This report is to formally request a variance on an addition to add a primary bedroom and bathroom, and to renovate the carport into a sunroom at 80 Fields Rd. Portsmouth NH 03801 Report created by and for owners Katy and Andrew DiPasquale 80 Fields Rd. Portsmouth NH 03801

- Total Number of Dwelling Units (for residential projects)
    - 1 Dwelling Units will be Renovated (House and Carport)
        - Existing/Renovating House
            - Existing/Renovating Carport (carport is attached to existing home and we're converting it to sunroom/mudroom)
        - Existing/Remaining shed (no new construction here)
- Lot area
    - .16 Acres or 6969.6 SF
- Description of proposed project
    - Our family is growing and we're expecting our first born child in September. Our current home is not adequate for multi-generations of family members living with and visiting us. We also work from a home office due to the pandemic and need office space. We are proposing to add a Primary Bed and Bath addition and convert the existing carport into a sunroom/mudroom for 4 season living. Our request is a variance on the following:
        - Relief on the overage for the maximum building coverage (20% for my neighborhood)
        - Relief for setbacks on 4 sides of the home
            - Relief on 10' setback on **left** and **right** of home where currently 9' exists and will be existing with addition
            - Relief on 30' setback on **rear** of home where addition would be 26'
            - Relief on 30' setback on **front** of home where addition would be 23'
    - The net SF of the addition as planned is 1820.75 SF including it's covered surfaces. The planned total building coverage with our shed and planned addition of a bed, bath, office and sunroom would put us at **2012.75 SF or ~29% of building coverage.**

Responding to section 10.233

- 10.233.21 The variance will not be contrary to the public interest;
    - We are keeping with the neighborhood aesthetic and improving the value of our home which will increase the values of our fellow neighbor's homes.
- 10.233.22 The spirit of the Ordinance will be observed;
    - We're requesting that our addition plans stay in line with the current home lines (i.e. initial foot print lines). Otherwise addition plans would need to be offset

slightly, creating poor drainage, increased cost with added corners, and poor aesthetic.

- 10.233.23 Substantial justice will be done;
    - By allowing the building coverage exception and setback relief, my family can have room to live and grow in, my wife and I will have adequate space for working from home and we will not have to spend more money on finding other remote work locations or have to put family members up in hotels.
- 10.233.24 The values of surrounding properties will not be diminished;
    - The design style is commiserate with modern ranch/1-story homes and as such will improve the value of surrounding properties.
- 20.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.
    - Without building an addition, my family will not be able to stay in this house. Given the state of housing and prices rapidly increasing, to get a home of this size, character and location, we would need to spend well over our budget and frankly be in the $800k-1mil price range. Our lot is on the smaller side for the neighborhood and would also be commensurate with most of the buildings in our neighborhood by expanding/adding square footage to accommodate a modern family and their needs. If we are unable to expand the building coverage, our family would need to leave this city that we love and contribute to. Furthermore, without setback relief, we would be incurring substantial additional costs by adding additional, unnecessary corners to construction, also creating poor drainage, and poor aesthetic. We're currently expecting our first child and need to create additional living space for our growing family and multi-generational visits.

- Description of existing land use
    - This is a single family home with an existing shed and carport. The home is our primary residence and home.
- Project representatives – names and contact information
    - Andrew (Drew) and Katy DiPasquale
- Description and dimensions of existing and proposed buildings (including building footprint, total gross floor area, and height)
    - Old home - gable style ranch
        - 40x24 with 276 sf Carport attached
    - Renovated home with planned addition
        - 1820.75 SF
            - Carport to Sunroom/mudroom addition = 12' x 29'6" (includes 5'6" x 12' covered porch)
            - Primary bed/bath/office/closet addition = 24'x21' (includes 8'x5' covered porch)

- Existing and proposed front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line)
    - Total Lot is (front to back) 100’x (left to right) 70’
    - Existing setbacks house
        - Rear - 50’; Left - 9’; Right - 9’ ; Front - 42’
    - Proposed setbacks for house
        - Rear - 26’; Left - 9’; Right - 9’; Front - 36’
- Site Plan(s) showing existing and proposed conditions including:
- CURRENT

PROPOSED - Note that SFs include covered porch areas on both proposed additions:

- Abutting street(s) and street names
  - Spinney and Fields
- Driveways / accessways
  - Front and ~240 SF
- Dimensions (size and height) of structures
  - Existing Home - 1 story, 960 SF
  - Existing Carport - 1 story, 276 SF
  - Existing Shed - 9' tall, 192 SF
  - Proposed bed/bath addition - 13'6"' tall, 504 SF (includes 40 sf covered porch)

        - Proposed Carport convert to sunroom addition - 13’6”’ tall, 354 SF (includes 66 sd covered porch)
        - TOTAL SF of home with new additions 1820.75 s.f.
        - TOTAL SF with all outbuildings (+ shed) 2012.75 s.f.
    - Dimensions and location of parking spaces
        - Same as driveways (driveway would be reduced by 6’ to accommodate the porch)
- Scale of all drawings and plans (the scale is the ratio of the drawing’s size relative to the actual size)

    - See submitted PDF of architectural drawings and plans
- Labeled photo(s) of existing conditions
  Front

Front Left

Front Right

Back right

Back Left

Rear

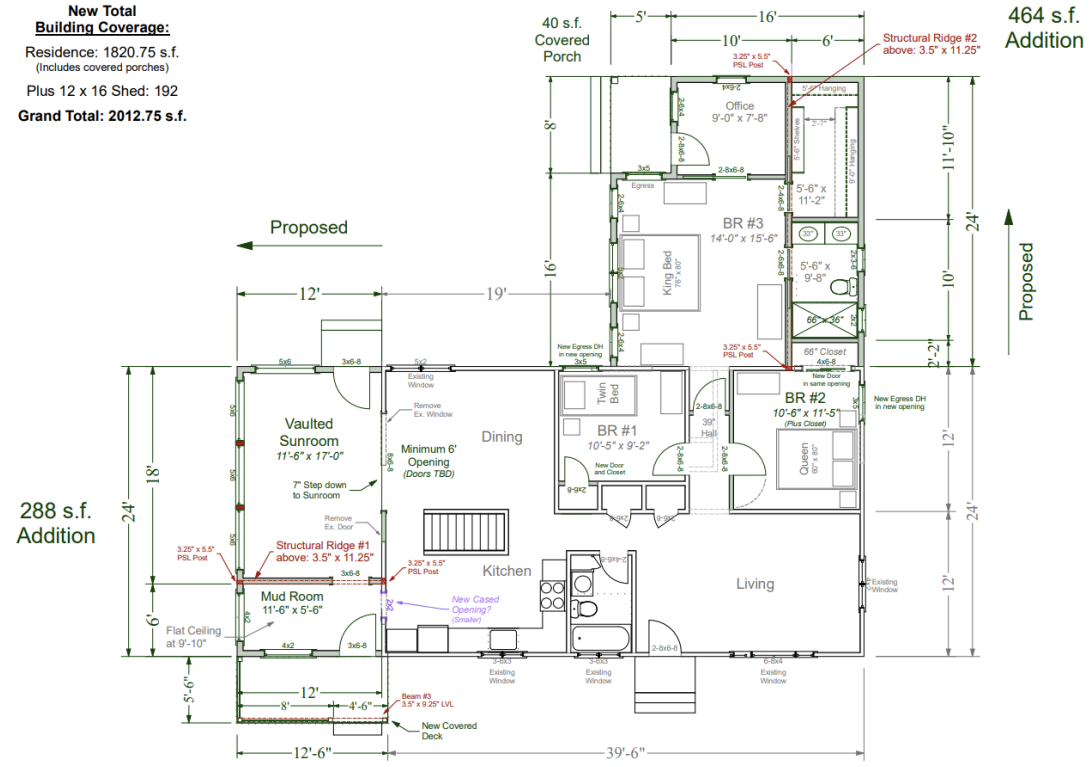
- Building plans and elevations of any proposed structures or additions. Please see submitted plans for full details. Included here are pertinent images of plans for interior floor plan, and demo schedule

New Total
Building Coverage:

Residence: 1820.75 s.f.
(Includes covered porches)

Plus 12 x 16 Shed: 192

Grand Total: 2012.75 s.f.



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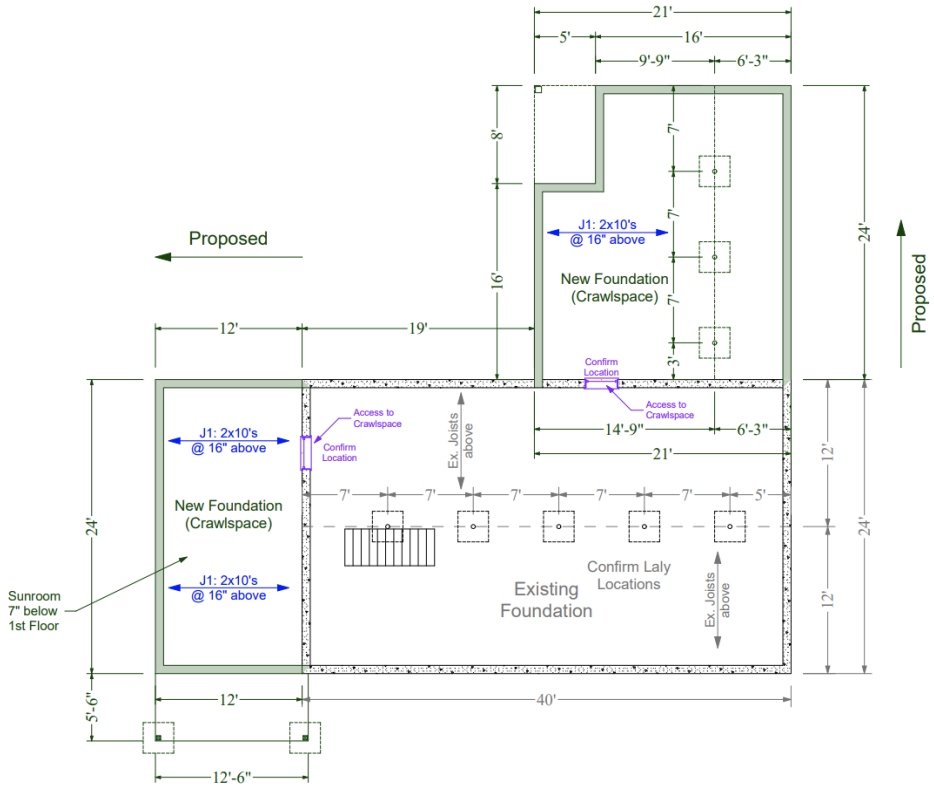

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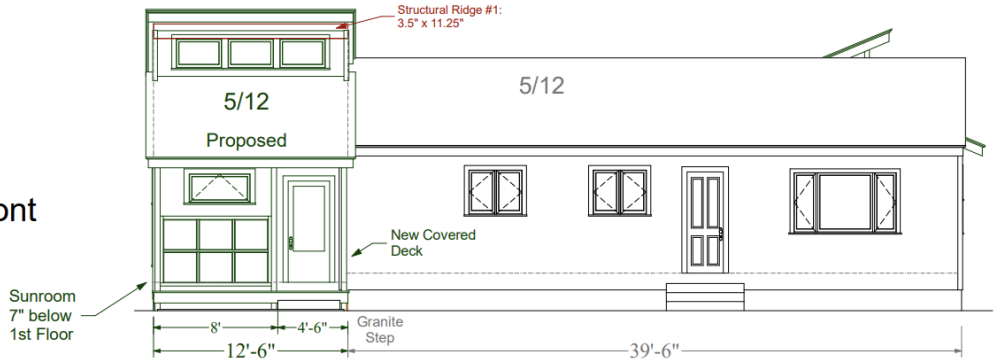
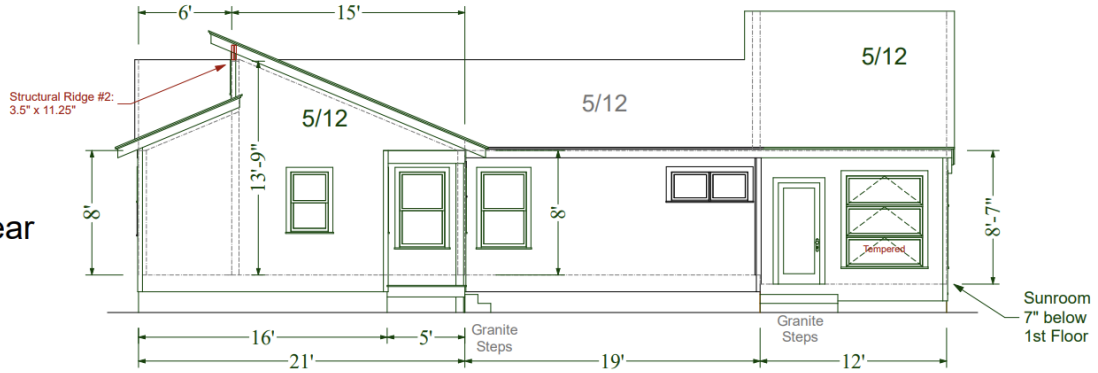
Front



Rear



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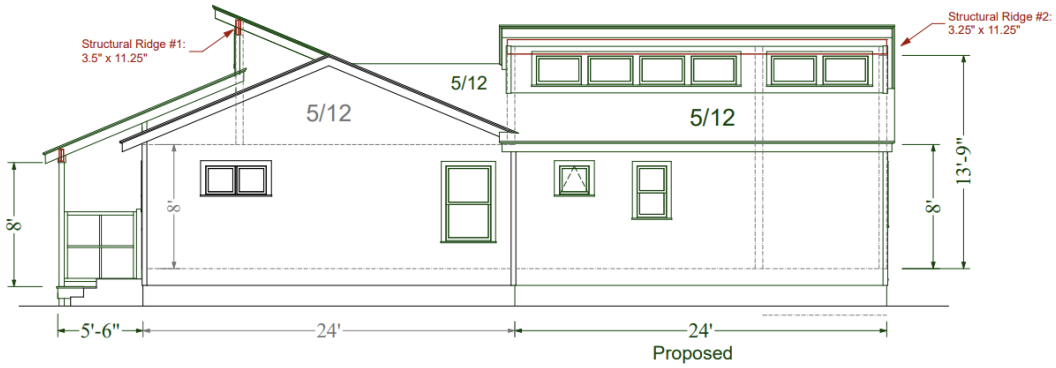
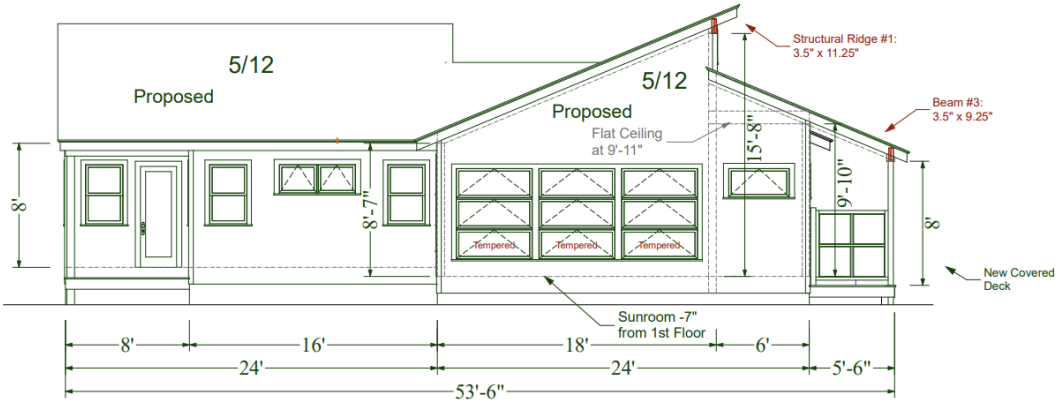
Right



Left



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Typical Foundation:
Foundation walls to be 8" thick
with (2) #4 Rebar longitudinal top.\
and #6 @ 48". PerT 404.1.2(1).
Footings to be 10" x 16"
with (2) #4 longitudinal bottom
& (1) #4 anchor @ 48".
Maintain continuous 4' frost protection
1/2" Anchor Bolts @ 6'-0" O.C.
(2 @ Each Corner / 2 @ Each Joint)
Laly pads to be 2'-6" x 2'-6" (continuous)
with (3) #4 bottom.
Perimeter drains stone shall extend
a minimum of 6" above the top of the
footing (Section R 405.1)

Typical Floor:
L/360, 40 LL + 15 DL
J1: 2x10's @ 16" o.c.
(Max unsupported span 15'-3")
J2: PT 2x8's @ 16" o.c. (Decks)
(Max unsupported span 12'-3")
3/4" T&G Plywood Subfloor
(Nailed and Glued)

Typical Exterior Wall
Cedar or Vinyl Siding
1/2" OSB Sheathing
Typar or equiv house wrap
2x6 Studs @ 16" O.C.
2x6 Sill and (2) 2x6 Top Plate
R21 Batt insulation
1/2" Drywall

Typical New Frame Roof
Architectural Shingles
5/8" OSB Sheathing or 1/2" Fir Plywood
2x12 Ridge
2x10 Rafters @ 16" o.c.
2x6 Collar ties @ 32" o.c.
Ice and Snow barrier
Vented Soffit or Ridge Vent
R49 Batt Insulation

Headers:
Deflection criteria of L/360 Live Load
and L/240 Total Load

Typical door and windows:
For openings not exceeding 6'-4":
(3) 2x10's with two Jack Studs

Beams:
Deflection criteria of L/360 Live Load
and L/240 Total Load

Beam #1: Structural Ridge
(2) 1.75" x 11.25" x 12'-0"
Versa-Lam 2.0 3100 SP

Beam #2: Structural Ridge
(2) 1.75" x 11.25" x 12'-0"
Versa-Lam 2.0 3100 SP

Beam #3: Supports Porch Roof
(2) 1.75" x 9.25" x 12'
Versa-Lam 2.0 3100 SP

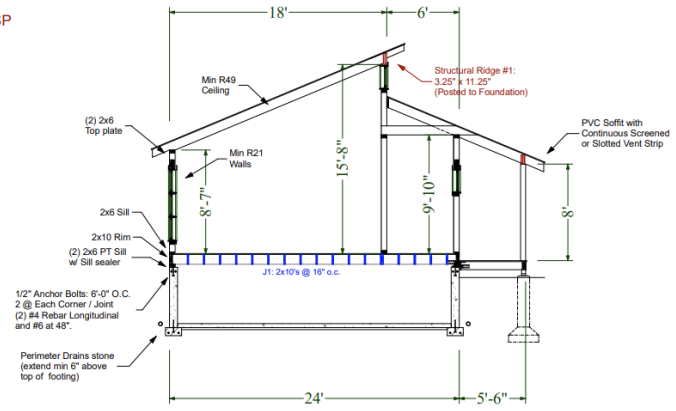
Porch Foundation:
12" Concrete filled Sonotube with
spread footing and Anchor Bolt and
Elevated 4x4 Post Base

Deck / Porch:
Connection bolt / screw per R502.2.2.1
Lateral connection per R502.2.2.3

Windows
Egress windows to have minimum
clear openable width of 20", clear
openable height of 24", and clear
openable area of 5.7 s.f. / 2nd Floor
sills to be a minimum of 24" from floor.

Stair notes:
Handrail height above nose: 34"
Balluster spacing: Max 4" clear
Min (3) 2 x12 Stringers
Rise: Min 7 1/4" Max 7 3/4"
Run: 10" nosing to nosing
Finish tread 11 1/4"
Min 36" wide with 6'-8" Headroom

Note: Smoke / CO2 detectors in all bedrooms, and to code throughout.



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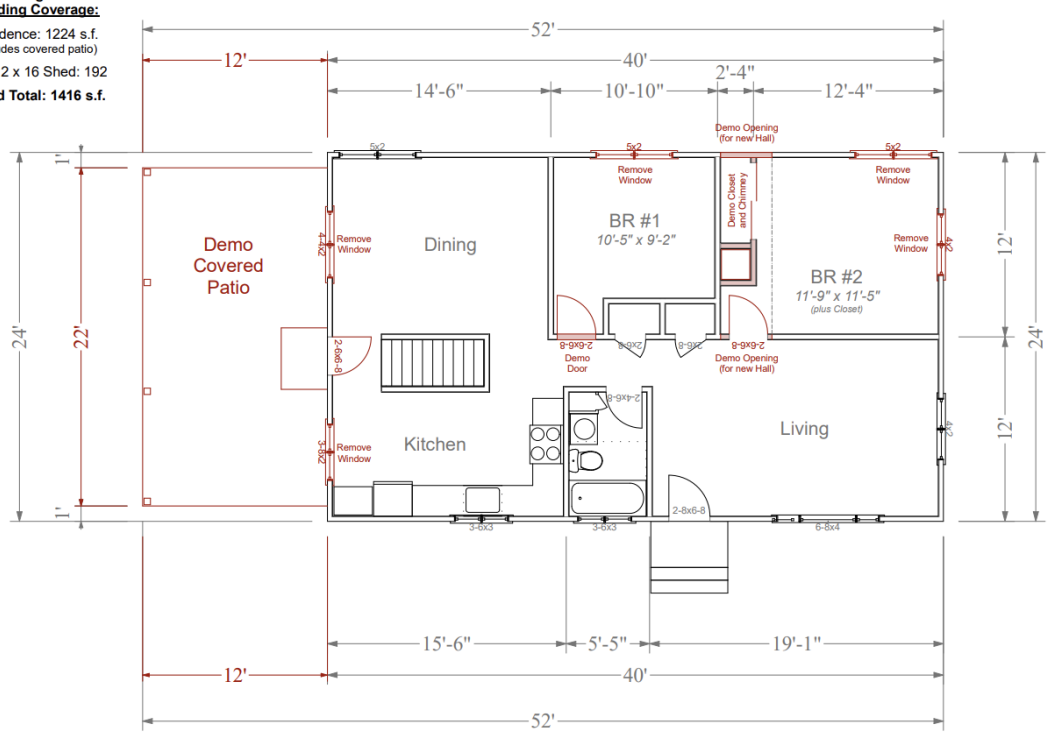
Existing Total
Building Coverage:

Residence: 1224 s.f.
(Includes covered patio)

Plus 12 x 16 Shed: 192

Grand Total: 1416 s.f.



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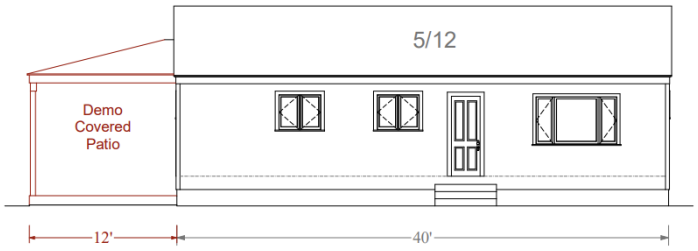
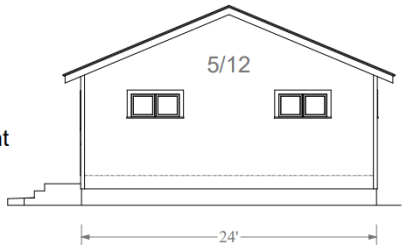
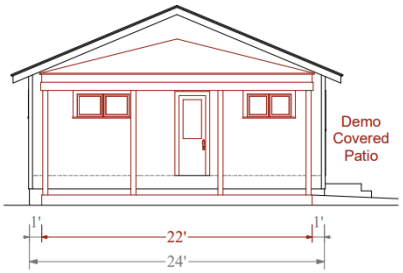
Front



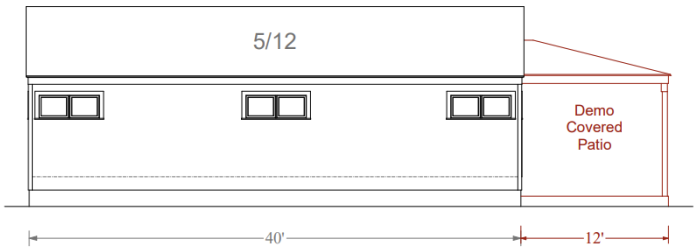
Right





Left

Rear



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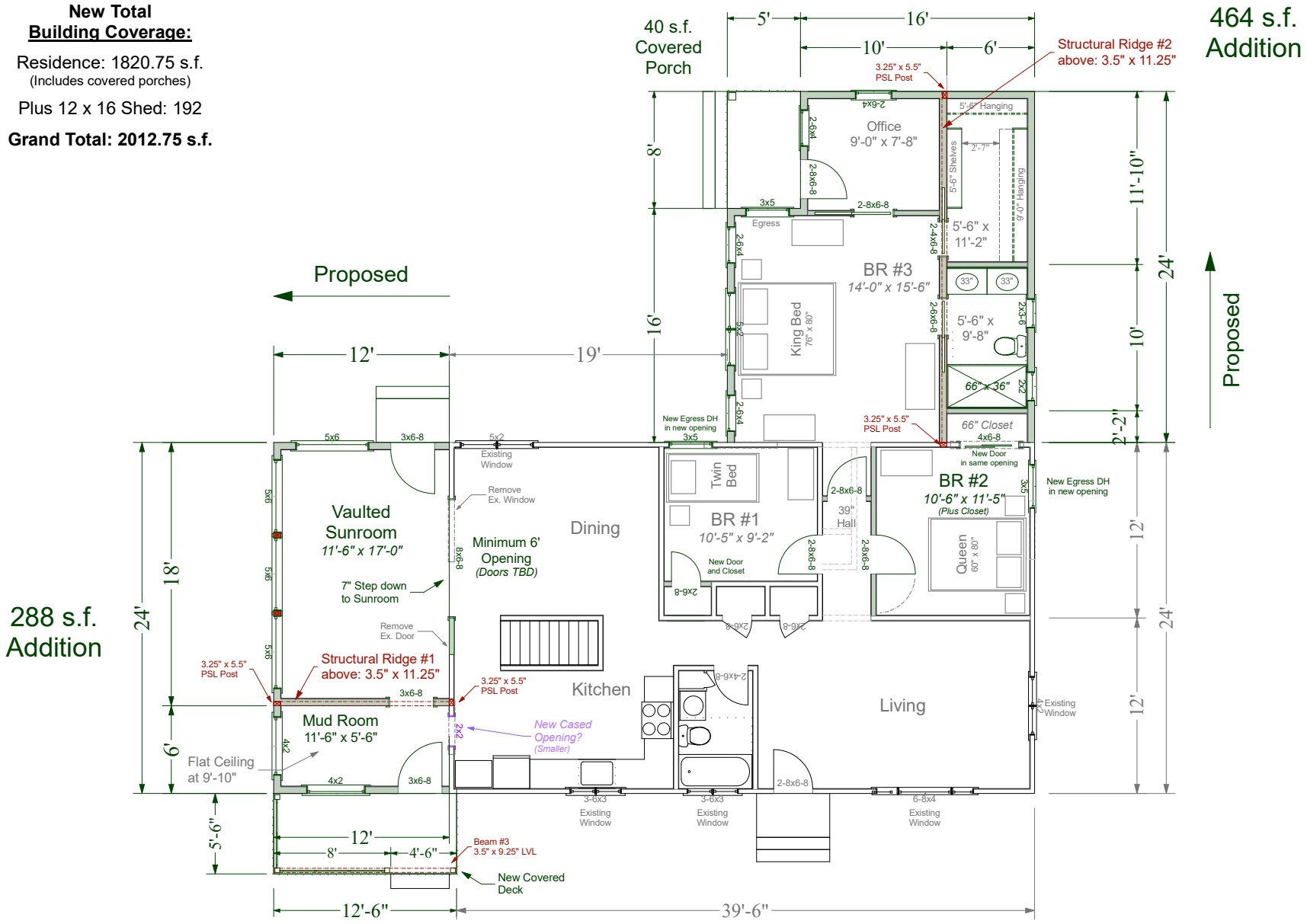
New Total
Building Coverage:

Residence: 1820.75 s.f.
(Includes covered porches)

Plus 12 x 16 Shed: 192

Grand Total: 2012.75 s.f.



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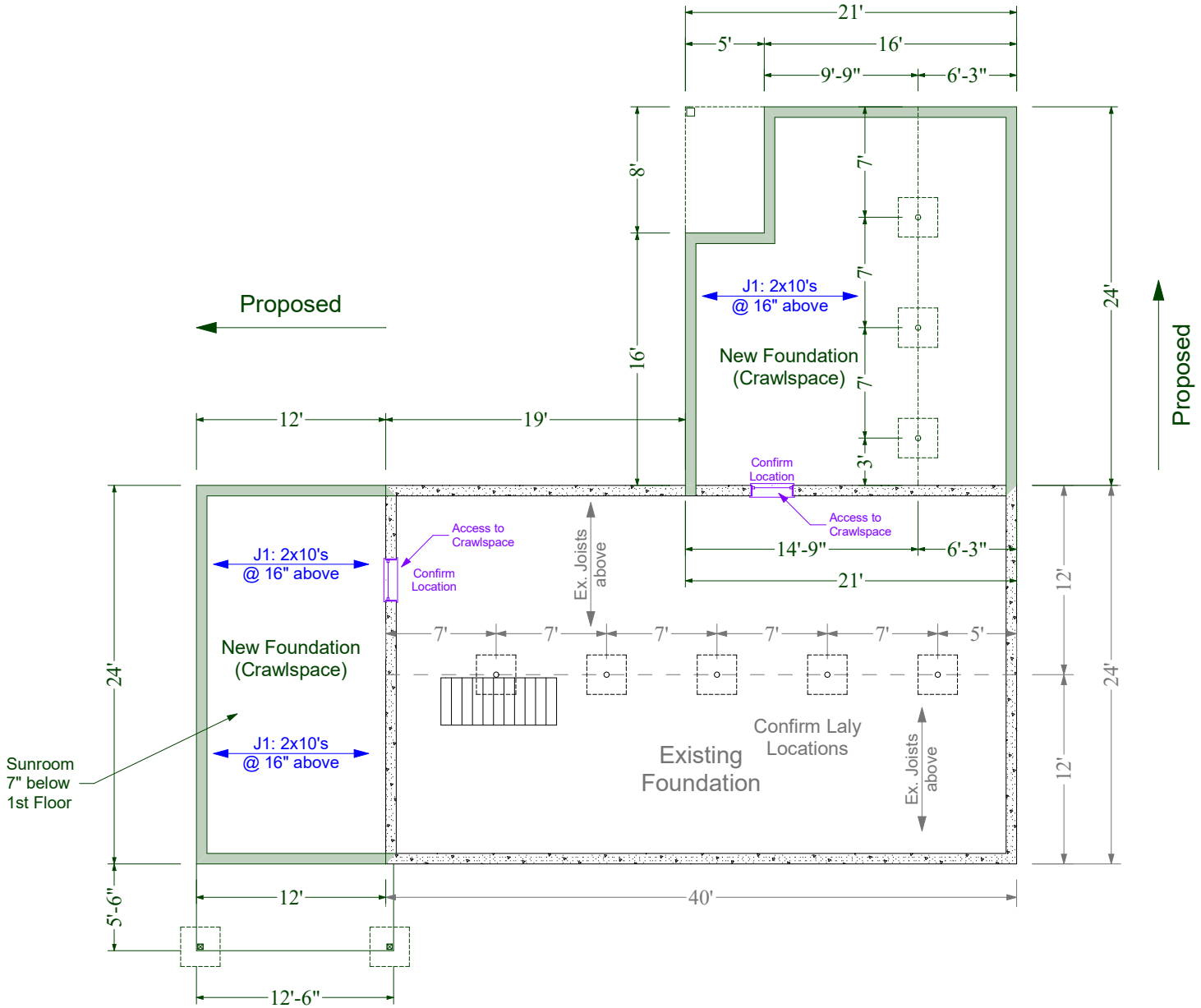

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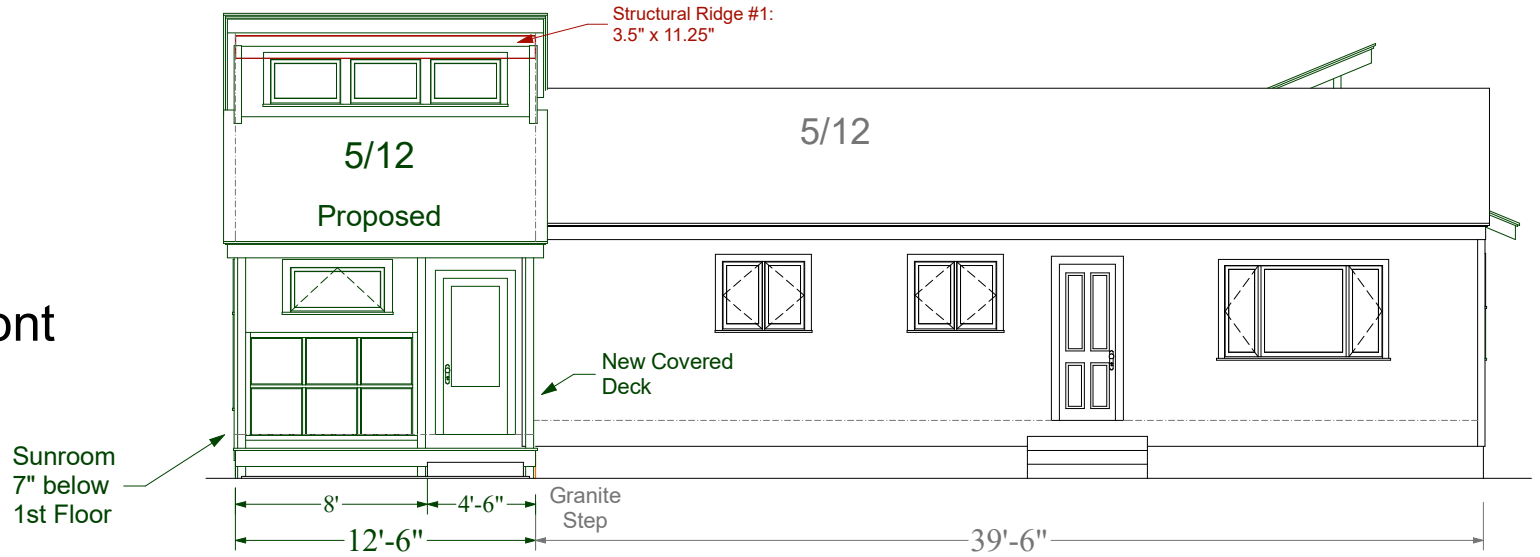
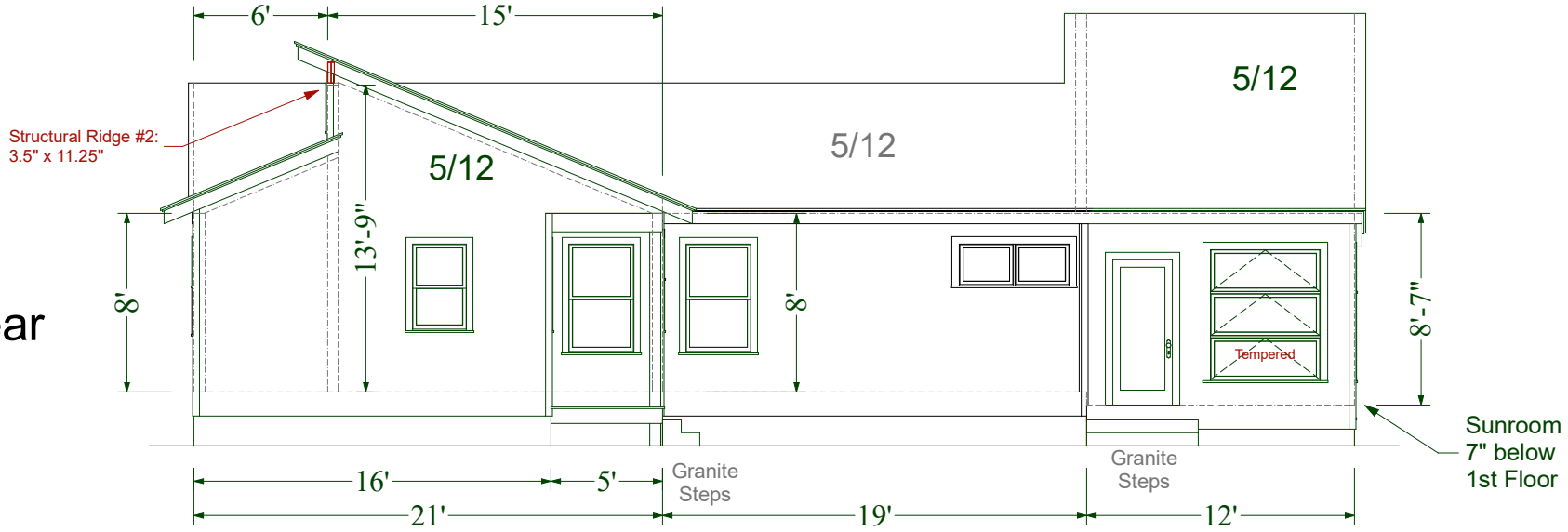
Front



Rear



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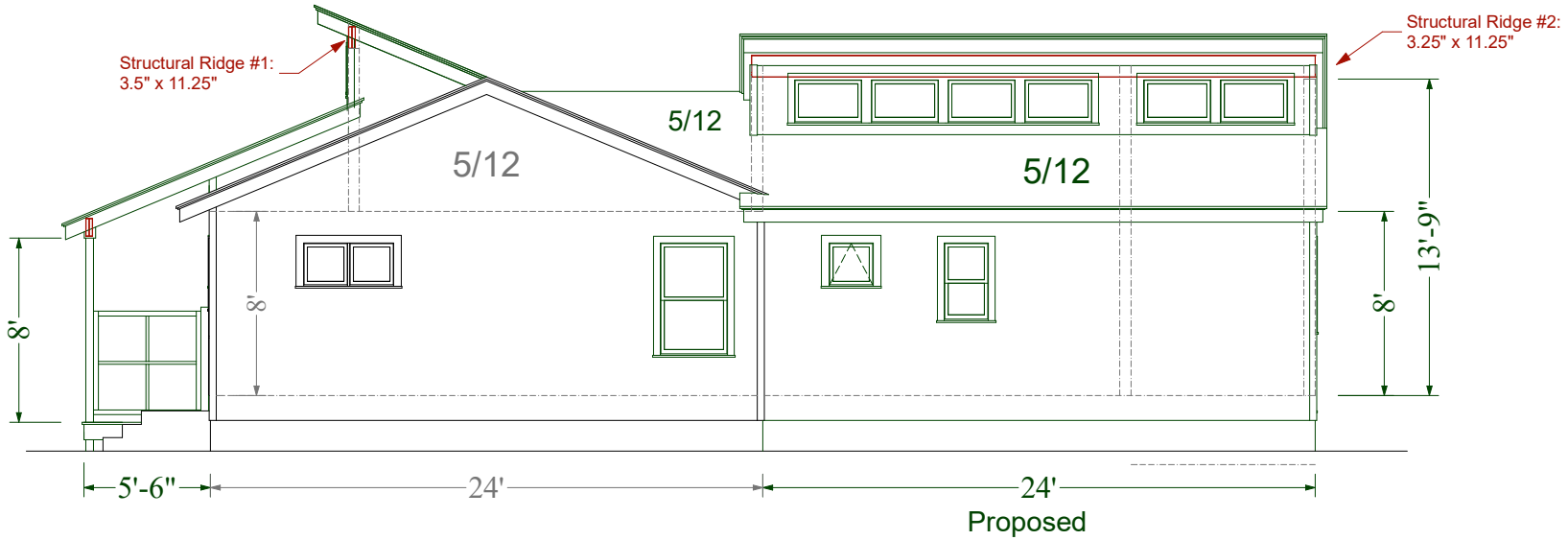
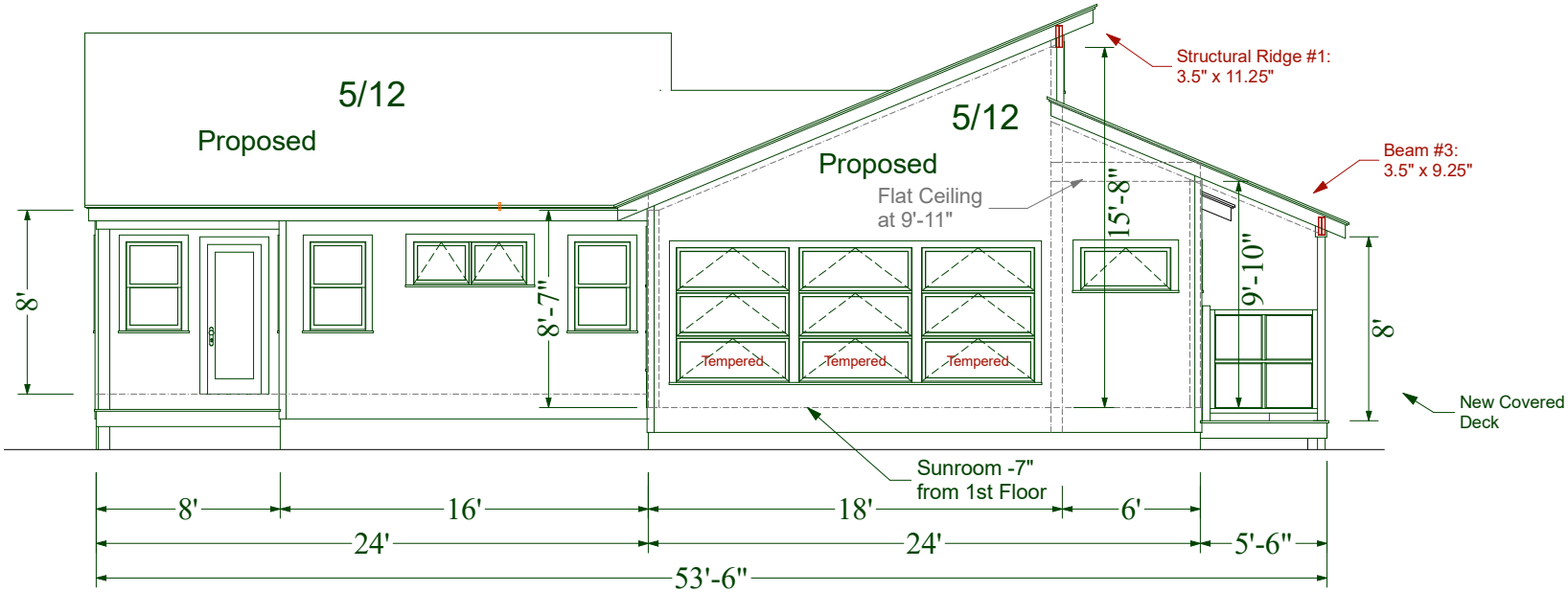
Right



Left



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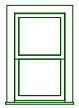
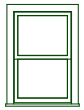
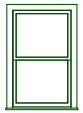
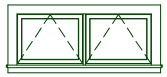
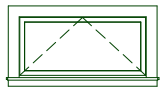
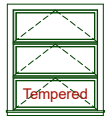
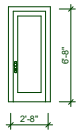
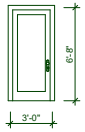
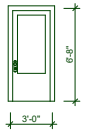
White Vinyl Windows			
ID	Qty	ELEVATION	DIMENSIONS
2442	1		2'-0" X 3'-6"
3048	4		2'-6" X 4'-0"
E3660 *(Egress)*	3		3'-0" X 5'-0"
A2424	1		2'-0" X 2'-0"
A3024-2	1		5'-0" X 2'-0"
A4824	2		4'-0" X 2'-0"
A6024 3High *Lower Sash Tempered*	4		5'-0" X 6'-0"
3624 Fixed	9		3'-0" X 2'-0"

New Exterior Doors			
ID	Qty	ELEVATION	DIMENSIONS
2868R *(Office MBR Deck)*	1		2'-8" X 6'-8"
3068L *(Sunroom Rear)*	1		3'-0" X 6'-8"
3068R *(Mudroom Front)*	1		3'-0" X 6'-8"

Solid Core Interior Doors *(Style TBD)*		
ID	Qty	DIMENSIONS
2068	1	2'-0" X 6'-8"
2468 Pkt	1	2'-4" X 6'-8"
2668 Pkt	1	2'-6" X 6'-8"
2868	3	2'-8" X 6'-8"
2868 Pkt	1	2'-8" X 6'-8"

Michelle Shields Design
Smart Creative Architecture
6 Rudolph Avenue
Kittery, Maine 03904
207-438-9829
Cell: 207-752-7623
www.MichelleShieldsDesign.com

PROJECT: Drew and Katy Dipasquale Residence

SITE: 80 Flelds Road Portsmouth, NH 03801

ISSUED FOR: Price Review

DATE: March 1, 2022

SCALE: None *(Letter)*

TITLE: New Windows and Doors

SHEET: P5

Typical Foundation:
Foundation walls to be 8" thick
with (2) #4 Rebar longitudinal top.\
and #6 @ 48". PerT 404.1.2(1).
Footings to be 10" x 16"
with (2) #4 longitudinal bottom
& (1) #4 anchor @ 48".
Maintain continuous 4' frost protection
1/2" Anchor Bolts @ 6'-0" O.C.
(2 @ Each Corner / 2 @ Each Joint)
Laly pads to be 2'-6" x 2'-6" (continuous)
with (3) #4 bottom.
Perimeter drains stone shall extend
a minimum of 6" above the top of the
footing (Section R 405.1)

Typical Floor:
L/360, 40 LL + 15 DL

J1: 2x10's @ 16" o.c.
(Max unsupported span 15'-3")

J2: PT 2x8's @ 16" o.c. (Decks)
(Max unsupported span 12'-3")

3/4" T&G Plywood Subfloor
(Nailed and Glued)

Typical Exterior Wall
Cedar or Vinyl Siding
1/2" OSB Sheathing
Typar or equiv house wrap
2x6 Studs @ 16" O.C.
2x6 Sill and (2) 2x6 Top Plate
R21 Batt insulation
1/2" Drywall

Typical New Frame Roof
Architectural Shingles
5/8" OSB Sheathing or 1/2" Fir Plywood
2x12 Ridge
2x10 Rafters @ 16" o.c.
2x6 Collar ties @ 32" o.c.
Ice and Snow barrier
Vented Soffit or Ridge Vent
R49 Batt Insulation

Headers:
Deflection criteria of L/360 Live Load
and L/240 Total Load

Typical door and windows:
For openings not exceeding 6'-4":
(3) 2x10's with two Jack Studs

Beams:
Deflection criteria of L/360 Live Load
and L/240 Total Load

Beam #1: Structural Ridge
(2) 1.75" x 11.25" x 12'-0"
Versa-Lam 2.0 3100 SP

Beam #2: Structural Ridge
(2) 1.75" x 11.25" x 12'-0"
Versa-Lam 2.0 3100 SP

Beam #3: Supports Porch Roof
(2) 1.75" x 9.25" x 12'
Versa-Lam 2.0 3100 SP

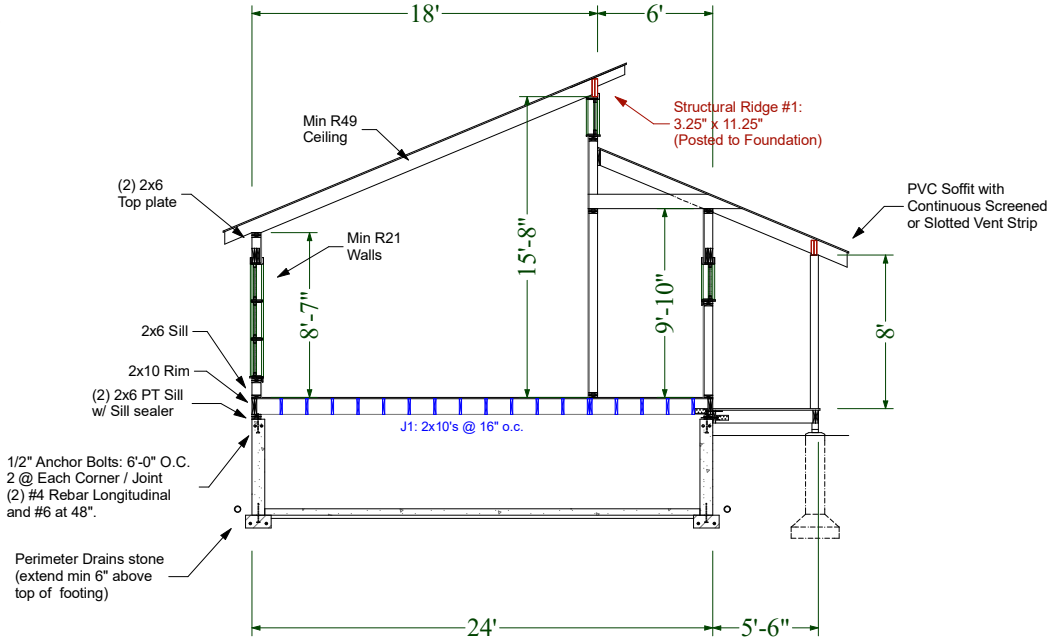
Porch Foundation:
12" Concrete filled Sonotube with
spread footing and Anchor Bolt and
Elevated 4x4 Post Base

Deck / Porch:
Connection bolt / screw per R502.2.2.1
Lateral connection per R502.2.2.3

Windows
Egress windows to have minimum
clear openable width of 20", clear
openable height of 24", and clear
openable area of 5.7 s.f. / 2nd Floor
sills to be a minimum of 24" from floor.

Stair notes:
Handrail height above nose: 34"
Balluster spacing: Max 4" clear
Min (3) 2 x12 Stringers
Rise: Min 7 1/4" Max 7 3/4"
Run: 10" nosing to nosing
Finish tread 11 1/4"
Min 36" wide with 6'-8" Headroom

Note: Smoke / CO2 detectors in all bedrooms, and to code throughout.



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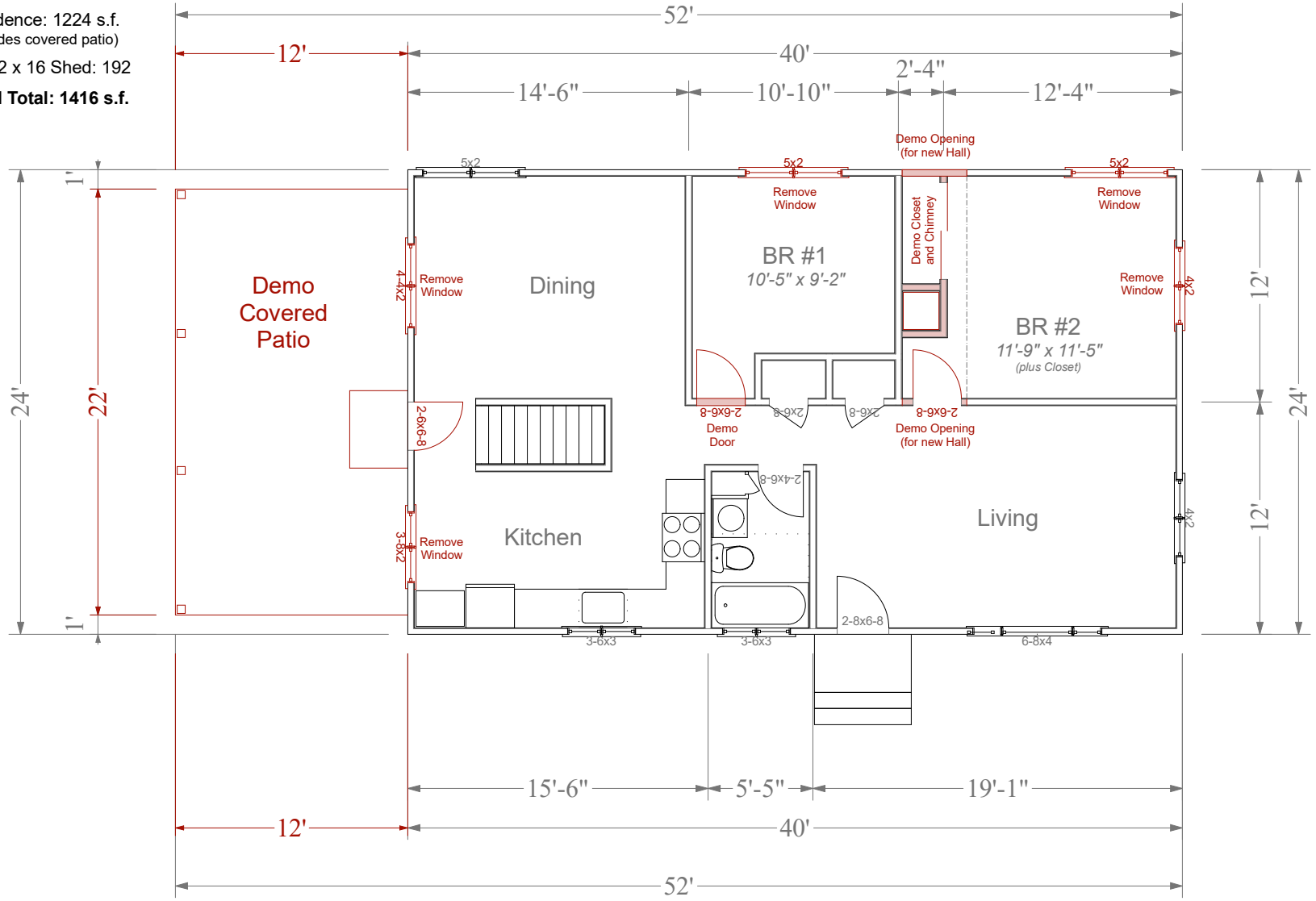
Existing Total
Building Coverage:

Residence: 1224 s.f.
(Includes covered patio)

Plus 12 x 16 Shed: 192

Grand Total: 1416 s.f.



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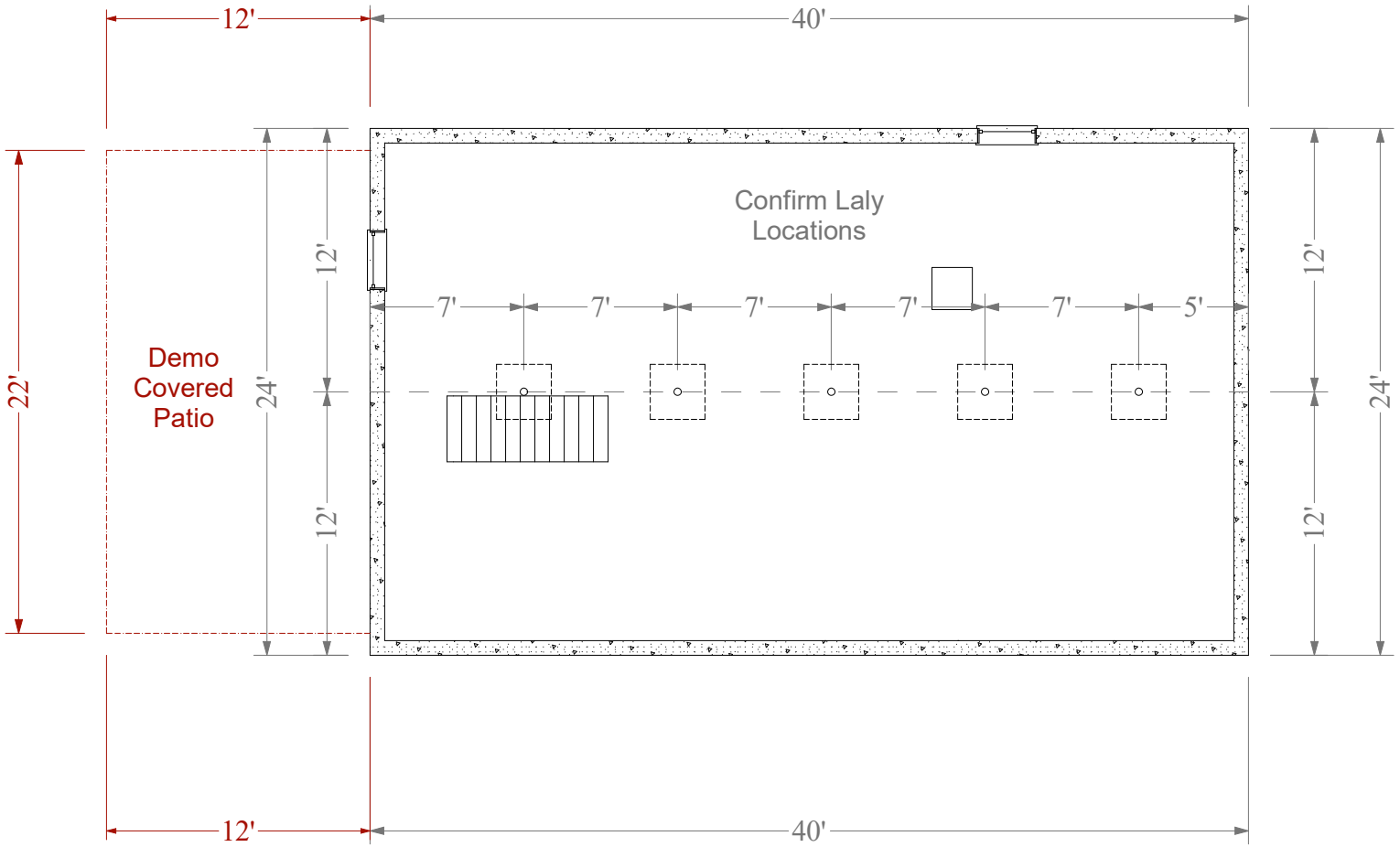

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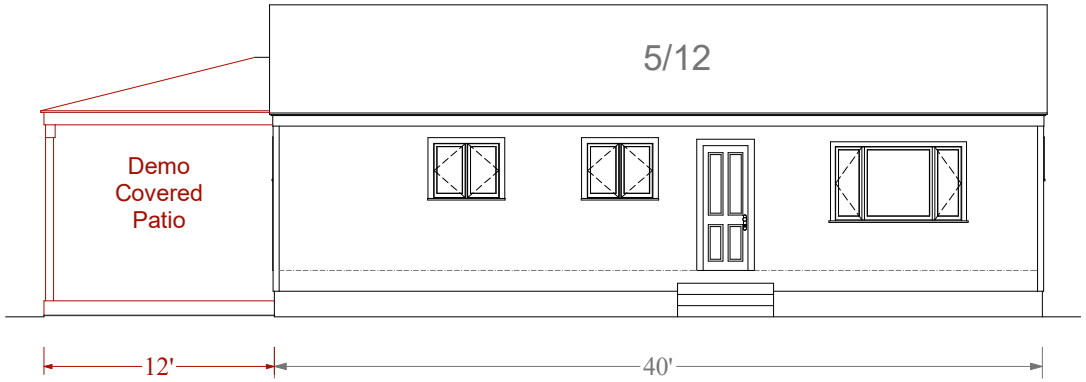
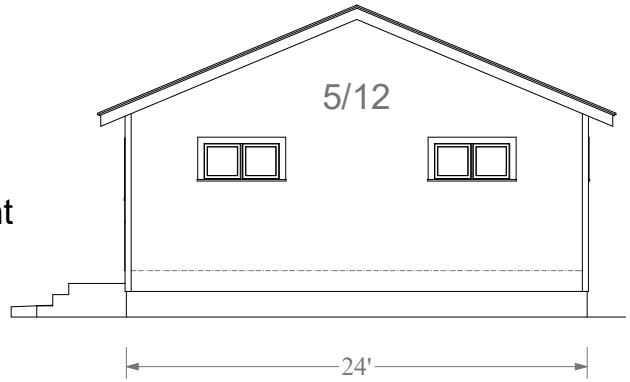
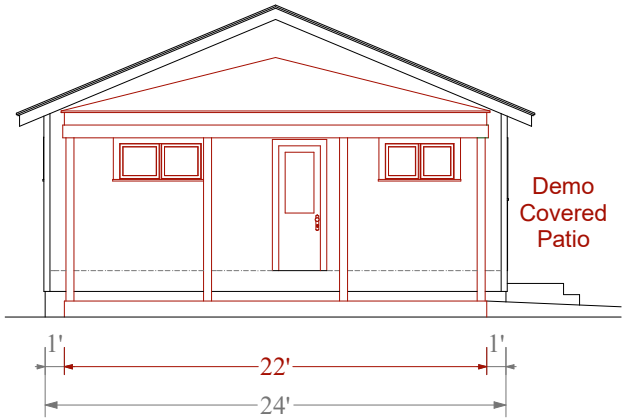
Front



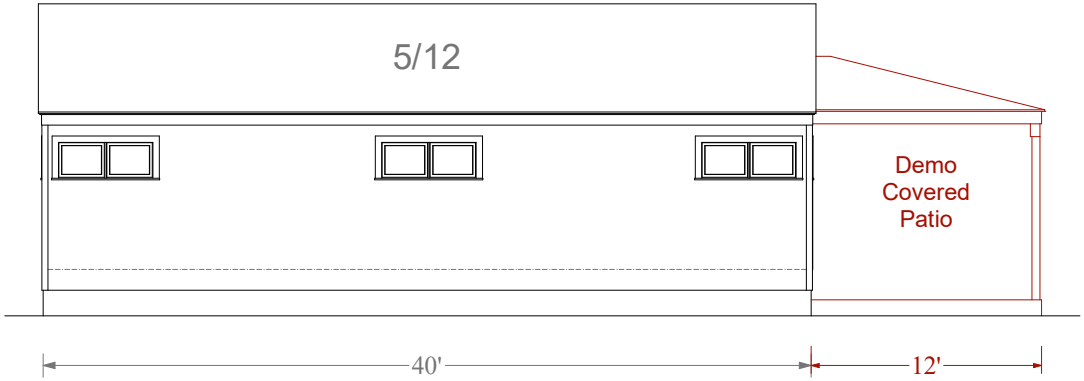
Right



Left



Rear



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