



Neokraft Signs Inc.
686 Main Street
Lewiston, Maine 04240
Telephone: 207.782.9654
Facsimile: 207.782.0009
1.800.339.2258
<http://www.neokraft.com>

June 18, 2019

City of Portsmouth NH
Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth NH 03801
Re: 185 Cottage Street

Dear Zoning Board Members,

Please find enclosed (12) sets of our variance request packet for relief from the following sign variances:

- 1) Section 10.1251 to allow 93sq.ft. of signage where 40sq.ft. of aggregate sign area is available.
- 2) Section 10.1241 to allow a freestanding sign where freestanding signs are not allowed.
- 3) Section 10.1251.20 to allow a 45 sq.ft. wall sign where 4 sq.ft. is the maximum sign area allowed & a 48 sq.ft. freestanding sign.
- 4) Section 10.1253.10 to allow a 10' freestanding sign, setback 15' from the boundary line where freestanding signs are not permitted.
- 5) Section 10.1261.10 to allow halo illumination where no illumination is permitted.

We request these variances as a result of a variance given to our client that would allow a commercial business on a parcel of land in a residential zone.

Thank you,

A handwritten signature in black ink, appearing to read "Clay", followed by a long horizontal flourish.

Clay Bublak
Neokraft Signs

CITY OF PORTSMOUTH

Zoning Board of Adjustment Application

Department Use Only

Assessor Plan # _____

Lot # _____

Zone _____

Lot area _____

Date _____

Fee _____

By _____

Fill in below by printing in ink or typing / Complete all Blanks or indicate "N/A" if not applicable

Applicant Neokraft Signs Owner of Record Seacoast Peridontics

Applicant Street Address 647 Pleasant Street Owner Street Address 185 Cottage Street

Applicant City / State / Zip Lewiston, ME 04240 Owner City / State / Zip Portsmouth NH 03801

Applicant phone (207) 782-9654 Owner phone (603) 294-0110

Applicant e-mail patrick@neokraft.com

Location (street address) of proposed work: 185 Cottage Street

Existing use: New construction-Dental offices

Undersigned hereby requests:

☐ Appeal from an Administrative Decision
See Article 2, Section 10.234.30

Article and Section
Article 12-Section 10.1241

☐ Special Exception
See Article 2, Section 10.232.20

Article 12-Section 10.1251

☒ Variance
See Article 2, Section 10.233.20

Article 12-Section 10.1251.20

☐ Other _____
See Article 2, Section 10.233.20

Article 12-Section 10.1253.10

Article 12-Section 10.1261.10

To permit the following:

Allow 93 SF of signage where 40 SF is allowed; Allow a freestanding sign where freestanding signs are not allowed.

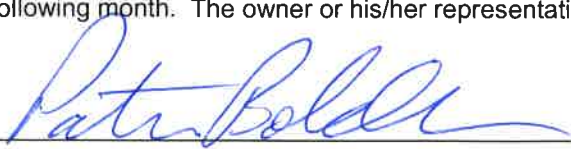
Allow a 45 SF wall sign where 4 SF of wall signs are allowed; Allow a 10' tall freestanding sign 15' from boundary.

Allow halo illumination where no illumination is allowed.

The undersigned alleges that the required conditions exist for granting of this request according to the terms of the Zoning Ordinance as demonstrated in the attached submittals.

Only complete applications will be accepted by the deadline date. A complete application shall consist of: a completely filled out application with original signatures, the application fee, and 12 packets of required plans and any supporting documents or photos. Incomplete applications will not be accepted. Applications received after the deadline will be scheduled for the following month. The owner or his/her representative is required to attend the Public Hearing for the above appeal.

Signature of Owner



6/24/19

Date

Please PRINT name here Patrick Bolduc, authorized agent for Seacoast Peridontics

Applicant's Responsibilities

1. All applications for Variances and Special Exceptions must be submitted to the Planning Department prior to the published deadline. In the case of Appeals from an Administrative Decision, the appeal shall be filed no later than 30 days from the date of the action which is being appealed.
2. A Building Permit application must also be filed for the project for which zoning relief is being sought. The Building Permit application can be submitted with the Board of Adjustment application or filed prior. The Planning Department may waive this requirement when the application is for a substandard lot for subdivision purposes and no other zoning relief is required.
3. An applicant shall be one of the following: a) the owner of record of the property, or b) the holder of a valid purchase and sales agreement for the purchase of the subject property, or c) the holder of a valid option for the purchase of the subject property.
4. All applications shall include a written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (see Section 10.234.30 for Administrative Appeals, Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions).
5. It is the obligation of the applicant to submit adequate plans and exhibits in accordance with the terms of the Zoning Ordinance for all applications for Administrative Appeals, Variances, Special Exceptions, and Equitable Waivers.
6. One (1) original copy of a completed and signed "Board of Adjustment Application Check-List" shall accompany all applications.
7. For applications requesting dimensional relief, the minimum requirements for adequate plans shall include the following:

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><input type="checkbox"/> Site Plan(s) showing existing and proposed conditions including:<ul style="list-style-type: none">- Front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line)- Lot dimensions- Abutting street(s) and street names- Driveways / accessways- Dimensions (size and height) of structures- Dimensions and location of parking spaces | <ul style="list-style-type: none"><input type="checkbox"/> Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size)<input type="checkbox"/> Labeled photo(s) of existing conditions<input type="checkbox"/> Building plans and elevations of any <i>proposed</i> structures or additions<input type="checkbox"/> Interior floor plans for any renovations or expansion to existing structures |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

8. For applications requesting relief from land use requirements, the minimum requirements for adequate plans shall include the following:

- | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><input type="checkbox"/> Site Plan showing dimensions and location of parking spaces including the scale (the scale is the ratio of the drawing's size relative to the actual size)<input type="checkbox"/> Interior floor plans and/or exterior site plans showing the location of the proposed use(s)<input type="checkbox"/> Labeled photo(s) of existing conditions |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

9. Plans should be 8 ½" x 11" in size, 11" x 17" plans may be used only if the plan would otherwise be unreadable.
10. The Planning Department is authorized by the Board of Adjustment to refuse applications which do not meet these minimum requirements. The Planning Department may also require additional information and/or exhibits as needed to illustrate the scope of the project. Public Hearings shall not be scheduled, advertised or held until such time as the minimum requirements for adequate plans have been submitted. The Board may postpone any application requiring more information prior to any action being taken.
11. The applicant shall submit one (1) original and eleven (11) copies of the application and any plans, exhibits, and supporting documents.
12. The applicant shall provide electronic files in Portable Document Format (PDF) of all submittals.

I have read the above list of responsibilities, have provided all required information, and such information is current, accurate, and complete to the best of my knowledge.



(Applicant's Signature, date)

The Applicant is encouraged to consider the following when completing the application:

- ☐ Provide neat and clear plans
- ☐ Use of color or highlights is encouraged in order to identify pertinent areas on plans
- ☐ Applicants are encouraged to review the application with a member of the Planning Department staff prior to submittal
- ☐ All applicants are encouraged to discuss the project with impacted neighbors



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June 24, 2019

City of Portsmouth NH
Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth NH 03801
Re: 185 Cottage Street

Dear Zoning Board Members,

Our client, Seacoast Periodontics, is seeking a variance that would allow them to install (1) set of halo lit wall letters and (1) free standing internally illuminated monument sign based on the following criteria:

- 1 & 2) This variance is not contrary to the public interest because the signs that are proposed would normally be allowed on a commercial lot, thus preserving the spirit of the ordinance. This is a residential lot with a special exception to allow a business.
- 3) Substantial justice will be done when the variance is granted. Our clients business cannot survive without proper signs guiding clients to their location.
- 4) The values of surrounding properties will not be diminished because the proposed signs have similar qualities of neighboring signs.
- 5) Literal enforcement of the ordinance would result in unnecessary hardship because the special exception for this lot allowed a business in a residential zone, which normally, the business would be allowed significantly more signage than a residential customer.

To summarize, the proposed signs will not be detrimental to property values and will not propose a hazzard to the public or to surrounding traffic.

Sincerely yours,

Patrick Bolduc
Project Manager/Permitting



PROPOSED LOCATION OF HALO LIT WALL LETTERS
NOT TO SCALE

NEOKRAFT

SIGNS

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Custom Sign Fabrication

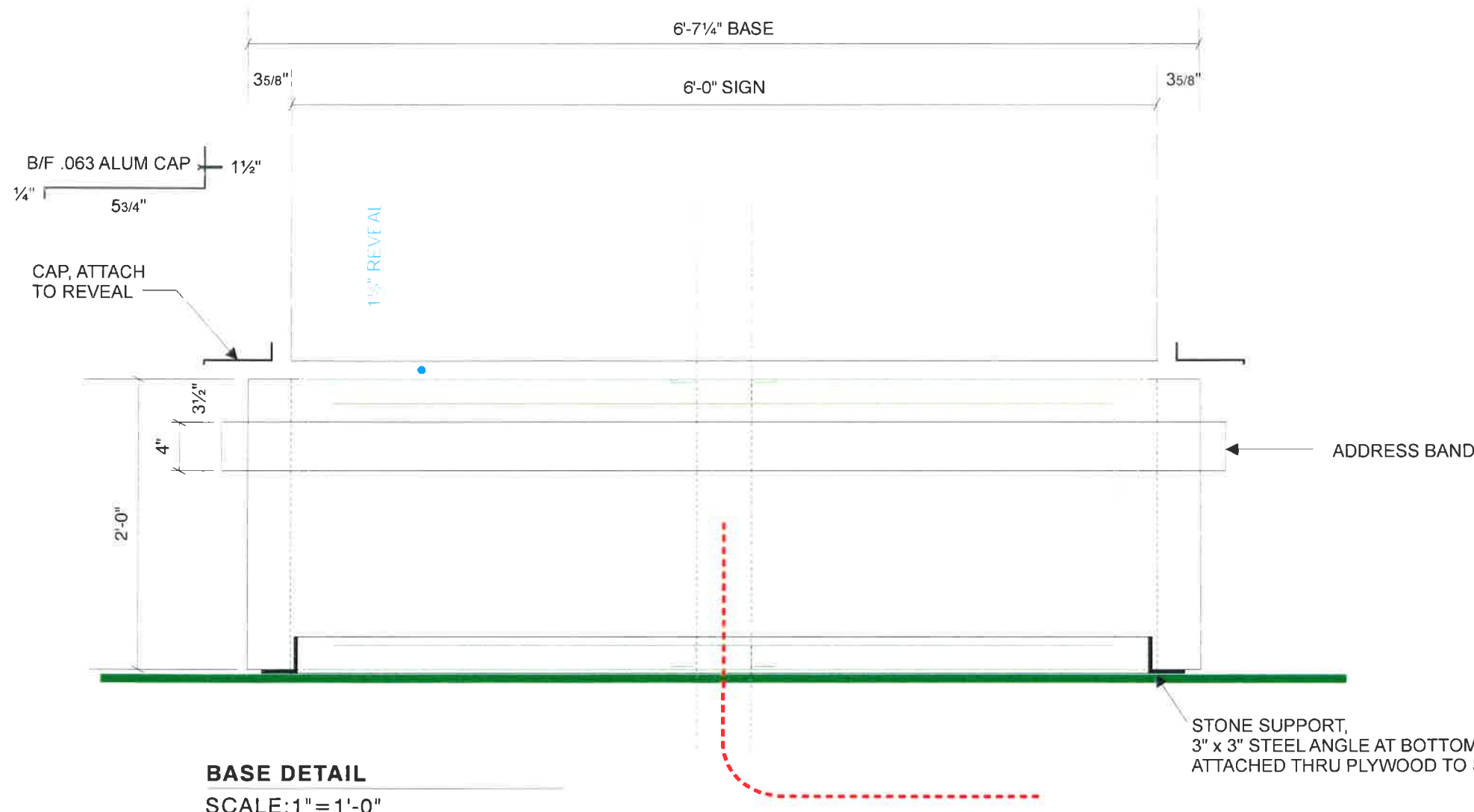
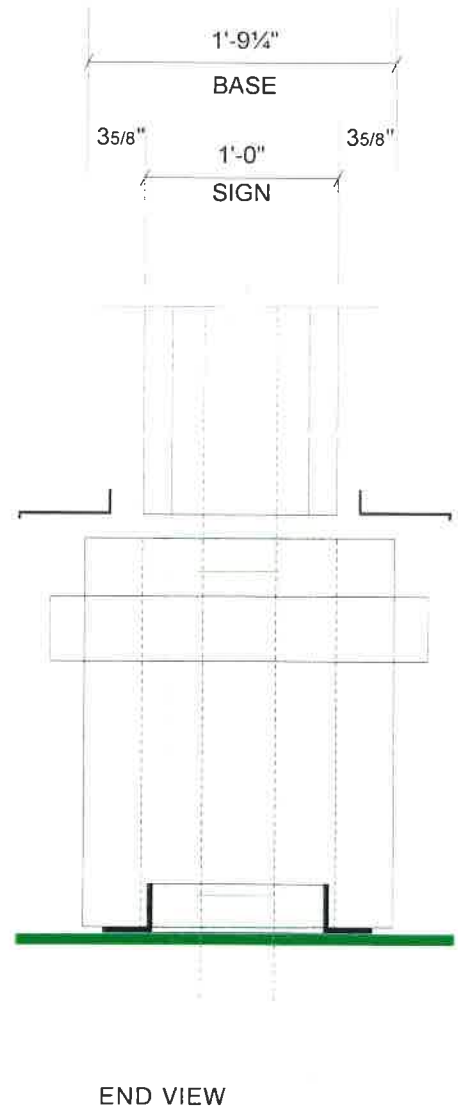
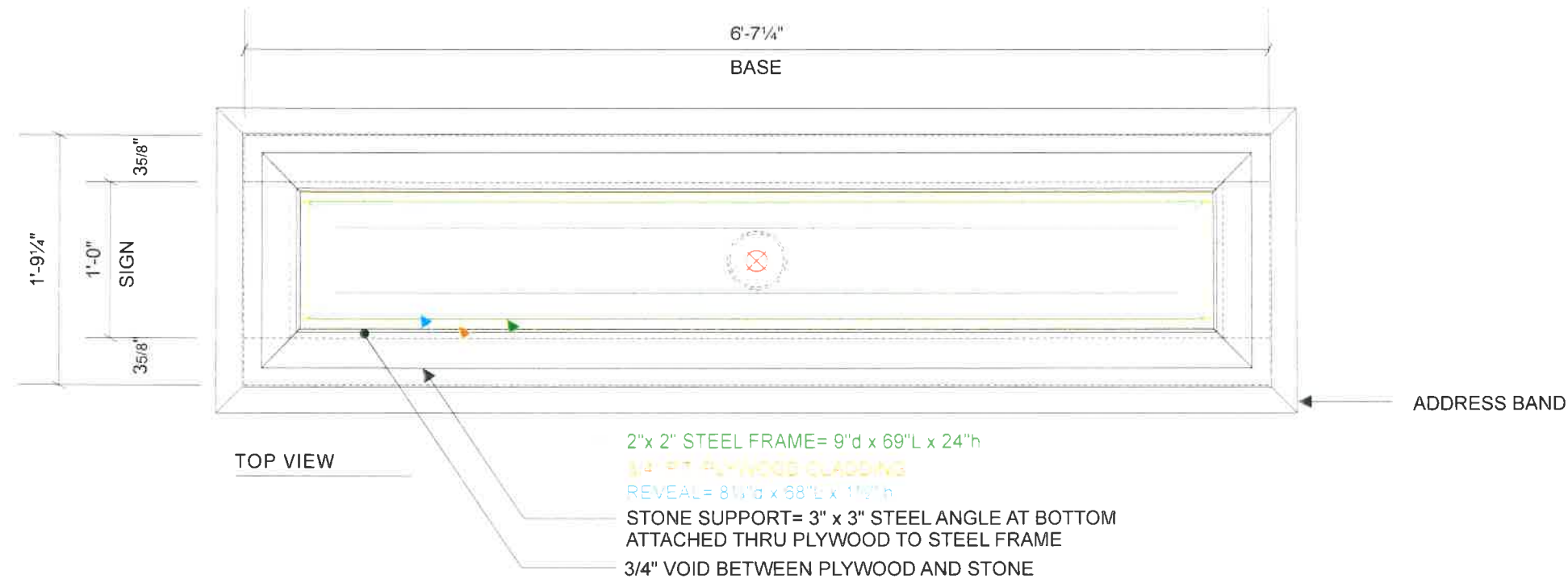
These plans are the exclusive property of Neokraft Signs, Inc. and are the result of the original work of its employees. They are submitted to Neokraft's client for the sole purpose of consideration of whether to purchase these plans or to purchase from Neokraft a sign manufactured according to these plans.

Distribution or exhibition of these plans to anyone other than employees of said client, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition or construction occurs, Neokraft expects to be reimbursed \$1500 in compensation for time and effort entailed in creating these plans.

PRESENTATION

SEACOAST PERIODONTICS & DENTAL IMPLANTS 4604.1

ACCT ID:	011341
LOCATION:	185 COTTAGE ST. PORTSMOUTH, NH
DRAWING NO:	1 OF 2
DRAWN BY:	PB REP.:CB
DATE:	06.24.2019
QUOTE:	@6344-1
GEN REF:	



SHOP DRAWING

SEACOAST PERIODONTICS & DENTAL IMPLANTS
4604.1

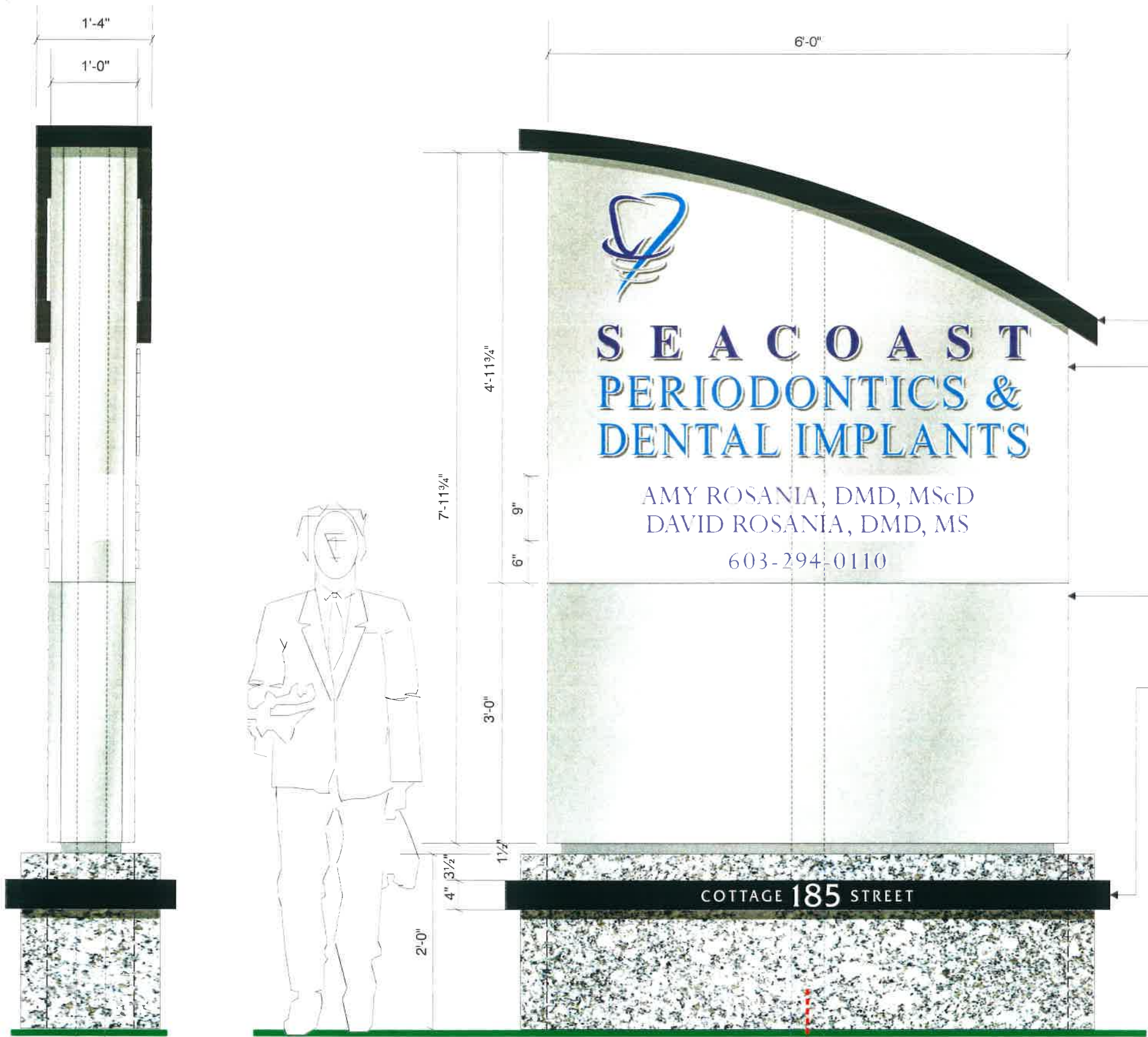
ACCT ID:	011341
LOCATION:	185 COTTAGE ST. PORTSMOUTH, NH
DRAWING NO:	2 OF 2
DRAWN BY:	BK REP.: CB
DATE:	06.11.2019
QUOTE:	@6344-1
GEN REF:	

NEOKRAFT SIGNS

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END VIEW

DOUBLE FACE INT. ILLUM. MONUMENT ID
SCALE: 3/4" = 1'-0" (1) REQUIRED

ALUMINUM CAP PAINTED BLACK,

ALUMINUM CABINET S/C 12" 2-PART #1929, RET. #1944,
1/8" ALUM. FACES WITH ROUTED GRAPHIC OPENINGS,
PAINTED SILVER METALLIC,
PAINTED BAND 'AKZO' UNIVERSAL GREY 00NN 62/000,

ROUTED PUSH THRU 1/2" CLEAR ACRYLIC GRAPHICS
1st/2nd SURFACE WHITE TRANSL. VINYL WITH
TRANSL. VINYL OVERLAYS (WHITE HALO),
VINYL GRAPHICS:

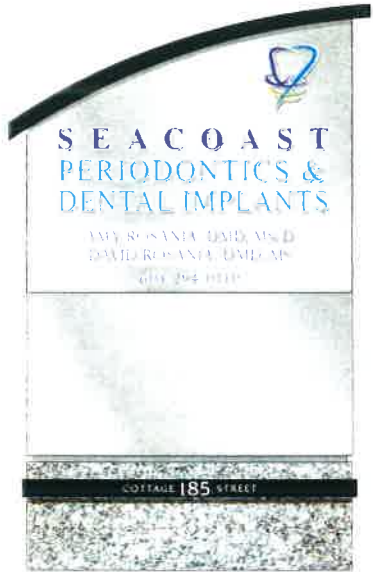
- GSP 'ROYAL BLUE' [230-97]
- GSP 'INTENSE BLUE' [230-127]
- GSP 'SILVER GRAY' [230-51] BAND WRAPS CABINET,

CHANGEABLE TENANT PANELS, GRAPHICS (TBD),

STEEL FRAME BASE COVER WITH
35/8" THICK 'SHOULDICE' VENEER, (STONE LOOK),
SEE FABRICATION DETAILS PAGE 2,

4"x 2" ALUM. CHANNEL ADDRESS BAND,
PAINTED BLACK, WHITE VINYL GRAPHICS,

4" SCH. 40 STEEL PIPE SET IN CONCRETE,
ELECTRICAL TO SIGN LOCATION BY OWNER



SHOP DRAWING

**SEACOAST
PERIODONTICS &
DENTAL IMPLANTS**
4604.1

ACCT ID: 011341

LOCATION: 185 COTTAGE ST.
PORTSMOUTH, NH

DRAWING NO: 1 OF 2

DRAWN BY: BK REP: CB

DATE: 06.11.2019

QUOTE: @6344-1

GEN REF:



NEOKRAFT SIGNS INC.
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LEGEND

	PROPERTY LINE
	PROPERTY LINE BUILDING SETBACK
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED FENCE LINE
	PROPOSED TREE LINE
	APPROXIMATE LIMIT OF PROPOSED SAW CUT
	PROPOSED BUILDING
	PROPOSED NO PARKING STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED BITUMINOUS CONCRETE
	PROPOSED 1.5" MILL & WEARING COURSE OVERLAY
	PROPOSED BOLLARD
	BUILDING TYPICAL
	COORDINATE
	30' RADIUS
	VGC
	SGC
	PROPOSED LIGHT POLE

SITE NOTES:

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGHDS AND CENTERLINES SHALL BE THERMOPLASTIC MATERIAL. THERMOPLASTIC MATERIAL SHALL MEET THE REQUIREMENTS OF AASHTO M249. (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND CITY CODES & SPECIFICATIONS.
9. COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
10. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
11. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.
12. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
13. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
14. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
15. THE APPLICANT SHALL HAVE A COMMUNICATIONS SITE SURVEY CONDUCTED BY A MOTOROLA COMMUNICATIONS CARRIER APPROVED BY THE CITY'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE PORTSMOUTH POLICE AND FIRE RADIO SYSTEMS CONFIGURATION. IF THE SITE SURVEY INDICATES THAT IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO MAINTAIN ANY INSTALLED EQUIPMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES THAT EQUIPMENT IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR THE CITY. THE SURVEY SHALL BE COMPLETED AND THE REPORT PROVIDED TO THE FIRE DEPARTMENT. ALL REQUIRED EQUIPMENT SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
16. APPLICANT SHALL BE RESPONSIBLE FOR IMPLEMENTING THE APPROVED OPERATION AND MAINTENANCE PLAN INCLUDING THE MAINTENANCE REQUIREMENTS FOR THE PROPOSED RAIN GARDEN AND FILL TERRA BIOTRETENTION SYSTEM LISTED ON SHEET C-103.
17. REFUSE REMOVAL SHALL OCCUR OUTSIDE HOURS OF OPERATION TO ALLOW FOR VEHICULAR TURNING MOVEMENTS WITHOUT CONFLICTS TO PARKED CARS, AND SHALL COMPLY WITH THE CITY OF PORTSMOUTH NOISE ORDINANCE.
18. IF MECHANICAL UNITS ARE TO BE LOCATED AT GROUND LEVEL THE UTILITIES PLAN SHEET C-104 SHALL BE UPDATED TO SHOW THEM AND SUBMITTED TO THE CITY OF PORTSMOUTH PRIOR TO CONSTRUCTION.
19. IF MECHANICAL UNITS ARE TO BE LOCATED AT GROUND LEVEL THE UTILITIES PLAN SHEET C-104 SHALL BE UPDATED TO SHOW THEM AND SUBMITTED TO THE CITY OF PORTSMOUTH PRIOR TO CONSTRUCTION.

SITE DATA:

LOCATION: TAX MAP 174, LOT 14
185 COTTAGE STREET
PORTSMOUTH, NEW HAMPSHIRE

ZONING DISTRICT: GENERAL RESIDENCE A (GRA)

USE: MEDICAL OFFICE*

* USE VARIANCE GRANTED ON JUNE 26, 2018

DIMENSIONAL REQUIREMENTS:

LOT AREA:	REQUIRED	PROPOSED
	7,500 SF	39,031 ± SF 0.89 ± ACRES
MINIMUM SETBACKS:		
• FRONT	15 FT	23.9 ± FT
• SIDE:	10 FT	44.0 ± FT
• REAR:	20 FT	291.4 ± FT

MAXIMUM BUILDING HEIGHT:	30 FT	<30 FT
MAXIMUM BUILDING COVERAGE:	25%	17.94%
MINIMUM OPEN SPACE:	30%	46.54%

OFF STREET PARKING REQUIREMENTS:

PARKING STALL LAYOUT:	REQUIRED	PROPOSED
• STANDARD 90°	8' 5" X 19'	9' X 19'
DRIVE AISLE WIDTH:		
• 90° (2-WAY TRAFFIC)	24 FT	24 FT
PARKING SPACES:		
MEDICAL OFFICE:		
1 PER 250 GFA	26 SPACES	31 SPACES
6,300 ± / 250 = 26		
ADA PARKING SPACES:	2 SPACES	3 SPACES
MAXIMUM NUMBER OF SPACES ALLOWED		
120% OF MIN = (1.2)(26) = 32	32 SPACES	31 SPACES

1 - Wall Sign Location
2 - Monument Sign Location
3 - Alt Location for Monument

ACCESS EASEMENT -
(SEE NOTE #13D ON
SHEET 1 OF 1)

DISTRICT M
DISTRICT GRA

ACCESS EASEMENT
(SEE NOTE #13A ON
SHEET 1 OF 1)

CONST CONCRETE
TRANSFORMER PAD
(COORD. W/ EVERSOURCE)

CONST STOP BAR
LEGEND

END VGC
BEGIN SGC

CONST R10-7 "DO NOT
BLOCK INTERSECTION" SIGN

BEGIN VGC
MEET/MATCH
EXISTING

CONST TIP
DOWN RAMP

CONST DO NOT BLOCK
INTERSECTION STRIPING

CONST WALL MOUNTED LIGHTS
(TYP) (COORD. W/ LIGHT
DESIGN & BLDG DWGS)

CONST R1-1 "STOP" SIGN,
BAR, AND LEGEND

CONST TIP
DOWN RAMP

END VGC MEET/
MATCH EXISTING

COTTAGE STREET

CURB TO
BE RESET

SIDEWALK EASEMENT
(SEE NOTE #13B ON
SHEET 1 OF 1)

CONST 1.5" MILL & WEARING
COURSE OVERLAY

SEWER MAIN EASEMENT
(SEE NOTE #13C ON
SHEET 1 OF 1)

RECONSTRUCT TIP
DOWN RAMP

REPLACE TRAFFIC LOOPS AND
REPAINT PAVEMENT MARKINGS
(COORD. W/ DPW)

CONST TIP DOWN RAMP
WITH DETECTABLE
WARNING PANEL

CONST R7-8 "RESERVED" AND
R7-8A "VAN ACCESSIBLE" SIGN
(TYP OF 2)

CONST 5' CONCRETE
SIDEWALK

CONST LIGHT
POLE BASE

CONST LIGHT
POLE BASE

CONST DUMPSTER PAD
WITH ENCLOSURE
(COORD. W/ OWNER)

CONST BOLLARD MOUNTED R7-8
"RESERVED" AND R7-8A "VAN
ACCESSIBLE" SIGN

CONST 17 SPACES

CONST 14 SPACES

CONST 11 SPACES

CONST 10 SPACES

CONST 9 SPACES

CONST 8 SPACES

CONST 7 SPACES

CONST 6 SPACES

CONST 5 SPACES

CONST 4 SPACES

CONST 3 SPACES

CONST 2 SPACES

CONST 1 SPACE

U.S. ROUTE BYPASS

1. THE SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
2. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

ALL CONDITIONS ON THIS PLAN SHALL
REMAIN IN EFFECT IN PERPETUITY
PURSUANT TO THE REQUIREMENTS OF
THE SITE PLAN REVIEW REGULATIONS

Proposed
Medical Office
Building

AER, RE. LLC

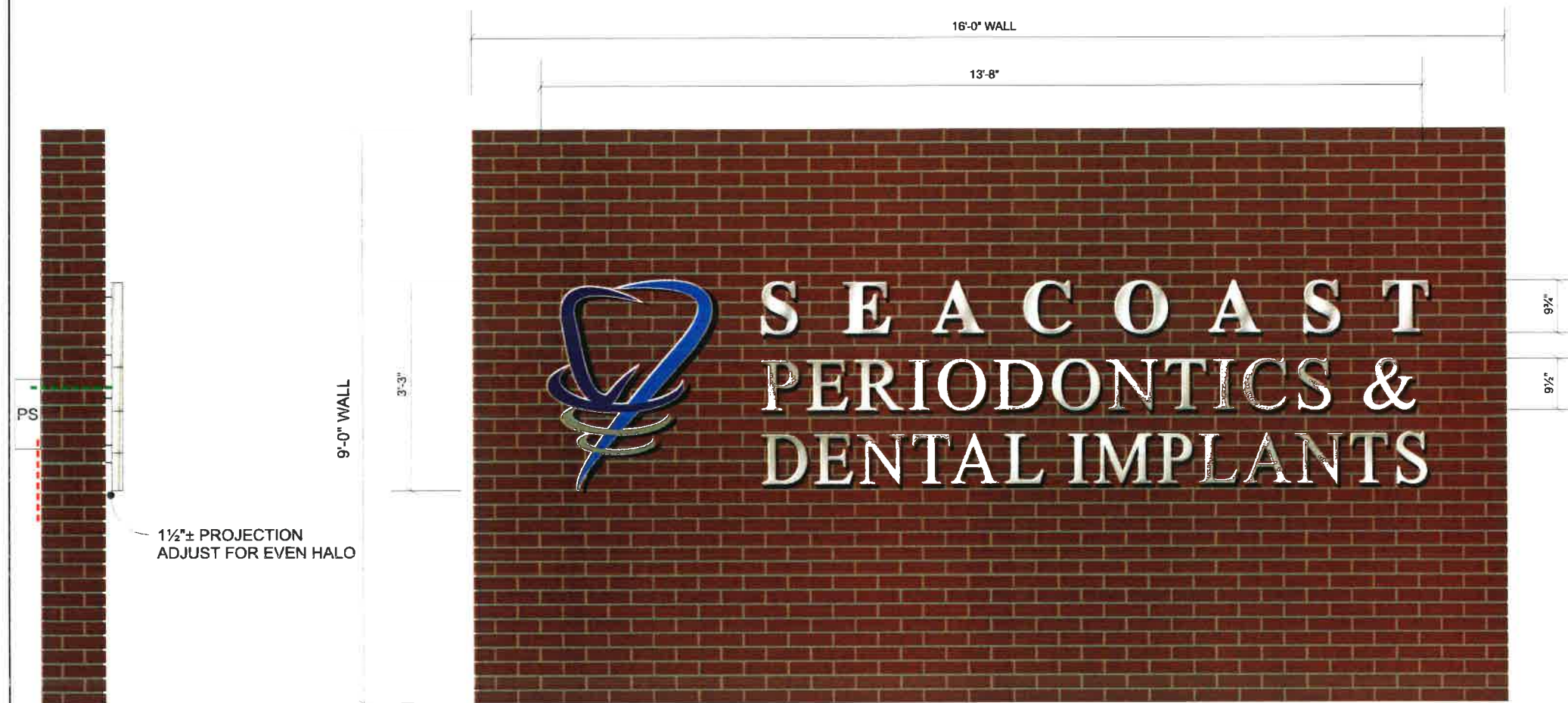
185 Cottage Street
Portsmouth, New
Hampshire

E	1/22/2018	Issued for Construction
D	12/10/2018	Final Approved Plans to PB & RCPD Submission
C	10/5/2018	Final Submission
B	9/18/2018	Revised TAC Submission
A	8/20/2018	TAC Submission
MARK	DATE	DESCRIPTION
PROJECT NO.	DS108-001	
DATE:	8/20/2018	
FILE:	DS108-001.DWG	
DRAWN BY:	RC/CHL	
CHECKED:	CHL/PMC	
APPROVED:	BLM	

SITE PLAN

SCALE: AS SHOWN

C-102



2" DEEP SIGNFOAM GRAPHICS, PAINTED SILVER METALLIC,
WHITE ACRYLIC BACKER,
HALO-LIT WITH WHITE 'LED' ILLUMINATION,
STUD MOUNTED WITH PROJECTION FOR EVEN HALO LIGHTING.

REMOTE POWER SUPPLIES, ELECTRICAL TO SIGN LOCATION BY OWNER

LOGO VINYL OVERLAYS:
PRINT/CUT VINYL GRAPHICS:
■ GSP 'ROYAL BLUE' [230-97]
■ GSP 'INTENSE BLUE' [230-127]
■ GSP 'SILVER GRAY' [230-51]

HALO-LIT WALL ID

SCALE: 1/2" = 1'-0"

(1) REQUIRED

SHOP DRAWING

**SEACOAST
PERIODONTICS &
DENTAL IMPLANTS
4604.2**

ACCT ID: 011341

LOCATION: 185 COTTAGE ST.
PORTSMOUTH, NH

DRAWING NO: 1 OF 1

DRAWN BY: BK REP: CB

DATE: 01.09.2018

QUOTE: @6344-3

GEN REF:



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