APPLICATION OF KATHERINE COOK
199 CLINTON STREET, PORTSMOUTH
Map 159, Lot 26

APPLICANT'S NARRATIVE

I. THE PROPERTY:

The applicant, Katherine Cook, owns and resides at the property located at 199 Clinton Street, which consists of a single family dwelling with a detached garage. The property is in the GRA zone and is non-conforming as to lot area, frontage, front yard setback and side yard setbacks.

According to city tax records, the existing dwelling dates back to 1880. At least one rear addition has been installed, and a detached garage has been erected as well. In addition to the above noted existing non-conformities, the property is notable in that the dwelling has no effective front door that faces Clinton Street. It has two egress doors, one in the rear of the property which accesses the kitchen, and one on the northeastern side of the property which opens onto a small raised deck. The interior layout of the dwelling is challenging, with several small rooms typical of homes dating back to that era. The home is rather small, with just 1,100 square feet of living area. The home is dated generally, and is not compliant with modern life and safety codes. It has improper and outdated electrical systems (for example, a 60 Amp service; knob and tube wiring). It has major structural issues as noted in the submitted report by HSS Engineering.

Ms. Cook has considered carefully whether or not to renovate and remodel the existing structure to address these deficiencies, however, she has determined that the cost to do so and appropriately modernize the dwelling would be prohibitive. Accordingly, we are proposing to raze the existing dwelling structure and replace it with a new dwelling, which will have a front door and covered porch facing Clinton Street. The existing detached garage will remain as is.

The project requires relief from Section 10.521 – Table of Dimensional Standards, as follows:

	Existing	Proposed	Required
Lot area (sq. ft.)	4,917	4,917	7,500
Lot area per dwelling (sq. ft)	4,917	4,917	7,500
Frontage (ft.)	54	54	100
Front yard setback (ft.)	5.8	4.2	15
Left side yard setback (ft.)	1.2	1.2	10
Right side yard setback (ft.)	2.0	9.3	10
Building coverage (%)	22[1]	27.7	25

[1] Existing building coverage calculated as follows: Building – 678; Garage – 257; Deck – 137; Steps – 8; Total 1080 = 22%.

The dwelling's existing right side yard setback at its closest point is 2 feet from the raised deck. The project will bring this setback almost entirely into compliance, with the exception of a proposed protruding chimney structure at 9.3 feet. The front yard setback is 5.8 feet, which will be substantially maintained, with the exception of two steps leading to the proposed covered porch and new front door, which will be at 4.2 feet, however, what appears for all intents and purposes as the majority of the applicants' front lawn is in fact outside the boundary of the property. So the effective setback from the edge of pavement on Clinton Street is considerably larger. The existing left side yard setback is 1.2 feet from the existing garage, which will remain as is.

The frontage and lot area non-conformities cannot be brought into compliance with the ordinance. The existing front yard non-conformity will be increased from existing, but only to the extent of two stairs which exceed 18 inches in height leading to the front door and covered porch. Otherwise, the front yard setback will remain at 5.8 feet. Compliance with the front yard setback would require sliding the proposed structure back almost ten feet and would compromise the modest back yard on the property. The right side yard setback will be in substantially greater compliance.

II. CRITERIA:

The applicant believes the within Application meets the criteria necessary for the Board to grant the requested variances.

Granting the requested variances will not be contrary to the spirit and intent of the ordinance nor will it be contrary to the public interest. The "public interest" and "spirit and intent" requirements are considered together pursuant to Malachy Glen Associates v. Chichester, 152 NH 102 (2007). The test for whether or not granting a variance would be contrary to the public interest or contrary to the spirit and intent of the ordinance is whether or not the variance being granted would substantially alter the characteristics of the neighborhood or threaten the health, safety and welfare of the public.

The essentially residential characteristics of the neighborhood would not be altered by this project. The existing structure and lot are already non-compliant with frontage, lot area and front and side yard setback requirements, and the non-conformities resulting from this project will in no way compromise the neighborhood.

Were the variances to be granted, there would be no change in the essential characteristics of the neighborhood, nor would public health, safety or welfare be threatened in any way.

Substantial justice would be done by granting the variance. Whether or not substantial justice will be done by granting a variance requires the Board to conduct a

balancing test. If the hardship upon the owner/applicant outweighs any benefit to the general public in denying the variance, then substantial justice would be done by granting the variance. It is substantially just to allow a property owner the reasonable use of his or her property.

In this case, there is no benefit to the public in denying the variances that is not outweighed by the hardship upon the owner. One of the affected side setbacks is becoming very nearly fully compliant, and the others are substantially retaining the existing non-compliant conditions. The increase in building coverage, approximately 283 square feet, is entirely reasonable given the lot is less than two-thirds the required size.

The proposed new dwelling will encroach into the front yard setback, however it is consistent with the existing footprint of the main dwelling structure and compliance would effectively eliminate a substantial portion of the applicant's usable back yard. Accordingly, the loss to the applicant clearly outweighs any gain to the public if the applicant were required to conform to the ordinance.

The values of surrounding properties will not be diminished by granting the variance. The proposal will improve the streetscape along Clinton Street and will result in a brand new, code-compliant dwelling. This will increase the value of the applicant's property and those around it. The property will become substantially compliant with the right yard setback and eliminate the entry door and raised deck facing the neighbor to the right, which currently is the property most affected by the existing setback nonconformities. The values of surrounding properties will not be negatively affected in any way.

There are special conditions associated with the property which prevent the proper enjoyment of the property under the strict terms of the zoning ordinance and thus constitute unnecessary hardship. The property is non-conforming as to frontage, lot area, lot area per dwelling, and setbacks. The dwelling is oriented well to the front of the property, although the paved portion of the Clinton Street right of way is actually several feet further away from the dwelling. There is no proper front door facing Clinton Street.

The use is a reasonable use. The proposal is a residential use in a residential zone.

There is no fair and substantial relationship between the purpose of the ordinance as it is applied to this particular property. The purpose of the setback requirements is to provide sufficient access, light, air and privacy, and physical separation between properties. None of these purposes are frustrated by this proposal. The front yard setback and left side yard setbacks will not encroach significantly more than they do now. The amount of additional building coverage proposed, approximately 283 square feet, is minimal and not out of character for this neighborhood.

Accordingly, the relief requested here would not in any way frustrate the purpose of the ordinance and there is no fair and substantial relationship between the purpose of the setback requirements and their application to this property.

III. Conclusion.

For the foregoing reasons, the applicant respectfully requests the Board grant the variances as requested and advertised.

Respectfully submitted,

Dated: February 28, 2023

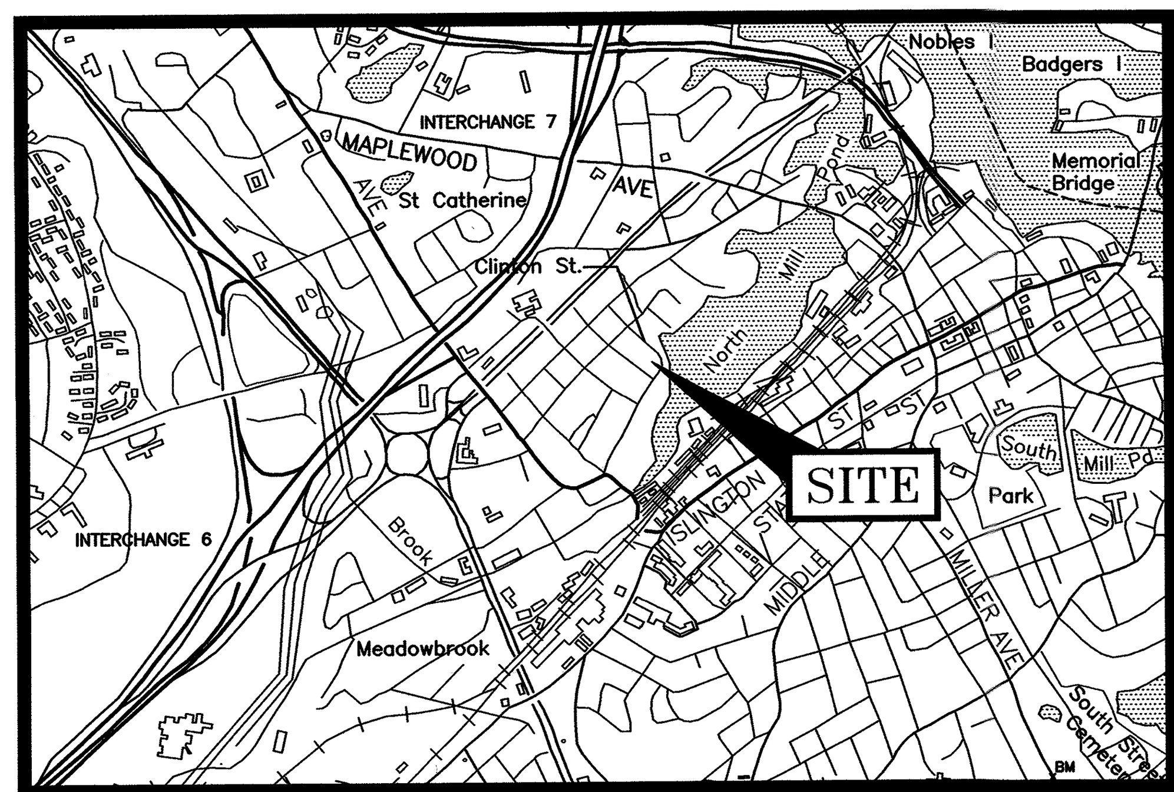
By: Chris Mulligan
Christopher P. Mulligan, Esquire

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/21/2022
Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



LOCATION MAP SCALE: 1"= 2,000'

PLAN REFERENCES:

1) LOT LINE REVISION BURKITT STREET PORTSMOUTH, NEW HAMPSHIRE, FOR E. HUNTER KING & CHERYL L. KING. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED 10/10/96. SCALE: 1"=20'. R.C.R.D. PLAN D-25006.

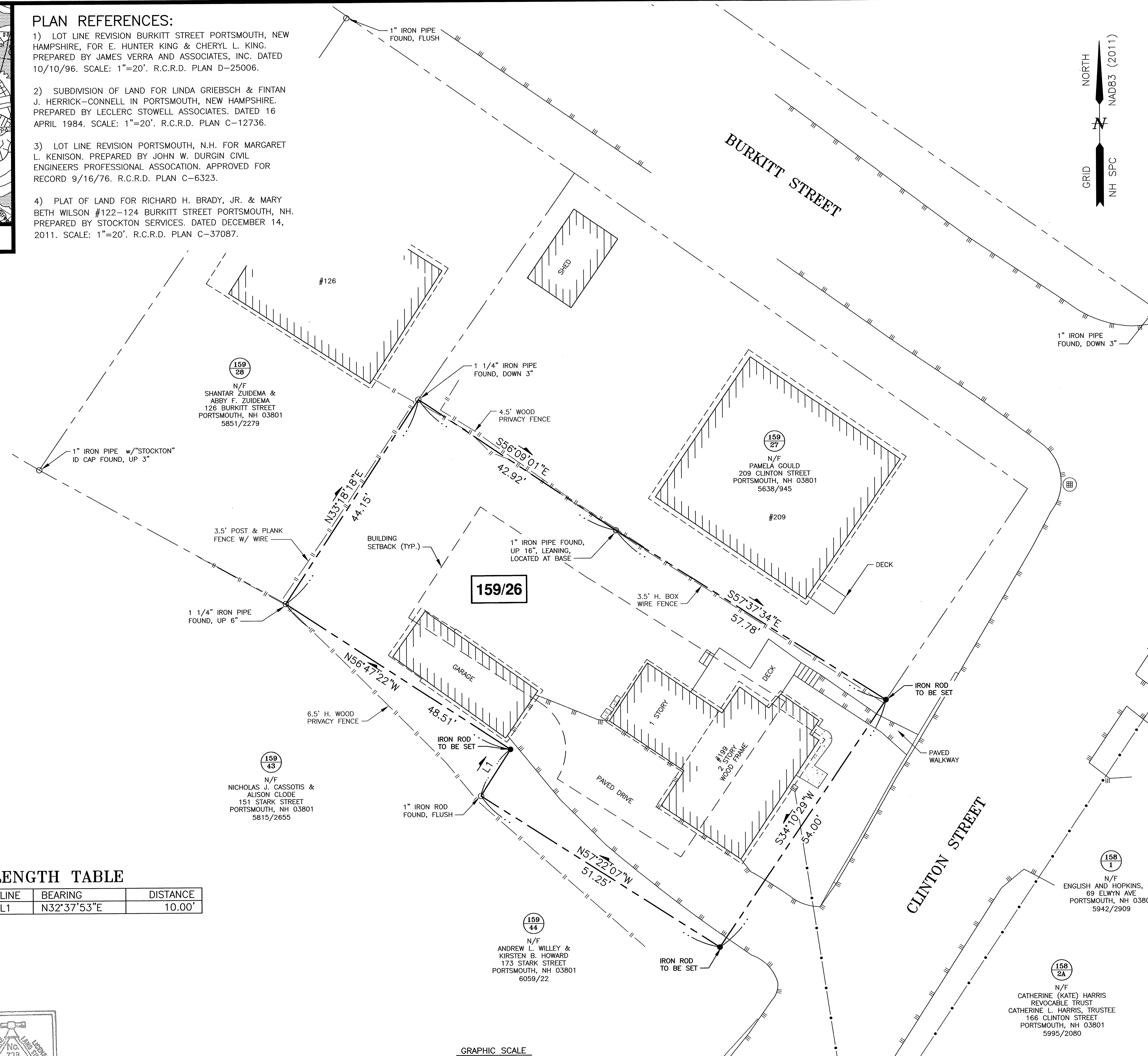
2) SUBDIVISION OF LAND FOR LINDA GRIEBSCH & FINTAN J. HERRICK-CONNELL IN PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY LECLERC STOWELL ASSOCIATES. DATED 16 APRIL 1984. SCALE: 1"=20'. R.C.R.D. PLAN C-12736.

3) LOT LINE REVISION PORTSMOUTH, N.H. FOR MARGARET L. KENISON. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSOCATION. APPROVED FOR RECORD 9/16/76. R.C.R.D. PLAN C-6323.

4) PLAT OF LAND FOR RICHARD H. BRADY, JR. & MARY BETH WILSON #122-124 BURKITT STREET PORTSMOUTH, NH. PREPARED BY STOCKTON SERVICES. DATED DECEMBER 14, 2011. SCALE: 1"=20'. R.C.R.D. PLAN C-37087.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
— — —	BOUNDARY
- - - - -	SETBACK
▭	RAILROAD SPIKE FOUND
○	IRON ROD/PIPE FOUND
◉	DRILL HOLE FOUND
⊡	STONE/CONCRETE BOUND FOUND
●	IRON ROD SET



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N32°37'53"E	10.00'

GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

2.16.22

JOHN R. CHAGNON, LLS 738 DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 159 AS LOT 26.

2) OWNER OF RECORD:
KATHERINE L. COOK
350 LITTLE HARBOR ROAD
PORTSMOUTH, NH 03801
6317/999

3) PARCEL NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.

4) EXISTING LOT AREA:
4,917 S.F.
0.1129 ACRES

5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		7,500 S.F.
FRONTAGE:		100 FEET
MIN. DEPTH:		70 FEET
SETBACKS:	FRONT	15 FEET
	SIDE	10 FEET
	REAR	20 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		25%
MINIMUM OPEN SPACE:		30%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY ON ASSESSOR'S MAP 159 LOT 26 IN THE CITY OF PORTSMOUTH.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	2/16/22

REVISIONS

STANDARD BOUNDARY SURVEY
TAX MAP 159 - LOT 26

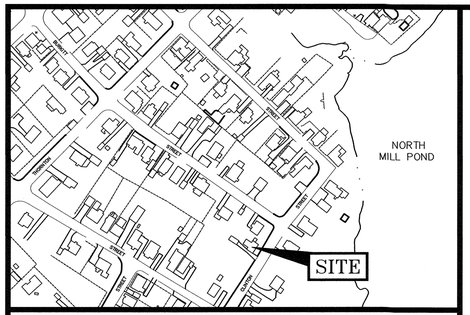
OWNER:

KATHERINE COOK

199 CLINTON STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=10' FEBRUARY 2022

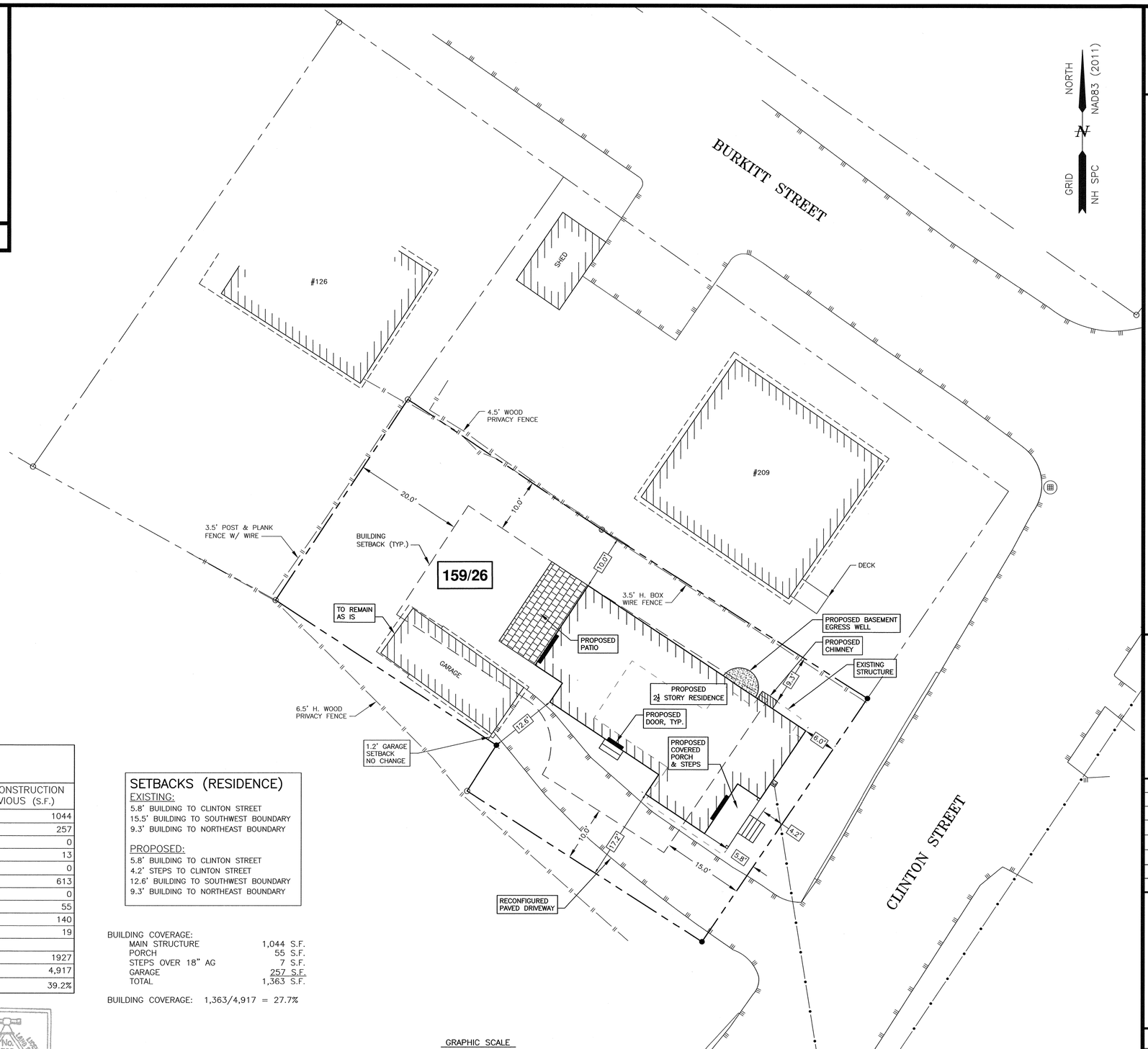
FB 201 PG 76 3421



LOCATION MAP SCALE: 1"= 200'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
	BOUNDARY
	SETBACK
	RAILROAD SPIKE FOUND
	IRON ROD/PIPE FOUND
	DRILL HOLE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
	EDGE OF PAVEMENT (EP)
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
WGV	WATER GATE VALVE
	HYDRANT
	CATCH BASIN
S	SEWER MANHOLE
D	DRAIN MANHOLE
	SIGNS
	UTILITY POLE (w/ GUY)
G W E	METER (GAS, WATER, ELECTRIC)
TYP.	TYPICAL
LSA	LANDSCAPED AREA
VGC	VERTICAL GRANITE CURB
TBM	TEMPORARY BENCHMARK
FF	FINISHED FLOOR



IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE–CONSTRUCTION IMPERVIOUS (S.F.)	POST–CONSTRUCTION IMPERVIOUS (S.F.)
MAIN BUILDING	678	1044
GARAGE	257	257
DECK	137	0
STAIRS	15	13
WALKWAYS	62	0
PAVEMENT	763	613
CONCRETE	4	0
PORCH	0	55
PATIO	0	140
GRAVEL	0	19
TOTAL	1916	1927
LOT SIZE	4,917	4,917
% LOT COVERAGE	39.0%	39.2%

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2.23.23

JOHN R. CHAGNON, LLS 738 DATE

STATE OF NEW HAMPSHIRE — No. 738 JOHN R. CHAGNON — LICENSED LAND SURVEYOR

SETBACKS (RESIDENCE)

EXISTING:
5.8' BUILDING TO CLINTON STREET
15.5' BUILDING TO SOUTHWEST BOUNDARY
9.3' BUILDING TO NORTHEAST BOUNDARY

PROPOSED:
5.8' BUILDING TO CLINTON STREET
4.2' STEPS TO CLINTON STREET
12.6' BUILDING TO SOUTHWEST BOUNDARY
9.3' BUILDING TO NORTHEAST BOUNDARY

BUILDING COVERAGE:

MAIN STRUCTURE	1,044 S.F.
PORCH	55 S.F.
STEPS OVER 18" AG	7 S.F.
GARAGE	257 S.F.
TOTAL	1,363 S.F.

BUILDING COVERAGE: 1,363/4,917 = 27.7%

GRAPHIC SCALE
10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

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MINIMUM OPEN SPACE:		30%

7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED REPLACEMENT STRUCTURE ON ASSESSOR'S MAP 159 LOT 26 IN THE CITY OF PORTSMOUTH.

8) PROPOSED BUILDING FROM PLANS BY TW–DESIGNS DATED 12/6/22.

STRUCTURE REPLACEMENT
COOK RESIDENCE
199 CLINTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	REVISED STEPS	2/23/23
1	ADD GARAGE SETBACK	1/6/23
0	ISSUED FOR COMMENT	1/4/23

REVISIONS

SCALE: 1"=10' DECEMBER 2022

VARIANCE PLAN

C1

FB 201 PG 76

3421

J:\JOBS\JN 3400's\3420's\3421\2022 Survey\Plans & Specs\Site\3421 Site 2022.dwg, 2/23/2023 11:25:33 AM, Canon TX-3000.pc3

Cook Residence

199 Clinton St.
Portsmouth, NH

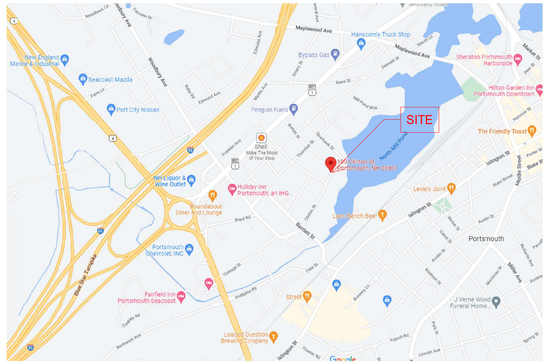
FOR CONSTRUCTION
FEB 7, 2023

T | W DESIGNS
254 Drake Hill Rd. Strafford, NH
TW-Designs.com | 603.664.2181

Revision Schedule

No.	Description	Date

LOCUS MAP: (N.T.S.)



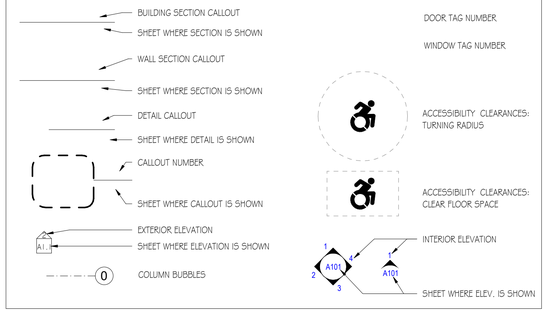
DRAWING SHEET INDEX:

Sheet	Sheet Name	Issued	Revision	Revision Date
PCS	*PROJECT COVER SHEET*	*02/07/23*		
R1.1	*RENDER*	*02/07/23*		
S1.1	*FRAMING PLANS*	*02/07/23*		
S1.2	*FRAMING PLANS*	*02/07/23*		
A1.1	*FIRST & SECOND FLOOR PLANS*	*02/07/23*		
A1.2	*BSMNT, ROOF, & RFLCTD CLNG PLNS & WNDW SCHDLE & NOTES*	*02/07/23*		
A3.1	*ELEVATIONS*	*02/07/23*		
A4.1	*BUILDING SECTIONS*	*02/07/23*		
A4.2	*BUILDING SECTIONS*	*02/07/23*		
A6.1	*SCHEDULES*	*02/07/23*		
A7.1	*INTERIOR ELEVATIONS*	*02/07/23*		

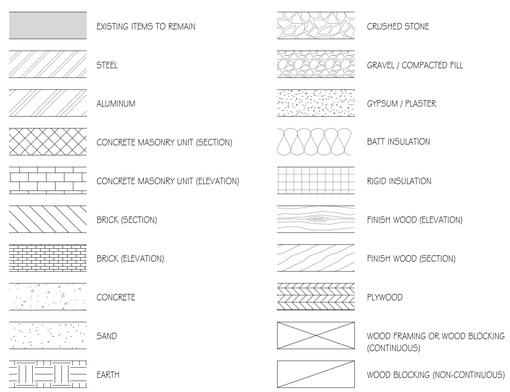
MASTER ABBREVIATION KEY:

AB	ANCHOR BOLT			LAM	LAMINATE	S	SOUTH		
AC	AIR CONDITIONER	E	EAST	LAV	LAVATORY	S-TRAP	SEDIMENT TRAP		
ACI	AMERICAN CONCRETE INSTITUTE	EJ	EXPANSION JOINT			SC	SOLID CORE		
ACOUST	ACOUSTIC	EJC	EXPANSION JOINT COVER	MAS	MASONRY	SCED	SCHEDULE		
AFF	ABOVE FINISH FLOOR	EL	ELEVATION	MAT	MATERIAL	SD	STORM DRAIN		
ALT	ALTERNATE	ELEC	ELECTRICAL	MAX	MAXIMUM	SF	SQUARE FOOT		
ALUM	ALUMINUM	ELEV	ELEVATOR	MECH	MECHANICAL	SH	SHOWER		
ANCH	ANCHOR	EQ	EQUAL	MEM	MEMBRANE	SHT	SHEET		
ANOD	ANODIZED	EQUIP	EQUIPMENT	MEP	MECHANICAL, ELECTRICAL, PLUMBING	SIM	SIMILAR		
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	ER	EMERGENCY ROOM			SL	SLIDING		
		EST	ESTIMATE	METTP	METAL TOILET PARTITION	SMR	SINGLE PLY MEMBRANE ROOF		
BD	BOARD	EWC	ELECTRICAL WATER COOLER	MFR	MANUFACTURER	SP/PT/FIN	SPECIAL PAINT FINISH		
BIT	BITUMINOUS	EXH	EXHAUST	MH	MANHOLE	SPEC	SPECIFICATION		
BL	BUILDING LINE	EXIST	EXISTING	MIN	MINIMUM	SPKR	SPEAKER		
BLDG	BUILDING	EXP	EXPANSION	MISC	MISCELLANEOUS	SQ	SQUARE		
BLK	BLOCK	EXPD	EXPANDED	MO	MASONRY OPENING	SS	STAINLESS STEEL		
BLKG	BLOCKING	EXT	EXTERIOR	MTL	METAL	STA	STATION		
BM	BEAM			MULL	MULLION	STD	STANDARD		
BOC	BOTTOM OF CURB	F/F	FACE OF FOUNDATION WALL	N	NORTH	STL	STEEL		
BOF	BOTTOM OF FOOTING ELEVATION	FA	FRESH AIR	NAT	NATURAL	STOR	STORAGE		
BOT	BOTTOM	FAP	FIRE ALARM PANEL	NEC	NECESSARY	STRG	STRINGER		
BRG	BEARING	FD	FLOOR DRAIN	NIC	NOT IN CONTRACT	STRUCT	STRUCTURAL		
BRK	BRICK	FE	FIRE EXTINGUISHER	NOM	NOMINAL	SU	SITE UTILITY		
BSMT	BASEMENT	FEC	FIRE EXTINGUISHER CABINET	NRC	NOISE REDUCTION COEFFICIENT	SUSP	SUSPEND (SUSPENDED)		
BTW	BETWEEN	FIN	FINISH	NTS	NOT TO SCALE	SYMM	SYMMETRICAL		
BUR	BUILT-UP ROOF	FL	FLOW LINE			SYS	SYSTEM		
		FLR	FLOOR	OC	ON CENTER	T	TREAD		
CAB	CABINET	FND	FOUNDATION	OD	OUTSIDE DIAMETER	TAG	TONGUE & GROOVED		
CB	CATCH BASIN	FOF	FACE OF FINISH	OF/C	OUTSIDE FACE OF CONCRETE	T/FRM	TOP OF FRAME		
CER	CERAMIC	FOM	FACE OF MASONRY	OH	OVERHEAD	T/SLB	TOP OF SLAB		
CF	CUBIC FOOT	FOS	FACE OF STUD	OPG	OPENING	TB	TACKBOARD		
CI	CAST IRON	FR	FIRE RATED	OPP	OPPOSITE	TEL	TELEPHONE		
CJ	CONTROL JOINT	FS	FULL SIZE	OR	OPERATING ROOM	TEMP	TEMPORARY		
CL	CLOSET	FT	FOOT			TERR	TERRAZZO		
CLCB	CURBLESS CATCH BASIN	FTG	FOOTING	PBD	PARTICLE BOARD	THK	THICK		
CLG	CEILING	FUR	FURRED (FURRING)	PCF	POUNDS PER CUBIC FOOT	THLD	THRESHOLD		
CM	CONTRACT MANAGER	FVC	FIRE VALVE CABINET	PL	PROPERTY LINE	TOC	TOP OF CURB		
CMU	CONCRETE MASONRY UNIT	GA	GAUGE	PLAM	PLASTIC LAMINATE	TOF	TOP OF FOUNDATION		
CO	CLEAN OUT	GALV	GALVANIZED	PLAS	PLASTER	TOS	TOP OF SLAB		
COL	COLUMN	GC	GENERAL CONTRACTOR	PLYWD	PLYWOOD	TOW	TOP OF WALL ELEVATION		
COMP	COMPACTED (COMPOSITION)	GEN	GENERAL	PNL	PANEL	TR	TO REMAIN		
CONC	CONCRETE	GL	GLASS	PSF	POUNDS PER SQUARE FOOT	TYP	TYPICAL		
CONST	CONSTRUCTION	GLZ	GLAZING	PSI	POUNDS PER SQUARE INCH	UH	UNIT HEATER		
CONT	CONTINUOUS	GRD	GRADE	PT	PAINT	UL	UNDERWRITERS LABORATORIES, INC.		
CONTR	CONTRACTOR	GYP	GYPSUM	PTD	PAINTED	UOD	UNDERSIDE OF DECK		
CORR	CORRUGATED	H/V	HEATING & VENTILATING	PTN	PARTITION	UON	UNLESS OTHERWISE NOTED		
CP	CONTROL PANEL	HC	HANDICAP	PVC	POLYVINYL CHLORIDE	UR	URINAL		
CSG	CASING	HDWD	HARDWOOD	QT	QUARRY TILE	UV	UNIT VENTILATOR		
CSMT	CASEMENT	HGT	HEIGHT	R	RADIUS	VAR	VARIES OR VARIABLE		
CT	CERAMIC TILE	HM	HOLLOW METAL	R/A	RETURN AIR	VB	VINYL BASE		
CTR	CENTER	HP	HIGH POINT	RC	REINFORCED CONCRETE	VCT	VINYL COMPOSITION TILE		
CY	CUBIC YARD	HVAC	HEATING, VENTILATION, AIR CONDITIONING	RD	ROOF DRAIN	VERT	VERTICAL		
DF	DRINKING FOUNTAIN	HWH	HOT WATER HEATER	REF	REFERENCE	VEST	VESTIBULE		
DIA	DIAMETER	ID	INSIDE DIAMETER	REFR	REFRIGERATOR	VIF	VERIFY IN FIELD		
DIAG	DIAGONAL	IN	INCH	REINF	REINFORCE	VNR	VENEER		
DIM	DIMENSION	INSUL	INSULATION	REQD	REQUIRED	VOL	VOLUME		
DL	DEAD LOAD	INT	INTERIOR	RGH	ROUGH	W	WEST		
DN	DOWN	INV	INVERT	RL	RAIN LEADER	W/	WITH		
DR	DOOR	JC	JANITORS CLOSET	RM	ROOM	WC	WATER CLOSET		
DS	DOWNSPOUT	JST	JOIST	RO	ROUGH OPENING	WD	WOOD		
DSIC	DRIVE SIDE OF CURB	JT	JOINT	ROW	RIGHT OF WAY	WDW	WINDOW		
DTL	DETAIL			RQMT	REQUIREMENT	WGL	WIRE GLASS		
DWG	DRAWING					WP	WEATHERPROOF (WATERPROOFING)		
						WWF	WELDED WIRE FABRIC		

GRAPHIC SYMBOLS LEGEND



MATERIAL LEGEND



GENERAL NOTES:

1. DO NOT SCALE DRAWING OR DIMENSIONS. FOR MISSING DIMENSIONS OR DIMENSIONS IN CONFLICT, CONTACT THE CONTRACTOR IMMEDIATELY BEFORE CONTINUING WITH WORK.
2. ANY DISCREPANCIES IN THESE PLANS WILL BE BROUGHT TO THE CONTRACTOR'S ATTENTION IN WRITING IMMEDIATELY
3. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DESIGN-BUILD PLANS AND SPECIFICATION FOR LOCATIONS OF ALL BLOCK OUTS, INSERTS, OPENINGS, CURBS, BASES, & PADS THAT ARE NOT DIMENSIONED OR SHOWN ON CONTRACTOR'S DWG'S. OR STRUCTURAL DWG'S.
4. STRUCTURAL STEEL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION PLANS AND SPECIFICATION SHALL BE PROVIDED AND ARE THE RESPONSIBILITY OF THERE RESPECTIVE SUBCONTRACTORS IF NOT CARRIED IN ARCHITECTURAL SERVICES
5. ALL CONSTRUCTION SHALL CONFORM TO AND BE IN ACCORDANCE WITH THE REGULATOR REQUIREMENTS MANDATED BY ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION IN ACCORDANCE TO THE STATE IN WHICH THE WORK IS PERFORMED (STATE BUILDING CODE, STATE LIFE SAFETY & FIRE CODE ETC.)
6. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED IN WRITING TO THE ARCHITECT FOR CLARIFICATION
7. DIMENSIONS ARE FROM EXTERIOR FACE OF FOUNDATION, VENEER, OR WALL STUD AND TO CENTER OF ALL INTERIOR STUD WALLS OR FACE OF INTERIOR MASONRY. UNLESS NOTED OTHERWISE.
8. CLEAR DIMENSIONS ARE FROM FACE TO FACE OF WALL FINISH. UNLESS NOTED OTHERWISE
9. REFER TO MECHANICAL DRAWINGS / SPEC. FOR ALL SIZES AND LOCATIONS OF MECHANICAL DUCT WORK.
10. UNLESS OBVIOUSLY SHOWN OTHERWISE, DOOR LOCATIONS NOT DESIGNATED BY WRITTEN DIMENSION SHALL BE CENTERED IN THE WALL OR SHALL BE LOCATED FOUR (4) INCHES FROM FINISH WALL TO EDGE OF DOOR JAMB. PER PLAN.
11. PROVIDE METAL CORNER BEAD AT ALL OUTSIDE CORNERS OF PLASTERED OR DRYWALL SURFACES, UNLESS NOTED OTHERWISE.
12. PENETRATIONS OF ALL FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY LIKE RATED CONSTRUCTION DAMPERS, SEALANTS, COLLARS, ETC., TYPICAL.
13. CONTRACTOR SHALL FURNISH, LOCATE AND INSTALL ALL ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK, FIRE RATED AS REQUIRED.
14. FURNISH AND INSTALL SOLID BLOCKING BEHIND ALL WALL HUNG MILLWORK ITEMS, RAILS, FIXTURES,GRAB BARS, ETC., WHERE INDICATED OR REQUIRED.
15. CONTRACTOR SHALL LAYOUT OR MARK, ALL EQUIPMENT, SYSTEMS AND MILLWORK ON THE FLOOR FOR ARCHITECT OR OWNER'S APPROVAL PRIOR TO BEGINNING CEILING / OVER HEAD WORK.
16. ALL SPRINKLER HEAD LOCATIONS, MAINS, BRANCHES AND RISER PIPE LOCATIONS MUST BE COORDINATED WITH THE DESIGN / BUILD CONTRACTOR PRIOR TO WORK.
17. FURNISH AND INSTALL FIRE EXTINGUISHERS IN TYPE, QUANTITY, AND LOCATION PER LOCAL FIRE DEPARTMENT. TYPICAL
18. CONTRACTOR SHALL VERIFY, COORDINATE LOCATION WITH THE ARCHITECT ANY SMOKE, CARBON MONOXIDE DETECTOR OR FIRE ALARM DEVICE AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
19. FURNISH & INSTALL FIRE DAMPERS WITH FUSIBLE LOUVER WHEREVER DUCT WORK PENETRATES ONE OR TWO HOUR CEILINGS OR WALLS. TYPICAL UNLESS NOTED OTHERWISE.
20. PROVIDE PLASTER AND GYPSUM WALL BOARD CONTROL JOINTS AT 30'-0" ON CENTER FROM FLOOR TO CEILING, OR AS NOTED ON THE CONSTRUCTION DOCUMENTS. VERIFY IN FEILD WITH ARCHITECT PRIOR TO WORK.

Architect of Record:

T | W Designs, LLC
254 Drake Hill Rd.
Strafford, NH 03884
603-664-2181

Civil Engineer:

Structural Engineer:

Electrical Engineer:

Mechanical Engineer:

Fire Protection Eng.:

General Contractor:

Project Info:

Cook Residence
199 Clinton St
Porstmouth, NH

22038
PROJECT COVER SHEET

SHEET NUMBER
PCS

TW DESIGNS LLC
254 DRAKE HILL RD. STRAFFORD, NH
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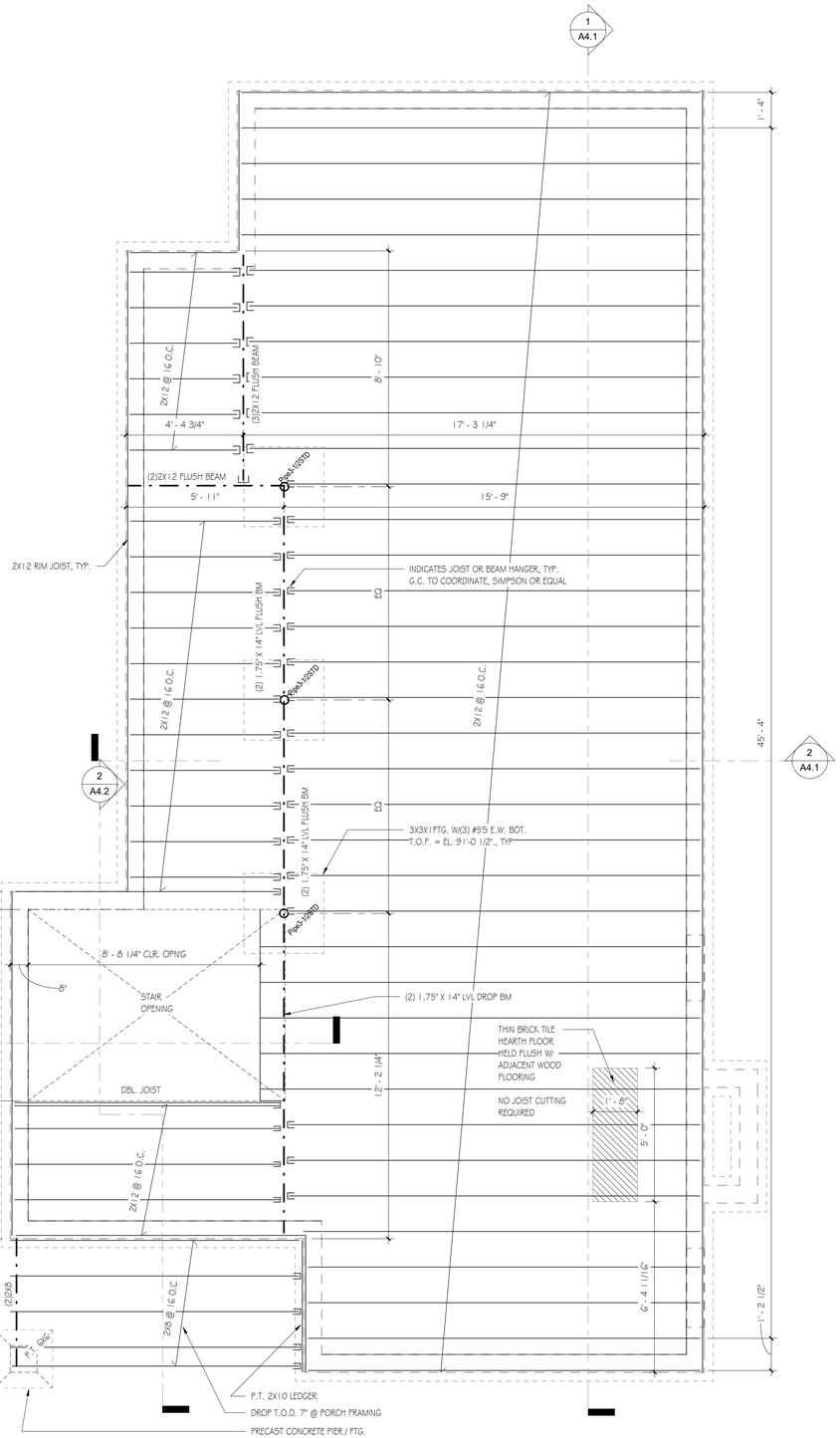
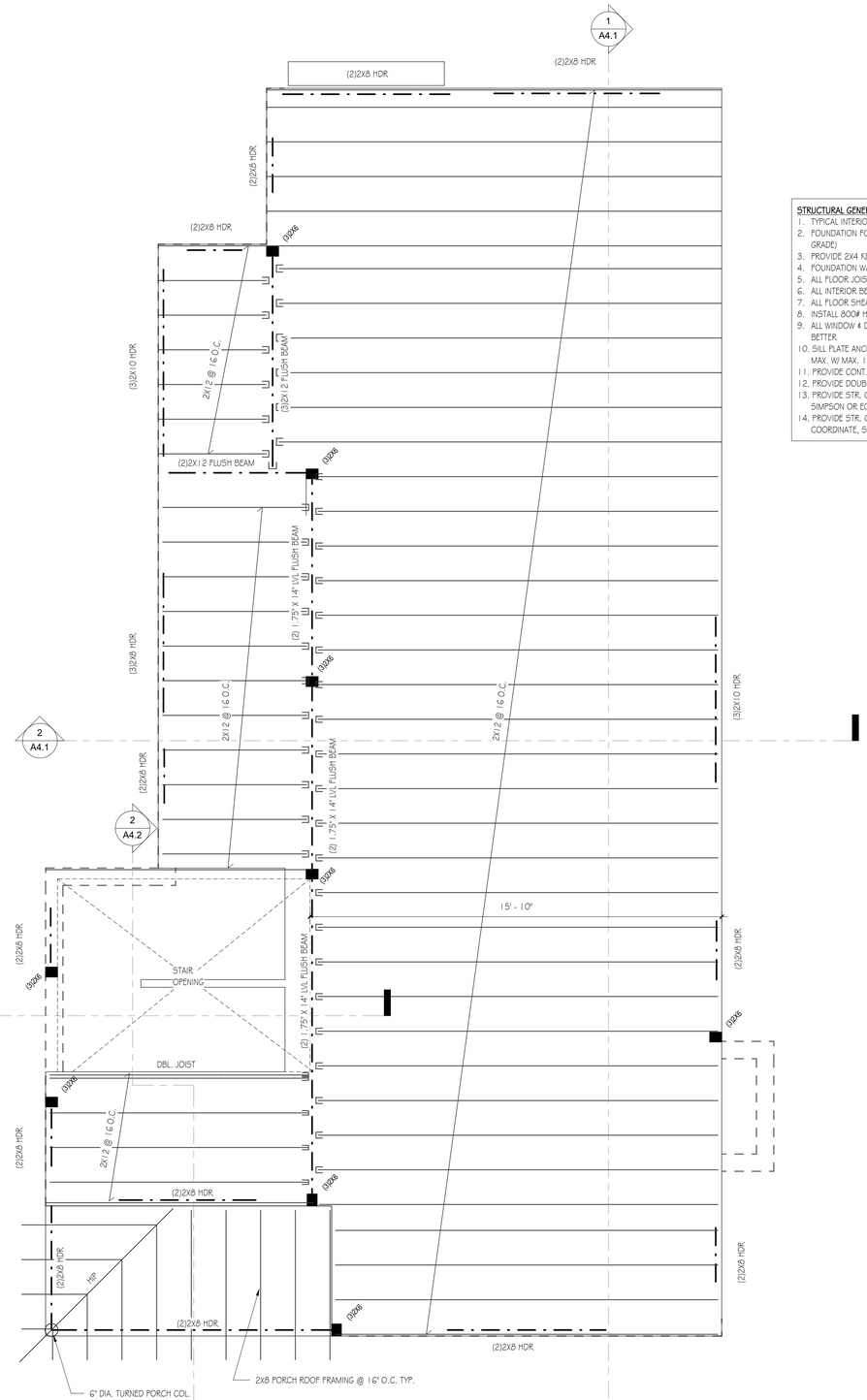


1 FIRST FLOOR FRAMING PLAN
3/8" = 1'-0"

REFER TO BASEMENT PLAN FOR FOUNDATION PLAN



2 SECOND FLOOR FRAMING PLAN
3/8" = 1'-0"

STRUCTURAL GENERAL NOTES:

1. TYPICAL INTERIOR CONC. FOOTINGS SHALL BE MINIMUM 3'X3'X1' W/ (3) #5'S EACH WAY @ BOTTOM
2. FOUNDATION FOOTINGS TO BE CONT. 8X16 W/ (3) #5'S CONT. @ BOTTOM (B.O.F. @ 48" BELOW GRADE)
3. PROVIDE 2X4 KEYWAY @ FOOTING TO FOUNDATION WALL
4. FOUNDATION WALLS TO BE 8" THICK W/ (2) #5'S CONT. @ TOP & BOTTOM
5. ALL FLOOR JOISTS SHALL BE 2X12 K.D. SPF# No. 1 / No. 2 @ 16" O.C., U.N.O.
6. ALL INTERIOR BEARING WALLS TO BE 2X6 K.D. WD. STUDS @ 16" O.C. #2 OR BETTER
7. ALL FLOOR SHEATHING SHALL BE 3/4" PLYWOOD T&G GLUED & NAILED TO WD. JOISTS
8. INSTALL BOO# HOLD DOWN IN EXT. WALL CORNERS W/ LESS THAN 48" OF CONT. WALL SHEATHING
9. ALL WINDOW & DOOR HEADERS NOT DESIGNATED ON PLANS SHALL BE (2) 2X8 SPF No. 1 OR BETTER
10. SILL PLATE ANCHORS SHALL BE 10" LONG "J" GALV. BOLTS W/ 6" EMBEDMENT, SPACED 4' - 0" O.C. MAX. W/ MAX. 12" FROM CORNER, MIN. (2) BOLTS PER PLATE
11. PROVIDE CONT. SILL SEAL MAT'L. UNDER P.T. WD. SILL PLATE
12. PROVIDE DOUBLE JACK STUDS ON OPENINGS LARGER THAN 4' - 0"
13. PROVIDE STR. COLUMN BASE CONNECTORS @ ALL COLUMN BASES, TYP. G.C. TO COORDINATE, SIMPSON OR EQ.
14. PROVIDE STR. COLUMN CAP CONNECTORS @ ALL COLUMN TO BEAM CONNECTIONS, TYP. G.C. TO COORDINATE, SIMPSON OR EQ.

No.	Description	Date

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Cook Residence

199 Clinton St.
Portsmouth, NH

Sheet Status:

Latest Release:	
Issued For:	FOR CONSTRUCTION
Org. Issue Date:	FEB 7, 2023
JOB NO:	22038
DRAFTED:	JMT
CHECKED:	Checker
SCALE:	As indicated

Sheet Title:

FRAMING PLANS

Sheet Number:

S1.1

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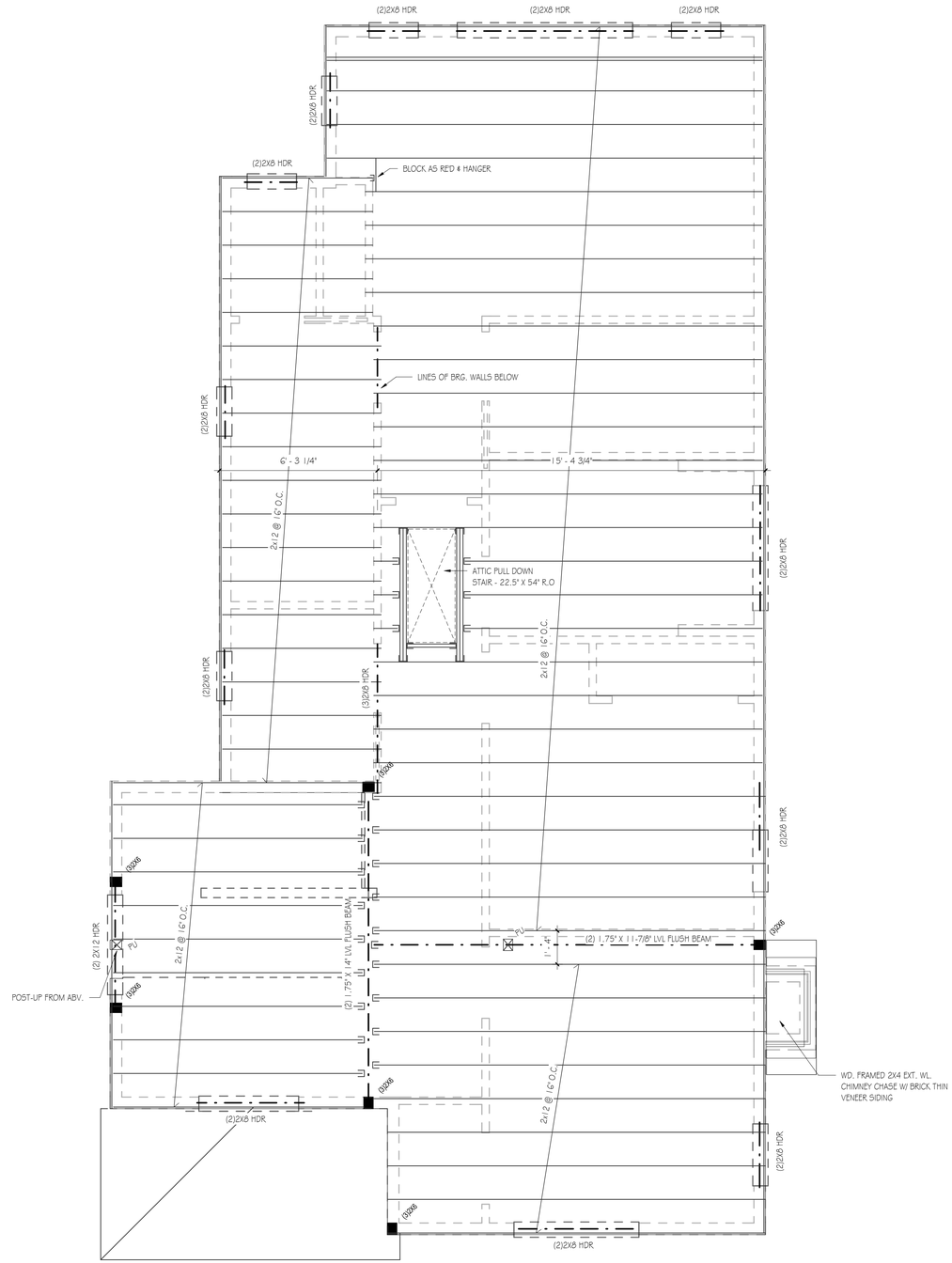
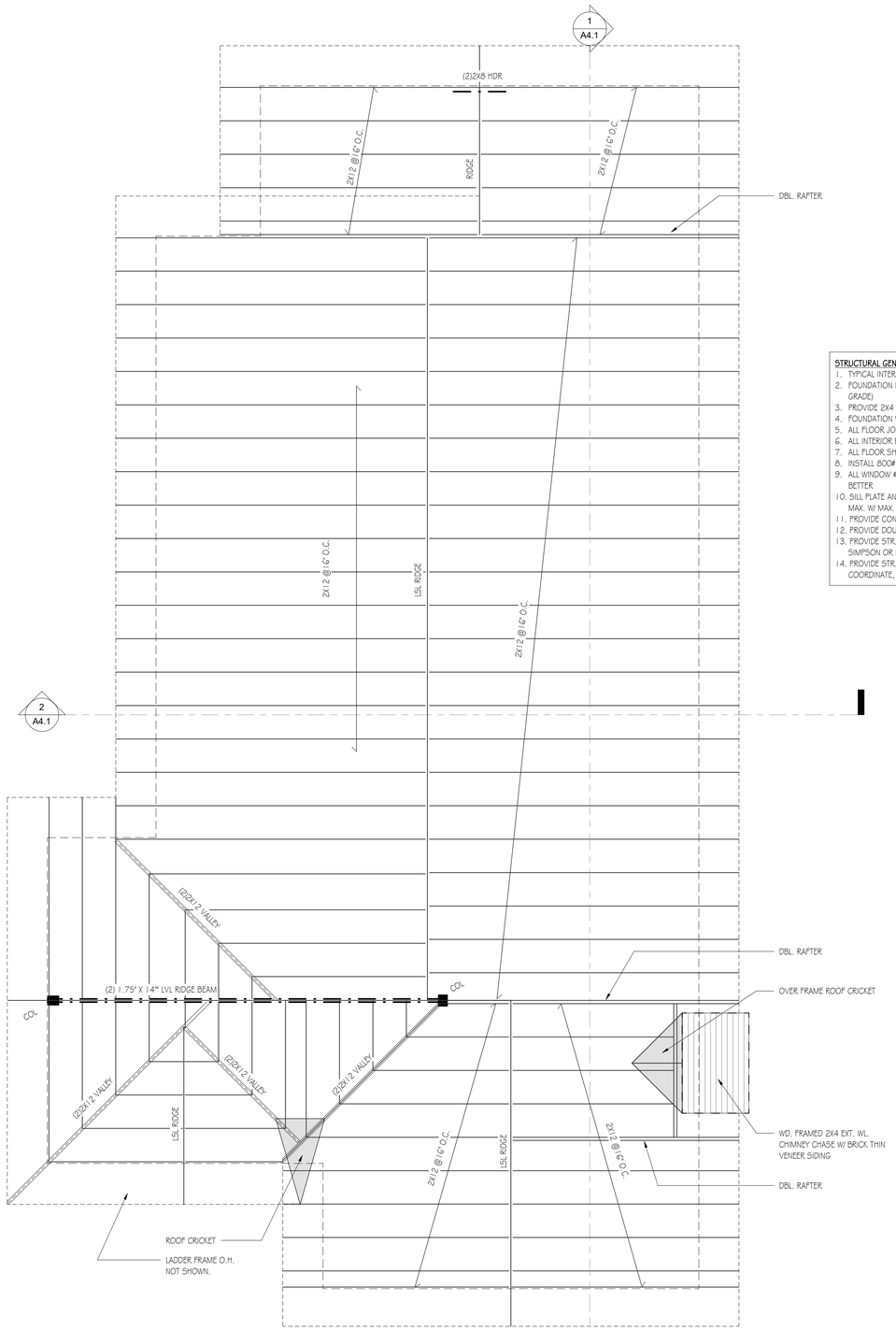


1 ATTIC FRAMING PLAN
3/8" = 1'-0"



2 ROOF FRAMING PLAN
3/8" = 1'-0"

STRUCTURAL GENERAL NOTES:

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199 Clinton St.
Portsmouth, NH

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Issued For:	FOR CONSTRUCTION
Org. Issue Date:	FEB 7, 2023
JOB NO:	22038
DRAFTED:	Author
CHECKED:	Checker
SCALE:	As indicated

Sheet Title:

FRAMING PLANS

Sheet Number:

S1.2

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ENVIRONMENTAL LOADS:
1. GROUND SNOW LOADS FOR **PORTSMOUTH,NH** SHALL BE **50lb/S.F.** PER GROUND.
   A. AS DETERMINED BY THE SNOW LOADS FOR NEW HAMPSHIRE ERDC/CRREL TR-02-6
2. ALL FRAMING & STR. FRAMING MEMBERS SHALL BE SIZED TO MEET REQ'D. **90 M.P.H.** WIND LOADING

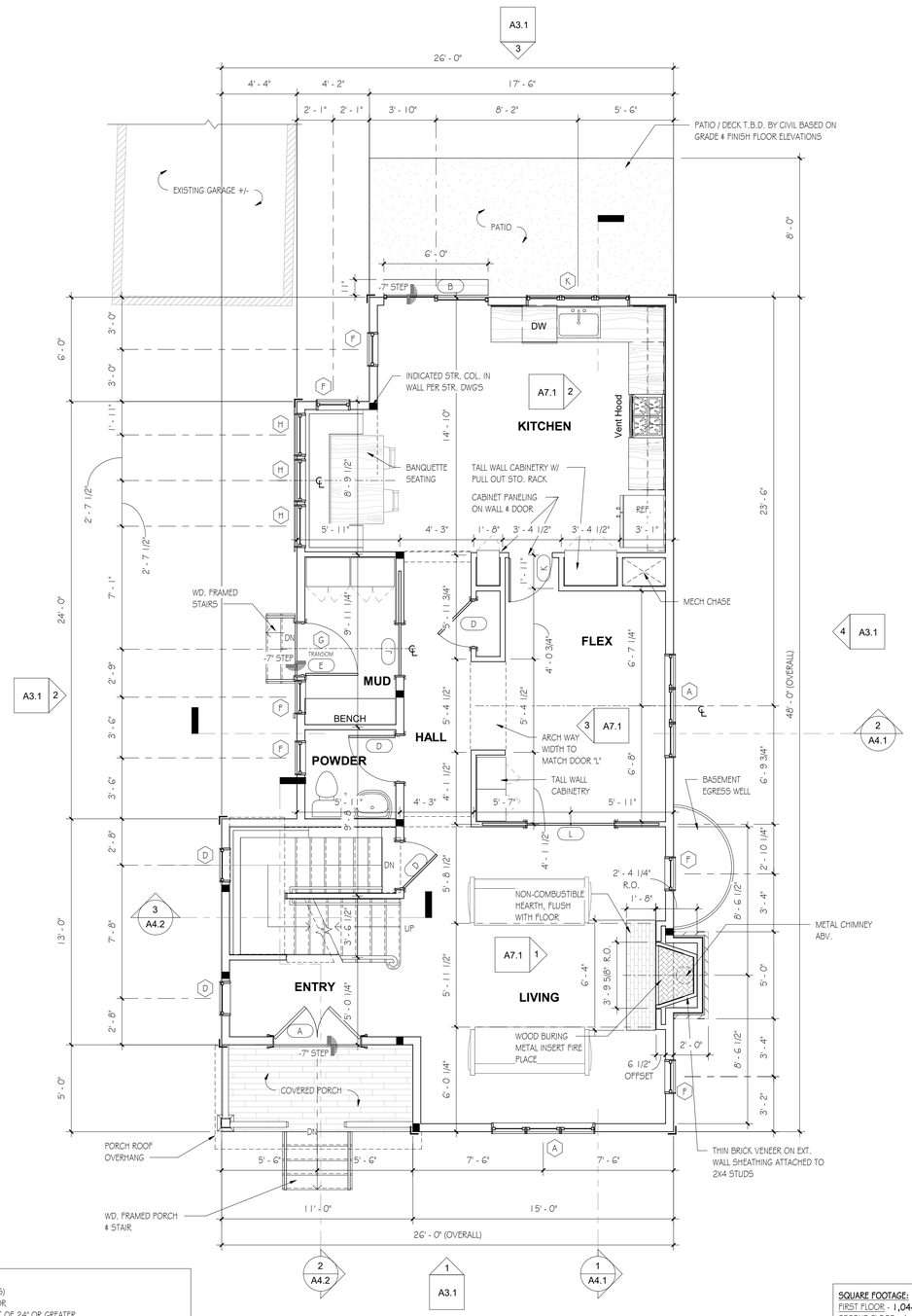
DESIGNED INSULATION VALUES:

ROOF & ATTIC	R-38 SPRAY FOAM INSULATION
FLOORS	R-30 SPRAY FOAM INSULATION
WALLS (ABV. GRADE)	R-21 SPRAY FOAM INSULATION
FND. WALL (BELOW GRADE)	R-15 CONT. RIGID INSUL.

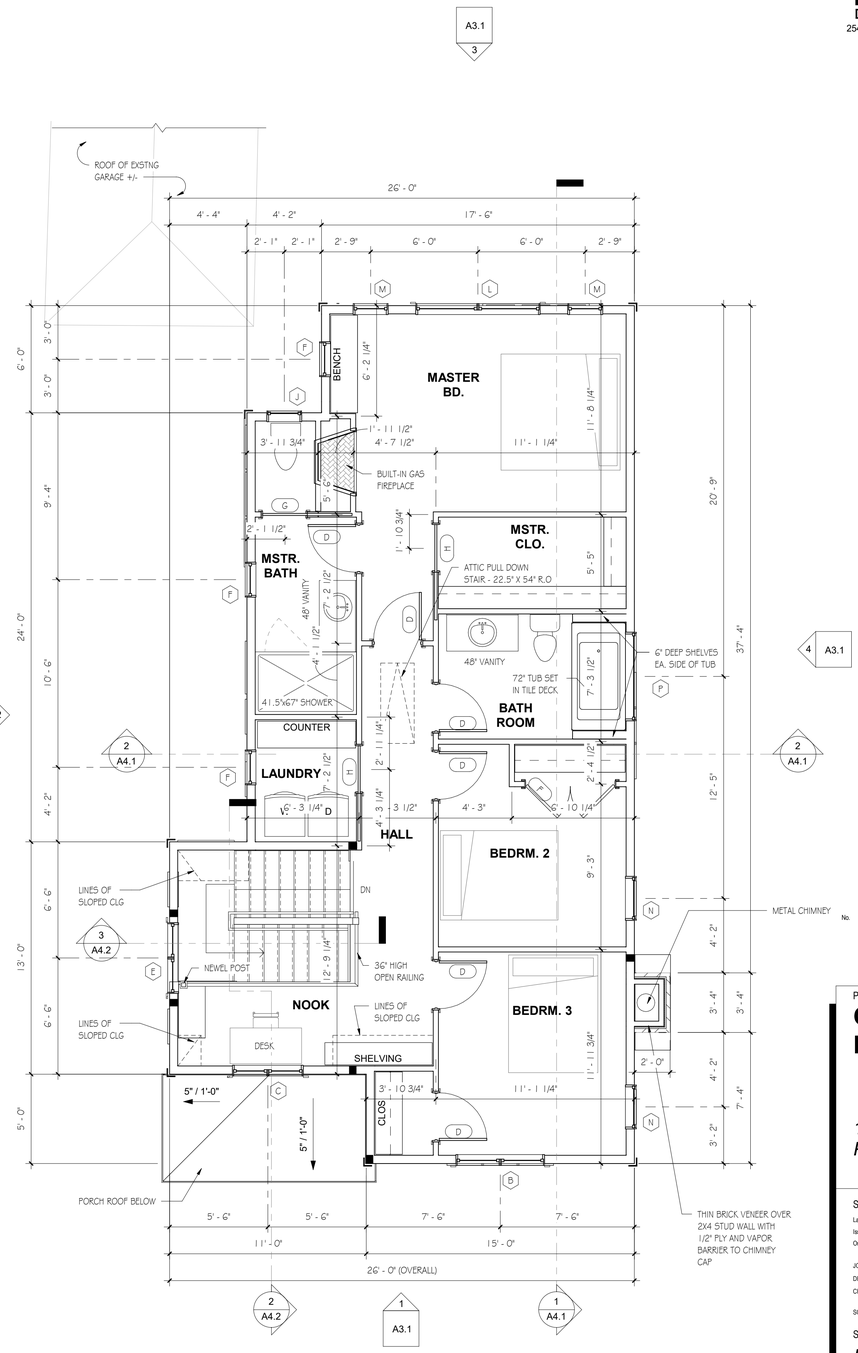
* RIGID INSULATION IN CONTACT WITH CONC. OR GROUND SHALL BE XPS W/ A MIN. OF R-5 PER IN.

TYPICAL EXTERIOR WALL ASSEMBLY:
- EXTERIOR SIDING PER ELEVATION
- AIR INFILTRATION BARRIER
- 1/2" PLYWOOD SHEATHING
- 2X6 K.D. WD. STUDS@ 16"O.C.
- R-21 SPRAY FOAM INSULATION @ ALL WALL CAVITIES
- 1/2" GWB, PTD. (1 COAT PRIMER & 2 COATS PAINT)

TYPICAL FLOOR ASSEMBLY:
- 3/4" T&G PLYWOOD FLOOR SHEATHING GLUED & SCREWED TO JOISTS
- 2X12 K.D. WD. FLOOR JOISTS @ 16" O.C.
- R-30 SPRAY FOAM INSULATION @ ALL FIRST FLOOR JOIST BAYS
- 1X3 WD. STRAPPING @ 16" O.C.
- PTD. 1/2" G.W.B.



1 FIRST FLOOR
1/4" = 1'-0"



2 SECOND FLOOR
1/4" = 1'-0"

GENERAL NOTES:
1. ALL DOOR SIZES SHOWN INDICATE SLAB SIZES, NOT R.O. (REFER TO SHEET AG.1 FOR MORE INFO ON EXT. DOORS)
2. ALL DOOR STYLES, MATERIALS, FINISHES & TYPES SHALL BE SELECTED BY OWNER & COORDINATED W/ CONTRACTOR.
3. ALL WINDOWS W/ FALL HEIGHT TO GRADE GREATER THAN 6 FEET FROM WINDOW SILL MUST HAVE MIN. SILL HEIGHT OF 24" OR GREATER.
4. ALL TEMPERED GLAZING LOCATIONS SHALL BE COORDINATED WITH THE G.C. & WINDOW SUPPLIER PRIOR TO WINDOW ORDER PLACEMENT.
5. ALL BEDROOMS SHALL HAVE AT LEAST ONE EMERGENCY EGRESS WINDOW. G.C. SHALL COORDINATE W/ WINDOW SUPPLIER PRIOR TO ORDER PLACEMENT.
6. ALL ELECTRICAL FIXTURES & LIGHTING FIXTURES SHALL BE SELECTED BY OWNER & COORDINATED W/ CONTRACTOR.
7. ALL MECHANICAL SYSTEMS & FIXTURES SHALL BE SELECTED BY OWNER & COORDINATED W/ CONTRACTOR.
8. ALL PLUMBING FIXTURES SHALL BE SELECTED BY OWNER & COORDINATED W/ CONTRACTOR.
9. ALL INTERIOR FINISH WORK, MILLWORK, FLOORING, ETC. SHALL BE SELECTED BY OWNER & COORDINATED W/ CONTRACTOR.
10. ALL ROOF OVERHANGS SHALL HAVE PERFORATED SOFFIT MATL. TO ALLOW VENTING (REFER TO VENTING CALCULATIONS)
11. ALL ROOF RIDGES SHALL HAVE CONT. RIDGE VENTS, HOLD ROOF SHEATHING BACK AS REQ'D. (REFER TO VENTING CALCULATIONS)
12. ALL WET OR HIGH HUMIDITY ROOMS TO HAVE MOISTURE RESISTANT GWB, PTD.
13. VAPOR BARRIER USED @ INSIDE FACE OF EXT. WALLS & @ CEILING FASTENED TO UNDERSIDE OF ROOF RAFTERS SHALL BE 6 MIL POLY TYPE I OR II
14. RIDGE VENT CALCULATIONS BASED ON COBRA EXHAUST VENT W/ 14.1 SQ. IN. NET FREE AREA (NFA) MIN.
15. EAVE VENTS BASED ON CERTAINTEED VINYL CARPENTRY INVERSAL SOFFIT TRIPLE 4" FULLY VENTED W/ 5.9 SQ. IN. NET FREE AREA (NFA) MIN.
16. ALL DIMENSIONS ARE PULLED FROM OUTSIDE FACE OF FRAMING @ EXTERIOR WALLS & CENTER OF FRAMING @ ALL INTERIOR WALLS (U.N.O.)

SQUARE FOOTAGE:
FIRST FLOOR - 1,044 S.F.
SECOND FLOOR - 1,044 S.F.

TOTAL S.F. - 2,088 S.F.

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Latest Release:
Issued For: FOR CONSTRUCTION
Org. Issue Date: FEB 7, 2023

JOB NO: 22038
DRAFTED: JMT
CHECKED: Checker
SCALE: 1/4" = 1'-0"

Sheet Title:
FIRST & SECOND FLOOR PLANS

Sheet Number:
A1.1

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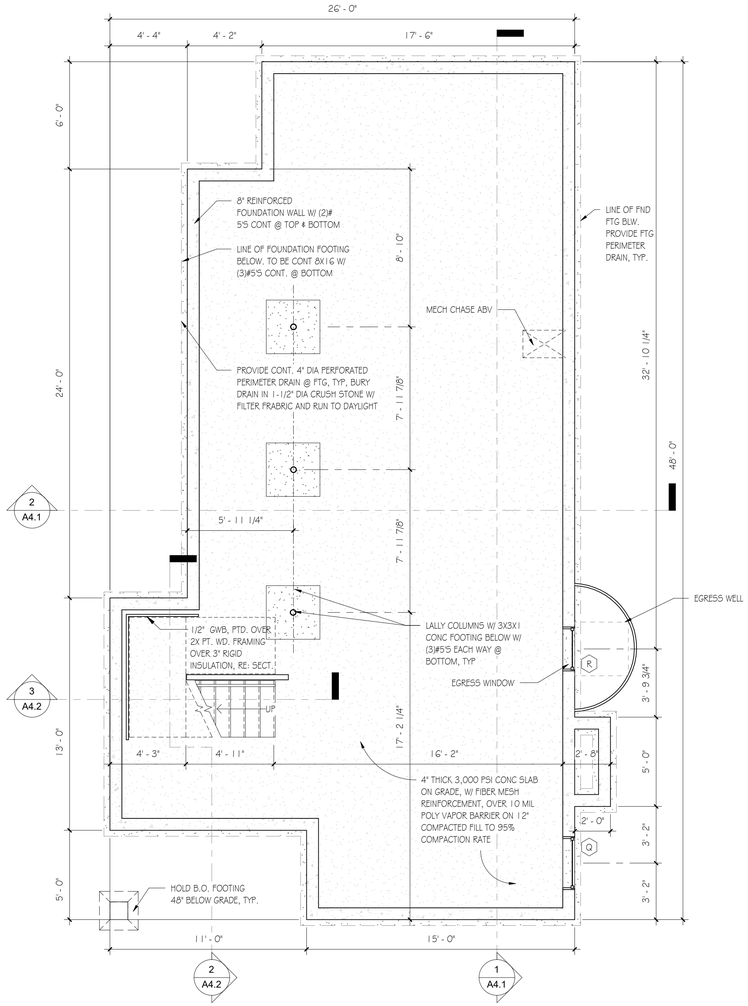
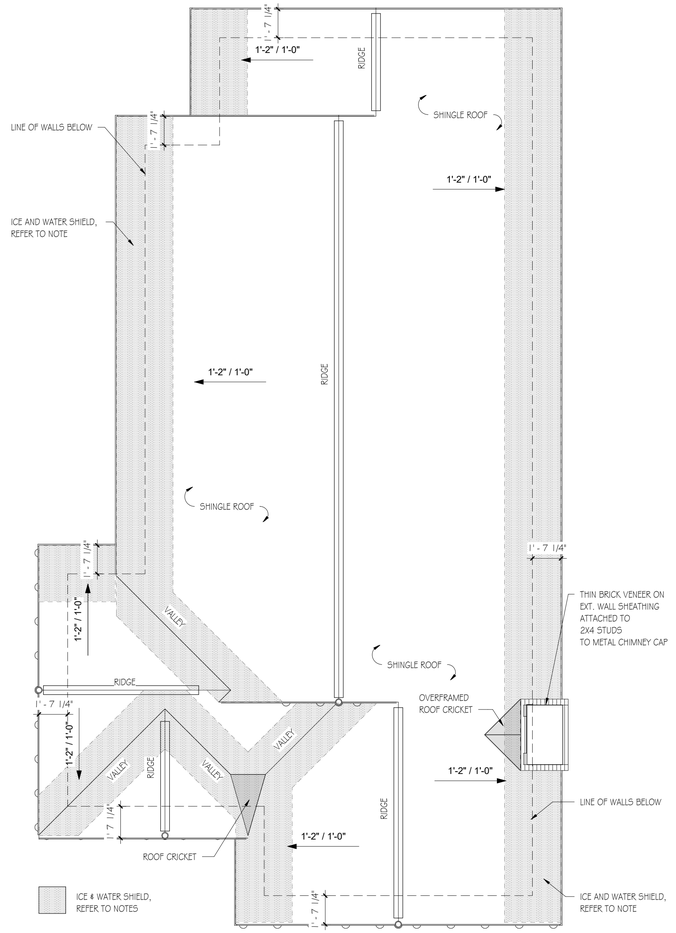
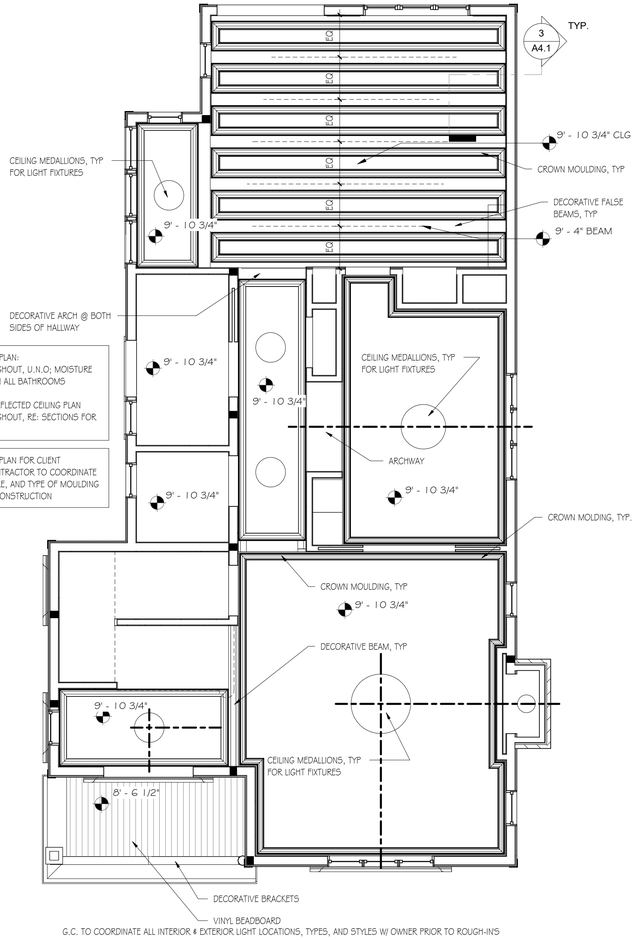


2 BASEMENT LEVEL - T.O.S.
1/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"



G.C. TO COORDINATE ALL INTERIOR & EXTERIOR LIGHT LOCATIONS, TYPES, AND STYLES W/ OWNER PRIOR TO ROUGH-INS

3 REFLECTED CEILING PLAN - 1ST FLR
1/4" = 1'-0"

ROOF VENTING CALCULATIONS: PROVIDE ATTIC VENTING EVEN THOUGH NOT INSULATED

ROOF	AREA	REQ'D VENTED AREA	PROVIDED VENTED AREA			TOTAL VENTED AREA PROVIDED
			RIDGE/VENTS[1]	EAVES[2]	MUSHROOMS[3]	
ROOF	1,284 SF	8.56 SF	6.27 S.F.	3.99 S.F.	N/A	10.26 S.F.

(ROOF AREA / 150 = REQ'D. VENTED AREA PER IRC 2018 R806.2)

ROOF VENTING NOTES:
1. RIDGE VENT CALCULATIONS BASED ON COBRA EXHAUST VENT W/ 14.1 SQ. IN. NET FREE AREA (NFA) MIN.
2. EAVE VENTS BASED ON CERTAINTEED VINYL CARPENTRY INIVERSAL SOFFIT TRIPLE 4" FULLY VENTED W/ 5.9 SQ. IN. NET FREE AREA (NFA) MIN.
3. MUSHROOM STYLE VENTS BASED ON AIRHAWK SLP SLANT BLACK PLASTIC VENT W/ 61 SQ. IN. NET FREE AREA (NFA)

ICE & WATER SHIELD NOTES:
1) APPLY FIRST SHEET OF CONT. 3'-0" WIDE ICE & WATER SHIELD STARTING @ EDGE OF EAVE.
2) APPLY SECOND LAYER FURTHER UP ROOF W/ 6" OVERLAP OVER FIRST LAYER.
3) APPLY (1) CONT. SHEET OF ICE & WATER SHIELD @ EACH SIDE OF ROOF VALLEYS. RUN SHEETS UP FROM EDGE OF EAVE TO RIDGE.
4) ICE & WATER SHIELD SHALL OVERLAP 6" @ VALLEY ALLOWING SHEETS TO EXTEND OUT ON ROOF 30" ON EACH SIDE.

ENVIRONMENTAL LOADS:
1. GROUND SNOW LOADS FOR **PORTSMOUTH,NH** SHALL BE **50lb/S.F.** PER GROUND.
   A. AS DETERMINED BY THE SNOW LOADS FOR NEW HAMPSHIRE ERDCCRREL TR-02-6
2. ALL FRAMING & STR. FRAMING MEMBERS SHALL BE SIZED TO MEET REQ'D. **90 M.P.H.** WIND LOADING

DESIGNED INSULATION VALUES:

ROOF & ATTIC	R-38 SPRAY FOAM INSULATION
FLOORS	R-30 SPRAY FOAM INSULATION
WALLS (ABV. GRADE)	R-21 SPRAY FOAM INSULATION
FND. WALL (BELOW GRADE)	R-15 CONT. RIGID INSUL.

* RIGID INSULATION IN CONTACT WITH CONC. OR GROUND SHALL BE XPS W/ A MIN. OF R-5 PER IN.

TYPICAL ROOF ASSEMBLY:
- ROOF SHINGLES / CLADDING PER ROOF PLAN
- 15# ROOFING FELT PAPER
- (2) ROWS ICE & WATER SHIELD UP ROOF EAVES (W/ 6" OVERLAP)
- RAFTERS PER PLAN. SECURED TO PLATES W/ HURRICANE TIES
- R-38 CLOSED CELL SPRAY FOAM

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Org. Issue Date: FEB 7, 2023

JOB NO: 22038
DRAFTED: JMT
CHECKED: Checker

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

Sheet Title:

BSMNT, ROOF, & RFLCTD CLNG PLNS & WNDW SCHDLE & NOTES

Sheet Number:

A1.2

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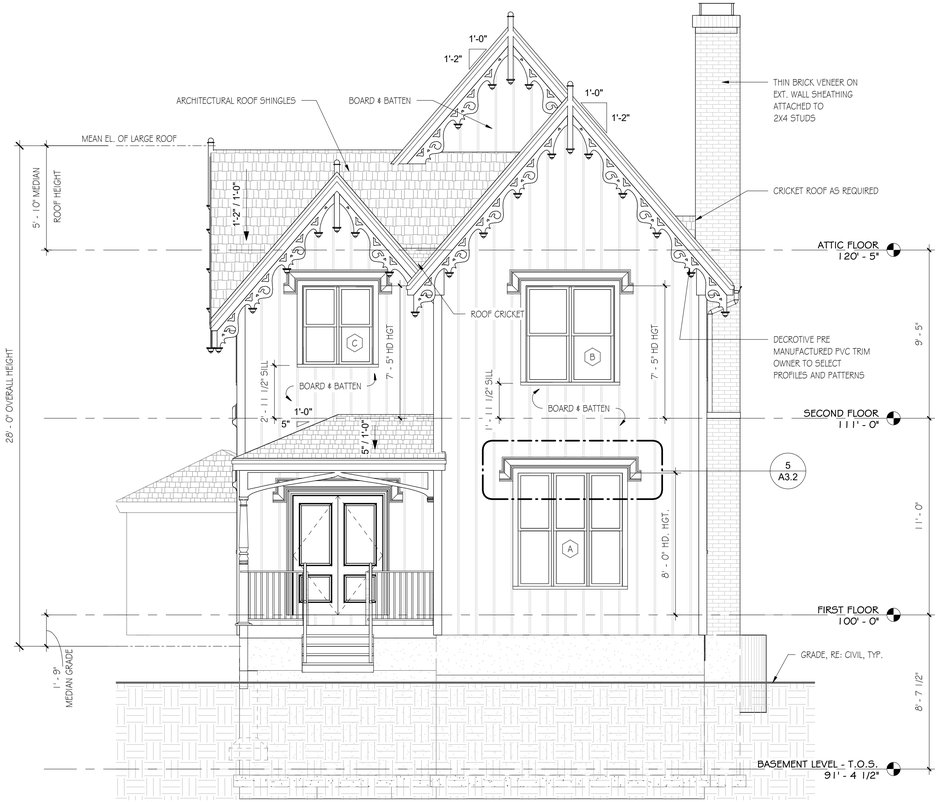
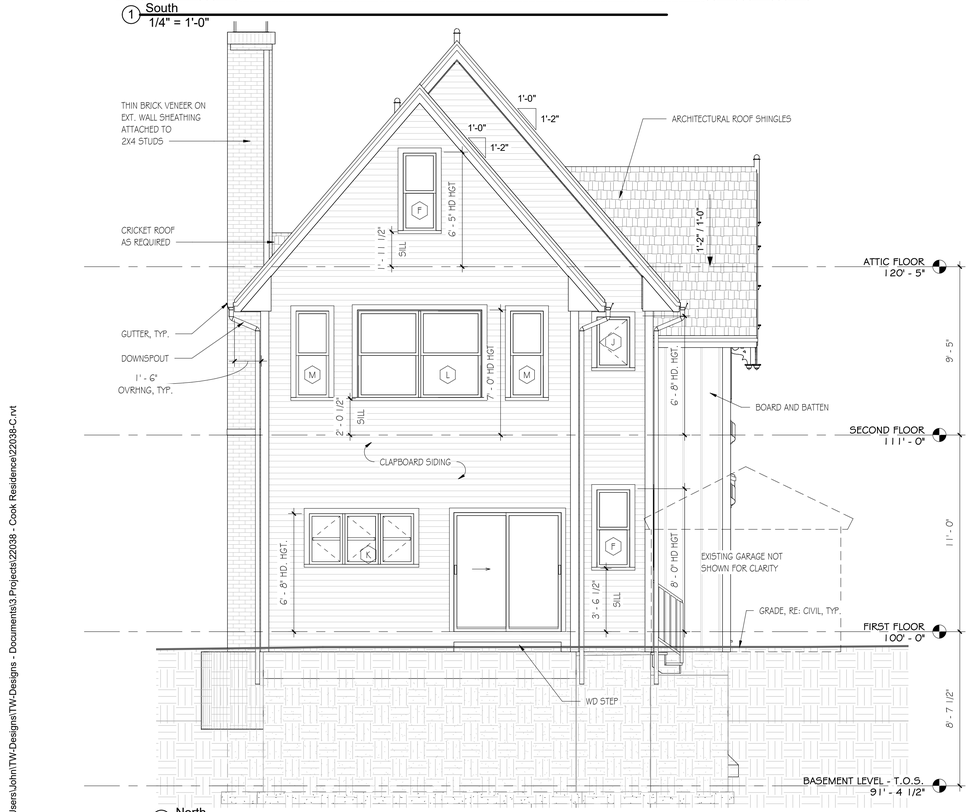
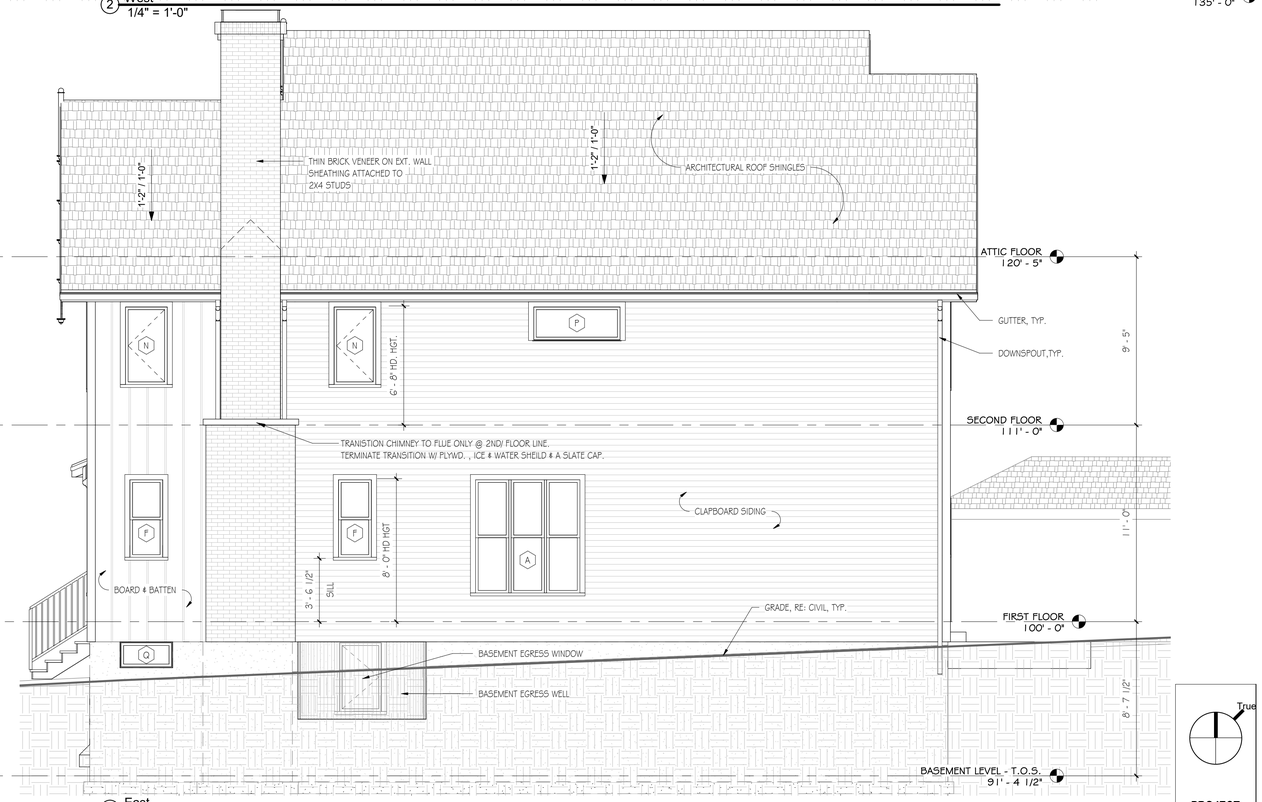


1 South
1/4" = 1'-0"

2 West
1/4" = 1'-0"



3 North
1/4" = 1'-0"



4 East
1/4" = 1'-0"

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JOB NO: 22038
DRAFTED: JMT
CHECKED: Checker
SCALE: 1/4" = 1'-0"

Sheet Title:

ELEVATIONS

Sheet Number:

A3.1

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Printed on: 2/7/2023

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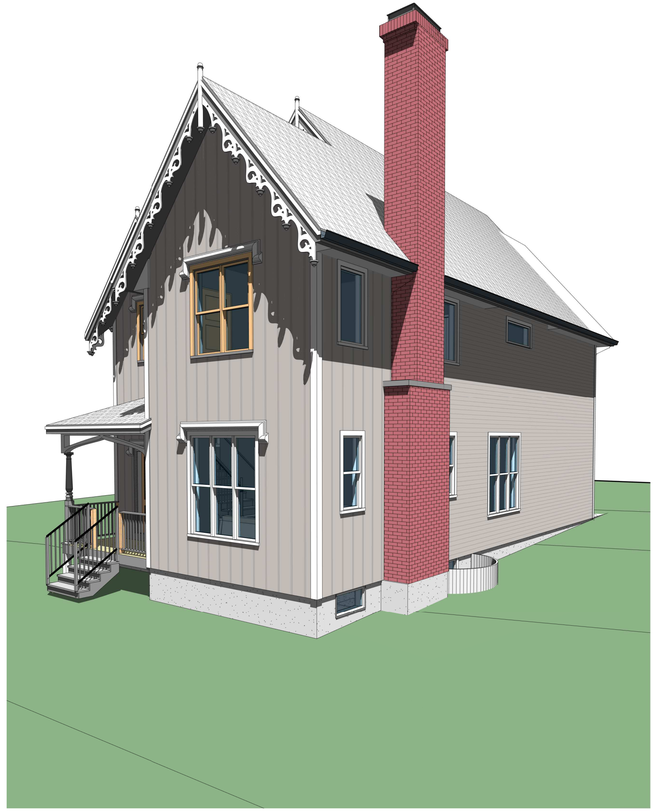
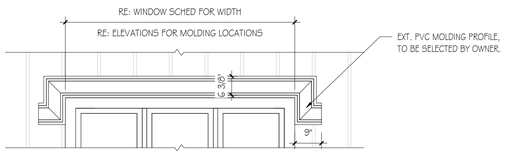
1 Street View West



2 Street View East

3 Street View Front

4 Driveway View Garage



5 WINDOW TRIM HOOD DTL
1/2" = 1'-0"

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JOB NO. 22038
DRAFTED: Author
CHECKED: Checker

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

Sheet Title:

EXTERIOR 3D VIEWS

Sheet Number:

A3.2

Printed on: 2/7/2023

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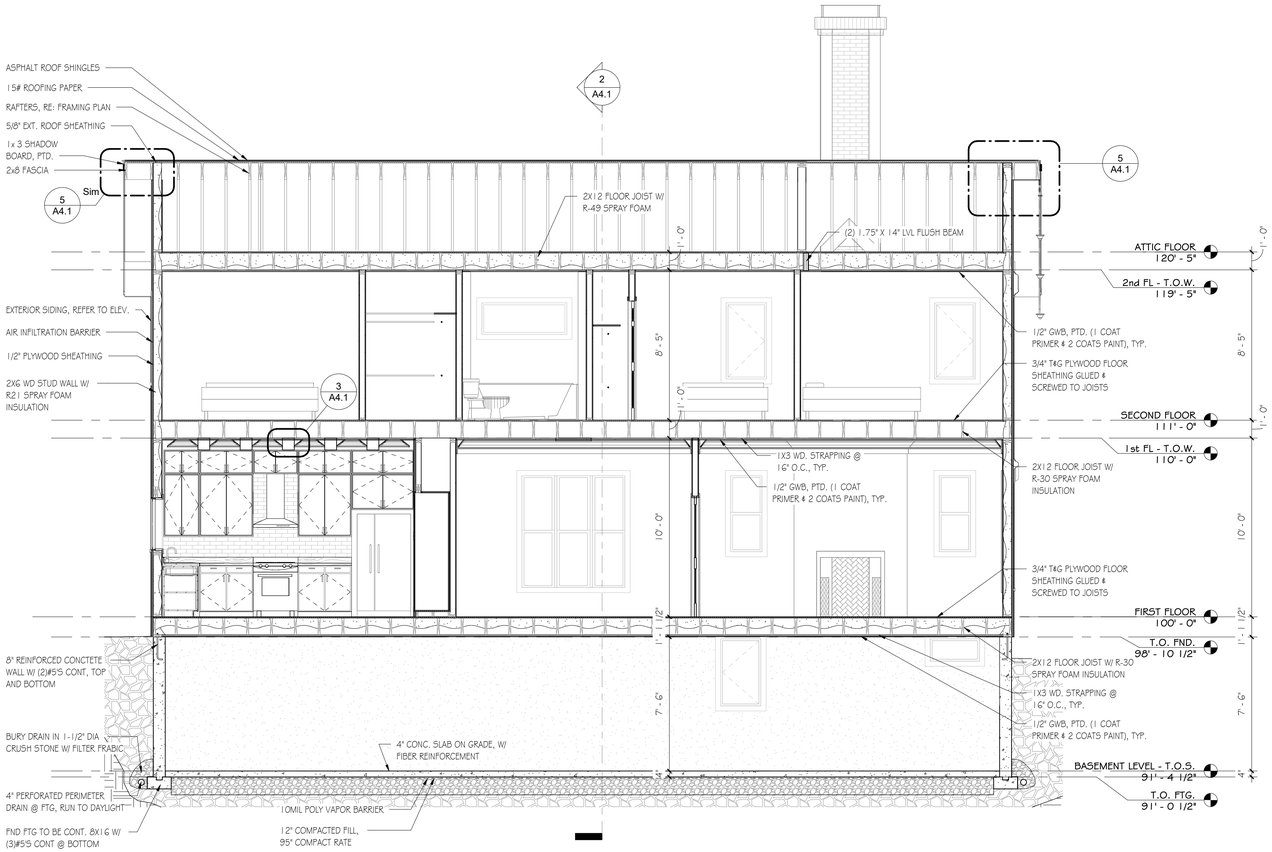
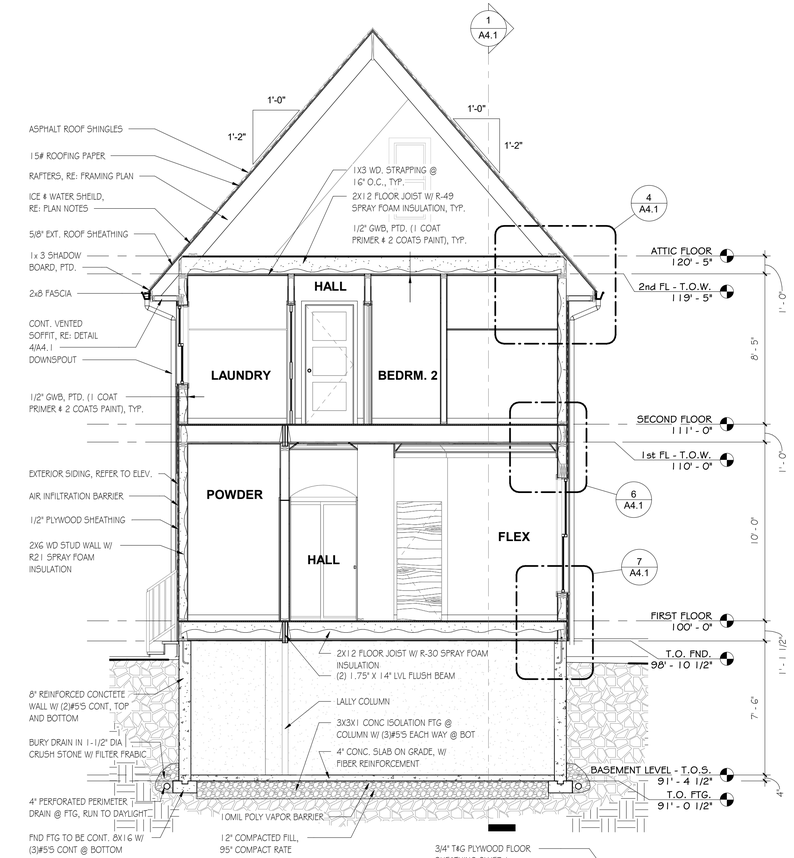


1 LONGITUDINAL SECTION
1/4" = 1'-0"



2 CROSS SECTION
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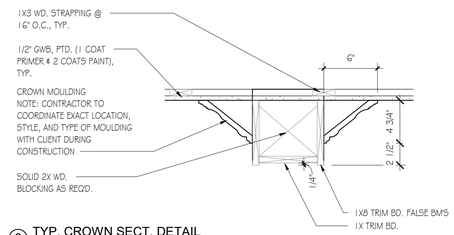
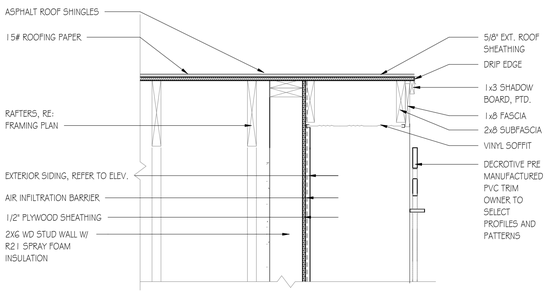
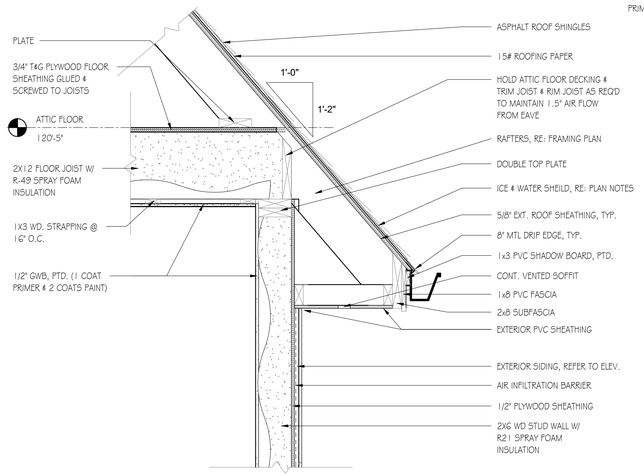


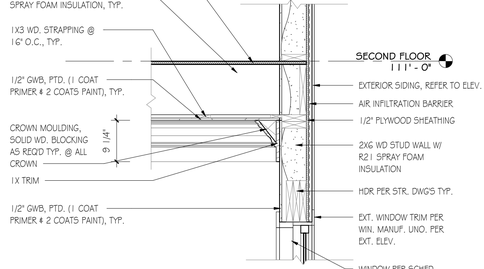
3 TYP. CROWN SECT. DETAIL
1 1/2" = 1'-0"



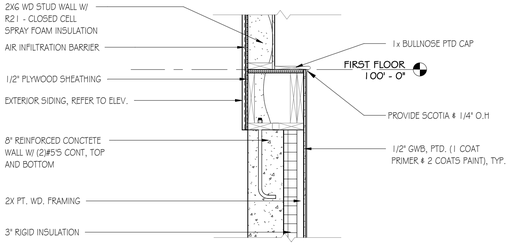
5 TYP. RAKE DETAIL
1" = 1'-0"



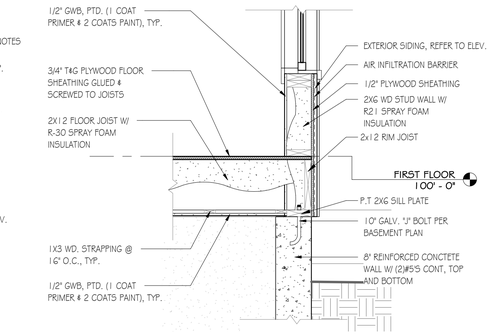
4 TYP. EAVE DETAIL
1" = 1'-0"



6 TYP. FLOOR & EXT. WALL DETAIL
3/4" = 1'-0"



8 SEC. DTL. @ FND SILL / STAIR
3/4" = 1'-0"



7 FLOOR @FOUNDATION DETAIL
3/4" = 1'-0"

No. Description Date

Revision Schedule

Project Info:

Cook Residence

199 Clinton St.
Portsmouth, NH

Sheet Status:

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Issued For: FOR CONSTRUCTION
Org. Issue Date: FEB 7, 2023

JOB NO: 22038
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SCALE: As indicated

Sheet Title:

BUILDING SECTIONS

Sheet Number:

A4.1

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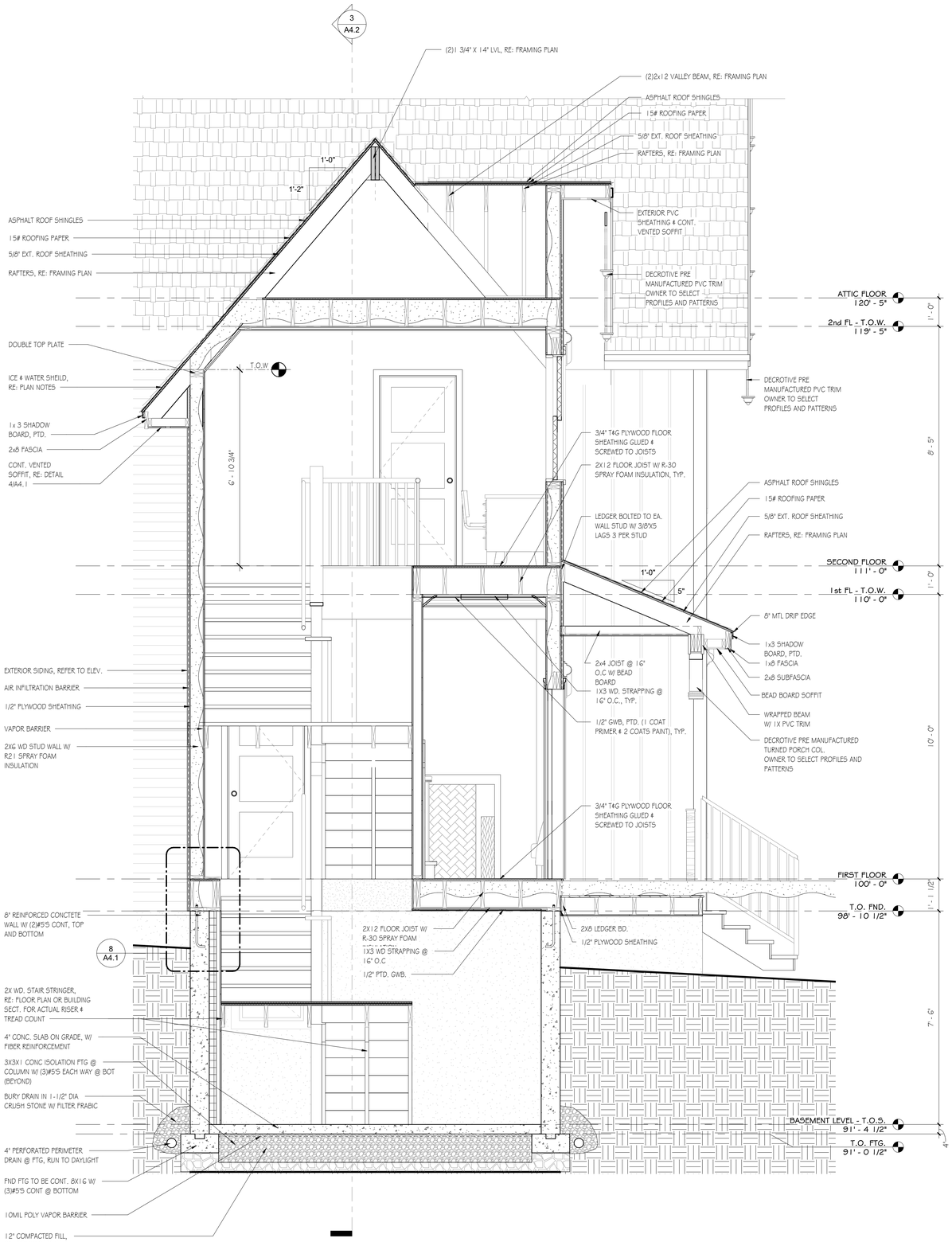
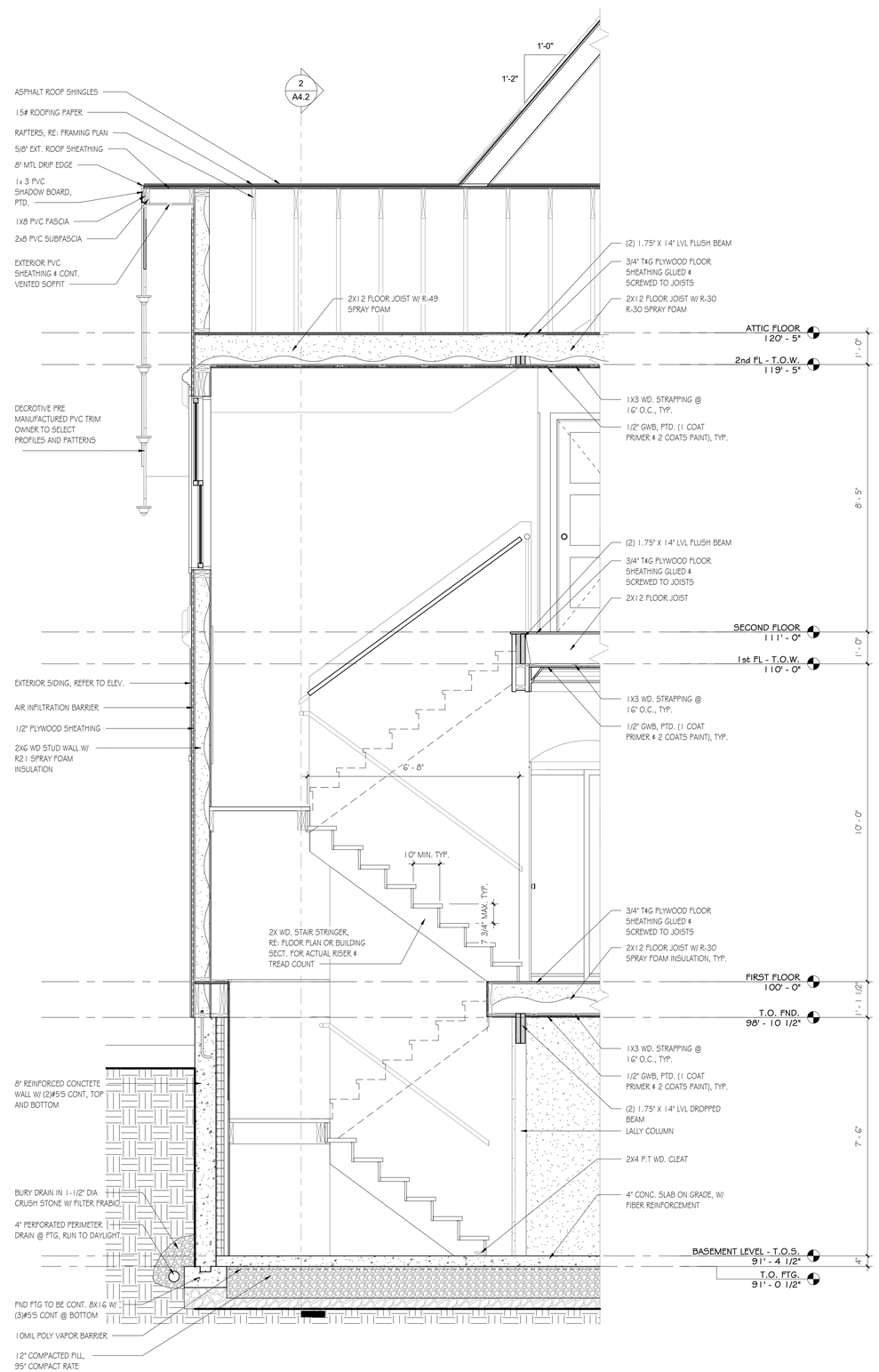


2 CROSS SECTION @ STAIR
1/2" = 1'-0"



3 STAIR SECTION
1/2" = 1'-0"

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Cook Residence

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Portsmouth, NH

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Org. Issue Date:	FEB 7, 2023
JOB NO:	22038
DRAFTED:	JMT
CHECKED:	Checker
SCALE:	1/2" = 1'-0"

Sheet Title:

BUILDING SECTIONS

Sheet Number:

A4.2

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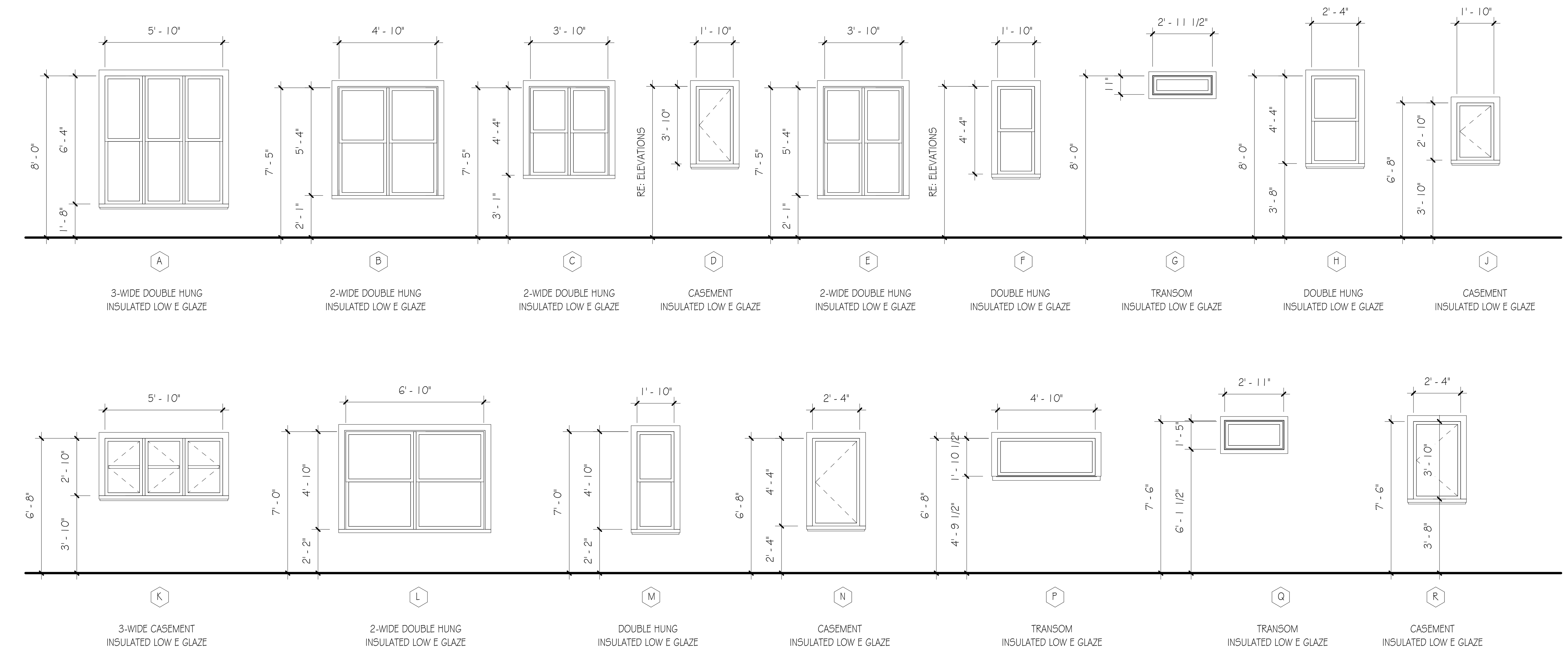


WINDOW LEGEND
1/4" = 1'-0"

Window Schedule

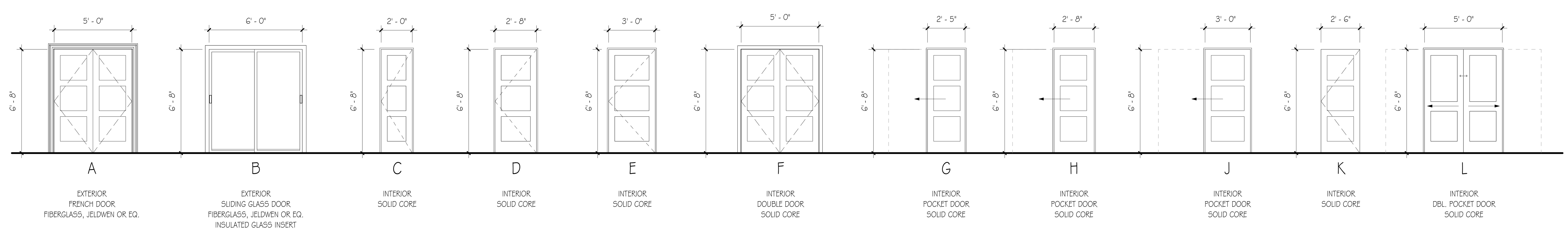
Type Mark	Manufacturer	Model	Description	Rough Width	Rough Height	Width	Height	Sill Height	Head Height	Comments
A	MARVIN ESSENTIAL	ESDH2066	3-WIDE DOUBLE HUNG	6' - 0"	6' - 6"	5' - 11 1/2"	6' - 5 1/2"	1' - 6 1/2"	8' - 0"	
B	MARVIN ESSENTIAL	ESDH2656	2-WIDE DOUBLE HUNG	5' - 0"	5' - 6"	4' - 11 1/2"	5' - 5 1/2"	1' - 11 1/2"	7' - 5"	
C	MARVIN ESSENTIAL	ESDH2046	2-WIDE DOUBLE HUNG	4' - 0"	4' - 6"	3' - 11 1/2"	4' - 5 1/2"	2' - 11 1/2"	7' - 5"	
D	MARVIN ESSENTIAL	ESCA2040	CASEMENT	2' - 0"	4' - 0"	1' - 11 1/2"	3' - 11 1/2"	<varies>	<varies>	SEE ELEVATIONS FOR SILL & HEAD HEIGHTS
E	MARVIN ESSENTIAL	ESDH2056	2-WIDE DOUBLE HUNG	4' - 0"	5' - 6"	3' - 11 1/2"	5' - 5 1/2"	1' - 11 1/2"	7' - 5"	
F	MARVIN ESSENTIAL	ESDH2046	DOUBLE HUNG	2' - 0"	4' - 6"	1' - 11 1/2"	4' - 5 1/2"	<varies>	<varies>	SEE ELEVATIONS FOR SILL & HEAD HEIGHTS
G	MARVIN ESSENTIAL	ESCATR3010	TRANSOM	3' - 0"	1' - 0"	2' - 11 1/2"	11 1/2"	7' - 0 1/2"	8' - 0"	
H	MARVIN ESSENTIAL	ESDH2646	DOUBLE HUNG	2' - 6"	4' - 6"	2' - 5 1/2"	4' - 5 1/2"	3' - 6 1/2"	8' - 0"	
J	MARVIN ESSENTIAL	ESCA2030	CASEMENT	2' - 0"	3' - 0"	1' - 11 1/2"	2' - 11 1/2"	3' - 8 1/2"	6' - 8"	
K	MARVIN ESSENTIAL	ESCA2030	3-WIDE CASEMENT	6' - 0"	3' - 0"	5' - 11 1/2"	2' - 11 1/2"	3' - 8 1/2"	6' - 8"	
L	MARVIN ESSENTIAL	ESDH3650 (E)	2-WIDE DOUBLE HUNG	7' - 0"	5' - 0"	6' - 11 1/2"	4' - 11 1/2"	2' - 0 1/2"	7' - 0"	EGRESS WINDOW
M	MARVIN ESSENTIAL	ESDH2050	DOUBLE HUNG	2' - 0"	5' - 0"	1' - 11 1/2"	4' - 11 1/2"	2' - 0 1/2"	7' - 0"	
N	MARVIN ESSENTIAL	ESCA2646 (E)	CASEMENT	2' - 6"	4' - 6"	2' - 5 1/2"	4' - 5 1/2"	2' - 2 1/2"	6' - 8"	EGRESS WINDOW
P	MARVIN ESSENTIAL	ESCATR5020	TRANSOM	5' - 0"	2' - 0"	4' - 11 1/2"	1' - 11 1/2"	4' - 8 1/2"	6' - 8"	
Q	MARVIN ESSENTIAL	ESCATR3010	TRANSOM	3' - 0"	1' - 6"	2' - 11 1/2"	1' - 5 1/2"	6' - 0 1/2"	7' - 6"	
R	MARVIN ESSENTIAL	ESCA2640 (E)	CASEMENT	2' - 6"	4' - 0"	2' - 5 1/2"	3' - 11 1/2"	3' - 6 1/2"	7' - 6"	EGRESS WINDOW

WINDOW NOTES:
1. TEMPERED GLAZING AS REQ'D, G.C. TO COORDINATE
2. INSULATED GLAZING W/ ARGON GAS
3. G.C. TO VERIFY & CONFIRM R.O.'S PRIOR TO FRAMING

Door Schedule

Type Mark	Operation	Rough Width	Rough Height	Door Material	Door Finish	Frame Type	Frame Finish	Lock Set	Comments
A	DOUBLE SWING	5' - 0"	6' - 8"	FIBERGLASS JELDWEN OR EQ.		FIBER GLASS	PTD.		
B	SLIDER	6' - 0"	6' - 8"	FIBERGLASS JELDWEN OR EQ.		FIBER GLASS	PTD.		
D	SWING	2' - 8"	6' - 8"	SOLID-CORE WOOD		WD	PTD		
D	SWING	2' - 8"	6' - 8"	SOLID-CORE WOOD		WD	PTD		
D	SWING	2' - 8"	6' - 8"	SOLID-CORE WOOD		WD	PTD		
D	SWING	2' - 8"	6' - 8"	SOLID-CORE WOOD		WD	PTD		
D	SWING	2' - 8"	6' - 8"	SOLID-CORE WOOD		WD	PTD		
D	SWING	2' - 8"	6' - 8"	SOLID-CORE WOOD		WD	PTD		
D	SWING	2' - 8"	6' - 8"	SOLID-CORE WOOD		WD	PTD		
D	SWING	2' - 8"	6' - 8"	SOLID-CORE WOOD		WD	PTD		
D	SWING	2' - 8"	6' - 8"						
E	SWING	3' - 0"	6' - 8"	SOLID-CORE WOOD		WD	PTD		
F	SWING	5' - 0"	6' - 8"	SOLID-CORE WOOD		WD	PTD		
G	POCKET	2' - 6"	6' - 8"	SOLID-CORE WOOD		WD	PTD		
H	POCKET	2' - 8"	6' - 8"	SOLID-CORE WOOD		WD	PTD		
H	POCKET	2' - 8"	6' - 8"	SOLID-CORE WOOD		WD	PTD		
J	POCKET	3' - 0"	6' - 8"	SOLID-CORE WOOD		WD	PTD		
K	SWING	2' - 6"	6' - 8"	SOLID-CORE WOOD		WD	PTD		
L	POCKET	5' - 0"	6' - 8"	SOLID-CORE WOOD		WD	PTD		

DOOR & WINDOW GENERAL NOTES
1. G.C TO COORDINATE DOOR SLAB STYLE, WINDOW GRILLS, HARDWARE AND COLORS WITH OWNER PRIOR TO PURCHASE.



DOOR LEGEND
1/4" = 1'-0"

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Cook Residence

*199 Clinton St.
Portsmouth, NH*

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JOB NO: 22038
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SCALE: 1/4" = 1'-0"

Sheet Title:
SCHEDULES

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A6.1

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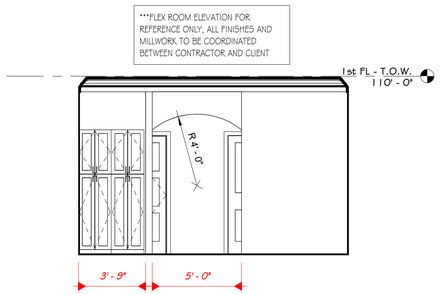
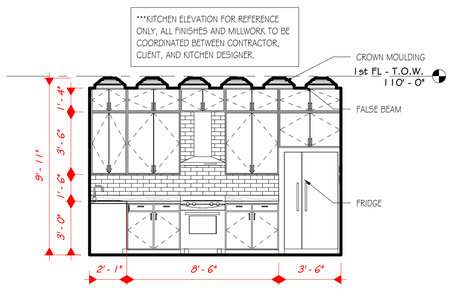
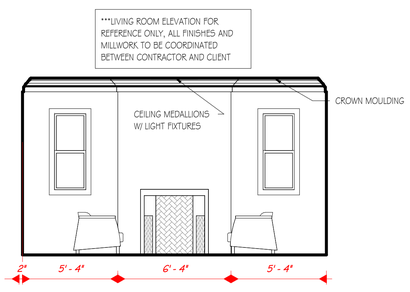


3 FLEX ELEVATION
1/4" = 1'-0"



2 KITCHEN ELEVATION
1/4" = 1'-0"



1 LIVING RM INTERIOR ELEVATION
1/4" = 1'-0"

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INTERIOR ELEVATIONS

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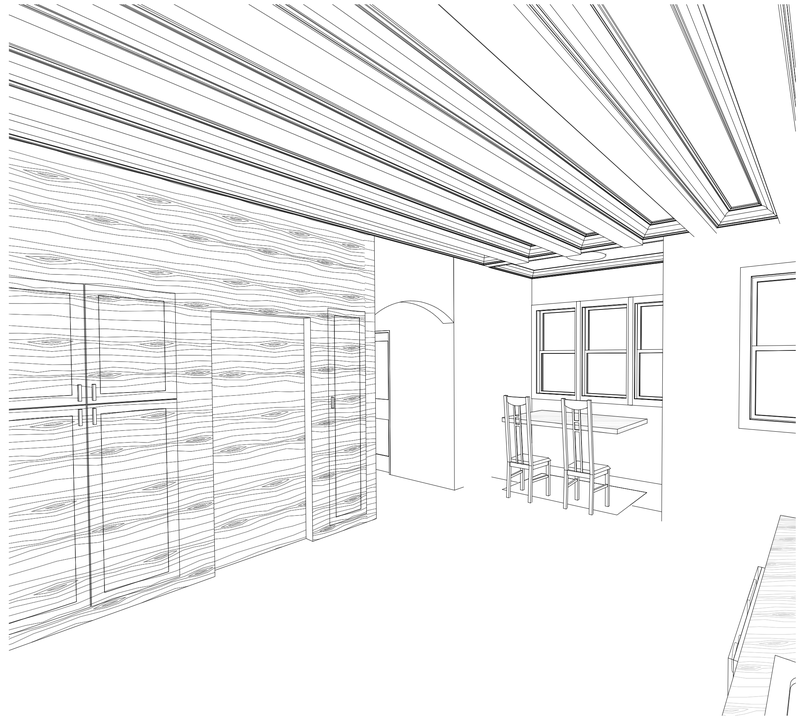
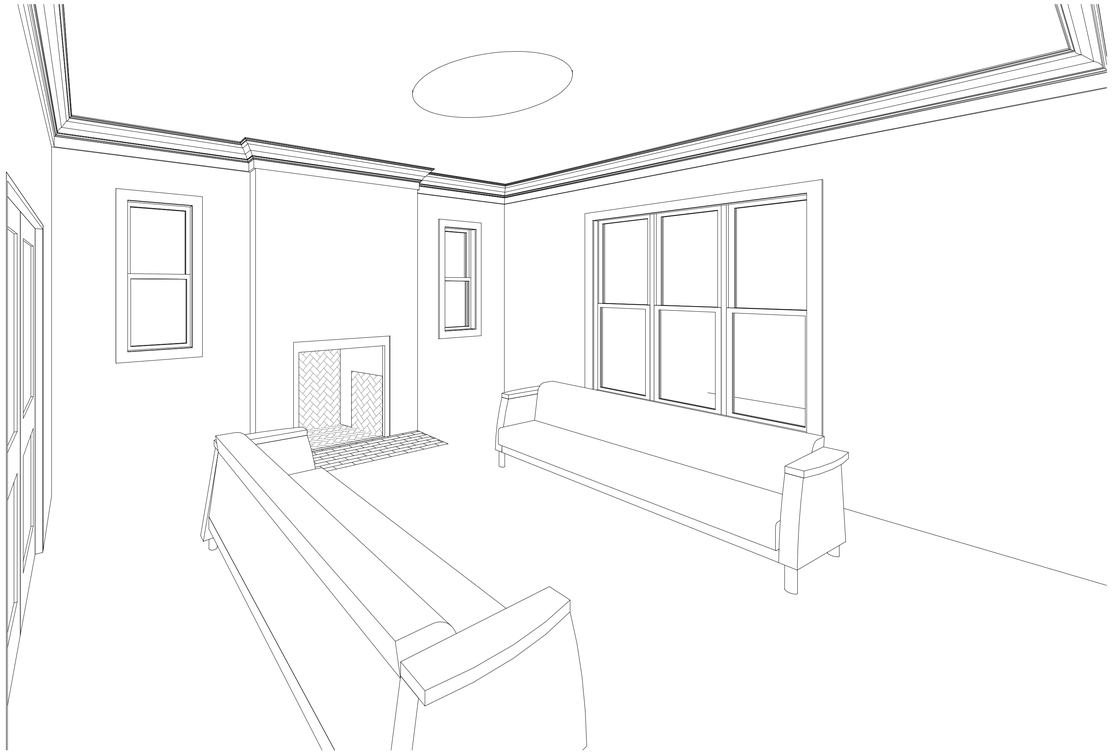
1 kitchen Whole



3 Kitchen Banquette



2 LIVING ROOM FIREPLACE

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FUN VIEWS WE MADE WHILE WORKING

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RENDER

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www.HSS-Eng.com

MEMORANDUM

MEMO #: **1**

PROJECT: **199 Clinton Street, Portsmouth, NH 03801**

DATE: February 27, 2023

TO: **Ms. Katherine Cook**

SUBJECT: General Structural Evaluation of 199 Clinton Street, Portsmouth, NH

As requested, a general review of the building's existing conditions was completed on February 27, 2023. It is my understanding that the main portion of the house is over 140 years old. The building includes a later addition of unknown age.

My comments are as noted below:

- Foundation for the main building is a combination of stone & clay brick. Several areas of deteriorating brick were observed during my visit. The deteriorations included mortar failure in the brick and/or stone foundation in addition to locations where clay bricks have deteriorated into a powdery red substance.
- The front foundation wall has a significant outward bow. The outward bow has caused a partial disengagement of the First-Floor joists from the perimeter sill plate, thereby creating a significant structural concern.
- The existing clay brick and stone foundation system is in generally poor condition and requires urgent attention.
- Although not readily visible during my review, an inspection of the property in July 2021 revealed that the foundation for the rear addition is comprised of concrete masonry units (CMU) of unknown capacity. The inspection report noted horizontal cracks in the CMU foundation wall. Horizontal cracks in CMU foundations indicate an overstressed unreinforced or under-reinforced foundation that require urgent repair or replacement.
- Existing First Floor framing within the original building is comprised of 1.75"± x 6.5"± wood joists spaced at approximately 20 inches on center with spans of up to 15 feet. Most joists have notched ends of approximately 3.5" high x 2.5" long which severely affect their load-bearing capacity. Additionally, the notched ends only provide about 0.75" to 1" of bearing length to the joist end which further limits the joists' capacity.
- The First Floor joists are severely undersized for the Code mandated Dead & Live Loads and have sagged significantly throughout the First-Floor Level.
- Framing members forming the stairwell into the Basement were found to be severely undersized.
- Although not readily visible, it is expected that the Second-Floor joists have the same characteristics of the First-Floor joists that have led to significant floor sags throughout.

- As a result of sagging floor systems, cracks within the wall plasters are present.

It is my opinion that damages to the existing foundation systems for the original building & the addition are significant enough to warrant their replacements.

It is also my opinion that existing floor framing (First & most likely the Second floor) system are significantly undersized and, as a minimum, should be reinforced.

Sincerely,
HSS Engineering, PLLC

Hossein Salehkhou, P.E.
Principal