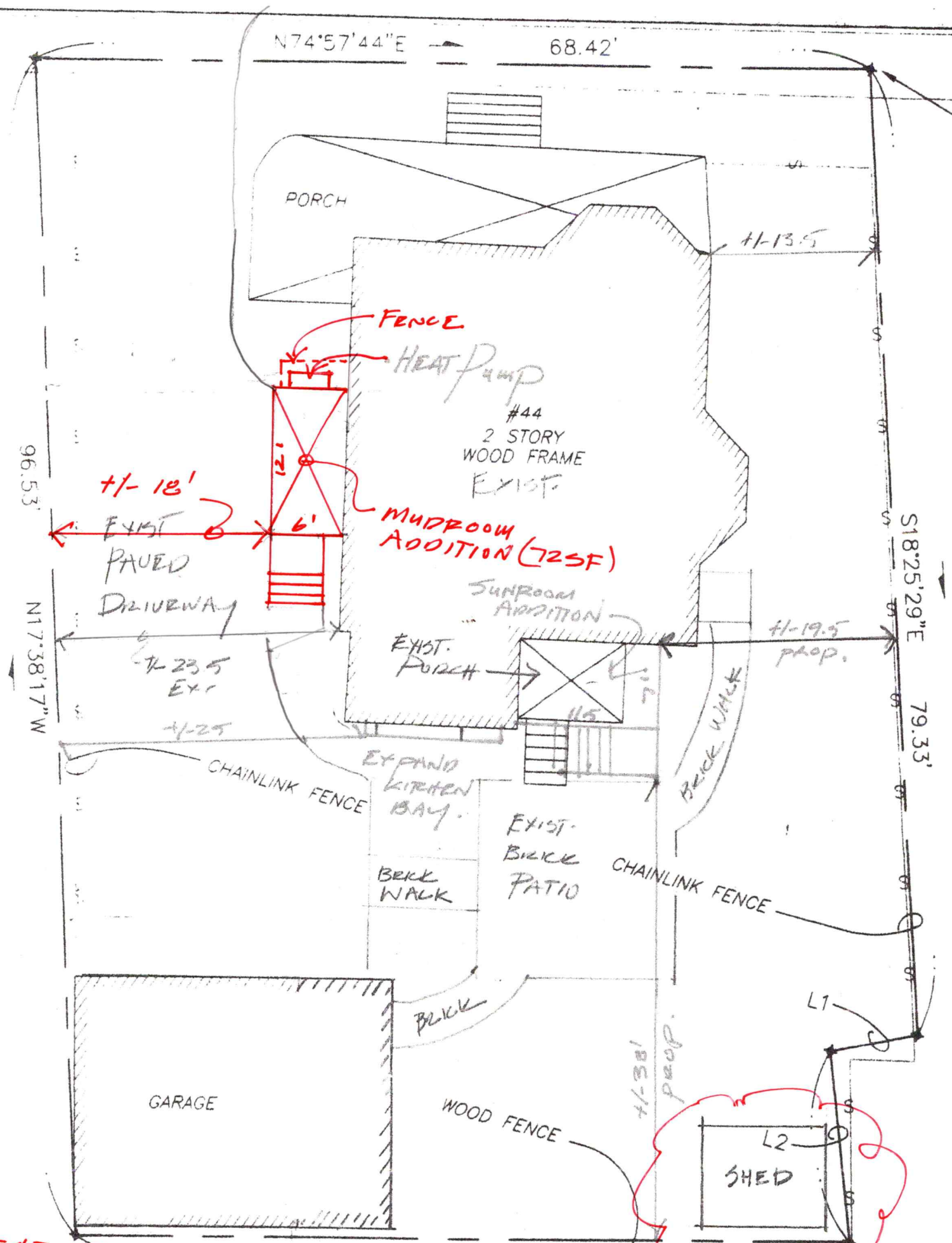


GARDNER STREET



LOT AREA **6545 SF**
~~6623 SF~~

ALLOWABLE LOT COVERAGE 30%

EXISTING LOT COVERAGE

RESIDENCE	1121 SF
FRONT PORCH	306 SF
REAR PORCH	60 SF
KITCHEN BAY	8 SF
STEPS OVER 18"	35 SF
GARAGE	533 SF
SHED	80 SF

~~2187 SF (35.2%)~~
PROPOSED LOT COVERAGE 2193 (32.7%)

EX. RESIDENCE	1121 SF
EX. FRONT PORCH	306 SF
EX. FRONT STEPS OVER 18"	35 SF
EX. GARAGE	533 SF
EX. SHED	80 SF
EXPANDED KITCHEN BAY	13 SF
SUNROOM TO REPLACE PORCH	79 SF
NEW LANDING & STEPS OVER 18"	28 SF

+ MUDROOM ADDITION
6' x 12' = 72 SF
+ STEPS & LANDING > 18"
= 20 SF

~~2186 SF (36.2%)~~ **2115 SF (33.7%)**

REVISED 8/30/21
34% BUILDING COVERAGE WAS
APPROVED BY BOA 4/21/20

PROPOSED LOT PLAN
 SCALE: 1" = 10'-0"
 MAP 103 LOT 42
 GENERAL RESIDENCE B (GRB)



9 Sheafe Street Portsmouth NH 03801 603-427-2832	Project: 1906
	Date: 2/12/20
ANNE WHITNEY ARCHITECT NES RESIDENCE 44 GARDNER ST, PORTSMOUTH, NH	



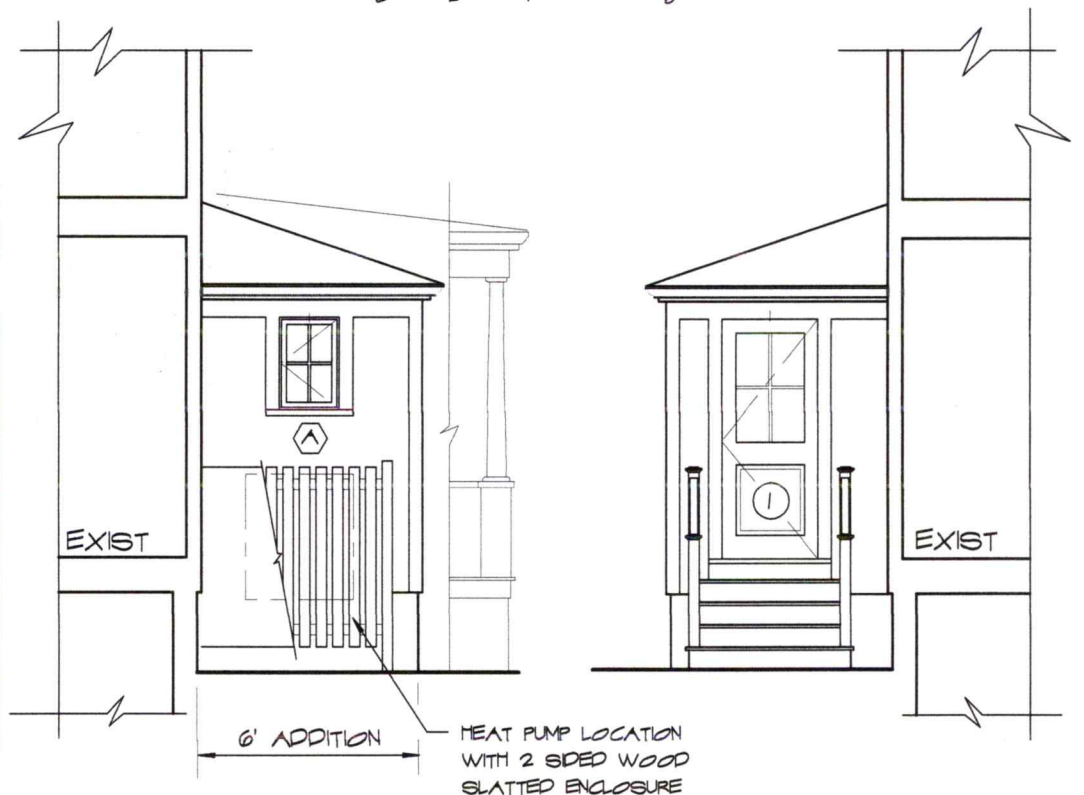
HEAT PUMP LOCATION WITH 2 SIDED WOOD SLATTED ENCLOSURE PAINTED WHITE FELD DET. SIZE

WOOD POST & RAILS TO MATCH JULY 2020 MDC APPROVAL

MUDROOM ADDITION RIGHT SIDE ELEVATION AT DRIVEWAY
SCALE: 3/16" = 1'-0"



1998 VIEW FROM GARDNER STREET



MUDROOM ADDITION FRONT & REAR ELEVATION
SCALE: 3/16" = 1'-0"

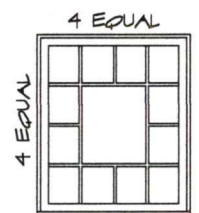
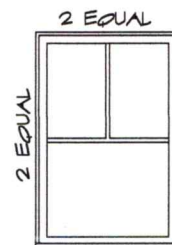
WINDOW SCHEDULE

SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
A	UCA 2032	4	1' 9" X 2' 7 5/8"	MARVIN INC., ULTIMATE CLAD CASEMENT & AWNING 7/8" SDL w/ Low E Glazing, Cladding - "Stone White" Hardware to be chosen by Owner.	1 R 2 L
B	UCAWN 3048	type 1	2' 9" x 3' 11 5/8"	DITTO, AWNING to match approved UCA 3048	1
C	UCAP 3240	4	2' 9" X 3' 3 5/8"	DITTO, PICTURE UNIT	1

EXTERIOR DOOR SCHEDULE

SYM.	UNIT/SIZE	LITES	ROUGH OPNG.	REMARKS	QUAN.
1	S6021	4	34 1/2" x 82 1/2"	THERMA-TRU, SMOOTH STAR FIBERGLASS Entry Door, Flush Glazed with 7/8" SDL, 4 Lite, see Elev. Low-E Glazing, Hardware to be chosen by owner.	1 R

2. TYPE 1, 7/8" SPLS 3. TYPE 2, 7/8" SPLS



WINDOW - EXT. DOOR NOTES

- 1. SUBMIT FINAL WINDOW/DOOR ORDER & SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE ORDERING

9 Sheafe Street
Portsmouth
NH 02801
603-427-2832



Project: 1906
Date: 9/8/21

ANNE WHITNEY ARCHITECT
IVES RESIDENCE

44 GARDNER ST, PORTSMOUTH, NH

AWNING / AWNING PUSH OUT

MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (469)	1 - 8 1/2 (520)	2 - 1/2 (622)	2 - 2 1/2 (673)	2 - 4 1/2 (723)	2 - 6 1/2 (774)	2 - 8 1/2 (825)
RO (mm)	1 - 5 (431)	1 - 7 (482)	1 - 9 (533)	2 - 1 (635)	2 - 3 (688)	2 - 5 (736)	2 - 7 (787)	2 - 9 (838)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (609)	2 - 2 (660)	2 - 4 (711)	2 - 6 (762)	2 - 8 (812)
DLO (mm)	0 - 10 13/64 (259)	1 - 0 13/64 (310)	1 - 2 13/64 (361)	1 - 6 13/64 (462)	1 - 8 13/64 (513)	1 - 10 13/64 (564)	2 - 0 13/64 (615)	2 - 2 13/64 (666)

3 - 3 3/8 (1000)
3 - 3 5/8 (1006)
3 - 3 7/8 (993)
2 - 9 21/64 (847)



C FIXED

2 - 8 1/2 (825) 3 - 1/2 (927) 3 - 4 1/2 (1028)
2 - 9 (838) 3 - 1 (939) 3 - 5 (1041)
2 - 8 (812) 3 - 0 (914) 3 - 4 (1016)
2 - 2 13/64 (666) 2 - 6 13/64 (767) 2 - 10 13/64 (869)

3 - 7 3/8 (1101)
3 - 7 5/8 (1106)
3 - 7 7/8 (1095)
3 - 1 21/64 (948)



3 - 11 3/8 (1203)
3 - 11 5/8 (1209)
3 - 11 7/8 (1196)
3 - 5 21/64 (1050)



B

CASEMENT / CASEMENT PUSH OUT

MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (469)	1 - 8 1/2 (520)	2 - 1/2 (622)	2 - 2 1/2 (673)
RO (mm)	1 - 5 (431)	1 - 7 (482)	1 - 9 (533)	2 - 1 (635)	2 - 3 (685)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (609)	2 - 2 (660)
DLO (mm)	0 - 10 13/64 (259)	1 - 0 13/64 (310)	1 - 2 13/64 (361)	1 - 6 13/64 (462)	1 - 8 13/64 (513)

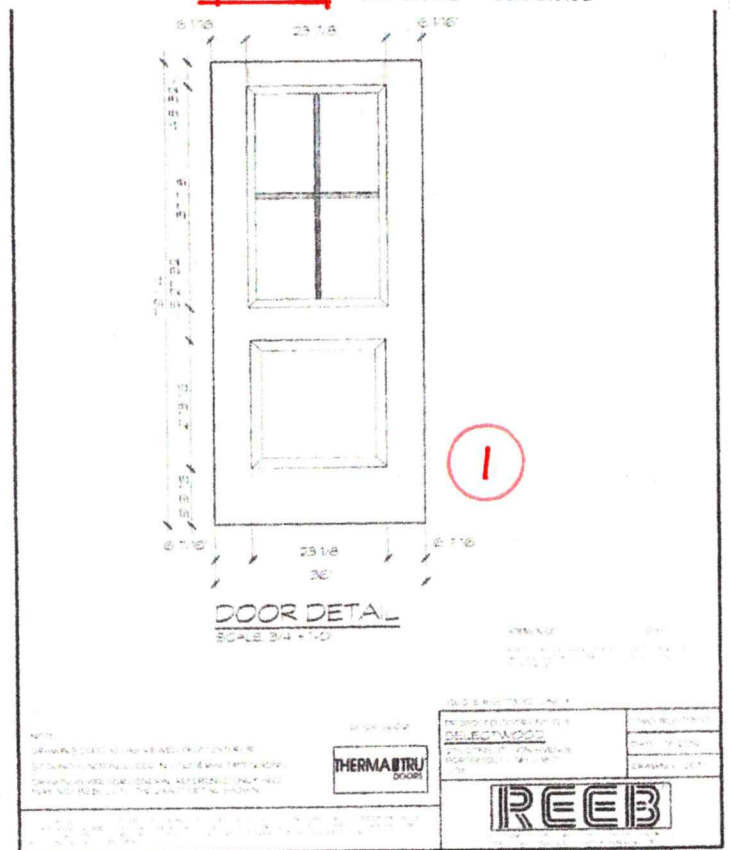
1 - 1 3/8 (339)
1 - 1 5/8 (346)
1 - 1 7/8 (333)
0 - 7 21/64 (186)



2 - 7 3/8 (796)
2 - 7 5/8 (803)
2 - 7 7/8 (790)
2 - 1 21/64 (643)



A



44 GARDNER ST.

