

**CONTENTS, HDC WORK SESSION APPLICATION FOR PROPOSED NEW
(REPLACEMENT) BUILDING AT #43 HOLMES CRT., PORTSMOUTH, NH.**

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PROPOSED NEW (REPLACEMENT) BUILDING AT 43 HOLMES CRT., PORTSMOUTH, NH. 4.12.2022.

NARRATIVE

City information Tax card information suggests that this house dates to 1749. Considerable work and changes have occurred since the original build. The core gable structure is generally intact although the original roof geometry has been changed to accommodate gable dormers, probably late 1800's? Additions and enclosures have occurred.

The existing structure is quite close to the Piscataqua River (+/-30'). The new flood maps, effective 1.29.2021 have the house and property in the AE Zone with a flood elevation of 8'. Therefore the existing structure is very prone to flood damage and should have the main structure, and any materials and systems not flood resistant, elevated to above 11'. Therefore a foundation/floor raise is required along with a foundation designed for flood requirements. A complete survey has been contracted but is yet unavailable.

Full code compliance will be required for any work done on this structure that exceeds 50% of the structure's stated value (\$158,000). Therefore code compliance will be required for any proposed work that exceeds \$79,000. The cost of elevation would exceed this amount.

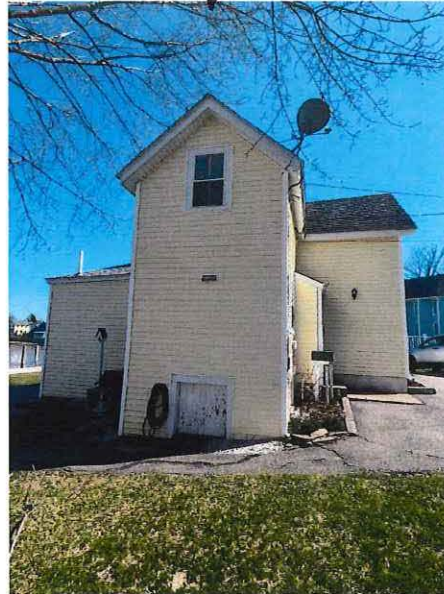
Further to this, the diminutive dimensions of the existing structure (14' wide gable) precludes the meeting of dimensional code compliance for a stair, or even appropriate 2nd Floor headroom.

What is proposed is to demolish the existing structure and re-build a slightly larger and flood protected version of this house. A house that remains quite small ((2) Bedrooms), but is fully code compliant, including meeting the requirements of FEMA and Coastal Construction practices.

WEST SIDE, VIEW FROM HOLMES CRT.
(14' WIDE GABLE END)



NORTH SIDE, VIEW
FROM SANDERS LOBSTER CO.
(10' WIDE GABLE)



SOUTH SIDE, (RIGHT
SIDE) NOTE DORMERS



SOUTH EAST VIEW,
REAR, WATER SIDE



SOUTH WEST VIEW,
REAR WATER SIDE

TITLE: PHOTOS, EXIST' CONDITIONS .

SCALE : -

DATE : 4.12.2022

REVISIONS :

PROPOSED NEW STRUCTURE

AT 43 HOLMES COURT

PORTSMOUTH, NH



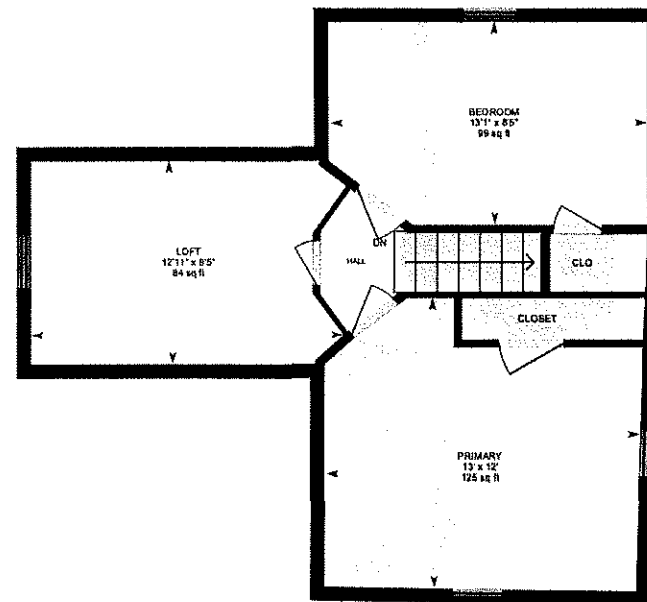
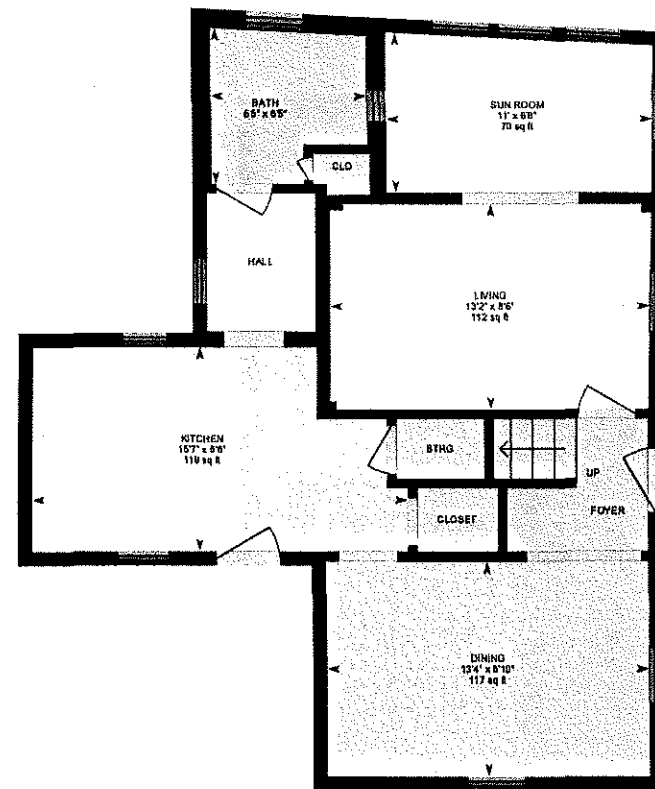
LOCATION MAP



FLOOD MAP

43 Holmes Ct, Portsmouth, NH

Main Building



Main Floor
Interior Area 574.76 sq ft

2nd Floor
Interior Area 369.05 sq ft



PREPARED: 2021/11/05

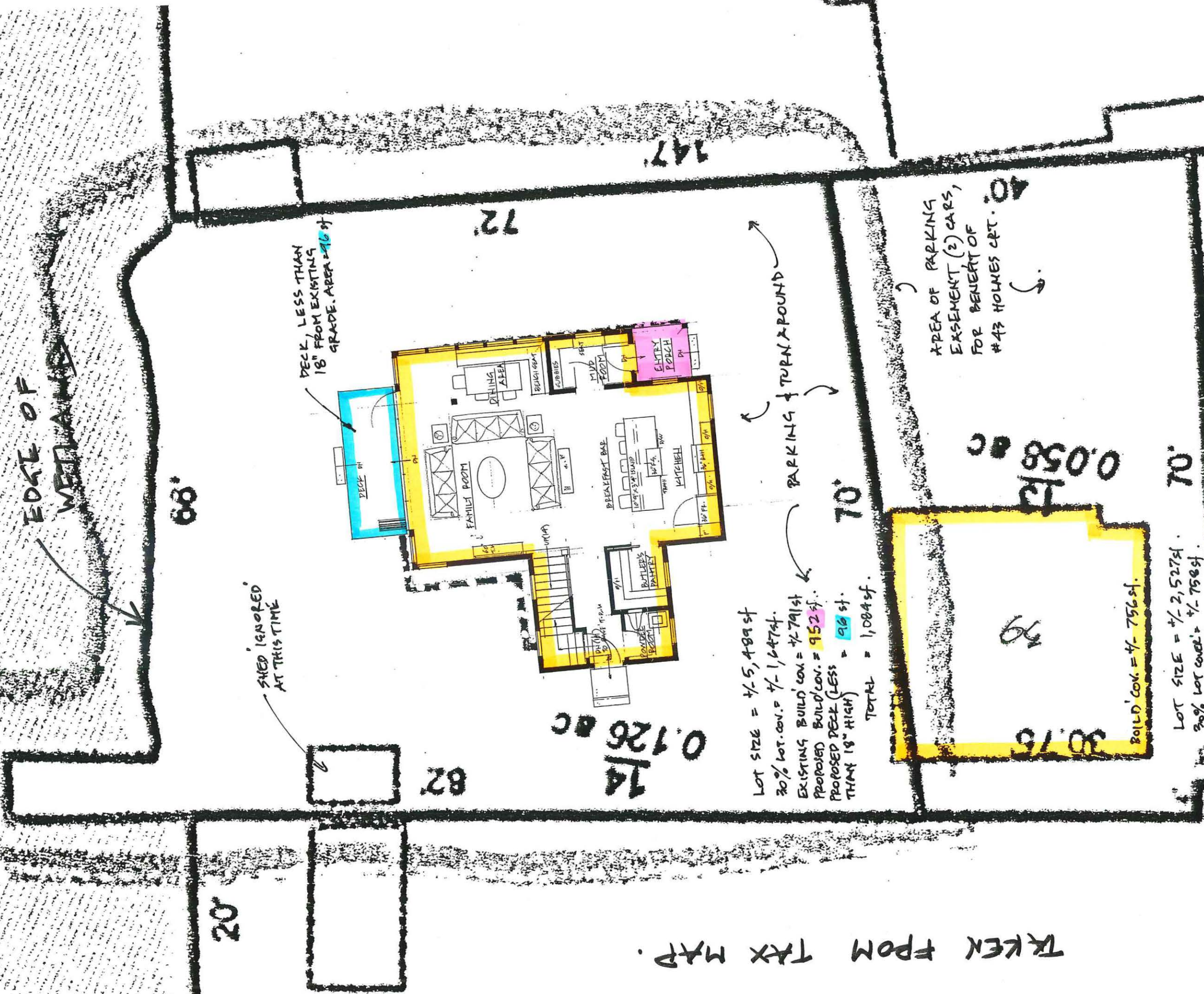
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

EXISTING CONDITIONS

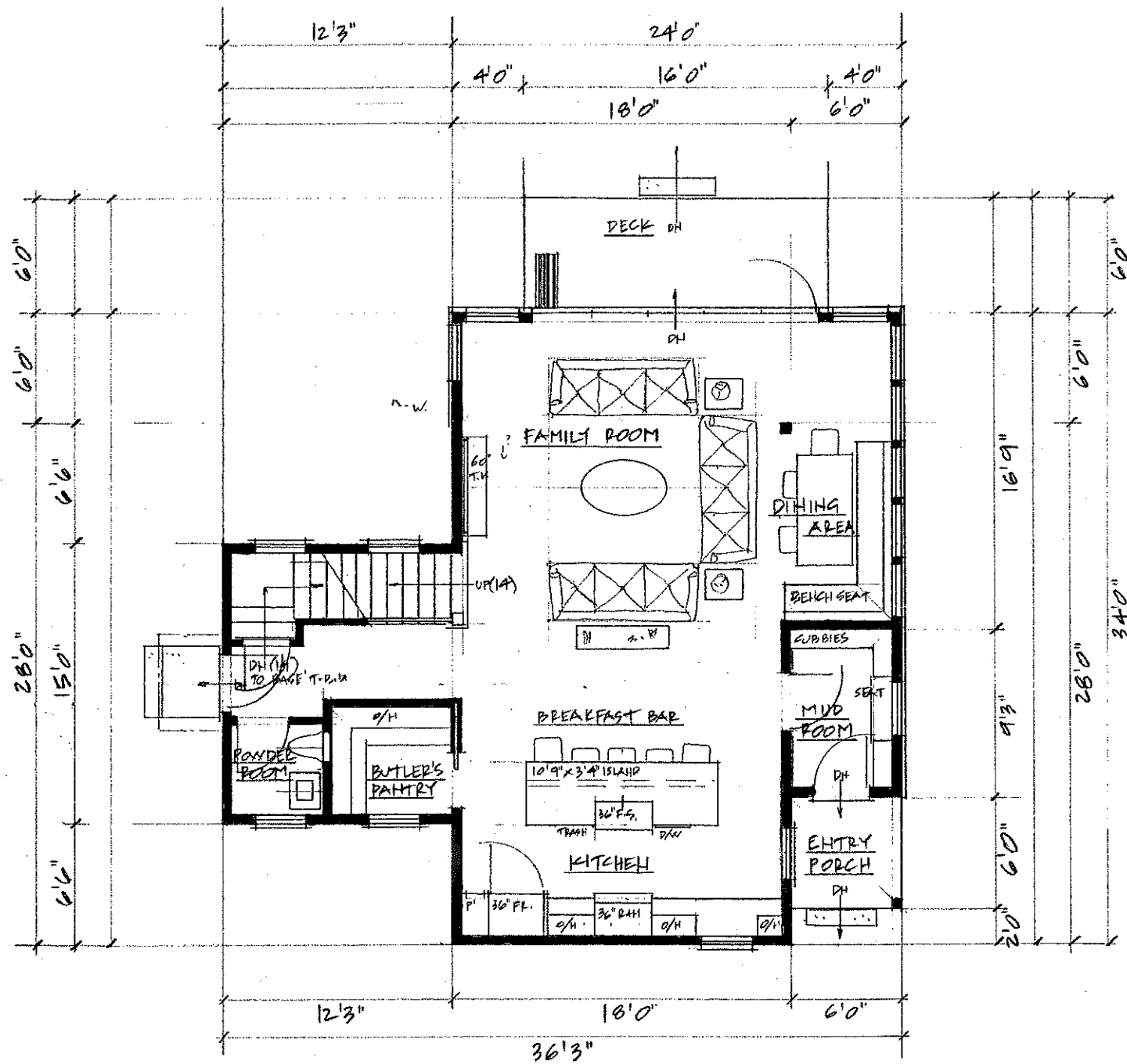
$\pm 1/8" = 1'0"$

TAKEN FROM TAX MAP.



PROPOSED SITE PLAN
(PRELIMINARY)
#43 & 439 HOLMES CRT, IS
PORTSMOUTH, NH

1"=10' 3.22.2022

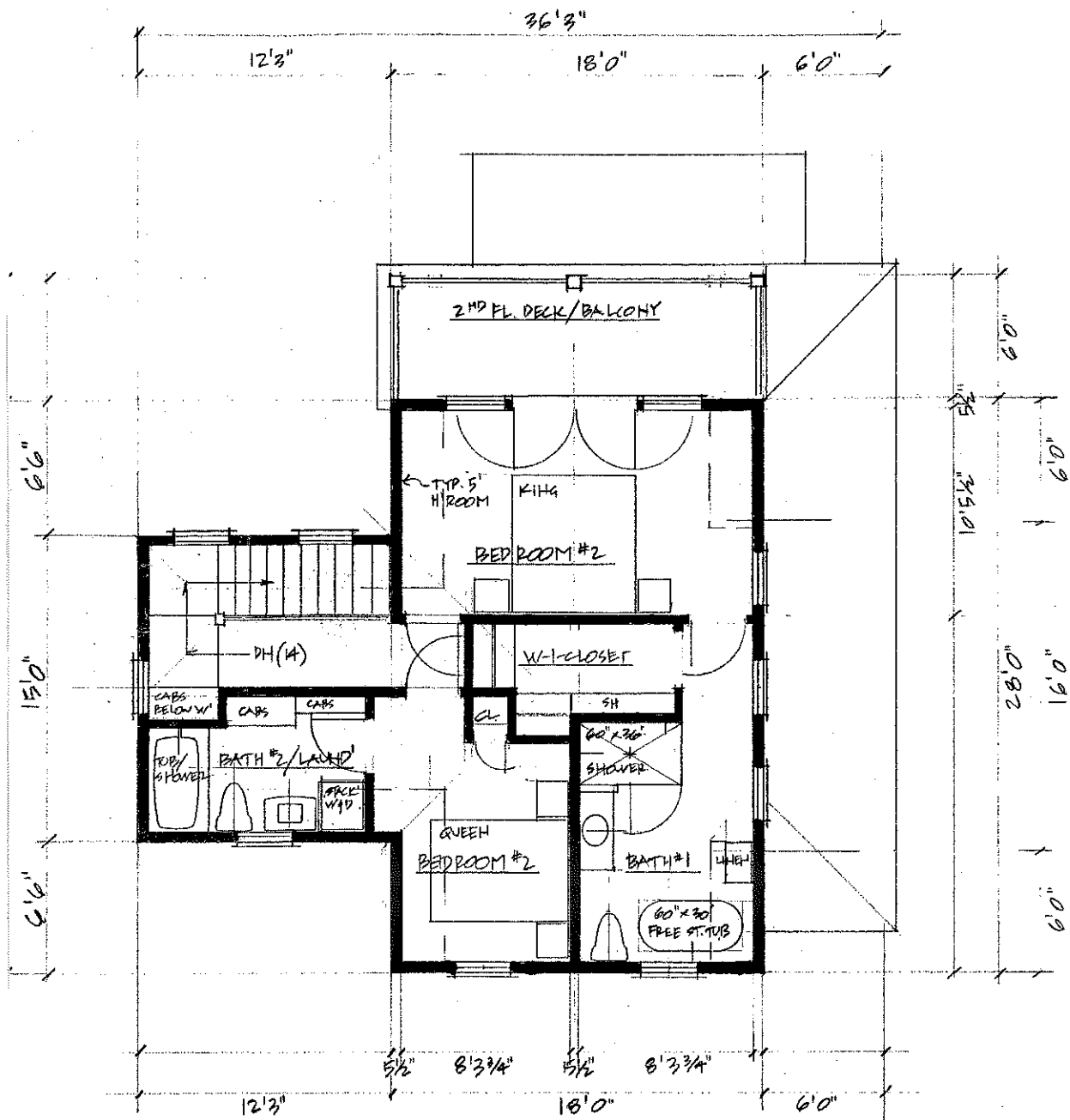


PROPOSED FIRST FLOOR PLAN

3.31.2022

1/8" = 1'0"

HOUSE AREA = 952 sf.
 PORCH AREA = 36 sf.
 DECK AREA = 96 sf.
 TOTAL = 1,084 sf.



PROPOSED SECOND FLOOR PLAN

3.31.2022

1/8" = 1'0"

PROPOSED NEW STRUCTURE

TITLE: PROPOSED FLOOR PLANS

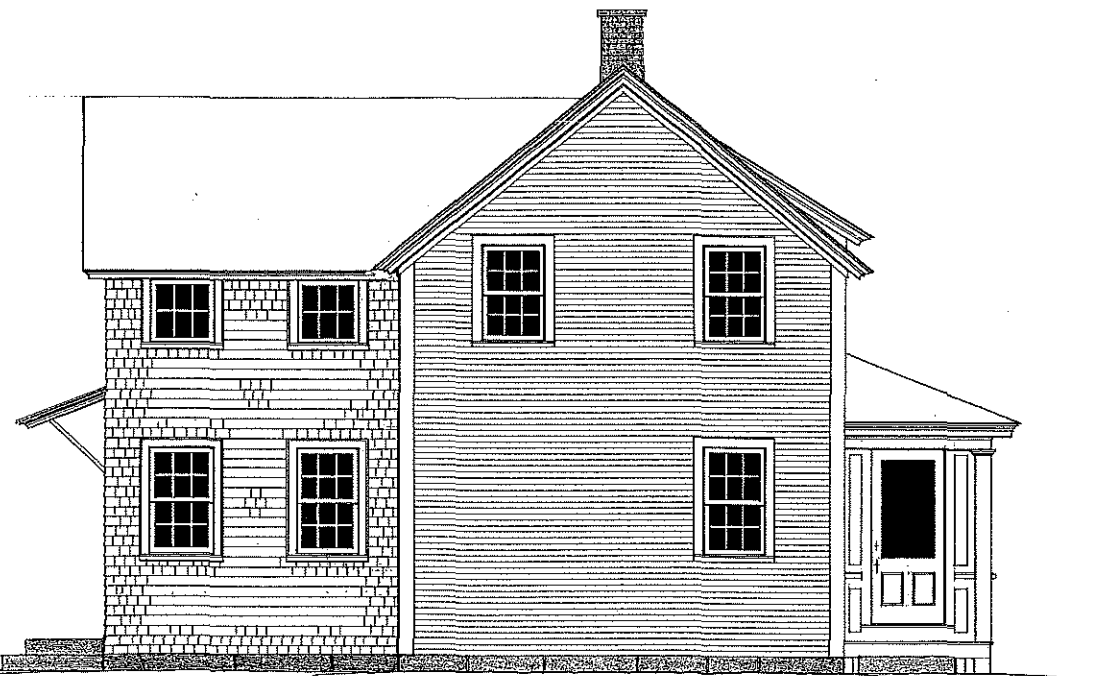
AT 43 HOLMES COURT

SCALE: 1/8" = 1'0"

PORTSMOUTH, NH

DATE: 4.12.2022

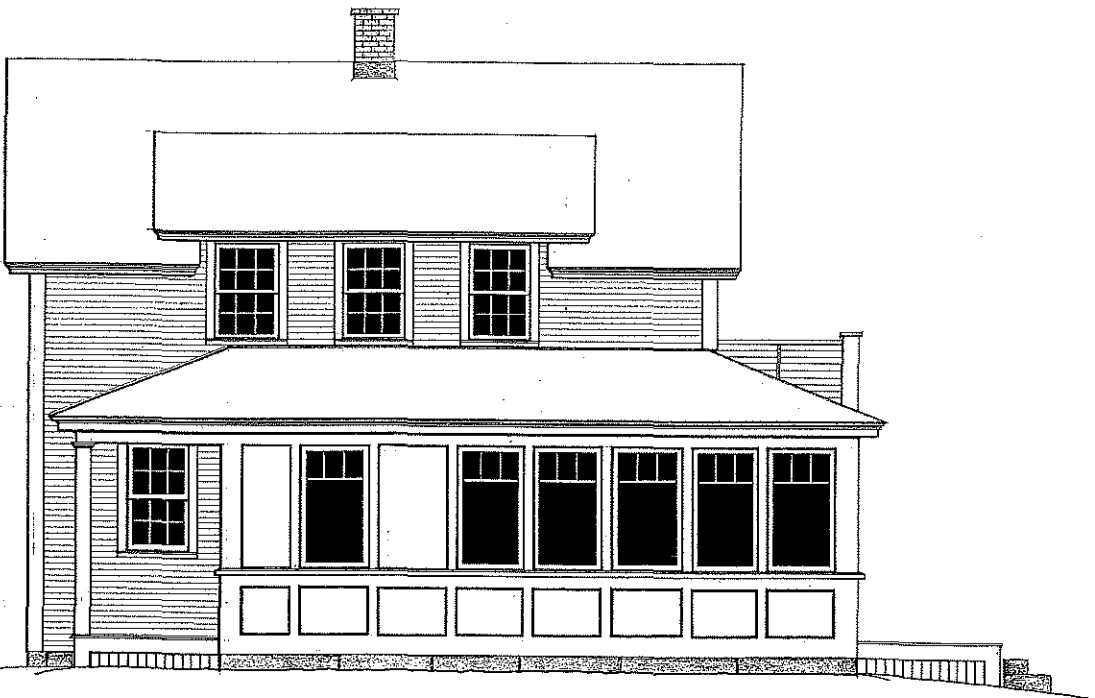
REVISIONS:



WEST (ROAD SIDE) ELEVATION



PROPOSED EAST (RIVER SIDE) ELEVATION
 $\frac{1}{4}'' = 1'0''$



PROPOSED SOUTH (RIGHT SIDE) ELEVATION
 $\frac{1}{4}'' = 1'0''$



PROPOSED NORTH (LEFT SIDE) ELEVATION
 $\frac{1}{4}'' = 1'0''$

TITLE: PROPOSED ELEVATIONS

SCALE: $\frac{1}{8}'' = 1'0''$ (FOR 11x17)

DATE: 4.12.2022

REVISIONS:

PROPOSED NEW STRUCTURE

AT 43 HOLMES COURT

PORTSMOUTH, NH