



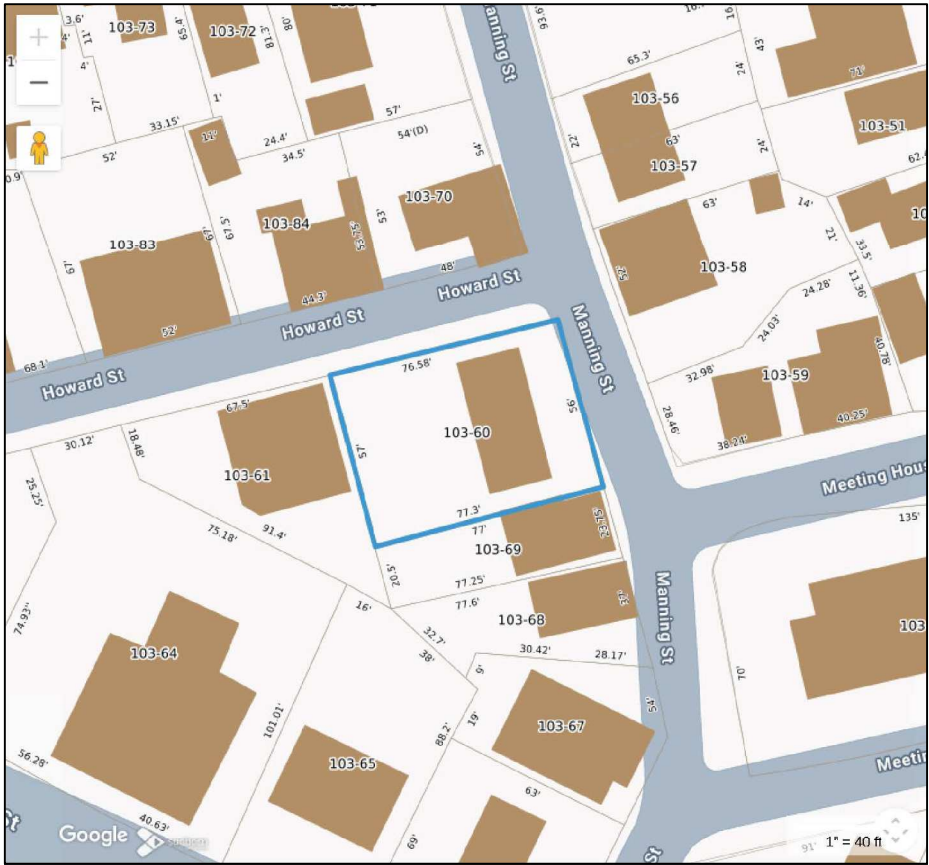
Manning Street View

Credit: Duston Leddy Real Estate

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Cover Sheet



Locus Map

Project Summary

- Add Mudroom and (2) Car Garage
- Add fence, gates and landscape walkways
- Possibly replace (4) windows to meet egress
- Add copper gutter to existing Home



Aerial View



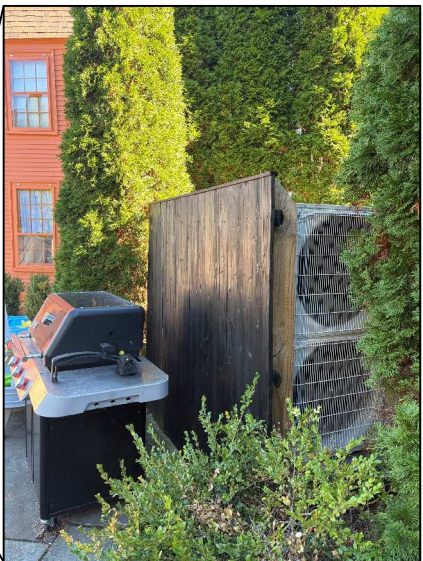
Existing View from Manning Street



Existing View from Howard Street



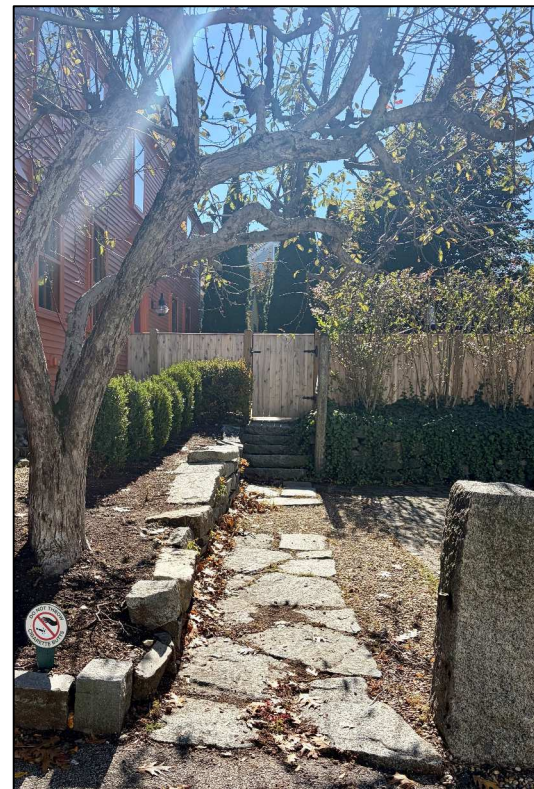
Existing View across Patio (condensers are concealed in shrubs to the right)



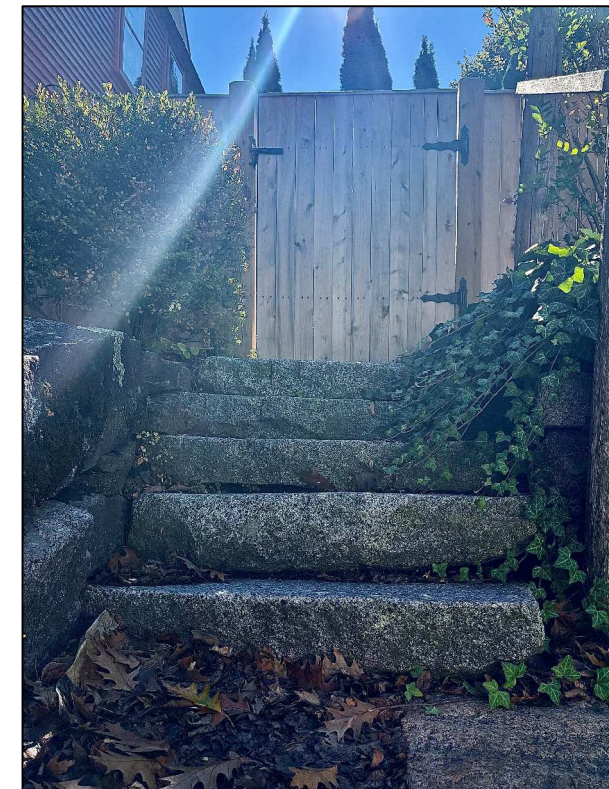
Out of frame to right:
Condensers



View up Howard Street



Walk up to Howard Entry



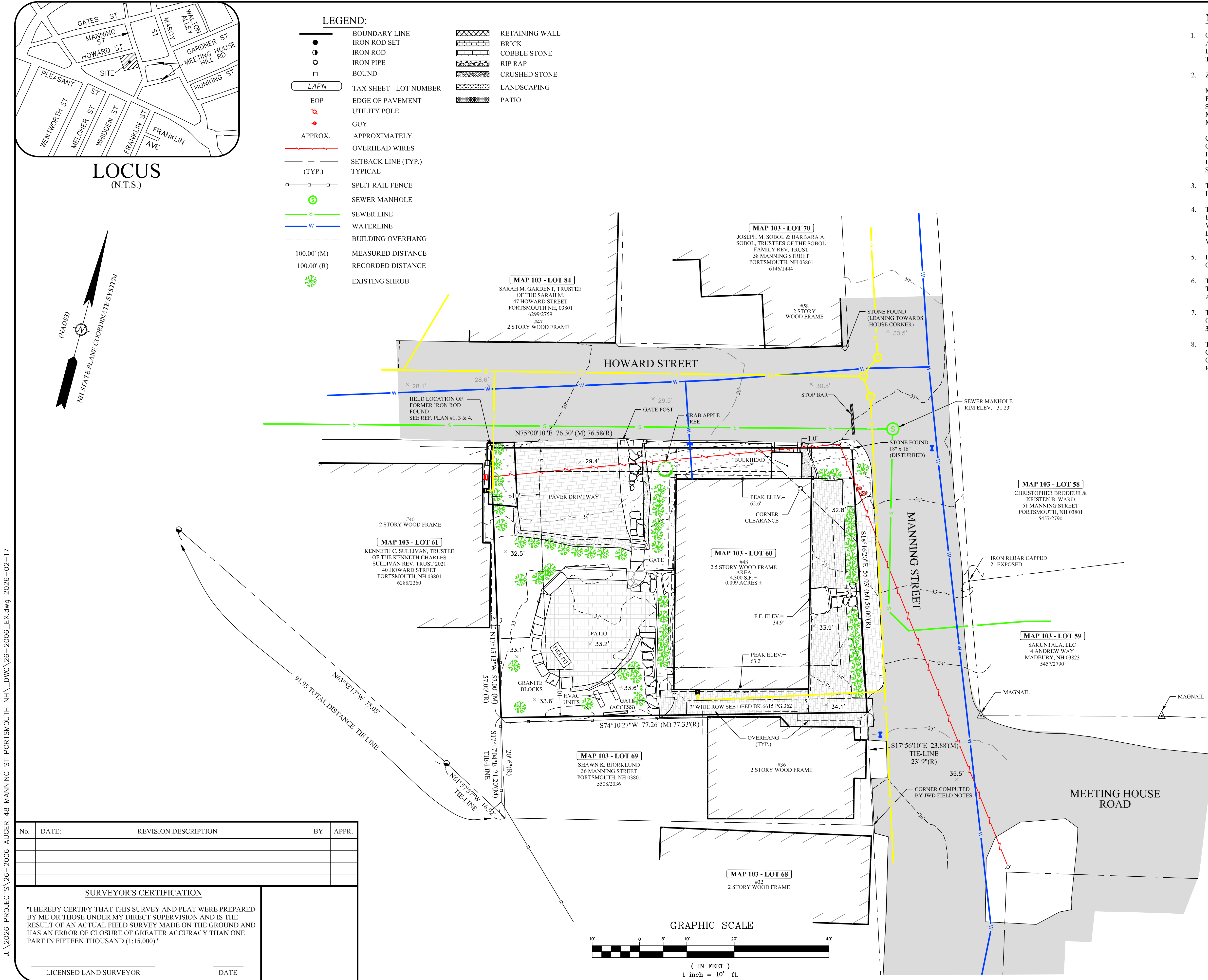
Close Up of Landscape Steps

Irregular, steep rise and shallow run dimensions



View down Howard Street

J:\2026 PROJECTS\26-2006 AUGER 48 MANNING ST PORTSMOUTH NH\DWG\26-2006_EX.dwg 2026-02-17



No.	DATE:	REVISION DESCRIPTION	BY	APPR.
SURVEYOR'S CERTIFICATION		"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."		
LICENSED LAND SURVEYOR		DATE		

LEGEND:	
	BOUNDARY LINE
	IRON ROD SET
	IRON ROD
	IRON PIPE
	BOUND
	TAX SHEET - LOT NUMBER
	EOP
	UTILITY POLE
	GUY
	APPROX.
	OVERHEAD WIRES
	SETBACK LINE (TYP.)
	TYPICAL
	SPLIT RAIL FENCE
	SEWER MANHOLE
	SEWER LINE
	WATERLINE
	BUILDING OVERHANG
	100.00' (M)
	100.00' (R)
	EXISTING SHRUB
	RETAINING WALL
	BRICK
	COBBLE STONE
	RIP RAP
	CRUSHED STONE
	LANDSCAPING
	PATIO

NOTES:

- OWNER OF RECORD: FERNALD TRUST, MICHAEL S. ARLEIN TRUSTEE
ADDRESS: 923 ELM ST PMB 44 MANCHESTER, NH 03101
DEED REFERENCE: BK: 6615 PG: 362
TAX SHEET / LOT: 103 / 60
- ZONED: GENERAL RESIDENCE B (GRB)

MIN. LOT AREA: 5,000 SF DEPTH: 60'
FRONTAGE: 80' FRONT YARD SETBACK: 5'
SIDE YARD SETBACK: 10' REAR YARD SETBACK: 25'
MAX. LOT COVERAGE: 30% MIN. OPEN SPACE 25%
MAX. BUILDING HEIGHT: 35' (SLOPED ROOF), 30' (FLAT ROOF), 8' (ROOF APPURTENANCE HEIGHT)

CORNER LOT VISION: NO STRUCTURE ACCESSORY STRUCTURE LANDSCAPING OR SCREENING WHICH OBSTRUCTS VISIBILITY SHALL BE ERCTED OR MAINTAINED BETWEEN THE HEIGHTS OF 2.5 FEET AND 10 FEET ABOVE EDGE OF PAVEMENT GRADES WITHIN THE AREA BOUNDED BY SIDELINES OF THE INTERSECTING STREET RIGHTS OF WAY AND A STRAIGHT LINE JOINING POINTS ALONG STREET SIDELINES 20 FEET FROM THE POINT OF INTERSECTION OF SUCH SIDELINES OR EXTENSIONS THEREOF.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT PARCELS AND THE IMPROVEMENTS THEREON.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.
- THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN MARCH OF 2026 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS AND NAVVIS VLX3.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE FIELD SURVEY WAS PERFORMED IN FEBRUARY 2026 UNDER SNOW-COVERED CONDITIONS. SNOW COVER MAY HAVE LIMITED VISIBILITY AND PREVENTED THE IDENTIFICATION OF CERTAIN SURFACE OR NEAR-SURFACE IMPROVEMENTS. A FOLLOW-UP SITE INSPECTION AFTER SNOW MELT IS RECOMMENDED, IF NECESSARY, TO VERIFY THE LOCATION OF ANY OBSCURED OR BURIED FEATURES.

PLAN REFERENCES:

- "ALTA/ACSM LAND TITLE SURVEY PLEASANT STREET & HOWARD STREET PORTSMOUTH, NH OWNED BY THE MARK H. WENTWORTH HOME FOR CHRONIC INVALIDS", PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED 12/13/06, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-34362.
- "HOWARD STREET CONDOMINIUM SITE PLAN FOR PROPERTY AT 33 & 35 HOWARD STREET PORTSMOUTH, ROCKINGHAM COUNTY, NH PREPARED FOR MICHAEL B. MYERS & STEPHANIE G. TAYLOR", PREPARED BY EASTERLY SURVEYING, INC, DATED 4/27/26, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-33712.
- "LOT LINE ADJUSTMENT & LOT CONSOLIDATION PLAN OWNED BY MARK WENTWORTH HOME", PREPARED BY ALTUS ENGINEERING AND JAMES VERRA AND ASSOCIATES, INC., DATED 6/23/09, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-35954.
- "SEWER EASEMENT PLAN 355 PLEASANT STREET PORTSMOUTH NH OWNED BY MARK WENTWORTH HOME", PREPARED BY JAMES VERRA AND ASSOCIATES, LLC, DATED 8/4/09, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-36013.
- "LOT LINE ADJUSTMENT PLAN 337 & 355 PLEASANT STREET PORTSMOUTH, NH, OWNERS 337 PLEASANT STREET, LLC & 355 PLEASANT STREET, LLC, PREPARED BY JAMES VERRA AND ASSOCIATES, INC, DATED 8/20/10, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-36501.
- "CONDOMINIUM SITE PLAN 353 & 355 PLEASANT STREET PORTSMOUTH, NH PREPARED FOR 355 PLEASANT STREET, LLC", PREPARED BY JAMES VERRA AND ASSOCIATES, INC DATED 6/6/24, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-44527.
- "BOUNDARY PLAN 11 MEETING HOUSE ROAD PORTSMOUTH, NH PREPARED FOR SAKUNTALA, LLC", PREPARED BY JAMES VERRA AND ASSOCIATES, INC, DATED 8/20/24, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-44650.
- THE FILES & FIELD NOTES OF JOHN W. DURGIN ARE ON FILE WITH THIS OFFICE. JWD FN 2046 & 1548.
- "PLAN OF LOT NO. 32 MANNING ST. PORTSMOUTH, N.H." DATED FEBRUARY, 1930 AND PREPARED BY JOHN W. DURGIN, ON FILE WITH THIS OFFICE. PROJECT NO. 187, FIELD NOTES 1061.

EXISTING CONDITIONS PLAN

48 MANNING STREET
PORTSMOUTH, NH

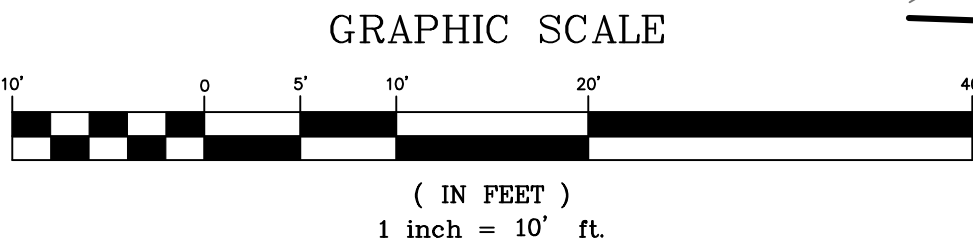
TAX MAP 103 LOT 60
LAND OF: FERNALD TRUST, MICHAEL S. ARLEIN TRUSTEE
PREPARED FOR: AUGER BUILDING COMPANY



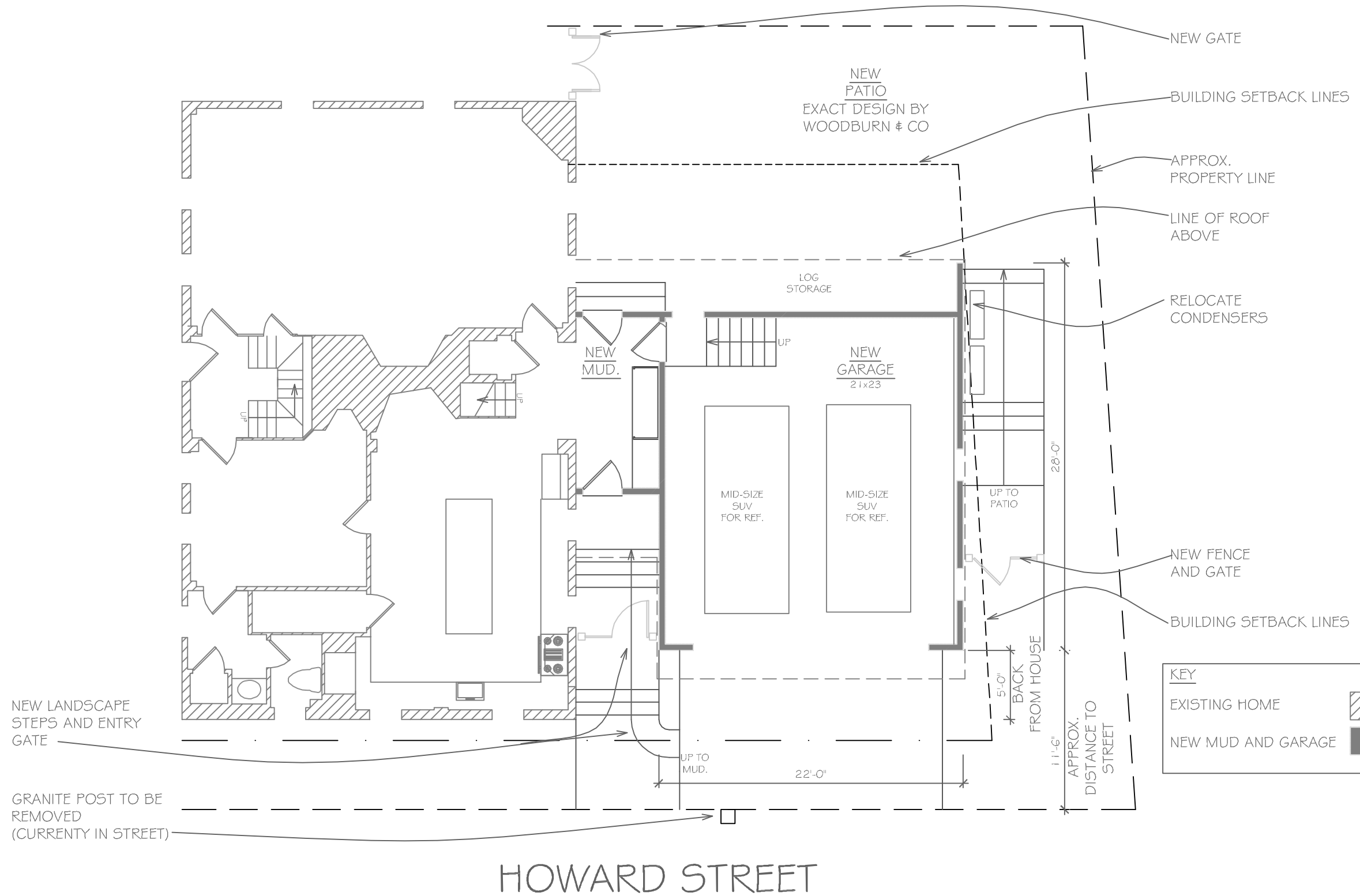
100 GRIFFIN ROAD, UNIT C
PORTSMOUTH, N.H., 03801
603-436-3557 - © 2026
www.jvasurveyors.com

DATE:	JOB NO.
05-04-2026	26-2006
DRWN BY:	CHK'D BY:
BJM	RMF
DWG NAME:	SCALE:
26-2006_EX.DWG	1" = 10'

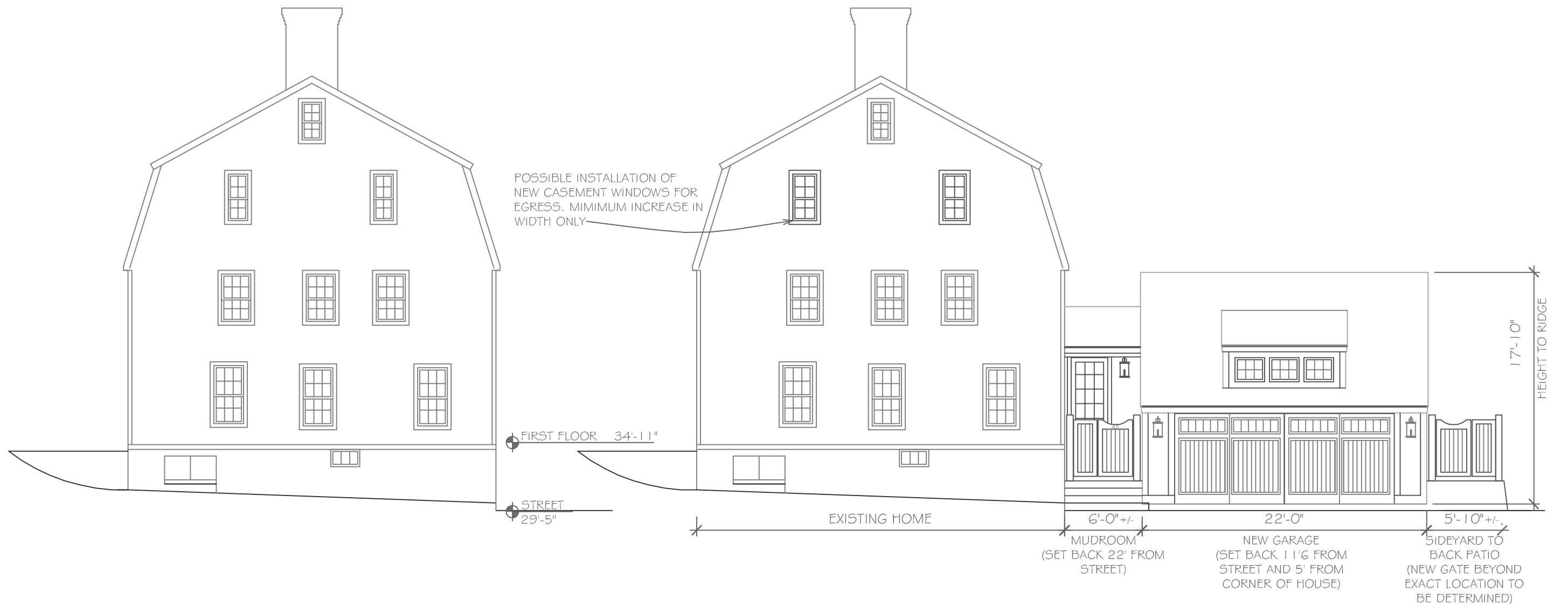
SHEET: V1



MANNING STREET



Floor Plan



Existing Howard Street Elevation

Proposed Howard Street Elevation



Existing Back Elevation

- OMIT (1) EXISTING WINDOW
- PROPOSED:
- ATTACHED (2) CAR GARAGE
 - SIDING TO MATCH
 - ROOFING TO MATCH
 - TRIM TO MATCH
 - NEW WINDOWS
 - DECORATIVE GAS LANTERNS
 - COPPER GUTTERS
- FIRST FLOOR 34'-1 1/2"
- EXISTING PATIO 33'-2"
- STREET 29'-5"

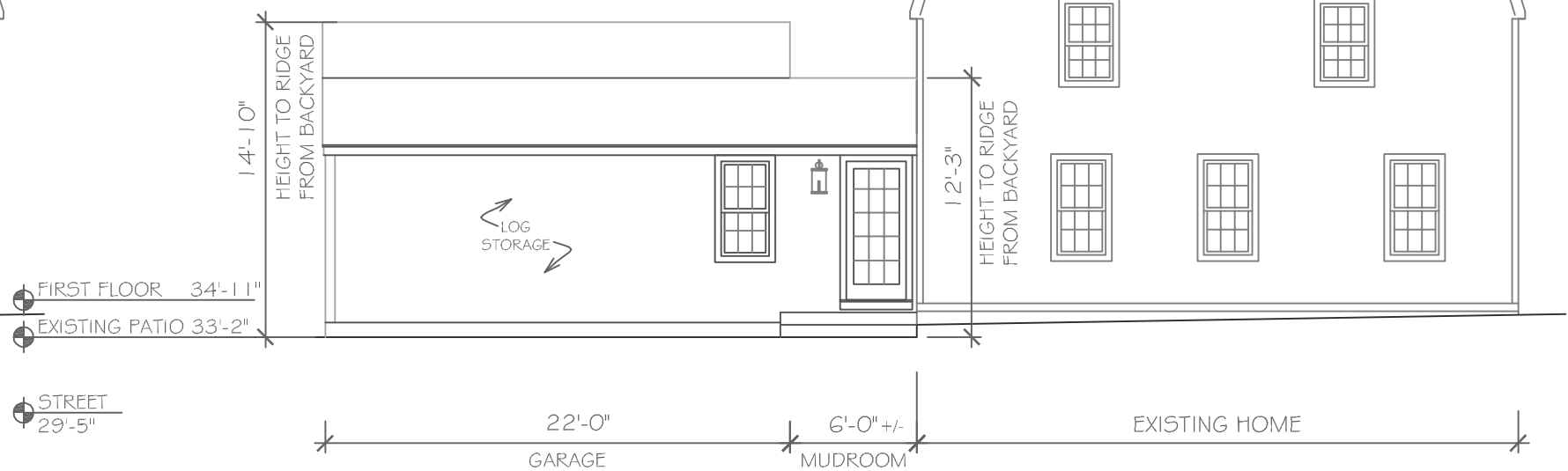


Proposed Back Elevation



Existing Side Elevation

POSSIBLE INSTALLATION OF
NEW CASEMENT WINDOWS FOR
EGRESS. MINIMUM INCREASE IN
WIDTH ONLY



Proposed Side Elevation