

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 PM Public Hearings begin

June 20, 2024

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

A. Approval of the May 16, 2024 meeting minutes.

II. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

A. The request of **Friends of Lafayette House in care of Melanie Merz (Owner)**, for property located at **413 Lafayette Road** requesting Site Plan Review Approval to construct an attached caretaker's unit to the existing residential care facility with associated site improvements. Said property is located on Assessor Map 230 Lot 23A and lies within the Single Residence B (SRB) District.

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature.

*If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

A. The request of **Edmund R. St. Pierre (Owner)**, for property located at **15 Mariette Drive** requesting a Conditional Use Permit from Section 10.814 for a Detached Accessory Dwelling Unit. Said property is located on Assessor Map 292 Lot 167 and lies within the Single Residence B (SRB) District. (LU-24-57)

B. The request of **Richard M. and Françoise S. Kinney (Owners)**, for property located at **89 Cliff Road** requesting an after the fact Wetland Conditional Use Permit from Section 10.1017.50 for violations within the City's 100' wetland buffer. A three-season porch, deck and concrete landing pad were constructed without permits, of which 225 s.f. is within the buffer. Said property is located on Assessor Map 223 Lot 9 and lies within the Single Residence B (SRB) District. (LU-24-54)

- C. The request of **Wentworth Senior Living (Applicant)**, and **MH Wentworth HM** for **CHRNC INV (Owner)**, for property located at **346 Pleasant Street** is requesting a Wetland Conditional Use Permit from Section 10.1017.50 to replace an existing wooden fence along the back of the property which abuts the South Mill Pond. This replacement project will have approximately 200 s.f. of impact within the buffer, with 10 s.f. of permanent impact below ground with the posts and 500 linear feet of permanent impact from the fence. Said property is located on Assessor Map 109 Lot 10 and lies within the General Residence B (GRB) District. (LU-24-63)
- D. The request of **Friends of Lafayette House in care of Melanie Merz (Owner)**, for property located at **413 Lafayette Road** requesting Site Plan Review Approval to construct an attached caretaker's unit to the existing residential care facility with associated site improvements. Said property is located on Assessor Map 230 Lot 23A and lies within the Single Residence B (SRB) District. (LU-23-208)
- E. **806 US Route 1 Bypass** requesting Amended Site Plan Approval and a second 1-Year extension to the Site Plan Approval originally granted on June 23, 2022. (LU-22-81)
- F. The Planning Board will hold a public hearing on the following amendments to Chapter 10, Article 5A - Character-Based Zoning, Section 10.5A43.33 regarding Building and Story Heights of the ZONING ORDINANCE of the City of Portsmouth, pursuant to Section 10.150 of the Zoning Ordinance.

VII. CITY COUNCIL REFERRALS

- A. Chapter 10, Article 5A - Character-Based Zoning (*See item F. above*)

VIII. OTHER BUSINESS

- A. **325 Little Harbor Road** requesting a 1-Year Extension to the Wetland Conditional Use Permit originally granted on July 20, 2023. (LU-23-81)
- B. Chairman updates and discussion items
- C. Board discussion of Regulatory Amendments, Master Plan Scope & other matters

IX. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_7oglcb6bTq3HHiiQ11lvQ



City of Portsmouth
Planning Department
1 Junkins Ave, 3rd Floor
Portsmouth, NH
(603)610-7216

Memorandum

To: Planning Board

From: Peter Stith, AICP
Planning Manager

Date: June 20, 2024

Re: Recommendations for the June 20, 2024 Planning Board Meeting

I. APPROVAL OF MINUTES

A. Approval of the May 16, 2024 meeting minutes.

Planning Department Recommendation

1) Board members should determine if the draft minutes include all relevant details for the decision-making process that occurred at the May 16, 2024 meeting and vote to approve meeting minutes with edits if needed.

II. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

A. The request of **Friends of Lafayette House in care of Melanie Merz (Owner)**, for property located at **413 Lafayette Road** requesting Site Plan Review Approval to construct an attached caretaker's unit to the existing residential care facility with associated site improvements. Said property is located on Assessor Map 230 Lot 23A and lies within the Single Residence B (SRB) District.

Planning Department Recommendation

1) Vote to determine that Item A is complete according to the Site Plan Review Regulations, (contingent on the granting of any required waivers under Section IV of the agenda) and to accept the application for consideration.

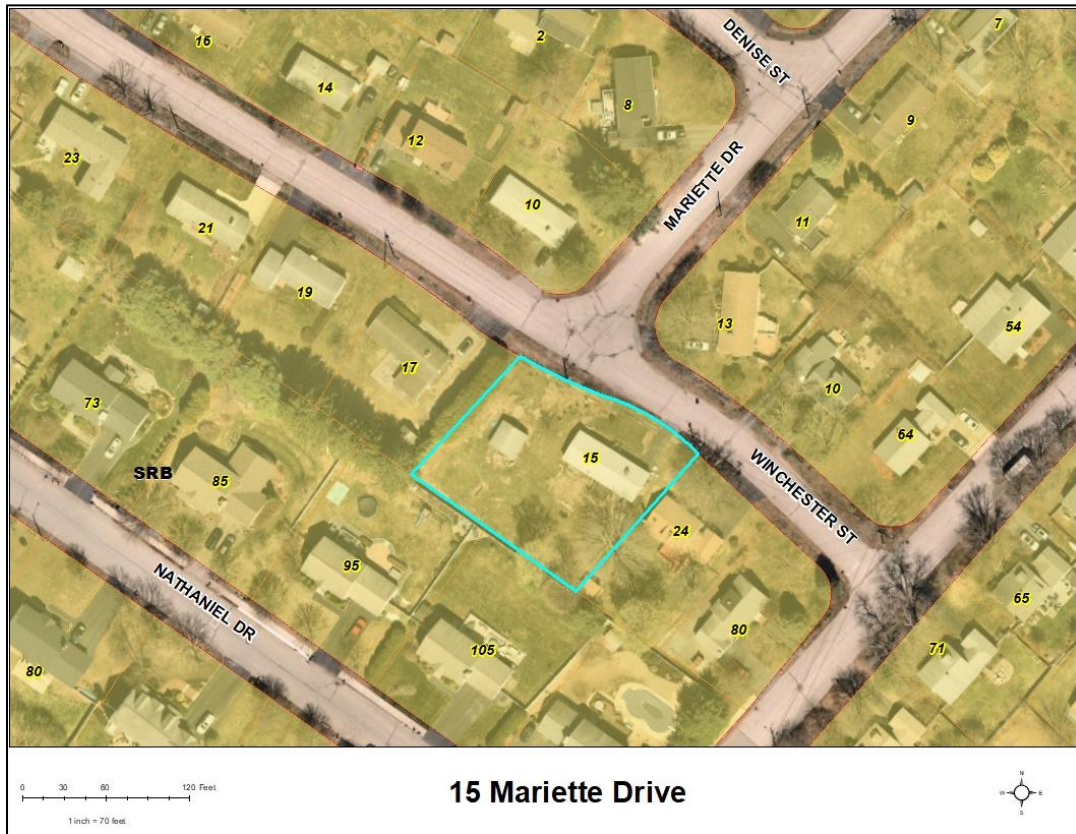
III. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- A. The request of **Edmund R. St. Pierre (Owner)**, for property located at **15 Mariette Drive** requesting a Conditional Use Permit from Section 10.814 for a Detached Accessory Dwelling Unit. Said property is located on Assessor Map 292 Lot 167 and lies within the Single Residence B (SRB) District. (LU-24-55)

Background

This applicant is proposing to expand the existing garage and convert it into a Detached Accessory Dwelling Unit (DADU). The proposal includes an upward expansion of the garage to create a second floor to allow for more living space for the DADU. A portion of the ground floor will be designated as a garage space and a portion will be the kitchen for the DADU. No modifications have been requested with this proposal.



15 Mariette Drive

Project Review, Decisions, and Recommendations

The applicant was before the Zoning Board of Adjustment. See below for details.

Board of Adjustment

The applicant was before the Board of Adjustment at its regularly scheduled meeting of Tuesday, May 21, 2024 and the Board voted unanimously to recommend approval of the request for a second driveway on one lot.

Planning Department Recommendation

Detached Accessory Dwelling Unit Conditional Use Permit

1) *Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.814.62 of the Ordinance and adopt the findings of fact as presented.*

(Alt.) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.814.62 of the Ordinance and adopt the findings of fact as amended.

2) *Vote to grant the Conditional Use Permit with the following conditions:*

2.1) *Documentation of the conditional use permit approval shall be recorded at the Rockingham County Registry of Deeds, together with an affidavit that either the principal dwelling unit or the accessory dwelling unit will be occupied by the owner of the dwelling as the owner's principal place of residence, as required by Section 10.814.22.*

2.2) *A certificate of use issued by the Planning Department is required to verify compliance with the standards of this Section, including the owner occupancy and principal residency requirements. Said certificate shall be issued by the Planning Department upon issuance of a certificate of occupancy by the Inspection Department. A certificate of use shall not be issued prior to recording of documentation as required by this Ordinance.*

2.3) *The certificate of use shall be renewed annually upon submission of such documentation as the Planning Department may require to verify continued compliance with the standards of this Section. Failure to comply with this requirement shall be deemed a violation of the ordinance and may be enforced as provided in Article 2.*

III. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- B. The request of **Richard M. and Francoise S. Kinney (Owner)**, for property located at **89 Cliff Road** requesting an after the fact Wetland Conditional Use Permit for violations within the City's 100' wetland buffer. The applicant had constructed a three-season porch, an outdoor deck and a concrete landing pad without permitting, of which 225 s.f. was built within the buffer. After the applicant was informed of the violation, they proceeded to develop a wetland conditional use application which proposes mitigating their permanent buffer impacts with the installation of stormwater infiltration measures, the planting of native shrubs and bushes, the installation of a recessed planting area, and the introduction of a micro clover lawn in replacement of grass. Said property is located on Assessor Map 223 Lot 9 and lies within the Single Residence B (SRB) District. (LU-24-54)

Background

This application is an after the fact wetland conditional use permit for violations within the City's 100' wetland buffer. The applicant had constructed a three-season porch, an outdoor deck and a concrete landing pad without permitting, of which 225 s.f. was built within the buffer. There is 4,875 s.f. of buffer on this property from the wetland that sits across the street. After the applicant was informed of the violation, they proceeded to develop a wetland conditional use application which proposes mitigating their permanent buffer impacts with the installation of a french drain, the planting of native shrubs and bushes, the installation of a rain garden, and the introduction of a micro clover lawn in replacement of grass. The construction of the deck and three-season room also included the addition of crushed stone underneath the deck to improve stormwater flow along with the removal of the septic system to enhance ground water quality on the property. The applicant has applied for an after-the-fact building permit which is pending review and approval while they seek approval for the CUP.



Staff Analysis – Wetland CUP

According to Article 10 Section 10.1017.50 the applicant must satisfy the following conditions for approval of this utility project.

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

The work has been completed without permits. The majority of the work is outside of the wetland buffer, with just 225 s.f. of permanent impact in the buffer, with plans to control stormwater on site more proactively with adjustments to plantings and drainage in the buffer.

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

While the structure has already been built, the majority of the new impervious is located outside of the buffer.

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

The existing conditions appear to infiltrate on site stormwater. Stormwater that does not infiltrate likely pools in the low spot of the yard without impacting abutting properties. The new additions will likely increase roof runoff

but the installation of crushed stone and the proposal for a french drain and plantings should help to increase on site infiltration.

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

While the 225 s.f. of buffer has already been altered, the applicant proposes transforming the existing lawn into micro clover or a similar groundcover, introducing new plantings along the addition, and installing a rain garden within the buffer which will increase vegetation and improve stormwater quality.

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

The applicant is proposing to reduce the 225 s.f. of buffer impacts by installing 69 s.f. of shrubs alongside the addition, installing a 134 s.f. rain garden, and converting the entire back lawn to a non-grass groundcover.

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

In this case, the vegetated buffer has not been disturbed, only the area within 75-100' from the wetland.

Project Review, Decisions, and Recommendations

The applicant was before the Conservation Commission. See below for details.

Conservation Commission

The applicant was before the Commission at its regularly scheduled meeting of Wednesday, May 8, 2024 and the Commission voted unanimously to recommend approval with the following conditions:

- 1. Applicant shall change language on site plans for rain garden to recessed planting area and provide an update for the total area for planting and the number of plants proposed.*
- 2. Applicant shall work with City staff to incorporate changes suggested by the referenced Erosion Control Certified and landscaping experts, into final plan set prior to submission to the Planning Board.*
- 3. Applicant shall install permanent wetland boundary markers within the wetland buffer.*

The Conservation Commission recommended conditions have been satisfied or added to the staff recommendation.

Planning Department Recommendation
Wetland Conditional Use Permit

1) *Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented.*

(Alt.) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as amended.

2.) *Vote to grant the Conditional Use Permit with the following conditions:*

2.1) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers where applicable. In addition to the wetland boundary markers, an educational sign describing the project shall be installed near the restoration area and fencing should be utilized to keep disturbances such as dogs and geese from the area.

III. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- C. The request of **Wentworth Senior Living (Applicant)**, and **MH Wentworth HM for CHRNC INV (Owner)**, for property located at **346 Pleasant Street** requesting a Wetland Conditional Use permit for the replacement of an existing wooden fence, in kind, along the back of the property which bumps up against the South Mill Pond. The existing fence is almost completely within the 100' tidal buffer and portions are within the 25' vegetated buffer. The existing wooden fence will be removed, and the new vinyl fence will be installed with sleeves over steel posts. The post holes will be hand dug and backfilled by hand to eliminate the need for heavy equipment within the buffer. This replacement project will have approximately 200 s.f. of impact within the buffer, with 10 s.f. of permanent impact below ground with the posts and 500 linear feet of permanent impact from the fence. Said property is located on Assessor Map 109 Lot 10 and lies within the General Residence B (GRB) District. (LU-24-63)

Project Background

The applicant is proposing to replace an existing wooden fence along the back of the property which abuts the South Mill Pond. The existing fence is almost completely within the 100' tidal buffer and portions are within the 25' vegetated buffer. The existing wooden fence will be removed, and a new vinyl fence will be installed with sleeves over steel posts. The post holes will be hand dug and backfilled by hand to eliminate the need for heavy equipment within the buffer. This replacement project will have approximately 200 s.f. of impact within the buffer, with 10 s.f. of permanent impact below ground with the posts and 500 linear feet of permanent impact from the fence.



Staff Analysis – Wetland CUP

According to Article 10 Section 10.1017.50 the applicant must satisfy the following conditions for approval of this utility project.

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

The fence already exists and the replacement would be in the same location. The existing fence is in various stages of disrepair and needs replacement for safety and aesthetic reasons.

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

As residents use this backyard for recreation and other benefits, the area must continue to be fenced in. There is no other feasible area on the property that can accommodate an outdoor space for the residents.

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

The application proposes a complete replacement of the fence by hand, which

will reduce impact on soil and buffer disturbance.

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

No vegetation is proposed to be removed with this construction, only minor pruning if necessary to disentangle vegetation from the existing fence.

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

The applicant could either leave the fence to rot further, but that would only increase the safety hazard. The applicant could also use machinery and/or concrete to install the fence posts which could have a much greater impact to the buffer and pond. The proposal to do this work by hand is the alternative with the least adverse impact to replace the existing fence.

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

While a portion of the fence will be replaced within the 25' vegetated buffer, the applicant has stated that no vegetation shall be removed as part of this project, only pruned if necessary.

Project Review, Decisions, and Recommendations

The applicant was before the Conservation Commission and Historic District Commission. See below for details.

Conservation Commission

The applicant was before the Commission at its regularly scheduled meeting of Wednesday, May 8, 2024 and the Commission voted 6-1 to recommend approval with the following conditions:

- 1. Applicant shall reconsider the use of vinyl material for the fencing.*
- 2. Permanent wetland boundary markers shall be installed at the corners of the southern end of the fencing along with markers on both sides of the back fence portion to face the yard and the shore area. These markers shall be installed prior to the start of construction activities.*
- 3. The applicant shall provide a maintenance plan for the new fencing that includes power washing with water only.*
- 4. If the installment method changes, the applicant will have to apply for a new wetland conditional use permit prior to the start of any work.*

The Conservation Commission recommended conditions have been satisfied or added to the staff recommendation.

Historic District Commission

The applicant was before the Historic District Commission at its regularly scheduled meeting of Wednesday, June 5, 2024 as an Administrative Approval request and Commission voted unanimously to approve the application.

Planning Department Recommendation
Wetland Conditional Use Permit

1) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented.

(Alt.) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as amended.

2.) Vote to grant the Conditional Use Permit with the following conditions:

2.1) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers where applicable. In addition to the wetland boundary markers, an educational sign describing the project shall be installed near the restoration area and fencing should be utilized to keep disturbances such as dogs and geese from the area.

2.2) Maintenance for the new fencing shall include power washing with water only.

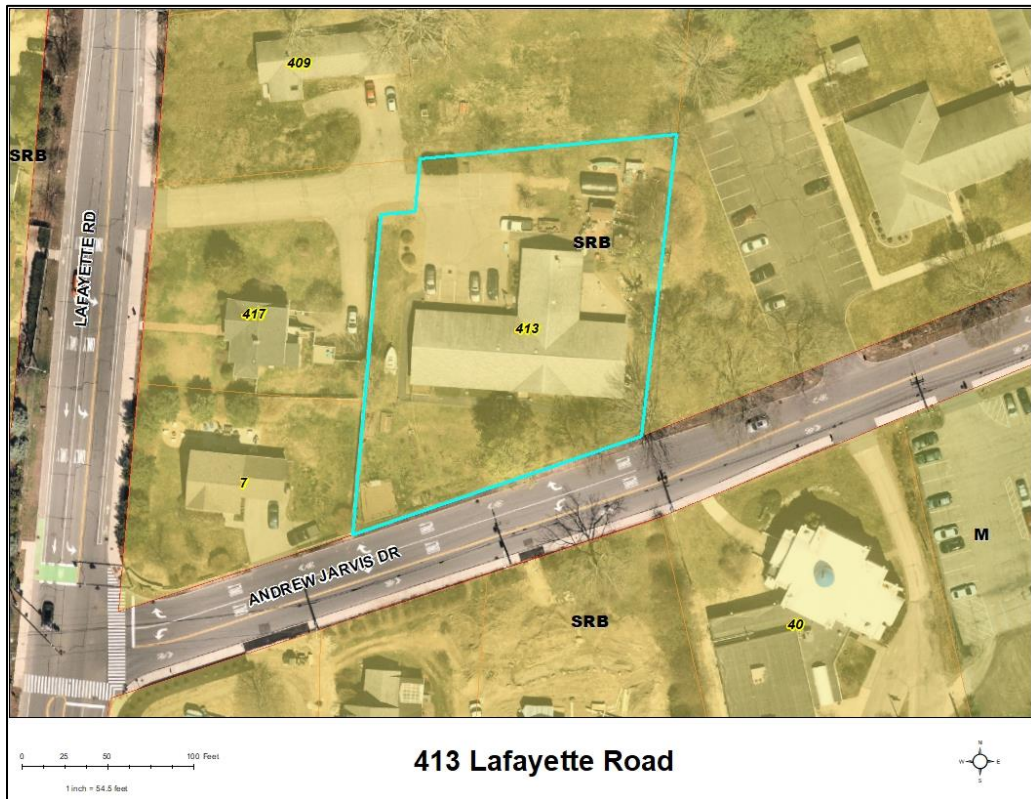
III. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- D. The request of **Friends of Lafayette House in care of Melanie Merz (Owner)**, for property located at **413 Lafayette Road** requesting Site Plan Review Approval to construct an attached caretaker's unit to the existing residential care facility with associated site improvements. Said property is located on Assessor Map 230 Lot 23A and lies within the Single Residence B (SRB) District. (LU-23-208)

Project Background

The subject property contains the existing residential care facility and the proposal includes an approximately 645 square foot addition for a caretaker's unit. If a prior site plan approval existed for this property, this project would be considered as a minor amendment and approved administratively. However, no prior site plan exists, therefore the applicant must go through the site plan review approval process. The applicant is requesting several waivers from the site plan regulations due to the limited scope of the project.



Project Review, Decisions, and Recommendations

The applicant was before the Zoning Board of Adjustment and Technical Advisory Committee. See below for details.

Board of Adjustment

The applicant was before the Board of Adjustment at its regularly scheduled meeting of Tuesday, March 19, 2024 and the Board voted to grant the following variances with conditions:

- 1) Variance from Section 10.520 to allow a building coverage of 20.5% where 20% is allowed; and
- 2) Variance from Section 10.331 to extend, enlarge, or change the lawful nonconforming use without conforming to the Ordinance; and
- 3) Variance from 10.334 to extend the nonconforming use to a remaining portion of the land.

Conditions:

- 1) *The facility shall be limited to 12 care residents or residents under care; and*
- 2) *The applicant shall provide updated plans to the Planning Department reflecting appropriate setback requirements for the project.*

Technical Advisory Committee

The applicant was before the Technical Advisory Committee at its regularly scheduled meeting of Tuesday, May 7, 2024 and the Committee voted to recommend approval with the following conditions:

To be satisfied prior to submission to the Planning Board submission:

1. *Applicant shall include a Green Building Statement.*
2. *Applicant shall request a waiver for a bond.*
3. *Applicant shall request a waiver for Site Plan Review agreement.*

The TAC conditions have been satisfied in the Planning Board submittal.

Planning Department Recommendation

Site Plan Approval

1) *Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.*

(Alt.) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as amended.

2) *Vote to find that the requested waivers will not have the effect of nullifying the spirit and intent of the City's Master Plan or the Site Plan Review Regulations, and to waive the regulations as requested.*

[Note: An affirmative vote of six members of the Planning Board is required to grant a waiver.]

3) *Vote to grant Site Plan approval with the following conditions:*

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

3.1) *The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*

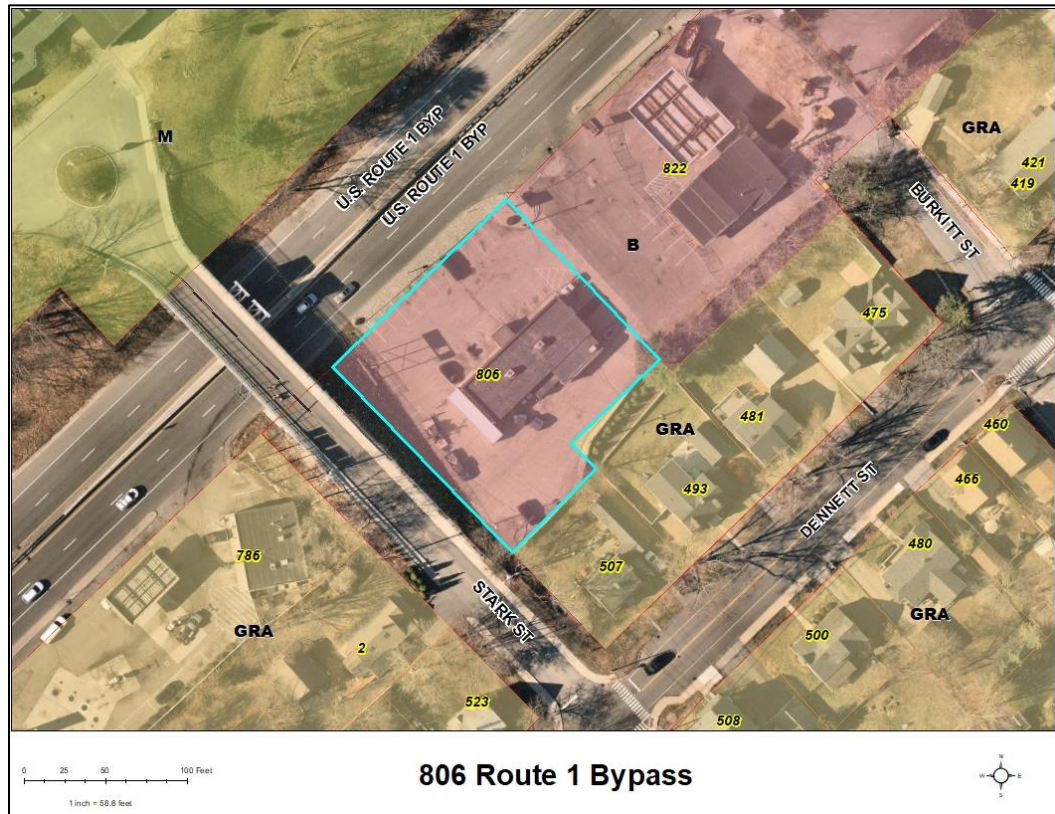
III. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- E. The request of **RIGZ Enterprises LLC**, for property located at **806 US Route 1 Bypass** requesting a second 1-Year Extension of the Site Plan Approval granted on June 23, 2022 and amended site plan approval. (LU-22-81)

Project Background

On June 23, 2022, the Planning Board granted Site Plan approval for the project referenced above. The applicant has yet to obtain a building permit and has requested the one-year extension per Section 2.14 of the Site Plan Regulations below. A one-year extension was granted on June 15, 2023. A second extension requires the applicant to go before the Technical Advisory Committee and Planning Board. At the May Planning Board meeting, Site Plan Approval was granted for the adjacent site at 822 Route 1 Bypass. The drainage design for that project resulted in changes for this property, thus the request for amended site plan approval based on the revised drainage design.



The process for considering a second one-year extension is below from Section 2.14 of the Site Plan Review Regulations. Since this request also includes an amended site plan application, the application was advertised and abutter notifications were sent out for a public hearing.

3. If additional one (1) year extensions are requested, the owner will be required to have the previously approved plans reviewed by the TAC and the Planning Board. For this review the owner shall provide to the Planning Department the previously approved plans and supporting data.
4. Upon review of a request for an extension, the Planning Board shall have the authority to amend or deny a previously approved application. This review shall not require an application fee; however, the Planning Board and/or TAC may, if deemed necessary by either chair, conduct a public hearing at the owner's expense.
5. A time extension shall be granted if determined that no change has taken place that would materially affect the currently approved site plan in regard to:
 - (a) Traffic flow, volume, or congestion;
 - (b) Pedestrian safety;
 - (c) Drainage;
 - (d) Water availability;
 - (e) Sewer capacity;
 - (f) Design standards;
 - (g) Landscape elements; and
 - (h) Zoning compliance.
6. The Planning Board shall not deny a request for an extension without first having held a public hearing.

Project Review, Decisions, and Recommendations

The applicant was before the Technical Advisory Committee. See below for details.

Technical Advisory Committee

The applicant was before the Technical Advisory Committee at its regularly scheduled meeting of Tuesday, June 4, 2024 and the Committee voted to recommend approval with the following conditions:

1. *Show how you intend to resolve the doctrine of merger issues for drainage and access.*
2. *Drainage easement may need to include a maintenance provision for the Jellyfish.*
3. *Drainage easement to City required for drainpipe crossing the property.*

4. *All sewer connection fees must be paid for sewer connection to Stark Street. This includes the previous cost of installing the connection from the main to the property.*
5. *Existing sewer service to Dennett Street must be disconnected and capped. This may be done behind the curb to not disturb the pavement on Dennett Street.*

The TAC conditions have been satisfied in the Planning Board submittal.

Planning Department Recommendation

1) *Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.*

(Alt.) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as amended.

- 2) *Vote to grant amended site plan approval and a second one-year extension with the original conditions as approved on June 23, 2022 and the following conditions.*

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a certificate of occupancy and release of the surety:

2.1) *The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance;*

2.2) *A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/ Public Works Department.*

III. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- F. The Planning Board will hold a public hearing on the following amendments to Chapter 10, Article 5A - Character-Based Zoning, Section 10.5A43.33 regarding Building and Story Heights of the ZONING ORDINANCE of the City of Portsmouth, pursuant to Section 10.150 of the Zoning Ordinance.

Project Background

See memo from Director Britz and Deputy City Attorney McCourt on the background of this amendment.



CITY OF PORTSMOUTH

City Hall, 1 Junkins Avenue
Portsmouth, New Hampshire 03801
tmccourt@cityofportsmouth.com
(603) 610-7204

Trevor P. McCourt
Deputy City Attorney

Date: May 30, 2024
To: Karen S. Conard, City Manager
From: Peter Britz, Director of Planning and Sustainability
Trevor P. McCourt, Deputy City Attorney
Re: Agenda Item – Character-Based Zoning Ordinance Clarification

At its August 7, 2023 meeting, the City Council passed several amendments to Chapter 10 – Article 5A – Character-Based Zoning. These amendments were relative to properties at least one acre in size located within CD4, CD4W, and CD5 Character District and not located within an incentive overlay district (“Qualifying Properties”).

In general terms, these amendments provide the Planning Board with the ability to grant a Conditional Use Permit to allow an additional story (up to 15 feet in height), a house or duplex building type, and/or a mixed-use building. A property owner could qualify for this additional story, often called an incentive bonus, if certain criteria are met.

Recently, staff received an inquiry as to whether Qualifying Properties could receive the incentive outlined in this section without providing any housing, workforce or otherwise. In other words, if a property owner submitted an application to develop a Qualifying Property with a mixed-use development without any residential use, could the property owner provide the community space as provided, develop no housing, and receive an additional story through a Conditional Use Permit.

Based upon a strict reading of the ordinance, it appears that a property owner could submit an application providing community space only, and qualify for an additional story as an incentive bonus. This is because the amended ordinance includes the following conditional language: “If multi-family dwelling units are proposed, the development shall have ... workforce housing”. Further, the definition of mixed-use contemplates either “residential and non-residential uses” or “office and retail/service uses.”

Through subsequent discussions, staff questions whether this was the intent of the City Council when it amended the Zoning Ordinance last August. If the City Council intended to permit an additional story in exchange for community space without workforce housing if the development does not have multi-family dwelling units, then it would be appropriate to leave the ordinance as it exists now. However, if the City Council intended to require owners of Qualifying Properties to provide both workforce housing and community space in order to qualify for an additional story, then a Zoning Ordinance amendment would be appropriate.

Attached to this memorandum is a sample amended Zoning Ordinance which would amend the Zoning Ordinance to require owners of Qualifying Properties to provide both community space and workforce housing in order to receive a Conditional Use Permit for an

additional story. If the City Council wishes to pursue this ordinance amendment, the next appropriate step would be a referral to the Planning Board.

Proposed Motion:

A) Take no action;

or

B) Move to refer the attached Zoning Ordinance amendment to the Planning Board for a recommendation at it June 20, 2024 meeting, for a report back at the City Council meeting on July 15, 2024.

Attachments

cc: Valerie French, Deputy City Clerk
Suzanne M. Woodland, Deputy City Manager/Regulatory Counsel/Acting Finance Director
Jessica S. Griffin, Assistant to the City Manager

ORDINANCE #

THE CITY OF PORTSMOUTH ORDAINS

That Chapter 10, Article 5A - Character-Based Zoning, Section 10.5A43.33 regarding Building and Story Heights of the ZONING ORDINANCE of the City of Portsmouth, be amended as follows (deletions from existing language **stricken**; additions to existing language **bolded**; remaining language unchanged from existing):

Section 10.5A43.30: Building and Story Heights

10.5A43.33 For a **development** located within a CD4, CD4W, or CD5 **Character District** that is not located in an incentive overlay district and that contains at least one acre of **lot area**, the Planning Board may grant a conditional use permit to allow an additional **story** in height (up to **15 feet**); ~~for a house or duplex building type; and/or a mixed-use building with a mix of residential and nonresidential uses only,~~ if all of the following requirements are met:

- a) **Community Space** – The **development** shall have at least 50% of the property assigned and improved as a **community space**. Given the large scale of the **development**, the **community space** shall include a Plaza or Square of at least 5,000 sq. ft. per acre, a Pedestrian Passageway, Wide Pedestrian Sidewalk, and or a Pedestrian Arcade, and a Pocket Park, Playground, or Public Observation Deck. Such **community space** shall count toward the required **open space** listed in Figures 10.5A41.10A-D (Development Standards). The size, shape, location and type of the **community space** shall be determined by the Planning Board and be based on the proposed land use and the **size** and location of the **buildings** within the **development**, and the **adjacent uses** and public amenities.
- b) **Workforce Housing** – ~~If multi-family dwelling units are proposed, the~~ **development** shall have either: 1) 10% of any proposed for sale **dwelling units** within a **development** shall be **workforce housing units** (**affordable** to a household with an income of no more than 100 percent of the **area median income** for a **4-person** household); or 2) 5% of any proposed for rent **dwelling units** within a **development** shall be **workforce housing units** (**affordable** to a household with an income of no more than 60 percent of the **area median income** for a **3-person** household). Any **workforce housing units** shall be at least 600 sq. ft. in **gross floor areas** and be distributed throughout the **building** wherever

dwelling units are located.

- c) Calculations for **workforce housing unit** requirements shall be rounded to the nearest whole number, with 0.5 and below being rounded down.
- d) The proposal is consistent with the findings, goals, and objectives of the Portsmouth Master Plan.

The City Clerk shall properly alphabetize and/or re-number the ordinances as necessary in accordance with this amendment.

All ordinances or parts of ordinances inconsistent herewith are hereby deleted.

This ordinance shall take effect upon its passage.

APPROVED:

Deaglan McEachern, Mayor

ADOPTED BY COUNCIL:

Kelli L. Barnaby, City Clerk

Below is the Council action from their June 3, 2024 meeting:

14. Character-Based Zoning Ordinance Clarification – **Moved** to refer the attached zoning ordinance amendment to the Planning Board for a recommendation at its June 20, 2024 meeting, and provide a report back at the City Council meeting on July 15, 2024. **Voted** to amend motion to bring back for first reading at July 15, 2024 Council meeting. **Voted** to refer the attached zoning ordinance amendment to the Planning Board for a recommendation at its June 20, 2024 meeting, provide a report back and hold first reading at the July 15, 2024 City Council meeting.

Planning Department Recommendation

1) *Vote to recommend to City Council to approve the zoning amendments as presented and to hold first reading.*

Alternative Motion if amendments are made at the Planning Board meeting:

2) *Vote to recommend to City Council to approve the zoning amendments as amended and to hold first reading.*

V. OTHER BUSINESS

- A. The request of **ADT 325 Little Harbor Road Trust (Owner)**, for property located at **325 Little Harbor Road** requesting a 1-Year Extension of the Wetland Conditional Use Permit granted on **July 20, 2023**.

Project Background

On July 20, 2023, the Planning Board granted a Wetland CUP and for the replacement of the existing bridge with a timber pile bridge and removal of the existing causeway. The applicant is still working through permitting process with the state and anticipates submitting an amended CUP application as stated in their request.

Section 10.246.10 below allows the applicant to request a one-year extension prior to the expiration of the original approval for the Wetland Conditional Use permit.

10.246 Expiration and Abandonment of Approvals

10.246.10 A conditional use permit 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 **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.

Planning Department Recommendation

- 3) *Vote to grant a one-year extension to the Planning Board Approval of the Conditional Use Permit to July 20, 2025.*
-

- A. Chairman’s Updates and Discussion Items
- B. Board Discussion of Regulatory Amendments and Other Matters

VI. ADJOURNMENT

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 PM Public Hearings begin

May 16, 2024

MEMBERS PRESENT: Rick Chellman, Chairman; Karen Conard, City Manager; Joseph Almeida, Facilities Manager; Beth Moreau, City Councilor; Members Paul Giuliano, Anthony Coviello and Andrew Samonas; Bill Owen, Alternate

.....

ALSO PRESENT: Peter Stith, Planning Department Manager

MEMBERS ABSENT: Vice-Chairman Greg Mahanna, James Hewitt

.....

Chair Chellman called the meeting to order at 7:00 p.m. He introduced the new member Anthony Coviello. Alternate Bill Owen took a voting seat for the evening.

I. APPROVAL OF MINUTES

- A. Approval of the April 18, 2024 meeting minutes.
- B. Approval of the April 25, 2024 meeting minutes.

*The April 18 and April 25 meeting minutes were unanimously **approved** as submitted.*

II. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

*Councilor Moreau moved to consider Items A, B, and C as a group, seconded by Ms. Conard. The motion **passed** with all in favor.*

- A. The request of **Atlas Commons LLC (Owner)**, for property located on **581 Lafayette Road** requesting Site Plan review approval for two 4-story additions to the existing building that will total 72 residential units with associated site improvements including lighting, utilities, landscaping, and stormwater treatment/management and a Conditional Use Permit from Section 10.5B72 for increased density, building height and footprint. Said property is located on Assessor Map 229 Lot 8B and lies within the Gateway Corridor (G1) District.
- B. The request of **15 Middle Street Real Estate Holding CO, LLC (Owner)**, for property located at **15 Middle Street** requesting Site Plan approval for the addition of

3 residential units in an existing commercial building. Said property is located on Assessor Map 126 Lot 12 and lies within the Character District 4 (CD4), Downtown Overlay and Historic Districts.

- C. The request of **RIGZ Enterprises LLC (Owner)**, for property located at **822 Rt 1 Bypass** requesting Site Plan review approval to demolish the existing building and construct a new commercial building as well as associated paving, stormwater management, lighting, utilities and landscaping.

*Councilor Moreau moved that the Board determine that Items A, B and C are complete according to the Site Plan Review Regulations (contingent on the granting of any required waivers under Section IV of the agenda) and to accept the applications for consideration. Ms. Conard seconded. The motion **passed** with all in favor.*

III. PUBLIC HEARINGS -- UNFINISHED BUSINESS

- A. The request of **Atlas Commons LLC (Owner)**, for property located on **581 Lafayette Road** requesting Site Plan review approval for two 4-story additions to the existing building that will total 72 residential units with associated site improvements including lighting, utilities, landscaping, and stormwater treatment/management and a Conditional Use Permit from Section 10.5B72 for increased density, building height and footprint. Said property is located on Assessor Map 229 Lot 8B and lies within the Gateway Corridor (G1) District. (LU-23-189)

SPEAKING TO THE PETITION

[Timestamp 7:33] Project engineer John Chagnon was present on behalf of the applicant, with project architect Tracy Kozak, landscape architect Terrence Parker and owner Mark McNabb. Mr. Chagnon reviewed the site plan and all other plans in detail. He explained why the plans met the goals of the Master Plan and the housing policy mixed-use criteria. Landscape architect Terrence Parker reviewed the landscape plan.

[Timestamp 26:40] Ms. Kozak reviewed the architectural plans, noting that Buildings A and B were each five stories tall with a mix of 36 units in each building, with 15 units designated as workforce housing. She reviewed the parking plan.

[Timestamp 32:20] Mr. Coviello noted the configuration of the one-way traffic around the site and said the plan had a creation of an entry corridor in that one-way. Mr. Chagnon said the one-way was part of the conversion of the cinema to the Tuscan Market, and he explained that it had to do with diagonal parking. Mr. Coviello asked if there would be a budget for lighting the trail to the high school. Mr. Chagnon said it would be lit and that all the details would be negotiated with the school department. Mr. Samonas referred to the tandem parking and asked if there were concerns about congestion. Mr. Chagnon said there were not because the width of the thru-way was a 22-ft aisle and there would be sufficient space for people to maneuver their cars.

[Timestamp 37:10] Mr. Owen noted that there were four or five intersections in that vicinity that the traffic analysis rated from Category C to F, with F being the worst case and where the traffic turned left out of Ledgewood north of the development and onto Route One before the intersection. He said the analysis took the next ten years into consideration but there were six or seven projects on Lafayette Road going south and 30 pieces of property had just been rezoned so that people could built more housing on Lafayette Road going north, so the intersections could be worse. He asked what could be done for that intersection. Mr. Chagnon said he didn't prepare the traffic analysis but the recommendations on the level of service included Categories E and F during the morning peak and indicated that there would be an additional two vehicles in the queue area. He said it didn't seem that the proposed development would have a significant impact of additional vehicles at that time. He said there were scoping meetings with the City's traffic engineer and it was decided that other improvements would be not be required. Mr. Almeida asked if the team addressed the Board's previous concern about having recreation for young kids playing on the site, like a small ball court. Mr. Parker said that was the reason for doing the access to the high school playing fields. He said all the significant outdoor space was permeated by paths.

[Timestamp 43:58] Mr. Giuliano asked about the current and future parking for the existing uses. Ms. Kozak said the current parking was 154 spaces for the restaurant use only and the applicant would provide 173 spaces for the mixed use. She said they included a share parking time-of-day analysis in the packet and that the busiest time of the week would be the weekday evenings. It was further discussed.

[Timestamp 50:42] Councilor Moreau asked if there was a plan on ensuring that the existing businesses would have places to park and access to their properties during construction. Mr. McNabb said the property had a cross easement with the abutting property owner and the parking at the mall was available for both parcels at night. He said they would negotiate with the businesses and ensure that they would be given their rights to the property and parking. Chair Chellman asked if the cross easement was specific to the number of a shared use of the space. Mr. McNabb said it was a shared use and that parking on both lots could be used. Chair Chellman asked if the proposed parking plan for the building was the one with the angled parking. Mr. Chagnon agreed and said the plan with the old layout would be corrected and that the encroachment would stay until the project started construction. Chair Chellman said the size of the south building was increased by 10 feet from the prior plan and asked if all the other calculations took that into account. Mr. Chagnon said it was only at the basement. Mr. Owen asked what the sizes of the designated workforce houses were. Ms. Kozak said the smallest one was a n 872-sf wo-bedroom and the largest was 2,057 square feet with three bedrooms. She said there would be no social service administration on site.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD

Conditional Use Permit

- 1) Councilor Moreau moved that the Board find that the Conditional Use Permit application meets the criteria set forth in Section 10.5B11 and 10.5B73 and to adopt the findings of fact as presented. Mr. Almeida seconded. The motion **passed** with all in favor.
- 2) Councilor Moreau moved that the Board grant modifications of standards from Section 10.5B22.40 Special Setback Requirements on Lafayette Road, Section 10.5B73.20 to allow the public realm improvements to be located in a different zoning district, Section 10.5B34.80 to allow a building with 72 units, Section 10.5B41.80 to allow 7.6% community space where 10% is required, and to allow a building footprint of 42,434 square feet where 24,000 is allowed. Ms. Conard seconded. The motion **passed** with all in favor.
- 3) Councilor Moreau moved that the Board grant the Conditional Use Permit with the following **condition**:
 - 3.1) Prior to the issuance of a Certificate of Occupancy, the applicant will revise the design of the public realm improvements to a form satisfactory to the Superintendent and City Manager.

Mr. Almeida seconded. The motion **passed** with all in favor.

Site Plan Approval

- 1) Councilor Moreau moved that the Board find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented. Mr. Almeida seconded. The motion **passed** with all in favor.
- 2) Councilor Moreau moved that the Board grant Site Plan approval with the following **conditions**:

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

- 2.1) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
- 2.2) The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.
- 2.3) Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit <https://www.cityofportsmouth.com/publicworks/stormwater/ptap>

- 2.4) *A recordable landscape license revocable by the City. The Applicant with provide and maintain adequate evidence of insurance for the maintenance of City property, including the City as additional insured. The amount and form of such insurance shall be set by the Public Works Director and the City Attorney.*
- 2.5) *Final site plan set shall be updated to show revised parking layout.*
- 2.6) *The public realm improvements shall include appropriate lighting if approved by the Superintendent and City Manager.*

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a certificate of occupancy and release of the surety:

- 2.7) *The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance.*
- 2.8) *A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/Public Works Department.*

*Ms. Conard seconded. The motion **passed** with all in favor.*

IV. PUBLIC HEARINGS – NEW BUSINESS

- A. The Planning Board will hold a public hearing on the following amendments to Chapter 10, ZONING ORDINANCE, CITY OF PORTSMOUTH, of the Ordinances of the City of Portsmouth, be amended to language related to solar energy in Article 6 Overlay Districts and Article 15 Definitions, pursuant to Section 10.150 of the Zoning Ordinance.

[Timestamp 1:11:50] Chair Chellman said there were proposed amendments to Chapter 10 of the zoning ordinance related to solar energy. He explained the process and outlined the recommended changes. He noted that minimally visible solar panels were able to get an administrative approval, whereas those that could not be seen could get an exemption. He said the City Council had referred to a situation where a building's roof could not handle the load of a solar system and suggested that the Historic District Commission (HDC) could request that the applicant provide proof that the building could handle the solar system without doing substantial modifications. He reviewed all the definitions of Section 10.1530.

[Timestamp 1:19:00] Mr. Almeida asked what the purpose was for the original proposition to take solar panel approval away from the HDC. Councilor Moreau said a few City Council members thought solar energy panels should be allowed in the south end and, after a lot of back-and-forth discussion, it was decided that the Planning Board and HDC would have a few work

sessions together to decide what changes could be made. She said the first reading would be done at the City Council's June meeting. Mr. Almeida said he hadn't thought there was a problem to begin with, noting that there was an 80 percent approval rate of solar panel requests in the Historic District. He said he was happy to move forward. Mr. Giuliano asked if changing roof materials other than wood or slate on existing structures would still be under the HDC's purview. Councilor Moreau agreed but said they were just proposals. Mr. Coviello said he was concerned about other view corridors other than abutting properties. Chair Chellman said the City's Legal Department said that it should be limited to the adjacent way but that it could be any public way. It was further discussed. Ms. Conard said the issue of whether a structure could support a solar system would be something determined by the City's code official as part of the building permit and that she was concerned about some of the wordsmithing. Chair Chellman said he thought it was beyond a code officer's ability to know what a historic building might or not be able to take. He said the term 'minimally visible' was a subject of criteria that needed to be included and that it was an HDC call. It was further discussed.

Chair Chellman opened the public hearing.

SPEAKING IN FAVOR OF THE AMENDMENTS

Kerry Vautrot representing the Portsmouth Advocates said the Advocates supported the proposed language and thought it was consistent with industry standards and preservation best practices for the successful integration of rooftop solar technologies into historic districts. She said providing by-right exemptions for certain installations and increasing administrative approvals for others was appreciated. She said the proposed language outlined a path to reduce the regulatory burden on applicants while maintaining the district's architectural integrity. She said 'structural' was important to include. She said historic preservation standards and definitions were more nuanced but had been included because of character defining features as defined by the National Park Service. She said they did not lend themselves to specific distances or percentages and that it took a trained eye to provide some of the nuanced review. She hoped the City would work on clarifying what the term 'minimally visible' meant. She said the amendments were a much better path moving forward than removing all HDC approval.

Elizabeth Bratter of 159 McDonough Street said the importance of having someone look at the structure to see if it could support solar panels should be left in.

Margot Doering of Jones Avenue and HDC Vice-Chair thanked the Planning Department, the City Staff, the Planning Board, and the City Council for working with the HDC. She said it was important to find ways to work for solutions that were inclusive and she thought what was proposed showed a true effort to work toward Portsmouth's sustainability and preservation goals.

Reagan Ruedig of 70 Highland Street and HDC Chair said a lot of people on the HDC, Planning Board and City Council had been working hard to figure out how to come together and put something down in writing in proper ordinance 'speak' that would satisfy everyone's goals and encourage sustainability and protect the Historic District. She said there was still time to make some adjustments in the language before the first hearing on June 3.

No one else spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD

*Mr. Coviello moved to request that the rules be suspended so that he could ask a question of Mr. Ruedig. Mr. Samonas seconded. The motion **passed** with all in favor.*

Mr. Coviello said he was concerned about the visibility of solar panels. Ms. Ruedig said the Commission originally drafted up language that said the panels would not be visible from any public way but that it could be taken out. She said they would consider the abutment language but their concern was far-off views and that she shared Mr. Coviello's concerns.

[Timestamp 1:39:41] Chair Chellman said an amendment to the proposal was possible. Councilor Moreau said there were notice requirements for the June 3 meeting and asked if what was approved that night had to be noticed for June 3. Chair Chellman recommended that the Board advance it to get it in front of the City Council with the understanding that the Planning Board and HDC would do that next step and bring the topic back for discussion. City Senior Assistant Attorney Jane Ferrini was present and explained that it was a separate recommendation from the Planning Board on what the joint work of the HDC and Planning Board would like to bring forward. She said the vote that night would just be a recommendation on the solar panel amendment and that it would be easier if the amendment about a change to the view and the abutting road could be made that night and then presented to the City Council through Councilor Moreau. Councilor Moreau suggested moving forward with what was drafted to the first reading in June. Mr. Samonas agreed.

*Mr. Samonas moved that the Board recommend the May 16, 2024 Draft amendments to City Council and for them to be included under Councilor Moreau's name at the June 3, 2024 Council meeting. Mr. Almeida seconded. The motion **passed** with all in favor.*

- B.** The request of the **City of Portsmouth (Owner)**, for property located at **0 Maplewood Avenue**. The City is requesting a Wetland Conditional Use Permit to complete upgrades to the existing drainage outfall behind the cemeteries (adjacent to Deer Street) by adding an additional 48" pipe in parallel to the existing 48" pipe. This work is being proposed in preparation for increased capacity needs to accommodate sewer separation on Fleet Street and surrounding areas. Compensatory mitigation is proposed to offset proposed wetlands impacts. The proposed mitigation will also serve as embankment revetement to aid in stabilizing the slope behind the cemetery that is currently being undermined. Area of disturbance includes approximately 590 SF impacts from outfall improvements, 3,870 SF proposed for mitigation/Marsh restoration. A portion of the outfall work is located on the abutting property of #90 Maplewood Avenue. City DPW has been corresponding with the owner of this property and draft easement documents have been provided to the property owner. Said property is located on Assessor Map 124 Lot 2, Map 125 Lot 19, and Map 164 Lot 4 and lies within the Office Research (OR) Municipal and Historic Districts. (LU-24-43)

SPEAKING TO THE PETITION

[Timestamp 2:09:45] Dave Desfosses of the Department of Public Works was present to review the petition, with Dan Rochette of Underwood Engineers. He said it started as a consent degree from the EPA to drain an area of the downtown known as the Fleet Street area and involved the Vaughan Mall, Congress Street by the Music Hall, and Fleet Street up to Market Square. He said a second outfall pipe was proposed that would increase the capacity of the downtown's drainage system and provide stormwater treatment. He explained how it would work. Mr. Rochette reviewed the outfall improvements and the Conservation Commission's conditions.

[Timestamp 2:25:10] Chair Chellman asked if there would be an archaeologist present during the digging near the cemetery. Mr. Rochette said it would be part of their environmental review process if anything was found during the excavation. Mr. Coviello asked for further explanation of the high and low tide elevations, which Mr. Rochette provided. Mr. Coviello asked if the stone would continue being imbedded into the soil so there would not be undermining of the stone. Mr. Rochette said they would key the stones in and explained the process. Mr. Owen asked if it was the beginning of a broader problem as far as the need to do the separation and increase the outflow. Mr. Rochette said the separation was part of the City's EPA consent decree to reduce combined sewer overflows, which he explained further. Mr. Owen asked if there were additional similar projects in the queue. Mr. Desfosses said there were a few major outfalls in the City and that the project was one of the bigger outfalls. He said there was nothing in the current queue.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD

Wetland Conditional Use Permit

- 1) *Mr. Giuliano moved that the Board find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.650 of the Ordinance and adopt the findings of fact as presented. Mr. Samonas seconded. The motion **passed** with all in favor.*
- 2.) *Mr. Giuliano moved that the Board grant the Conditional Use Permit with the following **conditions**:*
 - 2.1) *All necessary approvals from involved property owners will be acquired prior to the issuance of a City building permit and prior to any associated approvals from the New Hampshire Department of Environmental Services.*
 - 2.2) *The applicant shall remove all debris/trash from the wetland and 25' vegetative buffer, including the wood decking/pallet structure.*

2.3) *In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers where applicable. In addition to the wetland boundary markers, an educational sign describing the project shall be installed near the restoration area and fencing should be utilized to keep disturbances such as dogs and geese from the area.*

*Mr. Almeida seconded. The motion **passed** with all in favor.*

C. The request of **15 Middle Street Real Estate Holding CO, LLC (Owner)**, for property located at **15 Middle Street** requesting Site Plan approval for the addition of 3 residential units in an existing commercial building. Said property is located on Assessor Map 126 Lot 12 and lies within the Character District 4 (CD4), Downtown Overlay and Historic Districts. (LU-24-35)

SPEAKING TO THE PETITION

[Timestamp 2:31:44] Project engineer Alex Ross was present on behalf of the applicant and reviewed the petition. He noted that the property was recently renovated to house a hotel and small restaurant. As part of the City's agreement in 2020, he said site review approval was required for the final phase of the work but that the inn and restaurant were exempt from site plan review and parking requirements.

Mr. Coviello asked if the units were market rate ones, and Mr. Ross agreed. Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Robin Husslage of 27 Rock Street said she was concerned about whether people would park in her adjacent neighborhood.

No one else spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD

Site Plan Approval

- 1) *Mr. Giuliano moved that the Board find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented. Ms. Conard seconded. The motion **passed** with all in favor.*
- 2) *Mr. Giuliano moved that the Board find that the requested waivers will not have the effect of nullifying the spirit and intent of the City's Master Plan or the Site Plan Review Regulations, and to waive the regulations as requested. Mr. Almeida seconded. The motion **passed** with all in favor.*
- 3) *Mr. Giuliano moved to grant Site Plan approval with the following **condition**:*

3.1) *The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*

*Ms. Conard seconded. The motion **passed** with all in favor.*

D. The request of **RIGZ Enterprises LLC (Owner)**, for property located at **822 Rt 1 Bypass** requesting Site Plan review approval to demolish the existing building and construct a new commercial building as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is located on Assessor Map 160 Lot 29 and lies within the Business (B) District. (LU-23-209)

SPEAKING TO THE PETITION

[Timestamp 2:40:21] Project engineer Alex Ross was present on behalf of the applicant. Dave Grzybowski of 237 Mill Road, Hampton, NH was also present. Mr. Ross said the application was for improvements to an existing fully-developed site, a .68 acre parcel that included a vacant gas station that would be removed. He said the abutting City Tobacco wanted to move the business to the new building for more room. Mr. Ross reviewed the plans and said it was a complex site due to drainage and traffic issues, which he further explained.

[Timestamp 2:50:55] Mr. Coviello asked if there was enough width at the rear of the building for vehicle access. Mr. Ross said there was enough width for maintenance but not public travel. Mr. Coviello asked if there was lighting. Mr. Ross agreed and said it projected in the direction of the neighbors and was directed downward in the rear area. In response to further questions from Mr. Coviello, Mr. Ross said there was no cross section through the property showing the elevation of the fence and the lighting and that the fence was a 6-ft tall chain link one with black inserts.

[Timestamp 2:53:46] Mr. Grzybowski explained why the condensers had to be located where they were. Mr. Coviello asked if the sidewalk was on the front of the property and if pedestrian travel was allowed. Mr. Ross said a sidewalk was proposed and the existing island would be extended to the property line per DOT's request. Mr. Coviello said the area had some gas monitoring for prior gas station leaks and so on, and he asked if the project had come across any of that. Mr. Ross said the State was involved the previous summer when the tanks were removed and that all the proper permits were obtained. Mr. Grzybowski said two monitoring wells were also removed. Mr. Ross said there was a wooded area that would be a sound barrier. Mr. Coviello said shrubs and trees did not block sound. Mr. Owen said the last Master Plan had a conversion of the bypass to a road similar to what Lafayette Road had, with the neighborhood streets crossing. He asked if the applicant thought about the elimination of the dividing barrier in the center. Mr. Ross said it would be possible and that the proposed improvements would not prevent it. Chair Chellman said it was a State highway and thought the applicant would not preclude it. Councilor Moreau asked if the existing fence in the back of the property would be replaced. Mr. Ross said portions of that fence were not in good condition, so they would replace it with the proposed chain link fence and black woven screen. Councilor Moreau asked if any existing greenery would be removed. Mr. Ross said no. Mr. Giuliano asked if there were plans for the 806 Route One building, and Mr. Grzybowski said no.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD

Site Plan Approval

- 1) *Councilor Moreau moved that the Board find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented. Ms. Conard seconded. The motion **passed** with all in favor.*
- 2) *Mr. Giuliano moved that the Board find that the requested waivers will not have the effect of nullifying the spirit and intent of the City's Master Plan or the Site Plan Review Regulations, and to waive the regulations as requested. Ms. Conard seconded. The motion **passed** with all in favor.*
- 3) *Councilor Moreau moved that the Board grant Site Plan approval with the following **conditions**:*

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

- 3.1) *The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*
- 3.2) *The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.*
- 3.3) *The applicant shall add a note on the plan requiring advanced notification to DPW of the construction of improvements within the public rights-of-way and on site.*
- 3.4) *Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit:
<https://www.cityofportsmouth.com/publicworks/stormwater/ptap>*

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a certificate of occupancy and release of the surety:

- 3.5) *The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance;*
- 3.6) *A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/Public Works Department.*
- 3.7) *The applicant shall install a solid 6-foot fence in place of the proposed chain link fence in order to block light and inhibit sound.*

*Ms. Conard seconded. The motion **passed** with all in favor.*

Mr. Samonas and Councilor Moreau recused themselves from the following petition.

- E. 361 Hanover Steam Factory, LLC (Owner)**, for property located at **361 Hanover Street**, seeking Design Review for the construction of a new building along Hanover Street with a 20-foot tunnel entrance from Hanover Street to a central courtyard between the new building and the existing 361 Hanover Street (Portsmouth Steam Factory) building. The courtyard will provide access to the indoor parking areas at both the existing and the new building. The upper floors of the new Hanover Street building will contain 12 residential dwelling units and the Portsmouth Steam Factory Building would contain 24 dwelling units; for a total of 36 dwelling units. There would be 72 off-street parking spaces in the aggregate. Said property is located on Assessor Map 138 Lot 63 and lies within the Character District 5 (CD5) Downtown Overlay and North End Overlay Districts. (LUPD-24-3)

SPEAKING TO THE PETITION

[Timestamp 3:11:32] Attorney John Bosen was present on behalf of the applicant, with the owner and principal constructor Steve Wilson, Shayne Forsley of Hampshire Development Corporation, project engineer John Chagnon, and consultant Nick Cracknell. Attorney Bosen reviewed the reasons why the property had complicated zoning. He said the project was designed in full compliance with the ordinance and required no zoning relief. He reviewed the project's goals, the neighborhood and historic contexts, and existing zoning.

[Timestamp 3:18:39] Mr. Chagnon reviewed the existing site conditions and the potential for other improvements and maintenance. He summarized the design review, and Attorney Bosen then reviewed the design review summary.

[Timestamp 3:27:51] Mr. Giuliano said it seemed like the right time for some creative engineering solution to the Powerhouse Building and the retaining wall along Foundry Place. He said the vertical concrete wall leaning toward Foundry Place might be a negative at some point, and the Powerhouse Building foundation was very exposed. Mr. Wilson said there were different conditions of the wall: it was a modern poured concrete wall on the southeast side of the building in good repair but needed some attention; around the corner, it transitioned to a more modern

wall in good condition, then transitioned going west toward the garage and would need more attention. He said it then transitioned to the foundation of the Rock Street garage and was in poor condition. He said that area needed to be shored up and encapsulated in a new concrete wall to take the weight of the building off the rubble. He said it would be considered as part of the proposal to the City Council to shoulder the burden of repairing that wall with their input and approval and would require engineering and some attention from the contractor. Mr. Coviello asked what the effect would be of eliminating the wall away from the Rock Street Garage. Mr. Wilson explained that it was a significant wall and everything on the garage side of it was a broadened sidewalk, and there would only be 12 lateral feet toward the proposed building to slope down to that elevation, so he thought eliminating the wall would be prohibitive. He noted that there was also a transformer there. Mr. Coviello asked if the applicant's intention was to take ownership of licensing that land. Mr. Wilson said they had no reason to own it and didn't plan to expand it. He said it was mostly aesthetics and they just wanted to get a license to improve and maintain the land around the building. Mr. Coviello asked if the area could be improved from being an ugly retaining wall. Mr. Wilson said he didn't think removing the retaining wall was a possibility because the transition area would be prohibitive. Mr. Coviello asked if the transition area could become a building. Mr. Wilson said it would have to be commercial space but that they had no interest in that. Chair Chellman said he shared the same concern. He thought there was something the City and the applicant could do together to improve it, like extend the building out, without having it be commercial. He said the wall didn't do a thing and the sidewalk was all weeds. Mr. Wilson said they would have to discuss it with the City Staff and also listen to the abutters' concerns.

[Timestamp 3:38:10] Mr. Almeida said the wall could be replaced by a terraced landscaping instead of a building. Mr. Wilson said they wanted to make that back area more inviting and that they were not adverse to public accessibility, Mr. Owen suggested a footpath to the Foundry Garage for guests. He said an alternative to the tunnel would be to have two buildings and have them face Pearl Street instead of being offset from Pearl Street. Mr. Wilson said they developed a plan that had two separate buildings due to the necessity of having a 22-ft drive behind and the buildings being rectangular, but it didn't mean that the building had to be one continuous one. He said they could bring in more details of the two alternatives to the tunnel so that the Board could see what two buildings would look like. Ms. Conard suggested a site walk, and Mr. Wilson and Attorney Bosen agreed. Chair Chellman said it would help if the tunnel had an arch.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

First Round Speakers

[Timestamp 3:42:47] Elizabeth Bratter of 159 McDonough Street said the project should include all the necessary documentation of ownership and impacts because it was stated that licensing and easements would be developed. She said the information regarding the license did not meet the site plan review regulations because it was an inaccurate representation regarding with whom the licensing agreement was made, noting that it wasn't with the many different LLCs but was with the Kearsage Mill Unit Owners Association. She said the license was allowed to pass with

every sale of the building because it was attached to the condo association. She said the failure to disclose the existing license as a parking exchange could be a violation of the regulation because it would be a big part of the impact on adjoining streets and properties. She said Portsmouth traded the use of 18 parking spaces in the rear of the building for private use and in return, 18 spaces on the front were turned into public use from 6 to 8 a.m. during the week and on weekends. She said there had been issues of 361 Hanover Street not honoring the agreement. She said some neighbors were told that they could not park there, and private metering was added. She said eliminating the 18 spaces for the public would have a big impact on the neighborhood and its businesses. She said the second piece of information not disclosed was the access agreement, and the issue was who had the 14-ft wide access easement and if it was open to the public. She asked that the applicant not be allowed to move forward with what was presented.

Nicole Lapiere of 44 Rock Street said she was a direct abutter and wanted lighting and traffic studies done. She said the current proposed structure was monolithic and the light study would determine how the structure would impact the homes on Hanover Street and the residents in the old Heinemann Building. She said a traffic study was needed based on the increased demand that would be created on parking and traffic. She said the extra story in the Heinemann Building would result in 50 off-street parking spaces and eight visitor spaces located in the court yard and ground floors, but 46 units equaled 92 cars. She noted that street parking demand would be increased based on schedules and the only entrance/exit was across from Pearl Street. She said she was concerned about a huge modern structure abutting old Colonial homesteads.

Robin Husslage of 27 Rock Street said she was a direct abutter and was not against the development at 361 Hanover, especially if it added housing, but was against the Board accepting the proposal in its current form because the zoning was incorrect. She said CD5 zoning did not belong in the center of her small historic neighborhood. She said she and neighbors worked with the Planning Department for several years to have the property rezoned and that the Planning Department agreed. She said the building should be broken up into smaller ones.

Randy Wright of Sudbury Street said he was not against the site's development but thought it was too much, noting the heavy traffic in the neighborhood and all the one-way streets.

Kathryn Waldwick of 30 Parker Street said she was concerned about adding more cars to the traffic and the difficulty in pulling out onto Hanover and Islington Streets. She said it needed to be studied more and that the monolithic building would not fit into the neighborhood.

Matt Wirth of 439 Hanover Street said the property should be developed in a respectful manner for the neighborhood. He said the CD5 Character District was not appropriate to the Hanover Street side of the property. He said the North End Incentive Overlay District currently bisected the lot and thought the Downtown Overlay District should do the same and that the property should also be subject to HDC oversight. He compared it to spot zoning. He said the driveway should align with Pearl Street because diagonal movements were dangerous ones for vehicles. He asked how cars would come out through the tunnel and see Hanover Street pedestrians.

Sean Caughran of 407 Hanover Street said he was a direct abutter and asked the Board to consider the impact the development would have on the historic nature of the abutting homes. He

said his home was a 225 year-old timber frame Colonial in a cluster of similar Colonials and that the development would dwarf those homes. He said the project would set a precedent and diminish the neighborhood's character. He said it was not a transition from downtown to the neighborhood as promised by the City but was more like downtown in their neighborhood. He said there should be an access for the cars to exit to relieve Hanover Street traffic.

Marcy Vaughn of 407 Hanover Street said there were two issues, the burial ground and the as of right issues. She said she saw no mention of the Portsmouth Steam Factory Burial Ground, the site of four circa 1700 graves. She asked that the issue be evaluated because new construction was prohibited 25 feet away from a known burial ground, and the purpose of that 25-ft buffer was to protect the graves of servants and slaves who might have been buried in unmarked graves in the vicinity. She asked if there was a due process violation of her neighbor's right when there was a unanimous vote to hold a public hearing for a proposed amendment and it was not held.

Jill Dignan of 437 Hanover Street (via Zoom) said the development should be respectful to the existing neighborhood. She said there were many issues, including the potential violation of massing limits, insufficient parking spaces, and traffic congestion. She said the Master Plan emphasized long-term sustainability and resilience, and the proposed parking and traffic impacts could affect it. She said an environmental study be done and thought a site walk was critical for the Planning Board to get a feel for the neighborhood. She said she did not know of any other development in a Portsmouth residential neighborhood that included a tunnel and thought the developer could be taking advantage of the CD5 zoning.

Second Round Speakers

[Timestamp 4:11:20] Elizabeth Bratter of 159 McDonough Street asked the Board to ensure that the developer would not be doing the community space or using the North End Incentive Overlay District regulation. She said the North End Vision Plan was finalized before the Foundry Place Garage was built but now there was a 10-ft grade difference. She said the belief then was that all the properties would exit onto Foundry Place but they ran into problems and now there was a giant hole in the ground. She said the applicant's parcel had a large public lot between it and Foundry Place and the Planning Department said they would clean it up. She said a fire truck required a minimum height of 12 feet, which made the tunnel unrealistic. She said the building length was not in keeping with the size of the Hanover Street buildings. She asked that the Board not allow the preliminary review to move forward.

Marcy Vaughan of 407 Hanover Street said the Board should pay attention to the concerns about January 20, when the Board held a hearing and authorized a public hearing for the neighbors to provide input on a zoning amendment. She said if it had been noticed, she and several other neighbors would have attended the meeting. She said the public hearing was never held, and the result was the proposed development. She asked if there was a due process violation.

Matt Wirth of 439 Hanover Street gave the Board an aerial view of that area from 1927 that showed the Ford dealership with a 2-1/2 story building and the surrounding homes. He said the proposed building was taller than the Ford dealership and proved how massive the building would be over the adjacent properties. He said the buildings along Hanover Street should be 2-

1/2 stories high to match the abutters. He said it was the Board's responsibility to take on the proper scale and massing for the neighborhood, seeing that it wasn't under the HDC's purview.

Randy Wright of 30 Sudbury Street said he and his neighbors had put up with garages and four 5-story buildings but enough was enough. He asked how his 1764 house coincided with a tunnel.

Third Round Speakers

No one else spoke, and Chair Chellman closed the public hearing.

DISCUSSION OF THE BOARD

[Timestamp 4:23:46] Chair Chellman said the purpose of design review was not to finally approve anything in the project but to say that there was sufficient information to proceed. He said if the Board found that they didn't have enough information, they had to enumerate what was missing. He said the challenge to the basis of the zoning was beyond what could be considered that evening. Mr. Almeida said a traffic study was needed because the neighborhood residents deserved it and the project would need it to be successful. He said an archaeologist was needed, as well as shadow studies to determine the impact a building of that size would have on light and shadows. He said the Foundry Garage was never a test for whether commercial space would work in the neighborhood. He said the Board had heard thorough investigations of every topic by the neighbors and thought the project had to respond to them. Mr. Coviello said the Master Plan played somewhat of a role but the zoning was in place when the applicant applied. He said the Board wasn't the HDC and had a hard time defining the façade aesthetics. He said a mansard roof wasn't in their purview, nor was massing, but traffic flow with the tunnel was. He said the grade was a well-defined mathematical thing and it wasn't a matter of the applicant choosing to take advantage of the slope. Chair Chellman said there were limits of building size in the Character Districts. Mr. Coviello said he thought there should be an archaeologist and that the Board should do a site walk and traffic and light studies. It was further discussed.

[Timestamp 4:30:33] Chair Chellman asked if the additional studies would rise to the level of deficiencies of information or would just identify things as needed in the future. Mr. Giuliano said a traffic study, with the existing conditions and the by right uses of the property, could potentially create more traffic than what was proposed by the project. Chair Chellman referred to the recommendations of a Pearl Street alignment, of whether the gate should come out at the end of Foundry Place, and whether it was possible to have an exit onto Foundry Place for the project. He said a traffic study could look at how many vehicles could make that turn. Mr. Giuliano asked if the Mr. Almeida's proposed traffic, shadowing, and archeological studies would be necessary to complete the review process. Mr. Stith said they would likely come up during the site review process. Mr. Almeida said if there was a burial ground, the development could not be built within 25 feet of it, and there could also be abandoned burial grounds. Mr. Coviello said a legal opinion was needed if those issues denied the design review. Ms. Conard asked if there was any precedent for postponing to get the Legal Department's feedback. Chair Chellman said the Board had legitimate questions and could consider continuing the petition to a time and date certain. He said if they denied the petition, they had to be specific as to how it was deficient. He said it was a comprehensive package and that an archaeological study was not something they

could request during design review and was not a reason to deny. He read that the Board had to determine if a request for design review included sufficient information to allow the Board to understand the project and identify potential issues and concerns and vote on whether to accept the request for design review and schedule a public hearing. Mr. Almeida said he understood the project and the concerns but it didn't mean that those concerns would go away if the Board moved forward. He said the Board must comply with the language. It was further discussed.

DECISION OF THE BOARD

*Mr. Giuliano moved that the Board find the design review process complete and to schedule a site walk and public hearing. Ms. Almeida seconded. The motion **passed** with all in favor.*

V. OTHER BUSINESS

- A.** Chairman Updates and Discussion Items
- B.** Board Discussion of Regulatory Amendments, Master Plan Scope, and Other Matters

There was no discussion of other business.

VI. ADJOURNMENT

The meeting adjourned at 11:45 p.m.

Respectfully submitted,

Joann Breault
Planning Board Recording Secretary

Findings of Fact | Detached Accessory Dwelling Unit

City of Portsmouth Planning Board

Date: June 20, 2024

Property Address: 15 Mariette Drive

Application #: LU-24-55

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Zoning Ordinance -10.814.60: Before granting a conditional use permit for a detached ADU, the Planning Board shall make the following findings:

	Section 10.814.62	Finding (Meets Requirement/ Criteria)	Supporting Information
1	10.814.621 The ADU complies with all applicable standards of this Section 10.814 or as may be modified by the conditional use permit.	Meets Does Not Meet	The DADU conforms with the requirements for a DADU and no modifications are needed.
2	10.814.622 The exterior design of the ADU is architecturally consistent with or similar in appearance to the existing principal dwelling on a lot.	Meets Does Not Meet	The proposed DADU will match the existing dwelling with the same roof pitch, siding, doors and windows.
3	10.814.623 The site plan provides adequate and appropriate open space and landscaping for both the ADU and the principal dwelling unit and complies with the off-street parking requirements of 10.814.26.	Meets Does Not Meet	There is adequate open space on the lot for both the DADU and existing dwelling. A variance was granted for a second driveway to access the DADU and provide the required parking space for the DADU.
4	10.814.624 The ADU will maintain a compatible relationship with the character of adjacent and neighborhood properties in terms of location, design, and off-street parking layout, and will not significantly reduce the privacy of adjacent properties.	Meets Does Not Meet	The DADU will be compatible with the existing neighborhood and is in line with the existing street. The parking location for the DADU is compatible with parking for adjacent properties in the neighborhood.
5	<u>Other Board Findings:</u>		

Planning Department
1 Junkins Ave.
Portsmouth, NH 03801

Re: Proposed DADU 15 Mariette Dr

Good Day,

I have recently moved to Portsmouth from Hampton NH. In Hampton, I was able to serve my community as a member of the Zoning Board for over 12 years. I now live in a vibrant neighborhood (Maple Haven) and enjoy the atmosphere.

I am in the process of planning my retirement from Verizon Communications. In the process, I have determined that I would like to "downsize" from my current 3 Bedroom house. I have conferred with the City on what I can do with my current property. The site contains a separate parcel (denoted as A) with a 2-stall garage. Note that this was involuntarily merged with the house lot upon transfer. For the purpose of this application, I present all associated parcels as one lot. I intend to file a "voluntary lot merger" upon successful acceptance of this proposal. The parcel was previously earmarked for the "Mariette Drive Extension" which never was needed. This parcel was declared surplus and conveyed to my predecessor in title as an accessory use for lot #80 (see Exhibit "C").

After conferring with the Building and Planning Departments, we determined that this parcel was suitable for a "Detached Accessory Dwelling Unit". I currently have a building permit which allows me to expand the current foundation by 5 feet (20' x 25', currently 20' x 20'). I have proposed a workshop that will replace the right-side stall. I am allowed a ½ bath. This project will establish electric, sewer, and water line extension from the current house. (see Exhibit "E")

I now would like to seek a "Current Use" Permit to add a second level to contain (1) bedroom, and (1) full bath. Along with proper closet space, 12' x 12' deck and stair access. I would like to defer the left garage/workshop entrance on floor 1 to make a kitchen, den and stair access to floor 2. I have designed a smaller scale unit which incorporates the current master bedroom, bath, and living room scale of the current house. Further, I put a "suit and tie" on the proposed DADU site by adding a roofline over level one to match the house (4/12), replacement siding to match the house, shake detail to the eaves, and metal roof which matches the house. I have also matched the windows facing front with the same dimensions as the house (first and second floor).

I look forward to working with the Planning Board on this proposal. I would like to build a "textbook" example of a Detached ADU using your standards and guidelines. Further, I welcome inputs and changes that will result in a better project. At this time, I ask for your consideration of this proposal.



Edmund R. St. Pierre

15 Mariette Dr.



Detached ADU – Subordination

- Proposed site is 16 feet setback from the current house at 15 Mariette Dr.
- Proposed building height not to exceed 22 feet.
- Closest lot line is 20 feet to the right, over 50 feet from the rear, 87 feet from left lot line and 35 feet from the front lot line. Distance between structures exceeds “fire separation” requirements.
- Proposed footprint is 500 SF. Existing house is 1000 SF. Proposed living space uses first floor for kitchen, den and staircase. The proposed second floor would consist of 400 SF (stairs, bedroom, bath). The project as proposed is 900 SF.
- Total building is 900 SF as proposed on 2 levels.



Architectural Standards – Consistency

Massing – Proposed addition to existing garage, similar to right side of house but stacked.

Architectural Style – Use of same windows, doors as house on front facing structure. Use of same siding and shake detail. Addition of 4/12 roof over first level to match house.

Roof Forms – Reuse of current truss system for garage (NO change to roof). Use of same metal roof material as house.

Siding Material – Use of same color siding as house, addition of shake detail to eaves of house and front of garage.

Windows – Use of same small window (3'/3') as front of house. Level 2 uses same windows as house. Egress windows (3'/5') will be used on sides and rear.

Doors – Proposed doors to match house front.

Trim- White trim detail to match house.

Foundation – No change to current garage foundation. Frost protection to be added for heated space.

ROCKINGHAM, MONROE, & DIVAN
 REGISTERED LAND SURVEYORS
 75 HAMMOND STREET - FLOOR 2
 WORCESTER, MA 01610-1723
 PHONE: 508-752-8885
 FAX: 508-752-8895
 RMT@HSTGROUP.NET
 A Division of H. S. & T. Group, Inc.

MORTGAGE INSPECTION PLAN

NAME EDMUND R. ST. PIERRE
 LOCATION 15 MARIETTE DRIVE
PORTSMOUTH, NH
 SCALE 1" = 30' DATE 09/20/21

TR-1001-2014

REGISTRY ROCKINGHAM

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINES (UNLESS OTHERWISE NOTED IN DRAWING (S)).
 NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN, NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.

Exhibit "A"

DEED BOOK/PAGE 2950/109
 PLAN BOOK/PLAN ASSESSORS
 WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL-FLOOD HAZARD AREA. SEE FEMA MAP.
270F DTD 01/29/2021

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.

↑
 Flood Plain Certification

NOTE:
 PARCEL #2 DRAWN ACCORDING TO ASSESSORS MAPS.

CERTIFY TO:
 ALIGN CREDIT UNION
 &
 CATIC

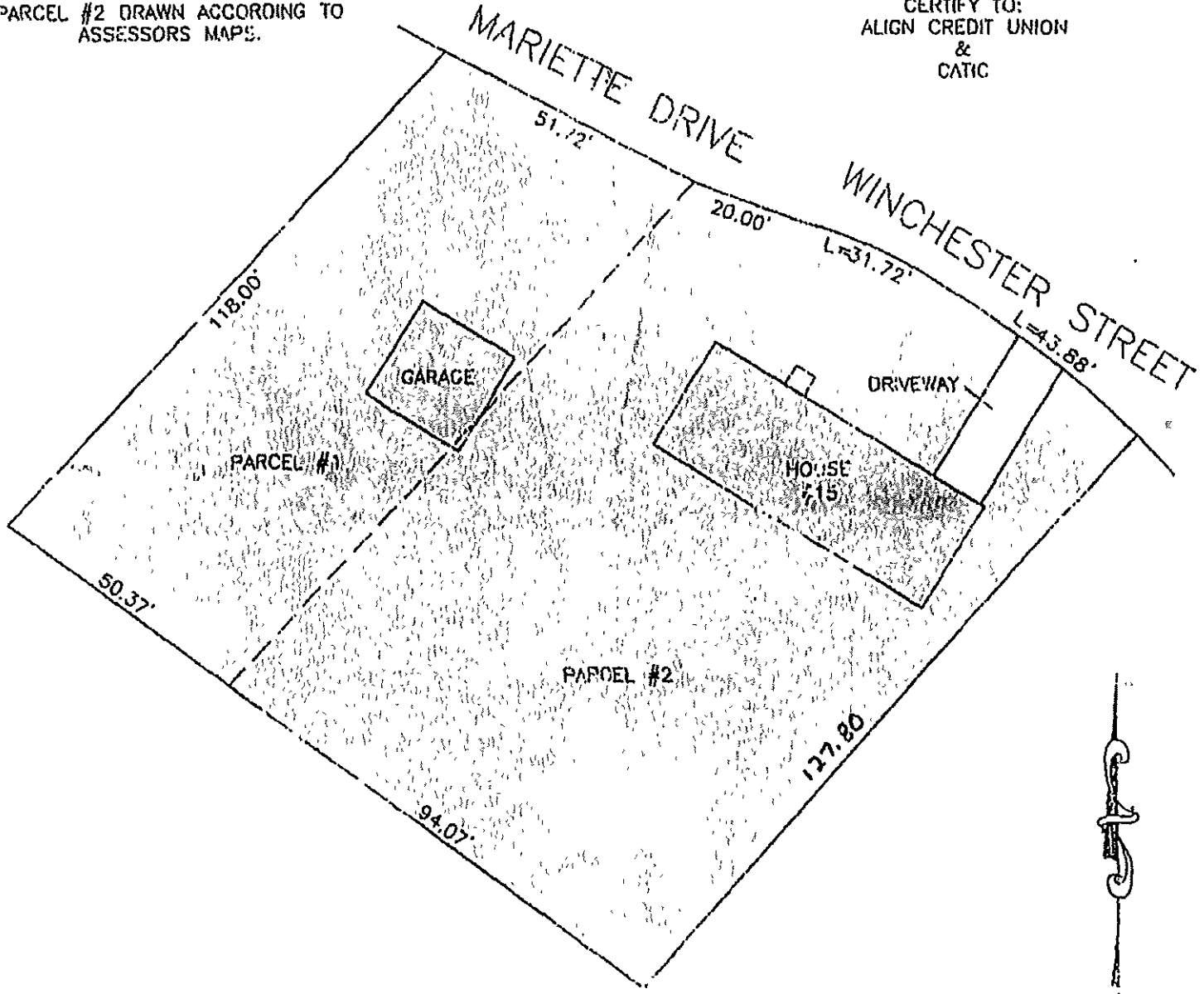


Exhibit "B"

WARRANTY DEED

I, **HILDA G. BUSH**, being unmarried, of Portsmouth, Rockingham County, New Hampshire,

for consideration paid,

grant to **EDMUND R. ST. PIERRE**,

WITH WARRANTY COVENANTS,

A tract of land, with the buildings thereon, situate in Portsmouth, Rockingham County, State of New Hampshire, bounded and described as follows:

Beginning at the southerly corner of the premises and on the northwesterly line of land now or formerly of Harvey Moulton and on land now or formerly of John Gerasis; thence North $39^{\circ} 28'$ West by land now or formerly of Gerasis ninety-four and seven hundredths (94.07) feet to an access street leading to land now or formerly of said Gerasis; thence North $57^{\circ} 31'$ East by said access street one hundred and two and thirty-two hundredths (102.32) feet; thence easterly by said street by a curve to the right having a radius of twenty-five (25) feet, a distance of thirty-three and thirty-five hundredths (33.35) feet; thence South $46^{\circ} 3' 24''$ East by an access street leading to land now or formerly of said Moulton, now known as Mariette Drive, thirty-one and seventy-one hundredths (31.71) feet; thence continuing southeasterly by said Drive by a curve to the right having a radius of one hundred and eighty-five (185) feet, a distance of forty-three and eighty-three hundredths (43.83) feet; thence South $57^{\circ} 31'$ West by land now or formerly of said Moulton one hundred, twenty-seven and eight tenths (127.8) feet to the point of beginning.

Said premises are known as Lot No. 80, as shown on Plan "C", Maple Haven, Lots 67 to 78 and 80 to 90, made by Albert Moulton, C. E., dated February 17, 1959, said premises being subject to the restrictions on said plan.

Property Address: 15 Mariette Drive, Portsmouth, New Hampshire 03801

Exhibit "B"

Two certain lots or parcels of land situated in Maple Haven, in the City of Portsmouth, County of Rockingham and State of New Hampshire, being a portion of that parcel of land shown as "Mariette Drive Extension", on a plan entitled "Plan of Lots, Maple Haven, Rev. "A", Lots 75 to 78 and Lots 80 to 83", prepared by Moulton Engineering Company and more fully described as follows:

Parcel A:

Beginning at a point in the westerly corner of Lot 80 as shown on said plan, thence N 39° 28' W by land now or formerly of the heirs of John Gerasis, fifty and thirty-seven hundredths (50.37) feet to a point at the Southerly corner of Lot 81 on said plan; thence N 57° 31' E by the sideline of said Lot 81 one hundred eighteen (118) feet to a point in the sideline of Mariette Drive, thence S 45° 43' 20" E, fifty-one and seventy-two hundredths (51.72) feet to a point in the sideline of Lot 80, thence S 57° 31' W by the sideline of Lot 80, one hundred twenty-five (125) feet to the point of beginning.

Parcel B:

Beginning at a point in the Westerly sideline of Lot 80, which point is 102.32 feet, a direction of N 57° 31' E from the Southwesterly corner of Lot 80, thence by a curve to the right whose radius is 25 feet, an arc length of 33.35 feet to a point on the Westerly sideline of Mariette Drive, thence N 45° 43' 20" W a distance of 20 feet more or less, thence S 57° 31' W to the point of beginning, meaning and intending to describe a triangular parcel of land on the Northwesterly corner of Lot 80.

Parcel A and Parcel B are sold subject to the restriction that no structure shall be built or located on the premises other than a structure accessory to an existing building on Lot 80 as shown on said Plan.

I hereby terminate and release any and all Homestead Rights in said property and further certify under the pains and penalties of perjury that there are no other persons entitled to claim Homestead Rights in said property.

Being the same premises conveyed to the grantor herein by deed recorded with the Rockingham County Registry of Deeds in Book 2549, Page 2886, Deed recorded with the Rockingham County Registry of Deeds in Book 2947, Page 0478 and Corrected Deed recorded with said Registry dated October 22, 1992, Book 2950, Page 0109.

[Signatures on next page]

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That the City of Portsmouth, a municipal corporation having its usual place of business in Portsmouth, County of Rockingham and State of New Hampshire, for consideration paid, grants to Martin L. Bush and Hilda G. Bush, of said Portsmouth, as joint tenants with rights of survivorship, a certain lot or parcel of land with quitclaim covenants situated in Maple Haven in the City of Portsmouth, County of Rockingham and State of New Hampshire, being a portion of that parcel of land shown as "Mazette Drive Extension", on a plan entitled "Plan of Lots, Maple Haven, Rev. "A", Lots 75 to 78 and Lots 80 to 83", prepared by Moulton Engineering Company and more fully described as follows:

Beginning at a point in the westerly corner of Lot 80 as shown on said plan, thence N 39° 28" W by land now or formerly of the Heirs of John Gerasis, fifty and thirty seven hundredths (50.37) feet to a point at the Southerly corner of Lot 81 on said plan; thence N 57° 31" E by the sideline of said Lot 81 one hundred eighteen (118) feet to a point in the sideline of Mazette Drive, thence S 45° 43' 20" E, fifty-one and seventy-two hundredths (51.72) feet to a point in the sideline of Lot 80, thence S 57° 31" W by the sideline of Lot 80, one hundred twenty-five (125) feet to the point of beginning.

The within premises are sold subject to the restriction that no structure shall be built or located on the premises other than a structure accessory to an existing building on Lot 80 as shown on said Plan.

This deed is executed on behalf of the City of Portsmouth by Calvin A. Canney, City Manager, on the 26 day of January, 1980.

WITNESS:

CITY OF PORTSMOUTH

Leda J. Sullivan

BY: Calvin A. Canney
Calvin A. Canney, City Manager


STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

The foregoing instrument was acknowledged before me this 25 day of January, 1980, by Calvin A. Canney, City Manager of the City of Portsmouth, New Hampshire, a municipal corporation, on behalf of the corporation.

Emily L. Hancock

022279

FEB 5 12 05 PM '80
REG'D ROCKINGHAM CNTY
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
STATE TAX
COMMISSION
FEB - 1980
\$ 10.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That the City of Portsmouth, a municipal corporation having its usual place of business in Portsmouth, County of Rockingham and State of New Hampshire, for consideration paid, grants to Martin L. Bush and Hilda G. Bush, of said Portsmouth, as joint tenants with rights of survivorship, a certain lot or parcel of land with quitclaim covenants situated in Maple Haven in the City of Portsmouth, County of Rockingham and State of New Hampshire, being a portion of that parcel of land shown as "Mariette Drive Extension", on a plan entitled "Plan of Lots, Maple Haven, Rev. "A", Lots 75 to 78 and Lots 80 to 83", prepared by Moulton Engineering Company and more fully described as follows:

Beginning at a point in the Westerly sideline of Lot 80, which point is 102.32 feet, a direction of N 57° 31'E from the Southwesterly corner of Lot 80, thence by a curve to the right whose radius is 25 feet, an arc length of 33.35 feet to a point on the Westerly sideline of Mariette Drive, thence N 45° 43' 20" W a distance of 20 feet more or less, thence S 57° 31' W to the point of beginning, meaning and intending to describe a triangular parcel of land on the Northwesterly corner of Lot 80.

This deed is executed on behalf of the City of Portsmouth by Calvin A. Canney, City Manager, on the 20th day of December, 1979.

WITNESS:

CITY OF PORTSMOUTH

Charles M. Eldredge

Calvin A. Canney
Calvin A. Canney, City Manager

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

The foregoing instrument was acknowledged before me this 20th day of December, 1979, by Calvin A. Canney, City Manager of the City of Portsmouth, New Hampshire, a municipal corporation, on behalf of the corporation.

Charles M. Eldredge
Justice of the Peace



FEB 5 12 05 PM '80
REC'D ROCKINGHAM CNTY
REGISTRY OF DEEDS

022778

Exhibit "D"

WARRANTY DEED 2198-0722

Grantor: Raymond J. Bailey, Jr. and Kathleen E. Bailey, of Portsmouth, Rockingham County, New Hampshire

for consideration paid, grant to

Grantee: Martin Luther Bush and Hilda G. Bush, husband and wife, of 19 Lilac Lane, Portsmouth, Rockingham County, New Hampshire as JOINT TENANTS, with rights of survivorship, with WARRANTY COVENANTS,

MAR 9 10 01 AM '73 REGO ROCKINGHAM COUNTY REGISTRY OF DEEDS

Portsmouth MH (80)

A tract of land, with the buildings thereon, situate in Portsmouth, Rockingham County, New Hampshire, bounded and described as follows:-

Beginning at the southerly corner of the premises and on the northwesterly line of land now or formerly of Harvey Moulton and on land of John Gerasis; thence N. 39° 28' W. by land of Gerasis 94.07 feet to an access street leading to land of said Gerasis; thence N. 57° 31' E. by said access street 102.32 feet; thence easterly by said street by a curve to the right having a radius of 25 feet, a distance of 33.35 feet; thence S. 46° 3' 24" E. by an access street leading to land of said Moulton, now known as Mariette Drive, 31.71 feet; thence continuing southeasterly by said Drive by a curve to the right having a radius of 185 feet, a distance of 43.83 feet; thence S. 57° 31' W. by land of said Moulton 127.8 feet to the point of beginning.

Said premises are known as Lot No. 80, as shown on Plan "C", Maple Haven, Lots 67 to 78 and 80 to 90, made by Albert Moulton, C. E., dated February 17, 1959, said premises being subject to the restrictions as shown on said plan.

Being the same premises conveyed to Raymond J. Bailey, Jr. and Kathleen E. Bailey by Cornelius J. Collins, Jr. and Elizabeth A. Collins by deed dated April 10, 1968.

The grantor(s) are husband and wife, and

do hereby, release to said grantee all rights of curtesy, dower and homestead and other interests therein.

WITNESS OUR... hand and seal this 23rd day of February, 1973.

Signed, sealed and delivered in the presence of:

Richard C. Lusk
William J. Reed

Raymond J. Bailey Jr.
Kathleen E. Bailey

U. S. NAVAL STATION, ROOSEVELT ROADS, PUERTO RICO

Date: 2 March 1973

Personally appeared Raymond J. Bailey, Jr. and Kathleen E. Bailey

and acknowledged the foregoing instrument to be their... free act and deed before me.

A. D. Peterson

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY COMMISSION
MAR-973 37.50
10685

Notary Public
S. D. PETERSON, JAGC, USNR
Notarial Powers per New Hampshire
Rev. Stats. Annotated, Ch. 456 12(1968)

4/2/24, 8:26 AM

Exhibit "E"

about:blank



City of Portsmouth Building Permit

Inspection Department
1 Junkins Avenue
Portsmouth, NH 03801
603-610-7243

Permit Number:
BLDG-23-856
Date of Issue:
November 6, 2023
Expires:
November 5, 2024
Const. Cost:
\$ 12,000

Owner: ST PIERRE EDMUND R
Applicant: Edmund St Pierre
Contractor: Ed St Pierre, ESP Construction Phone #: 978 766 7748
Location: 15 MARIETTE DR

Description of Work: Residential detached garage renovation. **This stage of the job does not include adding a second floor.** Extend the front garage foundation by 5', the roof overhang to extend an additional 2'. Proposed changes are 33' from front lot line, 21' from right side setback, 88' from left setback, and 58' from rear setback. The existing footprint is 20' x 20' w 2' apron. Proposed footprint is 20' x 25'. Convert right side stall to workshop with 1/2 bath. 36"x82" Fiberglass door and 36"x 36" window to match house. Siding details will match house. Install 2" rigid Styrofoam around the perimeter to frost protect the slab foundation.

Map/Lot: 0292-0167-0000-

Occupancy Classification: Residential Other- (See R-3) Accessory to Residential

Design Occupancy Load:

Total # of Dwelling Units:

Use Group: Detached Accessory Structure (Shed/Garage)

Constr. Type: Type V-B

Bldg. Code: IRC Edition: 2018

Remarks: * Per City Ord. Sec. 11.502 (F) Street/Unit Number must be affixed to Main Structure as to be plainly visible from the street. Construction sites must post the address clearly on the property. No site activity allowed before 7:00AM or after 6:00PM. No weekend construction allowed.

***Please call 603-610-7243 to schedule inspections

* Separate electrical, plumbing and mechanical permits required.

* Per Section R109.4 Approval Required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. Do not cover or conceal until authorized by the building official.

The PERMIT HOLDER has read this permit, the permit application, and the Building Official's marked-up plans and agrees to perform the work authorized including any conditions or requirements indicated thereon; and any stipulations imposed by a Land Use Board in conjunction with the project. The CONTRACTOR shall be responsible for notifying the Inspection Department 48 hours in advance, for FOUNDATION, FRAMING, and FINAL inspections. A Certificate of Occupancy is required for all Building Permits. Buildings shall not be occupied until ALL inspections (BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, and FIRE) are complete and Occupancy has been issued. By signing this permit, the owner or his/her representative (Permit Holder), authorizes property access by city officials to conduct interior and exterior inspections and property tax assessments during and/or after the construction process.

The Permit Card Shall Be Posted and Visible From the Street During Construction.

* Per City Ord. Sec. 11.502 (F) Street/Unit Number must be affixed to Main Structure as to be plainly visible from the street. Construction sites must post the address clearly on the property. No site activity allowed before 7:00AM or after 6:00PM. No weekend construction allowed.

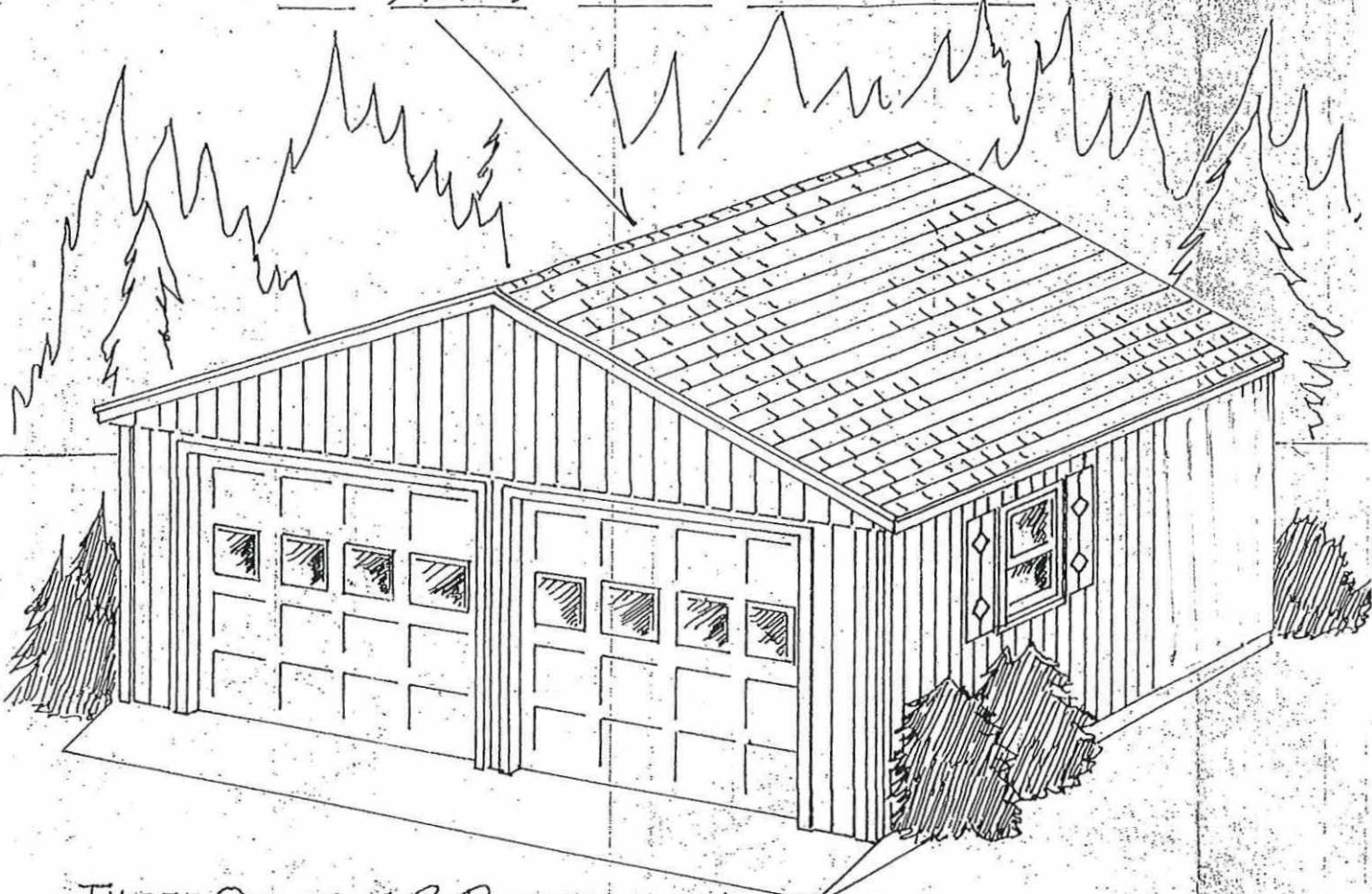
Code Official:

This is an e-permit. To learn more, scan this barcode or

visit portsmouthnh.viewpointcloud.com/#!/records/77044

Existing 2 Stall Garage

FEATURING
ALL STRESS TRUSSED ROOF SYSTEM



THREE-QUARTER 3-DIMENSIONAL VIEW

NOT TO SCALE



Beige Shale

Proposed Street View

Brown 4" Siding

Proposed Street View (Phase 1, 2)



15 Mariette Dr
Existing Conditions

City of Portsmouth, NH

Property

Zoom To

Share

Print

Property Quick Search



Search

Selection

Themes

Markup

292-105

292-168

292-167

292-166

292-229

Created By Print
(04-06-2024
11:14 am)
0 views

43.025431, -70.798244

Map data ©2024 292-165

Side walk
ROW

Marfette Dr

Marfette

Winchester St

Winchester St

Winche

Google (https://www.google.com/maps/@43.025431,-70.798244,20z?hl=en-US)

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ST PIERRE EDMUND R	1 Level	0 All Public	1 Paved	8 2+ Off-St PKG		Description	Code	Appraised	Assessed
						RESIDNTL	1010	153,100	153,100
						RES LAND	1010	142,400	142,400
						RESIDNTL	1010	6,200	6,200
SUPPLEMENTAL DATA									
15 MARIETTE DR	Alt Prcl ID 0292-0167-0000-0000			CONDO C					
PORTSMOUTH NH 03801	OLDACTN 33130			INLAW Y/ LOT SPLIT 2015 Reva JM Ex/Cr Appli HILDA G BUSH					
	PHOTO			Assoc Pid#					
	WARD								
	PREC.								
	1/2 HSE								
	GIS ID 32626								
							Total	301,700	301,700

2229

PORTSMOUTH, NH

VISION

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)							
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
6335 1146	09-30-2021	Q	I	440,000	00	2022	1010	153,100	2021	1010	153,100	2020	1010	148,400	
2950 0109	10-14-1992	U	I	0			1010	142,400		1010	142,400		1010	142,400	
							1010	6,200		1010	6,200		1010	6,200	
						Total		301,700	Total		301,700	Total		301,700	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
118			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	153,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	6,200
Appraised Land Value (Bldg)	142,400
Special Land Value	0
Total Appraised Parcel Value	301,700
Valuation Method	C
Total Appraised Parcel Value	301,700

NOTES							
07/11-BP#10-795 REFACED KITCHEN CABS PROBABLY FINISHED -NCIV METAL ROOF 09/12- NO RESPONSE							

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BLDG-22-4	10-06-2022	BP	Misc Building P	7,500	08-31-2023	5		CONSTRUCT NEW WOODDE	09-05-2023	TL	04		50	Building Permit	
PMGR-20-5	10-09-2020	PL		3,289	12-03-2020	100		replace existing gas water hea	08-24-2021	LS			AD	Address Change	
10-795	10-27-2010			5,715	07-08-2011	100		REFACE KITCHEN CABINET	07-14-2021	BH	02		CY	Cyclical Review	
1	04-08-2004			0		100		NEW ROOF NO PER	04-09-2021	LS			AD	Address Change	
									01-19-2021	BH			QC	Value Reviewed	
									12-03-2020	BH	03		50	Building Permit	
									10-03-2017	VS			DE	Data Entry	

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value		
1	1010	SINGLE FAM M	SRB			17,424 SF	9.62	1.0000	1	1.00	118	0.850	0	1.0000	8.17	142,400		
Total Card Land Units						0 AC	Parcel Total Land Area						0	Total Land Value				142,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	C	C			
Stories:	1				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	02	Warm Air			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs	0				
Total Rooms:	5				
Bath Style:	1	Avg Quality			
Kitchen Style:	1	Avg Quality			
Kitchen Gr					
WB Fireplaces	1				
Extra Openings	0				
Metal Fireplace	0				
Extra Openings	0				
Bsmt Garage					

MIXED USE		
Code	Description	Percentage
1010	SINGLE FAM MDL-01	100
		0
		0

COST / MARKET VALUATION		
Adj. Base Rate		143.16
Building Value New		196,266
Year Built		1956
Effective Year Built		1997
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		22
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		78
RCNLD		153,100
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

FGR 14	BAS UBM 45
23	23 23 23
14	45

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	GARAGE-AVE	L	400	31.00	1980	A		50	C	1.00	6,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,035	1,035	1,035	143.16	148,166
FGR	Garage, Attached	0	322	129	57.35	18,467
UBM	Basement, Unfinished	0	1,035	207	28.63	29,633
Ttl Gross Liv / Lease Area		1,035	2,392	1,371		196,266

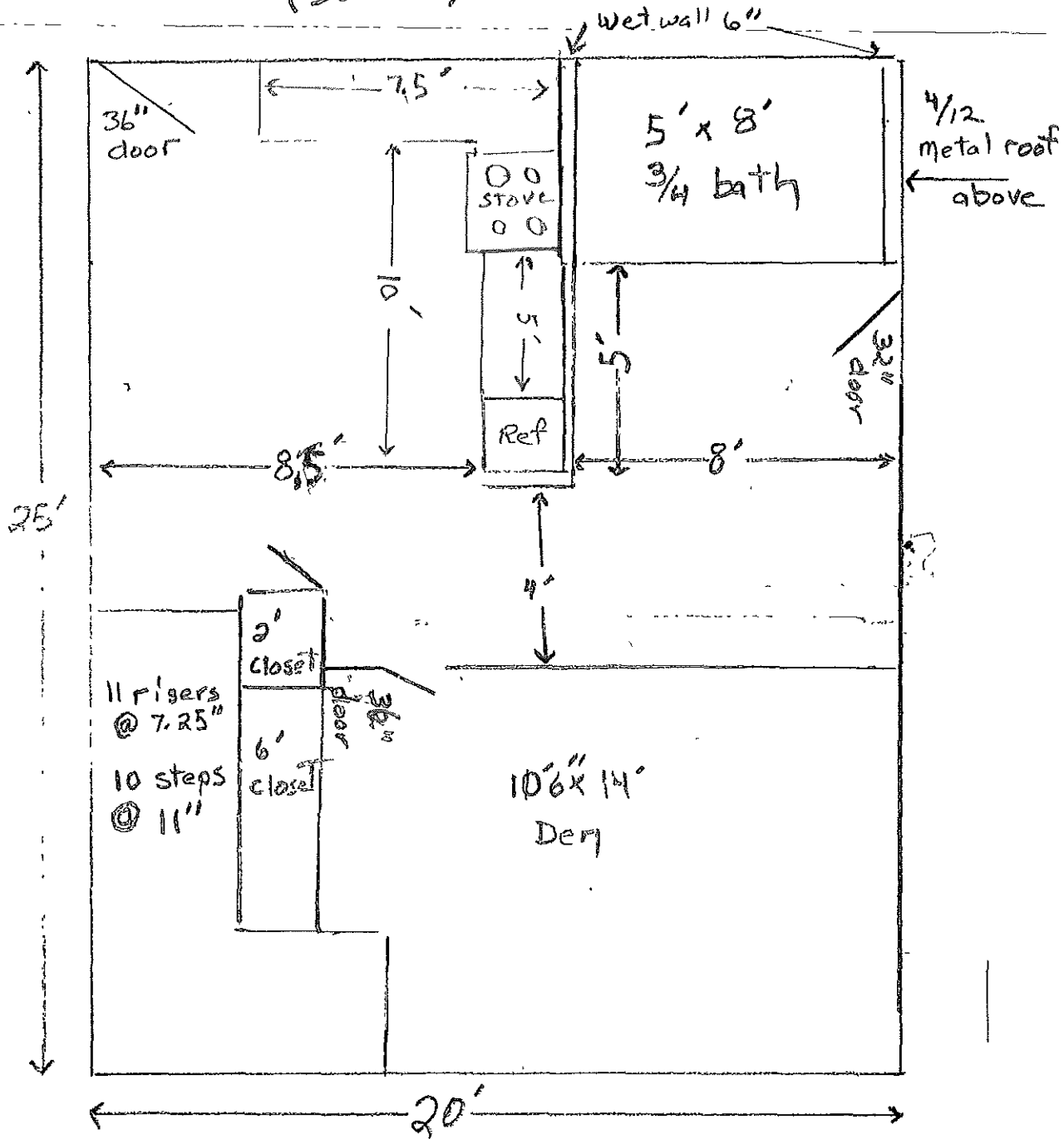


7/14/21, 10:57:20 AM

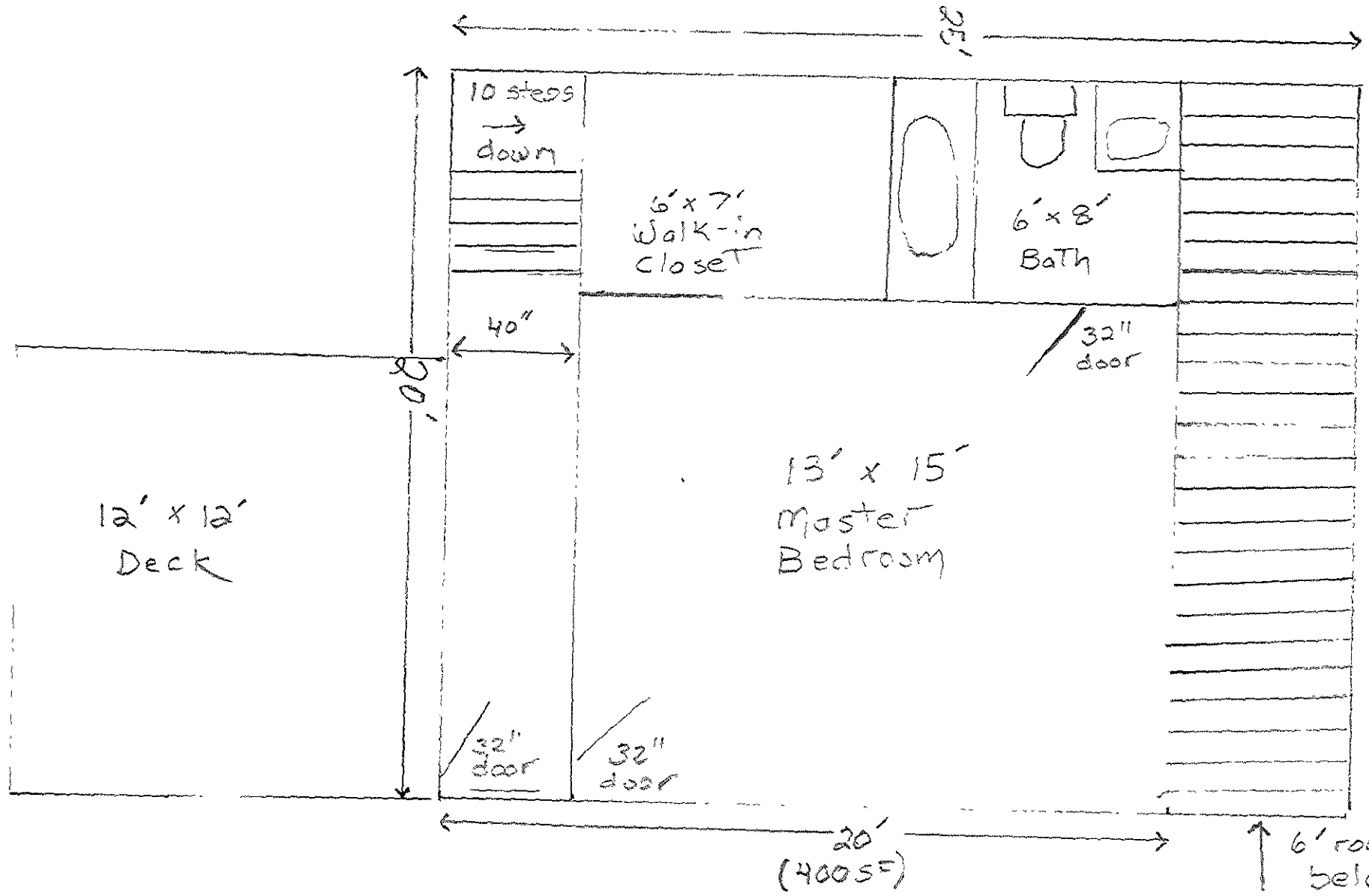
32626

Plan "A"
 Proposed Level 1
 15 Mariette Drive
 (500 SF)

Scale:
 1/4" = 1'



20' x 25'
400 SF

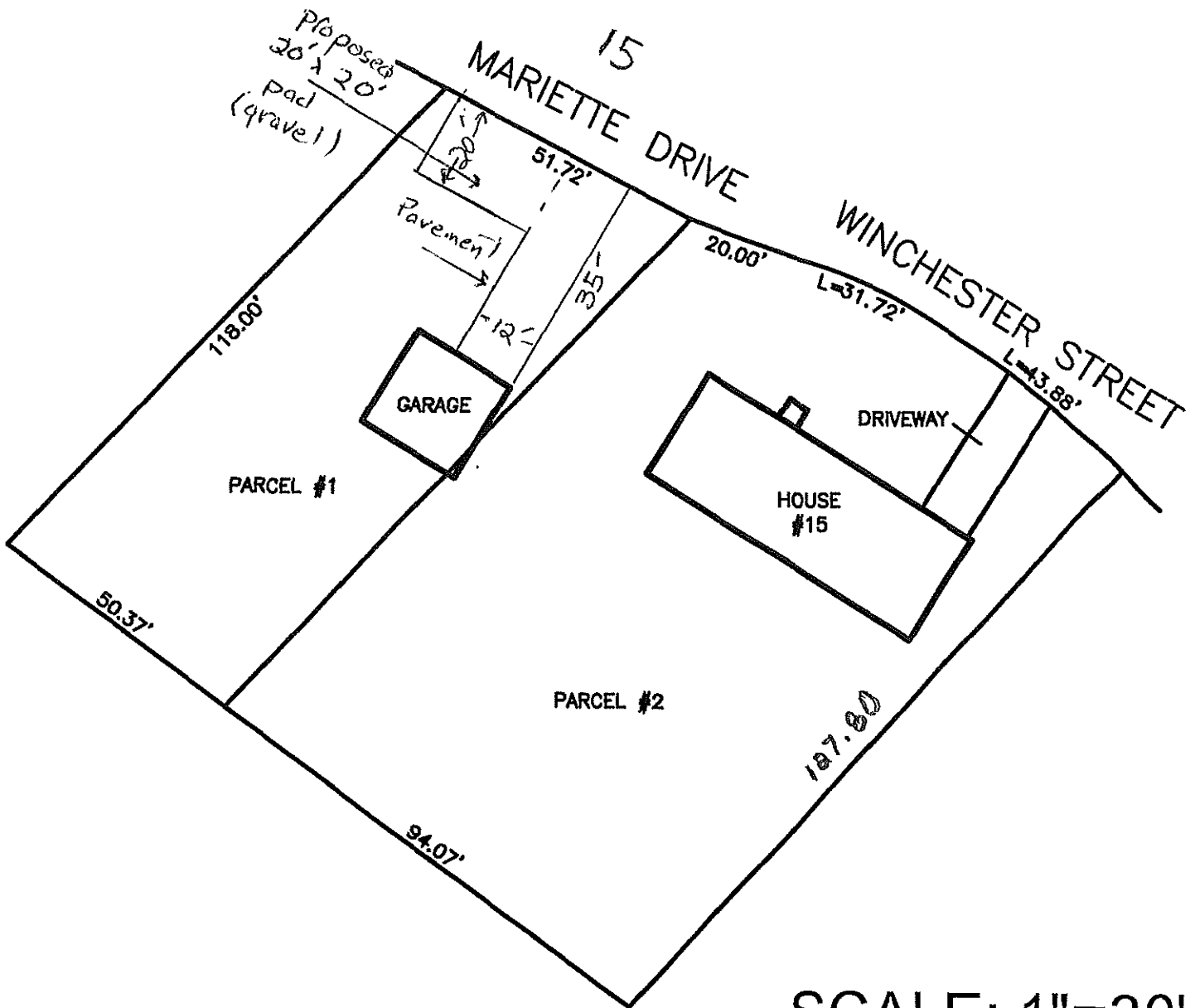


Proposed Level 2
15 Mariette Drive
(400 SF) Plan "A"

↑ 6' roofline
below 4 1/2
(matches house)

Proposed Parking Plan

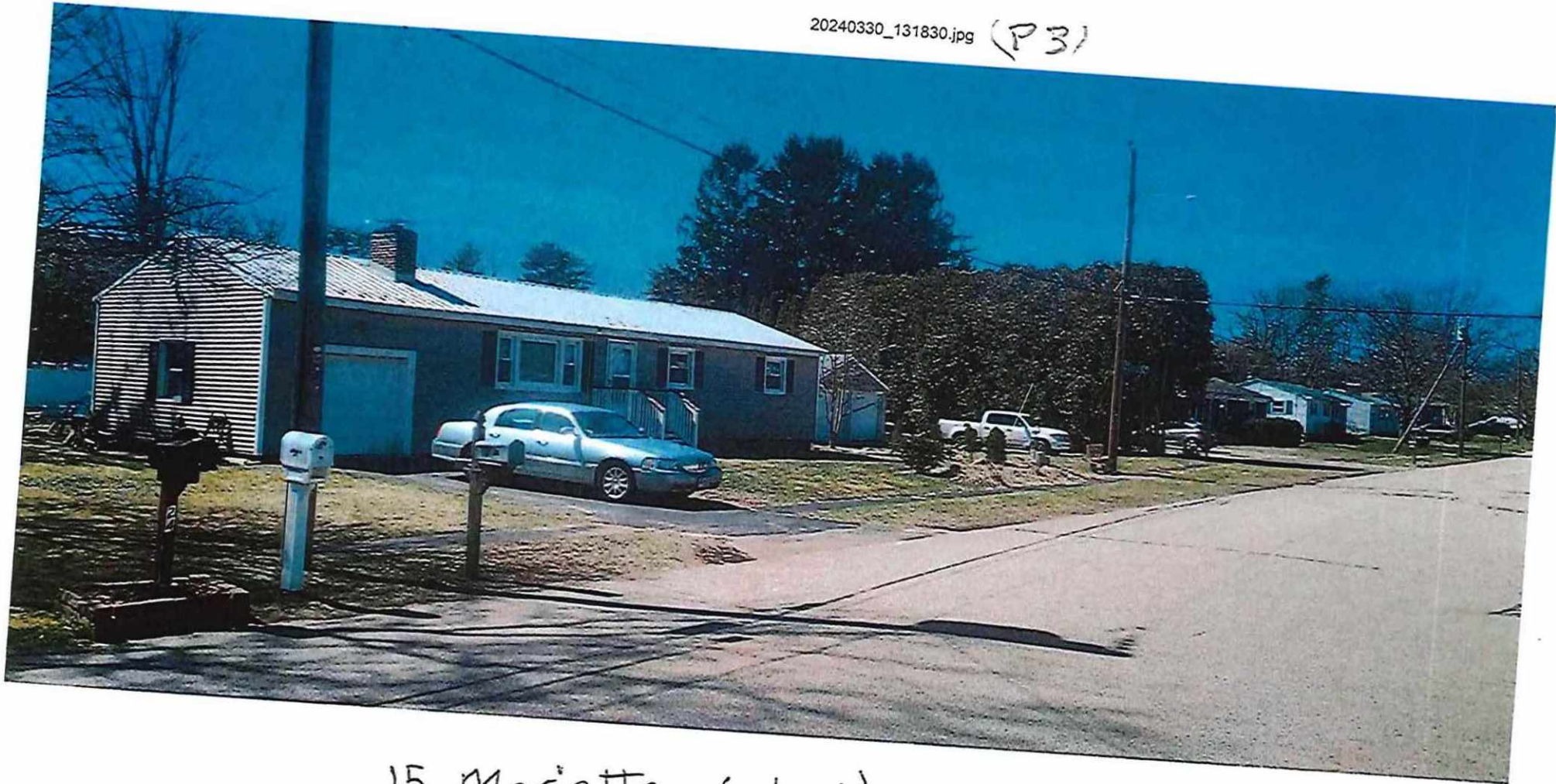
- 2 stacked + garage
- 2 overflow (20' x 20" pad)



SCALE: 1"=30'



15 Mariette Dr
Existing Conditions



15 Mariette (West)



North west of site

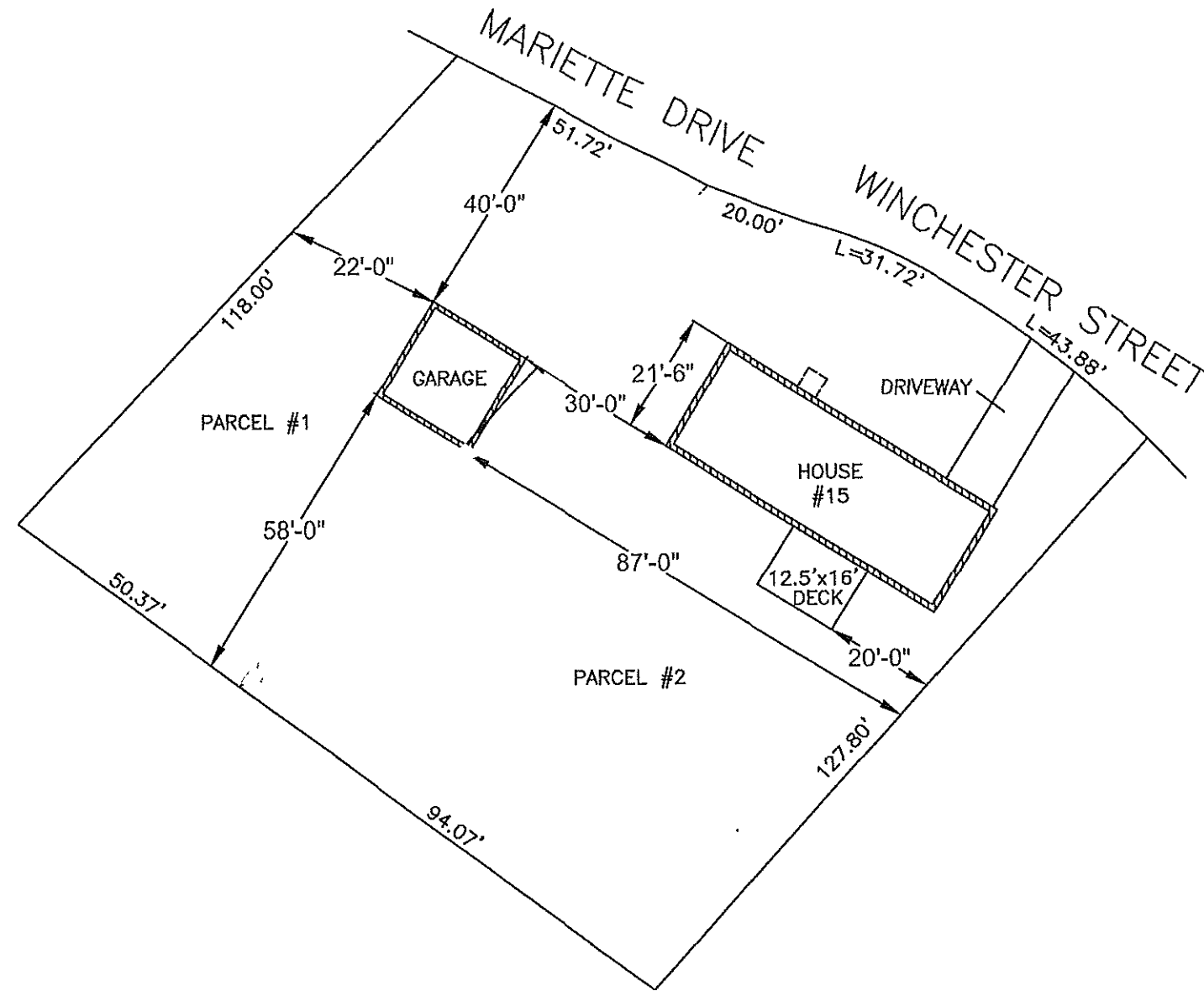


13 Mariette Dr. (across)



Right side of house
Proposed Flr 2 front
w/ 5/12 roof line

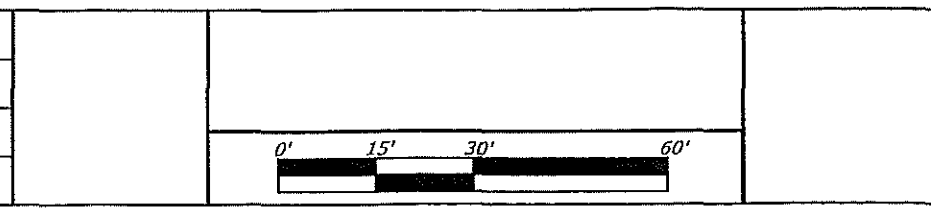
SRB Setbacks: Front 30'
Side 10'
Rear 30'



NO.	DATE	APPR.	REVISIONS
#1	4-12-2024		Changed per owner comments
#2	4-13-2024		Final Revisions

LEGEND

DESIGNED BY: ERS
DRAWN BY: KSP
CHECKED BY: ERS
APPROVED BY: ERS

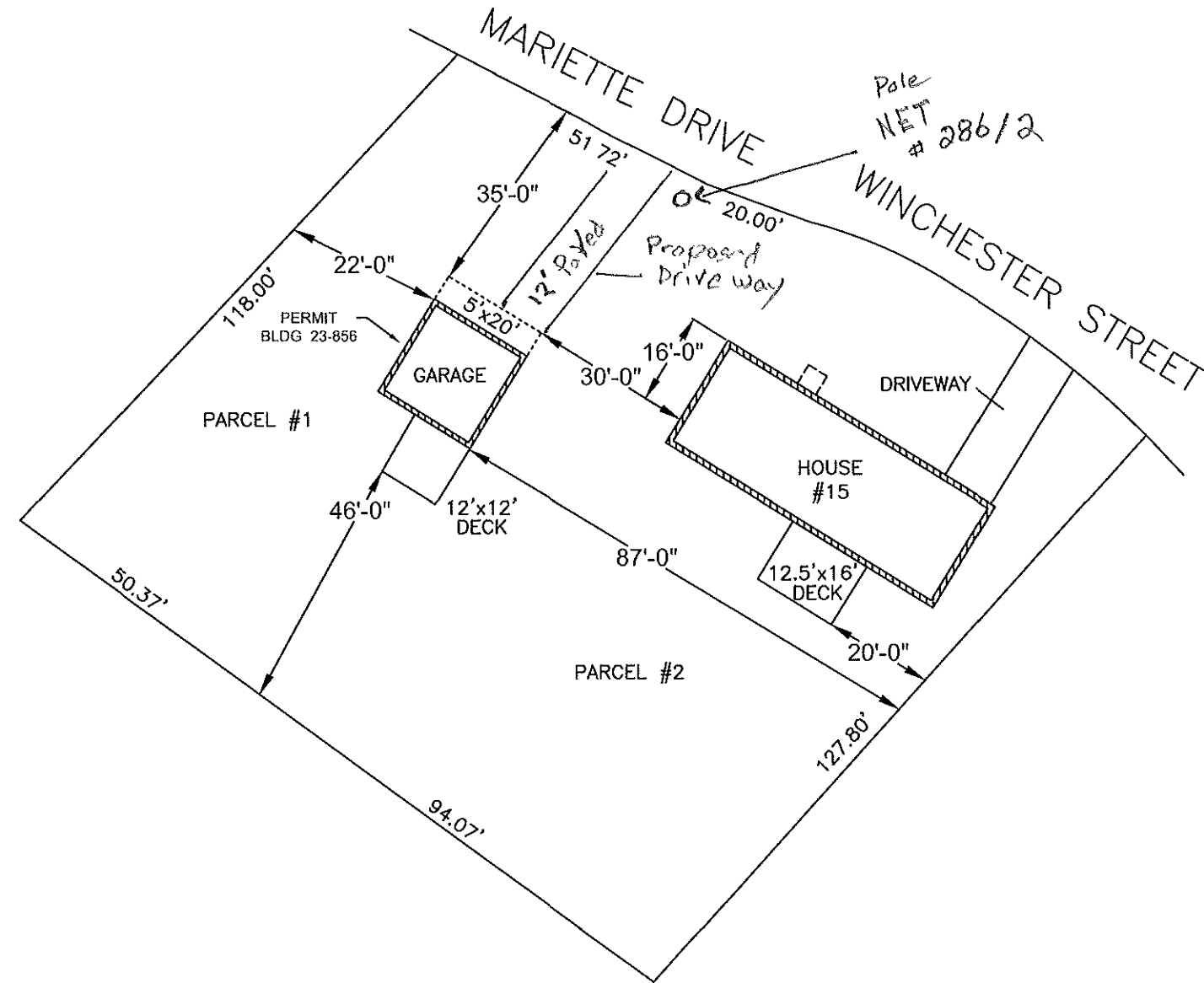


15 MARIETTE DRIVE
CITY OF PORTSMOUTH, NH

Existing Conditions

SCALE
HORZ. 1" = 30'
N.E.C.I.
PAGE 1 of 3

Note:



NO	DATE	APPR	REVISIONS
#1	4-12-2024		Changed per owner comments
#2	4-13-2024		Final Revisions

LEGEND

DESIGNED BY:	ERS
DRAWN BY:	KSP
CHECKED BY:	ERS
APPROVED BY:	ERS

SCALE

HORZ. 1" = 30'

PC.1

PAGE 2 of 3

15 MARIETTE DRIVE
CITY OF PORTSMOUTH, NH

Proposed Conditions

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: March 21, 2024

Property Address: 89 Cliff Rd.

Application #: LU-24-54

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
1	<i>1. The land is reasonably suited to the use activity or alteration.</i>	Meets Does Not Meet	The work has been completed the work without permits. The majority of the additions are outside of the wetland buffer, with just 225 s.f. of permanent impact in the buffer, with plans to control stormwater on site more proactively with adjustments to plantings and drainage in the buffer.
2	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	Meets Does Not Meet	While the structure has already been built, the majority of the new impervious is located outside of the buffer.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
3	3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.	Meets Does Not Meet	The existing conditions appear to infiltrate on site stormwater. Stormwater that does not infiltrate likely pools in the low spot of the yard without impacting abutting properties. The new additions will likely increase roof runoff but the installation of crushed stone and the proposal for a french drain and plantings should help to increase on site infiltration.
4	4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.	Meets Does Not Meet	While the 225 s.f. of buffer has already been altered, the applicant proposes transforming the existing lawn into micro clover or a similar groundcover, introducing new plantings along the addition, and installing a rain garden within the buffer which will increase vegetation and improve stormwater quality.
5	5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.	Meets Does Not Meet	The applicant is proposing to reduce the 225 s.f. of buffer impacts by installing 69 s.f. of shrubs alongside the addition, installing a 134 s.f. rain garden, and converting the entire back lawn to a non-grass groundcover.
6	6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.	Meets Does Not Meet	In this case, the vegetated buffer has not been disturbed, only the area within 75-100' from the wetland.
7	<u>Other Board Findings:</u>		

20 May 2024



Mr. Rick Chellman, Chair, Portsmouth Planning Board

RE: After-the-fact Wetland Conditional Use Permit Application #LU-24-54

Dear Mr. Chellman:

We purchased our new home at 89 Cliff Road in the summer of 2022. With the blessing of having our three children and spouses settle in the area over the past several years, we set out to create space for family gatherings: a covered three-season porch with an adjoining outdoor deck.

It has recently come to our attention that part of our property is subject to a wetland buffer, and that a portion of said structures intrude on this wetland buffer. Specifically, a 32 square foot corner of the three-season porch; 154 square feet of the outdoor deck; and an additional 39 square feet consisting of a concrete pad where stairs will land. This totals 225 square feet of impact on the wetland buffer, which itself encompasses 4,875 square feet of our property.

It is our understanding this wetland buffer is intended to preserve the health of a pond which is kitty-corner to our lot, across Walker Bungalow Road. The edge of the wetland bordering this pond is approximately 87 feet on the diagonal from the corner of the previously noted concrete pad.

Following our presentation to the Conservation Commission on 8 May, the Committee recommended approval of the Application to the Planning Board with the following stipulations:

1. "Applicant shall change language on site plans for rain garden to recessed planting area and provide an update for the total area for planting and the number of plants proposed."

Actions taken:

- Revised Site Plan submitted to Planning Department and uploaded to portal 15 May reflecting requested language change, updated square footage of recessed planting area, and updated planting schedule.
- Separate document detailing updated planting schedule uploaded 15 May

2. "Applicant shall work with City staff to incorporate changes suggested by the referenced Erosion Control Certified and landscaping experts, into final plan set prior to submission to the Planning Board."

Actions taken:

- Site specific "Storm Water Management Best Practices" document submitted to Planning Department and uploaded to portal 15 May. Document prepared by Josh Stauble, Erosion Control Certified expert, Sea Change Land Services, York, ME.
- Recommendations from said document reflected in Revised Site Plan submitted 15 May, and services of Josh Stauble secured to supervise completion of same, highlighted below:

* “The existing slope around the home will naturally flow most storm water to the recessed planting bed as it should. I also feel the size and location are adequate for the property needs and as a bonus it provides a great pollinator habitat.”

* “What I suggest is excavating by hand the existing drip edge (of three-season porch) within its current length and width and instead of the existing 3-4" of stone have 16-18" of depth creating more of drywell for storm water to infiltrate back into the ground.”

* “The use of gutters on the remaining east side of the home is recommended and that they be either combined or routed to dump under the three season porch which per the site plan provided shows 858q ft of stone to disperse and slow the flow of water allowing ground infiltration. Additionally any excess storm water will follow the natural slope under the three season porch and find its way to the recessed planting bed.”

* “The gutter downspout on the north east side of the home after review should be allowed to openly flow towards the northeast corner of the property as long as the flow is directed far enough towards the vegetation that it cannot find its way onto the driveway. This can be as simple as a few feet of gutter downspout directed horizontally along the ground out way from the home into some larger stone to slow the flow and disperse the water.”

3. “Applicant shall install permanent wetland boundary markers within the wetland buffer.”

Action taken:

- “Protected Wetland Area” boundary markers purchased and posted (3) on 9 May – photos of same uploaded 9 May.

In addition to satisfying the stipulations noted, above, we will further mitigate disturbance to the wetland buffer by:

- Planting shrubs and bushes just to the east of proposed drywell, encompassing an area of approximately 75 square feet. The shrubs and bushes were selected from the pdf provided by the Portsmouth Planning & Sustainability Department: “Native Plants for NH ME VT”.
- Replacing existing grass that covers most of the wetland buffer with micro-clover.

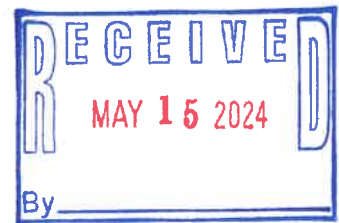
Finally, please note that no trees or shrubs were removed as a result of this project, other than a few hostas and hydrangeas; the outdoor deck boards are gapped at 3/8” to facilitate water flow; the ground beneath and at the perimeter of both the three-season porch and adjoining outdoor deck was covered with gravel and stone to infiltrate rain water more slowly; we recently abandoned our septic system and connected to the new sewer system installed on Walker Bungalow, enhancing ground water quality.

Thank you for your consideration of this Application.

Richard M. Kinney

Francoise Kinney

Richard Kinney,



The purpose of this letter is to give you my professional opinion of the storm water management practices best suited for your property located at 89 Cliff Road. I have a B.S. from Unity College with 20 years experience in landscaping/excavation and hold a Maine Erosion control license # 3049. You contacted me and asked for an on site meeting to review 3 aspects of your property and I did so on 3-9-24 at 5:00 pm. The following are my recommendations based on that meeting.

1. I reviewed the concept suggested by the Conservation Commission of using the low lying area of the property in the south east corner as a recessed planting bed to collect, retain and allow ground infiltration of storm water. The existing slope around the home will naturally flow most storm water to the recessed planting bed as it should. I also feel the size and location are adequate for the property needs and as a bonus it provides a great pollinator habitat. I would advise the spillway shown as "river stone" in the recessed planting bed design be cleaned and maintained as this is the emergency overflow that will catch any larger material runoff as well as slow any water flow and prevent a "river" through the bed that can lead to erosion.
2. I reviewed the concept of a French drain on the easterly side of the home under the roof overhang of the three season porch. The elevations of the existing property do not allow a French drain to work as there is not a low enough area to drain to daylight as required. What I suggest is excavating by hand the existing drip edge within its current length and width and instead of the existing 3-4" of stone have 16-18" of depth creating more of drywell for storm water to infiltrate back into the ground. I would not advise a gutter be used along this roof pitch as that would concentrate the flow into the drip edge with potential for erosion but rather allowing it to come off the roof along the entire length as it is now. Any excess storm water will flow out of the south end of the drip edge following the existing slope into the recessed planting bed. Note that the base and sides of the drywell need to be lined with a filtration fabric that allows water to filtrate but prevent sediment from coming into the drywell.
3. The use of gutters on the remaining east side of the home is recommended and that they be either combined or routed to dump under the three season porch which per the site plan provided shows 858sq ft of stone to disperse and slow the flow of water allowing ground infiltration. Additionally any excess storm water will follow the natural slope under the three season porch and find its way to the recessed planting bed. The gutter downspout on the north east side of the home after review should be allowed to openly flow towards the northeast corner of the property as long as the flow is directed far enough towards the vegetation that it can not find its way onto the driveway. This can be as simple as a few feet of gutter downspout directed horizontally along the ground out way from the home into some larger stone to slow the flow and disperse the water. The surrounding vegetation appears more than adequate to handle the volume of water coming off the roof but with any new gutter downspout observe it over a few storms and if needed add more stone to slow the flow preventing erosion.

I believe with these three recommendations that you will significantly reduce the likelihood of any storm water runoff from your property. Lastly I will gladly supervise all work performed on site to ensure it is done to my recommendations if so desired.

Thank you
Josh Stauble
207-464-8558
www.seachangelandservices.com







5/13/24

A handwritten signature in black ink, appearing to read 'Josh Stauble', with a long horizontal flourish extending to the right.

89 Cliff Road

Recessed Planting Area Schedule

Revision 1

Scientific Name Common Name	Rain Garden Zone			Soil Moisture	Light Exposure	Bloom Period & Color					Mature Size		USDA Hardiness Zone	Attractive to:	Plant Notes
	Base	Slope	Berm			May	June	July	Aug	Sept	Oct	Height (feet)			
PERENNIALS															
12x															
 Caltha palustris Marsh marigold	•			•	☀️☁️	●						0.5-1'	1-1.5'	3-7	🦋 Provides bright yellow color early in spring before anything else blooms, then goes dormant in summer.
9x															
 Geranium maculatum Spotted crane's bill			•	•	☀️☁️	●	●	●	●			1'	1-1.5'	4-8	☀️🦋 Geraniums come in many species and cultivars. 'Spessart' is a popular cultivar with pink early summer bloom. 'Rozanne' is a blue, late summer bloom.
8x															
 Iris versicolor Blue iris or Blue flag	•			•	☀️☁️		●					2-3'	2-3'	2-7	🦋 Sturdy plant with thick rhizomes. Great choice for placing near the rain garden inlet and outlet.
5x															
 Lobelia cardinalis Cardinal flower	•			•	☀️☁️			●	●	●		2-4'	2'	3-8	🦋 Lobelia will often reseed itself and migrate in the garden.
3x															
 Asclepias tuberosa Butterfly milkweed			•	•	☀️☁️	●	●	●				1-3'	1-1.5'	4-9	🦋 Does not like wet feet - keep on dry berm. Monarch larval host.
3x															
 Penstemon digitalis Foxglove beardtongue	•	•	•	•	☀️☁️		○	○				2-4'	1.5'	3-8	🦋 Reseeds freely.

3x

	<p>Eutrochium (formerly <i>Eupatorium</i>) purpureum Sweet Joe Pye weed</p>	•	 		3-6'	3'	3-8	 	<p>Popular cultivars include 'Gateway' (6' tall) and 'Little Joe' (3' tall). Other <i>Eutrochium</i> species are also suitable.</p>

2x

	<p>Rudbeckia laciniata Green-headed or Cutleaf coneflower</p>	• •	 		3-6'	3-4'	3-9	 	<p>Spreads vigorously from underground rhizomes. Other <i>Rudbeckias</i> are also commonly used.</p>

2x

	<p>Verbena hastata Blue vervain or Swamp verbena</p>	•	 		2-5'	2-3'	3-9	 	<p>Tends to be tall and narrow; pinch the tops off to encourage branching and bushier growth.</p>

89 Cliff Rd. – Porch Area Plantings

Revision 1

1x

Mapleleaf Viburnum	<i>Viburnum acerifolium</i>	P-S	A	6'	Good for mass plantings in shady sites
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2x

Lambkill	<i>Kalmia angustifolia</i>	F-P	A	3'	Adaptable to many soils; best in acidic soil
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3x

Bush Cinquefoil	<i>Potentilla fruticosa</i>	F	A-D	4'	Summer-flowering shrub; tolerates alkaline soil
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Regional Plant List - Maine, ME, New Hampshire, NH, Vermont, VT







Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: June 20, 2024

Property Address: 346 Pleasant Street

Application #: LU-24-63

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
1	<i>1. The land is reasonably suited to the use activity or alteration.</i>	Meets Does Not Meet	The fence already exists and the replacement would be in the same location. The existing fence is in various stages of disrepair and needs replacement for safety and aesthetic reasons.
2	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	Meets Does Not Meet	As residents use this backyard for recreation and other benefits, the area must continue to be fenced in. There is no other feasible area on the property that can accommodate an outdoor space for the residents.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
3	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets Does Not Meet	The application proposes a complete replacement of the fence by hand, which will reduce impact on soil and buffer disturbance.
4	<i>4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i>	Meets Does Not Meet	No vegetation is proposed to be removed with this construction, only minor pruning if necessary to disentangle vegetation from the existing fence.
5	<i>5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i>	Meets Does Not Meet	Leaving the exiting fence to rot further would increase the safety hazard or the applicant could use machinery and/or concrete to install the fence posts which could have a much greater impact to the buffer and pond. The proposal to do this work by hand is the alternative with the least adverse impact to replace the existing fence.
6	<i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	Meets Does Not Meet	While a portion of the fence will be replaced within the 25' vegetated buffer, the applicant has stated that no vegetation shall be removed as part of this project, only pruned if necessary.
7	<u>Other Board Findings:</u>		



City of Portsmouth

1 Junkins Ave

Portsmouth, NH 03801

May 19th, 2024

To the attention of the Conservation Commission, Historic District, and Planning Board:

We, Wentworth Senior Living, agree to subscribe to a maintenance plan for keeping in good condition the proposed vinyl fence along the perimeter of our rear garden area at 346 Pleasant St that includes pressure washing the vinyl fencing with water only. This requirement comes from the decision at the May 2024 Conservation Commission Meeting approving fence replacement with stipulations. To ensure this information remains accessible to the appropriate parties at Wentworth Senior Living, instructions for the fence maintenance plan will be affixed to the pressure washer and will exist electronically on a drive folder accessible to any office staff who may be responsible for scheduling maintenance of the fence. The simple instructions attached to the pressure washer are included here on a separate sheet. All documents regarding the fence replacement project exist electronically in a shared drive to applicable staff.

MADISON ABBOTT

Property Manager

Direct: 603-570-7884

mabbott@wentworthseniorliving.org

346 Pleasant St. | Portsmouth | NH 03801

Ph: 603-436-0169 | F: 603-436-2040

ATTENTION

As part of a stipulation for the installation of the garden perimeter fence, only water is to be used while pressure washing the fence. Please ensure soap dispenser is empty or disconnected. Washing frequency should be 2x/year.



Conservation Commission Chair
City of Portsmouth Conservation Commission
1 Junkins Ave
Portsmouth, NH 03801
April 21st, 2024

To the attention of the Chairperson for the Conservation Commission:

We, Wentworth Senior Living at 346 Pleasant St, in an effort to meet the standards and expectations of the residents and families we serve, find it is time to replace the existing fence enclosing our garden area. The fence is a necessity in allowing our residents to maintain independence for longer, as it gives a definite border to a safe space. The fence's edge currently stands at approximately 20ft within the 25ft vegetated buffer along North Mill Pond, which disqualifies the project from seeking a Wetland Conditional Use Permit exemption. Being so, we request a Wetland Conditional Use Permit to perform this project.

The scope of this project is to remove the existing painted cedar fence, installed in 2015, with a longer lasting vinyl material with the same aesthetic and same footprint. Installation is to be conducted with a no-dig, no-aggregate method. The new posts will use the existing post holes with the vinyl to be sleeved over steel posts hand-driven into the ground to increase stability of the posts. This is in replacement of the industry-standard concrete footings in an effort to minimize impact to the ground. There are fifty posts with nominal measurements of 6"x6" set below grade within the 100ft vegetated buffer, for an actual cumulative below-grade impact of 10ft². Lineal footage is approximately 500ft for the entire project for a cumulative project size of approximately 200ft². The majority of fence to be replaced is within the 100ft wetland buffer. We aim not to disrupt any existing plant life for the installation of the new fence, apart from normal annual pruning maintenance.

We seek to use vinyl material for this project, going against the Historic District preferred materials, because of the reduction to impact at the waterline over time. The selected product has a material warranty of thirty years, at which time we will have replaced a wooden fence three more times and painted more than ten times. Vinyl has the added advantage of being a paintless product, removing the issue of paint chips going airborne and ending up in the water. As a lower maintenance product overall, we think the Commission should find the fence being replaced with vinyl is in alignment with the mission to minimize impacts to and protect the Portsmouth wetlands.

MADISON ABBOTT

Property Manager

Direct: 603-570-7884

mabbott@wentworthseniorliving.org

346 Pleasant St. | Portsmouth | NH 03801

Ph: 603-436-0169 | F: 603-436-2040



Property Information

Property ID 0109-0010-0000
Location 346 PLEASANT ST
Owner M H WENTWORTH HM FOR CHRNC INV



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/24/2023
Data updated 3/9/2022

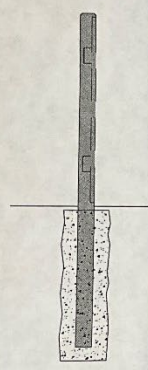
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



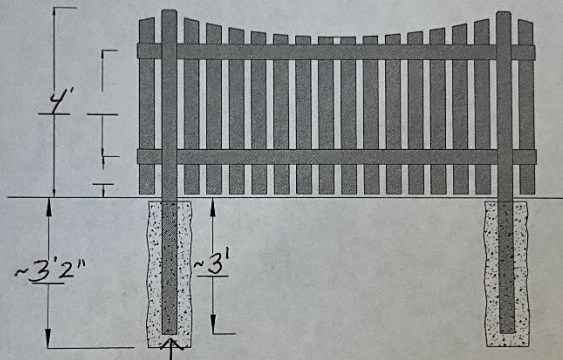
Existing Aerial View, Fencing overlined in red, buffer themes applied



Top View



Side View



Front View

2" steel post



Project:	Wentworth Senior Living	
Site Location:	346 Pleasant st	Date:
	Pertsmouth, NH	Drawing # W-03

Cut sheet for new fence panels



Legend® Vinyl Fencing by Master Halco offers vinyl fencing to meet your every need. With a variety of fence styles, colors and accessories, you are free to create a secluded space for entertaining and relaxing, add charm and curb appeal to your home or add a pool-code approved fence for peace-of-mind.

Legend is low-maintenance, so you can forget about ever needing to paint, sand or stain your fence again! Our 100% vinyl PVC combines the most stringent quality standards with the most innovative compounds to produce a product that won't peel, flake, corrode, rot, rust or attract termites.



A Tradition of Fencing Solutions



Legend® Dogear Straight - White



Legend® Privacy - White



Closed Picket 3-Rail - White

Legend® and Impressions® Vinyl Fence by Master Halco Transferable Limited Lifetime Warranty

WHO IS COVERED

The limited lifetime warranty covers single-family residential properties only. This limited warranty extends to the original purchaser and one (1) individual transferee as specified herein.

If the original purchaser is a corporation, partnership, unincorporated association, or a government or public entity, including, but without limitation to, a church or school, any other type of building or property the warranty period will be thirty (30) years following the original date of Product purchase. This warranty applies to systems constructed entirely of components manufactured and/or supplied by Master Halco. The thirty (30) year limited warranty for commercial installations cannot be transferred.

TRANSFEREE COVERAGE

Limited lifetime warranty coverage will be extended to one transferee on the above listed products with the following limitations: Transfer shall only be from residential homeowner (original Product purchaser) to a second homeowner. Transferee must obtain an original or copy of the initial sales receipt (with proof of date) from the previous owner(s). Additionally, if fence is purchased from a builder or installer, documentation must be supplied that names the product installed on property and date of transfer. Notwithstanding such transfer, the warranty is **valid thirty (30) years from the date of the original purchase**.

If the original purchaser is a corporation, partnership, unincorporated association, or a government or public entity, including, but without limitation to, a church, school or any other type of building or property, the thirty (30) year limited warranty cannot be transferred.

WHAT IS COVERED BY THIS LIMITED WARRANTY

Master Halco warrants Legend® and Impressions® Vinyl Fence products ("Product") will be free from defects in material and workmanship for the warranty period. This limited warranty is valid beginning on the date of Product purchase.

Master Halco warrants the Product against peeling, flaking, rotting, chipping, cracking, blistering, or abnormal discoloration/fading* under normal atmosphere and weather conditions for as long as you own your home or, if transferred, from **thirty (30) years from the date of the original purchase**. Separate and distinct warranties for hardware and other products are not covered under this warranty.

*After prolonged exposure to outdoor environments, all products will experience some gradual fading over time and is considered normal (up to a standard variation determined by Delta E color measurement, not to exceed Delta 5). Degrees of fading vary depending on geographical location, air pollution, exposure and other factors. Normal deterioration of color is not covered under this warranty.

WHAT THIS WARRANTY DOES NOT COVER

This limited warranty will not cover a change in color due to a buildup of accumulation of stains, dirt, mold, mildew or any other deficiency caused by lack of any maintenance by the owner. This limited warranty does not cover damage resulting from: misuse, abuse, improper storage or handling, improper installation, other vinyl products and accessories not manufactured by Master Halco, or manufactured for specific use in vinyl fence applications; damage caused by events beyond human control including but not limited to damage caused by animals or natural events; impact of foreign objects, fire, earthquake, flood, lightning, hail, hurricane, tornado or other casualty or act of God; movements, distortion, collapse or settling of ground or structure on which the fence is installed; distortion or melting due to external heat sources; fence that has been painted, varnished, or coated over manufacturer's finish. This limited warranty does not cover costs of removal or disposal of product, or reinstallation of replacement product.

PROTECTING YOUR RIGHTS

To protect your rights under this warranty, please return the attached registration form** to Master Halco, with the certification of your dealer, completed within 30 days of purchase. Warranty coverage is not conditional upon the return of the warranty registration form, provided you can furnish proof that the Legend® and/or Impressions® Vinyl Fence System was supplied by Master Halco and meets all of the requirements. A properly filled out warranty registration form, completed by you and your dealer, is your best proof of coverage under this limited warranty.

GENERAL CONDITIONS AND EXCLUSIONS

THE AMOUNT OF YOUR RESTITUTION WILL NOT INCLUDE LABOR TO INSTALL THE REPLACEMENT COMPONENTS, DELIVERY CHARGES, SALES TAX OR ANY OTHER CHARGES, NOR IS MASTER HALCO REQUIRED TO PROVIDE SUCH LABOR OR SERVICE.

THIS LIMITED WARRANTY IS IN LIEU OF ALL OTHER EXPRESS WARRANTIES. MASTER HALCO MAKES NO OTHER EXPRESS WARRANTIES, AND DOES NOT AUTHORIZE ANY OTHER PERSON OR AGENT TO MAKE ANY OTHER EXPRESS WARRANTIES. MASTER HALCO NEITHER ASSUMES NOR AUTHORIZES ANY OTHER LIABILITY OR OBLIGATION IN CONNECTION WITH THIS PRODUCT. EXCEPT TO THE EXTENT PROHIBITED BY APPLICABLE LAW, ANY IMPLIED WARRANTY, INCLUDING WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THIS PRODUCT, IS LIMITED IN DURATION TO THE TERM OF THIS LIMITED WARRANTY. IN NO EVENT SHALL MASTER HALCO BE LIABLE FOR ANY CONSEQUENTIAL, SPECIAL, OR INCIDENTAL DAMAGES ARISING OUT OF OR CONNECTED WITH THE PURCHASE OR USE OF THIS PRODUCT OR FOR ANY BREACH OF WARRANTY.

SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, OR THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATIONS OR EXCLUSION MAY NOT APPLY TO YOU. THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY HAVE OTHER RIGHTS THAT VARY FROM STATE TO STATE. THIS WARRANTY IS APPLICABLE ONLY TO SYSTEMS INSTALLED WITHIN THE CONTINENTAL UNITED STATES AND CANADA.

MASTER HALCO RESERVES THE RIGHT TO DISCONTINUE OR MODIFY ANY OF ITS PRODUCTS, INCLUDING THE COLOR OF ITS PRODUCTS WITHOUT NOTICE TO THE PURCHASER. MASTER HALCO DOES NOT WARRANT THAT ANY REPLACEMENT MATERIAL WILL MATCH OR BE IDENTICAL TO THE ORIGINAL PRODUCT AS REPLACEMENT PRODUCTS MAY VARY IN COLOR OR GLOSS IN COMPARISON TO THE ORIGINAL PRODUCT AS A RESULT OF NORMAL WEATHERING.

THIS WARRANTY IS EFFECTIVE FOR PRODUCTS PURCHASED AFTER JANUARY 1, 2017.

50 YEARS OF EXCELLENCE

Master Halco is North America's largest manufacturer and distributor of fencing materials. For more than 50 years, Master Halco has been the provider of choice for thousands of professional fence contractors and quality building material retailers. At Master Halco we provide a variety of high quality fence solutions: from chain-link to wood fencing; ornamental iron to vinyl; swimming pool fence to dog kennels; you can trust all your fencing needs to Master Halco.

**Registration form is available from your dealer and/or contractor.

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50 YEARS OF EXCELLENCE

Master Halco is North America's largest manufacturer and distributor of fencing materials. For more than 50 years, Master Halco has been the provider of choice for thousands of professional fence contractors and quality building material retailers. At Master Halco we provide a variety of high quality fence solutions: from chain-link to wood fencing; ornamental iron to vinyl; swimming pool fence to dog kennels. You can trust all your fencing needs to Master Halco.

Legend® Transferable Limited Lifetime Warranty Registration Card

Thank You for your purchase of your Legend product. Please take a moment to register your product to ensure your receipt of all the Legend warranty benefits.

REQUIRED INFORMATION: (PLEASE PRINT)

Name: _____

Address: _____

Email: _____

Date Purchased: _____

Legend Product Purchased: _____

City: _____

State: _____

Phone: _____

Date Installed: _____

Installer's Company Name: _____

Return this form to:

Master Halco Inc
3010 LBJ Freeway, Suite 800
Dallas, TX 75234

Zip Code: _____



Master Halco Inc
3010 LBJ Freeway
Suite 800
Dallas, TX 75234



Warranty and care information for proposed new fencing

Place
Stamp
Here

Legend® Vinyl Fence by Master Halco Care & Maintenance Instructions

• **How Do I Clean My Vinyl Fence?**

- On occasion you may want to spray your fence with a garden hose. This will remove grass clippings, dirt and fertilizer chemicals and keep it looking as new as possible.
- To remove minor stains use soap and water.
- For removal of major stains use a plastic safe degreaser or a 10:1 water / bleach mixture.

• **How Will My Vinyl Fence Perform in Hot and Cold Weather Conditions?**

- Vinyl becomes less flexible in cold weather. However, unless subjected to unusual or extreme impact, it will not break. It is normal for materials to expand and contract with changes in temperature. Flexibility is common and a benefit of vinyl fence, which allows it to maintain its strength and shape. Your fence is engineered to withstand normal changes in temperature and changing climates.

• **Will My Colored Vinyl Fence Fade?**

- Yes, all building products when exposed to sunlight gradually weather over time depending on your climate; this is called normal weathering.

• **Will My White Vinyl Fence Turn Yellow?**

- Any white product will gradually dull or fade over time, but this should not be noticeable to you.

• **Will My Vinyl Fence Chalk?**

- Light chalking is a normal occurrence of all vinyl products. Washed away by rainfall and normal changes in weather, this process helps to keep your fence looking like new.

• **Can I Paint My Fence?**

- There is no reason to paint your fence. Your fence comes in a variety of color choices to satisfy any yard décor. If you decide to paint your fence, you will void the warranty.

• **Does My Warranty Cover Gate Adjustments?**

- Unfortunately, no. Gate adjustments and leveling are normal care and maintenance items that the home owner is responsible for.

To Maximize The Life Of Your Fence, Address These Areas:

- Adjust the gate every Spring – (As a reminder, gate adjustments and leveling are normal care and maintenance items that the homeowner is responsible for)
- Oil the gate hinges, and tighten the screws once a year.
- Do not let the gate swing in the wind. Keep it secured.
- Deter children from swinging on the gate.
- Re-tamp and realign the loose posts.
- Do not stack or mount any objects or material near your fence.



Master Halco Inc
3010 LBJ Freeway
Suite 800
Dallas, TX 75234
(972) 714-7300
(800) 883-8384 Toll Free
www.masterhalco.com



A Tradition of Fencing Solutions



A Tradition of Fencing Solutions

Care & Maintenance Instructions
Warranty Coverage



Sample install of proposed new fencing from actual installation by vendor



Existing fence : 11 images





















Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: 6/12/24

Property Address: 413 Lafayette Road, Friends of Lafayette House, Inc.

Application #: LU-23-208

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
1	Compliance with all City Ordinances and Codes and these regulations. <u>Applicable standards:</u>	Meets Does Not Meet	<u>Applicable standards:</u> ZBA and TAC approval were obtained for this addition and we submitted waivers for items not necessary for this minor site plan.
2	Provision for the safe development, change or expansion of use of the site.	Meets Does Not Meet	Minor addition being added to the existing building with no expansion of use of the property.
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	Meets Does Not Meet	We requested a waiver from stormwater regulations as this is a small addition to the property with minimal increase in impervious coverage.
4	Adequate protection for the quality of groundwater.	Meets Does Not Meet	The small addition does not affect groundwater and we are not altering the limit of pavement, just a building addition.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
5	Adequate and reliable water supply sources.	Meets Does Not Meet	Adequate water supply is already on the property.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	Meets Does Not Meet	Adequate sewer service is already on the property. All utility connections to the addition will be internal with no work needed outside of the buildings.
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	Meets Does Not Meet	This addition will not result in any undesirable elements.
8	Adequate provision for fire safety, prevention and control.	Meets Does Not Meet	Sprinkler system will be extended into the addition and the current building has a sprinkler system in place.
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets Does Not Meet	There are no wetlands on the property.
10	Adequate protection of historical features on the site.	Meets Does Not Meet	The existing building will remain and this is for a small addition. The building is not historical and there are no known historical features on the property.
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	Meets Does Not Meet	This addition does not alter the use of the property or the traffic flow as the addition is only for an expanded caretaker unit and there is no expansion of the number of people being cared for on the premises.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets Does Not Meet	This addition does not alter the use of the property or the traffic flow as the addition is only for an expanded caretaker unit and there is no expansion of the number of people being cared for on the premises.
13	Adequate insulation from external noise sources.	Meets Does Not Meet	The addition will not generate any external noise after construction and the insulation of the unit will meet the building code requirements as required by the City.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	Meets Does Not Meet	There is no expansion of the use and therefore no change to the solid waste or emergency services.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	Meets Does Not Meet	The property has extensive outdoor recreation for the tenants with gardens, lawn areas, outside patio space and connection to adjacent sidewalk infrastructure on Lafayette Road.
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	Meets Does Not Meet	The property has extensive outdoor recreation for the tenants with gardens, lawn areas, outside patio space and connection to adjacent sidewalk infrastructure on Lafayette Road.
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	Meets Does Not Meet	We have provided existing conditions survey showing the features of the site and this area is currently lawn, walkways and fences and will not interfere with the existing parking area.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets Does Not Meet	The caretakers of the building are avid landscapers and gardeners and have extensive plantings around the property. There is minimal noise from the property.
19	Compliance with applicable City approved design standards.	Meets Does Not Meet	ZBA and TAC approval were obtained for this addition and we submitted waivers for items not necessary for this minor site plan.
	Other Board Findings:		

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

May 28, 2024

Portsmouth Technical Review Advisory Committee
Attn: Board Members
1 Junkins Avenue, Suite 3rd Floor
Portsmouth, NH 03801

RE: Waiver Request 2
Friends of Lafayette House
413 Lafayette Road, Portsmouth, NH
Tax Map 230, Lot 23A
JBE Project No. 23036

Dear Board Members,

Jones & Beach Engineers, Inc. respectfully submits a Waiver Request for the above-referenced parcel on behalf of our client & owner, Friends of Lafayette House. Jones & Beach respectfully requests a waiver for the following Articles and sub-articles of the Site Plan Regulations.

Article 2, Section 2.12 Site Plan Review Agreement:

1. A Site Plan Review Agreement to ensure the site is developed in accordance with the approved plan shall be drafted for all approved site plans. Terms and conditions of the Site Plan Review Agreement shall indicate any stipulation or condition which may be necessary to secure the public health, safety, and welfare and ensure compliance with all of the ordinances of the City of Portsmouth, all applicable state and local regulations, and requirements of the Building Code to ensure that all site development and construction is completed according to the Plan approved. A security shall be provided in a form and amount approved by the city.

REASONING: This proposed expansion is a small increase in the building size and there are no changes to the existing utilities outside of the building. Therefore, due to the small nature of the change to the site, we feel this waiver is justifiable.

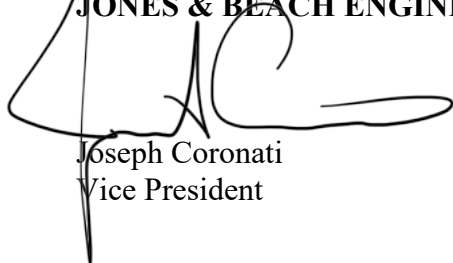
2. The Site Plan Review Agreement shall be considered fully executed when the Agreement has been endorsed by the owner of the property and the Planning Director, and when the security has been approved by the City Attorney and placed on file with the Planning Department.

REASONING: This proposed expansion is a small increase in the building size and there are no changes to the existing utilities outside of the building. Therefore, due to the small nature of the change to the site, we feel this waiver is justifiable.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,

JONES & BEACH ENGINEERS, INC.

A handwritten signature in black ink, appearing to read 'JC', is written over the printed name and title of Joseph Coronati.

Joseph Coronati
Vice President



LEED v4.1 BD+C
Project Checklist

Project Name: 413 Lafayette, Portsmouth, NH
Date: 5/24/2024

Y ? N

1			Credit	Integrative Process	1
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##	0	0	Location and Transportation	16	
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
1			Credit	High Priority Site and Equitable Development	2
4			Credit	Surrounding Density and Diverse Uses	5
4			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
111			Credit	Reduced Parking Footprint	1
			Credit	Electric Vehicles	1

13	0	0	Sustainable Sites	10	
Y			Prereq	Construction Activity Pollution Prevention	Required
			Credit	Site Assessment	1
			Credit	Protect or Restore Habitat	2
1			Credit	Open Space	1
			Credit	Rainwater Management	3
			Credit	Heat Island Reduction	2
12			Credit	Light Pollution Reduction	1

2	0	0	Water Efficiency	11	
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
			Credit	Indoor Water Use Reduction	6
			Credit	Optimize Process Water Use	2
			Credit	Water Metering	1

8	0	0	Energy and Atmosphere	33	
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
			Credit	Enhanced Commissioning	6
7			Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
			Credit	Grid Harmonization	2
			Credit	Renewable Energy	5
1			Credit	Enhanced Refrigerant Management	1

13	0	0	Materials and Resources	13	
Y			Prereq	Storage and Collection of Recyclables	Required
1			Credit	Building Life-Cycle Impact Reduction	5
			Credit	Environmental Product Declarations	2
11			Credit	Sourcing of Raw Materials	2
			Credit	Material Ingredients	2
1			Credit	Construction and Demolition Waste Management	2

10	0	0	Indoor Environmental Quality	16	
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
2			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1			Credit	Interior Lighting	2
			Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1

1	0	0	Innovation	6	
			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

0	0	0	Regional Priority	4	
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

40	0	0	TOTALS	Possible Points: 110
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Gold: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

April 22, 2024

Portsmouth Technical Review Advisory Committee
Attn: Board Members
1 Junkins Avenue, Suite 3rd Floor
Portsmouth, NH 03801

**RE: Waiver Request
Friends of Lafayette House
413 Lafayette Road, Portsmouth, NH
Tax Map 230, Lot 23A
JBE Project No. 23036**

Dear Board Members,

Jones & Beach Engineers, Inc. respectfully submits a Waiver Request for the above-referenced parcel on behalf of our client & owner, Friends of Lafayette House. Jones & Beach respectfully requests a waiver for the following Articles and sub-articles of the Site Plan Regulations.

Article 3 – Vehicular Circulation Standards and all sub articles.

Reasoning: There is no change to the number of residents or employees and no change to the traffic pattern or parking spaces that exist today.

Article 6 – Landscaping and Screening Standards and sub articles.

Reasoning: We are not proposing to add any additional landscaping to the site at this time. There is minimal amount of landscaping being removed.

Article 7 – Water Resources Standards and sub articles.

Reasoning: The proposed addition is 635 square feet and we are removing some old sheds and have a net increase in impervious area of 596 square feet on a 33,096 square foot lot, which is a 1.8% increase on the lot. We feel that this is such a minor increase that it does not warrant a stormwater study nor require erosion control design. The addition will have utilities provided from the existing building, so there is no trenching or sitework needed elsewhere on the property.

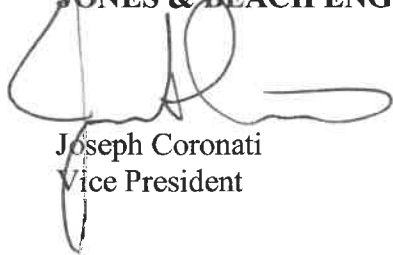
Article 10 – Outdoor Lighting and sub articles.

Reasoning: We are proposing any additional lighting other than small residential light at the new entrance door into the caretaker unit that is controlled by light switch within the unit.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,

JONES & BEACH ENGINEERS, INC.

A handwritten signature in black ink, appearing to read 'JC', with a long horizontal flourish extending to the right.

Joseph Coronati
Vice President



City of Portsmouth, New Hampshire

Site Plan Application Checklist

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

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

Name of Applicant: Friends of Lafayette House Date Submitted: April 22, 2024

Application # (in City's online permitting): _____

Site Address: 413 Lafayette Road Map: 230 Lot: 23A

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Complete <u>application</u> form submitted via the City's web-based permitting program (2.5.2.1(2.5.2.3A))		N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. (2.5.2.8)		N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Statement that lists and describes "green" building components and systems. (2.5.3.1B)		
<input checked="" type="checkbox"/>	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. (2.5.3.1C)		N/A
<input checked="" type="checkbox"/>	Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1D)		N/A

Site Plan Review Application Required Information

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

Site Plan Specifications

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

Site Plan Specifications – Required Exhibits and Data

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	1. Existing Conditions: (2.5.4.3A) <ul style="list-style-type: none"> • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required. 	C1	
<input checked="" type="checkbox"/>	2. Buildings and Structures: (2.5.4.3B) <ul style="list-style-type: none"> • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use. 	C1 & C2	
<input type="checkbox"/>	3. Access and Circulation: (2.5.4.3C) <ul style="list-style-type: none"> • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC). 		Waiver
<input checked="" type="checkbox"/>	4. Parking and Loading: (2.5.4.3D) <ul style="list-style-type: none"> • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided). 	C2	
<input checked="" type="checkbox"/>	5. Water Infrastructure: (2.5.4.3E) <ul style="list-style-type: none"> • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii). 	C1	
<input checked="" type="checkbox"/>	6. Sewer Infrastructure: (2.5.4.3F) <ul style="list-style-type: none"> • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period. 	C1	

<input checked="" type="checkbox"/>	7. Utilities: (2.5.4.3G) <ul style="list-style-type: none"> The size, type and location of all above & below ground utilities; Size type and location of generator pads, transformers and other fixtures. 	C1	
<input checked="" type="checkbox"/>	8. Solid Waste Facilities: (2.5.4.3H) <ul style="list-style-type: none"> The size, type and location of solid waste facilities. 	C1	
<input type="checkbox"/>	9. Storm water Management: (2.5.4.3I) <ul style="list-style-type: none"> The location, elevation and layout of all storm-water drainage. The location of onsite snow storage areas and/or proposed off-site snow removal provisions. Location and containment measures for any salt storage facilities Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures. 		Waiver
<input type="checkbox"/>	10. Outdoor Lighting: (2.5.4.3J) <ul style="list-style-type: none"> Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan. 		Waiver
<input type="checkbox"/>	11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)		Waiver
<input type="checkbox"/>	12. Landscaping: (2.5.4.3K) <ul style="list-style-type: none"> Identify all undisturbed area, existing vegetation and that which is to be retained; Location of any irrigation system and water source. 		Waiver
<input checked="" type="checkbox"/>	13. Contours and Elevation: (2.5.4.3L) <ul style="list-style-type: none"> Existing/Proposed contours (2 foot minimum) and finished grade elevations. 	C1	
<input checked="" type="checkbox"/>	14. Open Space: (2.5.4.3M) <ul style="list-style-type: none"> Type, extent and location of all existing/proposed open space. 	C2, Note 4	
<input checked="" type="checkbox"/>	15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)	C1, Notes	
<input checked="" type="checkbox"/>	16. Character/Civic District (All following information shall be included): (2.5.4.3P) <ul style="list-style-type: none"> Applicable Building Height (10.5A21.20 & 10.5A43.30); Applicable Special Requirements (10.5A21.30); Proposed building form/type (10.5A43); Proposed community space (10.5A46). 	Architect Plans	
<input checked="" type="checkbox"/>	17. Special Flood Hazard Areas (2.5.4.3Q) <ul style="list-style-type: none"> The proposed development is consistent with the need to minimize flood damage; All public utilities and facilities are located and construction to minimize or eliminate flood damage; Adequate drainage is provided so as to reduce exposure to flood hazards. 	C1, Note 3	

Other Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Traffic Impact Study or Trip Generation Report, as required. (3.2.1-2)		N/A
<input type="checkbox"/>	Indicate where Low Impact Development Design practices have been incorporated. (7.1)		Waiver
<input checked="" type="checkbox"/>	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. (7.3.1)		
<input type="checkbox"/>	Stormwater Management and Erosion Control Plan. (7.4)		Waiver
<input type="checkbox"/>	Inspection and Maintenance Plan (7.6.5)		

Final Site Plan Approval Required Information

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

Final Site Plan Approval Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	A list of any required state and federal permit applications required for the project and the status of same. (2.5.3.2E)		N/A
<input type="checkbox"/>	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." (2.5.4.2E)		N/A
<input type="checkbox"/>	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. (2.5.4.2F)		N/A
<input type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." (2.13.3)		N/A

Applicant's Signature: _____



Date: _____

4/19/24

Letter of Authorization

Friends of Lafayette House, 400 Little Harbor Road, Suite 1104, Portsmouth, NH 03801, owner of property located in Portsmouth, NH, known as Tax Map 230, Lot 23A, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, and Bosen & Associates, 266 Middle Street, Portsmouth, NH 03801, to act on my behalf concerning the previously mentioned property. The parcel is located at 413 Lafayette Road in Portsmouth, NH.

We hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Witness

Melanie May

Friends of Lafayette House

12/20/23

Date



Ganz Law Office

Box 62

Cathy Ann Tracy

LCHIP	ROA474216	25.00
TRANSFER TAX	RO093549	2,884.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Community Home Solutions, Inc.**, a New Hampshire corporation, of 14 New Zealand Road, Seabrook, New Hampshire 03874, for consideration paid, grant to **Friends of Lafayette House**, a New Hampshire non-profit corporation, with a mailing address of PO Box 4545, Portsmouth, New Hampshire 03802, with warranty covenants, the following:

A certain parcel of land, together with the buildings and improvements thereon, situate in Portsmouth, County of Rockingham and State of New Hampshire, identified as Lot 2 on subdivision plan entitled "Plan of Land of J. Philip McCaffery for Great Bay School and Training Center, by Richard P. Millette & Associates", dated December 1981, with Revision I dated January 7, 1982, and recorded in the Rockingham County Registry of Deeds as Plan No. D- 10590 (the "Premises"), as more particularly bounded and described as follows:

Beginning at a point which is 155 feet distant from the Southwest corner of land now or formerly of Lester A. and Priscilla M. Pettis, on a bearing S 79° 23' 39" E from Lafayette Road and from said point of beginning, and being at the Southerly side of Lot 3 on aforesaid plan; thence running S 79° 23' 39" E a distance of 154.32 feet to a point at land now or formerly of Church of Jesus Christ of Latter Day Saints; thence running South by said Church land S 22° 05' 21" W a distance of 179.22 feet to land now or formerly of the City of Portsmouth; thence running S 88° 21' 21"W a distance of 183.14 feet to Lot 1 on said Plan; thence running N 21° 15' 21" E a distance of 187.72 feet to a point at a right of way in common of fifty (50) feet in width; thence running S 79° 23' 39" E a distance of twenty (20) feet to a point; thence running N 21° 15' 21" E, a distance of 30.53 feet to the point of beginning.

There is granted herewith a fifty (50) foot easement right of way as shown on said Plan, extending from Lot 2 to Lafayette Road. This right of way shall run with the land, for all purposes of vehicular and pedestrian passage, for the benefit of Lot 1, Lot 2 and Lot 3 on said Plan, and also for the benefit of land abutting this right of way to the North, now or formerly owned by Lester A. Pettis and Priscilla M. Pettis.

Premises are conveyed subject to the terms of an Option Agreement, a Notice of which is recorded in Rockingham County Registry of Deeds at Book 5879, Page 1258.

Said conveyance is subject to the mortgage to the Newburyport Five Cents Savings Bank dated December 14, 2017 and recorded at Book 5879, Page 120, the Assignment of Rents to the Newburyport Five Cents Savings Bank dated December 14, 2017 and recorded at Book 5879, Page 1247 and a UCC-1 Financing Statement dated December 14, 2017 and recorded at Book 5888, Page 630.

The grantee herein has assumed the financial obligations to Newburyport Five Cents Savings Bank.

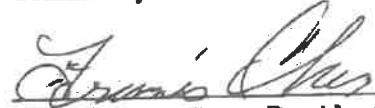
Subject to all rights, restrictions and easements of record.

This is not homestead property of Grantor.

Meaning and intending to describe the same premises conveyed to Grantor by deed of Great Bay Services, Inc. dated December 14, 2017 and recorded in the Rockingham County Registry of Deeds at Book 5879, Page 1225.

Executed this 10th day of December, 2019.

Community Home Solutions, Inc.



By Francis G. Chase, President

Witness

**STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.**

December 10, 2019

Then appeared the above-named **Francis G. Chase**, duly authorized **President of Community Home Solutions, Inc.**, known to me or satisfactorily proven through proof of identification (i.e. his driver's license) to be the individual who executed the foregoing instrument, and acknowledged same to be his voluntary act and deed.

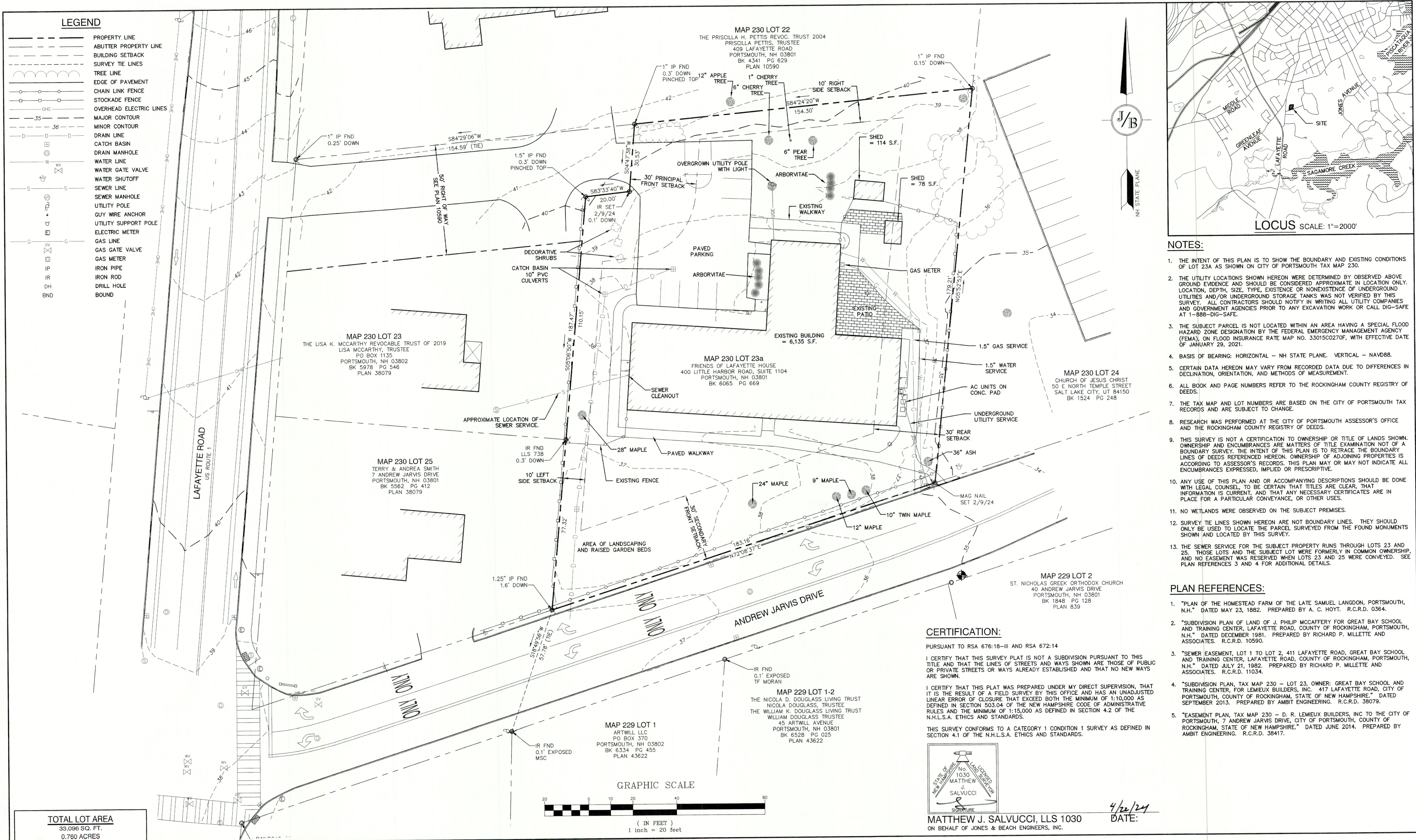
Before me,

**Mary Keohan Ganz, Justice of the Peace
State of New Hampshire
My Commission Expires: August 28, 2024**



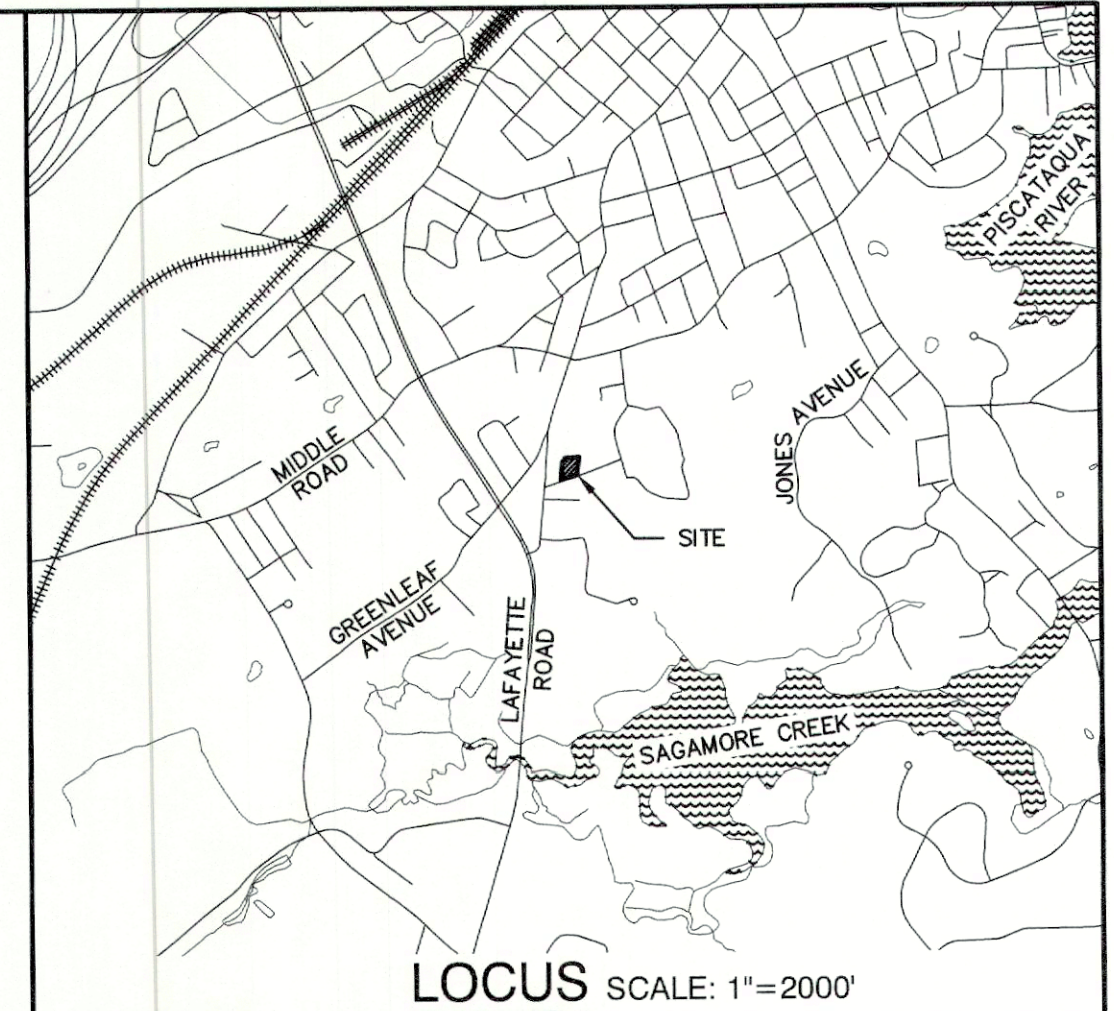
**Mary Keohan Ganz - Justice of the Peace
My Commission Expires: 08/28/2024**

#8784-A/BF



LEGEND

---	PROPERTY LINE
---	ABUTTER PROPERTY LINE
---	BUILDING SETBACK
---	SURVEY TIE LINES
---	TREE LINE
---	EDGE OF PAVEMENT
---	CHAIN LINK FENCE
---	STOCKADE FENCE
---	OVERHEAD ELECTRIC LINES
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	DRAIN LINE
---	CATCH BASIN
---	DRAIN MANHOLE
---	WATER LINE
---	WATER GATE VALVE
---	WATER SHUTOFF
---	SEWER LINE
---	SEWER MANHOLE
---	UTILITY POLE
---	GUY WIRE ANCHOR
---	UTILITY SUPPORT POLE
---	ELECTRIC METER
---	GAS LINE
---	GAS GATE VALVE
---	GAS METER
---	IRON PIPE
---	IRON ROD
---	DRILL HOLE
---	BOUND



- NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF LOT 23a AS SHOWN ON CITY OF PORTSMOUTH TAX MAP 230.
 - THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0270F, WITH EFFECTIVE DATE OF JANUARY 29, 2021.
 - BASIS OF BEARING: HORIZONTAL - NH STATE PLANE. VERTICAL - NAVD88.
 - CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
 - ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
 - RESEARCH WAS PERFORMED AT THE CITY OF PORTSMOUTH ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESRIPTIVE.
 - ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
 - NO WETLANDS WERE OBSERVED ON THE SUBJECT PREMISES.
 - SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
 - THE SEWER SERVICE FOR THE SUBJECT PROPERTY RUNS THROUGH LOTS 23 AND 25. THOSE LOTS AND THE SUBJECT LOT WERE FORMERLY IN COMMON OWNERSHIP, AND NO EASEMENT WAS RESERVED WHEN LOTS 23 AND 25 WERE CONVEYED. SEE PLAN REFERENCES 3 AND 4 FOR ADDITIONAL DETAILS.

- PLAN REFERENCES:**
- "PLAN OF THE HOMESTEAD FARM OF THE LATE SAMUEL LANGDON, PORTSMOUTH, N.H." DATED MAY 23, 1882. PREPARED BY A. C. HOYT. R.C.R.D. 0364.
 - "SUBDIVISION PLAN OF LAND OF J. PHILIP MCCAFFERY FOR GREAT BAY SCHOOL AND TRAINING CENTER, LAFAYETTE ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H." DATED DECEMBER 1981. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. R.C.R.D. 10590.
 - "SEWER EASEMENT, LOT 1 TO LOT 2, 411 LAFAYETTE ROAD, GREAT BAY SCHOOL AND TRAINING CENTER, FOR LEMIEUX BUILDERS, INC., 417 LAFAYETTE ROAD, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE," DATED SEPTEMBER 2013. PREPARED BY AMBIT ENGINEERING. R.C.R.D. 38079.
 - "EASEMENT PLAN, TAX MAP 230 - D. R. LEMIEUX BUILDERS, INC TO THE CITY OF PORTSMOUTH, 7 ANDREW JARVIS DRIVE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE," DATED JUNE 2014. PREPARED BY AMBIT ENGINEERING. R.C.R.D. 38417.

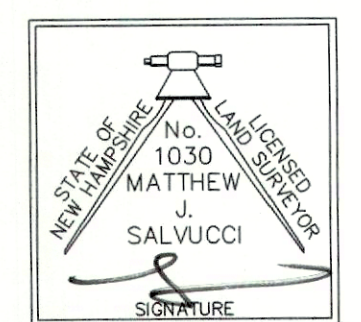
CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

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 UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

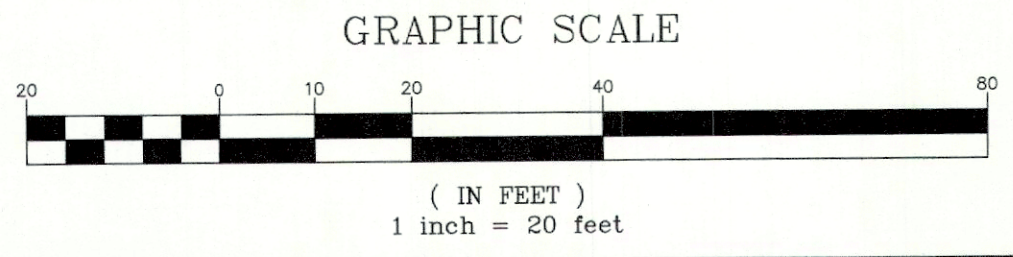
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

4/22/24
DATE:

TOTAL LOT AREA
33,096 SQ. FT.
0.760 ACRES



Design: JAC	Draft: KDR	Date: 2/28/24
Checked: JAC	Scale: 1" = 20'	Project No.: 23036
Drawing Name: 23036-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	2/28/24	ADDING BUILDING SETBACKS	KDR

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	BUILDING ADDITION 413 LAFAYETTE ROAD, PORTSMOUTH, NH
Owner of Record:	FRIENDS OF LAFAYETTE HOUSE 400 LITTLE HARBOR ROAD, SUITE 1104, PORTSMOUTH, NH 03801

DRAWING No.
C1
SHEET 1 OF 2
JBE PROJECT NO. 23036

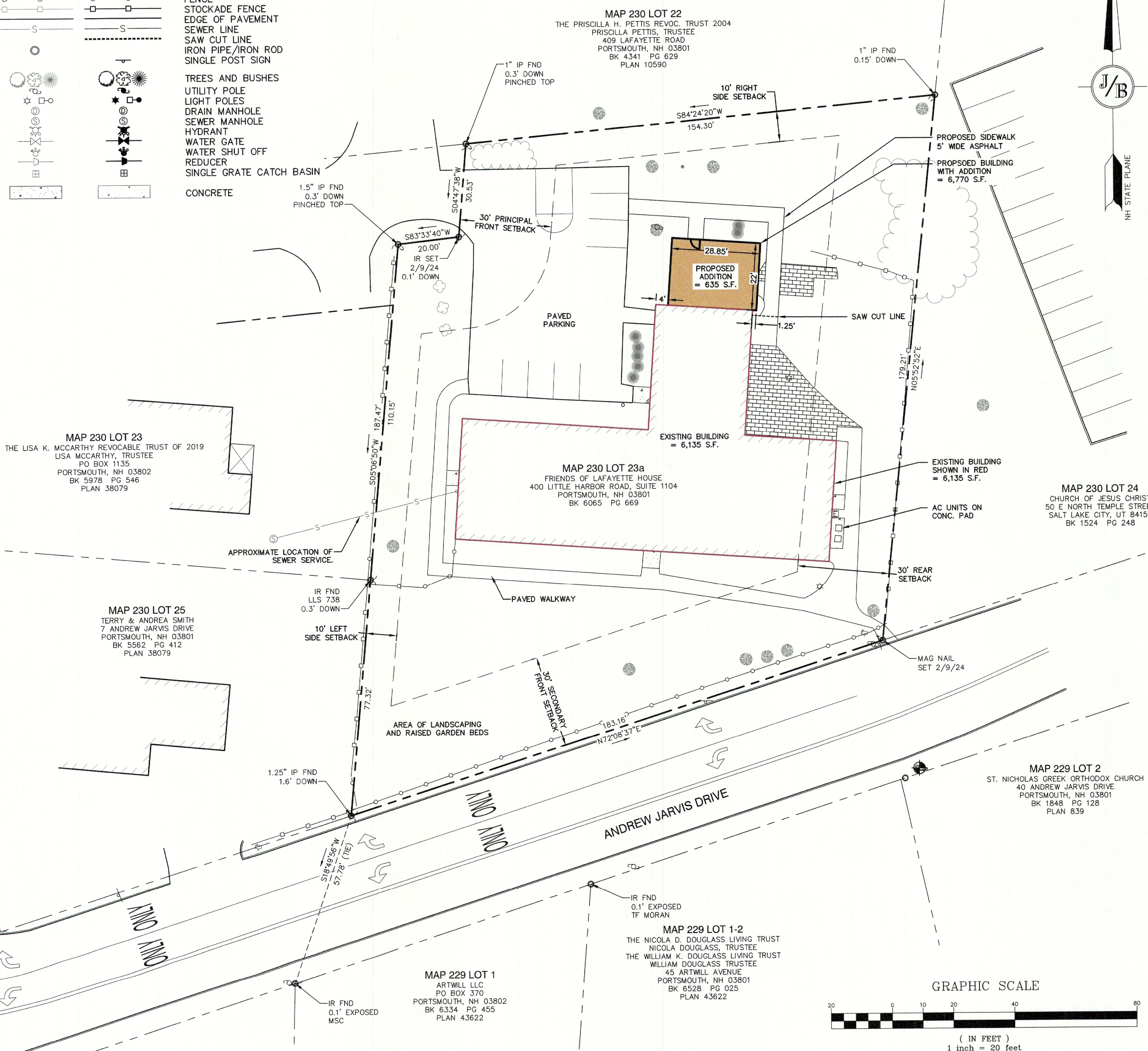
GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINES
		SETBACK LINES
		STREAM CHANNEL
		TREE LINE
		FENCE
		STOCKADE FENCE
		EDGE OF PAVEMENT
		SEWER LINE
		SAW CUT LINE
		IRON PIPE/IRON ROD
		SINGLE POST SIGN
		TREES AND BUSHES
		UTILITY POLE
		LIGHT POLES
		DRAIN MANHOLE
		SEWER MANHOLE
		HYDRANT
		WATER GATE
		WATER SHUT OFF
		REDUCER
		SINGLE GRATE CATCH BASIN
		CONCRETE

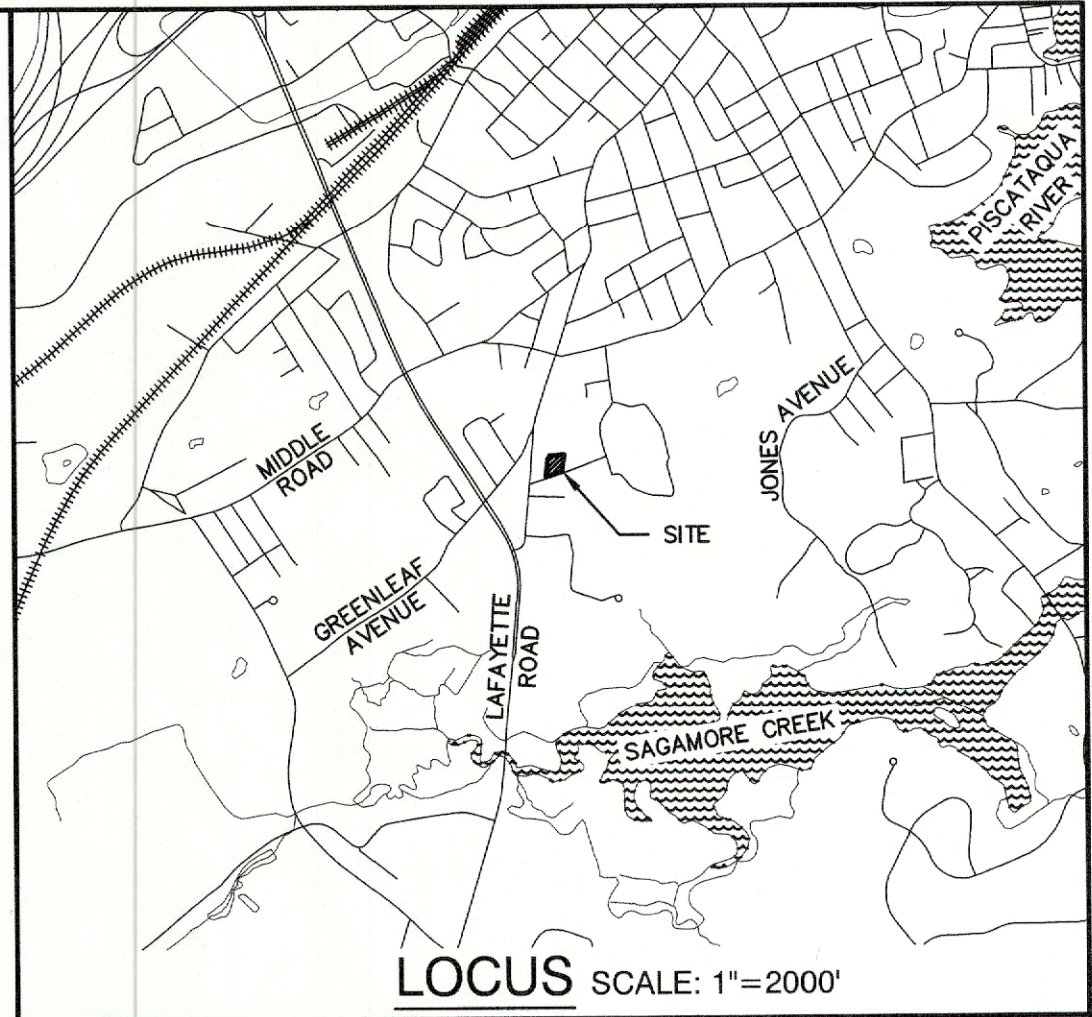
PROPERTY LINES
SETBACK LINES
STREAM CHANNEL
TREE LINE
FENCE
STOCKADE FENCE
EDGE OF PAVEMENT
SEWER LINE
SAW CUT LINE
IRON PIPE/IRON ROD
SINGLE POST SIGN

TREES AND BUSHES
UTILITY POLE
LIGHT POLES
DRAIN MANHOLE
SEWER MANHOLE
HYDRANT
WATER GATE
WATER SHUT OFF
REDUCER
SINGLE GRATE CATCH BASIN

CONCRETE



EXISTING & PROPOSED CONDITIONS (ZONE-SRB)			
LAND USE	EXISTING	PROPOSED	PERMITTED/REQUIRED
CARE TAKING UNIT ADDITION TO EXISTING STRUCTURE			PRIMARILY RESIDENTIAL
LOT AREA (S.F.)	33,096	33,096	15,000 MIN.
STREET FRONTAGE (ANDREW JARVIS DRIVE)(FT.)	183	183	100 MIN.
LOT DEPTH (FT.)	173	173	100 MIN.
PRINCIPAL FRONT YARD (FT.)	59'	59'	30 MIN.
SECONDARY FRONT YARD (FT.)	30'	30'	30' MIN.
LEFT YARD (FT.)	58.7'	37.6'	10 MIN.
RIGHT YARD (FT.)	25.7'	25.7'	10 MIN.
REAR YARD (FT.)	19.9'	19.9'	30 MIN.
HEIGHT (FT.)	18	18	35 MAX.
BUILDING COVERAGE (%)	19	20.4	20 MAX.
OPEN SPACE COVERAGE (%)	61	58.9	40 MIN.
PARKING	8	8	7 MIN.



SITE NOTES:

- THE INTENT OF THIS PLAN IS TO ADD AN ADDITION FOR A CARETAKER UNIT.
- PARKING CALCULATIONS (ARTICLE 11, SECTION 10.1112.321.2 - ASSISTED LIVING FACILITY/RESIDENTIAL CARE FACILITY):
REQUIREMENT: 5 PARKING SPACES PER BED OR RESIDENT
13 TOTAL ROOMS EXISTING * .5 SPACES PER BED = 6.5 ≈ 7
7 PARKING SPACES REQUIRED
8 PARKING SPACES PROVIDED
- THE FOLLOWING VARIANCES HAVE BEEN APPROVED BY THE ZONING BOARD OF ADJUSTMENT ON: MARCH 19, 2024
A) SECTION 10.331 - TO EXTEND, ENLARGE, OR CHANGE THE LAWFUL NONCONFORMING USE WITHOUT CONFORMING TO THE ORDINANCE.
B) SECTION 10.334 - TO EXTEND THE NONCONFORMING USE TO A REMAINING PORTION OF THE LAND.
- EXISTING IMPERVIOUS CALCULATIONS:
EXISTING BUILDING = 6,135 S.F. (18.5%)
PATIO, WALKWAY, CONCRETE = 2,746 S.F. (8.3%)
PAVED SURFACES = 3,939 S.F. (11.9%)
SHEDS = 192 S.F.
TOTAL = 13,011 S.F. (39.3%)
PROPOSED IMPERVIOUS CALCULATIONS:
PROPOSED BUILDING FOOTPRINT = 6,770 S.F. (20.4%)
PATIO, WALKWAY, CONCRETE = 2,898 S.F. (8.8%)
PAVED SURFACES = 3,939 S.F. (11.9%)
TOTAL = 13,607 S.F. (41.1%)
- THE FACILITY SHALL BE LIMITED TO 12 CARE RESIDENTS OR RESIDENTS UNDER CARE.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- THE SITE IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA OR AQUIFER PROTECTION AREA.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0270FB, DATED JANUARY 29, 2021.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.

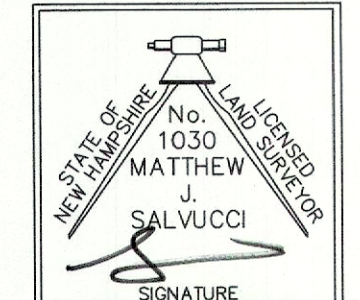
CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14

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THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

4/22/24
DATE:

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON _____ DATE _____

TOTAL LOT AREA
33,096 SQ. FT.
0.760 ACRES

Design: JAC	Draft: KDR	Date: 2/28/24
Checked: JAC	Scale: 1" = 20'	Project No.: 23036
Drawing Name: 23036-PLAN.dwg		
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REV.	DATE	REVISION	BY
0	2/28/24	ADDING BUILDING SETBACKS	KDR

Designed and Produced in NH

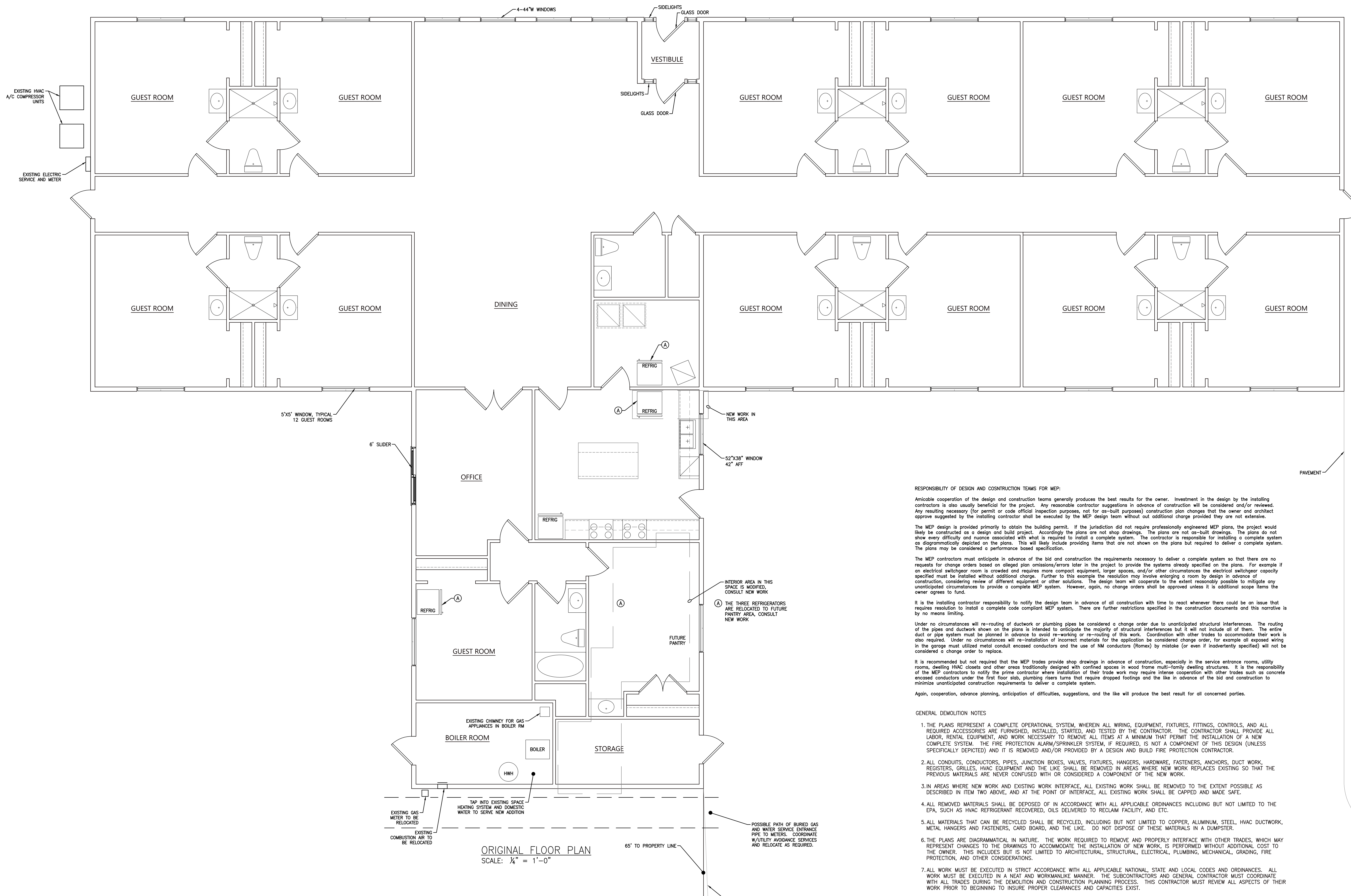
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN MAP 230, LOT 23A
Project:	BUILDING ADDITION 413 LAFAYETTE ROAD, PORTSMOUTH, NH
Owner of Record:	FRIENDS OF LAFAYETTE HOUSE 400 LITTLE HARBOR ROAD, SUITE 1104, PORTSMOUTH, NH 03801

DRAWING No. **C2**

SHEET 2 OF 2
JBE PROJECT NO. 23036



ORIGINAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

RESPONSIBILITY OF DESIGN AND CONSTRUCTION TEAMS FOR MEP:

Amicable cooperation of the design and construction teams generally produces the best results for the owner. Investment in the design by the installing contractors is also usually beneficial for the project. Any reasonable contractor suggestions in advance of construction will be considered and/or reviewed. Any resulting necessary (for permit or code official inspection purposes, not for as-built purposes) construction plan changes that the owner and architect approve suggested by the installing contractor shall be executed by the MEP design team without additional charge provided they are not extensive.

The MEP design is provided primarily to obtain the building permit. If the jurisdiction did not require professionally engineered MEP plans, the project would likely be constructed as a design and build project. Accordingly, the plans are not shop drawings. The plans are not as-built drawings. The plans do not show every difficulty and nuance associated with what is required to install a complete system. The contractor is responsible for installing a complete system as diagrammatically depicted on the plans. This will likely include providing items that are not shown on the plans but required to deliver a complete system. The plans may be considered a performance based specification.

The MEP contractors must anticipate in advance of the bid and construction the requirements necessary to deliver a complete system so that there are no requests for change orders based on alleged plan omissions/errors later in the project to provide the systems already specified on the plans. For example if an electrical switchgear room is crowded and requires more compact equipment, larger spaces, and/or other circumstances the electrical switchgear capacity specified must be installed without additional charge. Further to this example the resolution may involve enlarging a room by design in advance of construction, considering review of different equipment or other solutions. The design team will cooperate to the extent reasonably possible to mitigate any unanticipated circumstances to provide a complete MEP system. However, again, no change orders shall be approved unless it is additional scope items the owner agrees to fund.

It is the installing contractor responsibility to notify the design team in advance of all construction with time to react whenever there could be an issue that requires resolution to install a complete code compliant MEP system. There are further restrictions specified in the construction documents and this narrative is by no means limiting.

Under no circumstances will re-routing of ductwork or plumbing pipes be considered a change order due to unanticipated structural interferences. The routing of the pipes and ductwork shown on the plans is intended to anticipate the majority of structural interferences but it will not include all of them. The entire duct or pipe system must be planned in advance to avoid re-working or re-routing of this work. Coordination with other trades to accommodate their work is also required. Under no circumstances will re-installation of incorrect materials for the application be considered change order, for example all exposed wiring in the garage must utilize metal conduit enclosed conductors and the use of NM conductors (Romex) by mistake (or even if inadvertently specified) will not be considered a change order to replace.

It is recommended but not required that the MEP trades provide shop drawings in advance of construction, especially in the service entrance rooms, utility rooms, dwelling HVAC closets and other areas traditionally designed with confined spaces in wood frame multi-family dwelling structures. It is the responsibility of the MEP contractors to notify the prime contractor where installation of their trade work may require intense cooperation with other trades such as concrete enclosed conductors under the first floor slab, plumbing risers turns that require dropped footings and the like in advance of the bid and construction to minimize unanticipated construction requirements to deliver a complete system.

Again, cooperation, advance planning, anticipation of difficulties, suggestions, and the like will produce the best result for all concerned parties.

- GENERAL DEMOLITION NOTES**
1. THE PLANS REPRESENT A COMPLETE OPERATIONAL SYSTEM, WHEREIN ALL WIRING, EQUIPMENT, FIXTURES, FITTINGS, CONTROLS, AND ALL REQUIRED ACCESSORIES ARE FURNISHED, INSTALLED, STARTED, AND TESTED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ALL LABOR, RENTAL EQUIPMENT, AND WORK NECESSARY TO REMOVE ALL ITEMS AT A MINIMUM THAT PERMIT THE INSTALLATION OF A NEW COMPLETE SYSTEM. THE FIRE PROTECTION ALARM/SPRINKLER SYSTEM, IF REQUIRED, IS NOT A COMPONENT OF THIS DESIGN (UNLESS SPECIFICALLY DEPICTED) AND IT IS REMOVED BY A DESIGN AND BUILD FIRE PROTECTION CONTRACTOR.
 2. ALL CONDUITS, CONDUCTORS, PIPES, JUNCTION BOXES, VALVES, FIXTURES, HANGERS, HARDWARE, FASTENERS, ANCHORS, DUCT WORK, REGISTER, GRILLES, HVAC EQUIPMENT AND THE LIKE SHALL BE REMOVED IN AREAS WHERE NEW WORK REPLACES EXISTING SO THAT THE PREVIOUS MATERIALS ARE NEVER CONFUSED WITH OR CONSIDERED A COMPONENT OF THE NEW WORK.
 3. IN AREAS WHERE NEW WORK AND EXISTING WORK INTERFACE, ALL EXISTING WORK SHALL BE REMOVED TO THE EXTENT POSSIBLE AS DESCRIBED IN ITEM TWO ABOVE, AND AT THE POINT OF INTERFACE, ALL EXISTING WORK SHALL BE CAPPED AND MADE SAFE.
 4. ALL REMOVED MATERIALS SHALL BE DEPOSED OF IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES INCLUDING BUT NOT LIMITED TO THE EPA, SUCH AS HVAC REFRIGERANT RECOVERED, OILS DELIVERED TO RECLAIM FACILITY, AND ETC.
 5. ALL MATERIALS THAT CAN BE RECYCLED SHALL BE RECYCLED, INCLUDING BUT NOT LIMITED TO COPPER, ALUMINUM, STEEL, HVAC DUCTWORK, METAL HANGERS AND FASTENERS, CARD BOARD, AND THE LIKE. DO NOT DISPOSE OF THESE MATERIALS IN A DUMPSTER.
 6. THE PLANS ARE DIAGRAMMATICAL IN NATURE. THE WORK REQUIRED TO REMOVE AND PROPERLY INTERFACE WITH OTHER TRADES, WHICH MAY REPRESENT CHANGES TO THE DRAWINGS TO ACCOMMODATE THE INSTALLATION OF NEW WORK, IS PERFORMED WITHOUT ADDITIONAL COST TO THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL, GRADING, FIRE PROTECTION, AND OTHER CONSIDERATIONS.
 7. ALL WORK MUST BE EXECUTED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES. ALL WORK MUST BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER. THE SUBCONTRACTORS AND GENERAL CONTRACTOR MUST COORDINATE WITH ALL TRADES DURING THE DEMOLITION AND CONSTRUCTION PLANNING PROCESS. THIS CONTRACTOR MUST REVIEW ALL ASPECTS OF THEIR WORK PRIOR TO BEGINNING TO INSURE PROPER CLEARANCES AND CAPACITIES EXIST.
 8. THE CONTRACTOR MUST BE LICENSED AND INSURED IN THE COUNTY AND STATE AS APPLICABLE. SUBMIT TO THE OWNER AS DIRECTED PROOF OF INSURANCE INCLUSIVE OF LIMITS OF LIABILITY AND DEDUCTIBLE INFORMATION. ALL SUBCONTRACTORS OF SUBCONTRACTORS MUST BE LICENSED AND INSURED TOO.
 9. SINCE THE PLANS ARE DIAGRAMMATICAL IN NATURE FOR CLARITY PURPOSES, THE CONTRACTOR MUST SUBMIT A SHOP DRAWING WHERE DEMOLITION IN COMPLEX OR COULD AFFECT OTHER ASPECTS OF THE WORK OR THAT MAY INCLUDE SUBSTANTIAL DIFFERENCES FROM THE PLANS, INCLUSIVE OF CALCULATIONS AND OTHER ITEMS TO THE OWNER PRIOR TO COMMENCING WORK. THE SHOP DRAWINGS MUST INCLUDE EXACT LOCATIONS, SPECIAL FITTINGS, AND VERIFICATION THAT THIS INFORMATION IS ACCURATE.
 10. THE CONTRACTOR AND ALL SUBCONTRACTORS WARRANT THAT THEY HAVE VISITED THE PROJECT SITE, REVIEWED ALL OF THE CONTRACT DOCUMENTS, AND ARE OTHERWISE FAMILIAR WITH THE REQUIREMENTS NECESSARY TO COMPLETELY EXECUTE THE WORK REQUIRED TO COMPLY WITH THE DIAGRAMMATICAL WORK DEPICTED HEREIN. FURTHER, THE CONTRACTOR WARRANTS THAT, IN POSSESSING A THOROUGH KNOWLEDGE OF THE CODE AND INDUSTRY STANDARD CONSTRUCTION PRACTICES, THE BID FOR PERFORMING THE WORK WILL CONTAIN ALLOWANCES FOR NORMAL DIFFICULTIES EXPERIENCED DURING THE CONSTRUCTION OF A BUILDING OF THIS TYPE. MODIFICATIONS TO THE CONTRACT, WHICH DO NOT ADD VALUE TO THE PROJECT, WILL NOT BE CONSIDERED VALID.
 11. THIS DESIGN IS NON TRANSFERABLE. IT IS INTELLECTUAL PROPERTY WITH TRADE SECRETS TO BE UTILIZED ON THIS PROJECT ONLY.
 12. THE PLANS INDICATE QUANTITIES ON THE PLANS TO ENHANCE THE UNDERSTANDING OF THE DESIGN CONCEPT. THE QUANTITIES ARE RELIABLE, BUT NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE CORRECT QUANTITIES OF ITEMS REQUIRED TO REMOVE AND DELIVER A COMPLETE FUNCTIONING BUILDING.
 13. THIS PROJECT MAY HAVE AREAS OF AN UNUSUAL INTENSE MEP COORDINATION REQUIREMENT, AND IT IS THE RESPONSIBILITY OF THE MEP TRADES TO INSURE THAT ALL ASPECTS OF THE WORK ARE PROPERLY REMOVED AND PROVIDED TO DELIVER A COMPLETE AND FUNCTIONING MEP SYSTEM.
 14. WHERE THERE EXISTS A DISCREPANCY BETWEEN THE PLANS, DOCUMENTS, OR CODE THE CONTRACTOR SHALL PROVIDE FOR THE MOST EXPENSIVE METHOD AND ADVISE THE ARCHITECT IN WRITING PRIOR TO PERFORMING ANY WORK.

ALL DIMENSIONS, SIZES AND CAPACITIES MUST BE FIELD AND CODE VERIFIED.

IGSHPA
International Ground Source Heat Pump Association

SCOT ENGINEERING
CONSULTING ENGINEER
8000 BURNING TREE COURSE SUITE 100 FINEAS STATION VA 23039-2723
PH: 804-627-0477 FAX: 804-627-1425 email: scot@scoteng.com

JOSHUA W. CHAPMAN P.E. LEED AP, PRINCIPAL

PROFESSIONAL ENGINEER
MECHANICAL
STATE OF VIRGINIA
No. 028114

PROFESSIONAL ENGINEER
MECHANICAL
STATE OF VIRGINIA
No. 028114

GEOEXCHANGE
The Geothermal Heat Pump Consortium
CGD
CERTIFIED GEOEXCHANGE DESIGNER

REVISIONS

NO.	DATE	DESCRIPTION

THIS DIAGRAMMATIC DESIGN IS NON TRANSFERABLE AND REPRESENTS A COMPLETE SYSTEM.

DRAWING TITLE: **FLOOR PLAN**

OWNER: ...

DESIGNED BY: RSM/JWC DATE: 10/10/2022

DRAWN BY: LFG/DMC

SCALE: AS NOTED CHECKED BY: RSM/JWC

SHEET IDENTIFICATION: **A-1**

EVERY TRADE IS OBLIGATED TO COMPLY WITH ALL ASPECTS OF ALL PLAN SHEETS. THAT IS FOR EXAMPLE, WHERE A REQUIREMENT ON THE PLUMBING PLANS IS SHOWN ON THE ARCHITECTURAL PLANS, THE PLUMBER MUST COMPLY WITH THAT REQUIREMENT, EVEN IF IT IS NOT SHOWN ON THE PLUMBING PLANS.

CONSTRUCTION ADMINISTRATION REQUIREMENTS:

This section applies to the construction documents. This section concerns execution of the work more so than code compliance and accordingly is not completely applicable to jurisdictional plan review. Construction administration must be organized and this plan sheet is devoted to provide instruction for the contractor to properly apply this process with the engineer of record and design team. Please abide by the submittal format exactly and submit the products grouped as requested. Please issue requests for information (RFI) in accordance with the instructions on this plan sheet. RFIs and submittals out of compliance with this plan sheet may be returned requiring a corrected format. Please do not take this construction document requirement lightly.

It is in our best interest that the trade contractors are successful (profitable), after of course the primary goal of providing a code compliant design that guards the best interests of the public and the owner. It is difficult if there is an adversarial relationship between trade contractors and design team members. Please consider this specification an attempt to prevent wasted resources, which in addition to the protecting the public is a pledge engineers are expected to honor. This is a positive proactive specification intended to avoid mistakes, which will make the entire project more successful.

Please be reminded that the plans function as a complete design. It is not acceptable to accept only portions of the plans. All components of the construction documents must be executed and accepted to provide for a complete installation. It is completely unacceptable to consider the plans as containing optional scope items, where contractors, owners, and the like decide to omit aspects of our plan requirements.

Please be reminded that the mechanical, electrical and plumbing plans are not shop drawings. The mechanical, electrical, and plumbing plans were produced primarily to earn a building permit. If building permit requirements did not require mechanical, electrical, and plumbing plans signed and sealed by a state licensed professional engineer, the project most likely would have become a mechanical, electrical and plumbing contractor design and build project (and these plans would not exist).

Please be reminded from extensive notes listed on the leading plans sheets for mechanical, electrical, and plumbing trades clearly indicate that this is a difficult project for the architectural, structural, mechanical, plumbing and electrical trades to coordinate and interface properly. To state the difficulty even more plainly and understandably, please consider that the plans require that:

- 1. If the mechanical, electrical, and plumbing trades bid this project they are representing that the equipment is thoroughly researched, priced, taken-off examined, otherwise and proposed in their bid fits. That is the equipment is spatially compatible with all other trades, inclusive of codes required, service required, otherwise, and required clearances for service and safety are all provided and accommodated.
2. If a lack of extensive pre-bid research or post bid proper advance planning and coordination (that is a requirement of the construction documents without exception) seems to be prevented as judged by the mechanical, electrical, or plumbing engineer of record than the trade contractors shall be required to provide shop drawings at no additional cost to the owner. Further, the questions and issues that may arise during the shop drawing production process that are directed to the mechanical, electrical, or plumbing engineer judged to be counter-productive, a nuisance, "fishing for change orders", and the like then answers by the design team shall be issued as the RFIs are inappropriate and unsuitable; returned unanswered.
3. There are often chases, wall cavities, and the like that are large enough to accommodate multiple trades and are shown on each trade plan in the same chase, wall cavity and the like. However, if the trades do not plan ahead (coordinate), the first trade field personnel on the project may install their work in a chase, wall cavity, and the like inefficiently such that the other trade(s) cannot install their work. A frequent example might be a wall cavity with both a vertical pipe and a vertical 3.25 inch deep HVAC duct specifically designed to be installed in between wall studs, and the plumber arrived first and installed the pipe such that the HVAC duct cannot be installed without re-cutting the pipe. This pipe must be relocated without exception. Substantial portions of the HVAC and electrical work cannot be installed until the shingles are on the roof of a building and it is protected from rain entering the building while under construction. The plumbing trade is not restricted in this way. Accordingly we often see pipes that could have been installed on the edge of a chase or wall cavity installed right in the middle as if there did not have to accommodate any other trades which of course is not often true. Often this important planning ahead and coordination is omitted against the very strong objection of the design team, and then an RFI is submitted claiming the plumbing pipe is in the way of the HVAC duct and the plans require more attention. This is not acceptable, and RFIs of this nature shall be considered counter-productive. A counter-productive RFI will be returned not answered and may require additional time to resolve. The answer to the RFI in this example will likely be to relocate the pipe.
4. The mechanical and plumbing plans are frequently reviewed by licensed master HVAC mechanics and master plumbers to ensure that the wall cavities, chases, and the like include the required space to install both trades with some extensive coordination that is required by the construction team. Please consider this before submitting RFIs and other inquires when the answer is likely indicative of a failure to coordinate prior to installing mechanical, electrical and plumbing work.
5. Attention electricians: Research the sizes of the switchgear, panels, fire pump controllers and the like so that the spaces allotted on the plans are adequate to install the equipment your bid includes. Switchgear sizes vary widely in size, and we generally utilize the smaller more compact equipment which may cost more. The design team is often under pressure to minimize space devoted to non-revenue producing floor space such as but not limited to switchgear rooms, panel enclosures, and the like. Coordinate with the plumber and the mechanical contractor to ensure that they do not install a panel in a position that interferes with your work. The mechanical, electrical, and plumbing design team of record sometimes experiences claims by the contractors that the switchgear does not fit. If the project is bid, we consider this representation by the contractor that the electrical equipment is spatially compatible with all trades. If the switchgear is submitted, upon it is considered representation by the contractor that the switchgear is spatially compatible with all trades. Plan changes after permit as a result of failure to research and plan ahead will be considered an additional service.
6. In general the plans require a complete and functional system. The trade contractors are expected to install a complete and functioning system without exception.

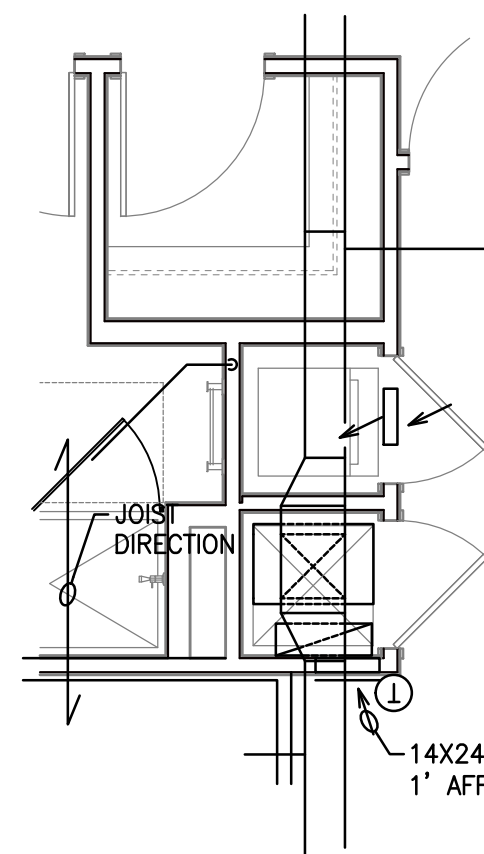
REQUESTS FOR INFORMATION HEREINAFTER REFERRED TO AS AN RFI REQUIREMENTS:

- 1. The RFI applicable to the trade shall be signed by the trade contractor. Often questions that most trade contractors would know are submitted as an RFI from a non-trade entity. The trade contractor is judged sometimes by the RFI. If the design team receives questions that the trade contractor should know and did not answer for the non-trade entity, it reflects poorly on the trade contractor. If the non-trade entity wishes to ask a trade question and receive a design team answer, it should be submitted with the trade contractor answer so that the design team may confirm or deny the trade contractor response. An example might be "why do we need an electric heater in a utility space below a dwelling", and the trade answer may be "to keep plumbing traps from freezing". Then the design team would confirm the RFI quickly. An RFI not reviewed by a trade contractor may be returned without an answer.
2. An RFI that changes the plans design slightly to reduce the cost of the project, but not compromise it, will be reviewed.
3. The RFI shall always contain a thoroughly thought through recommendation/proposed solution for the design team to review. For example, a correctly phrased RFI may read: "The ductwork shown on the plans interferes with a structural beam, by two inches. Is it acceptable to increase the width of the HVAC duct and reduce the depth to accommodate the beam with smooth transitions? An RFI that the design team may return for a proposed contractor solution to be reviewed may read: the ductwork shown on the plans interferes with a structural beam, please provide a new design. This process will expedite construction administration and reduce schedule interruptions.
4. RFI answers that result in a plan change shall be acceptable if conveyed as a sketch, narrative, or as otherwise requires the least documentation while allowing the contractors to continue construction. Drafting RFI answers is an as-built plan maintenance requirement which is an obligation of the construction team, not the design team.
5. When a duct size is changed in accordance with the "Duct-U-lator", for example a 14x10 to 18x8 with smooth transitions, this does not require an RFI.

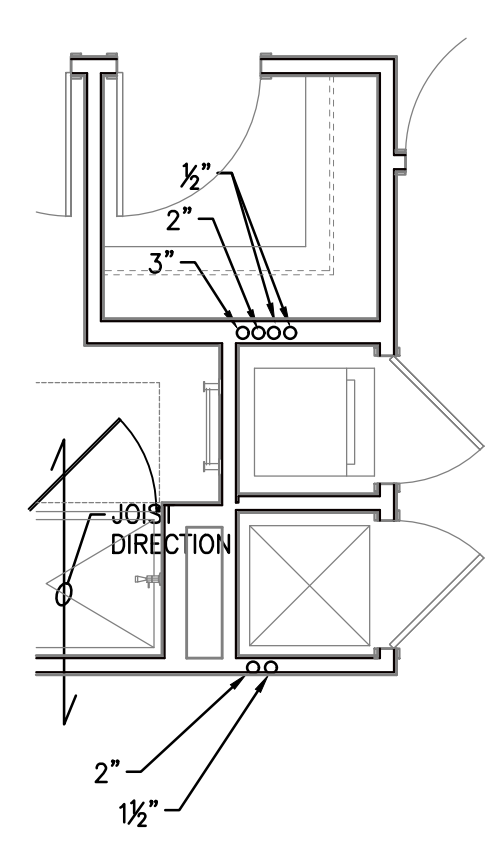
6. The answer to some common HVAC RFIs we receive is "no" for these questions:

- 6.1. The return grille is shown as low, can it be installed high above the door of the mechanical closet?
6.2. The return grille is shown ducted to the return air plenum and air handler, can this be deleted and make the mechanical closet a return plenum?
6.3. The outside air duct which brings in fresh air to each dwelling air handler may be unnecessary, can it be deleted?
6.4. Is ductboard acceptable when it is concealed and not able to be accessed completely for cleaning and thorough inspection?

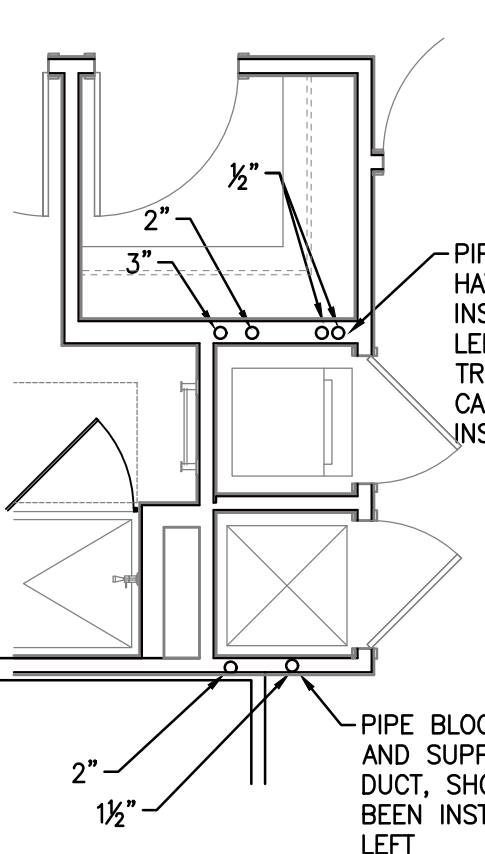
ALL RFIS MUST BE WRITTEN BY THE MECHANICAL, ELECTRICAL AND PLUMBING TRADESMAN, OR WRITTEN BY OTHERS AND SIGNED BY THE MECHANICAL, ELECTRICAL AND PLUMBING TRADESMAN. TRADESMAN MUST ACCEPT THIS RESPONSIBILITY SERIOUSLY. RFIS THAT APPEAR SIGNED BY TRADESMAN THAT WERE QUESTIONS THE TRADESMAN WOULD NORMALLY KNOW, AND NOT SERIOUSLY REVIEWED WILL BE RETURNED. ALL RFIS MUST INCLUDE A PROPOSED NO COST RESOLUTION OR THEY WILL BE REJECTED.



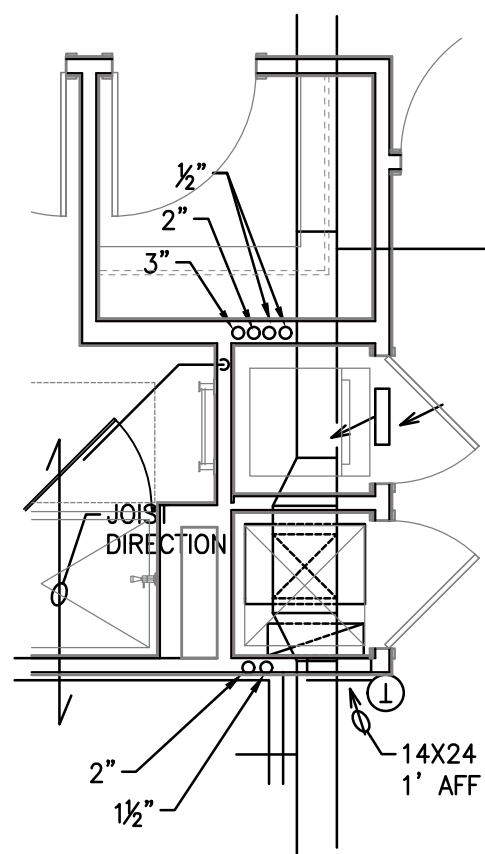
HVAC PLANS, ABBREVIATED SCALE: NO SCALE



PLUMBING PLANS, ABBREVIATED SCALE: NO SCALE



AS MAY BE INSTALLED WITHOUT COORDINATION WHICH RESULTS IN RFI SCALE: NO SCALE



HVAC & PLUMBING PLANS, ABBREVIATED SCALE: NO SCALE

WHAT SHOULD BE INSTALLED

The incorrect plumbing work installed blocks the HVAC work from being installed. When this happens our offices may receive an RFI. Our answer is to relocate the pipes as per plan. This example is crystal clear, but often there is 3' of wall space to install half a dozen vertical pipes (which can easily be installed on one stud bay), and a vertical HVAC duct 12" wide in the other stud bay. If the plans are design the plumbing and mechanical work may clash, but it is possible to install the work without violating the design concept, as the plans are conceptual. This construction document sheet is an attempt to graphically portray how important it is to plan ahead when working with conceptual plans. Otherwise contractor shop drawings, which are expensive may become a requirement.

EXAMPLES OF WHAT WE ARE TRYING TO AVOID, PLAN AHEAD

PLANS SHOWN ON THIS SHEET ARE EXAMPLES OF MEP PLANS AND ARE NOT TO BE USED AS FLOOR PLANS, BUT TO ENCOURAGE COORDINATION AND PLANNING. THIS SAME PLAN SHEET IS USED ON EVERY JOB.

CONTRACTORS, PLEASE DO NOT IGNORE THIS PLAN SHEET. IT IS PINACLE TO THE SUCCESS OF THIS PROJECT.

Submission of product data proposed by the contractor for use on the project (Submittals) REQUIREMENTS:

General: All submittals must identify the Project name and trade contractor that is submitting the equipment for review. Equipment submitted must be compatible, functional and a proper application. Equipment submitted shall be spatially compatible, do not submit the equipment if it will not fit in the space allotted. The construction team is usually more experienced than the design team in the area of spatial compatibility of various mechanical, electrical, and plumbing equipment. Any deviations from the plans must be noted in the submittal. Any type of approval by the design team relies on the contractor submitting a code compliant and construction document compliant item. Plan deviations submitted shall be clearly identified and only approved if specifically referred and addressed in the engineering submittal review. Quantities and finishes will generally not be reviewed. The engineering submittal review is a double check to hopefully discover a contractor misinterpretation of the construction documents. While this process is reliable, it is not guaranteed. The obligation of providing a correct product is always the responsibility of the contractor, regardless of whether an engineer submittal review approval was issued.

The outline below may include additional product specifications in addition to submittal format and minimum information requirements:

- 1. Submit the mechanical items in groups (a through i) as outlined exactly herein below:
a. Each HVAC equipment submitted including, but not limited to, compressor bearing equipment, air handling units, furnaces, electric heaters, fans and ductless split systems shall be submitted separately and at the beginning include a schedule sheet that includes the equipment designation on plan, the nominal capacity, and the equipment model. Do not submit HVAC equipment data sheets that can be hundreds of pages long with installation instructions and etc with each equipment model not designated or designated for example on page 44 of 241, 61 of 241, 128 of 241 and etc. For HVAC ARI matched equipment such as a heat pump and air handler, include them both in one submittal.

- a. Primary HVAC equipment for dwellings and common areas, which is comprised primarily of the compressor bearing equipment complete with central fan system and all accessories associated with the primary equipment. All equipment shall be identified, such as for example lobby, dwelling A2, and etc.
b. Refrigeration plans, including pipe sizes that are determined by installed length, not equipment connection sizes.
c. Thermostats for all equipment, including adequate stages for heat with dual stage compressor heat pump applications, auto-change-over from heat to cool as specified and required programming.
d. Electric heaters, with each heater thoroughly identified. All heaters submitted are considered as represented by the contractor to be a proper application, such as ceiling cavity heaters rated for confined spaces, unit heaters with adequate space beneath them, and etc. All heaters are required to be suitable as primary sources of heat.
e. Ductless split systems
f. Fire protection dampers including the radiation dampers, curtain fire dampers and fire smoke dampers if applicable. Note that the radiation dampers shall be compatible with the UL floor/ceiling assembly such as for example UL 521, 586 and etc. Note UL555 is not a recognized UL floor/ceiling assembly rating, but rather a standard rating applied to fire protection dampers irrespective of the installation application.
g. Ductwork accessories that include at a minimum; louvers, insulation, dampers, flex duct equipment connections, insulation, tape, duct sealing products and etc. Ductwork insulation shall not be permitted to be internal to the ductwork.
h. Ductwork that includes metal rigid duct and construction methods
i. Flexible air duct and flexible duct connector
j. Registers, grilles and diffusers for both dwellings and common area. Commercial areas always must receive non-residential/commercial products which include mitered, not stamped frames, adjustable supply air blades, individually made return/exhaust blades in register or grille, not an integral stamping of frame, and screw driver operated volume control devices. Linear diffusers shall never utilize face mounted screws for mounting, include concealed fasteners.
k. Fire stopping, note it is not acceptable to install multiple conduits, ducts, and especially round items through a single penetration. Provide neatly cut, drilled or otherwise holes through rated assemblies (do not use a hammer).
l. Miscellaneous, which can include supports, identification and etc.

- 2. Submit the electrical equipment in groups (a through h) as outlined herein below:
a. Switchgear that includes a shop drawing with a floor plan layout, demonstrating that all equipment is spatially compatible, accounting for required clearances especially. If a shop drawing is not submitted the design team will interpret this as the contractor representing that equipment submitted will fit (spatially compatible with all trades and all coordination is completed). The submittal must include AC ratings and the electrical contractor is responsible for providing the minimum AC rated equipment as specified on the plans or as required by the utility company, generally whichever is greater unless approved in writing from the engineer of record. This includes meter centers, main distribution panels, large disconnects, and fuse, circuit breaker panels, Automatic Transfer Switches. However, certain aspects of this may be split into multiple submittal data if convenient for the electrical contractor.
b. Circuit breakers, which must be coordinated with the equipment electrical ratings served. The capacity and quantity of branch circuit breakers, fuse and the like will not be reviewed.
c. Conduits, supports, junction boxes, pull boxes and conductor encasing/protective equipment, etc.
d. Switches and receptacles, lighting control panel etc.
e. Conductors (wires)
f. Lighting: The submittal must clearly identify the light fixture and correlate to the light fixture schedule in the construction documents. All light fixtures for a particular building must be submitted together (clubhouse, apartment building, or townhouse). Separate submittals for different building types is acceptable. Submittal MUST indicate the following for each fixture or it may be rejected: socket/amp type, wattage, voltage, IC rated, Airtight, if LED - is the driver integral or remote, if low voltage - is the transformer integral or remote, wet/damp rating, fire rated if applicable. Submittal package to comply with International Energy Conservation Code.
g. Fire stopping
h. Miscellaneous

- 3. Submit the plumbing equipment in groups (a through j) as outlined herein below:
a. Pumps: domestic booster, sump type, including controls.
b. Pumps: sump type, sewage ejector, sewage grinder, including controls.
c. Plumbing fixtures, not reviewed for appearance or finishes.
d. Plumbing piping (differentiate what is to be used above vs below grade)
e. Hot water heaters (DO NOT USE GRAVITY DIRECT VENT, only power direct vent [tank or tankless], electric or electric heat pump are acceptable).
f. Backflow preventers, Check valves, ball valves, backwater valves, etc
g. Separators: Oil, Sand, or Grease, including traffic rated cover if applicable
h. Drains: including roof, floor, interior, exterior, trench at garage entrances, emergency and etc.
i. Fire stopping
j. Miscellaneous

Other non-MEP product submissions that should be issued to the MEP engineer of record for review include but are not limited to:

- 1. Fireplaces, gas or electric. All gas fired fireplaces shall be direct vent without exception.
2. Appliances, especially dryers to confirm vent lengths and gas fired ranges with gas input rating.
3. Elevators if applicable, inclusive of especially the electrical requirements and environmental conditions to be maintained in the shaft and elevator machine room. If the elevator shaft is to be conditioned, it must be insulated where walls or roof separate the cab travel from the exterior (not an inside wall).
4. Fire Pumps, Jockey Pumps, Fire Pump/Jockey Controllers for electrical coordination.
5. Commercial Kitchen Equipment & appliances if applicable.

Product data submitted for use on this project which is out of compliance with the above written requirements shall likely be returned for further work before it is reviewed. This especially includes the format. If the electric heaters are submitted with the louvers, for example, it may be returned as not reviewed. Then the louvers would need to be included with duct accessories.

PROJECT COMMISSIONING

Mechanical, HVAC: All HVAC systems with moving parts shall be installed and started up in strict accordance with the published installation and start up instructions published by the manufacturer and documented in writing accordingly. Split system and package HVAC systems capacity five tons and less, provide a single start-up and installation page that includes but may not be limited to the information listed below:

- System information:
1. System designation on the plans
2. Dwelling (each, so if 200 dwellings, here are 200 of these reports minimum, list unit number with level it is on) served, or common area served (such as leasing, club or etc.).
3. Equipment model numbers, air handler, furnace, compressor section, furnace coil, auxiliary heat as applicable minimum. Also, list thermostat model.
4. Date of installation, date of start-up, and person(s) starting up the equipment.
5. Size and approximate installed length of refrigeration piping.
6. Confirm that return air conveyance system is ducted from grille to air handler.
7. Confirm that outside air intake duct (where natural ventilation is not used) includes a volume damper and motorized damper interlocked with the air handler and if applicable carbon dioxide sensor.
8. Confirm that all rated assemblies inside the mechanical closet are protected.
System operation:
1. Confirm that the air handler is set to 400 cfm per ton, do not leave the factory 3 ton air handler setting for a 1.5 ton system.
2. Confirm that the outside air (that is ducted to return plenum) is balanced to 30 cfm for one bedroom, 45 cfm for two bedroom and 60 cfm for a three bedroom dwelling.
3. Confirm that all wall caps serving the dwelling seal tightly, and operate correctly.
4. Confirm that the refrigeration pipes have been leak tested.
5. Record weight and type of refrigerant used to charge the system.
6. Record the ambient conditions and record the interior conditions prior to start up.
7. Record the inlet return air temperature and relative humidity.
8. Record the supply air discharge temperature at the refrigeration coil discharge.
9. Record the supply air temperature out of the supply outlets in the occupied space.
10. Record the amps of the blower fan and compressor.
11. Record the refrigeration pressures and temperatures with the return air and supply air temperatures, plus outdoor temperatures.
12. Record the space temperatures, relative humidity and thermostat setting after a week of operation. Record any room temperatures that are more than 4°F different than the thermostat setting.

Note the system information and start up documentation prescribed herein above is by no means limiting. The equipment manufacturer may require further work and this shall all be recorded. Any system results (measurements) that are outside of the parameters published by the equipment manufacturer shall be corrected by adjustment or system modifications as may be required without cost to the owner, prime contractor or the like.

Submit all the system information and start-up operation on a single sheet of paper or pdf for all dwellings. These will be checked for repeatability by the building management/ownership or the engineer by selecting a few dwellings or common area systems at random and checking them for the same information specified above. Should a significant discrepancy exist, then all equipment will be re-commissioned as directed by the engineer without additional charge to the owner, prime contractor or the like. Then the process shall begin again.

Any deviation from this specification for commissioning shall be considered a violation of the construction documents.

PLANS SHOWN ON THIS SHEET ARE EXAMPLES OF MEP PLANS AND ARE NOT TO BE USED AS FLOOR PLANS, BUT TO ENCOURAGE COORDINATION AND PLANNING. THIS SAME PLAN SHEET IS USED ON EVERY JOB.

THIS PROJECT IS NOT A DESIGN AND BUILD PROJECT FOR HVAC (MECHANICAL), PLUMBING, AND ELECTRICAL AS OTHERWISE THIS PLAN SHEET WOULD BE OMITTED. THIS PROJECT IS A DESIGN AND BUILD FOR FIRE PROTECTION (SPRINKLER/SUPPRESSION AND ALARM) AS MANDATED BY CODE. ALL OTHER ASPECTS OF THE PROJECT SUCH AS AUDIO, SECURITY, ALARM, VIDEO, CABLE, TELEPHONE AND THE LIKE RELATED TO MEP TRADES THAT DO NOT REQUIRE PLANS TO BE SUBMITTED FOR PERMIT ARE NOT PART OF THIS PLAN SET AND ARE DESIGN AND BUILD BY OTHERS.

Vertical sidebar containing logos for OGE, IGSHPA, SCOT ENGINEERING, and various professional seals for Mechanical, Electrical, and Plumbing Engineers in Virginia. Includes project details for Lafayette House in Portsmouth, NH, and contact information for Joshua W. Chapman, PE, LEED AP, Principal.

Construction Administration Notes & Details section. Includes a table for revisions, a table for sheet identification (A-3), and a table for drawing information (Designed by RSM/JWC, Drawn by DGD/MJM, Date: 10/10/2022, Scale: As Noted, Checked by RSM/JWC).

GENERAL DEMOLITION NOTES

1. THE PLANS REPRESENT A COMPLETE OPERATIONAL SYSTEM, WHEREIN ALL WIRING, EQUIPMENT, FIXTURES, FITTINGS, CONTROLS, AND ALL REQUIRED ACCESSORIES ARE FURNISHED, INSTALLED, STARTED, AND TESTED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ALL LABOR, RENTAL EQUIPMENT, AND WORK NECESSARY TO REMOVE ALL ITEMS AT A MINIMUM THAT PERMIT THE INSTALLATION OF A NEW COMPLETE SYSTEM. THE FIRE PROTECTION ALARM/SPRINKLER SYSTEM, IF REQUIRED, IS NOT A COMPONENT OF THIS DESIGN (UNLESS SPECIFICALLY DEPICTED) AND IT IS REMOVED AND/OR PROVIDED BY A DESIGN AND BUILD FIRE PROTECTION CONTRACTOR.
2. ALL CONDUITS, CONDUCTORS, PIPES, JUNCTION BOXES, VALVES, FIXTURES, HANGERS, HARDWARE, FASTENERS, ANCHORS, DUCT WORK, REGISTERS, GRILLES, HVAC EQUIPMENT AND THE LIKE SHALL BE REMOVED IN AREAS WHERE NEW WORK REPLACES EXISTING SO THAT THE PREVIOUS MATERIALS ARE NEVER CONFUSED WITH OR CONSIDERED A COMPONENT OF THE NEW WORK.
3. IN AREAS WHERE NEW WORK AND EXISTING WORK INTERFACE, ALL EXISTING WORK SHALL BE REMOVED TO THE EXTENT POSSIBLE AS DESCRIBED IN ITEM TWO ABOVE, AND AT THE POINT OF INTERFACE, ALL EXISTING WORK SHALL BE CAPPED AND MADE SAFE.
4. ALL REMOVED MATERIALS SHALL BE DEPOSED OF IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES INCLUDING BUT NOT LIMITED TO THE EPA, SUCH AS HVAC REFRIGERANT RECOVERED, OILS DELIVERED TO RECLAIM FACILITY, AND ETC.
5. ALL MATERIALS THAT CAN BE RECYCLED SHALL BE RECYCLED, INCLUDING BUT NOT LIMITED TO COPPER, ALUMINUM, STEEL, HVAC DUCTWORK, METAL HANGERS AND FASTENERS, CARD BOARD, AND THE LIKE. DO NOT DISPOSE OF THESE MATERIALS IN A DUMPSTER.
6. THE PLANS ARE DIAGRAMMATICAL IN NATURE. THE WORK REQUIRED TO REMOVE AND PROPERLY INTERFACE WITH OTHER TRADES, WHICH MAY REPRESENT CHANGES TO THE DRAWINGS TO ACCOMMODATE THE INSTALLATION OF NEW WORK, IS PERFORMED WITHOUT ADDITIONAL COST TO THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL, GRADING, FIRE PROTECTION, AND OTHER CONSIDERATIONS.
7. ALL WORK MUST BE EXECUTED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL STATE AND LOCAL CODES AND ORDINANCES. ALL WORK MUST BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER. THE SUBCONTRACTORS AND GENERAL CONTRACTOR MUST COORDINATE WITH ALL TRADES DURING THE DEMOLITION AND CONSTRUCTION PLANNING PROCESS. THIS CONTRACTOR MUST REVIEW ALL ASPECTS OF THEIR WORK PRIOR TO BEGINNING TO INSURE PROPER CLEARANCES AND CAPACITIES EXIST.
8. THE CONTRACTOR MUST BE LICENSED AND INSURED IN THE COUNTY AND STATE AS APPLICABLE. SUBMIT TO THE OWNER AS DIRECTED PROOF OF INSURANCE INCLUSIVE OF LIMITS OF LIABILITY AND DEDUCTIBLE INFORMATION. ALL SUBCONTRACTORS OF SUBCONTRACTORS MUST BE LICENSED AND INSURED TOO.
9. SINCE THE PLANS ARE DIAGRAMMATICAL IN NATURE FOR CLARITY PURPOSES, THE CONTRACTOR MUST SUBMIT A SHOP DRAWING WHERE DEMOLITION IN COMPLEX OR COULD AFFECT OTHER ASPECTS OF THE WORK OR THAT MAY INCLUDE SUBSTANTIAL DIFFERENCES FROM THE PLANS, INCLUSIVE OF CALCULATIONS AND OTHER ITEMS TO THE OWNER PRIOR TO COMMENCING WORK. THE SHOP DRAWINGS MUST INCLUDE EXACT LOCATIONS, SPECIAL FITTINGS, AND VERIFICATION THAT THIS INFORMATION IS ACCURATE.
10. THE CONTRACTOR AND ALL SUBCONTRACTORS WARRANT THAT THEY HAVE VISITED THE PROJECT SITE, REVIEWED ALL OF THE CONTRACT DOCUMENTS, AND ARE OTHERWISE FAMILIAR WITH THE REQUIREMENTS NECESSARY TO COMPLETELY EXECUTE THE WORK REQUIRED TO COMPLY WITH THE DIAGRAMMATICAL WORK DEPICTED HEREIN. FURTHER, THE CONTRACTOR WARRANTS THAT, IN POSSESSING A THOROUGH KNOWLEDGE OF THE CODE AND INDUSTRY STANDARD CONSTRUCTION PRACTICES, THE BID FOR PERFORMING THE WORK WILL CONTAIN ALLOWANCES FOR NORMAL DIFFICULTIES EXPERIENCED DURING THE CONSTRUCTION OF A BUILDING OF THIS TYPE. MODIFICATIONS TO THE CONTRACT, WHICH DO NOT ADD VALUE TO THE PROJECT, WILL NOT BE CONSIDERED VALID.
11. THIS DESIGN IS NON TRANSFERABLE. IT IS INTELLECTUAL PROPERTY WITH TRADE SECRETS TO BE UTILIZED ON THIS PROJECT ONLY.
12. THE PLANS INDICATE QUANTITIES ON THE PLANS TO ENHANCE THE UNDERSTANDING OF THE DESIGN CONCEPT. THE QUANTITIES ARE RELIABLE, BUT NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE CORRECT QUANTITIES OF ITEMS REQUIRED TO REMOVE AND DELIVER A COMPLETE FUNCTIONING BUILDING.
13. THIS PROJECT MAY HAVE AREAS OF AN UNUSUAL INTENSE MEP COORDINATION REQUIREMENT, AND IT IS THE RESPONSIBILITY OF THE MEP TRADES TO INSURE THAT ALL ASPECTS OF THE WORK ARE PROPERLY REMOVED AND PROVIDED TO DELIVER A COMPLETE AND FUNCTIONING MEP SYSTEM.
14. WHERE THERE EXISTS A DISCREPANCY BETWEEN THE PLANS, DOCUMENTS, OR CODE THE CONTRACTOR SHALL PROVIDE FOR THE MOST EXPENSIVE METHOD AND ADVISE THE ARCHITECT IN WRITING PRIOR TO PERFORMING ANY WORK.

RESPONSIBILITY OF DESIGN AND CONSTRUCTION TEAMS:

Amicable cooperation of the design and construction teams generally produces the best results for the owner. Investment in the design by the installing contractors is also usually beneficial for the project. Any reasonable contractor suggestions in advance of construction will be considered and/or reviewed. Any resulting necessary (for permit or code official inspection purposes, not for as-built purposes) construction plan changes that the owner and architect approve suggested by the installing contractor shall be executed by the design team without additional charge provided they are not extensive.

The design is provided primarily to obtain the building permit. If the jurisdiction did not require professionally engineered plans, the project would likely be constructed as a design and build project. Accordingly the plans are not shop drawings. The plans are not as-built drawings. The plans do not show every difficulty and nuance associated with what is required to install a complete system. The contractor is responsible for installing a complete system as diagrammatically depicted on the plans. This will likely include providing items that are not shown on the plans but required to deliver a complete system. The plans may be considered a performance based specification.

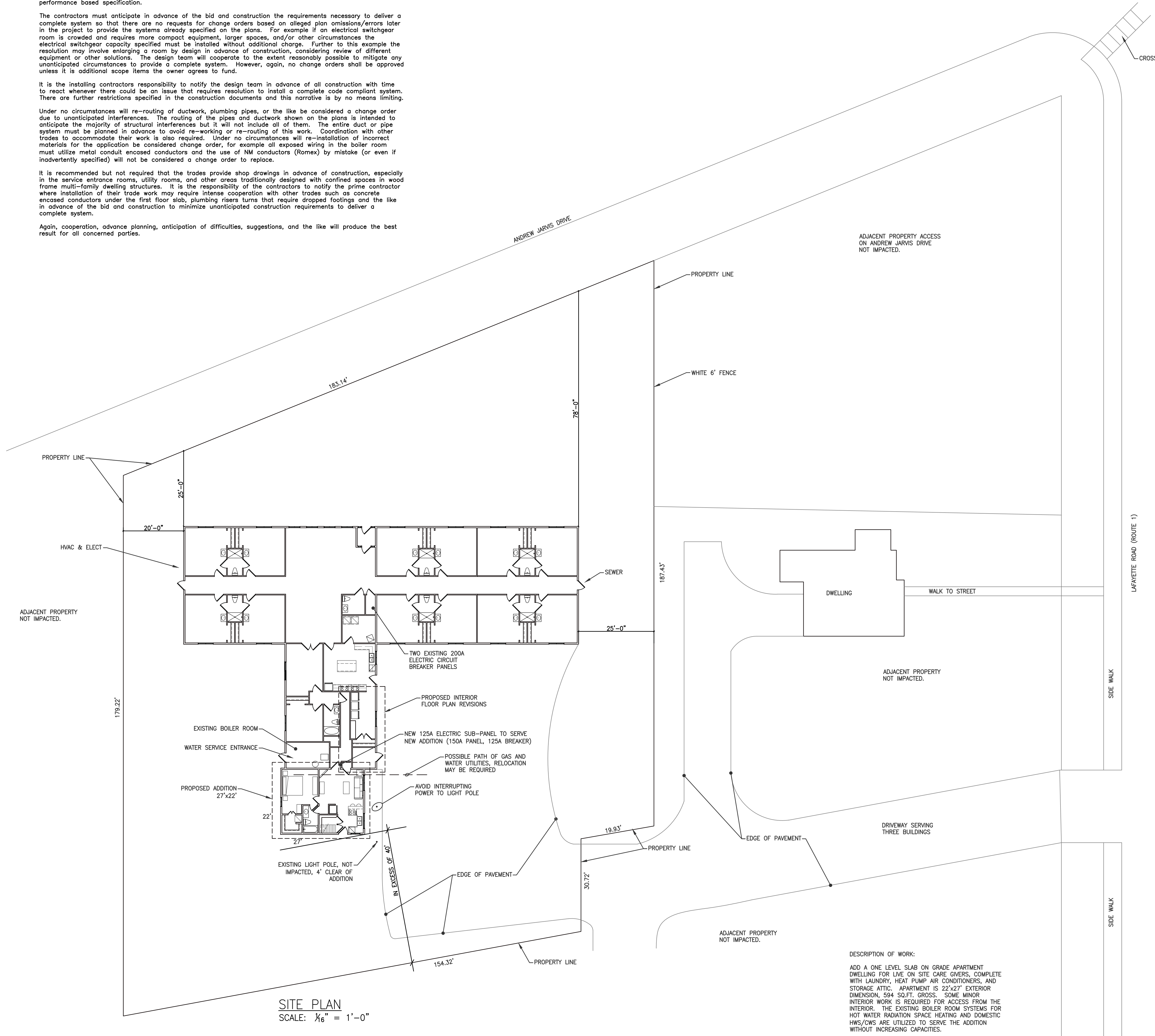
The contractors must anticipate in advance of the bid and construction the requirements necessary to deliver a complete system so that there are no requests for change orders based on alleged plan omissions/errors later in the project to provide the systems already specified on the plans. For example if an electrical switchgear room is crowded and requires more compact equipment, larger spaces, and/or other circumstances the electrical switchgear capacity specified must be installed without additional charge. Further to this example the resolution may involve enlarging a room by design in advance of construction, considering review of different equipment or other solutions. The design team will cooperate to the extent reasonably possible to mitigate any unanticipated circumstances to provide a complete system. However, again, no change orders shall be approved unless it is additional scope items the owner agrees to fund.

It is the installing contractors responsibility to notify the design team in advance of all construction with time to react whenever there could be an issue that requires resolution to install a complete code compliant system. There are further restrictions specified in the construction documents and this narrative is by no means limiting.

Under no circumstances will re-routing of ductwork, plumbing pipes, or the like be considered a change order due to unanticipated interferences. The routing of the pipes and ductwork shown on the plans is intended to anticipate the majority of structural interferences but it will not include all of them. The entire duct or pipe system must be planned in advance to avoid re-working or re-routing of this work. Coordination with other trades to accommodate their work is also required. Under no circumstances will re-installation of incorrect materials for the application be considered change order, for example all exposed wiring in the boiler room must utilize metal conduit enclosed conductors and the use of NM conductors (Romex) by mistake (or even if inadvertently specified) will not be considered a change order to replace.

It is recommended but not required that the trades provide shop drawings in advance of construction, especially in the service entrance rooms, utility rooms, and other areas traditionally designed with confined spaces in wood frame multi-family dwelling structures. It is the responsibility of the contractors to notify the prime contractor where installation of their trade work may require intense cooperation with other trades such as concrete enclosed conductors under the first floor slab, plumbing risers turns that require dropped footings and the like in advance of the bid and construction to minimize unanticipated construction requirements to deliver a complete system.

Again, cooperation, advance planning, anticipation of difficulties, suggestions, and the like will produce the best result for all concerned parties.



SITE PLAN
SCALE: 1/8" = 1'-0"

DESCRIPTION OF WORK:
ADD A ONE LEVEL SLAB ON GRADE APARTMENT DWELLING FOR LIVE ON SITE CARE GIVERS, COMPLETE WITH LAUNDRY, HEAT PUMP, AIR CONDITIONERS, AND STORAGE ATTIC. APARTMENT IS 22'x27' EXTERIOR DIMENSION, 594 SQ.FT. GROSS. SOME MINOR INTERIOR WORK IS REQUIRED FOR ACCESS FROM THE INTERIOR. THE EXISTING BOILER ROOM SYSTEMS FOR HOT WATER RADIATION SPACE HEATING AND DOMESTIC HWS/CWS ARE UTILIZED TO SERVE THE ADDITION WITHOUT INCREASING CAPACITIES.

CODES	SHEET INDEX
2015 IMC	S-1 SITE PLAN & COVER SHEET
2015 IECC	A-1 FLOOR PLAN
2015 IRC	A-2 FLOOR PLAN
2015 IBC	M-1 MECHANICAL NOTES & DETAILS
2017 NEC	M-2 FLOOR PLAN
	E-1 ELECTRICAL NOTES & DETAILS
	E-2 ELECTRICAL PLANS
	P-1 PLUMBING NOTES & LEGEND
	P-2 PLUMBING DETAILS & RISERS
	P-3 FLOOR PLAN

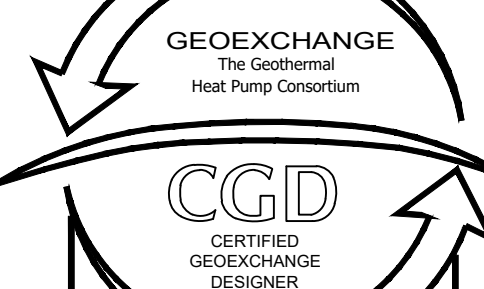
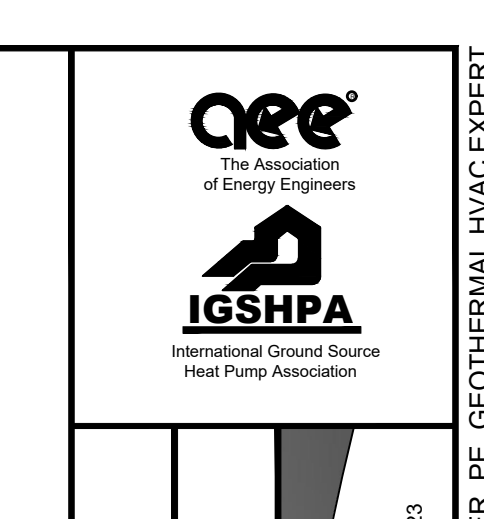
ALL DIMENSIONS, SIZES AND CAPACITIES MUST BE FIELD AND CODE VERIFIED.

PROJECT: LAFAYETTE HOUSE
PORTSMOUTH, NEW HAMPSHIRE

ARCHITECT:
PROJECT CONSULTING ENGINEER:

SCOT ENGINEERING
SINCE 1980
800 BURNING FLOOR SUITE 100 FANEUA ST FALCON VA 22039-2723
PHOTOGRAPHY: 753-2574-1425 - cimg.com

JOSHUA W. CHAPMAN, P.E. LEED AP, PRINCIPAL



REVISIONS

THIS DIAGRAMMATIC DESIGN IS NON TRANSFERABLE AND REPRESENTS A COMPLETE SYSTEM.

DRAWING TITLE: SITE PLAN & COVER SHEET

OWNER: ...
DESIGNED BY: RSM/JWC DATE: 10/10/2022
DRAWN BY: DPG/DMM/C DATE: 10/10/2022
SCALE: AS NOTED CHECKED BY: RSM/JWC

SHEET IDENTIFICATION

S-1

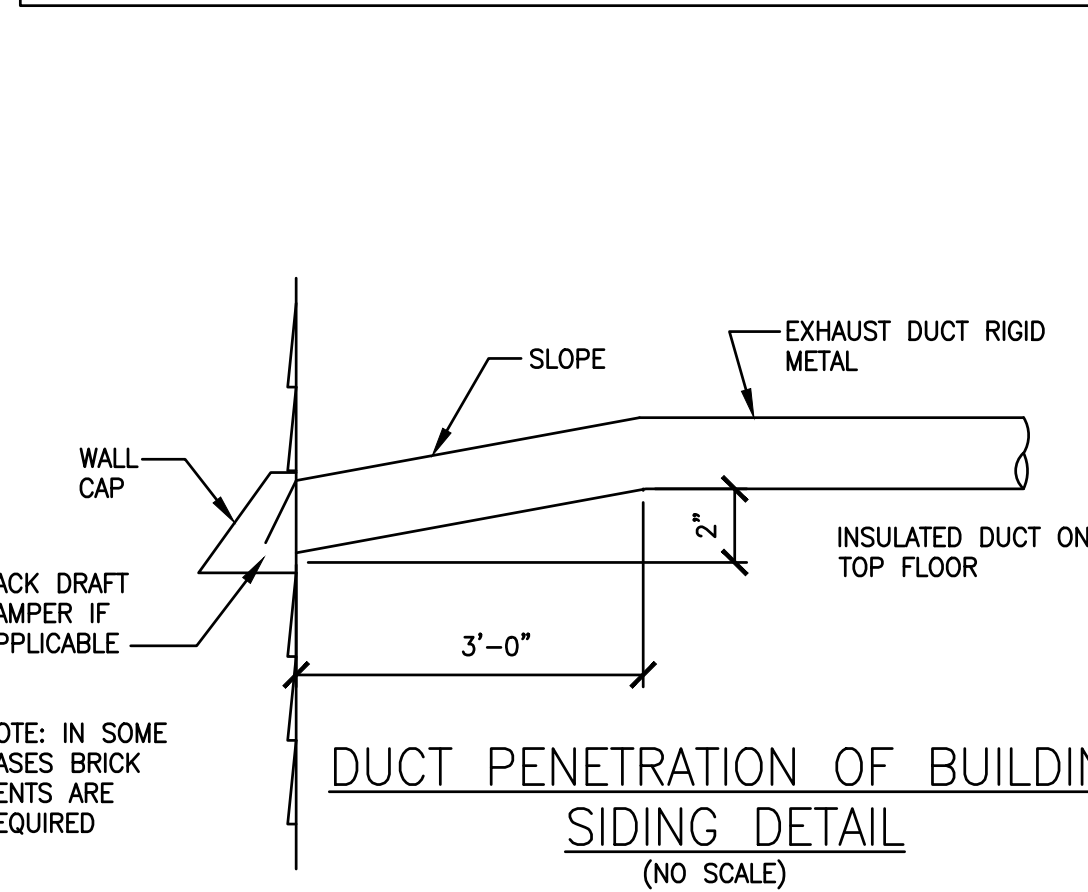
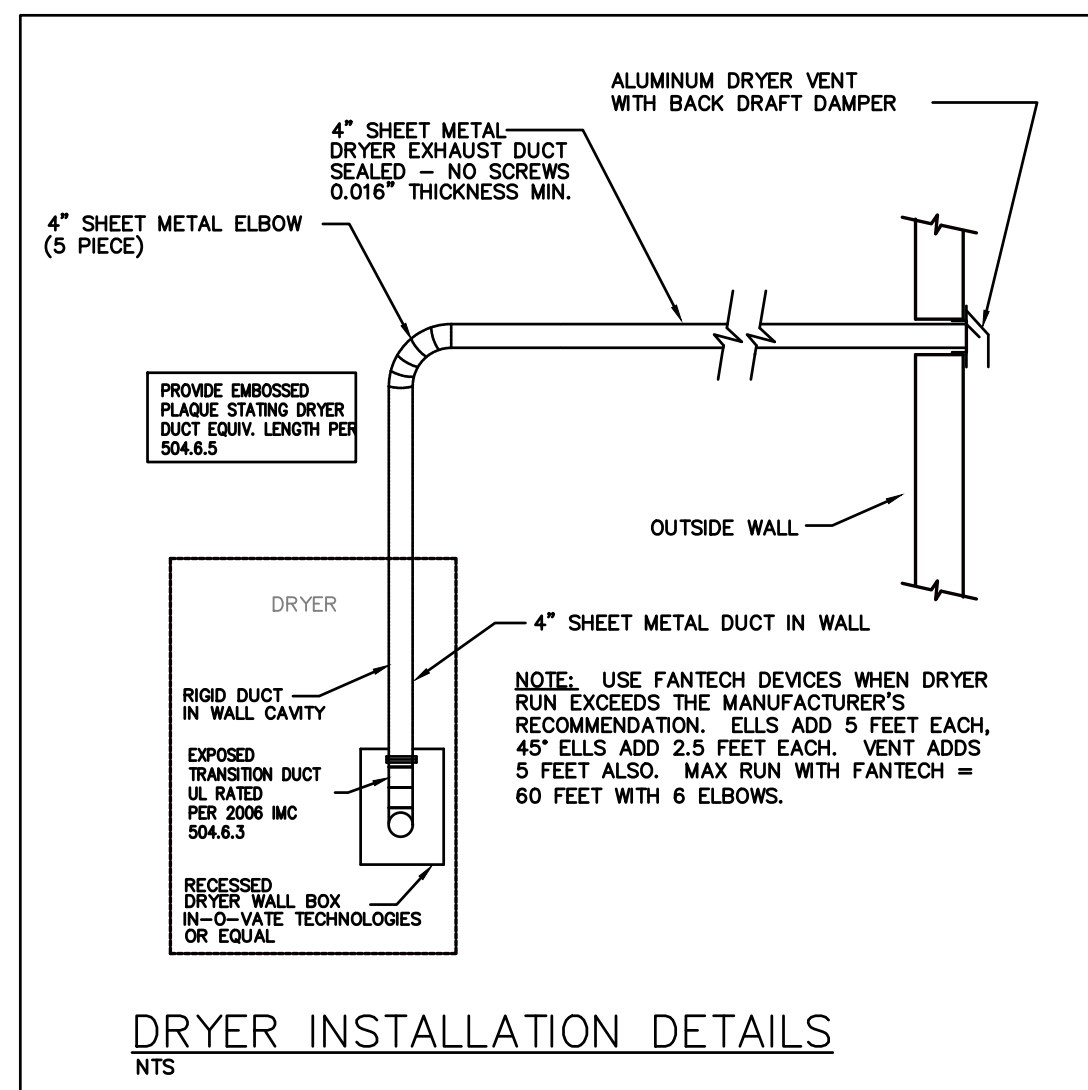
GEOTHERMAL HVAC EXPERT

LEGENDS	ABBREVIATION
IN RETURN DUCT	AD ACCESS DOOR
⊙ CARBON DIOXIDE SENSOR, W/ RELAY	AFF ABOVE FINISHED FLOOR
⊙ SHOW IN GARAGE	AHU AIR HANDLING UNIT
⊙ CARBON MONOXIDE SENSOR W/ RELAY	ALU ALUMINUM
⊙ THERMOSTAT INSTALL 46" AFF	BD BALANCE DAMPER
⊙ CEILING REGISTER WITH RADIATION DAMPER	BDD BACK DRAFT DAMPER
⊙ SUPPLY AIR REGISTER ONE FOOT ABOVE FINISHED FLOOR	BE BOTTOM ELEVATION
⊙ EXHAUST FAN SEVEN FEET ABOVE FINISHED FLOOR	BS BIRD SCREEN
⊙ GAS FURNACE	CA COMBUSTION AIR
⊙ AIR HANDLER	CD CEILING DIFFUSER, LOUVERED FACE
⊙ IN-WALL MOUNTED AIR HANDLER	CG CEILING GRILLE
⊙ RETURN GRILLE WITH RADIATION DAMPER	CR CEILING REGISTER
⊙ FLOOR REGISTER WITH FIRE DAMPER	CSW DISCONNECT SWITCH
⊙ WALL HEATER 2.0 KW	EA EXHAUST AIR
⊙ SUPPLY AIR DUCT UP	ER ENERGY RECOVERY
⊙ RETURN OR EXHAUST DUCT UP	ER EXHAUST REGISTER
⊙ SUPPLY AIR DUCT DOWN	FOT FLAT ON TOP
⊙ RETURN OR EXHAUST DUCT DOWN	FR FLOOR REGISTER
⊙ MOTORIZED DAMPER 24VAC OR 115VAC	HP HEAT PUMP
⊙ FIRE DAMPER	IBJ INSTALL BETWEEN JOISTS
⊙ VOLUME DAMPER	INS INSULATION
⊙ FLEXIBLE DUCT UL181, CLASS 1 (SIZE IN CIRCLE IS DIAMETER), R-8-NO LENGTH LIMIT	IS INSECT SCREEN
⊙ RIGID METAL DUCT, ROUND (SIZE IN CIRCLE IS DIAMETER)	LSW LOW SIDE WALL
⊙ FLEXIBLE CONNECTOR DUCT MAXIMUM LENGTH 14' (ZIP-FLEX)	MUA MAKE UP AIR
	OAI OUTSIDE AIR INTAKE
	OBDD OPPOSED BLADE DAMPER
	OC COOLING 0 CFMs
	OHO 0 HEATING 0 CFMs
	R-6 INSULATION R-6
	R-8 INSULATION R-8
	R/A RETURN AIR
	RC RETURN GRILLE
	RR RETURN REGISTER
	SR SUPPLY REGISTER
	TE TOP ELEVATION
	TG TRANSFER GRILLE
	VD VOLUME DAMPER
	W/C WALL CAP
	WMS WIRE MESH SCREEN
	W/RD WITH RADIATION DAMPER

NOTE: NOT ALL ITEMS SHOWN ARE USED ON THIS PROJECT

GENERAL HVAC CONSTRUCTION NOTES, NOT ALL APPLY

- The plans represent a complete operational system, wherein all wiring, equipment, fixtures, fittings, controls, and required accessories are furnished, installed, started, and tested by the sub-contractor. The sub-contractor shall provide all materials, equipment, labor, and supervision to deliver a complete system. The fire protection alarm/sprinkler system is not a component of this design (unless specifically depicted) and it is provided by a design and build fire protection contractor.
- The plans are diagrammatical in nature. The work required to properly interface with other trades, which may represent changes to the drawings to accommodate the installation of this work, is performed without additional cost to the builder. This includes but is not limited to architectural, structural, electrical, plumbing, mechanical, grading, fire protection, and other considerations.
- All work must be executed in strict accordance with all applicable national, state and local codes and ordinances. All work must be executed in a neat and workmanlike manner. The sub-contractors and builder must coordinate with all trades during the construction process. This sub-contractor must review all aspects of their work prior to installation to ensure proper clearances and capacities exist.
- All air conditioning equipment installed shall be minimum 15 SEER efficiency minimum. All air conditioning equipment must be AHRI matched and rated.
- The sub-contractor must be licensed and insured in the Township, County and State as applicable. Submit to the owner as directed proof of insurance.
- Since the plans are diagrammatical in nature for clarity purposes, the sub-contractor must submit a shop drawing where the contractor intends to install work that includes substantial differences from the plans, inclusive of calculations and other items to the owner prior to commencing work. The shop drawings must include exact locations, special fittings, and verification that this information is accurate.
- The sub-contractor warrants that they have visited the project site, reviewed all of the contract documents, and are otherwise familiar with the requirements necessary to completely execute the work required to comply with the diagrammatical work depicted herein. Further, the sub-contractor warrants that, in possessing a thorough knowledge of the code and industry standard construction practices, the bid for performing the work will contain allowances for normal difficulties experienced during the construction of a building of this type. Modifications to the contract, which do not add value to the project, will not be considered valid.
- The design conditions for this project are heating and cooling per ASHRAE 1% and 99% design temperature extremes minimum of 17°F and 91°F outdoor and 70°F indoor heating and 75°Fdb/50°F indoor cooling. The cooling and heating requirements were calculated according to ACCA Manual J with overage construction, East/West Front/Back exposure, and blinds on some windows.
- Provide fire protection dampers whenever a rated assembly is penetrated by ductwork. It is the intent of this plan set to show all fire protection dampers. Inadvertently, a fire protection damper may be shown in a non-rated wall and not be required. Also a fire damper may not be shown in a rated wall but remain a requirement.
- All supply air, return air, and exhaust air duct work installed in an unconditioned space must be insulated with R-8 insulation wrap minimum, or per code if it is stricter. R-8 duct board with a tough guard interior water proof coating installed in strict accordance with the installation instructions published by the manufacturer is acceptable on insulated duct work for top floor dwellings only, in lieu of metal rectangular duct with an insulation wrap. Round ductwork installed in an unconditioned space shall be R-8 insulated class 1 flexible air duct, UL rated 181 or rigid metal duct wrapped with insulation. Flexible air duct shall be provided with a reflective outer casing, black colored flex duct outer casing is strictly prohibited. The HVAC contractor shall be responsible for installing air conveyance systems in unconditioned spaces which comply with this requirement, to the extent that higher than specified insulation values may be required. All ductwork shall be properly supported.
- All ductwork shall be G60 galvanized metal 26-gauge minimum for rectangular, and 28 gauge minimum for smaller round ductwork. Duct board is not acceptable, except for the top floor dwelling discharge plenums, air distribution manifolds and register boots. Where duct board is utilized it shall be "Toughguard" or equal with the moisture/erosion resistant black coating without exception. Duct board cannot be used for other purposes.
- Seal all duct building penetrations, especially floor register and ceiling register boots.
- All dryer exhaust duct shall be rigid round duct without protrusions (such as screws) into the air stream. The developed length shall not exceed twenty-five feet total, where 90° elbows count as five feet of length. Where the dryer proposed is capable of performing with dryer exhaust developed lengths in excess of 25', longer lengths are permitted where they are within the manufacturer's published requirements. Coordinate with the builder in advance of installation.
- Kitchen exhaust shall be ducted. Coordinate with the builder for installation requirements. Comply with the written installation instructions published by the kitchen hood manufacturer.
- All ductwork shall be leak tested by a third independent party (duct blaster test) for leakage. Leakage shall not exceed five percent @ 0.20" without exception. Seal the ductwork to prevent leaks with metal tape (no tape on round branch to rectangular trunk duct connections) or mastic. Duct sealing shall include the snap lock longitudinal seams, and the end boots, elbow boots and other riveted type manufactured fittings. All ductwork operates at less than 3.0" w.g.
- The plumber shall provide a PVC condensate drain within five feet of the mechanical equipment to drain the g/c condensate (not to the storm water management system or to the irrigation system). The HVAC contractor shall furnish a clean out tee and approximately five feet or less of PVC condensate drip pipe from the HVAC equipment to the plumber furnished drains within the closet. All furnaces and air handlers shall receive an emergency drain pan with a float switch wired to stop the equipment if moisture is detected. Coordinate equipment location with the builder.
- The plans indicate quantities of items to enhance the understanding of the design concept. The quantities are reliable, but not guaranteed. The contractor is responsible to install the correct quantities of items required to deliver a complete functioning building.
- This design is non-transferable. It is intellectual property with trade secrets to be utilized on this project only.
- The sub-contractor shall provide an air balance as a component of the HVAC system start-up for the residential systems. The HVAC sub-contractor shall provide adjustments as required to meet temperature uniformity throughout the dwellings, should a temperature disparity exist without additional cost to the builder.
- The thermostat shall comply with 503.2.4.1 where a humidity control is included with programmable operation.
- Provide a plaque adjacent to each clothes dryer, within site of dryer not further than 6' away, that specifies max exhaust duct length and dryer exhaust capacity minimum.
- Provide fire smoke dampers 115v-1 whenever a duct penetrates a shaft.
- Provide a water detection device for every AHU in the drain pan to stop equipment to prevent a pan overflow. HVAC systems shall utilize in-line sensors to detect moisture in drain pans, such as Goodman model AG 3175 or similar. Do not use "hockey puck" style drain pan switches.
- All MEP systems shall provide for no pooling of water to the extent possible. The safe pans, drain pans, and condenser pads shall all slope to avoid pools of water. It is acceptable to have a 1/8" depth pool of water in condensate pans during cooling operation.
- All access panels shall be labeled by the trade that receives the benefit of the access panel. The builder provides many access doors for plumbing cleanouts or fire dampers, but the plumber or hvac contractor shall provide the label. The label shall be with 3/8" height letters on non-cardboard or paper type material, permanently affixed to the access door. Duct access doors installed in ductwork shall be made and labeled by the hvac contractor.
- The fire dampers that penetrate the ceiling on the discharge of the air handler shall be installed in strict accordance with the installation instructions published by the manufacturer. Submit the illustration of the installation to the instructions prior to construction and that will suffice as the detail. The damper shall be installed in a sleeve within six inches of the plane of the ceiling at a minimum, complete with a duct access door.
- The registers and grilles shall be residential stamped steel type for dwellings and commercial as shown on the plans for public spaces. The supply devices shall include a manually operated volume damper. The size of the registers and grilles refers to duct connection size internal dimension, equipment of similar size and adequate performance are acceptable (for example if the contractor utilizes 12x8 or 12x4 supply registers as their standard they are acceptable if their performance is similar to the 10x8 size specified) The return air conveyance system shall not include any adjustable devices to restrict air volume. The return air grilles shall be installed such that the blades are positioned to minimize dust into the return air duct.
- Where there exists a discrepancy between the plans, documents, or code the sub-contractor shall provide for the most expensive method and advise the builder in writing prior to performing any work.



RESPONSIBILITY OF DESIGN AND CONSTRUCTION TEAMS FOR MEP:

Amicable cooperation of the design and construction teams generally produces the best results for the owner. Investment in the design by the installing contractors is also usually beneficial for the project. Any reasonable contractor suggestions in advance of construction will be considered and/or reviewed. Any resulting necessary (for permit or code official inspection purposes, not for as-built purposes) construction plan changes that the owner and architect approve suggested by the installing contractor shall be executed by the MEP design team without additional charge provided they are not extensive.

The MEP design is provided primarily to obtain the building permit. If the jurisdiction did not require professionally engineered MEP plans, the project would likely be constructed as a design and build project. Accordingly the plans are not shop drawings. The plans are not as-built drawings. The plans do not show every difficulty and nuance associated with what is required to install a complete system. The contractor is responsible for installing a complete system as diagrammatically depicted on the plans. This will likely include providing items that are not shown on the plans but required to deliver a complete system. The plans may be considered a performance based specification.

The MEP contractors must anticipate in advance of the bid and construction the requirements necessary to deliver a complete system so that there are no requests for change orders based on alleged plan omissions/errors later in the project to provide the systems already specified on the plans. For example if an electrical switchgear room is crowded and requires more compact equipment, larger spaces, and/or other circumstances the electrical switchgear capacity specified must be installed without additional charge. Further to this example the resolution may involve enlarging a room by design in advance of construction, considering review of different equipment or other solutions. The design team will cooperate to the extent reasonably possible to mitigate any unanticipated circumstances to provide a complete MEP system. However, again, no change orders shall be approved unless it is additional scope items the owner agrees to fund.

It is the installing contractors responsibility to notify the design team in advance of all construction with time to react whenever there could be an issue that requires resolution to install a complete code compliant MEP system. There are further restrictions specified in the construction documents and this narrative is by no means limiting.

Under no circumstances will re-routing of ductwork or plumbing pipes be considered a change order due to unanticipated structural interferences. The routing of the pipes and ductwork shown on the plans is intended to anticipate the majority of structural interferences but it will not include all of them. The entire duct or pipe system must be planned in advance to avoid re-working or re-routing of this work. Coordination with other trades to accommodate their work is also required. Under no circumstances will re-installation of incorrect materials for the application be considered change order, for example all exposed wiring in the garage must utilize metal conduit enclosed conductors and the use of NM conductors (Romex) by mistake (or even if inadvertently specified) will not be considered a change order to replace.

It is recommended but not required that the MEP trades provide shop drawings in advance of construction, especially in the service entrance rooms, utility rooms, dwelling HVAC closets and other areas traditionally designed with confined spaces in wood frame multi-family dwelling structures. It is the responsibility of the MEP contractors to notify the prime contractor where installation of their trade work may require intense cooperation with other trades such as concrete enclosed conductors under the first floor slab, plumbing risers turns that require dropped footings and the like in advance of the bid and construction to minimize unanticipated construction requirements to deliver a complete system.

Again, cooperation, advance planning, anticipation of difficulties, suggestions, and the like will produce the best result for all concerned parties.

EQUIPMENT NOTES, NOT ALL APPLY

- All equipment includes ECM motors. All equipment is minimum 15 SEER AHRI rated without utilizing oversized air handlers (poor humidity removal).
- Return air conditions are 75°Fdb/64°Fwb for cooling, and 70°Fdb for heating. ER ratings are based upon 95°Fdb/78°Fwb outside and return air conditions. For common areas and amenity areas, return air conditions are 80°Fdb/67°Fwb to account for outside air conditions mixing with return air.
- All air distribution registers and grilles for common areas shall be commercial type, not stamped steel with manual exposed operating levers suitable for the dwellings. For all bathrooms, lockers, and mech. closets, provide 100% aluminum construction for the registers and grilles. The sizes and locations shown on plans accommodate occupant comfort, performance and trusses - do not vary sizes or locations based upon interior designer suggestions without EOR approval.
- All equipment includes high and low refrigerant compressor protection switches.
 - All commercial equipment serving common areas includes auto change over thermostats with remote sensors, where the main control is locked in the mechanical closet to be set by management. The location of the thermostat shown on the plans is the sensor location; main controller is in mechanical closet and not shown on the plans.
 - The thermostats shall be the type that when the heating load can be accomplished without operating the resistance heat (except during defrost) and just running the compressor, the thermostat shall control the heat pump accordingly. When the temperature set point is above the room temperature sensed, the compressor shall operate alone unless the sensed temperature falls 5°F below the set point. The thermostat shall gradually ramp up temperature using just the compressor during the end of a night set back temperature period. This is specified to meet code section 6.4.3.5. The thermostat also includes an outdoor temperature sensor to lock out the resistance heat at a point which above it the compressor is able to manage the heat load. Each dwelling will need to program the lockout temperature.
 - Provide MERV 8 filters on AHU systems. Provide MERV 6 on all outdoor air inlets.
 - All refrigeration pipe insulation shall be 1/2" thick minimum, with protection from both physical and UV damage.
 - Provide a moisture detection (water level) switch that will shut off the equipment if the primary drain pan (or pan underneath the air handler) drain becomes blocked to prevent property damage. The device that senses water level rise shall conform to UL508.

Prototype of Design Models manufactured by Goodman and Carrier (OTHER MANUFACTURERS WILL BE REVIEWED):

- Dwellings: Air handlers, variable speed with ECM motors capable AS NOTED PER THE HVAC SCHEDULE. ALL SYSTEMS SHALL BE AHRI or DOE WATCHED OF EQUAL OR BETTER SEER AND HSPF RATING AS LISTED.
- Corridors and Common Areas: AHFC series air handlers matched with DS2C16 two stage series heat pumps for corridors.
- Sequence of operation:
- General: The fan is always energized and the compressor is cycled to maintain humidity and temperature settings. On a call for heating the compressor cycles in concert with the back-up heat (defrost and extreme conditions) for heat pump operations.
- All dwelling heat pump split systems:
 - Programmable thermostat with humidity control cycles the HVAC equipment to maintain the thermostat setting.
 - The fan should remain in the on position during occupancy to insure maximum comfort and ventilation.
 - The outside air intake receives a gravity actuated automatic damper at the exterior wall in every case.
 - Common area split system heat pumps:
 - The thermostat is a 7 day programmable unit (for AHREA 90.1, 6.4.3.3.2 set back controls and off hours controls ASHREA 90.1, 6.4.3.3), rather than daily for the dwellings. The programming shall include off hours scheduling as per ASHREA 90.1, 6.4.3.3. The programming shall include a battery back up in each thermostat to prevent each thermostat from having to be reprogrammed as per ASHREA 90.1, 6.4.3.3.1.
 - The thermostat is an auto change over type that switches automatically from heating to cooling as determined by the measured return air temperature (wall sensor adjacent to thermostat) and the heating and cooling set points for both occupied and unoccupied, (optimum start controls). The thermostats shall include a 5°F dead-band between heating and cooling as per ASHRAE 90.1, 6.4.3.1.2. Further, the heating and cooling set point can never overlap (hence the dead-band) as per ASHRAE 90.1, 6.4.3.2.
 - The thermostat is installed inside the mechanical closet for the control and operation by management. The remote sensor is installed where shown on the plans adjacent to the return air grille.
 - In some instances with large volumes of outside air as identified on the floor plans, the outside air is restricted partially by a motorized outside air damper that allows 25% of outside air through an opposed blade damper during unoccupied and full 100% outside air during full occupancy. Full occupancy is determined by a carbon dioxide sensor with an adjustable setting of 1,100ppm set point mounted in the return air duct with a relay option.
 - All refrigeration pipe insulation shall be 1" thick minimum.

THIS DIAGRAMMATIC DESIGN IS NON TRANSFERABLE, AND REPRESENTS A COMPLETE SYSTEM.

ALL DIMENSIONS, SIZES AND CAPACITIES MUST BE FIELD AND CODE VERIFIED.

PROJECT: LAFAYETTE HOUSE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT ARCHITECT:
SCOTT ENGINEERING

PROJECT CONSULTING ENGINEER:
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REGISTERED PROFESSIONAL ENGINEER
STATE OF OREGON
NO. 42914

REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
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STATE OF IDAHO
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STATE OF MARYLAND
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STATE OF DELAWARE
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STATE OF VIRGINIA
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STATE OF NORTH CAROLINA
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REGISTERED PROFESSIONAL ENGINEER
STATE OF SOUTH CAROLINA
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STATE OF FLORIDA
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STATE OF MISSOURI
NO. 42914

REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
NO.

1. SECTION 15100 - BASIC MECHANICAL REQUIREMENTS

A. THE WORK OF EACH OF THE MECHANICAL SECTIONS INCLUDES FURNISHING AND INSTALLING THE MATERIAL, EQUIPMENT AND SYSTEMS COMPLETE AS SPECIFIED AND/OR INDICATED ON THE DRAWINGS. THE MECHANICAL INSTALLATIONS, WHEN FINISHED, SHALL BE COMPLETE AND COORDINATED, READY FOR SATISFACTORY SERVICE.

ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, COUNTY, NFPA AND 2009 ICC CODES THAT GOVERN EACH PARTICULAR TRADE.

B. THE CONTRACTOR SHALL MAKE APPLICATIONS AND PAY ALL CHARGES FOR ALL NECESSARY PERMITS, LICENSES AND INSPECTIONS AS REQUIRED UNDER THE ABOVE CODES. UPON COMPLETION OF THE WORK, THE CUSTOMARY CERTIFICATIONS OF APPROVAL SHALL BE FURNISHED.

C. NO MATERIALS OR EQUIPMENT SHALL BE USED IN THE WORK UNTIL APPROVED. BEFORE SUBMISSION OF THE SHOP DRAWINGS, AND NOT MORE THAN THIRTY (30) DAYS AFTER AWARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A COMPLETE LIST OF MATERIALS AND EQUIPMENT WHICH HE INTENDS TO FURNISH, GIVING MANUFACTURER AND CATALOG NUMBERS. A COMPLETE LIST OF PROPOSED SUBCONTRACTORS SHALL ALSO BE SUBMITTED.

D. THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS AND SPECIFICATIONS AND SHALL INSPECT THE EXISTING CONDITIONS OF THE SITE. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR COMPLYING WITH THE INTENT OF THE CONTRACT DOCUMENTS.

E. THE DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF THE PLUMBING INSTALLATIONS. DETAILS OF PROPOSED REPAIRS DUE TO ACTUAL FIELD CONDITIONS OR OTHER CAUSES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. REWORKING OF COMPLETED ITEMS DUE TO IMPROPER FIELD COORDINATION SHALL BE AT THE CONTRACTOR'S EXPENSE.

F. PROVIDE SUFFICIENT ACCESS AND CLEARANCE FOR ALL ITEMS OF EQUIPMENT REQUIRING SERVICING AND MAINTENANCE, SUCH AS VALVES, CONTROLS, DRAINS, VENTS, SWITCHES, FILTERS, TRAPS, AND MAJOR ITEMS OF EQUIPMENT.

G. THE CONTRACTOR SHALL PREPARE THREE (3) COPIES OF A RECORD AND INFORMATION BOOKLET. THE BOOKLET SHALL BE BOUND IN A THREE-RING LOOSE-LEAF BINDER. PROVIDE THE FOLLOWING DATA IN THE BOOKLET:

- 1) CATALOG DATA ON EACH PIECE OF EQUIPMENT FURNISHED.
- 2) APPROVED SHOP DRAWINGS ON EACH PIECE OF EQUIPMENT FURNISHED.
- 3) MAINTENANCE, OPERATION AND LUBRICATION INSTRUCTION ON EACH PIECE OF EQUIPMENT FURNISHED.
- 4) MANUFACTURER'S AND CONTRACTOR'S WARRANTIES.
- 5) COMMISSIONING REPORTS.
- 6) SCHEDULE/DESCRIPTION OF ALL SERVICE WORK/MAINTENANCE INSPECTIONS REQUIRED BY PARAGRAPHS D,P AND Q OF THIS SECTION.

I. THE ENTIRE NEW PLUMBING SYSTEM SHALL BE TESTED HYDROSTATICALLY BEFORE INSULATION COVERING IS APPLIED AND PROVIDED TIGHT UNDER THE FOLLOWING GAUGE PRESSURES:

SANITARY AND STORM WATER PIPING.....AS SPECIFIED BELOW
DOMESTIC WATER.....100 PSI
FIRE PROTECTION.....100 PSI

J. ALL SOIL, WASTE AND VENT PIPING SHALL BE TESTED BY THE CONTRACTOR. THE ENTIRE NEW DRAINAGE SYSTEM AND VENTING SYSTEM SHALL HAVE ALL NECESSARY OPENINGS PLUGGED AND FILLED WITH WATER TO THE LEVEL OF TEN (10) FEET ABOVE THE MAIN OR BRANCH BEING TESTED. THE TEST SHALL BE PERFORMED FOR THIRTY (30) MINUTES WITHOUT SHOWING A DROP GREATER THAN FOUR (4) INCHES.

NOTE: IF ANY CODE OR AUTHORITY REQUIRES TESTING WHICH IS DIFFERENT THAN THE TEST LISTED ABOVE, THE MORE STRINGENT TEST SHALL BE PERFORMED.

K. UPON COMPLETION OF THE PLUMBING INSTALLATIONS, THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF PRINTS OF THE PLUMBING CONTRACT DRAWINGS WHICH SHALL BE LEGIBLY MARKED IN RED PENCIL TO SHOW ANY CHANGES AND REPAIRS OF THE INSTALLATION AS COMPARED WITH THE ORIGINAL DESIGN. THEY SHALL BE SUITABLE FOR USE IN PREPARATION OF RECORD DRAWINGS.

L. ALL PIPING AND VALVE SYSTEMS SHALL BE IDENTIFIED WITH LABELS AND TAGS. MATERIALS SHALL BE MANUFACTURED BY SETON NAME PLATE CORPORATION.

M. ALL NEW PLUMBING INSTALLATIONS, INCLUDING ALL MATERIALS AND LABOR SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF OWNER ACCEPTANCE. THE ABOVE SHALL NOT IN ANY WAY VOID OR ABROGATE EQUIPMENT MANUFACTURER'S GUARANTEE OR WARRANTY. CERTIFICATES OF GUARANTEE SHALL BE DELIVERED TO THE OWNER.

N. CONTRACTOR SHALL ALSO PROVIDE ONE (1) YEAR FREE SERVICE TO KEEP THE EQUIPMENT IN OPERATING CONDITION. THIS SERVICE SHALL BE PROVIDED PER THE FOLLOWING SCHEDULE AND RENDERED UPON REQUEST WHEN NOTIFIED OF ANY EQUIPMENT MALFUNCTION.

O. IN ADDITION TO THE FIRST YEAR WARRANTY PERIOD, THE CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST TO THE OWNER, A MINIMUM OF FOUR (4) SERVICE CALLS AND MAINTENANCE INSPECTIONS PER BUILDING. A COMPLETE OUTLINE OF THE REQUIRED MAINTENANCE AND THE PREPARED SCHEDULE SHALL BE INCLUDED IN THE RECORD AND INFORMATION BOOKLET DETAILED IN SECTION 15100 - BASIC MECHANICAL REQUIREMENTS, PARAGRAPH I, FOR REVIEW AND ACCEPTANCE BY THE OWNER/REPRESENTATIVE AND ENGINEER. THE INSPECTIONS ARE TO BE PERFORMED AT THREE (3) MONTH INTERVALS FOR A TOTAL OF FOUR (4) SERVICE CALLS AND INSPECTIONS DURING THE FIRST YEAR WARRANTY PERIOD (THREE (3) TIMES DURING THE YEAR PLUS THE ORIGINAL SYSTEM STARTUP COMMISSIONING).

THE SERVICE WORK AND INSPECTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- CLEAN DRAIN PANS AND DRAIN LINES;
- CHECK AND TIGHTEN ALL ELECTRICAL CONNECTIONS;
- INSPECT AND CLEAN ALL WATER STRAINERS;
- CHECK OPERATING PRESSURES;
- INSPECT ALL CONTROLS FOR CORRECT OPERATION AND CALIBRATE AS REQUIRED;
- PERFORM ALL MAINTENANCE AS OUTLINED IN THE EQUIPMENT MANUFACTURERS' OPERATION AND MAINTENANCE MANUALS.

UPON COMPLETION OF EACH SCHEDULED INSPECTION, THE CONTRACTOR SHALL DELIVER TO THE BUILDING OWNER/OWNER'S REPRESENTATIVE WITHIN FORTY-EIGHT (48) HOURS OF COMPLETION, TWO (2) COPIES OF THE COMPLETED INSPECTION REPORT FOR RECORD PURPOSES.

P. THE PLUMBING OR SERVICE CONTRACTOR SHALL, AT THE NINTH MONTH, ADVISE THE OWNER OF THE TERMINATION DATE OF THE ABOVE SERVICE. THIS CONTRACTOR SHALL ALSO PROVIDE THE OWNER WITH A DETAILED PROPOSAL, REFLECTING ANNUAL ESCALATION, FOR THE CONTINUATION OF THE SERVICE AND INSPECTIONS DESCRIBED ABOVE.

2. SECTION 15050 - BASIC MECHANICAL PIPING MATERIAL & METHODS

A. PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH AND INSTALL ALL PIPING SYSTEMS ON THE PROJECT, INCLUDING INTERIOR STORM, SANITARY, SANITARY VENT, DOMESTIC WATER, CONDENSATE DRAINAGE, HEATING WATER AND NATURAL GAS PIPING SYSTEMS.

B. PROVIDE DIELECTRIC COUPLINGS WHERE NON-FERROUS METAL PIPING IS JOINED TO FERROUS METAL PIPING. THE GASKET MATERIAL SHALL BE CAPABLE OF WITHSTANDING THE TEMPERATURES AND PRESSURES WITHIN THE PIPING SYSTEM IN WHICH INSTALLED. SUBMIT DIELECTRIC COUPLING AND GASKET MATERIAL FOR APPROVAL.

SECTION 15250 - MECHANICAL INSULATION

A. ALL DOMESTIC WATER PIPING SYSTEMS SHALL BE INSULATED WITH CLOSED CELL FIBER INSULATION FOR HOT WATER HEATING APPLICATIONS PER IECC AND AS REQUIRED TO PREVENT CONDENSATION.

B. ALL HYDRON/MECHANICAL PIPING WITH FLUID TEMPS ABOVE 105F OR BELOW 55F MUST BE INSULATED WITH R-4 MINIMUM.

3. SECTION 15300 - FIRE PROTECTION

PROVIDE INTUMESCENT FITTINGS WHERE PVC PIPING PENETRATES FIRE RATED PARTITIONS. FIRE PROTECTION SYSTEM BY DESIGN AND BUILD SPRINKLER CONTRACTOR.

4. SECTION 15400 - PLUMBING

C. All hangers for copper piping shall be copper clad, split ring swivel type, having rods with machine threads and threaded copper clad ceiling flange. Cast iron and steel piping supports shall be similar without copper clad and prime paint finish. Hangers for plastic piping shall be plastic.

D. Provide dielectric couplings where non-ferrous metal piping is joined to ferrous metal piping. The gasket material shall be capable of withstanding the temperatures and pressures within the piping system in which installed. Submit dielectric coupling and gasket material for approval.

PLUMBING SPECIFICATIONS Section 15400 - Plumbing

A. The work covered by this section of the specifications consists of furnishing all labor, equipment and materials in connection with the rough-in, final setting and connections to all plumbing fixtures. The contractor shall carefully review the conditions at the site and all of the contract drawings to determine the extent of the plumbing work required.

B. All plumbing fixtures shall be complete in every detail with all trimmings and connections. All fixtures shall be designed to prevent the back flow of polluted water or waste into the water supply system.

C. The dwelling water heaters shall be manufactured by BRADFORD WHITE, GAS FIRED, 40 GPM INPUT, 40 GALLON MODEL, REGENT 4055A. A pressure relief valve shall be rated as indicated on drawings and be listed by Underwriters' Laboratories. Heater shall have integral heat traps. Tank shall be factory fired with glass lining with 150 psi working pressure and equipped with extruded high density magnesium anode at 8 p relief valve. The controls shall include a thermostat and a high temperature cutoff. The jacket shall provide full size control compartments for performance of service and maintenance thru front panel openings and enclose the tank with insulation. The drain valve shall be baked enamel finish. Heater shall have a three (3) year limited warranty for commercial installation, as outlined in the written warranty. Fully illustrated instruction manual shall be included. Refer to drawings for size, capacity and voltage.

D. Potable water systems shall be disinfect prior to use. The method to be followed shall be that prescribed by the Health Authority and code requirements.

GENERAL CONSTRUCTION NOTES

1. THE PLANS REPRESENT A COMPLETE OPERATIONAL SYSTEM, WHEREIN ALL WIRING, EQUIPMENT, FIXTURES, FITTINGS, CONTROLS, AND ALL REQUIRED ACCESSORIES ARE FURNISHED, INSTALLED, STARTED, AND TESTED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR, AND SUPERVISION TO DELIVER A COMPLETE SYSTEM. THE FIRE PROTECTION ALARM/SPRINKLER SYSTEM, IF REQUIRED, IS NOT A COMPONENT OF THIS DESIGN UNLESS SPECIFICALLY DEPICTED AND IT IS PROVIDED BY A DESIGN AND BUILD FIRE PROTECTION CONTRACTOR.

2. THE PLANS ARE DIAGRAMMATICAL IN NATURE. THE WORK REQUIRED TO PROPERLY INTERFACE WITH OTHER TRADES, WHICH MAY REPRESENT CHANGES TO THE DRAWINGS TO ACCOMMODATE THE INSTALLATION OF THIS WORK, IS THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL, GRADING, FIRE PROTECTION, AND OTHER CONSIDERATIONS.

3. ALL WORK MUST BE EXECUTED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES. ALL WORK EXECUTED IN A NEW AND WORKMANLIKE MANNER. THE SUBCONTRACTORS AND GENERAL CONTRACTOR MUST COORDINATE WITH ALL TRADES DURING THE CONSTRUCTION PROCESS. THIS CONTRACTOR MUST REVIEW ALL ASPECTS OF THEIR WORK PRIOR TO INSTALLATION TO INSURE PROPER CLEARANCES AND CAPACITIES EXIST.

4. THE CONTRACTOR MUST BE LICENSED AND INSURED IN THE COUNTY AND STATE AS APPLICABLE. SUBMIT TO THE OWNER AS DIRECTED PROOF OF INSURANCE INCLUSIVE OF LIMITS OF LIABILITY AND DEDUCTIBLE INFORMATION. ALL SUBCONTRACTORS OF SUBCONTRACTORS MUST BE LICENSED AND INSURED TO.

5. SINCE THE PLANS ARE DIAGRAMMATICAL IN NATURE FOR CLARITY PURPOSES, THE CONTRACTOR MUST SUBMIT A SHOP DRAWING WHERE THE CONTRACTOR INTENDS TO INSTALL WORK THAT INCLUDES SUBSTANTIAL DIFFERENCES FROM THE PLANS, INCLUSIVE OF CALCULATIONS AND OTHER ITEMS TO THE OWNER PRIOR TO COMMENCING WORK. THE SHOP DRAWINGS MUST INCLUDE EXACT LOCATIONS, SPECIAL FITTINGS, AND VERIFICATION THAT THIS INFORMATION IS ACCURATE.

6. THE CONTRACTOR AND ALL SUBCONTRACTORS WARRANT THAT THEY HAVE VISITED THE PROJECT SITE, REVIEWED ALL OF THE CONTRACT DOCUMENTS, AND ARE OTHERWISE FAMILIAR WITH THE REQUIREMENTS NECESSARY TO COMPLETELY EXECUTE THE WORK REQUIRED TO COMPLY WITH THE DIAGRAMMATICAL WORK DEPICTED HEREIN. FURTHER, THE CONTRACTOR WARRANTS THAT, IN POSSESSING A THOROUGH KNOWLEDGE OF THE CODE AND INDUSTRY STANDARD CONSTRUCTION PRACTICES, THE BID FOR PERFORMING THE WORK WILL CONTAIN ALLOWANCES FOR NORMAL DIFFICULTIES EXPERIENCED DURING THE CONSTRUCTION OF A BUILDING OF THIS TYPE. MODIFICATIONS TO THE CONTRACT, WHICH DO NOT ADD VALUE TO THE PROJECT, WILL NOT BE CONSIDERED VALID.

7. THIS DESIGN IS NON TRANSFERABLE. IT IS INTELLECTUAL PROPERTY WITH TRADE SECRETS TO BE UTILIZED IN THIS PROJECT ONLY.

8. WHERE THE CONTRACTOR FURNISHES CERTAIN MODELS OR PROTOTYPES OF DESIGN SPECIFIED ON THE DRAWINGS, SUBMITTAL DATA IS NOT NECESSARY. SIMPLY NOTIFY THE OWNER IN WRITING THAT THE SPECIFIED ITEM WILL BE USED AND PROCEED WITH THE WORK. IF EQUAL DEVIATIONS FROM THE SPECIFIED PRODUCT ARE UTILIZED, THE PRODUCT DATA MUST BE SUBMITTED TO THE OWNER FOR APPROVAL. IT IS THE INTENT OF THE DESIGN TO MAKE A COMPETITIVE BID. EQUAL PRODUCTS WILL BE CONSIDERED AS SUBMITTER.

9. WHERE THERE EXISTS A DISCREPANCY BETWEEN THE PLANS, DOCUMENTS, OR CODE THE CONTRACTOR SHALL PROVIDE FOR THE MOST EXPENSIVE METHOD AND ADVISE THE ARCHITECT IN WRITING PRIOR TO PERFORMING ANY WORK.

RESPONSIBILITY OF DESIGN AND CONSTRUCTION TEAMS FOR MEP

AMICABLE COOPERATION OF THE DESIGN AND CONSTRUCTION TEAMS GENERALLY PRODUCES THE BEST RESULTS FOR THE OWNER. INVESTMENT IN THE DESIGN BY THE INSTALLING CONTRACTORS IS ALSO USUALLY BENEFICIAL FOR THE PROJECT. ANY REASONABLE CONTRACTOR SUGGESTIONS IN ADVANCE OF CONSTRUCTION WILL BE CONSIDERED AND/OR REVIEWED. ANY RESULTING NECESSARY FOR PERMIT OR CODE OFFICIAL INSPECTION PURPOSES, NOT FOR AS-BUILT PURPOSES) CONSTRUCTION PLAN CHANGES THAT THE OWNER AND ARCHITECT APPROVE SUGGESTED BY THE INSTALLING CONTRACTOR SHALL BE EXECUTED BY THE MEP DESIGN TEAM AS NECESSARY.

THE MEP DESIGN IS PROVIDED PRIMARILY TO OBTAIN THE BUILDING PERMIT. THE PLANS ARE NOT SHOP DRAWINGS. THE PLANS ARE NOT AS-BUILT DRAWINGS. THE PLANS DO NOT SHOW EVERY DIFFICULTY AND NUANCE ASSOCIATED WITH WHAT IS REQUIRED TO INSTALL A COMPLETE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING A COMPLETE SYSTEM AS DIAGRAMMATICALY DEPICTED ON THE PLANS. THIS WILL INCLUDE PROVIDING ITEMS THAT ARE NOT SHOWN ON THE PLANS BUT REQUIRED TO DELIVER A COMPLETE SYSTEM. THE PLANS MAY BE CONSIDERED A PERFORMANCE BASED SPECIFICATION.

THIS PROJECT IS DESIGN BUILD. THE MEP CONTRACTORS MUST ANTICIPATE IN ADVANCE OF THE BID AND CONSTRUCTION THE REQUIREMENTS NECESSARY TO DELIVER A COMPLETE SYSTEM. THE DESIGN TEAM WILL COOPERATE TO THE EXTENT REASONABLY POSSIBLE TO MITIGATE ANY UNANTICIPATED CIRCUMSTANCES TO PROVIDE A COMPLETE MEP SYSTEM. HOWEVER, NO CHANGE ORDERS SHALL BE APPROVED UNLESS IT IS ADDITIONAL SCOPE ITEMS THE OWNER AGREES TO FUND.

IT IS THE INSTALLING CONTRACTOR RESPONSIBILITY TO NOTIFY THE DESIGN TEAM IN ADVANCE OF ALL CONSTRUCTION WITH TIME TO REACT WHENEVER THERE COULD BE AN ISSUE THAT REQUIRES RESOLUTION TO INSTALL A COMPLETE CODE COMPLIANT MEP SYSTEM. THERE ARE FURTHER RESTRICTIONS SPECIFIED IN THE CONSTRUCTION DOCUMENTS AND THIS NARRATIVE IS BY NO MEANS LIMITING.

UNDER NO CIRCUMSTANCES WILL RE-ROUTING OF DUCTWORK OR PLUMBING PIPES BE CONSIDERED A CHANGE ORDER DUE TO UNANTICIPATED STRUCTURAL INTERFERENCES. THE ROUTING OF THE PIPES AND DUCTWORK SHOWN ON THE PLANS IS INTENDED TO ANTICIPATE THE MAJORITY OF STRUCTURAL INTERFERENCES BUT IT WILL NOT INCLUDE ALL OF THEM. THE ENTIRE DUCT OR PIPE SYSTEM MUST BE PLANNED IN ADVANCE TO AVOID RE-WORKING OR RE-ROUTING OF THIS WORK. COORDINATION WITH OTHER TRADES TO ACCOMMODATE THEIR WORK IS ALSO REQUIRED. UNDER NO CIRCUMSTANCES WILL RE-INSTALLATION OF INCORRECT MATERIALS FOR THE APPLICATION BE CONSIDERED CHANGE ORDER, FOR EXAMPLE ALL EXPOSED PIPING IN THE GARAGE MUST UTILIZED METAL CONDUIT ENCASED CONDUCTORS AND THE USE OF NM CONDUCTORS (ROMEX) BY MISTAKE OR EVEN IF INADVERTENTLY SPECIFIED WILL NOT BE CONSIDERED A CHANGE ORDER TO REPLACE.

IT IS RECOMMENDED BUT NOT REQUIRED THAT THE MEP TRADES PROVIDE SHOP DRAWINGS IN ADVANCE OF CONSTRUCTION, ESPECIALLY IN THE SERVICE ENTRANCE ROOMS, UTILITY ROOMS, DWELLING HVAC CLOSETS AND OTHER AREAS TRADITIONALLY DESIGNED WITH CONFINED SPACES IN WOOD FRAME MULTI-FAMILY DWELLING STRUCTURES. IT IS THE RESPONSIBILITY OF THE MEP CONTRACTORS TO NOTIFY THE PRIME CONTRACTOR WHERE INSTALLATION OF THEIR TRADE WORK MAY REQUIRE INTENSE COOPERATION WITH OTHER TRADES SUCH AS CONCRETE ENCASED CONDUCTORS UNDER THE FIRST FLOOR SLAB. PLUMBING RISERS TURNS THAT REQUIRE DROPPED FOOTINGS AND THE LIKE IN ADVANCE OF THE BID AND CONSTRUCTION TO MINIMIZE UNANTICIPATED CONSTRUCTION REQUIREMENTS TO DELIVER A COMPLETE SYSTEM.

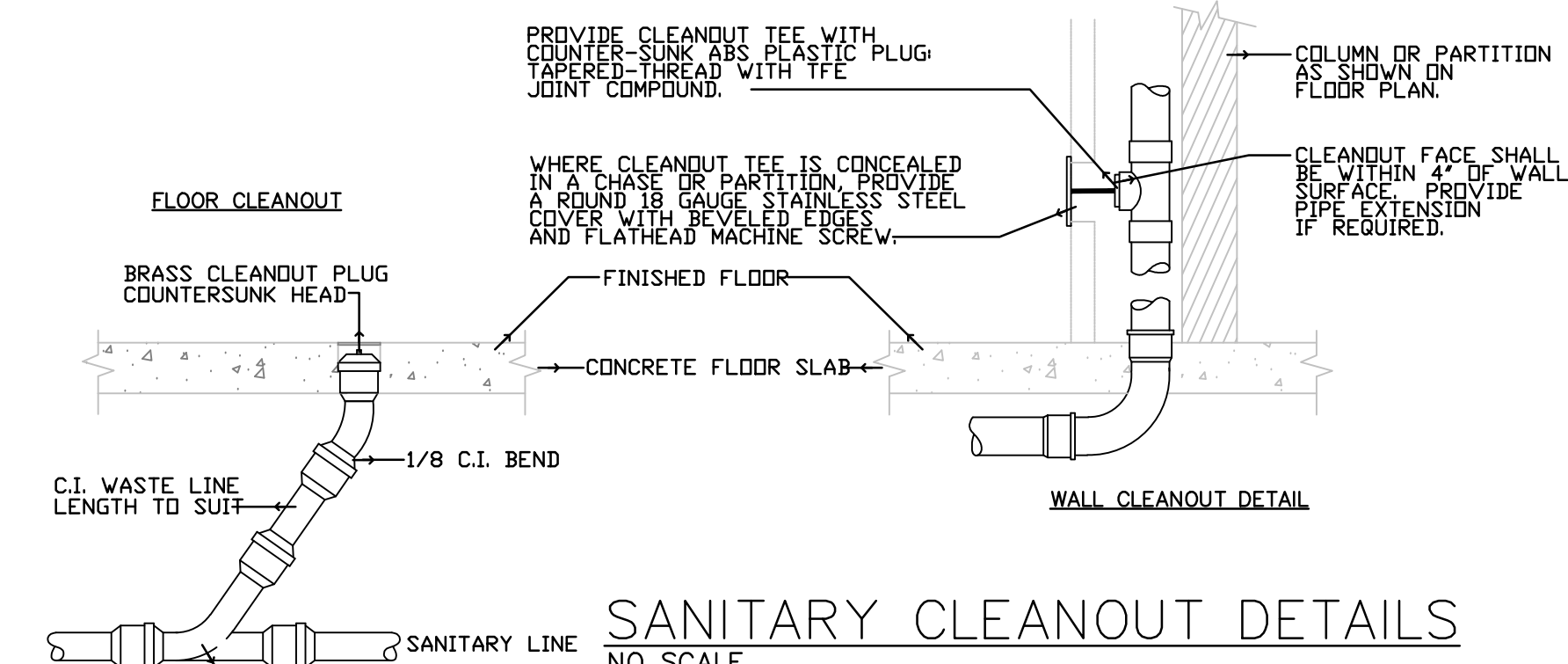
AGAIN, COOPERATION, ADVANCE PLANNING, ANTICIPATION OF DIFFICULTIES, SUGGESTIONS, AND THE LIKE WILL PRODUCE THE BEST RESULT FOR ALL CONCERNED PARTIES.

PLUMBING FIXTURE SCHEDULE						
ITEM	FIXTURE	ROUGH-IN PIPE SIZES			TRAP TYPE	REMARKS
		C.W.	H.W.	SAN.		
WC	WATER CLOSET	1/2"	-	3"	1 1/2"	INTEGRAL FLOOR MOUNTED, TANK TYPE
LAV	COUNTERTOP LAVATORY	1/2"	1/2"	1 1/4"	1 1/4"	*P*
TUB	TUB/SHOWER	1/2"	1/2"	1 1/2"	1 1/4"	*P*
SHWR	SHOWER	1/2"	1/2"	1 1/2"	1 1/4"	*P*
KS	SINGLE COMPARTMENT SINK	1/2"	1/2"	1 1/2"	1 1/4"	*P* WITH GARBAGE DISPOSAL
KD	DOUBLE COMPARTMENT SINK	1/2"	1/2"	1 1/2"	1 1/4"	*P* WITH GARBAGE DISPOSAL
WA	WASHING MACHINE	1/2"	1/2"	2"	2"	*P* WITH DDU-CLOZ VALVE
LT	LAUNDRY TUB	1/2"	1/2"	1 1/2"	1 1/4"	*P*
TUB	SPA TUB	1/2"	1/2"	2"	1 1/2"	*P*
MR	JANITOR'S MOP SINK	3/4"	3/4"	3"	2"	*P*

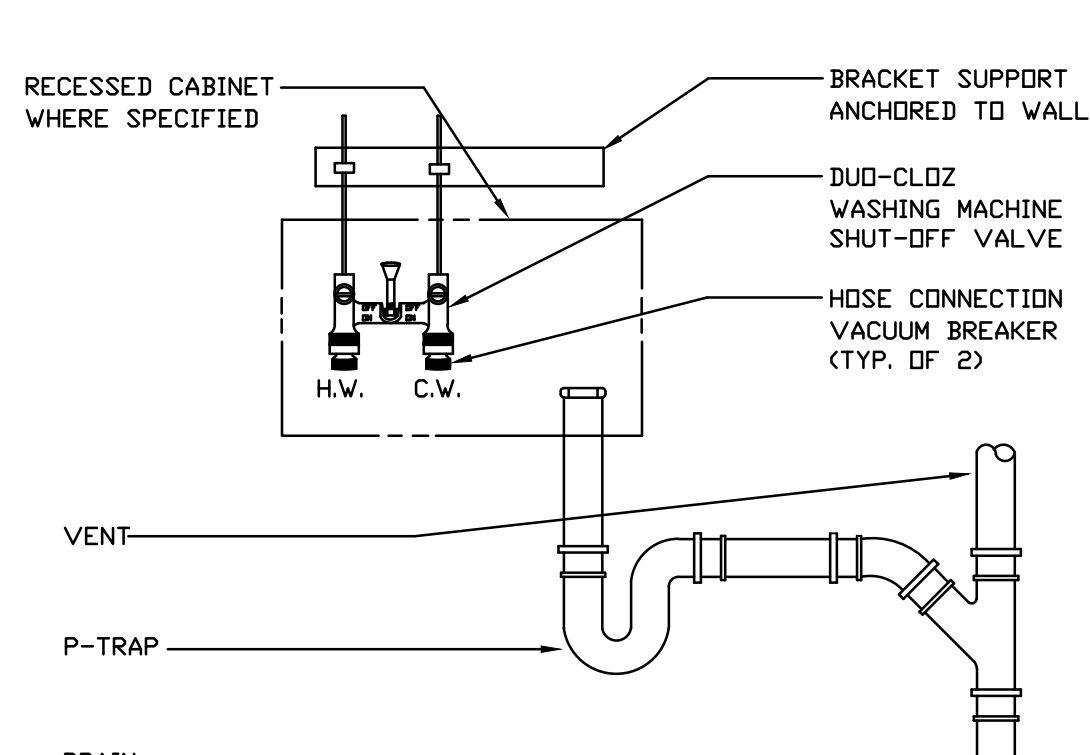
PLUMBING LEGEND & SYMBOL LIST			
(ALL ITEMS SHOWN MAY NOT APPEAR ON DRAWING)			
ACD ACCESS DOOR	LT LAUNDRY TUB	MC MECHANICAL CONTRACTOR	RELIEF VALVE
ADR AUTO DRAINER	MH MANHOLE	MOP RECEPTOR	CLEAN OUT
AP ACCESS PANEL	MR MOP RECEPTOR	PRESSURE GAUGE	F-TEMPERATURE CONTROL
BPS BED PAN SANITIZER	PRV PRESSURE REDUCING VALVE	RWC RAINWATER CONDUCTOR	P-PRESSURE
BT BATH TUB	RWC RAINWATER CONDUCTOR	SHWR SHOWER	FLEXIBLE PIPE CONNECTOR
CB CATCH BASIN	SP SPRINKLER	SS CORRUGATED METAL PIPE	GAS COOK STRAINER
CD CAST IRON	SS SPRINKLER	STK STACK	GAS COOK THERMOMETER
CMP CORRUGATED METAL PIPE	SW SW	TMR THERMOMETER	PRESSURE GAUGE W/ GAUGE COCK
CO CLEANOUT	UR URINAL	V VENT	SIAMISE CONNECTION
CS CUP SINK	UR URINAL	VAC VACUUM	UNION
CW COLD WATER	V VENT	VAC VACUUM	WALL HYDRANT
DN DOWN	V VENT	VAC VACUUM	
DR DRYER	V VENT	VAC VACUUM	
EL ELECTRICAL CONTRACTOR	V VENT	VAC VACUUM	
FBI FRESH AIR INTAKE	V VENT	VAC VACUUM	
FD FLOOR DRAIN	V VENT	VAC VACUUM	
FHC FIRE HOSE CABINET	V VENT	VAC VACUUM	
FHR FIRE HOSE REACK	V VENT	VAC VACUUM	
FX FIRE EXTINGUISHER	V VENT	VAC VACUUM	
GB GREASE INTERCEPTOR	V VENT	VAC VACUUM	
HB HOSE	V VENT	VAC VACUUM	
HW HOT WATER	V VENT	VAC VACUUM	
HWR HOT WATER REGIC.	V VENT	VAC VACUUM	
JC JANITOR'S CLOSET	V VENT	VAC VACUUM	
LAV LAVATORY	V VENT	VAC VACUUM	

PIPING MATERIAL SCHEDULE					
SYSTEM	SYMBOL	PIPE	FITTING	JOINT	REMARKS
SANITARY WASTE & VENT, (UNDERGROUND)	SAN SW	PVC FOAM CORE ASTM D 2665, ASTM F 1488, ASTM F 891	PVC, ASTM D 2665, ASTM F 1866	PVC SOLVENT SEALER, PURPLE PRIMER ASTM F 656, CEMENT ASTM D 2564, CSA B137.3 CSA B181.2 OR CSA B182.1	PVC PIPING SYSTEM: SOLID-WALL PVC PIPE ASTM D 2665, & FITTINGS MADE TO ASTM D3311 DRAIN, WASTE & VENT PATTERNS. VERTICAL STACK ALLOWED INSIDE DWELLING UNITS.
SANITARY WASTE & VENT, STORM DRAINAGE (ABOVE-GROUND)	SAN SW	PVC FOAM CORE ASTM D 2665, ASTM F 1488, ASTM F 891	PVC, ASTM D 2665, ASTM F 1866	PVC SOLVENT SEALER, PURPLE PRIMER ASTM F 656, CEMENT ASTM D 2564, CSA B137.3 CSA B181.2 OR CSA B182.1	PVC PIPING SYSTEM: SOLID-WALL PVC PIPE ASTM D 2665, & FITTINGS MADE TO ASTM D3311 DRAIN, WASTE & VENT PATTERNS. VERTICAL STACK ALLOWED INSIDE DWELLING UNITS.
DOMESTIC COLD WATER, HOT WATER SUPPLY & RETURN (ABOVE-GROUND)	CW HW HWR	CPVC, ASTM D 2846, ASTM F 441, ASTM F 442 CSA B137.6	CPVC ASSE 1061, ASTM D2846, ASTM F 437, ASTM F 438, ASTM F 439, CSA B137.6	CPVC SOLVENT SEALER; ASTM F493	CPVC PIPING SYSTEM: ASTM D2846 SDR 11, PIPE AND SOCKET FITTINGS, ALLOWED INSIDE DWELLING UNITS.
NATURAL GAS (IF APPLICABLE)	G	BLACK STEEL PIPE, ASTM A53 GRADE B, TYPE S SEAMLESS SCHEDULE 40	BLACK MALLEABLE IRON THREADED FITTINGS	THREADED USING AMERICAN STANDARD FOR PIPE THREADS, ANSI B2.1 WITH THREAD SEALANT OR TEFLON TAPE MATERIAL, ESPECIALLY LISTED COMPATIBLE WITH SYSTEM CONTENTS, PIPE MATERIALS, AND OPERATING CONDITIONS.	SCHEDULE 40 BLACK STEEL PIPING;

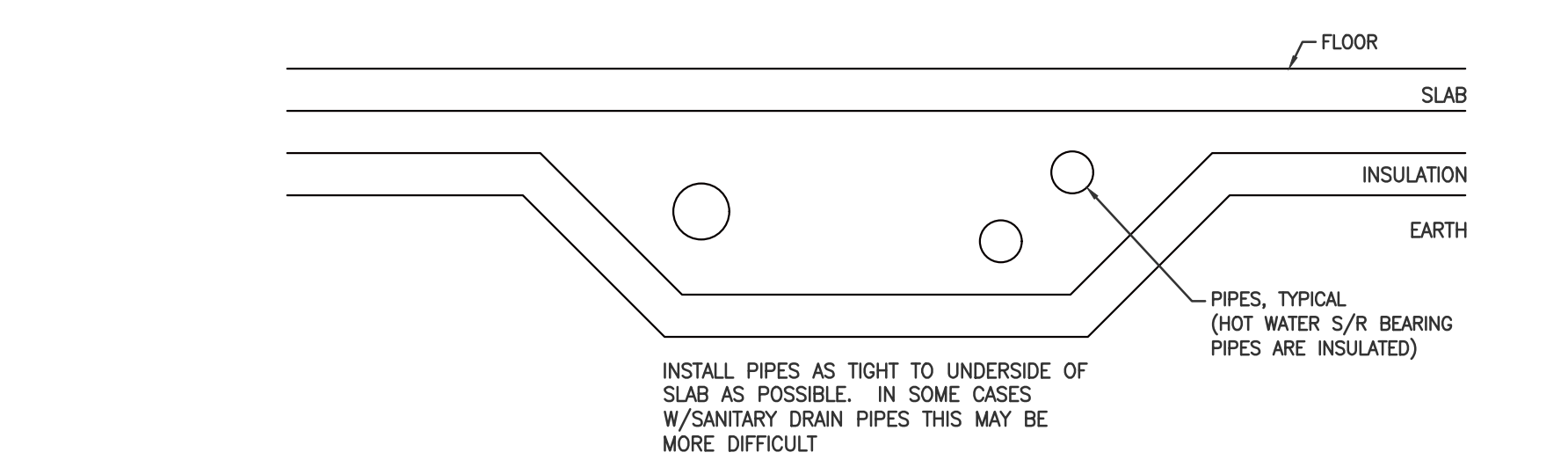
- NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. CONTACT BETWEEN DISSIMILAR METALS SHALL BE MADE WITH DIELECTRIC COUPLINGS OR DIELECTRIC FLANGES. CONTACT BETWEEN FERROUS AND BOLTS AND BRONZE OR COPPER FLANGES SHALL BE ELECTRICALLY INSULATED WITH NON-METALLIC WASHERS. PROVIDE UNION CONNECTIONS TO ALL PNEUMATICALLY OPERATED EQUIPMENT.
 3. INSTALLATION, INCLUDING SUPPORT SPACING, COMPENSATION FOR EXPANSION AND CONTRACTION, AND JOINING SHALL BE IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 4. JOINTS AND CONNECTIONS SHALL BE PERMANENT AND GAS AND WATER TIGHT. JOINTING SHALL BE TYPES SPECIFIED FOR SERVICE INDICATED. JOINTS AND CONNECTIONS SHALL MEET REQUIREMENTS OF MANUFACTURER'S BEST RECOMMENDED PRACTICE. ALL TRANSITIONS BETWEEN DIFFERENT PIPING MATERIALS SHALL BE USING APPROVED ADAPTERS. ADAPTERS FOR TRANSITIONS BETWEEN TWO TYPES OF PIPING MATERIALS SHALL BE MANUFACTURED FOR PURPOSE INTENDED.
 5. ALL FLOOR DRAINS AND/OR PRODUCTS CONNECTED TO SPECIAL DRAINAGE SYSTEM MUST BE COORDINATED FOR CORROSION RESISTANCE, SIZE AND CONNECTION COMPATIBILITY PRIOR TO ORDERING ANY MATERIAL.



SANITARY CLEANOUT DETAILS
NO SCALE
NOTES:
1) FLOOR CLEANOUTS NOT TO BE LOCATED IN CARPETED AREA.
2) PROVIDE WALL CLEANOUTS (VCD) WHERE SHOWN ON PLANS AND IN SANITARY BRANCHES NOT SERVED BY A FLOOR CLEANOUT. CONSULT LOCAL CODES FOR OTHER VCD REQUIREMENTS.



WASHING MACHINE CONNECTION DETAIL
NO SCALE
NOTE:
REFER TO FLOOR PLANS FOR PIPE SIZES.



UNDER SLAB PIPE DETAIL
SCALE: N.T.S.
INSTALL PIPES AS TIGHT TO UNDERSIDE OF SLAB AS POSSIBLE. IN SOME CASES W/SANITARY DRAIN PIPES THIS MAY BE MORE DIFFICULT.

CODES	PLUMBING SHEET INDEX
2015 MC	P-1 PLUMBING NOTES & LEGEND
2015 BC	P-2 PLUMBING DETAILS & RISERS
2015 PC	P-3 FLOOR PLAN
2015 BC	
2017 NEC	

ALL DIMENSIONS, SIZES AND CAPACITIES MUST BE FIELD AND CODE VERIFIED.

PROJECT: LAFAYETTE HOUSE
PORTSMOUTH, NEW HAMPSHIRE

ARCHITECT: [Logo]

PROJECT ENGINEER: [Logo]

CONSULTING ENGINEER: [Logo]

JOSHUA W. CHAPMAN, P.E., LEED AP, PRINCIPAL

SCOT ENGINEERING

INTERNATIONAL Ground Source Heat Pump Association

GEOECHANGE

CGD

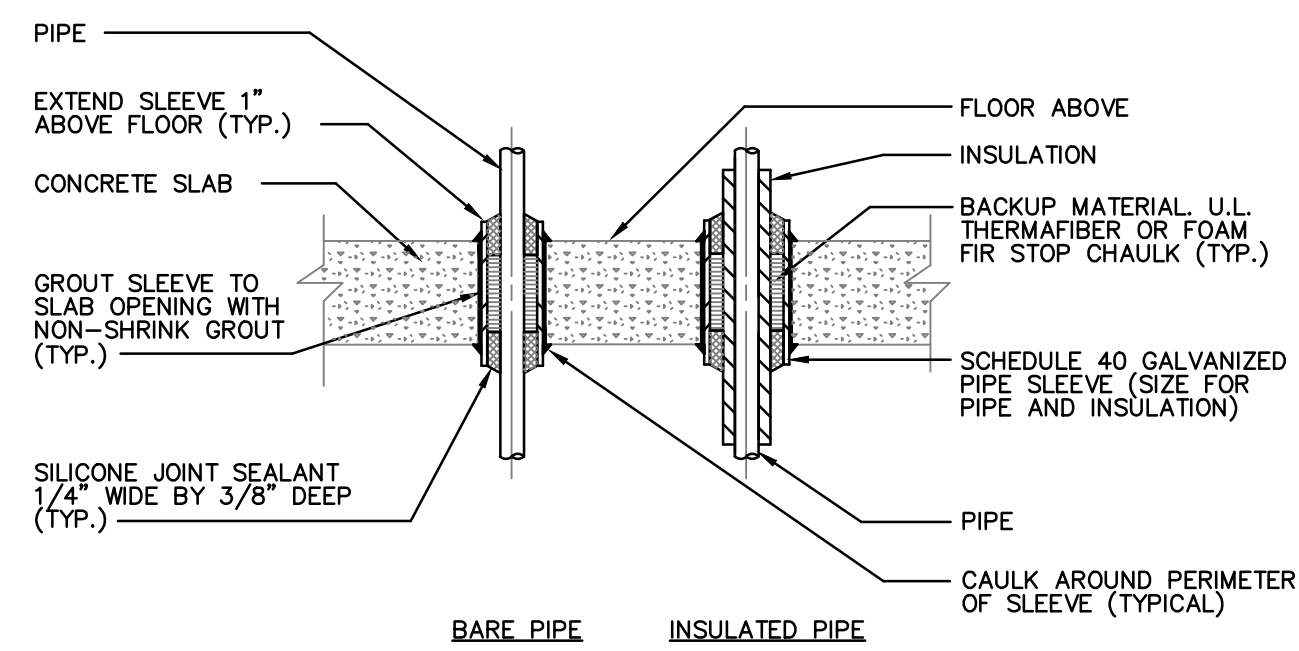
REVISIONS

PLUMBING NOTES & LEGEND

DESIGNED BY: RSM/JWC
DRAWN BY: DPG/DMC
DATE: 10/10/2022
SCALE: AS NOTED

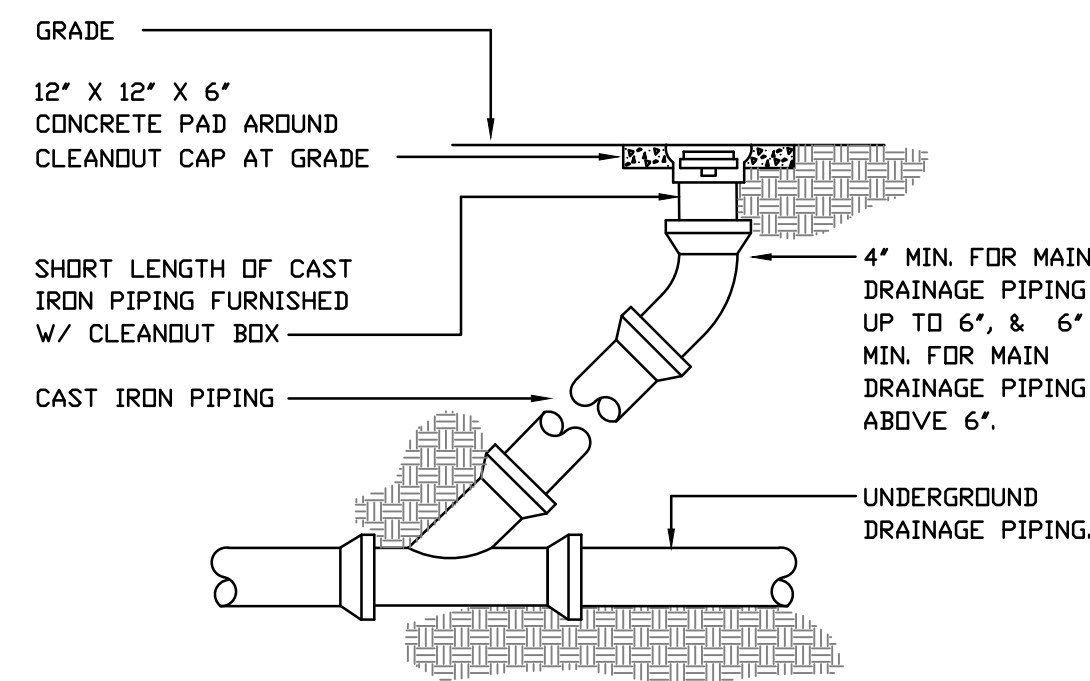
OWNER: [Redacted]
SHEET IDENTIFICATION

P-1

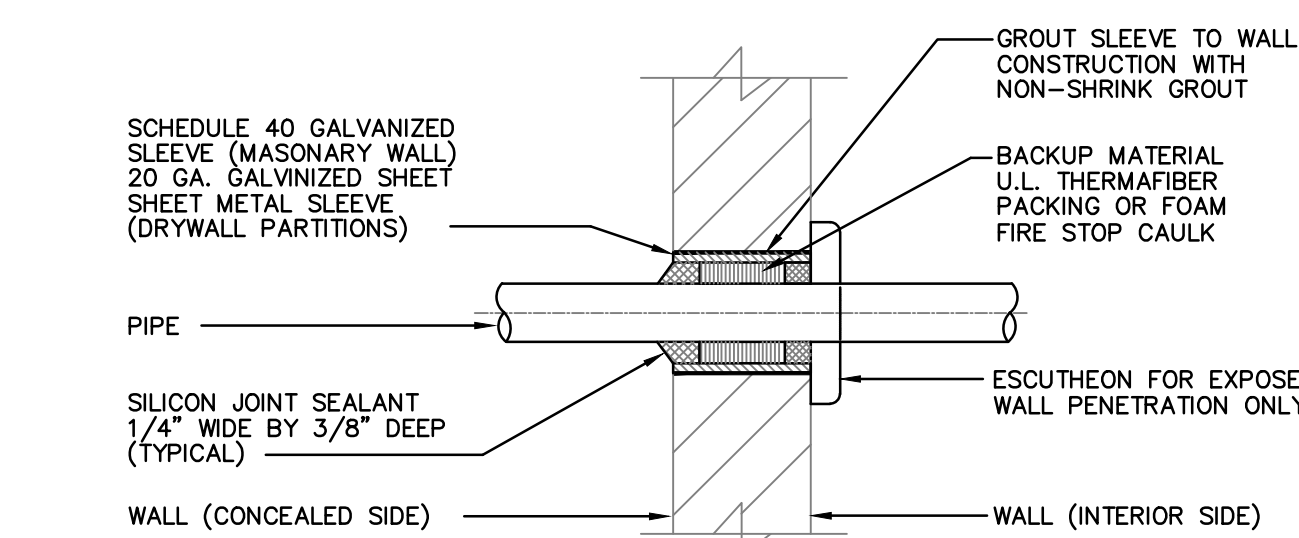


PIPE SLEEVE THRU CONCRETE SLAB DETAIL
NO SCALE

- NOTES
- 1) AT THE CONTRACTORS' OPTION A U.L. LISTED/APPROVED FIRE STOP PIPE SLEEVE ASSEMBLY MAY BE SUBMITTED FOR APPROVAL.
 - 2) GALVANIZED SLEEVE SHALL BE CAST INTO NEW CONCRETE WALL POURS.

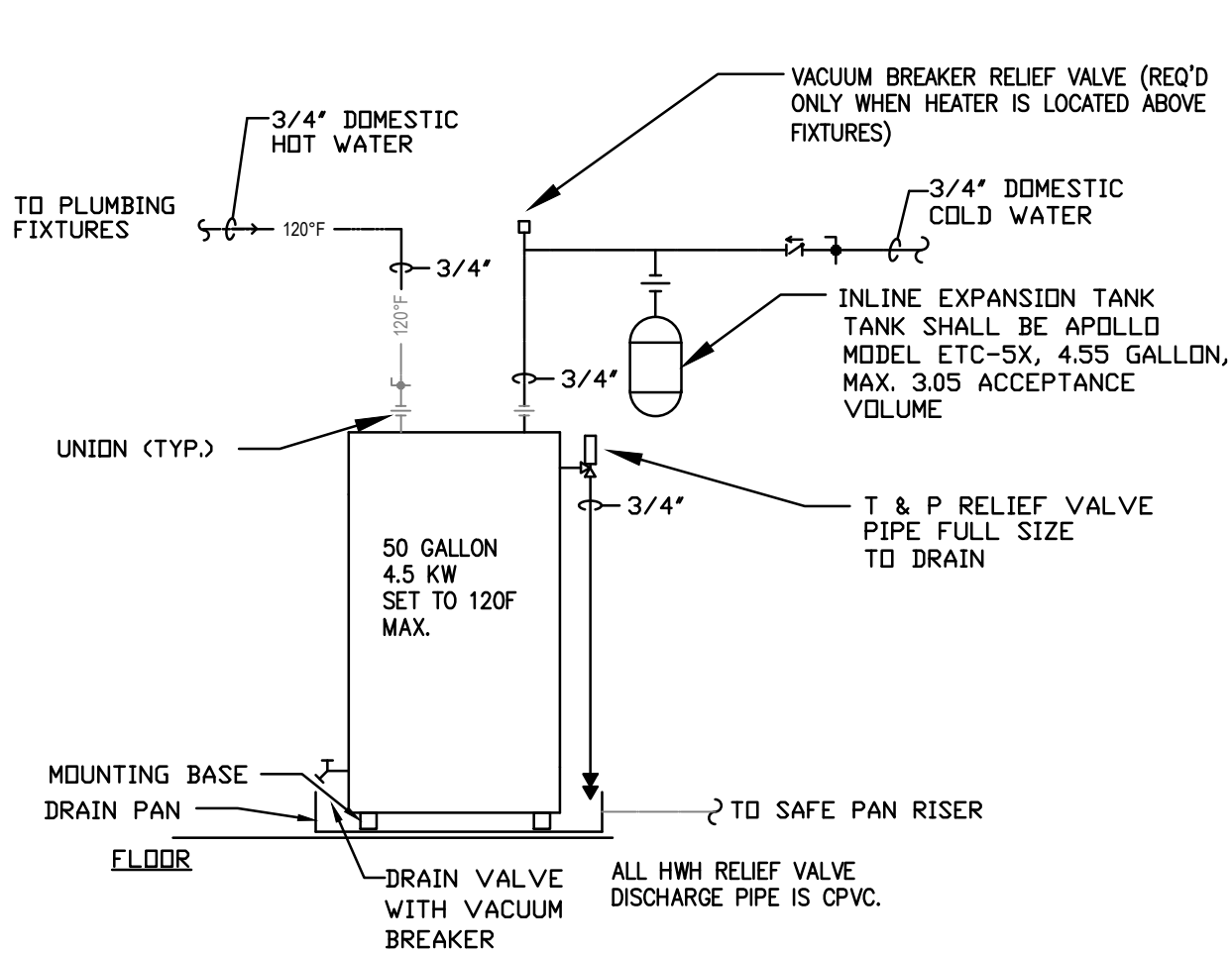


EXTERIOR CLEANOUT DETAIL
NO SCALE



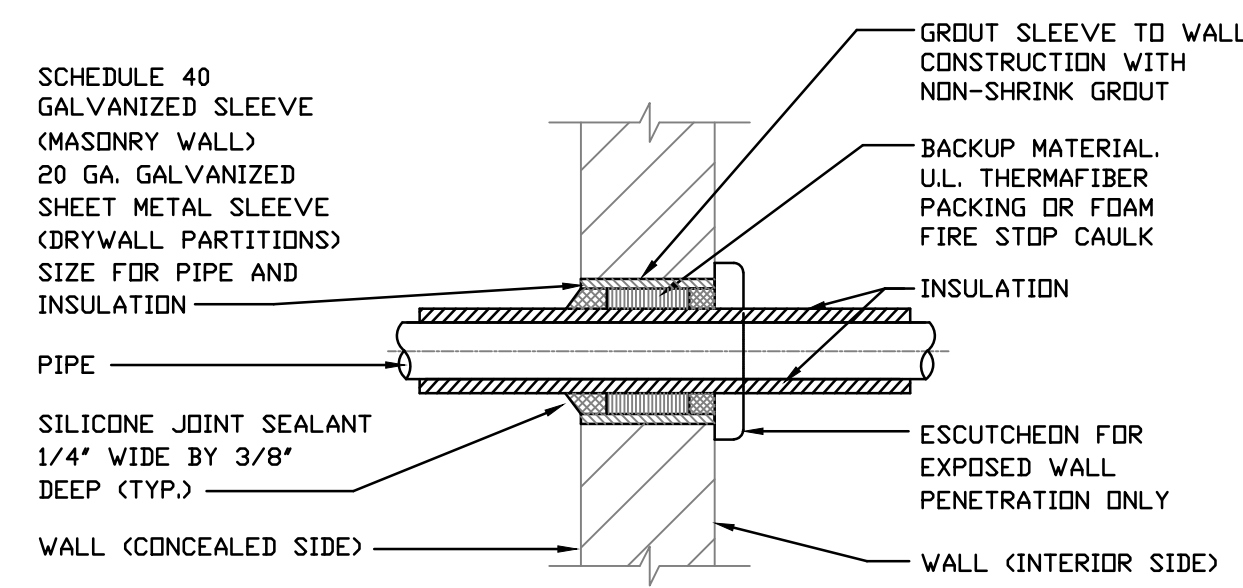
PIPE SLEEVE FOR BARE PIPE THRU WALL DETAIL
NO SCALE

- NOTES
- 1) AT THE CONTRACTORS' OPTION A U.L. LISTED/APPROVED FIRE STOP PIPE SLEEVE ASSEMBLY MAY BE SUBMITTED FOR APPROVAL.
 - 2) GALVANIZED SLEEVE SHALL BE CAST INTO NEW CONCRETE WALL POURS.



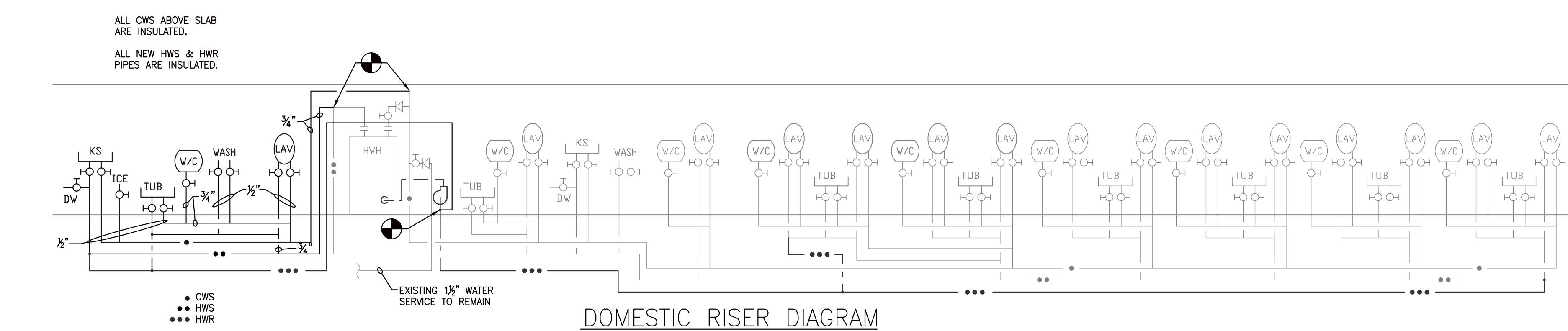
ELECTRIC WATER HEATER PIPING SCHEMATIC
NO SCALE - Dwelling HWHs

- NOTE:
- 1) DRAIN PAN BELOW ELEC WATER HEATER SHALL BE 26\"/>



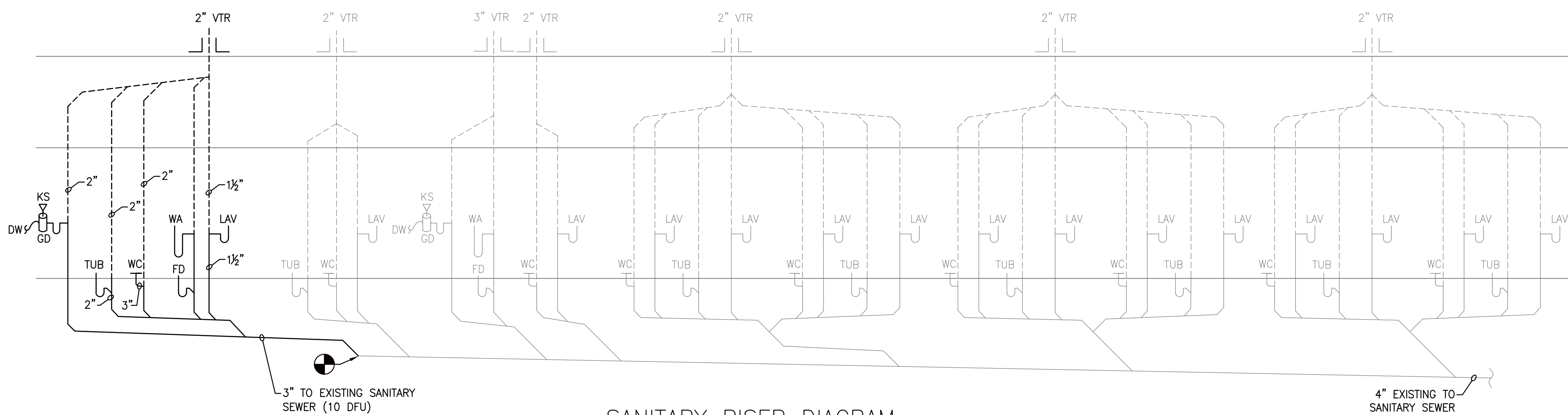
PIPE SLEEVE FOR INSULATED PIPE THRU WALL DETAIL
NO SCALE

- NOTES
- 1) AT THE CONTRACTORS' OPTION A U.L. LISTED/APPROVED FIRE STOP PIPE SLEEVE ASSEMBLY MAY BE SUBMITTED FOR APPROVAL.
 - 2) GALVANIZED SLEEVE SHALL BE CAST INTO NEW CONCRETE WALL POURS.



DOMESTIC RISER DIAGRAM
N.T.S.

WORK SHOWN IN BOLD IS NEW CONSTRUCTION.
WORK SHOWN IN LIGHT GRAY IS EXISTING TO REMAIN.



SANITARY RISER DIAGRAM
N.T.S.

GENERAL DEMOLITION NOTES

1. THE PLANS REPRESENT A COMPLETE OPERATIONAL SYSTEM, WHEREIN ALL WIRING, EQUIPMENT, FIXTURES, FITTINGS, CONTROLS, AND ALL REQUIRED ACCESSORIES ARE FURNISHED, INSTALLED, STARTED, AND TESTED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ALL LABOR, RENTAL EQUIPMENT, AND WORK NECESSARY TO REMOVE ALL ITEMS AT A MINIMUM THAT PERMIT THE INSTALLATION OF A NEW COMPLETE SYSTEM. THE FIRE PROTECTION ALARM/SPRINKLER SYSTEM, IF REQUIRED, IS NOT A COMPONENT OF THIS DESIGN (UNLESS SPECIFICALLY DEPICTED) AND IT IS REMOVED AND/OR PROVIDED BY A DESIGN AND BUILD FIRE PROTECTION CONTRACTOR.
2. ALL CONDUITS, CONDUCTORS, PIPES, JUNCTION BOXES, VALVES, FIXTURES, HANGERS, HARDWARE, FASTENERS, ANCHORS, DUCT WORK, REGISTERS, GRILLES, HVAC EQUIPMENT AND THE LIKE SHALL BE REMOVED IN AREAS WHERE NEW WORK REPLACES EXISTING SO THAT THE PREVIOUS MATERIALS ARE NEVER CONFUSED WITH OR CONSIDERED A COMPONENT OF THE NEW WORK.
3. IN AREAS WHERE NEW WORK AND EXISTING WORK INTERFACE, ALL EXISTING WORK SHALL BE REMOVED TO THE EXTENT POSSIBLE AS DESCRIBED IN ITEM TWO ABOVE, AND AT THE POINT OF INTERFACE, ALL EXISTING WORK SHALL BE CAPPED AND MADE SAFE.
4. ALL REMOVED MATERIALS SHALL BE DEPOSED OF IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES INCLUDING BUT NOT LIMITED TO THE EPA, SUCH AS HVAC REFRIGERANT RECOVERED, OILS DELIVERED TO RECLAIM FACILITY, AND ETC.
5. ALL MATERIALS THAT CAN BE RECYCLED SHALL BE RECYCLED, INCLUDING BUT NOT LIMITED TO COPPER, ALUMINUM, STEEL, HVAC DUCTWORK, METAL HANGERS AND FASTENERS, GARD BOARD, AND THE LIKE. DO NOT DISPOSE OF THESE MATERIALS IN A DUMPSTER.
6. THE PLANS ARE DIAGRAMMATICAL IN NATURE. THE WORK REQUIRED TO REMOVE AND PROPERLY INTERFACE WITH OTHER TRADES, WHICH MAY REPRESENT CHANGES TO THE DRAWINGS TO ACCOMMODATE THE INSTALLATION OF NEW WORK, IS PERFORMED WITHOUT ADDITIONAL COST TO THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL, GRADING, FIRE PROTECTION, AND OTHER CONSIDERATIONS.
7. ALL WORK MUST BE EXECUTED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES. ALL WORK MUST BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER. THE SUBCONTRACTORS AND GENERAL CONTRACTOR MUST COORDINATE WITH ALL TRADES DURING THE DEMOLITION AND CONSTRUCTION PLANNING PROCESS. THIS CONTRACTOR MUST REVIEW ALL ASPECTS OF THEIR WORK PRIOR TO BEGINNING TO INSURE PROPER CLEARANCES AND CAPACITIES EXIST.
8. THE CONTRACTOR MUST BE LICENSED AND INSURED IN THE COUNTY AND STATE AS APPLICABLE. SUBMIT TO THE OWNER AS DIRECTED PROOF OF INSURANCE INCLUSIVE OF LIMITS OF LIABILITY AND DEDUCTIBLE INFORMATION. ALL SUBCONTRACTORS OF SUBCONTRACTORS MUST BE LICENSED AND INSURED TOO.
9. SINCE THE PLANS ARE DIAGRAMMATICAL IN NATURE FOR CLARITY PURPOSES, THE CONTRACTOR MUST SUBMIT A SHOP DRAWING WHERE DEMOLITION IN COMPLEX OR COULD AFFECT OTHER ASPECTS OF THE WORK OR THAT MAY INCLUDE SUBSTANTIAL DIFFERENCES FROM THE PLANS, INCLUDING OF CALCULATIONS AND OTHER ITEMS TO THE OWNER PRIOR TO COMMENCING WORK. THE SHOP DRAWINGS MUST INCLUDE EXACT LOCATIONS, SPECIAL FITTINGS, AND VERIFICATION THAT THIS INFORMATION IS ACCURATE.
10. THE CONTRACTOR AND ALL SUBCONTRACTORS WARRANT THAT THEY HAVE VISITED THE PROJECT SITE, REVIEWED ALL OF THE CONTRACT DOCUMENTS, AND ARE OTHERWISE FAMILIAR WITH THE REQUIREMENTS NECESSARY TO COMPLETELY EXECUTE THE WORK REQUIRED TO COMPLY WITH THE DIAGRAMMATICAL WORK DEPICTED HEREIN. FURTHER, THE CONTRACTOR WARRANTS THAT, IN POSSESSING A THOROUGH KNOWLEDGE OF THE CODE AND INDUSTRY STANDARD CONSTRUCTION PRACTICES, THE BID FOR PERFORMING THE WORK WILL CONTAIN ALLOWANCES FOR NORMAL DIFFICULTIES EXPERIENCED DURING THE CONSTRUCTION OF A BUILDING OF THIS TYPE. MODIFICATIONS TO THE CONTRACT, WHICH DO NOT ADD VALUE TO THE PROJECT, WILL NOT BE CONSIDERED VALID.
11. THIS DESIGN IS NON TRANSFERABLE. IT IS INTELLECTUAL PROPERTY WITH TRADE SECRETS TO BE UTILIZED ON THIS PROJECT ONLY.
12. THE PLANS INDICATE QUANTITIES ON THE PLANS TO ENHANCE THE UNDERSTANDING OF THE DESIGN CONCEPT. THE QUANTITIES ARE RELIABLE, BUT NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE CORRECT QUANTITIES OF ITEMS REQUIRED TO REMOVE AND DELIVER A COMPLETE FUNCTIONING BUILDING.
13. THIS PROJECT MAY HAVE AREAS OF AN UNUSUAL INTENSE MEP COORDINATION REQUIREMENT, AND IT IS THE RESPONSIBILITY OF THE MEP TRADES TO INSURE THAT ALL ASPECTS OF THE WORK ARE PROPERLY REMOVED AND PROVIDED TO DELIVER A COMPLETE AND FUNCTIONING MEP SYSTEM.
14. WHERE THERE EXISTS A DISCREPANCY BETWEEN THE PLANS, DOCUMENTS, OR CODE THE CONTRACTOR SHALL PROVIDE FOR THE MOST EXPENSIVE METHOD AND ADVISE THE ARCHITECT IN WRITING PRIOR TO PERFORMING ANY WORK.

THIS DIAGRAMMATIC DESIGN IS NON TRANSFERABLE, AND REPRESENTS A COMPLETE SYSTEM.

OWNER: ...

DESIGNED BY: RSM/JWC DATE: 10/10/2022

DRAWN BY: DPG/DMM CHECKED BY: RSM/JWC

SCALE: AS NOTED

SHEET IDENTIFICATION

P-2

ALL DIMENSIONS, SIZES AND CAPACITIES MUST BE FIELD AND CODE VERIFIED.

PROJECT: LAFAYETTE HOUSE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT ARCHITECT:
JOSHUA W. CHAPMAN P.E., LEED AP, PRINCIPAL

PROJECT CONSULTING ENGINEER:
SCOT ENGINEERING
8800 BURNING TREE COURT, SUITE 100, FAYETTEVILLE, VA 22039-2723
PH: 757-536-0377 FAX: 757-536-0378
WWW.SCOTENGINEERING.COM

IGSHPA
International Ground Source Heat Pump Association

CGD
Certified Geothermal Designer

Professional Engineer
JOSHUA W. CHAPMAN
No. 42814

Professional Engineer
SCOT ENGINEERING
No. 42814

THE ASSOCIATION
OF ENERGY ENGINEERS

THE NATIONAL
GEOEXCHANGE
HEAT PUMP CONVENTION

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Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: 6-20-2024

Property Address: 806 Route 1 Bypass

Application #: LU 22-81

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
1	Compliance with all City Ordinances and Codes and these regulations. <u>Applicable standards:</u>	Meets Does Not Meet	<u>Applicable standards: Site Plan Review Regulations and Zoning Ordinance</u>
2	Provision for the safe development, change or expansion of use of the site.	Meets Does Not Meet	The Site Plan Set provides for safe development involving utility improvements, landscaping, and construction of a walk-in cooler addition.
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	Meets Does Not Meet	A siltsack is proposed on specified catch basins on sheet 6 of the site plan set to handle erosion from the site work. The proposed drain line work is to improve the stormwater management by removing a line that currently travels beneath two existing buildings and redirecting it around the buildings.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
4	Adequate protection for the quality of groundwater.	Meets Does Not Meet	Site is fully developed. Impervious coverage is proposed to be reduced through proposed landscaping.
5	Adequate and reliable water supply sources.	Meets Does Not Meet	Water is supplied from a main on Stark St. Contractor to ensure this line is not impacted by the utility improvements.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	Meets Does Not Meet	The existing sewer service to Dennett St shall be capped and a new sewer line is proposed connecting to a lateral in Stark St.
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	Meets Does Not Meet	A siltsack is proposed on specified catch basins on sheet 6 of the site plan set to handle erosion from the site work. Drainage, Sewer, and Gas to be installed as per Utility Plan so as not to discharge into the environment or adjacent properties.
8	Adequate provision for fire safety, prevention and control.	Meets Does Not Meet	The existing building and asphalt parking/driveway area are not proposed to change. Fire safety, prevention, and control shall remain the same as existing.
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets Does Not Meet	Natural features such as wetlands do not exist in close proximity to the site. The total impervious coverage is decreased and new landscaping is added, benefiting surrounding sites.
10	Adequate protection of historical features on the site.	Meets Does Not Meet	No historical features on the site.
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	Meets Does Not Meet	There is no new use to the building. The addition is for a new walk-in cooler, not additional retail space, so a significant increase in volume on site is not anticipated.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets Does Not Meet	New signage proposed that will provide better direction to customers entering and exiting the site. A utility plan is included in the application depicting the signage.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
13	Adequate insulation from external noise sources.	Meets Does Not Meet	The existing use is retail, which does not result in adverse noise to surrounding properties. This use shall remain unchanged.
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	Meets Does Not Meet	Dumpster location is shown on the provided Utility Plan to depict solid waste disposal. No new demands for police, emergency medical, or other municipal services is proposed.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	Meets Does Not Meet	New landscape beds are proposed and are depicted on a Landscape Plan provided in this application. No recreational facilities can reasonably be provided on the site.
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	Meets Does Not Meet	All access ways are existing. Signage and paint markings are proposed which will improve the existing access ways.
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	Meets Does Not Meet	Site is fully developed. Building and site work can be constructed without danger to health.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets Does Not Meet	New landscape beds are proposed and are depicted on a Landscape Plan provided in this application.
19	Compliance with applicable City approved design standards.	Meets Does Not Meet	Application complies with the Site Plan Review Regulations.
	Other Board Findings:		

Ross Engineering, LLC
Civil / Structural Engineering

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

806 US Route 1 Bypass
Project Description

May 17, 2024

806 US Rte. 1 bypass is the current location for the City Tobacco business. 822 US Rte. 1 bypass is a vacant gas station, and was just approved for the new City Tobacco business last night at the Planning Board meeting. The City Tobacco business will be moved to 822 after a new building is constructed.

We are requesting administration approval for the minor changes to the 806 site plan, which is necessary because of the drainage and site design for 822. 822 Rte. 1 By-Pass was just approved by the planning board last night, and the drainage configuration has been revised on 806 to match. We are also requesting the second extension to the original approval, since that deadline is fast approaching. 822 has existing drainage that needed extensive design to re-configure and this took extra time, which is why we need the extension for 806.

Project History

- The Technical Advisory Committee voted to recommend approval to the Planning Board at their May 3, 2022 meeting.
- The Planning Board granted Site Plan approval at the June 23, 2022 meeting.
- At the June 15, 2023 Planning Board meeting a 1-year extension of the Site Plan Approval granted on June 23, 2022 was approved so that the extension goes to June 23, 2024.

Revisions include:

Drawing 1 – Existing Conditions Plan

- Revised existing catch basin elevations
- Added note 6 outlining PB approval and extension of approval.

Drawing 2 – Site Plan

- Landscaping removed in NHDOT right of way, as per NHDOT request. This is shown on drawings 2-4.
- Drainage has been changed to depict new proposed drainage system. New drainage system is depicted to match proposed drainage on lot 29, which is connected to drainage system on lot 43. This is shown on drawings 2 & 3.
- Revised lighting callouts on the plan.

Ross Engineering, LLC
Civil / Structural Engineering

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

Drawing 3 – Utility Plan

- Landscaping removed in NHDOT right of way, as per NHDOT request. This is shown on drawings 2-4.
- Drainage has been changed to depict new proposed drainage system. New drainage system is depicted to match proposed drainage on lot 29, which is connected to drainage system on lot 43.
- Stormwater notes for drainage system on drawing 3 “Utility Plan”.
- Revised existing and proposed drainage structure elevations on drawing 3 “Utility Plan”.
- Revised lighting on drawing 3. Note 3 and the Lighting Specification Table have been revised. Lighting notes on the plan have been revised and are shown on drawings 2 & 3.

Drawing 4 – Landscape Plan

- Landscaping removed in NHDOT right of way as per NHDOT request.
- Drawing 4 “Landscape Plan” has been changed to depict new proposed manhole and catch basin locations.
- Planting notes have been changed to reflect landscaping that has been changed to reflect landscaping that has been removed in the NHDOT right of way.

Drawing 5 –Easement Plan

- Easement Plan has been added as drawing 5 showing a drainage easement across Lot 43.

Drawing 6 – Notes & Details

- Revised manhole & catch basin details.

These minor amendments along with the improvements on the abutting property are an improvement from the previous proposed drainage system.

Sincerely,

Alex Ross, P.E.



CITY OF PORTSMOUTH

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

TECHNICAL ADVISORY COMMITTEE

May 9, 2022

RIGZ Enterprises LLC
18 Dixon Lane
Derry, New Hampshire 03801

RE: Site Review request for property located at 806 US Route 1 Bypass (LU-22-81)

Dear Property Owner:

The Technical Advisory Committee, at its regularly scheduled meeting of Tuesday, May 3, 2022, considered your application for Site Plan Review for construction of 400 square feet of additional commercial space and site improvements. Said property is shown on Assessor Map 161 Lot 43 and lies within the Business (B) District. As a result of said consideration, the Committee voted to **recommend approval** to the Planning Board with the following stipulations:

Items to be addressed prior to Planning Board approval:

1. Dumpsters will be relocated to parking spaces 24 and 23 with a 20 foot setback from rear lot line and at least 10 feet from side lot line. Applicant will request a waiver from the Planning Board for Section 9.3 of the Site Plan regulations to have the dumpsters located within 20' of the side lot line.
2. A note will be added to the plans regarding the use of non-combustible mulch.
3. Applicant will work with DPW to correct the sewer lateral connection and location.
4. Applicant will work with DPW staff (Eric Eby) to reconfigure handicap parking and accessibility (two spaces needed).
5. Applicant will extend landscaping and curbing at the front lot line.
6. Parking spaces 18 and 19 will be relocated and be replaced with landscaping and 3 bike racks.
7. Entryway will be striped.
8. Raised sidewalk will be extended to connect to front entryway.
9. Light Pole 3 (LP3) located at the rear of the building shall be limited to a height of 16' with cut off shields.
10. Lighting on the rear wall will not exceed a height of 9'.
11. Curbing is added to proposed landscape islands.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, June 16, 2022**. One (1) hard copy of all plans and supporting reports and exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning Department and uploaded to the online permit system no later than **Wednesday, May 25, 2022**.

Per Section 2.5 of the Site Plan Regulations, a site plan review application to the Planning Board must include all applicable information and supporting materials including but not limited to the following items:

- *Full updated plan set*
- *Draft Easements*
- *Drainage Analysis*
- *Traffic Studies*
- *Etc.*

All comments, corrections, and conditions identified as “Items to be addressed before Planning Board submittal” must be resolved/corrected for the Planning Board application submittal to be deemed complete.

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

Very truly yours,



Beverly Mesa-Zendt,
Planning Director

cc:

Alex Ross, Ross Engineering



CITY OF PORTSMOUTH

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

PLANNING BOARD

June 29, 2022

RIGZ Enterprises LLC
18 Dixon Lane
Derry, New Hampshire 03801

RE: Site Review request for property located at 806 US Route 1 Bypass (LU-22-81)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, June 23, 2022**, considered your application for Site Plan Review for construction of 400 square feet of additional commercial space and site improvements. Said property is shown on Assessor Map 161 Lot 43 and lies within the Business (B) District. As a result of said consideration, the Board voted 1) to determine the requested waiver does not nullify the spirit and intent of the City's Master Plan of the Site Plan Regulations and to grant the following waiver: *Waiver of Site Plan Review regulations* section 4.3.5 to locate a dumpster 12.2 feet from the property line where 20 feet is required; and 2) to **grant** Site Plan approval with the following stipulations:

Conditions to be satisfied subsequent to final approval of site plan but prior to commencement of any site work or construction activity:

- 2.1 The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
- 2.2 Associated recording fees shall be paid to the City prior to recordation.
- 2.3 Light pole labels on the utility plan will be correct to reflect appropriate numbering and include LP3 and LP5 consistent with stipulation requiring light Pole 3 (LP3) located at the rear of the building to be limited to a height of 16' with cut off shields.

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.

This site plan approval shall not be effective until a site plan review agreement has been signed satisfying the requirements of Section 2.12 of the City's Site Review Approval Regulations.

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.

The Planning Director must certify that all outstanding stipulations of approval have been completed prior to issuance of a building permit unless otherwise indicated above.

This site plan approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Planning Board unless an extension is granted by the Planning Board in accordance with Section 2.14 of the Site Review Regulations.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is stylized with large, sweeping loops and a long horizontal tail extending to the right.

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Peter H. Rice, Director of Public Works

Alex Ross, Ross Engineering



CITY OF PORTSMOUTH

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

PLANNING BOARD

June 22, 2023

RIGZ Enterprises LLC
18 Dixon Lane
Derry, New Hampshire 03801

RE: 1-Year Extension request for Site Plan and CUP approvals for property located at 806 US Route 1 Bypass (LU-22-81)

Dear Property Owner:

The Planning Board, at its meeting of Thursday, June 15, 2023, considered your request for a 1-Year Extension of the Site Plan Approval granted on **June 23, 2022**.

As a result of said consideration, the Board voted

to **grant** a one-year extension to the Planning Board Approval of the Site Plan and Conditional Use Permits to **June 23, 2024**.

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,

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Alex Ross, Ross Engineering

Site Plan

806 Route 1 Bypass

Portsmouth, New Hampshire

PREPARED FOR:

RIGZ ENTERPRISES LLC

PREPARED BY:

ROSS ENGINEERING, LLC

Civil/Structural Engineering
& Surveying

909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

LIST OF PROJECT PLANS:

SITE PLAN SET

- 1 - Existing Conditions Plan
- 2 - Site Plan
- 3 - Utility Plan
- 4 - Landscape Plan
- 5 - Easement Plan
- 6 - Notes & Details
- 7 - Sewer Notes

May 17, 2024

SEE NOTE 2

N/F
CITY OF PORTSMOUTH
NEW FRANKLIN SCHOOL
1 FRANKLIN DRIVE
PORTSMOUTH, NH 03802
TAX MAP 220, LOT 2

RIGZ ENTERPRISES LLC
TAX MAP 161, LOT 43
RCRD 6225-2527
22,611 SQFT, 0.52 ACRES

N/F
GTY MA/NH LEASING INC
786 US ROUTE 1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 42
RCRD 5207-1572

N/F
RICHARD J SOLITO
2 STARK ST
PORTSMOUTH, NH, 03801
TAX MAP 161, LOT 41
RCRD 5455-1870

N/F
BETHANY ALICE KUCHARIK
507 DENNETT ST
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 44
RCRD 5790-2377

N/F RICHARD D ZOFFOLI TRUST
822 US ROUTE 1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 160, LOT 29
RCRD 2860-0906

N/F PETER & JUDI
PARADIS
TAX MAP 160, LOT 27
RCRD 3005-0228

N/F LINDSAY FLORYAN
493 DENNETT ST
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 45
RCRD 5804-2599

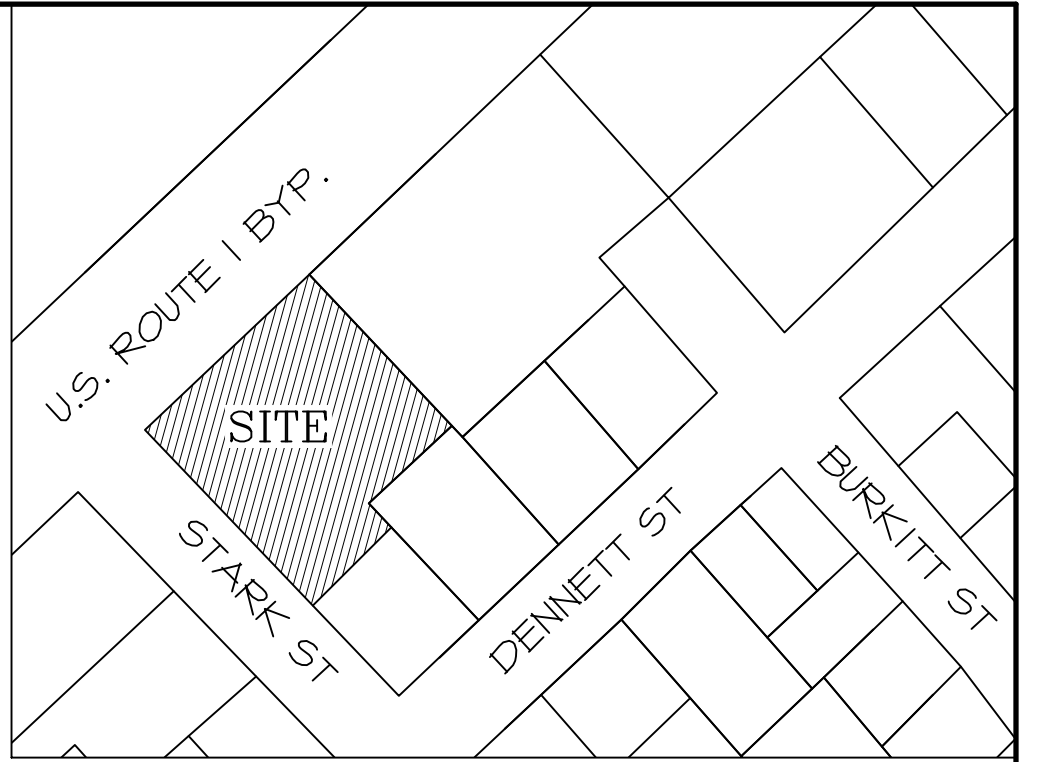
LEGEND

- MONUMENT FOUND
- MONUMENT SET
- 6' STOCKADE FENCE
- ASPHALT CURB
- 6' CHAIN LINK FENCE
- UTILITY POLE
- CATCH BASIN

NOTES

- 1) OWNER OF RECORD:
RIGZ ENTERPRISES
18 DIXON LANE
DERRY, NH 03038

TAX MAP 161, LOT 43
806 US ROUTE 1 BYPASS
PORTSMOUTH, NH 03801
RCRD: 6225-2527
AREA: 22,611 SF, 0.52 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- 3) PARCEL IS IN BUSINESS ZONE (B):
MINIMUM LOT AREA.....20,000 SF
MIN. LOT AREA PER DWELLING UNIT.....2,500 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....80 FT
SETBACKS:
FRONT.....20 FT
SIDE.....15 FT
REAR.....15 FT
MAXIMUM BUILDING HEIGHT.....50 FT
MAXIMUM BUILDING COVERAGE.....35%
MINIMUM OPEN SPACE.....15%
- 4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE,
AS PER FLOOD INSURANCE RATE MAP
#33015C0259F, PANEL 259 OF 681, DATED
JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.
- 5) A RIGHT TO PASS AND REPASS FROM THE
INTERSTATE HIGHWAY USING THE EXITS IN COMMON
WITH OTHERS LOCATED ON LAND FORMERLY OF D.
RICHARD ZOFFOLI FOR PURPOSES OF PASSING
AND REPASSING TO THE INTERSTATE HIGHWAY
EXISTS TO THE BENEFIT OF LOT 43 OVER LAND OF
LOT 29. SEE RCRD 2781-1490.
- 6) THE CITY PLANNING BOARD GRANTED SITE PLAN
APPROVAL FOR THIS PROPERTY ON JUNE 23, 2022.
A ONE YEAR EXTENSION WAS GRANTED AT THE
JUNE 15, 2023 PLANNING BOARD MEETING.
(LU-22-81)



**LOCUS PLAN
N.T.S.**

EXISTING STRUCTURES

CATCH BASIN

- CB 1
RIM EL. 27.93
INV. IN 21.61 (±20" PIPE) SW
INV. OUT 20.58 (±20" PIPE) NE
- CB 2
RIM EL. 29.46
INV. OUT 25.81 (12" CMP) SE
- CB 3
RIM EL. 29.19
INV. IN 22.84 (12" CMP) SW
INV. IN 22.74 (12" CMP) NE
INV. IN 22.83 (24" RCP) NW
INV. OUT 22.66 (24" RCP) SE
- CB 4
RIM EL. 30.48
INV. IN 18.20 (±20") SW
INV. IN 18.20 (24" RCP) NW
INV. OUT 18.15 (24") NE

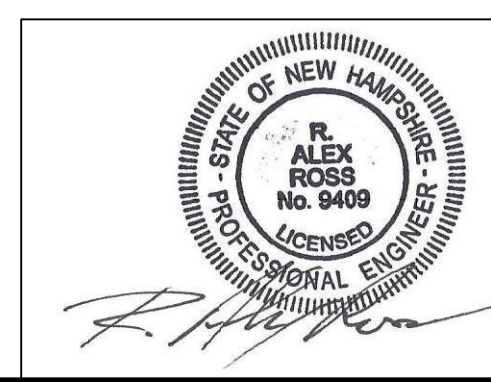
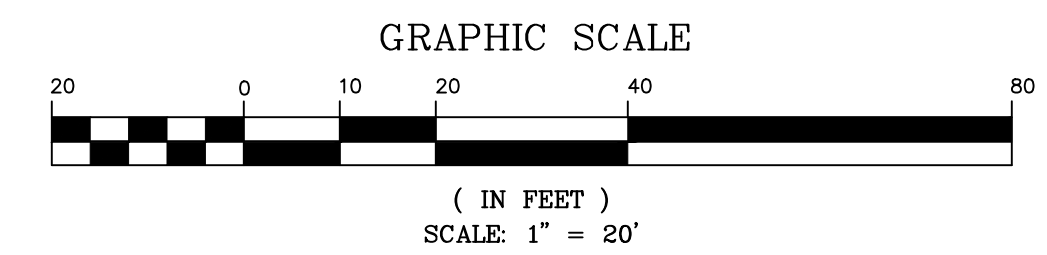
AMENDMENTS

- REVISED CATCH BASIN ELEVATIONS
- ADDED NOTE 6 TO OUTLINE PB APPROVAL AND EXTENSION OF THIS PROJECT.

- ISSUE 6 AMENDMENTS

REFERENCE PLANS

- 1) "SITE PLAN FOR HENRY S. DUTKOWSKI
MONMA D'S CASA DI PASTA, 806 US
ROUTE 1 BYPASS & STARK STREET" BY
MILLETTE, SPRAGUE & COLWELL, INC.
DATED JULY 15, 2004.



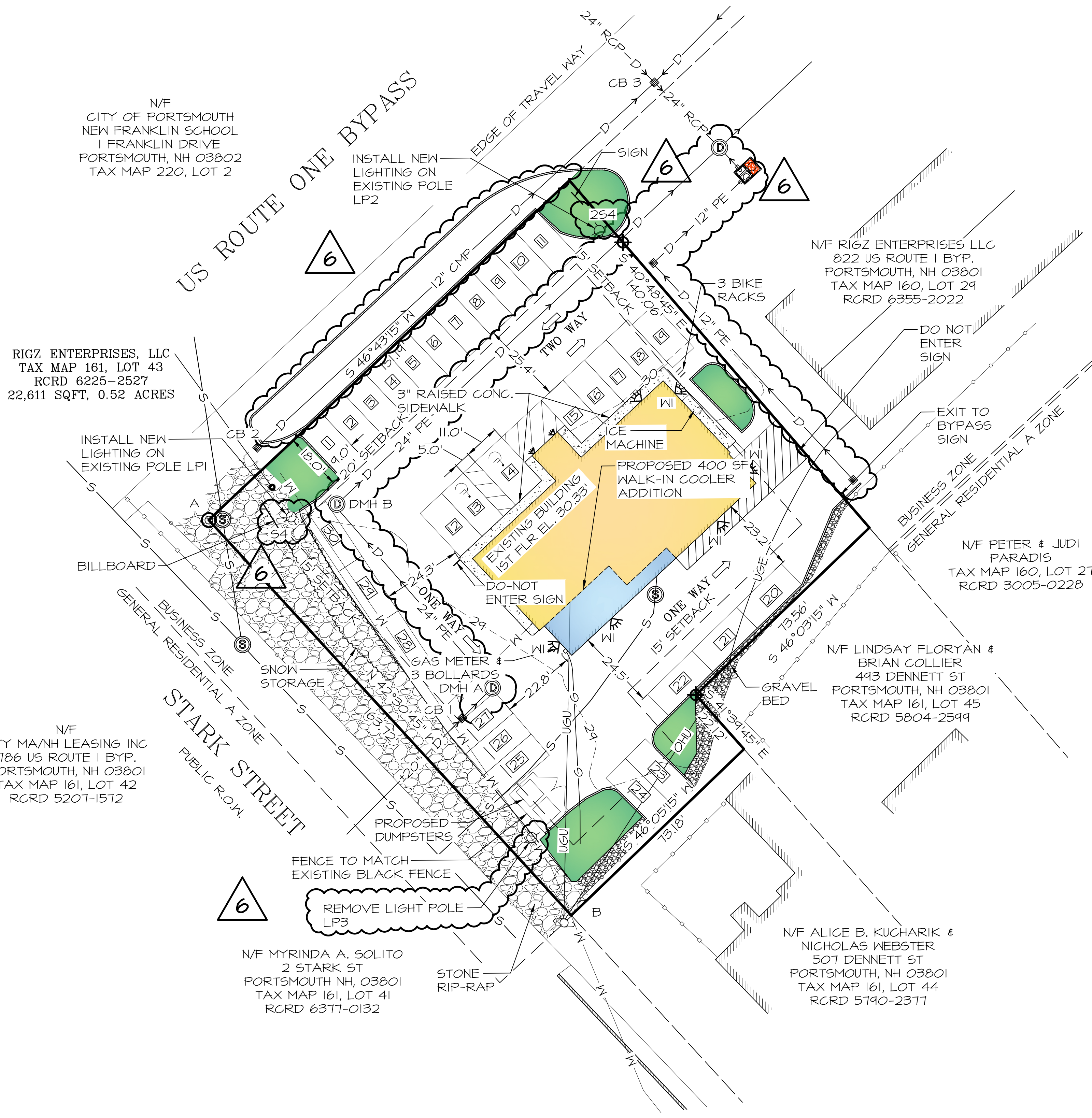
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5	5/22/2023	REVISIONS
4	5/25/2022	FOR PB
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(603) 433-7560

CLIENT
RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038

TITLE
**EXISTING
CONDITIONS
PLAN**
806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

JOB NUMBER	DWG. NO.	ISSUE
21-072	1 OF 7	6



N/F
CITY OF PORTSMOUTH
NEW FRANKLIN SCHOOL
1 FRANKLIN DRIVE
PORTSMOUTH, NH 03802
TAX MAP 220, LOT 2

RIGZ ENTERPRISES, LLC
TAX MAP 161, LOT 43
RCRD 6225-2527
22,611 SQFT, 0.52 ACRES

INSTALL NEW
LIGHTING ON
EXISTING POLE LPI

BILLBOARD
GENERAL RESIDENTIAL A ZONE

N/F
GTY MA/ NH LEASING INC
186 US ROUTE 1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 42
RCRD 5207-1572

STARK STREET
PUBLIC R.O.W.

REMOVE LIGHT POLE
LP3

N/F MYRINDA A. SOLITO
2 STARK ST
PORTSMOUTH NH, 03801
TAX MAP 161, LOT 41
RCRD 6371-0132

INSTALL NEW
LIGHTING ON
EXISTING POLE
LP2

N/F RIGZ ENTERPRISES LLC
822 US ROUTE 1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 160, LOT 29
RCRD 6355-2022

N/F PETER & JUDI
PARADIS
TAX MAP 160, LOT 27
RCRD 3005-0228

N/F LINDSAY FLORYAN &
BRIAN COLLIER
493 DENNETT ST
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 45
RCRD 5804-2599

N/F ALICE B. KUCHARIK &
NICHOLAS WEBSTER
507 DENNETT ST
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 44
RCRD 5790-2377

NOTES

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18 DIXON LANE
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PORTSMOUTH, NH 03801
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MIN. LOT AREA PER DWELLING UNIT.....2,500 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....80 FT
SETBACKS:
FRONT.....20 FT
SIDE.....15 FT
REAR.....15 FT
MAXIMUM BUILDING HEIGHT.....50 FT
MAXIMUM BUILDING COVERAGE.....35%
MINIMUM OPEN SPACE.....15%
- COVERAGES:
BUILDING COVERAGE
EXISTING BUILDING COVERAGE
BUILDING & COOLER 3,042 SF
EXISTING STRUCTURE 3,042 SF
BUILDING COVERAGE = 3,042 / 22,611 = 13.5%

PROPOSED BUILDING COVERAGE
BUILDING & COOLER 3,442 SF
BUILDING COVERAGE 3,442 / 22,611 = 15.2%

OPEN SPACE
EXISTING OPEN SPACE
BUILDING COVERAGE.....3,042 SF
CONCRETE SIDEWALK.....455 SF
ASPHALT PARKING.....15,958 SF
ASPHALT CURB.....83 SF
CONCRETE PAD 3 SF
TOTAL LOT COVERAGE 19,541 SF
EXISTING OPEN SPACE = 22,611-19,541 = 3,070 SF
EXISTING OPEN SPACE = 3,070 / 22,611 = 13.6%

PROPOSED OPEN SPACE
BUILDING COVERAGE.....3,442 SF
CONCRETE SIDEWALK.....457 SF
ASPHALT PARKING.....14,500 SF
ASPHALT CURB 171 SF
TOTAL LOT COVERAGE 18,570 SF
PROPOSED OPEN SPACE = 22,611-18,570 = 4,041 SF
PROPOSED OPEN SPACE = 4,041 / 22,611 = 17.9%
- PARKING SPACES:
AS PER PORTSMOUTH ZONING ORDINANCE
10.112.321, PARKING SPACES FOR RETAIL USE
SHALL BE 1 SPACE PER 300 SF GROSS FLOOR
AREA.

3,442 SF / 300 SF/SPACE = 11.47 = 12 SPACES
12 SPACES REQUIRED
30 SPACES PROVIDED
- THIS SITE PLAN SHALL BE RECORDED IN THE
ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN
SHALL BE CONSTRUCTED AND MAINTAINED IN
ACCORDANCE WITH THE PLAN BY THE PROPERTY
OWNER AND ALL FUTURE PROPERTY OWNERS. NO
CHANGES SHALL BE MADE TO THIS SITE PLAN
WITHOUT THE EXPRESS APPROVAL OF THE
PORTSMOUTH PLANNING DIRECTOR.
- ALL PROPOSED CURBING TO BE ASPHALT AND
MATCH EXISTING. MINIMUM 5" REVEAL.
- GIS COORDINATES OF TWO LOT CORNERS
NORTHING EASTING
A - NW CORNER 211322.113 1222327.652
B - SW CORNER 211202.419 1222439.356

LEGEND

- ⊙ MONUMENT FOUND
- ⊕ MONUMENT SET
- 6' STOCKADE FENCE
- — — ASPHALT CURB
- 6' CHAIN LINK FENCE
- ⊕ UTILITY POLE
- CATCH BASIN
- ⊕ WATER VALVE
- ⊕ SEWER MANHOLE
- ⊕ LAMP POST
- UGU— UNDERGROUND UTILITIES
- G— GAS LINE
- D— DRAIN LINE
- W— WATER LINE
- S— SEWER LINE
- ⊕ LIGHT
- ⊕ CLEANOUT

WAIVERS

1) A WAIVER WAS GRANTED BY THE
PORTSMOUTH PLANNING BOARD ON JUNE
23, 2022 FROM THE CITY OF
PORTSMOUTH SITE PLAN REVIEW
REGULATIONS SECTION 9.3.5, TO
LOCATE A DUMPSTER 12.2' FROM THE
WESTERN PROPERTY LINE WHERE 20' IS
REQUIRED.

REV	DATE	REVISIONS
6	5/17/2024	REVISIONS
5	5/22/2023	REVISIONS
4	5/25/2022	FOR PB
3	4/26/2022	FOR TAC
2	4/19/2022	FOR TAC

ISS.	DATE	DESCRIPTION OF ISSUE
CHECKED	A.ROSS	
DRAWN	D.D.D.	
CHECKED		

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CLIENT
RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038

TITLE

SITE PLAN

806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

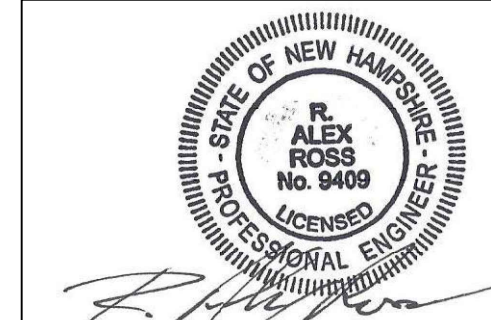
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21-072	2 OF 7	6

AMENDED SITE PLAN

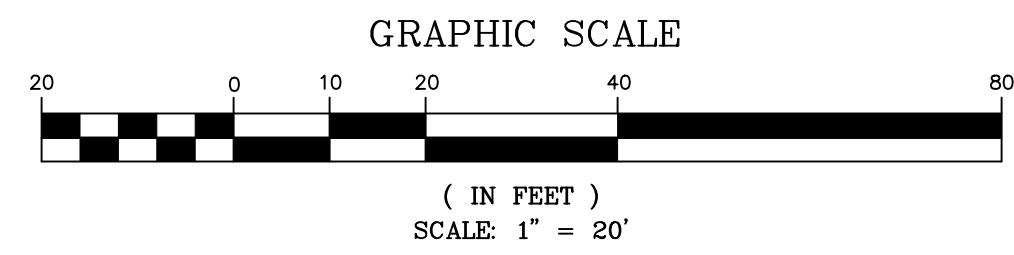
- LANDSCAPING REMOVED IN NHDOT RIGHT OF WAY AS PER NHDOT REQUEST.
- DRAINAGE HAS BEEN CHANGED TO DEPICT NEW PROPOSED DRAINAGE SYSTEM. NEW DRAINAGE SYSTEM IS DEPICTED TO MATCH PROPOSED DRAINAGE ON LOT 29, WHICH IS CONNECTED TO DRAINAGE SYSTEM ON LOT 43.
- REVISED LIGHTING CALLOUTS ON THE PLAN.

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON _____ DATE _____



ALL CONDITIONS ON THIS PLAN
SHALL REMAIN IN EFFECT IN
PERPETUITY PURSUANT TO THE
REQUIREMENTS OF THE SITE PLAN
REVIEW REGULATIONS.





N/F
CITY OF PORTSMOUTH
NEW FRANKLIN SCHOOL
1 FRANKLIN DRIVE
PORTSMOUTH, NH 03802
TAX MAP 220, LOT 2

RIGZ ENTERPRISES, LLC
TAX MAP 161, LOT 43
RCRD 6225-2527
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N/F
GTJ MA/WH LEASING INC
786 US ROUTE 1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 42
RCRD 5207-1572

US ROUTE ONE BYPASS

STARK STREET

- LEGEND**
- ⊙ MONUMENT FOUND
 - ⊕ MONUMENT SET
 - 6' STOCKADE FENCE
 - ASPHALT CURB
 - 6' CHAIN LINK FENCE
 - ⊕ UTILITY POLE
 - CATCH BASIN
 - ⊗ WATER VALVE
 - ⊙ SEWER MANHOLE
 - ⊕ LAMP POST
 - UGU — UNDERGROUND UTILITIES
 - G — GAS LINE
 - D — DRAIN LINE
 - W — WATER LINE
 - S — SEWER LINE
 - ⊕ LIGHT

- SIGN DETAILS**
SCALE: NTS
- ⊕ DO NOT ENTER
 - ⊕ EXIT TO BYPASS
 - R5-1 30"x30" RED & WHITE
 - CUSTOM 20"x20" BLACK & WHITE

GENERAL NOTES

- 1) CONTRACTOR TO REVIEW ALL SURFACING TYPES, AND MATERIAL SPECIFICATIONS WITH COMMISSIONER OF PUBLIC WORKS.
- 2) ALL NECESSARY NHDOT, NHDES & TOWN PERMITS MUST BE OBTAINED.
- 3) ALL CONSTRUCTION SHALL BE PER NH-DOT, STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. LATEST REVISION.
- 4) CONTRACTOR SHALL MEET STATE AND TOWN REQUIREMENTS, TO ASSURE TYPE, SEPARATION, COVER, ETC. ALWAYS CALL DIGSAFE PRIOR TO DIGGING. UTILITIES SHOWN ARE APPROXIMATE AND MUST BE VERIFIED.
- 5) SIZE ALL LINES AS PER REQUIREMENTS AND ASSURE THAT PROPOSED LOADING AND PRESSURE DEMANDS WILL BE MET.

PROPOSED LIGHTING

DESCRIPTION	CATALOG NUMBER	QTY
LIGHT POLE (254)	LITHONIA LIGHTING - D5X0 LED P4 30K 80CRI TFTM MVOLT 5PA DDBXC WITH 555 18 4C DM29A5 DDBXD	1
LIGHT POLE (54)	LITHONIA LIGHTING - D5X0 LED P4 30K 80CRI TFTM MVOLT 5PA DDBXD WITH 555 18 4C DM19A5 DDBXD	1
WALL PACK (WI)	LITHONIA LIGHTING - WIDGEL LED P1 30K 80CRI VM MVOLT SRM DDBXD	6

UTILITIES:

CONTACT LIST:
GAS: UNITIL: SUSAN L. DUPLISEA.....603-294-5147
WATER: PORTSMOUTH DPW:603-427-1530
SEWER: PORTSMOUTH DPW:603-427-1530
STORMWATER: PORTSMOUTH DPW:603-427-1530
ELECTRIC: EVERSOURCE: CASEY MCDONALD.....603-436-7708 EXT 5641

PROPOSED UTILITIES:

1. STORMWATER:
EXISTING DRAINAGE LINE UNDER THE BUILDING TO BE TAKEN OUT OF SERVICE AND FILLED WITH FLOWABLE FILL CONCRETE.

INSTALL DMH A & DMH B WITH 24" PE PIPING CONNECTING CB 1 TO THE DRAINAGE IMPROVEMENTS ON LOT 29.

SILTSACKS TO BE INSTALLED ON CATCH BASINS 1 & 4 PRIOR TO CONSTRUCTION. SILTSACKS TO REMAIN IN PLACE UNTIL DRAINAGE SYSTEM IS FULLY OPERATIONAL.

3 NEW CATCH BASINS TO BE INSTALLED ON 822 US ROUTE 1 BYPASS AS PART OF DRAINAGE IMPROVEMENTS. SILTSACKS TO BE INSTALLED ON THESE CATCH BASINS DURING CONSTRUCTION UNTIL DRAINAGE SYSTEM IS FULLY OPERATIONAL..
2. GAS:
A NEW METER WILL BE INSTALLED ON THE SIDE OF THE WALK-IN COOLER. THE EXISTING GAS LINE WILL BE RE-ROUTED TO THE NEW METER.
3. LIGHTING:
INSTALL THE LIGHTS SHOWN ON THE PROPOSED LIGHTING TABLE ONTO EXISTING POLES LPI AND LP2.
REMOVE EXISTING LIGHT POLE LP3.
4. SEWER:
ACCORDING TO DPW, THE EXISTING SEWER LINE TRAVELS TOWARDS DENNETT STREET. A NEW SEWER LINE SHALL BE INSTALLED TO THE LATERAL BY PARKING SPACE 25. PROPER SIZE, TYPE, AND CONNECTION AS PER CITY DPW.

EXISTING STRUCTURES
CATCH BASIN

CB 1
RIM EL. 27.93
INV. IN 21.61 (±20" PIPE) SW
INV. OUT 20.58 (±20" PIPE) NE

CB 2
RIM EL. 29.46
INV. OUT 25.81 (12" CMP) SE

CB 3
RIM EL. 29.14
INV. IN 23.84 (12" CMP) SW
INV. IN 22.74 (12" CMP) NE
INV. IN 22.83 (24" RCP) NW
INV. OUT 22.66 (24" RCP) SE

CB 4
RIM EL. 30.48
INV. IN 18.20 (±20") SW
INV. IN 18.20 (24" RCP) NW
INV. OUT 18.15 (24") NE

PROPOSED STRUCTURES
CATCH BASIN

CB 1
RIM EL. 27.93
INV. IN 21.61 (±20" PIPE) SW
INV. OUT 21.50 (24" PE) NE - PROPOSED LINE

DRAIN MANHOLE

DMH A
RIM EL. 28.50
INV. IN 21.44 (24" PE) SW
INV. OUT 21.40 (24" PE) NW
STRUCTURE: 5' Ø CONCRETE BASIN

DMH B
RIM EL. 29.17
INV. IN 21.00 (24" PE) SE
INV. OUT 20.96 (24" PE) NE
STRUCTURE: 5' Ø CONCRETE BASIN

AMENDED UTILITY PLAN

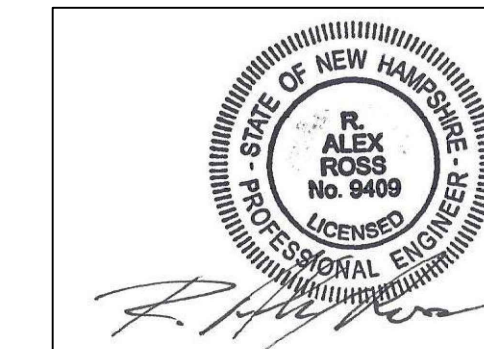
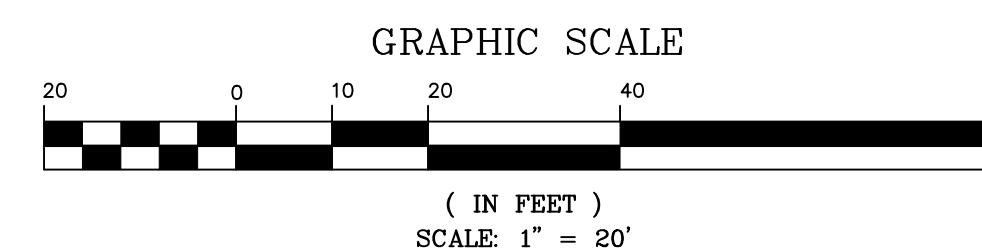
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- DRAINAGE HAS BEEN CHANGED TO DEPICT NEW PROPOSED DRAINAGE SYSTEM. NEW DRAINAGE SYSTEM IS DEPICTED TO MATCH PROPOSED DRAINAGE ON LOT 29, WHICH IS CONNECTED TO DRAINAGE SYSTEM ON LOT 43.
- REVISED STORMWATER NOTES & FOR DRAINAGE SYSTEM.
- REVISED EXISTING AND PROPOSED DRAINAGE STRUCTURE ELEVATIONS.
- REVISED LIGHTING NOTE 3, LIGHTING SPECIFICATION TABLE AND LIGHTING CALL OUTS ON THE PLAN.

EXISTING LIGHT POLE HEIGHTS

LP 1 - 19.6'
LP 2 - 28.41'
LP 3 - 27.9'

PROPOSED LIGHTING

DESCRIPTION	CATALOG NUMBER	QUANTITY
WALL LIGHT (LP4)	KT-WPLED60-M2-8XX-VDIM	3
LIGHT POLE (LPI-LP3)	KT-ALED140-M1-X-NM-8XX-VDIM	3



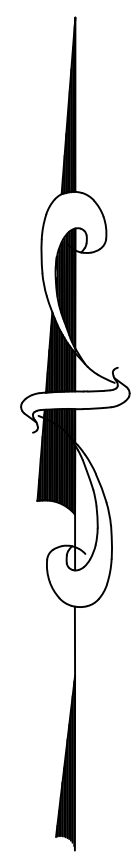
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UTILITY PLAN		
806 US-1 BYP. PORTSMOUTH, NH 03801 TAX MAP 161, LOT 43		
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TAX MAP 220, LOT 2

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LANDSCAPED
INSTALL NEW
LIGHTING ON
EXISTING POLE LPI
THUJA C. 'TECHINT'
MISSION ARBORVITAE
AT 5' TO 6' (TYP.)

N/F
GTY MA/NH LEASING INC
186 US ROUTE 1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 42
RCRD 5207-1512

ALL CONDITIONS ON THIS PLAN
SHALL REMAIN IN EFFECT IN
PERPETUITY PURSUANT TO THE
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N/F MYRINDA A. SOLITO
2 STARK ST
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NICHOLAS WEBSTER
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TAX MAP 160, LOT 27
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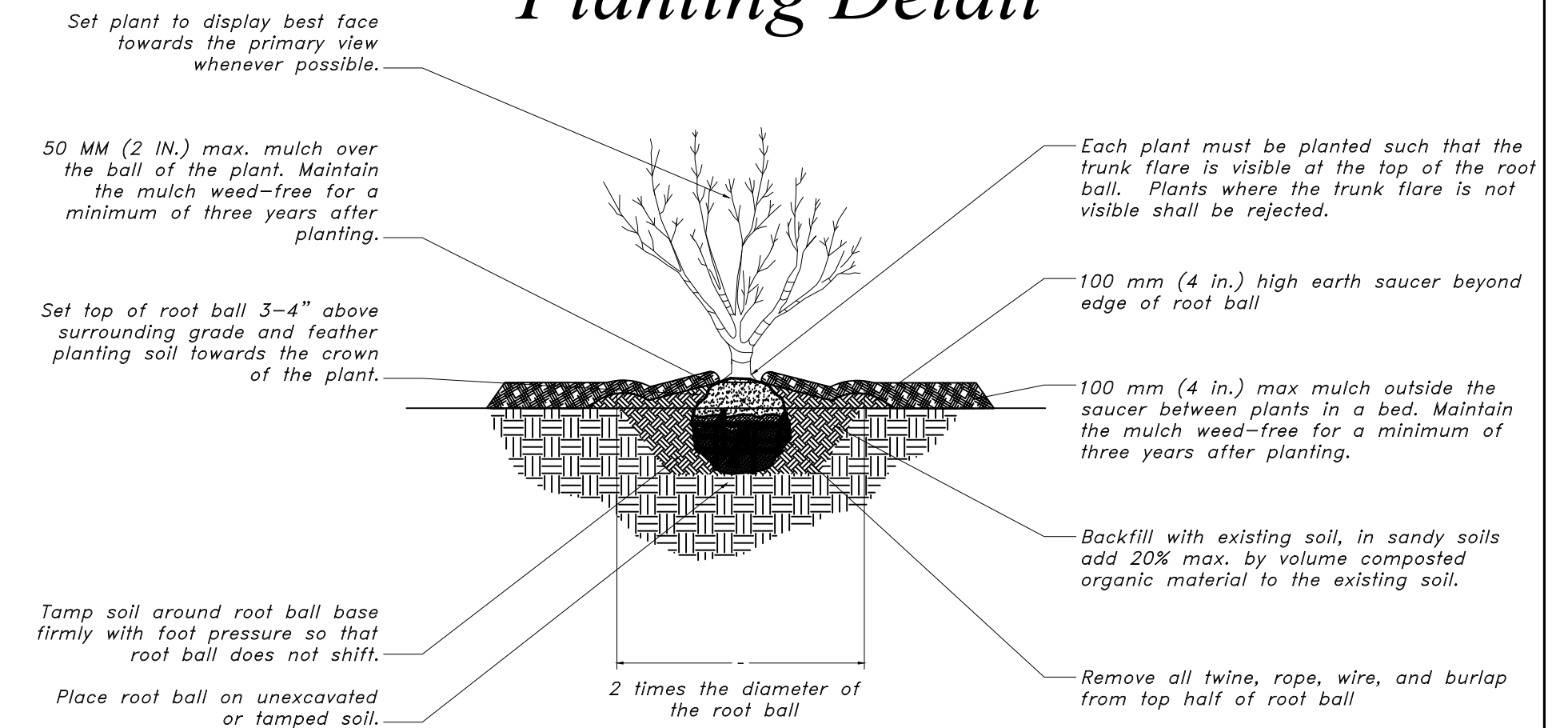
US ROUTE ONE BYPASS

STARK STREET
BUSINESS ZONE
GENERAL RESIDENTIAL A ZONE
PUBLIC R.O.W.

LEGEND

- ⊕ SEDUM 'AUTUMN JOY'
- ⊙ HEMEROCALLIS
- ARCTOSTAPHYLOS UVA-URSI
- ☼ CALAMAGROSTIS
- ⊗ ROSA RUGOSA
- ⊗ SYRINGA MEYERI 'PALIBIN'
- ⊗ JUNIPERUS HORIZONTALIS
- ⊗ GLEDITSIA

Planting Detail



PLANTING NOTES

- ALL PLANT MATERIALS SHALL BE FIRST QUALITY NURSERY GROWN STOCK.
- ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH NEW HAMPSHIRE LANDSCAPE ASSOCIATION STANDARDS AND GUARANTEED FOR ONE YEAR BY THE LANDSCAPE CONTRACTOR.
- AFTER PLANTING, ALL PLANTS SHALL BE FLOODED AT THE BASE WITH WATER FROM A SLOW-RUNNING HOSE FOR 5 MINUTES EACH.
- ALL PLANTS SHALL BE INSTALLED BEFORE ANY GRASS IS SEEDED.
- ALL SHRUBS AND PLANTING BEDS SHALL BE MULCHED WITH 3" OF DARK BROWN AGED BARK MULCH AS A FINAL STEP. MULCH MUST BE KEPT 2" AWAY FROM BASE OF EACH PLANT.
- THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
- ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY, AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE, AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED, AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.
- MULCH USED WILL BE NON-COMBUSTIBLE OR APPROVED BY THE PORTSMOUTH FIRE DEPARTMENT.

AMENDED LANDSCAPE PLAN

- LANDSCAPING REMOVED IN NHDOT RIGHT OF WAY AS PER NHDOT REQUEST.
- LANDSCAPE PLAN HAS BEEN CHANGED TO DEPICT NEW PROPOSED MANHOLE AND CATCH BASIN LOCATIONS.
- PLANTING NOTES HAVE BEEN CHANGED TO REFLECT LANDSCAPING THAT HAS BEEN REMOVED IN THE NHDOT RIGHT OF WAY.

NOTES

- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
- INSTALLATION REQUIREMENTS:**
- THE INSTALLATION OF A DRIP IRRIGATION SYSTEM IS RECOMMENDED TO ASSURE WELL GROWN PLANTS.
 - IN CASE OF DROUGHT (DEFINED AS TWO WEEK PERIOD WITHOUT RAIN) ALL NEW PLANTS SHALL BE WATERED THROUGH NOVEMBER 1ST DURING THE FIRST SEASON IN WHICH THE ARE INSTALLED. THEY SHALL BE WATERED ONE TIME PER DAY FOR THE FIRST WEEK AFTER INSTALLATION AND THREE TIMES PER WEEK FOR THE REMAINDER OF THE SEASON. AFTER THE FIRST SEASON WHEN THE ROOTS OF THE PLANTS ARE ESTABLISHED THEY WILL NOT REQUIRE WATERING.
 - SOAKER HOSES WOUND THROUGH THE BED NEAR THE BASE OF EACH PLANT ARE THE RECOMMENDED METHOD OF WATERING DURING THE FIRST SEASON. THESE CA BE REMOVED AFTER NOVEMBER 30TH WHEN THE PLANTS ARE ESTABLISHED.

LEGEND

- ⊙ MONUMENT FOUND
- ⊕ MONUMENT SET
- 6' STOCKADE FENCE
- ASPHALT CURB
- 6' CHAIN LINK FENCE
- ⊕ UTILITY POLE
- CATCH BASIN
- ⊗ WATER VALVE

ISS.	DATE	DESCRIPTION OF ISSUE
6	5/17/2024	REVISIONS
5	5/22/2023	REVISIONS
4	5/25/2022	FOR PB
3	4/26/2022	FOR TAC
2	4/19/2022	FOR TAC

SCALE 1" = 20'

CHECKED A.ROSS
DRAWN D.D.D.
CHECKED

ROSS ENGINEERING, LLC
Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

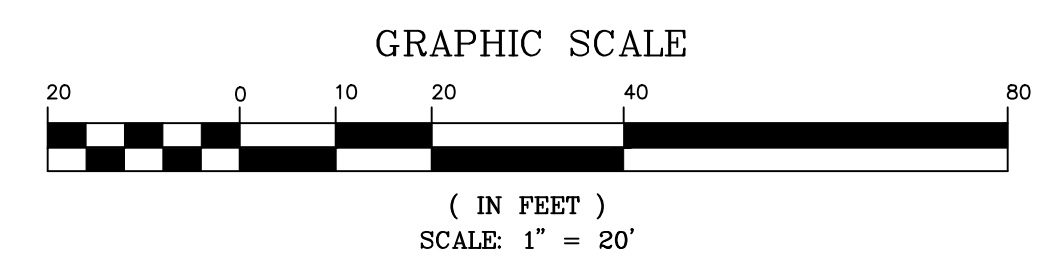
CLIENT
RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038

TITLE
LANDSCAPE PLAN
806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

JOB NUMBER	DWG. NO.	ISSUE
21-072	4 OF 7	6

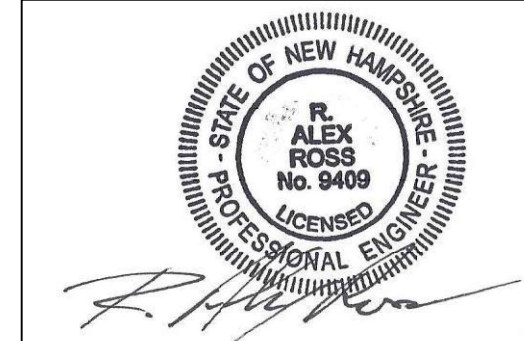
BOTANICAL NAME	COMMON NAME	SIZE	QTY:
SEDUM 'AUTUMN JOY'	STONECROP	1 QT	11
HEMEROCALLIS 'ROSY RETURNS'	REBLOOMING DAYLILY	1 QT	27
ARCTOSTAPHYLOS UVA-URSI 'BEARBERRY'	BEAR BERRY	1 GAL	4
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	6
ROSA RUGOSA	SALT SPRAY ROSE	1 GAL	1
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	2 GAL	6
JUNIPERUS HORIZONTALIS 'BAR HARBOR'	'BAR HARBOR' GROUND-COVER JUNIPER	1 GAL	4
GLEDITSIA T.I. 'STREET KEEPER'	'STREET KEEPER' HONEY LOCUST TREE	2-3" C	3

6



CITY OF PORTSMOUTH PLANNING BOARD

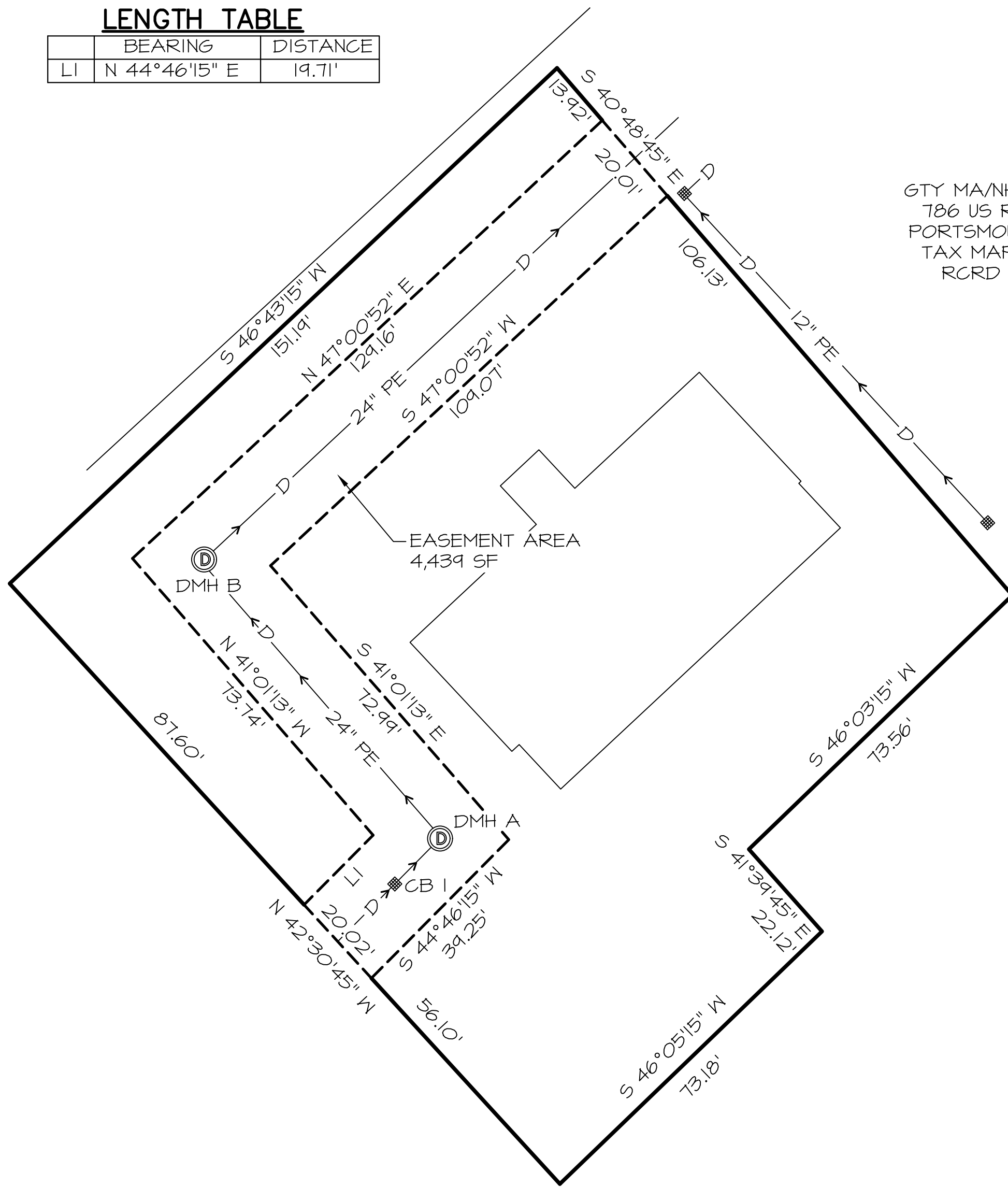
CHAIRPERSON _____ DATE _____



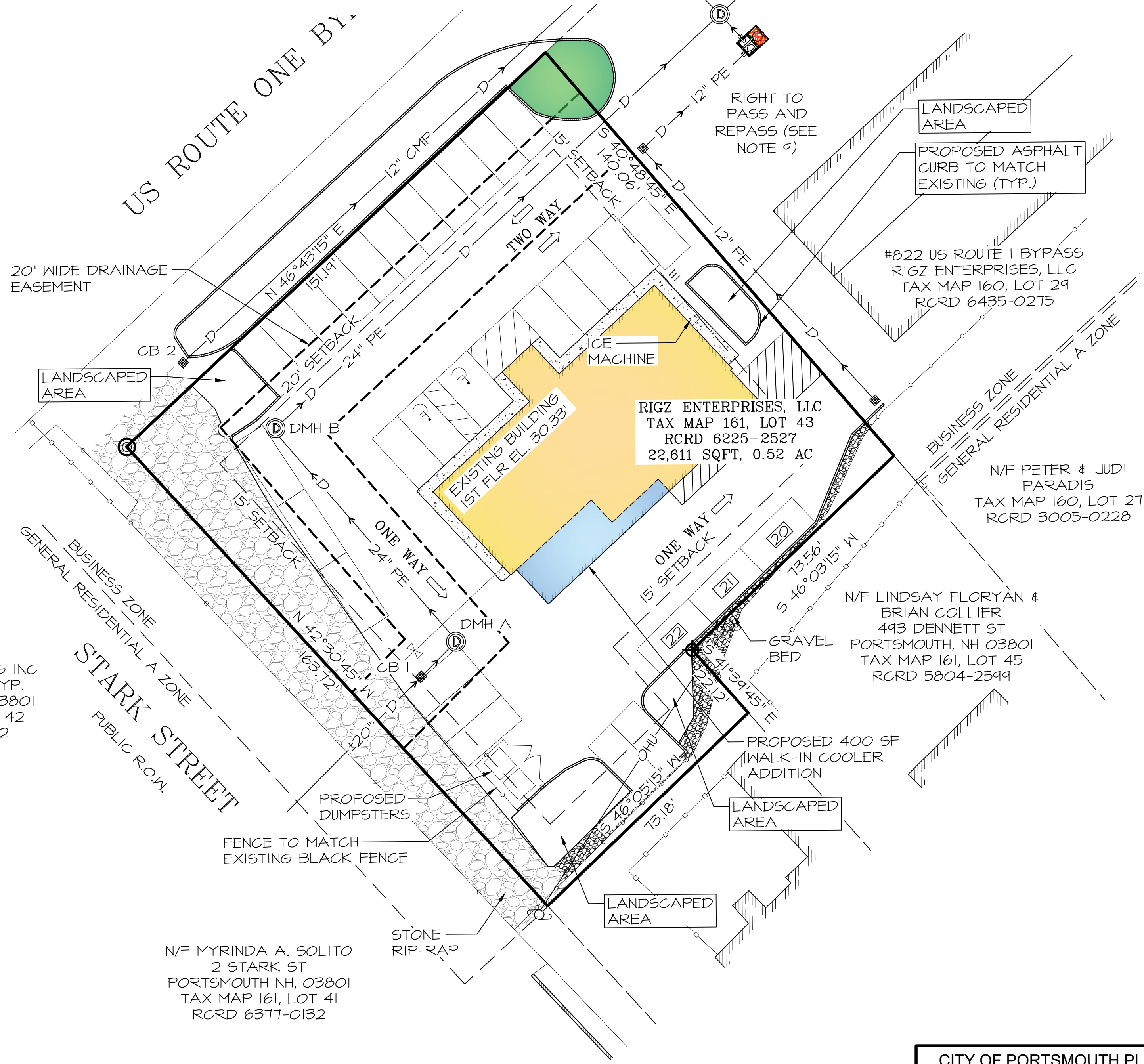
AMENDED EASEMENT PLAN
 • EASEMENT PLAN ADDED SHOWING DRAINAGE EASEMENT ACROSS LOT 43.

LENGTH TABLE

	BEARING	DISTANCE
LI	N 44°46'15" E	19.71'



EASEMENT PLAN



NOTES

- OWNER OF RECORD:
RIGZ ENTERPRISES, LLC
18 DIXON LANE
DERRY, NH 03038
- SITE INFORMATION:
TAX MAP 161, LOT 43
806 US ROUTE 1 BYPASS
PORTSMOUTH, NH 03801
RCRD: 6225-2527
AREA: 22,611 SF, 0.52 ACRES
- THE PURPOSE OF THIS PLAN IS TO DEPICT A 4,439 SF DRAINAGE EASEMENT ACROSS LOT 43 TO THE BENEFIT OF THE CITY OF PORTSMOUTH FOR PURPOSES OF INSTALLING, MAINTAINING, INSPECTING, REMOVING, REPAIRING THE DRAINAGE PIPE & DRAINAGE STRUCTURES THAT DRAIN FROM OFF-SITE THROUGH LOT 43 TO LOT 29 TO BURKITT ST. EASEMENT TO BE 20' WIDE, CENTERED ON THE CENTERLINE OF THE PROPOSED DRAINAGE PIPE.

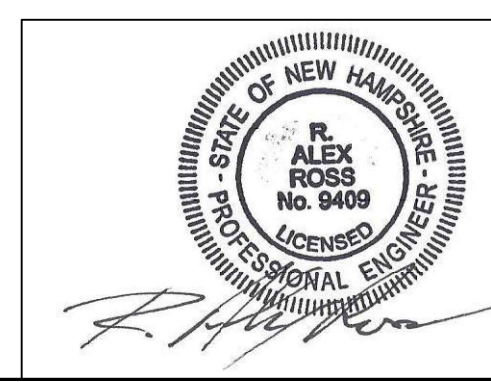
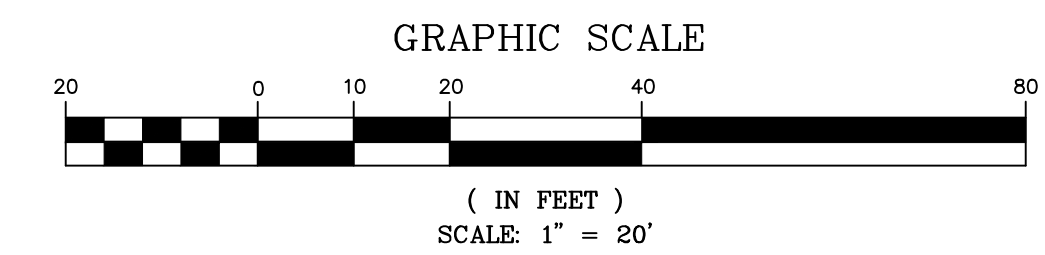
LEGEND

- MONUMENT FOUND
- MONUMENT SET
- 6' STOCKADE FENCE
- VERTICAL GRANITE CURB
- 6' CHAIN LINK FENCE
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAIN LINE

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON	DATE
-------------	------

I, ALEX ROSS, HEREBY CERTIFY:
 A) THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
 B) THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY DDD, & ICA DURING JULY OF 2022. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1.



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ISS.	DATE	DESCRIPTION OF ISSUE

SCALE 1" = 20'

CHECKED: A.ROSS
 DRAWN: D.D.D.
 CHECKED:

ROSS ENGINEERING, LLC
 Civil/Structural Engineering & Surveying
 909 Islington St.
 Portsmouth, NH 03801
 (603) 433-7560

CLIENT
 RIGZ ENTERPRISES LLC
 18 DIXON LANE
 DERRY, NH 03038

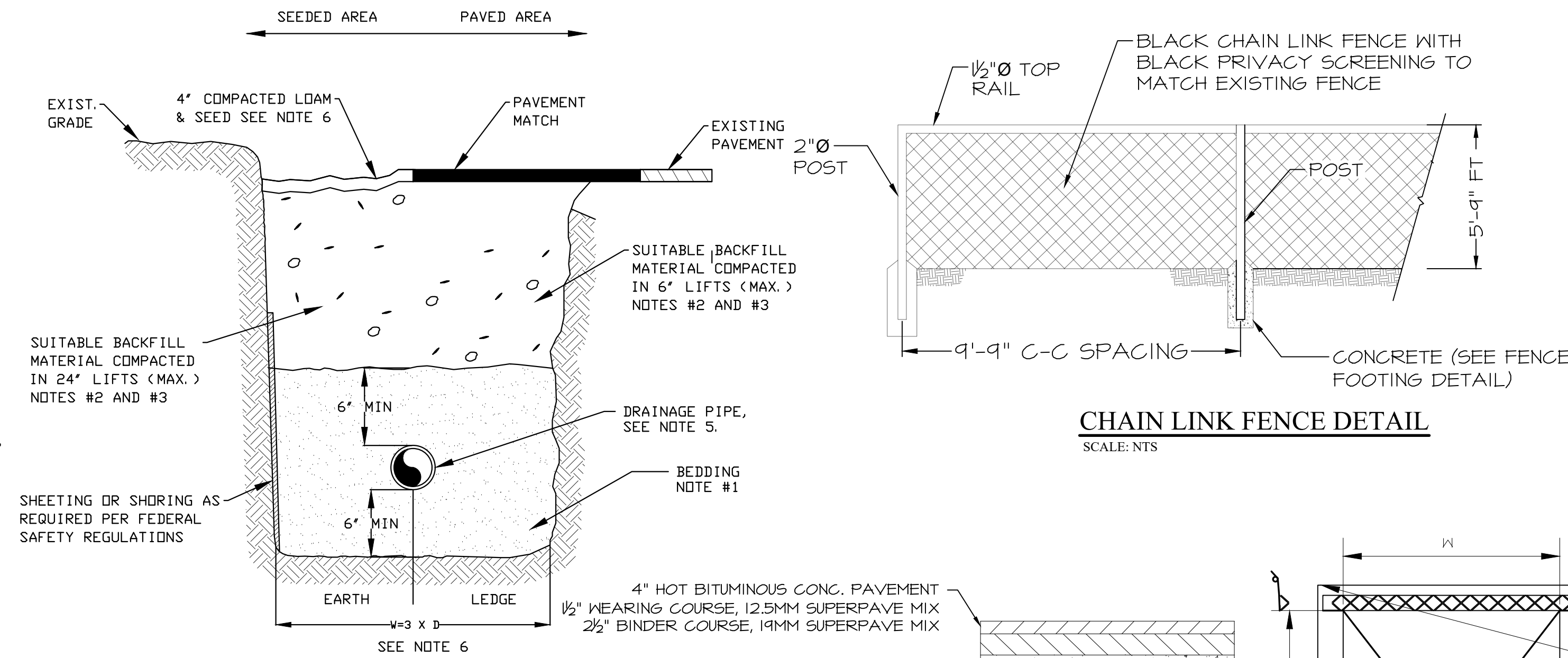
TITLE
EASEMENT PLAN
 806 US-1 BYP.
 PORTSMOUTH, NH 03801
 TAX MAP 161, LOT 43

JOB NUMBER	DWG. NO.	ISSUE
21-072	5 OF 7	6

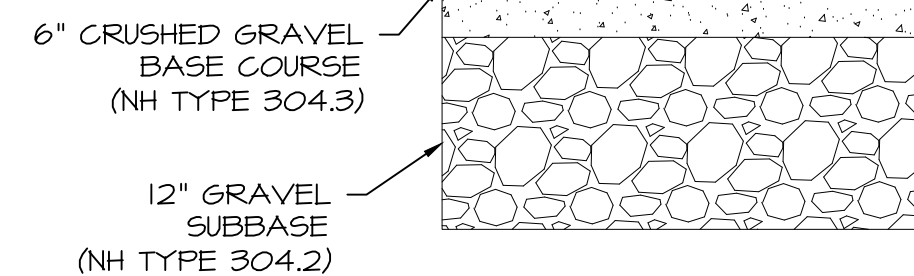
TRENCH NOTES - STORM DRAIN:

- BEDDING:** BEDDING FOR PIPES SHALL CONSIST OF PREPARING THE BOTTOM OF THE TRENCH TO SUPPORT THE ENTIRE LENGTH OF THE PIPE AT A UNIFORM SLOPE AND ALIGNMENT. CRUSHED STONE SHALL BE USED TO BED THE PIPE TO THE ELEVATION SHOWN ON THE DRAWINGS. NORMAL PIPE BEDDING IS CRUSHED STONE TO THE HAUNCH OF THE PIPE AND SAND BEDDING 6" ABOVE THE CROWN. IF THE TOP OF THE PIPE IS LESS THAN 30" FROM FINISH GRADE, BED PIPE COMPLETELY IN STONE UP TO 6" ABOVE PIPE CROWN. UNDERDRAIN TO HAVE 4" MIN' OF STONE OVER PIPE OR AS NECESSARY TO BE IN CONTACT WITH GRAVEL LAYER OF SELECTS ABOVE FILTER FABRIC TO BE PLACED IN BETWEEN ALL STONE BEDDING MATERIAL AND SUBSEQUENT LAYERS OF FILL MATERIAL.
- COMPACTION:** ALL BACKFILL SHALL BE COMPACTED AT OR NEAR OPTIMUM MOISTURE CONTENT BY PNEUMATIC TAMPERS, VIBRATORY COMPACTORS OR OTHER APPROVED MEANS. BACKFILL BENEATH PAVED SURFACES SHALL BE COCOMPACTED TO NOT LESS THAN 95 PERCENT OF AASHTO T99, METHOD C.
- SUITABLE MATERIAL:** IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS; PIECES OF PAVEMENT; ORGANIC MATTER; TOP SOIL; ALL WET OR SOFT MUCK, PEAT, OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ROCKS OVER 6 INCHES IN LARGEST DIMENSION; FROZEN EARTH AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN SEEDED AREAS, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAD, ROCKS UNDER 12", FROZEN EARTH OR CLAY, IF HE/SHE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EAST ACCESS TO THE PIPE WILL BE PRESERVED.
- BASE COURSE AND PAVEMENT:** SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY.
- DRAINAGE PIPE:** PIPE MATERIALS SHALL BE POLYETHYLENE (SEE SPECIFICATIONS).
- W=MAXIMUM ALLOWABLE TRENCH WIDTH:** W SHALL BE THE MAXIMUM PAYMENT WIDTH FOR ROCK EXCAVATION (TRENCH) AND FOR ORDERED EXCAVATION BELOW GRADE.



TRENCH DETAIL-STORM DRAIN
Scale: N.T.S.

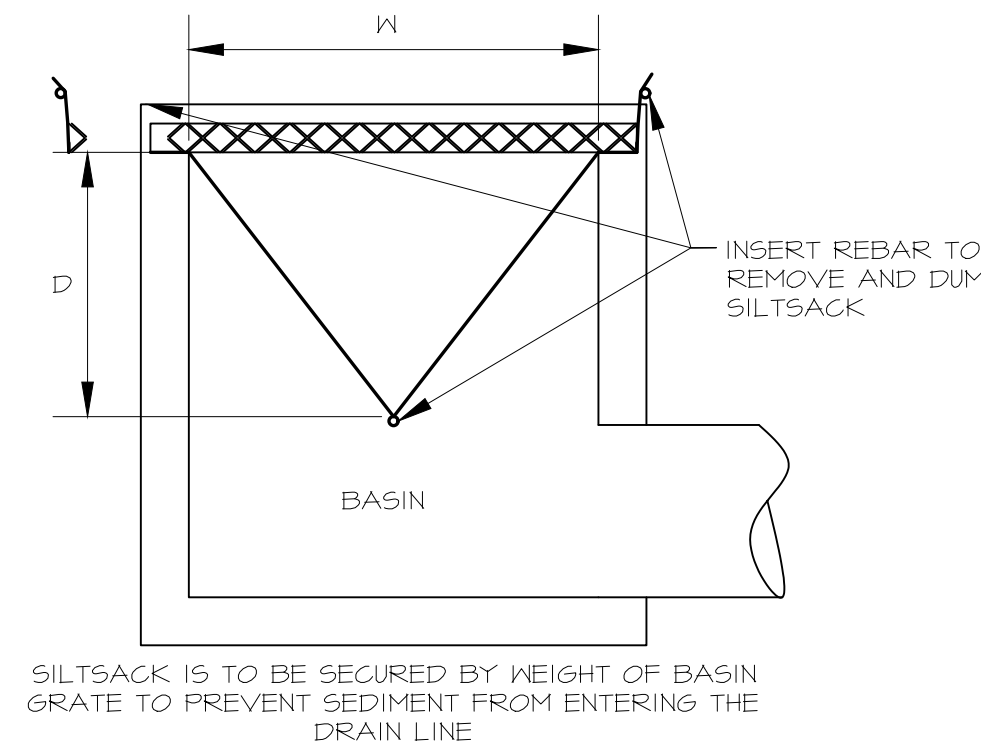


ASPHALT PAVEMENT DETAIL
Scale: N.T.S.

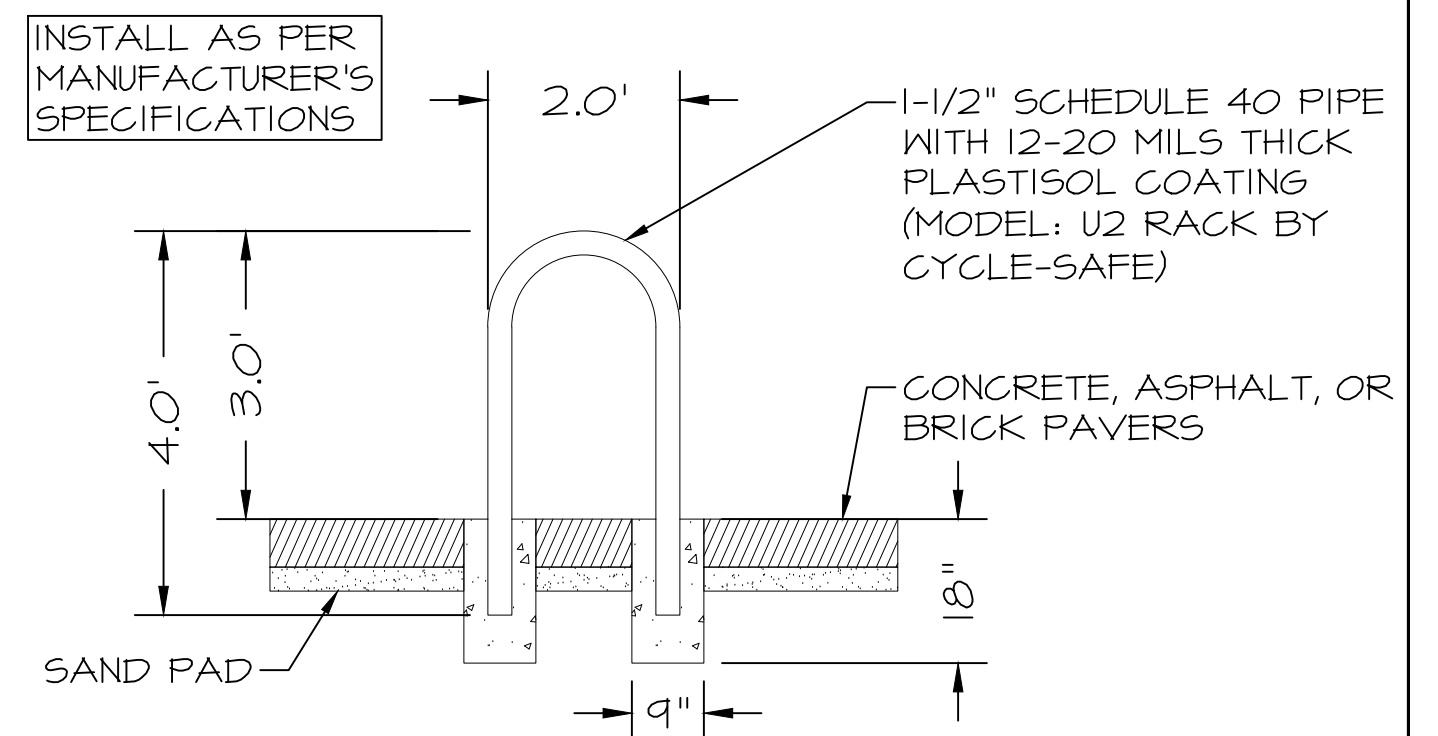
CHAIN LINK FENCE DETAIL
SCALE: N.T.S.

FENCE FOOTING DETAIL
SCALE: N.T.S.

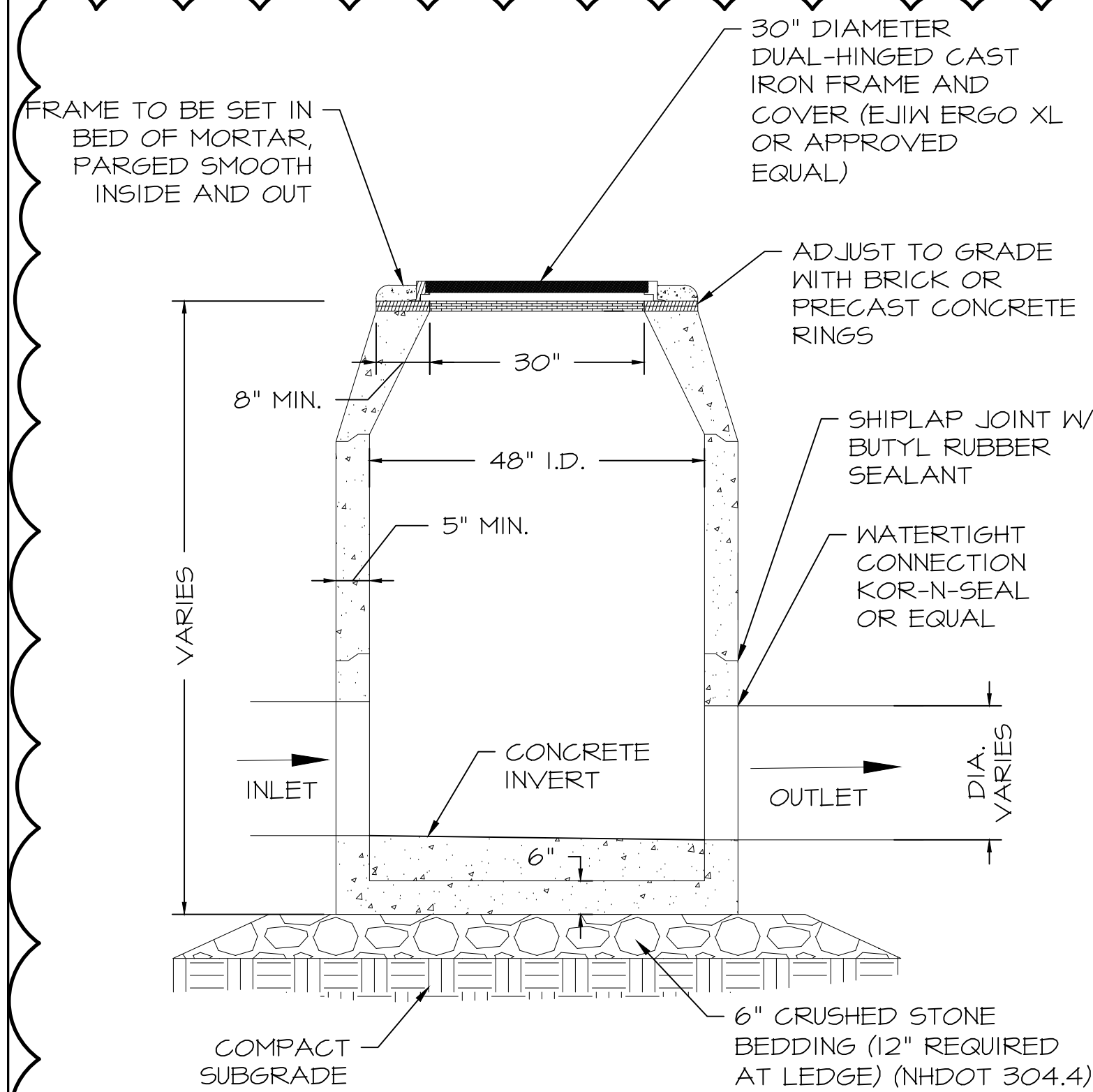
BOLLARD DETAIL
SCALE: N.T.S.



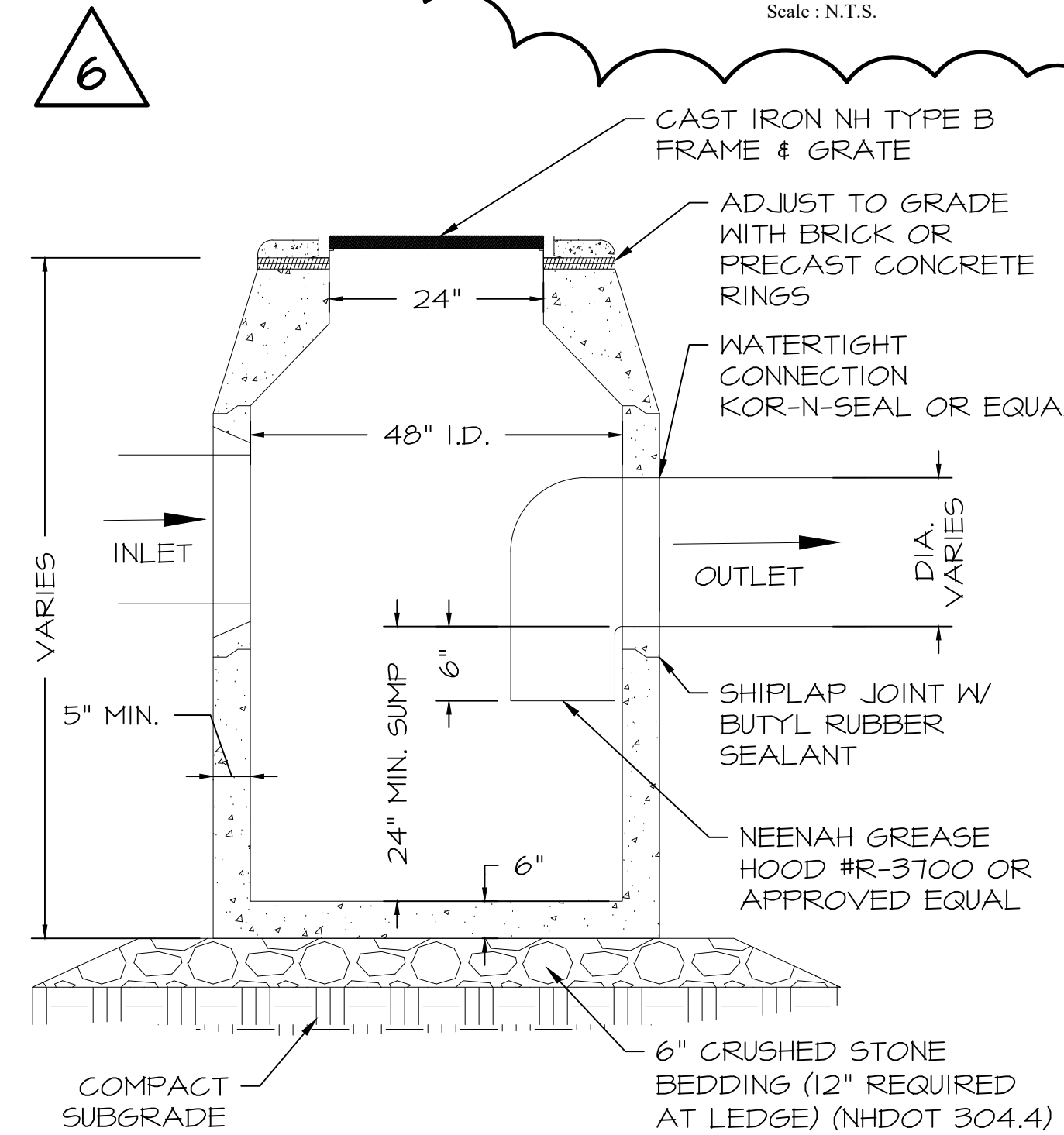
Silt sack
N.T.S.



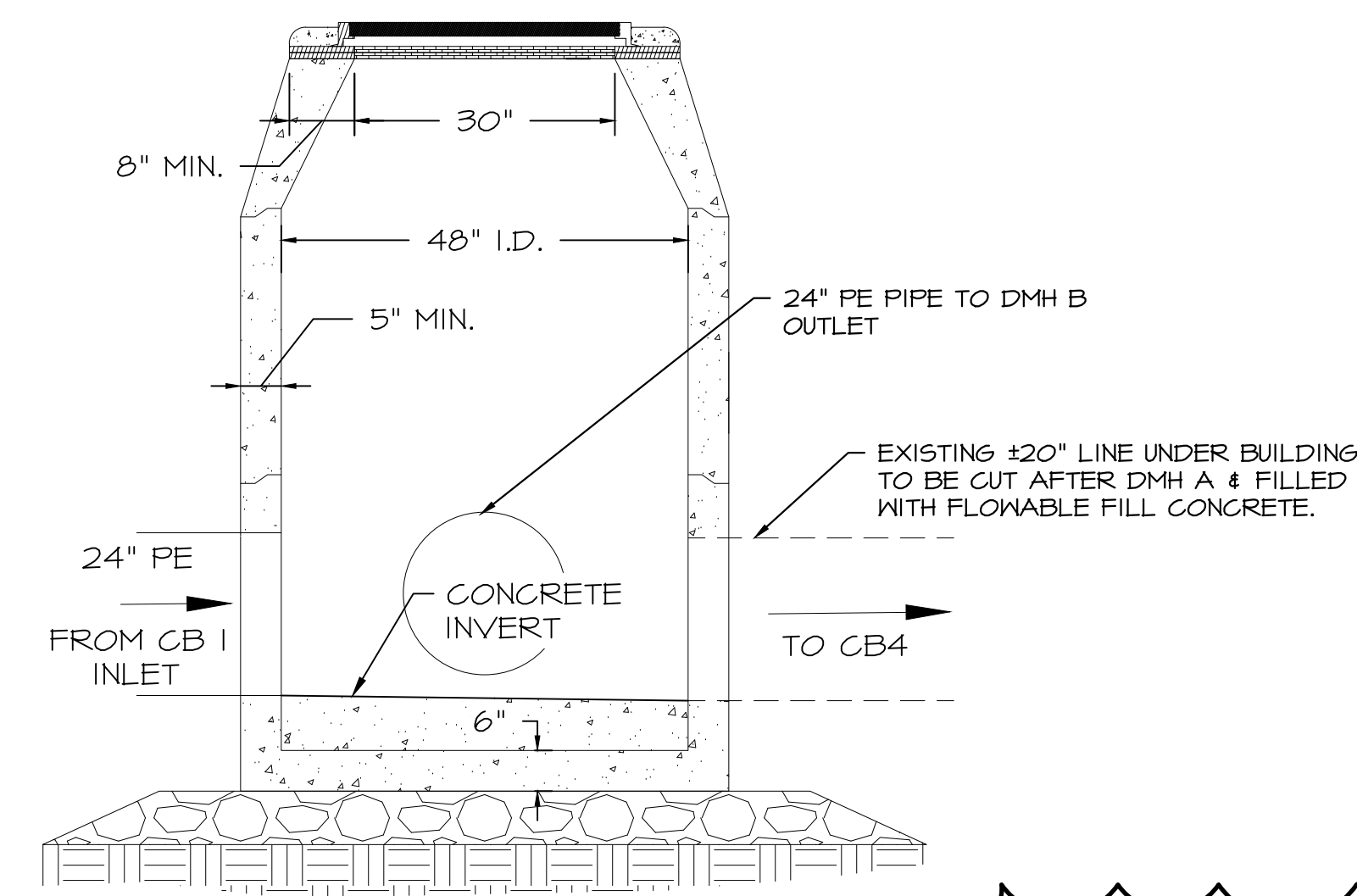
UPTURNED "U" BICYCLE RACK
SCALE: N.T.S.



PROPOSED DRAIN MANHOLE (TYP)
N.T.S.



PROPOSED CATCH BASIN (TYP)
N.T.S.



DRAIN MANHOLE A DETAIL
N.T.S.

AMENDED DETAILS PLAN
• MANHOLE & CATCH BASIN DETAILS REVISED

NOTES

- ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
- CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
- JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
- CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN PER LINEAR FT. IN ALL SECTIONS & SHALL BE PLACED IN THE CENTER THIRD OF WALL.
- THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ IN PER LINEAR FT.
- EACH CASTING TO HAVE LIFTING HOLES CAST IN.

NOTES

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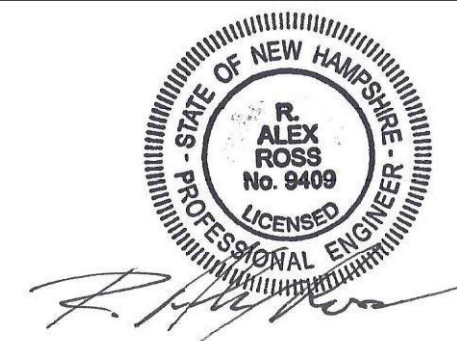
SCALE 1" = 20'
CHECKED A.ROSS
DRAWN D.D.D.
CHECKED

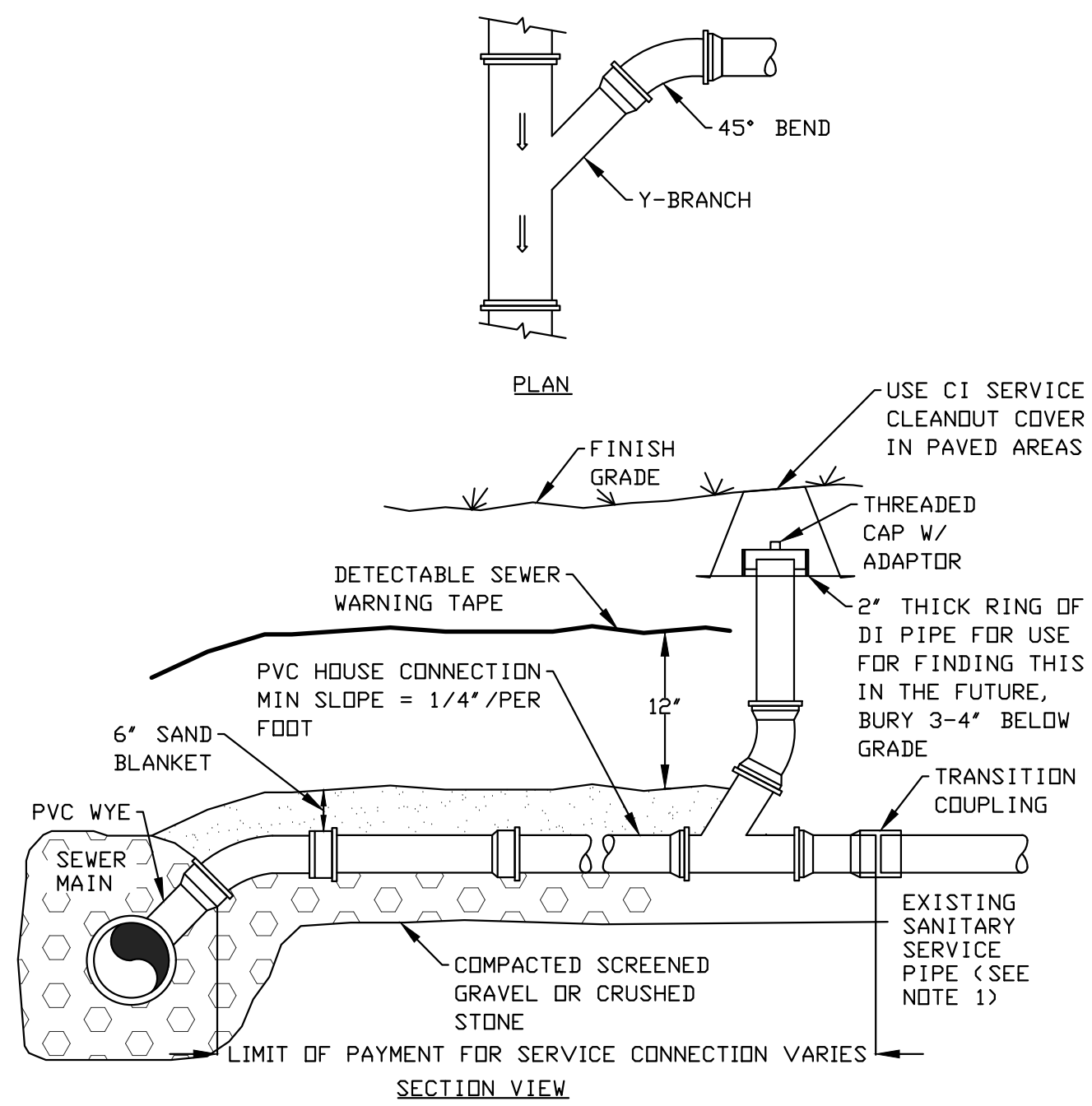
ROSS ENGINEERING, LLC
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038

TITLE
NOTES & DETAILS
806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

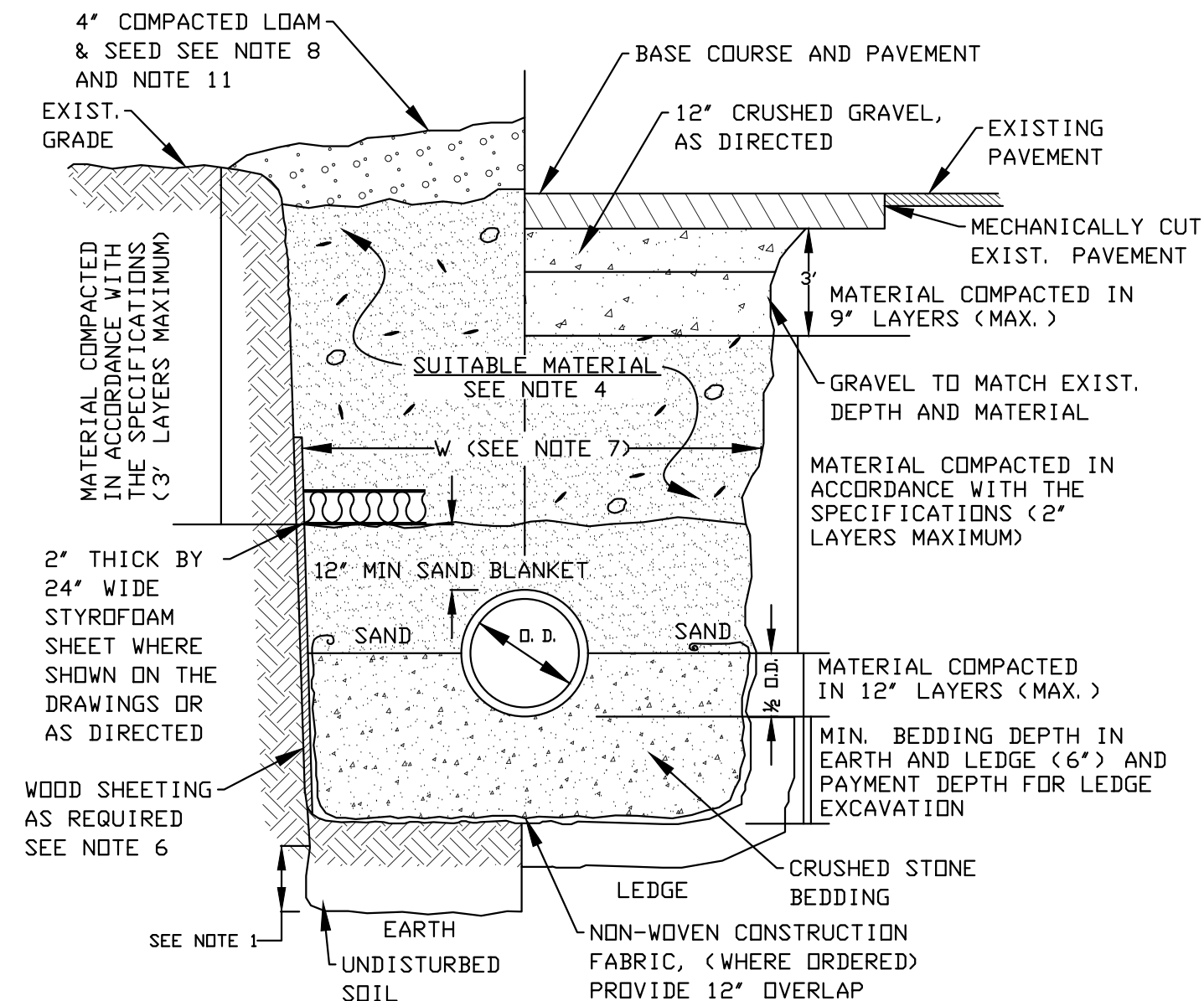
JOB NUMBER	DWG. NO.	ISSUE
21-072	6 OF 7	6





TYPICAL SERVICE CONNECTION

Scale: N.T.S.



TRENCH DETAIL- GRAVITY SEWER

Scale: N.T.S.

GRAVITY SEWER TRENCH NOTES:

- 1) **ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE:** BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN ON THE DRAWINGS.
- 2) **BEDDING:** SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33. STONE SIZE NO. 67.
100% PASSING 1 INCH SCREEN
0-10% PASSING #4 SIEVE
90-100% PASSING 3/4 INCH SCREEN
0-5% PASSING #8 SIEVE
20-55% PASSING 3/8 INCH SCREEN
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1-1/2 INCH TO 1/2 INCH SHALL BE USED.
- 3) **SAND BLANKET:** CLEAN SAND FREE FROM ORGANIC MATTER, SD GRADED THAT 90-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. NO STONE LARGER THAN 2" SHOULD BE IN CONTACT WITH THE PIPE.
- 4) **SUITABLE MATERIAL:** IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS; PIECES OF PAVEMENT; ORGANIC MATTER; TOP SOIL; ALL WET OR SOFT MUCK, PEAT, OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION; AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK, OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WILL BE PRESERVED.
- 5) **BASE COURSE AND PAVEMENT** SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY AND LOCAL REGULATION.
- 6) **WOOD SHEATHING, IF REQUIRED:** WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION 1 FOOT ABOVE THE TOP OF PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
- 7) **W = MAXIMUM ALLOWABLE TRENCH PAYMENT WIDTH** FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 12 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.) ALSO, W SHALL BE THE PAYMENT WIDTH.
- 8) **FOR CROSS COUNTRY CONSTRUCTION,** BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 9) **CONCRETE FOR ENCASUREMENT** SHALL CONFORM TO THE REQUIREMENTS OF SECTION 520, (NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION).
- 10) **CONCRETE FULL ENCASUREMENT:** IF FULL ENCASUREMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I. D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
- 11) **GRAVEL DRIVEWAY AND SHOULDER RESTORATION:** CRUSHED GRAVEL IN DRIVEWAYS AND ROAD SHOULDERS SHALL MATCH EXISTING WITH A MINIMUM OF 12". GRAVEL REPLACEMENT SHALL BE SUBSIDIARY TO SEWER CONSTRUCTION AND WILL NOT BE MEASURED FOR PAYMENT.

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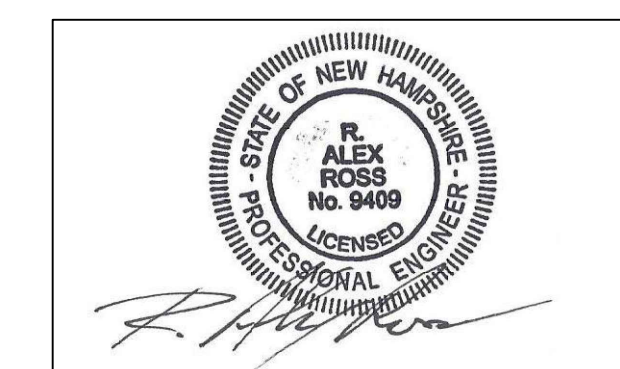
ISS.	DATE	DESCRIPTION OF ISSUE
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DRAWN	D.D.D.	
CHECKED		

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Civil/Structural Engineering
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Portsmouth, NH 03801
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CLIENT
RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038

TITLE
SEWER NOTES
806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

JOB NUMBER	DWG. NO.	ISSUE
21-072	7 OF 7	6



Site Plan

806 Route 1 Bypass

Portsmouth, New Hampshire

PREPARED FOR:

RIGZ ENTERPRISES LLC

PREPARED BY:

ROSS ENGINEERING, LLC

Civil/Structural Engineering
& Surveying

909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

LIST OF PROJECT PLANS:

SITE PLAN SET

- 1 - Existing Conditions Plan
- 2 - Site Plan
- 3 - Utility Plan
- 4 - Landscape Plan
- 5 - Easement Plan
- 6 - Notes & Details
- 7 - Sewer Notes
Lighting Plan

June 11, 2024

SEE NOTE 2

N/F
CITY OF PORTSMOUTH
NEW FRANKLIN SCHOOL
1 FRANKLIN DRIVE
PORTSMOUTH, NH 03802
TAX MAP 220, LOT 2

RIGZ ENTERPRISES LLC
TAX MAP 161, LOT 43
RCRD 6225-2527
22,611 SQFT, 0.52 ACRES

N/F
GTJ MA/NH LEASING INC
786 US ROUTE 1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 42
RCRD 5207-1572

N/F
RICHARD J SOLITO
2 STARK ST
PORTSMOUTH, NH, 03801
TAX MAP 161, LOT 41
RCRD 5455-1870

N/F
BETHANY ALICE KUCHARIK
507 DENNETT ST
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 44
RCRD 5790-2377

N/F RICHARD D ZOFFOLI TRUST
822 US ROUTE 1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 160, LOT 29
RCRD 2860-0906

N/F PETER & JUDI
PARADIS
TAX MAP 160, LOT 27
RCRD 3005-0228

N/F LINDSAY FLORYAN
493 DENNETT ST
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 45
RCRD 5804-2599

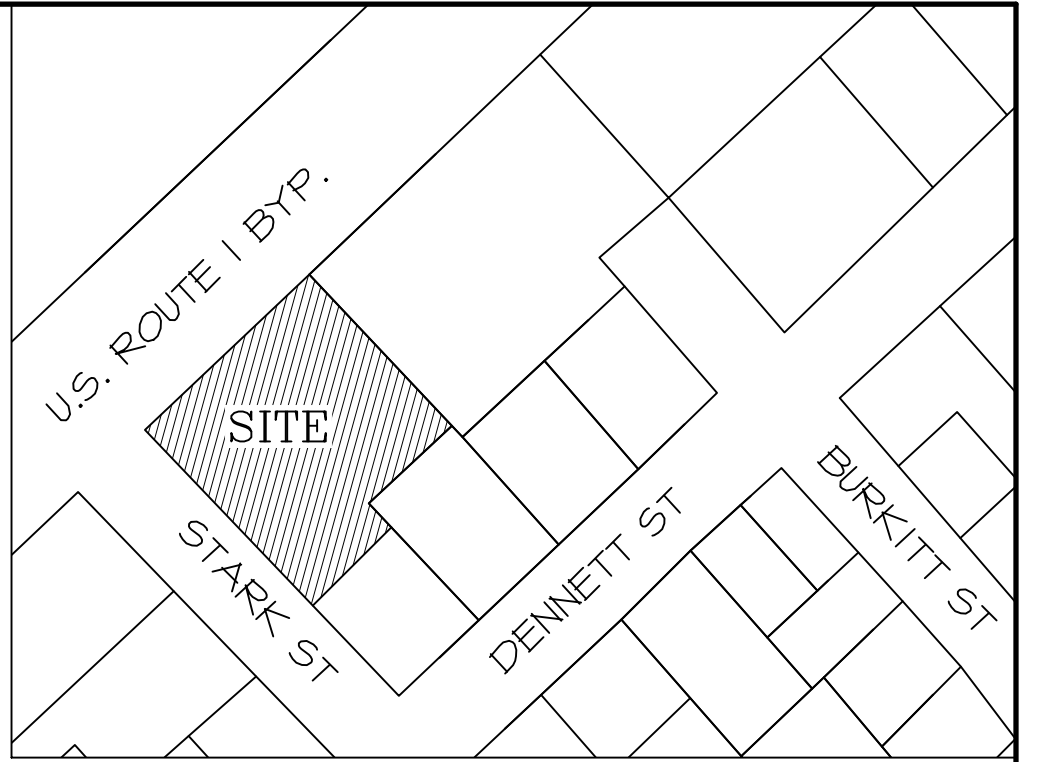
LEGEND

- MONUMENT FOUND
- MONUMENT SET
- 6' STOCKADE FENCE
- ASPHALT CURB
- 6' CHAIN LINK FENCE
- UTILITY POLE
- CATCH BASIN

NOTES

- 1) OWNER OF RECORD:
RIGZ ENTERPRISES
18 DIXON LANE
DERRY, NH 03038

TAX MAP 161, LOT 43
806 US ROUTE 1 BYPASS
PORTSMOUTH, NH 03801
RCRD: 6225-2527
AREA: 22,611 SF, 0.52 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- 3) PARCEL IS IN BUSINESS ZONE (B):
MINIMUM LOT AREA.....20,000 SF
MIN. LOT AREA PER DWELLING UNIT.....2,500 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....80 FT
SETBACKS:
FRONT.....20 FT
SIDE.....15 FT
REAR.....15 FT
MAXIMUM BUILDING HEIGHT.....50 FT
MAXIMUM BUILDING COVERAGE.....35%
MINIMUM OPEN SPACE.....15%
- 4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE,
AS PER FLOOD INSURANCE RATE MAP
#33015C0259F, PANEL 259 OF 681, DATED
JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.
- 5) A RIGHT TO PASS AND REPASS FROM THE
INTERSTATE HIGHWAY USING THE EXITS IN COMMON
WITH OTHERS LOCATED ON LAND FORMERLY OF D.
RICHARD ZOFFOLI FOR PURPOSES OF PASSING
AND REPASSING TO THE INTERSTATE HIGHWAY
EXISTS TO THE BENEFIT OF LOT 43 OVER LAND OF
LOT 29. SEE RCRD 2781-1490.
- 6) THE CITY PLANNING BOARD GRANTED SITE PLAN
APPROVAL FOR THIS PROPERTY ON JUNE 23, 2022.
A ONE YEAR EXTENSION WAS GRANTED AT THE
JUNE 15, 2023 PLANNING BOARD MEETING.
(LU-22-81)



**LOCUS PLAN
N.T.S.**

EXISTING STRUCTURES

CATCH BASIN

- CB 1
RIM EL. 27.93
INV. IN 21.61 (±20" PIPE) SW
INV. OUT 20.58 (±20" PIPE) NE
- CB 2
RIM EL. 29.46
INV. OUT 25.81 (12" CMP) SE
- CB 3
RIM EL. 29.19
INV. IN 22.84 (12" CMP) SW
INV. IN 22.74 (12" CMP) NE
INV. IN 22.83 (24" RCP) NW
INV. OUT 22.66 (24" RCP) SE
- CB 4
RIM EL. 30.48
INV. IN 18.20 (±20") SW
INV. IN 18.20 (24" RCP) NW
INV. OUT 18.15 (24") NE

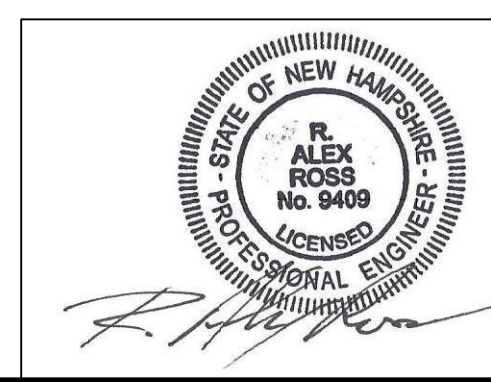
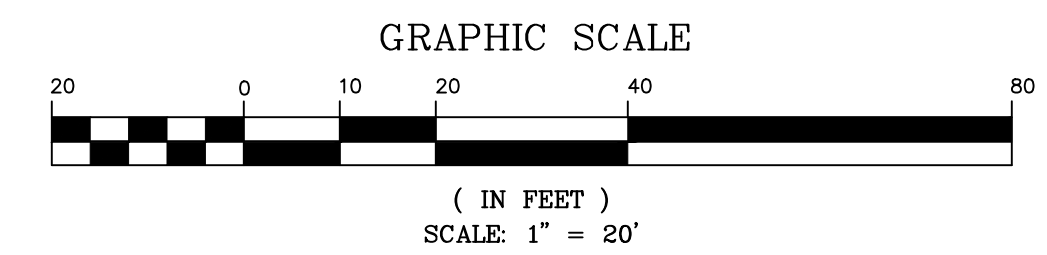
AMENDMENTS

- REVISED CATCH BASIN ELEVATIONS
- ADDED NOTE 6 TO OUTLINE PB APPROVAL AND EXTENSION OF THIS PROJECT.

- ISSUE 6 AMENDMENTS
- ISSUE 7 AMENDMENTS
- ISSUE 8 AMENDMENTS

REFERENCE PLANS

- 1) "SITE PLAN FOR HENRY S. DUTKOWSKI
MONMA D'S CASA DI PASTA, 806 US
ROUTE 1 BYPASS & STARK STREET" BY
MILLETTE, SPRAGUE & COLWELL, INC.
DATED JULY 15, 2004.



ISS.	DATE	DESCRIPTION OF ISSUE
8	6/11/2024	REVISIONS
7	6/4/2024	REVISIONS
6	5/17/2024	REVISIONS
5	5/22/2023	REVISIONS
4	5/25/2022	FOR PB
3	4/26/2022	FOR TAC

CHECKED
A. ROSS
DRAWN
I.C.A.
CHECKED

ROSS ENGINEERING, LLC
Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038

TITLE
**EXISTING
CONDITIONS
PLAN**
806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

JOB NUMBER	DWG. NO.	ISSUE
21-072	1 OF 7	8



N/F
CITY OF PORTSMOUTH
NEW FRANKLIN SCHOOL
1 FRANKLIN DRIVE
PORTSMOUTH, NH 03802
TAX MAP 220, LOT 2

RIGZ ENTERPRISES, LLC
TAX MAP 161, LOT 43
RCRD 6225-2527
22,611 SQFT, 0.52 ACRES

N/F
GTY MA/VH LEASING INC
786 US ROUTE 1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 42
RCRD 5207-1512

N/F MYRINDA A. SOLITO
2 STARK ST
PORTSMOUTH, NH, 03801
TAX MAP 161, LOT 41
RCRD 6377-0132

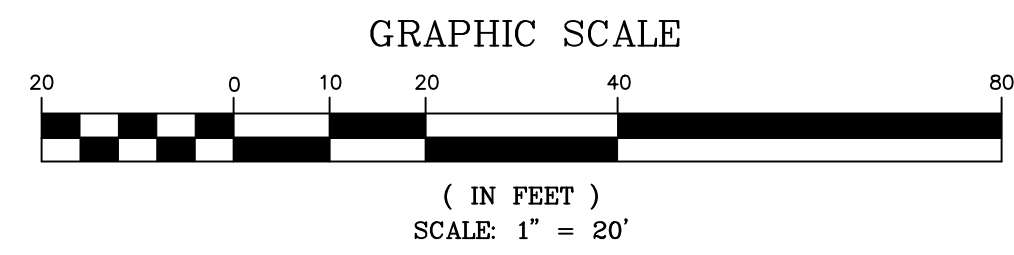
N/F RIGZ ENTERPRISES LLC
822 US ROUTE 1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 160, LOT 29
RCRD 6355-2022

N/F PETER & JUDI
PARADIS
TAX MAP 160, LOT 27
RCRD 3005-0228

N/F LINDSAY FLORYAN &
BRIAN COLLIER
443 DENNETT ST
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 45
RCRD 5804-2599

N/F ALICE B. KUCHARIK &
NICHOLAS WEBSTER
507 DENNETT ST
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 44
RCRD 5790-2377

ALL CONDITIONS ON THIS PLAN
SHALL REMAIN IN EFFECT IN
PERPETUITY PURSUANT TO THE
REQUIREMENTS OF THE SITE PLAN
REVIEW REGULATIONS.



AMENDED SITE PLAN

- LANDSCAPING REMOVED IN NHDOT RIGHT OF WAY AS PER NHDOT REQUEST,
- DRAINAGE HAS BEEN CHANGED TO DEPICT NEW PROPOSED DRAINAGE SYSTEM. NEW DRAINAGE SYSTEM IS DEPICTED TO MATCH PROPOSED DRAINAGE ON LOT 29, WHICH IS CONNECTED TO DRAINAGE SYSTEM ON LOT 43.
- REVISED LIGHTING CALLOUTS ON THE PLAN.

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON _____ DATE _____



TITLE

SITE PLAN

806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

JOB NUMBER	DWG. NO.	ISSUE
21-072	2 OF 7	8

- LEGEND**
- ⊙ MONUMENT FOUND
 - ⊕ MONUMENT SET
 - 6' STOCKADE FENCE
 - ASPHALT CURB
 - 6' CHAIN LINK FENCE
 - ⊕ UTILITY POLE
 - CATCH BASIN
 - ⊕ WATER VALVE
 - ⊙ SEWER MANHOLE
 - ⊕ LAMP POST
 - UGU — UNDERGROUND UTILITIES
 - G — GAS LINE
 - D — DRAIN LINE
 - W — WATER LINE
 - S — SEWER LINE
 - ⊕ LIGHT
 - ⊙ CLEANOUT

NOTES

- OWNER OF RECORD:
RIGZ ENTERPRISES
18 DIXON LANE
DERRY, NH 03038

TAX MAP 161, LOT 43
806 US ROUTE 1 BYPASS
PORTSMOUTH, NH 03801
RCRD: 6225-2527
AREA: 22,611 SF, 0.52 ACRES
- PARCEL 15 IN BUSINESS ZONE (B):
MINIMUM LOT AREA.....20,000 SF
MIN. LOT AREA PER DWELLING UNIT.....2,500 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....80 FT
SETBACKS:
FRONT.....20 FT
SIDE.....15 FT
REAR.....15 FT
MAXIMUM BUILDING HEIGHT.....50 FT
MAXIMUM BUILDING COVERAGE.....35%
MINIMUM OPEN SPACE.....15%
- COVERAGES:
BUILDING COVERAGE
EXISTING BUILDING COVERAGE
BUILDING & COOLER 3,042 SF
EXISTING STRUCTURE 3,042 SF
BUILDING COVERAGE= 3,042 / 22,611 = 13.5%

PROPOSED BUILDING COVERAGE
BUILDING & COOLER 3,442 SF
BUILDING COVERAGE 3,442 / 22,611 = 15.2%

OPEN SPACE
EXISTING OPEN SPACE
BUILDING COVERAGE.....3,042 SF
CONCRETE SIDEWALK.....455 SF
ASPHALT PARKING.....15,958 SF
ASPHALT CURB.....83 SF
CONCRETE PAD 3 SF
TOTAL LOT COVERAGE 19,541 SF
EXISTING OPEN SPACE= 22,611-19,541 = 3,070 SF
EXISTING OPEN SPACE= 3,070 / 22,611 = 13.6%

PROPOSED OPEN SPACE
BUILDING COVERAGE.....3,442 SF
CONCRETE SIDEWALK.....457 SF
ASPHALT PARKING.....14,500 SF
ASPHALT CURB 171 SF
TOTAL LOT COVERAGE 18,570 SF
PROPOSED OPEN SPACE=22,611-18,570= 4,041 SF
PROPOSED OPEN SPACE = 4,041 / 22,611 = 17.9%
- PARKING SPACES:
AS PER PORTSMOUTH ZONING ORDINANCE 10.1112.321, PARKING SPACES FOR RETAIL USE SHALL BE 1 SPACE PER 300 SF GROSS FLOOR AREA.

3,442 SF / 300 SF/SPACE = 11.47 = 12 SPACES
12 SPACES REQUIRED
30 SPACES PROVIDED

- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
- ALL PROPOSED CURBING TO BE ASPHALT AND MATCH EXISTING. MINIMUM 5" REVEAL.
- GIS COORDINATES OF TWO LOT CORNERS

	NORTHING	EASTING
A - NW CORNER	211322.113	1222327.652
B - SW CORNER	211202.419	1222439.356
- PLANNING BOARD APPROVAL FOR 822 US ROUTE 1 BYPASS WAS GRANTED ON MAY 16, 2024 AND IS SHOWN IN A NOTICE OF DECISION LETTER DATED MAY 23, 2024. ACCESS WAY AND DRAINAGE EASEMENTS FOR THIS PROPERTY ARE SHOWN IN THE APPROVED PLAN SET. MEASURES SHALL BE TAKEN BY THE OWNER TO ENSURE THAT ALL DRAINAGE AND ACCESS EASEMENTS ON BOTH 806 AND 822 US ROUTE 1 BYPASS WORK IN CONJUNCTION WITH EACH OTHER AND ARE PROPERLY RECORDED.

WAIVERS

- A WAIVER WAS GRANTED BY THE PORTSMOUTH PLANNING BOARD ON JUNE 23, 2022 FROM THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS SECTION 9.3.5, TO LOCATE A DUMPSTER 12.2' FROM THE WESTERN PROPERTY LINE WHERE 20' IS REQUIRED.

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4	5/25/2022	FOR PB
3	4/26/2022	FOR TAC

ISS. DATE DESCRIPTION OF ISSUE

SCALE 1" = 20'

CHECKED A. ROSS

DRAWN D.D.D.

CHECKED

ROSS ENGINEERING, LLC
Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038



N/F
CITY OF PORTSMOUTH
NEW FRANKLIN SCHOOL
1 FRANKLIN DRIVE
PORTSMOUTH, NH 03802
TAX MAP 220, LOT 2

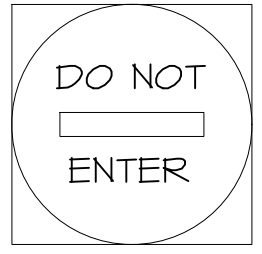
RIGZ ENTERPRISES, LLC
TAX MAP 161, LOT 43
RCRD 6225-2527
22,611 SQFT, 0.52 ACRES

N/F
GTY MA/WH LEASING INC
186 US ROUTE 1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 42
RCRD 5207-1572

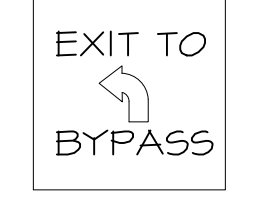
US ROUTE ONE BYPASS

STARK STREET
PUBLIC R.O.M.

- LEGEND**
- ⊙ MONUMENT FOUND
 - ⊕ MONUMENT SET
 - 6' STOCKADE FENCE
 - ASPHALT CURB
 - 6' CHAIN LINK FENCE
 - ⊕ UTILITY POLE
 - CATCH BASIN
 - ⊕ WATER VALVE
 - ⊕ SEWER MANHOLE
 - ⊕ LAMP POST
 - UGU — UNDERGROUND UTILITIES
 - G — GAS LINE
 - D — DRAIN LINE
 - W — WATER LINE
 - S — SEWER LINE
 - ⊕ LIGHT



R5-1
30"x30"
RED & WHITE



CUSTOM
20"x20"
BLACK & WHITE

SIGN DETAILS
SCALE: NTS

PROPOSED LIGHTING

DESCRIPTION	CATALOG NUMBER	QTY
LIGHT POLE (254)	LITHONIA LIGHTING - D5X0 LED P4 30K 80CRI TFTM MVOLT 5PA DDBXD WITH 555 18 4C DM29A5 DDBXD	1
LIGHT POLE (54)	LITHONIA LIGHTING - D5X0 LED P4 30K 80CRI TFTM MVOLT 5PA DDBXD WITH 555 18 4C DM19A5 DDBXD	1
WALL PACK (WI)	LITHONIA LIGHTING - WIDGEL LED P1 30K 80CRI VM MVOLT SRM DDBXD	6

UTILITIES:

CONTACT LIST:
GAS: UNITIL: SUSAN L. DUPLISEA.....603-294-5147
WATER: PORTSMOUTH DPW:603-427-1530
SEWER: PORTSMOUTH DPW:603-427-1530
STORMWATER: PORTSMOUTH DPW:603-427-1530
ELECTRIC: EVERSOURCE: CASEY McDONALD.....603-436-7708 EXT 5641

PROPOSED UTILITIES:

- STORMWATER:**
EXISTING DRAINAGE LINE UNDER THE BUILDING TO BE TAKEN OUT OF SERVICE AND FILLED WITH FLOWABLE FILL CONCRETE.

INSTALL DMH A & DMH B WITH 24" PE PIPING CONNECTING CB 1 TO THE DRAINAGE IMPROVEMENTS ON LOT 29.

SILTSACKS TO BE INSTALLED ON CATCH BASINS 1 & 4 PRIOR TO CONSTRUCTION. SILTSACKS TO REMAIN IN PLACE UNTIL DRAINAGE SYSTEM IS FULLY OPERATIONAL.

3 NEW CATCH BASINS TO BE INSTALLED ON 822 US ROUTE 1 BYPASS AS PART OF DRAINAGE IMPROVEMENTS. SILTSACKS TO BE INSTALLED ON THESE CATCH BASINS DURING CONSTRUCTION UNTIL DRAINAGE SYSTEM IS FULLY OPERATIONAL..
- GAS:**
A NEW METER WILL BE INSTALLED ON THE SIDE OF THE WALK-IN COOLER. THE EXISTING GAS LINE WILL BE RE-ROUTED TO THE NEW METER.
- LIGHTING:**
INSTALL THE LIGHTS SHOWN ON THE PROPOSED LIGHTING TABLE ONTO EXISTING POLES LPI AND LP2.
REMOVE EXISTING LIGHT POLE LP3.
- SEWER:**
ACCORDING TO DPW, THE EXISTING SEWER LINE TRAVELS TOWARDS DENNETT STREET. A NEW SEWER LINE SHALL BE INSTALLED TO THE LATERAL BY PARKING SPACE 25, PROPER SIZE, TYPE, AND CONNECTION AS PER CITY DPW.

EXISTING SEWER SERVICE TO DENNETT STREET SHALL BE DISCONNECTED AND CAPPED. THIS SHALL BE DONE BEHIND THE CURB SO AS NOT TO DISTURB THE PAVEMENT ON DENNETT ST. CONTRACTOR TO COORDINATE WITH DPW ON DISCONNECTION.

**EXISTING STRUCTURES
CATCH BASIN**

CB 1
RIM EL. 27.93
INV. IN 21.61 (±20" PIPE) SW
INV. OUT 20.58 (±20" PIPE) NE

CB 2
RIM EL. 29.46
INV. OUT 25.81 (12" CMP) SE

CB 3
RIM EL. 29.19
INV. IN 23.84 (12" CMP) SW
INV. IN 22.74 (12" CMP) NE
INV. IN 22.83 (24" RCP) NW
INV. OUT 22.66 (24" RCP) SE

CB 4
RIM EL. 30.48
INV. IN 18.20 (±20") SW
INV. IN 18.20 (24" RCP) NW
INV. OUT 18.15 (24") NE

**PROPOSED STRUCTURES
CATCH BASIN**

CB 1
RIM EL. 27.93
INV. IN 21.61 (±20" PIPE) SW
INV. OUT 21.50 (24" PE) NE - PROPOSED LINE

DRAIN MANHOLE

DMH A
RIM EL. 28.50
INV. IN 21.44 (24" PE) SW
INV. OUT 21.40 (24" PE) NW
STRUCTURE: 5' Ø CONCRETE BASIN

DMH B
RIM EL. 29.17
INV. IN 21.00 (24" PE) SE
INV. OUT 20.96 (24" PE) NE
STRUCTURE: 5' Ø CONCRETE BASIN

AMENDED UTILITY PLAN

- LANDSCAPING REMOVED IN NHDOT RIGHT OF WAY AS PER NHDOT REQUEST
- DRAINAGE HAS BEEN CHANGED TO DEPICT NEW PROPOSED DRAINAGE SYSTEM. NEW DRAINAGE SYSTEM IS DEPICTED TO MATCH PROPOSED DRAINAGE ON LOT 29, WHICH IS CONNECTED TO DRAINAGE SYSTEM ON LOT 43.
- REVISED STORMWATER NOTES & FOR DRAINAGE SYSTEM.
- REVISED EXISTING AND PROPOSED DRAINAGE STRUCTURE ELEVATIONS.
- REVISED LIGHTING NOTE 3, LIGHTING SPECIFICATION TABLE AND LIGHTING CALL OUTS ON THE PLAN.
- REVISED PROPOSED UTILITIES SEWER NOTE 4.

EXISTING LIGHT POLE HEIGHTS

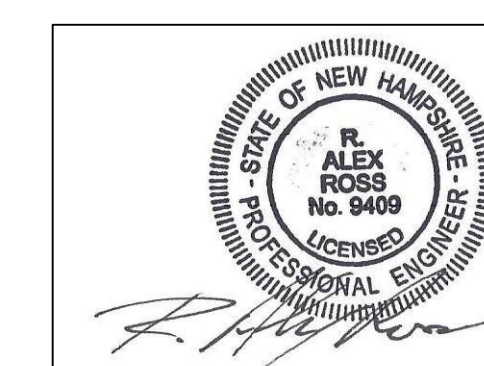
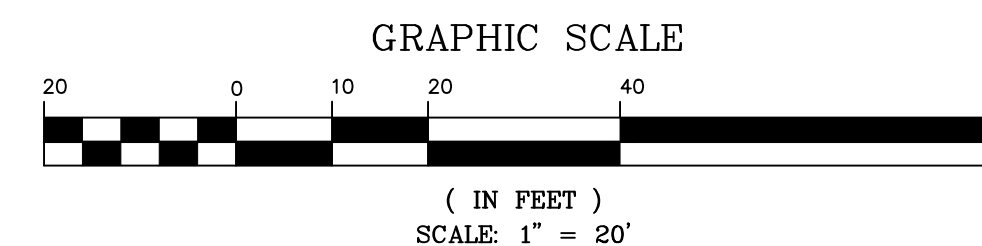
LP 1 - 19.6'
LP 2 - 28.41'
LP 3 - 27.9'

PROPOSED LIGHTING

DESCRIPTION	CATALOG NUMBER	QUANTITY
WALL LIGHT (LP4)	KT-WPLED60-M2-8XX-VDIM	3
LIGHT POLE (LPI-LP3)	KT-ALED140-M1-X-NM-8XX-VDIM	3

GENERAL NOTES

- 1) CONTRACTOR TO REVIEW ALL SURFACING TYPES, AND MATERIAL SPECIFICATIONS WITH COMMISSIONER OF PUBLIC WORKS.
- 2) ALL NECESSARY NHDOT, NHDES & TOWN PERMITS MUST BE OBTAINED.
- 3) ALL CONSTRUCTION SHALL BE PER NH-DOT, STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. LATEST REVISION.
- 4) CONTRACTOR SHALL MEET STATE AND TOWN REQUIREMENTS, TO ASSURE TYPE, SEPARATION, COVER, ETC. ALWAYS CALL DIGSAFE PRIOR TO DIGGING. UTILITIES SHOWN ARE APPROXIMATE AND MUST BE VERIFIED.
- 5) SIZE ALL LINES AS PER REQUIREMENTS AND ASSURE THAT PROPOSED LOADING AND PRESSURE DEMANDS WILL BE MET.



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4	5/25/2022	FOR PB
3	4/26/2022	FOR TAC

SCALE 1" = 20'

CHECKED: A.ROSS
DRAWN: D.D.D.
CHECKED:

ROSS ENGINEERING, LLC
Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

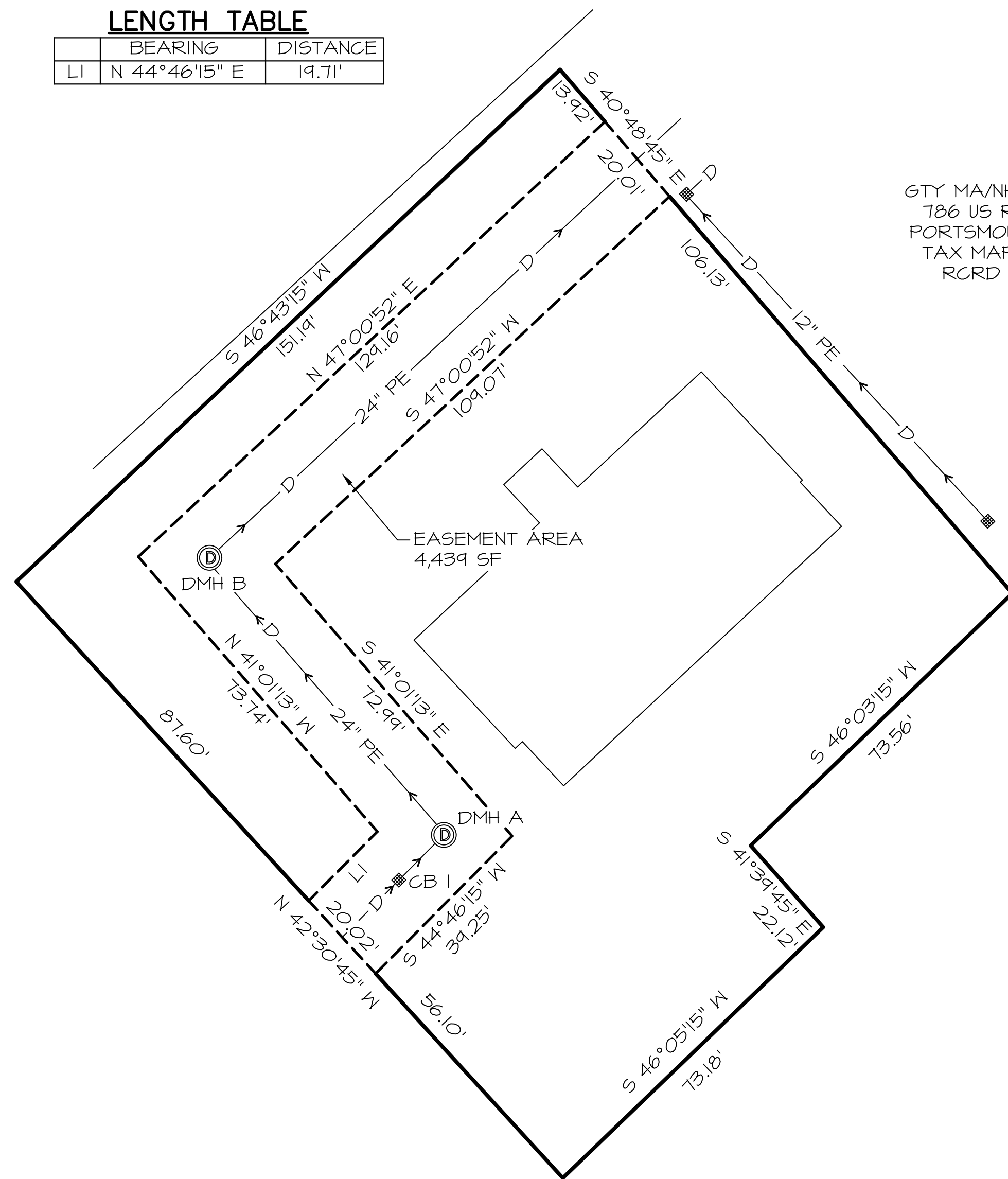
CLIENT
RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038

TITLE		
UTILITY PLAN		
806 US-1 BYP. PORTSMOUTH, NH 03801 TAX MAP 161, LOT 43		
JOB NUMBER	DWG. NO.	ISSUE
21-072	3 OF 7	8

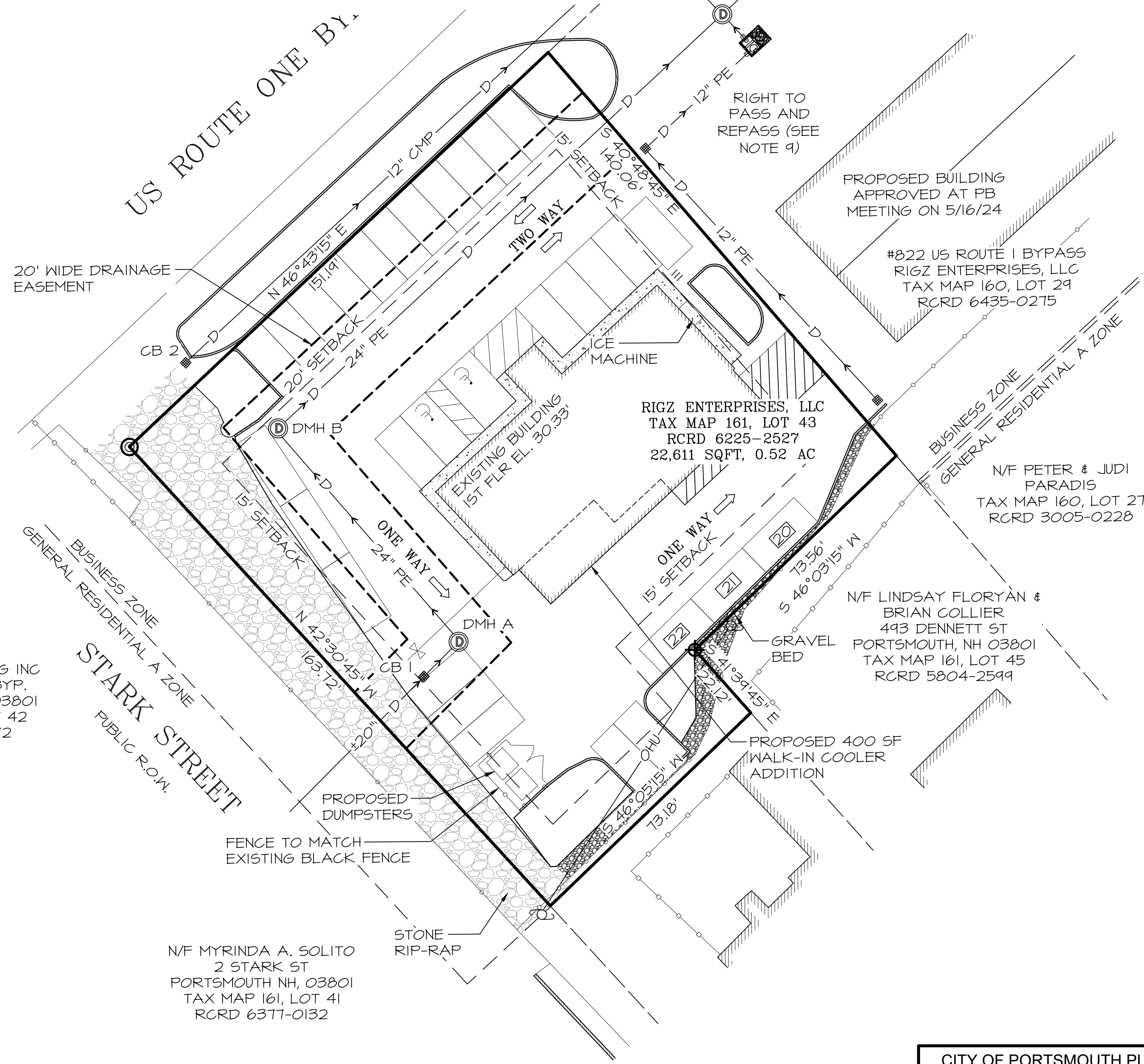
AMENDED EASEMENT PLAN
 • EASEMENT PLAN ADDED SHOWING DRAINAGE EASEMENT ACROSS LOT 43.

LENGTH TABLE

	BEARING	DISTANCE
LI	N 44°46'15" E	19.71'



EASEMENT PLAN



NOTES

- OWNER OF RECORD:
RIGZ ENTERPRISES, LLC
18 DIXON LANE
DERRY, NH 03038
- SITE INFORMATION:
TAX MAP 161, LOT 43
806 US ROUTE 1 BYPASS
PORTSMOUTH, NH 03801
RCRD: 6225-2527
AREA: 22,611 SF, 0.52 ACRES
- THE PURPOSE OF THIS PLAN IS TO DEPICT A 4,439 SF DRAINAGE EASEMENT ACROSS LOT 43 TO THE BENEFIT OF THE CITY OF PORTSMOUTH FOR PURPOSES OF INSTALLING, MAINTAINING, INSPECTING, REMOVING, REPAIRING THE DRAINAGE PIPE & DRAINAGE STRUCTURES THAT DRAIN FROM OFF-SITE THROUGH LOT 43 TO LOT 29 TO BURKITT ST. EASEMENT TO BE 20' WIDE, CENTERED ON THE CENTERLINE OF THE PROPOSED DRAINAGE PIPE.

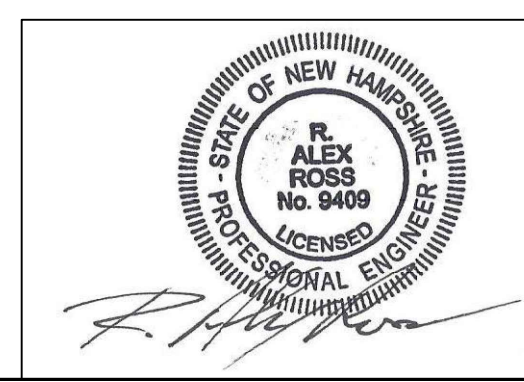
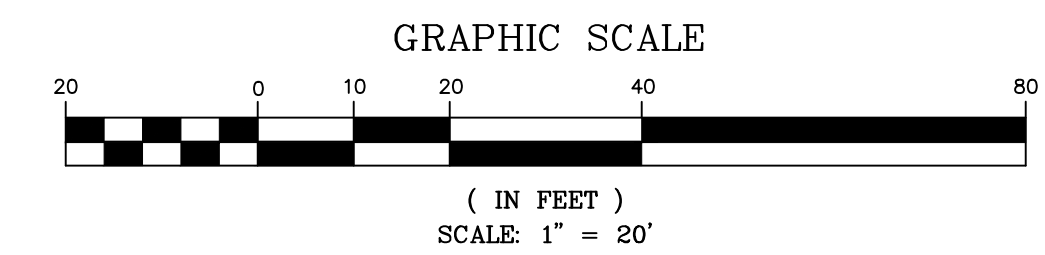
LEGEND

- ⊙ MONUMENT FOUND
- ⊕ MONUMENT SET
- 6' STOCKADE FENCE
- VERTICAL GRANITE CURB
- 6' CHAIN LINK FENCE
- ⊕ UTILITY POLE
- CATCH BASIN
- ⊙ DRAIN MANHOLE
- DRAIN LINE

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON _____ DATE _____

I ALEX ROSS, HEREBY CERTIFY:
 A) THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
 B) THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY DDD, & ICA DURING JULY OF 2022. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1.



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ROSS ENGINEERING, LLC
 Civil/Structural Engineering & Surveying
 909 Islington St.
 Portsmouth, NH 03801
 (603) 433-7560

CLIENT
 RIGZ ENTERPRISES LLC
 18 DIXON LANE
 DERRY, NH 03038

TITLE
EASEMENT PLAN
806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

JOB NUMBER	DWG. NO.	ISSUE
21-072	5 OF 7	8

TRENCH NOTES - STORM DRAIN:

1) **BEDDING:** BEDDING FOR PIPES SHALL CONSIST OF PREPARING THE BOTTOM OF THE TRENCH TO SUPPORT THE ENTIRE LENGTH OF THE PIPE AT A UNIFORM SLOPE AND ALIGNMENT. CRUSHED STONE SHALL BE USED TO BED THE PIPE TO THE ELEVATION SHOWN ON THE DRAWINGS. NORMAL PIPE BEDDING IS CRUSHED STONE TO THE HAUNCH OF THE PIPE AND SAND BEDDING 6' ABOVE THE CROWN. IF THE TOP OF THE PIPE IS LESS THAN 30' FROM FINISH GRADE, BED PIPE COMPLETELY IN STONE UP TO 6' ABOVE PIPE CROWN. UNDERDRAIN TO HAVE 4' MIN' OF STONE OVER PIPE OR AS NECESSARY TO BE IN CONTACT WITH GRAVEL LAYER OF SELECTS ABOVE FILTER FABRIC TO BE PLACED IN BETWEEN ALL STONE BEDDING MATERIAL AND SUBSEQUENT LAYERS OF FILL MATERIAL.

2) **COMPACTION:** ALL BACKFILL SHALL BE COMPACTED AT OR NEAR OPTIMUM MOISTURE CONTENT BY PNEUMATIC TAMPERS, VIBRATORY COMPACTORS OR OTHER APPROVED MEANS. BACKFILL BENEATH PAVED SURFACES SHALL BE COCOMPACTED TO NOT LESS THAN 95 PERCENT OF AASHTO T99, METHOD C.

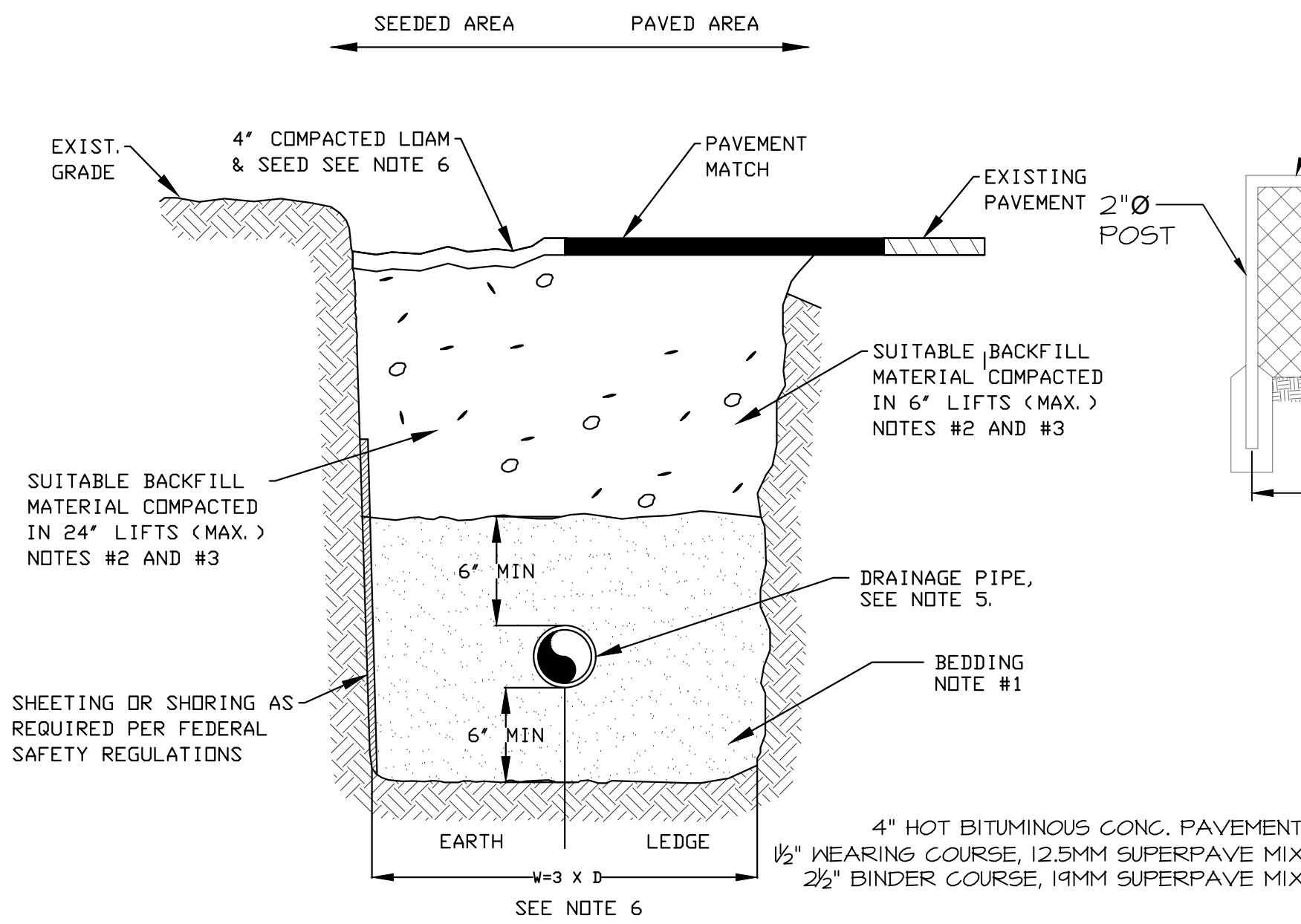
3) **SUITABLE MATERIAL:** IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT, OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ROCKS OVER 6 INCHES IN LARGEST DIMENSION; FROZEN EARTH AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN SEEDED AREAS, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAD, ROCKS UNDER 12", FROZEN EARTH OR CLAY, IF HE/SHE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EAST ACCESS TO THE PIPE WILL BE PRESERVED.

4) **BASE COURSE AND PAVEMENT:** SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY.

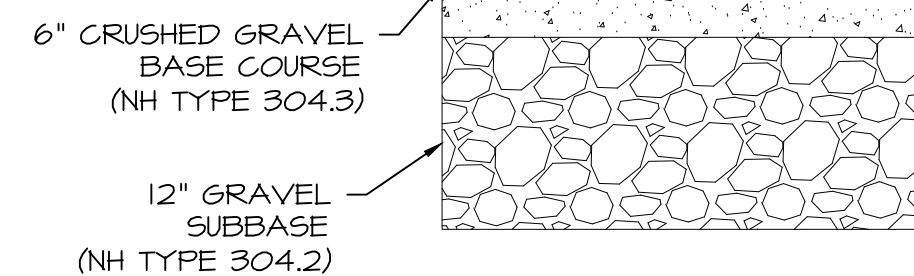
5) **DRAINAGE PIPE:** PIPE MATERIALS SHALL BE POLYETHYLENE (SEE SPECIFICATIONS).

6) **W=MAXIMUM ALLOWABLE TRENCH WIDTH:** W SHALL BE THE MAXIMUM PAYMENT WIDTH FOR ROCK EXCAVATION (TRENCH) AND FOR ORDERED EXCAVATION BELOW GRADE.



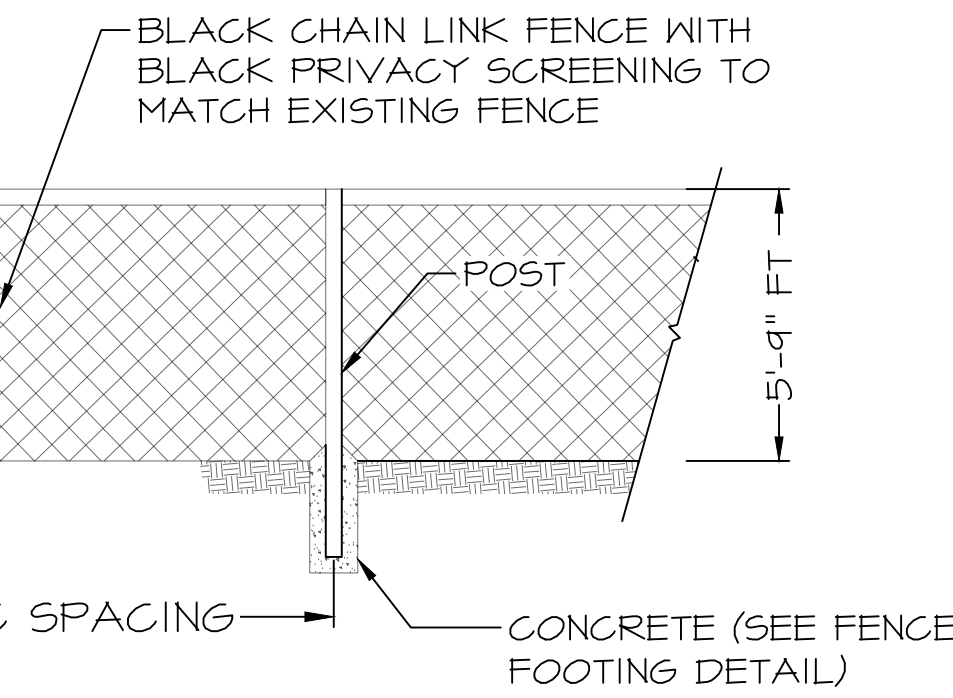
TRENCH DETAIL-STORM DRAIN

Scale: N.T.S.



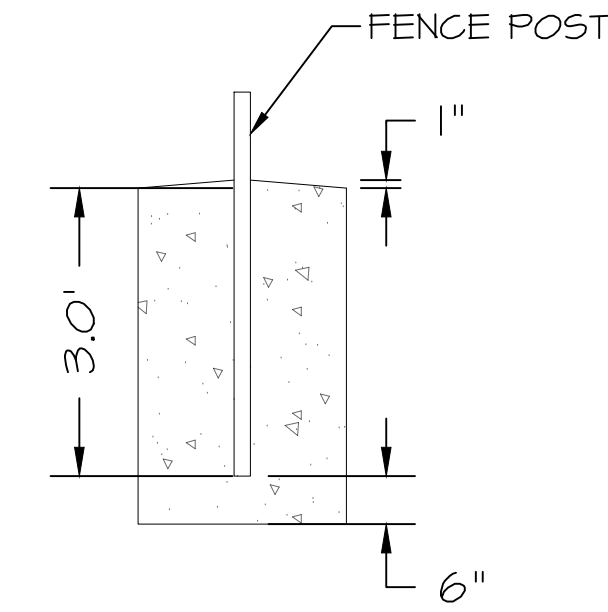
ASPHALT PAVEMENT DETAIL

Scale: N.T.S.



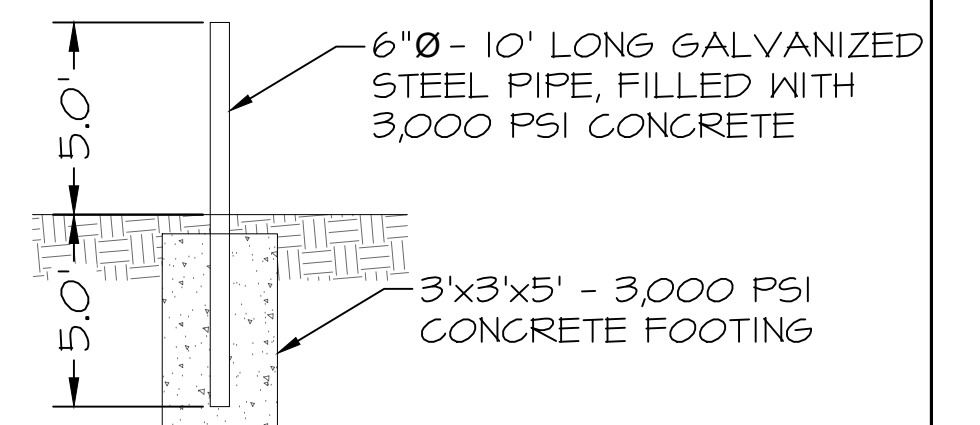
CHAIN LINK FENCE DETAIL

SCALE: N.T.S.



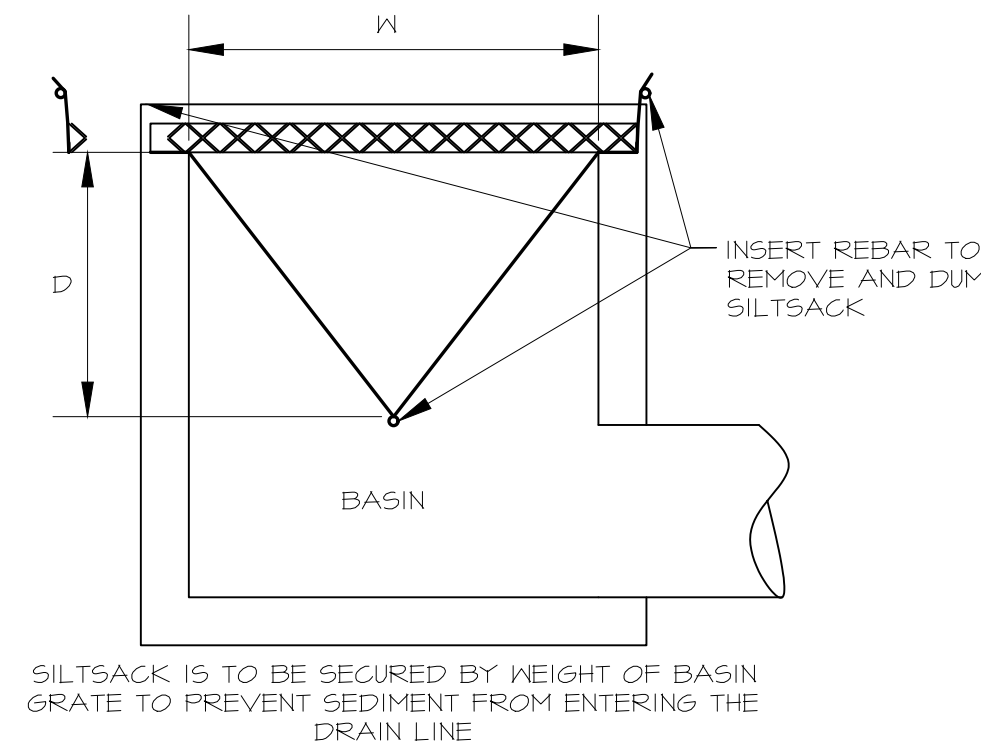
FENCE FOOTING DETAIL

SCALE: N.T.S.



BOLLARD DETAIL

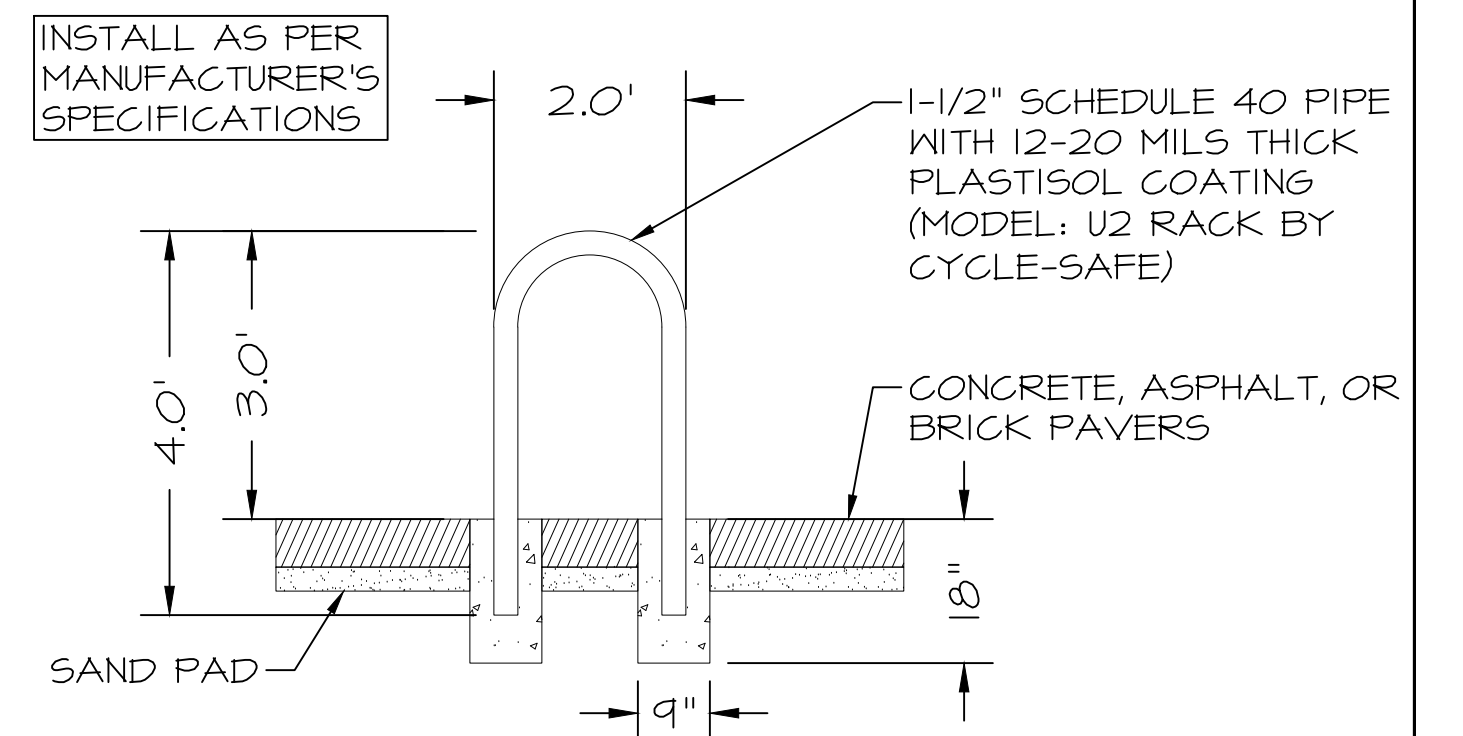
SCALE: N.T.S.



INSTALL SILT SACK TO CATCH BASINS 1 & 4 PRIOR TO CONSTRUCTION & TO CATCH BASINS A, B, & C DURING CONSTRUCTION. DO NOT REMOVE SILT SACK UNTIL CONSTRUCTION IS COMPLETE AND DRAINAGE LINE IS FULLY OPERATIONAL. (SEE SHEET 3)

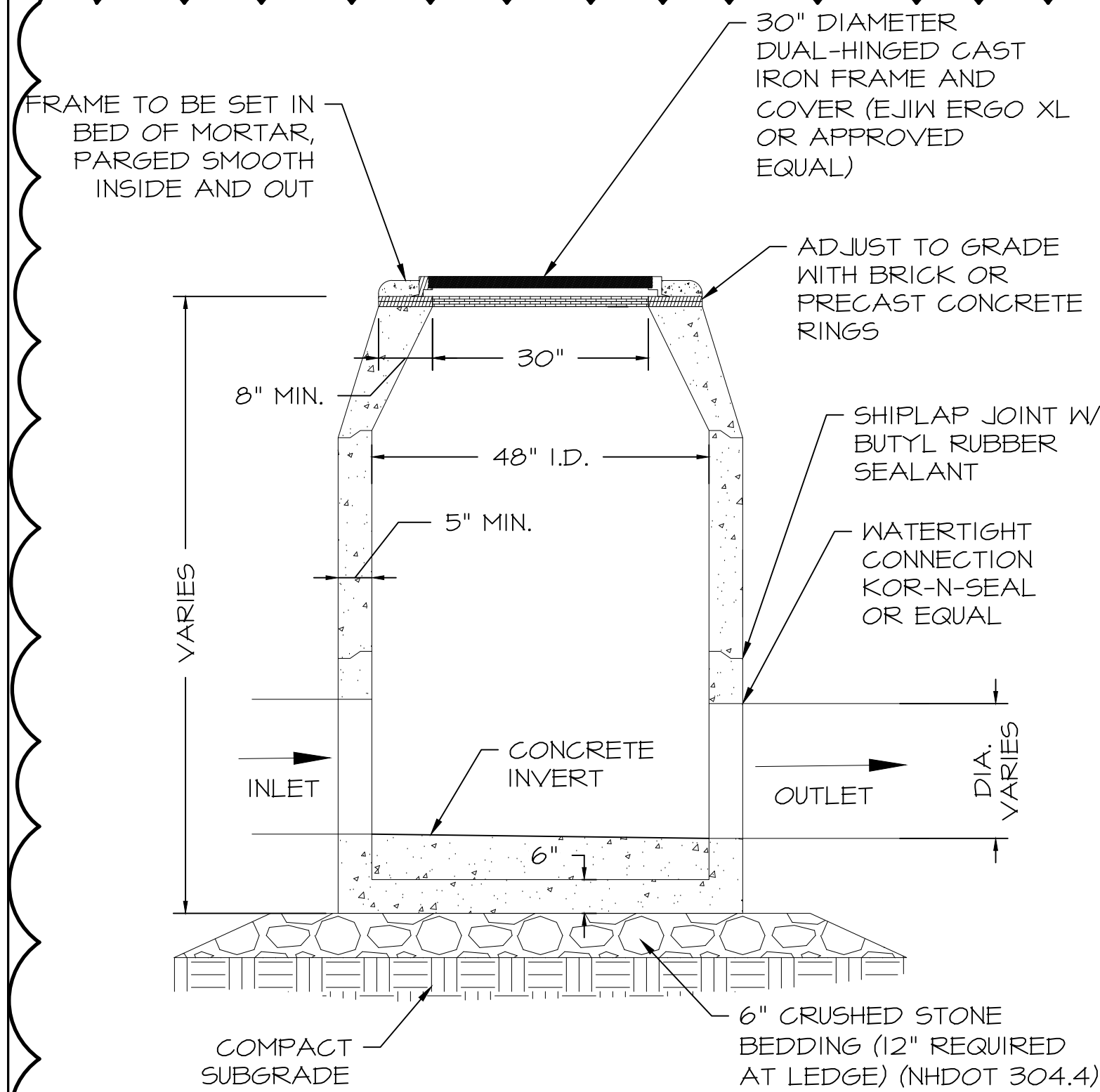
Silt sack

N.T.S.



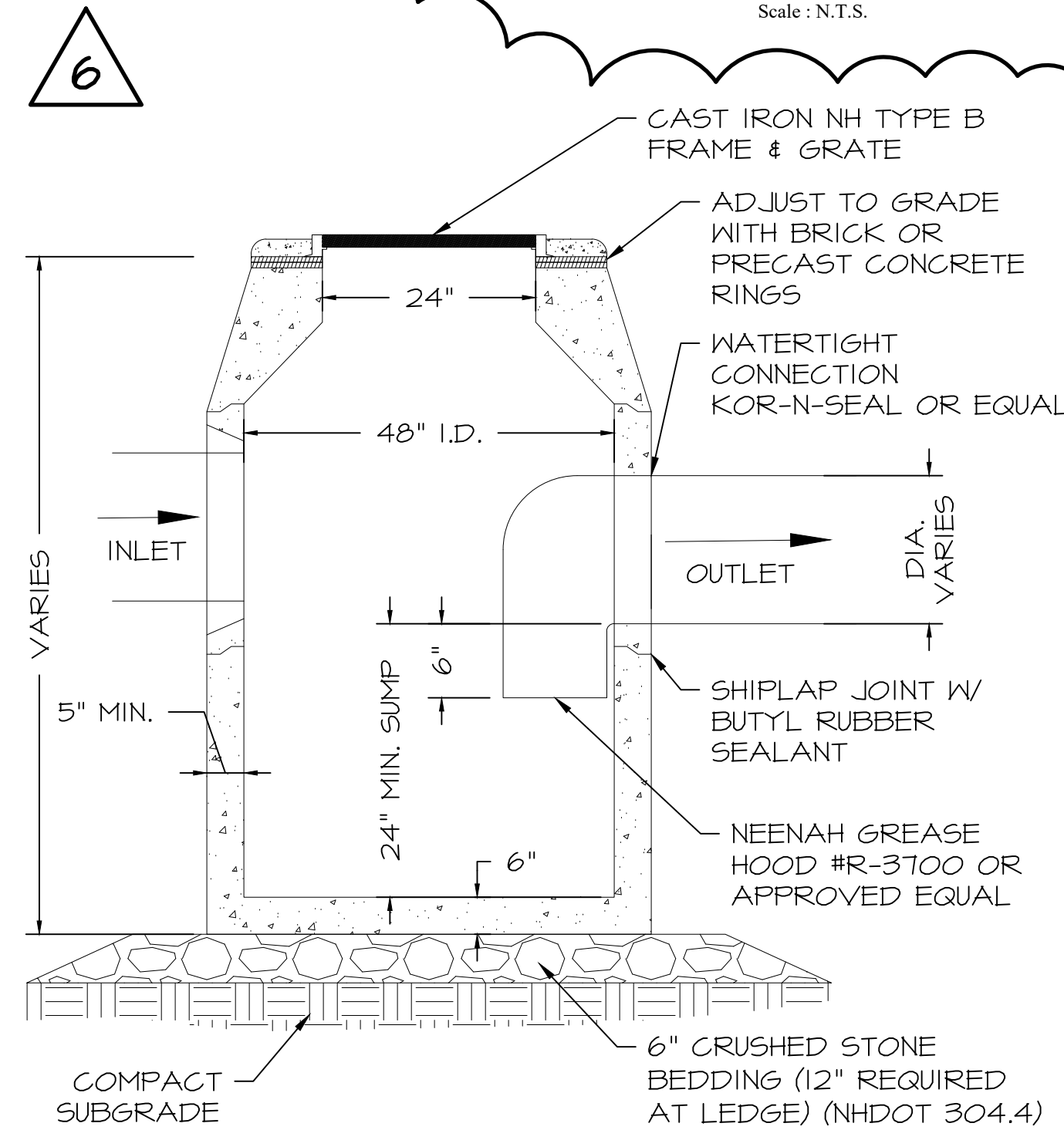
UPTURNED "U" BICYCLE RACK

SCALE: N.T.S.



PROPOSED DRAIN MANHOLE (TYP)

N.T.S.



PROPOSED CATCH BASIN (TYP)

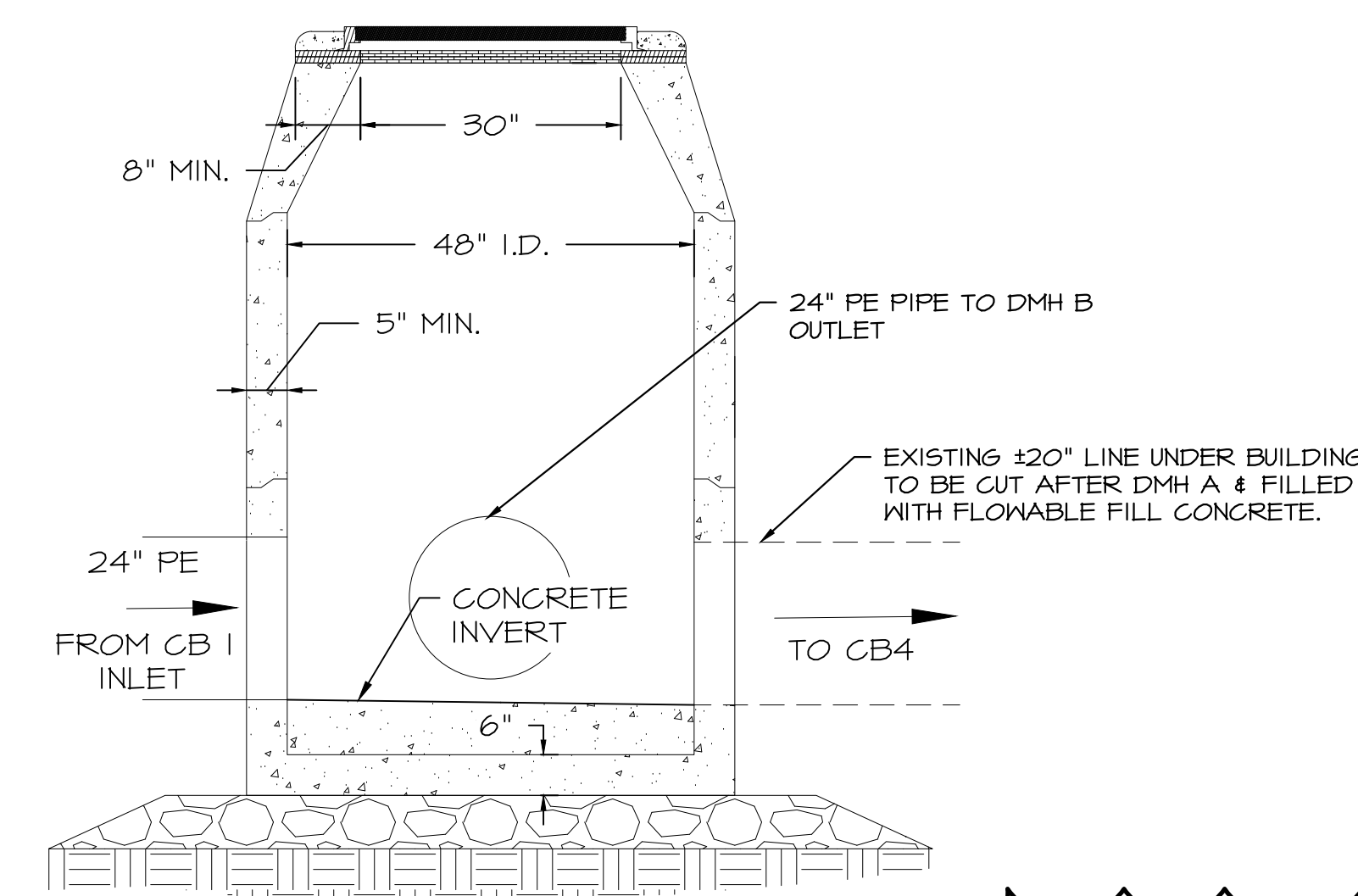
N.T.S.

NOTES

- 1) ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
- 2) CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
- 3) JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
- 4) CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN PER LINEAR FT. IN ALL SECTIONS & SHALL BE PLACED IN THE CENTER THIRD OF WALL.
- 5) THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ IN PER LINEAR FT.
- 6) EACH CASTING TO HAVE LIFTING HOLES CAST IN.

NOTES

- 1) ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
- 2) CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
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- 6) EACH CASTING TO HAVE LIFTING HOLES CAST IN.



DRAIN MANHOLE A DETAIL

N.T.S.

AMENDED DETAILS PLAN

- MANHOLE & CATCH BASIN DETAILS REVISED

ISS.	DATE	DESCRIPTION OF ISSUE
8	6/11/2024	REVISIONS
7	6/4/2024	REVISIONS
6	5/17/2024	REVISIONS
5	5/22/2023	REVISIONS
4	5/25/2022	FOR PB
3	4/26/2022	FOR TAC

CHECKED: A.ROSS
 DRAWN: D.D.D.
 CHECKED:

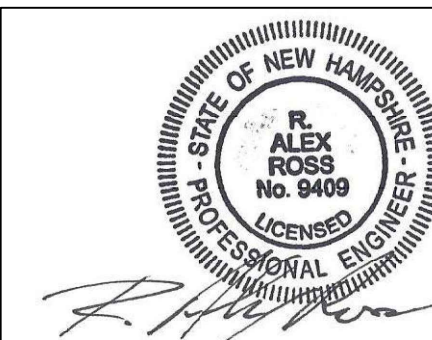
ROSS ENGINEERING, LLC
 Civil/Structural Engineering & Surveying
 909 Islington St.
 Portsmouth, NH 03801
 (603) 433-7560

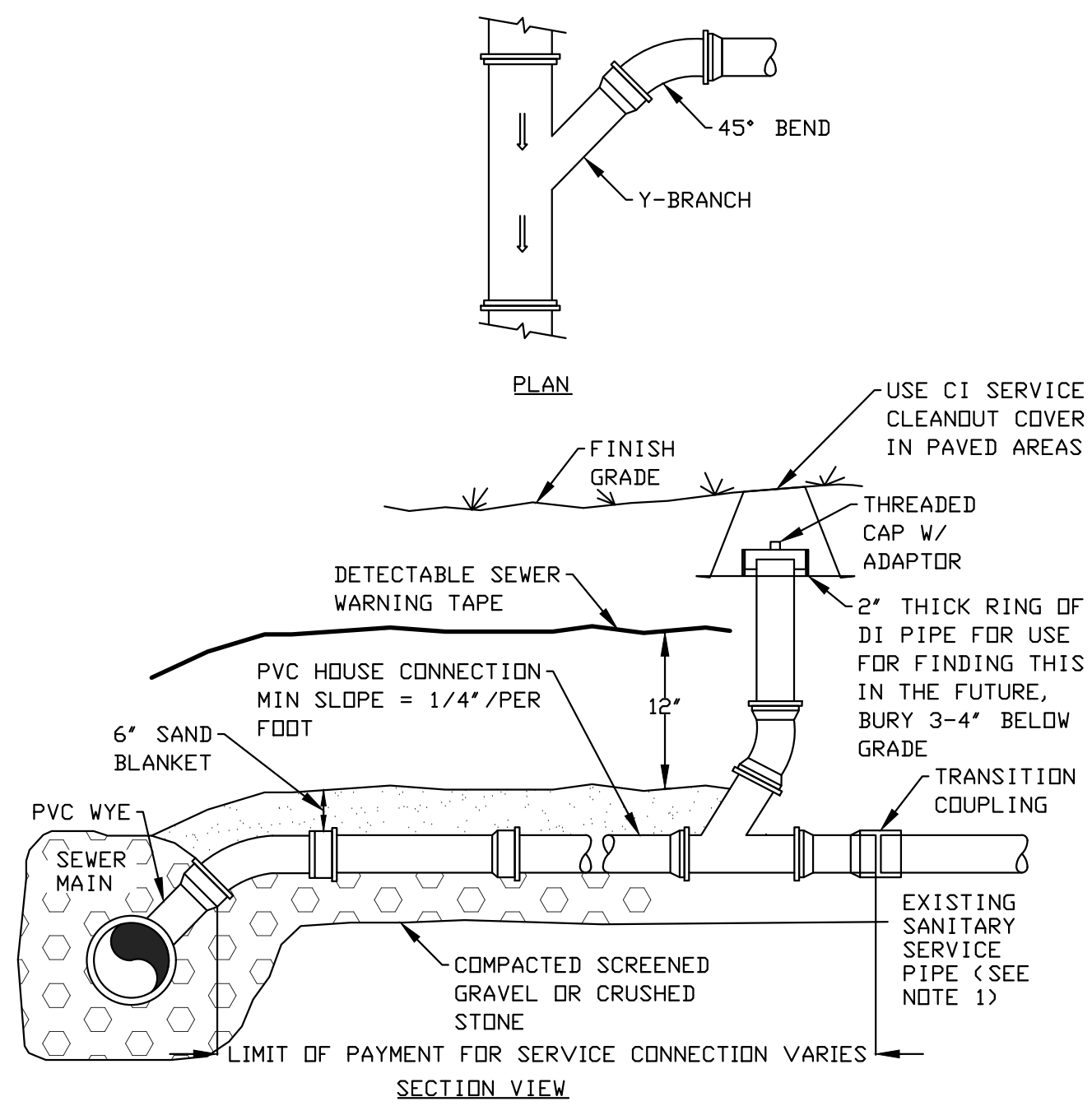
CLIENT: RIGZ ENTERPRISES LLC
 18 DIXON LANE
 DERRY, NH 03038

TITLE:

NOTES & DETAILS
 806 US-1 BYP.
 PORTSMOUTH, NH 03801
 TAX MAP 161, LOT 43

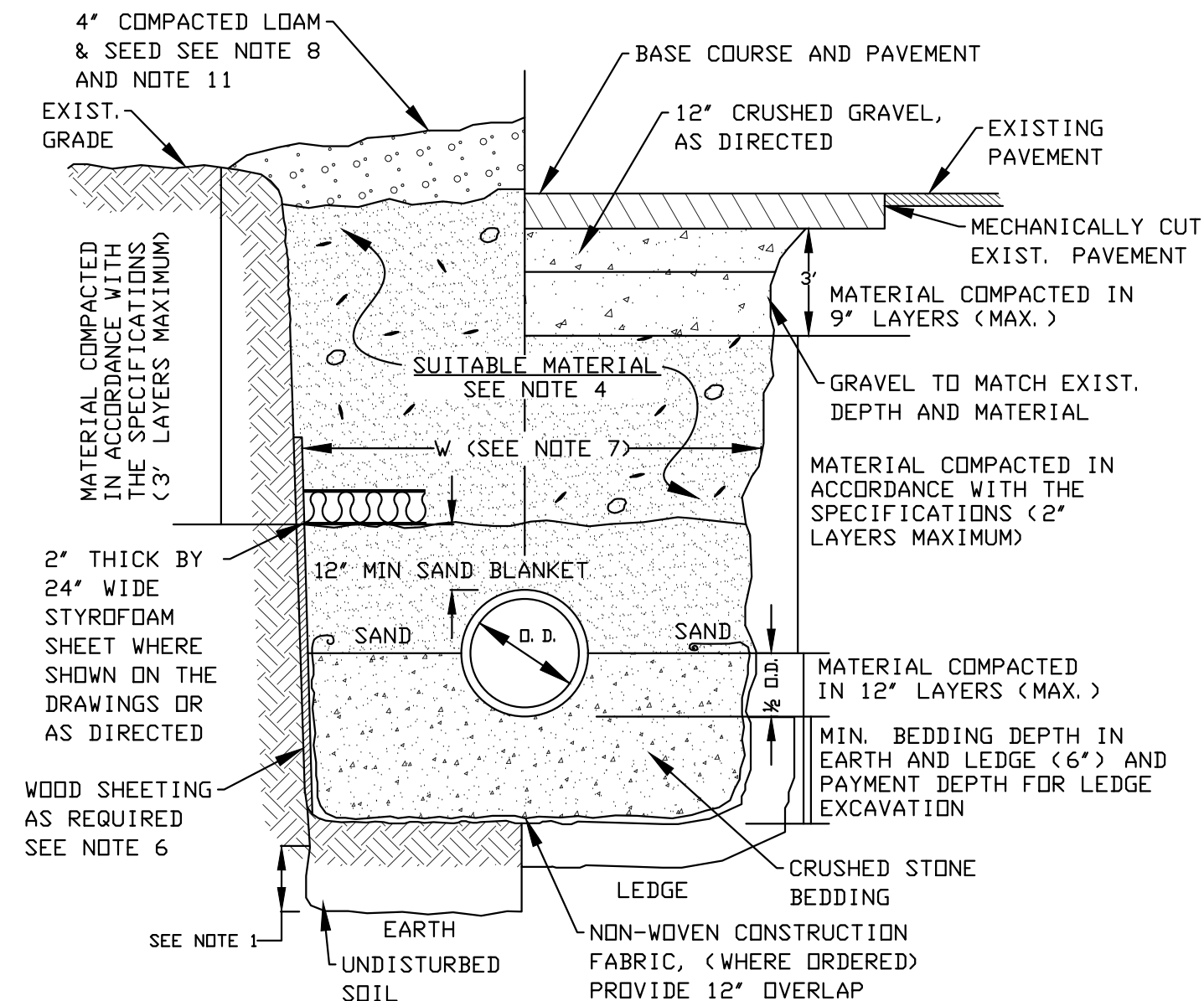
JOB NUMBER	DWG. NO.	ISSUE
21-072	6 OF 7	8





TYPICAL SERVICE CONNECTION

Scale: N.T.S.



TRENCH DETAIL- GRAVITY SEWER

Scale: N.T.S.

GRAVITY SEWER TRENCH NOTES:

- 1) **ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE:** BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN ON THE DRAWINGS.
- 2) **BEDDING:** SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33. STONE SIZE NO. 67.
100% PASSING 1 INCH SCREEN
0-10% PASSING #4 SIEVE
90-100% PASSING 3/4 INCH SCREEN
0-5% PASSING #8 SIEVE
20-55% PASSING 3/8 INCH SCREEN
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1-1/2 INCH TO 1/2 INCH SHALL BE USED.
- 3) **SAND BLANKET:** CLEAN SAND FREE FROM ORGANIC MATTER, SD GRADED THAT 90-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. NO STONE LARGER THAN 2" SHOULD BE IN CONTACT WITH THE PIPE.
- 4) **SUITABLE MATERIAL:** IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS; PIECES OF PAVEMENT; ORGANIC MATTER; TOP SOIL; ALL WET OR SOFT MUCK, PEAT, OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION; AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK, OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WILL BE PRESERVED.
- 5) **BASE COURSE AND PAVEMENT** SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY AND LOCAL REGULATION.
- 6) **WOOD SHEATHING, IF REQUIRED:** WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION 1 FOOT ABOVE THE TOP OF PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
- 7) **W = MAXIMUM ALLOWABLE TRENCH PAYMENT WIDTH** FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 12 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.) ALSO, W SHALL BE THE PAYMENT WIDTH.
- 8) **FOR CROSS COUNTRY CONSTRUCTION,** BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 9) **CONCRETE FOR ENCASEMENT** SHALL CONFORM TO THE REQUIREMENTS OF SECTION 520, (NHDT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION).
- 10) **CONCRETE FULL ENCASEMENT:** IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I. D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
- 11) **GRAVEL DRIVEWAY AND SHOULDER RESTORATION:** CRUSHED GRAVEL IN DRIVEWAYS AND ROAD SHOULDERS SHALL MATCH EXISTING WITH A MINIMUM OF 12". GRAVEL REPLACEMENT SHALL BE SUBSIDIARY TO SEWER CONSTRUCTION AND WILL NOT BE MEASURED FOR PAYMENT.

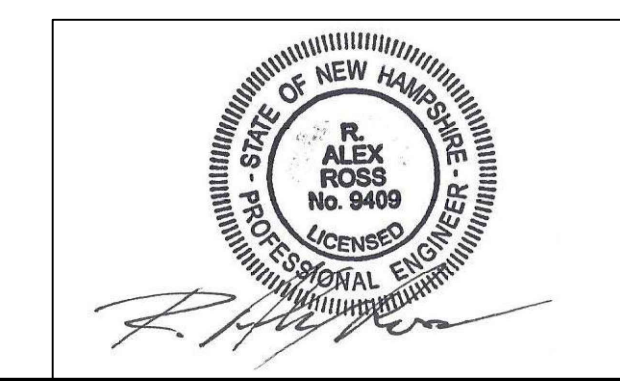
8	6/11/2024	REVISIONS
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5	5/22/2023	REVISIONS
4	5/25/2022	FOR PB
3	4/26/2022	FOR TAC

ISS.	DATE	DESCRIPTION OF ISSUE
CHECKED	1" = 20'	
CHECKED	A. ROSS	
DRAWN	D.D.D.	
CHECKED		

ROSS ENGINEERING, LLC
Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038

TITLE
SEWER NOTES
806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

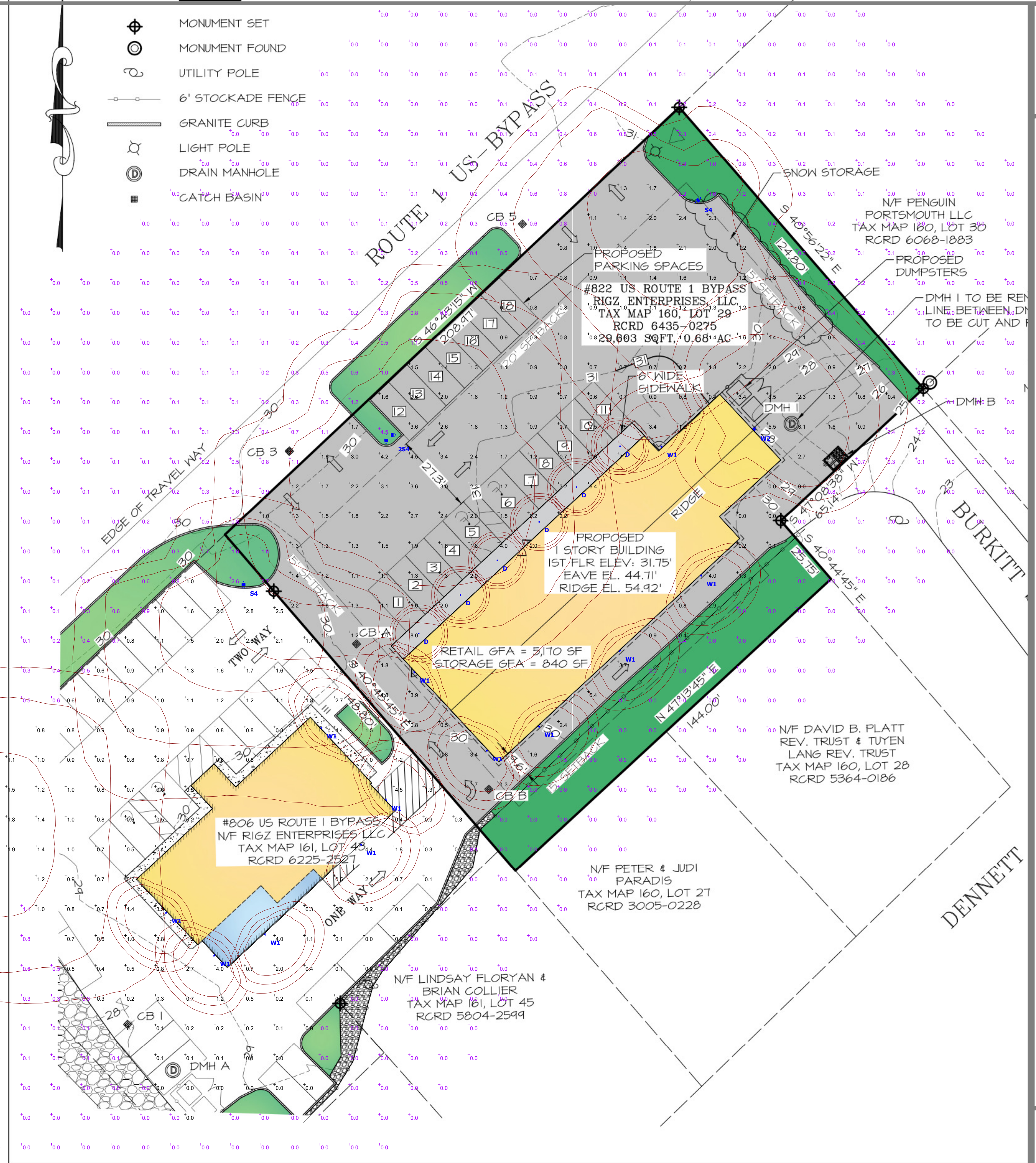


JOB NUMBER	DWG. NO.	ISSUE
21-072	7 OF 7	8

Schedule												
Symbol	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Label	Distribution	Polar Plot
	1	Lithonia Lighting	DSX0 LED P4 30K 80CRI TFM MVOLT SPA DDBXD with SSS 18 4C DM29AS DDBXD	2 D-Series Size 0 Area Fixture; mounted at 20ft (18ft pole on 2ft base)	LED	DSX0_LED_P4_30K_80CRI_TFM.ies	9908	0.9	186.08	2S4	TYPE IV, SHORT, BUG RATING: B2 - U0 - G3	
	6	Lithonia Lighting	LDN4 30/10 L04AR LD	4in LDN Round Downlight; mounted at 10ft	LED	LDN4_30_10_L04AR_LD.ies	922	0.9	10.58	D	DIRECT, SC-0=1.04, SC-90=1.06	
	3	Lithonia Lighting	DSX0 LED P4 30K 80CRI TFM MVOLT SPA DDBXD with SSS 18 4C DM19AS DDBXD	D-Series Size 0 Area Fixture; mounted at 20ft (18ft pole on 2ft base)	LED	DSX0_LED_P4_30K_80CRI_TFM.ies	9908	0.9	93.04	S4	TYPE IV, SHORT, BUG RATING: B2 - U0 - G3	
	12	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VW MVOLT SRM DDBXD	WDGE1 LED Wallpack; mounted at 10ft	LED	WDGE1_LED_P1_30K_80CRI_VW.ies	1163	0.9	10.0002	W1	TYPE II, VERY SHORT, BUG RATING: B0 - U0 - G0	
	1	Lithonia Lighting	WDGE3 LED P1 70CRI RFT 30K MVOLT SRM DDBXD	WDGE3 LED Wallpack; mounted at 16ft	LED	WDGE3_LED_P1_70CRI_RFT_30K.ies	6996	0.9	51.1717	W2	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2	

LEGEND

- MONUMENT SET
- MONUMENT FOUND
- UTILITY POLE
- 6' STOCKADE FENCE
- GRANITE CURB
- LIGHT POLE
- DRAIN MANHOLE
- CATCH BASIN



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.1 fc	4.5 fc	0.0 fc	N/A	N/A
Parking Lot (larger building)	+	1.7 fc	8.0 fc	0.0 fc	N/A	N/A
Parking Lot (smaller building)	+	1.0 fc	4.5 fc	0.0 fc	N/A	N/A



**THE CITY
Portsmouth, NH
Site Lighting Layout**

Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842
Date
4/12/2024
Scale
1"=20'
Drawing No.
Summary

Plan View
Scale - 1" = 20ft

Ross Engineering
Civil/Structural Engineering & Surveying

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

June 11, 2024

Peter Britz - Planning & Sustainability Director
City of Portsmouth, Planning Department
1 Junkins Ave
Portsmouth, NH 03801

RE: Amended Site Plan Approval and a second 1-year extension of the previously approved Site Plan for property located at 806 US Route 1 Bypass (LU-22-81)

Dear Mr. Britz,

I am writing in response to your TAC letter dated June 6th, 2024. Your concerns are italicized with our comments below in bold.

- 1. Show how you intend to resolve the doctrine of merger issues for drainage and access.*

Note 9 has been added to drawing 2 “Site Plan” stating that all drainage and access easements on both 806 and 822 US Route 1 Bypass shall work in conjunction with each other and will be properly recorded.

- 2. Drainage easement may need to include a maintenance provision for the Jellyfish.*

The jellyfish filter is located entirely on #822 US Route 1 Bypass. A maintenance provision in the drainage easement for #806 US Route 1 Bypass is not necessary.

- 3. Drainage easement to City required for drainpipe crossing the property.*

A drainage easement has been shown on drawing 5 “Easement Plan”,

- 4. All sewer connection fees must be paid for sewer connection Stark Street. This includes the previous cost of installing the connection from the main to the property.*

All sewer connection fees for sewer connection to Stark Street shall be paid.

Ross Engineering
Civil/Structural Engineering & Surveying

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

5. *Existing sewer service to Dennett Street must be disconnected and capped. This may be done behind the curb to not disturb the pavement on Dennett Street.*

The existing sewer service to Dennett Street will be disconnected and capped. Contractor to coordinate with DPW for the disconnection of the line. A note has been added to proposed utilities sewer note 4 on drawing 3 "Utility Plan".

Sincerely,

Alex Ross, P.E.

ORDINANCE

THE CITY OF PORTSMOUTH ORDAINS

That Chapter 10, Article 5A - Character-Based Zoning, Section 10.5A43.33 regarding Building and Story Heights of the ZONING ORDINANCE of the City of Portsmouth, be amended as follows (deletions from existing language **stricken**; additions to existing language **bolded**; remaining language unchanged from existing):

Section 10.5A43.30: Building and Story Heights

10.5A43.33 For a **development** located within a CD4, CD4W, or CD5 **Character District** that is not located in an incentive overlay district and that contains at least one acre of **lot area**, the Planning Board may grant a conditional use permit to allow: an additional **story** in height (up to **15** feet); a house or duplex building type; and/or a mixed-use **building with a mix of residential and nonresidential uses only**, if all of the following requirements are met:

- a) **Community Space** – The **development** shall have at least 50% of the property assigned and improved as a **community space**. Given the large scale of the **development**, the **community space** shall include a **Plaza** or **Square** of at least 5,000 sq. ft. per acre, a **Pedestrian Passageway**, **Wide Pedestrian Sidewalk**, and or a **Pedestrian Arcade**, and a **Pocket Park**, **Playground**, or **Public Observation Deck**. Such **community space** shall count toward the required **open space** listed in Figures 10.5A41.10A-D (Development Standards). The size, shape, location and type of the **community space** shall be determined by the Planning Board and be based on the proposed land use and the size and location of the buildings within the development, and the **adjacent uses** and public amenities.
- b) **Workforce Housing** – ~~If multi-family dwelling units are proposed,~~ **The development** shall have either: 1) 10% of any proposed for sale **dwelling units** within a **development** shall be **workforce housing units** (**affordable** to a household with an income of no more than 100 percent of the **area median income** for a 4-**person** household); or 2) 5% of any proposed for rent **dwelling units** within a **development** shall be **workforce housing units** (**affordable** to a household with an income of no more than 60 percent of the **area median income** for a 3-**person** household). Any **workforce housing units** shall be at least 600 sq. ft. in gross floor areas and

be distributed throughout the **building** wherever **dwelling units** are located.

- c) Calculations for **workforce housing unit** requirements shall be rounded to the nearest whole number, with 0.5 and below being rounded down.
- d) The proposal is consistent with the findings, goals, and objectives of the Portsmouth Master Plan.

The City Clerk shall properly alphabetize and/or re-number the ordinances as necessary in accordance with this amendment.

All ordinances or parts of ordinances inconsistent herewith are hereby deleted.

This ordinance shall take effect upon its passage.

APPROVED:

Deaglan McEachern, Mayor

ADOPTED BY COUNCIL:

Kelli L. Barnaby, City Clerk



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists



May 22, 2024

Mr. Rick Chellman, Chair
 Portsmouth Planning Board
 1 Junkins Avenue
 Portsmouth, NH 03801

**Re: Conditional Use Permit, ADL 325 Little Harbor Road Trust (LU-23-81)
 TFM Project # 47099.01**

Dear Mr. Chellman and Planning Board Members:

On July 20, 2023 the Portsmouth Planning Board issued a Conditional Use Permit for the replacement of the existing bridge to Lady Isle (copy enclosed). Since this time, we have been working with the New Hampshire Department of Environmental Services (NHDES) and Army Corp of Engineers (ACOE) to secure State and Federal permits for the bridge replacement.

We anticipate filing an Amended Conditional Use Permit for a revised bridge location, however, that permit will likely not be seen by the Planning Board until after the expiration of the Existing Conditional Use Permit on July 20, 2024. To ensure the active permit does not expire before the Planning Board hears the Amended Permit Application, we respectfully request a one (1) year extension of the Conditional Use Permit to replace the bridge.

Cordially,

Corey Colwell, LLS
 Division Manager/Principal

CC: James Scully, ADL 325 Little Harbor Road Trust
 Jim Youngblood, Youngblood Builders
 Jason Aube, TFMoran, Inc.

JCC/ghb

TFMoran, Inc.
 48 Constitution Drive, Bedford, NH 03110
 T(603) 472-4488 www.tfmoran.com



TFMoran, Inc. Seacoast Division
 170 Commerce Way–Suite 102, Portsmouth, NH 03801
 T(603) 431-2222



CITY OF PORTSMOUTH

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

PLANNING BOARD

July 27, 2023

ADL 325 Little Harbor Road Trust
Stephen H. Roberts Esq., Trustee
127 Parrot Avenue
Portsmouth, NH 03801

RE: Wetland Conditional Use Permit for property located at 325 Little Harbor Road (LU-23-81)

Dear Owners:

The Planning Board, at its regularly scheduled meeting of **Thursday, July 20, 2023**, considered your application for a Wetland Conditional Use Permit according to Section 10.017 of the Zoning Ordinance for the replacement of the existing bridge with a timber pile bridge and removal of the existing causeway. The project proposes permanent impacts within the wetland buffer of 36,358 square feet and 3,443 square feet of permanent impacts within the tidal wetland. Said property is shown on Assessor Map 205, lot 2 and lies within the Rural District. As a result of said consideration, the Board voted 1) to find that the Conditional Use Permit application meets the criteria set forth in Section 10.1017.50 and to adopt the findings of fact as presented, and 2) to **grant** the Wetland Conditional Use permit with the following **conditions**:

2.1) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers adjacent to the freshwater wetland areas during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.

2.2) Applicant shall provide a monitoring report detailing the success of the planting plan one year after project completion and demonstrate compliance with the NHDES monitoring requirements when complete.

2.3) The Salicornia be relocated or added to the planting plan as additional plantings.

2.4) An independent wetland scientist that specializes in salt marsh restoration shall be hired to review the salt marsh restoration plan and provide comments back to the applicant.

2.5) The applicant shall research ways to reduce the disturbance to the local Nudibranch fish population.

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

This approval shall expire one year after the date of approval by the Planning Board unless a building permit is issued prior to that date. The Planning Board may grant a one-year extension of a conditional use permit if the applicant submits a written request to the Planning Board prior to the expiration date.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:

<https://www.cityofportsmouth.com/planportsmouth/planning-board/planning-board-archived-meetings-and-material>

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is fluid and cursive, with a large initial "R" and "C".

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor