

Chris & Kristin Martin
27 Sewall Road
Portsmouth, NH 03801

Request for dimensional relief on the north side setback of the property for a deck, and for increased lot coverage to accommodate proposed addition, decks & 10x10 shed.

Explanation:

1. **The variance is not contrary to the public interest:** The variance is not contrary to public interest – it will in no way threaten public health, safety, welfare, or otherwise injure public rights. The surrounding neighborhood is comprised of single and two story homes, many of which have comparable additions; this modest outward, single story expansion will improve the aesthetics of this property while not altering the essential character of the neighborhood. Proposed for the west facing rear elevation, this addition will not be substantially visible from the street or front of the existing home.
2. **The Spirit of the Ordinance is Observed:** The spirit of the ordinance is observed – the style of this addition is common not only in this neighborhood, but throughout the town of Portsmouth. The proposed addition is designed to fall in line with the character of the surrounding properties.
3. **Substantial Justice is Done:** The proposed plan does not result in any hardship done to the general public and/or individuals. The purpose of this addition is to allow more livable space for the applicant and their family without hindering the public in any way.
4. **The values of surrounding properties are not diminished:** The values of the surrounding properties are not diminished; the proposed work falls in line with the character of other properties in the neighborhood.
5. **Literal enforcement of the ordinance would result in unnecessary hardship:** The existing lot size and footprint of the property are non-conforming; The existing footprint fails to meet the setback requirement on the north side yard. The proposed deck is in the same plane as the current building. The size of the lot is 10,018.8sqft where the minimum requirement is 15,000sqft. Given the lot size, the lot coverage with the proposed addition and 10x10 shed would be 25.87% where 20% is allowed. Measured against the required 15,000sqft lot size, the proposed lot coverage would be 17.28%. The sole purpose of the proposed addition is to create a modest amount of additional space for our family to continue to live and grow in this home, and in this neighborhood.











OVERVIEW

SCALE: NTS

SPECIFICATIONS + NOTES

- *ROOFING MATERIAL
- *ALL TRIM PACKAGE: PVC OR BORAL
- *SIDING:
- *BRACKETS: ProWood Market - Bracket 02T9 - P 32", H:42", T: 5.5" (Ptd: WHITE)
- *COLUMNS:
- *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:
- *BATHROOMS:
 - _FLOORING
 - _TUB DESIGN
 - _SHOWER FLOOR
 - _SHOWER WALLS
 - _SHOWER HEADS
 - _SHOWER NICHE VS. SHELVES
 - _SHOWER DOOR
 - _NOTE: MAJOR PLUMBING CHANGES

- *FLOORING:
 - _1ST FLOOR:
 - _2ND FLOOR:
 - _HEATED FLOOR:
 - _REFINISH AREAS:
 - *KITCHEN:
 - _CABINETS: Notes: Specs to be prepared on 11 x 17 doc.
 - _BUILT-IN NOTES:
 - _APPLIANCES
 - *MANTLE:
 - *FIREPLACE:
 - _GAS
 - _WOOD: INT. FIREBOX: RED BRICK VS. YELLOW BRICK
 - _HEARTH: RAISED VS. FLUSH
 - *MATERIAL:
- NOTES:
- *CEILING HEIGHTS: 1ST FLOOR: _____ | 2ND FLOOR: _____
 - *CORNER BOARDS: 6" TYP
 - *WATER TABLE: 10" W/ COPPER FLASHING TYP.
 - *RAKE BOARD: 8" TYP. PVC OR BORAL. (FILLED & PAINTED)
 - *SOFFIT - BEADBOARD AZEC OR EQ.
 - *ROOF VENT - RIDGE VENT VS. BROSCO LOUVERED VENT VS. SOFFIT VENT
 - *ARCHITECTURAL DETAIL:
 - *WINDOW TRIM: 4-1/2" TYP. PVC
- TOTAL SQUARE FOOTAGE:
- _NEW
 - _RENOVATED SF
 - _TOTAL

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FINAL CD SET DATE: 02.01.21

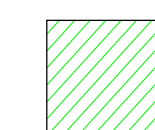
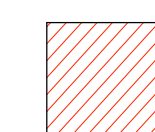
LIVING AREA

MAIN FLOOR	sqft
TOTAL	sqft
GARAGE	sqft
FRONT PORCH	sqft
DECK	sqft

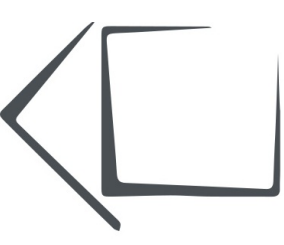
DIM DISCLAIMER

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

WALL LEGEND

-  = ADDITION
-  = EXISTING

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Revision Table

Number Date Description

OVERVIEW

CLIENT:

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.351-2020

DATE:

1/27/22

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SCALED FOR:
24" X 36"

SCALE:

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ON DRAWINGS

SHEET:

A-1

CALCULATIONS

ZONING MAXIMUMS:
front setback: 50'
rear setback: 40'
side setbacks: 20"
building coverage: 5%

EXISTING CONDITIONS:
LOT SIZE: 0.23
ANTICIPATED DISTURBED AREA: 524 SF
FRONT/REAR HEIGHT: 23'

LIVABLE SF: 1694 SF
FIRST FLOOR 968 SF
3-QUARTER 726 SF
BASEMENT 0
DECK 0
GROSS SF: 3916 SF
FIRST FLOOR 968 SF
3-QUARTER 968 SF
BASEMENT 968 SF
ATTIC 308 SF
GARAGE 308 SF
DECK 396 SF
AREA OF FOOTPRINT: 1367.8 SF
EXISTING SETBACKS:
FRONT: 26'-0"
REAR: 59'-0" proposed
LEFT: 8'-0"
RIGHT: 11'-0"
EXISTING LOT COVERAGE: 13.6%
EXISTING PARCEL AREA: 0.23 ACRES

PROPOSED CONDITIONS:
FRONT/REAR HEIGHT: 23'-0"

LIVABLE SF: 2222 SF
FIRST FLOOR 1496 SF
3-QUARTER 726 SF
BASEMENT 0
DECK 0
GROSS SF: 4331 SF
FIRST FLOOR 1496 SF
3-QUARTER 968 SF
BASEMENT 968 SF
ATTIC 308 SF
GARAGE 308 SF
DECK 283 SF
SHED 100 SF
AREA OF FOOTPRINT: 2187 SF
PROPOSED SETBACKS:
FRONT: 26'-0"
REAR: 49'-0"
LEFT: 6'-9-1/2"
RIGHT: 11'-0"
PROPOSED LOT COVERAGE: 20.9%
EXISTING PARCEL AREA: .23AC | 10018.8 SF

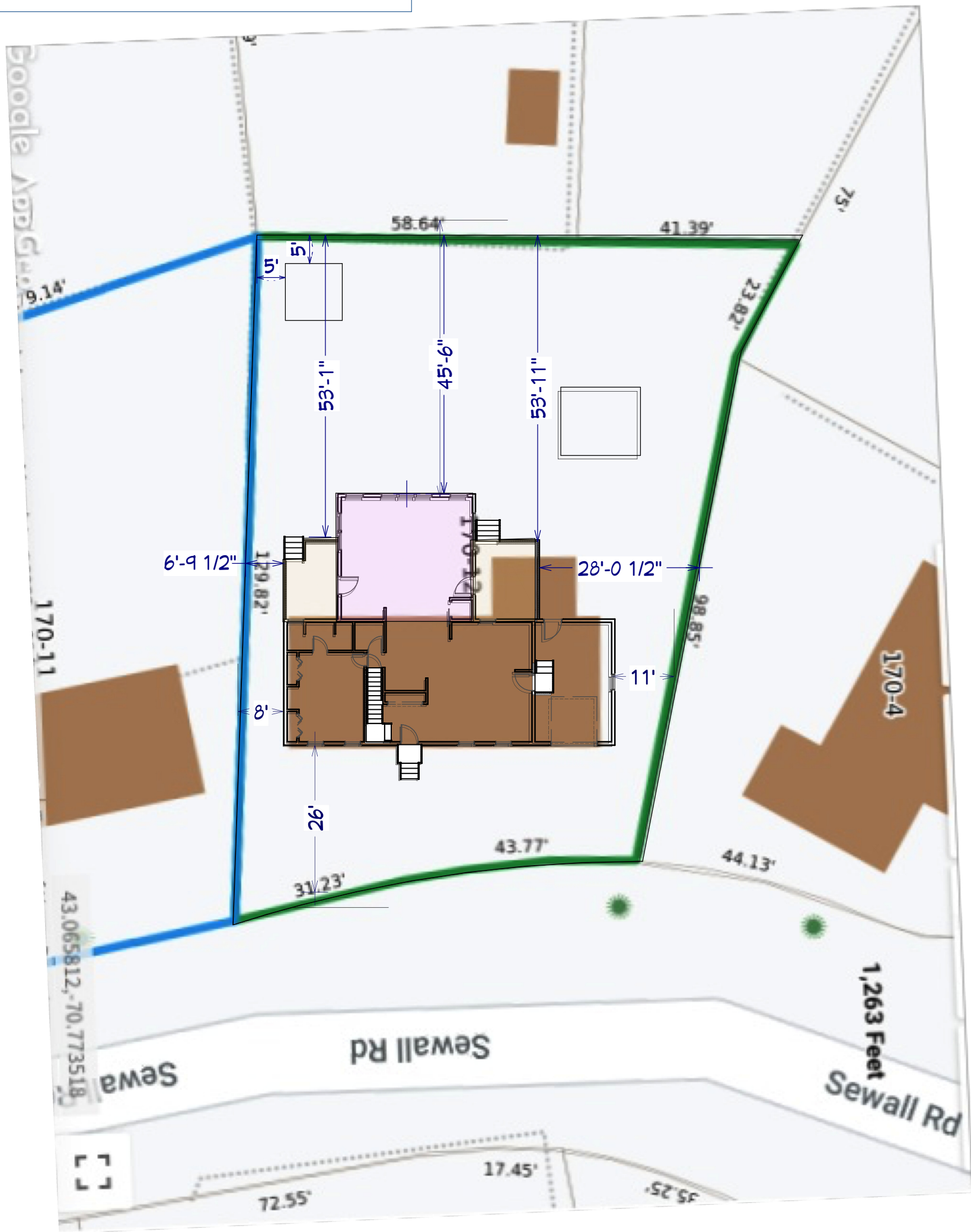
1200 GAL SEPTIC TANK
LEACH FIELD BASED ON INFO FROM WASHOE COUNTY
LEACH FIELD SHALL BE AN INFILTRATOR SYSTEM
40 CHAMBERS REQUIRED (ARC 36)
2 LINES 3' WIDE X 3' DEEP X 100 FEET LONG
40 CHAMBERS EACH
10' MIN. BETWEEN LINES
SEPTIC TANK 10' FROM HOUSE

NOTES:
SLOPE FINISH GRADE AWAY FROM THE HOUSE @ 5%
FOR 10' MIN
LEAVE NATURAL DRAINAGE UNDISTURBED
APN #
27 ROHANDA DR.

SITE PLAN

CAD BLOCK GUIDE

- EXISTING FOOTPRINT (XX SQFT)
- PROPOSED ADDITION (XX SQFT)
- PROPOSED DECK (XX SQFT)



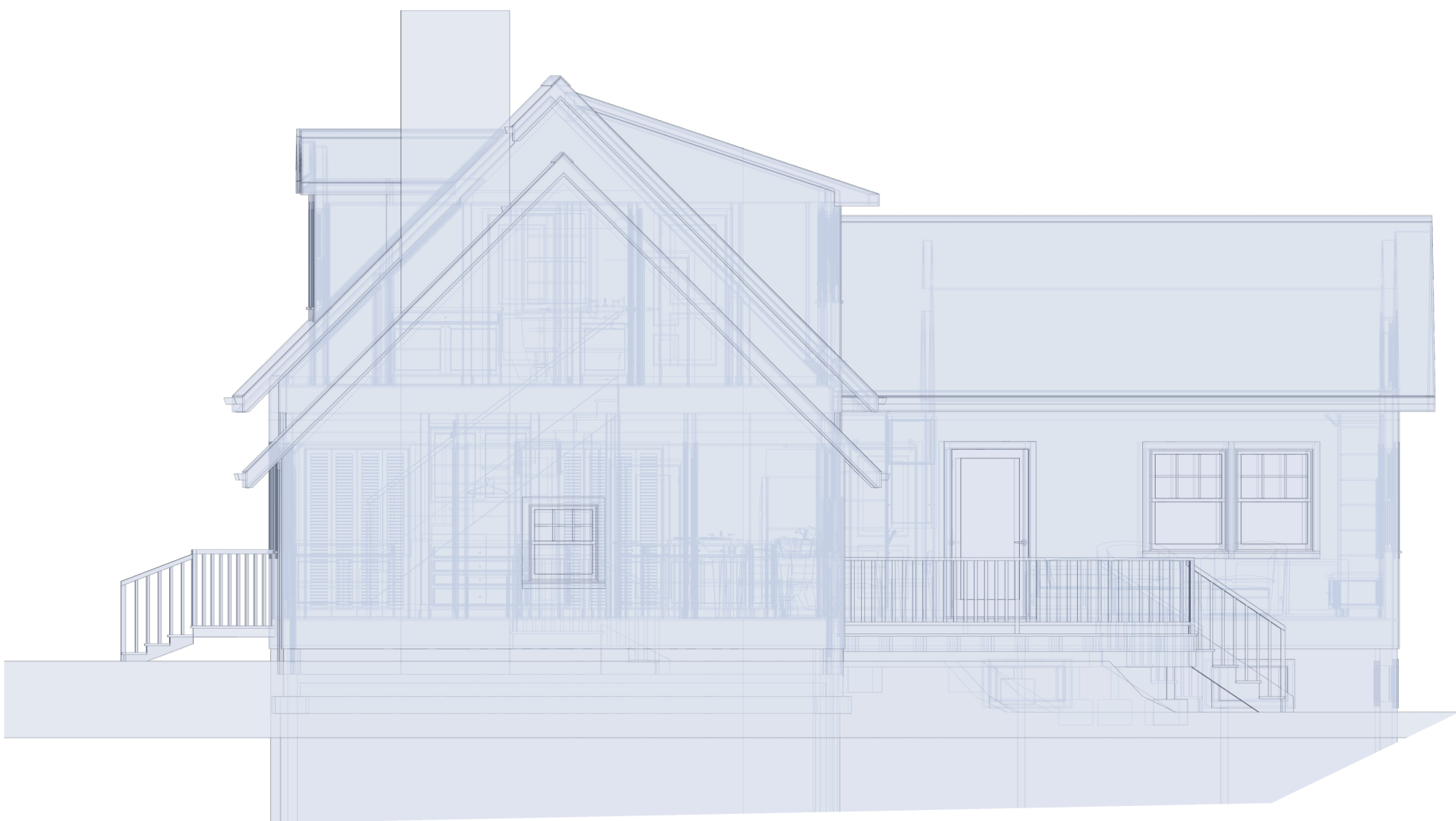
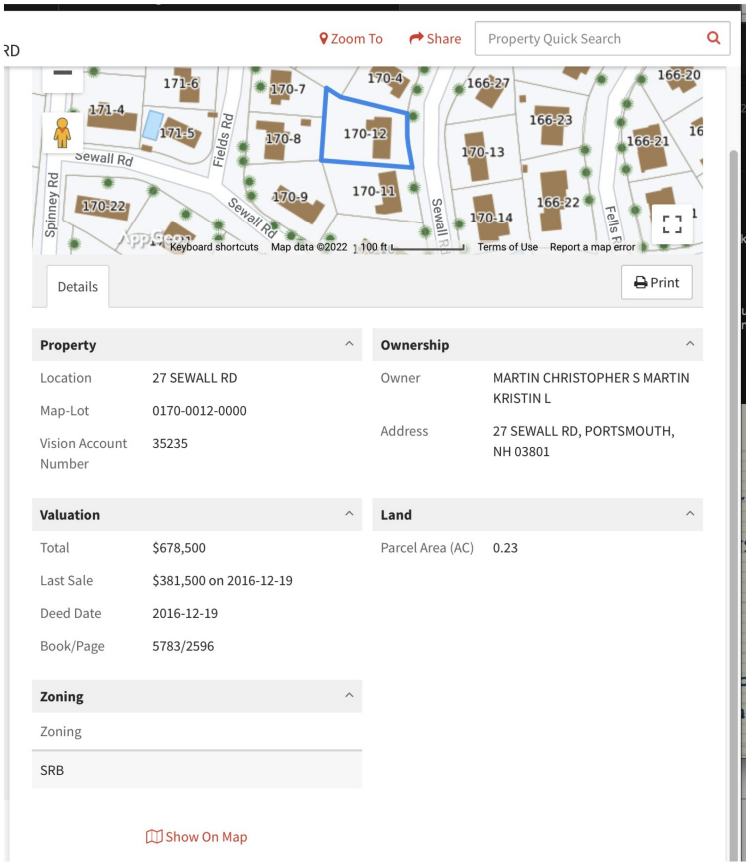
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	968	968
TQS	Three Quarter Story	968	726
FGR	Garage, Attached	308	0
UAT	Attic	308	0
UBM	Basement, Unfinished	968	0
WDK	Deck, Wood	396	0
		3,916	1,694

SITE PLAN

SCALE: 1" = 10'-0"

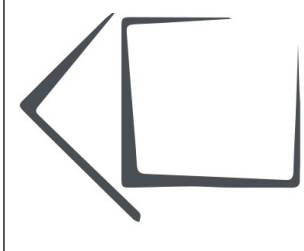


GOOGLE SATELLITE SITE



GLASS HOUSE ELEVATION FROM EAST

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



Revision Table	
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PLOT PLAN

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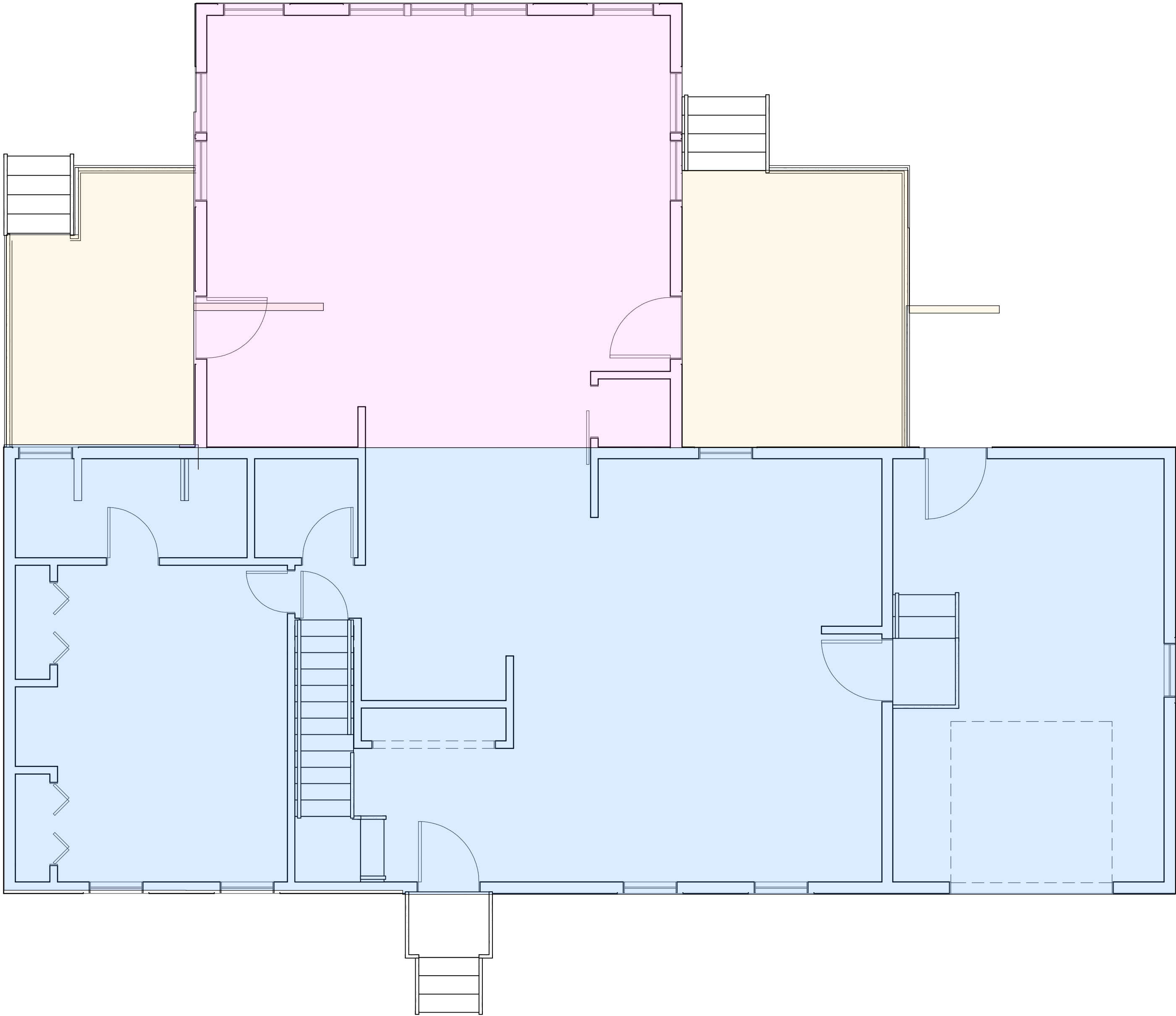
DEMOLITION NOTES

GENERAL NOTES

1. PROVIDE SELECTIVE DEMOLITION TO REMOVE EX. FLOOR, WALLS, CEILING, WINDOWS AND ROOF SYSTEMS IDENTIFIED. CONFIRM EXACT LOCATION W/ DESIGNER AND CIVIL ENGINEER PRIOR TO SELECTIVE DEMOLITION COMMENCEMENT. CONSULT WITH DESIGN PROFESSIONAL FOR ALL REQUIRED TEMPORARY SHORING AND SUPPORTS.
2. CUT EXISTING FOUNDATION TO LOCATION IDENTIFIED AND PREPARE FOR NEW FOUNDATION WALL.
3. EXISTING FOUNDATION WALL TO BE CUT AND REMAIN IN PLACE. REMOVE SILL PLATES OR OTHER LUMBER AND CUT BACK ANCHOR BOLTS TO TOP OF WALL. FILL VOID WITH SAND AND/ OR SOILS CONSISTENT WITH SURROUNDING MATERIALS.

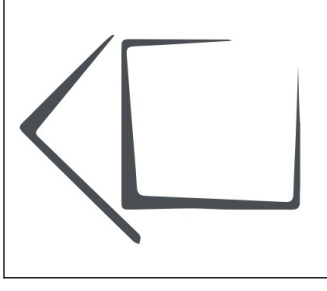
CAD BLOCK GUIDE

- EXISTING FOOTPRINT (XX SQFT)
- PROPOSED ADDITION (XX SQFT)
- PROPOSED DECK (XX SQFT)



RENOVATION PLAN

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



Revision Table	
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RENOVATION PLAN

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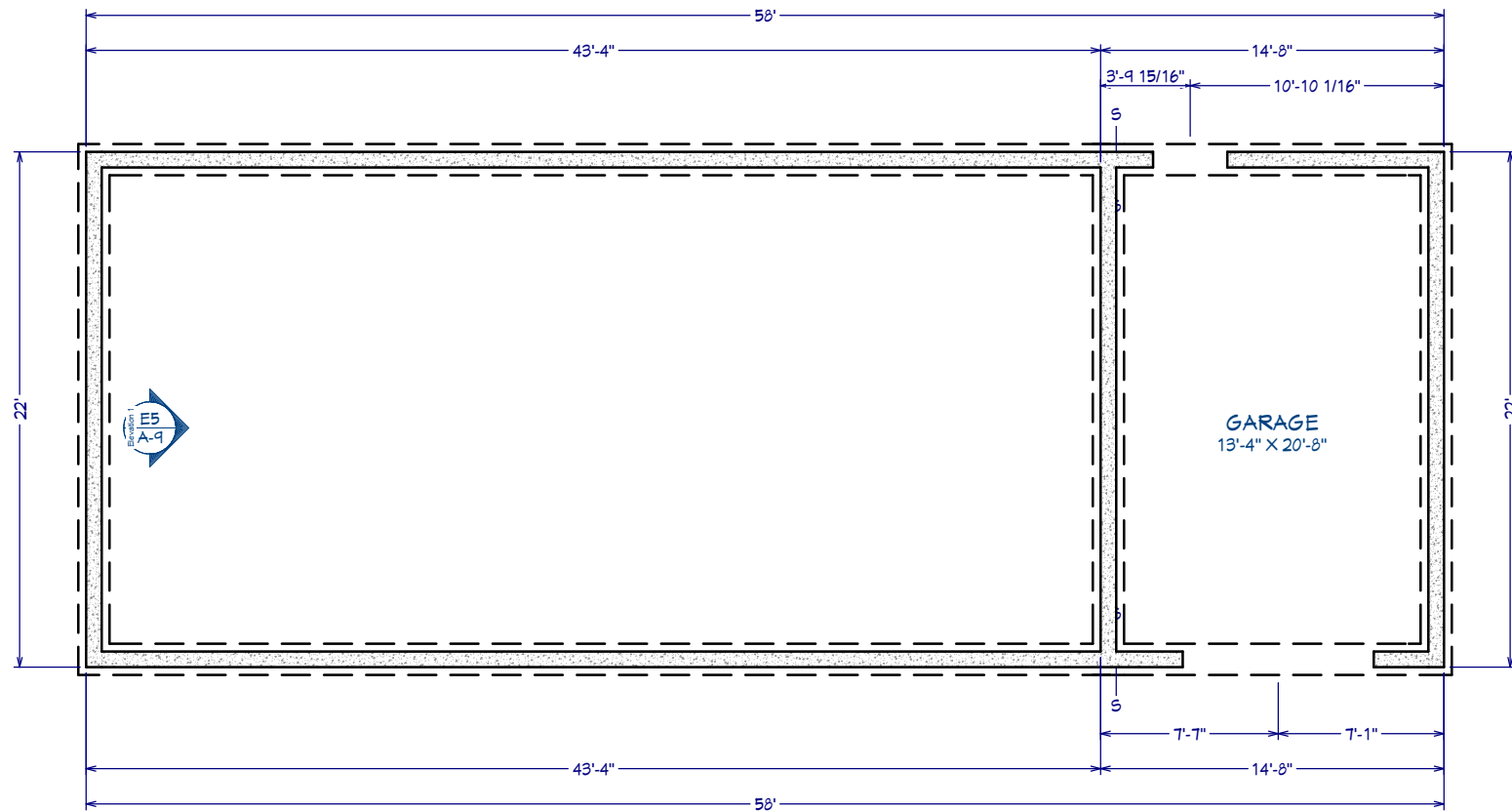
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SCALE:

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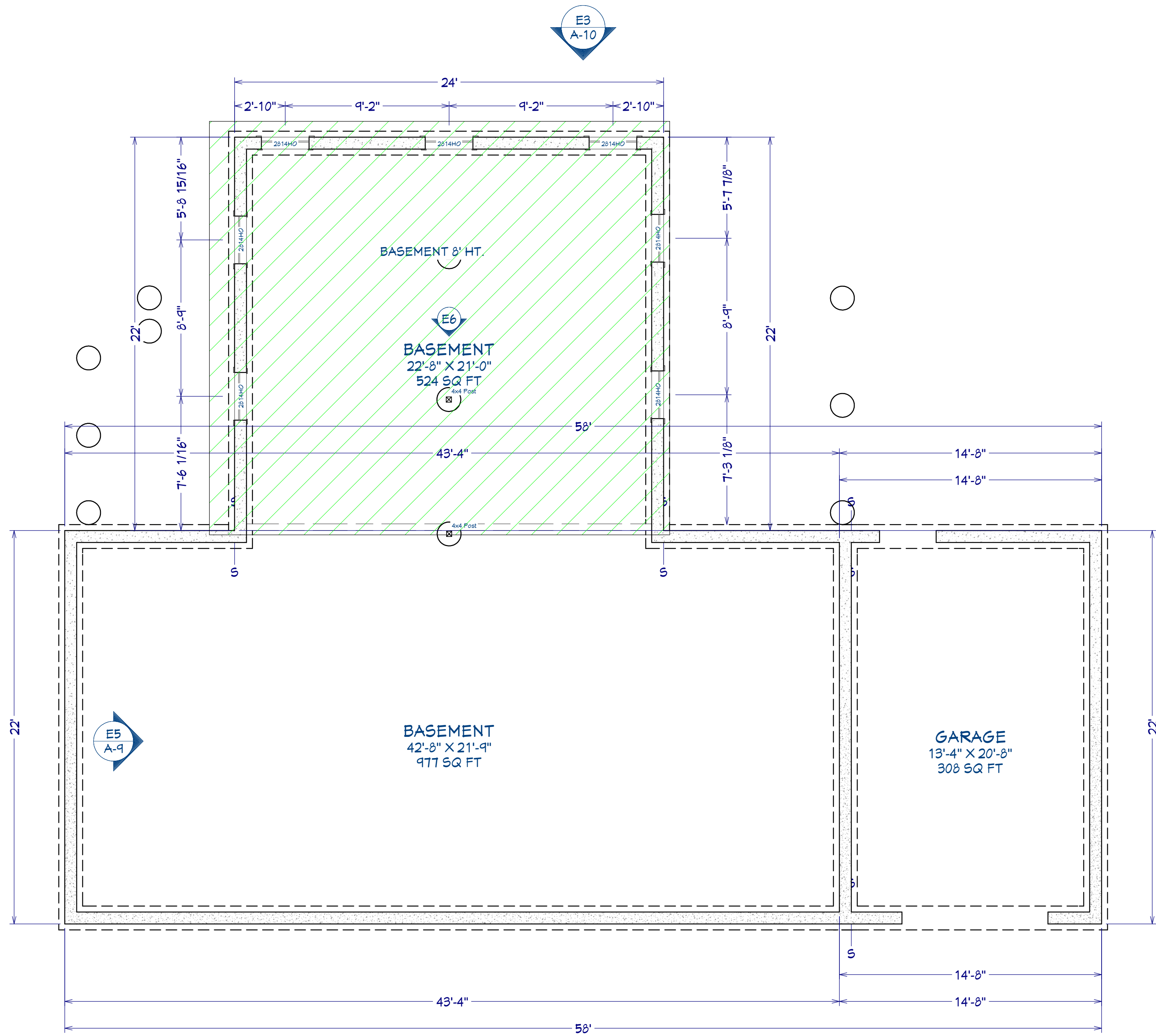
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EXISTING FOUNDATION PLAN

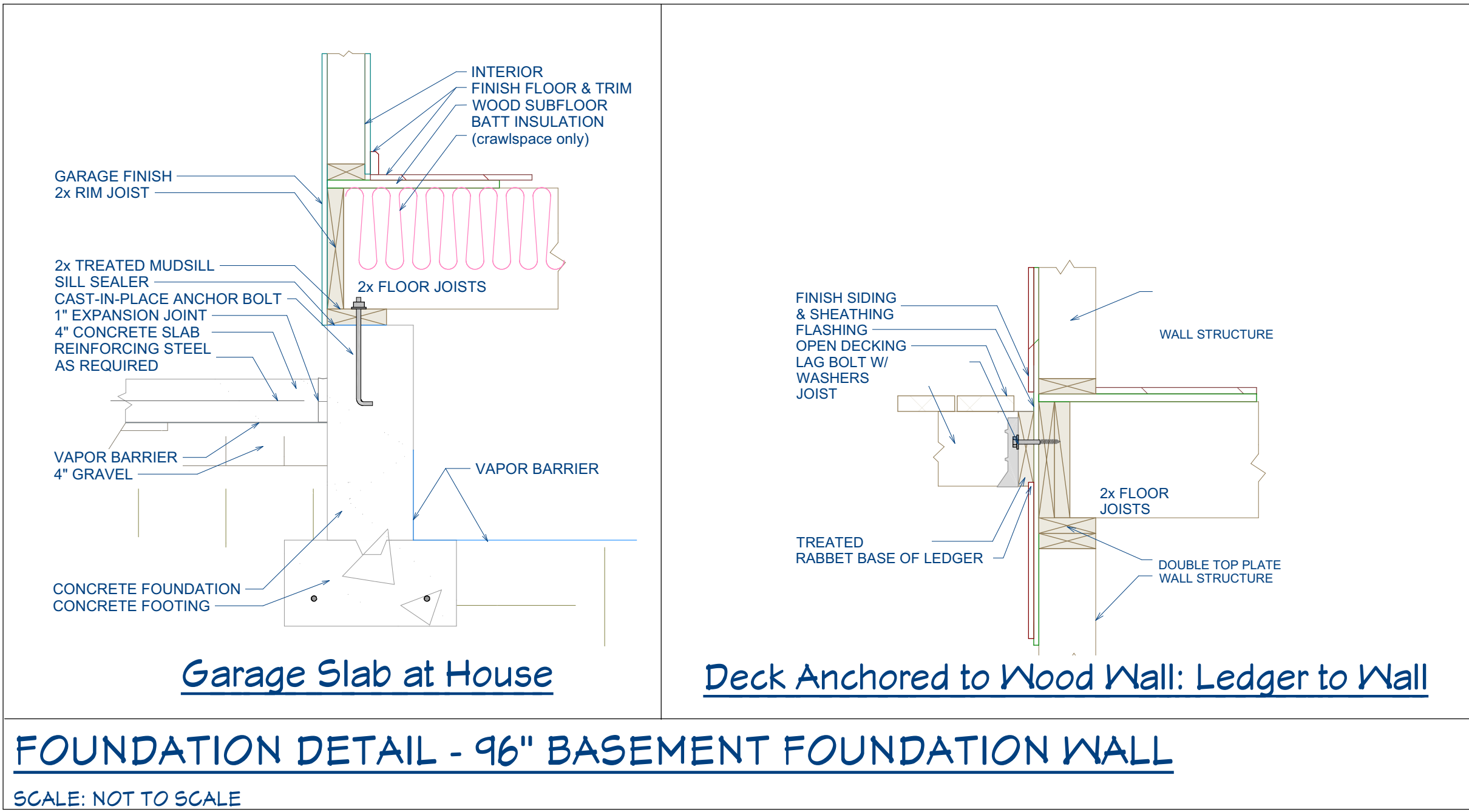
SCALE: 1/4" = 1'-0"



PROPOSED FOUNDATION PLAN

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

- NOTE:
- ALL DIMENSIONS ARE FROM FRAMING TO FRAMING
 - ALL BOTTOM OF HEADERS TO BE HUNG 80"



- FOUNDATION NOTES:**
- * FOUNDATION WALL: 8-10" CONT. FOUR (2)#4 BAR HORIZONTAL (TOP& BOTTOM) (1) #6 BAR VERTIAL @ 48" OC LAP CORNERS & SPLICES OF REBAR PER CODE SECURE SILL TO FOUNDATION W/ 1/2"D. ANCHOR BOLTS THAT EXTEND 1" INTO CONCRETE TIGHTEN W/ NUT & WASHER @ 6" OC & MAX 12" FROM CORNER
 - * FOOTING: 10-12" X 20-24" (2) #4 HORIZONTAL (BOTTOM) (1)#4 DOWEL BAR @ 48" OC
 - * LALLY COLUMN PAD: 30"X 30" X 12" (2) #4 EACH WAY (BOTTOM)
 - * FOUNDATION WALL TO BE 7'-10" HIGH (TYP. WHEN POSSIBLE)
 - * MAINTAIN CONTINUOUS 4'-0" FROST DEPTH
 - * 1/2" CTR. ANCHOR BOLD @ 4'-0" OC - 3 EA. CORNER / 2 EA. JOINT)
- PORCH FOUNDATION**
- * 12" CTR. CONCRETE FILLED SONOTUBE (1) #6 BAR VERTICAL @ CTR SPREAD FOOTINGS & ANCHOR BOLD ELEVATED 4X4 OR 6X6 POST BASE
 - * POSTS UNDER DECK CAN BE SOLID 4X4 UP TO 48" IN HEIGHT, SOLID 6X6 PT FOR HIGHER DECKS.
 - * PRECAST BELL OR POURED FOOTINGS @ PORCH, 20" BASE TO FROST WITH 8" SONOTUBE
- DECK + PORCH**
- * BOLT / SCREW CONNECTION : R502.2.2.1
 - * LATERAL CONNECTION: R502.2.2.3
- CONCRETE NOTES:**
- * 3,000 PSI @ 28 DAY MINIMUM
 - * STEEL REINFORCING: GRADE 40MIN.
 - * MIN. LAP LENGTH: 40 BAR DIMETERS
 - * 1/8" PER FOOT SLOPE FROM BACK OF GARAGE TO DOORS
- BULKHEAD NOTES:**
- * BILCO CLASSIC SIZE C DOOR SHOWN
 - * 55"W X 72"L X 19.5" H (67" X 48" OPENING)
 - * CONTRACTOR TO CONFIRM SIZE & LOCATION

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FOUNDATION

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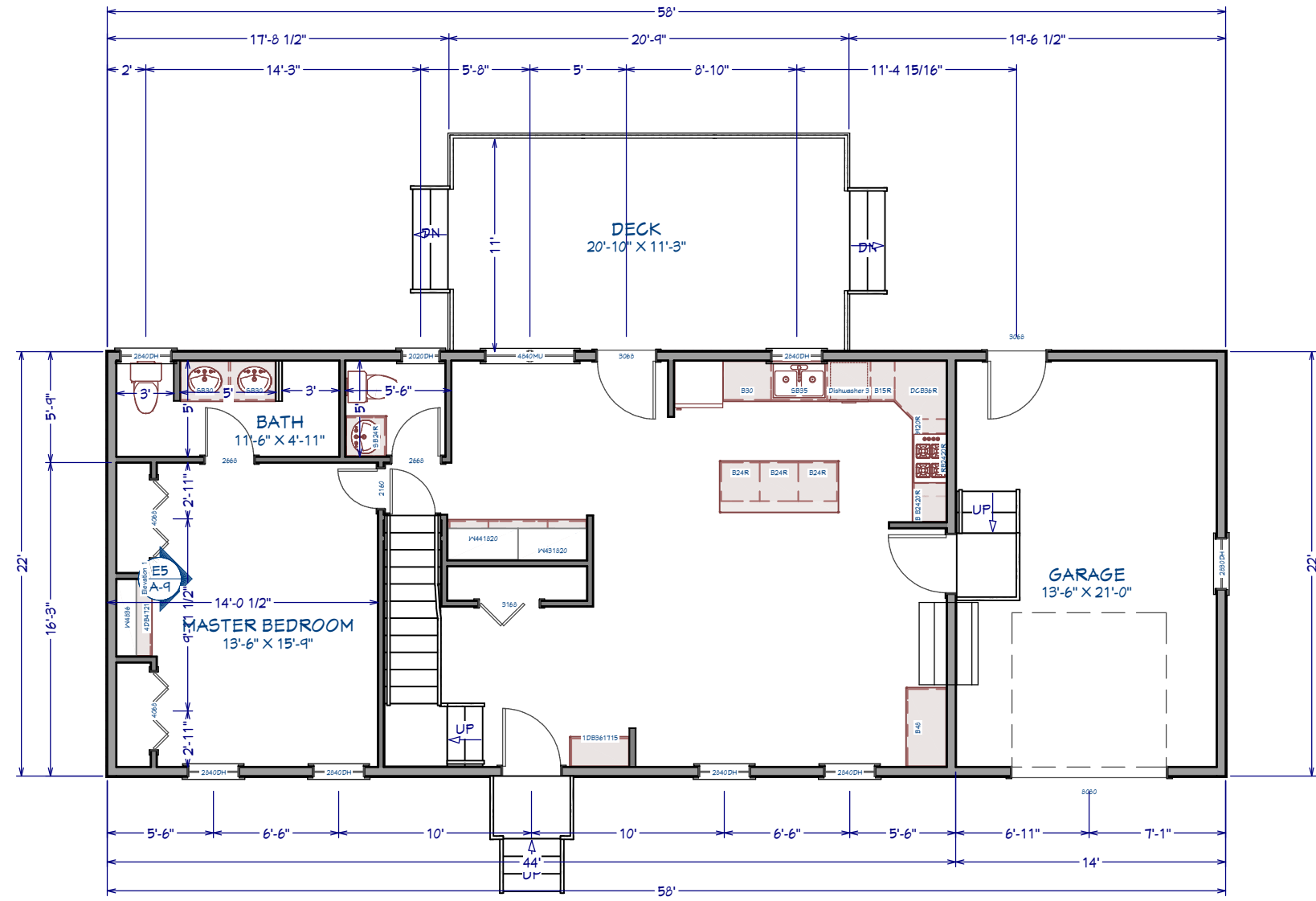
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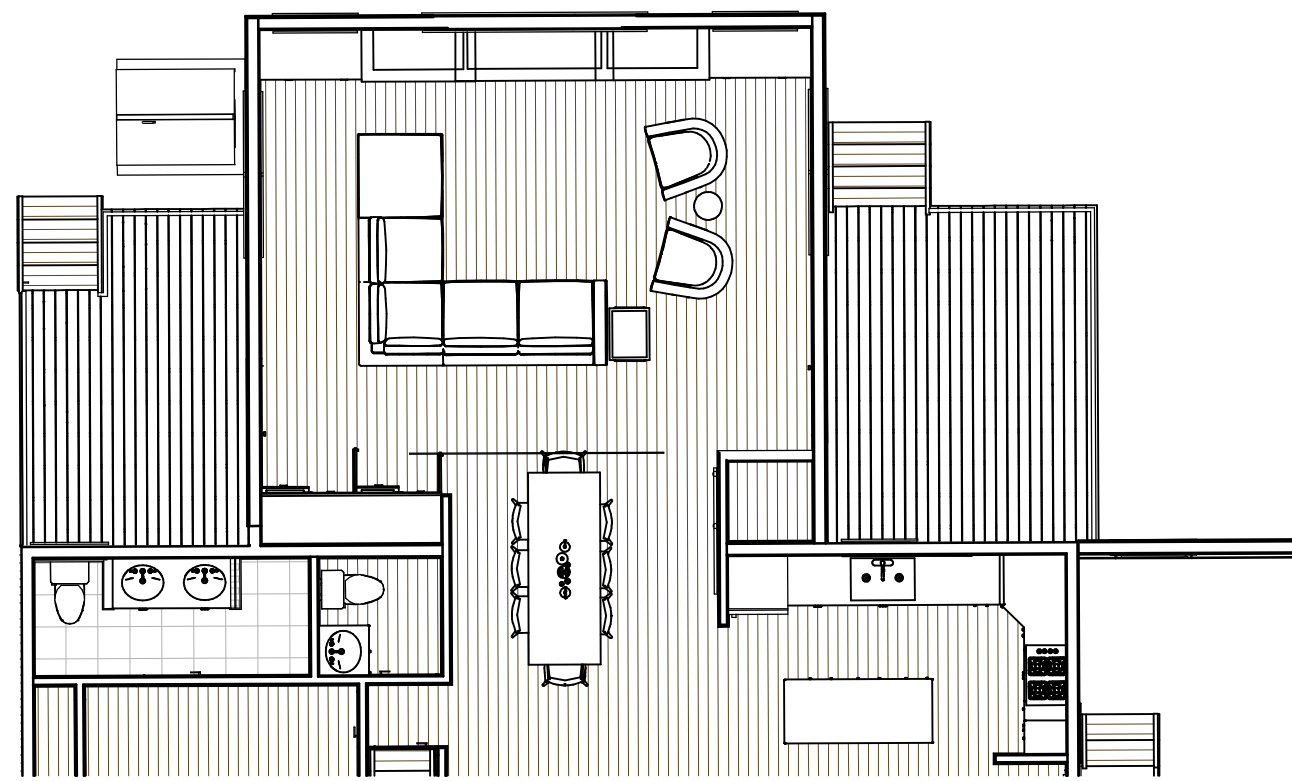
SEE SCALE ON DRAWINGS

SHEET:
A-4



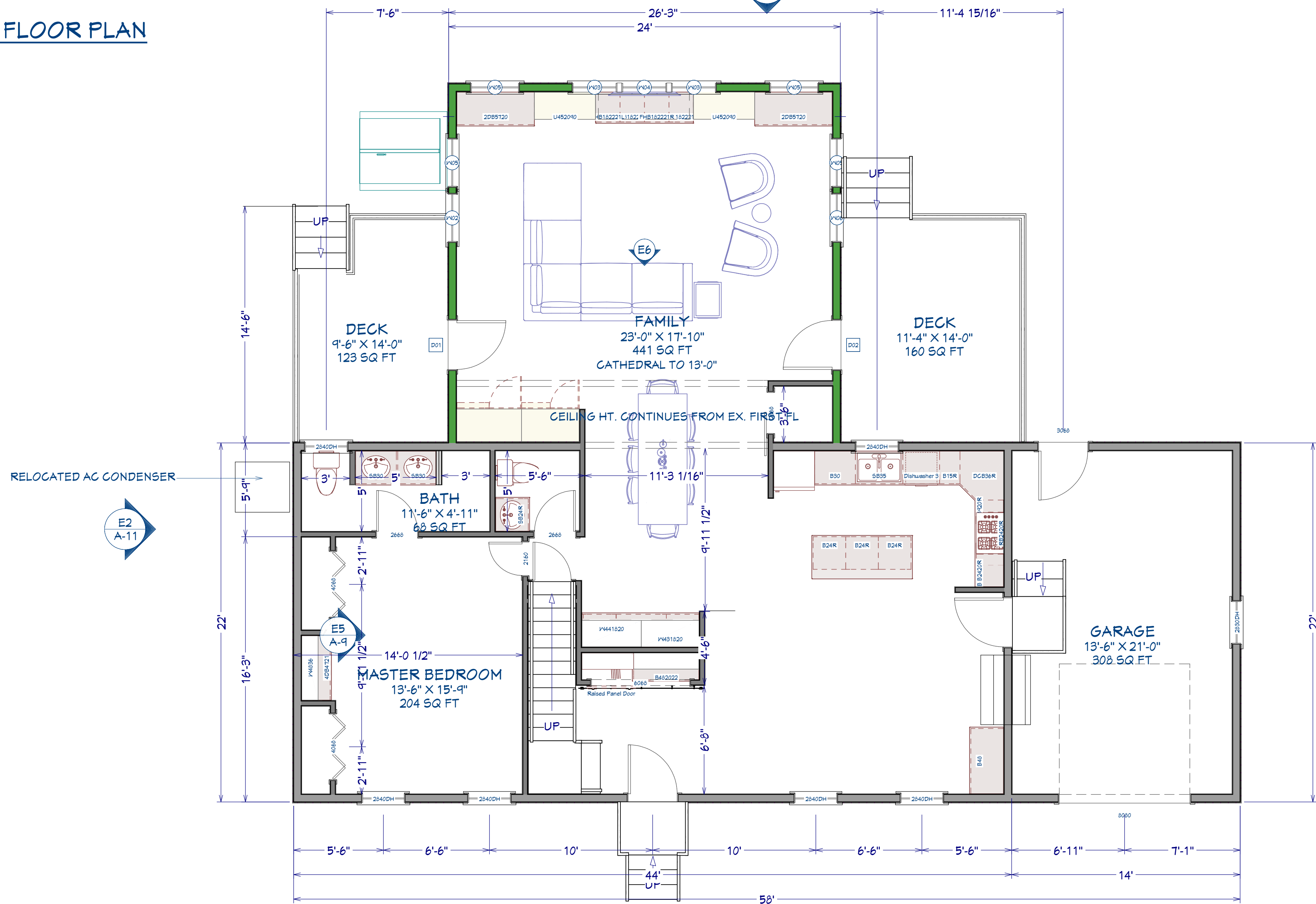
EXISTING FIRST FLOOR PLAN

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



PERSPECTIVE VIEW

SCALE: NTS



PROPOSED FIRST FLOOR PLAN

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

DIMENSIONS:

DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.

CLOSETS ARE 24" CLEAR INSIDE, UNLESS DIMENSIONED OTHERWISE.

SQUARE FOOTAGES:

1. Square foot numbers are interior to room and use in calculating finishes.

2. Cabinet and fixtures are not subtracted.

3. Add for doorways when floor finishes run through.

NOTES:

1. Exterior walls 2x6 wood stud @ 16" oc. Provide insulation and vapor barrier conforming to state and local codes. Interior sheathing 1/2" gypsum board. Provide 1/2" exterior rated sheathing, house wrap with drainage pland and siding. Provide step flashing at walls adjacent to roof planes.

2. Interior walls 2x4 stud @ 16" oc, unless noted otherwise.

3. Roof - see structural for rafter sizes. provide 5/8" exterior rated roof sheathing 15# roofing felt, ice & water shield at eaves and valleys, aluminum drip edge and asphalt shingles or metal roofing. Structure not calculated to support slate or tile. Polish all penetrations. Provide cricket at any added chimneys.

4. Provide roof and / or ceiling insulation per code. Provide soffit and ridge vents where required for insulation strategy. (Verify with code office - closed cell spray foam or dense-pack cellulose installed at rafters and filling ridge and eaves generally contra-indicated venting, batt insulation always requires venting.)

5. Provide smoke detectors where shown, where required by code and where required by local authorities.

6. Provide fire resistive materials where required by code, including but not limited to, firestopping at penetrations, 1/2" drywall on walls and 5/8" drywall on ceilings to separate garage (where garage present in design) from dwelling, and separation of dwellings (where more than one dwelling present in design), and protection of flammable insulation material.

7. Confirm bottom of window openings relative to frame. Adjust head heights as required to conform to IRC 2015 or provide code approved guards.

8. Compliance with code requirements for room size and clearances (hallway widths, room sizes, etc) assume 1/2" drywall on walls and 1/2" drywall on 3/4" strapping on ceilings. Adjust as required if materials differ.

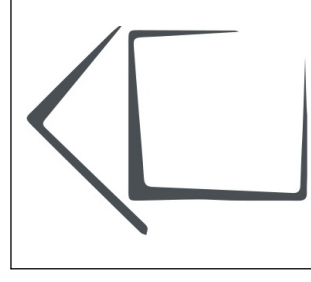
9. Some windows must be installed with a head height greater or lesser than the standard 80" or 82-1/2" to provide clearance at kitchen counters, to meet code sill height or to clear roofs. Where approx. 84" head height is called for, install 2x10 header tight to the double top plate, frame, window RO tight to header.

10. Shear is only called out where Continuous Portal Frame will not suffice. See IRC 2015 code.

WALL LEGEND

- EXTERIOR WALL (2 x 6)
- INTERIOR 6 (2X6)
- INTERIOR 4 (2X4)
- NEW WALL
- DEMO WALL
- GLASS TOP TILE BOTTOM PONY WALL
- GLASS SHOWER WALL

** NOTE: WALLS BETWEEN GARAGE & HABITABLE SPACE TO BE FIRE-RATED PER LOCAL CODE



Revision Table

Number Date

Description

FIRST FLOOR

CLIENT:

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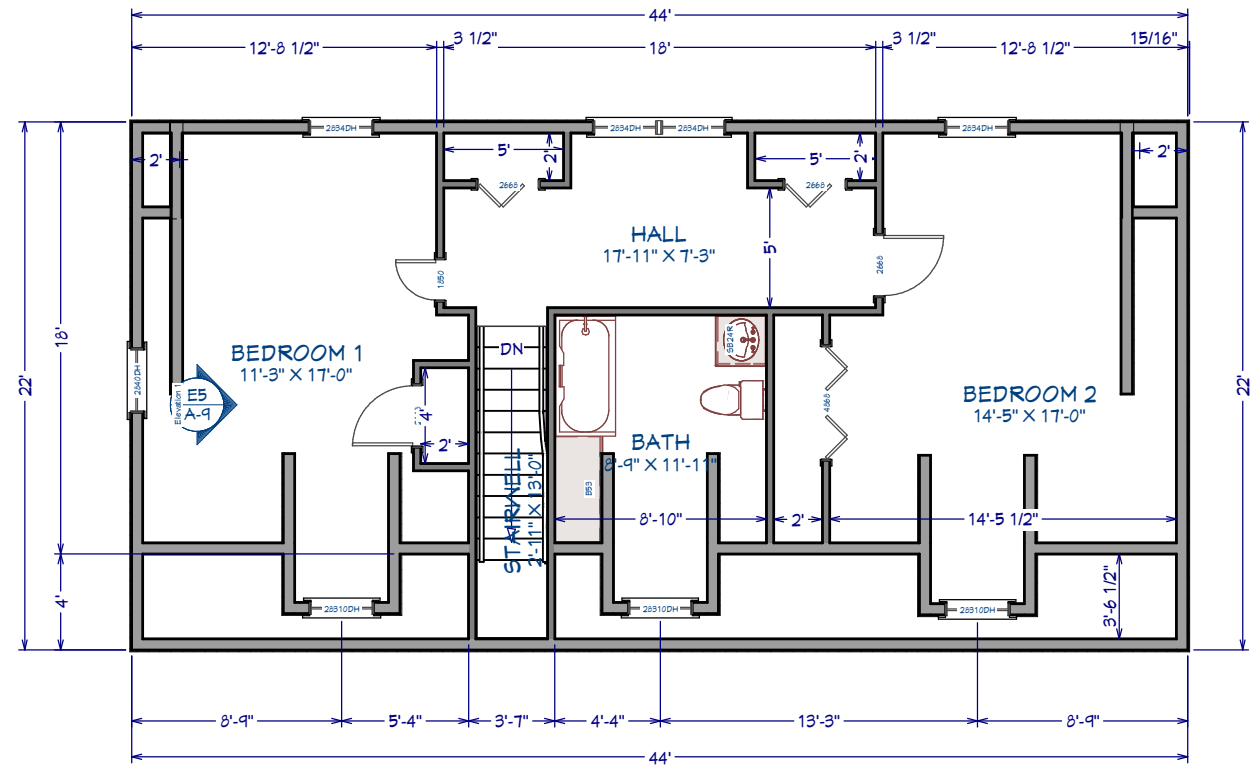
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SCALE:

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ON DRAWINGS

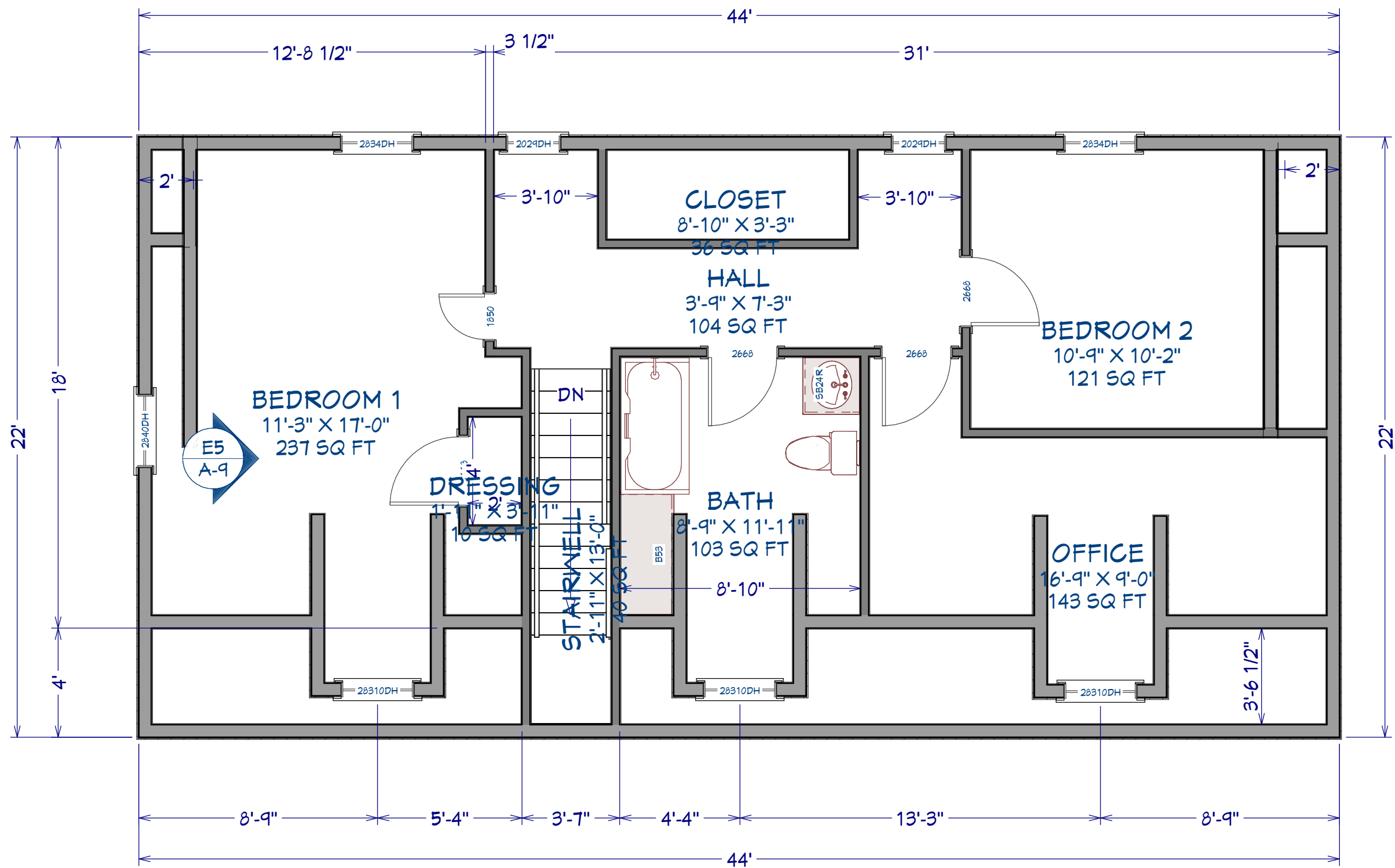
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A-5



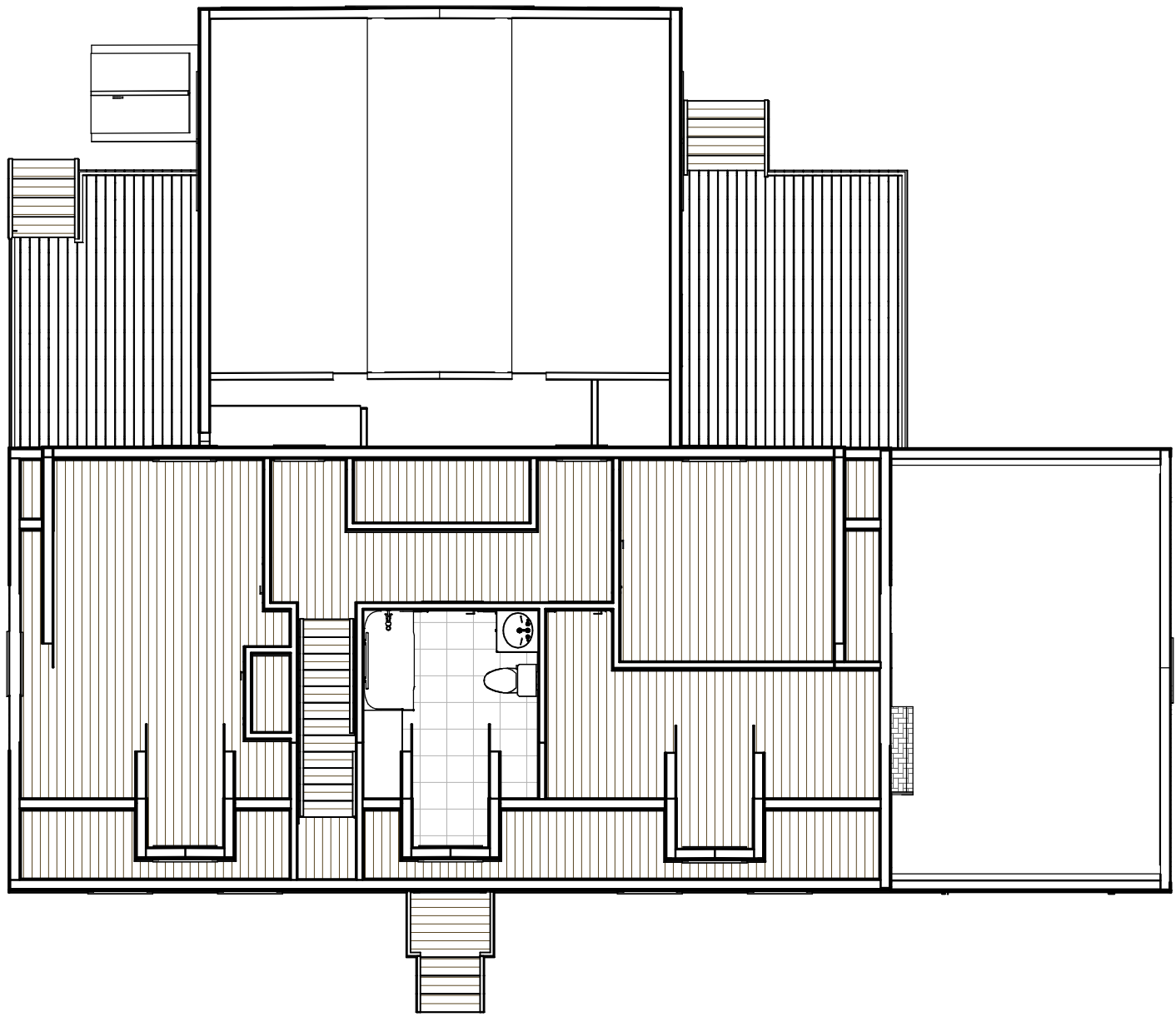
EXISTING SECOND FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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



PERSPECTIVE VIEW

SCALE: NTS

WALL LEGEND

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

Revision Table		
Number	Date	Description

SECOND FLOOR

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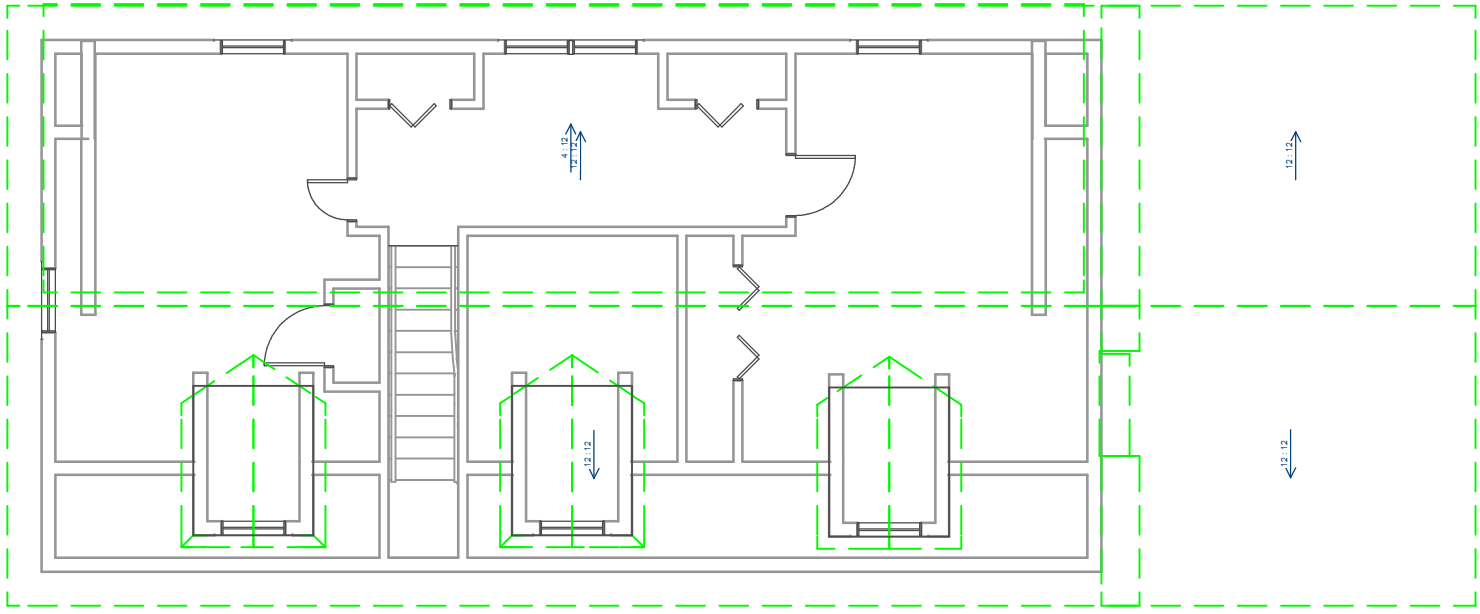
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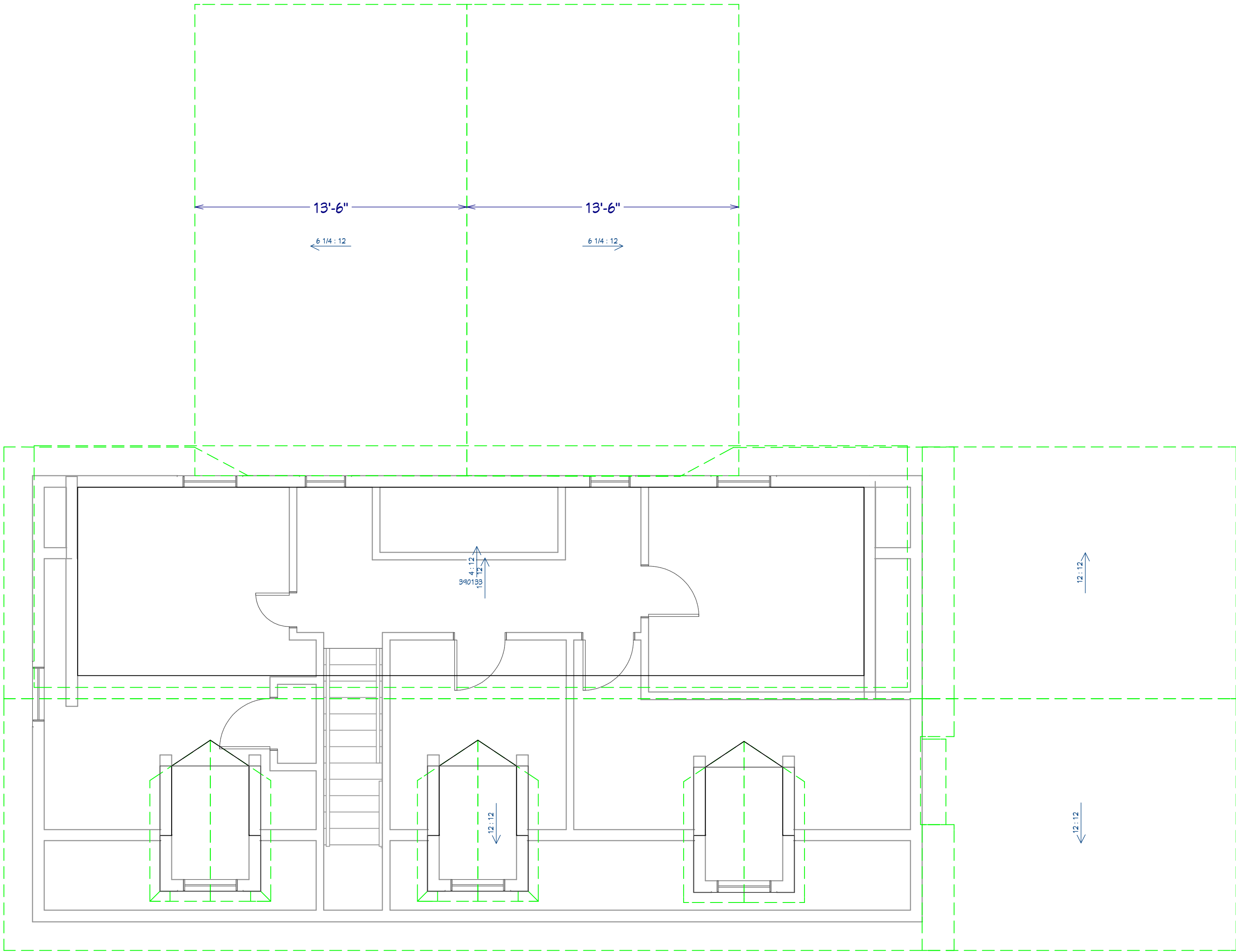
A-6

- 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. WALLS ARE GREY
 8. ROOF PLANES ARE GREEN



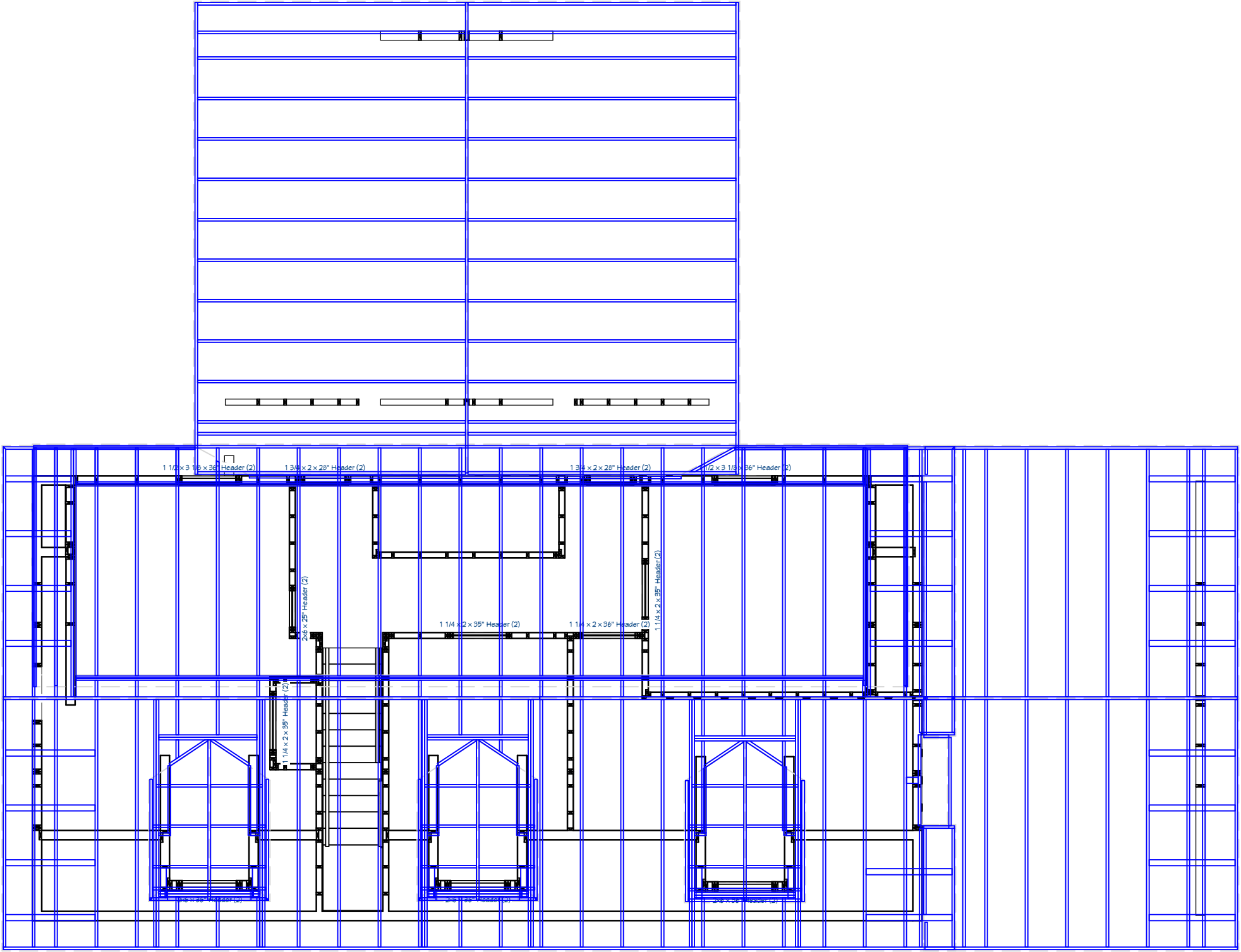
EXISTING ROOF PLAN

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



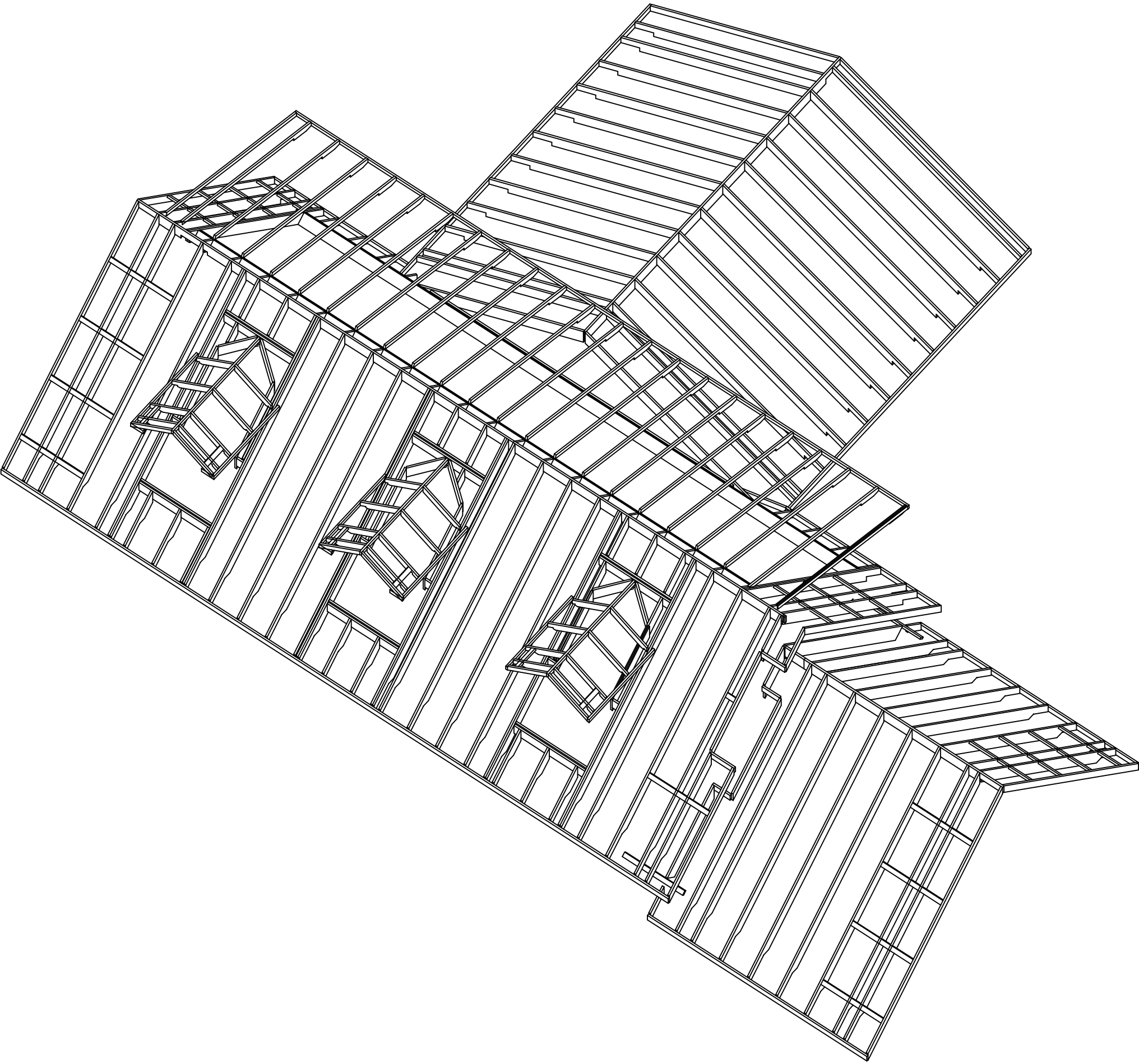
PROPOSED ROOF PLAN

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



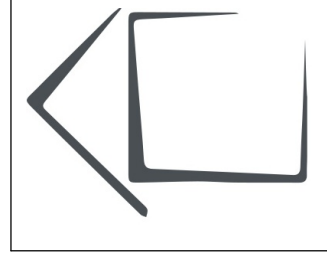
PROPOSED ROOF FRAMING

SCALE: NTS



ROOF PERSPECTIVE

SCALE: NTS



Revision Table	
Number	Description

ROOFS

CLIENT:

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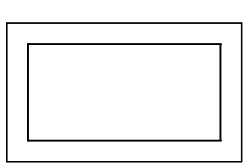
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SHEET:
A-7

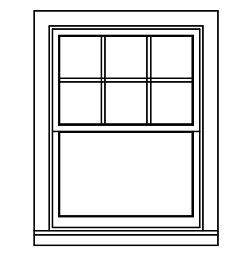
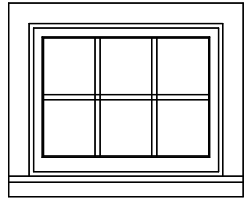
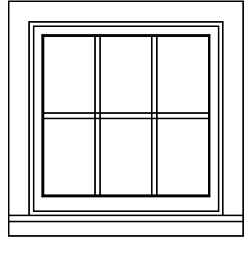
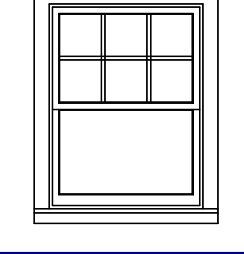
WINDOW & DOOR SCHEDULE ARE FOR DESIGN & PRELIMINARY PRICING PURPOSES ONLY. DO NOT ORDER FROM SCHEDULE UNTIL CD1 IS RELEASED AND SCHEDULES ARE REVIEWED AND APPROVED BY ADH

WINDOW SCHEDULE:
MFG: MANUFACTURER

BASEMENT

BSMT WINDOW SCHEDULE							
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	HEIGHT	WIDTH	DESCRIPTION	ROOM NAME
	W1	2814HO	1	16"	32"	SINGLE HOPPER	BASEMENT

FIRST FLOOR

FIRST FLOOR WINDOW SCHEDULE							
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	HEIGHT	WIDTH	DESCRIPTION	ROOM NAME
	W02	3040DH	1	48"	36"	DOUBLE HUNG	FAMILY/DECK
	W03	2422FX	2	26"	33"	FIXED GLASS	FAMILY
	W04	2424FX	1	33"	33"	FIXED GLASS	FAMILY
	W05	3040DH	4	48"	36"	DOUBLE HUNG	FAMILY
	W06	3040DH	1	48"	36"	DOUBLE HUNG	FAMILY/DECK

WINDOW NOTES:

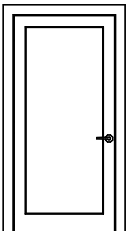
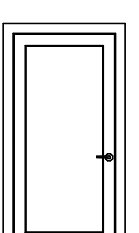
- 1 WOOD INTERIOR WITH GLAD EXTERIOR
- 2 FULL SCREENS ON ALL WINDOWS
- 3 INTERIOR WINDOW COLOR: TBD
- 4 EXTERIOR WINDOW COLOR: TBD
- 5 HARDWARE MATERIAL: TBD
- 6 MANUFACTURER: MARVIN ELEVATE (WOOD, GLAD) ESSENTIAL (GLAD, GLAD), SIGNATURE COLLECTION
- 7 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES
- 8 EGRESS: BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQFT WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" AS TO MEET EGRESS. SECOND FLOOR SILLS MIN. 24" A.F.F. PROVIDE MIN. ONE DOOR OR WINDOW MEETING EGRESS REQ. IN BASMEENT, IN EACH SLEEPING ROOM, IN EACH POTENTIAL SLEEPING ROOM, AND OTHER LOCATIONS REQUIRED BY LOCAL CODE, IN SIZES REQUIRED BY LOCAL CODE. NOTE THAT CASMENT WINDOWS CODED BY MANUFACTURER AS MEETING EGRESS REQUIREMENTS TYPICALLY NEED TO BE ORDERED WITH SPECIFIC HARDWARE.
- 9 WINDOW TEMPERING: PROVIDE TEMPERED WINDOWS WHERE REQUIRED BY LOCAL CODES OR LOCAL AUTHORITIES.
- 10 WINDOW RO's: 1/4" or 1/2" on each OF THE (4) SIDES ALLOWED FOR WINDOW RO, TYPICAL. REVIEW FRAMING SIZE VS. RO SIZE. ADJUST PER MANUF. REQUIREMENT AND/ OR BUILDER PREFERENCE.
- 11 BASMENT WINDOWS: ADD BASEMENT WINDOWS AS REQUIRED TO MEET STATE AND LOCAL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO EGRESS AND LIGHT / VENTILATION.

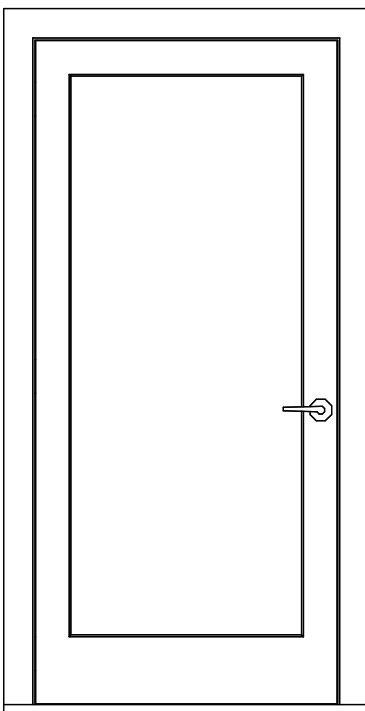
DOOR NOTES:

- 1 DOORS SHALL BE 80"
- 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 18IN. 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
- 10 PROVIDE FIRE-RATED AND / OR SELF-CLOSING DOORS WHERE REQUIRED BY LOCAL CODES OR LOCAL AUTHORITIES.

DOOR SCHEDULE:
MFG: MANUFACTURER

FIRST FLOOR

FIRST FLOOR DOOR SCHEDULE							
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	HEIGHT	WIDTH	DESCRIPTION	ROOM NAME
	D01	3068	1	80"	36"	EXT. HINGED-GLASS PANEL	FAMILY/DECK
	D02	3068	1	80"	36"	EXT. HINGED-GLASS PANEL	FAMILY/DECK

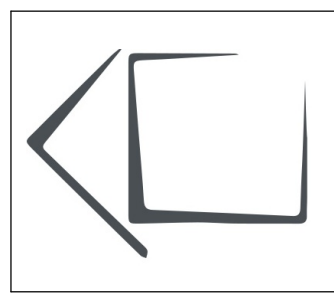


ENTRY DOOR

**MULL WINDOWS TOGETHER WHEN APPROPRIATE

*EGRESS = SIGNIFIES EGRESS (see window notes for specs)

WINDOW AND DOOR SCHEDULES



Revision Table	
Number	Description

WINDOW AND DOOR SCHEDULE

CLIENT:

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.351.2020

DATE:
1/27/22
COPYRIGHT © ABRIGO HOME 2022
SCALED FOR: 24" X 36"
SCALE:
SEE SCALE ON DRAWINGS
SHEET:
A-8



Revision	Date	Description
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ELEVATIONS

CLIENT:

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.337-2020

DATE:

1/27/22

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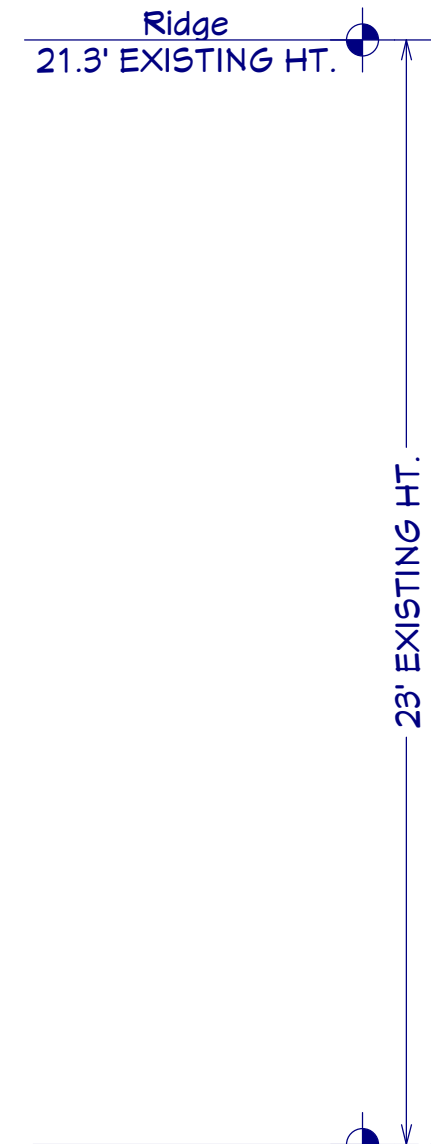
SCALED FOR:

SCALE:

SEE SCALE
ON DRAWINGS

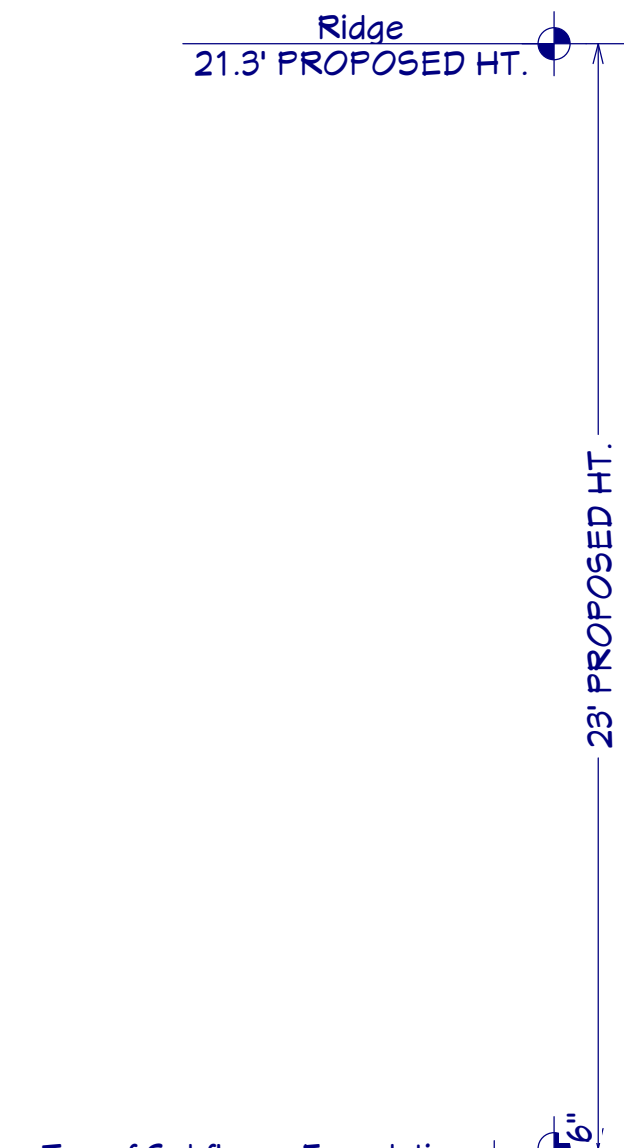
SHEET:

A-9



NORTH ELEVATION EXISTING | FRONT VIEW

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



NORTH ELEVATION PROPOSED | FRONT VIEW

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

TYPICAL NOTES:

ASPHALT SHINGLES, TYP.

RIDGE VENT, TYP.

VINYL RAKE AND SHADOW TRIM BOARDS, TYP

VINYL TRIM BOARDS, TYP

PVS RAILING SYSTEMS, TYP.

PLATINUM SIDING ON SHEATHING

NEW WINDOWS AND DOORS PER SCHEDULE

FOUNDATION MATERIAL-CONCRETE

NEW FOUNDATION WALL



SOUTH ELEVATION EXISTING | REAR VIEW

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

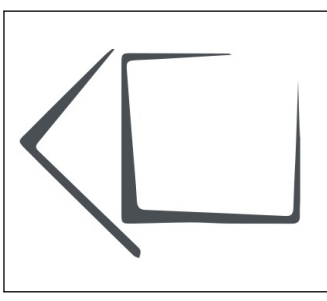
TYPICAL NOTES:

- ASPHALT SHINGLES, TYP.
- RIDGE VENT, TYP.
- VINYL RAKE AND SHADOW TRIM BOARDS, TYP
- VINYL TRIM BOARDS, TYP
- PVS RAILING SYSTEMS, TYP.
- PLATINUM SIDING ON SHEATHING
- NEW WINDOWS AND DOORS PER SCHEDULE
- FOUNDATION MATERIAL-CONCRETE
- NEW FOUNDATION WALL



SOUTH ELEVATION PROPOSED | REAR VIEW

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



Revision Table	
Number	Description

ELEVATIONS

CLIENT:

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.331.2020

DATE:
1/27/22

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SCALED FOR:
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

A-10

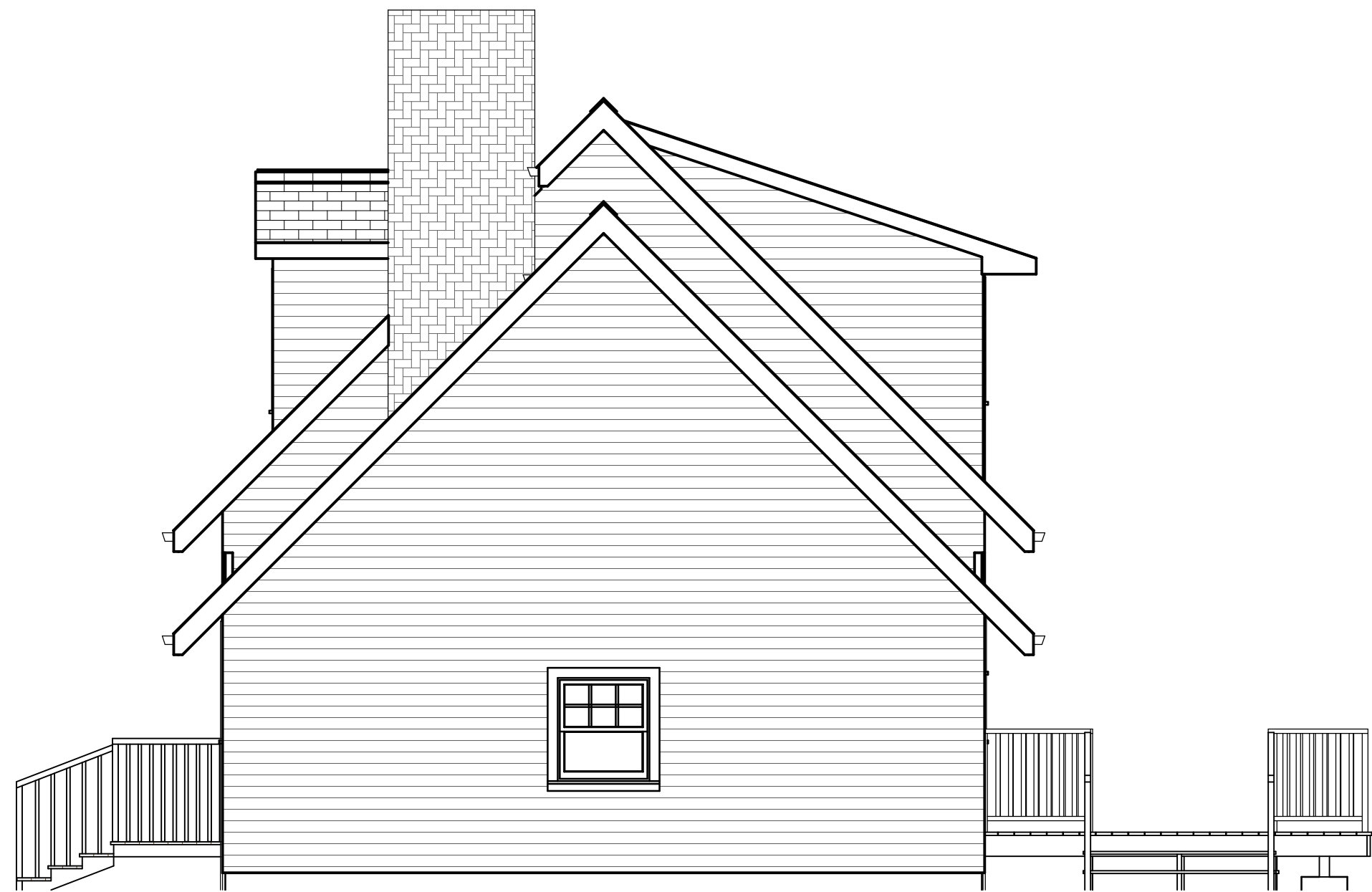
TYPICAL NOTES:
ASPHALT SHINGLES, TYP.
RIDGE VENT, TYP.
VINYL RAKE AND SHADOW TRIM BOARDS, TYP
VINYL TRIM BOARDS, TYP
PVS RAILING SYSTEMS, TYP.
PLATINUM SIDING ON SHEATHING
NEW WINDOWS AND DOORS PER SCHEDULE
FOUNDATION MATERIAL-CONCRETE
NEW FOUNDATION WALL



EAST ELEVATION EXISTING| SIDEVIEW
SCALE: 1/4" = 1'-0"



EAST ELEVATION PROPOSED| SIDEVIEW
SCALE: 1/4" = 1'-0"



WEST ELEVATION EXISTING | SIDEVIEW
SCALE: 1/4" = 1'-0"



WEST ELEVATION PROPOSED | SIDEVIEW
SCALE: 1/4" = 1'-0"

Revision Table	
Number	Date

ELEVATIONS

CLIENT:

CONTACT:

AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.351-2020

DATE:
1/27/22

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SCALED FOR:
24" X 36"

SCALE:
SEE SCALE
ON DRAWINGS

SHEET:

A-11
ELEVATIONS