

LOCATION MAP

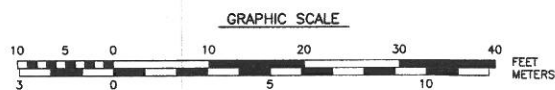
SCALE: 1" = 200'

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- REGISTRY OF DEEDS
- RR SPK RAILROAD SPIKE
- 11/27 MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- RR SPIKE FND RAILROAD SPIKE FOUND

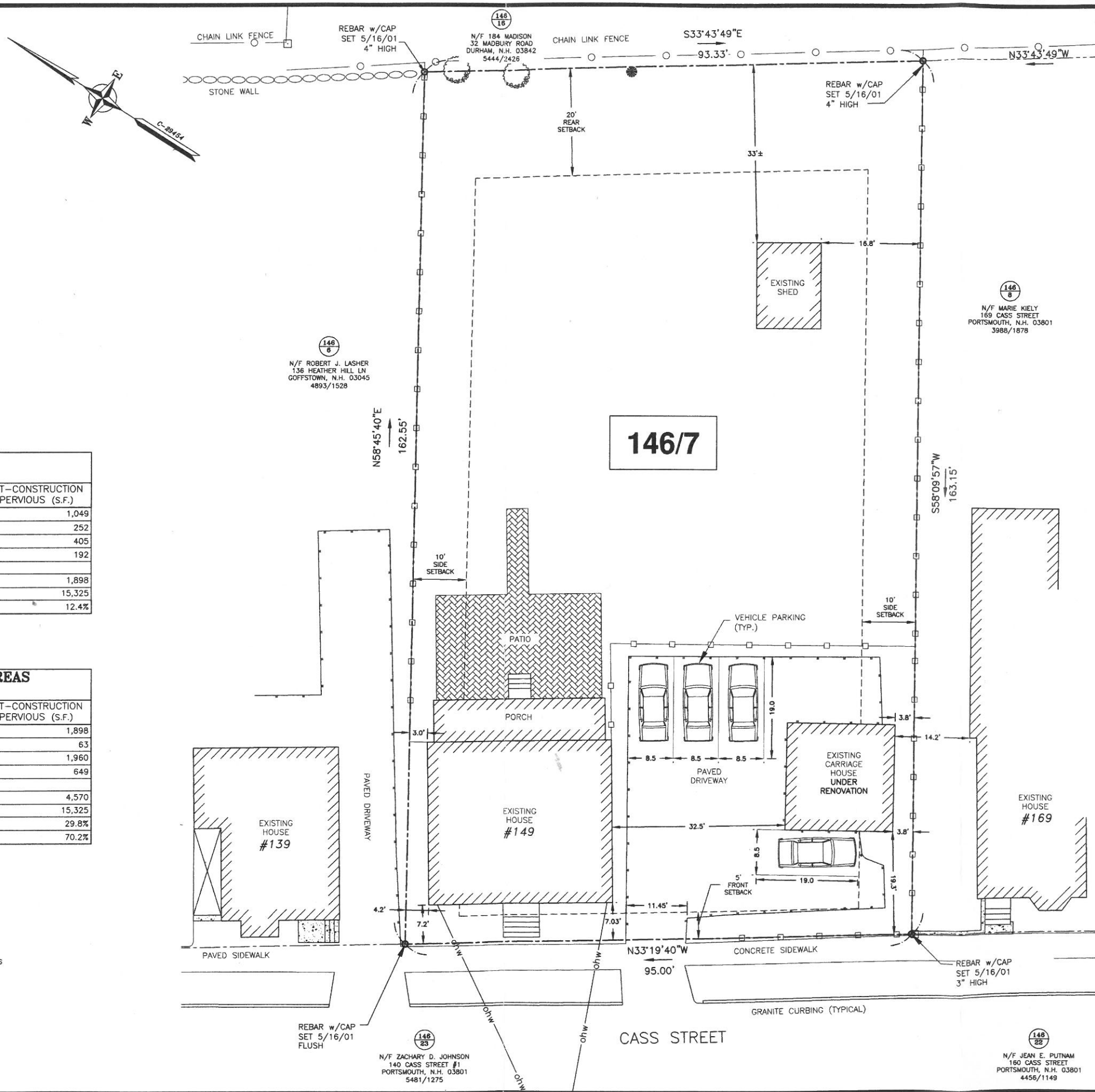
BUILDING AREAS		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN HOUSE	1,049	1,049
COVERED PORCH	252	252
CARRIAGE HOUSE	405	405
SHED	192	192
TOTAL	1,898	1,898
LOT SIZE	15,325	15,325
% BUILDING COVERAGE	12.4%	12.4%

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
BUILDINGS	1,898	1,898
STEPS	63	63
PAVED DRIVEWAY	1,960	1,960
PATIO	649	649
TOTAL	4,570	4,570
LOT SIZE	15,325	15,325
% LOT COVERAGE	29.8%	29.8%
% OPEN SPACE	70.2%	70.2%



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 438-2315

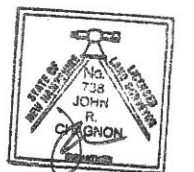
- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 146 AS LOT 7.
 - 2) OWNERS OF RECORD:
NICOLE DEFOE & SAMUEL DUSHKIN
149 CASS STREET
PORTSMOUTH, N.H. 03801
5734/1303
 - 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E, EFFECTIVE MAY 17, 2005.
 - 4) EXISTING LOT AREA:
15,325 S.F.
0.3518 AC.
 - 5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE C (GRC) DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	3,500 S.F.	15,325 S.F.	15,325 S.F.
MIN. LOT AREA PER DWELLING:	3,500 S.F.	15,325 S.F.	7,663 S.F.
FRONTAGE:	70 FT	95 FT	95 FT
DEPTH:	50 FT	163± FT	163± FT
SETBACKS:			
FRONT	5 FT	7.0 FT	7.0 FT
SIDE	10 FT	3.3 FT	3.3 FT
REAR	20 FT	33.1 FT	33.1 FT
MAX. STRUCTURE HEIGHT:	35 FT	<35 FT	<35 FT
MAX. BUILDING COVERAGE:	35%	12.4%	12.4%
MIN. OPEN SPACE:	20%	70.2%	70.2%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING STRUCTURES AND PROVIDE A PLAN FOR THE CONVERSION OF AN EXISTING CARRIAGE HOUSE INTO A DWELLING UNIT IN ACCORDANCE WITH ARTICLE 8, SECTION 10.815
 - 8) SURVEY INFORMATION PROVIDED BY EASTERLY SURVEYING, INC. (USED WITH PERMISSION). SEE RCRD C-29454.

PROPOSED GARDEN COTTAGE APARTMENT
149 CASS STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR PLANNING SUBMISSION	11/21/18

REVISIONS

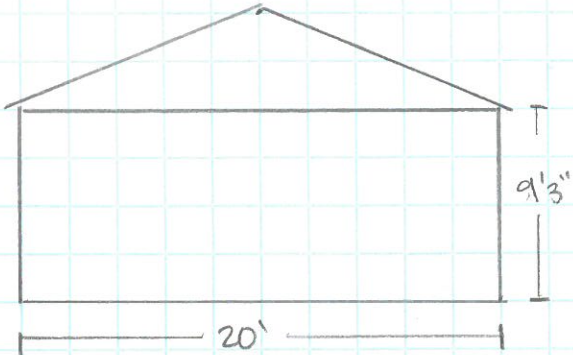


SCALE: 1" = 10' NOVEMBER 2018

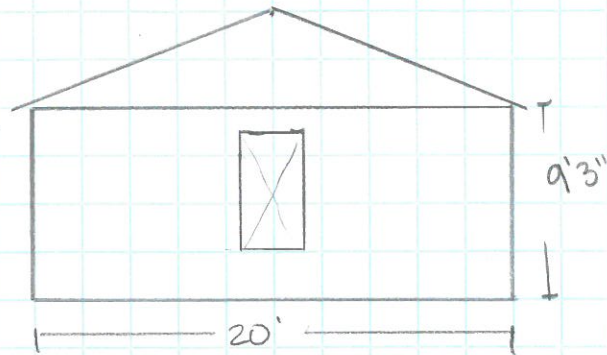
CUP APPLICATION PLAN

C1

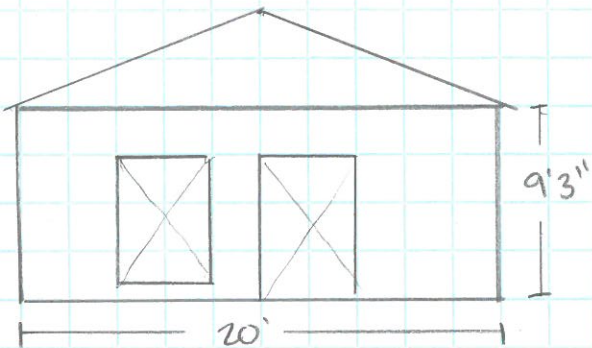
NORTH ELEVATION



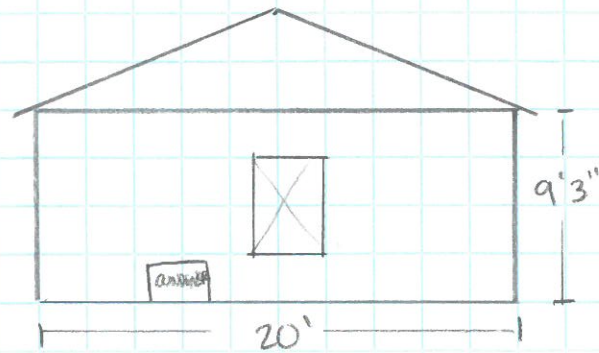
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

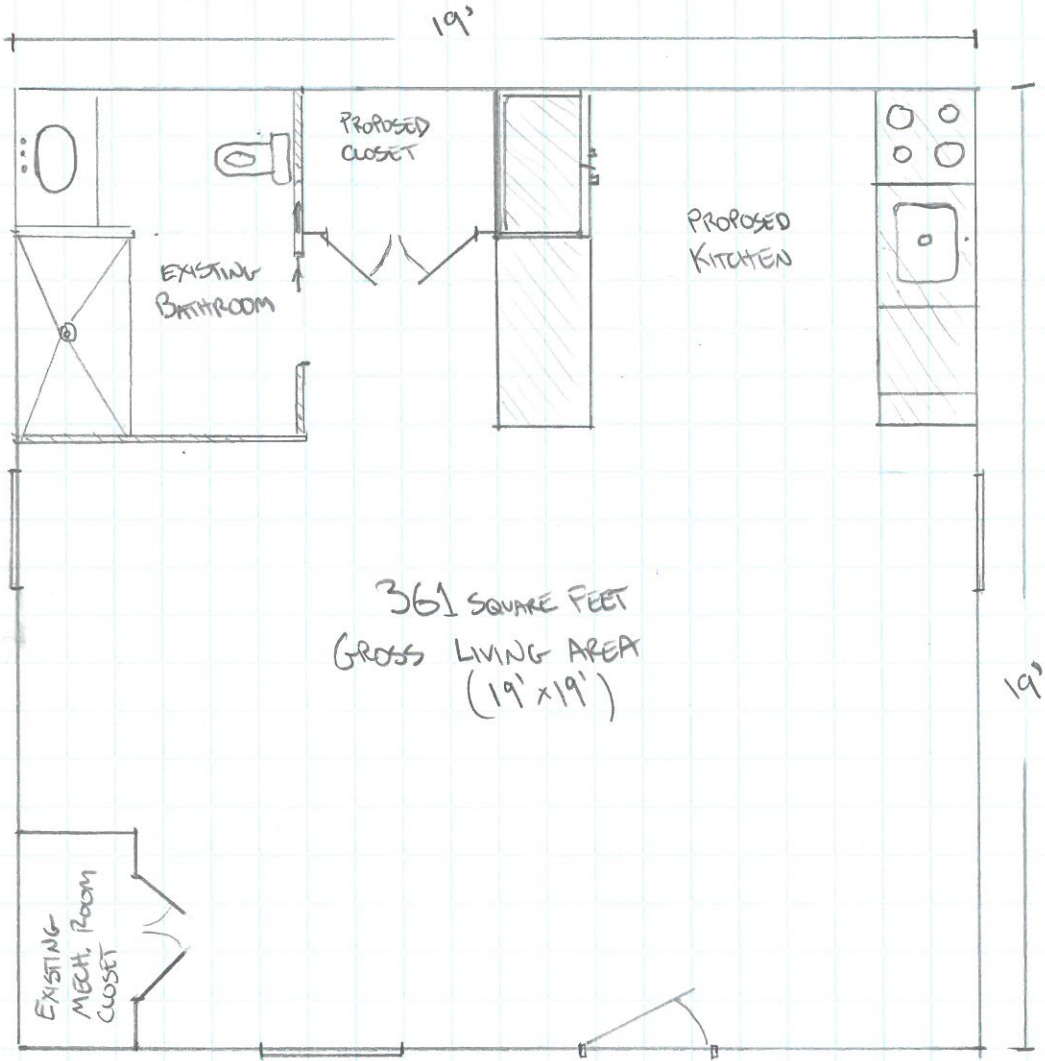


SCALE $\frac{1}{8}'' = 1 \text{ FOOT}$
 ■ = 1'

GARDEN COTTAGE/ADU
 CONDITIONAL USE APPLICATION
 ELEVATION PLAN

DORRIS - DEFO RESIDENCE
 149 CASS STREET
 ROSSMOUTH, NH 03801

REVISION CONSTRUCTION
 SEAN PETERS
 11/21/2018



SCALE:

$\frac{1}{4}'' = 1 \text{ FOOT}$

$\square = 12'' (1 \text{ FOOT})$

REVISION CONSTRUCTION

SEAN PETERS

11/21/2018

DUSHKIN - DEFEO RESIDENCE

149 CASS STREET

PORTSMOUTH, NH 03801

GARDEN COTTAGE/ADU

CONDITIONAL USE

INTERIOR FLOOR PLAN



FROM CASS ST FACING NORTH



FROM CASS ST FACING EAST



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION