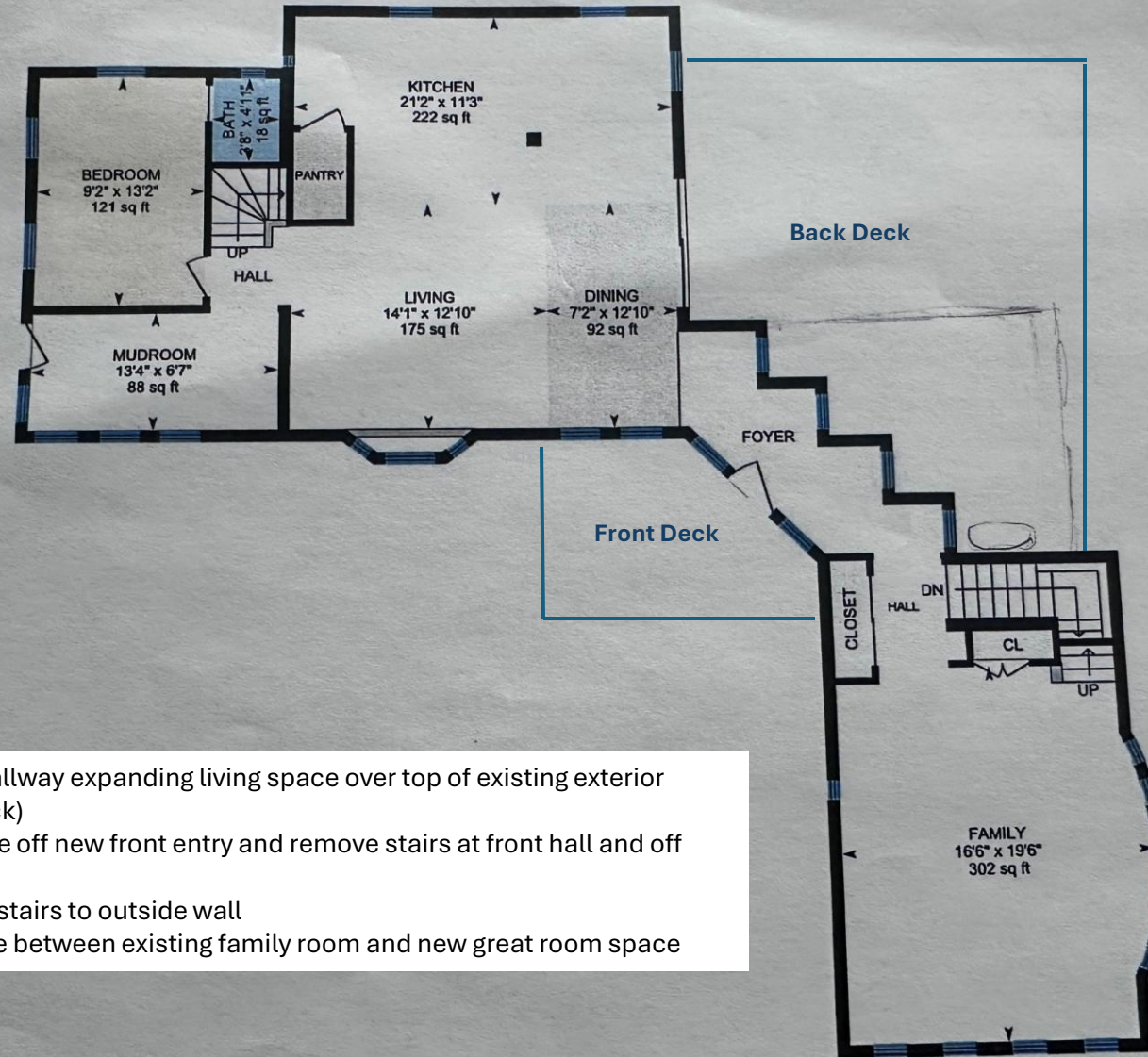


30 Walden St, Portsmouth, NH

CURRENT LAYOUT

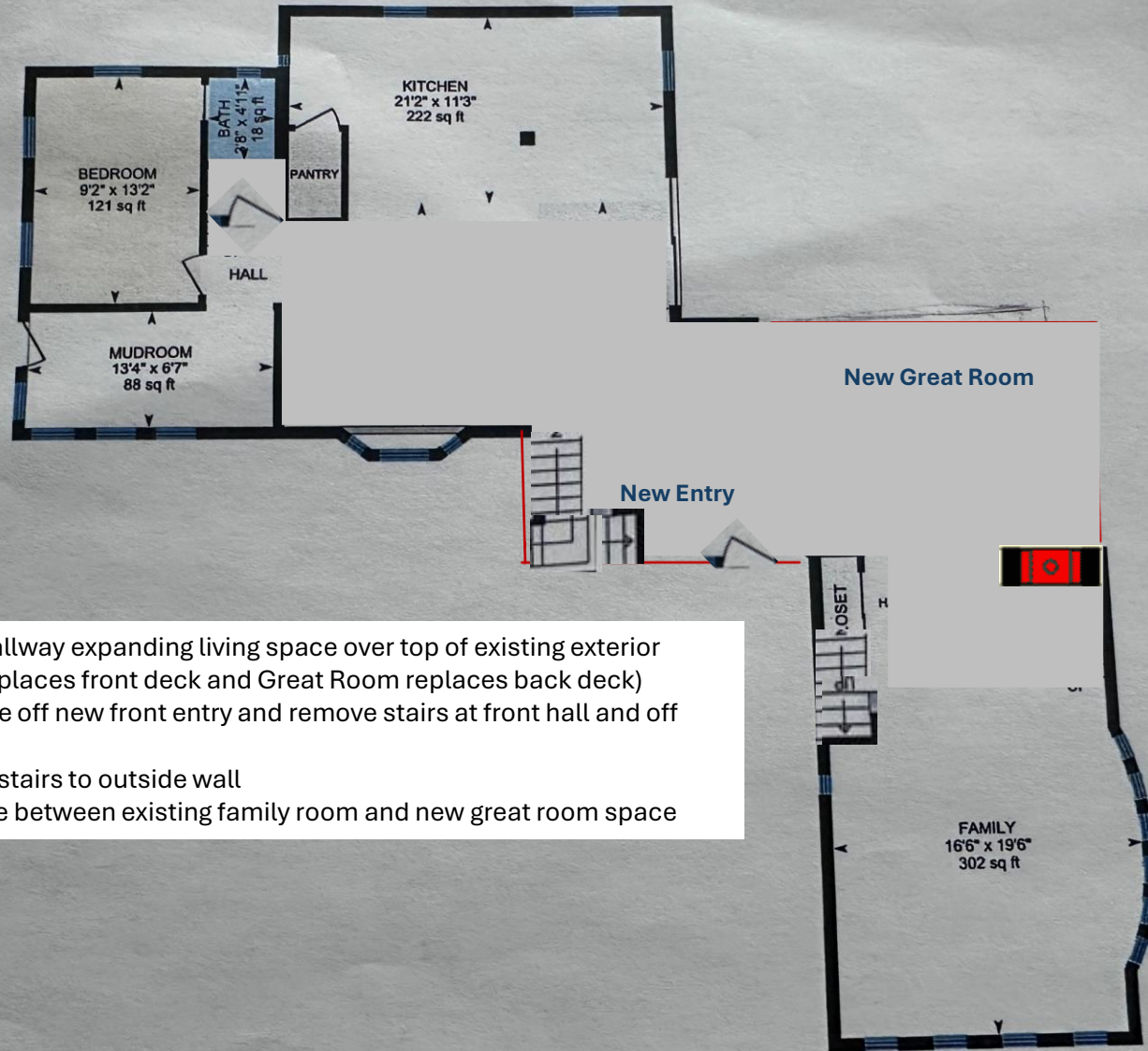
Main Floor Finished Area 1426.05 sq ft



1. Square off angled hallway expanding living space over top of existing exterior decks (front and back)
2. Add central staircase off new front entry and remove stairs at front hall and off family room
3. Relocate basement stairs to outside wall
4. Add 2 sided fireplace between existing family room and new great room space

PROPOSED CONCEPTUAL LAYOUT

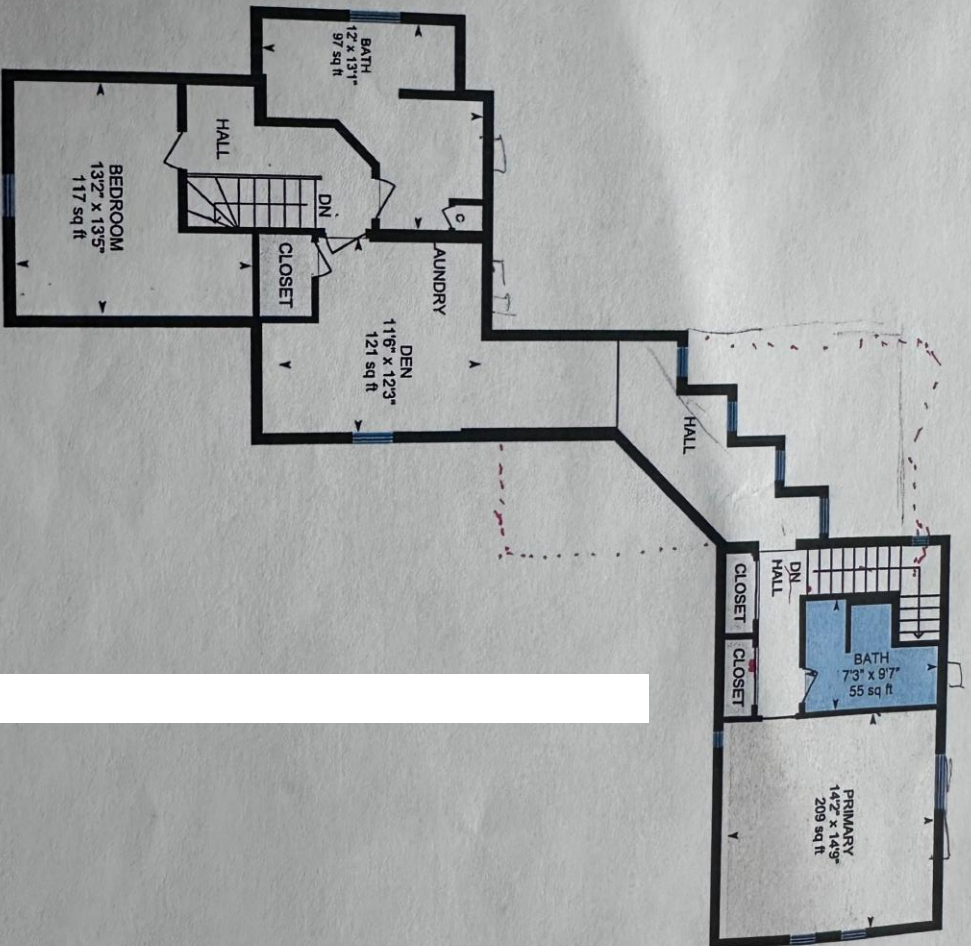
Main Floor Finished Area 1426.05 sq ft



1. Square off angled hallway expanding living space over top of existing exterior decks (front entry replaces front deck and Great Room replaces back deck)
2. Add central staircase off new front entry and remove stairs at front hall and off family room
3. Relocate basement stairs to outside wall
4. Add 2 sided fireplace between existing family room and new great room space

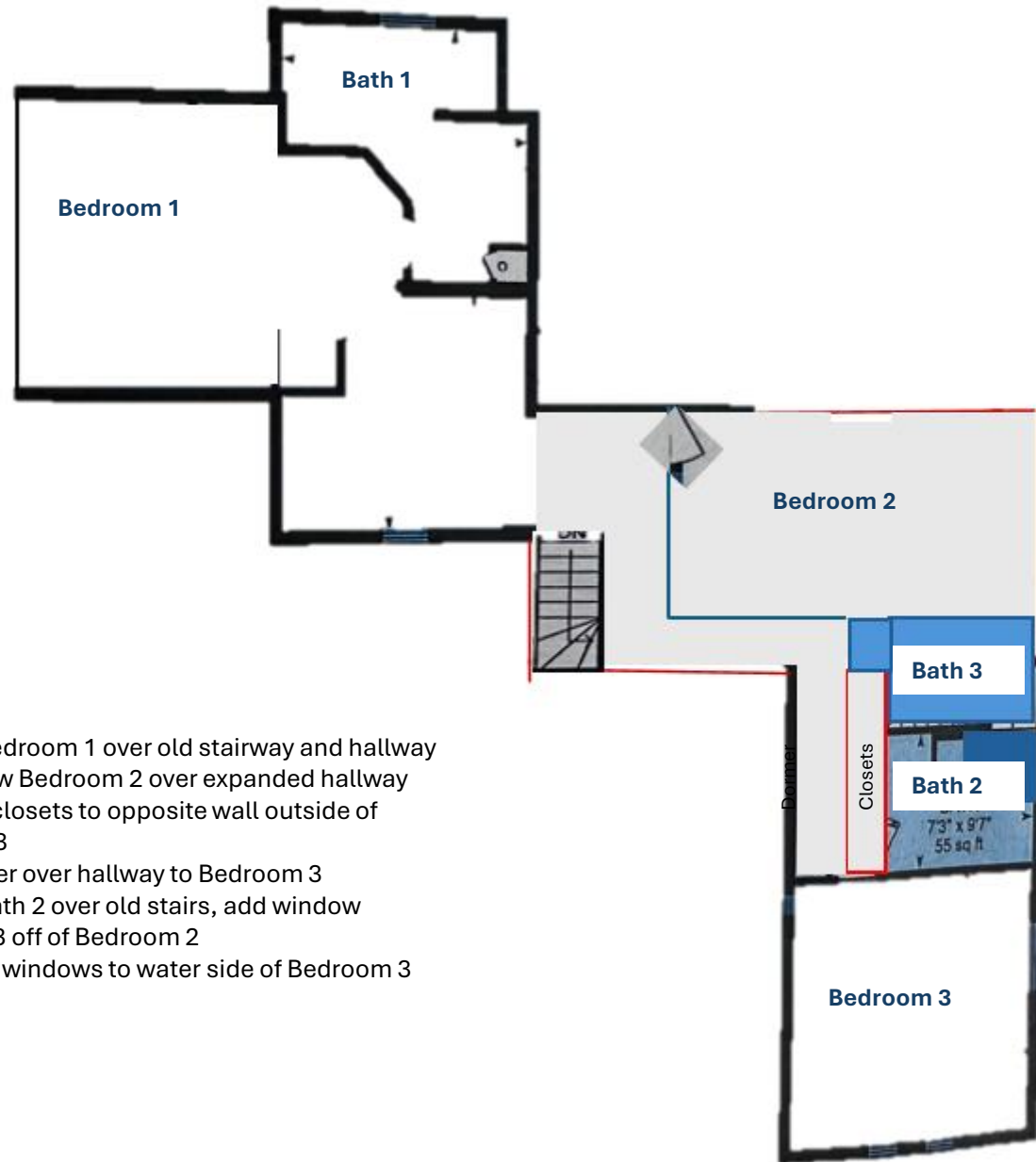
30 Walden St, Portsmouth, NH

2nd Floor Finished Area 711.32 sq ft
Unfinished Area 449.19 sq ft



CURRENT LAYOUT

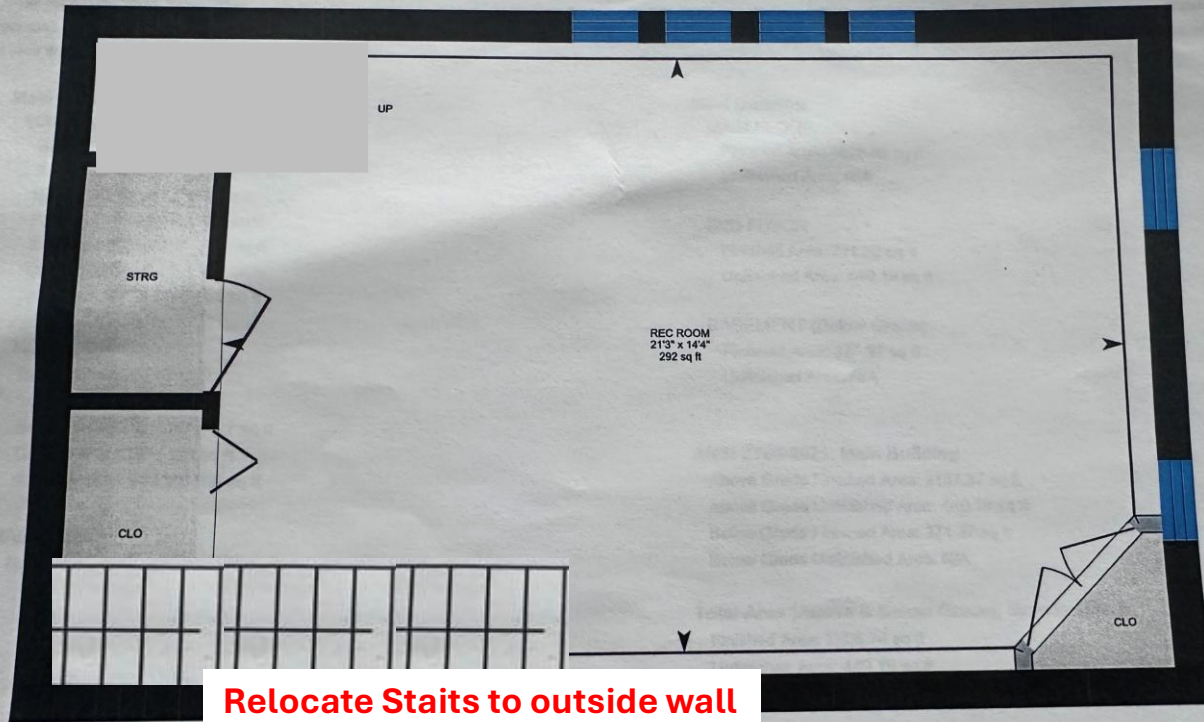
PROPOSED CONCEPTUAL LAYOUT



- 1) Expand Bedroom 1 over old stairway and hallway
- 2) Create new Bedroom 2 over expanded hallway
- 3) Relocate closets to opposite wall outside of Bedroom 3
- 4) Add dormer over hallway to Bedroom 3
- 5) Expand Bath 2 over old stairs, add window
- 6) Add Bath 3 off of Bedroom 2
- 7) Add Large windows to water side of Bedroom 3

30 Walden St, Portsmouth, NH

Basement (Below Grade) Finished Area 371.37 sq ft



2 4 ft

PREPARED: 2022/07/21



iGUIDE

area excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.