

LOCATION MAP SCALE: 1" = 200'

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- ST BND STONE BOUND

PLAN REFERENCES:

- 1) PLAN OF LOT, DANIEL ST. COR. BOW ST., PORTSMOUTH, N.H. SCALE: 1 INCH = 20 FEET DATED 1928 BY JOHN W. DURGIN, CIVIL ENGINEER, PLAN 908, NOT RECORDED.
- 2) PLAN OF LOT, 150 DANIEL ST., PORTSMOUTH, N.H. SCALE: 1 IN. = 20 FT. DATED JAN. 1932 BY JOHN W. DURGIN, CIVIL ENGINEER. NOT RECORDED.
- 3) PLAN OF LOT, BADGER FARM CREAMERIES, BOW ST., PORTSMOUTH, N.H. SCALE: 1 IN. = 10 FT. DATED JULY 1944 BY JOHN W. DURGIN, CIVIL ENGINEER. FILE # 317, PLAN # 8174, NOT RECORDED.
- 4) PLAN OF LAND, PORTSMOUTH, N.H. THE WARNER HOUSE ASSOCIATION, SCALE: 1 IN. = 10 FT. DATED AUGUST 1982, BY JOHN W. DURGIN ASSOCIATES, FILE # 1394, PLAN # 50067, NOT RECORDED.
- 5) CITY HALL, PLAN OF LAND, PREPARED FOR CITY OF PORTSMOUTH, PORTSMOUTH, NEW HAMPSHIRE, SCALE: 1" = 20', DATED JUNE 22, 1988 BY THOMAS F. MORAN, INC., RCRD PLAN D-19094.
- 6) STANDARD PROPERTY SURVEY FOR PROPERTY AT 164 DANIEL STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE, OWNED BY THOMAS B GRIFFIN, SCALE: 1" = 10', DATED 2/9/07. BY EASTERLY SURVEYING, DRAWING NO. 06850. NOT RECORDED.
- 7) PLAT OF LAND, 135 (aka 143) DANIEL STREET, PORTSMOUTH, NEW HAMPSHIRE, ASSESSOR'S PARCEL 105-19. OWNER CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED 12/04/2012, BY JAMES VERRA AND ASSOCIATES, INC. RCRD PLAN D-37569.

RETAINING WALL HAS BEEN REBUILT ON CHURCH PROPERTY

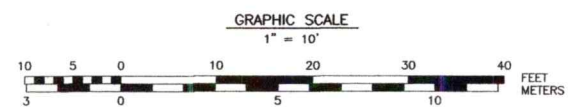
REBUILT CARRIAGE HOUSE 32'

*Progress SKETCH
By: ANN R. WHITNEY
ARCHITECT
3/16/21*

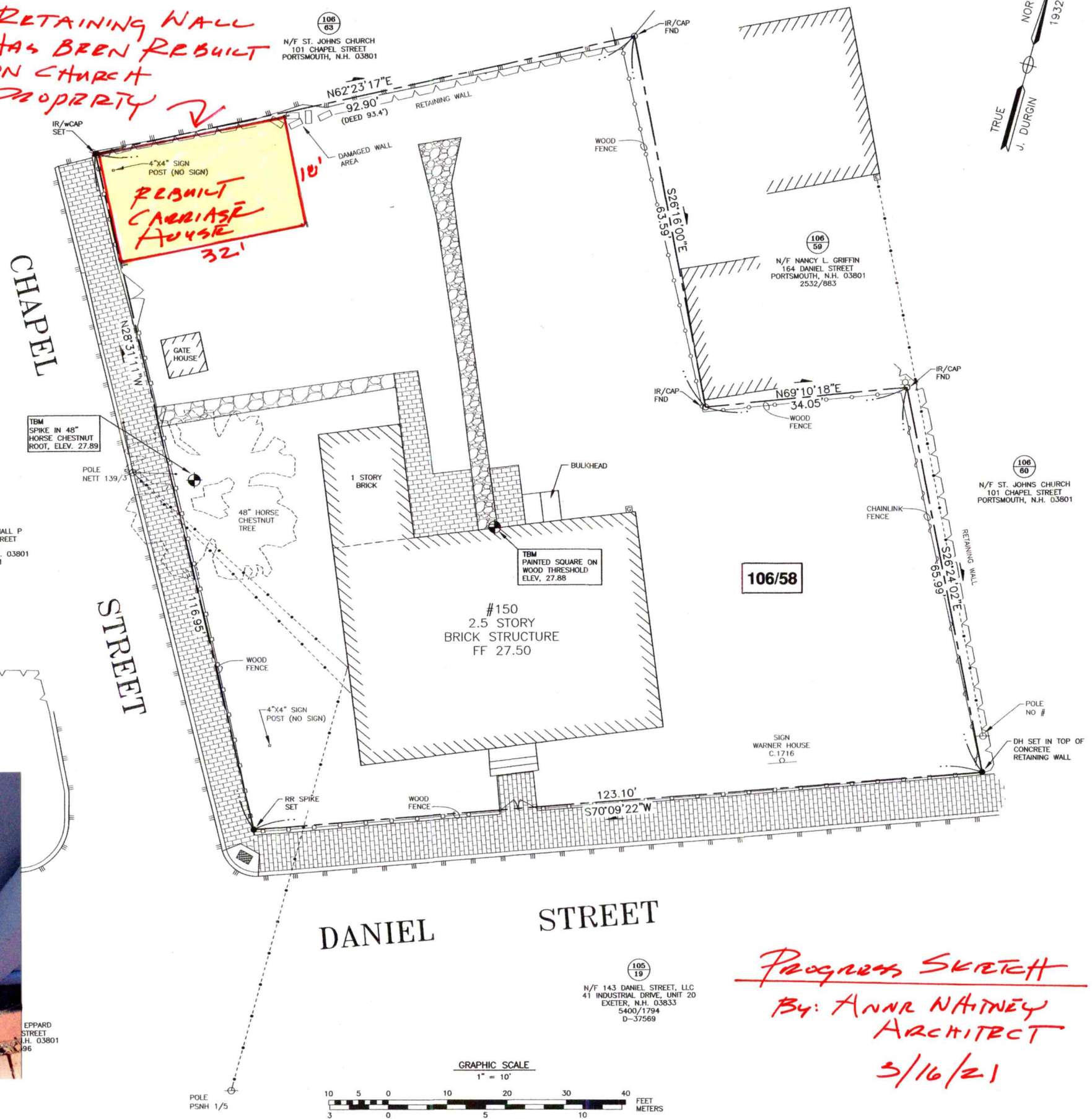
106
1
N/F OLD CITY HALL P
126 DANIEL STREET
SUITE 200
PORTSMOUTH, N.H. 03801
3258/2321
D-19094

105
19
N/F 143 DANIEL STREET, LLC
41 INDUSTRIAL DRIVE, UNIT 20
EXETER, N.H. 03833
5400/1794
D-37569

EPPARD
STREET
H. 03801
96



CORNER PIN

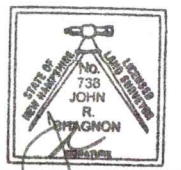


AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

- NOTES:
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 106 AS LOT 58.
 - 2) OWNERS OF RECORD:
WARNER HOUSE ASSOCIATION
P. O. BOX 895
PORTSMOUTH, N.H. 03802
879/372
 - 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E. MAY 17, 2005.
 - 4) EXISTING LOT AREA:
13,356 S.F.
0.3066 AC.
 - 5) PARCEL IS LOCATED IN CENTRAL BUSINESS B, HISTORIC, AND DOWNTOWN OVERLAY DISTRICTS.
 - 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 2,000 S.F.
FRONTAGE: NO REQUIREMENT
SETBACKS: FRONT 0 FEET
SIDE 0 FEET
REAR 0 FEET
MAXIMUM STRUCTURE COVERAGE: 95%
MINIMUM OPEN SPACE: 0%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 106, LOT 58.
 - 8) DATUM: NAVD 1988-MEAN SEA LEVEL
BENCHMARK: PID 0C0289, V31 USGS DISC

THE WARNER HOUSE ASSOCIATION
150 DANIEL STREET
PORTSMOUTH, N.H.

1	MONUMENTS SET	8/8/13
0	ISSUED FOR COMMENT	7/30/13
NO.	DESCRIPTION	DATE

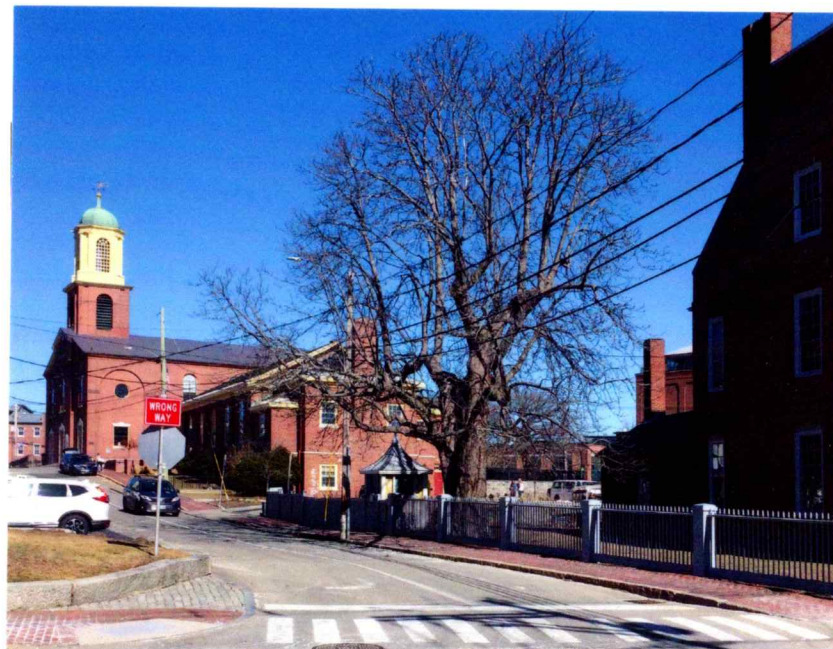


SCALE: 1" = 10' JUNE 2013

EXISTING CONDITIONS SITE PLAN **C1**

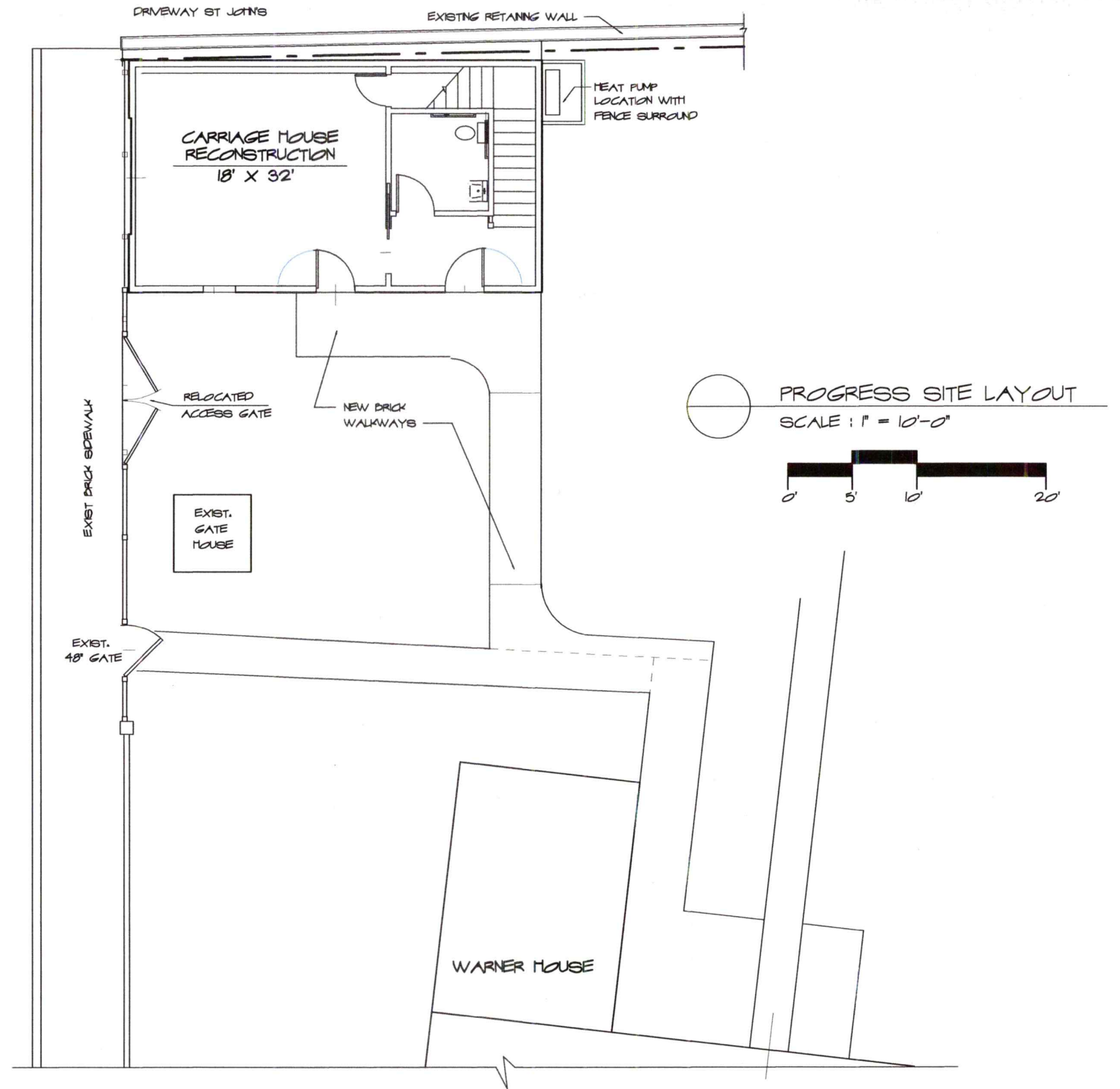



PHOTO OF ORIGINAL CARRIAGE HOUSE



CURRENT VIEW FROM DANIEL STREET

CHAPEL STREET



SCHMATIC DESIGN CARRIAGE HOUSE RECONSTRUCTION, WARNER HOUSE ASSOC. 150 DANIEL STREET PORTSMOUTH, NH	9 Sheafe Street Portsmouth NH 03801 603-427-2832  ANNE WHITNEY ARCHITECT	Project: 2102	Date: 3/16/21
		Revisions:	1 OF 4



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

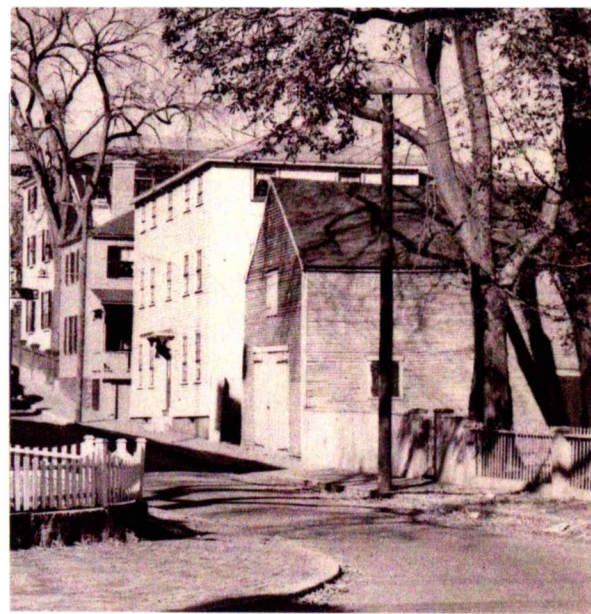
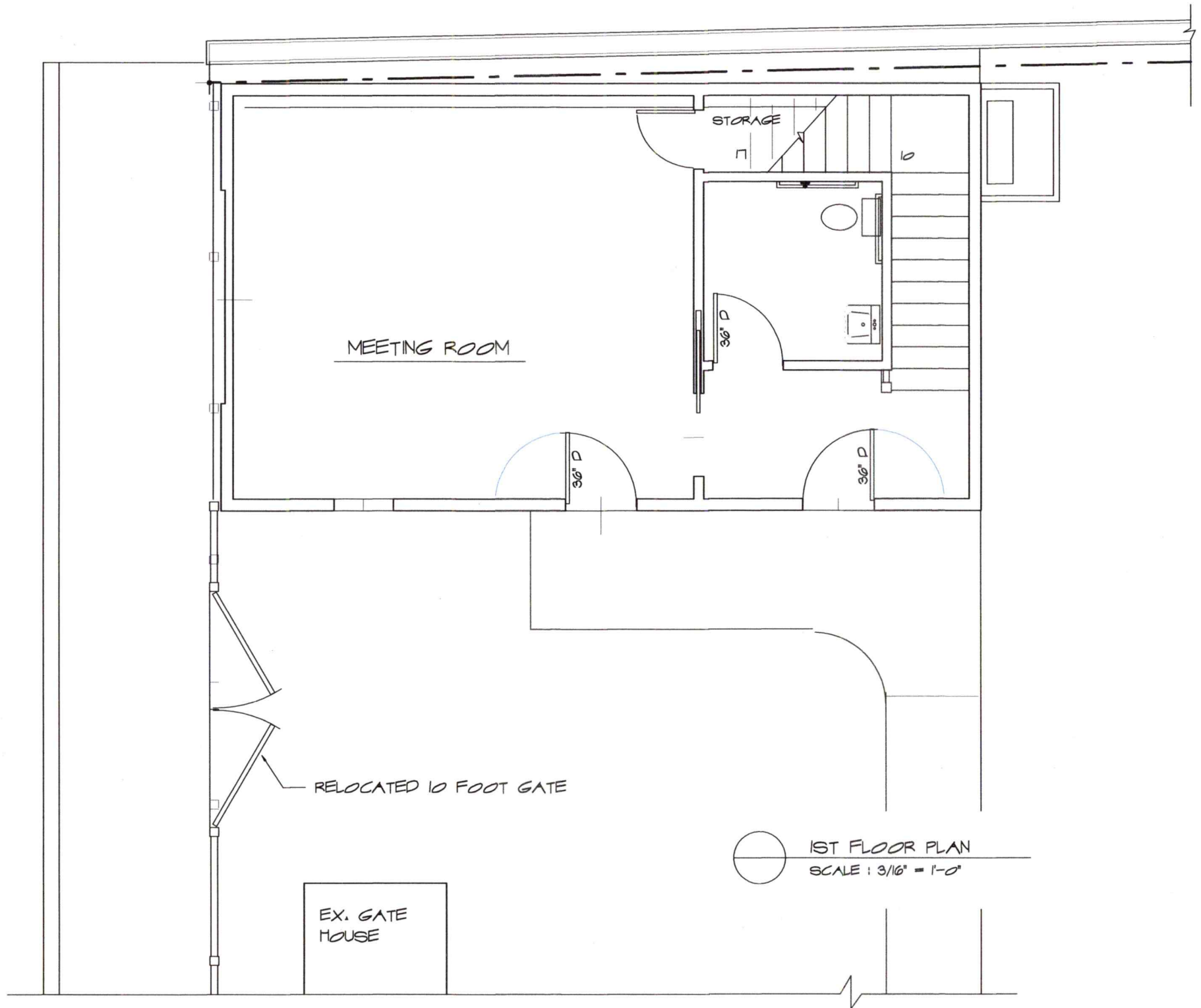


PHOTO OF ORIGINAL CARRIAGE HOUSE

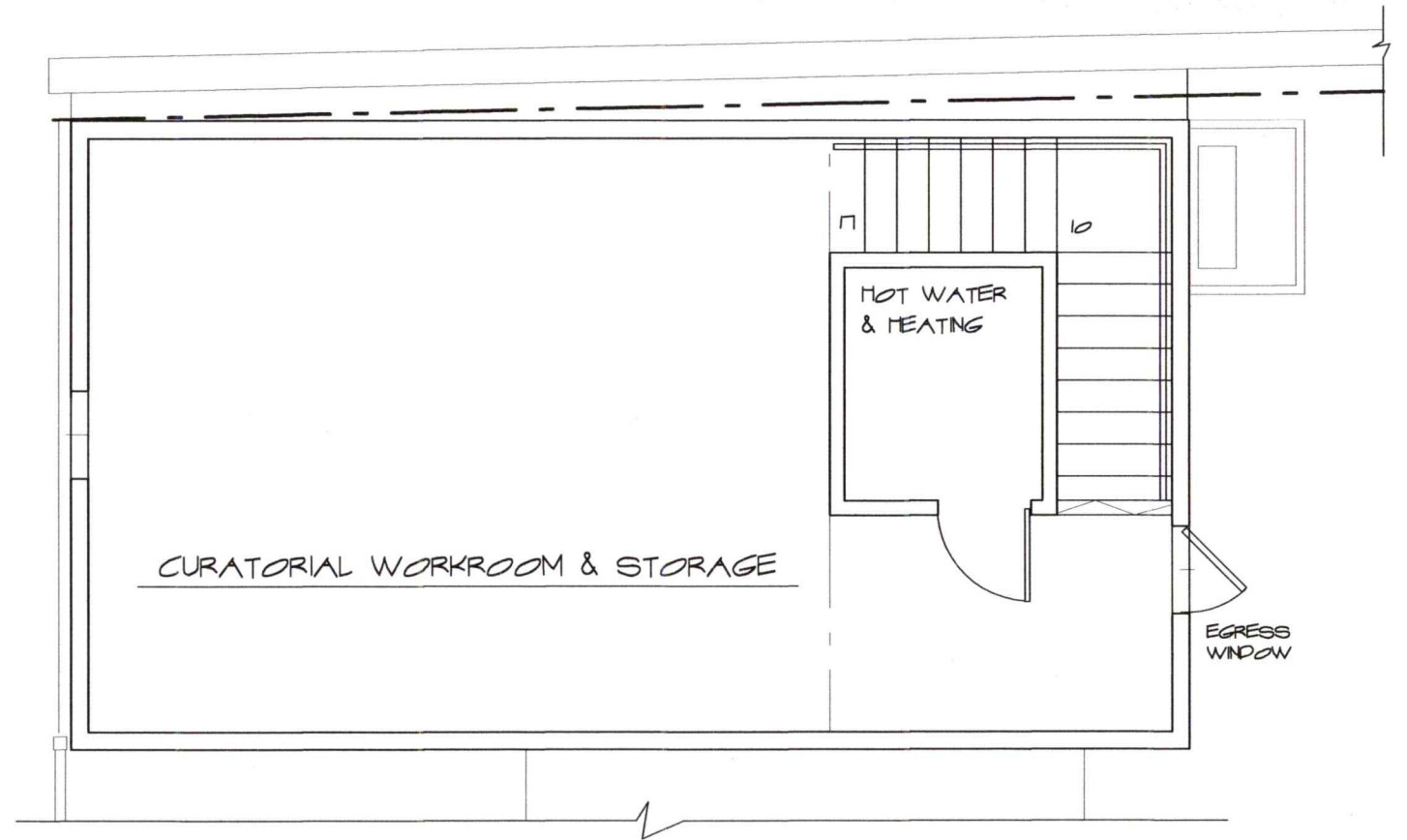


1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

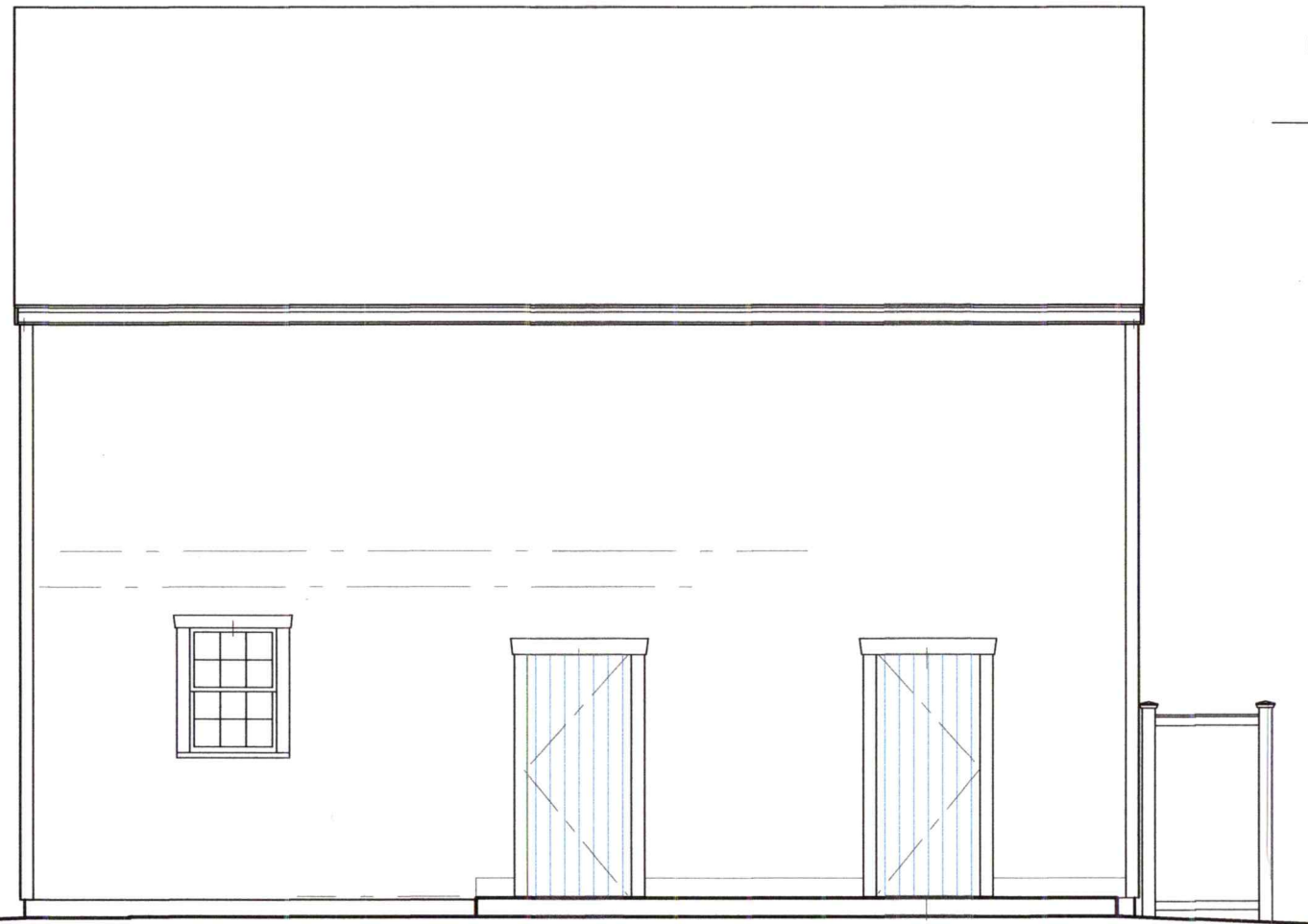
<p>Schematic Design</p> <p>CARRIAGE HOUSE RECONSTRUCTION, WARNER HOUSE ASSOC.</p> <p>150 DANIEL STREET</p>	<p>9 Sheafe Street Portsmouth NH 03801 603-427-2832</p>	<p>Project: 2102</p> <p>Revisions:</p>	<p>Date: 3/16/21</p>
	<p>ANNE WHITNEY ARCHITECT</p>		<p>2 OF 4</p>
	<p>PORTSMOUTH, NH</p>		



VIEW EAST FROM CHAPEL STREET



2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

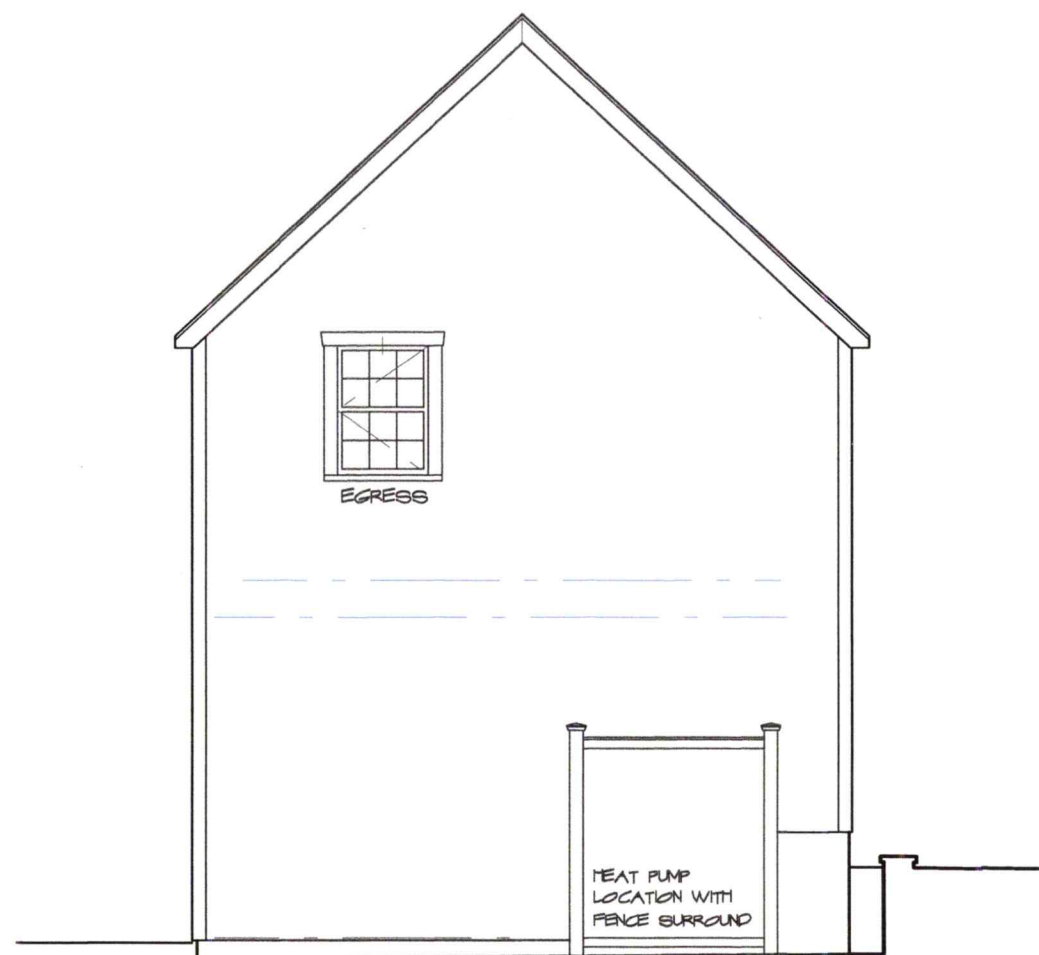


VIEW TO ST. JOHN'S FROM CHAPEL STREET

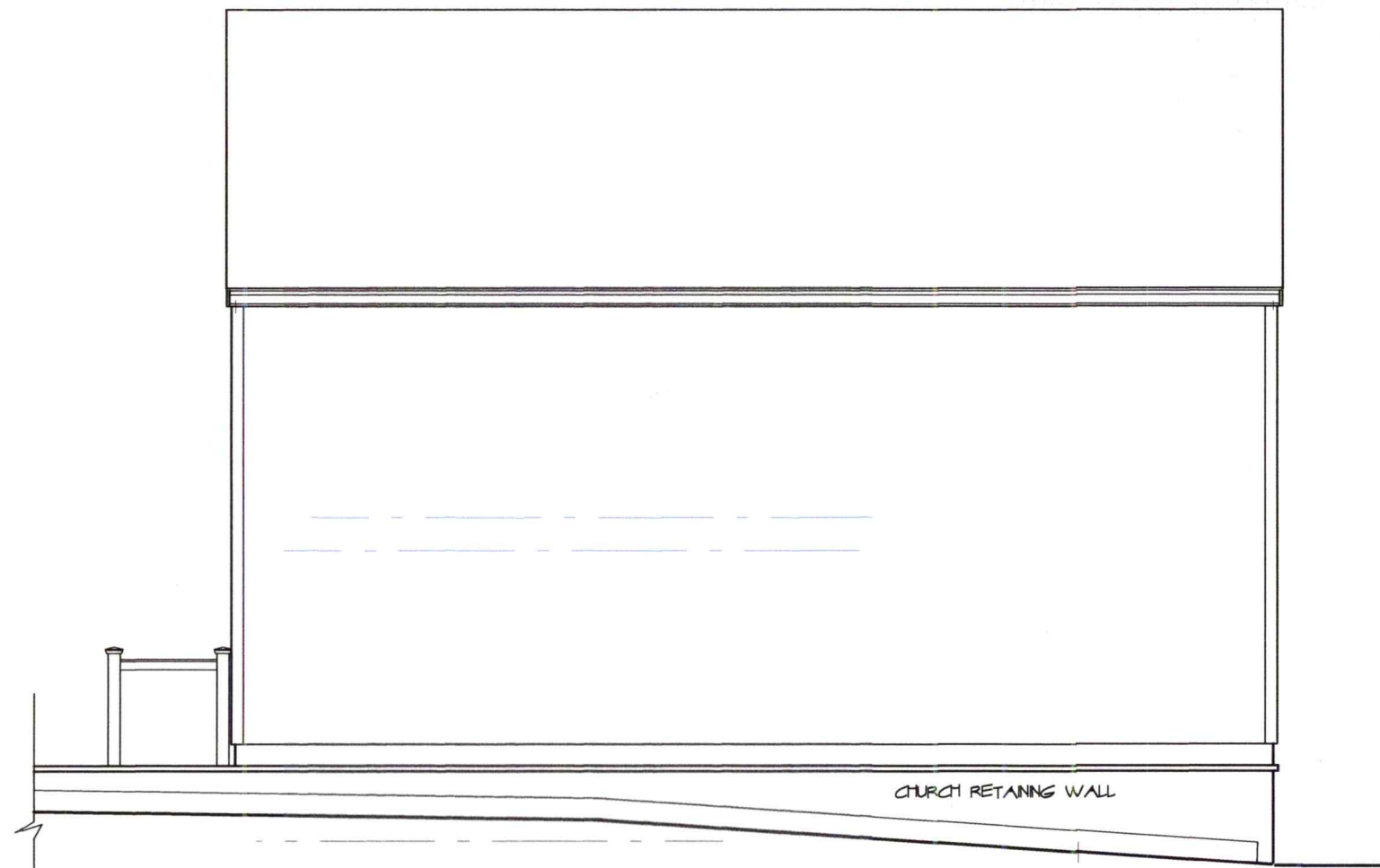
SCHEMATIC DESIGN ANNE WHITNEY ARCHITECT CARRIAGE HOUSE RECONSTRUCTION, WARNER HOUSE ASSOC. 150 DANIEL STREET PORTSMOUTH, NH	9 Sheeefe Street Portsmouth NH 03801 603-427-2832	Project: # 2102 Revisions:	Date: 3/16/21
			3 OF 4



VIEW OF CARRIGE HOUSE SITE LOOKING WEST



REAR ELEVATION
SCALE : 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE : 3/16" = 1'-0"



SOUTH VIEW WITH EXISTING RETAINING WALL

SCHEMATIC DESIGN CARRIAGE HOUSE RECONSTRUCTION, WARNER HOUSE ASSOC. 150 DANIEL STREET PORTSMOUTH, NH	9 Sheafe Street Portsmouth NH 03801 603-427-2832		Project: 2102	Date: 3/16/21
			Revisions:	4 OF 4