

CALCULATIONS

ZONING MAXIMUMS:

front setback: 30'
 rear setback: 30'
 side setbacks: 10'
 lot coverage: 20%

EXISTING CONDITIONS:

LOT SIZE: 0.22 ACRES
 ANTICIPATED DISTURBED AREA: 862 SF
 FRONT/REAR HEIGHT:
 27'3" EXISTING RIDGE HT FROM FRONT GRADE
 30'8" EXISTING RIDGE HT FROM BACK GRADE

LIVABLE SF: 1,454 SF

FIRST FLOOR 831 SF
 3/4 STORY 623 SF
 BASEMENT 0 SF
 DECK 0 SF
 PORCH 0 SF

GROSS SF: 2,756 SF

FIRST FLOOR 831 SF
 3/4 STORY 831 SF
 BASEMENT 831 SF
 DECK 164 SF
 PORCH 99 SF

AREA OF FOOTPRINT: 1,094 SF

EXISTING DRIVEWAY: 2,242 SF

EXISTING PARKING SPOTS: 5

EXISTING SETBACKS:

FRONT: 8'6"
 REAR: 56'9"
 LEFT: 11'4"
 RIGHT: 50'8"

EXISTING LOT COVERAGE: 11.42%

EXISTING PARCEL AREA: 0.0251 ACRES

PROPOSED CONDITIONS:

FRONT/REAR HEIGHT:
 27'3" PROPOSED RIDGE HT FROM FRONT GRADE
 29'8" PROPOSED RIDGE HT FROM BACK GRADE

LIVABLE SF: 2,235 SF

FIRST FLOOR 1,585 SF
 3/4 STORY 650 SF
 BASEMENT 0 SF
 DECK 0 SF
 PORCH 0 SF

GROSS SF: 4,134 SF

FIRST FLOOR 1,585 SF
 3/4 STORY 831 SF
 BASEMENT 1,481 SF
 DECK 138 SF
 PORCH 99 SF

AREA OF FOOTPRINT: 1,721 SF

PROPOSED PATIO: 246 SF

PROPOSED DRIVEWAY: 2,928 SF

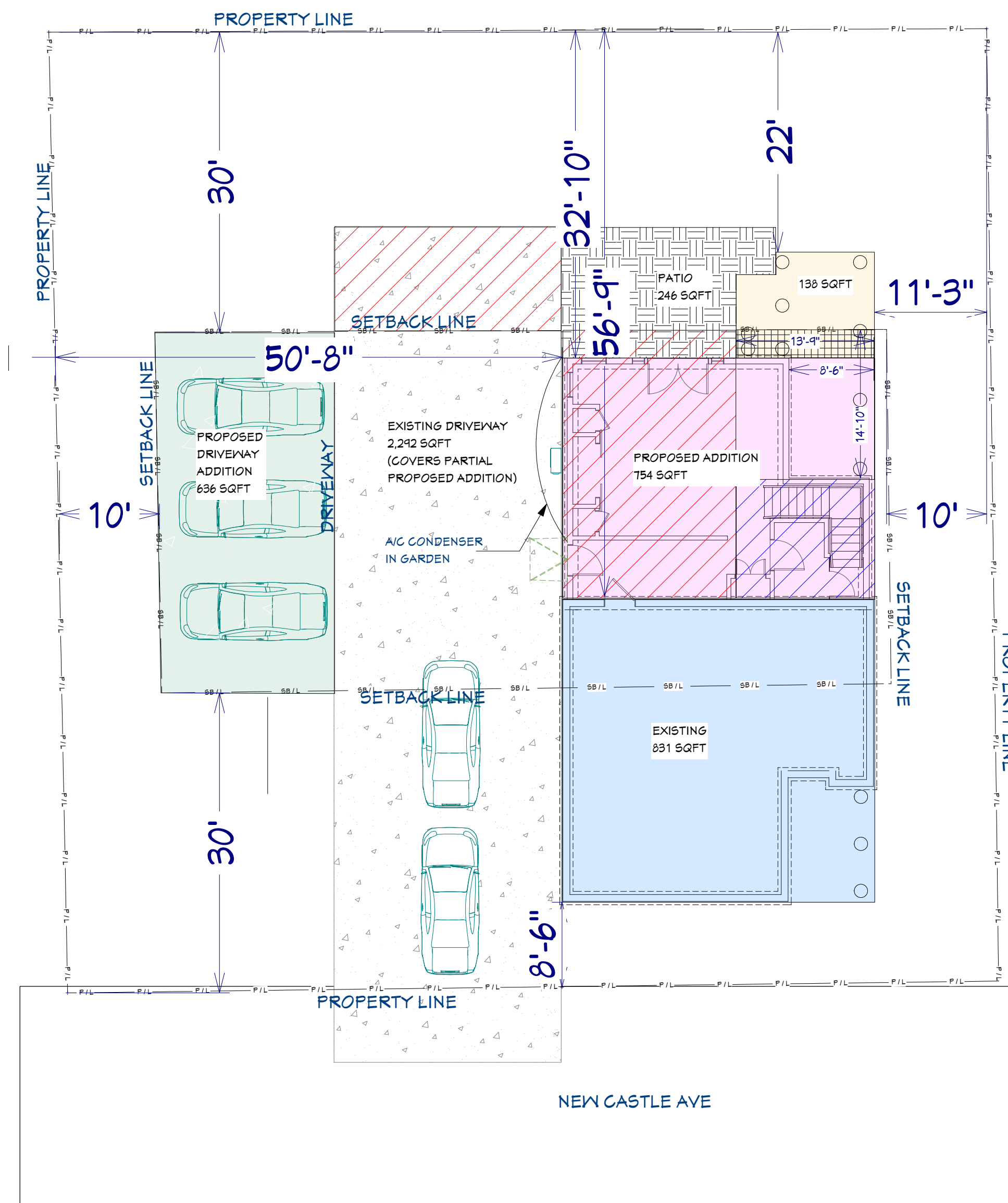
PROPOSED PARKING SPOTS: 5

PROPOSED SETBACKS:

FRONT: 8'6"
 REAR: 32'10"
 LEFT: 11'4"
 RIGHT: 50'8"

PROPOSED LOT COVERAGE: 18.99%

PROPOSED PARCEL AREA: 0.0395 ACRES



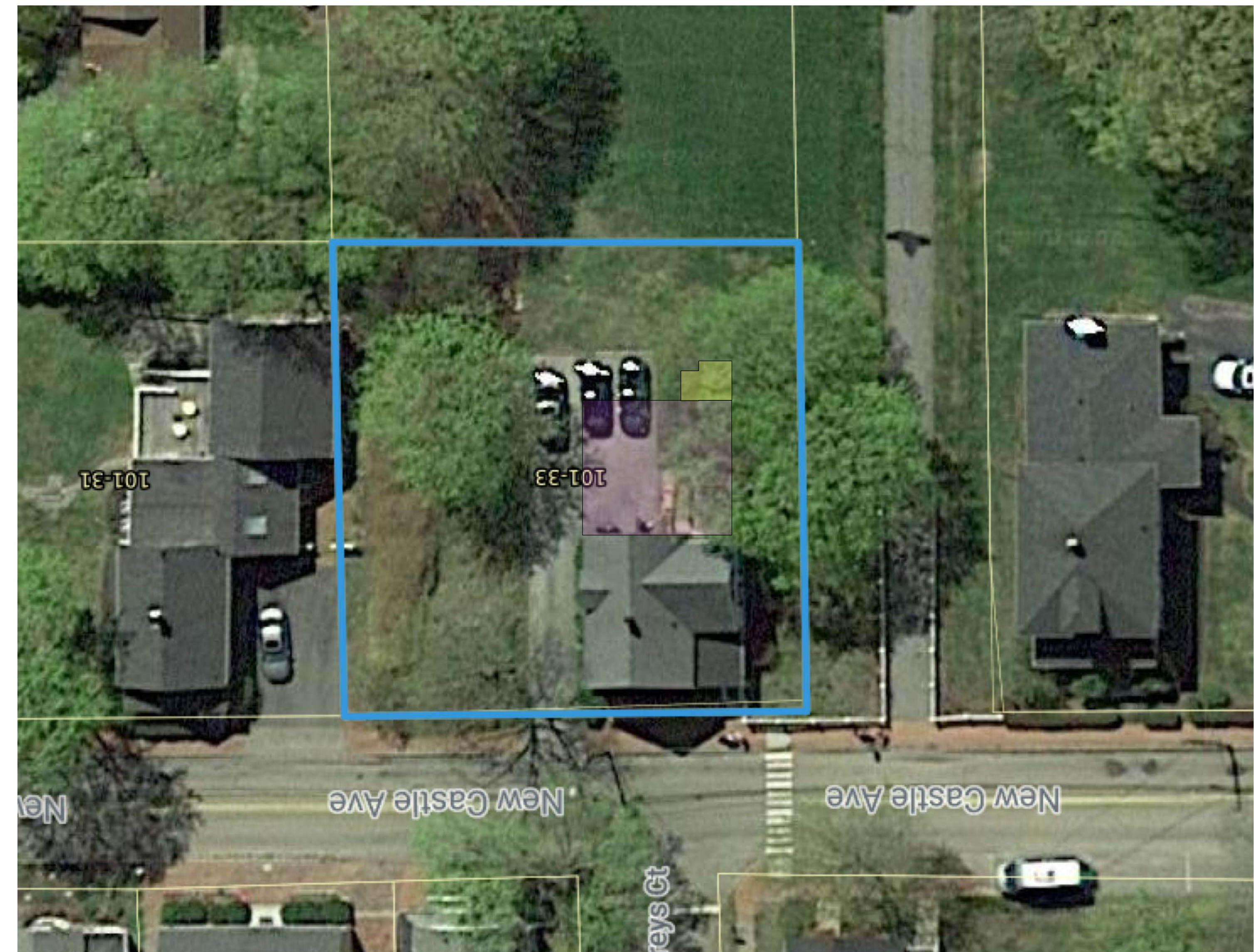
SITE PLAN

SCALE: 1" = 10'-0"

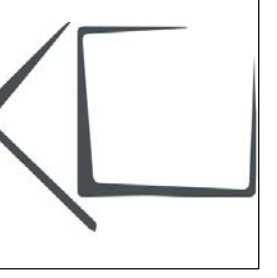
CAD BLOCK GUIDE

- EXISTING FOOTPRINT (831 SF)
- EXISTING DECK TO BE REMOVED (164 SF)
- EXISTING DRIVEWAY TO BE REMOVED (632 SF)
- PROPOSED ADDITION (154 SF)
- PROPOSED DECK (138 SF)
- PROPOSED DRIVEWAY PARKING SF (636 SF)
- PROPOSED DECK THAT COMPLIES WITH SETBACK

SITE PLAN



GOOGLE SATELLITE SITE



SITE PLAN

DRAWING INDEX

- 1 OVERVIEW
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- 27 PERSPECTIVES

CLIENT:

TIM & ALEX LIETO
 50 NEW CASTLE AVE
 FORTSMOUTH, NH

CONTACT:

AMY DUTTON HOME
 9 WALKER STREET | KITTERY, ME
 amy@amyduttonhome.com
 207.703.0696

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9/17/20

SCALE:

SCALED FOR:
 24" X 36"

DRAWING SCALE

SHEET:

A3

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.

NEIGHBOR CALCULATIONS

28 NEW CASTLE AVE:

LIVABLE SF: 2,320 SF
 FIRST FLOOR 1,520 SF
 2ND STORY 800 SF
 BASEMENT 0 SF
 DECK 0 SF
 PORCH 0 SF
 ATTIC 0 SF

GROSS SF: 4,881 SF
 FIRST FLOOR 1,520 SF
 2ND STORY 800 SF
 BASEMENT 1,520 SF
 DECK 80 SF
 PORCH 161 SF
 ATTIC 800 SF

LOT SIZE: 1.16 ACRES
 AREA OF FOOTPRINT: 2,025 SF

LOT COVERAGE: 4.01%
 PARCEL AREA: 0.0404 ACRES

70 NEW CASTLE AVE:

LIVABLE SF: 1,365 SF
 FIRST FLOOR 960 SF
 3/4 STORY 405 SF
 BASEMENT 0 SF
 PORCH 0 SF

GROSS SF: 2,520 SF
 FIRST FLOOR 960 SF
 3/4 STORY 540 SF
 BASEMENT 900 SF
 PORCH 120 SF

LOT SIZE: 0.22 ACRES
 AREA OF FOOTPRINT: 1,482 SF

LOT COVERAGE: 15.46%
 PARCEL AREA: 0.0340

CALCULATIONS

50 NEW CASTLE AVE ~ PROPOSED:

LIVABLE SF: 2,235 SF
 FIRST FLOOR 1,585 SF
 3/4 STORY 650 SF
 BASEMENT 0 SF
 DECK 0 SF
 PORCH 0 SF

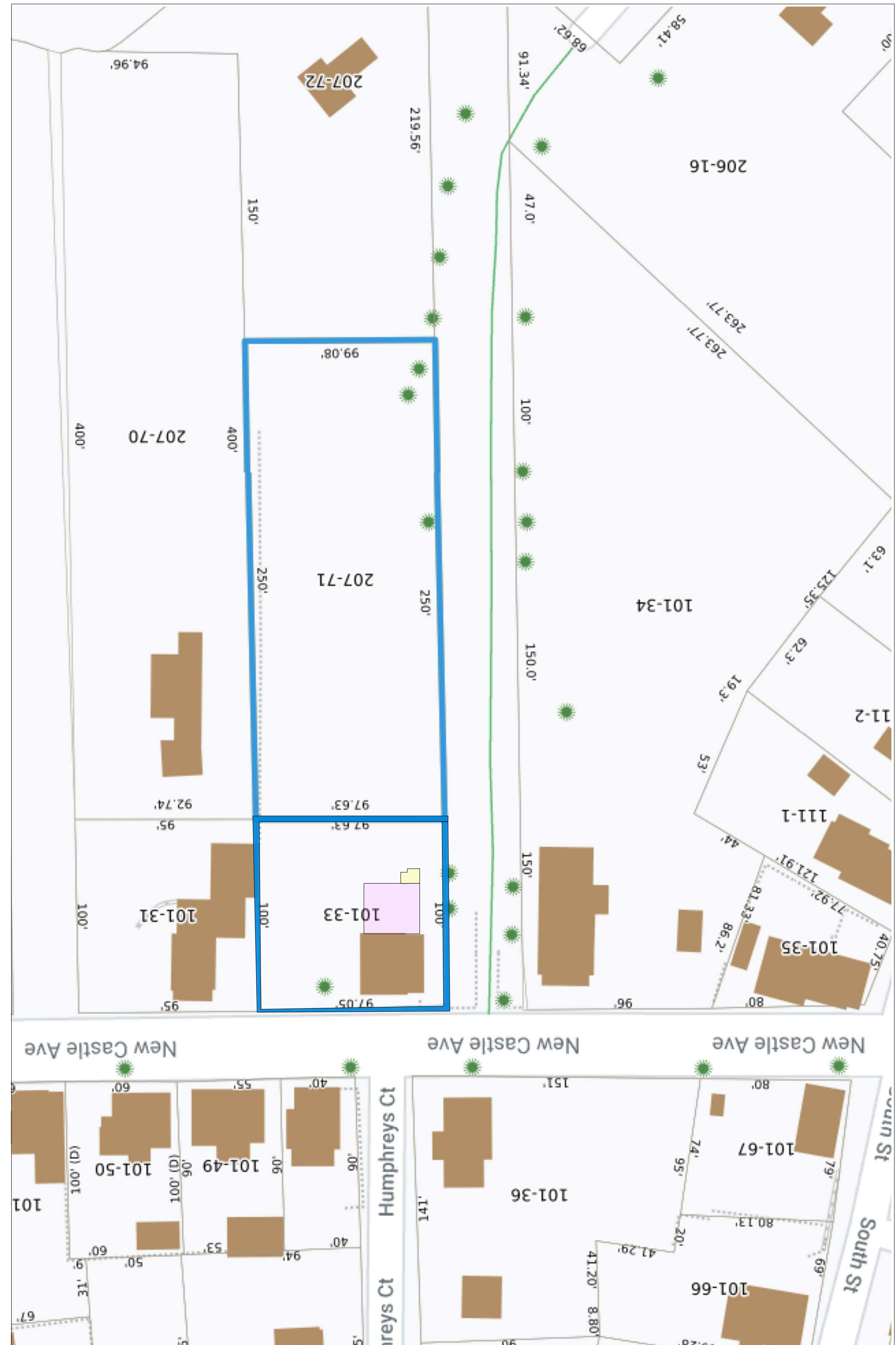
GROSS SF: 4,134 SF
 FIRST FLOOR 1,585 SF
 3/4 STORY 831 SF
 BASEMENT 1,481 SF
 DECK 138 SF
 PORCH 99 SF

LOT SIZE: 0.22 ACRES
 AREA OF FOOTPRINT: 1,721 SF

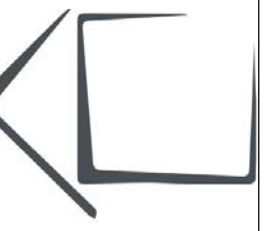
PROPOSED LOT COVERAGE: 18.99%
 PROPOSED PARCEL AREA: 0.0395 ACRES

CAD BLOCK GUIDE

- PROPOSED ADDITION (754 SF)
- PROPOSED DECK (138 SF)



PORTSMOUTH MAP GEO SITE



SITE PLAN

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- 1 OVERVIEW
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A4

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.



NORTH ELEVATION PHOTO | FRONT VIEW

SCALE: NOT TO SCALE



NOTE: REPLACE EXISTING FRONT DECK DOOR WITH DUTCH DOOR 2/2 LITES

NORTH ELEVATION EXISTING | FRONT VIEW (NO CHANGES)

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

VICOMTE SCONCE
\$495 REGULAR
\$371 MEMBER

Jonathan Browning elevates the classic industrial safety cage, applying his signature design sensibility to Vicomte's openwork composition. Retaining its pure modernist form, Browning refines the aesthetic with thin vertical bars and precisely angled corners, creating a harmonious interplay between positive and negative space.

HIDE DETAILS -

- Crafted of solid brass
- Bulb included
- If brighter light is preferred, consider an LED bulb with a higher lumen output. [View our assortment](#)
- Dimmer switch compatible
- 110-120V manufactured to US standards for US and Canadian markets. Requires outlet adapter and voltage converter for use internationally.
- Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- ADA compliant (not more than 4"D when installed)
- Hardwire; professional installation required
- Wipe with a soft dry cloth; avoid the use of all cleaners and abrasives, as they will damage the finish.

HIDE DIMENSIONS -

Overall: 4 5/8"W x 4"D x 10 1/2"H
Backplate: 4 1/2" diam.
Weight: 5 lbs.

FINISH OPTIONS

Polished Chrome

Lacquered Burnished Brass

Bronze

Shown in Bronze.

40W INCANDESCENT BULB | DARK SKY COMPLIANT
BRONZE FINISH



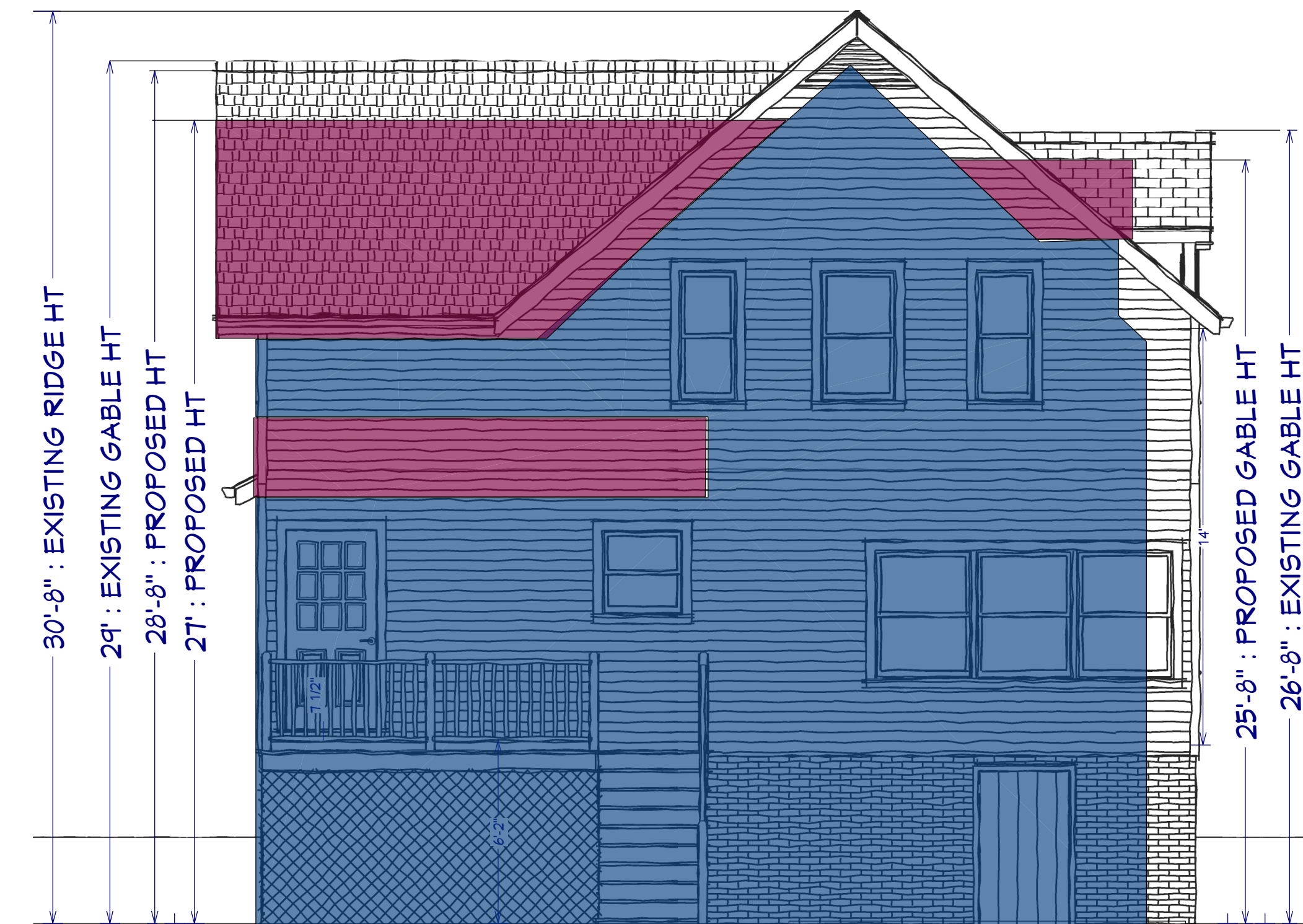
SOUTH ELEVATION PHOTO | REAR VIEW

SCALE: NOT TO SCALE



SOUTH ELEVATION EXISTING | REAR VIEW

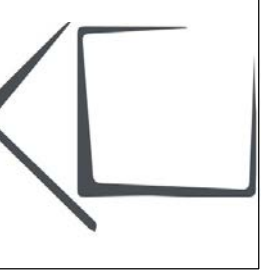
SCALE: 1/4" = 1'-0"



NOTE: AIR CONDENSER LOCATED ABOVE

SOUTH ELEVATION PROPOSED | REAR VIEW

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



ELEVATIONS

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A10
ELEVATIONS



EAST ELEVATION PHOTO | SIDEVIEW

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



EAST EXISTING ELEVATION | SIDEVIEW

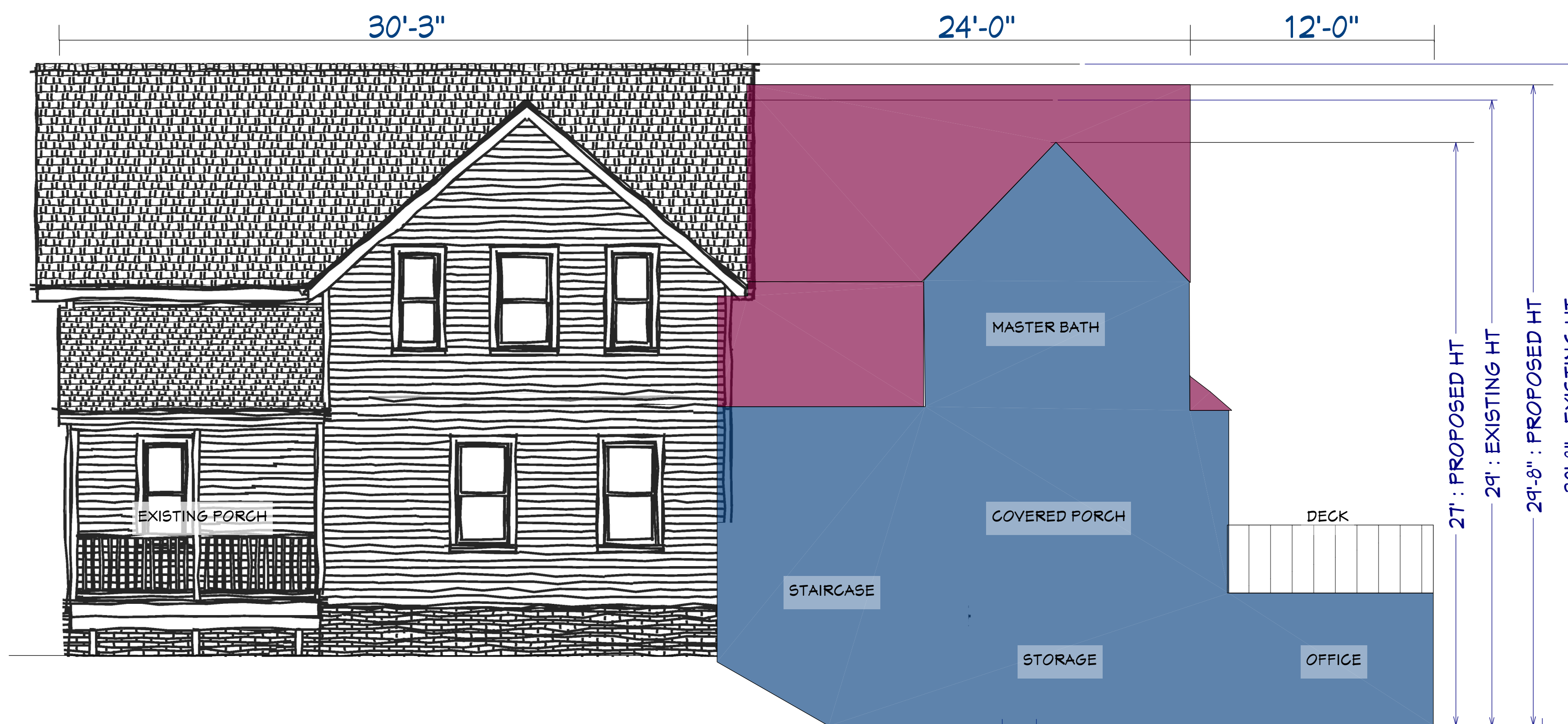
SCALE: 1/4" = 1'-0"



**MARVIN - ELEVATE SERIES
SWINGING FRENCH DOOR**

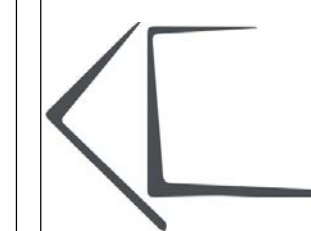
Features of the Elevate Swinging French Door

- Available in heights up to 8 feet or widths up to 9 feet
- Inswing or outswing motion to meet design and weather constraints
- Multi-point locking system ensures a tight seal and security from top to bottom
- Fiberglass sill that stands up to foot traffic and weather
- Available with IZ3 coastal/hurricane certification
- CE certified



EAST PROPOSED ELEVATION | SIDEVIEW

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



ELEVATIONS

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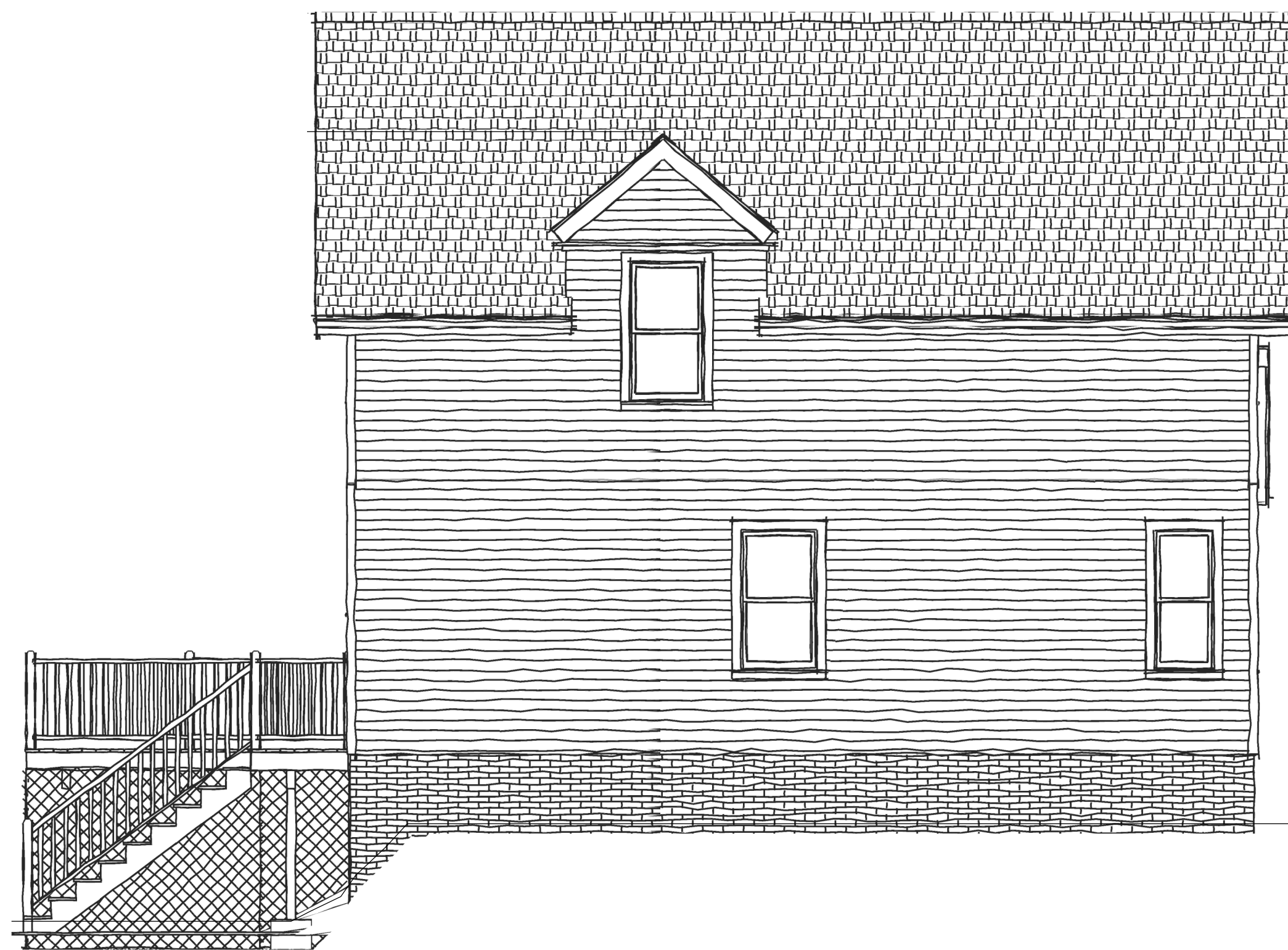
A11
ELEVATIONS

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WEST ELEVATION PHOTO | SIDEVIEW

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



WEST EXISTING ELEVATION | SIDEVIEW

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

SIMPSON - 37482 THERMAL SASH DOOR

DUTCH DOOR TO BE USED ON FRONT DECK
REGULAR TO BE USED AT MUDROOM ENTRANCE

[Back to Search Results](#)

UPGRADES AVAILABLE

37482 THERMAL SASH (SDL)

SERIES: [Exterior French & Sash Doors](#)
TYPE: Exterior French & Sash
APPLICATIONS: Can be used for a swing door, Dutch Door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 3/4" VG Flat Panel
Glass: 3/4" Insulated Glazing

GET A QUOTE
 If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

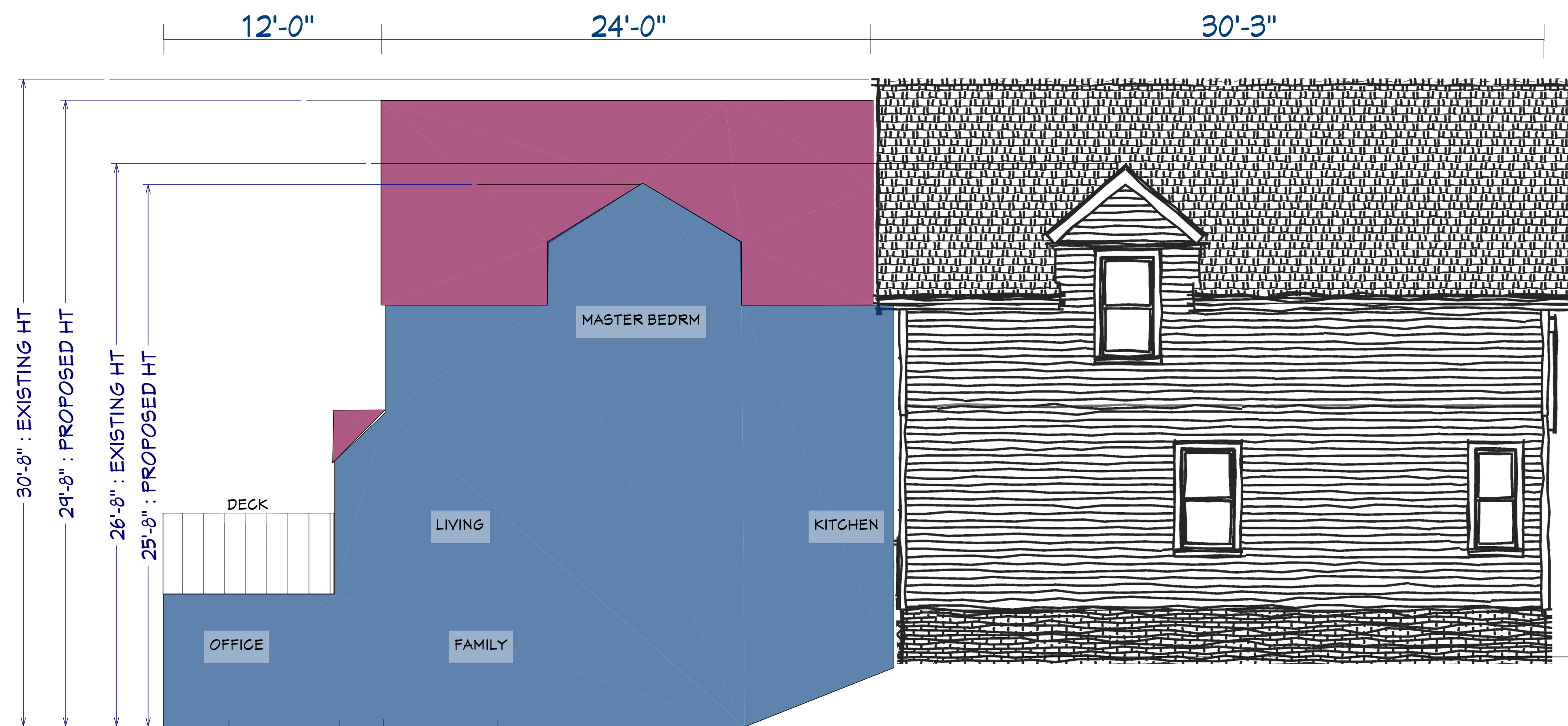
WIDTH: 3'0" ▾
HEIGHT: 6'8" ▾

WOOD SPECIES:
 Fir ▾

GLASS: 3/4" Clear IG ▾
PANEL: 1 1/16" Pnl Ext FP/Int RP ▾

UPGRADES
 UltraBlock Technology
 WaterBarrier Technology

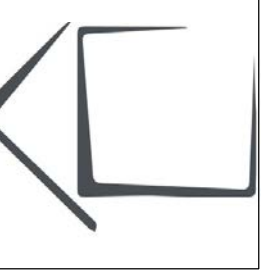
REQUEST DEALER QUOTE



WEST PROPOSED ELEVATION | SIDEVIEW

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

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A12
 ELEVATIONS



SOUTH ELEVATION PROPOSED | REAR VIEW
HDC WORK SESSION 1 CODE LUHD-185

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



EAST PROPOSED ELEVATION | SIDEVIEW
HDC WORK SESSION 1 CODE LUHD-185

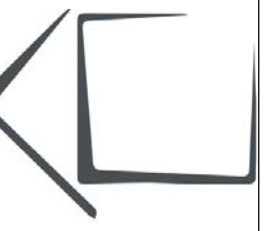
SCALE: 1/4" = 1'-0"



WEST PROPOSED ELEVATION | SIDEVIEW
HDC WORK SESSION 1 CODE LUHD-185

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

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HDC WORK
SESSION 1 CODE
LUHD-185

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