

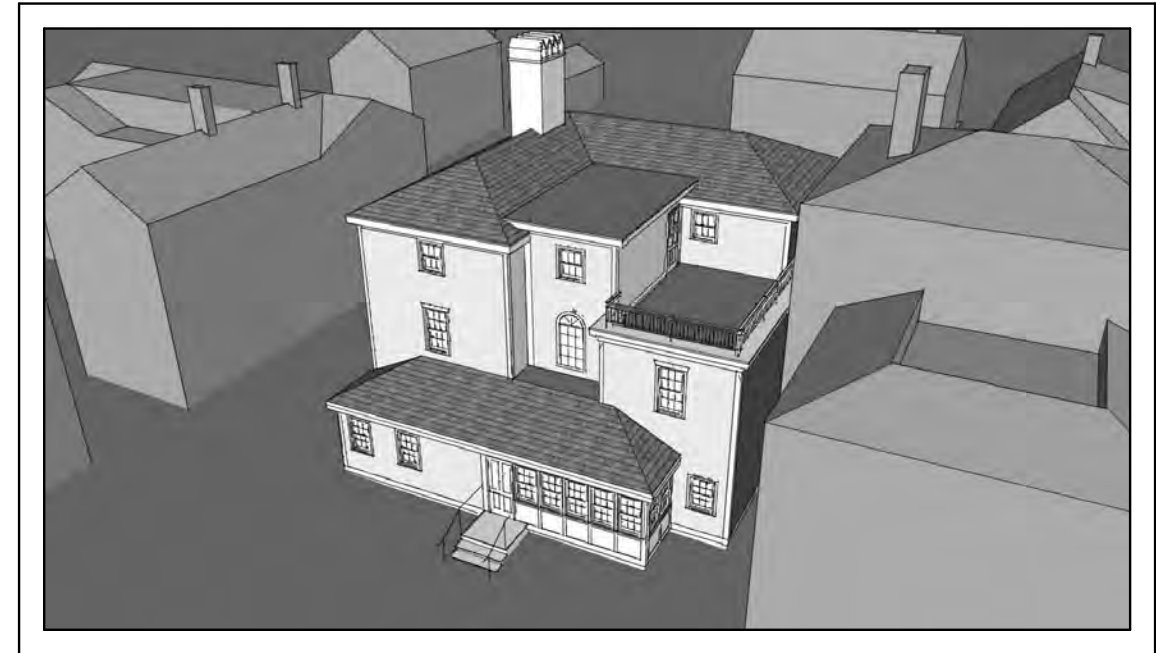
420 PLEASANT STREET - ADDITION AND RENOVATIONS

HISTORIC DISTRICT COMMISSION: WORK SESSION - MAY 2021, PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

PROPOSED WORK:

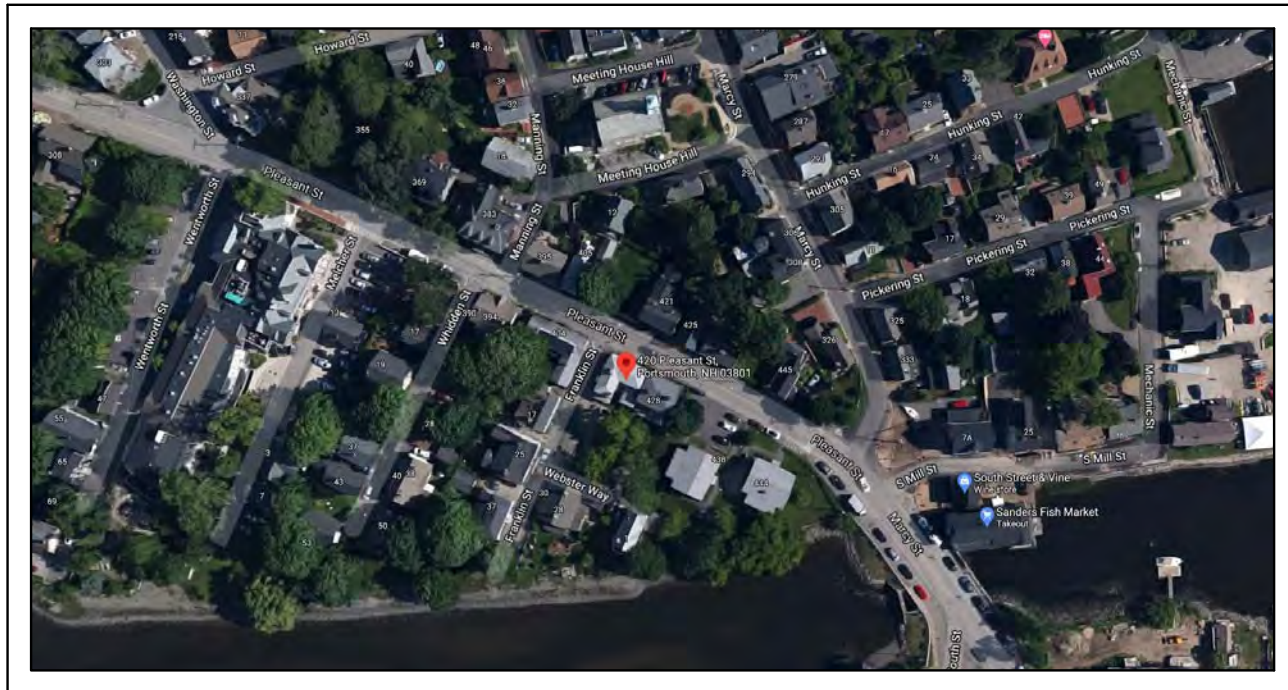
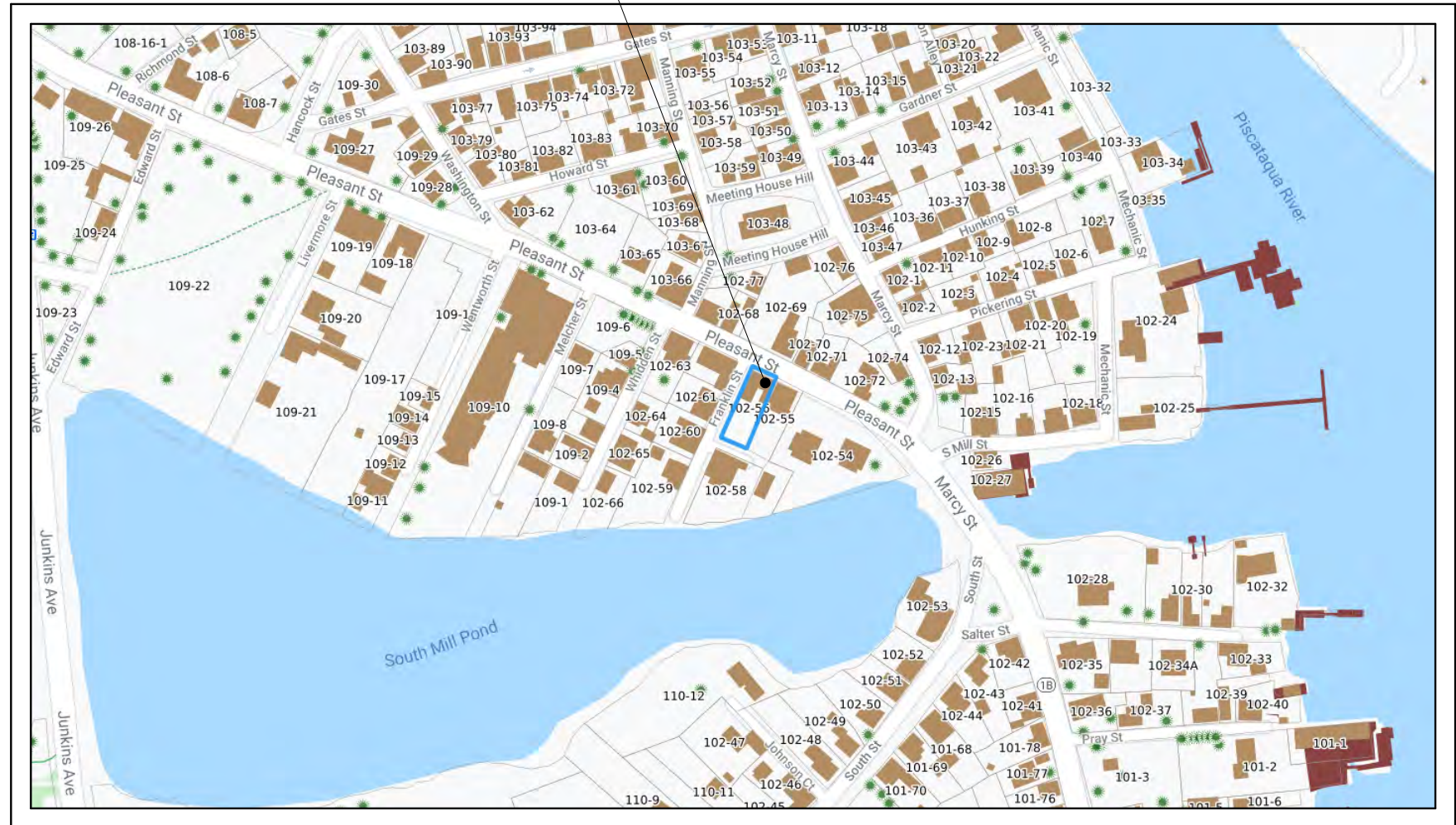
- CONVERT FROM A FIVE (5) UNIT RESIDENTIAL BUILDING TO A THREE (3) UNIT RESIDENTIAL BUILDING
- REMOVAL OF EXISTING REAR ENTRY VESTIBULE AND BATHROOM
- REPLACEMENT OF SOUTHEAST ADDITION INCORPORATING A THIRD FLOOR ROOF DECK
- ADDITION OF A THREE STORY CODE COMPLIANT EGRESS STAIR ENCLOSURE AT REAR OF BUILDING
- ADDITION OF REAR ENTRY PORCH



SHEET LIST

Sheet Number	Sheet Name
C	COVER
A1	EXISTING PHOTOS
A2	CONTEXT PHOTOS
A3	CONTEXT PHOTOS
A4	MASSING STUDY
A5	MASSING STUDY
A6	EXISTING FLOOR PLANS
A7	PROPOSED FLOOR PLANS
A8	PRELIMINARY FACADE STUDY

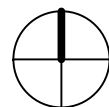
420 PLEASANT STREET PORTSMOUTH, NH 03801



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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801



COVER

HDC WORK SESSION - MAY 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

C

05/05/2021
McHA: RD / JJ
NOT TO SCALE

Locus



VIEW DOWN FRANKLIN STREET



VIEW FROM 420 PLEASANT STREET PARKING LOT



VIEW OF EXISTING SOUTHEAST ADDITION



ENTRY ON PLEASANT STREET



REAR OF BUILDING FROM FRANKLIN STREET



EXISTING REAR ENTRY

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EXISTING PHOTOS

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A1

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APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (3)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (1)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (2)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (3)

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CONTEXT PHOTOS

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A2

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APPROACH FROM FRANKLIN STREET (1)



APPROACH FROM FRANKLIN STREET (2)



APPROACH FROM SANDERS FISH MARKET (PLEASANT STREET)



FRANKLIN STREET



APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)

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CONTEXT PHOTOS

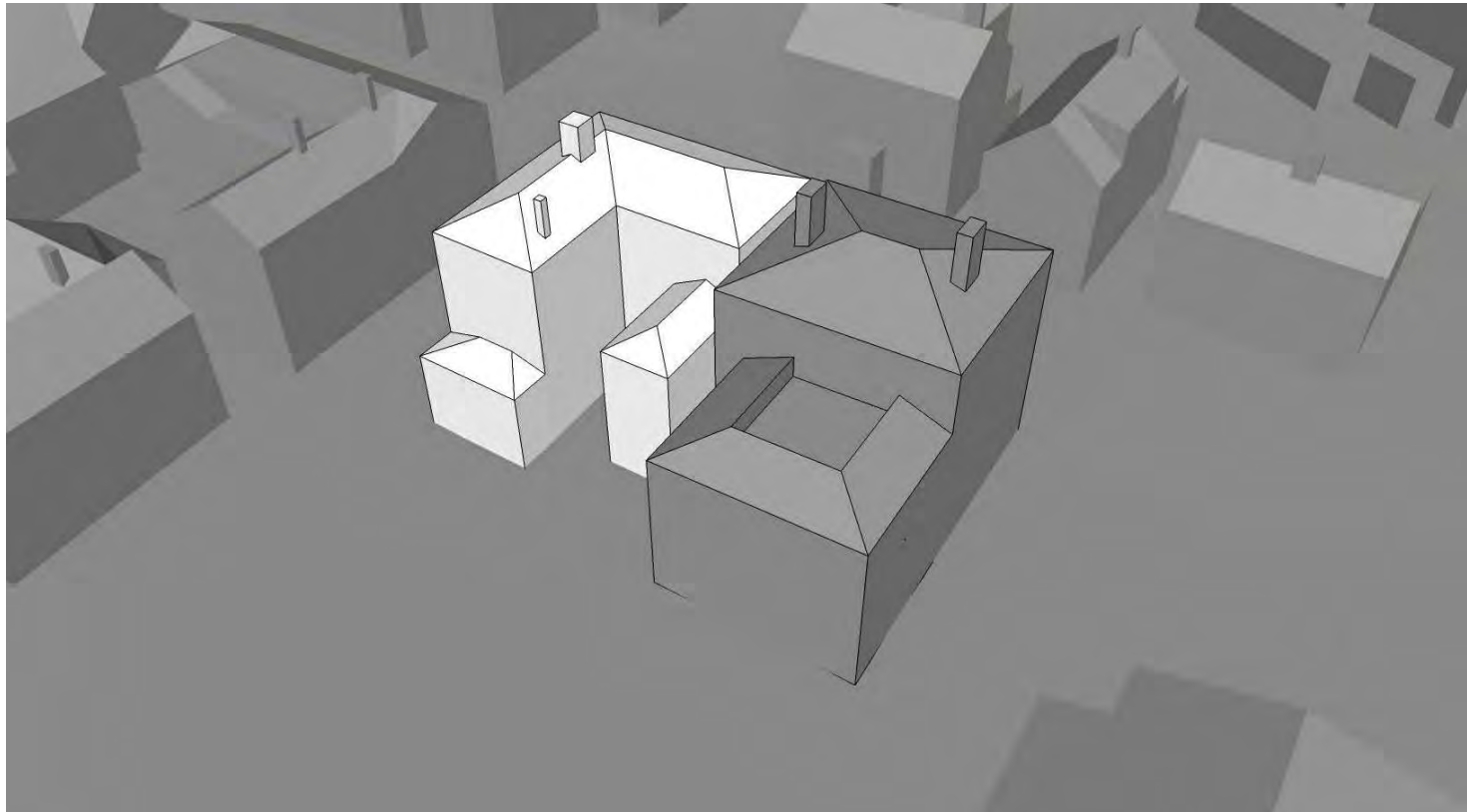
HDC WORK SESSION - MAY 2021

McHENRY ARCHITECTURE

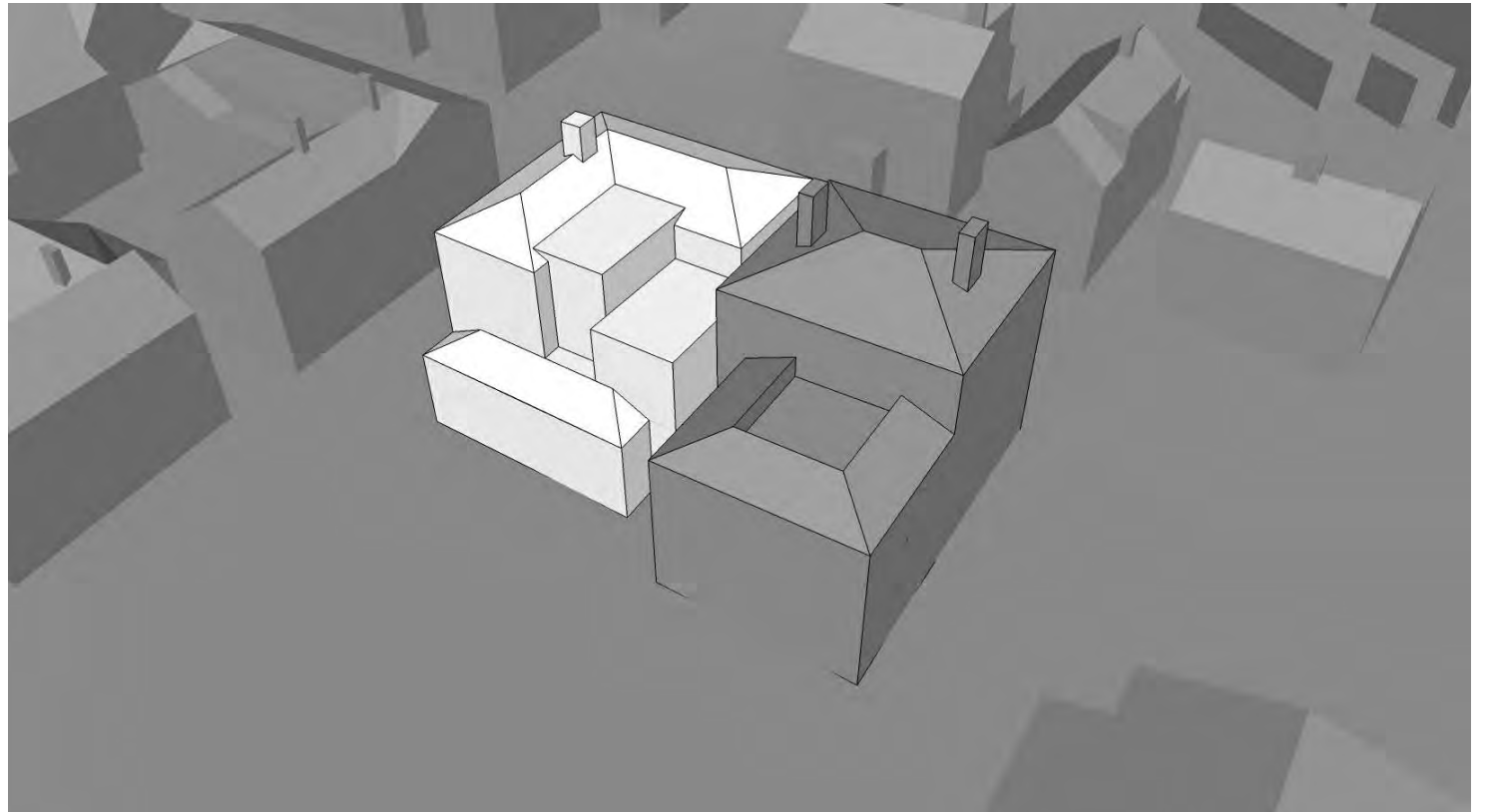
4 Market Street
Portsmouth, New Hampshire

A3

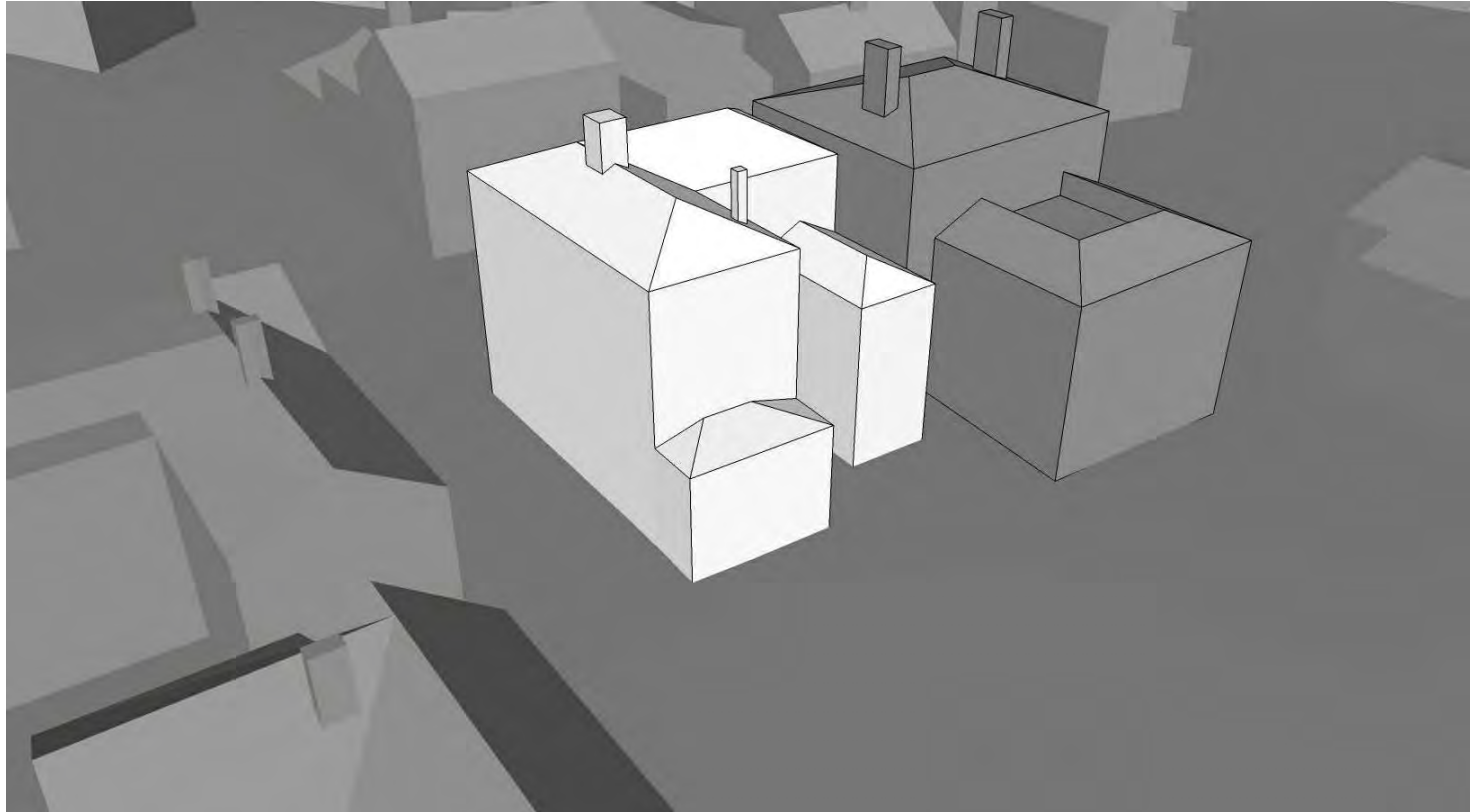
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McHA: RD / JJ
NOT TO SCALE
E



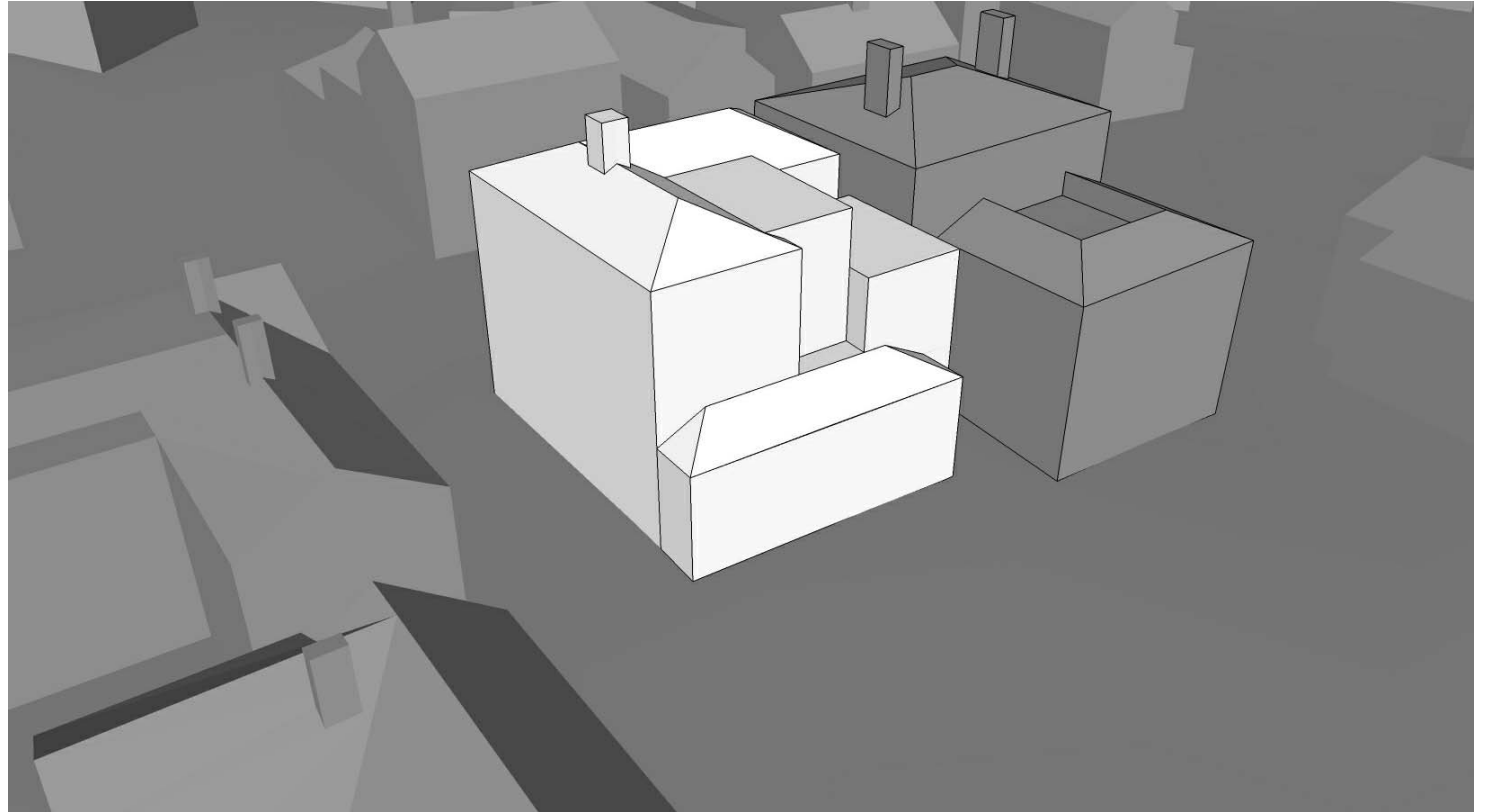
EXISTING MASSING - VIEW FROM SOUTHEAST



PROPOSED MASSING - VIEW FROM SOUTHEAST



EXISTING MASSING - VIEW FROM SOUTHWEST



PROPOSED MASSING - VIEW FROM SOUTHWEST

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MASSING STUDY

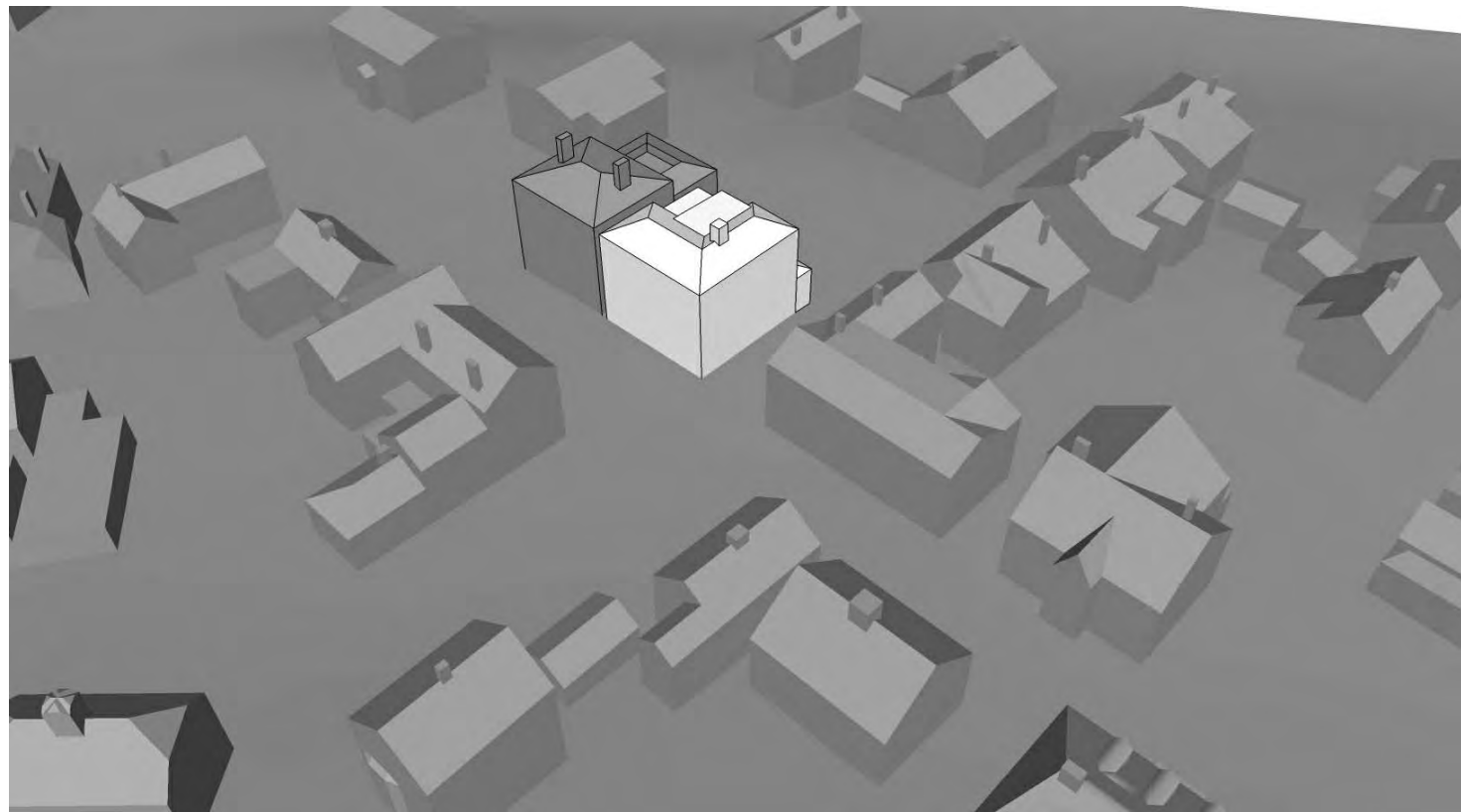
HDC WORK SESSION - MAY 2021

McHENRY ARCHITECTURE

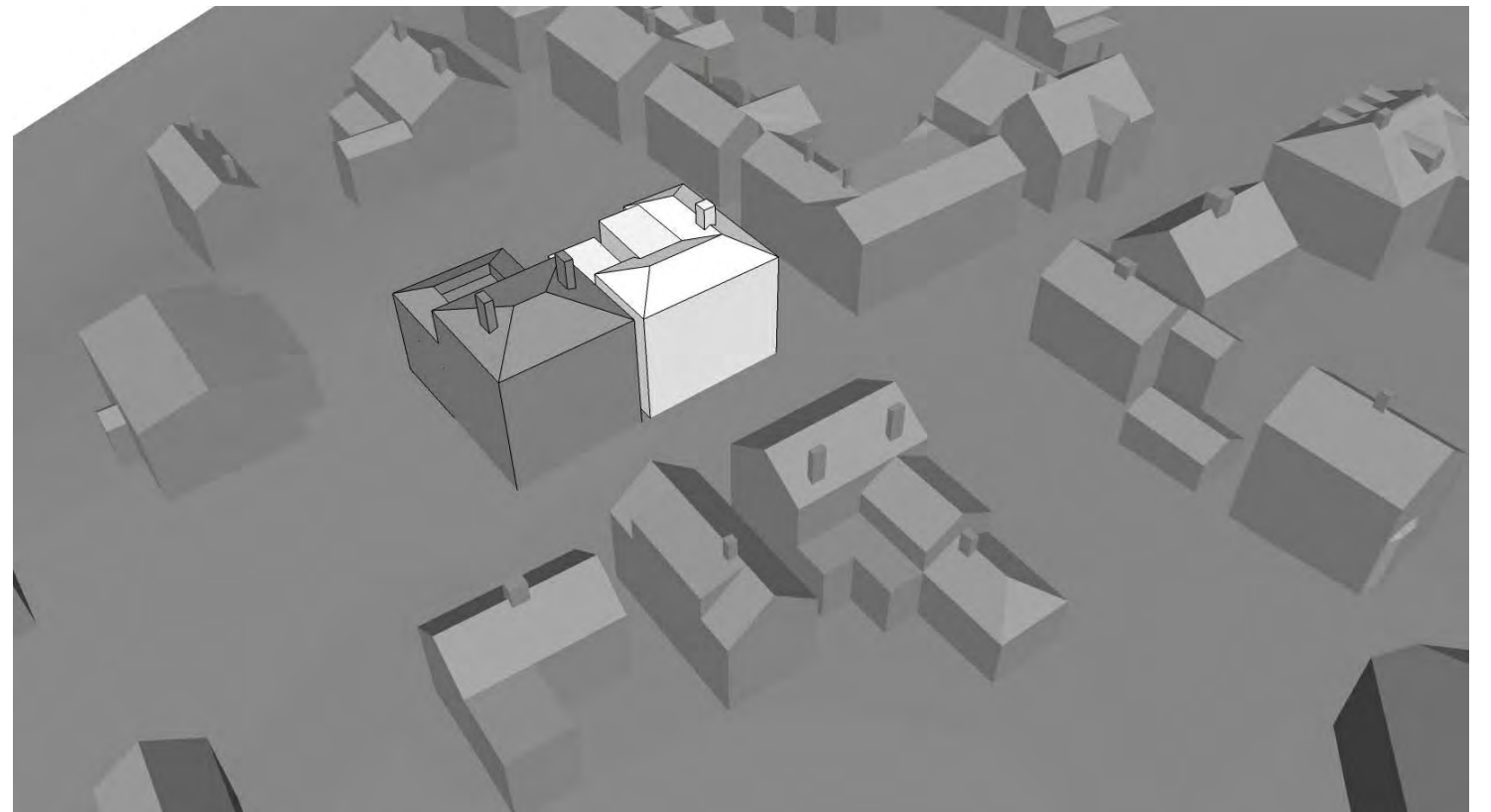
4 Market Street
Portsmouth, New Hampshire

A4

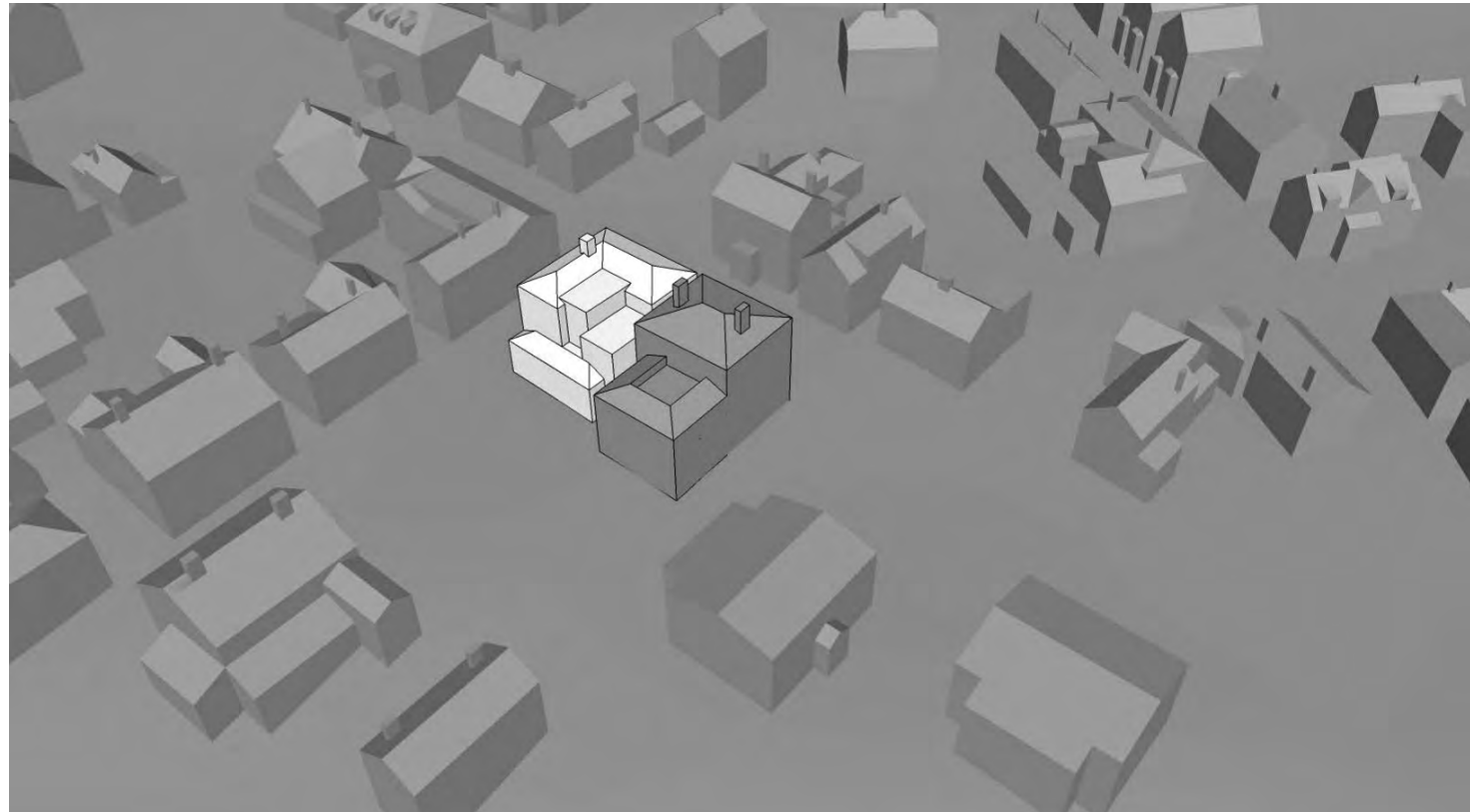
05/05/2021
McHA: RD / JJ
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E/P



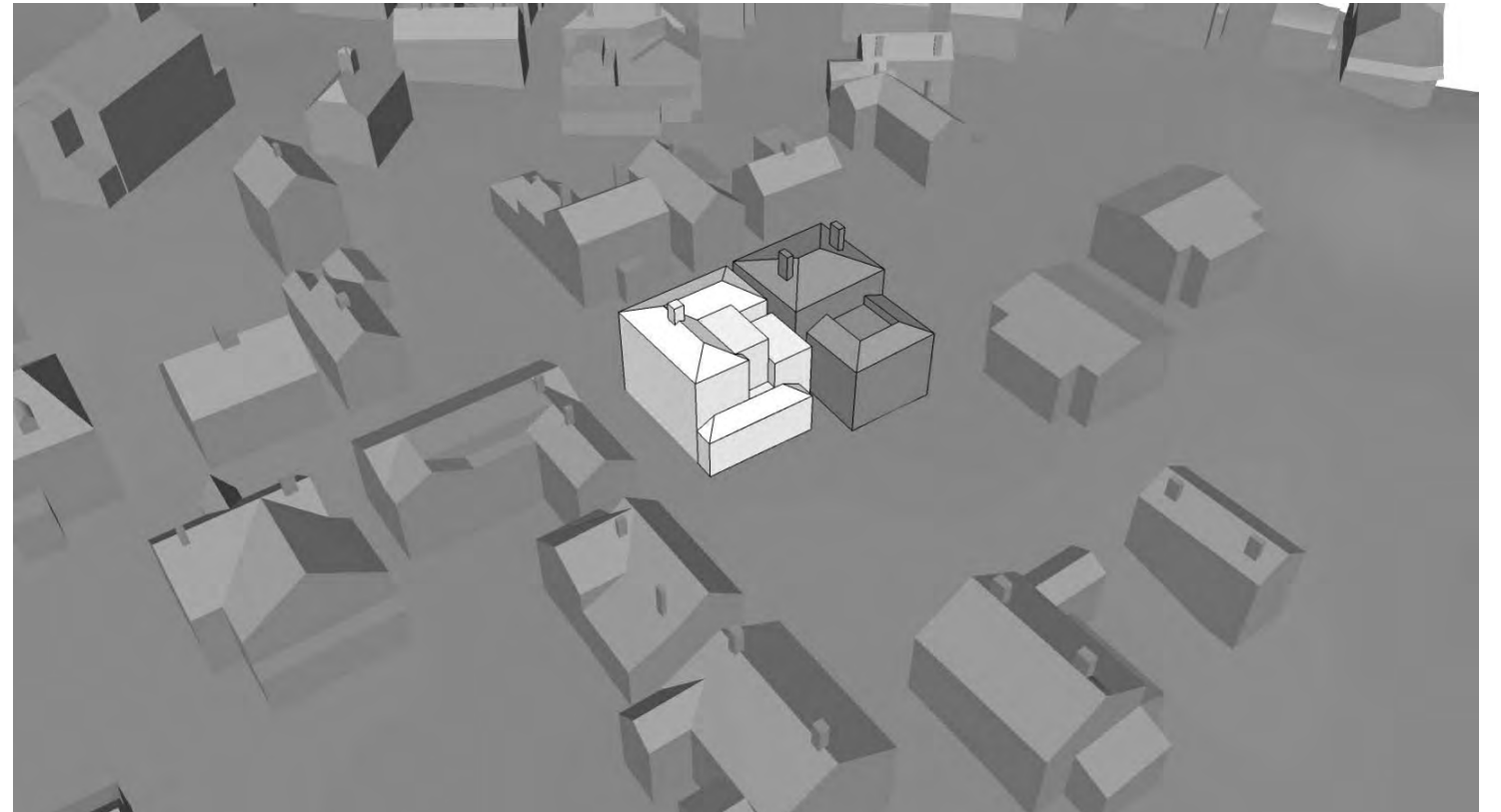
PROPOSED MASSING - VIEW FROM NORTHWEST



PROPOSED MASSING - VIEW FROM NORTHEAST



PROPOSED MASSING - VIEW FROM SOUTHEAST



PROPOSED MASSING - VIEW FROM SOUTHWEST

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MASSING STUDY

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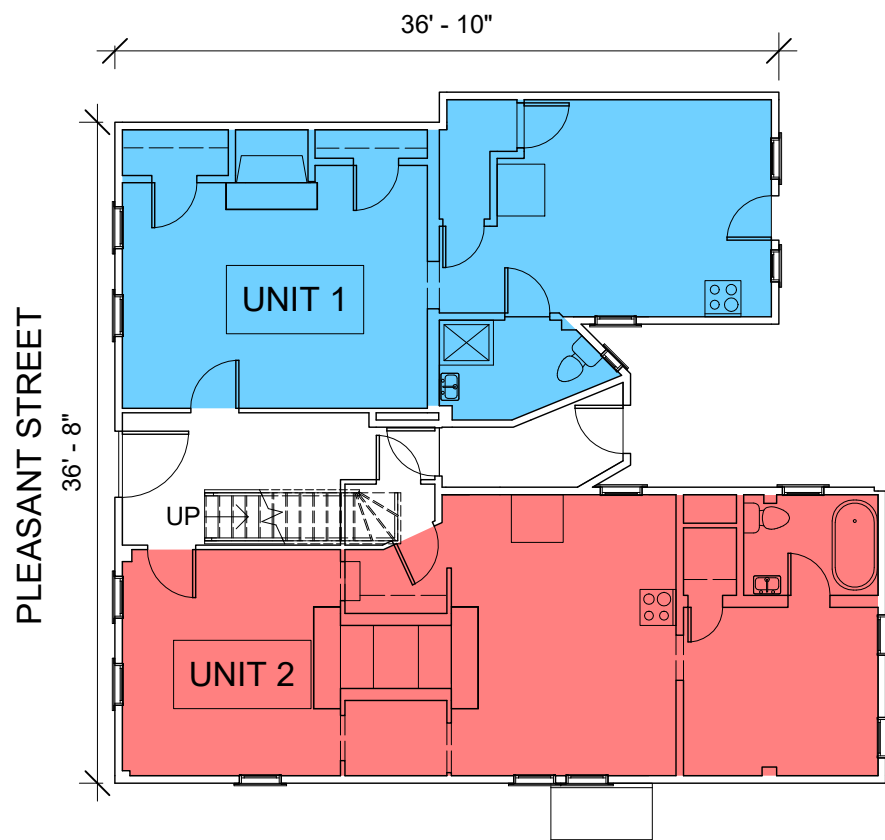
McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A5

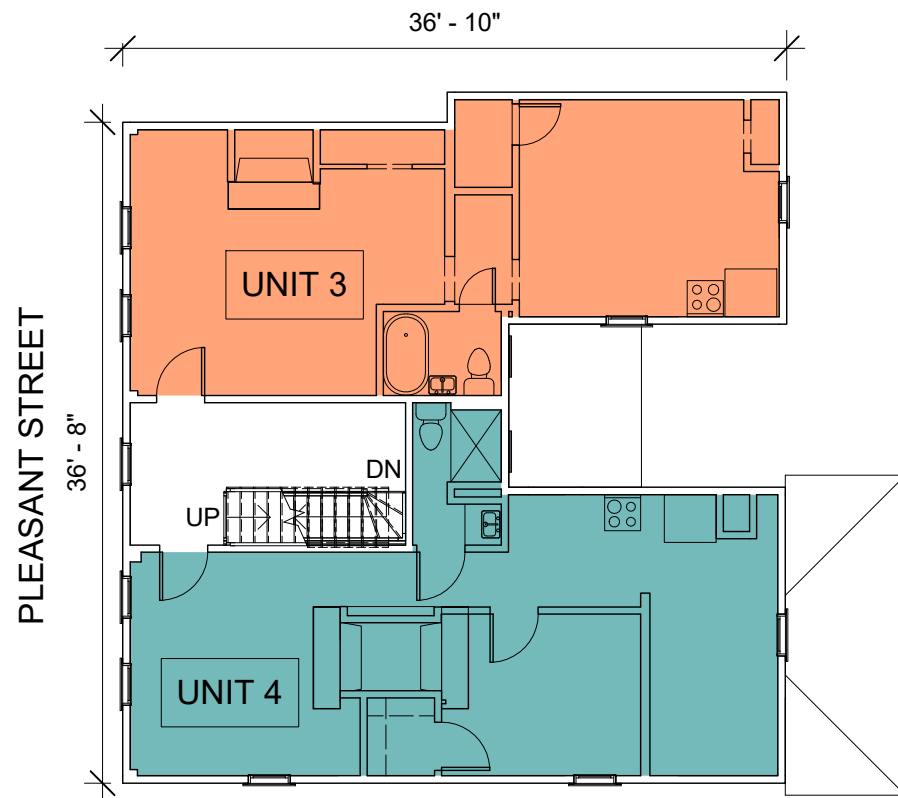
05/05/2021
McHA: RD / JJ
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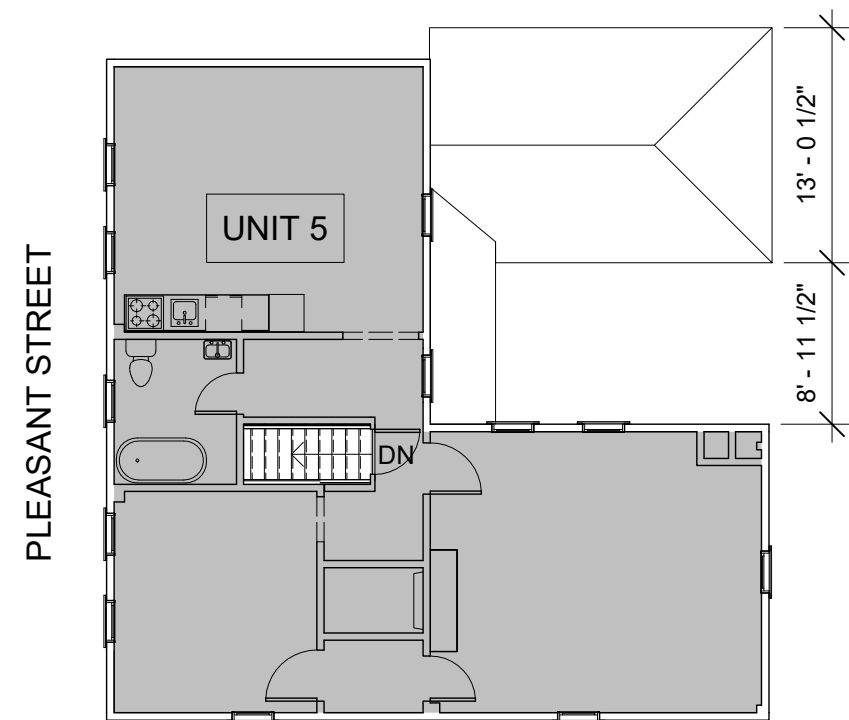
FRANKLIN STREET

1 EXISTING FIRST FLOOR
3/32" = 1'-0"



FRANKLIN STREET

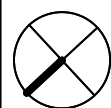
2 EXISTING SECOND FLOOR
3/32" = 1'-0"



FRANKLIN STREET

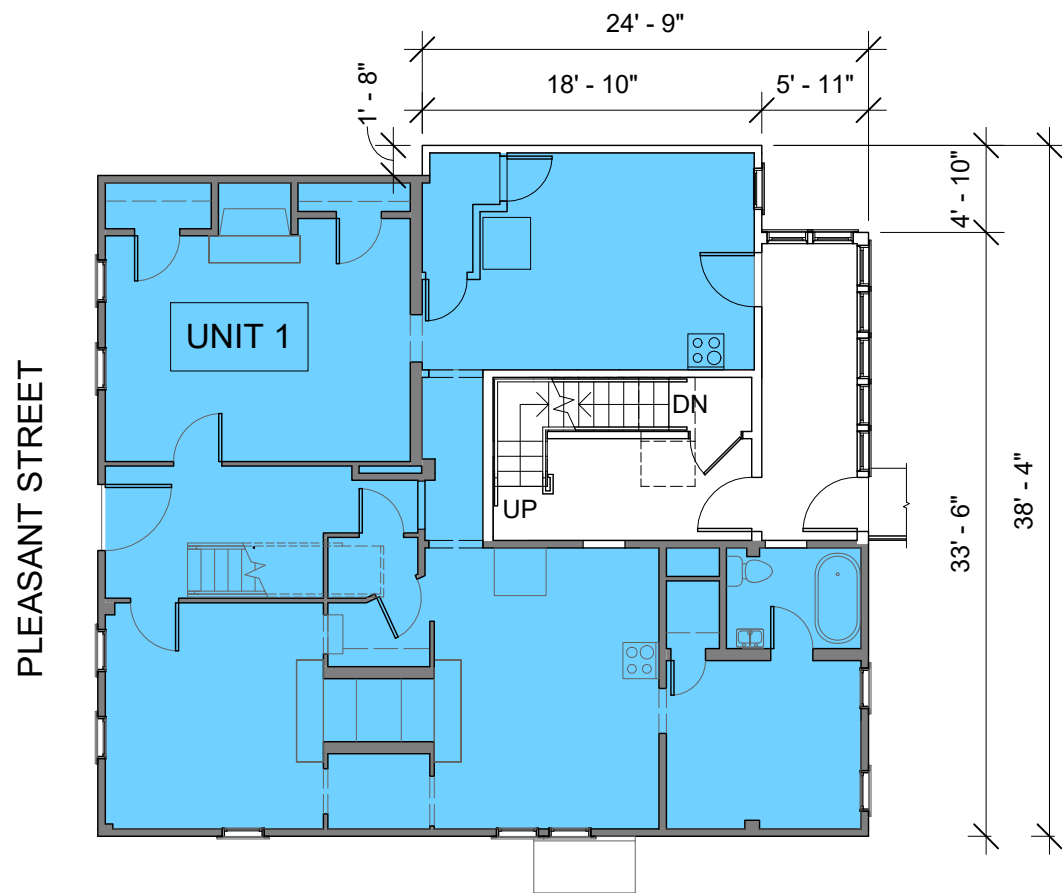
3 EXISTING THIRD FLOOR
3/32" = 1'-0"

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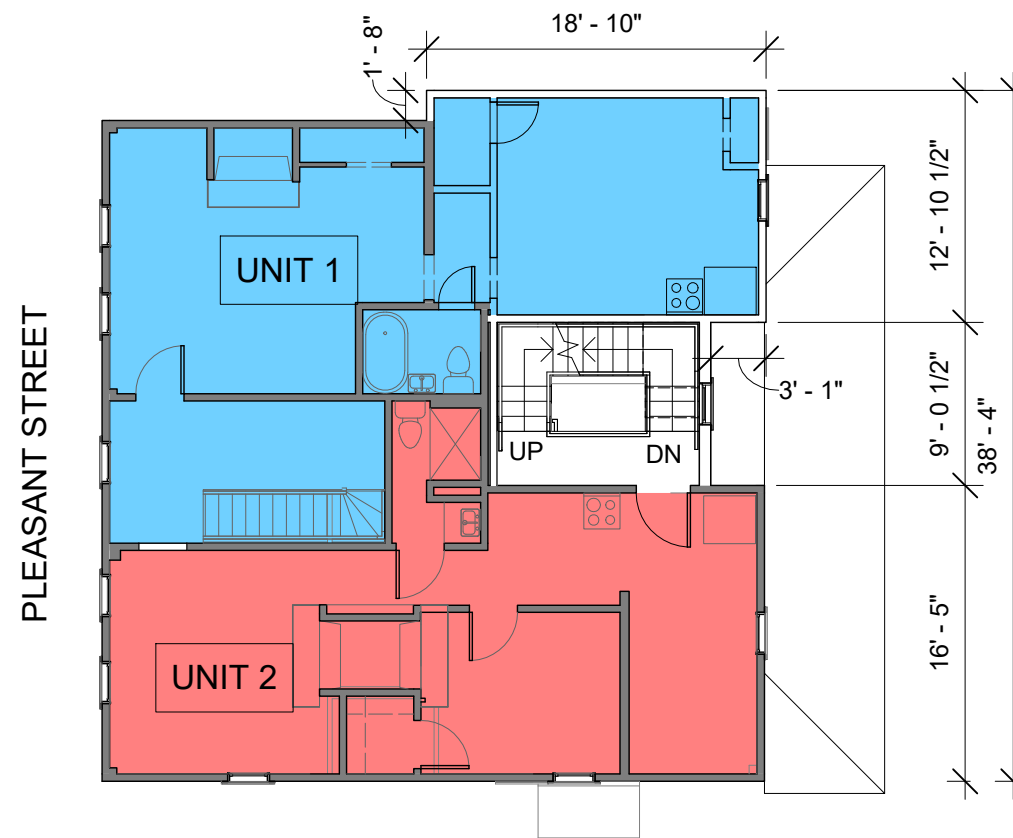


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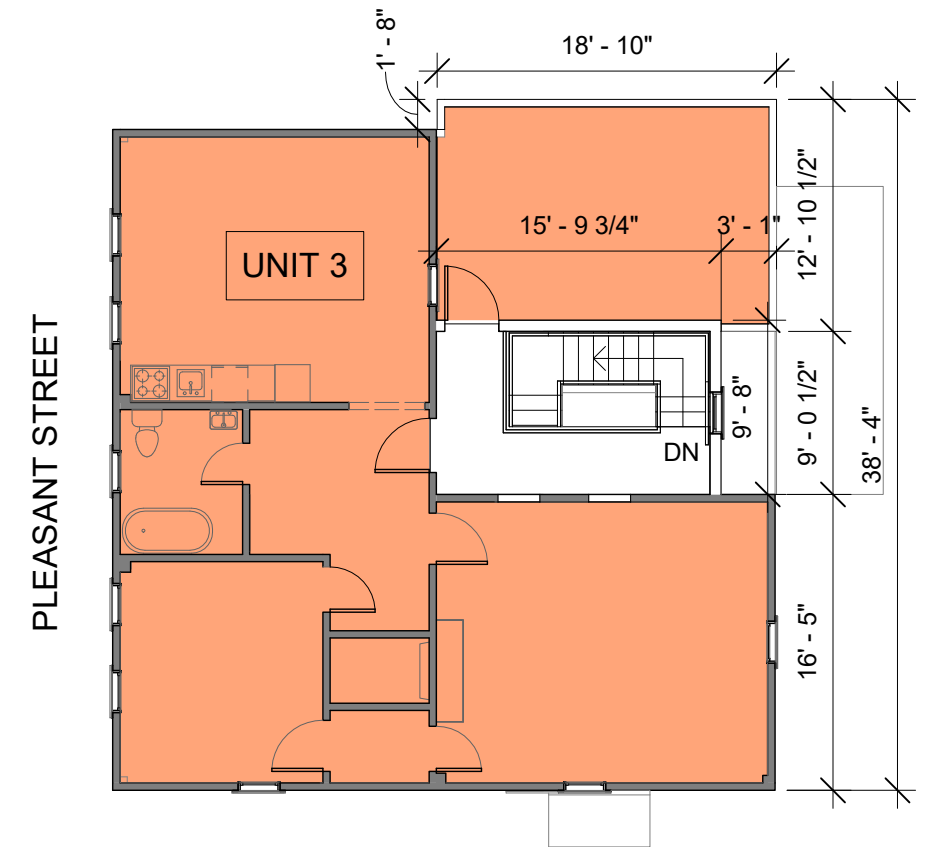
- : EXISTING
- : TO BE REMOVED
- : PROPOSED



FRANKLIN STREET



FRANKLIN STREET



FRANKLIN STREET

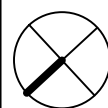
1 FIRST FLOOR
3/32" = 1'-0"

2 SECOND FLOOR
3/32" = 1'-0"

3 THIRD FLOOR
3/32" = 1'-0"

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PROPOSED FLOOR PLANS
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Portsmouth, New Hampshire

A7

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AS INDICATED

P