31 July 2024

Samantha Collins, Chair
City of Portsmouth Conservation Commission
1 Junkins Avenue
Portsmouth, NH 03801

Re: City of Portsmouth Wetland Conditional Use Permit Request | Tax Map 159, Lot 2 | 89 Sparhawk Street, Portsmouth, New Hampshire

Dear Ms. Collins:

This letter transmits a City of Portsmouth Wetland Conditional Use Permit request for 7,988 square feet of disturbance within the 100' City of Portsmouth Wetland Buffer for residential re-development including demolition of the existing residential structure, construction of a new home, re-configuration of the existing gravel driveway, pervious paver patio, deck, removal of impervious surfaces, grading, utility connections and associated landscaping (see attached plan set).

The property currently contains a single-family residential structure, a wooden deck, a patio, a gravel driveway, a tidal docking structure, a detached garage and associated landscaping.

The proposed pervious technology being used for the construction of the proposed patio combined with the proposed stone drip aprons will allow for collection and infiltration of the stormwater from the proposed home, providing a stormwater treatment component that does not exist under current conditions. It is also worth noting that the project includes the removal of approximately 3,329 sq. ft. of impervious surface (42% of the total proposed disturbance outlined above) located within the 100' wetland buffer.

Per the City of Portsmouth Zoning Ordinance, *Article 10.1017.22 (3),* approximately 18% (3,579 sq. ft.) of the wetland buffer area that occurs on the subject lot (20,255 sq. ft.) is vegetated and occurs in a natural state.

Also, per the City of Portsmouth Zoning Ordinance, *Article 10.1017.24 the application shall include removal of* ***impervious surfaces*** *at least equal in area to the area of* ***impervious surface*** *impact.* The proposed project proposes a 2,054 sq. ft. decrease of impervious surface within the City wetland buffer. Although not required under Article 10.1017.24, the project also includes a 460 sq. ft. wetland buffer enhancement area, located directly adjacent to Sagamore Creek which includes the planting of 28 native shrubs to provide a naturally vegetated buffer where one does not currently exist (see Buffer Planting Area and Buffer Planting Schedule on Permit Plan-Sheet C102). In addition to the Buffer Planting Area, the plan also provides for 10 native trees within the wetland buffer which

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will aid in habitat connectivity and provide a stabilization component to areas where impervious surfaces will be removed.

Per the City of Portsmouth Zoning Ordinance, *Article 10.1017.25 (2), where the vegetated buffer strip contains grass or non-native plantings, or is otherwise not intact, the first priority of the **wetland buffer** enhancement plan shall include revegetation of the vegetated buffer strip with native, low-maintenance shrubs and other woody vegetation.* A portion of the existing vegetated buffer strip currently **does not** exist in a natural vegetated state (see attached photo log). The proposed 460 sq. ft. buffer planting area is located in an area that is currently maintained lawn, directly adjacent to Sagamore Creek.

According to the City of Portsmouth Zoning Ordinance, *Article 10.1017.50 Criteria for Approval*, the proposal shall comply with the following criteria:

1. **The land is reasonably suited to the use, activity or alteration.**

The proposal is to construct a new home on the existing lot where a residential structure currently exists. Other site improvements include the removal of impervious surfaces, construction of a new pervious patio, re-configuration of the existing gravel driveway, installation of a stone drip aprons, addition of steps, walkways, retaining walls and associated landscaping. Only a portion of the proposed structure and landscape components are located within the 100' City of Portsmouth Wetland Buffer. Given that the existing lot currently contains a residential structure and provides a residential use, and the proposed structure is not located in the Flood Hazard Zone (base flood elevation 9), the land is reasonably suited to the use, activity, or alteration.

2. **There is no alternative location outside of the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.**

Due to the configuration of the lot, the location of nearby wetlands and buffers, and the presence of exposed or shallow depth to bedrock, there does not exist an area to propose the building addition and achieve a reasonable use while avoiding the 100' City of Portsmouth Wetland Buffer. Locating the proposed home further north on the lot would require significant removal of bedrock to accommodate construction. In general, the lot slopes from north to south and contains a "bluff" approximately at elevation 20. However, this bluff exists as exposed and/or shallow depth to bedrock. We believe the most reasonable use is to construct the proposed home in a location where it fits best into the existing landscape while using a portion of the bluff and also utilizing the existing foundation hole for the proposed home. The proposed home would occupy the existing foundation hole while providing for expansion no closer to, and also further away from the wetland resource. Construction of a new home of the same footprint but not utilizing the existing footprint (foundation hole) results in a cumulative impact associated with additional disturbance adjacent to existing disturbed area, also located in the wetland buffer. We believe that the proposed new home, in the proposed location provides a reasonable use and minimizes cumulative impacts to the wetland buffer and the overall property.

3. **There will be no adverse impact on the wetland functional values of the site or surrounding properties.**

We believe the proposal will not significantly impact the existing wetland resource located adjacent to the site and its current functions and values. The proposed project removes a significant amount of impervious surfaces within the wetland buffer, provides

a pervious technology for the proposed patio, proposes stone drip aprons which will serve to improve stormwater quality, treatment, and infiltration on the subject parcel. Lastly, the project also provides a buffer planting area and additional tree plantings which will increase function the wetland buffer on the lot that providing additional protections that do not currently exist on the site. With the above measures being taken, it is my belief that the above project will improve water quality entering the nearby wetland resource, and therefore have no adverse impact on the wetland functional values and the surrounding properties.

4. **Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.**

The proposed project does not include alteration of any naturally vegetated area to accommodate the construction of the new home.

5. **The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.**

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable use of the property. The proposal avoids the wetland buffer to the greatest extent practicable, and avoids bedrock removal to accommodate construction while providing a reasonable use for the property owner. The project also provides numerous components which will serve to improve stormwater quality, treatment, and infiltration on the subject parcel.

6. **Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.**

There are no areas within the vegetated buffer strip that will be impacted or altered by this project.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

Cc: Hogswave LLC-Owners/Applicant
Portsmouth Conservation Commission

913 Sagamore Avenue
Portsmouth, NH

Photo No. 1 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly along existing gravel driveway toward existing home. **Photo By:** SDR	

Photo No. 2 **Photo Date:7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southwesterly toward existing home. **Photo By:** SDR	

Photo No. 3 **Photo Date: 7/26/24** 4/19/2024 **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly down existing paved area toward Sagamore Creek. **Photo By:** SDR	

Photo No. 4 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing westerly toward existing home. **Photo By:** SDR	

Photo No. 5 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly toward existing tidal docking structure and Sagamore Creek. **Photo By:** SDR	

Photo No. 6 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing westerly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 7 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southwesterly toward existing detached garage and Sagamore Creek. **Photo By:** SDR	

Photo No. 8 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northwesterly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 9 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northerly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 10 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northerly toward tree to be removed and exposed bedrock. **Photo By:** SDR	

Photo No. 11 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northeasterly toward existing gravel driveway. **Photo By:** SDR	

Photo No. 12 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing easterly toward existing home. **Photo By:** SDR	

STORMWATER MANAGEMENT
INSPECTION & MAINTENANCE PLAN
FOR
Hogswave LLC
PROPERTY LOCATED AT
913 Sagamore Avenue, Portsmouth, NH
July 30, 2024

Introduction

The intent of this plan is to provide Hogswave LLC, owner of property located at 913 Sagamore Avenue, Portsmouth, NH, with a list of procedures that cover the inspection and maintenance requirements of the stormwater management components for the proposed construction at the site.

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

Stormwater Management System Components

The Stormwater Management System design components are Stone Drip Aprons, Pervious Paver Patio and Buffer Planting Areas.

The project proposes residential re-development including demolition of the existing residential structure, construction of a new home, re-configuration of the existing gravel driveway, pervious paver patio, deck, removal of impervious surfaces, grading, utility connections and associated landscaping. Since a portion of the construction is within the City of Portsmouth's 100 foot wetland buffer, the proposed stormwater structures will provide treatment for the proposed improvements under this application.

The Stone Drip Aprons will capture runoff from the proposed residential structure. The Pervious Paver Patio will capture runoff and provide percolation into the soil, and the Buffer Planting Area will serve as a natural vegetative filtration component that will improve stormwater quality leaving the site and entering the adjacent wetland resource.

Inspection & Maintenance Checklist/Log

The following pages contain maintenance specifications, a Stormwater Management System Inspection & Maintenance Checklist, and a blank copy of the Stormwater Management System Inspection & Maintenance Log. The forms are provided to

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Hogswave LLC and should be transferred to future homeowners and will serve as a guideline for performing the inspection and maintenance of the Stormwater Management System. This is a guideline and should be periodically reviewed for conformance with current practice and standards.

Stone Drip Apron Design

The intent of the Stone Drip Apron is to provide for storage and percolation of roof runoff from the proposed residential structure. Stone Drip Aprons are meant to provide a porous medium (stone, 2" depth) that can withstand water velocity from the roof above, eliminating erosion at the point of contact. The base (24"-36" depth) of the drip edge is backfilled with coarse sand or gravel which allows the stormwater to quickly infiltrate into the ground where it is stored and slowly percolated into the surrounding subsoil. Stone Drip Aprons typically extend 2 feet from the edge of the building foundation to effectively capture runoff from the roof edge above.

Stone Drip Apron Maintenance

In order to keep the Stone Drip Aprons functioning properly, it is important to keep the filter surface porous and unplugged by debris.

Remove any debris that may clog the stone surface.

After leaf fall (i.e. in November), remove large accumulations of leaves. It is not necessary to remove every leaf but at the same time it is not desirable to have the stone surface completely covered with leaves to the point of plugging the stone surface.

Replace the stone surface with new stone as needed. Ponding of water on the surface of the drip apron would indicate that the stone needs to be replaced.

Pervious Paver Patio Maintenance

In order to keep the pervious paver surface functioning properly, it is important to keep the surface porous and unplugged by debris. After installation of the pervious pavers, perform the following inspections on a semi-annual basis:

Monitor for excessive or concentrated accumulations of debris, or excessive erosion. Remove debris as required.

Remove debris from the paver void space twice annually. This will remove organic buildup within the void space and restore/maintain permeability. Replace void space aggregate as needed.

Buffer Planting Area Design

The intent of the buffer planting area is to provide a vegetative matrix that will aid in the filtering of nutrients, sediments, and toxicants before they enter an adjacent wetland

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resource. Root structures of the native plants not only provide excellent stabilization for the surrounding soils, but also provide a natural filtration mechanism for stormwater as it passes through the buffer planting area. The buffer planting area will be planted with native shrubs.

Buffer Planting Area Maintenance

All planting and landscaping shall be monitored bi-monthly during the first year to insure viability and vigorous growth. Replace dead or dying vegetation with new stock and make adjustments to the conditions that caused the dead or dying vegetation. Make the necessary adjustments to ensure long-term health of the vegetated covers, i.e. provide more permanent mulch or compost or other means of protection. Also monitor the planting areas for signs of invasive species growth. If caught early enough, their eradication is much easier. The most likely places where invasions start are in wetter, disturbed soils. Species such as phragmites and purple loose-strife are common invaders in the wetter areas. Young shoots of invasive species can physically be pulled by hand as a method of control. The planting areas should be inspected monthly during the growing season for the presence of invasive species. The planting areas should not be mowed and allowed to grow naturally, increasing their function.

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Stormwater Management System
Jonathan M. & Lisa B. Morse

Inspection & Maintenance Checklist

BMP/System Component	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance/Cleanout Threshold
Stone Drip Aprons	Twice Yearly	*Remove leaves / debris from surface*	*Clean and/or replace stone as needed*
Planting Areas	Bi-Monthly during first growing season (Apr-Oct). Routinely after heavy rain	*Inspect for damage and erosion.* *Inspect for viability and growth.* *Inspect for invasive species, pull young shoots by hand and dispose in household trash bags.*	Replace top soil and mulch as needed. Replace dead or dying plants with new stock. Make adjustments to conditions to promote plant growth.
Pervious Paver Patio/Walkways	Twice annually	Monitor for excessive accumulation of debris and remove as needed.	Replace void space aggregate as needed.

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BMP/System Component	Date Inspected	Inspector	Cleaning/Repair Needed *(List Items/Comments)*	Date of Cleaning/Repair	Performed By

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19 July, 2024

To Whom It May Concern

RE: New Hampshire Department of Environmental Services Wetlands Bureau Applications and City of Portsmouth Applications for residential site re-development for Hogswave LLC., 912 Sagamore Ave, Portsmouth, NH.

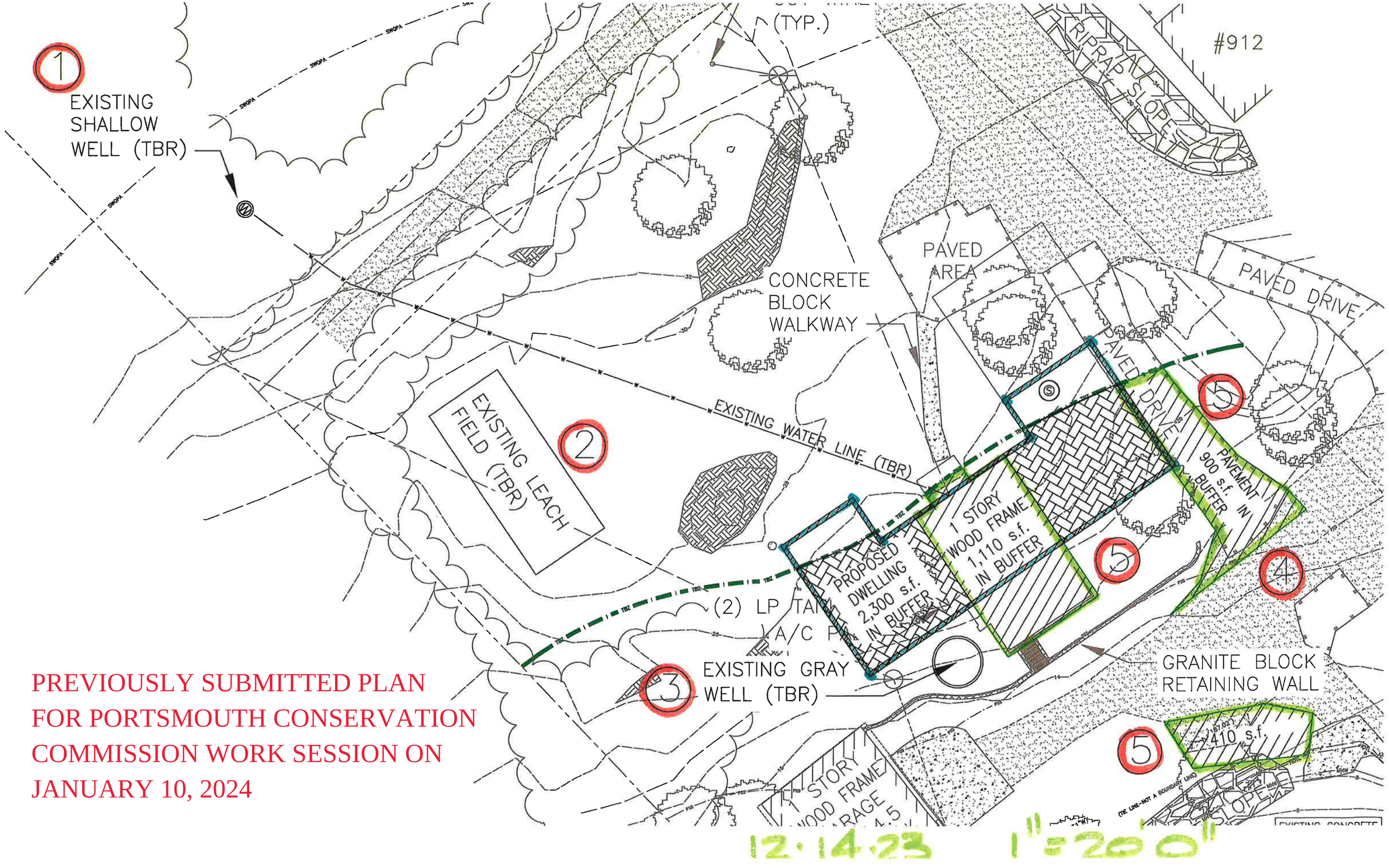
This letter is to inform the New Hampshire Department of Environmental Services and the City of Portsmouth, in accordance with State Law that Haley Ward is authorized to represent me as my agent in the approval process.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

Heidi Ricci

Heidi Ricci – Manager
Hogswave LLC
912 Sagamore Ave
Portsmouth, NH 03801



PREVIOUSLY SUBMITTED PLAN FOR PORTSMOUTH CONSERVATION COMMISSION WORK SESSION ON JANUARY 10, 2024

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE & WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/26/24 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
   - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).
   - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
   - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
   - E) ``IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

PLAN REFERENCES:

1) DIVISION OF LAND, PORTSMOUTH, N.H. FOR HARRISON H. & FRANCIS E. WORKMAN. PREPARED BY JOHN W. DURGIN ASSOCIATES. DATED DECEMBER 1953, REVISED MARCH 1979. NOT RECORDED.

2) PLAN OF LOTS, PORTSMOUTH, N.H. FOR GARLAND W. PATCH, JR. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED MAY 1963. NOT RECORDED.

3) BOUNDARY SURVEY LOCATED IN PORTSMOUTH, NH PREPARED FOR TIDEWATCH ASSOCIATES INC. PREPARED BY KIMBALL CHASE COMPANY, INC. DATED MARCH 13, 1986. R.C.R.D. PLAN D-14771.

4) SUBDIVISION PLAN FOR HARRISON & FRANCES WORKMAN PORTSMOUTH, N.H. PREPARED BY BARRY W. KIMBALL, LAND SURVEYOR. DATED SEPTEMBER 1979. R.C.R.D. PLAN C-9014.

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 223 AS LOT 27.

2) OWNERS OF RECORD:
HOGSWAVE, LLC
912 SAGAMORE AVENUE
PORTSMOUTH, NH 03801
6053/421

3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA, ZONE AE(EL. 9) AS SHOWN ON FIRM PANEL 33015C0270E. EFFECTIVE DATE MAY 17, 2005.

4) EXISTING LOT AREA:
135,427± S.F. TO MEAN HIGH WATER
3.1090± ACRES TO MEAN HIGH WATER

5) PARCEL IS LOCATED IN THE WATERFRONT BUSINESS (WB) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		20,000 S.F.
FRONTAGE:		100 FEET
DEPTH:		100 FEET
SETBACKS:	FRONT	30 FEET
	SIDE	30 FEET
	REAR	20 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		30%
MINIMUM OPEN SPACE:		20%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF ASSESSOR'S MAP 223 LOT 27 IN THE CITY OF PORTSMOUTH AND THE PROPOSED DEMOLITION ASSOCIATED WITH THE REPLACEMENT OF THE RESIDENTIAL STRUCTURE..

8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').

9) MEAN HIGH WATER LINE SHOWN AT ELEVATION 3.81 PER NOAA STATION 8419870 SEAVEY ISLAND, PORTSMOUTH HARBOR.

10) PROPERTY IS SUBJECT TO AND BENEFITS FROM A 25 FOOT WIDE RIGHT-OF-WAY IN COMMON WITH OTHERS FROM SAGAMORE AVENUE.

11) PROPERTY IS SUBJECT TO A 25 FOOT WIDE RIGHT-OF-WAY FOR THE BENEFIT OF ASSESSOR'S MAP 223 LOTS 28 & 29.

TP #	DEPTH TO LEDGE
1	5'
2	4'
3	2'
4	9'
5	7'

LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
SCALE: 1"=2000'
MAPTECH® USGS TOPOGRAPHIC SERIES™, ©MAPTECH®, INC. 978-933-3000
WWW.MAPTECH.COM/TOPO

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
HIGHEST OVBSERVABLE TIDE	HOTL	
TIDAL BUFFER ZONE	TBZ	
NATURAL WOODLAND BUFFER	NWB	
BENCHMARK		
SURVEY STATION		
MANHOLE		
UTILITY POLE		
WELL		
WATER VALVE	WV	
SIGN		
CATCH BASIN		
HYDRANT		
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	W	W
FORCE MAIN	FM	FM
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGE	UGU
SILTSOXX FENCE		X
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		
BUILDING		
TREE		
TEST PIT/ LEDGE PROBE		

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
1	08/27/24	ADD TEST PIT/ LEDGE PROBES	SJR	SDR

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

PROJECT

HOGSWAVE, LLC REDEVELOPMENT
913 SAGAMORE AVENUE, PORTSMOUTH, NH

TITLE

EXISTING CONDITIONS AND DEMOLITION PLAN

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 738 LICENSED LAND SURVEYOR

DATE	SCALE	
2024.07.31	1"=10'	
DRAWN BY	DESIGNED BY	CHECKED BY
PJM	PJM	SDR
PROJECT No.		
5010372.3116-913		
DRAWING No.		REV.
C100		1

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 223 AS LOT 27.

2) OWNERS OF RECORD:
HOGSWAVE, LLC
912 SAGAMORE AVENUE
PORTSMOUTH, NH 03801
6053/421

3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA, ZONE AE(EL. 9) AS SHOWN ON FIRM PANEL 33015C0270E. EFFECTIVE DATE MAY 17, 2005.

4) EXISTING LOT AREA:
136,427± S.F. TO MEAN HIGH WATER
3.1090± ACRES TO MEAN HIGH WATER

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6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		20,000 S.F.
FRONTAGE:		100 FEET
DEPTH:		100 FEET
SETBACKS:	FRONT	30 FEET
	SIDE	30 FEET
	REAR	20 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		30%
MINIMUM OPEN SPACE:		20%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED RE-DEVELOPMENT OF ASSESSOR'S MAP 223 LOT 27 IN THE CITY OF PORTSMOUTH AND SITE IMPROVEMENTS.

8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATION (± 0.2').

9) MEAN HIGH WATER LINE SHOWN AT ELEVATION 3.81 PER NOAA STATION 8419870 SEAVEY ISLAND, PORTSMOUTH HARBOR.

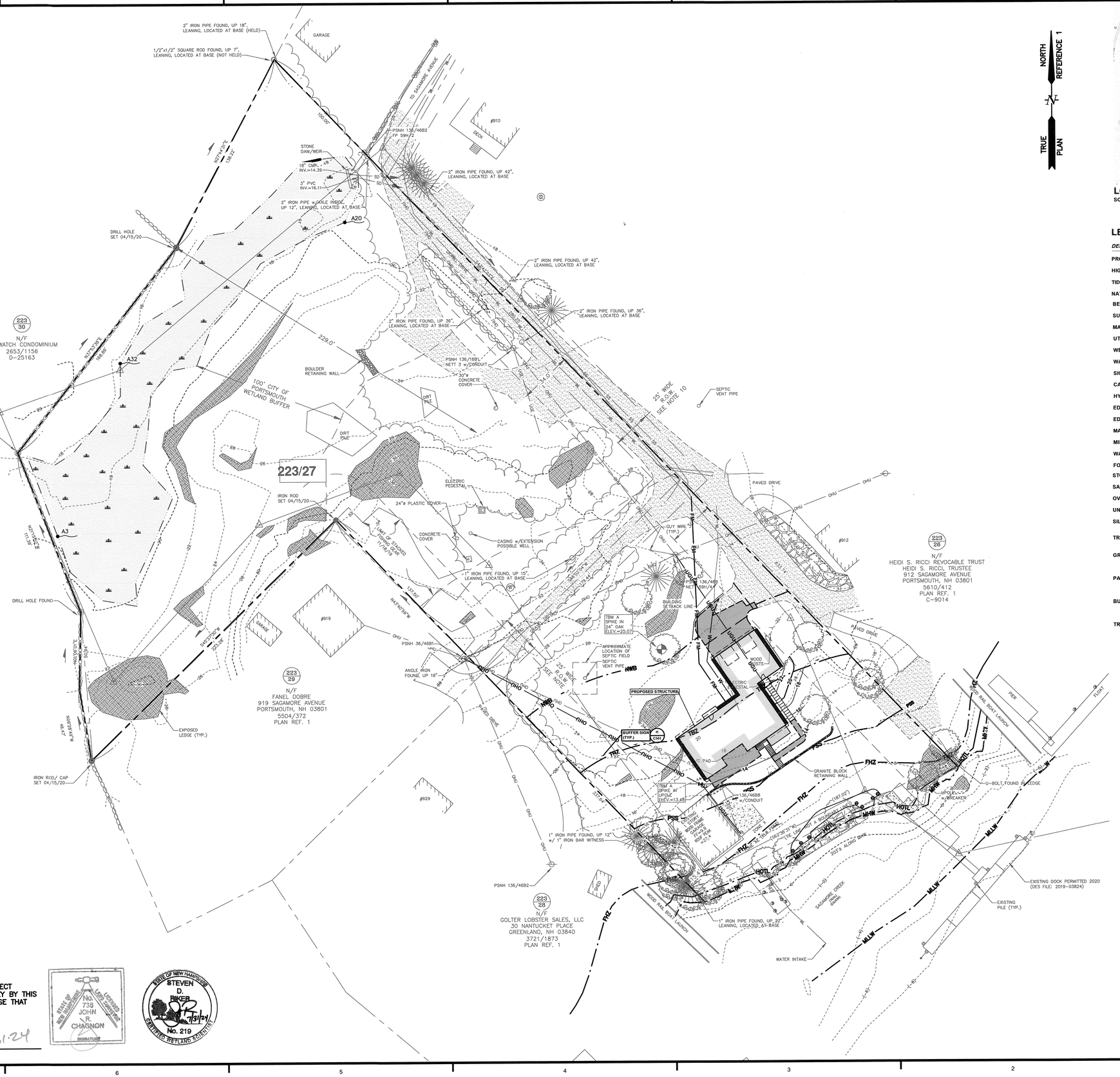
10) PROPERTY IS SUBJECT TO AND BENEFITS FROM A 25 FOOT WIDE RIGHT-OF-WAY IN COMMON WITH OTHERS FROM SAGAMORE AVENUE.

11) PROPERTY IS SUBJECT TO A 25 FOOT WIDE RIGHT-OF-WAY FOR THE BENEFIT OF ASSESSOR'S MAP 223 LOTS 28 & 29.

12) PROPOSED RESIDENTAIL STRUCTURE DESIGN FROM PLAN BY ABRIGO HOME DATED JUNE 7, 2024.

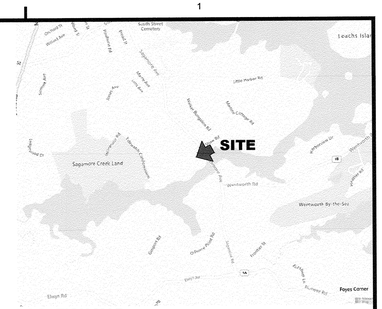
CONDITIONS OF APPROVAL:

1. IN ACCORDANCE WITH SECTION 10.1018.40 OF THE ZONING ORDINANCE, APPLICANT SHALL INSTALL AT LEAST 3 PERMANENT WETLAND BOUNDARY MARKERS DURING PROJECT CONSTRUCTION IN THE LOCATIONS DISCUSSED WITH THE CONSERVATION COMMISSION. THESE CAN BE PURCHASED THROUGH THE CITY OF PORTSMOUTH PLANNING AND SUSTAINABILITY DEPARTMENT.
2. APPLICANT AND PROPERTY OWNERS SHALL FOLLOW NOFA STANDARDS FOR ORGANIC LAND CARE FOR LAWN MAINTENANCE. PLEAS VISIT https://nofa.organiclandcare.net/homeowner-resources/ FOR DETAILS.



NORTH REFERENCE 1

TRUE PLAN



LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
SCALE: 1"=2000'
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WWW.MAPTECH.COM/TOPO

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
HIGHEST OVBSERVABLE TIDE	HOTL	
TIDAL BUFFER ZONE	TBZ	
NATURAL WOODLAND BUFFER	NWB	
BENCHMARK		
SURVEY STATION		
MANHOLE	S	S
UTILITY POLE		
WELL	W	W
WATER VALVE	WV	
SIGN		
CATCH BASIN		
HYDRANT		
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	W	W
FORCE MAIN	FM	FM
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGE	UGU
SILTSOXX FENCE		X
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		
BUILDING		
TREE		

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R CHAGNON, LLS 738

DATE 7.31.24

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON SIGNATURE

STATE OF NEW HAMPSHIRE STEVEN D. PIKER 7/31/24 No. 219 CERTIFIED WETLAND SCIENTIST

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS
PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

PROJECT
HOGSWAVE, LLC REDEVELOPMENT
913 SAGAMORE AVENUE, PORTSMOUTH, NH

TITLE
OVERALL SITE PLAN

DATE	SCALE
2024.07.31	1"=30'

DRAWN BY	DESIGNED BY	CHECKED BY
PJM	PJM	SDR

PROJECT No. 5010372.3116-913

DRAWING No. **C101** REV.

FILE LOCATION: P:\mm\5010372-Hogswave\3116-913 Sagamore Ave, Portsmouth-SDR\02-CAD_Files\Civil\5010723116-913-C-SP.dwg, 7/31/2024 2:42:53 PM, DWG To PDF.pc3

BUFFER PLANTING SCHEDULE

SYMBOL	ITEM	SIZE	QTY
	CREEPING JUNIPER JUNIPERUS HORIZONTALIS	1 GALLON	7
	LOW BUSH BLUEBERRY VACCINIUM ANGUSTIFOLIUM	1 GALLON	16
	NORTHERN BAYBERRY MYRICA PENNSYLVANIA	2 GALLON	5
	NORTHERN RED OAK QUERCUS RUBRA	0'–2"	4
	WITCH HAZEL HAHAMELIS VIRGINIANA	3 GALLON	6
	SERVICEBERRY AMALANCHIER SPP.	3 GALLON	6

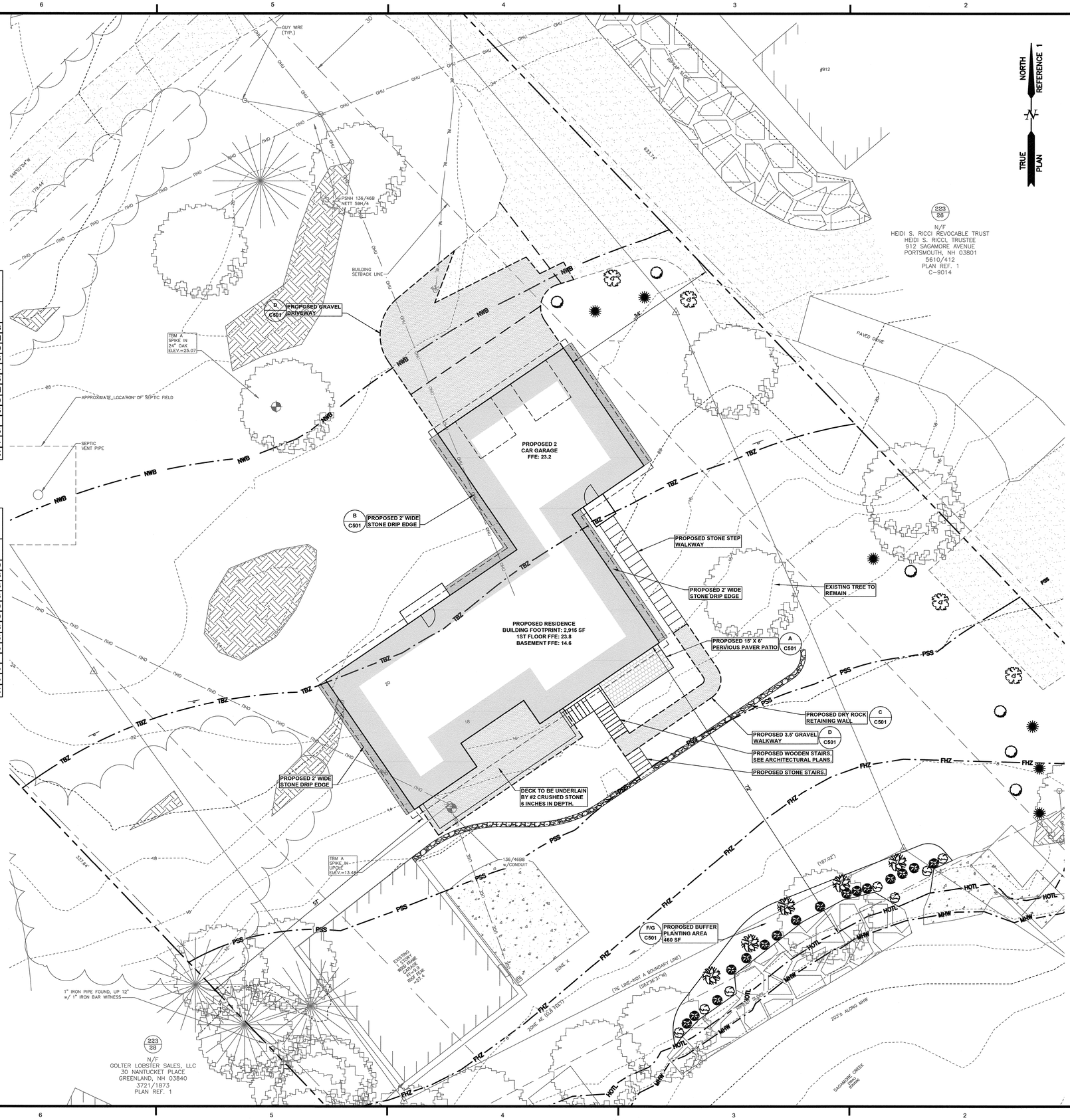
- PLANT SPECIES CAN BE SUBSTITUTED WITH APPROVAL FROM HALEY WARD, INC.
- BUFFER PLANTING MATRIX PROVIDES A GENERAL SPATIAL REPRESENTATION OF A WELL DISTURBED BUFFER AREA, EXACT LOCATION OF PLANTINGS CAN BE ADJUSTED AT TIME OF INSTALLATION.
- MULCHING AND/OR EROSION CONTROL MATTING MAY BE USED IN BUFFER PLANTING AREA TO PREVENT EROSION UNTIL PLANTS AND VEGETATION BECOME ESTABLISHED.

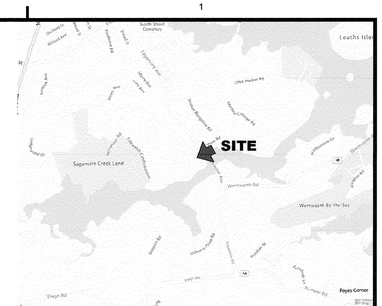
IMPERVIOUS SURFACE AREAS
(WITHIN THE 250' SWQPA ZONE)

STRUCTURE	PRE–CONSTRUCTION IMPERVIOUS (S.F.)	POST–CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	734	1958
GARAGE	1,098	2051
DECK	299	439
STEPS	46	176
PAVEMENT	2,332	334
GRAVEL	7,111	5423
CONCRETE/PADS/LIDS	710	721
WALKWAY	146	0
RETAINING WALLS	93	93
TOTAL	12,569	11195
AREA WITHIN 250' SWQPA	48,844	48844
% LOT COVERAGE	25.7%	22.9%

IMPERVIOUS SURFACE AREAS
(WITHIN THE 100' TIDAL BUFFER ZONE)

STRUCTURE	PRE–CONSTRUCTION IMPERVIOUS (S.F.)	POST–CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	734	1729
GARAGE	1,098	1,098
DECK	260	406
STEPS	46	176
PAVEMENT	914	0
GRAVEL	3,075	660
CONCRETE/PADS/LIDS	704	708
RETAINING WALLS	93	93
PIER	115	115
TOTAL	7,039	4985
AREA WITHIN 100' TBZ	20,255	20255
% LOT COVERAGE	34.8%	24.6%





LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
SCALE: 1"=2000' MAPTECH® USGS TOPOGRAPHIC SERIES™, @MAPTECH®, INC. 978-933-3000 WWW.MAPTECH.COM/TOPO

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
HIGHEST OVBSERVABLE TIDE	HOTL	
TIDAL BUFFER ZONE	TBZ	
NATURAL WOODLAND BUFFER	NWB	
BENCHMARK		
SURVEY STATION		
MANHOLE	S	S
UTILITY POLE		
WELL	W	W
WATER VALVE	WV	
SIGN		
CATCH BASIN		
HYDRANT		
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	W	W
FORCE MAIN	FM	FM
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGE	UGU
SILTSOXX FENCE		X
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		
BUILDING		
TREE		

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

REV.	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS
PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

PROJECT
HOGSWAVE, LLC REDEVELOPMENT
913 SAGAMORE AVENUE, PORTSMOUTH, NH

TITLE
DETAILED SITE PLAN

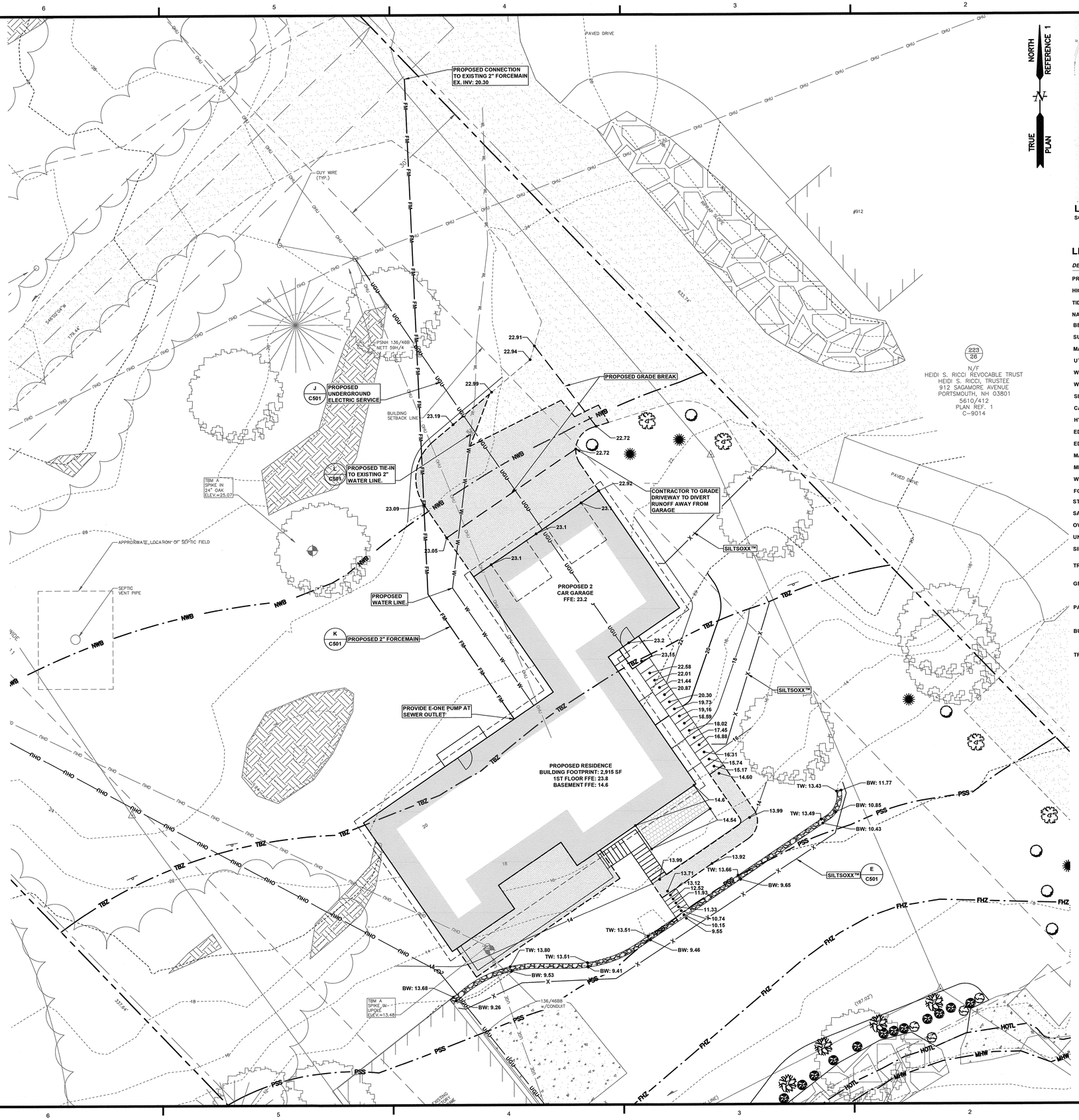
STATE OF NEW HAMPSHIRE STEVEN D. PACER 7/31/24 No. 219 CERTIFIED WETLAND SCIENTIST

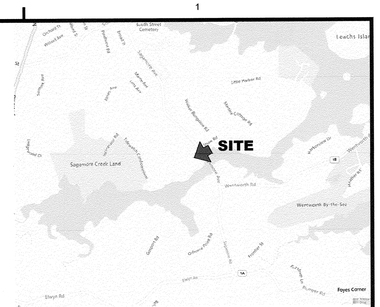
DATE	SCALE
2024.07.31	1"=10'
DRAWN BY: PJM	DESIGNED BY: PJM
CHECKED BY: SDR	
PROJECT No. 5010372.3116-913	
DRAWING No. C102	REV.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 7891 LICENSED PROFESSIONAL ENGINEER

FILE LOCATION: P:\NH\5010372-HOGSWAVE\5116\913 SAGAMORE AVE., PORTSMOUTH-SDR\02-CAD_FILES\CIVIL\5010372.3116-913-C-SP.dwg, 7/31/2024 2:45:59 PM, 3WG TO PDF.pc3





LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
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WWW.MAPTECH.COM/TOPO
SCALE: 1"=2000'

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
HIGHEST OVBSERVABLE TIDE	HOTL	
TIDAL BUFFER ZONE	TBZ	
NATURAL WOODLAND BUFFER	NWB	
BENCHMARK		
SURVEY STATION		
MANHOLE	S	S
UTILITY POLE		
WELL	W	W
WATER VALVE	WV	
SIGN		
CATCH BASIN		
HYDRANT		
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	W	W
FORCE MAIN	FM	FM
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGE	UGU
SILT SOXX FENCE		X
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		
BUILDING		
TREE		

GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)
1 inch = 10 ft.

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

PROJECT

HOGSWAVE, LLC REDEVELOPMENT
913 SAGAMORE AVENUE, PORTSMOUTH, NH

TITLE

GRADING AND UTILITY PLAN

DATE	SCALE:
2024.07.31	1"=10'

DRAWN BY	DESIGNED BY	CHECKED BY
PJM	PJM	SDR

PROJECT No.
5010372.3116-913

DRAWING No.
C103

REV.

STATE OF NEW HAMPSHIRE
STEVEN D. PIKER
7/31/24
No. 219
CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE
JOHN R. CHAGNON
NO. 7651
LICENSED PROFESSIONAL ENGINEER

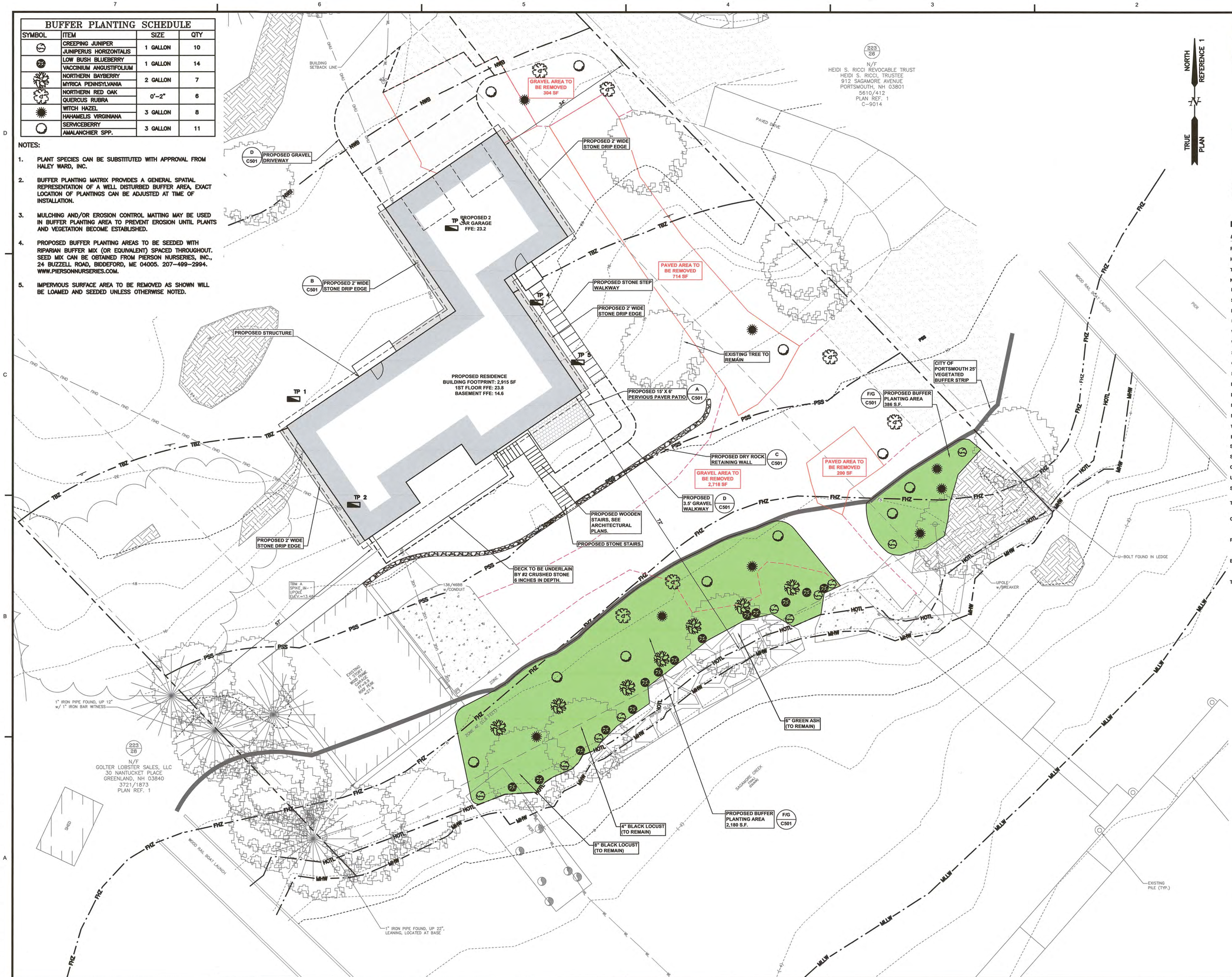
FILE LOCATION: P:\NH\5010372-Hogswave\3116-913 Sagamore Ave, Portsmouth-SDR\03-CAD_Files\Civil\5010372.3116-913-C-SP.dwg, 7/31/2024 2:50:08 PM, JWG To PDF.pc3

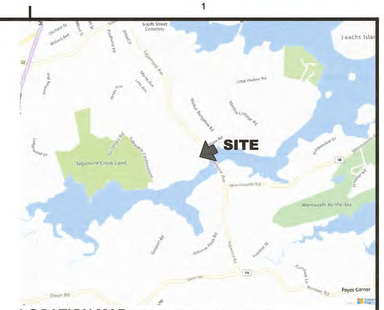
BUFFER PLANTING SCHEDULE

SYMBOL	ITEM	SIZE	QTY
	CREEPING JUNIPER JUNIPERUS HORIZONTALIS	1 GALLON	10
	LOW BUSH BLUEBERRY VACCINIUM ANGUSTIFOLIUM	1 GALLON	14
	NORTHERN BAYBERRY MYRICA PENNSYLVANIA	2 GALLON	7
	NORTHERN RED OAK QUERCUS RUBRA	0'–2"	6
	WITCH HAZEL HAHAMELIS VIRGINIANA	3 GALLON	8
	SERVICEBERRY AMALANCHIER SPP.	3 GALLON	11

NOTES:

1. PLANT SPECIES CAN BE SUBSTITUTED WITH APPROVAL FROM HALEY WARD, INC.
2. BUFFER PLANTING MATRIX PROVIDES A GENERAL SPATIAL REPRESENTATION OF A WELL DISTURBED BUFFER AREA, EXACT LOCATION OF PLANTINGS CAN BE ADJUSTED AT TIME OF INSTALLATION.
3. MULCHING AND/OR EROSION CONTROL MATTING MAY BE USED IN BUFFER PLANTING AREA TO PREVENT EROSION UNTIL PLANTS AND VEGETATION BECOME ESTABLISHED.
4. PROPOSED BUFFER PLANTING AREAS TO BE SEEDED WITH RIPARIAN BUFFER MIX (OR EQUIVALENT) SPACED THROUGHOUT. SEED MIX CAN BE OBTAINED FROM PIERSON NURSERIES, INC., 24 BUZZELL ROAD, BIDDEFORD, ME 04005. 207–499–2994. WWW.PIERSONNURSERIES.COM.
5. IMPERVIOUS SURFACE AREA TO BE REMOVED AS SHOWN WILL BE LOAMED AND SEEDED UNLESS OTHERWISE NOTED.





LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
SCALE: 1"=2000'
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LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
HIGHEST OVBSERVABLE TIDE	HOTL	
TIDAL BUFFER ZONE	TBZ	
NATURAL WOODLAND BUFFER	NWB	
BENCHMARK		
SURVEY STATION		
MANHOLE	S	S
UTILITY POLE		
WELL	W	W
WATER VALVE	WV	
SIGN		
CATCH BASIN		
HYDRANT		
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	W	W
FORCE MAIN	FM	FM
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGE	UGU
SILTSOXX FENCE		X
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		
BUILDING		
TREE		

GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)
1 inch = 10 ft.

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

PROJECT

HOGSWAVE, LLC REDEVELOPMENT
913 SAGAMORE AVENUE, PORTSMOUTH, NH

TITLE

LANDSCAPE PLAN

STATE OF NEW HAMPSHIRE STEVEN D. PIKER 01/21/24 No. 219 CERTIFIED WETLAND SCIENTIST

DATE	SCALE
2024.07.31	1"=10'
DRAWN BY: PJM	DESIGNED BY: PJM
CHECKED BY: SDR	
PROJECT No.: 5010372.3116-913	
DRAWING No.: C104	REV.

FILE LOCATION: P:\NH\5010372-Hogswave\3116-913 Sagamore Ave, Portsmouth-SDR\02-CAD_Files\Civil\5010372.3116-913-C-SP.dwg, 8/27/2024 1:30:19 PM, Portsmouth Plotter Canon TX3000 (temporary).pc3

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN NPDES PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE S.W.P.P.P. AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

INSTALL PERIMETER CONTROLS, i.e., SILTSOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.

PERFORM DEMOLITION.

BULLDOZE TOPSOIL INTO STOCKPILES, AND CIRCLE WITH SILT FENCING OR SILTSOXX. IF EROSION IS EXCESSIVE, THEN COVER WITH MULCH.

INSTALL FOUNDATION

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONSTRUCT SITE IMPROVEMENTS

AFTER BUILDING IS COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT FENCES AND SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS--CONSTRUCT SILT FENCE OR SILTSOXX AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO
THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREEPING RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	

SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)

CREEPING RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
PERENNIAL RYE: 0.7 LBS/1,000 S.F.
MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE OR SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

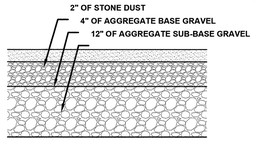
SILT FENCING AND SILTSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

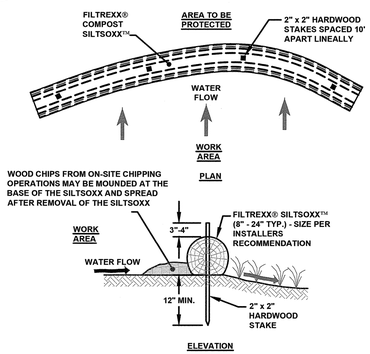
ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

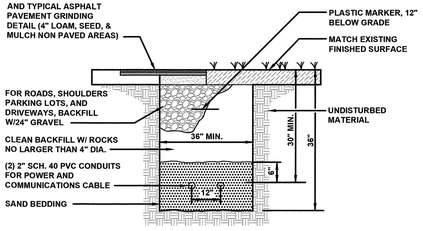


D C102 **TYPICAL GRAVEL BUILDUP DETAIL** N.T.S.



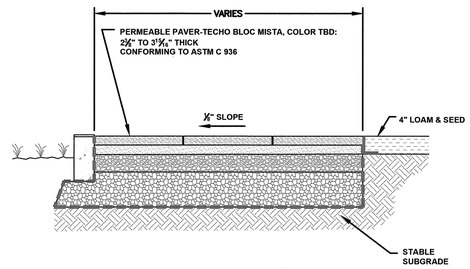
NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

E C103 **FILTREXX® SILTSOXX™ DETAIL** N.T.S.



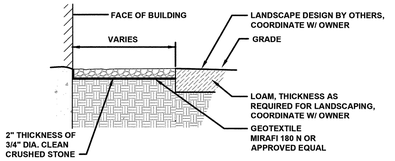
NOTES:
1. SIZE, NUMBER, MATERIAL, AND ARRANGEMENT OF CONDUIT SHALL BE COORDINATED WITH INDIVIDUAL UTILITIES.
2. ALL ELECTRICAL CONDUIT AND STRUCTURES SHALL BE WATER TIGHT.
3. CONDUITS SHALL EXCLUSIVELY SERVE EITHER POWER OR COMMUNICATIONS.

J C103 **TYPICAL UNDERGROUND UTILITY TRENCH DETAIL** N.T.S.

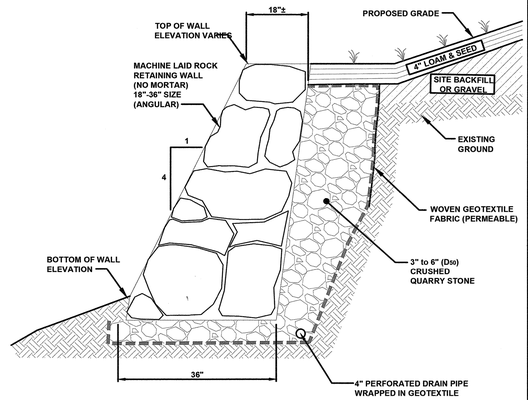


NOTES:
1) TECHO-BLOC (OR APPROVED EQUAL).
2) INSTALLED PER MANUFACTURERS INSTRUCTIONS.
3) PEDESTRIAN TRAFFIC ONLY.

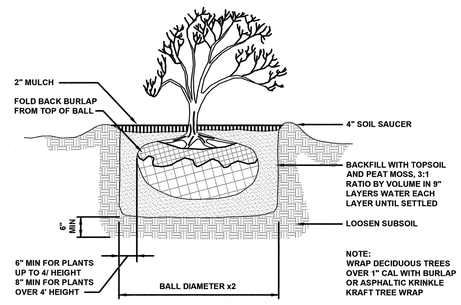
A C102 **TECHNO-BLOC® POROUS PATIO/WALKWAY** NTS
HARDSCAPE DESIGN & INSTALLATION
1-410-969-9260



B C102 **DRIP EDGE DETAIL** NTS

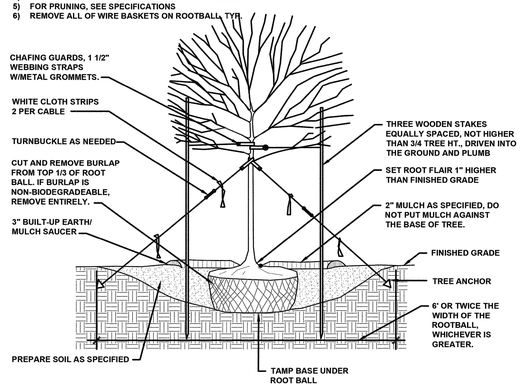


C C102 **DRY ROCK RETAINING WALL DETAIL** NTS



F C102 **SHRUB PLANTING DETAIL** NTS

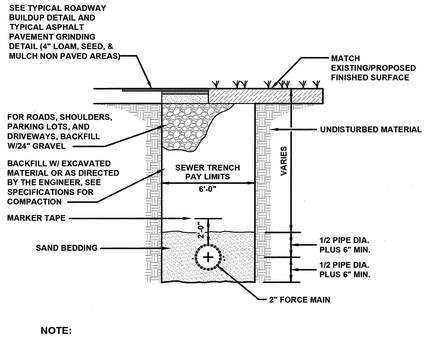
NOTES:
1) STAKING AT CONTRACTOR'S DISCRETION
2) ON TREES BELOW 3" CAL. USE WOOD STAKES
3) ON TREES 4" CAL. OR GREATER USE GUYING CABLES
4) IF GUYING CABLES USE 3 PER TREE MIN. AS NEEDED
5) FOR PRUNING, SEE SPECIFICATIONS
6) REMOVE ALL OF WIRE BASKETS ON ROOTBALL TYP.



G C102 **TREE PLANTING DETAIL** SCALE: NTS

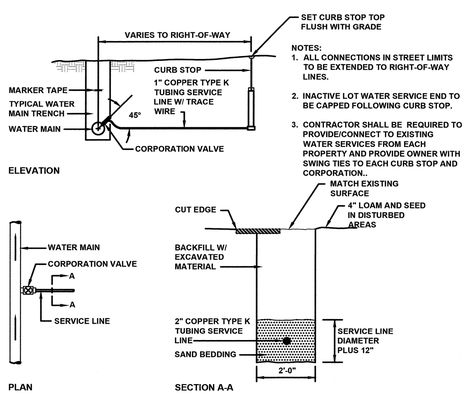
WETLAND BUFFER

H C101 **WETLAND BUFFER SIGN** NTS



NOTE:
1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

K C103 **TYPICAL FORCE MAIN TRENCH DETAIL** SCALE: NTS



L C103 **TYPICAL WATER SERVICE DETAIL** NTS

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

PROJECT

HOGSWAVE, LLC REDEVELOPMENT
913 SAGAMORE AVENUE, PORTSMOUTH, NH

TITLE

SITE DETAILS

JOHN R. CHAGNON NO. 7851 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

DATE	SCALE
2024.07.31	NTS

DRAWN BY	DESIGNED BY	CHECKED BY
PJM	PJM	SDR

PROJECT No. 5010372.3116-913

DRAWING No. **C501** REV.

STATE OF NEW HAMPSHIRE
STEVEN D. PIKER
7/31/24
No. 219
CERTIFIED WETLAND SCIENTIST

NHDES IMPACT AREAS
IN S.F.

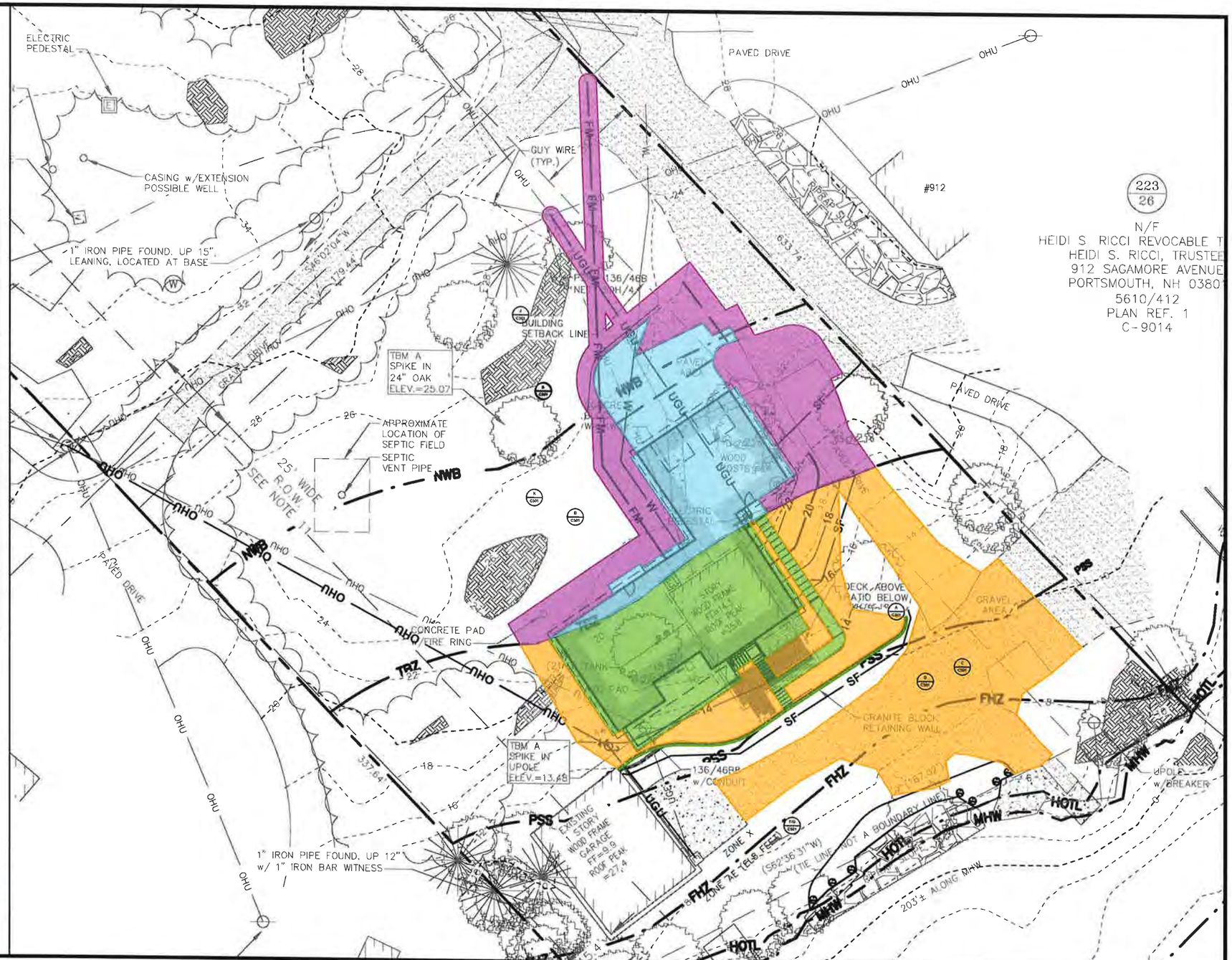
	IMPACT TYPES	IMPACT AREAS
100' PREVIOUSLY DEVELOPED TIDAL BUFFER ZONE	PERMANENT	2719
100' PREVIOUSLY DEVELOPED TIDAL BUFFER ZONE	TEMPORARY	5269
250' PROTECTED SHORELAND ZONE	PERMANENT	2274
250' PROTECTED SHORELAND ZONE	TEMPORARY	3172
	TOTAL:	13434

OWNERS OF RECORD:
HOGSWAVE, LLC
912 SAGAMORE AVENUE
PORTSMOUTH, NH 03801
6053/421

GRAPHIC SCALE

10 0 5 10 20 30

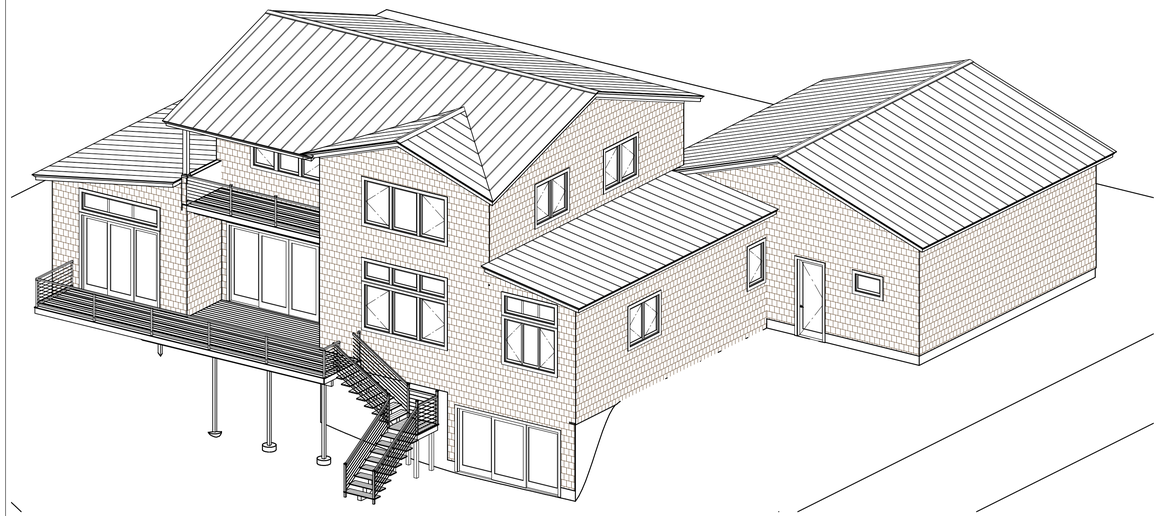
(IN FEET)
1 inch = 10 ft.

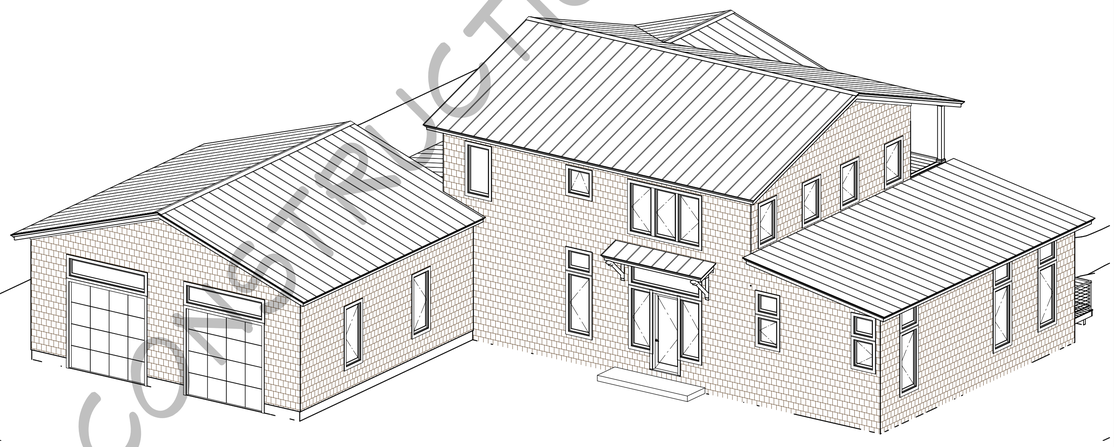


PROJECT: **HOGSWAVE, LLC REDEVELOPMENT** 913 SAGAMORE AVENUE, PORTSMOUTH, NH	DWG No. 1	BY PJM	DRAWING STATUS: **NOT FOR CONSTRUCTION**
		DATE 2024.07.29	
TITLE: **NHDES IMPACT EXHIBIT**	JN 5010372.3116-913	REV.	
	SCALE N.T.S.	REV. DATE	

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

P:\NH\5010372-HOGSWAVE\3116-913 SAGAMORE AVE., PORTSMOUTH-SDR\02-CAD_FILES\CIVIL\5010372.3116-913-C-SP.DWG





PERSPECTIVE

SCALE: NTS

SPECIFICATIONS + NOTES

*ROOFING MATERIAL
*ALL TRIM PACKAGE: PVC OR BORAL
*SIDING:
*BRACKETS:ProWood Market - Bracket 02T9 - P 32", H:42", T: 5.5" (Ptd: WHITE)
*COLUMNS:
*STAIR SYSTEM:
_EXTERIOR:
*BROSCO: Liberty Extruded Rail System
*RISER: AZEC- WHITE
*TREAD: SELECTWOOD, ZURI "Weathered Grey"
_INTERIOR:
*NEWEL
*HANDRAIL
*BALUSTERS
*RISER FINISH
*TREAD
*WINDOWS:
_MANUFRACTURER:
_EXT. FINISH:
_INT. FINISH:
*DOORS:
_MANUFRACTURER:
_EXT. FINISH:
_INT. FINISH:

*BATHROOMS:
_FLOORING
_TUB DESIGN
_SHOWER FLOOR
_SHOWER WALLS
_SHOWER HEADS
_SHOWER NICHE VS. SHELVES
_SHOWER DOOR
_NOTE: MAJOR PLUMBING CHANGES

*FLOORING:
_1ST FLOOR:
_2ND FLOOR:
_HEATED FLOOR:
_REFINISH AREAS:
*KITCHEN:
_CABINETRY NOTES: Specs to be prepared on 11 x 17 doc.
_BUILT-IN NOTES:
_APPLIANCES
*MANTLE:
*FIREPLACE:
_GAS
_WOOD: INT. FIREBOX: RED BRICK VS. YELLOW BRICK
_HEARTH: RAISED VS. FLUSH
*MATERIAL:

NOTES:
*CEILING HEIGHTS: 1ST FLOOR: _____| 2ND FLOOR: _____
*CORNER BOARDS: 6" TYP
*WATER TABLE: 10" W/ COPPER FLASHING TYP.
*RAKE BOARD: 8" TYP. PVC OR BORAL. (FILLED & PAINTED)
*SOFFIT - BEADBOARD AZEC OR EQ.
*ROOF VENT - RIDGE VENT VS. BROSCO LOUVERED VENT VS. SOFFIT VENT
*ARCHITECTURAL DETAIL:
*WINDOW TRIM: 4-1/2" TYP. PVC

TOTAL SQUARE FOOTAGE:
_NEW
_RENOVATED SF
_TOTAL

Building contractor / home owner to review and verify all dimensions, specs and connections before construction begins.
ELECTRICAL SYSTEM CODE: IEC 2017
MECHANICAL SYSTEM CODE: IMC 2015
PLUMBING SYSTEM CODE: 2021 Uniform Plumbing Code

FINAL CD SET DATE: 06.06.23

LIVING AREA

MAIN FLOOR	sqft
TOTAL	sqft
GARAGE	sqft
FRONT PORCH	sqft
DECK	sqft

@ABRIGO HOME
DRAWINGS USED EXPRESSIVELY FOR DESIGN ONLY FOR NOTED CLIENT. ALL STRUCTURAL ENGINEERING PROVIDED BY OTHER.

DIM DISCLAIMER

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

OVERVIEW

SCALE: NTS

Layout Page Table

Revision Table

Number	Date	Description

PERSPECTIVES

CLIENT:
RICCI RESIDENCE
913 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:

PROPOSED
SINGLE
FAMILY
STRUCTUR
E

1 STORY
WOOD
FRAME
FF=14.3
ROOF
PEAK
=35.8

1 STORY
WOOD
FRAME
GARAGE
FF=9.9
ROOF
PEAK
=27.4

PAVED DRIVE

PAVED DRIVE

PAVE
D
AREA

WOOD
POSTS

ELECTRIC
PEDESTAL

CONCRETE PAD
W/FIRE RING

(2) LP TANK
A/C PAD

WALKWAY

DECK ABOVE
PATIO BELOW

GRAVE
L
AREA

GRANITE BLOCK
RETAINING WALL

RIPRAP SLOPE

WOOD RAIL BOAT LAUNCH

PIER

136/46B8
W/CONDUIT

TBM A
SPIKE IN
UPOLE
ELEV.=13.48

337.64'

.74'

#912

RUSTYPHEIDI S. RICCI, TR

PSS

ZONE X

ZONE AE (EL8 FEET)

(S62°36'31"W) (187.02')
(TIE LINE-NOT A BOUNDARY LINE)

203'± ALONG MHW

721/1833/PLAN REF. 1" IRON PIP
LEANIN

20 22 24 26 18 16 14 12 10 8 6 4 2 0

E

PRELIMINARY NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

SITE PLAN

CLIENT:
RICCI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

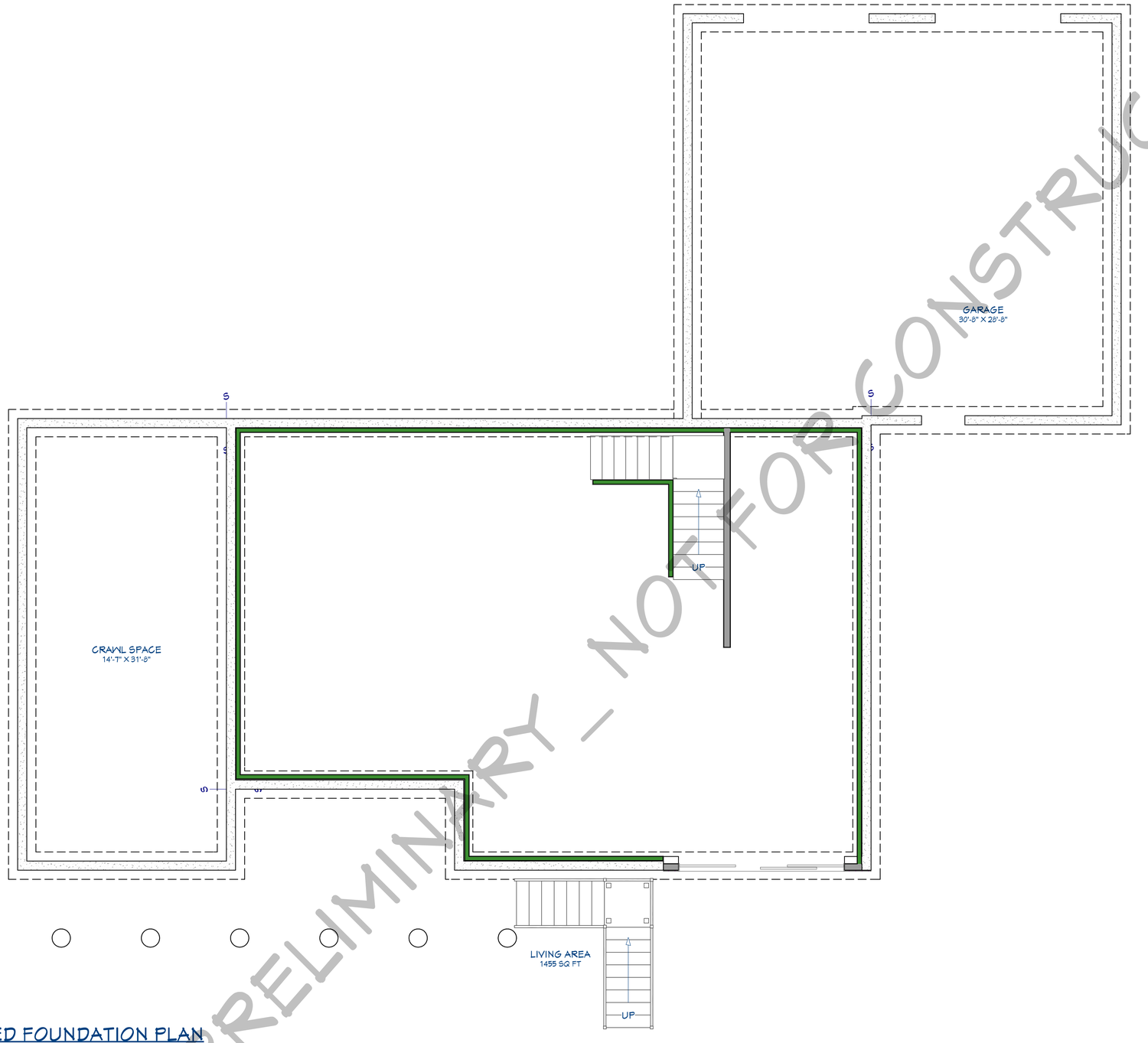
CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-1



PROPOSED FOUNDATION PLAN

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

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	NEW,INTERIOR-4
	NEW,SIDING-6
	INTERIOR-6
	8" CONCRETE STEM WALL
	GLASS SHOWER
	INTERIOR RAILING

Revision Table		
Number	Date	Description

FOUNDATION

CLIENT:
RIGI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

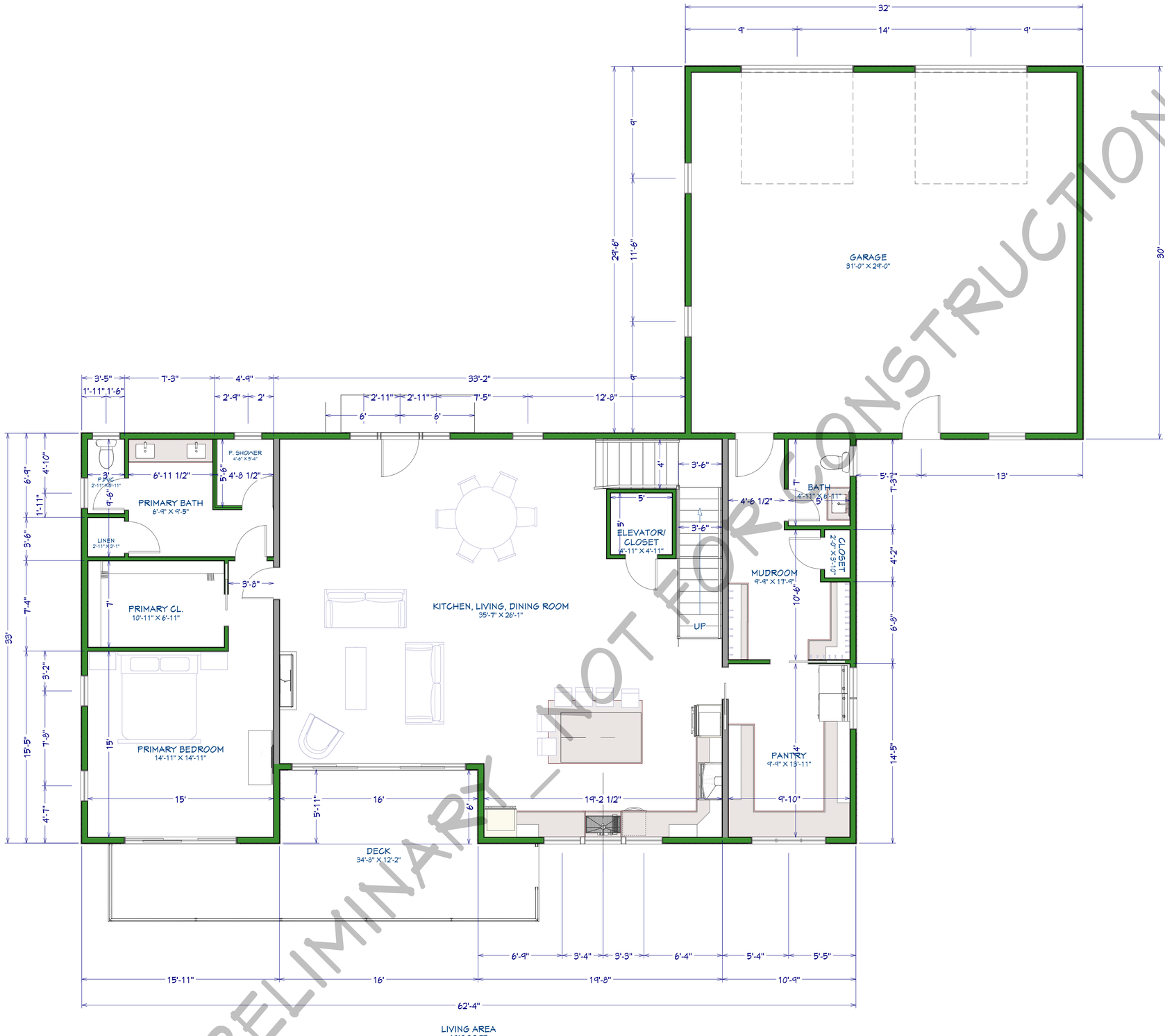
CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-2



LIVING AREA
1962 SQ FT

PROPOSED FIRST FLOOR PLAN

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

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	NEW,INTERIOR-4
	NEW,SIDING-6
	INTERIOR-6
	8" CONCRETE STEM WALL
	GLASS SHOWER
	INTERIOR RAILING
	SIDING-6

Revision Table		
Number	Date	Description

FIRST FLOOR

CLIENT:
RICCI RESIDENCE
413 SAGAMORE AVE
PORTSMOUTH, NH. 03801

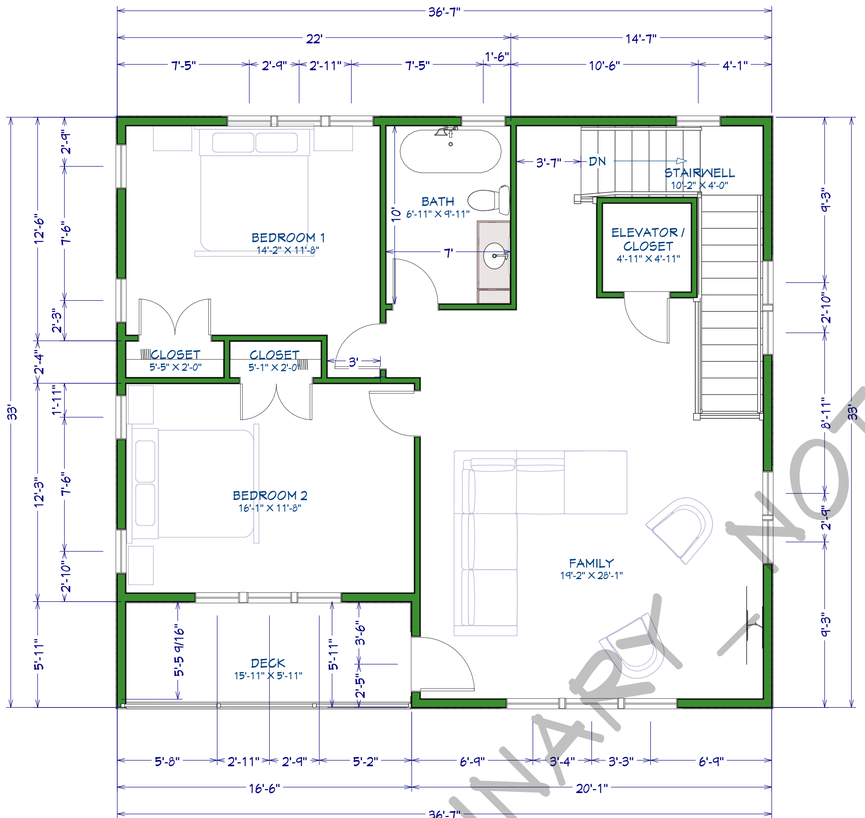
CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-3



PROPOSED SECOND FLOOR PLAN

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

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	NEW,INTERIOR-4
	NEW,SIDING-6
	INTERIOR-6
	8" CONCRETE STEM WALL
	GLASS SHOWER
	INTERIOR RAILING
	SIDING-6

Revision Table

Number	Date	Description

SECOND FLOOR

CLIENT:
RIGGI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

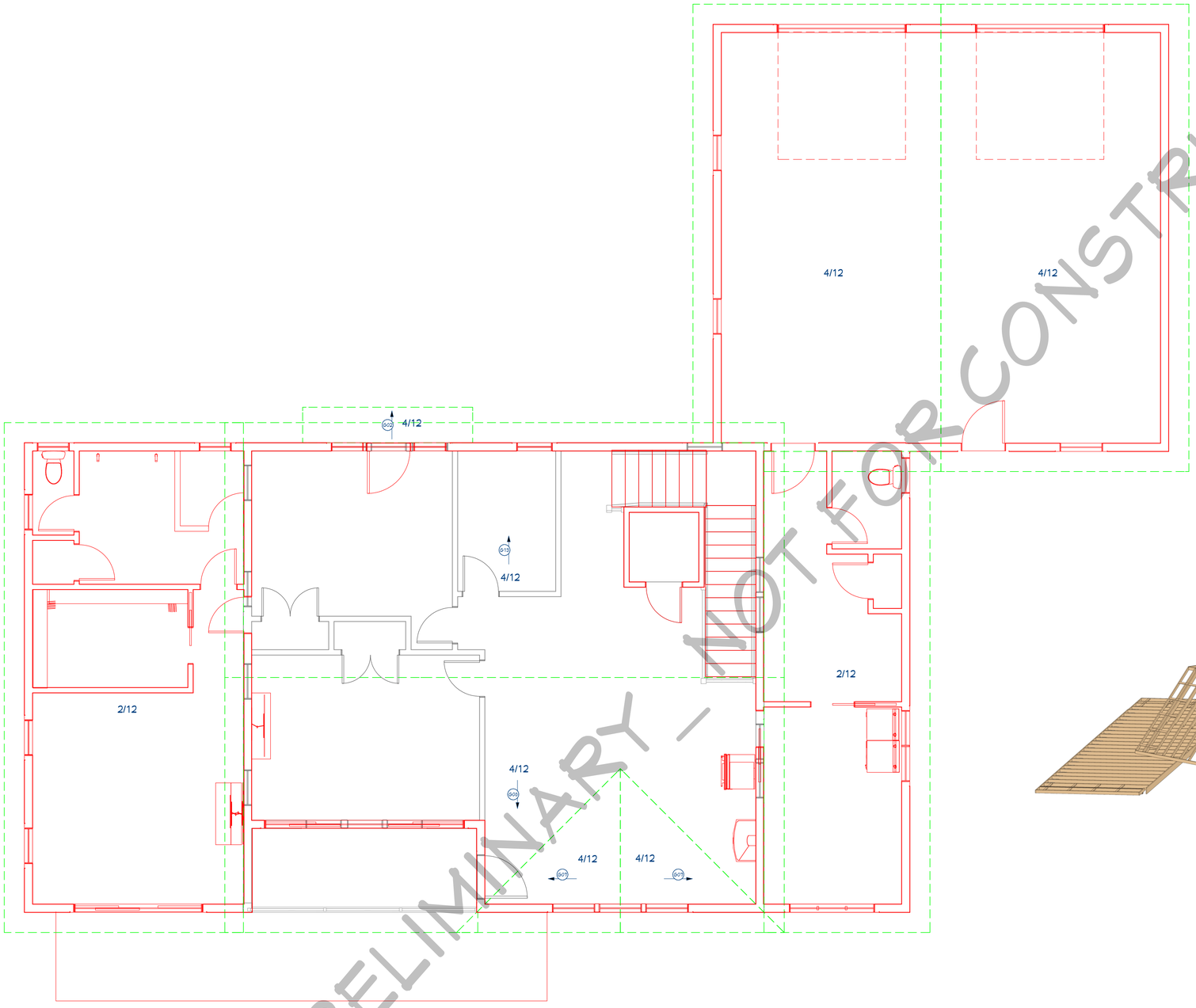
DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-4

NOTES:
1. PROVE 2 X 10 FLOOR JOISTS AT 16" o.c. TYPICAL
2. INTERIOR NON-BEARING STUD WALLS ARE 2 X 4 AT 16"o.c.
3. INTERIOR BEARING WALLS ARE 2 X 6 AT 16" o.c. #S-2 OR BETTER
4. HEADERS FOR DOORS AND WINDOWS UP TO 6 FEET ARE (2) 2 X 10's
5. ENGINEERED FLOOR BEAM TO BE DESIGNED AND SUBMITTED PRIOR TO CONSTRUCION BY STRUCTURAL ENGINEER.
6. CEILING JOISTS FOR THE SECOND FLOOR ARE 2X6.
7. ROOF PLANES ARE GREEN
8. FIRST FLOOR WALLS ARE RED
9. 2ND FLOOR WALLS ARE GREY

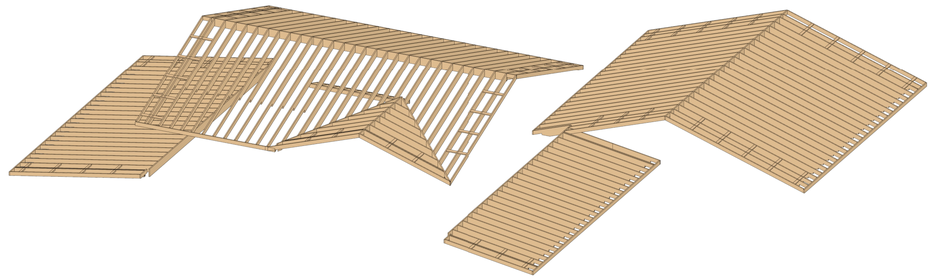


ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF SCHEDULE:

ROOF SCHEDULE

NUMBER	2D SYMBOL	LABEL	QTY	FLOOR	DESCRIPTION	AREA, SURFACE (SQ FT)
G01		4 : 12	1	1	ROOF PLANE	608.74
G02		4 : 12	1	2	ROOF PLANE	31.68
G03		2 : 12	1	1	ROOF PLANE	403.28
G04		4 : 12	1	1	ROOF PLANE	597.96
G06		2 : 12	1	1	ROOF PLANE	616.04
G07		4 : 12	2	2	ROOF PLANE	70.46
G08		4 : 12	1	2	ROOF PLANE	609.34
G13		4 : 12	1	2	ROOF PLANE	748.86
TOTAL						757.78 SQFT.



ROOF PERSPECTIVE
SCALE: NTS

Revision Table

Number	Date	Description

CLIENT:
RICCI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

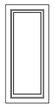
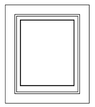
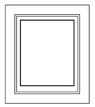
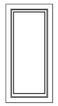
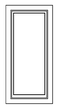
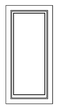
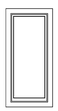
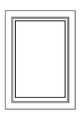
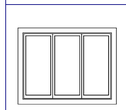
SHEET:
A-5

ROOFS

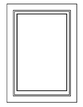
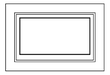
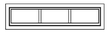
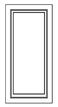
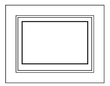
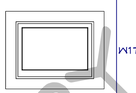
WINDOW SCHEDULE:
MFG: MANUFACTURER

FIRST FLOOR

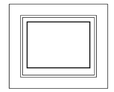
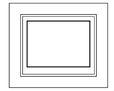
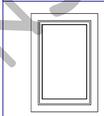
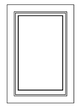
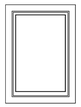
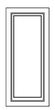
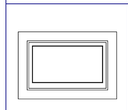
WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W01	1	28"X73"	27"	72"	KITCHEN, LIVING, DINING ROOM	SINGLE CASEMENT-HL	1
	W02	1	28"X34"	27"	33"	F.WC	SINGLE CASEMENT-HR	1
	W03	1	28"X34"	27"	33"	F. SHOWER	SINGLE CASEMENT-HL	1
	W04	1	31"X73"	30"	72"	GARAGE	SINGLE CASEMENT-HL	1
	W05	1	31"X73"	30"	72"	KITCHEN, LIVING, DINING ROOM	SINGLE CASEMENT-HL	1
	W06	1	31"X73"	30"	72"	PRIMARY BEDROOM	SINGLE CASEMENT-HL	1
	W07	1	31"X73"	30"	72"	P.WC	SINGLE CASEMENT-HL	1
	W08	1	37"X55"	36"	54"	KITCHEN, LIVING, DINING ROOM	SINGLE CASEMENT-HL	1
	W09	1	73"X55"	72"	54"	PANTRY	TRIPLE CASEMENT-LHL/RHR	1

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W10	1	37"X55"	36"	54"	KITCHEN, LIVING, DINING ROOM	SINGLE CASEMENT-HR	1
	W11	3	37"X23"	36"	22"	KITCHEN, LIVING, DINING ROOM	FIXED GLASS	1
	W12	1	169"X23"	168"	22"	KITCHEN, LIVING, DINING ROOM/ DECK	FIXED GLASS	1
	W13	1	109"X23"	108"	22"	PRIMARY BEDROOM/DECK	FIXED GLASS	1
	W14	1	73"X23"	72"	22"	PANTRY	FIXED GLASS	1
	W15	1	31"X73"	30"	72"	GARAGE	SINGLE CASEMENT-HR	1
	W16	2	31"X23"	30"	22"	PRIMARY BEDROOM	FIXED GLASS	1
	W17	1	31"X23"	30"	22"	P.WC	FIXED GLASS	1
	W18	1	31"X23"	30"	22"	KITCHEN, LIVING, DINING ROOM	FIXED GLASS	1
	W19	1	98"X23"	97"	22"	KITCHEN, LIVING, DINING ROOM	FIXED GLASS	1

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W20	1	28"X23"	27"	22"	F. SHOWER	FIXED GLASS	1
	W21	1	28"X23"	27"	22"	P.WC	FIXED GLASS	1
	W22	2	109"X23"	108"	22"	GARAGE	FIXED GLASS	1
	W23	1	31"X49"	30"	48"	PANTRY	SINGLE CASEMENT-HL	1
	W24	1	31"X49"	30"	48"	BATH	SINGLE CASEMENT-HR	1
	W25	1	37"X55"	36"	54"	KITCHEN, LIVING, DINING ROOM	FIXED GLASS	1
	W26	1	28"X73"	27"	72"	KITCHEN, LIVING, DINING ROOM	SINGLE CASEMENT-HR	1
	W27	1	31"X73"	30"	72"	PRIMARY BEDROOM	SINGLE CASEMENT-HR	1
	W28	1	37"X23"	36"	22"	GARAGE	FIXED GLASS	1

WINDOW SCHEDULE

Revision Table

Number	Date	Description

WINDOW SCHEDULE

CLIENT:
RICCI RESIDENCE
413 SAGAMORE AVE
PORTSMOUTH, NH. 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

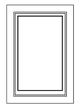
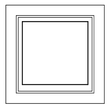
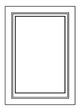
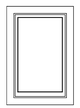
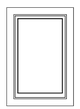
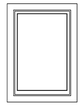
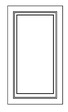
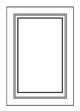
SHEET:
A-6

WINDOW SCHEDULE:

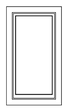
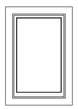
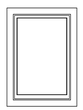
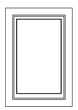
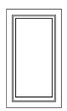
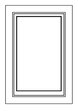
MFG: MANUFACTURER

SECOND FLOOR

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W29	1	31"X49"	30"	48"	PANTRY	SINGLE CASEMENT-HR	1
	W30	1	31"X31"	30"	30"	BATH	SINGLE AWNING	2
	W31	1	37"X55"	36"	54"	FAMILY	SINGLE CASEMENT-HL	2
	W32	1	31"X49"	30"	48"	BEDROOM 2/ DECK	SINGLE CASEMENT-HL	2
	W33	1	31"X49"	30"	48"	FAMILY	SINGLE CASEMENT-HL	2
	W34	1	37"X55"	36"	54"	FAMILY	SINGLE CASEMENT-HR	2
	W35	1	31"X61"	30"	60"	BEDROOM 1	SINGLE CASEMENT-HR	2
	W36	1	31"X49"	30"	48"	BEDROOM 2/ DECK	SINGLE CASEMENT-HR	2

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W37	1	31"X61"	30"	60"	STAIRWELL	FIXED GLASS	2
	W38	2	31"X49"	30"	48"	BEDROOM 2	SINGLE CASEMENT-HL	2
	W39	1	37"X55"	36"	54"	FAMILY	FIXED GLASS	2
	W40	1	31"X49"	30"	48"	BEDROOM 2/ DECK	FIXED GLASS	2
	W41	2	31"X61"	30"	60"	BEDROOM 1	SINGLE CASEMENT-HL	2
	W42	2	31"X49"	30"	48"	BEDROOM 1	SINGLE CASEMENT-HL	2

WINDOW NOTES:

1 WOOD INTERIOR WITH CLAD EXTERIOR
2 FULL SCREENS ON ALL WINDOWS
3 INTERIOR WINDOW COLOR: TBD
4 EXTERIOR WINDOW COLOR: TBD
5 HARDWARE MATERIAL: TBD
6 MANUFACTURER: MARVIN ELEVATE (WOOD, CLAD) ESSENTIAL (CLAD, CLAD), SIGNATURE COLLECTION
7 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES
8 EGRESS: BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQFT WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" AS TO MEET EGRESS. SECOND FLOOR SILLS MIN. 24" A.F.F. PROVIDE MIN. ONE DOOR OR WINDOW MEETING EGRESS REQ. IN BASMEENT, IN EACH SLEEPING ROOM, IN EACH POTENTIAL SLEEPING ROOM , AND OTHER LOCATIONS REQUIRED BY LOCAL CODE, IN SIZES REQUIRED BY LOCAL CODE. NOTE THAT CASMENT WINDOWS CODED BY MANUFACTURER AS MEETING EGRESS REQUIREMENTS TYPICALLY NEED TO BE ORDERED WITH SPECIFIC HARDWARE.
9 WINDOW TEMPERING: PROVIDE TEMPERED WINDOWS WHERE REQUIRED BY LOCAL CODES OR LOCAL AUTHORITIES.
10 WINDOW RO's: 1/4" or 1/2" on each OF THE (4) SIDES ALLOWED FOR WINDOW RO, TYPICAL. REVIEW FRAMING SIZE VS. RO SIZE. ADJUST PER MANUF. REQUIRMENT AND/ OR BUILDER PREFERENCE.
11 BASMENT WINDOWS: ADD BASEMENT WINDOWS AS REQUIRED TO MEET STATE AND LOCAL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO EGRESS AND LIGHT / VENTILATION.

**MULL WINDOWS TOGETHER WHEN APPROPRIATE

*EGRESS = SIGNIFIES EGRESS (see window notes for specs)

WINDOW SCHEDULE

Revision Table

Number	Date	Description

CLIENT:
RICCI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

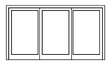
SHEET:
A-7

DOOR SCHEDULE:

MFG: MANUFACTURER

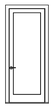
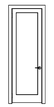
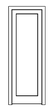
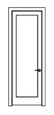
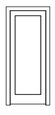
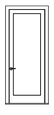
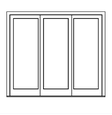
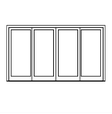
BASEMENT

DOOR SCHEDULE

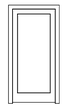
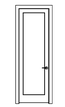
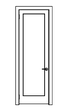
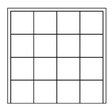
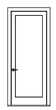
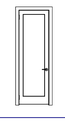
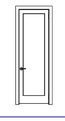
3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	D01	1	12068 R EX	144"	80"	BASEMENT	EXT. TRIPLE SLIDER-GLASS PANEL	0

FIRST FLOOR

DOOR SCHEDULE

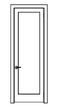
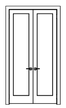
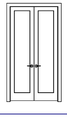
3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	D02	1	3080 R EX	36"	96"	MUDROOM/ GARAGE	EXT. HINGED-GLASS PANEL	1
	D03	1	2680 R IN	30"	96"	MUDROOM/BATH	HINGED-PANEL	1
	D04	1	2680 L	30"	96"	PANTRY/ KITCHEN, LIVING, DINING ROOM	POCKET-DOOR P01	1
	D05	1	2668 R	30"	80"	P. SHOWER/ PRIMARY BATH	SHOWER-GLASS SLAB	1
	D06	1	2680 L IN	30"	96"	PRIMARY BEDROOM/ KITCHEN, LIVING, DINING ROOM	HINGED-PANEL	1
	D07	1	2668 L	30"	80"	PRIMARY CL./ PRIMARY BEDROOM	POCKET-DOOR P01	1
	D08	1	3080 R EX	36"	96"	KITCHEN, LIVING, DINING ROOM	EXT. HINGED-GLASS PANEL	1
	D09	1	9080 L EX	108"	96"	PRIMARY BEDROOM/DECK	EXT. TRIPLE SLIDER-GLASS PANEL	1
	D10	1	14080 L/R EX	168"	96"	KITCHEN, LIVING, DINING ROOM/DECK	EXT. QUAD SLIDER-GLASS PANEL	1

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	D11	1	3068 L	36"	80"	PANTRY/ MUDROOM	POCKET-DOOR P01	1
	D12	1	2680 L IN	30"	96"	P.WC/PRIMARY BATH	HINGED-PANEL	1
	D13	1	2680 R IN	30"	96"	LINEN/PRIMARY BATH	HINGED-PANEL	1
	D14	2	9090	108"	108"	GARAGE	GARAGE-LUMINOUS SOLID 8'	1
	D15	1	3080 R EX	36"	96"	GARAGE	EXT. HINGED-GLASS PANEL	1
	D16	1	2680 R IN	30"	96"	PRIMARY BEDROOM/ PRIMARY BATH	HINGED-PANEL	1
	D17	1	2680 R IN	30"	96"	MUDROOM/ CLOSET	HINGED-PANEL	1
	D18	1	2680 L IN	30"	96"	ELEVATOR/ CLOSET/ KITCHEN, LIVING, DINING ROOM	HINGED-GLASS PANEL	1

SECOND FLOOR

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	D19	1	2668 R IN	30"	80"	FAMILY/ BEDROOM 2	HINGED-PANEL	2
	D20	1	2680 L IN	30"	96"	FAMILY/ BEDROOM 1	HINGED-PANEL	2
	D21	1	2680 L IN	30"	96"	FAMILY/BATH	HINGED-PANEL	2
	D22	1	3068 R EX	36"	80"	FAMILY/DECK	EXT. HINGED-GLASS PANEL	2
	D23	1	4080 L/R IN	48"	96"	CLOSET/ BEDROOM 2	DOUBLE HINGED-PANEL	2
	D24	1	4080 L/R IN	48"	96"	BEDROOM 1/ CLOSET	DOUBLE HINGED-PANEL	2
	D25	1	2680 L IN	30"	96"	ELEVATOR / CLOSET/FAMILY	HINGED-PANEL	2

DOOR SCHEDULE

CLIENT:
RIGGI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

Revision Table

Number	Date	Description

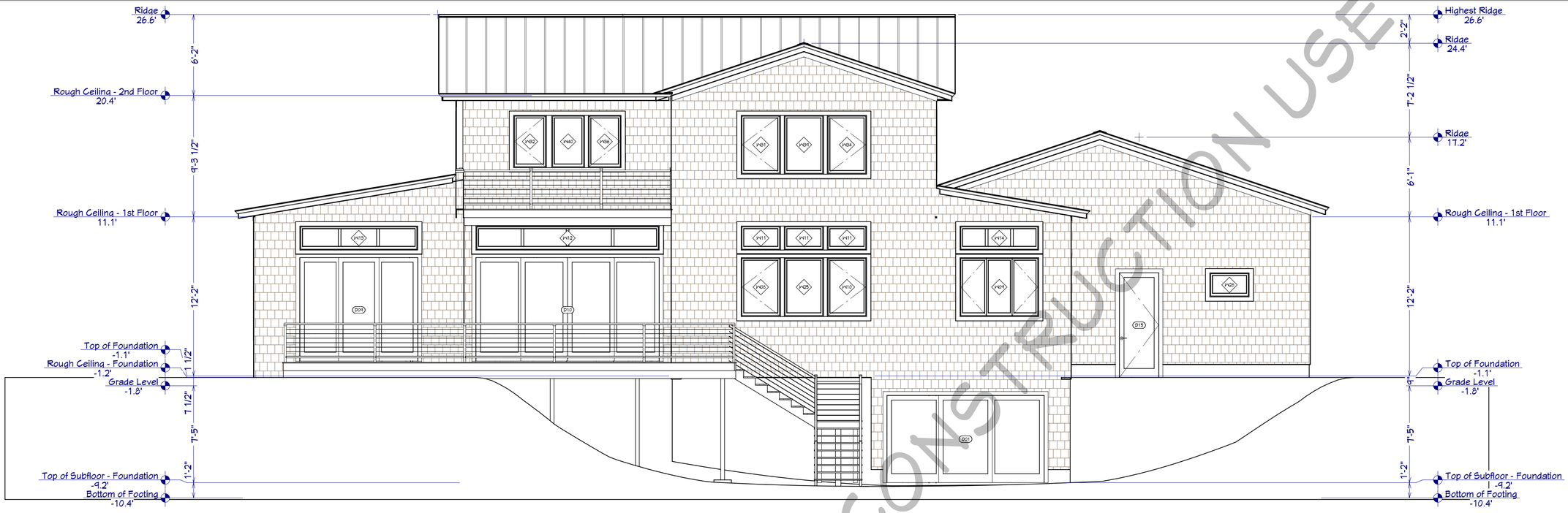
DOOR SCHEDULE

DATE:
6/7/2024

SCALED FOR:
24" X 36"

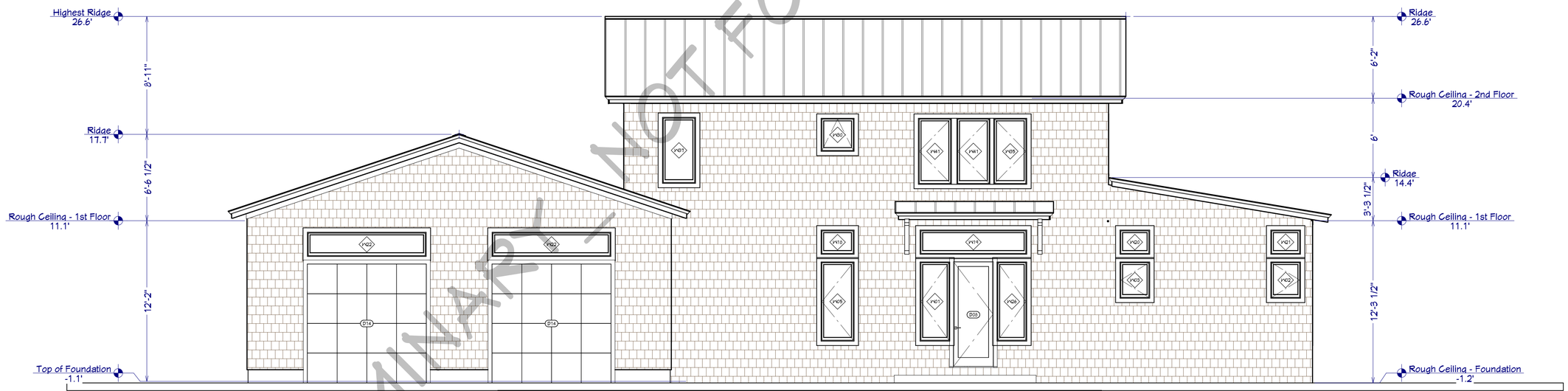
SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-8



PROPOSED NORTH ELEVATION | FRONT VIEW

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



PROPOSED SOUTH ELEVATION | REAR VIEW

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

ELEVATIONS

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

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
RICCI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
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207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-9

PROPOSED EAST ELEVATION | SIDE VIEW

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

PROPOSED WEST ELEVATION | SIDE VIEW

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

ELEVATIONS

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

Revision Table

Number	Date	Description

ELEVATIONS

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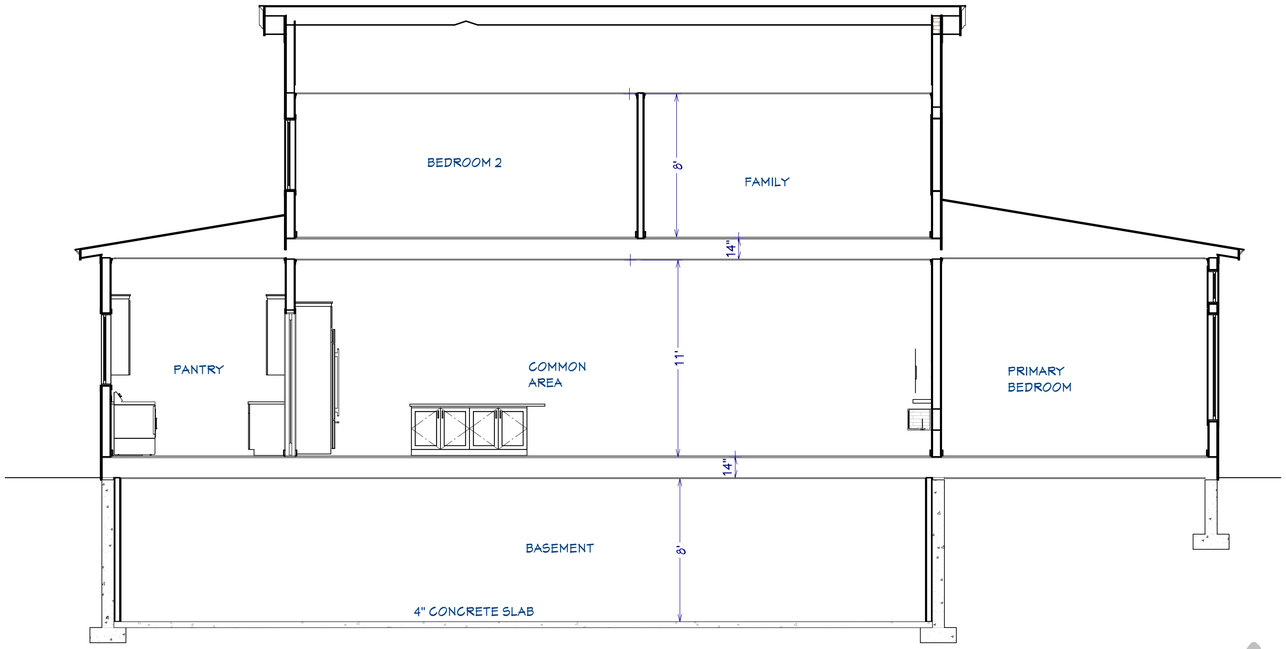
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

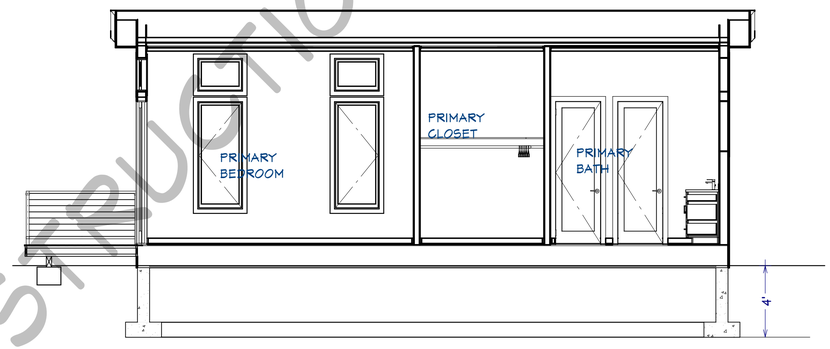
SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-10



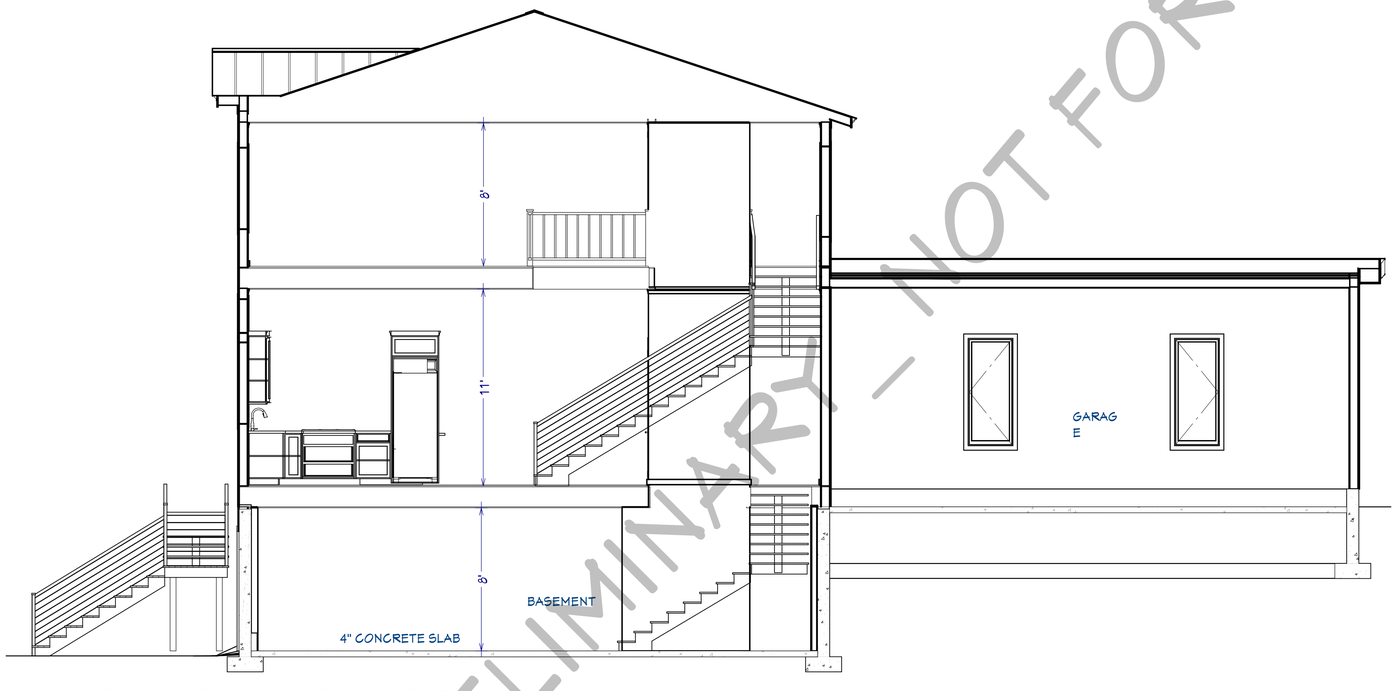
SECTION THROUGH NORTH | FRONT

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



SECTION THROUGH PRIMARY BEDROOM

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



SECTION THROUGH WEST | FRONT

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

SECTION GARAGE

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

SECTIONS

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

Revision Table

Number	Date	Description

SECTION

CLIENT:
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PORTSMOUTH, NH. 03801

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PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-11