

**ATTN: Historic District  
Commission**

**RE: August 4, 2021 Meeting  
64 Vaughan Mall Restoration  
Portsmouth, NH 03801**

**Steve Wilson  
Hampshire Development Corp.  
41 Industrial Drive #20  
Exeter, NH 03833**

**CONTACT:  
Shayne Forsley  
Hampshire Development Corp.  
[Shayne.forsley@hdcgc.net](mailto:Shayne.forsley@hdcgc.net)  
603.997.2519**

# 64 Vaughan Mall

The property at 64 Vaughan Mall was acquired in September of 2020 from the Cabot House Group by the development team that successfully executed the re-development of the Connie Bean Center at 135-143 Daniel St. and The Provident Condominium at 25 Maplewood Ave. in Portsmouth. Principle Steven Wilson and Hampshire Development Corp. have operated since 1984 and have been involved in the successful construction and renovation of dozens of historic urban properties in the southeastern NH and northeastern Massachusetts regions. Our principal goal for the property at 64 Vaughan Mall will be to bring the site and existing structure up to current codes while restoring the main building to its original architecture.

Built in the late 19th century as a 3 story brick and heavy timber structure with a flat roof and full basement (36' x 75'), the building was originally owned and occupied by the Margeson Bros Furniture Co.. Early in the 20th century, the building was more than doubled in size 36' x 140' toward what is now the Worth Parking Lot with an addition constructed of essentially the same materials and form. A single story "modern" block addition with a shed roof was added mid century toward the rear facing Hanover St. and was utilized as a loading dock for shipping and receiving for Cabot Furniture. Notably, in 1993 Artist Robert Wyland received the owners permission to allow a mural of his design to be painted by a group of regional amateur artists on the side of the building facing the Worth lot. This mural quickly became a landmark of sorts referred to as the Whaling Wall. However through inappropriate preparation and application of paints, the mural has significantly deteriorated the facade of the building.

The only public access to the building is via the 75' of frontage on the Vaughan Mall leaving long expanses of blank walls along the Worth Parking Lot (145'), the rear alley (135') and the Hanover St. frontage (80') with no entry or other focal points. This provides no pedestrian interface with the building on three sides. In fact, circumnavigating the building on foot requires walking in active vehicle traffic lanes for an extended distance with no connectivity to the building or the Vaughan Mall from Maplewood Ave., Hanover St. or the rest of downtown to the West, South and Easterly directions.

The current condition of the building is widely substandard. The building in its existing condition presents many challenges to the developer, designers, and contractors associated with any renovation and

rehabilitation. The building is largely void of modern utility and mechanical systems with existing water, sewer, drainage, HVAC and fire protection all failing to meet modern standards or capacities.

The structure itself has not received any significant upgrades or improvements in over 70 years. The roof has failed in areas allowing moisture penetration and now threatens the integrity of the structure. Additionally most of the original windows have been infilled and the brick facade has been painted on four sides with a product that has trapped moisture, causing extensive spalling of the masonry. The inside of the existing structure, although retaining some very worthwhile architectural features and wide open space with high ceilings etc., is laden with asbestos and other environmental contaminants which must be removed and remediated. Finally the shape and size of the structure present a very monolithic and unappealing facade that does not enhance its surroundings, promote its history or engage the pedestrian at the street level.

In light of the building and site conditions we are uniquely qualified to rehabilitate and remediate the structure, and with the cooperation of the City, we will be able to convert this property to an attractive mixed use project that will make a significant contribution to the vibrancy of the Vaughan Mall and its strategic location in downtown Portsmouth. Our proposal will truly complement and enhance the City's architectural and historic character and contribute to its sense of place.

Currently underway, our first step is to remediate the hazardous waste conditions and perform select demolition of the interior. We are conducting tests to analyze the feasibility and best methods for removing the coatings and restore the historic facades. Our structural engineers have provided detailed analysis and preliminary plans for rehabilitation of the structure to current standards while maintaining its historic character. Our specific plan for the property is illustrated by the accompanying plans and would be to provide vehicle parking and storage in the existing basement accessed from Hanover St.. The ground floor would be developed as a commercial use as required by current zoning and with the addition of a sidewalk, entries and storefronts along the Worth Parking Lot will serve to activate the Vaughan Mall area.

The revitalization and adaptive reuse of this building will require a minor reconfiguration of parking spaces, installation of curbing, brick sidewalks and landscaping in and adjacent to the Worth Lot. It will thus require the support and approval of the City. The results and impacts as illustrated by the attached site plan and elevations will be profoundly positive for the Worth Lot and Vaughan Mall. No net loss of

parking, improvements in ADA compliance for pedestrians and handicap parking, creation of significant green space annexed to the Vaughan Mall and completion of the pedestrian connection from Hanover St., Maplewood Ave., Worth Lot to the Vaughan Mall and their adjacent businesses are some of the highlights of our plan. It will balance the pedestrian and vehicular experience for this active area with no functional downside to either. Additionally, we propose to reactivate the existing infilled windows with new windows and doors being added to the previously blank wall (along the Worth Lot side of the building) with an emphasis on maintaining the historic value in form and function on all sides of the building.

To address the disproportionate massing of the existing buildings, we have transitioned the rear facade of the building to a different style to differentiate the two buildings adding texture and interest to the continuous wall plane. Importantly, a significant portion of the rear building facade was constructed of poured concrete and was covered by an attached building having no relationship to the architecture of the main building.

In closing we are extremely excited to begin the process of working with the City to design and redevelop this significant property to better serve the community and its future occupants. To that end we are looking forward to listening to your input and ideas as we continue to refine the building and site designs.

Warm Regards

Steven Wilson



# 64 VAUGHAN MALL BUILDING RESTORATION

64 Vaughan Mall,  
Portsmouth, New Hampshire

Assessor's Parcel 126, Lot 1

Issued for: TAC

Plan Issue Date:

June 21, 2021

**Owner:**

64 Vaughan Mall, LLC

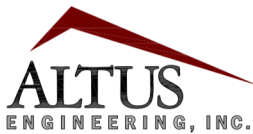
41 Industrial Drive  
Exeter, NH 03833

**Applicant:**

Hampshire  
Development Corp.

41 Industrial Drive  
Exeter, NH 03833  
(603) 778-9999

**Civil Engineer:**



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

**Architect:**

JSA Design

273 Corporate Drive, Suite 100  
Portsmouth, NH 03801  
(603) 436-2551

**Surveyor:**

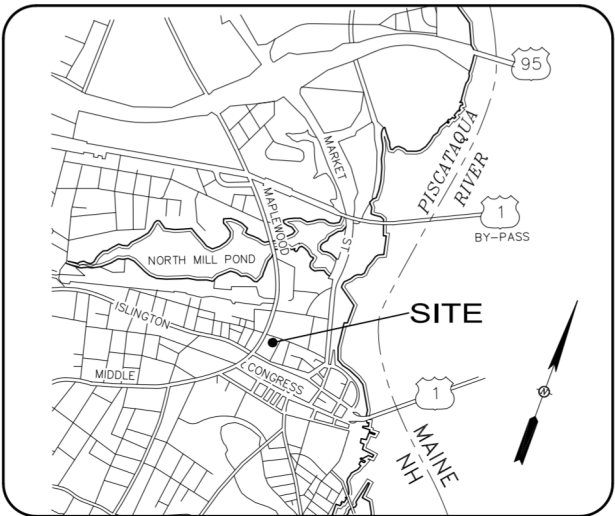
James Verra

& Associates Inc.

LAND SURVEYORS

101 SHATTUCK WAY, SUITE 8  
Newington, New Hampshire  
03801-7876

Tel 603-436-3557



LOCUS MAP  
Not to Scale

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Architectural Plans - Proposed  
Materials - Proposed  
Spacing & Massing - Elevation Study

**Sheet No.**

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4  
5  
A1 - A14  
M1 - M7  
6





*Aerial Photograph of 64 Vaughan Mall Property*





*Margeson Bros. Furniture Store; Photograph circa ~1910-1920*

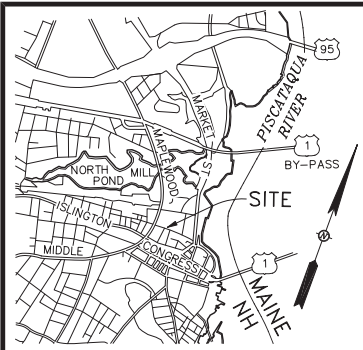












TEMPORARY BENCHMARK TABLE

TBM#	DESCRIPTION	ELEV.
1	SURVEY NAIL SET IN TOP OF GRANITE CURBING	12.81
2	BOLT W/ "X" OUT - HYDRANT TOP FLANGE	13.58
3	SURVEY NAIL SET IN TOP OF TRANSFORMER PAD	17.71
4	TOP RIGHT OUTSIDE CORNER OF CONCRETE STEP	15.62

DRAIN TABLE

CB# 1	RIM EL= 17.62
CB# 2	RIM EL= 13.77
(1) INV OUT 12"RCP=	10.12
CB# 3	RIM EL= 11.98
(1) INV OUT 12"HDPE=	7.74
CB# 4	RIM EL= 9.57
(1) INV OUT 12"PVC=	7.32±
W/ TRAP ON OUTLET	

CB# 3763	RIM EL= 14.71
(1) INV OUT 12"RCP=	12.03
CB# 3764	RIM EL= 15.05
WATER LEVEL=	11.10
CB# 3765	RIM EL= 15.35
PLUGGED	13.5±

CB# 3766	RIM EL= 17.59
CB# 25851	RIM EL= 16.26
(1) INV IN 12"HDPE=	12.08
(2) INV OUT 12"HDPE=	12.01
CB# 25852	RIM EL= 16.81
(1) INV IN 10"HDPE=	12.29
(2) INV OUT 12"HDPE=	12.26

CB# 25853	RIM EL= 17.12
(1) INV OUT 10"HDPE=	12.78
DMH# 1	RIM EL= 13.75
(1) 12"RCP (PLUGGED)	
(2) INV IN 12"RCP=	9.76
(3) INV IN 18"RCP=	8.75
(4) 12"RCP (PLUGGED)	
(5) INV OUT 12"RCP=	8.77

DMH# 2	RIM EL= 9.68
(1) INV IN 6"PVC=	7.10
(2) INV OUT 12"RCP=	6.99
DMH# 5195	RIM EL= 12.56
(1) INV IN 12"HDPE=	6.81
(2) INV IN 12"HDPE=	6.11
(3) INV IN 12"RCP=	5.92

DMH# 5197	RIM EL= 10.14
(1) INV IN 12"RCP=	6.79
(2) INV IN 12"RCP=	6.83
(3) CL FLOW 36"RCP=	5.26
DMH# 5198	RIM EL= 12.50
(1) INV IN (2) 12"PVC=	5.95
(2) INV IN 12"RCP=	7.60
(3) CL FLOW 36"RCP=	5.85

DMH# 5202	RIM EL= 15.14
(1) INV IN 12"RCP=	11.47
(2) INV IN 12"RCP=	11.51
(3) INV IN 18"RCP=	9.96
(4) INV IN 12"RCP=	11.60
(5) INV OUT 18"RCP=	9.91

DMH# 5203	RIM EL= 17.38
(1) INV IN 12"DI=	13.82
(2) INV IN 15"CI=	11.30
(3) INV IN 12"CI=	11.83
DMH# 25178	RIM EL= 12.66
(1) INV IN 12"HDPE=	7.48
(2) 12"HDPE W/ TRAP	

SEWER TABLE

SMH# 1	RIM EL= 11.80
(1) INV OUT 4"PVC FM=	7.47
SMH# 2	RIM EL= 11.53
(COULD NOT OPEN)	

SMH# 1567	RIM EL= 12.96
(1) PLUGGED	
(2) INV IN 12"RCP=	5.19
(3) INACTIVE	
(4) INV OUT 12"_____	4.71

SMH# 1568	RIM EL= 12.86
(1) INV IN 8"PVC=	4.88
(2) INV IN 12"_____	4.68
(3) INV IN 24"RCP=	5.05
(4) INV OUT 12"RCP=	6.83

SMH# 1570	RIM EL= 10.16
(2) INV IN 15"RCP=	3.74
SMH# 2306	RIM EL= 13.94
(1) INV IN 10"PVC=	6.86
(2) INV IN 24"RCP=	8.88
(3) INV IN 6"PVC=	11.24
(4) INV OUT 24"RCP=	6.83

(23" CSU PER DPW)	
SMH# 2307	RIM EL= 15.50
CL FLOW=	10.66
(OVAL RCP 18"X 18"H)	
(23" CSU PER DPW)	

LEGEND:

110-5	TAX SHEET - LOT NUMBER
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RCSC	ROCKINGHAM COUNTY SUPERIOR COURT
VGC	VERTICAL FACED GRANITE CURB
RWBL	MODULAR BLOCK RETAINING WALL
Ⓚ	PARK METER KIOSK
Ⓚ	BOLLARD
Ⓚ	SIGN
Ⓚ	HANDICAP SPACE
Ⓚ	LIGHT POLE
Ⓚ	UTILITY POLE WITH ARM & LIGHT
Ⓚ	ELECTRICAL MANHOLE
Ⓚ	ELECTRICAL CONDUIT
Ⓚ	ELECTRIC METER
Ⓚ	GAS SHUT OFF
Ⓚ	GAS VALVE
Ⓚ	WATER GATE VALVE
Ⓚ	WATER SHUT OFF VALVE
Ⓚ	HYDRANT
Ⓚ	FIRE CONNECTION
Ⓚ	CATCH BASIN
Ⓚ	DRAIN MANHOLE
Ⓚ	ROOF DOWNSPOUT
Ⓚ	SEWER MANHOLE
Ⓚ	DECIDUOUS TREE
Ⓚ	CONIFEROUS SHRUB
Ⓚ	DECIDUOUS SHRUB
Ⓚ	WATER LINE
Ⓚ	SEWER LINE
Ⓚ	DRAIN LINE
Ⓚ	GAS LINE
Ⓚ	UNDERGROUND ELECTRIC
Ⓚ	UNDERGROUND COMMUNICATIONS
Ⓚ	CEMENT CONCRETE
Ⓚ	BRICK PAVERS
Ⓚ	RETAINING WALL
Ⓚ	LANDSCAPED AREA
Ⓚ	SPOT GRADE
Ⓚ	SEE SIGNAGE TABLE
Ⓚ	SEE BUILDING ELEVATION TABLE
Ⓚ	EXISTING TRAFFIC FLOW SYMBOL

VAUGHAN MALL  
f.k.a. VAUGHAN STREET  
(A PUBLIC WAY - VARIABLE WIDTH)

LINE	BEARING	DISTANCE
L1	N 48°33'05" E	20.00
L2	N 49°44'19" E	19.83
L3	N 61°31'47" E	1.00
L4	S 49°44'19" W	20.06

ABUTTERS LIST

MAP-LOT	OWNER OF RECORD	DEED REF.
117-2	JAMER REALTY, INC. 80 HANOVER ST, PORTSMOUTH, NH 03801	3093/1283
117-4	SJW LTD C/O GENE FISK & ASSOCIATES, LLC 4 GREENLEAF WOODS DR, SUITE 102 PORTSMOUTH, NH 03801	2574/495
125-1	PARADE OFFICE, LLC C/O GATHARTS, PRIVATE INVESTMENTS 31 MILK STREET, SUITE 501, BOSTON, MA 02109	N/A
126-1A	NORTHERN TIER REAL ESTATE ACQUISITION & DEVELOPMENT, LLC C/O JOHN J. DUSSI 4 MOODY LN, WEST NEWBURY, MA 01985	4814/563
126-2	25 MAPLEWOOD AVENUE, LLC 41 INDUSTRIAL DR, EXETER, NH 03833	6068/2230
126-3	CITY OF PORTSMOUTH 1 JUNKINS AVE, PORTSMOUTH, NH 03801	4701/534

## NOTES:

- OWNER OF RECORD.....BENDETSON-PORTSMOUTH REALTY TRUST C/O CABOT HOUSE, INC., 10 INDUSTRIAL WAY, AMESBURY, MA 01913  
ADDRESS.....2402/1201  
DEED REFERENCE.....126-1  
TAX SHEET / LOT.....
- THIS PLAN IS BASED ON A FIELD SURVEY BY JAMES VERRA AND ASSOCIATES, INC. 3/2014, 4/2017 & 12/2019. ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS. HORIZONTAL DATUM: NAD 1983 (1986 ADJUSTMENT) PRIMARY BM: NHDOT 379-0150 (PORTSMOUTH TRAFFIC CIRCLE) VERTICAL DATUM: NAVD 1988 PRIMARY BM: CITY CONTROL POINT "ALBA"
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- SEE ROCKINGHAM COUNTY SUPERIOR COURT NOTICE OF DECISION DATED 3/18/2015, RCRD BOOK 5626, PAGE 1529. ALSO SEE STIPULATION DATED 1/30/2015, RCRD BOOK 5626, PAGE 1531.
- THE SUBJECT TRACT LIES IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0259E, EFFECTIVE DATE MAY 17, 2005, BY FEMA.

## REFERENCE PLANS:

- PLAT OF LAND, 64 VAUGHAN MALL, PORTSMOUTH, N.H., FOR BENDETSON-PORTSMOUTH REALTY TRUST, REVISED TO 9/17/2018, RCRD PLAN D-41080.
- CONDOMINIUM SITE PLAN, THE PROVIDENT CONDOMINIUM, 25 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., FOR 25 MAPLEWOOD AVENUE, LLC., DATED 12/20/2019, RCRD PLAN D-41922.
- EXISTING CONDITIONS PLAN, PROPOSED SITE DEVELOPMENT PLANS, 25 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., BY JAMES VERRA AND ASSOCIATES, INC., DATED 4/18/2017, NOT RECORDED.

PRELIMINARY  
SUBJECT TO CHANGE

SURVEYOR:

James Verra and  
Associates, Inc.  
LAND SURVEYORS101 SHATTUCK WAY - SUITE 8  
NEWINGTON, N.H. 03801- 7876  
603-436-3557  
JOB NO: 23524-A  
PLAN NO: 23524-A

ENGINEER:

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

ISSUED FOR:

ENGINEERING REVIEW

ISSUE DATE:

PRELIMINARY

REVISIONS

NO. DESCRIPTION BY DATE  
0 ENGINEERING REVIEW JV 2/3/20

DRAWN BY:

JCS

APPROVED BY:

JV

DRAWING FILE:

23524-A.DWG

SCALE:

22" x 34" - 1" = 20'  
11" x 17" - 1" = 40'

OWNER:

BENDETSON-PORTSMOUTH  
REALTY TRUST  
C/O CABOT HOUSE, INC.  
10 INDUSTRIAL WAY  
AMESBURY, MA 01913ASSESSOR'S PARCEL  
126-1

PROJECT:

PROPOSED SITE  
DEVELOPMENT  
PLANS64 VAUGHAN MALL  
PORTSMOUTH, N.H.ASSESSOR'S PARCEL  
126-1

TITLE:

EXISTING  
CONDITIONS  
PLAN

SHEET NUMBER:

Sheet 4

P5042



APPROVED BY THE PORTSMOUTH PLANNING BOARD

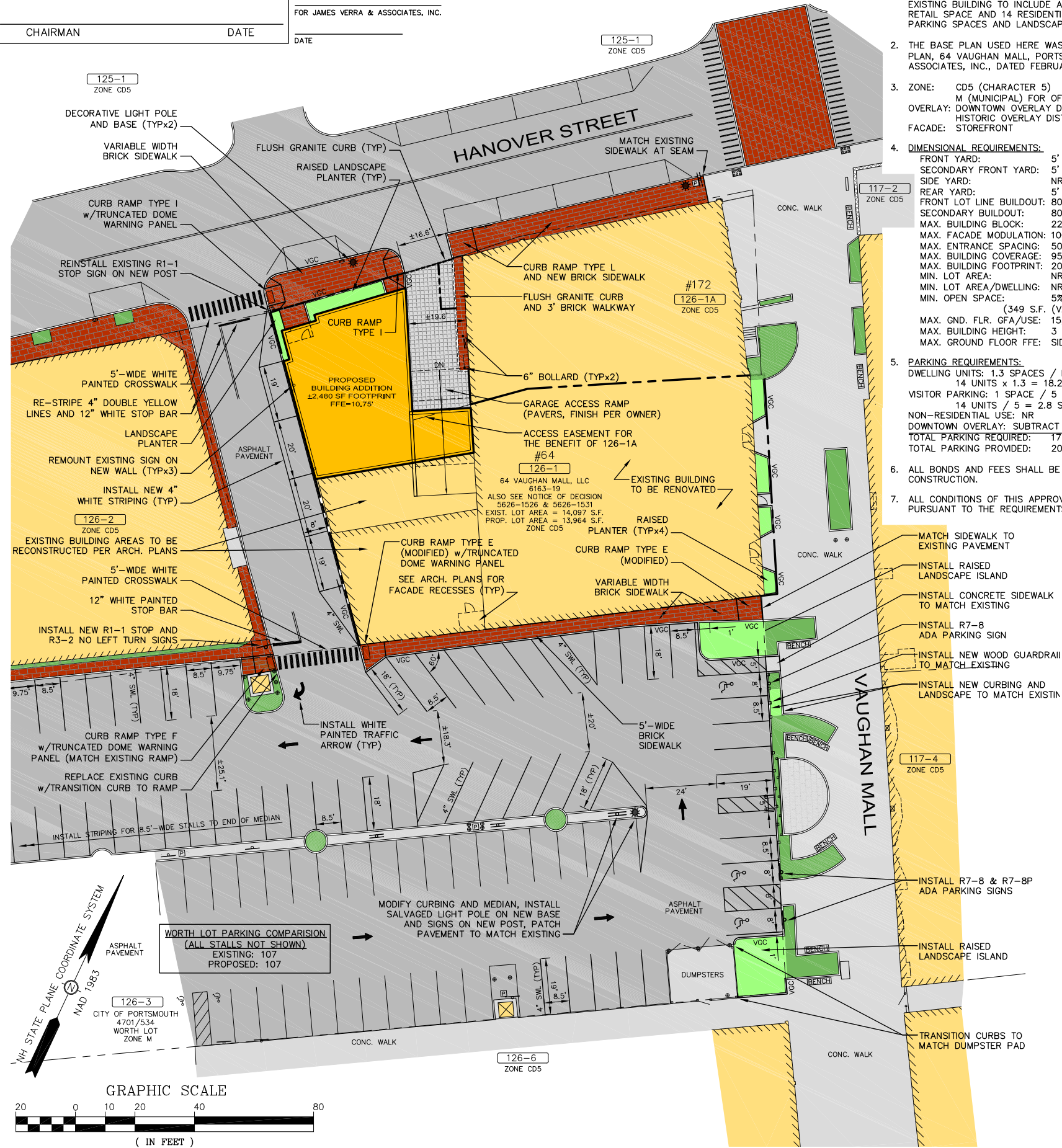
THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS ON THE SITE. RECORDING OF THIS PLAN WAS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR JAMES VERRA & ASSOCIATES, INC.

CHAIRMAN

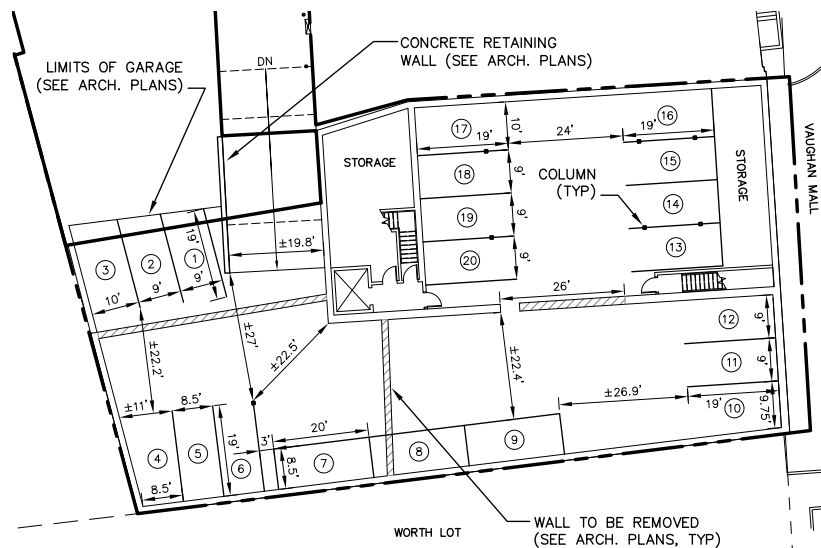
DATE

DATE



## NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE RETROFIT OF THE EXISTING BUILDING TO INCLUDE AN ADDITION, UNDERGROUND PARKING GARAGE, RETAIL SPACE AND 14 RESIDENTIAL UNITS ALONG WITH A SIDEWALK, MODIFIED PARKING SPACES AND LANDSCAPE ISLANDS ON THE ADJUTING WORTH LOT.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, 64 VAUGHAN MALL, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 3, 2020.
- ZONE: CD5 (CHARACTER 5)  
M (MUNICIPAL) FOR OFFSITE IMPROVEMENTS ON WORTH LOT  
OVERLAY: DOWNTOWN OVERLAY DISTRICT  
HISTORIC OVERLAY DISTRICT  
FACADE: STOREFRONT
- | DIMENSIONAL REQUIREMENTS: | EXISTING   | PROPOSED     |
|---------------------------|--|--------------|
| FRONT YARD:               | 5' MAX.  | 4.3'         |
| SECONDARY FRONT YARD:     | 5' MAX.  | 58.1'        |
| SIDE YARD:                | NR   | 0'           |
| REAR YARD:                | 5'   | 0.15'        |
| FRONT LOT LINE BUILDOUT:  | 80% WIDTH MIN.                                       | 100%         |
| SECONDARY BUILDOUT:       | 80% WIDTH MIN.                                       | 0%           |
| MAX. BUILDING BLOCK:      | 225'   | 80% (47')    |
| MAX. FACADE MODULATION:   | 100'   |              |
| MAX. ENTRANCE SPACING:    | 50'  |              |
| MAX. BUILDING COVERAGE:   | 95%  | 70.0%        |
| MAX. BUILDING FOOTPRINT:  | 20,000 S.F.  | 10,008 S.F.  |
| MIN. LOT AREA:            | NR   | 14,097 S.F.  |
| MIN. LOT AREA/DWELLING:   | NR   |              |
| MIN. OPEN SPACE:          | 5%   | 0% (0 SF)    |
|                           | (349 S.F. (VAUGHAN)) + 349 S.F. (HANOVER) = 698 S.F. | 5% (698 SF)  |
| MAX. GND. FLR. GFA/USE:   | 15,000 S.F.  | ±10,014 S.F. |
| MAX. BUILDING HEIGHT:     | 3 STORIES OR 40'                                     | ±40'         |
| MAX. GROUND FLOOR FFE:    | SIDEWALK GRADE +3'                                   |              |
- | PARKING REQUIREMENTS:  |
|--|
| DWELLING UNITS: 1.3 SPACES / DWELLING UNIT OVER 750 S.F.             |
| 14 UNITS x 1.3 = 18.2 SPACES REQUIRED                                |
| VISITOR PARKING: 1 SPACE / 5 DWELLING UNITS (FOR LOT w/OVER 4 UNITS) |
| 14 UNITS / 5 = 2.8 SPACES REQUIRED                                   |
| NON-RESIDENTIAL USE: NR  |
| DOWNTOWN OVERLAY: SUBTRACT 4 SPACES/LOT                              |
| TOTAL PARKING REQUIRED: 17 SPACES                                    |
| TOTAL PARKING PROVIDED: 20 SPACES (UNDERGROUND)                      |
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- AREA OF DISTURBANCE IS UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW, OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- 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
- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- SITWORK CONTRACTOR SHALL PREPARE A STAMPED AS-BUILT SITE PLAN STAMPED BY A LICENSED LAND SURVEYOR (LLS) & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
- TRASH AND RECYCLING SHALL BE STORED INSIDE BUILDING.
- THIS DEVELOPMENT IS SUBJECT TO LICENSING AGREEMENTS w/THE PORTSMOUTH CITY COUNCIL.
- RESTAURANTS SHALL NOT OCCUPY BUILDING WITHOUT THE INSTALLATION OF A GREASE TRAP MEETING CITY CODE.
- ALL SIDEWALKS TO BE CONSTRUCTED WITHIN PROJECT LIMITS SHALL BE BRICK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PORTSMOUTH DPW TO CONFIRM BRICK SPECIFICATIONS.
- STREET ADDRESSES FOR EACH USE SHALL BE DETERMINED BY PORTSMOUTH FIRE DEPARTMENT & DPW.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN ON THE PLAN, OR TRUCKED OFF SITE.
- | BUILDING USES BY FLOOR (BY FOOTPRINT, ACTUAL SPACE MAY VARY): |                          |
|---|--------------------------|
| BASEMENT:   | ±9,326 S.F. PARKING      |
| FLOOR 1:  | ±12,334 S.F. RETAIL      |
| FLOORS 2-4:   | ±12,488 S.F. RESIDENTIAL |
| TOTAL:  | ±59,124 S.F.             |



BASEMENT GARAGE PARKING LAYOUT

**ALTUS**  
ENGINEERING, INC.

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



NOT FOR CONSTRUCTION

ISSUED FOR:

TAC

ISSUE DATE:

JUNE 21, 2021

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	CLIENT REVIEW	EBS	05/21/20
1	TAC WORK SESSION	EBS	07/07/20
2	TAC	EBS	10/19/20
3	PB CONSULTATION	EBS	12/30/20
4	REV. BLDG. HEIGHT	EBS	01/26/21
5	TAC	EBS	03/22/21
6	REV. FOOTPRINT FOR HDC	EBS	04/08/21
7	TAC	EBS	04/19/21
8	TAC	EBS	05/19/21
9	TAC	EBS	06/21/21

DRAWN BY: EBS

APPROVED BY: EDW

DRAWING FILE: 5042-SITE.dwg

SCALE: 22"x34" 1" = 20'

11"x17" 1" = 40'

OWNER:

64 VAUGHAN MALL, LLC

41 INDUSTRIAL DRIVE  
EXETER, NH 0383

APPLICANT:

HAMPSHIRE  
DEVELOPMENT CORP.

41 INDUSTRIAL DRIVE  
EXETER, NH 03833

PROJECT:

64 VAUGHAN MALL  
BUILDING RESTORATION

TAX MAP 126, LOT 1

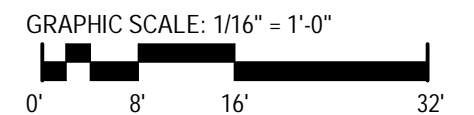
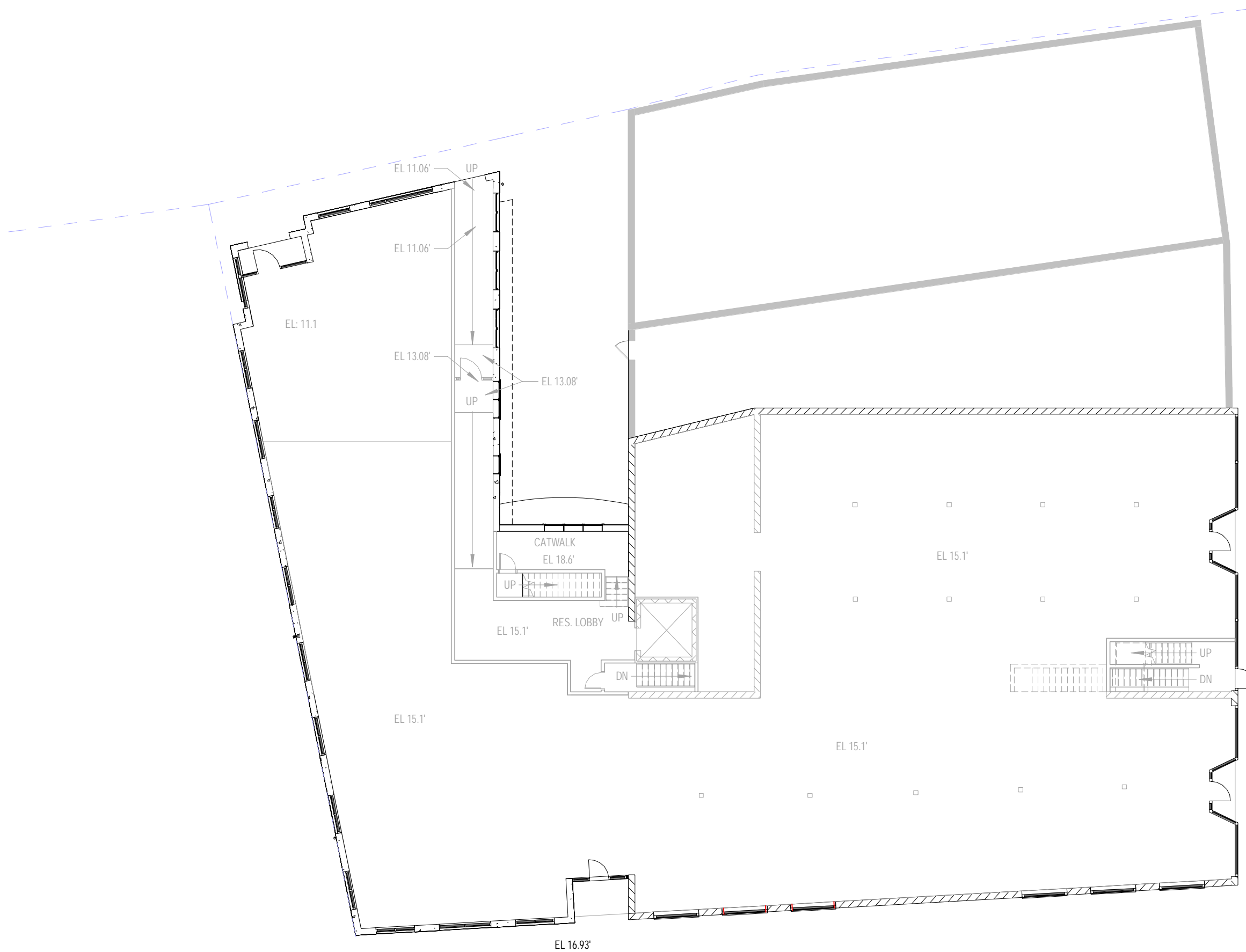
64 VAUGHAN MALL  
PORTSMOUTH, NH 03801

TITLE:

SITE PLAN

SHEET NUMBER:

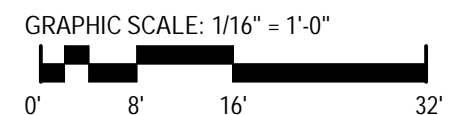
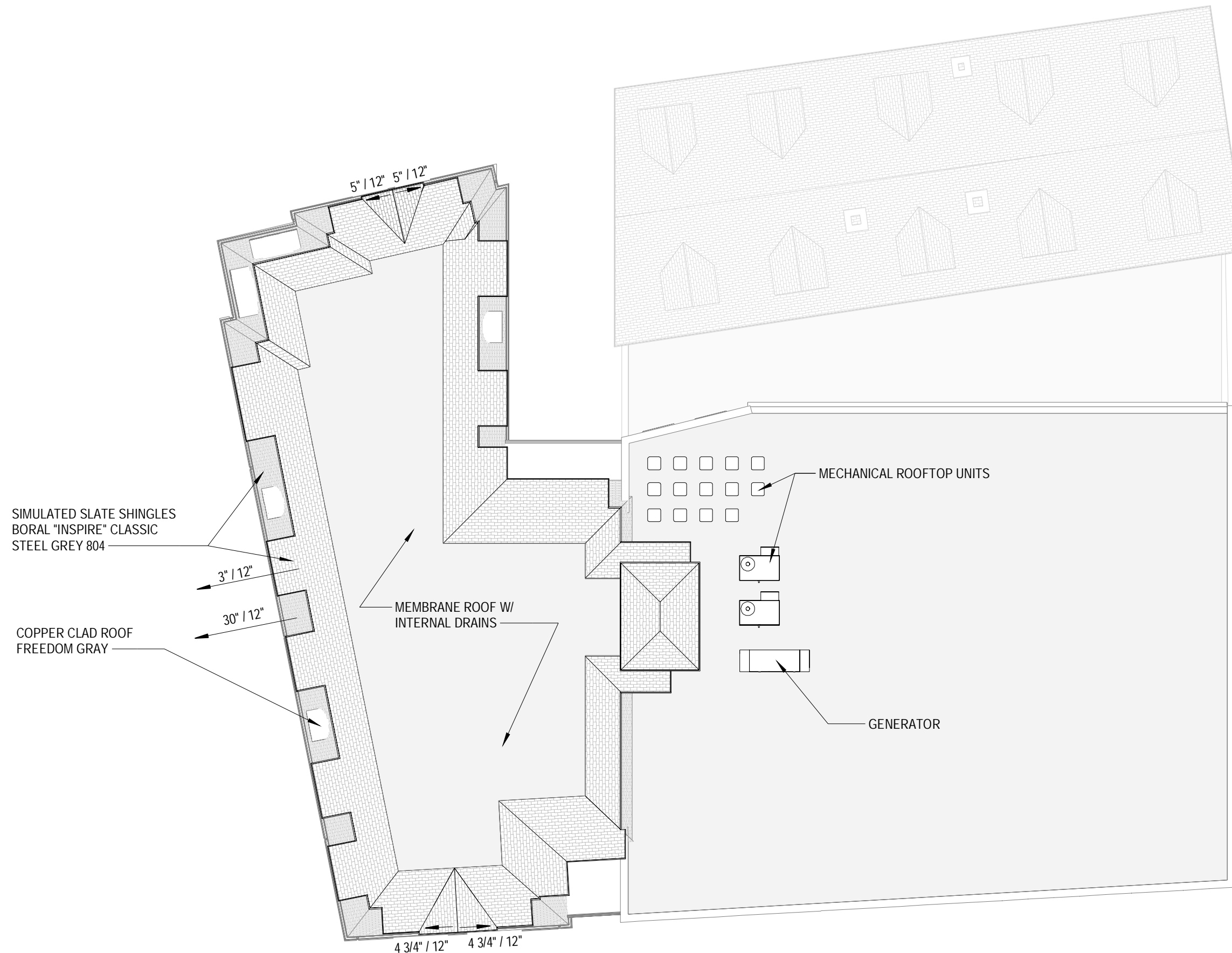
Sheet 5



**A1**

**FIRST FLOOR PLAN**  
**64 Vaughan Mall**  
07/28/2021  
SCALE: 1/16" = 1'-0"





**A2**

**ROOF PLAN**  
**64 Vaughan Mall**  
 07/28/2021  
 SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION  
1/16" = 1'-0"



2 EAST ELEVATION  
1/16" = 1'-0"

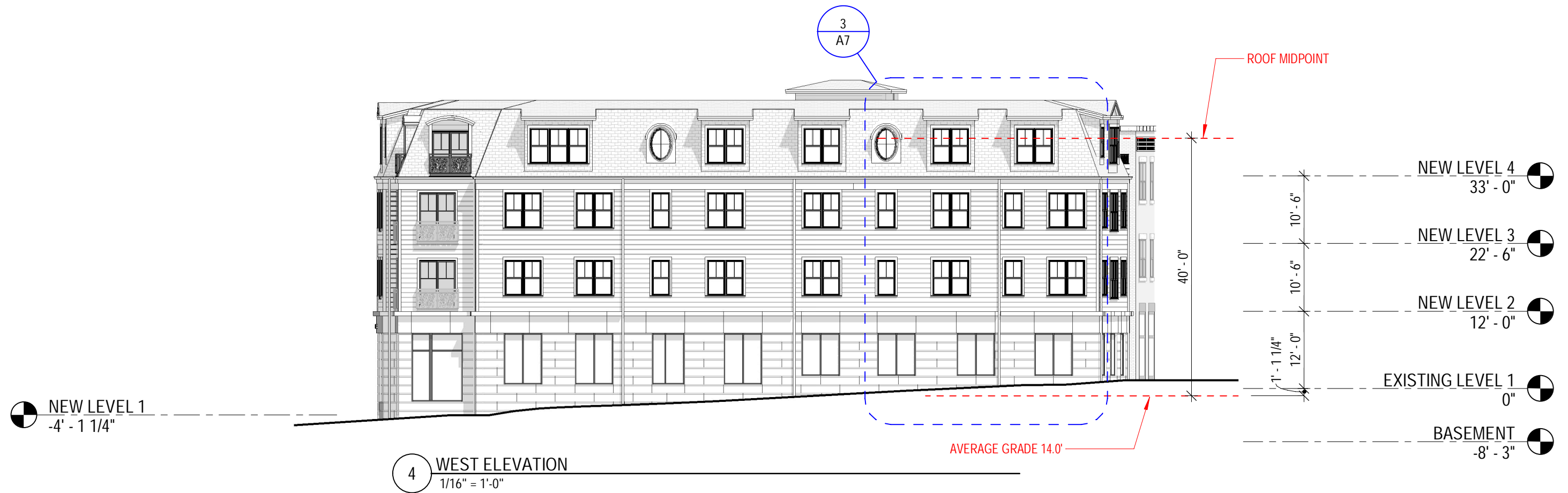
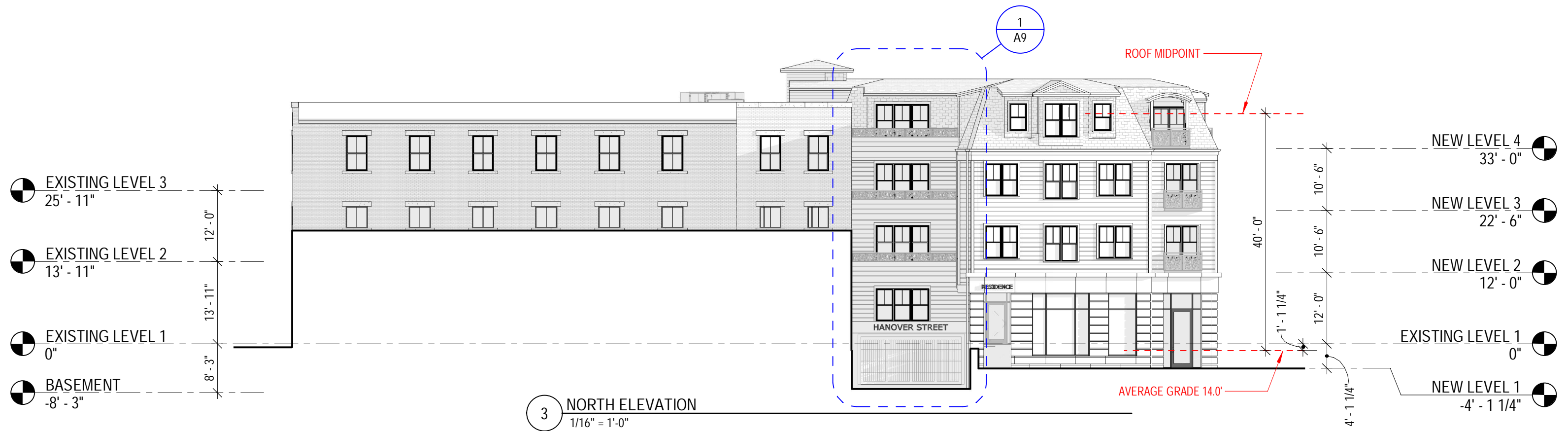
A3

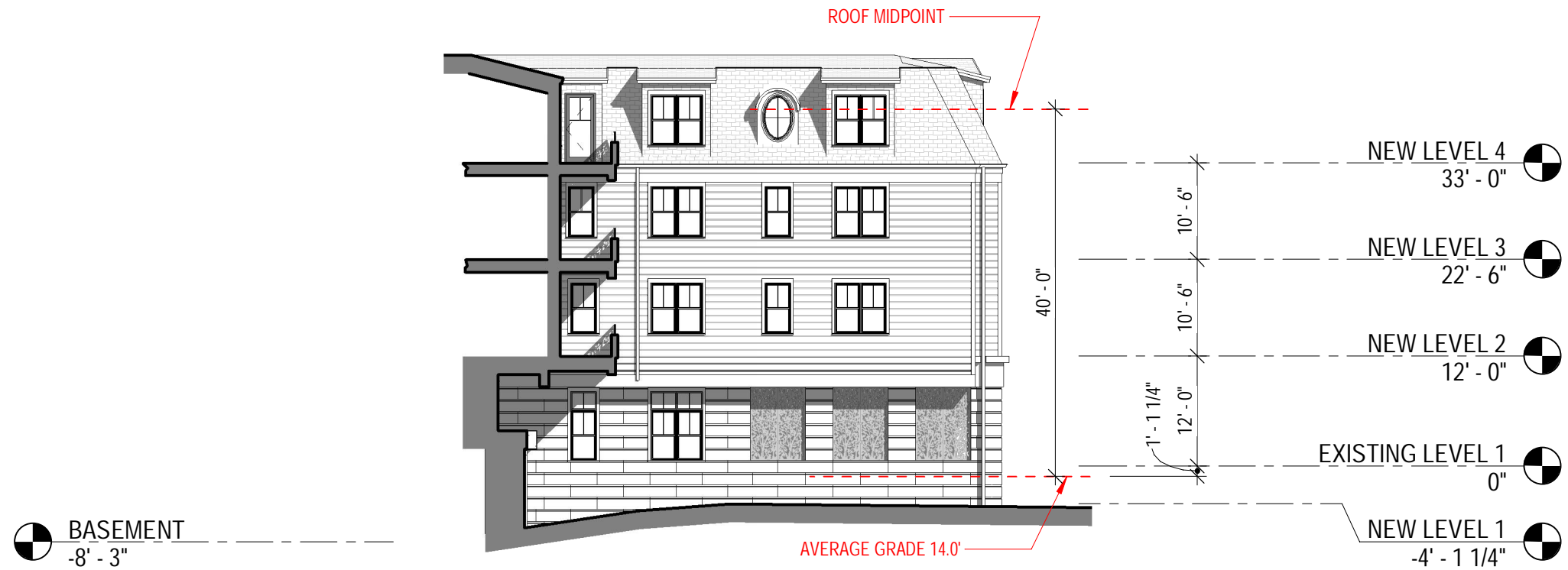
## EXTERIOR ELEVATIONS 64 Vaughan Mall

07/28/2021  
SCALE: 1/16" = 1'-0"



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PLANNERS  
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5 EXTERIOR ELEVATIONS - EAST ELEVATION @ DRIVEWAY  
1/16" = 1'-0"





2 VIEW 02



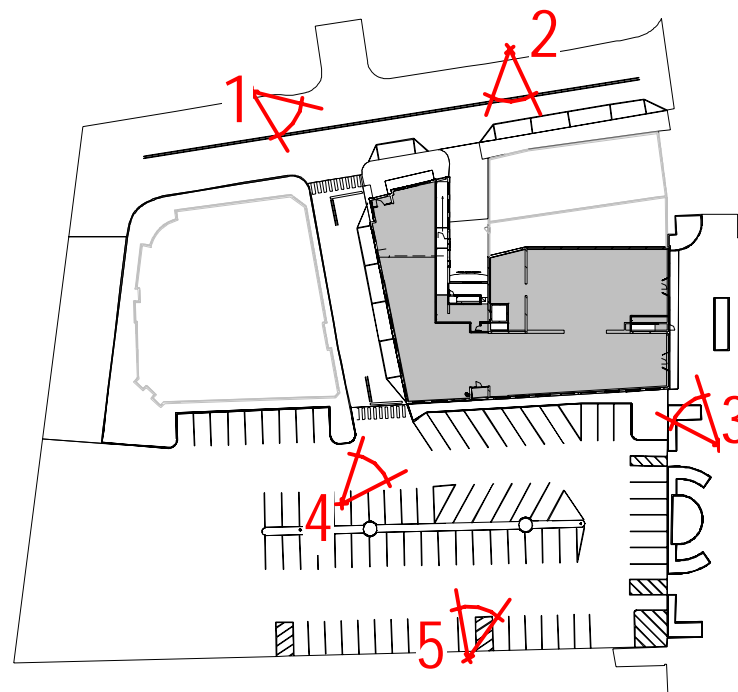
3 VIEW 03



4 VIEW 04



1 VIEW 01



P LEVEL 1 - PERSPECTIVE PLAN  
1" = 100'-0"



5 VIEW 05

A5

## PERSPECTIVE VIEWS 64 Vaughan Mall

07/28/2021

SCALE: 1" = 100'-0"



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A5.1

ENLARGED HANOVER ST VIEW 01  
64 Vaughan Mall

07/28/2021  
SCALE:



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A5.2

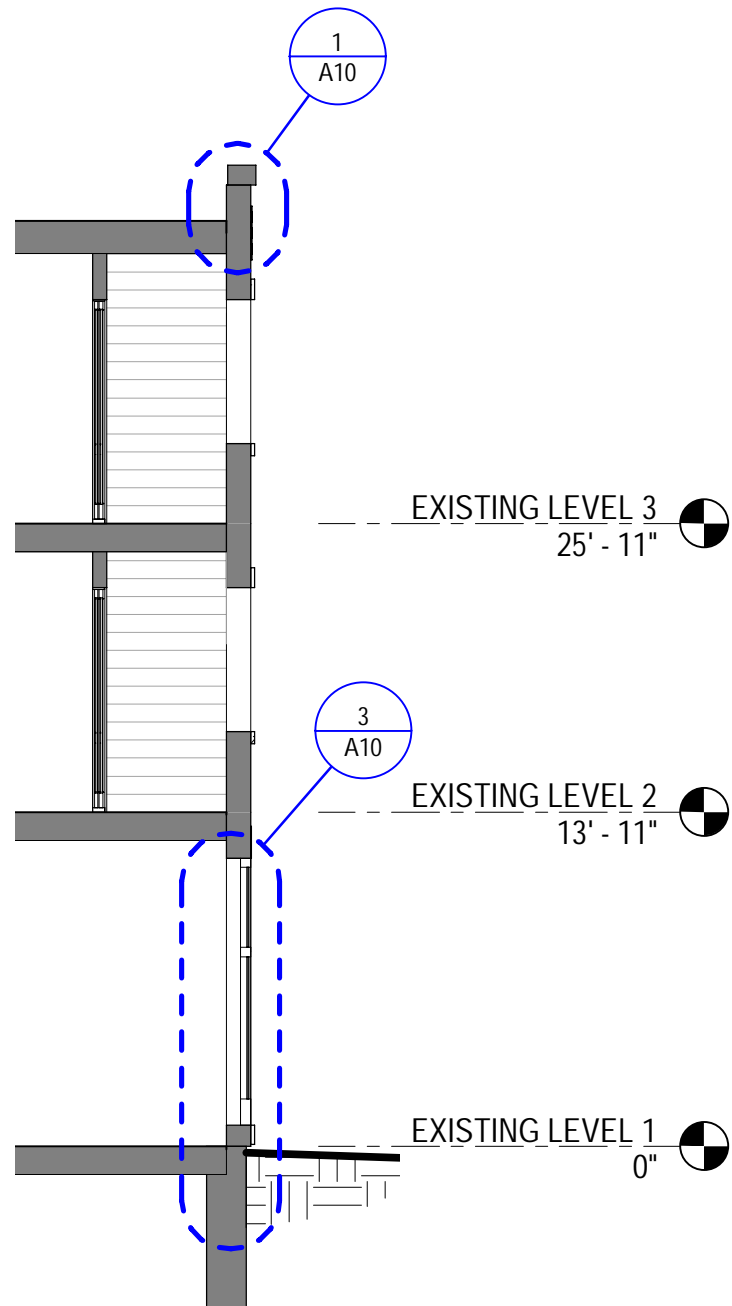
ENLARGED HANOVER ST VIEW 02  
64 Vaughan Mall

07/28/2021  
SCALE:

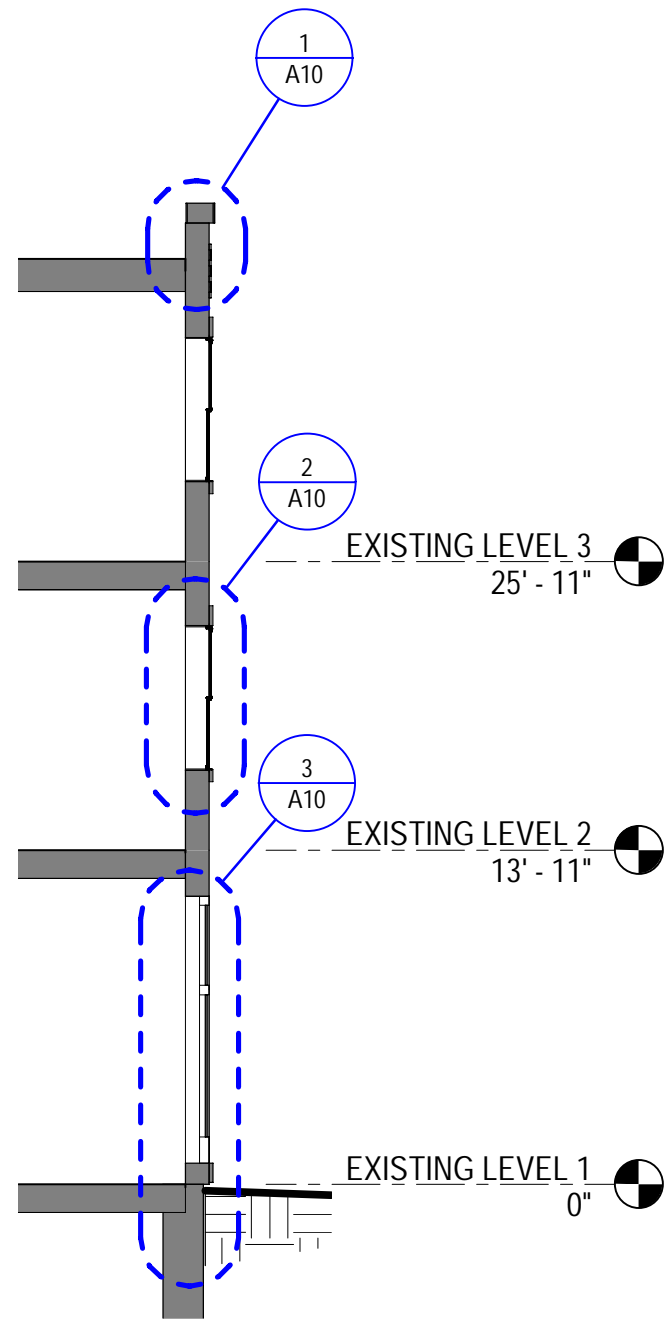


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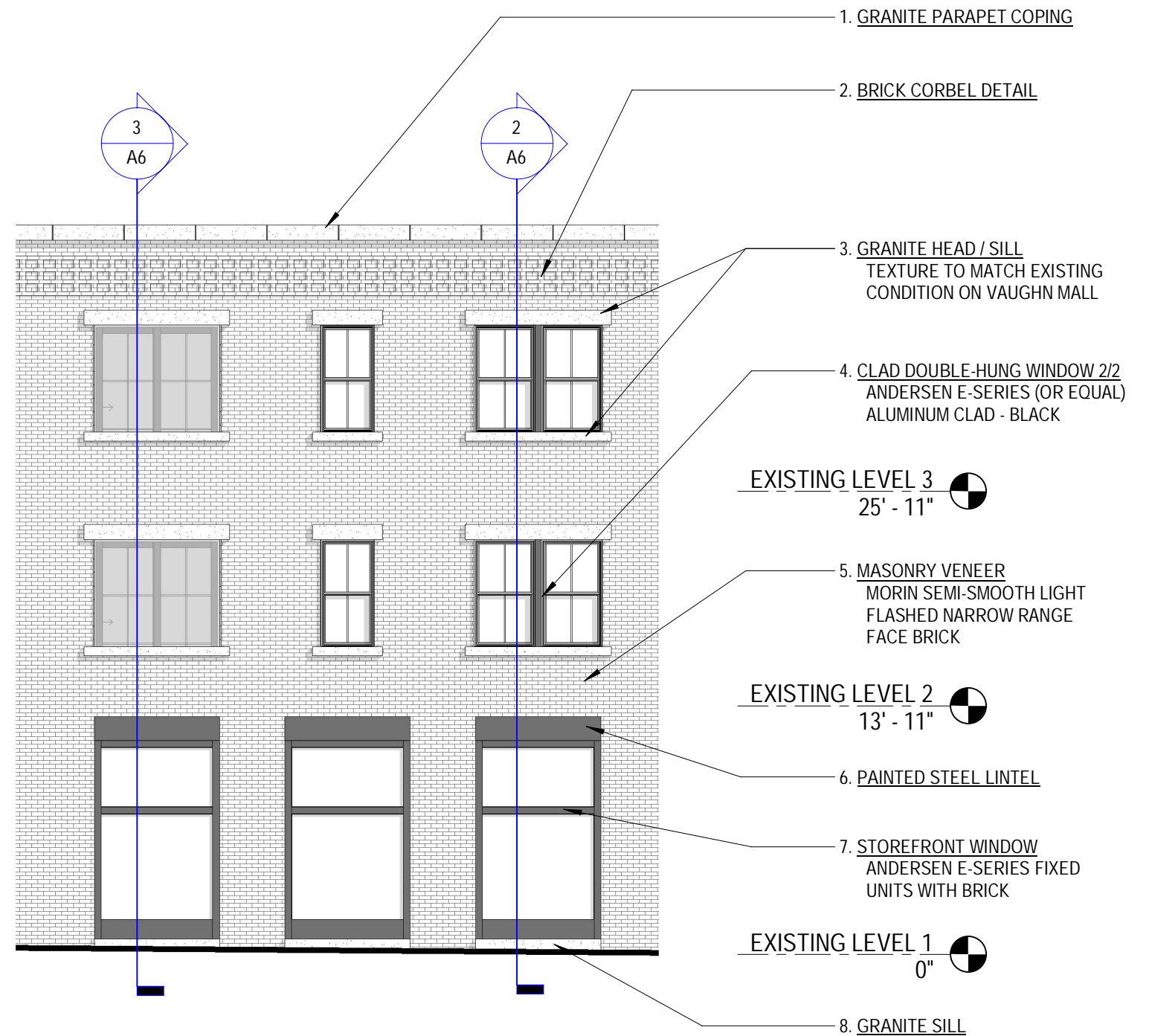
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3 EXISTING BUILDING SECTION - RECESSED DECK  
1/8" = 1'-0"



2 EXISTING BUILDING SECTION  
1/8" = 1'-0"



1 PARTIAL EXISTING ELEVATION - SOUTH ELEVATION  
1/8" = 1'-0"

A6

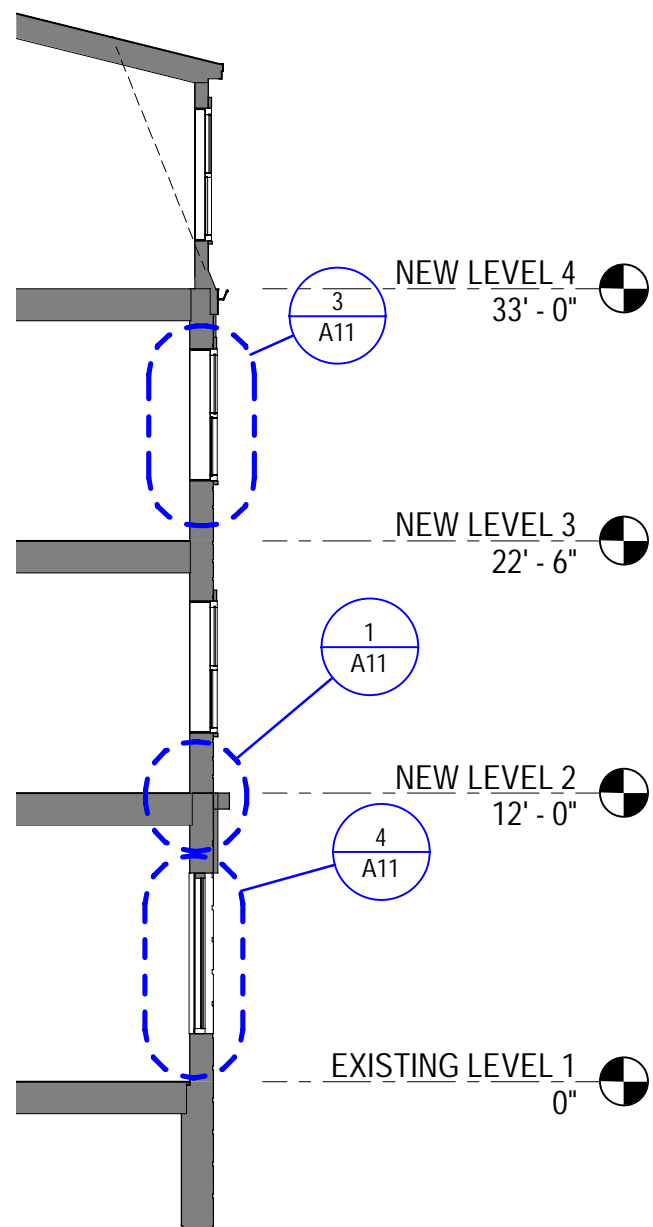
## EXTERIOR ELEVATION - MATERIAL LEGEND 64 Vaughan Mall

07/28/2021  
SCALE: 1/8" = 1'-0"

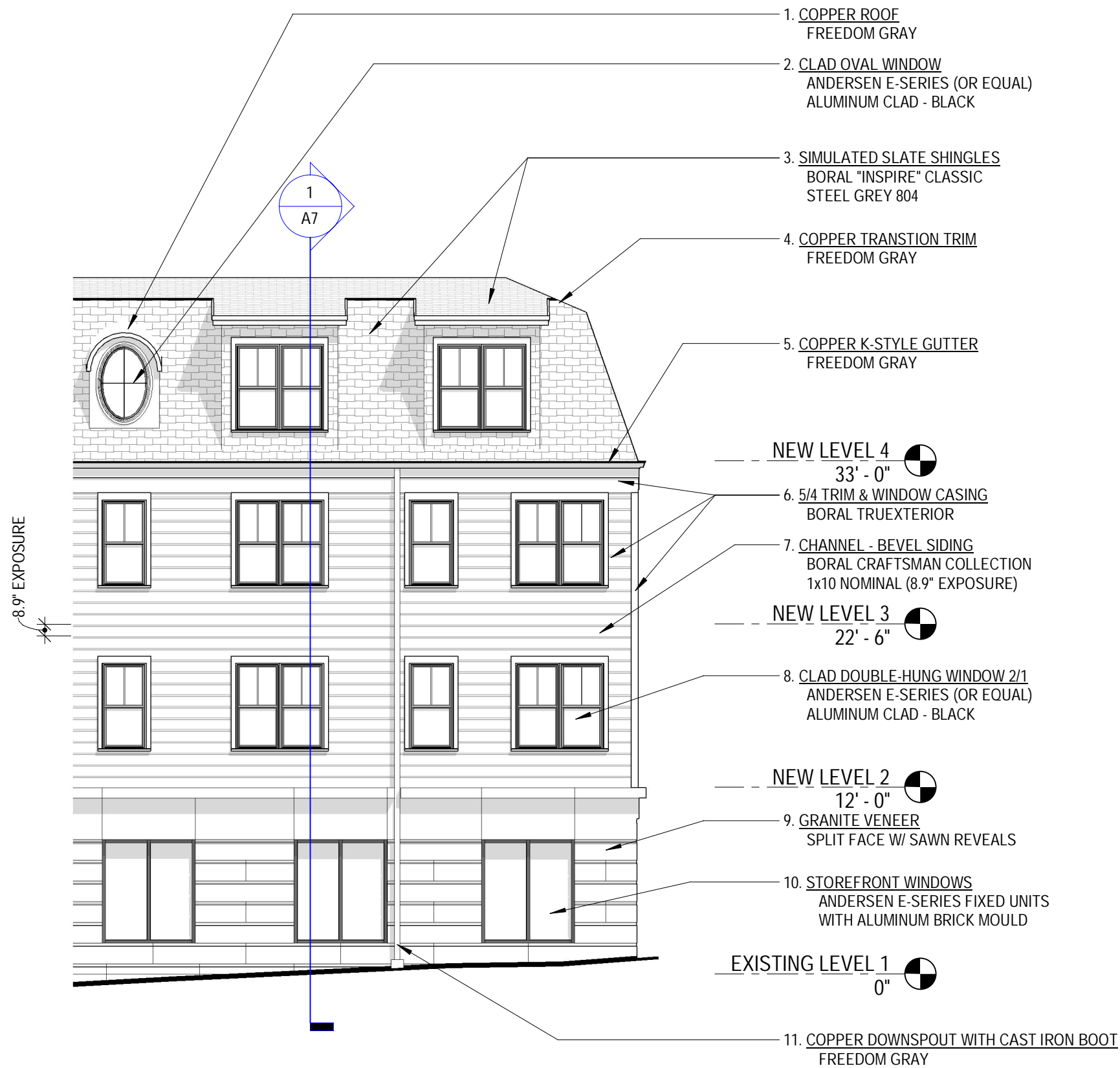


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1 WALL SECTION - WEST ELEVATION  
1/8" = 1'-0"



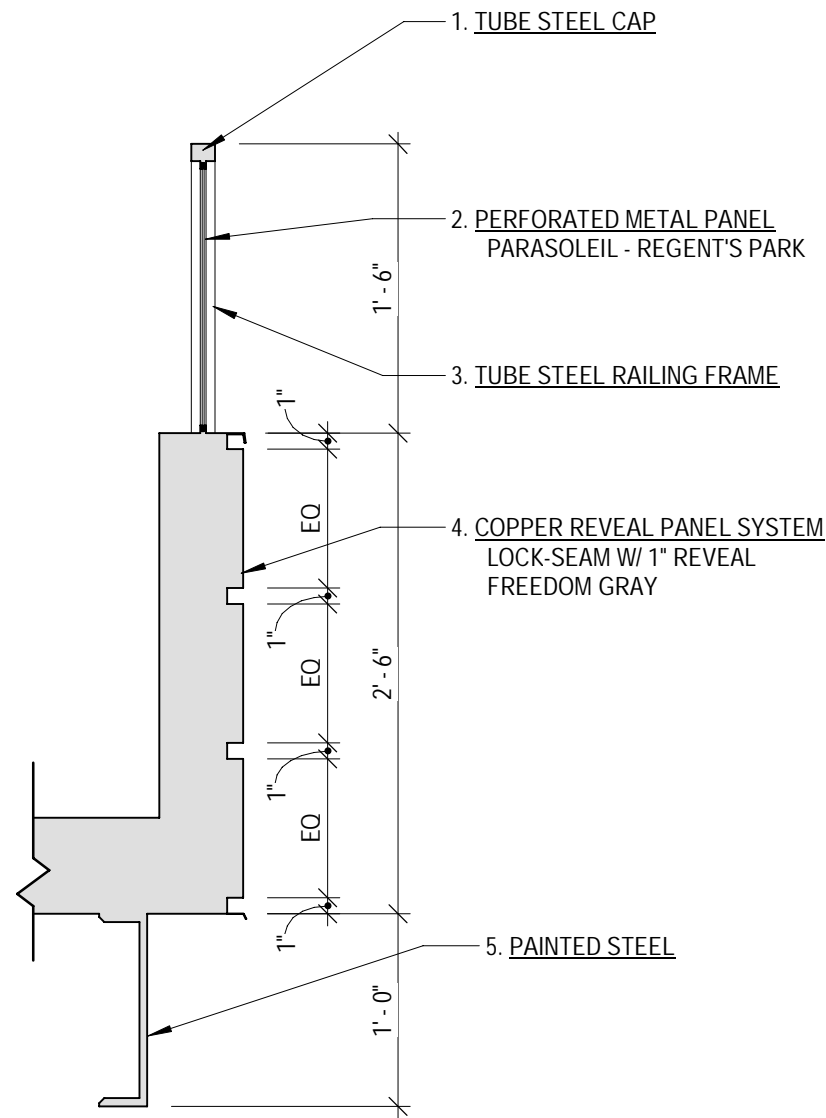
3 PARTIAL NEW ELEVATION - WEST ELEVATION  
1/8" = 1'-0"

A7

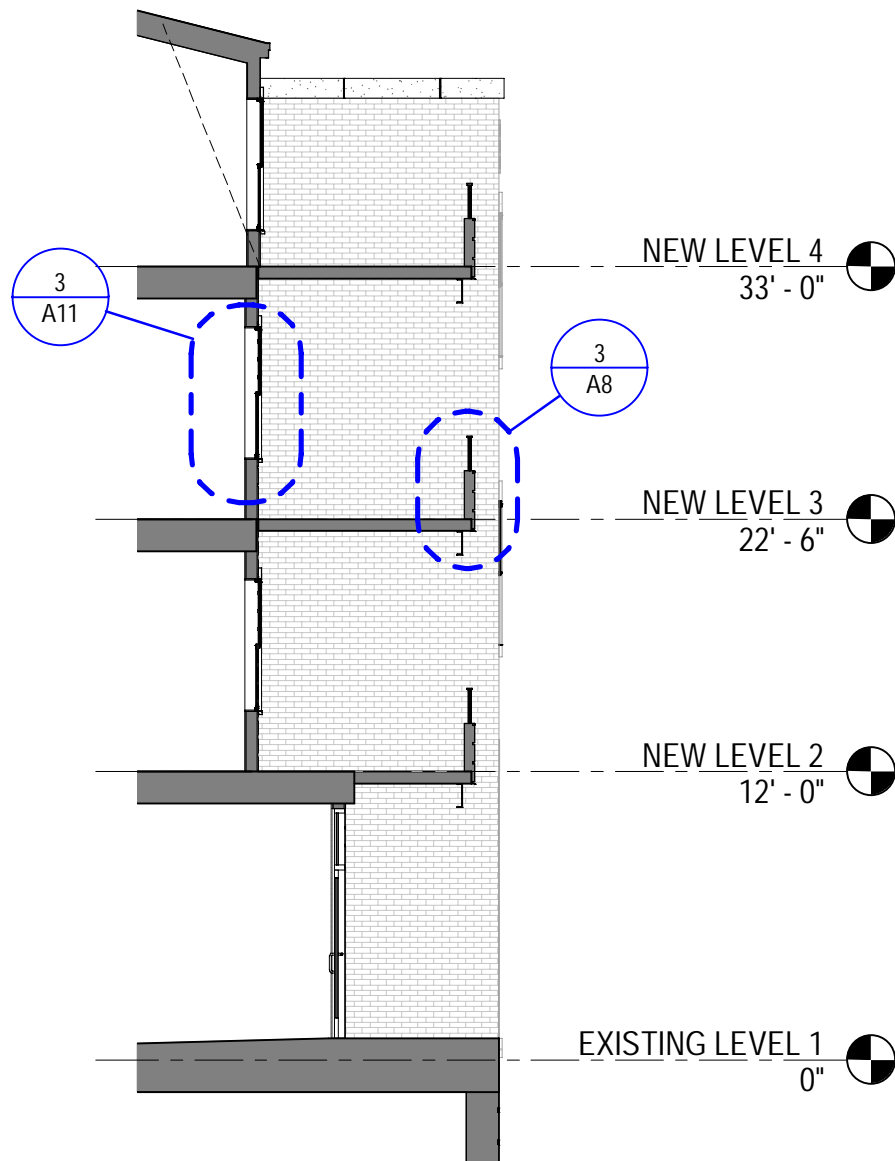
## EXTERIOR ELEVATION - MATERIAL LEGEND

### 64 Vaughan Mall

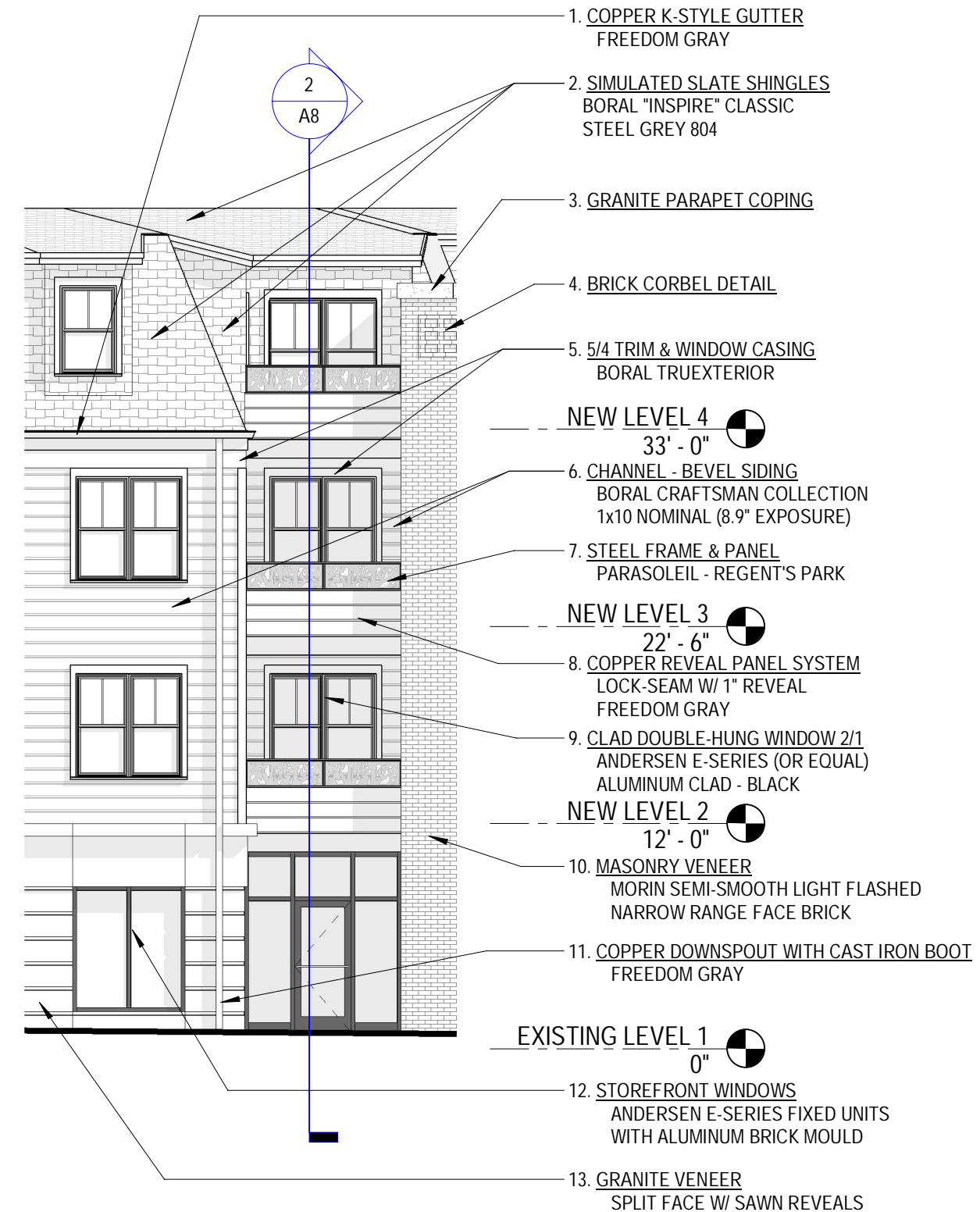
07/28/2021  
SCALE: 1/8" = 1'-0"



3 TYPICAL DECK RAILING  
1" = 1'-0"



2 DECK SECTION  
1/8" = 1'-0"



1 PARTIAL NEW ELEVATION - SOUTH ELEVATION  
1/8" = 1'-0"

A8

## EXTERIOR ELEVATION - MATERIAL LEGEND

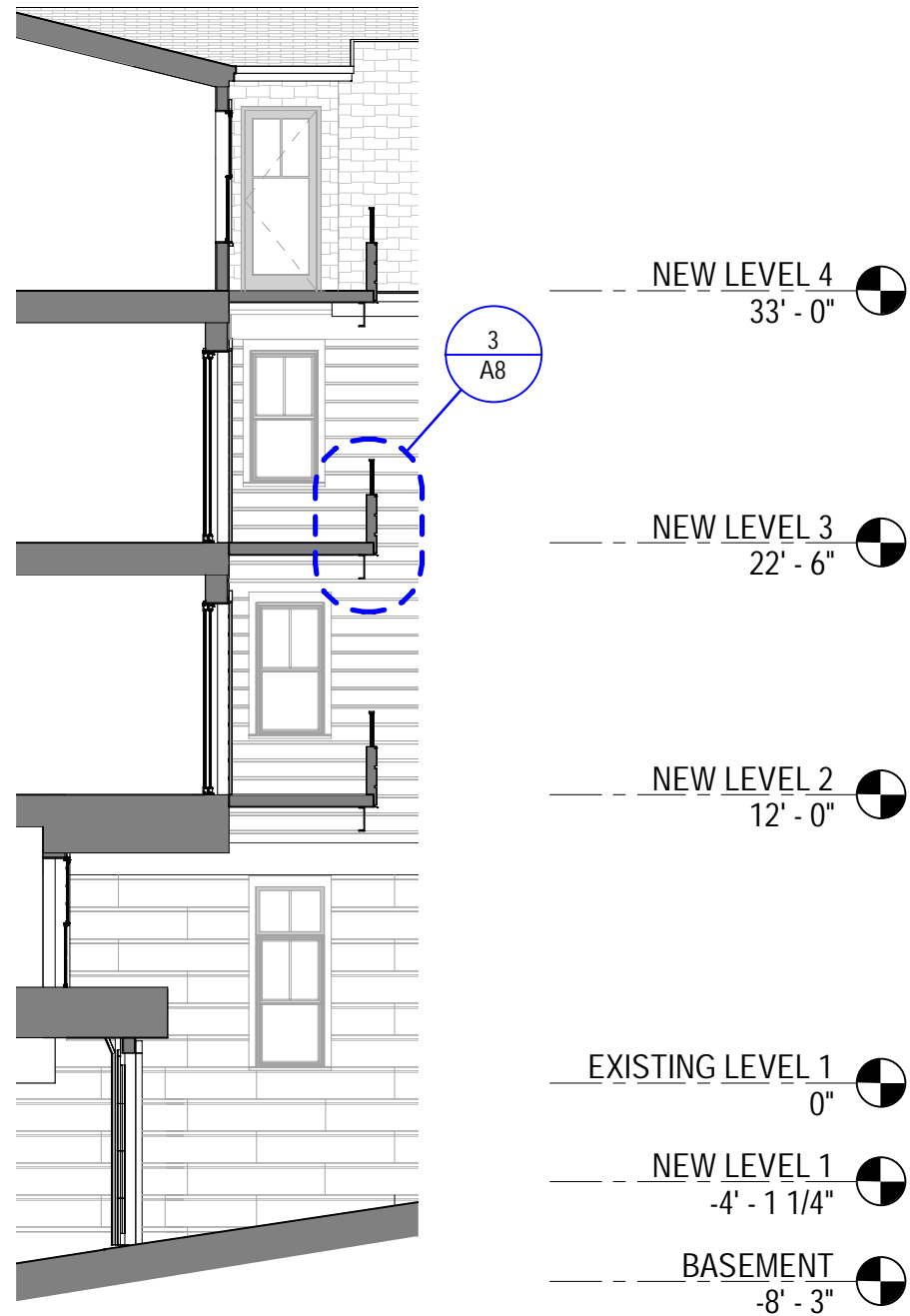
### 64 Vaughan Mall

07/28/2021  
SCALE: As indicated

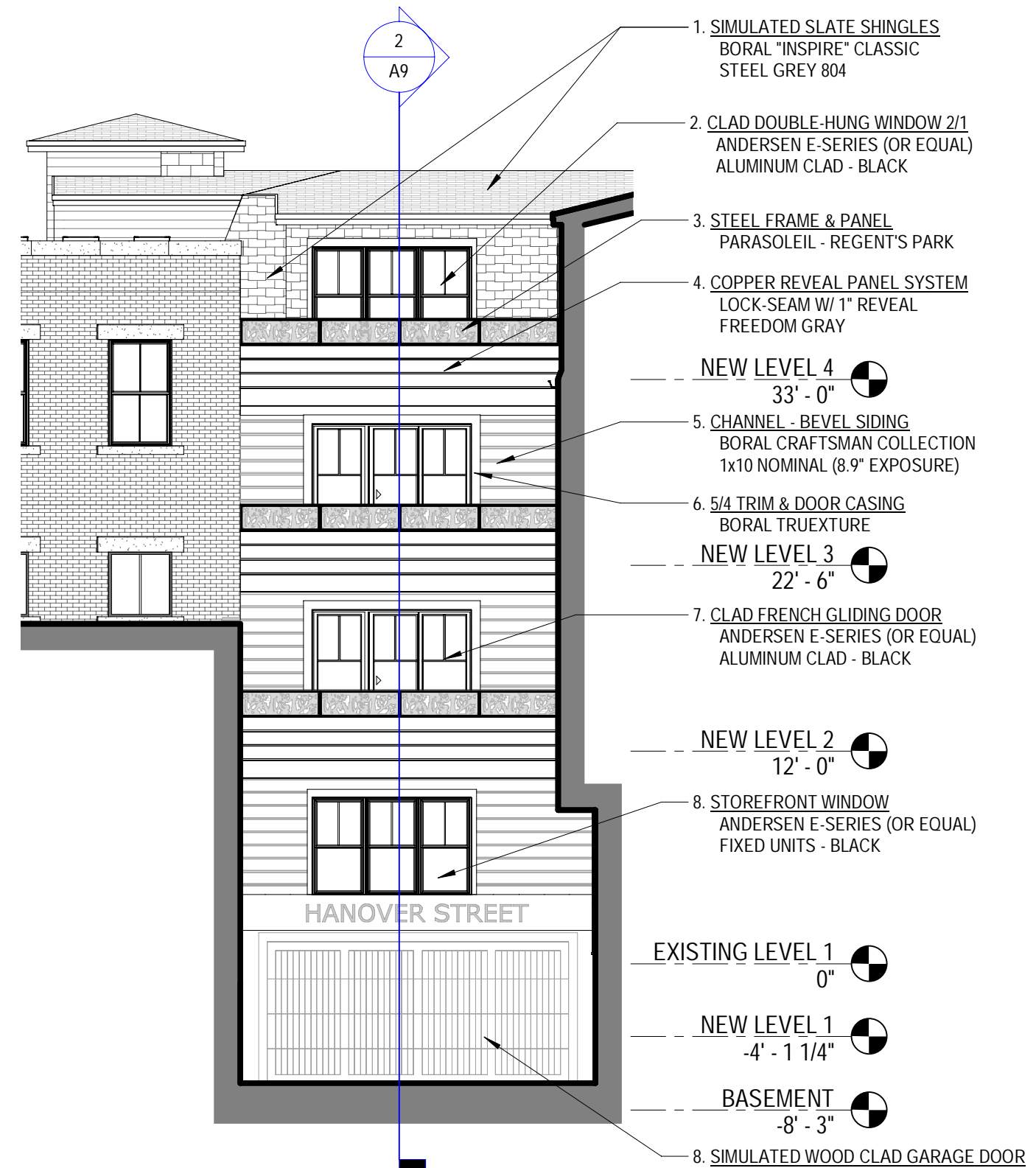


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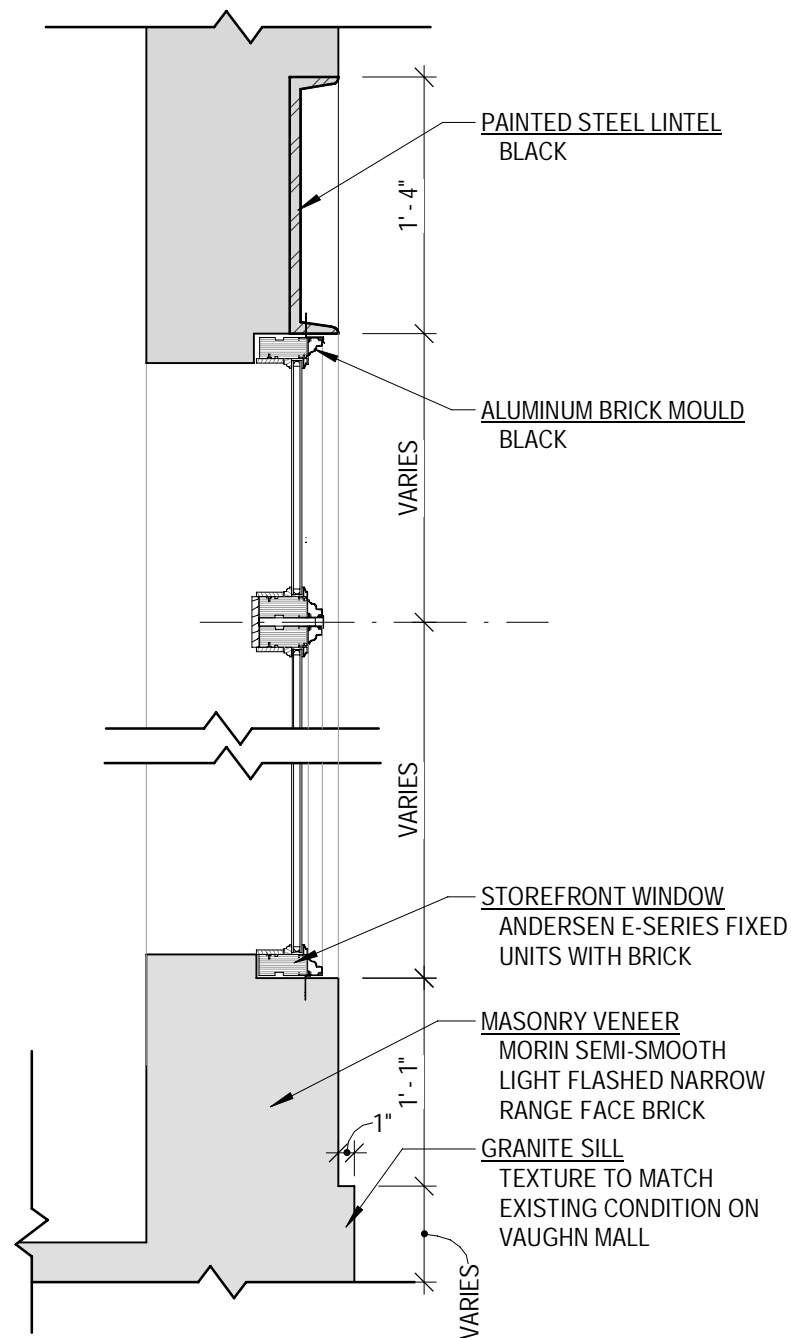
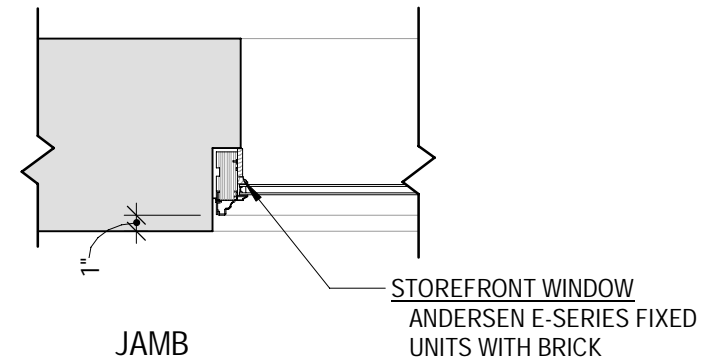
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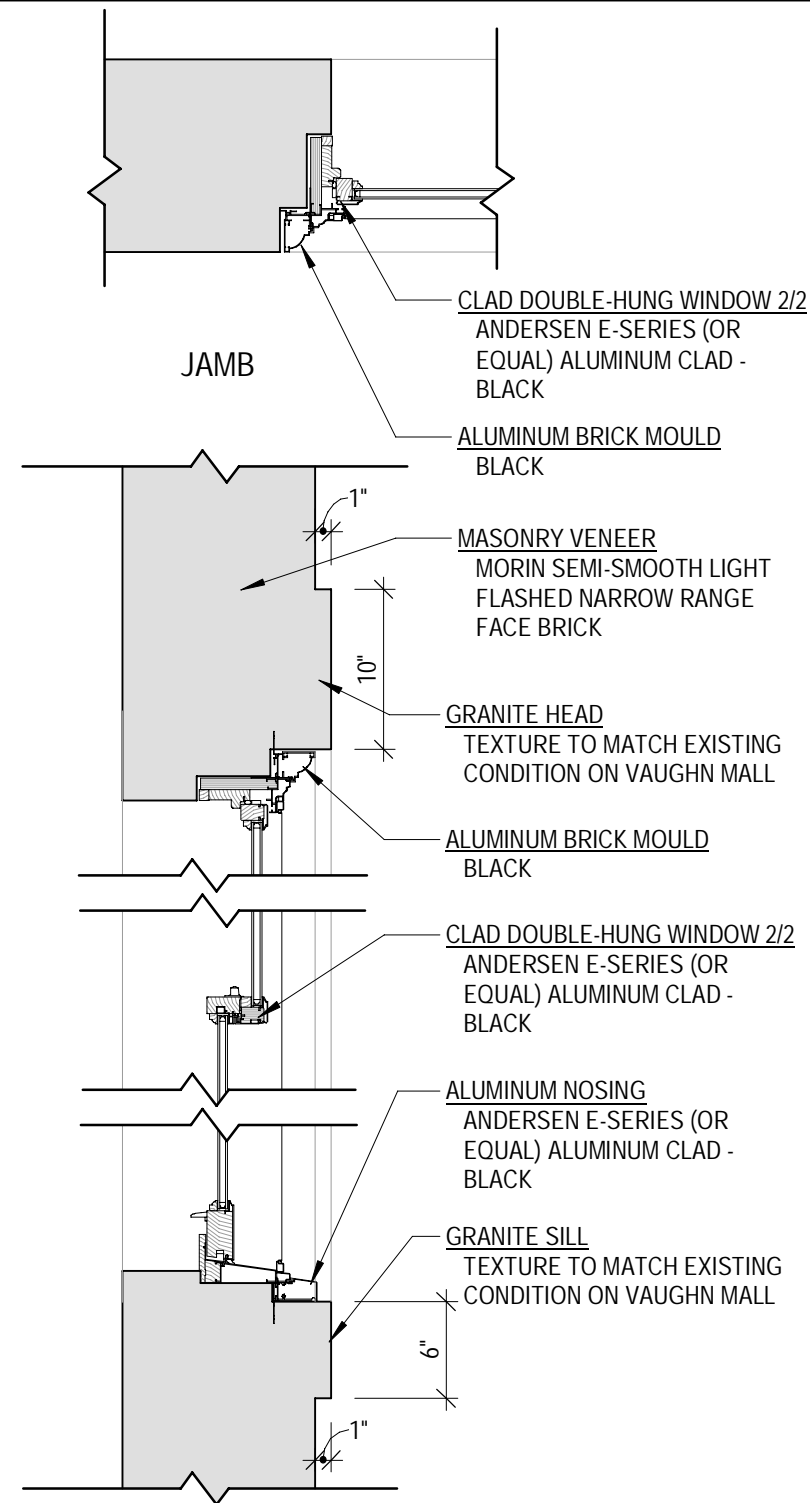
2 WALL SECTION - GARAGE DOOR  
1/8" = 1'-0"



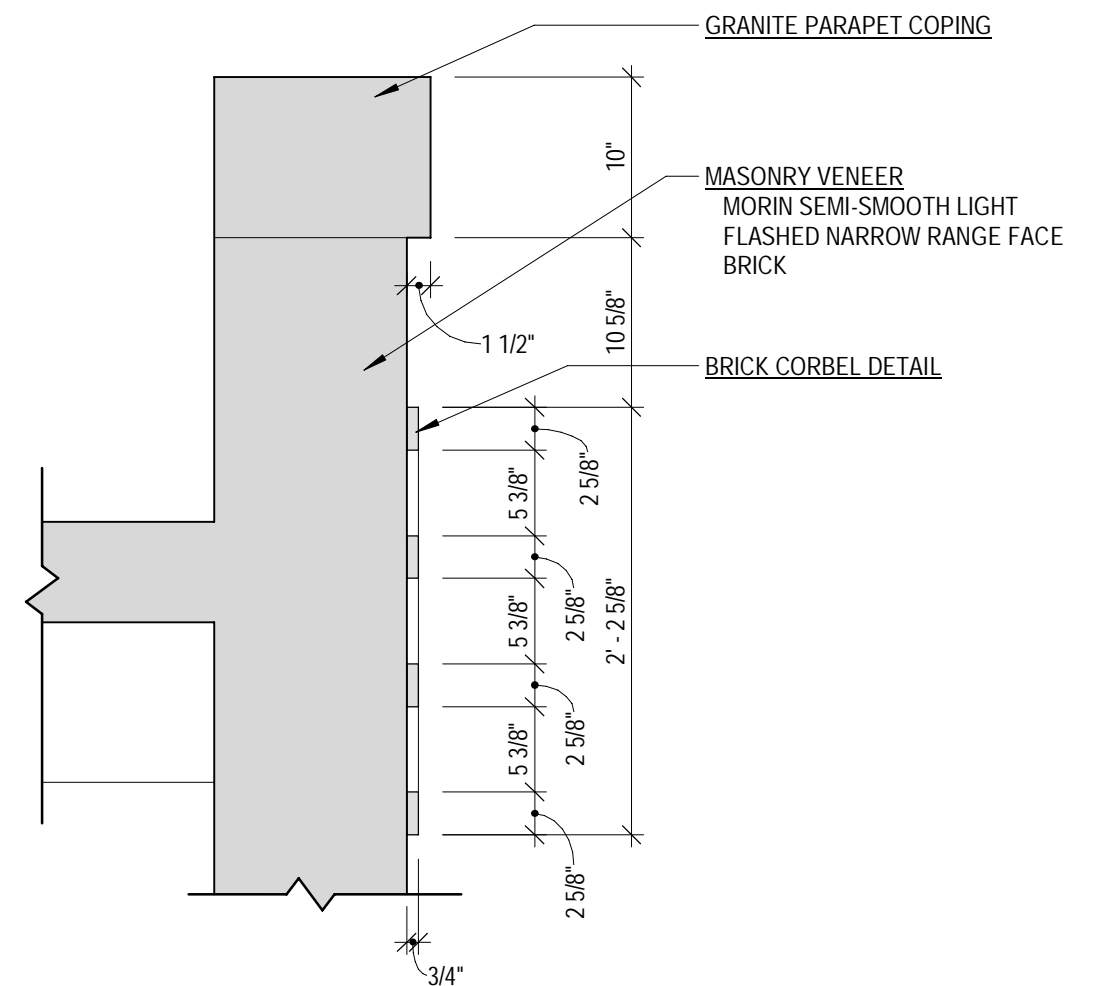
1 PARTIAL NEW ELEVATION - NORTH ELEVATION  
1/8" = 1'-0"



3 STOREFRONT WINDOW DETAILS - EXISTING BRICK  
1" = 1'-0"



2 DOUBLE-HUNG WINDOW DETAILS - EXISTING BRICK  
1" = 1'-0"



1 BRICK CORBEL DETAIL  
1" = 1'-0"

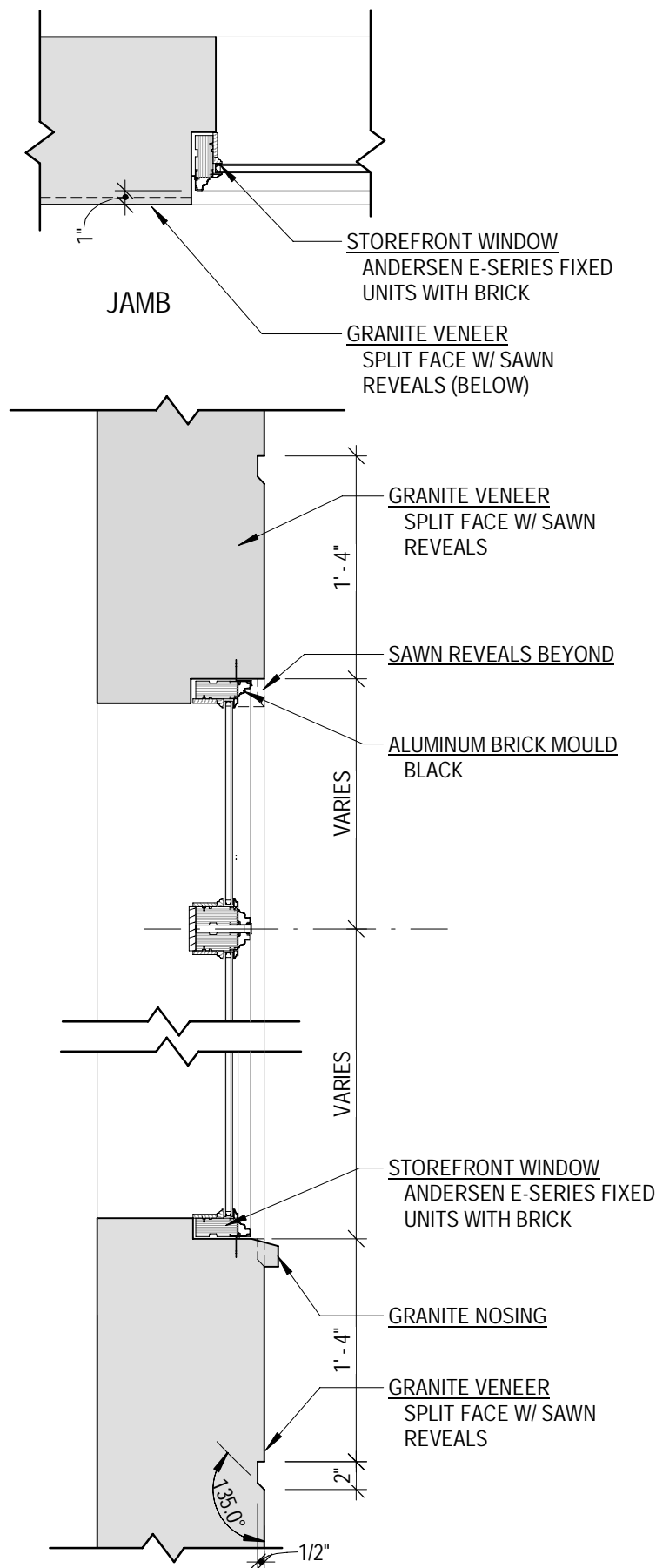
A10

## DETAILS 64 Vaughan Mall

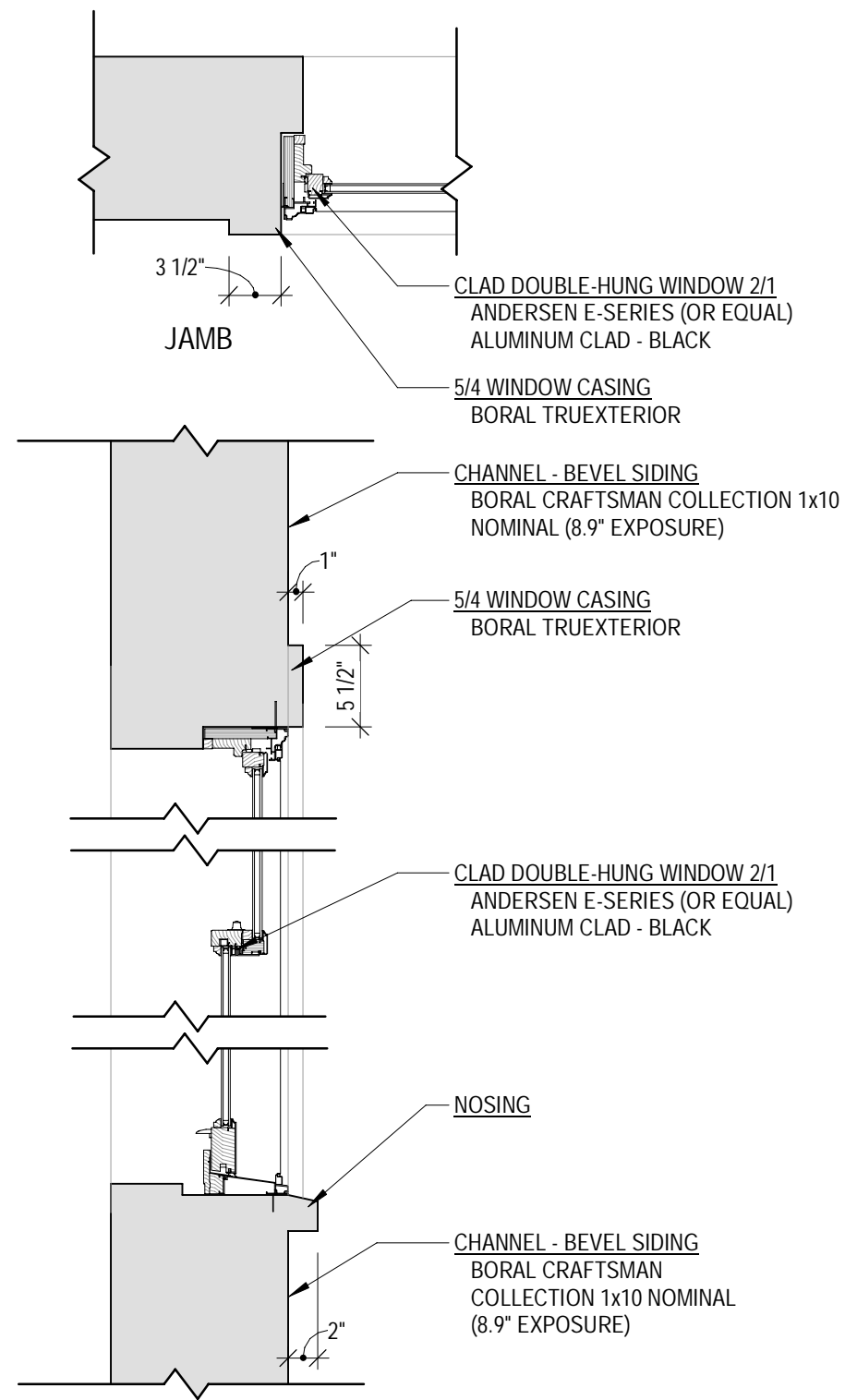
07/28/2021  
SCALE: 1" = 1'-0"



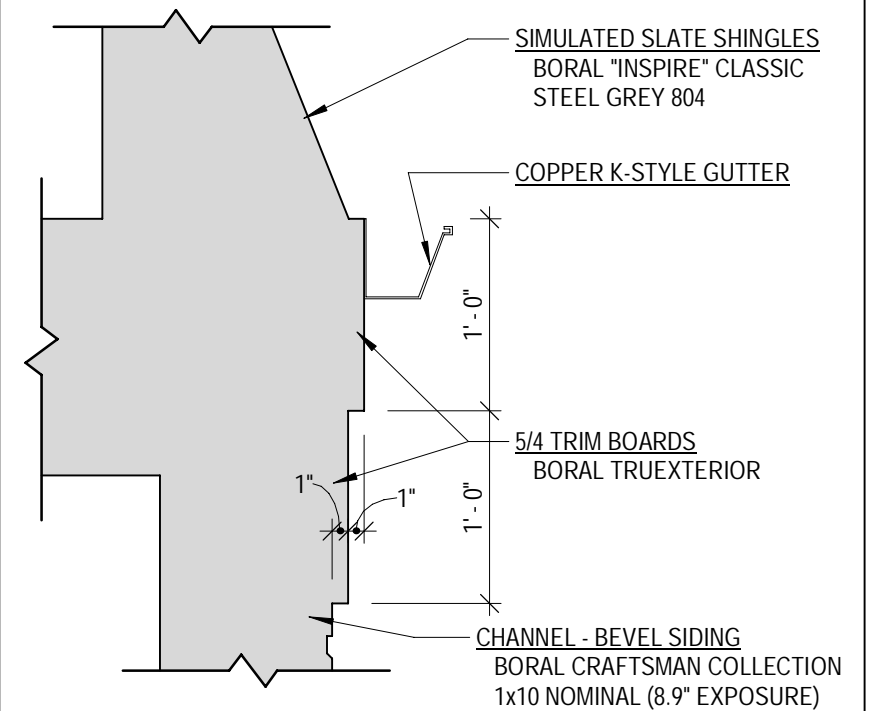
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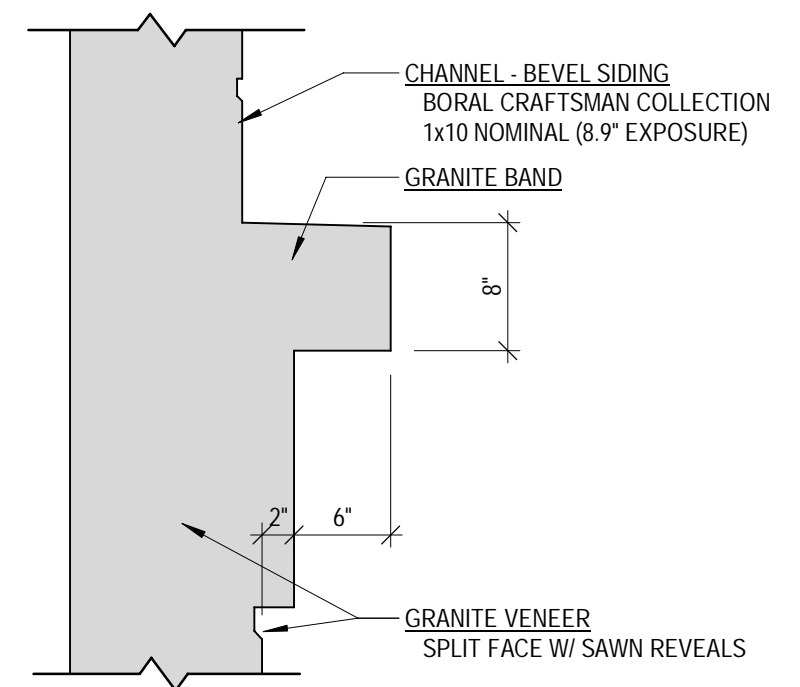
4 STOREFRONT WINDOW DETAILS - GRANITE VENEER  
1" = 1'-0"



3 DOUBLE-HUNG WINDOW DETAIL - BORAL CHANNEL-BEVEL  
1" = 1'-0"



2 TYPICAL ROOF EDGE  
1" = 1'-0"



1 GRANITE BAND @ GRANITE VENEER  
1" = 1'-0"

A11

DETAILS  
64 Vaughan Mall

07/28/2021  
SCALE: 1" = 1'-0"



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A12

VIEW FROM VAUGHN MALL  
64 Vaughan Mall

07/28/2021  
SCALE:



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A13

VIEW FROM WORTH LOT  
64 Vaughan Mall

07/28/2021  
SCALE:



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A14

VIEW FROM HANOVER STREET  
64 Vaughan Mall

07/28/2021  
SCALE:



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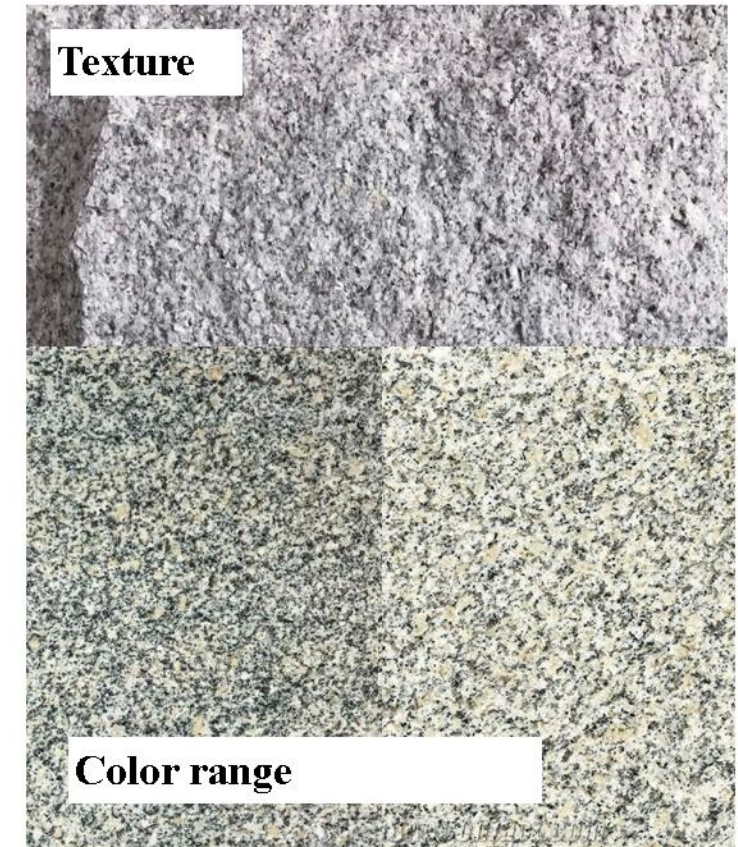




1. Existing Brick Finish (cleaned)



2. Proposed Brick Veneer  
Morin Semi-Smooth, Light  
Flashed, Narrow Range



3. Granite Heads/Sills; Veneer First floor  
Split-face texture

M1

## MATERIALS

64 Vaughan Mall

05/20/2021

SCALE:

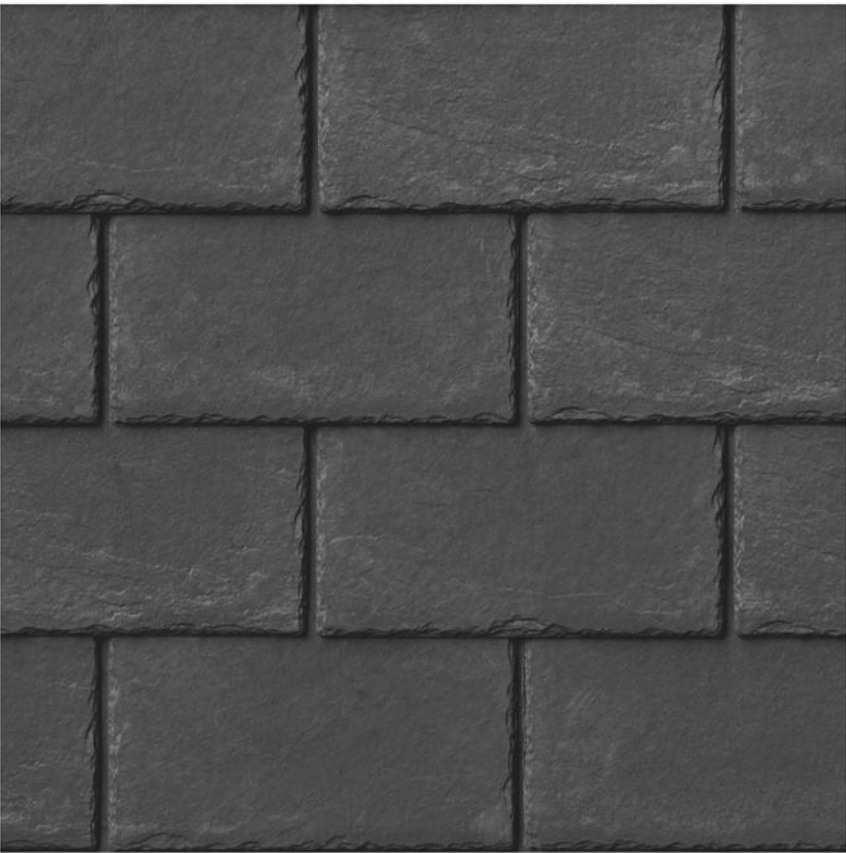


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Steel Grey



4. Simulated Slate Shingle  
Boral Inspire Classic Slate  
Steel Grey 804

ROOF

BODY

ACCENTS

STEEL GREY

Specifications

CLASSIC SLATE | Single Width

Class A - Item #48FZ****	Class C - Item #48FUE****	Exposure	Width	Height	Piece	Bundle	Square	Pallet	Truck
		Max: 7-1/2" Can be installed at 6" to 7-1/2"	12"	18"	Weight	1.5 lbs.	38 lbs.	240 lbs.	2,400 lbs.
					Pieces	1	25	160	1,600
					Bundles	—	—	64	1,120
					Squares	—	—	10	175
					Pallets	—	—	—	18

CLASSIC SLATE - STARTER

Class A - Item #48KZ****	Class C - Item #48KUE****	Width	Height	Weight / Piece	Weight / Bundle	Pieces / Bundle
		12"	13-1/2"	1 lb.	25 lbs.	25
				Pieces / Linear Foot	Linear Feet / Bundle	
				1	25	

CLASSIC SLATE - HIP AND RIDGE

Class A - Item #48JZ****	Class C - Item #48JUE****	Width	Length	Exposure	Preformed Pitch
		12"	18"	6"-7.5"	3/12 - 18/12
				Weight / Piece	Weight / Bundle
				1.5 lbs.	38 lbs.
				Pieces / Bundle	Pieces / Linear Foot
				25	1.6

TEST	TESTING PERFORMED	RESULTS FOR
Fire Rating	In accordance with UL790 / ASTM E108	Class A* or Class C Fire Rated System. (Depending on system)
Hail Rating	In accordance with UL2219	Class 4
Accelerated Ultra Violet Exposure	In accordance with ASTM G154 Xenon Arc Chamber 9,500+ hours	Tile exhibited virtually no fade and with no trace of cracking, spalling or delamination.
Wind Driven Rain / Wind Uplift	In accordance TAS 100-95; UL 580	Up to 110 mph. No water infiltration through sheathing. No tiles blew off, tore or broke upward.
Freeze-Thaw Cycle	In accordance with ASTM C666/C666M	No signs of damage or cracking after 300+ cycles.
Water Absorption	In accordance with ASTM C372	No appreciable weight gain.
Water Penetration	In accordance with ASTM E96/E96M	Tile shown to be impermeable per ASTM test methods.

Approvals: Florida Building Code Org. FL#7409, FL#16269, FL#16856, Texas Department of Insurance PC-404, CORR-0188

Please refer to our website for installation guides.

\*Contact Inspire Roofing Products for specific application requirements for US, Class A Fire rated systems.

\*\*\*\* Indicates color number.

Cover: Classic | Granite

5. Copper K style gutter in Revere Freedom Gray (Tin-Zinc) Coating

FreedomGray

Tin-Zinc Coatings Perform

Revere T-Z® Product is Durable, Attractive and Easy on the Environment.

Revere Tin-Zinc® products are coated on both sides with a unique, patented T-Z Alloy™ (tin-zinc alloy). It offers all the advantages of copper with a naturally weathering earthtone gray color. Revere's T-Z® coated products are rugged, environmentally friendly and aesthetically appealing, for use in virtually all architectural metal applications.

The three layers of FreedomGray Satin T-Z Alloy™.

1 Tin-zinc alloy with satin finish

2 Intermetallic layer

3 Copper (99.5% pure)

The tin-zinc alloy is applied to both sides of our sheets and coils, using the hot-dip process. This ensures complete coverage and eliminates voids.

A satin finish is factory-applied to FreedomGray Satin T-Z Alloy™, to reduce initial reflectiveness and provide a natural, weathered appearance. The satin-finished TinZinc surface begins to oxidize and starts to darken upon exposure. Environmental conditions and severity of exposure dictate how long this will take.

As with plain and pre-patinated copper, FreedomGray Satin T-Z Alloy™ will always display differences in the shades and hues of its natural patina. These are NOT an indication of defective material. In many respects it is the variations that give T-Z® coated products their unique life, vitality and aesthetics.

M2

MATERIALS

64 Vaughan Mall

05/20/2021

SCALE:

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Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/2"	6-31/32"
1 x 10	11/16"	9-1/2"	8-31/32"



5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

TruExterior® Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

Reversible Smooth/Woodgrain Finish

\*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com.

6. Horizontal Siding and Trim-Painted  
Boral Tru Exterior Craftsman Collection  
Channel Bevel 1 x 10



DOUBLE-HUNG WINDOW

Black Exterior,

FEATURES

DOUBLE-HUNG WINDOWS

FRAME & SASH

1 Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Factory-applied finishes are available in a variety of stain and paint options.

2 Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

3 Compression built weatherstripping is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.



HARDWARE

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

HARDWARE OPTIONS



Lock Sash Lift  
Antique Brass | Black | Bright Chrome | Bronze | Gold  
Oil Rubbed Bronze | Pewter | Polished Brass | Satin Chrome | White  
Windows with 1 1/2" sensors use a different sash lock. See the next page for details.

HARDWARE FINISHES



GLASS

4 High-Performance Low-E6 glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

5 Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

INTERIOR WOOD SPECIES



Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

Interior custom stains, paints and color matching available.

FACTORY-FINISHED INTERIORS



INTERIOR PAINTED OPTIONS



\*Actual wood species is either Sapelle or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Painting imitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

64 Vaughn Mall Portsmouth NH  
7/8" Modern Divided Lights

ARCHITECTURALLY AUTHENTIC GRILLES

We offer a variety of grille styles and patterns to choose from, or design your own with varying lines, curves and shapes.

FULL DIVIDED LIGHT (MODERN DIVIDED LIGHT)

Give any window an authentic look with full divided light grilles that are permanently applied to the interior and exterior of your window with a spacer between the glass. Available in ovolo (colonial) and contemporary profiles.



Shown with chamer exterior grille and ovolo interior grille profiles.

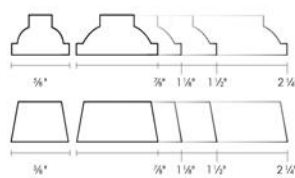
SIMULATED DIVIDED LIGHT (CLASSIC DIVIDED LIGHT)

An economical solution with traditional beauty, our simulated divided light features fixed exterior and interior grilles without an internal spacer. Available in ovolo and contemporary profiles.

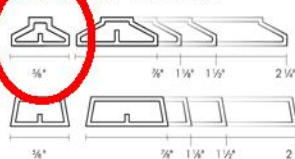


Shown with contemporary exterior and interior grille profiles.

Profiles and Widths - Interior Grilles



Profiles and Widths - Exterior Grilles



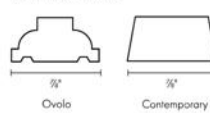
REMOVABLE INTERIOR WOOD GRILLES

Our removable wood grilles are installed on the interior surface. They are available with an optional surround and an optional permanently applied exterior grille. Available in ovolo and contemporary profiles.



Shown with ovolo profile and optional permanently applied exterior grille with chamer profile.

Profiles and Widths

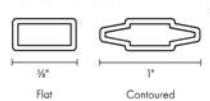


FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

Aluminum grilles conveniently placed between two panes of glass make the glass easy to clean inside and out.



Profiles and Widths

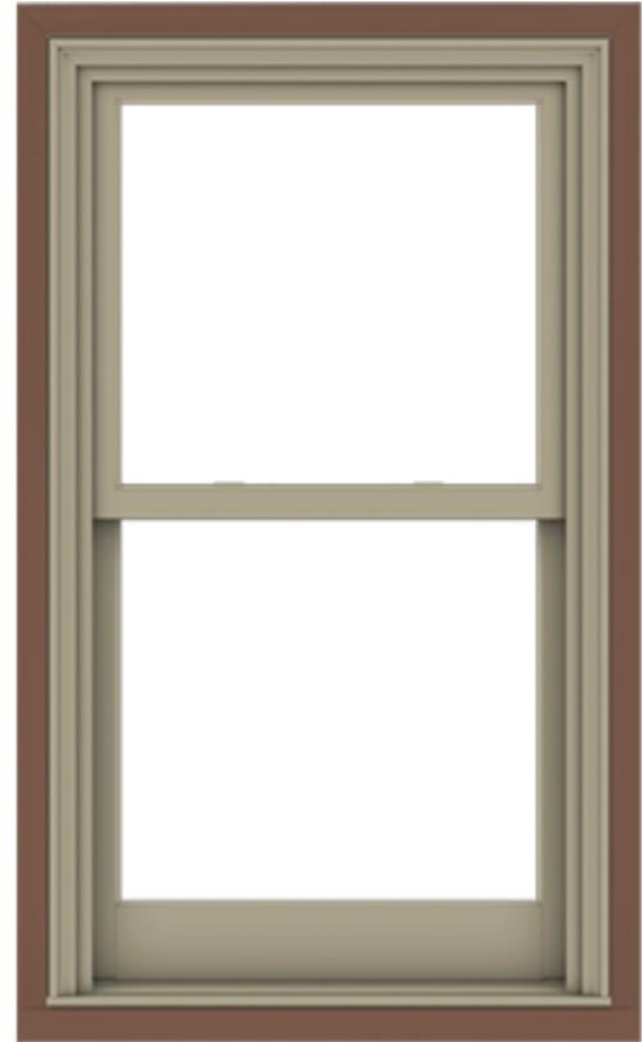
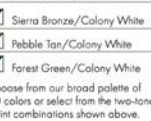


Shown with 1" contoured profile.

3/8" Color Options



1" Color Options



7. Andersen E Series Aluminum Clad Windows  
2/2 SDL pattern (Vaughan Mall)  
2/1 SDL pattern (Hanover Street)

M4

MATERIALS

64 Vaughn Mall

05/20/2021

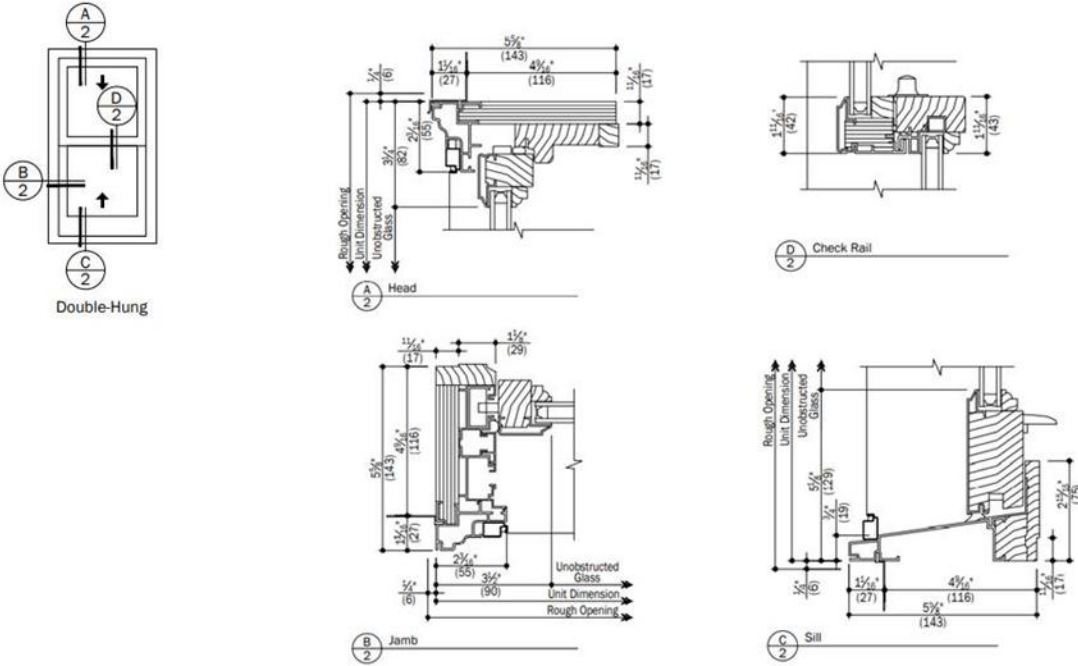
SCALE:



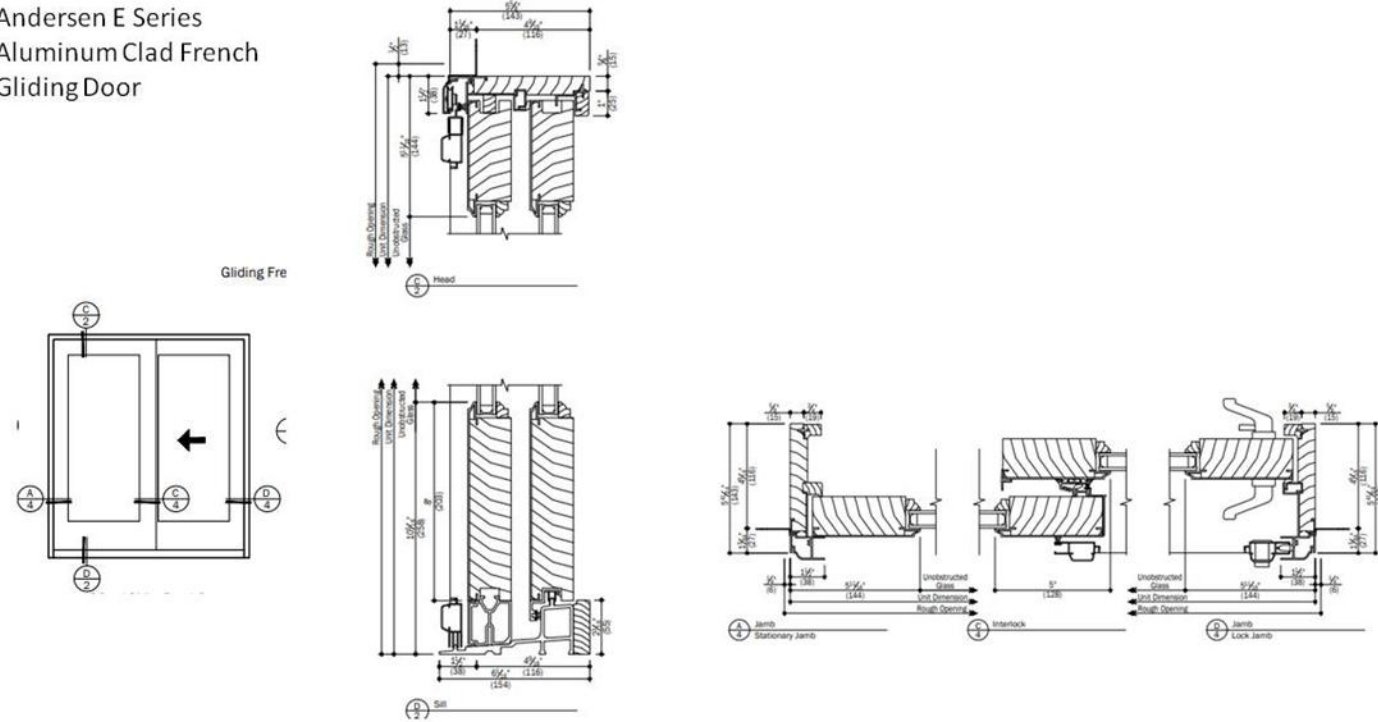
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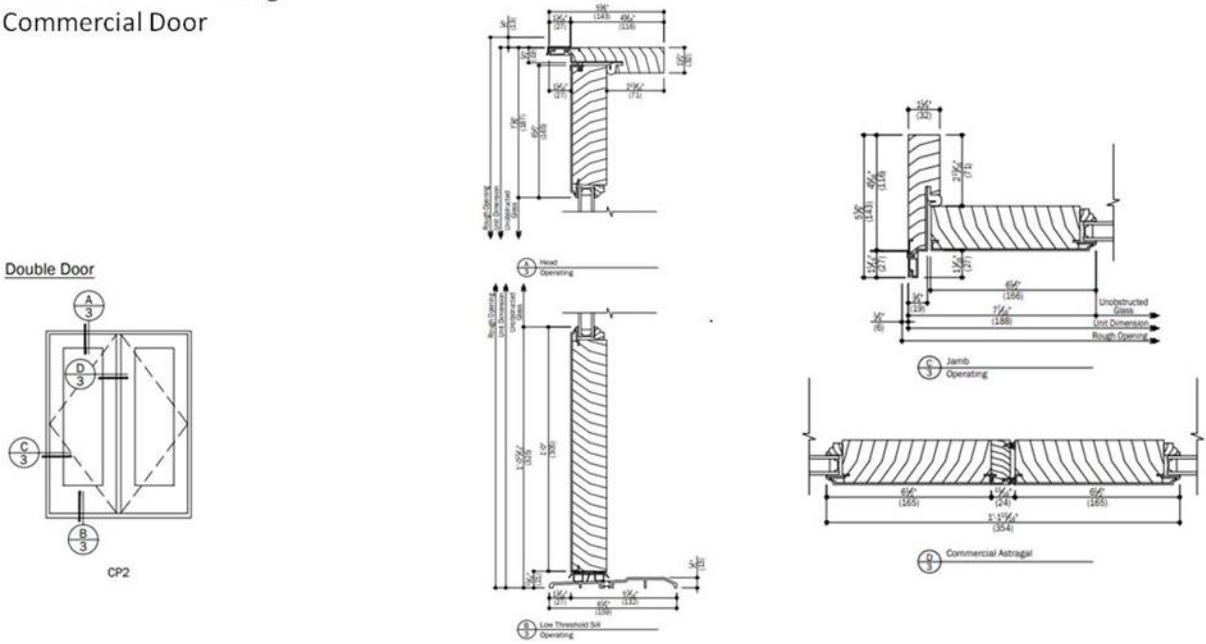
Andersen E Series Alum  
Clad Double Hung  
Window



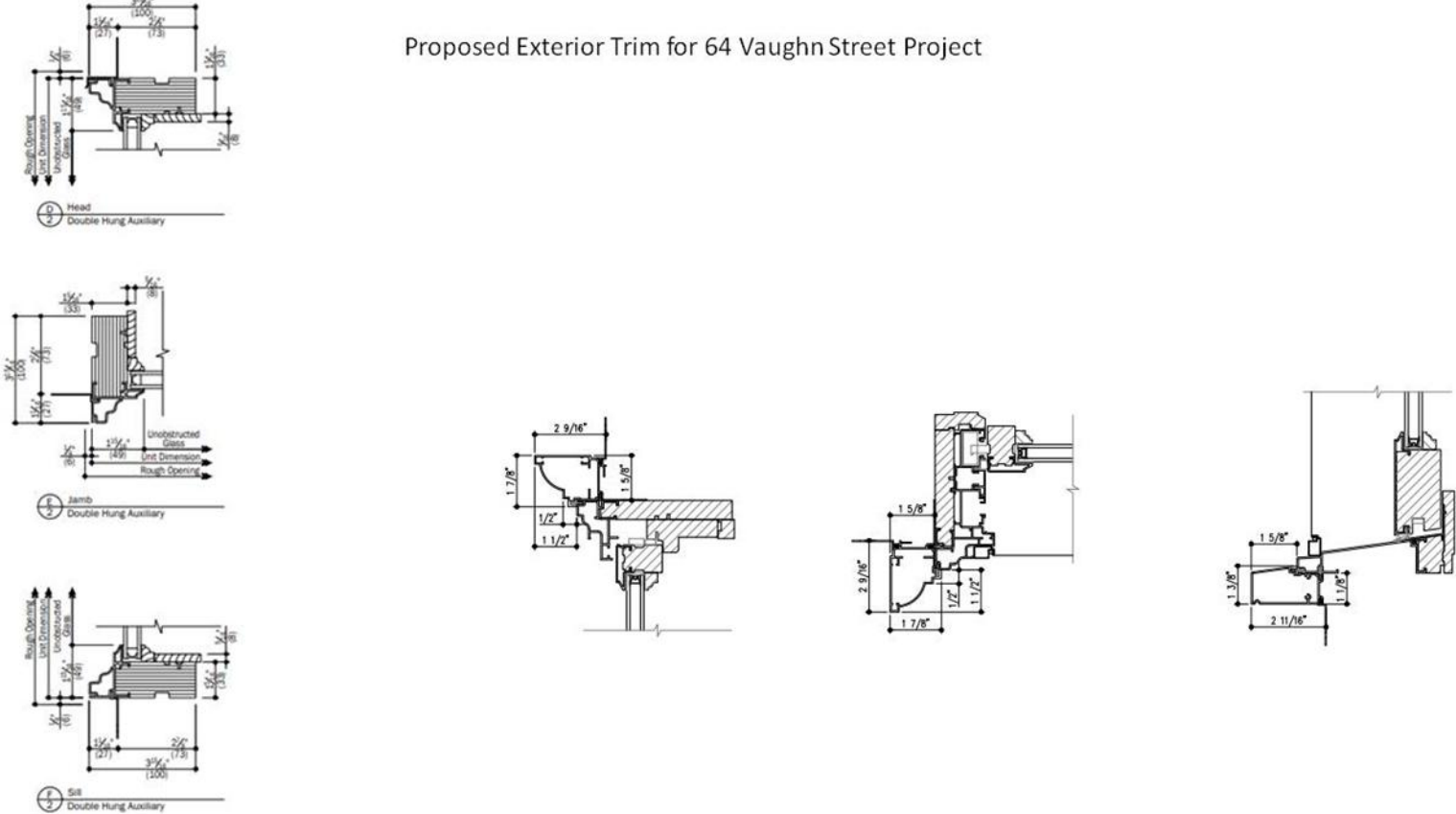
Andersen E Series  
Aluminum Clad French  
Gliding Door



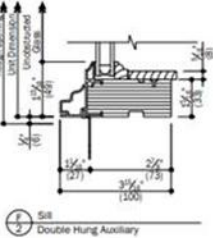
Andersen E Series Alum Clad Hinged  
Outswing Commercial Door



Proposed Exterior Trim for 64 Vaughn Street Project



Andersen E Series Fixed Units  
for Storefront – Double Hung  
Frame Profile



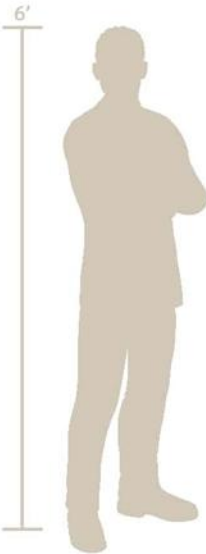




6510 W 91st Ave, Suite 100  
Westminster, CO 80031  
(303) 589-4524  
hello@parasoleil.com  
www.parasoleil.com

Regent's Park<sup>®</sup> (REG)

John Muir talked about the mountains as nature's cathedral, a secular but sacred place. That sense of a cathedral can be seen in a canopy of trees when the branches of old oaks arch over a walkway. Regent's Park has been the setting for secular and sacred occasions for hundreds of years, as one of London's Royal Parks. The unpredictable patterns and long forms are examples of biomimicry, casting dappled light onto the carriages and walkers below. This pattern can be installed in alternating directions to show this connected arch quality.

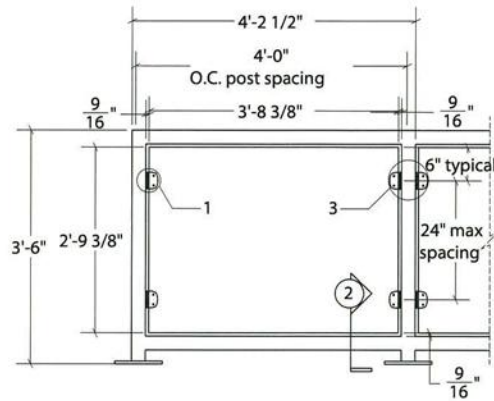


Shade Score	8/10
Privacy Score	8/10
Biomimicry Score	8/10
Structural Strength Score	5/10
Small Hole Size Score	6/10
MESH Score	4/10
Openness	25% Open

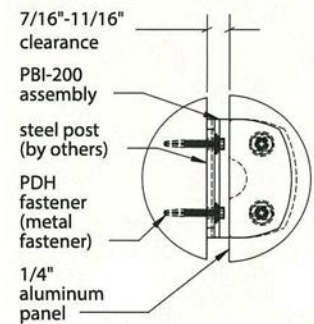
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PBI Series Detail | Guardrail

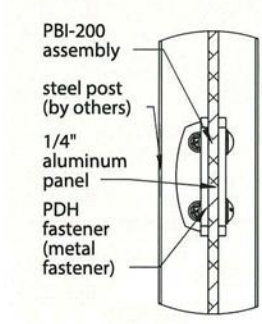
Inset Brack System | Front View  
Scale 1:20



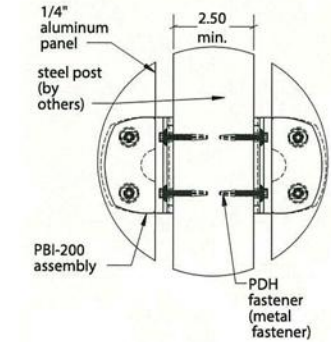
- BRACKET INSET (PBI) SPECIFICATIONS**
- 3/16" A36 steel plate
  - Stainless steel flush mount 1/2" -20 x 1/2" long studs
  - Stainless steel barrel nuts with EPDM washers
  - Graftone AAMA 2604 compliant powder coat hardware finish
  - Zinc primer for maximum adhesion and corrosion resistance
- DIRECT HEX (PDH) SELF DRILLING SCREW SPECIFICATIONS**
- #12-24 x 1-1/2" with #3 drill tip
  - 5/16" hex head and driver included
  - Carbon steel with dual corrosion resistant coatings
  - Bonded neoprene washer
  - Salt spray resistance: 1,000 hours per ASTM B117
  - Pull-out value: 2,100 lbs when installed in 3/16" steel



1 Inset Bracket (1 Panel)  
Detail Scale 1:3



2 Inset Bracket Section  
Detail Scale 1:3



3 Inset Bracket (2 Panels)  
Detail Scale 1:3

9. Balcony Guard/Railing Infill Panel  
Pattern: Parasoliel Regents Park; Color: Black licorice

M6

MATERIALS

64 Vaughan Mall

05/20/2021

SCALE:

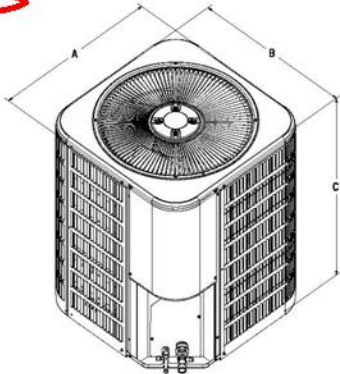


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UNIT DIMENSIONS & SOUND RATINGS

Model	Dimensions (inches)			Sound Rating (dB)
	Length	Width	Height	
RS01418S1M	24-1/4	24-1/4	29	71
RS01424S1M	28-1/4	28-1/4	33	75
RS01430S1M	28-1/4	28-1/4	37	74
RS01436S1M	28-1/4	28-1/4	37	74
RS01442S1M	28-1/4	28-1/4	33	76
RS01448S1M	28-1/4	28-1/4	33	80
RS01460S1M	32-1/4	32-1/4	37	80

Note:  
Dimensions listed are unit sizes w/o packaging.



COOLING PERFORMANCE WITH EVAPORATOR COILS AC'S

Outdoor Model	Indoor Model	SEER	EER	AHRI Rated Capacity <sup>1</sup> BTUH	Sensible Capacity BTUH	CFM	Refrigerant Connection				Refrigerant Line Size		Indoor TXV <sup>2</sup>
							Outdoor	Liquid	Indoor	Liquid	Section	Liquid	
RS01418S1M	(C, M, V)CG18PA1M + TXV	14.5	12	17400	14600	650	3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG18PB1M + TXV	14.5	12	17400			3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG18PC1M + TXV	14.5	12	17400			3/4	3/8	3/4	3/8	3/4	3/8	4200
RS01424S1M	(C, M, V)CG24PA2M + TXV	14.5	11.8	22000	18800	815	3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG24PB2M + TXV	14.5	11.8	22000			3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG24PC2M + TXV	14.5	11.8	22000			3/4	3/8	3/4	3/8	3/4	3/8	4200
RS01430S1M	(C, M, V)CG30PA2M + TXV	14.5	11.9	27000	22400	1000	3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG30PB2M + TXV	14.5	11.9	27000			3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG30PC2M + TXV	14.5	11.9	27000			3/4	3/8	3/4	3/8	3/4	3/8	4200
RS01436S1M	(C, M, V)CG36PA1M + TXV	14.5	12	33400	27200	1200	3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG36PB1M + TXV	14.5	12	33400			3/4	3/8	3/4	3/8	3/4	3/8	4200
	(C, M, V)CG36PC1M + TXV	14.5	12	33400			3/4	3/8	3/4	3/8	3/4	3/8	4200
RS01442S1M	(C, M, V)CG42PB2M + TXV	14	11.9	38500	31800	1400	7/8	3/8	7/8	3/8	7/8	3/8	4202
	(C, M, V)CG42PC2M + TXV	14	11.9	38500			7/8	3/8	7/8	3/8	7/8	3/8	4202
	(C, M, V)CG42PD2M + TXV	14	11.9	38500			7/8	3/8	7/8	3/8	7/8	3/8	4202
RS01448S1M	(C, M, V)CG48PB1M + TXV	14	11.8	45000	36600	1600	7/8	3/8	7/8	3/8	7/8	3/8	4202
	(C, M, V)CG48PC1M + TXV	14	11.8	45000			7/8	3/8	7/8	3/8	7/8	3/8	4202
	(C, M, V)CG48PD1M + TXV	14	11.8	45000			7/8	3/8	7/8	3/8	7/8	3/8	4202
RS01460S1M	(C, M, V)CG60PC1M + TXV	14	11.8	54000	41500	1800	1 1/8	3/8	7/8	3/8	1 1/8	3/8	4202
	(C, M, V)CG60PD1M + TXV	14	11.8	54000			1 1/8	3/8	7/8	3/8	1 1/8	3/8	4202

Note:  
1 Certified in accordance with Unitary Air Conditioner Certification Program, which is based on AHRI Standard 210/240  
2 Required to achieve AHRI rating. If NA (Not Applicable) is in the piston column, then TXV is required

48HC  
High Efficiency  
Gas Heat/Electric Cooling  
Packaged Rooftop with EnergyX® System  
3 to 12.5 Nominal Tons



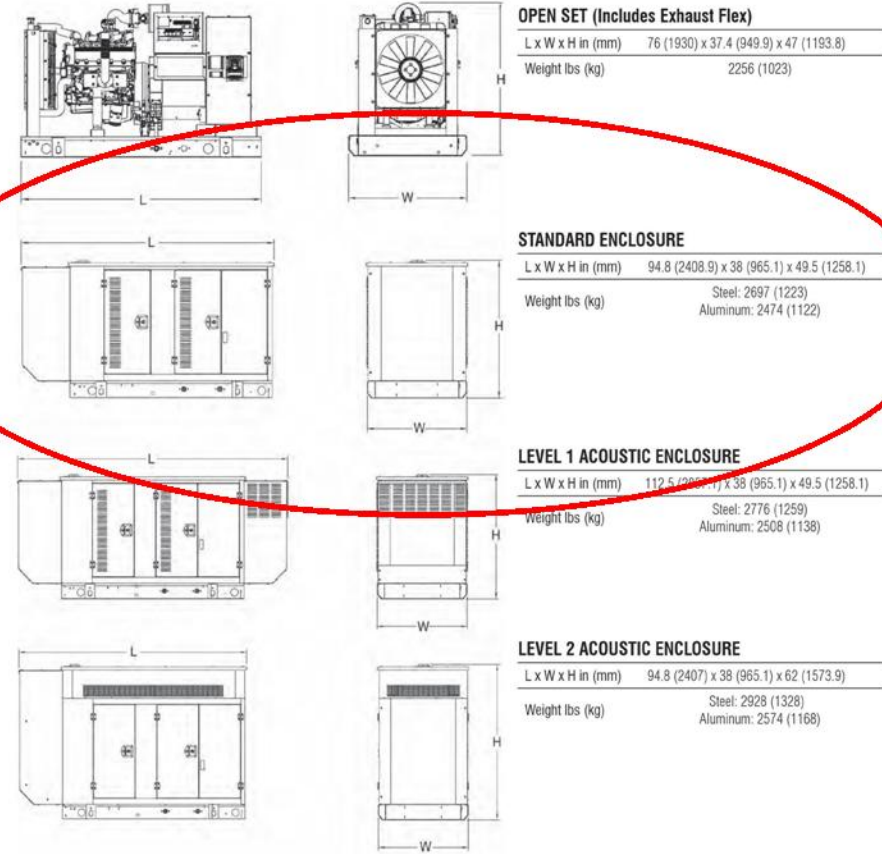
Product Data



SG050 | 5.4L | 50 kW  
INDUSTRIAL SPARK-IGNITED GENERATOR SET  
EPA Certified Stationary Emergency



DIMENSIONS AND WEIGHTS



YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

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Part No. 0K4284 Rev. E 08/19/15

10. Rooftop Mechanical Units  
Residential Tenants (1 x unit)

11. Rooftop Mechanical Units  
Commercial Tenant (1 x tenant)

12. Rooftop Generator

M7

MATERIALS

64 Vaughan Mall

05/20/2021

SCALE:

SPEC SHEET

6 OF 6



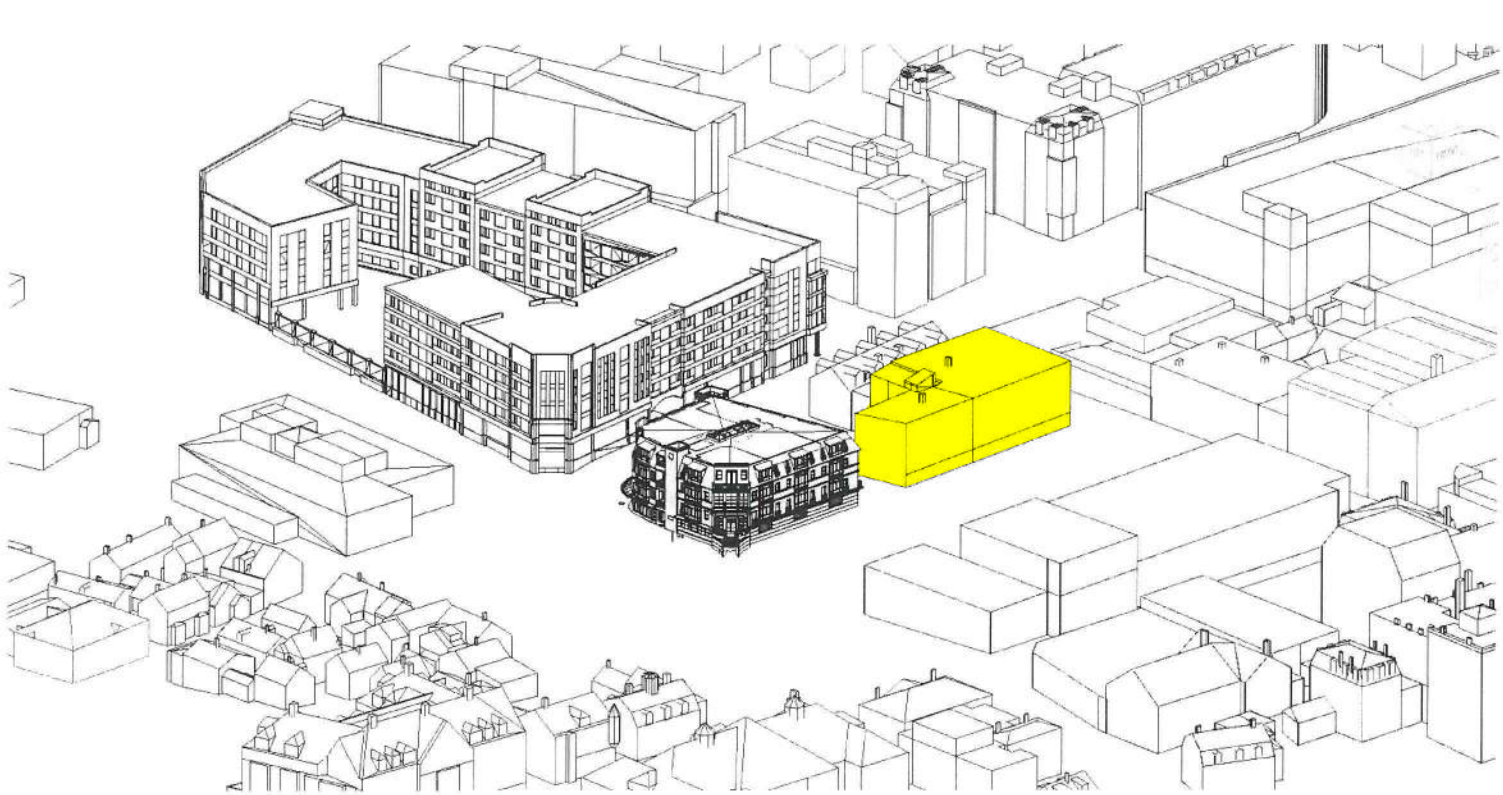
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LOCUS PLAN



CITY OF PORTSMOUTH 3D MODEL

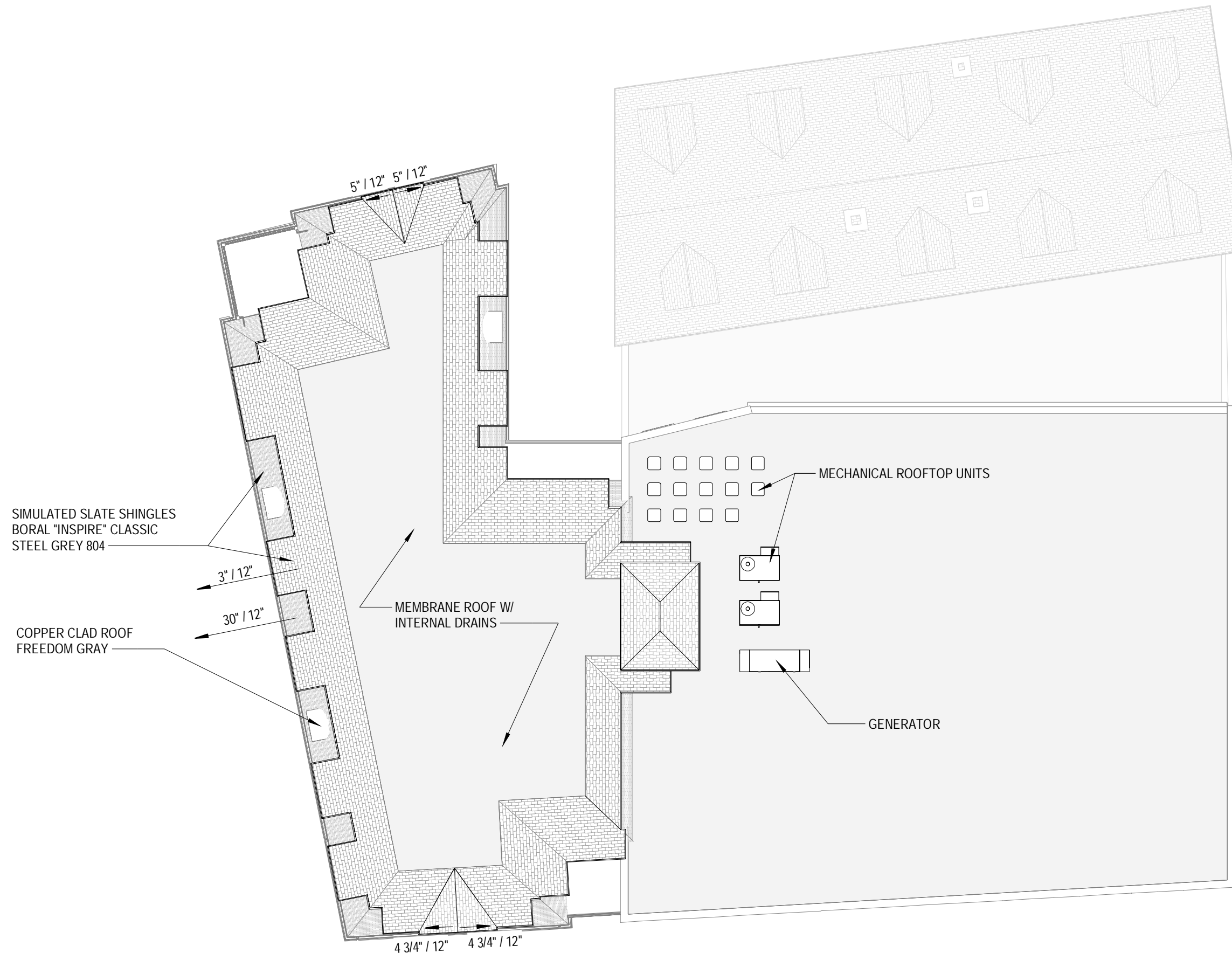


SITE SECTION ALONG HANOVER STREET

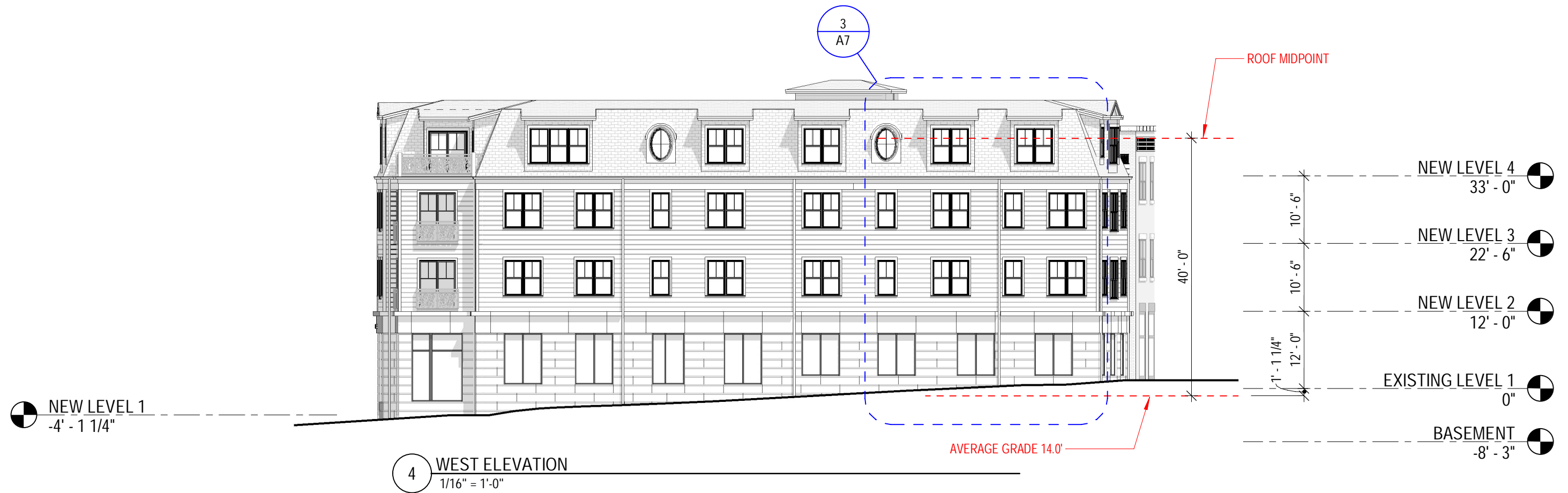
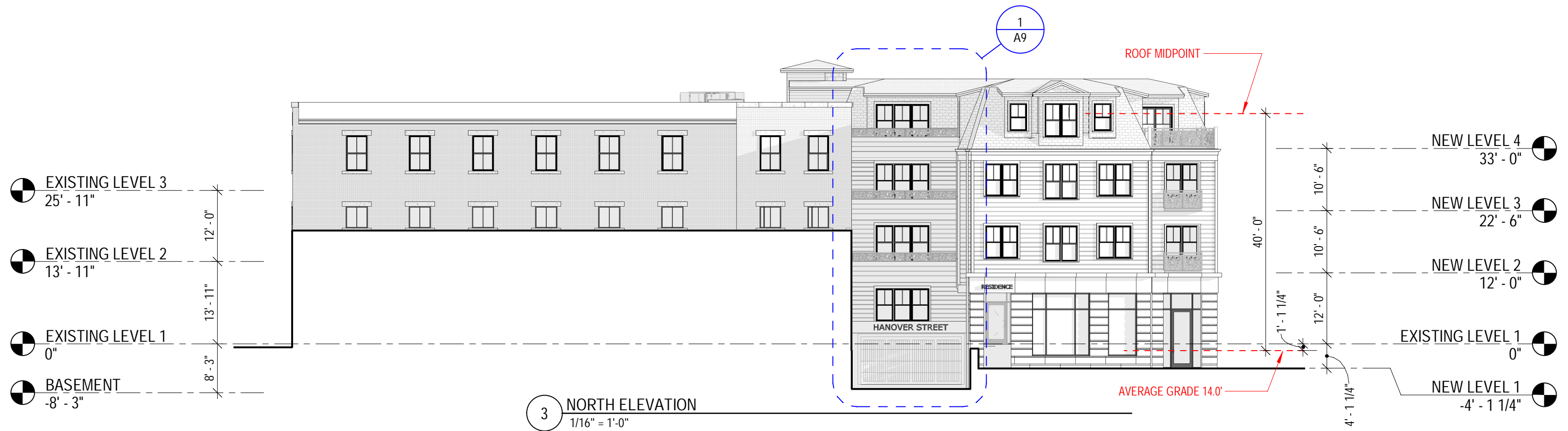


SITE SECTION ALONG MAPLEWOOD AVENUE





**A2-B** ROOF PLAN (OPTION B)  
64 Vaughan Mall  
07/28/2021  
SCALE: 1/16" = 1'-0"







2 VIEW 02



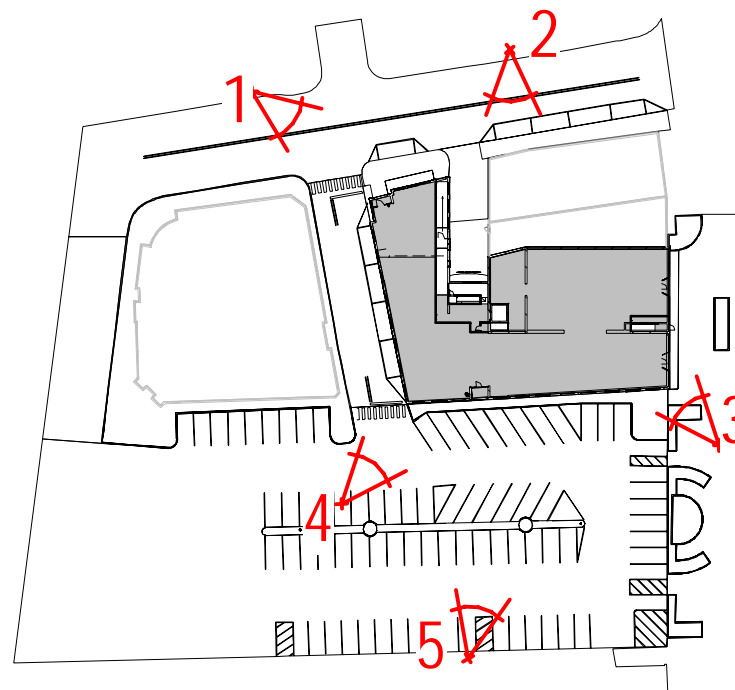
3 VIEW 03



4 VIEW 04



1 VIEW 01



P LEVEL 1 - PERSPECTIVE PLAN  
1" = 100'-0"



5 VIEW 05

**A5-B** PERSPECTIVE VIEWS (OPTION B)  
64 Vaughan Mall  
07/28/2021  
SCALE: 1" = 100'-0"





**A5.1-B** ENLARGED HANOVER ST VIEW 01 (OPTION B)  
 64 Vaughan Mall  
 07/28/2021  
 SCALE:





**A5.2-B** ENLARGED HANOVER ST VIEW 02 (OPTION B)  
64 Vaughan Mall

07/28/2021  
SCALE:



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**A14-B** VIEW FROM HANOVER STREET (OPTION B)  
 64 Vaughan Mall  
 07/28/2021  
 SCALE: