

**CONTENTS, HDC PUBLIC HEARING APPLICATION FOR PROPOSED REMODEL OF
EXISTING GARAGE BUILDING AT #324 MAPLEWOOD AVE., PORTSMOUTH, NH.**

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PROPOSED REMODEL TO GARAGE AT #324 MAPLEWOOD AVE., PORTSMOUTH, NH. 10.11.2022.

NARRATIVE

This property has (2) structures on it. A house, used for commercial purposes, with an Apartment, and a large Garage. The Tax card information suggests the date of the structures is 1948. This would seem to be correct in regard to the Garage, certainly by its appearance shown in a 1980's photograph. However a house of similar size and orientation occurs on the 1850 map of Portsmouth. There is a building shown on the 1813 map, but it appears different to the existing.

Nicole Abshier, who lives at the neighboring property at 31 Dennett St., has purchased this property to have some control over the effects of development of the Garage to her primary property. However, as an adjoining neighbor she seeks to improve the appearance of the existing structure.

Substantial work has already been done to the structure. New support to the roof, and an exterior stud frame to the original concrete block walls, to carry the existing clapboards.

It is proposed to convert the existing Garage to a One Bedroom Residential Unit, with a one car Garage, altering and enhancing its original utility as a shed roofed, secondary, commercial structure. The proposed change of use was approved by the Board of Adjustment at their 9.27.2022 meeting.



EXISTING CONDITIONS VIEW (FROM DENNETT ST.)

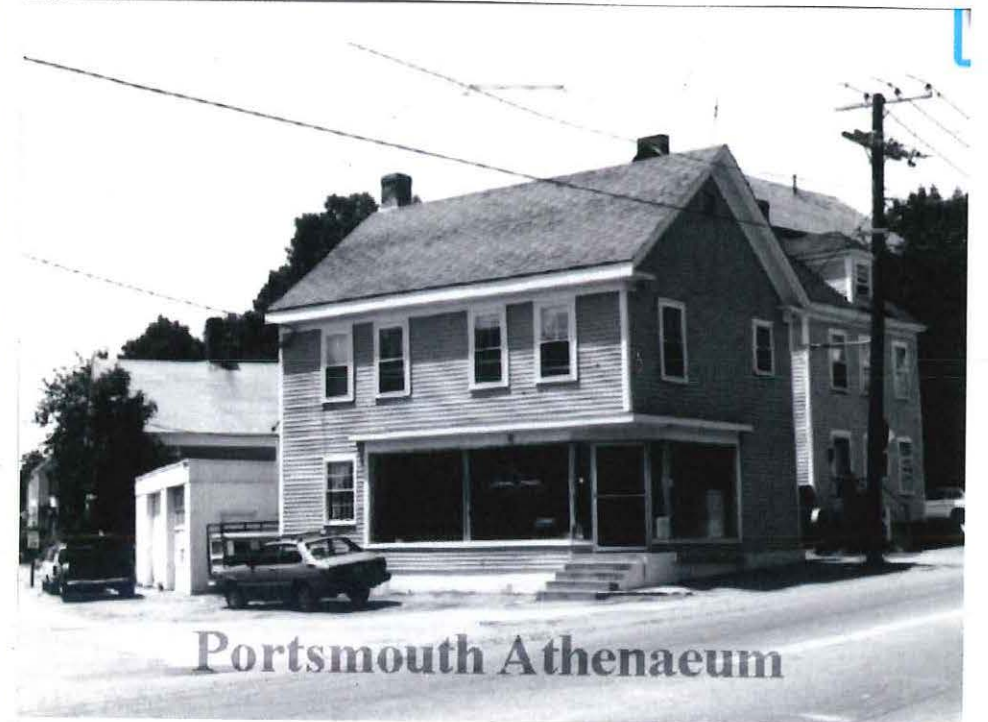
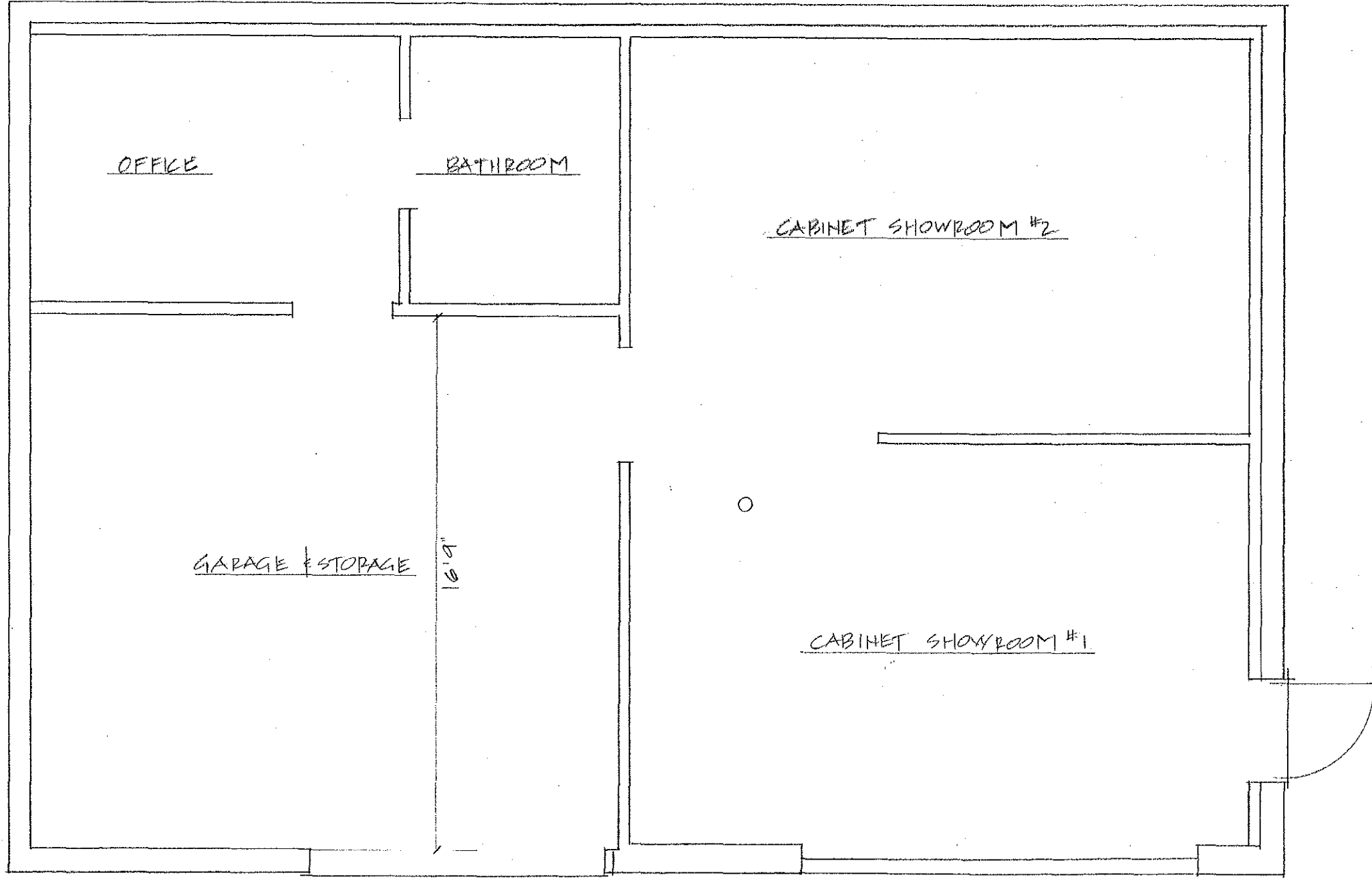


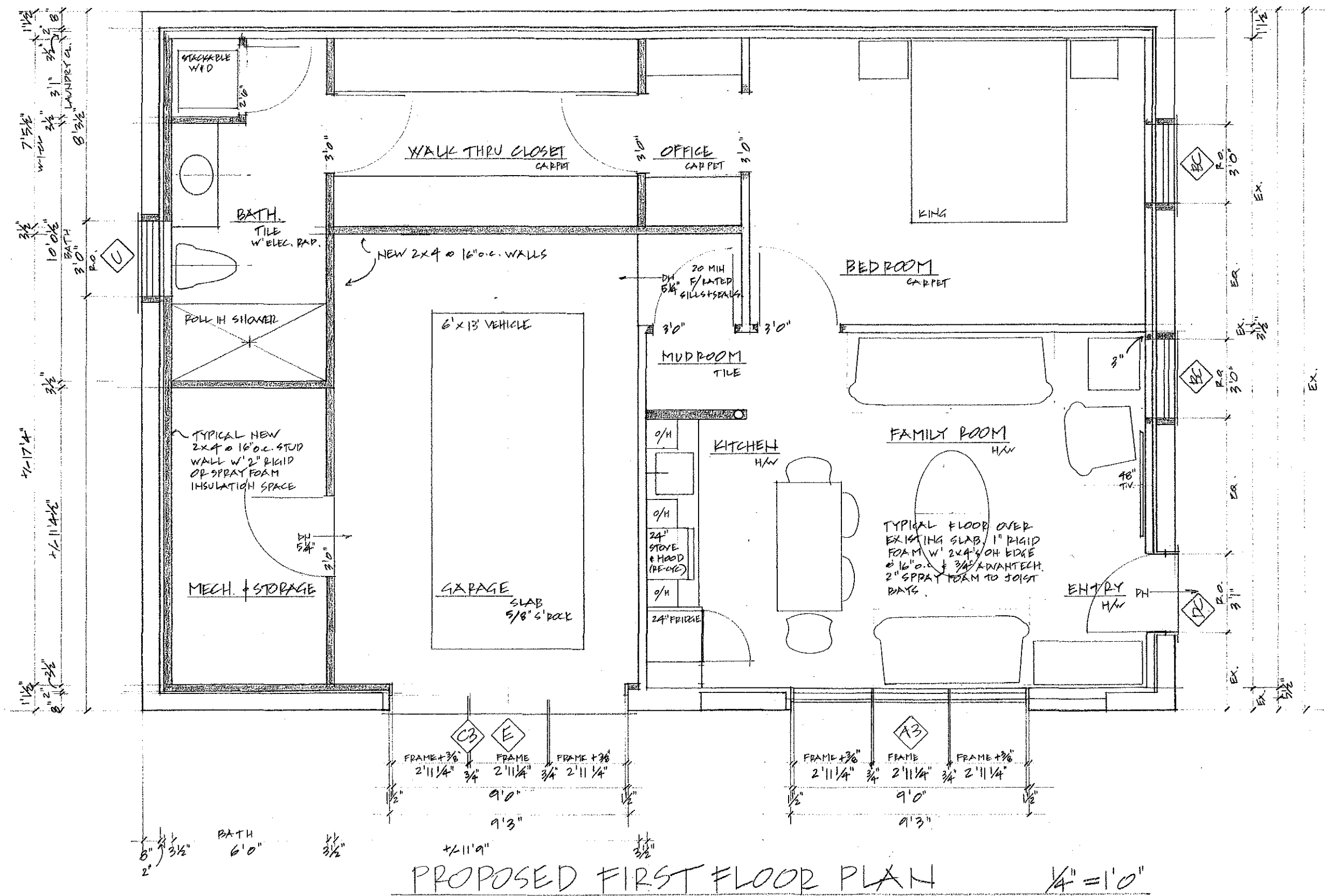
PHOTO FROM 1980'S (FROM PORTSMOUTH HISTORICAL SURVEY)



EXISTING FIRST FLOOR PLAN $\frac{1}{4}'' = 1'0''$

PROPOSED REMODEL
TO GARAGE AT
324 MAPLEWOOD AVE.,
PORTSMOUTH, NH.

TITLE: EXISTING CONDITIONS PLAN
SCALE: $\frac{1}{4}'' = 1'0''$
DATE: 8.30.2022
REVISIONS:



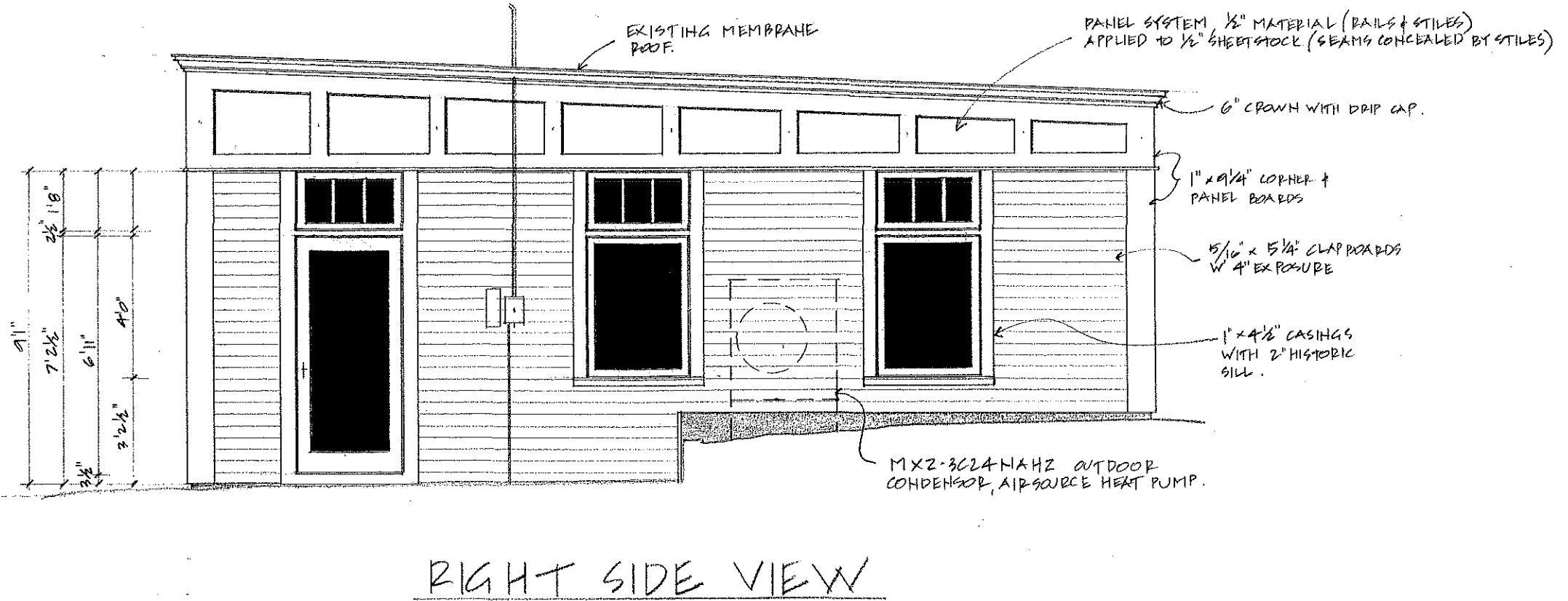
PROPOSED FIRST FLOOR PLAN 1/4" = 1'0"

PROPOSED REMODEL
 TO GARAGE AT
 324 MAPLEWOOD AVE.,
 PORTSMOUTH, NH

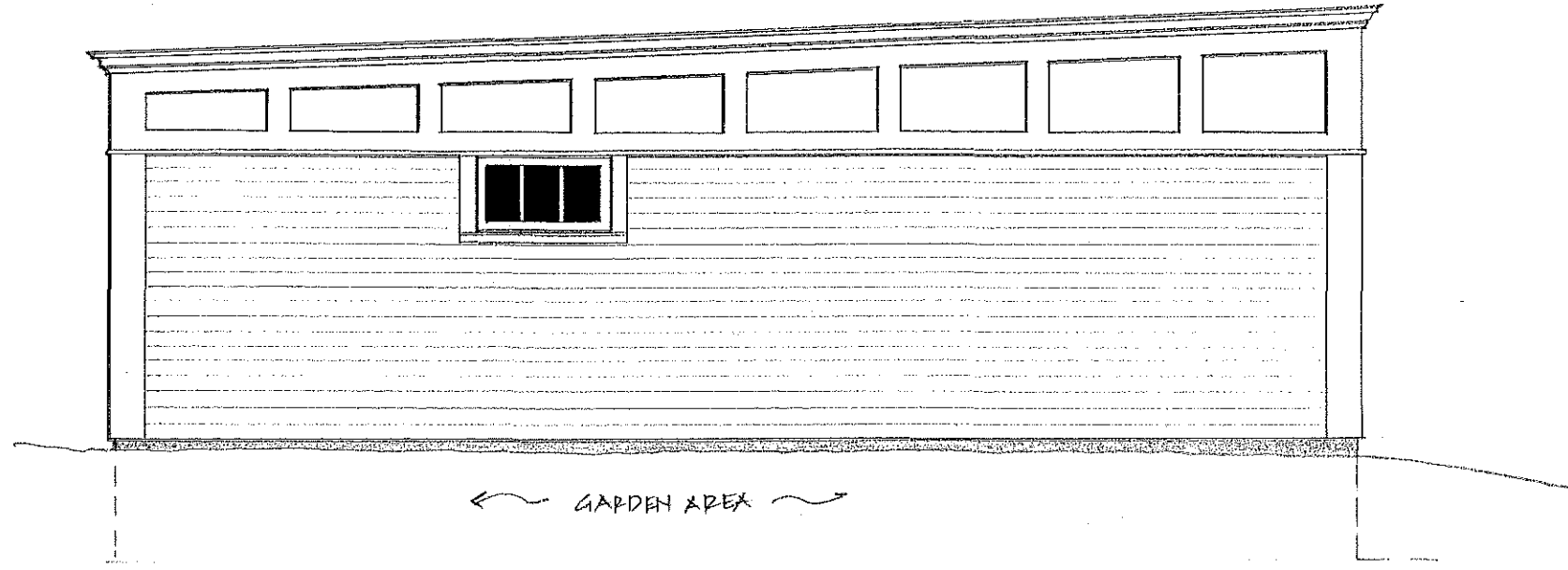
TITLE: PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'0"
 DATE: 8.30.2022
 REVISIONS:



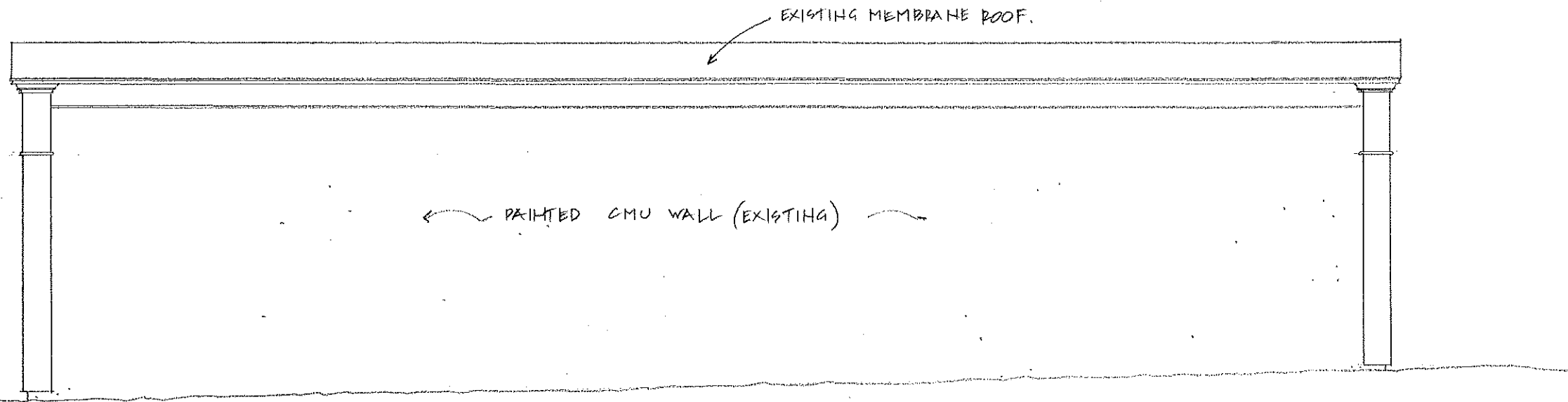
* ALL EXTERIOR TRIM TO BE LP SMARTSIDE OR Boral TRU EXTERIOR PRODUCTS AS PER PRODUCT INSTALL INSTRUCTIONS.



TITLE: PROPOSED FRONT & LEFT SIDE
 SCALE: 1/4" = 1'0"
 DATE: 10.5.2022
 REVISIONS:
 PROPOSED REMODEL
 TO GARAGE AT
 324 MAPLEWOOD AVE.,
 PORTSMOUTH, NH.



LEFT SIDE VIEW



REAR VIEW

TITLE : PROPOSED LEFT & REAR SIDES

SCALE : 1/4" = 1'0"

DATE : 10.5.2022

REVISIONS :

PROPOSED REMODEL

TO GARAGE AT

324 MAPLEWOOD AVE.,

PORTSMOUTH, NH.

EXTERIOR DOOR & WINDOW SCHEDULE, 324 MAPLEWOOD AVE, PORTSMOUTH, NH

No.	P.O. (WxH)	HEAD HT. OFF SWL	LITE PATTERN	ANDERSEN A SERIES WOOD WINDOW	NOTES	JAMB SIZE	QTY.
A3	9'0" x 6'6 1/2"	9'1"	SEE ELEV.	3W ATF1830 OVER 3W ACW 304B	FIXED TRANSOMS OVER CASEMENTS (L,IF,R). 3/4" SPACERS FOR VERTICAL. 2 1/2" SPACER TO HORIZONTAL	4 9/16"	(1)
BC	3'0" x 5'10 1/2"	9'1"	3/1	ATF1830 OVER ACW 3040	FIXED TRANSOM OVER CASEMENTS (RIGHT HINGE) 2 1/2" SPACER TO HORIZONTAL. SET TO FACE OF INTERIOR 2x6 WALL.	4 9/16"	(2)
C3	9'0" x 1'8"	9'1"	3X 3X1	3W ATF1830	FIXED TRANSOMS WITH 3/4" VERTICAL SPACERS. TO BE SET OVER GARAGE DOOR WITH 1 3/4" x 5 1/2" LVL, HORIZONTAL "SILL"	4 9/16"	(1)
C	3'0" x 1'8"	9'1"	3X1	AA1830	AWNING TO BATH, SILL AT 7'5"	4 9/16"	(1)
DC	3'1" x 6'9 1/2"	9'1"	SEE ELEV.	ATF1830 OVER FWHP1811AL	TRANSOM TO FRENCH DOOR WITH 2 1/2" SPACER	6 9/16"	(1)
E	9'3" x 7'2 1/2"	-	SEE ELEV.	-	FLAT PANEL, SHAKER STYLE WITH 1/2" SHOULDER, PAINTED CUSTOM DOOR, BY CARRIAGE DOORS NH. (ANDREX NEUBAUER) AS PER ELEVATION, AT INTERIOR WALL	6 9/16"	(1)

EXTERIOR COLOR: CANYS. INTERIOR: PAINTED WHITE

GRILLS: SDL WITH SPACER BARS, 3/4"

HARDWARE: WHITE. SCREENS TO ALL OPERABLE