

- PLAN REFERENCES:
- 1) "STANDARD BOUNDARY SURVEY, TAX MAP DONALD S & BETH S MARGESON, 24 MARCY ENGINEERS AND LAND SURVEYORS, INC., DATE #D-36503
  - 2) "LOT LINE RELOCATION PLAN TAX MAP 105 STEPHEN KELM & MARCH TWENTY-TWO, LLC, DATED MARCH 2006, RCRD PLAN #D-34257
  - 3) "CONDOMINIUM SITE PLAN OF FEDERAL ROW TRUST, 36 STATE ST., PORTSMOUTH, NH ASSOC DATED OCT 1985, RCRD PLAN #D-14
  - 4) "LOT LINE REVISION PORTSMOUTH NH FOR JOHN W. DURGIN, DATED MARCH 1977, RCRD

- GENERAL NOTES
- 1) ELEVATION DATUM APPROXIMATE SEWER MANHOLE RIM ELEVATION 2D
  - 2) EXISTING DETAILS DRAWN FROM SURVEY BY KNIGHT HILL LAND SURV
  - 3) SUBJECT LOT ZONED CBB PER Z
  - 4) SUBJECT LOT DOES NOT LIE IN A PER FIRM MAP 33015C0259F EFFECT
  - 5) SUBJECT LOT BENEFITS FROM RIK ALONG EASTERLY BOUNDARY

SITE DATA  
 MAP 105 LOT 7  
 OWNER OF RECORD: ALGERIS N KARABELAS  
 ELOISE M. KARABELO  
 461 COURT STREET  
 PORTSMOUTH, NH 03801  
 REFERENCE DEED: RCRD BK 3145 PG 1485  
 HISTORIC REFERENCE DEED RCRD BK 703 PG 52  
 AREA 3,443 SQ. FT / 0.079 AC.

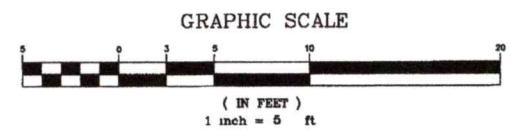
EXISTING CONDITIONS PLAN

for land OWNED by  
 ALGERIS N. KARABELAS  
 &  
 ELOISE M. KARABELAS  
 known as  
 TAX MAP 105 LOT 7  
 located along  
 461 COURT STREET  
 PORTSMOUTH, NH.  
 COUNTY OF ROCKINGHAM

OCT 6, 2022 SCALE 1" = 5' PROJECT # 2288PNTS

PREPARED FOR:  
 ALGERIS KARABELAS  
 ELOISE M. KARABELAS  
 461 COURT ST.  
 PORTSMOUTH, NH 03801  
 609-333-0023  
 jerrykarabelas@carecapital.com

PREPARED BY:  
 KNIGHT HILL LAND SURVEYING SERVICES, INC.  
 c/o DAVE HISLOP  
 34 OLD POST ROAD  
 NEWINGTON, N H 03801  
 (603) 436-1330  
 dave@khlandsurveying.com



REVISION 5-19-23 UPDATE NOTES AND NORTHEAST LOT LINE

801 Islington St, Suite 32  
 Portsmouth NH 03801  
 603-502-4387  
 archwhit@aol.com

ANNE WHITNEY ARCHITECT

- LEGEND
- PROPERTY LINE
  - EDGE OF PAVEMENT
  - LATTICE FENCE
  - PICKET FENCE
  - 8' STOCKADE FENCE
  - CATCH BASIN
  - GROUND LIGHT
  - DECIDUOUS TREE
  - IRON PIN OR MAG NAIL
  - DRILL HOLE IN STONE
  - 2" ± CEDAR TREE
  - WATER SHUTOFF
  - GAS SHUT OFF
  - SEWER MANHOLE
  - STONE BOUND
  - GRANITE CURB
  - UTILITY POLE
  - SIDEWALK LIGHT
  - OVERHEAD ELECTRIC
  - EDGE OF EASEMENT

1" = 10'  
 5/16/24

AM

7, 2023

NOW OR FORMERLY  
 58 STATE STREET CONDOMINIUM  
 MARCH 22, LLC  
 RUSSELL & SPRAGUE, LLC  
 58 STATE ST  
 MAP 105 LOT 12-1E, 1W, 2 & 3  
 RCRD BK 6172 PG 2493

NOW OR FORMERLY  
 RUSSELL & SPRAGUE, LLC  
 46 STATE ST.  
 MAP 105 LOT 11  
 RCRD BK 6336 PG 1267

NOW OR FORMERLY  
 38 STATE STREET, LLC  
 38 STATE ST.  
 MAP 105 LOT 10  
 RCRD BK. 5976 PG. 2225  
 HISTORIC DEED RCRD BK 342 PG 182

NOW OR FORMERLY  
 DONALD S. MARGESON  
 BETH S. MARGESON  
 24 MARCY STREET  
 MAP 105 LOT 8  
 RCRD BK. 4733 PG. 1147

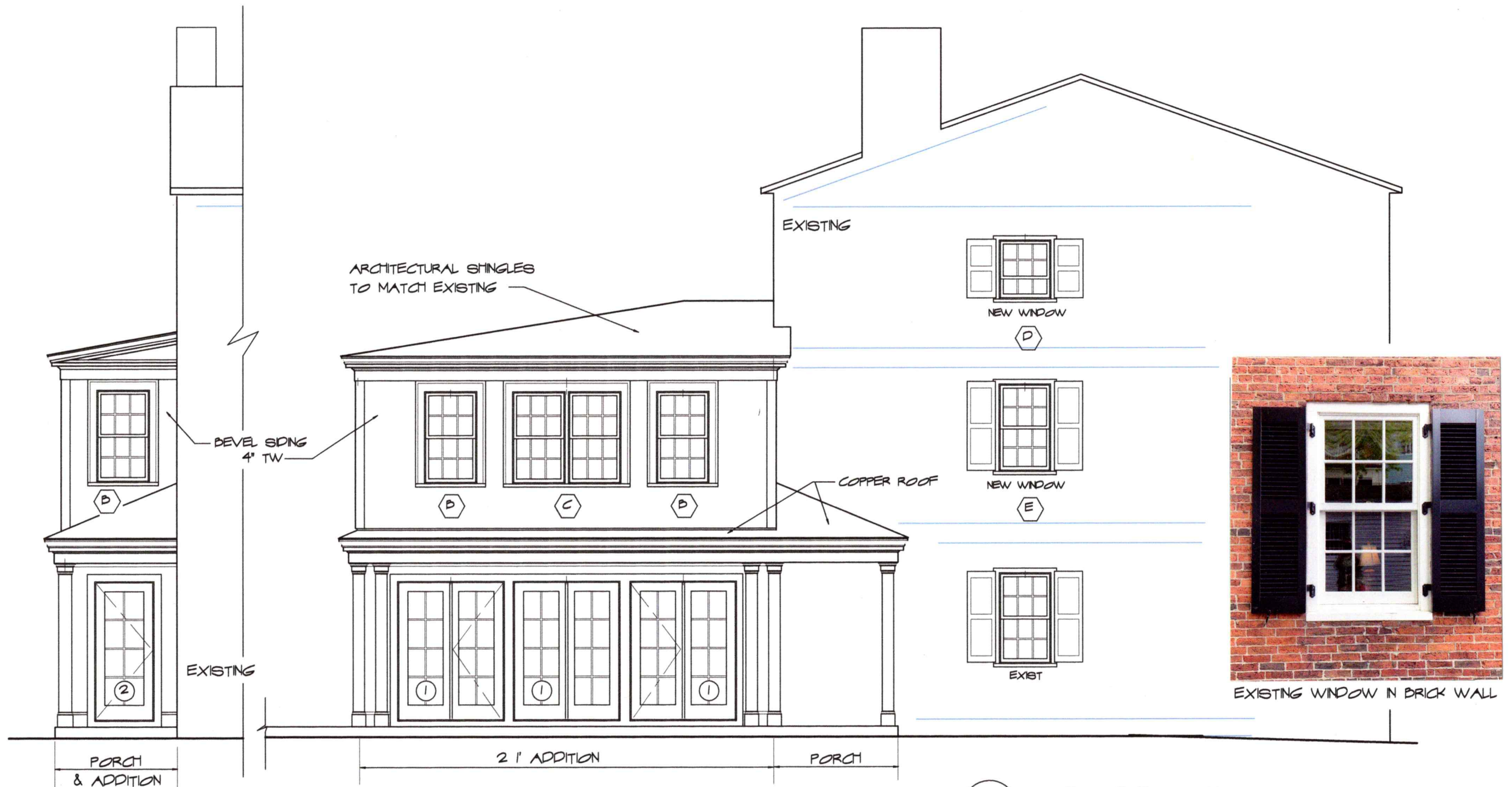
NOW OR FORMERLY  
 MARY H. PRESSMAN  
 RONALD R. PRESSMAN  
 449 COURT ST.  
 MAP 105 LOT 6  
 RCRD BK 6015 PG 840

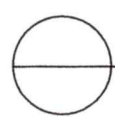
#461  
 2 1/2 STORY BRICK  
 WITH BASEMENT  
 FOOTPRINT 924± SF

1 STORY WOOD  
 GARAGE  
 FOOTPRINT 433± SF

2 STORY ADDITION  
 21' X 30'

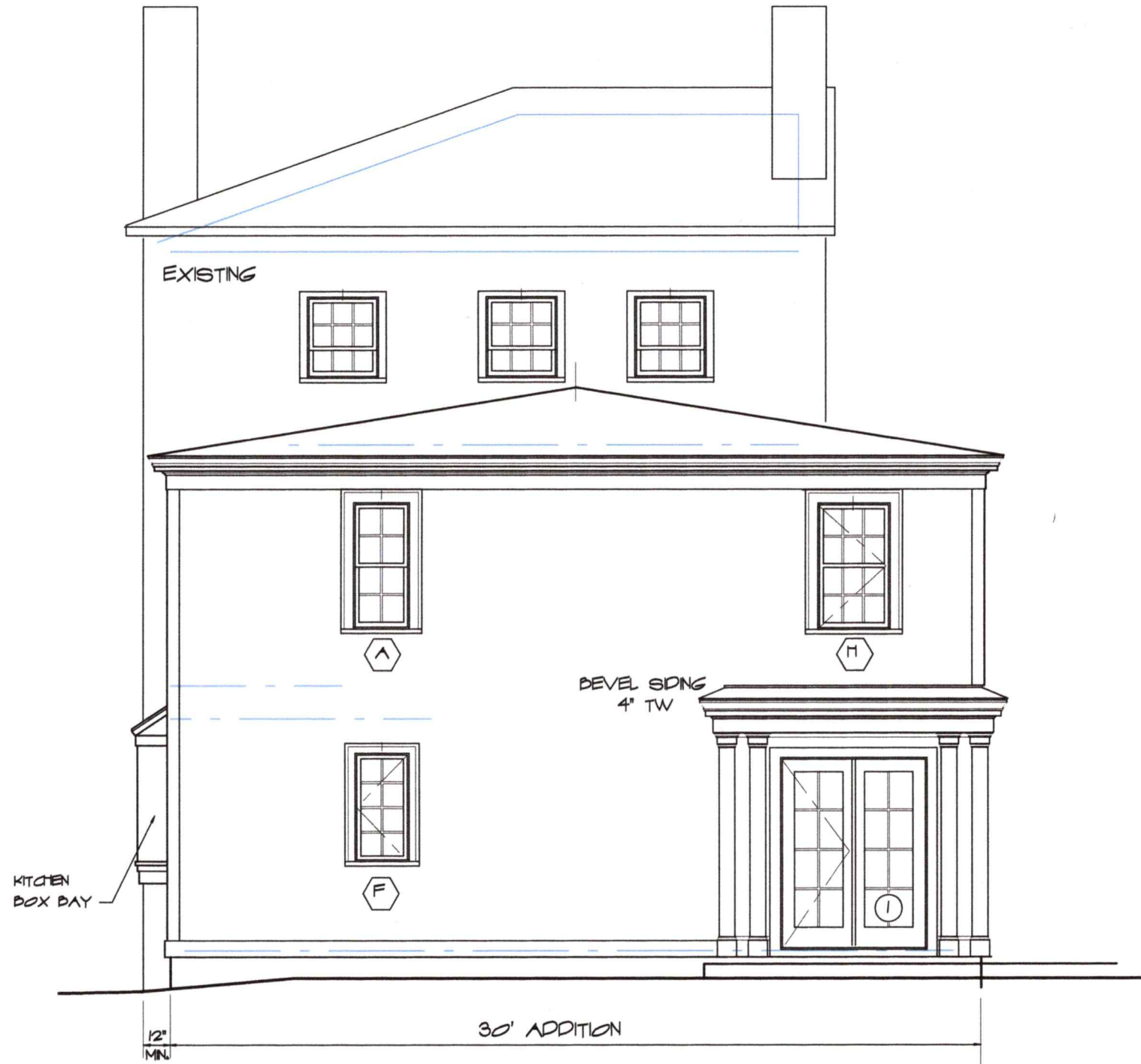
POORCH  
 6' X 6'



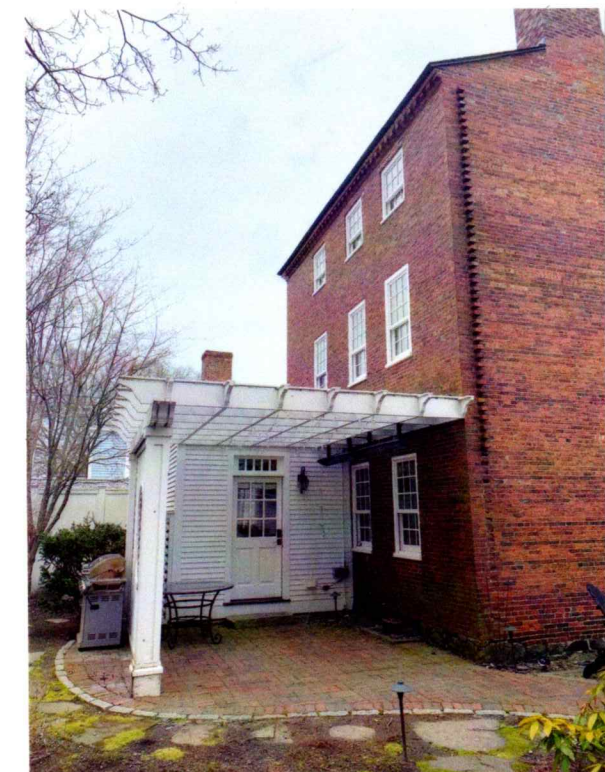

**ADDITION COURT ST ELEVATION**  
 SCALE : 3/16" = 1'-0"


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

<b>SCHEMATIC DESIGN</b> ADDITIONS & RENOVATIONS, KARABELAS RESIDENCE 461 COURT STREET PORTSMOUTH, NH	 ANNE WHITNEY ARCHITECT 801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: 2307	Date: 5/16/24
		Revisions:	1 OF 3



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



EXISTING REAR ELEVATION

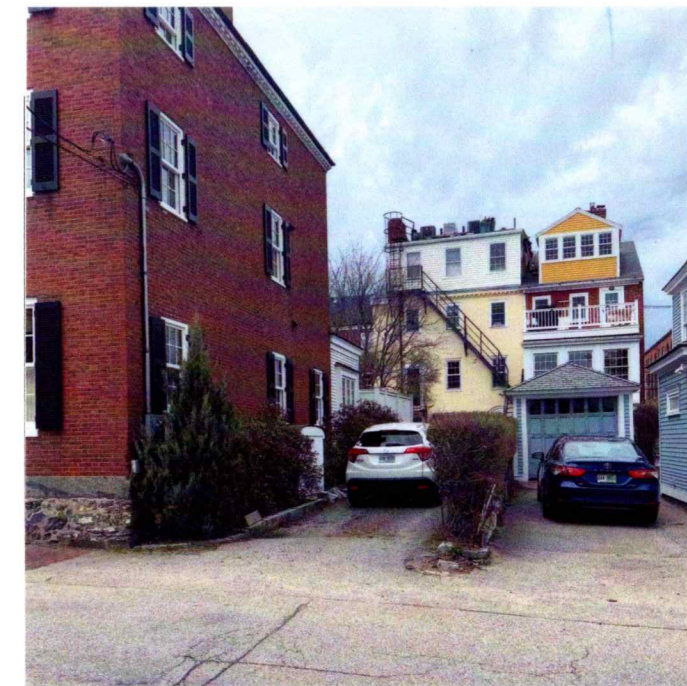


VIEW TO REAR OF PROPERTY

<b>SCHEMATIC DESIGN</b> ADDITIONS & RENOVATIONS, KARABELAS RESIDENCE 461 COURT STREET PORTSMOUTH, NH	 <b>ANNE WHITNEY ARCHITECT</b> 801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: 2307	Date: 5/16/24
		Revisions:	2 OF 5



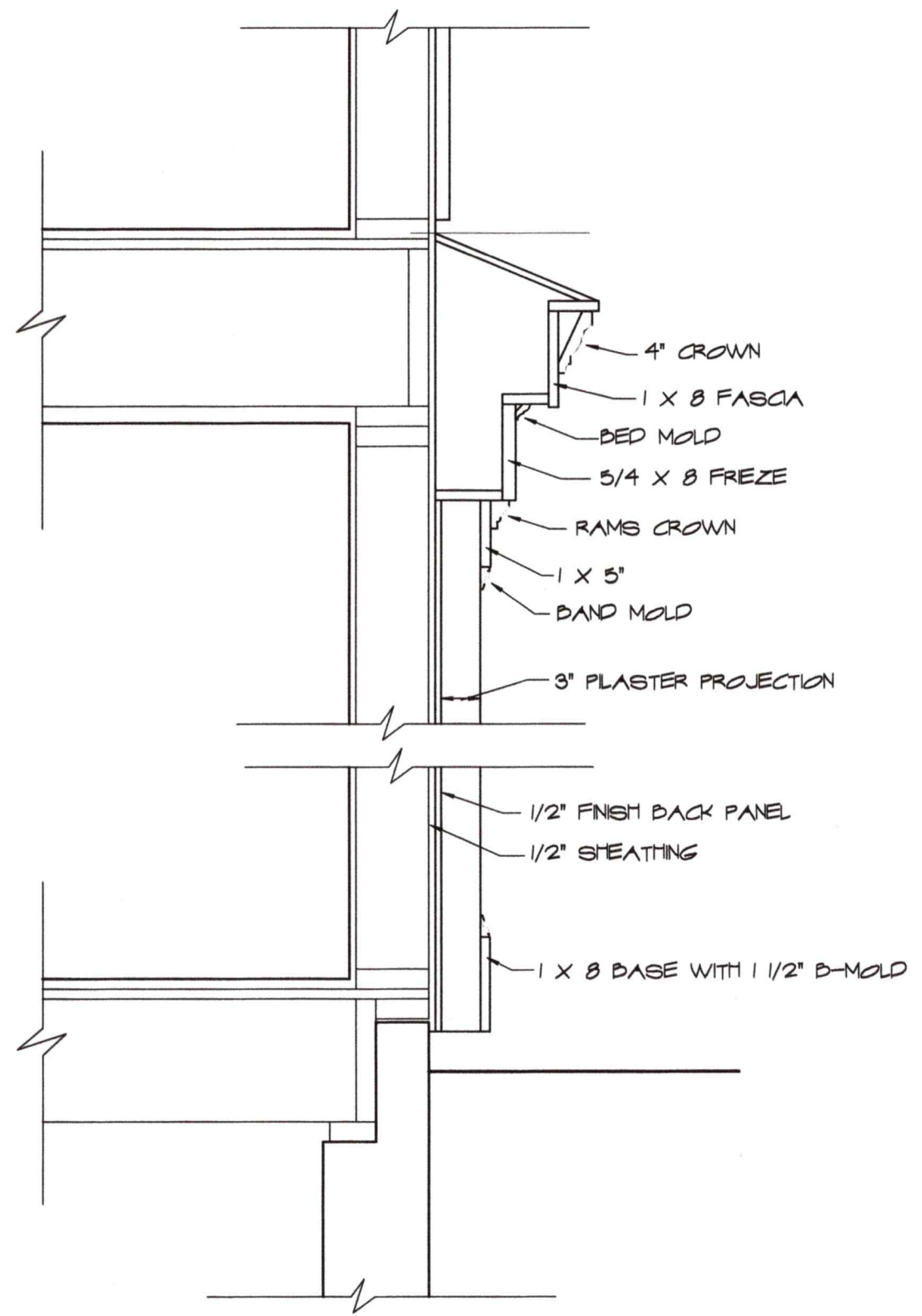
EAST / RIGHT SIDE EXISTING ELEVATION



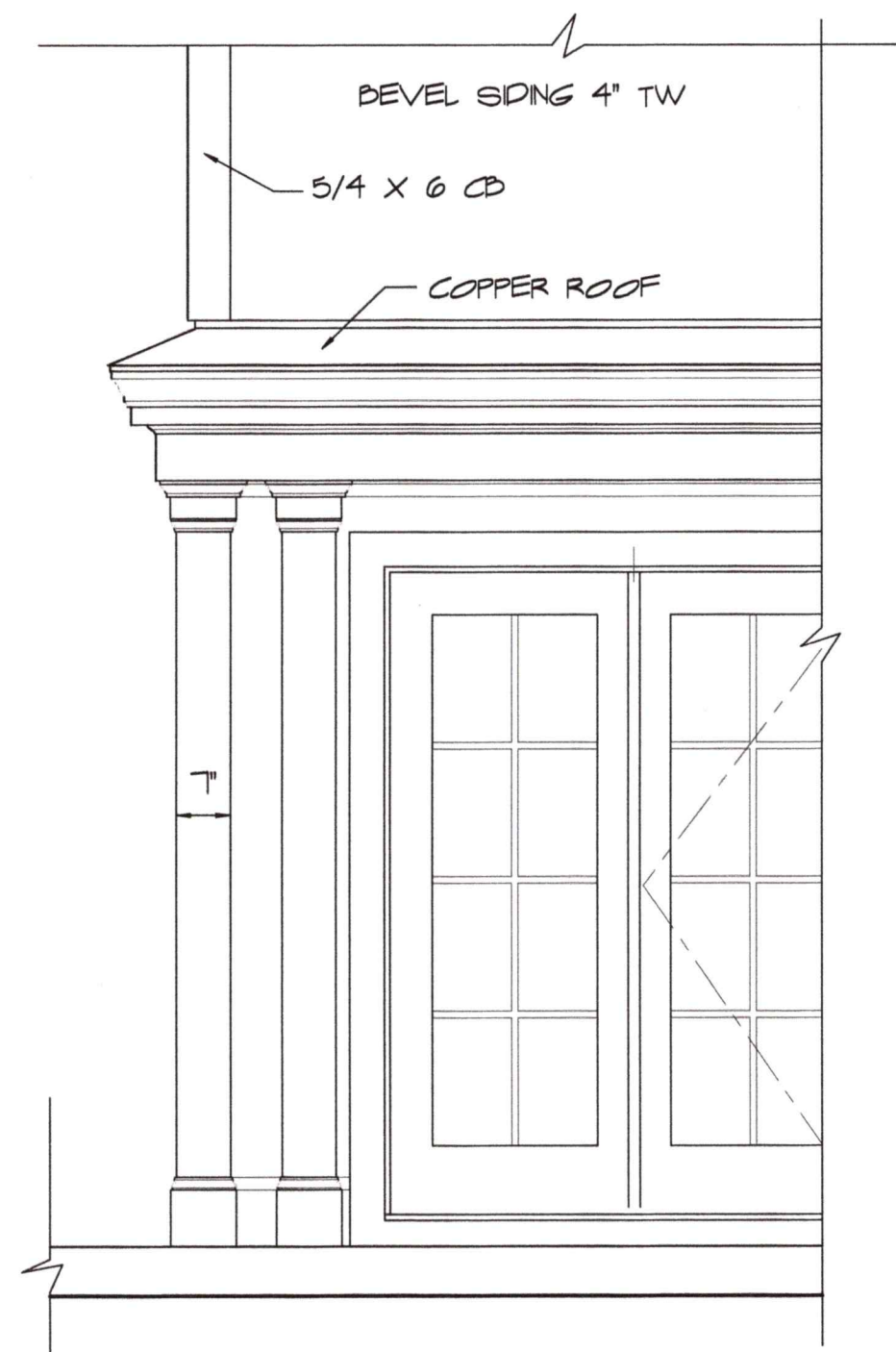
VIEW OF EAST SIDE FROM COURT STREET


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

<b>SCHEMATIC DESIGN</b> ADDITIONS & RENOVATIONS, KARABELAS RESIDENCE 461 COURT STREET	801 Islington St, Suite 32 Portsmouth NH 03801 603-562-4387 archwhit@aol.com	<b>AW</b>	Project: <b>2307</b> Date: <b>5/16/24</b>
	<b>ANNE WHITNEY ARCHITECT</b> PORTSMOUTH, NH	Revisions:	<b>3 OF 5</b>



SECTION DETAIL AT COLUMN  
 SCALE: 1" = 1'-0"

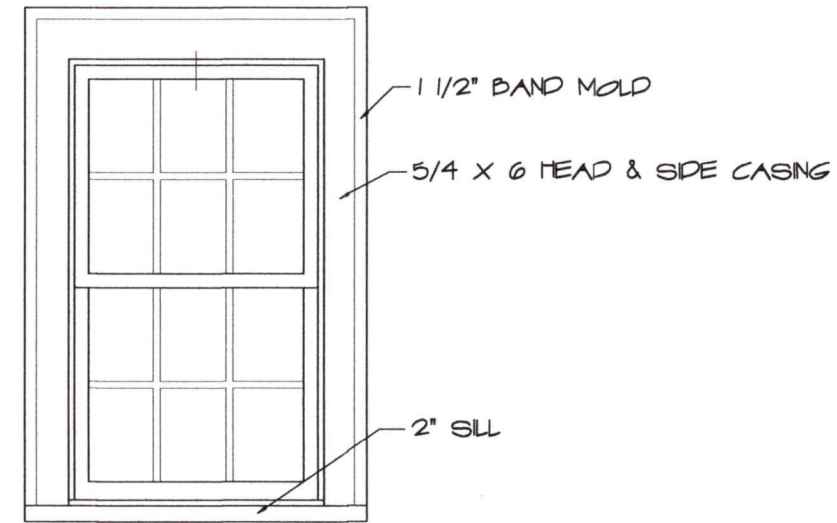


ELEVATION DETAIL  
 SCALE: 1/2" = 1'-0"

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, KARADELAS RESIDENCE 461 COURT STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4987 archwhit@aol.com		Project: 2307	Date: 5/16/24
			Revisions:	4 OF 5

WINDOW & EXTERIOR DOOR SCHEDULES

SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
<b>WINDOWS</b>					
A	UDHG2 2024	4/4	2' 2 1/4" X 4' 8"	MARVIN INC., ULTIMATE, Doublehung, 7/8" SDL w/ Low E Glazing, Cladding "Stone White" Hardware to be chosen by Owner.	2
A*					1 tempered
B	UDHG2 2624	6/6	2' 8 1/4" X 4' 8"	DITTO	3
C	UDHG2 2624 2 wide	6/6	5' 5 1/2" X 4' 8"	DITTO, 2 wide with 2" stud pocket	1
D	UDHG2 match exist.	6/3	+/- 2' 8" X 4' 8" match masonry RO	DITTO, match existing Attic window & casing in new masonry opening	
E	UDHG2 match exist.	6/6	+/- 2' 8" X 3' 4" match masonry RO	DITTO, match existing 2nd Floor window & casing in new masonry opening	
F	UCA 2448	8	2' 1" X 3' 11 5/8"	MARVIN INC., ULTIMATE, Casement, 7/8" SDL w/ Low E Glazing, Cladding "Stone White" Hardware to be chosen by Owner.	1 R
G	UCAP 7248	28	6' 1" X 3' 11 5/8"	DITTO, Picture Unit	1
H	UCA to match UDHG2 2624	6/6	2' 8 1/4" X 4' 8"	DITTO, SDLs to match UDHG2 2624, Egress	1 L
<b>EXTERIOR DOOR</b>					
1	UFD 5470	8	5' 5 5/8" x 7' 2 1/2"	MARVIN INC., ULTIMATE, Inswing French Door, 7/8" SDL with Low E Glazing, Cladding "Stone White" Hardware to be chosen by Owner.	2, XOR 1, OXL 1, OO
2	UFD 3670	8	3' 2 7/16" x 7' 2 1/2"	DITTO	1 R



ADDITION WINDOW TRIM

WINDOW - EXT. DOOR NOTES

- 1. SUBMIT FINAL WINDOW/DOOR ORDER & SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE ORDERING

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, KARABELAS RESIDENCE 461 COURT STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: 2307 Revisions:	Date: 5/16/24
	ANNE WHITNEY ARCHITECT		5 OF 5

# DOUBLE HUNG G2

MO (mm)	1'9 3/4 (552)	2-1 3/4 (654)	2-5 3/4 (756)	2-7 3/4 (806)	2-9 3/4 (857)	2-11 3/4 (908)
RO (mm)	1-10 1/4 (585)	2-2 1/4 (667)	2-6 1/4 (768)	2-8 1/4 (819)	2-10 1/4 (870)	3-0 1/4 (921)
FS (mm)	1-9 1/4 (540)	2-1 1/4 (641)	2-5 1/4 (743)	2-7 1/4 (794)	2-9 1/4 (845)	2-11 1/4 (895)
DLO (mm)	14 47/64 (347)	18 47/64 (476)	22 47/64 (577)	24 47/64 (628)	26 47/64 (679)	28 47/64 (730)
2-7 3/4 (806) 2-8 (813) 2-7 1/2 (800) 10 3/4 (273)						
2-11 3/4 (908) 3-0 (914) 2-11 1/2 (902) 12 3/4 (324)						
3-3 3/4 (1010) 3-4 (1016) 3-3 1/2 (1003) 14 3/4 (375)						
3-7 3/4 (1111) 3-8 (1118) 3-7 1/2 (1105) 16 3/4 (425)						
3-11 3/4 (1213) 4-0 (1219) 3-11 1/2 (1207) 18 3/4 (476)						
4-3 3/4 (1314) 4-4 (1321) 4-3 1/2 (1308) 20 3/4 (527)						
4-7 3/4 (1416) 4-8 (1422) 4-7 1/2 (1410) 22 3/4 (578)						
4-11 3/4 (1518) 5-0 (1524) 4-11 1/2 (1511) 24 3/4 (629)						
5-3 3/4 (1619) 5-4 (1626) 5-3 1/2 (1613) 26 3/4 (679)						

## MULTIPLE ASSEMBLY CONVERSIONS

ROUGH OPENING		MASONRY OPENING WITHOUT BMC	
Width	Height	Width	Height
Add all frame sizes plus 1" (25)	Add all frame sizes plus 1/2" (13)	Add all frame sizes plus 1/2" (13)	Add all frame sizes plus 1/4" (6)

Ultimate Double Hung G2: UDHG2

### CASEMENT / CASEMENT PUSH OUT

MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (469)	1 - 8 1/2 (520)	2 - 1/2 (622)	2 - 2 1/2 (673)	2 - 4 1/2 (723)	2 - 6 1/2 (774)	2 - 8 1/2 (825)	3 - 1/2 (927)	3 - 4 1/2 (1028)
RO (mm)	1 - 5 (431)	1 - 7 (482)	1 - 9 (533)	2 - 1 (635)	2 - 3 (685)	2 - 5 (736)	2 - 7 (787)	2 - 9 (838)	3 - 1 (939)	3 - 5 (1041)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (609)	2 - 2 (660)	2 - 4 (711)	2 - 6 (762)	2 - 8 (812)	3 - 0 (914)	3 - 4 (1016)
DLO (mm)	0 - 10 13/64 (259)	1 - 0 13/64 (310)	1 - 2 13/64 (361)	1 - 6 13/64 (462)	1 - 8 13/64 (513)	1 - 10 13/64 (564)	2 - 0 13/64 (615)	2 - 2 13/64 (666)	2 - 6 13/64 (767)	2 - 10 13/64 (869)

3 - 7 3/8 (1101) 3 - 7 5/8 (1108) 3 - 7 1/8 (1095) 3 - 1 21/64 (948)										
	UCA1644 UCAPO1644	UCA1844 UCAPO1844	UCA2044 UCAPO2044	UCA2444 UCAPO2444	UCA2644 UCAPO2644	UCA2844 UCAPO2844 E	UCA3044 E UCAPO3044 E	UCA3244 E UCAPO3244 E	UCA3644 E UCAPO3644 E	UCA4044 E UCAPO4044 E
3 - 11 3/8 (1203) 3 - 11 5/8 (1209) 3 - 11 1/8 (1196) 3 - 5 21/64 (1050)										
	UCA1648 UCAPO1648	UCA1848 UCAPO1848	UCA2048 UCAPO2048	UCA2448 UCAPO2448	UCA2648 UCAPO2648	UCA2848 E UCAPO2848 E	UCA3048 E UCAPO3048 E	UCA3248 E UCAPO3248 E	UCA3648 E UCAPO3648 E	UCA4048 E UCAPO4048 E

### CASEMENT PICTURE / CASEMENT PUSH OUT PICTURE

MO (mm)	3 - 4 1/2 (1028)	4 - 1/2 (1232)	4 - 8 1/2 (1435)	5 - 1/2 (1537)	5 - 4 1/2 (1638)	6 - 1/2 (1842)	6 - 8 1/2 (2045)	7 - 4 1/2 (2248)	8 - 1/2 (2451)
RO (mm)	3 - 5 (1041)	4 - 1 (1245)	4 - 9 (1448)	5 - 1 (1549)	5 - 5 (1651)	6 - 1 (1854)	6 - 9 (2057)	7 - 5 (2261)	8 - 1 (2464)
FS (mm)	3 - 4 (1016)	4 - 0 (1219)	4 - 8 (1422)	5 - 0 (1524)	5 - 4 (1626)	6 - 0 (1829)	6 - 8 (2032)	7 - 4 (2235)	8 - 0 (2438)
DLO (mm)	2 - 10 13/64 (869)	3 - 6 13/64 (1072)	4 - 2 13/64 (1275)	4 - 6 13/64 (1377)	4 - 10 13/64 (1478)	5 - 6 13/64 (1682)	6 - 2 13/64 (1885)	6 - 10 13/64 (2088)	7 - 6 13/64 (2291)

3 - 11 3/8 (1203) 3 - 11 5/8 (1209) 3 - 11 1/8 (1196) 3 - 5 21/64 (1050)									
	UCAP4048 UCAPOP4048	UCAP4848 UCAPOP4848	UCAP5648 UCAPOP5648	UCAP6048 UCAPOP6048	UCAP6448 UCAPOP6448	UCAP7248 UCAPOP7248	UCAP8048 T UCAPOP8048 T	UCAP8848 T UCAPOP8848 T	UCAP9648 T UCAPOP9648 T

MARVIN SIGNATURE™ COLLECTION | ULTIMATE

### 1 3/4" INSWING / OUTSWING FRENCH DOOR

Clad MO (mm)	1-8 11/32 (517)	2-1 15/16 (659)	2-7 15/16 (811)	2-9 15/16 (862)	3-1 15/16 (946)	3-7 15/16 (1116)
Wood MO (mm)	1-10 31/32 (583)	2-4 9/16 (726)	2-10 9/16 (878)	3-0 9/16 (929)	3-4 9/16 (1030)	3-10 9/16 (1183)
RO (mm)	1-8 27/32 (529)	2-2 7/16 (672)	2-8 7/16 (824)	2-10 7/16 (875)	3-2 7/16 (976)	3-8 7/16 (1129)
FS (mm)	1-7 27/32 (504)	2-1 7/16 (646)	2-7 7/16 (799)	2-9 7/16 (849)	3-1 7/16 (951)	3-7 7/16 (1103)
DLO (mm)	0-11 1/2 (292)	11-1 19/32 (345)	1-7 19/32 (498)	1-9 19/32 (548)	2-1 19/32 (650)	2-7 19/32 (802)

6-10 1/4 (2089) 6-11 9/16 (2122) 6-10 1/2 (2096) 6-10 (2083) 5-6 5/8 (1680)						
	1668 1670 1680	2068 2070 2080	2668 2670 2680 2690	2868 2870 2880	3068 3070 3080 3090	3668 3670 3680

Clad MO (mm)	4-1 1/8 (1248)	4-11 1/2 (1511)	5-1 1/8 (1553)	5-5 1/8 (1654)	5-11 1/2 (1816)	6-1 1/8 (1857)	7-1 1/8 (2162)
Wood MO (mm)	4-3 3/4 (1314)	5-2 1/8 (1578)	5-3 3/4 (1619)	5-7 3/4 (1721)	6-2 1/8 (1883)	6-3 3/4 (1924)	7-3 3/4 (2229)
RO (mm)	4-1 5/8 (1260)	5-0 (1524)	5-1 5/8 (1565)	5-5 5/8 (1667)	6-0 (1829)	6-1 5/8 (1870)	7-1 5/8 (2175)
FS (mm)	4-0 5/8 (1235)	4-11 (1499)	5-0 5/8 (1540)	5-4 5/8 (1641)	5-11 (1803)	6-0 5/8 (1845)	7-0 5/8 (2149)
DLO (mm)	1-1 19/32 (345)	1-6 25/32 (477)	1-7 19/32 (498)	1-9 19/32 (548)	2-0 25/32 (629)	2-1 19/32 (650)	2-7 19/32 (802)

6-10 1/4 (2089) 6-11 9/16 (2122) 6-10 1/2 (2096) 6-10 (2083) 5-6 1/8 (1680)							
	4068 4070 4080	50R68 50R70 50R80	5068 5070 5080 5090	5468 5470 5480	60R68 60R70 60R80	6068 6070 6080 6090	7068 7070 7080