

**CITY OF PORTSMOUTH  
NEW HAMPSHIRE**

**WORK SESSION  
APPLICATION**

**TECHNICAL ADVISORY COMMITTEE**

Map 126 Lot 12 Zone Civic Wetlands: Inland \_\_\_\_\_ Coastal \_\_\_\_\_ Lot Area 0.14 acres

Date of Approvals (Indicate if Pending)		
Conservation Commission _____	Conditional Use _____	Board of Adjustment _____
Historic District Commission _____	Subdivision _____	Other _____

Street Address 15 Middle Street

Description of Project including all use(s) Convert an existing structure into a mixed use occupancy  
The existing offices and soup kitchen will become a restaurant and the rest of the structure  
will be remodeled, including the unused attic space, to create (28) guest rooms.

Building(s) Footprint 5,056 sf Gross Floor Area 9,717 sf #of Stories 2-1/2

# of Dwelling Units 0 Number of Parking Spaces: Existing 0 Proposed 0

Print Information Below			
<b>Property Owner's Name</b> <u>Salvation Army</u>			
Street Address	<u>120-130 West 14th Street</u>	City/Town	<u>New York</u> State <u>NY</u> Zip <u>10011</u>
<u>(212) 337-7200</u>			
Telephone #	Cell Phone #	Fax #	Email Address

Print Information Below			
<b>Applicant's / Developer's Name</b> <u>James McSharry</u>			
Street Address	<u>58 Pleasant Point Rd.</u>	City/Town	<u>Portsmouth</u> State <u>NH</u> Zip <u>03801</u>
	<u>(603) 498-6476</u>		<u>jaymcsarry@me.com</u>
Telephone #	Cell Phone #	Fax #	Email Address

Print Information Below (Include Additional Contact Information on Next Page)			
Check One: Owner's Attorney <input type="checkbox"/> Applicant's Attorney <input type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input checked="" type="checkbox"/> Other <input type="checkbox"/> If other, state relationship _____			
<b>Representative's Name</b> <u>Alex Ross</u>			
Street Address	<u>909 Islington Street, Suite 6</u>	City/Town	<u>Portsmouth</u> State <u>NH</u> Zip <u>03801</u>
	<u>(603) 433-7560</u>		<u>alexross@comcast.net</u>
Telephone #	Cell Phone #	Fax #	Email Address

I hereby apply for an informal work session with the Technical Advisory Committee and understand that a formal Site Review application shall be required in order to seek final approvals. I also acknowledge that a formal Site Review application and fee shall be required to comply with all of the ordinances and any stipulations of the Site Review Committee of the City of Portsmouth in the development and construction of this project.

Owner's Signature \_\_\_\_\_ Print Owner's Name \_\_\_\_\_ Date \_\_\_\_\_

Applicant's/Developer's Signature \_\_\_\_\_ Print Applicant's/Developer's Name \_\_\_\_\_ Date \_\_\_\_\_

# Site Plan Review Drawings

## 15 Middle Street

### Portsmouth, New Hampshire

for

## James McSharry

#### LIST OF PROJECT PLANS AND DOCUMENTS:

##### SITE PLAN SET

Boundary Survey & Existing Conditions 1" - 40'  
Boundary Survey & Existing Conditions 1" - 20'

Site Photos

##### ARCHITECTURAL PLAN SET

Existing West Elevation  
Existing South Elevation  
Proposed West Elevation  
Proposed South Elevation  
Proposed East Elevation  
Proposed North Elevation

#### PREPARED BY:

##### ROSS ENGINEERING

Civil/Structural Engineering  
& Surveying

909 Islington St.  
Portsmouth, NH 03801  
(603) 433-7560

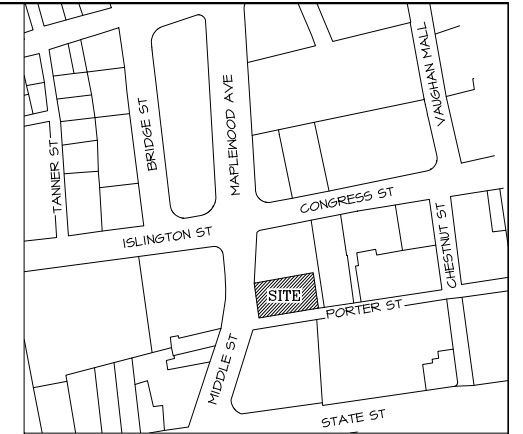
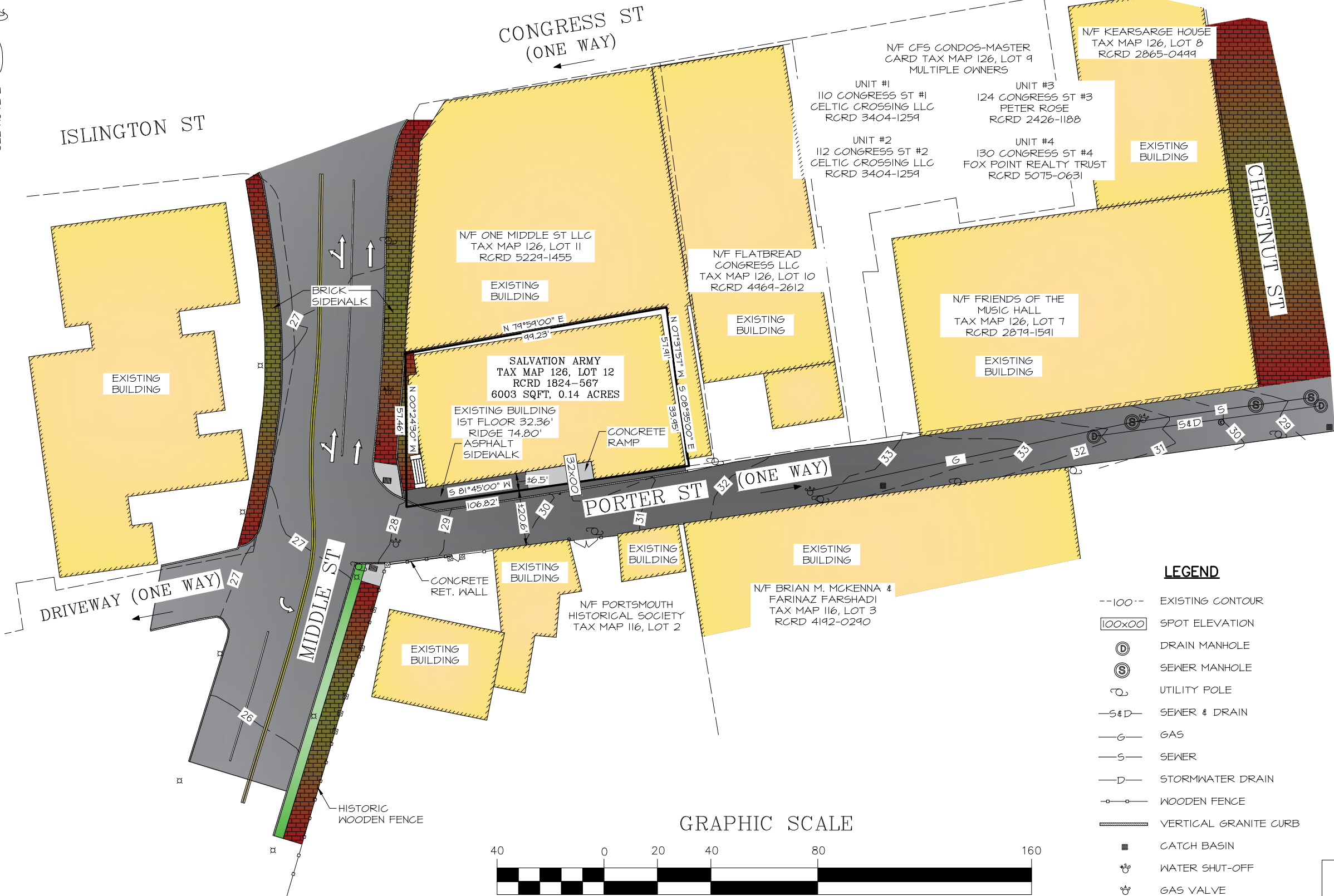
##### Brendan McNamara

*Residential Designer*

19 Doe Drive  
Eliot, ME 03903  
(207) 439-3521

March 5, 2019

SEE NOTE 2



**LOCUS PLAN  
N.T.S.**

**NOTES**

- OWNER OF RECORD:  
SALVATION ARMY  
TAX MAP 126, LOT 12  
120-130 WEST 14TH ST  
NEW YORK, NEW YORK 10011  
RCRD: 1824-0567  
AREA: 6,003 SF, 0.14 ACRES
- BASIS OF BEARING HELD FROM PLAN REFERENCE #2.
- PARCEL IS IN CIVIC CHARACTER DISTRICT AND HISTORIC DISTRICT:  
SETBACKS:  
FRONT.....O FT  
SIDE.....O FT  
REAR.....O FT
- THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0259E, PANEL 259 OF 681, DATED MAY 17, 2005.

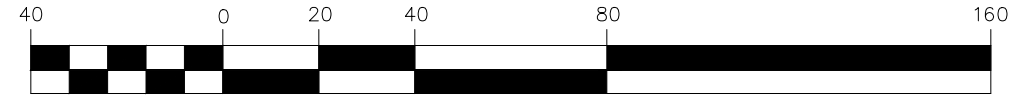
**REFERENCE PLANS**

- "PLAN OF LOT, PORTSMOUTH, N.H. FOR THE SALVATION ARMY" BY JOHN D. DURGIN - CIVIL ENGINEERS. DATED JUNE 1966. NOT RECORDED
- "PLAN OF LAND WILLIAM H. COPELAND & HELEN D. FLYNN" BY FREDERICK E. DREW ASSOCIATES. DATED JULY, 1978. RCRD B-8311
- "SITE PLAN WILLIAM H. COPELAND, HELEN D. FLYNN, HOWARD W. SIBSON" BY FREDERICK E. DREW ASSOCIATES. DATED MAY, 1980 RCRD B-9725.

**LEGEND**

- 100-- EXISTING CONTOUR
- 100x00 SPOT ELEVATION
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ UTILITY POLE
- S&D- SEWER & DRAIN
- G- GAS
- S- SEWER
- D- STORMWATER DRAIN
- O-O- WOODEN FENCE
- ▬ VERTICAL GRANITE CURB
- CATCH BASIN
- ⊕ WATER SHUT-OFF
- ⊕ GAS VALVE
- ⊕ LAMP POST
- ⊕ CLEANOUT

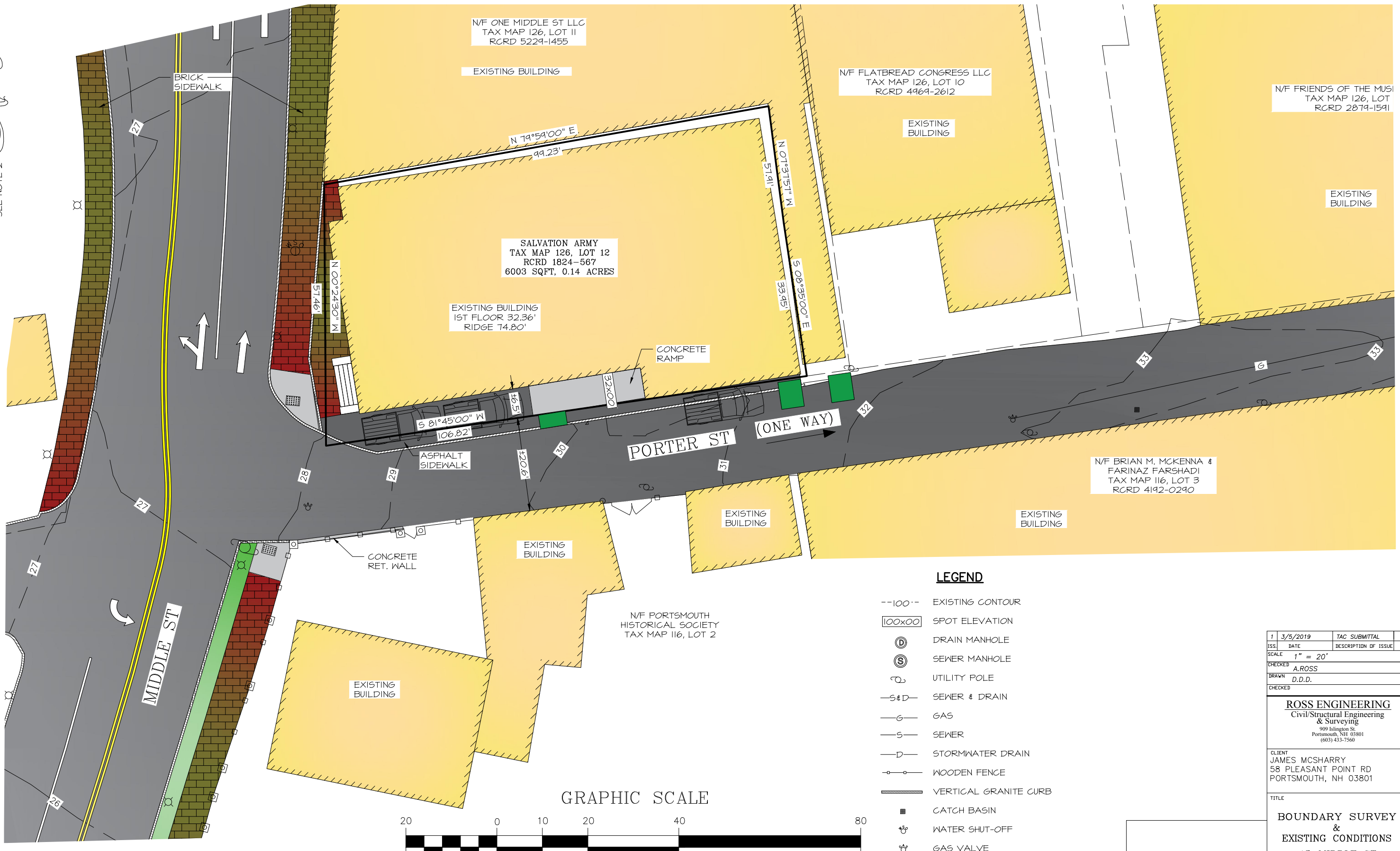
**GRAPHIC SCALE**



( IN FEET )  
SCALE: 1" = 40'

1	3/5/2019	TAC SUBMITTAL
ISS. DATE		DESCRIPTION OF ISSUE
SCALE	1" = 40'	
CHECKED	A.ROSS	
DRAWN	D.D.D.	
CHECKED		
<b>ROSS ENGINEERING</b> Civil/Structural Engineering & Surveying 909 Islington St Portsmouth, NH 03801 (603) 433-7560		
CLIENT JAMES MCSHARRY 58 PLEASANT POINT RD PORTSMOUTH, NH 03801		
TITLE <b>BOUNDARY SURVEY &amp; EXISTING CONDITIONS</b> 15 MIDDLE ST PORTSMOUTH, NH 03801 TAX MAP 126, LOT 12		
JOB NUMBER	DWG. NO.	ISSUE
19-001	1 OF 2	1

SEE NOTE 2



N/F ONE MIDDLE ST LLC  
TAX MAP 126, LOT 11  
RCRD 5229-1455

EXISTING BUILDING

N/F FLATBREAD CONGRESS LLC  
TAX MAP 126, LOT 10  
RCRD 4969-2612

EXISTING BUILDING

N/F FRIENDS OF THE MUSI  
TAX MAP 126, LOT  
RCRD 2879-1591

EXISTING BUILDING

SALVATION ARMY  
TAX MAP 126, LOT 12  
RCRD 1824-567  
6003 SQFT, 0.14 ACRES

EXISTING BUILDING  
1ST FLOOR 32.36'  
RIDGE 74.80'

CONCRETE RAMP

N/F BRIAN M. MCKENNA &  
FARINAZ FARSHADI  
TAX MAP 116, LOT 3  
RCRD 4192-0290

PORTER ST (ONE WAY)

MIDDLE ST

N/F PORTSMOUTH HISTORICAL SOCIETY  
TAX MAP 116, LOT 2

**LEGEND**

- 100-- EXISTING CONTOUR
- 100x00 SPOT ELEVATION
- ⊕ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊕ UTILITY POLE
- S&D- SEWER & DRAIN
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- CATCH BASIN
- ⊕ WATER SHUT-OFF
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- ⊕ CLEANOUT

**GRAPHIC SCALE**



( IN FEET )  
SCALE: 1" = 20'

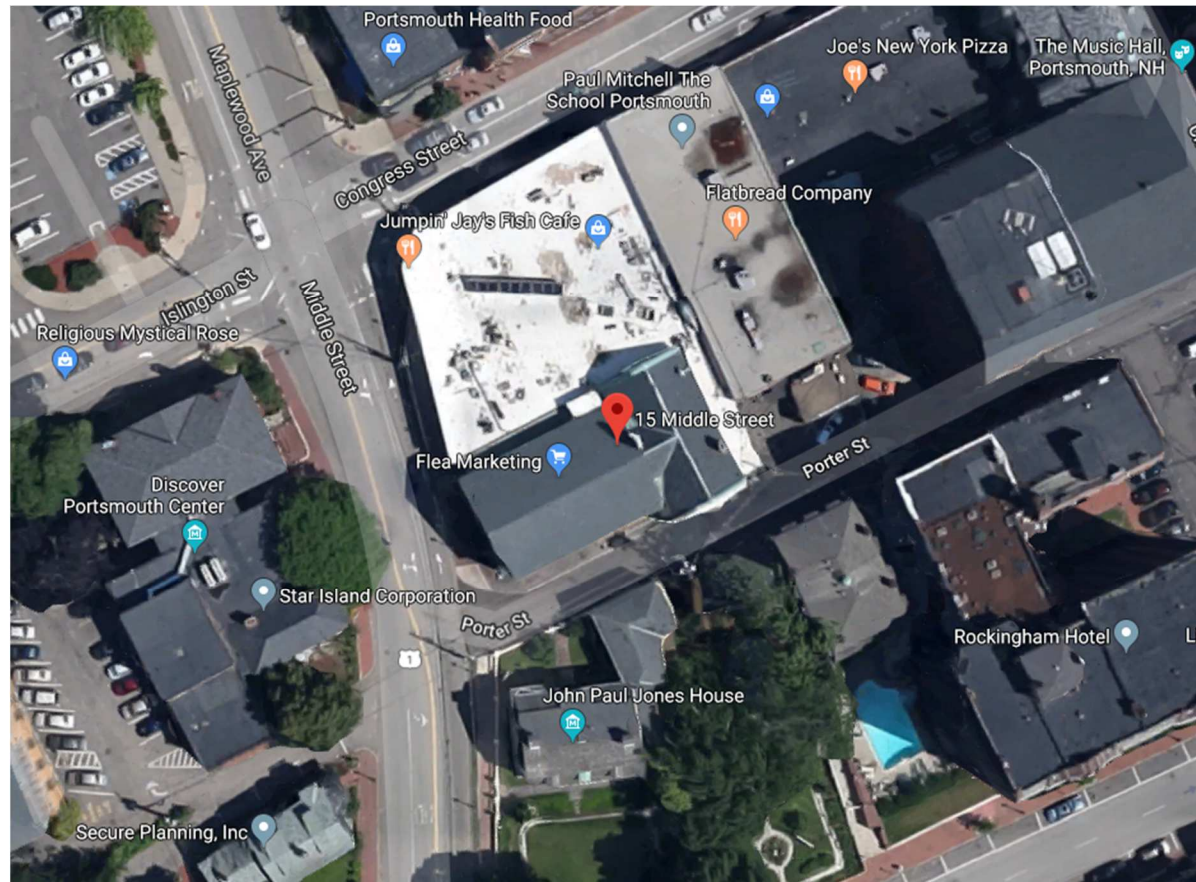
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CHECKED		

**ROSS ENGINEERING**  
Civil/Structural Engineering  
& Surveying  
909 Islington St.  
Portsmouth, NH 03801  
(603) 433-7560

CLIENT  
JAMES MCSHARRY  
58 PLEASANT POINT RD  
PORTSMOUTH, NH 03801

TITLE  
**BOUNDARY SURVEY  
&  
EXISTING CONDITIONS**  
15 MIDDLE ST  
PORTSMOUTH, NH 03801  
TAX MAP 126, LOT 12

JOB NUMBER	DWG. NO.	ISSUE
19-001	2 OF 2	1



**Aerial View**



**View from Middle St. looking northeast**



**View from Middle St. looking northeast and down Porter St.**



Concrete block building, part of 1 Middle Street

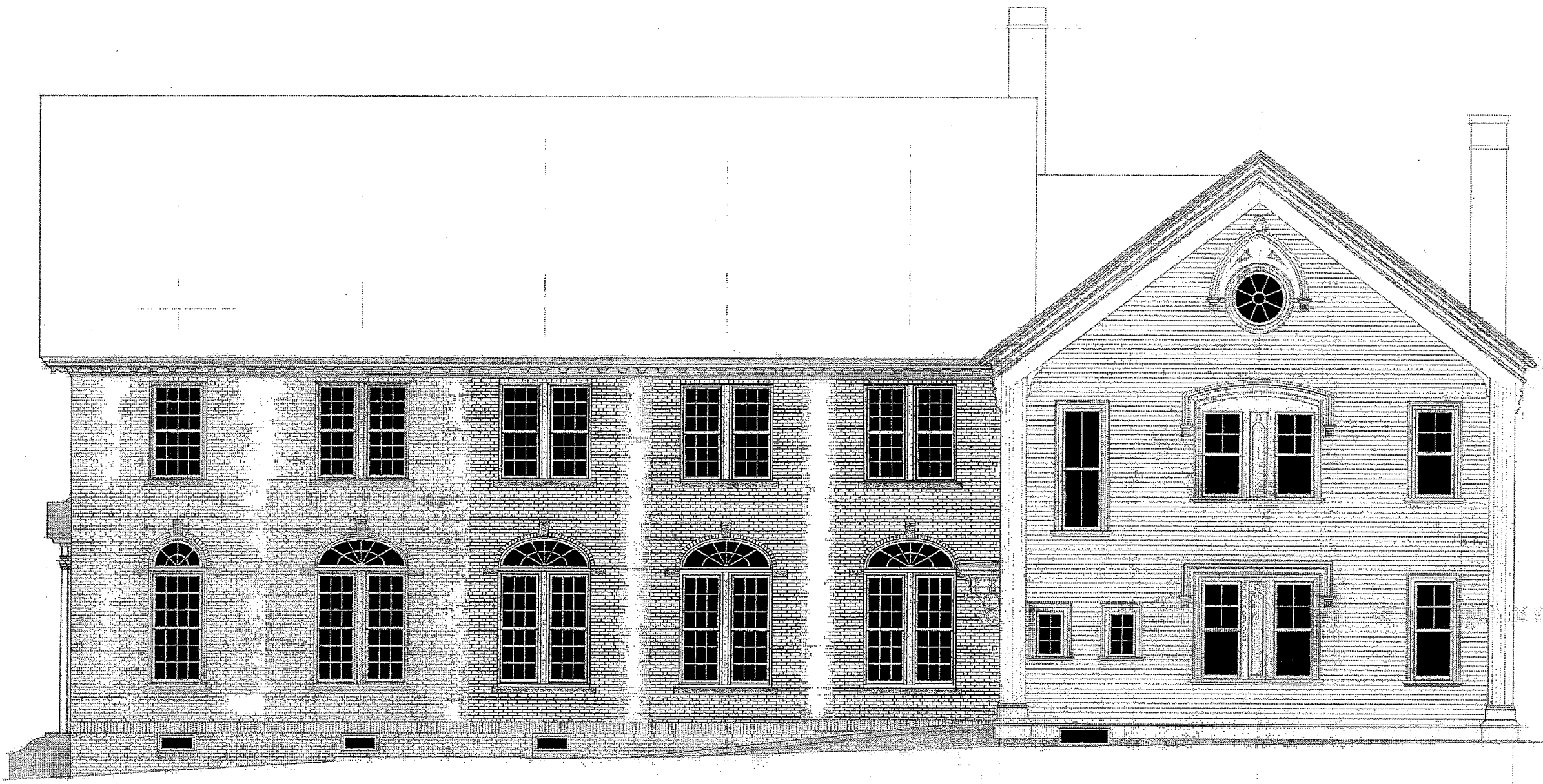
**View from Porter St., looking northwest**



EXISTING  
WEST ELEVATION  
(MIDDLE ST.)

TITLE: WEST ELEVATION  
SCALE:  
DATE: 11.14.2019  
REVISIONS:

REMODEL RENOVATION  
#15 MIDDLE STREET,  
PORTSMOUTH, NH.



EXISTING  
SOUTH ELEVATION  
(PORTER ST.)

TITLE: SOUTH ELEVATION

SCALE:

DATE: 1/14/2019

REVISIONS:

REMODEL + RENOVATION  
415 MIDDLE STREET,  
PORTSMOUTH, NH



PROPOSED  
WEST ELEVATION  
(MIDDLE ST.)

REMODEL & RENOVATION  
at 15 MIDDLE STREET,  
PORTSMOUTH, NH.

TITLE: WEST ELEVATION

SCALE:

DATE: 1.14.2019





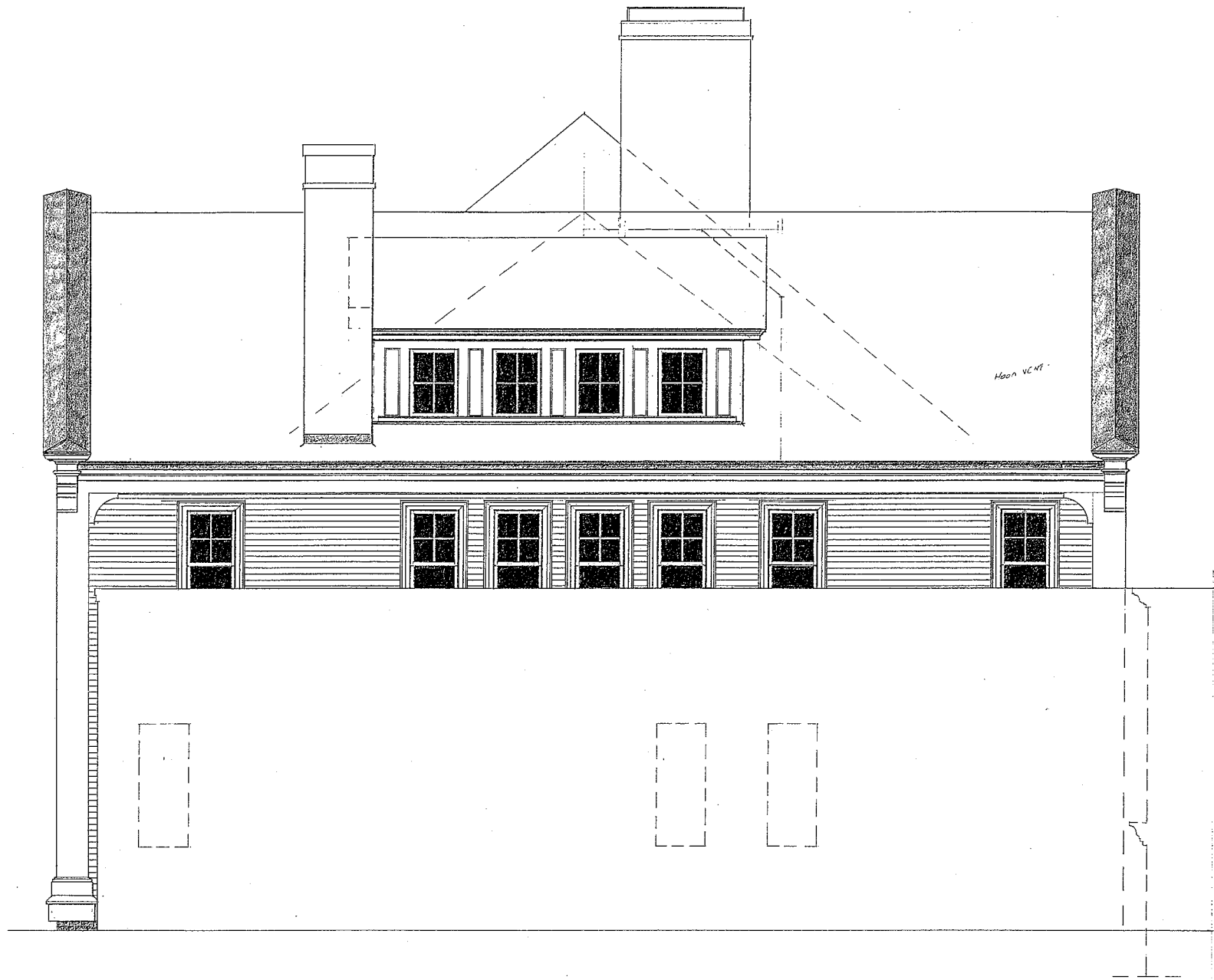
PROPOSED  
SOUTH ELEVATION  
(PORTER ST.)

REMODEL & RENOVATION  
# 15 MIDDLE STREET,  
PORTSMOUTH, NH

TITLE: SOUTH ELEVATION

SCALE:

DATE: 1.14.2019



PROPOSED  
EAST ELEVATION  
(MUSIC HALL)

REMODEL & RENOVATION  
at 15 MIDDLE STREET,  
PORTSMOUTH, NH.

TITLE: EAST ELEVATION  
SCALE:  
DATE: 1.14.2019

4000 VENT  
NOT SHOWN  
(CHIMNEY, MUR)

COPPER MEMBRANE  
ROOF TO ELEVATOR  
BOX, DORMER & SUPERCHD



PROPOSED  
NORTH ELEVATION  
(#1 MIDDLE ST, JUMPIN' JAYS FISH CAFE PROFILE)

REMODEL & RENOVATION  
#1 MIDDLE STREET,  
PORTSMOUTH, NH

TITLE: NORTH ELEVATION  
SCALE:  
DATE: 1.14.2019

**ROSS  
ENGINEERING**  
**Civil/Structural Engineering  
& Surveying**  
909 Islington St.  
Portsmouth, NH 03801  
(603) 433-7560

DATE: 03-05-2019  
JOB #: 19-001

## DOCUMENT TRANSMITTAL

TO: Juliet Walker  
Portsmouth Planning Board  
1 Junkins Ave.  
Portsmouth, N.H. 03801

VIA: Hand Delivered

ATTACHED       SENT SEPERATELY  
 COPIES     PRINTS     REPRODUCIBLES     DIGITAL  
EACH OF:  
 DRAWINGS       SPECIFICATIONS  
 DOCUMENTS

**STATUS:**

FINAL                       APPROVED  
 PRELIMINARY             APPROVED AS NOTED  
 NO COMMENT             UNACCEPTABLE  
 COMMENTS AS NOTED

**PLEASE NOTE:**

REVISIONS     OMISSIONS  
 ADDITIONS     CORRECTIONS  
 COMMENTS

**SENT FOR YOUR:**

APPROVAL     COMMENTS  
 USE             INFORMATION  
 FILES

RE: 15 Middle Street-Site Review  
Portsmouth, N.H. 03801  
Tax Map 126, Lot 12

Please place this project on the March 12<sup>th</sup> TAC work session to review the proposed improvements to 15 Middle Street.

Attached:

- 1) TAC Work Session Application
- 2) Site Plan Drawings - 10 11x17 Copies

Please call if you have any questions.

Sincerely,

Alex Ross, P.E., L.L.S.