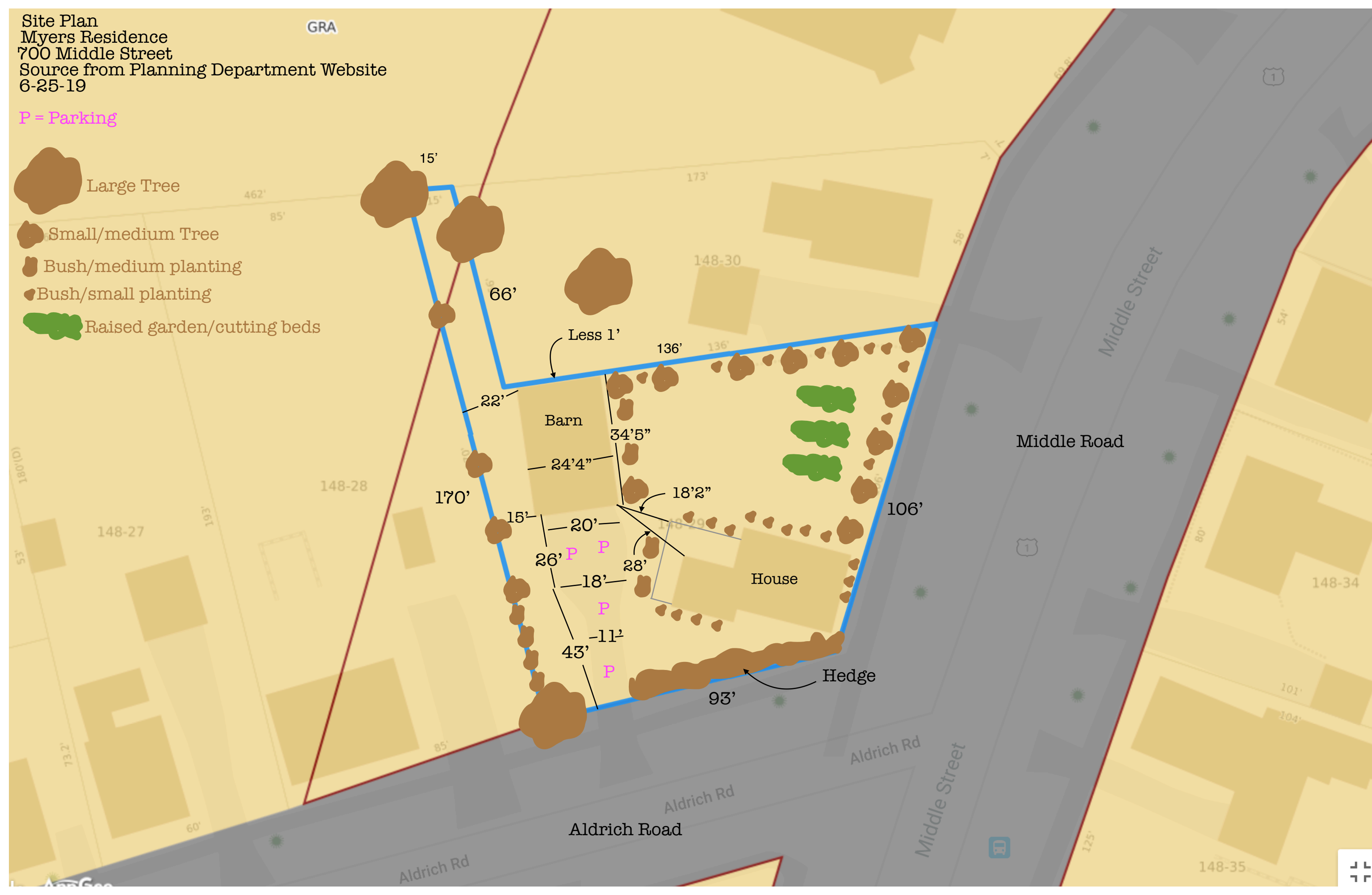


Site Plan
Myers Residence
700 Middle Street
Source from Planning Department Website
6-25-19

P = Parking

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





NORTH WALL



WEST WALL

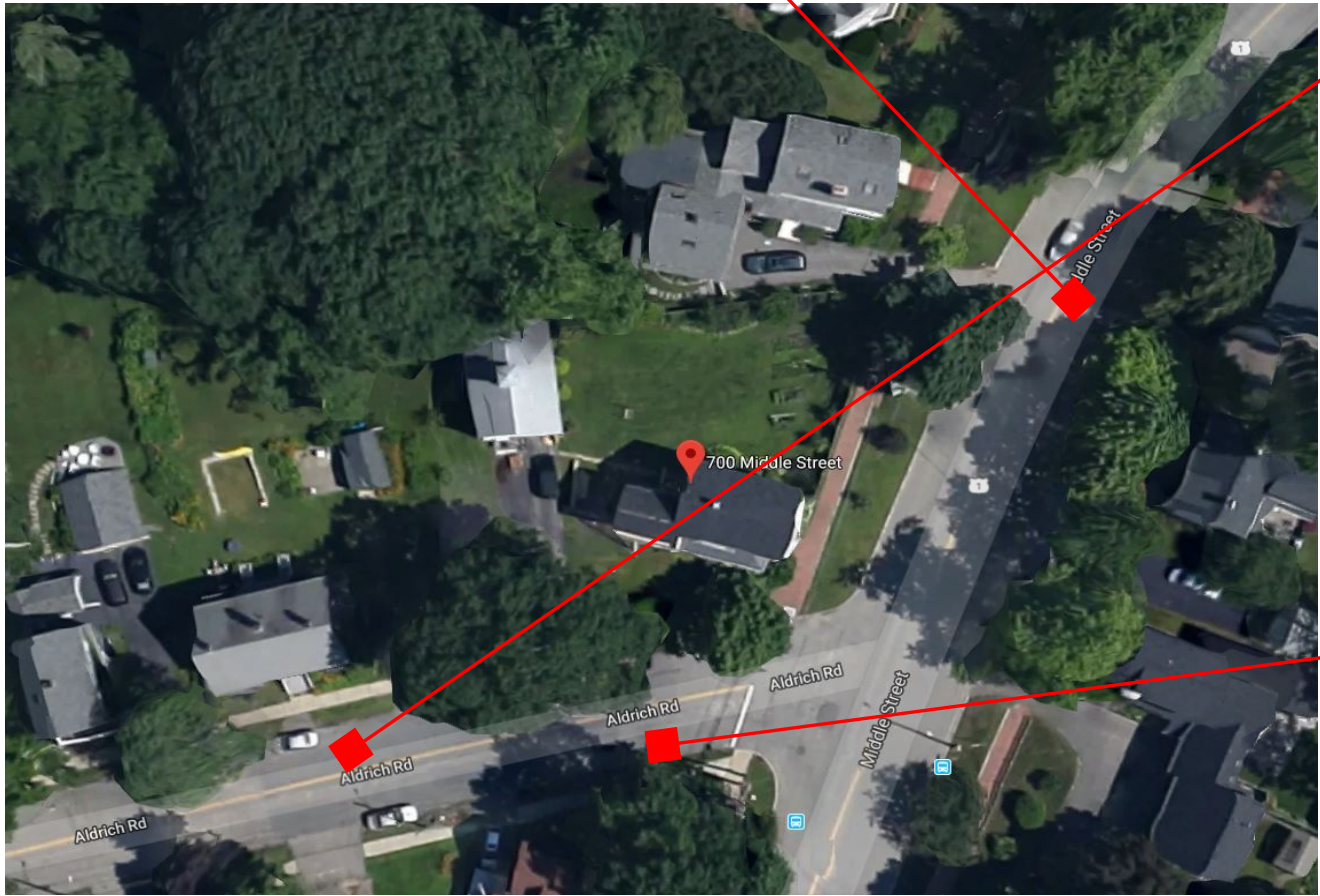


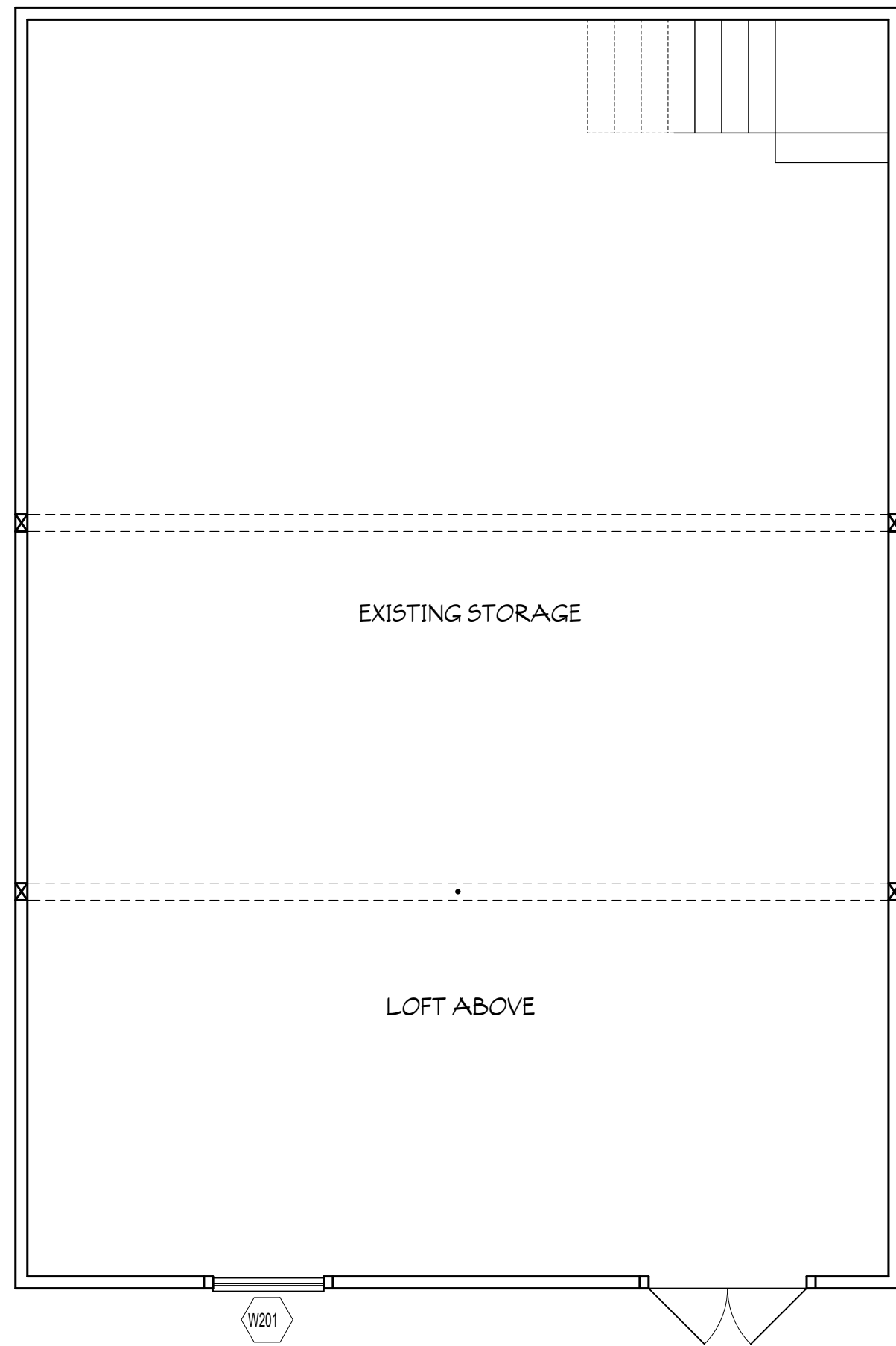
EAST WALL, MIDDLE STREET



SOUTH WALL, ALDRICH STREET

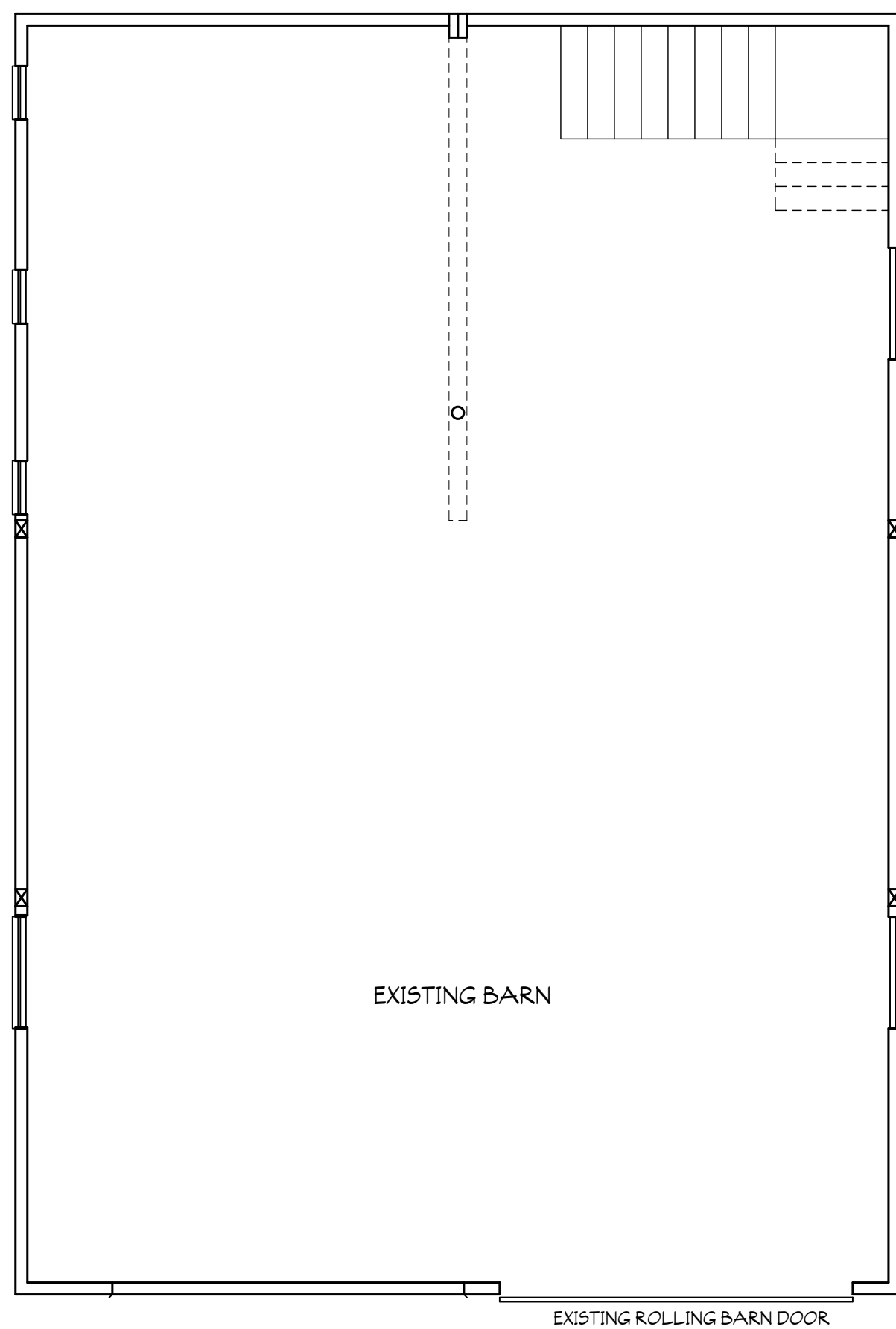
TAYLOR-MYERS BARN RENOVATION





2 UPPER FLOOR

SCALE: 1/4"=1'-0"



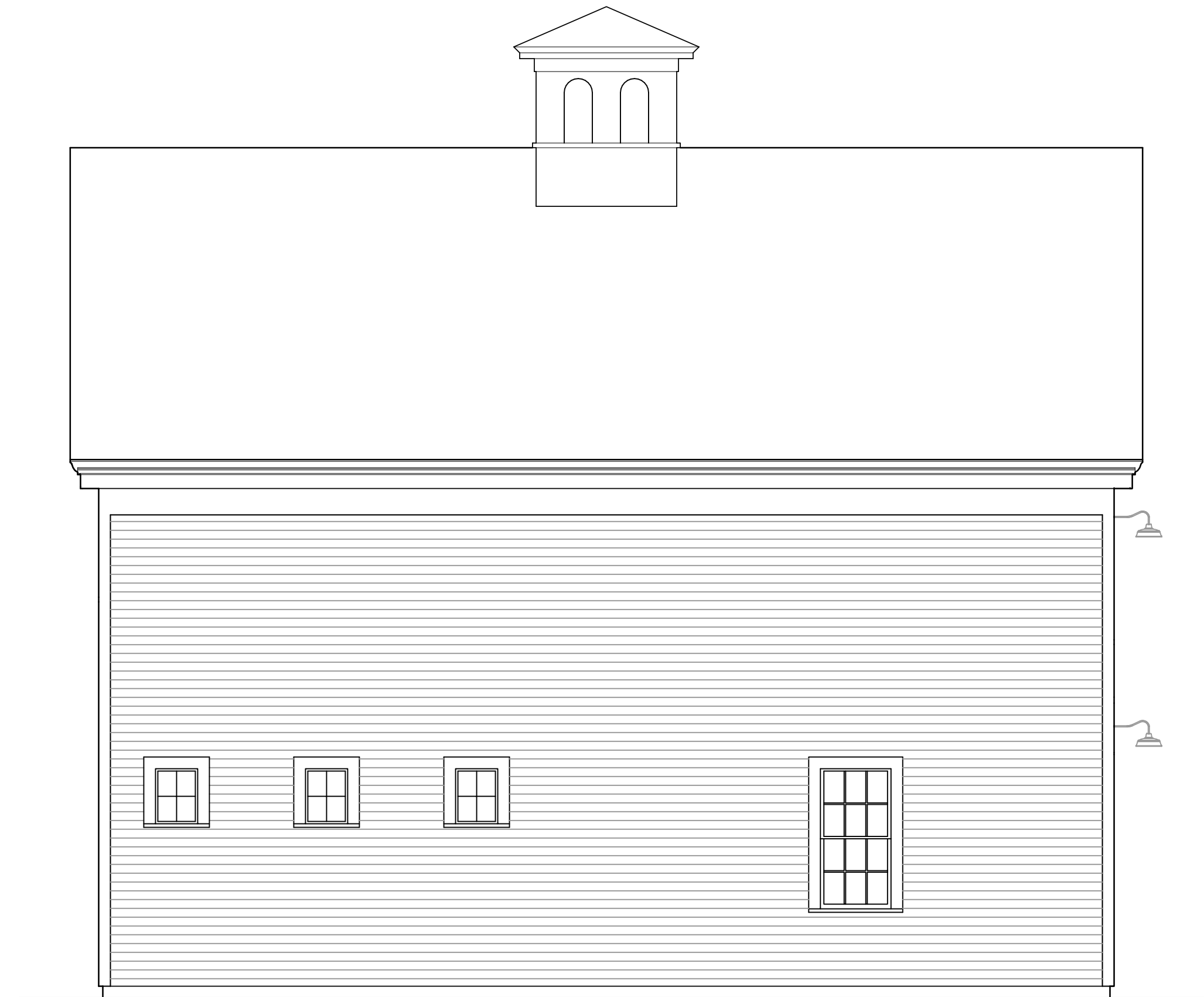
1 GROUND FLOOR

SCALE: 1/4"=1'-0"



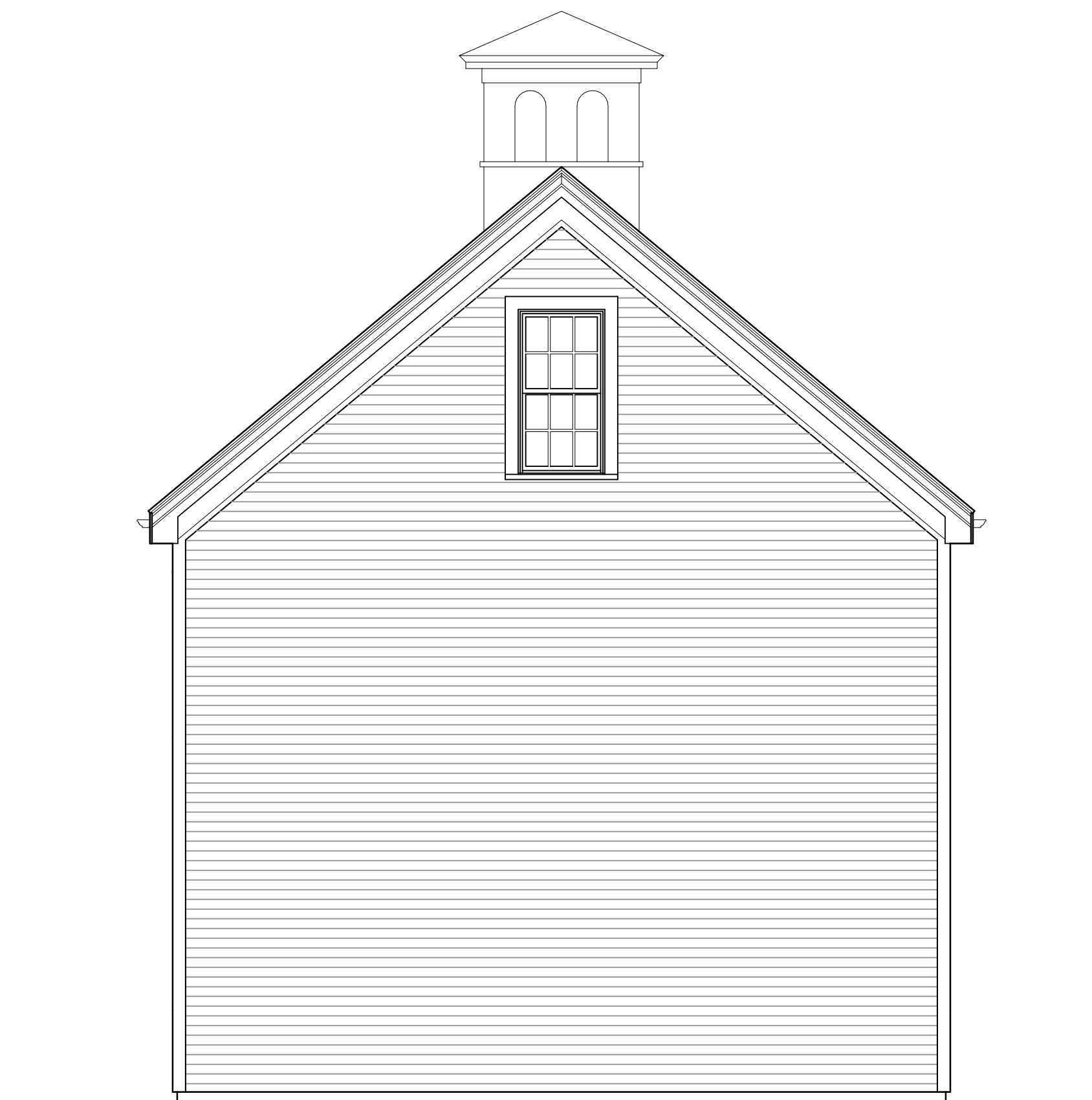
S SOUTH ELEVATION

SCALE: 1/4"=1'-0"



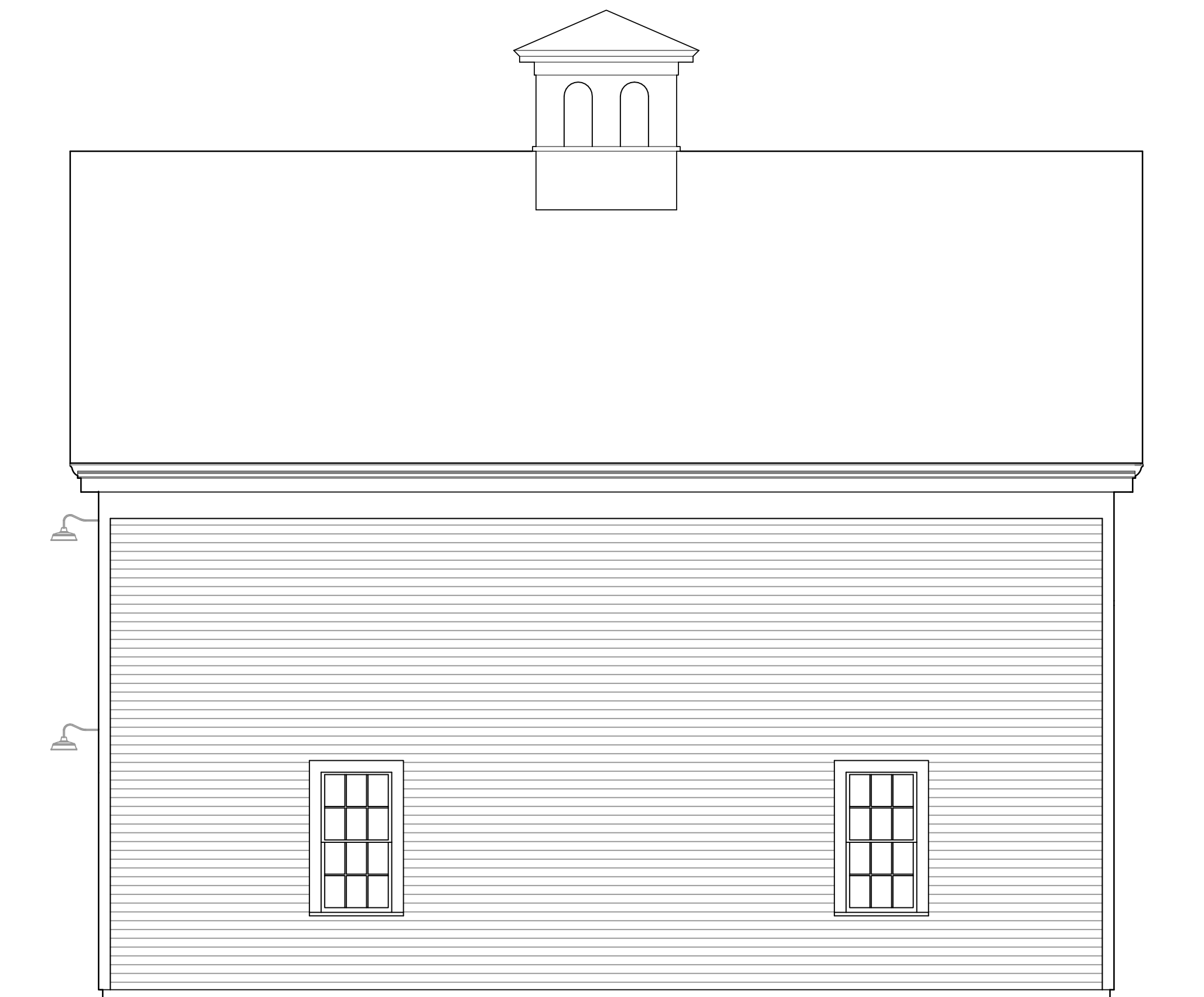
W WEST ELEVATION

SCALE: 1/4"=1'-0"



N NORTH ELEVATION

SCALE: 1/4"=1'-0"



E EAST ELEVATION

SCALE: 1/4"=1'-0"

SECOND FLOOR RENOVATION FOR:
TAYLOR-MYERS BARN
700 MIDDLE STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING CONDITIONS
SCALE: AS NOTED




PRINTS MADE:
BID: MAY 2, 2019
PERMIT: MAY 16, 2019
CONSTRUCTION:

DRAWN BY:
R. BERNARD, AIA

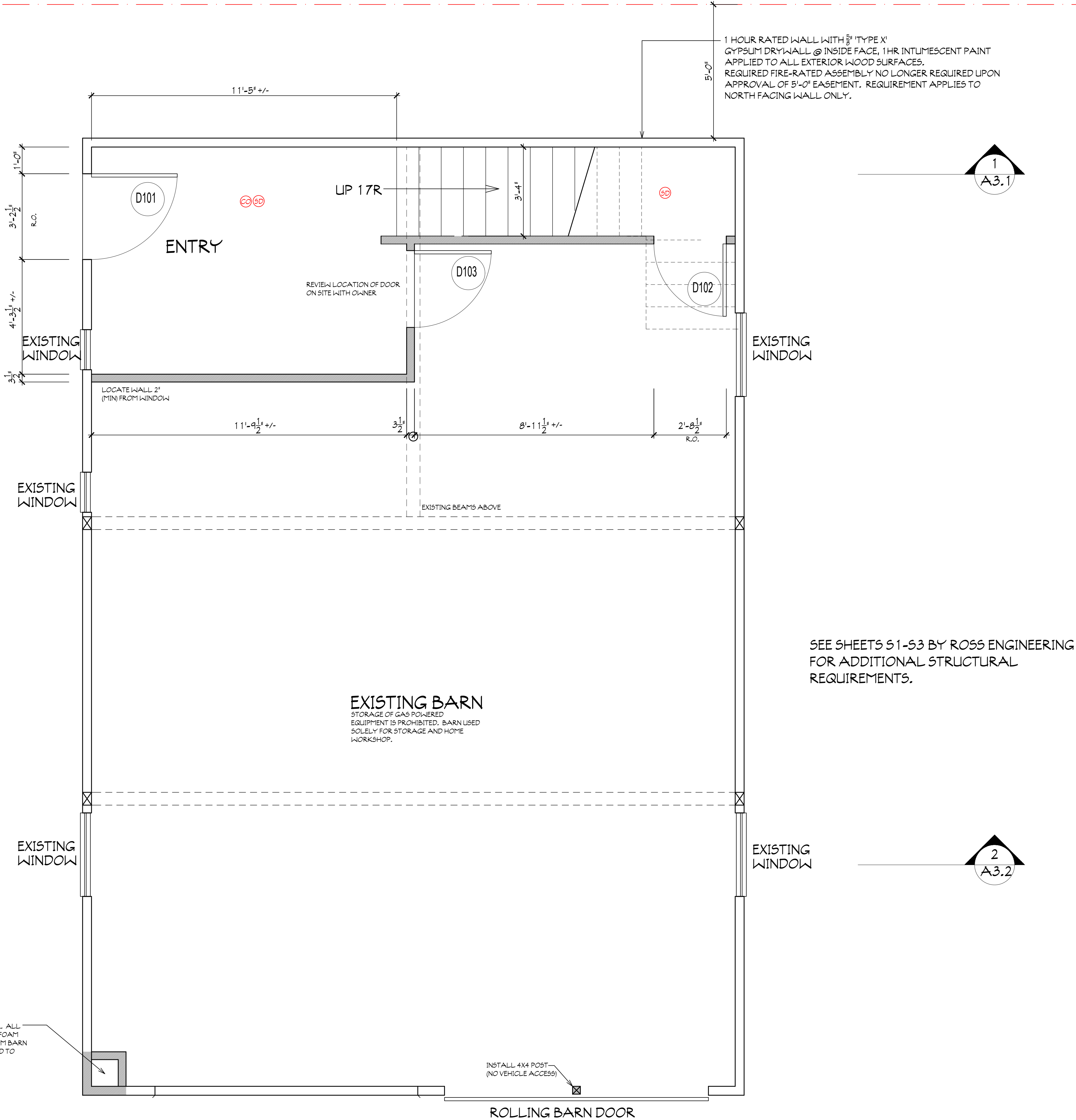
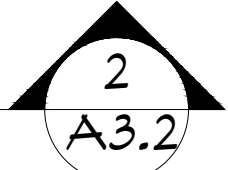
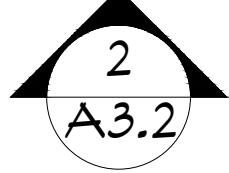
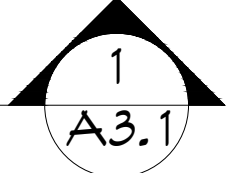
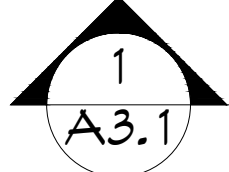
E1.1

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 TO OBTAIN CERTIFICATE OF OCCUPANCY. UPON APPROVAL OF EASEMENT, 1-HOUR FIRE-RATED WALL ASSEMBLY IS NO LONGER REQUIRED.

ELECTRICAL LEGEND

	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	BATHROOM FAN

INSTALL DEVICES PER CODE



DOMESTIC WATER SUPPLY TO ENTER BUILDING IN CORNER. ALL WALLS OF CHASE TO BE INSULATED WITH CLOSED-CELL FOAM INSULATION, R-25 MINIMUM. PROVIDE ACCESS PANEL FROM BARN TO SHUT-OFF. PROVIDE ELECTRIC HEAT TAPE AS REQUIRED TO MAINTAIN MINIMUM TEMPERATURE IN CHASE OF 36°F.

INSTALL 4X4 POST (NO VEHICLE ACCESS)

SEE SHEETS 51-53 BY ROSS ENGINEERING FOR ADDITIONAL STRUCTURAL REQUIREMENTS.

DRAWN BY:
R. BERNARD, AIA

PRINTS MADE:
BID: MAY 2, 2019
PERMIT: MAY 16, 2019
CONSTRUCTION:

GROUND FLOOR PLAN

SCALE: 1/2" = 1'-0"

SECOND FLOOR RENOVATION FOR:
TAYLOR-MYERS BARN
700 MIDDLE STREET
PORTSMOUTH, NEW HAMPSHIRE

A1.1

ELECTRICAL LEGEND

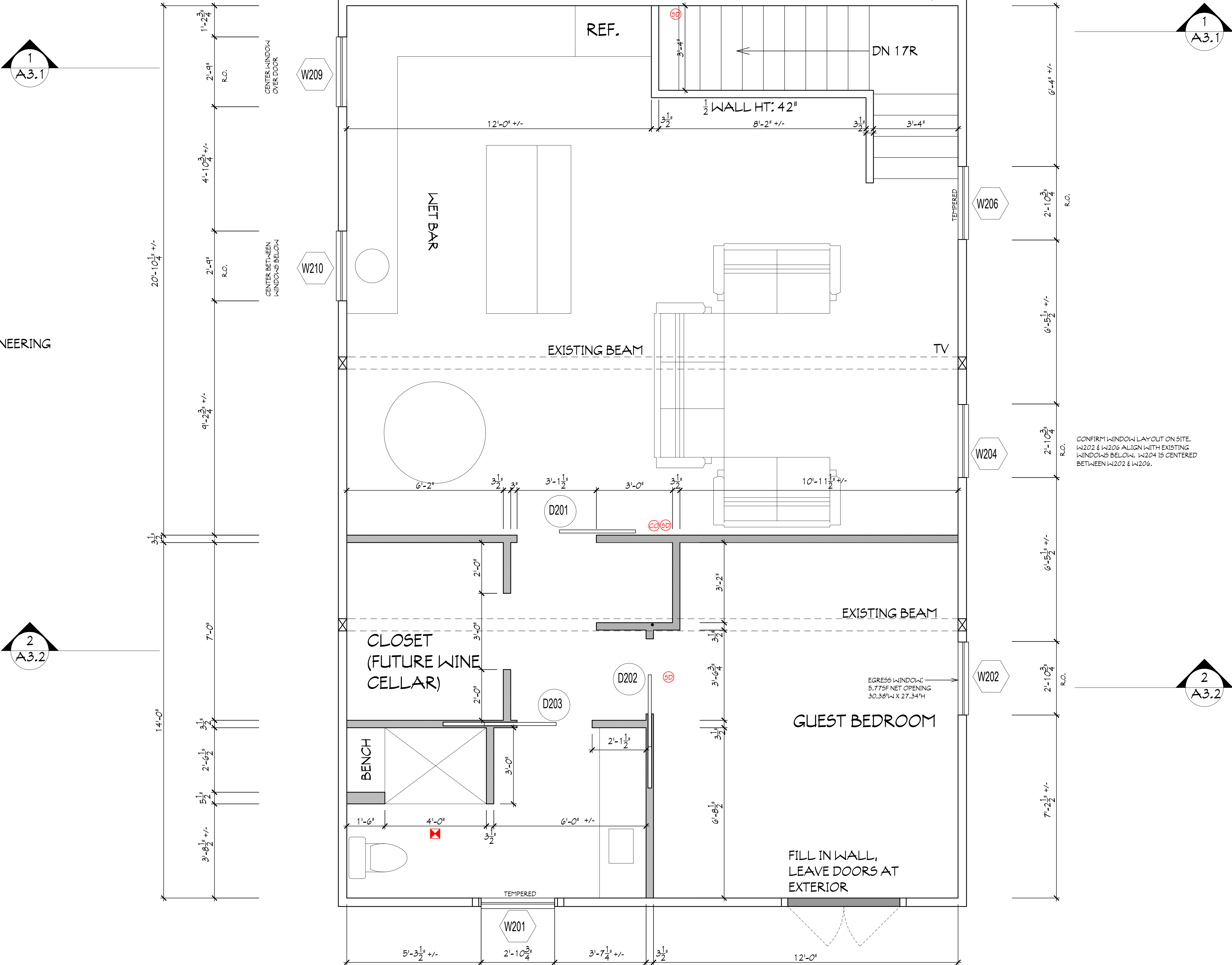
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	BATHROOM FAN

INSTALL DEVICES PER CODE

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 TO OBTAIN CERTIFICATE OF OCCUPANCY. UPON APPROVAL OF EASEMENT, 1-HOUR FIRE-RATED WALL ASSEMBLY IS NO LONGER REQUIRED.

1 HOUR RATED WALL WITH 5/8" TYPE X' GYPSUM DRYWALL @ INSIDE FACE, 1 HR. INTUMESCENT PAINT APPLIED TO ALL EXTERIOR WOOD SURFACES. REQUIRED FIRE-RATED ASSEMBLY NO LONGER REQUIRED UPON APPROVAL OF 5'-0" EASEMENT. REQUIREMENT APPLIES TO NORTH FACING WALL ONLY.

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



REVISIONS:
5/16/19 UPDATE R.O.S

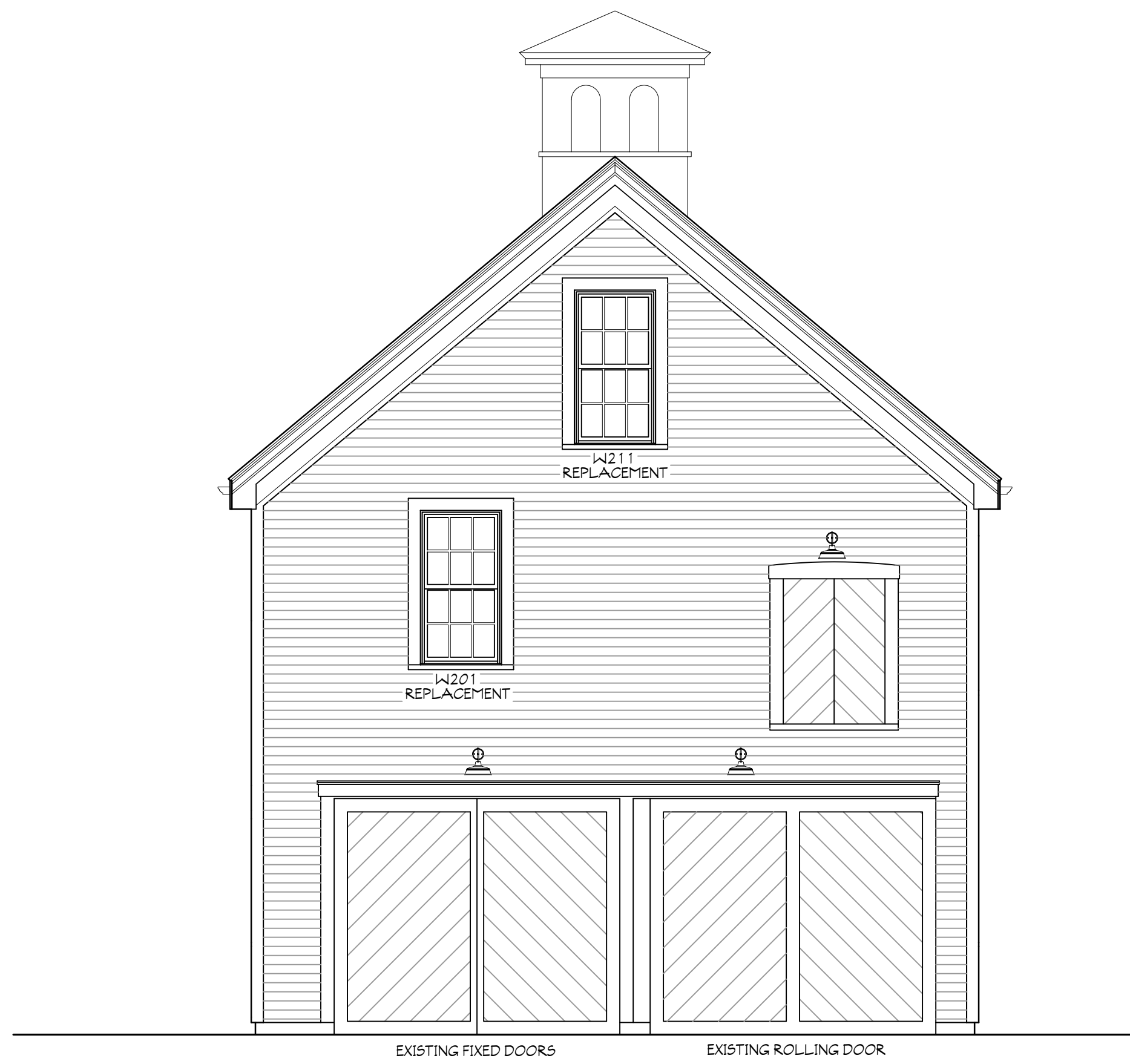
DRAWN BY:
R. BERNARD, AIA

PRINTS MADE:
BID: MAY 2, 2019
PERMIT: MAY 16, 2019
CONSTRUCTION:

UPPER FLOOR PLAN

SECOND FLOOR RENOVATION FOR:
TAYLOR-MYERS BARN
700 MIDDLE STREET
PORTSMOUTH, NEW HAMPSHIRE

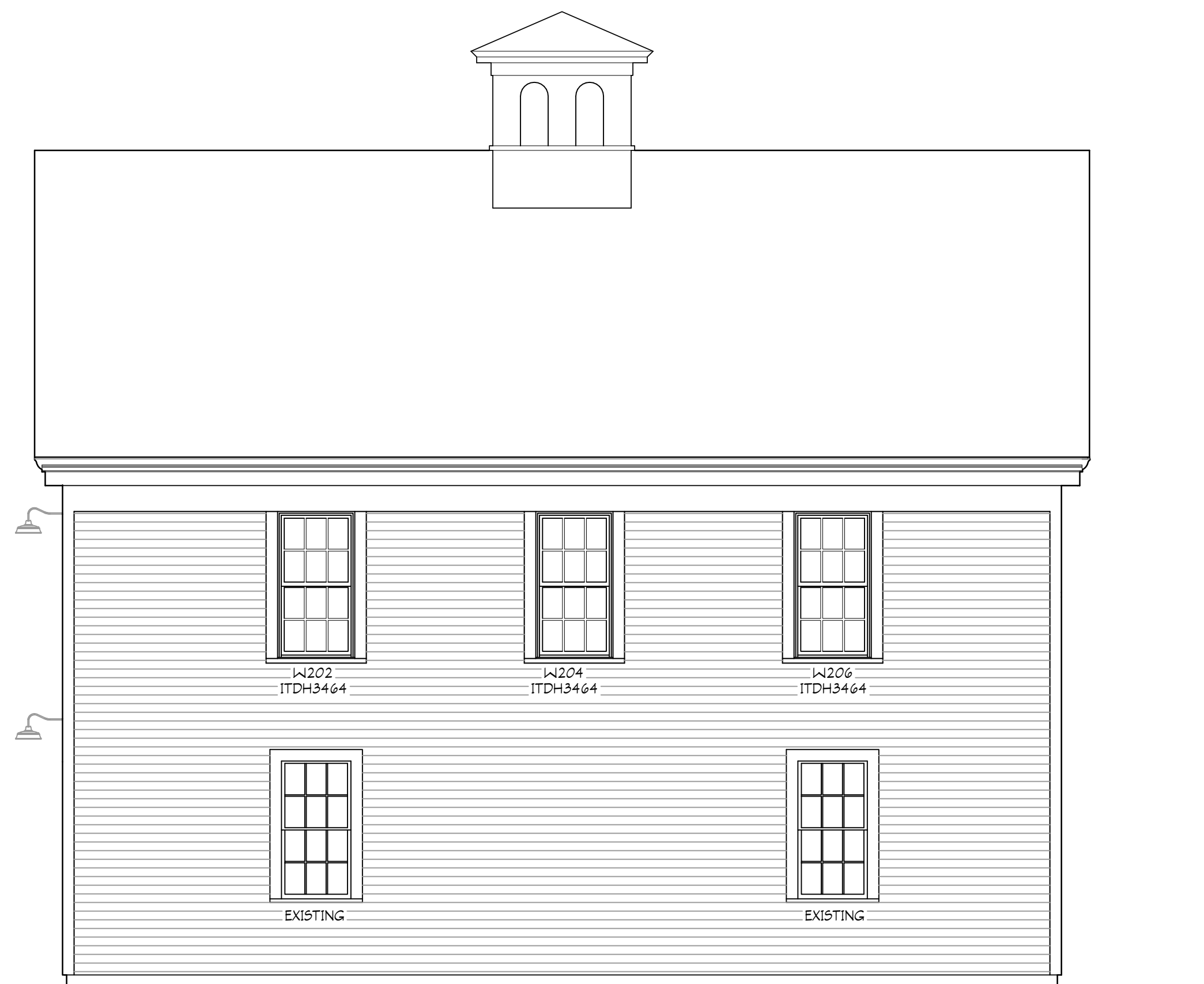
A1.2



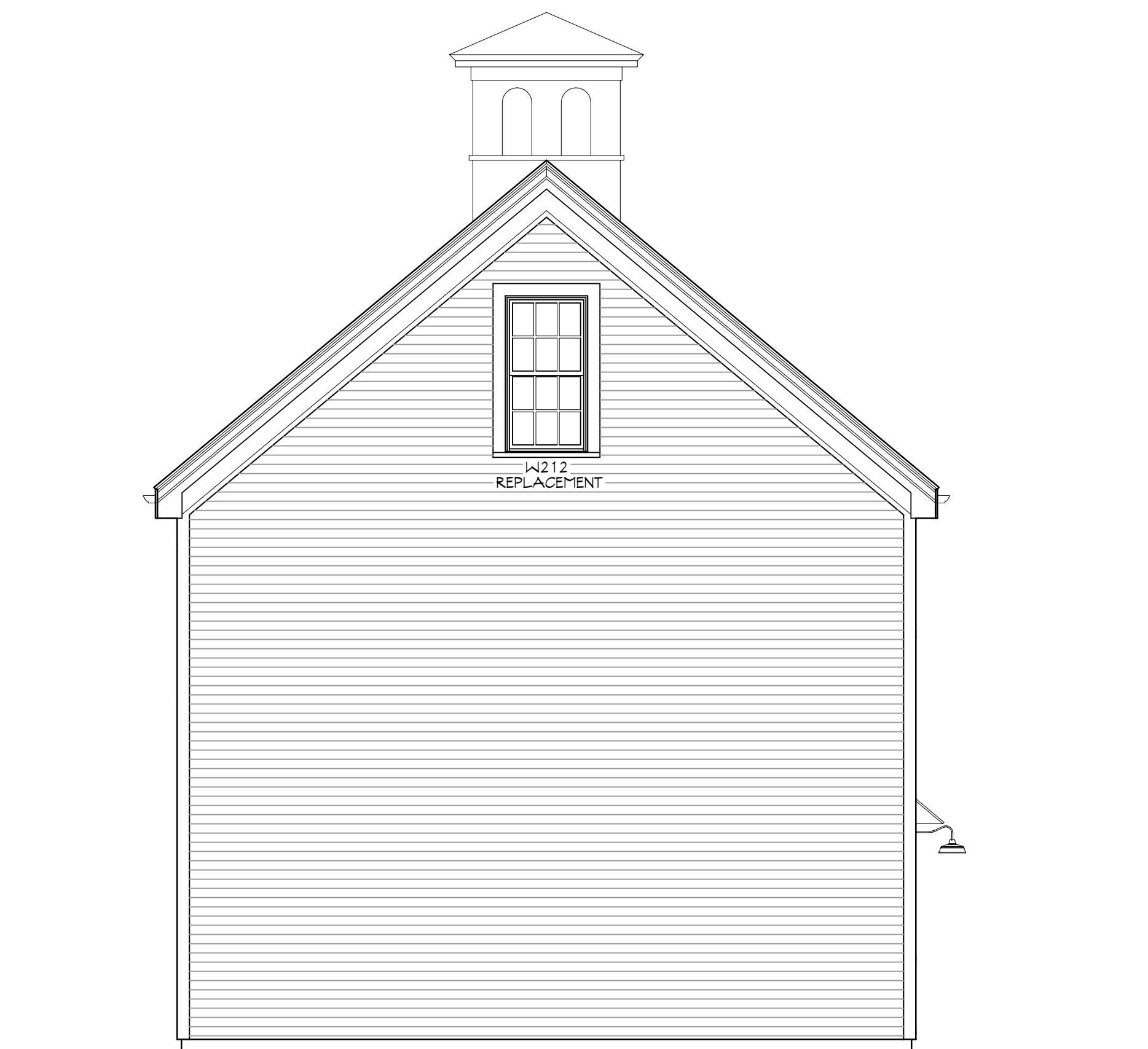
S SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



W WEST ELEVATION
SCALE: 1/4" = 1'-0"



E EAST ELEVATION
SCALE: 1/4" = 1'-0"



N NORTH ELEVATION
SCALE: 1/4" = 1'-0"

DRAWN BY:
R. BERNARD, AIA

PRINTS MADE:
BID: MAY 2, 2019
PERMIT: MAY 16, 2019
CONSTRUCTION:

EXTERIOR ELEVATIONS

SECOND FLOOR RENOVATION FOR:
TAYLOR-MYERS BARN
700 MIDDLE STREET
PORTSMOUTH, NEW HAMPSHIRE

A2.1

ROOF/CEILING CONSTRUCTION (TYP.)

- EXISTING ASPHALT SHINGLES
- EXISTING 1" ROOF SHEATHING BOARDS
- EXISTING 2" X 6" ROUGH SAWN RAFTERS @ 16' O.C.
- SPRAY-APPLIED, CLOSED CELL FOAM INSULATION: FILL CAVITY, R-40+/-
- 1 X 3 STRAPPING @ 16' O.C.
- 1/2" BLUEBOARD W/ SKIM COAT PLASTER
- SEE SHEET S1, BY ROSS ENGINEERING, FOR ADDITIONAL FRAMING REQUIREMENTS

SECOND FLOOR CONSTRUCTION (TYP.)

- REMOVE EXISTING FLOOR BOARD LAYERS
- 3/4" T&G CDX SUBFLOOR, GLUED AND NAILED
- EXISTING 2" X 8" ROUGH SAWN JOISTS @ 16' O.C.
- SPRAY-APPLIED, CLOSED CELL FOAM INSULATION: R-35 MINIMUM
- EXISTING BEAD BOARD CEILING @ BARN
- SEE SHEET S1, BY ROSS ENGINEERING, FOR ADDITIONAL FRAMING REQUIREMENTS

INTERIOR WALL CONSTRUCTION (TYP.)

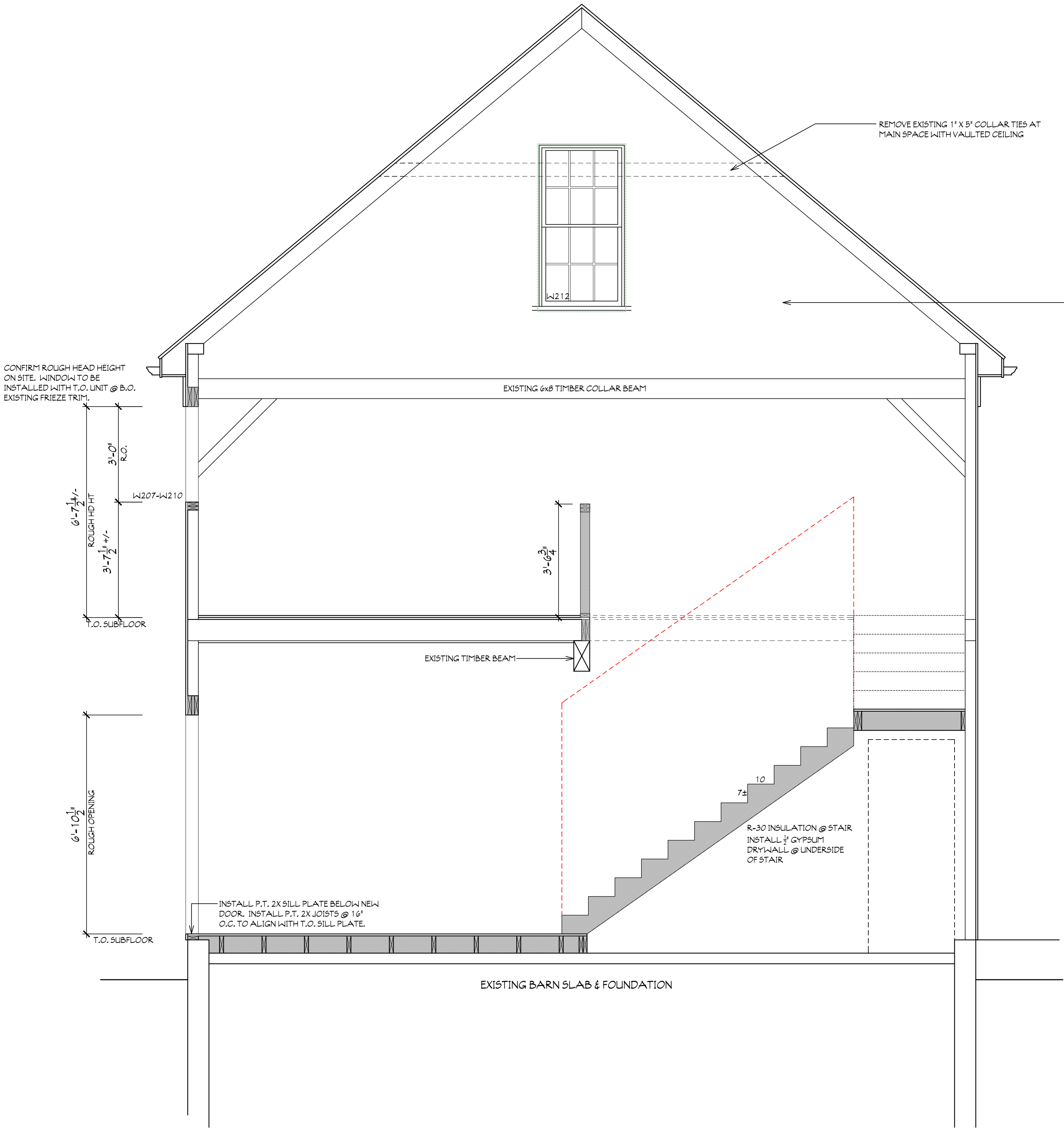
- 2 X 4 STUDS @ 16' O.C.
- 1/2" BLUEBOARD W/ SKIM COAT PLASTER (BOTH SIDES)

EXTERIOR WALL CONSTRUCTION (TYP.)

- EXISTING RED CEDAR CLAPBOARDS
- 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
- SEE SHEET S1, BY ROSS ENGINEERING, FOR ADDITIONAL FRAMING REQUIREMENTS

ENTRY FLOOR CONSTRUCTION

- 3/4" T&G CDX SUBFLOOR, GLUED AND NAILED
- 6 1/2" +/- P.T. JOISTS @ 16' O.C. (SIZE TO BE CONFIRMED ON SITE)
- SPRAY-APPLIED, CLOSED CELL FOAM INSULATION: R-30 MINIMUM



SECOND FLOOR RENOVATION FOR:
TAYLOR-MYERS BARN
700 MIDDLE STREET
PORTSMOUTH, NEW HAMPSHIRE

A3.1

SECTION 1: NEW STAIR

PRINTS MADE:

BID: MAY 2, 2019
PERMIT: MAY 16, 2019
CONSTRUCTION:

DRAWN BY:
R. BERNARD, AIA

ROOF/CEILING CONSTRUCTION (TYP.)

- EXISTING ASPHALT SHINGLES
- EXISTING 1" ROOF SHEATHING BOARDS
- EXISTING 2" X 6" ROUGH SAWN RAFTERS @ 16' O.C.
- SPRAY-APPLIED, CLOSED CELL FOAM INSULATION: FILL CAVITY, R-40+/-
- 1 X 3 STRAPPING @ 16' O.C.
- 1/2" BLUEBOARD W/ SKIM-COAT PLASTER
- SEE SHEET S1, BY ROSS ENGINEERING, FOR ADDITIONAL FRAMING REQUIREMENTS

SECOND FLOOR CONSTRUCTION (TYP.)

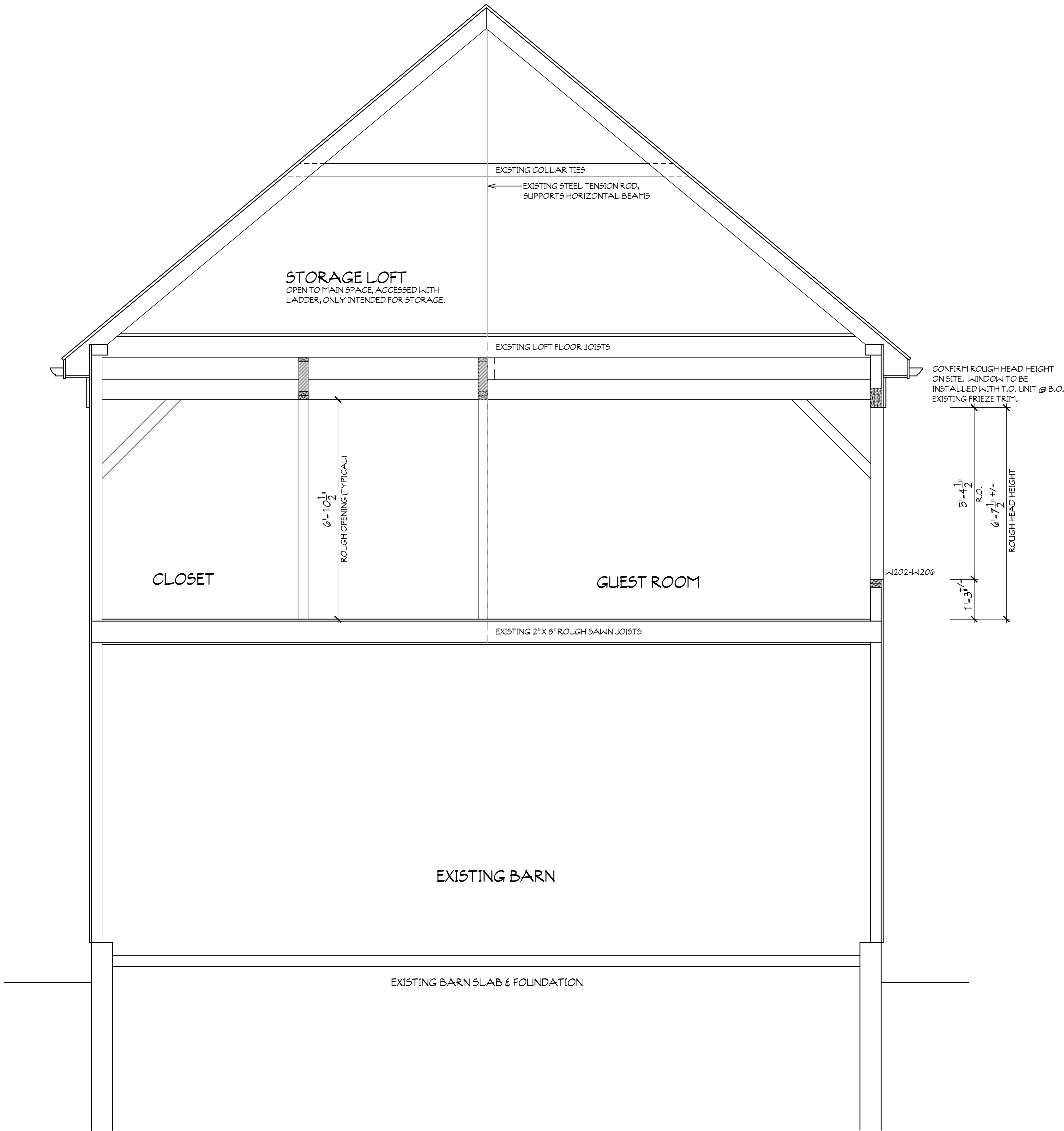
- REMOVE EXISTING FLOOR BOARD LAYERS
- 3/4" T&G CDX SUBFLOOR, GLUED AND NAILED
- EXISTING 2" X 8" ROUGH SAWN JOISTS @ 16' O.C.
- SPRAY-APPLIED, CLOSED CELL FOAM INSULATION: R-35 MINIMUM
- EXISTING BEAD BOARD CEILING @ BARN
- SEE SHEET S1, BY ROSS ENGINEERING, FOR ADDITIONAL FRAMING REQUIREMENTS

INTERIOR WALL CONSTRUCTION (TYP.)

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

EXTERIOR WALL CONSTRUCTION (TYP.)

- EXISTING RED CEDAR CLAPBOARDS
- 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
- SEE SHEET S1, BY ROSS ENGINEERING, FOR ADDITIONAL FRAMING REQUIREMENTS



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

SECOND FLOOR RENOVATION FOR:
TAYLOR-MYERS BARN
700 MIDDLE STREET
PORTSMOUTH, NEW HAMPSHIRE

A3.2

SECTION 1: NEW STAIR

PRINTS MADE:

BID: MAY 2, 2019
PERMIT: MAY 16, 2019
CONSTRUCTION:

DRAWN BY:
R. BERNARD, AIA

MIKE MYERS & STEPHANIE TAYLOR 700 MIDDLE STREET MAY 2, 2019													
WINDOW SCHEDULE													
	WINDOW/DOOR FEATURES:												
	ALL UNITS TO BE INTEGRITY, BY MARVIN				CASEMENT/AWNING UNITS TO HAVE TRADITIONAL FOLDING HANDLE					4 9/16" JAMBS UNLESS NOTED OTHERWISE			
	STONE WHITE ULTREX EXTERIOR				EXTERIOR SCREENS TO MATCH EXTERIOR COLOR					ALL DOUBLE HUNG WINDOWS TO HAVE OPENING LIMITER HARDWARE			
	LOW-E4' INSULATING GLASS				INTERIOR SCREENS TO MATCH INTERIOR COLOR					ALL UNITS TO HAVE THESE FEATURES UNLESS NOTED OTHERWISE			
	PREFINISHED WHITE WOOD INTERIOR				HARDWARE FINISH AS NOTED								
UNIT	LOCATION	MODEL	R.O. (W X H)	RGH	HD	HT	TYPE	HINGING	LITE PATTERN	TYPE	HARDWARE FINISH	SCREENS TYPE	REMARKS
FIRST FLOOR													
SECOND FLOOR													
W201	BATHROOM	INSERT REPLACEMENT	TO BE CONFIRMED ON SITE	TBD			DOUBLE HUNG	NA	6 OVER 6	NA	WHITE	WHITE ALUMINUM	TEMPERED GLASS
W202	GUEST ROOM	ITDH3464	2'-10 3/4" x 5'-4 1/2"	TBD			DOUBLE HUNG	NA	6 OVER 6	NA	WHITE	WHITE ALUMINUM	EGRESS WINDOW
W203	OMMITTED												
W204	GREAT ROOM	ITDH3464	2'-10 3/4" x 5'-4 1/2"	TBD			DOUBLE HUNG	NA	6 OVER 6	NA	WHITE	WHITE ALUMINUM	
W205	OMMITTED												
W206	GREAT ROOM	ITDH3464	2'-10 3/4" x 5'-4 1/2"	TBD			DOUBLE HUNG	NA	6 OVER 6	NA	WHITE	WHITE ALUMINUM	TEMPERED GLASS
W207	OMMITTED												
W208	OMMITTED												
W209	GREAT ROOM	IAWN3335	2'-9" x 3'-0"	TBD			AWNING	NA	3W2H	FOLDING	WHITE	PREFINISHED WHITE	
W210	GREAT ROOM	IAWN3335	2'-9" x 3'-0"	TBD			AWNING	NA	3W2H	FOLDING	WHITE	PREFINISHED WHITE	
W211	LOFT	INSERT REPLACEMENT	2'-10 3/4" x 5'-4 1/2"	TBD			DOUBLE HUNG	NA	6 OVER 6	NA	WHITE	WHITE ALUMINUM	MATCH SASH OF ITDH3464 FOR PRICING
W212	UPPER GABLE	INSERT REPLACEMENT	2'-10 3/4" x 5'-4 1/2"	TBD			DOUBLE HUNG	NA	6 OVER 6	NA	WHITE	WHITE ALUMINUM	MATCH SASH OF ITDH3464 FOR PRICING

MIKE MYERS & STEPHANIE TAYLOR 700 MIDDLE STREET MAY 2, 2019													
DOOR SCHEDULE													
	DOOR FEATURES:												
	ALL EXTERIOR DOORS KEYED ALIKE												
	ALL EXTERIOR DOORS TO HAVE BRONZE ALUMINUM SILLS, CONFIRM SILL HORN LENGTH												
	INTERIOR DOOR STYLE TO BE DETERMINED												
	FINAL MODEL/STYLE SELECTIONS TO BE CONFIRMED WITH OWNER & ARCHITECT PRIOR TO ORDERING												
UNIT	LOCATION	MODEL	R.O. (W X H)	SIZE	JAMB	TYPE	HINGING	LITE PATTERN	TYPE	HARDWARE	FINISH	SCREENS TYPE	REMARKS
FIRST FLOOR													
D101	SIDE ENTRY	S6022-SDLGBG	3'-2 1/2" X 6'-10 1/2"	3'-0" X 6'-8"	4 9/16"	SMOOTH FIBERGLASS	LH	9-LITE		LOCKSET AND DEADBOLT	BLACK	NONE	THERMA-TRU SMOOTH STAR FIBERGLASS ENTRY
D102	MECHANICAL	TBD	3'-2 1/2" X 6'-10 1/2"	3'-0" X 6'-8"	4 9/16"	STEEL DOOR	LH	NA		PASSAGE HARDWARE	BLACK	NONE	
D103	ENTRY FROM BARN	TBD	2'-10 1/2" X 6'-10 1/2"	2'-8" X 6'-8"	4 9/16"	STEEL DOOR	LH	NA		PASSAGE HARDWARE	BLACK	NONE	INSULATED DOOR
SECOND FLOOR													
D201	HALLWAY	BARN DOOR	3'-1 1/2" X 6'-10 1/2"	3'-0" X 6'-8"	TBD	ROLLING DOOR	NA	NA		BARN DOOR HARDWARE	BLACK	NONE	
D202	GUEST ROOM	1-PANEL	2'-11 1/2" X 6'-10 1/2"	2'-10" X 6'-8"	TBD	POCKET DOOR	NA	NA		POCKET DOOR HARDWARE KIT FOR 2x4 WALL	BLACK	NONE	
D203	BATHROOM	1-PANEL	2'-11 1/2" X 6'-10 1/2"	2'-10" X 6'-8"	TBD	POCKET DOOR	NA	NA		POCKET DOOR HARDWARE KIT FOR 2x4 WALL	BLACK	NONE	

DRAWN BY:
R BERNARD, AIA

PRINTS MADE:
BID: MAY 2, 2019
PERMIT: MAY 16, 2019
CONSTRUCTION:

SCHEDULES

SECOND FLOOR RENOVATION FOR:
TAYLOR-MYERS BARN
700 MIDDLE STREET
PORTSMOUTH, NEW HAMPSHIRE

SCALE: N.T.S.

A4.1

700 Middle Street
Written Statement

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