

**ATTN: Historic District  
Commission**

**RE: May 5, 2021 Meeting:  
64 Vaughan Mall Restoration  
Portsmouth, NH 03801**

**Administrative Approval for  
removal of loading dock**

**Work Session for proposed design**

**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

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# 64 Vaughan Mall Restoration

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4/16/21

64 Vaughan Mall  
Portsmouth, NH 03801

Dear Historic District Commission:

As part of our application for the 64 Vaughan Mall Restoration project, Hampshire Development Corp. requests administrative approval to remove the shed style loading dock located at the western side of the building. This request, pending your approval does not permit the redevelopment of the site, rather serves as a vital function to the structural rehabilitation and environmental remediation of the existing building.

The loading dock was built around 1970, using modern block and lumber construction which contains an underground oil tank as well as two surface mounted tanks.

Prior to any work beginning in this area proper structural analysis by our engineers will be provided and added to our existing demolition permit BLDG-20-735.

Sincerely,

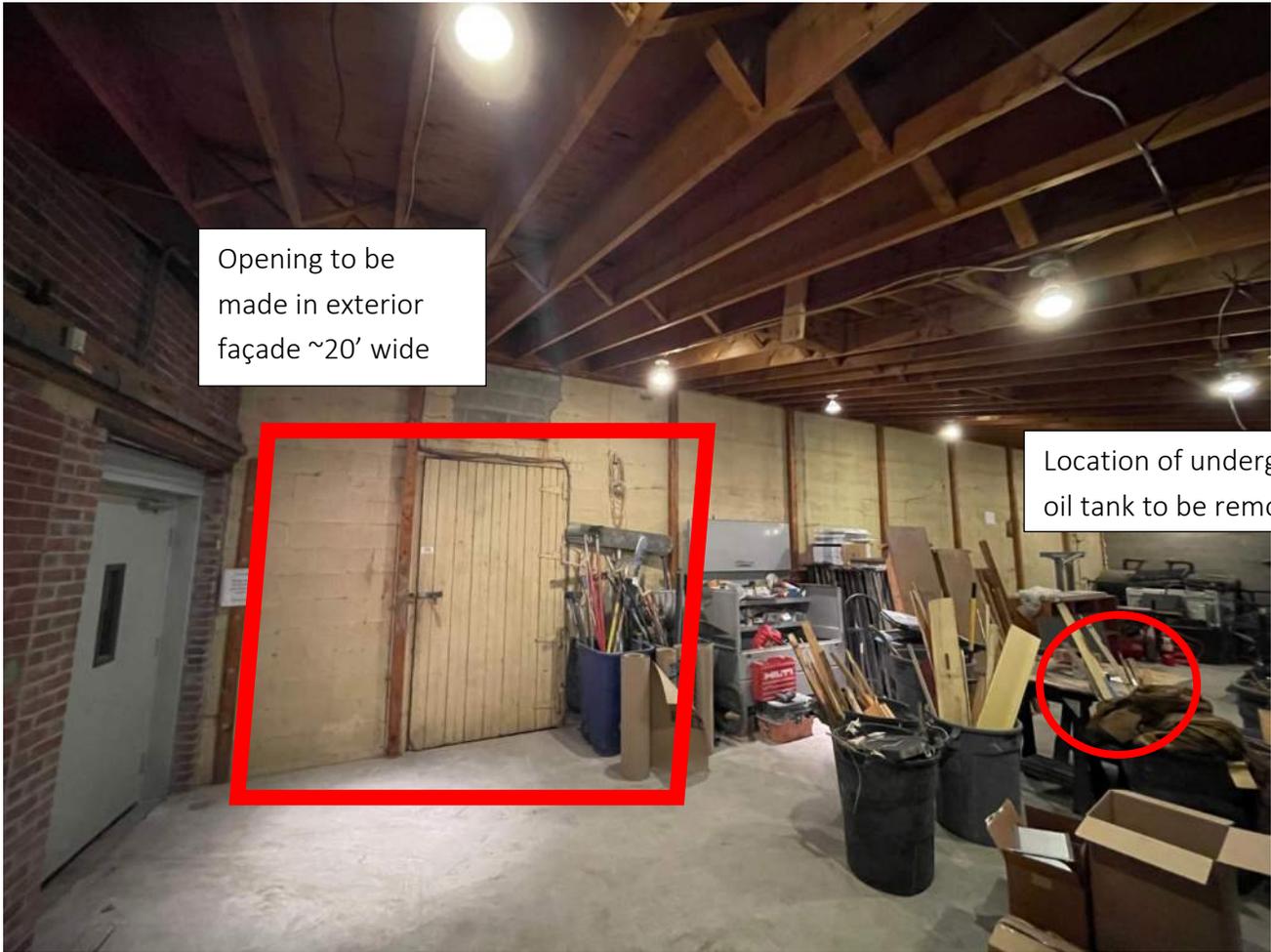
Shayne Forsley – General Manager  
Hampshire Development Corp.



Loading Dock pictured above. Photo taken from parking lot adjacent to Hanover Street.



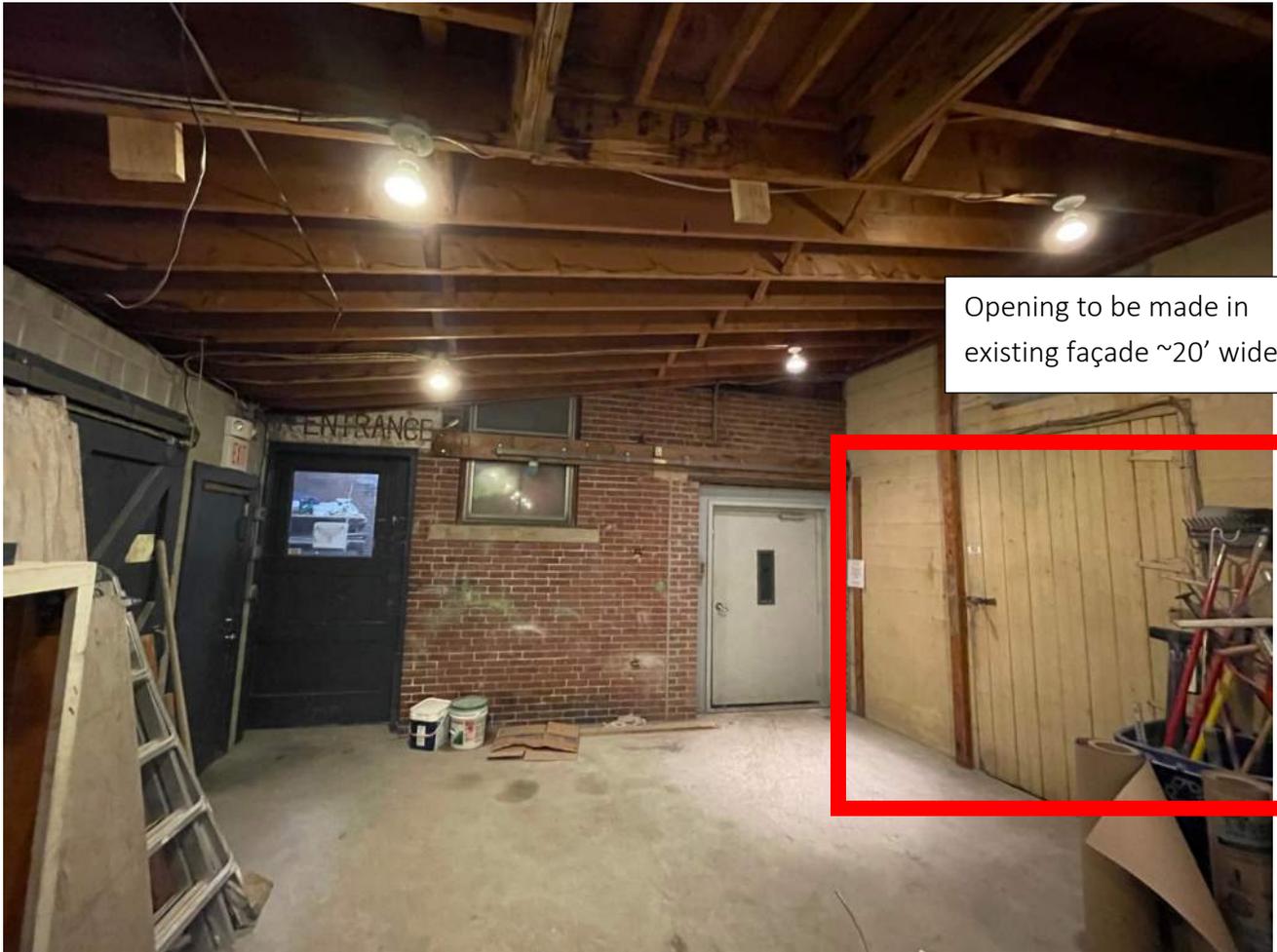
Photo taken from public alley between 64 Vaughan Mall & 25 Maplewood Ave



Opening to be made in exterior façade ~20' wide

Location of underground oil tank to be removed

Interior photo of loading dock. Previous loading door shown above (beige panel door in CMU wall). Freight elevator shown on left. New opening to be made as shown above. Underground oil tank in loading dock slab to be removed.



Opening to be made in existing façade ~20' wide

Back entrance to 64 Vaughan Mall shown on left, freight elevator & former loading door shown on right.

# 64 VAUGHAN MALL BUILDING RESTORATION

64 Vaughan Mall,  
Portsmouth, New Hampshire

Assessor's Parcel 126, Lot 1  
Historic District Commission

Plan Issue Date:

April 8, 2021

**Owner:**

64 Vaughan Mall, LLC

10 Industrial Way  
Amesbury, MA 01913

**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:**

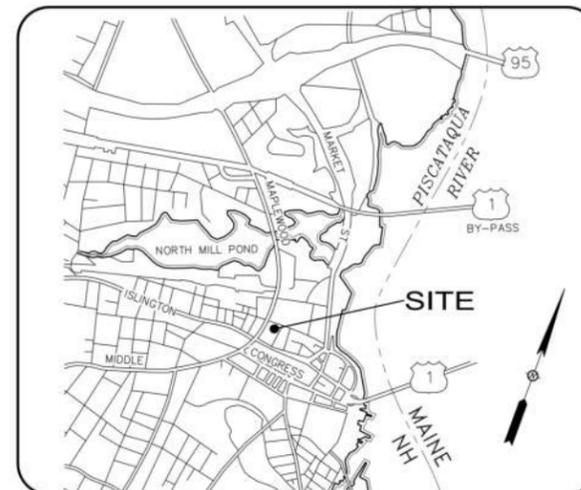
James Verra

& Associates Inc.

LAND SURVEYORS

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

Tel 603-436-3557



LOCUS MAP  
Not to Scale

**Table of Contents**

- Aerial Photograph
- Margeson Bros. Furniture Photograph
- 64 Vaughan Mall Photograph
- 64 Vaughan Mall Perspective Photographs
- Existing Conditions
- Site Plan - Proposed
- Exterior Elevation 1 of 2 - Proposed
- Exterior Elevation 2 of 2 - Proposed
- Architectural Perspective - Proposed
- Spacing & Massing - Elevation Study

**Sheet No.**

- 1
- 2
- 3
- 3A
- 4
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*Aerial Photograph of 64 Vaughan Mall Property*

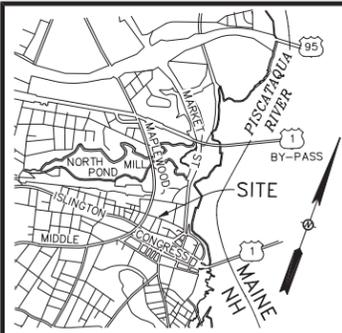


*Margeson Bros. Furniture Store; Photograph circa ~1910-1920*



Cabot  
House





**TEMPORARY BENCHMARK TABLE**

TBM#	DESCRIPTION	ELEV.
1	SURVEY NAIL SET IN TOP OF GRANITE CURBING	12.81
2	BOLT W/ "X" CUT - 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	DMH# 1 RIM EL= 13.75
CB# 2 RIM EL= 13.77 (1) INV OUT 12"RCP= 10.12	(1) 12"RCP (PLUGGED)
CB# 3 RIM EL= 11.98 (1) INV OUT 12"HDPE= 7.74	(2) INV IN 12"RCP= 9.76
CB# 4 RIM EL= 9.57 (1) INV OUT 12"PVC= 7.32± W/ TRAP ON OUTLET	(3) INV IN 18"RCP= 8.75
CB# 3763 RIM EL= 14.71 (1) INV OUT 12"RCP= 12.03	(4) 12"RCP (PLUGGED)
CB# 3764 RIM EL= 15.05 WATER LEVEL= 11.10	(5) INV OUT 12"RCP= 8.77
CB# 3765 RIM EL= 15.35 PLUGGED 13.5±	DMH# 2 RIM EL= 9.68
CB# 25851 RIM EL= 16.26 (1) INV IN 12"HDPE= 12.08 (2) INV OUT 12"HDPE= 12.01	(1) INV IN 6"PVC= 7.10
CB# 25852 RIM EL= 16.81 (1) INV IN 10"HDPE= 12.29 (2) INV OUT 12"HDPE= 12.26	(2) INV OUT 12"RCP= 6.99
CB# 25853 RIM EL= 17.12 (1) INV OUT 10"HDPE= 12.78	DMH# 5195 RIM EL= 12.56
	(1) INV IN 12"HDPE= 6.81
	(2) INV IN 12"HDPE= 6.11
	(3) INV OUT (2) 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 10"RCP= 7.60
	(3) CL FLOW 12"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= 11.80
	(5) INV OUT 18"RCP= 9.91
	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"RCP= 4.71
SMH# 1568 RIM EL= 12.86 (1) INV IN 8"PVC= 4.88
(2) INV IN 12"RCP= 4.68
(3) INV IN 24"RCP= 5.05
(4) INV OUT 12"RCP= 6.83 (23" CSU PER DPW)
SMH# 1570 RIM EL= 10.16 (2) INV IN 15"RCP= 3.74
SMH# 2306 RIM EL= 13.84 (1) INV IN 10"RCP= 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 15"W 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
- PK ..... PARK METER KIOSK
- ..... (COULD NOT OPEN)
- ..... 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

**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 WOODY 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

**LINE TABLE**

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

**NOTES:**

- OWNER OF RECORD..... BENDETSON-PORTSMOUTH REALTY TRUST C/O CABOT HOUSE, INC., 10 INDUSTRIAL WAY, AMESBURY, MA 01913  
ADDRESS.....  
DEED REFERENCE..... 2402/1201  
TAX SHEET / LOT..... 126-1
- 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:**

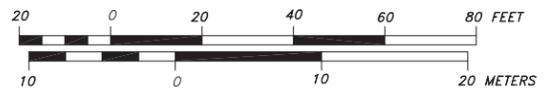
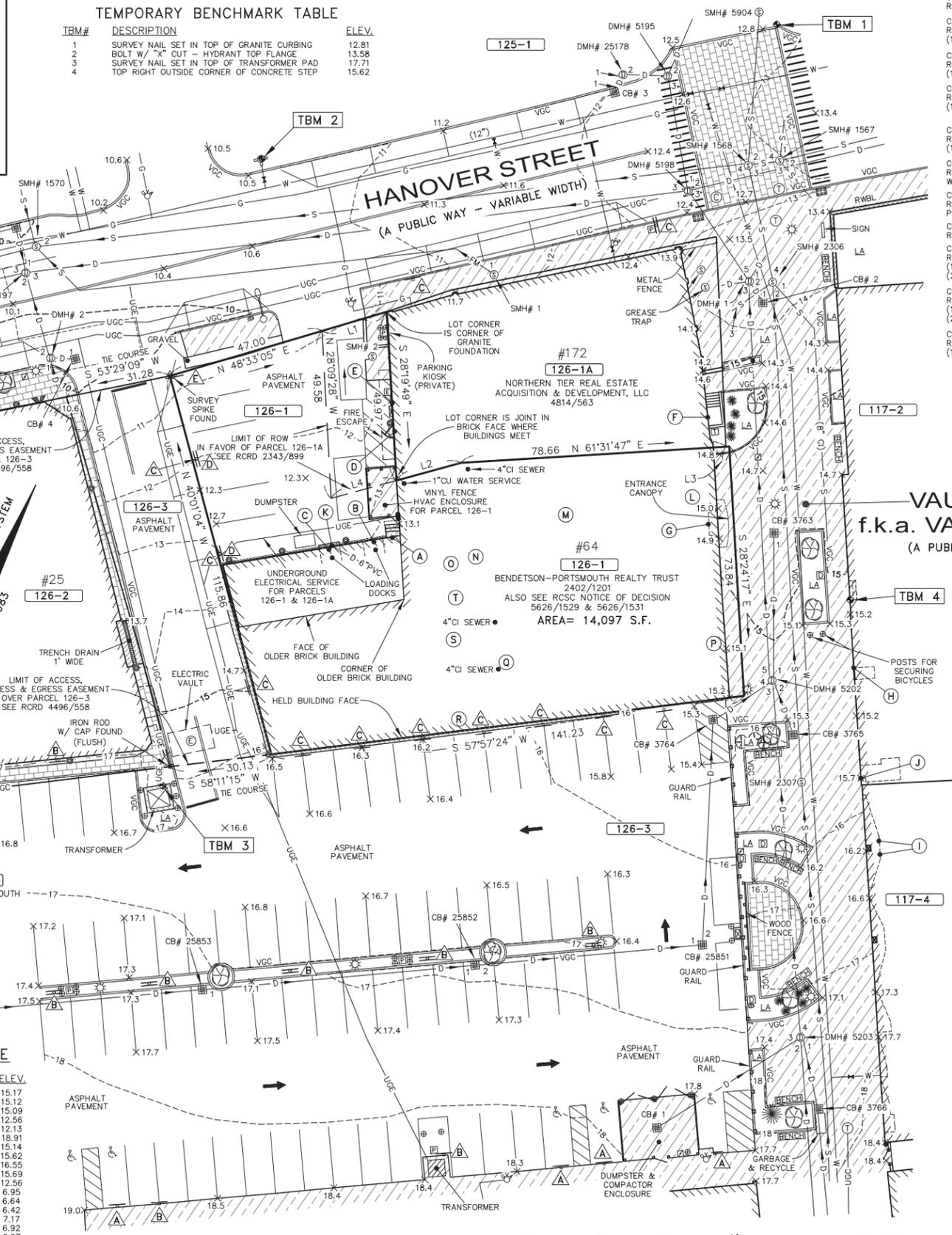
- PLAT OF LAND, 64 VAUGHAN MALL, PORTSMOUTH, N.H., FOR BENDETSON-PORTSMOUTH REALTY TRUST, REVISED TO 9/17/2018, RCRD PLAN D-41080.
- CONDOMINIUM SITE PLAN, THE PROVIDENT CONDOMINIUM, 25 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., FOR 25 MAPLEWOOD AVENUE, LLC., DATED 12/20/2019, RCRD PLAN D-41922.
- EXISTING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

**SIGNAGE TABLE**

KEY	DESCRIPTION
A	HANDICAP PARKING
B	3 HOUR PARKING/PAY AT KIOSK
C	RESERVED PARKING 7AM-7PM
D	PAID PARKING 24/7
E	STOP

**BUILDING ELEVATION TABLE**

KEY	DESCRIPTION	ELEV.
A	FF CONCRETE AT ENTRANCE	15.17
B	FF CONCRETE AT LOADING DOCK	15.12
C	FF CONCRETE AT LOADING DOCK	15.09
D	CONCRETE THRESHOLD AT ENTRY	12.56
E	CONCRETE THRESHOLD AT ENTRY	12.13
F	CONCRETE THRESHOLD AT ENTRY	18.91
G	ALUMINUM THRESHOLD AT ENTRY	15.14
H	TOP OF CONCRETE LANDING	15.62
I	ALUMINUM THRESHOLD AT ENTRY	16.55
J	TOP OF CONCRETE LANDING	15.69
K	INVERT OUT 6"PVC CULVERT	12.56
L	TOP OF CONCRETE BASEMENT	6.95
M	TOP OF CONCRETE BASEMENT FLOOR	6.64
N	TOP OF CONCRETE BASEMENT FLOOR	6.42
O	TOP OF CONCRETE BASEMENT FLOOR	7.17
P	TOP OF CONCRETE BASEMENT FLOOR	6.92
Q	TOP OF CONCRETE BASEMENT FLOOR	6.67
R	TOP OF CONCRETE BASEMENT FLOOR	7.07
S	TOP OF CONCRETE BASEMENT FLOOR	6.77
T	TOP OF CONCRETE BASEMENT FLOOR	6.26



**PRELIMINARY  
SUBJECT TO CHANGE**

**SURVEYOR:**  
James Verra and Associates, Inc.  
LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8  
NEWINGTON, N.H. 03801-7876  
603-436-3557  
JOB NO: 23524-A  
PLAN NO: 23524-A

**ENGINEER:**

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

**ISSUED FOR:**  
ENGINEERING REVIEW  
**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 01913  
ASSESSOR'S PARCEL 126-1

**PROJECT:**  
PROPOSED SITE DEVELOPMENT PLANS  
64 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 \_\_\_\_\_

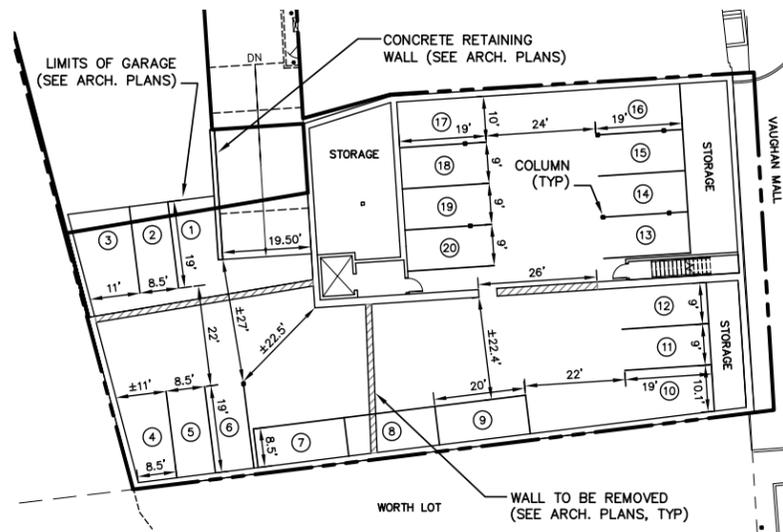
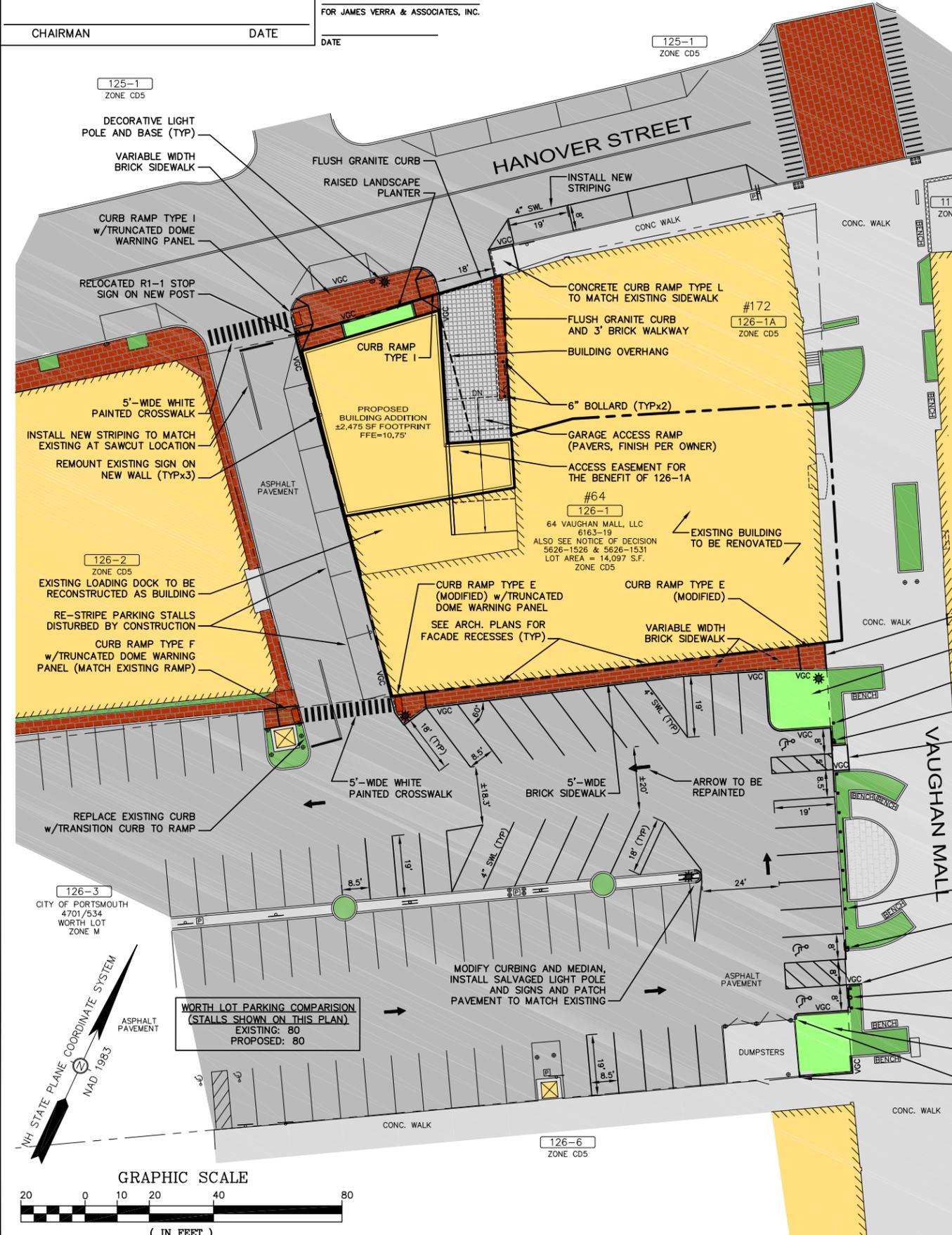
**NOTES**

- 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%
MAX. BUILDING BLOCK:	225'	
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	0 S.F.
MIN. OPEN SPACE:	5%	5%
(LANDSCAPE AREAS)		705 S.F.
MAX. GND. FLR. GFA/USE:	15,000 S.F.	±10,014 S.F.
MAX. BUILDING HEIGHT:	3 STORIES OR 40'	±40'
PENTHOUSE HEIGHT:	MAX. HEIGHT +2'	40'
MAX. GROUND FLOOR FFE:	SIDEWALK GRADE +3'	
- PARKING REQUIREMENTS:**

	EXISTING	PROPOSED
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 LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & 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 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 (S.F. BY FOOTPRINT):**

BASEMENT:	±9,326 S.F. PARKING
FLOOR 1:	±12,489 S.F. RETAIL
FLOORS 2-3:	±12,656 S.F. RESIDENTIAL
FLOOR 4:	±5,874 S.F. RESIDENTIAL
TOTAL:	±53,001 S.F.



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



NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: APRIL 19, 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

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

PS042



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



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

EXTERIOR ELEVATIONS

64 Vaughan Mall

SCALE: 1/16" = 1'-0"  
04/23/2021

Sheet 6



ARCHITECTS  
INTERIORS  
PLANNERS

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EXTERIOR ELEVATIONS

64 Vaughan Mall

SCALE: 1/16" = 1'-0"  
04/23/2021

Sheet 7



ARCHITECTS  
INTERIORS  
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1 VIEW 01



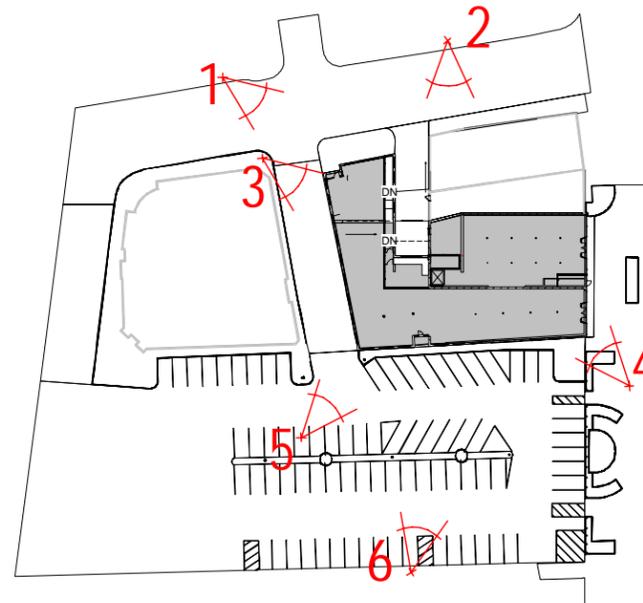
2 VIEW 02



3 VIEW 03



5 VIEW 05



01 LEVEL 1 - PERSPECTIVE PLAN  
1" = 50'-0"



4 VIEW 04



6 VIEW 06

PERSPECTIVE VIEWS

64 Vaughan Mall

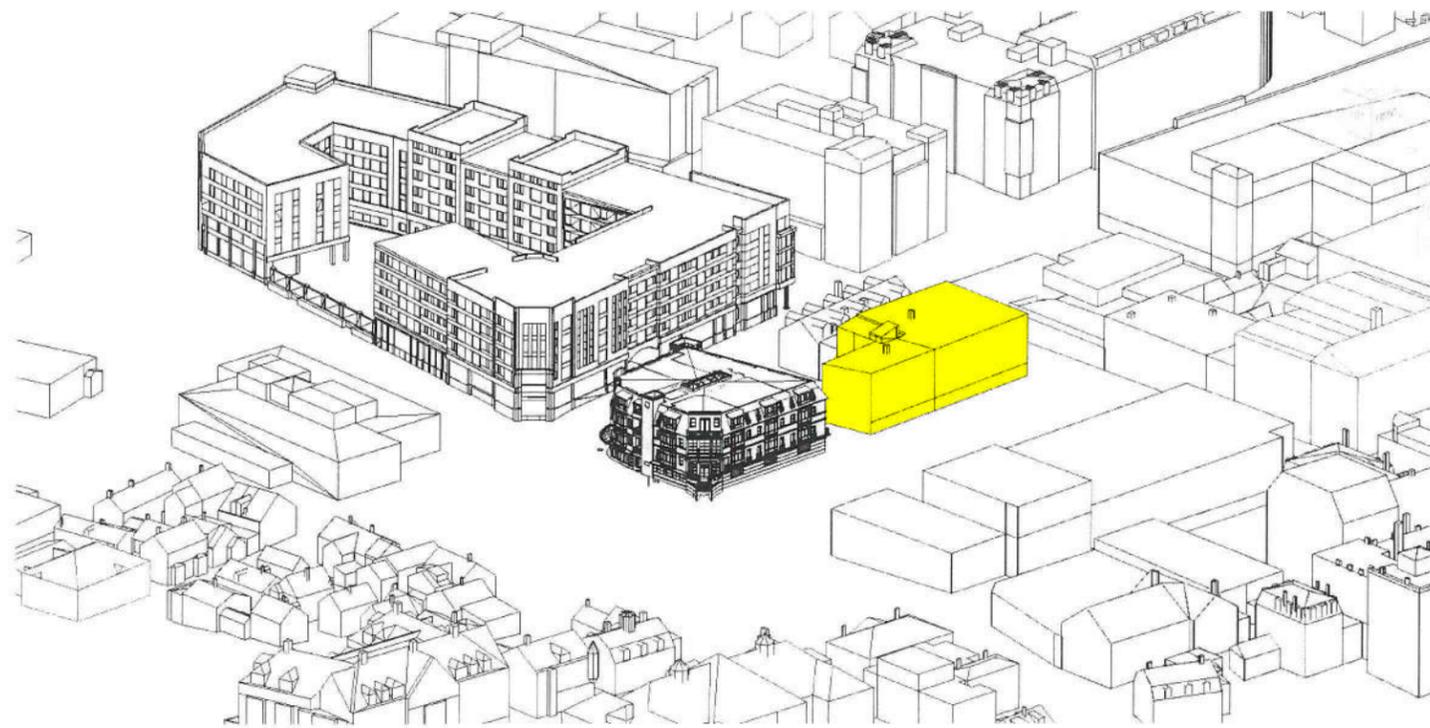
1" = 50'-0"  
04/23/2021

Sheet 8





LOCUS PLAN



CITY OF PORTSMOUTH 3D MODEL



SITE SECTION ALONG HANOVER STREET



SITE SECTION ALONG MAPLEWOOD AVENUE