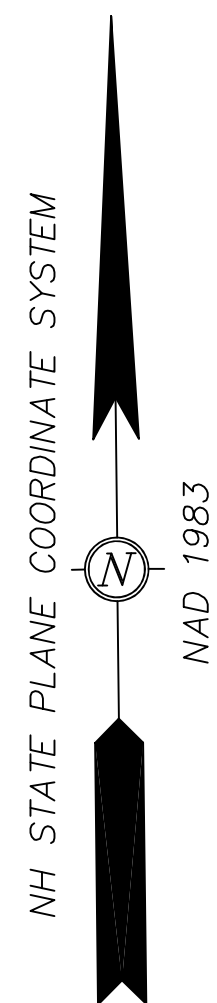











































LOCUS
(N.T.S.)



LEGEND:

- | | |
|---|---|
|  | GRANITE BOUND FOUND |
|  | IRON ROD (AS NOTED) |
|  | SURVEY NAIL SET |
|  | WOVEN VINYL FENCE |
|  | WOOD FENCE |
|  | CEMENT CONCRETE PAD |
|  | CRUSHED STONE |
|  | FLAG STONE |
|  | STONE RETAINING WALL |
|  | UTILITY POLE |
|  | UTILITY POLE W/TRANSFORMER |
|  | GUY |
|  | OVERHEAD WIRES |
|  | OVERHEAD ELECTRIC |
|  | OVERHEAD COMMUNICATION WIRES |
|  | ROCKINGHAM COUNTY REGISTRY OF DEEDS |
|  | TAX SHEET / LOT NO. |
|  | EDGE OF PAVEMENT |
|  | LANDSCAPED AREA |
|  | CATCH BASIN |
|  | DRAIN MANHOLE |
|  | ROOF DOWNSPOUT |
|  | SEWER CLEAN OUT |
|  | SEWER MANHOLE |
|  | SEWER CLEAN OUT |
|  | WATER LINE |
|  | SEWER LINE |
|  | DRAIN LINE |
|  | GAS LINE |
|  | WATER GATE VALVE |
|  | WATER SHUT OFF VALVE |
|  | HYDRANT |
|  | VERTICAL FACED GRANITE CURB |
|  | GRANITE COBBLESTONE BORDER WALL |
|  | PUBLIC SERVICE CO. OF NH |
|  | EVERSOURCE |
|  | PLASTIC GAS LINE |
|  | GAS METER |
|  | NEW ENGLAND TELEPHONE AND TELEGRAPH |
|  | PUBLIC SERVICE CO. OF NH |
|  | ELECTRIC METER |

RIM AND INVERT DATA

CB #1026 RIM = 22.71	SMH #5714 RIM = 21.55
(1) INV (6"HDPE)=18.51±	(1) INV (18"PVC)=14.05
(2) INV (12"PVC)=19.52	(2) INV (18"PVC)=13.93
(3) (WATER LEVEL)=18.41	
CB #1008 RIM = 28.82	SMH #5715 RIM = 29.00
(1) INV (12"PVC)=25.17	(1) INV CL=17.52
	(2) INV (15"PVC)=17.89
DMH #1010 RIM = 28.82	
INACCESSIBLE(LATCHED)	
CB #1030 RIM = 21.72	
(1) INV (6"HDPE)=18.92	
(2) INV (12"HDPE)=18.42	
(3) INV (12"HDPE)=18.32(WATER LEVEL)	

MISC. ELEVATION TABLE

LOCATION	DESCRIPTION	ELEVATION
"A"	WOOD THRESHOLD	31.31
"B"	TOP CONCRETE	24.68
"C"	WOOD THRESHOLD	31.30
"D"	WOOD THRESHOLD	26.37
"E"	TOP CONCRETE	25.42
"F"	TOP CONCRETE	25.84

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 75°27'47" W	187.45
L2	N 05°38'52" E	78.07
L3	N 15°28'02" E	80.69
L4	N 76°23'57" E	111.18
L5	S 14°46'51" E	70.80
L6	S 21°33'57" E	71.07
L7	S 21°33'57" E	0.18(TIE)
L8	N 76°29'48" E	151.84

148-23

ELTON L. SHAFFER
PAULA M. RAIS
748 MIDDLE STREET
PORTSMOUTH, NH 03801
2693/2930

153-09

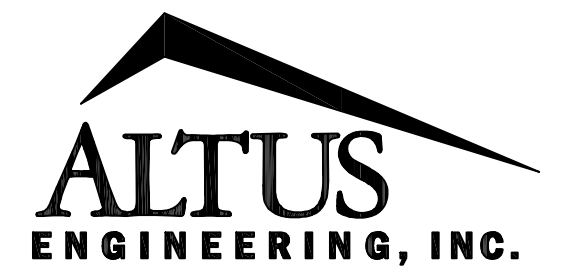
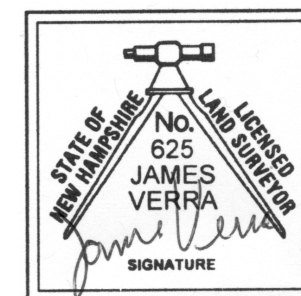
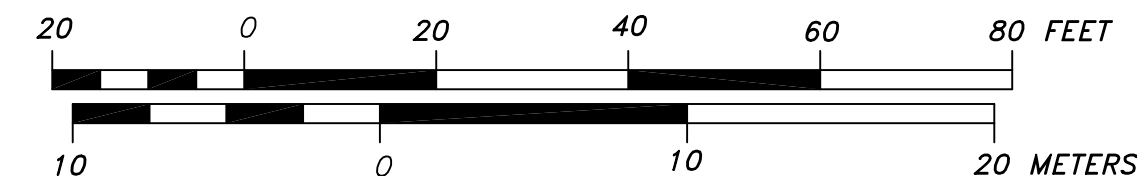
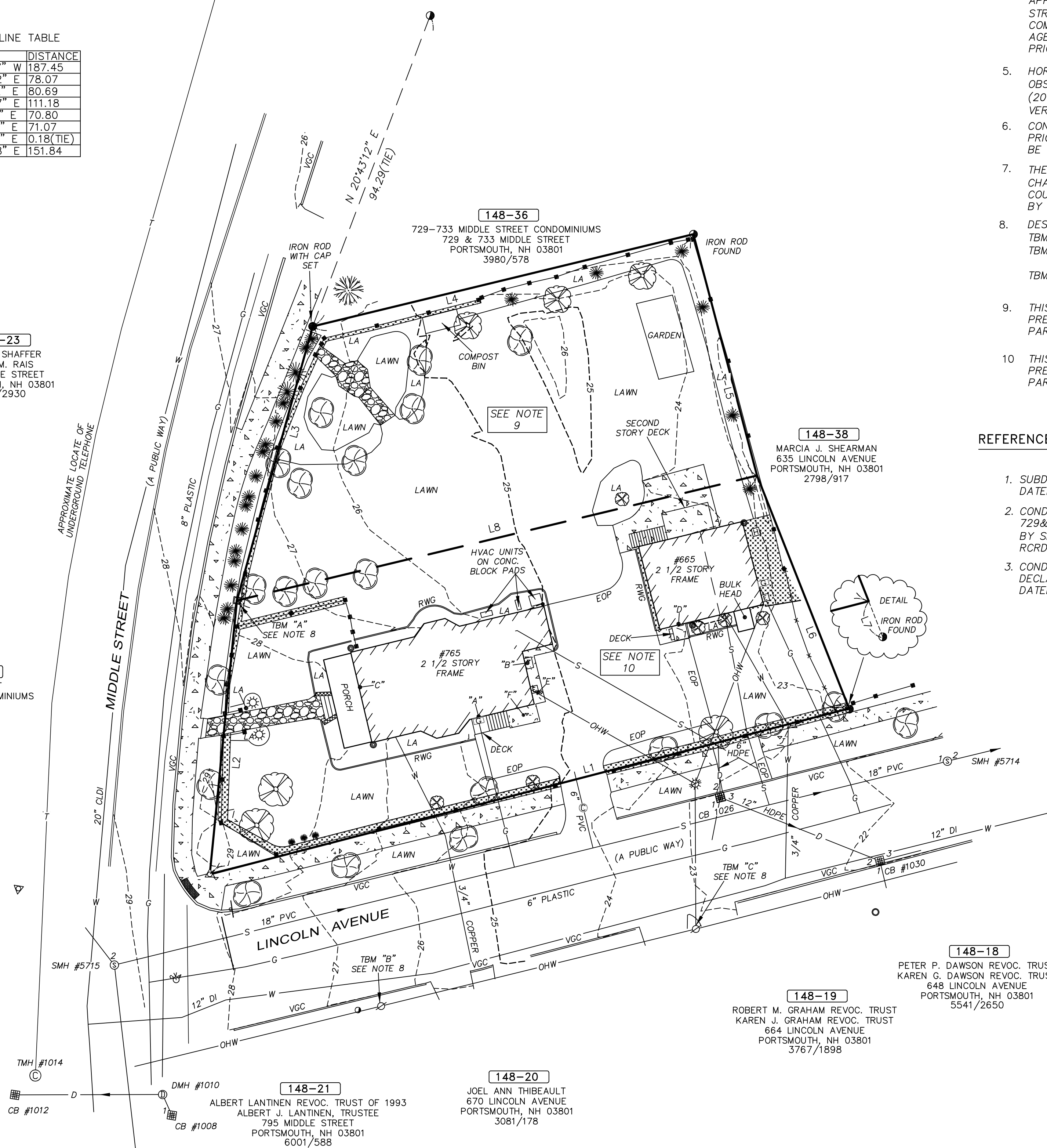
MIDDLE STREET
TOWNHOUSE CONDOMINIUMS

NOTES:

1. OWNER OF RECORD.....DAVID A. SINCLAIR & NICOLE J. GIUSTO
ADDRESS.....765 MIDDLE STREET, PORTSMOUTH, NH 03801
DEED REFERENCE.....5543/442
TAX SHEET / LOT.....148-37
2. ZONED:.....GENERAL RESIDENCE A
MINIMUM LOT AREA.....7,500 S.F. FRONT YARD SETBACK15'
FRONTAGE.....100' SIDE YARD SETBACK10'
PARCEL AREA.....21,504 S.F. 0.49 ACRES REAR YARD SETBACK.....20'
HISTORIC OVERLAY DISTRICT
3. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
4. 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 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.
5. HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS
OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83
(2011)(EPOCH: 2010.0000), US SURVEY FOOT.
VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ROBE"
6. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS
PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO
BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC..
7. THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM
COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259E, EFFECTIVE DATE MAY 17, 2005
BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. DESCRIPTIONS OF THE SITE BENCHMARKS:
TBM"A": MARKED SE CORNER GARANITE BOUND ELEVATION=27.83
TBM"B": SURVEY NAIL FOUND IN UTILITY POLE #PSNH 84/28 0.20' ABOVE GRADE
ELEV=27.63
TBM"C": SURVEY NAIL SET IN UTILITY POLE #NETT 5 1.0' ABOVE GRADE
ELEV=24.52
9. THIS PARCEL IS SHOWN AS LOT PLAN 40, LOT 7 ON THE PORTSMOUTH TAX MAPS
PREPARED BY JOHN W. DURGIN PRIOR TO 1979 & AS RCRD BK. 5543, PG. 442,
PARCEL 2.
- 10 THIS PARCEL IS SHOWN AS LOT PLAN 40, LOT 1 ON THE PORTSMOUTH TAX MAPS
PREPARED BY JOHN W. DURGIN PRIOR TO 1979 & AS RCRD BK. 5543, PG. 442,
PARCEL 1.

REFERENCE PLANS:

1. SUBDIVISION OF LAND, PORTSMOUTH, NH. FOR EDWARD H. & EMMA L. PATERSON DATED MAY 1982 RCRD PLAN #C-11243
2. CONDOMINIUM SITE PLAN, 729-733 MIDDLE STREET CONDOMINIUM FOR PROPERTY AT 729/733 MIDDLE STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE OWNED BY SHAWN O. GORMAN & CARIANN M. GOODRICH-GORMAN DATED 12/17/02 RCRD PLAN #D-30540
3. CONDOMINIUM SITE PLAN FOR 605 LINCOLN AVENUE, A CONDOMINIUM, MARK MCNALLY DECLARANT, TAX MAP 148, LOT 41, PORTSMOUTH, NH DATED 11-8-2008 RCRD PLAN #D-35685.



133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

James Verra
& Associates, Inc.
LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8
NEWINGTON, N.H. 03801- 7876
603-436-3557

JOB NO: 23826

ISSUED FOR:

CLIENT REVIEW

ISSUE DATE:

3-2-2020

REVISIONS

NO.	DESCRIPTION	BY	DATE
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DRAWN BY: _____ GTD
APPROVED BY: _____ JV
DRAWING FILE: _____ 23826.DWG

SCALE:

$$\begin{array}{l} 22'' \times 34'' - 1'' = 20' \\ 11'' \times 17'' - 1'' = 40' \end{array}$$

APPLICANT:

DAVID A. SINCLAIR &
NICOLE J. GIUSTO
765 MIDDLE STREET
PORTSMOUTH, NH 03801

PROJECT:

EXISTING CONDITIONS
PLAN
*TAX MAP 148,
LOT 37*

765 MIDDLE STREET
PORTSMOUTH, NH

TITLE:

EXISTING
CONDITIONS PLAN
765 MIDDLE STREET
PORTSMOUTH, NH

SHEET NUMBER:

EX-1

P5021

SITE NOTES

1. DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT A CONSTRUCTION OF A DETACHED GARAGE AND A DWELLING UNIT ON THE SECOND FLOOR. RESTAURANT USE.
2. APPROXIMATE LOT AREA: 21,504 SF
3. ZONE: GRA
4. ON OCTOBER 18, 2022, THE ZONING BOARD OF ADJUSTMENT APPROVED THE FOLLOWING VARIANCES:
Section 10.513 TO ALLOW 3 PRINCIPAL DWELLINGS ON A LOT WHERE ONLY 1 IS ALLOWED.
Section 10.521 TO ALLOW A LOT AREA OF 5,376 SF WHERE 7,500 SF IS REQUIRED PER DWELLING UNIT AND A REAR YARD WHERE 20–FEET IS REQUIRED.
5. PARKING REQUIREMENTS:
RESIDENTIAL 1.3 SPACE PER DWELLING UNIT GFA OVER 750 SF
4 DWELLING UNITS = 5.2 SPACES REQUIRED
7 SPACES PROVIDED
6. ONSITE WETLANDS BUFFER ANALYSIS – NO WETLANDS ON THE PROPERTY OR WITHIN 75–FEET OF THE SITE
7. AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
8. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN HEREON, AND/OR TRUCKED OFF SITE AS APPROPRIATE.
9. PAVEMENT MARKINGS – RESIDENTIAL USE – STRIPPING NOT PROPOSED.
10. ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
11. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
12. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
13. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
15. BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
16. NO CHANGES TO THE DRIVEWAY WITHIN THE CITY RIGHT-OF-WAY IS PROPOSED.

- 153-09**
MIDDLE STREET
TOWNHOUSE CONDOMINIUMS
- UNIT 1**
JORGENSEN FAMILY TRUST
NATHAN H. & KRISTIE L. JORGENSEN, TRUSTEES
774 MIDDLE STREET UNIT 1
PORTSMOUTH, NH 03801
5684/1841
- UNIT 2**
STACEY CARLA SIMONOFF
774 MIDDLE STREET UNIT 2
PORTSMOUTH, NH 03801
6155/990
- UNIT 3**
BRIAN T. &
MELLISSA J. MAGUIRE
774 MIDDLE STREET UNIT 3
PORTSMOUTH, NH 03801
5662/2283
- UNIT 4**
EDWARD H. BENWAY
774 MIDDLE STREET UNIT 4
303 ISLINGTON STREET
PORTSMOUTH, NH 03801
4514/2017

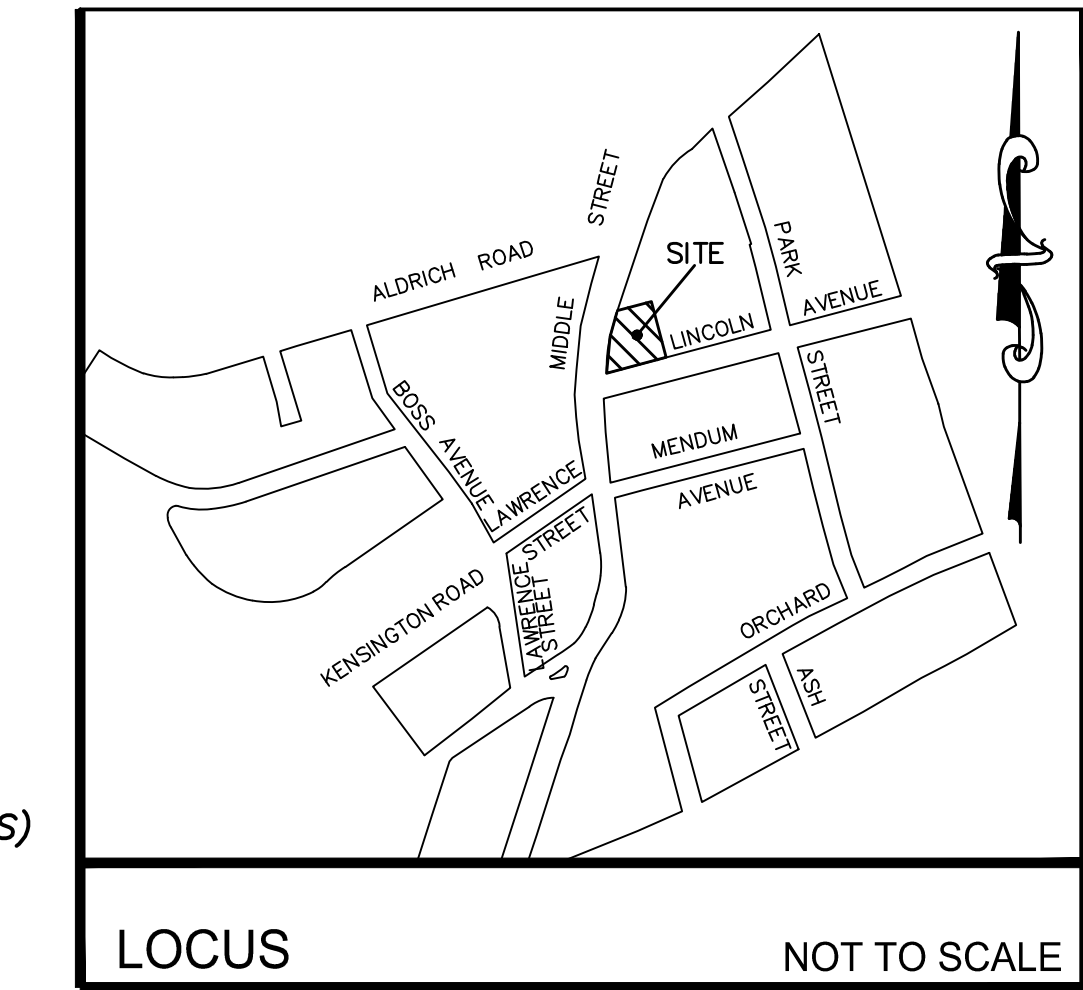
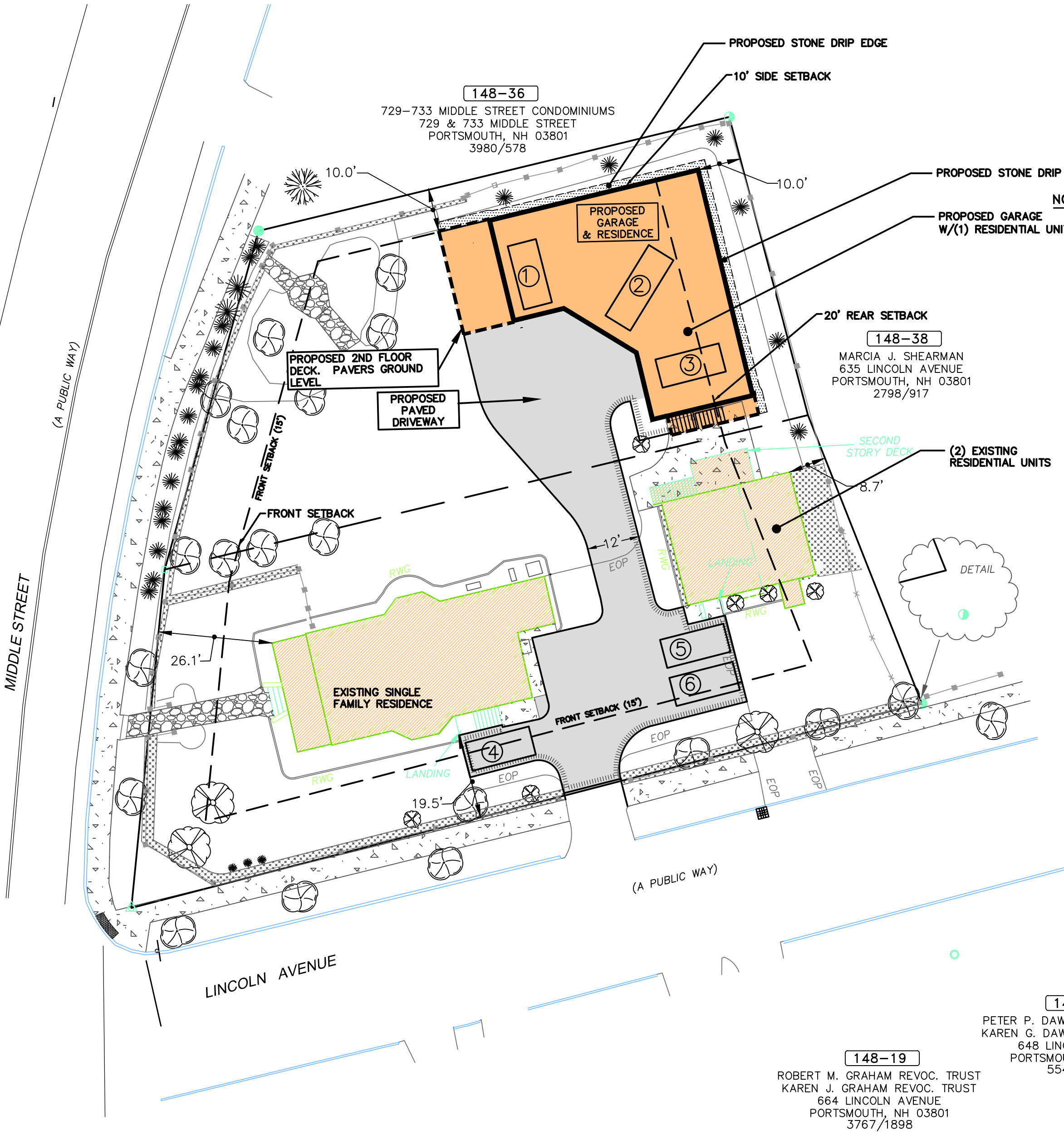
ZONING SUMMARY

ZONE: GRA (GENERAL RESIDENCE A)
EXISTING LOT AREA: 0.49 AC±

DIMENSIONAL REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	7,500 S.F.	21,504 S.F.	21,504 S.F.
MIN. LOT AREA PER DWELLING UNIT:	7,500 S.F.	7,168 S.F.±	5,376 S.F.±
DWELLING UNITS:	–	3	4
MIN. STREET FRONTAGE:	100'	158' (MIDDLE ST.)	158'±
MIN. LOT DEPTH:	70'	111'±	111'±
FRONT SETBACK: *	15'	26.1'±(EX.)(MIDDLE ST.)	26.1'±
		19.5'±(EX.)(LINCOLN ST.)	19.5'±
		74'±(EX.)	10.0' (NEW)
SIDE SETBACK:	10'	8.7'±(EX)	8.7'± (EX.)
REAR SETBACK:	20'		10.0' (NEW)
			<35' (PROP.)
MAX. HEIGHT:	35'	<35' (EX.)	23.0%± (INCL. DECKS)
MAX. BUILDING COVERAGE:	25%	12.1%±(INCL. DECKS)	55.4%±
MIN. OPEN SPACE:	30%	70.6%±	

* FRONT SETBACK IS FROM BOTH STREET ADDRESS STREET AND ACCESS STREET



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

NOTES:

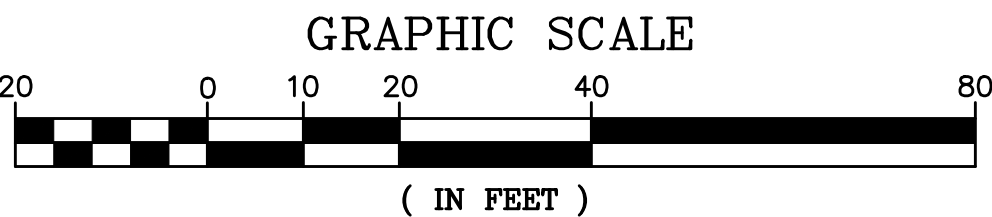
1. OWNER OF RECORD.....Nicole J. Gusto & David A. Sinclair
ADDRESS.....765 Middle Street, PORTSMOUTH, NH 03801
DEED REFERENCE.....5543/0442
TAX SHEET / LOT.....148-37
2. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC..
3. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
4. 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 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.
5. HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83
(2011)(EPOCH: 2010.0000) U.S. SURVEY FOOT
VERTICAL DATUM: NAVD 1988, PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ROBE"

148-18
PETER P. DAWSON REVOC. TRUST
KAREN G. DAWSON REVOC. TRUST
648 LINCOLN AVENUE
PORTSMOUTH, NH 03801
5541/2650

148-19
ROBERT M. GRAHAM REVOC. TRUST
KAREN J. GRAHAM REVOC. TRUST
664 LINCOLN AVENUE
PORTSMOUTH, NH 03801
3767/1898

148-21
ALBERT LANTINEN REVOC. TRUST OF 1993
ALBERT J. LANTINEN, TRUSTEE
795 MIDDLE STREET
PORTSMOUTH, NH 03801
6001/588

148-20
JOEL ANN THIBEAULT
670 LINCOLN AVENUE
PORTSMOUTH, NH 03801
3081/178



ALTUS
ENGINEERING, INC.

133 Court Street
(603) 433-2335
Portsmouth, NH 03801
www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:

TAC WORK SESSION

ISSUE DATE:

NOVEMBER 1, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/01/22

DRAWN BY: MBS/RLH

APPROVED BY: EDW

DRAWING FILE: 5021-SITE.dwg

SCALE:

(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER/APPLICANT:

NICOLE J. GIUSTO &
DAVID A. SINCLAIR

765 MIDDLE STREET
PORTSMOUTH, NH 03801
TAX MAP 148 PARCEL 37

PROJECT:

RESIDENTIAL
DEVELOPMENT
EXPANSION
TAX MAP 148, LOT 37

765 MIDDLE STREET
PORTSMOUTH, NH

TITLE:

PRELIMINARY
OVERALL SITE PLAN

SHEET NUMBER:

C-1

P5021

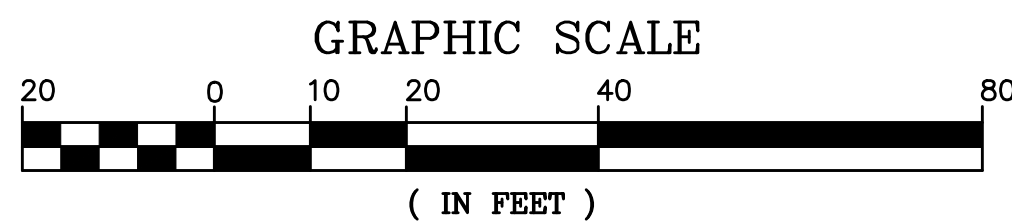
1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, CITY OF PORTSMOUTH DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
2. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DPW AND APPROPRIATE UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
4. ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS SHALL BE COORDINATED WITH NHDOT, THE PORTSMOUTH POLICE DEPARTMENT AND DPW AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.
6. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
7. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION.

8. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.

- OTHER. WHERE CROSSING, 18" MINIMUM VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER
INSTALLED OVER SEWER.

16. SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDINGS. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL/MECHANICAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY PRIOR TO COMMENCING RELATED WORK.
17. ALL MEANS, METHODS, MATERIALS AND INSTALLATION OF NEW SEWER LATERALS SHALL BE APPROVED AND WITNESSED BY PORTSMOUTH DPW PRIOR TO BACKFILLING.
18. THE CONTRACTOR SHALL CONFIRM ALL WATERLINE SIZES WITH THE MEP PLANS PRIOR TO INSTALLATION. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
3. UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
4. PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
5. NO EARTHWORK SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
6. CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
7. ALL ROOF DRAIN RISERS SHALL BE LOCATED IN COORDINATION WITH THE ARCHITECTURAL PLANS TO MATCH GUTTER DOWNSPOUTS. RISERS SHALL BE SET TO FINISH GRADE PLUS '1' (MIN.).
8. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. SITE CONSTRUCTION SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
9. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS FOR ADDITIONAL INFORMATION.
10. ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
11. IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. SYMBOLS MAY NOT BE INDICATIVE OF THE CENTER OF A STRUCTURE, PARTICULARLY WHEN SHOWN ADJACENT TO A CURB LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL SITE MARKS AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
12. UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
13. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
14. AREA OF DISTURBANCE UNDER 43,560 S.F., COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.



ISSUED FOR:

ISSUE DATE:

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/01/23

DRAWN BY: _____ MBS/RLH

APPROVED BY: _____ EDW

DRAWING FILE: 5021-SITE.dwg

SCALE:

(22"x34")	1" = 20'
(11"x17")	1" = 40'

OWNER/APPLICANT:

NICOLE J. GIUSTO &
DAVID A. SINCLAIR

765 MIDDLE STREET
PORTSMOUTH, NH 03801
TAX MAP 148 PARCEL 37

PROJECT:

RESIDENTIAL
DEVELOPMENT
EXPANSION
TAX MAP 148, LOT 37

765 MIDDLE STREET
PORTSMOUTH, NH

**TITLE: PRELIMINARY
GRADING
&
UTILITIES PLAN**

SHEET NUMBER:

C-2

25021

Do not heavily prune the tree at planting. Prune only cross-over limbs, co-dominant leaders, and broken or dead branches. Some interior twigs and lateral branches may be pruned; however, Do NOT remove the terminal buds or branches that extend to the edge of the crown.

Trees less than 3" in caliper shall be staked with three stakes per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each wire shall be flagged with a visual marker. 5' long min. wooden stakes shall be used to anchor the wires. Stakes shall be driven at least 12" outside the edge of the planting pit into stable soil. Remove all staking NO LATER than the end of the first growing season after planting.

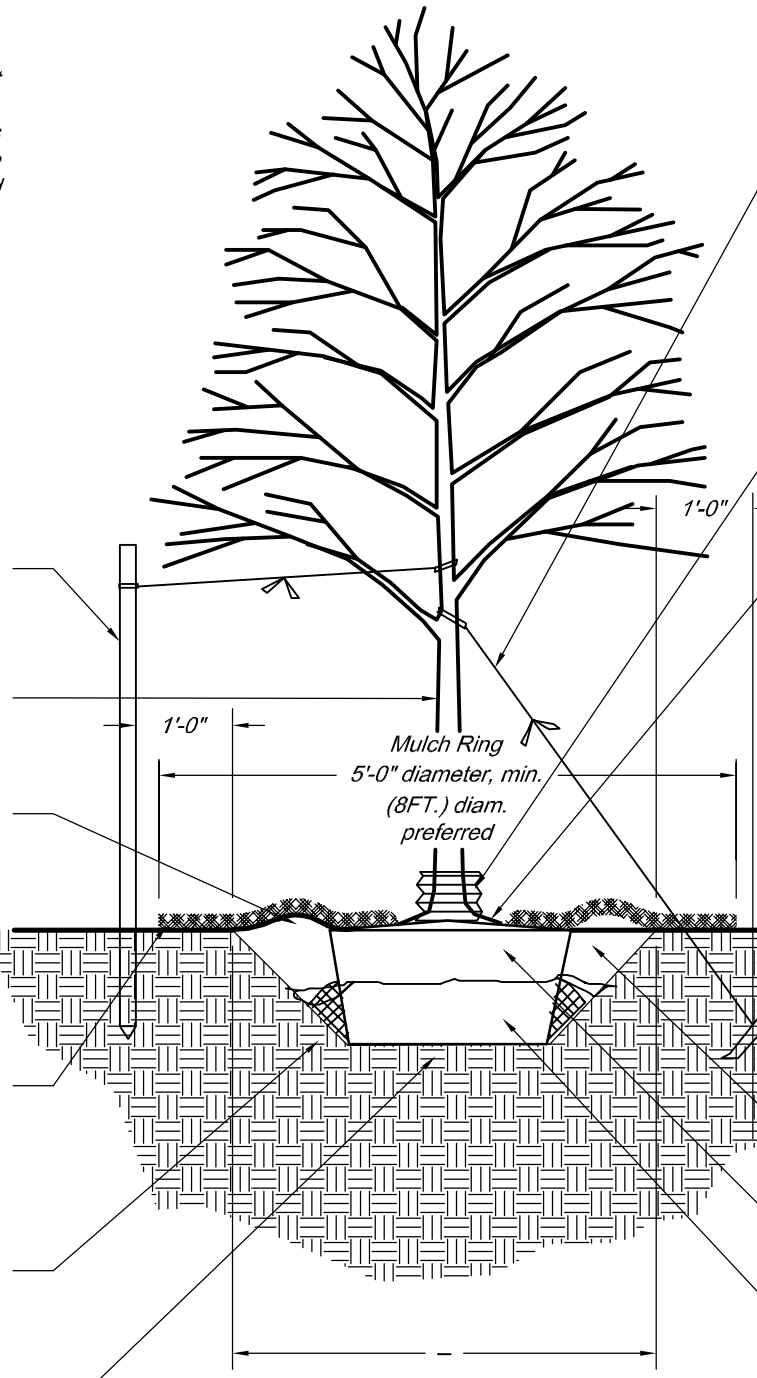
Mark the north side of the tree in the nursery. Rotate the tree to face north at the site whenever possible.

4 in. high earth saucer beyond edge of root ball

2 IN. max. Mulch. Do NOT place mulch in contact with tree trunk. Maintain the mulch weed-free for a minimum of three years after planting.

Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.

Place root ball on unexcavated or tamped soil.



Trees greater than 3" in caliper shall be guyed with three guys per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each guy wire shall be flagged with a visual marker. 24" stakes or metal drive anchors shall be used to anchor the guy wires. Stakes/anchors shall be driven 12" min. outside the edge of the planting pit into stable soil. Remove all guying NO LATER than the end of the first growing season after planting.

6" Corrugated PVC tree sock

Each tree must be planted such that the original trunk flare is visible at the top of the root ball. Trees where the original trunk flare is not visible may be rejected. Do NOT cover the top of the root ball with soil. Before planting Contractor shall inspect the rootball for the location of the original root flare. If the original root flare is not visible at the top of the root ball then the Contractor shall then gently remove from the top of the root ball any excess soil from nursery operations that may be covering the original root flare. All secondary and girdling roots shall be removed prior to planting. Trees with 4" or more of extraneous soil and/or adventitious roots greater than 1/8" shall be rejected. The tree shall be planted with the original root flare at or slightly (2-3") above surrounding finished grade.

Backfill with existing soil, in sandy and heavy clay soils add 20% max. by volume composted organic material to the existing soil.

Remove all twine, rope, wire, and burlap

If plant is shipped with a wire basket around the root ball, prior to planting, the contractor shall cut away the bottom of the wire basket, leaving the sides in place. Once the tree is placed and faced, the contractor shall remove the remainder of the wire basket and backfill the planting pit as noted above.

Tree Planting Detail

Landscape Notes

- Design is based on drawings by Altus Engineering and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
- It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
- Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
- The Contractor shall procure any required permits prior to construction.
- Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macron and micron nutrients, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
- Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock. American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with the following:
 - Outside hose attachments spaced a maximum of 150 feet apart, and
 - An underground irrigation system, or
 - A temporary irrigation system designed for a two-year period of plant establishment.
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edger.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Within the sight distance triangles at vehicle intersections the canopies shall be raised to 8' min.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the contractor.

Plant List

TREES

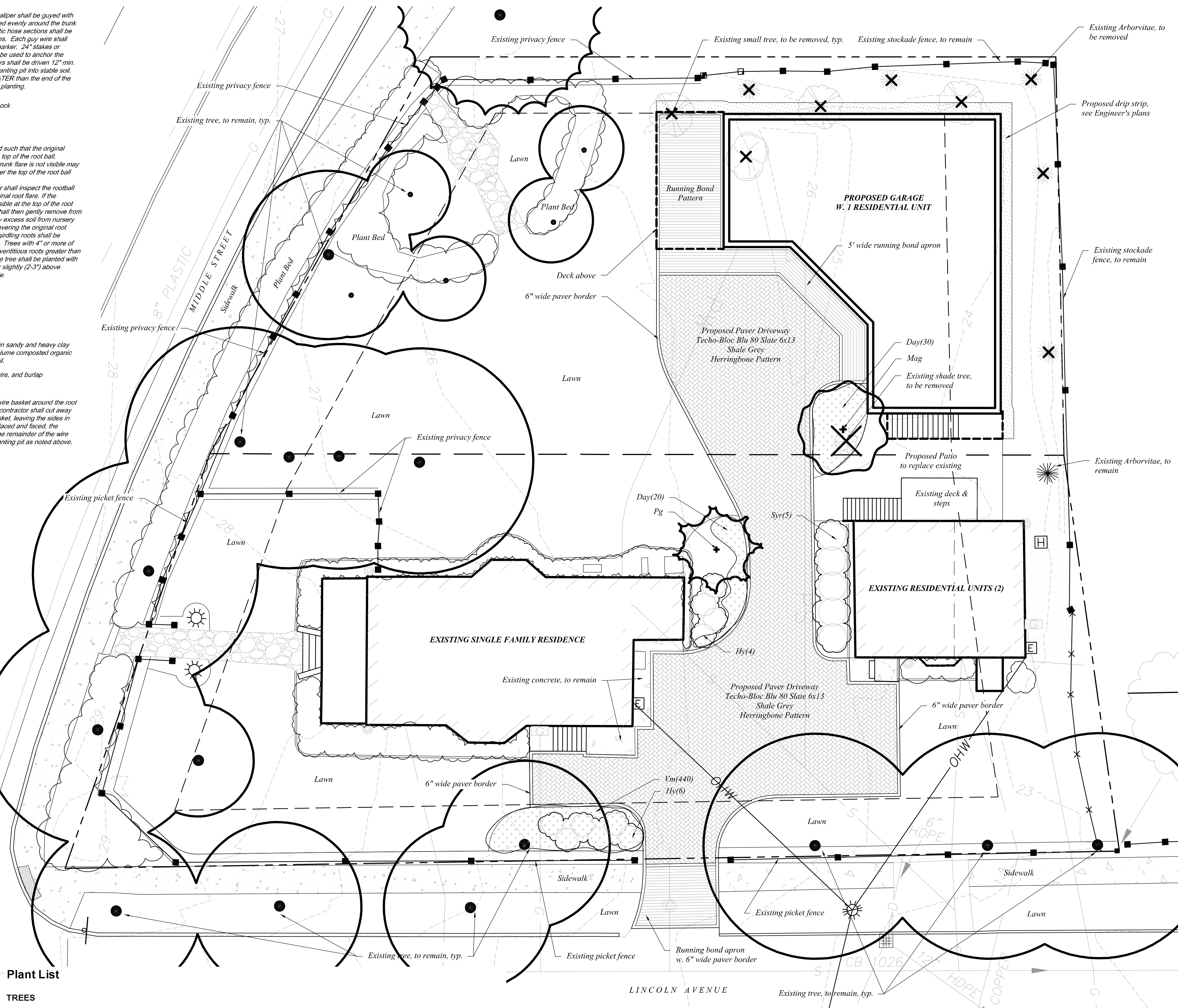
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Pg	<i>Picea orientalis</i> 'Gowdy'	Gowdy Oriental Spruce	1	8-10' Ht	B&B
Mag	<i>Magnolia</i> 'Betty'	Betty Magnolia	1	8-10' Ht	B&B

SHRUBS

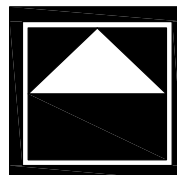
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Hy	<i>Hydrangea arborescens</i> 'Incrediball'	Incrediball Hydrangea	10	5 gal	
Syr	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	5	3-4' Ht	B&B

PERENNIALS, GROUNDCOVERS, VINES and ANNUALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Day	<i>Hemerocallis</i> 'Siloam Double Classic'	Siloam Double Classic Daylily	50	1 gal	
Vm	<i>Vinca minor</i> 'Bowles'	Bowles Periwinkle	440	2.5" pots	



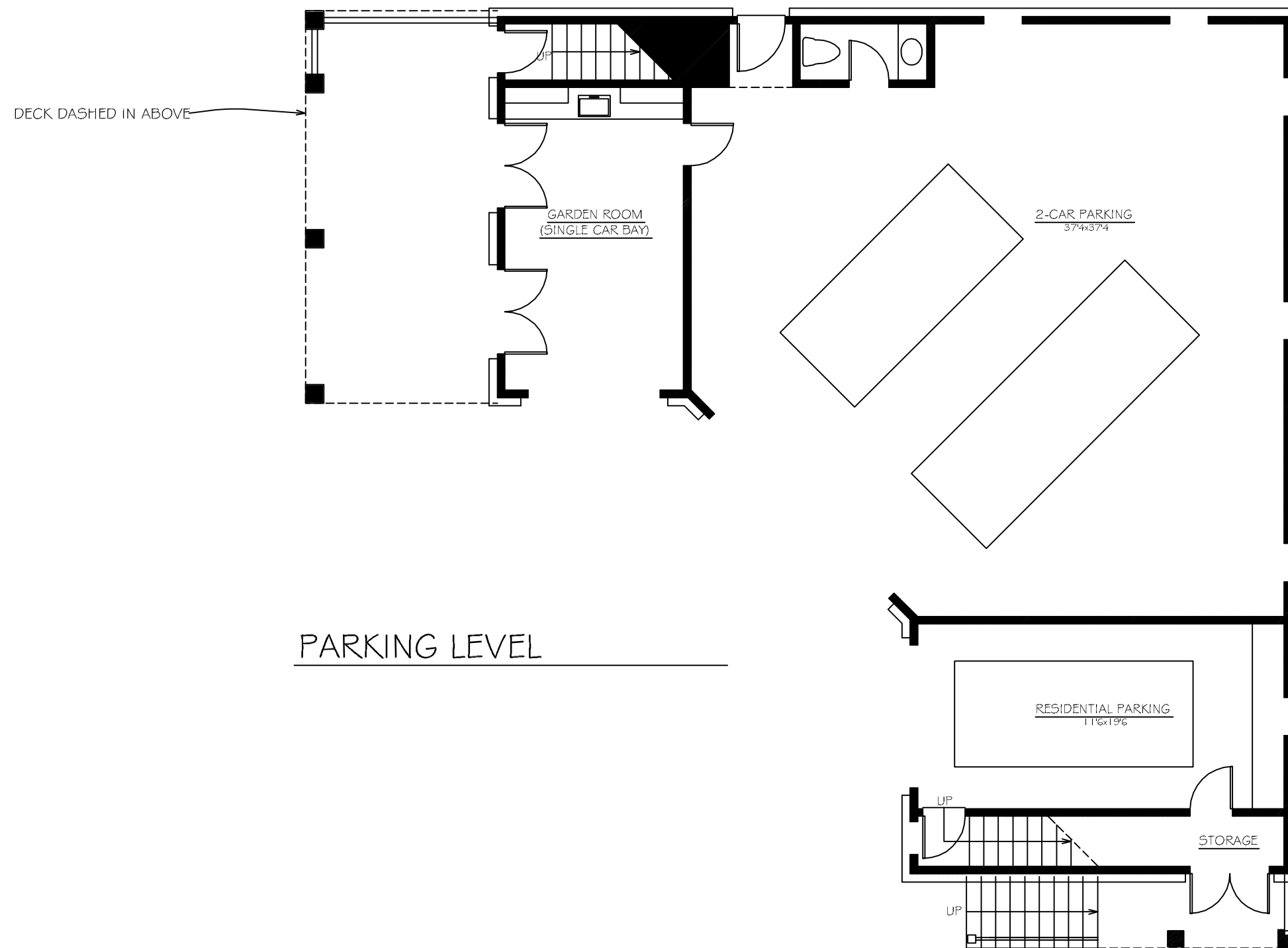
0 2 5 10 20











GARAGE

765 MIDDLE STREET, PORTSMOUTH, NH

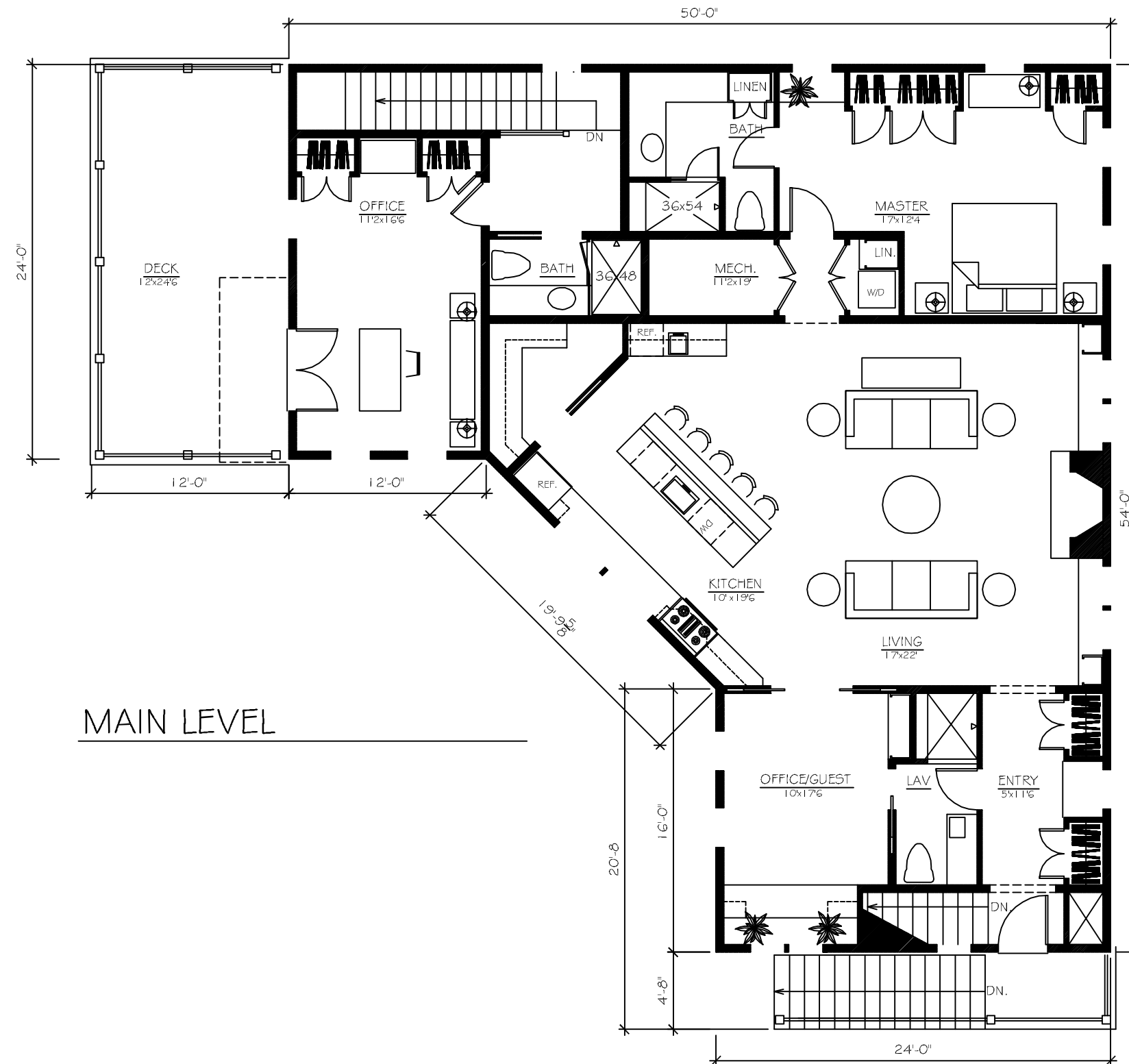
PROPOSED FIRST FLOOR

$\frac{1}{8}" = 1'-0"$

DEC 2022 WS

SOMMA STUDIOS

SHT. 6



GARAGE

765 MIDDLE STREET, PORTSMOUTH, NH

PROPOSED SECOND FLOOR

$\frac{1}{8}" = 1'-0"$

DEC 2022 WS

SOMMA STUDIOS

SHT. 7

NORTH ELEVATION



EAST ELEVATION



GARAGE

765 MIDDLE STREET, PORTSMOUTH, NH

PROPOSED ELEVATIONS

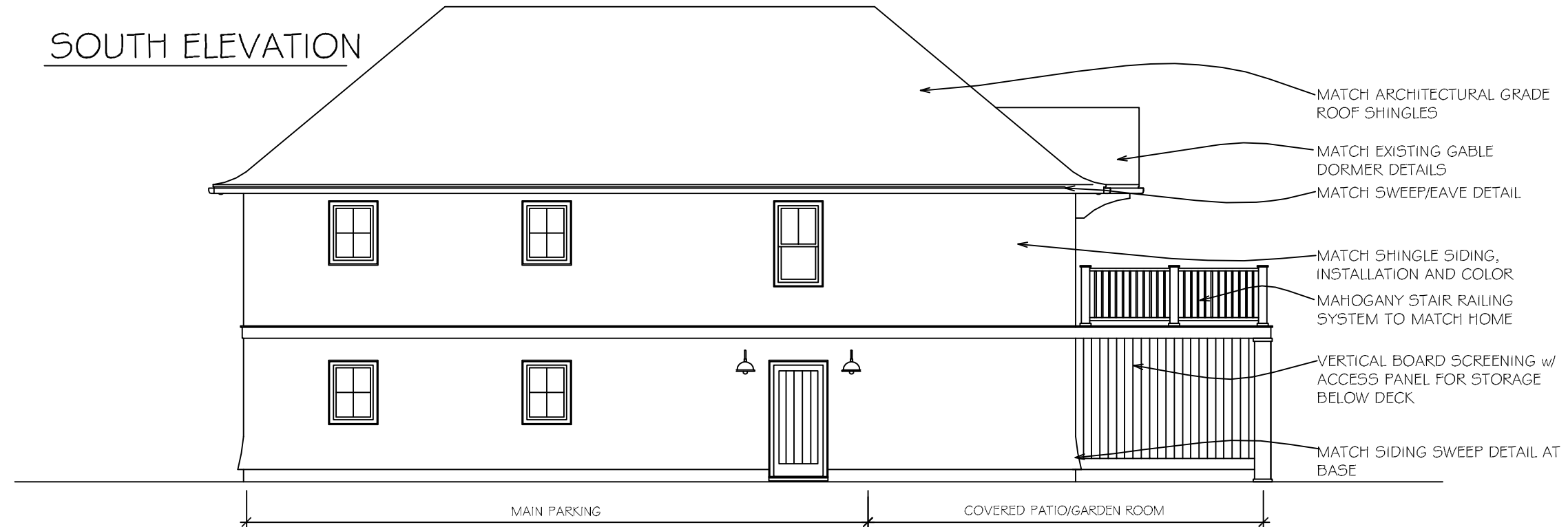
$\frac{1}{8}" = 1'-0"$

DEC 2022 WS

SOMMA STUDIOS

SHT. 8

SOUTH ELEVATION



WEST ELEVATION



GARAGE

765 MIDDLE STREET, PORTSMOUTH, NH

PROPOSED ELEVATIONS

$\frac{1}{8}" = 1'-0"$

DEC 2022 WS

SOMMA STUDIOS

SHT. 9

NORTHEAST ELEVATION

(DOES NOT SHOW DECKS)



GARAGE

765 MIDDLE STREET, PORTSMOUTH, NH

PROPOSED ELEVATIONS

$\frac{1}{8}'' = 1'-0''$

DEC 2022 WS

SOMMA STUDIOS

SHT. 10

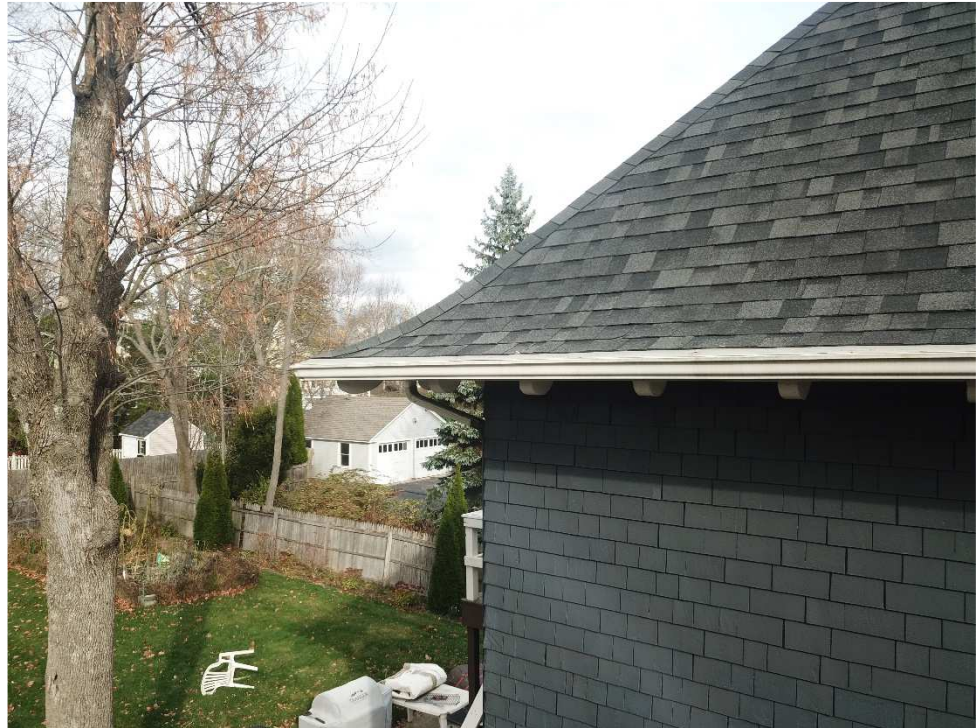
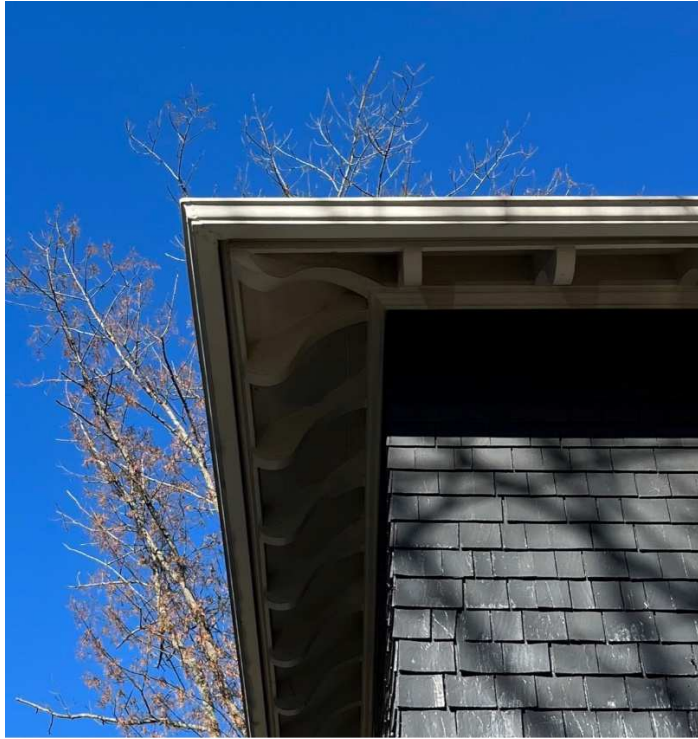


Sweep Detail



Window Trim Casing and Sill

(Decorative header not included)



Eave and Rafter Tail Detail



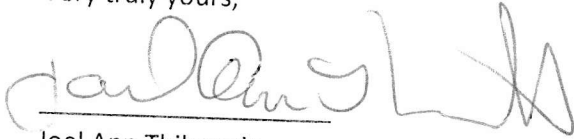
Garage Dormers (to match entry porch gable roof)

September 9th, 2022

To Whom it May Concern:

I Joel Ann Thibeault, own a property at 670 Lincoln Ave, Portsmouth, New Hampshire. I am abutter to/ neighbor of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that I have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Joel Ann Thibeault', written over a horizontal line.

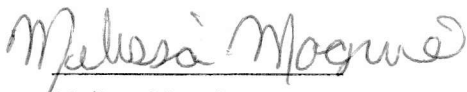
Joel Ann Thibeault

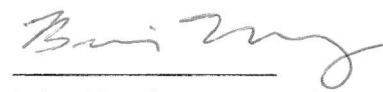
September 8th, 2022

To Whom it May Concern:

We Melissa & Brian Maguire, own a property at 774 Middle St #3, Portsmouth, New Hampshire. I am abutter to/ neighbor of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that I have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,


Melissa Maguire

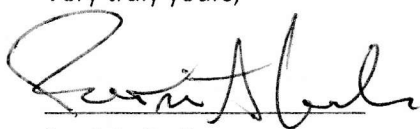

Brian Maguire

September 9th, 2022

To Whom it May Concern:

We Patricia and Charles Corlin, own a property at 736 Middle St, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Patricia Corlin', written over a horizontal line.

Patricia Corlin

A handwritten signature in black ink, appearing to read 'Charles Corlin', written over a horizontal line.

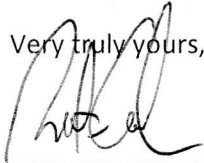
Charles Corlin

September 8th, 2022

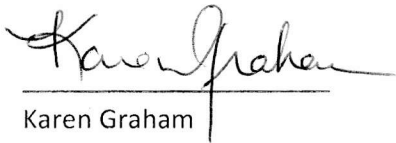
To Whom it May Concern:

We Robert Graham and Karen Graham, own a property at 664 Lincoln Avenue, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert", written over a horizontal line.

Robert Graham

A handwritten signature in black ink, appearing to read "Karen Graham", written over a horizontal line.

Karen Graham


May 27th, 2022

To Whom it May Concern:

We Elton Shaffer and Paula Rais, own a property at 748 Middle St, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,


Elton Shaffer


Paula Rais

Sept 8th, 2022

To Whom it May Concern:

We Peter Dawson and Karen Dawson, own a property at 648 Lincoln Ave, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

A handwritten signature in dark ink, appearing to be 'PD', written over a horizontal line.

Peter Dawson

A handwritten signature in dark ink, appearing to be 'KD', written over a horizontal line.

Karen Dawson

Follow up re variance 765 Middle Street

Kristie Jorgensen <knejorg@gmail.com>
From: sleddiver@gmail.com
To: "Nathan H. Jorgensen" <njhjorgensen@mac.com>

Tue, Sep 20, 2022 at 10:22 AM

Dear David and Nicole,

We received your packet in our mailbox last week after returning from our trip traveling abroad. It was addressed to a "Carla" but we are the current owners across the street, located at 774 Middle Street, Unit 1, Portsmouth, NH.

My apologies for a delayed response but I am still ill with a Covid infection from our trip back home. I hope we are not too late in offering our support for your variance request. I just wanted to let you know that we, as abutters to the subject property at 765 Middle Street, Portsmouth, NH support your variance request and feel that it will be a very pleasant addition to the neighborhood. It does not impact parking or impact abutting structures and conforms nicely with the area and for the historic district.

Please feel free to reach out to us in the near future if you need further support in any way. As abutters and good neighbors, we are here to help.

All the best to you and your plans.

Kristie and Nathan Jorgensen
774 Middle Street, Unit 1
Portsmouth, NH 03801
Kristie's Cell: 603-767-7182
Email: knejorg@gmail.com

KRISTIE JORGENSEN
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kjorgensen@legacysir.com
MyProfile | LegacySIR | SothebysRealty