

Variance Request for 35 Boss Ave, Portsmouth NH

Proposed Project: Construction of a two-story side addition with two bathrooms

Required Side Setback: 10 feet

Proposed Setback: 9 feet

Required Maximum Lot Coverage: 20%

Proposed Lot Coverage: 22%

Variance Requested:

- 1-foot relief from the side yard setback requirement
 - 2% increase in allowable lot coverage
-

10.233.21 – The variance will not be contrary to the public interest

The proposed addition maintains the residential character of the neighborhood and will be consistent with the existing structure and surrounding homes. A 1-foot reduction in the side setback and a 2% increase in lot coverage will not negatively affect the appearance, safety, or use of adjacent properties. The design respects the scale and spacing of neighboring homes and will not impair the intent of the ordinance. There is no anticipated impact on traffic, light, air, or privacy.

10.233.22 – The spirit of the Ordinance will be observed

The spirit of the ordinance is to maintain appropriate spacing and density to preserve neighborhood character, ensure safety, and prevent overcrowding. The proposed addition aligns with these goals by maintaining a compatible scale and design with the surrounding properties. The modest increases in both side setback and lot coverage are balanced by a well-considered layout and high-quality construction. The additional lot coverage remains minor and is used to improve functional living space without overdeveloping the lot.

10.233.23 – Substantial justice will be done

Granting the variances will allow the homeowners to modernize their home with two much-needed bathrooms, improving the daily livability of a house that currently has only one. Denial of the request would result in a disproportionate hardship to the homeowner compared to any perceived benefit to the public. The requested variances are minor, reasonable, and do not adversely affect the surrounding neighborhood, thus substantial justice is done by granting relief.

10.233.24 – The values of surrounding properties will not be diminished

The proposed improvements will be completed with high-quality materials and workmanship, enhancing the aesthetics and functionality of the existing home. The scale of the addition is

consistent with neighboring homes, and there is no evidence to suggest it would diminish nearby property values. On the contrary, such upgrades can increase curb appeal and property value, potentially benefiting the surrounding area.

10.233.25 – Literal enforcement of the Ordinance would result in unnecessary hardship

Strict adherence to the 10-foot side setback and 20% lot coverage requirement would substantially limit the size and functionality of the proposed addition. Due to the lot's shape and the existing home's placement, these restrictions would prevent the homeowners from making reasonable and proportional improvements. The hardship is not self-created but arises from the property's existing constraints. Allowing a 1-foot setback reduction and 2% increase in lot coverage enables a modest and practical addition that meets the family's needs while remaining in harmony with the neighborhood.

David and Suzanne Dargie
35 Boss Ave.
Portsmouth NH 03801
suzanne.dargie@gmail.com
207-671-0674

Date: 05/13/25

To:
City of Portsmouth
Zoning Board of Adjustment
1 Junkins Ave Unit 1
Portsmouth NH, 03801


Subject: Authorization to Represent Homeowner at Zoning Board Meeting

To Whom It May Concern,

I, Suzanne Dargie, owner of the property located at 35 Boss Ave, hereby authorize **Persson Construction LLC** and its representatives to act on my behalf in matters related to the zoning variance application for a proposed addition at the above-mentioned property.

This authorization includes the right to submit applications, attend zoning board meetings, present plans and supporting documentation, and respond to questions or requests from the Zoning Board of Adjustment regarding this project.

Please allow Persson Construction to serve as our representative for all purposes related to this application and hearing process.

Signature: 

Date: May 13, 2025

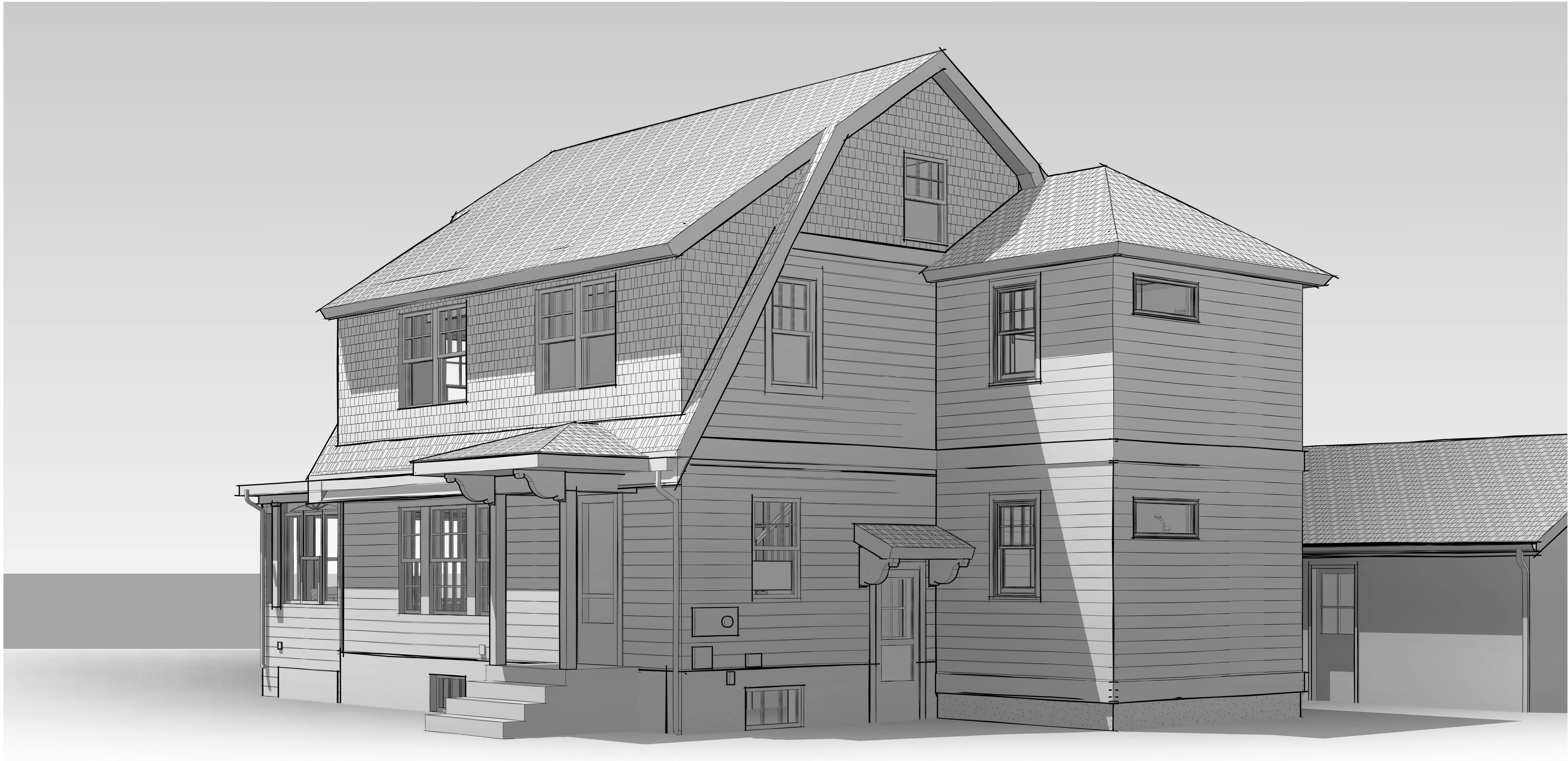
35 Boss Ave. Portsmouth, NH



www.willowandsagedesign.com
860-716-3902

DARGIE

35 Boss Ave. Portsmouth, NH



NORTHEAST PERSPECTIVE

ABBREVIATIONS

ADJ.	ADJUSTABLE	G.F.I.	GROUND FAULT	PTD	PAINTED
A.F.F.	ABOVE FINISH FLOOR		INTERRUPTER	R.E.	REFERENCE ELEVATION
ALUM.	ALUMINUM	G.W.B.	GYPSUM WALL BOARD	REQ'D	REQUIRED
@	AT	HORIZ	HORIZONTAL	RND	ROUND
BD	BOARD	ICCF	INSULATED CONCRETE	R.O.	ROUGH OPENING
B.I.	BUILT-IN		FORMS	S.D.L.	SIMULATED DIVIDED LITE
CCSF	CLOSED CELL SPRAY	INSUL	INSULATION	S.L.	SIDE LITE
	FOAM INSULATION	INT	INTERIOR	SQ	SQUARE
C.L.	CENTER LINE	L.V.L.	LAMINATED VENEER	T&G	TONGUE AND GROOVE
CONC	CONCRETE		LUMBER	T.J.I.	TRUSS JOIST INSTITUTE
CONST	CONSTRUCTION	MAX	MAXIMUM	T.T.W.	TO THE WEATHER
DEG	DEGREE	MIL.	MILLIMETER	TYP	TYPICAL
DIA	DIAMETER	MM	MILLIMETER	U.N.O.	UNLESS NOTED OTHERWISE
EQ	EQUAL	MFGR	MANUFACTURER	VERT	VERTICAL
E.S.	EACH SIDE	MIN	MINIMUM	W	WITH
EXT	EXTERIOR	O.N.	ON CENTER	W.I.	WALK-IN
F.C.	FIBER CEMENT	P.X.	PULL-DOWN		
FDN	FOUNDATION	PERF	PERFORATED		
FIN	FINISH	PL	PLATE		
FT	FOOT	P.S.I.	POUNDS PER		
GALV	GALVANIZED		SQUARE INCH		
G.B.	GLASS BLOCK	P.T.	PRESSURE TREATED		

CONCEPTUAL DESIGN-V2

4/25/25

DRAWING INDEX

NUMBER	SHEET NAME	DISCIPLINE
A0	COVER SHEET	ARCHITECTURAL
A1	FOUNDATION PLAN	ARCHITECTURAL
A2	FIRST FLOOR PLAN	ARCHITECTURAL
A3	SECOND FLOOR PLAN	ARCHITECTURAL
A4	THIRD FLOOR PLAN	ARCHITECTURAL
A5	ROOF PLAN	ARCHITECTURAL
A6	ELEVATIONS	ARCHITECTURAL
A7	BUILDING SECTIONS	ARCHITECTURAL

CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION

Scale: 1/4" = 1'-0"
Date: 4/25/25
Project Number: 2025-36

REVISIONS		
NO.	DESCRIPTION	DATE

CONCEPTUAL
DESIGN-V2
COVER SHEET

A0

COPYRIGHT © 2021

REVISIONS		
NO.	DESCRIPTION	DATE

GENERAL UNIT RCP NOTES

GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.

GENERAL PLAN NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. EXTERIOR DIMENSION ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, TYP.
3. INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF FINISH TO FACE OF FINISH.
4. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.

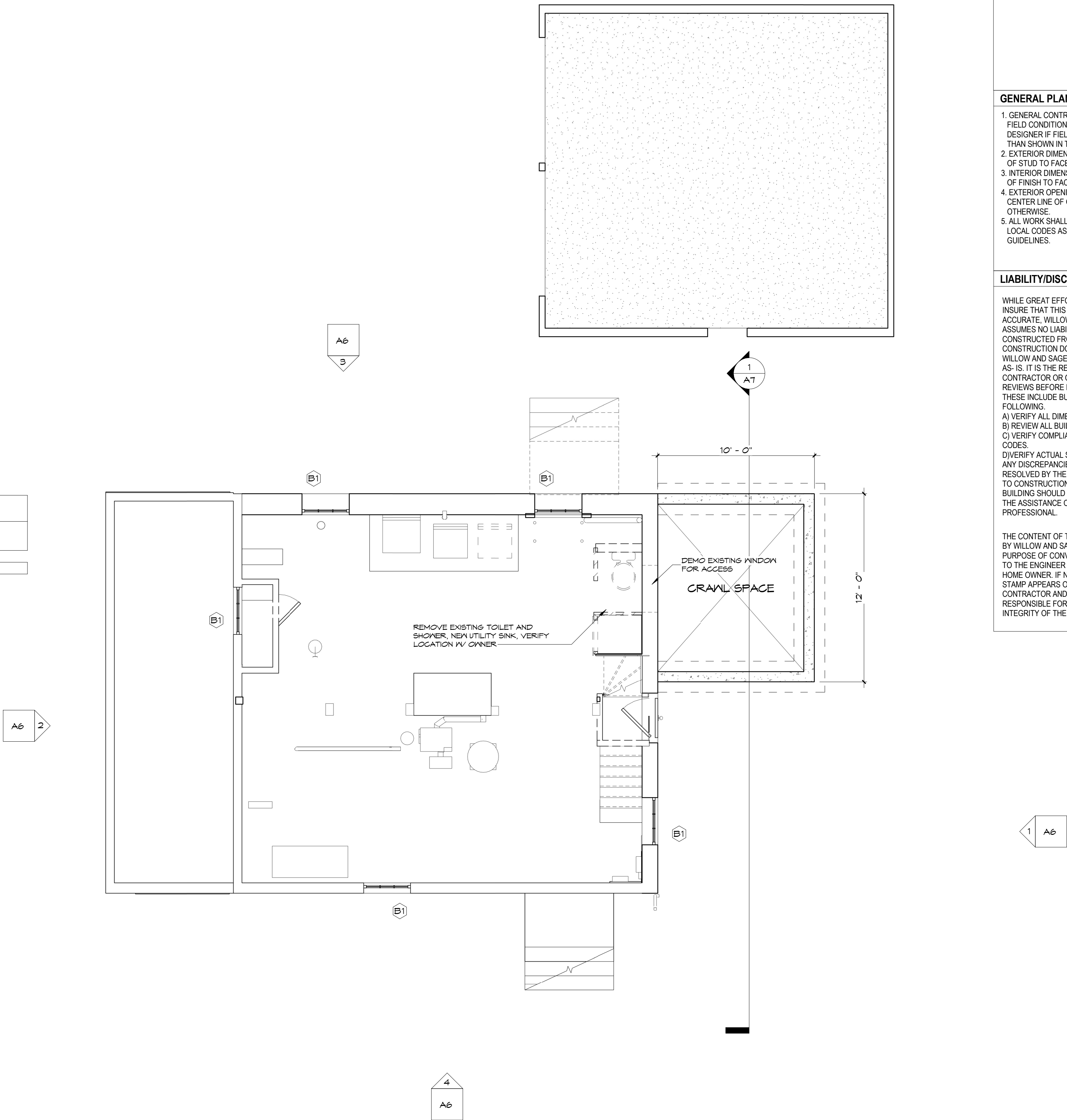
LIABILITY/DISCLAIMER

WHILE GREAT EFFORT HAS BEEN EXERTED TO INSURE THAT THIS PLAN IS COMPLETE AND ACCURATE, WILLOW AND SAGE DESIGN LLC, ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTED FROM THIS PLAN. ALL CONSTRUCTION DOCUMENTS PROVIDED BY WILLOW AND SAGE DESIGN LLC ARE PROVIDED AS-IS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWINGS:
A) VERIFY ALL DIMENSIONS
B) REVIEW ALL BUILDING REQUIREMENTS.
C) VERIFY COMPLIANCE WITH THE LOCAL BUILDING CODES.
D) VERIFY ACTUAL SITE CONDITIONS.
ANY DISCREPANCIES ONT HIS PLAN MUST BE RESOLVED BY THE CONTRACTOR/OWNER PRIOR TO CONSTRUCTION. CONSTRUCTION OF ANY BUILDING SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED BUILDING PROFESSIONAL.

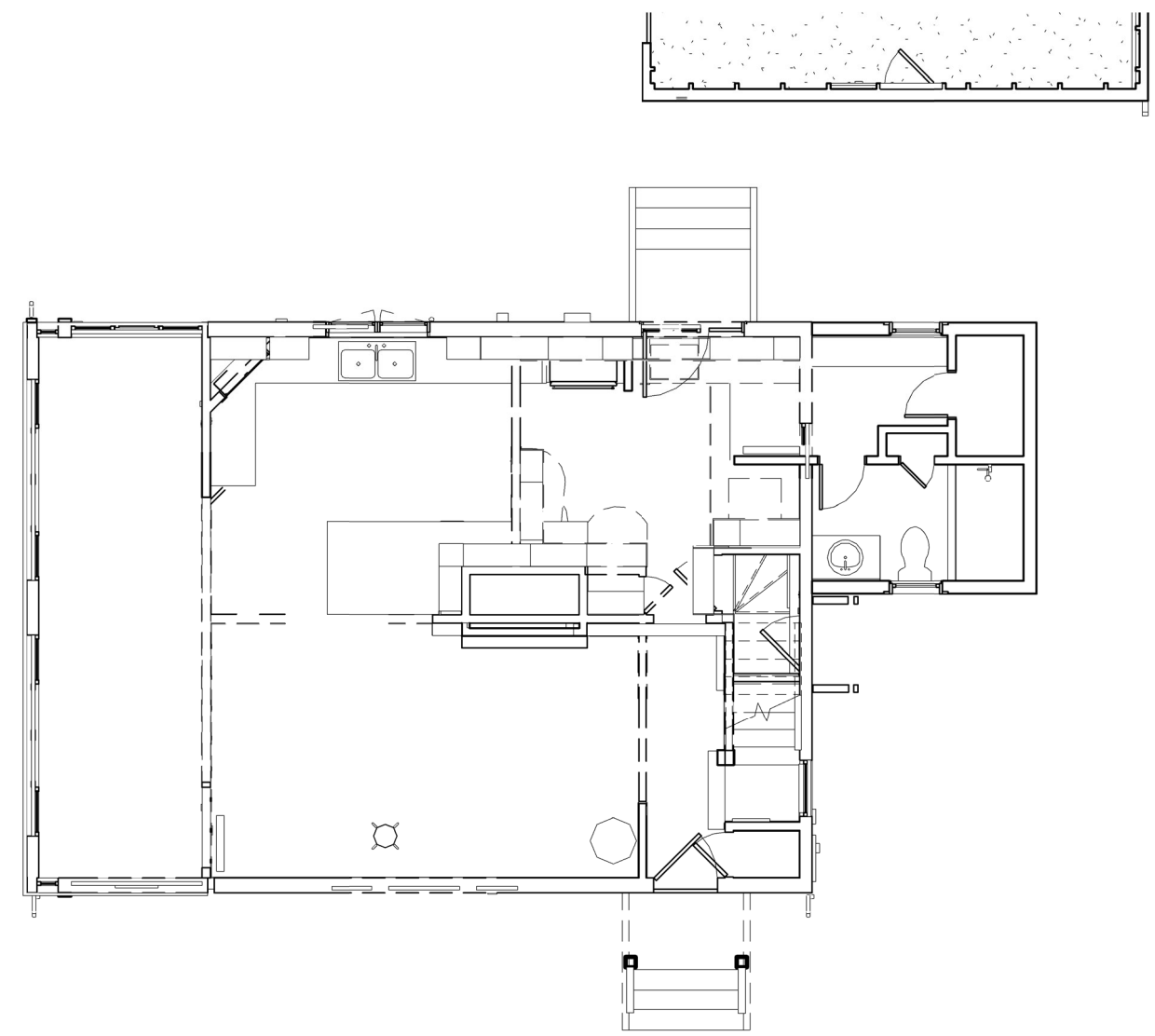
THE CONTENT OF THIS PLAN SHEET IS PROVIDED BY WILLOW AND SAGE DESIGN LLC FOR THE PURPOSE OF CONVEYING THE DESIGNERS INTENT TO THE ENGINEER OF RECORD, CONTRACTOR OR HOME OWNER. IF NO STRUCTURAL ENGINEER STAMP APPEARS ON THIS PLAN SHEET THE CONTRACTOR AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR ASSURING THE STRUCTURALLY INTEGRITY OF THE BUILDING.

BASEMENT REPLACEMENT WINDOW SCHEDULE

TYPE	COUNT	MANUFACTURER	SIZE	R.O. WIDTH	R.O. HEIGHT	COMMENTS
B1	5	Marvin Windows and Doors	3'-0" X 1'-8"			Hopper Type; Site Measure



① FOUNDATION PLAN
1/4" = 1'-0"



2 FIRST FLOOR-demo
1/8" = 1'-0"

FIRST FLOOR WINDOW SCHEDULE							
TYPE	COUNT	MANUFACTURER	MODEL	HEAD HEIGHT	R.O. WIDTH	R.O. HEIGHT	COMMENTS
A	1	Marvin Windows and Doors	ELCA2939	6' - 0"	4' - 9"	3' - 3 5/8"	
B	2	Marvin Windows and Doors	ELDH3048	6' - 8"	2' - 6 1/4"	4' - 0"	
C	1	Marvin Windows and Doors	ELAVN4919	6' - 8"	4' - 1"	1' - 7 5/8"	

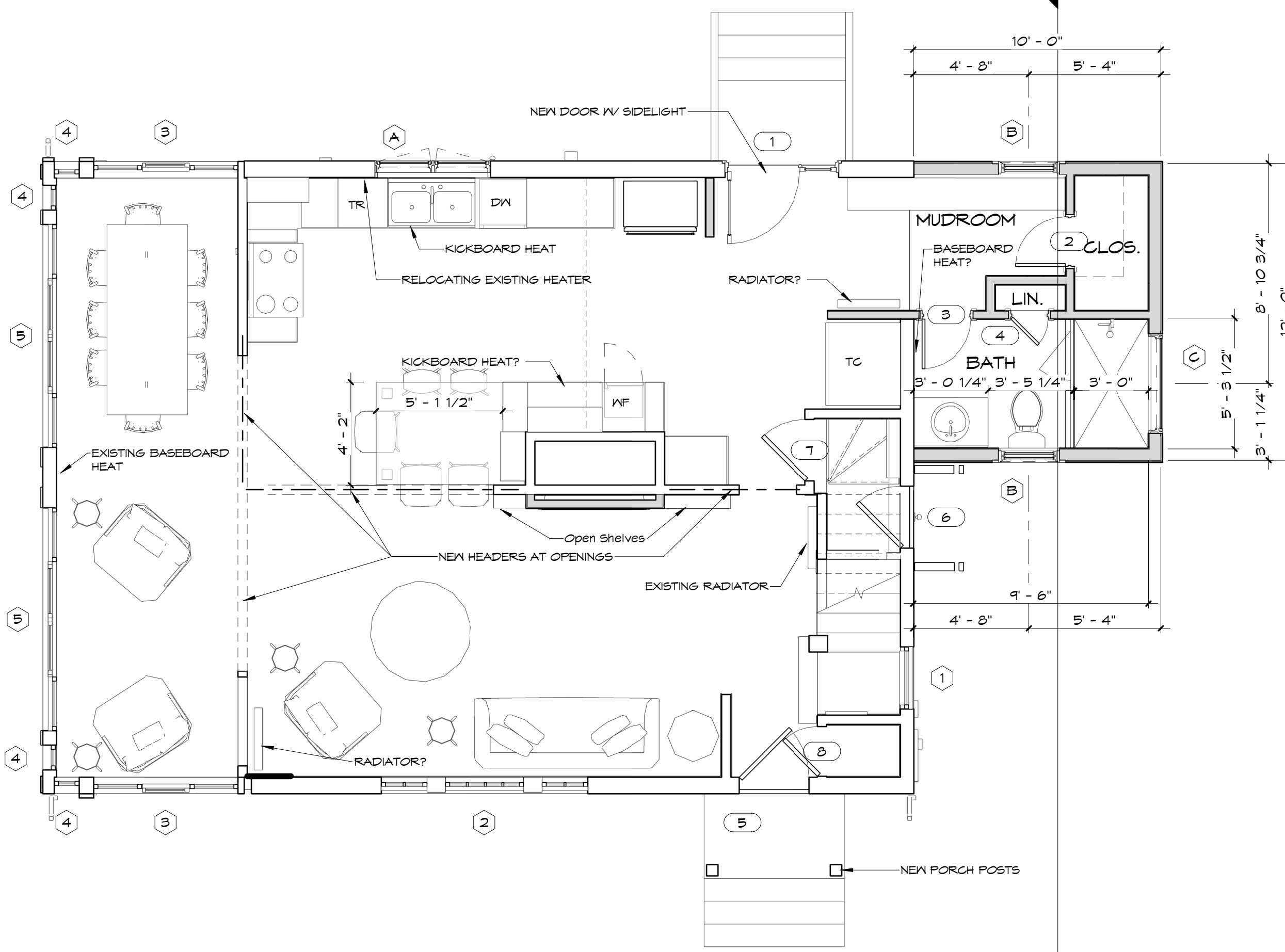
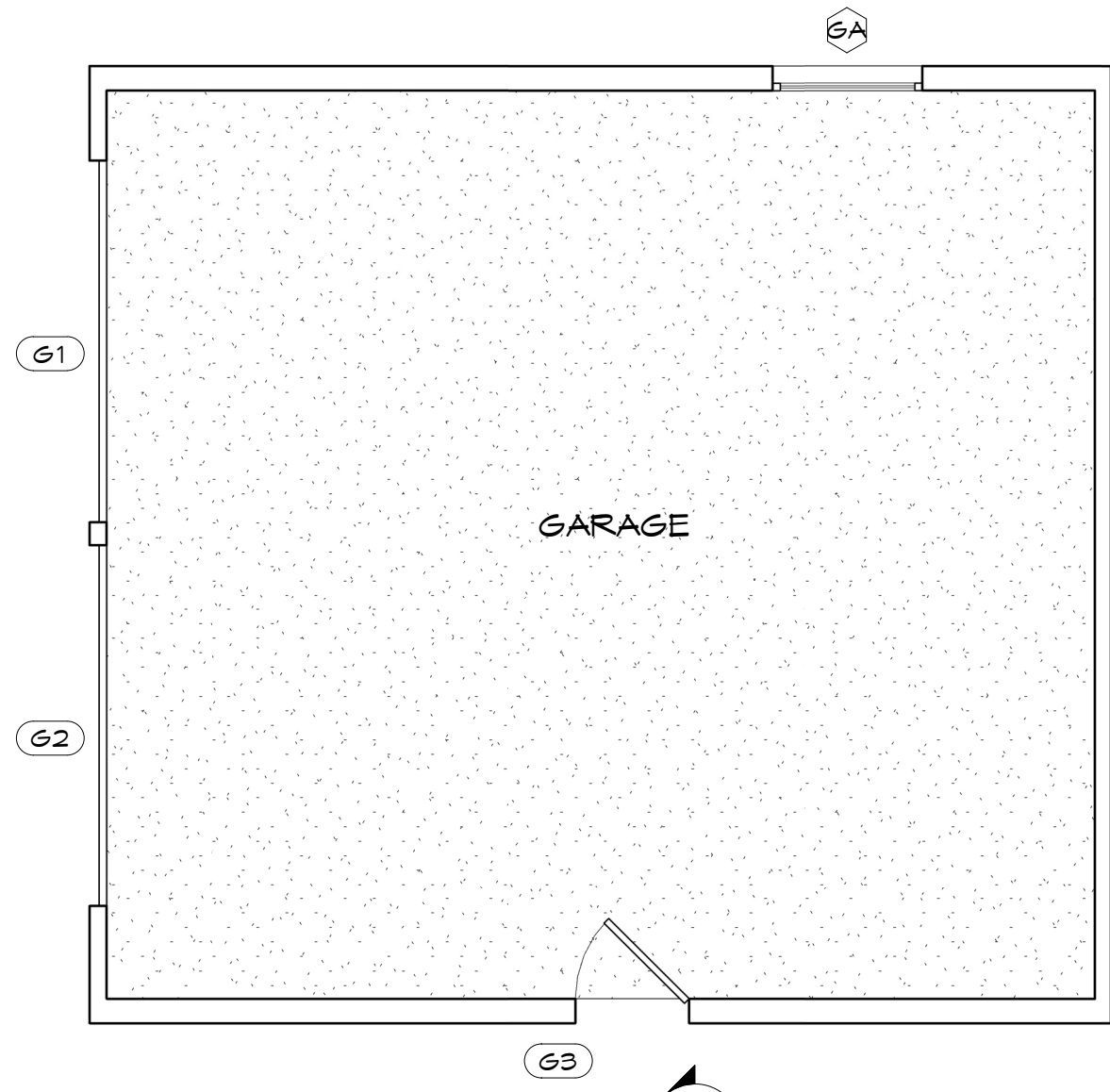
FIRST FLOOR REPLACEMENT WINDOW SCHEDULE					
TYPE	COUNT	MANUFACTURER	MODEL	SIZE	COMMENTS
1	1	Marvin Windows and Doors	Elevate Series Replacement	2'-6" X 4'-0"	Site measure
2	1	Marvin Windows and Doors	Elevate Series Replacement	8'-4" X 4'-10"	Site measure
3	2	Marvin Windows and Doors	Elevate Series Replacement	5'-10" X 4'-6"	Site measure
4	4	Marvin Windows and Doors	Elevate Series Replacement	<varies>	Site measure
5	2	Marvin Windows and Doors	Elevate Series Replacement	9'-0" X 4'-6"	Site measure

FIRST FLOOR DOOR SCHEDULE							
MAR K	MANUFACTURER	SIZE	THICKNES S	HEAD HEIGHT	R.O. WIDTH	R.O. HEIGHT	COMMENTS
1	Marvin Windows and Doors	UIFDE54668	1 3/4"	6' - 10"	4' - 8 1/16"	6' - 10 1/2"	5480 FR DOOR

FIRST FLOOR REPLACEMENT DOOR SCHEDULE						
MAR K	MANUFACTURER	SIZE	THICKNESS	R.O. WIDTH	R.O. HEIGHT	COMMENTS
5	TBD	2'-10" X 6'-10"	2"	3' - 0"	6' - 11"	Therma-true door; TBD
6	TBD	2'-6" X 6'-6"	2"	2' - 8"	6' - 7"	
7	TBD	2'-6" X 6'-6"	2"			
8	TBD	2'-0" X 6'-6"	2"			

GARAGE REPLACEMENT WINDOW SCHEDULE					
TYPE	COUNT	MANUFACTURER	MODEL	SIZE	COMMENTS
G1	1	Marvin Windows and Doors	Elevate Series Replacement	3'-4" X 4'-10"	Site measure

GARAGE REPLACEMENT DOOR SCHEDULE						
MARK	MANUFACTURER	SIZE	THICKNESS	R.O. WIDTH	R.O. HEIGHT	COMMENTS
G1	TBD	8'-0" X 6'-10"	2"			TBD
G2	TBD	8'-0" X 6'-10"	2"			TBD
G3	TBD	2'-6" X 6'-8"	1 3/4"	2' - 8"	6' - 9"	THERMA-TRUE TO MATCH NEW FRONT DOOR



1 FIRST FLOOR
1/4" = 1'-0"

GENERAL UNIT RCP NOTES

GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.

GENERAL PLAN NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. EXTERIOR DIMENSION ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, TYP.
3. INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF FINISH TO FACE OF FINISH.
4. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.

LIABILITY/DISCLAIMER

WHILE GREAT EFFORT HAS BEEN EXERTED TO INSURE THAT THIS PLAN IS COMPLETE AND ACCURATE, WILLOW AND SAGE DESIGN LLC, ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTED FROM THIS PLAN. ALL CONSTRUCTION DOCUMENTS PROVIDED BY WILLOW AND SAGE DESIGN LLC ARE PROVIDED AS-IS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) VERIFY ALL DIMENSIONS
B) REVIEW ALL BUILDING REQUIREMENTS
C) VERIFY COMPLIANCE WITH THE LOCAL BUILDING CODES.
D) VERIFY ACTUAL SITE CONDITIONS.
ANY DISCREPANCIES ONT HIS PLAN MUST BE RESOLVED BY THE CONTRACTOR/OWNER PRIOR TO CONSTRUCTION. CONSTRUCTION OF ANY BUILDING SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED BUILDING PROFESSIONAL.

THE CONTENT OF THIS PLAN SHEET IS PROVIDED BY WILLOW AND SAGE DESIGN LLC FOR THE PURPOSE OF CONVEYING THE DESIGNERS INTENT TO THE ENGINEER OF RECORD, CONTRACTOR OR HOME OWNER. IF NO STRUCTURAL ENGINEER STAMP APPEARS ON THIS PLAN SHEET THE CONTRACTOR AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR ASSURING THE STRUCTURALLY INTEGRITY OF THE BUILDING.



www.willowandsagedesign.com
860-716-3902

35 Boss Ave. Portsmouth, NH

Scale: As indicated
Date: 4/25/25
Project Number: 2025-36

REVISIONS		
NO.	DESCRIPTION	DATE

CONCEPTUAL
DESIGN-V2

FIRST FLOOR
PLAN

A2

COPYRIGHT © 2021

CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

GENERAL UNIT RCP NOTES

GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.

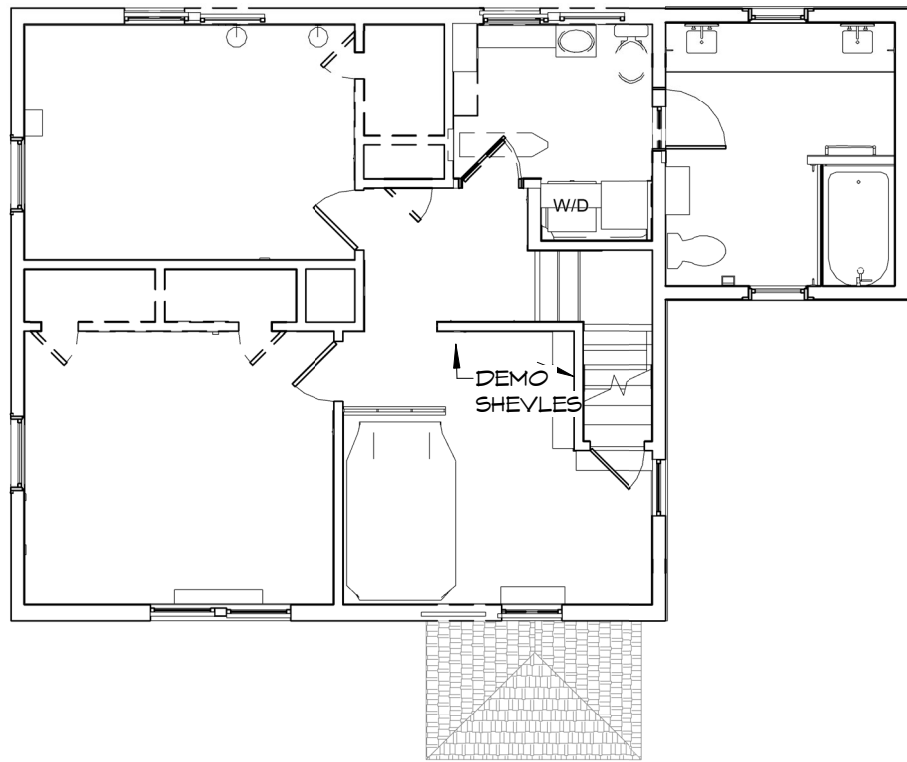
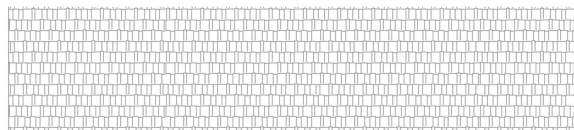
GENERAL PLAN NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. EXTERIOR DIMENSION ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, TYP.
3. INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF FINISH TO FACE OF FINISH.
4. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.

LIABILITY/DISCLAIMER

WHILE GREAT EFFORT HAS BEEN EXERTED TO INSURE THAT THIS PLAN IS COMPLETE AND ACCURATE, WILLOW AND SAGE DESIGN LLC, ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTED FROM THIS PLAN. ALL CONSTRUCTION DOCUMENTS PROVIDED BY WILLOW AND SAGE DESIGN LLC ARE PROVIDED AS-IS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) VERIFY ALL DIMENSIONS
B) REVIEW ALL BUILDING REQUIREMENTS.
C) VERIFY COMPLIANCE WITH THE LOCAL BUILDING CODES.
D) VERIFY ACTUAL SITE CONDITIONS.
ANY DISCREPANCIES ONT HIS PLAN MUST BE RESOLVED BY THE CONTRACTOR/OWNER PRIOR TO CONSTRUCTION. CONSTRUCTION OF ANY BUILDING SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED BUILDING PROFESSIONAL.

THE CONTENT OF THIS PLAN SHEET IS PROVIDED BY WILLOW AND SAGE DESIGN LLC FOR THE PURPOSE OF CONVEYING THE DESIGNERS INTENT TO THE ENGINEER OF RECORD, CONTRACTOR OR HOME OWNER. IF NO STRUCTURAL ENGINEER STAMP APPEARS ON THIS PLAN SHEET THE CONTRACTOR AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR ASSURING THE STRUCTURALLY INTEGRITY OF THE BUILDING.



2 SECOND FLOOR-DEMO
1/8" = 1'-0"

SECOND FLOOR WINDOW SCHEDULE

TYPE	COUNT	MANUFACTURER	MODEL	HEAD HEIGHT	R.O. WIDTH	R.O. HEIGHT	COMMENTS
B	2	Marvin Windows and Doors	ELDH304B	6' - 8"	2' - 6 1/4"	4' - 0"	
C	1	Marvin Windows and Doors	ELAWN4919	6' - 8"	4' - 1"	1' - 7 5/8"	

SECOND FLOOR REPLACEMENT WINDOW SCHEDULE

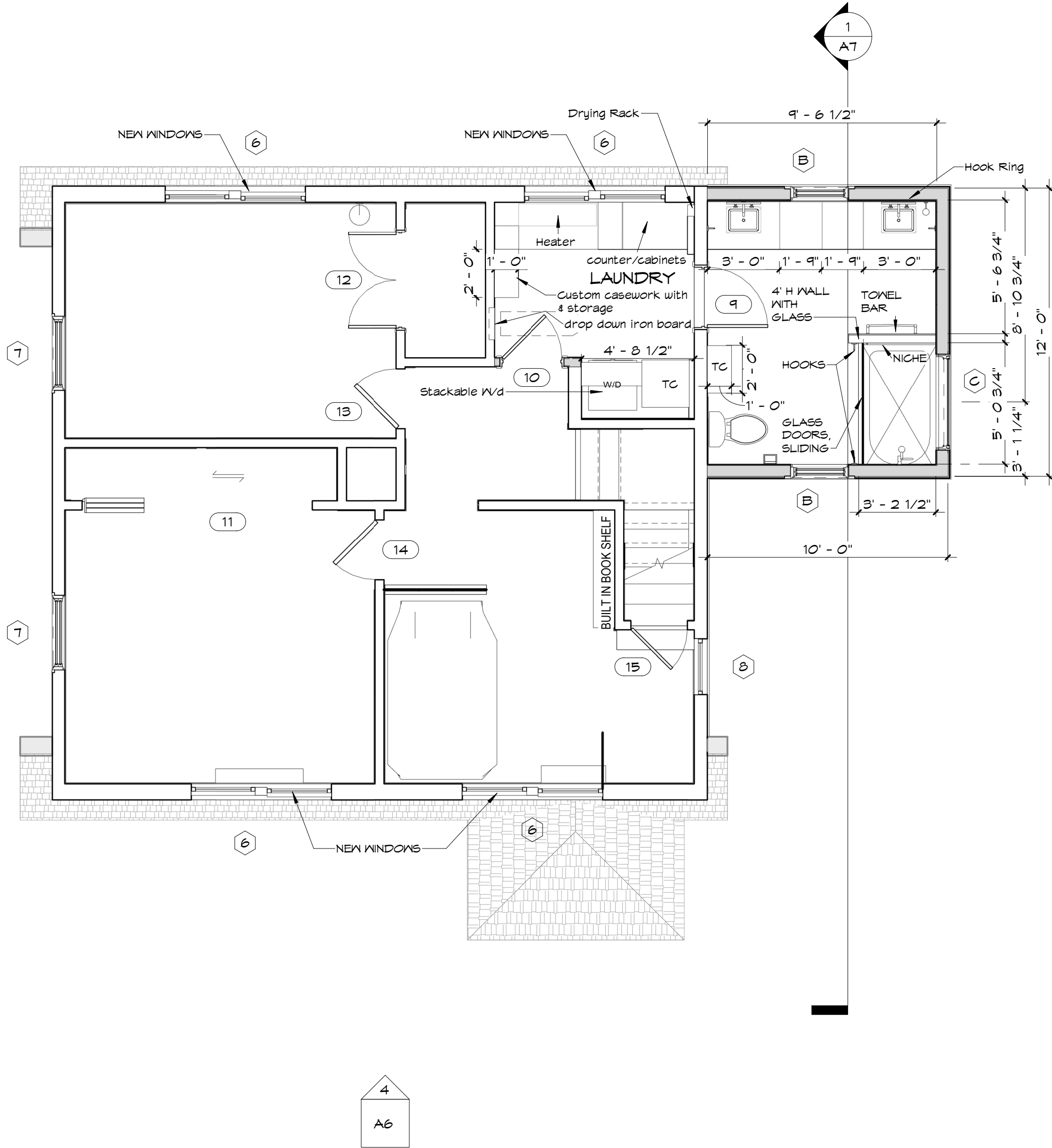
TYPE	COUNT	MANUFACTURER	MODEL	SIZE	COMMENTS
6	3	Marvin Windows and Doors	Elevate Series Replacement	5'-10" X 4'-4"	Site measure
7	2	Marvin Windows and Doors	Elevate Series Replacement	ELDH3664	Site measure; Egress
8	1	Marvin Windows and Doors	Elevate Series Replacement	2'-4" X 4'-4"	Site measure

SECOND FLOOR DOOR SCHEDULE

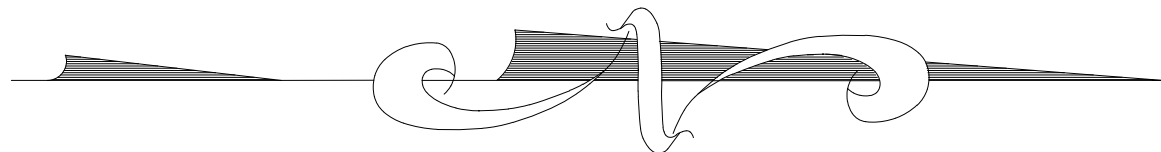
MAR K	MANUFACTURER	SIZE	THICKNESS	HEAD HEIGHT	R.O. WIDTH	R.O. HEIGHT	COMMENTS
9	TBD	30" x 80"	1 3/8"	6' - 8"	2' - 8"	6' - 9"	
10	TBD	30" x 80"	1 3/8"	6' - 8"	2' - 8"	6' - 9"	
11	TBD	111"x 94 3/8"	2 1/4"	7' - 10 3/8"	1"	2' - 6 7/8"	Folding door

SECOND FLOOR REPLACEMENT DOOR SCHEDULE

MAR K	MANUFACTURER	SIZE	THICKNESS	HEAD HEIGHT	R.O. WIDTH	R.O. HEIGHT	COMMENTS
12	TBD	48" x 84"	1 3/8"	7' - 0"	4' - 2"	7' - 2"	PREHUNG INTERIOR
13	TBD	2'-6" X 6'-6"	1 3/4"	6' - 6"			
14	TBD	2'-6" X 6'-6"	1 3/8"	6' - 6"			
15	TBD	2'-4" X 6'-6"	1 3/8"	7' - 4"			



1 SECOND FLOOR
1/4" = 1'-0"



GENERAL UNIT RCP NOTES

GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.

GENERAL PLAN NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. EXTERIOR DIMENSION ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, TYP.
3. INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF FINISH TO FACE OF FINISH.
4. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.

LIABILITY/DISCLAIMER

WHILE GREAT EFFORT HAS BEEN EXERTED TO INSURE THAT THIS PLAN IS COMPLETE AND ACCURATE, WILLOW AND SAGE DESIGN LLC, ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTED FROM THIS PLAN. ALL CONSTRUCTION DOCUMENTS PROVIDED BY WILLOW AND SAGE DESIGN LLC ARE PROVIDED AS-IS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) VERIFY ALL DIMENSIONS
B) REVIEW ALL BUILDING REQUIREMENTS.
C) VERIFY COMPLIANCE WITH THE LOCAL BUILDING CODES.
D) VERIFY ACTUAL SITE CONDITIONS.
ANY DISCREPANCIES ONT HIS PLAN MUST BE RESOLVED BY THE CONTRACTOR/OWNER PRIOR TO CONSTRUCTION. CONSTRUCTION OF ANY BUILDING SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED BUILDING PROFESSIONAL.

THE CONTENT OF THIS PLAN SHEET IS PROVIDED BY WILLOW AND SAGE DESIGN LLC FOR THE PURPOSE OF CONVEYING THE DESIGNERS INTENT TO THE ENGINEER OF RECORD, CONTRACTOR OR HOME OWNER. IF NO STRUCTURAL ENGINEER STAMP APPEARS ON THIS PLAN SHEET THE CONTRACTOR AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR ASSURING THE STRUCTURALLY INTEGRITY OF THE BUILDING.

Scale: As indicated
Date: 4/25/25
Project Number: 2025-36

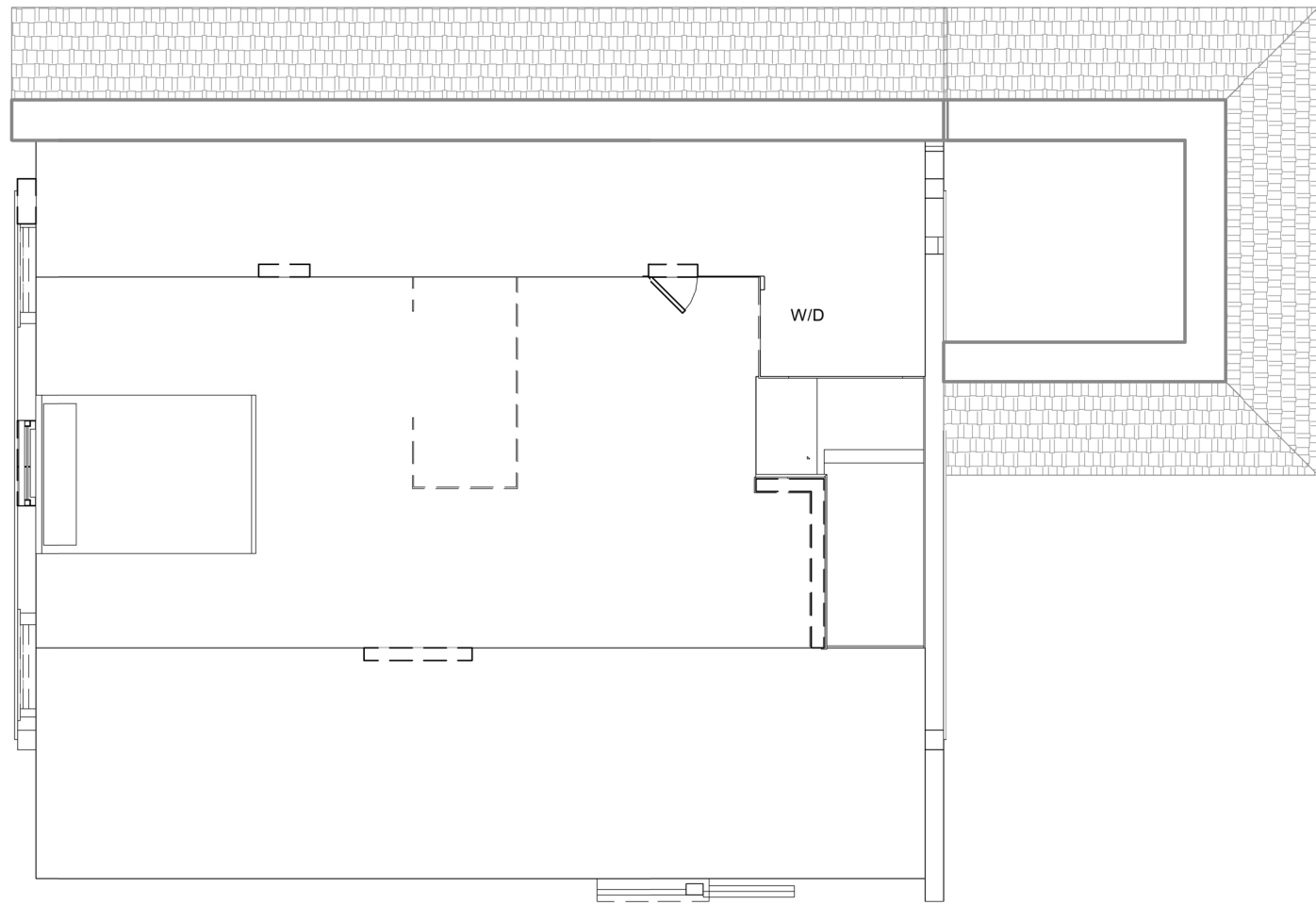
REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

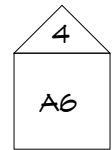
CONCEPTUAL
DESIGN-V2

THIRD FLOOR
PLAN

A4

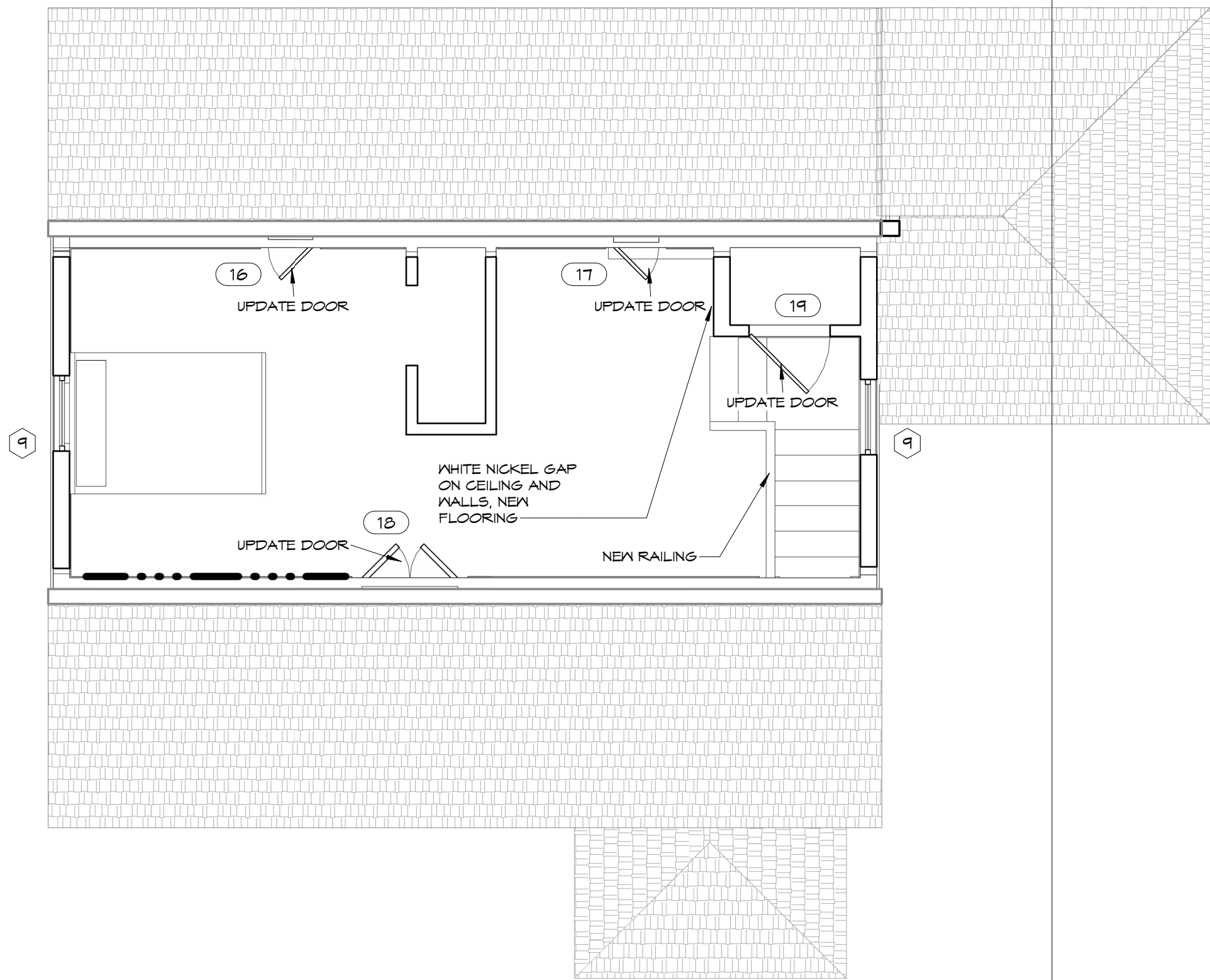


2 THIRD FLOOR- DEMO
3/16" = 1'-0"

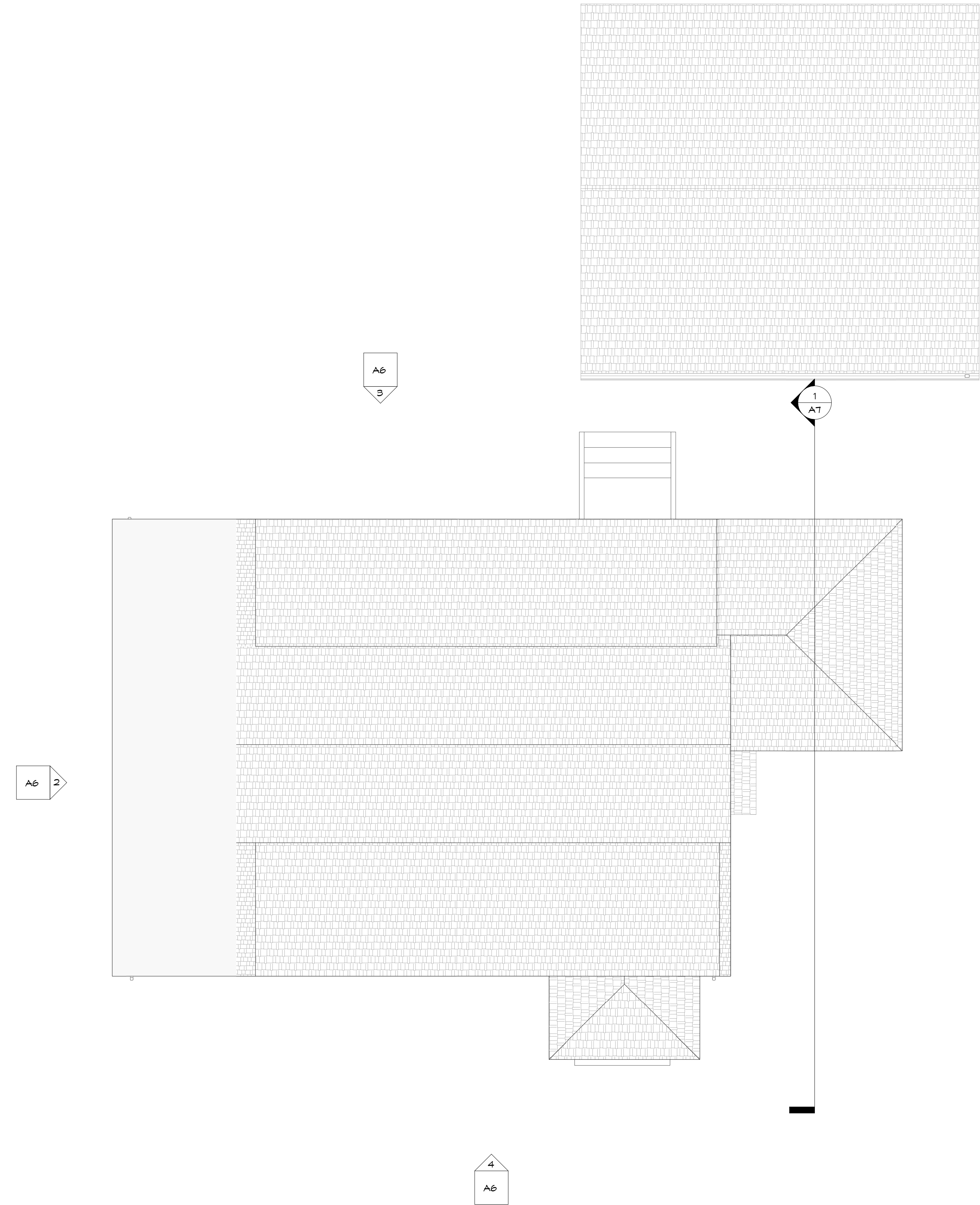
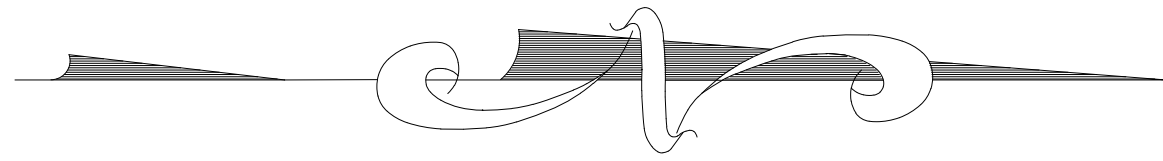


THIRD FLOOR REPLACEMENT WINDOW SCHEDULE					
TYPE	COUNT	MANUFACTURER	MODEL	SIZE	COMMENTS
9	2	Marvin Windows and Doors	Elevate Series Replacement	2'-6" X 3'-8"	Site measure

THIRD FLOOR REPLACEMENT DOOR SCHEDULE						
MARK	MANUFACTURER	SIZE	THICKNESS	R.O. WIDTH	R.O. HEIGHT	COMMENTS
16	TBD	1'-6" X 3'-4"	1 3/8"			
17	TBD	1'-6" X 3'-4"	1 3/8"			
18	TBD	3'-2" X 3'-4"	1 3/8"			
19	TBD	2'-8" X 4'-6"	1 3/8"			



1 THIRD FLOOR
1/4" = 1'-0"



① **ROOF**
1/4" = 1'-0"

GENERAL UNIT RCP NOTES

GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.

GENERAL PLAN NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.

2. EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, TYP.

3. INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF FINISH TO FACE OF FINISH.

4. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.

5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.

LIABILITY/DISCLAIMER

WHILE GREAT EFFORT HAS BEEN EXERTED TO INSURE THAT THIS PLAN IS COMPLETE AND ACCURATE, WILLOW AND SAGE DESIGN LLC, ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTED FROM THIS PLAN. ALL CONSTRUCTION DOCUMENTS PROVIDED BY WILLOW AND SAGE DESIGN LLC ARE PROVIDED AS-IS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING.
A) VERIFY ALL DIMENSIONS
B) REVIEW ALL BUILDING REQUIREMENTS.
C) VERIFY COMPLIANCE WITH THE LOCAL BUILDING CODES.
D) VERIFY ACTUAL SITE CONDITIONS.
ANY DISCREPANCIES ON THIS PLAN MUST BE RESOLVED BY THE CONTRACTOR/OWNER PRIOR TO CONSTRUCTION. CONSTRUCTION OF ANY BUILDING SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED BUILDING PROFESSIONAL.

THE CONTENT OF THIS PLAN SHEET IS PROVIDED BY WILLOW AND SAGE DESIGN LLC FOR THE PURPOSE OF CONVEYING THE DESIGNERS INTENT TO THE ENGINEER OF RECORD, CONTRACTOR OR HOME OWNER. IF NO STRUCTURAL ENGINEER STAMP APPEARS ON THIS PLAN SHEET THE CONTRACTOR AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR ASSURING THE STRUCTURALLY INTEGRITY OF THE BUILDING.



www.willowandsagedesign.com
860-716-3902

35 Boss Ave. Portsmouth, NH

Scale: 1/4" = 1'-0"
Date: 4/25/25
Project Number: 2025-36

REVISIONS		
NO.	DESCRIPTION	DATE

**CONCEPTUAL
DESIGN-V2**
ROOF PLAN

A5

CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION

COPYRIGHT © 2021

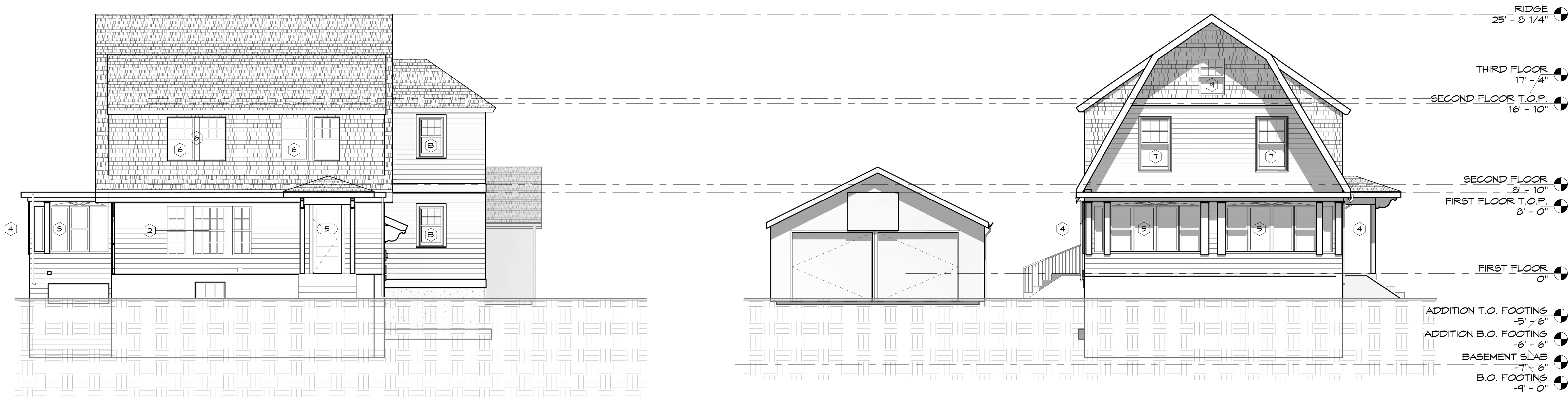
REVISIONS		
NO.	DESCRIPTION	DATE

CONCEPTUAL
DESIGN-V2
ELEVATIONS



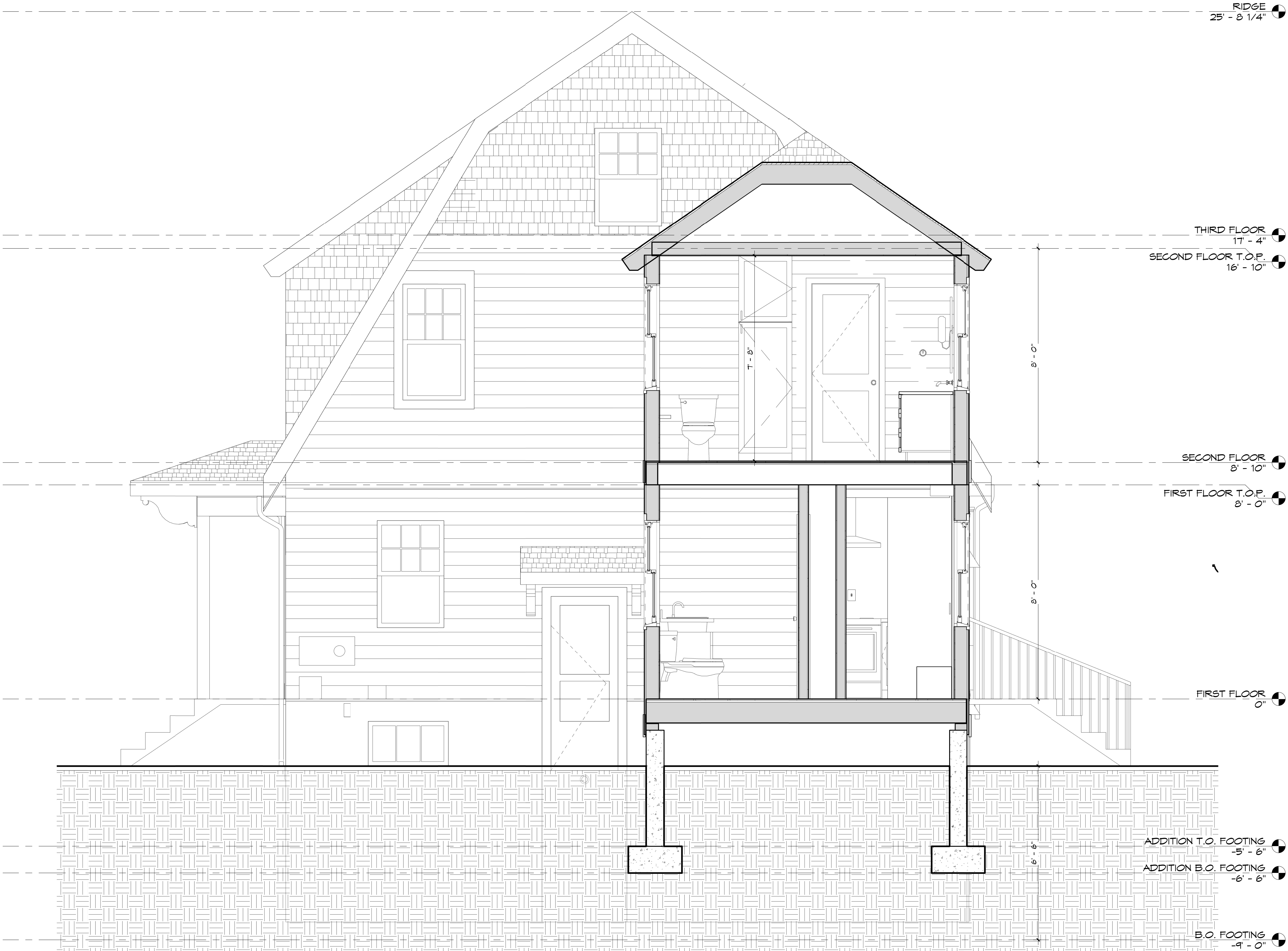
① NORTH ELEVATION
3/16" = 1'-0"

③ WEST ELEVATION
3/16" = 1'-0"



④ EAST ELEVATION
3/16" = 1'-0"

② SOUTH ELEVATION
3/16" = 1'-0"



① CROSS SECTION @ ADDITION
1/2" = 1'-0"

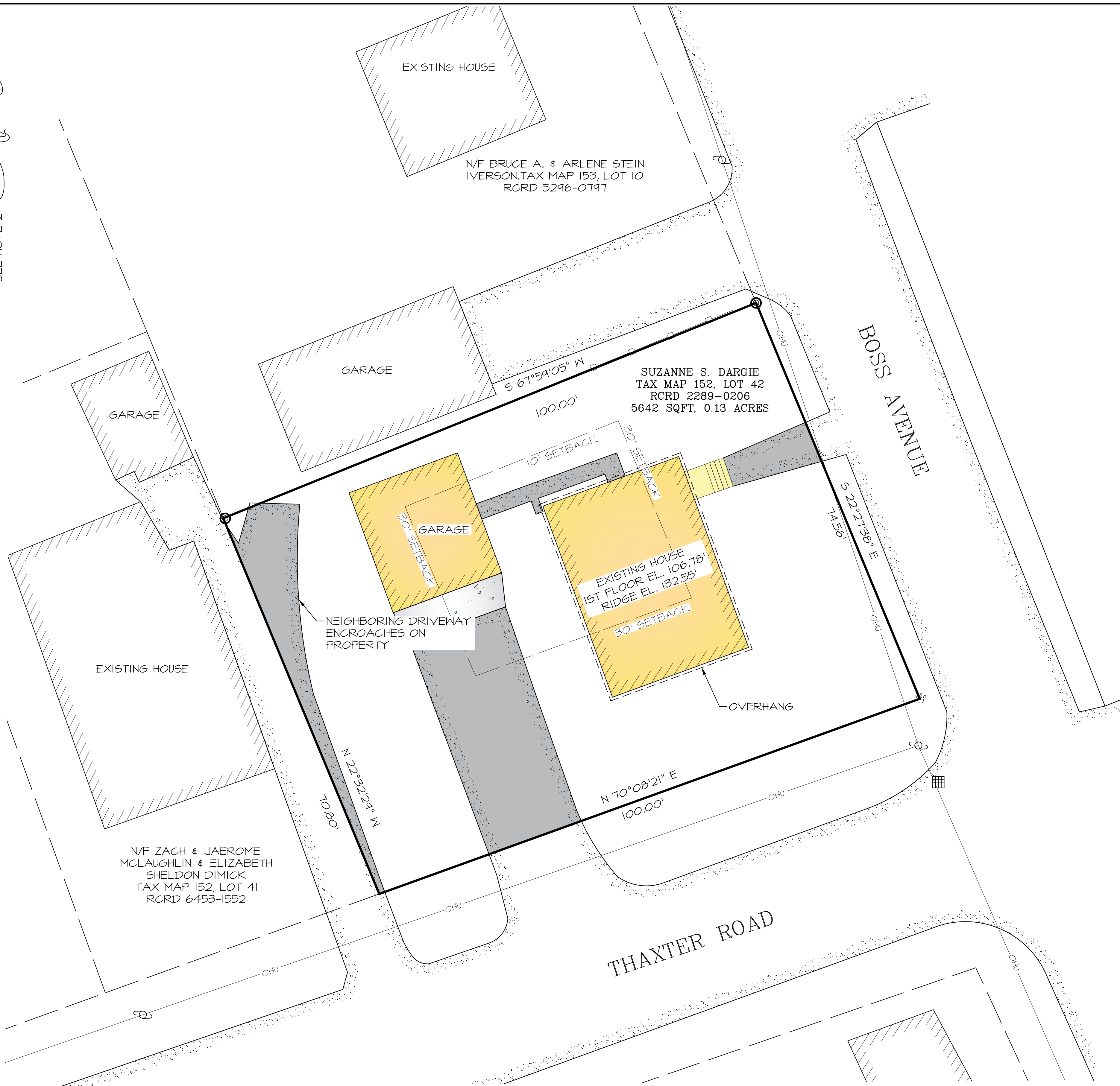
Scale: 1/2" = 1'-0"
Date: 4/25/25
Project Number: 2025-36

REVISIONS		
NO.	DESCRIPTION	DATE

CONCEPTUAL
DESIGN-V2

BUILDING
SECTIONS

SEE NOTE 2

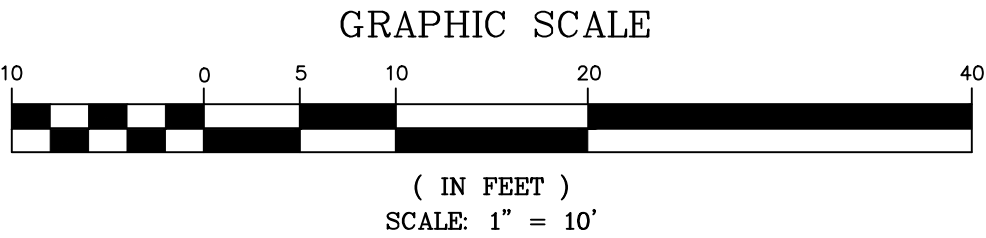


NOTES

- 1) OWNER OF RECORD:
DAVID DARGIE
TAX MAP 152, LOT 42
35 BOSS AVE
PORTSMOUTH, NH 03801
RCRD: 2289-0206
AREA: 6,969 SF, 0.16 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- 3) PARCEL IS IN SINGLE RESIDENCE B DISTRICT (SRB):
MINIMUM LOT AREA.....15,000 SF
MIN. LOT AREA PER DWELLING UNIT.....15,000 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....100 FT
SETBACKS:
FRONT.....30 FT
SIDE.....10 FT
REAR.....30 FT
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....35 FT
FLAT ROOF.....30 FT
MAXIMUM BUILDING COVERAGE.....20%
MINIMUM OPEN SPACE.....40%
- 4) BUILDING COVERAGE
HOUSE.....892 SF
GARAGE.....447 SF
STAIRS > 18".....28 SF
TOTAL.....1,367 SF
BUILDING COVERAGE = 1367/6969 = 19.6%
- OPEN SPACE
BUILDING COVERAGE.....1,367 SF
STAIRS & LANDINGS < 18".....9 SF
ASPHALT.....863 SF
NEIGHBOR'S DRIVEWAY.....306 SF
CONCRETE APRON.....109 SF
LOT COVERAGE.....2,654 SF
OPEN SPACE = 6969 - 2654 = 4315
OPEN SPACE = 4315 / 6969 = 61.9%
- 5) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0259F, PANEL 259 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.

REFERENCE PLANS

- 1) "PLAN OF PROPOSED ADDITION TAX MAP 152 LOT 37 FOR MARCIO GOLDANI VON MUHLEN & VIRGINIA FRETAS VON MUHLEN" BY BOUDREAU LAND SURVEYING, LLC. DATED JULY 22, 2022. NOT RECORDED.
- 2) "MORTGAGE INSPECTION SURVEY, TAX MAP 152 LOT 41, FOR FIRST EASTERN MORTGAGE CO." BY BAY STATE SURVEYING ASSOCIATES, DATED JUNE 24, 1983. RECORDED 2926-2828

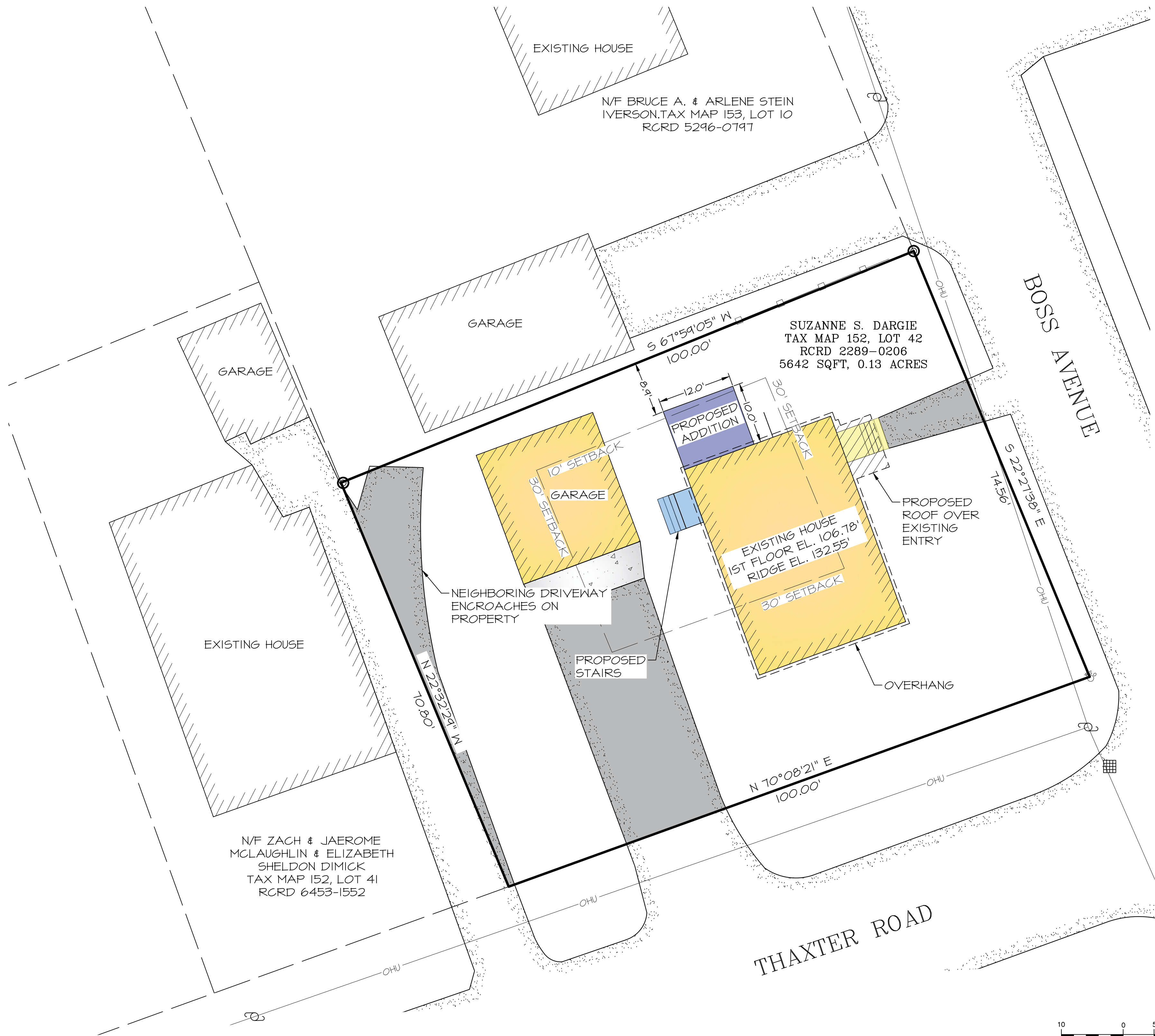


LOCUS PLAN
N.T.S.

LEGEND

- ⊙ MONUMENT FOUND
⊕ UTILITY POLE
— OHU — OVERHEAD UTILITIES
— □ — WOODEN FENCE
⊞ CATCH BASIN
⊕ WATER SHUT-OFF

1	5/9/2025	PRELIMINARY	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE	1" = 10'		
CHECKED	A.ROSS		
DRAWN	W.D.P.		
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT DAVID DARGIE, 35 BOSS AVE PORTSMOUTH, NH 03801			
TITLE EXISTING CONDITIONS PLAN 35 BOSS AVE PORTSMOUTH, NH 03801 TAX MAP 152, LOT 42			
JOB NUMBER	DWG. NO.	ISSUE	
25-025	1 OF 1	1	

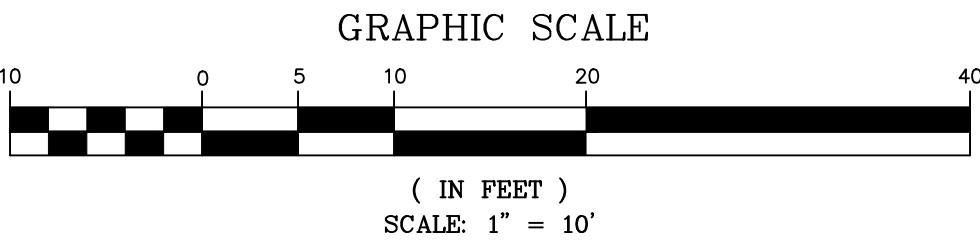


NOTES

- 1) OWNER OF RECORD:
DAVID DARGIE
TAX MAP 152, LOT 42
35 BOSS AVE
PORTSMOUTH, NH 03801
RCRD: 2289-0206
AREA: 6,969 SF, 0.16 ACRES
- 2) PARCEL IS IN SINGLE RESIDENCE B DISTRICT (SRB):
MINIMUM LOT AREA.....15,000 SF
MIN. LOT AREA PER DWELLING UNIT.....15,000 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....100 FT
SETBACKS:
FRONT.....30 FT
SIDE.....10 FT
REAR.....30 FT
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....35 FT
FLAT ROOF.....30 FT
MAXIMUM BUILDING COVERAGE.....20%
MINIMUM OPEN SPACE.....40%
- 3) COVERAGES
BUILDING COVERAGE
EXISTING BUILDING COVERAGE
HOUSE.....892 SF
GARAGE.....447 SF
STAIRS > 18".....28 SF
TOTAL.....1,367 SF
BUILDING COVERAGE = 1367/6969 = 19.6%
- PROPOSED BUILDING COVERAGE
HOUSE.....892 SF
ADDITION.....120 SF
GARAGE.....447 SF
OVERHANG > 30".....55 SF
STAIRS > 18"*.....24 SF
TOTAL.....1,538 SF
BUILDING COVERAGE = 1538/6969 = 22.1%
- OPEN SPACE
EXISTING OPEN SPACE
BUILDING COVERAGE.....1,367 SF
STAIRS & LANDINGS < 18".....9 SF
ASPHALT.....863 SF
NEIGHBOR'S DRIVEWAY.....306 SF
CONCRETE APRON.....109 SF
LOT COVERAGE.....2,654 SF
OPEN SPACE = 6969 - 2654 = 4315
OPEN SPACE = 4315 / 6969 = 61.9%
- PROPOSED OPEN SPACE
BUILDING COVERAGE.....1,538 SF
STAIRS & LANDINGS < 18"*.....16 SF
ASPHALT.....782 SF
NEIGHBOR'S DRIVEWAY.....306 SF
CONCRETE APRON.....109 SF
LOT COVERAGE.....2,751 SF
OPEN SPACE = 6969 - 2751 = 4218
OPEN SPACE = 4218 / 6969 = 60.5%
- *THE EXISTING LANDING AND STAIRS BENEATH THE PROPOSED ROOF OVER THE EXISTING ENTRY HAVE NOT BEEN INCLUDED IN THE PROPOSED COVERAGE CALCULATIONS.
- 5) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0259F, PANEL 259 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.

LEGEND

- MONUMENT FOUND
UTILITY POLE
OVERHEAD UTILITIES
WOODEN FENCE
CATCH BASIN
WATER SHUT-OFF



1	5/9/2025	PRELIMINARY	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE	1" = 10'		
CHECKED	A.ROSS		
DRAWN	D.D.D.		
<u>ROSS ENGINEERING, LLC</u> Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT DAVID DARGIE, 35 BOSS AVE PORTSMOUTH, NH 03801			
TITLE SITE PLAN 35 BOSS AVE PORTSMOUTH, NH 03801 TAX MAP 152, LOT 42			
JOB NUMBER	DWG. NO.		ISSUE
25-025	2 OF 1		1



VIEW From Boss Ave





VIEW From Thaxter Road



VIEW From Boss Ave.