CONTENTS, HDC APPLICATION FOR PROPOSED REMODEL, ADDITION AND CHANGES TO #127 & #137 HIGH ST., PORTSMOUTH, NH.

*2-Narrative

*3-Photographs, Existing Conditions.

*4-Survey Plan, Existing Conditions (reduced to fit 11x17).

*5-Site Plan, Existing Conditions, at 1"=10’ scale.

*6-Proposed Site Plan, at 1"=10’ scale.

*7-Proposed Landscaping Plan, at 1"=10’ scale.

*8-#137, Proposed Elevations, ¼"=1’0”, reduced to fit 11x17, with Existing Elevations overlayed.

*9-#137, Proposed Elevations, ⅛"=1’0”, reduced to fit 11x17.

*10-#137, Proposed 1st & 2nd Floor Plans, ¾"=1’0”, reduced to fit 11x17. Including Exterior Window and Door schedule.

*11-#137, Proposed Basement/Foundation & Attic floor Plans, ¾"=1’0”, reduced to fit 11x17.

*12-New Dwelling Unit at the Rear of #137, Proposed Elevations, 1/4"=1’0”, reduced to fit 11x17.

*13-New Dwelling Unit at the Rear of #137, Proposed Floor Plans, 1/4"=1’0”, reduced to fit 11x17. Including Exterior Window and Door schedule.

*14-#137 and New Dwelling Unit at the Rear of #137, West Elevation at Lot Line, 1/8"=1’0”.

*15-#127, Proposed Elevations, ¼"=1’0”, reduced to fit 11x17, with Existing Elevations overlayed.

*16-#127, Proposed Elevations, ⅛"=1’0”, reduced to fit 11x17.

*17-#127, Proposed Floor Plans, 1/4"=1’0”, reduced to fit 11x17. Including Exterior Window and Door schedule.

*18-#137 and New Rear Dwelling, Sections and Details.

*19-Green Mountain Window, Milestone Series information.

*20-Mitsubishi condenser Unit information.

*21-Stone veneer information.

*22-“Premium” balustrade information.
PROPOSED REMODEL, ADDITION AND CHANGES TO #127 & #137 HIGH ST.,

NARRATIVE

Tax card information suggests that #127 was built (or placed) in this
location in 1820. The structure is clearly of Historic importance as evidenced by its
front wall plaque. A building of its size appears on the 1813 map, but with a
different orientation.

Tax card information on #137 suggests it dates from 1860.

Both buildings appear on the 1892 map in their current placement. Further
research will be undertaken, principally in regard to a more original window and
exterior configuration for #127. The exterior of #137 appears to be very original,
although the windows and doors have been replaced.

#127 is a Single Family Residence, while #137 has been divided into (3)
Units.

Both properties are owned by James and Kimberley Lucy. The Lucy’s now
live in Greenland but #137 was their primary residence. They appeared before
you in 2016 (using a different designer) with a proposal that involved combining
the (2) properties, restoring #127, with a minor addition, changing the rear of
#137, and adding a (2) family “Townhouse” at the rear of the joined properties.
This proposal was not approved by the BOA.

In consultation with the Planning Department we have now assembled a
different, more “limited” approach. This involves the following:

- the properties are combined, as previously proposed. The combined properties
  existing use is (4) Residential Dwelling Units. The Proposed configuration is (3)
  Dwelling Units and (1) Commercial/Office Unit. The area of the New Dwelling Unit
  at the rear of #137 (832sf) is less than that of the converted Office Area (1,138sf).

- #127 (Unit #3), is to be restored generally and returned to a more “original”
  window configuration. As part of this we propose a slight enlargement of the
  existing rear addition along with the creation of a 2nd Floor deck.

- the main house structure of #137 would be fully restored, but the existing rear
  shed roof portion would be demolished to 2nd Floor level, while preserving the
  rear Kitchen fireplace and chimney. A 28' x22', 1 ½ story addition (+/- 3'6” knee
  walls) would be built at the rear of this structure and incorporated to the main
  house as shown on the plans included. The general appearance of this is to be
  that of an attached “Coach House” off the rear “Kitchen” to the main house. It is
  our intention that this structure is clearly, visually, subservient to the main house
  structure. It will contain a (2) car Garage with Living space in the “roof” above.
  The First Floor of the original building will be converted into an Office (Unit #1), to
  more align with the zoning requirements. The Garage and Second Floor space
  would be dedicated to (1) Residential Unit (Unit #2).

- a new Single Family Dwelling (Unit #4), is proposed to be built across the rear of
  #137. This 20'x38’ structure with 6'x12', Sunroom bump out, is to assume the
  appearance of a Stable and Service Building. Essentially an “out building” to the
  Main House of #137. This would be a 2-story, hip roofed, structure, keeping it as
  low as possible, while still providing amenable space for the occupants.

This approach endeavors to create a descending order of buildings from
front to rear, primary, secondary and tertiary. Main house, Kitchen/Coach House,
Stable/Service Building. The Driveway and Turnaround would assume the
appearance of a “Coach Yard”. All other available open space would be utilized as
lawn and garden areas. The elements of these would reflect the nature of a
Colonial Garden. That is in homage to the Moffat-Ladd House, but subservient to
it. Pruned hedge rows and climbing vines would be used to create as much
privacy as possible between the units, and to the adjoining properties.

Other than to meet non-combustible requirements of the Building
Department, the (3) buildings would be restored and built having all wood
exteriors, including Western Red Cedar rooves. Traditional, all-wood, Green
Mountain Windows and Doors would be used.
TITLE: PHOTOGRAPHS, EXISTING CONDITIONS
DATE: 7.24.2018

REMODEL & ADDITION
at #127 & #137 HIGH STREET
PORTSMOUTH, NH.
#127, MAIN HOUSE
- FULL RESTORATION
- UNIT #1: 1ST FLOOR, OFFICE
- UNIT #2: (2) CAR GARAGE & 2ND FLOOR POTENTIAL UNIT
  INCL. ATTIC
- EXISTING BASEMENT FOR USE OF UNIT #3 & MECHANICALS FOR
  HOISTED BASEMENT

#137, REAR ADDITION
- 22' x 28', 1/2 STORY SERVING UNIT #2
- 2 BEDROOM SPACES WITHIN GARAGE
- 8.5' x 10' DECKING SPACE FOR UNIT #4

NEW DWELLING UNIT
- UNIT #4 (2) STORY W/ BASEMENT
- 2 BEDROOMS
- 2ND FLOOR ENTRANCE

DECKWAY & TURNBEND
(NOTED FOR SNOW REMOVAL
INCLUSION)

$127, UNIT #3
- RESTORATION & WINDOW CHANGES
- ENLARGE DECK ADDITION (WITH NEW)
- TO MAKE 2ND FLOOR DECK WITH LIVING
  SPACE AT 1ST FLOOR

$127, REAR ADDITION
- 22' x 28', 1/2 STORY SERVING UNIT #2
- 2 BEDROOM SPACES WITHIN GARAGE

PROPOSED LOT SIZE:
$127 + PARCEL B + $137 +
PARCEL A + PASSAGEWAY
(2,571+221+3,997+461)
= 7,849 sq ft

PROPOSED BUILDING
COVERAGE:
UNIT #1 ($27,179)+
UNIT #3 ($92)+
UNIT #4 ($324)+
TOTAL = 3,325 sq ft
 THEREFORE, 45.9%
48' long trellis, climbing frame for Concord grape vines. 4' x 4' W.R.C. posts at 6'oc set in concrete. 6' high 1/8" galvanized wire at 8'oc run horizon through posts.

'Hedge row' Inkberry Holly (evergreen) planted at 3'6"oc grows to 4' ht.

PROPOSED LANDSCAPING PLAN

*127 & *137 (lots combined)
High St., Portsmouth, NH
1"=1'0"  12.26.2017
EXISTING CONDITIONS OVERLAYED TO PROPOSED

EXISTING REAR ADDITION

PROPOSED FRONT (SOUTH) ELEVATION

PROPOSED RIGHT SIDE (EAST) ELEVATION

PROPOSED LEFT SIDE (WEST) ELEVATION *REDUCED TO FIT 11 X 17

PROPOSED REAR (NORTH) ELEVATION

PAGE 8
PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

INSTRUCTIONS:

1. Valve identification and pressure test information should be provided on all systems.  All systems should be properly labeled and referenced in the drawings.  A valve identification schedule should be provided for all systems.

2. All mechanical systems should be detailed in accordance with the appropriate codes and standards.  All mechanical systems should be properly sized and coordinated.

3. All electrical systems should be detailed in accordance with the appropriate codes and standards.  All electrical systems should be properly sized and coordinated.

4. All plumbing systems should be detailed in accordance with the appropriate codes and standards.  All plumbing systems should be properly sized and coordinated.

5. All heating, ventilation, and air conditioning (HVAC) systems should be detailed in accordance with the appropriate codes and standards.  All HVAC systems should be properly sized and coordinated.

6. All fire protection systems should be detailed in accordance with the appropriate codes and standards.  All fire protection systems should be properly sized and coordinated.
Green Mountain Window Co.
92 Park St, Rutland, Vermont

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The Green Mountain Window Milestone Series

"We realized that if we could create a window with historical aesthetics and energy performance, the result would truly be a milestone."

A.K., President, Green Mountain Window Co.

Green Mountain Window Milestone Double Hung

Frame:
• No vinyl jamb liner (also known as vinyl tracks).
• Virtually no vinyl or weather-strip visible.
• Concealed block and tackle balance system.

Sash:
• Tilts in easily with concealed latches.
• High quality Truth® brand hardware in brown or white. Options: "Colonial" sweep lock in oil rubbed bronze and "Arts and Crafts" brass pivot lock (shown above).
• Historic aesthetics with wide rails and profiled edges.
• Weather-stripped on all edges.

Divided Lights:
• 5/8" wide Smalldale Divided Lite (S.D.L.) has ogee pattern.
• 7/8" wide S.D.L. has bead pattern.
• Many profile options available, including custom.
• S.D.L. available with or without divider between glass.

Glazing & Energy Options:
• Overall insulated glass thickness of 1/2" preserves historic look (thicker units look more modern).
• Warm edge spacer and double strength glass used all insulating units.
• Low E glass with Krypton gas fill option achieves Energy Star rating.
• Restoration and antique wavy glass available.

Milestone - vs - Standard G.M.W.
• The Milestone™ series double hung is a higher end, more historically correct window than the "standard" Green Mountain Window.
• The most pronounced aesthetic features that set it apart from the standard GMW (and from the competition) are the concealed balance system and hidden tilt-in mechanism.
• The air infiltration rating on the Milestone double hung is .11 scfm/ft², one of – if not the – best in the industry. The overall "Design Pressure" rating is DP35 with an option of DP40 with a slightly taller sill stop. The standard G.M.W. has an air infiltration rating of .20 scfm/ft², with an overall rating of DP30.
• The Milestone double hung must be installed carefully and accurately to assure optimum performance. In order to operate correctly the unit must be plum, square and the jams must be straight.
• For a more through description of the standard GMW window please see our green brochure or contact your dealer.

Green Mountain Window Milestone Door

Panel:
• Historic aesthetics throughout, 6 3/8" bottom rail, 4/9/16" top rail and side stiles. Custom available.

Hardware:
• Standard hardware is brass with multipoint lock system. Other finishes include: brushed chrome, oil rubbed bronze, polished chrome,
Mitsubishi MXZ-4C36NAHZ - 36k BTU - M-Series H2i Outdoor Condenser - For 2-4 Z... Page 2 of 4

<table>
<thead>
<tr>
<th>Features</th>
<th>Specifications</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>For over 50 years, Mitsubishi has remained at the forefront of the mini split industry thanks to their dedication to providing efficient, user-friendly comfort solutions. The MXZ-4C36NAHZ is an H2i hyper-heating outdoor condenser for multi-zone mini split applications in freezing climates. It supports up to four indoor units, allowing you to create a custom zoned heating and cooling system based entirely around the specific needs of your home. With a broad range of compatible indoor units, efficiency-boosting inverter technology, and heating capabilities that withstand some of the coldest conditions, the MXZ-4C36NAHZ is a smart addition for nearly any home.</strong></td>
<td><strong>General Information</strong></td>
</tr>
<tr>
<td><strong>H2i Technology</strong></td>
<td><strong>Type</strong></td>
</tr>
<tr>
<td>· Low and negative ambient temperatures don't bother the MXZ-4C36NAHZ. It is rated for 100% heating capacity at 5 degrees F and continues to provide heating in outdoor conditions as low as -13 degrees F.</td>
<td><strong>Product Line</strong></td>
</tr>
<tr>
<td><strong>Precision Temperature Control Technology</strong></td>
<td><strong>Operating Mode</strong></td>
</tr>
<tr>
<td>· This outdoor condenser is equipped with inverter technology and an electronic linear expansion valve. By adjusting compressor speed and refrigerant flow, these components provide precise temperature control and incredible efficiency.</td>
<td><strong>Maximum Number of Zones</strong></td>
</tr>
<tr>
<td><strong>Integrated Base Pan Heater</strong></td>
<td><strong>Multi-Zone Compatible</strong></td>
</tr>
<tr>
<td>· MXZ-C outdoor condensers have a factory-installed base pan heater in the drain pan. This prevents condensate from freezing and damaging the unit in frigid climates.</td>
<td><strong>Installation Location</strong></td>
</tr>
<tr>
<td><strong>Mix and Match</strong></td>
<td><strong>Branch Box Required</strong></td>
</tr>
<tr>
<td>· The MXZ-4C36NAHZ is compatible with more than two dozen different indoor units. It even works with the advanced MEZ-FH indoor units. This makes it easy to design a system that suits your home, no matter how it's arranged.</td>
<td><strong>Performance</strong></td>
</tr>
<tr>
<td><strong>Product Compatible With</strong></td>
<td><strong>Nominal Capacity</strong></td>
</tr>
<tr>
<td>· Mitsubishi MSZ-GE Wall Mounted Mini Split Indoor Units</td>
<td><strong>Maximum Sound Level</strong></td>
</tr>
<tr>
<td>· Mitsubishi MSZ-GE Wall Mounted Hyper-Heating Mini Split Indoor Units</td>
<td><strong>Minimum Outdoor Temperature for Heating</strong></td>
</tr>
<tr>
<td>· Mitsubishi MSZ-FH Wall Mounted Hyper-Heating Mini Split Indoor Units</td>
<td><strong>Minimum Outdoor Temperature for Cooling</strong></td>
</tr>
<tr>
<td>· Mitsubishi MFZ-NA Floor Standing Mini Split Indoor Units</td>
<td><strong>Electrical Data</strong></td>
</tr>
<tr>
<td>· Mitsubishi SEZ-4D Concealed Duct Mini Split Indoor Units</td>
<td><strong>Voltage</strong></td>
</tr>
<tr>
<td>· Mitsubishi SLZ-4A Ceiling Cassette Mini Split Indoor Units</td>
<td><strong>Phase</strong></td>
</tr>
<tr>
<td>· Mitsubishi PLA-A138BA Ceiling Cassette Mini Split Indoor Units</td>
<td><strong>Frequency</strong></td>
</tr>
<tr>
<td>· Mitsubishi PLA-A25BB4 Ceiling Cassette Mini Split Indoor Units</td>
<td><strong>Recommended Breaker Size</strong></td>
</tr>
<tr>
<td>· Mitsubishi PLA-A25BA4 Ceiling Cassette Mini Split Indoor Units</td>
<td><strong>Certifications</strong></td>
</tr>
<tr>
<td>· Mitsubishi PRA-A24AA4 Concealed Duct Mini Split Indoor Units</td>
<td><strong>EnerStar Listed</strong></td>
</tr>
</tbody>
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**Product Note**

https://www.ecomfort.com/Mitsubishi-MXZ-4C36NAHZ/p30755.html 12/5/2018
Corners are available in all colors and shapes.

Stones in photos have been field-trimmed. Depending on preference, more or less trimming may be required to achieve the desired look.

Natural stone varies in color, veining, and pattern from piece to piece. STONEYARD* is not responsible for photos used in color literature, on websites, or in emails to accurately reflect actual material. Photos are used to create a general idea or feel for the material and cannot be used for color matching.

*This product is HCA (Harsh Climate Approved). It has been subjected to numerous freeze-thaw cycles and can withstand the harshest climates (both hot and cold). Perfect for interior and exterior use in any region including applications below grade. Also suitable for use in water features, near salt water, and in areas where blowing sand is a concern. Visit www.stoneyard.com/hca for more details.

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Square Composite Baluster

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