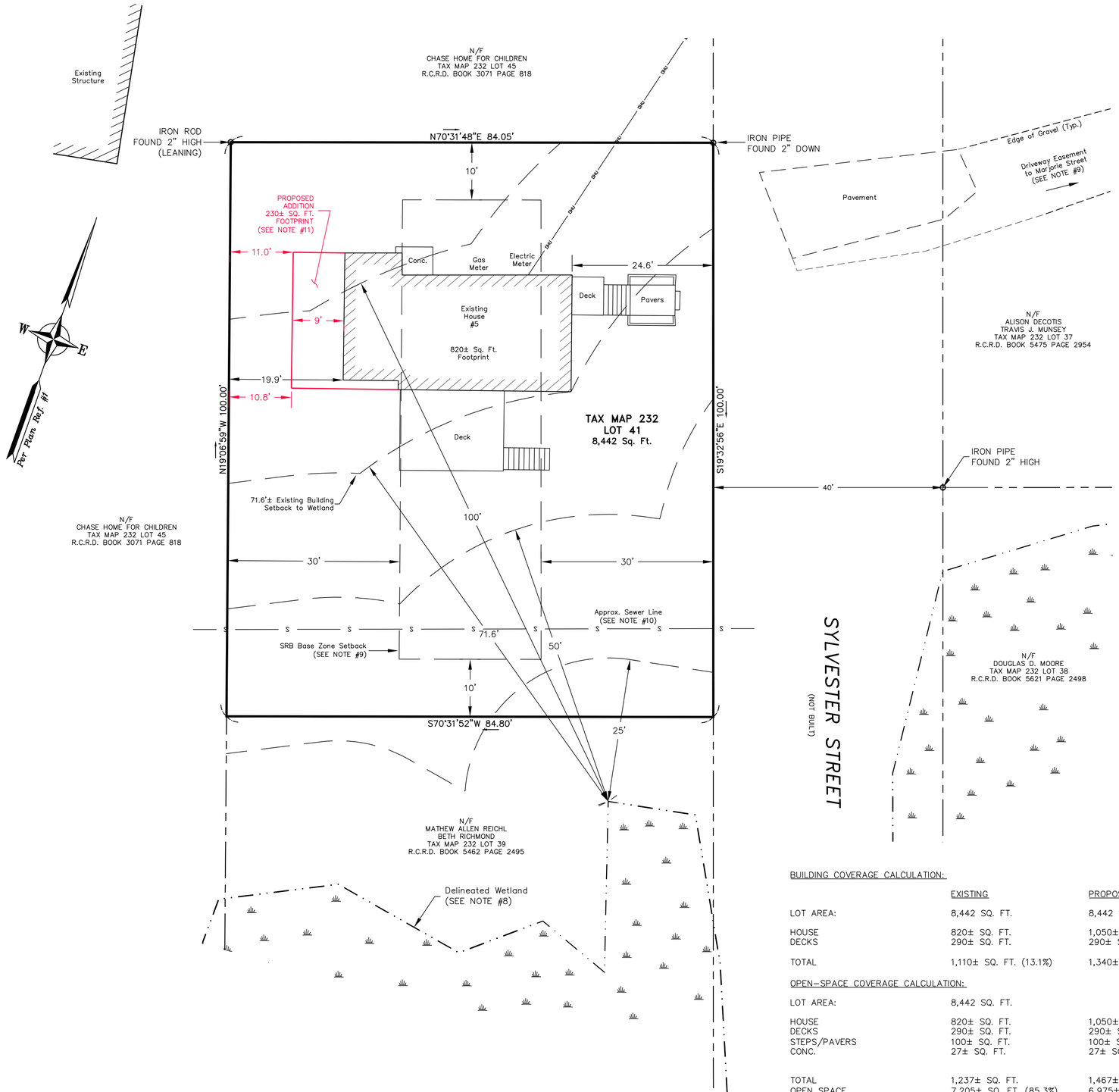


GRAPHIC SCALE

10 0 5 10 20 40

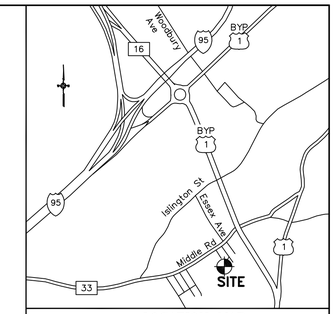
(IN FEET)
1 inch = 10 ft.

ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE
(LAST AMENDED: AUGUST 20, 2018 – SEE NOTE #6):

ZONE: SINGLE RESIDENCE B (SRB)

REQUIREMENTS:*
MINIMUM LOT AREA: 15,000 Sq. Ft
PER DWELLING UNIT: 15,000 Sq. Ft
CONTINUOUS STREET FRONTAGE: 100 Ft
MINIMUM LOT DEPTH: 100 Ft
MINIMUM FRONT YARD: 30 Ft
MINIMUM SIDE YARD: 10 Ft
MINIMUM REAR YARD: 30 Ft
MAXIMUM STRUCTURE HEIGHT: 35 Ft
MAXIMUM BUILDING COVERAGE: 20%
MINIMUM OPEN SPACE: 40%

*PER CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.521 TABLE OF DIMENSIONAL STANDARDS–RESIDENTIAL AND MIXED RESIDENTIAL DISTRICTS



LOCATION MAP
(not to scale)

PLAN REFERENCES:

1. "EASEMENT PLAN, PLAN FOR: ACCESS EASEMENT MARJORIE STREET, PORTSMOUTH, NH" PREPARED BY BEAL ASSOCIATES, PLLC, DATED MARCH 2013 AND RECORDED AT THE R.C.R.D. AS PLAN D–37716

2. "A PLAN OF LAND IN PORTSMOUTH, N.H. FOR THE CHASE HOME FOR CHILDREN", PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., DATED SEPTEMBER 10, 1980. PLAN NO.: 5890.

3. "PROSPECT PARK, PORTSMOUTH, N.H., BELONGING TO LEAVITT, WOODWORTH & SWEATT, 30 COURT STREET, BOSTON, MASS.", PREPARED BY JOHN N. McCLINTOCK, DATED APRIL 30, 1903 AND RECORDED AT THE R.C.R.D. AS PLAN #00225.

4. "PLAN OF LAND PORTSMOUTH, N.H., FOR MAX MILTON", PREPARED BY JOHN W. DURGIN, DATED JULY, 1974.

5. "EXISTING CONDITIONS PLAN FOR PROPERTY AT 5 SYLVESTER STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE, OWNED BY MATTHEW ALLEN REICHL & BETH RICHMOND", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED 11/13/18.

NOTES:

1. OWNERS OF RECORD:
TAX MAP 232 LOT 41
MATHEW ALLEN REICHL
BETH RICHMOND
R.C.R.D. BOOK 5462 PAGE 2495
DATED JULY 19, 2013

2. TOTAL EXISTING PARCEL AREA:
TAX MAP 232 LOT 41
8,442 SQ. FT.

3. BASIS OF BEARING IS PER PLAN REFERENCE #1.

4. APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.

5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.

6. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE CITY OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.

7. THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.

8. THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, ME CERTIFIED SOIL SCIENTIST #209, IN OCTOBER 2018. THE FLAGS WERE SURVEY LOCATED BY NORTH EASTERLY SURVEYING INC. IN OCTOBER 2018. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).

HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE DOCUMENT FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0 (2010) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 3, APRIL 2004).

PLANT SPECIES INDICATOR STATUS WAS BASED ON THE U.S. ARMY CORPS OF ENGINEERS PUBLICATION THE NATIONAL WETLAND PLANT LIST (2013).

9. REFERENCE IS MADE TO "GRANT OF DRIVEWAY EASEMENT" RECORDED AT THE R.C.R.D. AT BOOK 5432 PAGE 704.

10. LOT IS SUBJECT TO A SEWER EASEMENT. LOCATION SHOWN IS APPROXIMATE PER PLAN REFERENCE #4.

11. REFER TO DESIGN DRAWINGS PROVIDED BY HRON BROTHER'S CONSTRUCTION FOR BUILDING DIMENSIONS AND SPECIFICATIONS.

BUILDING COVERAGE CALCULATION:

	EXISTING	PROPOSED
LOT AREA:	8,442 SQ. FT.	8,442 SQ. FT.
HOUSE	820± SQ. FT.	1,050± SQ. FT.
DECKS	290± SQ. FT.	290± SQ. FT.
TOTAL	1,110± SQ. FT. (13.1%)	1,340± SQ. FT. (15.9%)

OPEN–SPACE COVERAGE CALCULATION:

LOT AREA:	8,442 SQ. FT.	
HOUSE	820± SQ. FT.	1,050± SQ. FT.
DECKS	290± SQ. FT.	290± SQ. FT.
STEPS/PAVERS	100± SQ. FT.	100± SQ. FT.
CONC.	27± SQ. FT.	27± SQ. FT.
TOTAL	1,237± SQ. FT.	1,467± SQ. FT.
OPEN SPACE	7,205± SQ. FT. (85.3%)	6,975± SQ. FT. (82.6%)

REV.	DATE	STATUS	BY	CHKD	APPD.

PROPOSED SITE PLAN

FOR PROPERTY AT
5 Sylvester Street
Portsmouth, Rockingham County, New Hampshire
OWNED BY
Mathew Allen Reichl
Beth Richmond
5 Sylvester Street, Portsmouth, NH 03801

North
W EASTERLY
SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE
(207) 439–6333
191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 10'	18738	6/26/19	1 OF 1	A.M.P.	P.L.A.

DRAWING No: 18738_SITE
FIELD BOOK No: "Portsmouth #17"

Tax Map 232 Lot 41

The Matt and Beth Reichl Residence

15 Marjorie Lane, Portsmouth NH 03801

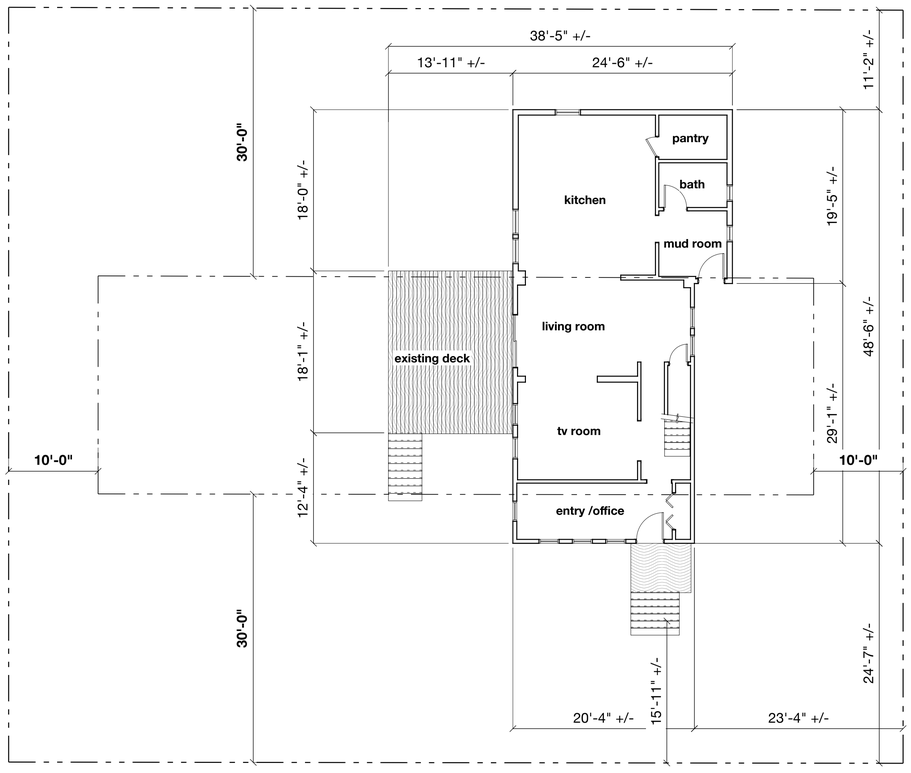
Additions and Renovations

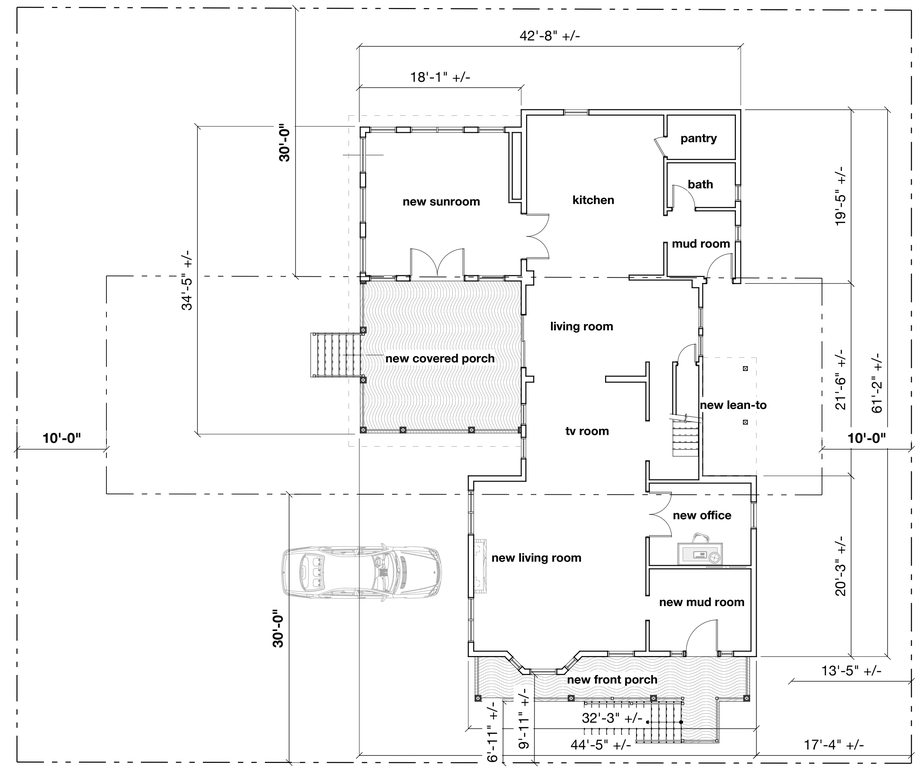
Architectural Design Drawing List

AD-0.01 EXISTING AND NEW PLOT PLANS

AD-1.00 EXISTING & NEW BASEMENT PLAN
AD-1.01 EXISTING & NEW FIRST FLOOR PLAN
AD-1.02 EXISTING & NEW SECOND FLOOR PLAN
AD-1.03 EXISTING & NEW ROOF PLAN

AD-3.01 NEW EXTERIOR ELEVATIONS SOUTH & EAST
AD-3.02 NEW EXTERIOR ELEVATIONS NORTH & WEST





LOT # 232-41 (existing)

LOT SIZE	8,431 SQFT
EX'G FOOT PRINT	1,396 SQFT
EX'G LOT COVERAGE	16.6%

GROSS BASEMENT AREA	470 SQFT
GROSS FIRST FLOOR AREA	1,067 SQFT
GROSS SECOND FLOOR AREA	917 SQFT
TOTAL	2,454 SQFT
EXISTING DECK	253 SQFT
EXISTING LANDING	37 SQFT
TOTAL WITH DECK & LANDING	2,744 SQFT

Existing Plot Plan
1/8" = 1'-0"

LOT # 232-41 (proposed)

LOT SIZE	8,431 SQFT
EX'G FOOT PRINT	1,396 SQFT
EX'G LOT COVERAGE	16.6%2
NEW FOOT PRINT	2,416 SQFT
NEW LOT COVERAGE	28.7%
ALLOWED FOOT PRINT (20%)	1,686 SQFT
ALLOWED FOOT PRINT IF 15,000 SQFT	3,000 SQFT
NEW LOT COVERAGE IF 15,000 SQFT	16.1%

GROSS BASEMENT AREA	1,110 SQFT
GROSS FIRST FLOOR AREA	1,887 SQFT
GROSS SECOND FLOOR AREA	1,561 SQFT
TOTAL	4,558 SQFT
NEW FRONT PORCH	130 SQFT
NEW COVERED PORCH	306 SQFT
TOTAL WITH PORCHES	4,994 SQFT

Proposed New Plot Plan
1/8" = 1'-0"

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4. DO NOT SCALE DRAWINGS FROM PRINTS OR REPRODUCTIONS. SCALE INDICATED IS VALID ON ORIGINAL DRAWING WHICH IS 24" X 36" OVERALL

Progress Issues:

06/18/24	BETH & MATT REICHL, HBC
06/27/24	BETH & MATT REICHL, HBC

Permit Issues:

Construction Issues:

PROJECT:

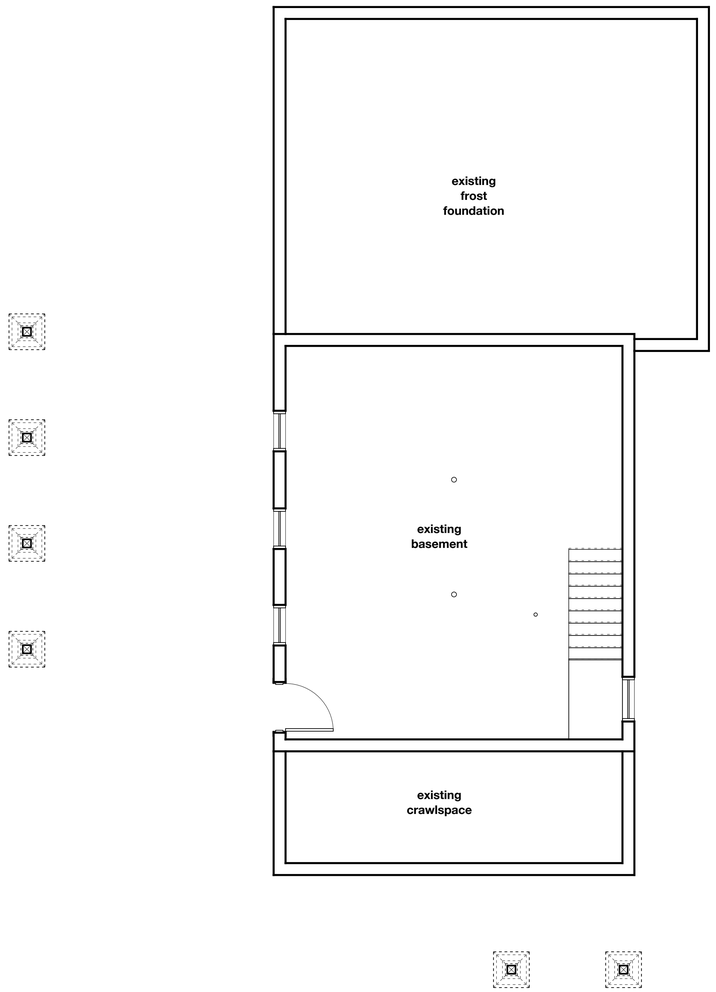
Additions and Renovations
for
The Reichl Residence
15 Marjorie Street
Portsmouth NH 03801

DATE:
06/27/24

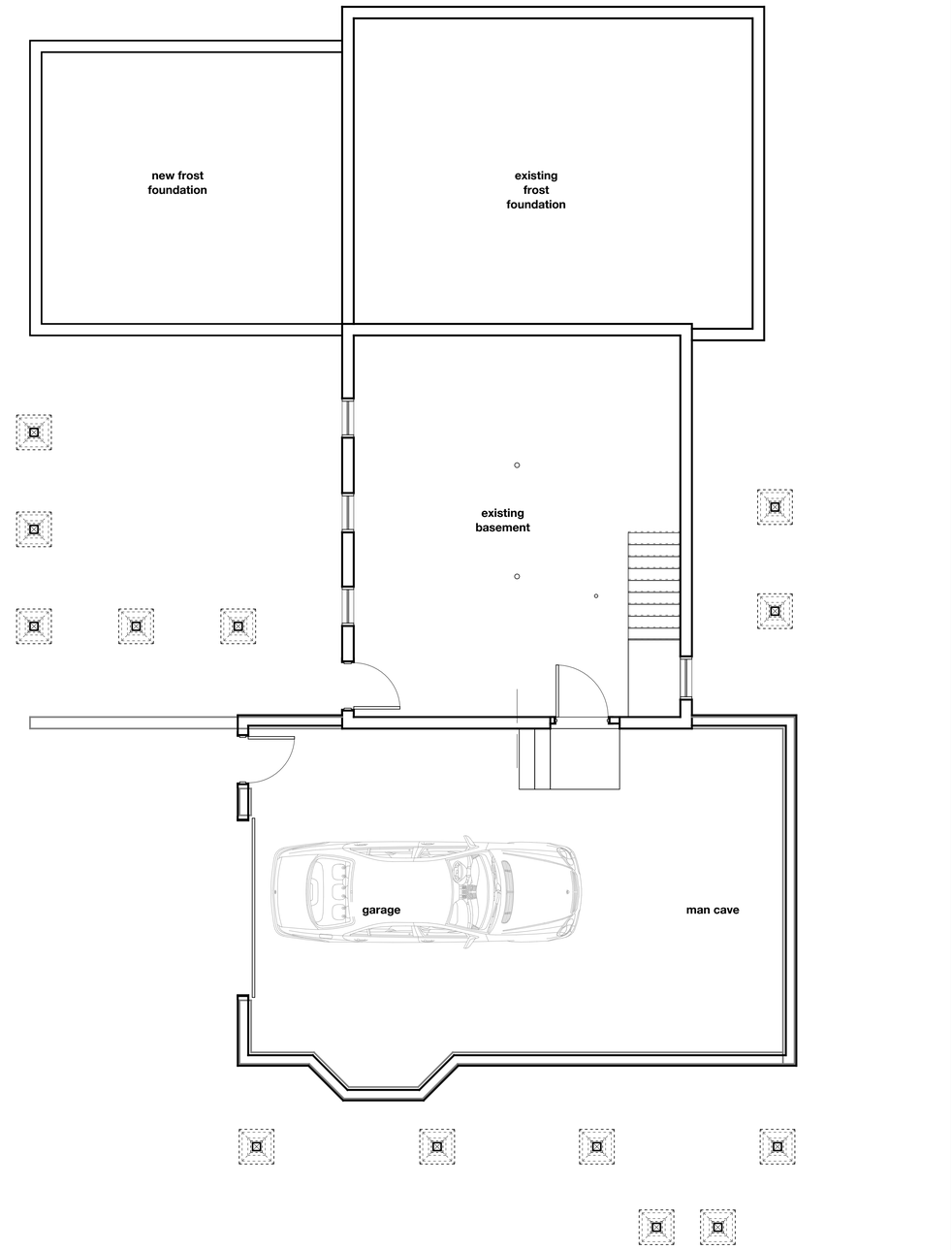
ISSUED AS:
PROGRESS ISSUE

Architectural
Plot Plans
& Title

AD-0.01



Existing Floor Plan @ Basement
1/4" = 1'-0"



Proposed New Floor Plan @ Basement
1/4" = 1'-0"

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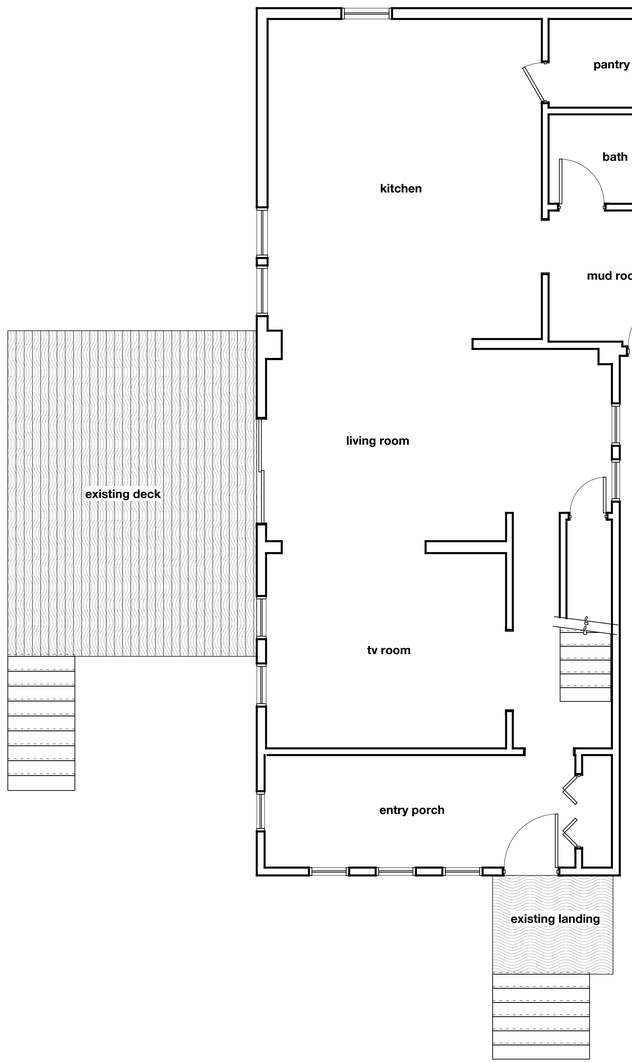
Additions and Renovations
for
The Reichl Residence
15 Marjorie Street
Portsmouth NH 03801

DATE:
06/27/24

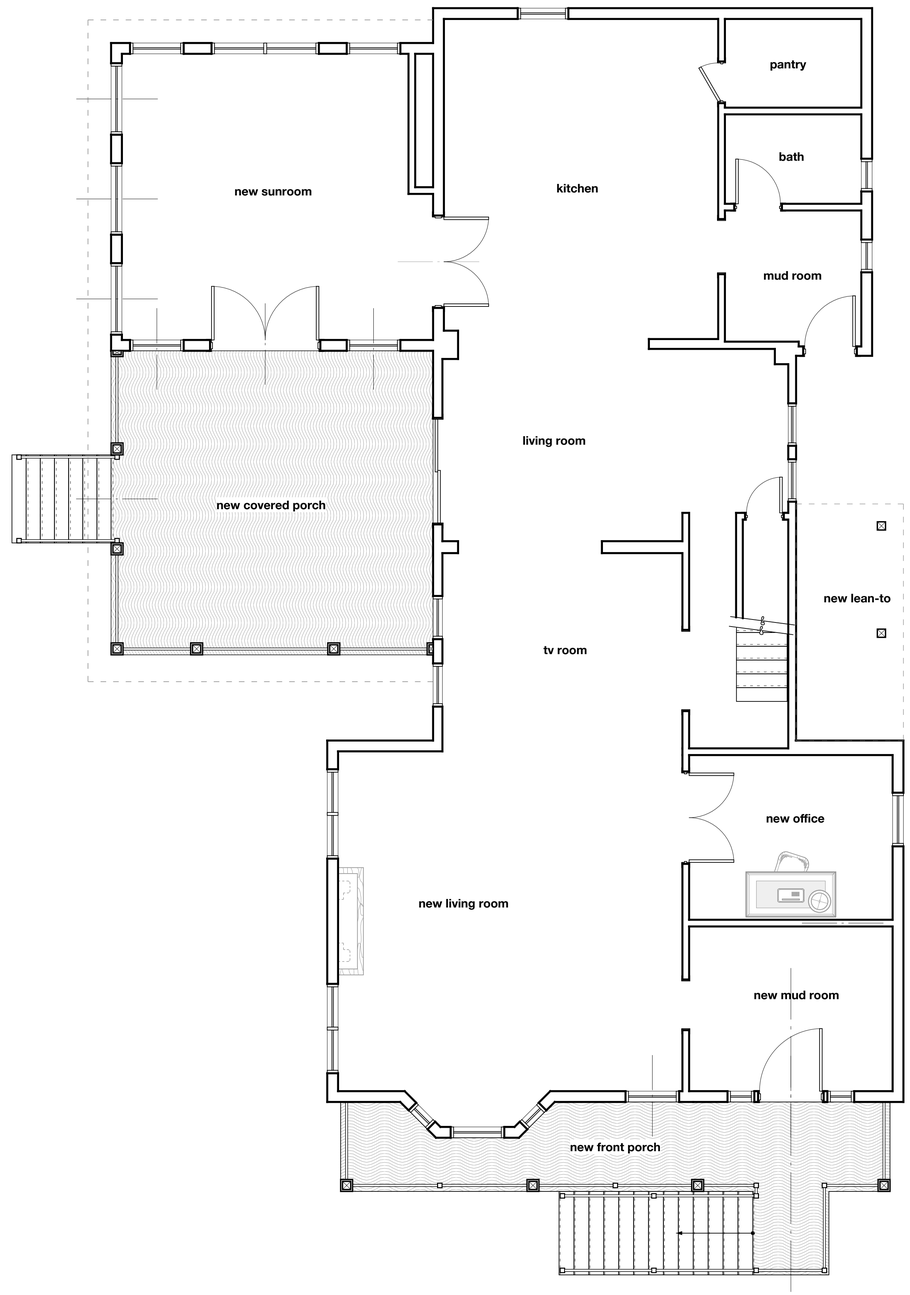
ISSUED AS:
PROGRESS ISSUE

Architectural
Floor Plans
Basement

AD-1.00



Existing New Floor Plan @ First Floor
1/4" = 1'-0"



Proposed New Floor Plan @ First Floor
1/4" = 1'-0"

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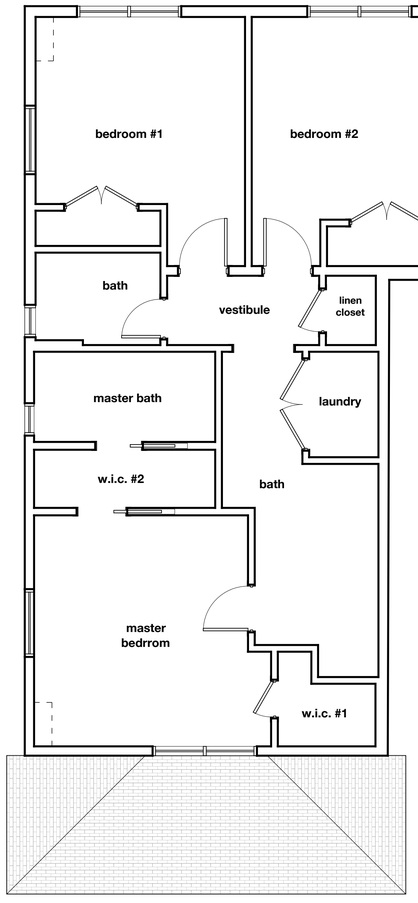
for
The Reichl Residence
15 Marjorie Street
Portsmouth NH 03801

DATE:
06/27/24

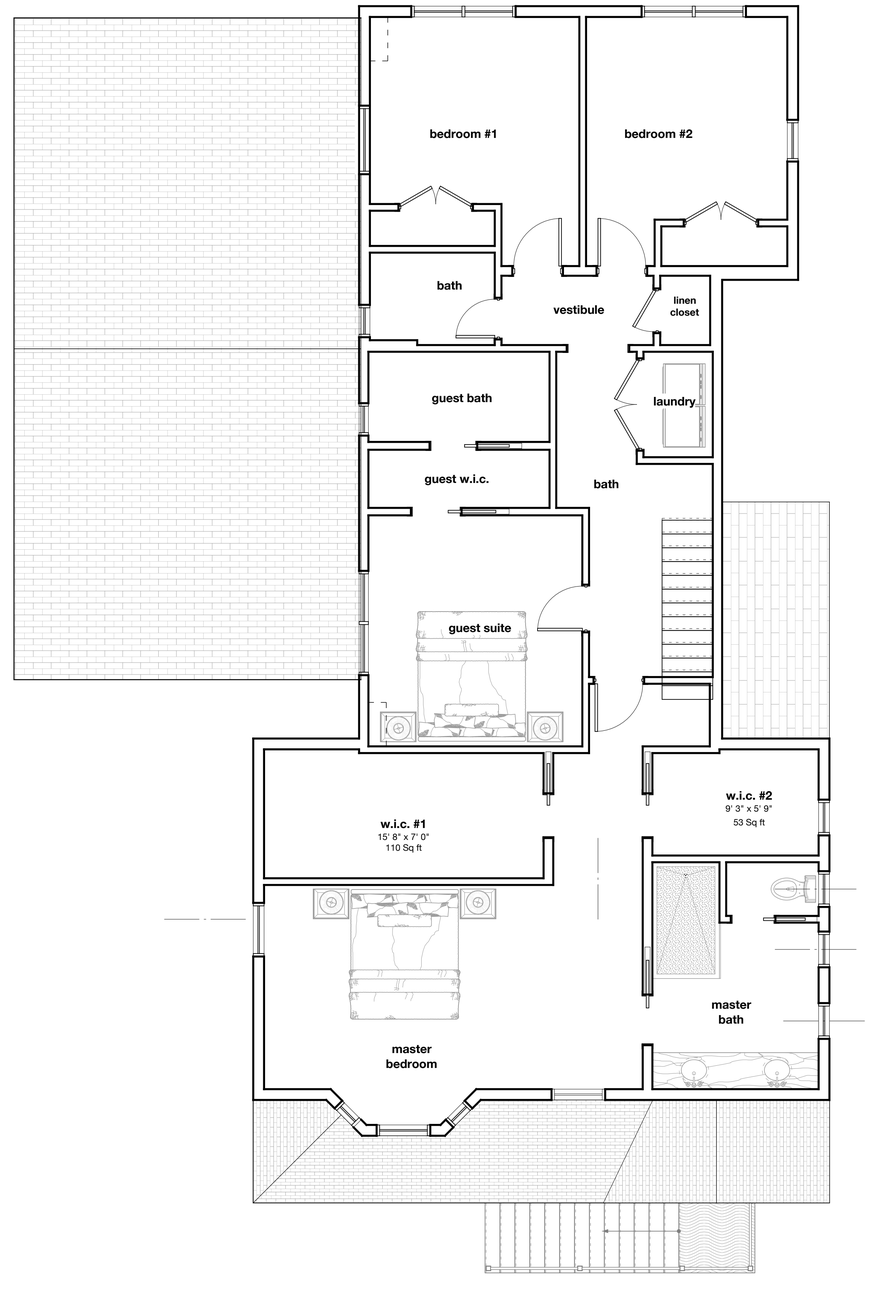
ISSUED AS:
PROGRESS ISSUE

Architectural
Floor Plans
First Floor

AD-1.01



Existing Floor Plan @ Second Floor
1/4" = 1'-0"



Proposed New Floor Plan @ Second Floor
1/4" = 1'-0"

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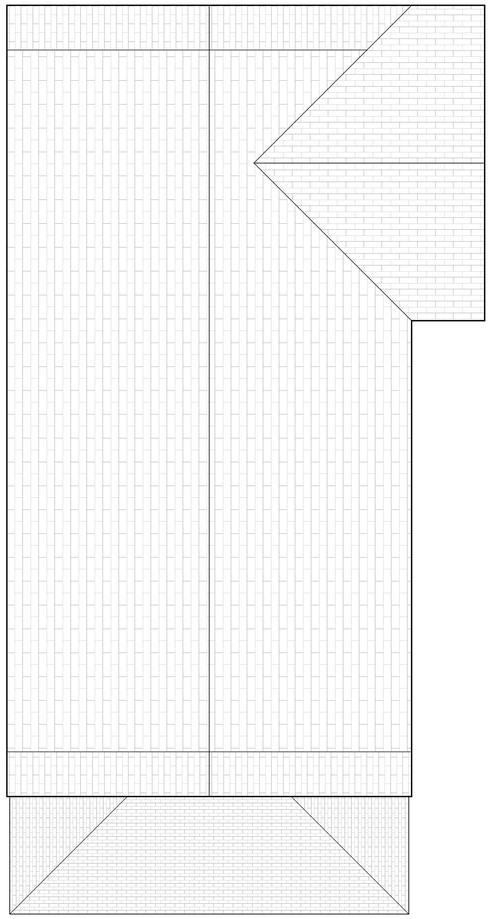
for
The Reichl Residence
15 Marjorie Street
Portsmouth NH 03801

DATE:
06/27/24

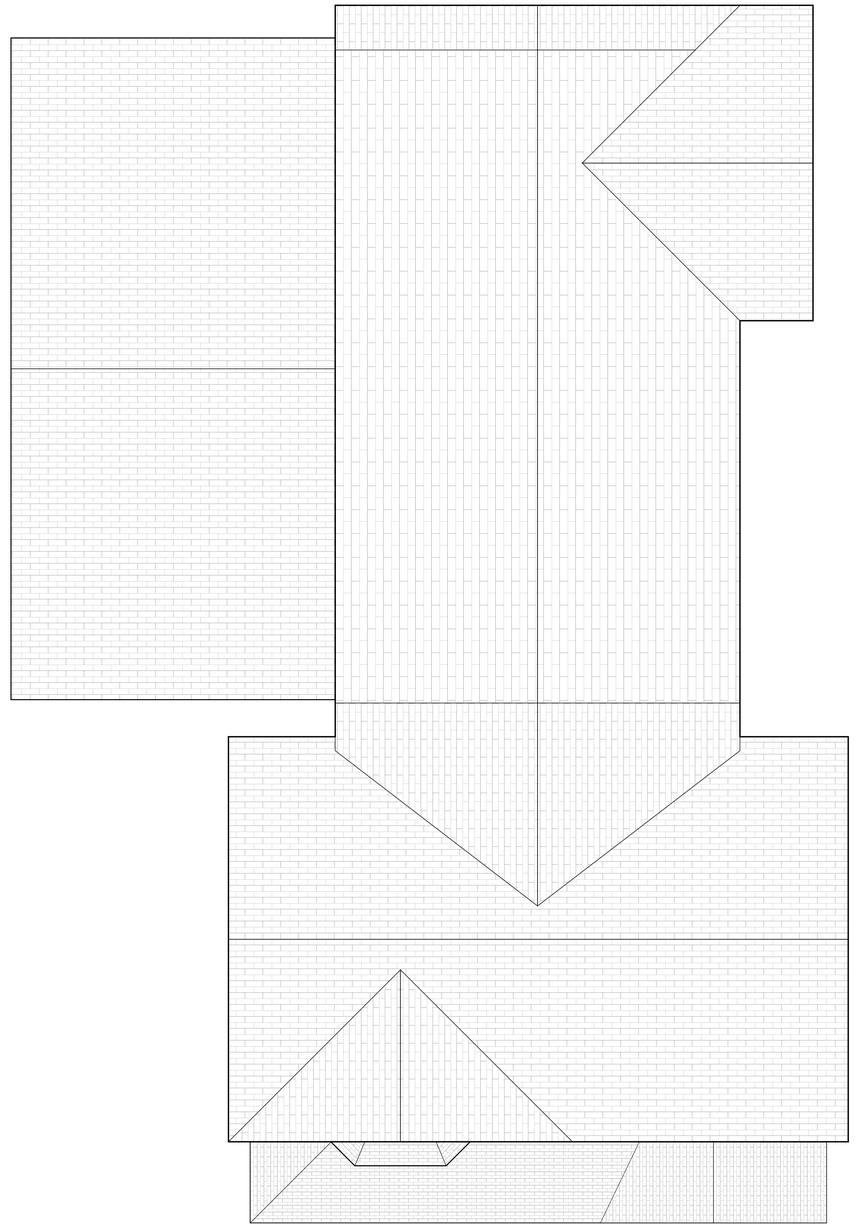
ISSUED AS:
PROGRESS ISSUE

Architectural
Floor Plans
Second Floor

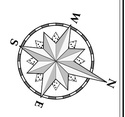
AD-1.02



Existing Roof Plan
1/4" = 1'-0"



Proposed New Roof Plan
1/4" = 1'-0"



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06/27/24	BETH & MATT REICHL, HBC

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Construction Issues:

PROJECT:

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for
The Reichl Residence
15 Marjorie Street
Portsmouth NH 03801

DATE:
06/27/24

ISSUED AS:
PROGRESS ISSUE

Architectural
Floor Plans
Roof

AD-1.03

Proposed New South Elevation

1/4" = 1'-0"

Proposed New East Elevation

1/4" = 1'-0"

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06/27/24	BETH & MATT REICHL, HBC

Permit Issues:

Construction Issues:

PROJECT:

Additions and Renovations
for
The Reichl Residence
15 Marjorie Street
Portsmouth NH 03801

DATE:
06/27/24

ISSUED AS:
PROGRESS ISSUE

New Exterior
Elevation
South & East

AD-3.01

Proposed New North Elevation

1/4" = 1'-0"

Proposed New West Elevation

1/4" = 1'-0"

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06/27/24	BETH & MATT REICHL, HBC

Permit Issues:

Construction Issues:

PROJECT:

Additions and Renovations
for
The Reichl Residence
15 Marjorie Street
Portsmouth NH 03801

DATE:
06/27/24

ISSUED AS:
PROGRESS ISSUE

New Exterior
Elevation
North & West

AD-3.02