

CITY OF PORTSMOUTH BOA APPLICATION

- SINGLE FAMILY HOME / RESIDENCE
11 MEETING HOUSE HILL RD.
- OWNER: ARGERIS KARABELAS
- CONTRACTOR: BECKSTED ASSOCIATES
1395 ISLINGTON ST., PORTSMOUTH
PHONE: 603-431-1587, 817-1912, 817-1944
- LOT AREA: SEE ATT. DRAWING
- FOOTPRINT/HEIGHT: SEE ATT. DRAWING
- SETBACKS: SEE ATT. DRAWING

REQUEST TO INCREASE HEIGHT OF REAR WALL APPROX. 2'-6", EFFECTIVELY CREATING TWO SMALL DORMERS ON EITHER SIDE OF AN EXISTING LARGER DORMER. THIS CHANGE IS REQUIRED TO ALLOW USE OF TWO ROOMS THAT NOW ONLY HAVE 4' HEADROOM AT REAR WALL, MAKING THEM UNUSABLE FOR ANYTHING OTHER THAN FOR STORAGE.

THIS CHANGE WILL HAVE NO EFFECT ON THE BUILDING FOOTPRINT; NOR WILL IT INCREASE THE OVERALL HEIGHT OF THE BUILDING.

THE CHANGE SHOULD HAVE NO NEGATIVE EFFECT ON VALUE OF SURROUNDING BUILDINGS, AS IT DUPLICATES MULTIPLE EXISTING DORMERS IN THE NEIGHBORHOOD.

BECKSTED ASSOCIATES
Construction & Design
PORTSMOUTH, NH 03802
(603) 431-1587

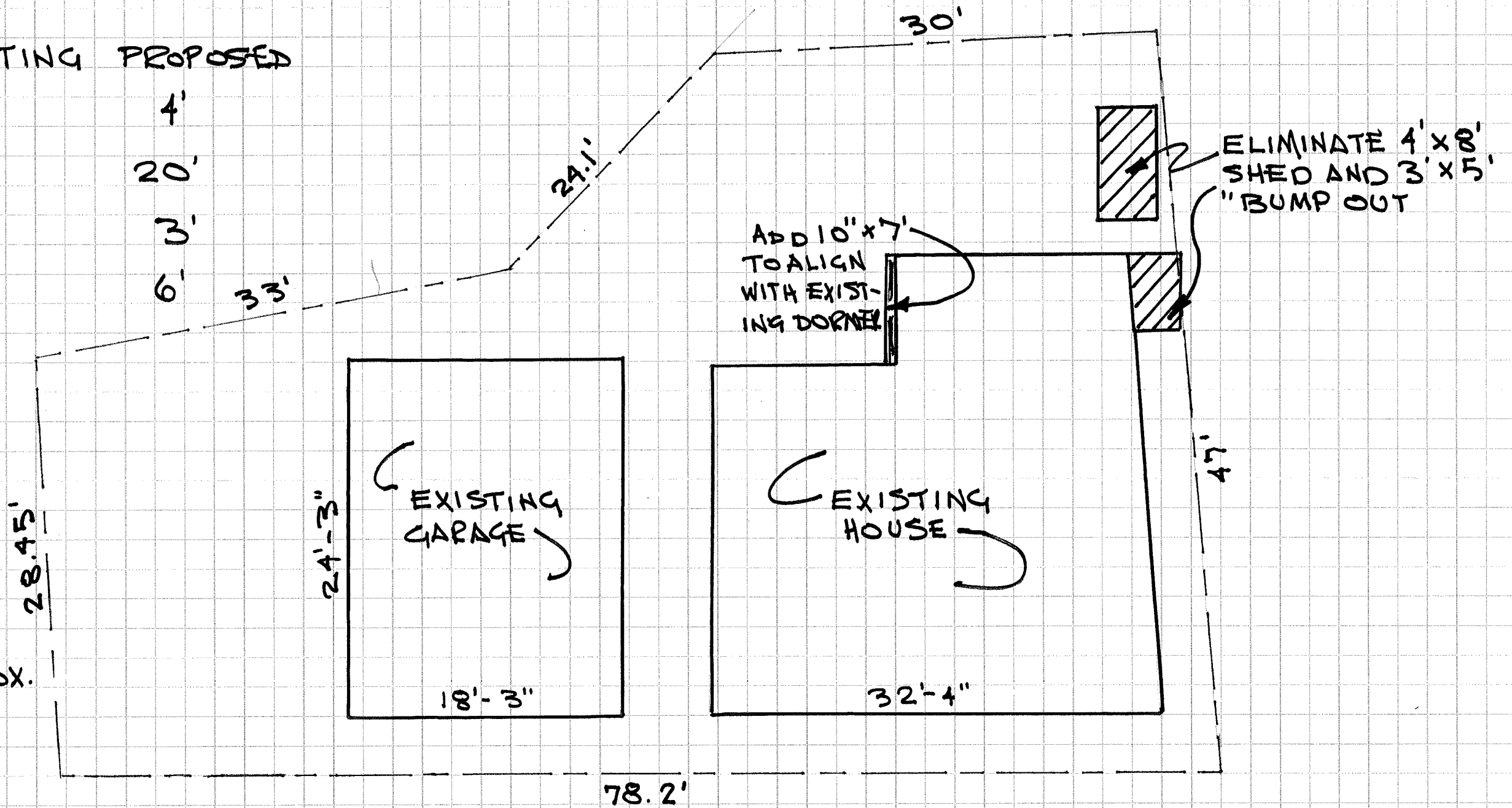
JOB 11 MEETING HOUSE HILL RD.
SHEET NO. 1 OF 25
CALCULATED BY RB DATE 6/19/19
CHECKED BY _____ DATE _____
SCALE N/A

SETBACKS-EXISTING PROPOSED

FRONT - 4' ±	4'
LEFT - 20' ±	20'
RIGHT - 0	3'
REAR - 6' ±	6'

PROPOSED DORMERS AT REAR WILL ADD 2 1/2' TO HEIGHT OF EAVE (NOT PEAK) BUT WILL NOT INCREASE BUILDING FOOTPRINT.

OVERALL LOT COVERAGE WILL BE REDUCED BY APPROX. 40 SQ/FT.



NOTE: SITE DIMENSIONS ARE TAKEN FROM CITY TAX MAP. ACTUAL SITE SURVEY HAS BEEN SCHEDULED, BUT NOT YET COMPLETED

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JOB 11 MEETING HOUSE HILL RD
SHEET NO. 2 OF 25
CALCULATED BY RB DATE 6/19/19
CHECKED BY _____ DATE _____
SCALE 1/8" = 1'-0

WINDOWS: DUPLICATE EXISTING WINDOWS IN SAME SIZE & CONFIGURATION USING GREEN MOUNTAIN BRAND UNITS.

- WINDOWS TRIMED W/ 5/4 X 4 (3 1/2") FLAT TRIM WITH BAND MOULDING. & 2" ± SILL.

- WINDOW LOCATION UNCHANGED
EXISTING DORMER

NEW DORMER

REBUILD CHIMNEYS USING EXISTING BRICK - RESTORE "BISHOP CAPS" USING DUPLICATE BRICK

5/4 X 8 (TYP.)
DUPLICATING ORIGINAL

5" REVEAL
CEDAR SHAKES

3" REVEAL
WOOD CLAPBOARDS

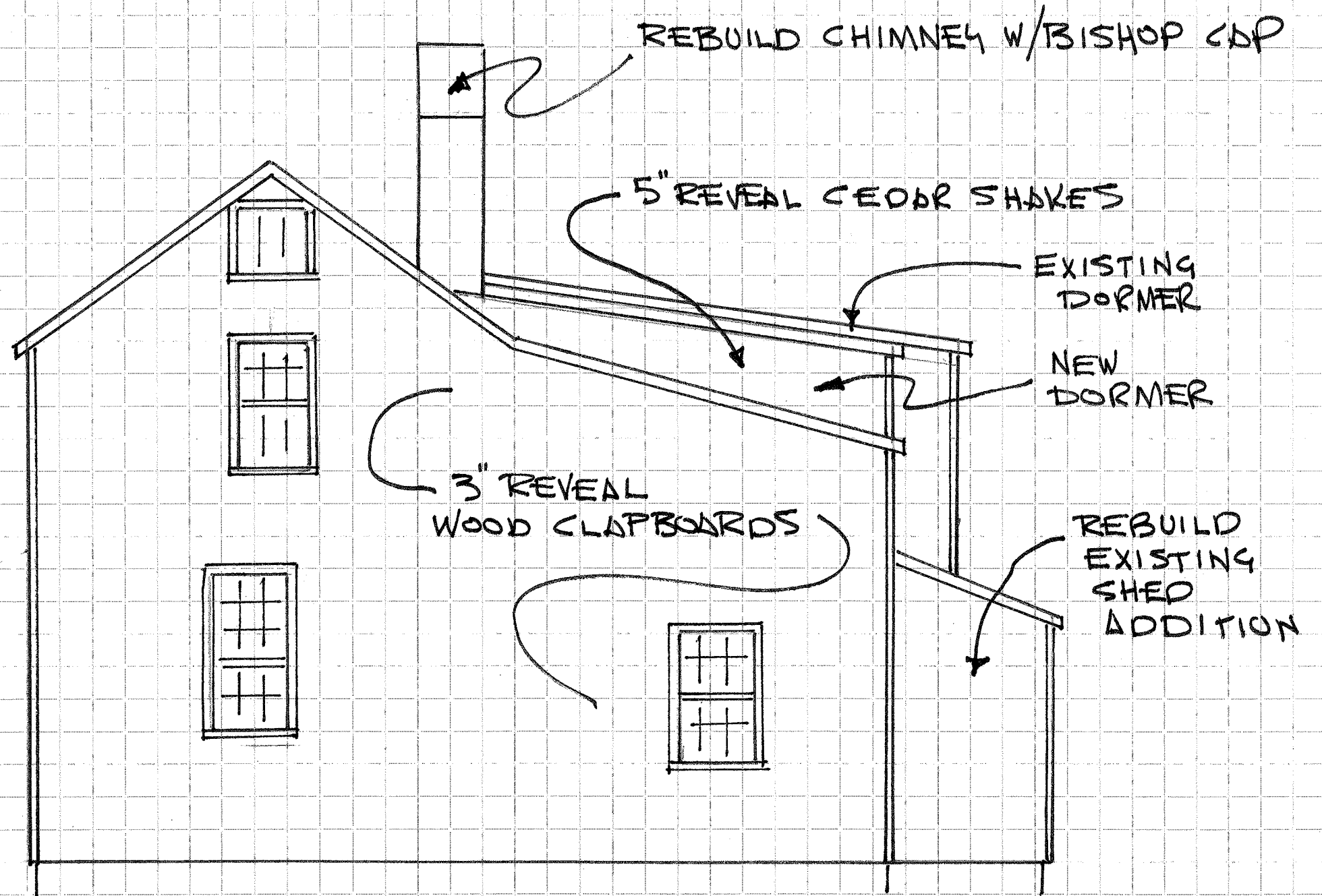
5/4 X 5
(4 1/4 - 4 1/2)
TYP.
CORNER BOARD
DUPLICATING ORIGINAL

REBUILD EXISTING SHED ADDITION IN SAME DIMENSIONS EXCEPT AS NOTED

LEFT (GARAGE) SIDE

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JOB 11 MEETINGHOUSE HILL RD
SHEET NO. X3 OF 35
CALCULATED BY RB DATE 6/14/19
CHECKED BY _____ DATE _____
SCALE 1/4" = 1'-0"

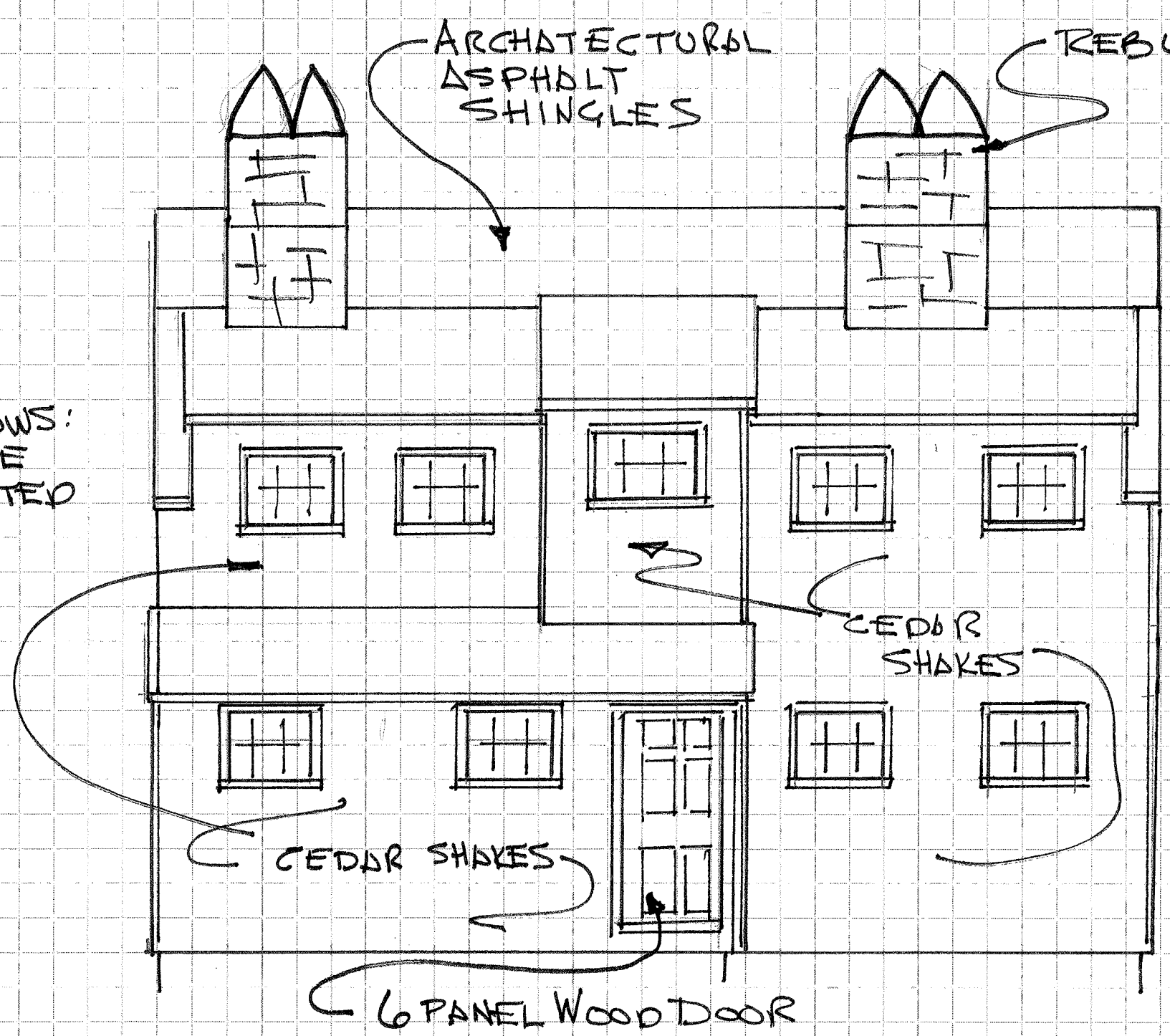


RIGHT SIDE

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JOB MEETING HOUSE HILL RD.
 SHEET NO. 24 OF 35
 CALCULATED BY RB DATE 6/14/19
 CHECKED BY _____ DATE _____
 SCALE 1/4" = 1'-0"

REBUILT EXISTING SHED ADDITION MODIFIED AS FOLLOWS:
 - 3' x 5' LEFT SIDE PORTION ELIMINATED TO ALIGN WITH HOUSE SIDE WALL
 - ADD 1' ON RIGHT SIDE TO ALIGN WITH EXISTING 2ND FLOOR DORMER



WINDOWS: 6 PANEL GREEN MOUNTAIN BRAND AWNING WINDOWS. DUPLICATE TYPICAL PANE SIZE (8" x 10") IN REST OF HOUSE

REAR ELEVATION

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JOB 11 MEETING HOUSE HILL RD
 SHEET NO. 35 OF 35
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 SCALE 1/4" = 1'-0"