Description of Site and Proposed Construction

Located at 5 Sylvester St is Lot 41 of Tax Map 232, situated just outside of approximately 500,000 sf of inland wetlands, and owned by Matt Reichl and Beth Richmond. Although there is no wetland located on Lot 41, there is approximately 7380 sf of inland wetland buffer situated on the property.

In an attempt to minimize the impact to wetland buffer zones, Hron Brother’s construction is proposing the construction of a 2-story addition (233sf footprint) off of the rear (west) end of the existing structure. In doing so there would be no new construction within 80ft of wetlands as well as only approximately 200sf of inland wetland buffer zone being built within.
DEMOR NORTH ELEVATION

Existing Construction

New Construction

Demolition

REMOVE ENTIRE ADDITION

REMOVE SIDING FROM SOUTH ELEVATION.

DEMO EAST ELEVATION

REMOVE ENTIRE GABLE AND SIDING, PREPARE FOR NEW SHED DORMER

DECK NOT SHOWN FOR ELEVATION CLARITY

DEMO SOUTH ELEVATION

REMOVE ENTIRE ADDITION

REMOVE SIDING FROM SOUTH ELEVATION

DEMO WEST ELEVATION

Furnace Exhaust

Electric Meter

GAS Meter
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FIRST FLOOR PLAN
REICHL RESIDENCE
5 SYLVESTER STREET
PORTSMOUTH, NH

SQUARE FOOTAGE TOTALS:
EXISTING HOUSE:
FIRST FLOOR: 1187 SQUARE FOOTAGE
(including deck and front stoop above 18")
( enclosed first floor 833SF)
SECOND FLOOR: 471 SQUARE FOOTAGE
PROPOSED ADDITIONS:
233 SQ FT. WEST SIDE ADDITION
TOTAL ADDITIONS 233 SQ FT.
TOTAL EXISTING HOUSE AND
PROPOSED ADDITIONS: = 1420 SQUARE FOOTAGE.(FIRST FLOOR)