



December 29, 2021

Dexter Legg, Chair Portsmouth Planning Board 1 Junkins Ave, 3rd Floor Portsmouth, NH 03801

RE: Planning Board DADU CUP Application 325 Little Harbor Road, Portsmouth, NH – Tax Map 205 Lot 2

Dear Mr. Legg:

On behalf of our client, ADL 325 Little Harbor Road Trust, please find a Planning Board Detached Accessory Dwelling Unit (DADU) Conditional Use Permit (CUP) submission relative to the above-referenced project. The following materials, along with this letter, have been submitted online and hard copies are also included in this submission:

- DADU CUP Application (1 copy);
- Client Authorization Letter (1 copy);
- Original DADU CUP Permit, dated June 24, 2019 (1 copy);
- Original DADU CUP Permit Extension, dated June 22, 2020 (1 copy);
- Site Photos of Lady Isle Guest Cottage (1 copy); AND
- Site Development Plans entitled "Permit Plans for DADU CUP, Tax Map 205 Lot 2, Lady Isle Guest Cottage, 325 Little Harbor Road, Portsmouth New Hampshire", prepared by TFMoran, Inc., dated December 29, 2021 (1 copy at 22"x34").

A previous request to renovate the existing caretaker's house, was previously approved by the Planning Board on June 20, 2019 for a DADU with a gross floor area of 2,435 SF. An extension was granted until June 20, 2021, however, before this time, the original builder, Peter Kasnet, unexpectedly passed away. Due to this unfortunate event, the client hired a new builder, Youngblood Builders, and new architect, G. P. Schafer.

Based on the new team's input, a number of modifications to the renovated property were suggested, enough to warrant re-permitting the project. The originally permitted DADU proposed renovations of the entire existing structure. The current project team realized demolishing additions of the house would be more in line with the history and character of the originally built house. Modifications to the originally approved DADU include revised architecture and a smaller footprint with less gross floor area.





December 29, 2021

Property Description

The property is a single-family residence at 325 Little Harbor Road, located on a private island, known as Lady Isle and also Belle Isle. The site is 12.3 acres within the Rural Zoning District and surrounded by the Piscataqua River. The property currently contains a 2-story house, guest cottage, carriage house, barn, horse barn, horse paddock, and shed.

The intent of the applicant is to renovate the easternly half of the island containing the building and yard areas. The proposal is to demolish the existing house, carriage house, and paddock and to construct a 2-story single-family home, garage, pool, pool cabana, and playground; renovate an existing barn and guest cottage; and replace an existing shed and barn with a new shed and barn. TFM's previously submitted Site Development Plans for Lady Isle Site Renovation depicts associated improvements, including and not limited to access, grading, utilities, and landscaping.

In this submission, we are applying for a Conditional Use Permit for a Detached Accessory Dwelling Unit (DADU). The property contains only one principal dwelling. The remaining dwelling on the property is a vacant house. The structure was built in the 1800's and formerly served as a caretaker's house for a private school that previously occupied the island. The existing house footprint and gross floor area are 1,300 SF and 2,056 SF, respectively. The proposed construction is to demolish the appendages of the existing structure and renovate the remaining, original structure to a 2-story guest cottage, serving as a detached accessory dwelling unit. The proposed footprint and gross floor area are 660 SF and 1,300 SF, respectively.

In accordance with the City of Portsmouth Zoning Ordinances, Article 10.814, the proposal complies with the following regulations:

The principal dwelling unit and the accessory dwelling unit shall not be separated in ownership.

The proposed project to renovate the existing detached accessory dwelling unit will not affect the ownership of the property. Ownership will remain with the ADL 325 Little Harbor Road Trust.

Either the principal dwelling unit or the accessory dwelling unit shall be occupied by the owner of the dwelling as his or her principal place of residence.

The owner, ADL 325 Little Harbor Road Trust, will continue to occupy the principal dwelling unit.

Neither the principal dwelling unit nor the accessory dwelling unit shall be used for any business, except that the property owner may have a home occupation use in the unit that he or she occupies as allowed or permitted elsewhere in this Ordinance.

Neither the primary dwelling unit nor the accessory dwelling unit will be used for business, other than what is allowed.



December 29, 2021

In a Rural district, a lot with a DADU shall comply with the minimum lot area for the district, but need not comply with the minimum lot area per dwelling unit.

The minimum lot area is 5 acres per dwelling unit. The lot area is 12.3 acres.

The DADU shall not have more than two bedrooms and shall not be larger than 750 SF gross floor area; except that the maximum gross floor area shall be 1,000 SF if the lot area is 2 acres or more.

We respectfully request dimensional modifications to maintain the historical portion of the existing structure. The stricture is a 2-story structure constructed in the 1800's, located on a 12.3 acre parcel. The existing structure is an approximately 24' tall, 3-bedroom house with a gross floor area of 2,056 SF, which has a number of additions. The renovated DADU proposes to remove appendages of the existing structure, maintaining the historic, original structure, which is a proposed 21' tall, 2-bedroom house with a gross floor area of 1,300 SF. Reducing the DADU to 1,000 SF or less would require demolition of a portion of the original, historic, existing structure. Given the size of the lot and the historical value of the building, we believe it's better to leave the 660 SF footprint and 1,300 SF gross floor area, rather than demolish additional portions of a historical building.

The DADU shall be clearly subordinate to the principal single-family dwelling in scale, height and appearance.

The facade area and building height of the DADU is subordinate to the principal single-family dwelling. The perimeter facade of the DADU versus principal dwelling is approximately 125 FT and 440 FT, respectively. Additionally, the height of the DADU versus the principal dwelling is approximately 21 FT and 32 FT, respectively. The DADU is also architecturally consistent with the principal dwelling, using similar materials, detailing, and other building design elements.

The DADU shall be separated from the single-family dwelling by at least 20 feet.

The renovated guest cottage meets the separation requirements and is located 112' east of the proposed principal single-family dwelling.

The front wall of the DADU shall be set back at least 10 feet further from the front lot line than the existing front wall of the single-family dwelling.

The property is an island, so a front yard is not applicable. The DADU, however, is located approximately 70' from the highest observable tide line (HOTL) whereas the principal dwelling is located 50 FT from the HOTL, which is at least a 20 FT differential.

No portion of the DADU shall be located in any required front yard, regardless of the location of the single-family dwelling.

The property is an island, so a front yard is not applicable. The DADU, however, is located approximately 70' from the HOTL.



December 29, 2021

Exterior design of the ADU is consistent with the existing principal dwelling on the lot.

The DADU will be re-sided similar to the proposed principal dwelling on the lot.

The site plan provides adequate and appropriate open space, landscaping and off-street parking for both the ADU and the primary dwelling.

The proposed renovation to the guest cottage removes almost half of the existing structure and replaces it with open space and landscaping. The overall Lady Isle site renovations provides adequate and appropriate open space and landscaping, exceeding Zoning requirements for open space (75% required, 94% proposed) and meeting building coverage requirements (5% required, 2.6% proposed). Off-street parking is provided adjacent to both the DADU and primary dwelling.

The ADU will maintain a compatible relationship to adjacent properties in terms of location, design, and offstreet parking layout, and will not significantly reduce the privacy of adjacent properties.

The DADU is an existing structure located on an island. It will not alter or reduce privacy of adjacent properties.

The ADU will not result in excessive noise, traffic or parking congestion.

The building being converted to a DADU exists on site today. It is currently an unoccupied building. Once converted, the owner will have the ability to host guests on the property, since the main dwelling only has four bedrooms. Since the DADU is still owned by the principal dwelling owner, it will be occupied on a selected basis. This will not contribute to excessive noise, traffic, or parking congestion.



December 29, 2021

Work on the island requires approvals for a City Wetland CUP, NHDES Wetlands Permit, NHDES Shoreland Permit, NHDES Alteration of Terrain (AoT) Permit, NHDES Wastewater Permit, and EPA's NOI for Construction General Permit, all of which are pending.

We appreciate your consideration of these matters and look forward to presenting this project to you in the near future.

We respectfully request that we be placed on the upcoming agenda for the January 20th Planning Board Meeting.

Respectfully, **TFMoran, Inc.**

Corey Colwell, LLS

Division Manager | Princiapl

Hannah Giovannucci, PE

amah Siorann

Civil Project Manager

JCC/heg

cc: Anthony Dilorenzo, ADL 325 Little Harbor Road Trust (via e-mail)

Jim Youngblood, Youngblood Builders (via jim@youngbloodbuilders.com)

Mickey Benson, GPSchafer (via mbenson@gpschafer.com)

Matthew Cunningham, MCLD (via matthew@matthew-cunningham.com)

Stephan Roberts, Hoefle, Phoenix, Gormley & Roberts (via sroberts@hpgrlaw.com)



CITY OF PORTSMOUTH

Planning Department 1 Junkins Avenue Portsmouth, New Hampshire 03801 (603) 610-7216

PLANNING BOARD

June 24, 2019

ADL Portsmouth Residence Trust 549 US Highway 1 Bypass Portsmouth, NH 03801

RE: Conditional Use Permit for property located at 325 Little Harbor Road

Dear Applicant:

The Planning Board, at its regularly scheduled meeting of Thursday, June 20, 2019, considered your application for Conversion of an existing accessory structure (formerly caretaker's home) into an Detached Accessory Dwelling Unit with a gross floor area of 2,435sq.ft. Said property is shown on Assessor Map 205 Lot 02 and lies within the Rural District. As a result of said consideration, the Board voted to:

1. Grant a modification from the following sections:

- 1.1) Section 10.814.52 of the Zoning Ordinance for approval of a DADU with 3 bedrooms and 2,435+/- s.f. of gross floor area where 2 bedrooms and 1,000 s.f. is the maximum allowed.
- 1.2) Section 10.814.532 of the Zoning Ordinance for a building height of 24.2' where the maximum allowed must be less than the building height of the principal single-family dwelling.
- 2. Find that the application satisfies the remaining requirements of 10.814.50.

3. Grant the conditional use permit as presented, with the following stipulations:

3.1) In accordance with Sec. 10.814.90 of the Zoning Ordinance, the owner is required to obtain a certificate of use from the Planning Department verifying compliance with all standards of Sec. 10.814, including the owner-occupancy requirement, and shall renew the certificate of use annually.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work. All stipulations of approval must be completed prior to issuance of a building permit unless otherwise indicated above.

This approval shall expire unless a building permit is obtained within a period of one year from the date granted, unless otherwise stated in the conditions of approval. The Planning Board may, for good cause shown, extend such period by as much as one year if such extension is requested and acted upon prior to the expiration date. No other extensions may be requested.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Juliet T. H. Walker, AICP, Planning Director

for Dexter Legg, Chairman of the Planning Board

CC:

Corey Colwell, LLS, MSC a division of TFMoran, Inc. Rosann Maurice-Lentz, City Assessor Robert Marsilia, Building Inspector Peter Rice, Director of Public Works



CITY OF PORTSMOUTH

Planning Department 1 Junkins Avenue Portsmouth, New Hampshire 03801

(603) 610-7216

PLANNING BOARD

June 22, 2020

ADL Portsmouth Residence Trust 549 US Highway 1 Bypass Portsmouth, NH 03801

RE: Conditional Use Permit for property located at 325 Little Harbor Road

Dear Applicant:

The Planning Board, at its meeting of Thursday, June 18, 2020, considered your request for 1-year extension of the Conditional Use Permit for the conversion of an existing accessory structure into a Detached Accessory Dwelling Unit that was granted on June 20, 2019.

As a result of said consideration, the Board voted to grant your request for an extension with the approval now expiring on June 20, 2021.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Dexter R. Legg, Chairman of the Planning Board

cc: Robert Marsilia, Chief Building Inspector Rosann Maurice-Lentz, City Assessor

Corey Colwell, LLS, MSC a division of TFMoran, Inc. Rosann Maurice-Lentz, City Assessor Robert Marsilia, Building Inspector Peter Rice, Director of Public Works



Site Photos

Lady Isle Guest Cottage
325 Little Harbor Road, Portsmouth, NH

Taken on October 25, 2018

Photo #1: View from existing driveway, from right to left, of western side of guest cottage, barn, and carriage house





Photo #3: Southern side and rear of existing guest cottage



Photo #4: Eastern side of existing guest cottage





RESOURCE LIST

PORTSMOUTH, NH 03801

PLANNING/ZONING DEPARTMENT

1 JUNKINS AVENUE PORTSMOUTH, NH 03801 603-610-7296 PETER BRITZ, INTERIM PLANNING DIRECTOR

BUILDING DEPARTMENT

I JUNKINS AVENUE PORTSMOUTH, NH 03801 603-610-7261 ROBERT MARSILIA, CHIEF BUILDING INSPECTOR

PUBLIC WORKS 680 PEVERLY HILL ROAD PORTSMOUTH, NH 03801 603-427-1530 PETER RICE, DIRECTOR OF PUBLIC WORKS

POLICE DEPARTMENT 3 JUNKINS AVENUE PORTSMOUTH, NH 03801 603-427-1500

MARK NEWPORT, INTERIM CHIEF

FIRE DEPARTMENT 170 COURT STREET PORTSMOUTH, NH 03801 603-427-1515 TODD GERMAIN, CHIEF

ASSOCIATED PROFESSIONALS

ARCHITECT G.P. SCHAFER ARCHITECT, PLLC 19 UNION SQUARE WEST, 4TH FLOOR NEW YORK CITY, NY 10003 212-965-1355 MICKEY BENSON, PRINCIPAL

ECOLOGICAL SERVICES PARTERRE ECOLOGICAL 67 SMITH PLACE, UNIT 12A CAMBRIDGE, MA 02138 617-482-2230 RYAN CORRIGAN, MSED, MCH

LANDSCAPE ARCHITECT MATTHEW CUNNINGHAM LANDSCAPE ARCHITECTURE DESIGN LLC 411 MAIN STREET STONEHAM, MA 02180 617-905-2246 MATTHEW CUNNINGHAM, PRINCIPAL

WETLAND SCIENTIST MARC JACOBS, CERTIFIED WETLAND SCIENTIST PO BOX 417 GREENLAND, NH 603-686-5097

WILDLIFE ASSESSOR GZA GEOENVIRONMENTAL, INC. 5 COMMERCE PARK NORTH BEDFORD, NH 03110 603-232-8739 TRACY TARR, ASSOCIATE PRINCIPAL

LADY ISLE GUEST COTTAGE

325 LITTLE HARBOR ROAD PORTSMOUTH, NEW HAMPSHIRE

DECEMBER 29, 2021







REV. DATE DESCRIPTION

INDEX OF SHEETS

SHEET	SHEET TITLE
C-00	COVER
C-01	NOTES & LEGEND
S-01	EXISTING CONDITIONS PLAN
C-02	SITE LAYOUT PLAN
C-03	GRADING & UTILITY PLAN
REFERENCE PLAN	S BY ASSOCIATED PROFESSIONALS
A-1.01 TO 1-2.0	O RENOVATED GUEST COTTAGE FOR LADY ISLE PLANS BY G.P. SCHAFER

LANDSCAPE ARCHITECTURE PLANS & AERIALS BY MCLD

PERMITS/APPROVALS NUMBER APPROVED EXPIRES PORTSMOUTH PLANNING BOARD & CONSERVATION COMMISSION WETLAND CUP PORTSMOUTH PLANNING BOARD NH FISH & GAME NHDES WETLANDS & 2/15/2018 2/15/2023 2014-02662 PERMIT AMENDMENT NHDES SHORELAND & 2/26/2018 2017-02665 2/26/2023 NHDES ALTERATION OF TERRAIN NHDES SEWER EPA NPDES ENOI CGP & SWPPP

NOTE: ADDITIONAL PERMITS AND APPROVALS MAY BE REQUIRED PRIOR TO CONSTRUCTION.

APPROVED BY THE CITY OF PORTSMOUTH PLANNING BOARD

ON	
BOARD MEMBER	AND
BOARD MEMBER	

PERMIT PLANS FOR DADU CUP

TAX MAP 205 LOT 2

COVER

LADY ISLE GUEST COTTAGE 325 LITTLE HARBOR ROAD, PORTSMOUTH, NH

OWNED BY & PREPARED FOR **ADL 325 LITTLE HARBOR ROAD TRUST**

SCALE: NTS

DECEMBER 29, 2021



Structural Engineers

170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com

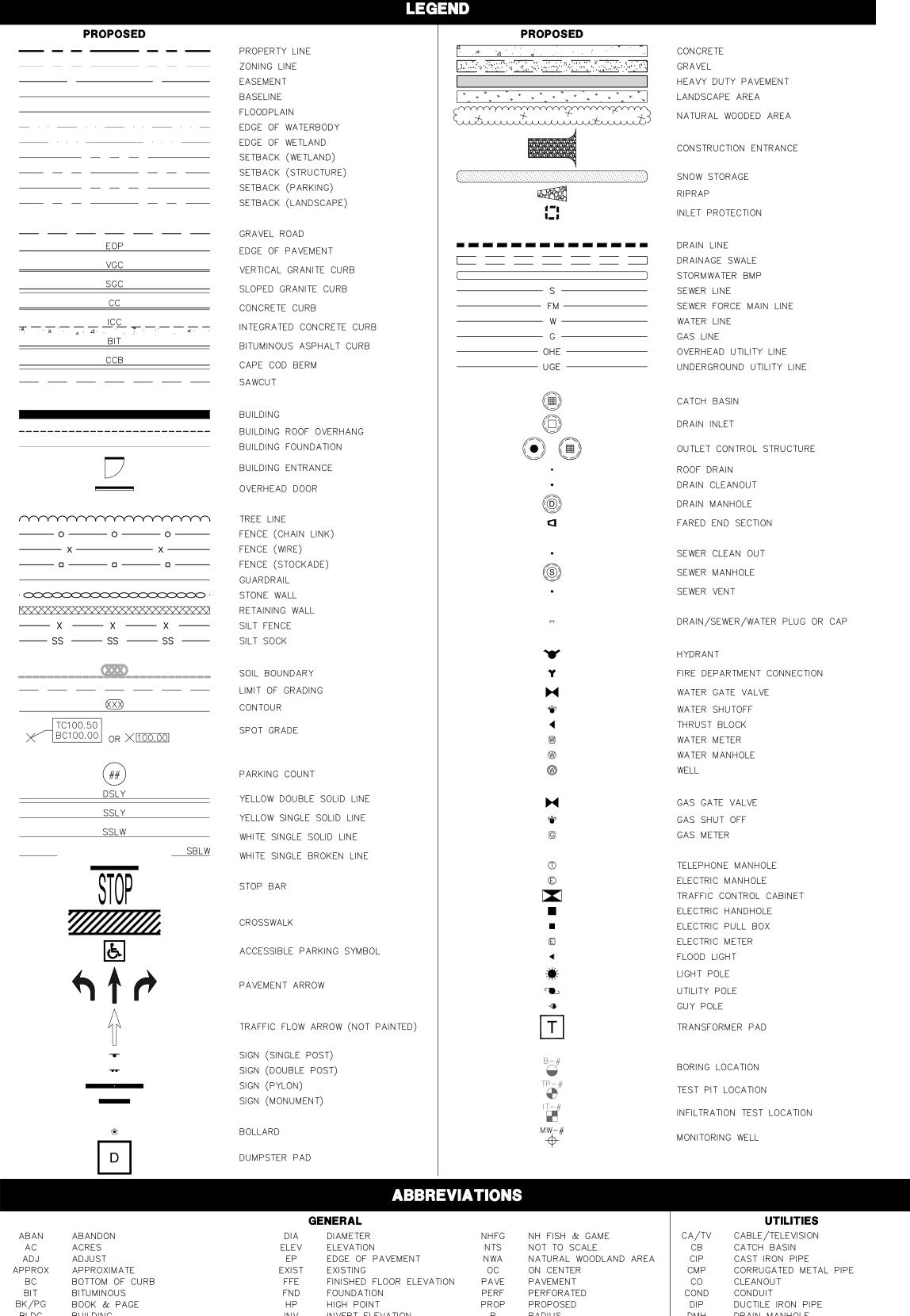
47099.01 | CK | JCC | CADFILE | 47099-01_COVER_GUEST C - 00

Copyright 2021 ©TFMoran, Inc. 48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.

This plan is not effective unless signed by a duly authorized officer of homas F. Moran, Inc.

THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.



GENERAL NOTES

- 1. THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.
- 2. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE
- 3. THE CONDITIONAL USE PERMIT APPROVAL FOR THE DETACHED ACCESSORY DWELLING UNIT (DADU) SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- 4. ALL IMPROVEMENTS SHOWN ON THE 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.
- 5. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF PORTSMOUTH, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK TO CONFORM TO CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE CITY AND OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE CITY, COUNTY, AND/OR STATE AGENCY.
- 6. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF ENV-WQ 1500. THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF CONSTRUCTION OF EACH STORMWATER FACILITY TO COORDINATE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL TAKE PROGRESS PHOTOS DURING CONSTRUCTION OF ALL STORMWATER DRAINAGE COMPONENTS AND SEND TO THE ENGINEER.
- 7. SEE EXISTING CONDITIONS PLAN FOR THE HORIZONTAL AND VERTICAL DATUM.
- 8. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
- 9. CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS. 10. PRIOR TO COMMENCING ANY SITE WORK, ALL LIMITS OF WORK SHALL BE CLEARLY MARKED
- IN THE FIELD. 11. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES

ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN

- 12. TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE
- PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD. 13. TEMPORARY FENCING SHALL BE PROVIDED AND COVERED WITH A FABRIC MATERIAL TO
- CONTROL DUST MITIGATION.
- 14. ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
- 15. ALL DEMOLITION AND RENOVATION OF STRUCTURES SHALL COMPLY WITH ENV-A 1800 FOR ASBESTOS MANAGEMENT AND CONTROL.
- 16. REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF BUILDING FOUNDATIONS AND CONCRETE ELEMENTS WHICH ABUT THE BUILDING SUCH AS STAIRS, SIDEWALKS, LOADING DOCK RAMPS, PADS, AND COMPACTOR PADS. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
- 17. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- 18. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- 19. CONTRACTOR'S GENERAL RESPONSIBILITIES:
- A. BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS AND CONDITIONS OF ALL PROJECT-SPECIFIC PERMITS AND APPROVALS AS LISTED ON THE COVER SHEET TO THESE PLANS OR OTHERWISE REQUIRED.
- B. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
- EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- E. TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST, AND UNSIGHTLY DEBRIS. CONSTRUCTION ACTIVITIES SHALL BE CARRIED OUT BETWEEN THE HOURS IN ACCORDANCE WITH THE APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS OF THE CITY OF PORTSMOUTH.
- F. MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
- G. IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
- H. COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
- PROTECT NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL
- J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- K. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- L. VERIFY LAYOUT OF PROPOSED BUILDING FOUNDATIONS WITH ARCHITECT AND THAT PROPOSED FOUNDATION MEETS PROPERTY LINE AND WETLAND SETBACKS PRIOR TO COMMENCING ANY FOUNDATION CONSTRUCTION.
- M. PROVIDE AN AS-BUILT PLAN AT THE COMPLETION OF THE PROJECT TO THE PLANNING DIRECTOR AND PER CITY REGULATIONS.
- N. IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE

GENERAL NOTES (CONTINUED)

- 19. CONTRACTOR'S GENERAL RESPONSIBILITIES (CONTINUED):
- O. THIS PROJECT IS SUBJECT TO THE AOT PERMIT LISTED ON THE COVER SHEET. THE CONTRACTOR SHALL CONFORM TO ALL CONDITIONS OF THE PERMIT AND PROVIDE THE FOLLOWING DOCUMENTATION TO OWNER AND ENGINEER:
- 1) ADVANCE WRITTEN NOTICE AT LEAST ONE WEEK PRIOR TO COMMENCING ANY WORK UNDER THE PERMIT.
- 2) IF ANY UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS WERE INSTALLED, FOR EACH SUCH SYSTEM:
 - A) REPRESENTATIVE PHOTOGRAPHS OF THE SYSTEM AFTER COMPLETION
 - BUT PRIOR TO BACKFILLING; AND B) A LETTER SIGNED BY A QUALIFIED ENGINEER WHO OBSERVED THE
- SYSTEM PRIOR TO BACKFILLING, THAT THE SYSTEM CONFORMS TO THE APPROVED PLANS AND SPECIFICATIONS.
- 3) UPON COMPLETION OF CONSTRUCTION, WRITTEN CERTIFICATION THAT: A) ALL WORK UNDER THE PERMIT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
 - B) IF ANY DEVIATIONS FROM THE APPROVED PLANS WERE MADE, WRITTEN DESCRIPTIONS AND AS-BUILT DRAWINGS OF ALL SUCH DEVIATIONS, STAMPED BY A QUALIFIED ENGINEER, SHALL BE PROVIDED.

GRADING & DRAINAGE NOTES

WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT.

- 1. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
- 2. THE CONTRACTOR SHALL PREPARE, MAINTAIN, AND EXECUTE A S.W.P.P.P. IN ACCORDANCE
- 3. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14
- DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE. 4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE
- TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
- 5. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT SOIL AND GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDED METHODS TO ADDRESS ANY SOIL AND GROUNDWATER ISSUES THAT ARE FOUND ON SITE, INCLUDING AND NOT LIMITED TO DEWATERING METHODS, PERIMETER DRAINS AND TIE INTO STORMWATER MANAGEMENT SYSTEM, ETC.
- 6. COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION
- . COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
- 8. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
- 9. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING,
- 10. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING
- 11. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THAN 1/4" FOR A PERIOD OF MORE THAN 15 MINUTES
- 12. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
- 13. ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8". WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
- 14. THE FINISHED GRADE AT BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/4".
- 15. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
- 16. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE
- 17. STORMWATER DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- 18. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
- 19. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- 20. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER, AND MULCH.
- 21. DENSITY REQUIREMENTS:
 - MINIMUM DENSITY* LOCATION 95%

ASTM D-1556 OR ASTM D-6938.

REV. DATE

SIDEWALKS, AND ALIGNMENTS.

- BELOW PAVED OR CONCRETE AREAS 95% TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 90%
- BELOW LOAM AND SEED AREAS *ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH



DESCRIPTION



DR CK

UTILITY NOTES

- 1. LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED
- 2. ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES, AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
- 4. COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
- 5. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
- 6. THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE
- 7. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND
- 8. ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE, AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
- 9. SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). FORCE MAINS AND FITTINGS SHALL CONFORM TO NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. SANITARY MANHOLES SHALL CONFORM TO NHDES WATER DIVISION WASTEWATER ENGINEERING BUREAU STANDARDS AND SPECIFICATIONS SHOWN HEREON.
- 10. ON-SITE WATER DISTRIBUTION SHALL BE TO CITY OF PORTSMOUTH STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5' COVER. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10' MINIMUM. WHERE A SANITARY LINE CROSSES A WATER LINE, SEWER LINE MUST BE CONSTRUCTED OF FORCE MAIN MATERIALS (PER ENV-WQ 704.08) FROM BUILDING OR MANHOLE TO MANHOLE, OR SUBSTITUTE RUBBER-GASKETED PRESSURE PIPE FOR THE SAME DISTANCE. WHEN SANITARY LINES PASS BELOW WATER LINES, LAY PIPE SO THAT NO JOINT IN THE SANITARY LINE WILL BE CLOSER THAN 6' HORIZONTALLY TO THE
- 11. THRUST BLOCKS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER LINE CHANGES DIRECTIONS OR CONNECTS TO ANOTHER WATER LINE.
- 12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
- 13. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES.
- 14. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING, AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE
- 15. PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT, AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. OBTAIN ALL PERMITS REQUIRED FOR TRENCHING.
- 16. UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO
- 17. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:
- DRAINAGE PRIVATE
- WATER MUNICIPAL
- ELECTRIC **EVERSOURCE**
- COMCAST, CONSOLIDATED COMMUNICATIONS, ETC. TELEPHONE CABLE COMCAST

PERMIT PLANS FOR DADU CUP

TAX MAP 205 LOT 2

NOTES & LEGEND

LADY ISLE GUEST COTTAGE 325 LITTLE HARBOR ROAD, PORTSMOUTH, NH

OWNED BY & PREPARED FOR **ADL 325 LITTLE HARBOR ROAD TRUST**

SCALE: NTS

DECEMBER 29, 2021



ivil Engineers Structural Engineers ffic Engineers ind Surveyors andscape Architects cientists

170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com

DR HEG FB

C - 01CK JCC CADFILE 47099-01_NOTES-LEGEND_GUES

COORD 48 Constitution Drive, Bedford, N.H. 03110 All rights reserved. These plans and materials may not be copied, luplicated, replicated or otherwise reproduced in any form whatsoever

homas F. Moran, Inc.

BLDG BUII DING BMP BEST MANAGEMENT PRACTICE BOTTOM OF SLOPE BOTTOM OF WALL BW

without the prior written permission of Thomas F. Moran. Inc.

This plan is not effective unless signed by a duly authorized officer of

CONCRETE COORDINATE CONDITIONAL USE PERMIT

INV LENGTH MAXIMUM MAXMINIMUM DETACHED ACCESSORY DWELLING UNIT NOW OR FORMERLY Copyright 2021 ©TFMoran, Inc.

INVERT ELEVATION INFILTRATION TEST R&D R&R LINEAR FEET REM LANDSCAPE AREA RET RIM

RADIUS REMOVE AND DISPOSE REMOVE AND RESET REMOVE RETAIN RIM FI FVATION ROW RIGHT OF WAY SLOPE SQUARE FFF1

SIDEWALK

TEST PIT

TYPICAL

WITH

TYP

UG

TOP OF CURB

TOP OF WALL

UNDERGROUND

TEMPORARY BENCHMARK

DMH DRAIN MANHOLF F&C F&G FES FΜ FORCE MAIN HDPE НН HANDHOLE HWHEADWALL HYD HYDRANT LIGHT POLE ocs

UTILITY POLF

TSV

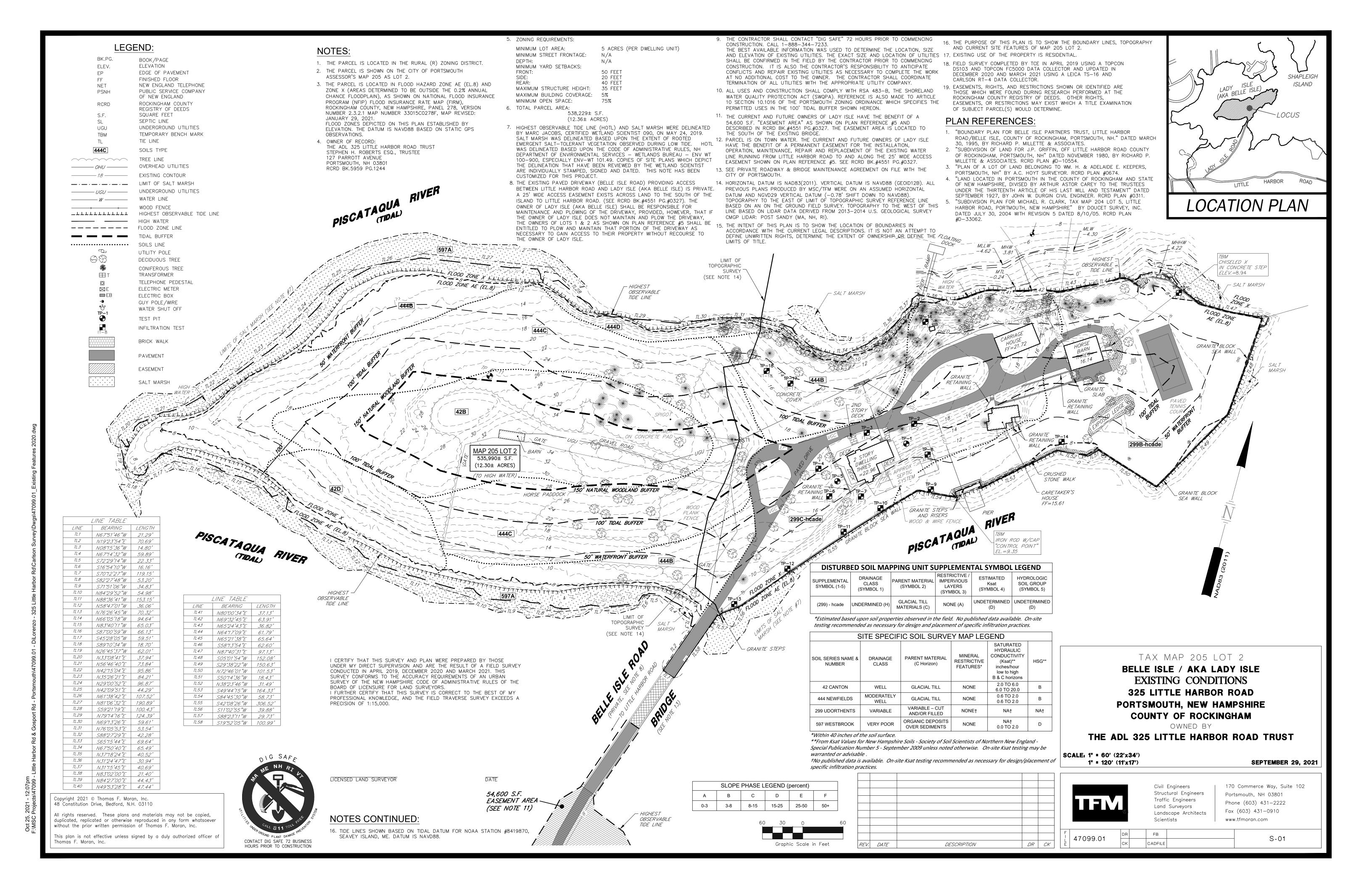
OUTLET CONTROL STRUCTURE POLYVINYL CHLORIDE PIPE REINFORCED CONCRETE PIPE ROOF DRAIN

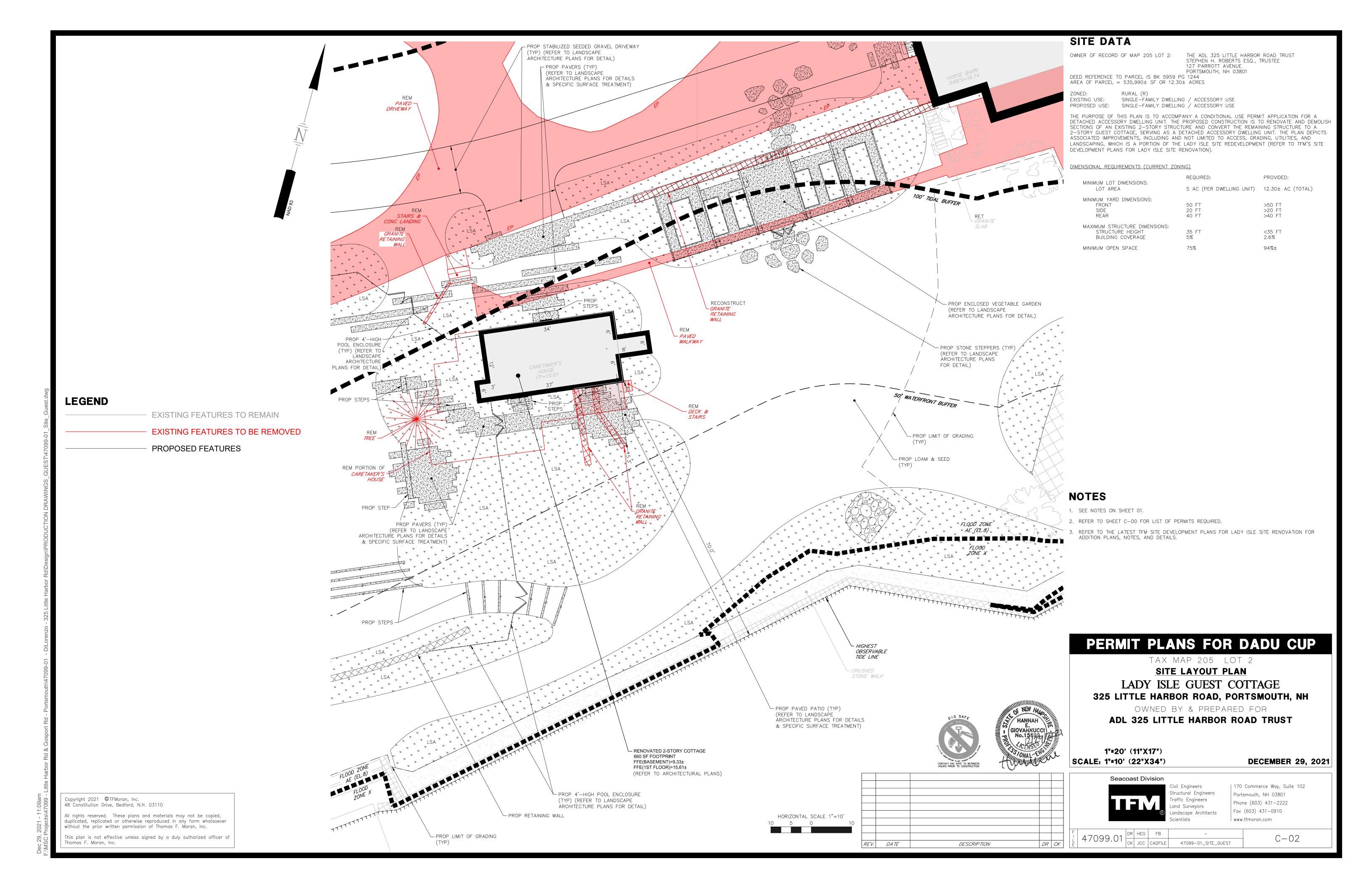
FRAME AND COVER FRAME AND GRATE FLARED END SECTION

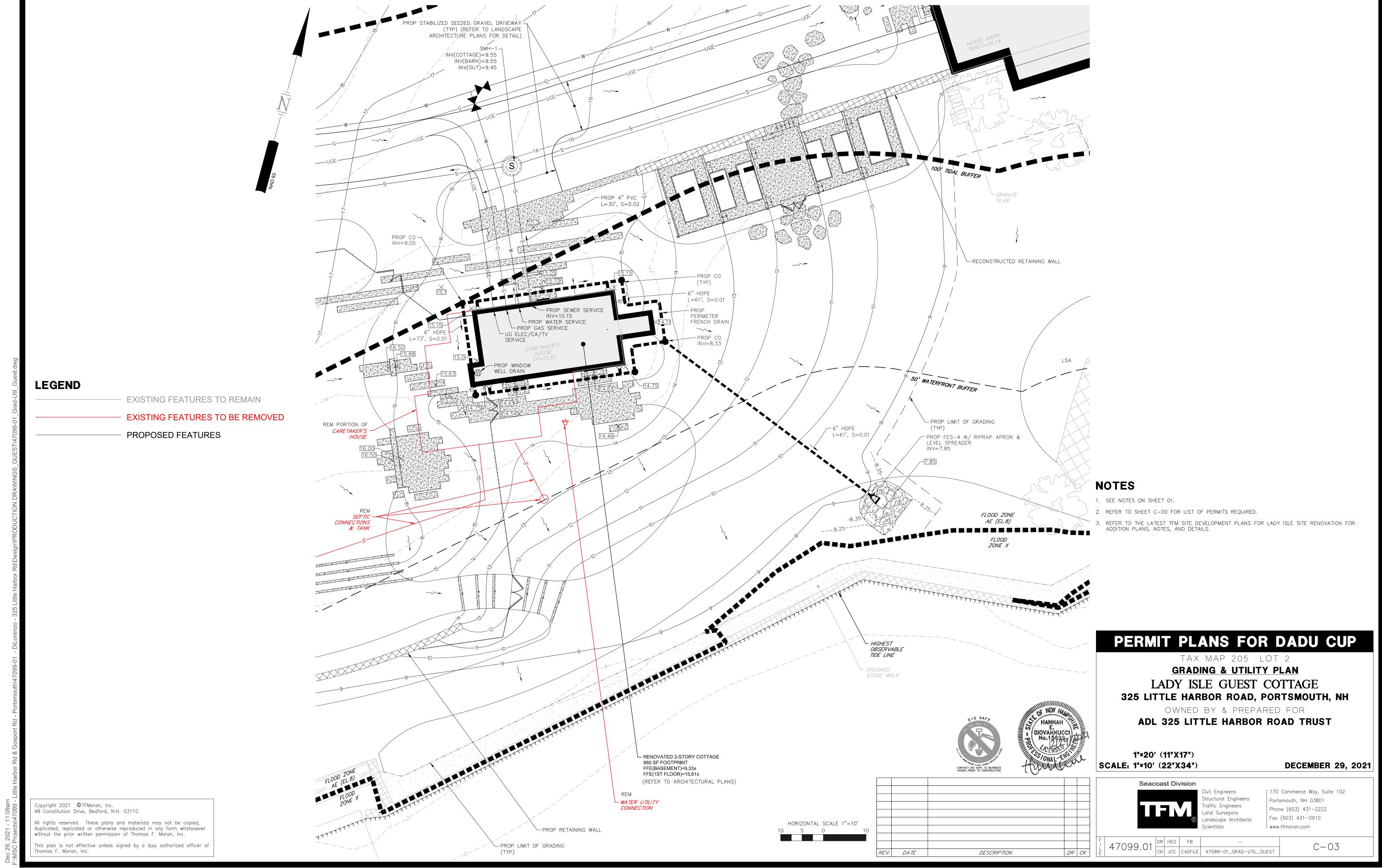
HIGH DENSITY POLYETHYLENE PIPE

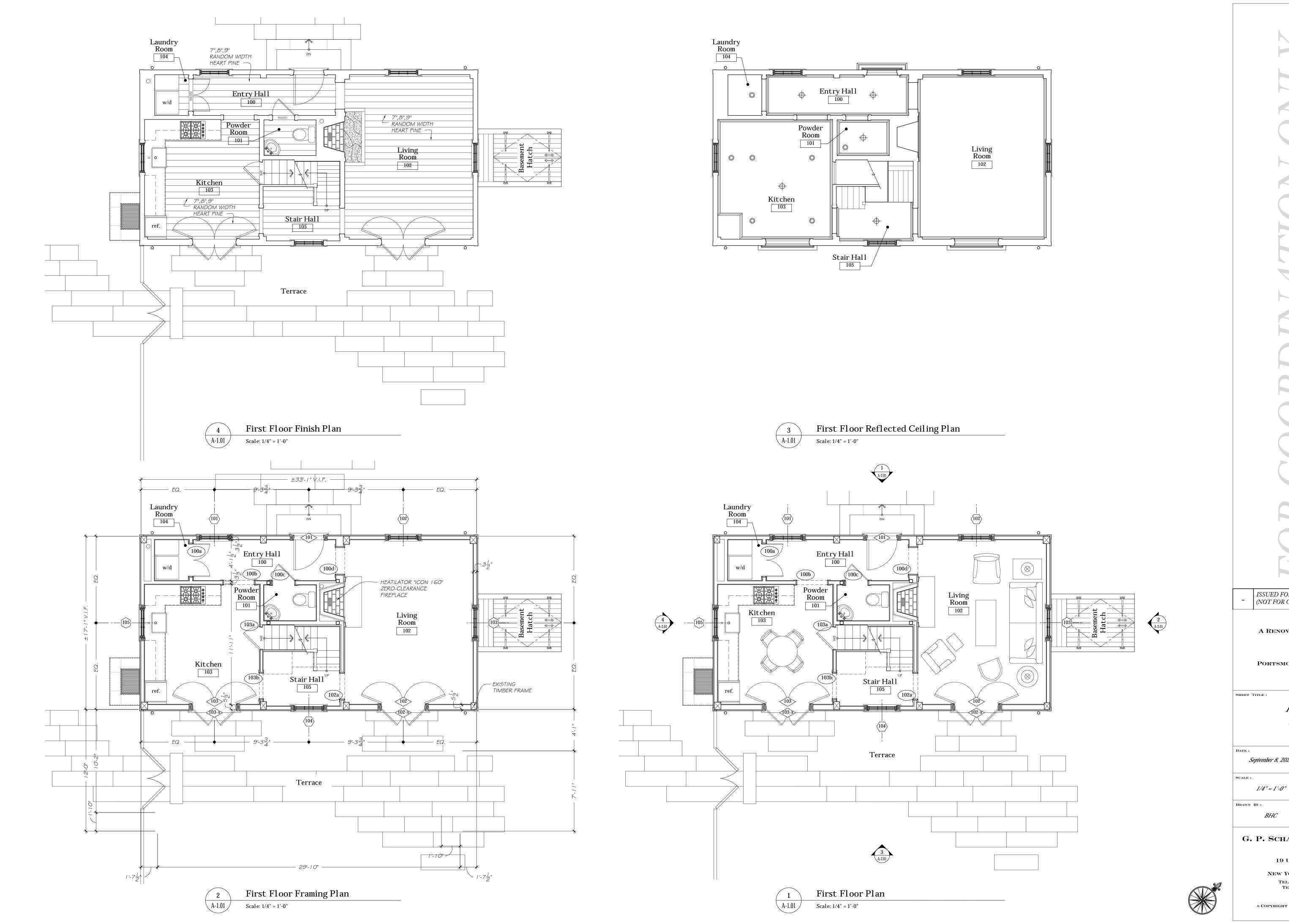
TAPPING SLEEVE, VALVE, AND BOX

PVC RCP RD SMH SEWER MANHOLE SOS SEDIMENT OIL SEPARATOR









ISSUED FOR PRICING 9/8/20 (NOT FOR CONSTRUCTION)

A RENOVATED GUEST COTTAGE

LADY ISLE PORTSMOUTH, NEW HAMPSHIRE

First Floor Plan, Framing Plan, RCP & FFP

September 8, 2020

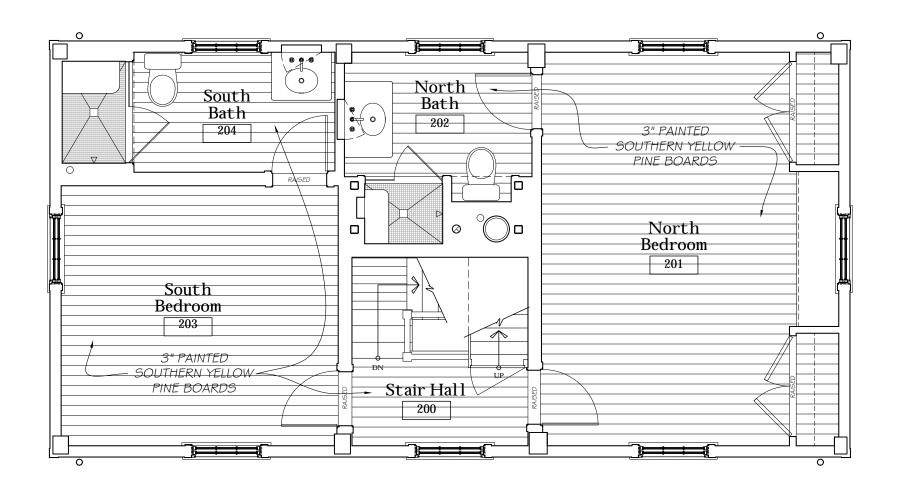
A-1.01

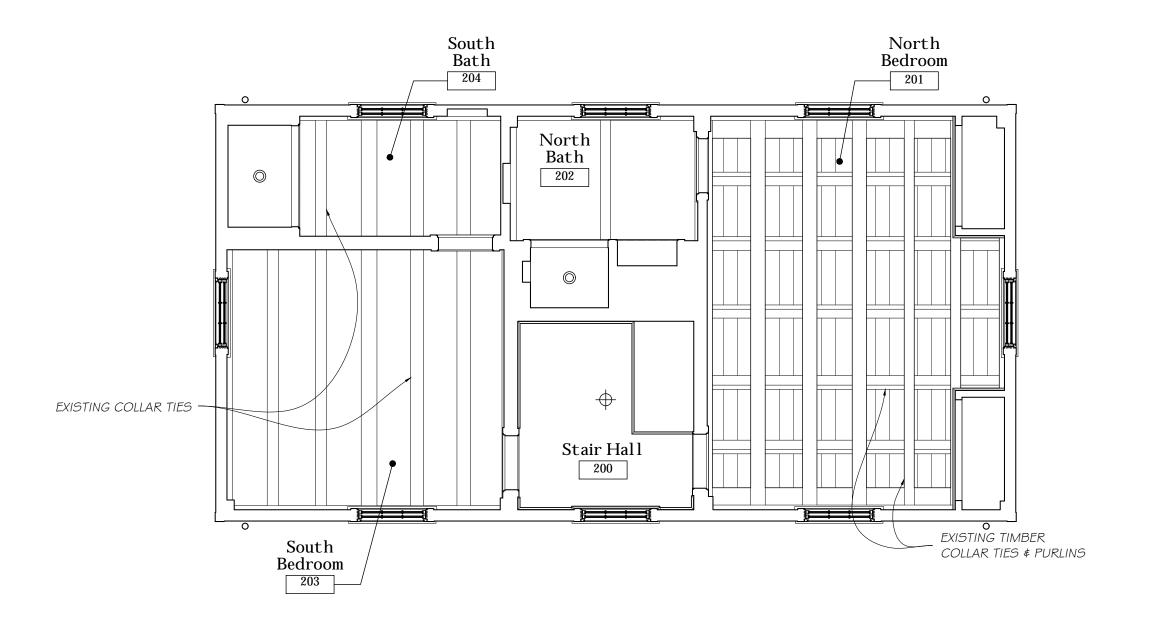
SHEET NUMBER:

G. P. SCHAFER ARCHITECT, DPC

19 Union Square West 4TH FLOOR NEW YORK, NEW YORK 10003 TELEPHONE: 212-965-1355 TELEFAX: 212-965-1356

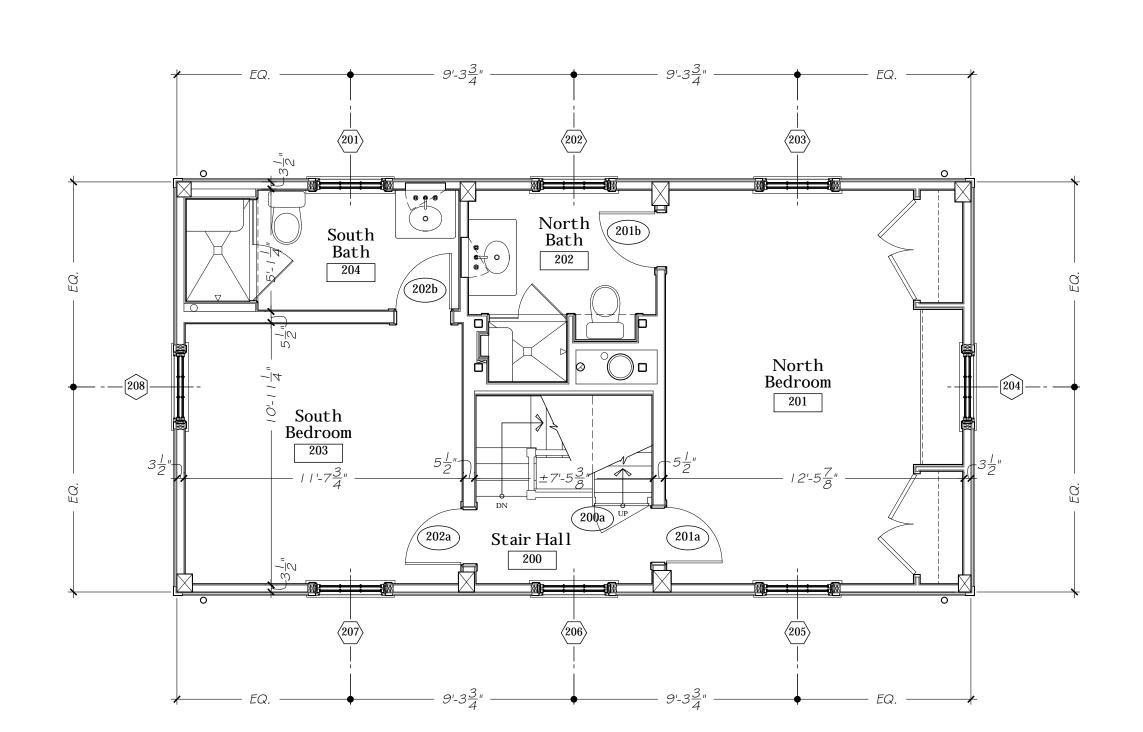
© COPYRIGHT BY G. P. SCHAFER ARCHITECT, DPC





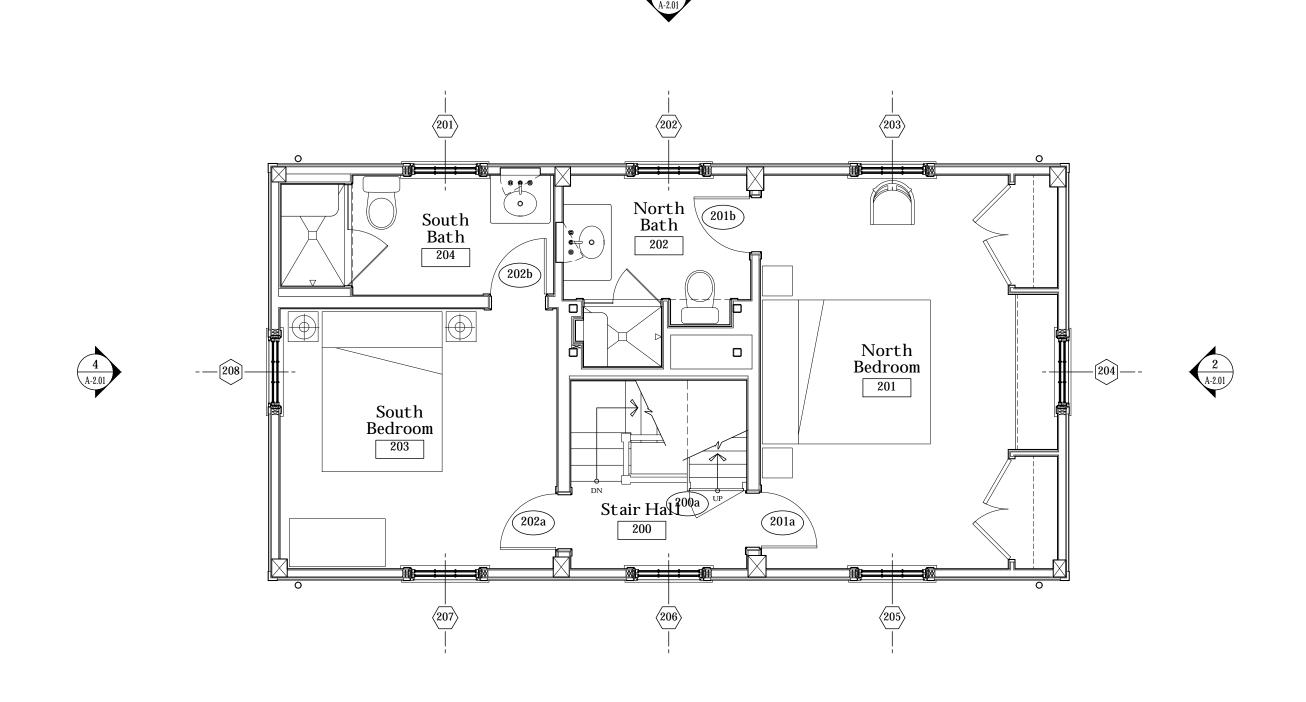
Second Floor Finish Plan

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



3 Second Floor Reflected Ceiling Plan

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





Second Floor Framing Plan

A-1.02

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

Second Floor Plan

-1.02 Scale: 1/4" = 1'-0"

ISSUED FOR PRICING (NOT FOR CONSTRUCTION)

9/8/20

A RENOVATED GUEST COTTAGE

LADY ISLE PORTSMOUTH, NEW HAMPSHIRE

SHEET TITLE:

Second Floor Plan, Framing Plan, RCP & FFP

September 8, 2020

1/4" = 1'-0"

Drawn By:

ВНС

A-1.02

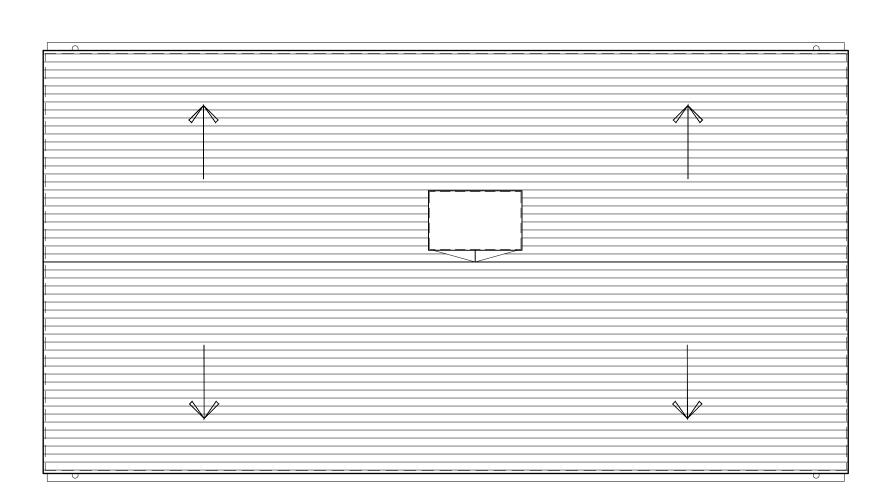
SHEET NUMBER:

G. P. SCHAFER ARCHITECT, DPC

19 UNION SQUARE WEST
4TH FLOOR
NEW YORK, NEW YORK 10003
TELEPHONE: 212-965-1355
TELEFAX: 212-965-1356

© COPYRIGHT BY G. P. SCHAFER ARCHITECT, DPC









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



(NOT FOR CONSTRUCTION)

A RENOVATED GUEST COTTAGE

9/8/20

LADY ISLE PORTSMOUTH, NEW HAMPSHIRE

SHEET TITLE:

Roof Plan

SHEET NUMBER: September 8, 2020

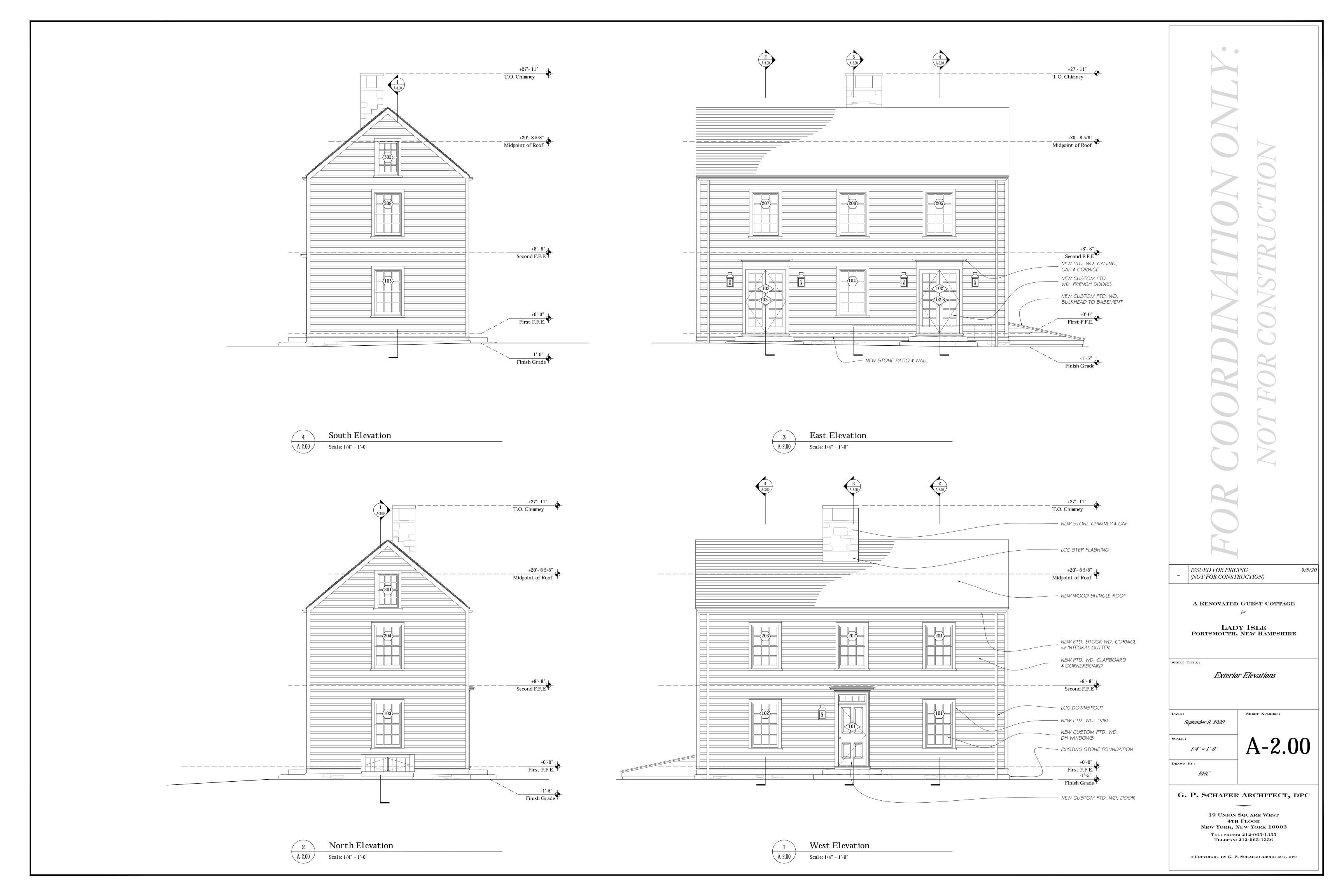
1/4"=1'-0"

DRAWN BY: PH

G. P. SCHAFER ARCHITECT, DPC

19 UNION SQUARE WEST 4TH FLOOR NEW YORK, NEW YORK 10003 TELEPHONE: 212-965-1355 TELEFAX: 212-965-1356

© COPYRIGHT BY G. P. SCHAFER ARCHITECT, DPC





325 Little Harbor Road, Portsmouth NH

General Notes:

1. Existing conditions and topographic data are from a site plan of land dated March 2, 2021; prepared by: Thomas F. Moran Inc., 170 Commerce Way, Suite 102, Portsmouth, NH, 03801 - Tel: (603) 431.2222

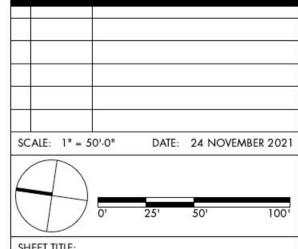
Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02180 - Tel: (617) 905.2246

3. Do not scale drawings



M A T T H E W
CUNNINGHAM
LANDSCAPE

DESIGN LLC
matthew-cunningham.com



LANDSCAPE PLAN

SHEET NUMBER:

L1.0



325 Little Harbor Road, Portsmouth NH

General Notes:

1. Existing conditions and topographic data are from a site plan of land dated March 2, 2021; prepared by: Thomas F. Moran Inc., 170 Commerce Way, Suite 102, Portsmouth, NH, 03801 - Tel: (603) 431.2222

Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02180 - Tel: (617) 905.2246

3. Do not scale drawings



M A T T H E W
CUNNINGHAM
L A N D S C A P E
D E S I G N L L C

SCALE: 1" = 30'-0" DATE: 24 NOVEMBER 2021

matthew-cunningham.com

0' 15' 30'

SHEET TITI

LANDSCAPE PLAN

SHEET NUMBER:

L1.1



325 Little Harbor Road, Portsmouth NH

General Notes:

- 1. Existing conditions and topographic data are from a site plan of land dated March 2, 2021; prepared by: Thomas F. Moran Inc., 170 Commerce Way, Suite 102, Portsmouth, NH, 03801 - Tel: (603) 431.2222
- Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02180 Tel: (617) 905.2246
- 3. Do not scale drawings

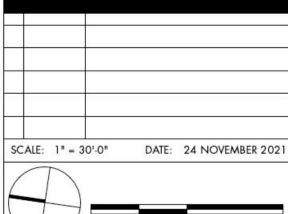


MATTHEW CUNNINGHAM

LANDSCAPE

matthew-cunningham.com

DESIGN LLC



SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:



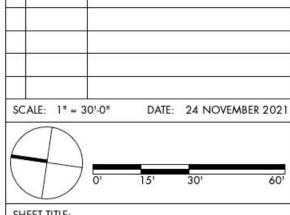
1. Existing conditions and topographic data are from a site plan of land dated March 2, 2021; prepared by: Thomas F. Moran Inc., 170 Commerce Way, Suite 102, Portsmouth, NH, 03801 - Tel: (603) 431.2222

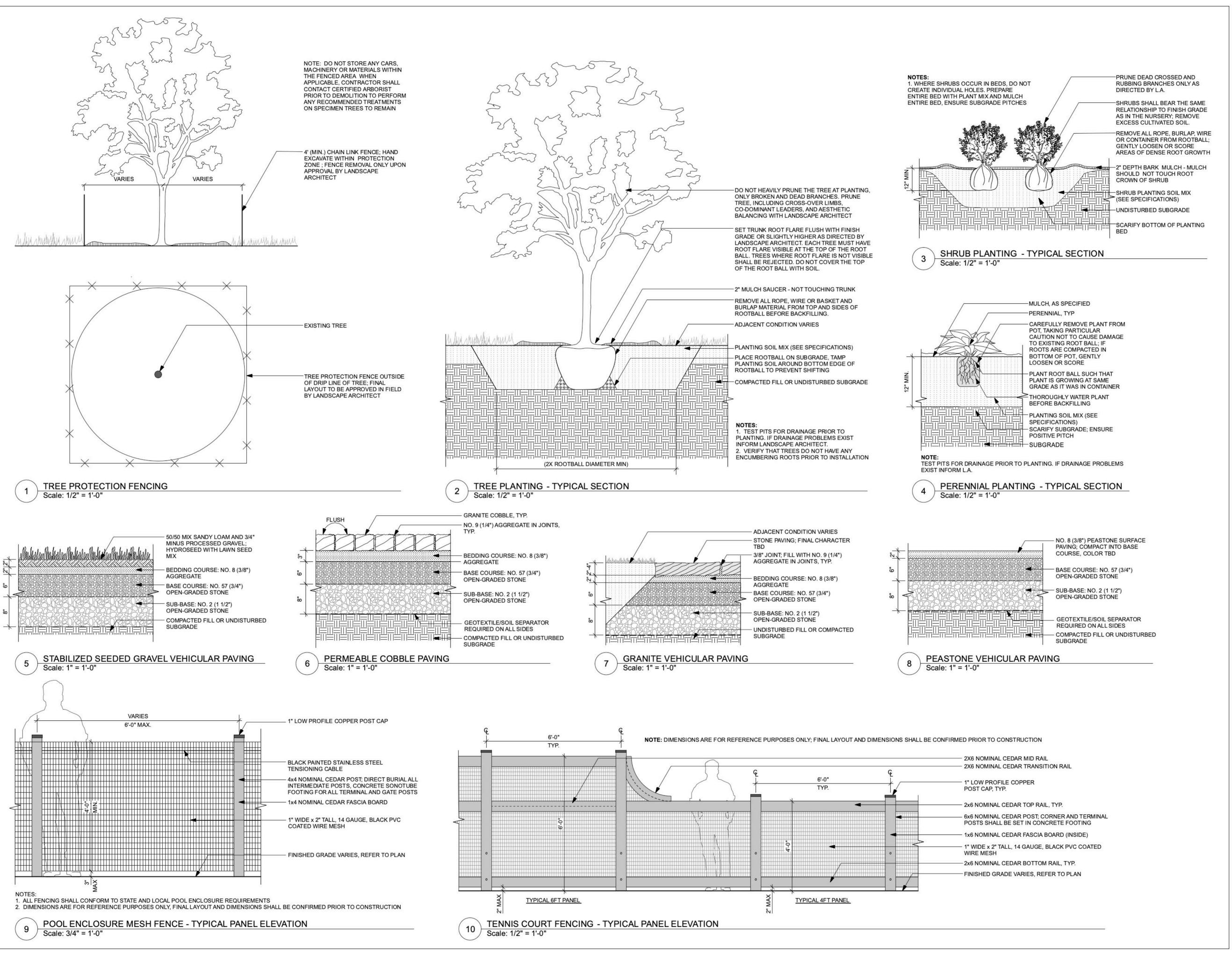
Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02180 - Tel: (617) 905.2246



MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC

matthew-cunningham.com





325 Little Harbor Road, Portsmouth NH

General Notes:

1. Existing conditions and topographic data are from a site plan of land dated March 2, 2021; prepared by: Thomas F. Moran Inc., 170 Commerce Way, Suite 102, Portsmouth, NH, 03801 - Tel: (603) 431.2222

2. Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02180 - Tel: (617) 905.2246

3. Do not scale drawings

LANTING

MATTHEW

J.

CUNNINGHAM

OD161

OF NEW HINDS

M A T T H E W
CUNNINGHAM

LANDSCAPE

DESIGN LLC

matthew-cunningham.com

SCALE: AS NOTED DATE: 24 NOVEMBER 2021

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

L1.4



























PLANNING BOARD EXISTING AERIAL PHOTOS (06/02/21)

G. P. SCHAFER ARCHITECT



Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists















