

Front Elevation



Existing



Proposed

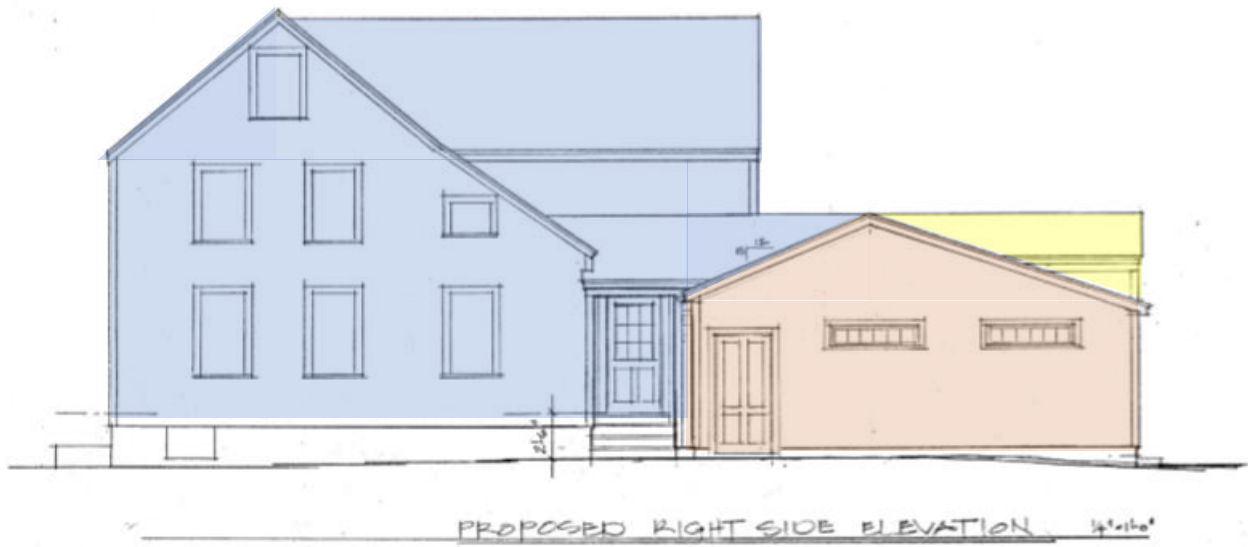
All proposed clapboard and roof shingle will match existing

Remove internal porch and screened-in porch.
Add garage, porch, and livable space

Right Side Elevation



Existing



Proposed

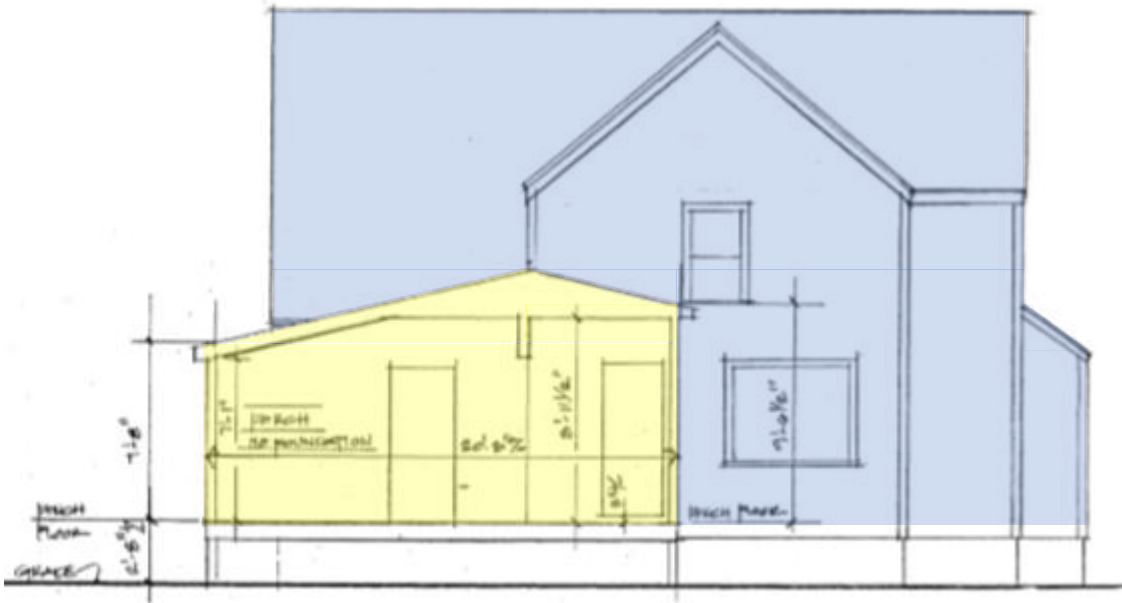
All proposed clapboard and roof shingle will match existing
Side of garage will be barely visible from the sidewalk due to fence along property line.

Livable space

Porch

Garage

Back Elevation



EXISTING / PORCH SECTION STUDY - BACK VIEW
14'-0" x 12'-0"

Existing



BACK ELEVATION 14'-0" x 12'-0"

Proposed

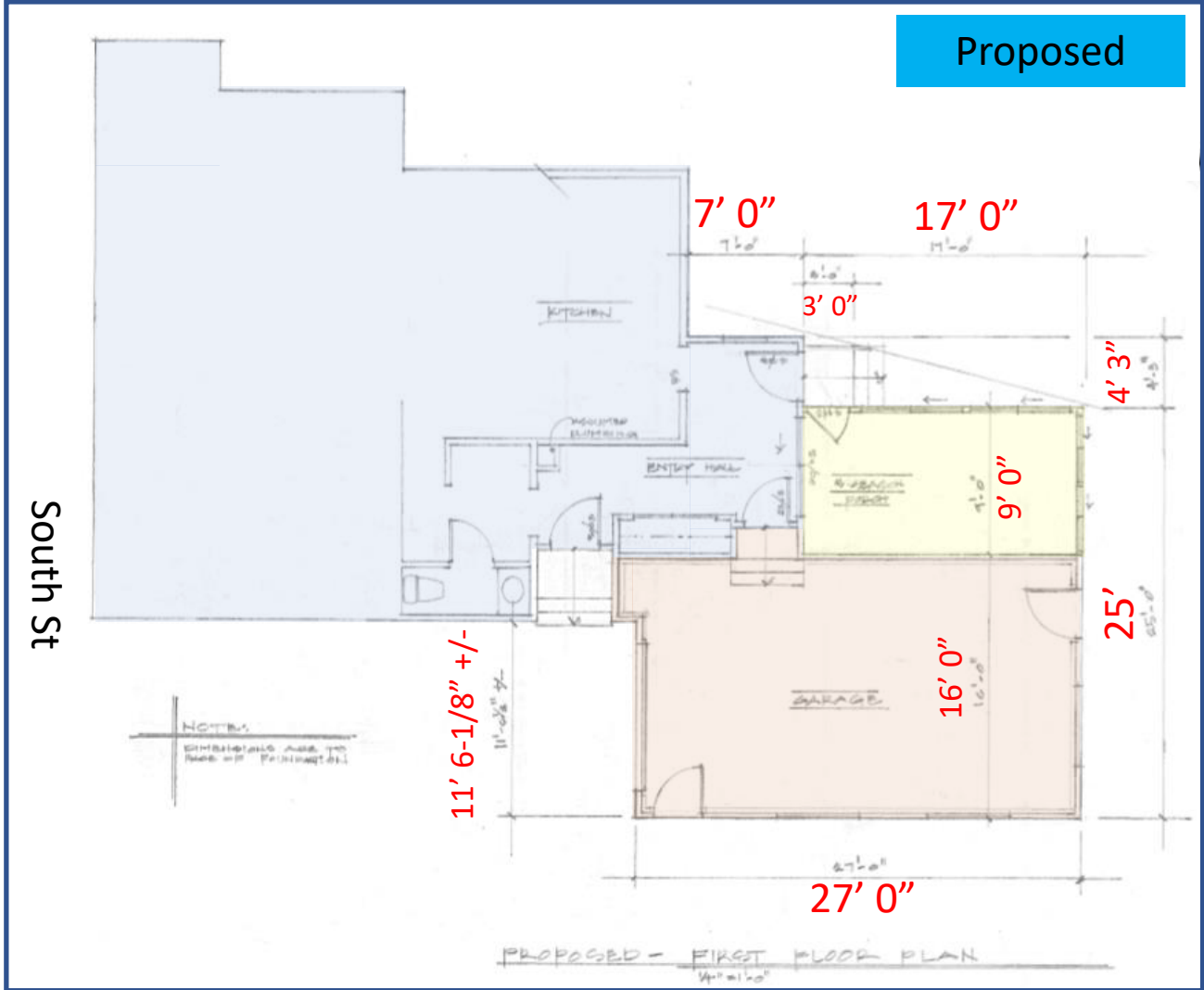
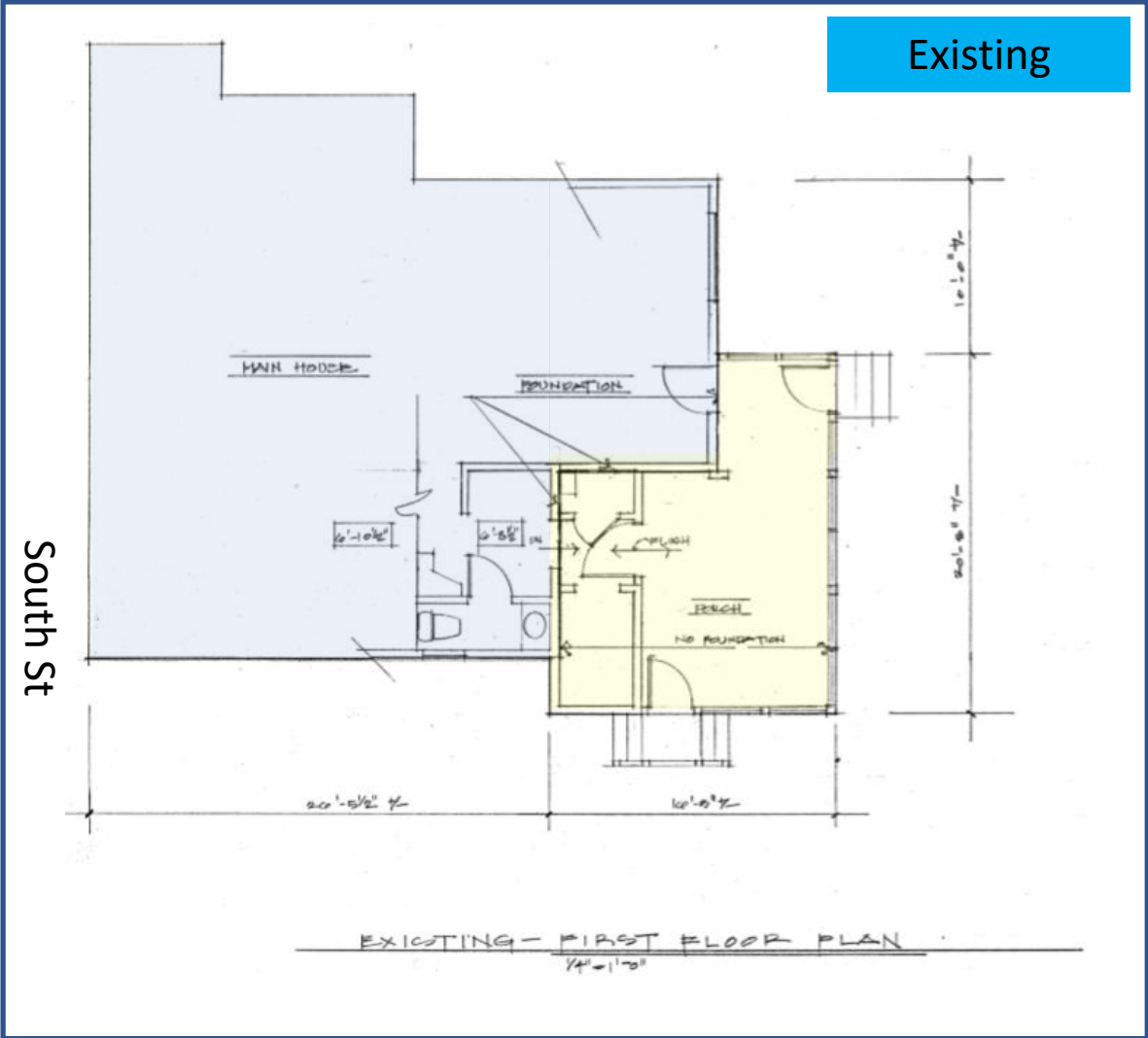
All proposed clapboard and roof shingle will match existing

Livable space

Porch

Garage

First Floor Plan

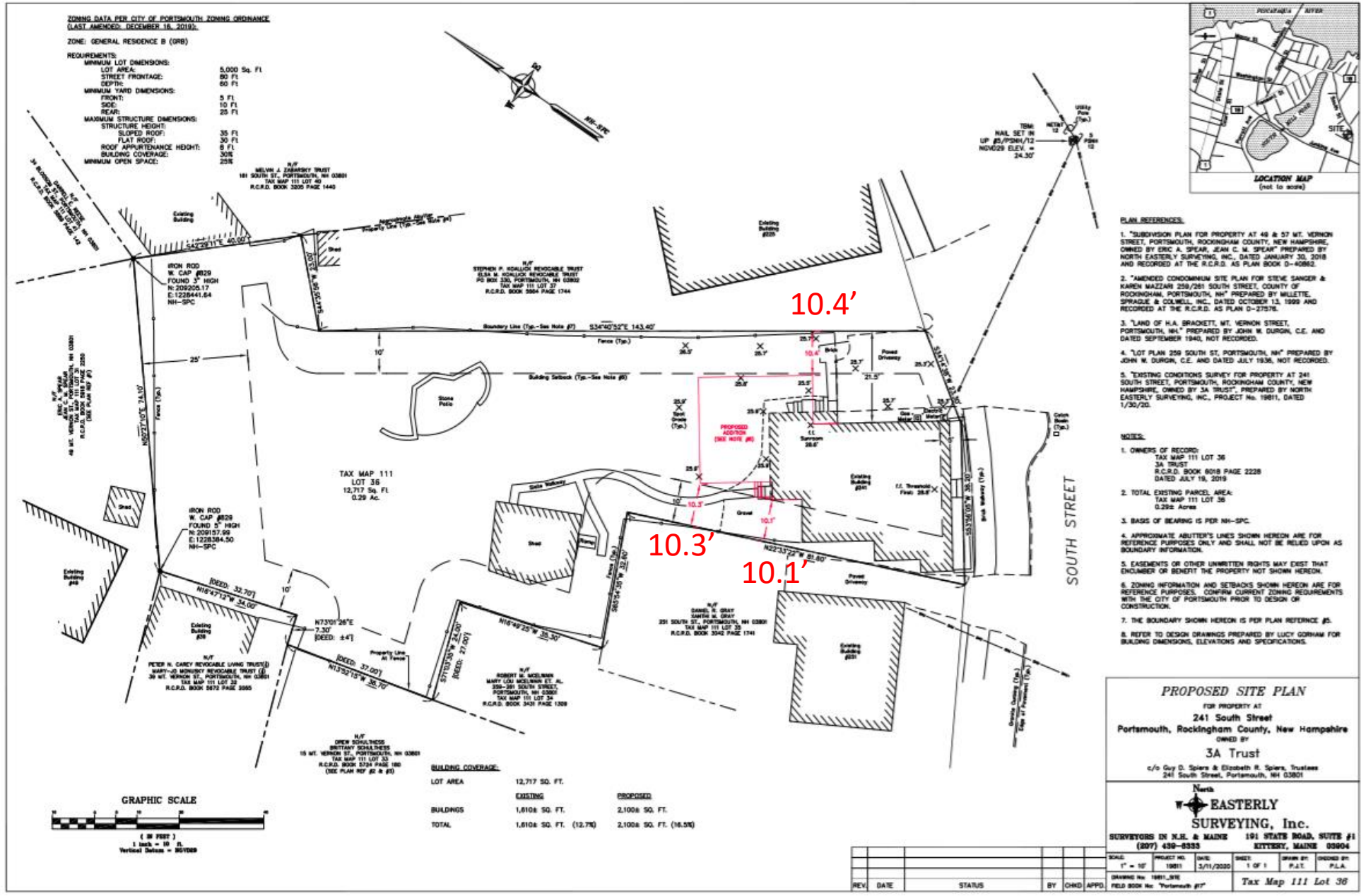


Livable space

Porch

Garage

Proposal is within the 10-foot setbacks.



- PLAN REFERENCES:**
- "SUBDIVISION PLAN FOR PROPERTY AT 49 & 57 MT. VERNON STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE, OWNED BY ERIC A. SPEAR, JEAN C. M. SPEAR" PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED JANUARY 30, 2018 AND RECORDED AT THE R.C.R.D. AS PLAN BOOK D-40862.
 - "AMENDED CONDOMINIUM SITE PLAN FOR STEVE SANGER & KAREN MAZZARI 259/261 SOUTH STREET, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH" PREPARED BY MULLETTE, SPRADLE & COLWELL, INC., DATED OCTOBER 13, 1999 AND RECORDED AT THE R.C.R.D. AS PLAN D-27576.
 - "LAND OF H.A. BRACKETT, MT. VERNON STREET, PORTSMOUTH, NH" PREPARED BY JOHN W. DURGIN, C.E. AND DATED SEPTEMBER 1940, NOT RECORDED.
 - "LOT PLAN 259 SOUTH ST, PORTSMOUTH, NH" PREPARED BY JOHN W. DURGIN, C.E. AND DATED JULY 1936, NOT RECORDED.
 - "EXISTING CONDITIONS SURVEY FOR PROPERTY AT 241 SOUTH STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE, OWNED BY 3A TRUST", PREPARED BY NORTH EASTERLY SURVEYING, INC., PROJECT NO. 19811, DATED 1/30/20.
- NOTES:**
- OWNERS OF RECORD:
TAX MAP 111 LOT 38
3A TRUST
R.C.R.D. BOOK 8018 PAGE 2228
DATED JULY 18, 2019
 - TOTAL EXISTING PARCEL AREA:
TAX MAP 111 LOT 38
0.292 Acres
 - BASIS OF BEARING IS FOR NH-SPC.
 - APPROXIMATE ADJUTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
 - EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENLARGE OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
 - ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE CITY OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.
 - THE BOUNDARY SHOWN HEREON IS PER PLAN REFERENCE #5.
 - REFER TO DESIGN DRAWINGS PREPARED BY LUCY GORHAM FOR BUILDING DIMENSIONS, ELEVATIONS AND SPECIFICATIONS.

Garage Door

C.H.I. Overhead Garage Doors (Fremont Glass & Door)

Size Width: 9' 0" X Height: 8' 0"

Products Carriage Collection Overlay Carriage House

Thermal Requirements / Construction

R-18.03 heavy duty wood tongue/groove face boards with wood trim boards on Steel Base Door Polystyrene Insulation - 1-7/8" Thick

Cedar Wood

C.H.I. | DOORVISIONS



Product Summary

Model 5731

Size

Width: 9' 0" X Height: 8' 0"

Products

Carriage Collection : Overlay Carriage House

Style

Wood Overlay

Design

31

Thermal Requirements / Construction

R-18.03 / 2-3/4" Heavy Duty Wood Tongue/Groove Face Boards With Wood Trim Boards On Steel Base Door Polyurethane Insulation - 1-7/8" Thick

Color

Wood : Cedar

Windows

Position : SINGLE ROW

Window Inserts : Stockton

Glass

Plain

Exterior Hardware

Omit Decorative Handles And Hinges

Optional Upgrades

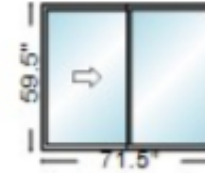
No Upgrades

Gliding windows for proposed porch, including tint as in example photo. Will be seen only in back yard.

Mathews Bros Windows

LINE #	DESCRIPTION	QTY	NET PRICE	EXTD. PRICE
100-1		1	\$359.25	\$359.25

Walcott New Construction Horizontal Single Slider
HS7260, Left Venting, White, Insul Low-E & Argon, 31.93
X 54.5 Clear Opening, 12.08 SQFT, Dual Lock, No Window
Opening Control Device, White Screen Applied
w/Nailing Flange, w/J Channel Cover, No Exterior Casing
Unit 1: UFactor: 0.27, SHG: 0.3, VLT: 0.55, CR: 62
Energy Star Qualified (Northern)



Opening: 72" X 60"
O.S.M.: 71.5" X 59.5"

Tag: None Assigned



Windows for garage

Andersen Windows

Series 100



0001 1 100REC6016 (F) \$ 405.50 \$ 405.50

RO Size = 6' 0" W x 1' 6" H Unit Size = 5' 11 1/2" W x 1' 5 1/2" H


100 Series
Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light with Spacer, Specified Equal Lite, 6W1H, White/White, 3/4"

U-Factor: 0.29, SHGC: 0.29

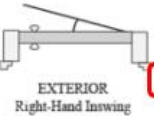
Viewed from Exterior

Doors

Item: 0002: Ext 36" x 80" S2250-SDLLE RHI 6 9/16" FrameSaver	Location:	Quantity: 1
Smooth Star 36"x80" Single Door		1,260.13




Rear Entry Door into Kitchen




- Manufacturer: Reeb - Smooth Star
- Product Material: Smooth Star Fiberglass
- Material Type: Smooth Star
- Product Type: Entry
- Brand: Therma-Tru**
- Configuration (Units viewed from Exterior): Single Door
- Reeb Finish: No
- Slab Width: 36"
- Slab Height: 80"
- Product Style: 3/4 Lite
- Glass Type: Clear
- Glazing Type: Flush Glazed
- Glass Style: SDL
- Insulation: Low E

Item: 0005: Ext 32" x 80" S2000-LE RHI 6 9/16" FrameSaver	Location:	Quantity: 1
Smooth Star 32"x80" Single Door		745.05



Porch to exterior


Configuration Options [Hide](#)



- Product Category: Exterior Doors
- Manufacturer: Reeb - Smooth Star
- Product Material: Smooth Star Fiberglass
- Material Type: Smooth Star
- Product Type: Entry
- Brand: Therma-Tru**
- Configuration (Units viewed from Exterior): Single Door
- Reeb Finish: No
- Slab Width: 32"
- Slab Height: 80"
- Product Style: Full Lite
- Glass Type: Clear
- Glazing Type: Flush Glazed
- Glass Style: Clear
- Insulation: Low E


- Sill Finish: Mil
- Multi-Point Lock
- Bore: Double
- Strike Jamb P

Item: 0001: Ext 36" x 80" S2150-SDLLE RHI 6 9/16" FrameSaver	Location:	Quantity: 2
Smooth Star 36"x80" Single Door		949.55



Side Entry to House

Configuration Options [Hide](#)



- Product Category: Exterior Doors
- Manufacturer: Reeb - Smooth Star
- Product Material: Smooth Star Fiberglass
- Material Type: Smooth Star
- Product Type: Entry
- Brand: Therma-Tru**
- Configuration (Units viewed from Exterior): Single Door
- Reeb Finish: No
- Slab Width: 36"
- Slab Height: 80"
- Product Style: 1/2 Lite

