

MEMORANDUM

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Date: 12DEC2020

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To:

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Subject: 95 Dodge Ave

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CC to:

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95 Dodge Ave is a unique curved lot with an existing 1-1/2 story dwelling. Improvements to the property would increase the property value and benefit the neighborhoods overall appeal. The owner is looking to build a new contemporary bungalow with an attached accessory dwelling unit (AADU) in place of the existing structure.

The units are owned by the same person and one of the units will be occupied by the owner at all times as a principal place of residence.

The septic system will meet the NH Water Supply and Pollutions Control Division requirements. See civil plans and septic design for more detail.

There is an interior door connecting the principal dwelling unit to the accessory dwelling unit. The common access garage serves as the physical connection between units providing an interior door to each unit.

The accessory dwelling unit is no larger than 750sf of gross floor area.

The primary unit is closest to the road and the door to this unit is designed as the principal entrance with the other doors as secondary features to the structure. The AADU entrance is side facing.

The proposed bungalow and complementary accessory dwelling unit is in keeping with the size of other homes in the area. The accessory dwelling unit is designed in a scale and style that compliments the main house. The interior program of spaces is designed to be efficient and functional for the owner.

The materials used are a mixture of plank siding, stone and natural shingle. All the exterior materials used pay homage to a traditional new England home with a contemporary twist. The siding materials on the main home creates a sense of scale while adding visual interest. The accessory dwelling unit is finished with plank siding and shingle accent details.

Thank You,

Brandon Holben, AIA, LEED AP  
Principal Architect  
WINTER HOLBEN

# 95 DODGE AVE

PORTSMOUTH, NEW HAMPSHIRE

## DRAWING INDEX:








T1.1 TITLE SHEET











### ARCHITECTURAL DRAWINGS

A1 BASEMENT & GARAGE FLOOR PLANS  
 A2 FIRST & SECOND FLOOR PLANS  
 A3 ROOF PLAN  
 A4 WEST & EAST ELEVATIONS  
 A5 NORTH & SOUTH ELEVATIONS  
 A6 3D MODEL VIEWS



## LEGEND:

-  REVISION - TRIANGLE
-  NEW WORK KEYNOTE - SQUARE
-  DEMO WORK KEYNOTE - HEXAGON (NOTE NUMBERS NOT LETTERS)
-  DOOR TYPES - DIAMOND
-  WINDOW TYPES - DIAMOND
-  WALL TYPE - SQUARE
-  OFFICE ROOM NAME AND NUMBER
- 101 DOOR NUMBER

 DETAIL INDICATOR	<b>FIRST FLOOR PLAN</b>  SCALE 1/4" = 1'-0" A101
 DETAIL SECTION CUT	<b>PLAN NORTH</b> 
 WALL/PARTIAL BUILDING SECTION INDICATOR	 INTERIOR ELEVATION INDICATOR
 EXTERIOR ELEVATION INDICATOR	 WALL TYPE
 T.O. STL ELEV=132.60' ELEVATION MARK	 MATCH LINE

95 Dodge Ave  
PORTSMOUTH, NH

TITLE SHEET

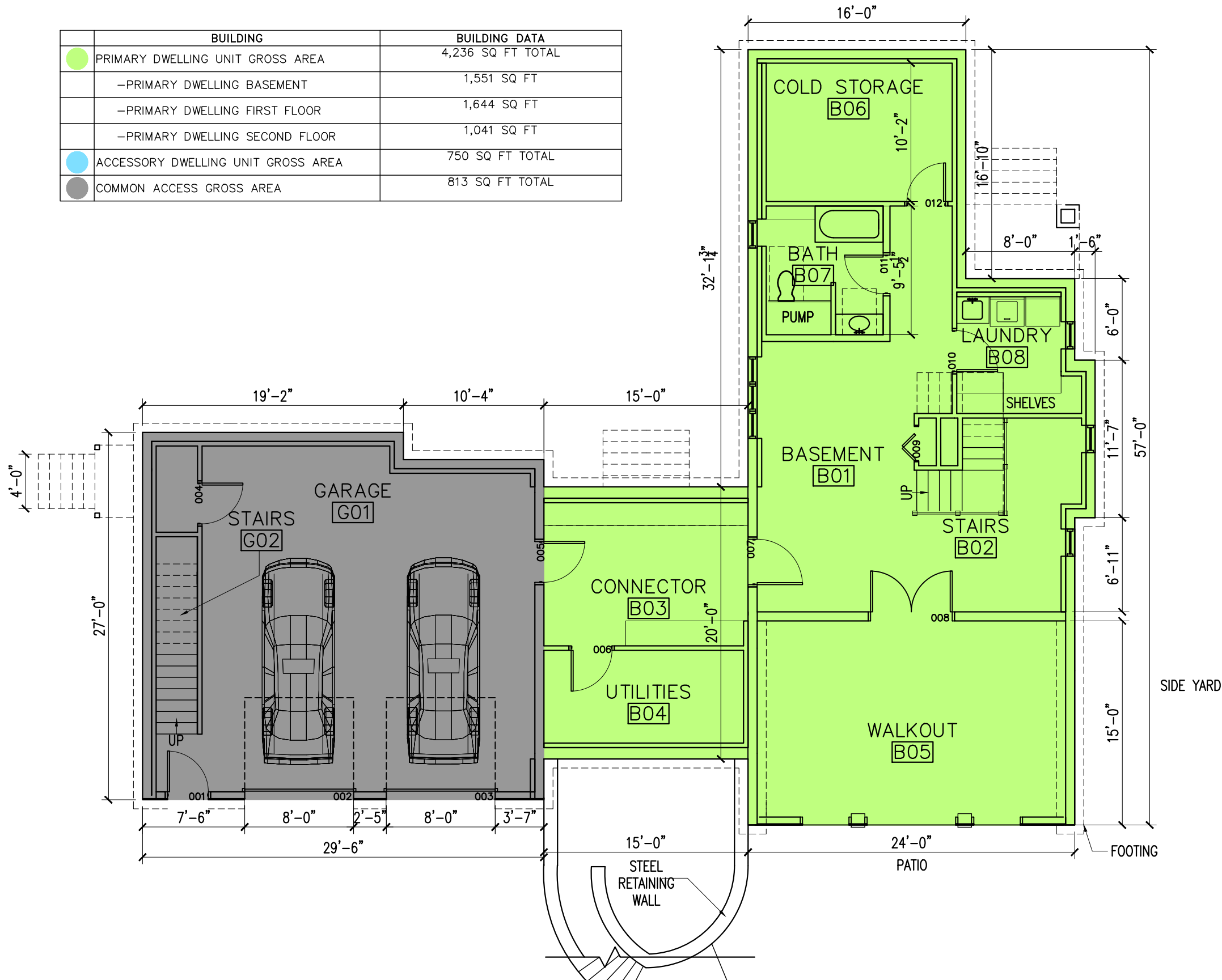
7 WALLINGFORD SQUARE  
UNIT 2099  
KITTELY, ME 03904  
207.994.3104

**WINTER  
HOLBEN**  
architecture + design

09DEC2020  
WINTER HOLBEN: GR/BMH  
SCALE: AS NOTED  
PROJECT NO: 20081

DRAWING NO.  
**T1**

BUILDING		BUILDING DATA	
●	PRIMARY DWELLING UNIT GROSS AREA	4,236 SQ FT TOTAL	
	-PRIMARY DWELLING BASEMENT	1,551 SQ FT	
	-PRIMARY DWELLING FIRST FLOOR	1,644 SQ FT	
	-PRIMARY DWELLING SECOND FLOOR	1,041 SQ FT	
●	ACCESSORY DWELLING UNIT GROSS AREA	750 SQ FT TOTAL	
●	COMMON ACCESS GROSS AREA	813 SQ FT TOTAL	



95 Dodge Ave  
PORTSMOUTH, NH

BASEMENT FLOOR PLAN

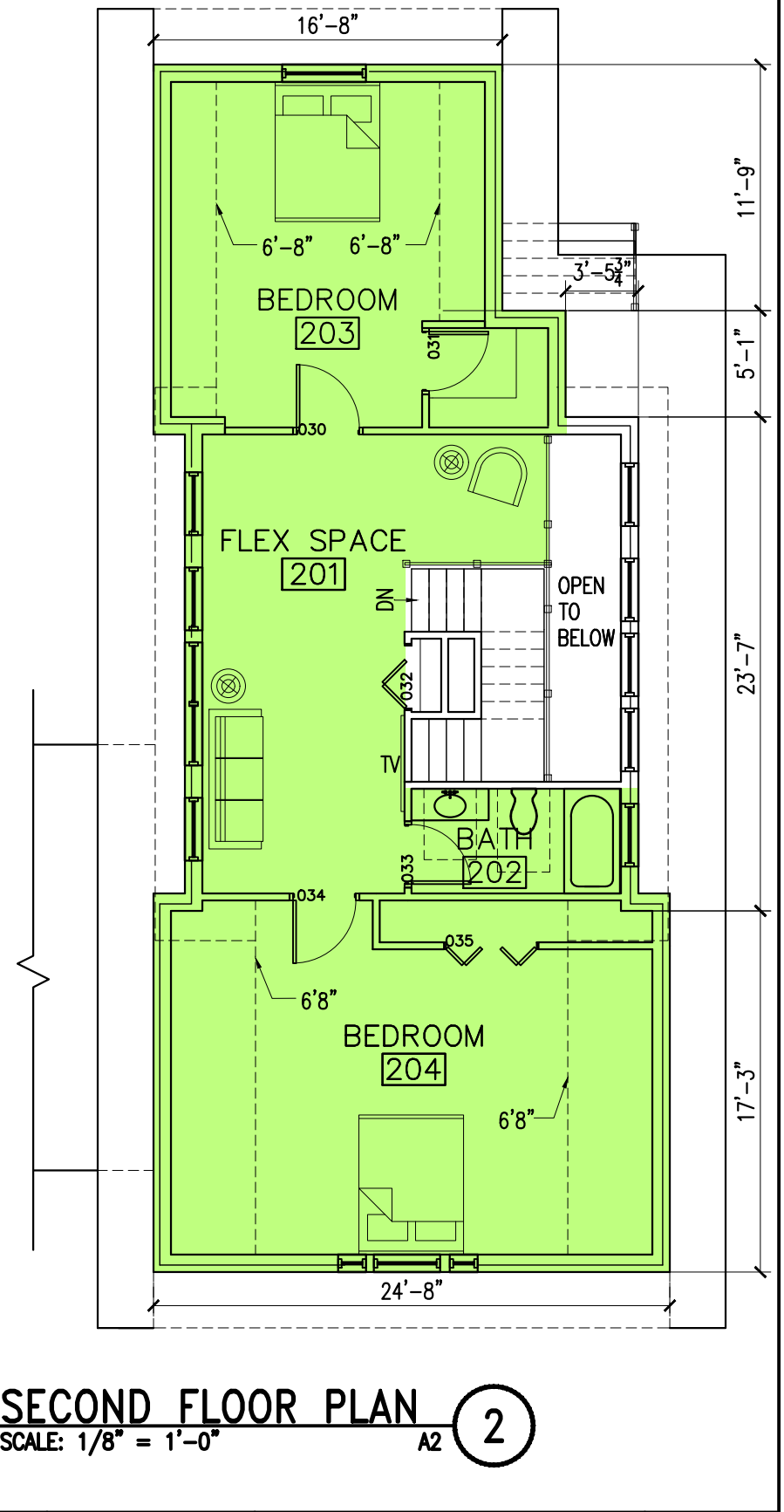
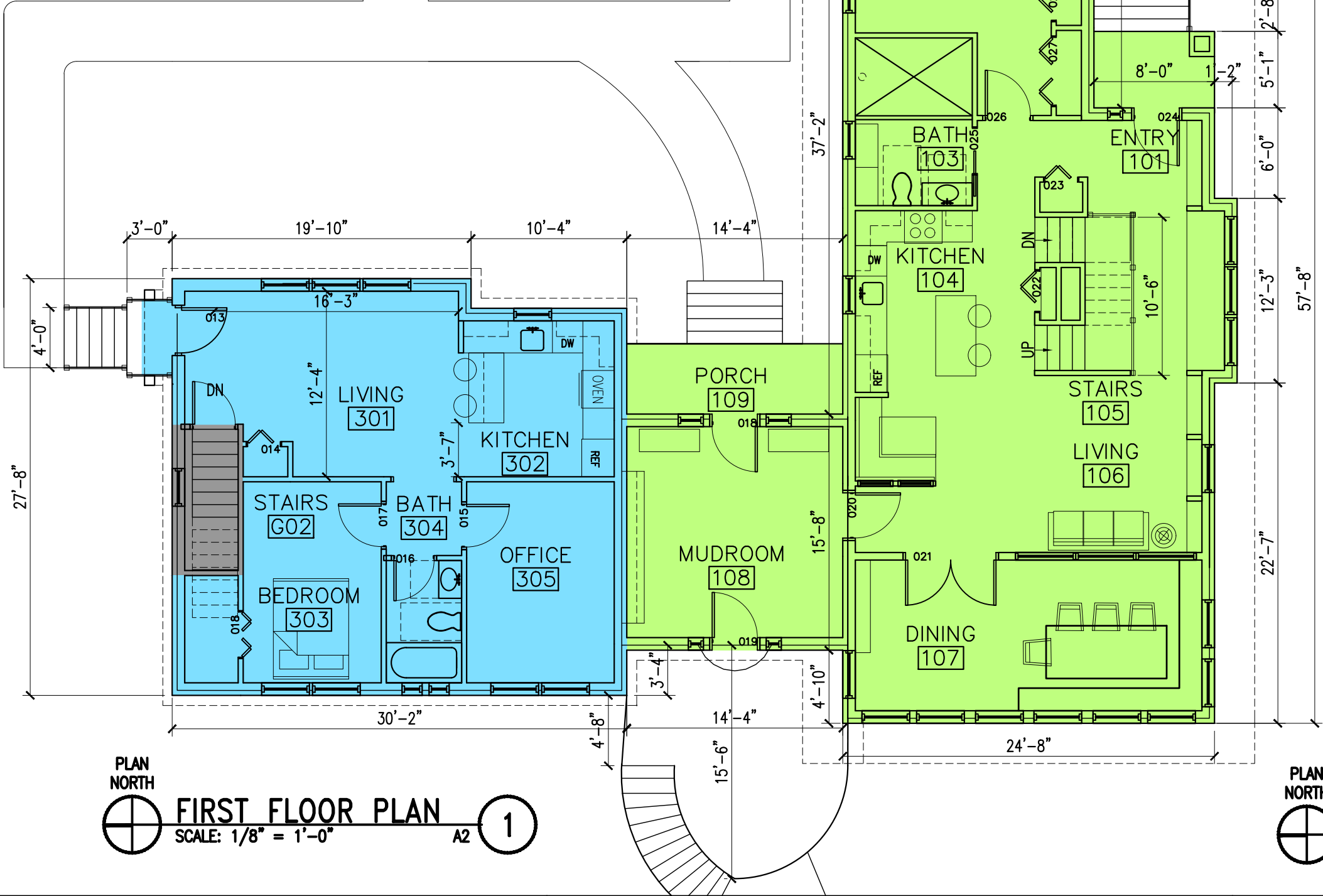
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DRAWING NO.  
**A1**

BUILDING		BUILDING DATA	
<span style="color: green;">■</span>	PRIMARY DWELLING UNIT GROSS AREA		4,236 SQ FT TOTAL
	-PRIMARY DWELLING BASEMENT		1,551 SQ FT
	-PRIMARY DWELLING FIRST FLOOR		1,644 SQ FT
	-PRIMARY DWELLING SECOND FLOOR		1,041 SQ FT
<span style="color: blue;">■</span>	ACCESSORY DWELLING UNIT GROSS AREA		750 SQ FT TOTAL
<span style="color: grey;">■</span>	COMMON ACCESS GROSS AREA		813 SQ FT TOTAL



95 Dodge Ave  
 PORTSMOUTH, NH

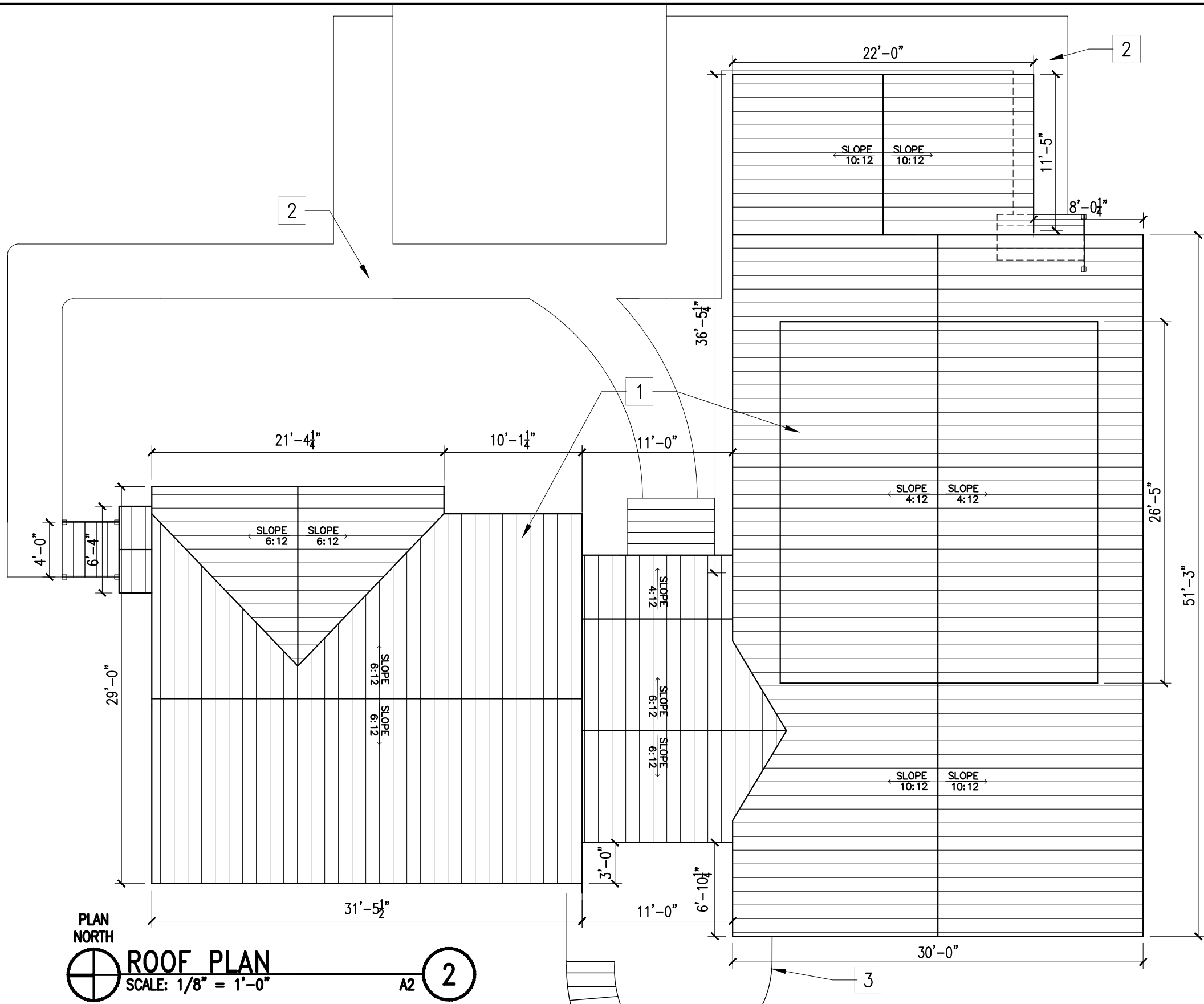
FIRST AND SECOND FLOOR PLAN

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DRAWING NO.  
**A2**



**ROOF KEYNOTE LEGEND:**

- 1 MTL ROOFING
- 2 PAVED WALKWAY
- 3 STEEL RETAINING WALL

PLAN NORTH



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

A2 **2**

95 Dodge Ave  
PORTSMOUTH, NH

**ROOF PLAN**

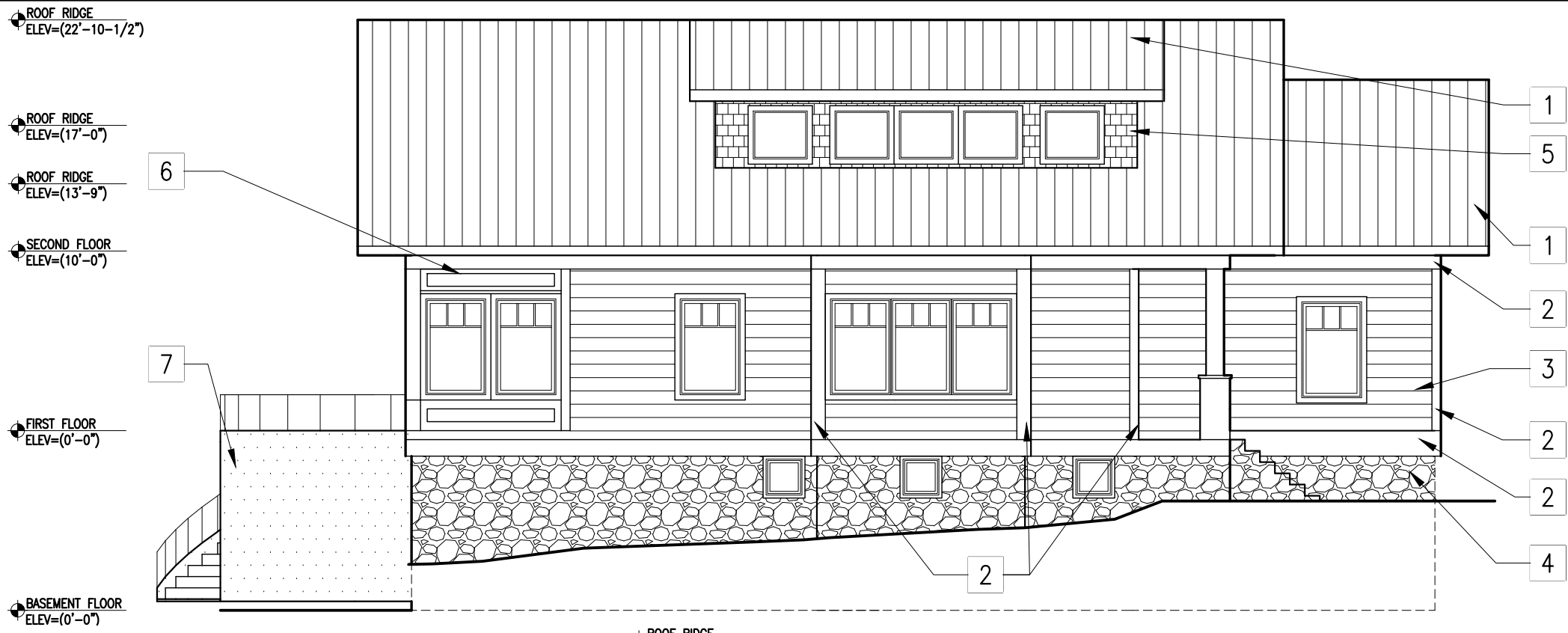
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DRAWING NO.

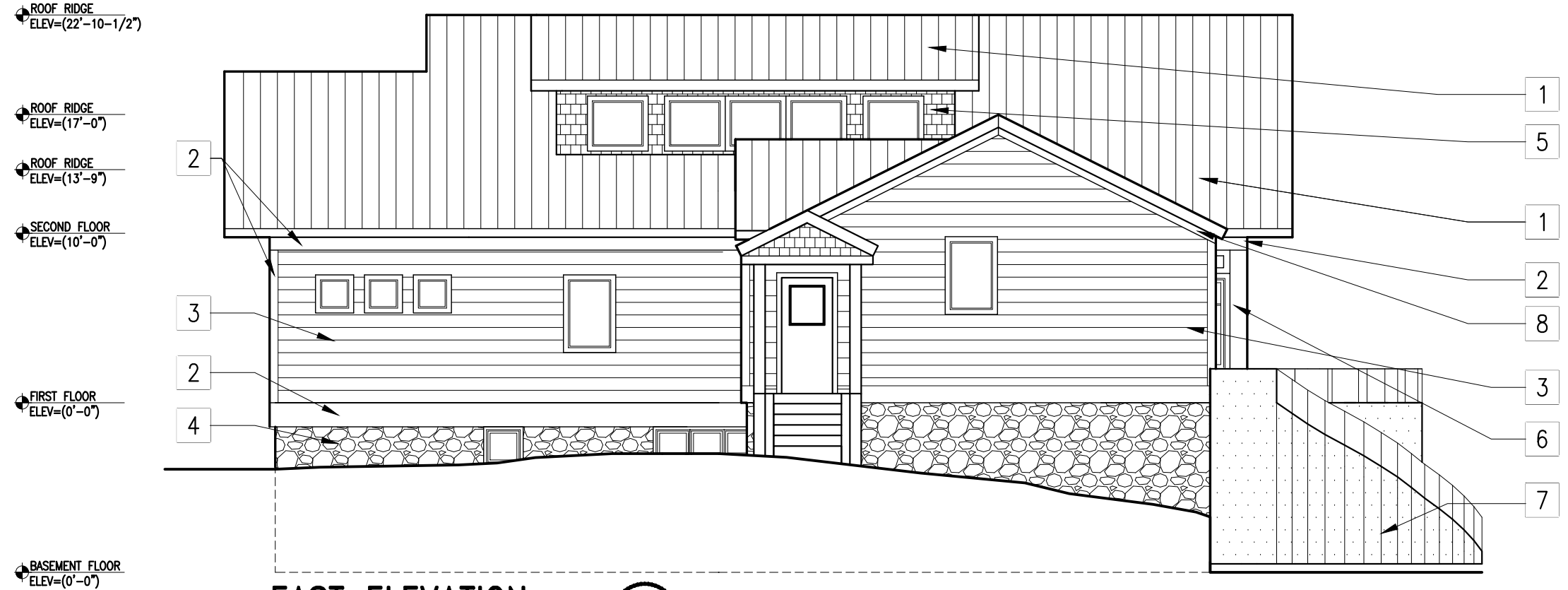
**A3**



**WEST ELEVATION** A2.1 **3**  
 SCALE: 1/8" = 1'-0"

**ELEVATION KEYNOTE LEGEND:**

- 1 MTL ROOFING
- 2 TRIM
- 3 PLANK SIDING
- 4 STONE VENEER
- 5 SHINGLE SIDING
- 6 PANEL SIDING
- 7 STEEL RETAINING WALL
- 8 5" ROOF EDGE TRIM



**EAST ELEVATION** A2.1 **4**  
 SCALE: 1/8" = 1'-0"

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 PORTSMOUTH, NH

ELEVATIONS

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**WINTER  
 HOLBEN**  
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09DEC2020  
 WINTER HOLBEN:GR/BMH  
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DRAWING NO.  
**A4**



**SOUTH ELEVATION**

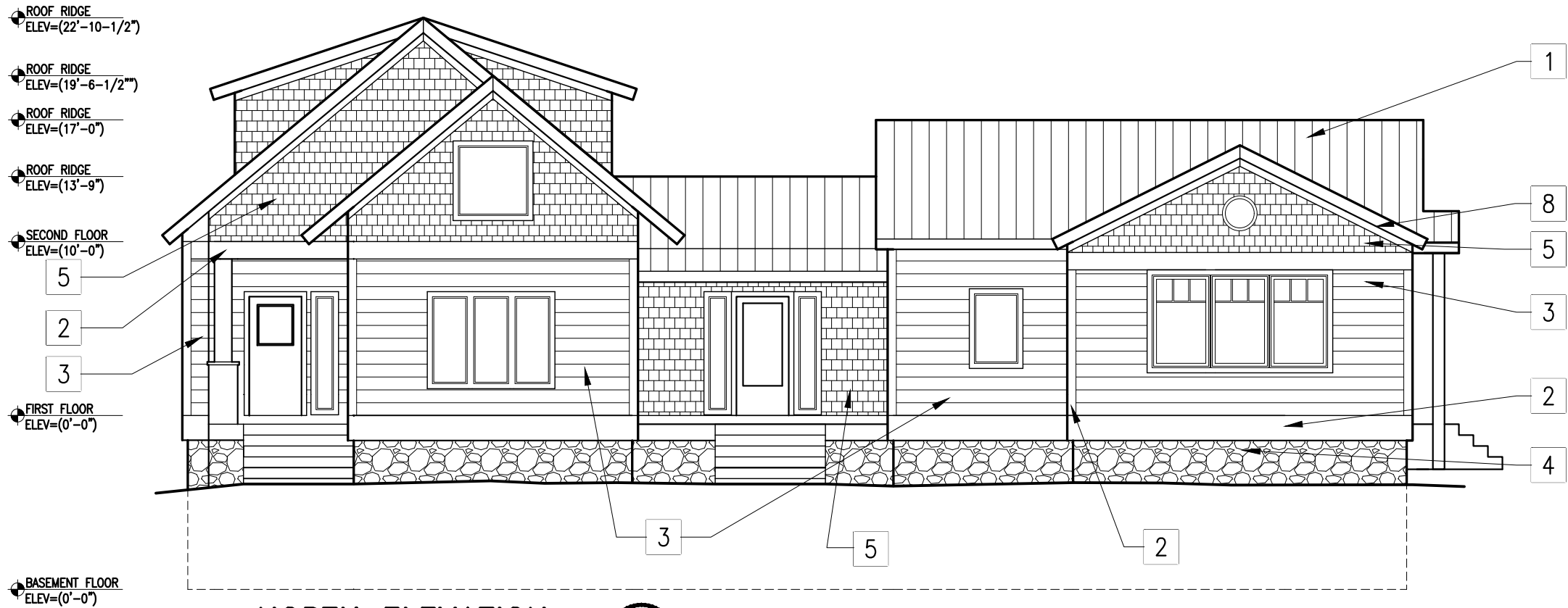
SCALE: 1/8" = 1'-0"

A2.1

1

**ELEVATION KEYNOTE LEGEND:**

- 1 MTL ROOFING
- 2 TRIM
- 3 PLANK SIDING
- 4 STONE VENEER
- 5 SHINGLE SIDING
- 6 PANEL SIDING
- 7 STEEL RETAINING WALL
- 8 5" ROOF EDGE TRIM



**NORTH ELEVATION**

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

A2.1

2

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PORTSMOUTH, NH

ELEVATIONS

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**WINTER  
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SCALE: AS NOTED  
PROJECT NO: 20081

DRAWING NO.

**A5**



95 Dodge  
PORTSMOUTH, NH

MODEL VIEWS

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DRAWING NO.  
**A6**