

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 Plan 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

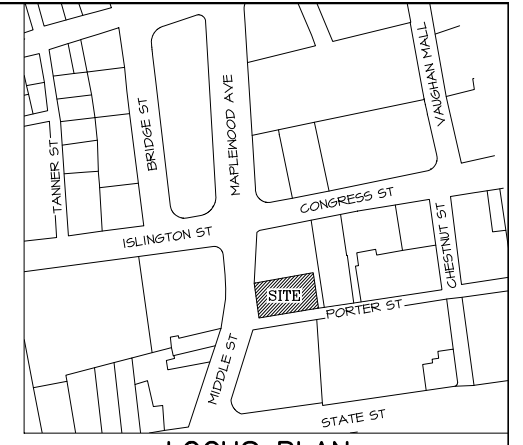
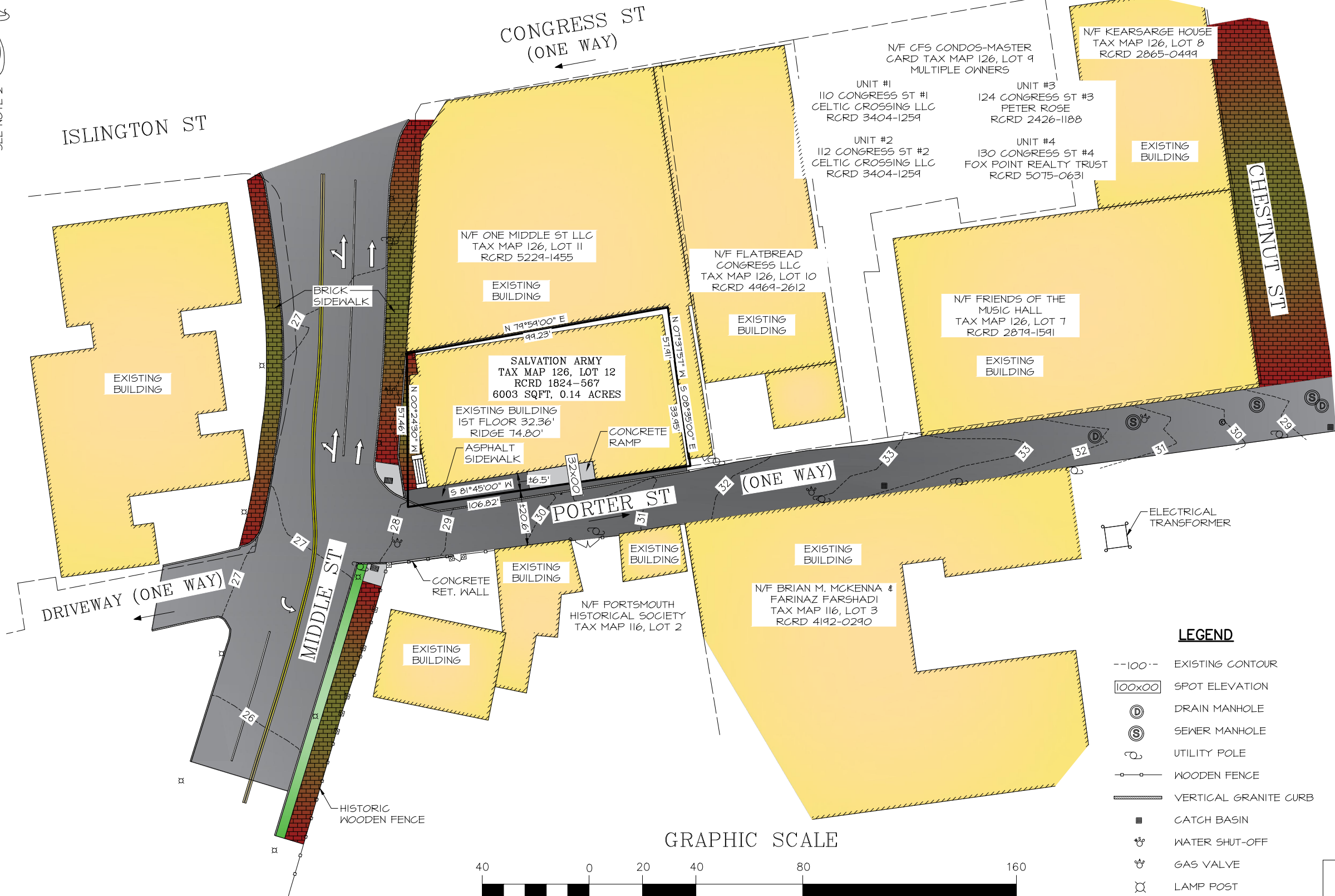
Brendan McNamara

Residential Designer

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

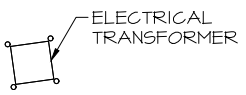
August 27, 2019

SEE NOTE 2

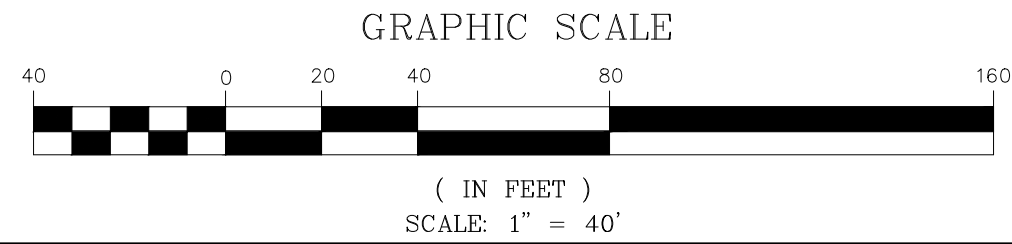


- NOTES**
- OWNER OF RECORD:
SALVATION ARMY
TAX MAP 126, LOT 12
120-130 WEST 14TH ST
NEW YORK, NEW YORK 10011
RCRD: 1824-0567
AREA: 6,003 SF, 0.14 ACRES
 - BASIS OF BEARING HELD FROM PLAN REFERENCE #2.
 - PARCEL IS IN CIVIC CHARACTER DISTRICT AND HISTORIC DISTRICT:
SETBACKS:
FRONT.....0 FT
SIDE.....0 FT
REAR.....0 FT
 - THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0254E, PANEL 254 OF 681, DATED MAY 17, 2005.

- REFERENCE PLANS**
- "PLAN OF LOT, PORTSMOUTH, NH. 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
 - WOODEN FENCE
 - VERTICAL GRANITE CURB
 - CATCH BASIN
 - ⊕ WATER SHUT-OFF
 - ⊕ GAS VALVE
 - ⊕ LAMP POST
 - ⊙ CLEANOUT



| ISS. | DATE | DESCRIPTION OF ISSUE |
|------|-----------|----------------------|
| 3 | 8/27/2019 | PTS REVIEW |
| 2 | 4/3/2019 | REVISIONS |
| 1 | 3/5/2019 | TAC SUBMITTAL |

| | |
|---------|--------|
| CHECKED | A.ROSS |
| DRAWN | D.D.D. |
| CHECKED | |

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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 | 1 OF 3 | 3 |

SEE NOTE 2



LEGEND

- 100-- EXISTING CONTOUR
- 100x00 SPOT ELEVATION
- ⊕ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊕ UTILITY POLE
- WOODEN FENCE
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- ⊙ CLEANOUT

GRAPHIC SCALE



(IN FEET)
SCALE: 1" = 20'

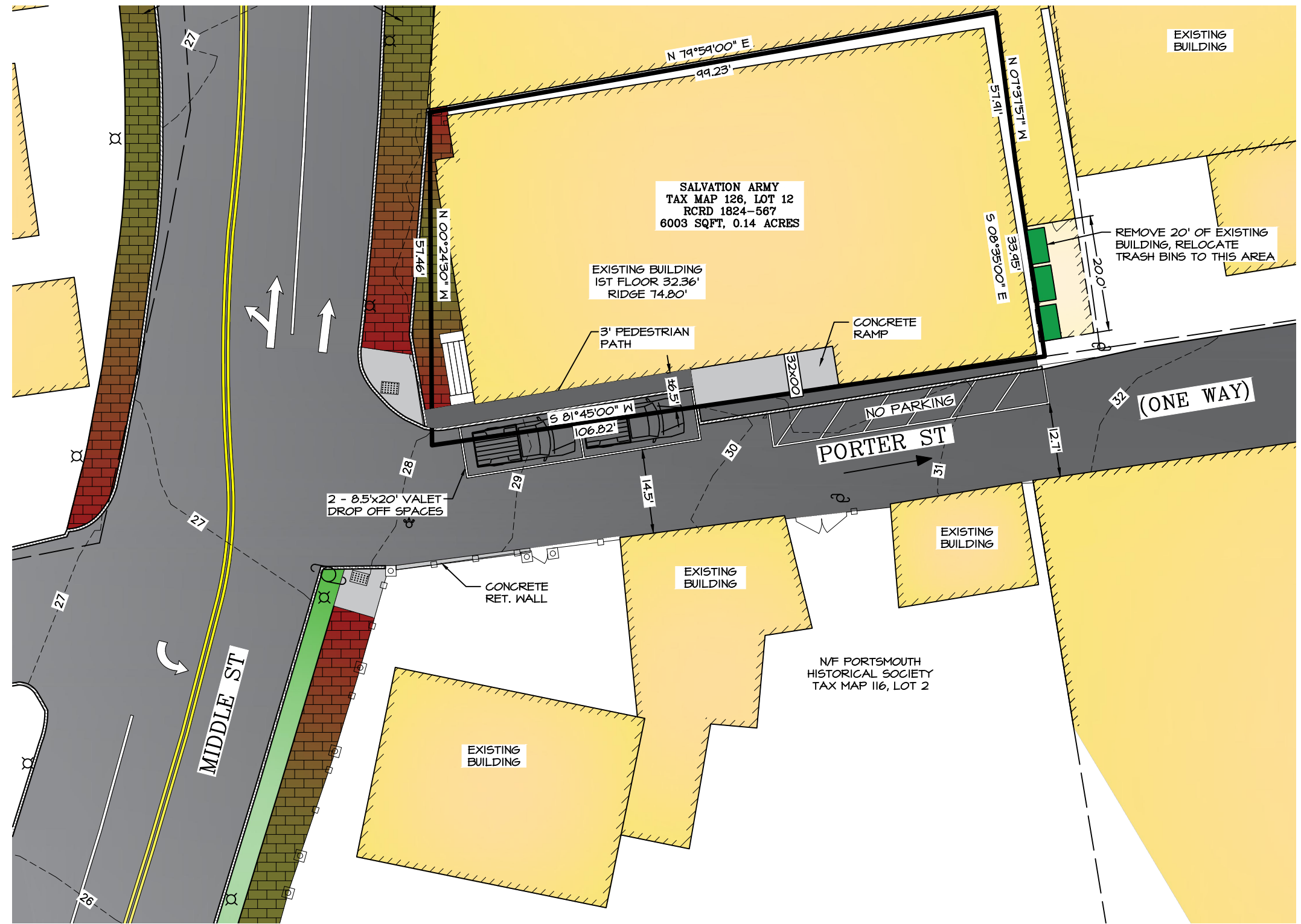
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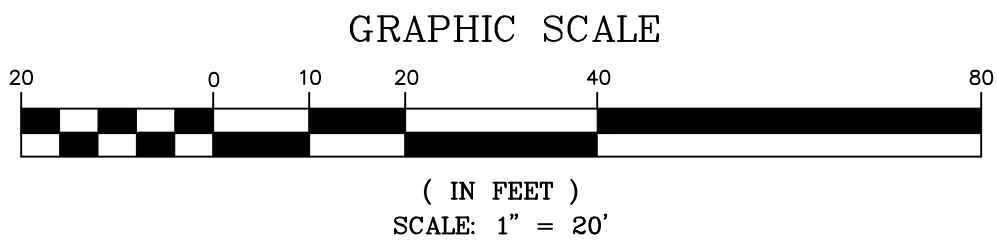
TITLE
**BOUNDARY SURVEY
&
EXISTING CONDITIONS**
15 MIDDLE ST
PORTSMOUTH, NH 03801
TAX MAP 126, LOT 12

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|------------|----------|-------|
| JOB NUMBER | DWG. NO. | ISSUE |
| 19-001 | 2 OF 3 | 3 |

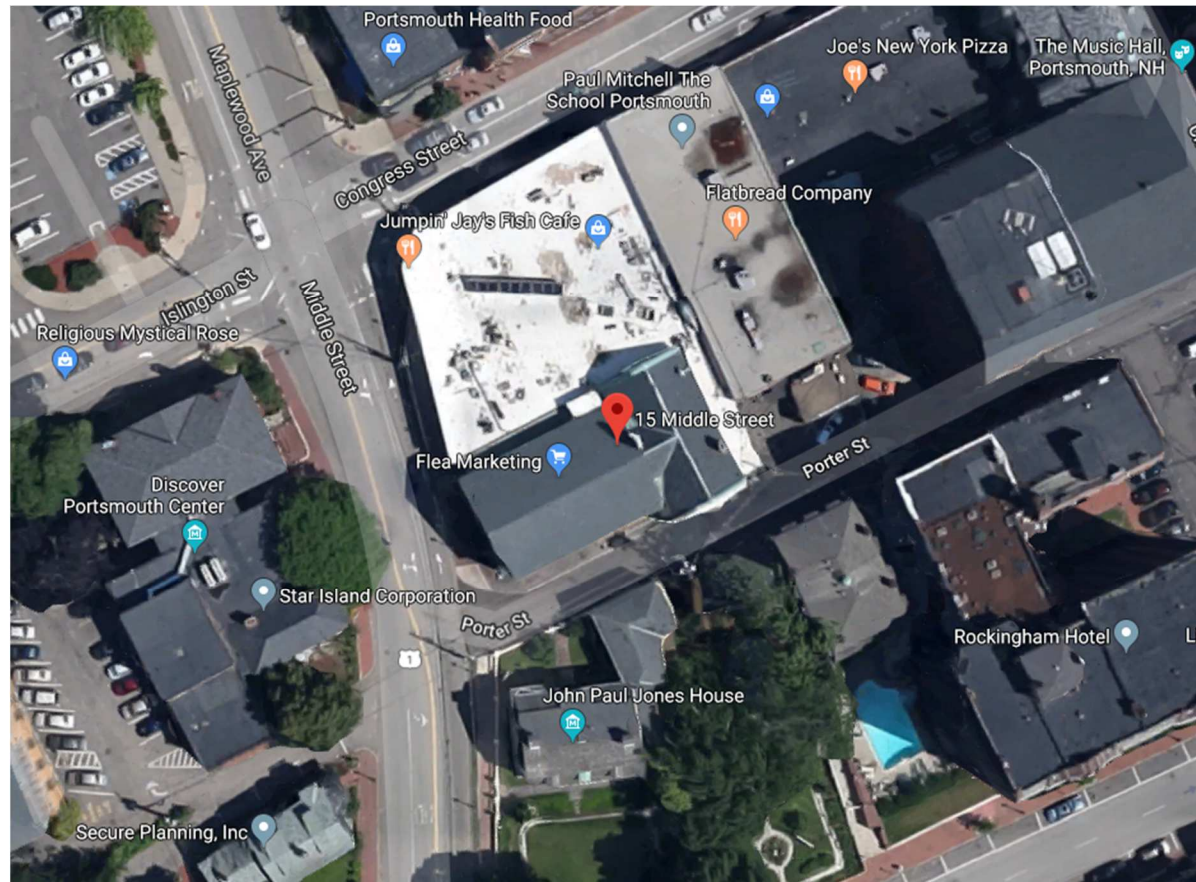


NOTES
 1) 2 VALET DROP OFF SPACES ARE PROVIDED. EACH SPACE IS 8.5'x20' AS PER PORTSMOUTH ZONING ORDINANCE.

- LEGEND**
- 100 — EXISTING CONTOUR
 - 100x00 □ SPOT ELEVATION
 - ⊕ UTILITY POLE
 - □ — WOODEN FENCE
 - — VERTICAL GRANITE CURB
 - CATCH BASIN
 - ⊕ WATER SHUT-OFF
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| SCALE 1" = 20' | | | |
| CHECKED | A.ROSS | | |
| DRAWN | D.D.D. | | |
| 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 <h2>SITE PLAN</h2> | | | |
| 15 MIDDLE ST PORTSMOUTH, NH 03801 TAX MAP 126, LOT 12 | | | |
| JOB NUMBER | DWG. NO. | ISSUE | |
| 19-001 | 3 OF 3 | 3 | |



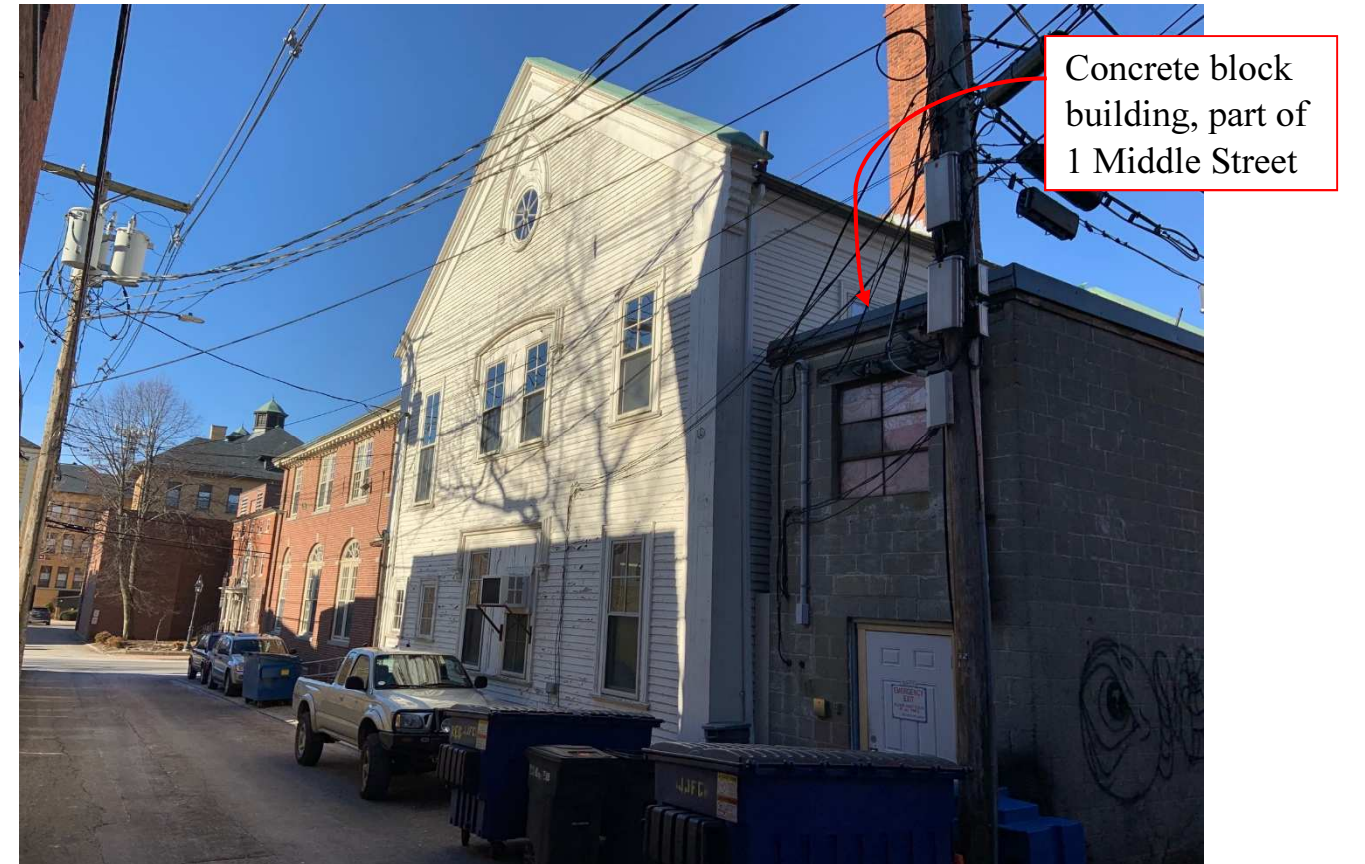
Aerial View



View from Middle St. looking northeast



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



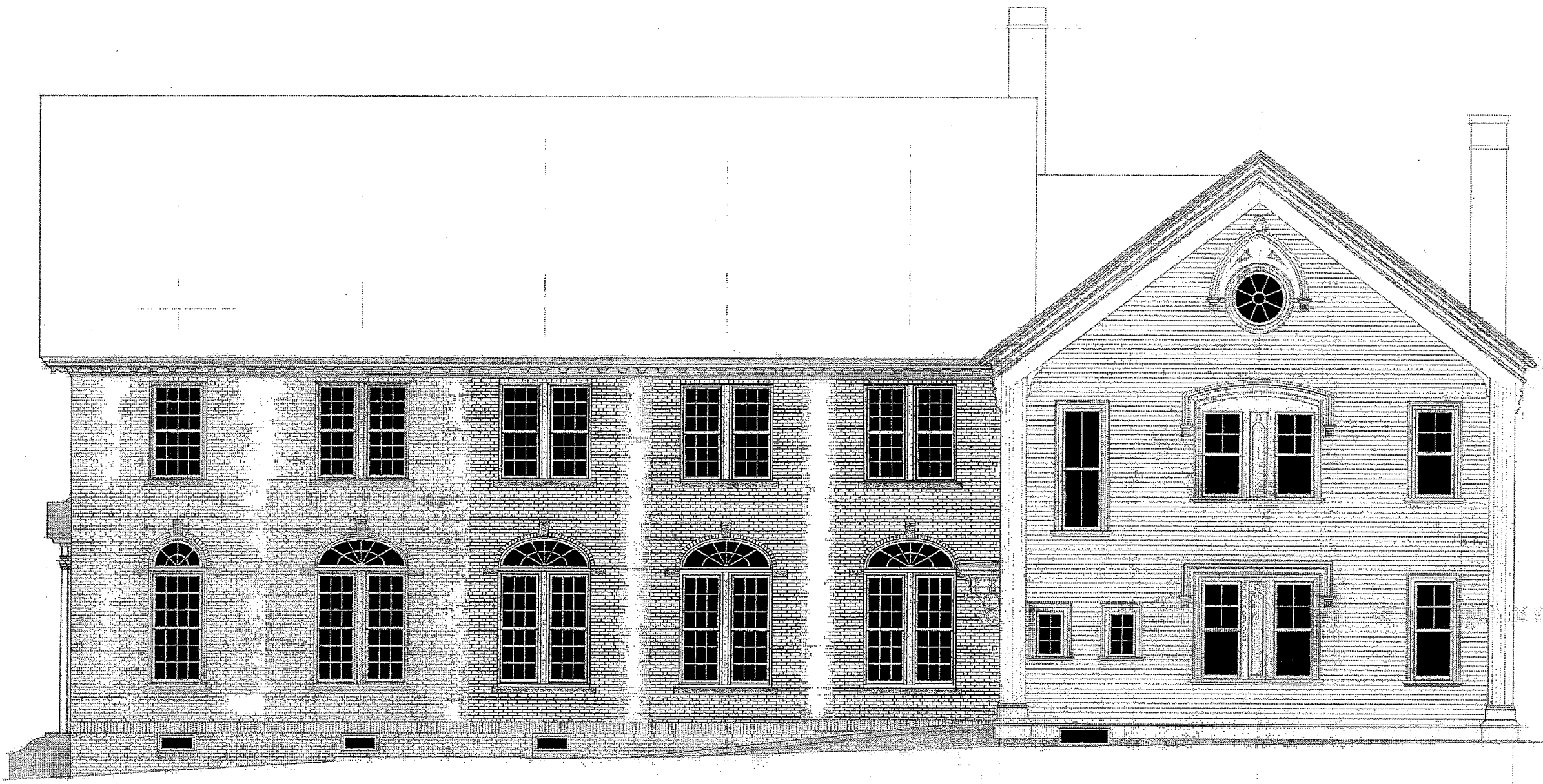
View from Porter St., looking northwest



EXISTING
WEST ELEVATION
(MIDDLE ST.)

REMODEL RENOVATION
#15 MIDDLE STREET,
PORTSMOUTH, NH.

TITLE: WEST ELEVATION
SCALE:
DATE: 11.14.2019
REVISIONS:



EXISTING
SOUTH ELEVATION
(PORTER ST.)

REMODEL + RENOVATION
415 MIDDLE STREET,
PORTSMOUTH, NH

TITLE: SOUTH ELEVATION

SCALE:

DATE: 1/14/2019

REVISIONS:



PROPOSED
WEST ELEVATION
(MIDDLE ST.)

REMODEL RENOVATION
at 15 MIDDLE STREET,
PORTSMOUTH, NH.

TITLE: WEST ELEVATION

SCALE:

DATE: 1.14.2019



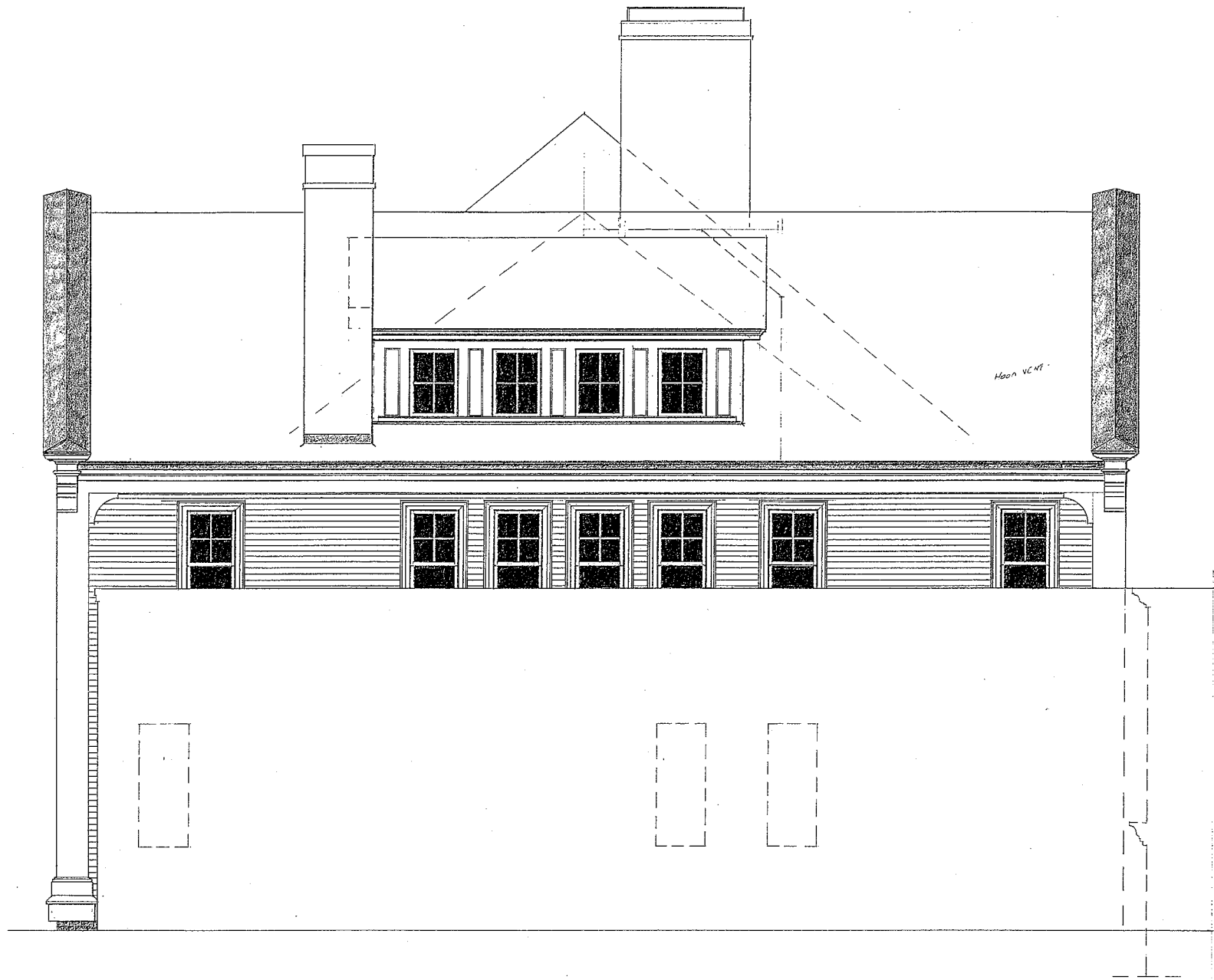
PROPOSED
SOUTH ELEVATION
(PORTER ST.)

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



PROPOSED
NORTH ELEVATION
 (#1 MIDDLE ST, JUMPH JAY'S FISH CAFE PROFILE)

TITLE: NORTH ELEVATION
 SCALE:
 DATE: 1.14.2019

REMODEL + RENOVATION
 #1 MIDDLE STREET,
 PORTSMOUTH, NH