



58 Humphreys Court



Tax Map of Neighborhood

LEGEND:

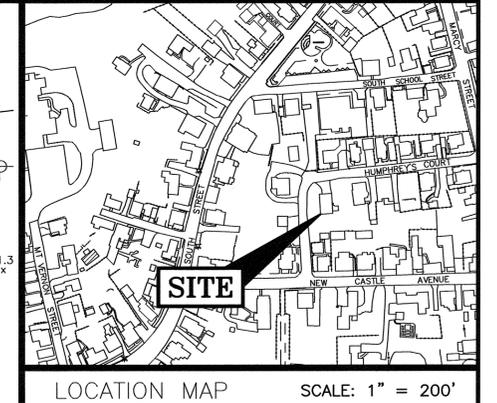
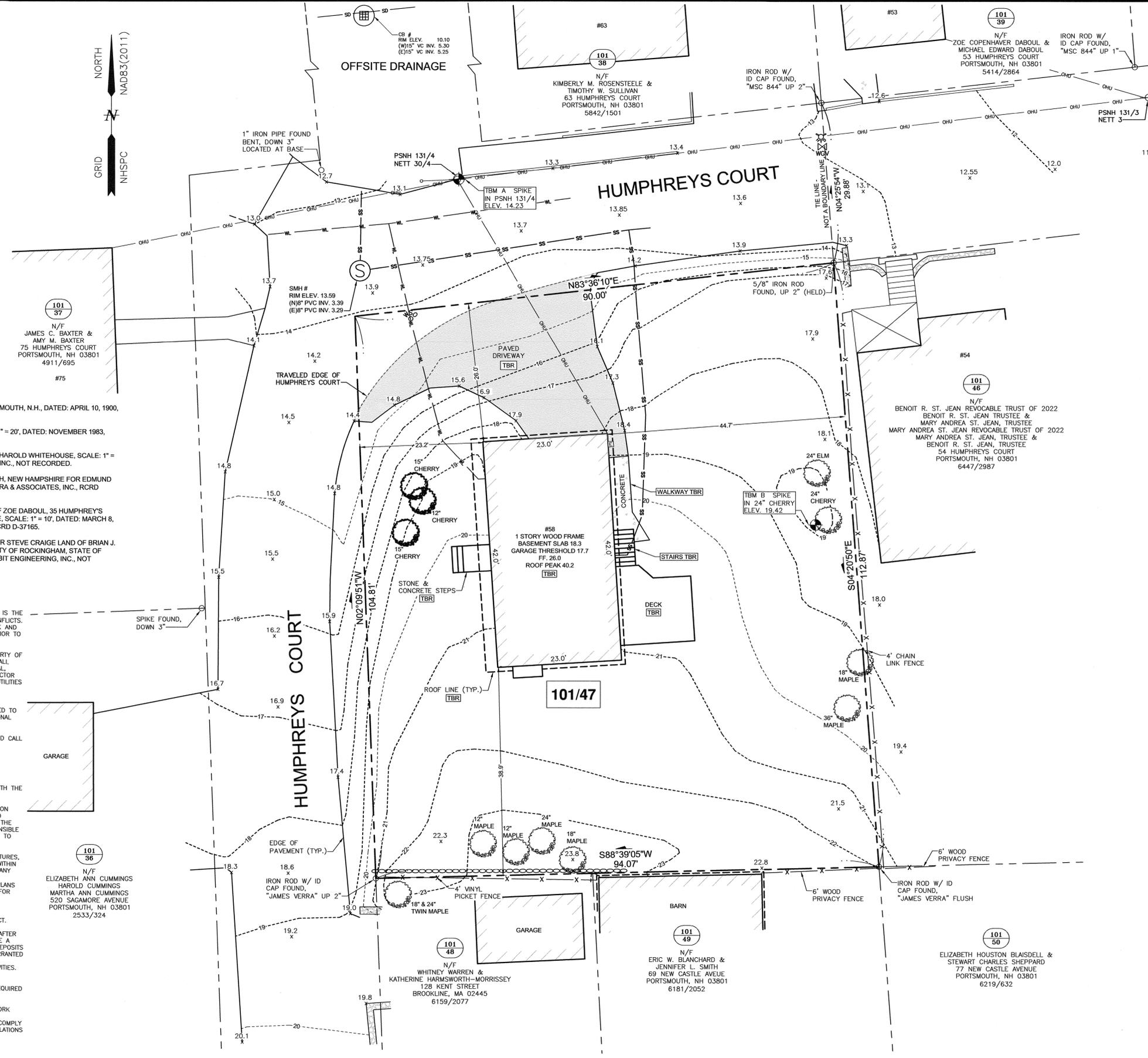
DESCRIPTION	SYMBOL
ASSESSOR'S MAP & LOT	
BENCHMARK	
FINISHED FLOOR	
HYDRANT	
IRON ROD / IRON PIPE FOUND	
RAILROAD SPIKE SET	
NOW OR FORMERLY	
SEWER MANHOLE	
SPOT ELEVATION	
TEMPORARY BENCHMARK	
TREE	
UTILITY POLE	
WATER GATE VALVE	
WATER SHUT OFF	
EDGE OF GRAVEL	
EDGE OF PAVEMENT	
FENCE	
MINOR FOOT CONTOUR	
MAJOR FOOT CONTOUR	
OVERHEAD UTILITY LINE	
APPROXIMATE ABUTTER'S PROPERTY LINE	
PROPERTY LINE	
STONE WALL	
EDGE OF TRAVELED WAY	
TIE / REFERENCE LINE	

PLAN REFERENCES:

- PROPERTY OF W.G. MARSHALL AND HEIRS OF W.P. BENNETT PORTSMOUTH, N.H., DATED: APRIL 10, 1900, PREPARED BY: L.E. SCRUTON, C.E., RCRD PLAN #0092.
- PLAN OF LAND PORTSMOUTH, N.H. FOR: EDMUND L. PRICE, SCALE: 1" = 20', DATED: NOVEMBER 1983, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., RCRD C-12278.
- SKETCH OF LAND, 58 HUMPHREYS COURT PORTSMOUTH, N.H., FOR HAROLD WHITEHOUSE, SCALE: 1" = 20', DATED: 8/31/98, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.
- SUBDIVISION OF LAND NEW CASTLE AVE. & MARCY ST. PORTSMOUTH, NEW HAMPSHIRE FOR EDMUND L. PRICE, SCALE: 1" = 20', DATED: 7-31-03, PREPARED BY: JAMEV VERRA & ASSOCIATES, INC., RCRD D-31582.
- STANDARD BOUNDARY SURVEY, TAX MAP 101 LOT 39, PROPERTY OF ZOE DABOUL, 35 HUMPHREY'S COURT, COUNTY OF ROCKINGHAM, PORTSMOUTH, NEW HAMPSHIRE, SCALE: 1" = 10', DATED: MARCH 8, 2012, PREPARED BY: MSC CIVIL ENGINEERS & LAND SURVEYORS, RCRD D-37165.
- STANDARD BOUNDARY SURVEY TAX MAP 101 LOT 43, PREPARED FOR STEVE CRAIG LAND OF BRIAN J. BEDNAREK, 10 HUMPHREY'S COURT CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 10', DATED: 4/10/17, PREPARED BY AMBIT ENGINEERING, INC., NOT RECORDED.

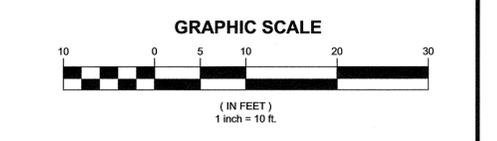
DEMOLITION NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- SAWOUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS.



- NOTES:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 101 AS LOT 47.
 - OWNERS OF RECORD:
ROBERT M. SNOVER REVOCABLE TRUST
DARCY E. DAVIDSON, TRUSTEE
ROBERT M. SNOVER, TRUSTEE
60 T.J. GAMESTER AVENUE
PORTSMOUTH, NH 03801
6589/369
RCRD PLAN # 0092 LOTS 98.10
 - PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
 - EXISTING LOT AREA:
10,005 S.F.
0.2297 ACRES
 - PARCEL IS LOCATED IN GENERAL RESIDENCE B (GRB) AND HISTORIC OVERLAY DISTRICT.
 - DIMENSIONAL REQUIREMENT:
MIN LOT AREA: 5,000 S.F.
FRONTAGE: 80 FEET
SETBACKS: FRONT 5 FEET
SIDE 10 FEET
REAR 25 FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 30%
MINIMUM OPEN SPACE: 25%
 - VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - THE PURPOSE OF THIS PLAN IS SHOW THE EXISTING CONDITIONS AND DEMOLITION OF THE EXISTING STRUCTURE OF ASSESSOR'S MAP 101 LOT 47 IN THE CITY OF PORTSMOUTH.
 - ABUTTING STRUCTURE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY.



0	03/06/26	ISSUED FOR COMMENT	SJR	JRC
REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
PERMIT PLANS				
HALEY WARD				
ENGINEERING ENVIRONMENTAL SURVEYING				
200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282				
PROJECT				
ROBERT M. SNOVER TRUST 58 HUMPHREY'S COURT, PORTSMOUTH, N.H.				
TITLE				
EXISTING CONDITIONS & DEMOLITION PLAN				
DATE	MARCH 2026	SCALE	1" = 10'	
DRAWN BY	SJR	DESIGNED BY	CHECKED BY JRC	
PROJECT NO.	5010515	FIELD BOOK & PAGE	FB 379 PG 45	
DRAWING NO.	C101			REV. 1

FILE LOCATION: P:\NH\051515-ROBERT_SNOVER\101-47 HUMPHREYS COURT, PORTSMOUTH - CS\GIS\CAD_FILES\051515-00-SP.DWG, 2026.03.11, 1:17 AM



22 Humphreys Court



44 Humphreys Court



54 Humphreys Court



53 Humphreys Court



43 Humphreys Court



33 Humphreys Court

Neighboring Residences



75 Humphreys Court



63 Humphreys Court

Neighboring Residences



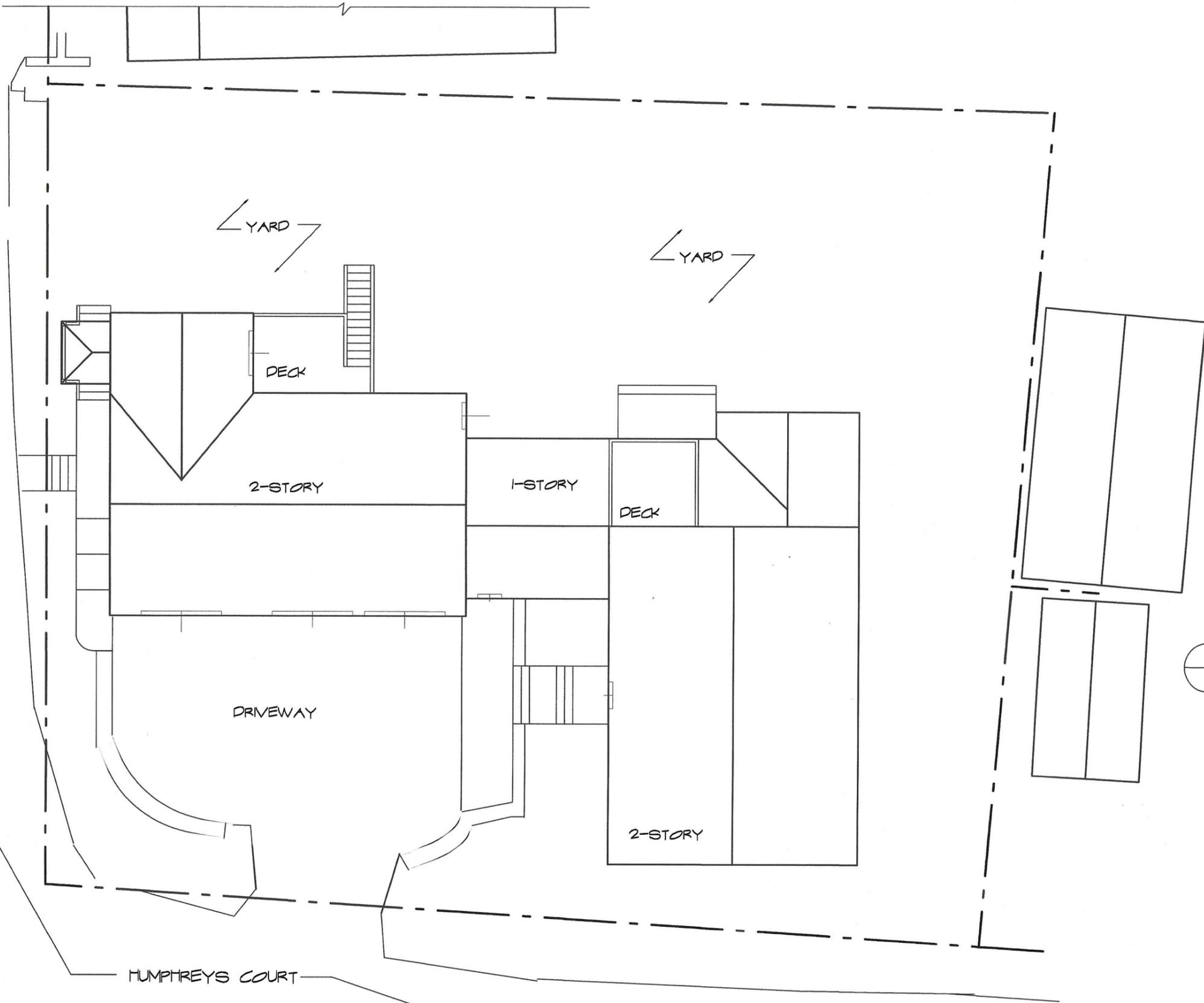
59 New Castle Ave



View to New Castle Ave



39 New Castle Ave




SCHMATIC ROOF PLAN
 SCALE : 1/12" = 1' 0"


CONCEPT DESIGN
58 HUMPHREYS COURT
PORTSMOUTH, NH

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



ANNE WHITNEY ARCHITECT

Project:	Date:	1 OF 3
# 2501	3/11/26	




EAST ELEVATION
 SCALE : 1/8" = 1' 0"




NORTH ELEVATION
 SCALE : 1/8" = 1' 0"

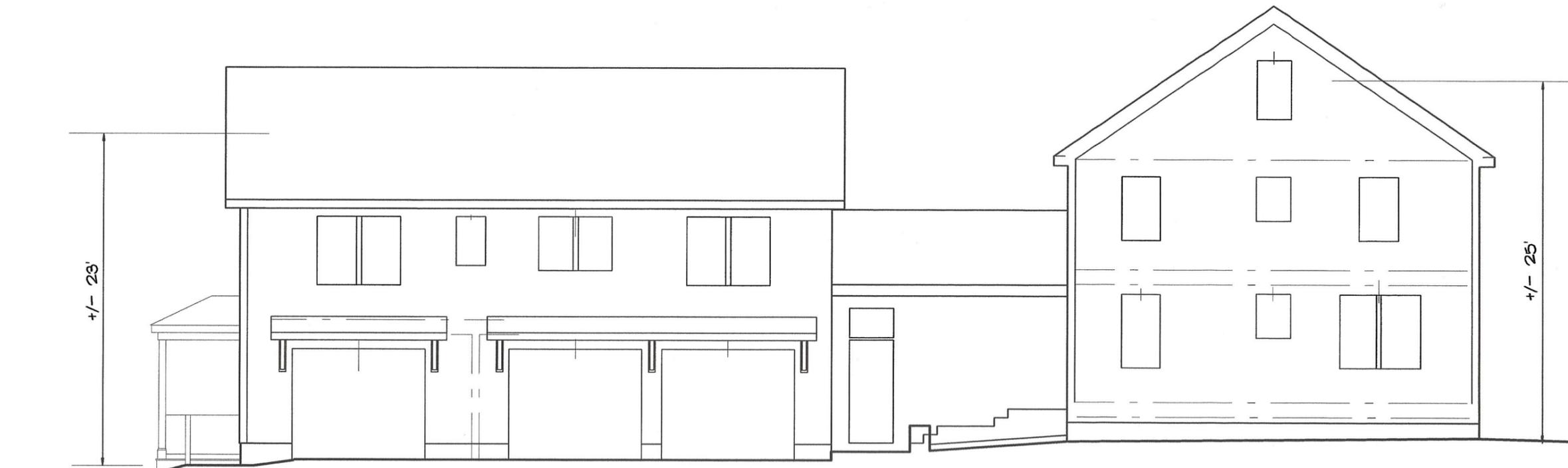
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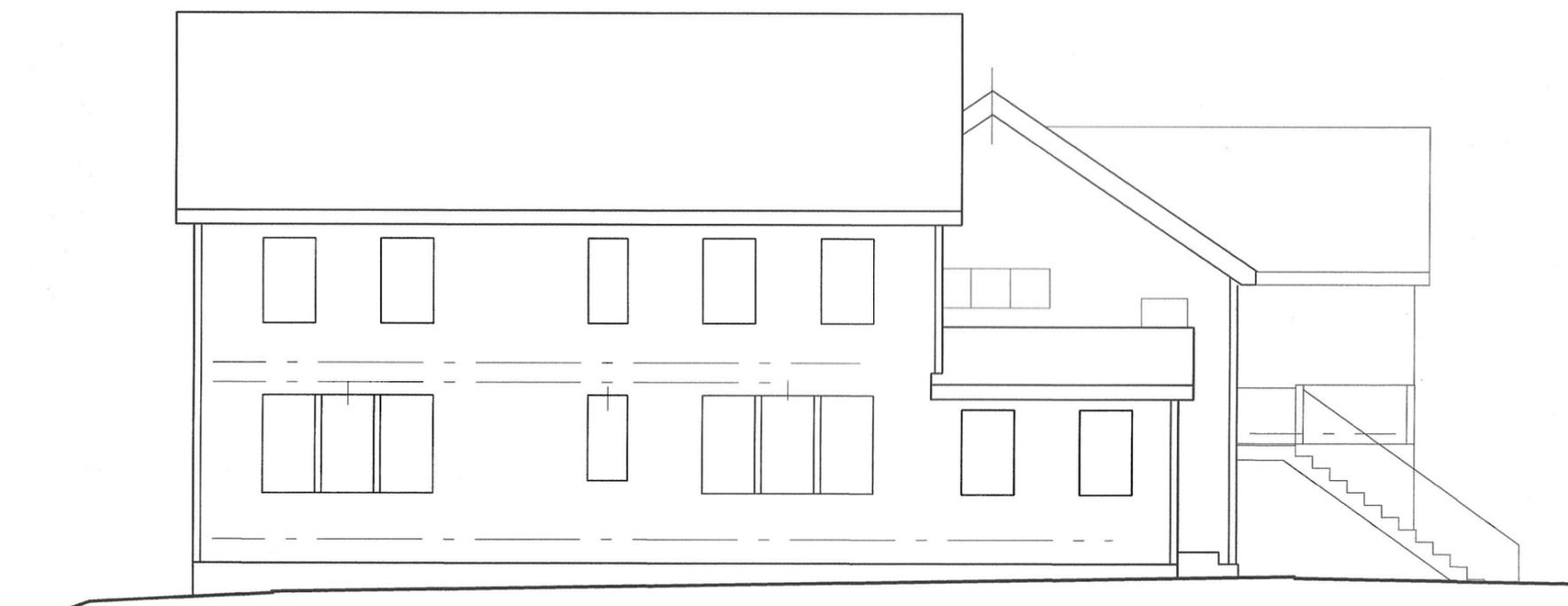


ANNE WHITNEY ARCHITECT

Project:	Date:	
# 2501	3/10/26	2 OF 3




WEST ELEVATION
 SCALE : 1/8" = 1' 0"




SOUTH ELEVATION
 SCALE : 1/8" = 1' 0"

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PORTSMOUTH, NH

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 archwhit@aol.com



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Project:	Date:	
# 2501	3/10/26	3 OF 3