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Durbin Law Offices, P.L.L.C.

Derek R. Durbin, Esq.
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**Also admitted in MA*

BY: VIEWPOINT & HAND DELIVERY

January 2, 2020

City of Portsmouth
Zoning Board of Adjustment
Attn: David Rheame, Chairman
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Variance Application of SAI Builders LLC
21 Elwyn Avenue, Tax Map 113, Lot 28**

Dear Chairman Rheame,

Our Office represents SAI Builders LLC, owner of 21 Elwyn Avenue shown on Tax Map 113 as Lot 28. Please find twelve (12) copies of SAI Builders LLC's zoning application and related materials for consideration by the Zoning Board at its January meeting. The original application package has been filed via the City's online permitting portal, Viewpoint. The following are included in the package:

- 1) Landowner Letter of Authorization;
- 2) Narrative to Variance Application;
- 3) ZBA Site Plan (Existing and Proposed Conditions);
- 4) Floor Plans;
- 5) Elevations;
- 6) Tax Map Image of Property; and
- 7) Photographs of Property.

Should you have any questions or concerns regarding the enclosed application materials, do not hesitate to contact me at your convenience.

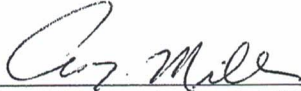
Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek R. Durbin', with a large, stylized flourish extending to the right.

Derek R. Durbin, Esq.

LETTER OF AUTHORIZATION

SAI Builders LLC, of 12 Industrial Way, Salem, New Hampshire 03079, the owner of the property located at 21 Elwyn Avenue, identified on Tax Map 113, as Lot 28 (the "Property"), hereby authorizes Durbin Law Offices PLLC to act as his agent and representative in connection with any building, zoning, planning or other municipal permit applications filed with the City of Portsmouth for said Property. Said Letter of Authorization shall be valid until expressly revoked in writing.



Printed Name: Anton J. Miller
Duly Authorized

12/27/19

Date

**CITY OF PORTSMOUTH
ZONING BOARD OF ADJUSTMENT
APPLICATION NARRATIVE**

SAI Builders LLC
(Owner/Applicant)
Tax Map 113, Lot 28
21 Elwyn Avenue
Portsmouth, NH 03801

INTRODUCTORY STATEMENT

The Property

SAI Builders LLC (the “Applicant”) is the owner of property located at 21 Elwyn Avenue, identified on Portsmouth Tax Map 113, as Lot 28 (the “Property”). The Property is located within Portsmouth’s General Residence A (“GRA”) Zoning District.

The Property contains a single-family home that was originally constructed in 1850, as noted in Portsmouth’s assessing records. The Property is non-conforming with respect to lot area (5,017 s.f.), lot area per dwelling unit, and building coverage (31.1%). Moreover, the existing home on the Property encroaches into the right yard setback. In fact, almost 1/3rd of the existing home is within the right yard setback, leaving little to no setback with the abutting property to the south.

Proposed Renovation

The existing home needs structural improvements and contains an outdated interior floor plan and amenities. Prior to the Applicant purchasing the Property, it was owned by the same family for approximately 60 years. The Applicant intends to renovate the home so that it contains a modern floor plan with basic amenities consistent with what many homebuyers desire in today’s market.

Because the Property already exceeds allowable building coverage by 6.1%, the Applicant cannot demolish and rebuild any portion of the home within the same footprint (or expand upon the existing footprint) without obtaining a variance. Likewise, because the existing home encroaches into the right yard setback, any vertical or horizontal expansion proposed within this setback requires a variance.

The following is a basic summary of the changes being made to the Property in the context of the relief sought from the Board, as denoted in the Applicant's Site Plan:

“Rebuild [front] porch in same footprint and size” : The existing porch is enclosed and outdated. The new porch will be covered but unenclosed which will create a more aesthetically pleasing facade and streetscape.

“New foundation and expanded kitchen” : The existing kitchen is very small (narrow) and its layout is obsolete. The kitchen area to the north (left) side of the home in the rear of the Property will be expanded into the area that is currently a side porch. The side porch will be removed so that the kitchen may expand into the area it presently occupies. The side porch does not currently have a foundation. A new foundation will be built to accommodate for the kitchen expansion.

“New [back] porch and steps” : The existing side porch has egress with steps. Since the existing porch will be removed and replaced by the expanded kitchen area, the proposed rear steps will provide egress to the kitchen. The proposed back porch entryway will be located in a different area to the rear of the Property than the existing porch entryway.

“Second floor addition 61 sf in setback” : The existing rear portion of the second floor layout is narrow and obsolete. That portion of second story will be removed and a new second story addition will be added to create an expanded space for a master bedroom suite.

52 square feet of pavement to be removed and replaced with stepping stones” : Pavement to the rear of the Property is being removed to create additional open space on the Property and to reduce impervious surface area.

SUMMARY OF VARIANCE RELIEF

The Applicant seeks the following variances:

Section 10.320: To allow a lawfully existing non-conforming structure to be enlarged or extended without achieving compliance with the Ordinance.

Section 10.521: To allow a 3' 6" (+/-) right yard setback where 10' is required by the Ordinance and 0' – 1' exists.

Section 10.521: To allow 32% (+/-) in building coverage where 25% is required by the Ordinance and 31.1% exists.

VARIANCE CRITERIA

Granting the variances will not be contrary to the public interest and will observe the spirit of the Ordinance.

“There are two methods of ascertaining whether granting a variance would violate an ordinance’s basic zoning objectives: (1) examining whether granting the variance would alter the essential character of the neighborhood or, in the alternative; and (2) examining whether granting the variance would threaten the public health, safety, or welfare.” *Harborside Assoc v. Parade Residence Hotel*, 162 N.H. 508, 514 (2011).

The goal of GRA Zoning is “to provide areas for **single-family, two family and multifamily dwellings**, with appropriate **accessory uses**, at moderate to high densities...[.]” The character of the neighborhood will remain unaltered if the variances are granted. The Applicant is proposing to continue the existing single-family use of the Property. In order to restore and update the current mid-19th century home on the Property to provide for a more modern floor plan and amenities, it must be renovated. The appearance of the home will be improved with the proposed renovations and will remain consistent in design and character to other homes within the neighborhood. The neighborhood is characterized mostly by “New Englander” style homes with gabled facades that were built in the late 1800s and early 1900s and later improved with dormers and other modern space-creating features to keep up with the evolving needs of homebuyers.

The public health safety and welfare will not be negatively impacted by granting the variances requested. To the contrary, the improvements to the home will help ensure that the public safety, health and welfare is protected. The existing home is outdated. Any renovations performed on the home will be required to meet current building codes, which is a public benefit.

Vertical Expansion / Right Yard Setback Relief

Front Porch Re-Construction

A 3’ 6” right yard setback variance is needed so that the front porch can be demolished in re-built in its existing footprint. The existing front porch has inadequate structural support and needs to be re-framed using modern pressure treated wood. This will only have a positive effect on neighboring properties, as the appearance of the home will be improved by the re-constructed porch, which will be in keeping with the design of other similar features on nearby properties.

Vertical Expansion over Rear of Home

The Applicant has proposed a vertical expansion over the kitchen and dining area to the rear of the home within the existing footprint. This expansion is designed to accommodate a master bedroom, something which is sought by most homebuyers in today’s market. In its existing configuration, the home does not have a true master bedroom, but rather is comprised of 3 smaller to modest sized bedrooms. Having a master bedroom in the home will improve the functionality and value of the home at no detriment to abutters or the general public. The vertical expansion can be described as “an-fill” construction, as it will not encroach further into the right yard setback

than the current structure. The front of the home has a 0' to 1' setback from the southern (right) property boundary, while the rear of the home has a 6.5' right yard setback. The proposed addition will be inset from the main living area of the home.

The proposed vertical expansion to the rear of the home will not affect the existing right yard setback. Therefore, this proposed vertical expansion imposes little or no additional impact upon the light, air and space of the abutting property to the south than what exists. It is also important to note that the abutting property to the south is undeveloped land also owned by the Applicant. The Board granted relief to the Applicant in September to build a single-family home on the abutting land.

Expansion of Non-Conforming Structure / Building Coverage Relief

As set forth in the summary above, the Applicant intends to demolish and re-construct several areas of the existing home (i.e. front porch, side porch, etc.). In addition, the Applicant intends to expand upon the kitchen and replace the rear entryway to the home. Because the Property has 31.1% +/- building coverage where only 25% is allowed in the GRA District, it is considered lawfully non-conforming per Article 3 of the Ordinance. As such, the Ordinance requires that the proposed construction comply with the dimensional requirements set forth in Section 10.521. This means that the Applicant is required to meet the 25% building coverage requirement unless variance relief is granted by the Board.

The Applicant is proposing to increase total building coverage on the Property by a mere 0.5% or 24 square feet. The increase in building coverage is related to the expansion of the kitchen into the area where the side porch currently exists and the construction of the new rear porch entryway.

The increase in building coverage will be unnoticeable to the public and abutters. The Applicant will comply with the Ordinance's open space requirement. The percentage of building coverage on the Property will be consistent with surrounding properties. Moreover, the expansion and reconfiguration of the kitchen area and newly constructed entryway will comply with the left side yard setback requirement, thus preserving space the existing space the abutting property while allowing the Applicant to improve the functionality of the home. It would be unreasonable to deny the minimal increase in building coverage proposed by the Applicant.

It would also be unreasonable to deny the Applicant the ability to re-construct the other areas of the home that need improvement, such as the front porch/entryway, simply for the purpose of requiring strict compliance with the Ordinance. Like other properties in this area of Portsmouth, 21 Elwyn Avenue is a substandard lot that contains a modest sized home that was constructed well before modern zoning was adopted. If the relief were to be denied, the Applicant could leave the home and Property as it exists now and do nothing to repair or improve it, which would be a detriment to abutters and the general public and do nothing to reduce the percentage of building coverage on the Property. All improvements that are being made to the Property are designed to improve its appearance and functionality.

Substantial justice will be done by granting the variance relief.

Any loss to the individual that is not outweighed by a gain to the general public is an injustice. *New Hampshire Office of State Planning, The Board of Adjustment in New Hampshire, A Handbook for Local Officials* (1997); *Malachy Glen Assocs., Inc. v. Town of Chichester*, 155 N.H. 102 (2007).

The application involves a *de minimis* request for relief from the dimensional requirements of the Ordinance. If the relief were to be denied, the Applicant would be left with a home that needs significant upgrades to make it a desirable place to live. There would be no gain to the public by denying the variance relief sought. If the variance relief were denied, the Applicant would have no incentive to make meaningful improvements to the Property. Likewise, the City would have no mechanism for requiring the Applicant to upgrade the Property or bring or require current code compliance. Any areas of the home proposed for renovation will have to meet current building code. Ultimately, granting the variance relief achieves a better result than denying it. Accordingly, substantial justice is done by granting the relief requested.

The values of surrounding properties will not be diminished by granting the variance relief.

The improvements proposed to the home on the Property will be in keeping with the character of the neighborhood and give it a fresh, attractive appearance. This can only serve to benefit abutting properties and help to maintain or increase values in the neighborhood.

Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

The Property itself is consistent in size and building coverage to many of the other properties in the neighborhood. However, the home on the Property is one of the older ones in the neighborhood, having been originally built in 1850. The home was built well before many other homes in the neighborhood were constructed and long before the concept of zoning was introduced to the City of Portsmouth. The home was constructed in near proximity to the southern boundary of the Property, leaving it with little to no setback from the abutting property to the right. It appears that this property along with the abutting property to the south, which is also owned by the Applicant, have been under common ownership since they were created. This may explain why the home was constructed in its present location. Taken together, these are special conditions that distinguish 21 Elwyn Avenue distinguishable from surrounding properties. Owing to these special conditions, there is no fair and substantial relationship between the general purposes of the Ordinance provisions and their application to the Property. If the variance relief were to be denied, the Property would still fail to meet the building coverage limitation set forth in Section 10.521 of the Ordinance, albeit by 0.5% less than what is proposed. In addition, the home would still have a 0' – 1' right yard setback.

The proposed use is reasonable.

The Property will continue to contain a single-family residence, a use which is permitted by right by GRA Zoning. Granting the variances associated with the vertical expansion and 24 square foot increase in building coverage is reasonable when you consider that the home was built in its present location long before modern zoning existed in Portsmouth.

CONCLUSION

In conclusion, the Applicant has demonstrated that it meets the five (5) criteria for granting each of the variances requested. Accordingly, it respectfully requests that the Board approve its Variance Application.

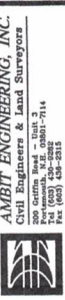
Respectfully Submitted,

Dated: January 2, 2020

SAI BUILDERS LLC



By: Derek R. Durbin, Esq.
DURBIN LAW OFFICES PLLC
144 Washington Street
Portsmouth, NH 03801
(603)-287-4764
derek@durbinlawoffices.com



NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP #13 AS LOT 28.
- 2) OWNER OF RECORD: SA BUILDERS 12 INDUSTRIAL WAY PORTSMOUTH, NH 03801 / 2458 6031 / 2458
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 301050202SE EFFECTIVE DATE MAY 17, 2008.
- 4) EXISTING LOT AREA: 11,152 ACRES 0.1152 ACRES
- 5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRN) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
7,500 S.F. MIN. LOT AREA
FRONTAGE: 15 FEET
REAR SETBACKS: 10 FEET
SIDE SETBACKS: 10 FEET
MAXIMUM STRUCTURE HEIGHT: 30'-00" FEET
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 30%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED VARIANCES REQUIRED ON TAX MAP 113 LOT 28 IN THE CITY OF PORTSMOUTH.
- 8) PROPERTY IS SUBJECT TO CONDITIONS AND RESTRICTIONS CONTAINED IN R.C.R.D. 93/312 & 589/198.
- 9) PLANS BASED ON ARCHITECTURAL DESIGN BY O'SULLIVAN ARCHITECTS DATED: 10/09/18

PROPOSED ADDITION
21 ELWYN AVENUE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	ADD EXISTING TABLE	12/28/18
1	ISSUED FOR APPROVAL	12/23/19
0	ISSUED FOR COMMENT	12/17/19

SCALE: 1" = 10'
VARIANCE APPLICATION
PLAN
C1
DECEMBER 2019

APPROVED BY THE PORTSMOUTH ZONING BOARD
CHAIRMAN _____ DATE _____

PROPOSED OPEN SPACE AREA (S.F.)

RESIDENCE	1,235
GARAGE	246
SHED	79
PORCH	27
RAMP	9
CONCRETE	140
DRIVEWAY	1611
BULKHEAD	19
SIDEWALK	105
TOTAL COVERAGE	3,489
PROPOSED OPEN SPACE (%)	30.5%

EXISTING BUILDING COVERAGE AREA

RESIDENCE	1,235
GARAGE	246
SHED	79
TOTAL (S.F.)	1,560
EXISTING BUILDING COVERAGE (%)	31.1%

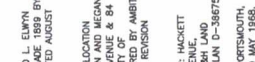
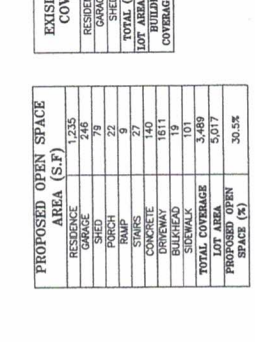
PROPOSED BUILDING COVERAGE AREA

RESIDENCE	1,235
GARAGE	246
SHED	79
TOTAL (S.F.)	5,017
PROPOSED BUILDING COVERAGE (%)	51.6%



PLAN REFERENCES:

- 1) PLAN PREPARED BY ALFRED L. ELWYN PORTSMOUTH, N.H. COMPILED FROM A SURVEY MADE 1889 BY A.C. ROTH C.E. PREPARED BY W.H. WHITNEY, DATED AUGUST 1899, R.C.R.D. PLAN #00716.
- 2) BOUNDARY LINE AGREEMENT & LOT LINE RELOCATION PLAN TAX MAP 113 - LOTS 15 & 26, JONATHAN AND MEGAN PARKER AND LILLIAN MCCANN, 31 SHERBURNE AVENUE & 84 ROCKFORD STREET, PORTSMOUTH, NH 03801, PREPARED BY AMBIT ENGINEERING, INC. DATED OCTOBER 2010, FINAL REVISION DATE NOVEMBER 1, 2010, R.C.R.D. D-36674.
- 3) TAX MAP 113 LOT 30 BOUNDARY PLAN FOR HACKETT FAMILY TRUST FUND, LOCATED AT: 47 ELWYN AVENUE, PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY SBH LAND SERVICES, DATED JANUARY 19, 2015, R.C.R.D. PLAN D-36675.
- 4) PROPOSED SUBDIVISION JAMES K. WRIGHT PORTSMOUTH, N.H. PREPARED BY McKENNA ASSOCIATES, DATED MAY 1988, R.C.R.D. PLAN #1353.



AMBIT ENGINEERING, INC.
300 Centre Street, 3rd Floor
Portsmouth, NH 03801-1114
Phone: (603) 430-5215
Fax: (603) 430-5215

APPROVED BY THE PORTSMOUTH ZONING BOARD
CHAIRMAN _____ DATE _____

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

JOHN P. CHINGKON, LLS
DATE 12-26-19



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300 Centre Street, 3rd Floor
Portsmouth, NH 03801-1114
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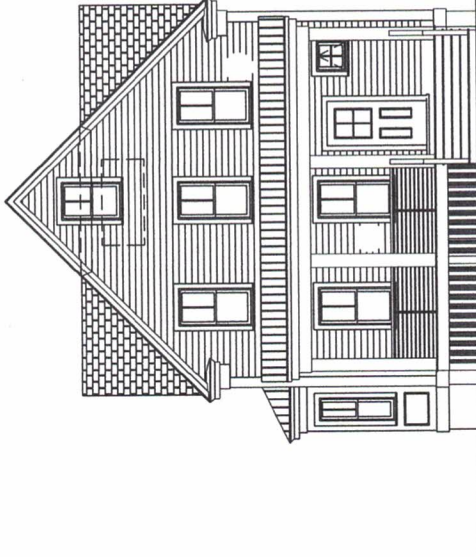


21 Elwyn Ave

Renovation/Addition - Portsmouth, NH

DRAWING LIST

- D1 DEMOLITION PLANS
- A1 RENOVATION & ADDITION PLANS
- A2 ELEVATIONS
- A3 ELEVATIONS
- A4 SECTIONS & DETAILS
- A5 FRAMING PLANS



ARCHITECT
O'SULLIVAN ARCHITECTS
606 MAIN STREET, SUITE 3001
READING, MA 01867-3009
Voice: (781) 439-6166
Fax: (781) 439-6170

DEVELOPER
SAI BUILDERS, LLC
12 INDUSTRIAL WAY
SALEM, NH
Voice (603) 421-0470

SITE ENGINEER
AMBIT ENGINEERING, INC.
200 GRIFFIN RD - UNIT 3
PORTSMOUTH, NH 03801
Voice (603) 430-9282
Fax (603) 436-2315



PERMIT SET - 10/09/19



**O'SULLIVAN
ARCHITECTS, INC.**

ARCHITECTURE/INTERIOR PLANNING
608 MAIN STREET, SUITE 3007
READING, MASSACHUSETTS 01867

TEL: (978) 638-8168 Fax: (978) 438-8170
www.osullivanarchitects.com

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SAI Builders, LLC

21 Elwyn Ave
Portsmouth, NH

Demolition Plans

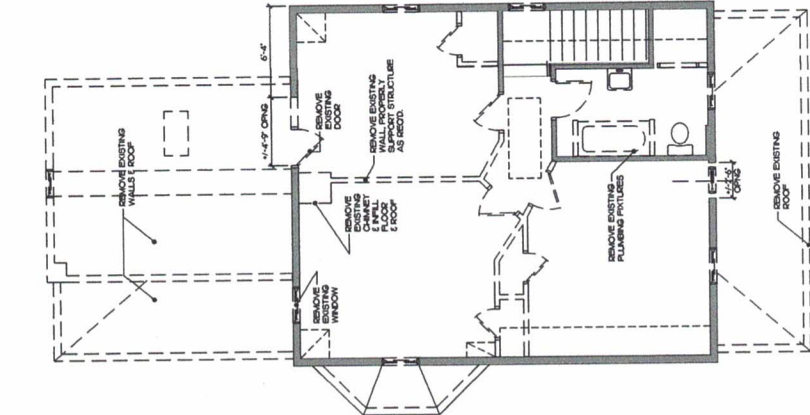


SCALE: AS NOTED
ISSUED / DRAWN BY: _____
10/21/19
2019
REVISED / REVISED BY: _____

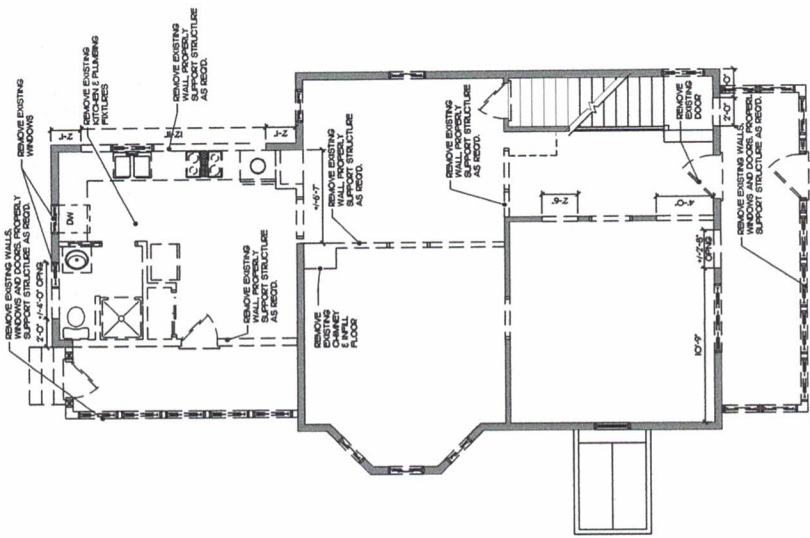
JOB NO: 19042

SHEET NUMBER

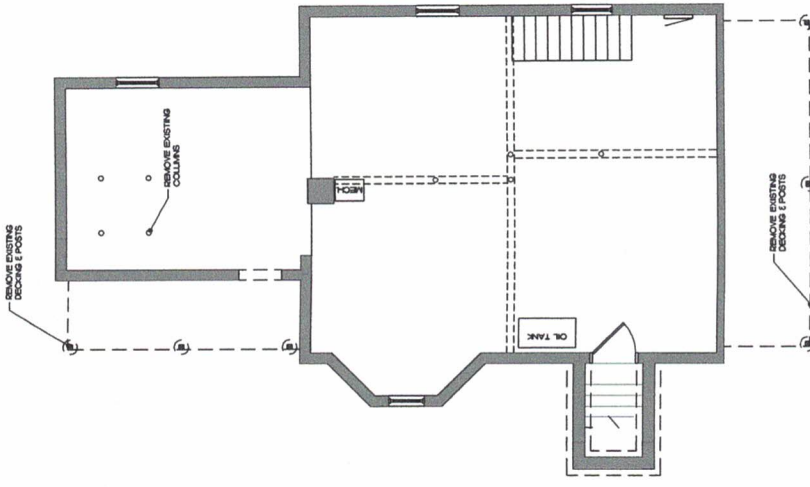
D1



3 Second Floor Demolition Plan
Scale: 1/4" = 1'-0"



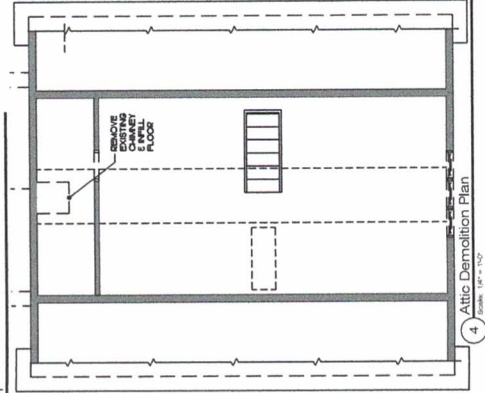
2 First Floor Demolition Plan
Scale: 1/4" = 1'-0"



1 Basement Demolition Plan
Scale: 1/4" = 1'-0"

NOTE: ALL EXISTING REMOVE UNLESS INDICATED OTHERWISE

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE
- NEW WALL
- - SMOKE DETECTOR



4 Attic Demolition Plan
Scale: 1/4" = 1'-0"



O'SULLIVAN
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ROSLINDALE, MASSACHUSETTS 01967
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any errors or omissions in these drawings. © 2019 O'Sullivan Architects Inc.

SAI Builders, LLC

21 Elwyn Ave
Parsmouth, NH

Elevations



SCALE: As Noted

ISSUED / DRAWN BY
108/19

REVISIONS / REVISED BY

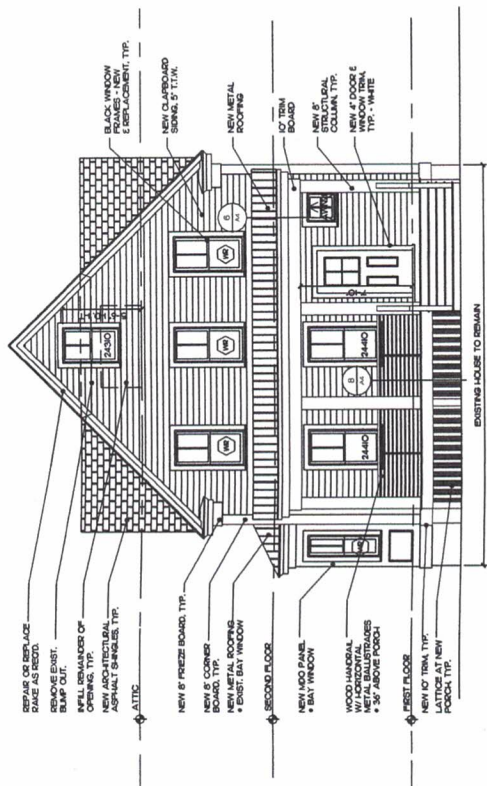
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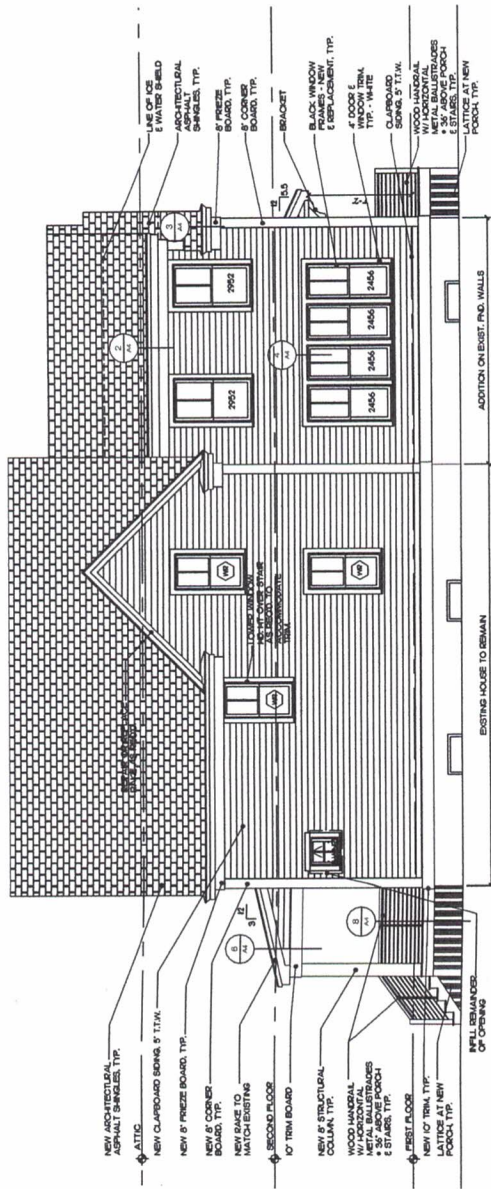
A2

NOTE:
1. ALL WINDOWS TO BE HARVEY
TRIBUTE VINYL WINDOW SERIES
UNLESS OTHERWISE NOTED
2. ALL WINDOW 6'-0" OR HIGHER
ABOVE GRADE TO HAVE SILL
HEIGHT OF 2'-0" AFF. OR
LIMITER AS RECD.
3. NEW E REPLACEMENT
WINDOWS TO MATCH EXIST.
HEADER HEIGHT, UNLESS
OTHERWISE NOTED.

NOTE:
W6 - WINDOW REPLACEMENT
REFER TO SECTION 2015 OF
IBC-2015 REGARDING EGRESS
WINDOWS.



1 Front Elevation
DATE: 10/14/20



2 Right Elevation
DATE: 10/14/20



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These drawings and specifications were prepared by the undersigned architect for the named client and are not to be used for any other project, in whole or in part, without the written consent of the architect.

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SAI Builders, LLC

21 Elwyn Ave
Porsmouth, NH

Elevations



SCALE: AS NOTED

ISSUED / DRAWN BY

10/9/19

REVISIONS

REVISED / REVISED BY

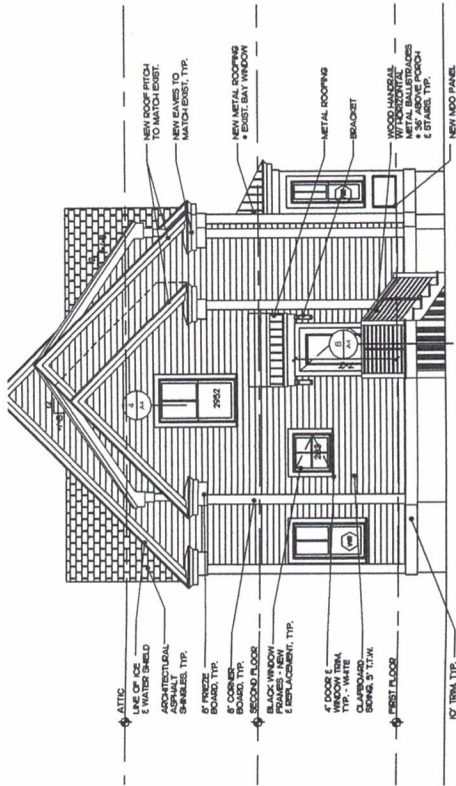
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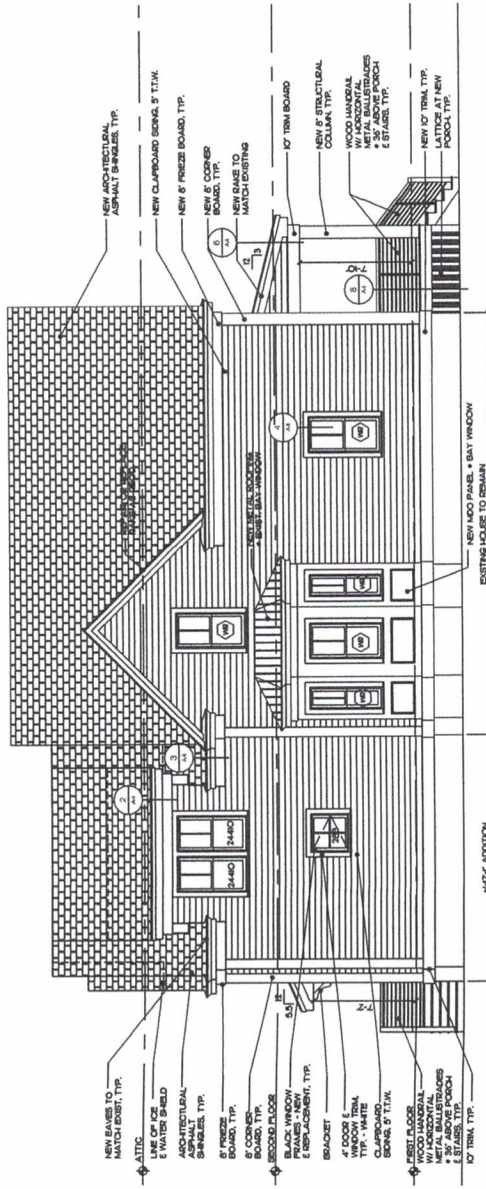
A3

NOTE:
1. ALL WINDOWS TO BE HARVEY TRIPLE VINYL WINDOW SERIES UNLESS OTHERWISE NOTED
2. ALL WINDOW 6'-0" OR HIGHER ABOVE GRADE TO HAVE SILL HEIGHT OF 2'-0" A.F.P. OR LIMITER AS RECD.
3. NEW E REPLACEMENT WINDOWS TO MATCH EXIST. HEADER HEIGHT, UNLESS OTHERWISE NOTED.

NOTE:
[Symbol] - WINDOW REPLACEMENT REFER TO SECTION 702.5 OF IBC 2015 REGARDING EGRESS WINDOWS.



3 Rear Elevation
Scale: 1/8" = 1'-0"



4 Left Elevation
Scale: 1/8" = 1'-0"



O'SULLIVAN
ARCHITECTS, INC.

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WWW.OSULLIVANARCHITECTS.COM

These drawings and specifications are hereby prepared
under contract for the use of the project herein.
They shall not be used for any other project without
the written consent of the architect.
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SAI Builders, LLC

21 Elwyn Ave
Portsmouth, NH

Sections
& Details



SCALE: AS NOTED

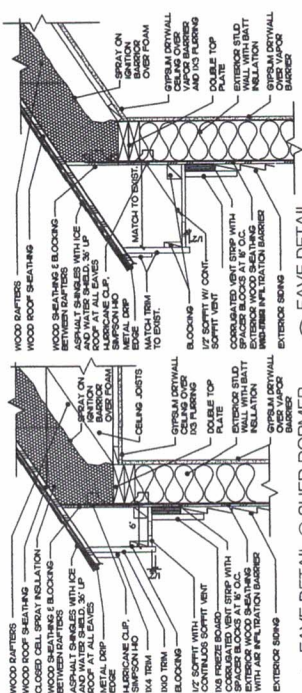
ISSUED/DRAWN BY:
10/20/19

REVISED/REUSED BY:

JOB NO: 19042

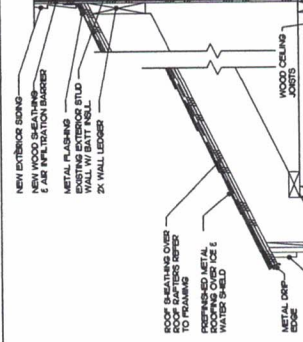
SHEET NUMBER

A4

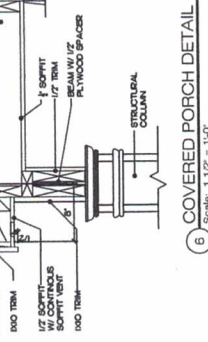


1 RIDGE DETAIL Scale: 1 1/2" = 1'-0"

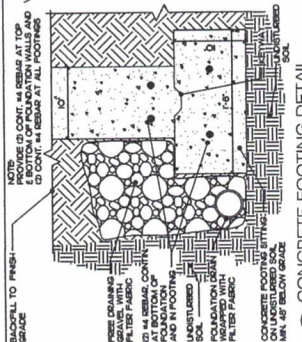
2 EAVE DETAIL @ SHED DORMER Scale: 1 1/2" = 1'-0"



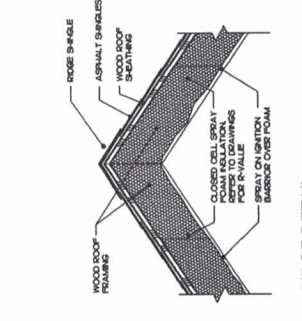
3 EAVE DETAIL Scale: 1 1/2" = 1'-0"



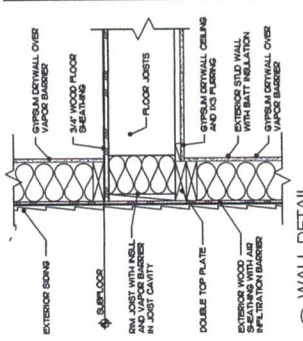
6 COVERED PORCH DETAIL Scale: 1 1/2" = 1'-0"



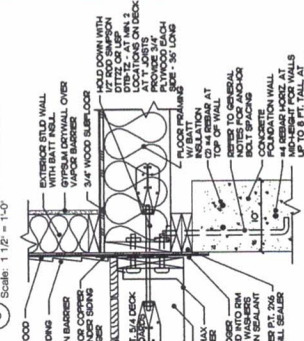
10 CONCRETE FOOTING DETAIL Scale: 1 1/2" = 1'-0"



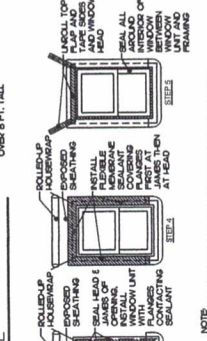
9 WINDOW INSTALLATION No Scale



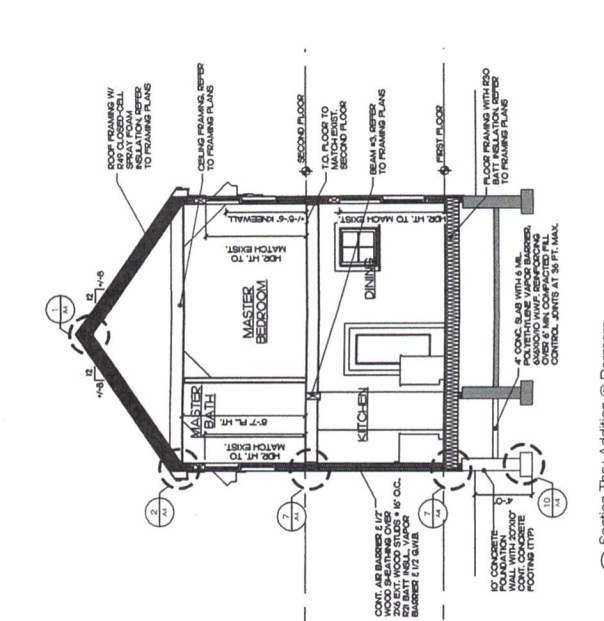
5 WALL DETAIL Scale: 1 1/2" = 1'-0"



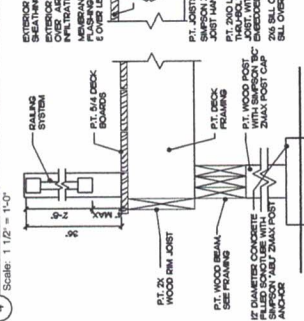
8 DECK DETAIL Scale: 1 1/2" = 1'-0"



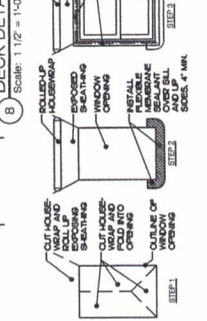
9 WINDOW INSTALLATION No Scale



A Section Thru Addition @ Dormers Scale: 1/8" = 1'-0"



4 WINDOW DETAIL Scale: 1 1/2" = 1'-0"



7 FOUND/WATERTABLE DETAIL Scale: 1 1/2" = 1'-0"

9 WINDOW INSTALLATION No Scale

9 WINDOW INSTALLATION No Scale

NOTE: USE ADDITIONAL WINDOW REQUIREMENT AS RECOMMENDED BY MANUFACTURER IN WINDOW FRAME MANUALS.

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SAI Builders, LLC

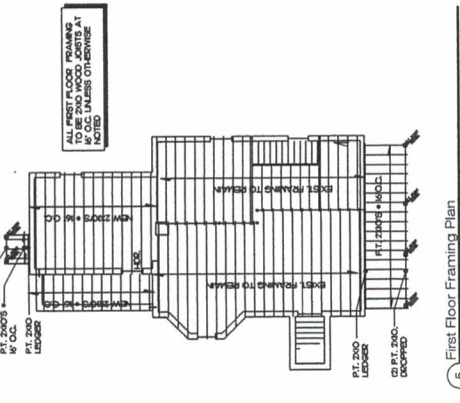
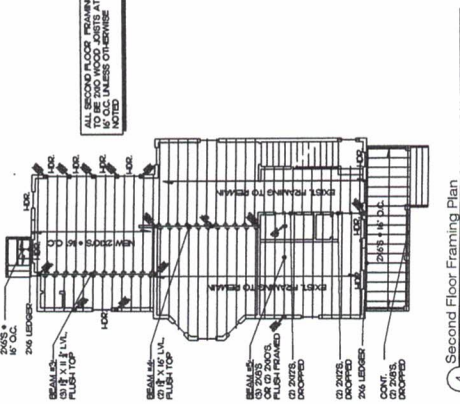
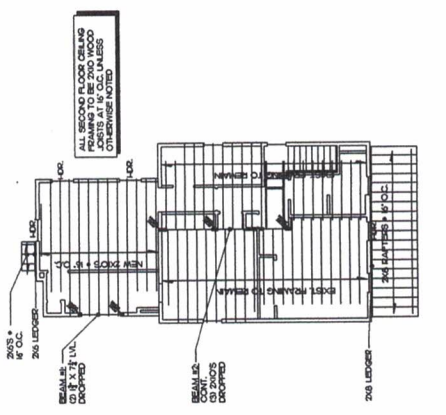
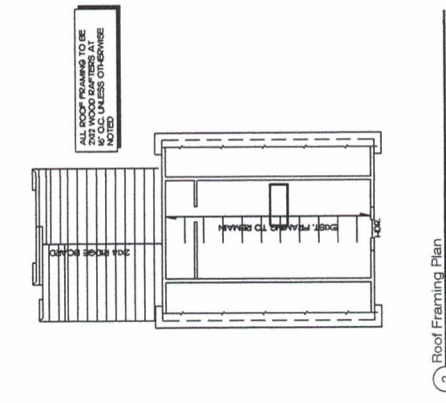
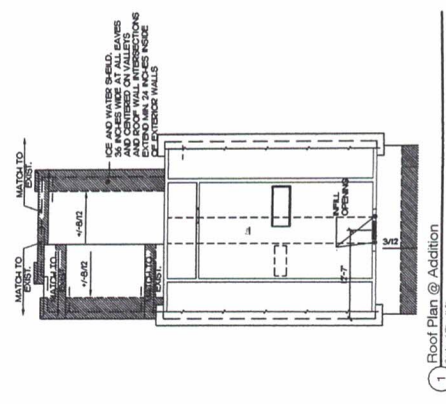
**21A Elwyn Ave
 Portsmouth, NH**

Framing Plans



SCALE: As Noted
 ISSUED/ DRAWN BY: _____
 1/19/19
 REVIEWED BY: _____

JOB NO: 19042
 SHEET NUMBER:
A5



- FRAMING NOTES:**
1. ALL FLOOR, CEILING, PARTITION & CEILING JOISTS TO BE W/ O.C. UNLESS OTHERWISE NOTED.
 2. PROVIDE 1/2" INCH SPAN BRACING AT ALL SPANS OVER 10 FEET OR AS REQUIRED BY ENGINEERED LUMBER RULE TABLES.
 3. DOUBLE ALL JOISTS BELOW PARTITIONS PARALLEL WITH JOISTS.
 4. PROVIDE DOUBLE JOISTS ON ALL SIDES OF OPENINGS UNLESS OTHERWISE NOTED.
 5. PROVIDE 2" X 6" HEADERS AT ALL DOOR AND WINDOW OPENINGS MARKED AS 1600 UNLESS OTHERWISE NOTED.
 6. ALL PARTITIONS TO BE 2" X 4" STUDS WITH 2" X 4" DOUBLE END STUDS TO WALLS AND 2" X 4" DOUBLE END STUDS TO 2" X 4" PARTITIONS. DOUBLE STUDS MUST BE CHECKED AND VERIFIED BY CONTRACTOR.
 7. MICRO-LAM S/L/L PARALAN (PELL, TRIMSTRAND, E.L.J.) 1600 SERIES ARE RECOMMENDED TRADE MARKET AVAILABLE UNLESS OTHERWISE NOTED.
 8. ALL MANUFACTURER SPECIFICATION BRACING REQUIREMENTS MUST BE FOLLOWED.
 9. INSTALLATION OF ENGINEERED LUMBER MUST BE FOLLOWED WITH ALL JOISTS AND BEAMS WITH CONCRETE OR MASONRY FLOOR AND WALL TREATMENT.
 10. ALL POSTS SHOWN ON BEAMS OR FRAMING PLANS UNLESS BEAMS SHALL BE CONTINUOUSLY SUPPORTED DOWN TO FOUNDATION WALLS OF COLUMN IN THE SUBJOINT.
 11. BEAMS DESIGN LOADS ARE AS FOLLOWS:
 40 PSF CEILING DECK
 40 PSF FLOOR DECK
 20 PSF BEARING WALLS
 XX L HEIGHT OF WALL

FRAMING NOTE:
 THIS DRAWING IS A GRAPHIC REPRESENTATION OF THE FRAMING FOR THIS STRUCTURE. THE LOCATION OF BEAMS, JOISTS, STUDS, PARTITIONS, WALLS, DOORS, WINDOWS AND OTHER ELEMENTS SHALL BE REFERRED TO THE PLANE ELEVATIONS AND SECTIONS FOR DIMENSIONS AND DETAILS.



1" = 121 ft

Property Information

Property ID 0113-0028-0000
Location 21 ELWYN AVE
Owner SAI BUILDERS LLC



**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 4/1/2019
Data updated 7/17/2019



Existing Front Porch



Rear of Existing House



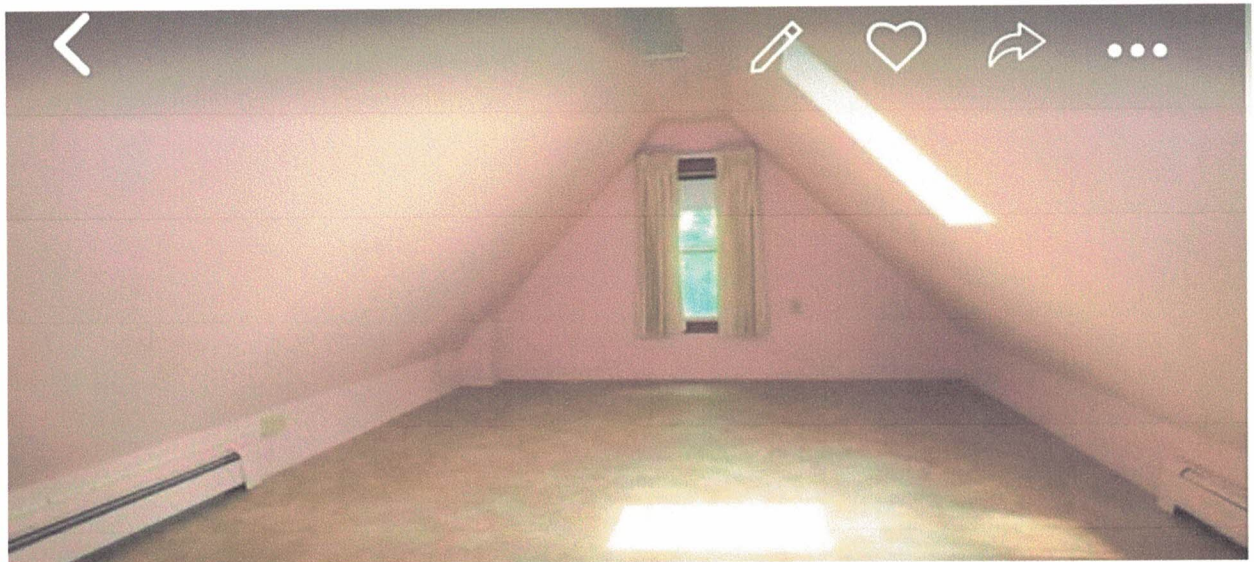
Existing Side Porch on Northerly Side of House (where Kitchen Expansion is proposed)



Southerly Side of Existing House



EXISTING SIDE PORCH (TO LEFT OF HOUSE)



EXISTING ATTIC IN REAR OF HOME



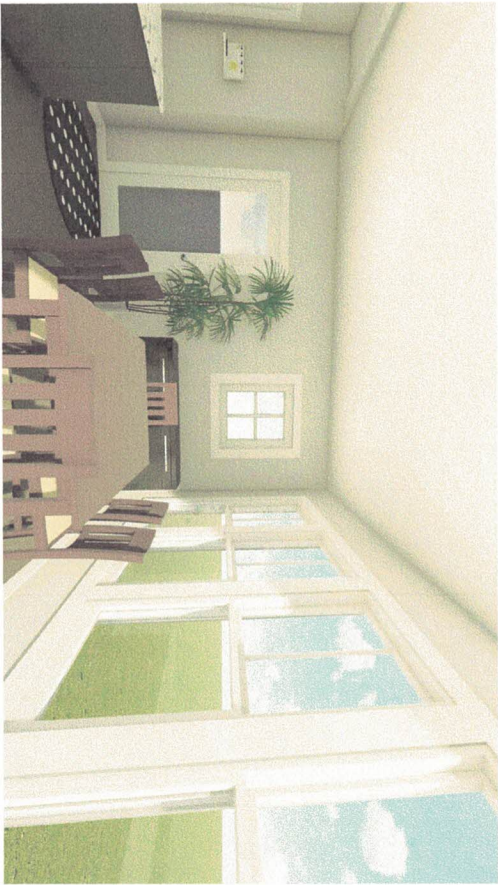
EXISTING KITCHEN



EXISTING KITCHEN AND PORCH



Existing Kitchen
Not To Scale



Proposed Dining in Existing Kitchen
Not To Scale



Proposed Kitchen @ Existing Porch Area
Not To Scale

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Portsmouth, NH



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1/2/2020

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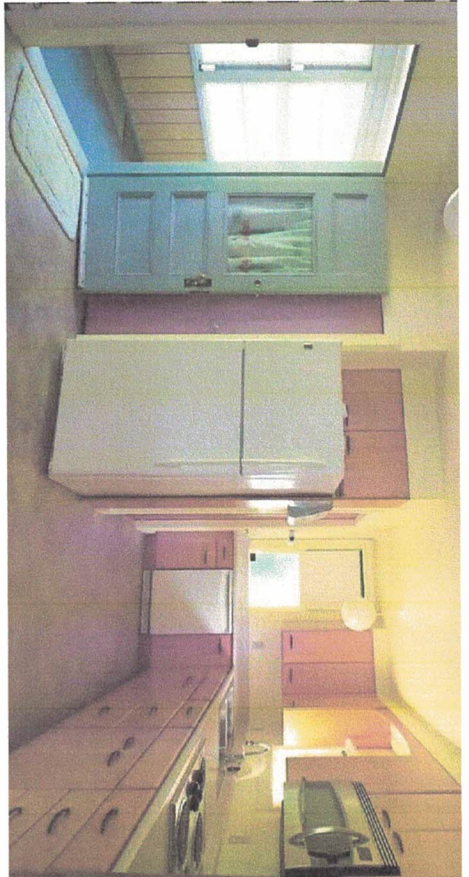
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1 of 3

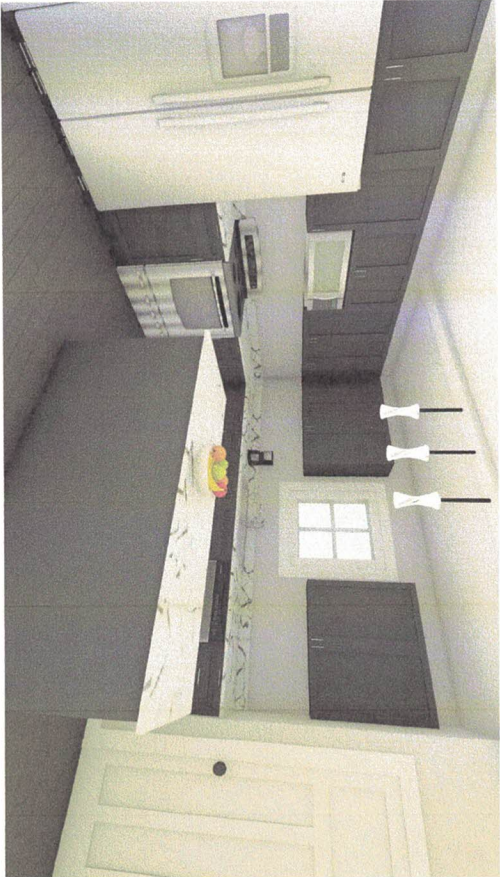
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Existing Kitchen

Not To Scale



Proposed Kitchen @ Existing Porch Area

Not To Scale

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1/2/2020	2 of 3
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Existing Room over Existing Kitchen



Proposed Master Bedroom Over Existing Kitchen



Proposed Master Bath@ Addition over New Kitchen

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REVISIONS		JOB NO.	19042
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REVISION 2			
REVISION 3			
REVISION 4			
REVISION 5			