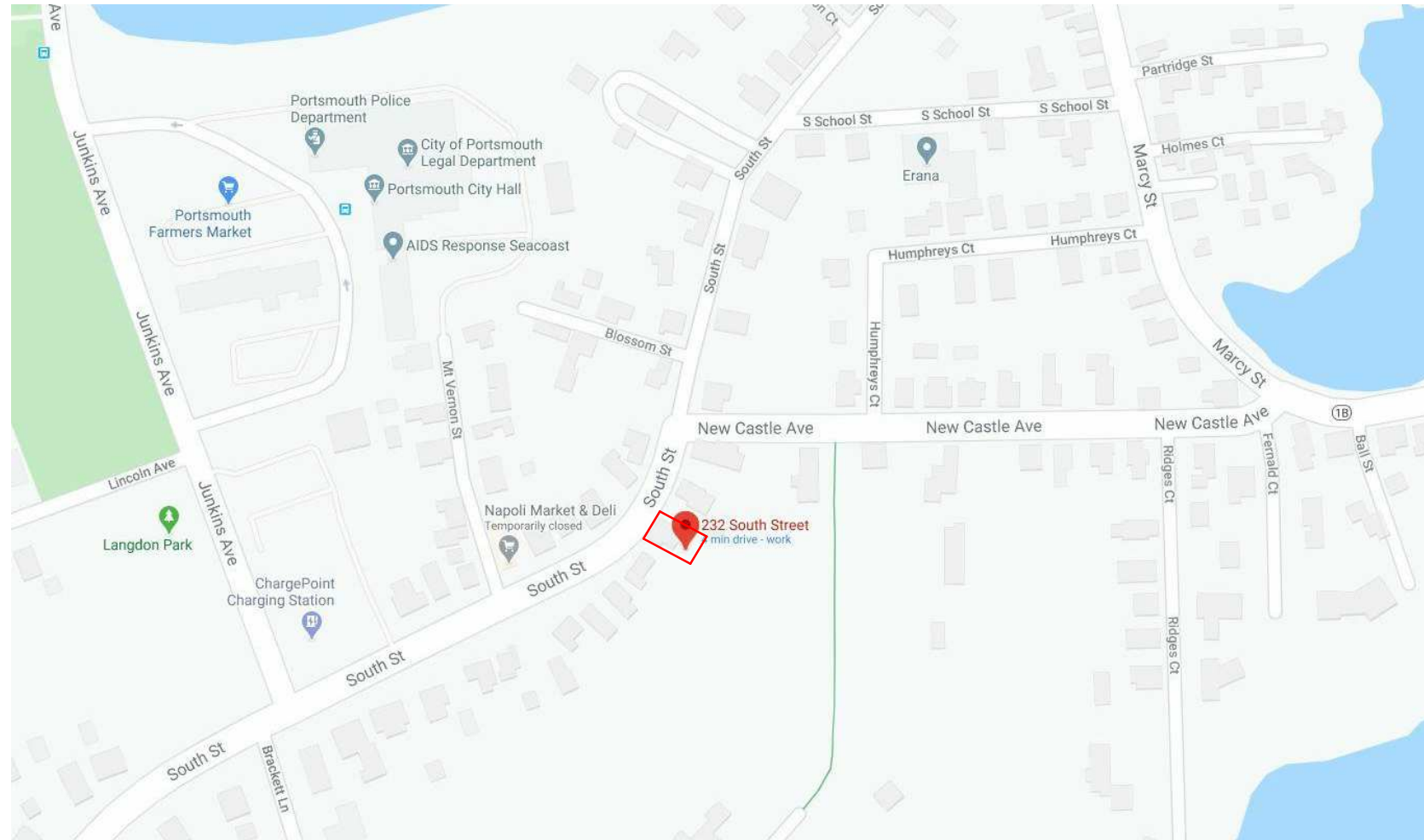


PORSTMOUTH HISTORIC DISTRICT COMMISSION PUBLIC HEARING FOR IMPROVEMENTS 232 SOUTH STREET, PORTSMOUTH, NH



LOCUS MAP



EXISTING VIEW FROM SOUTH STREET



PROPOSED VIEW FROM SOUTH STREET

SCOPE:

RENOVATION TO THE EXISTING 1,181 S.F. FOOTPRINT: NEW SIDING, NEW TRIM, NEW ROOF, NEW WINDOWS, NEW GRANITE STEPS. 340 S.F. ADDITION TO REAR OF EXISTING BUILDING.



VIEW FROM SOUTH STREET



VIEW FROM BACKYARD



PARTIAL VIEW FROM NORTH ELEVATION



PARTIAL VIEW OF NORTH ELEVATION



PARTIAL VIEW OF NORTH ELEVATION



PARTIAL VIEW OF SOUTH ELEVATION



PARTIAL VIEW OF SOUTH ELEVATION

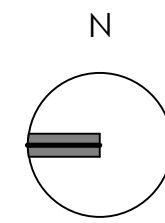
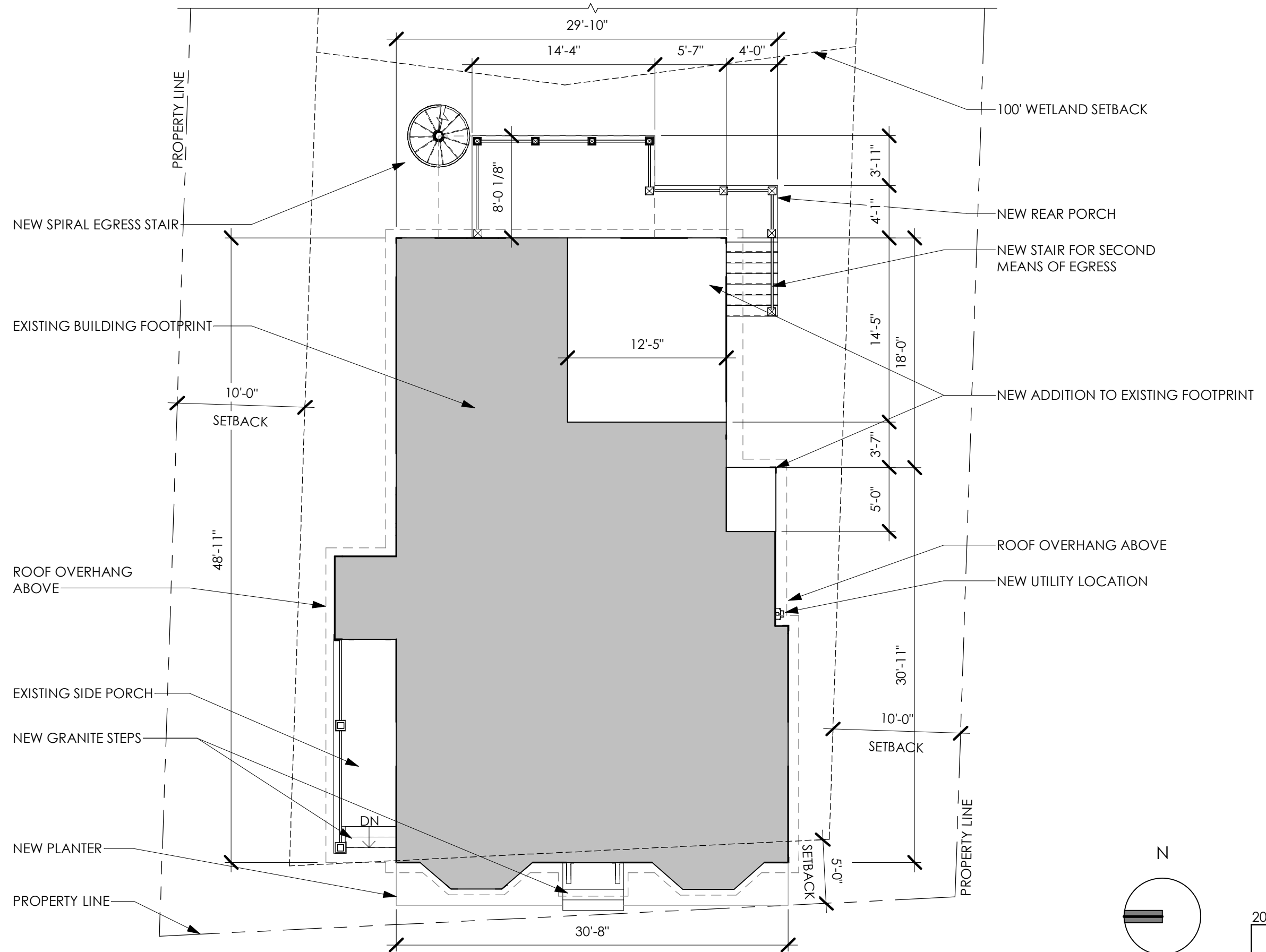
232 SOUTH STREET
PORTSMOUTH, NH

EXISTING PHOTOS

SHEET **2** OF 10
SEPTEMBER 9, 2020

202020
D|M|A
DESTEFANO
MAUGEL
ARCHITECTS

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232 SOUTH STREET
PORTSMOUTH, NH

EXISTING/PROPOSED PLAN
1/8" = 1'-0"

SHEET **3** OF 10
SEPTEMBER 9, 2020

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EXISTING WEST ELEVATION (2)
 1/8" = 1'-0"



EXISTING NORTH ELEVATION (1)
 1/8" = 1'-0"

232 SOUTH STREET
 PORTSMOUTH, NH

EXISTING ELEVATIONS
 1/8" = 1'-0"

SHEET 4 OF 10
 SEPTEMBER 9, 2020

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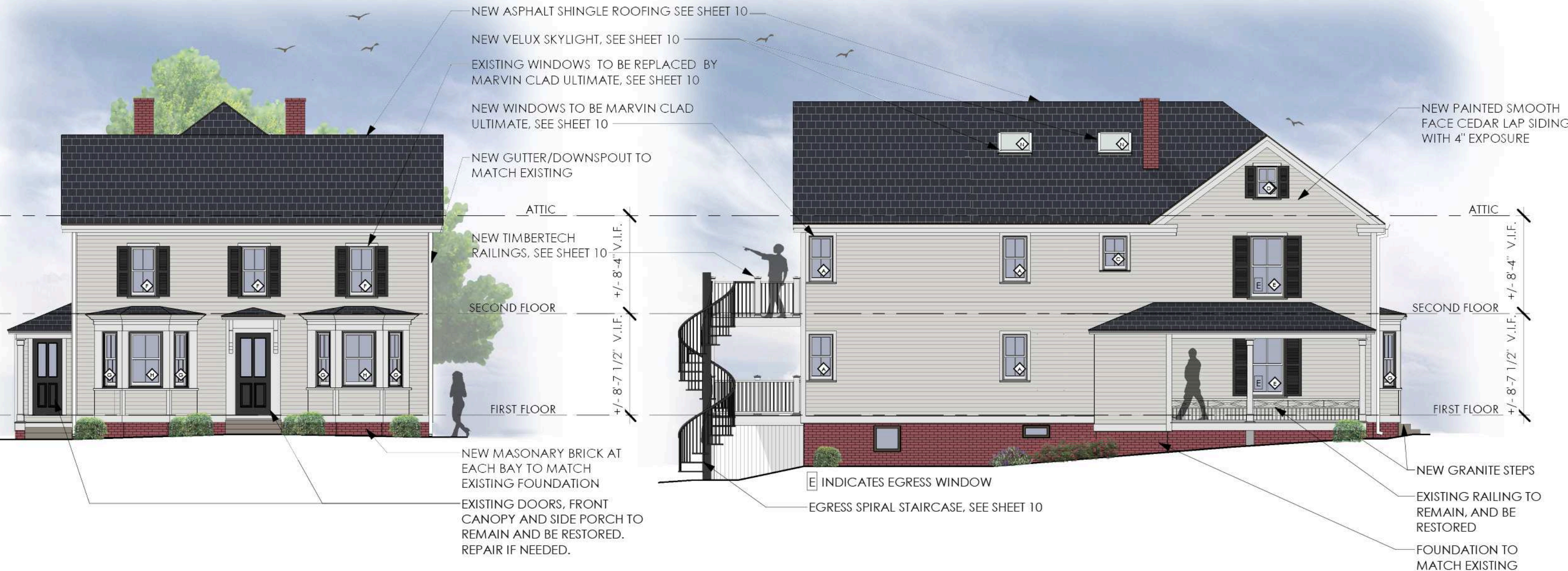
EXISTING SOUTH ELEVATION (2)
 1/8" = 1'-0"



EXISTING EAST ELEVATION (1)
 1/8" = 1'-0"

GENERAL ELEVATION NOTES

1. TRIM, INCLUDING WINDOW/DOOR CASINGS, CORNER BOARDS, RAKES AND RUNNING TRIM TO BE WOOD IN SIZES AND PROFILES TO MATCH EXISTING (ALTERNATE: BORAL SMOOTH IN LIEU OF WOOD).
2. WINDOW SILL PROFILE AND DETAIL TO MATCH ORIGINAL, WOOD.
3. EAVE AND RETURN DETAILS TO MATCH OR BE SIMILAR TO EXISTING DETAILS.
4. SHUTTERS/BLINDS TO BE WOOD WITH 1 1/2" LOUVERS, SIZED TO HALF OF WINDOWS OPENINGS, POST MOUNTED.
5. MASONRY INFILL BELOW FRONT BAYS TO MATCH, AS CLOSE AS POSSIBLE, EXISTING BRICK/MORTAR AT FOUNDATION.
6. THRESHOLDS AT EXISTING FRONT DOORS, IF REPLACED, TO BE OAK.



PROPOSED WEST ELEVATION 2
1/8" = 1'-0"

PROPOSED NORTH ELEVATION 1
1/8" = 1'-0"

232 SOUTH STREET
PORTSMOUTH, NH

PROPOSED ELEVATIONS
As indicated

SHEET **6** OF 10
SEPTEMBER 9, 2020

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GENERAL ELEVATION NOTES

1. TRIM, INCLUDING WINDOW/DOOR CASINGS, CORNER BOARDS, RAKES AND RUNNING TRIM TO BE WOOD IN SIZES AND PROFILES TO MATCH EXISTING (ALTERNATE: BORAL SMOOTH IN LIEU OF WOOD).
2. WINDOW SILL PROFILE AND DETAIL TO MATCH ORIGINAL, WOOD.
3. EAVE AND RETURN DETAILS TO MATCH OR BE SIMILAR TO EXISTING DETAILS.
4. SHUTTERS/BLINDS TO BE WOOD WITH 1 1/2" LOUVERS, SIZED TO HALF OF WINDOWS OPENINGS, POST MOUNTED.
5. MASONRY INFILL BELOW FRONT BAYS TO MATCH, AS CLOSE AS POSSIBLE, EXISTING BRICK/MORTAR AT FOUNDATION.
6. THRESHOLDS AT EXISTING FRONT DOORS, IF REPLACED, TO BE OAK.



EXISTING WINDOWS TO BE REPLACED BY MARVIN CLAD ULTIMATE, SEE SHEET 10

NEW PAINTED SMOOTH FACE CEDAR LAP SIDING WITH 4" EXPOSURE

E INDICATES EGRESS WINDOW

NEW UTILITY LOCATION (TO BE COORDINATED)

NEW FALSE WINDOW, SHUTTERS AND CASING TO MATCH EXISTING

1X4 LATTICE TO SCREEN STORAGE AREA UNDER DECK

NEW SPIRAL EGRESS STAIR, SEE SHEET 10

FOUNDATION TO MATCH EXISTING

PROPOSED SOUTH ELEVATION

2

1/8" = 1'-0"

PROPOSED EAST ELEVATION

1

1/8" = 1'-0"

232 SOUTH STREET
PORTSMOUTH, NH

PROPOSED ELEVATIONS
As indicated

SHEET 7 OF 10
SEPTEMBER 9, 2020

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232 SOUTH STREET
PORTSMOUTH, NH

CONTEXT VIEW FROM NORTHWEST

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232 SOUTH STREET
PORTSMOUTH, NH

CONTEXT VIEW FROM SOUTHWEST

SHEET 9 OF 10
SEPTEMBER 9, 2020

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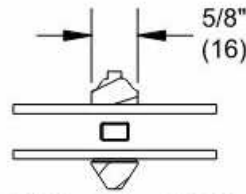
MARVIN ULTIMATE DOUBLE HUNG G2
 -WINDOW TYPE - A, C, D, E, J AND K
 -WINDOW TYPE- F, G, H, TO BE REPLACED TO
 MATCH EXISTING WINDOW SIZE.



MARVIN ULTIMATE CASEMENT
 -WINDOW TYPE - B (IN ONLY ONE LOCATION)



5/8" SDL STICKING w/ BLACK SPACER BAR



5/8" Putty SDL
 W/Spacer

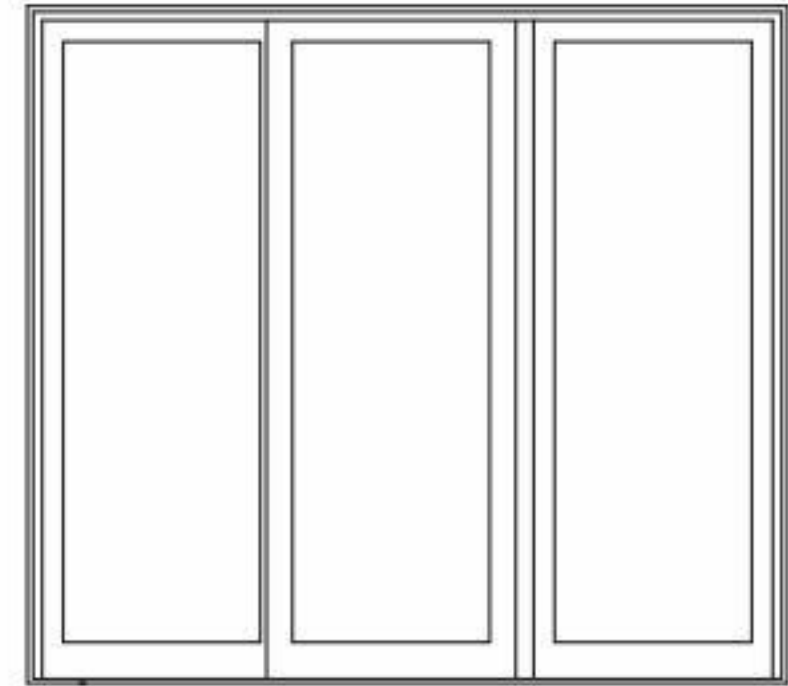
VELUX ELECTRIC FRESH AIR SKYLIGHT-M02
 -WINDOW TYPE - N



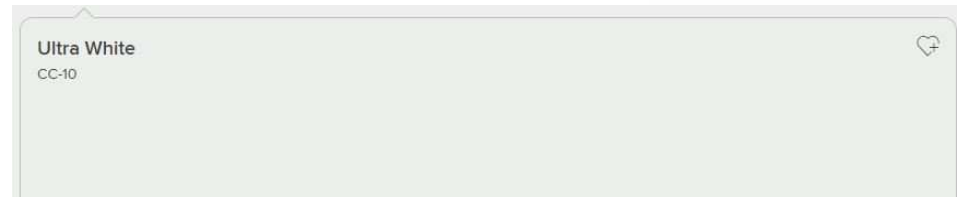
GODDARD EXTERIOR SPIRAL STAIRCASE



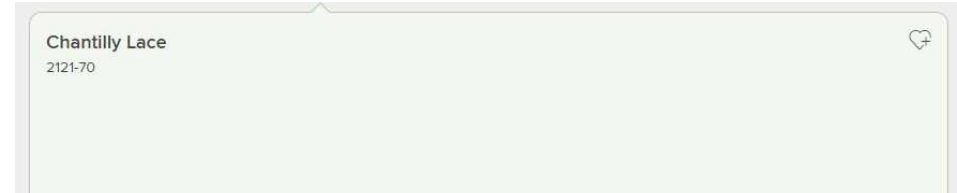
MARVIN ULTIMATE SLIDING PATIO DOOR
 DOOR TYPE - 1 AND 2



BENJAMIN MOORE (EXTERIOR LAP SIDING)



BENJAMIN MOORE (CORNERBOARDS, FASCIAS, SILLS AND TRIMS)



CERTAINTED PRESIDENTIAL SHAKE TL, ASPHALT SHINGLE (CHARCOAL BLACK)



TIMBERTECH PREMIER RAILING WITH 5.5' POST
 AND 5.5" PYRAMID CAP



232 SOUTH STREET
 PORTSMOUTH, NH

SPECIFICATIONS

SHEET **10** OF 10
 SEPTEMBER 9, 2020