

104 Campbell Lane, Deering NH

Introduction to Other Buildings

This document provides basic information about the Other Buildings at 104 Campbell Lane.

This was cut down from the “Other Buildings Information” document (0661 Other Buildings Information 2023 4 4), to be more appropriate for prospective buyers. The information document contains significant detail that would be of interest primarily to the new owner.

The Other Buildings are a Garage and Shed, both on the rear lot.

- The Garage is 32' W x 30'D.
- The Shed is 8' W x 8' D.

Garage

There is a wooden Garage on the rear lot. There are 2 sections. The main section is 24' wide x 30' deep. This has a concrete slab floor and a loft. There is an attached shed that is 8' wide and 30' deep. This has a crushed rock floor and is more open to weather. The shed's outer wall is supported by a concrete wall down to below the frost line. The total floor area is 960 square feet (32' x 30'). The loft has an area of 720 square feet.

The garage was built for the original property owner sometime between 1978 and 1982. The attached shed was added after the initial construction.

Garage Features

- Attached Shed large enough for a small farm tractor or compact automobile.
- Large loft with enough headroom to stand.
 - Pull-down stairs.
 - Front outside door.
- Barn-style doors.
- Steel beam with a traveler suitable for lifting large objects, such as an automobile engine.
- Partially insulated.
- Large Wood Furnace with air blower.
 - Manual: “Supporting Documents/5262 Kerr Wood Furnace Manual”
- Double-wall stainless steel chimney.
- Rack for firewood.
- Electrical Service from house with breaker panel.
- Buried $\frac{3}{4}$ " water line from house with faucet for a hose.
- Shelves.

104 Campbell Lane, Deering NH Introduction to Other Buildings

The Garage is shown in the following 2 photos.



Garage Modifications

There have been a number of improvements and repairs to the Garage since 1983:

- New underground electric service was installed about 1995
- A new breaker panel was installed.
- There were major upgrades to outlet and lighting circuits.
- A street light was installed, with switches in the garage and house.
- A generator for the house was installed.
- The roof was rebuilt in 2011, to fully cover the original Garage and the Attached Shed.
- The outer walls of the Attached Shed were rebuilt. This included a cinder block lower wall at the back end.
- A new double door was built for the Attached Shed.
- New support posts were added for the metal beam.
- Temporary support studs were added for the west wall.
- A beam and support posts were added to better support the roof ridge.
- Cables across the ceiling were added and rafters were attached to to the loft floor to prevent wall spreading.
- The chimney was replaced.
- A wood stove was replaced by a Wood Furnace.
- A telephone was added.

104 Campbell Lane, Deering NH Introduction to Other Buildings



Electric

- Breaker panel
 - 120/240 V, 30 Amp feed from Main Panel in house.
 - Separate Neutral and Ground Busses
 - Feed wires in conduit running under road.
- Outlets
 - Two circuits for inside outlets (GFI Protected)
 - Outside outlet (GFI Protected)
 - 240 V outlet (Used for branch saw)
- Lights
 - Overhead lights for main section, loft, and attached shed.
 - Streetlight switched from garage and house.
 - Automatic outside floodlight.
 - Small outside wall light.
- Generator Connection
 - 4-Prong 30A cable and disconnect box to connect to generator.
 - Separate buried 10/4 cable to the house for Generator Output
 - (This was the original electrical feed to the garage, and is suitable for emergency use.)
- Second buried conduit for communications cables.
 - Currently used for a telephone.

Current Issues

Current issues are discussed in the Disclosure and the “Other Buildings Information” document (0661 Other Buildings Information).

104 Campbell Lane, Deering NH Introduction to Other Buildings

Encroachment

The Garage was built while the owner was away, Where located, it encroached onto the adjacent lot by about 2' and the 40' wide road right-of-way by up to 6.7'. See "Introduction to the Development, Roads, and Lot" for more information and the 1982 boundary adjustment.

The garage still encroaches onto the road, and there was no practical way to legally adjust it. The garage is a good distance from the 20' wide paved road and does not interfere with use of the road by others. The Garage has been in place for over 40 years and no interested party has complained.

In case the garage encroachment were to become an issue, the backup plan is to remove the front 7', and rebuild the front wall and doors just inside the edge of the lot. This would leave a garage about 23' long, deep enough to fit most cars and smaller pickup trucks.

104 Campbell Lane, Deering NH

Introduction to Other Buildings

Shed

The second auxiliary building on the back lot is an 8' x 8' shed, with an area of 64 square feet. This has been used for flammable material and vehicle maintenance tools and supplies. It was built prior to 1983..In 2014 the shed was almost completely rebuilt, except for the front side and doors. Ondurapremium Corrugated Brown Asphalt Roof Panels were used.

Shed Features

- Double door.
- PT sills.
- Electric circuit
 - Inside light and outside Floodlight
 - Outside outlet (GFI)
 - Circuit switched from Shed, Garage, and House
 - Feed is in buried conduit from Garage.
 - Second buried conduit for communications.
- Shelves
- Field Rock foundation for walls.
- Crushed Rock floor.

Photo of Shed after rebuilding.



By Arthur Stickney

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