

Chuck and Allison Dudas
32 Monteith Street
Portsmouth, NH 03801

March 16th, 2022

City of Portsmouth
c/o Peter Stith
Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

Re: Variance Application
Tax Map 143 Lot 22
32 Monteith St
Portsmouth, NH 03801

Dear Peter,

We are pleased to submit this memo and the attached documents in support of Zoning Relief for the construction of a garage with an accessory dwelling unit above within the side setback to be considered by the ZBA at the April 19, 2022 meeting.

Exhibits:

- Site Plan
- Plan Set- issued by Amy Dutton Home
- Site Photographs
- Tax Map 143

Property/Project

32 Monteith is a 30,644 sq ft lot with a single family home. The property is located in the Single Residence A District and borders North Mill Pond with street frontage along Monteith St and Thornton St. We are proposing to demolish the existing shed that is 2' from the side property line and require relief to construct an attached garage with accessory dwelling unit above that would be 8' from the side property line.

The project received a Wetlands Conditional Use Permit in June 2020 which showed the proposed garage at 10' from the side property line. A 1-year extension was granted to the Wetlands Conditional Use Permit in June 2021.

This variance application is a modification of the plans approved for the Wetlands Conditional Use Permit in that the proposed garage footprint is enlarged by 2' in

width and would be within the 10' side yard setback. No changes have been made to the plans within the 100' wetlands buffer.

The project is seeking the variance to enlarge the garage by 2' in width due to the location of the existing gas meter along the house. The existing gas meter will require bollards to be placed in front of it which will impact the placement of the garage doors and vehicle entry/exit of the garage. Without the additional 2' in width, the bollards could result in only allowing a single vehicle to utilize the two-car garage.

The project is pursuing a conditional use permit for the attached dwelling unit located above the garage at the April 21, 2022 Planning Board meeting.

Relief Required

Variance Section/Requirement	Existing	Proposed
<u>Portsmouth Zoning Ordinance</u> <u>10.521: Dimensional Standards</u> 10' Minimum Side Yard Dimension	2'	8'

Variance Criteria

The variances will not be contrary to the public interest and the spirit of the ordinance is observed.

The existing property is currently non-conforming with the shed located 2' from the side property line. The demolition of the shed and construction of a garage/ADU located 8' from the side property line would bring the property more in line with Zoning Ordinance which is a benefit to abutters and the greater public.

Denial of the variances results in an unnecessary hardship.

As noted above, due to the existing location of the gas meter and requirement for bollards in front of the gas meter, denial of the variance may impact whether the proposed 2-car garage can be utilized for its intended purpose.

Substantial justice will be done by granting the variance.

There would be no harm done to the public by granting this variance.

Granting the variance will not diminish surrounding property values.

The values of the surrounding properties will not be diminished by granting the variance. The project is in keeping with the character of the neighborhood and of the existing house.

For the reasons described above, we respectfully request the Board grant this variance.

Respectfully,

Two handwritten signatures in blue ink. The first signature is 'Chuck Dudas' and the second is 'Allison Dudas'.

Chuck & Allison Dudas

May 01, 2020 - 10:46am
\\TFM-BEDFORD\Projects\Civil\Survey\MSG Projects\47375-00 - Dudas - 32 Monteith St - Portsmouth Survey\Drawings\47375-00Survey.dwg

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED SEPTEMBER 23, 2019 & IN JANUARY 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



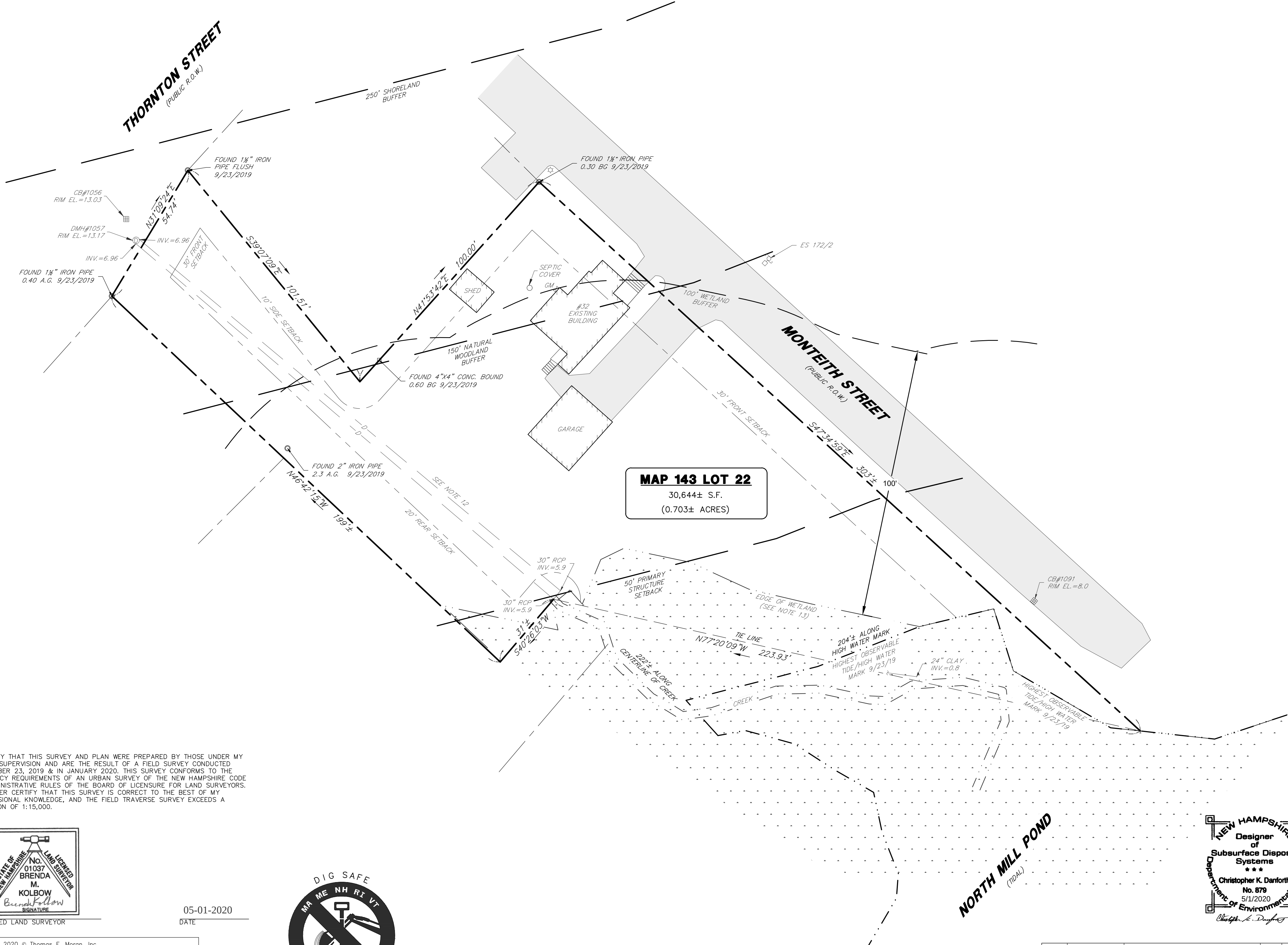
LICENSED LAND SURVEYOR

05-01-2020
DATE

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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



NOTES:

1. THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH OF ASSESSOR'S MAP 143 AS LOT 22.
3. THE PARCEL IS PARTIALLY LOCATED IN ZONES X & AE AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
4. OWNER OF RECORD:
MAP 143 LOT 22
CHARLES & ALLISON DUDAS
32 MONTEITH STREET
PORTSMOUTH, NH 03801
RCRD BK.5876 PG.#1963
5. PARCEL AREA:
MAP 143 LOT 22:
30,644± S.F.
(0.703± ACRES)
6. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
7. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND CURRENT SITE CONDITIONS OF MAP 143 LOT 22.
8. FIELD SURVEY COMPLETED BY TCE ON SEPTEMBER 23, 2019 & JANUARY 2020 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
9. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. VERTICAL DATUM IS NAVD 88 PER STATIC GPS OBSERVATIONS.
10. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
11. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
12. A PORTION OF THIS PARCEL MAY BE SUBJECT TO "THE RIGHT OF THE CITY OF PORTSMOUTH TO MAINTAIN IN AND OVER IT A PUBLIC SEWER AS NOW BUILT AND LOCATED THEREON." AS RECORDED IN RCRD BK.#786 PG.#69 AND BK.#1896 PG.# 406.
13. JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON SEPTEMBER 23, 2019 BY CHRISTOPHER K. DANFORTH CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3). NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEWPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1).

TAX MAP 143 LOT 22

SKETCH PLAN
DUDAS RESIDENCE
32 MONTEITH STREET
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNER
CHARLES & ALLISON DUDAS

SCALE: 1" = 20' (22x34)
1" = 40' (11x17)

JANUARY 28, 2020



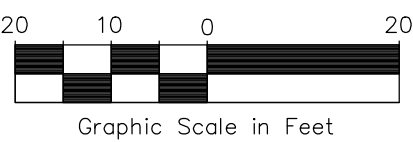
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

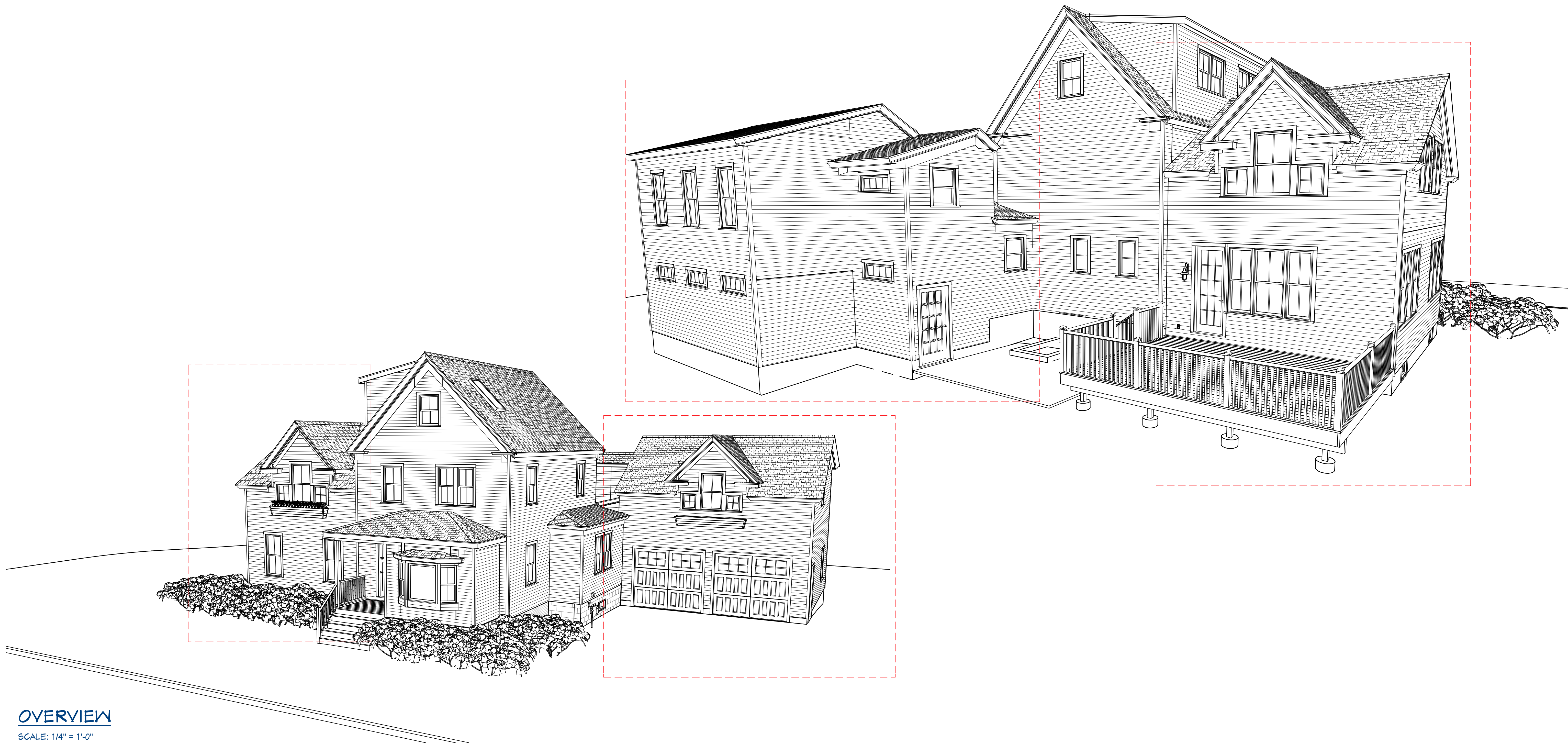
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

A division of TFMoran, Inc.

FILE 47375-00 DR FB
CK CADFILE

REV.	DATE	DESCRIPTION	DR	CK





OVERVIEW

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

SPECIFICATIONS + NOTES

*ROOFING MATERIAL: TO MATCH EXISTING
*ALL TRIM PACKAGE: TO MATCH EXISTING
*SIDING: TO MATCH EXISTING
*BRACKETS: TO MATCH EXISTING
*STAIR SYSTEM:
_EXTERIOR:
*BROSCO: Liberty Extruded Rail System
*RISER: AZEC- WHITE
*TREAD: SELECTWOOD, ZURI "Weathered Grey"

_INTERIOR:
*NEWEL
*HANDRAIL
*BALUSTERS
*RISER FINISH
*TREAD

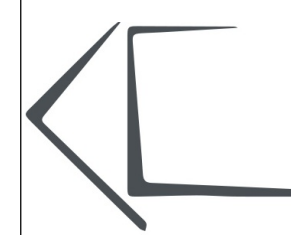
*WINDOWS:
_MANUFACTURER:
_EXT. FINISH:
_INT. FINISH:
*DOORS:
_MANUFACTURER:
_EXT. FINISH:
_INT. FINISH:

*FLOORING:
_1ST FLOOR: WOOD
_2ND FLOOR: WOOD
_REFINISH AREAS:
*KITCHEN:
_CABINETY NOTES: SPECS TO BE PREPARED
*MANTLE:
_BUILT-IN IN GREATROOM AND AROUND FIREPLACE
*FIREPLACE:
_GAS
_WOOD: INT. FIREBOX: RED BRICK VS. YELLOW BRICK
_HEARTH: RAISED VS. FLUSH
*MATERIAL:

NOTES:
*CEILING HEIGHTS: 1ST FLOOR: 8'-6" | 2ND FLOOR: 7'-8"
*CORNER BOARDS: TO MATCH EXISTING
*WATER TABLE: TO MATCH EXISTING
*RAKE BOARD: TO MATCH EXISTING
*SOFFIT - TO MATCH EXISTING
*ROOF VENT - TO MATCH EXISTING
*WINDOW TRIM: TO MATCH EXISTING

GENERAL NOTES:

- DO NOT SCALE DRAWINGS
- ALL TRASH GENERATED BY THE CONTRACTOR WILL BE PLACED IN A TRASH CONTAINER PROVIDED BY THE CONTRACTOR ON SITE AT THE END OF EACH DAY.
- VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIAL. NOTIFY DESIGNER OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.
- ALL ELECTRICAL AND MECHANICAL WORK SHALL BE PERFORMED BY SUB-CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR AND INTERIOR DESIGNER WITH RESPECT TO LIGHTING AND CEILING DETAILS.
- COORDINATE ALL ELECTRICAL AND MECHANICAL FIXTURES TO FIT WITHIN CEILING, FLOOR, AND WALL SPACES. VERIFY LOCATIONS WITH DESIGNER.
- IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO COMPLETE THE WORK WITHIN THE RECOGNIZED STANDARDS OF THE CONSTRUCTION INDUSTRY.



OVERVIEW

DRAWING INDEX	
1	OVERVIEW
2	SITE PLAN
3	DEMO
4	FOUNDATION
5	FIRST FLOOR
6	SECOND FLOOR
7	ROOFS
8	ELEVATIONS
9	ELEVATIONS
10	SECTIONS
11	FRAMING
12	FRAMING
13	FRAMING
14	ELECTRICAL

CLIENT:

Charles and Allison Dudas
32 Monteth Street
Portsmouth, NH

CONTACT:

AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.703.0696

DATE:

1/26/22

SCALE:

SCALED FOR:
24" X 36"

DRAWING SCALE
N.T.S

SHEET:

A1

CALCULATIONS

ZONING MAXIMUMS:
front setback: 15'
rear setback: 20'
side setbacks: 10'
lot coverage: 25%

EXISTING CONDITIONS:
LOT SIZE: 0.70 ACRES
GROSS SF: 2,544
LIVABLE SF: 1,534
FIRST FLOOR: 694 SF
UPPER STORY: 560 SF
HALF STORY: 280 SF
EXISTING SETBACKS:
FRONT: 6 FT, SECONDARY FRONT: 90 FT
REAR: 129 FT (TO GARAGE)
LEFT: 35 FT TO WETLAND
RIGHT: 2 FT (TO SHED)
EXISTING LOT COVERAGE: 809 + 496 + 130 = 1435 / 30644 = 4.7%
EXISTING PARCEL AREA: 0.033 ACRES

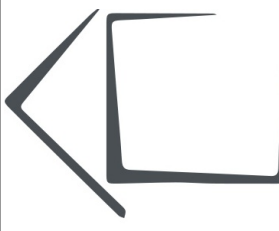
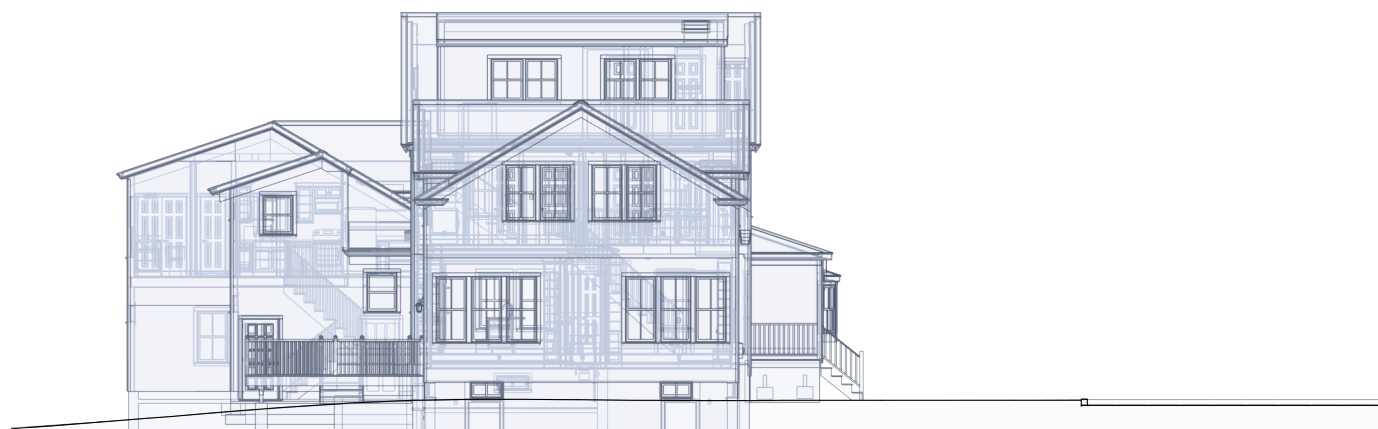
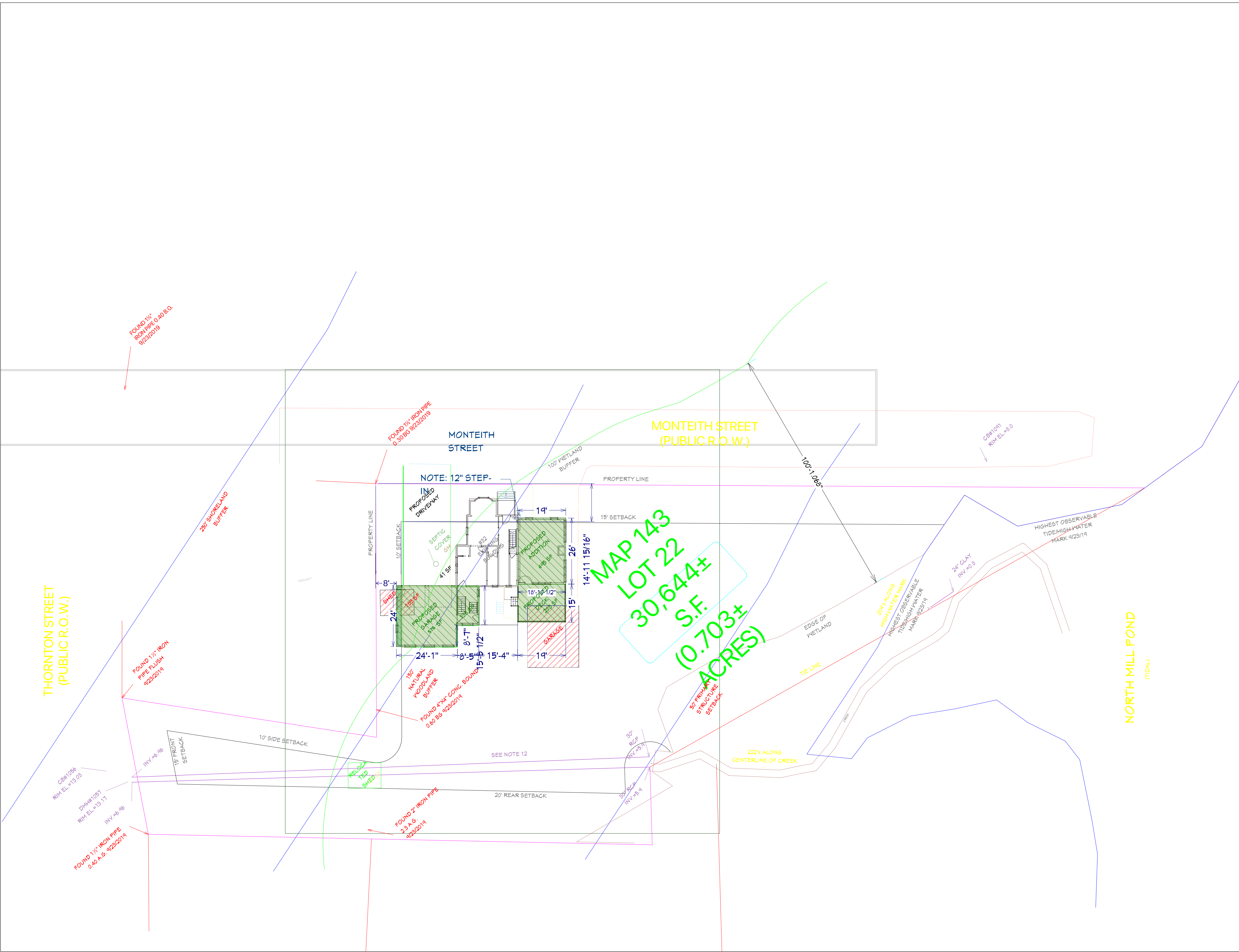
PROPOSED CONDITIONS:
LIVABLE SF: 2,655
FIRST FLOOR: 1321 SF
UPPER STORY: 1054 SF
HALF STORY: 280 SF
PROPOSED SETBACKS:
FRONT: 6 FT
REAR: 20 FT
LEFT: 47 FT TO WETLAND
RIGHT: 8 FT
PROPOSED LOT COVERAGE: 762 + 497 + 285+ 710 + 130 =2384 / 30644 = 7.7%
PROPOSED PARCEL AREA: 0.055 ACRES

SITE PLAN LEGEND

- = ADDITION & DECK ~ 778 SF
= GARAGE / MUDROOM ~ 710 SF
- = GARAGE AND SHED TO BE REMOVED ~ 630 SF

SITE PLAN

SCALE: 1" = 20'-0"



SITE PLAN

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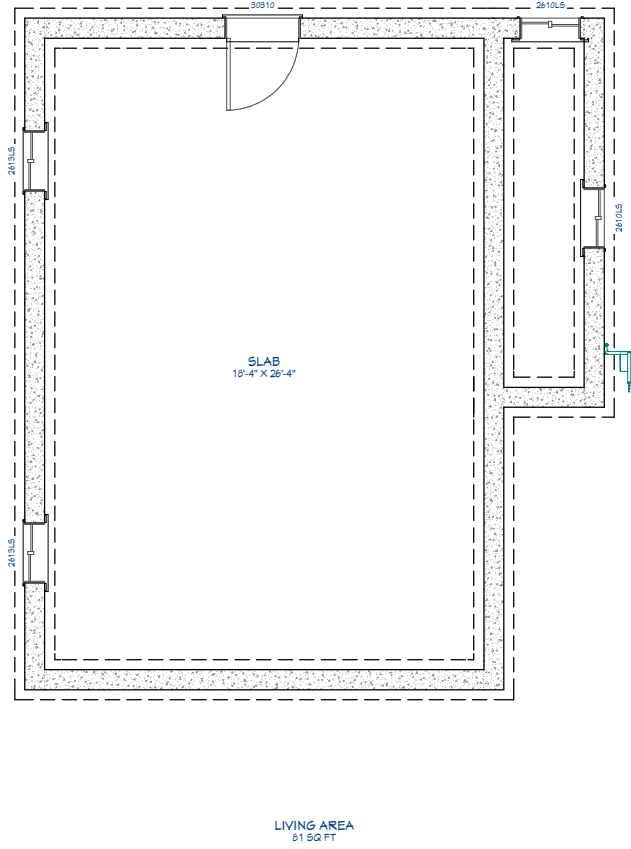
SCALE:

SCALED FOR:
24" X 36"

DRAWING SCALE

SHEET:

A2



EXISTING FOUNDATION PLAN

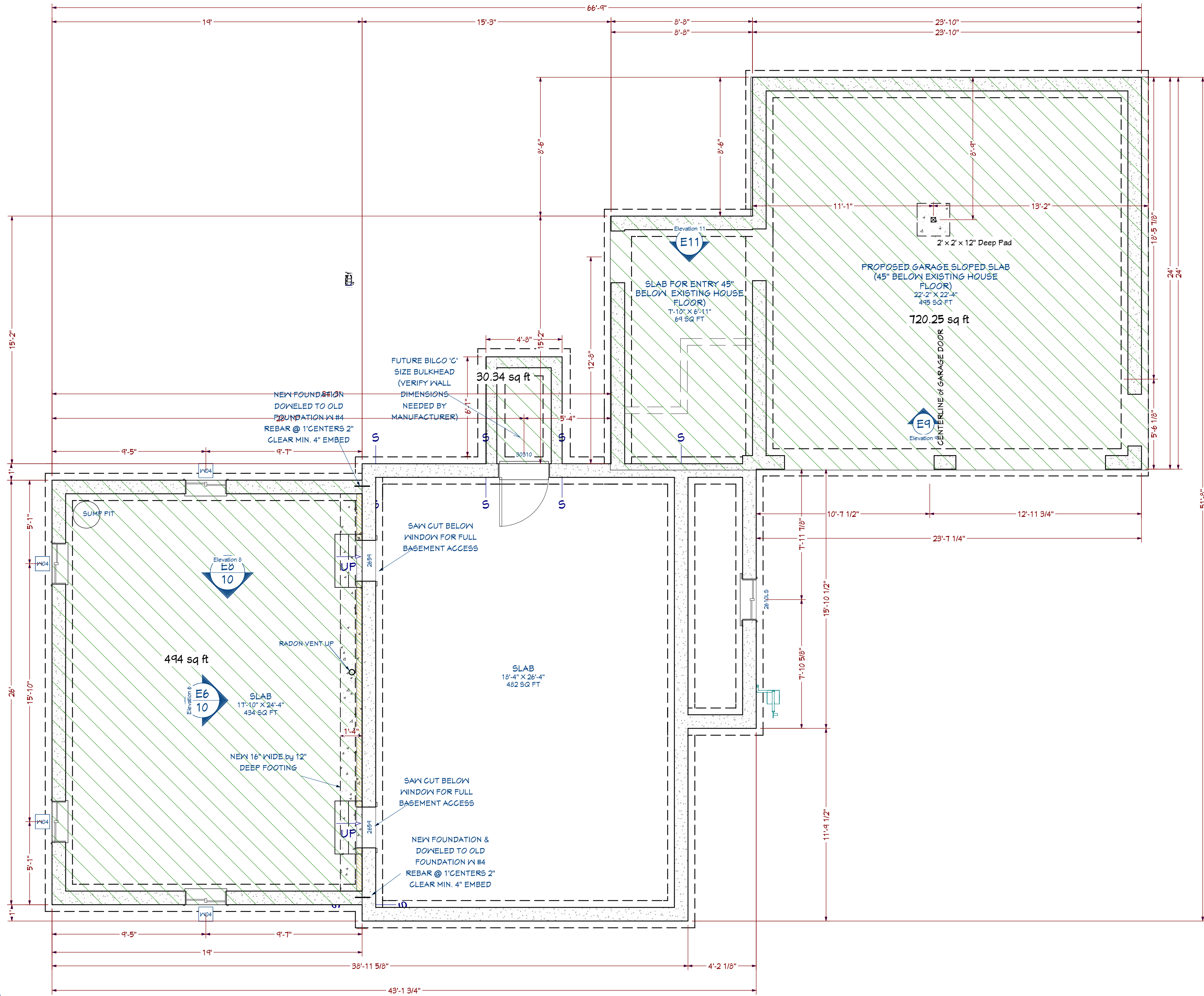
SCALE: 1/8" = 1'-0"

WINDOW NOTES:

- 1 WINDOW INTERIOR WITH GLAD EXTERIOR
- 2 FULL SCREENS ON ALL WINDOWS
- 3 INTERIOR WINDOW COLOR: TBD
- 4 EXTERIOR WINDOW COLOR: TBD
- 5 HARDWARE MATERIAL: TBD
- 6 MANUFACTURER: MARVIN ELEVATE (WOOD, GLAD) ESSENTIAL (GLAD, CLAD), SIGNATURE COLLECTION
- 7 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES
- 8 BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5'7" SOFT WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" AS TO MEET EGRESS

DOOR NOTES:

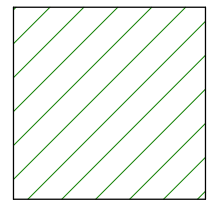
- 1 DOORS SHALL BE 16"
- 2 ALL DOORS SHALL BE SOLID CORE 1-3/4" THICK
- 3 INTERIOR DOORS SHALL BE PTD. OR STAINED, VERIFY WITH DESIGNER
- 4 DOORS BETWEEN GARAGE AND LIVING AREA SHOULD BE 1-3/4" TIGHT FITTING SOLID CORE DOORS
- 5 EXTERIOR EXT. DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE
- 6 GARAGE DOORS TO BE SECTIONAL INSULATED, OVERHEAD DOORS. GLASS PANELS TO BE INSULATED
- 7 ALL GLAZING WITHIN 10" OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR ARE TO HAVE SAFETY GLAZING
- 8 ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
- 9 BARN DOORS, MEASURE TO FIT OPENING, ALL HARDWARE TO BE STAINLESS



GENERIC WINDOW SCHEDULE (VERIFY R.O. FROM MANUFACTURER)						
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT
W01	1933SC	2	1	1933SC	21"	39"
W02	7148MU	1	2	7148	85"	56"
W03	2024FX	4	2	2024FX	24"	28"
W04	2613LS	4	0	2613LS	30"	15"
W06	2656DH	8	1	2656DH	30"	65 1/2"
W07	3050DH	2	2	3050DH	36"	60"
W08	5448MU	2	2	5448	64"	55 1/2"
W09	5636MU	1	3	5636	66"	42"
W10	5636MU	1	3	5636	66 7/16"	42"
W11	61056MU	1	1	61056	82"	65 1/2"

GENERIC DOOR SCHEDULE (VERIFY R.O. FROM MANUFACTURER)					
NUMBER	LABEL	QTY	FLOOR	SIZE	HEIGHT
D01	2268	1	2	2268 L IN	80"
D02	2468	1	2	2468 R IN	80"
D03	2868	2	2	2868 L IN	80"
D04	2878	1	1	2878 L EX	92"
D05	2268	1	2	2268 R	80"
D06	2468	1	2	2468 L	80"
D07	2668	2	2	2668 L IN	80"
D08	1968	1	2	1968 R IN	80"
D09	2068	1	2	2068 R IN	80"
D10	1768	1	1	1768 R IN	80"
D11	3668	1	1	3668 L/R IN	80"
D12	2068	1	1	2068 L	80"
D13	3068	1	2	3068 L EX	80"
D14	4068	1	2	4068 L/R IN	80"
D15	2668	1	2	2668 R IN	80"
D17	9080	2	1	9080	108"

LEGEND



= ADDITION

PROPOSED FOUNDATION PLAN

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

DRAWING INDEX

- 1 OVERVIEW
- 2 SITE PLAN
- 3 DEMO
- 4 FOUNDATION
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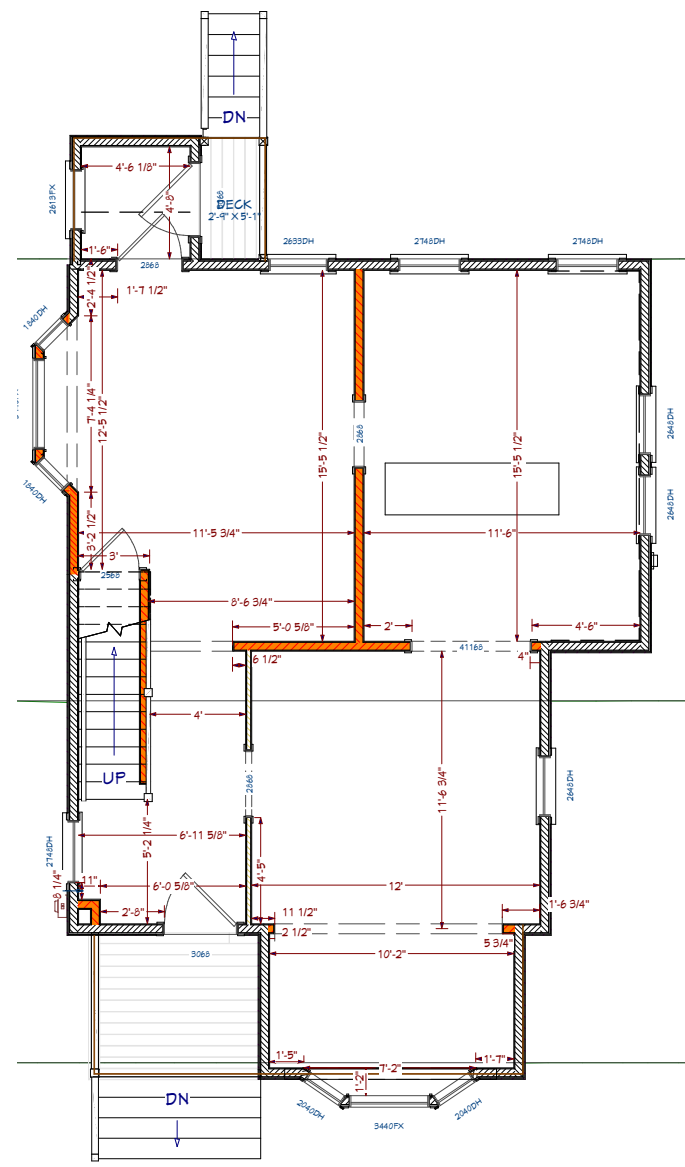
DRAWING SCALE

1/4" = 1'-0"

SHEET:

A4

FOUNDATION

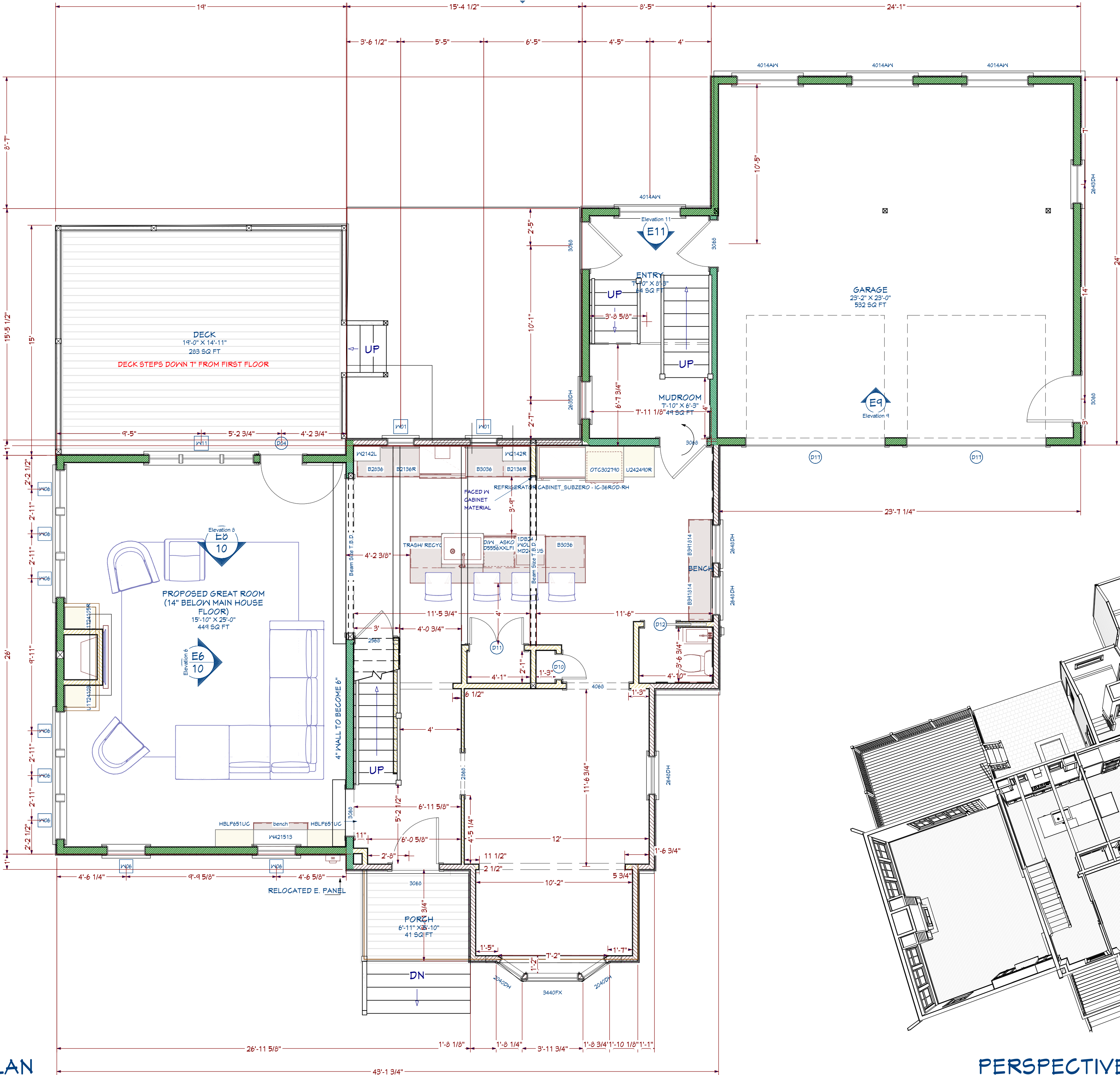


EXISTING FIRST FLOOR PLAN

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

- WINDOW NOTES:
- 1 WINDOW INTERIOR WITH GLAD EXTERIOR
 - 2 FULL SCREENS ON ALL WINDOWS
 - 3 INTERIOR WINDOW COLOR: TBD
 - 4 EXTERIOR WINDOW COLOR: TBD
 - 5 HARDWARE MATERIAL: TBD
 - 6 MANUFACTURER: MARVIN ELEVATE (WOOD, GLAD) ESSENTIAL (GLAD, CLAD), SIGNATURE COLLECTION
 - 7 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES
 - 8 BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5'1" SOFT WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" AS TO MEET EGRESS

- DOOR NOTES:
- 1 DOORS SHALL BE 46"
 - 2 ALL DOORS SHALL BE SOLID CORE 1-3/4" THICK
 - 3 INTERIOR DOORS SHALL BE PTD. OR STAINED, VERIFY WITH DESIGNER
 - 4 DOORS BETWEEN GARAGE AND LIVING AREA SHOULD BE 1-3/4" TIGHT FITTING SOLID CORE DOORS
 - 5 EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE
 - 6 GARAGE DOORS TO BE SECTIONAL INSULATED, OVERHEAD DOORS. GLASS PANELS TO BE INSULATED
 - 7 ALL GLAZING WITHIN 10" OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR ARE TO HAVE SAFETY GLAZING
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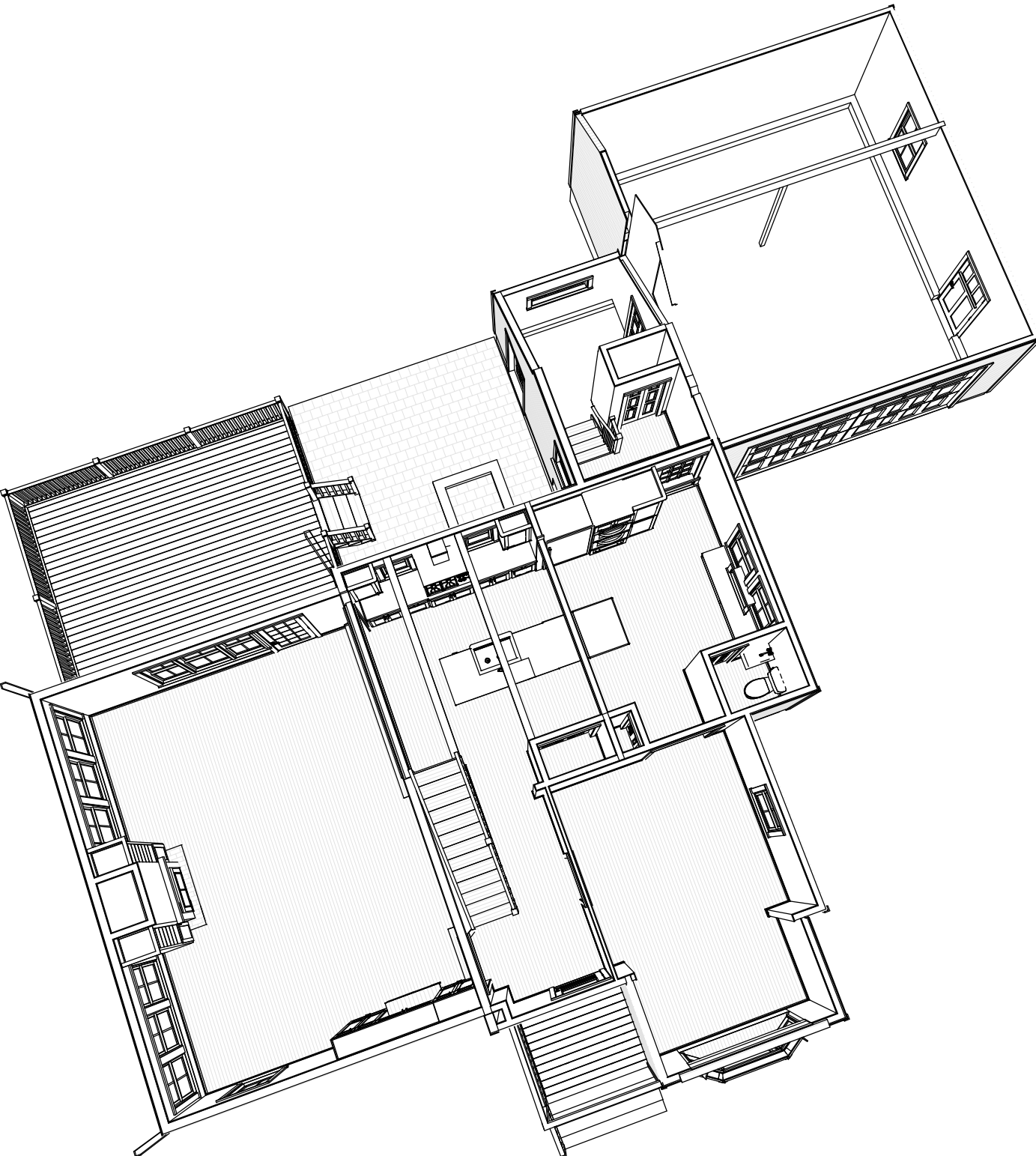


PROPOSED FIRST FLOOR PLAN

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

GENERIC WINDOW SCHEDULE (VERIFY R.O. FROM MANUFACTURER)									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS		
W01	1933SC	2	1	1933SC	21"	34"			
W02	7148MU	1	2	7148	85"	56"			
W03	2024FX	4	2	2024FX	24"	28"			
W04	2613LS	4	0	2613LS	30"	15"			
W06	2656DH	8	1	2656DH	30"	65 1/2"			
W07	3050DH	2	2	3050DH	36"	60"	YES		
W08	5448MU	2	2	5448	64"	55 1/2"			
W09	5636MU	1	3	5636	66"	42"			
W10	5636MU	1	3	5636	66 7/16"	42"			
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NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT			
D01	2268	1	2	2268 L IN	26"	80"			
D02	2468	1	2	2468 R IN	28"	80"			
D03	2868	2	2	2868 L IN	32"	80"			
D04	2878	1	1	2878 L EX	32"	92"			
D05	2268	1	2	2268 R	26"	80"			
D06	2468	1	2	2468 L	28"	80"			
D07	2668	2	2	2668 L IN	30"	80"			
D08	1968	1	2	1968 R IN	21"	80"			
D09	2068	1	2	2068 R IN	24"	80"			
D10	1768	1	1	1768 R IN	19"	80"			
D11	3668	1	1	3668 L/R IN	42"	80"			
D12	2068	1	1	2068 L	24"	80"			
D13	3068	1	2	3068 L EX	36"	80"			
D14	4068	1	2	4068 L/R IN	48"	80"			
D15	2668	1	2	2668 R IN	30"	80"			
D17	9080	2	1	9080	108"	96"			



PERSPECTIVE VIEW

SCALE: NTS

WALL LEGEND

- [Pattern] = EXISTING EXTERIOR WALL
- [Pattern] = NEW EXTERIOR WALL
- [Pattern] = INTERIOR 6
- [Pattern] = EXISTING INTERIOR 4
- [Pattern] = NEW INTERIOR 4
- [Pattern] = GLASS TOP TILE BOTTOM PONY WALL
- [Pattern] = GLASS SHOWER WALL

DRAWING INDEX

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11	FRAMING
12	FRAMING
13	FRAMING
14	ELECTRICAL

CLIENT:
Charles and Allison Dudas
32 Monteth Street
Pottsmouth, NH

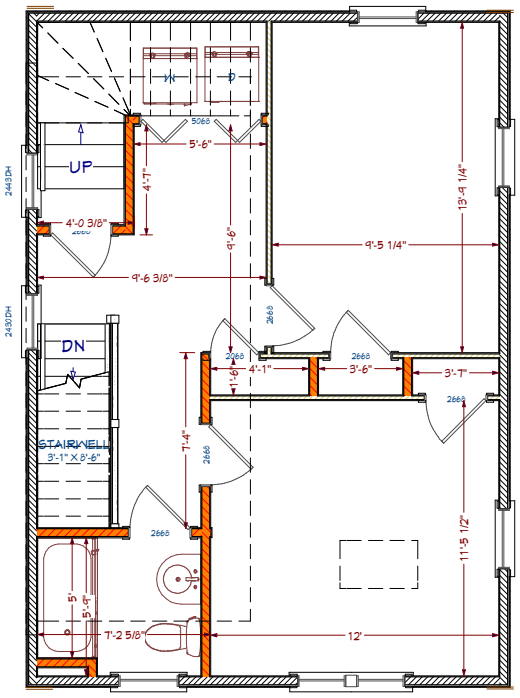
CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.703.0696

DATE:
1/26/22

SCALE:
SCALED FOR:
24" X 36"

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

SHEET:
A5

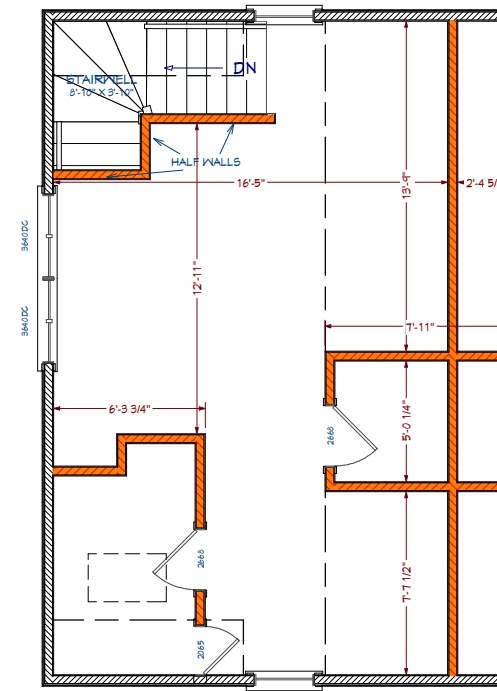


EXISTING SECOND FLOOR PLAN

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

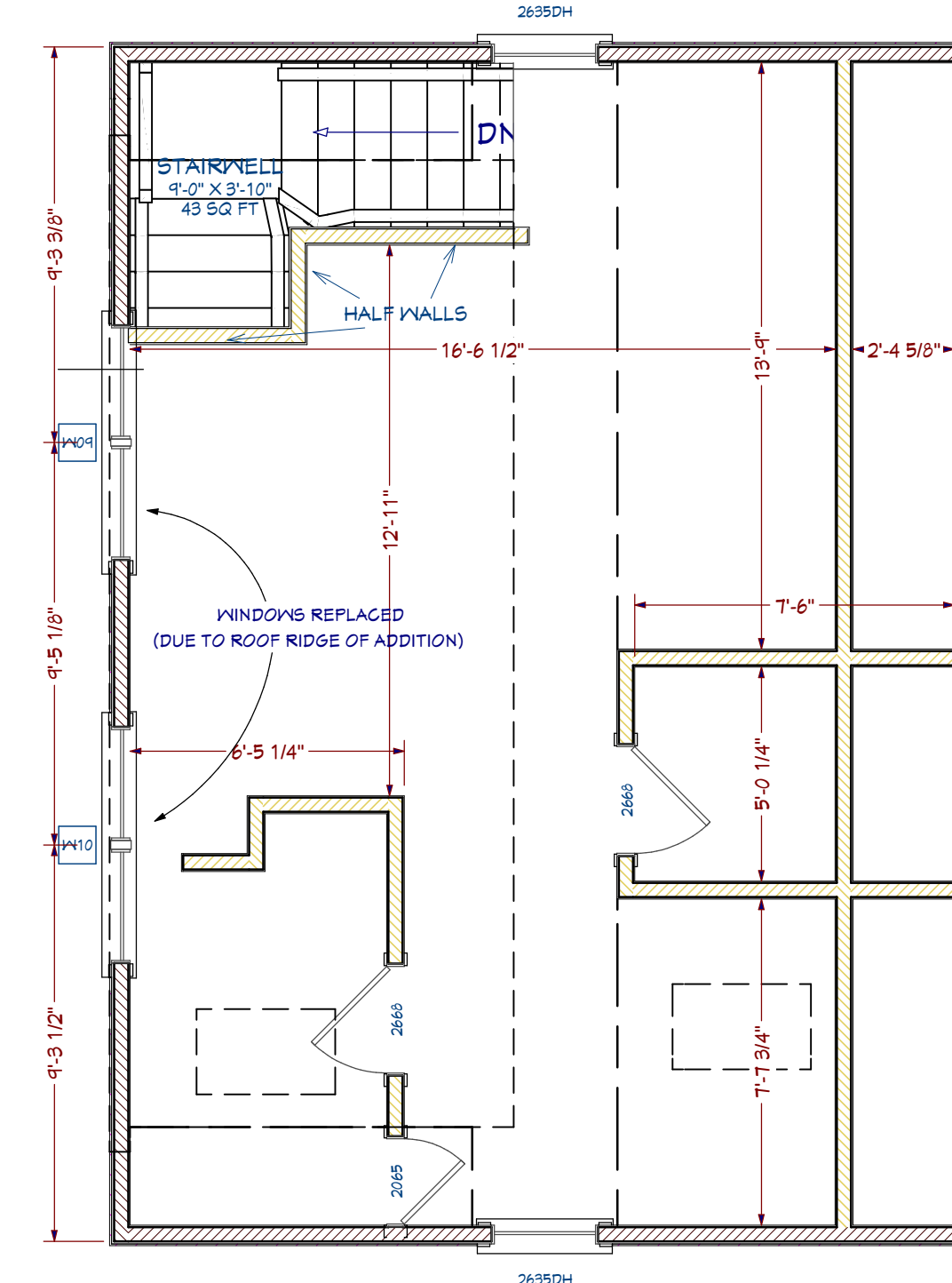
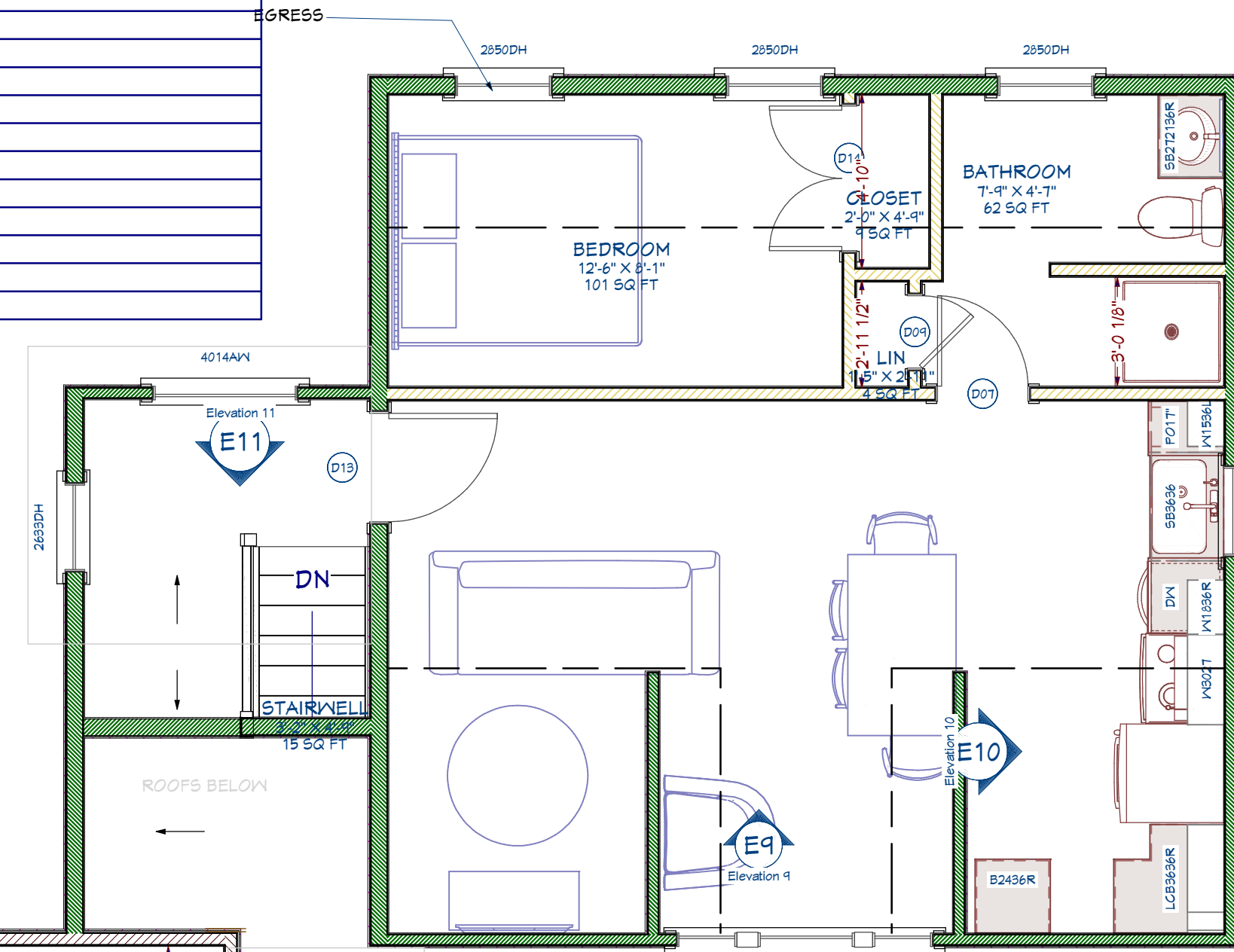
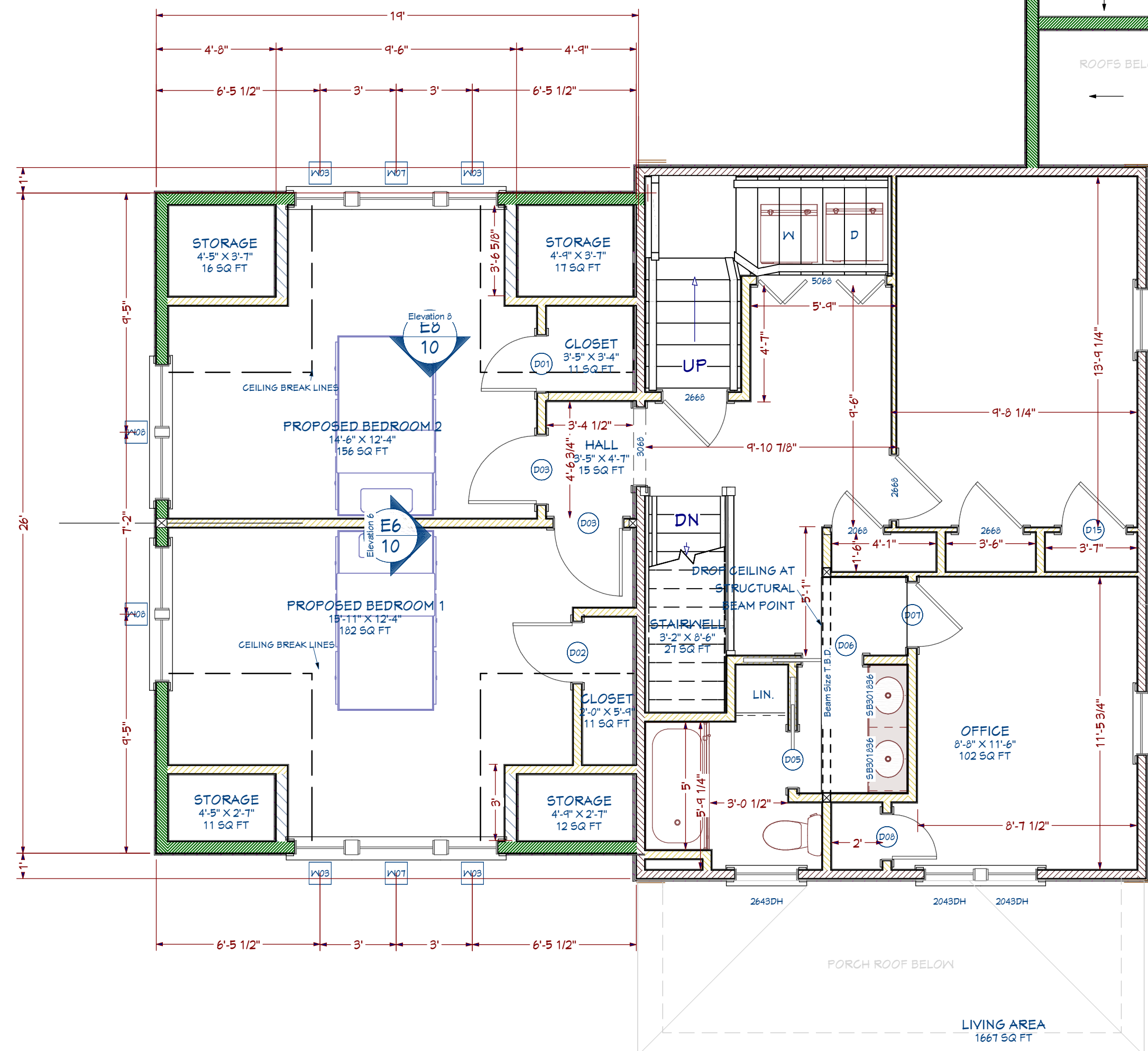
GENERIC WINDOW SCHEDULE (VERIFY R.O. FROM MANUFACTURER)						
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT
W01	1933SC	2	1	1933SC	21"	39"
W02	7148MU	1	2	7148	85"	56"
W03	2024FX	4	2	2024FX	24"	28"
W04	2613LS	4	0	2613LS	30"	15"
W06	2656DH	8	1	2656DH	30"	65 1/2"
W07	3050DH	2	2	3050DH	36"	60"
W08	5448MU	2	2	5448	64"	55 1/2"
W09	5636MU	1	3	5636	66"	42"
W10	5636MU	1	3	5636	66 7/16"	42"
W11	61056MU	1	1	61056	82"	65 1/2"

GENERIC DOOR SCHEDULE (VERIFY R.O. FROM MANUFACTURER)						
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT
D01	2268	1	2	2268 L IN	26"	80"
D02	2468	1	2	2468 R IN	28"	80"
D03	2868	2	2	2868 L IN	32"	80"
D04	2878	1	1	2878 L EX	32"	92"
D05	2268	1	2	2268 R	26"	80"
D06	2468	1	2	2468 L	28"	80"
D07	2668	2	2	2668 L IN	30"	80"
D08	1968	1	2	1968 R IN	21"	80"
D09	2068	1	2	2068 R IN	24"	80"
D10	1768	1	1	1768 R IN	19"	80"
D11	3668	1	1	3668 L/R IN	42"	80"
D12	2068	1	1	2068 L	24"	80"
D13	3068	1	2	3068 L EX	36"	80"
D14	4068	1	2	4068 L/R IN	48"	80"
D15	2668	1	2	2668 R IN	30"	80"
D17	9080	2	1	9080	108"	96"



EXISTING THIRD FLOOR PLAN

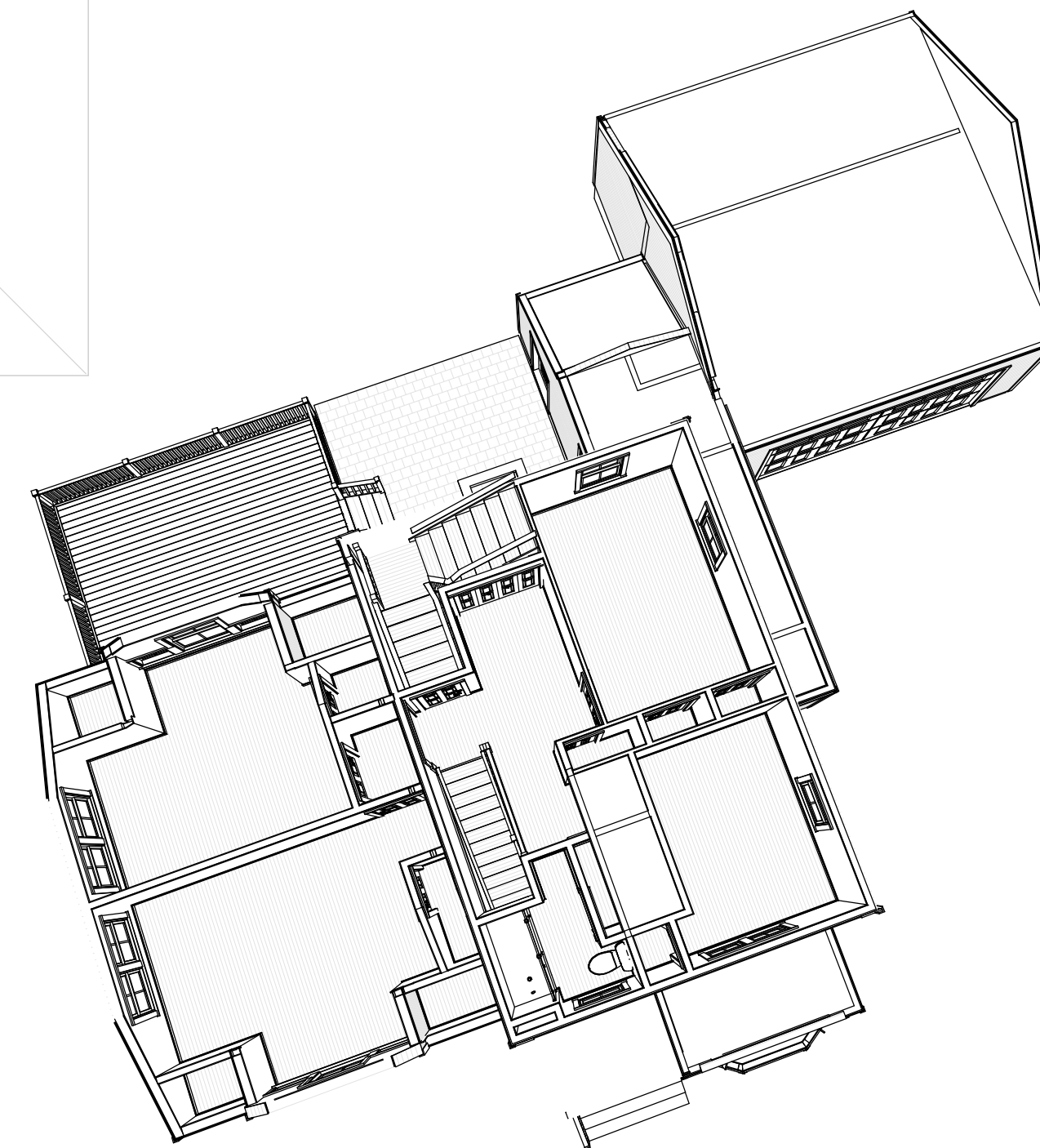
SCALE: 1/8" = 1'-0"



PROPOSED THIRD FLOOR PLAN

WINDOWS CHANGED ONLY

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



PERSPECTIVE VIEW

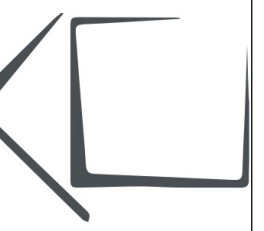
SCALE: NTS

PROPOSED SECOND FLOOR & THIRD FLOOR PLAN

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

WALL LEGEND

- = EXISTING EXTERIOR WALL
- = NEW EXTERIOR WALL
- = INTERIOR 6
- = EXISTING INTERIOR 4
- = NEW INTERIOR 4
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL



SECOND FLOOR

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- SECTIONS
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- FRAMING
- FRAMING
- ELECTRICAL

CLIENT:

Charles and Allison Dudas
32 Monteth Street
Pottsmouth, NH

CONTACT:

AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.703.0696

DATE:

1/26/22

SCALE:

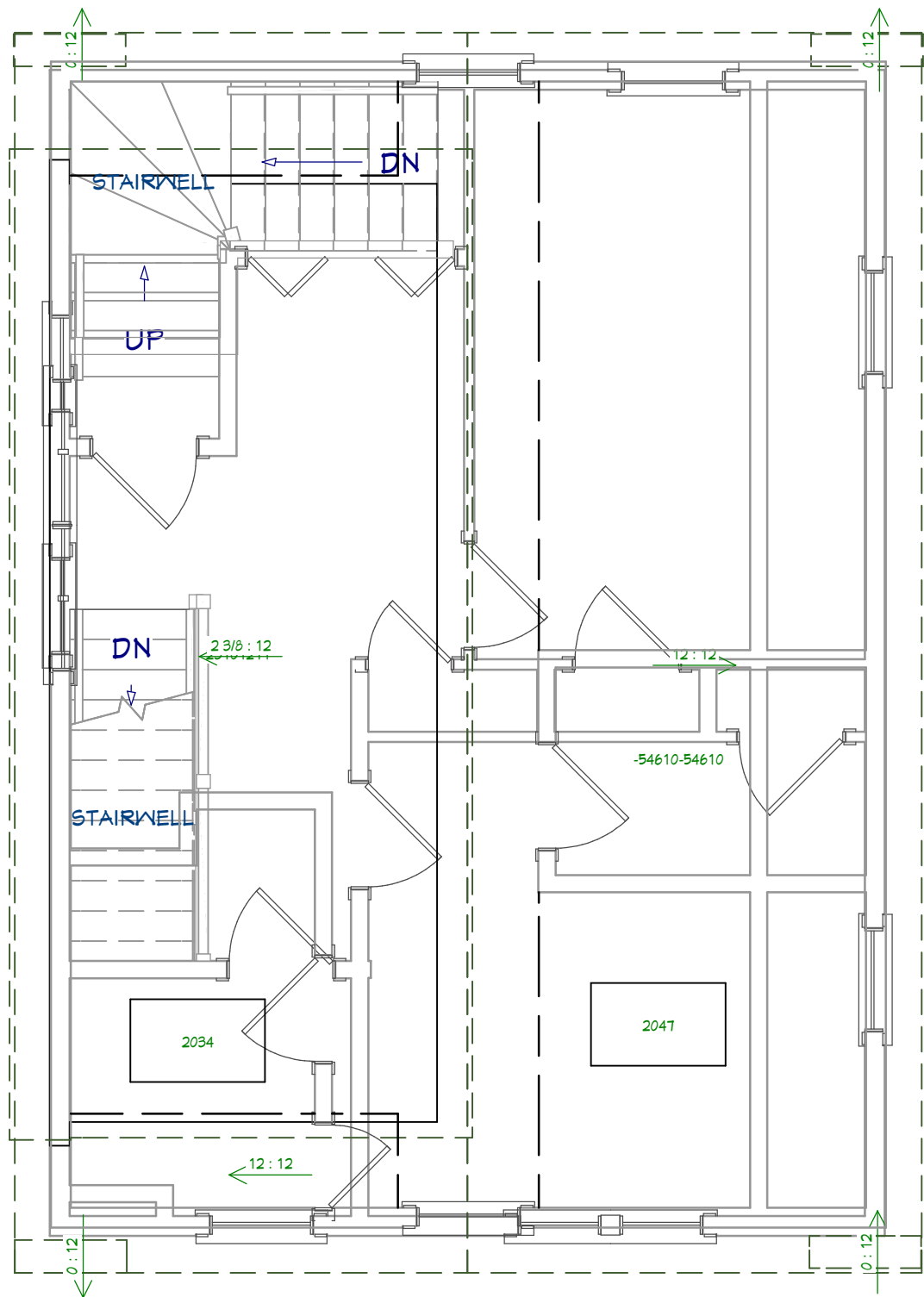
SCALED FOR:
24" X 36"

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

SHEET:

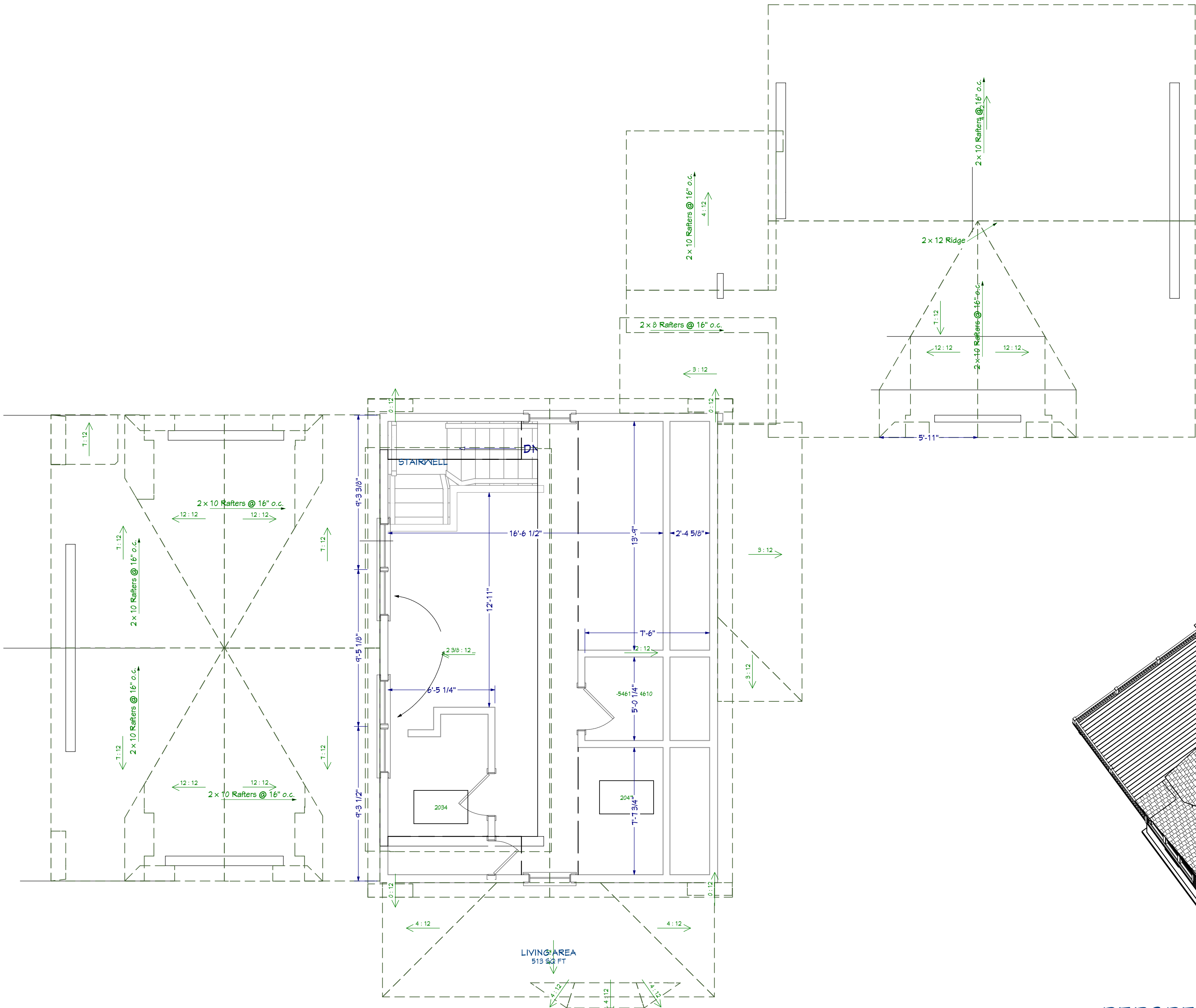
A6

- NOTES:
1. PROVE 2 X 10 FLOOR JOISTS AT 16" o.c. TYPICAL
 2. INTERIOR NON-BEARING STUD WALLS ARE 2 X 4 AT 16" o.c.
 3. INTERIOR BEARING WALLS ARE 2 X 6 AT 16" o.c. #5-2 OR BETTER
 4. HEADERS FOR DOORS AND WINDOWS UP TO 6 FEET ARE (2) 2 X 10's
 5. ENGINEERED FLOOR BEAM TO BE DESIGNED AND SUBMITTED PRIOR TO CONSTRUCTION BY STRUCTURAL ENGINEER.
 6. CEILING JOISTS FOR THE SECOND FLOOR ARE 2X6.
 7. EXISTING 3RD FLOOR WALLS ARE GREY
 8. ROOF PLANES ARE GREEN



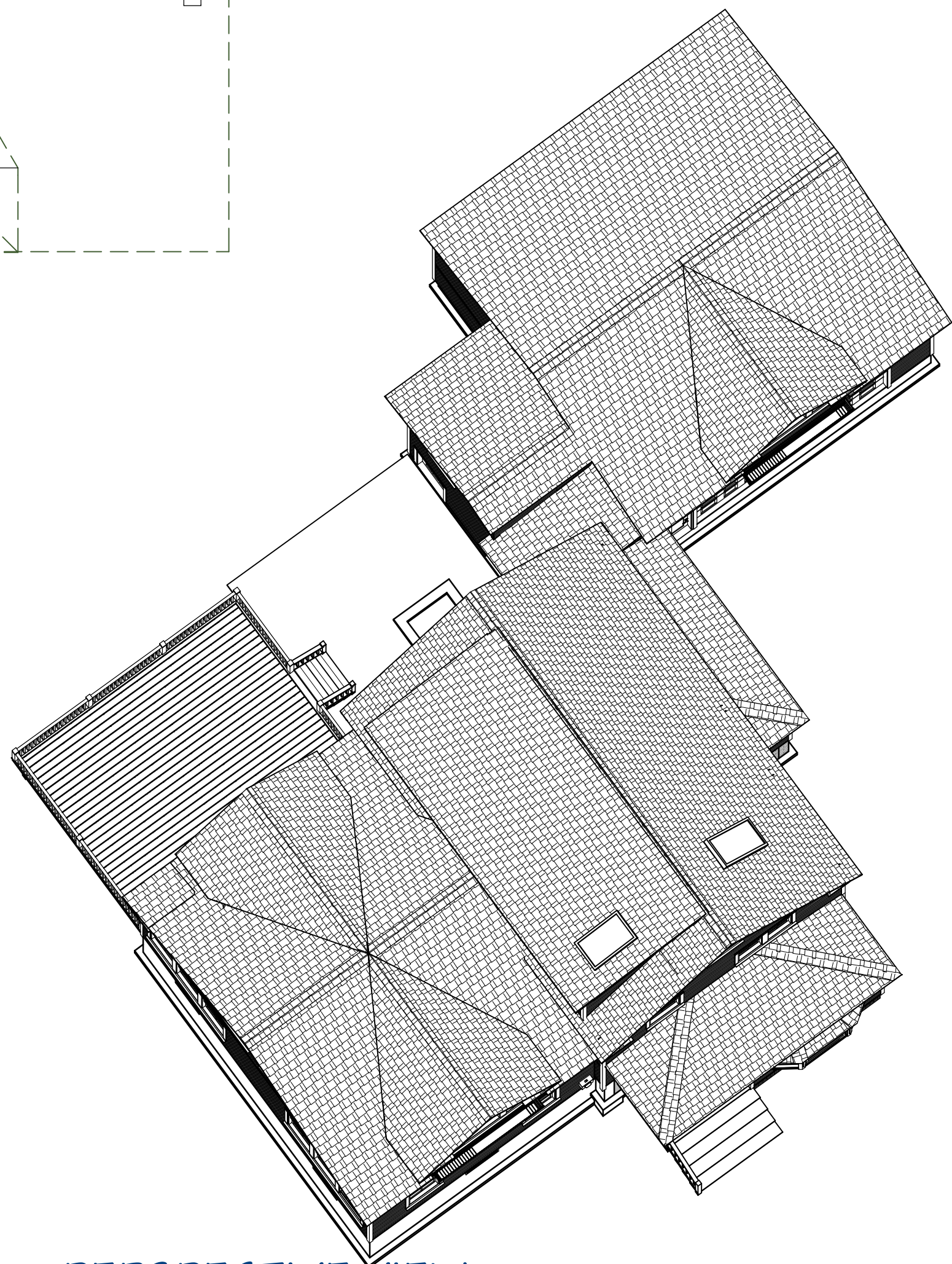
EXISTING ROOF

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



PROPOSED ROOF PLAN

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



PERSPECTIVE VIEW

SCALE: NTS

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CLIENT:
Charles and Allison Dudas
32 Monteth Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.703.0696

DATE:

1/26/22

SCALE:

SCALED FOR:
24" X 36"

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

SHEET:

A7



NORTH ELEVATION | FRONT VIEW

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

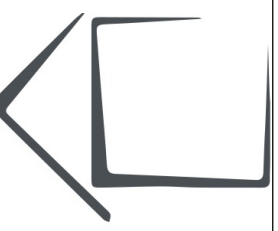
TYPICAL NOTES:

ASPHALT SHINGLES, TO MATCH EXISTING.
RIDGE VENT, TO MATCH EXISTING.
PVC RAKE AND BHADOWN TRIM BOARDS, TO MATCH EXISTING.
PVC TRIM BOARDS, TO MATCH EXISTING
ALUMINUM OR PVS RAILING SYSTEMS, TO MATCH EXISTING.
SHINGLE OR CLAPBOARD SIDING ON SHEATHING
DECORATIVE PVC TRIM
NEW WINDOWS PER SCHEDULE
FOUNDATION MATERIAL (IE. STONE VENEER) TO MATCH EXISTING
NEW FOUNDATION WALLS



SOUTH ELEVATION | REAR VIEW

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



ELEVATIONS

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CLIENT:

Charles and Allison Dudas
32 Monteth Street
Pottsmouth, NH

CONTACT:

AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.703.0696

DATE:

1/26/22

SCALE:

SCALED FOR:
24" X 36"

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

SHEET:

A8
ELEVATIONS



EAST ELEVATION | SIDEVIEW

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



WEST ELEVATION | SIDEVIEW

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

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CLIENT:
Charles and Allison Dudas
32 Monteth Street
Fittsmonth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.703.0696

DATE:
1/26/22

SCALE:
SCALED FOR:
24" X 36"
DRAWING SCALE
1/4" = 1'-0"

SHEET:

A9
ELEVATIONS



Front View (from Monteith St)



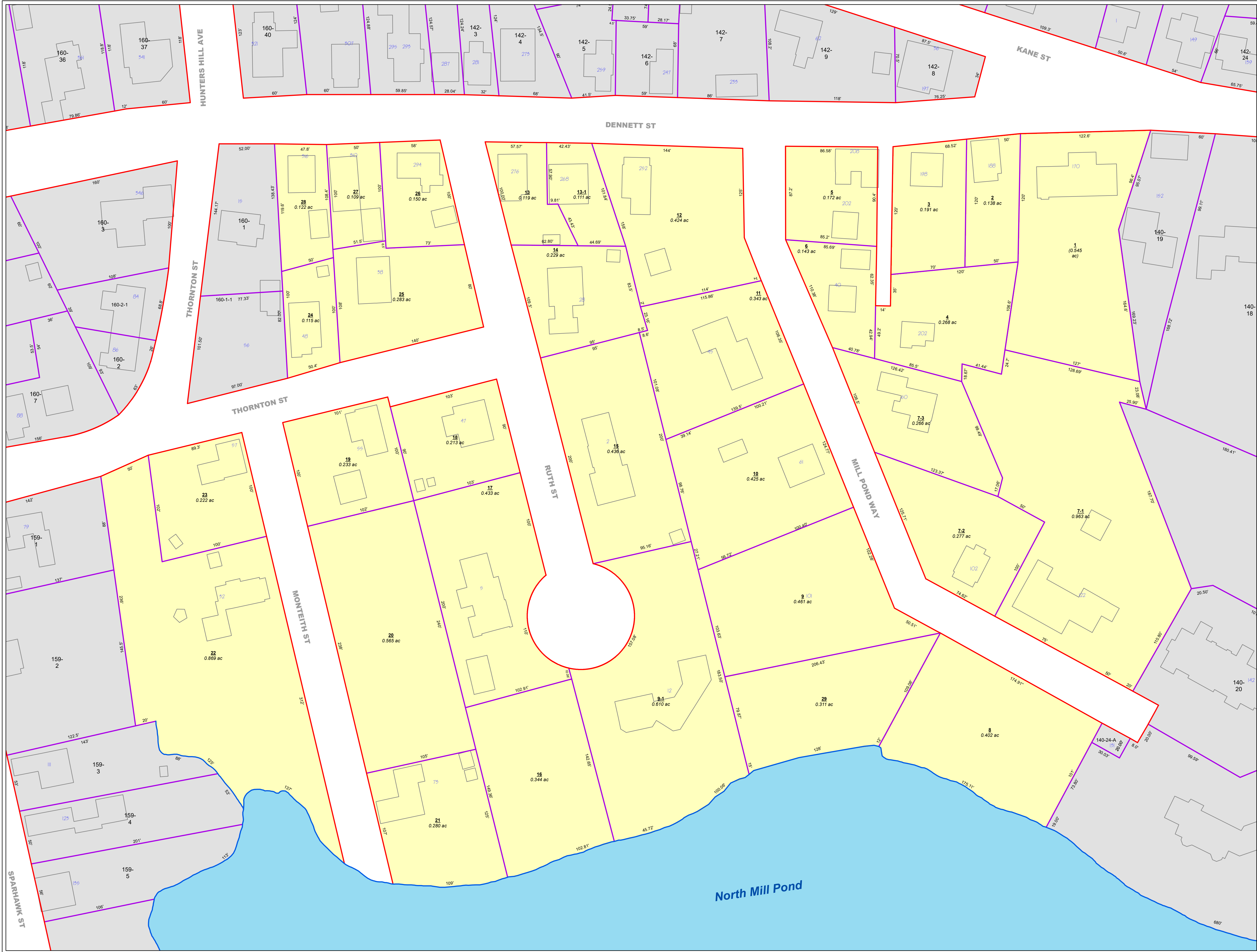
Rear View (towards Monteith St)



Side View of House & Shed (facing east)



Right Side Neighbors View (facing west)

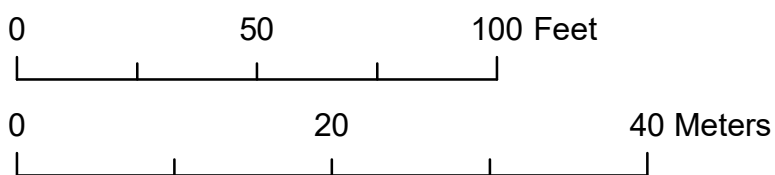


Partial Legend
See the cover sheet for the complete legend.

7-5A Lot or lot-unit number
2.56 ac Parcel area in acres (ac) or square feet (sf)
23 Address number
233-137 Parcel number from a neighboring map
68' Parcel line dimension
SIMS AVE Street name

Parcel/Parcel boundary
Parcel/ROW boundary
Water boundary
Structure (1994 data)

Parcel covered by this map
Parcel from a neighboring map (see other map for current status)

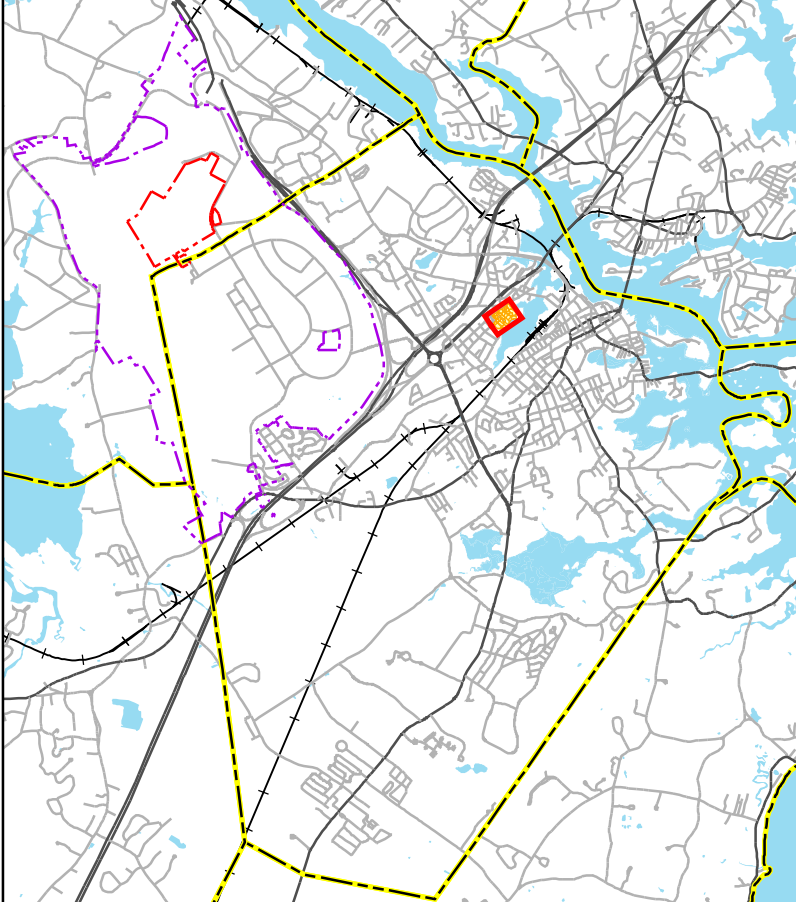


This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.

Nearby Tax Maps



Map Location



Portsmouth, New Hampshire
2020

Tax Map 143

Chuck and Allison Dudas
32 Monteith Street
Portsmouth, NH 03801

March 18th, 2022

City of Portsmouth
c/o Beverly Zendt
Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

Re: Attached Accessory Dwelling Unit Application
Tax Map 143 Lot 22
32 Monteith St
Portsmouth, NH 03801

Dear Beverly,

We are pleased to submit this memo and the attached documents to request a conditional use permit for the construction of an attached accessory dwelling unit at the April 21, 2022 meeting.

Exhibits:

- Site Plan
- Plan Set- issued by Amy Dutton Home
- Site Photographs
- Tax Map 143

Property/Project

32 Monteith is a 30,644 sq ft lot with a single family home. The property is located in the Single Residence A District and borders North Mill Pond with street frontage along Monteith St and Thornton St. We are proposing to demolish the existing shed and construct an attached 24'x24' garage with accessory dwelling unit above.

The project received a Wetlands Conditional Use Permit in June 2020. A 1-year extension was granted to the Wetlands Conditional Use Permit in June 2021.

The proposed 576 sq ft ADU would consist of a kitchen, bathroom, one bedroom and a living room. The second floor of the ADU would be accessed by an interior stairwell that connects the garage to the existing house.

There will be a total of (6) off-street parking spaces including the 2 spaces within the garage.

Criteria for the Attached ADU

10.814.31 The principal dwelling unit and the accessory dwelling unit shall not be separated in ownership

The ADU will be owned by us, the owners of the principal dwelling unit.

10.814.32 Either the principal dwelling unit or the accessory dwelling unit shall be occupied by the owner of the dwelling as his or her principal place of residence.

My wife and I with our children will continue to occupy the principal dwelling unit.

10.814.33 Neither the principal dwelling unit nor the accessory dwelling unit shall be used for any business.

Neither the principal dwelling unit nor the ADU will be used for a business.

10.814.40 Standards for Attached Accessory Dwelling Unit

The proposed ADU meets the standards laid out in 10.814.40.

The primary access to the ADU will be through an interior door via a stairwell that also serves the principal dwelling unit.

The ADU will be one-bedroom and less than 750 sq ft.

The property will continue to appear as a single family dwelling. The exterior door that will be used to access the ADU will be on the side of the garage and will not appear as the principal entrance.

The ADU will be set back from the front lot line behind the principal dwelling unit.

The ADU will be architecturally consistent with principal dwelling unit.

For the reasons described above, we respectfully request the Board grant this conditional use permit for the ADU.

Respectfully,

The image shows two handwritten signatures in blue ink. The first signature is 'Chuck Dudas' and the second is 'Allison Dudas'.

Chuck & Allison Dudas

May 01, 2020 - 10:46am
\\TFM-BEDFORD\Projects\Civil\Survey\MSG Projects\47375-00 - Dudas - 32 Monteith St - Portsmouth Survey\Drawings\47375-00Survey.dwg

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED SEPTEMBER 23, 2019 & IN JANUARY 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



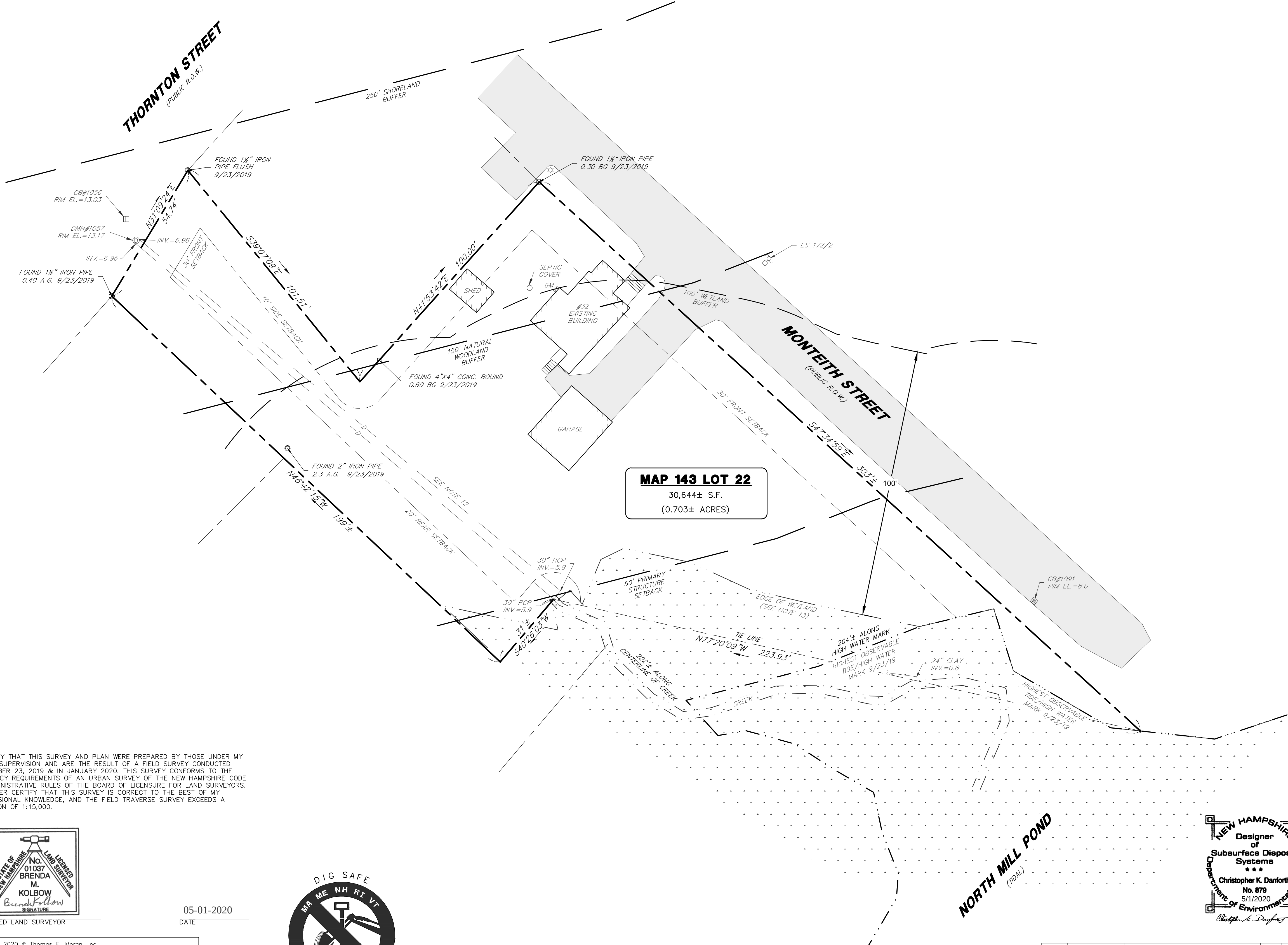
LICENSED LAND SURVEYOR

05-01-2020
DATE

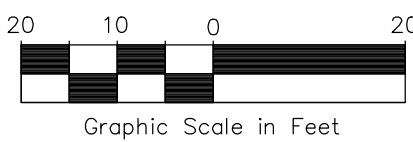
Copyright 2020 © Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



MAP 143 LOT 22
30,644± S.F.
(0.703± ACRES)



REV.	DATE	DESCRIPTION	DR	CK

NOTES:

- THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH OF ASSESSOR'S MAP 143 AS LOT 22.
- THE PARCEL IS PARTIALLY LOCATED IN ZONES X & AE AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- OWNER OF RECORD:
MAP 143 LOT 22
CHARLES & ALLISON DUDAS
32 MONTEITH STREET
PORTSMOUTH, NH 03801
RCRD BK.5876 PG.#1963
- PARCEL AREA:
MAP 143 LOT 22:
30,644± S.F.
(0.703± ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND CURRENT SITE CONDITIONS OF MAP 143 LOT 22.
- FIELD SURVEY COMPLETED BY TCE ON SEPTEMBER 23, 2019 & JANUARY 2020 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. VERTICAL DATUM IS NAVD 88 PER STATIC GPS OBSERVATIONS.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- A PORTION OF THIS PARCEL MAY BE SUBJECT TO "THE RIGHT OF THE CITY OF PORTSMOUTH TO MAINTAIN IN AND OVER IT A PUBLIC SEWER AS NOW BUILT AND LOCATED THEREON." AS RECORDED IN RCRD BK.#786 PG.#69 AND BK.#1896 PG.# 406.
- JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON SEPTEMBER 23, 2019 BY CHRISTOPHER K. DANFORTH CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3). NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEWPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1).

TAX MAP 143 LOT 22
SKETCH PLAN
DUDAS RESIDENCE
32 MONTEITH STREET
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNER
CHARLES & ALLISON DUDAS

SCALE: 1" = 20' (22x34)
1" = 40' (11x17)

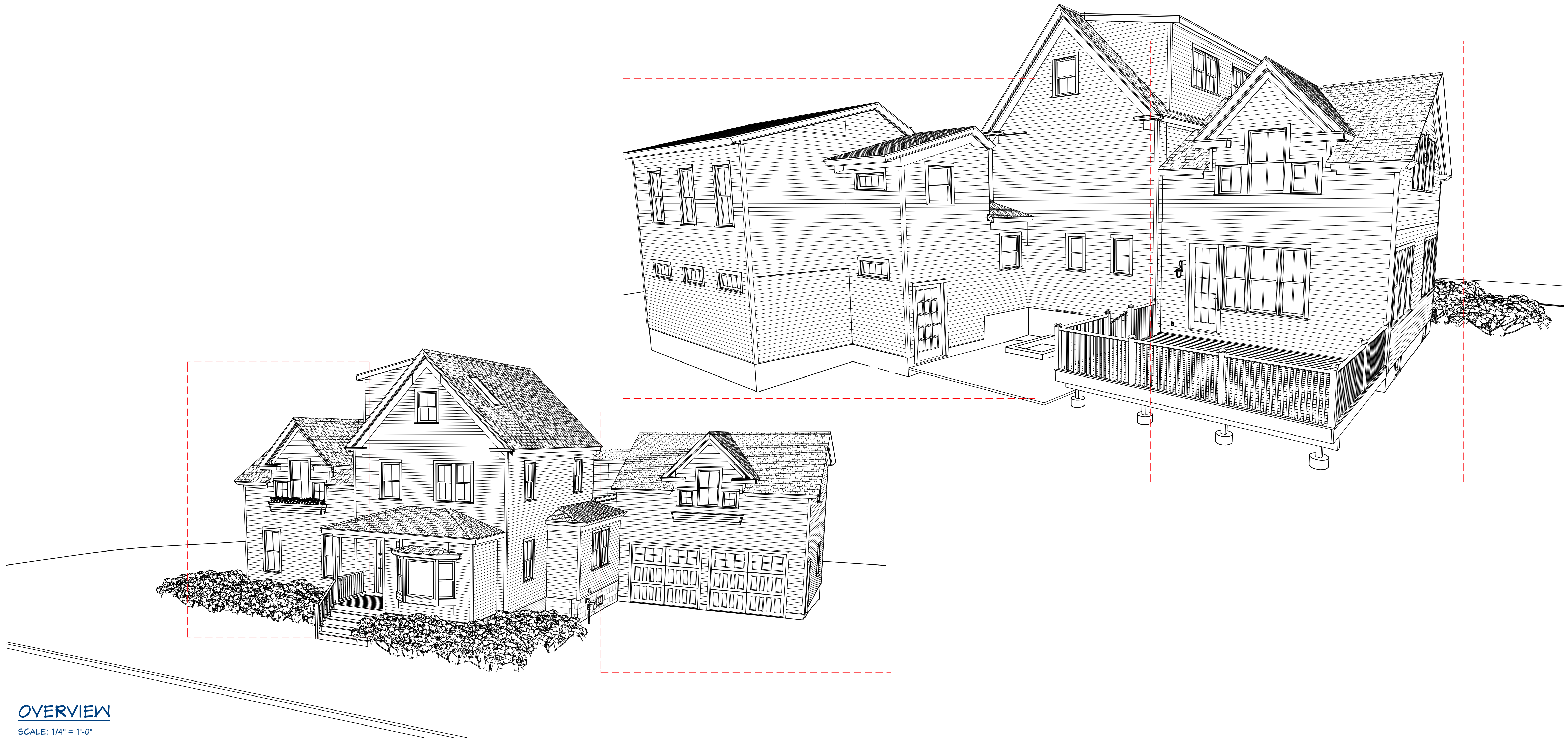
JANUARY 28, 2020



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

A division of TFMoran, Inc.
FILE 47375-00 DR FB
CK CADFILE



OVERVIEW

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

SPECIFICATIONS + NOTES

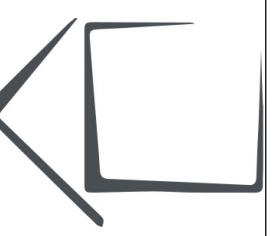
*ROOFING MATERIAL: TO MATCH EXISTING
*ALL TRIM PACKAGE: TO MATCH EXISTING
*SIDING: TO MATCH EXISTING
*BRACKETS: TO MATCH EXISTING
*STAIR SYSTEM:
 _EXTERIOR:
 *BROSCO: Liberty Extruded Rail System
 *RISER: AZEC- WHITE
 *TREAD: SELECTWOOD, ZURI "Weathered Grey"
 _INTERIOR:
 *NEWEL
 *HANDRAIL
 *BALUSTERS
 *RISER FINISH
 *TREAD
*WINDOWS:
 _MANUFACTURER:
 _EXT. FINISH:
 _INT. FINISH:
*DOORS:
 _MANUFACTURER:
 _EXT. FINISH:
 _INT. FINISH:

*FLOORING:
 _1ST FLOOR: WOOD
 _2ND FLOOR: WOOD
 _REFINISH AREAS:
*KITCHEN:
 _CABINETRY NOTES: SPECS TO BE PREPARED
*MANTLE:
 _BUILT-IN IN GREATROOM AND AROUND FIREPLACE
*FIREPLACE:
 _GAS
 _WOOD: INT. FIREBOX: RED BRICK VS. YELLOW BRICK
 _HEARTH: RAISED VS. FLUSH
 *MATERIAL:

NOTES:
*CEILING HEIGHTS: 1ST FLOOR: 8'-6" | 2ND FLOOR: 7'-8"
*CORNER BOARDS: TO MATCH EXISTING
*WATER TABLE: TO MATCH EXISTING
*RAKE BOARD: TO MATCH EXISTING
*SOFFIT - TO MATCH EXISTING
*ROOF VENT - TO MATCH EXISTING
*WINDOW TRIM: TO MATCH EXISTING

GENERAL NOTES:

- DO NOT SCALE DRAWINGS
- ALL TRASH GENERATED BY THE CONTRACTOR WILL BE PLACED IN A TRASH CONTAINER PROVIDED BY THE CONTRACTOR ON SITE AT THE END OF EACH DAY.
- VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIAL. NOTIFY DESIGNER OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.
- ALL ELECTRICAL AND MECHANICAL WORK SHALL BE PERFORMED BY SUB-CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR AND INTERIOR DESIGNER WITH RESPECT TO LIGHTING AND CEILING DETAILS.
- COORDINATE ALL ELECTRICAL AND MECHANICAL FIXTURES TO FIT WITHIN CEILING, FLOOR, AND WALL SPACES. VERIFY LOCATIONS WITH DESIGNER.
- IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO COMPLETE THE WORK WITHIN THE RECOGNIZED STANDARDS OF THE CONSTRUCTION INDUSTRY.



OVERVIEW

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CLIENT:

Charles and Allison Dudas
32 Monteth Street
Portsmouth, NH

CONTACT:

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9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.703.0696

DATE:

1/26/22

SCALE:

SCALED FOR:
24" X 36"

DRAWING SCALE
N.T.S

SHEET:

A1

CALCULATIONS

ZONING MAXIMUMS:
front setback: 15'
rear setback: 20'
side setbacks: 10'
lot coverage: 25%

EXISTING CONDITIONS:
LOT SIZE: 0.70 ACRES
GROSS SF: 2,544
LIVABLE SF: 1,534
FIRST FLOOR: 694 SF
UPPER STORY: 560 SF
HALF STORY: 280 SF
EXISTING SETBACKS:
FRONT: 6 FT, SECONDARY FRONT: 90 FT
REAR: 129 FT (TO GARAGE)
LEFT: 35 FT TO WETLAND
RIGHT: 2 FT (TO SHED)
EXISTING LOT COVERAGE: 809 + 496 + 130 = 1435 / 30644 = 4.7%
EXISTING PARCEL AREA: 0.033 ACRES

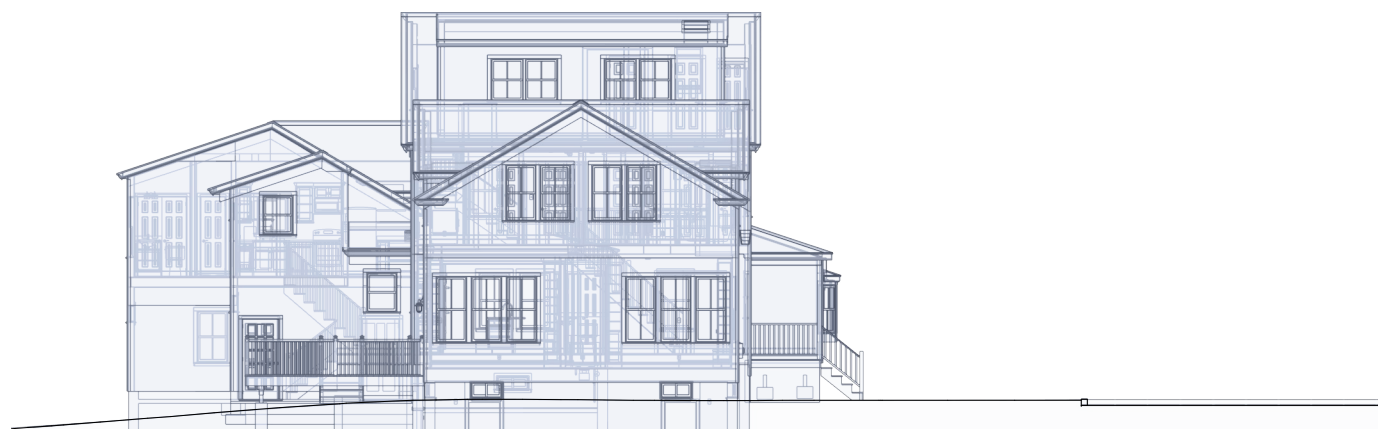
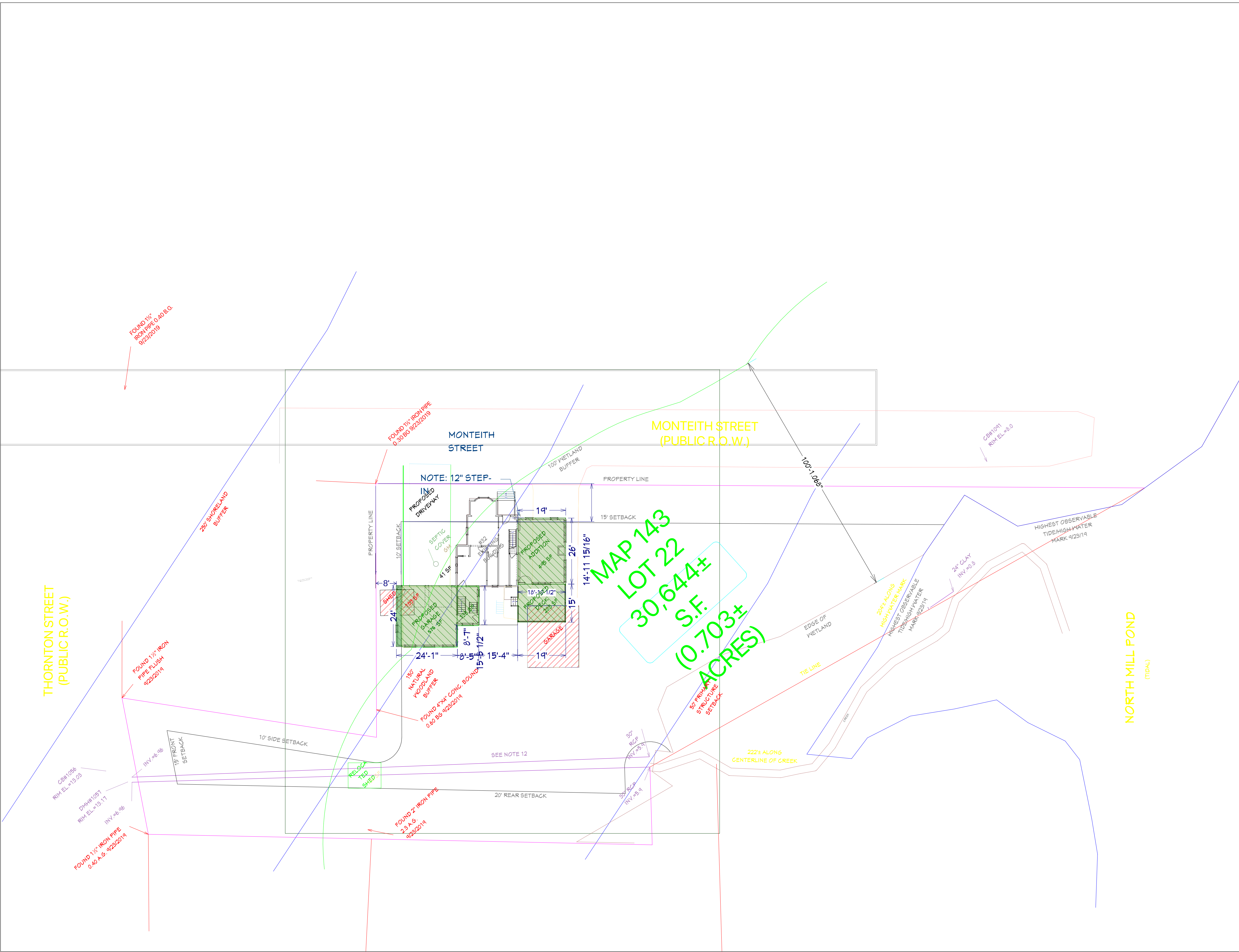
PROPOSED CONDITIONS:
LIVABLE SF: 2,655
FIRST FLOOR: 1321 SF
UPPER STORY: 1054 SF
HALF STORY: 280 SF
PROPOSED SETBACKS:
FRONT: 6 FT
REAR: 20 FT
LEFT: 47 FT TO WETLAND
RIGHT: 8 FT
PROPOSED LOT COVERAGE: 762 + 497 + 285+ 710 + 130 =2384 / 30644 = 7.7%
PROPOSED PARCEL AREA: 0.055 ACRES

SITE PLAN LEGEND

- = ADDITION & DECK ~ 778 SF
= GARAGE / MUDROOM ~ 710 SF
- = GARAGE AND SHED TO BE REMOVED ~ 630 SF

SITE PLAN

SCALE: 1" = 20'-0"



SITE PLAN

DRAWING INDEX

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7	ROOFS
8	ELEVATIONS
9	ELEVATIONS
10	SECTIONS
11	FRAMING
12	FRAMING
13	FRAMING
14	ELECTRICAL

CLIENT:

Charles and Allison Dudas
32 Monteith Street
Portsmouth, NH

CONTACT:

AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.703.0696

DATE:

1/26/22

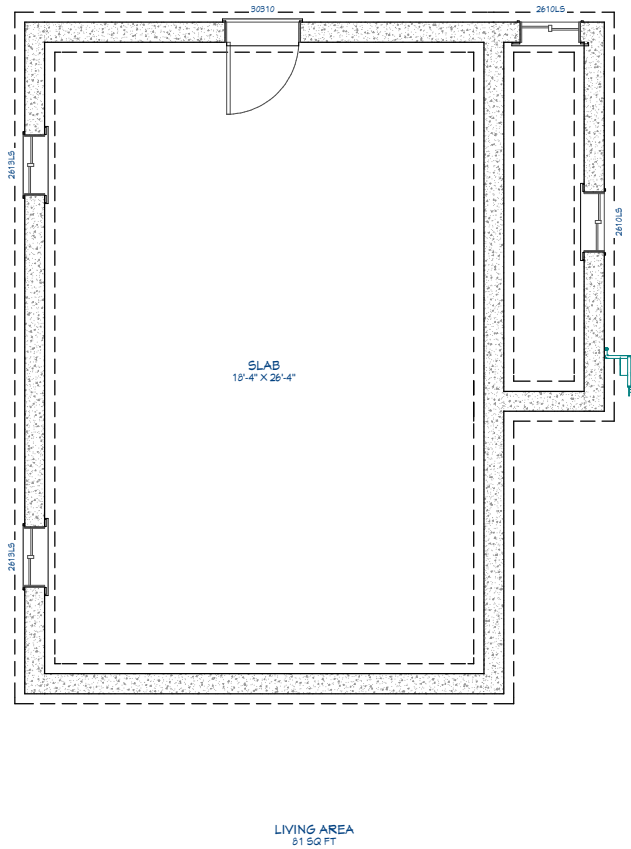
SCALE:

SCALED FOR:
24" X 36"

DRAWING SCALE

SHEET:

A2



EXISTING FOUNDATION PLAN

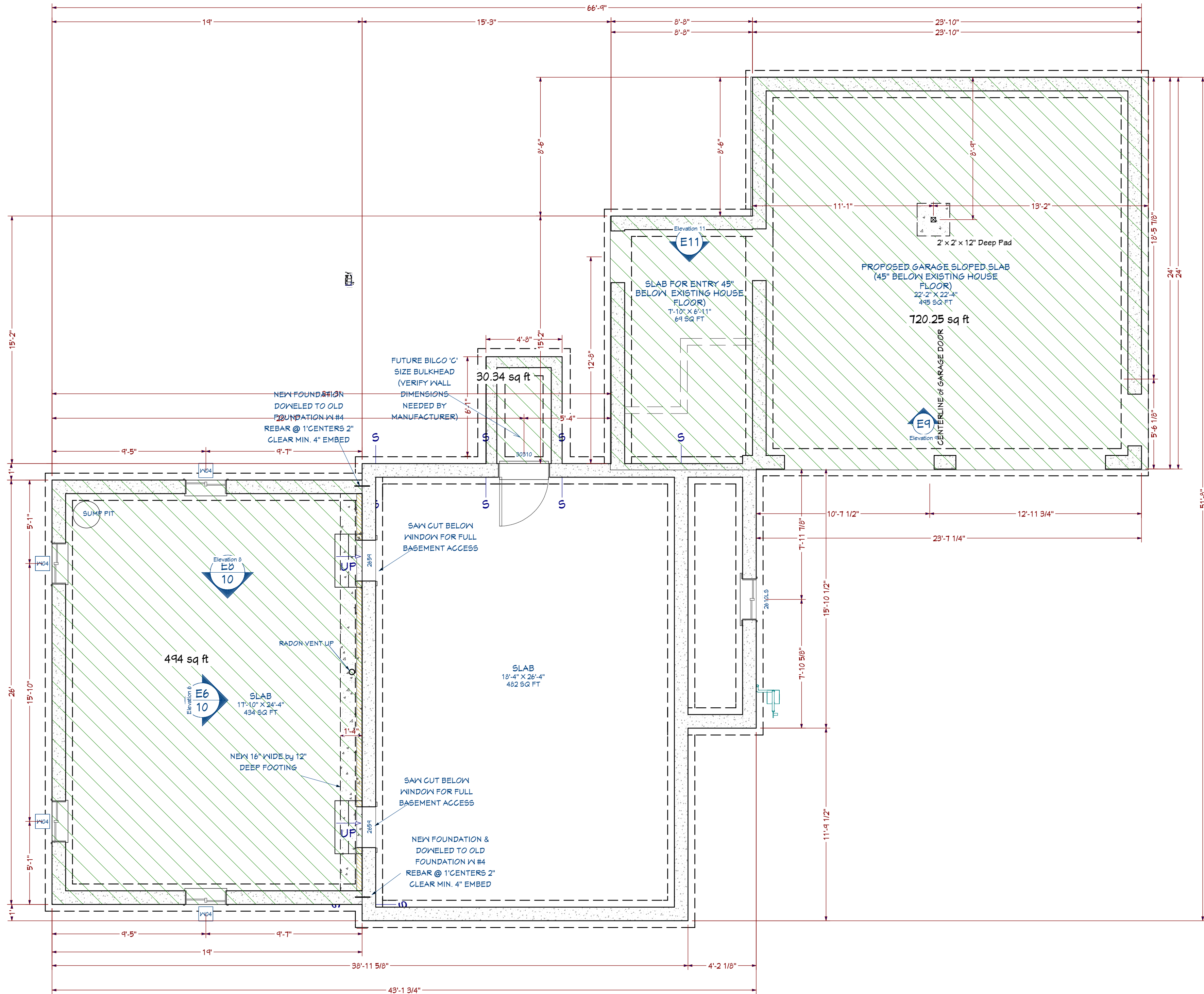
SCALE: 1/8" = 1'-0"

WINDOW NOTES:

- 1 WINDOW INTERIOR WITH GLAD EXTERIOR
- 2 FULL SCREENS ON ALL WINDOWS
- 3 INTERIOR WINDOW COLOR: TBD
- 4 EXTERIOR WINDOW COLOR: TBD
- 5 HARDWARE MATERIAL: TBD
- 6 MANUFACTURER: MARVIN ELEVATE (WOOD, GLAD) ESSENTIAL (GLAD, CLAD), SIGNATURE COLLECTION
- 7 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES
- 8 BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5'7" SOFT WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" AS TO MEET EGRESS

DOOR NOTES:

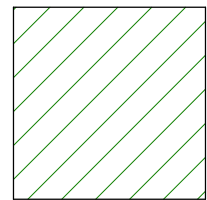
- 1 DOORS SHALL BE 16"
- 2 ALL DOORS SHALL BE SOLID CORE 1-3/4" THICK
- 3 INTERIOR DOORS SHALL BE PTD. OR STAINED, VERIFY WITH DESIGNER
- 4 DOORS BETWEEN GARAGE AND LIVING AREA SHOULD BE 1-3/4" TIGHT FITTING SOLID CORE DOORS
- 5 EXTERIOR EXT. DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE
- 6 GARAGE DOORS TO BE SECTIONAL INSULATED, OVERHEAD DOORS. GLASS PANELS TO BE INSULATED
- 7 ALL GLAZING WITHIN 10" OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR ARE TO HAVE SAFETY GLAZING
- 8 ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
- 9 BARN DOORS, MEASURE TO FIT OPENING, ALL HARDWARE TO BE STAINLESS



GENERIC WINDOW SCHEDULE (VERIFY R.O. FROM MANUFACTURER)						
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT
W01	1933SC	2	1	1933SC	21"	39"
W02	7148MU	1	2	7148	85"	56"
W03	2024FX	4	2	2024FX	24"	28"
W04	2613LS	4	0	2613LS	30"	15"
W06	2656DH	8	1	2656DH	30"	65 1/2"
W07	3050DH	2	2	3050DH	36"	60"
W08	5448MU	2	2	5448	64"	55 1/2"
W09	5636MU	1	3	5636	66"	42"
W10	5636MU	1	3	5636	66 7/16"	42"
W11	61056MU	1	1	61056	82"	65 1/2"

GENERIC DOOR SCHEDULE (VERIFY R.O. FROM MANUFACTURER)					
NUMBER	LABEL	QTY	FLOOR	SIZE	HEIGHT
D01	2268	1	2	2268 L IN	80"
D02	2468	1	2	2468 R IN	80"
D03	2868	2	2	2868 L IN	80"
D04	2878	1	1	2878 L EX	92"
D05	2268	1	2	2268 R	80"
D06	2468	1	2	2468 L	80"
D07	2668	2	2	2668 L IN	80"
D08	1968	1	2	1968 R IN	80"
D09	2068	1	2	2068 R IN	80"
D10	1768	1	1	1768 R IN	80"
D11	3668	1	1	3668 L/R IN	80"
D12	2068	1	1	2068 L	80"
D13	3068	1	2	3068 L EX	80"
D14	4068	1	2	4068 L/R IN	80"
D15	2668	1	2	2668 R IN	80"
D17	9080	2	1	9080	108"

LEGEND



= ADDITION

PROPOSED FOUNDATION PLAN

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

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amy@amyduttonhome.com
207.703.0696

DATE:

1/26/22

SCALE:

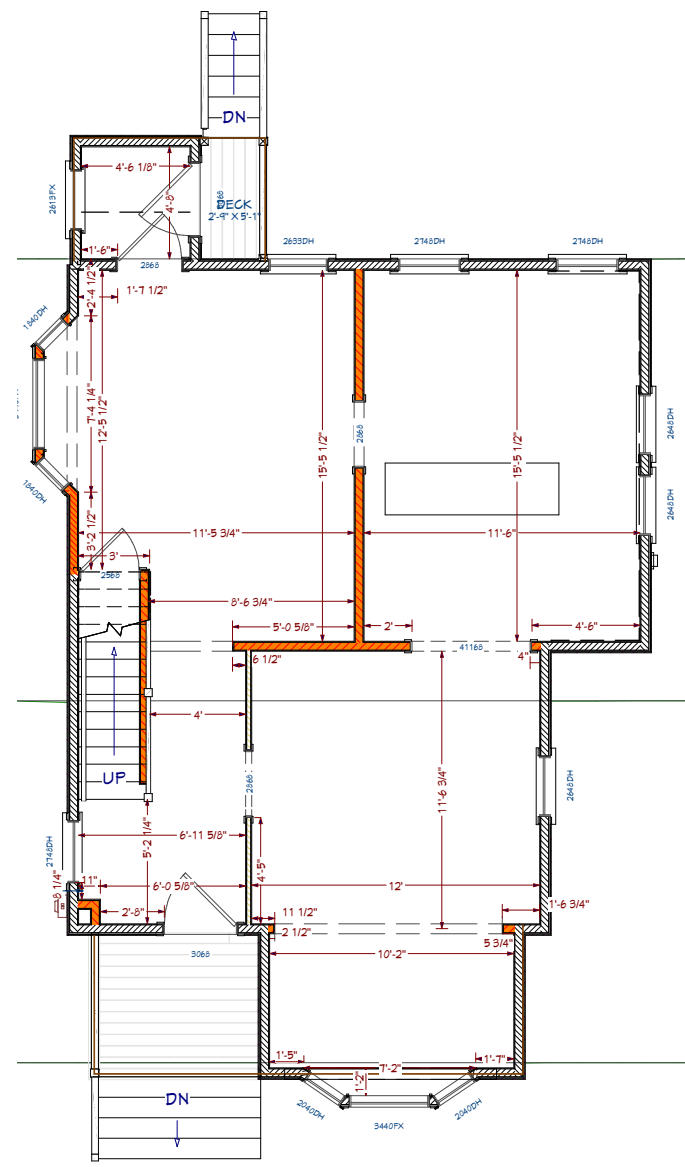
SCALED FOR:
24" x 36"

DRAWING SCALE

1/4" = 1'-0"

SHEET:

A4

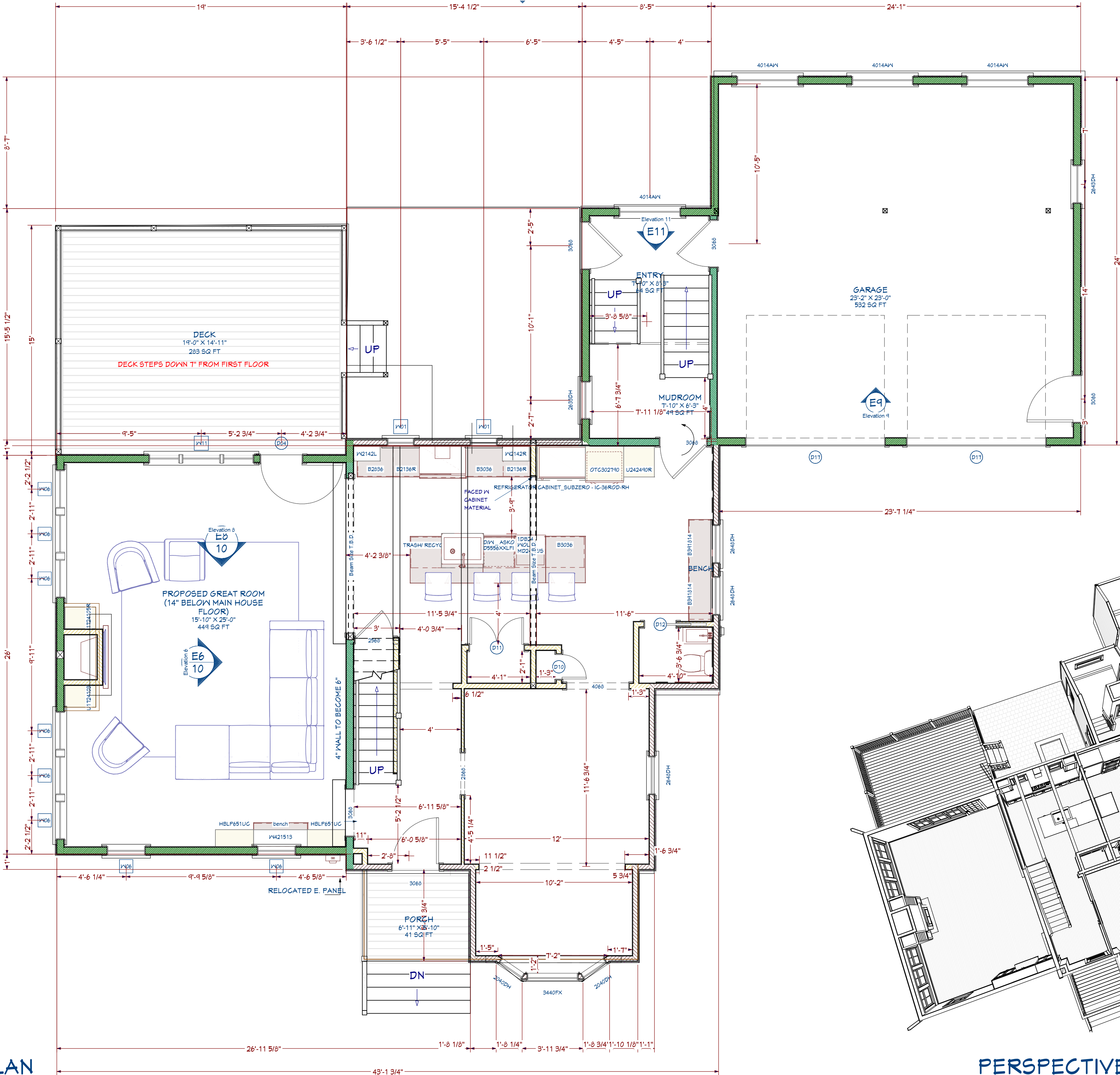


EXISTING FIRST FLOOR PLAN

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

- WINDOW NOTES:**
- 1 WINDOW INTERIOR WITH GLAD EXTERIOR
 - 2 FULL SCREENS ON ALL WINDOWS
 - 3 INTERIOR WINDOW COLOR: TBD
 - 4 EXTERIOR WINDOW COLOR: TBD
 - 5 HARDWARE MATERIAL: TBD
 - 6 MANUFACTURER: MARVIN ELEVATE (WOOD, GLAD) ESSENTIAL (GLAD, CLAD), SIGNATURE COLLECTION
 - 7 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES
 - 8 BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5'1" SOFT WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" AS TO MEET EGRESS

- DOOR NOTES:**
- 1 DOORS SHALL BE 46"
 - 2 ALL DOORS SHALL BE SOLID CORE 1-3/4" THICK
 - 3 INTERIOR DOORS SHALL BE PTD. OR STAINED, VERIFY WITH DESIGNER
 - 4 DOORS BETWEEN GARAGE AND LIVING AREA SHOULD BE 1-3/4" TIGHT FITTING SOLID CORE DOORS
 - 5 EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE
 - 6 GARAGE DOORS TO BE SECTIONAL INSULATED, OVERHEAD DOORS. GLASS PANELS TO BE INSULATED
 - 7 ALL GLAZING WITHIN 10" OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR ARE TO HAVE SAFETY GLAZING
 - 8 ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
 - 9 BARN DOORS, MEASURE TO FIT OPENING, ALL HARDWARE TO BE STAINLESS

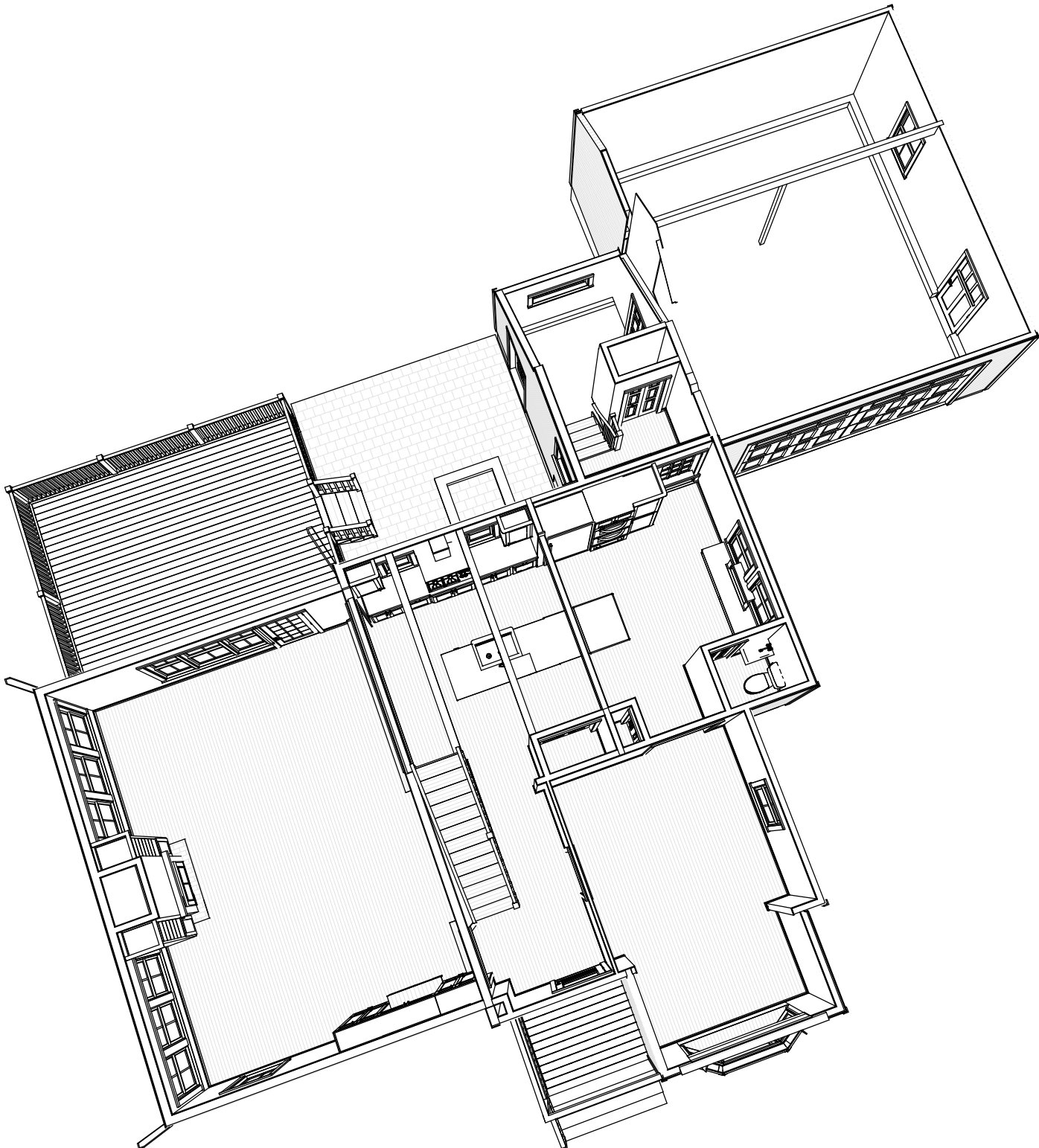


PROPOSED FIRST FLOOR PLAN

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

GENERIC WINDOW SCHEDULE (VERIFY R.O. FROM MANUFACTURER)							
NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH	HEIGHT	EGRESS	
W01	1933SC	2	1	1933SC	21"	34"	
W02	7148MU	1	2	7148	85"	56"	
W03	2024FX	4	2	2024FX	24"	28"	
W04	2613LS	4	0	2613LS	30"	15"	
W06	2656DH	8	1	2656DH	30"	65 1/2"	
W07	3050DH	2	2	3050DH	36"	60"	YES
W08	5448MU	2	2	5448	64"	55 1/2"	
W09	5636MU	1	3	5636	66"	42"	
W10	5636MU	1	3	5636	66 7/16"	42"	
W11	61056MU	1	1	61056	82"	65 1/2"	

GENERIC DOOR SCHEDULE (VERIFY R.O. FROM MANUFACTURER)							
NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH	HEIGHT		
D01	2268	1	2	2268 L IN	26"	80"	
D02	2468	1	2	2468 R IN	28"	80"	
D03	2868	2	2	2868 L IN	32"	80"	
D04	2878	1	1	2878 L EX	32"	42"	
D05	2268	1	2	2268 R	26"	80"	
D06	2468	1	2	2468 L	28"	80"	
D07	2668	2	2	2668 L IN	30"	80"	
D08	1968	1	2	1968 R IN	21"	80"	
D09	2068	1	2	2068 R IN	24"	80"	
D10	1768	1	1	1768 R IN	19"	80"	
D11	3668	1	1	3668 L/R IN	42"	80"	
D12	2068	1	1	2068 L	24"	80"	
D13	3068	1	2	3068 L EX	36"	80"	
D14	4068	1	2	4068 L/R IN	48"	80"	
D15	2668	1	2	2668 R IN	30"	80"	
D17	9080	2	1	9080	108"	46"	



PERSPECTIVE VIEW

SCALE: NTS

WALL LEGEND

- = EXISTING EXTERIOR WALL
- = NEW EXTERIOR WALL
- = INTERIOR 6
- = EXISTING INTERIOR 4
- = NEW INTERIOR 4
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL

DRAWING INDEX

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- 10 SECTIONS
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- 12 FRAMING
- 13 FRAMING
- 14 ELECTRICAL

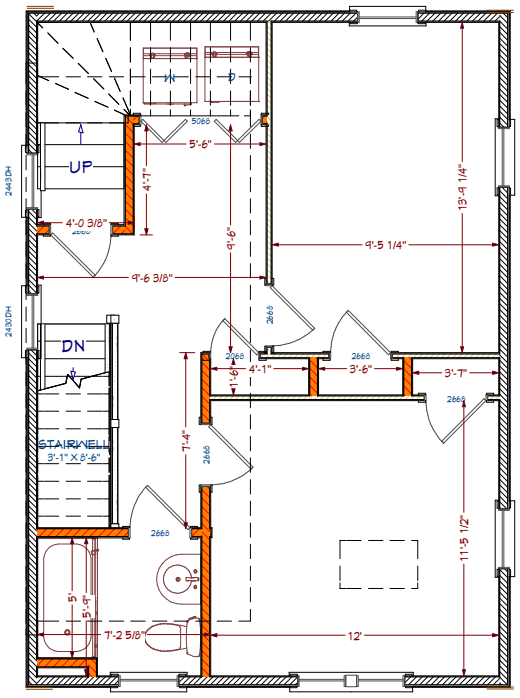
CLIENT:
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32 Monteth Street
Pottsmouth, NH

CONTACT:
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9 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.703.0646

DATE:
1/26/22

SCALE:
SCALED FOR:
24" X 36"
DRAWING SCALE
1/4" = 1'-0"

SHEET:
A5

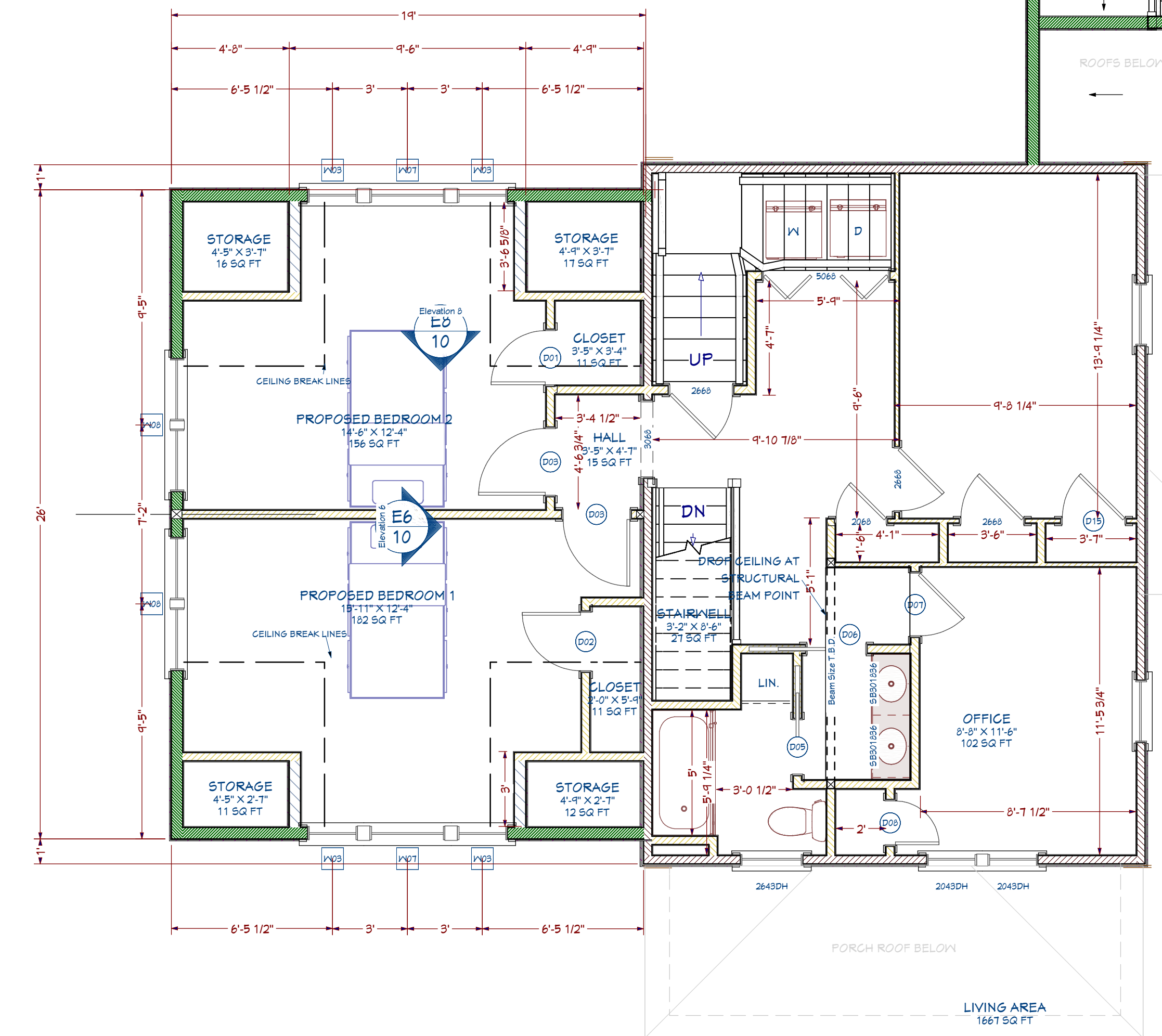


EXISTING SECOND FLOOR PLAN

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

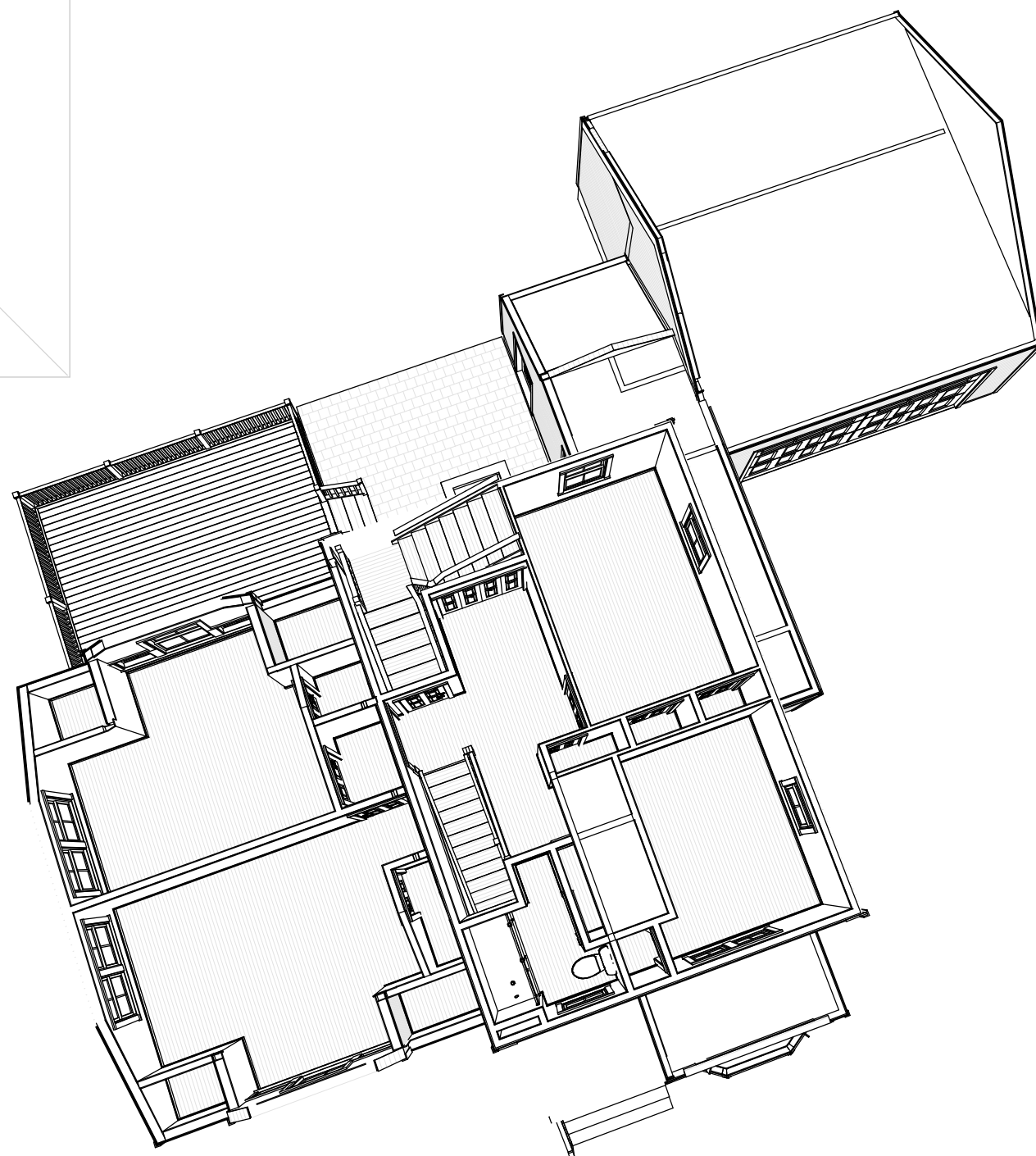
GENERIC WINDOW SCHEDULE (VERIFY R.O. FROM MANUFACTURER)						
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT
W01	1933SC	2	1	1933SC	21"	39"
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W04	2613LS	4	0	2613LS	30"	15"
W06	2656DH	8	1	2656DH	30"	65 1/2"
W07	3050DH	2	2	3050DH	36"	60"
W08	5448MU	2	2	5448	64"	55 1/2"
W09	5636MU	1	3	5636	66"	42"
W10	5636MU	1	3	5636	66 7/16"	42"
W11	61056MU	1	1	61056	82"	65 1/2"

GENERIC DOOR SCHEDULE (VERIFY R.O. FROM MANUFACTURER)						
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT
D01	2268	1	2	2268 L IN	26"	80"
D02	2468	1	2	2468 R IN	28"	80"
D03	2868	2	2	2868 L IN	32"	80"
D04	2878	1	1	2878 L EX	32"	92"
D05	2268	1	2	2268 R	26"	80"
D06	2468	1	2	2468 L	28"	80"
D07	2668	2	2	2668 L IN	30"	80"
D08	1968	1	2	1968 R IN	21"	80"
D09	2068	1	2	2068 R IN	24"	80"
D10	1768	1	1	1768 R IN	19"	80"
D11	3668	1	1	3668 L/R IN	42"	80"
D12	2068	1	1	2068 L	24"	80"
D13	3068	1	2	3068 L EX	36"	80"
D14	4068	1	2	4068 L/R IN	48"	80"
D15	2668	1	2	2668 R IN	30"	80"
D17	9080	2	1	9080	108"	96"



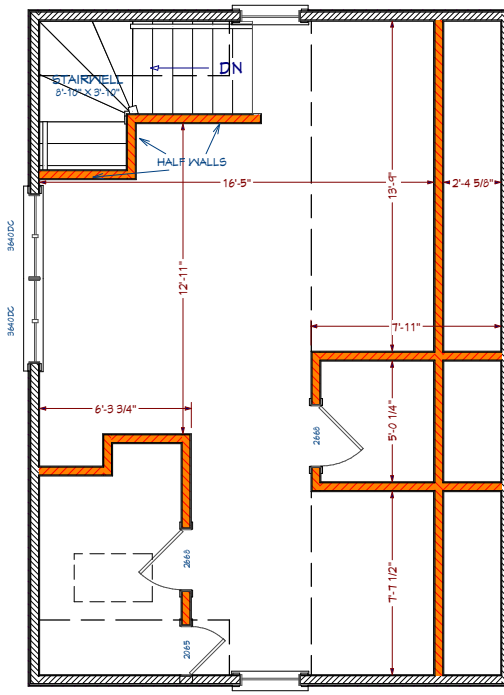
PROPOSED SECOND FLOOR & THIRD FLOOR PLAN

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



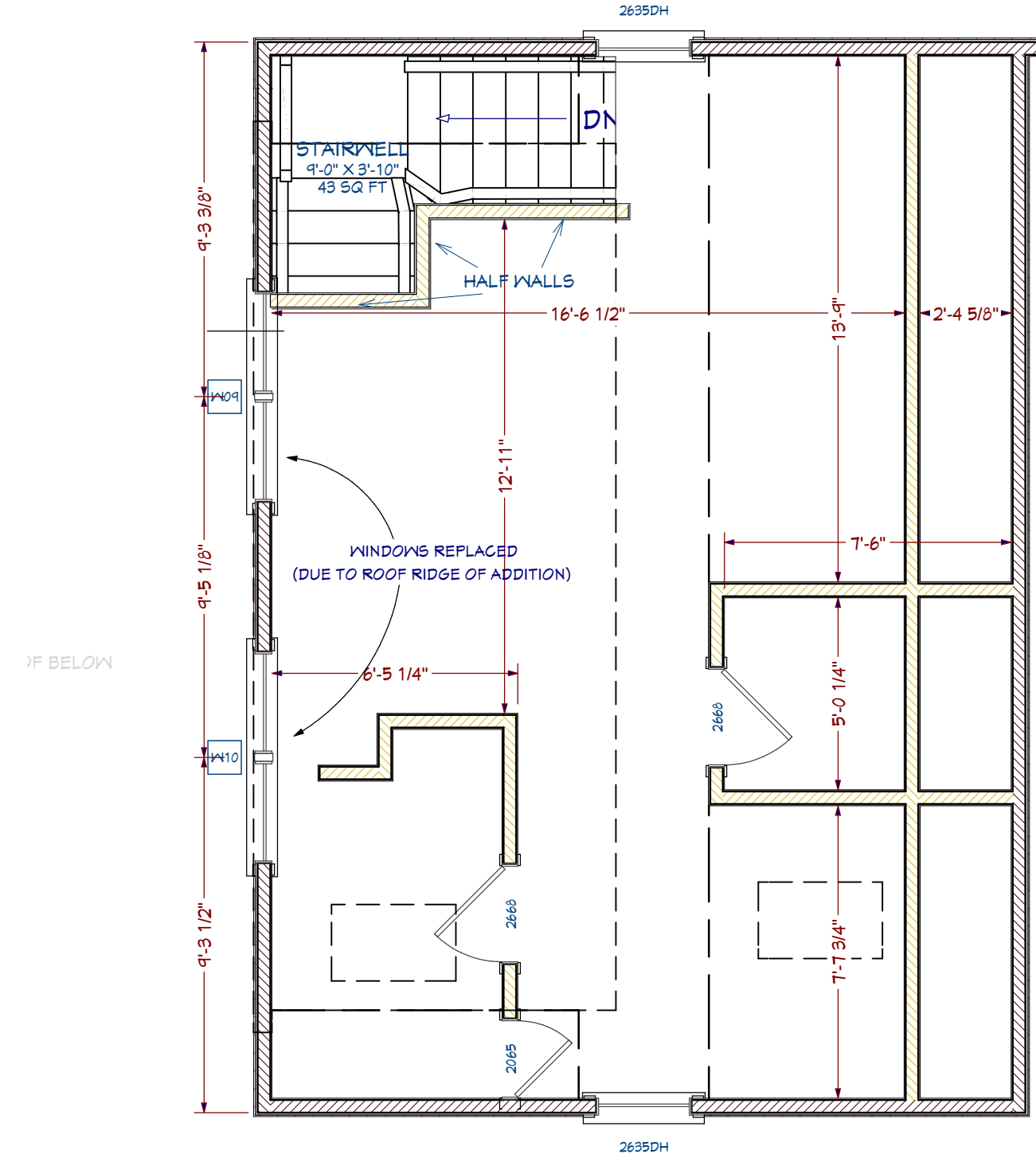
PERSPECTIVE VIEW

SCALE: NTS



EXISTING THIRD FLOOR PLAN

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



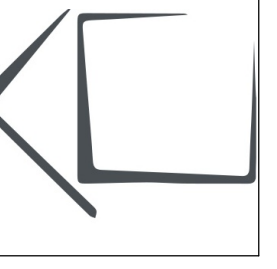
PROPOSED THIRD FLOOR PLAN

WINDOWS CHANGED ONLY

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

WALL LEGEND

- = EXISTING EXTERIOR WALL
- = NEW EXTERIOR WALL
- = INTERIOR 6
- = EXISTING INTERIOR 4
- = NEW INTERIOR 4
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL



SECOND FLOOR

DRAWING INDEX

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- FIRST FLOOR
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- ELEVATIONS
- SECTIONS
- FRAMING
- FRAMING
- FRAMING
- ELECTRICAL

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Pottsmouth, NH

CONTACT:
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9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.703.0696

DATE:

1/26/22

SCALE:

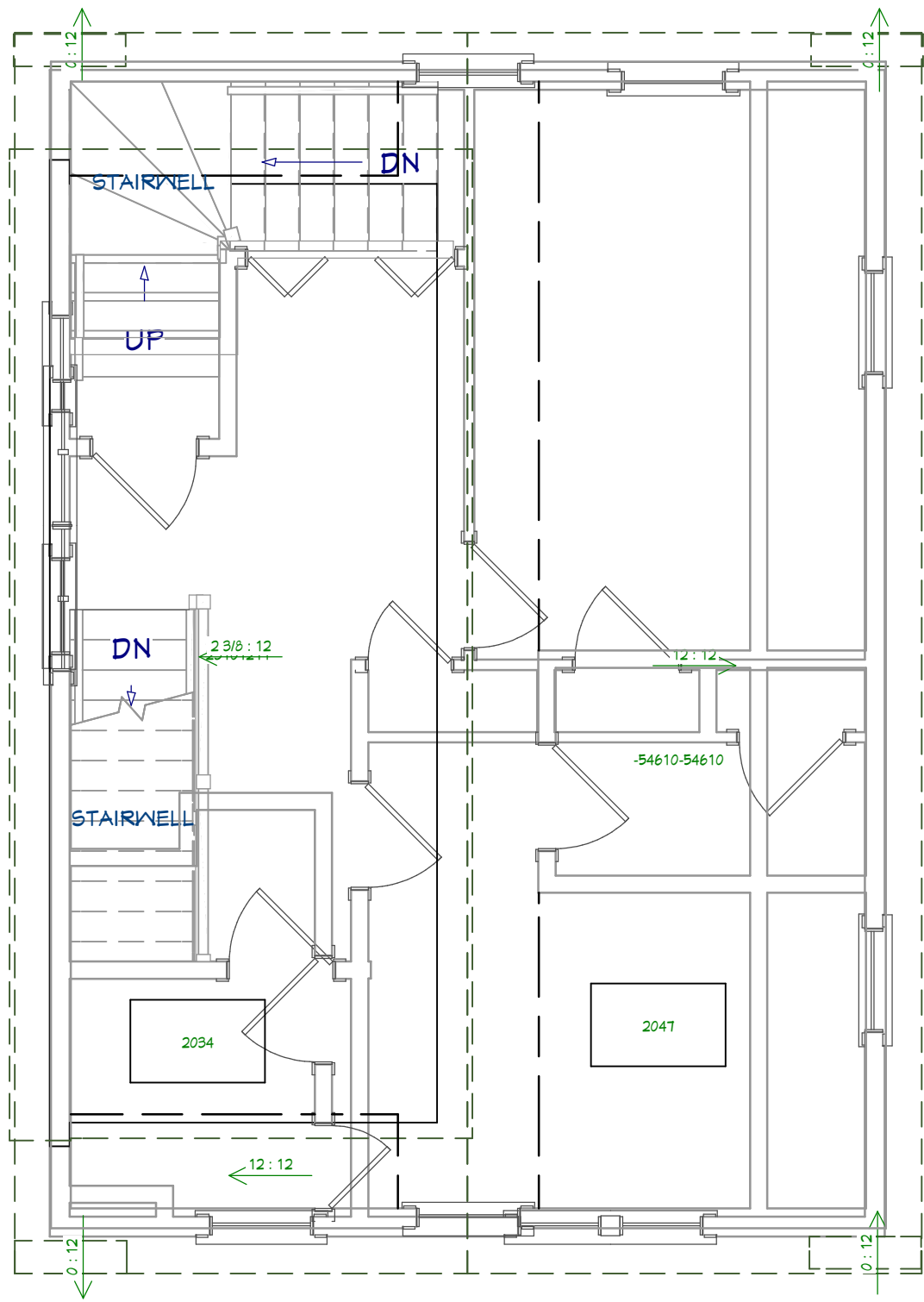
SCALED FOR:
24" X 36"

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

SHEET:

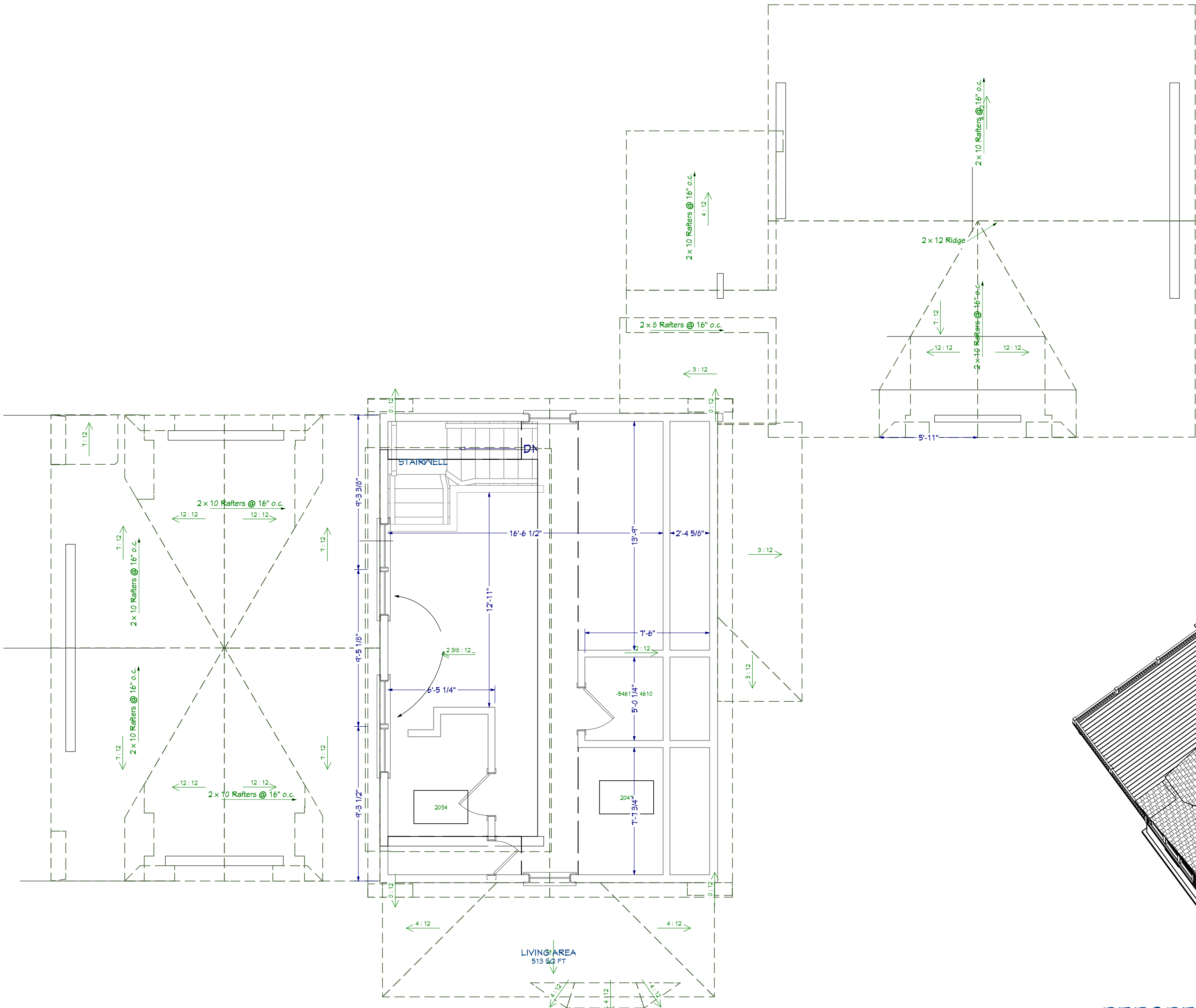
A6

- NOTES:
1. PROVE 2 X 10 FLOOR JOISTS AT 16" o.c. TYPICAL
 2. INTERIOR NON-BEARING STUD WALLS ARE 2 X 4 AT 16" o.c.
 3. INTERIOR BEARING WALLS ARE 2 X 6 AT 16" o.c. #5-2 OR BETTER
 4. HEADERS FOR DOORS AND WINDOWS UP TO 6 FEET ARE (2) 2 X 10's
 5. ENGINEERED FLOOR BEAM TO BE DESIGNED AND SUBMITTED PRIOR TO CONSTRUCTION BY STRUCTURAL ENGINEER.
 6. CEILING JOISTS FOR THE SECOND FLOOR ARE 2X6.
 7. EXISTING 3RD FLOOR WALLS ARE GREY
 8. ROOF PLANES ARE GREEN



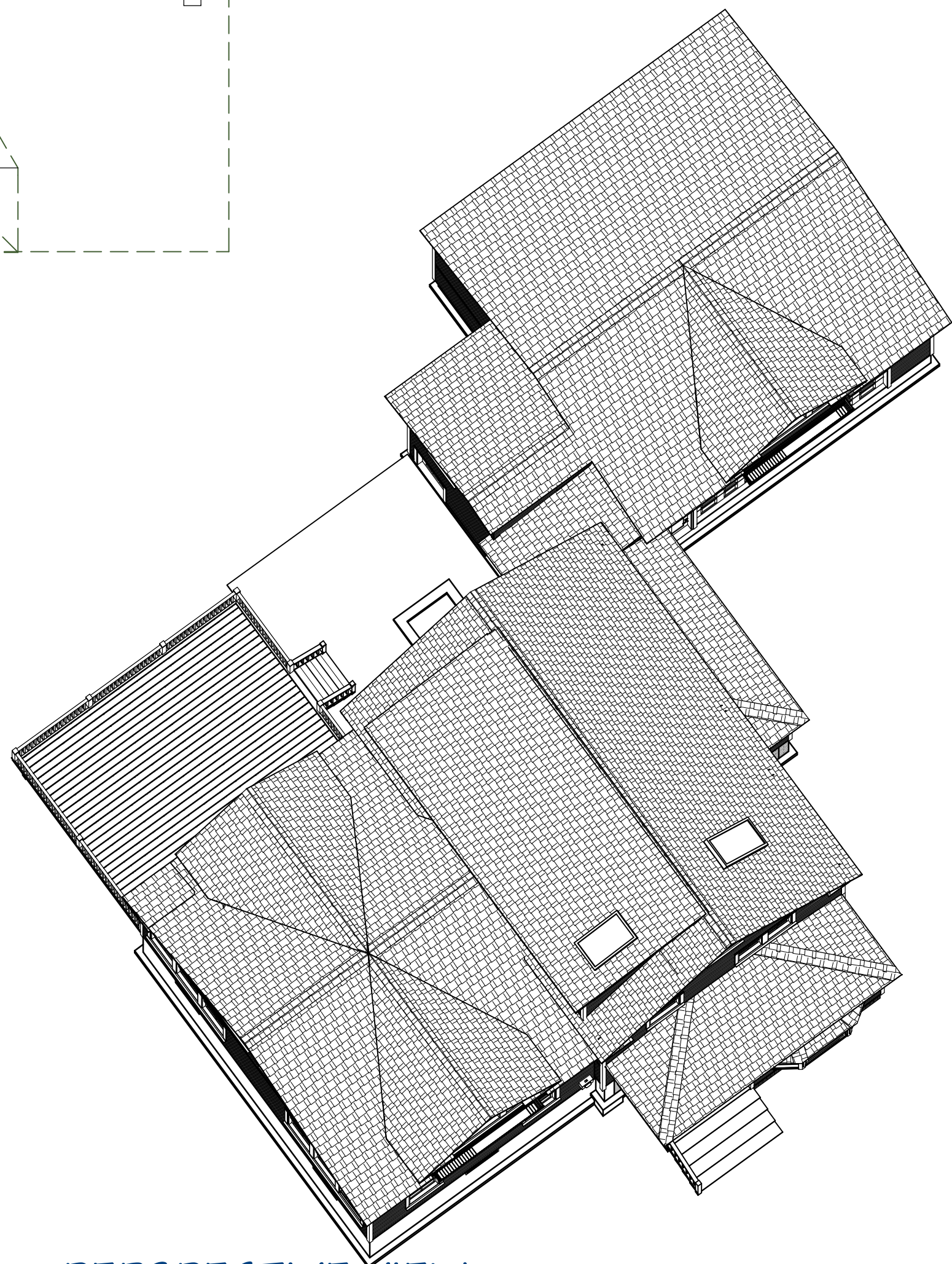
EXISTING ROOF

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



PROPOSED ROOF PLAN

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



PERSPECTIVE VIEW

SCALE: NTS

DRAWING INDEX	
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DATE:
1/26/22

SCALE:
SCALED FOR:
24" X 36"

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

SHEET:
A7



NORTH ELEVATION | FRONT VIEW

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

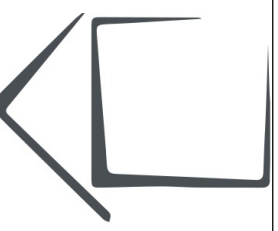
TYPICAL NOTES:

ASPHALT SHINGLES, TO MATCH EXISTING.
RIDGE VENT, TO MATCH EXISTING.
PVC RAKE AND BHADOWN TRIM BOARDS, TO MATCH EXISTING.
PVC TRIM BOARDS, TO MATCH EXISTING
ALUMINUM OR PVS RAILING SYSTEMS, TO MATCH EXISTING.
SHINGLE OR CLAPBOARD SIDING ON SHEATHING
DECORATIVE PVC TRIM
NEW WINDOWS PER SCHEDULE
FOUNDATION MATERIAL (IE. STONE VENEER) TO MATCH EXISTING
NEW FOUNDATION WALLS



SOUTH ELEVATION | REAR VIEW

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



ELEVATIONS

DRAWING INDEX

- 1 OVERVIEW
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DATE:

1/26/22

SCALE:

SCALED FOR:
24" X 36"

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

SHEET:

A8
ELEVATIONS



EAST ELEVATION | SIDEVIEW

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



WEST ELEVATION | SIDEVIEW

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

DRAWING INDEX

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1/26/22

SCALE:
SCALED FOR:
24" X 36"
DRAWING SCALE
1/4" = 1'-0"

SHEET:
A9
ELEVATIONS



Front View (from Monteith St)



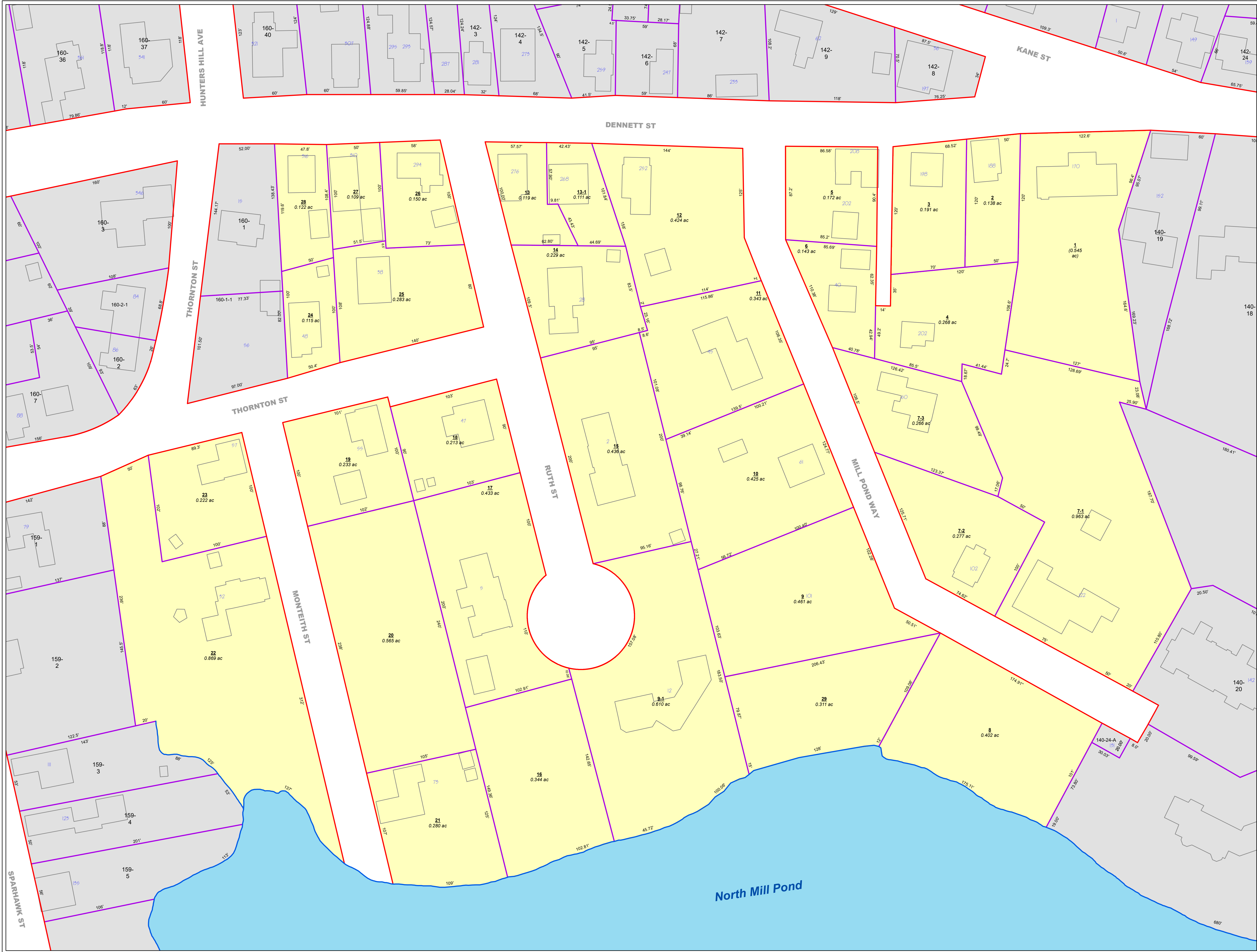
Rear View (towards Monteith St)



Side View of House & Shed (facing east)



Right Side Neighbors View (facing west)

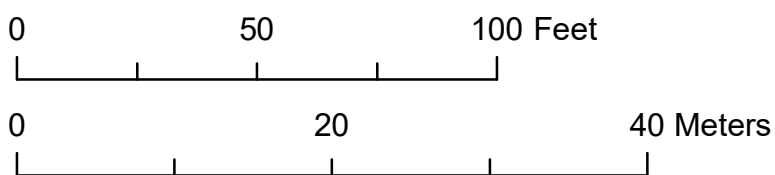


Partial Legend
See the cover sheet for the complete legend.

7-5A Lot or lot-unit number
2.56 ac Parcel area in acres (ac) or square feet (sf)
23 Address number
233-137 Parcel number from a neighboring map
68' Parcel line dimension
SIMS AVE Street name

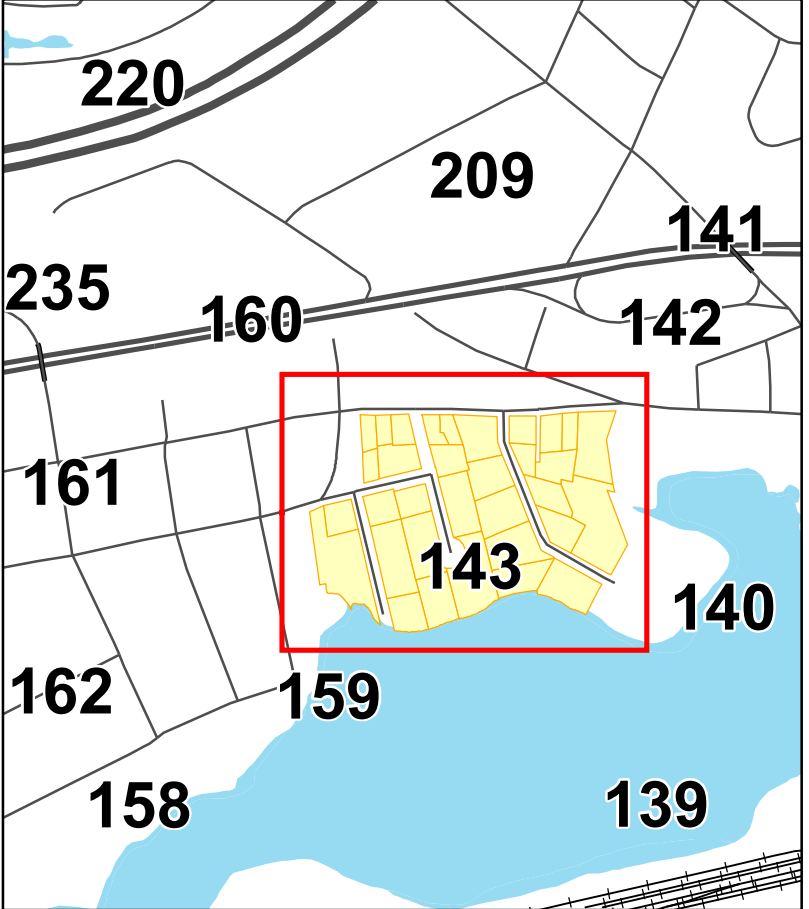
Parcel/Parcel boundary
Parcel/ROW boundary
Water boundary
Structure (1994 data)

Parcel covered by this map
Parcel from a neighboring map (see other map for current status)

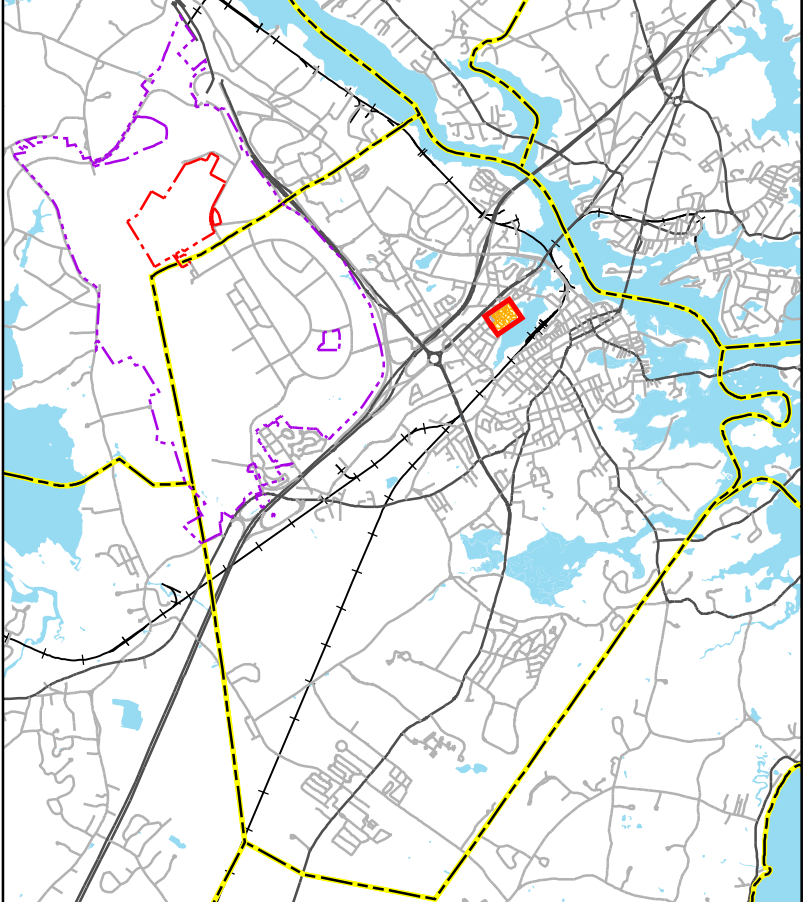


This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.

Nearby Tax Maps



Map Location



Portsmouth, New Hampshire
2020

Tax Map 143