

206 COURT STREET, LLC

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED BUILDING ADDITION

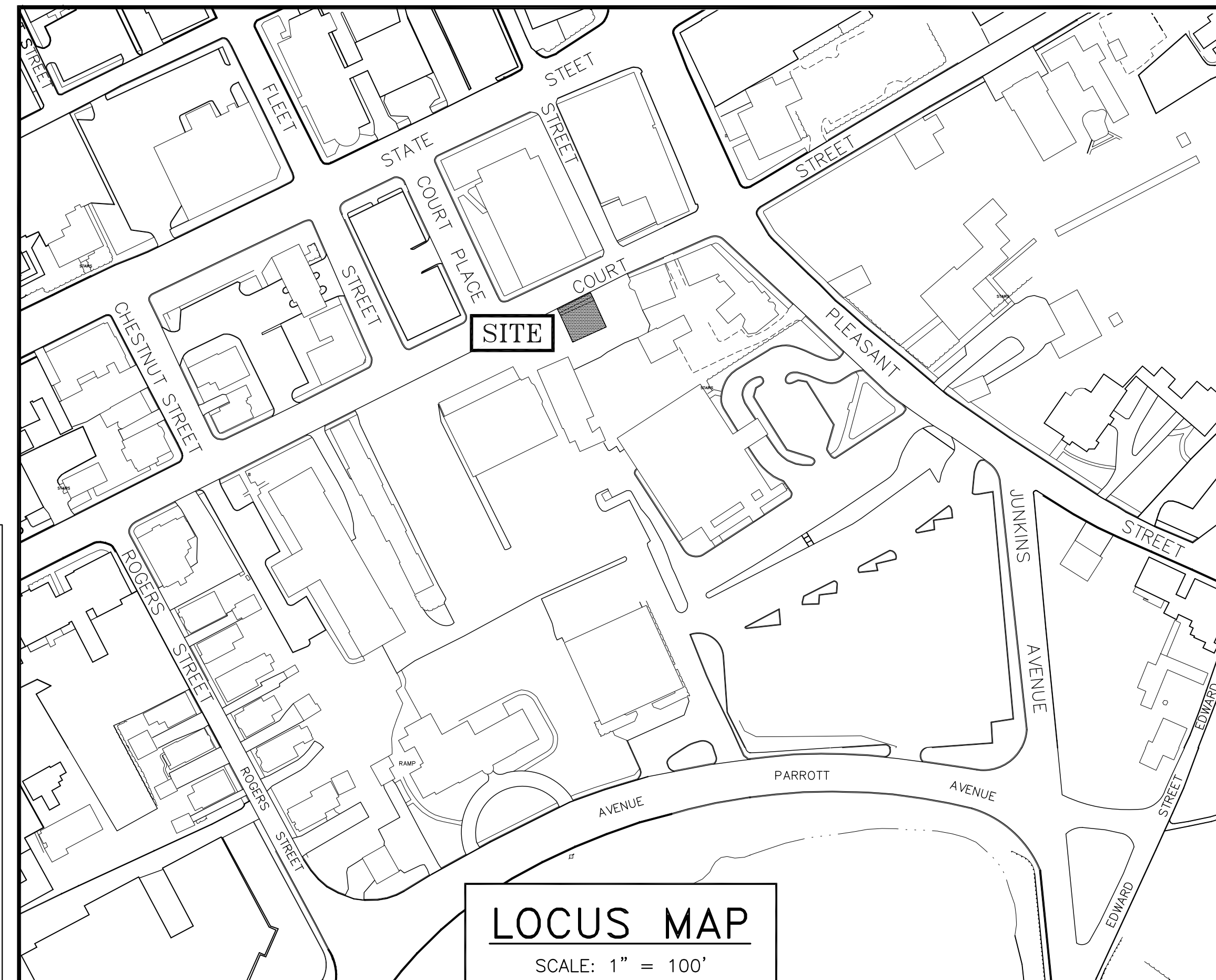
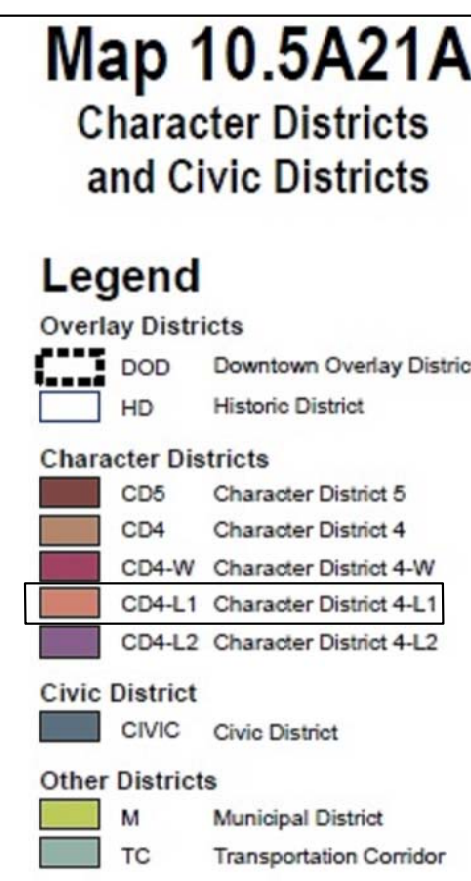
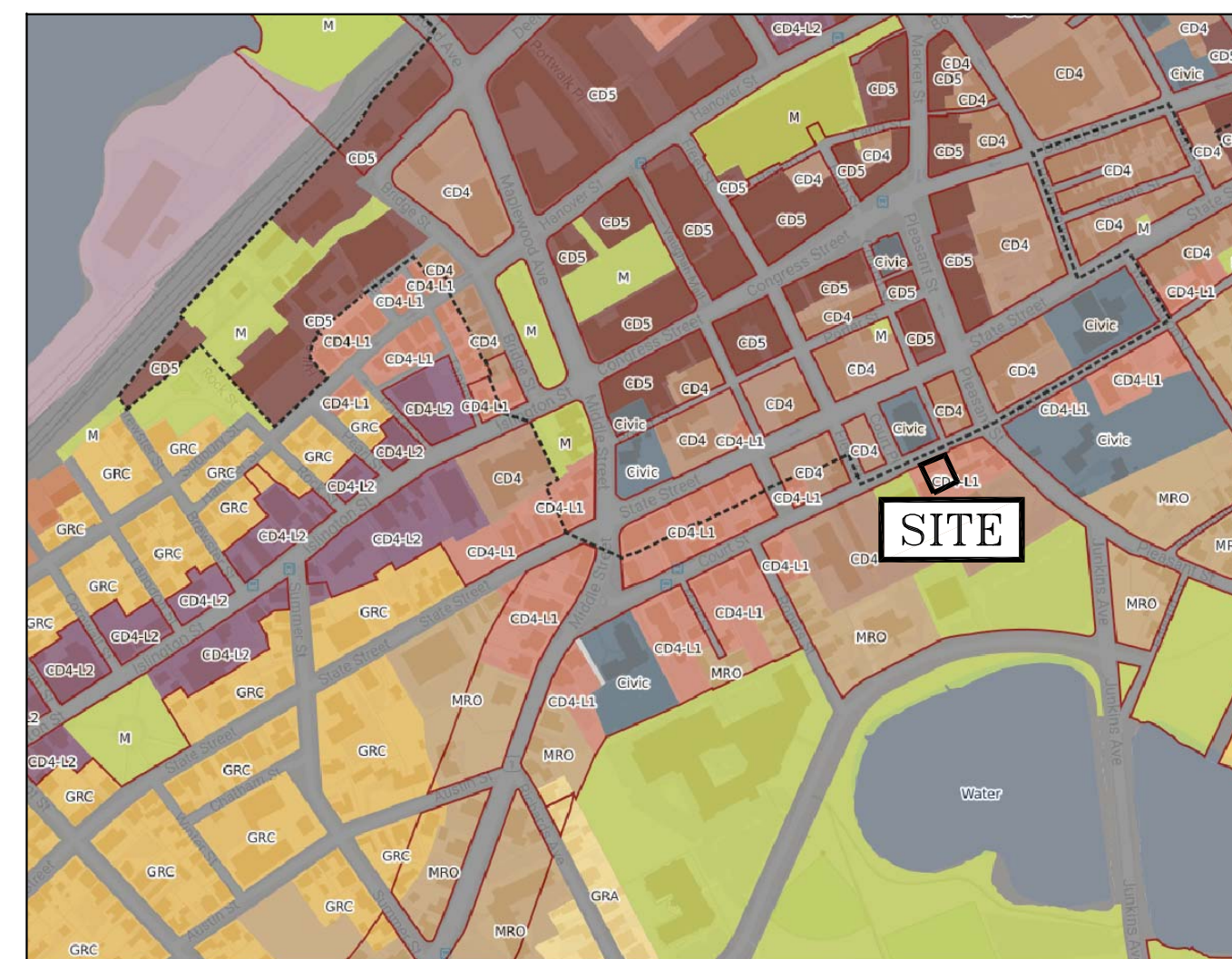
PERMIT PLANS

OWNER/APPLICANT:
206 COURT STREET, LLC
 865 ISLINGTON STREET
 PORTSMOUTH, N.H. 0380
 Tel (603) 767-0766

CIVIL ENGINEER & LAND SURVEYOR:
AMBIT ENGINEERING, INC.
 200 GRIFFIN ROAD, UNIT 3
 PORTSMOUTH, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

ARCHITECT:
McHENRY ARCHITECTURE, PLLC
 4 MARKET STREET
 PORTSMOUTH, N.H. 03801
 Tel (603) 430-0274

CONSTRUCTION MANAGEMENT:
MALT HOUSE CONSTRUCTION
 95 BREWERY LANE
 PORTSMOUTH, N.H. 03801
 TEL (603) 430-9091



LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
	GRANITE BOUND w/IRON ROD FOUND

EXISTING	PROPOSED	
FM	FM	FORCE MAIN
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	PG	GAS LINE
D	D	STORM DRAIN
FD	FD	FOUNDATION DRAIN
W	W	WATER LINE
FS	FS	FIRE SERVICE LINE
UE	UGE	UNDERGROUND ELECTRIC SUPPLY
		UNDERGROUND ELECTRIC SERVICE
OHW	OHW	OVERHEAD ELECTRIC/WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
E	E	UTILITY POLE
		ELECTRIC METER
		TRANSFORMER ON CONCRETE PAD
		WATER SHUT OFF/CURB STOP
C.O.	C.O.	PIPE CLEANOUT
	GV	GATE VALVE
	HYD	HYDRANT
CB	CB	CATCH BASIN
	SMH	SEWER MANHOLE
	DMH	DRAIN MANHOLE
	WMH	WATER METER MANHOLE
#5		TEST BORING
TP 1		TEST PIT
LA		LANDSCAPED AREA
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYDRANT
CL	CL	CENTERLINE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



UTILITY CONTACTS

ELECTRIC:
 EVERSOURCE
 1700 LAFAYETTE ROAD
 PORTSMOUTH, N.H. 03801
 Tel. (603) 436-7708, Ext. 555.5678
 ATTN: MICHAEL BUSBY, P.E. (MANAGER)
 MICHAEL.BUSBY@NU.COM

NATURAL GAS:
 UNITIL
 325 WEST ROAD
 PORTSMOUTH, N.H. 03801
 Tel. (603) 294-5144
 ATTN: DAVE BEAULIEU

CABLE:
 COMCAST
 155 COMMERCE WAY
 PORTSMOUTH, N.H. 03801
 Tel. (603) 679-5695 (X1037)
 ATTN: MIKE COLLINS

SEWER & WATER:
 PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
 680 PEVERLY HILL ROAD
 PORTSMOUTH, N.H. 03801
 Tel. (603) 427-1530
 ATTN: JIM TOW

COMMUNICATIONS:
 CONSOLIDATED
 COMMUNICATIONS
 JOE CONSIDINE
 1575 GREENLAND ROAD
 GREENLAND, N.H. 03840
 Tel. (603) 427-5525

INDEX OF SHEETS

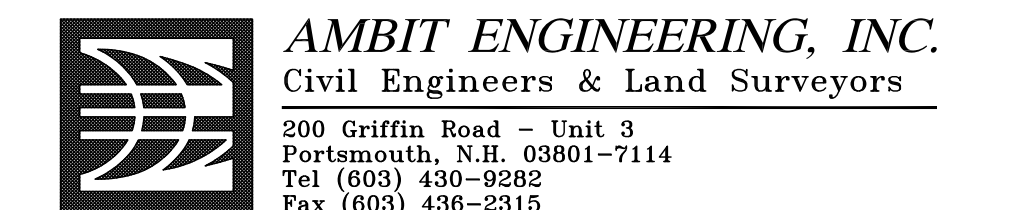
- C1 – EXISTING CONDITIONS PLAN
- C2 – DEMOLITION PLAN
- C3 – SITE PLAN
- C4 – UTILITY & GRADING PLAN
- D1 & D2 – DETAILS
- T2, A101, A102, A301 – ARCHITECTURAL PLANS

PORTSMOUTH APPROVAL CONDITIONS NOTE:
 ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

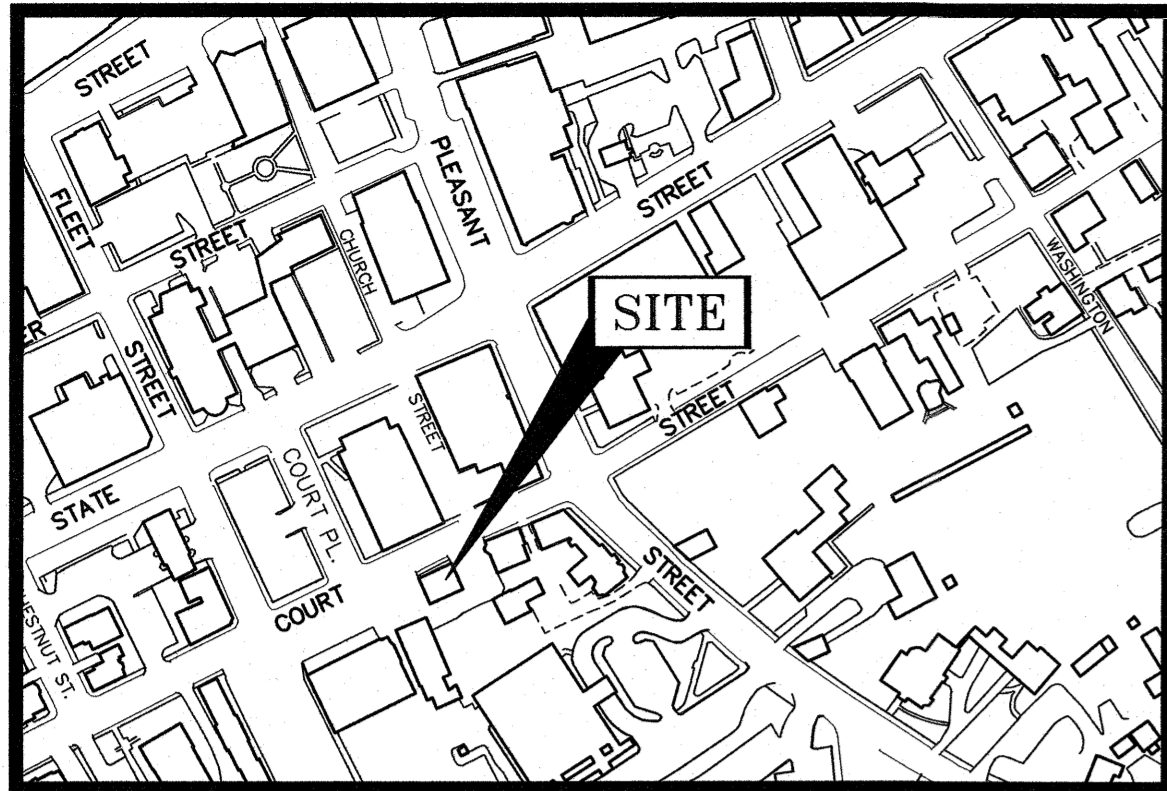
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

PROPOSED BUILDING ADDITION
206 COURT STREET
PORTSMOUTH, N.H.



PLAN SET SUBMITTAL DATE: 3 OCTOBER 2018



LOCATION MAP SCALE: 1" = 200'

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- RR SPIKE FND RAILROAD SPIKE FOUND

TEST PIT #1, ELEV. 22.53

Date: 9/14/18
 Logged by: SDR 2094.01
 Witnessed by:
 ESHWT: 50"
 Observed Water: NONE
 Restrictive layer: 50"
 REFUSAL: NONE TO 61"
 Percolation rate: 8 min./inch
 Roots: NONE

DEPTH	DESCRIPTION
0" - 11"	10YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
11" - 44"	10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
44" - 50"	10YR 4/3 FINE SANDY LOAM, GRANULAR, FRIABLE
50" - 61"	2.5YR 5/3 CLAY LOAM, FIRM, MASSIVE

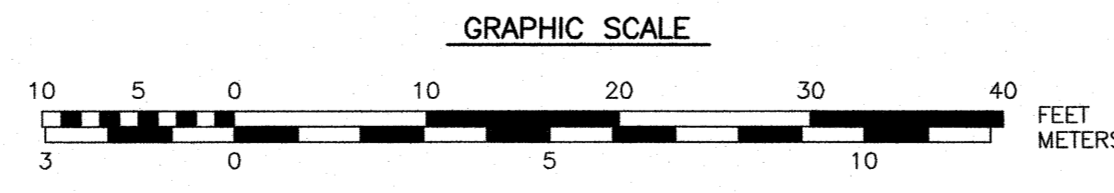
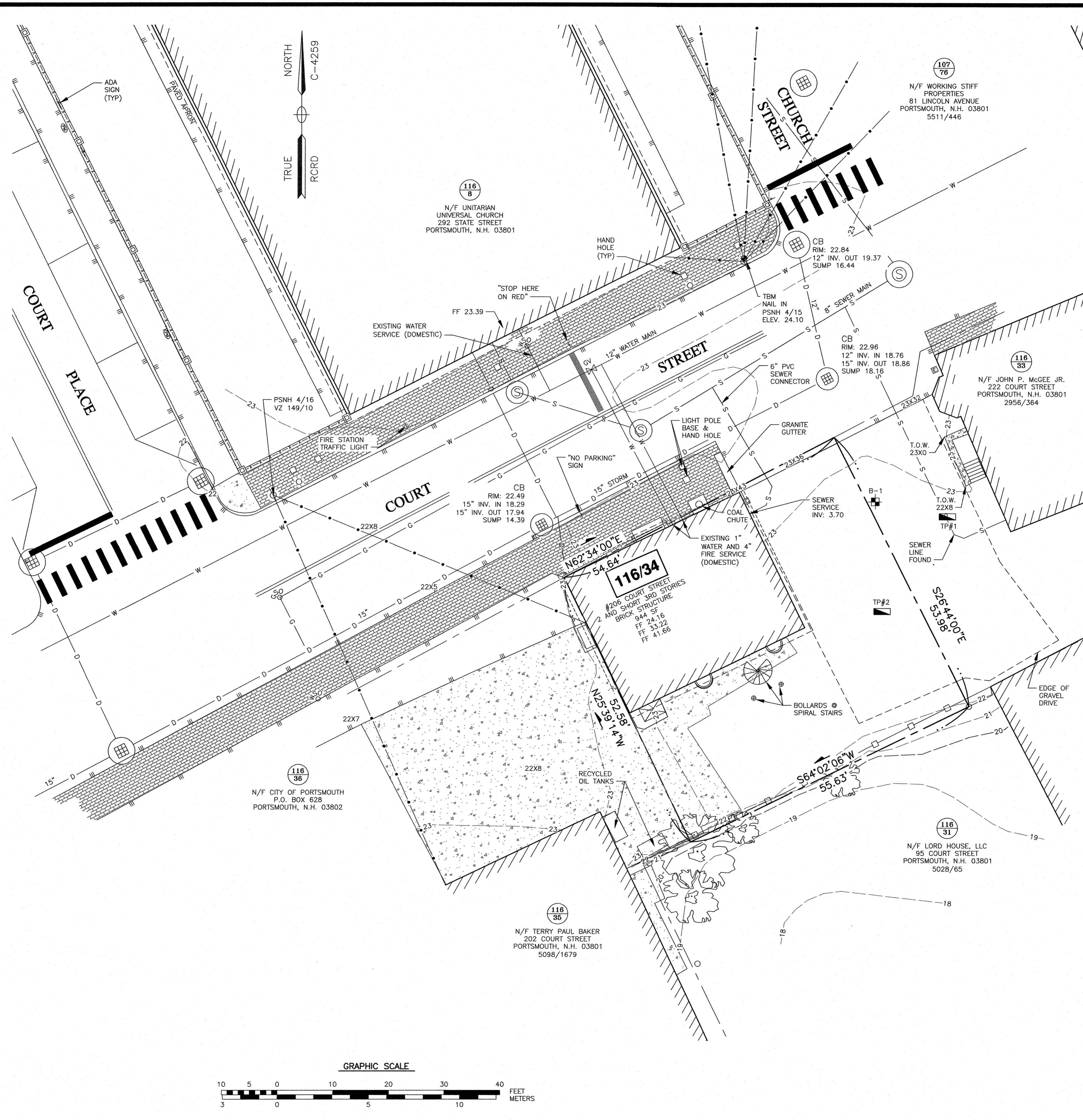
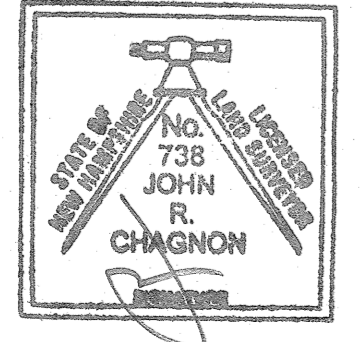
TEST PIT #2, ELEV. 22.37

Date: 9/14/18
 Logged by: SDR 2094.01
 Witnessed by:
 ESHWT: 52"
 Observed Water: NONE
 Restrictive layer: 52"
 REFUSAL: NONE TO 62"
 Percolation rate: 8 min./inch
 Roots: NONE

DEPTH	DESCRIPTION
0" - 11"	10YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
11" - 44"	10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
44" - 50"	10YR 4/3 FINE SANDY LOAM, GRANULAR, FRIABLE
50" - 61"	2.5YR 5/2 CLAY LOAM, FIRM, MASSIVE

"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."

John R. Chagnon 10-3-18
 JOHN R. CHAGNON, LLS DATE



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:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 116 AS LOT 34.
 - 2) OWNER OF RECORD: 206 COURT STREET, LLC 865 ISLINGTON STREET PORTSMOUTH, NH 03801 BK 5900 PG 293
 - 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E, EFFECTIVE MAY 17, 2005.
 - 4) EXISTING LOT AREA: 2,937 S.F. 0.0674 AC.
 - 5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4-L1 AND HISTORICAL DISTRICT.
 - 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 116 LOT 34.
 - 7) DATUM: NAVD 1988, MEAN SEA LEVEL
 BENCHMARK: USGS DISK STAMPED V31 1943 ELEVATION 29.19'

**SITE DEVELOPMENT
 206 COURT STREET
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
2	LABEL SEWERS AND OTHER LABELS	10/3/18
1	ISSUED FOR APPROVAL	9/17/18
0	ISSUED FOR COMMENT	8/6/18

REVISIONS	

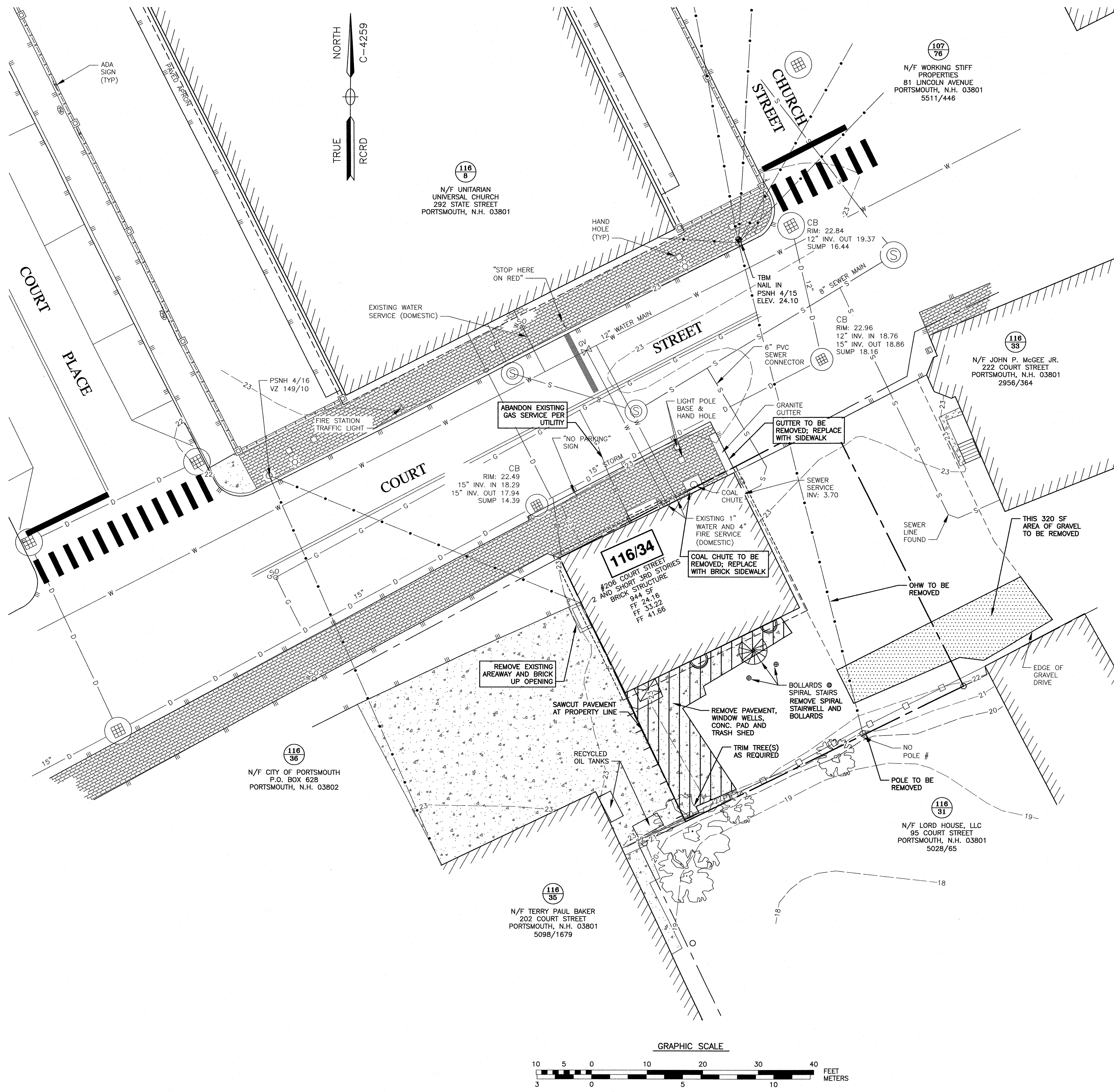
SCALE: 1" = 10' JULY 2018

EXISTING CONDITIONS PLAN **C1**

J:\JOBS\UN2000s\UN2094\2018 Site Plans\Plans & Specs\Site\2094 SITE 2018.dwg, C1 VARIANCE AND EXIST

DEMOLITION NOTES

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ALONG MAP 116 LOT 35 AT PROPERTY LINE
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.
- I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS

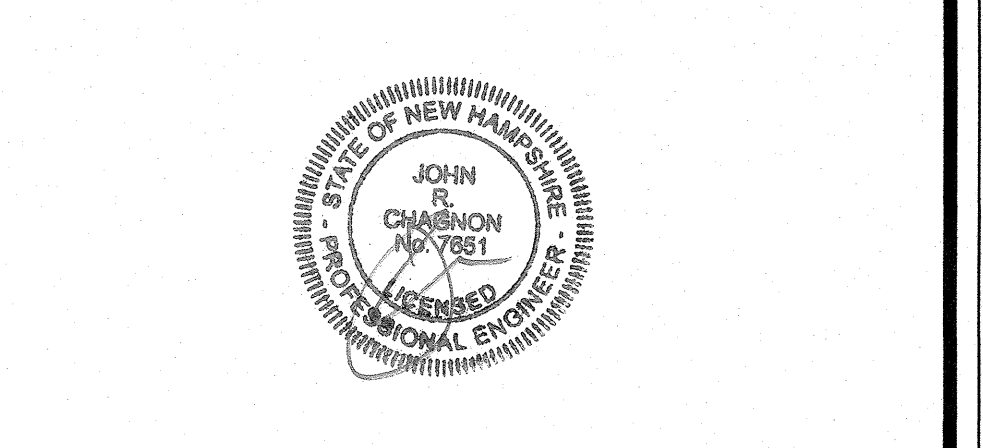


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- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

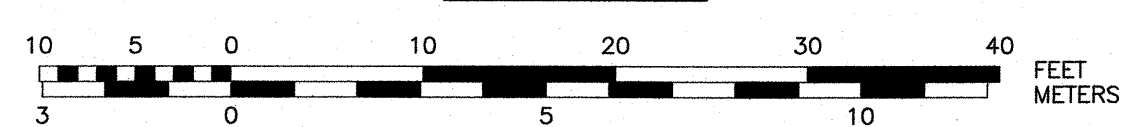
**SITE DEVELOPMENT
 206 COURT STREET
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
2	LABELS	10/3/18
1	ISSUED FOR APPROVAL	9/17/18
0	ISSUED FOR COMMENT	8/7/18



SCALE: 1" = 10' JULY 2018

DEMOLITION PLAN **C2**



J:_0852_IN2000s\IN2000s\2094\2018_Site_Plans\Plans & Specs\Site\2094_Site_2018.dwg - C2 DEMO

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 116 AS LOT 34.
 - 2) OWNER OF RECORD:
206 COURT STREET, LLC
865 ISLINGTON STREET
PORTSMOUTH, NH 03801
BK 5900 PG 293
 - 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E, EFFECTIVE MAY 17, 2005.
 - 4) EXISTING LOT AREA:
2,937 S.F.
0.0674 AC.
 - 5) PARCEL IS LOCATED CHARACTER DISTRICT 4-L1 AND HISTORICAL DISTRICT.
 - 6) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED ADDITION TO THE EXISTING STRUCTURE.
 - 7) PARKING CALCULATIONS FOR MAP 116 LOT 34 PROPOSED USE IS 3 DWELLING UNITS EACH UNIT IS GREATER THAN 750 SF
3 X 1.3 = 4 SPACES REQUIRED
2 SPACES PROVIDED (PLUS 1 TANDEM) CONDITIONAL USE PERMIT REQUIRED
- THE PROPOSED PARKING AREA WILL ALSO BENEFIT MAP 116 LOT 33; CALCULATION NOT PROVIDED.

**SITE DEVELOPMENT
206 COURT STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
2	PARKING SPOT #3, LANDSCAPE CALLOUTS	10/3/18
1	ISSUED FOR APPROVAL	9/17/18
0	ISSUED FOR COMMENT	8/7/18

REVISIONS

SCALE: 1" = 10' JULY 2018

SITE PLAN **C3**

**IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)**

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
STRUCTURE	944	1,711
PORCH, STEPS		45
PAVEMENT	22	19
CONCRETE	316	93
GRAVEL	906	0
TOTAL	2,233	1,826
LOT SIZE	2,937	2,937
% LOT COVERAGE	76.0%	62.2%
% OPEN SPACE	24.0%	37.8%

DEVELOPMENT STANDARDS:
CD4-L1: CHARACTER DISTRICT 4-LIMITED
BUILDING PLACEMENT (PRINCIPLE):

	REQUIRED	EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	15 FEET	0 FEET	0 FEET
MIN. SIDE YARD:	5 FEET	0 FEET	0 FEET
MIN. REAR YARD:	5 FEET	25.6 FEET	5.6 FEET
FRONT LOT LINE BUILDOUT:	60%-80%	64.8%	64.8%

BUILDING FORM:

	REQUIRED	EXISTING	PROPOSED
MAX. STRUCTURE HEIGHT:	35 FEET	31'-5"	31'-5"
MAX. FIN. FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN.	9 INCHES	9 INCHES
MIN. GROUND STORY HEIGHT:	11 FEET	9 FEET	9 FEET
FACADE GLAZING:	20-40%	16%	16%
ROOF TYPE:	GABLE, FLAT, HIP	HIP	HIP

LOT OCCUPATION:

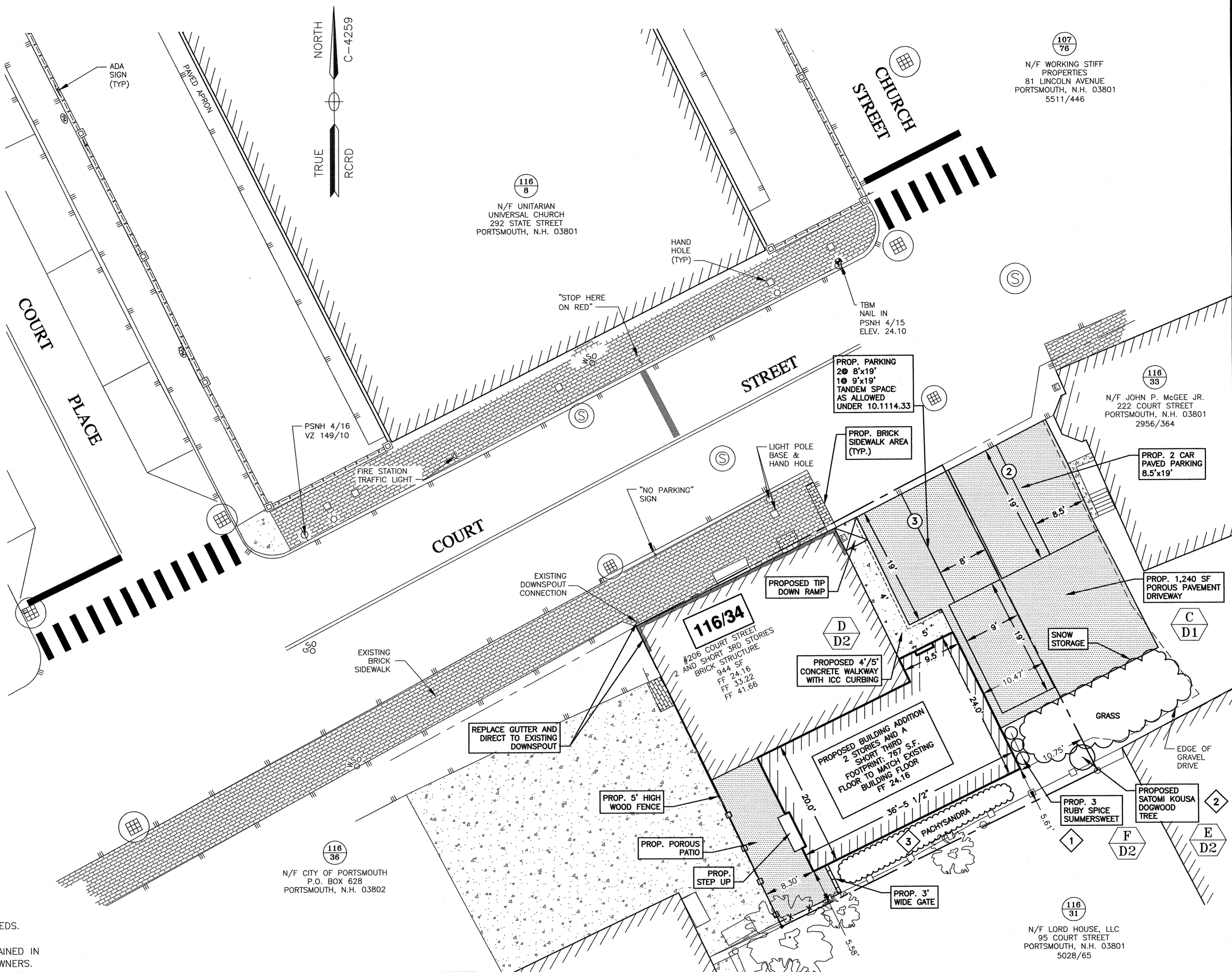
	REQUIRED	EXISTING	PROPOSED
MAX. BUILDING BLOCK:	80 FT	54.6 FEET	54.6 FEET
MAX. FACADE MOD. LENGTH:	50 FEET	35 FEET	35 FEET
MAX. BUILDING COVERAGE:	60%	32.1%	58.3%
MAX. BUILDING FOOTPRINT:	2,500 SF	944 SF	1711 SF
MIN. LOT AREA:	3,000 SF	2,937 SF	2,937 SF
MIN. OPEN SPACE COVERAGE:	25%	24%	37.8%

- VARIANCES:**
- VARIANCE FROM 10.1114.21**
- 1) TO PERMIT 8'x19' PARKING SPACES WHERE 8.5'x19' IS REQUIRED
- VARIANCE FROM 10.5A41.10A**
- 2) TO PERMIT A GROUND STORY HEIGHT OF 9 FEET WHERE 11 FEET IS REQUIRED
 - 3) TO PERMIT A FACADE GLAZING OF 16% WHERE 20-40% IS REQUIRED
 - 4) TO PERMIT A LOT AREA PER DWELLING UNIT OF 979 SF WHERE 3,000 SF LOT AREA PER DWELLING UNIT IS REQUIRED
- VARIANCE FROM 10.1114.32 (B)**
- 5) TO PERMIT BACKING INTO OR FROM A PUBLIC STREET TO THE PARKING SPOT
- VARIANCES GRANTED:**
JULY 2018

- APPROVAL NOTES:**
- 1) THIS 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.
 - 3) THE OWNER OF RECORD AND SUBSEQUENTLY THE CONDOMINIUM UNIT ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
 - 4) ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY, AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.
 - 5) THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.

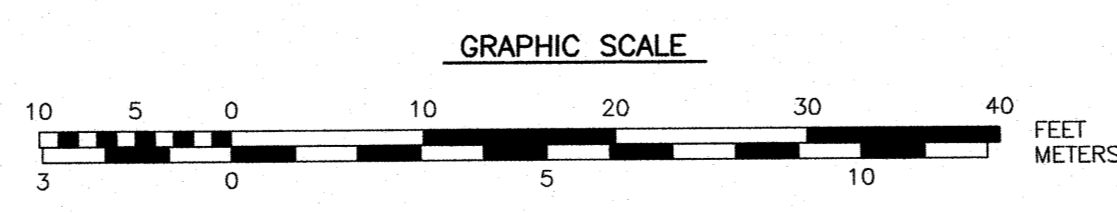
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



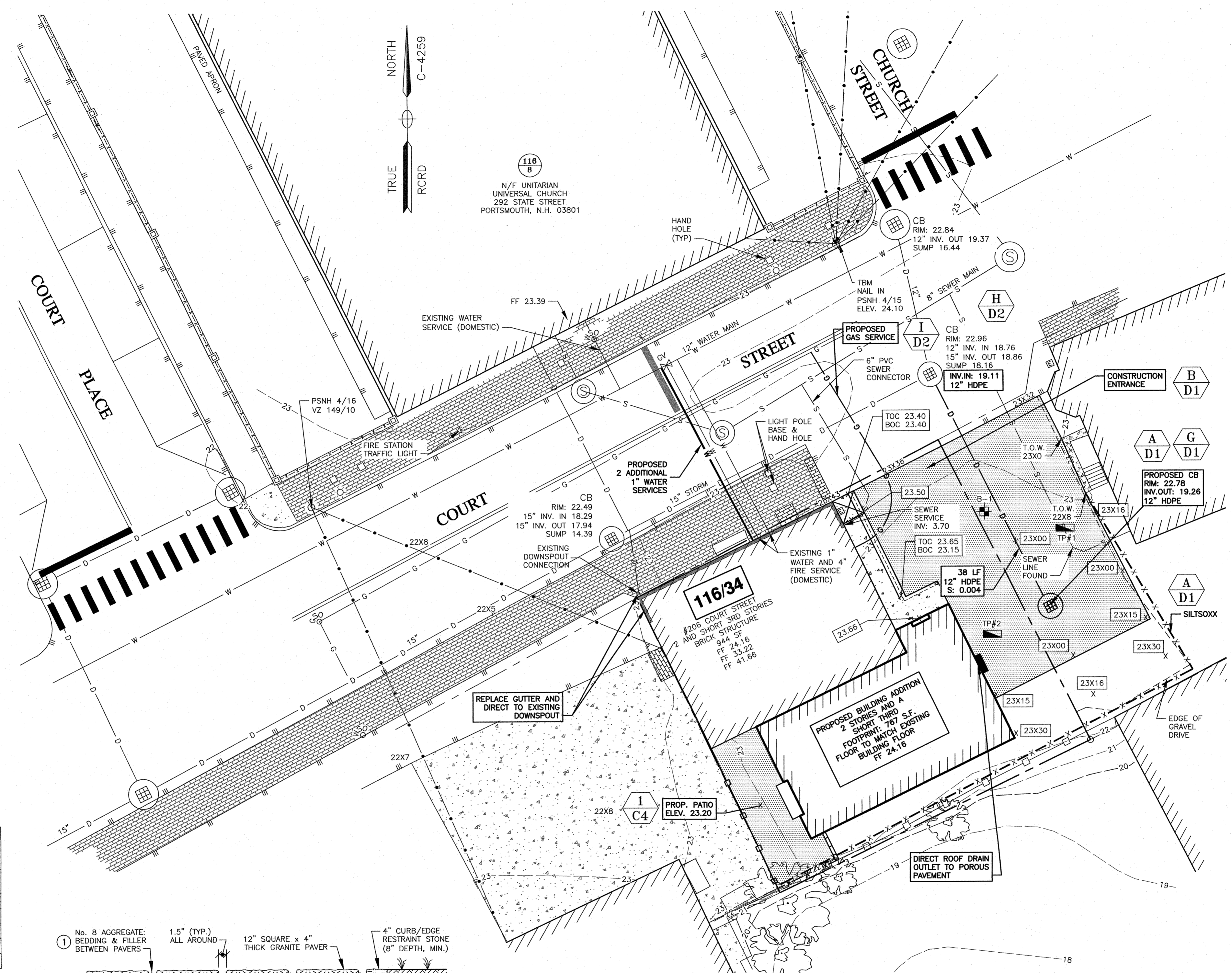
LANDSCAPE SCHEDULE

QUANTITY	I.D. No.	ITEM	SIZE
3	1	RUBY SPICE SUMMERSWEET	5 GALLON POT
1	2	SATOMI KOUSA DOGWOOD	2" CAL
	3	PACHYSANDRA TERMINALIS	PLANTED 6" TO 12" OC



J:\0652\IN2000a\IN2000a\N 2094\2018 Site Plans\Plans & Specs\Site\2094 SITE 2018.dwg, C3 SITE

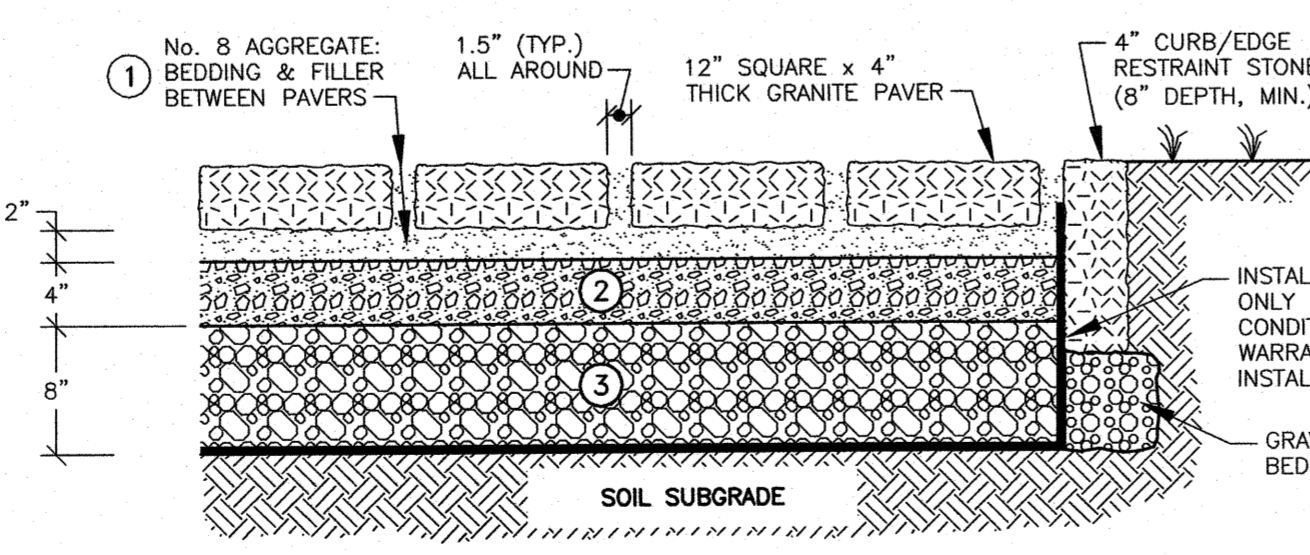
- NOTES:**
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 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
 - 4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
 - 5) PROPOSED SEWER FLOW:
2 UNITS X 170 GPD/UNIT = 340 GPD
 - 6) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
 - 7) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
 - 8) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
 - 9) ALL UTILITY CONNECTIONS SHALL BE INTERNAL.
 - 10) VERIFY EXISTING SEWER SERVICE IS 6" FROM BUILDING TO STREET SEWER AND REPLACE ANY SECTIONS SMALLER THAN 6".



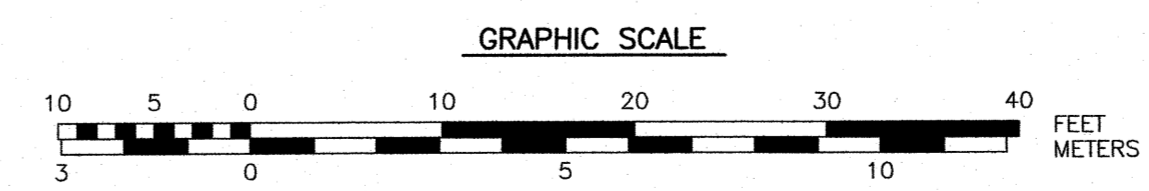
ASTM D 448 GRADATION TABLE

①		②		③	
ASTM No. 8 BEDDING & JOINT FILLER		ASTM No. 57 STONE OPEN GRADED BASE		ASTM No. 2 STONE SUBBASE	
SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)
1/2" (12.5mm)	100	1.5" (37.5mm)	100	3" (75mm)	100
3/8" (9.5mm)	85-100	1" (25mm)	95-100	2.5" (63mm)	90-100
No. 4 (4.75mm)	10-30	1/2" (12.5mm)	25-60	2" (50mm)	35-70
No. 8 (2.36mm)	0-10	No. 4 (4.75mm)	0-10	1.5" (37.5mm)	0-15
No. 16 (1.16mm)	0-5	No. 8 (2.36mm)	0-5	3/4" (19mm)	0-5

- NOTES:**
- 1) PAVING SYSTEM BASE DESIGN IS SIMILAR TO BASE REQUIRED FOR THE UNI ECO-STONE PAVER. INSTALLATION SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS FOR PLACEMENT OF BASE MATERIALS.
 - 2) ALL STONE SHALL BE ANGULAR, WITH 90% FRACTURED FACES. STONE SHALL BE WASHED WITH LESS THAN 1% PASSING THE 200 SIEVE.
 - 3) CONTRACTOR SHALL SUBMIT SIEVE ANALYSIS FOR EACH COURSE MATERIAL TO PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.



1 POROUS PATIO SECTION
C4 12" SQUARE GRANITE PAVERS NTS OR APPROVED EQUAL

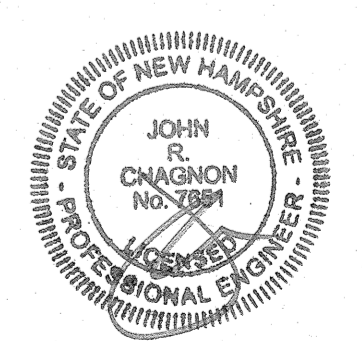


APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

**SITE DEVELOPMENT
 206 COURT STREET
 PORTSMOUTH, N.H.**

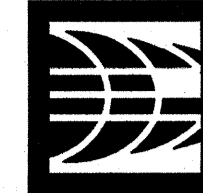
NO.	DESCRIPTION	DATE
2	ROOF DRAINS	10/3/18
1	ISSUE FOR APPROVAL	9/17/18
0	ISSUED FOR COMMENT	8/7/18



SCALE: 1" = 10' JULY 2018

UTILITY AND GRADING PLAN **C4**

J:\JOB52\IN2000a\IN2090a\N 2094\2018 Site Plans\Plans & Specs\Site\2094 SITE 2018.dwg, C4 GRADE

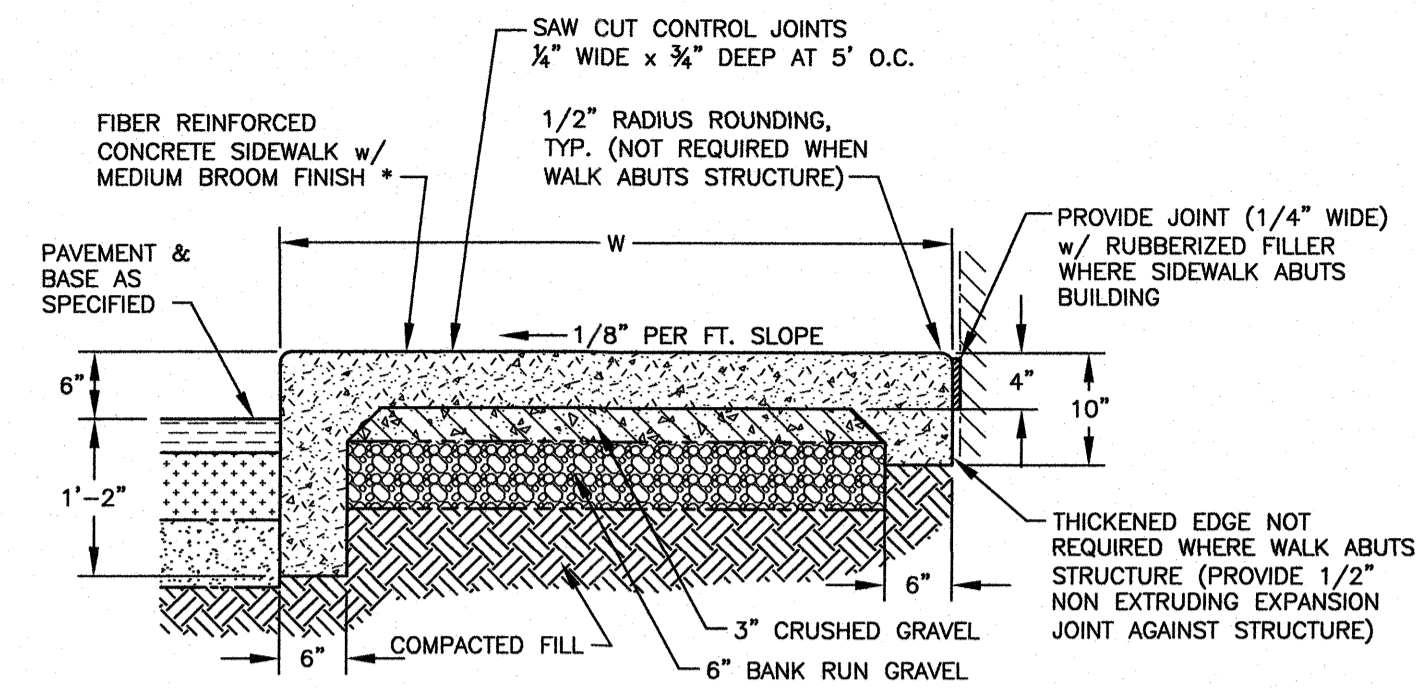


AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

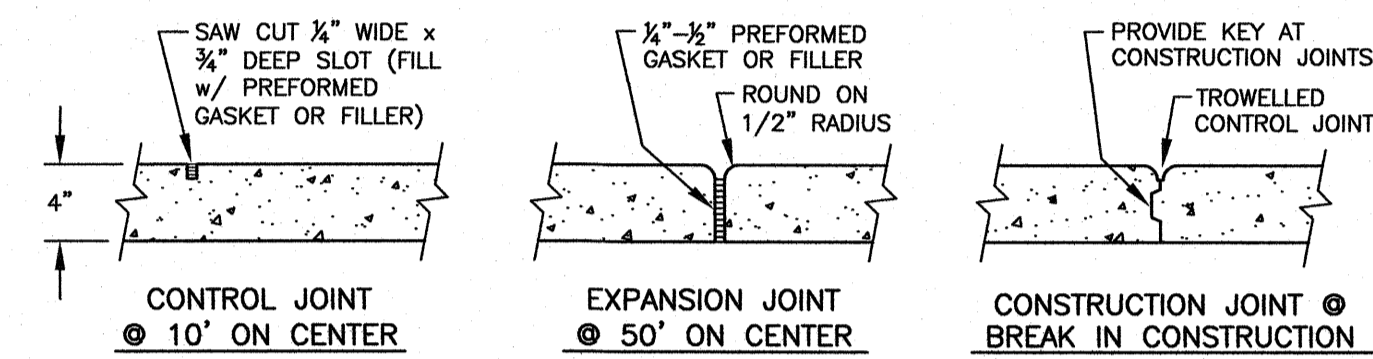
NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

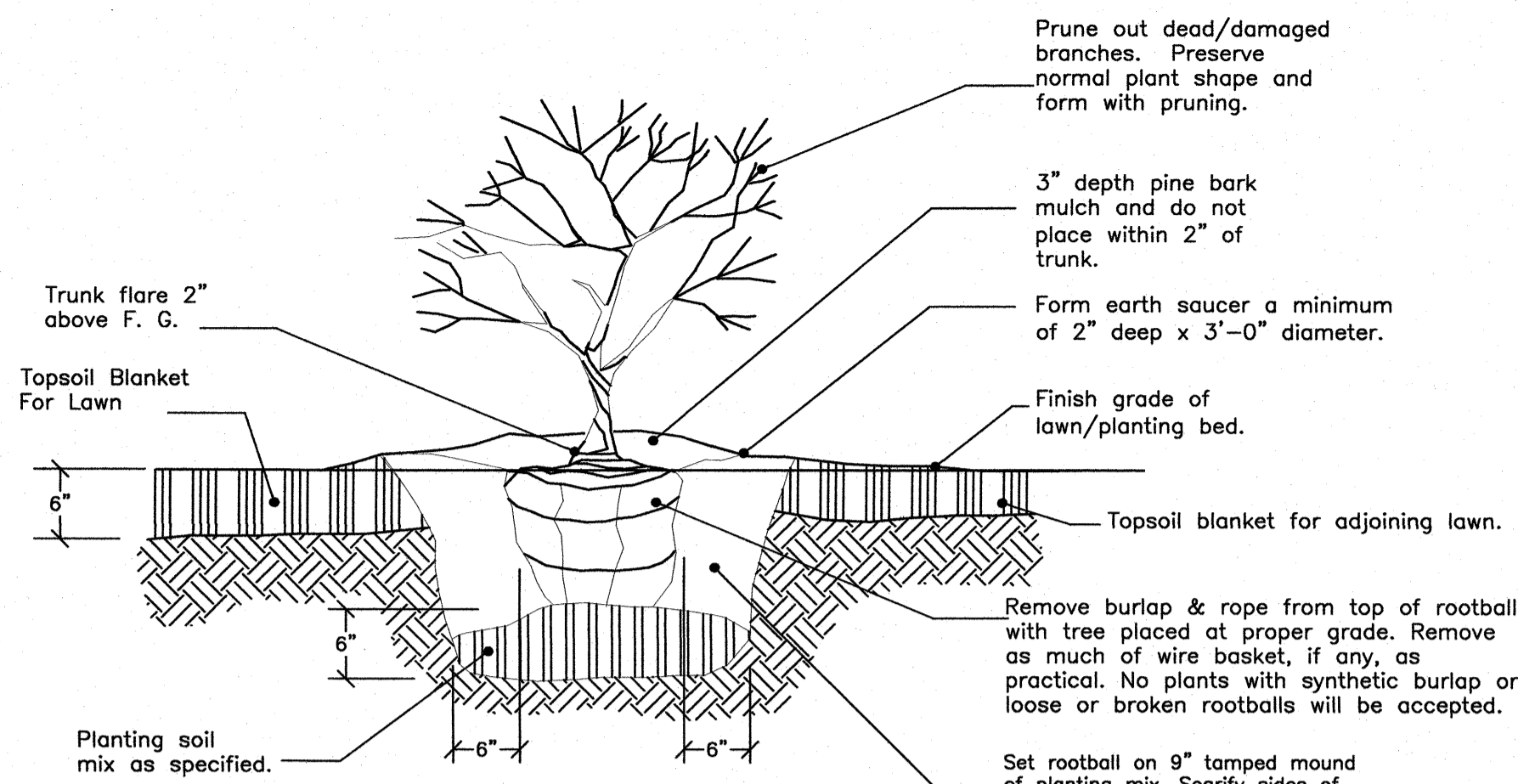


*FIBER: 100% VIRGIN POLYPROPYLENE SUCH AS GRACE MICROFIBER, ASTM C1116, TYPE 111, PAR.4.1.3 OR EQUAL. APPLIED @ 1 LB. PER C.Y.

CROSS SECTION

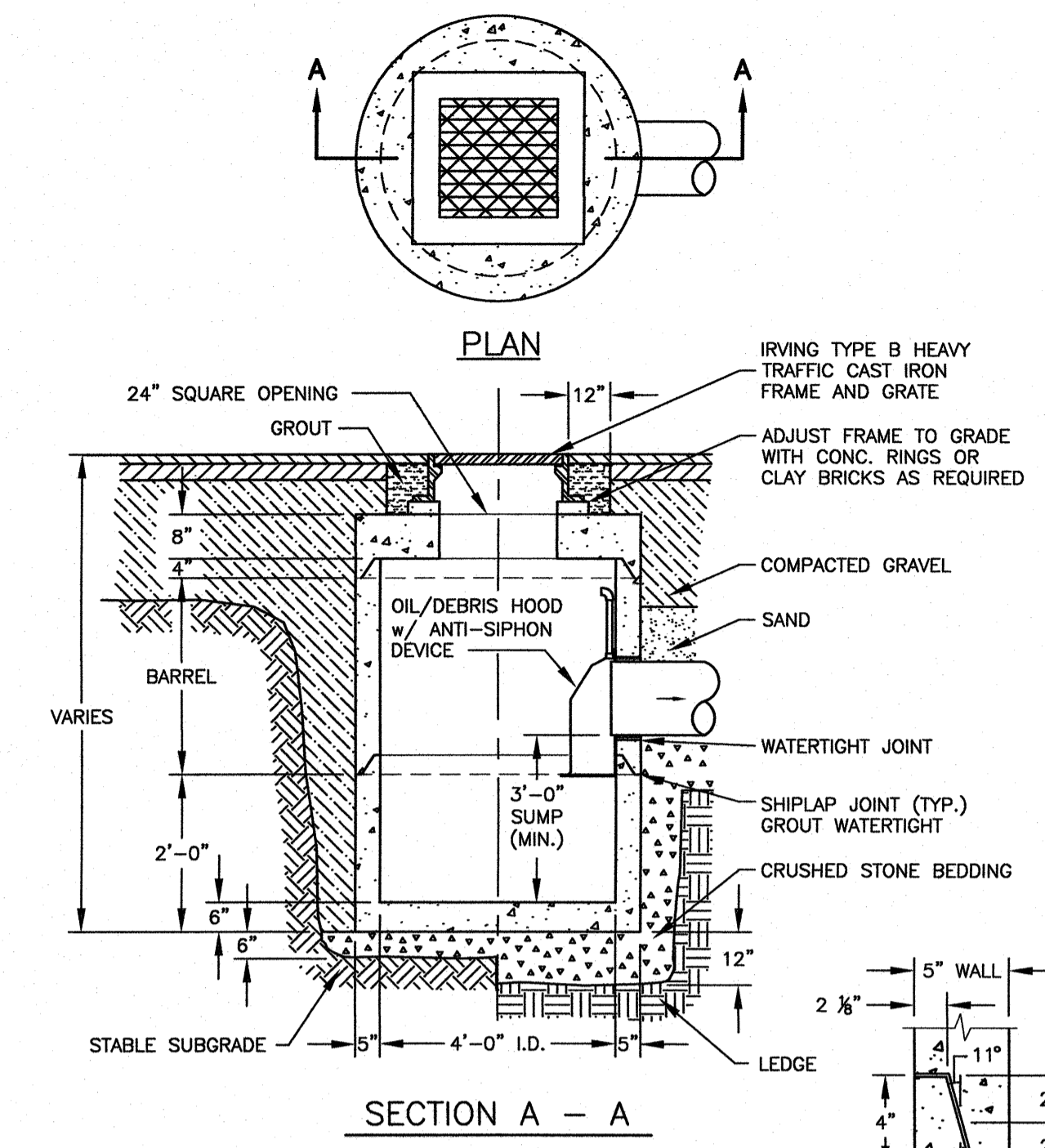


D CONCRETE WALK w/ CONCRETE CURB
C3 NTS



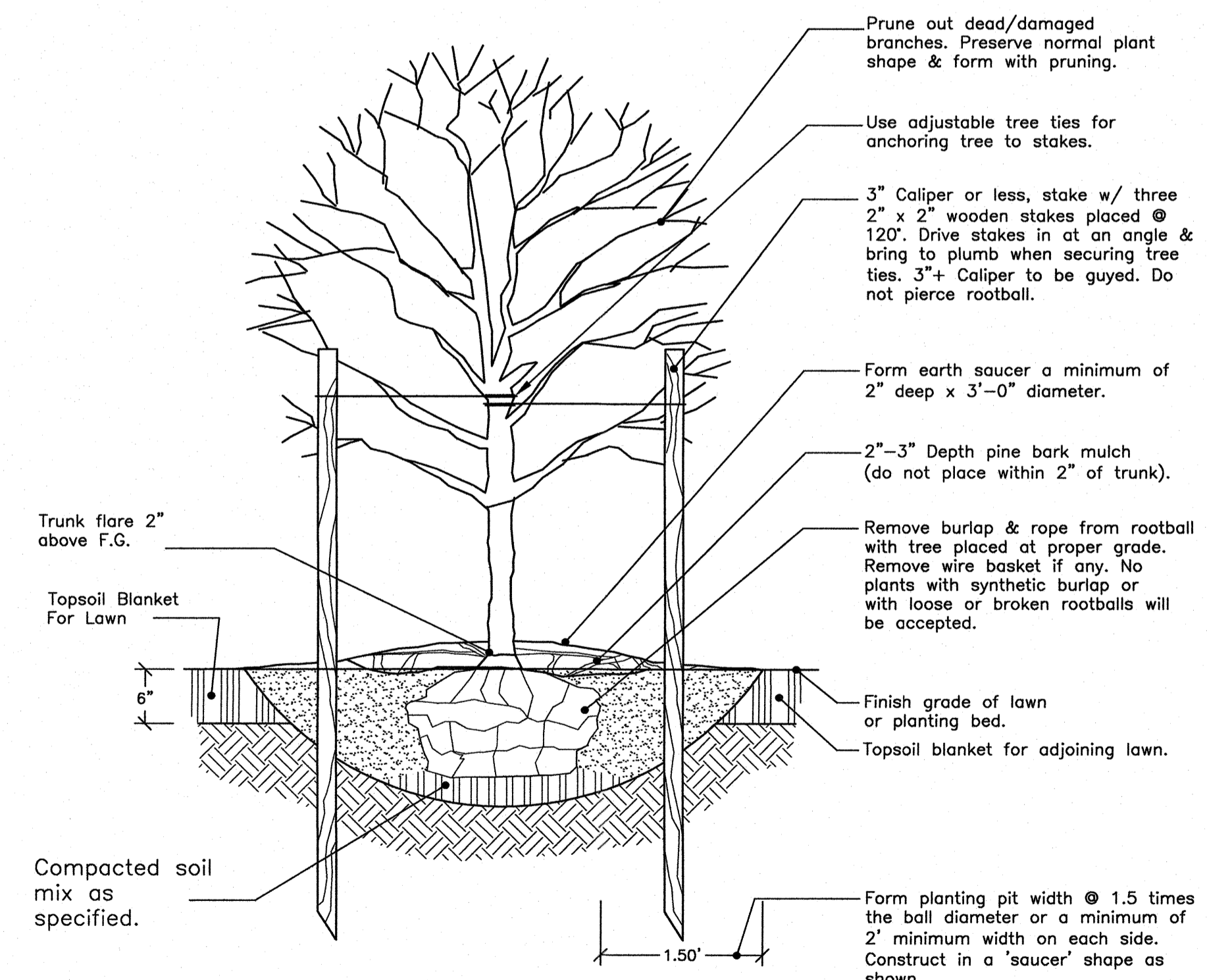
NOTE: For all shrubs the trunk flare and top of rootball shall be 1" above established finish grade of planting bed or individual planting hole.

F SHRUB PLANTING DETAIL
C3 NTS



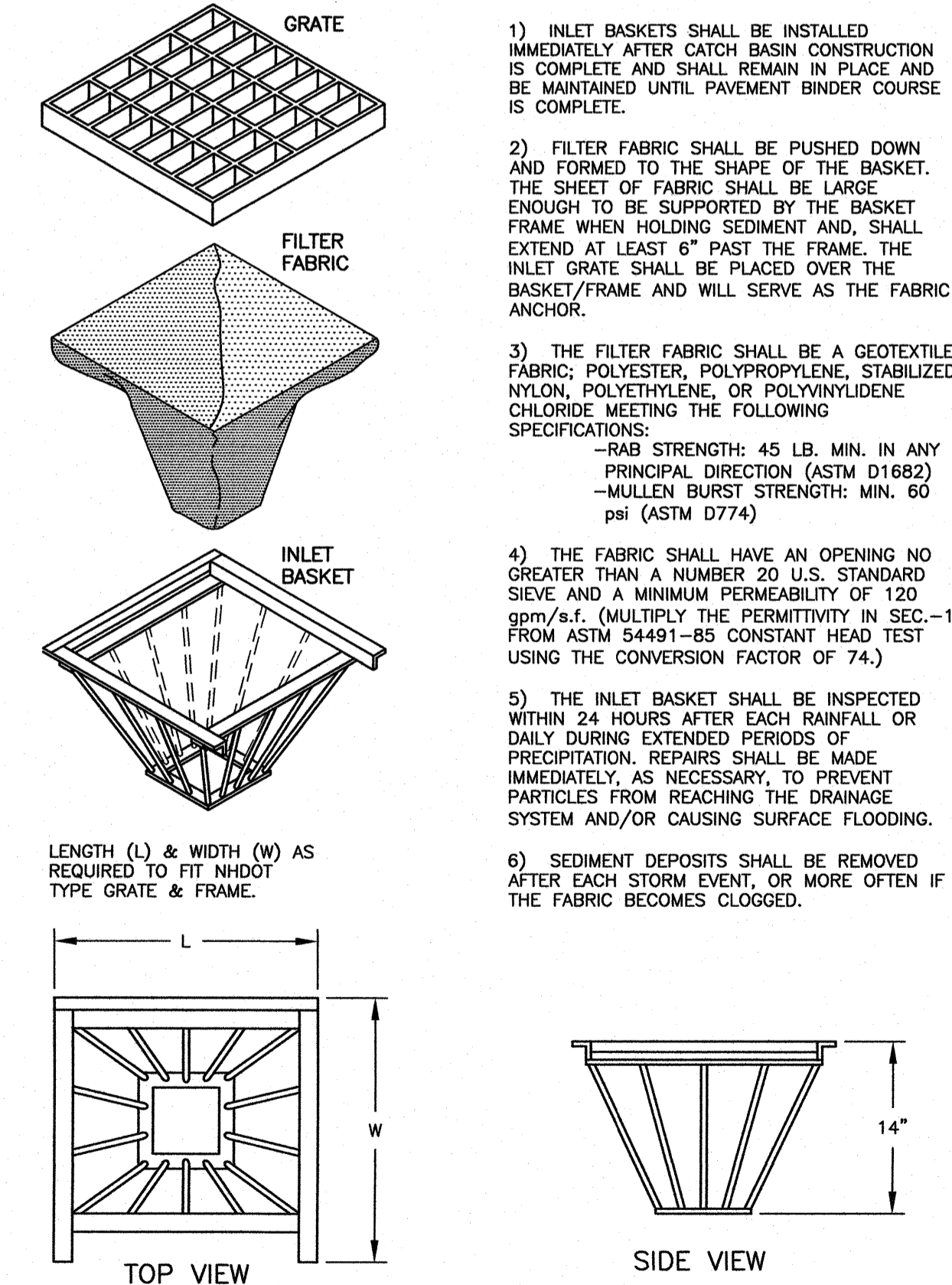
- NOTES:**
- 1) CONCRETE SHALL BE 4,000 P.S.I. AFTER 28 DAYS.
 - 2) CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS & SHALL BE PLACED IN THE CENTER THIRD OF WALL.
 - 3) THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
 - 4) EACH CASTING TO HAVE LIFTING HOLES CAST IN.
 - 5) OUTLET HOOD SHALL BE A "SNOUT" BY BEST MANAGEMENT PRODUCTS, INC. OR APPROVED EQUAL. SIZING AND INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.

G CATCH BASIN DETAIL
C4 NTS



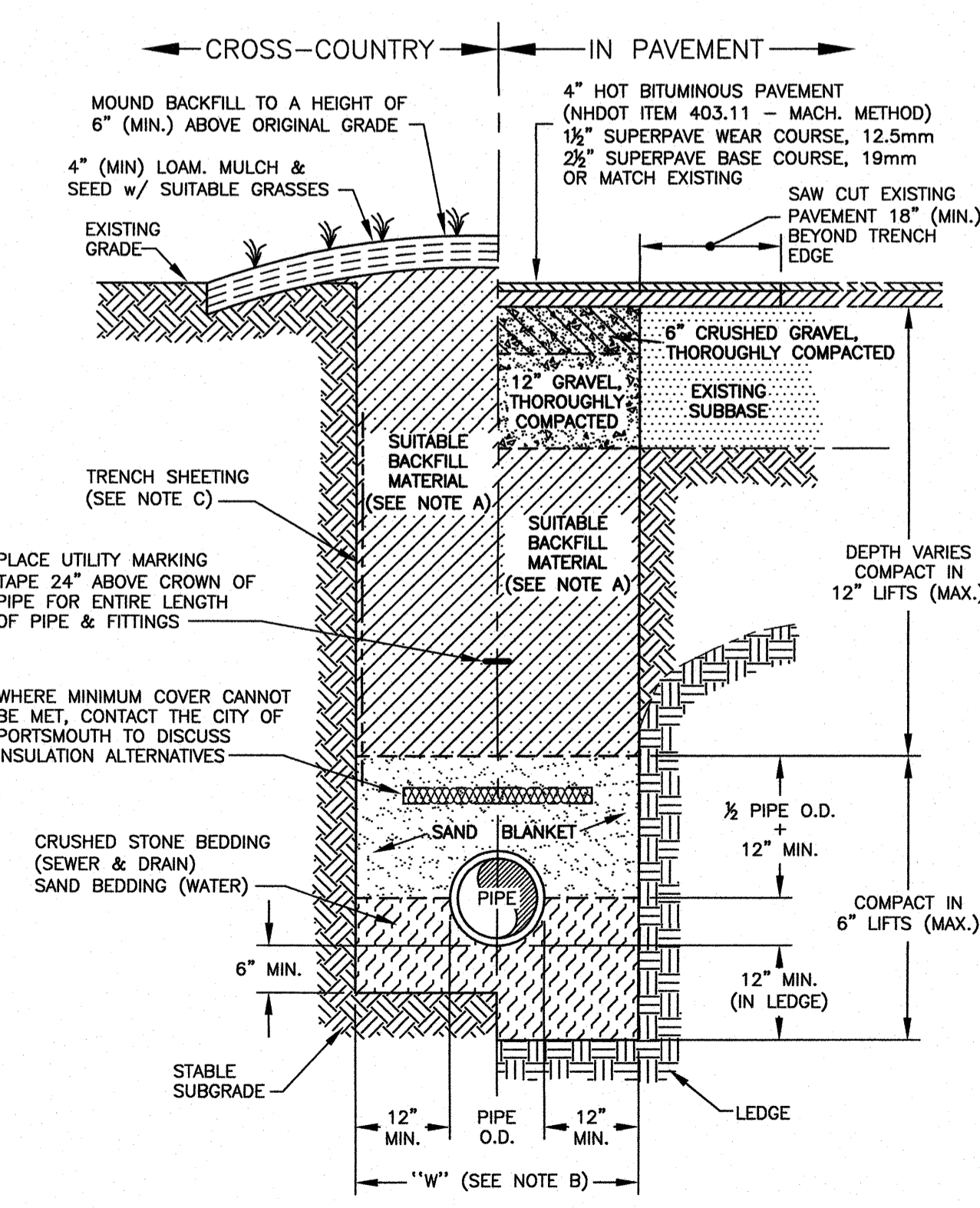
NOTE: For all trees the trunk flare & top of rootball shall be 2" above established finish grade of planting bed or individual planting hole.

E TREE PLANTING DETAIL
C3 NTS



- 1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.
- 2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND, SHALL EXTEND AT LEAST 6" PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
- 3) THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC: POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
- TENSILE STRENGTH: 45 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM D1682)
- MULLEN BURST STRENGTH: MIN. 60 psi (ASTM D774)
- 4) THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 gpm/s.f. (MULTIPLY THE PERMITTIVITY IN SEC. 1 FROM ASTM 54491-85 CONSTANT HEAD TEST USING THE CONVERSION FACTOR OF 74.)
- 5) THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.
- 6) SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

H CATCH BASIN INLET BASKET
C4 CATCH BASIN IN COURT STREET NTS

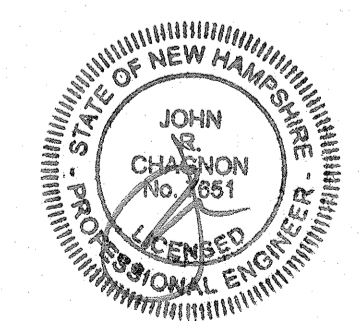


- TRENCH NOTES:**
- A) TRENCH BACKFILL: IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.
 - B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..
 - C) TRENCH SHEETING: IF REQUIRED, WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
 - D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
6" MINIMUM FOR SEWER (IN PAVEMENT)
4" MINIMUM FOR SEWER (CROSS COUNTRY)
3" MINIMUM FOR STORMWATER DRAINS
5" MINIMUM FOR WATER MAINS
 - E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.

I TYPICAL PIPE TRENCH
C4 NTS

SITE DEVELOPMENT
206 COURT STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	9/17/18
0	ISSUED FOR COMMENT	8/6/18



SCALE: AS SHOWN JULY 2018

DETAILS **D2**

GENERAL CODE COMPLIANCE REVIEW

PORTSMOUTH, NH

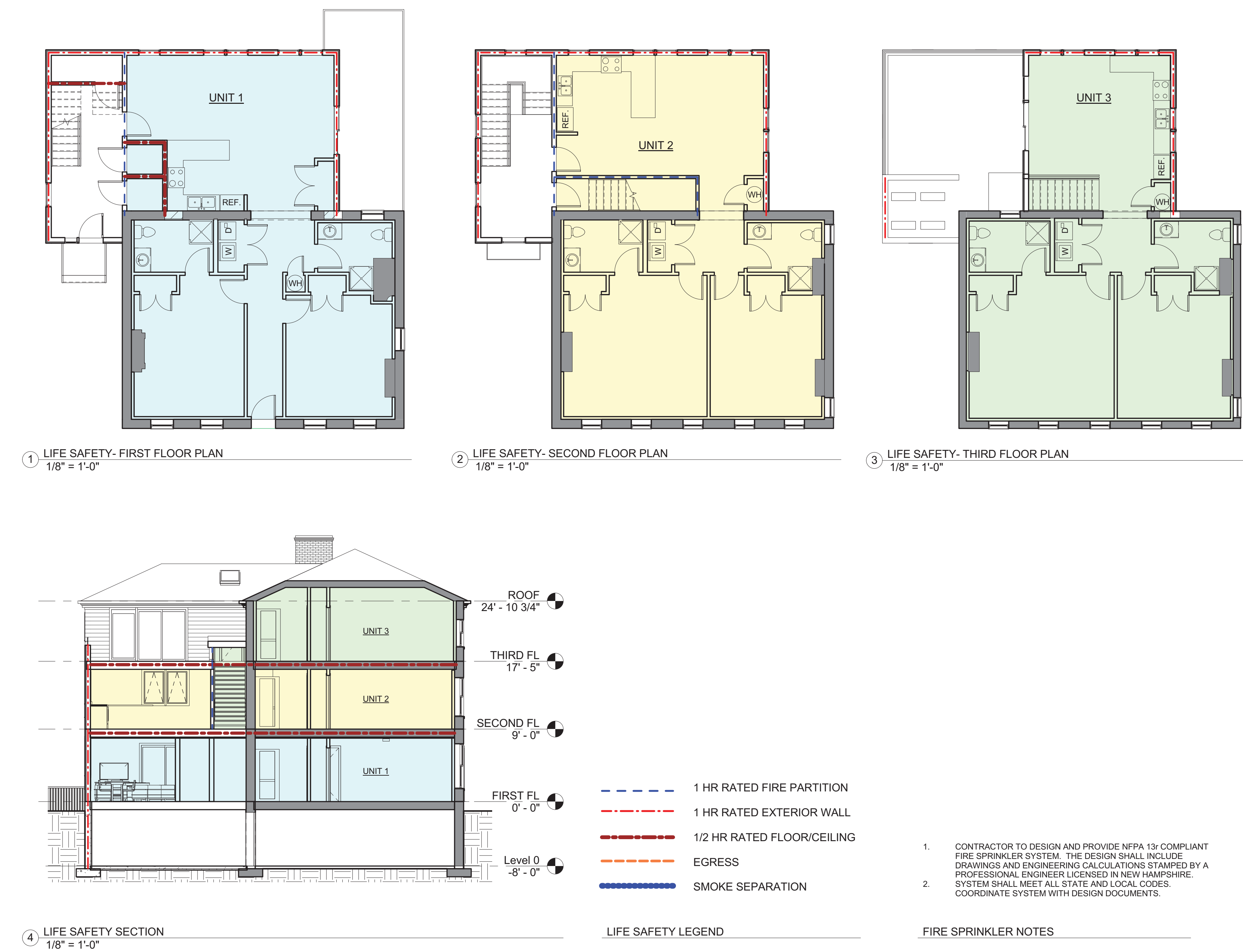
PROJECT DATA:

DESCRIPTION: THE RENOVATION OF THE EXISTING BUILDING AT 206 COURT STREET AND AN ADDITION OFF OF THE SOUTH AND SOUTHEAST CORNER OF THE PROPERTY, RETURNING THE BUILDING TO IRS ORIGINAL RESIDENTIAL USE. THERE WILL BE 3 UNITS, 1 PER FLOOR.

ZONING: CD4 - L1

STATE BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE (2009 IBC)	LIFE SAFETY CODE: 2015 NATIONAL FIRE PROTECTION AGENCY (NFPA 101)	STATE ENERGY CODE: 2009 INTERNATIONAL ENERGY CONSERVATION CODE (2009 IECC)	STATE MECHANICAL CODE: 2009 INTERNATIONAL MECHANICAL CODE (2009 IMC)	STATE ELECTRICAL CODE: 2014 NATIONAL ELECTRICAL CODE (2014 NEC)	STATE PLUMBING CODE: 2009 INTERNATIONAL PLUMBING CODE (2009 IPC)	STATE ACCESSIBILITY CODE: THE ARCHITECTURAL BARRIER FREE DESIGN CODE FOR THE STATE OF NH 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
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CODE REVIEW	
BASEMENT GROSS AREA	XXXX SF
FIRST FLOOR AREA	1,711 SF
SECOND FLOOR AREA	1,711 SF
TOTAL GROSS AREA	1,711 SF
PERIMETER	182'-11"
NUMBER OF STORIES ABOVE GRADE	THREE STORY
BUILDING HEIGHT	28'-2"
CONSTRUCTION TYPE	TYPE 5B (SECTION 602.5, IBC 2009)
SPRINKLER SYSTEM	YES (SECTION 903.2.8, IBC 2009) (30.3.5 NFPA 101)
OCCUPANCY USE GROUP	(R-2) RESIDENTIAL AND (S-1) STORAGE (CHAPTER 3, IBC 2009)
SEPARATED USE	(R-2) REQUIRES 1HR SEPARATION FROM (S-1) AND 1/2HR FROM (R-2) TO (R-2) (TABLE 508.4, IBC 2009)
HEIGHT AND AREA LIMITATIONS	
BASIC HEIGHT LIMITATIONS	2 STORIES, 40'-0" (TABLE 503, IBC 2009)
HEIGHT INCREASE	+1 STORY AND 20'-0" DUE TO AUTOMATIC SPRINKLER (SECTION 504.2, IBC 2009)
ADJUSTED HEIGHT LIMITATIONS	3 STORIES, 35'-0" (PORTSMOUTH ZONING ORDINANCE)
BASIC AREA LIMITATIONS	7,000 SF (TABLE 503, IBC 2009)
AREA INCREASE	7000 X 200% = 14,000 SF DUE TO AUTOMATIC SPRINKLER (SECTION 506.3, IBC 2009)
ADJUSTED AREA LIMITATIONS	7,000 + 14,000 = 21,000 SF
ELEVATOR REQUIRED	NO (SECTION 1104.4, IBC 2009)
MEANS OF EGRESS REQUIREMENTS (NFPA 101)	
OCCUPANT LOAD	BASEMENT: (S-1) XXX SF/500 = 1 1ST FLOOR: (R-2) 1,711 SF/200 = 8 2ND FLOOR: (R-2) 1,711 SF/200 = 8 3RD FLOOR: (R-2) 1,711 SF/200 = 8 25 PERSONS (TABLE 7.3.1.2, NFPA 101)
TOTAL BUILDING OCCUPANT LOAD	25 PERSONS (TABLE 7.3.1.2, NFPA 101)
MINIMUM NUMBER OF EXITS REQUIRED	1 PER UNIT (30.2.4.4, NFPA 101) (38.2.4.3, NFPA 101)
NUMBER OF EXITS PROVIDED	1 PER UNIT
REQUIRED CLEAR EGRESS WIDTH AT DOORS	NOT LESS THAN 32" (7.2.1.2.3.2, NFPA 101) / 32" MIN. PROVIDED
REQUIRED CLEAR EGRESS WIDTH AT STAIR	36" MIN. (7.2.2.1.2(A), NFPA 101) / 36" MIN. PROVIDED
MAXIMUM DEAD END CORRIDOR	(R-2) 50'-0" MAX and (S-1) 100'-0" MAX (TABLE A.7.6, NFPA 101)
MAXIMUM COMMON PATH OF TRAVEL	(R-2) 50'-0" MAX and (S-1) 100'-0" MAX (TABLE A.7.6, NFPA 101)
MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT	125'-0" MAX (TABLE A.31.1, NFPA 101)
MAXIMUM TRAVEL DISTANCE FROM DWELLING UNIT TO EXIT	200'-0" MAX (TABLE A.31.1, NFPA 101)
MINIMUM CORRIDOR WIDTH	36" (30.2.3.4, NFPA 101) / 36" MIN. PROVIDED
MEANS OF EGRESS REQUIREMENTS (IBC 2009)	
OCCUPANT LOAD	BASEMENT: (S-1) XXX SF/500 = 1 1ST FLOOR: (R-2) 1,711 SF/200 = 8 2ND FLOOR: (R-2) 1,711 SF/200 = 8 3RD FLOOR: (R-2) 1,711 SF/200 = 8 25 PERSONS (TABLE 1004.1.1, IBC 2009)
TOTAL BUILDING OCCUPANT LOAD	25 PERSONS (TABLE 1004.1.1, IBC 2009)
MINIMUM NUMBER OF EXITS REQUIRED	1 PER UNIT (TABLE 1021.2, IBC 2009)
NUMBER OF EXITS PROVIDED	1 PER UNIT
REQUIRED CLEAR EGRESS WIDTH AT DOORS	32" (1008.1.1, IBC 2009) / 32" MIN. PROVIDED
REQUIRED CLEAR EGRESS WIDTH AT STAIR	36" MIN. (1009.1.1, IBC 2009) / 36" MIN. PROVIDED
MAXIMUM DEAD END CORRIDOR	50'-0" MAX (1018.4.2, IBC 2009)
MAXIMUM TRAVEL DISTANCE	(R-2)(S-1) 250'-0" MAX (TABLE 1018.1, IBC 2009)
MINIMUM CORRIDOR WIDTH	36" (1018.2.2, IBC 2009) / 36" MIN. PROVIDED
FIRE RATINGS	TYPE 5B CONSTRUCTION
EXTERIOR BEARING WALLS	0 HOUR (TABLE 601, IBC 2009)
INTERIOR BEARING WALLS	0 HOUR (TABLE 601, IBC 2009)
NON-BEARING INTERIOR WALLS	0 HOUR (TABLE 601, IBC 2009)
FLOOR CONSTRUCTION	0 HOUR (TABLE 601, IBC 2009)
ROOF CONSTRUCTION	0 HOUR (TABLE 601, IBC 2009)
STRUCTURAL FRAME	0 HOUR (TABLE 601, IBC 2009)
EXIT ENCLOSURES	1 HOUR (1022.1, IBC 2009), 1 HOUR (912.5.3, IBC 2009)
SHAFT ENCLOSURES	1 HOUR (TABLE 708.4, IBC 2009)
CORRIDOR SEPARATION	1/2 HOUR (TABLE 1018.1, IBC 2009)
DWELLING UNIT SEPARATION	1/2 HOUR (SECTION 709.3, IBC 2009)
HORIZONTAL SEPARATION	1 HOUR BETWEEN (S-1) / (R-2) and 1/2 HOUR BETWEEN (R-2) / (R-2) (SECTION 712.3, IBC 2009)
REQUIRED PLUMBING FIXTURES	(TABLE 2902.1, IBC 2009)
WATER CLOSETS	1 PER DWELLING UNIT
LAVATORIES	1 PER DWELLING UNIT
BATH/SHOWER	1 PER DWELLING UNIT
KITCHEN SINK	1 PER DWELLING UNIT
CLOTHES WASHER CONNECTION	1 PER 20 DWELLING UNITS
ENERGY CODE	(TABLE 502.1.2, IECC 2009)
BUILDING USE TYPE	RESIDENTIAL
CLIMATE ZONE	ZONE 6
ROOF ENERGY EFFICIENCY	R-38
ABOVE GRADE WALLS ENERGY EFFICIENCY	R-21 or 15.2ci
BELOW GRADE WALLS ENERGY EFFICIENCY	R-7.5ci
SLAB-ON-GRADE FLOOR ENERGY EFFICIENCY	R-10



4 LIFE SAFETY SECTION
1/8" = 1'-0"

206 COURT STREET
PORTSMOUTH, NH

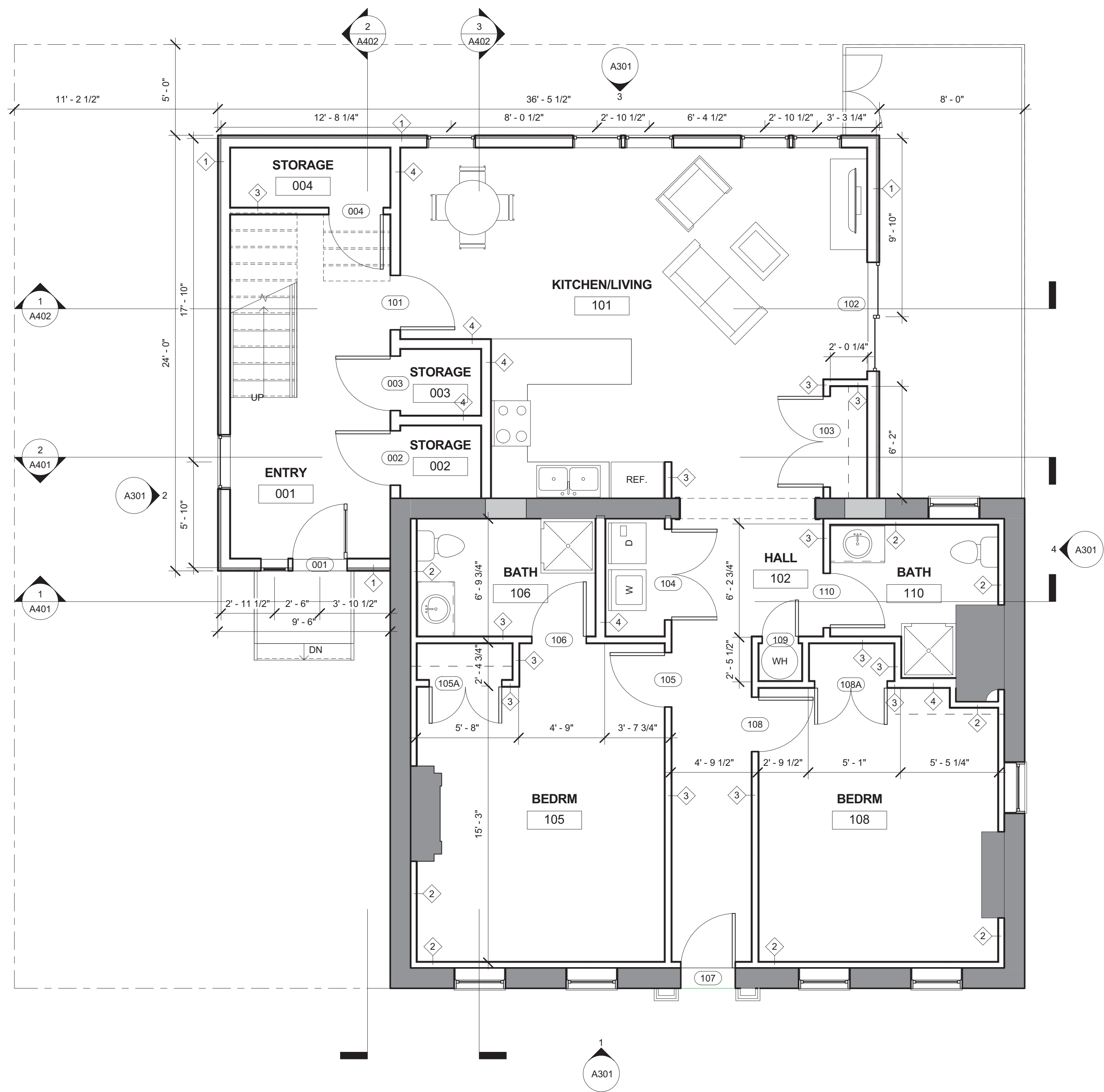
McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire
603.430.0274

**NOT FOR CONSTRUCTION
PERMIT SET ONLY**

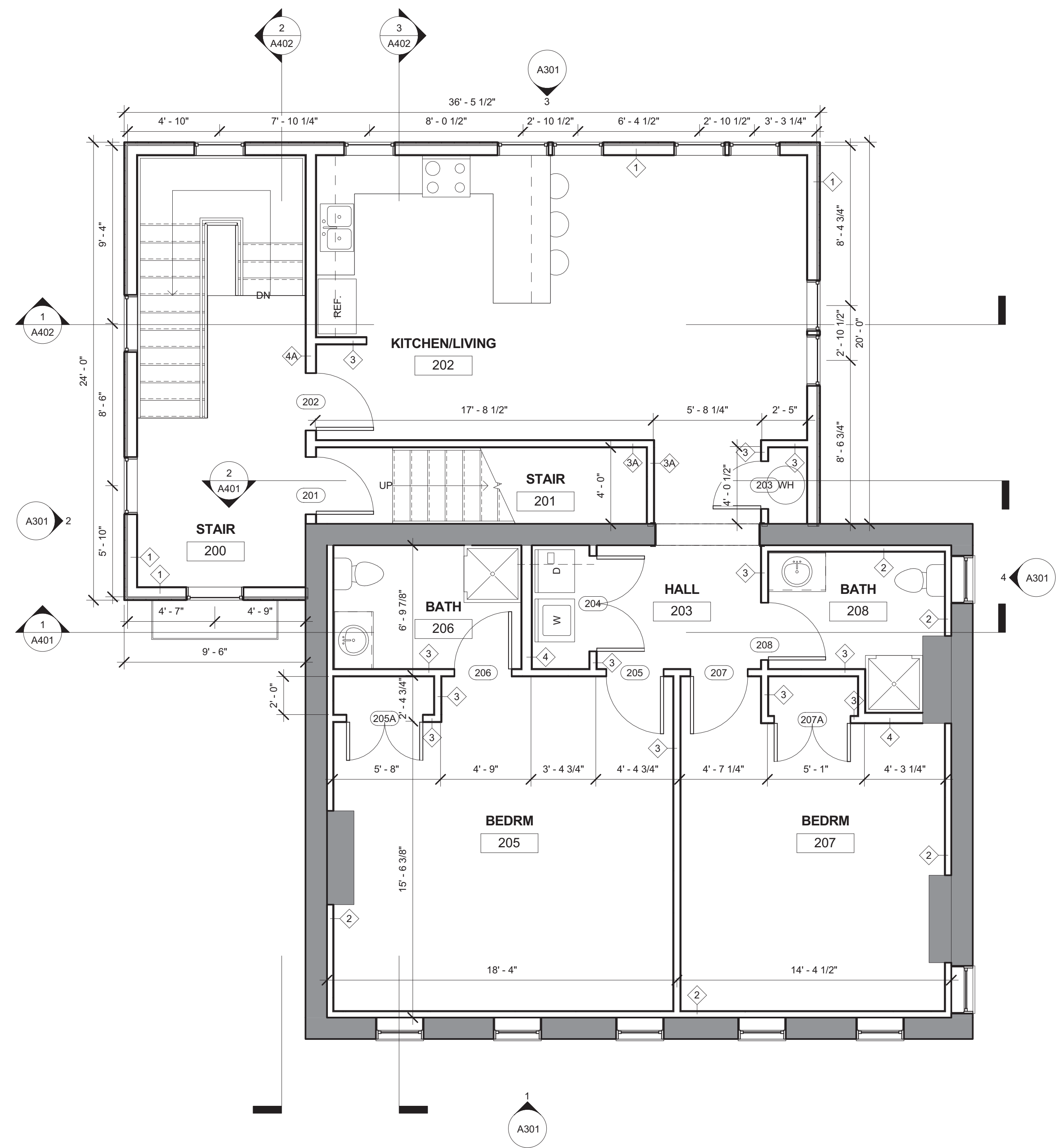
No.	Description	Date

Project Name:	206 COURT STREET
Project number:	18022
Date:	06/20/2018
Drawn by:	MB
Checked by:	JJ

T2
Scale: As indicated



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"

1. THESE REMOVAL PLANS ARE BASED ON EXAMINATION OF THE EXISTING STRUCTURE AND ARE INTENDED TO SHOW THE GENERAL CONDITIONS WHICH ARE EXPECTED TO OCCUR. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY SITUATIONS, DIMENSIONS, OR OTHER CONDITIONS OF THE EXISTING STRUCTURE WHICH MAY ARISE DURING DEMOLITION OR CONSTRUCTION.
2. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH THE REMOVAL WORK IN ANY AREA. REMOVAL OF DOORS, WINDOWS, CABINETRY, FINISHES, PARTITIONS, OR ANY OTHER NON-STRUCTURAL ITEMS MAY PROCEED AS INDICATED. WHERE DISCREPANCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DIFFERENCES TO THE ARCHITECT IMMEDIATELY AND SECURE INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK IN THAT AREA.
3. DASHED LINES INDICATE WALLS, DOORS, WINDOWS, CABINETRY AND OTHER ITEMS TO BE REMOVED.
4. CUT WORK BY METHODS LEAST LIKELY TO DAMAGE EXISTING WORK TO REMAIN AND ANY NEW WORK. THE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED TO THE ADJACENT WORK CAUSED BY THE REMOVALS.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FORMS OF PROTECTION.
6. THE CONTRACTOR SHALL FOLLOW ALL OSHA REQUIREMENTS.
7. REMOVE EXISTING APPLIANCES AND FIXTURES.
8. TEMPORARY BRACING OR SHORING NEEDED TO HOLD THE STRUCTURE IN A SAFE AND STABLE POSITION DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
9. SALVAGE AND STORE ANY EXISTING TRIM WORK BEING REMOVED FOR REUSE.

1. ALL FURNITURE N.I.C.
2. FURNITURE LAYOUTS SHOWN FOR SPACE PLANNING PURPOSES.
3. ALL KITCHEN EQUIPMENT N.I.C.
4. KITCHEN EQUIPMENT INSTALLATION BY OTHERS. G.C. TO PROVIDE AND INSTALL ALL PLUMBING AND ELECTRICAL CONNECTIONS.

REMOVALS NOTES

FURNITURE AND EQUIPMENT NOTES

206 COURT STREET
PORTSMOUTH, NH

McHENRY
ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire
603.430.0274

NOT FOR CONSTRUCTION
PERMIT SET ONLY

No.	Description	Date

Project Name:
206 COURT STREET

Drawing Name:
FLOOR PLANS

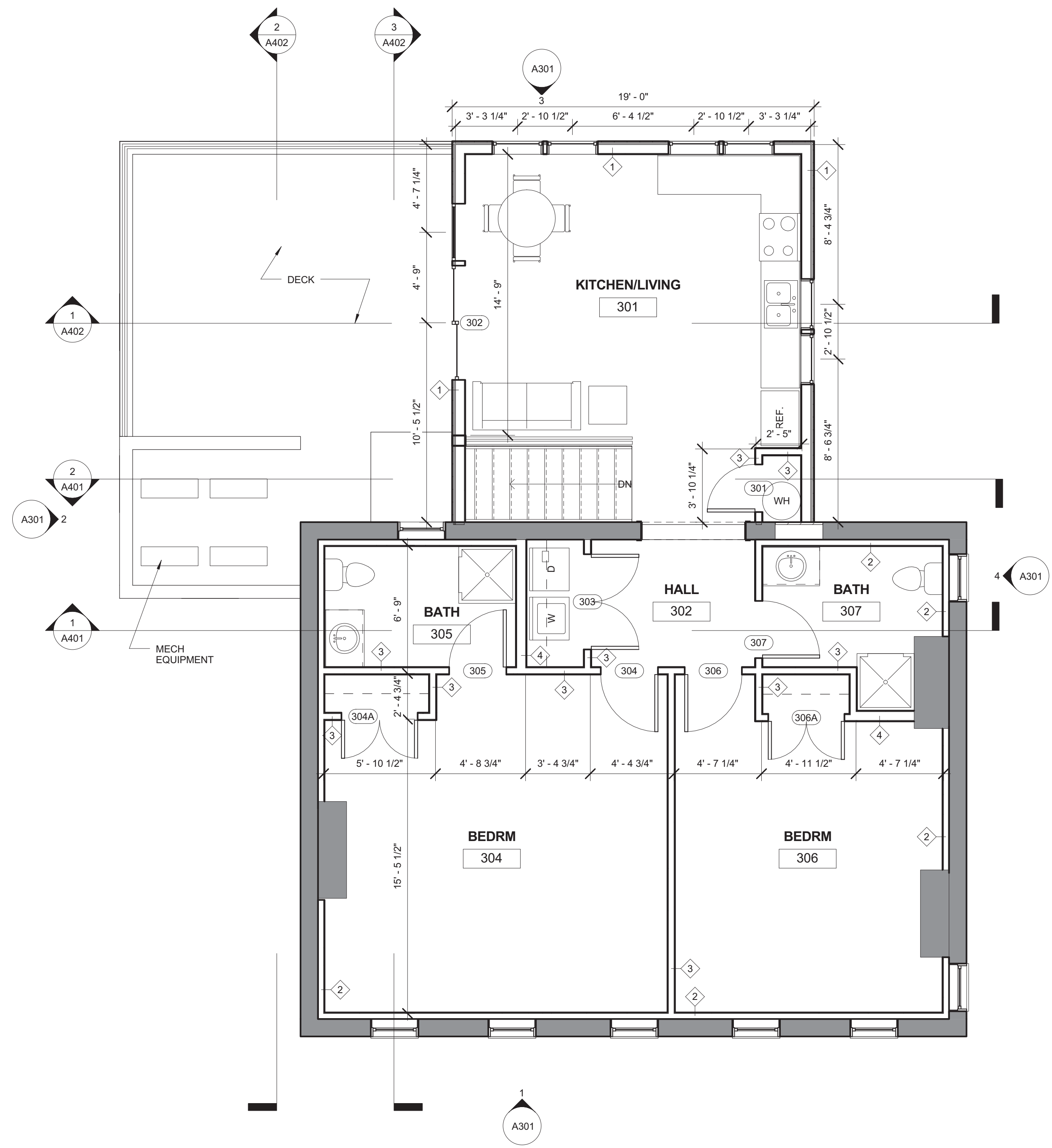
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Date: 06/20/2018
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Checked by: JJ

A101

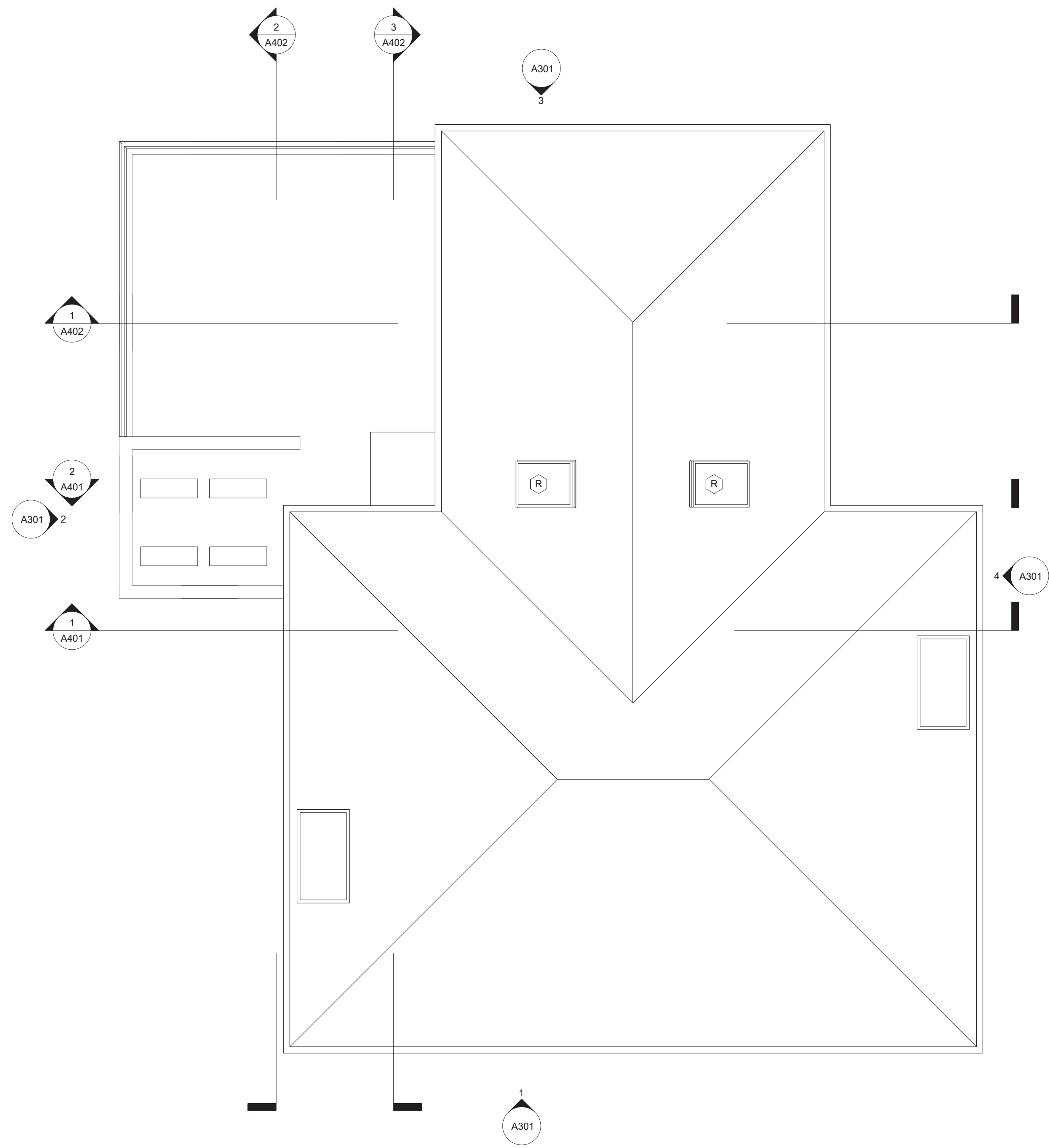
Scale: 1/4" = 1'-0"

© 2018 McHenry Architecture

7/27/2018 7:40:24 AM



① THIRD FLOOR PLAN
1/4" = 1'-0"



② ROOF PLAN
1/4" = 1'-0"

206 COURT STREET
PORTSMOUTH, NH

McHENRY
ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire
603.430.0274

**NOT FOR CONSTRUCTION
PERMIT SET ONLY**

No.	Description	Date

Project Name:
206 COURT STREET

Drawing Name:
FLOOR PLANS

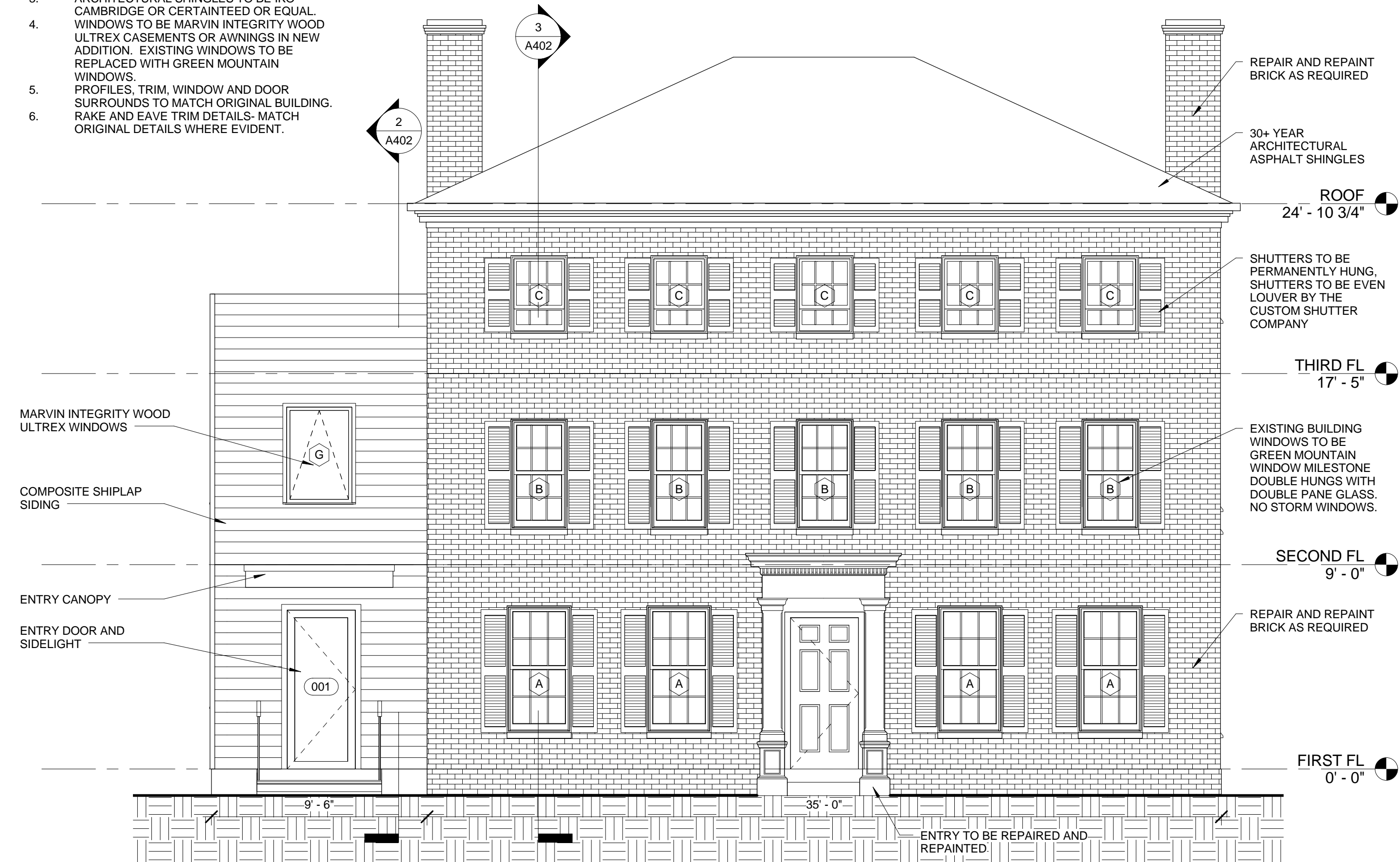
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A102

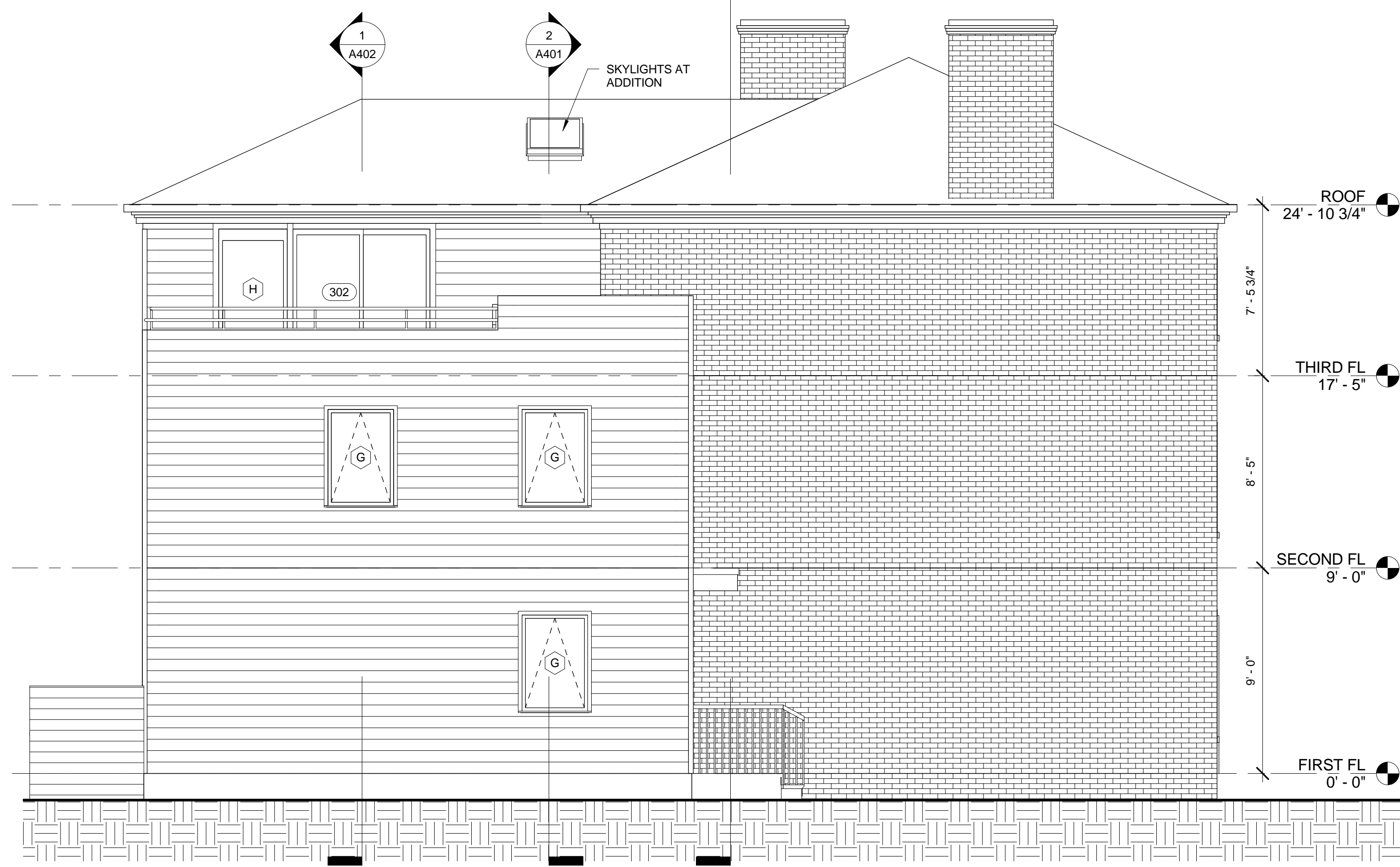
Scale: 1/4" = 1'-0"

EXTERIOR FINISHES NOTES

1. COLOR SELECTIONS FOR ALL MATERIALS TO BE PROVIDED TO OWNER FOR FINAL SELECTION AND APPROVAL.
2. TRIM TO BE COMPOSITE PLANK- AZEK OR EQUAL.
3. ARCHITECTURAL SHINGLES TO BE IKO CAMBRIDGE OR CERTAINTED OR EQUAL.
4. WINDOWS TO BE MARVIN INTEGRITY WOOD ULTREX CASEMENTS OR AWINGS IN NEW ADDITION. EXISTING WINDOWS TO BE REPLACED WITH GREEN MOUNTAIN WINDOWS.
5. PROFILES, TRIM, WINDOW AND DOOR SURROUNDS TO MATCH ORIGINAL BUILDING. RAKE AND EAVE TRIM DETAILS- MATCH ORIGINAL DETAILS WHERE EVIDENT.
- 6.



1 North Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"



3 South Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"

206 COURT STREET
PORTSMOUTH, NH

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire
603.430.0274

NOT FOR CONSTRUCTION PERMIT SET ONLY

No.	Description	Date

Project Name:
206 COURT STREET

Drawing Name:
EXTERIOR ELEVATIONS

Project number: 18022
Date: 06/20/2018
Drawn by: MB
Checked by: JJ

A301
Scale: 1/4" = 1'-0"



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

9 October 2018

Mr. Dexter Legg, Chair
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

RE: Site Plan Approval Application for 206 Court Street, LLC (Tax Map 116 / Lot 34)

Dear Mr. Legg and Planning Board Members:

We hereby submit, on behalf of 206 Court Street, LLC, the Site Plans and Supplemental Material for consideration at your October 18 Planning Board Meeting. The plan received approval from the Technical Advisory Committee at the meeting of October 2, 2018. The approval was subject to seven stipulations. The stipulations are shown below with response comments in **bold text**:

1. Applicant shall updated plans to show the size of existing service leaving the building, and note that anything smaller than 6" will need replacement. **The sewer line is a 6 inch and is so labelled; Note 10 on Sheet C4 has been added.**
2. The landscaping shall be shown separately from the site plan and details should be provided for the patio. **A Landscape Schedule as well as a Patio Detail have been added to Sheet C3.**
3. Applicant shall apply for a Conditional Use Permit from the Planning Board for providing less than the required number of parking spaces. **The application has been filed and should be on the agenda for the October 18th meeting.**
4. Typos noted on the plans shall be corrected. **Typos have been corrected.**
5. Applicant shall provide final details of the east wall of the building to the Building Inspector for review and approval of compliance with life safety code requirements for fire separation. **An exhibit showing the intention of the design has been submitted to the Building Department and is attached to this submittal.**
6. A recordable Operation & Maintenance plan for the pavement shall be submitted. **The recordable Operation and Maintenance Plan is attached to this submittal.**
7. Applicant shall provide documentation of an easement or agreement with abutter for work on their lot. **Attached is the format of the agreement.**

Sincerely,

John Chagnon, PE; Ambit Engineering, Inc.

CITY OF PORTSMOUTH NEW HAMPSHIRE

SITE REVIEW APPLICATION

Building Permit Application Number _____

Case Number _____

Fee _____

Map 116 Lot 34 Zone CD 4-L1 Wetlands: Inland _____ Coastal _____ Lot Area 2,937 SF

Date of Approvals (Indicate if Pending)			
Conservation Commission	<u>N/A</u>	Conditional Use	<u>Pending</u> Board of Adjustment <u>July 2018</u>
Historic District Commission	<u>July 2018</u>	Subdivision	<u>N/A</u> Other <u>N/A</u>

Street Address 206 Court Street

Description of Project including all use(s) Proposed Building Addition and conversion to 3 Dwelling Units including associated site improvements.

Building(s) Footprint 1,711 Gross Floor Area _____ #of Stories 3

of Dwelling Units 3 Number of Parking Spaces: Existing _____ Informal _____ Proposed 2

Print Information Below			
Property Owner's Name <u>206 Court Street, LLC</u>			
Street Address	<u>865 Islington Street</u>	City/Town	<u>Portsmouth</u> State <u>NH</u> Zip <u>03801</u>
Telephone #	<u>603-767-0766</u>	Fax #	<u>todda@rustandsalt.com</u>
Cell Phone #		Email Address	

Print Information Below			
Applicant's / Developer's Name <u>Same as Above</u>			
Street Address		City/Town	
Telephone #		Fax #	
Cell Phone #		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 checked="" type="checkbox"/> Surveyor <input type="checkbox"/> Other <input type="checkbox"/> If other, state relationship _____			
Representative's Name <u>John Chagnon, PE; Ambit Engineering</u>			
Street Address	<u>200 Griffin Road, Unit 3</u>	City/Town	<u>Portsmouth</u> State <u>NH</u> Zip <u>03801</u>
Telephone #	<u>603-430-9282</u>	Fax #	<u>jrc@ambitengineering.com</u>
Cell Phone #		Email Address	

I hereby apply for Site Review and acknowledge that I will comply with all the ordinances and any stipulations of the Site Review Committee of the City of Portsmouth in the development and construction of this project.

 TODD ADELMAN 9-14-18
Owner's Signature Print Owner's Name Date

SAME AS ABOVE
Applicant's/Developer's Signature Print Applicant's/Developer's Name Date

Print Information Below

Check One: Owner's Attorney Applicant's Attorney Engineer Surveyor Other If other, state relationship _____

Representative's Name _____

Street Address _____ City/Town _____ State _____ Zip _____

Telephone # _____ Cell Phone # _____ Fax # _____ Email Address _____

Print Information Below

Check One: Owner's Attorney Applicant's Attorney Engineer Surveyor Other If other, state relationship _____

Representative's Name _____

Street Address _____ City/Town _____ State _____ Zip _____

Telephone # _____ Cell Phone # _____ Fax # _____ Email Address _____

Print Information Below

Check One: Owner's Attorney Applicant's Attorney Engineer Surveyor Other If other, state relationship _____

Representative's Name _____

Street Address _____ City/Town _____ State _____ Zip _____

Telephone # _____ Cell Phone # _____ Fax # _____ Email Address _____

Attachments

The following materials must be submitted to the Planning Department along with the completed Application Form:

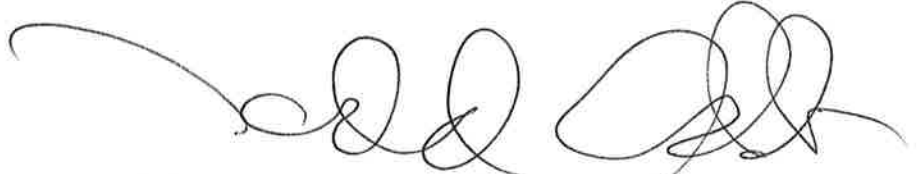
- Site Plan Application Checklist
- Ten (10) stamped and folded copies of the site plan – four (4) full-size (22" x 34") and six (6) reduced (11" x 17")
- Digital copy of any plans and/or exhibits (in PDF format)
- Application Fee
- Any required State or Federal Permits

AUTHORIZATION
206 Court Street, Portsmouth, New Hampshire

I, Todd Adelman, of 206 Court Street, LLC, hereby authorize representatives of Ambit Engineering, Inc., McHenry Architects and Bosen & Associates, PLLC to represent its interests before the Portsmouth Planning Board and Technical Review Committee, and to submit any and all applications and materials related thereto on its behalf.

9-14-18

Date:

A handwritten signature in black ink, consisting of a series of loops and flourishes, positioned above a horizontal line.

Todd Adelman, 206 Court Street, LLC

STATEMENT OF AUTHORIZATION

The undersigned, Robert Thompson, President, of The Black Heritage Trail of New Hampshire, owner of property at 222 Court Street, Portsmouth, NH, does hereby authorize Bernard W. Pelech, as attorney, and Ambit Engineering to prepare and file any and all applications for the City of Portsmouth Zoning Board of Adjustment and Planning Board, and further authorizes Bernard W. Pelech and Ambit Engineering to represent our interests before the Zoning Board and/or Planning Board for the City of Portsmouth with regard to the property located on Court Street.

The Black Heritage Trail of New Hampshire

Dated: September 14, 2018

By:


Robert Thompson, President



City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Owner/Applicant: _____ Date Submitted: _____

Phone Number: _____ E-mail: _____

Site Address: _____ Map: _____ Lot: _____

Zoning District: _____ Lot area: _____ sq. ft.

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Fully executed and signed Application form. (2.5.2.3)		N/A
<input type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. (2.5.2.8)		N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Statement that lists and describes "green" building components and systems. (2.5.3.1A)		
<input type="checkbox"/>	Gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. (2.5.3.1B)		N/A
<input type="checkbox"/>	Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1C)		N/A
<input type="checkbox"/>	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. (2.5.3.1D)		N/A

Site Plan Review Application Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. (2.5.3.1E)		N/A
<input type="checkbox"/>	Names, addresses and telephone numbers of all professionals involved in the site plan design. (2.5.3.1F)		N/A
<input type="checkbox"/>	List of reference plans. (2.5.3.1G)		N/A
<input type="checkbox"/>	List of names and contact information of all public or private utilities servicing the site. (2.5.3.1H)		N/A

Site Plan Specifications

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director. Submittals shall be a minimum of 11 inches by 17 inches as specified by Planning Dept. staff. (2.5.4.1A)	Required on all plan sheets	N/A
<input type="checkbox"/>	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. (2.5.4.1B)	Required on all plan sheets	N/A
<input type="checkbox"/>	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. (2.5.4.1C)	Required on all plan sheets	N/A
<input type="checkbox"/>	Plans shall be drawn to scale. (2.5.4.1D)	Required on all plan sheets	N/A
<input type="checkbox"/>	Plans shall be prepared and stamped by a NH licensed civil engineer. (2.5.4.1D)	Required on all plan sheets	N/A
<input type="checkbox"/>	Wetlands shall be delineated by a NH certified wetlands scientist. (2.5.4.1E)		N/A
<input type="checkbox"/>	Title (name of development project), north point, scale, legend. (2.5.4.2A)	Required on all plan sheets	N/A
<input type="checkbox"/>	Date plans first submitted, date and explanation of revisions. (2.5.4.2B)	Required on all plan sheets	N/A
<input type="checkbox"/>	Individual plan sheet title that clearly describes the information that is displayed. (2.5.4.2C)	Required on all plan sheets	N/A

Site Plan Specifications

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Source and date of data displayed on the plan. (2.5.4.2D)	Required on all plan sheets	N/A
<input type="checkbox"/>	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." (2.5.4.2E)	Required on all plan sheets	N/A
<input type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: <ul style="list-style-type: none"> a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "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." (2.13.3)		N/A
<input type="checkbox"/>	Plan sheets showing landscaping and screening shall also include the following additional notes: <ul style="list-style-type: none"> a. "The property owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials." b. "All required plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris. All required fences and walls shall be maintained in good repair." c. "The property owner shall be responsible to remove and replace dead or diseased plant materials immediately with the same type, size and quantity of plant materials as originally installed, unless alternative plantings are requested, justified and approved by the Planning Board or Planning Director." (2.13.4)		N/A

Site Plan Specifications – Required Exhibits and Data

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
	1. Existing Conditions: (2.5.4.3A)		
<input type="checkbox"/>	a. Surveyed plan of site showing existing natural and built features;		
<input type="checkbox"/>	b. Zoning boundaries;		
<input type="checkbox"/>	c. Dimensional Regulations;		
<input type="checkbox"/>	d. Wetland delineation, wetland function and value assessment;		
<input type="checkbox"/>	e. SFHA, 100-year flood elevation line and BFE data.		
	2. Buildings and Structures: (2.5.4.3B)		
<input type="checkbox"/>	a. Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation;		
<input type="checkbox"/>	b. Elevations: Height, massing, placement, materials, lighting, façade treatments;		
<input type="checkbox"/>	c. Total Floor Area;		
<input type="checkbox"/>	d. Number of Usable Floors;		
<input type="checkbox"/>	e. Gross floor area by floor and use.		
	3. Access and Circulation: (2.5.4.3C)		
<input type="checkbox"/>	a. Location/width of access ways within site;		
<input type="checkbox"/>	b. Location of curbing, right of ways, edge of pavement and sidewalks;		
<input type="checkbox"/>	c. Location, type, size and design of traffic signing (pavement markings);		
<input type="checkbox"/>	d. Names/layout of existing abutting streets;		
<input type="checkbox"/>	e. Driveway curb cuts for abutting prop. and public roads;		
<input type="checkbox"/>	f. If subdivision; Names of all roads, right of way lines and easements noted;		
<input type="checkbox"/>	g. AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).		
	4. Parking and Loading: (2.5.4.3D)		
<input type="checkbox"/>	a. Location of off street parking/loading areas, landscaped areas/buffers;		
<input type="checkbox"/>	b. Parking Calculations (# required and the # provided).		
	5. Water Infrastructure: (2.5.4.3E)		
<input type="checkbox"/>	a. Size, type and location of water mains, shut-offs, hydrants & Engineering data;		
<input type="checkbox"/>	b. Location of wells and monitoring wells (include protective radii).		
	6. Sewer Infrastructure: (2.5.4.3F)		
<input type="checkbox"/>	a. Size, type and location of sanitary sewage facilities & Engineering data.		
	7. Utilities: (2.5.4.3G)		
<input type="checkbox"/>	a. The size, type and location of all above & below ground utilities;		
<input type="checkbox"/>	b. Size type and location of generator pads, transformers and other fixtures.		

Site Plan Specifications – Required Exhibits and Data

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	8. Solid Waste Facilities: (2.5.4.3H)		
<input type="checkbox"/>	a. The size, type and location of solid waste facilities.		
<input type="checkbox"/>	9. Storm water Management: (2.5.4.3I)		
<input type="checkbox"/>	a. The location, elevation and layout of all storm-water drainage.		
<input type="checkbox"/>	10. Outdoor Lighting: (2.5.4.3J)		
<input type="checkbox"/>	a. Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and; b. photometric plan.		
<input type="checkbox"/>	11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)		
<input type="checkbox"/>	12. Landscaping: (2.5.4.3K)		
<input type="checkbox"/>	a. Identify all undisturbed area, existing vegetation and that which is to be retained;		
<input type="checkbox"/>	b. Location of any irrigation system and water source.		
<input type="checkbox"/>	13. Contours and Elevation: (2.5.4.3L)		
<input type="checkbox"/>	a. Existing/Proposed contours (2 foot minimum) and finished grade elevations.		
<input type="checkbox"/>	14. Open Space: (2.5.4.3M)		
<input type="checkbox"/>	a. Type, extent and location of all existing/proposed open space.		
<input type="checkbox"/>	15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)		
<input type="checkbox"/>	16. Location of snow storage areas and/or off-site snow removal. (2.5.4.3O)		
<input type="checkbox"/>	17. Character/Civic District (All following information shall be included): (2.5.4.3Q)		
<input type="checkbox"/>	a. Applicable Building Height (10.5A21.20 & 10.5A43.30);		
<input type="checkbox"/>	b. Applicable Special Requirements (10.5A21.30);		
<input type="checkbox"/>	c. Proposed building form/type (10.5A43);		
<input type="checkbox"/>	d. Proposed community space (10.5A46).		

Other Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Traffic Impact Study or Trip Generation Report, as required. <i>(Four (4) hardcopies of the full study/report and Six (6) summaries to be submitted with the Site Plan Application) (3.2.1-2)</i>		
<input type="checkbox"/>	Indicate where Low Impact Development Design practices have been incorporated. (7.1)		
<input type="checkbox"/>	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. (7.3.1)		
<input type="checkbox"/>	Indicate where measures to minimize impervious surfaces have been implemented. (7.4.3)		
<input type="checkbox"/>	Calculation of the maximum effective impervious surface as a percentage of the site. (7.4.3.2)		
<input type="checkbox"/>	Stormwater Management and Erosion Control Plan. <i>(Four (4) hardcopies of the full plan/report and Six (6) summaries to be submitted with the Site Plan Application) (7.4.4.1)</i>		

Final Site Plan Approval Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> a. Waivers; b. Driveway permits; c. Special exceptions; d. Variances granted; e. Easements; f. Licenses. (2.5.3.2A)		
<input type="checkbox"/>	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> a. Calculations relating to stormwater runoff; b. Information on composition and quantity of water demand and wastewater generated; c. Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; d. Estimates of traffic generation and counts pre- and post-construction; e. Estimates of noise generation; f. A Stormwater Management and Erosion Control Plan; g. Endangered species and archaeological / historical studies; h. Wetland and water body (coastal and inland) delineations; i. Environmental impact studies. (2.5.3.2B)		

Final Site Plan Approval Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. (2.5.3.2D)		
<input type="checkbox"/>	A list of any required state and federal permit applications required for the project and the status of same. (2.5.3.2E)		

Applicant's Signature: _____ **Date:** _____



17 September, 2018

Trip Generation Calculation
Site Redevelopment
206 Court Street
Portsmouth, NH

The purpose of this calculation is to identify the net change in vehicle trips expected to be generated by the site development at 206 Court Street. Currently the lot has a three story building previously used as classroom and office space for South Church. The proposed plan is to add an addition to the building and convert the building to three residential units.

In developing the expected trips Ambit Engineering considered the standard trip generation rates and equations published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition (2012). The land use category that best correlates with the existing use is General Office Building (ITE Land Use Code 710). The land use category that best correlates with the proposed use is Residential Condominium/Townhouse (ITE Land Use Code 230). The trip rates, based upon the number of dwelling units of the buildings are summarized below for the **Weekday AM and PM Peak Hour**:

Trip Generation Summary

Existing – AM Peak Hour

General Office Building (0.48 trips per employee) 0.48 x 4 employees = 2 trips
Total 2 trips

Proposed – AM Peak Hour

Condominium/Townhouse (0.44 trips per dwelling unit) 0.44 x 3 units = 2 trips
Total 2 trips

Existing – PM Peak Hour

General Office Building (0.46 trips per employee) 0.46 x 4 employees = 2 trips
Total 2 trips

Proposed – PM Peak Hour

Condominium/Townhouse (0.52 trips per dwelling unit) 0.52 x 3 units = 2 trips
Total 2 trips

Trip Generation Impact

Based on the calculations there is no increase in peak hour trips anticipated with this project.

Please feel free to call if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to be 'JRC', with a long horizontal stroke extending to the right.

John R. Chagnon, Project Manager

October 2, 2018

City of Portsmouth Planning Board

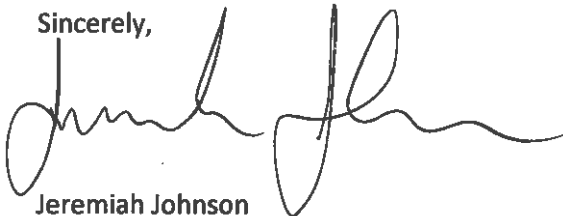
GREEN BUILDING STATEMENT

Re: Proposed 3 Unit Residential in Renovated Building at 206 Court Street, Portsmouth, NH

The building envelope of the proposed new addition at 206 Court Street is being designed to meet or exceed the prescriptive method of the current State of NH adopted 2009 International Energy Code requirements. The existing exterior masonry wall of the existing building will be furred out with additional 2x4 framing that will be filled with closed cell spray foam to also meet the 2009 International Energy Code requirements.

- Foundation system of addition to be cast in place concrete with continuous rigid insulation installed to depths required by the energy code. Continuous insulation to be provided under the concrete slab on grade for 2 feet along the exterior wall.
- Exterior walls of addition to have cavity filled with closed cell spray foam insulation and a continuous air barrier. Exterior skin of building to be masonry.
- Exterior Windows to have thermally broken aluminum framing with insulated, high-performance glazing to provide enhanced thermal performance and solar control. (Exterior windows in existing building to be all wood)
- Roofing system: Lighter colored architectural asphalt shingle roofing system over cavity filled with closed cell spray foam insulation.
- ▣ HVAC systems to consist of high-efficiency heat pumps
- ▣ Plumbing: All fixtures to be low flow.
- ▣ Lighting: Exterior lighting to be LED cutoff fixtures for energy efficiency and to minimize light pollution. All interior lighting to be LED throughout using less than 1 watt / sf and perimeter daylight sensors. Occupancy sensors to be utilized as required by code.
- ▣ Landscaping: local species that are drought tolerant to be incorporated into plantings list.

Sincerely,



Jeremiah Johnson
Senior Associate

DRAINAGE OPERATION & MAINTENANCE PLAN
206 Court Street, LLC Site Redevelopment
206 Court Street, Portsmouth, NH

Introduction

The intent of this plan is to provide 206 Court Street, LLC (herein referred to as “owner”) with a list of procedures that document the inspection and maintenance requirements of the stormwater management system for this development. Specifically, the filtration system and associated structures on the project site (collectively referred to as the “Stormwater Management System”).

The following inspection and maintenance program is necessary to keep the stormwater management system functioning properly. These measures will also help minimize potential environmental impacts. By following the enclosed procedures, the owner will be able to maintain the functional design of the stormwater management system and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

Annual Report

The owner shall prepare an annual Inspection & Maintenance Report. The report shall include a summary of the system’s maintenance and repair by transmission of the Inspection & Maintenance Log and other information as required. A copy of the report shall be delivered annually to the City of Portsmouth Code Enforcement Officer.

Inspection & Maintenance Checklist/Log

The following pages contain a Stormwater Management System Inspection & Maintenance Checklist and a blank copy of the Stormwater Management System Inspection & Maintenance Log. These forms are provided to the owner as a guideline for performing the inspection and maintenance of the Stormwater Management System. This is a guideline and should be periodically reviewed for conformance with current practice and standards.

STORMWATER MANAGEMENT SYSTEM COMPONENTS

The Stormwater Management System is designed to mitigate both the quantity and quality of site-generated stormwater runoff. As a result, the design includes the following elements:

Non-Structural BMP's

Non-Structural best management practices (BMP's) include temporary and permanent measures that typically require less labor and capital inputs and are intended to provide protection against erosion of soils. Examples of non-structural BMP's on this project include but are not limited to: temporary and permanent mulching, temporary and permanent grass cover, trees, shrubs and ground covers, miscellaneous landscape plantings, dust control, tree protection, topsoiling, sediment barriers, and a stabilized construction entrance.

Structural BMP's

Structural BMP's are more labor and capital-intensive structures or installations that require more specialized personnel to install. Examples on this project include but are not limited to: storm drains, the micro detention ponds and associated outlet control structures, and the infiltration trench system.

Inspection and Maintenance Requirements

The following summarizes the inspection and maintenance requirements for the various BMP's that may be found on this project.

1. **Grassed areas:** After each rain event of 0.5" or more during a 24-hour period, inspect grassed areas for signs of disturbance, such as erosion. If damaged areas are discovered, immediately repair the damage. Repairs may include adding new topsoil, lime, seed, fertilizer and mulch.
2. **Plantings:** Planting and landscaping (trees, shrubs) shall be monitored bi-monthly during the first year to insure viability and vigorous growth. Replace dead or dying vegetation with new stock and make adjustments to the conditions that caused the dead or dying vegetation. During dryer times of the year, provide weekly watering or irrigation during the establishment period of the first year. Make the necessary adjustments to ensure long-term health of the vegetated covers, i.e. provide more permanent mulch or compost or other means of protection.
3. **Storm Drain Outlets and Outlet Control Structures:** Monitor drain inlets and outlet aprons for excessive accumulation of sediments or missing stone/riprap. Remove sediments as required to maintain filtering capabilities of the stone. Replace missing riprap.
 - a. The use of sand shall be prohibited, and the use of salt shall be limited.
4. **Porous Pavement:** After placement of the final surface of porous asphalt pavement, inspect the area for signs that rainfall is flowing through the surface and not running off of the surface. Sweep and / or vacuum as needed.

Invasive Species

Monitor Stormwater Management System for signs of invasive species growth. If caught earlier enough, their eradication is much easier. The most likely places where invasions start is in wetter, disturbed soils or detention ponds. Species such as phragmites and purple loose-strife are common invaders in these wetter areas. If they are found, then the owner shall contact a wetlands scientist with experience in invasive species control to implement a plan of action to eradicate the invaders. Measures that do not require the application of chemical herbicides should be the first line of defense.

Stormwater Management System

Inspection & Maintenance Checklist for Post Construction Condition—for 205 Court Street, LLC, 206 Court Street, Portsmouth, NH

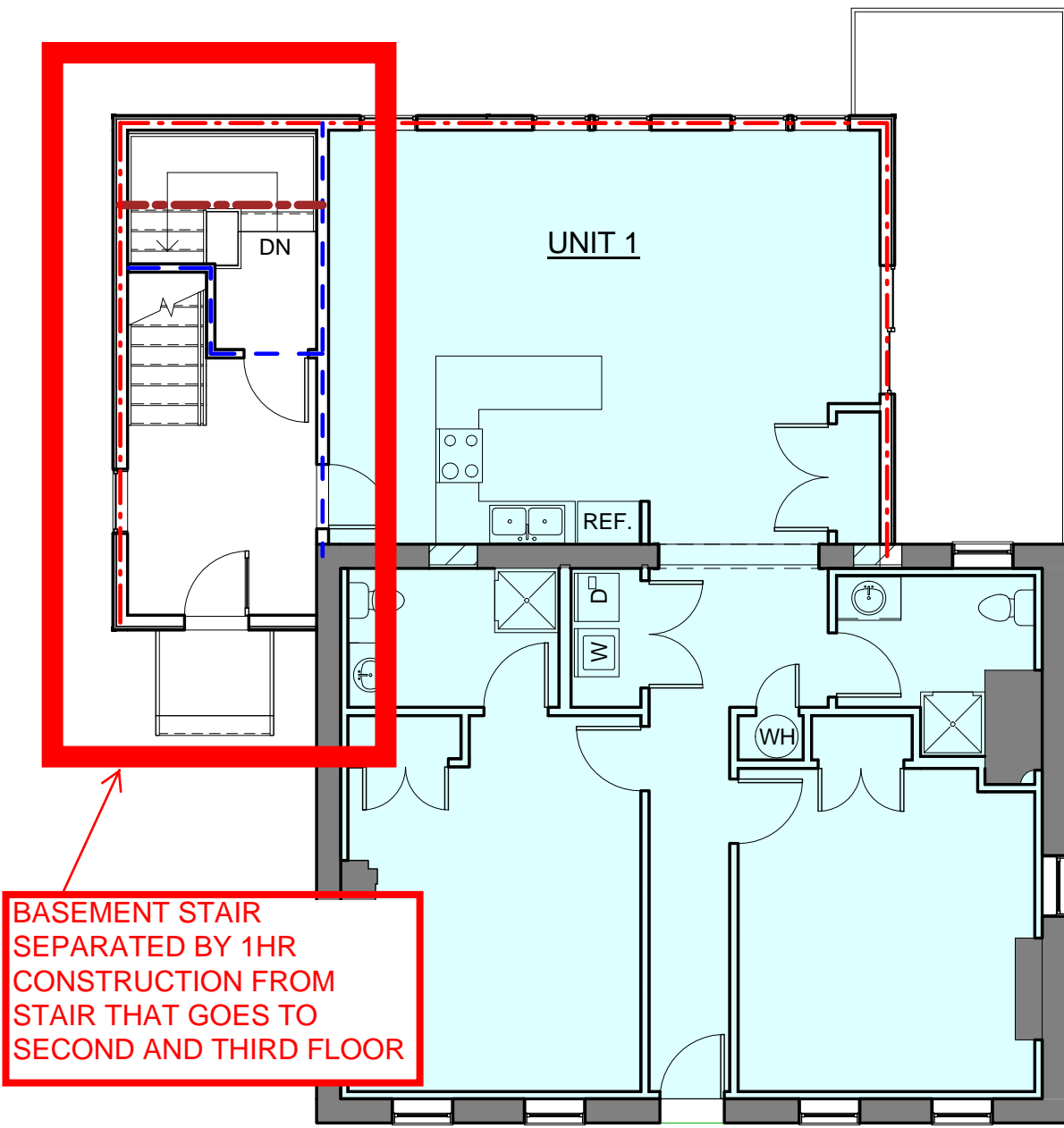
BMP/System Component	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance/Cleanout Threshold
Closed Drainage System			
Drainage Pipes	Yearly	<i>Check for sediment clogging, or soiled runoff.</i>	Clean entire drainage system and remove all sediments if discovered in piping.
Porous Pavement / Pavers	2 X Annually	<i>Check that rainfall is flowing through the surface and not running off of the surface</i>	Sweep and/or vacuum as needed.
Annual Report	Yearly	<i>Prepare Annual Report, including all Inspection & Maintenance Logs. Provide to City (if required).</i>	N/A

Stormwater Management System Maintenance Summary

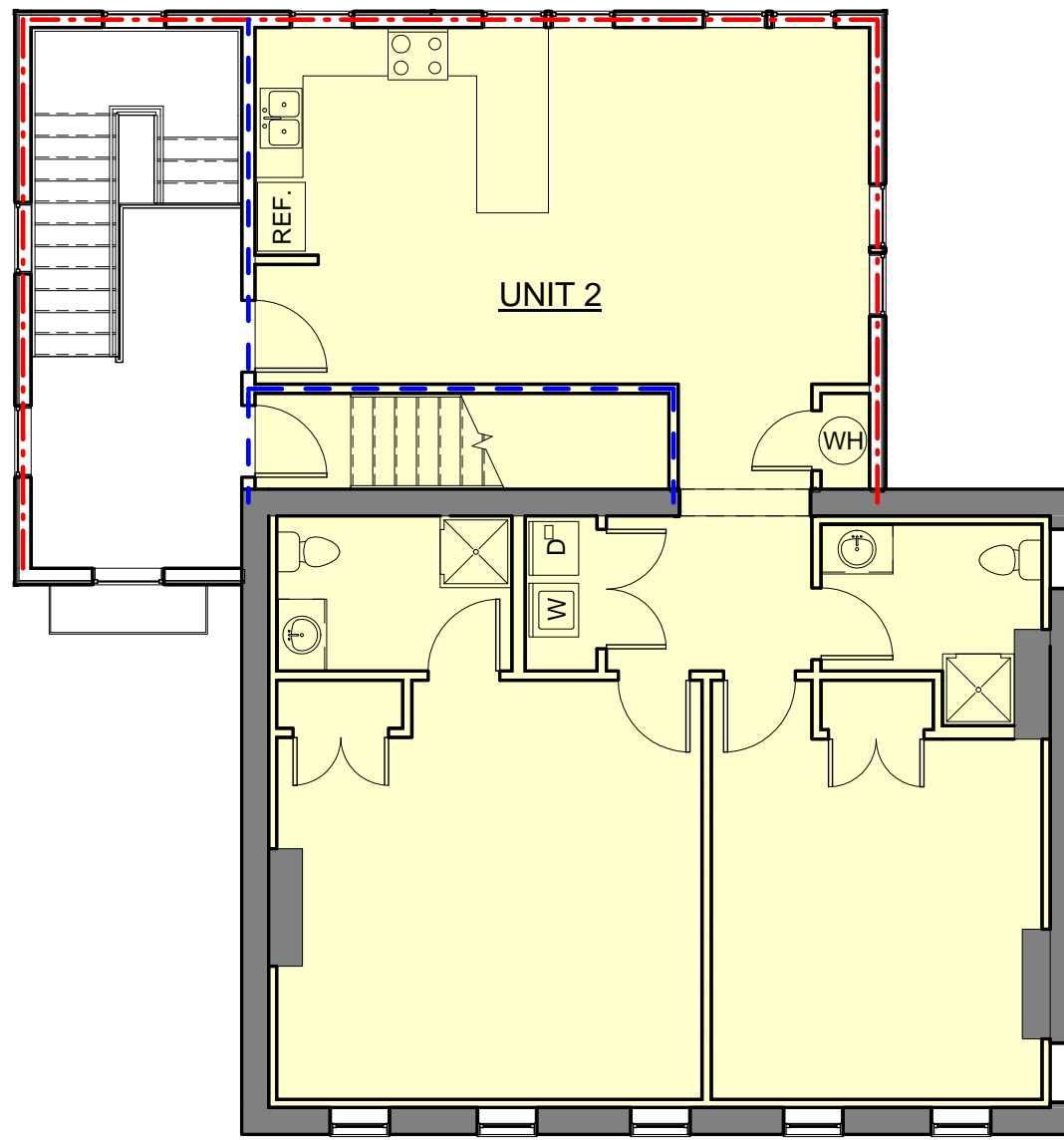
Inspection & Maintenance Log—for 206 Court Street, LLC, 206 Court Street, Portsmouth, NH

BMP/System Component	Date Inspected	Inspector	Problems Noted, Required Maintenance <i>(List Items/Comments)</i>	Date of Maintenance	Performed By

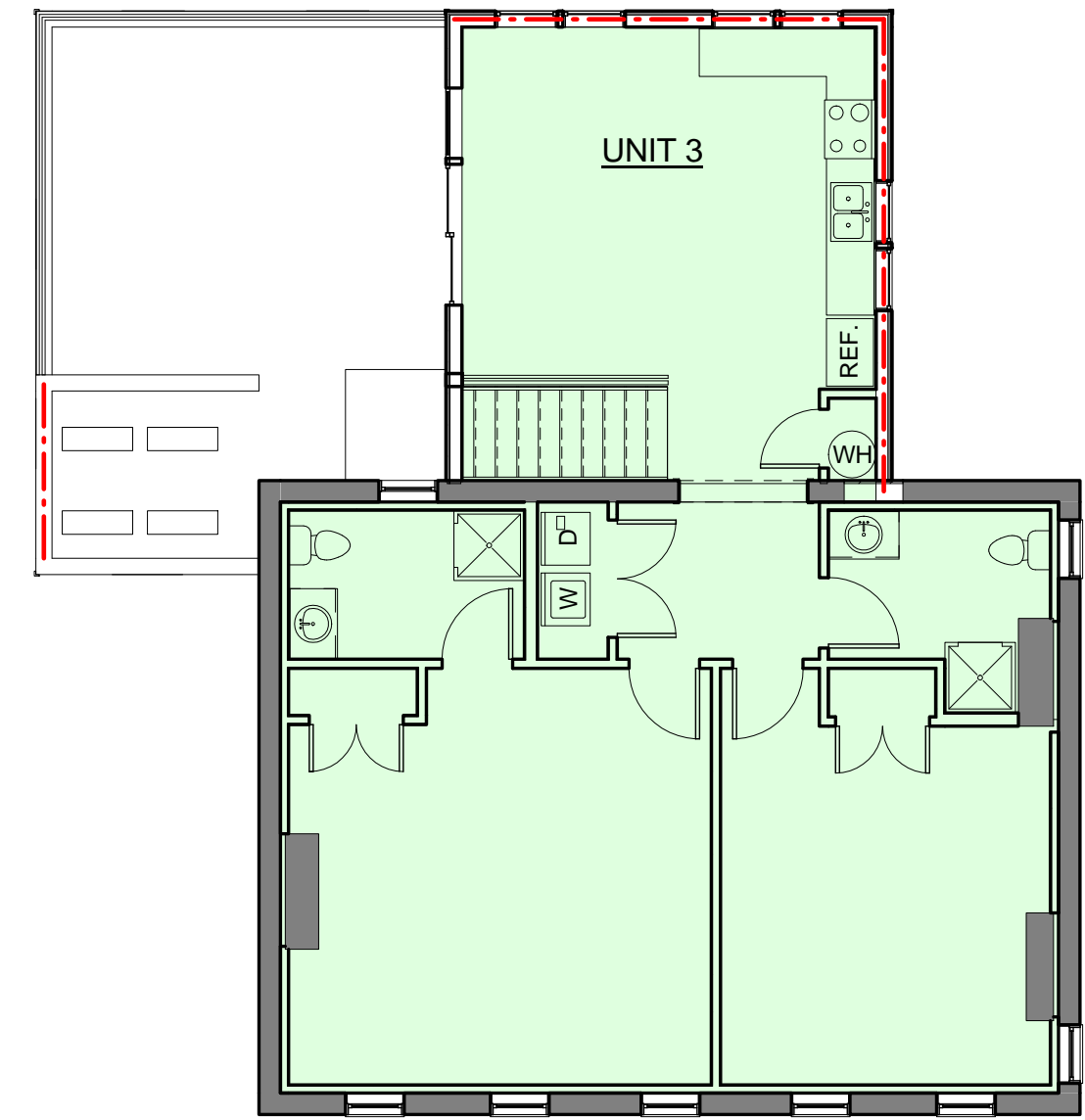
Data Sheets



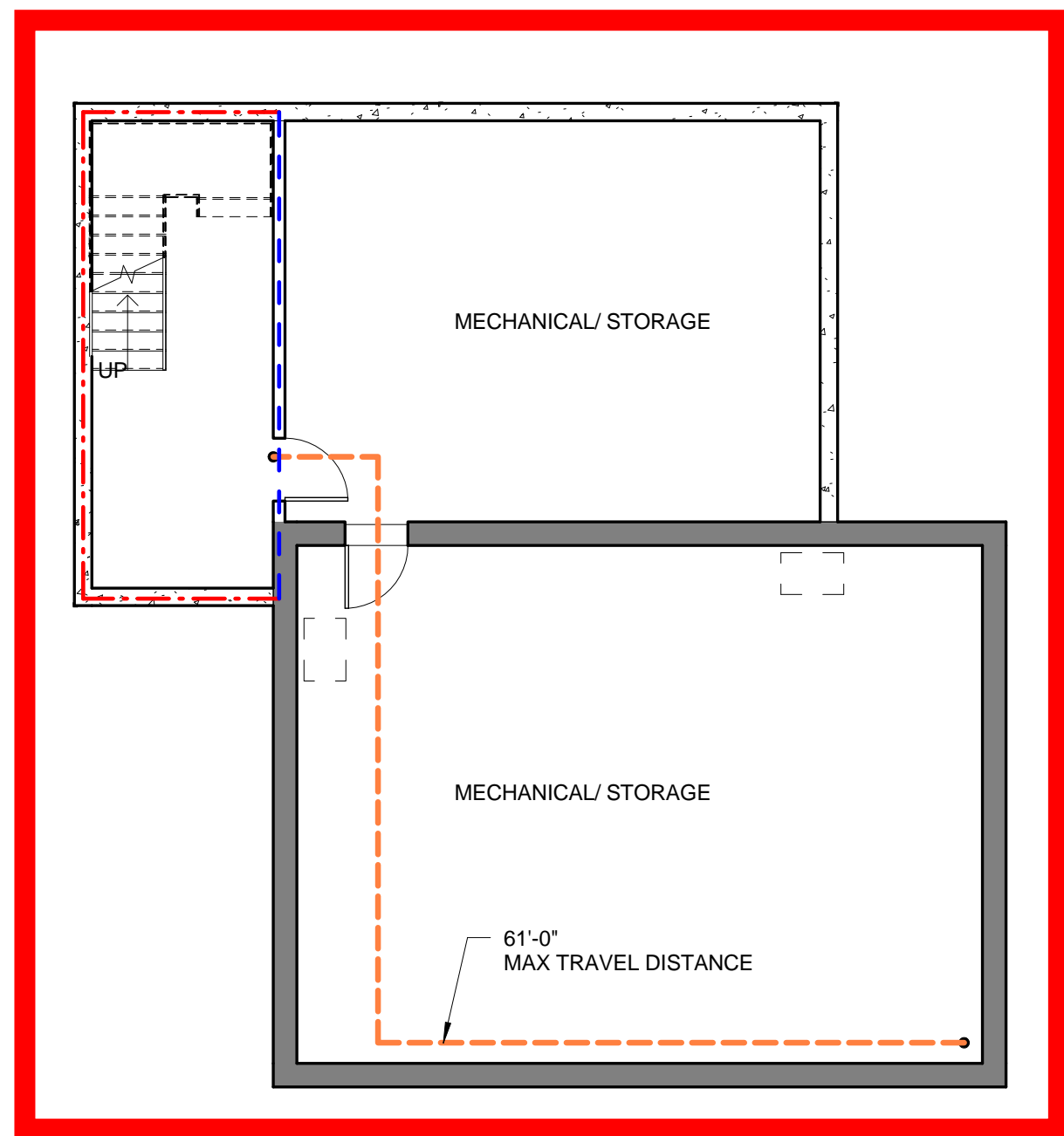
① LIFE SAFETY- FIRST FLOOR PLAN
1/8" = 1'-0"



② LIFE SAFETY- SECOND FLOOR PLAN
1/8" = 1'-0"

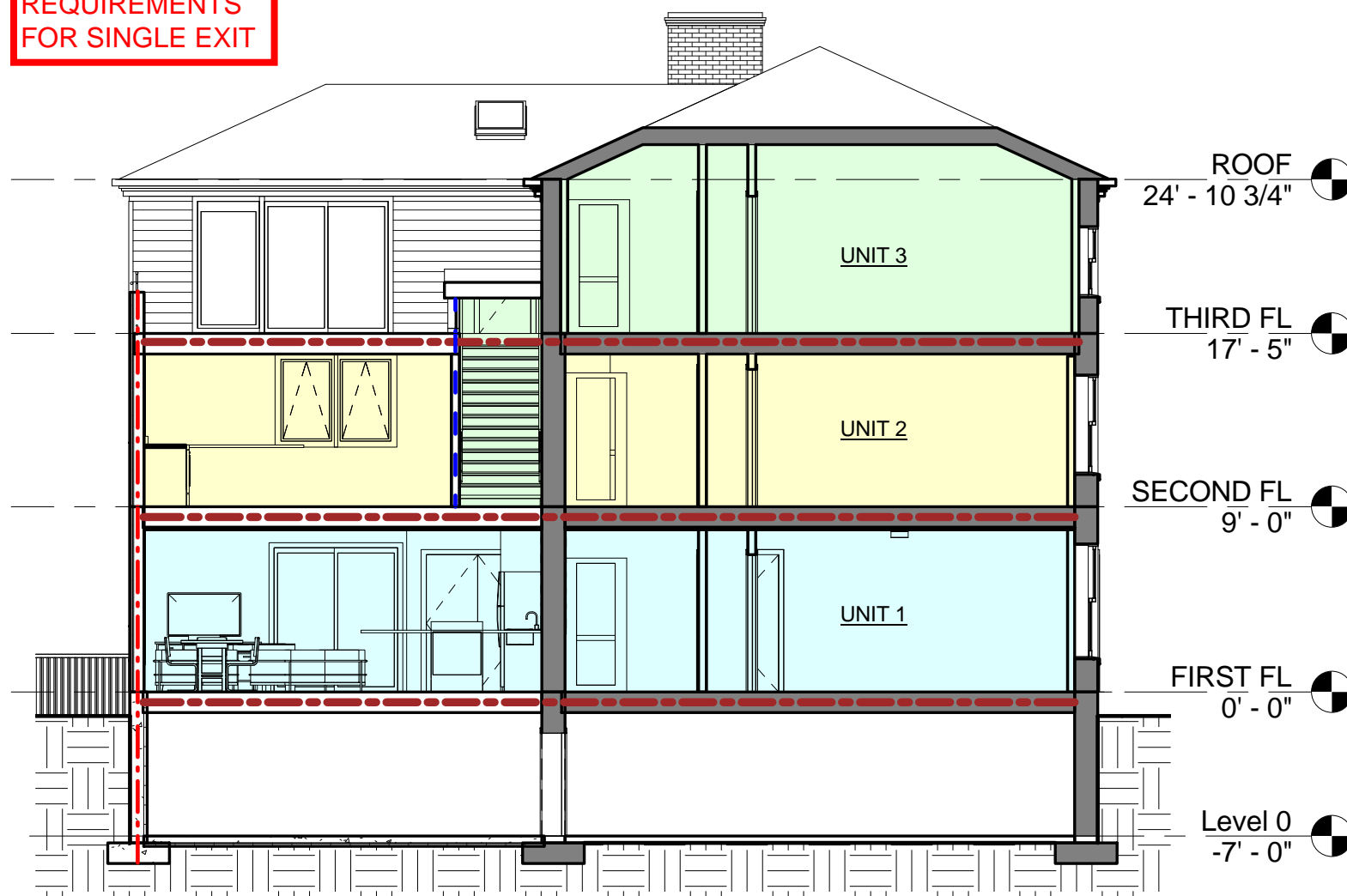


③ LIFE SAFETY- THIRD FLOOR PLAN
1/8" = 1'-0"



④ LIFE SAFETY- BASEMENT PLAN
1/8" = 1'-0"

BASEMENT TRAVEL DISTANCE AND OCCUPANT LOAD MEET IBC 2009 REQUIREMENTS FOR SINGLE EXIT



⑤ LIFE SAFETY SECTION
1/8" = 1'-0"

WOOD TRIM
DETAILS REPLACED
WITH
NONCOMBUSTIBLE
COMPOSITE TRIM

BLOCKING
PROVIDED AT
ANY GAPS
BETWEEN TOP OF
WALL AND ROOF

FIRE RATED
PLYWOOD FOR
ROOF SHEATHING

BLOCKED IN
OPENINGS OR
1HR RATED
WINDOWS

1HR RATED WALL

AGREEMENT

AGREEMENT, made this ____ day of September, 2018, by and between **206 Court Street, LLC**, hereinafter ("206") and The Black Heritage Trail of New Hampshire, hereinafter ("BHT") as follows:

WHEREAS, 206 is the owner of the property located at 206 Court Street in Portsmouth, New Hampshire which abuts property owned by BHT located at 222 Court Street in said Portsmouth; and

WHEREAS, 206 is in the process of renovating and expanding the structure at 206 Court Street and performing site work on the property, including placement of Porous Pavement adjacent to the property of BHT; and

WHEREAS, 206 has offered to prepare and place porous pavement upon a portion of the property of BHT as shown on the Site Plan of 206 submitted to the City of Portsmouth; and

WHEREAS, BHT has agreed to allow 206 to perform the placement of porous pavement upon the BHT property and to accept as a donation from 206, the dollar value of the work performed by 206 on the BHT property; and

WHEREAS, the parties are desirous of a written agreement setting forth the forgoing;

NOW THEREFORE, the parties hereto agree as follows:

1. 206 shall prepare the site and place porous pavement upon the property of BHT as shown on a plan entitled "Site Development 206 Court Street" prepared by Ambit Engineering, dated September 10, 2018 and submitted to the City of Portsmouth, Planning Department, at the sole cost and expense of 206.
2. BHT agrees to authorize Ambit Engineering and Bernard Pelech to represent their interest before The City of Portsmouth Planning Board regarding approval of the Site Plan.
3. BHT agrees to credit as a donation by 206 the cost of the preparation and placement of porous pavement upon the BHT property.

4. BHT agrees to allow access by 206, its contractors and employee onto the property at 222 Court Street for the purpose of performing the work as aforesaid.
5. BHT agrees to indemnify and hold harmless, 206, its contractors, agents, and employees from any and all claims and causes of actions arising from or as a result of the aforesaid work to be performed by 206 upon the property of BHT.
6. 206 agrees to perform said work as aforesaid in a timely and workmanlike manner.

206 Court Street, LLC

Date: _____

By: _____
Todd Adelman, Member

The Black Heritage Trail of New Hampshire

Date: _____

By: _____
Robert Thompson, President

**STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM**

_____, 2018

Personally appeared the above-named **Todd Adelman, Member of 206 Court Street, LLC**, known to me or satisfactorily proven to be the person named herein and acknowledged the foregoing instrument to be his voluntary act and deed, executed for the purposes therein contained, in his said capacity.

Before me,

Notary Public
My commission expires:

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

_____, 2018

Personally appeared the above-named **Robert Thompson, President of The Black Heritage Trail of New Hampshire**, known to me or satisfactorily proven to be the person named herein and acknowledged the foregoing instrument to be her voluntary act and deed, executed for the purposes therein contained.

Before me,

Notary Public
My commission expires:

CITY OF PORTSMOUTH New Hampshire

CONDITIONAL USE PERMIT APPLICATION

Department Use Only

Assessor Plan # _____
Zone _____

Lot # _____
Lot area _____

Date _____
Fee _____
By _____

Applicant 206 COURT STREET, LLC Owner of Record Applicant

Applicant Street Address 206 PORTLAND AVE Owner Street Address _____

Applicant City / State / Zip Rollingford NH Owner City / State / Zip _____
03069

Applicant phone (____) _____ Owner phone (____) _____

Applicant e-mail _____

Location (street address) of proposed work: 206 COURT ST

Existing Use: VACANT

All applications must file an online building permit application (<https://portsmouthnh.viewpointcloud.com/#/1071>) or reference an existing one on file.

Building Permit Application # 28632

Requesting a Conditional Use Permit Per Section 10.112.52 of the Zoning Ordinance.

Provide a detailed description of the project, including reference to the relevant Zoning Sections and how the criteria of the Zoning Ordinance are met (Attach additional sheets as necessary):

THE PROJECT INVOLVES AN ADDITION TO THE EXISTING STRUCTURE AT 206 COURT ST TO CREATE 3 RESIDENTIAL UNITS, ONE PER FLOOR. THE PROJECT HAS RECEIVED APPROVAL FROM THE HDC, VARIANCES FOR PARKING STALL SIZE AND LOCATION, AND A FAVORABLE RECOMMENDATION FROM TAC ON 10/2/18. A CUP IS NEEDED PER 10.112.52 TO ALLOW 3 ON SITE PARKING SPACES WHERE 4 ARE REQUIRED BY 10.112.31. THE SUBJECT PROPERTY IS DIRECTLY ACROSS THE STREET FROM THE DOWNTOWN OVERLAY DISTRICT WHERE NO PARKING WOULD BE REQUIRED FOR THE PROJECT.

The undersigned certifies that all 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 form with original signatures, the application fee, twelve (12) packets of required plans and any supporting documents or photos, and an electronic file in PDF format of application and all submissions. 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 Planning Board Public Hearing for the above Conditional Use Permit.

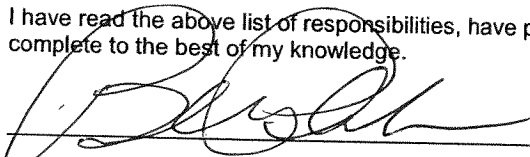
[Signature] ATTY FOR APPLICANT 10/3/18
Signature of Property Owner (If not owner, authorization to file on owner's behalf is required) Date

Please PRINT name here BERNARD W FELECH

**Applicant's Responsibilities
& Submission Requirements**

1. All applications for Conditional Use Permits (CUP) must be submitted to the Planning Department prior to the published deadline.
2. An online Building Permit application must also be filed or referenced for the project in order for the CUP application to be considered complete.
3. An applicant shall only be the owner of the property or the owner's authorized representative.
4. It is the obligation of the applicant to submit adequate plans and exhibits to demonstrate compliance with the criteria outlined in the Zoning Ordinance.
5. The applicant shall submit one (1) original and eleven (11) copies of the application and any plans, exhibits, and supporting documents.
6. If a Site Plan is submitted as supporting documentation to the application, the applicant shall submit four (2) full-size (22"x34") copies and six (10) reduced (11"x17").
6. The applicant shall provide electronic files in Portable Document Format (PDF) of all submittals.
7. The Planning Department reserves the right 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.

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.



10/3/18
(Applicant's Signature, date)

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

- Provide neat and clearly legible plans and copies
- 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

This permit application is intended for the conditional use permit requests for the following relevant sections of the Zoning Ordinance:

- Section 10.720 – Flexible Development – Open Space PUD/Residential Density PUD
- Section 10.835 – Accessory Drive-through Uses
- Section 10.5A43.43 – Building Footprint (CD4, CD4-W, CD5)
- Section 10.5A46.22.1(f) – Community Space on a separate lot
- Section 10.5A46.23 – Community Space excess credit
- Section 10.5B25.20 – Excess dwelling units per building (Gateway Neighborhood Mixed-Use Districts)
- Section 10.5B41.10 – Development Site approval (Gateway Neighborhood Mixed-Use Districts)
- Section 10.5B72 – Density Bonus Incentives (Gateway Neighborhood Mixed-Use Districts)
- Section 10.862 – Hours of Operation
- Section 10.1112.52 – Maximum and Minimum Number of Parking Spaces
- Section 10.1112.62 – Shared parking on separate lots