

lot sq ft: 6099
GENERAL NOTES:
 This Site Plan Is Not A Site Survey. It's Purpose Is For Obtaining
 Variances From The Town Of Portsmouth Zoning Ordinances

EXISTING BUILDING COVERAGE: 1136 SQ. FT. (WITH FRONT ENRTY)
 PROPOSED BUILDING COVERAGE: 1427 SQ. FT. (WITH FRONT ENRTY,DECK/STEPS)
 MAXIMUM BUILDING COVERAGE OF 20% IS 1220 SQUARE FEET
 PROPOSED ADDITIONS IS 207 SQ. FT. OVER. APPROXIMATELY 3.4% OVER

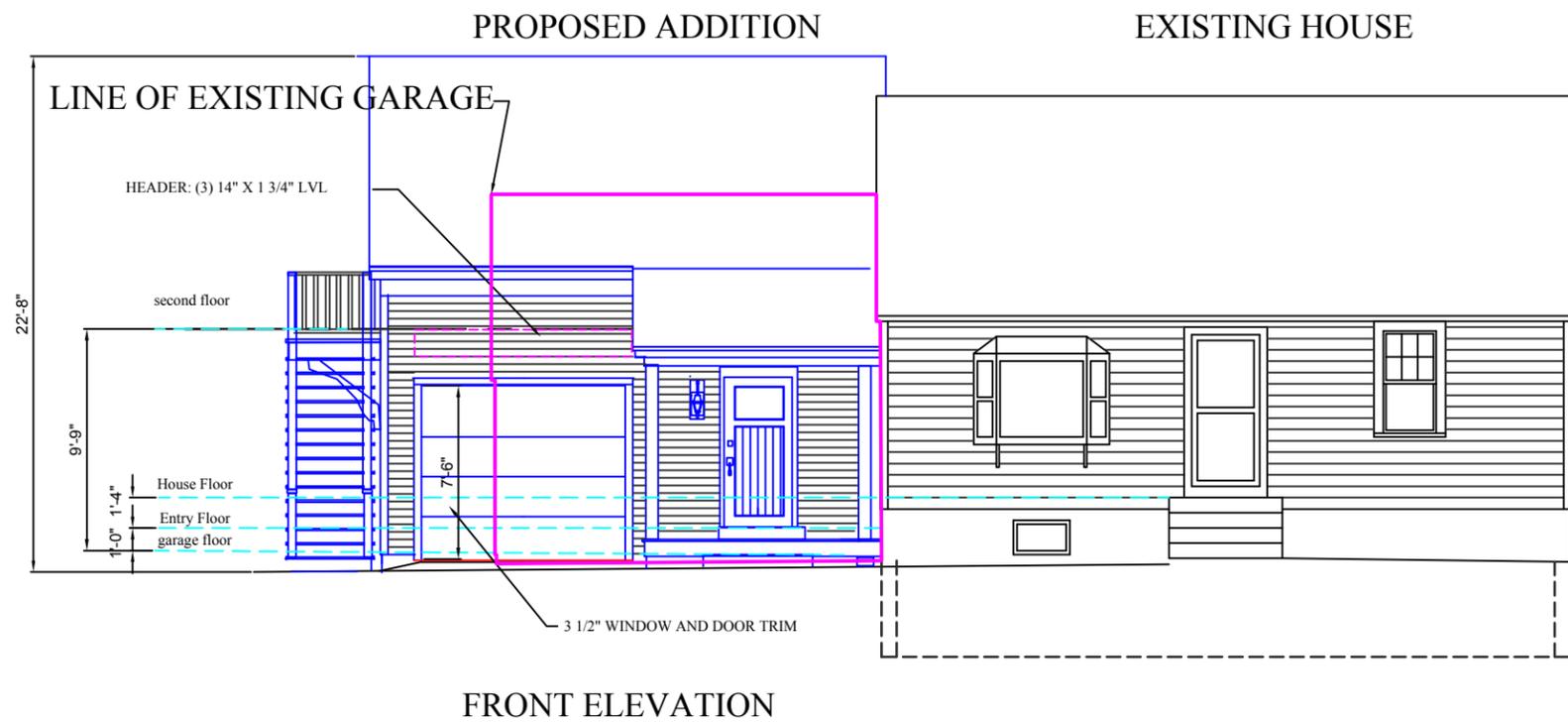
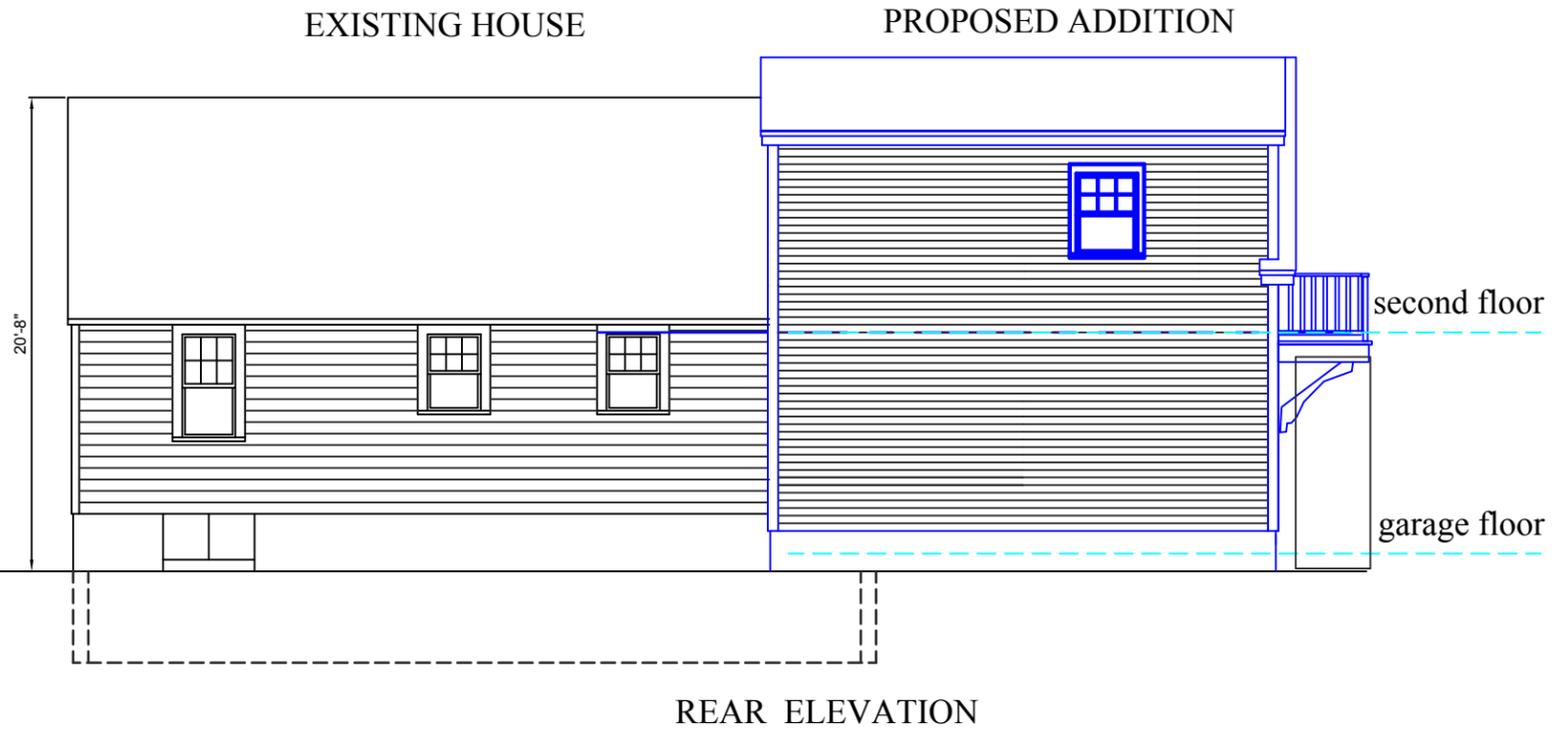
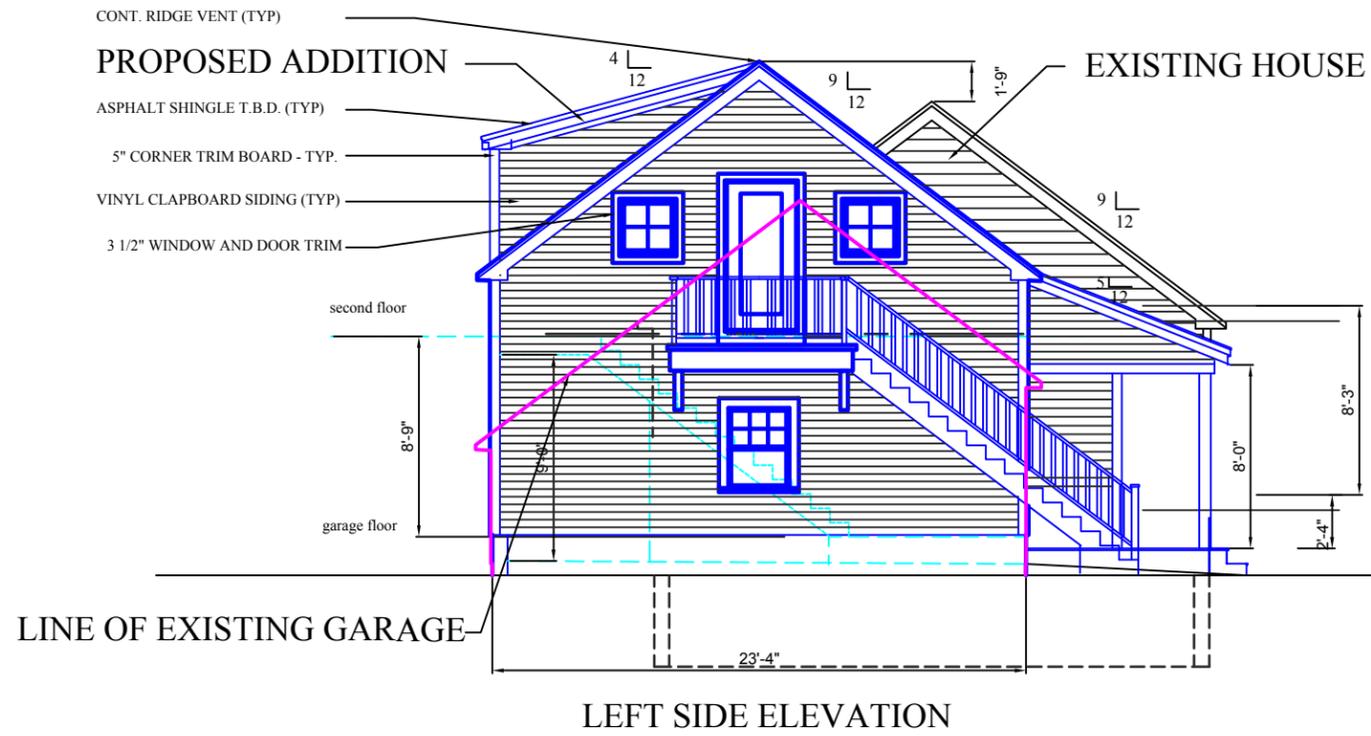
YOUNG RESIDENCE
 346 COLONIAL DRIVE
 PORTSMOUTH, NH.

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

CHARLES HOYT DESIGNS
 Shingle Style Architecture
 803 Ocean Blvd.
 Rye, NH 03870
 (603) 431-5310
 charlesoyt@hoytdesigns@hotmail.com

S1

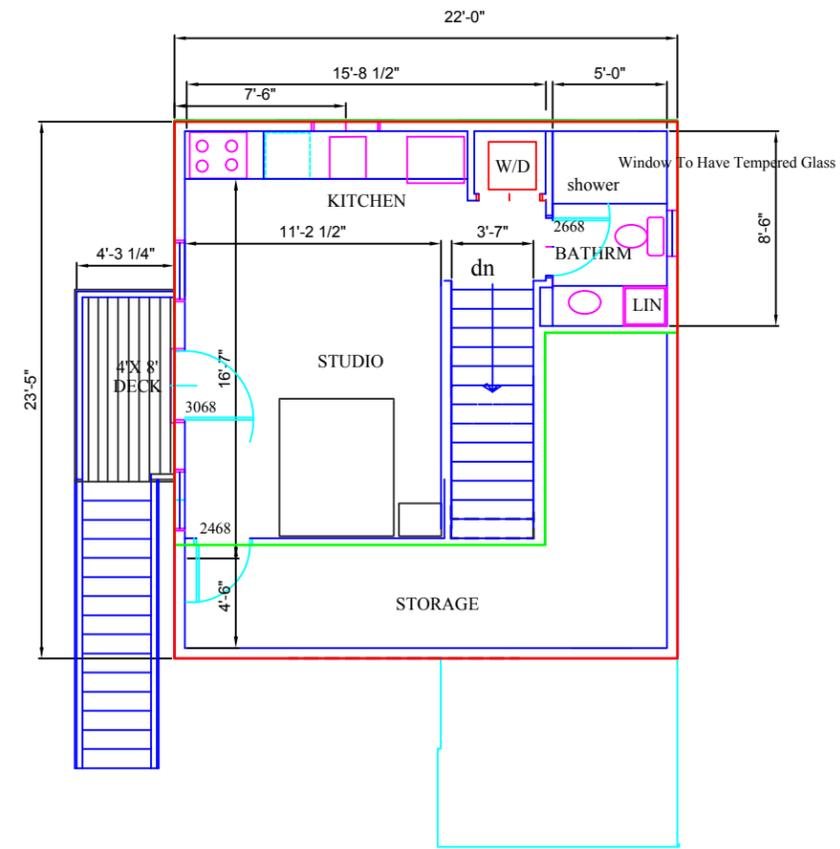
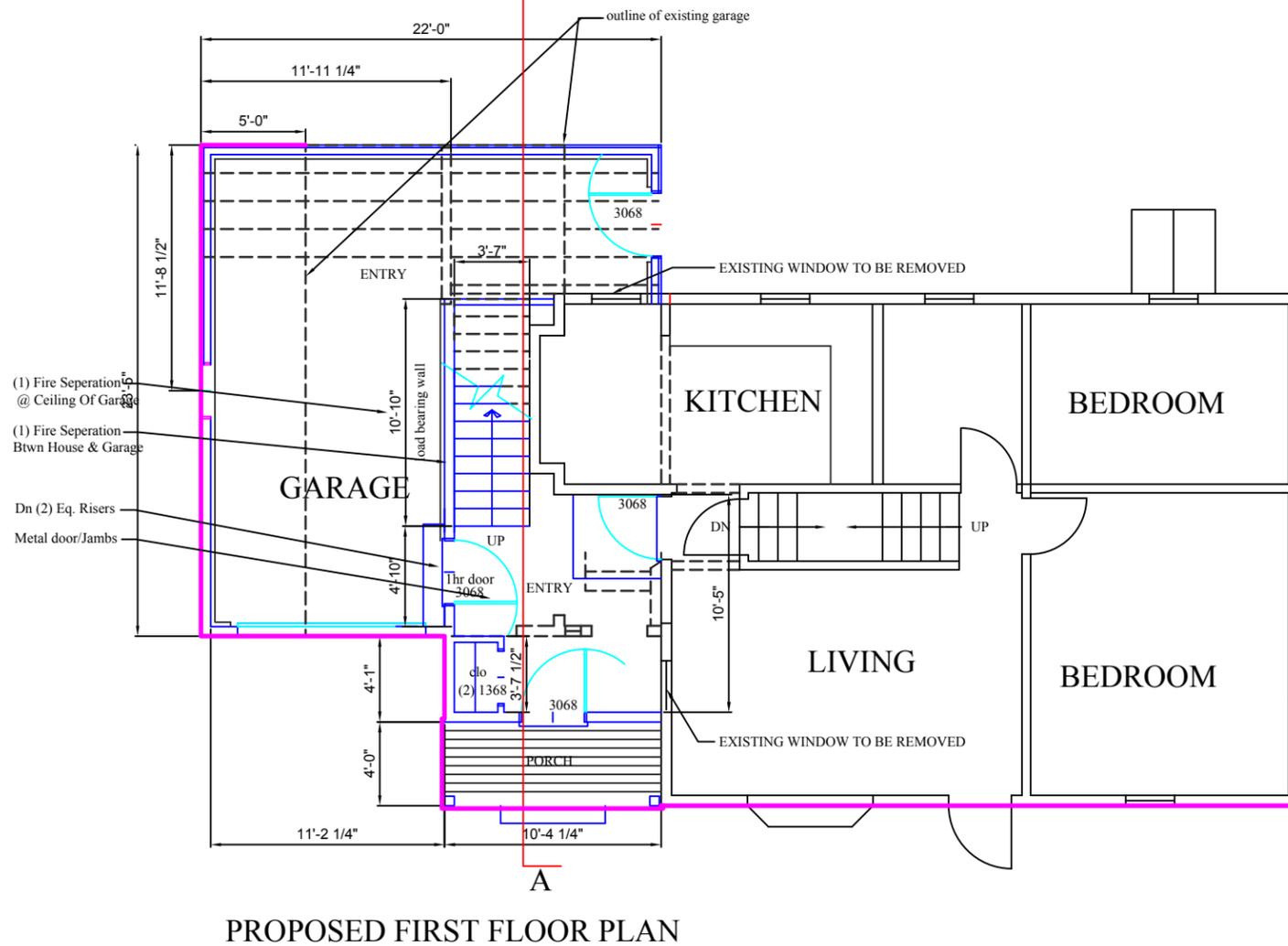
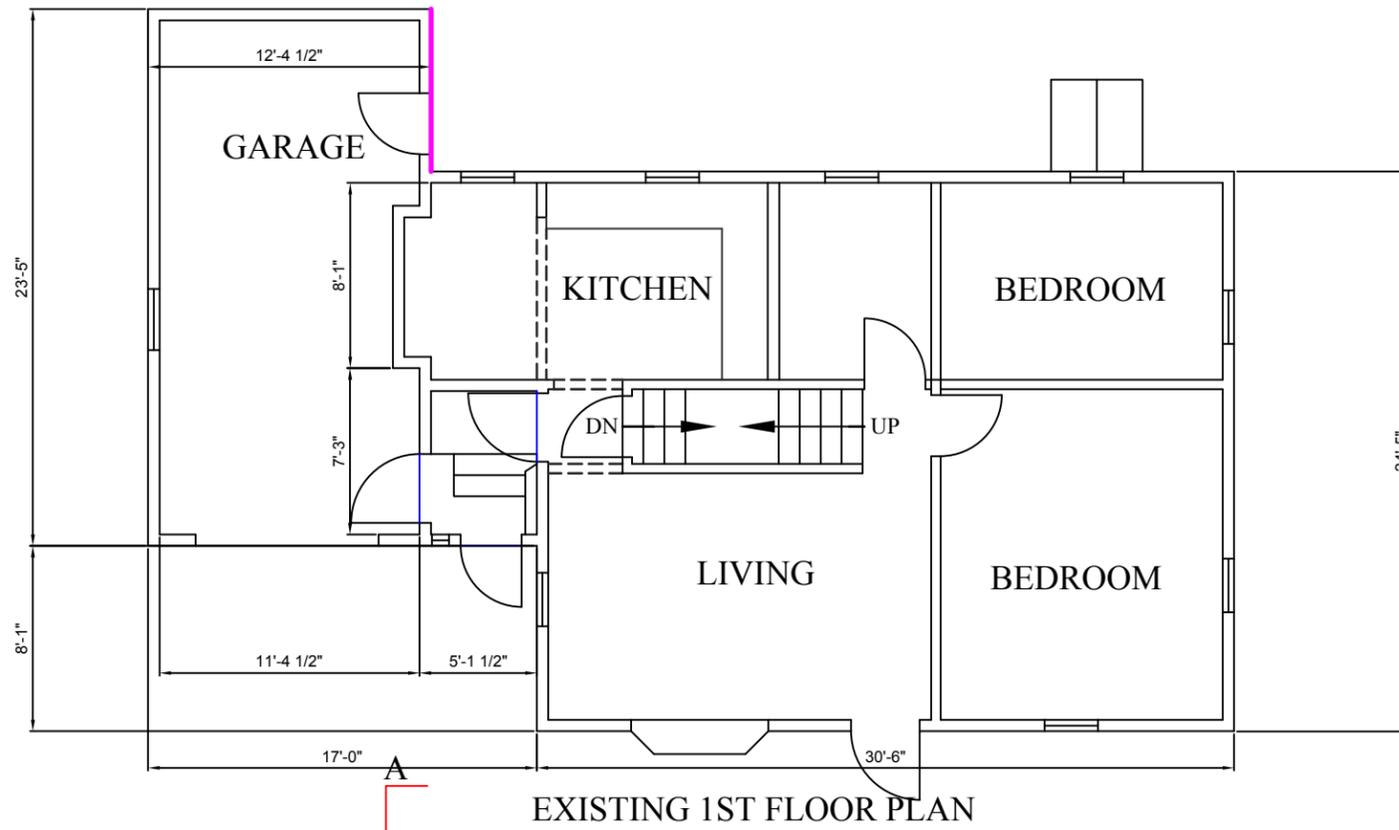
6-19-19



GENERAL NOTES:

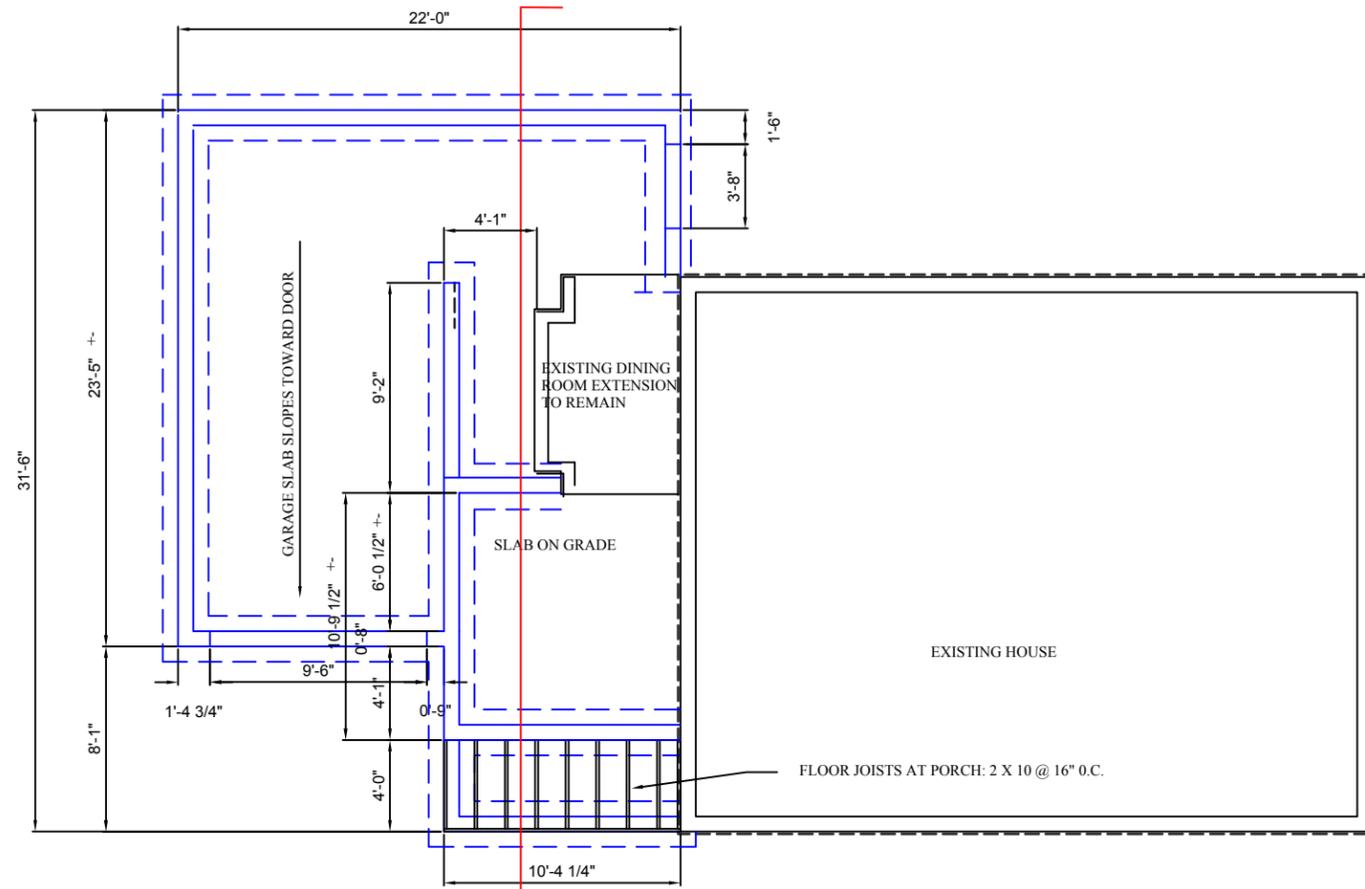
1. All Construction shall Meet Or Exceed The 2009 I.B.C. And Local Building Ordinance's Governing Accessory Dwelling Units
2. As Per Town Ordinance's: All Accessory Dwelling Units Shall Not Exceed 750 Sq. Feet
TOTAL HEATED SQUARE FEET: 353
TOTAL GROSS SQUARE FEET: 515
3. Insulation at Roof, Walls, and Floor to meet code
4. Contractor to verify structural conditions of existing house
5. Provide a (1) hour separation between apartment and existing house, and apartment and Garage.
6. This single family residence is in the SRB zone.

YOUNG RESIDENCE 346 COLONIAL DRIVE PORTSMOUTH, NH.		ELEVATIONS SCALE: 1/8"=1'-0"
CHARLES HOYT DESIGNS <small>Shingle Style Architecture</small> <small>893 Ocean Blvd.</small> <small>Portsmouth, NH 03870</small> <small>(603) 431-5310</small> <small>charleshoytdesigns@hotmail.com</small>		A1
		6-19-19

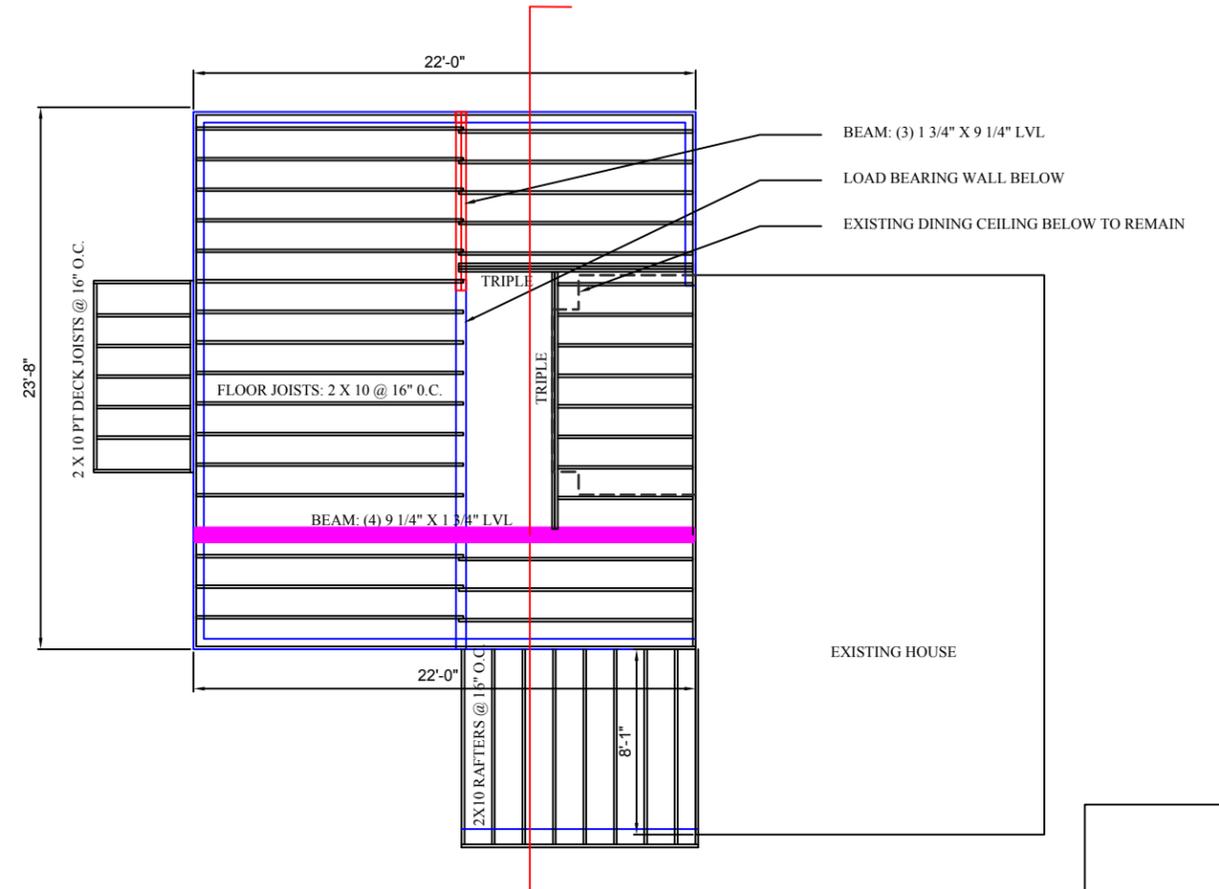


YOUNG RESIDENCE 346 COLONIAL DRIVE PORTSMOUTH, NH.		FLOOR PLANS SCALE: 1/8"=1'-0"
CHARLES HOYT DESIGNS <small>Shingle Style Architecture</small> <small>893 Ocean Blvd.</small> <small>Rye, NH 03870</small> <small>(603) 431-5310</small> <small>charleshoytdesigns@hotmail.com</small>	A2	6-19-19

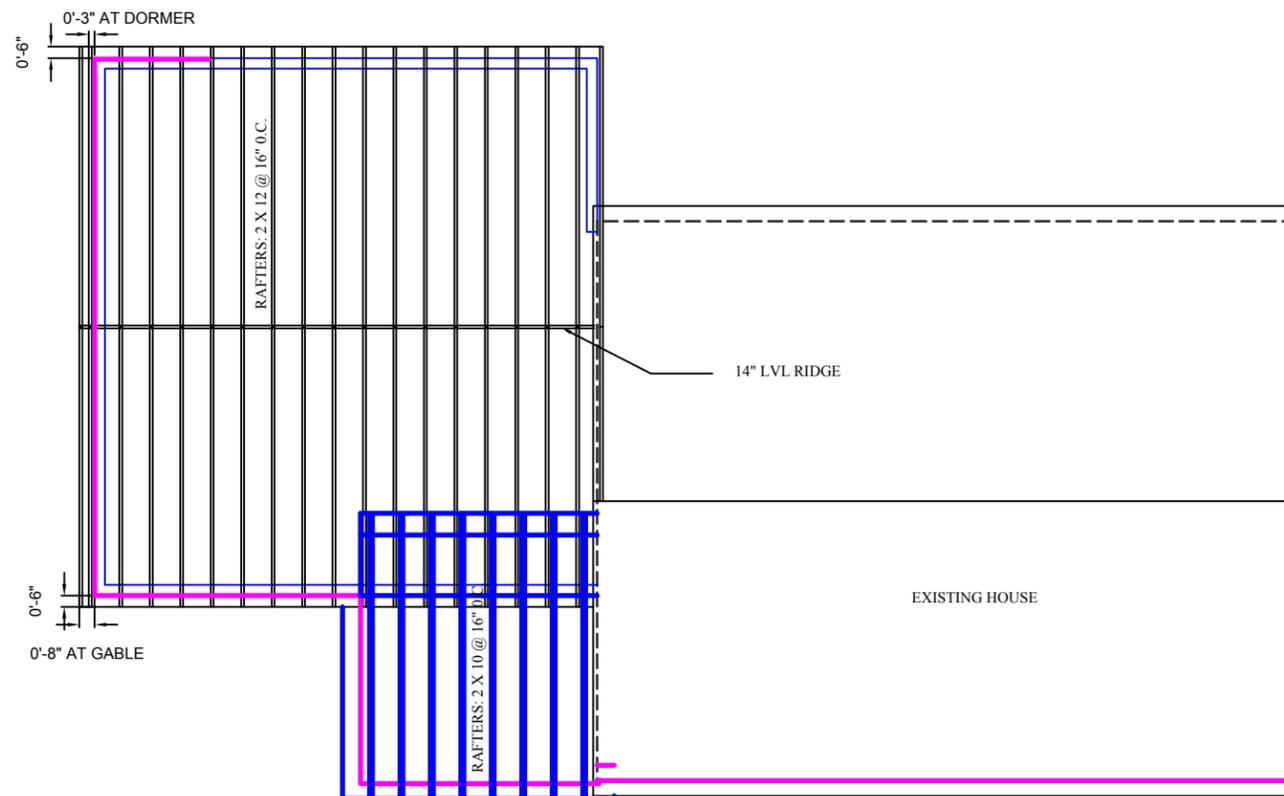
BUILDING PERMIT SET
ZONING/PLANNING SET



FIRST FLOOR FRAMING / FOUNDATION PLAN



SECOND FLOOR FRAMING



ROOF RAVING

NOTES:

1. Soil bearing capacity should be tested and rated for 3000 PSF
2. Concrete mix shall be 3,500 in Garage.
3. Footing should rest on undisturbed soils. If ledge is encountered footing should be pinned to rock w/ 12" long #5 rebar 6" into rock & 6" into footing @ 5' o.c.
4. Footing: 24" wide x 10" thick reinforced w/ 3 rows of #4 rebar continuous, 3" up from bottom.
Pin wall to footing w/ #4 vertical rebar @ 24" O.C.
Up 24" Into Wall (Typ.)
5. Foundation wall (FROST WALL): 8" thick. @ Garage 8" thick @ House. Reinf. w/ #4 Rebar (2) Rows 2" from Top, (2) rows @ Midspan & (2) Row @ Bottom. Run Horiz.
Place Extra #4 Vertical Rebar Below Locations Where Post Sits on Foundation Wall.
6. Garage: 4 Thick Slab Over 10Mil Stego Wrap O/ Compacted Crushed stone, If Clean Fill Used, Compaction to be @12" thick sections.
Reinforced With Welded Wire Screening
Cut An Expansion Joint Down The Middle In Both Directions
7. Pin P.T. Plate to foundation wall w/ 1/2" diameter x 1'-0" anchor bolts 4'-0" O.C. (Typ.)
There shall be a minimum of two bolts per sill plate section and not more than 12" from each end.

YOUNG RESIDENCE
346 COLONIAL DRIVE
PORTSMOUTH, NH.

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



6-19-19 A3

4. Framing

- a. Material: SPF (Spruce-Pine-Fir) Fb 875 PSI FV 70 PSI
- b. Grade: No. 2 or better
- c. Sill Material: (2) 2x6 pt (pressure treated)
- d. General Notes on Building Materials: (Refer to the framing plans)
- e. Provide solid blocking between joists below all post locations.
- f. All wood framing shall be built plumb level square and true with adequate bracing and connection hardware to insure a rigid structure.

- g. All plywood will be laid with long dimensions perpendicular to supports, stagger all joints. Solid Blocking @ Wall along the perp. dimension to studs.
- h. All exterior doors and window headers shall be 2 X 8,2 x 10 or LVL stock Refer to Sections for discription.

- i. Header @ Garage door is flush with floor structure. (see section)
- j. Contractor to take precaution that all beam ends support trace down to solid bearing.
- k. Apply construction adhesive between all joists and plywood floors.
- l. Install additional joists at parallel interior walls for second floor.
- m. All exterior wall construction shall be 2x6 @ 16" o.c.
- n. Design assumption of first floor minimum of 40 PSF live & 10 PSF dead.
- o. Design assumption of second floor minimum of 30 PSF live & 10 PSF dead.
- p. Design assumption of roof minimum of 50 PSF live & 10 PSF dead.
- q. Design assumption off all decks 60 PSF live & 10PSF dead.

4A. Floors: (Second floor framing)

- a. (refer to framing plans) 2 x 10s @ 16" O.C.
- b. Sub Floor: ¾" Advantec decking Glued and fastened w/ 8p ring shank nails @ 16" O.C. Staggered joints
- c. Bridging: Solid bracing @ midspan. (where applicable)
- d. Other: Main girder (See framing plans)
- e. Structural posts: 5¼" PSL & 4" x 4" x ¾" steel Posts (see framing plans)

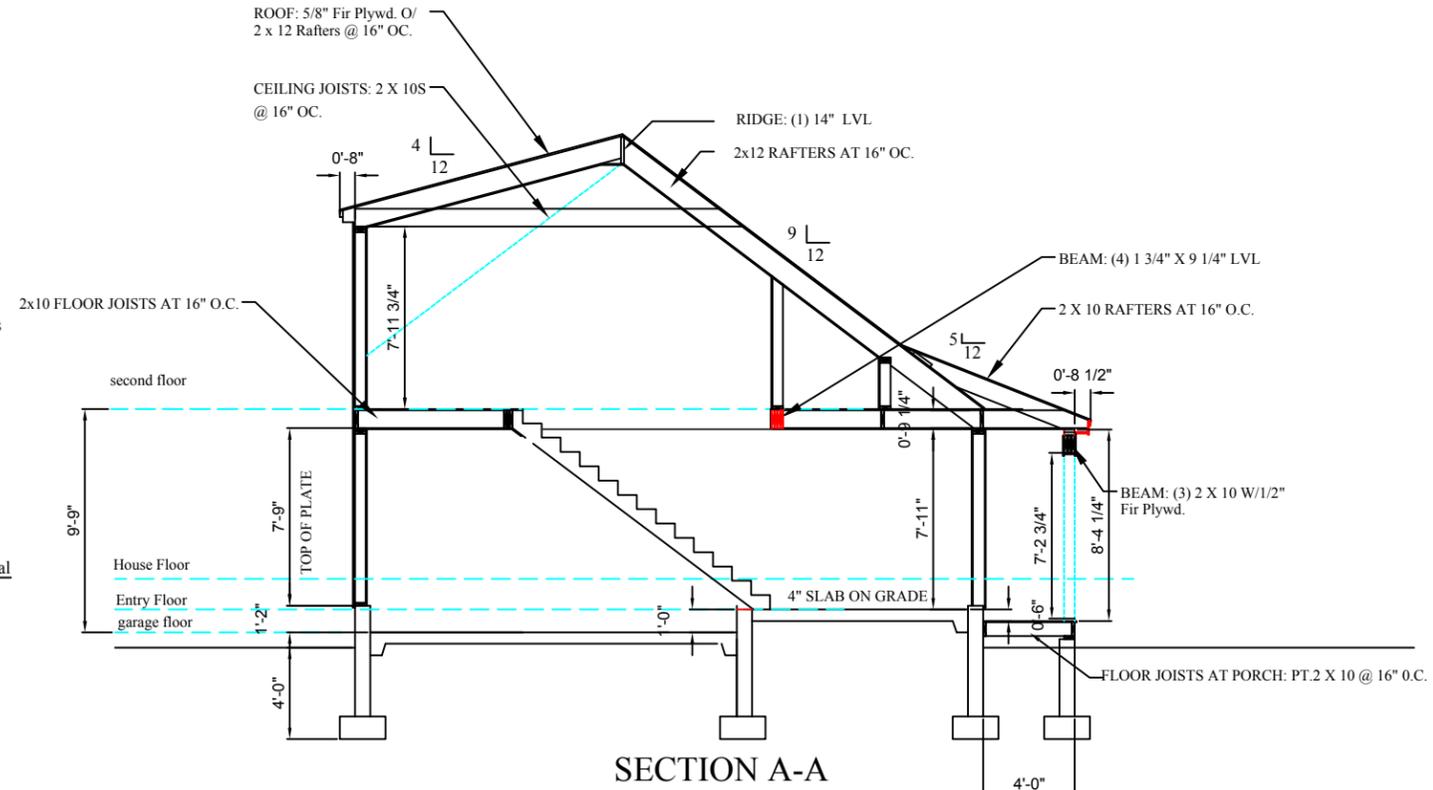
- f. Opening at stair TRIPL. 2X10" OR (2) 10"LVL. (See framing plans)
- g. Stud Size: 2x6 16" on center

4C Attic(collar Ties):

- a. 2 x 10s Spacing: 16" O.C.

4D Roof Structure:

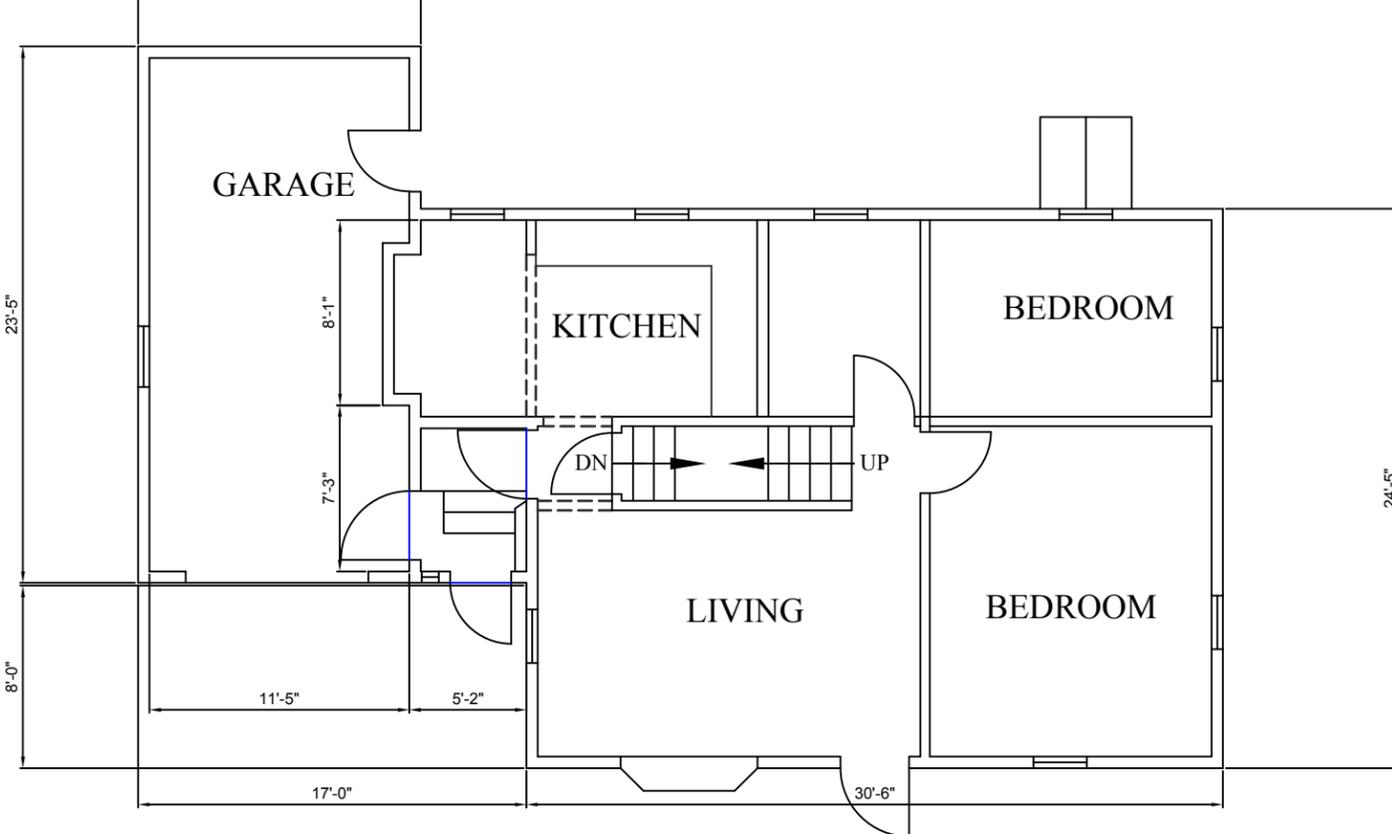
- a. House ridge ; (1)-1 3/4" x14" LVL.
- b. Rafter size: 2 x 12s & 2x10's 16" o.c
- c. All beam to post connectors are to be bolted with Simpson steel angles.
- d. Sheathing: 5/8" CDX plywood
- e. Roofing: Material, Asphalt GAF To Match Existing House.
- f. Manufacturer: To be determined. Model: TBD Color: TME Fastening: Galvanized nails
- g. Grace Ice and Water: At all eaves and valleys up 24"
- h. Valleys: Cut with ice and water .
- i. Others:
- j. Flashing Material: Heavy Gauge white galvanized drip edge.
- k. Windows: By Lepage (see specs from window sales rep.)
- l. Steps: N.A.
- m. Drip Edge: white galvanized drip edge.
- n. Ice Belt: Grace on all eaves and valley's
- o. Framing Miscellaneous:
- p. Nailing: All nailing to meet IBC requirements
- q. Soffit Venting: (NA)
- r. Other: All framing to be within ¼" tolerance per 4 feet of run for all horizontal and vertical members. Provide adequate blocking for cabinets and plumbing accessories.



<p>YOUNG RESIDENCE 346 COLONIAL DRIVE PORTSMOUTH, NH.</p>	<p>FRAMING PLANS SCALE: 1/8"=1'-0"</p>
<p>CHARLES HOYT DESIGNS Shingle Style Architecture 893 Ocean Blvd. Rye, NH 03870 (603) 431-5310 charleshoytdesigns@hotmail.com</p>	<p>A4</p>
<p>6-19-19</p>	



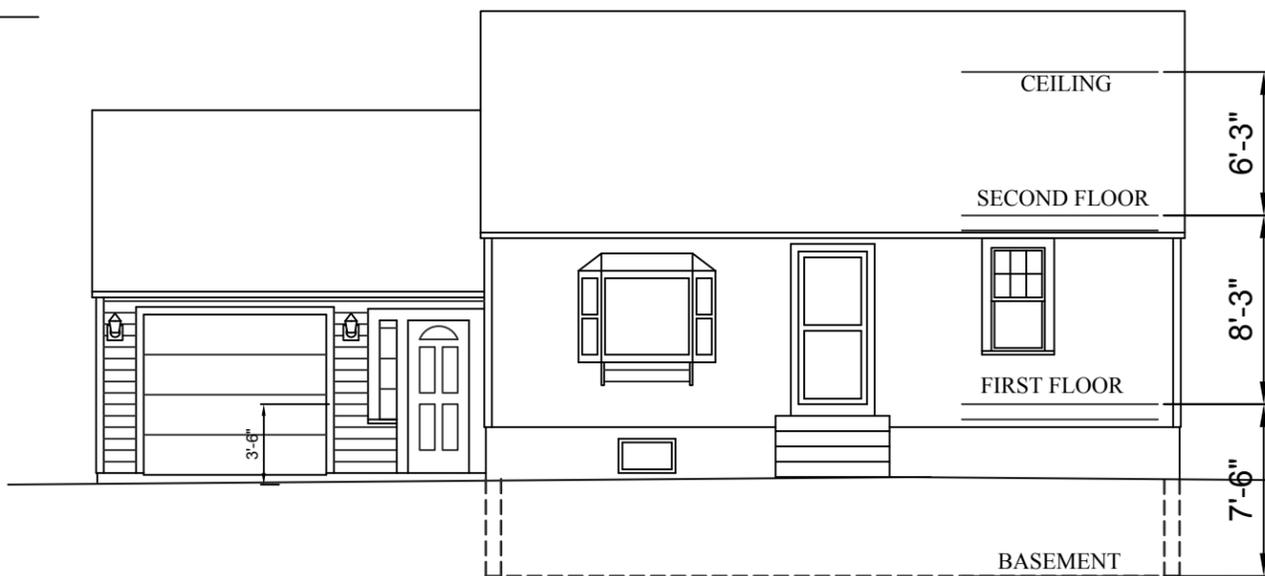
REAR ELEVATION



FIRST FLOOR PLAN



LEFT ELEVATION



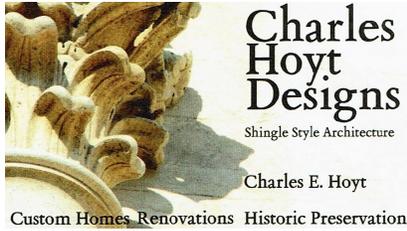
FRONT ELEVATION

<p>YOUNG RESIDENCE 346 COLONIAL DRIVE PORTSMOUTH, NH.</p>		<p>EXISTING CONDITIONS SCALE: 1/8"=1'-0"</p>
<p>CHARLES HOYT DESIGNS Shingle Style Architecture 393 Ocean Blvd. Rye, NH 03870 (603) 431-5310 charleshoytdesigns@hotmail.com</p>		<p>A5</p>
<p>6-19-19</p>		<p>ZONING/PLANNING SET BUILDING PERMIT SET</p>



ZONING/PLANNING SET

 <p>CHARLES HOYT DESIGNS Eclectic Style Architecture 103 Ocean Blvd. Portsmouth, NH 03870 (603) 431-5310 charleshoymdesigns@hotmail.com</p>	<p>YOUNG RESIDENCE 346 COLONIAL DRIVE PORTSMOUTH, NH.</p> <p>PHOTOGRAPHS OF HOUSE AND LOT</p>
<p>6-19-19</p>	<p>P1</p>



June 19, 2019

Charles Hoyt Designs
893 Ocean Blvd.
Rye, NH 03870
603-812-8016

Dear Portsmouth Planning Board Members,

I, Charles Hoyt was hired by Kenneth Young of 346 Colonial Drive, Portsmouth, NH to design an accessory dwelling apartment in a neighborhood that welcomes such use. Mr, Young also hired me to represent him at all board meetings. This accessory dwelling if granted, will allow Kenneth's Father to live with and be cared for by Kenneth. I have taken great care in following the direction of the NH housing authority on this design.

I want to thank abutters and the board for your consideration in this project.

Sincerely,

Charles Hoyt
Charles Hoyt

**Portsmouth Planning Board Accessory Dwelling Unit Conditional Use Permit
Application for Consideration**

Re: Kenneth Young
346 Colonial Drive
Portsmouth, New Hampshire

June 19, 2019

I. Items for submission

1. Letter of introduction
2. Conditional Use Application (electronically submitted)
3. Plan set by Charles Hoyt Designs: Sheets A1-A5 and S1
4. Photos of existing house and lot
5. Google Earth map provided by the Town of Portsmouth
6. Letters of approval from neighbors/supporting documents

II. Relief Required:

A. Relief requirements for conditional use

To the best of my knowledge, this project supports the following findings:

- a. The principal and accessory dwelling unit will remain under common ownership of Kenneth Young.
- b. The Principal and accessory dwelling shall be occupied by Kenneth Young (owner) as his place of residence. Kenneth shall be ready to provide proof of this.
- c. Apart from a home occupancy use, the owner, Kenneth Young shall not use the ADU , nor his principal dwelling unit for any business.
- d. Municipal sewer is provided
- e. The accessory dwelling will not result in excessive

noise traffic or parking consequence. Weldon Young, Kenneth's father wishes to live with his son so he may be cared for by Kenneth.

III. Requesting waivers and dimensional relief from article and sections:

<u>Article</u>	<u>Section</u>	<u>Accessory Dwelling Units:</u>
8	10.814.44	Lot is a corner lot, therefore, left side is considered a front yard.
	10.814.451	Exterior wall on the right side/front comes close to and may exceed 40% of the total visible facade as seen from the street.
	10.814.453	There will be an increase in height of 1'-9" from the existing structure

IV. Conclusion

To conclude, and for all the reasons stated herein, there is no benefit to the public from denying the conditional use permit. Mr. Young and his father, Weldon will be harmed by the denial of his right to utilize the home as they reasonably see fit.

We therefore humbly ask that the Board grant the requested Conditional Use Permit for my clients Kenneth and Weldon Young. We look forward to presenting our modest proposal to the Planning Boards in the near future.

Respectfully Submitted,

For Kenneth Young
By Charles Hoyt

