DOCKHAM
BUILDERS

October 8, 2026

City of Portsmouth
Atten: Stefanie Casella, Planner
Zoning Board of Adjustments
1 Junkins Ave
Portsmouth, NH 03801

RE: Application for Zoning Variance - 27 Thaxter Street (Tax Map 166, Lot 39)

Dear Stefanie,

We are writing to respectfully submit our application for a zoning variance for the property located at 27 Thaxter Street Portsmouth, NH (Tax Map 166, Lot 39). The property is located in the Single-Family Residence B (SRB) zoning district.

We are requesting relief from City of Portsmouth Zoning Ordinance Section 10.321 – Nonconforming Building and Structures and Section 10.521 Table of Dimensional Standards in order to reconstruct an existing finish porch with a new covered porch with the same footprint (7ft 8in by 22ft) per plans attached to this application. The porch will maintain its existing 14.8ft front setback where 30ft is required.

This variance is being sought to allow for reasonable use of the property in a manner consistent with the surrounding neighborhood, while respecting the spirit and intent of the City of Portsmouth Zoning Ordinance. We believe the proposed request meets the criteria for a variance as outlined by New Hampshire law.

We appreciate your time and attention to this matter and look forward to discussing our application at the upcoming public hearing. Please do not hesitate to contact us at (603) 775-7035 and/or Jeff@dockhambuilders.com if you require any additional information.

Sincerely,

Jeffrey Kisiel
General Manager
Dockham Builders Inc
676 Portsmouth Avenue
Greenland, NH 03801

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TO: Portsmouth Zoning Board of Adjustments
FROM: Jeffrey Kisiel, Dockham Builders Inc
DATE: October 8, 2026
RE: Carolyn and Tim Biba
27 Thaxter Street, Tax Map 166 Lot 39
Single-Family Residence B (SRB)

Dear Chair Margeson and Zoning Board Members:

On behalf of Carolyn and Tim Biba, please accept this application for zoning relief to be considered by the Zoning Board of Adjustment at its November 17, 2026, meeting.

I. Exhibits
   a. Existing and proposed Site Plans
   b. Construction drawings and elevations
   c. Site Photographs
   d. Tax Map
   e. Tax Cards

II. Project Narrative

The residence currently has an enclosed front porch. Its existing construction and finishes are poor, and the owners seek to address the condition of the porch while restoring a more traditional, open residential porch appearance. Rather than retaining the enclosed walls and windows, the proposed work removes the enclosure and rebuilds the necessary structural support within the existing porch area.

Construction will include temporarily bracing and supporting the existing porch roof; removing the existing enclosure and deficient supporting components as required; installing new code-compliant footings; rebuilding the deck framing and joists; and installing new structural columns and appropriate connections and finishes. The existing roof is intended to be retained and supported during construction, subject to field verification and any required structural engineering.

The proposal will maintain the same overall porch size and location. No additional enclosed living area will be created by this work, and the reconstructed porch will remain open to the outdoors. The proposal therefore reduces the enclosed building mass

and intensity associated with the current porch while improving its structural integrity, appearance, and long-term durability.

The submitted construction drawings identify the replacement front porch and show new structural columns and porch framing. This request is confined to the front-porch work; other additions or renovations depicted in the broader drawing set are not included in the relief requested.

III. Request for Variance

On behalf of the property owners, Dockham Builders respectfully requests a variance from Sections 10.321 and 10.521 (Table of Dimensional Standards) of the City of Portsmouth Zoning Ordinance to permit the reconstruction of the existing enclosed front porch into a traditional open front porch.

The existing porch is located approximately 14.8 feet from the front property line, where a 30-foot front yard setback is required under Section 10.521. The proposed reconstruction will maintain the existing location, dimensions, and overall footprint of the porch, with no enlargement of the structure or further encroachment into the required front yard setback.

Section 10.321 provides: “A lawful nonconforming building or structure may continue and be maintained or repaired, but may not be extended, reconstructed or enlarged unless such extension, reconstruction or enlargement conforms to all the regulations of the district in which it is located.”

Accordingly, the applicants are requesting relief from Section 10.321 to allow reconstruction of the existing nonconforming porch and from Section 10.521 to permit the reconstructed porch to remain at the existing 14.8-foot front setback, where 30 feet is otherwise required.

The proposed improvements will provide a safer, structurally sound, and more traditionally designed open front porch while reducing the amount of enclosed space on the property. The project will not increase the building footprint, expand the existing setback encroachment, or create additional enclosed living space.

The intent of this request is to improve the safety, structural integrity, and architectural character of the existing residence while maintaining the established footprint and reducing the intensity of the existing nonconforming structure.

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IV. Responses to the Five Variance Criteria

1. The variance will not be contrary to the public interest.

Granting the requested variances from Sections 10.321 and 10.521 will not be contrary to the public interest, as the proposed improvements will enhance the safety, appearance, and overall condition of the existing residence without increasing the building's footprint or further encroaching into the required front yard setback.

Converting the existing enclosed porch into a traditional open front porch will reduce the amount of enclosed space on the property and create a more open and visually compatible streetscape. The improvements will provide a safer, more attractive, and less intensive structure, consistent with the public interest.

2. The spirit of the Ordinance will be observed.

The intent of Sections 10.321 and 10.521 is to regulate nonconforming structures, establish appropriate building setbacks, and prevent development that would adversely affect neighboring properties or the character of the surrounding neighborhood.

The proposed work is consistent with the underlying purpose of Section 10.321 because it does not seek to enlarge or intensify an existing nonconforming structure. Rather, the applicants are proposing to improve its structural integrity while reducing its enclosed character.

Granting the requested variances will therefore allow a reasonable improvement to an established residential structure while preserving the intent of the ordinance to prevent increased nonconformity and protect neighborhood character.

3. Substantial justice will be done.

Granting the requested variances will result in substantial justice by allowing the property owners to make necessary structural and safety improvements to an existing portion of their home without creating any additional impact on the surrounding neighborhood.

The hardship imposed on the property owners by requiring strict compliance with Sections 10.321 and 10.521 would outweigh any identifiable public benefit from denying the variances. Requiring the existing porch to be removed or relocated to satisfy the 30-foot setback would result in unnecessary expense and disruption to the existing

residence, without producing a corresponding improvement to public safety, neighborhood character, or adjacent properties.

Conversely, granting the variances will allow the existing porch to be reconstructed in a safer and more appropriate manner while reducing the amount of enclosed space on the property.

The proposed improvements represent a reasonable and responsible investment in the existing residence, and the public will experience no additional dimensional encroachment or intensification of the existing nonconforming condition.

4. The values of surrounding properties will not be diminished.

The proposed reconstruction will not diminish the values of surrounding properties. Rather, the improvements are intended to enhance the appearance, safety, and overall quality of the existing residence. This design will provide a more attractive and visually open appearance along Thaxter Road. There will be no additional encroachment toward the street, no increase in building coverage attributable to the porch reconstruction, and no additional enclosed living area.

The conversion to an open porch will also reduce the visual mass of the existing structure, improving its relationship with neighboring homes and the surrounding streetscape.

The reconstruction is expected to improve the overall condition and appearance of the property.

5. Literal enforcement would result in unnecessary hardship.

Literal enforcement of Sections 10.321 and 10.521 would result in unnecessary hardship due to the existing configuration of the residence, the established location of the front porch, and the physical relationship between the porch and the front property line.

The residence was constructed with an enclosed front porch extending into the required 30-foot front yard setback. The existing porch is located approximately 14.8 feet from the front property line and is an established component of the home's architectural design and configuration.

These existing physical conditions distinguish the property and create practical limitations on reconstructing the porch in compliance with current dimensional requirements.

A. No fair and substantial relationship exists between the general public purposes of the ordinance and its specific application to this property.

The applicants are not proposing a new encroachment or an enlargement of the existing structure. The reconstructed porch will maintain the existing 14.8-foot front setback and will not extend farther into the required 30-foot setback. Furthermore, removing the existing enclosure and converting the structure into an open porch will reduce its visual mass and enclosed character.

The proposed reconstruction will also address existing structural deficiencies through the installation of new footings, framing, decking, and supporting columns, improving the overall safety and condition of the residence.

B. The proposed use is a reasonable one.

The proposed reconstruction represents a reasonable continuation and improvement of an existing residential feature.

The proposed improvements are reasonable in scope, preserve the existing architectural relationship between the porch and residence, and avoid creating additional impacts on neighboring properties.

V. Conclusion

The applicants respectfully request that the Portsmouth Zoning Board of Adjustment grant the requested variances from Sections 10.321 and 10.521 of the Portsmouth Zoning Ordinance to allow the reconstruction of the existing enclosed front porch into a traditional open front porch, maintaining the existing 14.8-foot front yard setback where 30 feet is required.

The proposed project represents a reasonable improvement to an existing lawful nonconforming structure. The reconstruction will address deteriorated and inadequately constructed structural components, improve the safety and long-term integrity of the porch, and enhance the overall architectural appearance of the residence.

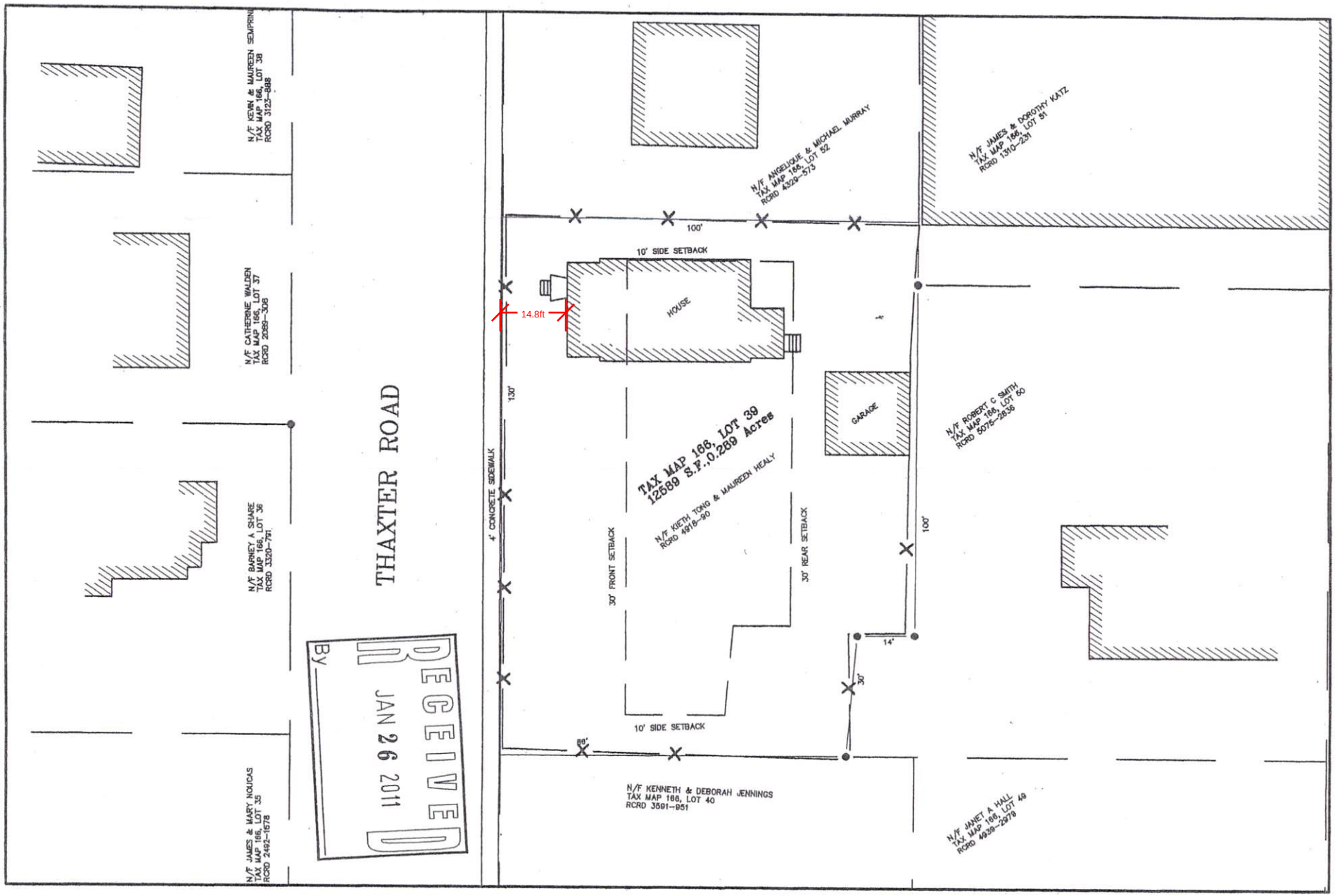
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The applicants believe the requested relief is consistent with the public interest and the spirit of the ordinance, will result in substantial justice, will not diminish surrounding property values, and is justified by the existing physical conditions of the property.

For these reasons, we respectfully request that the Zoning Board of Adjustment approve both variances, allowing the property owners to make necessary structural improvements while maintaining the existing footprint and reducing the intensity of the nonconforming structure.

Respectfully,

Jeffrey Kisiel
General Manager
Dockham Builders Inc
676 Portsmouth Avenue
Greenland, NH 03801



TITLE: EXISTING SITE PLAN		TONG RESIDENCE	LITTLE GREEN HOMES, LLC
SCALE: 1/32" = 1'-0"	DATE: 17 JAN 2011	27 Thaxter Road, Portsmouth, NH	CHRIS REDMOND - Designer 23 Autumn Pond Park - Greenland, NH 03840 603-319-8095 www.littlegreenhomes.com

Wall Types

Exterior walls 2x6 wood stud
Interior walls 2x4 wood stud, unless noted otherwise

Wall Keys

(2) 2x wood studs on the flat

(6) 2x6 wood stud wall, 16" oc

(8) 2x8 wood stud wall, 16" oc

Note: 2x4 wood stud wall, 16" oc unless otherwise noted

Key Notes

(A) 30" x 22" Minimum Attic Access Panel - Insulated (RO 34" x 26")

(F) Field locate for plumbing or mechanical

(V) Verify size of fixture or appliance Adjust dimensions to accommodate

(C) Center - Place door or window centered on wall

(SD) Smoke Detector (HD) Heat Detector

(CO) Carbon Monoxide Detector

Dimensions

1 Dimensions are to face of stud, unless noted otherwise.

Square Footages

1 Sq ft numbers are interior to room for use in calculating finishes.
2 Cabinets and fixtures not subtracted.
3 Add for doorways when floor finishes run through.

Notes

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

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

3 Roof - For rafter and roof beam sizing, see Roof Framing Plan. Provide 5/8" exterior rated roof sheathing.
Per IRC 2021 - 905 Roof Coverings: Provide the following and install per manufacturer's instructions at applicable locations:
- Single layer of roof underlayment NOTE: For roof slopes between 2:12 and 4:12 two layers of underlayment is required
- Ice Barriers at all rakes, eaves and valleys
- Drip edge at all rakes and eaves
- Valley liners
- Flashing at all side walls, penetrations, and chimneys.

NOTE: Roof system is designed for asphalt shingles or metal roof panels. If an alternate roof covering is to be used client is to contact Art Form prior to install to ensure code conformance.

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

5 Provide smoke, carbon monoxide, and heat detectors where shown and 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, 5/8" Type X drywall on walls and 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 materials. See Table R302.6 IRC 2021.

7 Compliance with code requirements for rooms 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.

8 Shear is only called out where continuous sheathing wood structural panel method will not suffice. See plans for locations where alternate shear methods are required.

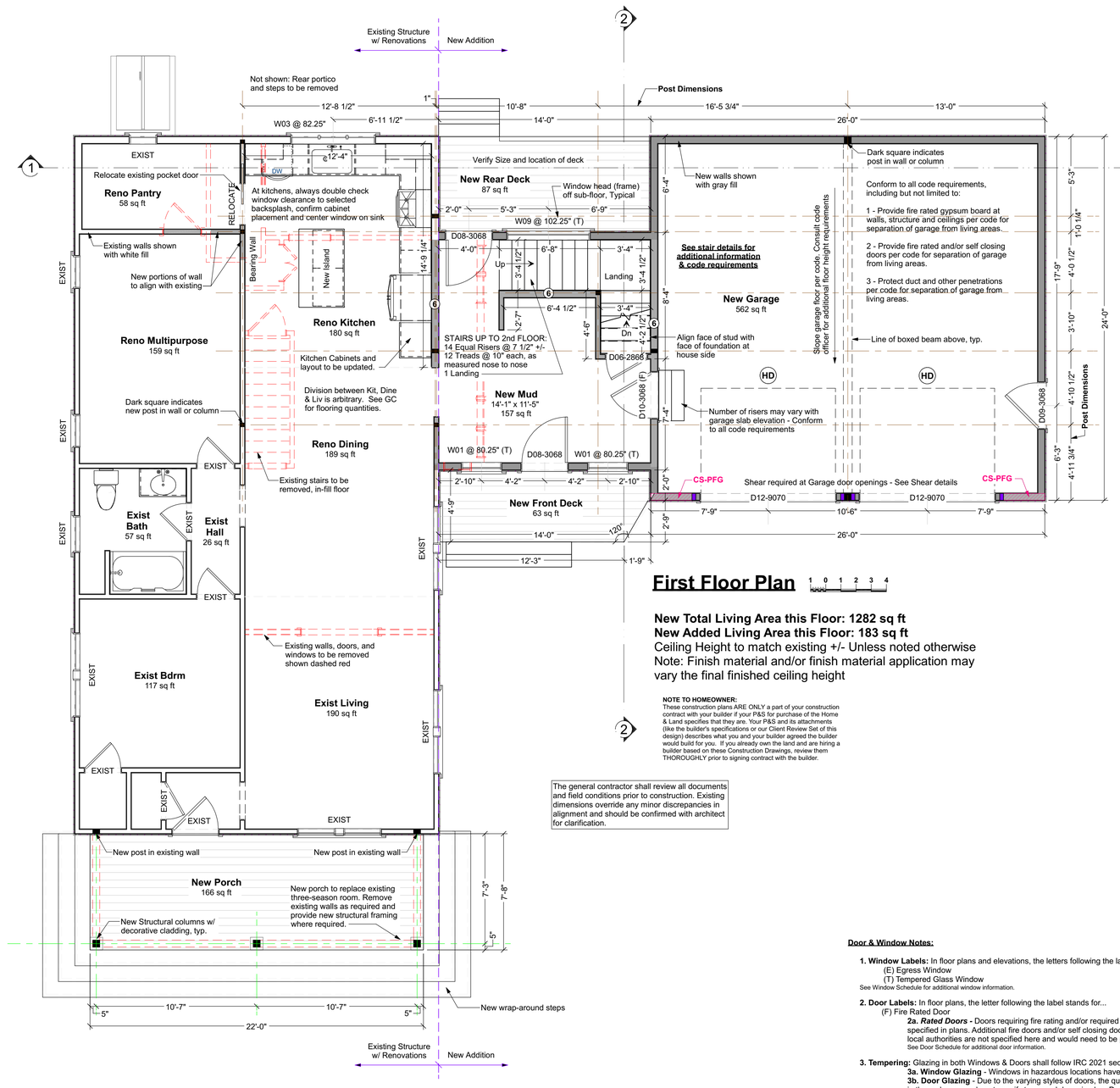
General Design Notes

1 Builder shall consult and follow the building code and other regulations in effect for the building site for all construction details not shown in these drawings. Requirements described here are specific to this design and/or are provided as reference. Additional building code or local requirements may apply.

2 Builder shall maintain a safe worksite, including but not limited to, provision of temporary supports where appropriate and adherence to applicable safety standards.

3 Design is based on the snow load listed on the framing plans.

4 Design is based on the basic wind speed of 115 MPH, Exposure type B, soil bearing capacity of 2000 psf, and Seismic Category C, unless otherwise noted on the framing plans. Builder shall promptly inform Artform Home Plans of differing conditions.



First Floor Plan

1 0 1 2 3 4

New Total Living Area this Floor: 1282 sq ft
New Added Living Area this Floor: 183 sq ft
Ceiling Height to match existing +/- Unless noted otherwise
Note: Finish material and/or finish material application may vary the final finished ceiling height

NOTE TO HOMEOWNER:
These construction plans ARE ONLY a part of your construction contract with your builder if your P&S for purchase of the Home & Land specifies that they are. Your P&S and its attachments (like the builder's specifications or our Client Review Set of this design) describes what you and your builder agreed the builder would build for you. If you already own the land and are hiring a builder based on these Construction Drawings, review them THOROUGHLY prior to signing contract with the builder.

The general contractor shall review all documents and field conditions prior to construction. Existing dimensions override any minor discrepancies in alignment and should be confirmed with architect for clarification.



Add-Reno: Biba Residence

Dear Code Officer,

These construction drawings are designed to bring good design and construction drawings to people at more affordable prices and faster time frames than traditional architecture. We split responsibility between us (Artform) and the owner. We encourage the future homeowners to use a quality builder who can assist them with this. They are responsible for thermal and moisture decisions and for meeting code in ways that a quality builder should know without an explicit detail. We are responsible for things that are directly related to the design and/or that a quality builder couldn't reasonably figure out on their own - specifically the following IRC 2021 code sections:

1 - Room sizes (Section R304)
2 - Ceiling Height (Section R305)
3 - Floor space & ceiling height at Toilet, Bath and Shower Spaces (Section R307 & Section 305)
4 - Hallway widths (Section R311.6)
5 - Door types & sizes (Section R311.2)
6 - Floor space in front of doors (Section R311.3)
7 - Stair width - The stairs in our designs will be a minimum of 36" wide measured wall surface to wall surface, allowing compliance with R311.7.1 with installation of correct handrail.
8 - Stairway headroom (Section R311.7.2)
9 - Stair treads and risers (Section R311.7.5)
10 - Landings for stairways (Section R311.7.6)
11 - Emergency Escape Window Sizes (Section R310.2). Windows may require manufacturer's emergency escape window hardware. Will also comply with NFPA 101.
12 - Structural Floor Framing (Section R502.3) Where dimensional lumber is shown, framing members will be sized according to this section of the code. Where engineered wood products are shown, those framing members will be size according to the manufacturer's tables for loads and spans, or sizes will have been calculating using manufacturer's published materials properties.
13 - See structural sheets for additional notes.

The builder can and should add information to this set, such as Rescheck, a hand markup of our sections indicating insulation, additional information about doors and windows (such as fire rating, tempering, etc), foundation drops relative to site grading, and sometimes their chosen method of basement egress. These drawings are not intended to be used without that additional information.

While we may have inspected the site, final grading, septic, adherence to zoning or other site conditions is the responsibility of the homeowner and/or their builder.

Please do feel free to call us with any questions. We can and do update our drawings and standard notes to address specific concerns.

Dear Everybody,

With these drawings a copyright license is granted for a single construction only at 27 Thaxter Rd, Portsmouth, NH. This is a License to Build, and does not include a License to Modify, except as required to conform to building code or fulfill builder's/owners responsibilities.

Permissible uses of these drawings:
1 All activities associated with construction at the listed address.
2 Pricing or preliminary discussions with zoning or code officials for construction at other addresses, with prior notification to Artform Home Plans - just use the Contact form on the web site – https://www.artform.us/terms-conditions/

Not Permitted:
1 Application for any permits or other approvals for construction at properties other than the listed address, including but not limited to construction, zoning, conservation, or design review.
2 Modification of the basic design.

Use of these drawings outside these parameters is a violation of federal copyright law, punishable by both civil action and criminal prosecution, as it is stealing or enabling theft of "intellectual property". Making modifications to plans, even significant ones, does not change this, under copyright law, that's considered "derivative works".

We can provide drawings suitable for use in obtaining design or zoning approvals without incurring the expense of a full set of construction drawings. Contact us for more information.

AFHP CD Commons 26.2 X16 - IRC 2021

These drawings are intended for use by an experienced professional builder in responsible charge of the entire project, including but not limited to mechanical, electrical and sitework. Any additional adaptation for these trades or other trades must be determined prior to start of construction. Contact Artform for any adjustments needed.

Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" on the first page of these drawings, and on our web site: https://www.artform.us/terms-conditions/

If you have any concerns or questions, please feel free to contact us. We are happy to clarify matters that fall within our scope, as listed on the first page. We can also often provide affordable support for issues that are your responsibility, such as energy design/calcs, or additional detailing.

Art Form Architecture, LLC
AFHP Design # Add-Reno
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Add-Reno: Biba Residence
27 Thaxter Rd
Portsmouth, NH

1

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 9/29/2026

Issued for:
Construction

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Door & Window Notes:

1. Window Labels: In floor plans and elevations, the letters following the label stand for...
(E) Egress Window
(T) Tempered Glass Window
See Window Schedule for additional window information.

2. Door Labels: In floor plans, the letter following the label stands for...
(F) Fire Rated Door
2a. *Rated Doors* - Doors requiring fire rating and/or required to be self-closing per IRC 2021 are specified in plans. Additional fire doors and/or self closing doors that may be required by local codes or local authorities are not specified here and would need to be provided.
See Door Schedule for additional door information.

3. Tempering: Glazing in both Windows & Doors shall follow IRC 2021 section R308.
3a. Window Glazing - Windows in hazardous locations have been specified as tempered in plan.
3b. Door Glazing - Due to the varying styles of doors, the quantity of glass, glass type/glass styling in those doors, we do not specify tempered doors in plan. Provide tempered doors as required by IRC 2021 and local codes or local authorities

4. Window Fall Protection: Windows requiring fall protection are noted in schedule. Builder to provide window fall prevention or opening control device in accordance with IRC 2021 Sections R312.2.1 & R312.2.2

5. Trimmed Openings: Trimmed openings not shown on schedule. See Plan.

6. Window RO: 1/4" on each of (4) sides shown for window RO, typical. Review framing size vs RO size. Adjust per manufacturer's requirements and/or builder preference.

7. Emergency Escape & Rescue Opening: Provide minimum one exterior door, window or similar device meeting egress requirements in basement, in each sleeping room, in each potential sleeping room, and other locations required by local code. The window sill of an egress window shall be no more than 44" above the floor per R310.2.3. Note that some windows coded by manufacturer as meeting IRC 2021 egress requirements typically need to be ordered with specific hardware or required modifications. Emergency Escape Window & Door Sizes must meet minimum opening area. (IRC 2021 Section R310.2.1 and R310.3). Will also comply with NFPA 101.

8. Basement Windows: Add basement windows as required to meet state or local code requirements, including but not limited to egress and light/ventilation.

9. Skylights: Skylights are not shown on this schedule, but may be required. Consult builder and/or see floor plan.

LICENSED ARCHITECT
WENDY L. WELTON
No. 3104
THE STATE OF NEW HAMPSHIRE

CODE OFFICER,

if signature is identical on all stamps, drawings have been electronically signed. To verify authenticity, contact accounting@artform.us to request an original with IP address based audit trail, be sent directly to you.

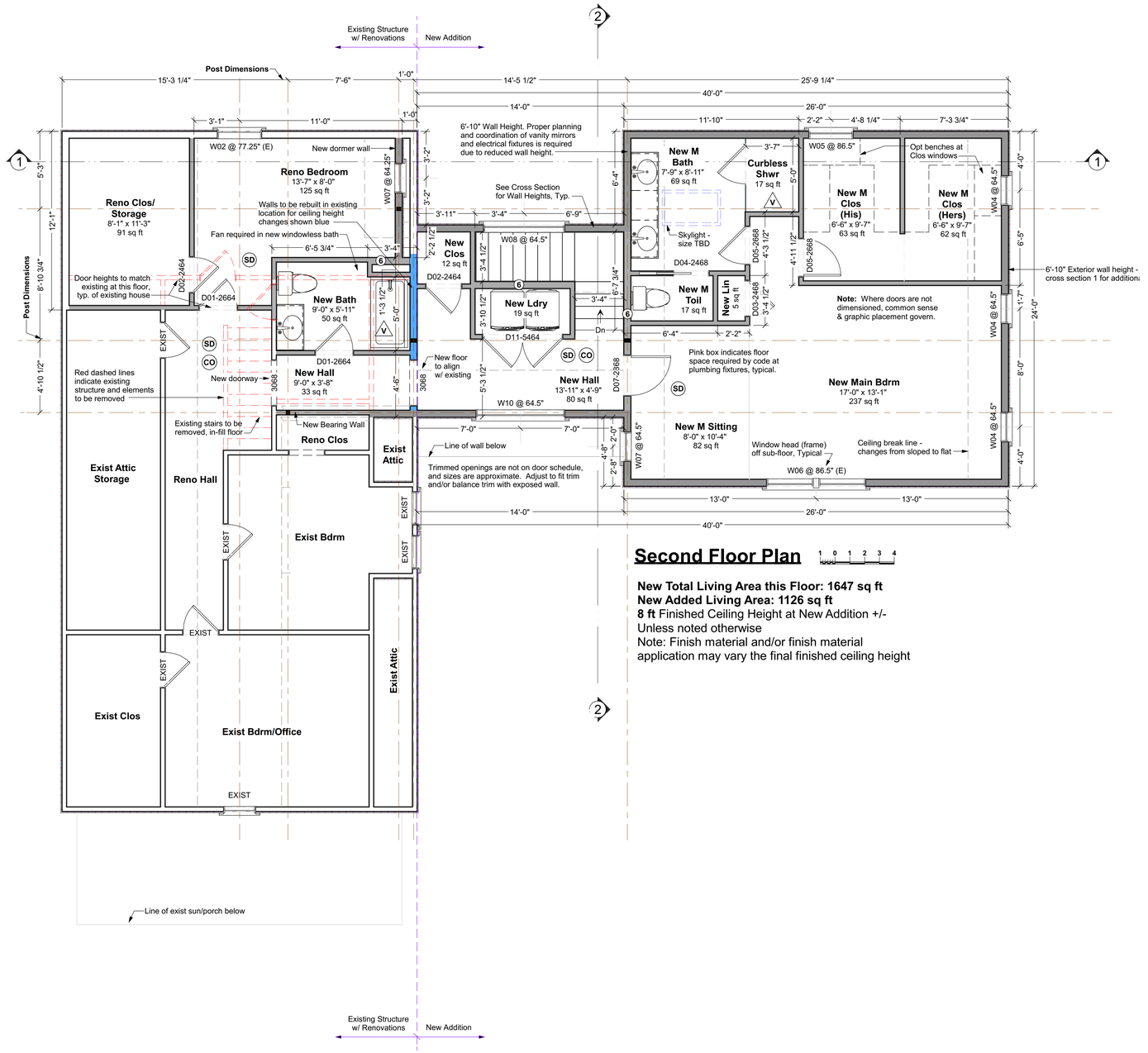
DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	FIRE	TYPE	COMMENTS
D01	2	2	2864 L IN	30"	76"		HINGED	
D02	2	2	2464 R IN	28"	76"		HINGED	
D03	1	2	2468 L IN	28"	80"		HINGED	
D04	1	2	2468 R	28"	80"		POCKET	
D05	2	2	2668 R IN	30"	80"		HINGED	
D06	1	1	2868 L IN	32"	80"		HINGED	
D07	1	2	2868 L IN	32"	80"		HINGED	
D08	2	1	3068 R EX	36"	80"		HINGED	
D09	1	1	3068 L EX	36"	80"		HINGED	
D10	1	1	3068 R EX	36"	80"	YES	HINGED	
D11	1	2	5464 L/R IN	64"	76"		DOUBLE HINGED	
D12	2	1	9070	108"	84"		GARAGE	

WINDOW SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
W01	2	32"	32"	32 1/2"X32 1/2"		YES	SINGLE AWNING			
W02	1	36"	48"	36 1/2"X48 1/2"	YES		SINGLE CASEMENT-HL			
W03	1	67"	40"	67 1/2"X40 1/2"			TRIPLE CASEMENT-LHL/RHR			
W04	3	24"	36"	24 1/2"X36 1/2"			DOUBLE HUNG			
W05	1	36"	48"	36 1/2"X48 1/2"			DOUBLE HUNG			
W06	1	80 1/2"	61 1/2"	81"X62"	YES		2X DH			
W07	2	24"	24"	24 1/2"X24 1/2"			FIXED GLASS			
W08	1	66"	30"	66 1/2"X30 1/2"			FIXED GLASS			
W09	1	66"	30"	66 1/2"X30 1/2"		YES	FIXED GLASS			
W10	1	72"	30"	72 1/2"X30 1/2"			FIXED GLASS			

9/29/2026 4:11:00 PM
Tim & Carolyn Biba
//AFDiskstation/AFA Staff/Access - Home Designs/WIP - Add-Reno/Biba - 27 Thaxter Rd Portsmouth Add-Reno/CD Add-Reno - Biba Residence - 27 Thaxter Rd.layout



Second Floor Plan

1 0 1 2 3 4

New Total Living Area this Floor: 1647 sq ft
New Added Living Area: 1126 sq ft
8 ft Finished Ceiling Height at New Addition +/-
Unless noted otherwise
Note: Finish material and/or finish material application may vary the final finished ceiling height

Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" on the first page of these drawings, and on our web site:
https://www.artform.us/terms-conditions/

If you have any concerns or questions, please feel free to contact us. We are happy to clarify matters that fall within our scope, as listed on the first page. We can also often provide affordable support for issues that are your responsibility, such as energy design/calcs, or additional detailing.

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9/29/2026 4:11:01 PM
Tim & Carolyn Biba

Foundations

1 No footing shall be poured on loose or unsuitable soils, in water or on frozen ground.

2 All exterior footings to conform to all applicable code requirements for frost protection.

3 All concrete shall have a minimum compressive strength of at least 3000 PSI at 28 days.

4 Foundation anchorage to comply with IRC 2021 Section R403.1.6, it shall consist of minimum size 1/2" diameter anchor bolts with washers and nuts, at a maximum of 72" oc for two stories or 48" oc for more than two stories, max of 12" from each corner, min of 2 bolts per wall. Anchor bolt shall extend 7" into concrete or grouted cells of concrete masonry units. Be aware that a garage under may be counted by your code officer as a story. Additional anchorage may be required at braced walls.

5 Foundation reinforcing steel is to be installed in accordance with all applicable provisions of IRC 2021 Section 404.1.3.2

TYPICAL PERIMETER FOUNDATION WALL :

- 8" poured concrete, 8 ft forms, min 7'-10" finished, with total of 3 rebar, as follows:
- (1) #4 rebar, 4" from top
- (1) #4 rebar @ vertical midpoint. Omit this rebar at walls 4 ft high or less.
- (1) #4 rebar, min 3" from bottom or per code
- Lap corners & splices of rebar per code.
- Secure sill to foundation with 1/2" diameter anchor bolts that extend 7" into concrete and tightened with a nut and washer @ 6' oc & max 12" from each corner & each end @ wood sill splices - if built-up sill, bolts must extend through all sill plates or straps must secure all sill plates.

TYPICAL PERIMETER FOOTING:

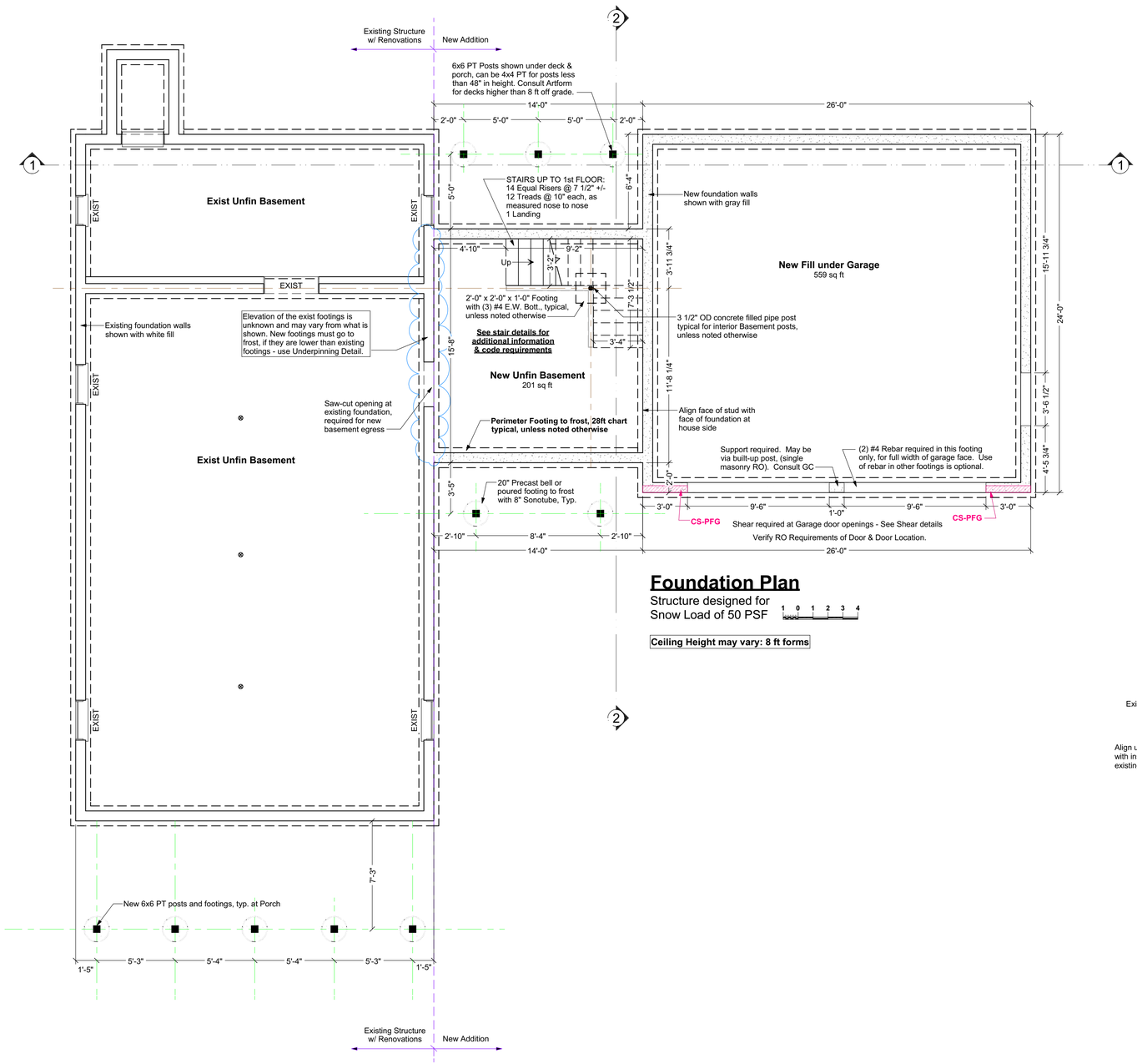
1. Use Footing chart(s) below to verify that depth of home matches chart. Depth is foundation dimension eave to eave. Contact Artform Home Plans if you believe the chart does not match the plan.
2. Select row for snow load shown on the structural plans.
3. Select a column for soil bearing pressure based on soil type and/or consultation with code officer.
4. The required footing size is at the intersection of the Snow Load and Soil PSF. Rebar is not required. Key or pin foundation wall to footing per code.
   FAQ - Adding rebar to footings does not reduce the required width. Rebar affects performance with earth movement, like an earthquake and has near zero effect on bearing capacity.

Guide to Soil PSF

3,000	Sandy gravel and/or gravel (GW and GP)
2,000	Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)
1,500	Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)

8" wall - Footing Size for 28 Ft wide house

Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF) 1500 PSF	2000 PSF	3000 PSF
50 PSF	2 Story – Plus Basement	23 x 7.5	17 x 6	12 x 6
55 PSF	2 Story – Plus Basement	23.5 x 7.75	17.25 x 6	12 x 6
60 PSF	2 Story – Plus Basement	24 x 8	17.5 x 6	12 x 6
65 PSF	2 Story – Plus Basement	24.5 x 8.25	17.75 x 6	12 x 6
70 PSF	2 Story – Plus Basement	25 x 8.5	18 x 6	12 x 6

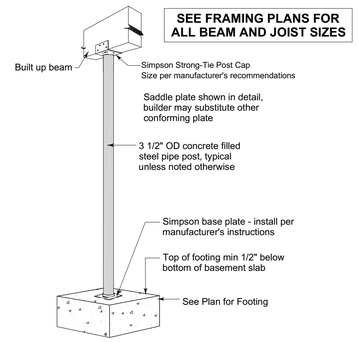


Foundation Plan

Structure designed for Snow Load of 50 PSF

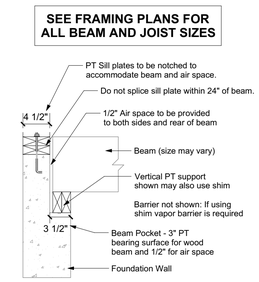
1 0 1 2 3 4

Ceiling Height may vary: 8 ft forms



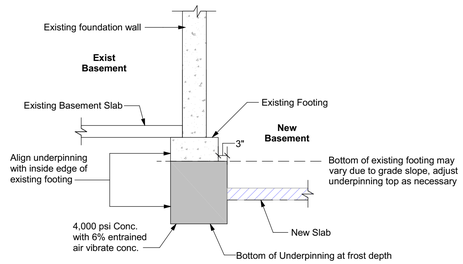
Typical Basement Post

Not to Scale



Beam Pocket

Scale 1"=1'-0"



Underpinning Section at New Footing

Exist Basement and New Basement under Mud Room
Not to scale

NOTE: Do not excavate more than 4 ft section under existing footings.

Foundation Contractor Check List
Confirm or review the following prior to forming & pouring foundation

Initials Date Checked

____ _____ Confirmed soil bearing
____ _____ Checked w/GC for added foundation steps to suit grade
____ _____ Confirm sill plate thickness (foundation bolts to extend through all)
____ _____ Confirmed garage door size
____ _____ Checked w/GC for added basement windows
____ _____ Checked w/GC for added basement man doors
____ _____ Confirmed sizes & locations mech/plbg penetrations
____ _____ Confirmed sizes and locations of beams w/GC, added or adjusted beam pockets
____ _____ Confirmed location and installed electrical service grounding - See GC for location

MINIMUM VERTICAL REINFORCEMENT FOR 8-INCH (203MM) NOMINAL FLAT CONCRETE BASEMENT WALL

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (inches)		
		Soil classes and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	6 @ 37
	7	NR	6 @ 36	6 @ 35
	8	6 @ 41	6 @ 35	6 @ 26

NOTE: Per R404.1.3.3.7.3 Vertical wall reinforcement required by Section R404.1.3.2 that is interrupted by wall openings shall have additional vertical reinforcement the same size placed withing 12" of each side of the opening.

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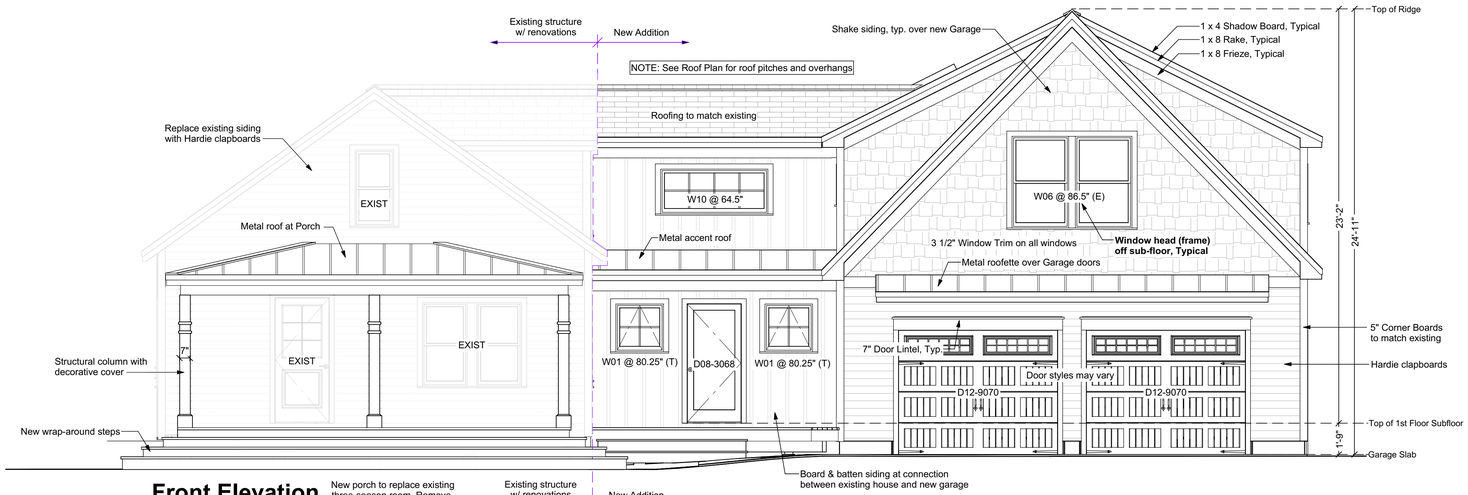
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Front Elevation

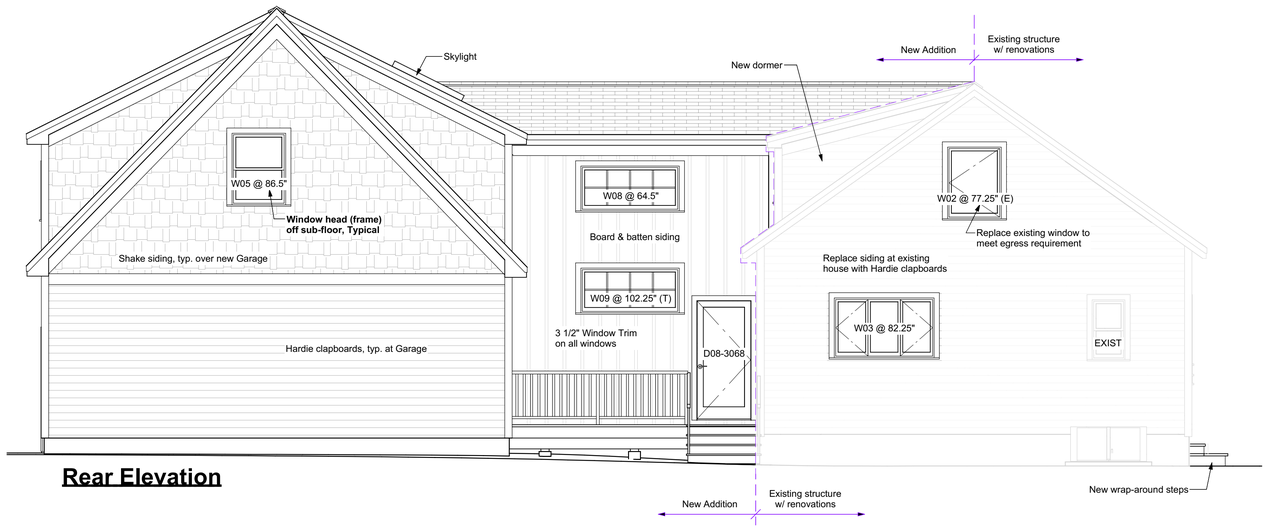
New porch to replace existing three-season room. Remove existing walls as required and provide new structural framing where required.

Exterior wood framing shall be preservative-treated for the exposure condition. provide awpa uc3b min. for above-ground exterior framing with adequate drainage and ventilation. provide awpa uc4a min. (ground-contact treatment) where framing is within 6" of finished grade, subject to poor ventilation or prolonged wetting, or otherwise exposed to ground-contact-type conditions.

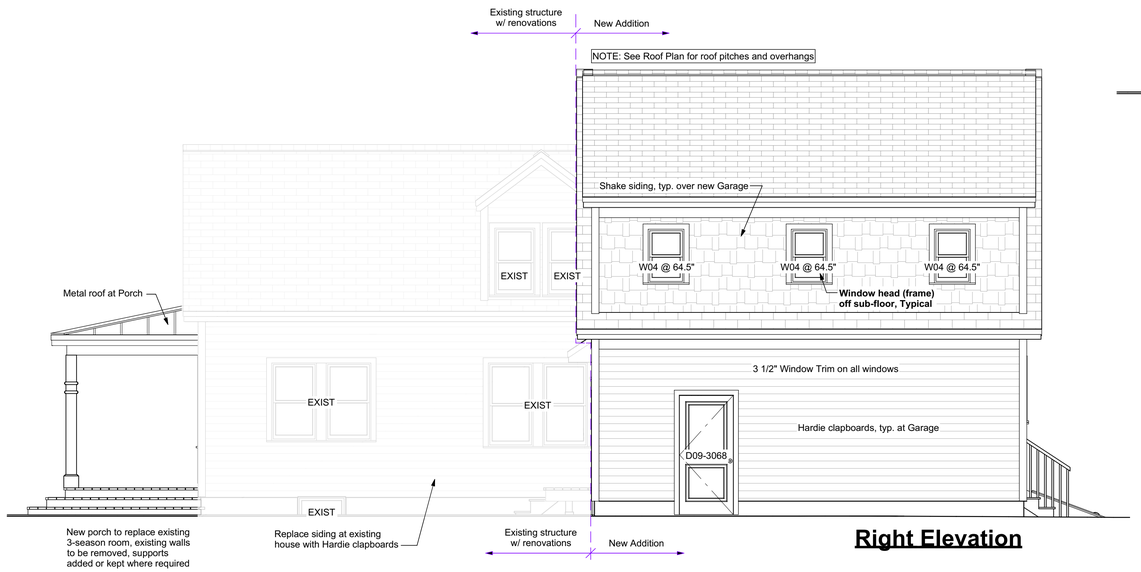


Column Detail

Note: Dimensions are approximate, builder may exercise some latitude



Rear Elevation



Right Elevation

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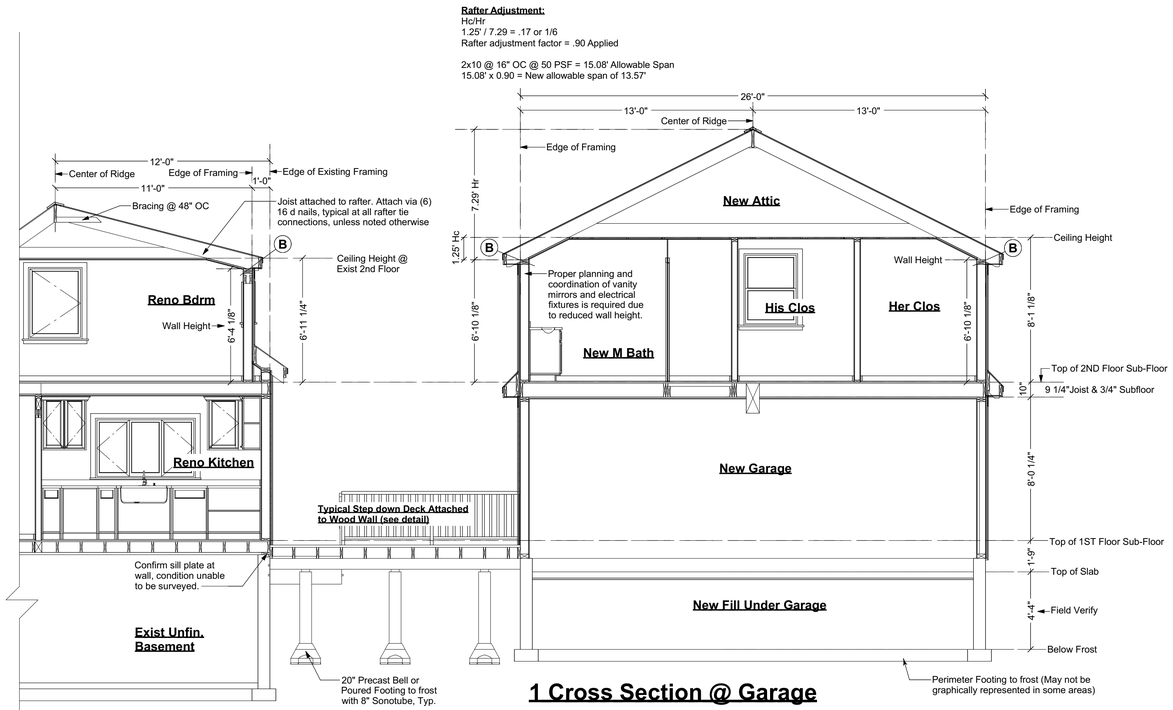
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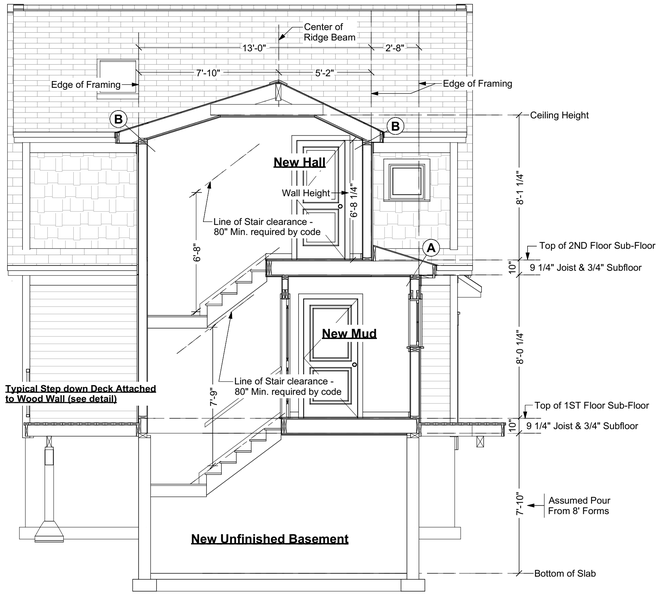
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Rafter Adjustment:
Hc/Hr
1.25' / 7.29 = .17 or 1/6
Rafter adjustment factor = .90 Applied

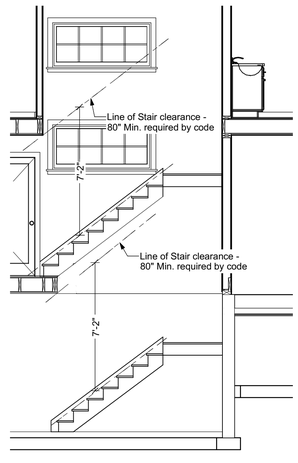
2x10 @ 16" OC @ 50 PSF = 15.08' Allowable Span
15.08' x 0.90 = New allowable span of 13.57"



1 Cross Section @ Garage

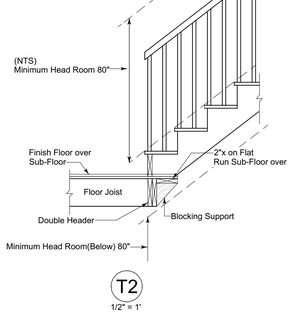


2 Cross Section @ Mud



Line of Stair Clearance (Lower)

Clearances shown do not assume insulation under the basement slab. If that insulation is added to meet local energy codes, adjust stairs as needed, see Detail T2 for framing adjustment to gain addition headroom.



Stair Notes

1. Stair Width: Stairs may not decrease in width (including at landing) in direction of egress. Do not alter stair width or landing depth at stairs, in any way without consulting architect.

a. R311.7.1 - Stairways shall be not less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 31-1/2 inches where a handrail is installed on one side and 27 inches where handrails are installed on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

2. Stair Landing: R311.7.6 - There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

3. Handrails: R311.7.8.2 - Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2 inches between the wall and the handrails.

Exception: Handrails shall be permitted to be interrupted by a newel post at the turn.

4. Guards: 312.1.2 **-** Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches in height measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

Exception:
1. Guards on the open sides of stairs shall have a height of not less than 34 inches (864 mm) measured vertically from a line connecting the nosings.
2. Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches and not more than 38 inches measured vertically from a line connecting the nosings.

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R602.10.4 Construction Methods for Braced Wall Panels

Intermittent and continuously sheathed braced wall panels shall be constructed in accordance with this section and the methods listed in Table R602.10.4.

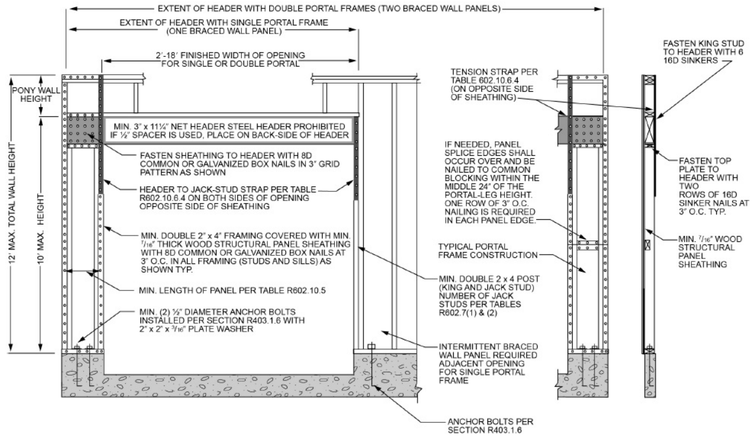
METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIAa	
				Fasteners	Spacing
Intermittent Bracing Method	**PFG** Portal frame at garage	7/16"		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	**CS-WSP** Continuously sheathed wood structural panel	3/8"		Per Table 602.3(3) use 8d Common nails	6" edges 12" field
				Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener

Shear Wall Details

Not to Scale

Notes:

- Shear is only called out where continuous sheathing wood structural panel method will not suffice. See plans for locations where alternate shear methods are required.
- Per R602.10.4.4 Vertical joints of panel sheathing shall occur over and be fastened to common studs. Horizontal joints of panel sheathing in braced wall panels shall occur over and be fastened to common blocking of a thickness of 1 1/2" or greater
- Details shown here are for one method and for typical conditions. An alternate shear method allowed per code or approved by the code officer may be substituted.
- For Shear information reference section R602.10 of the IRC 2021.



FRONT ELEVATION SECTION

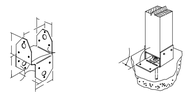
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.3
METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

TABLE R602.10.6.4
TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS[a]

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds)[c]					
				Ultimate Design Wind Speed V_{ult} (mph)					
				≤ 110	115	130	≤ 110	115	130
				Exposure B			Exposure C		
2 × 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
	1	10	9	1,000	1,000	1,000	1,000	1,000	1,750
			16	1,000	1,025	2,050	2,075	2,500	3,950
			18	1,000	1,275	2,375	2,400	2,850	DR
	2	10	9	1,000	1,000	1,475	1,500	1,875	3,125
			16	1,775	2,175	3,525	3,550	4,125	DR
			18	2,075	2,500	3,950	3,975	DR	DR
	2	12	9	1,150	1,500	2,650	2,675	3,175	DR
			16	2,875	3,375	DR	DR	DR	DR
			18	3,425	3,975	DR	DR	DR	DR
	4	12	9	2,275	2,750	DR	DR	DR	DR
			12	3,225	3,775	DR	DR	DR	DR
2 × 6 Stud Grade	2	12	9	1,000	1,000	1,700	1,700	2,025	3,050
			16	1,825	2,150	3,225	3,225	3,675	DR
			18	2,200	2,550	3,725	3,750	DR	DR
	4	12	9	1,450	1,750	2,700	2,725	3,125	DR
			16	2,050	2,400	DR	DR	DR	DR
			18	3,350	3,800	DR	DR	DR	DR

For SI: 1 foot = 304.8 mm, 1 pound = 4.45 N, 1 mile per hour = 0.447 m/s.
DR = Design Required.
a. Straps shall be installed in accordance with manufacturer's recommendations.


POST CAP

POST STAND OFF

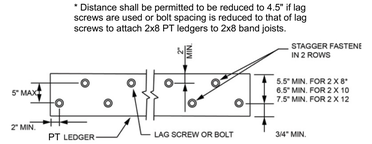
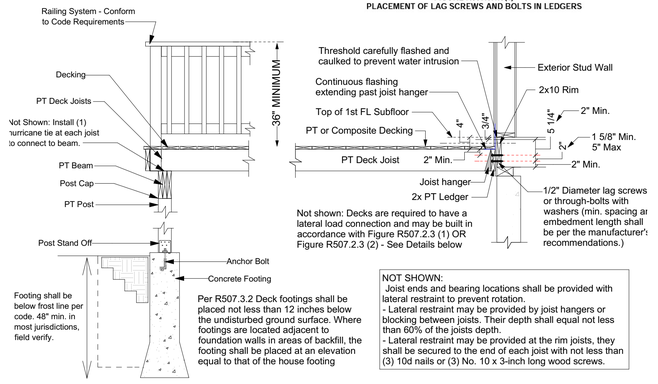


FIGURE R507.9.1.3(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

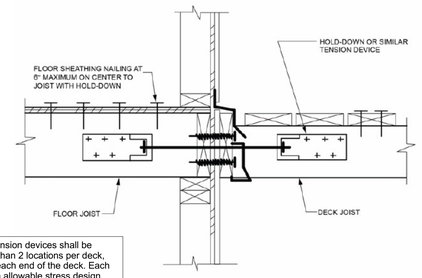


Per R507.3.2 Deck footings shall be placed not less than 12 inches below the undisturbed ground surface. Where footings are located adjacent to foundation walls in areas of backfill, the footing shall be placed at an elevation equal to that of the house footing

NOT SHOWN:
Joist ends and bearing locations shall be provided with lateral restraint to prevent rotation.
- Lateral restraint may be provided by joist hangers or blocking between joists. Their depth shall equal not less than 60% of the joists depth.
- Lateral restraint may be provided at the rim joists, they shall be secured to the end of each joist with not less than (3) 10d nails or (3) No. 10 x 3-inch long wood screws.

Deck Ledger Attachment Detail for Step Down

Scale: 1/2" = 1'-0"



NOTE: hold down tension devices shall be installed in not less than 2 locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 lbs.

FIGURE R507.9.2(1)
DECK ATTACHMENT FOR LATERAL LOADS

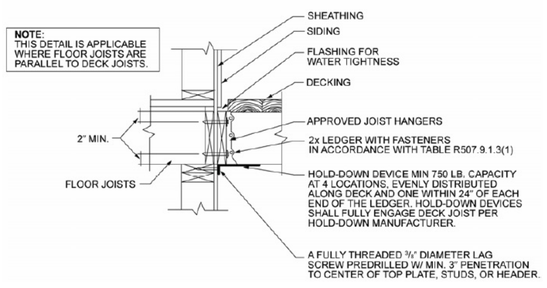


FIGURE R507.9.2(2)
DECK ATTACHMENT FOR LATERAL LOADS

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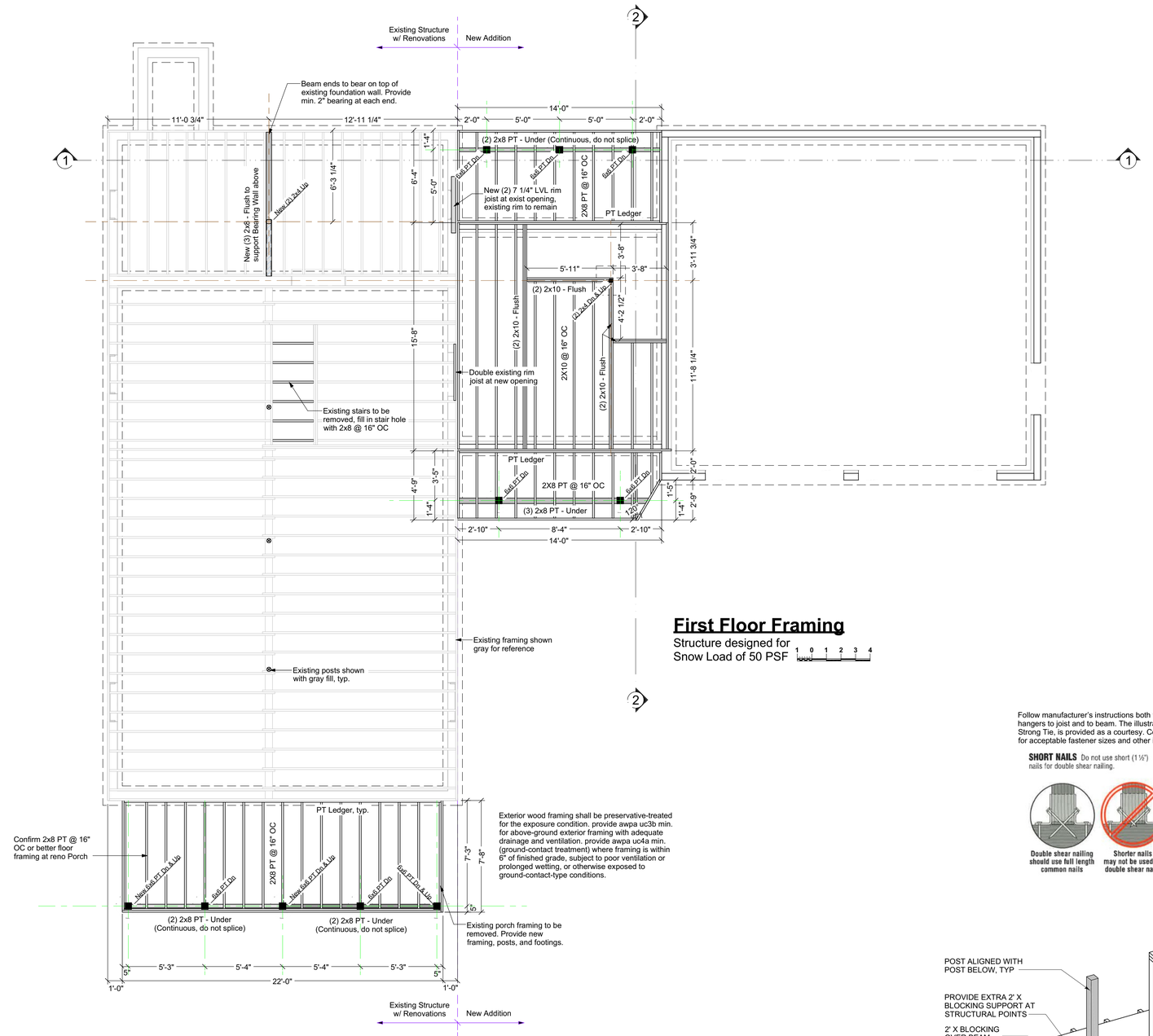
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Wood Framing Notes:

1. All structural wood shall be identified by a grade mark or certificate of inspection by a recognized inspection agency.
2. Structural wood shall be Spruce-Pine-Fir (SPF) #2 or better.
3. When used, LVL or PSL indicate Laminated Veneer Lumber or Parallel Strand Lumber, respectively. Products used shall equal or exceed the strength properties for the size indicated as manufactured by TrusJoist.
4. When used, TJI indicates wood I-joists as manufactured by TrusJoist. Products of alternate manufacturers may be substituted provided they meet or exceed the strength properties for the member specified.
5. All floor joists shall have bridging installed at mid-span or at 8'-0" oc maximum.
6. For *performance* reasons, Artform suggests sub-floor be glued and screwed. Alternate fastening options include 8d common nails or Deformed 2 3/8" × 0.113" × 0.266" head. All fastening options to be spaced 6" on edges and 12" on intermediate supports.
7. Per code R502.6.1 Floor joists splicing over bearing walls allowed, shall lap a min 3" over walls and shall be nailed together with a minimum of (3) 10d face nails. Also permitted is a wood or metal splice with strength equal to or greater than that provided by the nailed lap.
8. Per code R802.5.2.1 Ends of ceiling joists shall be lapped not less than 3 inches (76 mm) or butted over bearing partitions or beams and toenailed to the bearing member. Where ceiling joists are used to provide resistance to rafter thrust, lapped joists shall be nailed together in accordance with Table R802.5.2 and butted joists shall be tied together in a manner to resist such thrust. Joists that do not resist thrust shall be permitted to be nailed in accordance with Table R602.3(1). Wood structural panel roof sheathing, in accordance with Table R503.2.1.1(1), shall not cantilever more than 9 inches (229 mm) beyond the gable endwall unless supported by gable overhang framing.
9. Provide blocking in the floor at all structural points including over bearing walls and beams where joists are spliced. Blocking at structural posts may be 2x's or solid, but must have grain of wood vertical.
10. All wood permanently exposed to the weather, in contact with concrete or in contact with the ground shall meet code requirements for wood in these environments.
11. Deck ledgers shall be securely attached to the structure and/ or independently supported. Deck lateral load connection required see IRC 2021 Section R507.8
12. Wherever beams are noted as Flush framed, install joist hangers at all joists, sized appropriately for the members being connected.
13. Support the lower end of roof beams via minimum 2" horizontal bearing on a post, ledger or via an appropriately sized and configured hanger.
14. The ends of each joist, beam or girder shall have not less than 1.5" of bearing on wood or metal and not less then 3" on masonry or concrete except where supported on a 1" x 4" ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
15. Hangers, post caps, post bases, ties and other connectors shall be manufactured by Simpson Strong Tie. Selection shall be designed to carry the loading on these framing plans and connect the total width of the members shown, and shall be installed per manufacturer's instructions. Contact Art Form if additional information is needed.

Prefabricated Wood Trusses

1. Where trusses are indicated on the drawings, truss design shall be provided by truss manufacturer.
2. Trusses shall be designed in accordance with applicable provisions of the latest edition of the National Design Specifications for Wood Construction (NDS), American Forest and Paper Association (APA), and Design Specifications for Metal Plate Connected Wood Trusses (ANSI/TPI 1), Truss Plate Institute (TPI) and code of jurisdiction.
3. Manufacturer shall furnish design drawings bearing seal and registration number of a structural engineer licensed in the state where project will be built.



First Floor Framing

Structure designed for Snow Load of 50 PSF

1 0 1 2 3 4

Notes about beam & joist sizing

1. Our beams sizes often differ from prescriptive code, because our designs are rarely the old style box colonial or cape with a center bearing wall upon which prescriptive code is based. We size our beams via calculations for this specific design, which may carry those loads separately via second floor beams and/or roof transfer beams. Beam or joist sizes, types and/or spacing may not be reduced or alternates substituted without our express permission.
2. Walls intended to be bearing are labeled as such. This information is provided to aid code officer in understanding the framing. It does not indicate permission to add loads to those walls, or any other walls.
3. Framing is sized for normal residential conditions. Contact Artform if additional loads are anticipated, including but not limited to waterbeds, large fish tanks, indoor hot tubs, multiple framed soffits or coffers.
4. In states where the designer is a licensed architect, (NH, MA, ME, & CT as of the date of issue) we are happy to stamp our drawings at no additional charge. In other states we are happy to provide calculations. Administration fees apply with provision of calculations. Code officer is encouraged to call with any questions about our methodology.

Fastening for Built-up Beams:

Unless otherwise noted, connect multiple 1 3/4" ply beams as follows:

NOTE: Not all of the built-up beams in the following list are shown in this plan. A complete list is provided due to the frequency of requested changes and substitutions. Any substitutions must be reviewed and approved by Art Form Architecture.

2-Ply LVL

(2) 5 1/2" LVL - 9 1/4" LVL
- (2) Rows of 3 3/8" TrussLOK @ 24" OC (Installed on one side) OR
- (2) Rows of 3 1/2" FlatLOK @ 24" OC (Installed on one side) OR
- (2) Rows SDS 1/4" x 3 1/2" @ 24" OC (Installed on one side)

(2) 11 1/4" LVL - 16" LVL
- (2) Rows of 3 3/8" TrussLOK @ 19.2" OC (Installed on one side) OR
- (2) Rows of 3 1/2" FlatLOK @ 19.2" OC (Installed on one side) OR
- (2) Rows SDS 1/4" x 3 1/2" @ 19.2" OC (Installed on one side)

(2) 18" LVL - 24" LVL
- (3) Rows of 3 3/8" TrussLOK @ 16" OC (Installed on one side) OR
- (3) Rows of 3 1/2" FlatLOK @ 16" OC (Installed on one side) OR
- (3) Rows of SDS 1/4" x 3 1/2" @ 16" OC (Installed on one side)

3-Ply LVL

(3) 5 1/2" LVL - 9 1/4" LVL
- (2) Rows of 3 3/8" TrussLOK @ 24" OC (Installed on BOTH sides) OR
- (2) Rows of 3 1/2" FlatLOK @ 24" OC (Installed on BOTH sides) OR
- (2) Rows SDS 1/4" x 3 1/2" @ 24" OC (Installed on BOTH sides)

(3) 11 1/4" LVL - 16" LVL
- (2) Rows of 3 3/8" TrussLOK @ 19.2" OC (Installed on BOTH sides) OR
- (2) Rows of 3 1/2" FlatLOK @ 19.2" OC (Installed on BOTH sides) OR
- (2) Rows SDS 1/4" x 3 1/2" @ 19.2" OC (Installed on BOTH sides)

(3) 18" LVL - 24" LVL
- (3) Rows of 3 3/8" TrussLOK @ 16" OC (Installed on BOTH sides) OR
- (3) Rows of 3 1/2" FlatLOK @ 16" OC (Installed on BOTH sides) OR
- (3) Rows SDS 1/4" x 3 1/2" @ 16" OC (Installed on BOTH sides)

4-Ply LVL

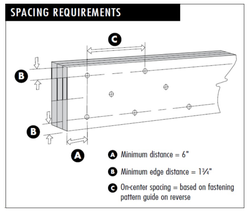
(4) 5 1/2" LVL - 9 1/4" LVL
- (2) Rows of 5" TrussLOK @ 24" OC (Installed on BOTH sides) OR
- (2) Rows of 5" FlatLOK @ 24" OC (Installed on BOTH sides) OR
- (2) Rows SDS 1/4" x 5" @ 24" OC (Installed on BOTH sides)

(4) 11 1/4" LVL - 16" LVL
- (2) Rows of 5" TrussLOK @ 19.2" OC (Installed on BOTH sides) OR
- (2) Rows of 5" FlatLOK @ 19.2" OC (Installed on BOTH sides) OR
- (2) Rows SDS 1/4" x 5" @ 19.2" OC (Installed on BOTH sides)

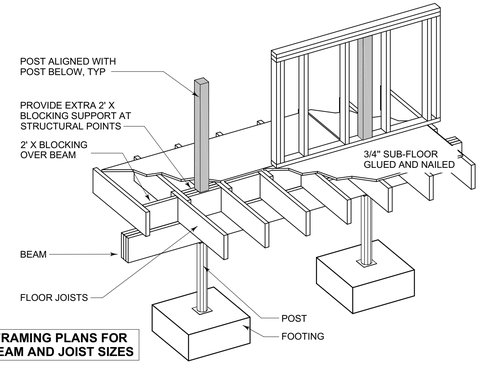
(4) 18" LVL - 24" LVL
- (3) Rows of 5" TrussLOK @ 16" OC (Installed on BOTH sides) OR
- (3) Rows of 5" FlatLOK @ 16" OC (Installed on BOTH sides) OR
- (3) Rows SDS 1/4 x 5 @ 16" OC (Installed on BOTH sides)

NOTES:

1. For 5-Ply Beams see details provided separately.
2. We specify LVL beams as built up members to allow framers to use existing stock. You may substitute single piece LVLs of equivalent overall size for built-up members, unless otherwise noted. Built-up members MAY NOT replace single piece LVLs where specified.
3. Where a beam of 1 3/4" or less in width is specified as framed under, either brace at 48" or double member for lateral stability.



Follow manufacturer's instructions both for installation of joist hangers to joist and to beam. The illustration below, by Simpson Strong Tie, is provided as a courtesy. Consult their full manual for acceptable fastener sizes and other important instructions.



SEE FRAMING PLANS FOR ALL BEAM AND JOIST SIZES

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AFHP Design # Add-Reno
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Add-Reno: Biba Residence
27 Thaxter Rd
Portsmouth, NH

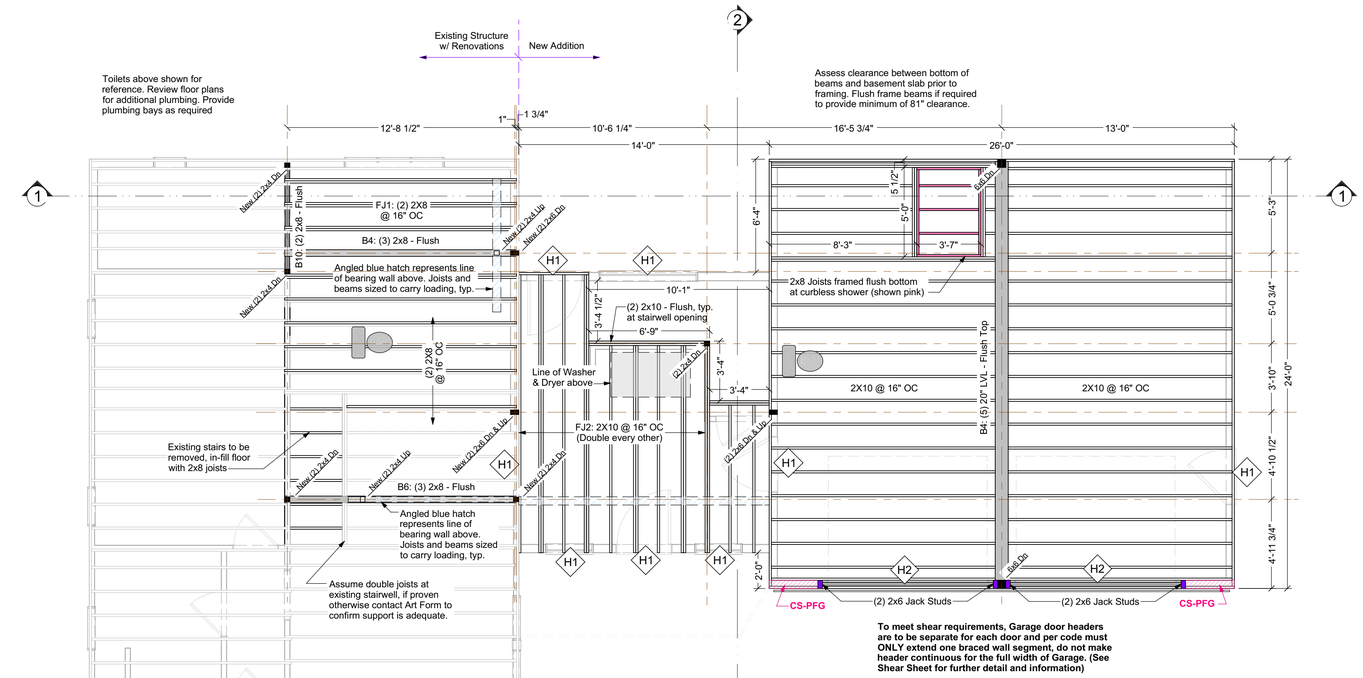
7

1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 9/29/2026

Issued for: Construction

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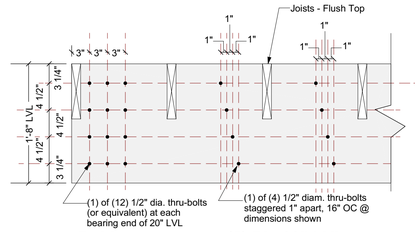
9/29/2026 4:11:01 PM
Tim & Carolyn Biba
//AFDiskstation/AFA Staff Access/- Home Designs/WIP - Add-Reno/Biba - 27 Thaxter Rd Portsmouth Add-Reno/CD Add-Reno - Biba Residence - 27 Thaxter Rd.layout



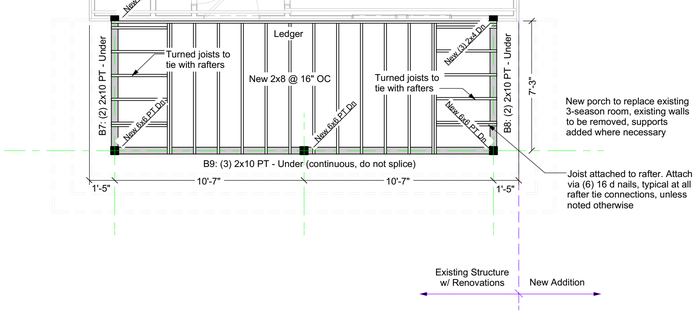
To meet shear requirements, Garage door headers are to be separate for each door and per code must ONLY extend one braced wall segment, do not make header continuous for the full width of Garage. (See Shear Sheet for further detail and information)

Second Floor Framing

Structure designed for Snow Load of 50 PSF



Bolting pattern on (5) Ply 20" LVL

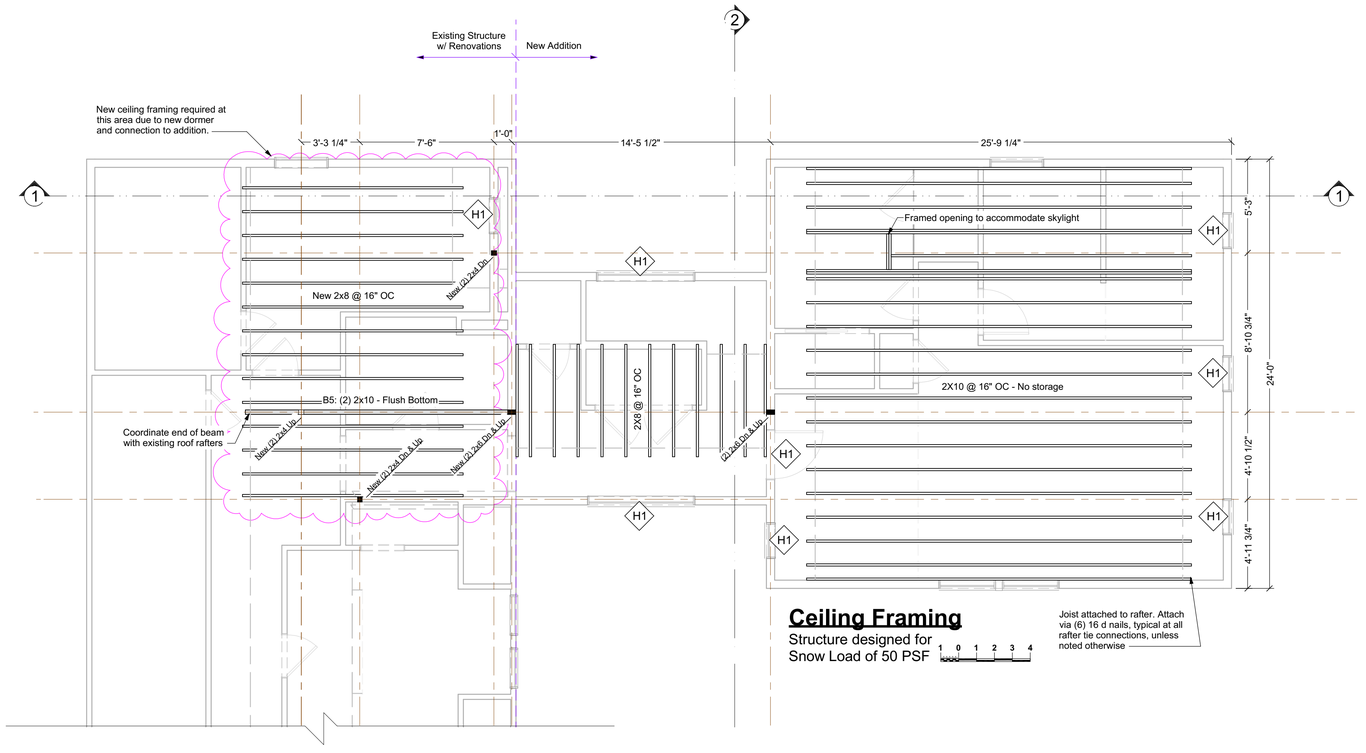


New porch to replace existing 3-season room, existing walls to be removed, supports added where necessary

Joist attached to rafter. Attach via (6) 16 d nails, typical at all rafter tie connections, unless noted otherwise

Header Schedule			
Number	Header Size	No. of Jack Studs (each side)	No. of King Studs (each side)
H1	(2) 2x8	2	1
H2	(2) 2x12	2	2

See Framing Plans for further information.



Ceiling Framing

Structure designed for Snow Load of 50 PSF

Joist attached to rafter. Attach via (6) 16 d nails, typical at all rafter tie connections, unless noted otherwise

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Portsmouth, NH

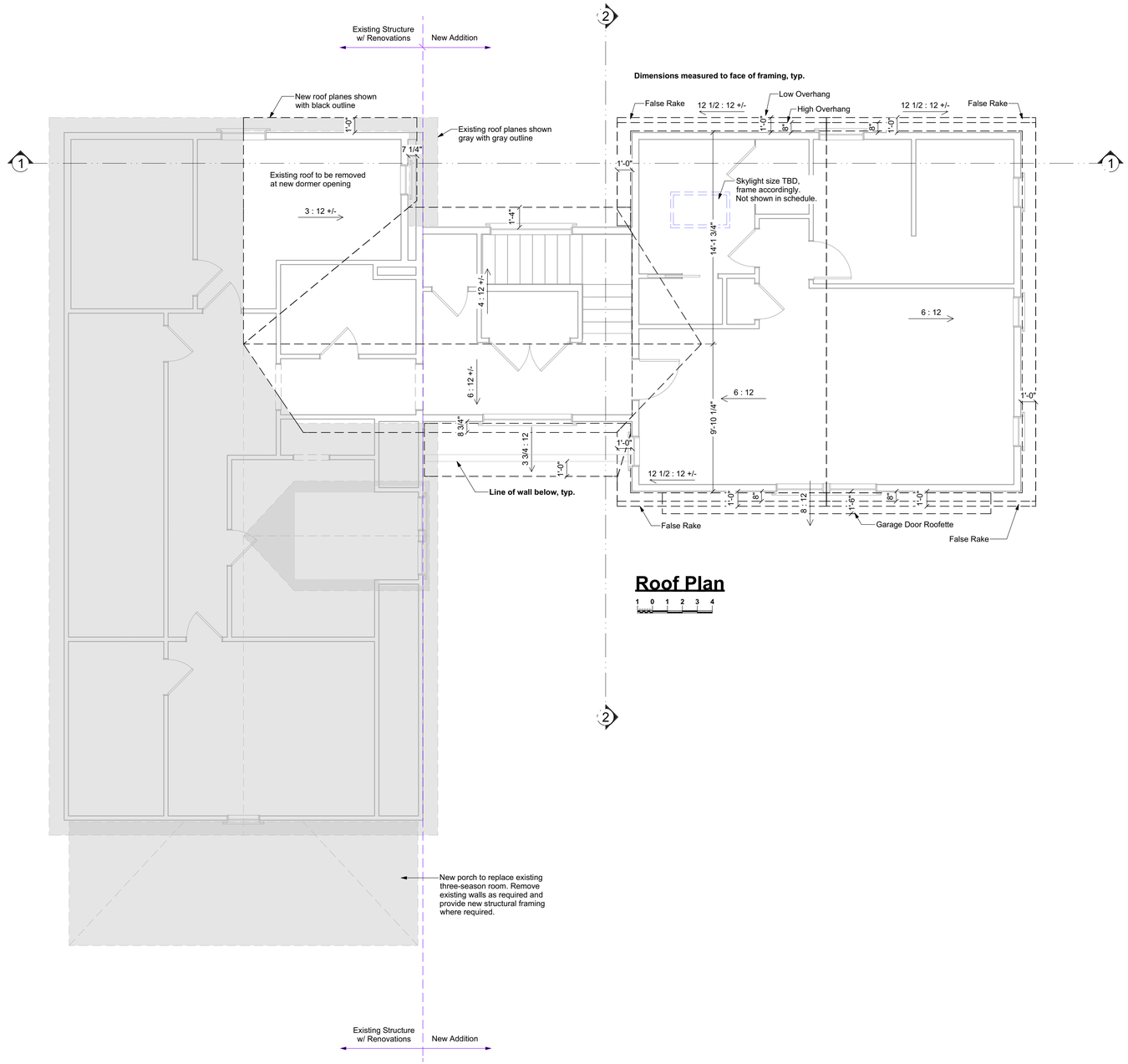
8

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9/29/2026 4:11:02 PM
Tim & Carolyn Biba
//AFDiskstation/AFA Staff/Access/- Home Designs/WIP - Add-Reno/Biba - 27 Thaxter Rd Portsmouth Add-Reno/CD Add-Reno - Biba Residence - 27 Thaxter Rd.layout

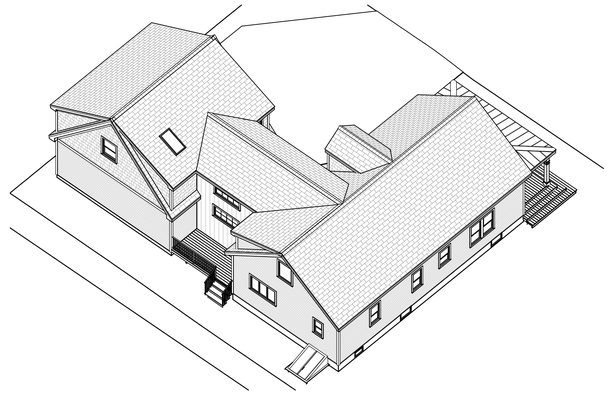


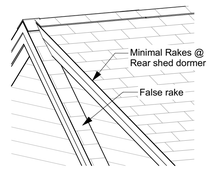
Roof Plan

1 0 1 2 3 4



3D Roof Overviews





Alternate:
12" False Rake and a 6" Shed Dormer Rake

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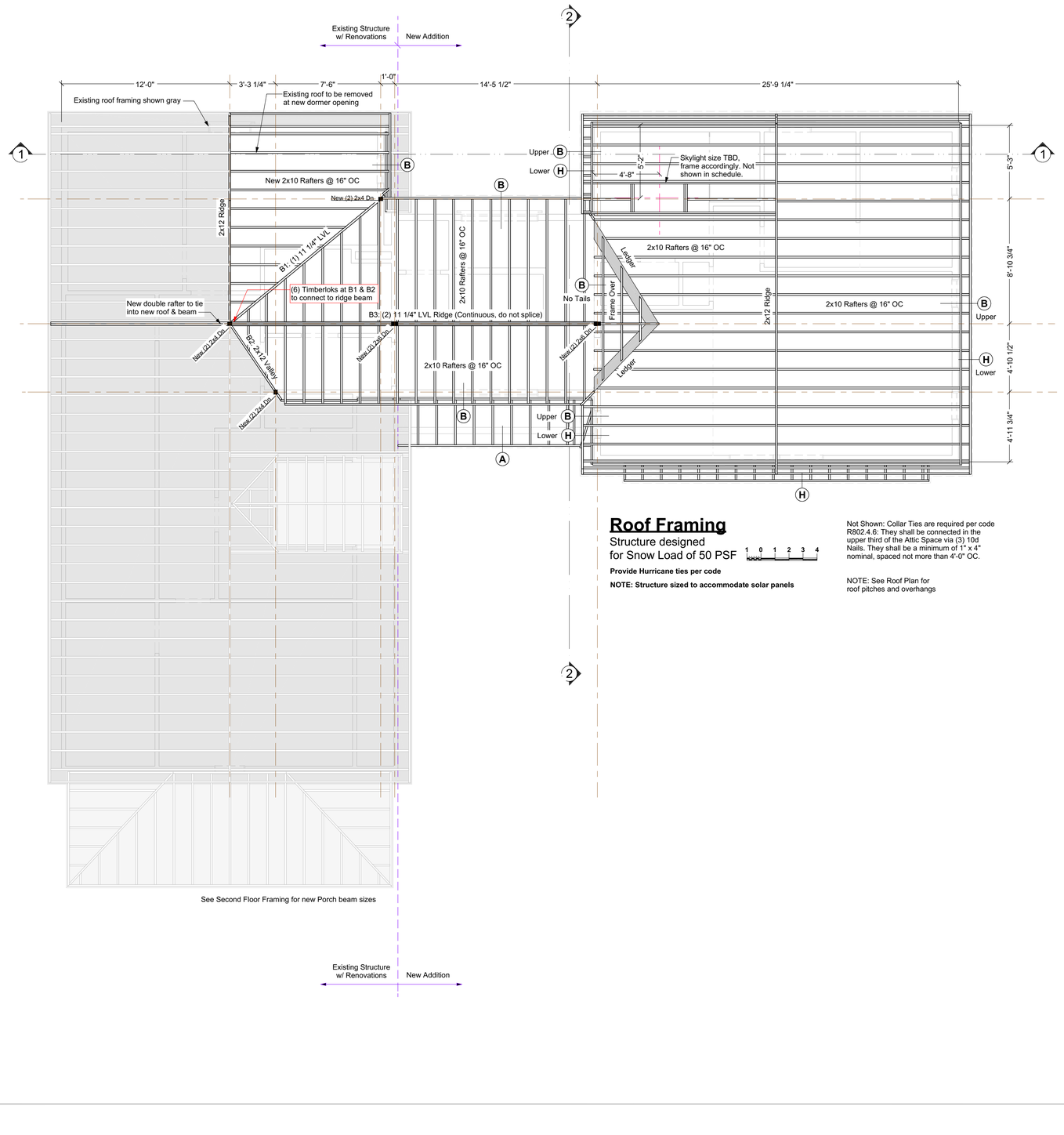
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27 Thaxter Rd
Portsmouth, NH

9

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Roof Framing

Structure designed
for Snow Load of 50 PSF

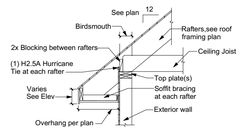
1 0 1 2 3 4

Provide Hurricane ties per code

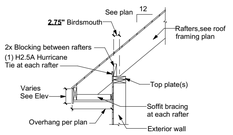
NOTE: Structure sized to accommodate solar panels

Not Shown: Collar Ties are required per code R802.4.6: They shall be connected in the upper third of the Attic Space via (3) 10d Nails. They shall be a minimum of 1" x 4" nominal, spaced not more than 4'-0" OC.

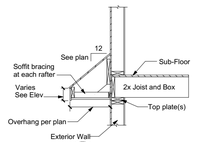
NOTE: See Roof Plan for roof pitches and overhangs



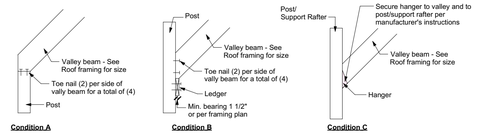
A Typical at each rafter of roof edge denoted by callout
Not to scale



B Typical at each rafter of roof edge denoted by callout
Not to scale



H Typical at full return
Not to scale



Valley Beam Attachment Options

NOTE: Supporting valley beams on face of vertical post via toe nailing alone is not allowed

Changed 12/15/21

Alternate Sheathing

"Zip" Structural Roof Sheathing as follows shall be an allowed alternate:

Follow manufacturer's instructions for edge support and taping



7/16" Sheathing, 4' × 8'

PS-2 SPAN RATING 24/16 STRUCTURAL 1

Stamped 24/16

Up to Snow Load 128 psf
16" oc rafters or trusses only
Allowed but not recommended

NOT allowed at 24" member spacing



1/2" Sheathing, 4' × 8'

PS-2 SPAN RATING 32/16 STRUCTURAL 1

Stamped 32/16

Up to Snow Load 188 psf
16" oc rafters or trusses
Allowed

Up to Snow Load 50 psf
24" oc rafters or trusses
Allowed but not recommended.



5/8" Sheathing, 4' × 8'

PS-2 SPAN RATING 40/20 STRUCTURAL 1

Stamped 40/20

All Roofs
5/8" meets prescriptive code
Allowed for all
Recommended for 24" truss spacing

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Portsmouth, NH

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PDF created on: 9/29/2026

Issued for:
Construction

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Property Information

Property ID	0166-0039-0000
Location	27 THAXTER RD
Owner	KUSSMAUL CAROLYN J REV TST OF 2021

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/15/2026

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Property Location 27 THAXTER RD | Map ID 0166/ 0039/ 0000/ / | Bldg Name | State Use 1010
Vision ID 35172 | Account # 35172 | Bldg # 1 | Sec # 1 of 2 | Card # 1 of 2 | Print Date 11/11/2025 12:03:56 P

CURRENT OWNER

KUSSMAUL CAROLYN J REV TST OF
KUSSMAUL CAROLYN J TRUSTEE
27 THAXTER RD

PORTSMOUTH NH 03801

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	0 All Public	1 Paved	
		8 2+ Off-St PKG	

SUPPLEMENTAL DATA

Alt Prcl ID	0166-0039-0000-0000	CONDO C	
OLDACTN	60690	INLAW Y/	
PHOTO		LOT SPLIT	
WARD		2015 Reva	JM
PREC.		Ex/Cr Appli	
1/2 HSE			
GIS ID	35172	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraisec	Assessed
RESIDNTL	1010	357,100	357,100
RES LAND	1010	578,400	578,400
RESIDNTL	1010	11,200	11,200
	Total	946,700	946,700

2229

PORTSMOUTH, NH

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KUSSMAUL CAROLYN J REV TST OF 2021	6274	217	05-03-2021	Q	I	830,000	00
CALLIHAN CHAD	5926	0768	06-29-2018	Q	I	665,000	00
TONG KIETH L	4918	0090	05-19-2008	Q	I	350,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1010	357,100	2024	1010	353,400	2023	1010	229,200
	1010	578,400		1010	578,400		1010	369,300
	1010	11,200		1010	11,200		1010	6,600
	Total	946,700		Total	943,000		Total	605,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
104				

NOTES

RESTORATION OF INVOL MERGED LOTS DENIED
BY COUNCIL 4/20/2020
02/12 SOME ORIGINAL BUILT-INS
05/13- CHNG FOP TO CAN; REPL WINDS
3/20-EST NO CHANGES FOR 2020; NCIV
6/25BP: INST HP SYSTEM

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	357,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	11,200
Appraised Land Value (Bldg)	578,400
Special Land Value	0
Total Appraised Parcel Value	946,700
Valuation Method	C
Total Appraised Parcel Value	946,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
MECH-24-3	06-04-2024			19,916	06-30-2025	100		Install ground mounted Mitsubi
ER-24-300	06-04-2024	EL	Electric	2,288	06-30-2025	100		25amp circuit, disconnect with
RC	10-30-2021	RC			06-09-2022	100		**STOPPED** RESTORE INV
1	10-18-2019	AL		0	06-09-2022	100		**STOPPED** PLANNING DE
11-51	03-21-2011			90,000	11-08-2011	100	06-23-2011	CONSTRUCT 2 ADDITIONS

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
06-30-2025	JW	03	3	50	Building Permit
08-18-2024	SW			FR	Field Review Stat Update
07-29-2024	SMU	08		ER	Exterior Review
06-09-2022	TL			50	Building Permit
03-01-2022	SAS	03	5	SR	Sales Review
03-30-2020	BH	03		50	Building Permit
07-25-2019	LS			AD	Address Change

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Frontage	Depth	Land Units		Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value
1	1010	SINGLE FAM M	SRB			12,580	SF	19.57	1.0000	1	1.00	104	2.350	0	1.0000	45.98	578,400

Total Card Land Units 0 AC | Parcel Total Land Area 0 | Total Land Value 578,400

Property Location 27 THAXTER RD | Map ID 0166/ 0039/ 0000/ / | Bldg Name | State Use 1010
Vision ID 35172 | Account # 35172 | Bldg # 1 | Sec # 1 of 2 | Card # 1 of 2 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	05	Bungalow
Model	01	Residential
Grade:	C+	C+
Stories:	1	
Occupancy	1	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	03	Plastered
Interior Wall 2	05	Drywall/Sheet
Interior Flr 1	12	Hardwood
Interior Flr 2	11	Ceram Clay Til
Heat Fuel	03	Gas
Heat Type:	04	Hot Water
AC Type:	02	Heat Pump
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	1	
Total Half Baths	1	
Total Xtra Fixtrs	1	
Total Rooms:	7	
Bath Style:	1	Avg Quality
Kitchen Style:	1	Avg Quality
Kitchen Gr	B	
WB Fireplaces	0	
Extra Openings	0	
Metal Fireplace	0	
Extra Openings	0	
Bsmt Garage		

CONSTRUCTION DETAIL (CONTINUED)

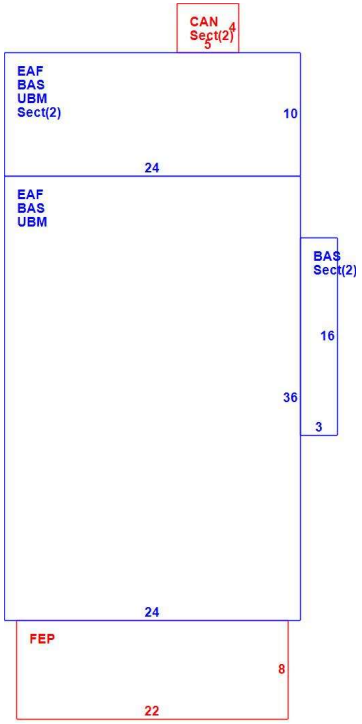
Element	Cd	Description

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100
		0
		0

COST / MARKET VALUATION

Adj. Base Rate	324.51
Building Value New	474,437
Year Built	1929
Effective Year Built	1995
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	71
RCNLD	357,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	GARAGE-AVE	L	400	50.00	1940	A	50	C	1.00	10,000
PAT1	PATIO-AVG	L	288	8.00	2011	A	50	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	247.48	213,822
EAF	Attic Expansion	302	864	302	86.50	74,739
FEP	Porch, Enclosed	0	176	123	172.95	30,440
UBM	Basement, Unfinished	0	864	173	49.55	42,814
	Ttl Gross Liv / Lease Area	1,166	2,768	1,462		361,815



Property Location 27 THAXTER RD | Map ID 0166/ 0039/ 0000/ / | Bldg Name | State Use 1010
Vision ID 35172 | Account # 35172 | Bldg # 1 | Sec # 2 of 2 | Card # 2 of 2 | Print Date 11/11/2025 12:03:57 P

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KUSSMAUL CAROLYN J TRUSTEE
27 THAXTER RD

PORTSMOUTH NH 03801

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		8 2+ Off-St PKG	

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OLDACTN 60690
PHOTO
WARD
PREC.
1/2 HSE
GIS ID 35172

CONDO C
INLAW Y/
LOT SPLIT
2015 Reva JM
Ex/Cr Appli
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07-29-2024	SMU	08		ER	Exterior Review
06-09-2022	TL			50	Building Permit
03-01-2022	SAS	03	5	SR	Sales Review
03-30-2020	BH	03		50	Building Permit
07-25-2019	LS			AD	Address Change

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Frontage	Depth	Land Units		Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value
1	1010	SINGLE FAM M	SRB			12,580	SF	19.57	1.0000	1	1.00	104	2.350	0	1.0000	45.98	578,400

Total Card Land Units 0 AC | Parcel Total Land Area 0 | Total Land Value 578,400

Property Location	27 THAXTER RD		Map ID	0166/ 0039/ 0000/ /	Bldg Name		State Use 1010
Vision ID 35172		Account # 35172		Bldg # 1	Sec # 2 of 2	Card # 2 of 2	Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	05	Bungalow
Model	01	Residential
Grade:	C+	C+
Stories:	1	
Occupancy	1	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	03	Plastered
Interior Wall 2	05	Drywall/Sheet
Interior Flr 1	12	Hardwood
Interior Flr 2	11	Ceram Clay Til
Heat Fuel	03	Gas
Heat Type:	05	Steam
AC Type:	02	Heat Pump
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	1	
Total Half Baths	1	
Total Xtra Fixtrs	1	
Total Rooms:	7	
Bath Style:	1	Avg Quality
Kitchen Style:	1	Avg Quality
Kitchen Gr	B	
WB Fireplaces	0	
Extra Openings	0	
Metal Fireplace	0	
Extra Openings	0	
Bsmt Garage		

CONSTRUCTION DETAIL (CONTINUED)

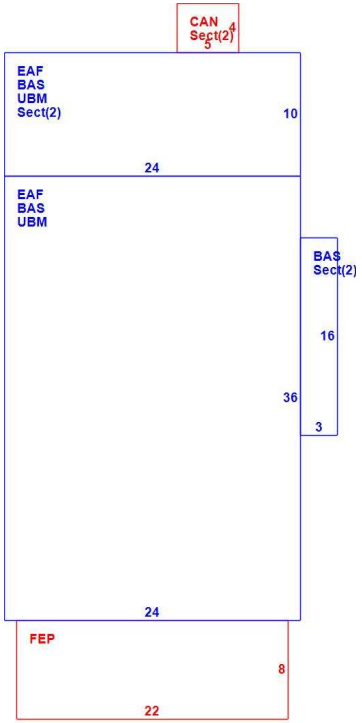
Element	Cd	Description

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100
		0
		0

COST / MARKET VALUATION

Adj. Base Rate	1,118.96
Building Value New	474,437
Year Built	2011
Effective Year Built	2013
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	357,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	288	288	288	265.62	76,499
CAN	Canopy	0	20	4	53.12	1,062
EAF	Attic Expansion	84	240	84	92.97	22,312
UBM	Basement, Unfinished	0	240	48	53.12	12,750
	Ttl Gross Liv / Lease Area	372	788	424		112,623



27 THAXTER RD

Location	27 THAXTER RD	**Mblu**	0166/ 0039/ 0000/ /
Acct#	35172	**Owner**	KUSSMAUL CAROLYN J REV TST OF 2021
PBN		**Total Market Va...**	$946,700
Appraisal	$946,700	**PID**	35172
Building Count	1		

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$368,300	$578,400	$946,700
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$368,300	$578,400	$946,700

Owner of Record

Owner	KUSSMAUL CAROLYN J REV TST OF 2021	Sale Price	$830,000
Co-Owner	KUSSMAUL CAROLYN J TRUSTEE	Certificate	
Address	27 THAXTER RD PORTSMOUTH, NH 03801	Book & Page	6274/217
		Sale Date	05/03/2021
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
KUSSMAUL CAROLYN J REV TST OF 2021	$830,000		6274/217	00	05/03/2021
CALLIHAN CHAD	$665,000		5926/0768	00	06/29/2018
TONG KIETH L	$350,000		4918/0090	00	05/19/2008

Building Information

Building 1 : Section 1

Year Built:	1929
Living Area:	1,166
Replacement Cost:	$361,814
Building Percent Good:	71
Replacement Cost Less Depreciation:	$256,900

Building Attributes	
Field	**Description**
Style:	Bungalow

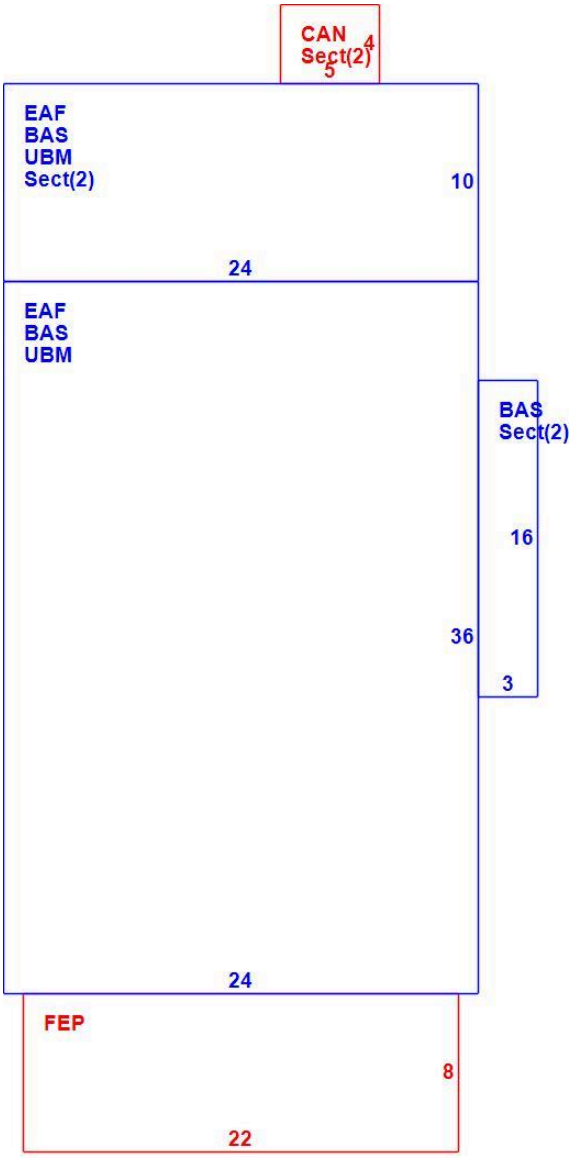
Model	Residential
Grade:	C+
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Heat Pump
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	1
Total Rooms:	7
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	B
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	0
Extra Openings 2	0
Primary Bldg Use	SINGLE FAM MDL-01
Bsmt Garage	

Building Photo



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Building Layout



(ParcelSketch.ashx?pid=35172&bid=35172)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	864	864

EAF	Attic Expansion	864	302
FEP	Porch, Enclosed	176	0
UBM	Basement, Unfinished	864	0
		2,768	1,166

Building 1 : Section 2

Year Built:	2011
Living Area:	372
Replacement Cost:	$112,623
Building Percent Good:	89
Replacement Cost Less Depreciation:	$100,200

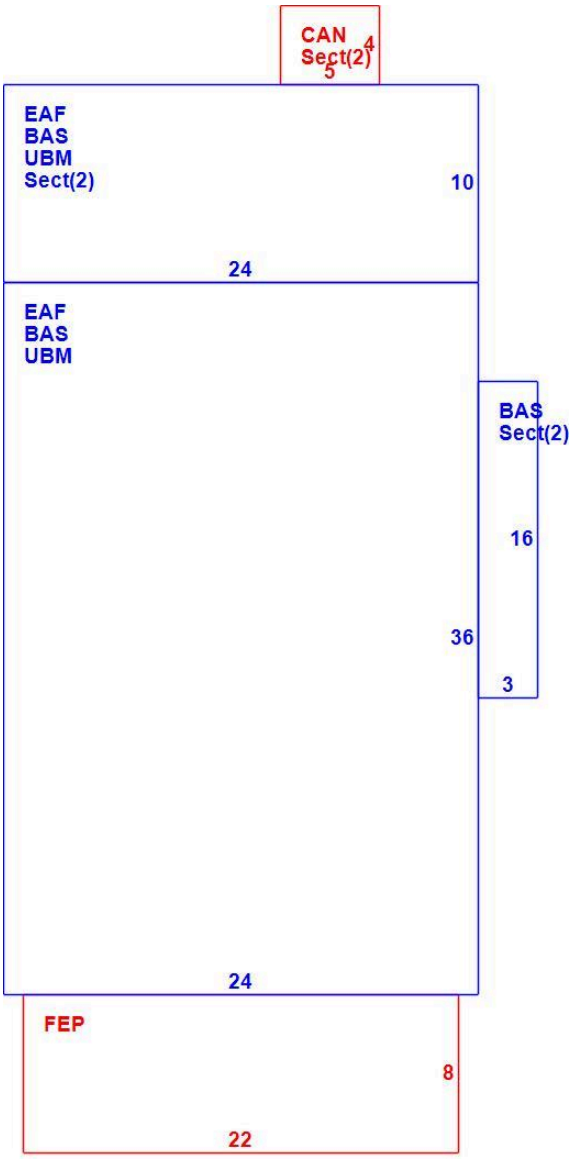
Building Attributes : Section 2 of 2	
Field	**Description**
Style:	Bungalow
Model	Residential
Grade:	C+
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Steam
AC Type:	Heat Pump
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	1
Total Rooms:	7
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	B
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	0
Extra Openings 2	0
Primary Bldg Use	SINGLE FAM MDL-01
Bsmt Garage	

Building Photo



(/photos/PortsmouthNHPhotos//\0048\35172_35172_1_1.

Building Layout



(ParcelSketch.ashx?pid=35172&bid=35172)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	288	288
EAF	Attic Expansion	240	84
CAN	Canopy	20	0
UBM	Basement, Unfinished	240	0
		788	372

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	SRB
Neighborhood	104
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.29
Frontage	
Depth	
Total Market Land	$578,400
Appraised Value	$578,400

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR1	GARAGE-AVE	02	DETACHED	400.00 S.F.	$10,000	1
PAT1	PATIO-AVG			288.00 S.F.	$1,200	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$364,600	$578,400	$943,000
2023	$235,800	$369,300	$605,100
2022	$235,800	$369,300	$605,100

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$364,600	$578,400	$943,000
2023	$235,800	$369,300	$605,100
2022	$235,800	$369,300	$605,100

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Property Information

Property ID	0166-0039-0000
Location	27 THAXTER RD
Owner	KUSSMAUL CAROLYN J REV TST OF 2021

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/15/2026

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

June 30, 2026

City of Portsmouth NH
Inspections Department
1 Junkins Ave
Portsmouth, NH 03801

C/O – Shanti Wolph
Chief Building Inspector

RE: 27 Thaxter Road Building Permit

To Whom it may concern:

This letter is submitted to authorize Dockham Builders Inc. to file any necessary documents and permits on behalf of our property located at 27 Thaxter Road.

Sincerely,

Carolyn and Tim Biba

Timothy Biba

Signature

6/30/26
Date

Timothy Biba

Printed Name

DOCKHAM
BUILDERS

