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Zoning & Code Review

GRB General Residence B
Flood Plain overlay

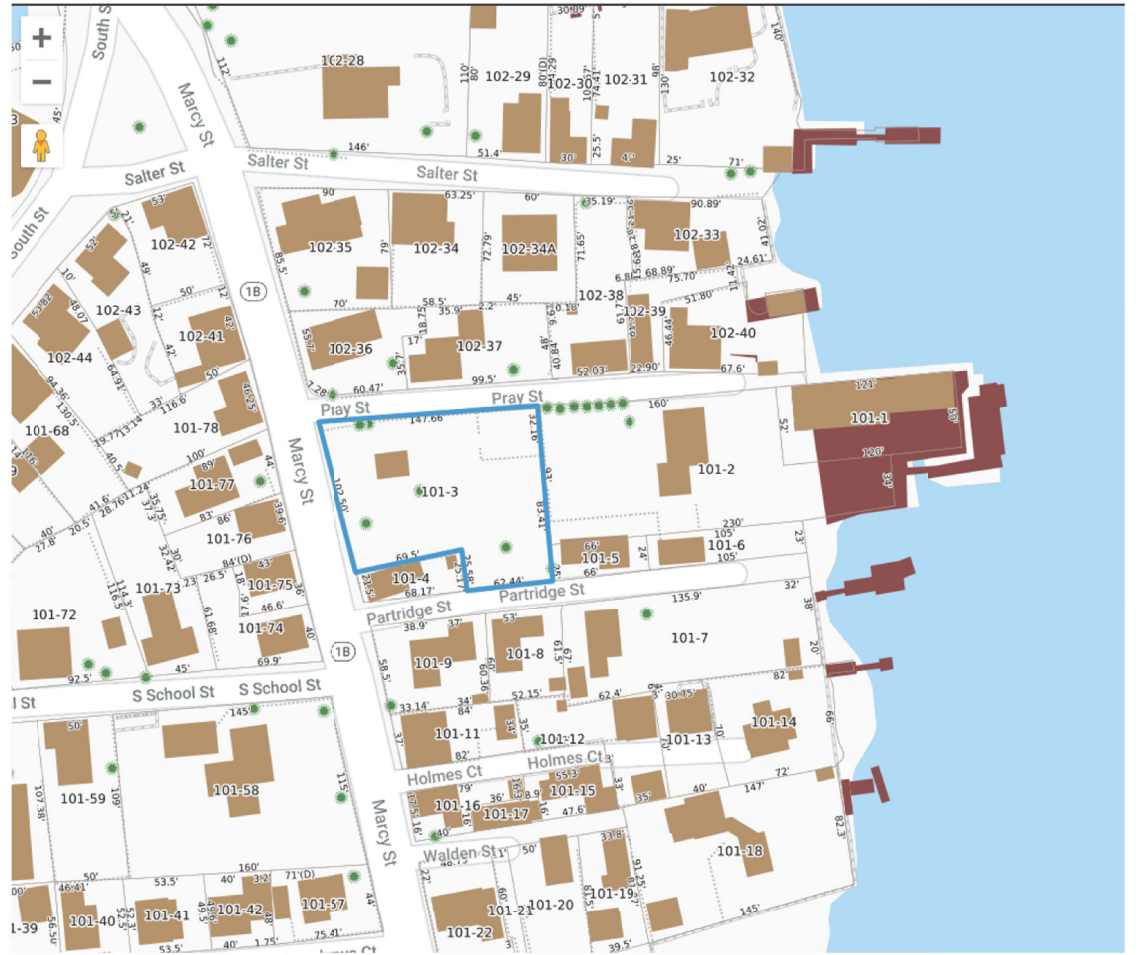
Portsmouth Zoning
dimensional standards
10.521

	GRB
Minimum Lot Dimensions	
Lot area	5,000 sf
Lot area per dwelling unit	5,000 sf
Continuous street frontage	80'
Depth	60'
Minimum Yard Dimensions	
front	5'
side	10'
rear	25'
Maximum Structure Dimensions	
sloped roof	35'
flat roof	30'
Roof appurtenance height	8'
Building coverage	30%
Minimum open space	25%



445 MARCY STREET NEW RESIDENCE

HISTORIC DISTRICT COMMISSION WORK SESSION 2



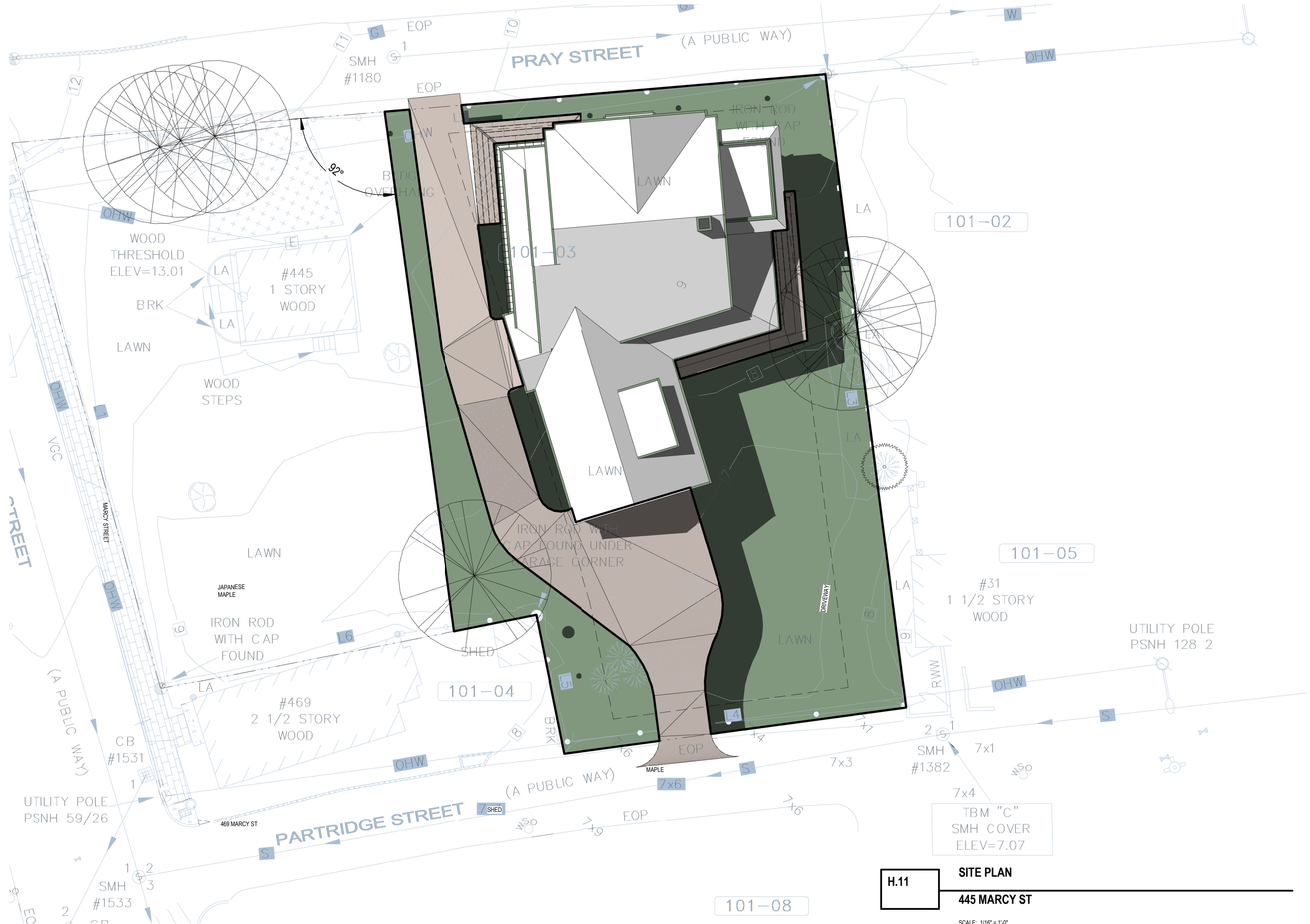
H.02

CONTEXT

445 MARCY ST

SCALE:
2/23/2022





H.11

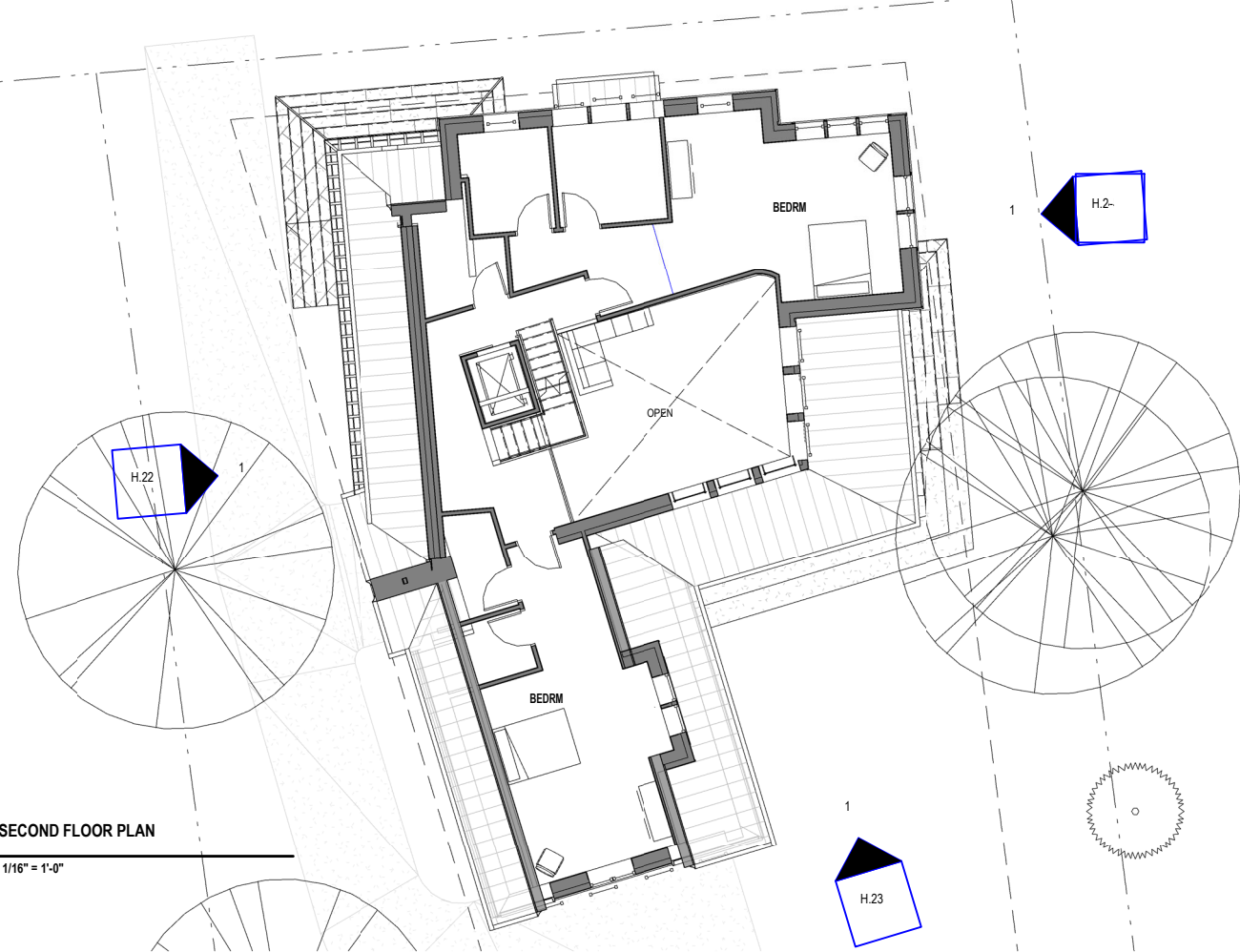
SITE PLAN

445 MARCY ST

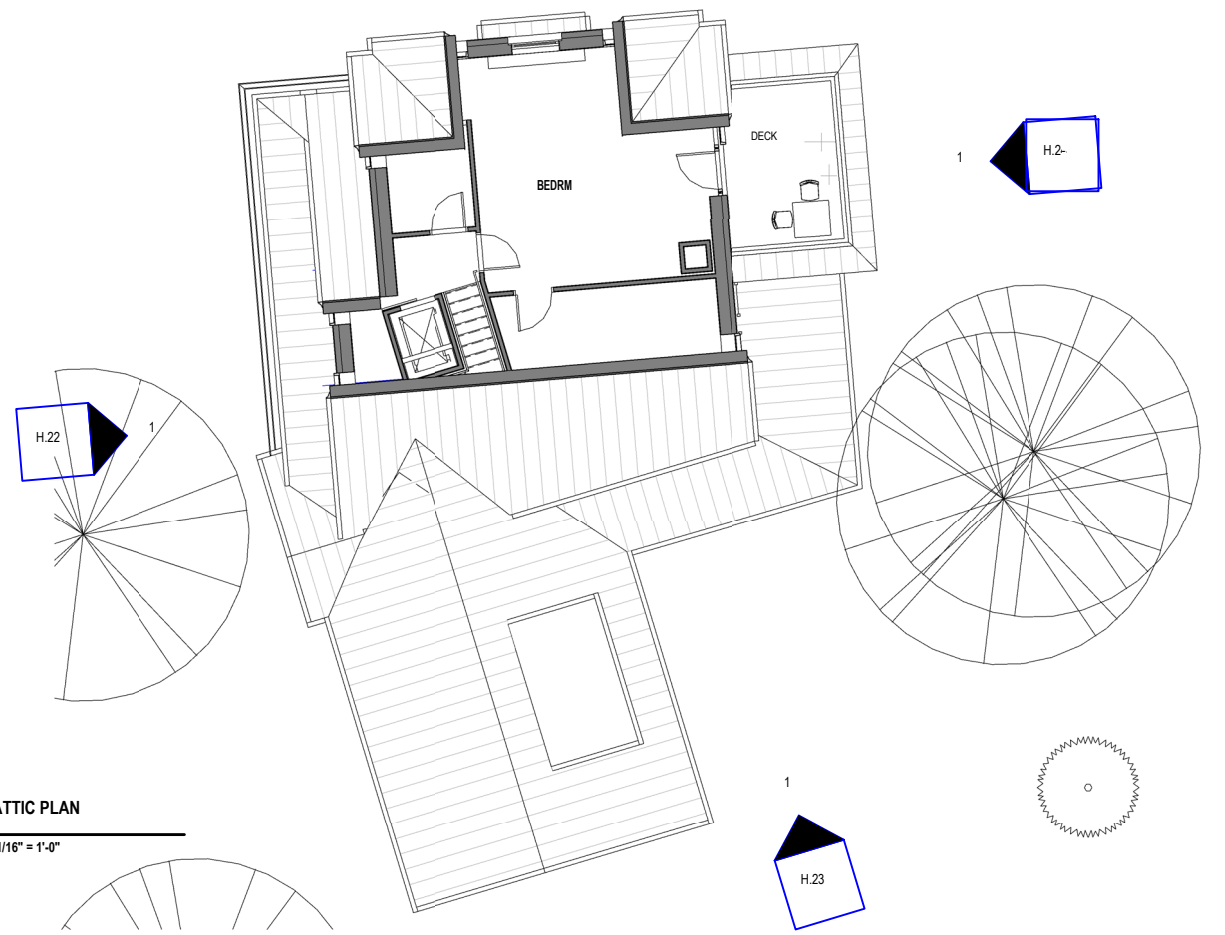
SCALE: 1/16" = 1'-0"
2/23/2022



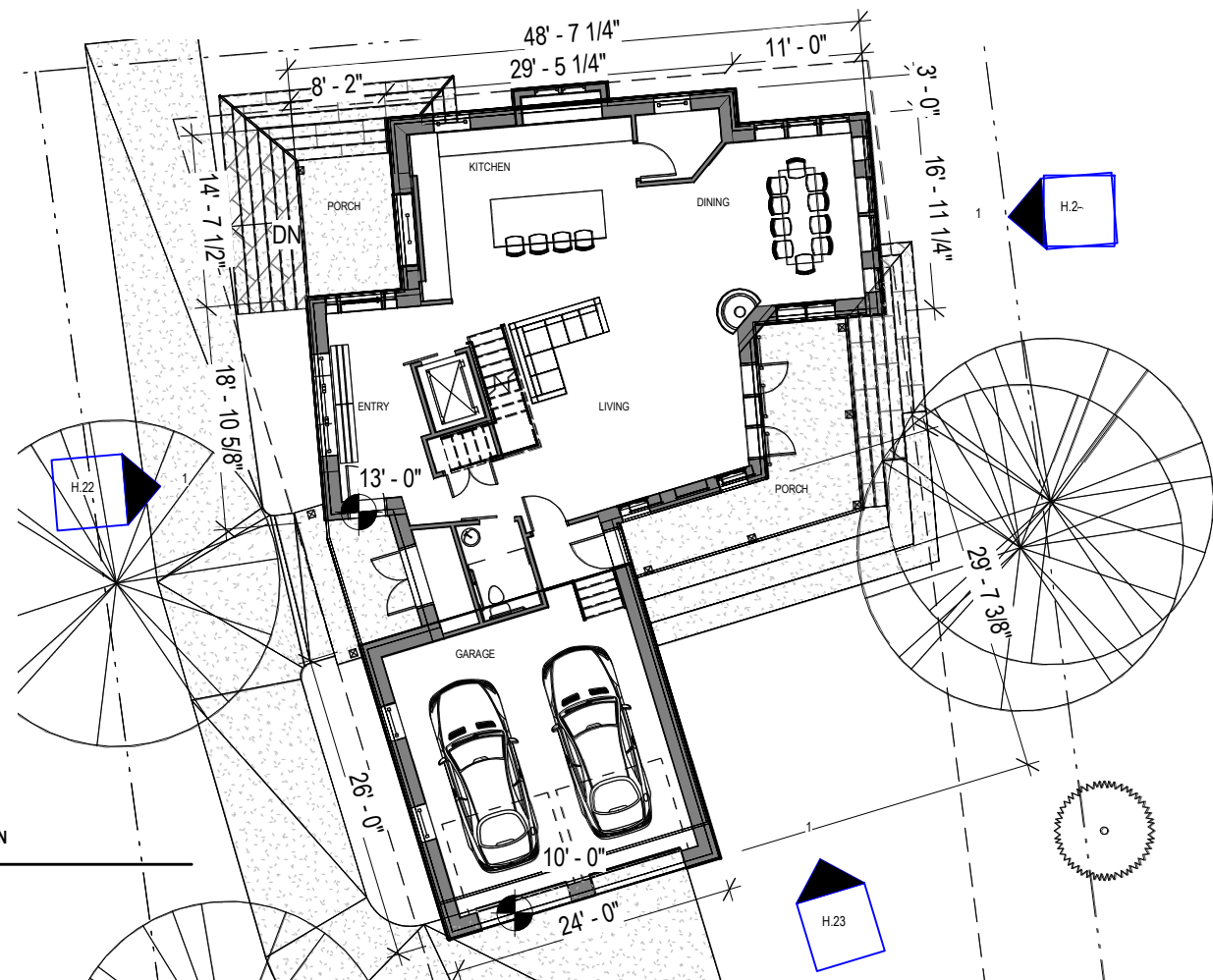
2 SECOND FLOOR PLAN
1/16" = 1'-0"



3 ATTIC PLAN
1/16" = 1'-0"



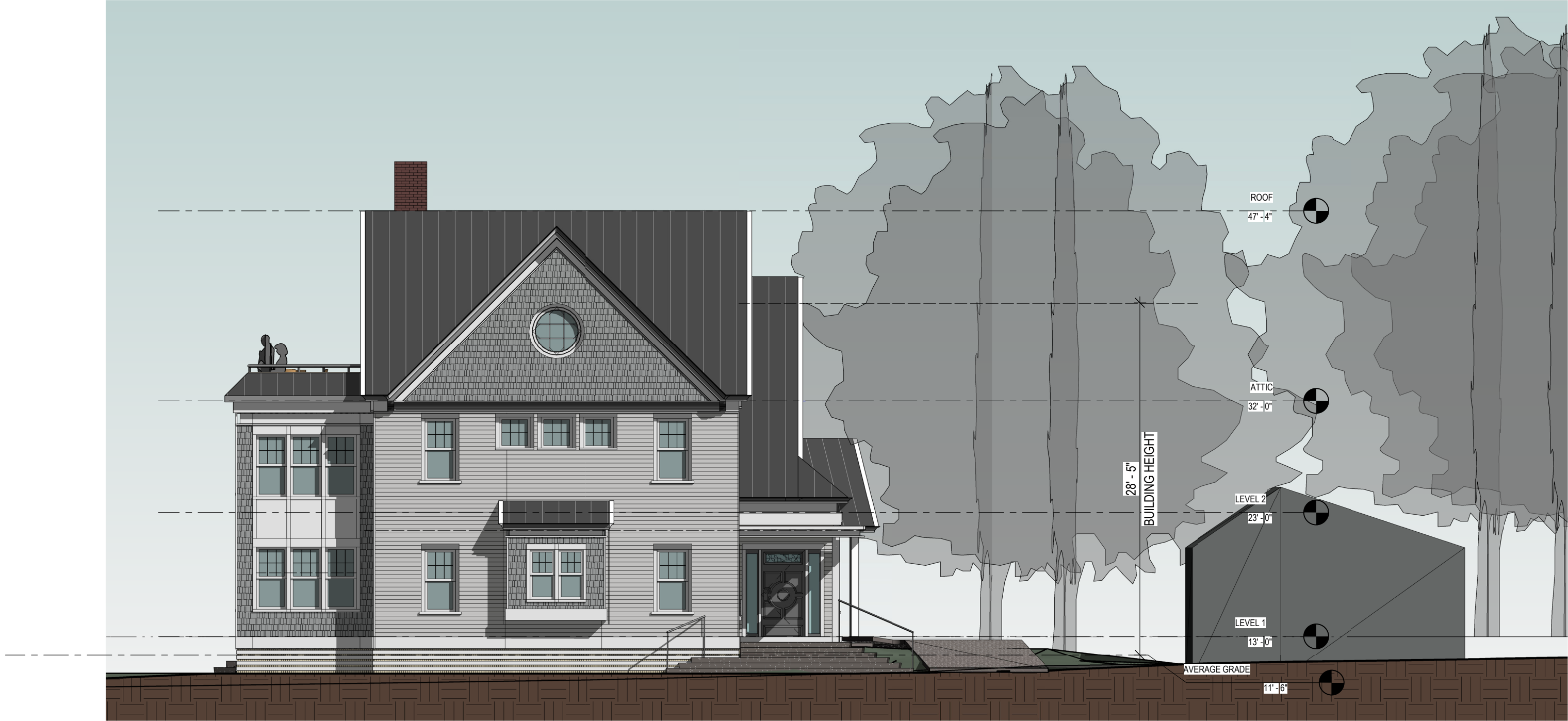
1 FIRST FLOOR PLAN
1/16" = 1'-0"



H.12

FLOOR PLANS
445 MARCY ST

SCALE: 1/16" = 1'-0"
2/23/2022



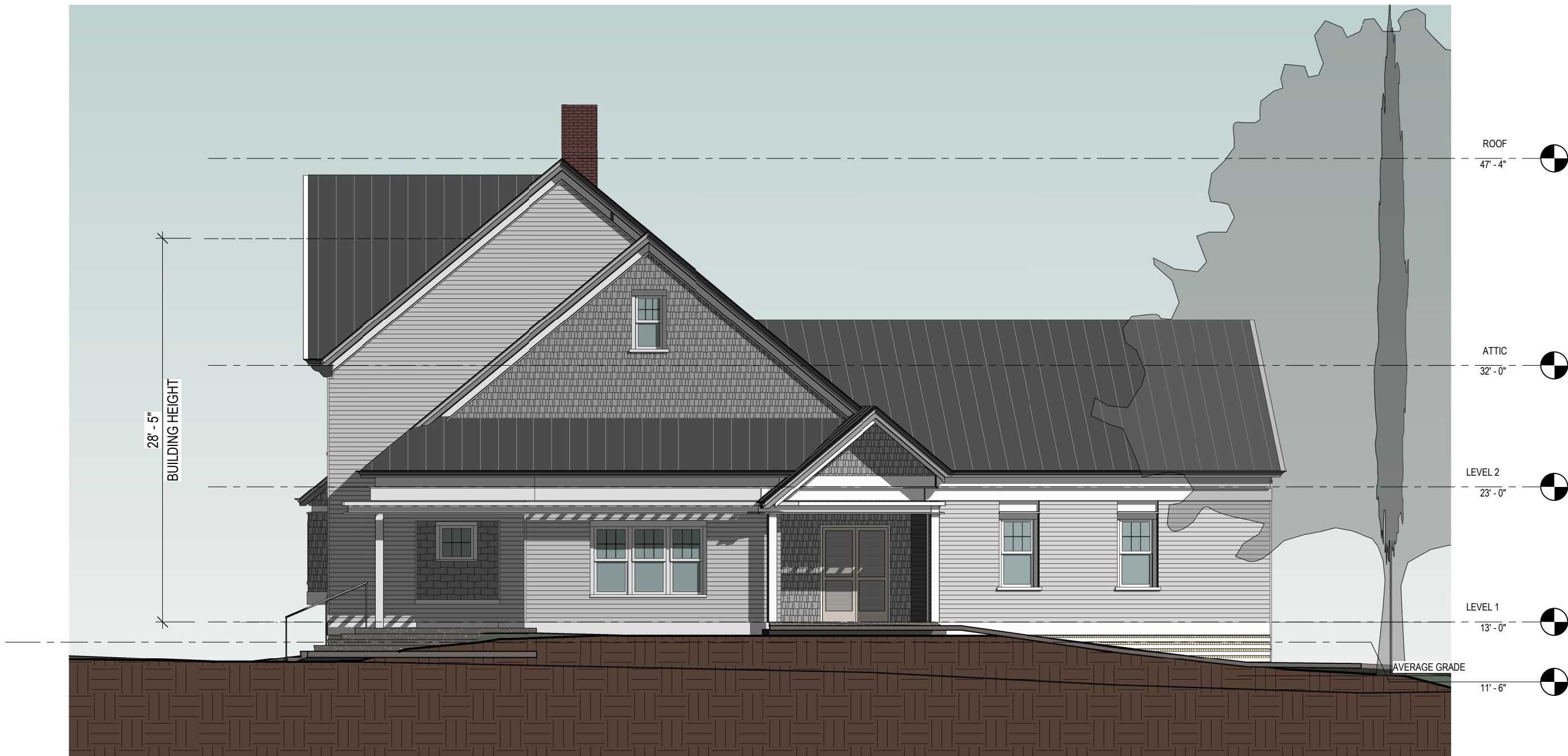
H.21

ELEVATION - FRONT (NORTH)

445 MARCY ST

SCALE: 1/8" = 1'-0"
2/23/2022



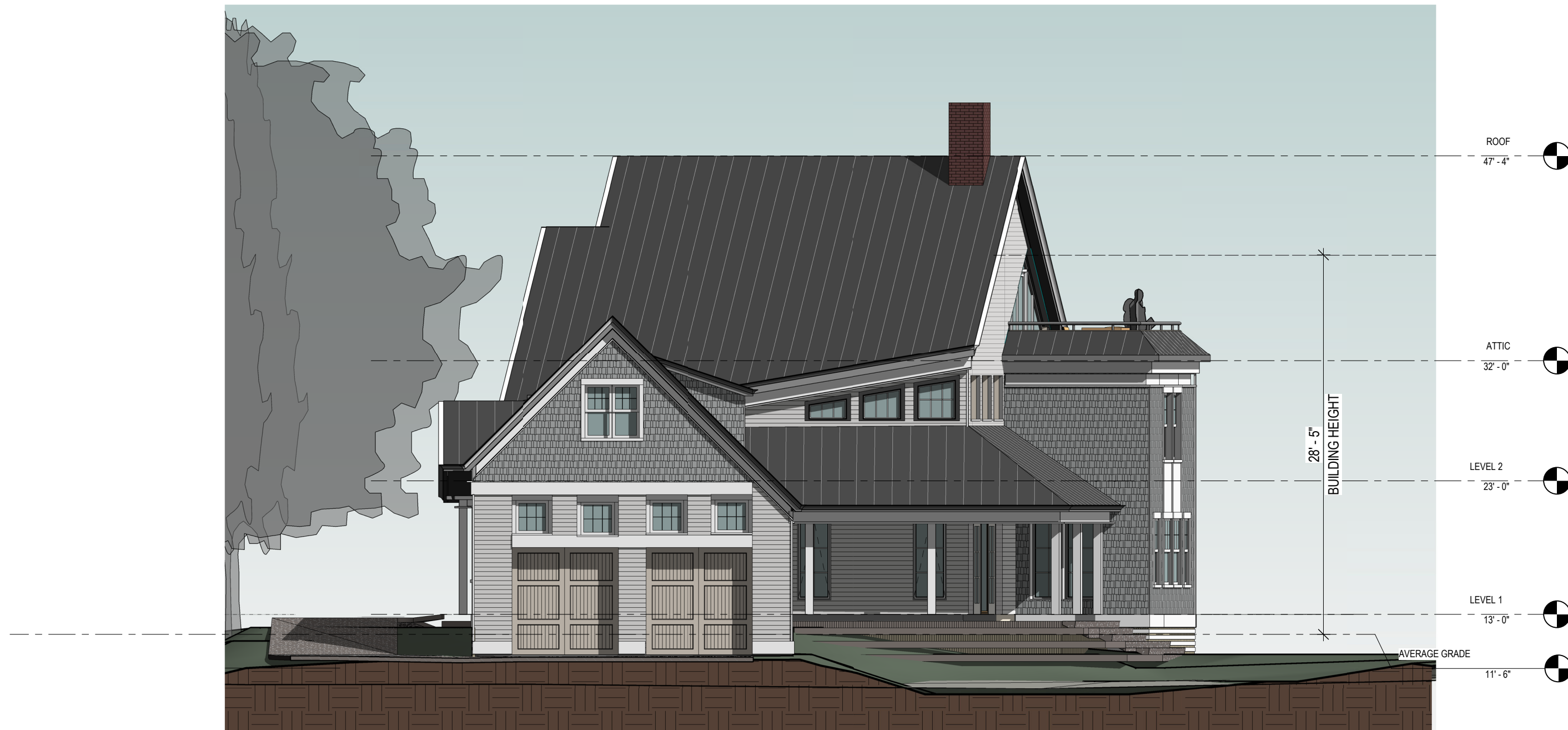


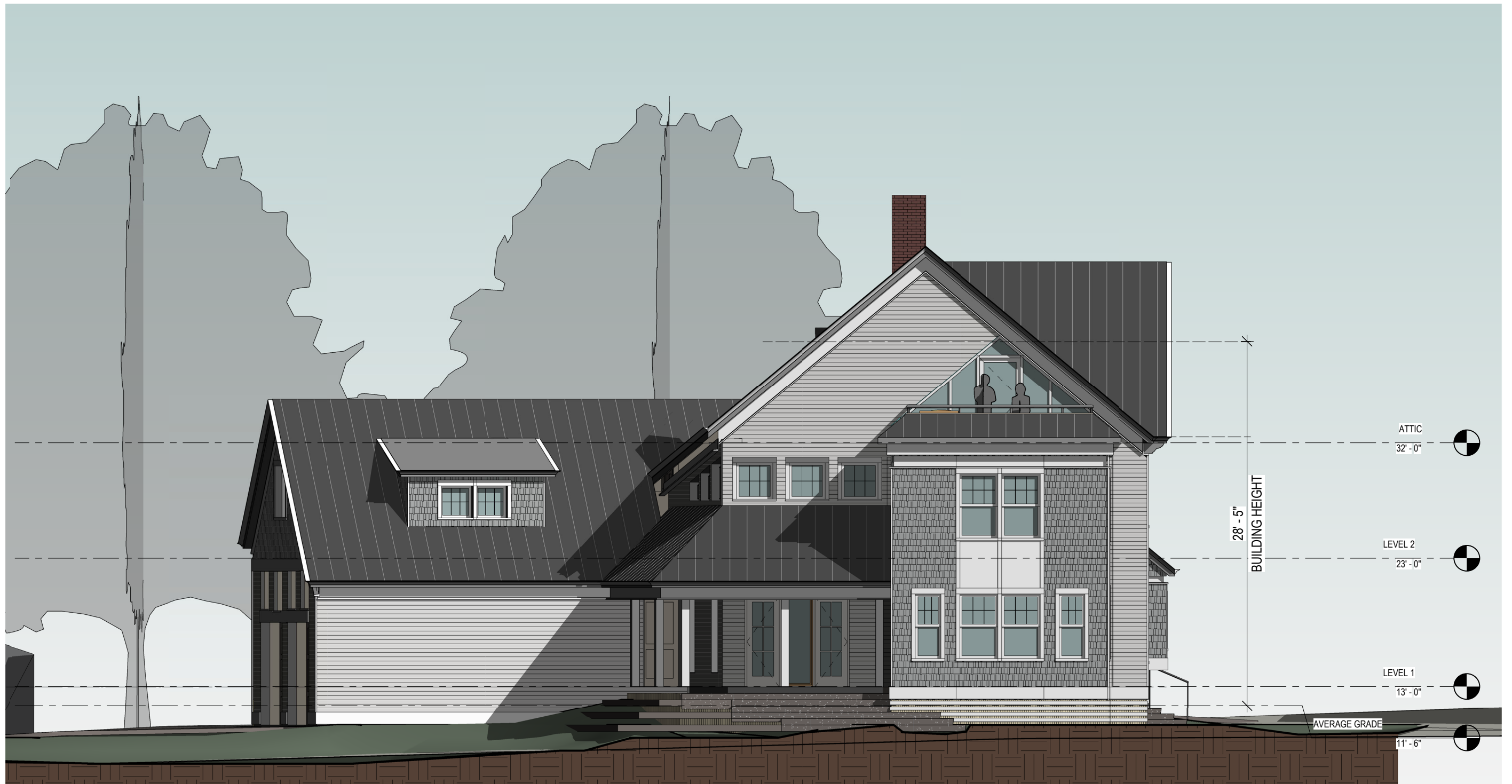
H.22

ELEVATION - WEST SIDE
445 MARCY ST

SCALE: 1/8" = 1'-0"
2/23/2022





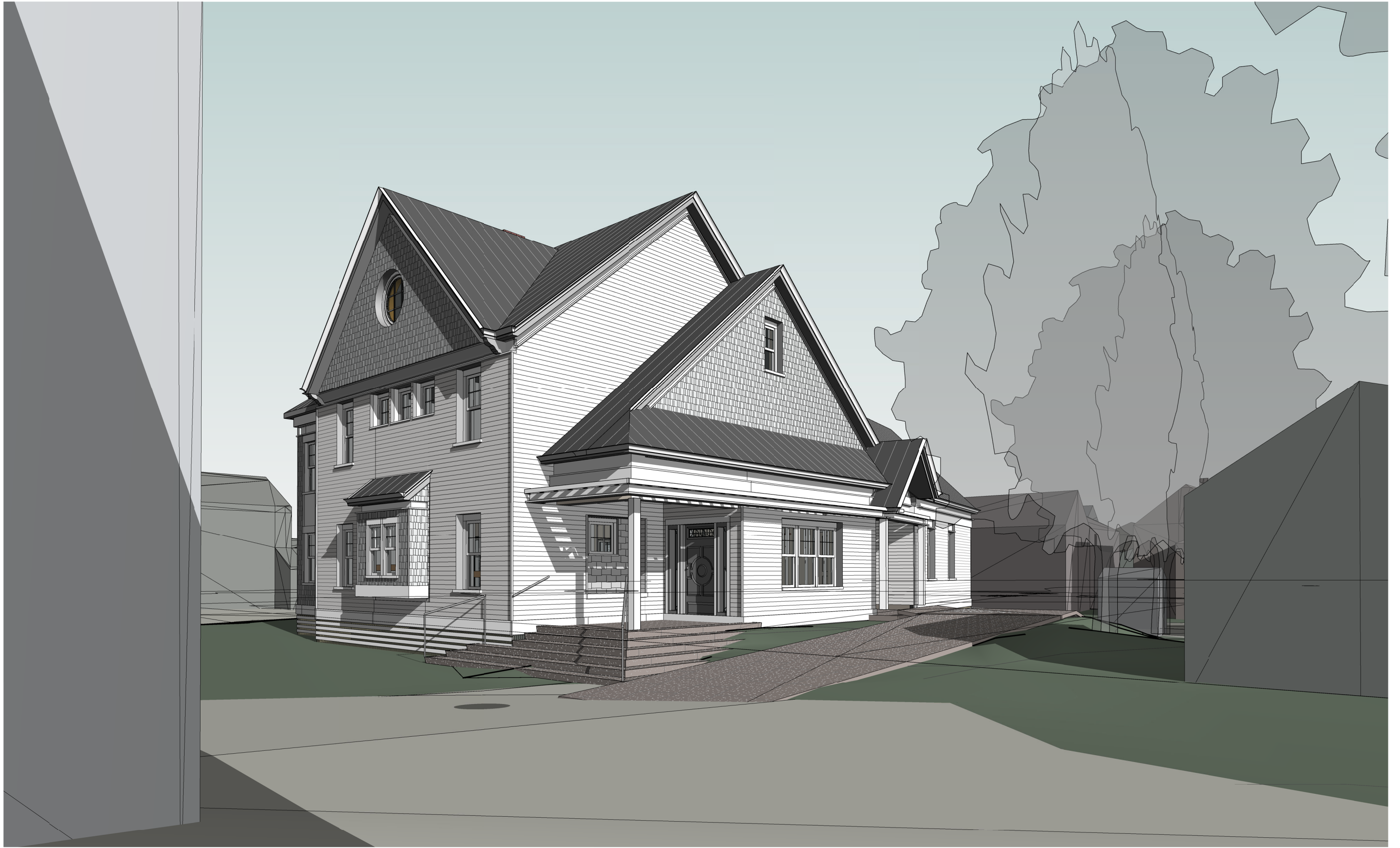


H.24

ELEVATION - EAST SIDE

445 MARCY ST



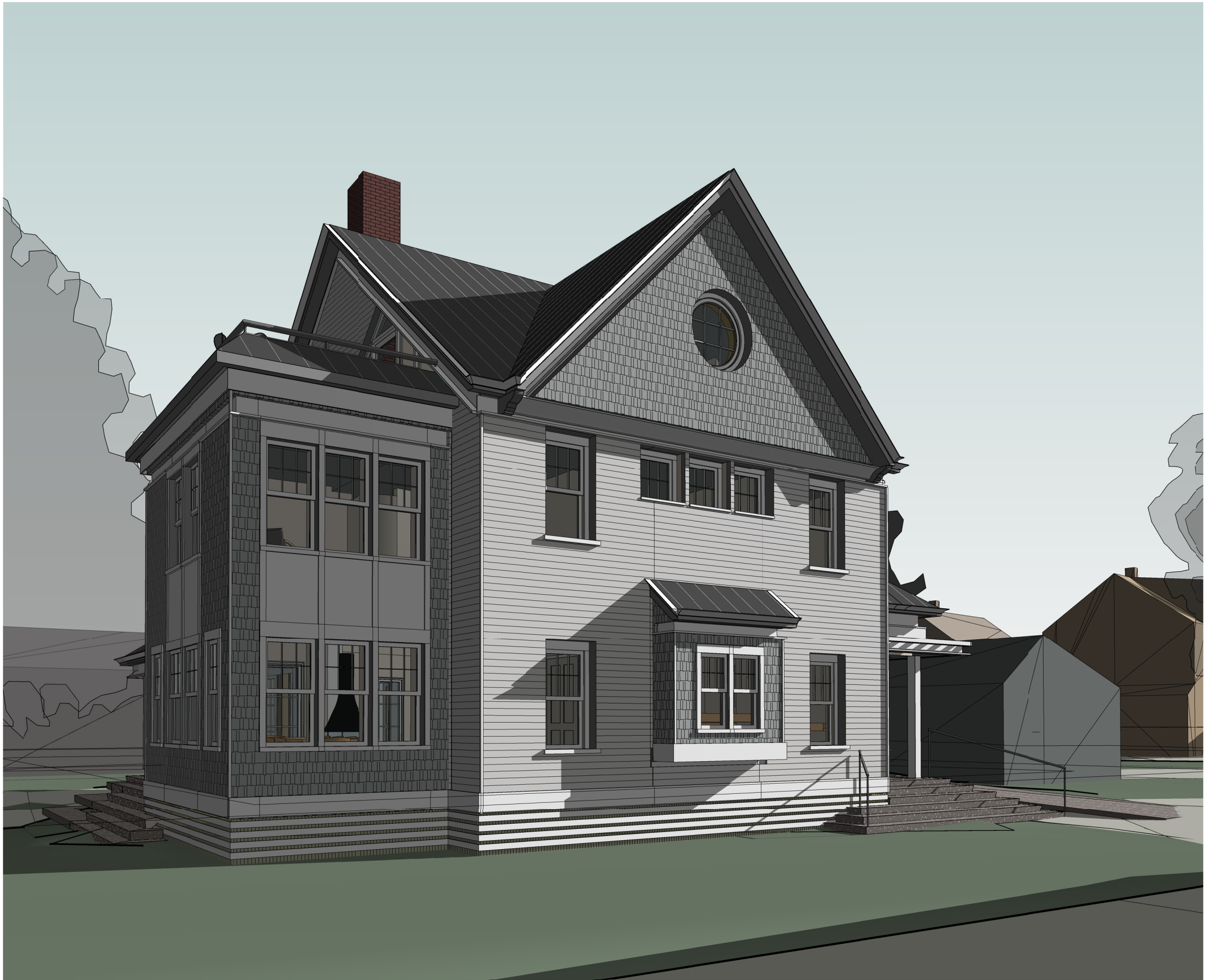


H.31

VIGNETTE - FROM PRAY ST

445 MARCY ST

SCALE:
2/23/2022

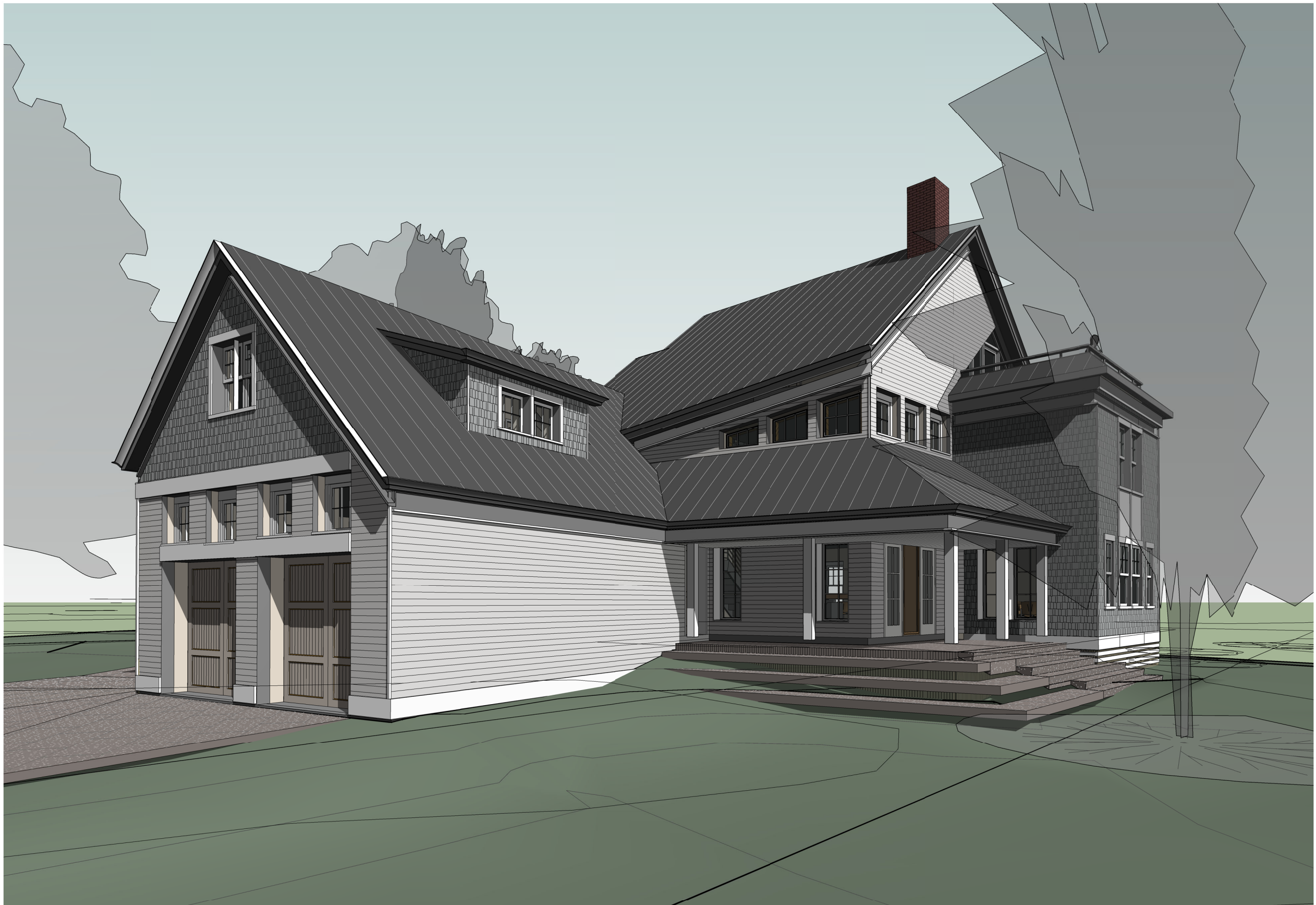


H.32

VIGNETTE - FROM PRAY ST

445 MARCY ST

SCALE:
2/23/2022



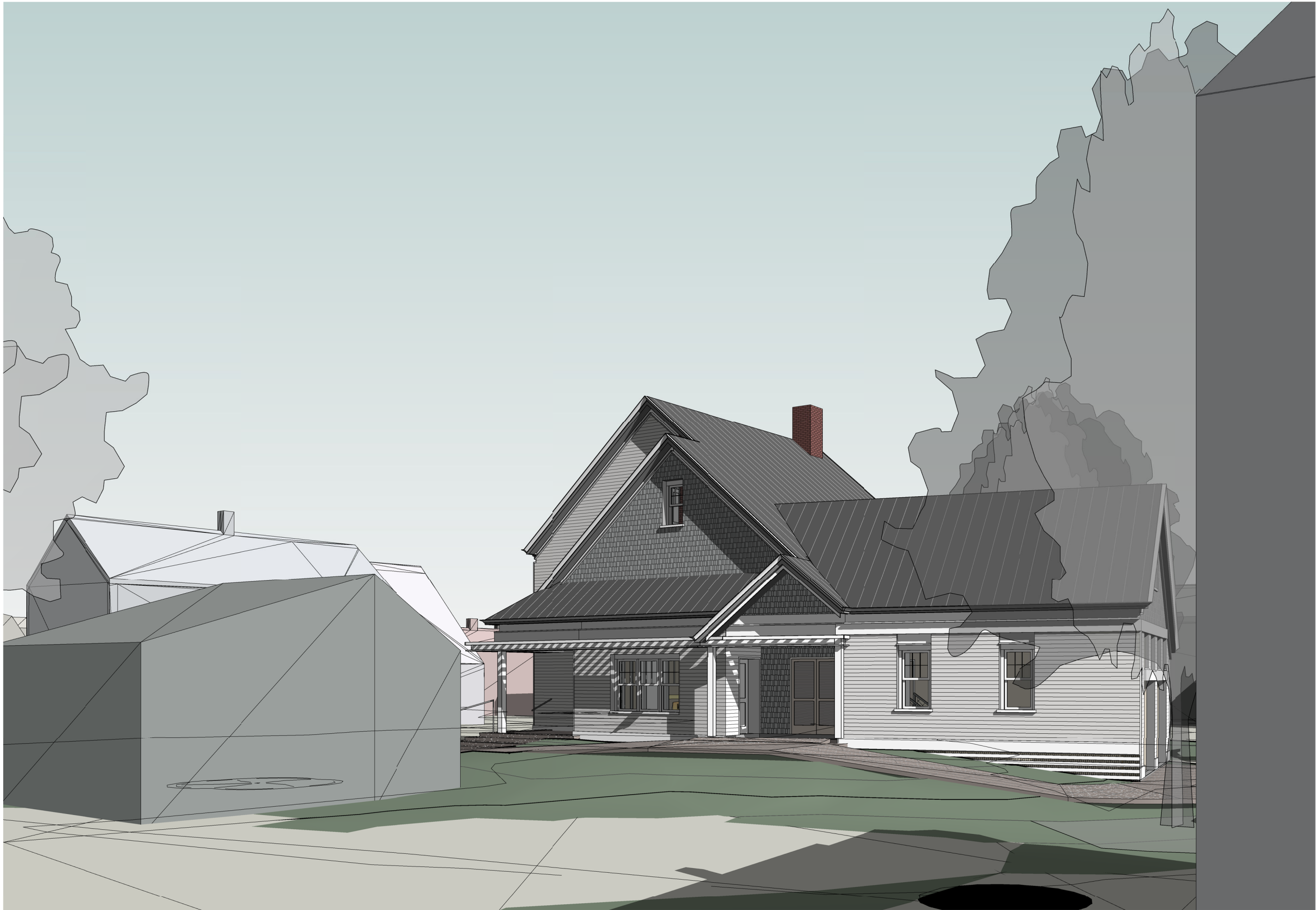
H.33

VIGNETTE - FROM PARTRIDGE ST

445 MARCY ST

SCALE:
2/23/2022





H.34

VIGNETTE - FROM MARCY ST
445 MARCY ST

SCALE:
2/23/2022





H.35

VIGNETTES

445 MARCY ST

SCALE:
2/23/2022

