

NOTE: THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

TAX MAP 209 LOT 87
PORTSMOUTH SUBMARINE MEMORIAL
ASSOCIATION
600 MARKET STREET EXT.
PORTSMOUTH, NH 03801

U.S. ROUTE 1 BY-PASS

MARTIN RYAN ARCHITECT
221 Woodbury Ave
Perseus, NH 03801
603-502-8635

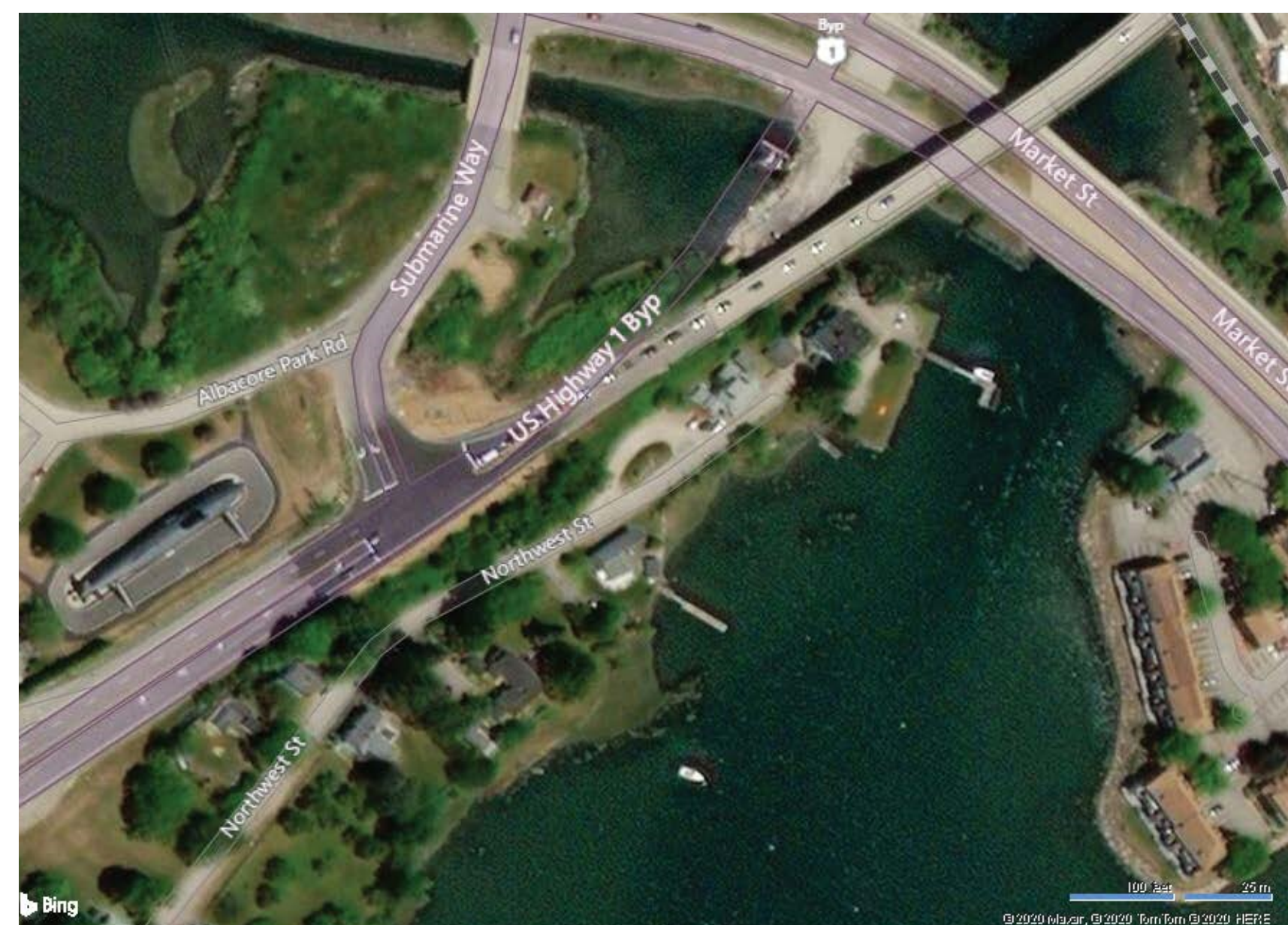
PUBLIC HEARING
HDC

2239 NORTHWEST STREET
-
PORTSMOUTH
NEW HAMPSHIRE

DATE: --
DESIGN: --
DRAWN: MLR
CHECKED: XX
SCALE:
JOB:

SITE PLAN

S1



TAX MAP 122 LOT 6
MARY ANN MAHONEY, REVOCABLE
TRUST, IN C/O MARY ANN
MAHONEY, TTEE
206 NORTHWEST ST. PORTSMOUTH
NH 03801

ZONING

OWNER: PETRIN
PROPERTY: 239 NORTHWEST ST
PORTSMOUTH, NH
ZONE- GRA

REFERENCE # 0122-0003-0000

5.4 DIMENSIONAL REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 SF	3,722 SF NON-CONFORMING	NO CHANGE
MIN LOT PER DWELLING	7,500 SF	3,722 SF NON-CONFORMING	NO CHANGE
MIN LOT DEPTH	70 LF	48 LF	NO CHANGE
MAX BUILDING COVERAGE	25%	42% CURRENTLY NON-CONFORMING	44%
MIN OPEN SPACE	30%	25% NON-CONFORMING	56%
MINIMUM FRONTAGE	100 LF	85.2 LF NON-CONFORMING	NO CHANGE
MIN FRONT YARD	15 LF	> 1 LF NON-CONFORMING	NO CHANGE
MIN SIDE YARD	10 LF	8.8 LF TO SOUTH, 11.9 LF TO NORTH	NO CHANGE
MINIMUM REAR YARD	20 LF	NON-CONFORMING	-
MAX BUILDING HEIGHT	35 LF	>25'-0"	NO CHANGE

GRAPHIC SCALE

HDC PUBLIC HEARING
DECEMBER

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221 Westbury Ave
Portsmouth, NH 03801
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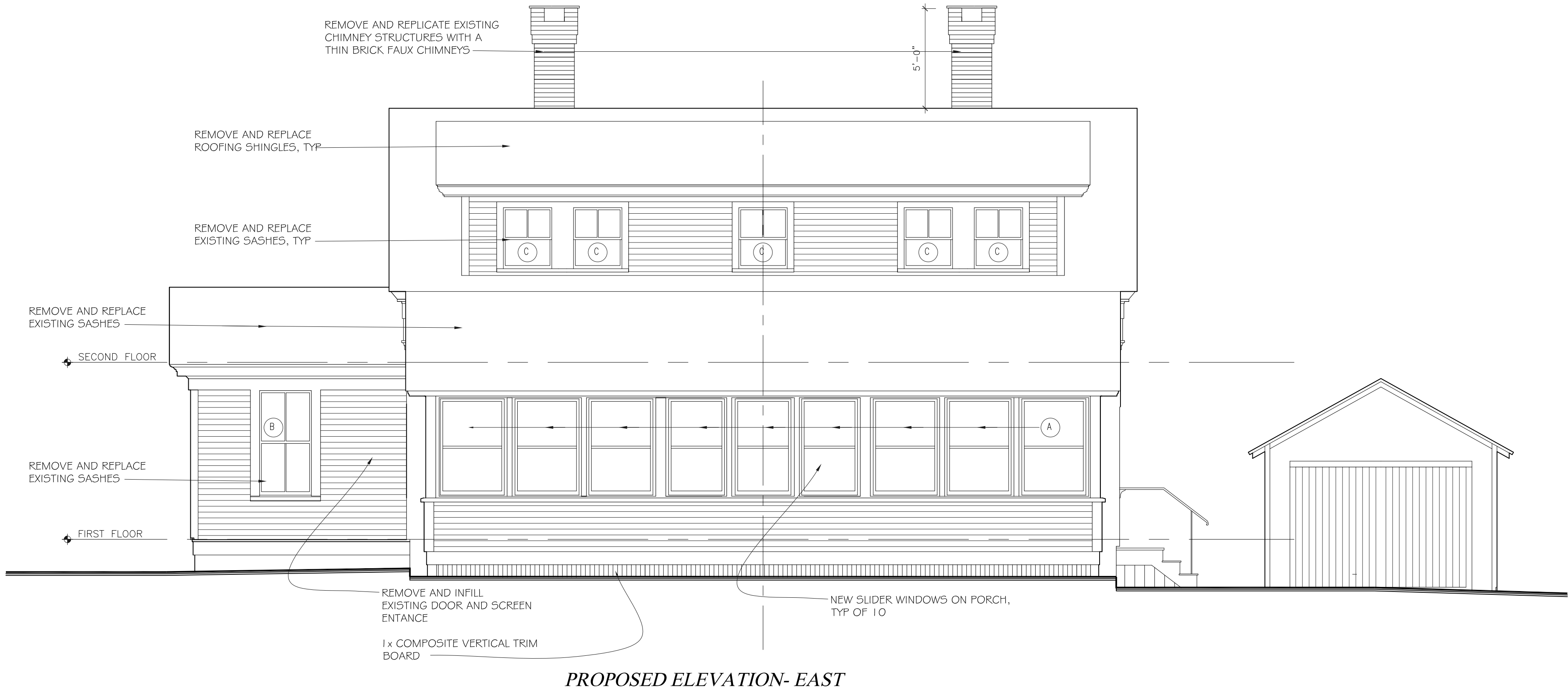
PUBLIC HEARING
HDC

239 NORTHWEST STREET
-
PORTSMOUTH
NEW HAMPSHIRE

DATE: --	DESIGN: --
DRAWN: MLR	CHECKED: XX
SCALE:	JOB:

EAST
ELEVATION

A1



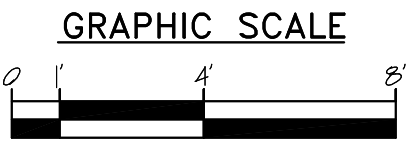
PROPOSED ELEVATION- EAST



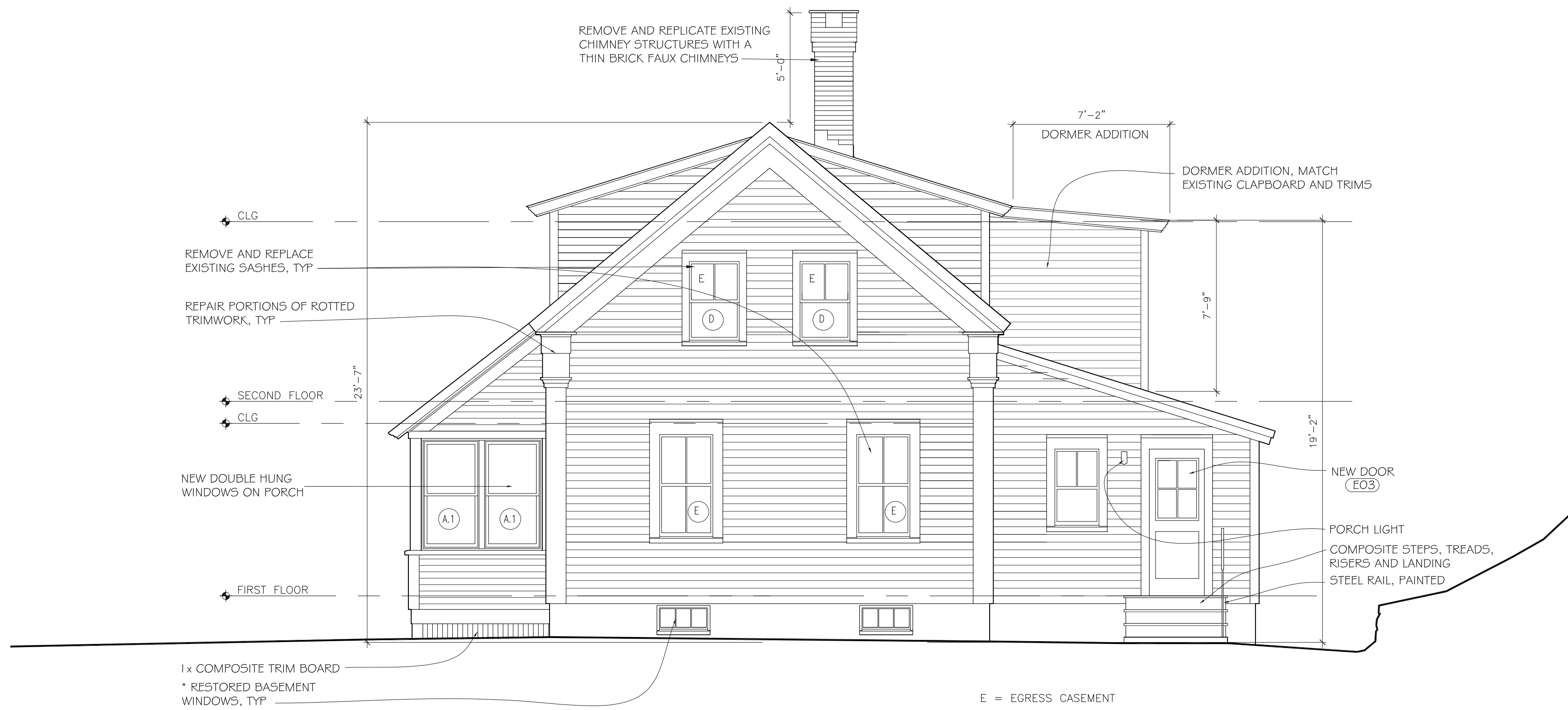
EXISTING ELEVATION- EAST



PHOTO- EAST ELEVATION



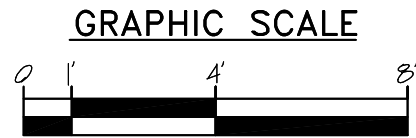
HDC PUBLIC HEARING
DECEMBER 2020



PROPOSED ELEVATION- NORTH



EXISTING ELEVATION- NORTH



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PHOTO- LOOKING AT NORTHWEST CORNER

HDC PUBLIC HEARING
DECEMBER 2020

MARTIN RYAN ARCHITECT

221 Westbury Ave
Portsmouth, NH 03801
603-432-8635

PUBLIC HEARING

HDC

239 NORTHWEST STREET

PORTSMOUTH

NEW HAMPSHIRE

DATE: --

DESIGN: --

DRAWN: MLR

CHECKED: XX

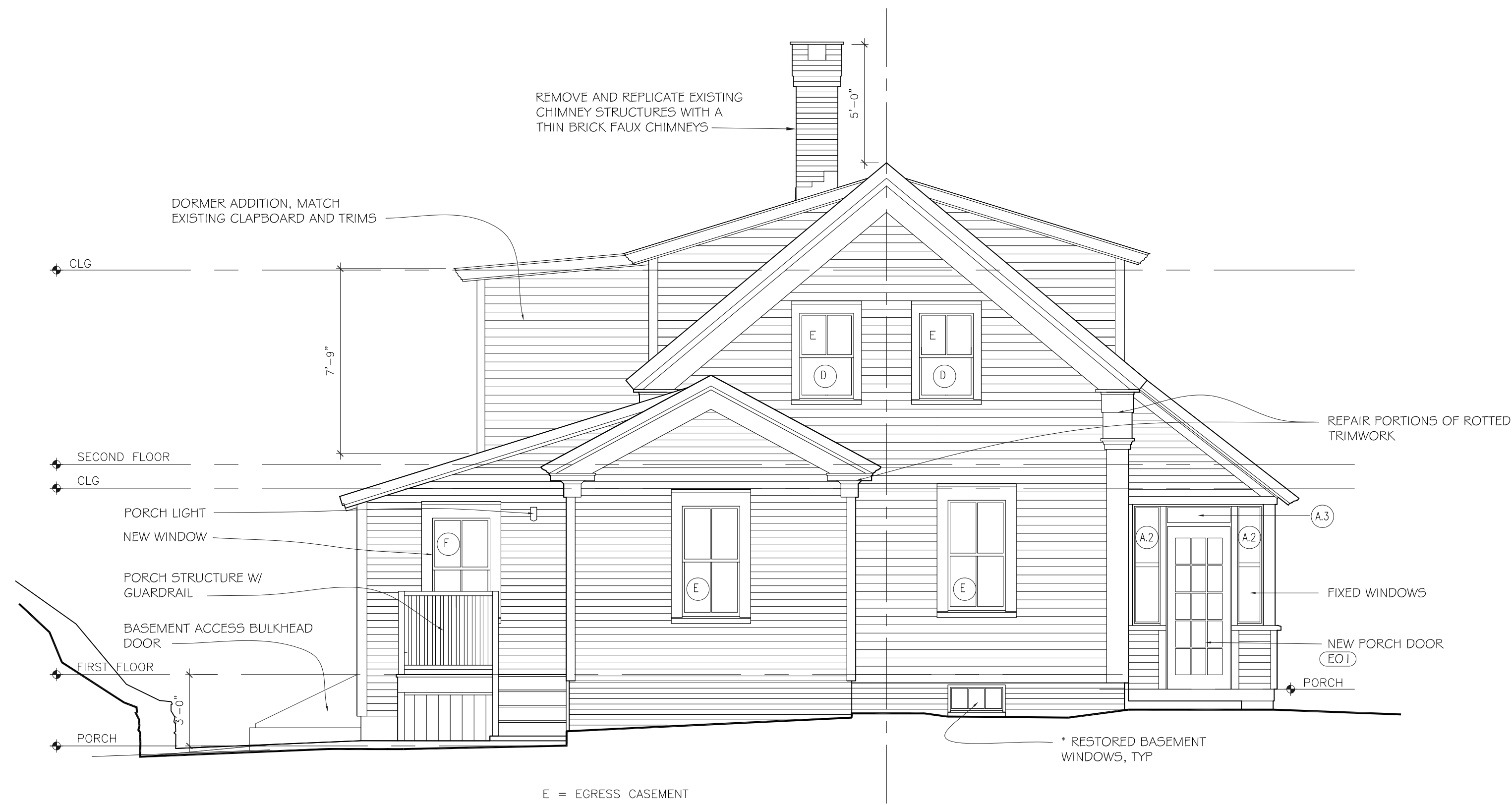
SCALE:

JOB:

NORTH

ELEVATION

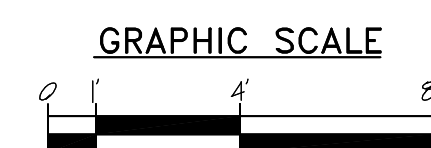
A2



PROPOSED ELEVATION- SOUTH



EXISTING ELEVATION- SOUTH



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PHOTO- LOOKING NORTH

HDC PUBLIC HEARING
DECEMBER 2020

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221 Westbury Ave
Portsmouth, NH 03801
603-432-8635

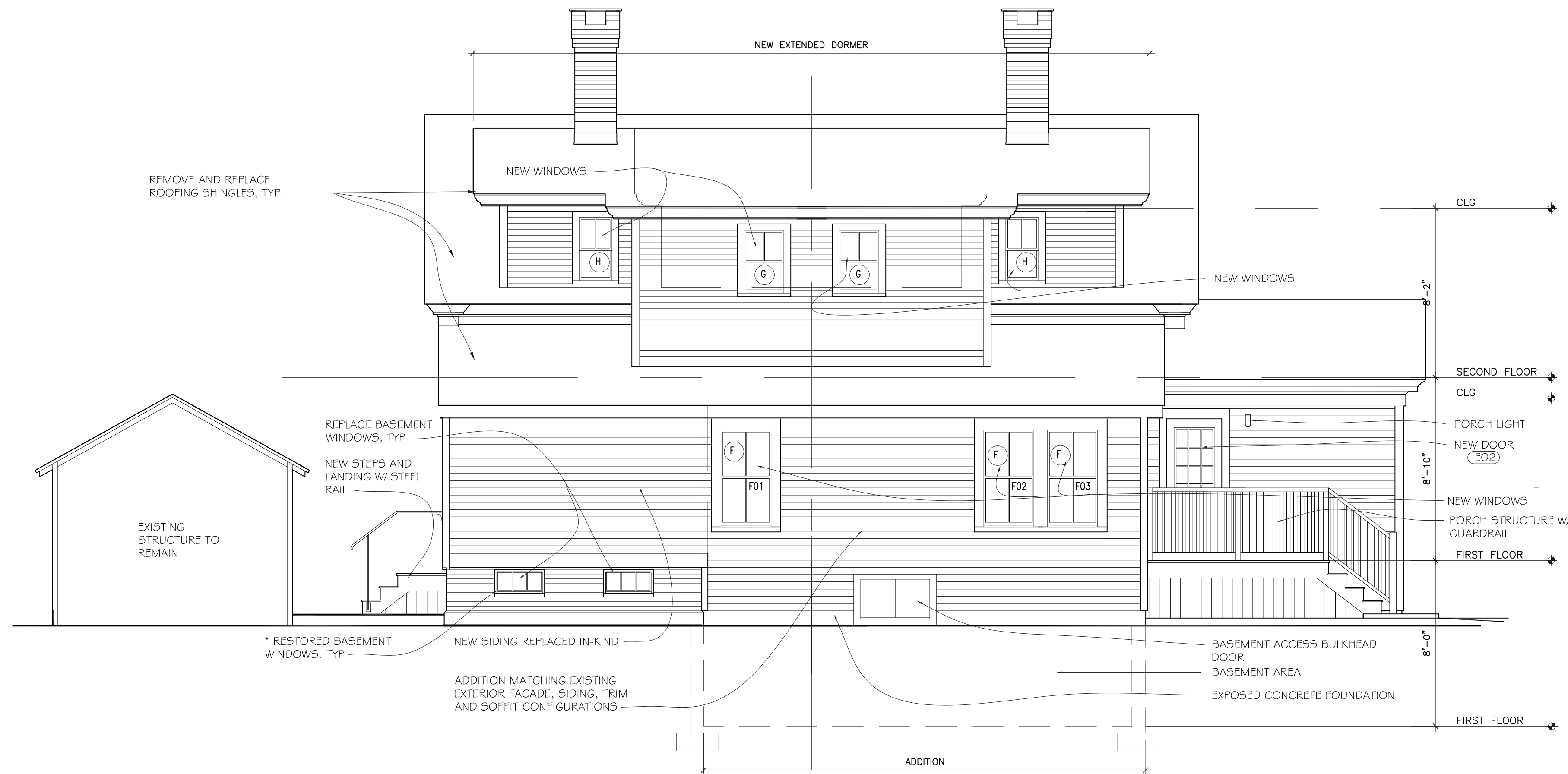
PUBLIC HEARING
HDC

239 NORTHWEST STREET
-
PORTSMOUTH
NEW HAMPSHIRE

DATE: --
DESIGN: --
DRAWN: MLR
CHECKED: XX
SCALE:
JOB:

SOUTH
ELEVATION

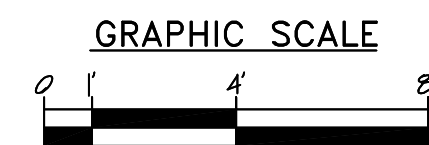
A3



PROPOSED ELEVATION- WEST



EXISTING ELEVATION- WEST



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PHOTO- FROM ROUTE 1

MARTIN RYAN ARCHITECT
221 Westbury Ave
Portsmouth, NH 03801
603-432-8535

PUBLIC HEARING
HDC

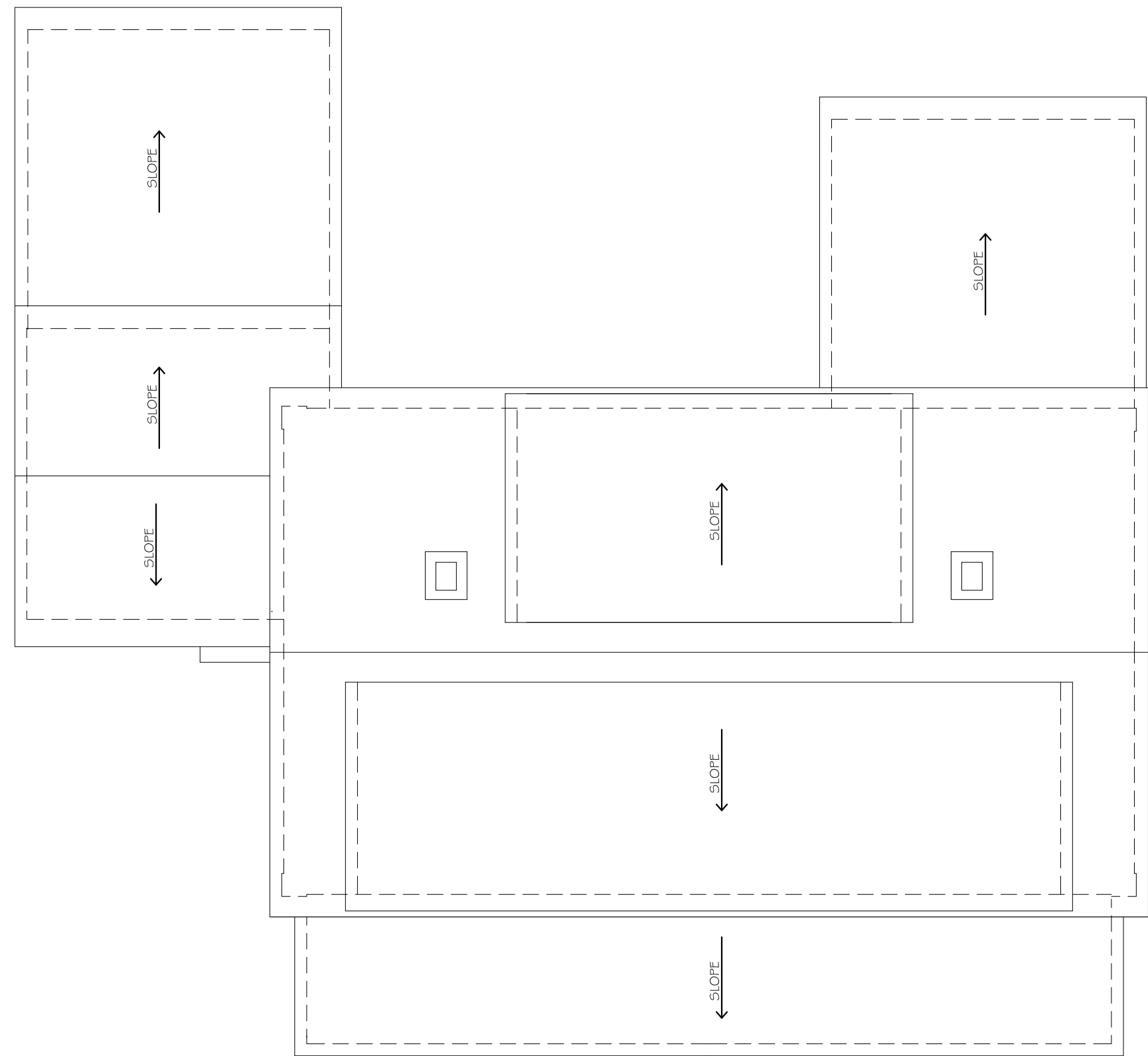
239 NORTHWEST STREET
PORTSMOUTH
NEW HAMPSHIRE

DATE: --	DESIGN: --	DRAWN: MLR	CHECKED: XX	SCALE:	JOB:
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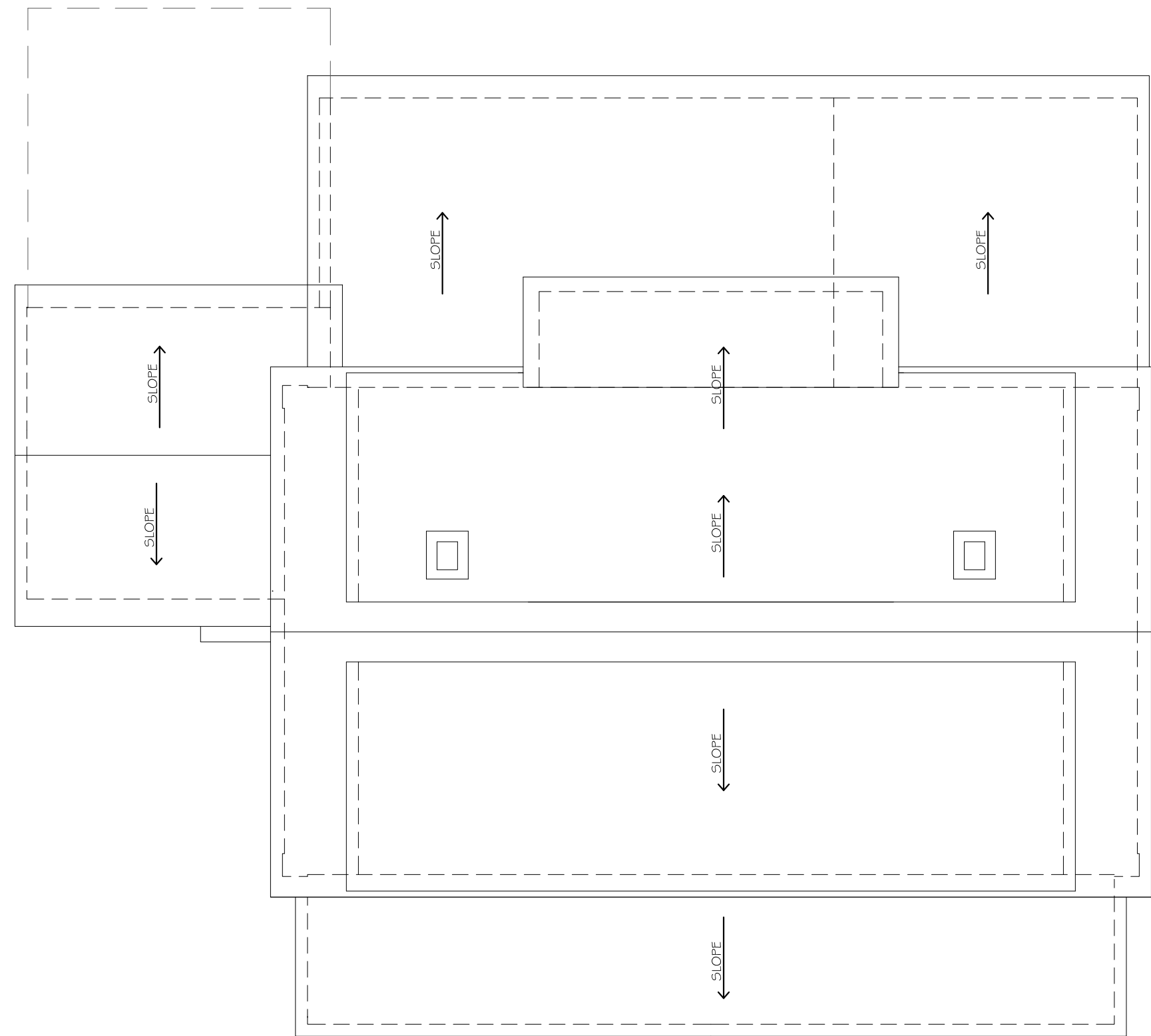
WEST
ELEVATION

A4

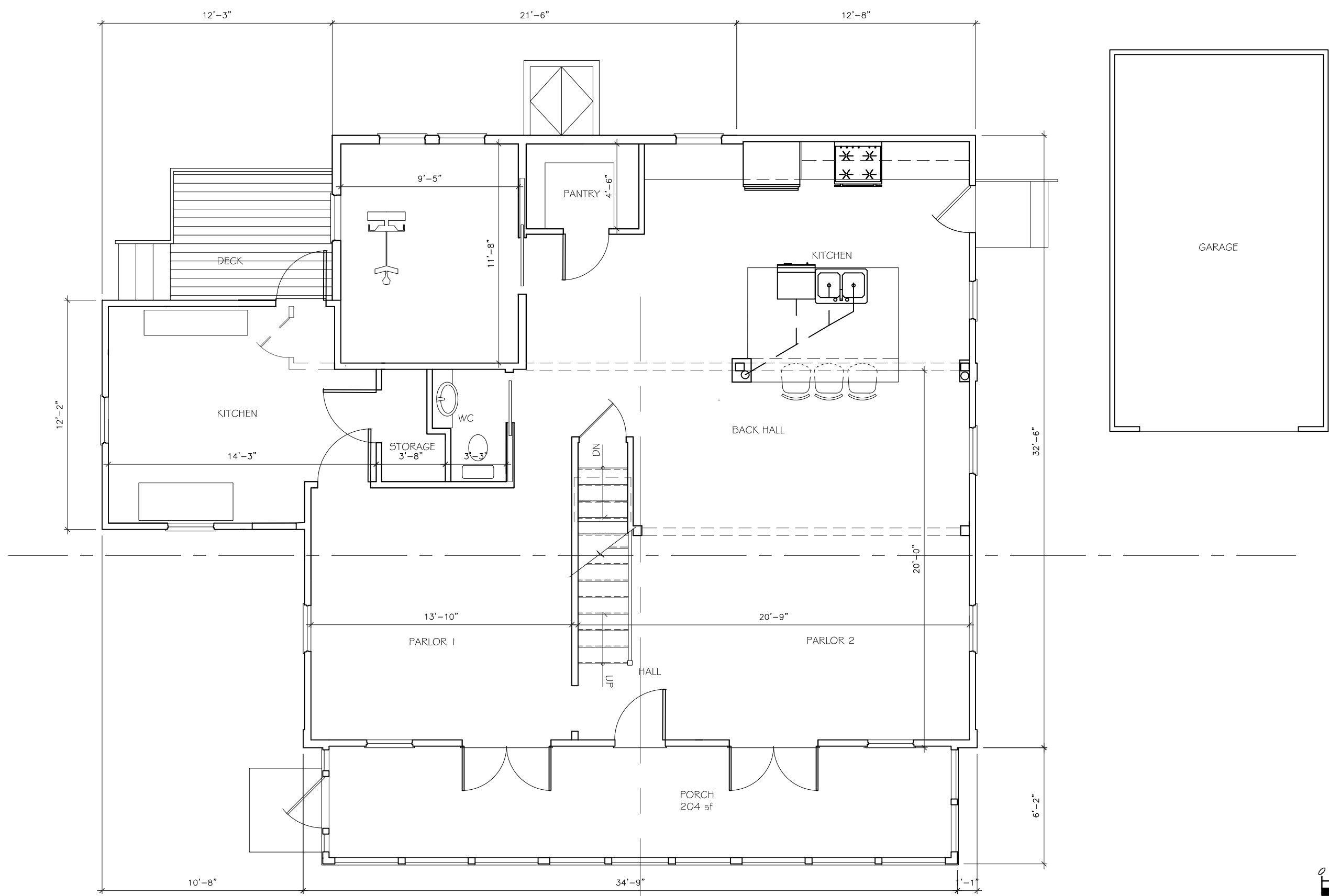
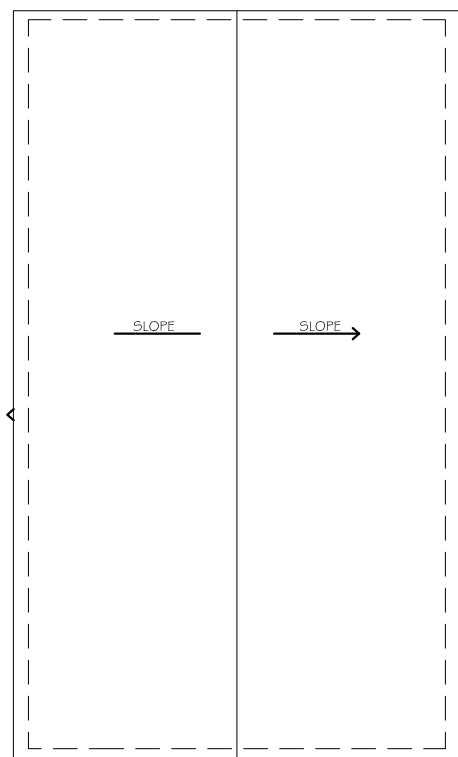
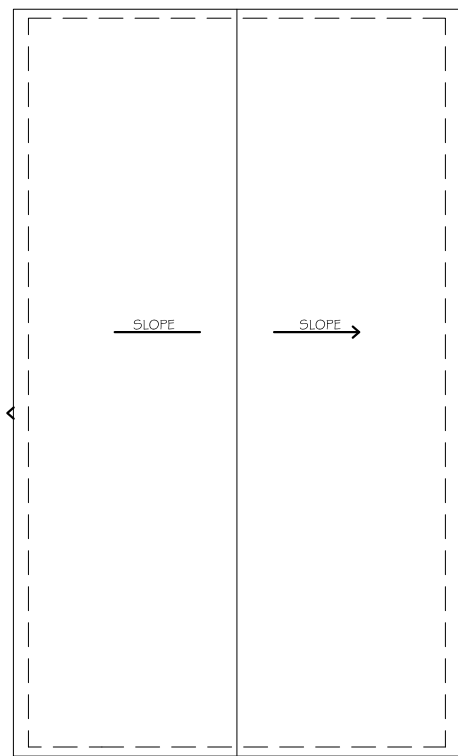
HDC PUBLIC HEARING
DECEMBER 2020



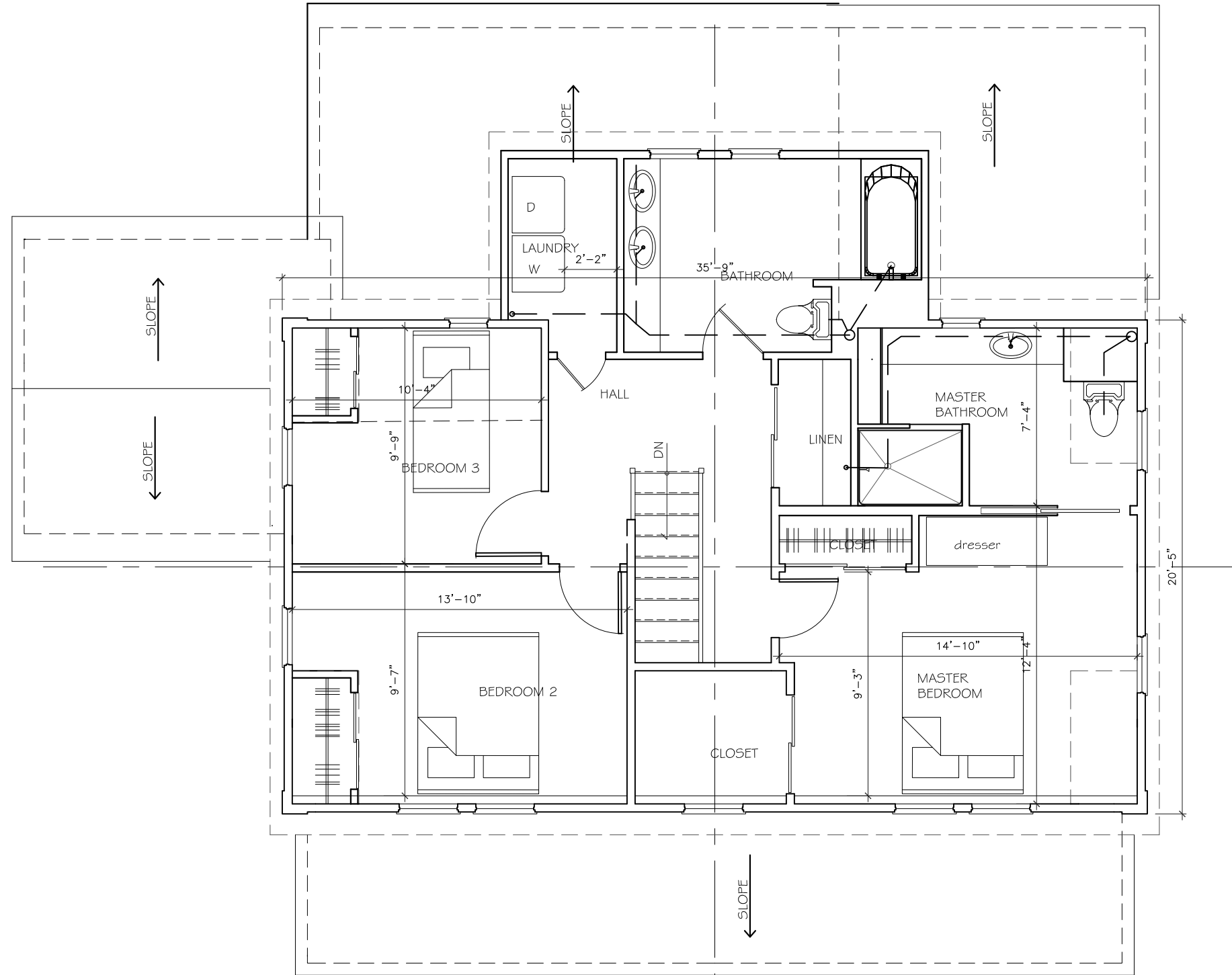
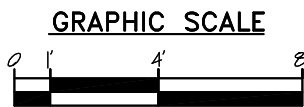
EXISTING ROOF PLAN



PROPOSED ROOF PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

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HDC PUBLIC HEARING
DECEMBER 2020

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SCALE:	
JOB:	

ROOF PLAN
AND FLOOR PLANS

PUBLIC HEARING
HDC

239 NORTHWEST STREET
PORTSMOUTH
NEW HAMPSHIRE

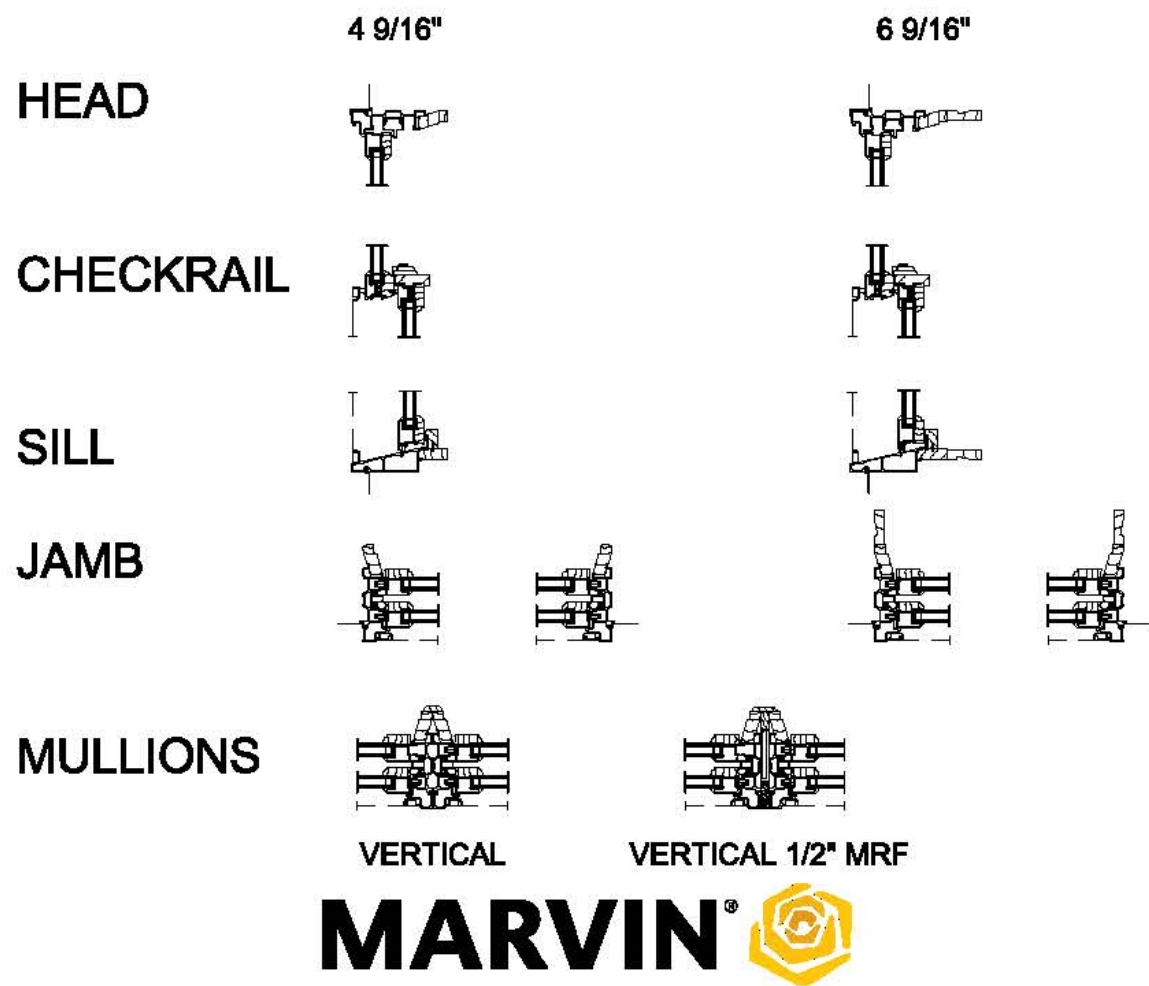
MARTIN RYAN ARCHITECT
221 Weathers Ave
Portsmouth, NH 03801
603-432-8635

A5



Typical Marvin Elevate Double Hung Window High Density Fiberglass Clad Wood Window

ELEVATE DOUBLE HUNG
SECTION DETAILS - OPERATING WITH HALF SCREEN
SCALE: 1=1

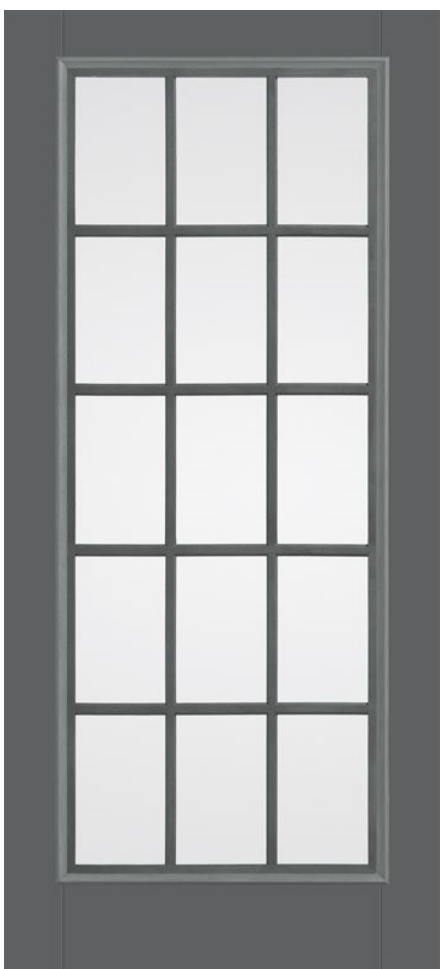


MARVIN ULTIMATE TILT PAC DOUBLE HUNG WINDOW REPLACEMENT SYSTEM- HIGH DENSITY FIBERGLASS CLAD WINDOW

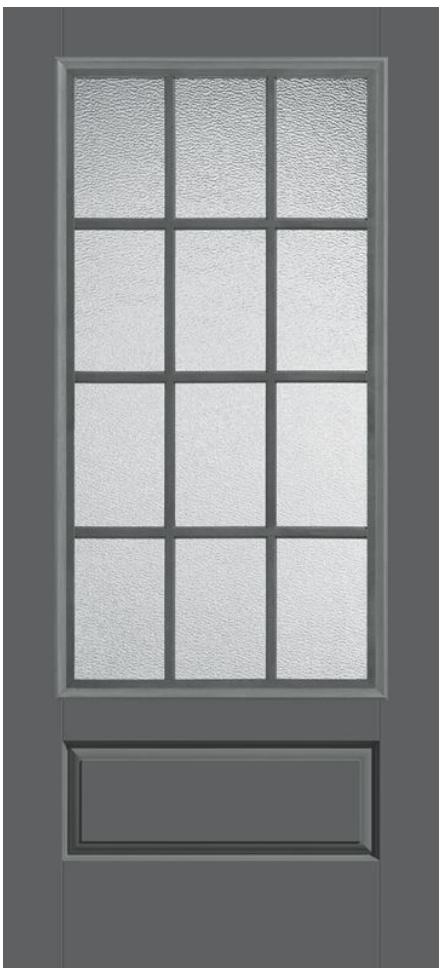
WINDOW SCHEDULE (TYPES)							
WINDOW NUMBER	TYPE	PANES	OPERATION	LOCATION	MANF.	MODEL #	NOTES
A	VINYL	1/1	SLIDER	PORCH EAST ELEV	MATHEWS BROS.	SANFORD HILLS	EXIST WINDOW OPENING, REMOVABLE SLIDER
A.1	VINYL	1/1	FIXED	PORCH SOUTH ELEV	MATHEWS BROS.	SANFORD HILLS	EXIST WINDOW OPENING, PORCH SIDE LIGHTS
A.2	VINYL		FIXED	PORCH SOUTH ELEV	MATHEWS BROS.	SANFORD HILLS	EXIST OPENING, TRANSOM ABOVE PORCH DOOR
B	FBG CLAD	2/2	DH	EAST ELEV	MARVIN	ELEVATE	EXIST OPENING SASH REPLACEMENT
C	FBG CLAD	2/1	DH	EAST ELEV	MARVIN	ELEVATE	EXIST OPENING SASH REPLACEMENT
D	FBG CLAD	2/1	CASEMENT	NORTH & SOUTH ELEV	MARVIN	ELEVATE	EGRESS CASEMENT REPLICATING DOUBLE HUNG
E	FBG CLAD	2/2	DH	NORTH & SOUTH ELEV	MARVIN	ELEVATE	EXIST OPENING SASH REPLACEMENT
F	FBG CLAD	2/2	DH	WEST & SOUTH ELEV	MARVIN	ELEVATE	NEW WINDOW IN NEW OPENING
G	FBG CLAD	2/1	DH	WEST ELEV	MARVIN	ELEVATE	NEW WINDOW IN NEW OPENING
H	FBG CLAD	2/1	DH	WEST ELEV	MARVIN	ELEVATE	NEW WINDOW IN NEW OPENING

ALL THERMAL GLASS WITH SDLs * ALL BASEMENT WINDOWS TO BE RESTORED
FBG CLAD = FIBERGLASS CLAD
DH = DOUBLE HUNG

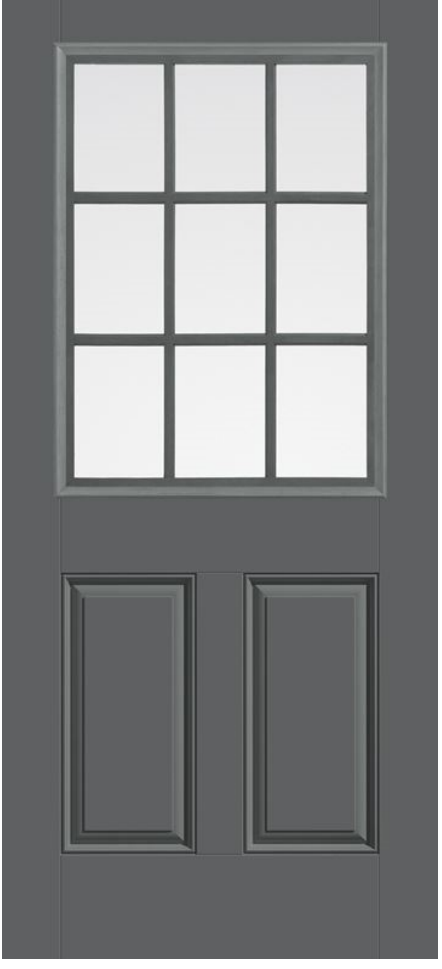
DOOR SCHEDULE						
WINDOW NUMBER	TYPE	SIZE	LOCATION	MANF.	MODEL #	NOTES
E01	FIBERGLASS	CUSTOM	PORCH EAST ELEV	THURMATRU	-	EXIST DOOR OPENING
E02	FIBERGLASS	36" x 84"	PORCH WEST ELEV	THURMATRU	CCV05012XN-RG	EXIST WINDOW OPENING, PORCH SIDE LIGHTS
E03	FIBERGLASS	36" x 84"	KITCHEN NORTH ELEV	THURMATRU	-	EXIST OPENING, TRANSOM ABOVE PORCH DOOR



DOOR E01
THURMATRU- CLASSIC CRAFT CANVAS COLLECTION CCV10015-RG CLEAR GLASS



DOOR E02
THURMATRU- CLASSIC CRAFT CANVAS COLLECTION CCV05012-RG



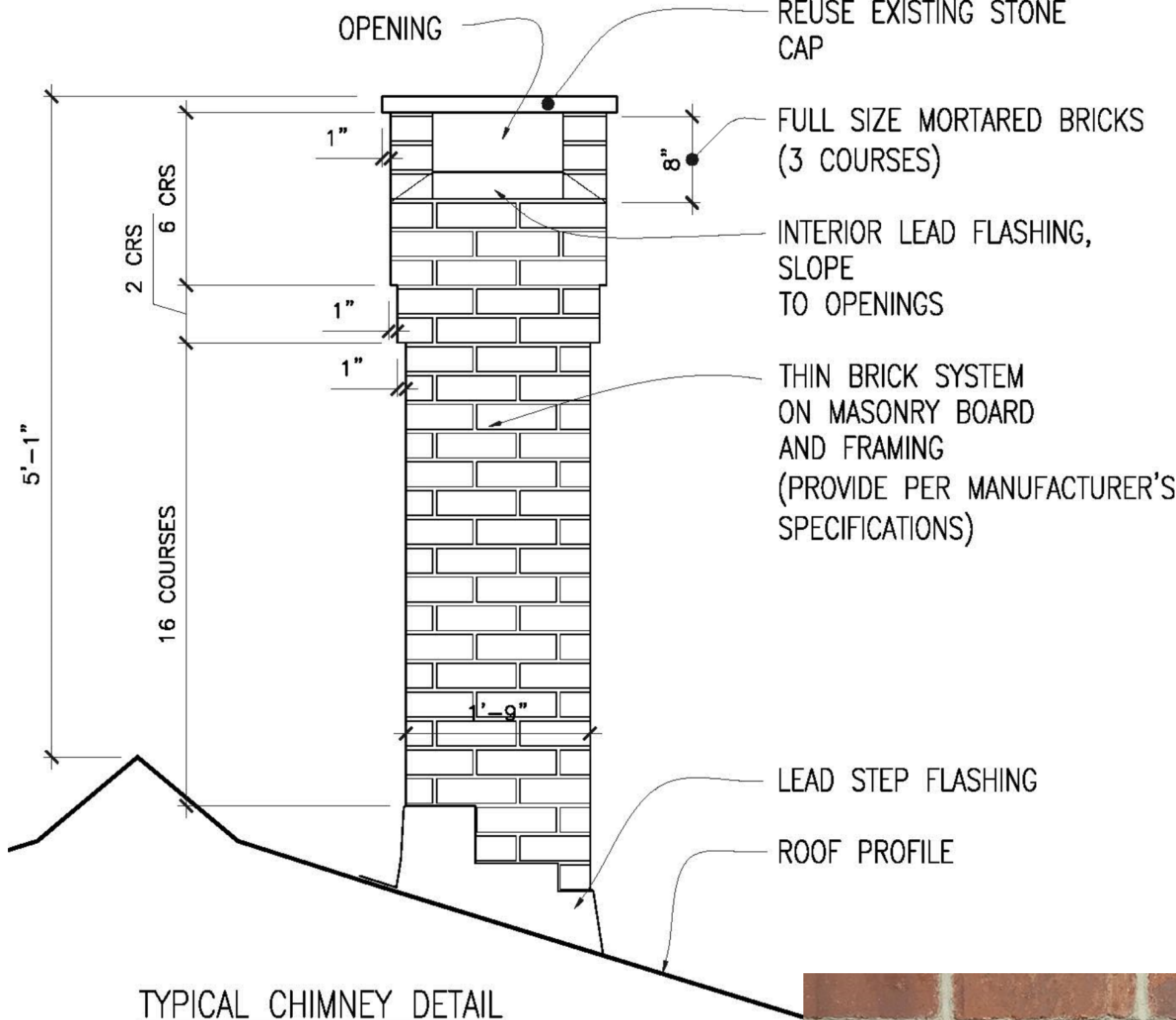
DOOR E03
THURMATRU- CLASSIC CRAFT CANVAS COLLECTION CCV06009-RG CLEAR GLASS



TIMBERTECH Premier Rail®
The Classic Composite Series



6" HALF-ROUND 24 GA GALVALUME GUTTER



TYPICAL CHIMNEY DETAIL

MATCH EXISTING BRICK DETAILS, PROFILE, SIZE AND COLOR



OLD MILL THIN BRICK SYSTEM WITH CORNER UNITS



HINKLEY LIGHTING - 2206-CAPE COD ONE LIGHT MINI WALL FIXTURE OR A SIMILAR FIXTURE



ROOFING CERTAINTEED ARCHITECTURAL GRADE ASPHALT SHINGLE- LANDMARK PRO



TIMBERTECH Premier Rail 5-1/2" post w/ cap



COMPOSITE DECKING