

PLAN REFERENCES:

- 1) "STANDARD BOUNDARY SURVEY, TAX MAP 105 LOT 8, PROPERTY OF DONALD S & BETH S MARGESON, 24 MARCY STREET" BY MSC CIVIL ENGINEERS AND LAND SURVEYORS, INC, DATED JULY 14, 2010, RCRD PLAN #D-38503
- 2) "LOT LINE RELOCATION PLAN TAX MAP 105 - LOT 11 & LOT 12 FOR STEPHEN KELM & MARCH TWENTY-TWO, LLC BY AMBIT ENGINEERING, INC DATED MARCH 2008, RCRD PLAN #D-34257
- 3) "CONDOMINIUM SITE PLAN OF FEDERAL ROW CONDOMINIUM FOR FEDERAL ROW TRUST, 36 STATE ST, PORTSMOUTH, NH" BY RICHARD P MILLETTE & ASSOC DATED OCT 1985, RCRD PLAN #D-14416
- 4) "LOT LINE REVISION PORTSMOUTH NH FOR SAMUEL SHAPIRO ESTATE" BY JOHN W. DURGIN, DATED MARCH 1977, RCRD PLAN #C-6816.

GENERAL NOTES

- 1) ELEVATION DATUM APPROXIMATE NAVD88 PER CITY GIS SEWER MANHOLE RIM ELEVATION 20.45 IN FRONT OF PROPERTY
- 2) EXISTING DETAILS DRAWN FROM SEPT 30, 2022 FIELD SURVEY BY KNIGHT HILL LAND SURVEYING SERVICES, INC.
- 3) SUBJECT LOT ZONED CBB PER ZONING MAP
- 4) SUBJECT LOT DOES NOT LIE IN A DESIGNATED FLOOD ZONE PER FIRM MAP 33015C0259F EFFECTIVE 01/29/2021.
- 5) SUBJECT LOT BENEFITS FROM RIGHTS TO USE PASSAGEWAY ALONG EASTERLY BOUNDARY

SITE DATA
 MAP 105 LOT 7
 OWNER OF RECORD: ALGERIS N. KARABELAS
 ELOISE M. KARABELAS
 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

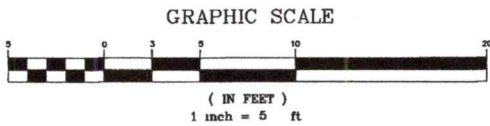
OCT 6, 2022 SCALE 1" = 5' PROJECT # 2288PNTS

PREPARED FOR:
 ALGERIS KARABELAS
 ELOIS 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

CERTIFICATION
 THE DETAILS DEPICTED HEREON ARE THE RESULTS OF AN ON THE GROUND FIELD SURVEY CONDUCTED SEPT 30, 2022 UNDER MY SUPERVISION


 G. DAVIDSON HISLOP, JR. LLS 802 DATE MAY 19, 2023



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

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

RCRD PLAN #D-34267

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

GARAGE DOOR

GARAGE DOOR

GARAGE DOOR

GARAGE DOOR

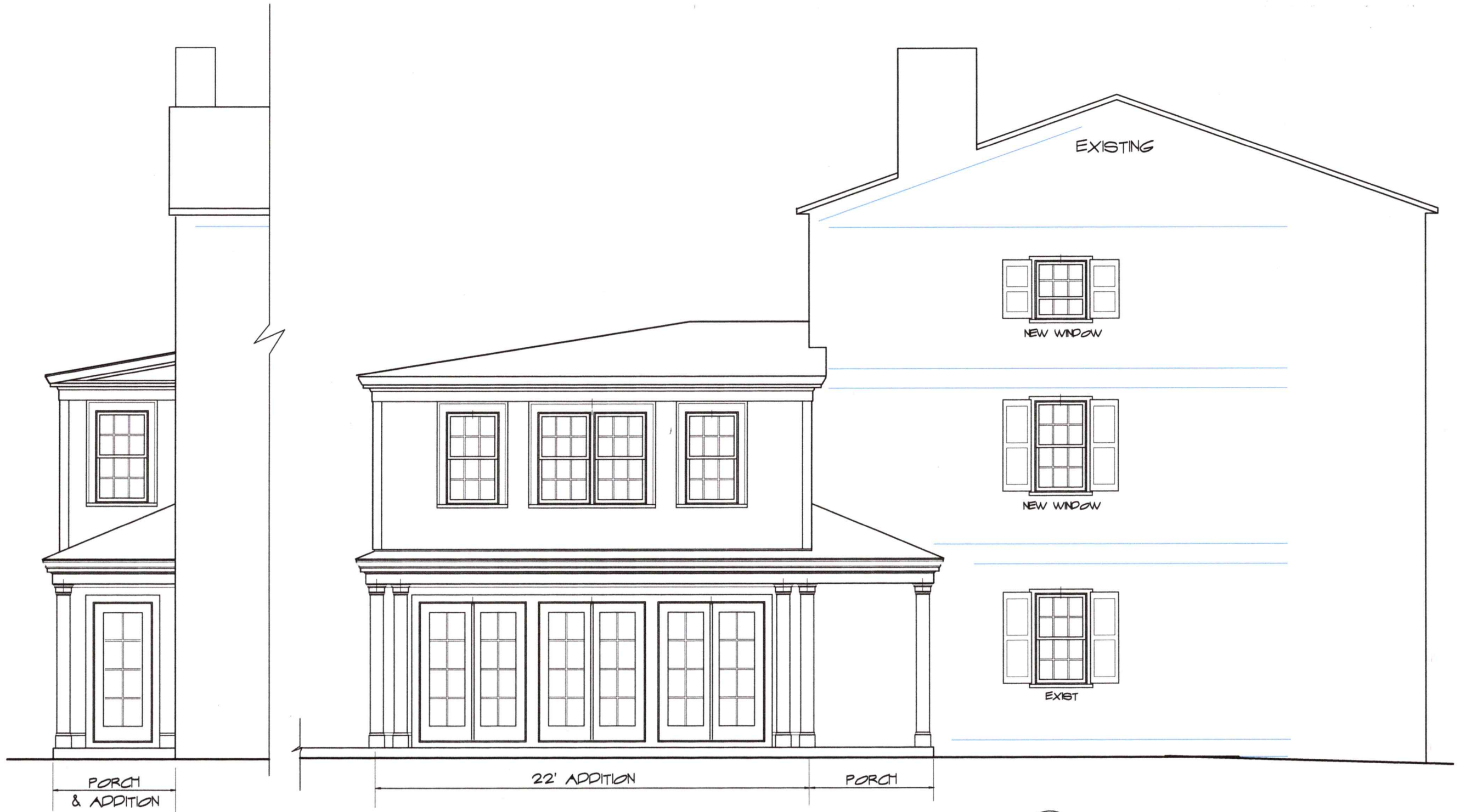
GARAGE DOOR

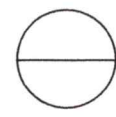
GARAGE DOOR

GARAGE DOOR

GARAGE DOOR

GARAGE DOOR




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

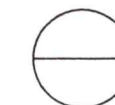

 WEST ELEVATION
 SCALE : 3/16" = 1'-0"

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, KARADELAS RESIDENCE 461 COURT STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: 2307 Revisions:	Date: 4/10/24
	 ANNE WHITNEY ARCHITECT		1 OF 3

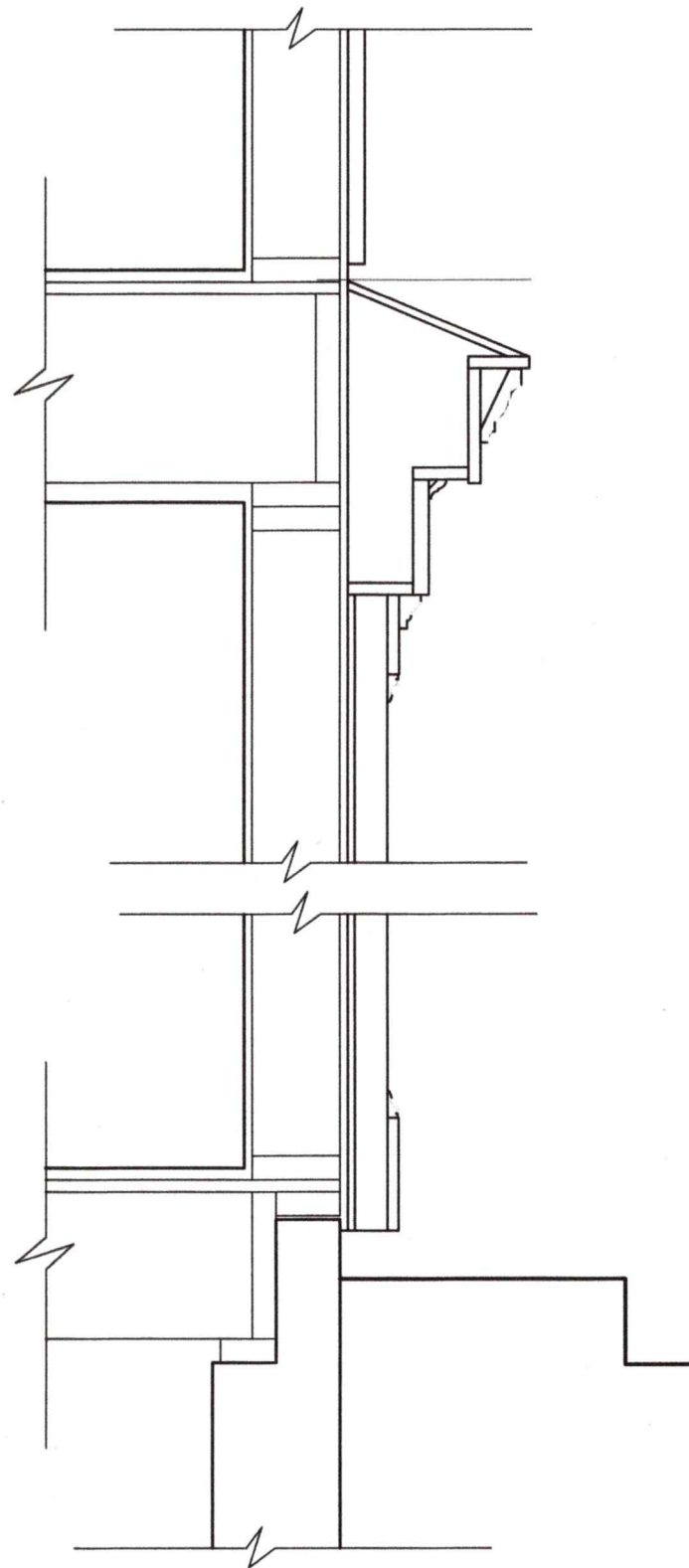



EAST ELEVATION
 SCALE : 3/16" = 1'-0"

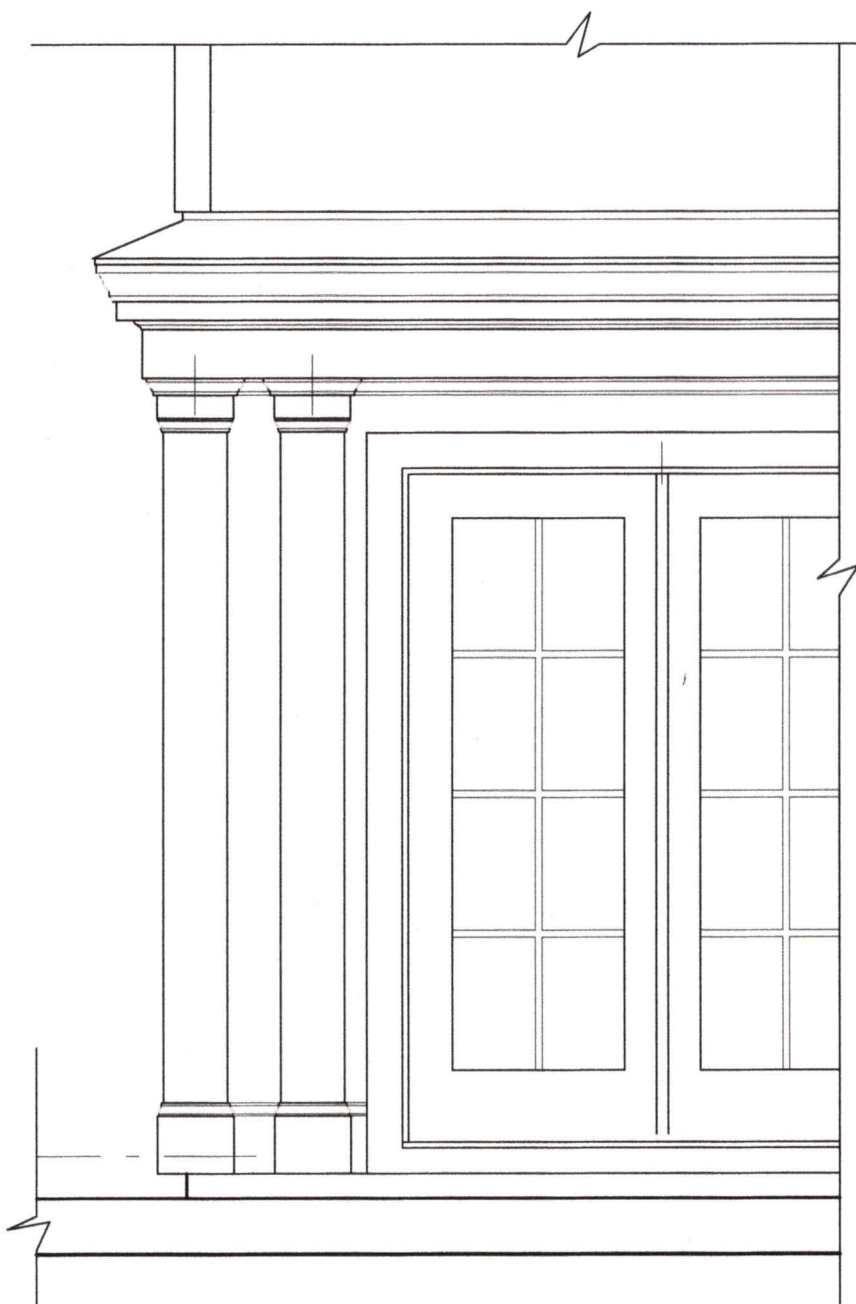



REAR ELEVATION
 SCALE : 3/16" = 1'-0"

Schematic Design ADDITIONS & RENOVATIONS, KARADELAS RESIDENCE 401 COURT STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4367 archwhit@aol.com	Project: 2307 Revisions:	Date: 4/10/24
	ANNE WHITNEY ARCHITECT		2 OF 3



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



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



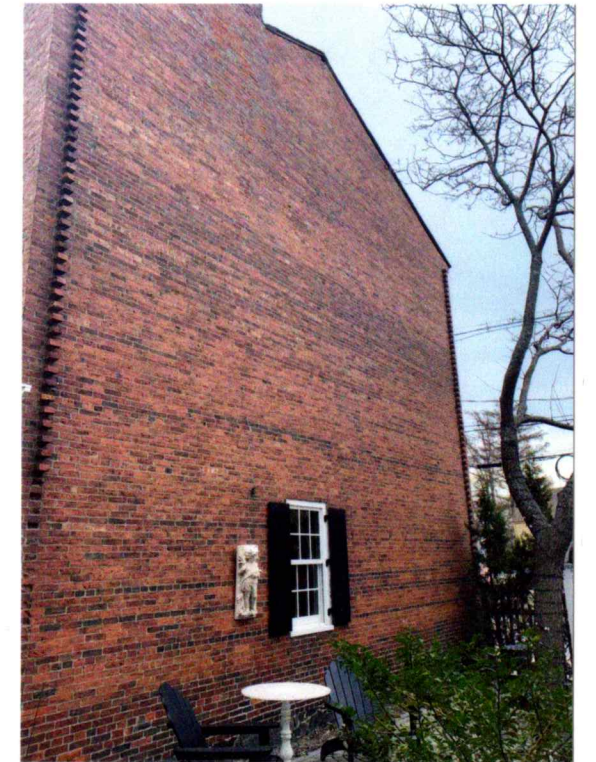
FRONT & LEFT SIDE ELEVATION



EXIST. RIGHT SIDE ELEVATION



EXIST REAR ELEVATION



EXIST. LEFT SIDE ELEVATION

SCHEMATIC DESIGN

801 Islington St, Suite 32
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603-502-4387
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ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, KARADELAS RESIDENCE

461 COURT STREET

PORTSMOUTH, NH

Project: # 2307

Date: 4/10/24

Revisions:

3 OF 3