

APPLICATION FOR ARCHITECTURAL DESIGN REVIEW APPROVAL OCT 19 2021

CITY OF CONCORD, NH - PLANNING BOARD

Planning Division
Concord, NH

GENERAL INFORMATION

OWNER'S NAME: Stephen & Ellen DestefanoSTREET ADDRESS: 7 Sharon DriveCITY, STATE, & ZIP CODE: Bow, NH 03304TELEPHONE #: 603-496-3674 EMAIL ADDRESS: sdestefano@aol.com

AGENT'S NAME (IF APPLICABLE): _____

STREET ADDRESS: _____

CITY, STATE, & ZIP CODE: _____

TELEPHONE #: _____ EMAIL ADDRESS: _____

APPLICATION FEE \$ 150.00

For the property being reviewed, please complete the following:

TYPE OF DESIGN REVIEW: ☐ SITE IMPROVEMENTS ☐ NEW CONSTRUCTION ☒ RENOVATIONPROPERTY ADDRESS: 46 Pleasant Street

ABUTTING STREETS: _____

EXISTING LOT SIZE(S): 0.27 ACRES OR _____ SQUARE FEETASSESSOR'S MAP/BLOCK/LOT #(s): 36 / 5 / 12 _____ZONING DISTRICT(s): Civic Performance (CVP)

OVERLAY DISTRICTS (CHECK ALL THAT APPLY):

HISTORIC (HI): _____ SHORELAND PROTECTION (SP): _____ FLOOD HAZARD (FH): _____

AQUIFER PROTECTION (AP): _____ PENACOOK LAKE WATERSHED PROTECTION (WS): _____

PROJECT DESCRIPTION

Please provide a brief description of your project in the space below.

Renovation of the garage on the north side of the property into a single unit apartment.

October 19, 2021

Project Narrative – 46 Pleasant St.

The property owners, Steve and Ellen DeStefano are proposed in the removed the garage located at the north side of their property into a single tenant two story apartment. The garage located behind the realty office at 46 Pleasant Street is currently used for storage.

The changes to the exterior are as follows;

- The three windows on the west side of the building will be infilled because the building is within 5 feet of the property line and the wall must be constructed as a 1 hour rated fire wall with no openings.
- The existing opening for the overhead door on the south side will be infilled with a new pass/entry door and punched openings for windows.

The siding will be cement board plank lap siding that is very similar to the wood clapboards that are on the building now. The cement board is required on the west side and portions of the north and south sides to achieve the fire rating.

The colors on the exterior of the garage building will match the office building on the property.

Off street parking will be provided for the apartment occupant(s).



Front (South) Elevation





Front (South) and West Elevations



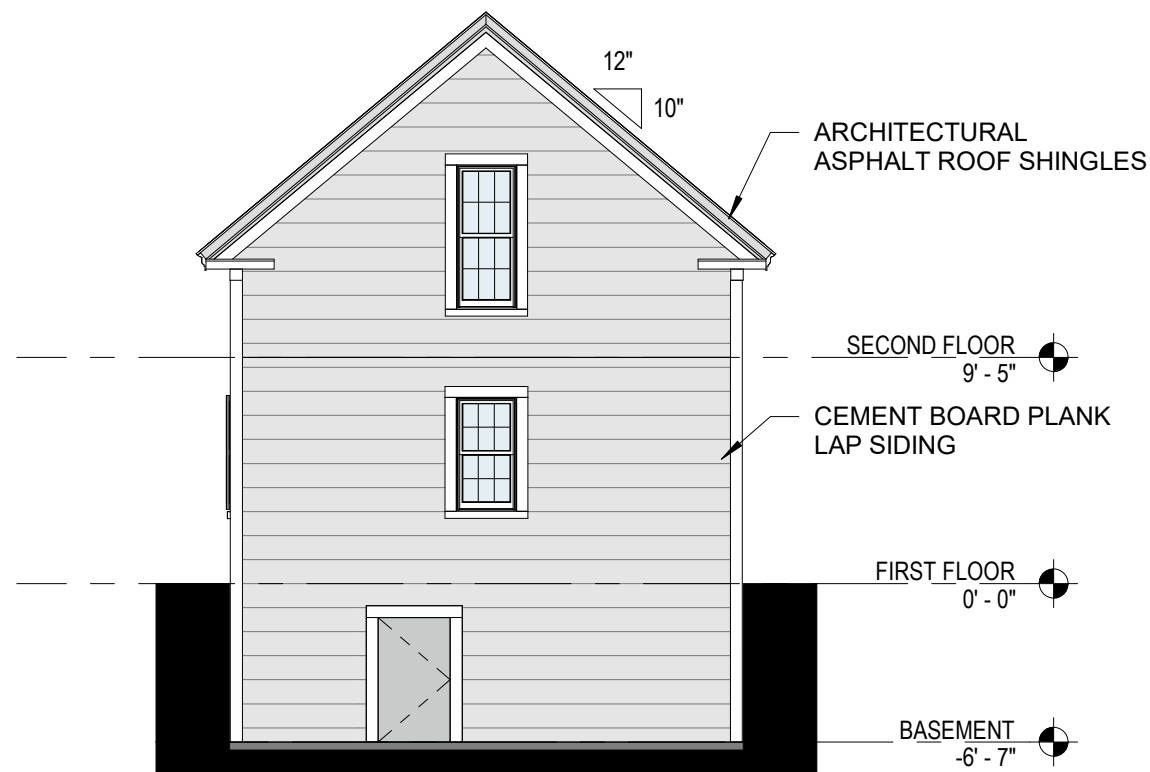


Front (South) and East Elevations

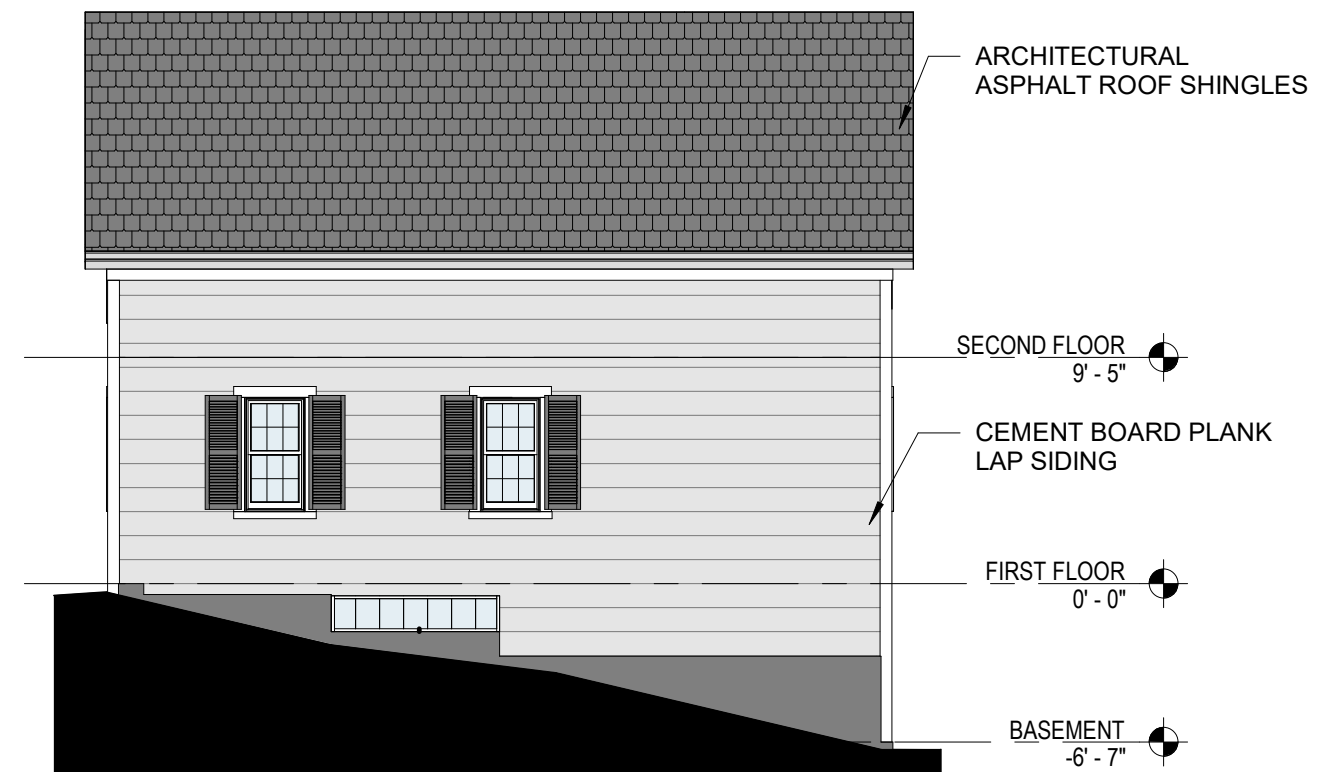


Rear (North Elevation)





1
A2
NORTH ELEVATION
Scale: 1/8" = 1'-0"



2
A2
EAST ELEVATION
Scale: 1/8" = 1'-0"

PROPOSED APARTMENT

46 PLEASANT STREET, CONCORD NH

OPTION 1 - PROPOSED EXTERIOR ELEVATIONS

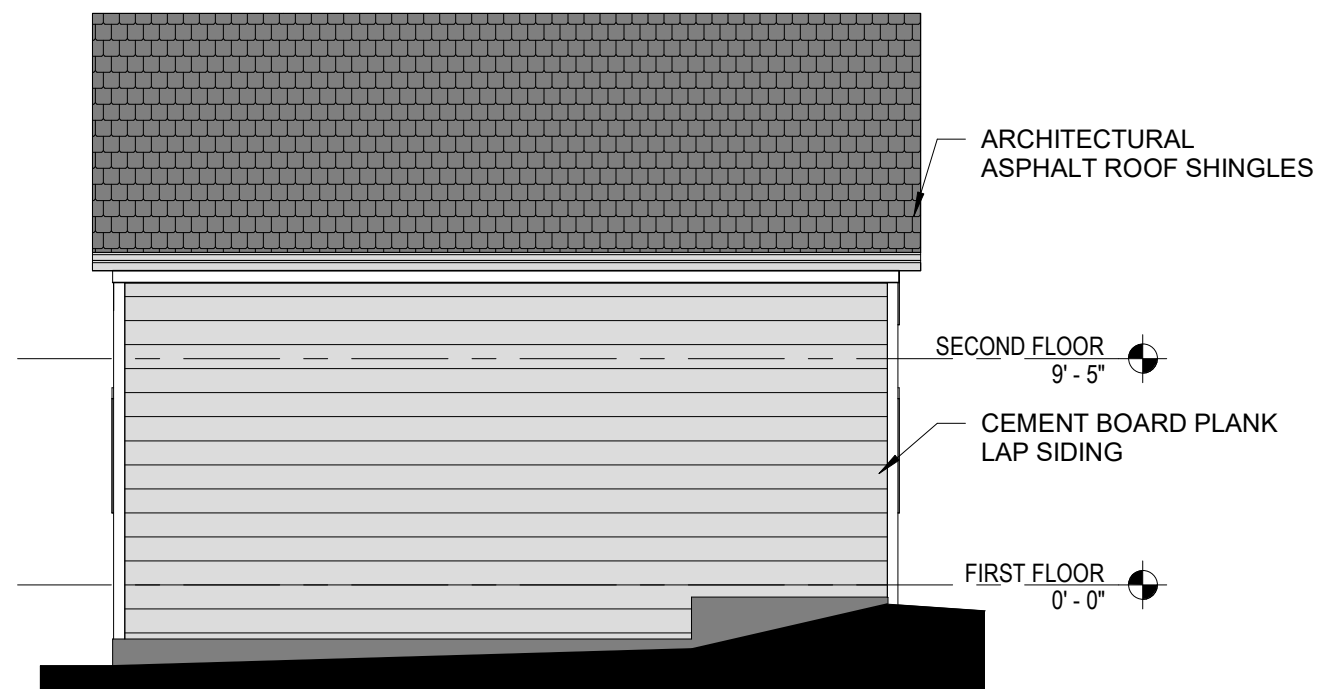
SCALE: 1/8" = 1'-0"

DATE: 10/19/2021

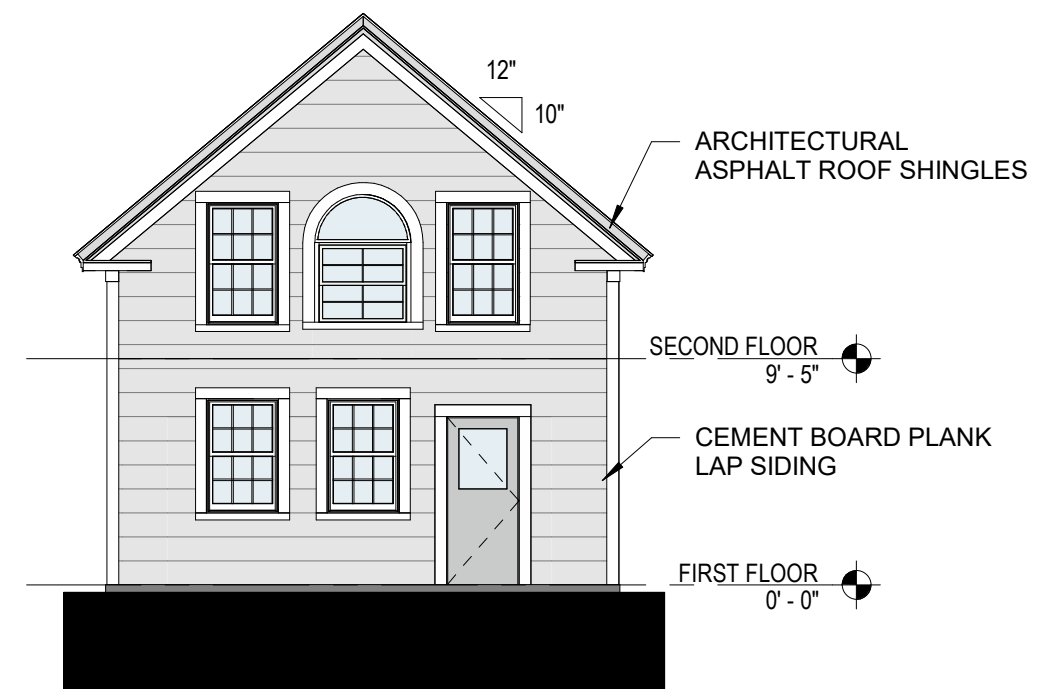
SHEET-A2

PROJECT5142





1 WEST ELEVATION
A3 Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION
A3 Scale: 1/8" = 1'-0"

PROPOSED APARTMENT

46 PLEASANT STREET, CONCORD NH

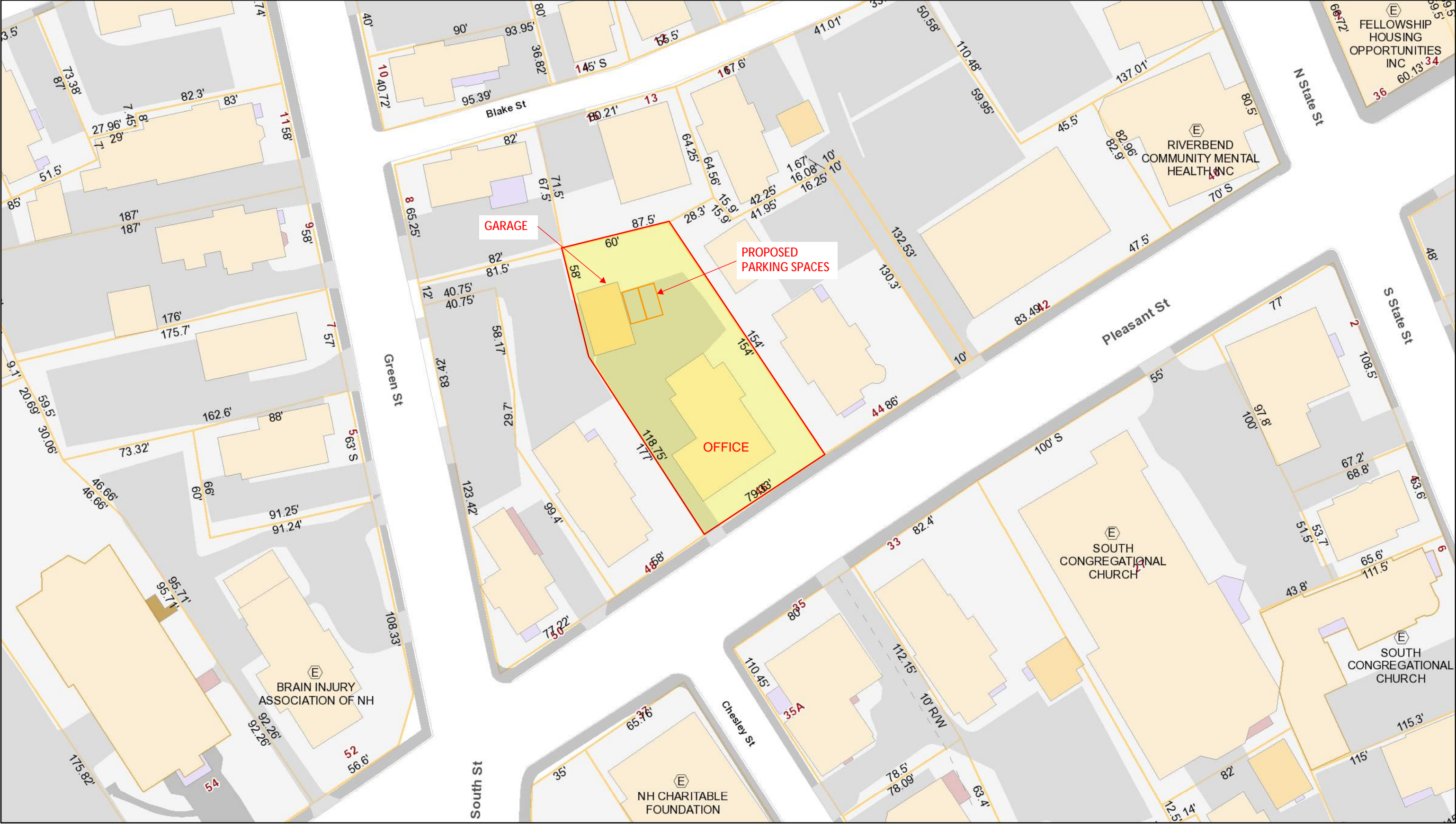
OPTION 1 - PROPOSED EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

DATE: 10/19/2021

SHEET: A3

PROJECT: 5142



September 8, 2021

City of Concord, New Hampshire

46 PLEASANT ST.
CONCORD, NH

