

DRAWING INDEX

H.01 COVER

H.11 SITE PLAN & CONTEXT

H.12 FLOOR PLANS

H.20 STREET SECTIONS

H.21 ELEVATION - FRONT

H.22 - ELEVATION - WEST SIDE

H.23 ELEVATION - SOUTH SIDE

H.24 ELEVATION - EAST SIDE

H.31- 35 VIGNETTES

H.51 BIRDSEYE PERPECTIVE - NW

H.52 BIRDSEYE PERSPECTIVE - SE

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%

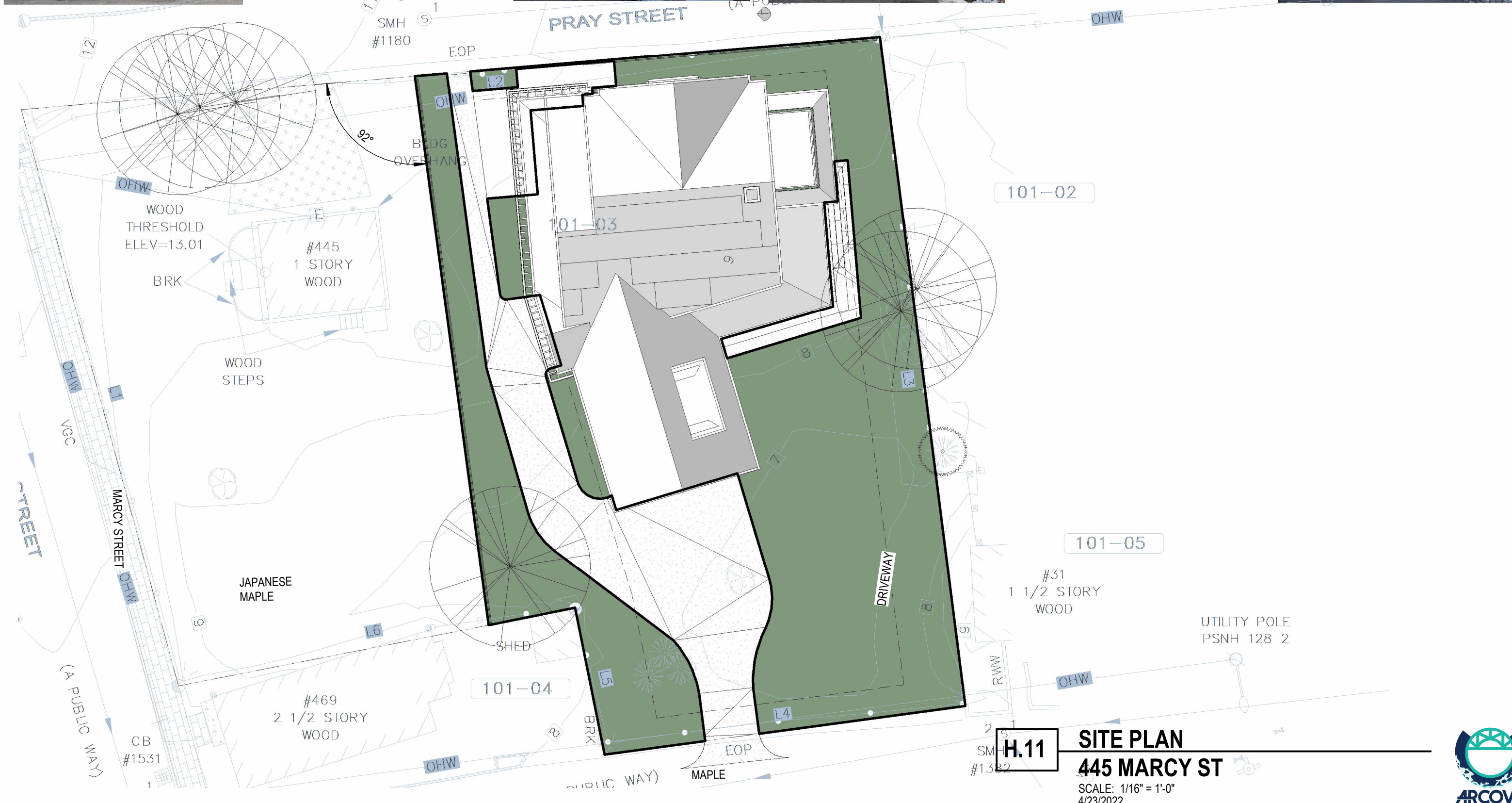
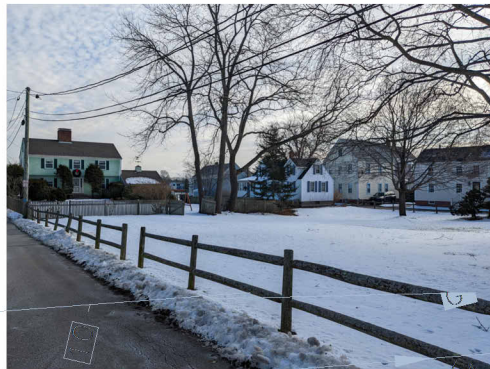


445 MARCY STREET

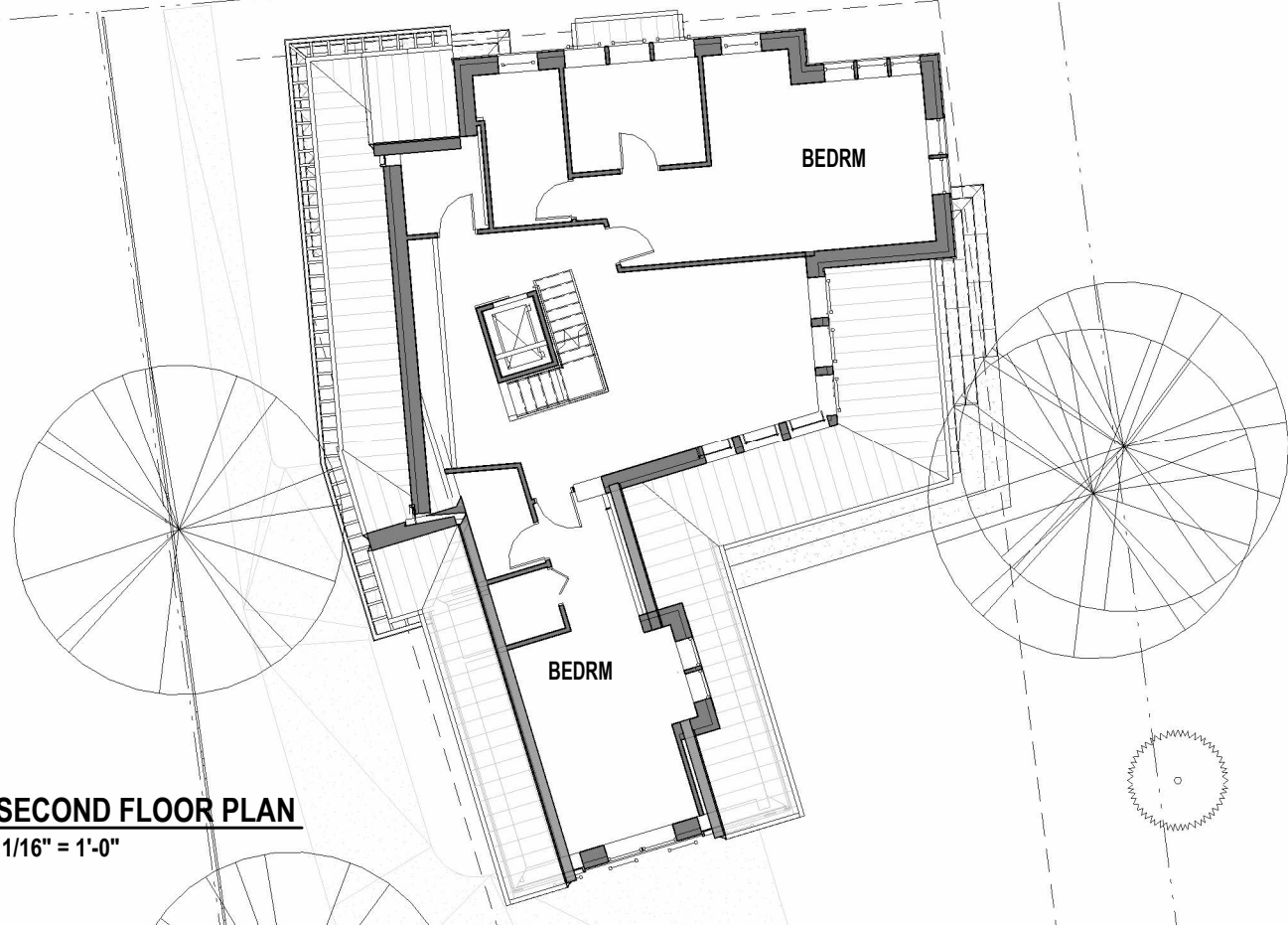
NEW RESIDENCE

HISTORIC DISTRICT COMMISSION

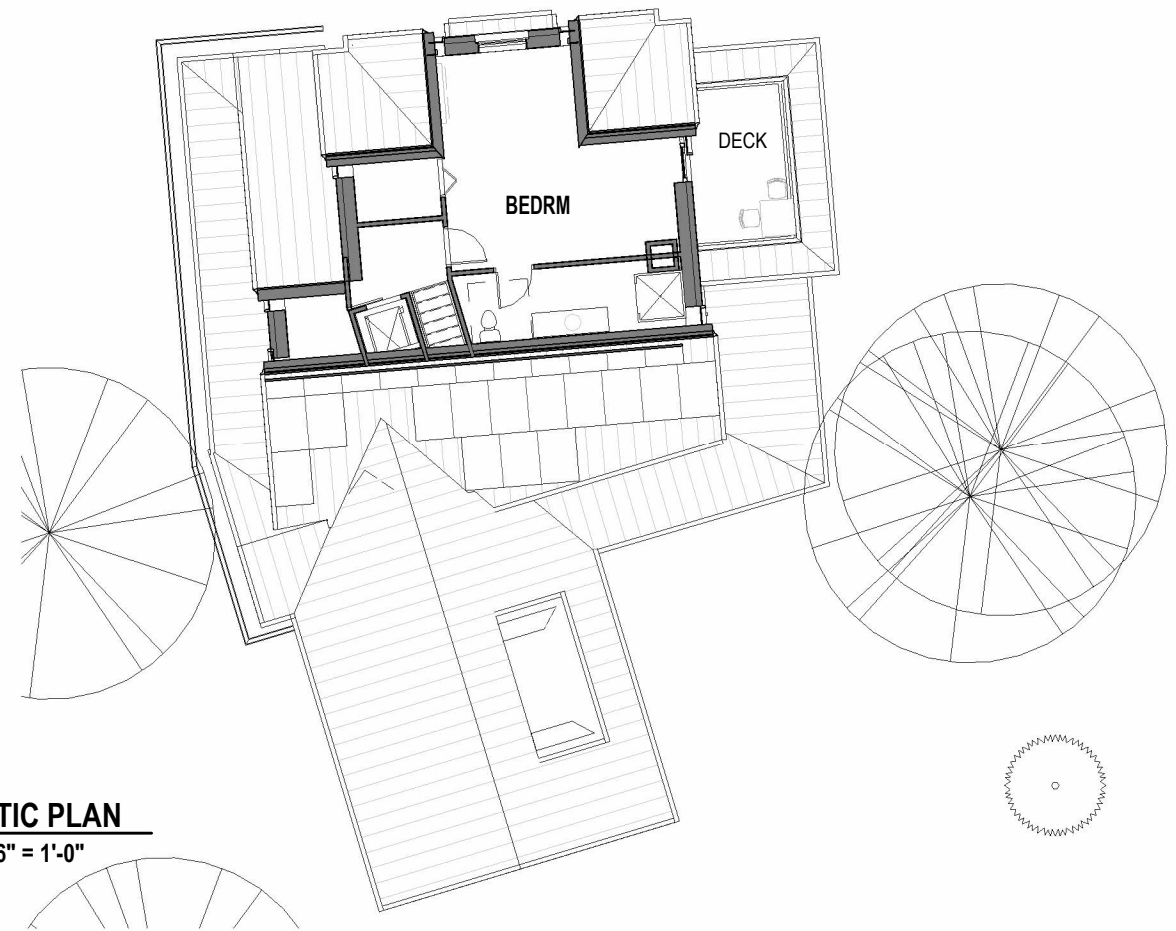
WORK SESSION 3



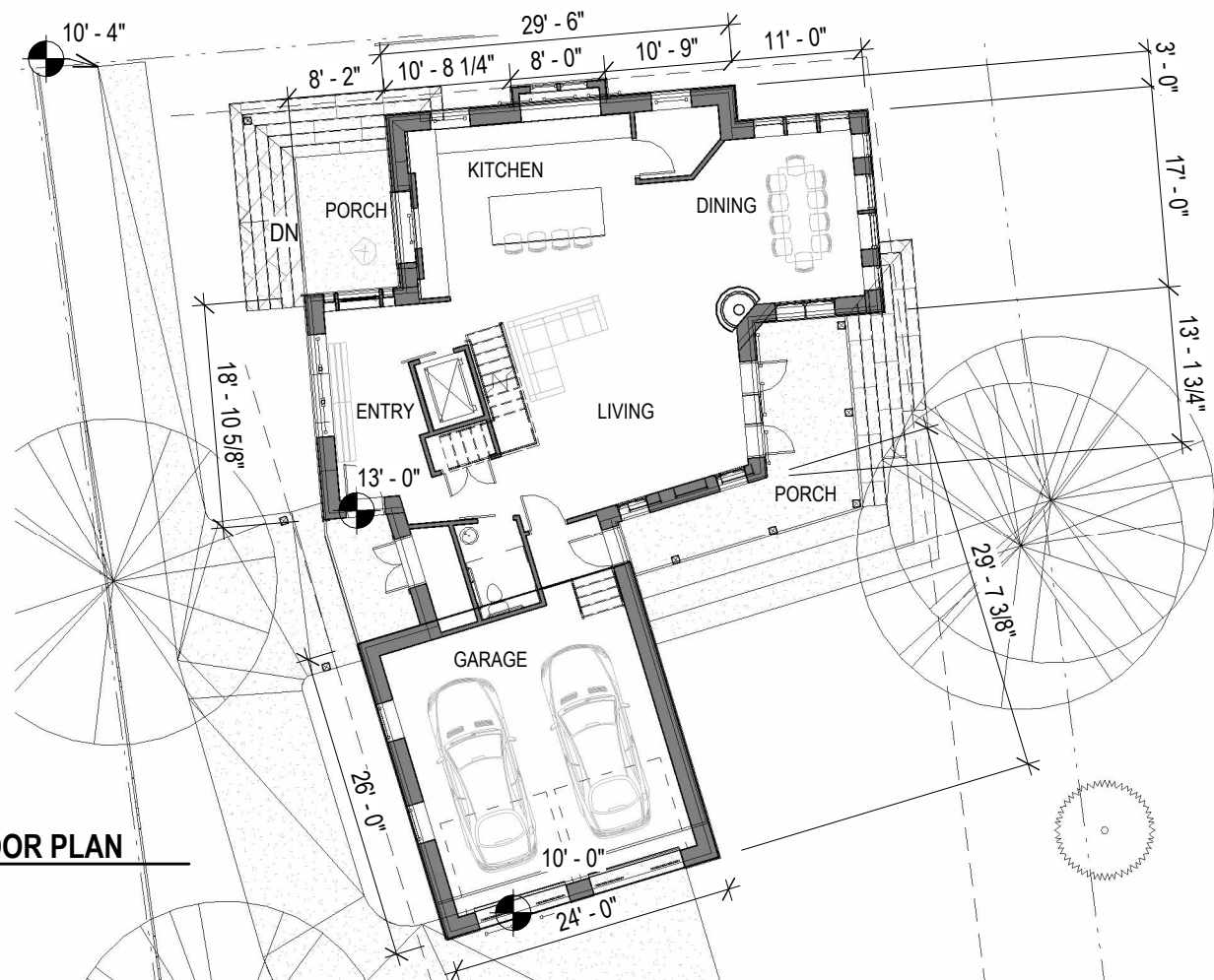
2 SECOND FLOOR PLAN
1/16" = 1'-0"

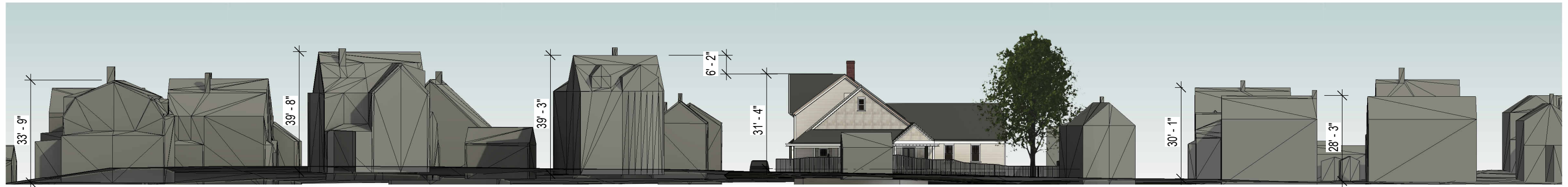


3 ATTIC PLAN
1/16" = 1'-0"



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

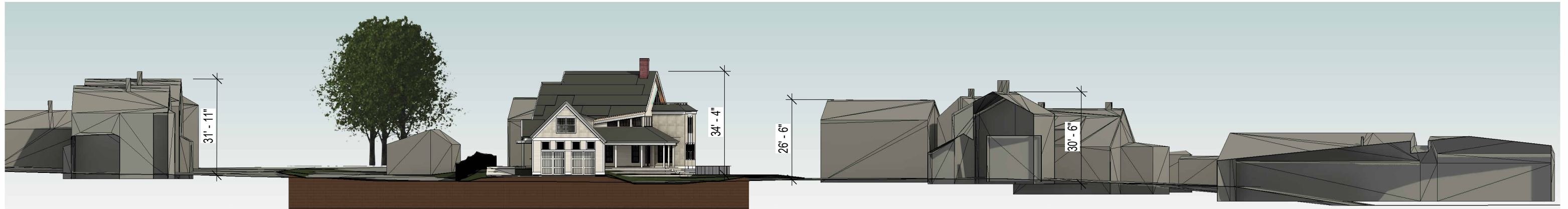




1 WEST ELEVATION - MARCY STREET
1/32" = 1'-0"



2 NORTH ELEVATION - PRAY STREET
1/32" = 1'-0"



3 SOUTH ELEVATION - PARTRIDGE STREET
1/32" = 1'-0"



4 EAST ELEVATION - WATER SIDE
1/32" = 1'-0"

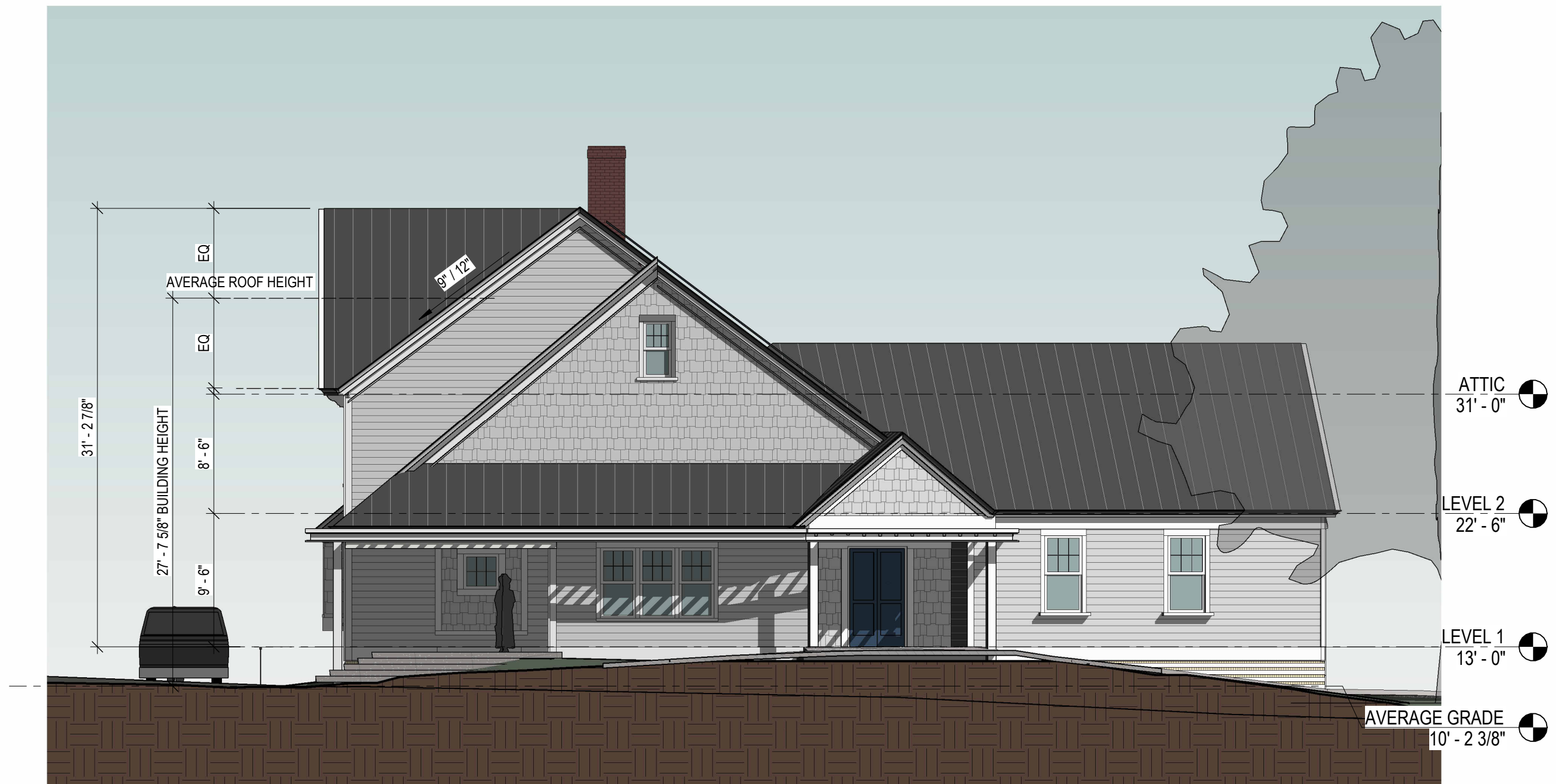
H.20 STREET SECTIONS
445 MARCY ST
SCALE: 1/32" = 1'-0"
4/23/2022



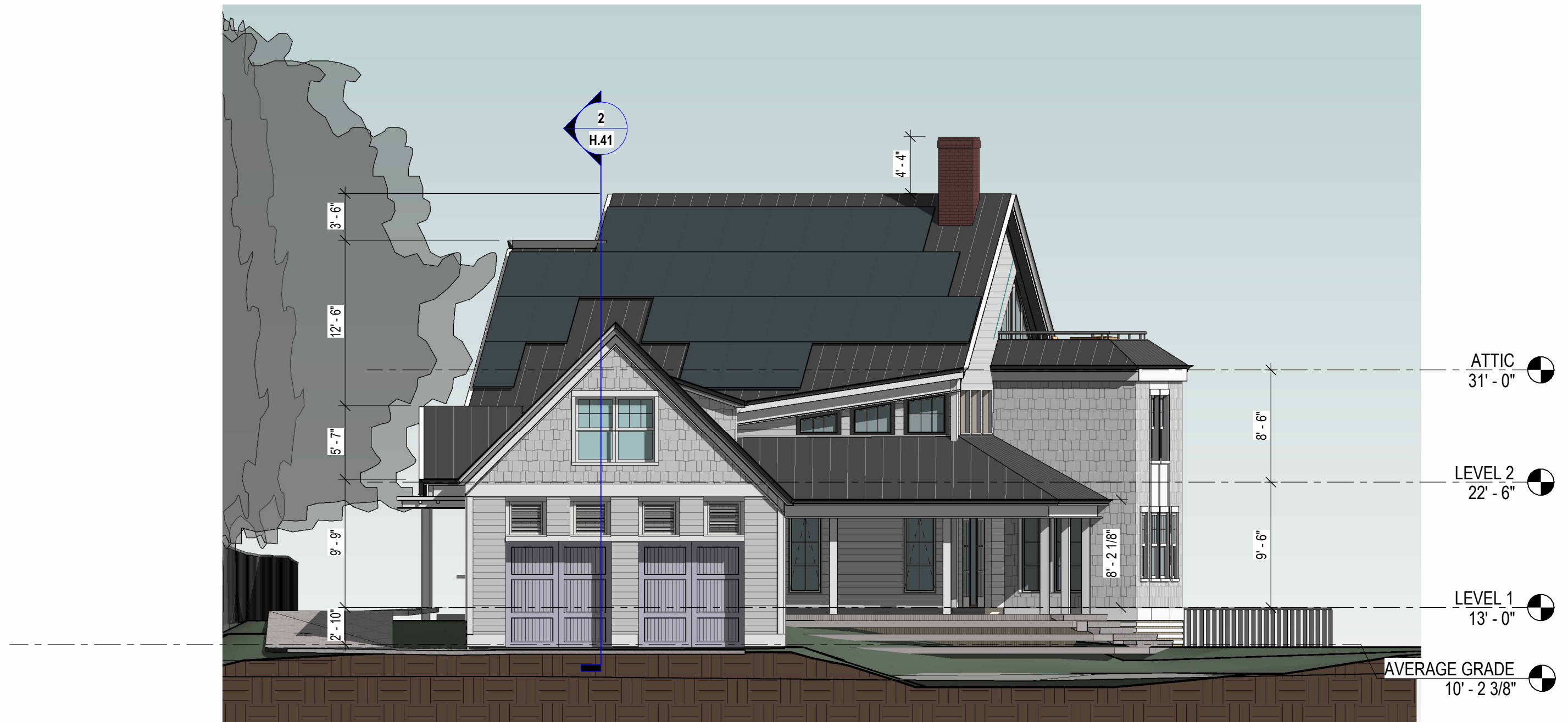


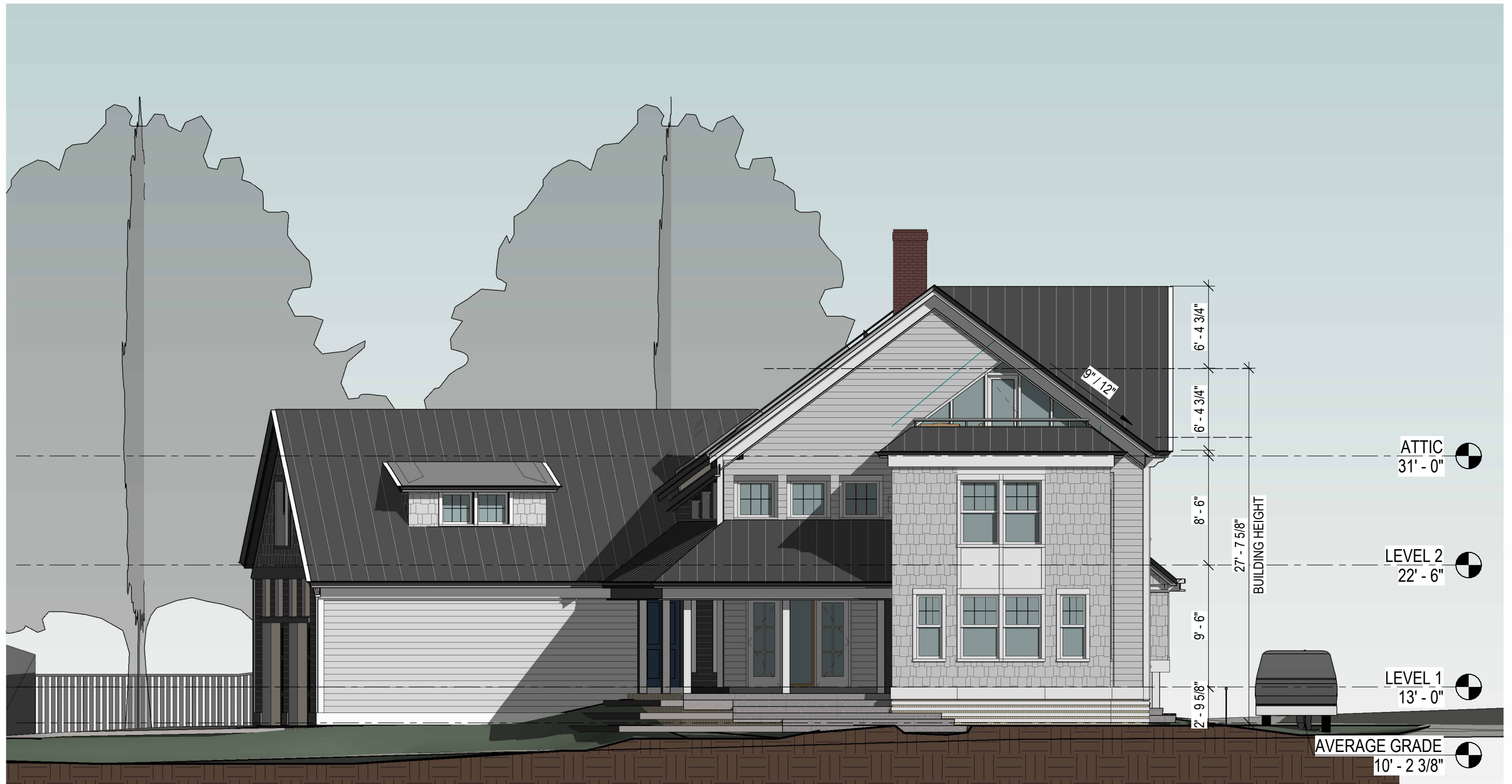
H.21 **ELEVATION - FRONT (NORTH)**
445 MARCY ST
SCALE: 1/8" = 1'-0"
4/23/2022





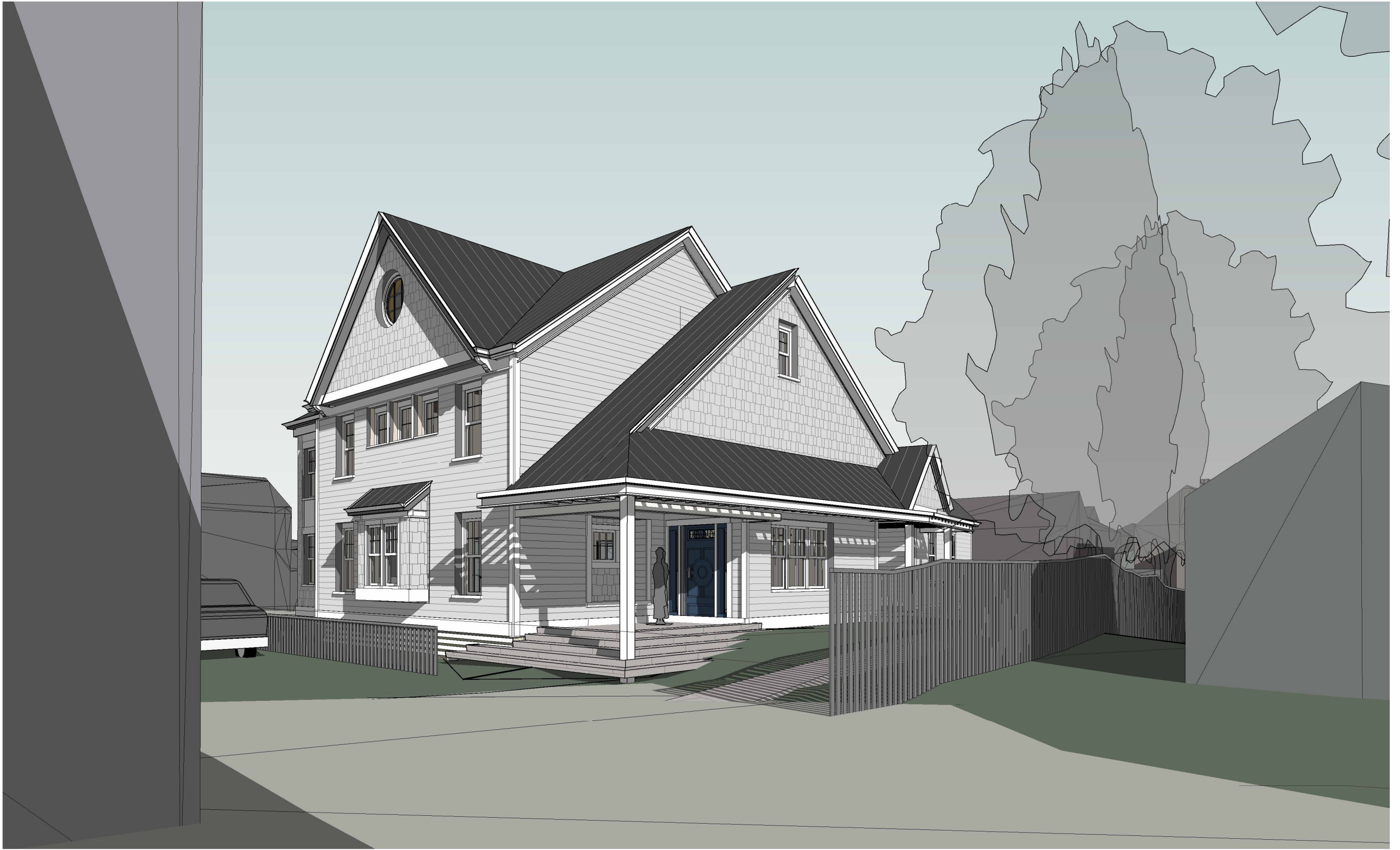
H.22 **ELEVATION - WEST SIDE**
445 MARCY ST
 SCALE: 1/8" = 1'-0"
 4/23/2022





H.24 **ELEVATION - EAST SIDE**
445 MARCY ST
 SCALE: 1/8" = 1'-0"
 4/23/2022



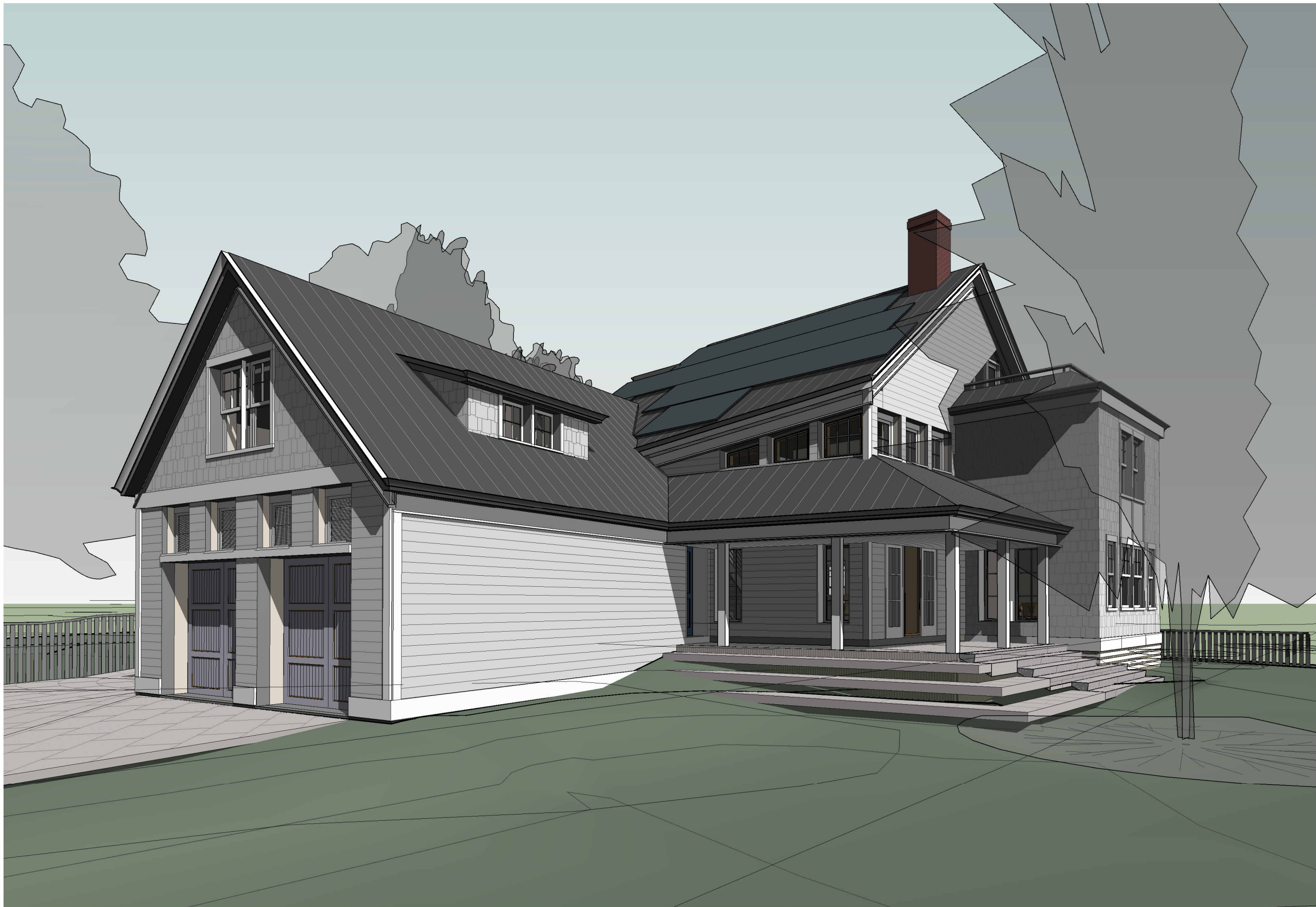


H.31 **VIGNETTE - FROM PRAY ST W**
445 MARCY ST
SCALE:
4/23/2022



H.32 **VIGNETTE - FROM PRAY ST E**
445 MARCY ST
SCALE:
4/23/2022



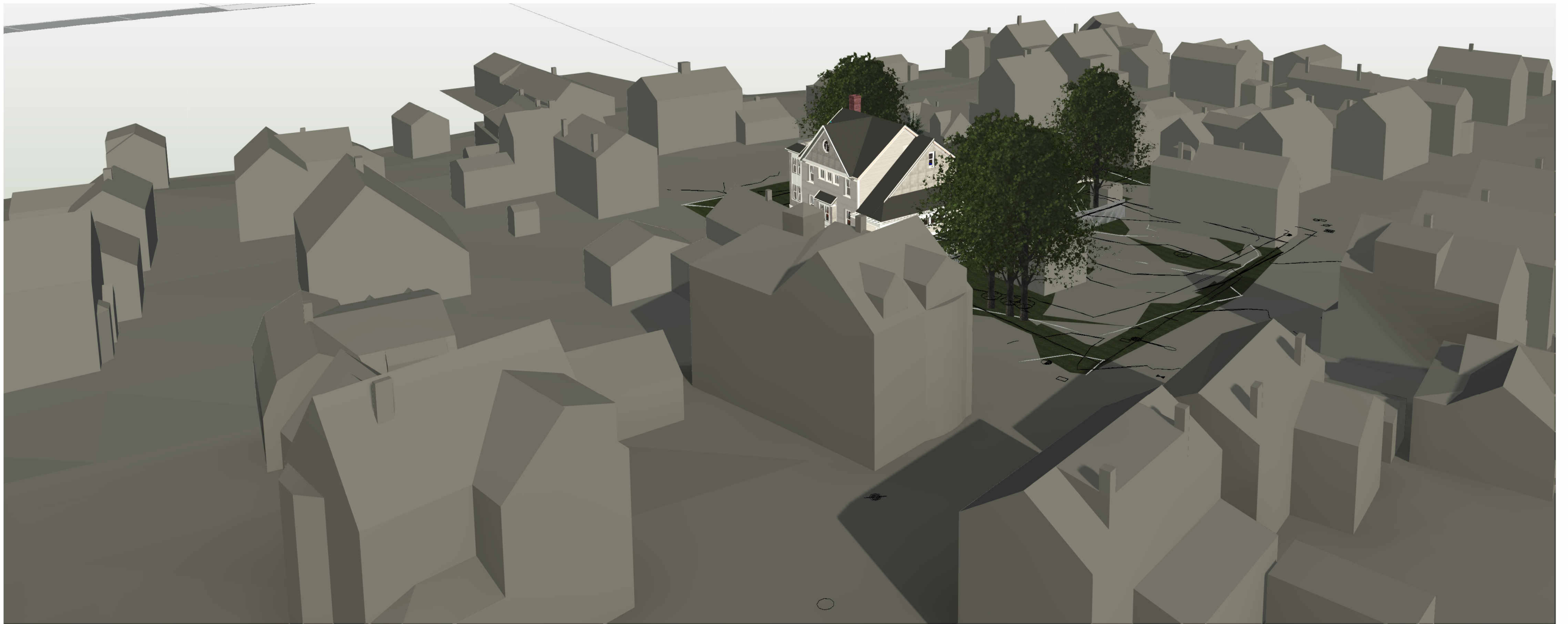


H.33 **VIGNETTE - FROM PARTRIDGE ST**
445 MARCY ST
SCALE:
4/23/2022





H.34 **VIGNETTE - FROM MARCY ST**
445 MARCY ST
SCALE:
4/23/2022



H.51 **BIRDSEYE PERSPECTIVE - NW**
445 MARCY ST
SCALE:
4/23/2022



