

Whitney & Robert Westhelle

198 Essex Ave, Portsmouth, NH

Tax Map 232 – Lot 128

Single Residence B (SRB) Zoning District

Existing Home and Lot Descriptions:

Existing property is located at 198 Essex Ave in Portsmouth NH. (Tax Map 232 – Lot 128) The lot is zoned as a Single Residence B (SRB). The main portion of the home (two story Bungalow) was constructed in 1940. This included the existing (one story) Breezeway to the North and a (one story) single stall Garage. The single stall garage was removed and the existing two story Garage was built sometime in the early 1950's. It is constructed of reused lumber from the original Garage and was assembled with a mix-match of lumber. Some of the visible (from below) floor boards have Portsmouth Naval Shipyard stamped on them, leading to the conclusion that some of the lumber is reused from shipping crates and/or staging salvaged after the War. The first floor Bathroom (off the Breezeway) was added in the late 1980's along with a three season porch on the west side of the home. The majority of the property is covered by well-established lawn cover and mature oak and maple trees

The existing Garage structure encroaches on the side yard setback of 10'-0" by 7"+ (9.4' from the side yard property line) on the North East (Front) Corner and 4" + (9.6' from the side yard property line) on the North West (Back) Corner. Length of existing foundation (Front to Back) is 22'-0". Due to the encroachment into the side yard setback the existing structure is Non-Conforming.

There is a large existing Pond/Wetland along the south property line (approximately 7+ acres). A portion of the Wetland exists on the 198 Essex Ave Property along the south property line. Approximately 86% of the lot area is within the 100' Wetland Buffer for the designated Wetland Area. Of the remaining lot area outside the Wetland Buffer (14%) only 6% of the total area conforms to the existing area outside the set zoning setback for building use.

Given the existing home location on the lot, existing home configuration, opportunities to expand the existing floor plan while maintaining core elements of the existing plan, the extent of the property inside the Wetland Buffer, and being mindful of the need to limit disturbance inside the Wetland Buffer, any significant changes to the existing foot print will have an impact on the Wetlands Buffer.

Wetland Boundary Requirements, Impacts, and Proposed Betterments.

Zoning Article 10 Environmental Protections Standards, Section 10.1010 Wetlands Protection;

*10.1016 Permitted Users:*

*10.1016.10 The following uses, activities and alterations are permitted in wetlands and wetland buffers:*

*(4) The construction of an addition or extension to a one-family or two-family dwelling that lawfully existed prior to the effective date of this Ordinance or was constructed subject to a validly issued conditional use permit, provided that:*

*(a) The footprint area of the addition or extension, together with the area of all prior such additions and extensions, shall not exceed 25 percent of the area of the footprint of the principal heated structure*

*existing prior to the effective date of this Ordinance or constructed pursuant to a validly issued conditional use permit (this 25 percent limit shall not be based on pre-existing attached or detached garages, sheds, decks, porches, breezeways, or similar buildings or structures);*

*(b) The addition or extension shall be no closer to a wetland or water body than the existing principal structure; and*

*(c) The addition or extension shall conform to all other provisions of the Zoning Ordinance and with all other applicable ordinances and regulations of the City of Portsmouth*

The foot print area of the existing heated structure is 1,439 SF. Section 10.1016.10 (4) a: allows for 25% increase in SF of the Heated Structure Footprint (363 SF = 25% of 1,439 SF.) The existing principal structure is set back from the Wetland 74'.

North Addition (Phase I) –The proposed North Addition and existing structure would equal 1,617 SF total. This would be an additional 178 SF, 12.4% of the existing heated structure footprint SF. The proposed North Addition will not extend closer to the wetland than the existing principal structure. The proposed North Addition will be in compliance with applicable ordinances and regulations of the City of Portsmouth. The North Addition on its own would not require a conditional use permit.

South Addition (Phase II) + North Addition (Phase I) – The total proposed footprint new and existing structure would equal 1,932 SF Total. That would be an additional 481 SF, 33.4% of the existing heated footprint. The South Addition would be closer to the existing wetland by 12' (62' to the Wetland.) The proposed additions will be compliant to applicable ordinances and regulations of the City of Portsmouth. A conditional use permit will be required for this and any other impervious surface added under the additions.

There are no direct wetland impacts associated with this project. The total calculated existing impervious surface inside the Wetland Buffer is 1,436 SF. Impacts to the 100-foot inland Wetland Buffer include the following; proposed total impervious surface in with in the Wetland Buffer under the North Addition (Including patio/deck) would be 1,758 SF. An increase of 322 SF of impervious surface. Proposed total impervious surface with in the Wetland Buffer under the South Addition (Including the North Addition and patio/deck) would be 1,948 SF. An increase of 512 SF of impervious surface (“Area of Disturbance”).

Proposed betterment to offset the addition of impervious surface in the wetland buffer are the following:

1. During construction the use of Straw/Woodchip Natural Wattle (erosion logs or socks) to prevent disturbed soil runoff from entering the Vegetated Buffer Strip and Wetland will be used. If excavated soil is needed to be stockpiled for any extended period of time it will be looped with a second line of Straw/Woodchip Natural Wattle (erosion logs or socks). Disturbed ground surface areas will be seeded (lawn grass mix) and covered with straw to help prevent soil erosion prior to final grading and hydro seeding at the conclusion of the exterior construction work.
2. In the existing Wetland 25' Vegetated Buffer Strip and along the North property line, continue to remove and manage (by hand, no use of chemicals) invasive plant species such as Japanese Knot

Weed (*Reynoutria Japonica*), Oriental Bittersweet Vines (*Celastrus Orbiculatus*) and Norway Maple (*Acer Platanoides*).

3. Reducing Maintained Lawn area inside the 25' Vegetated Buffer Strip, South edge of property, by approximately 2,680 SF. Owner will take an Enhanced Buffer approach, a combination of natural and landscaped (allow designated lawn area to grow in and to add plants to areas inside the Buffer Strip.) Adding plantings and seeding inside the Vegetated Buffer Strip with plantings such as Highbush Blueberry, tall grasses in the dryer area such as Pixie Fountain Tuffed Hair Grass and Little Bluestem, and native Northeast Wildflower Seed Mix for wetland buffer areas, shaded / partial shaded. These areas are shaded /partly shaded by the existing tree canopy.
4. Proposed roof area (Exist to remain and new proposed roof (Phase I and II)) runoff during a 1" rain event will be increased by approximately 300 gal's more than today's roof condition. To reduce and delay the storm water runoff, rain barrels will be provide to collect 300 gal's + (Six Rain Barrels) at planned down spot locations. Existing roof does not have a gutter/down spout system for collecting rain water.

#### Project Scope of Work

1. NORTH ADDITON (Phase 1) SOW: Remove existing (two story) Garage and (one story) Breezeway on the North side of dwelling (587 GSF foot-print), replace with new (two story) Garage, Breezeway, and Primary Bedroom and Bath above (780 GSF foot print). Proposed garage north wall will be inset 8" from the location of the existing garage north wall. The new garage will conform to the current zoning requirements of 10'-0" between the north wall and the side lot property line. Breezeway and existing Dwelling are within the 100' Wetland Buffer. Addition meets side, front and back yard setback requirements.
2. SOUTH ADDITION (Phase 2) Family Room SOW: Extend to the South and West with single story addition approximately 8'-8" in each direction (315 GSF foot print). Addition would be inside the existing Wetland Buffer. Addition meets side, front and back yard setback requirements.
3. Work on Existing Dwelling SOW: Replace siding and windows. Make repairs to siding, front entry porch and trim. Repairs to existing Home Front Room. Utility improvements in existing home to adapt to other proposed work in the SOW. Existing Dwelling is inside the existing Wetland Buffer. Existing Dwelling meets side, front and back yard setback requirements.
4. Deck Or Patio SOW: Raised deck or Paver Patio would extend from the existing Dwelling and addition to the West. (504 GSF foot print) Deck would be inside the existing Wetland Buffer. Deck meets side, front, and back yard setback requirements.

ROBERT & WHITNEY WESTHELLE 198 ESSEX AVE, PROTSMOUTH, NH.							
<b>STRUCTURE EXISTING</b>							
SITE	AREA TOTAL		BLDG COVERAGE		AREA WB		HEATED FP
	32,641.00	sf	32,641.00	sf	28,183.00	sf	32,641.00
EXIST DRIVEWAY	919.00	sf	0.00	sf	0.00	sf	0
EXIST- ENTRY WALKWAY	202.00	sf	0.00	sf	5.00	sf	0
EXIST REAR PATIO/PAVEMENT	190.00	sf	0.00	sf	190.00	sf	0
EXIST 3 SEASON PORCH	125.00	sf	125.00	sf	125.00	sf	0
EXIST BULK HEAD	52.00	sf	52.00	sf	52.00	sf	0
EXIST MAIN HOUSE	864.00	sf	864.00	sf	852.00	sf	864
EXIST GARAGE & BR-WAY	587.00	sf	587.00	sf	72.00	sf	587
EXIST SHED	140.00	sf	140.00	sf	140.00	sf	0
TOTAL EXISTING	3,079.00	sf	1,768.00	sf	1,436.00	sf	1,451.00
% COVERAGE	9.43	%	5.42	%	5.10	%	4.45
REMAINING SITE AREA	29,562.00	sf	30,873.00	sf	26,747.00	sf	31,190.00
<b>PHASE I</b>							
<b>STRUCTURE PROPOSED</b>							
SITE	AREA TOTAL		BLDG COVERAGE		AREA WB		HEATED FP
	32,641.00	sf	32,641.00	sf	28,183.00	sf	32,641.00
EXIST DRIVEWAY	919.00	sf	0.00	sf	0.00	sf	0.00
ENTRY WALKWAY	359.00	sf	0.00	sf	5.00	sf	0.00
DECK OR PATIO	504.00	sf	504.00	sf	481.00	sf	0.00
NORTH ADDITION (GARAGE)	753.00	sf	753.00	sf	155.00	sf	753.00
EXIST 3 SEASON PORCH	125.00	sf	125.00	sf	125.00	sf	0.00
EXIST MAIN HOUSE	864.00	sf	864.00	sf	852.00	sf	864.00
EXIST SHED	140.00	sf	140.00	sf	140.00	sf	0.00
TOTAL PHASE I	3,664.00	sf	2,386.00	sf	1,758.00	sf	1,617.00
% COVERAGE	11.23	%	7.31	%	6.24	%	4.95
REMAINING SITE AREA	28,977.00	sf	30,255.00	sf	26,425.00	sf	31,024.00
<b>PHASE I '+ PHASE II</b>							
<b>STRUCTURE PROPOSED</b>							
SITE	AREA TOTAL		BLDG COVERAGE		AREA WB		HEATED FP
	32,641.00	sf	32,641.00	sf	28,183.00	sf	32,641.00
EXIST DRIVEWAY	919.00	sf	0.00	sf	0.00	sf	0.00
ENTRY WALKWAY	359.00	sf	0.00	sf	5.00	sf	0.00
DECK OR PATIO	504.00	sf	504.00	sf	481.00	sf	0.00
NORTH ADDITION (GARAGE)	753.00	sf	753.00	sf	155.00	sf	753.00
SOUTH ADDITION (GREAT RM)	315.00	sf	315.00	sf	315.00	sf	315.00
EXIST MAIN HOUSE	864.00	sf	864.00	sf	852.00	sf	864.00
EXIST SHED	140.00	sf	140.00	sf	140.00	sf	0.00
TOTAL '+ PHASE II	3,854.00	sf	2,576.00	sf	1,948.00	sf	1,932.00
% COVERAGE	11.81	%	7.89	%	6.91	%	5.92
REMAINING SITE AREA	28,787.00	sf	30,065.00	sf	26,235.00	sf	30,709.00

EXIST GROSS FLOOR AREA	AREA EXIST		DEMO	
1st EXIST GARAGE & BR-WAY	587.00	sf	587.00	sf
2nd EXIST GARAGE	351.00	sf	351.00	sf
1st EXIST MAIN HOUSE	785.00	sf	0.00	sf
2nd EXIST MAIN HOUSE	662.00	sf	0.00	sf
1st EXIST 3 SEASON PORCH (D)	125.00	sf	125.00	sf
TOTAL GROSS	2,510.00	sf	1,063.00	sf
PROPOSED GROSS FLOOR AREA	PHASE I		+ PHASE II	
1st NORTH ADDITION	716.00	sf	716.00	sf
2nd NORTH ADDITION	652.00	sf	652.00	sf
1st EXIST MAIN HOUSE	785.00	sf	785.00	sf
2nd EXIST MAIN HOUSE	672.00	sf	672.00	sf
1st EXIST 3 SEASON PORCH	125.00	sf	0.00	sf
1st SOUTH ADDITION	0.00	sf	315.00	sf
TOTAL GROSS	2,950.00	sf	3,140.00	sf

198 ESSEX AVE

Existing Garage at North Property Line.

(Right) View from Essex Ave looking West

(Below) View from North West looking East out to  
Essex Ave



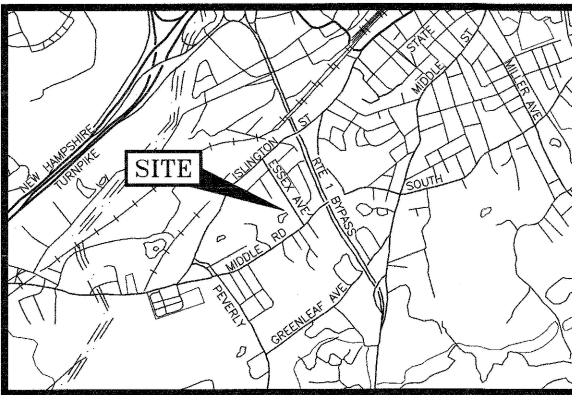


(TOP) View from Essex Ave looking West  
(Below) View from North West looking South to Wetlands and East out to Essex Ave



View from  
South  
Property line  
looking North.





**REFERENCE PLANS:**

- 1) DANIELS PARK PORTSMOUTH, N.H., BELMONT REALTY CO. PROVIDENCE, R.I., SCALE: 60' = 1", DATED JUNE 1918, PREPARED BY C.A. THAYER ENGR., RCRD PLAN# 0241
- 2) PLAN OF LOT PORTSMOUTH, N.H. FOR GEO. B. & MARIE R. UNDERWOOD, SCALE: 1 IN. = 40 FT., DATED OCT. 1972, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD PLAN B-3290
- 3) EXISTING CONDITIONS SITE PLAN FOR PROPERTY AT 88 SIMS AVENUE PORTSMOUTH, COUNTY OF ROCKINGHAM, NEW HAMPSHIRE OWNED BY CHANCE B. ALLEN & EDWARD R. ALLEN, SCALE: 1" = 10', DATED 5/22/17, PREPARED BY NORTH EASTERLY SURVEYING, INC., NOT RECORDED

LOCATION MAP SCALE: 1" = 2000'

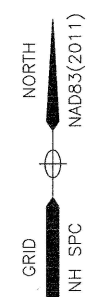
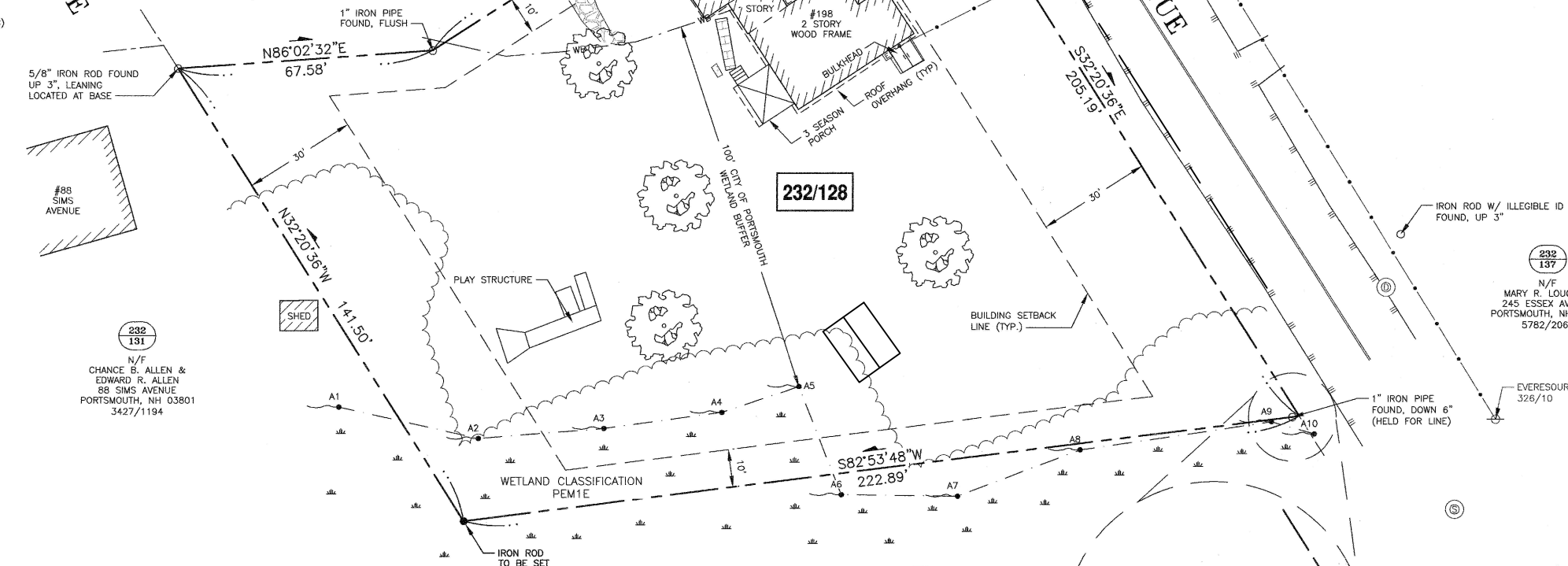
**LEGEND:**

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- REGISTRY OF DEEDS
- MAP 11 / LOT 21
- BOUNDARY LINE
- BUILDING SETBACK LINE
- RAILROAD SPIKE FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- IRON ROD SET
- SEWER LINE
- OVERHEAD ELECTRIC/WIRES
- EDGE OF PAVEMENT (EP)
- WETLAND BUFFER LINE
- EDGE OF WETLAND
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- GAS SHUT OFF
- HYDRANT
- METER (GAS, WATER, ELECTRIC)
- CATCH BASIN
- SEWER MANHOLE
- DRAIN MANHOLE
- TYP. TYPICAL

**SIMS AVENUE**

**ESSEX AVENUE (50' WIDE)**

**232/128**



**WETLAND NOTES:**

- 1) WETLAND DELINEATED BY STEVEN D. RIKER, CWS ON 1/10/20 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
  - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2019).
  - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
  - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
  - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-8282  
Fax (603) 436-2315

**NOTES:**

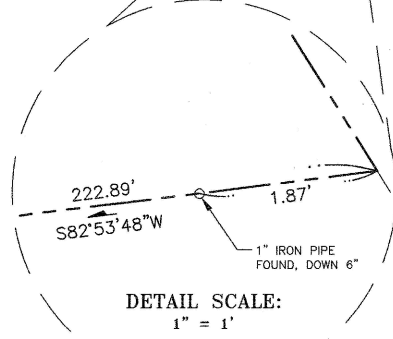
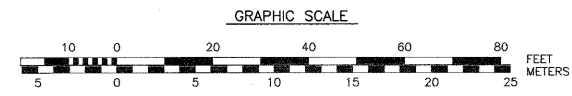
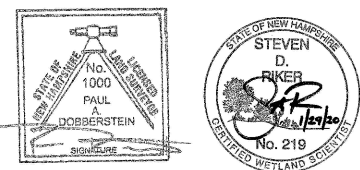
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 232 AS LOT 128.
- 2) OWNERS OF RECORD:  
ROBERT WESTHELLE &  
WHITNEY WESTHELLE  
198 ESSEX AVENUE  
PORTSMOUTH, NH 03801  
5069/2070  
RCRD PLAN# 0241
- 3) PARCEL IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270E. EFFECTIVE DATE 17 MAY 2005.
- 4) EXISTING LOT AREA:  
32,641 S.F.  
0.7493 ACRES
- 5) PARCEL IS LOCATED IN SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
 

MIN. LOT AREA:	15,000 S.F.
FRONTAGE:	100 FEET
DEPTH:	100 FEET
SETBACKS:	
FRONT	30 FEET
SIDE	10 FEET
REAR	30 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE:	20%
MINIMUM OPEN SPACE:	40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF ASSESSOR'S MAP 232 LOT 128.

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

PAUL A. DOBBERSTEIN, LLS #1000  
DATE: 1/29/2020



NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/27/20
REVISIONS		

**STANDARD BOUNDARY SURVEY**  
**TAX MAP 232 - LOT 128**  
OWNERS:  
**ROBERT WESTHELLE & WHITNEY WESTHELLE**  
198 ESSEX AVENUE  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

EXIST SITE PLAN ZONING INFO Robert & Whitney Westhelle :: 198 Essex Avenue :: Portsmouth, NH 03801 :: FEB 01, 2023

# SITE PLAN A

1" = 20'-0" scale

ROBERT & WHITNEY WESTHELLE  
198 ESSEX AVENUE  
PORTSMOUTH, NEW HAMPSHIRE 03801

LOT-UNIT NUMBER: 128  
PARCEL AREA: 0.865 AC = 37,679.4 SF  
TAX MAP: 232

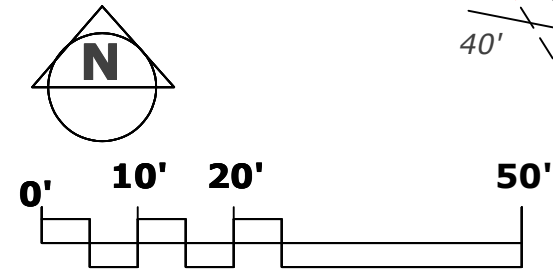
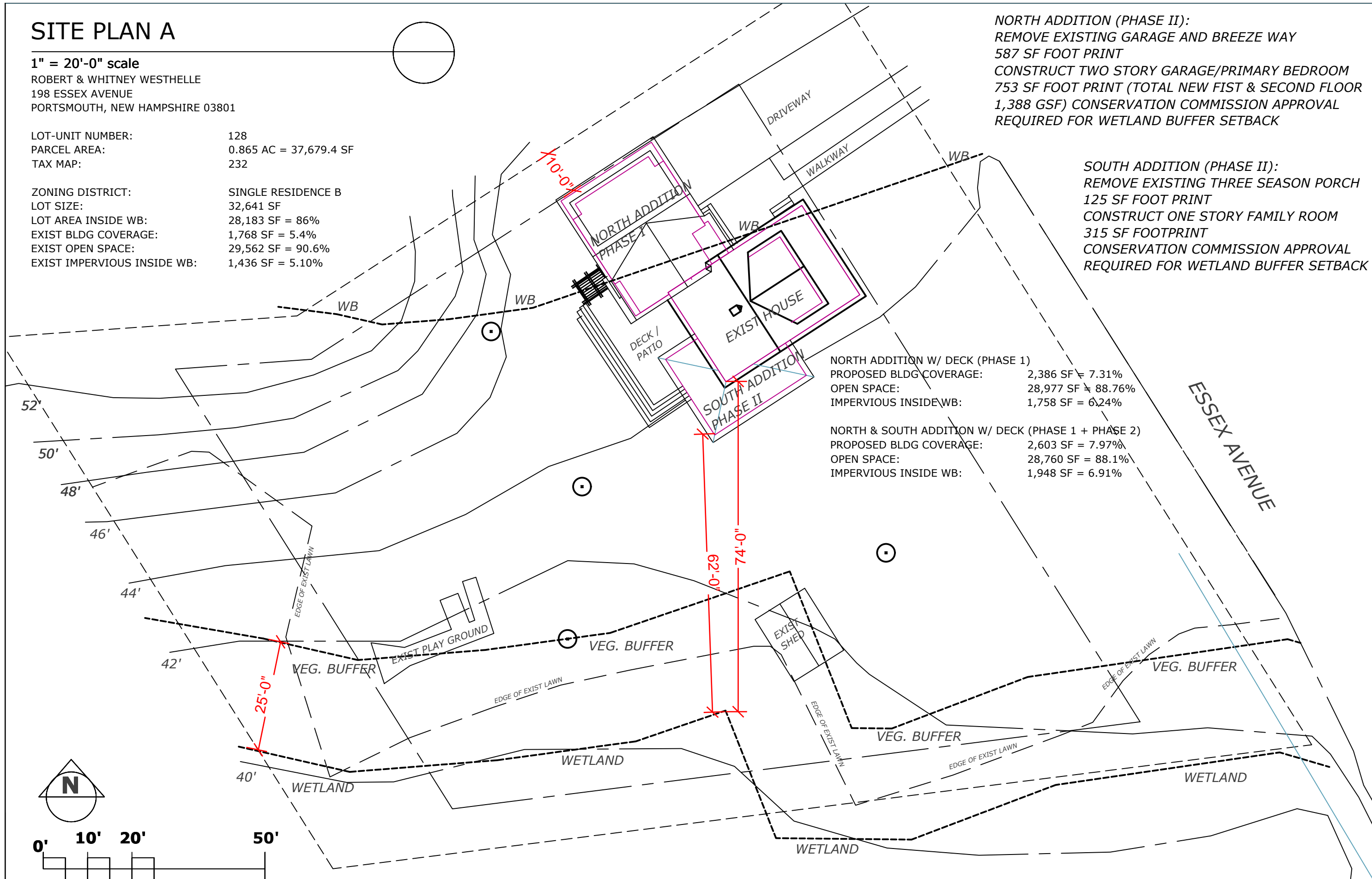
ZONING DISTRICT: SINGLE RESIDENCE B  
LOT SIZE: 32,641 SF  
LOT AREA INSIDE WB: 28,183 SF = 86%  
EXIST BLDG COVERAGE: 1,768 SF = 5.4%  
EXIST OPEN SPACE: 29,562 SF = 90.6%  
EXIST IMPERVIOUS INSIDE WB: 1,436 SF = 5.10%

**NORTH ADDITION (PHASE II):**  
REMOVE EXISTING GARAGE AND BREEZE WAY  
587 SF FOOT PRINT  
CONSTRUCT TWO STORY GARAGE/PRIMARY BEDROOM  
753 SF FOOT PRINT (TOTAL NEW FIRST & SECOND FLOOR  
1,388 GSF) CONSERVATION COMMISSION APPROVAL  
REQUIRED FOR WETLAND BUFFER SETBACK

**SOUTH ADDITION (PHASE II):**  
REMOVE EXISTING THREE SEASON PORCH  
125 SF FOOT PRINT  
CONSTRUCT ONE STORY FAMILY ROOM  
315 SF FOOTPRINT  
CONSERVATION COMMISSION APPROVAL  
REQUIRED FOR WETLAND BUFFER SETBACK

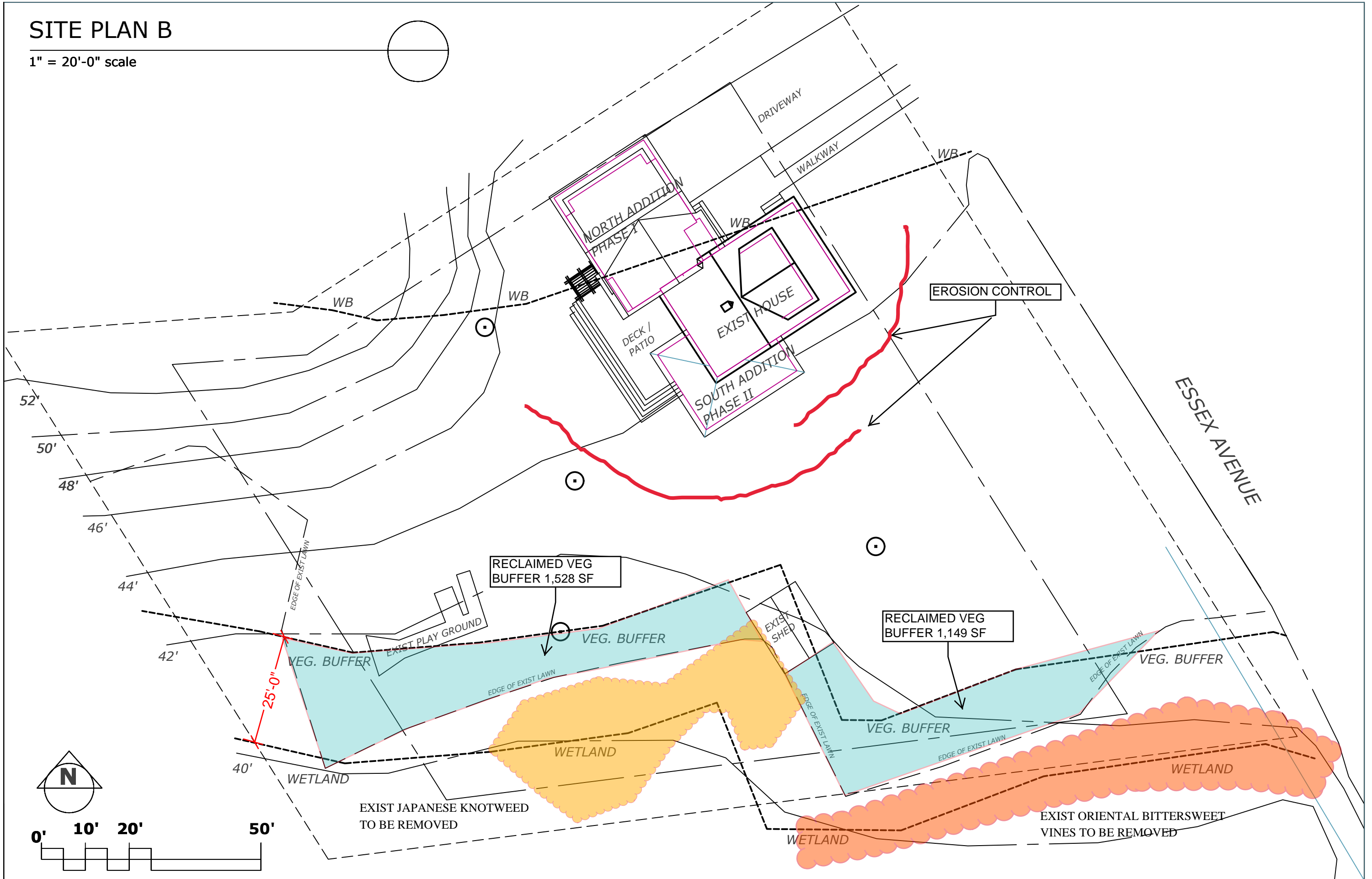
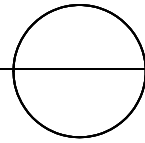
**NORTH ADDITION W/ DECK (PHASE 1)**  
PROPOSED BLDG COVERAGE: 2,386 SF = 7.31%  
OPEN SPACE: 28,977 SF = 88.76%  
IMPERVIOUS INSIDE WB: 1,758 SF = 6.24%

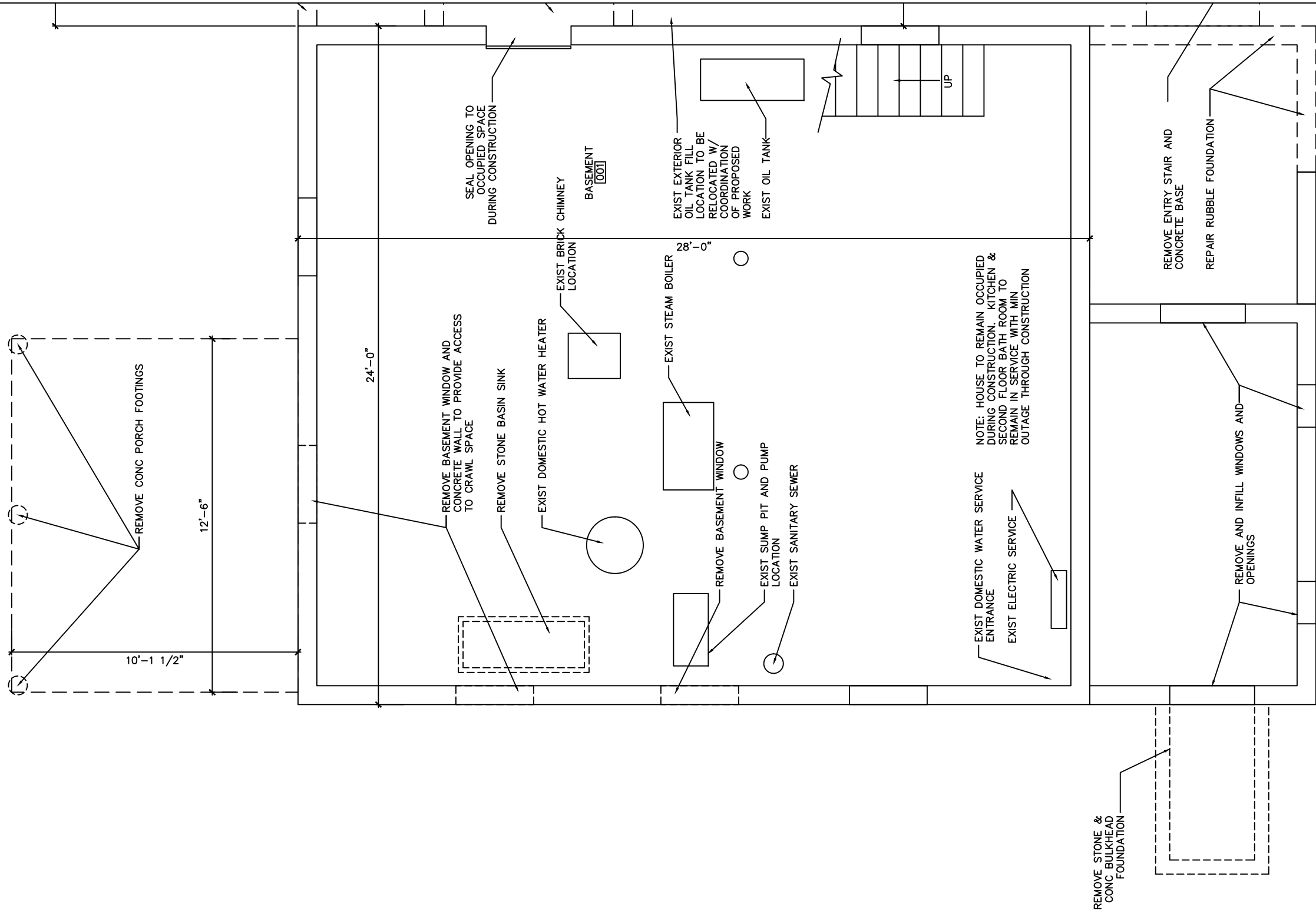
**NORTH & SOUTH ADDITION W/ DECK (PHASE 1 + PHASE 2)**  
PROPOSED BLDG COVERAGE: 2,603 SF = 7.97%  
OPEN SPACE: 28,760 SF = 88.1%  
IMPERVIOUS INSIDE WB: 1,948 SF = 6.91%



# SITE PLAN B

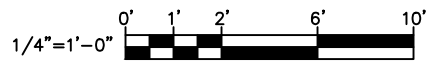
1" = 20'-0" scale





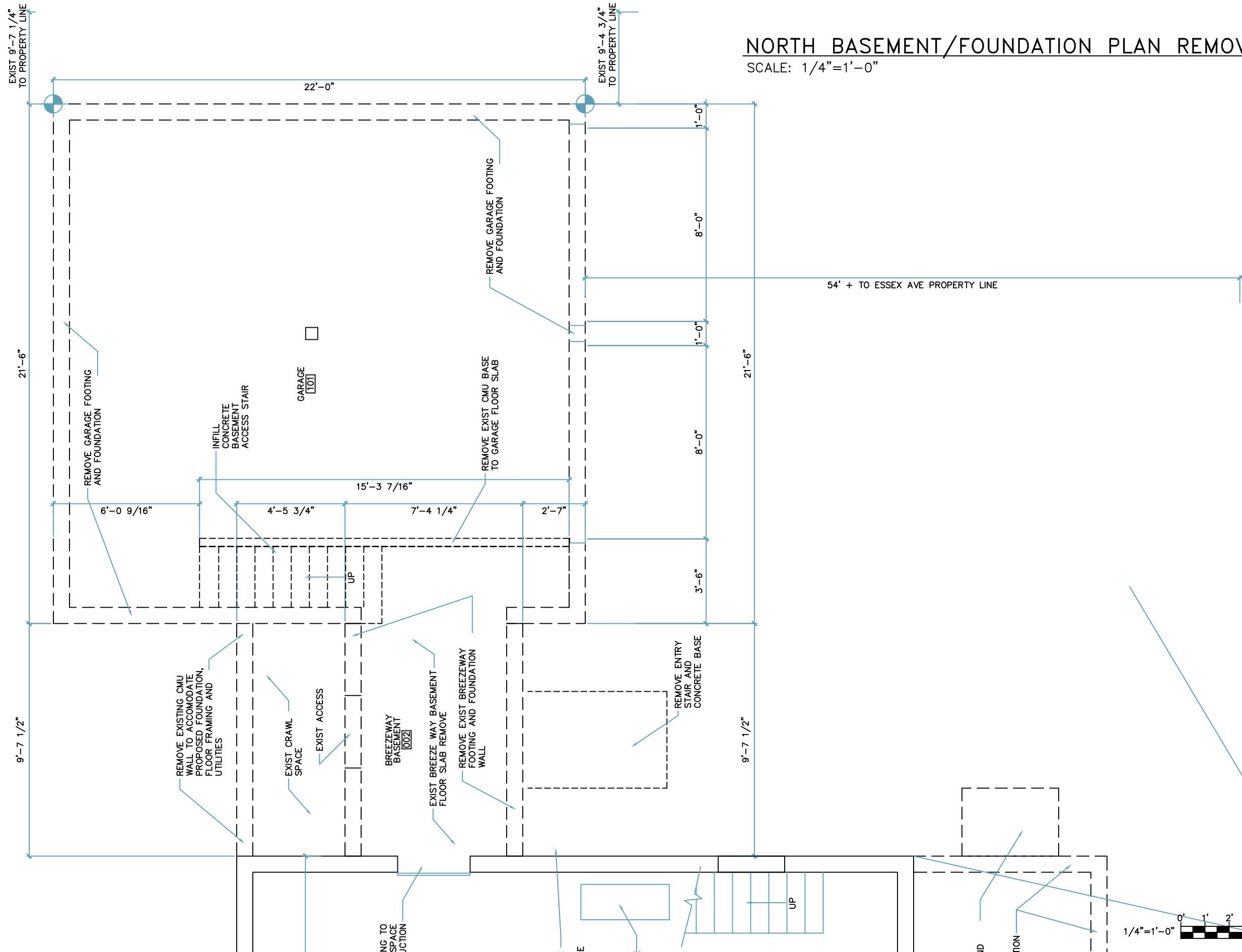
**SOUTH BASEMENT/FOUNDATION PLAN REMOVALS**

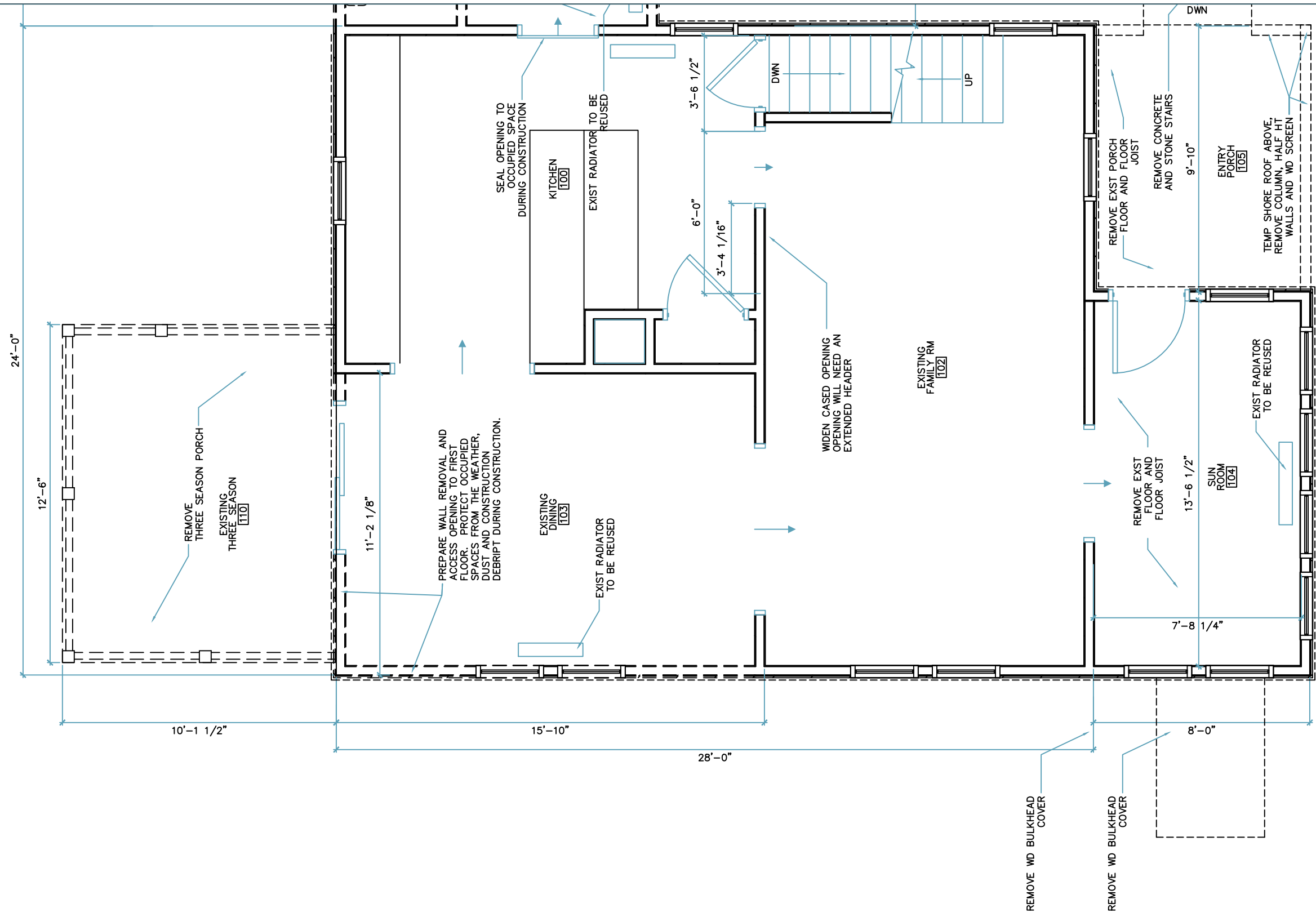
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# NORTH BASEMENT/FOUNDATION PLAN REMOVALS

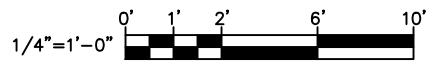
SCALE: 1/4"=1'-0"





**SOUTH FIRST FLOOR PLAN REMOVALS**

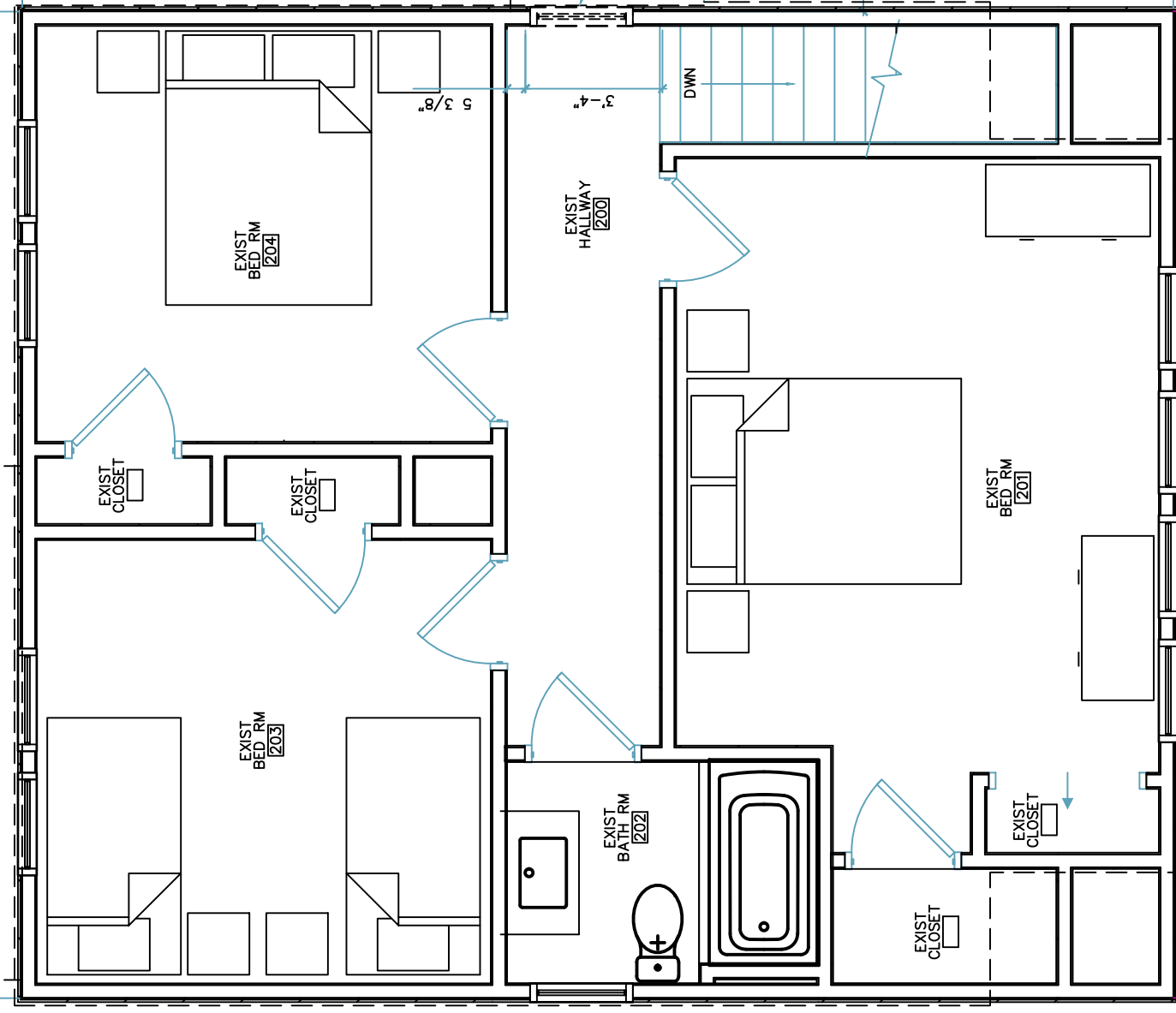
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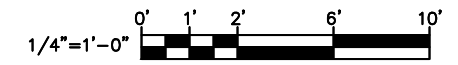
24'-0"

REMOVE  
THREE SEASON PORCH

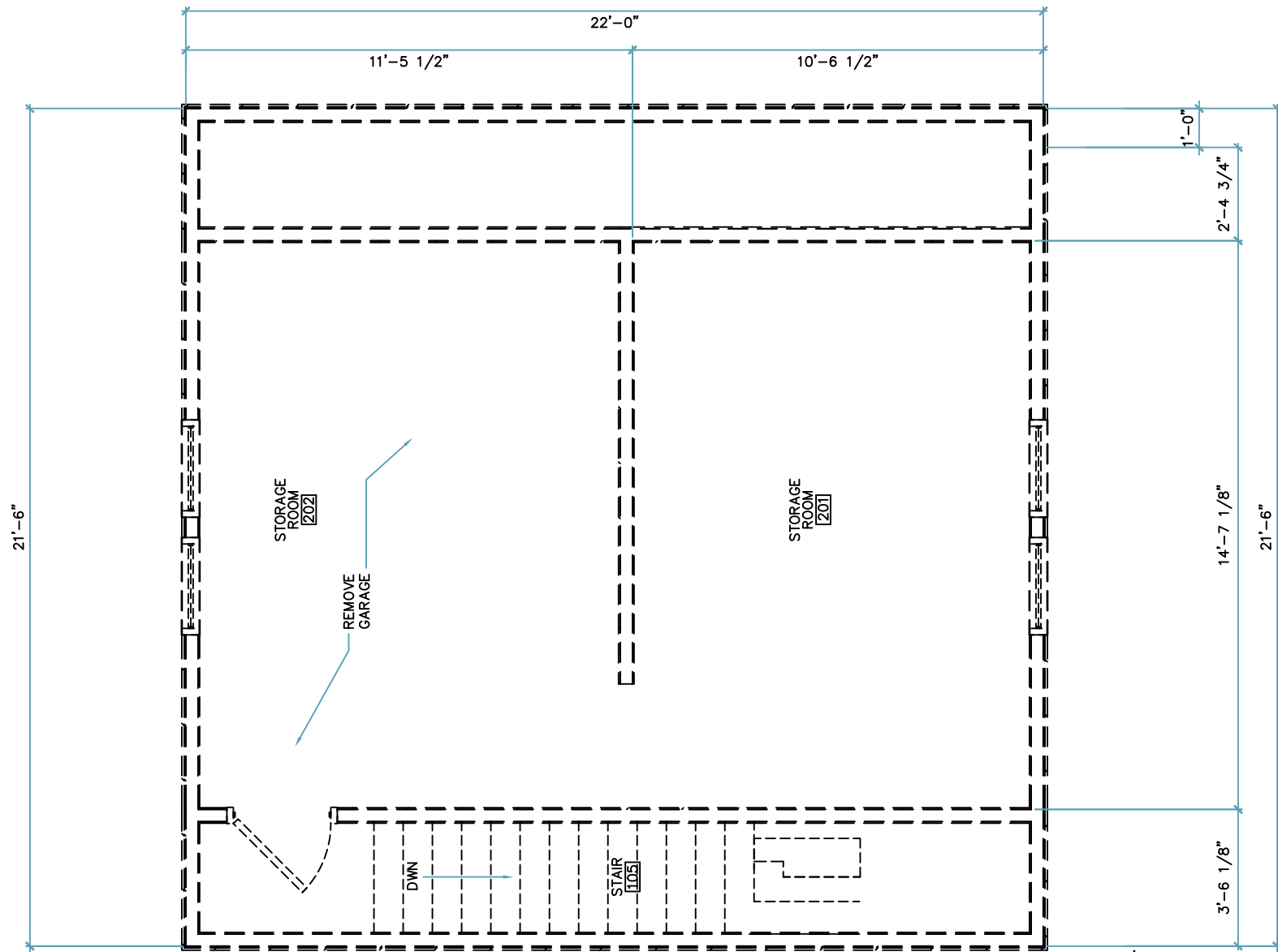


**SOUTH SECOND FLOOR PLAN REMOVALS**

SCALE: 1/4"=1'-0"







STORAGE ROOM  
202

REMOVE  
GARAGE

STORAGE ROOM  
201

DWN

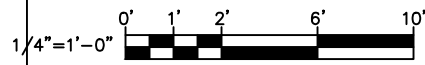
STAIR  
105

REMOVE  
BREEZEWAY BELOW

PREPARE WALL REMOVAL AND  
ACCESS OPENING TO SECOND  
FLOOR. PROTECT OCCUPIED  
SPACES FROM THE WEATHER,  
DUST AND CONSTRUCTION  
DEBRIT DURING CONSTRUCTION.

**NORTH SECOND FLOOR PLAN REMOVALS**

SCALE: 1/4"=1'-0"



21'-6"

9'-7 1/2"

22'-0"

11'-5 1/2"

10'-6 1/2"

1'-0"

2'-4 3/4"

14'-7 1/8"

21'-6"

3'-6 1/8"

9'-7 1/2"

16'-7"

28'-0"

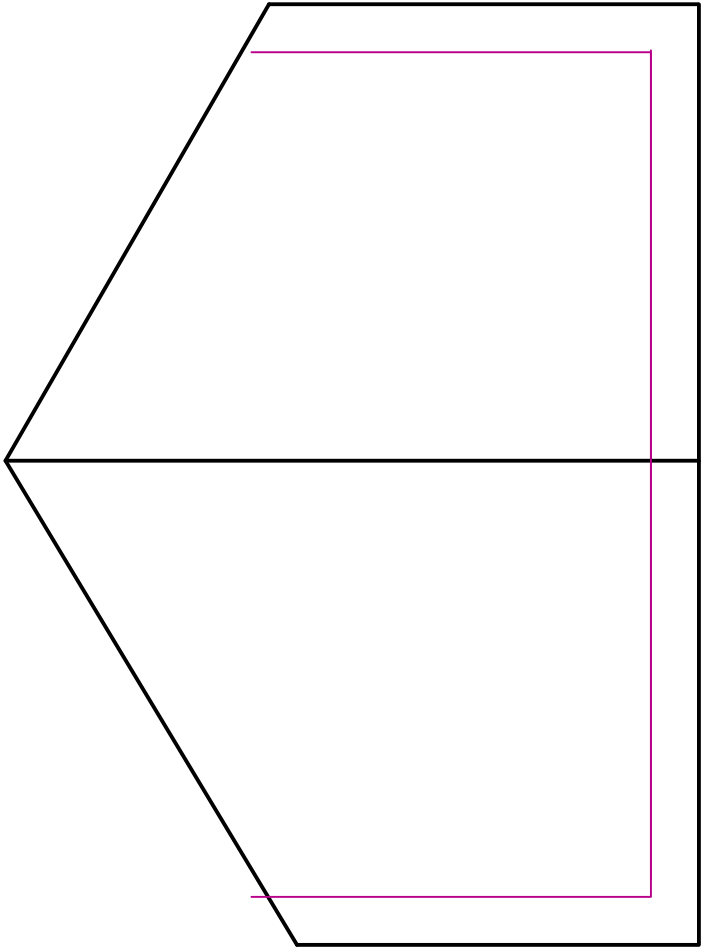
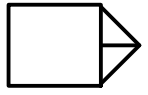
5 3/8"

3'-4"

DWN

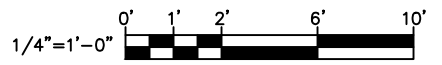
SOUTH ADDITION - REMOVE  
THREE SEASON PORCH

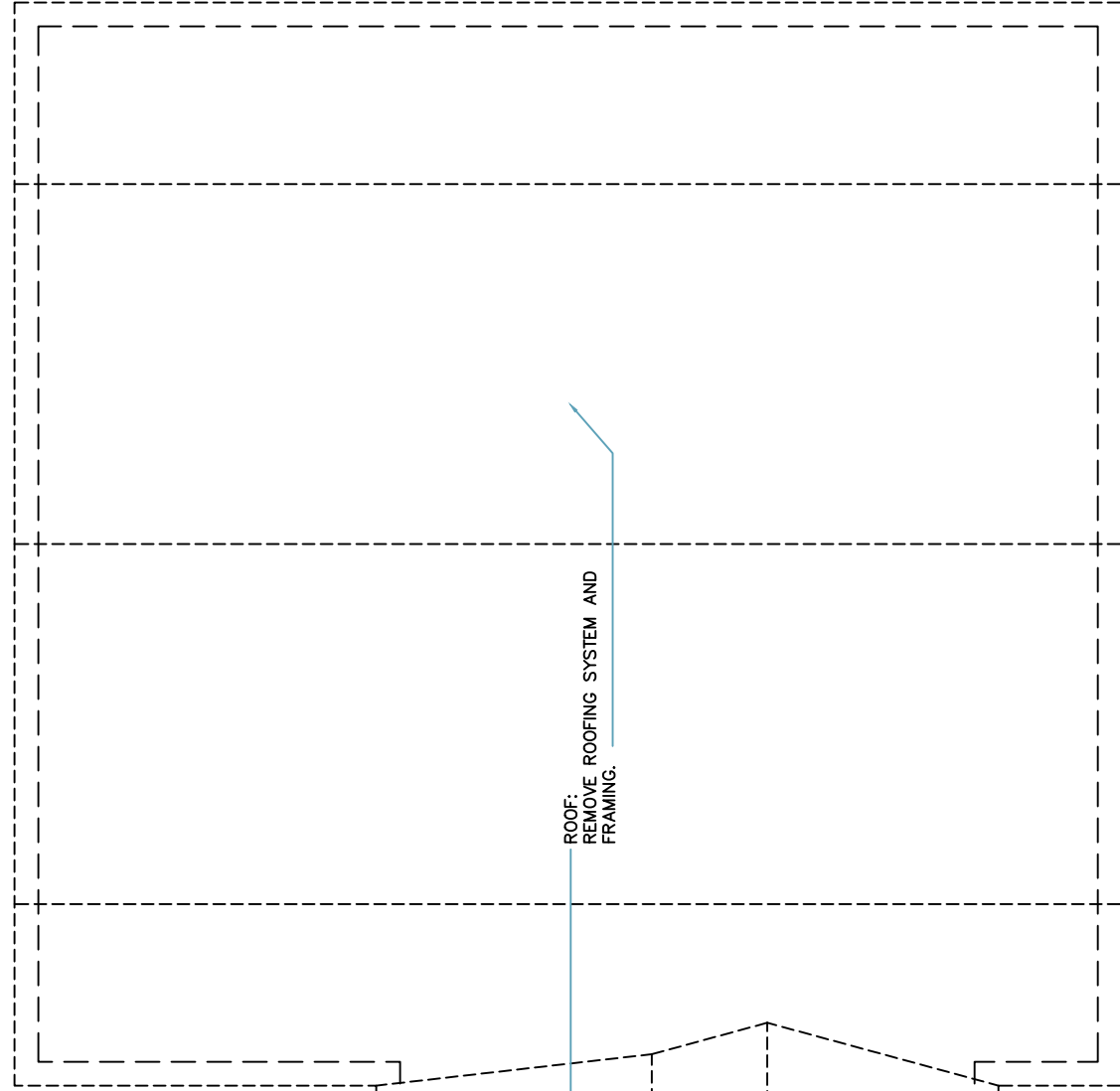
EXISTING ROOF TO REMAIN.  
OPTIONS TO REMOVE  
ASPHALT SHINGLES AND  
REPLACE WITH EXTERIOR  
INSULATION AND NEW  
STANDING SEAM MTL ROOF.



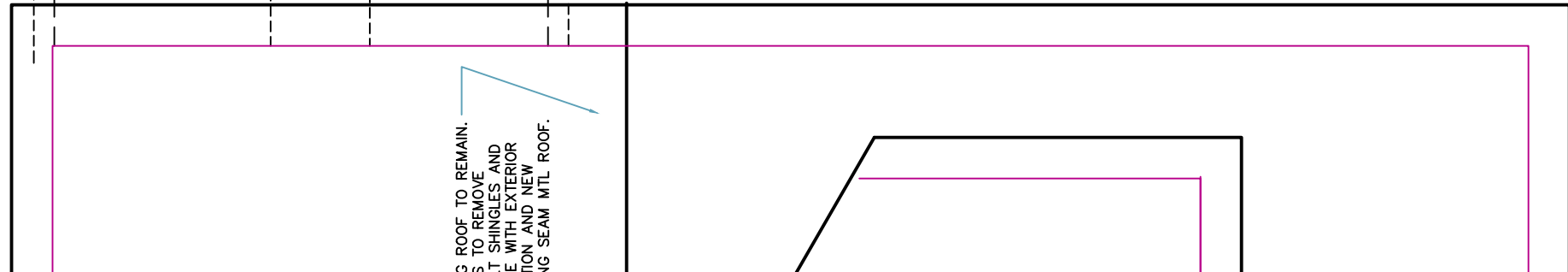
### SOUTH ROOF PLAN REMOVALS

SCALE: 1/4"=1'-0"





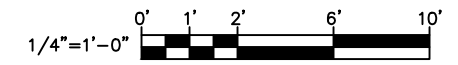
ROOF:  
REMOVE ROOFING SYSTEM AND  
FRAMING.



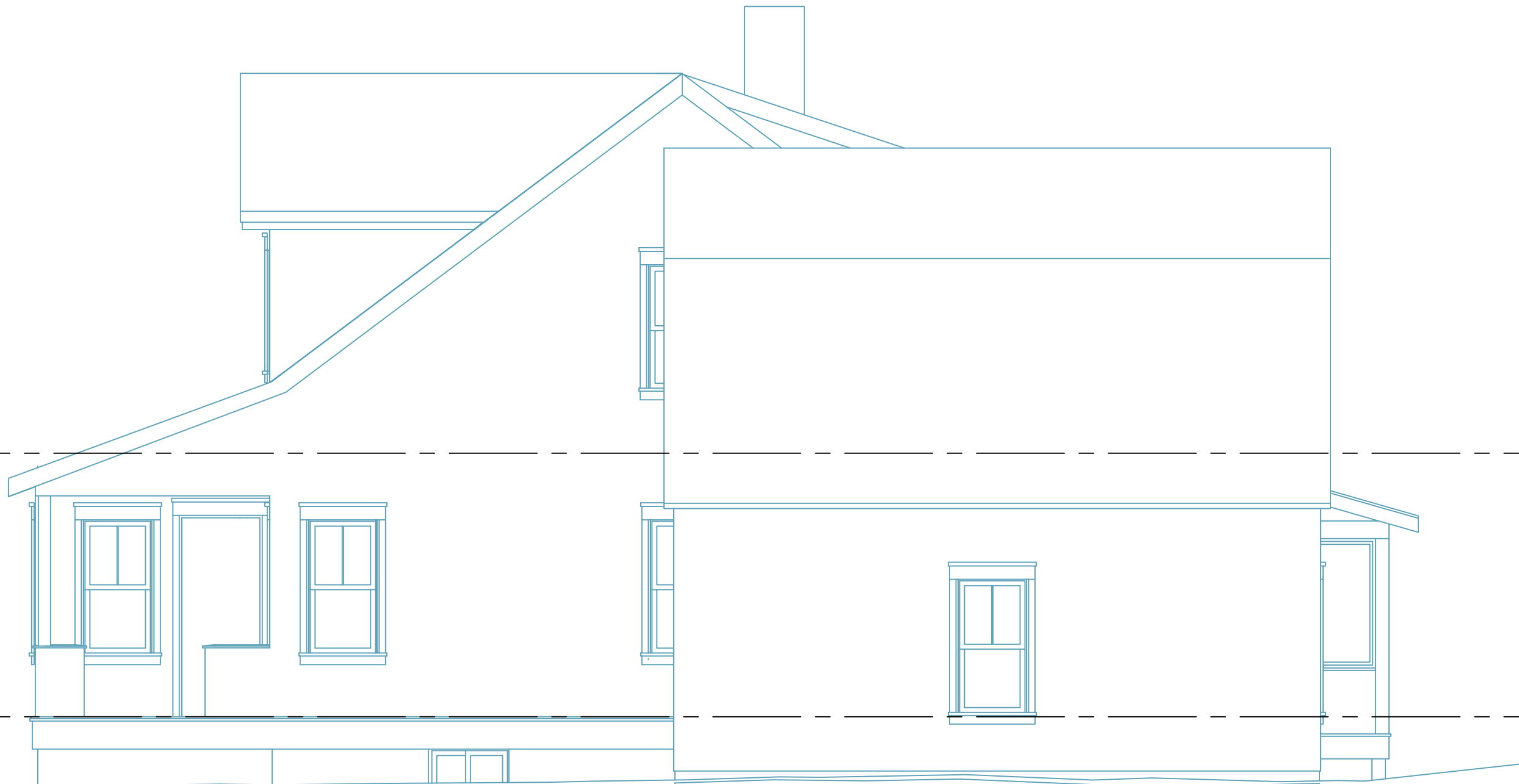
G ROOF TO REMAIN.  
S TO REMOVE  
IT SHINGLES AND  
LE WITH EXTERIOR  
TION AND NEW  
NG SEAM MTL ROOF.

**NORTH ROOF PLAN REMOVALS** 

SCALE: 1/4"=1'-0"



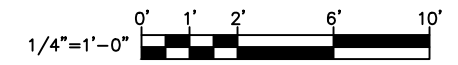




EXISTING HOUSE

REMOVALS NORTH ADDITION

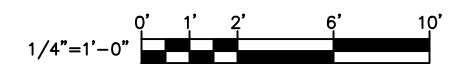
**EXIST NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

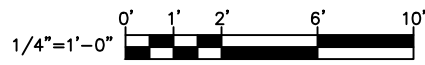
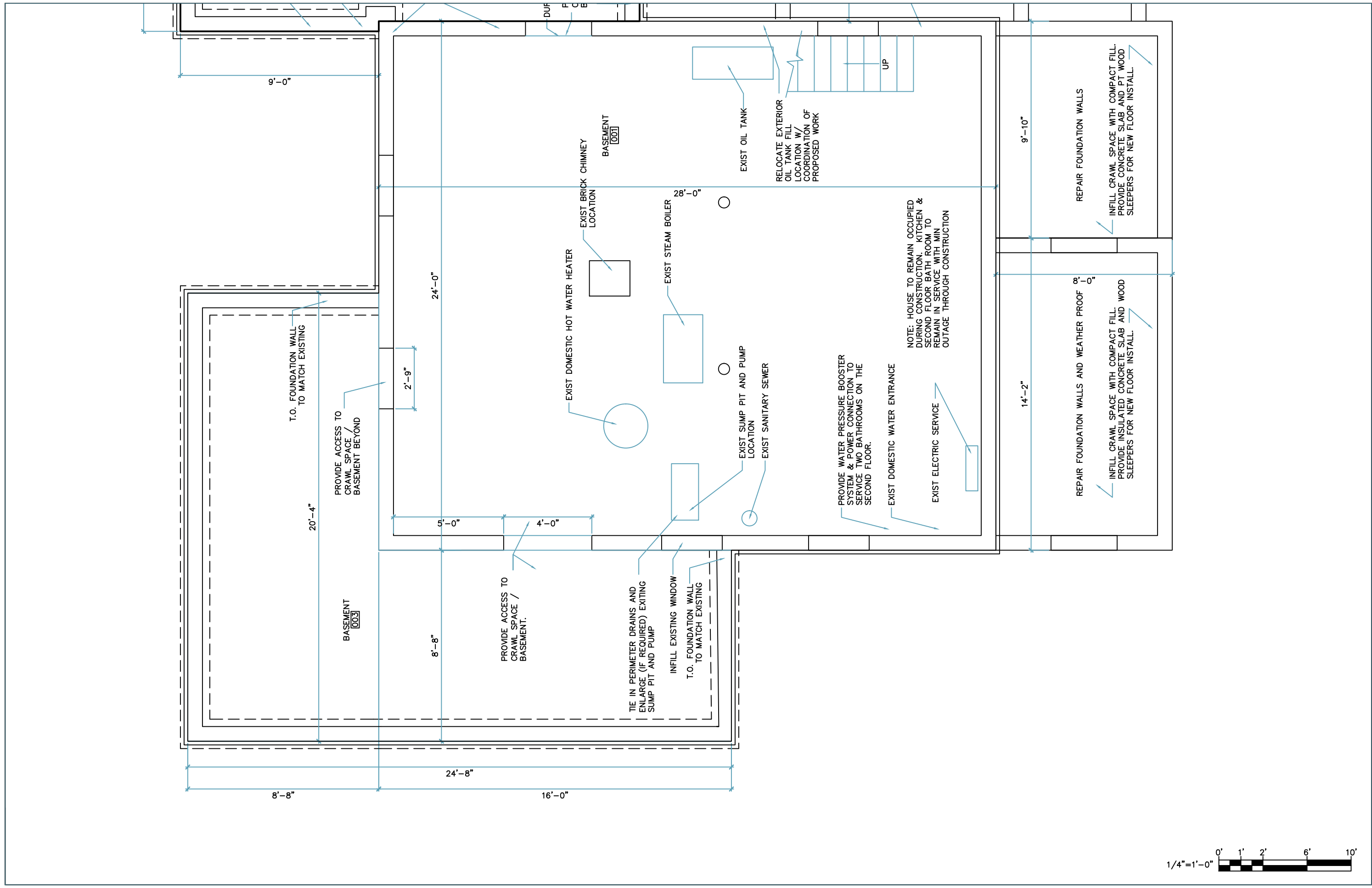




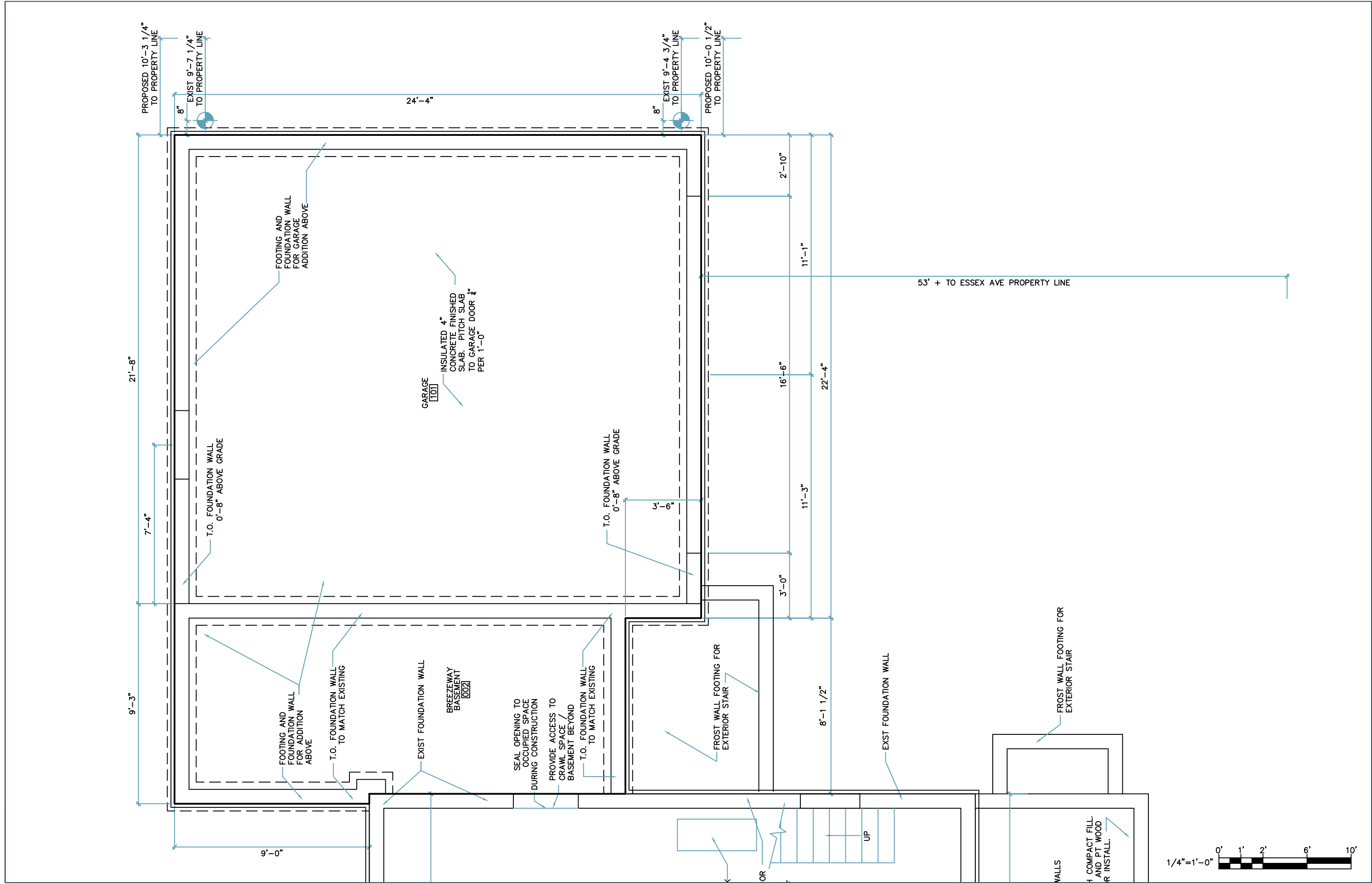
**EXIST SOUTH ELEVATION**

SCALE: 1/4"=1'-0"



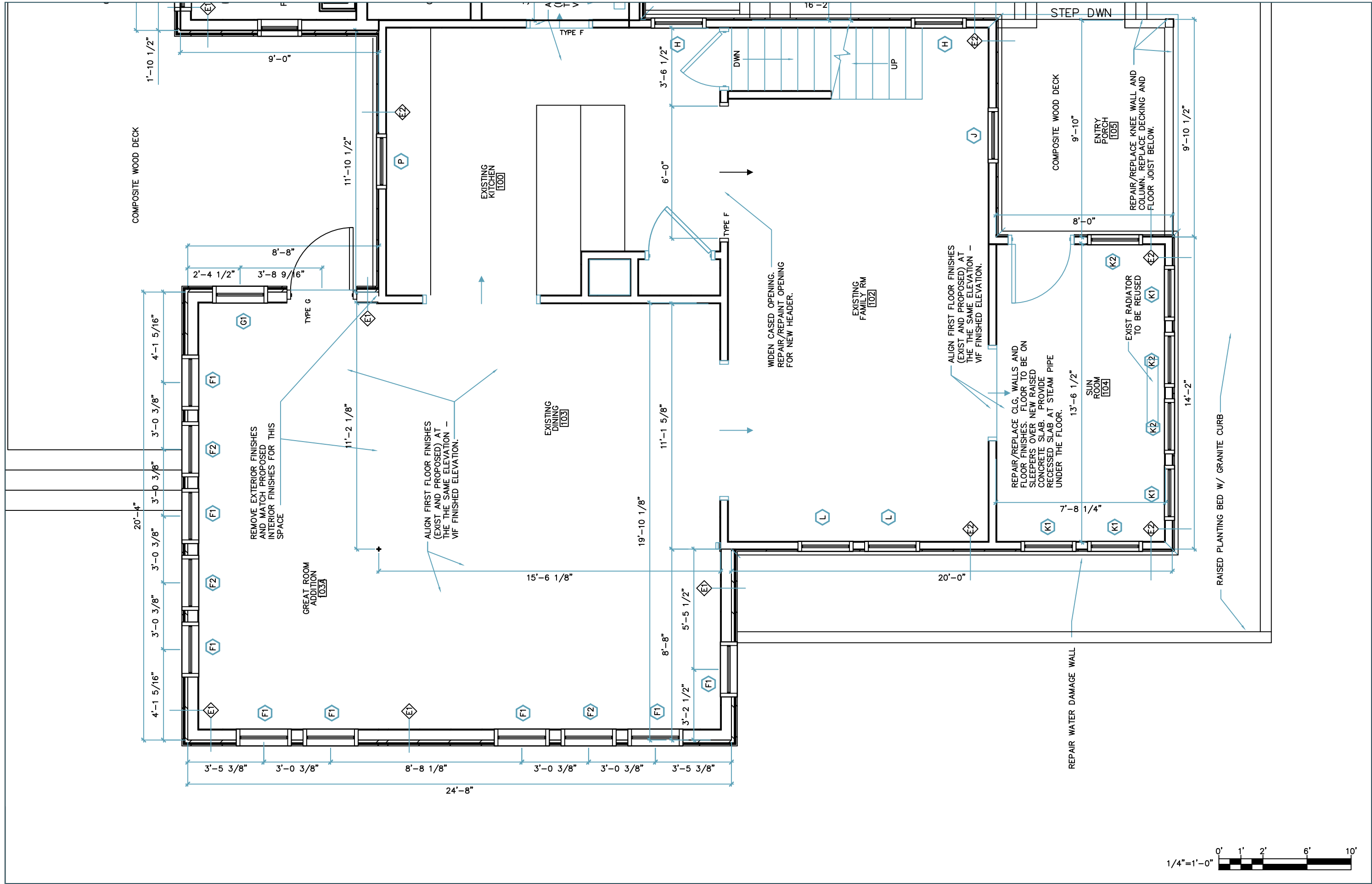


**SOUTH BASEMENT / FOUNDATION PLAN**



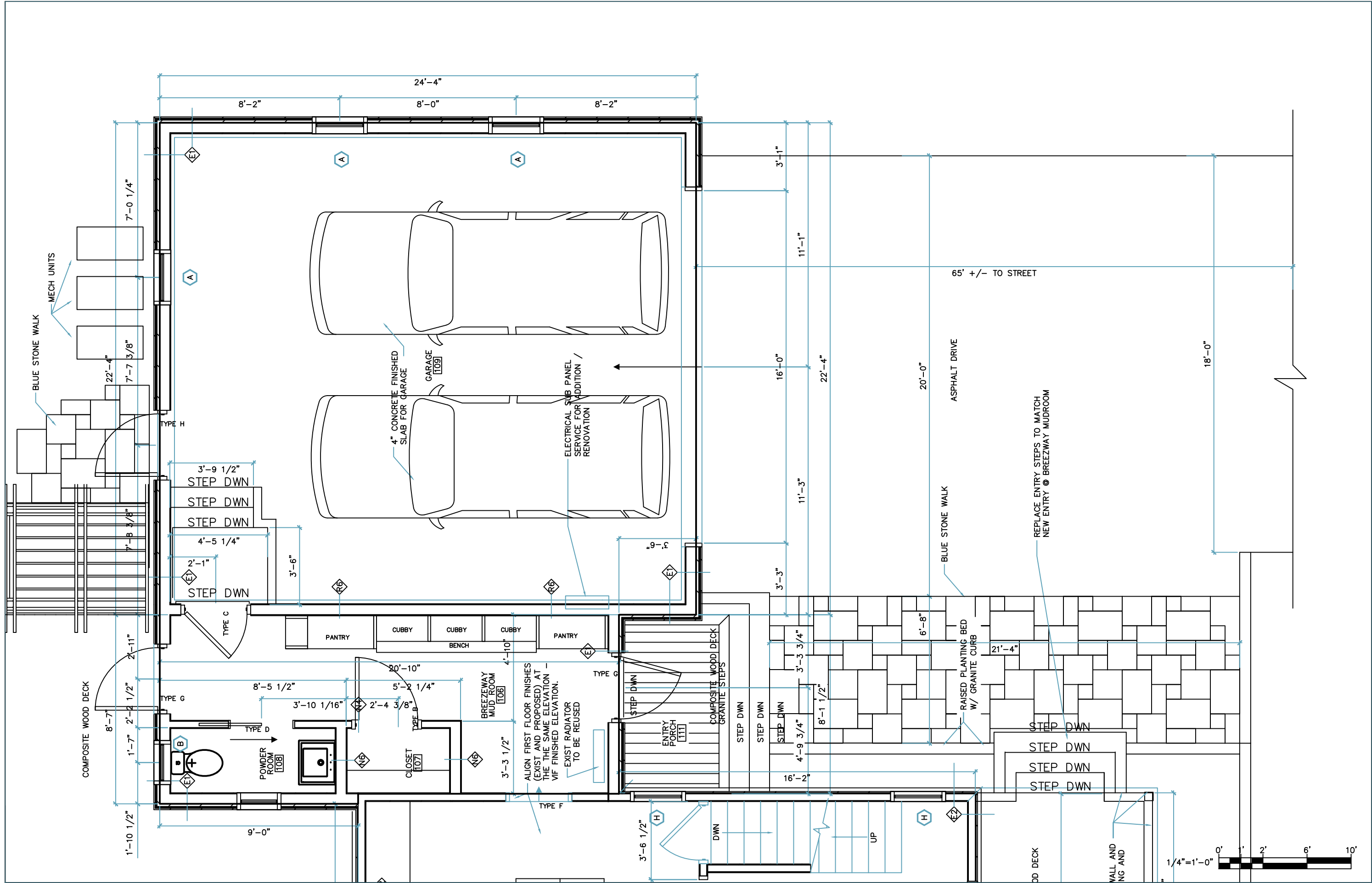
**NORTH BASEMENT / FOUNDATION PLAN**





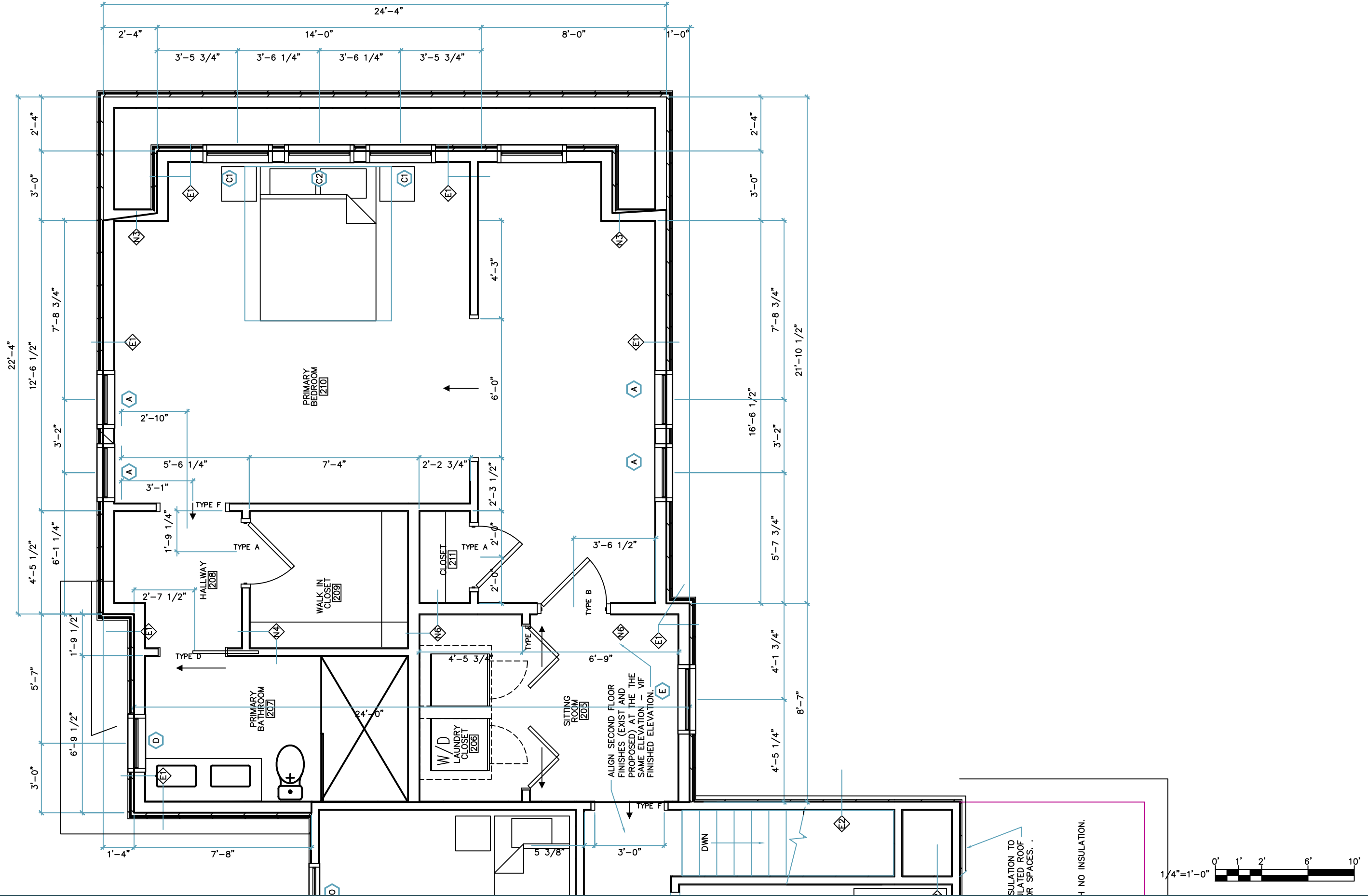
**SOUTH FIRST FLOOR PLAN**

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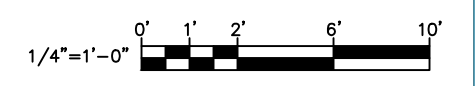
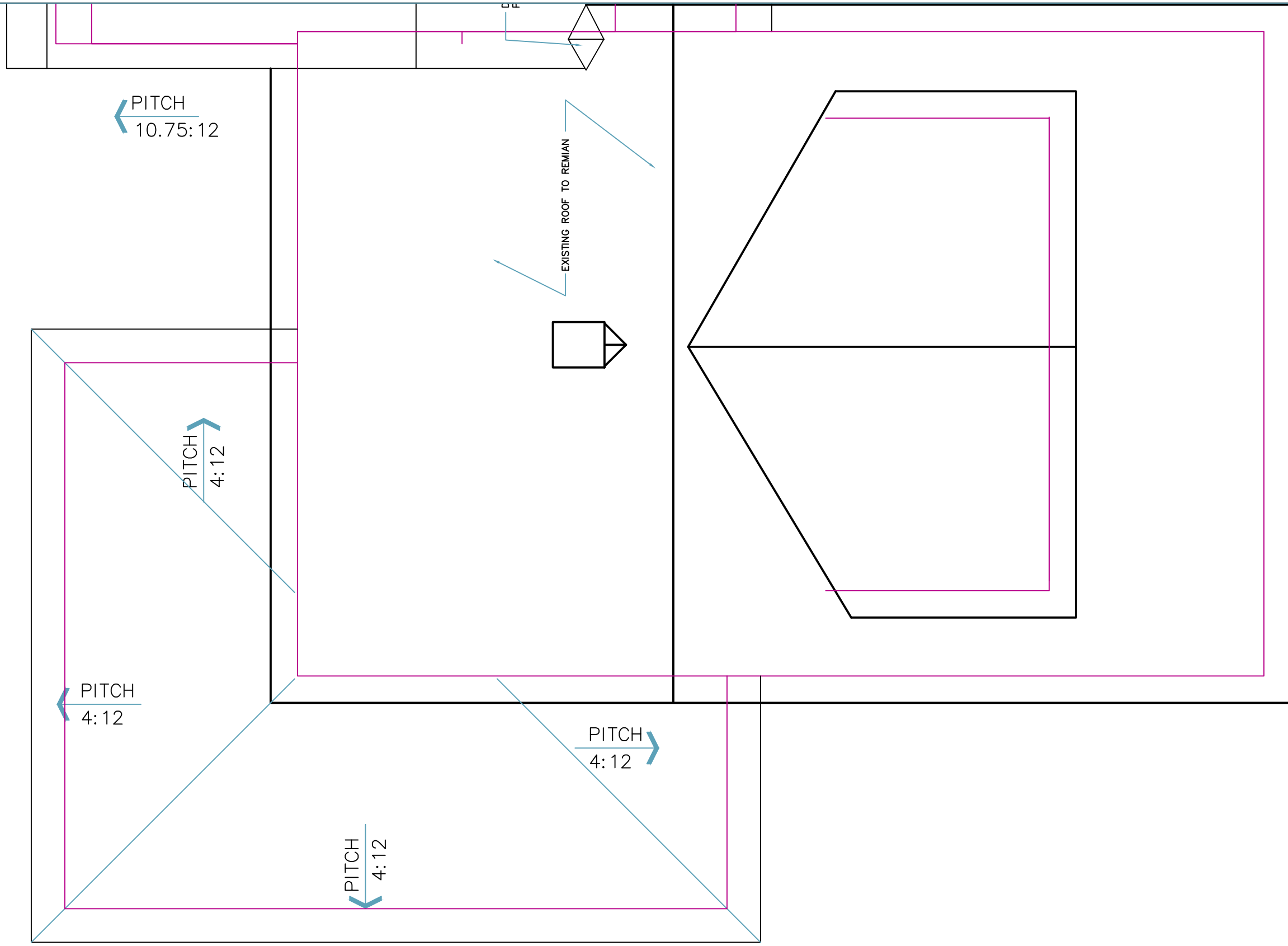


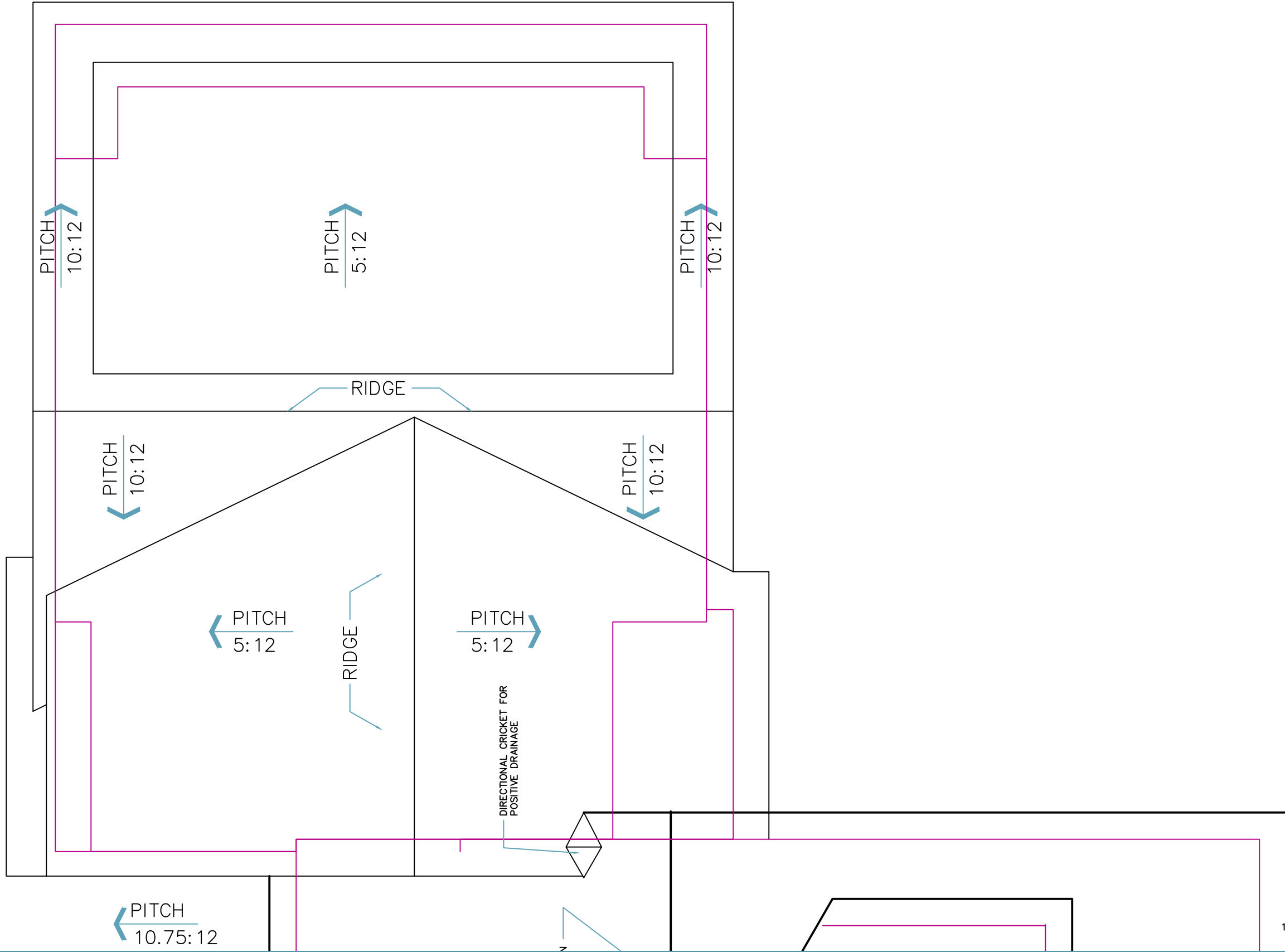
**NORTH FIRST FLOOR PLAN**

Robert & Whitney Westhelle :: 198 Essex Avenue :: Portsmouth, NH 03801 :: FEB 01, 2023



**NORTH SECOND FLOOR PLAN**





PITCH  
10:12

PITCH  
5:12

PITCH  
10:12

RIDGE

PITCH  
10:12

PITCH  
10:12

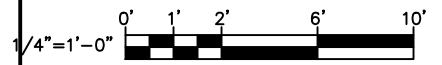
PITCH  
5:12

RIDGE

PITCH  
5:12

DIRECTIONAL CRICKET FOR  
POSITIVE DRAINAGE

PITCH  
10.75:12





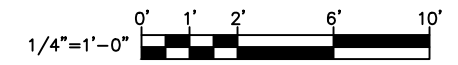


EXISTING HOUSE

NORTH ADDITION

**NORTH ELEVATION**

SCALE: 1/4"=1'-0"



1  
AE15

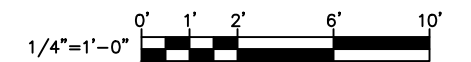


EXISTING HOUSE

SOUTH ADDITION

**WEST ELEVATION SOUTH**

SCALE: 1/4"=1'-0"





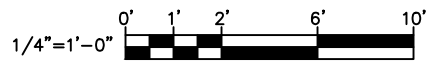


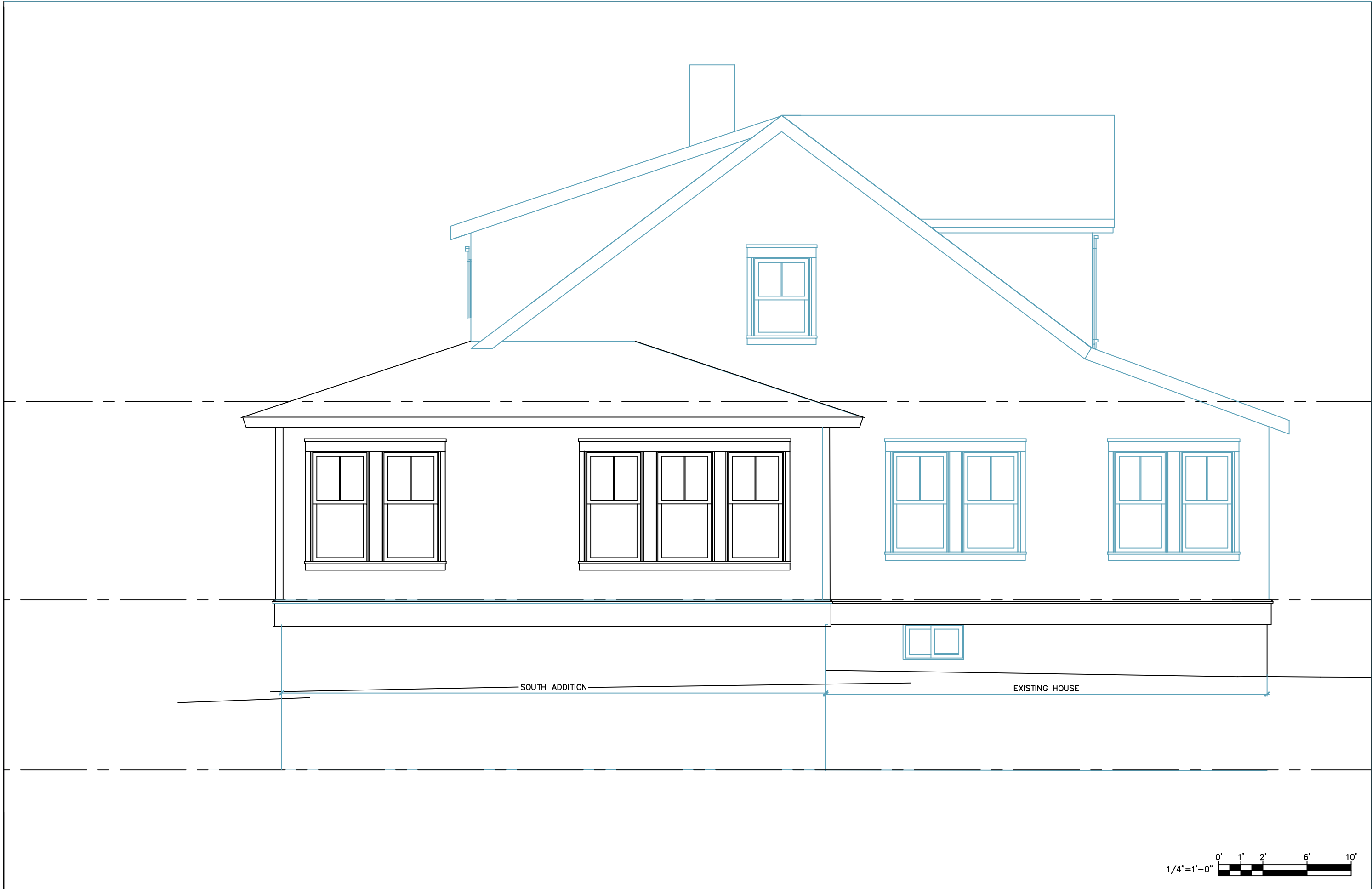
NORTH ADDITION

EXISTING HOUSE

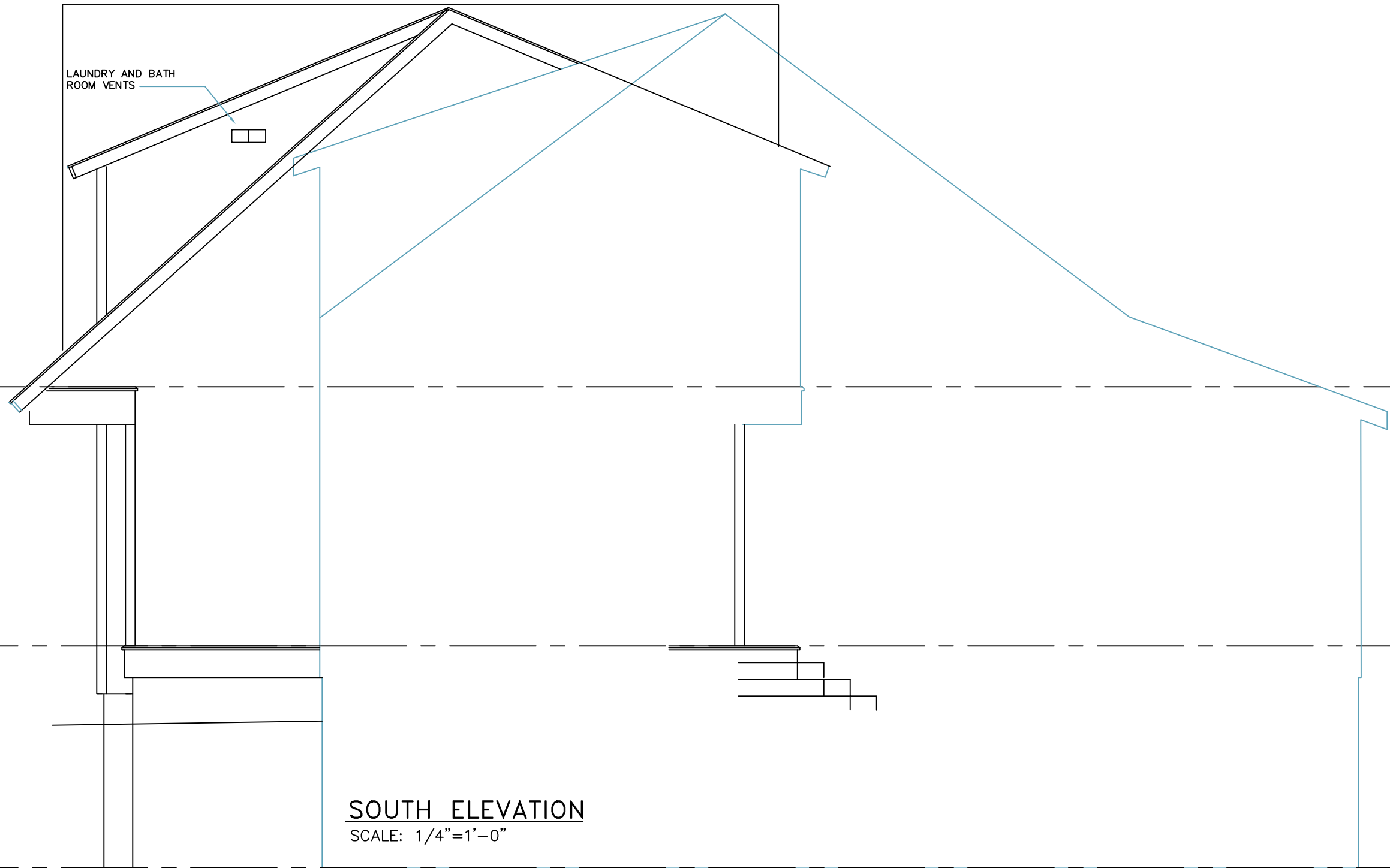
**WEST ELEVATION NORTH**  
SCALE: 1/4"=1'-0"

**WEST ELEVATION**  
SCALE: 1/4"=1'-0"

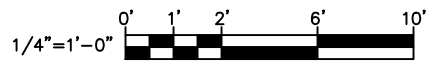


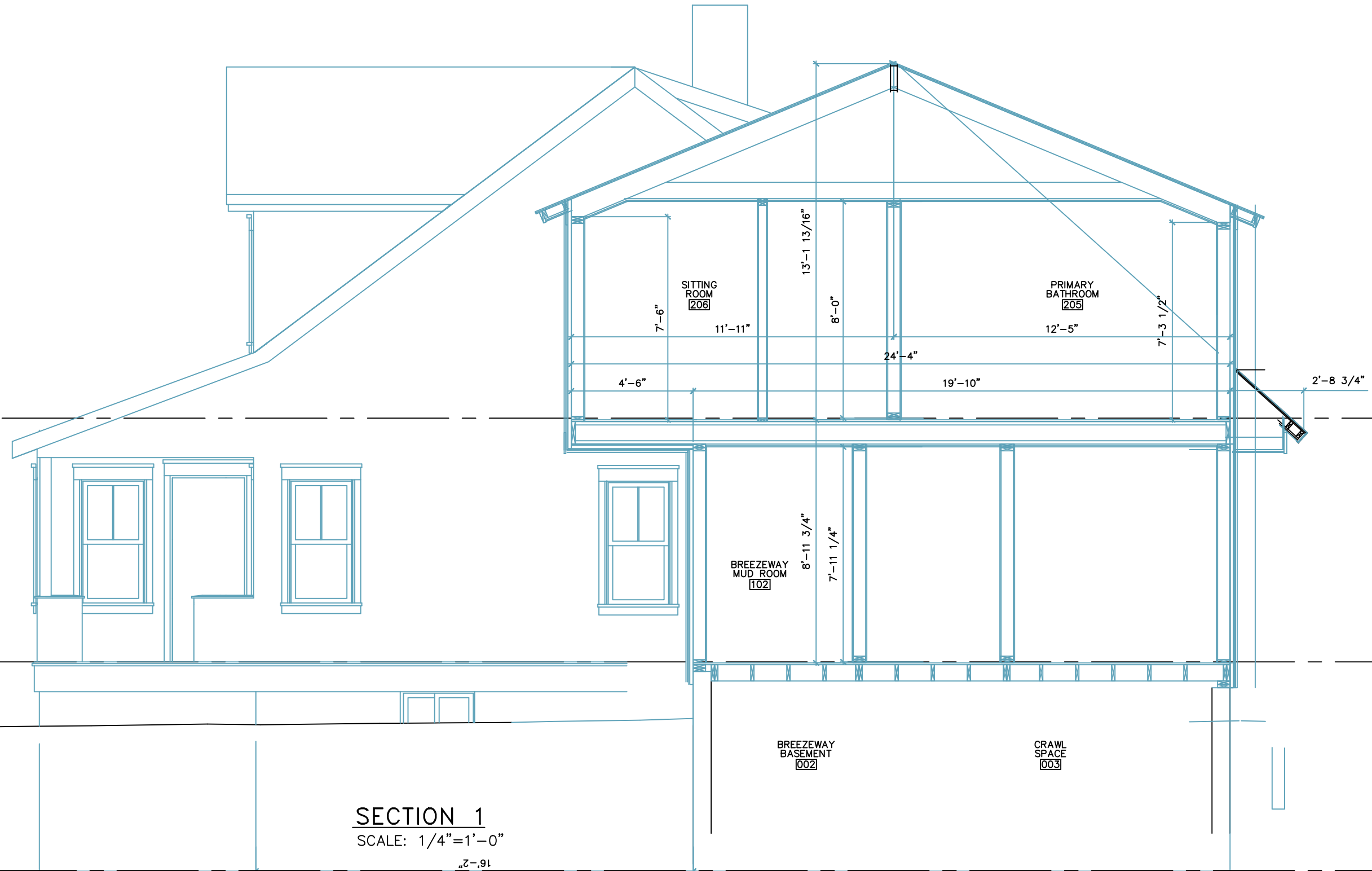


LAUNDRY AND BATH  
ROOM VENTS



**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"





**SECTION 1**  
 SCALE: 1/4"=1'-0"

16-2

