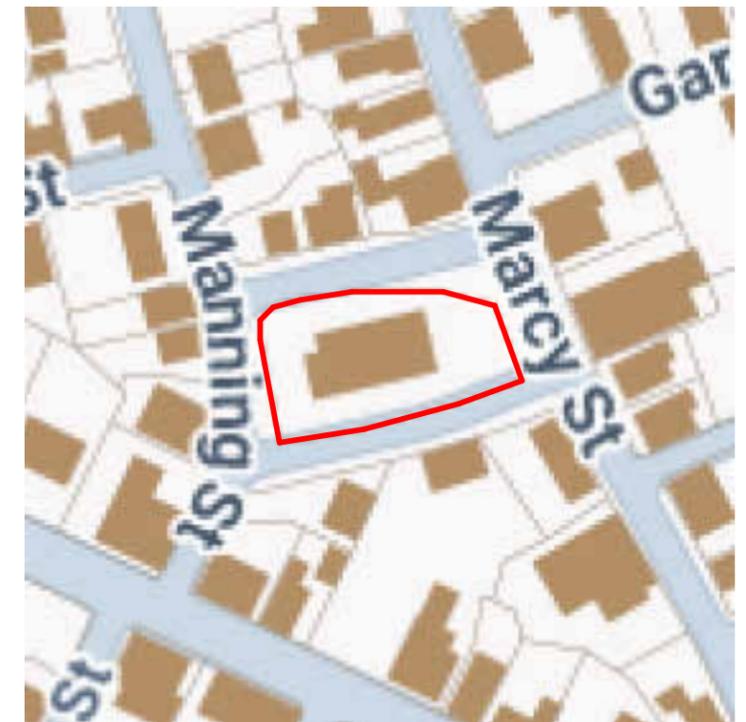


SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

PROJECT SUMMARY

The South Meeting House is proposed for a change of use, from a TV media studio to become the new home of Portsmouth Music and Arts (PMAC) Visual Arts School. This building is zoned Municipal, and is owned by the City of Portsmouth. A long term lease is proposed to accommodate the Schleyer Foundation and their subtenant PMAC. As part of the lease agreement, the tenant will repair and rehabilitate the existing structure. The interior will be renovated to include art classrooms, an art gallery, and administrative space. The building will be made handicapped accessible and compliant with Life Safety and Building Codes. Mechanical, electrical and plumbing systems will be brought up to code. The building envelope will be repaired, restored and weatherproofed. A meeting with TAC on 2/10/26 was met with their approval to proceed, with stipulation that power supply to building cannot be increased. Specific modifications to the exterior include the following:

1. Replace circa 1983 south side ramp with new extended ramp, for accessibility to front entrance.
2. Replace south side circa 1983 door with double hung wood window and storm window to match existing historic conditions.
3. Replace front double doors with a single hinged door and fixed side panel, to provide handicapped accessibility.
4. Replace weathered wood picket railings at front entrance, with wrought iron handrails.
5. Rebuild wood deck in front of center entry portico so it is level with adjacent sidewalk, for accessibility.
6. Install low-profile low-glare solar panels on south roof, to supplement power needed for accessibility lift and HVAC as required for change of use to an art school.



SITE PLAN CONTEXT FOOTPRINTS 1' = 300'

DRAWING LIST

- H0.0 COVER
- H1.1 HISTORY
- H0.2 EXISTING PHOTOS, CONTEXT VIEWS
- H0.3 EXISTING PHOTOS, CLOSE UP VIEWS
- H1.1 SITE PLAN, EXISTING
- H1.2 SITE PLAN, PROPOSED
- H1.3 ROOF PLAN
- H2.11 EAST ELEVATION EXISTING
- H2.12 EAST ELEVATION PROPOSED
- H2.21 NORTH ELEVATION EXISTING
- H2.22 NORTH ELEVATION PROPOSED
- H2.31 WEST ELEVATION EXISTING
- H2.32 WEST ELEVATION PROPOSED
- H2.41 SOUTH ELEVATION EXISTING
- H2.42 SOUTH ELEVATION PROPOSED
- H3.10 3D VIEWS
- H4.10 PROPOSED DOOR ELEVATION
- H5.10 MATERIALS

280 MARCY STREET

HDC MARCH 2026

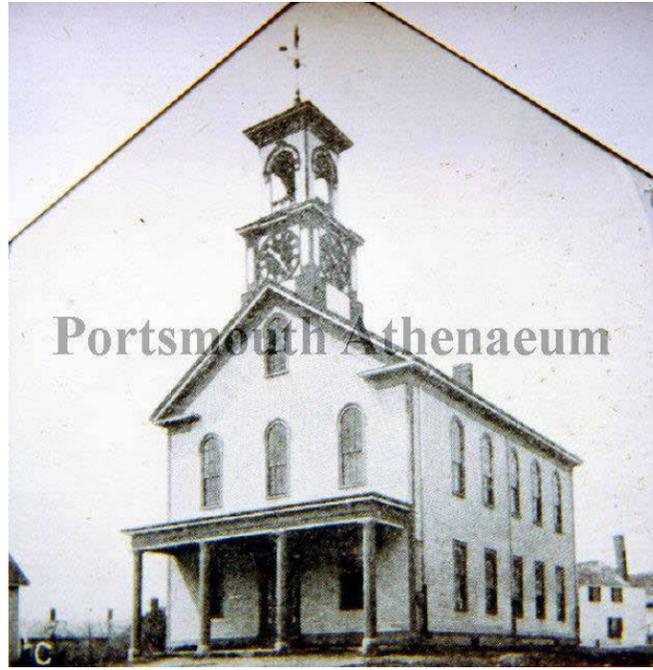


COVER

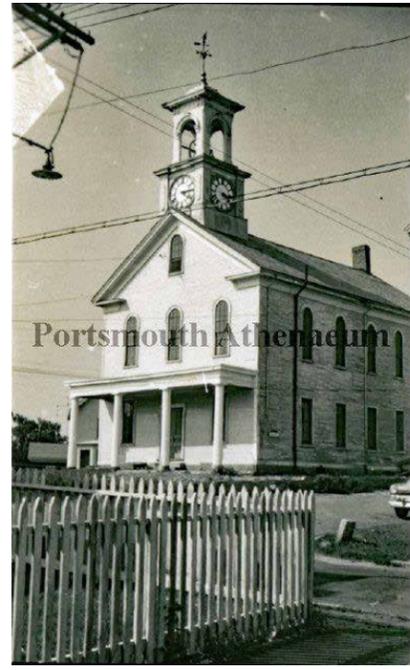
SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

H0.0

02/20/26
PROJECT NO:1039

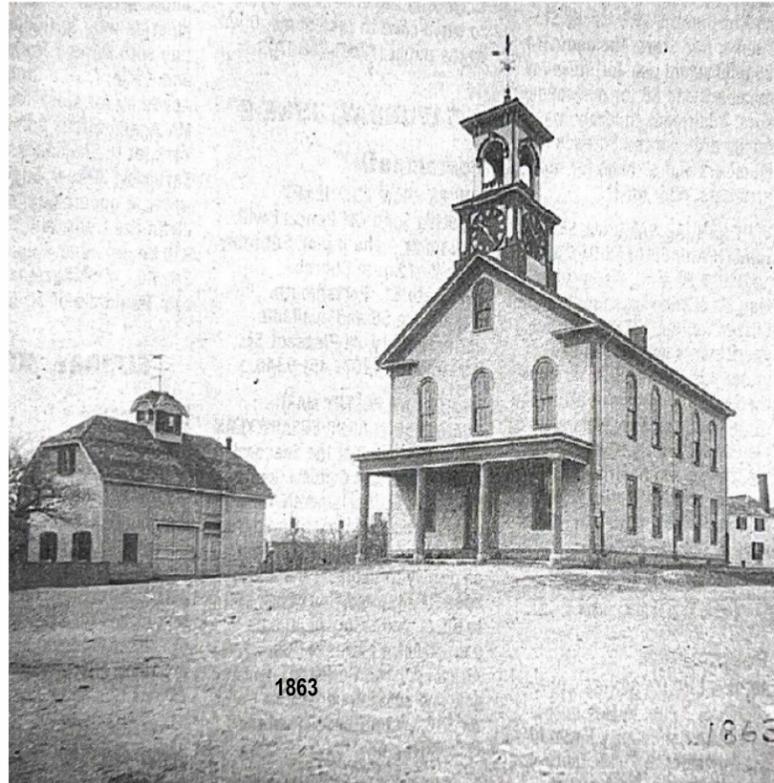


1902



1955

1866



1863

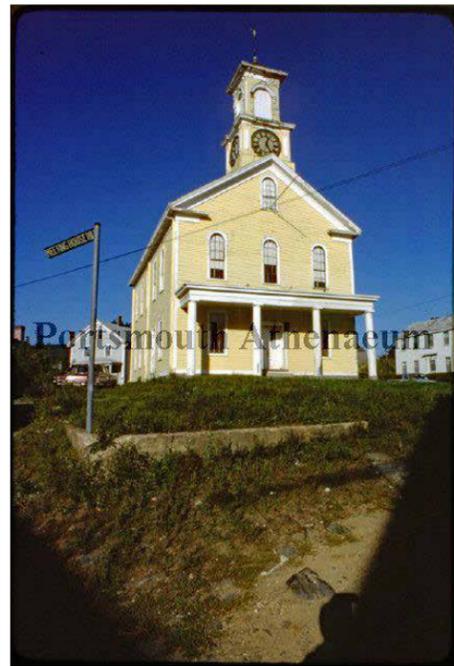
SOUTH MEETING HOUSE TIMELINE

1863-1866:

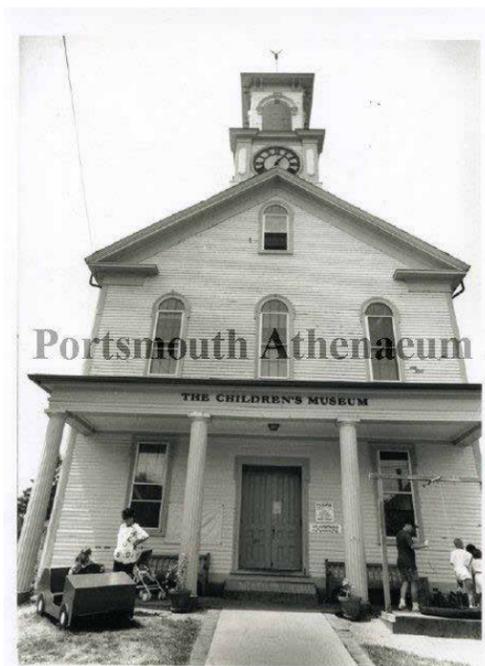
Built in 1863 by William Tucker to replace the second meeting house in the South End that was built in 1732. It was known as "The Third Hall" and was initially used as a school and public function hall until its use as the first African American church.

1880-1882:

During its time as a church Rev. Daniel Austin died and left money for Portsmouth's African American residents to celebrate Emancipation Day. The first event was held January 1882.

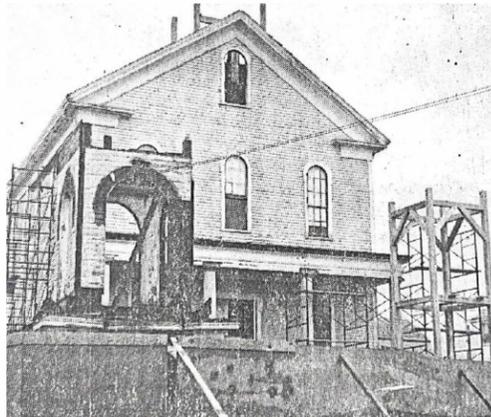


1979



1990

1967



1967



SOUTH MEETING HOUSE TIMELINE

1967:

It was leased to Strawberry Banke for 99 years. The old steeple was taken down and rebuilt as well as other minor repairs were made. William G. Perry was the architect of this renovation and John Elwyn Stone was the benefactor. The use at the time was a meeting house for Strawberry Banke.

1983:

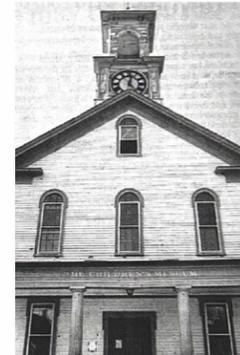
Repairs were made again to the bell tower and exteriors of the building before its use as a Non-Profit Children's museum. It had exhibits on Farm life, Hospital work, Painting, Sculptures, Theatre, Science, Special Needs, A wooden submarine, and many more. They also had after school programs conducted by specialists.

2007-2011:

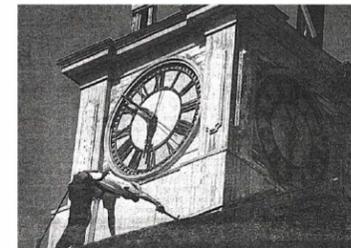
After the Children's museum moved out it underwent renovations to the roof, rotting at the bell tower was replaced, and siding was partially replaced until PPM moved in.



1983



1983



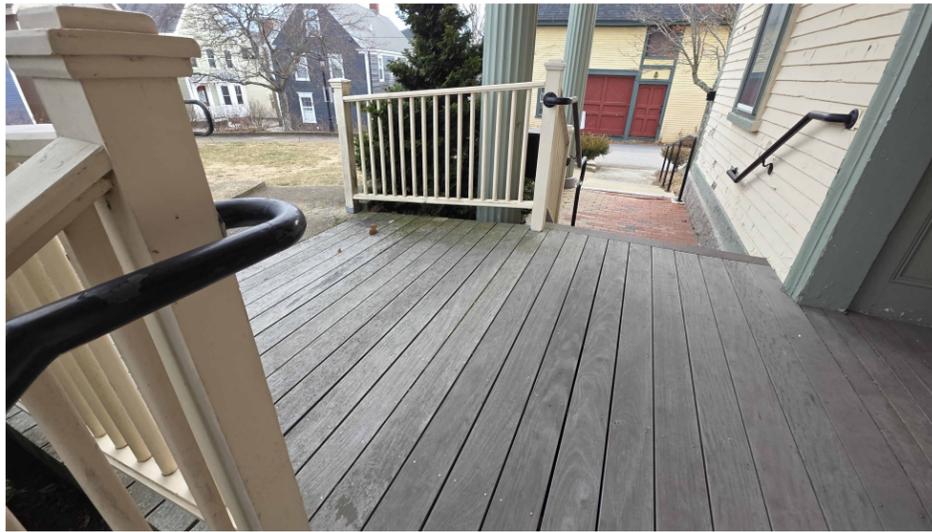
2007



HISTORY



FRONT RAILINGS & DECKING REPLACEMENT



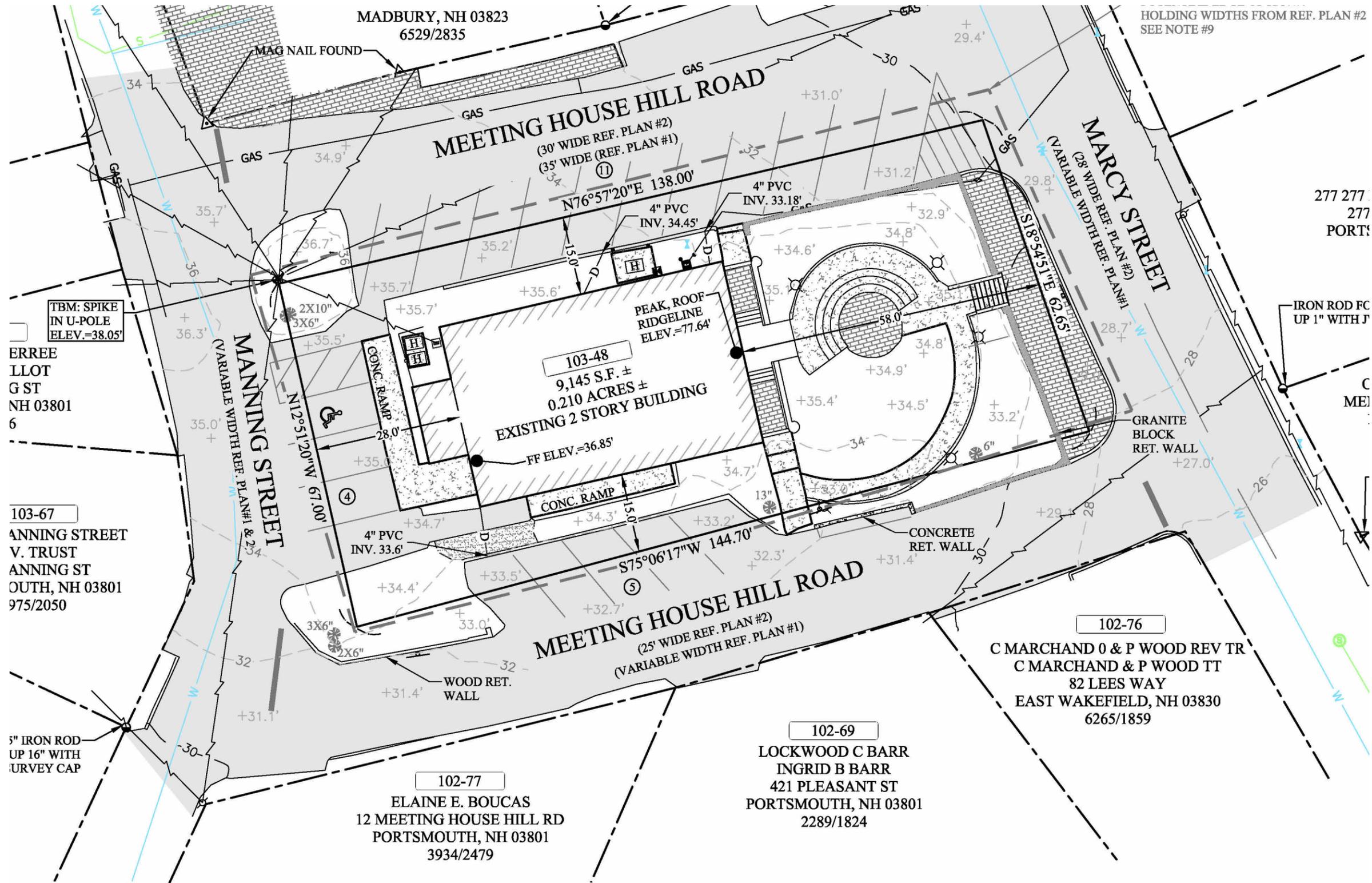
FRONT DOOR REPLACEMENT



SIDE RAMP & DOOR REPLACEMENT



EXISTING PHOTOS, CLOSE UP VIEWS
SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL



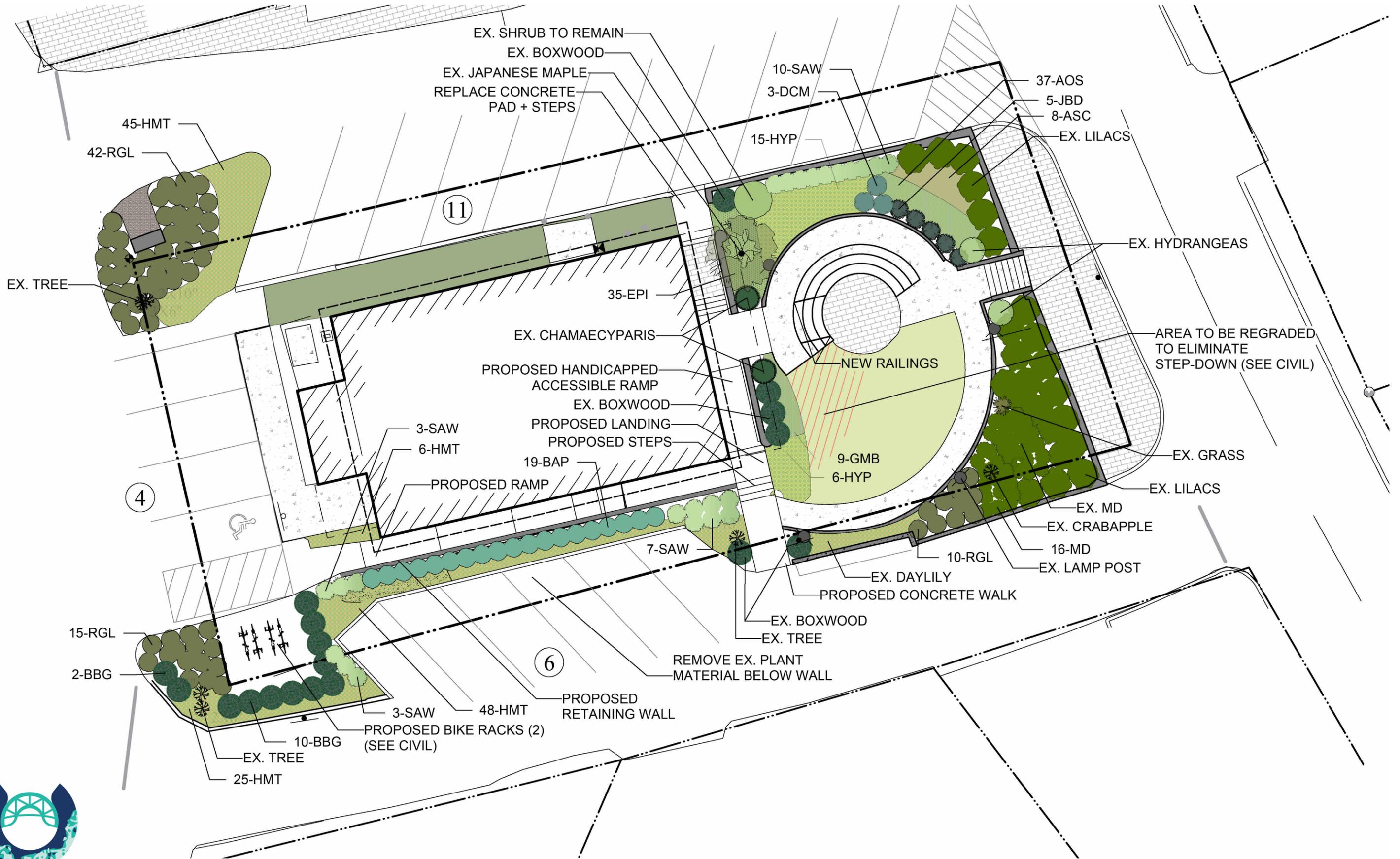
SITE PLAN - EXISTING

SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

NOT TO SCALE

H1.1

02/20/26
PROJECT NO: 1039



SITE PLAN, PROPOSED

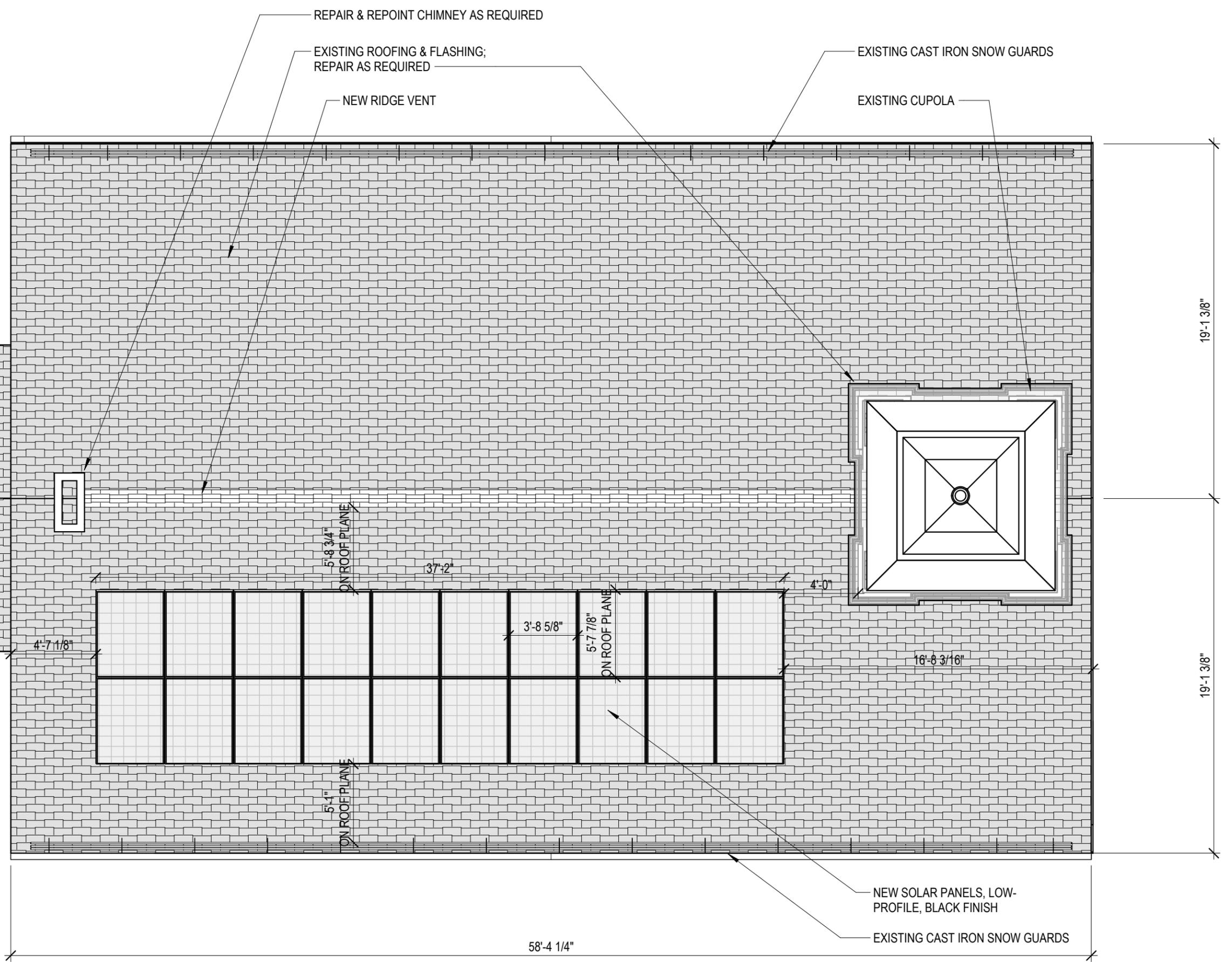
SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

NOT TO SCALE H1.2

02/20/26
PROJECT NO:1039



2 ROOF PROPOSED
3/16" = 1'-0"

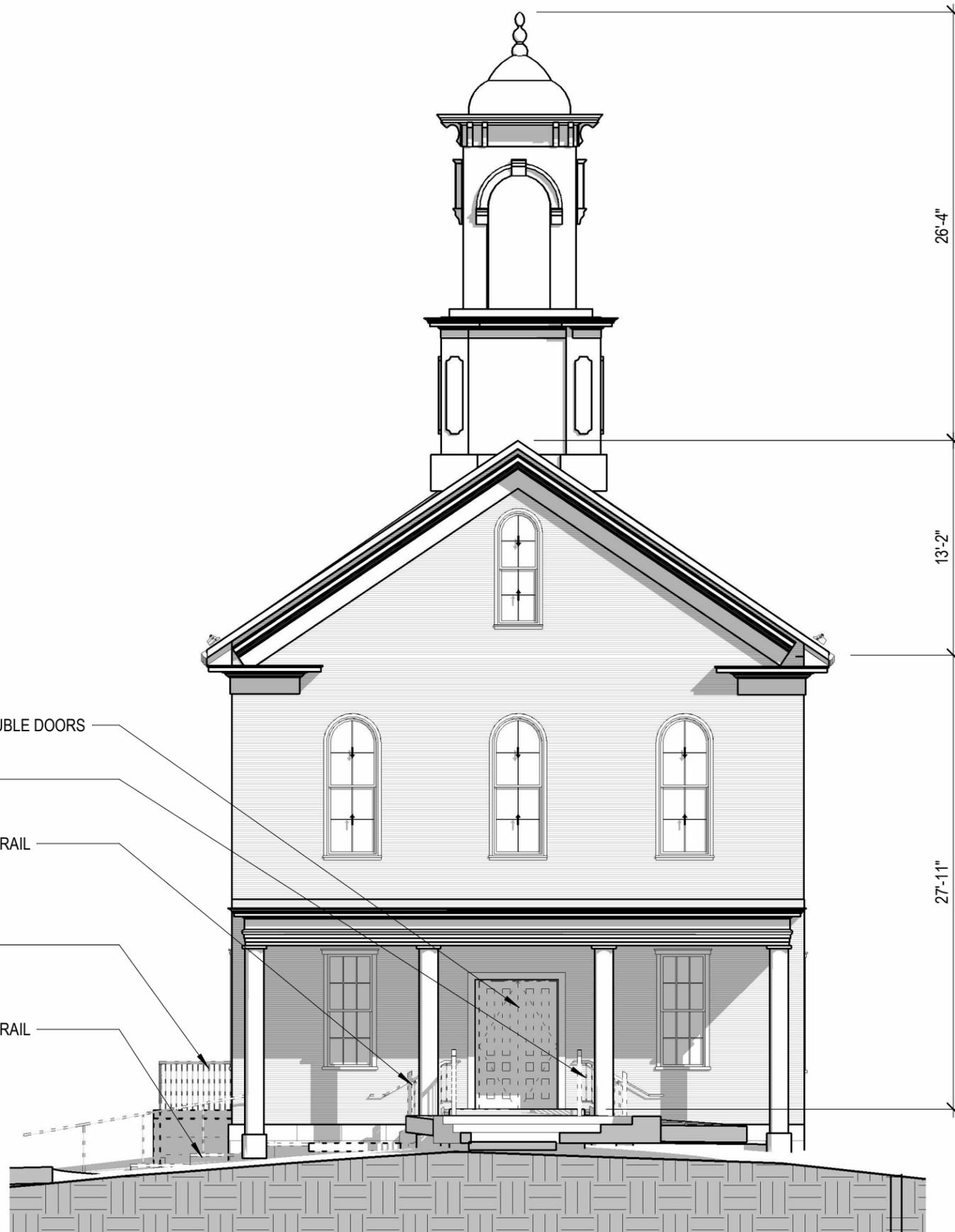


ROOF PLAN

SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

H1.3

02/20/26
PROJECT NO:1039



REMOVE FRONT DOUBLE DOORS

REMOVE HANDRAIL

REMOVE STEps AND RAIL

REMOVE RAMP

REMOVE STEPSAND RAIL

26'-4"

13'-2"

27'-11"



EAST ELEVATION EXISTING
SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

REPAIR AND REPAINT
WOOD SIDING AND
TRIM

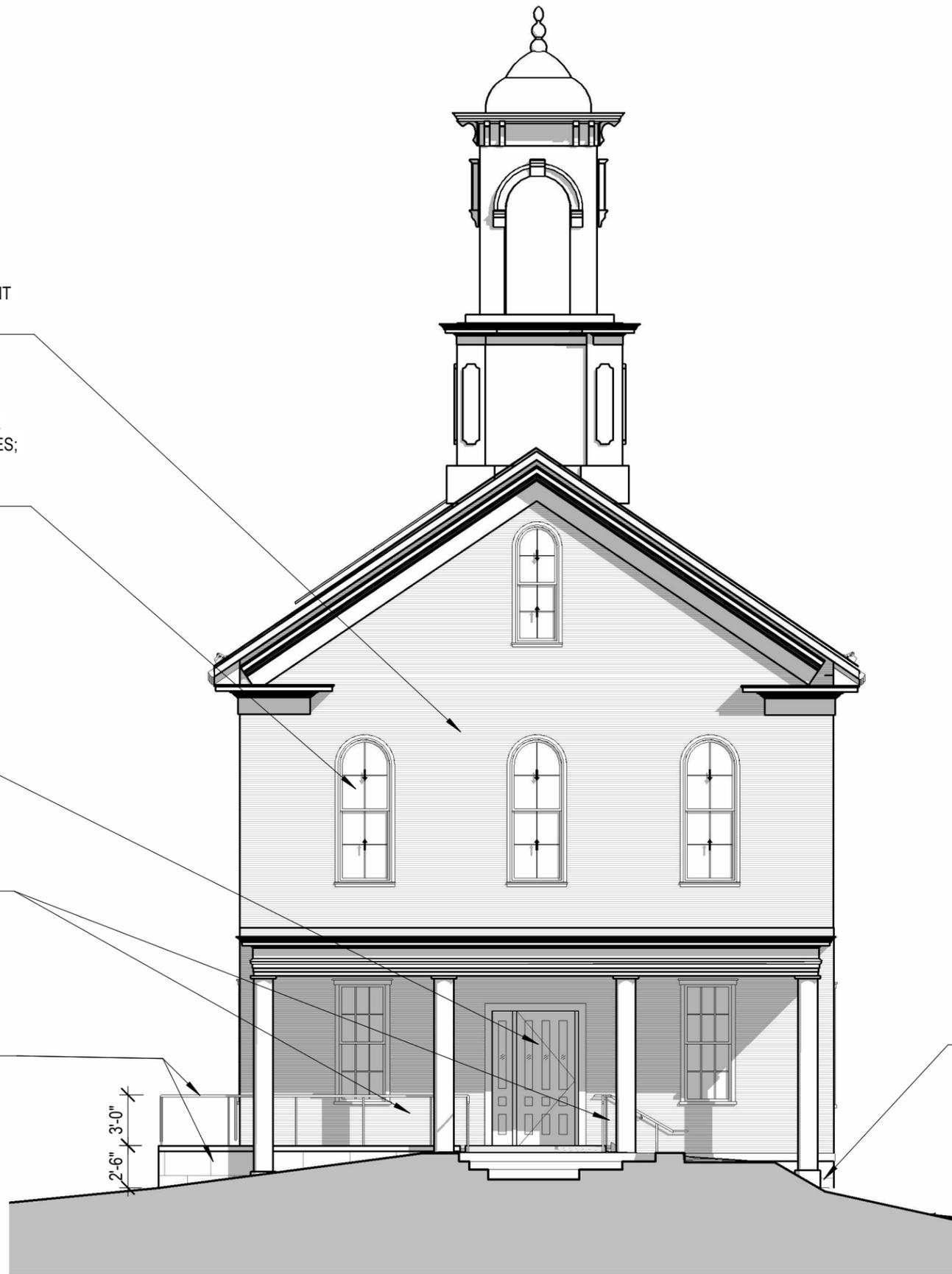
REPAIR, REGLAZE,
WEATHERSTRIP ALL
SASHES AND FRAMES;
REPAIR STORM
WINDOWS AS
REQUIRED

NEW ACCESSIBLE
FRONT DOOR
AND SIDELITE

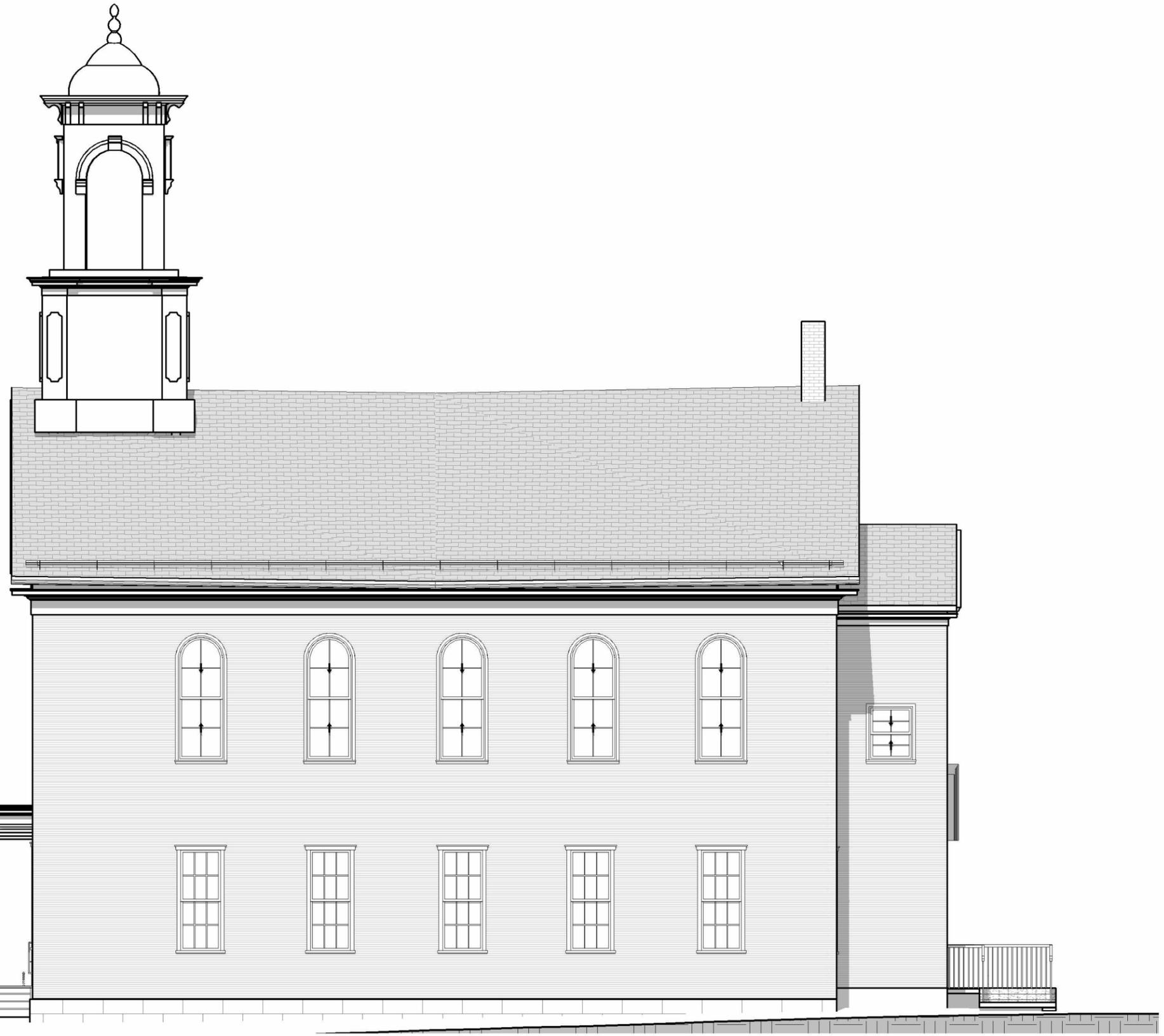
NEW METAL
HANDRAILS

NEW RAMP WITH
METAL HANDRAIL
AND GRANITE
FACING TO MATCH
EXISTING
FOUNDATIONS

REBUILD EXISTING STEPS, IN KIND



EAST ELEVATION PROPOSED
SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

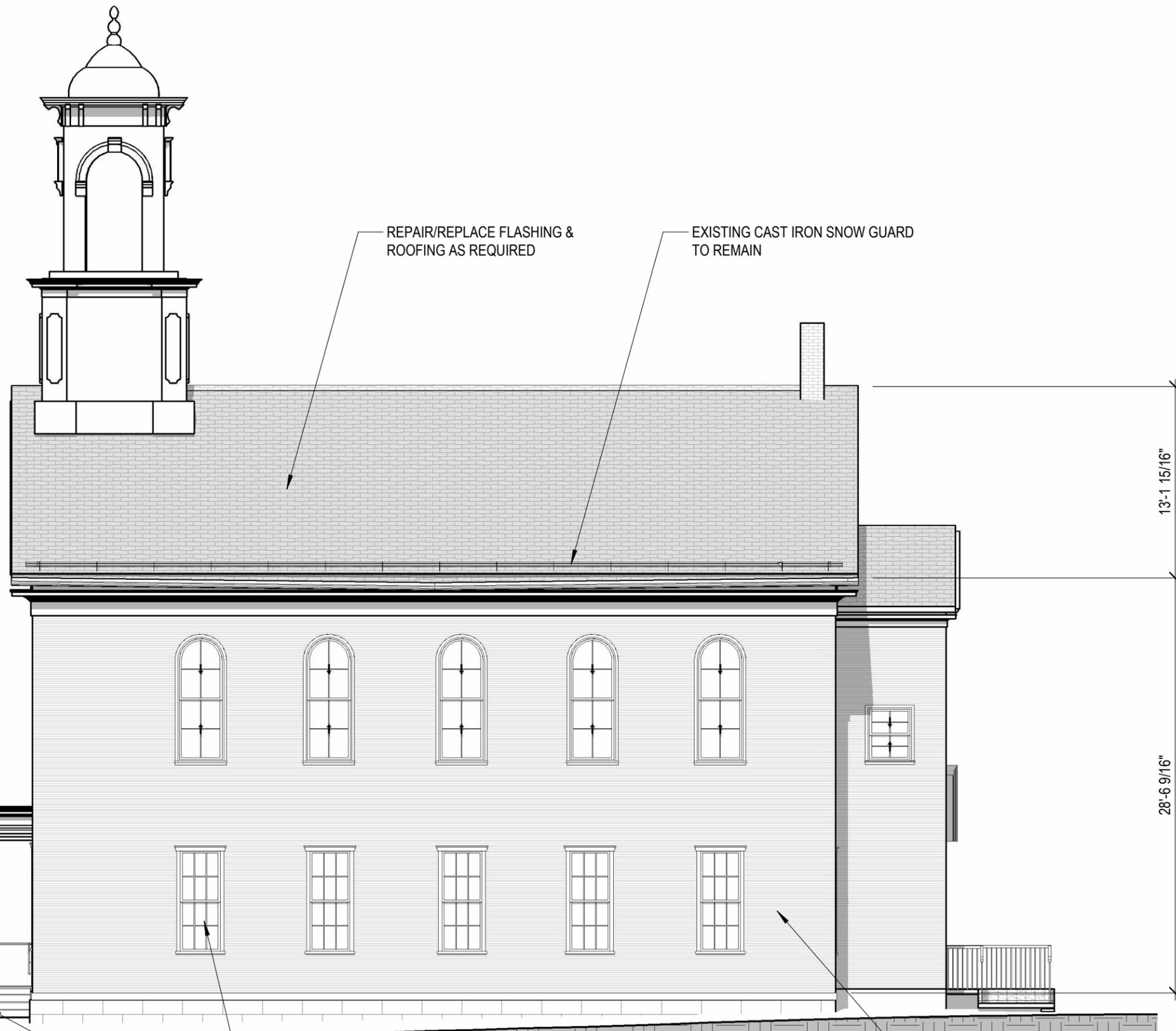


REMOVE WOOD PICKET RAILINGS



NORTH ELEVATION EXISTING
SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

NEW WROUGHT IRON HANDRAILS



REPAIR/REPLACE FLASHING & ROOFING AS REQUIRED

EXISTING CAST IRON SNOW GUARD TO REMAIN

13'-1 15/16"

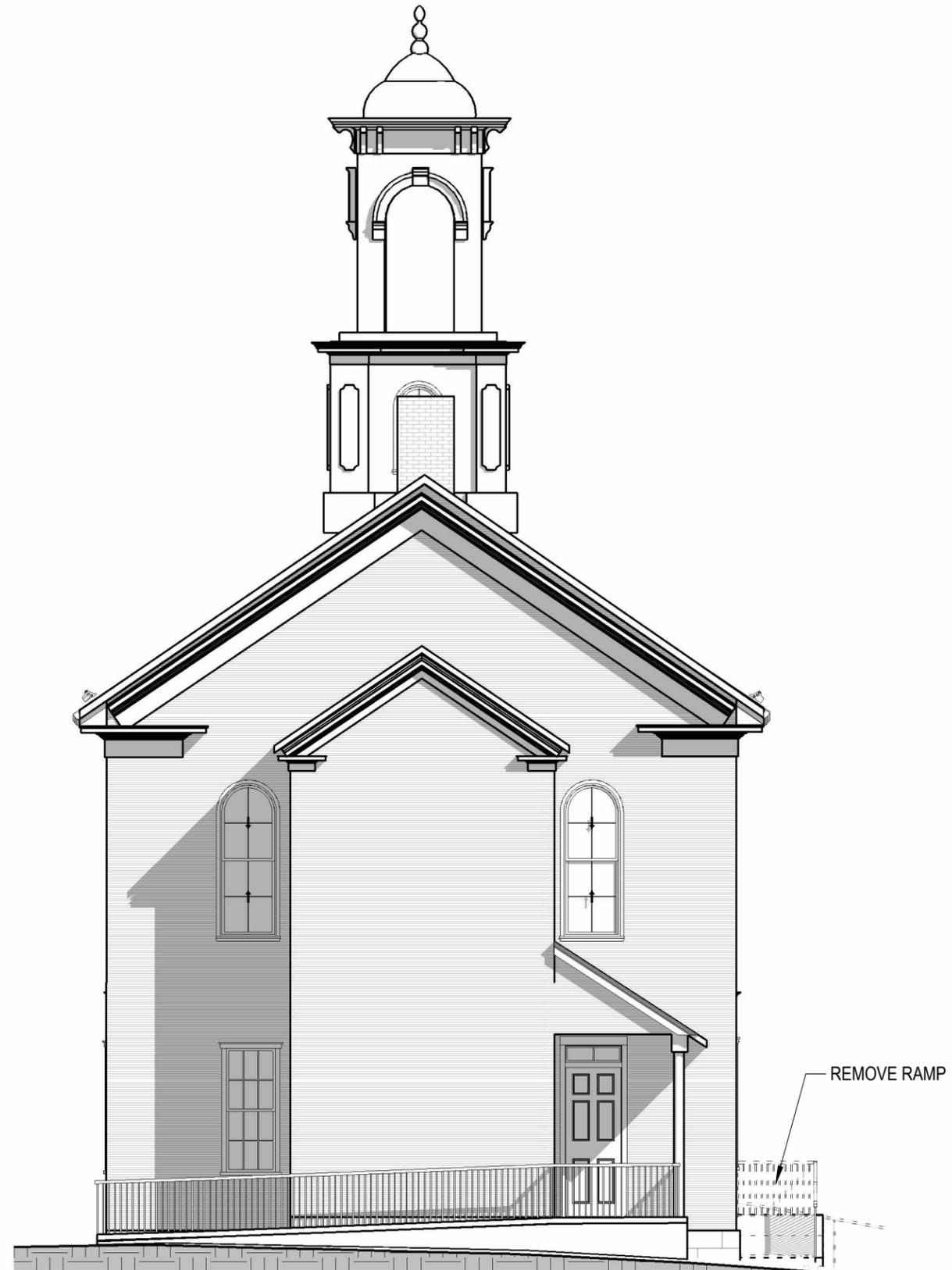
28'-6 9/16"

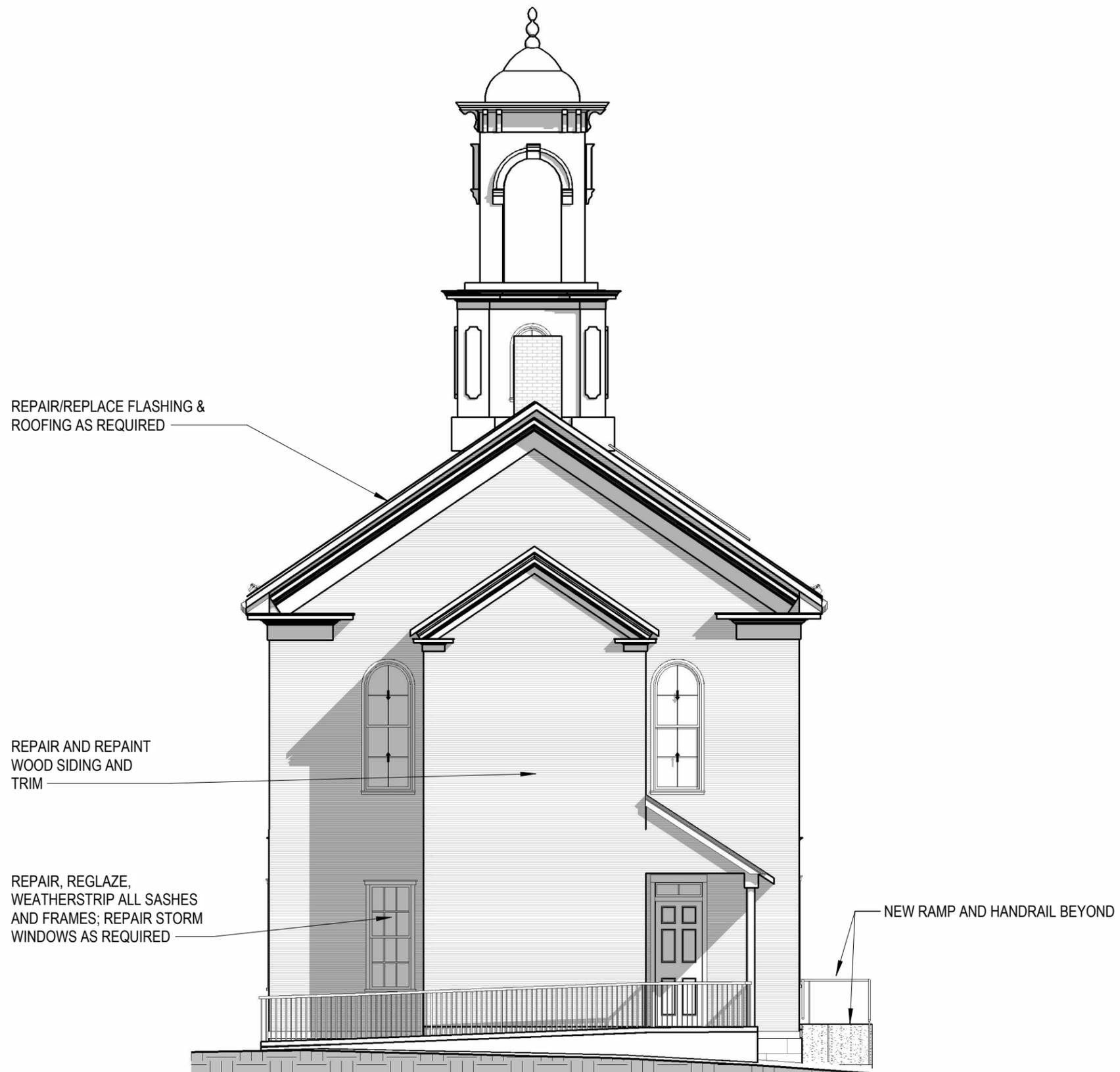
REPAIR, REGLAZE, WEATHERSTRIP ALL SASHES AND FRAMES; REPAIR STORM WINDOWS AS REQUIRED

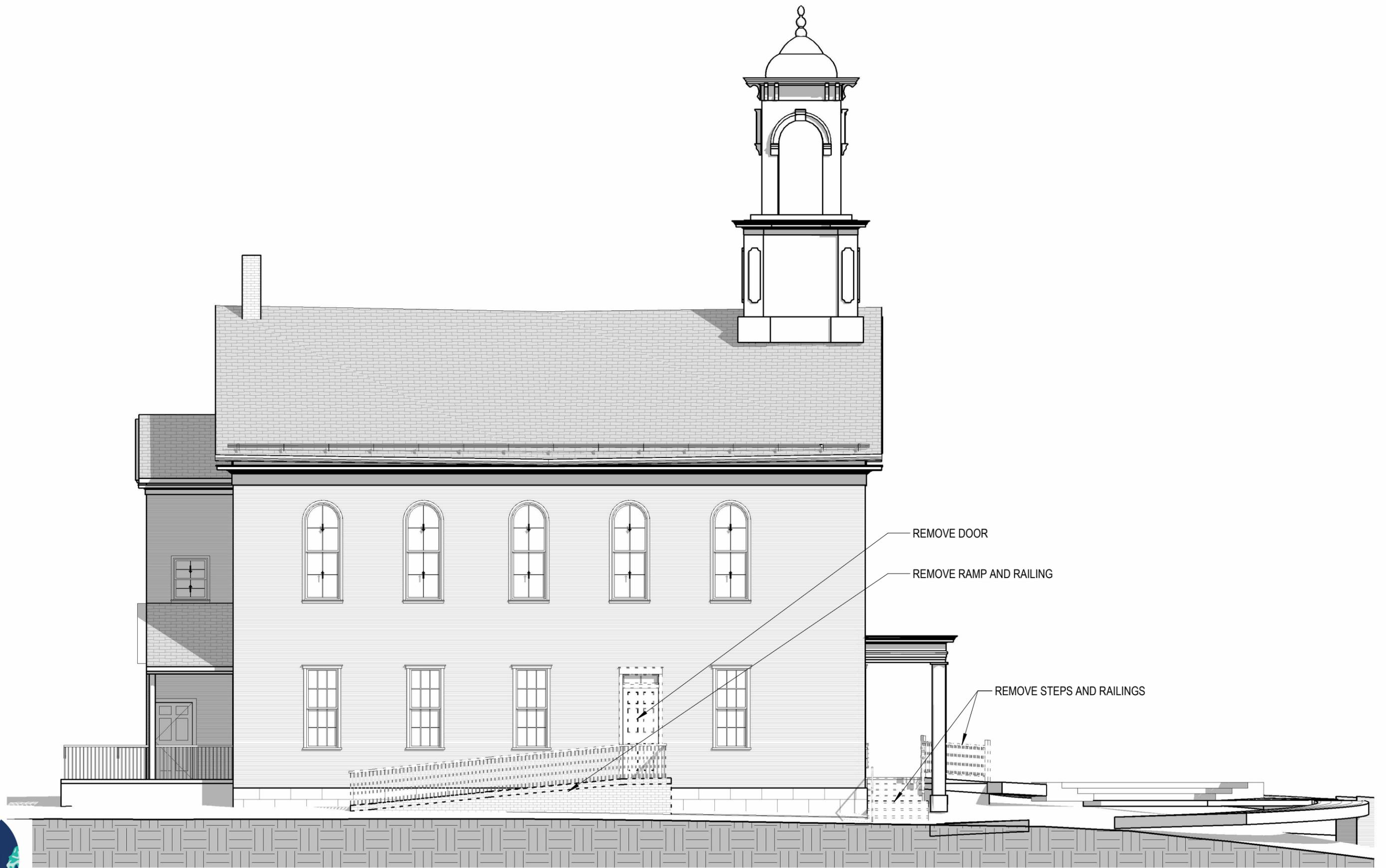
REPAIR AND REPAINT WOOD SIDING AND TRIM

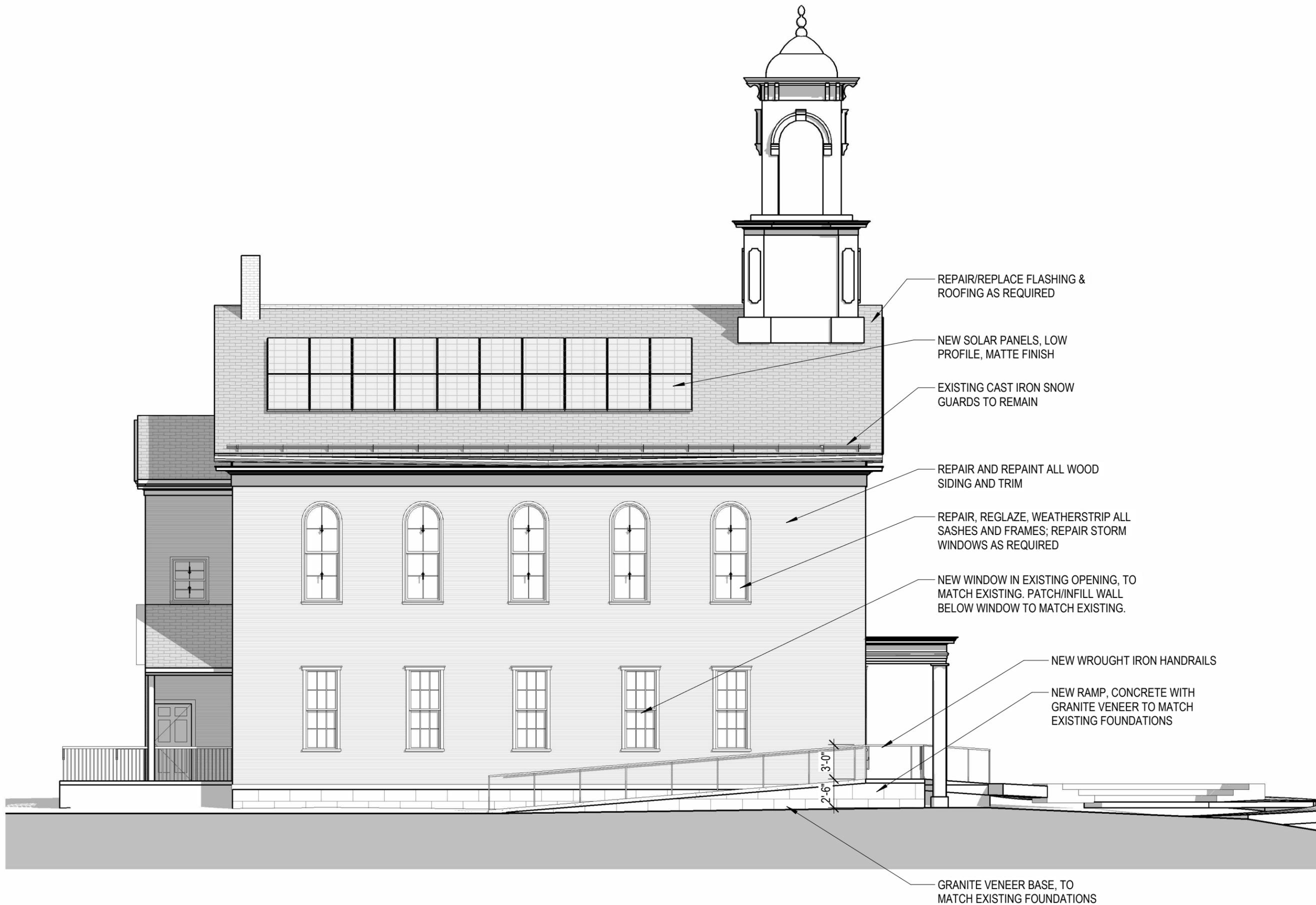
RELEVEL, RESET EXISTING NORTH STEPS (IN KIND)

NORTH ELEVATION PROPOSED
SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL









SOUTH ELEVATION PROPOSED
 SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL



1 VIEW FROM SOUTHEAST CORNER



2 VIEW FROM SOUTHWEST CORNER



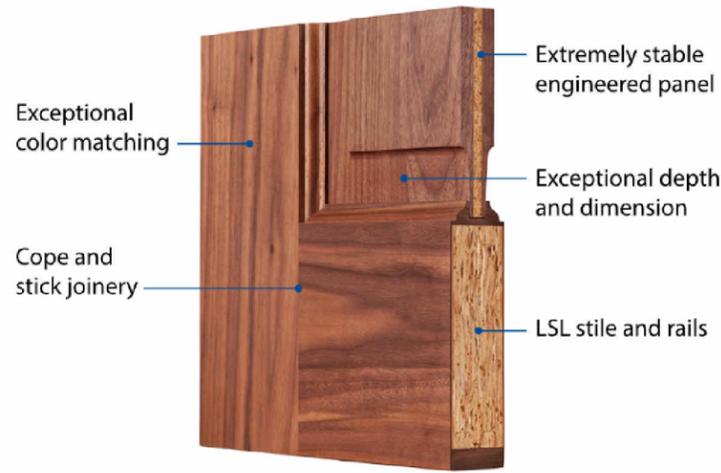
5 VIEW FROM PLEASANT AND MANNING STREET



3D VIEWS

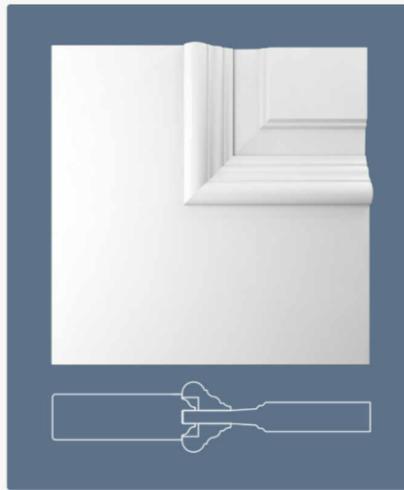
SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

TruStile Reserve Wood Doors

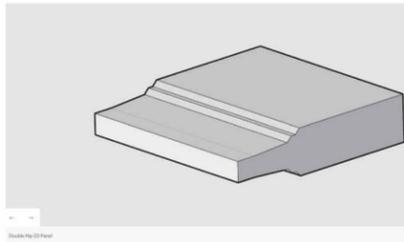
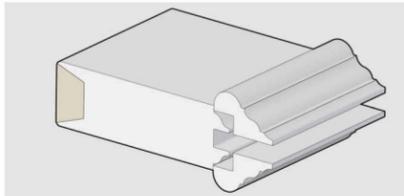


Cross section showing Reserve Wood stile & rail door construction

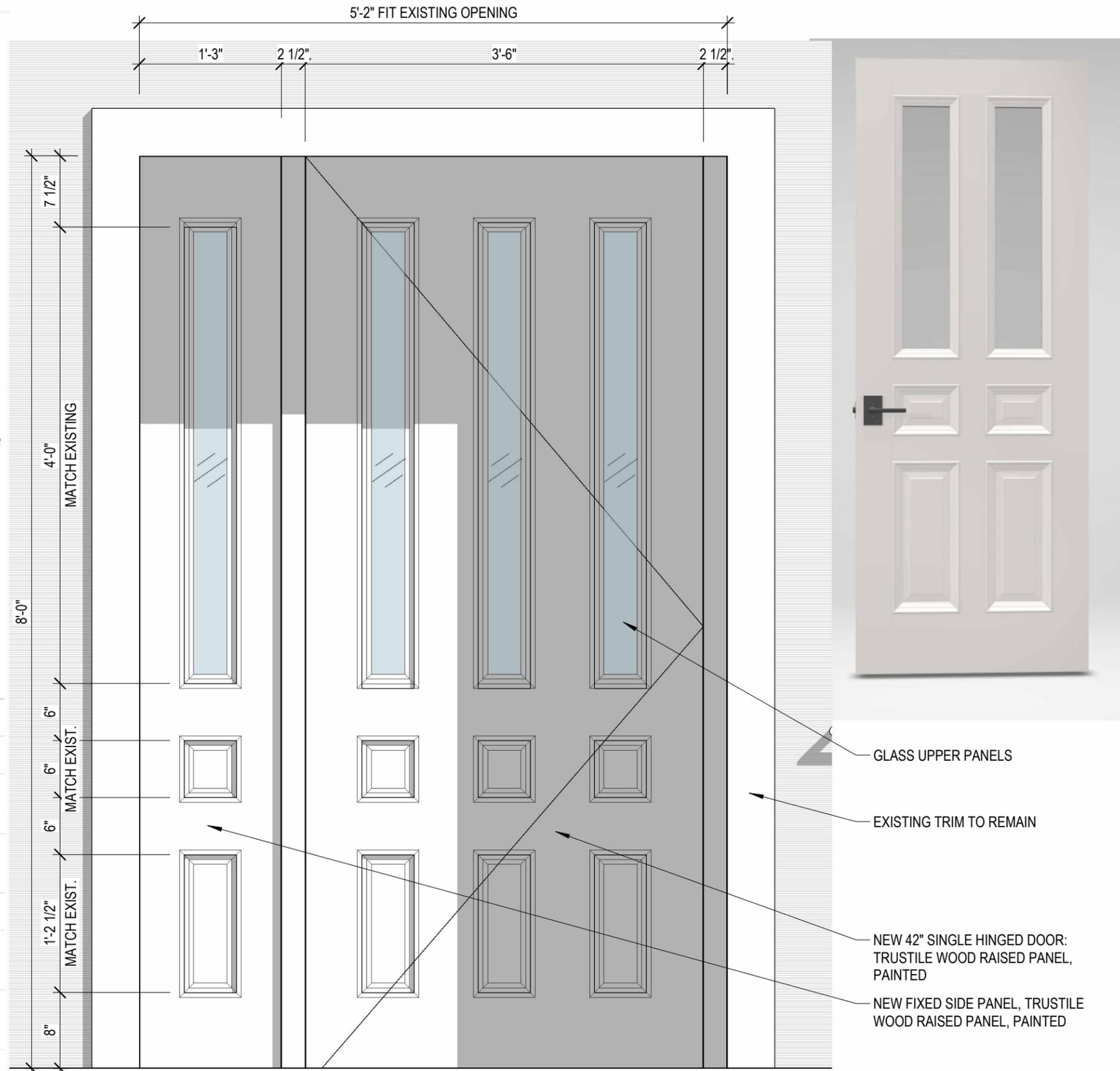
- Made-to order and built to almost any size or style, using genuine stile and rail construction, industry-leading veneers and quality lumber.
- Panels are engineered with a composite wood core for strength and stability, with hand-matched solid wood faces, creating superior, architecturally-correct details.
- HDF-faced laminated strand lumber (LSL) cores and doweled stile and rail assembly offer exceptional strength, durability and maximum stability.



Panel: D - Double Hip Panel
Sticking: BBM - Big Bolection Moulding



| Specification | Description |
|---------------|--|
| Thickness | 1-3/8", 1-3/4" and 2-1/4" |
| Maximum Size | 68" x 120" |
| Stiles | Solid wood sticking with HDF-faced laminated strand lumber (LSL) core |
| Rails | Solid wood sticking with HDF-faced laminated strand lumber (LSL) core |
| Face | 1/16" wood veneer |
| Panel | Raised Panel Engineered core with edge-glued solid wood face |
| | Flat Panel Engineered core with 1/16" wood veneer face |
| Options | 20-, 45-, 60- and 90-minute fire ratings. See fire door section for more detail |
| Warranty | Life of original installation. See warranty section for more detail |



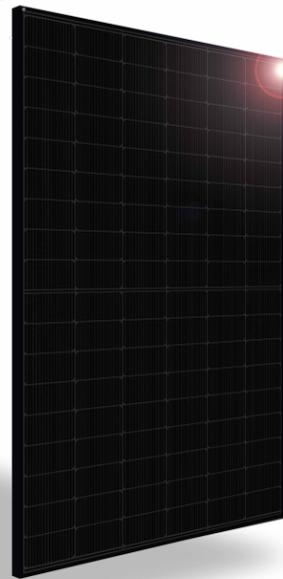
1 PROPOSED DOOR ELEVATION
1" = 1'-0"

PROPOSED FRONT DOOR



SILFAB PRIME NTC

SIL-440 QD



SILFAB SOLAR



NEXT-GENERATION N-TYPE CELL TECHNOLOGY

- Improved Shade Tolerance
- Improved Low-Light Performance
- Increased Performance in High Temperatures
- Enhanced Durability
- Reduced Degradation Rate
- 25-Year Product Warranty/ 30-Year Performance Warranty



| ELECTRICAL SPECIFICATIONS | | 440 | |
|-------------------------------|----|-------|----------|
| Test Conditions | | STC | NOCT |
| Module Power (Pmax) | Wp | 440 | 328.0 |
| Maximum power voltage (Vpmax) | V | 33.41 | 31.17 |
| Maximum power current (Ipmax) | A | 13.17 | 10.52 |
| Open circuit voltage (Voc) | V | 38.97 | 36.64 |
| Short circuit current (Isc) | A | 14.22 | 11.44 |
| Module efficiency | % | 22.6% | |
| Maximum system voltage (VDC) | V | | 1000 |
| Series fuse rating | A | | 25 |
| Power Tolerance | Wp | | 0 to +10 |

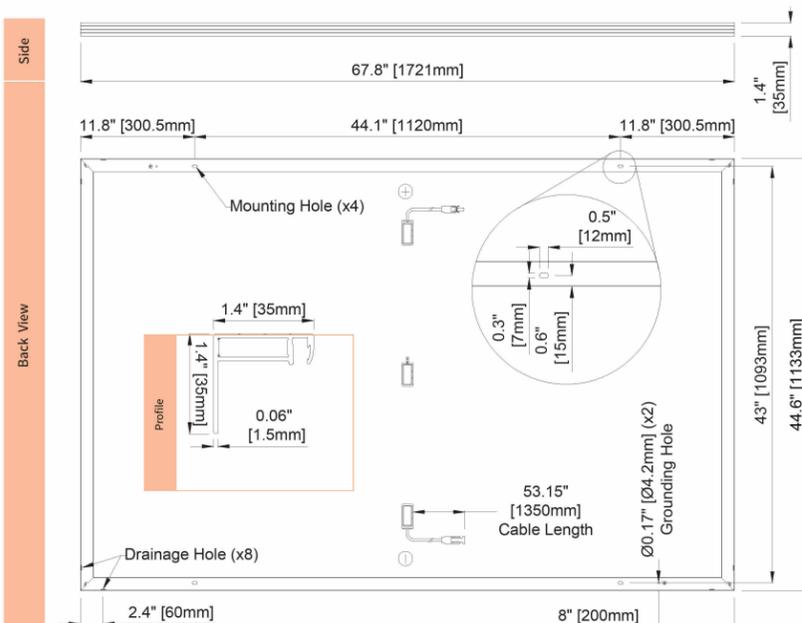
Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3%
Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10 W.

| MECHANICAL PROPERTIES / COMPONENTS | METRIC | IMPERIAL |
|--|---|---|
| Module weight | 21 kg ± 0.2 kg | 46.3 lbs ± 0.4 lbs |
| Dimensions (H x L x D) | 1721 mm x 1133 mm x 35 mm | 67.8 in x 44.6 in x 1.37 in |
| Maximum surface load (wind/snow)* | 4000 Pa rear load / 5400 Pa front load | 83.5 lb/ft ² rear load / 112.8 lb/ft ² front load |
| Hail impact resistance | Ø 25 mm at 83 km/h | Ø 1 in at 51.6 mph |
| Cells | 108 Half cells - N-Type Silicon solar cell 182 mm x 91 mm | 108 Half cells - N-Type Silicon solar cell 7.16 in x 3.58 in |
| Glass | 3.2 mm high transmittance, tempered, antireflective coating | 0.126 in high transmittance, tempered, antireflective coating |
| Cables and connectors (refer to installation manual) | 1350 mm, Ø 5.7 mm, MC4 from Staubli | 53.1 in, Ø 0.22 in (12 AWG), MC4 from Staubli |
| Backsheet | High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet | |
| Frame | Anodized aluminum (Black) | |
| Junction Box | UL 3730 Certified, IEC 62790 Certified, IP68 rated, 3 diodes | |

| TEMPERATURE RATINGS | WARRANTIES |
|------------------------------|---|
| Temperature Coefficient Isc | Module product workmanship warranty |
| Temperature Coefficient Voc | Linear power performance guarantee |
| Temperature Coefficient Pmax | 25 years** |
| NOCT (± 2 °C) | 30 years |
| Operating temperature | ≥ 98% end 1st yr ≥ 94.7% end 12th yr ≥ 90.8% end 25th yr ≥ 89.3% end 30th yr |

| CERTIFICATIONS | SHIPPING SPECS |
|----------------|---|
| Product | UL 61215, UL 61730, CSA C22.2#61730, IEC 61215, IEC 61730, IEC 61701 (Salt Mist Corrosion), IEC 62716 (Ammonia Corrosion), CEC Listed, UL Fire Rating: Type 2 |
| Factory | ISO9001:2015 |
| | Modules Per Pallet: 26 or 26 (California) |
| | Pallets Per Truck: 32 or 30 (California) |
| | Modules Per Truck: 832 or 780 (California) |

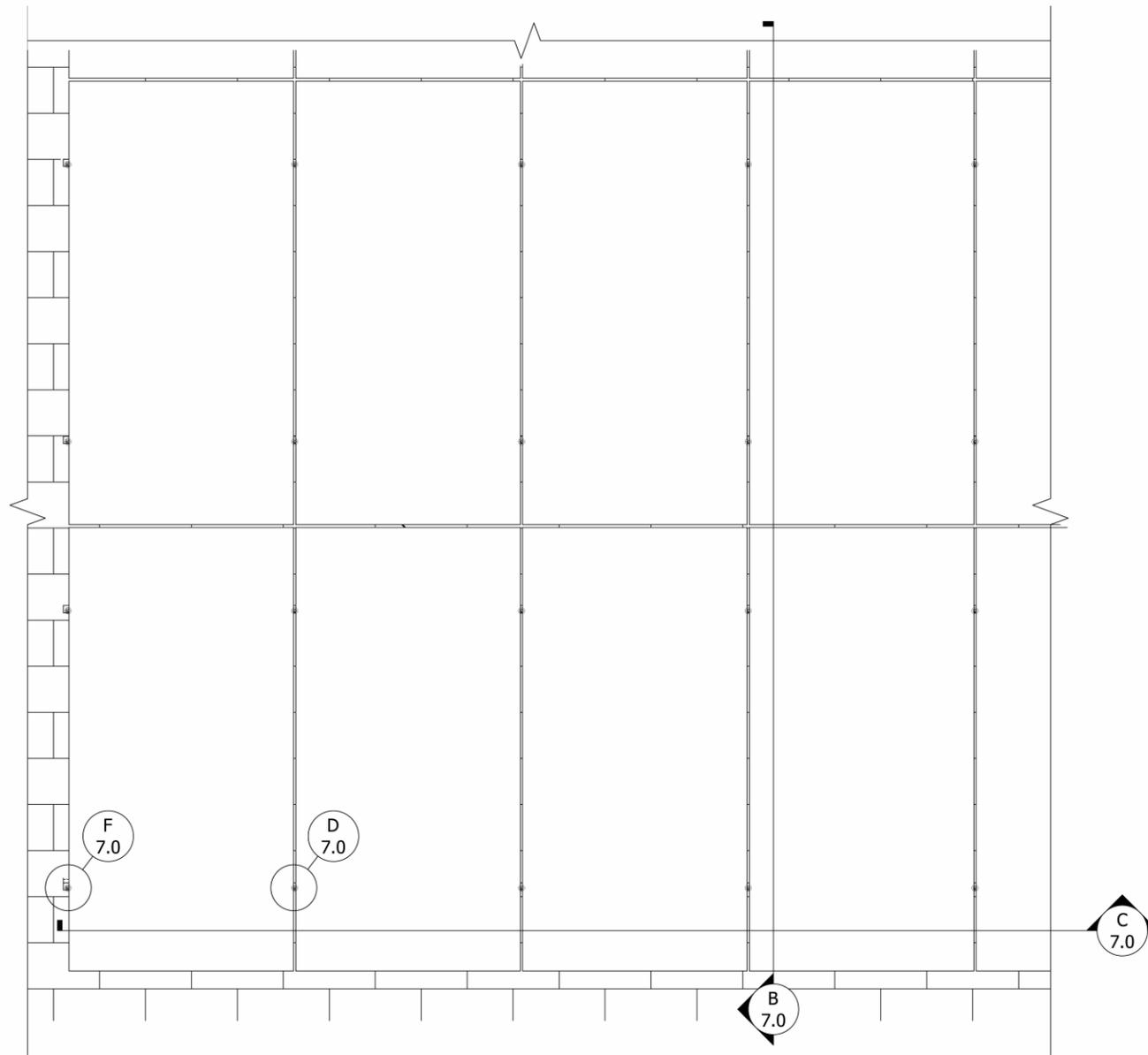
* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.
PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.



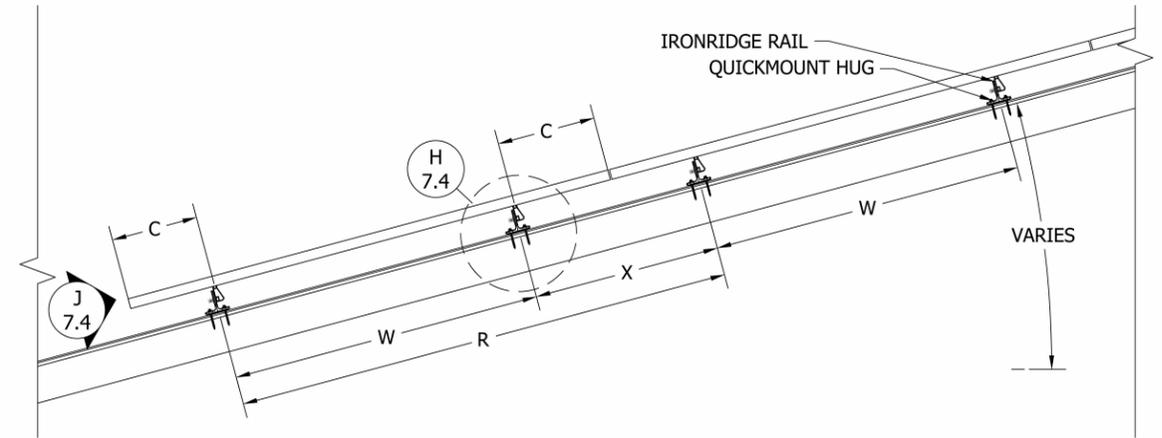
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F +1 905.696.0267

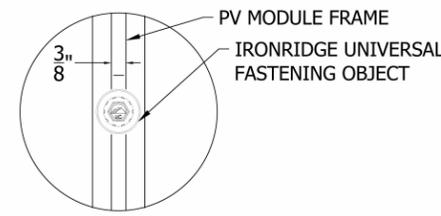
Silfab - SIL-440-QD-20240829
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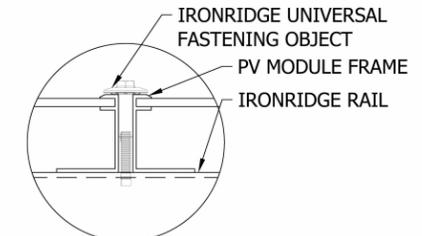
A PLAN VIEW, HUG RAFTER, PORTRAIT MODULE
Scale: 1"=1'-0"



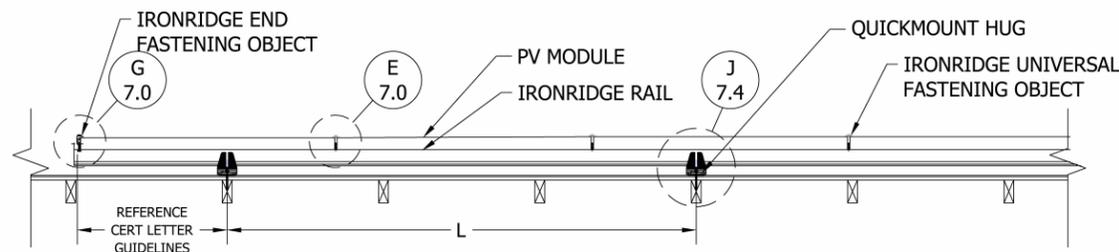
B SIDE VIEW, HUG RAFTER, PORTRAIT MODULE
Scale: 1"=1'-0"



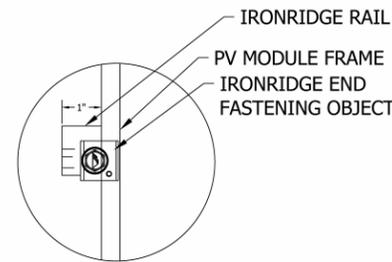
D DETAIL, MID CLAMP PLAN
Scale: 6"=1'-0"



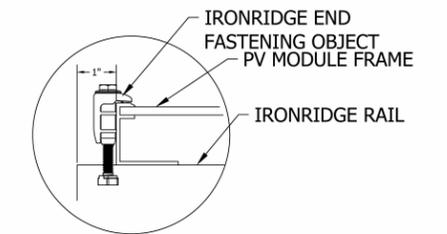
E DETAIL, MID CLAMP FRONT
Scale: 6"=1'-0"



C FRONT VIEW, HUG RAFTER, PORTRAIT MODULE
Scale: 1"=1'-0"



F DETAIL, END CLAMP (EFO) PLAN
Scale: 6"=1'-0"



G DETAIL, END CLAMP (EFO) FRONT
Scale: 6"=1'-0"



NOT FOR CONSTRUCTION

| REV | DESCRIPTION | DATE |
|-------|-------------|--------|
| REV_A | DESC_A | DATE_A |
| REV_B | DESC_B | DATE_B |
| REV_C | DESC_C | DATE_C |
| REV_D | DESC_D | DATE_D |
| REV_E | DESC_E | DATE_E |

SHEET NAME
SLOPED ROOF PV SYSTEM DETAILS: HUG RAFTER PORTRAIT (EFO)

JOB NO.
ISSUE DATE: **MAR 2025**
SHEET NO.: **IR 9.0**
SHEET SIZE: 24X36