

ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE
 LAST AMENDED 12/4/17 (SEE NOTE #8).
 ZONE: GENERAL RESIDENCE-B (GRB)

- REQUIREMENTS:
- MINIMUM LOT AREA: 5,000 SQ. FT.
 - MINIMUM STREET FRONT SETBACK: 80 FT.
 - MINIMUM LOT DEPTH: 50 FT.
 - MINIMUM FRONT SETBACK: 5 FT.
 - MINIMUM SIDE SETBACK: 10 FT.
 - MINIMUM REAR SETBACK: 25 FT.
 - MAXIMUM BUILDING HEIGHT: 35 FT.
 - MAXIMUM BUILDING COVERAGE: 30%
 - MINIMUM OPEN SPACE: 25%

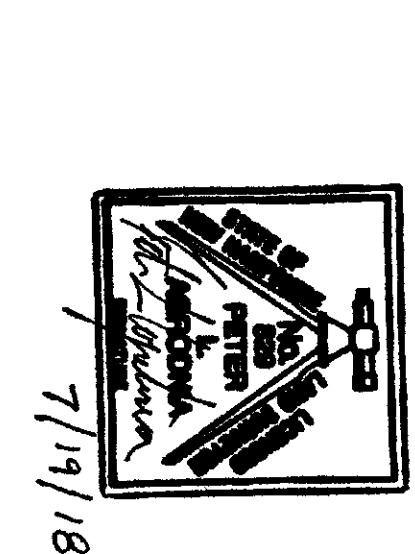
PLAN REFERENCES:

- STANDARD PROPERTY SURVEY FOR PROPERTY AT 42 HUNKING STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE, OWNED BY LINDA FREBLE MCVAY & JOHN FRANK MCVAY, PREPARED BY NORTH PLAINSHIRE SURVEYING, INC., DATED SEPTEMBER 13, 2007 AND RECORDED AT THE R.C.R.D. AS PLAN D-35015.

NOTES:

- OWNERS OF RECORD:
 TAX MAP 102 LOT 6
 PETER G. MORIN, TRUSTEE
 R.C.R.D. BOOK 3675 PAGE 1454
 DATED NOVEMBER 14, 2001
 TAX MAP 102 LOT 7
 HUNKINGS HOLDINGS, LLC
 R.C.R.D. BOOK 3594 PAGE 1288
 DATED FEBRUARY 23, 2018
 TAX MAP 102 LOT 6
 2,296 SQ. FT.
 TAX MAP 102 LOT 7
 9,161 SQ. FT.
- TOTAL EXISTING PARCEL AREA:
 TAX MAP 102 LOT 6
 2,296 SQ. FT.
 TAX MAP 102 LOT 7
 9,161 SQ. FT.
- BASIS OF BEARING IS PER PLAN REFERENCE #1.
- APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELEIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- VARIANCES GRANTED AT BOARD OF ADJUSTMENT MEETING ON MAY 22, 2018.
- A VARIANCE FROM SECTION 10.521 TO ALLOW A 7.9'± REAR YARD WHERE 25' IS REQUIRED.

PISCATAQUA RIVER



APPROVED: CITY OF PORTSMOUTH, NH
 PLANNING BOARD
 7/19/18



EASTERLY
 SURVEYING, Inc.

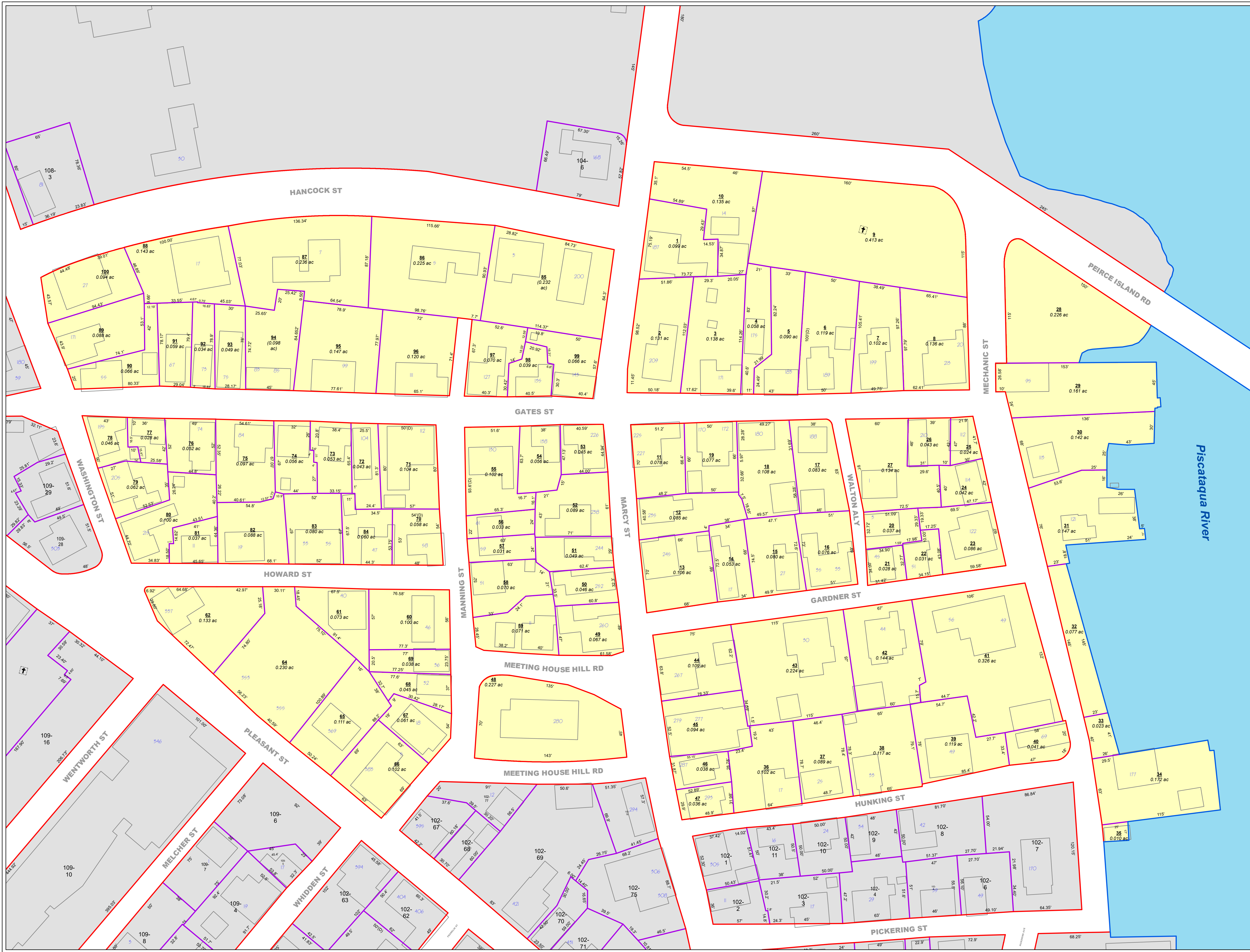
LOT LINE REVISION PLAN
 FOR PROPERTY AT
 49 Pickering Street & 170 Mechanic Street
 Portsmouth, Rockingham County, New Hampshire
 Tax Map 102 Lot 6
 OWNED BY
Peter G. Morin Trust
 Peter G. Morin, Trustee
 49 Pickering Street, Portsmouth, NH 03801
 Tax Map 102 Lot 7
 OWNED BY
Hunking Holdings, LLC
 c/o Peter Morin
 49 Pickering Street, Portsmouth, NH 03801

REV.	DATE	ADD NOTE # & MONUMENTS SET	STATUS	BY	CHKD	APPD.
A	7/5/18			A.M.P./P.L.A.	P.L.A.	

SCALE:	1" = 10'
DRAWING NO.:	17802
PROJECT NO.:	17802
DATE:	4/24/18
SHEET:	1 OF 1
DRAWN BY:	P.L.A.
CHECKED BY:	P.L.A.
DRAWING NO.:	17802
FIELD BOOK NO.:	Portsmouth #6
Tax Map 102 Lots 6&7	

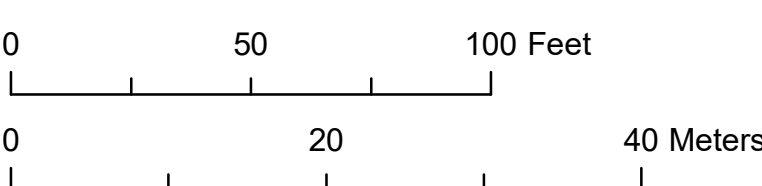
D-40964

GRAPHIC SCALE
 (IN FEET)
 1 inch = 10 ft.

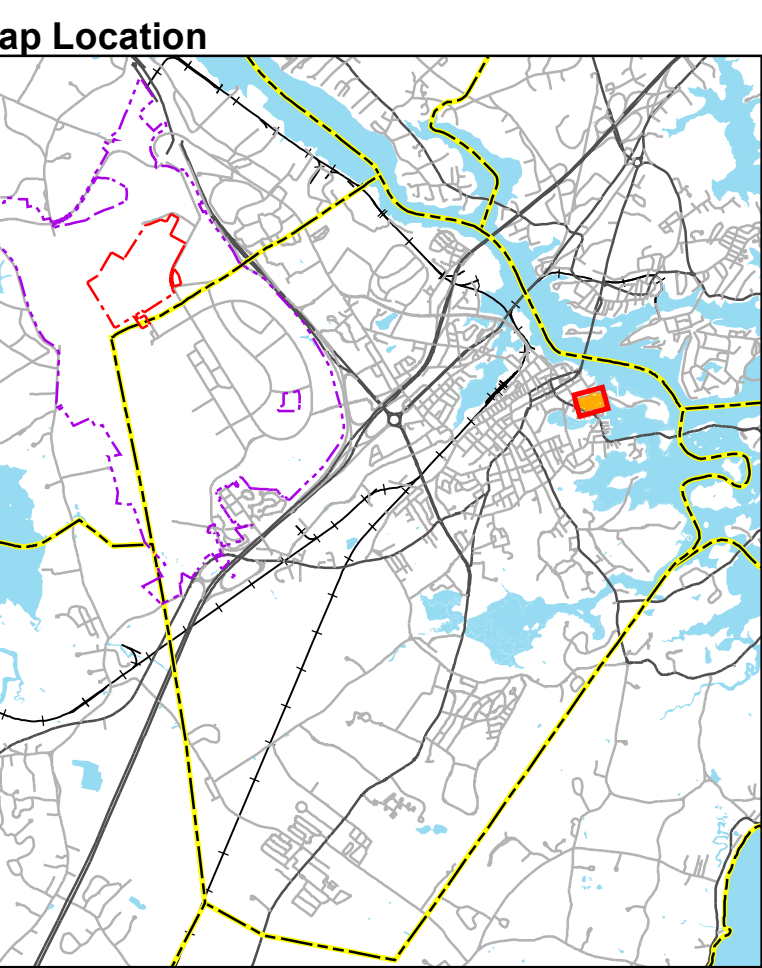
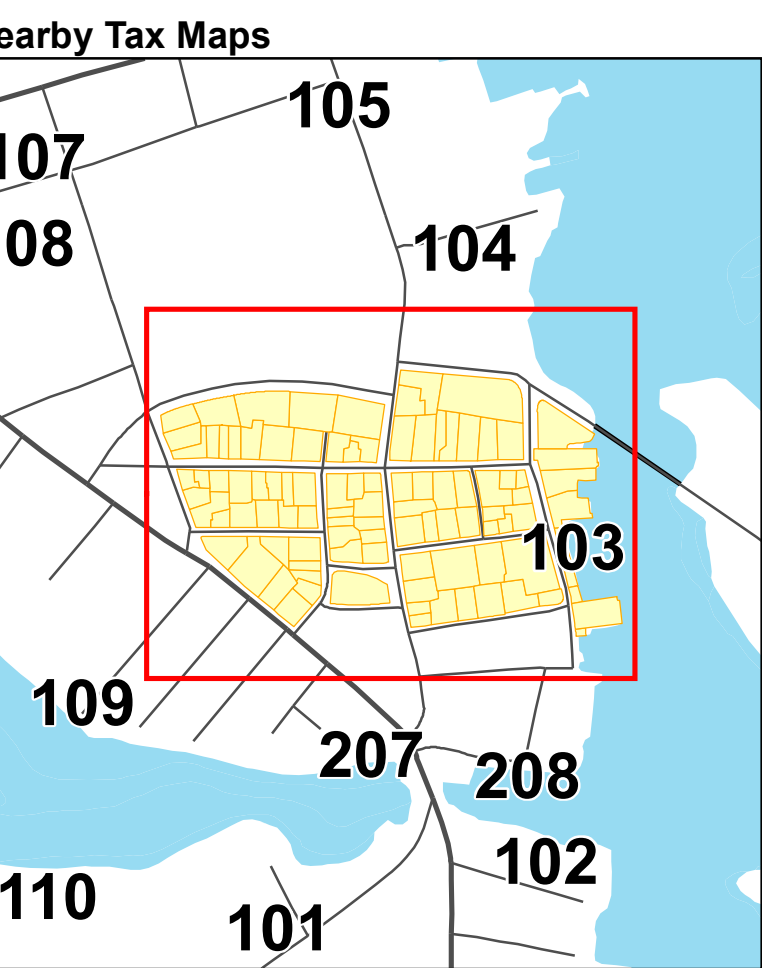


Partial Legend
 See the cover sheet for the complete legend.

- 7-5A** Lot or lot-unit number
- 2.56 ac Parcel area in acres (ac) or square feet (sf)
- 25 Address number
- 233-137 Parcel number from a neighboring map
- 68' Parcel line dimension
- SIMS AVE** Street name
- Parcel/Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structure (1994 data)
- Parcel covered by this map
- Parcel from a neighboring map (see other map for current status)



This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.



REAL WOOD. REDEFINED.

LIFESPAN[®] SOLID SELECT

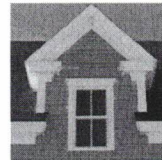
LIFESPAN SOLID SELECT is premium, clear grade lumber, treated to prevent damage caused by insects and the elements, and expertly primed for a striking finish. LIFESPAN is real wood at its finest.



No finger joints, knots, or defects



Limited lifetime warranty



EPA-registered non-metallic preservative



Dual-coated with alkyd primer



A pleasure to work with



The natural integrity of real wood



Prevents against rot, fungal attack, and insect damage



Superior moisture resistance



Sourced from New Zealand

BEAUTY IN ITS CHARACTER.
STRENGTH IN EVERY FIBER.

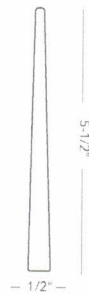
S4S TRIM BOARDS

- 1x3 - 12' & 16'
- 1x4 - 12' & 16'
- 1x5 - 12' & 16'
- 1x6 - 12' & 16'
- 1x8 - 12' & 16'
- 1x10 - 12' & 16'
- 1x12 - 12' & 16'

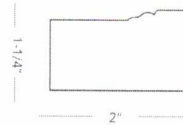
S4S TRIM BOARDS

- 5/4x4 - 12' & 16'
- 5/4x5 - 12' & 16'
- 5/4x6 - 12' & 16'
- 5/4x8 - 12' & 16'
- 5/4x10 - 12' & 16'
- 5/4x12 - 12' & 16'

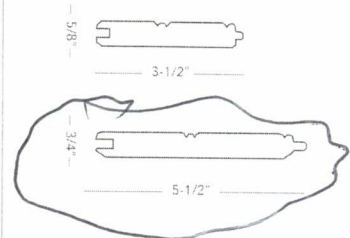
MOULDING PROFILES



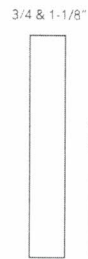
BEVEL SIDING



BRICKMOULD CASING



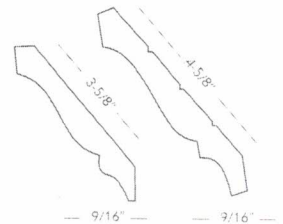
WAINSCOT EDGE & CENTERBEAD



TRIM BOARDS



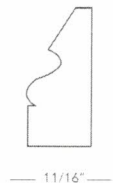
BED MOULDING



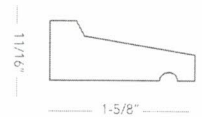
CROWN MOULDING



HISTORIC SILL



BAND MOULDING



DRIP CAP

LIFESPAN[®]
SOLID SELECT

TIMBER
TRADING GROUP[®]

TIMBERTRADING.COM | (800) 331-7319

QUANTITY 1

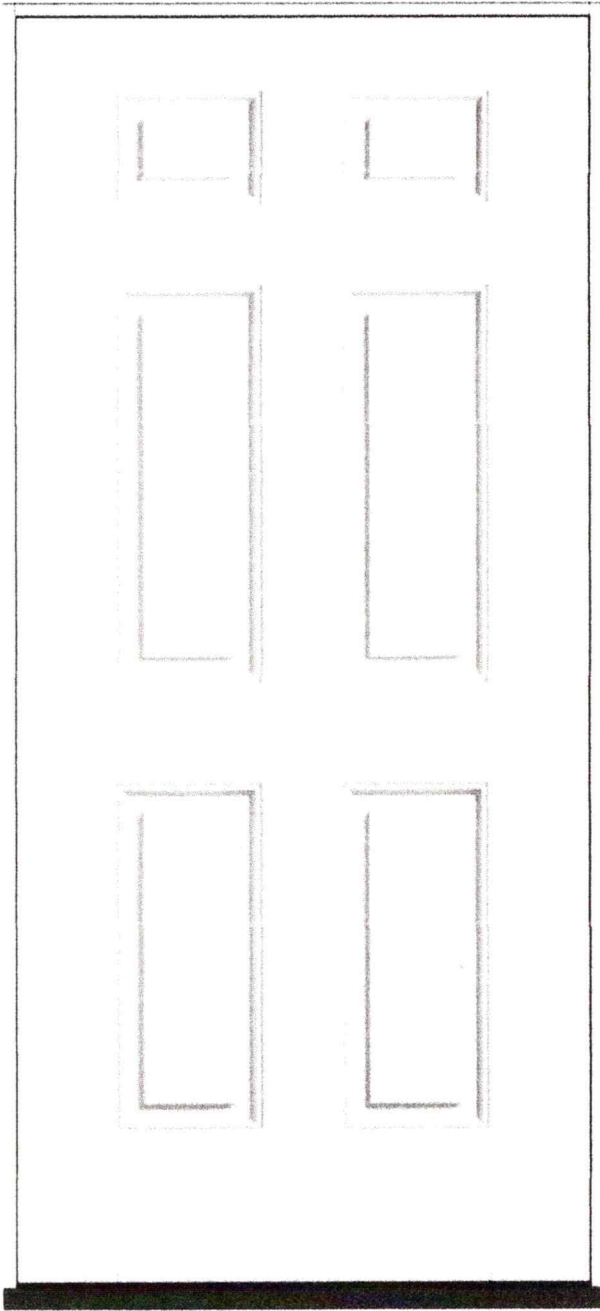
BWU BROSCO WINDOW UNIT WOOD SSB, MULL, BACK-TO-BACK, 8X13 6/6, 8X13 6/6, WH SASH LOCK, 4-9/16, CLEAR HEAD & HISTORIC SILL, BLOCK AND TACKLE WHITE BAL, HISTORICAL CEDAR CONNECT, NO CASING, 3-3/4 HORNS

QUANTITY 3

BWU SU BROSCO WINDOW UNITS WOOD SSB, SGL, 8X12 6/6, WH SASH LOCK, 4-9/16, CLEAR HEAD & HISTORIC SILL, BLOCK AND TACKLE WHITE BAL, HISTORICAL CEDAR CONNECT, NO CASING, 3-3/4 HORNS

QUANTITY 2

BWU SU BROSCO WINDOW UNITS STATIONARY WINDOW, SGL, CELLAR SASH 8X12 6 LT GLA, 4-9/16, CLEAR HEAD & HISTORIC SILL, NO BALANCE, HISTORICAL CEDAR CONNECT, NO CASING, 3-3/4 HORNS



THERMA TRU[®]
DOORS

Smooth-Star[®]

Style No. S210 | 6 Panel | Glass Name: No Glass



EAST SIDE



SOUTH SIDE



NORTH SIDE



WEST SIDE