

45 Richmond St
Map 108 Lot 18

Change to the size of Greenhouse within the Rear Yard Setback

To permit the following:

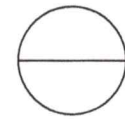
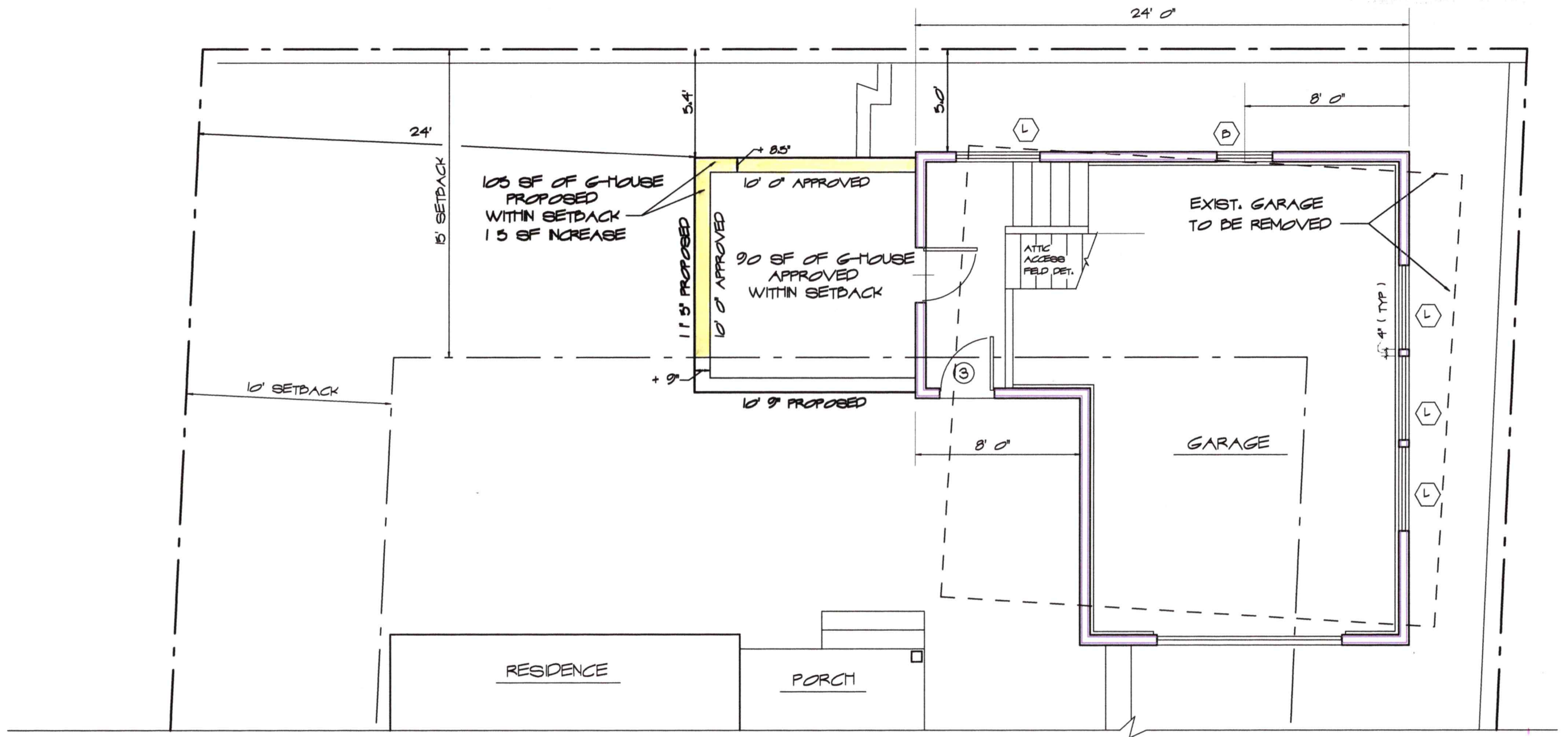
1. An increase of 15sf within the Rear Yard Setback, for the Greenhouse

The undersigned agrees that the following circumstances exist.....

1. A Greenhouse (10' x 10") was previously approved within the rear yard setback, Jan. 21st 2021. There was a stipulation that both the Garage & Attached Greenhouse will have a minimum rear setback of 5ft. The Proposed Greenhouse has a 5.4' setback.
2. Working with the Greenhouse Supplier, we found that the standard glass size at 30" determines the overall size. The closest standard size is 11' 3" x 10' 6", with the foundation needing to be 11' 5" x 10' 9". This adds 15sf within the rear yard setback. The added 9" of length still leaves a 24ft Left Side Setback.

Criteria for the Variance:

1. The Variance is not contrary to the public interest in that this small increase within the Rear Setback will not visually change the view from the street and will not adversely affect abutting properties.
2. The Variance is consistent with the spirit of the ordinance as noted above.
3. Substantial justice will be done, as this minor increase will allow use of LOW-E Solar Ban glazing, which would be extremely costly if custom sized and will increase the energy efficiency of the Greenhouse without adversely affecting abutting properties.
4. This Variance will not diminish the value of surrounding properties.
5. The special condition of this property is the non-conformity of the Existing Garage and the smaller Proposed Garage needs to be in a similar location and has increased both the Rear & Right Side Setbacks.

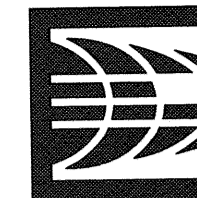


REVISED GREENHOUSE PLAN

SCALE : 3/16" = 1'-0"

NOTE: GREENHOUSE SIZE HAS CHANGED FROM 10' X 10',
 TO CONFORM TO MANUFACTURERS STANDARD SIZING, 11' 3" X 10' 6" (118 SF)
 FROST WALL & SLAB DIMESIONS INCREASE TO, 11' 5" X 10' 9" (123 SF)
 SLAB DIMENSIONS USED TO CALCULATE AREA WITHIN THE REAR SETBACK

GREENHOUSE ANNE WHITNEY ARCHITECT GLDSBERRY HOLMES RESIDENCE 45 RICHMOND STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: 2008 Revisions:	Date: 3/27/23



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
300 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

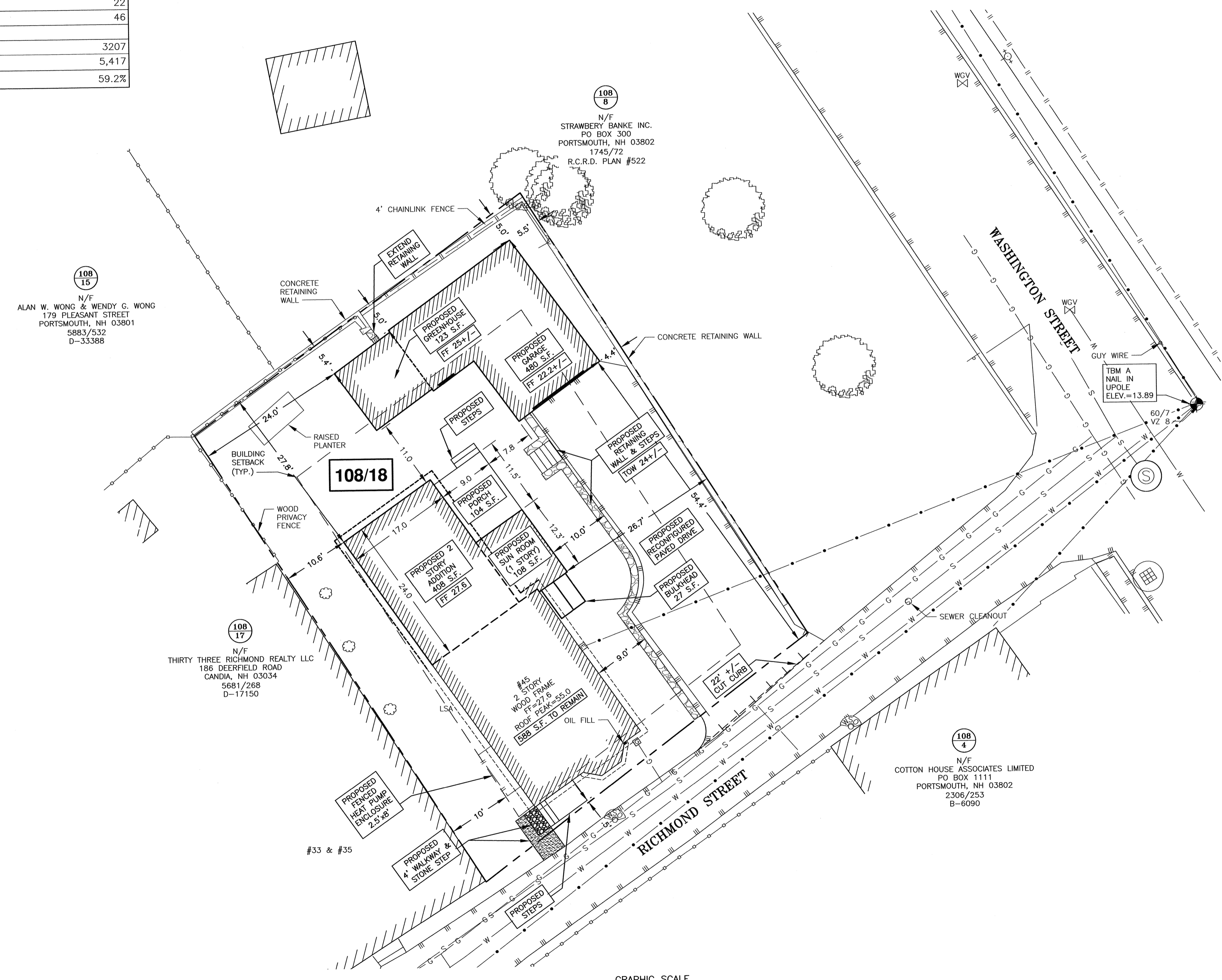
NORTH
NAD83(2011)
GRID
NH SPC

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE & PORCHES	839	1,208
GARAGE & GREENHOUSE	539	603
BULKHEAD	0	26
CONCRETE WALK	97	0
PAVED DRIVEWAY	982	1099
RETAINING WALLS	165	203
WALKWAY	144	22
STEPS	61	46
TOTAL	2827	3207
LOT SIZE	5,417	5,417
% LOT COVERAGE	52.2%	59.2%

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 108 AS LOT 18.
- 2) OWNERS OF RECORD:
CHERIE A. HOLMES & YVONNE GOLDSBERRY
1087 COUNTY ROAD
WALPOLE, NH 03608
5957/665
R.C.R.D. PLAN #522
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA:
5,417 S.F.
0.1244 ACRES
- 5) PARCEL IS LOCATED IN THE MIXED OFFICE RESEARCH (MRO) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 7,500 S.F.
FRONTAGE: 100 FEET
DEPTH: 80 FEET
SETBACKS: FRONT 5 FEET
SIDE 10 FEET
REAR 15 FEET
MAXIMUM STRUCTURE HEIGHT: 40 FEET
MAXIMUM STRUCTURE COVERAGE: 40%
MINIMUM OPEN SPACE: 25%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED CONSTRUCTION AND VARIANCES REQUIRED ON ASSESSOR'S MAP 108 LOT 18 IN THE CITY OF PORTSMOUTH.
- 8) BUILDING/SITE PLANS BASED ON ARCHITECTURAL DESIGN BY ANNE WHITNEY ARCHITECT, UPDATED 1/25/23



HOLMES & GOLDSBERRY RESIDENCE
45 RICHMOND STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	REVISE BUILDING	2/16/23
1	ISSUED FOR APPROVAL	12/8/20
0	ISSUED FOR COMMENT	11/23/20

REVISIONS	

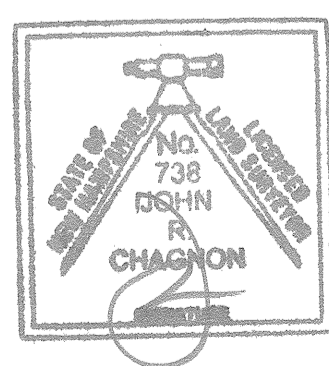
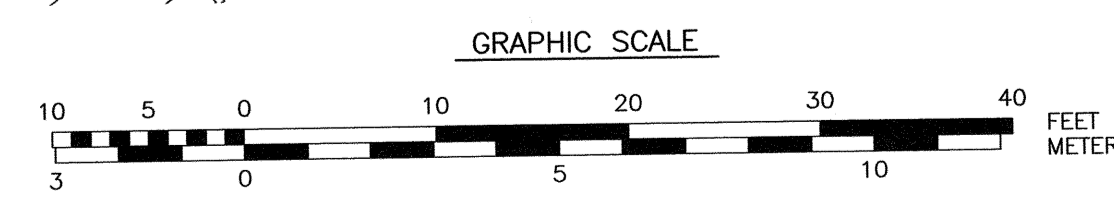
SCALE 1"=10' NOVEMBER 2020

SITE PLAN **C3**

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

[Signature] 2-16-23
DATE

JOHN R. CHAGNON, LLS #738



J:\JOB\111013\111013.dwg, 11/13/2020, 10:58:15 AM, 11/13/2020, 10:58:15 AM, 11/13/2020, 10:58:15 AM, 11/13/2020, 10:58:15 AM

REVISIONS AND APPROVAL			
REV	DESCRIPTION	DATE	APPROVED

COMPOSITE SECTIONS					
STRUCTURAL MAIN BAR		2x4x1/8" TUBE		2x4x1/8" W/MAIN BAR	
COMPOSITE SECTION PROPERTIES		COMPOSITE SECTION PROPERTIES		COMPOSITE SECTION PROPERTIES	
$A = 5.92 \text{ IN}^2$	$A = 14.28 \text{ IN}^2$	$A = 5.92 \text{ IN}^2$	$A = 14.28 \text{ IN}^2$	$A = 5.92 \text{ IN}^2$	$A = 14.28 \text{ IN}^2$
$X\text{-AXIS} = 1.304 \text{ IN}$	$X\text{-AXIS} = 1.304 \text{ IN}$	$X\text{-AXIS} = 1.304 \text{ IN}$	$X\text{-AXIS} = 1.304 \text{ IN}$	$X\text{-AXIS} = 1.304 \text{ IN}$	$X\text{-AXIS} = 1.304 \text{ IN}$
$Y\text{-AXIS} = 1.486 \text{ IN}$	$Y\text{-AXIS} = 1.486 \text{ IN}$	$Y\text{-AXIS} = 1.486 \text{ IN}$	$Y\text{-AXIS} = 1.486 \text{ IN}$	$Y\text{-AXIS} = 1.486 \text{ IN}$	$Y\text{-AXIS} = 1.486 \text{ IN}$
$I_x = 2.99 \text{ IN}^4$	$I_x = 3.72 \text{ IN}^4$	$I_x = 2.99 \text{ IN}^4$	$I_x = 3.72 \text{ IN}^4$	$I_x = 2.99 \text{ IN}^4$	$I_x = 3.72 \text{ IN}^4$
$I_y = 1.75 \text{ IN}^4$	$I_y = 1.608 \text{ IN}^4$	$I_y = 1.75 \text{ IN}^4$	$I_y = 1.608 \text{ IN}^4$	$I_y = 1.75 \text{ IN}^4$	$I_y = 1.608 \text{ IN}^4$

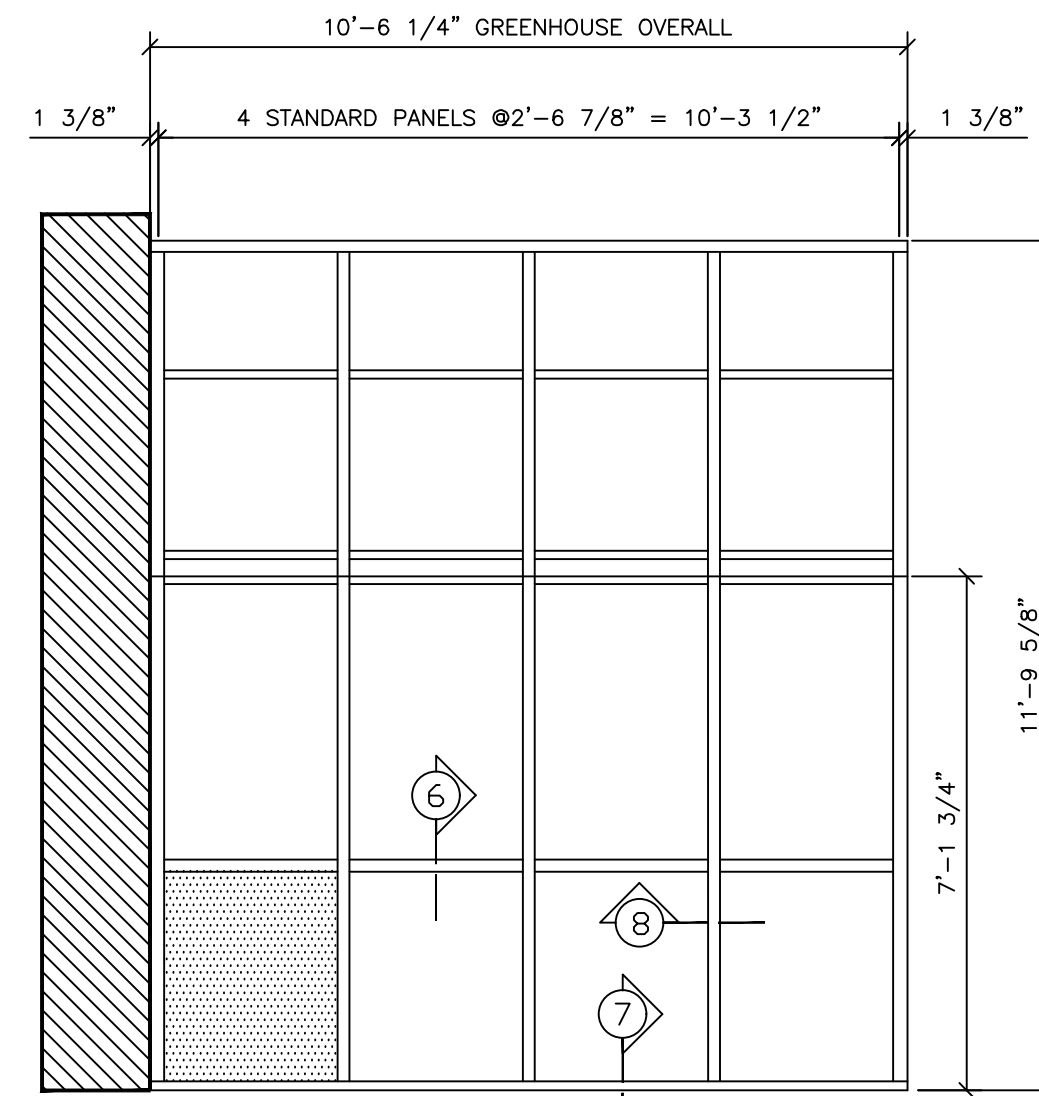
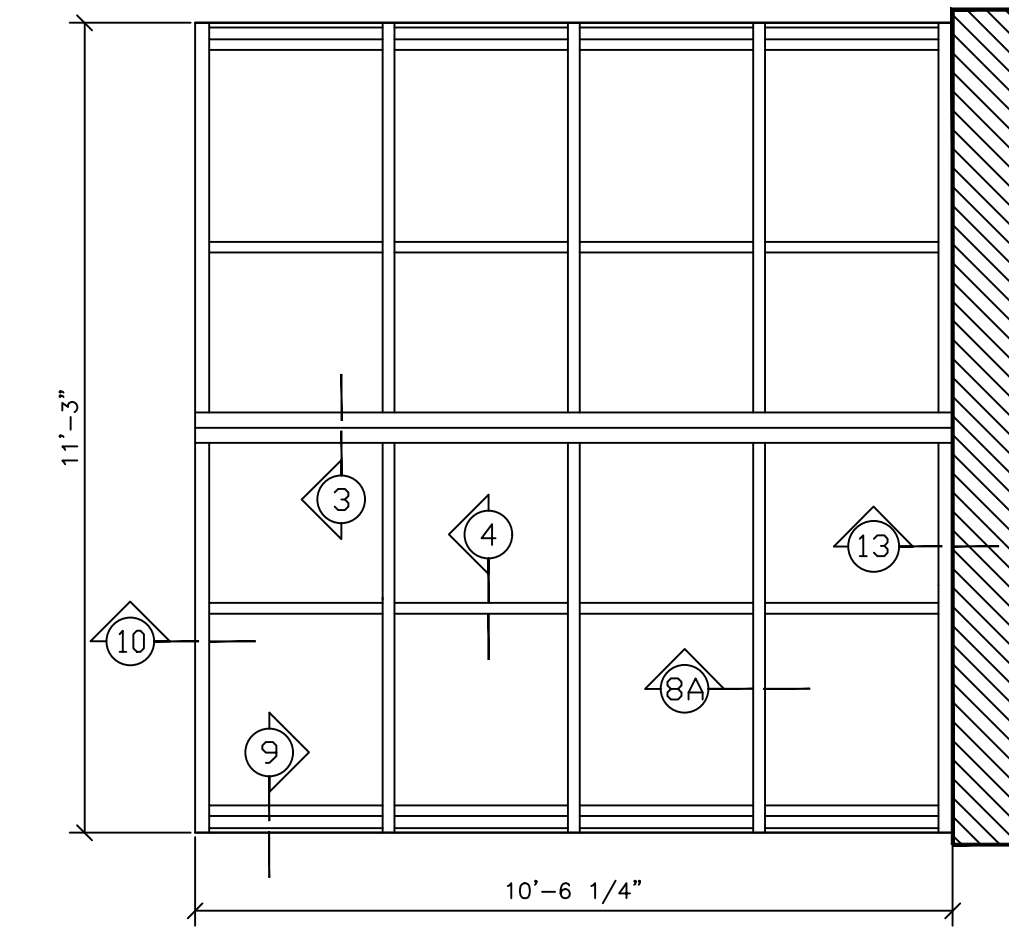
DESIGN LOADS TO MEET OR EXCEED LOCAL CODE:
 SNOW LOAD = 70 PSF
 DEAD LOAD = 7 PSF
 WIND LOAD = 125MPH, EXP. "B"
 CONCENTRATED LOAD = 100 LB. MID-SPAN
 MAX. DEFLECTION = L/175
 AIR INFILTRATION PER SQUARE FOOT
 =0.02cfm/sqft (25mph)

ANCHOR SCHEDULE

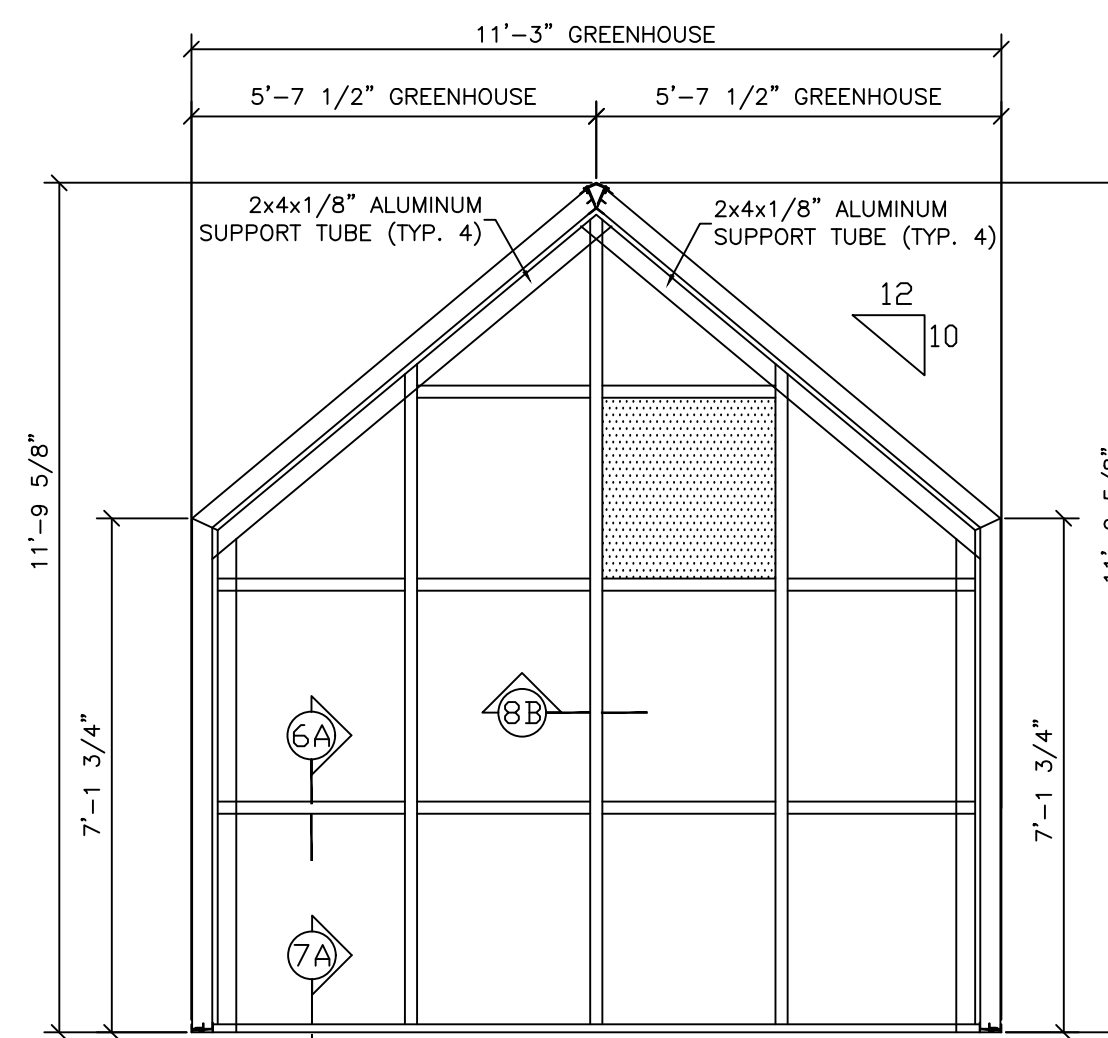
ANCHORS INTO DOUBLE WOOD PLATE, MIN 3" EMBEDMENT:
 SIMPSON 1/4" X 3 1/2" SDS SCREWS MODEL SDS25312
 HEAD MEMBER: 1 @ 12" O.C. MAX SPACING [QTY 22]
 MAIN RAFTER: 2 @ EACH INTERNAL CLIP [QTY 14]

ANCHORS INTO 3000 PSI CONCRETE, MIN 2 1/2" EMBEDMENT:
 TAPCON HEX HEAD 1/4" X 3 1/4" RED HEAD
 ANCHORS MODEL HW4-314
 FRONT SILLS: 1 @ 24" O.C. MAX SPACING [QTY 7]
 LEFT AND RIGHT SILLS: 1 @ 24" O.C. MAX SPACING [QTY 14]

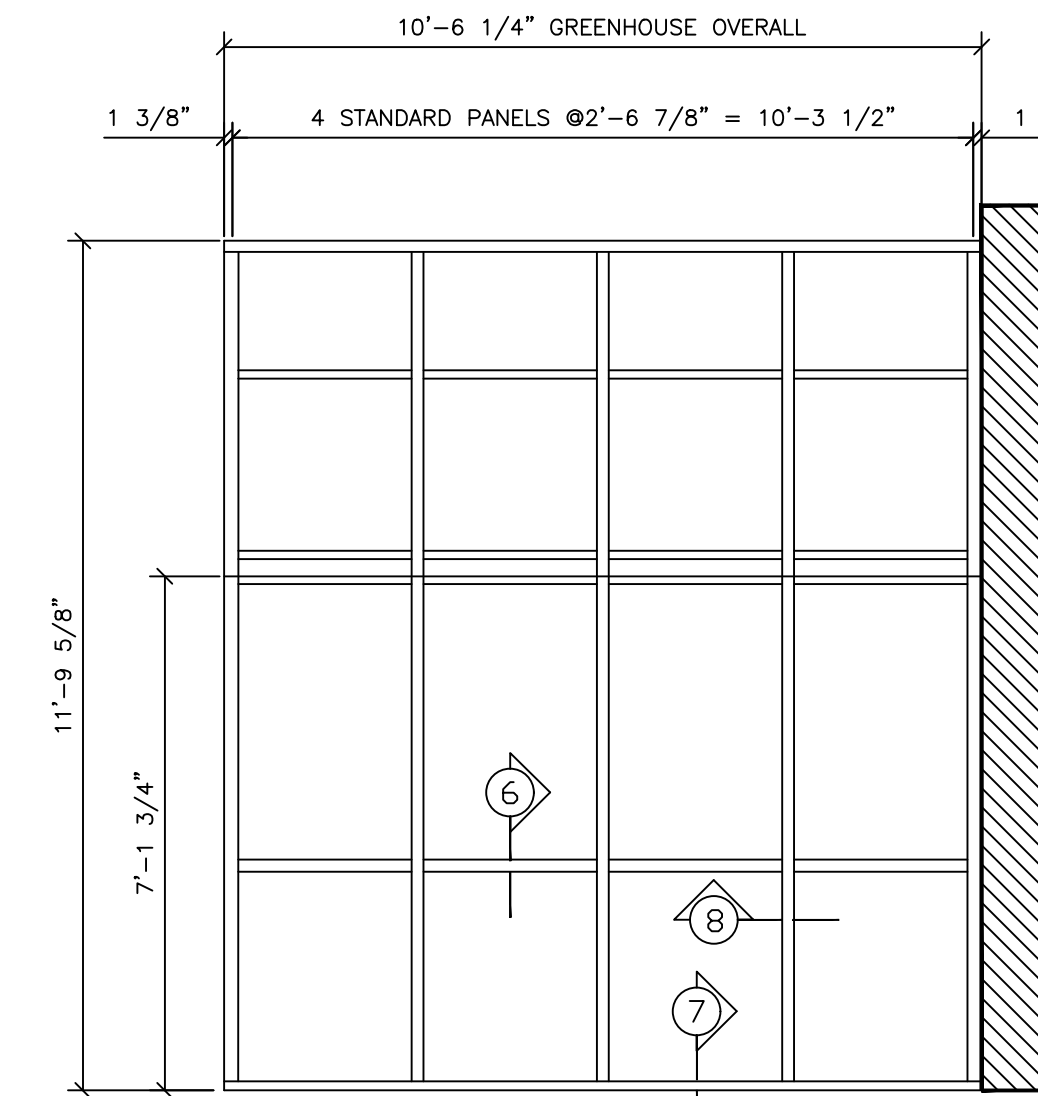
PLAN VIEW



LEFT SIDE ELEVATION



GABLE ELEVATION



RIGHT SIDE ELEVATION

****APPROVAL NOTE****

BASED ON OUR INTERPRETATION OF THE PROJECT PLANS AND THE SPECIFICATIONS WHICH HAVE BEEN MADE AVAILABLE TO US, WE HAVE PREPARED THESE SHOP DRAWINGS TO ILLUSTRATE OUR UNDERSTANDING OF WHAT HAS BEEN ORDERED, AND WHAT WE INTEND TO FURNISH.
 BEFORE WE CAN ACTIVATE THIS ORDER FOR PRODUCTION, WE NEED THE APPROVAL OF:
 (1) THE ARCHITECT DESIGNER OF THE PROJECT, INDICATING THAT THESE DRAWINGS COMPLY WITH THE PLANS AND SATISFY ALL RELATED DESIGN SPECIFICATIONS, AND
 (2) THE CONTRACTOR OR SUCH OTHER PERSON RESPONSIBLE FOR THE SITE PREPARATION, INDICATING THAT WE CAN PROCEED TO MANUFACTURE THE MATERIALS RELYING ON THEIR ASSURANCE THAT THE SITE HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH ALL DIMENSIONS CONTAINED IN THESE SHOP DRAWINGS.
 PLEASE TAKE THIS APPROVAL PROCESS SERIOUSLY, AND REVIEW CAREFULLY FOR ACCURACY AND NOTE ANY EXCEPTION, OMISSIONS, AND OR CHANGES REQUIRED. ONCE THESE DRAWINGS HAVE BEEN APPROVED, THEY WILL SERVE AS THE BASIS FOR MANUFACTURING AND THE RESULTING FULFILLMENT OF OUR CONTRACTUAL OBLIGATIONS.

UNDERSTOOD AND APPROVED:	(2) AS TO SITE PREPARATION:	CHECK ONE OF THE FOLLOWING:
(1) AS TO DESIGN SPECIFICATIONS:	_____	<input type="checkbox"/> APPROVED w/NO CHANGES
_____	_____	<input type="checkbox"/> APPROVED AS NOTED
_____	_____	<input type="checkbox"/> REVISE & RESUBMIT
DATE: _____	DATE: _____	

**CUSTOM / SIERRA
MODEL #CES-SL12B**

- 4 - STANDARD PANELS (B-TO-B)
- 1 - FULL GABLE END (B-TO-B)
- 2 - PANEL BOARD

GREENHOUSE SPECIFICATIONS

ROOF GLASS [BETTER]: MC LOW-E TEMPERED SAFETY OVER CLEAR TEMPERED SAFETY (7/8" O.A. THICKNESS)
 WALL GLASS [BETTER]: MC LOW-E TEMPERED SAFETY OVER CLEAR TEMPERED SAFETY (7/8" O.A. THICKNESS)
 FINISH: FRAME FINISH TO BE WHITE BAKED-ON ENAMEL
 GASKETS: GLAZING GASKETS TO BE E.P.D.M. RUBBER
 FLASHING: BY INSTALLER

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NOTE:
 THE INSTRUCTION MANUAL CONTAINS GENERAL GUIDELINES FOR INSTALLATION OF A FLORIAN GREENHOUSE UNIT. IT IS BASED ON A STANDARD, OUT-OF-THE-BOOK GREENHOUSE BEING INSTALLED ON A PREPARED SITE. FOR PROPER INSTALLATION, THIS MANUAL MUST BE USED IN CONJUNCTION WITH THE CUSTOMER-APPROVED DRAWINGS (CONTAINING SPECIFIC DETAILS) AND THE INCLUDED GREENHOUSE PACKING LIST WITH ATTACHED GLASS/METAL LAYOUT SHEETS.
 FLORIAN SOLAR PRODUCTS, L.L.C. ASSUMES NO RESPONSIBILITY FOR ANY INSTALLATION OR SITE PREPARATION, OR FOR ANY DISCREPANCIES BETWEEN THE CUSTOMER-APPROVED BLUEPRINTS AND THE INSTALLATION SITE. ANY SITE ADJUSTMENTS FOR THE GREENHOUSE TO FIT PROPERLY MUST BE MADE BEFORE INSTALLATION IS STARTED. PLEASE CHECK WITH LOCAL BUILDING CODES FOR REQUIREMENTS OF WALL CONSTRUCTION, HEADERS, ANCHORS, ETC.
 DURING INSTALLATION, SEALANT (NOT PROVIDED) MUST BE APPLIED AT ALL EXPOSED MATERIAL JOINTS INCLUDING, BUT NOT LIMITED TO, SILL ANCHOR HOLES, SILL UNDERSIDE AND ENDS, SILL AND HEAD MEMBER SPLICE JOINTS, DOOR HEADERS, BACK-TO-BACK RIDGES, ALL FLAT CAP/GLAZING JUNCTIONS, HORIZONTAL-TO-VERTICAL METAL JUNCTIONS, AND RUBBER JOINTS. RECOMMENDED SEALANT IS ONE-PART URETHANE OR SILICONE (GRADE 795 OR BETTER) CAULK.
 ONCE INSTALLATION IS COMPLETED, AND ALL SEALANT HAS PROPERLY DRIED (SEE SEALANT MFG'S RECOMMENDATIONS), THE ENTIRE GREENHOUSE MUST BE WATER TESTED WITH A HOSE AND NOZZLE. THE WATER SHOULD BE AIMED TO SIMULATE MODERATE-TO-HEAVY RAINS, AND SHOULD BE TESTED FROM THE BOTTOM OF THE GREENHOUSE UP TOWARDS THE TOP. IF THERE IS ANY WATER INFILTRATION, THE TEST CAN BE STOPPED, THE AREA REPAIRED, AND, AFTER THE SEALANT HAS PROPERLY DRIED, THE TESTING RESUMED.
 FOR INSTALLATION ASSISTANCE PLEASE CALL (678) 482-8811
 FOR QUESTIONS REGARDING MISSING/DAMAGED MATERIALS, PLEASE CALL YOUR SALESMAN.

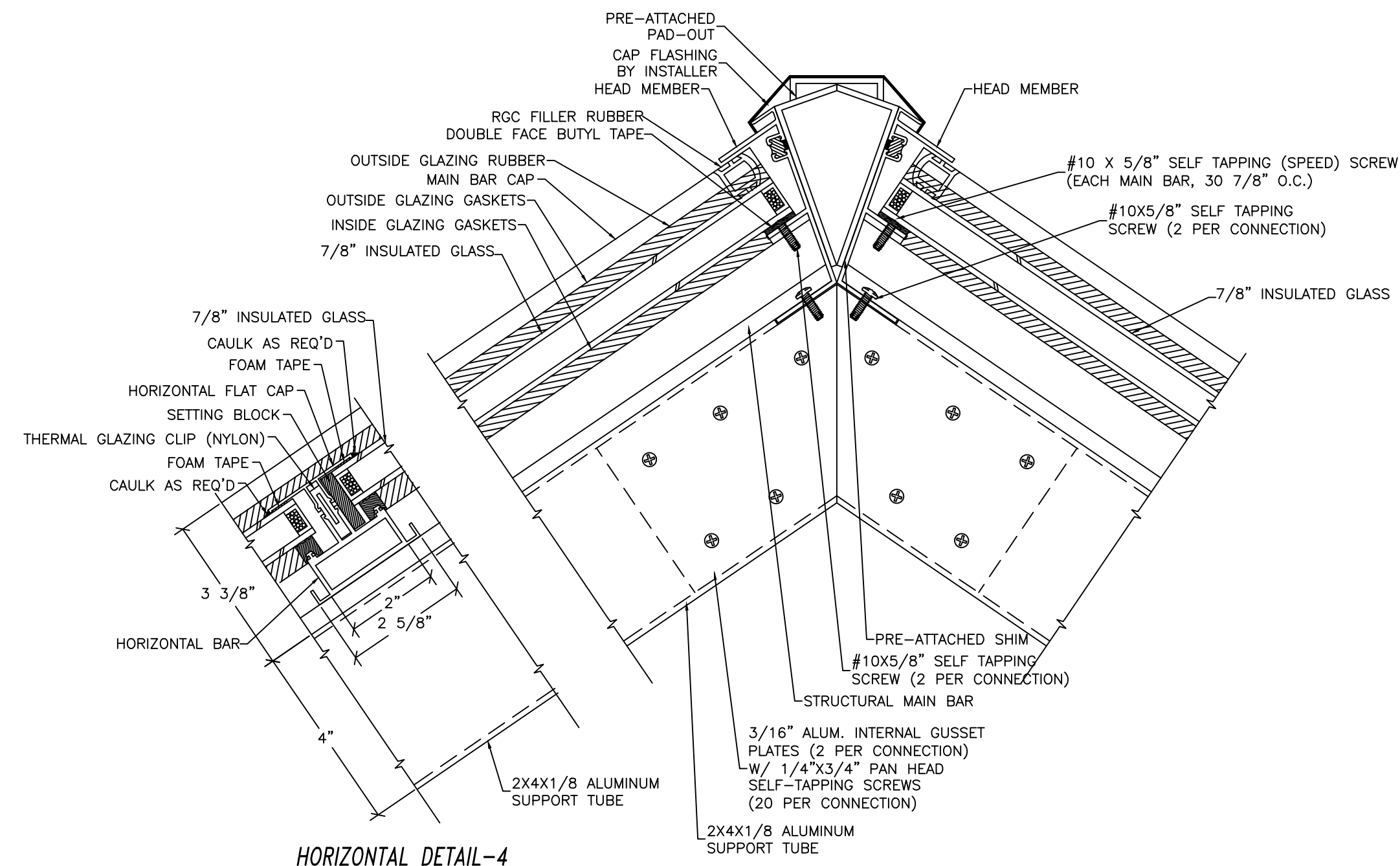


549 AVIATION BLVD.
 GEORGETOWN, S.C.
 29440
 TEL. (800) 356-7426
 FAX (843) 520-4605

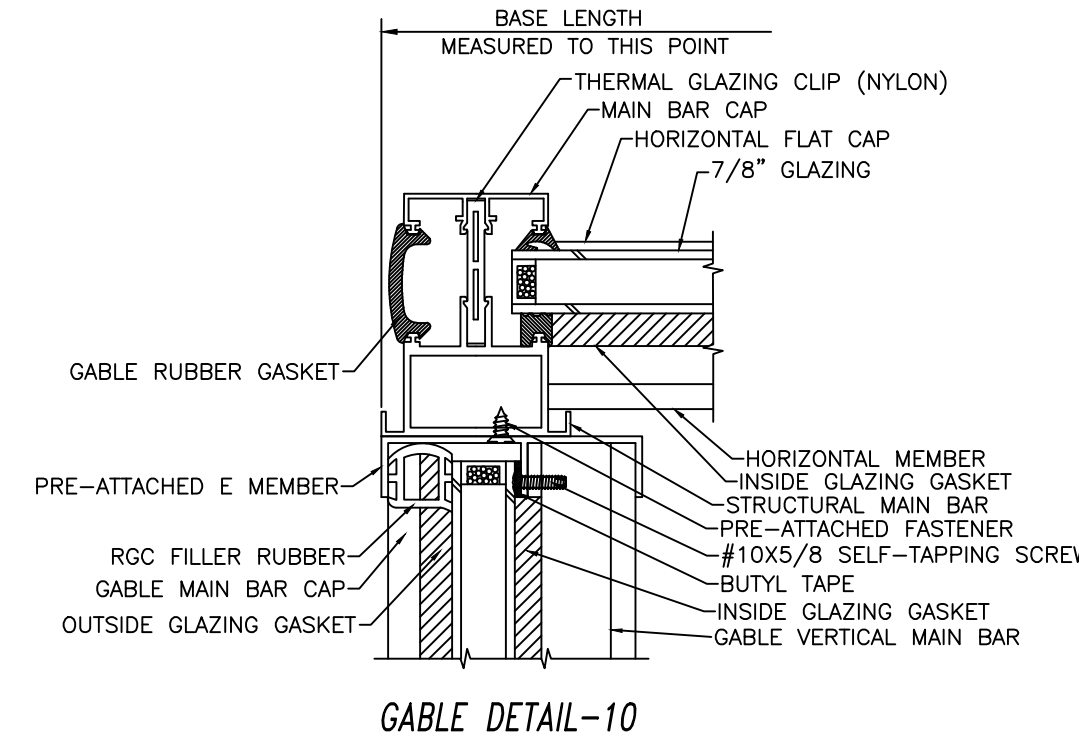
DRAWN/CHK'D: DM	CUSTOMER: ARCADIA GLASSHOUSE 354 N. LAKE ST MADISON, OH 44057	END USER: WHITNEY RESIDENCE MADISON, OH 44057
ISSUED: 2/15/23	CODE IDENT NO: 16549-5994	DWG NO: DM-5994
SCALE: 3/8" = 1'-0"	SHEET 1 OF 2	

REVISIONS AND APPROVAL			
REV	DESCRIPTION	DATE	APPROVED

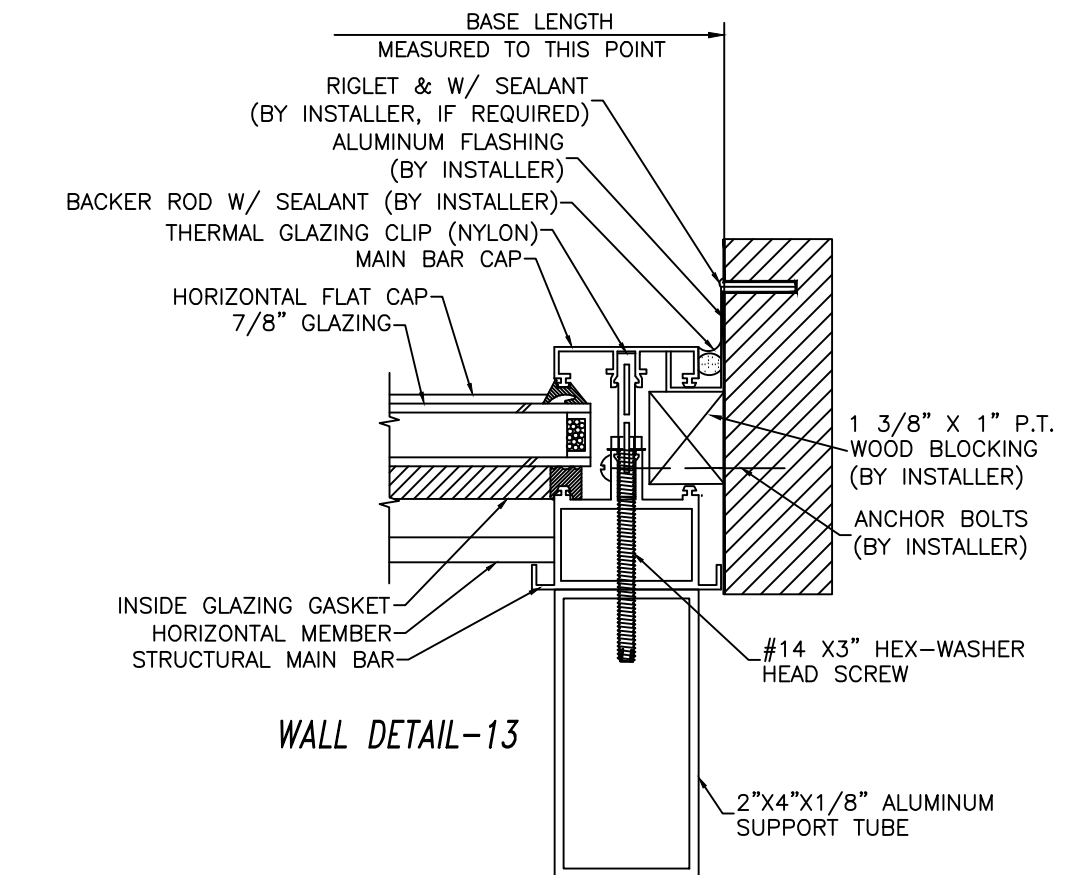
RIDGE DETAIL-3



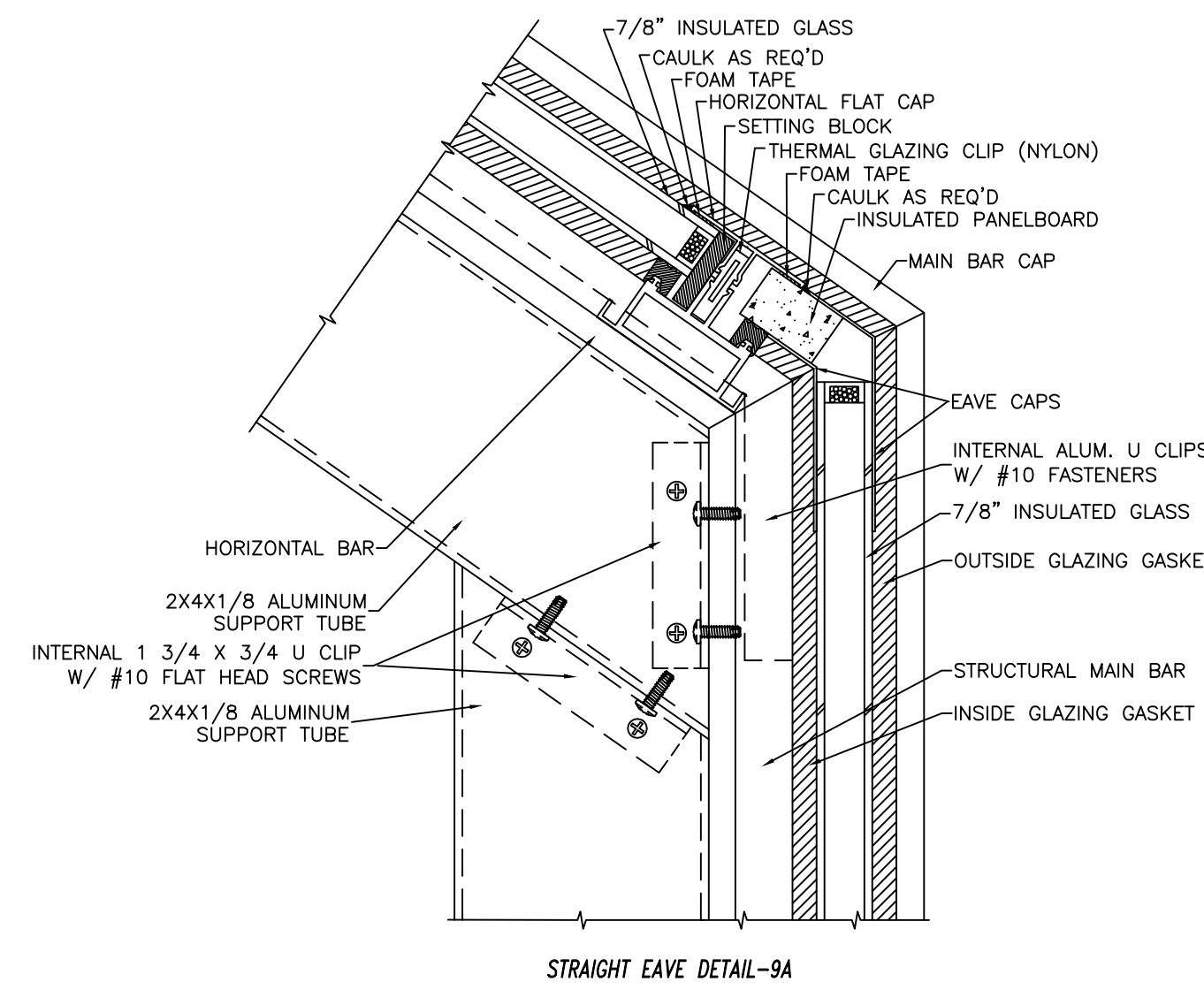
HORIZONTAL DETAIL-4



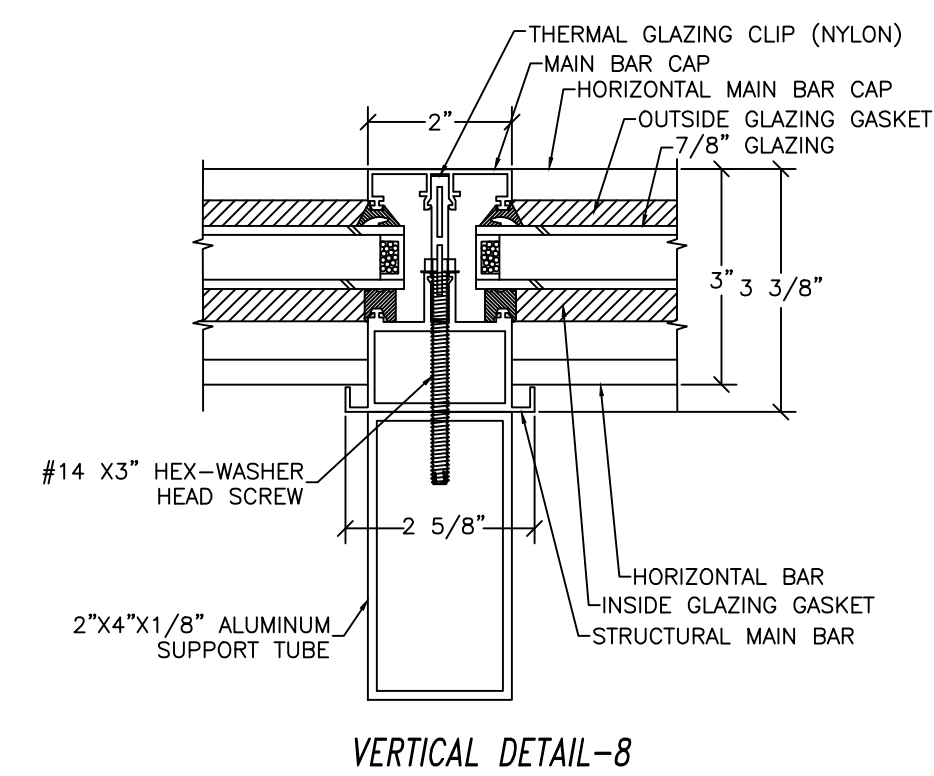
GABLE DETAIL-10



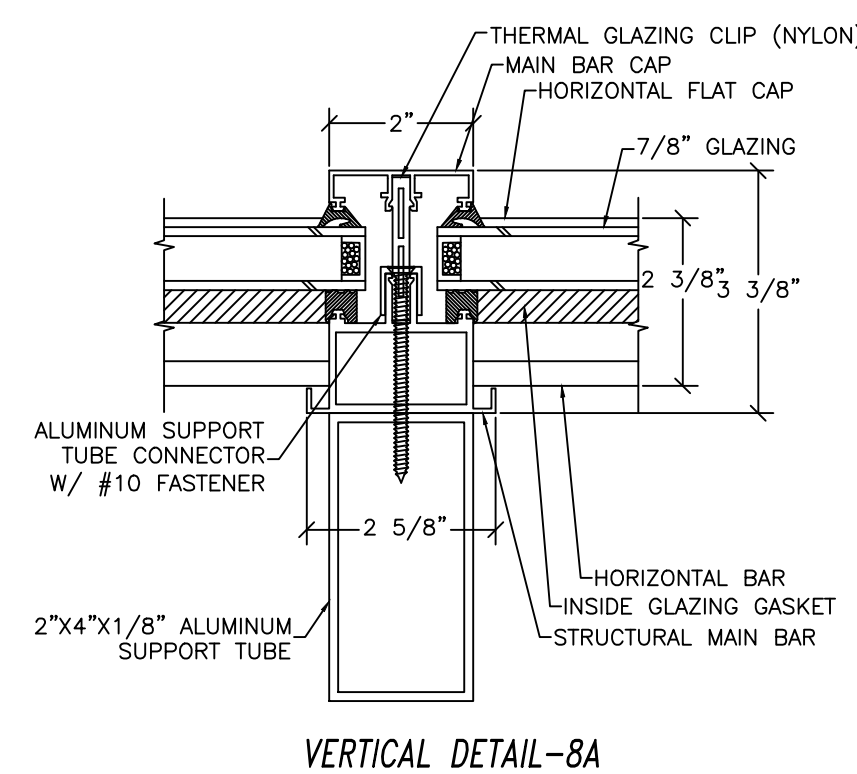
WALL DETAIL-13



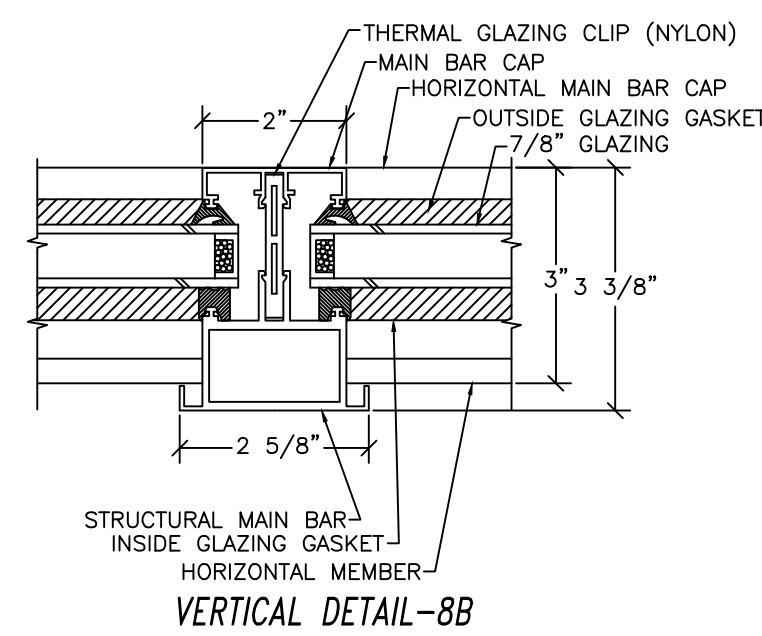
STRAIGHT EAVE DETAIL-9A



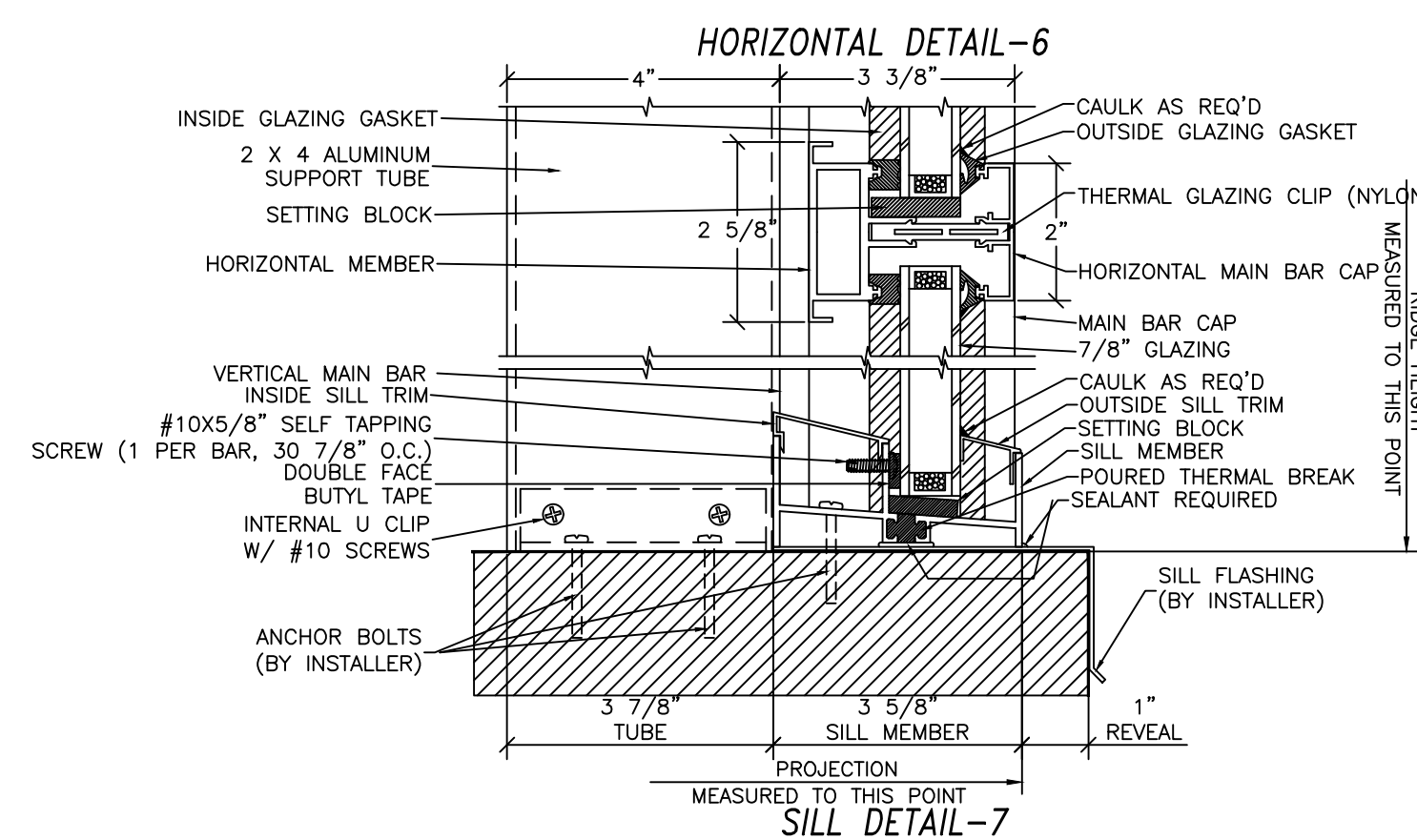
VERTICAL DETAIL-8



VERTICAL DETAIL-8A

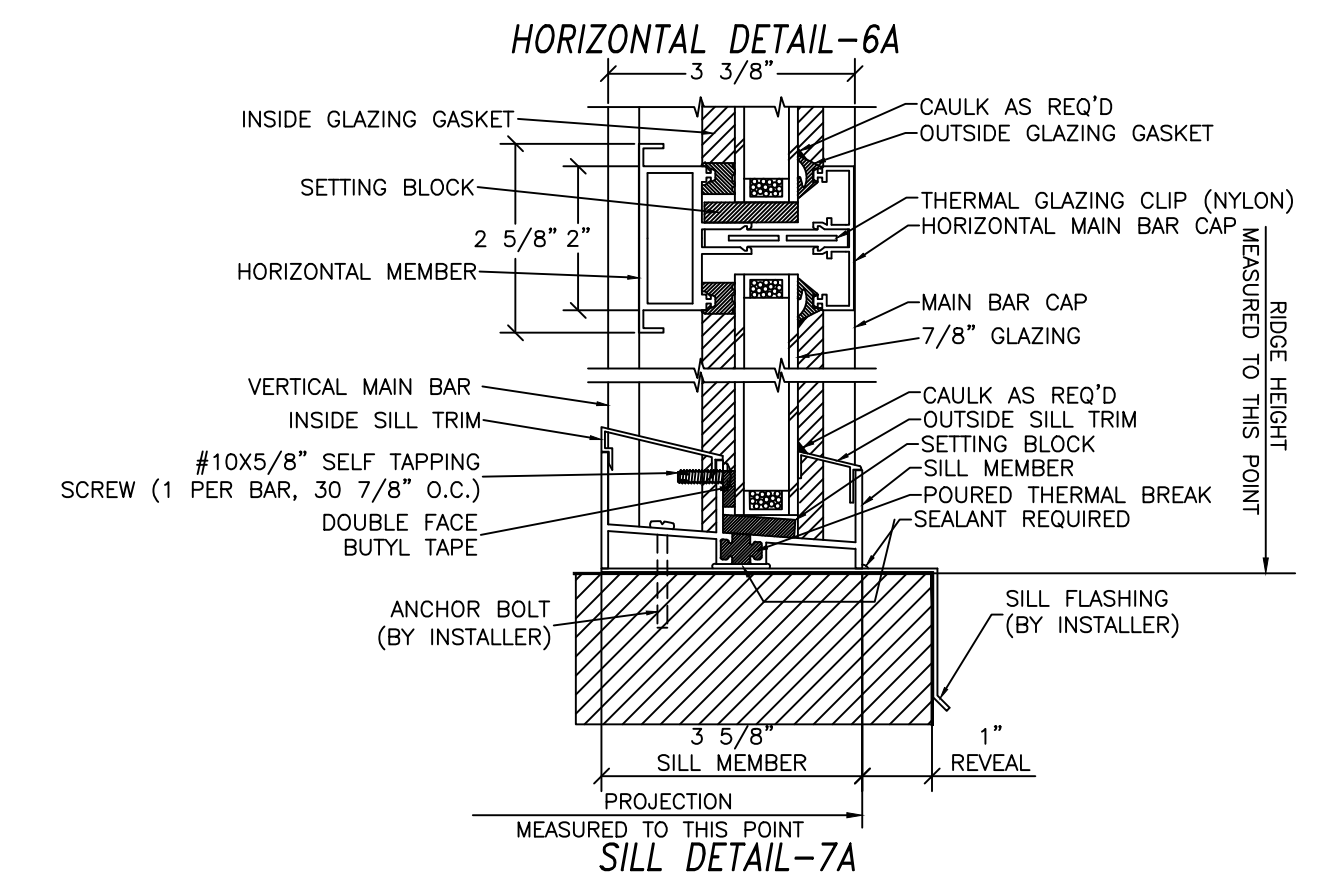


VERTICAL DETAIL-8B



HORIZONTAL DETAIL-6

SILL DETAIL-7



HORIZONTAL DETAIL-6A

SILL DETAIL-7A

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CODE IDENT NO 16549-5994 DWG NO DM-5994		SCALE: 3/8" = 1'-0"	SHEET 2 OF 2