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NOTE:
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- IF SUCH CONDITIONS ARISE DURING CONSTRUCTION WITH NO FIELD REMEDY THEY SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND RESOLUTION
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS
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THE FOLLOWING IS EXCLUDED FROM THE DESIGNER'S SCOPE OF WORK:

- SOIL TESTING
- CIVIL ENGINEERING
- SURVEYING
- GRADING ELEVATIONS
- ZONING COMPLIANCE
- SITE CONFORMANCE
- PERMIT APPS
- SUBMISSIONS FOR VARIANCES OR SPECIAL PERMITS.

ALL STRUCTURAL MEMBER SIZING TO BE VERIFIED BY THE GC



Section 10.520 Residential and Mixed Residential Districts

10.521 Table of Dimensional Standards – Residential and Mixed Residential Districts¹

	R	SRA	SRB	GRA	GRB	GRC	GUMH	MRO	MRB
Minimum Lot Dimensions									
Lot area	5 acres	1 acre	15,000 sf	7,500 sf	5,000 sf	3,500 sf	5 acres	7,500 sf	7,500 sf
Lot area per dwelling unit	5 acres	1 acre	15,000 sf	7,500 sf	5,000 sf	3,500 sf	10,000 sf	7,500 sf	7,500 sf
Continuous street frontage	NA	150'	100'	100'	80'	70'	N/A	100'	100'
Depth	NA	200'	100'	70'	60'	50'	N/A	80'	80'
Minimum Yard Dimensions									
Front	50'	30'	30' ²	15'	5'	5'	30' ^{2,4}	5'	5' ²
Side	20'	20'	10'	10'	10'	10'	25'	10'	10'
Rear	40'	40'	30'	20'	25'	20'	25'	15'	15'
Maximum Structure Dimensions									
Structure height									
Sloped roof	35'	35'	35'	35'	35'	35' ³	35' ^{3,4}	40'	40'
Flat roof	35'	30'	30'	30'	30'	30'	35' ^{3,4}	30'	30'
Roof appurtenance height	8'	8'	8'	8'	8'	8'	8'	10'	10'
Building coverage	5%	10%	20%	25%	30%	35%	20% ⁴	40%	40%
Minimum open space	75%	50%	40%	30%	25%	20%	50%	20%	25%

Notes:
1. See Article 5A and Article 5B for dimensional standards in Character and Gateway Neighborhood Mixed Use Districts.
2. See Section 10.533 for special fire yard requirements on Lafayette Road.
3. Within the General Residence C and Garden Apartment/Mobile Home Park districts an additional 8' of height may be added to the maximum structure height in order to provide for multifamily dwellings that include vehicular parking spaces located within the residential building itself, if the additional height results in increased open space when compared to a site plan showing what open spaces would remain if required parking spaces were located in the open and in accessory structures.
4. See Section 10.816 for requirements within a manufactured housing park.

1 PLOT PLAN
3/64" = 1'-0"

No.	Description	Date
1	OWNER REVIEW 1	08.08.2024
2	OWNER REVIEW 2	08.15.2024
3	OWNER REVIEW 3	Date 3
4	PRICING/PERMIT	09.09.2024

435 GREENSIDE AVE
ATTACHED ADU
PLOT PLAN

Project number: Project Number
Date: 08.08.2024
Drawn by: MJH
Checked by: MD
A0
Scale: 3/64" = 1'-0"

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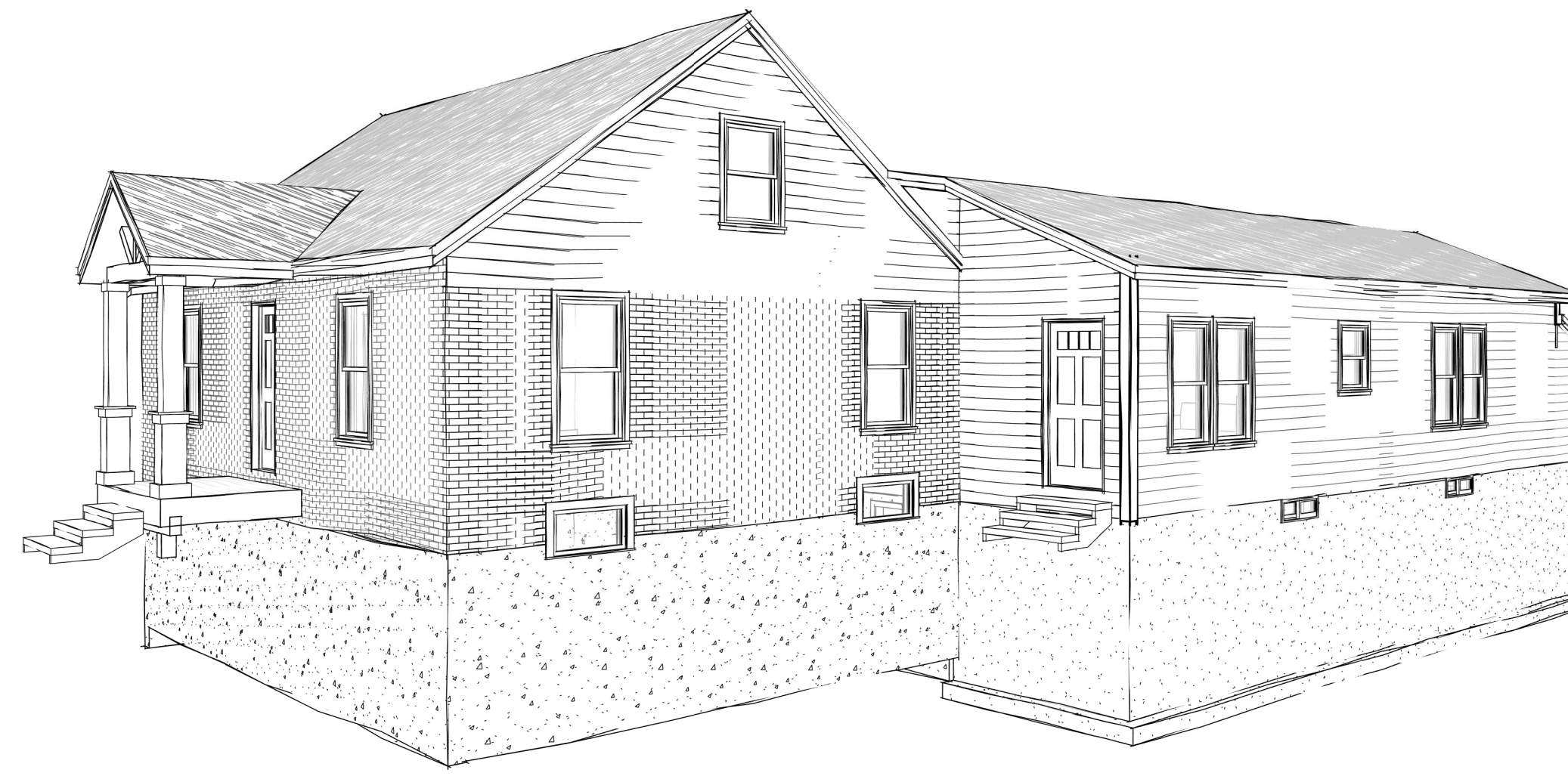
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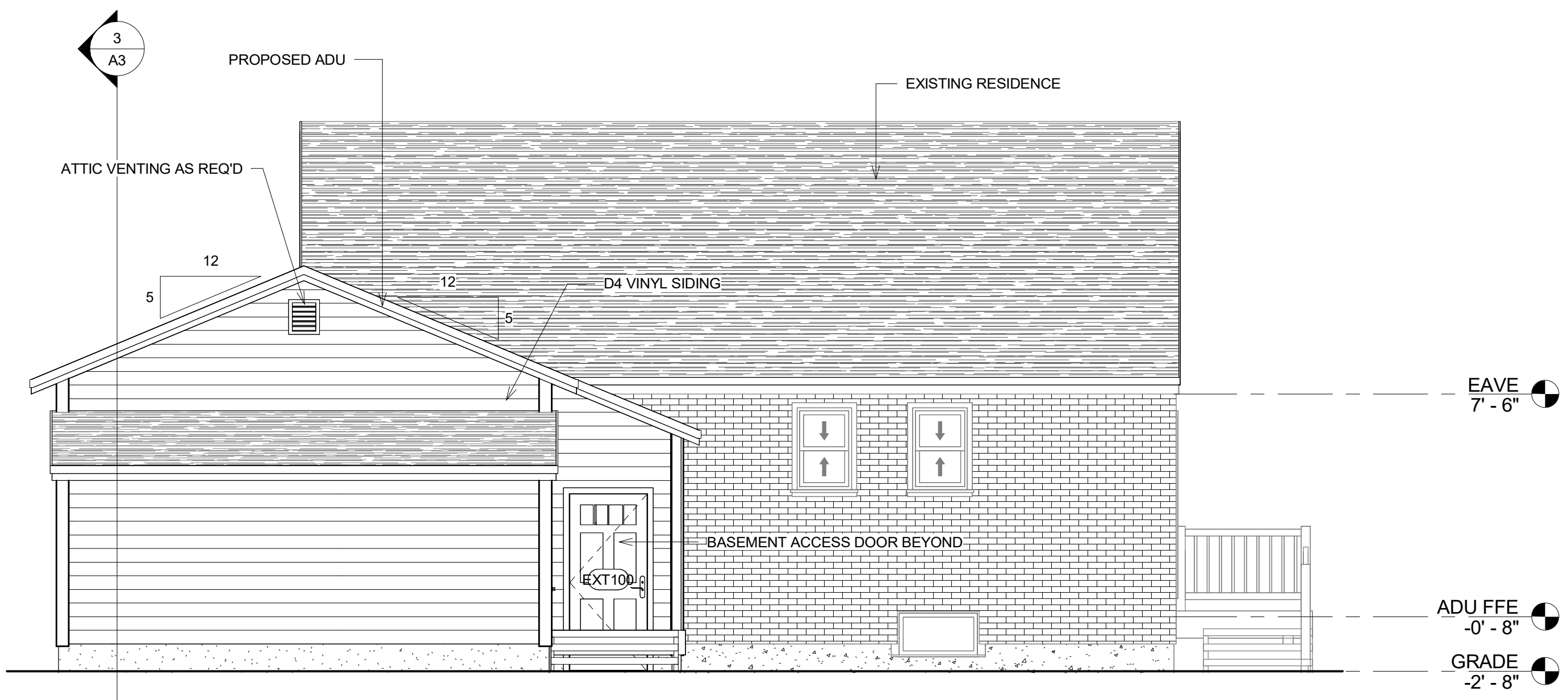
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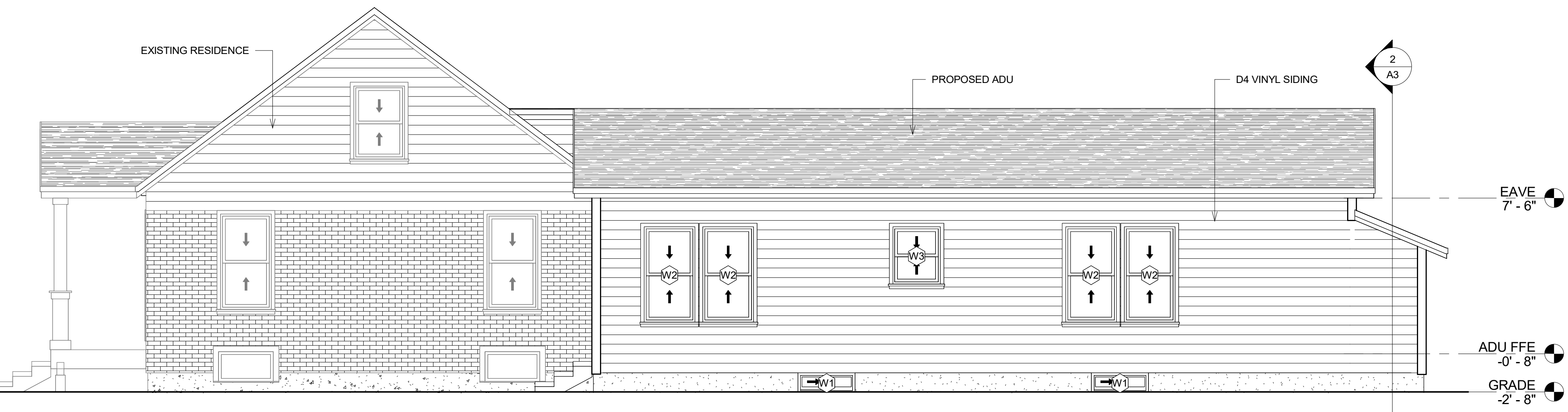
5 3D.2



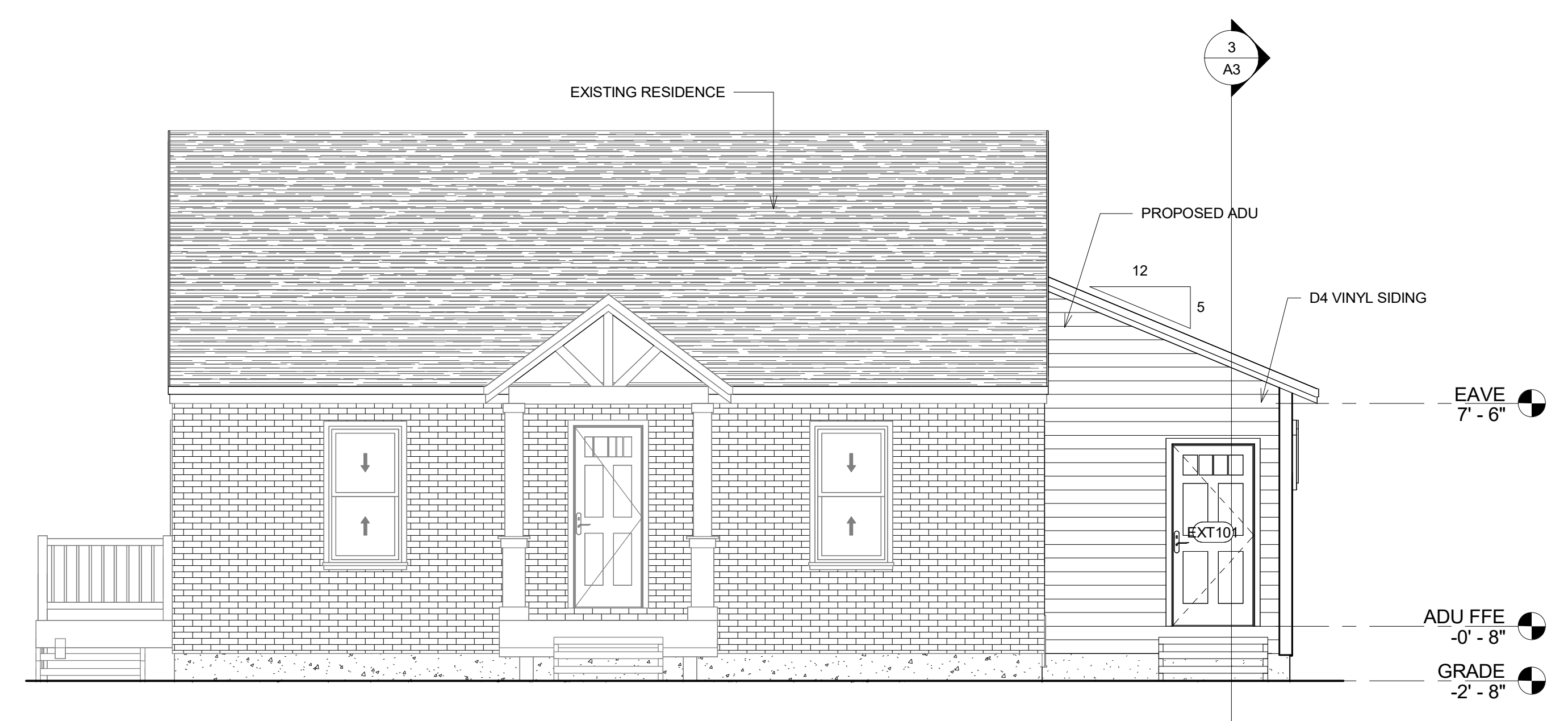
6 3D.1



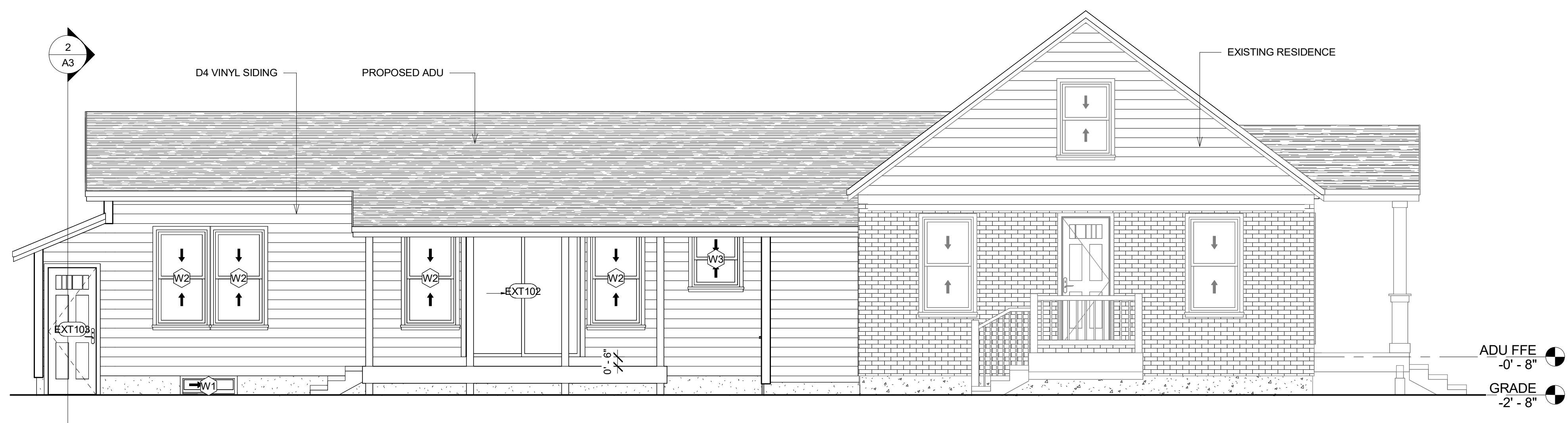
3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

No.	Description	Date
1	OWNER REVIEW 1	08.08.2024
2	OWNER REVIEW 2	08.15.2024
3	OWNER REVIEW 3	Date 3
4	PRICING/PERMIT	09.09.2024

435 GREENSIDE AVE
ATTACHED ADU
ELEVATIONS

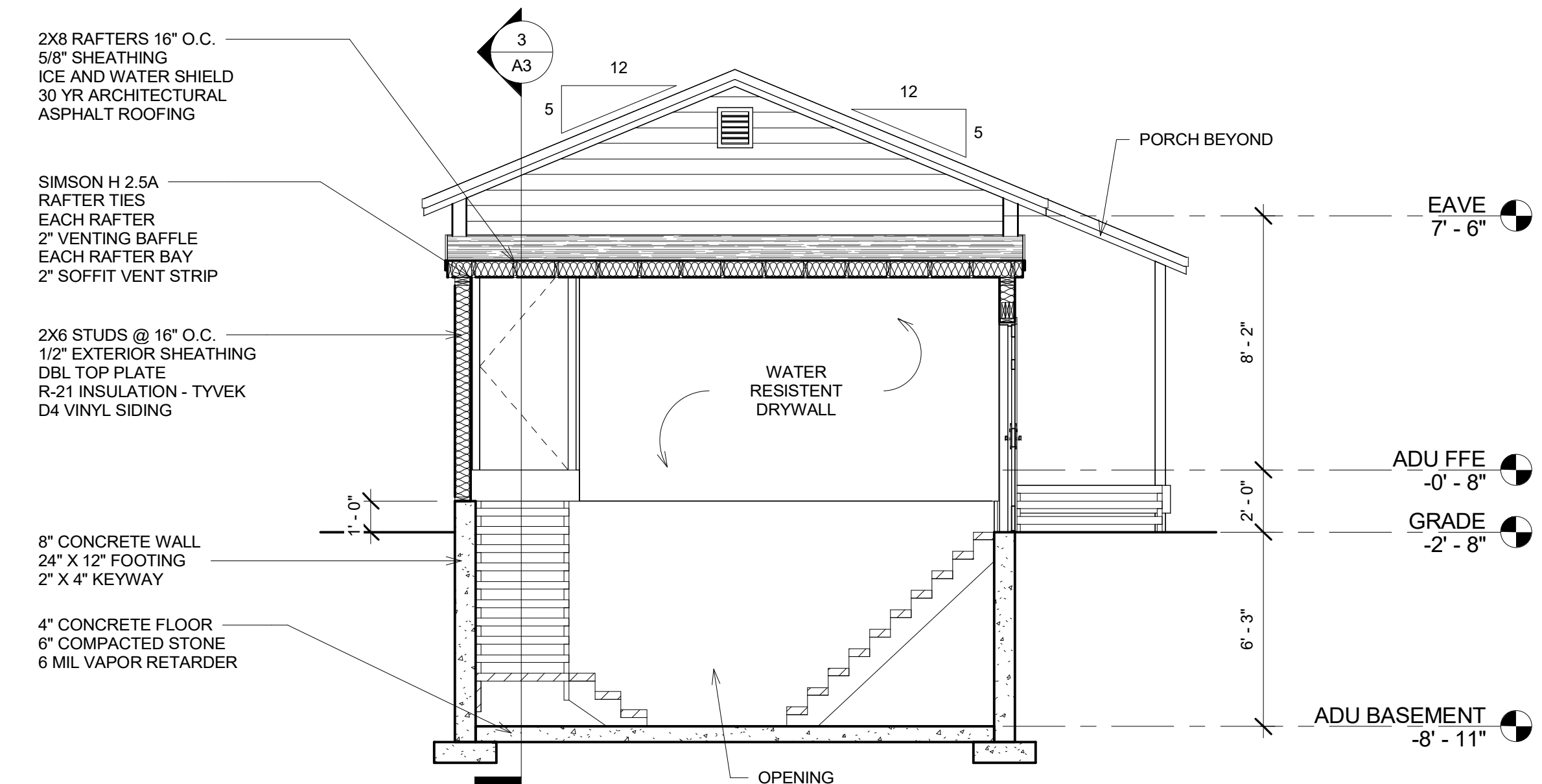
Project number	Project Number
Date	08.08.2024
Drawn by	Author
Checked by	Checker

A2

Scale 1/4" = 1'-0"

DOOR SCHEDULE				
DOOR NUMBER	HEIGHT	WIDTH	COMMENTS	
101	6' - 8"	5' - 0"	SLIDING DOOR	
102	6' - 8"	2' - 6"	SWING DOOR	
103	6' - 8"	2' - 8"	POCKET DOOR	
103A	6' - 8"	2' - 6"	DOUBLE DOOR	
103B	6' - 8"	2' - 10"	60 MIN. FIRE DOOR	
104	6' - 8"	2' - 6"	SWING DOOR	
105	6' - 8"	2' - 10"	SWING DOOR	
105A	6' - 8"	5' - 0"	SLIDING DOOR	
106	6' - 8"	2' - 10"	INSULATED DOOR	
EXT100	6' - 6"	2' - 10"	INSULATED DOOR	
EXT101	6' - 8"	3' - 0"	INSULATED DOOR	
EXT102	6' - 8"	6' - 0"	INSULATED DOOR	
EXT103	6' - 8"	2' - 6"	INSULATED DOOR	

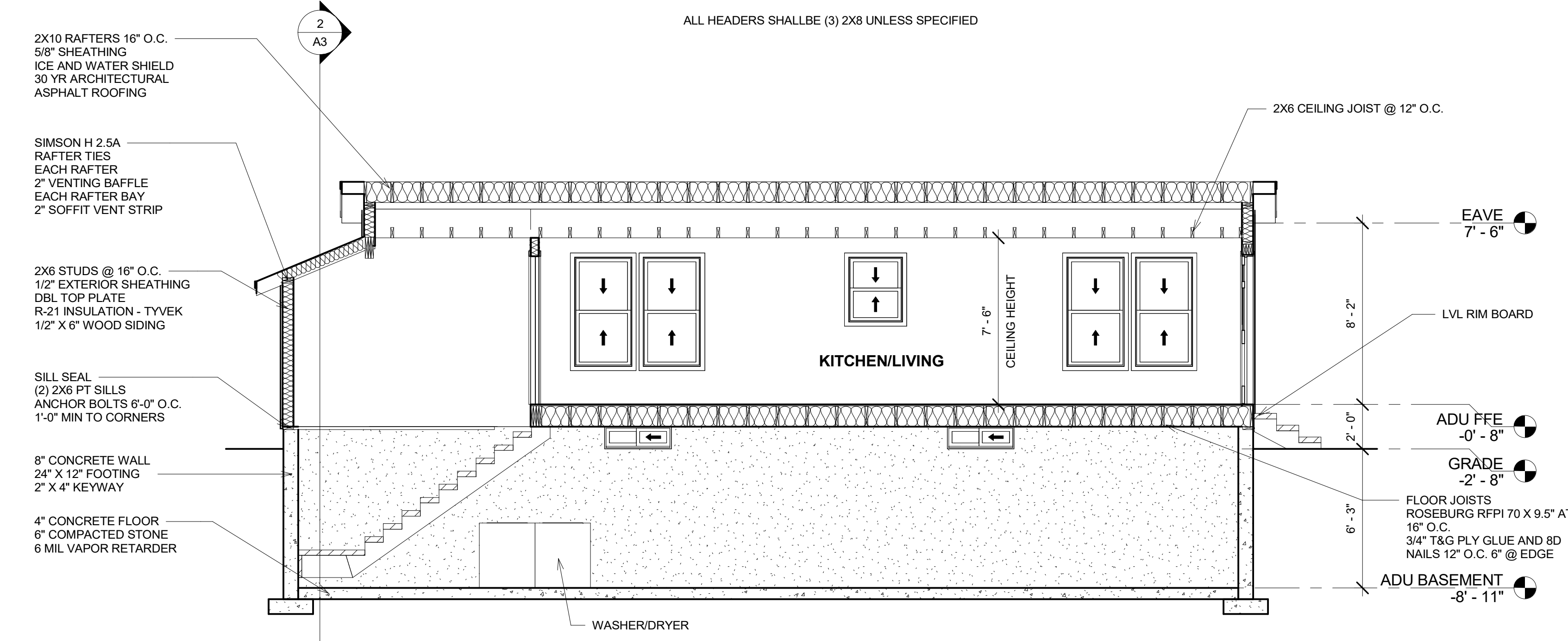
WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	HEAD HEIGHT	COMMENTS
W1	3' - 0"	1' - 0"	1' - 0"	BASEMENT WINDOW - PREP FOUNDATION AS REQ'D
W2	2' - 8"	5' - 0"	6' - 8"	EGRESS WINDOW
W3	2' - 6"	3' - 0"	6' - 8"	BATHROOM/KITCHEN WINDOW



2 SECTION THRU BASEMENT ACCESS
1/4" = 1'-0"

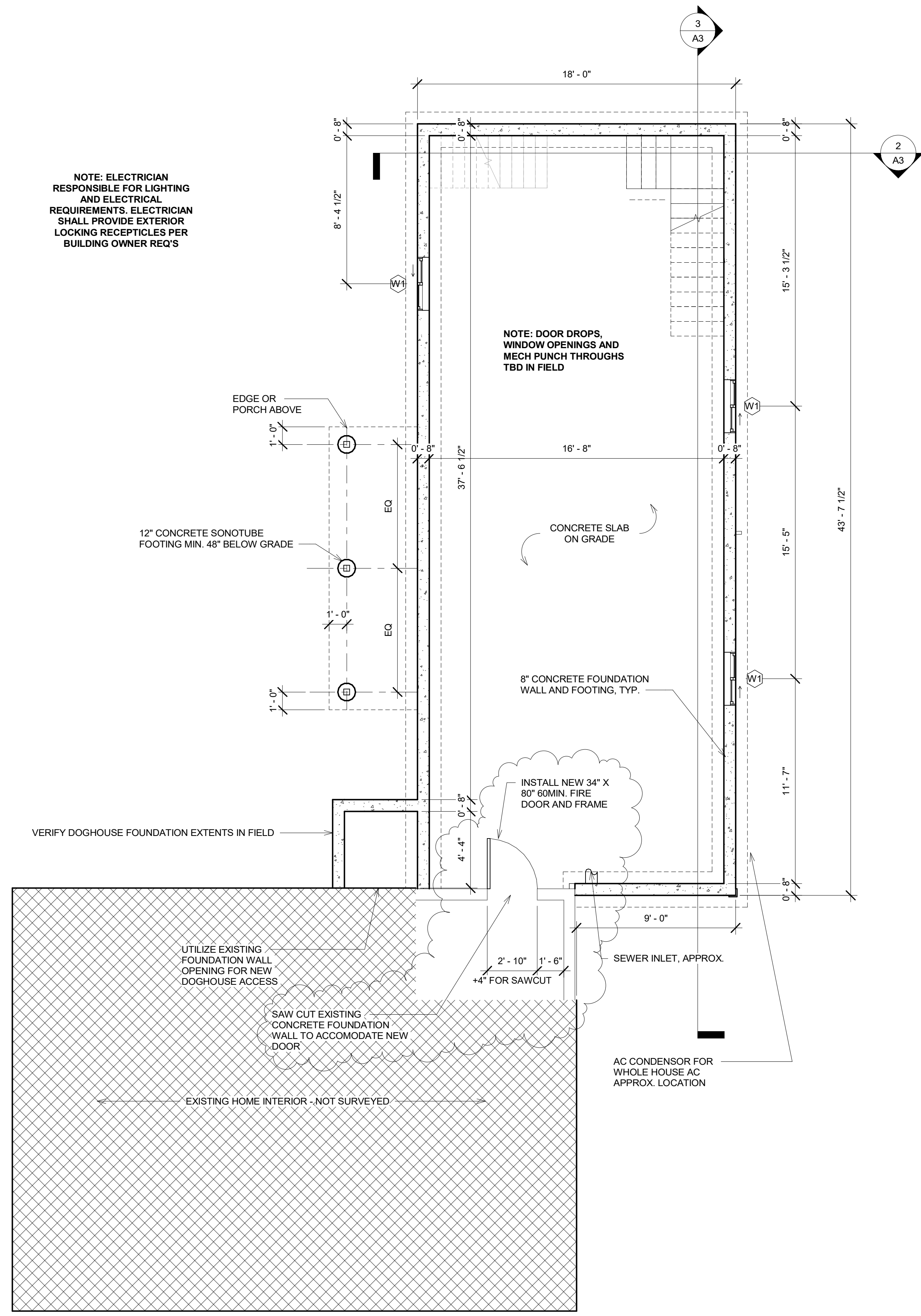
ALL INSULATION VALUES SET FORTH ARE SUBJECT TO ALL JURISDICTIONAL REQUIREMENTS AND/OR MUNICIPAL ADOPTION OF THE STRETCH ENERGY CODE. THE VALUES SHALL BE REVIEWED, AMENDED AS REQUIRED AND APPROVED BY A THIRD PARTY FOR CONFORMANCE TO ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.

ALL HEADERS SHALL BE (3) 2X8 UNLESS SPECIFIED



3 SECTION - TYPICAL
1/4" = 1'-0"

NOTE: ELECTRICIAN RESPONSIBLE FOR LIGHTING AND ELECTRICAL REQUIREMENTS. ELECTRICIAN SHALL PROVIDE EXTERIOR LIGHTING RECEPTILES PER BUILDING OWNER REQ'S



1 FOUNDATION PLAN
1/4" = 1'-0"

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No.	Description	Date
4	PRICING/PERMIT	09.09.2024
5	BASEMENT DOOR UPDATE	02.03.2025

435 GREENSIDE AVE
ATTACHED ADU
BUILDING DETAILS

Project number
Date
Drawn by
Checked by

A3

Scale 1/4" = 1'-0"



Property Owner's Narrative:

January 28, 2025

Donna J Sullivan, 19 Cote Drive, Dover, NH 03820 (1993 - current)

Donna J Sullivan, 435 Greenside Ave., Portsmouth, NH 03801 (1983 - active owner)

Background:

Moved to Pease AFB in 1962 third of 6 children. Graduated Portsmouth Senior high 1966, NH College 1985 AS in EDP, NH College 1991 BS in EDP. Married for 11 years (1 child). Worked several jobs to support myself and child. Divorced for 13 years - (Put myself through College). Purchased the small cape on Greenside Ave in Portsmouth NH in 1983 - I still own it, my family lives there. Married for 32 years - widowed for 2 years, 4 months.

Why I Need my ADU:

I will be 77 this coming October. It is becoming difficult for me to continue upkeep at my primary residence. In early December of 2023, I thought I had a touch of Flu.

Around 3 am I went to the bathroom as usual, passed out and hit the floor hard, got up after a few minutes to go back to bed and passed out again. Came to, felt my head, it was all sweaty, I thought - actually I was bl ding. I had cracked my forehead badly. I washed my face with cold water and called my daughter - She brought me to PRH ER, resulted in 11 stitches, 4 under, 7 over. Turns out that I had COVID. Recovered fully no issues or special medications.

SO - my daughter and I decided that living closer would be beneficial to both of us. I made plans to build an ADU on the property in Portsmouth, attached but separate. I then Move there and sell the place I am currently in.

The property in Portsmouth does not have any free space. The rooms are small, the ceilings low, the 2nd floor is not heated and head room is limited. My husband and I saved, planning for a cabin in the woods later - too late. Now I would like to spend that money on a 'SAFE PLACE FOR ME'.

Fully Insured / References Available
(203) 217 - 7141



Donna J. Sullivan
1-28-2025

Sincerely, Donna J Sullivan
date

I, Ted Lavoie, as owner of Blueprint Builders LLC and hired contractor for this project, believe we are presenting an ADU that meets all standards set in Section 10.814.

10.814.62 When Section 10.440 requires a conditional use permit for an attached or detached ADU, the Planning Board shall make the following findings before granting approval:

10.814.621 The ADU complies with all applicable standards of this Section 10.814 or as may be modified by the conditional use permit.

This was designed with the assistance of a former city employee who's job was to accommodate those in our position so I believe every detail listed in 10.814 was considered.

10.814.622 The exterior design of the ADU is architecturally consistent with or similar in appearance to the existing principal dwelling on the lot.

We have designed a simple and cohesive structure to attach to the existing home. Both structures will share similar roof pitches, window color/style, exterior door color/style, and we will be matching the color of the clapboard siding to the color of the clapboard siding on the existing home.

10.814.623 The site plan provides adequate and appropriate open space and landscaping for both the ADU and the principal dwelling unit and complies with the off-street parking requirements of Section 10.814.26.

The design shown in the plot plan shows a nice, almost courtyard-like common area in the backyard, accompanied with a covered porch on the

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ADU. The ADU's main entrance is at the opposite end of the property's road frontage, as the Home's main entrance, allowing for privacy when coming or going.

- 10.814.624 The ADU will maintain a compatible relationship with the character of adjacent and neighborhood properties in terms of location, design, and off-street parking layout, and will not significantly reduce the privacy of adjacent properties.

When looking around the neighborhood, one could envision this ADU as if it was always there. The height being lower than the main home helps make this look like a simple addition. Facing the home from the street, right side, is the wall closest to an abutting neighbor. This wall was designed as a "working wall" in order to maintain that privacy. Most time in the ADU will be spent on the yard side where the bedroom, bathroom, and living room are located.

I do believe we have satisfied all requirements listed in section 10.814.62

Ted Lavoie – Owner – Blueprint Builders LLC