Site Plan
Myers Residence
700 Middle Street
Source from Planning Department Website
6-25-19

P = Parking

Large Tree
Small/medium Tree
Bush/medium planting
Bush/small planting
Raised garden/cutting beds

Middle Street
Middle Road
Aldrich Road

Hedge

Barn
House

Source from Planning Department Website
6-25-19
5'-0" EASEMENT GRANTED BY ADJACENT NEIGHBOR. EASEMENT IN PROCESS OF BEING APPROVED AND FILED WITH REGISTRY OF DEEDS. PROOF OF APPROVAL TO BE PROVIDED TO BUILDING DEPARTMENT FOR OBTAINMENT OF CONSTRUCTION PERMIT. UPON APPROVAL OF EASEMENT, 1-HOUR RATED WALL ASSEMBLY NO LONGER REQUIRED. 1-HOUR RATED WALL ASSEMBLY NO LONGER REQUIRED UPON APPROVAL OF EASEMENT. REQUIREMENT APPLIES TO NORTH FACING WALL ONLY. REQUIREMENT APPLIES TO NORTH FACING WALL ONLY.

SEEN SHEETS S1-S3 BY ROSS ENGINEERING FOR ADDITIONAL STRUCTURAL REQUIREMENTS.

INSTALL DEVICES PER CODE!
SEE SHEETS S1-S3 BY ROSS ENGINEERING FOR ADDITIONAL STRUCTURAL REQUIREMENTS.
**SECTION 1: NEW STAIR**

700 MIDDLE STREET
PORTSMOUTH, NEW HAMPSHIRE

TAYLOR-MYERS BARN
SECOND FLOOR RENOVATION FOR:

DRAWN BY:
R BERNARD, AIA

PERMIT:

CONSTRUCTION:

PRINTS MADE:

MAY 2, 2019

MAY 16, 2019

**EXTERIOR WALL CONSTRUCTION (TYP.)**
- EXISTING 1X SHEATHING BOARDS
- 2" X 4" ROUGH SAWN STUDS @ 16" O.C.
- SPRAY-APPLIED, CLOSED CELL FOAM INSULATION: FILL CAVITY, R-25+/
- 1/2" BLUEBOARD W/ SKIM COAT PLASTER

**SECOND FLOOR CONSTRUCTION (TYP.)**
- REMOVE EXISTING FLOOR BOARD LAYERS
- EXISTING 2" X 8" ROUGH SAWN JOISTS @ 16" O.C.
- SPRAY-APPLIED, CLOSED CELL FOAM INSULATION: R-35 MINIMUM
- EXISTING BEAD BOARD CEILING @ BARN

**INTERIOR WALL CONSTRUCTION (TYP.)**
- 2 X 4 STUDS @ 16" O.C.
- 1/2" BLUEBOARD W/ SKIM COAT PLASTER (BOTH SIDES)
- EXISTING RED CEDAR CLAPBOARDS

**ROOF/CEILING CONSTRUCTION (TYP.)**
- EXISTING ASPHALT SHINGLES
- EXISTING 2" X 6" ROUGH SAWN RAFTERS @ 16" O.C.
- EXISTING 1" ROOF SHEATHING BOARDS
- SPRAY-APPLIED, CLOSED CELL FOAM INSULATION: FILL CAVITY; R-40+/
- 1/2" BLUEBOARD W/ SKIM-COAT PLASTER
- 1 X 3 STRAPPING @ 16" O.C.
- 3/4" T&G CDX SUBFLOOR, GLUED AND NAILED

- SEE SHEET S1, BY ROSS ENGINEERING, FOR ADDITIONAL FRAMING REQUIREMENTS
- SEE SHEET S1, BY ROSS ENGINEERING, FOR ADDITIONAL FRAMING REQUIREMENTS
- SEE SHEET S1, BY ROSS ENGINEERING, FOR ADDITIONAL FRAMING REQUIREMENTS

**ENTRY FLOOR CONSTRUCTION**
- 6 1/2" +/- P.T. JOISTS @ 16" O.C. (SIZE TO BE CONFIRMED ON SITE)
- SPRAY-APPLIED, CLOSED CELL FOAM INSULATION: R-30 MINIMUM
- 3/4" T&G CDX SUBFLOOR, GLUED AND NAILED

- INSTALL 5-8" 'TYPE X' GYPSUM DRYWALL ON ENTIRE INSIDE SURFACE OF NORTH GABLE WALL.
- GYPSUM TO BE CONTINUOUS BEHIND STAIRS, BETWEEN JOISTS, ETC.
- FIRE-RATED ASSEMBLY NO LONGER REQUIRED UPON APPROVAL OF 5'-0" EASEMENT.

- SEE SHEETS S1-S3 BY ROSS ENGINEERING FOR ADDITIONAL STRUCTURAL REQUIREMENTS.

**EXISTING TIMBER BEAM**
W212

**EXISTING 6x8 TIMBER COLLAR BEAM**

SEE SHEETS S1, BY ROSS ENGINEERING, FOR ADDITIONAL FRAMING REQUIREMENTS.

- CONFIRM ROUGH HEAD HEIGHT ON SITE. WINDOW TO BE INSTALLED WITH T.O. UNIT @ B.O. EXISTING FRIEZE TRIM.

- INSTALL P.T. 2X SILL PLATE BELOW NEW DOOR. INSTALL P.T. 2X JOISTS @ 16" O.C. TO ALIGN WITH T.O. SILL PLATE.

- INSTALL 1 1/2" GYPSUM DRYWALL @ UNDERSIDE OF STAIR

- INSTALL TYPE X GYPSUM DRYWALL ON ENTIRE INSIDE SURFACE OF NORTH GABLE WALL. GYPSUM TO BE CONTINUOUS BEHIND STAIRS, BETWEEN JOISTS, ETC.

- FIRE-RATED ASSEMBLY NO LONGER REQUIRED UPON APPROVAL OF 5'-0" EASEMENT.

- SEE SHEETS S1-S3 BY ROSS ENGINEERING FOR ADDITIONAL STRUCTURAL REQUIREMENTS.
EXISTING BARN SLAB & FOUNDATION

EXISTING BARN

EXISTING COLLAR TIES
EXISTING STEEL TENSION ROD, SUPPORTS HORIZONTAL BEAMS
EXISTING LOFT FLOOR JOISTS
EXISTING 2" X 8" ROUGH SAWN JOISTS

INTERIOR WALL CONSTRUCTION (TYP.)
- 2" X 4" STUDS @ 16" O.C.
- 1/2" BLUEBOARD W/ SKIM COAT PLASTER (BOTH SIDES)
- EXISTING RED CEDAR CLAPBOARDS

SECOND FLOOR CONSTRUCTION (TYP.)
- REMOVE EXISTING FLOOR BOARD LAYERS
- EXISTING 2" X 8" ROUGH SAWN JOISTS @ 16" O.C.
- SPRAY-APPLIED, CLOSED CELL FOAM INSULATION: R-35 MINIMUM
- EXISTING BEAD BOARD CEILING @ BARN

EXTERIOR WALL CONSTRUCTION (TYP.)
- SPRAY-APPLIED, CLOSED CELL FOAM INSULATION: FILL CAVITY, R-25+/
- 1/2" BLUEBOARD W/ SKIM COAT PLASTER

EXISTING BARN

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EXISTING ASPHALT SHINGLES
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1/2" BLUEBOARD W/ SKIM-COAT PLASTER
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3/4" T&G CDX SUBFLOOR, GLUED AND NAILED

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- EXISTING BEAD BOARD CEILING @ BARN

INTERIOR WALL CONSTRUCTION (TYP.)
- 2" X 4" STUDS @ 16" O.C.
- 1/2" BLUEBOARD W/ SKIM COAT PLASTER (BOTH SIDES)

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- EXISTING BEAD BOARD CEILING @ BARN

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- 2" X 4" STUDS @ 16" O.C.
- 1/2" BLUEBOARD W/ SKIM COAT PLASTER (BOTH SIDES)

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INTERIOR WALL CONSTRUCTION (TYP.)
- 2" X 4" STUDS @ 16" O.C.
- 1/2" BLUEBOARD W/ SKIM COAT PLASTER (BOTH SIDES)
### Window/Door Schedule

**Window Features:**
- **All units to be interior, 77 1/2" 88 1/2"**
- **Stone White ULTRA Exterior**
- **Low-E Reflective Glass**
- **Pre-Finished White Wood Interior**
- **Window/Door Units to Have Traditional Folding Handle**
- **Exterior Screens to Match Exterior Color**
- **Interior Screens to Match Interior Color**
- **Handrails as noted**
- **All Double-Hung Windows to Have Hinge Limiting Hardware**
- **All units to have these features unless noted otherwise**

**Schedule:**

<table>
<thead>
<tr>
<th>Unit</th>
<th>Location</th>
<th>Model</th>
<th>ID (in. x ft)</th>
<th>Finish Type</th>
<th>Finish Color</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>M020</td>
<td>Bedroom</td>
<td>Rubber</td>
<td>10 1/2&quot; x 8 1/2&quot;</td>
<td>NA</td>
<td>NA</td>
<td>White Aluminum Tempered Glass</td>
</tr>
<tr>
<td>M021</td>
<td>Dedicated</td>
<td>Rubber</td>
<td>10 1/2&quot; x 8 1/2&quot;</td>
<td>NA</td>
<td>NA</td>
<td>White Aluminum Tempered Glass</td>
</tr>
<tr>
<td>M022</td>
<td>Office</td>
<td>Rubber</td>
<td>10 1/2&quot; x 8 1/2&quot;</td>
<td>NA</td>
<td>NA</td>
<td>White Aluminum Tempered Glass</td>
</tr>
<tr>
<td>M023</td>
<td>Living Room</td>
<td>Rubber</td>
<td>10 1/2&quot; x 8 1/2&quot;</td>
<td>NA</td>
<td>NA</td>
<td>White Aluminum Tempered Glass</td>
</tr>
<tr>
<td>M024</td>
<td>Master</td>
<td>Rubber</td>
<td>10 1/2&quot; x 8 1/2&quot;</td>
<td>NA</td>
<td>NA</td>
<td>White Aluminum Tempered Glass</td>
</tr>
<tr>
<td>M025</td>
<td>Master</td>
<td>Rubber</td>
<td>10 1/2&quot; x 8 1/2&quot;</td>
<td>NA</td>
<td>NA</td>
<td>White Aluminum Tempered Glass</td>
</tr>
<tr>
<td>M026</td>
<td>Master</td>
<td>Rubber</td>
<td>10 1/2&quot; x 8 1/2&quot;</td>
<td>NA</td>
<td>NA</td>
<td>White Aluminum Tempered Glass</td>
</tr>
<tr>
<td>M027</td>
<td>Master</td>
<td>Rubber</td>
<td>10 1/2&quot; x 8 1/2&quot;</td>
<td>NA</td>
<td>NA</td>
<td>White Aluminum Tempered Glass</td>
</tr>
</tbody>
</table>

### Door Schedule

**Door Features:**
- **All exterior doors to have bronze aluminumills, confirm all wood length**
- **All doors, if necessary, to be determined**

**Schedule:**

<table>
<thead>
<tr>
<th>Unit</th>
<th>Location</th>
<th>Model</th>
<th>ID (in. x ft)</th>
<th>Finish Type</th>
<th>Finish Color</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>M028</td>
<td>Entry</td>
<td>Rubber</td>
<td>30 1/2&quot; x 80 1/2&quot;</td>
<td>NA</td>
<td>NA</td>
<td>Therma-Tru Biscuit 36 in. x 80 in. Glass Lite</td>
</tr>
<tr>
<td>M029</td>
<td>Hallway</td>
<td>Rubber</td>
<td>30 1/2&quot; x 80 1/2&quot;</td>
<td>NA</td>
<td>NA</td>
<td>Therma-Tru Biscuit 36 in. x 80 in. Glass Lite</td>
</tr>
<tr>
<td>M030</td>
<td>Office</td>
<td>Rubber</td>
<td>30 1/2&quot; x 80 1/2&quot;</td>
<td>NA</td>
<td>NA</td>
<td>Therma-Tru Biscuit 36 in. x 80 in. Glass Lite</td>
</tr>
</tbody>
</table>

**Second Floor:**

<table>
<thead>
<tr>
<th>Unit</th>
<th>Location</th>
<th>Model</th>
<th>ID (in. x ft)</th>
<th>Finish Type</th>
<th>Finish Color</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>M031</td>
<td>Entry</td>
<td>Rubber</td>
<td>30 1/2&quot; x 80 1/2&quot;</td>
<td>NA</td>
<td>NA</td>
<td>Therma-Tru Biscuit 36 in. x 80 in. Glass Lite</td>
</tr>
<tr>
<td>M032</td>
<td>Hallway</td>
<td>Rubber</td>
<td>30 1/2&quot; x 80 1/2&quot;</td>
<td>NA</td>
<td>NA</td>
<td>Therma-Tru Biscuit 36 in. x 80 in. Glass Lite</td>
</tr>
<tr>
<td>M033</td>
<td>Office</td>
<td>Rubber</td>
<td>30 1/2&quot; x 80 1/2&quot;</td>
<td>NA</td>
<td>NA</td>
<td>Therma-Tru Biscuit 36 in. x 80 in. Glass Lite</td>
</tr>
</tbody>
</table>
Stephanie Taylor and Michael Myers are requesting a Garden Cottage accessory dwelling conversion.

Stephanie (my wife) and I are currently in the process of renovating the second floor of our detached carriage barn. We have gone through the HDC and Building Permit process and are now in the midst of the project. We are currently in the final stages of framing and will be progressing into rough-in very soon. The second floor of the barn has been designed to be a guest quarters - bedroom, bathroom, living space with basic amenities such as a bar sink, cabinetry and refrigeration. The health of my wife's parent's has been deteriorating over the last 3 years. We transitioned them from their home to an apartment two years ago. Next year, we were transitioning them into an independent/assisted living community. Three weeks ago, this plan unexpectedly upended. We have no choice but to uproot Stephanie's parents from Florida, where they have lived for 30 years, and move them into the space in our barn that is currently under construction. To accommodate them, the only change we need to make is to add a cooking stove.

The remaining portion of this letter addresses specific questions posed by the planning board.

The principal and accessory dwelling unit will remain under common ownership of Michael Myers and Stephanie Taylor, both of which currently and will continue to live in principal dwelling. This can be proved by drivers license, passports, taxes and utility bills.

Neither the principal nor the accessory dwelling unit will be used for any business.

The principal and the dwelling unit will be served by municipal sewer, but if a situation arises to prevent this, a septic system would be installed and shall meet NH Water supply and Pollution requirements for the demand of total occupancy of the premises.

The accessory dwelling will not result in excessive noise, traffic or parking congestion. No more cars will exist in the driveway than exist today and while two more people will be living on the property, they are 86 years old and rarely drive and most certainly are not noisy, rambunctious or demonstrative.

The accessory dwelling will conform to all Garden Cottage standards other than the following:
- The unit is 760sf versus the standard of 600sf. We are requesting a waiver to this standard.
- The unit is on the second floor of our existing barn which means the windows are higher than 8’ from grade as they face our neighbors on the north and west. We are requesting a waiver to this standard. Our neighbors on either side are supportive of our project.

Respectfully,
Michael Myers + Stephanie Taylor
700 Middle Street, Portsmouth, NH 03801