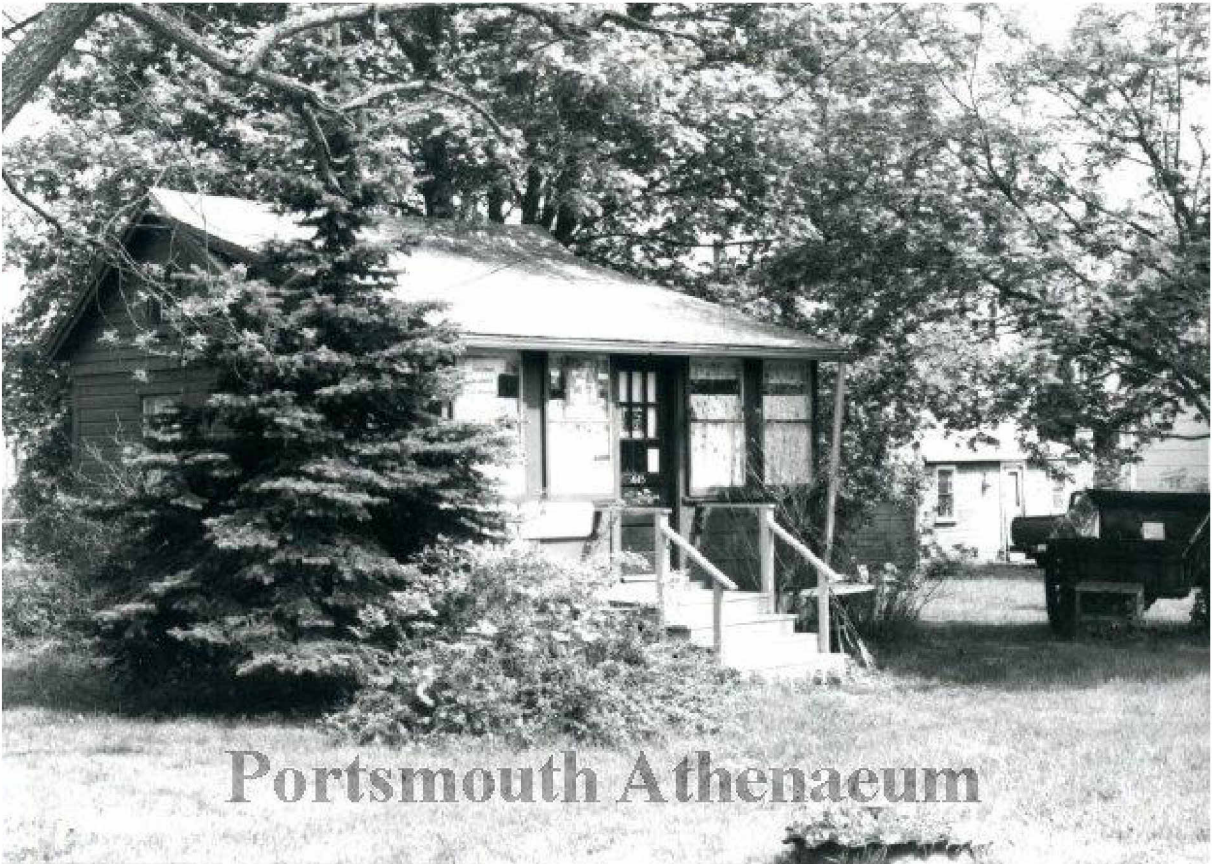
[« About this Item](#)



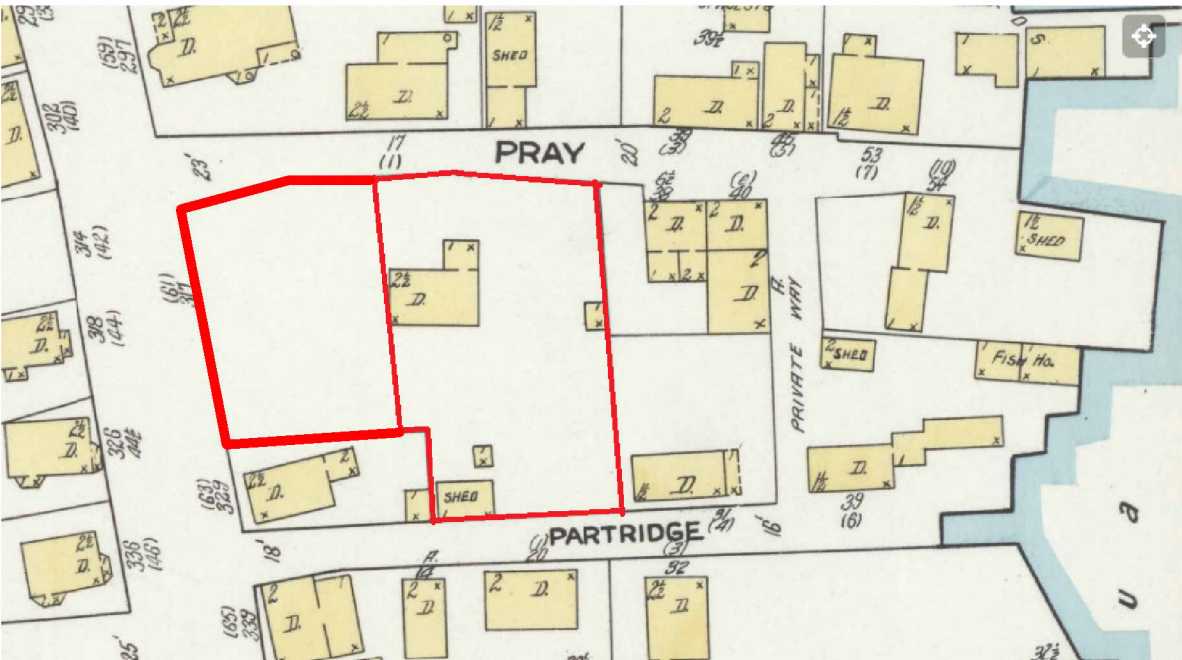
4 STRUCTURES



PARTRIDGE STREET, 1944



CANDY SHOP, 1982



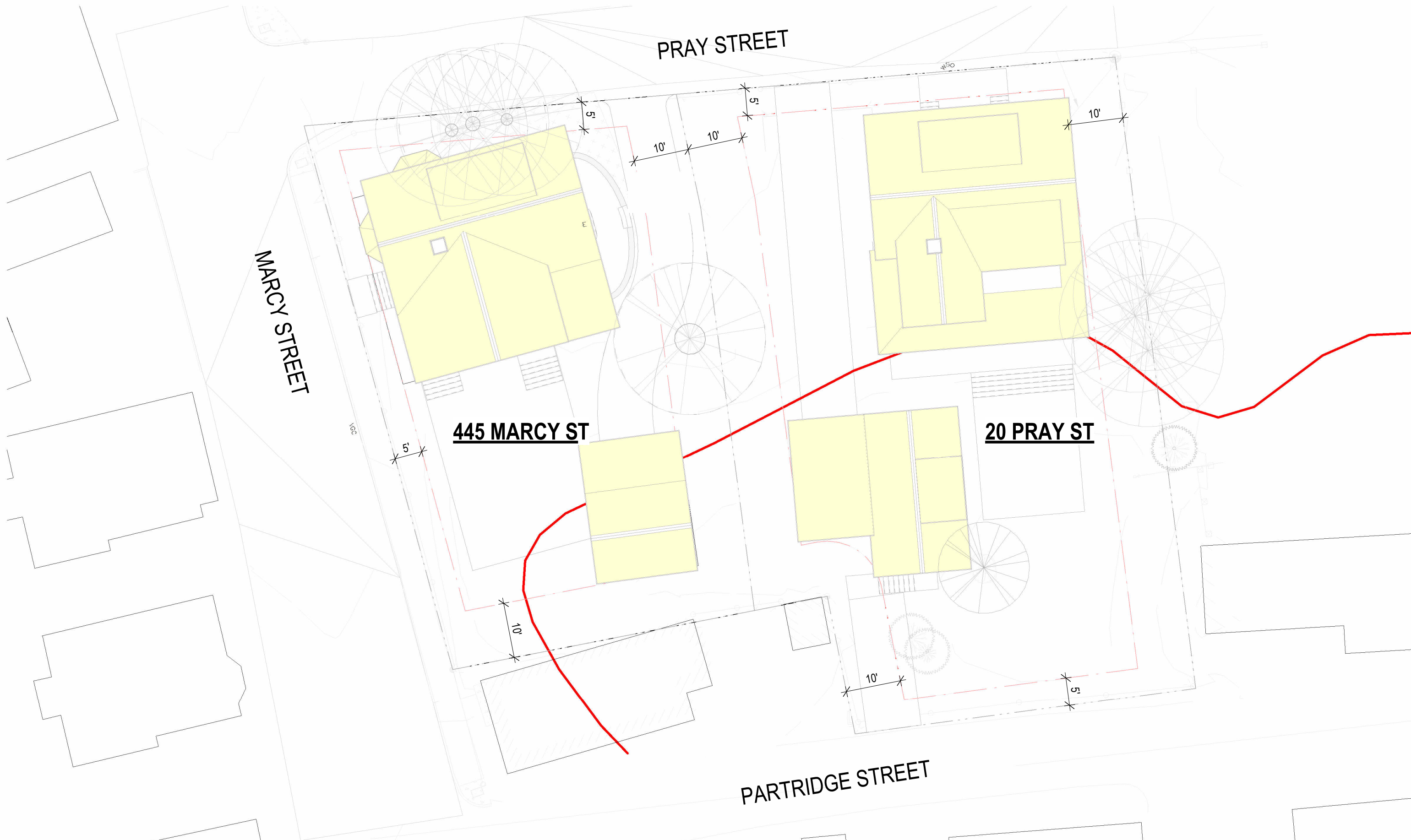
SANBORN MAP - 1910

H.04

CONTEXT - HISTORIC
Marcy-Pray Street Residences

SCALE:
 2/14/2025

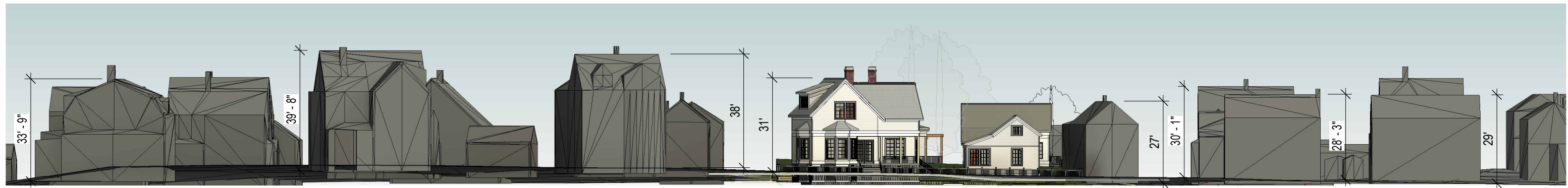




1 SITE PLAN
1/16" = 1'-0"

H.11 SITE PLAN
Marcy-Pray Street Residences
SCALE: 1/16" = 1'-0"
2/14/2025

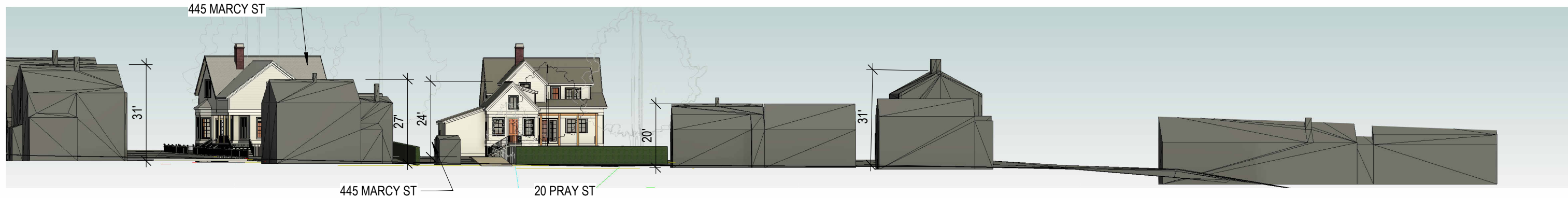




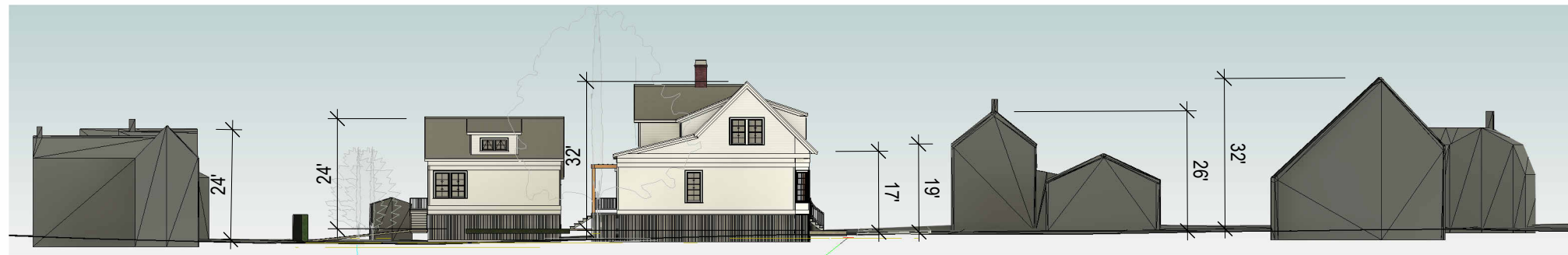
1 WEST ELEVATION - MARCY STREET
1/32" = 1'-0"



2 NORTH ELEVATION - PRAY STREET
1/32" = 1'-0"



3 STREET ELEVATION - PARTRIDGE ST
1/32" = 1'-0"



4 EAST ELEVATION - WATER SIDE
1/32" = 1'-0"

H.20 STREET SECTIONS
Marcy-Pray Street Residences
 SCALE: 1/32" = 1'-0"
 2/14/2025





H.31

VIGNETTE - PRAY @ MARCY STREETS
Marcy-Pray Street Residences

SCALE:
2/14/2025





H.32 **VIGNETTE - MARCY @ SCHOOL ST**
Marcy-Pray Street Residences
SCALE:
2/14/2025





H.33 **VIGNETTE - FROM PARTRIDGE ST**
Marcy-Pray Street Residences
SCALE:
2/14/2025





1 3D View 4 HDCws2 east side from Pray Street

H.34 **VIGNETTE - FROM PRAY ST E**
Marcy-Pray Street Residences
SCALE:
2/14/2025



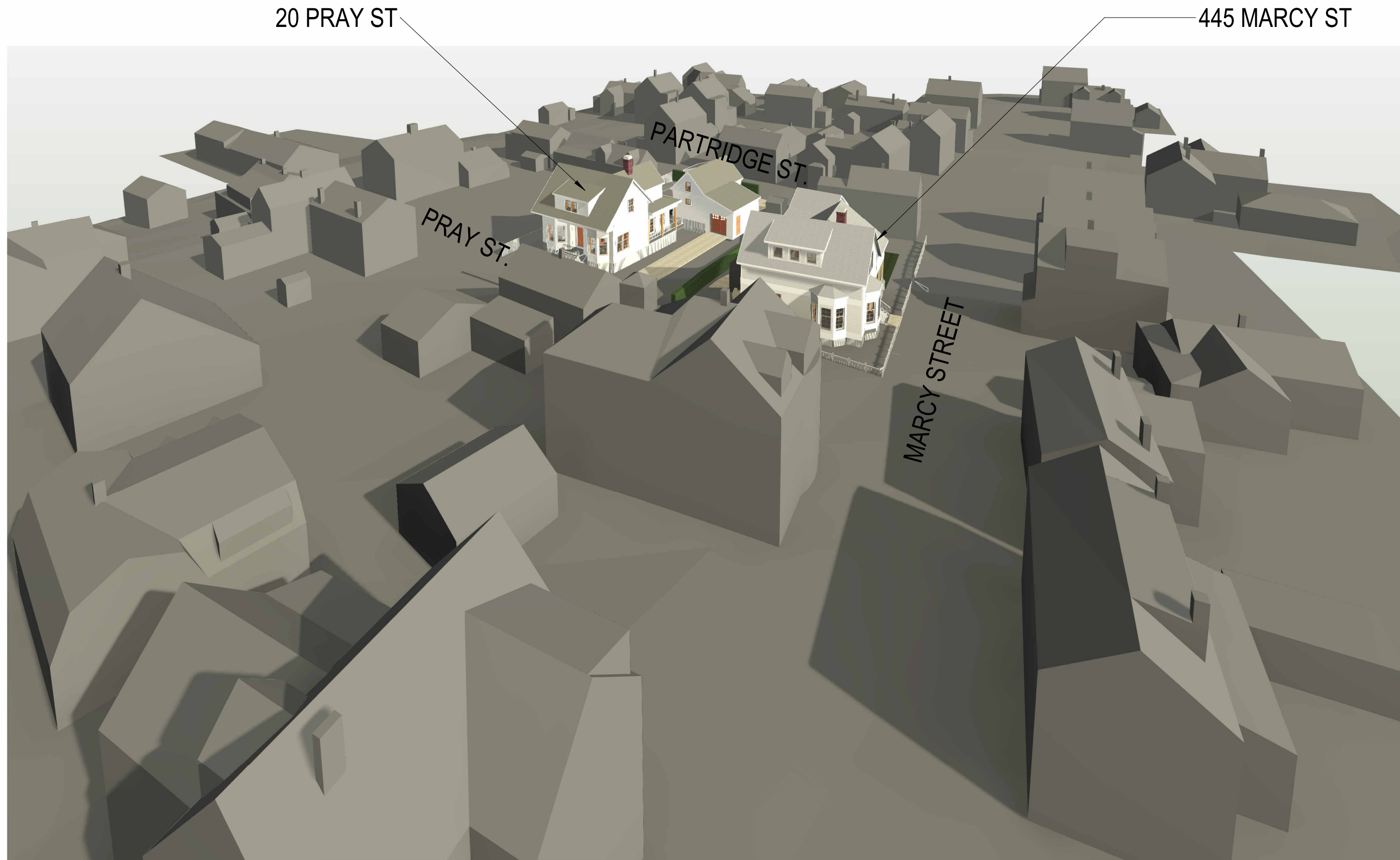


H.35

VIGNETTE - PRAY STREET
Marcy-Pray Street Residences

SCALE:
2/14/2025





H.40

AERIAL VIEW FROM NORTH
Marcy-Pray Street Residences

SCALE:
2/14/2025



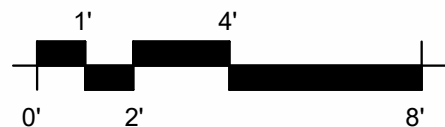
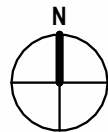
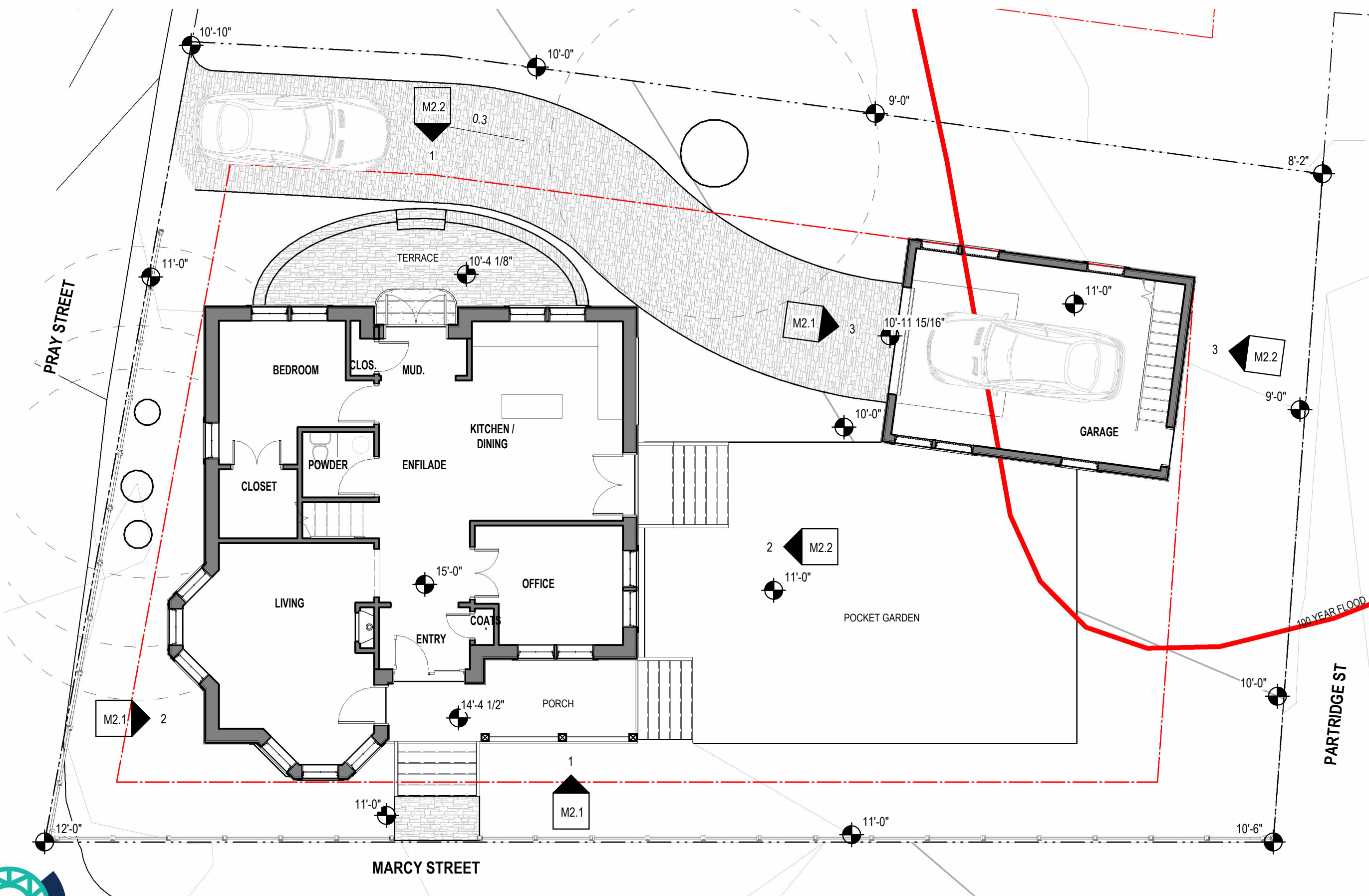


H.41

AERIAL VIEW FROM SOUTH
Marcy-Pray Street Residences

SCALE:
2/14/2025



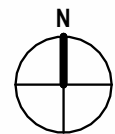
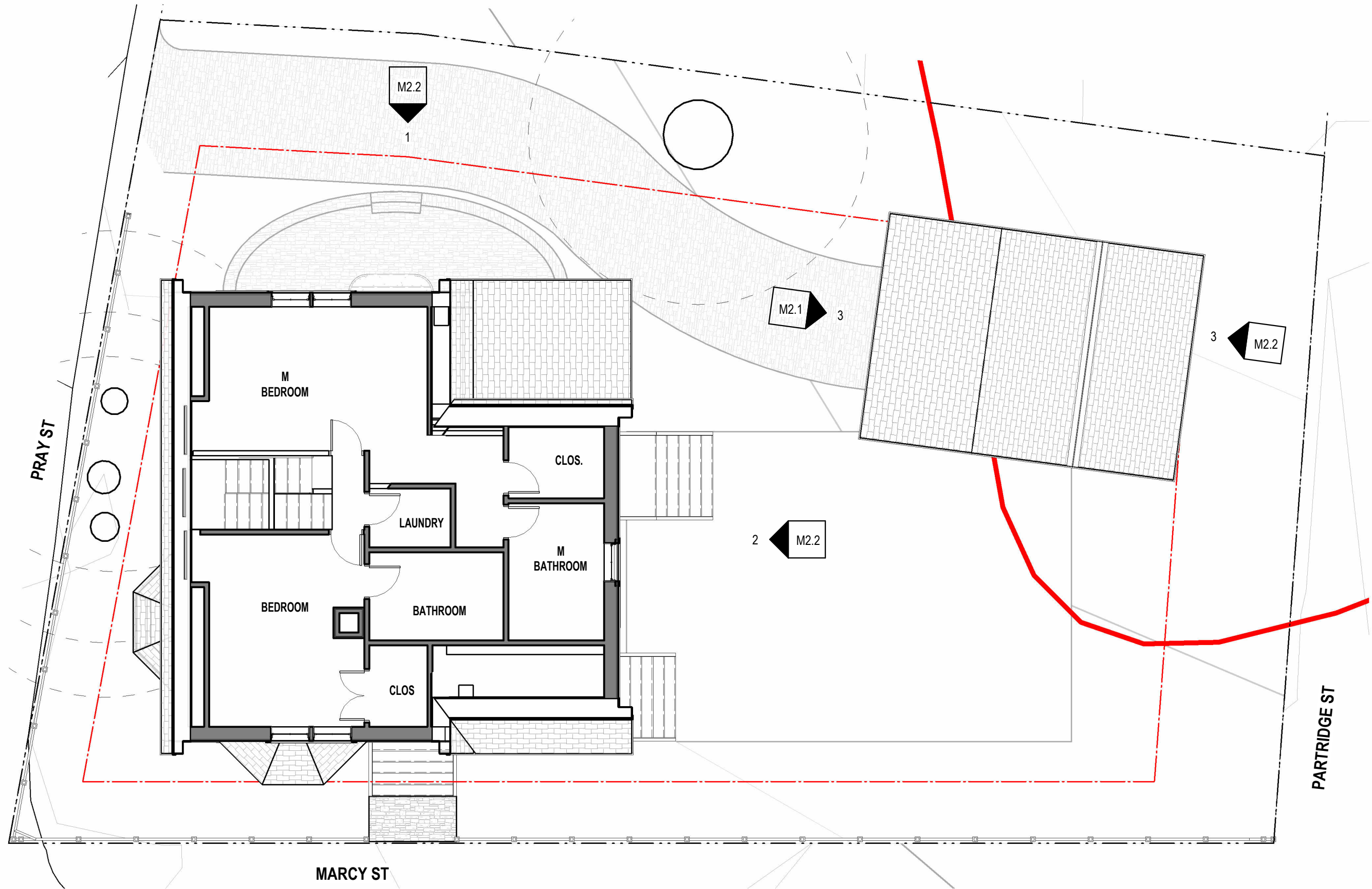


1ST FLOOR PLAN

445 MARCY STREET RESIDENCE

M1.1

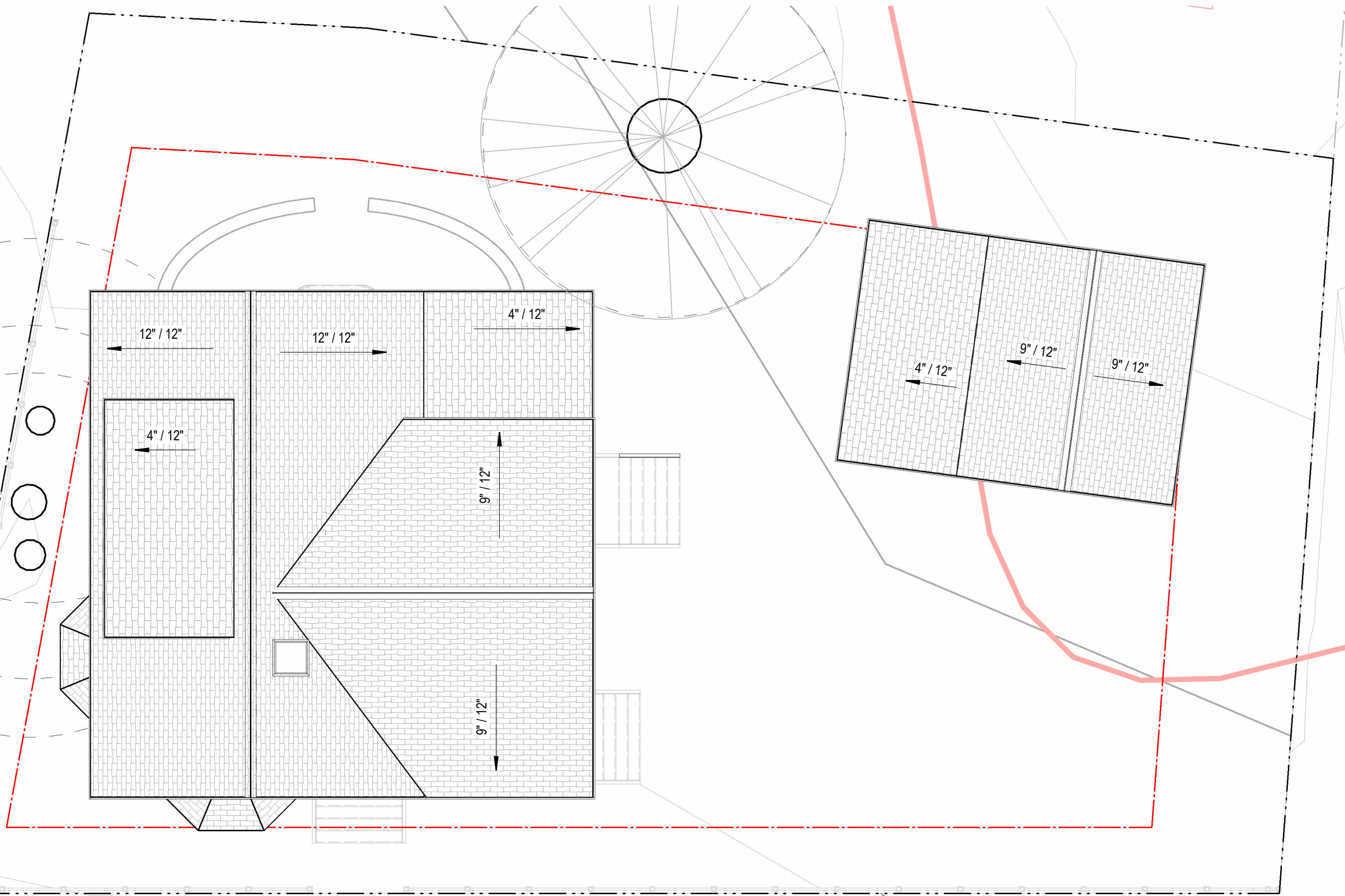
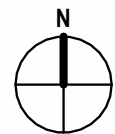
02/14/25
PROJECT NO:1042



2ND FLOOR PLAN
445 MARCY STREET RESIDENCE

M1.2

03/4/25
PROJECT NO:1042



ROOF PLAN

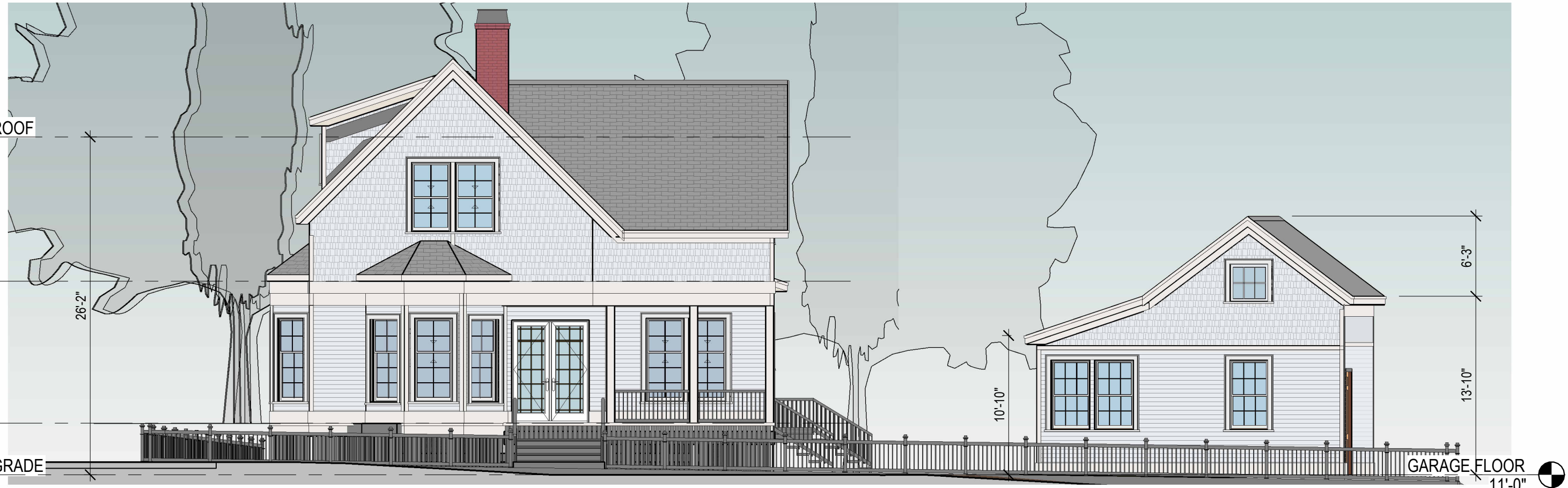
445 MARCY STREET RESIDENCE

● AVERAGE ROOF
 37'-2 3/16"

 ● LEVEL 2
 26'-0"

 ● LEVEL 1
 15'-0"

 ● AVERAGE GRADE
 11'-0"



1 WEST ELEVATION (MARCY ST - FRONT)
 1/8" = 1'-0"



● AVERAGE ROOF
 37'-2 3/16"

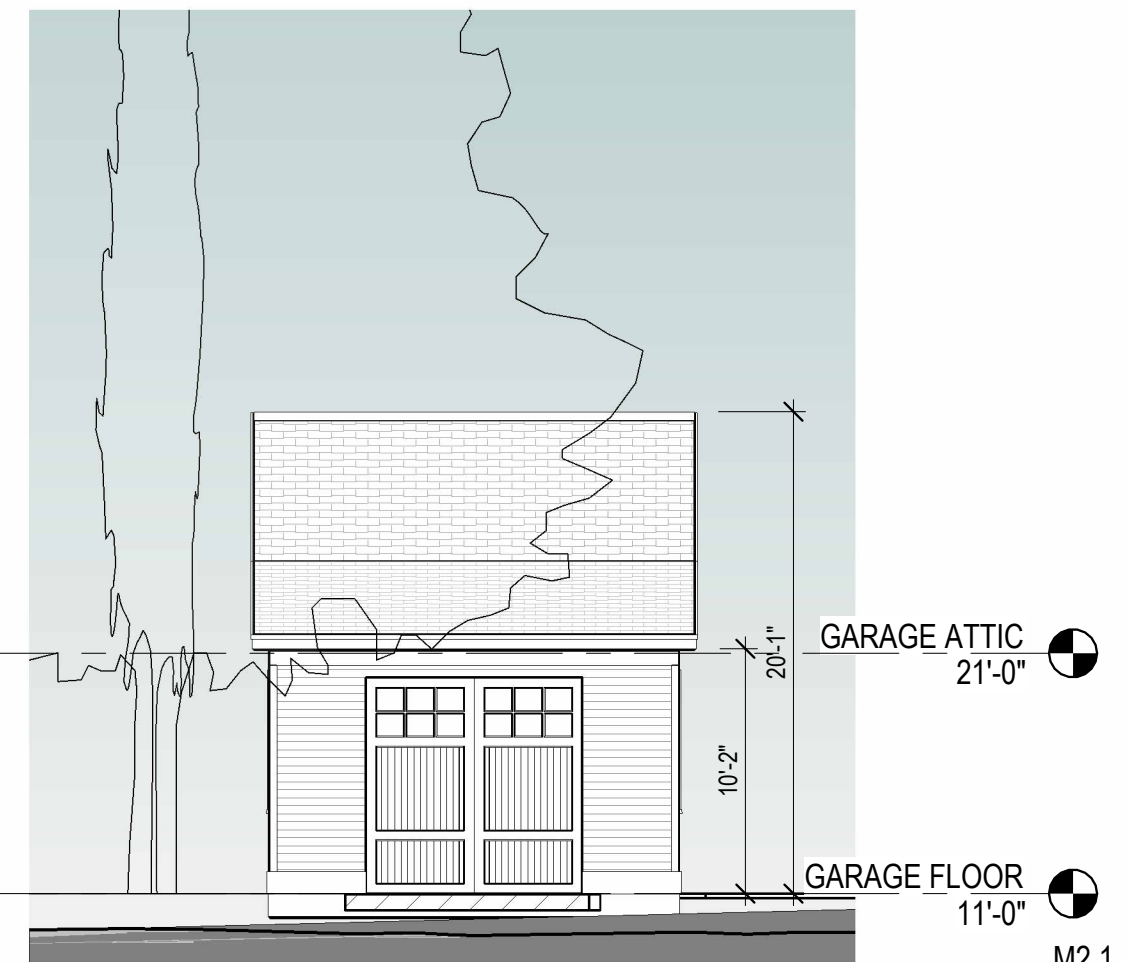
 ● LEVEL 2
 26'-0"

 ● LEVEL 1
 15'-0"

FRONT ELEVATIONS - WEST & NORTH

2 NORTH ELEVATION - PRAY ST, HOUSE
 1/8" = 1'-0"

445 MARCY STREET RESIDENCE

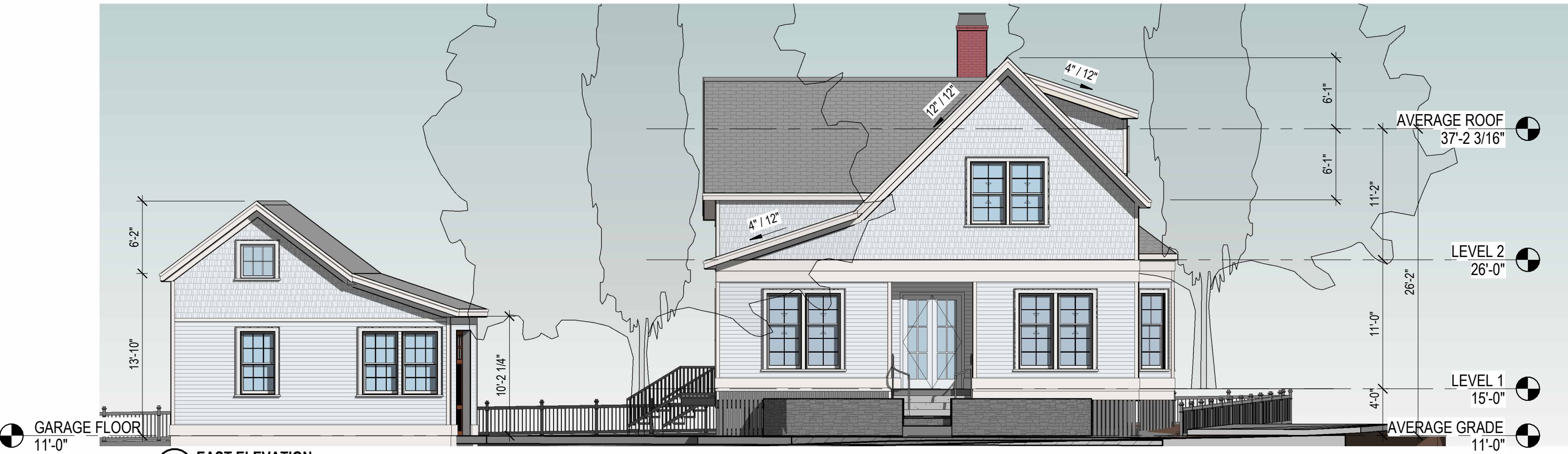


● GARAGE ATTIC
 21'-0"

 ● GARAGE FLOOR
 11'-0"

3 NORTH ELEVATION, GARAGE
 1/8" = 1'-0"

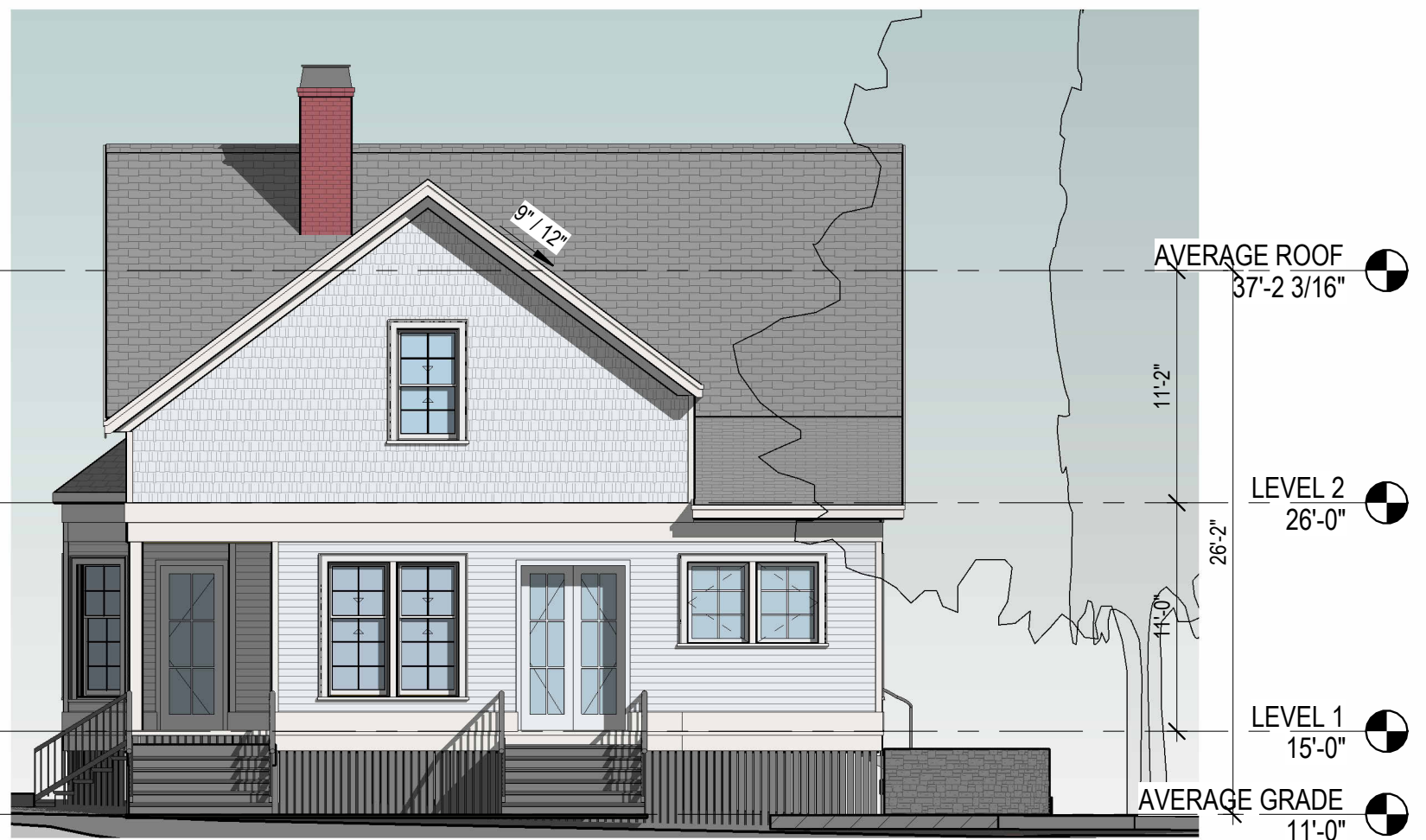
M2.1



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



3 GARAGE SOUTH ELEVATION, GARAGE
1/8" = 1'-0"



2 SOUTH ELEVATION, HOUSE
1/8" = 1'-0"

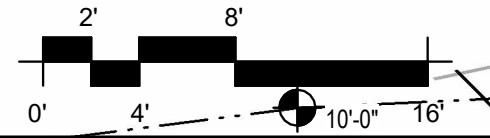
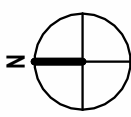
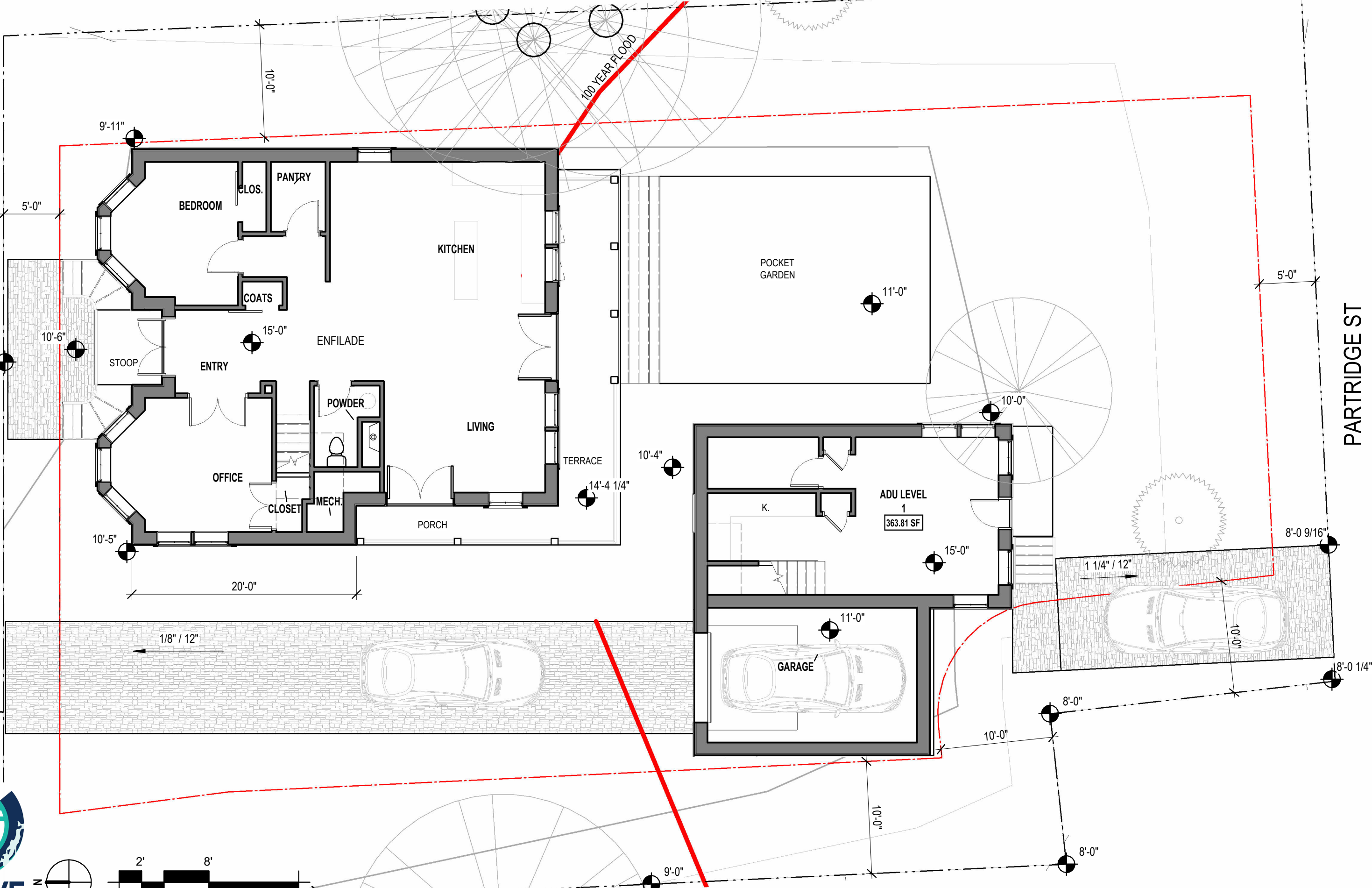
REAR ELEVATIONS - EAST & SOUTH
445 MARCY STREET RESIDENCE



PRAY STREET

PARTRIDGE ST

100 YEAR FLOOD

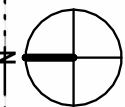
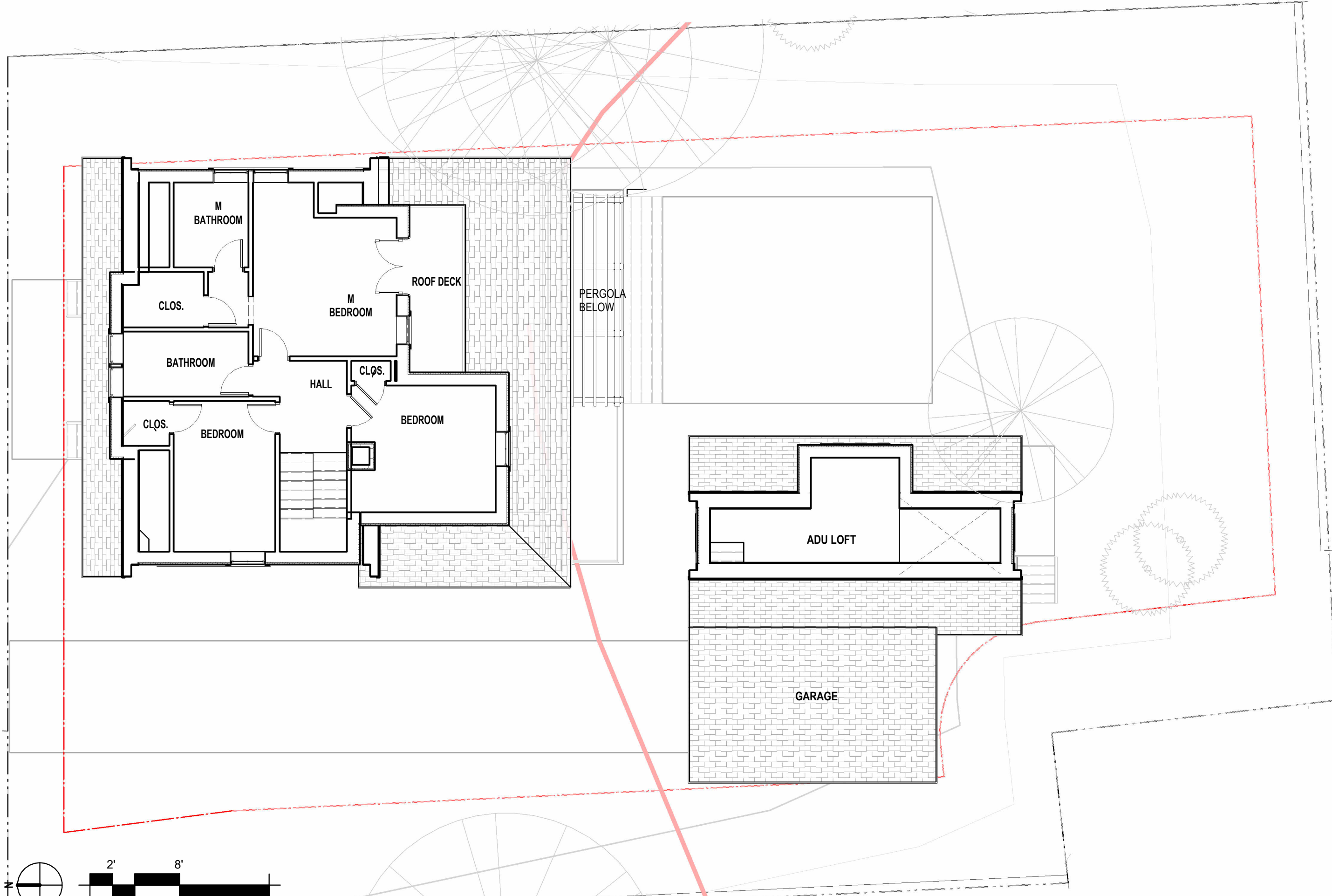


1ST LEVEL

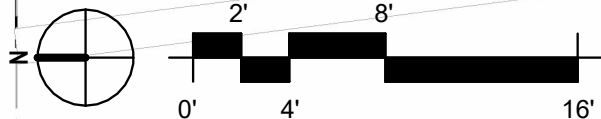
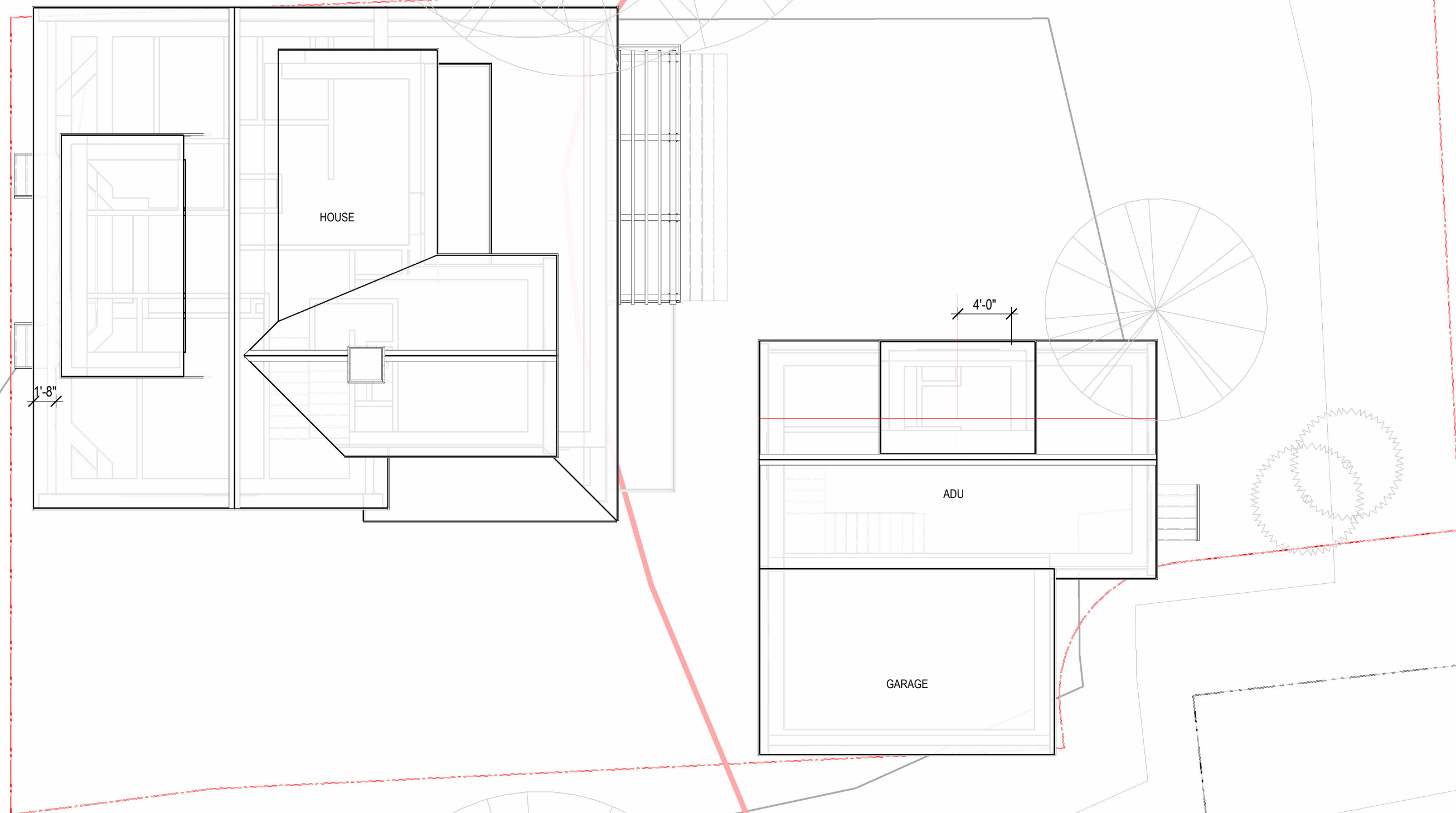
20 PRAY STREET RESIDENCE

P1.1

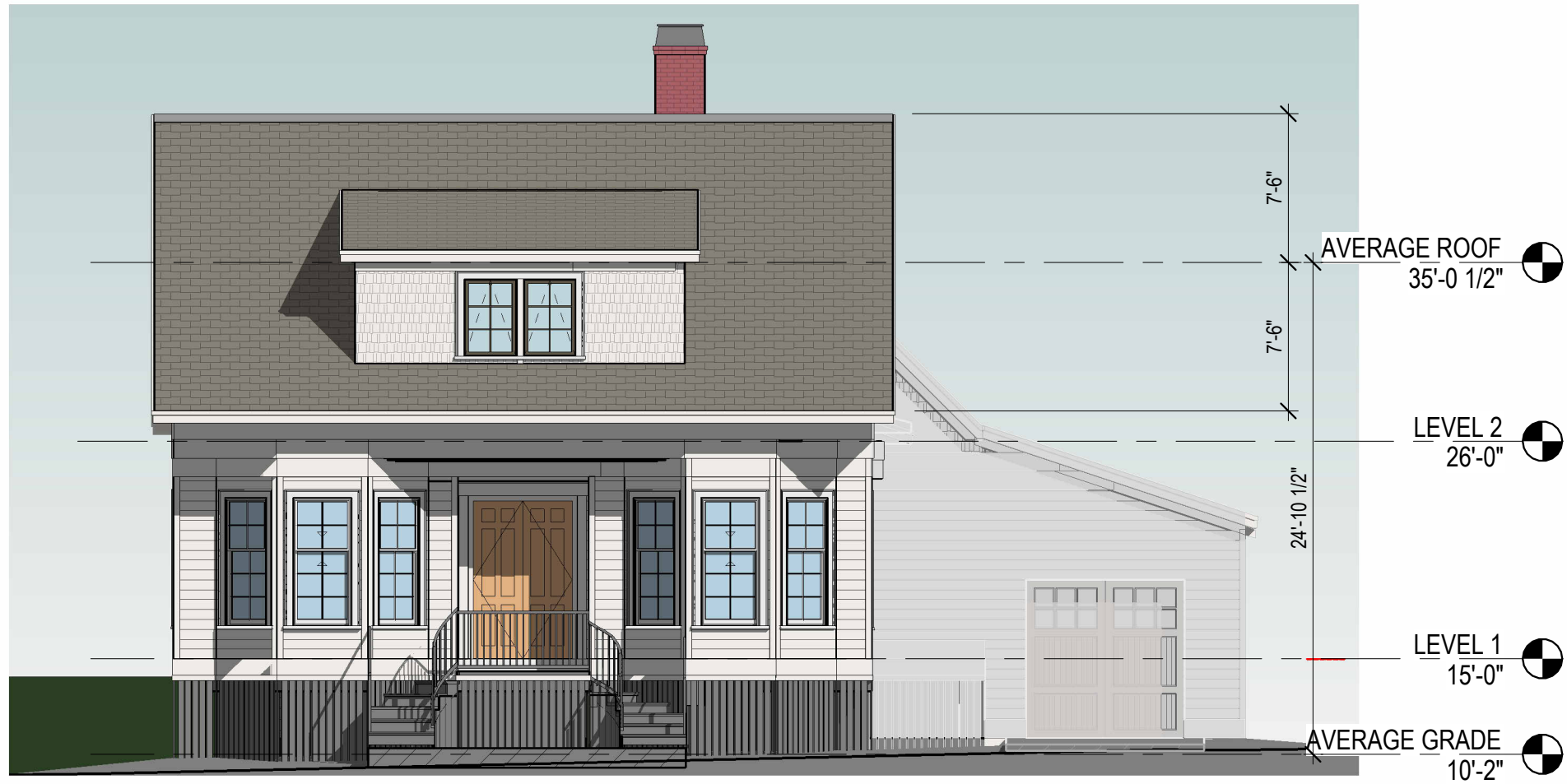
02/04/25
PROJECT NO:1042



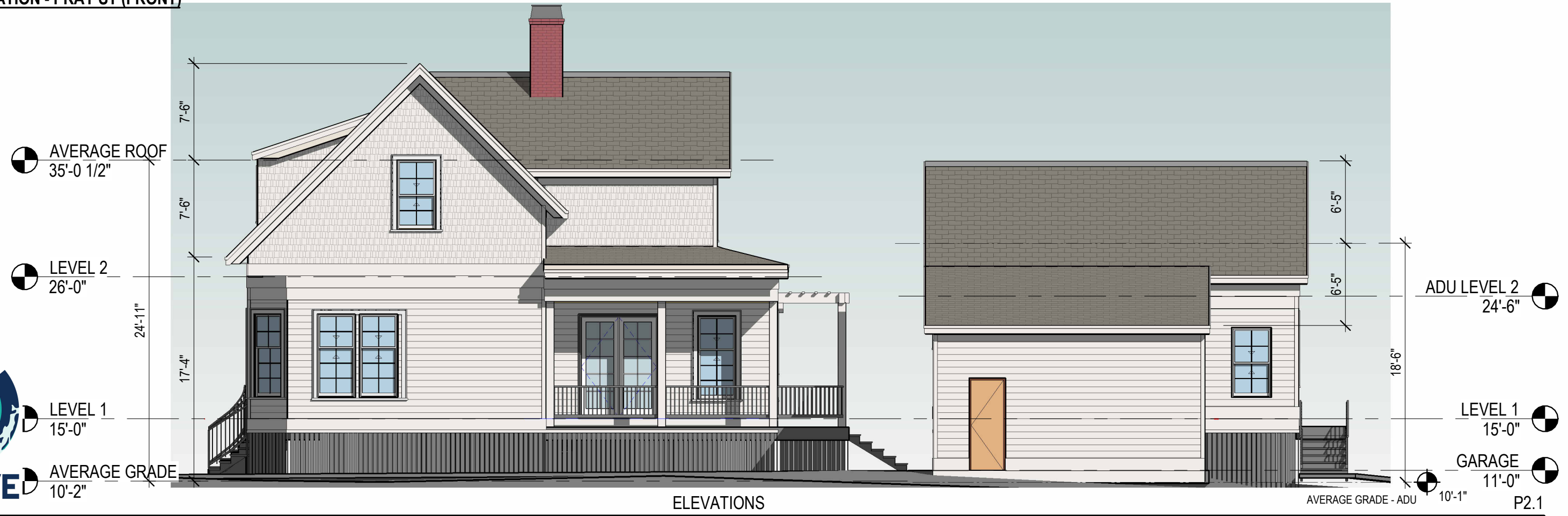
2ND FLOOR PLAN
20 PRAY STREET RESIDENCE



ROOF PLAN
20 PRAY STREET RESIDENCE



2 NORTH ELEVATION - PRAY ST (FRONT)
1/8" = 1'-0"



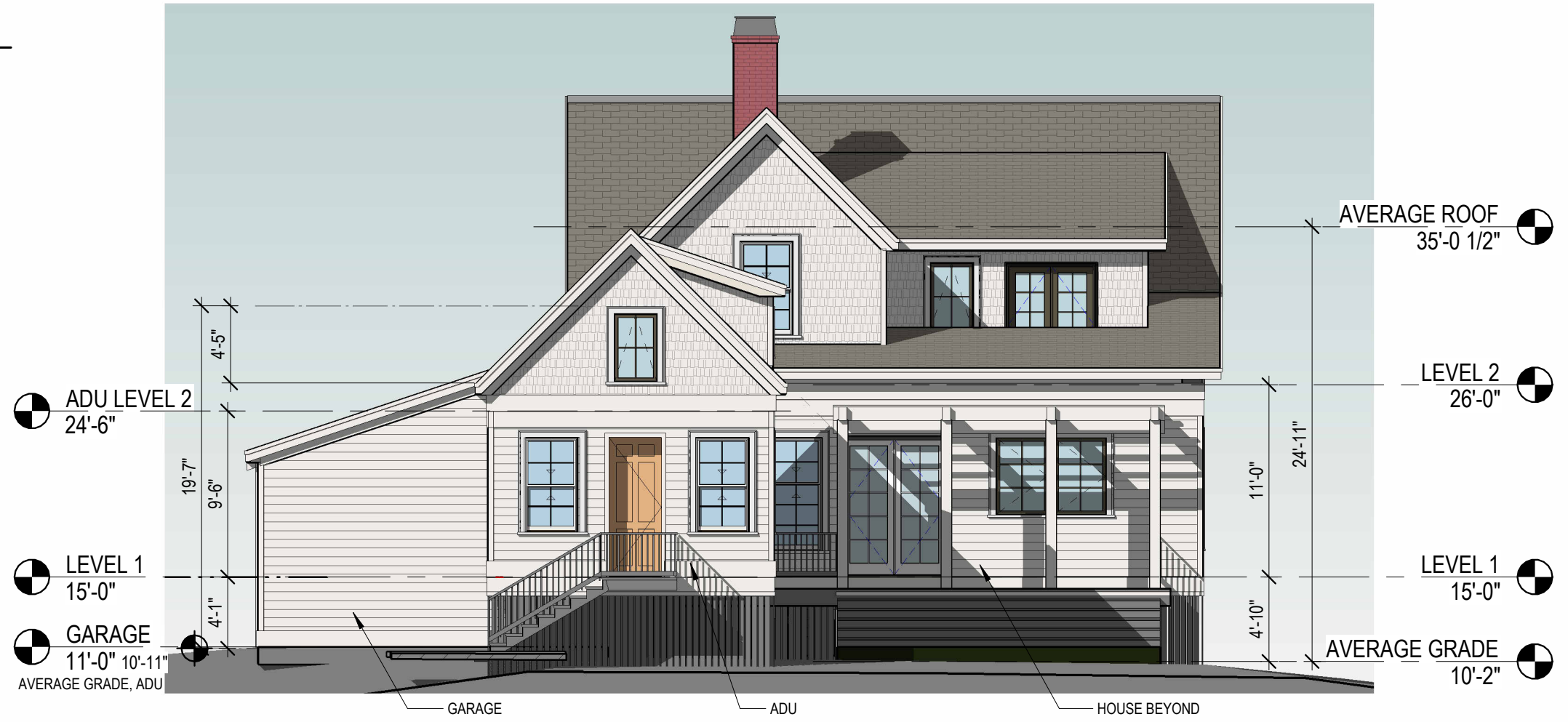
1 WEST ELEVATION (SIDE)
1/8" = 1'-0"

ELEVATIONS
20 PRAY STREET RESIDENCE





1 EAST ELEVATION (SIDE)
1/8" = 1'-0"



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

