

132-134 Middle St HDC Submission
February 14, 2020





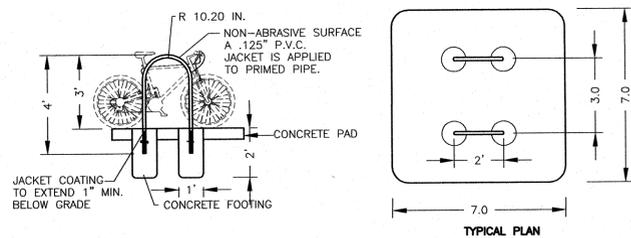
AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2815

Apartment Categories By Sq. Ft.	Parking Spaces Required	#Units	Parking Spaces Required
<500	0.5	5	3
500 to 750	1	13	13
Over 750	1.3	3	4
Visitor Parking = 21/5 =			4
Totals		21	24

Parking Spaces

UNIT #	SQUARE FOOTAGE
1	742
2	742
3	825
4	441
5	529
6	550
7	681
8	497
9	665
10	741
11	637
12	564
13	701
14	426
15	497
16	741
17	741
18	563
19	940
20	424
21	890

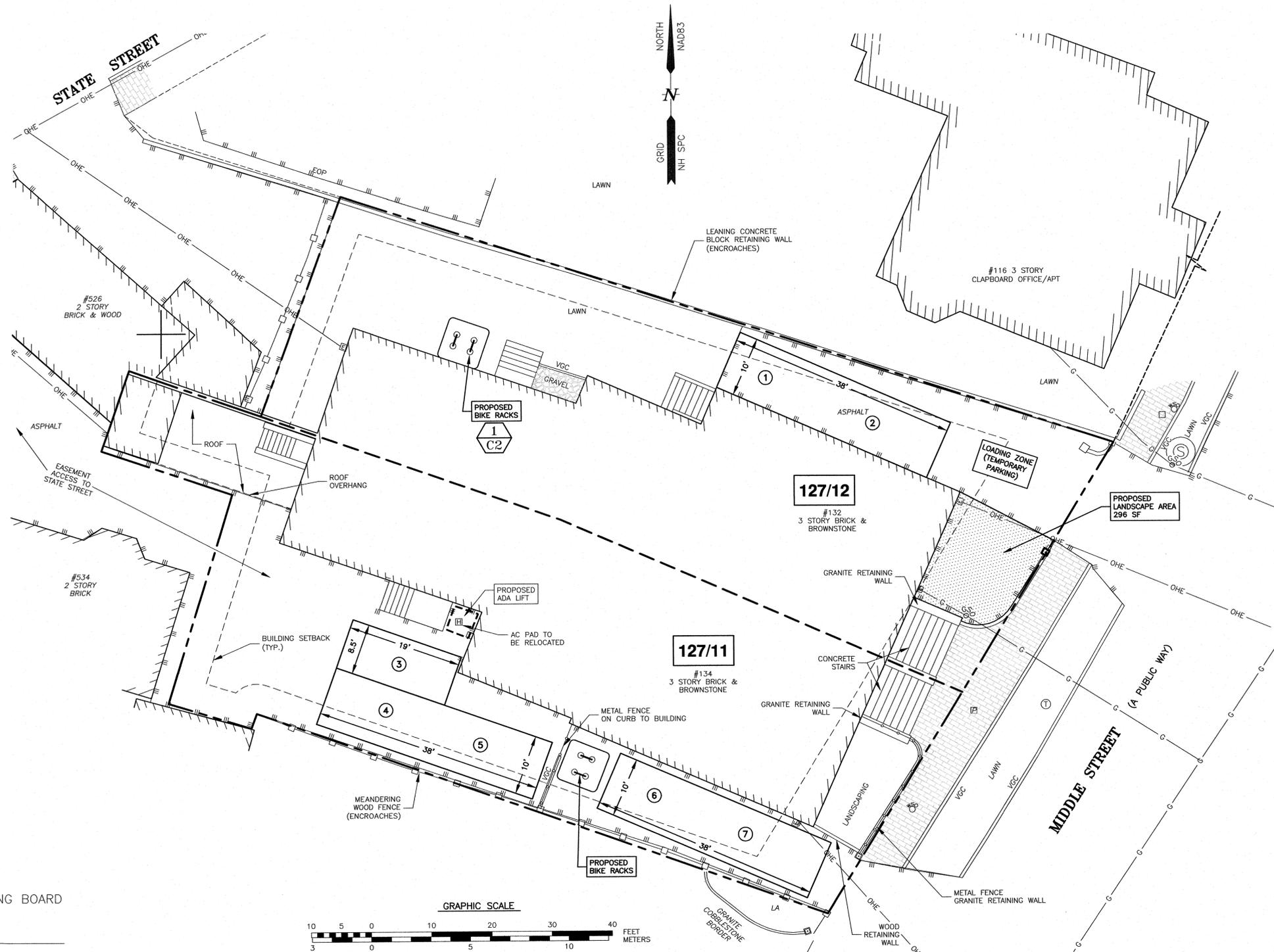
EXISTING	BEDS
ONE BEDROOM	7
STUDIO	13
TOTAL	20
PROPOSED	
TWO BEDROOM (3)	6
ONE BEDROOM	12
STUDIO	6
TOTAL	24



PARKING LEGEND:

PARKING SPACE ②

1 BICYCLE RACK
 C2 NTS



NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 127 AS LOTS 11 & 12.
- 2) THE PURPOSE OF THIS PLAN IS TO SHOW THE SITE CONDITIONS FOR THE CONDITIONAL USE PERMIT ON MAP 127 LOTS 11 & 12.
- 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 - LIMITED (CD4-L1) AND THE HISTORIC DISTRICT.
- 4) EXISTING/PROPOSED USE:
 LOT 11:
 EXISTING: 9 RESIDENTIAL & 1 COMMERCIAL UNIT
 PROPOSED: 10 RESIDENTIAL UNITS
 LOT AREA: 5,902 S.F.
 LOT 12:
 EXISTING: 11 RESIDENTIAL
 PROPOSED: 11 RESIDENTIAL UNITS
 LOT AREA: 5,499 S.F.
- 5) NO CHANGE IN THE BUILDING COVERAGE OR OPEN SPACE IS PROPOSED, EXCEPT AS NOTED.

PROPOSED RENOVATIONS
132 & 134
MIDDLE STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	BEDROOM COUNT, PARKING PAINT	2/12/20
1	ISSUED FOR APPROVAL	1/29/20
0	ISSUED FOR COMMENT	1/28/20



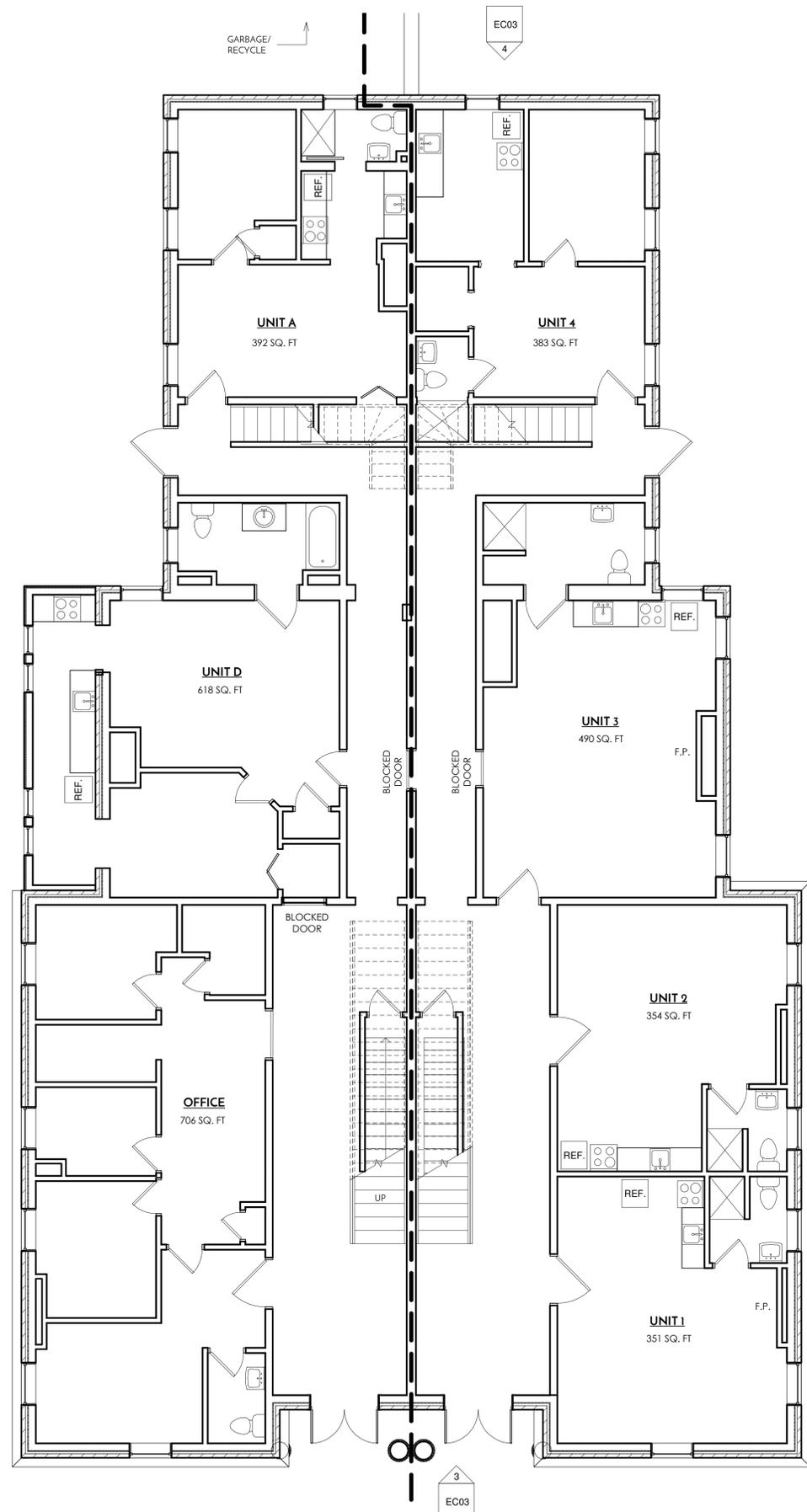
SCALE: 1"=10' JANUARY 2020

CONDITIONAL USE PERMIT PLAN

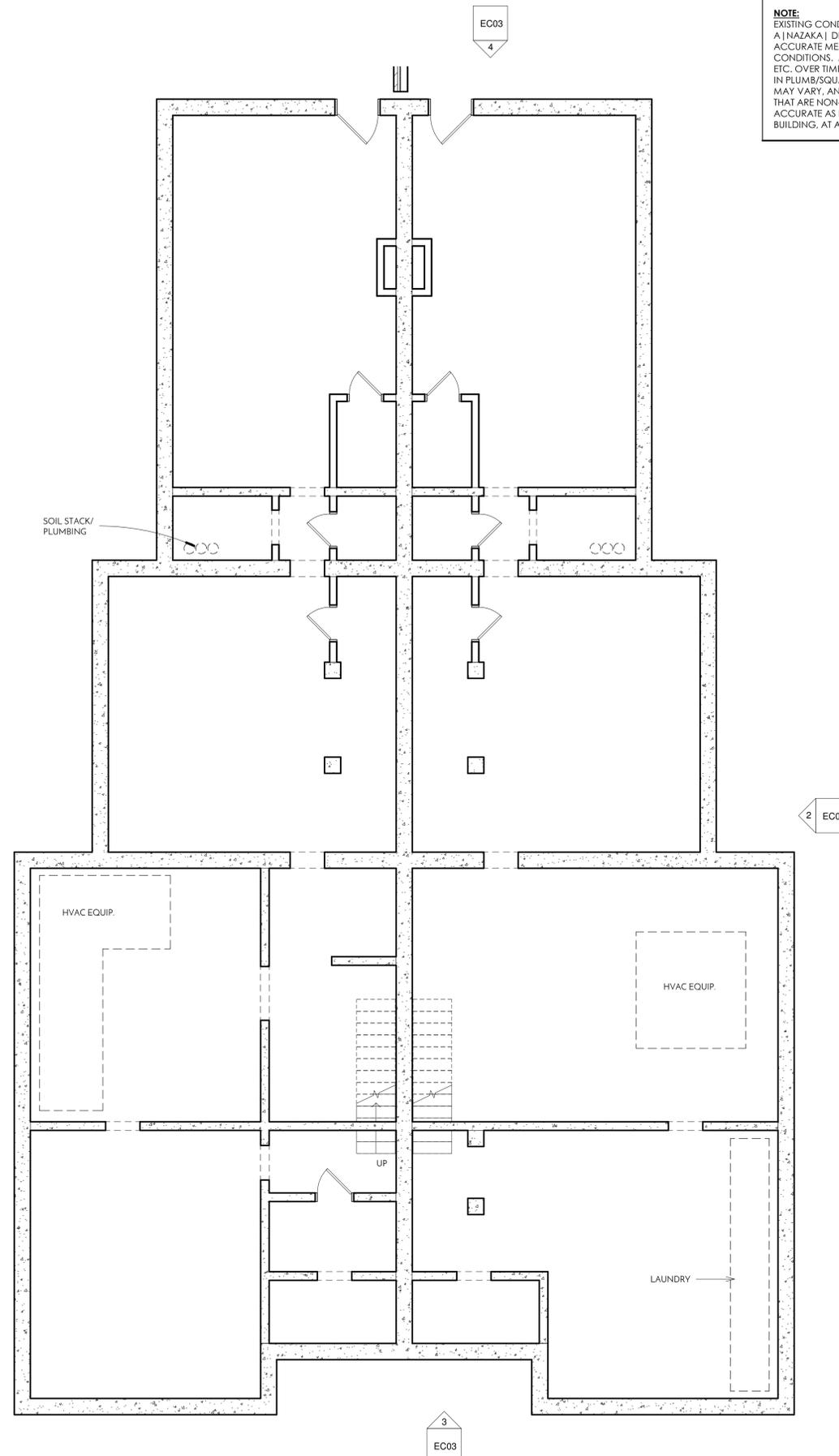
C2

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



EXISTING FIRST FLOOR
 1 EC01
 3/16" = 1'-0"



EXISTING BASEMENT
 4 EC01
 3/16" = 1'-0"

NOTE:
 EXISTING CONDITIONS DRAWINGS DONE BY A/NAZAKA | DESIGN BY MEASURING BY AS ACCURATE MEANS NECESSARY TO DOCUMENT CONDITIONS. ALL BUILDINGS MOVE, AGE, SHIFT, ETC. OVER TIME, WHICH MAY CAUSE INACCURACIES IN PLUMB/SQUARED WALLS. WALL THICKNESSES MAY VARY, AND EXTERIOR WALL THICKNESSES THAT ARE NON-MEASURABLE ARE ESTIMATED AS ACCURATE AS POSSIBLE. ANY FUTURE WORK WITHIN BUILDING, AT A MINIMUM SHOULD BE FIELD VERIFIED.

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 SHEET 134 Middle Street ELEVATION 2018.rvt

A/NAZAKA | DESIGN
 132- 134 MIDDLE STREET, PORTSMOUTH NH
 134 MIDDLE STREET LLC

EXISTING PLANS

Revisions

No.	Date

August, 2018

EC01

NOTE:
 ALL UNIT AREA SQUARE FOOTAGES MEASURED AT CENTER LINE OF COMMON/DIVISING WALLS, AND INSIDE FINISH FACE OF EXTERIOR WALLS

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477.888.8144 www.ANAZAKADESIGN.COM

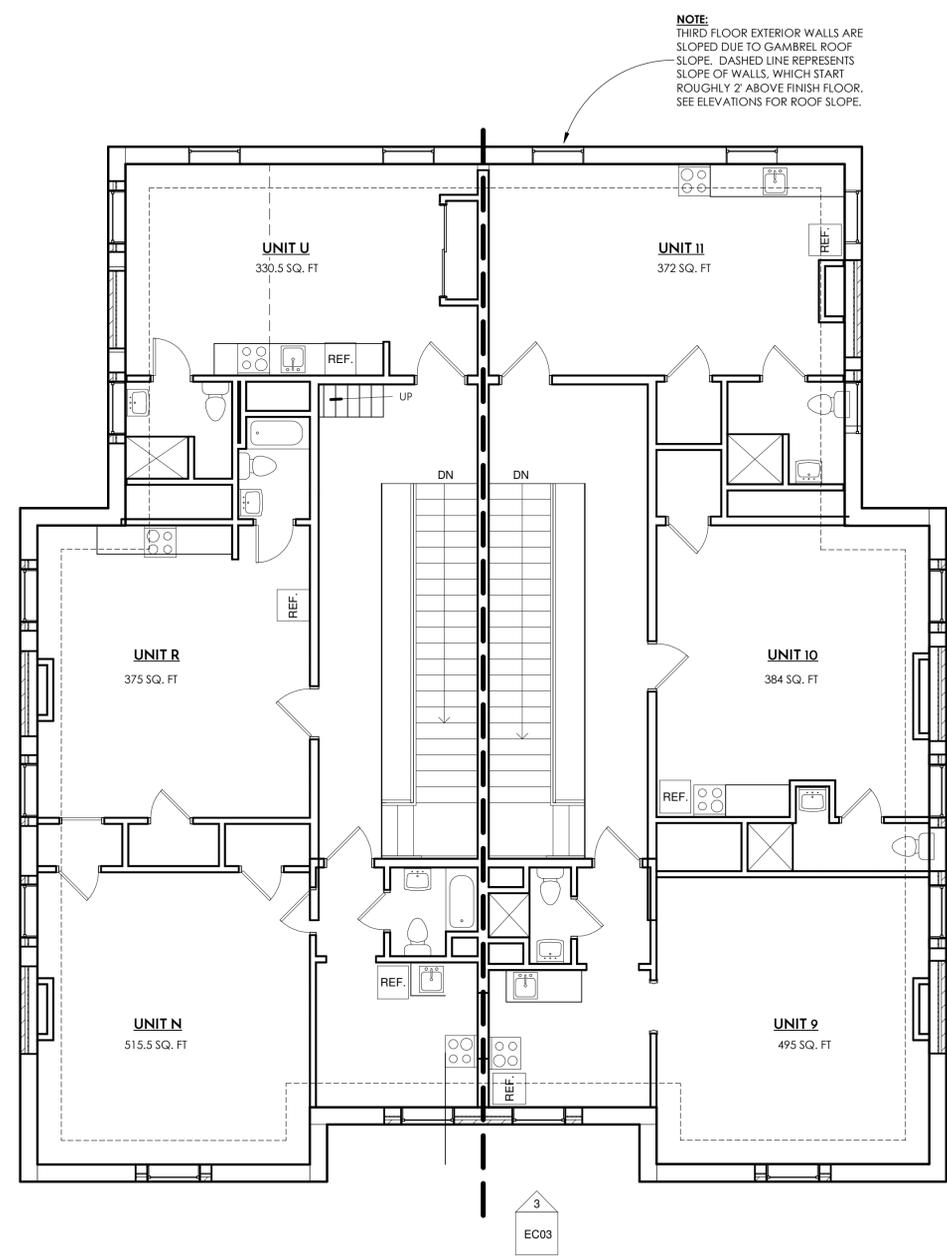
EXISTING CONDITIONS
132- 134 MIDDLE STREET, PORTSMOUTH NH
134 MIDDLE STREET LLC

EXISTING PLANS

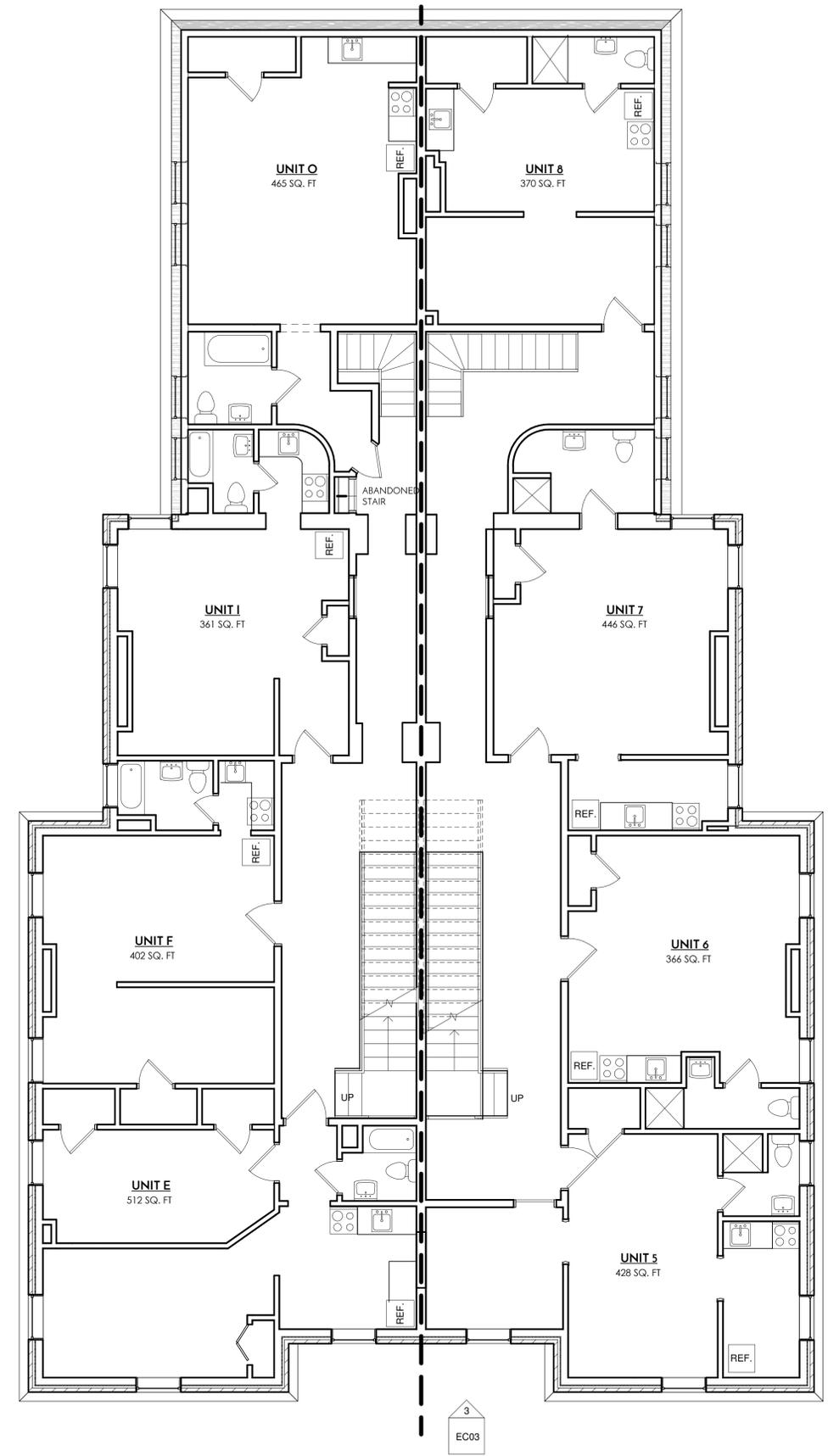
Revisions	
No.	Date

August, 2018

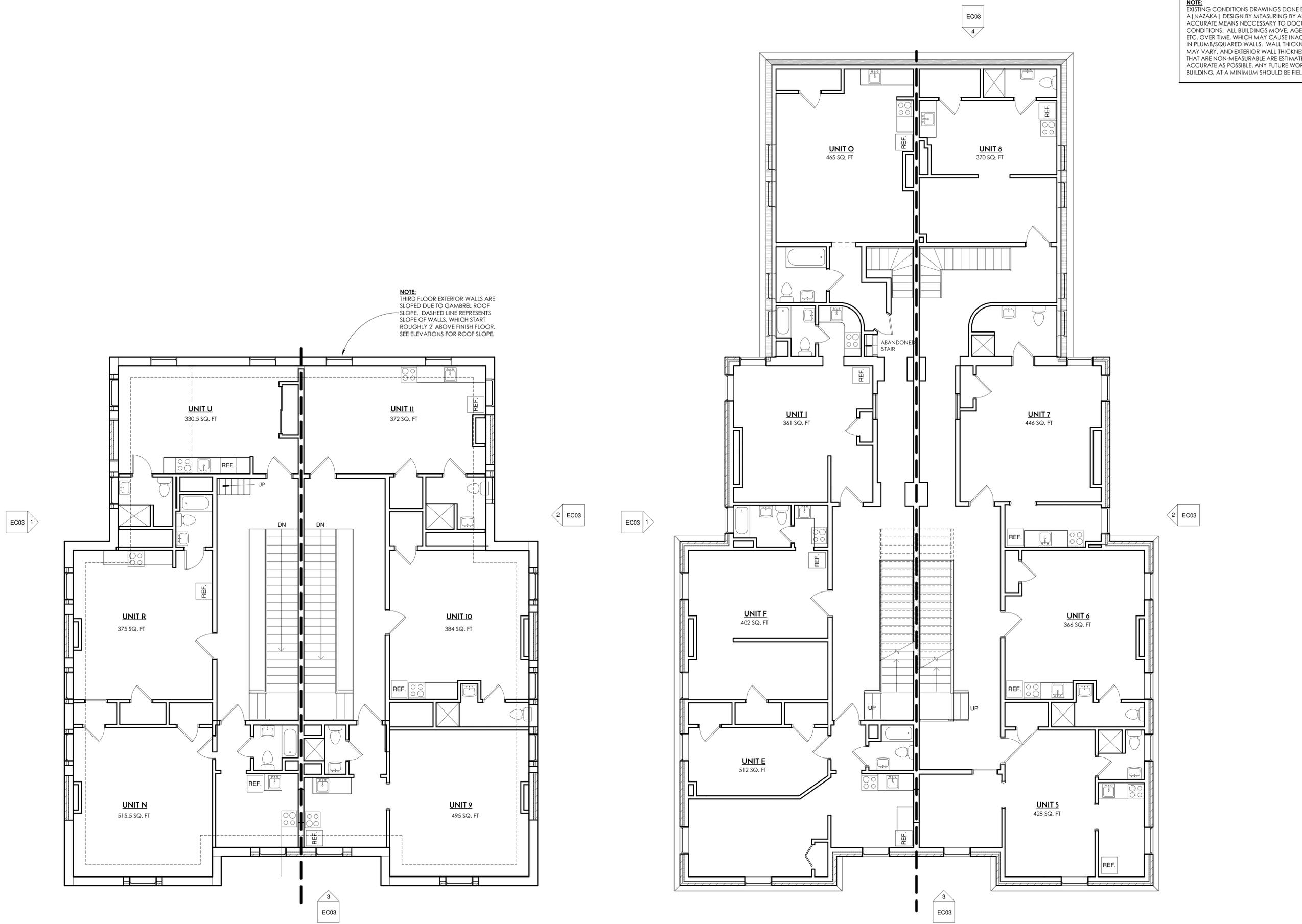
EC02



EXISTING THIRD FLOOR
3/16" = 1'-0"



EXISTING SECOND FLOOR
3/16" = 1'-0"



NOTE:
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3
 EC03
NORTHWEST (FRONT) ELEVATION
 1/8" = 1'-0"



1
 EC03
NORTHEAST ELEVATION
 1/8" = 1'-0"



4
 EC03
SOUTHEAST ELEVATION
 1/8" = 1'-0"



2
 EC03
SOUTHWEST ELEVATION
 1/8" = 1'-0"

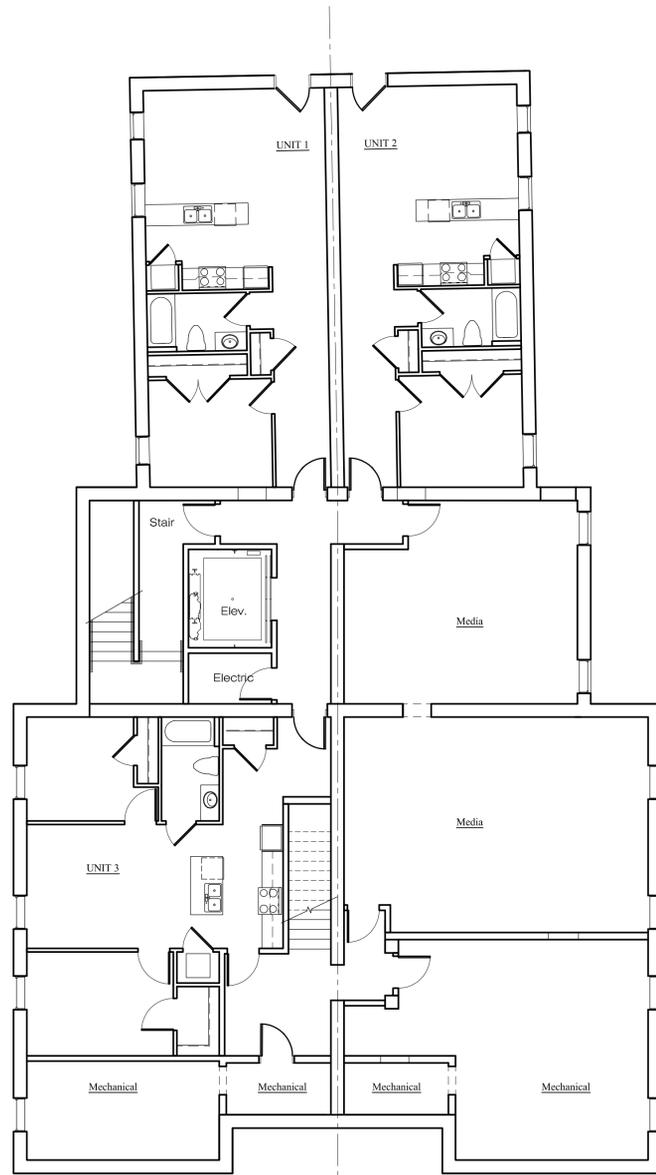
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EXISTING CONDITIONS
 132- 134 MIDDLE STREET, PORTSMOUTH NH
 134 MIDDLE STREET LLC

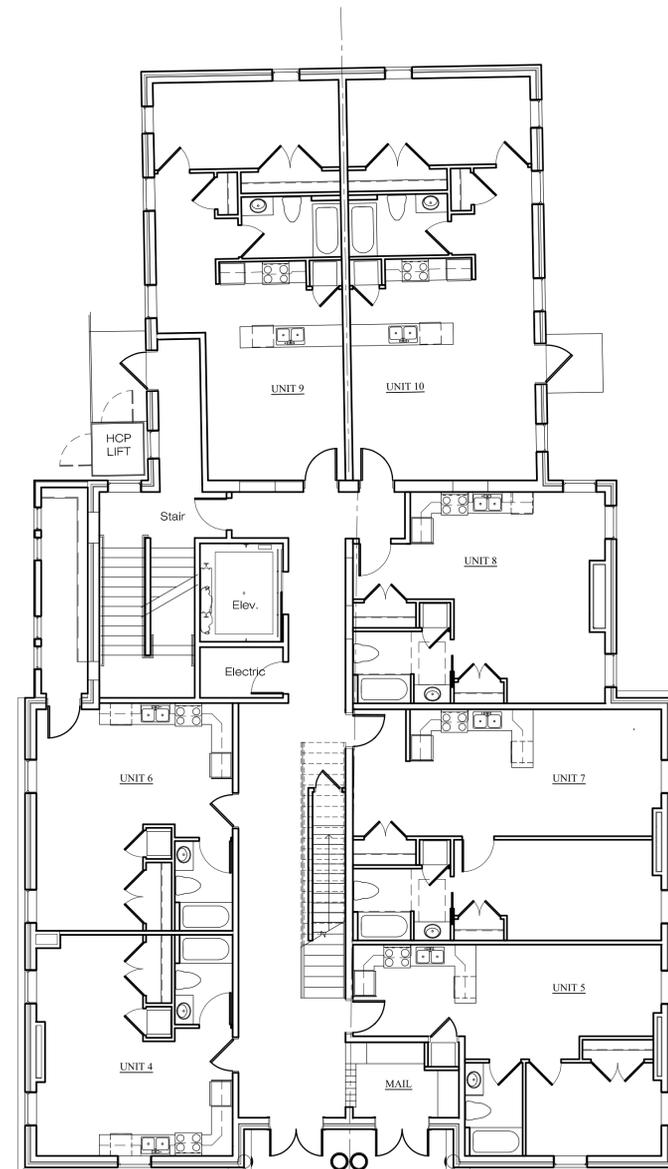
EXTERIOR ELEVATIONS

Revisions	
No.	Date

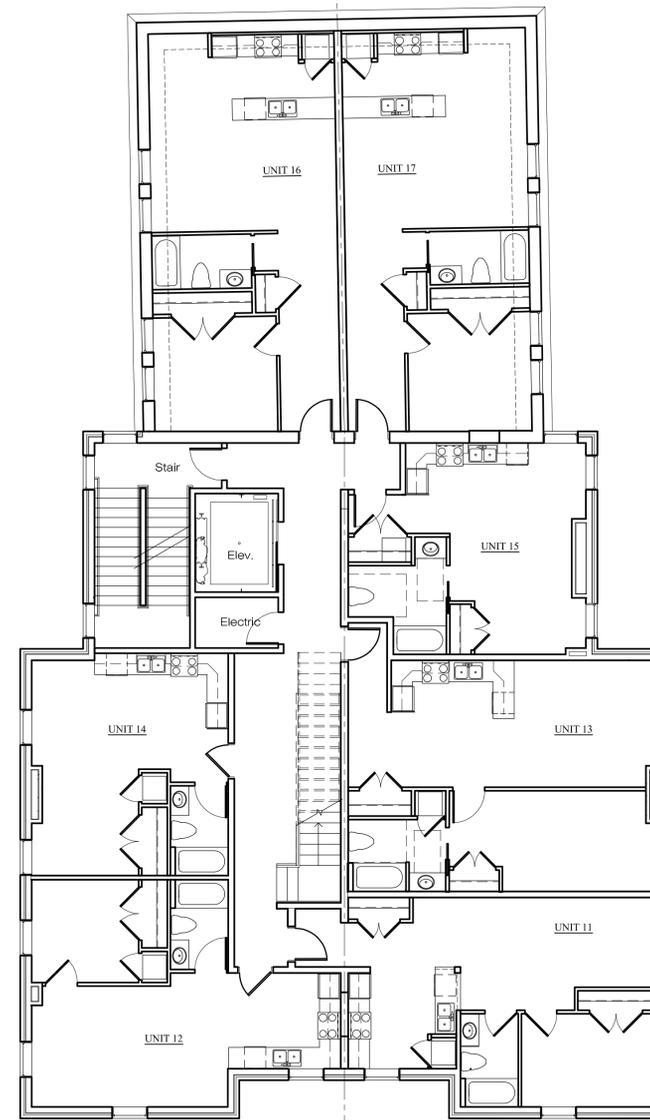
August, 2018
EC03



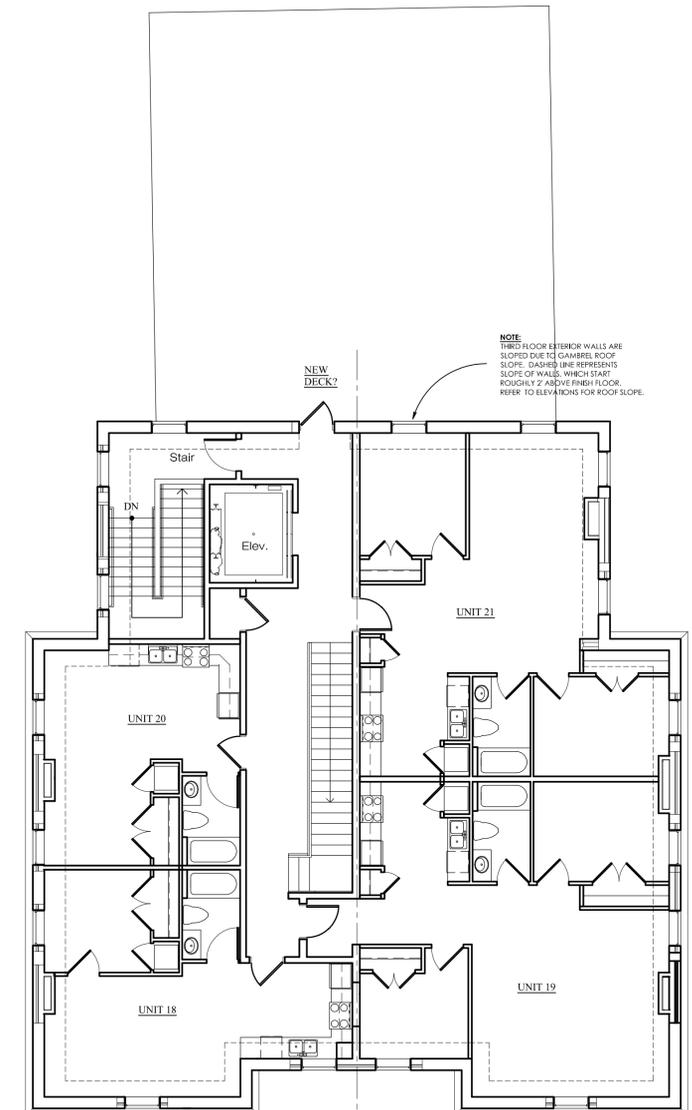
Proposed Basement Floor Plan
1/8"=1'-0" 5,077 sf gross



Proposed First Floor Plan
1/8"=1'-0" 5,209 sf gross



Proposed Second Floor Plan
1/8"=1'-0" 5,077 sf gross



Proposed Third Floor Plan
1/8"=1'-0" 3,612 sf gross

NOTE:
THIRD FLOOR EXTERIOR WALLS ARE
SLOPED DUE TO GAMBREL ROOF
SLOPE. DASHED LINE REPRESENTS
SLOPE OF WALLS, WHICH START
ROUGHLY 2' ABOVE FINISH FLOOR.
REFER TO ELEVATIONS FOR ROOF SLOPE.

132 - 134 Middle Street
Portsmouth, New Hampshire

January 29, 2020

Progress Print



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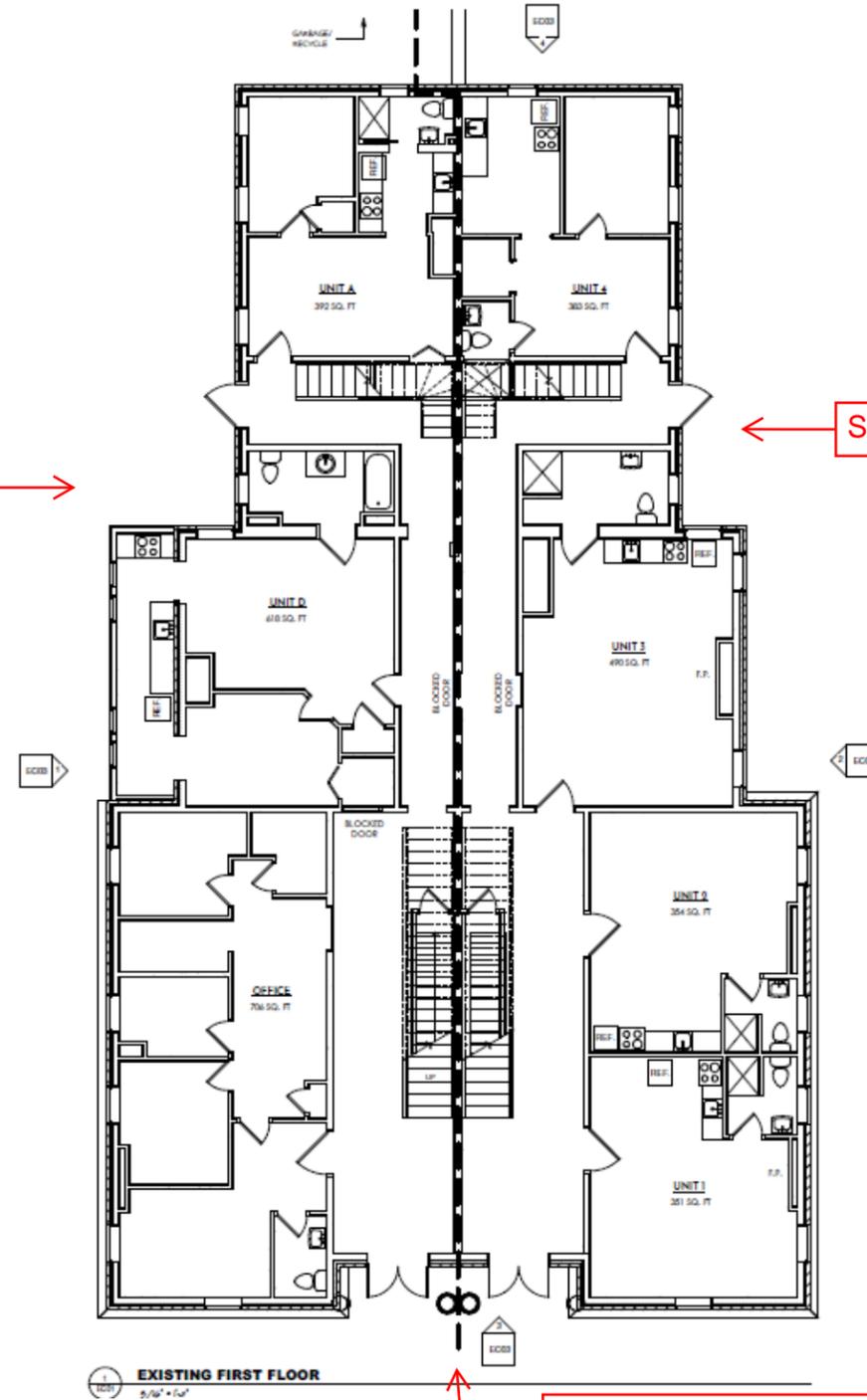
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PHOTO LEGEND

SEE PHOTO PAGE "B"

SEE PHOTO "A"

SEE PHOTO PAGE "C"



EXISTING FIRST FLOOR
1/8\"/>

MIDDLE STREET

PHOTO A



NOTE:

1. IT IS NOT YET KNOWN IF THIS ENTRY WILL BE DELETED. IF REMOVED, WILL BE INFILLED WITH BRICK SIMILAR TO ADJACENT

PHOTO PAGE "B"
NORTHEAST ELEVATION



- NOTES:**
1. DEMO EXISTING STAIRCASE & REPLACE WITH CODE COMPLIANT TIMBER FRAMED STAIRCASE AND LANDING. COLOR TO MATCH EXISTING WOOD TRIM. COLOR MATCHED LATTICE OR VERTICAL BOARDS WITH AIR GAPS WILL BE INSTALLED BELOW DECK.
 2. ROOF TO BE EXTENDED OR REPLACED (TO MATCH EXISTING) TO EXTEND TO CORNER OF BUILDING AND PROVIDE COVER FOR HCP LIFT. ROOF POSTS TO BE REPLACED WITH TIMBER POSTS TO MATCH EXISTING WOOD TRIM COLOR.
 3. NEW RAILING TO BE A CODE COMPLIANT BLACK COMPOSITE RAILING SYSTEM WITH SQUARE BALLUSTERS.

ROOF WILL BE EXTENDED TO SIDE OF BUILDING TO PROVIDE COVERAGE ABOVE LIFT



PHOTO PAGE "C"

NORTHWEST FRONT ELEVATION



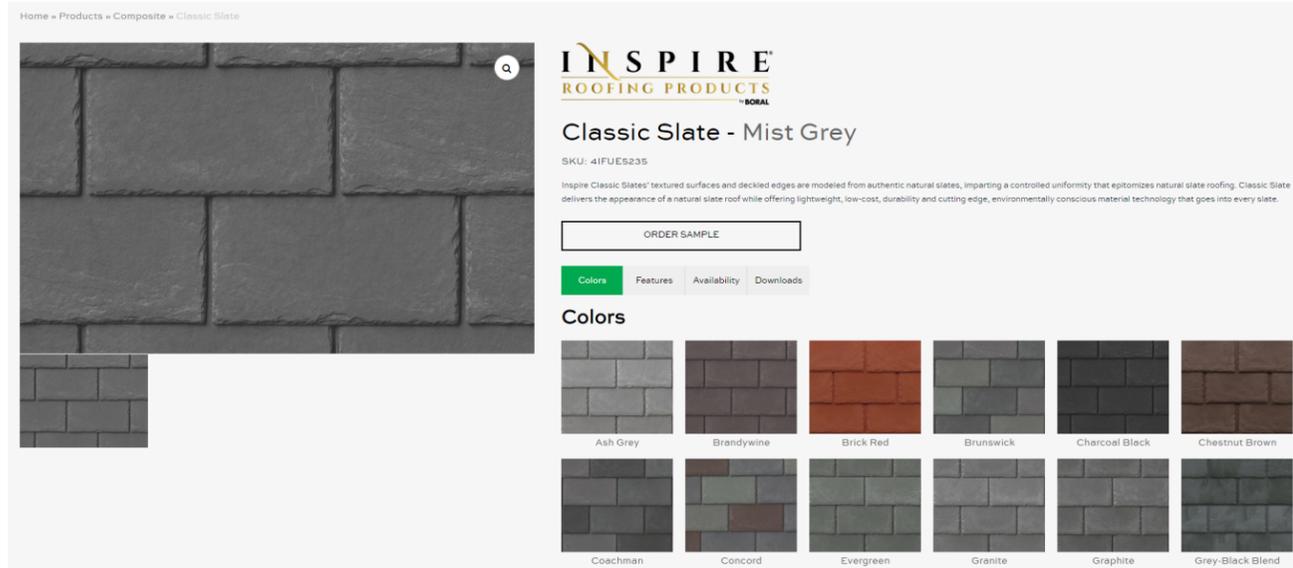
NOTES:

1. THE RESTORED ENTRYWAY WILL INCLUDE THE ORIGINAL CHEEKS (BOTH SIDES & MIDDLE)
2. THE EXISTING RAILINGS WILL BE REMOVED/REINSTALLED OR REPLACED IN-KIND.
3. THE STAIRS WILL BE REPLACED WITH CONCRETE MATERIAL SIMILAR IN TEXTURE, COLOR, AND FORM TO EXISTING.
4. STORM DOORS AND FRONT DOORS WILL BE REMOVED AND NEW WOOD SINGLE LITE FRONT DOORS WILL BE INSTALLED WITH SIMILAR PROPORTIONS TO FIT EXISTING OPENING.

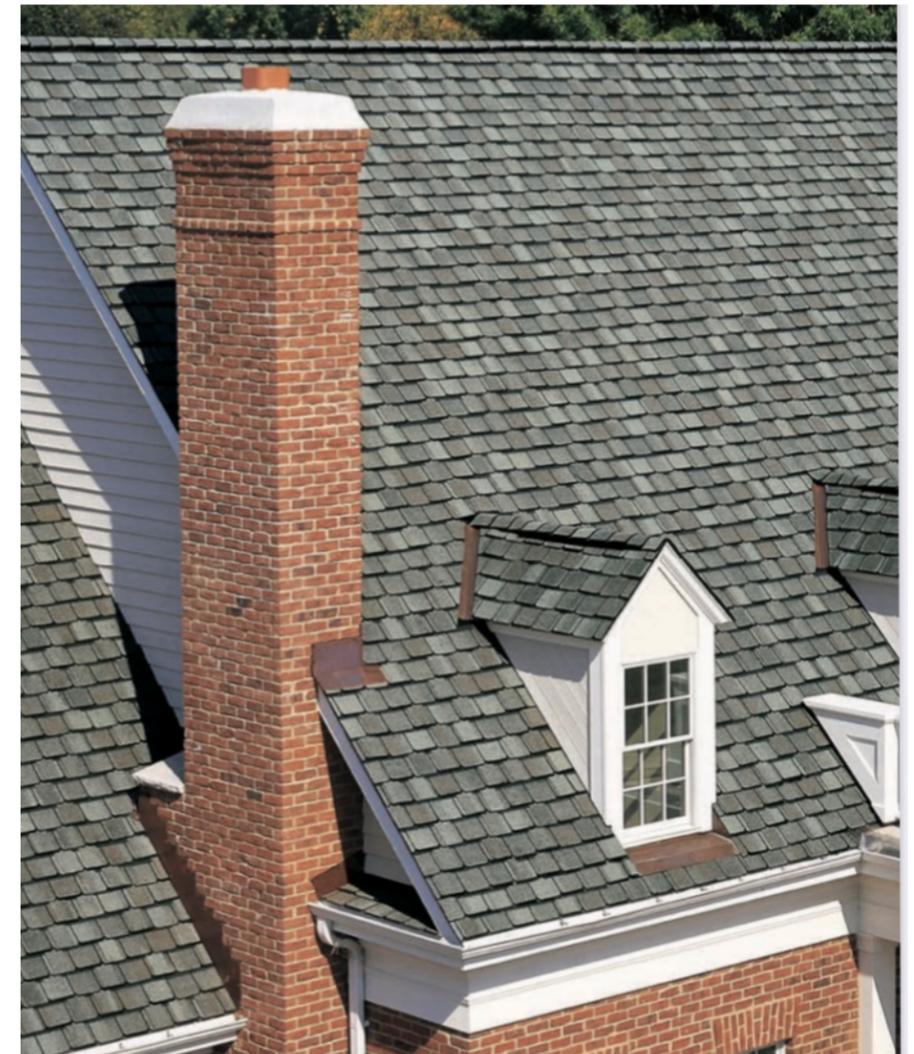
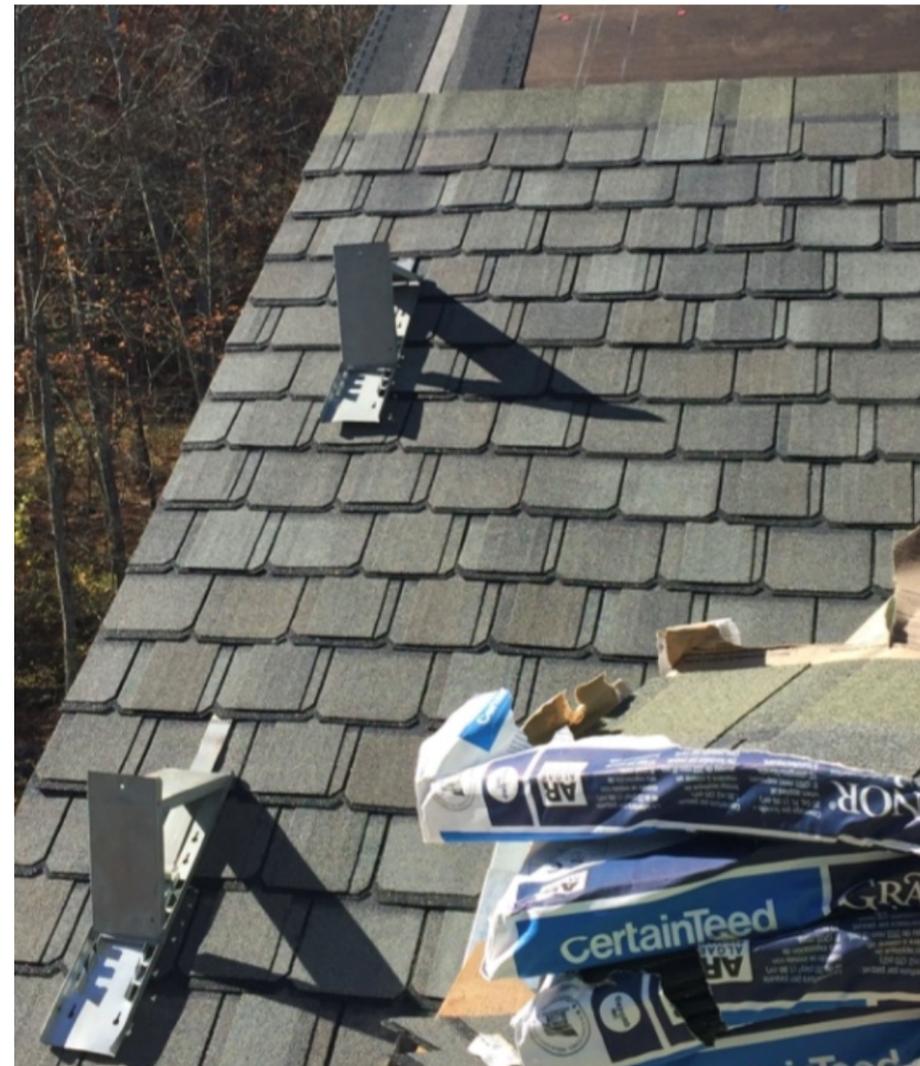
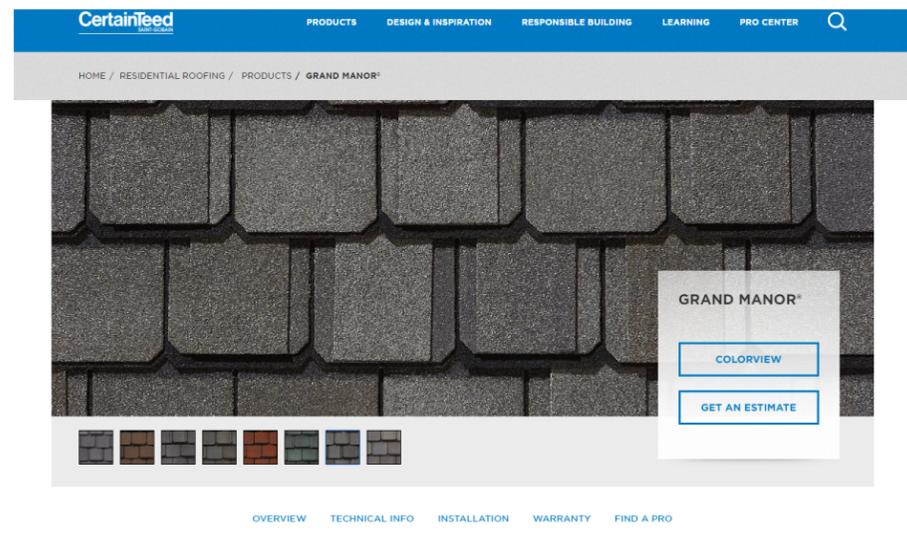
HISTORICAL PHOTO



COMPOSITE "FAUX SLATE" ROOF SHINGLE - BORAL INSPIRE - MIST GREY (OPTION #1)



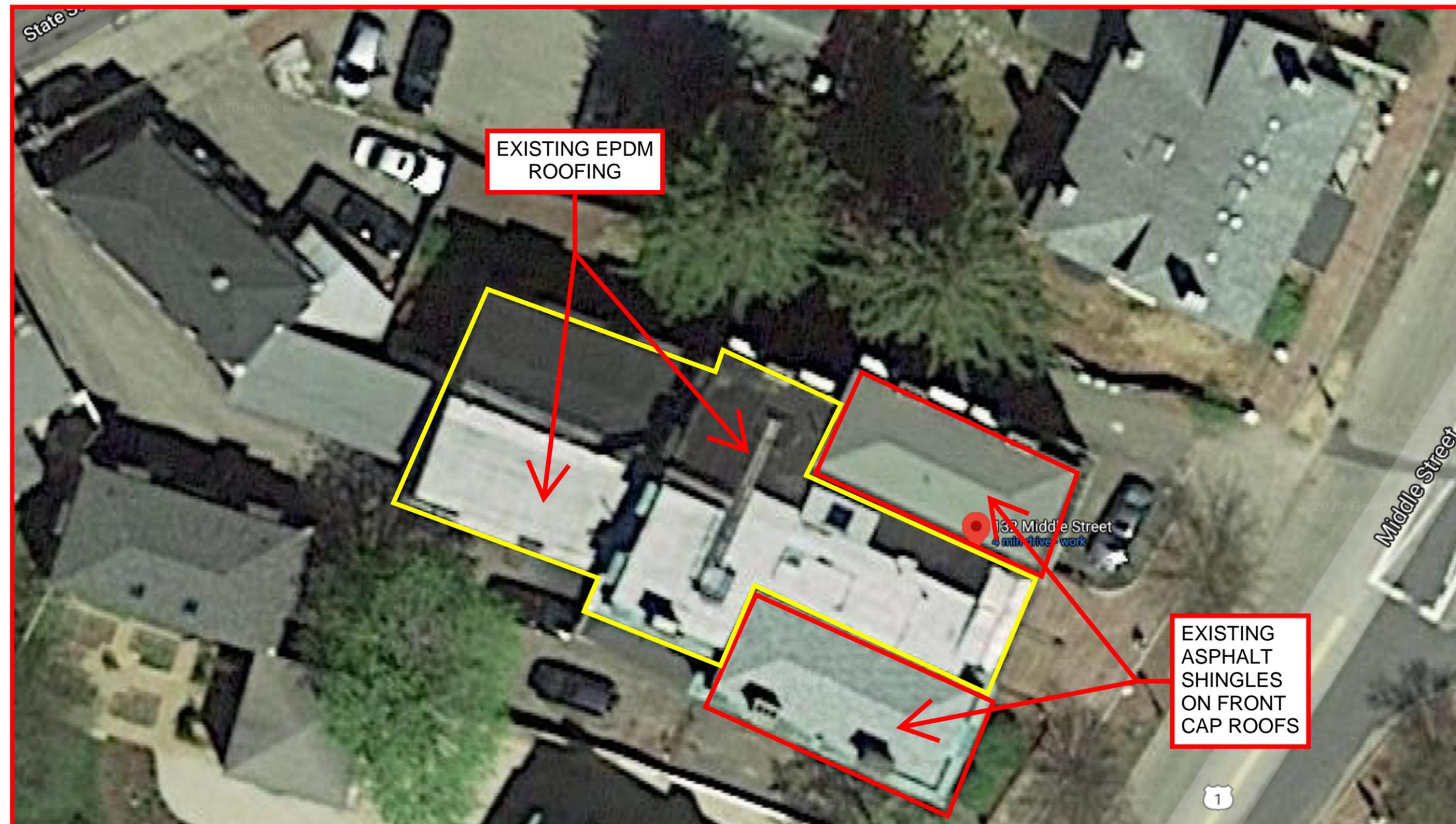
ARCHITECTURAL "SLATE" ASPHALT ROOF SHINGLE - CERTAINTEED GRAND MANOR - STONEGATE GRAY (OPTION #2)



EXISTING ROOFING MATERIALS

THERE ARE SEVERAL EXISTING ROOFS:

- 1) #132 HAS EPDM ROOFING ON THE TOP FLAT SECTION
- 2) #132 HAS SLATE ROOFING TILES ON THE VERTICAL CHEEKS (3RD FLOOR LEVEL)
- 3) #132 HAS ASPHALT SHINGLES ON TOP CAP ROOFS IN FRONT
- 4) #134 HAS EPDM ROOFING ON THE TOP FLAT SECTION
- 5) #134 HAS ASPHALT SHINGLES ON BOTH THE FRONT CAP ROOFS AND THE VERTICAL CHEEKS



EXISTING ROOFING MATERIALS



EXISTING ASPHALT SHINGLES ON #134 VERTICAL CHEEKS

EXISTING ASPHALT SHINGLES ON FRONT CAP ROOFS

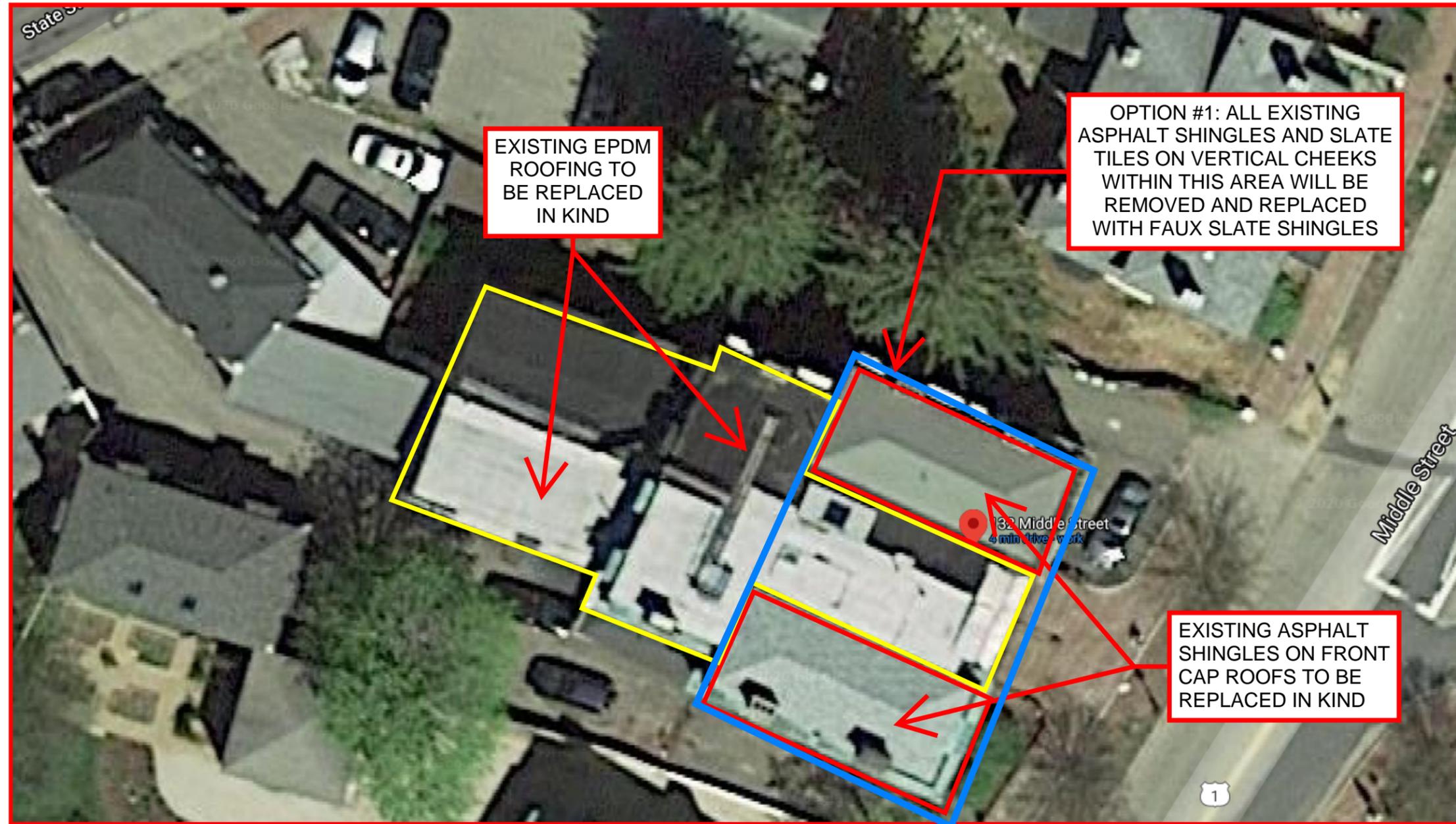


EXISTING SLATE TILES ON #132 VERTICAL CHEEKS

PROPOSED ROOFING MATERIALS

PROPOSED OPTION #1:

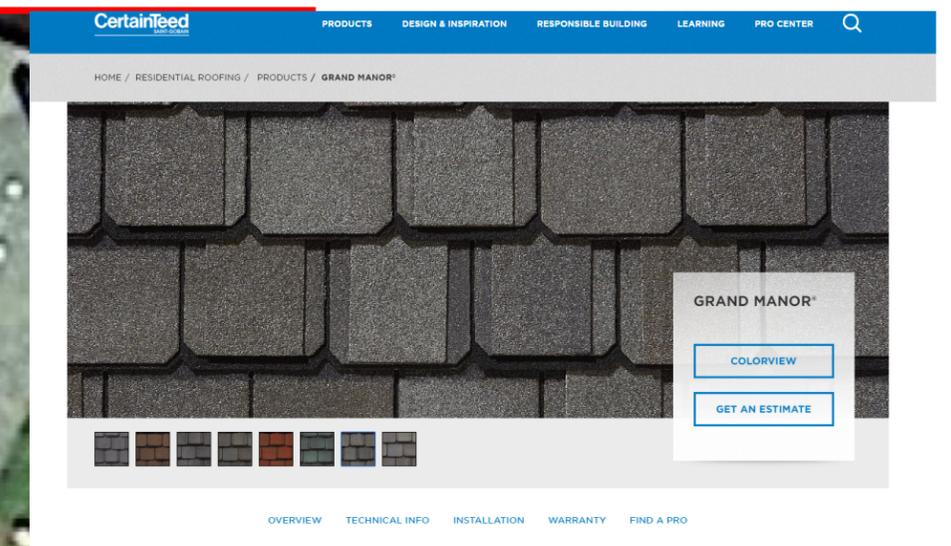
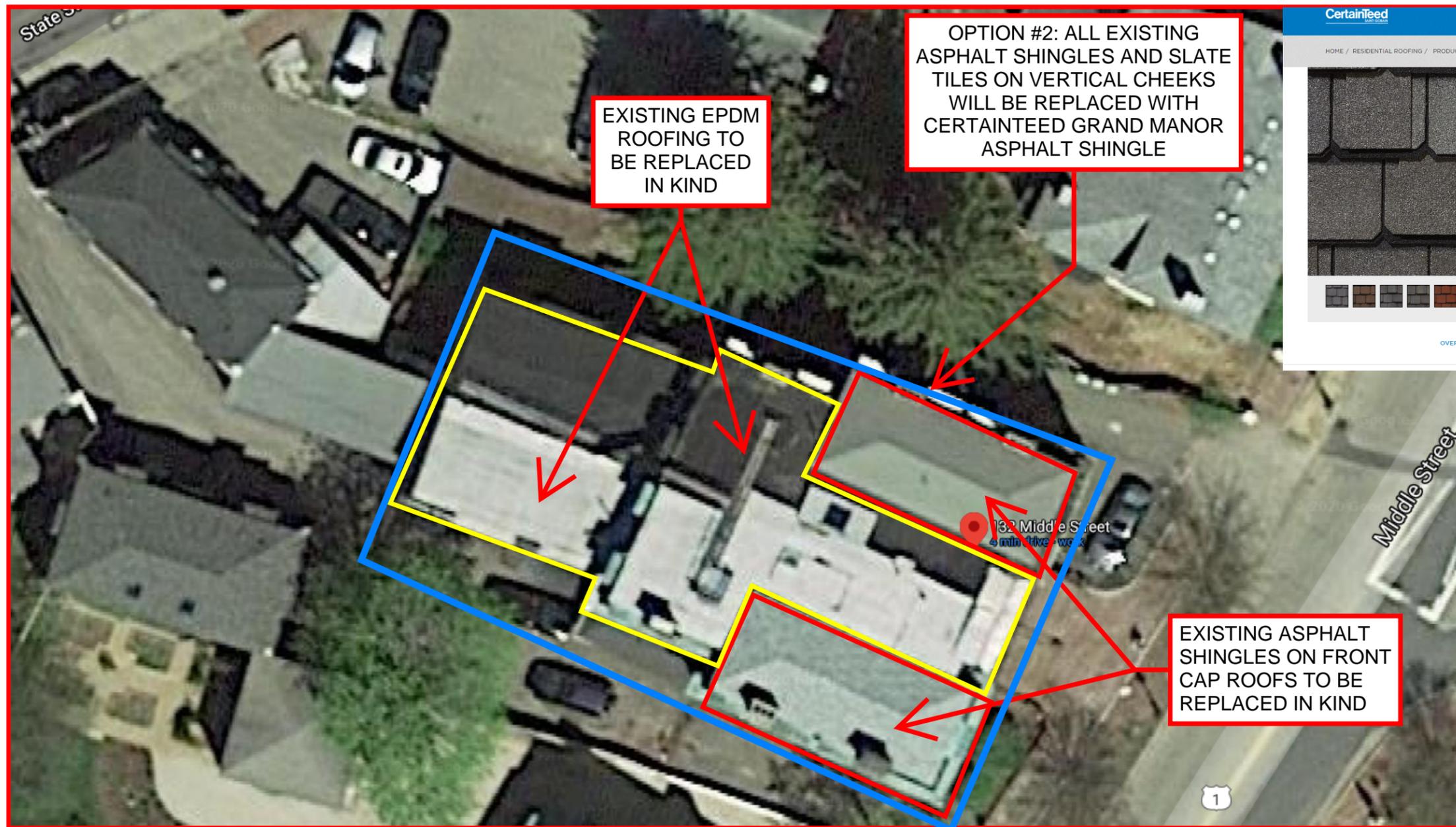
- 1) ALL EPDM RUBBER ROOFING TO BE REPLACED IN-KIND
- 2) ALL ASPHALT SHINGLES ON FRONT CAP ROOFS TO BE REPLACED IN-KIND
- 3) ALL SHINGLES/SLATE ON CHEEK WALLS ON FRONT, MAIN BUILDING TO BE REMOVED AND REPLACED WITH BORAL INSPIRE FAUX SLATE (SEE BLUE BOX BELOW)
- 4) ALL SHINGLES/SLATE ON VERTICAL CHEEKS IN THE REAR SECTIONS WITH ARCHITECTURAL ASPHALT SHINGLE TO MATCH FAUX SLATE COLOR



PROPOSED ROOFING MATERIALS

PROPOSED OPTION #2:

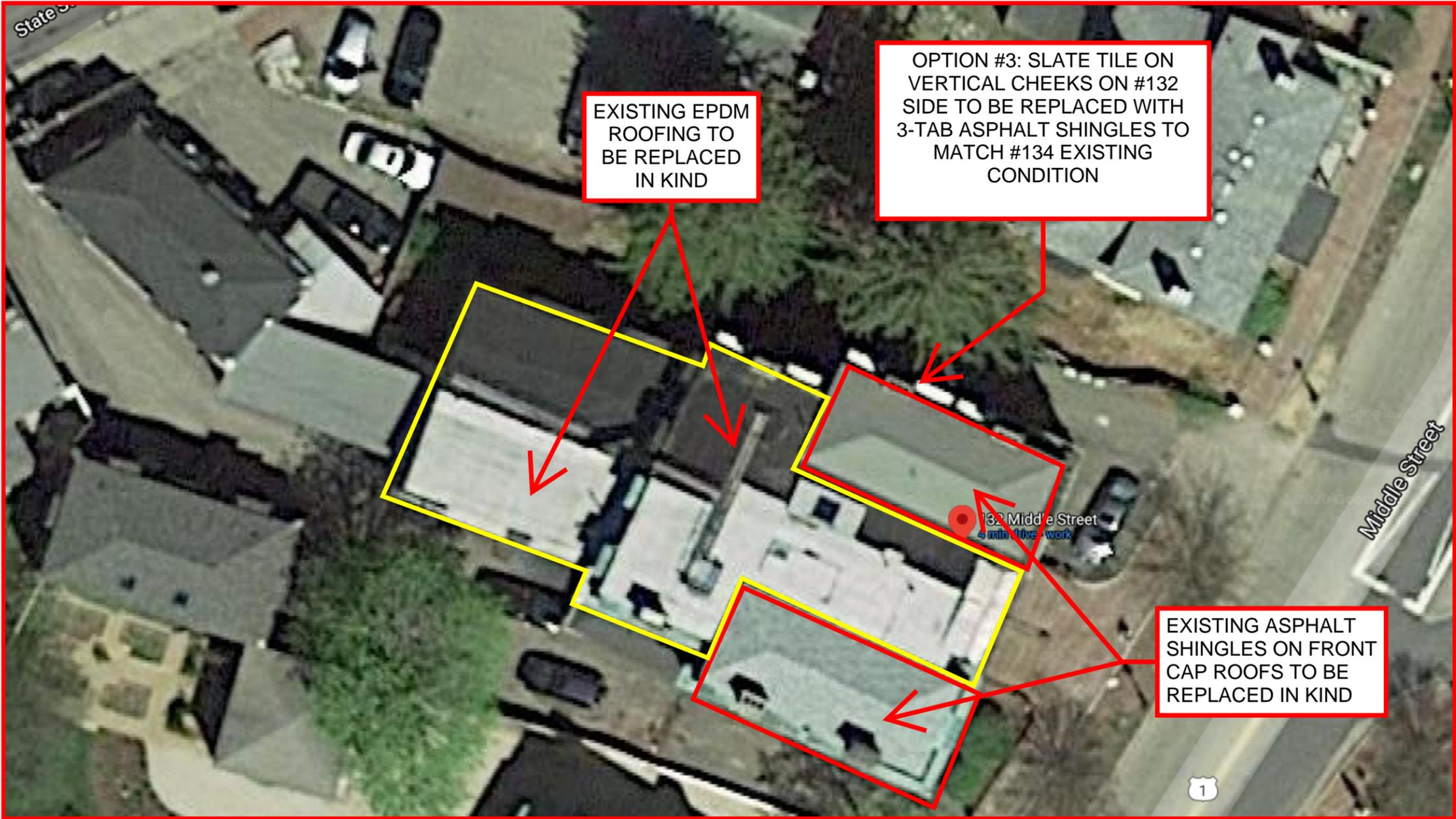
- 1) ALL EPDM RUBBER ROOFING TO BE REPLACED IN-KIND
- 2) ALL ASPHALT SHINGLES ON FRONT CAP ROOFS TO BE REPLACED IN-KIND
- 3) ALL SHINGLES/SLATE ON VERTICAL CHEEKS TO BE REMOVED AND REPLACE WITH CERTAINTEED GRAND MANOR ASPHALT SHINGLE



PROPOSED ROOFING MATERIALS

PROPOSED OPTION #3:

- 1) ALL EPDM RUBBER ROOFING TO BE REPLACED IN-KIND
- 2) ALL ASPHALT SHINGLES ON FRONT CAP ROOFS TO BE REPLACED IN-KIND
- 3) REPLACE ALL SLATE ON #132 SIDE WITH BLACK 3 TAB ASPHALT SHINGLES TO MATCH #134 SIDE



WINDOWS :

WINDOW REPLACEMENT IS NOT ANTICIPATED. IF NEEDED, REPLACEMENT WINDOWS WILL BE MARVIN ELEVATE CLAD DOUBLE HUNG WINDOW WITH 2 OVER 2 LITES COLOR TO MATCH EXISTING



Marvin Elevate™

These homeowners wanted to pair the charm of a classic New England farmhouse with modern craftsmanship and energy efficiency.

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