

32 MADBURY DURHAM RESIDENCES, LLC
52 MADBURY ROAD
DURHAM, NH

ZONING ANALYSIS:

	REQD.	PROPOSED
MAX HEIGHT:	30FT/35FT (CU)	30FT MAX
SETRACKS*		
FRONT	30FT	SHOWN
SIDE	15FT	SHOWN
REAR	20FT	SHOWN
IMPERVIOUS COVER (50%)	24,500SF	24,500SF
PARKING:** (1/OCC)	17 NEW, 51 TOTAL	39 SPACES
DENSITY:** (3,000SF/UNIT)	13 NEW UNITS MAX	6 NEW UNITS
AREA/OCC. (200SF/OCC)	3,400SF NEW 10,200SF TOTAL	5,850SF NEW 16,178SF TOTAL

* "FRONT" OF CORNER LOT SUBJECT TO OPINION OF ZONING ADMINISTRATOR. MADBURY RD. IS CURRENTLY ASSUMED AS THE FRONT YARD.
 ** PARKING SUBJECT TO 10' SIDE SETBACKS, BASE ZONING FRONT & REAR SETBACKS.
 *** DENSITY CALCULATION USES EXCESS CAPACITY FROM ZONING, AT THE TIME OF LAST ADDITION (CIRCA 1980s). THE MINIMUM LOT AREA IS UNDERSTOOD TO BE 10,000SF, RESULTING IN 39,007 +/- SF TO BE USED FOR DENSITY CALCULATIONS.

UNIT MATRIX:

TWO-BED	THREE-BED	TOTAL
2A 850SF	3A 1000SF	
1 UNIT	5 UNITS	6 UNITS TOTAL
2 BEDS	15 BEDS	17 BEDS TOTAL



1 CONCEPT SITE PLAN
SCALE: 1/32" = 1'-0"

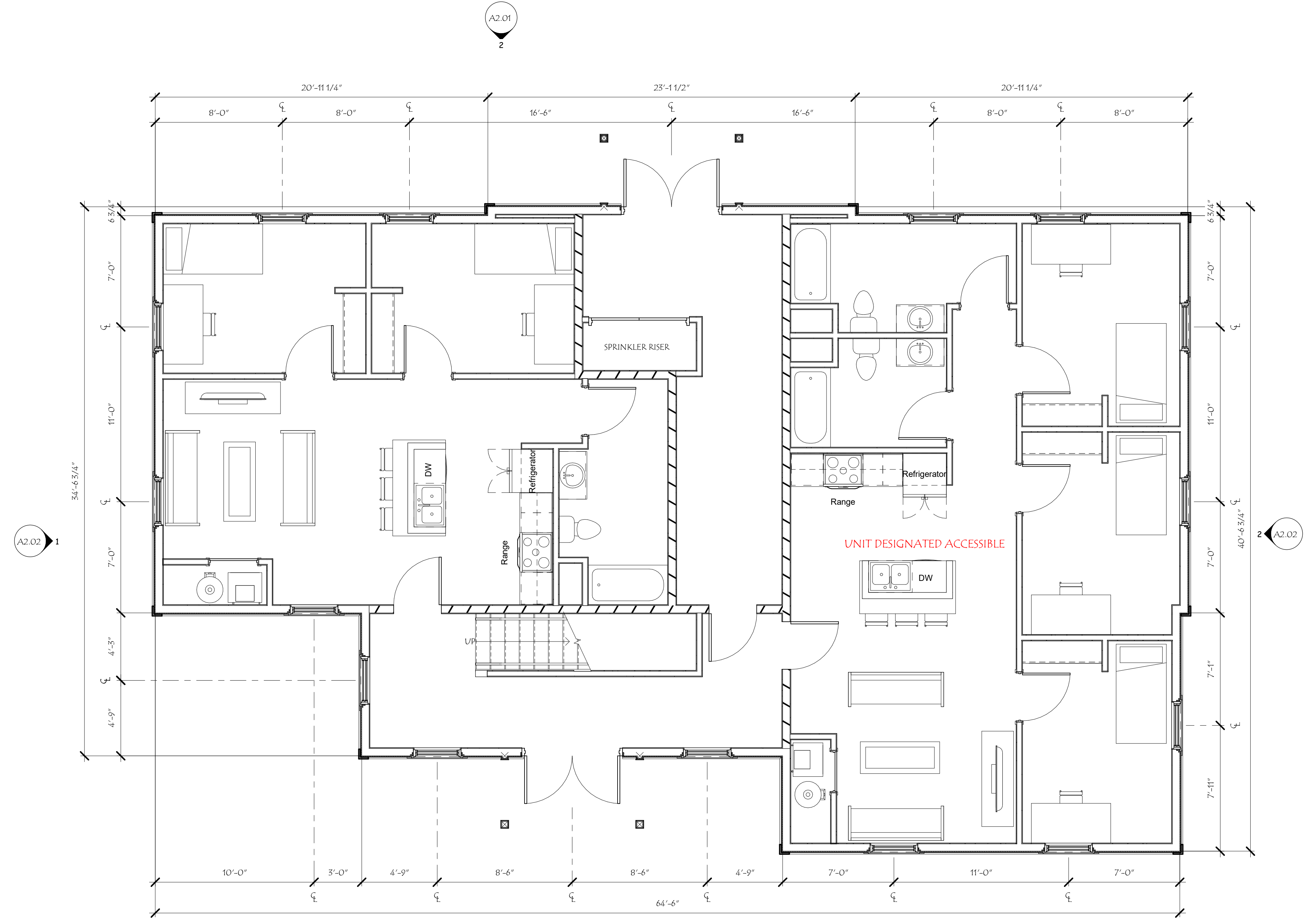
Revisions:

#	Description	Date

Scale:	1/32" = 1'-0"
Drawn By:	PPS
Checked By:	CC
Project No.:	2021081
Date:	02/14/22

Title:	CONCEPT SITE PLAN
	A1.00

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



Title:
1ST FLOOR PLAN

Scale: 1/4" = 1'-0"
 Drawn By: PPS
 Checked By: CC
 Project No.: 2021081
 Date: 02/14/22

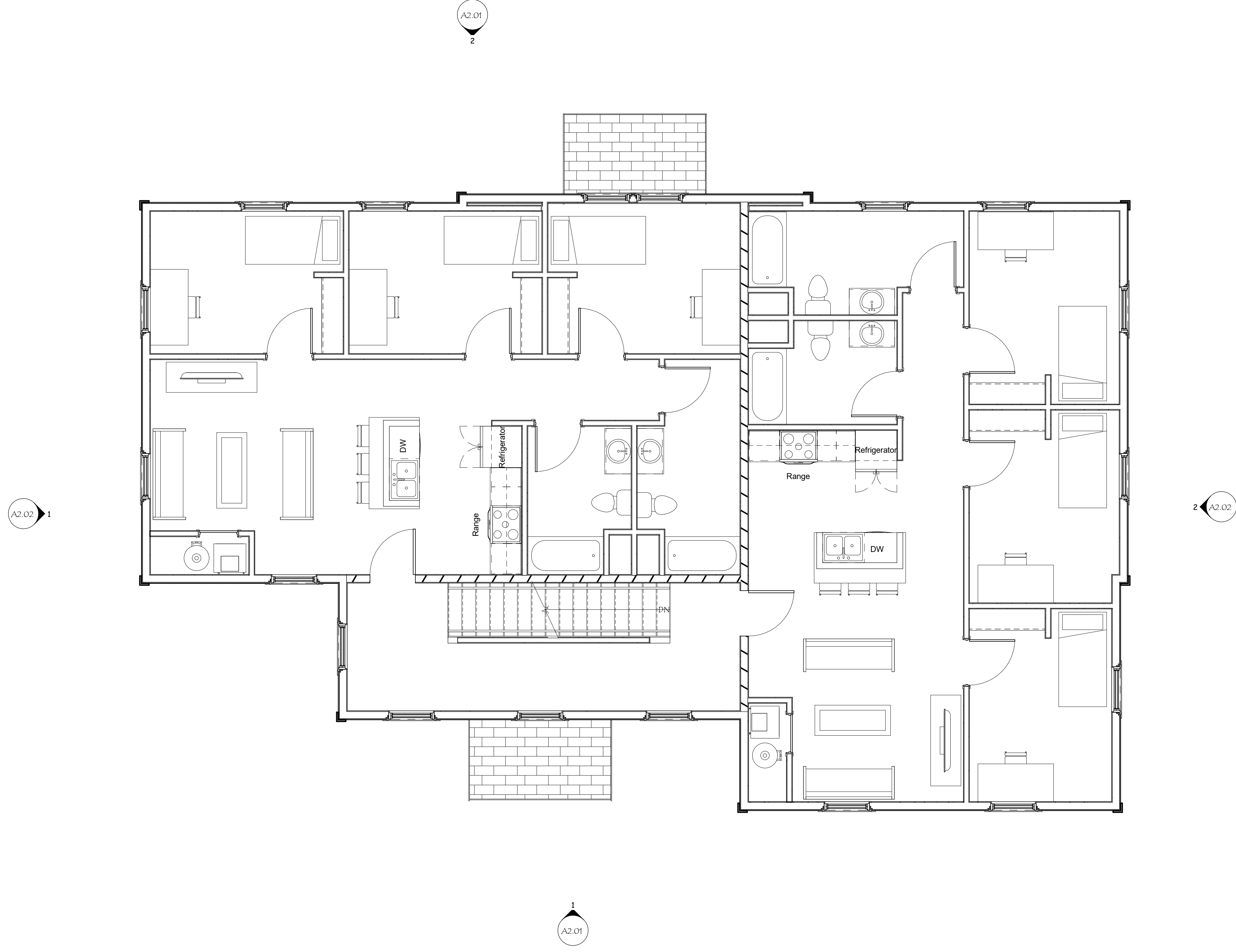
Revisions: #	Description	Date

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A1.01

1 2nd Floor
SCALE: 1/4" = 1'-0"



Title:
2ND FLOOR PLAN

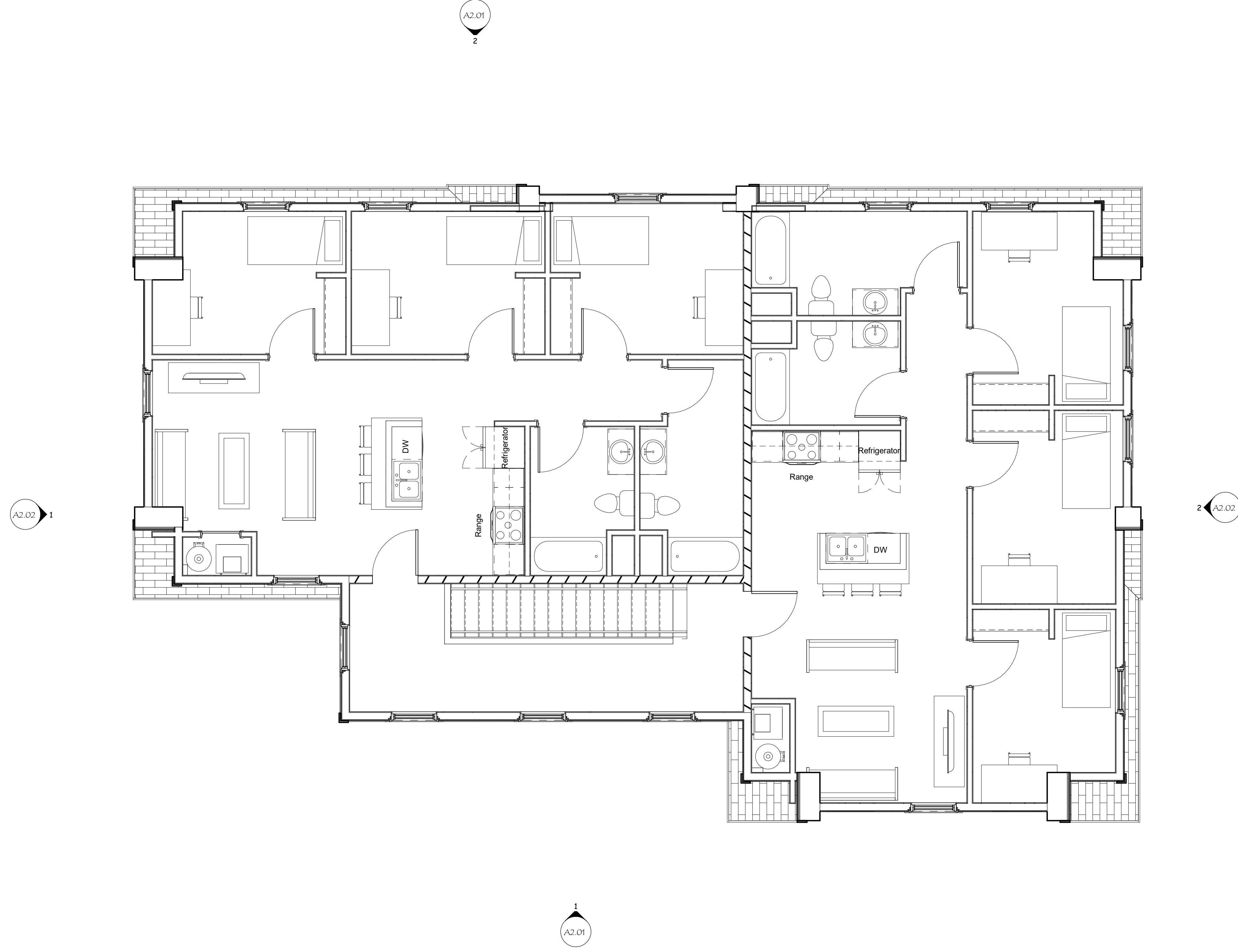
Scale: 1/4" = 1'-0"
Drawn By: PPS
Checked By: CC
Project No.: 2021081
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A1.02

1 3rd Floor
SCALE: 1/4" = 1'-0"



Title:
3RD FLOOR PLAN

Scale: 1/4" = 1'-0"
 Drawn By: PPS
 Checked By: CC
 Project No.: 2021081
 Date: 02/14/22

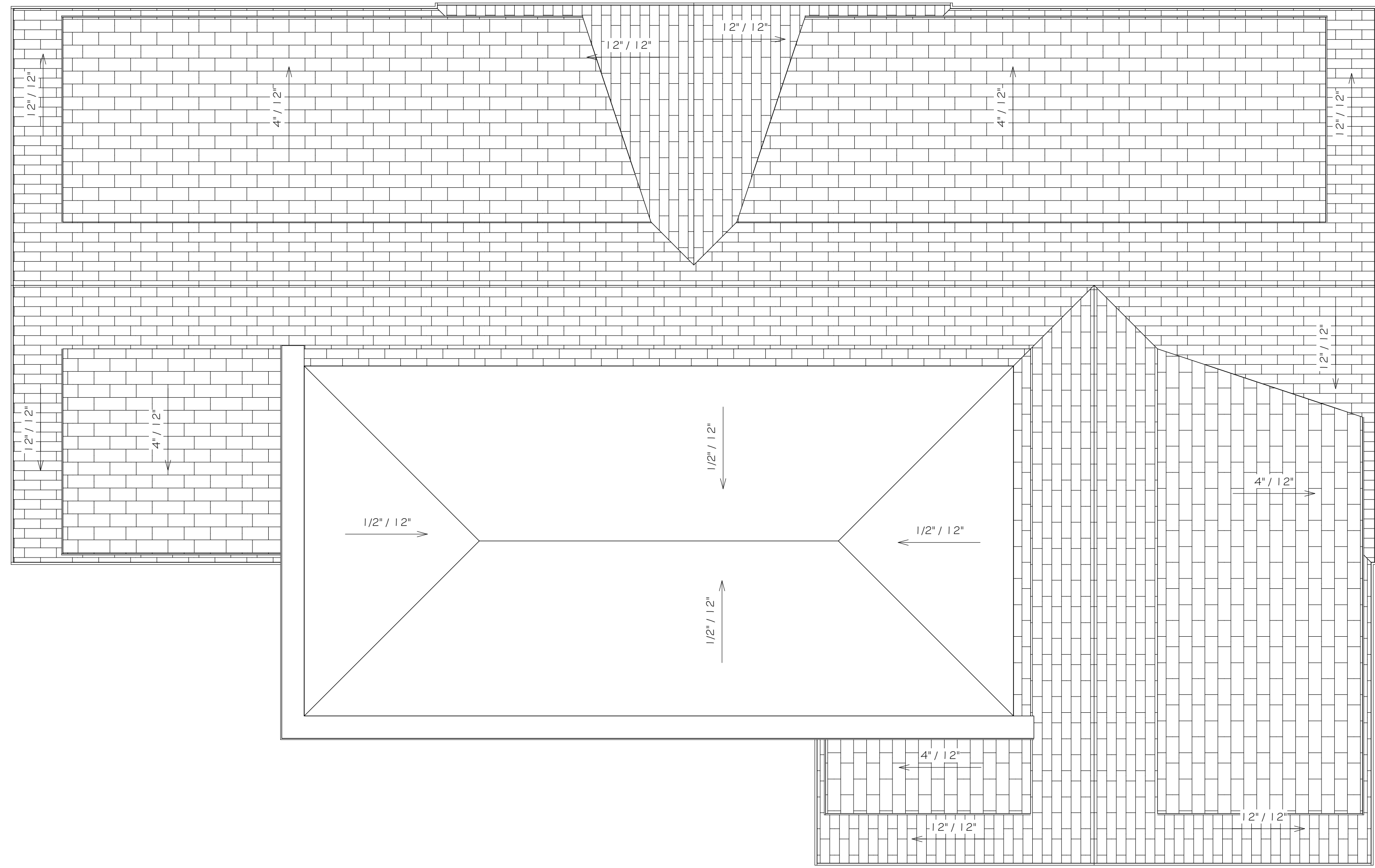
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A1.03

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

A2.02 1



A2.01 2

A2.01 1

A2.02 2

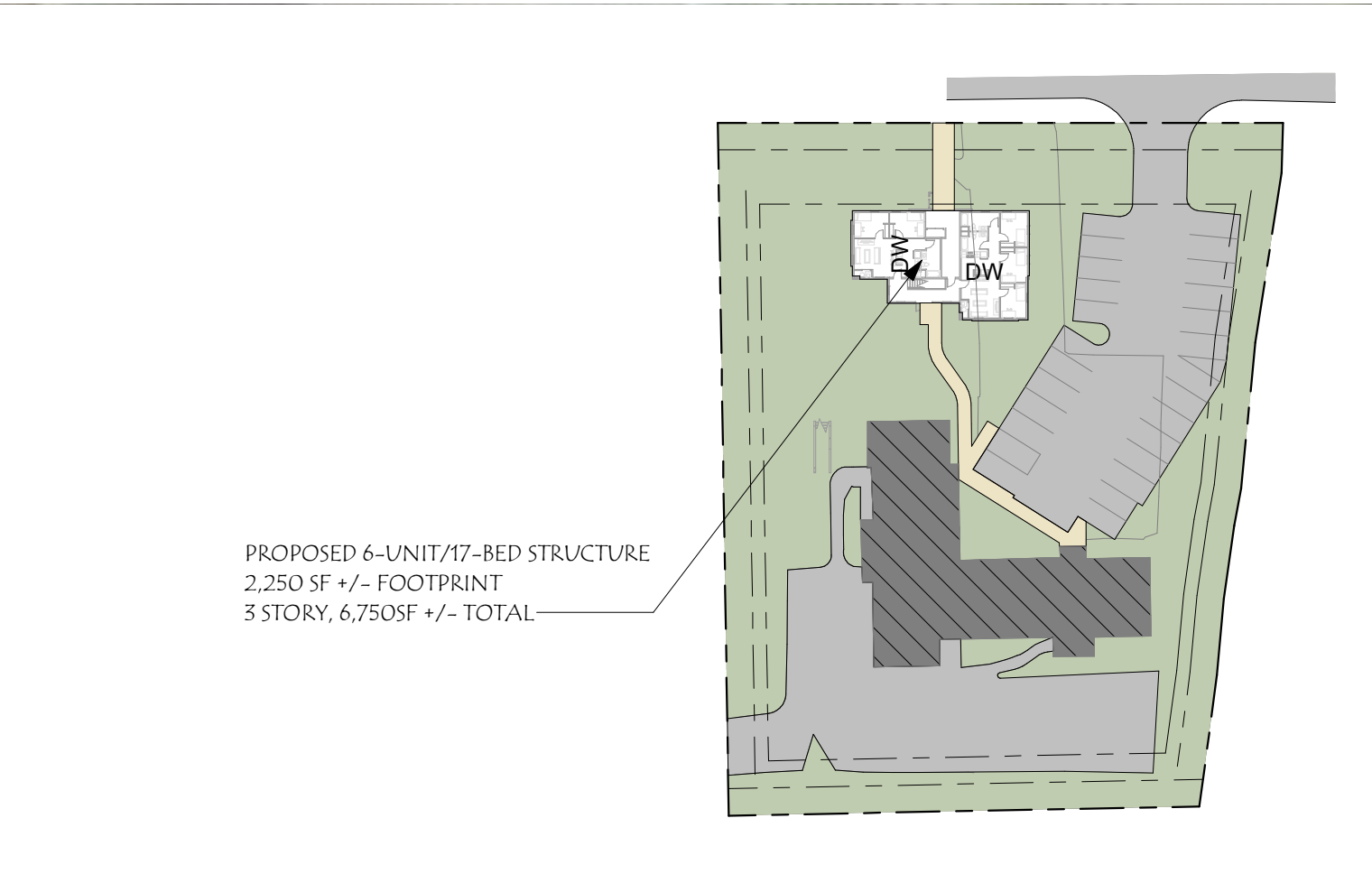
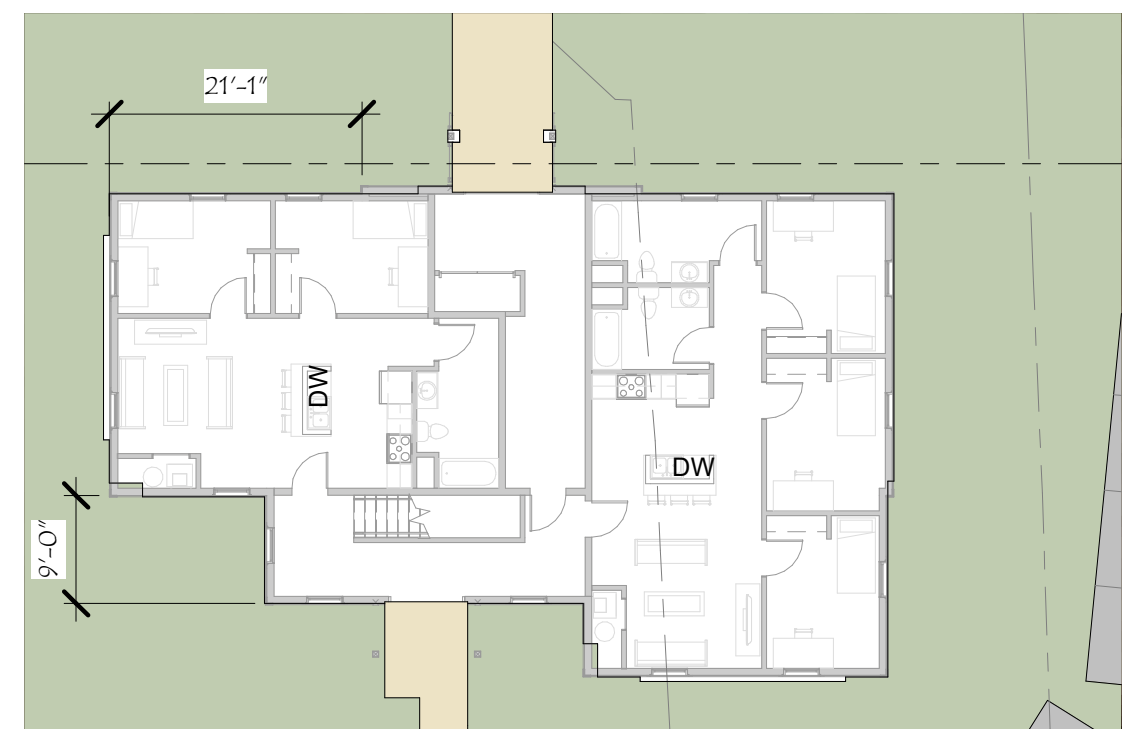
Title:
ROOF PLAN

Scale: 1/4" = 1'-0"
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A1.04

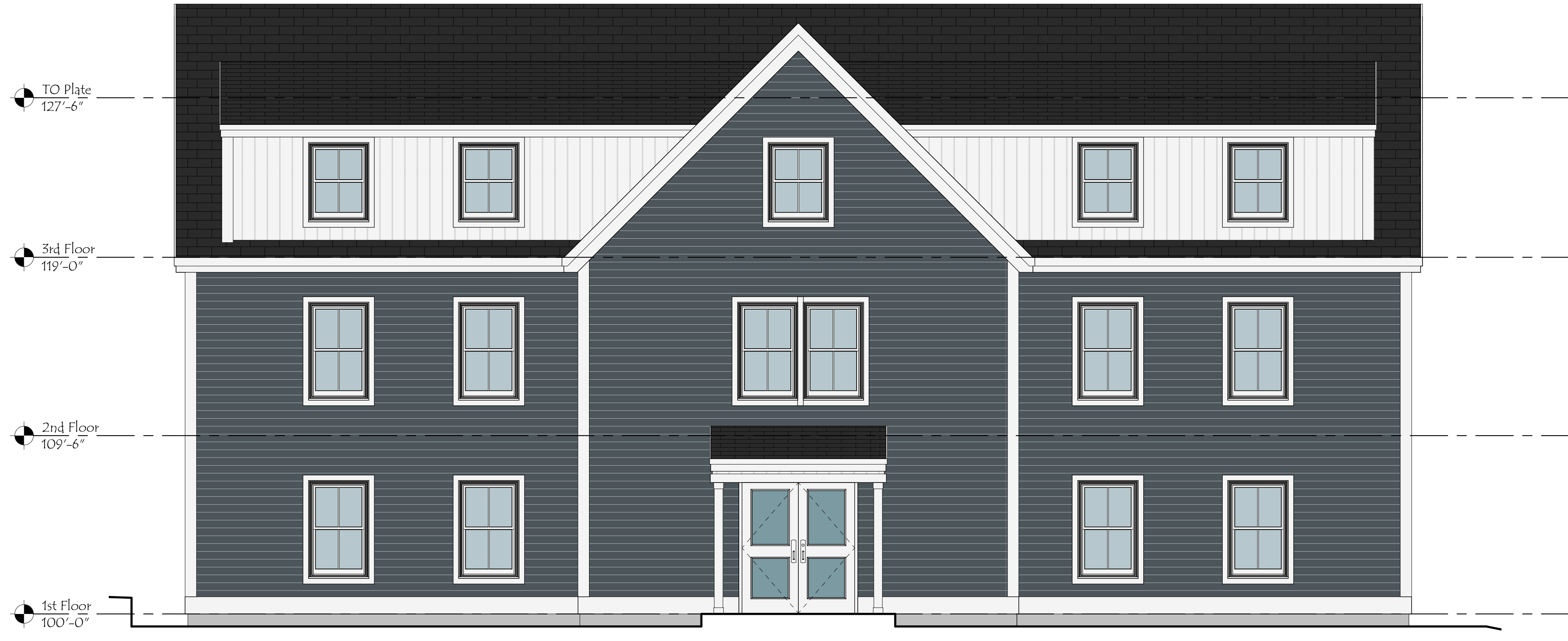


PROPOSED 6-UNIT/17-BED STRUCTURE
 2,250 SF +/- FOOTPRINT
 5 STORY, 6,750SF +/- TOTAL

32 MADBURY DURHAM RESIDENCES, LLC
 SITE WALK PRESENTATION

DECEMBER 2021





2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



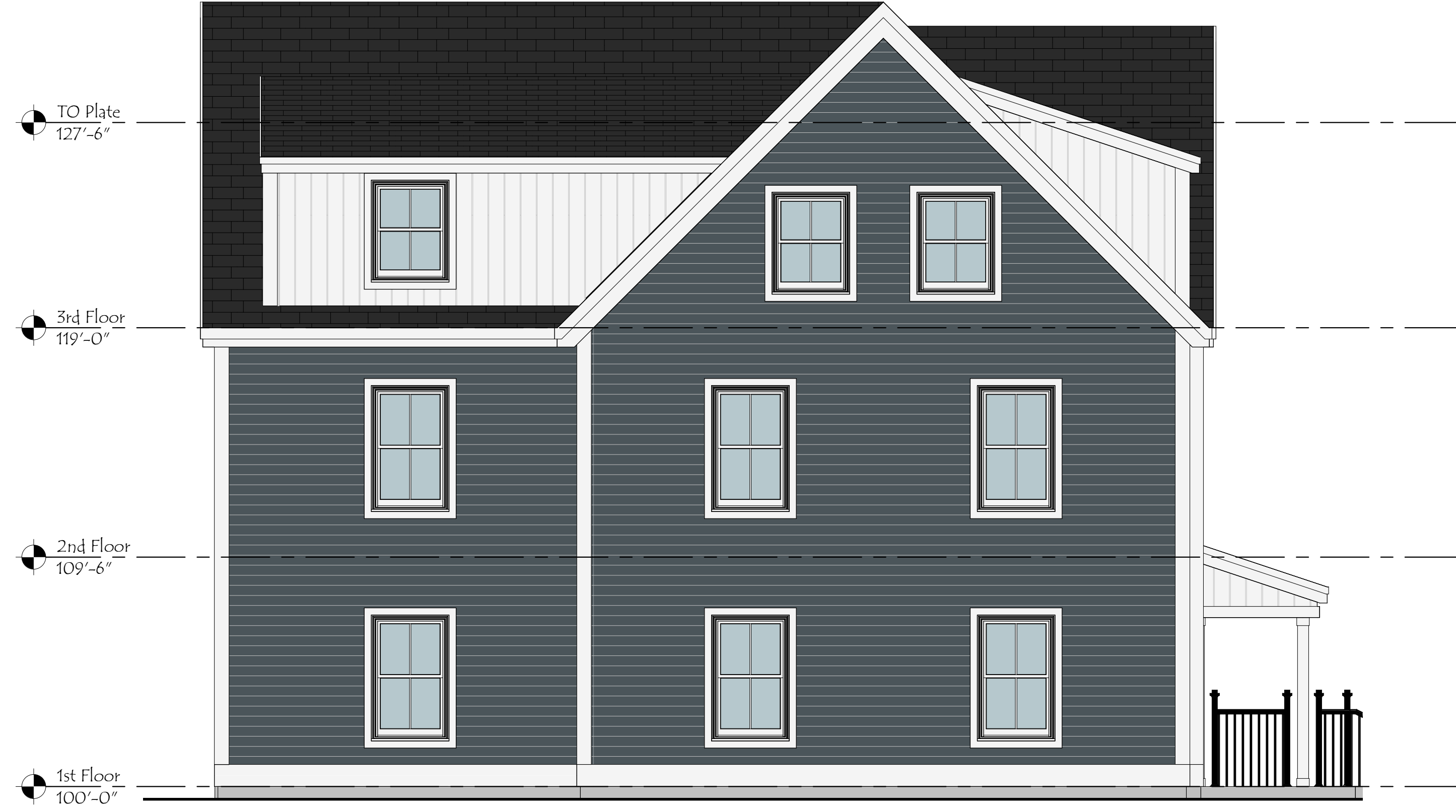
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Scale:	1/4" = 1'-0"
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Title:	EXTERIOR ELEVATIONS
Sheet No.:	A2.01



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

Revisions:	Date
#	Description

Scale:	1/4" = 1'-0"
Drawn By:	PPS
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Date:	02/14/22

Title:	EXTERIOR ELEVATIONS
	A2.02



Title:
RENDER

A9.01

Scale:
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