

Proposed alterations to 241 South St

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

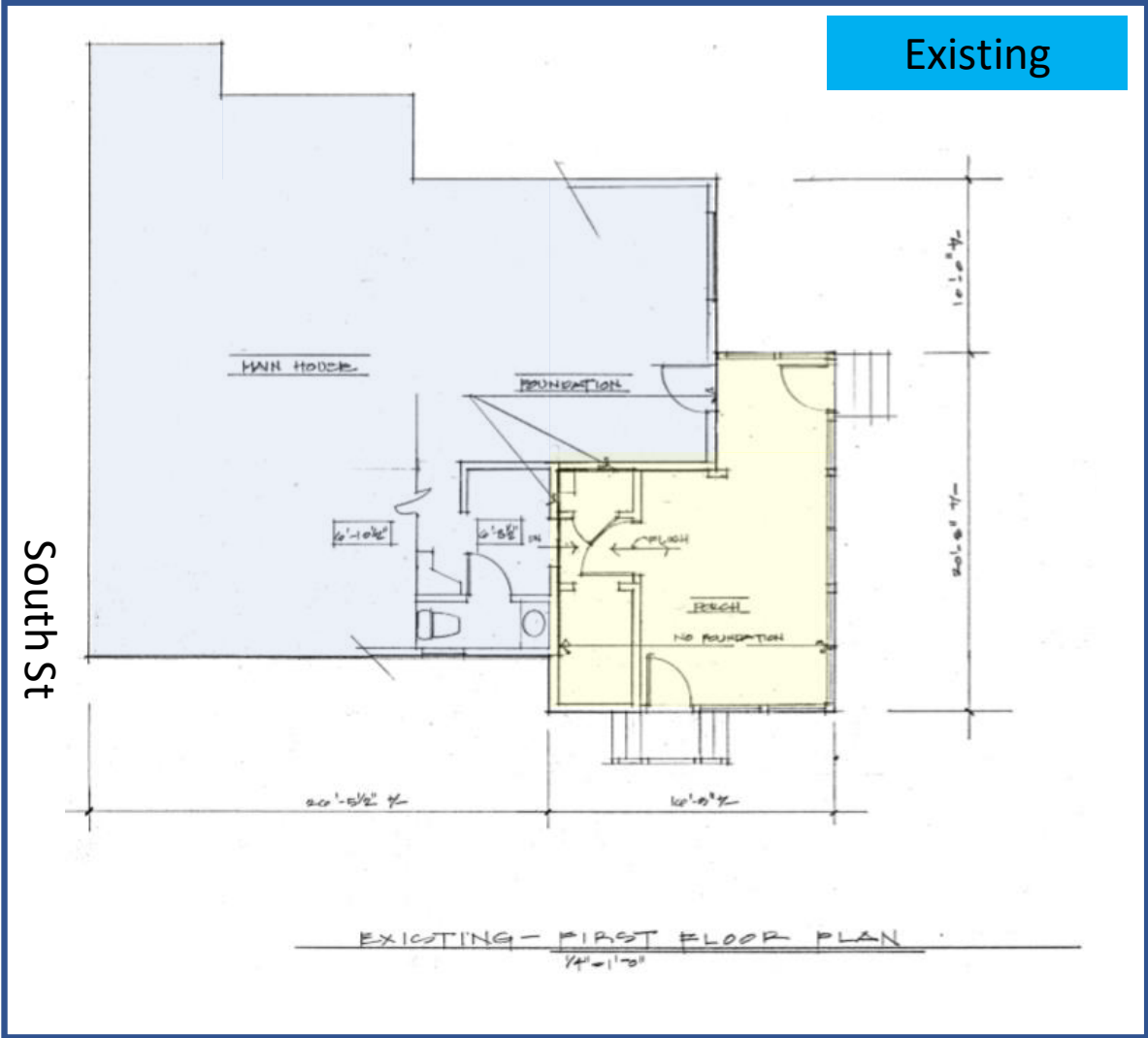


PROPOSED - FRONT ELEVATION

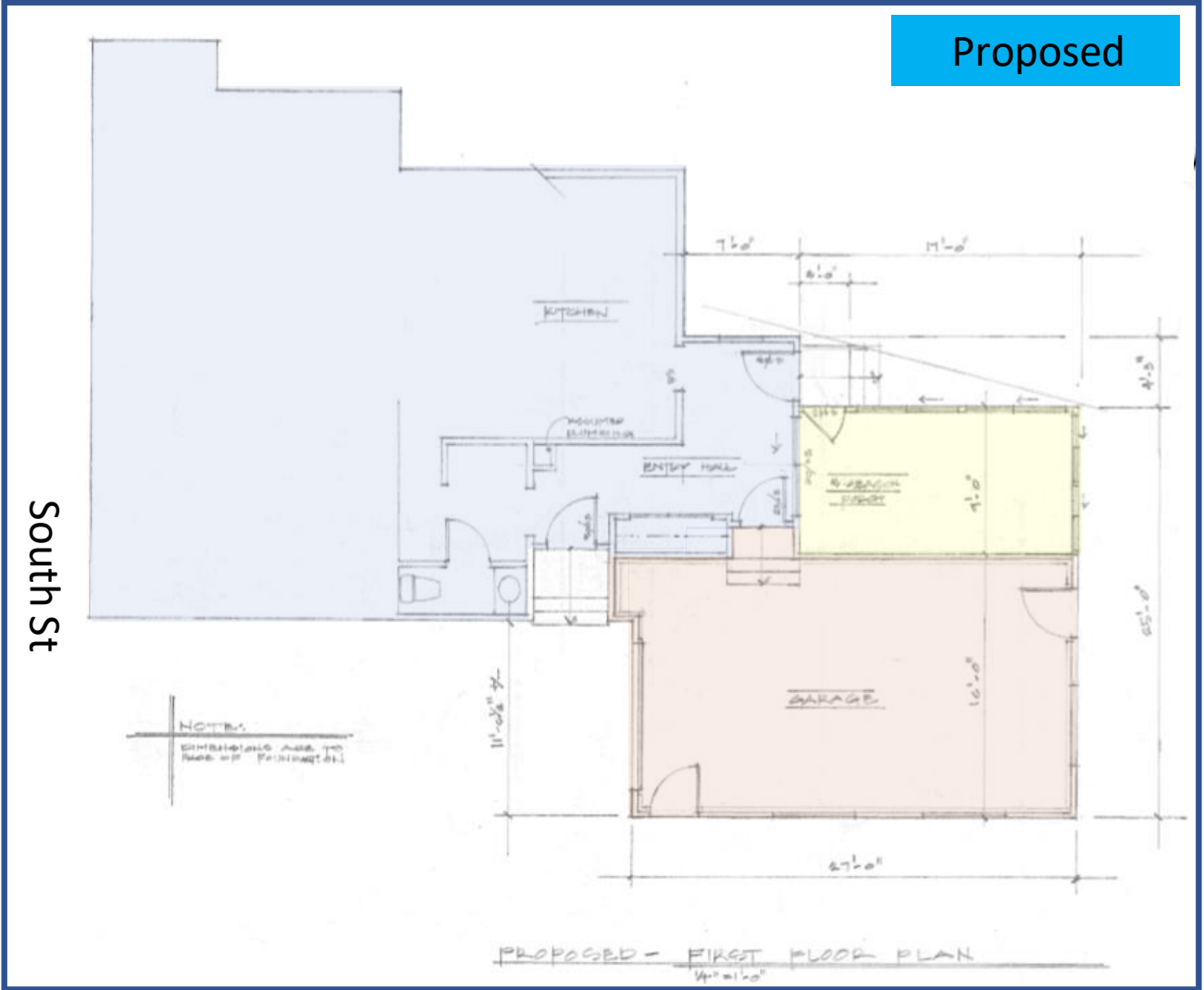
4/21/20

First Floor Plan

Existing



Proposed



Livable space

Porch

Garage

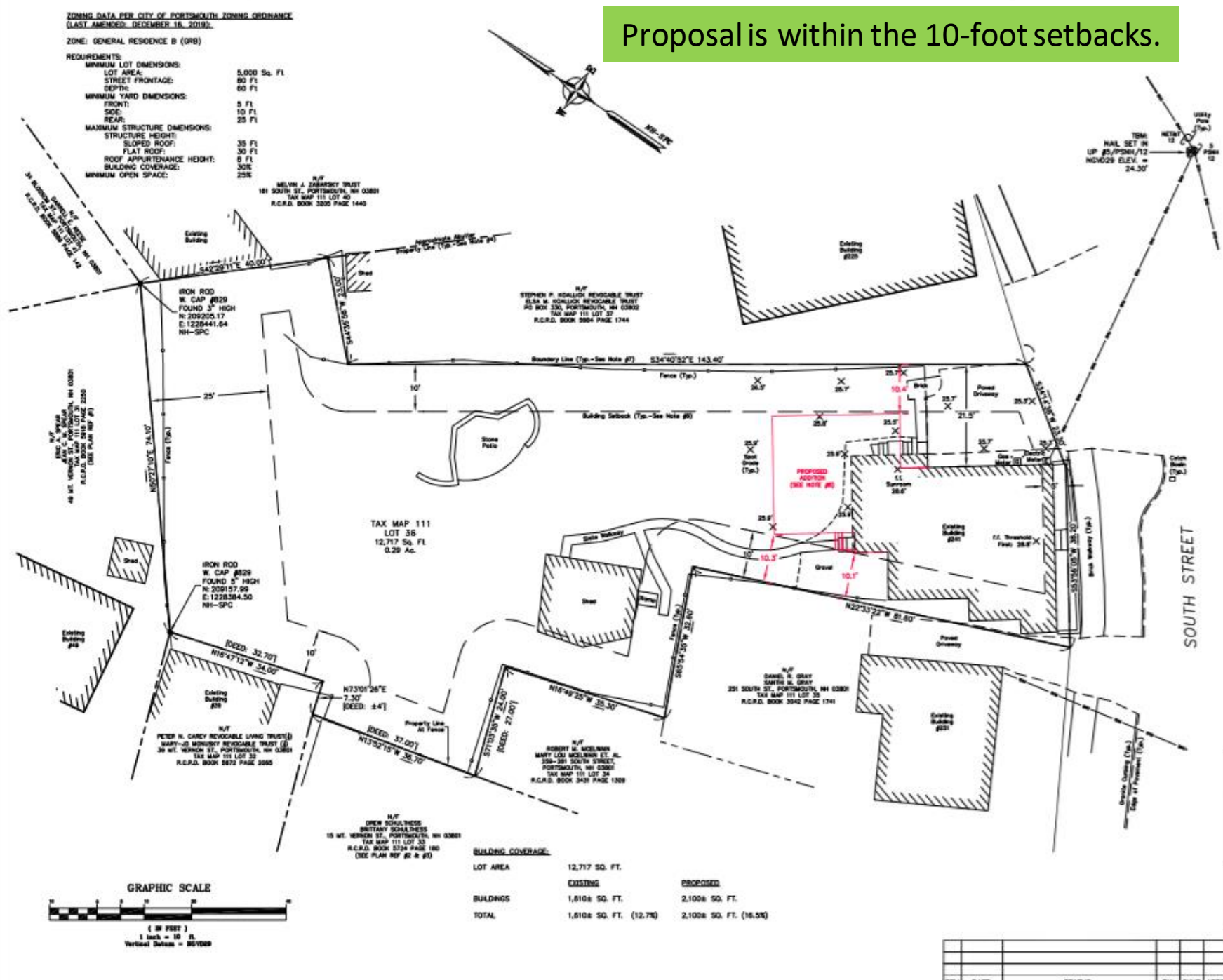
**ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE
(LAST AMENDED: DECEMBER 16, 2019).**

ZONE: GENERAL RESIDENCE B (GRB)

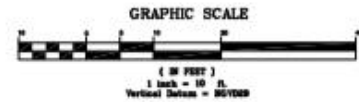
REQUIREMENTS:

MINIMUM LOT DIMENSIONS:	
LOT AREA:	5,000 Sq. Ft.
STREET FRONTAGE:	80 Ft.
DEPTH:	60 Ft.
MINIMUM YARD DIMENSIONS:	
FRONT:	5 Ft.
SIDE:	10 Ft.
REAR:	25 Ft.
MAXIMUM STRUCTURE DIMENSIONS:	
STRUCTURE HEIGHT:	35 Ft.
SLOPED ROOF:	30 Ft.
FLAT ROOF:	5 Ft.
ROOF APERTURE HEIGHT:	50%
BUILDING COVERAGE:	25%
MINIMUM OPEN SPACE:	25%

Proposal is within the 10-foot setbacks.



- PLAN REFERENCES:**
- "SUBDIVISION PLAN FOR PROPERTY AT 48 & 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 SANDER & KAREN MAZZARI 258/261 SOUTH STREET, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH" PREPARED BY MILLETTE, SPRAGUE & COLWELL, INC., DATED OCTOBER 13, 1999 AND RECORDED AT THE R.C.R.D. AS PLAN D-27578.
 - "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 36
3A TRUST
R.C.R.D. BOOK 8018 PAGE 2228
DATED JULY 19, 2019
 - TOTAL EXISTING PARCEL AREA:
TAX MAP 111 LOT 36
0.292 Acres
 - BASIS OF BEARING IS PER NH-SPC.
 - APPROXIMATE ABUTTER'S LINES SHOWN HEREIN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
 - EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCLUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREIN.
 - ZONING INFORMATION AND SETBACKS SHOWN HEREIN ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE CITY OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.
 - THE BOUNDARY SHOWN HEREIN IS PER PLAN REFERENCE #.
 - REFER TO DESIGN DRAWINGS PREPARED BY LUCY GORHAM FOR BUILDING DIMENSIONS, ELEVATIONS AND SPECIFICATIONS.



	EXISTING	PROPOSED
BUILDING COVERAGE:		
LOT AREA	12,717 SQ. FT.	
BUILDINGS	1,610± SQ. FT.	2,100± SQ. FT.
TOTAL	1,610± SQ. FT. (12.7%)	2,100± SQ. FT. (16.5%)

PROPOSED SITE PLAN
FOR PROPERTY AT
241 South Street
Portsmouth, Rockingham County, New Hampshire
OWNED BY
3A Trust
c/o Guy D. Spiera & Elizabeth R. Spiera, Trustees
241 South Street, Portsmouth, NH 03801

North
W **EASTERLY**
SURVEYING, Inc.

SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
(207) 439-8333 KITTERY, MAINE 03904

SCALE:	PROJECT NO.:	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 10'	19811	3/11/2020	1 OF 1	P.A.T.	P.L.A.
DRAWING No. 19811_SVE				Tax Map 111 Lot 36	
FIELD BOOK No. "Portsmouth #17"					

REV.	DATE	STATUS	BY	CHKD.	APPD.

Front Elevation



Existing



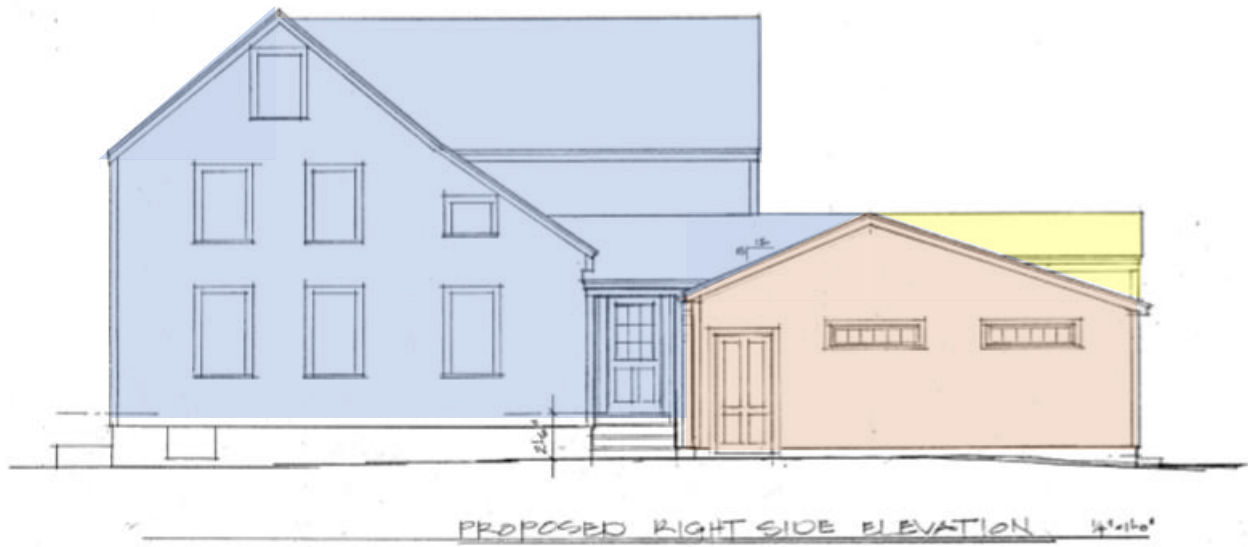
Proposed

All proposed clapboard and roof shingle will match existing

Right Side Elevation



Existing



Proposed

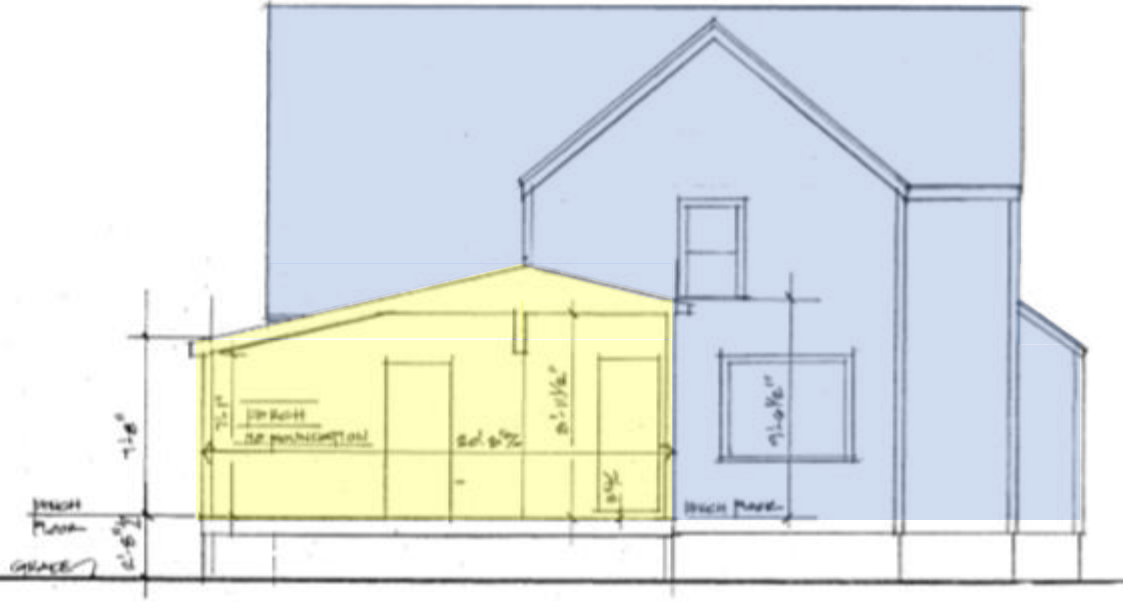
All proposed clapboard and roof shingle will match existing

Livable space

Porch

Garage

Back Elevation



EXISTING / PORCH SECTION STUDY - BACK VIEW
1/4\"/>

Existing



BACK ELEVATION 1/4\"/>

Proposed

All proposed clapboard and roof shingle will match existing

Livable space

Porch

Garage

Preferred 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

Style Fiberglass Overlay

Thermal Requirements / Construction

R-10.67 / 2-1/2" Heavy Duty Fiberglass Face With Wood Grain
Poly Trim Boards On Steel Base Door Polystyrene Insulation -
1-13/16" Thick

Color Solid Colors White

Exterior Hardware Standard Spade Handles And Hinges

Price: \$4,120



2nd Option Garage Door



Call us at: 603-755-9430

143 Charles St.
Farmington (NH) 03835-0011



SUMMARY OF YOUR GARAGE DOOR PROJECT



Model: Standard+, North Hatley LP
Quantity: 1
Size: 9' 0" x 8' 0" (width x height)
Sections: 1 1/4"-thick galvanized steel, insulation R-16
26-gauge galvanized steel, woodgrain finish; Each section is built with solid mechanical interlocking joint using triple contact InterLok weatherstripping. Pressure-injected polyurethane foam insulation.
Color: Ice White
Windows: Thermopane - Decorative inserts Stockton (40" X 13")
Sealed thermal glass inserted into a polypropylene frame; windows are thermopane.

3rd Option Garage Doors



C.H.I. Overhead Doors

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

Products: Carriage Collection: Overlay Carriage House

Style: Wood Overlay; **Design:** 31

Thermal Requirements / Construction: R-10.78 / 2-3/4" Heavy Duty Wood Tongue/Groove Face Boards With Wood Trim Boards On Steel Base Door
Polystyrene Insulation - 1-13/16" Thick

Color: Wood: Cedar

Price: approx. +\$500 more



C.H.I. Overhead Doors

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

Products: Carriage Collection Overlay Carriage House

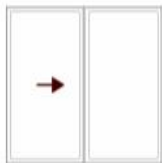
Style: Wood Overlay

Thermal Requirements / Construction: R-10.78 / 2-3/4" Heavy Duty Wood Tongue/Groove Face Boards With Wood Trim Boards On Steel Base Door
Polystyrene Insulation - 1-13/16" Thick

Color: Wood Mahogany

Price: approx. +\$1,000 more

Preferred gliding windows for proposed porch, including tint as in example photo



Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0006	1	100GX06050 (XO)		\$ 439.13	\$ 439.13

RO Size = 6' 0" W x 5' 0" H Unit Size = 5' 11 1/2" W x 4' 11 1/2" H

100 Series

Unit, 1 3/8" Flange Setback, White/White, XO Handing, Low E Glass (Each Sash), Andersen 100 Series hardware, White Insect Screen, White

U-Factor: 0.30, SHGC: 0.31

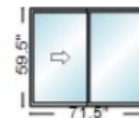
Viewed from Exterior

Fibrex. 2x as strong as vinyl, performs better when exposed to extreme temperatures and delivers exteriors that won't fade, flake, blister or peel. Made of reclaimed wood fiber and thermoplastic polymer fused together, unique to Andersen. Environmentally friendly and energy efficient.

2nd option for gliding windows (tinted)

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"

Mathews Bros Windows

3rd option for gliding windows (tinted)



0004	1	G65 (AP)		\$ 1479.67	\$ 1479.67
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RO Size = 6' 0" W x 5' 0" H Unit Size = 5' 11 1/4" W x 4' 11 1/4" H

400 Series

Unit, white/PI White, High Performance Low-E4 Glass Insect Screen, White Handle, Rotating Sash, GW, Estate Style - Satin Nickel

Viewed from Exterior

U-Factor: 0.30, SHGC: 0.29

Andersen 400 Series:

Vinyl-clad wood
The exterior of the 400 Series gliding frame is fiberglass and the sash that glides open and closed is encased in rigid vinyl.

Preferred transom windows for garage



0001 1 100REC6016 (F) 100 Series: Fibrex \$ 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

Andersen Windows
Series 100

2nd option transom windows for garage

LINE #	DESCRIPTION	QTY	NET PRICE	EXTD. PRICE
500-1		1	\$269.36	\$269.36

Walcott New Construction Direct Glaze Transom
TR7218, White, Insul Low-E & Argon, 6 Lite SDL, 7/8",
White Simulated Divided Lite w/ Spacer Bar
w/Nailing Flange, w/J Channel Cover, No Exterior Casing
Unit 1: UFactor: 0.27, SHG: 0.29, VLT: 0.51, CR: 63
Energy Star Qualified (Northern)

SDL = Simulated
Divided Lites
(removable).



Opening: 72" X 18"
O.S.M.: 71.5" X 17.5"

Spencer Walcott
Mathews Windows

3rd option transom windows for garage



0002 1 6' 0" x 1' 6" (F) \$ 733.82 \$ 733.82

RO Size = 6' 0 1/2" W x 1' 6 5/8" H Unit Size = 6' 0" W x 1' 6" H

400 Series


Unit, Rectangle, White/Pre-finished White, High Performance Low-E4, Divided Light without Spacer, Specified Equal Lite, 6W1H, 3/4", White/Prefinished White, Permanently Applied, Chamfer/Chamfer

U-Factor: 0.27, SHGC: 0.30

Viewed from Exterior

Doors

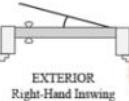
Item: 0002: Ext 36" x 80" S2250-SDLLE RHI 6 9/16" FrameSaver **Location:** **Quantity: 1**
 Smooth Star 36"x80" Single Door 1,260.13



Rear Entry Door into Kitchen


Configuration Options [hide](#)

- **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



EXTERIOR
Right-Hand Inswing


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



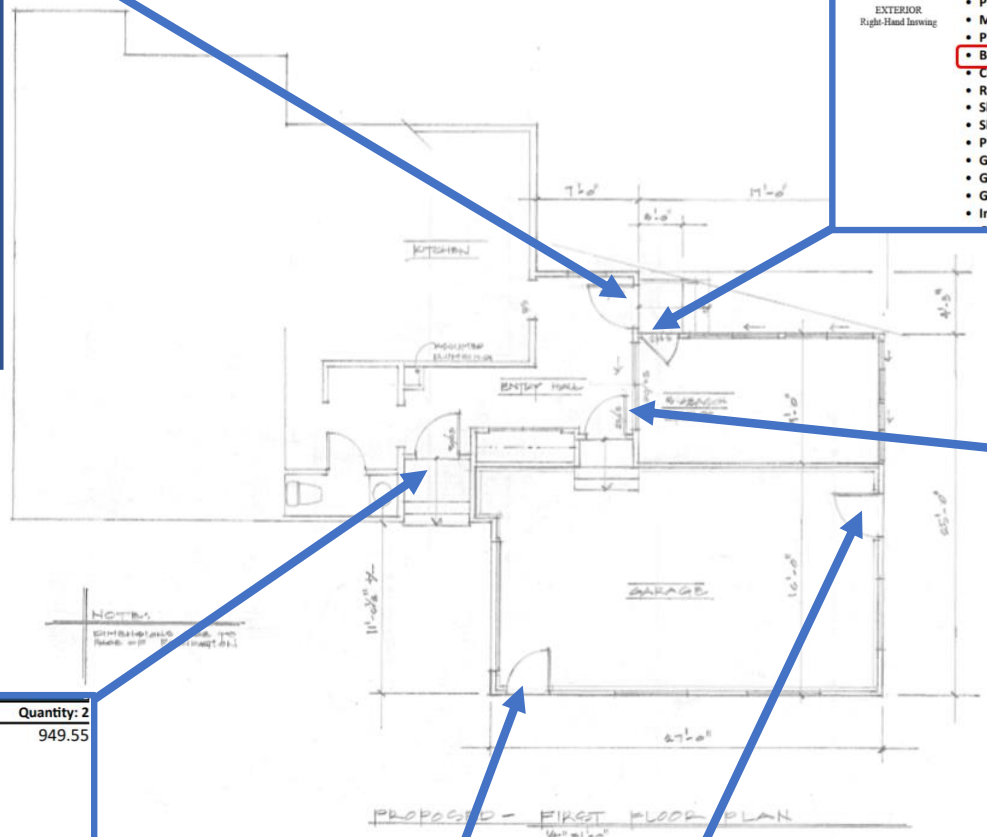
Porch to exterior

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:** ML
- **Multi-Point L**
- **Bore:** Double
- **Strike Jamb P**



EXTERIOR
Right-Hand Inswing



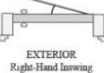
Item: 0004: 20 Minute Fire 32" x 80" SSF960 **Location:** **Quantity: 1**
 Smooth Star 32"x80" Single Door 723.83



Fire Door from Garage into House


Configuration Options [hide](#)

- **Product Category:** Residential Fire Doors
- **Manufacturer:** Reeb
- **Product Type:** Residential Fire Doors
- **Region:** East
- **Unit Rating:** 20 Minute
- **Product Material:** Smooth Fiberglass
- **Brand:** Therma-Tru
- **Material Type:** Smooth Star
- **Configuration (Units viewed from Exterior):** Single Door
- **Factory Finish Option:** No
- **Frame Material:** FrameSaver
- **Slab Width:** 32"
- **Slab Height:** 80"
- **Product Style:** Panel
- **Model:** SSF960
- **Apply Twenty Minute Label for Door:** Yes
- **Add Twenty Minute Frame Label:** Yes



EXTERIOR
Right-Hand Inswing


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



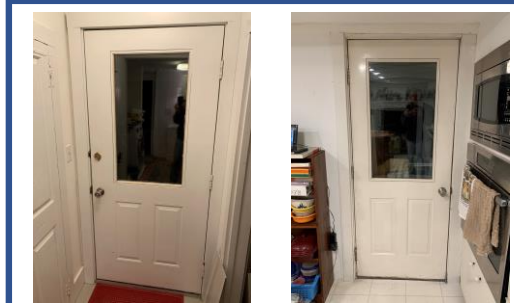
Side Entry to House

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



EXTERIOR
Right-Hand Inswing



The two existing metal Guardian doors to the screened-in porch will be reused in the garage.