




Property Information

Property ID	0102-0032-0000
Location	57 SALTER ST
Owner	THOMPSON MARGOT L

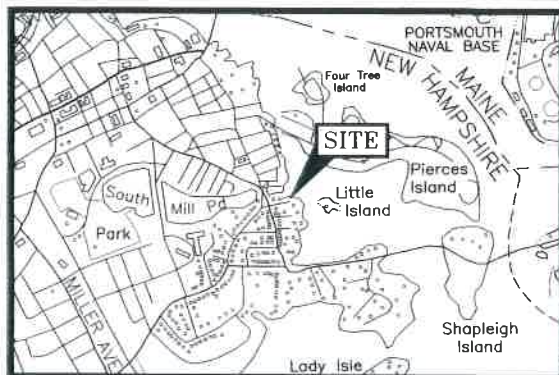


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/30/2018
Data updated 11/19/2018

1" = 40 ft



LOCATION MAP SCALE 1"=1,000'

LEGEND:

EXISTING

- N/F
- RP
- RCRD
- RR SPK FND
- IR FND
- IP FND
- DH FND
- NHMB FND
- TB FND
- BND w/DH
- ST BND w/DH
- RR SPK SET
- IR SET
- IP SET
- DH SET
- BND w/DH
- ST BND w/DH
- NOW OR FORMERLY RECORD OF PROBATE ROCKINGHAM COUNTY REGISTRY OF DEEDS MAP 11 / LOT 21
- RAILROAD SPIKE FOUND/SET
- IRON ROD FOUND/SET
- IRON PIPE FOUND/SET
- DRILL HOLE FOUND/SET
- NHDOT BOUND FOUND
- TOWN BOUND FOUND
- BOUND w/ DRILL HOLE
- STONE BOUND w/DRILL HOLE
- HIGHEST OBSERVABLE TIDE LINE
- WETLAND LINE
- OVERHEAD ELECTRIC/WIRES
- CONTOUR
- SPOT ELEVATION
- EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- HYDRANT
- METER (GAS, WATER, ELECTRIC)
- AIR CONDITIONER UNIT
- SIGNS
- EDGE OF WETLAND FLAGGING
- SWAMP / MARSH
- CORRUGATED METAL PIPE
- POLYVINYL CHLORIDE PIPE
- REINFORCED CONCRETE PIPE
- ELEVATION
- EDGE OF PAVEMENT
- FINISHED FLOOR
- INVERT
- TEMPORARY BENCHMARK
- TYP
- LSA
- LANDSCAPED AREA

TIE LINES FOR CLOSURE- NOT BOUNDARY LINES

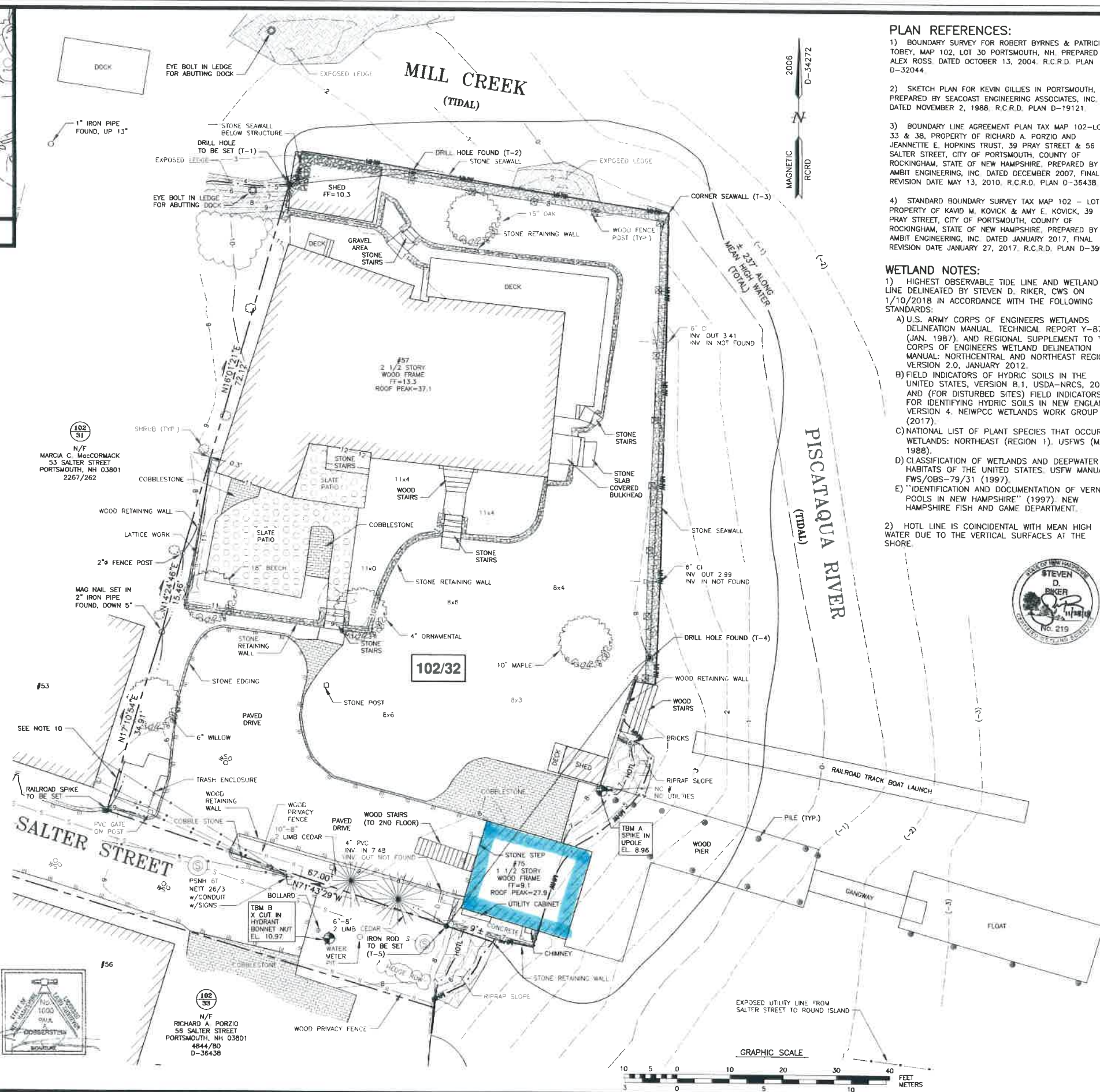
LINE SEGMENT	BEARING	DISTANCE
T-1 TO T-2	N84°15'47"E	23.07'
T-2 TO T-3	S81°21'44"E	48.56'
T-3 TO T-4	S02°22'38"W	83.80'
T-4 TO T-5	S37°13'44"W	62.71'

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

PAUL A. DOBBERSTEIN, LLS #1000

DATE 11/28/2018



PLAN REFERENCES:

- BOUNDARY SURVEY FOR ROBERT BYRNES & PATRICIA TOBEY, MAP 102, LOT 30 PORTSMOUTH, NH. PREPARED BY ALEX ROSS, DATED OCTOBER 13, 2004. R.C.R.D. PLAN D-32044.
- SKETCH PLAN FOR KEVIN GILLIES IN PORTSMOUTH, NH. PREPARED BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED NOVEMBER 2, 1988. R.C.R.D. PLAN D-19121.
- BOUNDARY LINE AGREEMENT PLAN TAX MAP 102-LOTS 33 & 38, PROPERTY OF RICHARD A. PORZIO AND JEANNETTE E. HOPKINS TRUST, 39 PRAY STREET & 56 SALTER STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC DATED DECEMBER 2007, FINAL REVISION DATE MAY 13, 2010. R.C.R.D. PLAN D-36438
- STANDARD BOUNDARY SURVEY TAX MAP 102 - LOT 38, PROPERTY OF KAVI M. KOVICK & AMY E. KOVICK, 39 PRAY STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC DATED JANUARY 2017, FINAL REVISION DATE JANUARY 27, 2017. R.C.R.D. PLAN D-39970

WETLAND NOTES:

- HIGHEST OBSERVABLE TIDE LINE AND WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 1/10/2018 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2017).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS MANUAL FWS/OBS-79/31 (1997).
 - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997) NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) HOTEL LINE IS COINCIDENTAL WITH MEAN HIGH WATER DUE TO THE VERTICAL SURFACES AT THE SHORE.



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH, NH, ASSESSOR'S MAP 102 AS LOT 32.
- OWNER OF RECORD: MARGOT L. THOMPSON, 57 SALTER STREET, PORTSMOUTH, NH 03801, 2959/811.
- PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (ZONE AE, EL. 9) AS SHOWN ON FIRM PANEL 33015C0278E. EFFECTIVE DATE MAY 17, 2005.
- EXISTING LOT AREA: (TO MEAN HIGH WATER) 11,327 S.F. ±, 0.2600 ACRE ±.
- PARCEL IS LOCATED IN THE WATERFRONT BUSINESS (WB) AND THE HISTORIC DISTRICT.
- DIMENSIONAL REQUIREMENTS: MIN. LOT AREA: 20,000 SQ. FT., FRONTAGE: 100 FT., SETBACKS: FRONT 30 FT., SIDE 30 FT., REAR 20 FT., MAXIMUM STRUCTURE HEIGHT: 35 FT., MAXIMUM STRUCTURE COVERAGE: 30%, MINIMUM OPEN SPACE: 20%.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP 102 LOT 32.
- VERTICAL DATUM IS MEAN SEA LEVEL NGVD 1929. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
- MEAN HIGH WATER (MHW) LINE AS SHOWN IS BASED ON NOAA TIDE STATION 8419870 - SEAVEY ISLAND, PORTSMOUTH HARBOR. MHW LINE IS AT ELEVATION 4.59.
- PARCEL IS SUBJECT TO AND BENEFITS FROM "A RIGHT TO USE, IN COMMON WITH SAID SCHLEGEL THE GATEWAY ON SALTER STREET, WHICH GATEWAY IS PARTLY ON EITHER SIDE OF SAID STRAIGHTENED BOUNDARY LINE." LAND OF SCHLEGEL IS NOW LAND OF MacCORMACK. SEE RCRD 676/123.
- LOT IS ENTIRELY WITHIN THE 100' TIDAL BUFFER ZONE.

**BUILDING RENOVATION
THOMPSON RESIDENCE
57 SALTER STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	REVISED PER COMMENTS	11/28/18
0	ISSUED FOR COMMENT	11/27/18
REVISIONS		

SCALE 1"=10'

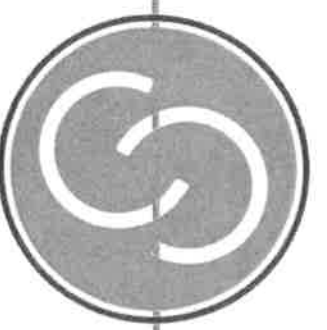
NOVEMBER 2018

EXISTING CONDITIONS PLAN

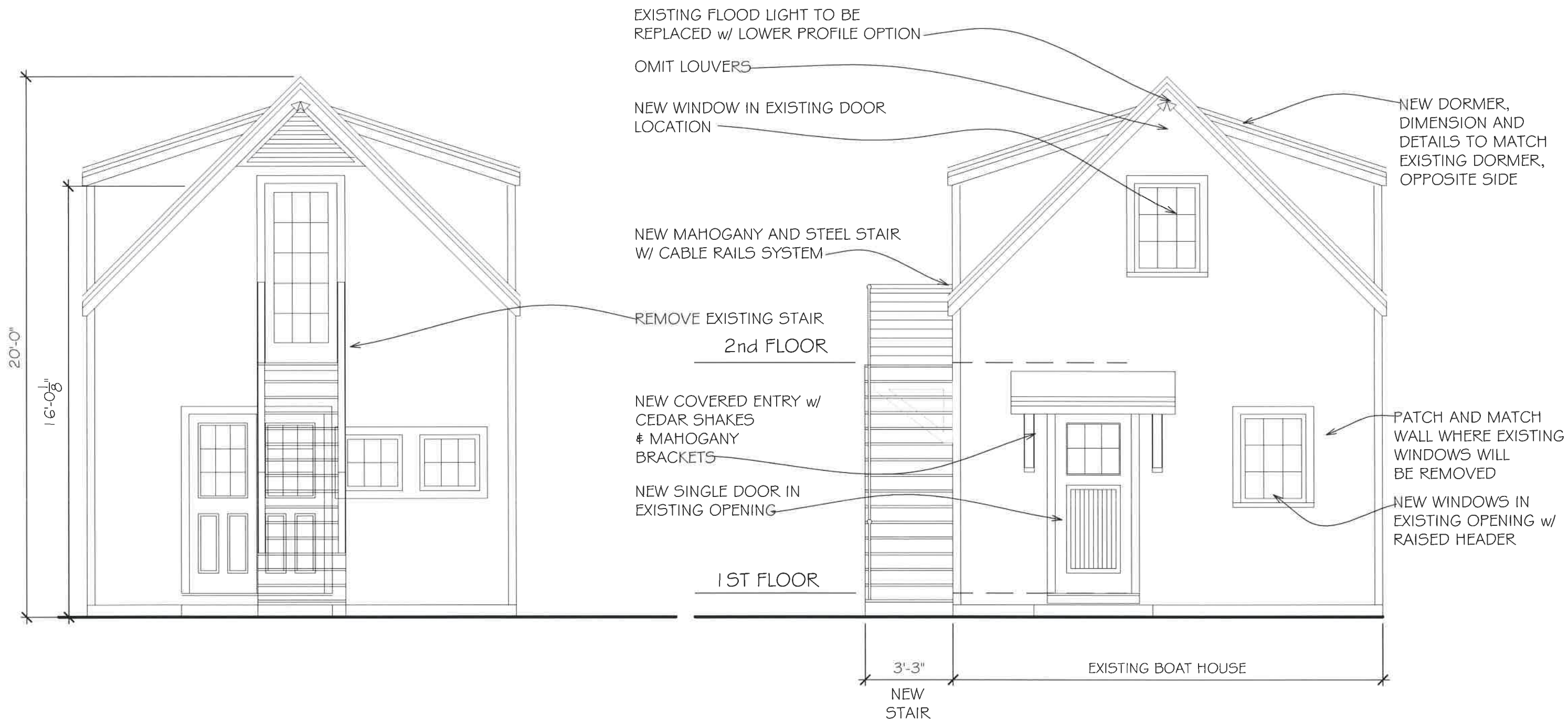
C1



Existing Context Photos



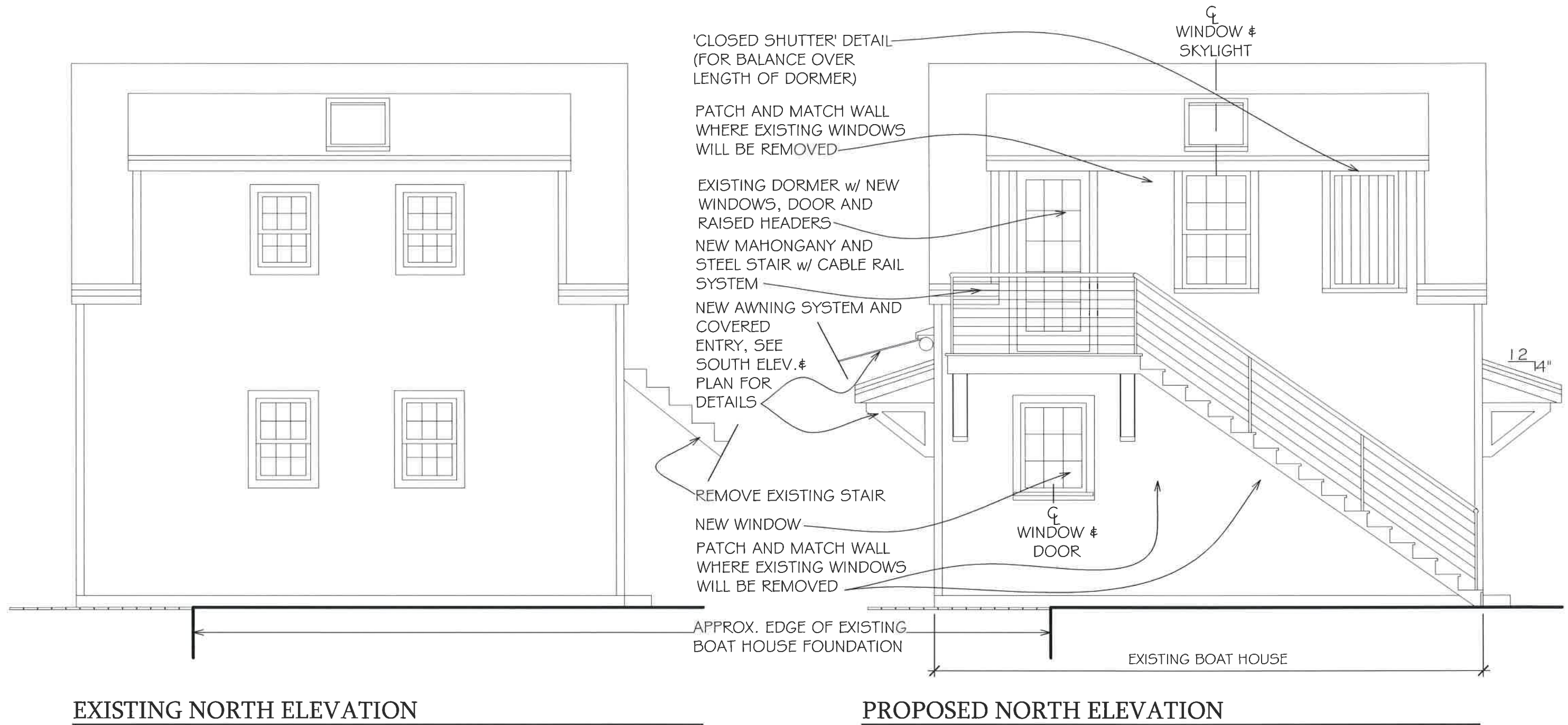
57 Salter Street, Portsmouth, NH
SOMMA Studios / 603.766.3760
HDC/PH 2. 2019



EXISTING WEST ELEVATION

PROPOSED WEST ELEVATION





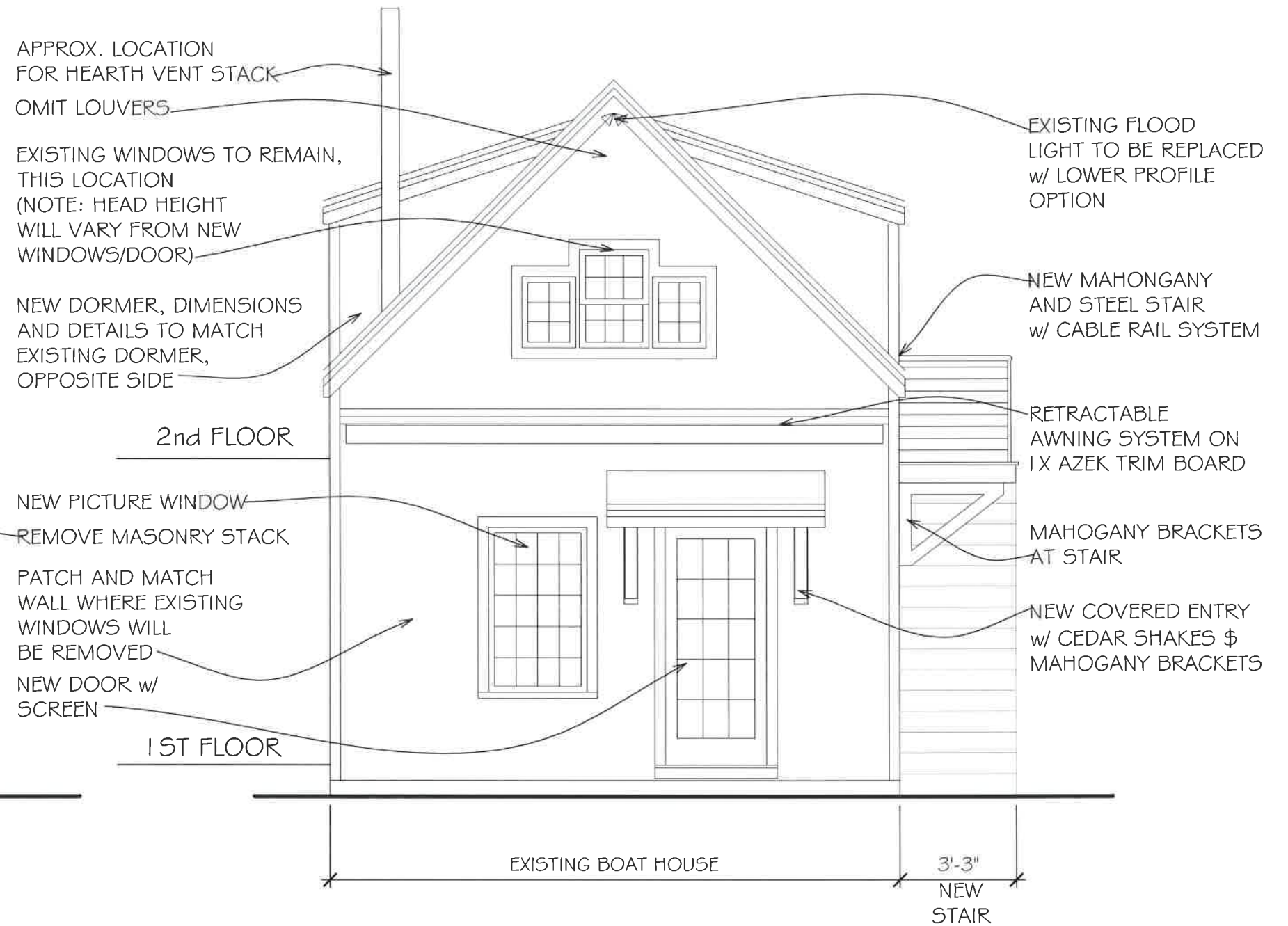
EXISTING NORTH ELEVATION

PROPOSED NORTH ELEVATION



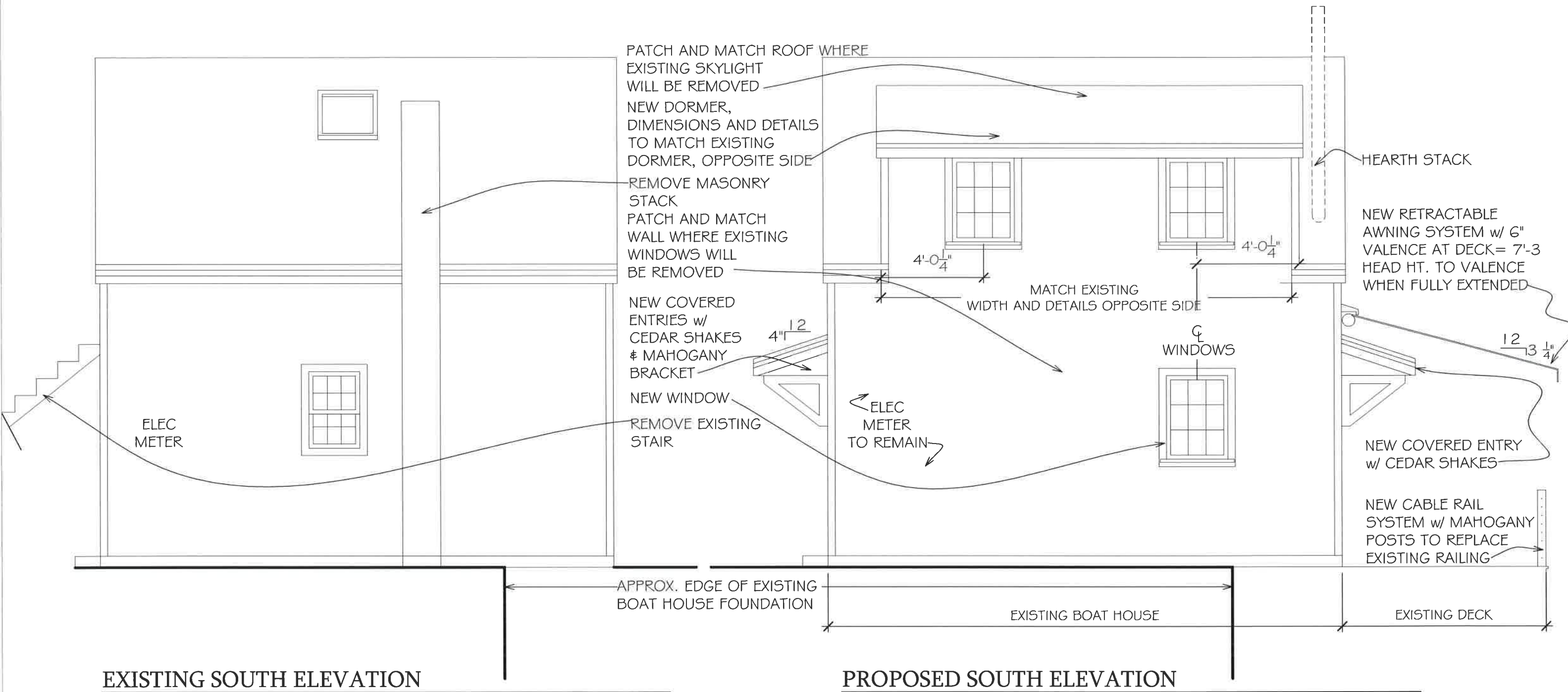


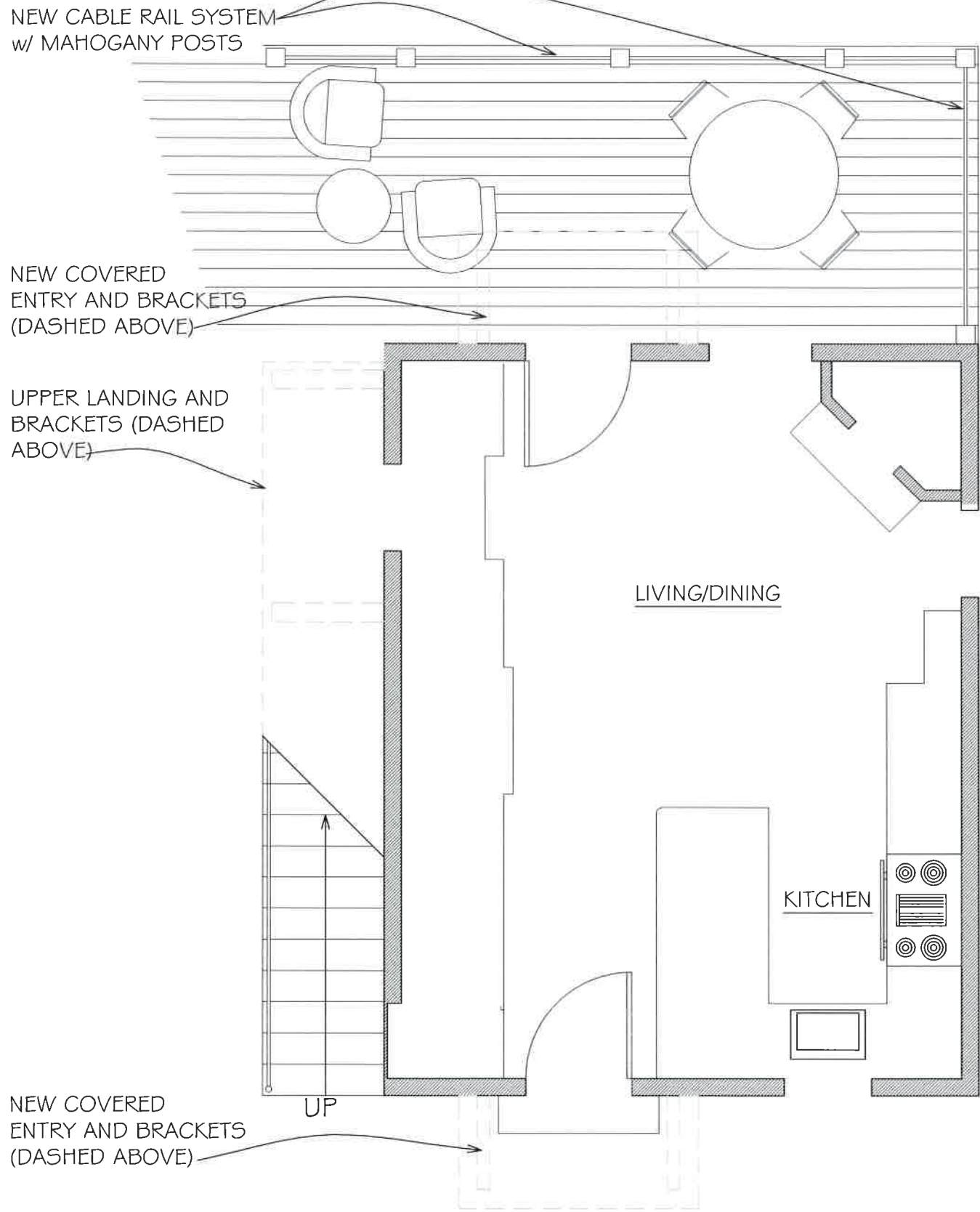
EXISTING EAST ELEVATION



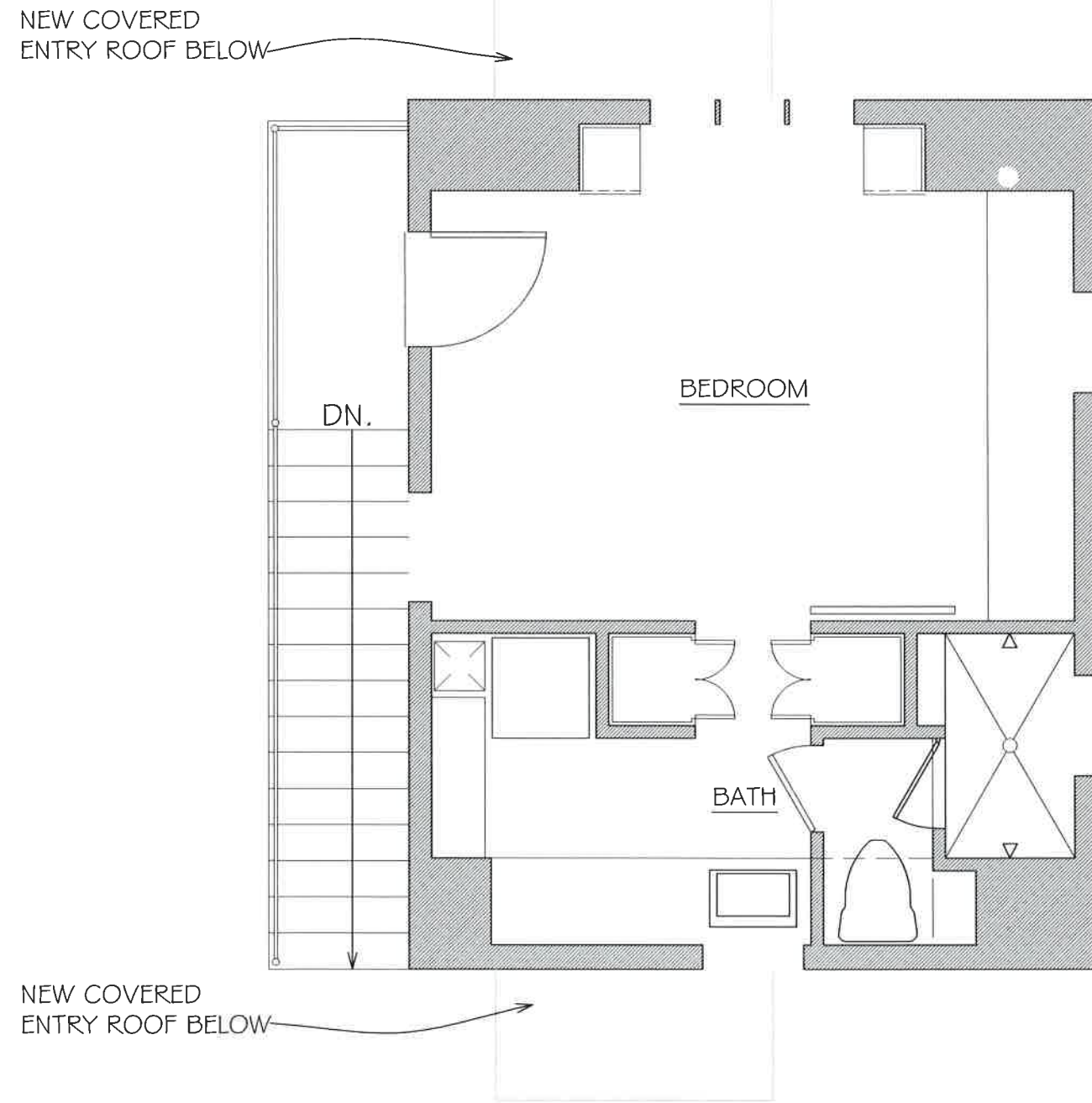
PROPOSED EAST ELEVATION





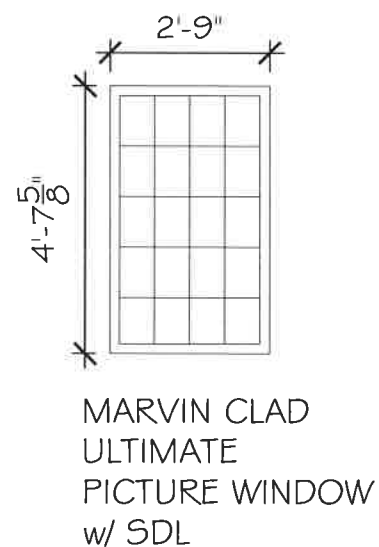
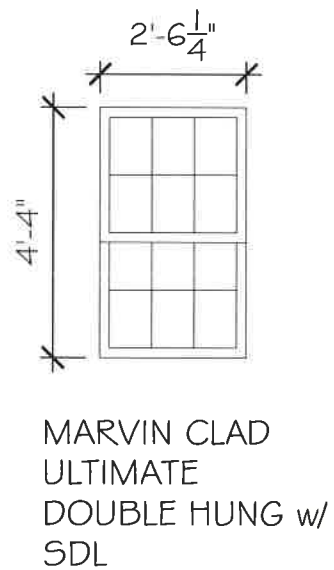
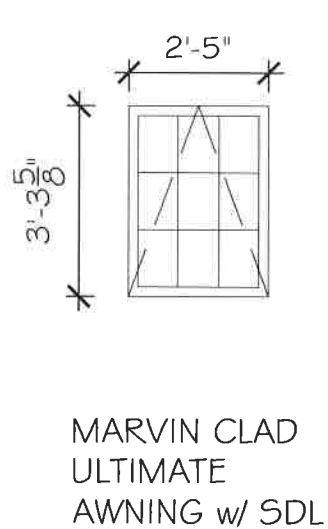
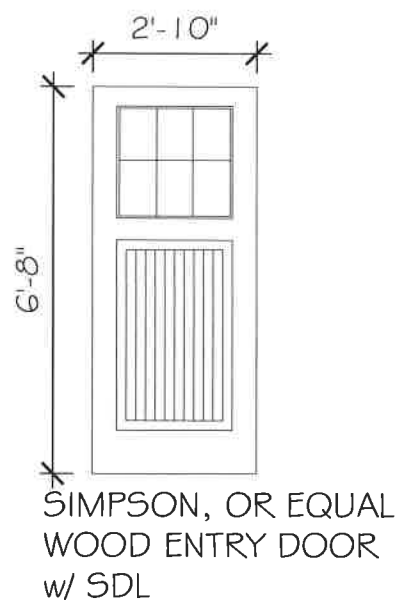
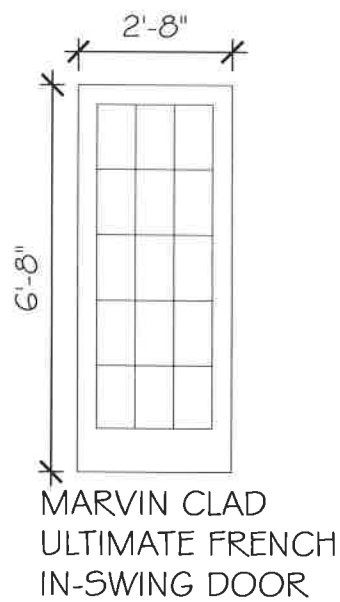


PROPOSED FIRST FLOOR PLAN (for reference)

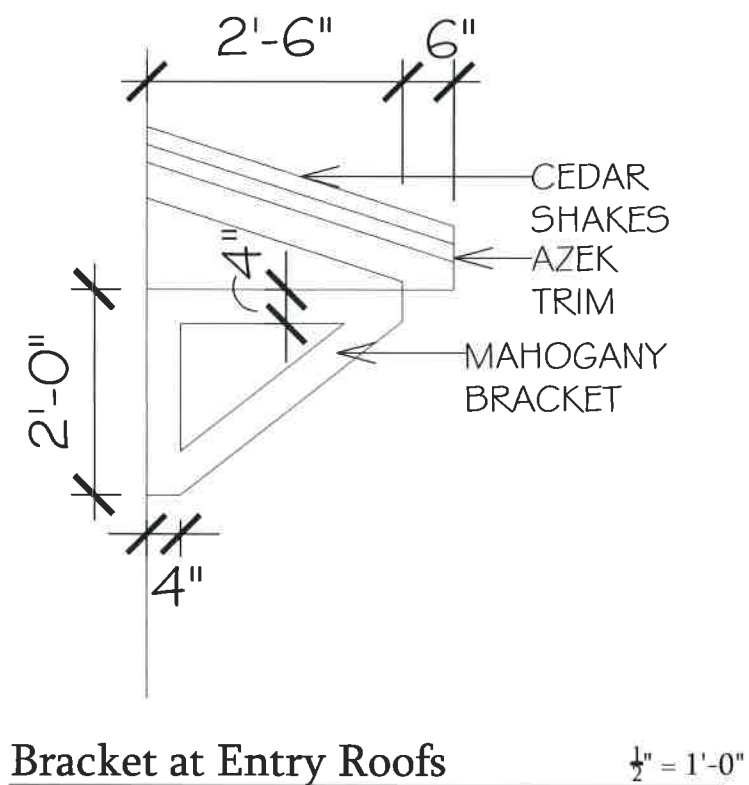


PROPOSED SECOND FLOOR PLAN (for reference)

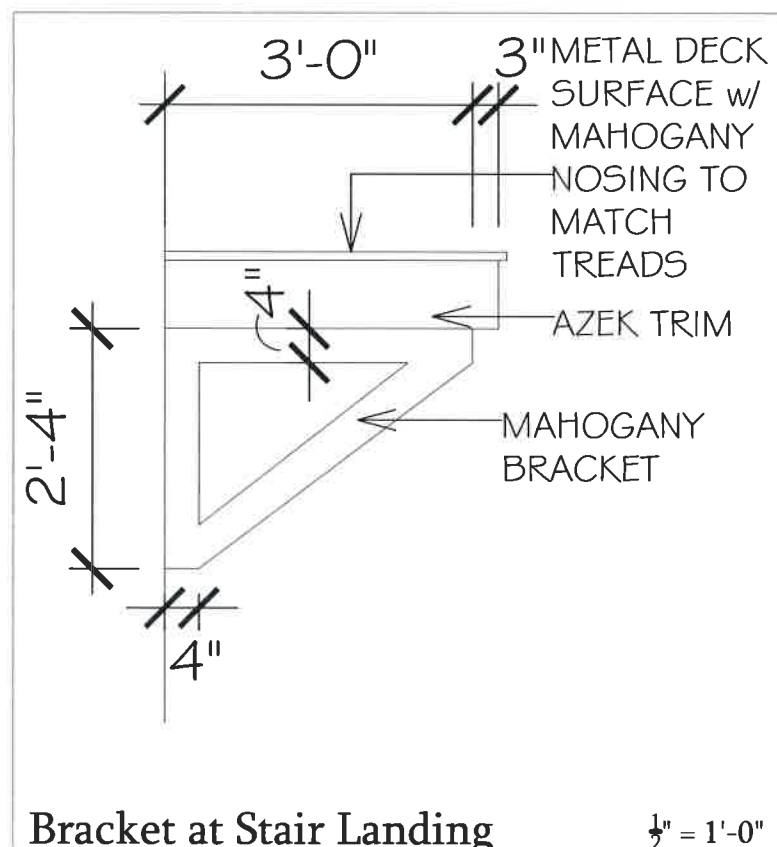




Window and Door Schedules



Stair Tread (to be faced with mahogany nosing)



Retractable Awning Casing
(Image not representational of awning color)

ELEVATIONS



Next Generation Ultimate Double Hung Windows in Stone White



NEXT GENERATION ULTIMATE DOUBLE HUNG

THE NEXT CHAPTER IN OUR STORY OF INNOVATION

Introducing the Next Generation Ultimate Double Hung Window from Marvin®. A classic, reinvented. With its innovative keeperless hardware system, multi-point locking system, lockable vent mode and other performance and aesthetic-enhancing improvements, this window seamlessly combines state-of-the-art technology with Marvin's legendary craftsmanship, without sacrificing the traditional double hung look. It's our most revolutionary window yet.



KEEPERLESS HARDWARE SYSTEM

An industry first. We've eliminated the upper-sash keeper in favor of a more modern, streamlined system that controls all aspects of the double hung window's operation.

MULTI-POINT LOCKING SYSTEM

This revolutionary multi-point system locks directly into the jambs of the window.

AUTO-LOCKING SYSTEM

The first system of its kind that automatically locks when the window is closed. An audible "click" tells you the window is locked. You'll never again forget to lock the windows.

VENT MODE

This innovative feature, which you'll only find on the Next Generation Ultimate Double Hung, allows you to lock the window with four inches of clearance.



Ultimate Awning Windows with Satin Nickel hardware



ULTIMATE AWNING & REPLACEMENT AWNING

GENEROUS AIRFLOW WITH MINIMAL EFFORT

The Ultimate Awning Window will let the fresh air in even during a light rain. It is designed for performance, aesthetics and quality. The Ultimate Replacement Awning is a beautiful, flexible solution for replacement or new construction projects. Featuring a narrow jamb, it can easily be installed into an existing window frame for a seamless window replacement. Both awnings are available in expansive sizes that set the industry standard for maximum visual impact and flexibility. The Ultimate Awning is available in sizes up to 72" x 72" and the Ultimate Replacement Casement is available in sizes up to 72" x 63". Also available with push out operation.

ULTIMATE AWNING

ULTIMATE REPLACEMENT AWNING



DIVIDED LITES

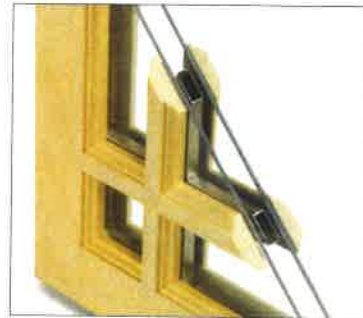
FINISHING TOUCHES WITH THE MARVIN TOUCH

Marvin® offers a variety of ways to create the window pane patterns that you want. Choose Simulated Divided Lites for energy efficiency. Authentic Divided Lites for historic significance, or Grilles-Between-The-Glass for easy maintenance. Fine detailing and craftsmanship comes standard.



SIMULATED DIVIDED LITE (SDL)

SDL is an energy-efficient way to create the look of divided lites. SDL bars are permanently adhered to both sides of the glass.



SIMULATED DIVIDED LITE WITH SPACER BAR (SDLS)

SDLS bars are combined with spacer bars installed between the glass, creating the feel of Authentic Divided Lites.



AUTHENTIC DIVIDED LITE (ADL)

Separate panes of glass are glazed between muntin bars – the way windows have been made since the beginning. (Available for wood units only)



GRILLES-BETWEEN- THE-GLASS (GBG)

Grilles are permanently installed between the glass panes. This low-maintenance grille is available with a two-tone option.



SQUARE STICKING

Square sticking achieves a contemporary design with massive views and streamlined sightlines.



*Ultimate Swinging
French Door in Bronze*



ULTIMATE SWINGING FRENCH DOOR

AN ELEGANT ENTRANCE

The Marvin® Ultimate Swinging French Door is a modern classic that will complement any space. The Ultimate Swinging French Door is unmatched in fit, finish, sizes and configuration. The sill is made of tough Ultrex® that resists warping, denting and fading over the years. So when the weather comes knocking, our performance-tested, energy-efficient doors keep the weather outside. And the concealed multi-point locking system means it stays out. Available with matching sidelites and transoms.

INSWING



OUTSWING



ARCH TOP



CE THIS PRODUCT IS CE CERTIFIED
(ULTIMATE SWINGING ARCH TOP FRENCH DOORS - CLAD ONLY)

ULTIMATE SWINGING FRENCH DOORS

37228 — BUNGALOW (SDL)








SERIES: Bungalow Series®
TYPE: Exterior Traditional
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

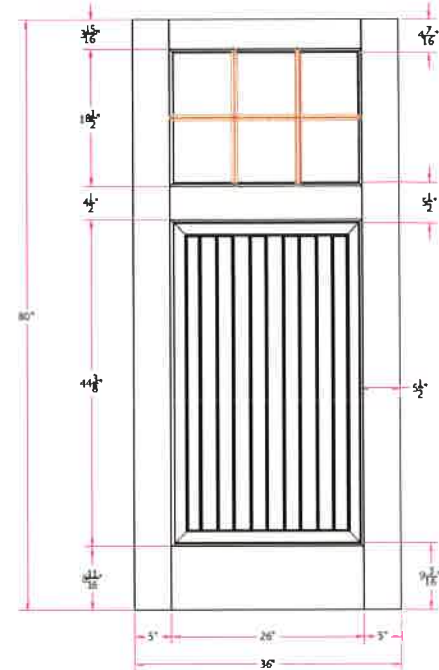
Construction Type:
 Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 1-7/16" Innerbond® Double Hip-Raised Panel, Beaded V-Groove
Glass: 3/4" Insulated Glazing

STANDARD FEATURES

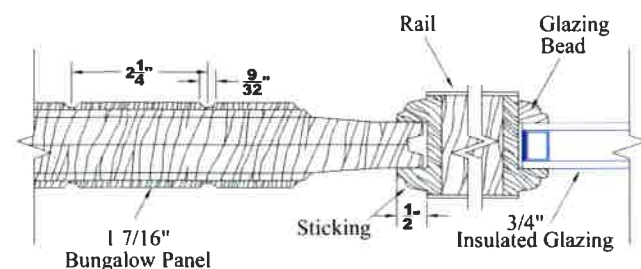
-  Any Wood Species
-  Virtually Any Size
-  Glass Options
-  UltraBlock® Technology
-  Privacy Rating: 1

DETAILED DRAWING



THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY TO

DETAILS



(Standard)