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: Ricci Lumber Date Submitted: 8/28/2024

Application # (in City's online permitting): LU-24-132

Site Address: 105 Bartlett St Portsmouth Map: 157/164 Lot: 2/1

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
☑	Complete application form submitted via the City's web-based permitting program (2.5.2.1**(2.5.2.3A)**		N/A
☑	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			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Statement that lists and describes "green" building components and systems. **(2.5.3.1B)**	Attached	
☒	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)**	Page 20 C101	N/A
☒	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1D)**	Page 21 C102	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1E)**	Page 32	N/A
☑	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)**	Clipper Traders Iron Horse Park Precision Auto CSX Railroad (more attached)	N/A
☑	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1G)**	Page 6 - CT Darnell Page 19 - Tighe and Bond	N/A
☑	List of reference plans. **(2.5.3.1H)**	Page 2	N/A
☑	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1I)**	N/A - No change Existing	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	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
☑	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
☑	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
☑	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
☑	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. **(2.5.4.1E)**	N/A	N/A
☑	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**		N/A
☑	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**		N/A
☑	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	Required on all plan sheets	N/A
☑	Source and date of data displayed on the plan. **(2.5.4.2D)**		N/A

Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	**1. Existing Conditions: (2.5.4.3A)** • 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.		
☑	**2. Buildings and Structures: (2.5.4.3B)** • 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.		
☑	**3. Access and Circulation: (2.5.4.3C)** • 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).		
☑	**4. Parking and Loading: (2.5.4.3D)** • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided).		
☑	**5. Water Infrastructure: (2.5.4.3E)** • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii).		
☑	**6. Sewer Infrastructure: (2.5.4.3F)** • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period.		

☑	**7. Utilities: (2.5.4.3G)** • The size, type and location of all above & below ground utilities; • Size type and location of generator pads, transformers and other fixtures.	Page 22 C103	
☑	**8. Solid Waste Facilities: (2.5.4.3H)**	N/A	
	• The size, type and location of solid waste facilities.		
☑	**9. Storm water Management: (2.5.4.3I)** • 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.	Page 22 C103 Page 23 C501 Page 25 C503	
☑	**10. Outdoor Lighting: (2.5.4.3J)** • Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.	No Change	
☑	**11.** Indicate where dark sky friendly lighting measures have been implemented. **(10.1)**	No Change	
☑	**12. Landscaping: (2.5.4.3K)** • Identify all undisturbed area, existing vegetation and that which is to be retained; • Location of any irrigation system and water source.	Page 21 C102 Page 23 C501	
☑	**13. Contours and Elevation: (2.5.4.3L)** • Existing/Proposed contours (2 foot minimum) and finished grade elevations.	No Change	
☑	**14. Open Space: (2.5.4.3M)** • Type, extent and location of all existing/proposed open space.	Pages 21-23 C102-C501	
☑	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**	Pages 21-23 C102-C501	
☑	**16. Character/Civic District (All following information shall be included): (2.5.4.3P)** • 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).	Pages 7-18 C100-RK100	
☑	**17. Special Flood Hazard Areas (2.5.4.3Q)** • 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.	Pages 21-23 C102-C501	

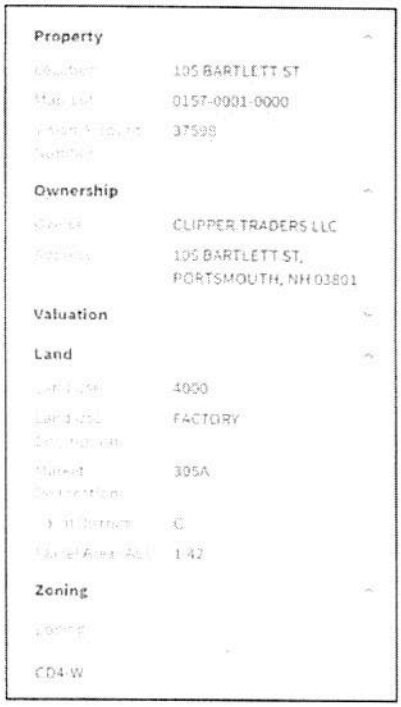
Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	Traffic Impact Study or Trip Generation Report, as required. **(3.2.1-2)**	No Change	
☑	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**	No Change	
☑	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)**	No Change	
☑	Stormwater Management and Erosion Control Plan. **(7.4)**	Pages 22-25 C103-C503	
☑	Inspection and Maintenance Plan **(7.6.5)**		

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	All local approvals, permits, easements and licenses required, including but not limited to: • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. **(2.5.3.2A)**		
☑	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: • 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)**		
☑	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)**	No Utilities Required	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**		
☑	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
☑	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)**		
☑	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:** 8/28/24

Abutters to proposed Ricci Lumber Shed Project



Property

Location: 105 BARTLETT ST
Map-Lot: 0157-0001-0000
Vision Account Number: 37599

Ownership

Owner: CLIPPER TRADERS LLC
Address: 105 BARTLETT ST, PORTSMOUTH, NH 03801

Valuation

Land

Land Use: 4050
Land Use Description: FACTORY
Market Delineation: 305A
Local District: C
Parcel Area (AC): 1.42

Zoning

Zoning:
CD4-W

Property

Location: 105 BARTLETT ST
Map-Lot: 0164-0002-0000
Vision Account Number: 37610

Ownership

Owner: PORTSMOUTH LUMBER & HARDWARE LLC
Address: 105 BARTLETT ST, PORTSMOUTH, NH 03801

Valuation

Total: $688,700
Last Sale: $450,000 on 2017-04-03
Deed Date: 2017-04-03
Book/Page: 5808/1379

Land

Land Use: 3250
Land Use Description: RETAIL
Market Delineation: 302
Local District: C
Parcel Area (AC): 0.47

Zoning

Zoning:
CD4-W

Property

Location: 54 BARTLETT ST
Map-Lot: 0163-0001-0000
Vision Account Number: 37617

Ownership

Owner: M & B PROPERTIES LLC
Address: 54 BARTLETT ST, PORTSMOUTH, NH 03801

Valuation

Land

Land Use: 3320
Land Use Description: AUTO REPR MDL-94
Market Delineation: 302
Local District: C
Parcel Area (AC): 0.76

Zoning

Zoning:
CD4-W

Property

Location: 105 BARTLETT ST
Map-Lot: 0164-0004-0002
Vision Account Number: 53630

Ownership

Owner: IRON HORSE PROPERTIES LLC
Address: 105 BARTLETT ST, PORTSMOUTH, NH 03801

Valuation

Total: $1,630,409
Last Sale: $897,093 on 2019-06-28
Deed Date: 2019-06-28
Book/Page: 6012-2592

Land

Land Use: 3222
Land Use Description: COMM BLDG
Market Delineation: 305A
Local District: C
Parcel Area (AC): 5.23

Zoning

Zoning:
CD4-L1
CD4-W

Property

Location: BARTLETT ST
Map-Lot: 0164-0004-0000
Vision Account Number: 37607

Ownership

Owner: BOSTON AND MAINE CORPORATION
Address: 500 WATER ST J-910, JACKSONVILLE, FL 08162

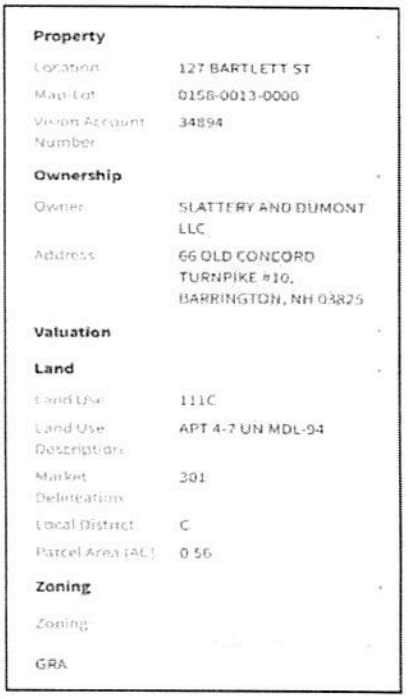
Valuation

Land

Land Use: 3900
Land Use Description: DEVEL LAND
Market Delineation: 302
Local District: C
Parcel Area (AC): 9.02

Zoning

Zoning:
OR
TC



Property

Location: 127 BARTLETT ST
Map-Lot: 0158-0013-0000
Vision Account Number: 34894

Ownership

Owner: SLATTERY AND DUMONT LLC
Address: 66 OLD CONCORD TURNPIKE #10, BARRINGTON, NH 03825

Valuation

Land

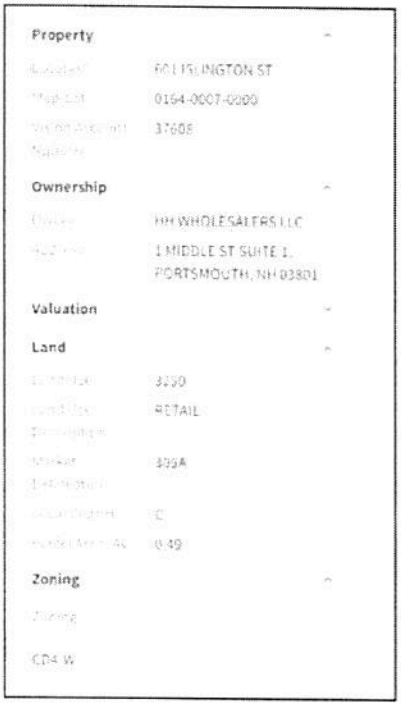
Land Use: 111C
Land Use Description: APT 4-7 UN MDL-94
Market Delineation: 301
Local District: C
Parcel Area (AC): 0.56

Zoning

Zoning:
GRA

Continued

Abutters to proposed Ricci Lumber Shed Project



Property

Location: 601 ISLINGTON ST
Map-Lot: 0164-0007-0000
Vision Account Number: 37608

Ownership

Owner: HH WHOLESALERS LLC
Address: 1 MIDDLE ST SUITE 1, PORTSMOUTH, NH 03801

Valuation

Land

Land Use: 3250
Land Use Description: RETAIL
Market Delineation: 305A
Local District: C
Parcel Area (AC): 0.49

Zoning

Zoning
CD4-W

Property

Location: 565 ISLINGTON ST
Map-Lot: 0164-0008-0000
Vision Account Number: 38154

Ownership

Owner: ARAKOSIAN OIL CO
Address: 572 N STATE ST, CONCORD, NH 03301

Valuation

Total: $665,700
Last Sale: $0 on
Book/Page: 1696/0203

Land

Land Use: 3330
Land Use Description: FUEL SVCPR
Market Delineation: 305A
Local District: C
Parcel Area (AC): 0.42

Zoning

Zoning
CD4-L2

Property

Location: 501 ISLINGTON ST
Map-Lot: 0157-0006-0000
Vision Account Number: 37601

Ownership

Owner: ISLINGTON PLACE CONDO MASTERCARD MILLETTE SPRAGUE AND COLWELL
Address: 501 ISLINGTON ST, PORTSMOUTH, NH 03801

Valuation

Total: $0
Last Sale: $0 on
Book/Page: 0/0

Land

Zoning

Zoning
CD4-L2

Property

Location: 553 ISLINGTON ST
Map-Lot: 0157-0003-0000
Vision Account Number: 34573

Ownership

Owner: 553-559 ISLINGTON STREET LLC
Address: 553 ISLINGTON ST, PORTSMOUTH, NH 03801

Valuation

Total: $997,000
Last Sale: $750,000 on 2020-06-12
Deed Date: 2020-06-12
Book/Page: 6126/609

Land

Land Use: 111C
Land Use Description: APT 4-7 UN MDL-94
Market Delineation: 305A
Local District: C
Parcel Area (AC): 0.17

Zoning

Zoning
CD4-L2

Property

Location: 537 ISLINGTON ST
Map-Lot: 0157-0004-0000
Vision Account Number: 50210

Ownership

Owner: OLDE PORT DEVELOPMENT GROUP LLC
Address: 159 STRATHAM HEIGHTS RD, STRATHAM, NH 03885

Valuation

Total: $0
Last Sale: $207,000 on 2000-08-15
Deed Date: 2000-08-15
Book/Page: 3496/1256

Land

Land Use: 995
Land Use Description: CONDO MAIN
Market Delineation: 305A
Local District: M
Parcel Area (AC): 0.11

Zoning

Zoning
CD4-L2

Property

Location: 531 ISLINGTON ST
Map-Lot: 0157-0005-0000
Vision Account Number: 37600

Ownership

Owner: 531 ISLINGTON ST PORTSMOUTH LLC
Address: 780 PORTSMOUTH AVE, GREENLAND, NH 03840

Valuation

Total: $723,700
Last Sale: $1,000,000 on 2016-02-08
Deed Date: 2016-02-08
Book/Page: 5690/2834

Land

Land Use: 3260
Land Use Description: REST/CLUBS
Market Delineation: 305A
Local District: C
Parcel Area (AC): 0.26

Zoning

Zoning
CD4-L2

Continued

Abutters to proposed Ricci Lumber Shed Project

Property

Location	48 CLINTON ST
Map-Lot	0159-0007-0000
Vision Account Number	34889

Ownership

Owner	BRATTER FAMILY REVOCABLE TRUST OF 2018 BRATTER MYLES S AND ELIZABETH A TRUSTEES
Address	177 BARTLETT ST, PORTSMOUTH, NH 03801

Valuation

Land

Land Use	1013
Land Use Description	SFR WATERFRONT
Market Delineation	131
Local District	R
Parcel Area (AC)	0.83

Zoning

Zoning	

GRA

Property

Location	56 CLINTON ST
Map-Lot	0158-0006-0000
Vision Account Number	34888

Ownership

Owner	SARSFIELD LORI A
Address	56 CLINTON ST, PORTSMOUTH, NH 03801

Valuation

Total	$803,600
Last Sale	$650,000 on 2020-09-11
Deed Date	2020-09-11
Book/Page	6163/1263

Land

Land Use	1013
Land Use Description	SFR WATERFRONT
Market Delineation	131
Local District	R
Parcel Area (AC)	0.74

Zoning

Zoning	

GRA

Property

Location	90 CLINTON ST
Map-Lot	0158-0005-0000
Vision Account Number	34887

Ownership

Owner	BAILEY MICHAEL DONARUM ILARA
Address	90 CLINTON ST, PORTSMOUTH, NH 03801

Valuation

Total	$611,300
Last Sale	$319,000 on 2003-10-24
Deed Date	2003-10-24
Book/Page	4181/2880

Land

Land Use	1013
Land Use Description	SFR WATERFRONT
Market Delineation	131
Local District	R
Parcel Area (AC)	0.89

Zoning

Zoning	

GRA

Property

Location	110 CLINTON ST
Map-Lot	0158-0004-0000
Vision Account Number	34886

Ownership

Owner	SPENCER J A LIV REV TR (1/2 INT) SPENCER C R LIV REV TR (1/2 INT)
Address	110 CLINTON ST, PORTSMOUTH, NH 03801

Valuation

Land

Land Use	1013
Land Use Description	SFR WATERFRONT
Market Delineation	131
Local District	R
Parcel Area (AC)	0.65

Zoning

Zoning	

GRA

Property

Location	124 BARTLETT ST
Map-Lot	0163-0002-0000
Vision Account Number	37615

Ownership

Owner	INDUSTRIAL RENTS-NH LLC
Address	6 WAYNE RD, WESTFORD, MA 01886

Valuation

Land

Land Use	4010
Land Use Description	IND WHSES
Market Delineation	302
Local District	C
Parcel Area (AC)	2.30

Zoning

Zoning	

CD4-W

RICCI LUMBER
EST. 1957
PORTSMOUTH, NH

August 6, 2024

Portsmouth NH Tac Committee
August 6th Public Meeting

Ref: Green Building Statement

This is in reference to the two structures that we are proposing to construct at 105 Bartlett Street that would be replacing the existing structures within the same general location. (Refer to Tac Submittal for August 6, 2024 meeting) These buildings are strictly open air buildings meant to store and distribute building materials as they operate now. They are intended to improve our ability to properly warehouse materials in a modern efficient manner, cutting down waste, forklift travel and reduce the man handling of bulky materials thus improving safety. These buildings will not require city water or sewage, HVAC, plumbing, lighting or any energy efficiencies since they are open to the elements on various sides. The construction of the building will be a modern steel skeleton of racking and shelf installed in the most useful manner to maximize our storage capacity along with steel panels on the roofs certain sidewalls to protect the materials within. As agreed upon in a prior session of the planning board in conjunction with apartment project behind us, the rainwater collected on the site will be diverted from its current path to their new stipulated locations during our construction project to minimize the impact to the property.

Based on the Green Building Standards, these structures will not be impacting water consumption, air quality, emissions, energy use or any resources from the property.

Sincerely

Patrick Moretti
President
Ricci Lumber.

Proposed Improvements
Yard Operations

For

RICCI LUMBER
EST. 1957
PORTSMOUTH, NH

August 27, 2024

Submitted to: Portsmouth Planning Board
For: September Public Meeting

Ricci Lumber Improvements& Upgrades

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Ricci Lumber Improvements& Upgrades

Submitted August 27, 2024

Our History:

Ricci Lumber was founded in 1957 by Mr. Ricci at 105 Bartlett St which was in the middle of an active B&M railroad yard. Because of its location, he used the property to bring in railcars of masonry products for his construction business for many years. When the ability to acquire lumber and plywood in bulk for his projects developed in the mid-50's, he seized the opportunity and began storing it at this location. Not long after, other masons on the Seacoast began purchasing their lumber needs along with bags of cement directly from Mr. Ricci. By 1956, being the savvy businessman he was, the plans to convert the dry storage building into a retail building center began to take shape. By the summer of 1957, the business was ready to launch with a small hardware offering and a more robust line of building materials. The store in total was no more than 900sft with undercover warehouse space of approximately 5000sft and very limited outdoor storage still surrounded by an active railyard. With more than 16 regionally owned outlets for building materials and hardware within 10 miles our growth was slow but very steady. Over the next 40 plus years as Boston & Maine began to decommission the Portsmouth rail yard, we were able to either acquire or lease additional property from them allowing further growth. The remaining aging storage buildings that now populate the property are remnants of those early years of progress back in the 70's and 80's. After hundreds of repairs to these structures to keep them viable as well as their limited storage methods, their usefulness for a modern lumberyard has reached a bitter end.

Our Vision:

With the upcoming development occurring in the rear of the lumberyard, its footprint will be consuming a significant portion of our yard operations, under cover storage and related lay down areas for the everyday products we sell. Though we can't say that we are sorry to see those two leaning "barns" disappear from the landscape, the protection they provide for weather sensitive products is immeasurable. When they come down this fall, we will be faced with little to no locations to store these types of items. Additionally, the loss of lot space, particularly when it comes to the ground volume pallets of lumber take up, amplifies the problems we are about to encounter. Knowing this was inevitable, there was an engineer hired a few years back that specializes in space utilization and maximization of efficiencies for the lumber industry. The most recent lumber racking constructed on the site came out of his initial study and are the first steps in what is a very comprehensive plan. These new structures have improved the visuals of the property by replacing those eye sore, overly mature edifices from the grounds with a cleaner, modern look as well as shielding most stored products from outside view. With the deficiencies forth coming in ground level storage space, all his designs are centered around going vertical were ever possible to gain capacity. Then with the looming consequences of the millpond development not too far on the horizon, there is a pressing need to accelerate our present long-term plans for improvements. Since our work session back in February we hired Tighe & Bond to study the land side of our request who is a working closely with our building and site engineers revising and re-revising plans to adapt to the overall project needs. Everything we are looking to do in these proposals for improvements is to properly utilize the remaining space in the operation so we can continue to run safely and efficiently. These new structures are really nothing more than racking and roofs meant to hold and protect material from the elements. The designs presented incorporate the tried-and-true modern-day approach for planning a lumberyard while accounting for any impact we might have on this or any surrounding properties.

Ricci Lumber Improvements& Upgrades

The Execution of the project:

Once our project has been approved and accepted by the City of Portsmouth, the implementation of our vision will begin. Since we have existing working structures sitting in the same locations as the new proposed buildings, along with continued business operations, the planning at each phase of construction will be crucial. Unlike a greenfield venture with open land that can be completed all at once, the demolition and reconstruction of each structure will take significantly more time and effort. Because of these reasons, our proposed phases for the project will be somewhat dynamic depending on the season, demolition timing, the metal frame availability, labor to assemble, groundwork, concrete installation and the business conditions.

- Phase 1 Building Two - 3-sided Shed Building (See Map)
    - Demolition of existing buildings (Cement Shed and Cant. Shed Two)
    - Groundwork begins
    - Concrete is installed
    - Construction begins on new Building
- Phase 2 Building One - Drive Through Building (See Map)
    - Demolition of existing buildings (Warm Room, Lunchroom and Cant. Shed One
    - Groundwork Begins
    - Concrete is installed
    - Construction begins of the new building
- Phase 3 Entrance Gate area
    - The Shack will be shifted to the far side of gate opening
    - Gate is made wider to allow large trucks to enter and exit.
    - New gates are installed to control traffic and security.
- Phase 4 Existing Buildings deemed part of the rear development.
    - This would be the barns and any outbuildings that are not on our site.
    - Demolition of these structures
    - Complete groundwork to allow proper access and storage of products.
- Phase 5 Create the needed open space/permeable surfaces, drainage necessary to achieve compliance.
    - Plantings, Curbs or untarred areas would be completed
    - Drainage plan would be completed per the agreement with the city
    - Complete resurfacing of the yard and parking areas
- Phase 1-4 (Extra) - Fencing\Gates
    - This will be ongoing as buildings get built and the yard gets modified for both security and safety.

Ricci Lumber Improvements& Upgrades

Additional comments:

1. Ed Hayes had reached out to the railroad for temporary permission to access their side of the lot. See details on Page (35)
2. Storm Water Separation will be addressed when construction begins so to minimize the disruption in the yard and parking lot.
3. No new lumber shed\cantilever storage structure will be electrified in the main yard.
4. There will be no changes in the current security lighting situation. Additional exterior lighting for night work is no longer necessary with our standard hours of operation.
5. The updated locations of the new buildings are beyond any requirement for a shoreline relief review.
6. Ed Hayes has submitted a statement qualifying his intentions to merge the lots in question once this request is approved and that it will remain under the same ownership and current agreements so that no hardship is created. This will also ensure that the fire and police departments have unimpeded access to all parts of the property through various entry points. Details on Page (32)
7. There will be three entry/exit points on the property through security gates. The rear gate nearest the new development, the main gate nearest the parking lot and the forward gate nearest Bartlett St behind the design center. Details on Page (26)
8. Any new chain-link fence installed will conform to the city regulations unless we seek and get approval from the ZDA for additional height relief.
9. Existing chain-link, unless disturbed, will remain as it currently exists.
10. The walls of the sheds that are closest to the railroad tracks will be constructed with heavy gauge steel panels as they are with the recently built structures of similar construction.
11. The closest distance of the new proposed buildings to the railroad tracks is greater than 35’ and is beyond the minimum required. Details on Pages (20-25)
12. Once the new road is accepted by the city, the lumberyard will get a proper address for the 911 system.
13. Fire department access has been reviewed and submitted. Details on Page(27)
14. Fire suppression requirements have been researched and submitted. Details on Page (36-38)

RICCI LUMBER
PORTSMOUTH, NH

PROJECT DESCRIPTION: NEW SITE LAYOUT

REV.	DATE	DESCRIPTION	DRFT	CHKD	ENG
00	11/02/2023	PRELIMINARY DESIGN	EXAR	.	.
01	12/14/2023	REVISED	EXAR	.	.
02	05/07/2024	REVISED	EXAR	.	.
03	06/12/2024	REVISED	EXAR	.	.
04	06/28/2024	REVISED	EXAR	.	.
05	06/28/2024	REVISED	EXAR	.	.
06	08/26/2024	REVISED	EXAR	.	.

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PLOT DATE: 7/19/2024 3:54 PM

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www.Sunbelt-Rack.com
www.CT-Darnell.com

PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH

SHEET DESCRIPTION: COVER SHEET

PROJECT NUMBER: Q23-18025

SALESPERSON: CLINT

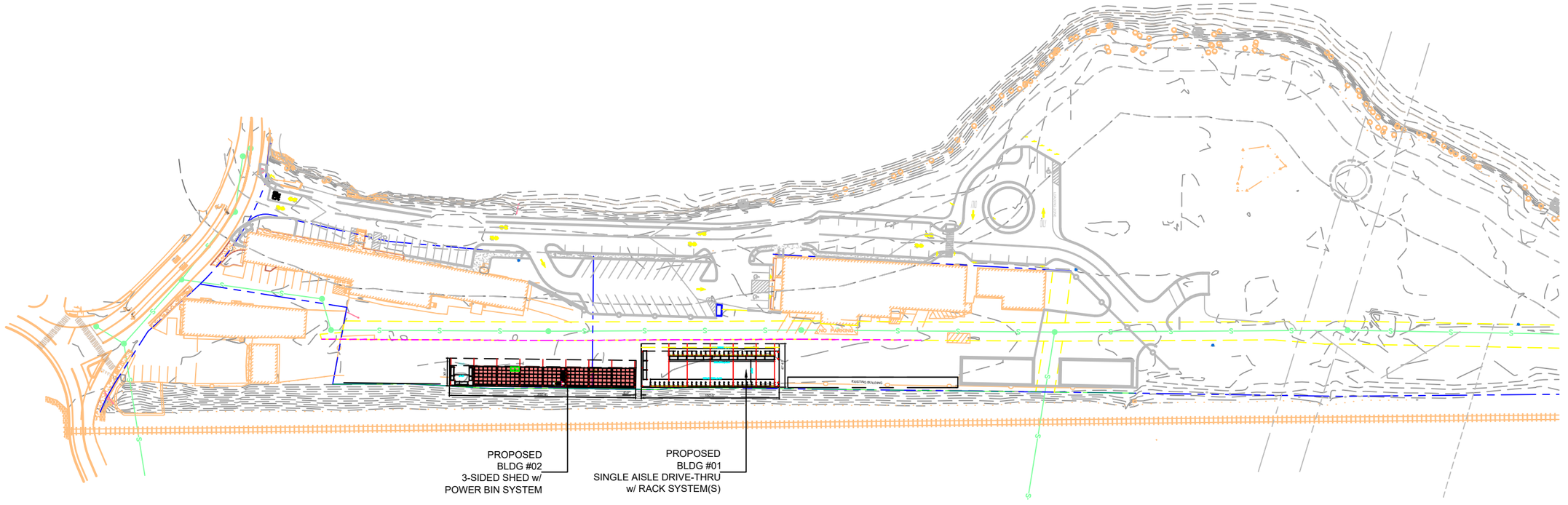
SHEET NO: D23-18025-00-CS-v06

STRC #:

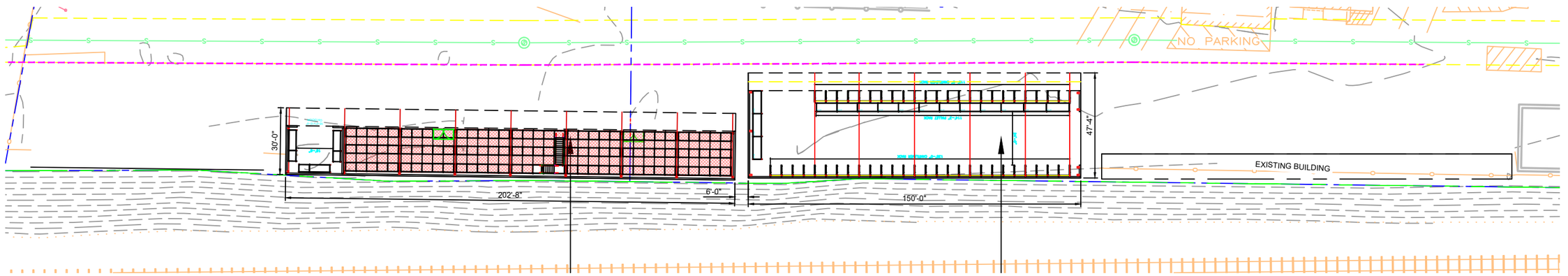
SHEET NO: CS

SCALE: AS NOTED

LOCAL FILE: S:\SUNBELTshared\DRAFTING_DESIGN\02_PROJECTS\SUNBELTRACK\2023\18025_RICCILLUMBER_PORTSMOUTH_NH\01_ctdarnell_sunbeltrack\a_preliminary_drawings\D23-18025-00-00-central.dwg



SITE INDEX		
STRUCTURE NUMBER		
	PROPOSED BLDG	CONCRETE/ASPHALT
01	7,100 SQ.FT	5,925 SQ.FT
02	6,080 SQ.FT	4,459 SQ.FT



scale 1" = 60'
0 60 120 180 240

100	SITE LAYOUT PLAN - PROPOSED
C100	SCALE: 1" = 60'-0"

REV.	DATE	DESCRIPTION	DRFT	CHKD	ENG
00	11/02/2023	PRELIMINARY DESIGN	EXAR	.	.
01	12/14/2023	REVISED	EXAR	.	.
02	05/07/2024	REVISED	EXAR	.	.
03	06/12/2024	REVISED	EXAR	.	.
04	06/28/2024	REVISED	EXAR	.	.
05	06/28/2024	REVISED	EXAR	.	.
06	08/26/2024	REVISED	EXAR	.	.

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SALESPERSON: CLINT

PROJECT NUMBER: Q23-18025

PROJECT NAME: RICCI LUMBER
PORTSMOUTH, NH

SHEET DESCRIPTION: SITE LAYOUT PLAN - PROPOSED

SHEET NO: D23-18025-00-C100-v06

STRC #:

SHEET NO: C100

SCALE: AS NOTED

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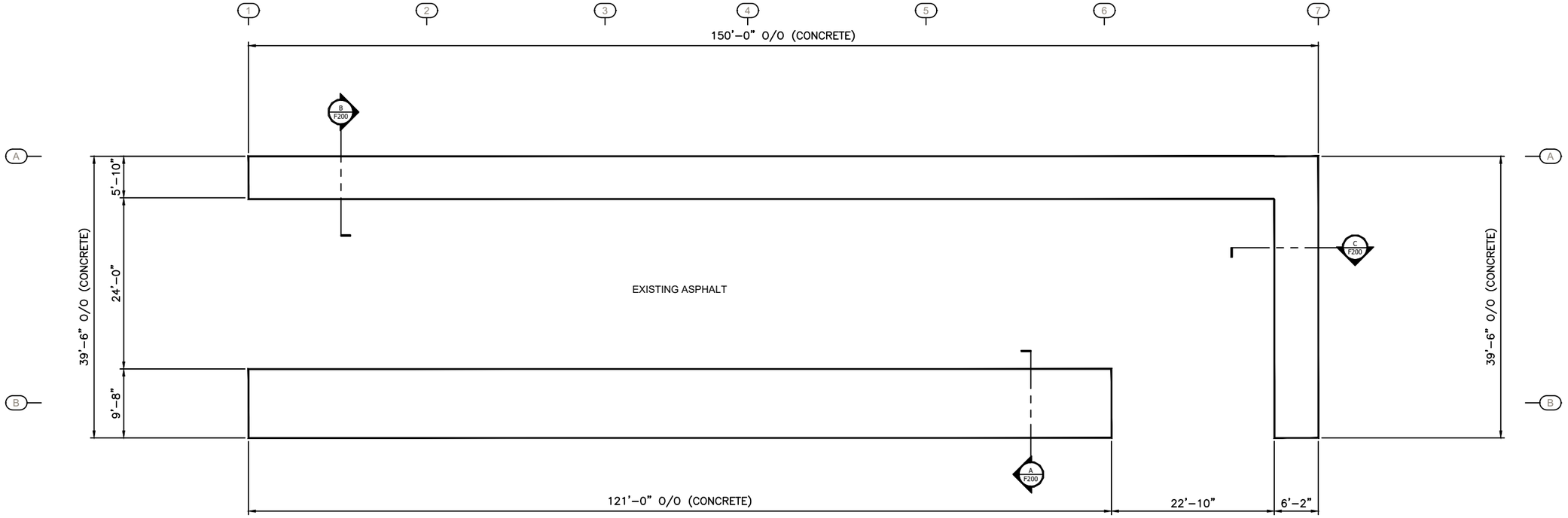

100 FOUNDATION PLAN
F100 SCALE: 1/8" = 1'-0"

FOUNDATION NOTES

1. Design Information and Loads
   - A. Foundation design in accordance with 2019 New Hampshire Building Code using the reactions provided by the Nucor Building Systems Group for the following design criteria.
   - B. Roof Live Load . . . . . .20 psf
   - C. Ground Snow Load . . . . . .50 psf
     - Roof Snow Load . . . . . .42 psf
     - Importance Factor 1.0
     - Exposure Factor 1.0
   - D. Wind
     - Wind Speed . . . . . 115 mph
     - Exposure . . . . . B
     - Risk Category II
   - E. Seismic Information
     - S_S . . . . . 0.356 S_1 . . . . . 0.078
     - S_{DS} . . . . . 0.360 S_{D1} 0.125
     - Site Class . . . . . D
     - Seismic Design Category C
     - Importance Factor 1.0
     - Analysis Procedure . . . . . Equivalent Lateral Force Method
     - Basic SFRS . . . . . OSMF & OSCBF

1. DESIGN INFORMATION
   - A THE FOUNDATION IS DESIGNED AS A "FLOATING SLAB".
   - B. IT IS MEANT TO MOVE DURIING FREEZE–THAW CYCLES.
   - C. THE STRUCTURAL INTEGRITY OF THE FRAME WILL NOT BE AFFECTED BECAUSE OF ITS FLEXIBILITY.

2. EARTHWORK
   - A. SOILS REPORT WAS NOT AVAILABLE.
   - B. THE SUPPORTING SOILS IS ASSUMED TO BE INORGANIC.
   - C. SOILS TO HAVE AN ASSUMED CAPACITY OF 1 TON PER SQUARE FOOT (2,000 psf)
     - a. SOIL CAPACITY TO BE VERIFIED BY OWNER OR GENERAL CONTRACTOR.

3. CONCRETE AND REINFORCEMENT
   - A. CONCRETE
     - a. CONCRETE TO BE 4,000 PSI IN 28 DAYS WITH 6% AIR ENTRAINMENT.
   - B. REINFORCING
     - b. REBAR – Fy = 60 ksi (GRADE 60).
     - c. wwf – Fy = 65 ksi. (NOTE: 6x6–W1.4xW1.4 (10 GA.) MAY BE SUBSTITUTED WITH 1 LB. PER CUBIC YARD OF FIBER MESH CONCRETE).

C. CONTROL JOINTS IN SLABS ON GRADE ARE RECOMMEND TO CONTROL CRACKING. SEE PLANS FOR CONTROL JOINT SPACING AND DETAILS.
   - a. CRACKING CAN OCCUR IN CONCRETE SLABS AS A RESULT OF UNEVEN SETTLEMENT OF THE SOIL, OR EXPANSION/CONTRACTION CAUSED BY THE FREEZE–THAW CYCLES.
   - b. CONTRACTION JOINTS ARE INTENTED TO ALLOW FOR CONTROLLED CRACKING. (SEE PLANS FOR CONTRACTION JOINT SPACING AND DETAILS)
   - c. EXPANSION JOINTS ARE STRATEGICALLY PLACED TO ALLOW EXPANSION (IF–REQUIRED)
   - d. WELDED WIRE FABRIC(wwf) IS USED TO MINIMIZE THE SIZE OF CRACKS, SHOULD THEY OCCUR.

D. INSTALLATION, PROPER INSTALLATION OF CONCRETE IS IMPORTANT TO MINIMIZE CRACKS AND OBTAIN DESIRED CONCRETE STRENGTH.
   - a. CURING: A MINUMIM AMOUNT OF CURING IS RECOMMENDED TO OBTAIN A DURABLE HARD CONCRETE. THIS CAN BE OBTAINED BY COVERING THE SURFACE WITH A VISQUEEN PLASTIC IMMEDIATELY AFTER THE CONCRETE HAS HARDENED. LEAVE PLASTIC IN PLACE FOR A MINIMUM OF 7 DAYS.
   - b. COLD WEATHER INSTALLATION: DO NOT ALLOW CONCRETE TO FREEZE FOR AT LEAST 7 DAYS AFTER CONCRETE HAS SET. FOLLOW RECOMMENDATION OF ACI DOCUMENT 306 TITLED "COLD WEATHER CONCRETING".
   - c. HOT WEATHER INSTALLATION: DO NOT ALLOW SURFACE TO DRY BEFORE APPLYING VISQUEEN PLASTIC OR OTHER CURING MEDIUM. FOLLOW RECOMMENDATION OF ACI DOCUMENT 305 TITLED "HOT WEATHER CONCRETING".
   - d. TO AVOID UNDERMINING, BACKFILL SHOULD BE WITH IN 4" OF TOP OF SLAB.
   - e. SLAB(S) MUST BE LEVEL FOR PROPER INSTALLATION OF BUILDING.
   - f. FINISH OF CONCRETE CAN BE SMOOTH OR COARSE(SIDEWALK FINISH) AS REQUIRED BY THE OWNER.
   - g. CONTRACTION JOINTS MUST BE CUT WITHIN 24 HOURS OF POUR.

E. MISCELLANEOUS
   - a. OWNER TO ASSURE THAT WATER DRAINS AWAY FROM STRUCTURE.

REV.	DATE	DESCRIPTION	DRFT	CHKD	ENG
05	07/18/2024	PRELIMINARY DESIGN	EXAR	.	.

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CT DARNELL CONSTRUCTION

PROJECT NUMBER: Q23-18025
SALESPERSON: CLINT

PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH
SHEET DESCRIPTION: SINGLE AISLE DRIVE-THRU FOUNDATION PLAN & NOTE(S)
SHEET NO: D23-18025-01-F100-v06

STRC #: 01
SHEET NO: F100
SCALE: AS NOTED

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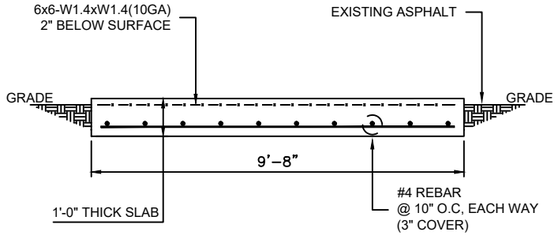
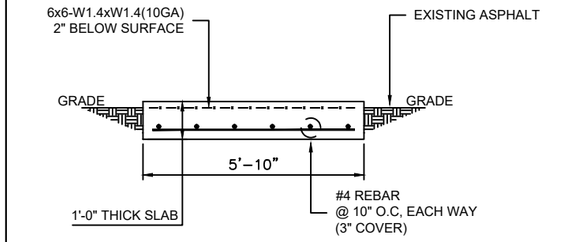


FOUNDATION DETAIL
SLAB CROSS SECTION

SCALE: AS NOTED

A



FOUNDATION DETAIL
SLAB CROSS SECTION

SCALE: AS NOTED

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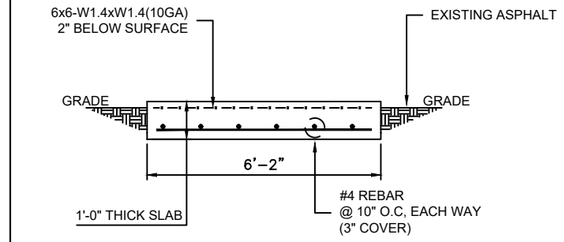

FOUNDATION DETAIL
SLAB CROSS SECTION

SCALE: AS NOTED

C

REV.	DATE	DESCRIPTION	DRFT	CHKD	ENG
05	07/18/2024	PRELIMINARY DESIGN	EXAR	-	-

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CT DARNELL CONSTRUCTION

SALESPERSON: CLINT

PROJECT NUMBER: Q23-18025

PROJECT NAME:
RICCI LUMBER
PORTSMOUTH, NH

SHEET DESCRIPTION:
SINGLE AISLE DRIVE-THRU
FOUNDATION DETAIL(S)

SHEET NO:
D23-18025-01-F200-v06

STRC #: 01

SHEET NO: F200

SCALE: AS NOTED

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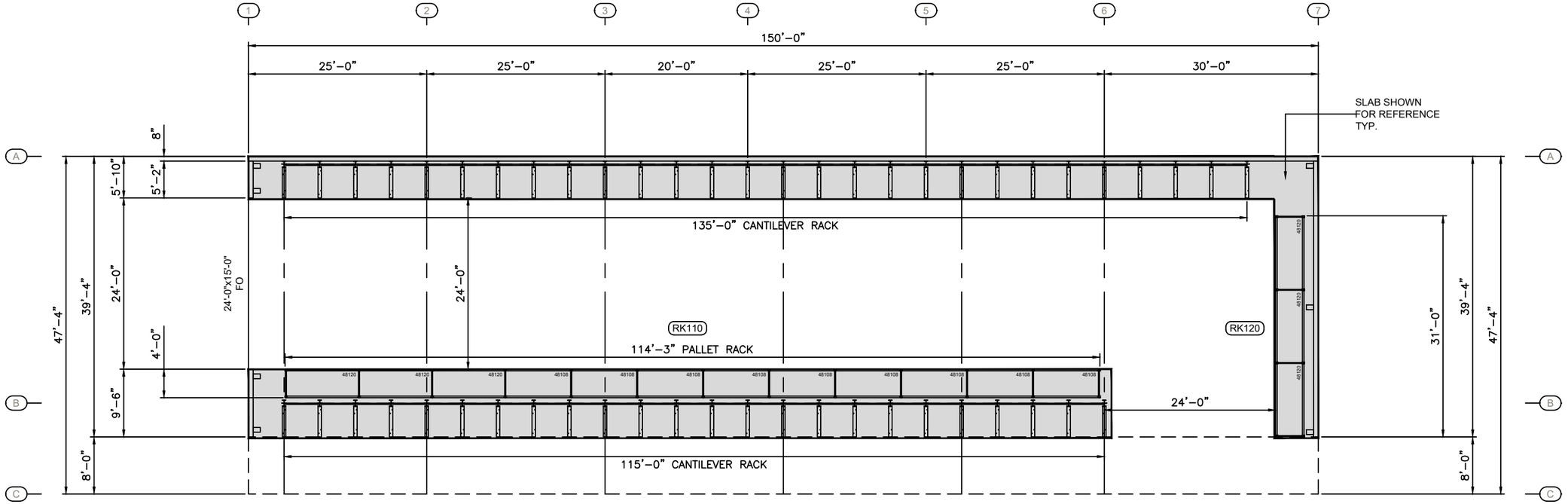

100 RACK LAYOUT PLAN

A100 SCALE: 1/8" = 1'-0"

REV.	DATE	DESCRIPTION	DRFT	CHKD	ENG
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01	12/14/2023	REVISED	EXAR	.	.
02	05/07/2024	REVISED	EXAR	.	.
03	06/12/2024	PRELIMINARY DESIGN	EXAR	.	.

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CT DARNELL CONSTRUCTION

SALESPERSON: CLINT

PROJECT NUMBER: Q23-18025

PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH

SHEET DESCRIPTION: SINGLE AISLE DRIVE-THRU RACK LAYOUT PLAN

SHEET NO: D23-18025-01-A100-v06

STRC #: 01

SHEET NO: A100

SCALE: AS NOTED

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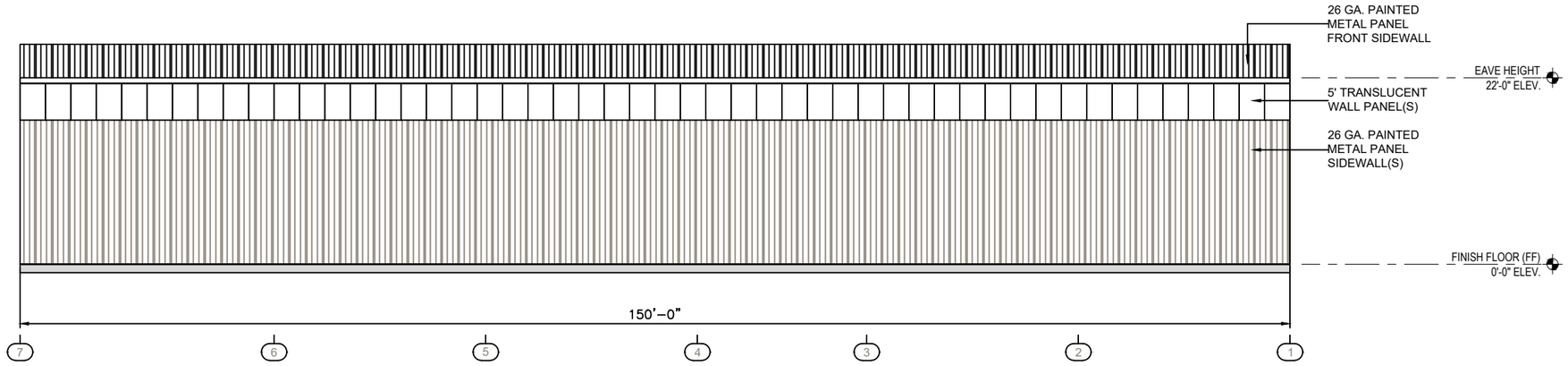
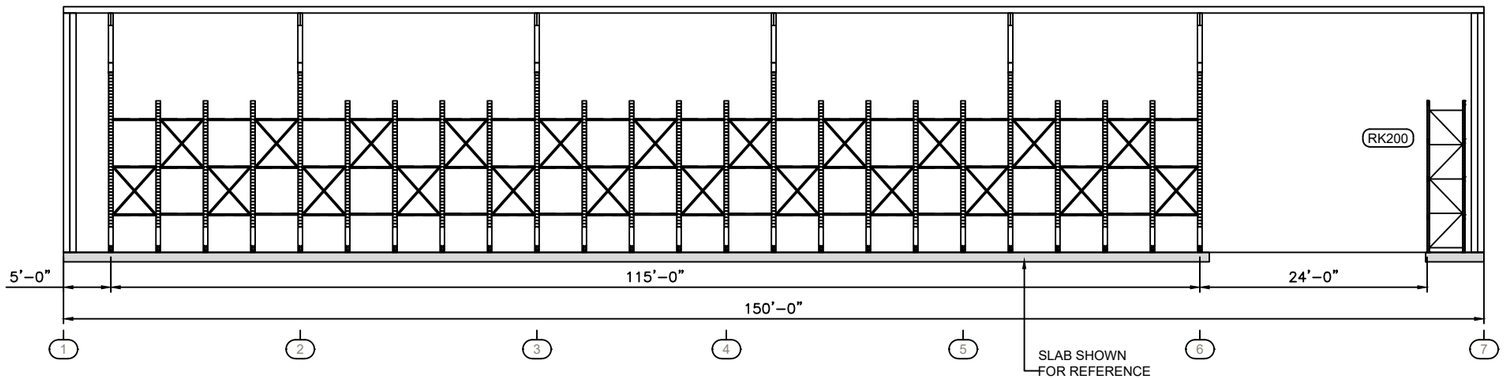
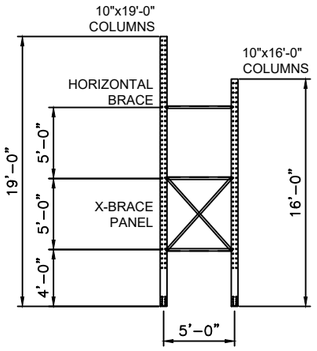
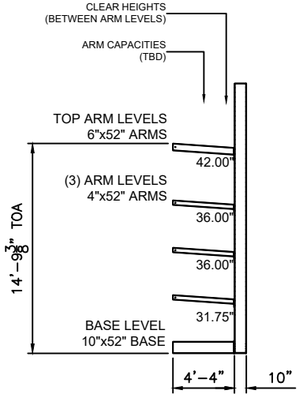


100 SIDEWALL ELEVATION @ LINE A
A200 SCALE: 3/16" = 1'-0"



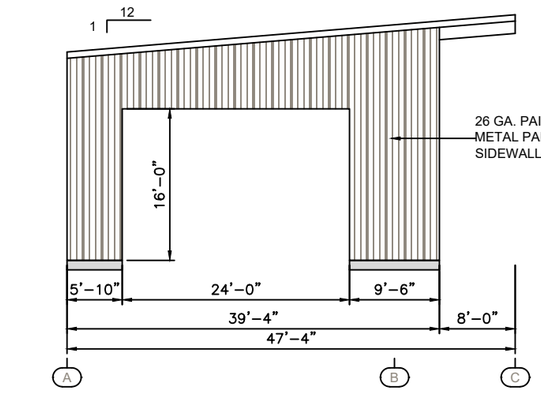


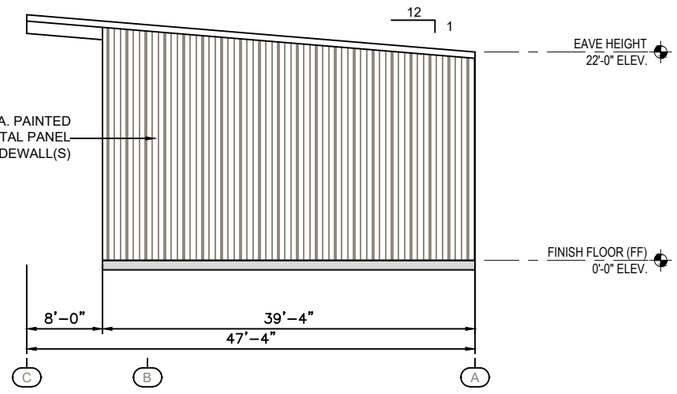
BAY DETAIL
TYP.

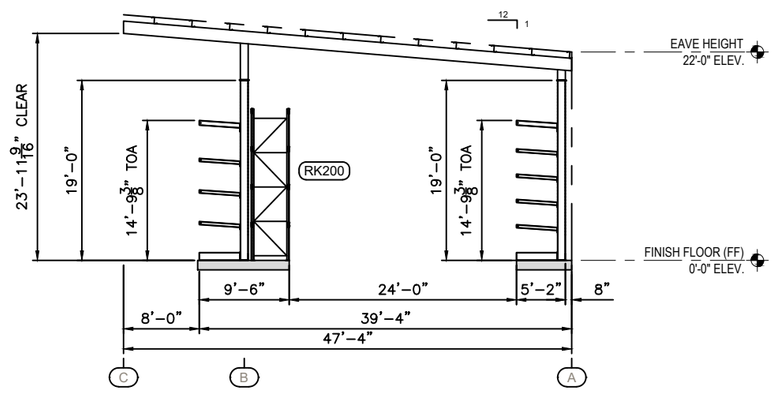


CANTILEVER RACK
ROOF SUPPORTING
@ LINE(S) A & B

100 SIDE ELEVATION @ LINE B
A200 SCALE: 3/16" = 1'-0"







100 CANTILEVER RACK ELEVATION(S)
A200 SCALE: 3/16" = 1'-0"

REV.	DATE	DESCRIPTION	DRFT	CHKD	ENG
03	06/12/2024	PRELIMINARY DESIGN	EXAR	-	-

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CT DARNELL CONSTRUCTION

PROJECT NUMBER: Q23-18025
SALESPERSON: CLINT

PROJECT NAME: RICCI LUMBER
PORTSMOUTH, NH
SHEET DESCRIPTION: SINGLE AISLE DRIVE-THRU
RACK ELEVATION(S)
SHEET NO: D23-18025-01-A200-v06

STRC #: 01
SHEET NO: A200
SCALE: AS NOTED

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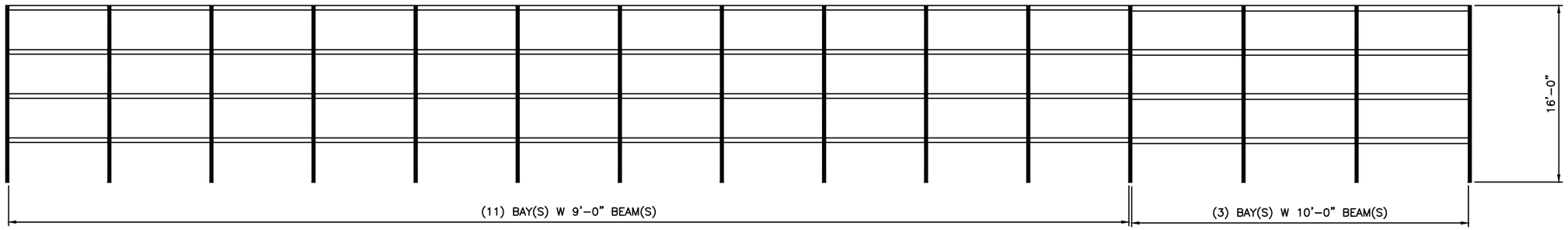
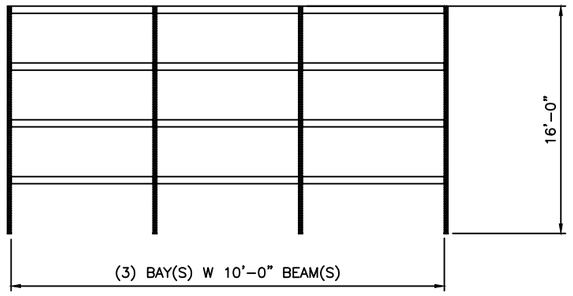
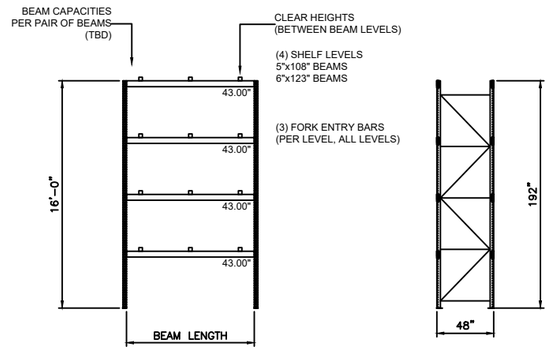


RK110 CANTILEVER RACK
RK100 SCALE: 3/16" = 1'-0"



RK120 CANTILEVER RACK
RK100 SCALE: 3/16" = 1'-0"



100 CANTILEVER RACK DETAIL(S)
RK100 SCALE: 3/16" = 1'-0"

REV.	DATE	DESCRIPTION	DRFT	CHKD	ENG
03	06/12/2024	PRELIMINARY DESIGN	EXAR	.	.

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CT DARNELL CONSTRUCTION

SALESPERSON: CLINT
PROJECT NUMBER: Q23-18025

PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH
SHEET DESCRIPTION: P:ALLET RACK RACK PLAN & ELEVATION(S)
SHEET NO: D23-18025-01-RK100-v06

STRC #: 01
SHEET NO: RK100
SCALE: AS NOTED

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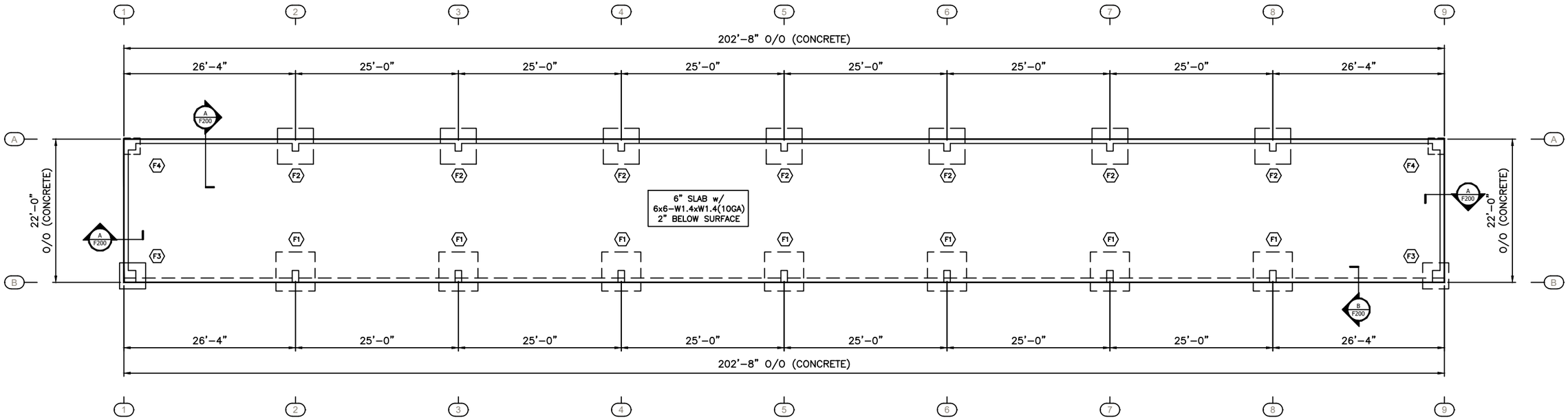


100 FOUNDATION PLAN
F100 SCALE: 1/8" = 1'-0"

F1 INDICATES APPLICABLE FOOTING DETAIL.

FOUNDATION NOTES

1. Design Information and Loads
   - A. Foundation design in accordance with 2019 New Hampshire Building Code using the reactions provided by the Nucor Building Systems Group for the following design criteria.
   - B. Roof Live Load . . . . . 20 psf
   - C. Ground Snow Load . . . . . 50 psf
     - Roof Snow Load . . . . . 42 psf
     - Importance Factor 1.0
     - Exposure Factor 1.0
   - D. Wind
     - Wind Speed . . . . . 115 mph
     - Exposure . . . . . B
     - Risk Category II
   - E. Seismic Information
     - S_s . . . . . 0.356 S_1 . . . . . 0.078
     - S_{DS} . . . . . 0.360 S_{D1} 0.125
     - Site Class . . . . . D
     - Seismic Design Category C
     - Importance Factor 1.0
     - Analysis Procedure . . . . . Equivalent Lateral Force Method
     - Basic SFRS . . . . . OSMF & OSCBF
   - F. Frost Depth . . . . . 4'-0"

2. Earthwork
   - A. Foundation Design Values (assumed)
     - i. Allowable Soil Bearing Pressure – 1500 psf
     - ii. Coefficient of Friction – 0.25
     - iii. Passive Earth Pressure – 200 psf/ft of depth
   - B. The building pad area shall be stripped of all frozen soil, debris, vegetation, and topsoil. All fill soils and any remaining loose natural soils shall be excavated to expose suitable natural soils.
   - C. Proof roll the entire building pad area to locate and remove all soft spots. Replace with compacted structural fill.
   - D. Place all footings and slabs on undisturbed natural soil or on properly compacted structural fill. Contractor shall verify that soil under footings is suitable to support footings.
   - E. Structural Fill: Structural fill should consist of well-graded sandy gravels with a maximum particle size of 3 inches and 5 to 15 percent fines (materials passing the No. 200 sieve). The liquid limit of fines should not exceed 35 and the plasticity index should be below 15. All fill soils should be free from topsoils, highly organic material, frozen soil, and other deleterious materials. Structural fill should be placed in maximum 8-inch thick loose lifts at a moisture content within 2 percent of optimum and compacted to at least 95 percent of modified proctor density (ASTM D1557) under the building and 90 percent under concrete flatwork.
   - F. It is the responsibility of the contractor to ensure that the depth of the bottom of the foundation is far enough below the adjacent grade to ensure adequate frost protection.

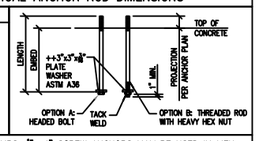
3. Concrete and Reinforcement
   - A. Material Standards
     - i. Concrete
       - a. Footings: Exposure Classes F0, S0, W0, C0
         - f'c = 3000 p.s.i., max. w/cm ratio = 0.55
       - b. Exterior Walls: Exposure Classes F1, S0, W0, C1
         - f'c = 3500 p.s.i., max. w/cm ratio = 0.55
       - c. Interior Walls: Exposure Classes F0, S0, W0, C0
         - f'c = 3000 p.s.i., max. w/cm ratio = N.A.
       - d. Interior Slabs: Exposure Classes F0, S0, W0, C0
         - f'c = 3500 p.s.i., max. w/cm ratio = 0.55
       - e. Air content for Exposures F1-F3 must meet the requirements of Table 19.3.3.1 of ACI 318-14. Air-entraining admixtures shall conform to ASTM C260
       - f. The cement type for Exposures S1-S3 must meet the requirements of Table 19.3.2.1 of ACI 318-14. Cement shall conform to ASTM C150
       - g. Calcium Chloride admixture shall not be used in Exposures S2 and S3
       - h. Normal weight aggregates – ASTM C33
     - ii. Reinforcing
       - a. Rebar – ASTM A615 Grade 60 (Fy = 60 ksi)
       - b. Welded wire – ASTM A1064
       - c. Epoxy/Adhesive – Simpson SET-XP (ICC-ES ESR-2508), Hilti RE-500V3 (ICC-ES ELC-3814), or Dewalt Pure110+ (ICC-ES ESR-3298) unless noted otherwise in the drawings.
     - iii. Anchor Rods/Bolts
       - a. All anchor rods shall be cast-in-place headed anchor rods. Use of post-installed (epoxy, adhesive, expansion, screw, etc.) anchors is not allowed without written permission from MVE or unless specifically noted in the drawings.
       - b. Steel column anchor rods/bolts – ASTM F1554 Grade 36 with ASTM A563 heavy hex nuts and hardened washers (unless noted otherwise)
       - c. Wood framing anchors – ASTM A307 with A36 plate washers
       - d. Headed stud anchors (HSA) – ASTM A108
       - e. Deformed bar anchors (DBA) – ASTM A496
       - f. Screw Anchors for jambs as indicated in the typical anchor rod schedule – Simpson Titen HD (ICC-ES ESR-2713), Hilti Kwik HUS-TZ (ICC-ES ESR-3027), or Dewalt Screwbolt+ (ICC-ES ESR-2526)
       - g. Use of hooked anchor rods/bolts is limited under the ACI and the IBC. Headed anchor rods/bolts must be used where indicated in the details.
       - h. The symbols ℄ A.R./℄ A.B. as shown in the drawings indicate the center line of the anchor rod/bolt pattern, not the center line of any individual anchor rod/bolt.
   - B. Detail reinforcing to comply with ACI 315 "Manual of Standard Practice for Detailing Reinforcing Concrete Structures" and the Concrete Reinforcing Steel Institute (CRSI) recommendations.
   - i. Minimum clear concrete cover for reinforcement shall be as follows unless noted otherwise:
     - a. Concrete cast directly against and permanently exposed to earth – 3"
     - b. Concrete exposed to weather or earth:
       - 1. #5 bars or smaller – 1½"
       - 2. #6 bars or larger – 2"
     - c. Concrete not exposed to weather or in contact with the ground – ¾"
     - d. Slabs on grade – as shown in details, ¾" min. from top of slabs not exposed to weather
   - ii. Lap Splice Lengths with ½" minimum clear cover
     - a. f'c = 2500-3500 p.s.i.
       - 1. #6 and smaller – 49 bar diameters
       - 2. #7 and larger – 76 bar diameters
     - b. f'c = 4000 p.s.i. or greater
       - 1. #6 and smaller – 38 bar diameters
       - 2. #7 and larger – 60 bar diameters
     - c. Increase lap splice lengths by 50% where epoxy coated bars are used.
   - iii. Stagger splices in walls so that no two adjacent bars are spliced in the same location, unless shown otherwise.
   - iv. Make all bars continuous around corners or provide corner bars of equal size and spacing.
   - v. Where 12 inches or less of fresh concrete is placed below horizontal reinforcing lap splice length may be reduced by 30%.
   - vi. Vertical bars in walls, grade beams, and piers to terminate in footings with ACI standard hooks (12 bar diameters) to within 4" of the bottom of the footing unless noted otherwise.
   - vii. Horizontal wall reinforcing shall terminate at the ends of walls with a 90 degree hook plus a 6 bar diameter extension, unless shown otherwise.
   - viii. Horizontal wall reinforcing shall be continuous through construction and control joints.
   - ix. Splices in horizontal reinforcement shall be staggered. Splices in two curtains (where used) shall not occur in the same location.
   - x. Use chairs or other support devices as required for proper clearance.
   - xi. Rebar hairpins shall be centered in slabs and shall be wire tied to the slab reinforcing (if any). Rebar hairpins shall be continuous through walls and piers; lap splices in hairpins may only occur in the floor slab unless noted otherwise.
   - C. Control joints in slabs on grade are recommended to control cracking. See plans for control joint spacing and details.
   - D. Slabs and grade beams shall not have joints in a horizontal plane. All reinforcement shall be continuous through all construction joints.
   - E. Floor slab thickness and reinforcing shown in these drawings are adequate to support typical uniform loads only. Mountain View Engineering has not designed the slab for any specific concentrated forces such as those from vehicles, storage racks, or heavy equipment (unless noted otherwise).
   - F. Welding of rebar is not allowed unless specifically indicated in the drawings. All embedments, reinforcing, and dowels shall be securely tied to framework or to adjacent reinforcing prior to placement of the concrete. Tack welding of rebar joints in grade beams, walls, or cages is not allowed. Where welding of rebar is shown in the drawings, all rebar to be welded shall be ASTM A706 Grade 60.

4. Special Inspections
   - A. Concrete
     - i. Spot Footings – Not required (IBC 1705.3 Exception 1)
     - ii. Continuous Ftgs. – Not required (IBC 1705.3 Exception 2.3)
     - iii. Slabs – Not required (IBC 1705.3 Exception 3)
     - iv. Grade Beams – Not required (IBC 1705.3 Exception 4)
     - v. Walls – Not required (IBC 1705.3 Exception 4)
     - vi. Anchor rods/bolts – Required (IBC Table 1705.3) Special inspection may be waived subject to the approval of the building official.
   - B. Steel Reinforcement
     - i. Placement – Third party special inspection of reinforcing placement need only be performed where specifically required by the building official.
     - ii. Welding – Special inspection of rebar welding is required (if any is used).

5. Miscellaneous
   - A. The contractor shall notify engineer of any variations in dimensions.
   - B. The engineer is not responsible for any deviations from these plans unless such changes are authorized in writing by the engineer.

TYPICAL ANCHOR ROD DIMENSIONS

DIA.	EMBED



*AT OPENING JAMBS, ¾"Øx4" SCREW ANCHORS MAY BE USED IN LIEU OF CAST-IN-PLACE ANCHORS. OPENING JAMB ANCHORS ARE NOT SHOWN ON THIS DRAWING, SEE METAL BUILDING ANCHOR PLAN.
++ANCHORS AT ALL Ⓜ & Ⓦ FOOTINGS REQUIRE ASTM A36 3"x3"x⅜" PLATE WASHER. TACK WELD PLATE WASHER TO ANCHOR ROD

REV.	DATE	DESCRIPTION	DRFT	CHKD	ENG
05	07/18/2024	PRELIMINARY DESIGN	EXAR	-	-

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PLOT DATE: 7/19/2024 3:54 PM

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CT DARNELL CONSTRUCTION

PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH
SHEET DESCRIPTION: 3-SIDED SHED FOUNDATION PLAN & NOTE(S)
SHEET NO: D23-18025-02-F100-v06
PROJECT NUMBER: Q23-18025
SALESPERSON: CLINT
STRC #: 02
SHEET NO: F100
SCALE: AS NOTED

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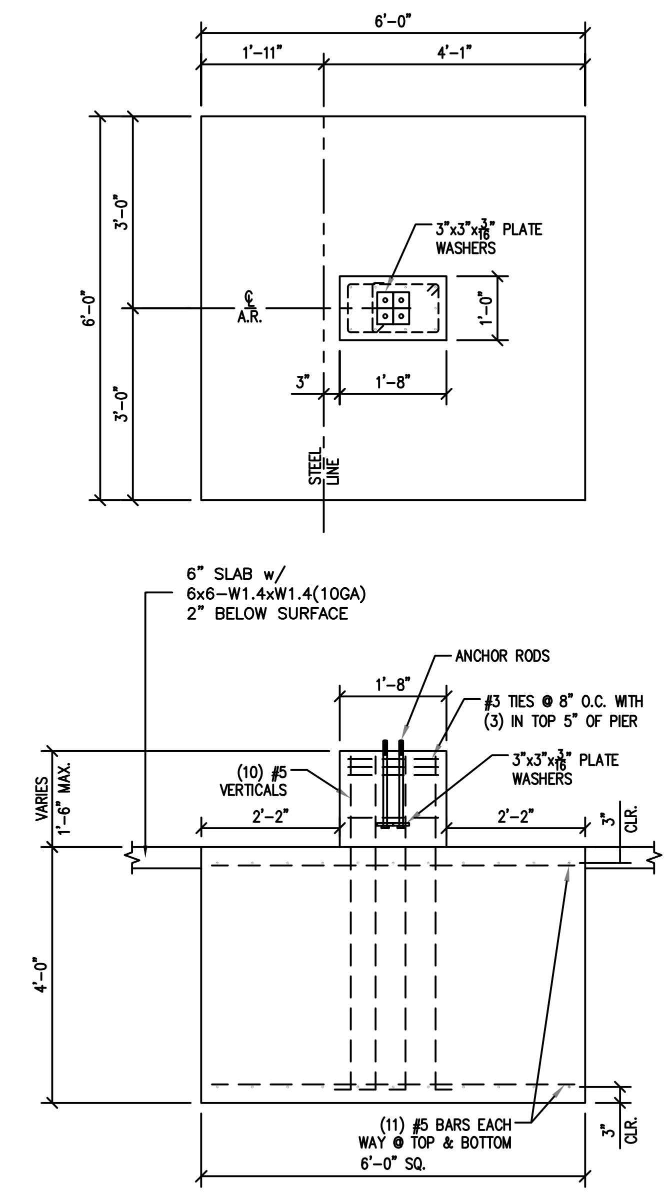
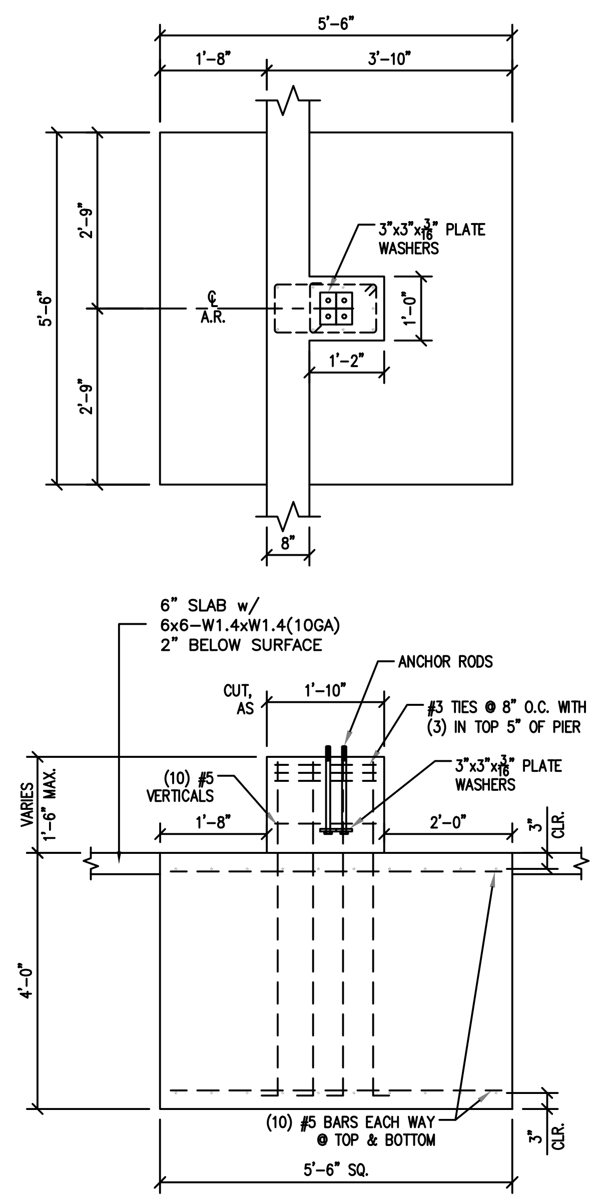
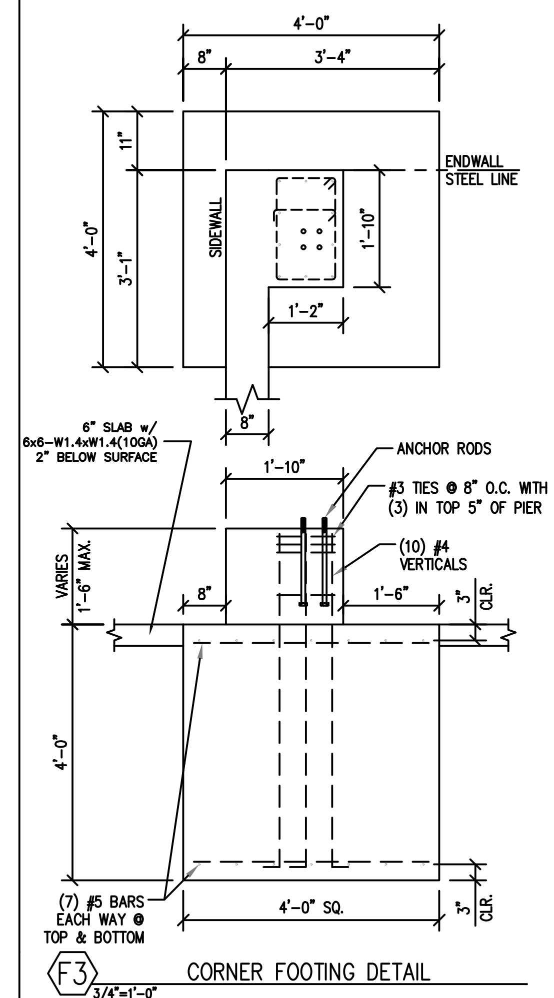


F1 SIDEWALL FOOTING DETAIL
3/4"=1'-0"



F2 SIDEWALL FOOTING DETAIL
3/4"=1'-0"



F3 CORNER FOOTING DETAIL
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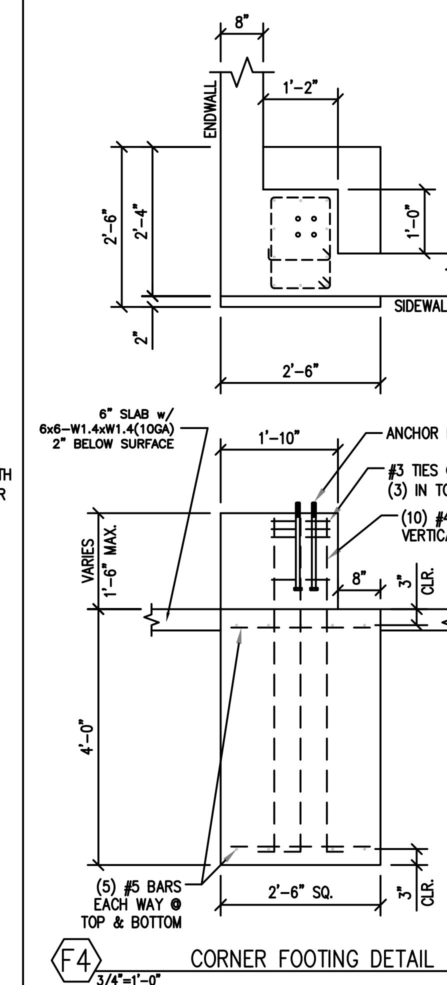

F4 CORNER FOOTING DETAIL
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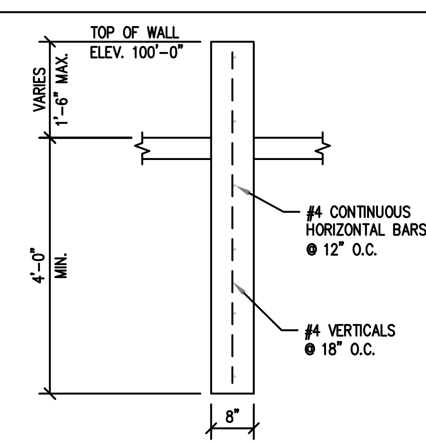

A PERIMETER GRADE BEAM DETAIL
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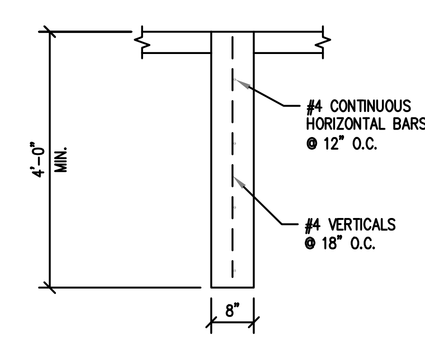

B PERIMETER GRADE BEAM DETAIL
3/4"=1'-0"

REV.	DATE	DESCRIPTION	DESIGN	EXAR	DRFT	CHKD	ENG
05	07/18/2024	PRELIMINARY					

PLOT DATE: 7/19/2024 3:54 PM

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www.CT-Darnell.com
CT DARNELL CONSTRUCTION

SALESPERSON: CLINT

PROJECT NUMBER: Q23-18025

PROJECT NAME: RICCI LUMBER
PORTSMOUTH, NH

SHEET DESCRIPTION: 3-SIDED SHED
FOUNDATION DETAIL(S)

SHEET NO: D23-18025-02-F100-v06

STRC #: 02

SHEET NO: F200

SCALE: AS NOTED

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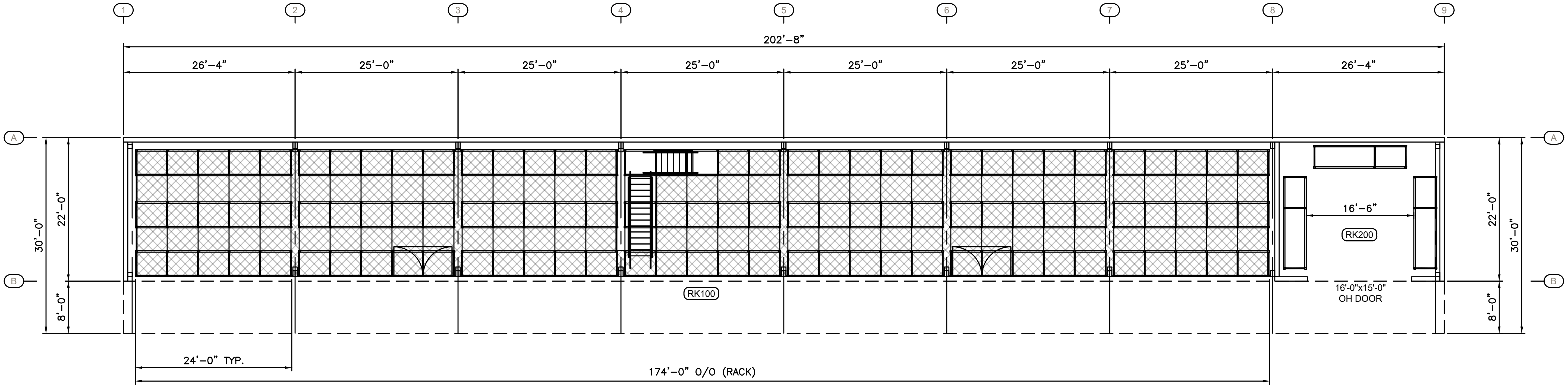

100 RACK LAYOUT PLAN
A100 SCALE: 1/8" = 1'-0"

REV.	DATE	DESCRIPTION	DRFT	CHKD	ENG
03	06/12/2024	PRELIMINARY DESIGN	EXAR	.	.

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PLOT DATE: 7/19/2024 3:54 PM

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www.CT-Darnell.com

PROJECT NUMBER: Q23-18025

SALESPERSON: CLINT

PROJECT NAME:
RICCI LUMBER
PORTSMOUTH, NH

SHEET DESCRIPTION:
3-SIDED SHED
RACK LAYOUT PLAN

SHEET NO: D23-18025-02-A100-v06

STRC #: 02

SHEET NO: A100

SCALE: AS NOTED

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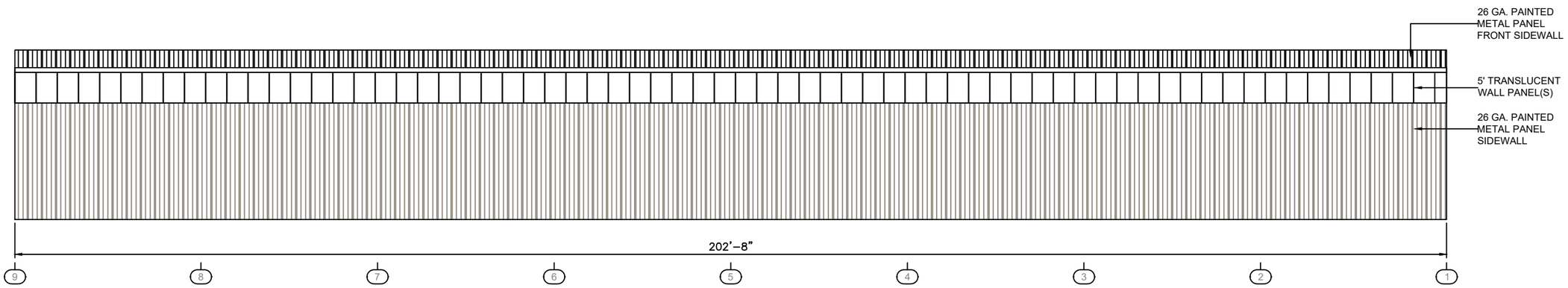
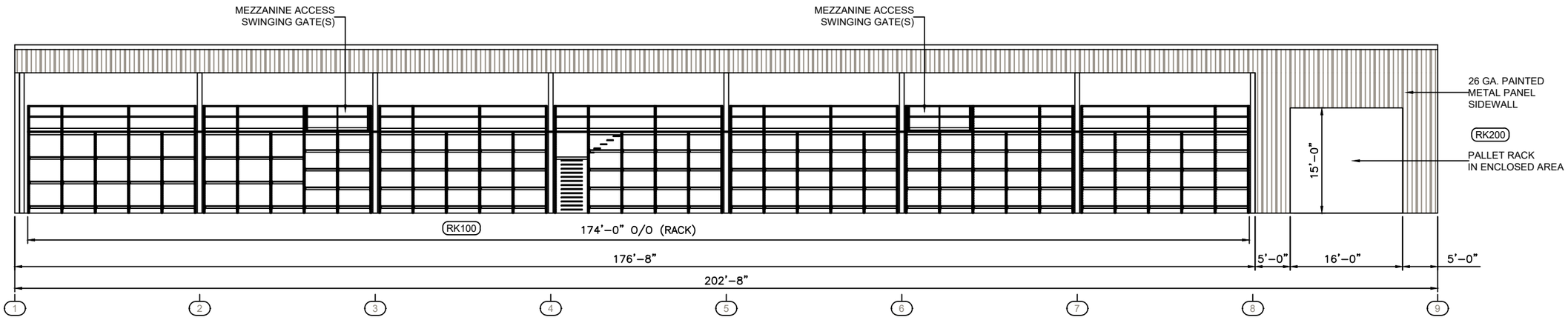


100 SIDEWALL ELEVATION @ LINE A
A200 SCALE: 1/8" = 1'-0"



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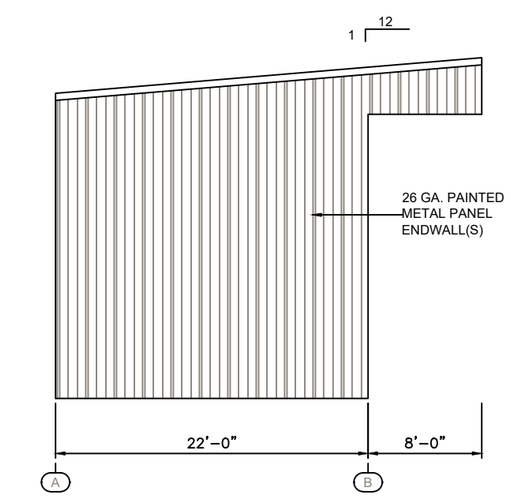
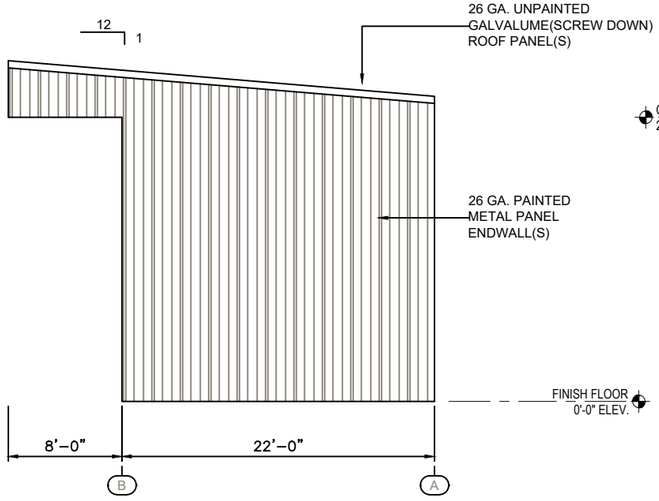
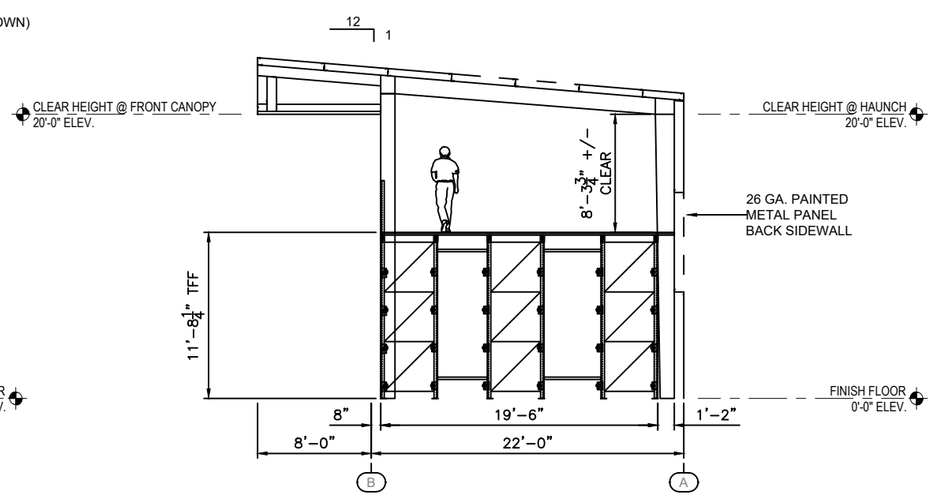
A200 SCALE: 1/8" = 1'-0"





300 ENDWALL(S)
A200 SCALE: 1.5X SCALE



400 CROSS SECTION
A200 SCALE: 1.5X SCALE

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CT DARNELL CONSTRUCTION

SALESPERSON: CLINT
PROJECT NUMBER: Q23-18025

PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH
SHEET DESCRIPTION: 3-SIDED SHED ELEVATION(S)
SHEET NO: D23-18025-02-A200-v06

STRC #: 02
SHEET NO: A200
SCALE: AS NOTED

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SEE SHEET RK100
FOR RACK ELEVATION(S) & DETAIL(S)

RK100		POWER BIN SYSTEM w/ MEZZANINE
RK200		PALLET RACK

REV.	DATE	DESCRIPTION	DRFT	CHKD	ENG
03	06/12/2024	PRELIMINARY DESIGN	EXAR	-	-

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SALESPERSON: CLINT

PROJECT NUMBER: Q23-18025

PROJECT NAME: RICCI LUMBER
PORTSMOUTH, NH

SHEET DESCRIPTION: 3-SIDED SHED
RACK ELEVATION(S)

SHEET NO: D23-18025-02-RK000-v06

STRC #: 02

SHEET NO: RK000

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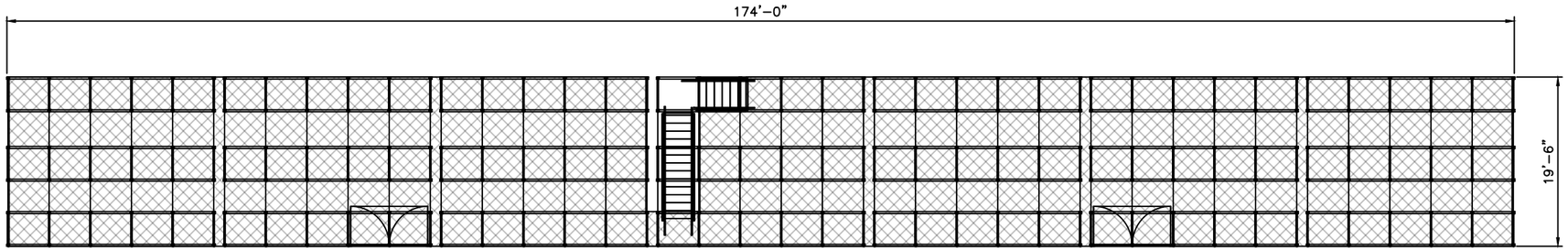
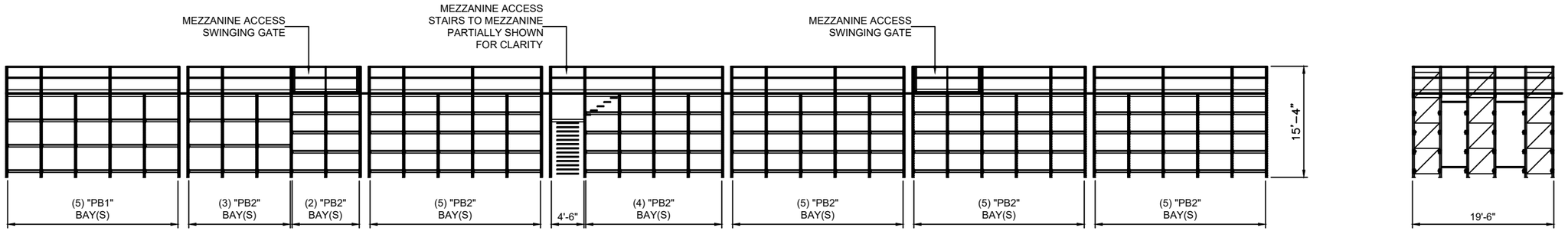
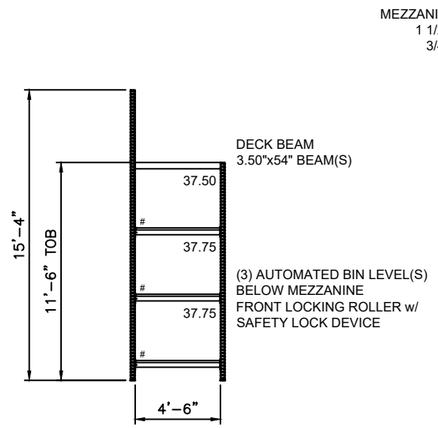


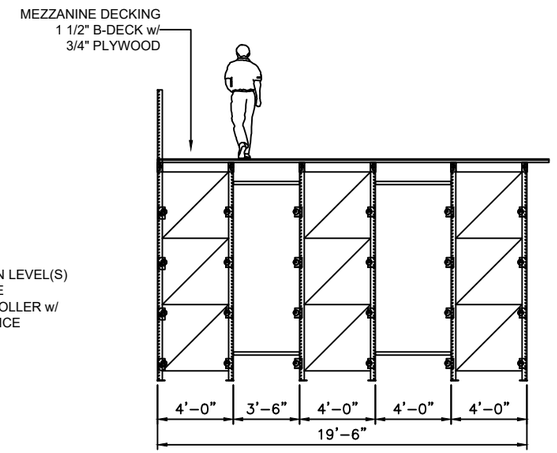
100 RACK LAYOUT PLAN
RK100 SCALE: 1/8" = 1'-0"



200 FRONT SIDE ELEVATION
RK100 SCALE: 1/8" = 1'-0"



"PB1" BAY DETAIL



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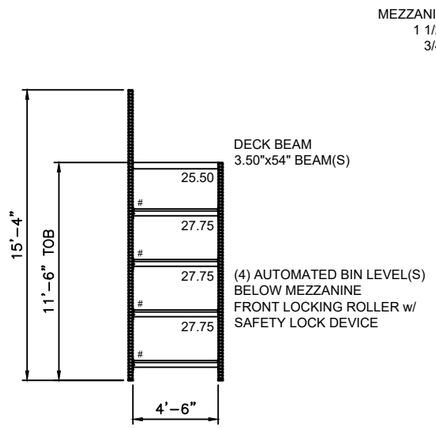

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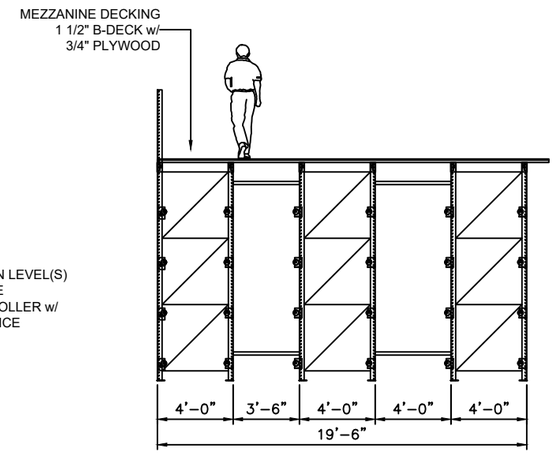

"PB2" CROSS SECTION

300 BAY DETAIL(S)
RK100 SCALE: 1/4" = 1'-0"

REV.	DATE	DESCRIPTION	DRFT	CHKD	ENG
03	06/12/2024	PRELIMINARY DESIGN	EXAR	.	.

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SALESPERSON: CLINT
PROJECT NUMBER: Q23-18025
PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH
SHEET DESCRIPTION: POWER BIN SYSTEM RACK PLAN & ELEVATION(S)
SHEET NO: D23-18025-02-RK100-v06
STRC #: 02
SHEET NO: RK100
SCALE: AS NOTED

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PROPOSED LUMBER SHEDS

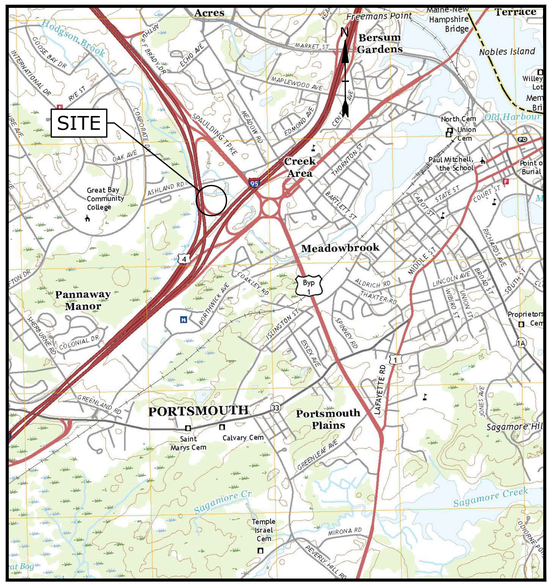
105 BARTLETT STREET
PORTSMOUTH, NEW HAMPSHIRE

JULY 22, 2024

LAST REVISED: 08/28/2024

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	8/28/2024
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN	8/28/2024
C-102	SITE PLAN	8/28/2024
C-103	GRADING, DRAINAGE, EROSION CONTROL, & UTILITY PLAN	8/28/2024
C-501	EROSION CONTROL NOTES AND DETAILS SHEET	8/28/2024
C-502	DETAILS SHEET	8/28/2024
C-503	DETAILS SHEET	8/28/2024

LIST OF PERMITS		
LOCAL	STATUS	DATE
SITE PLAN REVIEW PERMIT	PENDING	



LOCATION MAP
SCALE: 1" = 2000'

PREPARED BY:

Tighe&Bond

177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
603-433-8818

OWNER/APPLICANT:
TAX MAP 157 LOT 2
TAX MAP 164, LOT 1
PORTSMOUTH LUMBER & HARDWARE, LLC
105 BARTLETT STREET
PORTSMOUTH, NH 03801

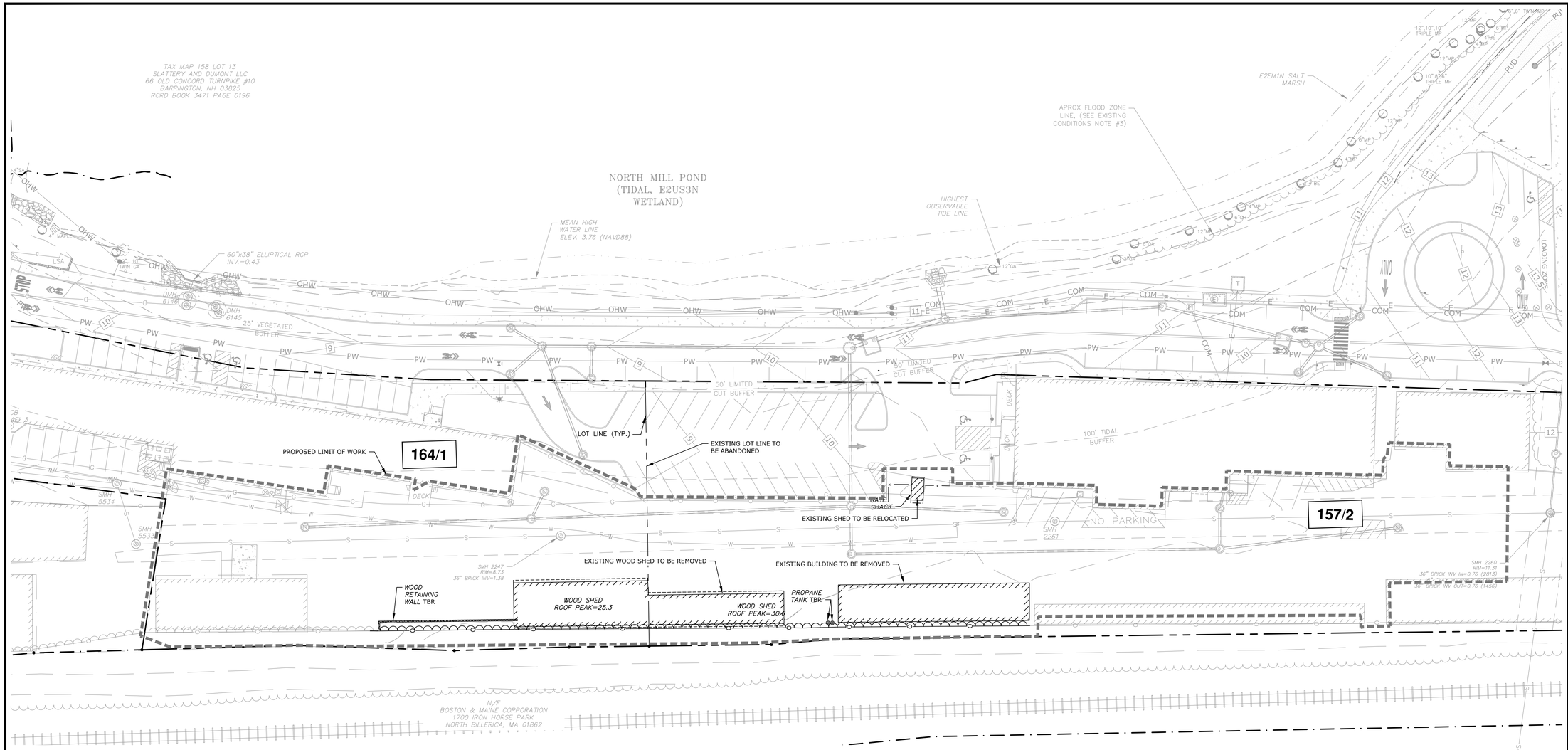
SURVEYOR:
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD - UNIT 3
PORTSMOUTH, NEW HAMPSHIRE 03801

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS - No. 12378 - LICENSED PROFESSIONAL ENGINEER
8/28/24

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN - No. 15227 - LICENSED PROFESSIONAL ENGINEER
8/28/24

PB SUBMISSION
COMPLETE SET 7 SHEETS

T&B PROJECT NO: R5091-001



EXISTING CONDITIONS PLAN NOTES:

1. EXISTING CONDITIONS ARE BASED ON A FIELD SURVEY BY AMBIT ENGINEERING, INC., DATED 3/5/2018.
2. HIGHEST OBSERVABLE TIDE LINE (HOTL) DELINEATION ORIGINALLY PERFORMED BY STEVEN D. RIKER, CWS #219, ON 8/8/2017, AND FIELD LOCATED BY AMBIT ENGINEERING, INC. ON 8/9/2017. ON OCTOBER 29 AND DECEMBER 2, 2019, LEONARD LORD, PhD, CSS, CWS #014 OF TIGHE & BOND REVIEWED AND ASSESSED 2,000+/- LINEAR FEET OF TIDAL WETLANDS AND BUFFERS ALONG THE NORTH MILL POND AND DELINEATED THE ISOLATED INLAND WETLAND. THE WETLAND DELINEATION REVIEW WAS BASED ON CRITERIA SPECIFIED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987), AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (JANUARY 2012). THE HIGHEST OBSERVABLE TIDE LINE WAS REVIEWED BASED ON THE DEFINITION FOUND IN NH DEPARTMENT OF ENVIRONMENTAL SERVICES WETLAND RULES, ENV-WT 602.23. THE HOTL WAS DEEMED ACCURATE AND THE PREVIOUS 2017 DELINEATION WAS ACCEPTED BY TIGHE & BOND. WETLANDS WERE CLASSIFIED BASED ON CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES (COWARDIN ET AL., 1979). ON AUGUST 16, 2023, TIGHE & BOND RE-VERIFIED THE PREVIOUS HOTL AND WETLAND DELINEATIONS BASED ON THE SAME CRITERIA LISTED ABOVE. THE 2017 AND 2019 HOTL AND WETLAND DELINEATION WAS DEEMED ACCURATE AND WAS ACCEPTED AGAIN BY TIGHE & BOND.
3. FLOOD HAZARD ZONES: "AE ELEV. 9" (SPECIAL FLOOD HAZARD AREA) AND "X" (NOT A SPECIAL FLOOD HAZARD AREA), PER FIRM MAP #33015C0259E, DATED 5/17/05.

REFERENCE PLANS:

1. "PROPOSED SUBDIVISION PLANS, CLIPPER TRADERS, LLC" PREPARED BY AMBIT ENGINEERING, INC., DATED DECEMBER 14, 2018.
2. "PROPOSED LOT LINE RELOCATION PLANS, CLIPPER TRADERS, LLC, PORTSMOUTH LUMBER & HARDWARE, LLC & IRON HORSE PROPERTIES LLC" PREPARED BY AMBIT ENGINEERING, INC., DATED JUNE 22, 2020.
3. "PROPOSED MULTI-FAMILY DEVELOPMENT" PREPARED BY TIGHE & BOND, INC., DATED MARCH 15, 2024.

DEMOLITION NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
2. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
3. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
4. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
5. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
6. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
9. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
11. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK.
12. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
13. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
14. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, WALLS, BOLLARDS, BUILDING SLABS, FOUNDATION, TREES AND LANDSCAPING.
15. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH.
16. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
17. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
18. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
19. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
20. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
21. THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.
22. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.

LEGEND

- APPROXIMATE LIMIT OF PROPOSED SAW CUT
- LIMIT OF WORK
- PROPOSED SILT SOCK
- APPROXIMATE LIMIT OF PAVEMENT TO BE REMOVED
- AREA OF INVASIVE SPECIES TO BE REMOVED
- PROPOSED CONSTRUCTION EXIT
- LOCATION OF PROPOSED BUILDING
- INLET PROTECTION SILT SACK
- TBR — TO BE REMOVED
- BLDG — BUILDING
- TYP — TYPICAL
- COORD — COORDINATE

Tighe&Bond

STATE OF NEW HAMPSHIRE
PATRICK CRIMMINS
No. 12378
LICENSED
PROFESSIONAL ENGINEER
8/28/24

STATE OF NEW HAMPSHIRE
NEIL A. HANSEN
No. 15227
LICENSED
PROFESSIONAL ENGINEER
8/28/24

PROPOSED LUMBER SHEDS

PORTSMOUTH LUMBER & HARDWARE LLC

105 Bartlett Street
Portsmouth,
New Hampshire

MARK	DATE	DESCRIPTION
B	8/28/2024	PB Submission
A	7/22/2024	TAC Submission

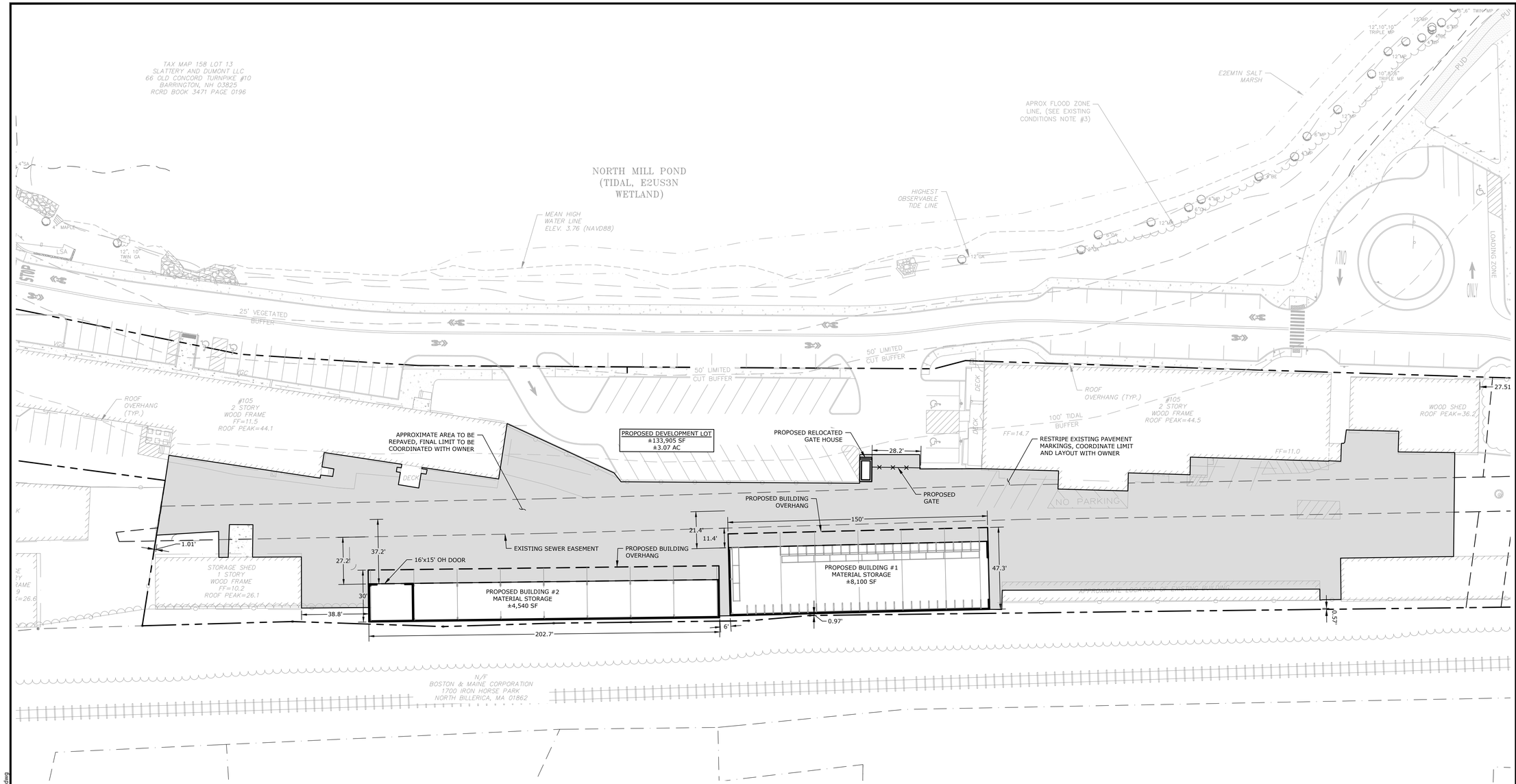
PROJECT NO:	R-5091-001
DATE:	July 22, 2024
FILE:	R-5091-001_C-DSGN.DWG
DRAWN BY:	NHW/CJK
CHECKED:	NAH
APPROVED:	PMC

EXISTING CONDITIONS PLAN

SCALE: AS SHOWN

C-101

Last Saved: 8/27/2024
Plotted: Aug 28, 2024 - 9:01am By: NWilcox
Tighe & Bond:31\R\R5091 Ricci Lumber\001_Ricci Lumber Sheds\Drawings\AutoCAD\R-5091-001_C-DSGN.dwg



SITE DATA:

PROJECT LOCATION:	TAX MAP 157, LOT 2 TAX MAP 164, LOT 1 105 BARTLETT STREET PORTSMOUTH, NEW HAMPSHIRE
SITE ZONING DISTRICT:	CHARACTER DISTRICT 4 (CD4-W) WEST END INCENTIVE OVERLAY DISTRICT
EXISTING USE:	LUMBER YARD
PROPOSED USE:	LUMBER YARD

DEVELOPMENT STANDARDS

BUILDING PLACEMENT (PRINCIPAL BUILDING):	REQUIRED (CD4-W)	PROPOSED LOT
MAX PRINCIPAL FRONT YARD:	10 FT	5.65 FT
MINIMUM SIDE YARD:	NR	0.97 FT
MINIMUM REAR YARD:	5 FT	27.51 FT
FRONT LOT LINE BUILDOUT:	50% MIN	54%
BUILDING AND LOT OCCUPATION:	**REQUIRED (CD4-W)**	**PROPOSED LOT**
MAXIMUM BUILDING BLOCK LENGTH:	200 FT	150 FT
MAXIMUM FAÇADE MODULATION LENGTH:	80 FT	<80 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	60%	±37.45%
MAXIMUM BUILDING FOOTPRINT:	15,000 SF	11,760 SF
MINIMUM LOT AREA:	5,000 SF	113,905 SF
MINIMUM OPEN SPACE:	15%	62.55%

SITE NOTES:

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F"). THERMOPLASTIC MATERIAL SHALL MEET THE REQUIREMENTS OF AASHTO AASHTO M249. (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT.
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
9. COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAY WITH THE CITY OF PORTSMOUTH.
10. CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
11. SEE BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
12. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
13. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
14. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
15. THE PROPERTY MANAGER WILL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FROM ALL PRIVATE SIDEWALKS, DRIVEWAYS, AND PARKING AREAS. SNOW REMOVAL WILL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF WHEN SNOW BANKS EXCEED 3 FEET IN HEIGHT.
16. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
17. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
18. 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.

LEGEND

PROPERTY LINE	
PROPOSED EDGE OF PAVEMENT	
PROPOSED CURB	
PROPOSED BUILDING	
PROPOSED PAVEMENT SECTION	
PROPOSED CONCRETE SIDEWALK	
•	PROPOSED BOLLARD
BLDG	BUILDING
TYP	TYPICAL
COORD	COORDINATE

0 30' 60'
GRAPHIC SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE
PATRICK CRIMMINS
No. 12378
LICENSED PROFESSIONAL ENGINEER
8/28/24

STATE OF NEW HAMPSHIRE
NEIL A. HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
8/28/24

PROPOSED LUMBER SHEDS

PORTSMOUTH LUMBER & HARDWARE LLC

105 Bartlett Street
Portsmouth,
New Hampshire

MARK	DATE	DESCRIPTION
B	8/28/2024	PB Submission
A	7/22/2024	TAC Submission

PROJECT NO:	R-5091-001
DATE:	July 22, 2024
FILE:	R-5091-001_C-DSGN.DWG
DRAWN BY:	NHW/CJK
CHECKED:	NAH
APPROVED:	PMC

SITE PLAN

SCALE: AS SHOWN

C-102

Last Saved: 8/27/2024
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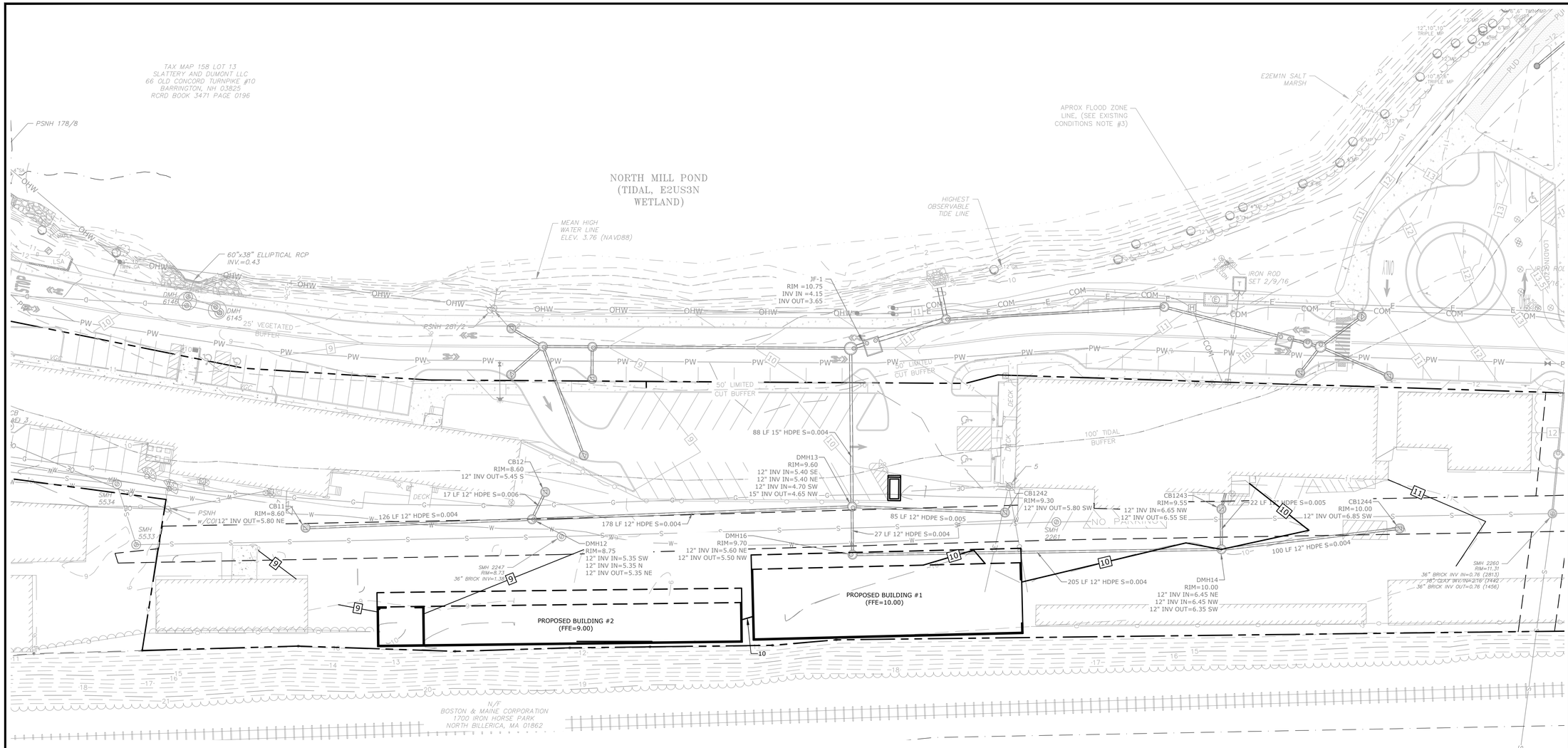
Tighe & Bond: J:\R\R5091 Ricci Lumber\001 Ricci Lumber Sheds\Drawings\AutoCAD\R-5091-001_C-DSGN.dwg



GRADING AND DRAINAGE NOTES:

1. COMPACTION REQUIREMENTS:

BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREAS	90%

* ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.

2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL), UNLESS OTHERWISE SPECIFIED.
3. SEE UTILITY PLAN FOR ALL SITE UTILITY INFORMATION.
4. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
5. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
6. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
7. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
9. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NHDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
10. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.
11. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
12. CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
13. SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.
14. CONTRACTOR SHALL VERIFY INVERTS OF EXISTING DRAIN LINES AND STRUCTURES AT PROPOSED DRAINAGE CONNECTION LOCATIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.

EROSION CONTROL NOTES:

1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
2. SEE GENERAL EROSION CONTROL NOTES ON "EROSION CONTROL NOTES & DETAILS SHEET".
3. PROVIDE INLET PROTECTION AROUND ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. MAINTAIN FOR THE DURATION OF THE PROJECT.
4. INSTALL STABILIZED CONSTRUCTION EXIT(S).
5. INSPECT INLET PROTECTION AND PERIMETER EROSION CONTROL MEASURES DAILY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
6. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
7. CONSTRUCT EROSION CONTROL BLANKET ON ALL SLOPES STEEPER THAN 3:1.
8. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID CONDITIONS.
10. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
11. ALL CATCH BASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN FULLY PAVED.
12. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED WITH PERIMETER CONTROLS AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING. STOCKPILE AREAS TO BE LOCATED OUTSIDE THE 100' WETLAND BUFFER.
13. SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.
14. CONCRETE TRUCKS WILL BE REQUIRED TO WASH OUT (IF NECESSARY) SHOOTS ONLY WITHIN AREAS WHERE CONCRETE HAS BEEN PLACED. NO OTHER WASH OUT WILL BE ALLOWED.
15. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.

LEGEND

	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE
	PROPOSED DRAIN LINE (TYP)
	PROPOSED UNDERDRAIN
	PROPOSED SILT SOCK
	INLET PROTECTION SILT SACK
	PROPOSED CATCHBASIN
	PROPOSED DOUBLE GRATE CATCHBASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED YARD DRAIN
BLDG	BUILDING
TYP	TYPICAL
COORD	COORDINATE
TC	TOP OF CURB
BC	BOTTOM OF CURB
HW	HEADWALL

Tighe&Bond

STATE OF NEW HAMPSHIRE
PATRICK CRIMMINS
No. 12378
LICENSED
PROFESSIONAL ENGINEER
8/28/24

STATE OF NEW HAMPSHIRE
NEIL A. HANSEN
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PROPOSED LUMBER SHEDS

PORTSMOUTH LUMBER & HARDWARE LLC

105 Bartlett Street
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MARK	DATE	DESCRIPTION
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DRAWN BY:	NHW/CJK
CHECKED:	NAH
APPROVED:	PMC

GRADING, DRAINAGE, EROSION CONTROL, & UTILITY PLAN

SCALE: AS SHOWN

C-103

Last Saved: 8/27/2024
Plotted: Aug 27, 2024 - 8:51am By: NWilcox
Tighe & Bond:\51\R5091 Ricci Lumber\001_Ricci Lumber Sheds\Drawings\AutoCAD\R-5091-001_C-DSGN.dwg

GENERAL PROJECT INFORMATION
PROJECT APPLICANT: PORTSMOUTH LUBMER & HARDWARE LLC
PROJECT NAME: PROPOSED LUMBER SHEDS
PROJECT MAP / LOT: TAX MAP 157, LOT 2
TAX MAP 164, LOT 1
PROJECT ADDRESS: 105 BARTLETT STREET
PORTSMOUTH, NH 03801
PROJECT LATITUDE: 43°-04'-20" N
PROJECT LONGITUDE: 70°-46'-15" W

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF DEMOLISHING THREE (3) EXISTING LUMBER AND MILLWORK STORAGE BUILDINGS AND CONSTRUCTING THREE (3) NEW LUMBER AND MILLWORK STORAGE BUILDINGS, ALONG WITH REPLACING THE EXISTING GATE HOUSE.

DISTURBED AREA
THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.89 ACRES.

SOIL CHARACTERISTICS
BASED ON THE SITE SPECIFIC SOIL SURVEY CONDUCTED BY LEONARD LORD, PHD, CSS, CSW ON OCTOBER 29 AND DECEMBER 2, 2019, THE SOILS ON SITE CONSIST OF URBAN FILLS WITH A HYDROLOGIC SOIL GROUP RATING OF A TO D.

NAME OF RECEIVING WATERS
TTHE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA SUBSURFACE DRAINAGE WHICH ULTIMATELY FLOWS TO NORTH MILL POND.

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:
1. CUT AND CLEAR TREES.
2. CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS THAT WILL INFLUENCE STORMWATER RUNOFF SUCH AS:
   - NEW CONSTRUCTION
   - CONTROL OF DUST
   - CONSTRUCTION DURING LATE WINTER AND EARLY SPRING
3. ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPS PRIOR TO DIRECTING RUNOFF TO THEM.
4. CLEAR AND DISPOSE OF DEBRIS.
5. CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED.
6. GRADE AND GRAVEL ROADWAYS AND PARKING AREAS - ALL ROADS AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
7. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
8. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
9. SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.
10. FINISH PAVING ALL ROADWAYS AND PARKING LOTS.
11. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

SPECIAL CONSTRUCTION NOTES:
1. THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE.
2. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

EROSION CONTROL NOTES:
1. ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" PREPARED BY THE NHDES.
2. PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EROSION CONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL.
3. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL BARRIERS, INCLUDING HAY BALES, SILT FENCES, MULCH BERMS, SILT SACKS AND SILT SOCKS AS SHOWN IN THESE DRAWINGS AS THE FIRST ORDER OF WORK.
4. SILT SACK INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AND BE MAINTAINED FOR THE DURATION OF THE PROJECT.
5. PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL NON-PAVED AREAS HAVE BEEN STABILIZED.
6. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
7. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.
8. INSPECT ALL INLET PROTECTION AND PERIMETER CONTROLS WEEKLY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
9. CONSTRUCT EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.

STABILIZATION:
1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
   A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
   B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.;
   E. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.
2. WINTER STABILIZATION PRACTICES:
   A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
   B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
   C. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
   A. TEMPORARY SEEDING;
   B. MULCHING.
4. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
5. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

6. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

DUST CONTROL:
1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
2. DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

STOCKPILES:
1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

OFF SITE VEHICLE TRACKING:
1. THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

VEGETATION:
1. TEMPORARY GRASS COVER:
   A. SEEDBED PREPARATION:
      a. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;
   B. SEEDING:
      a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
      b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
      c. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;
   C. MAINTENANCE:
      a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).
2. VEGETATIVE PRACTICE:
   A. FOR PERMANENT MEASURES AND PLANTINGS:
      a. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;
      b. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
      c. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;
      d. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
      e. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
      f. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED;
      g. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
      h. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SEED MIX	APPLICATION RATE
CREEPING RED FESCUE	20 LBS/ACRE
TALL FESCUE	20 LBS/ACRE
REDTOP	2 LBS/ACRE

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.

3. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
   A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

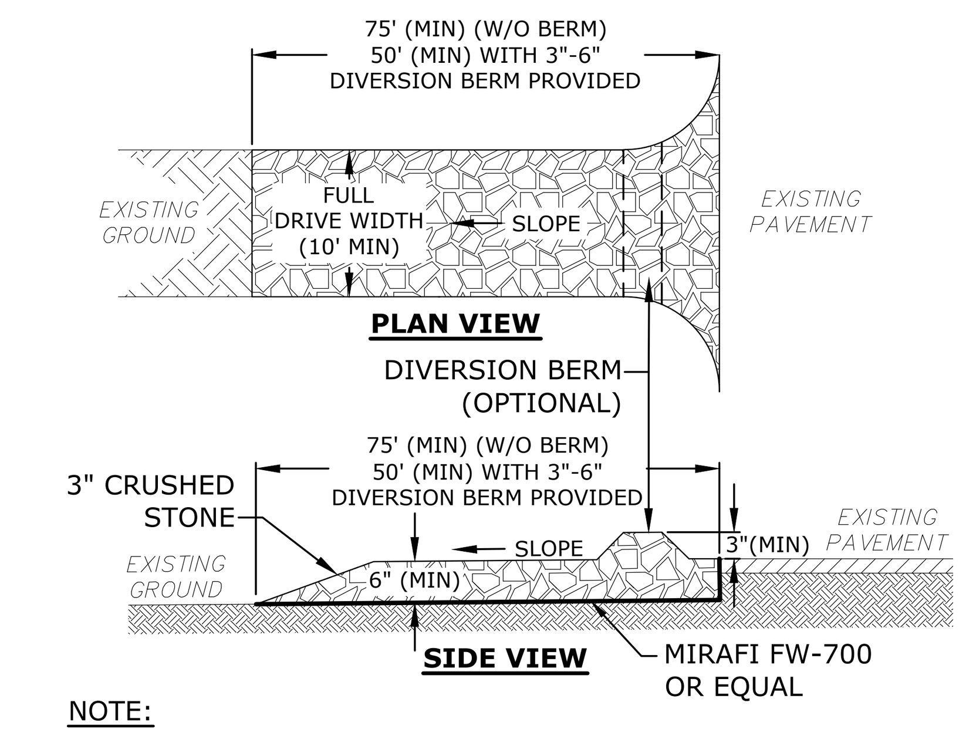
CONCRETE WASHOUT AREA:
1. THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
   A. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;
   B. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
   C. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
   D. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES:
1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

WASTE DISPOSAL:
1. WASTE MATERIAL:
   A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
   B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE:
   A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   B. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE:
   A. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

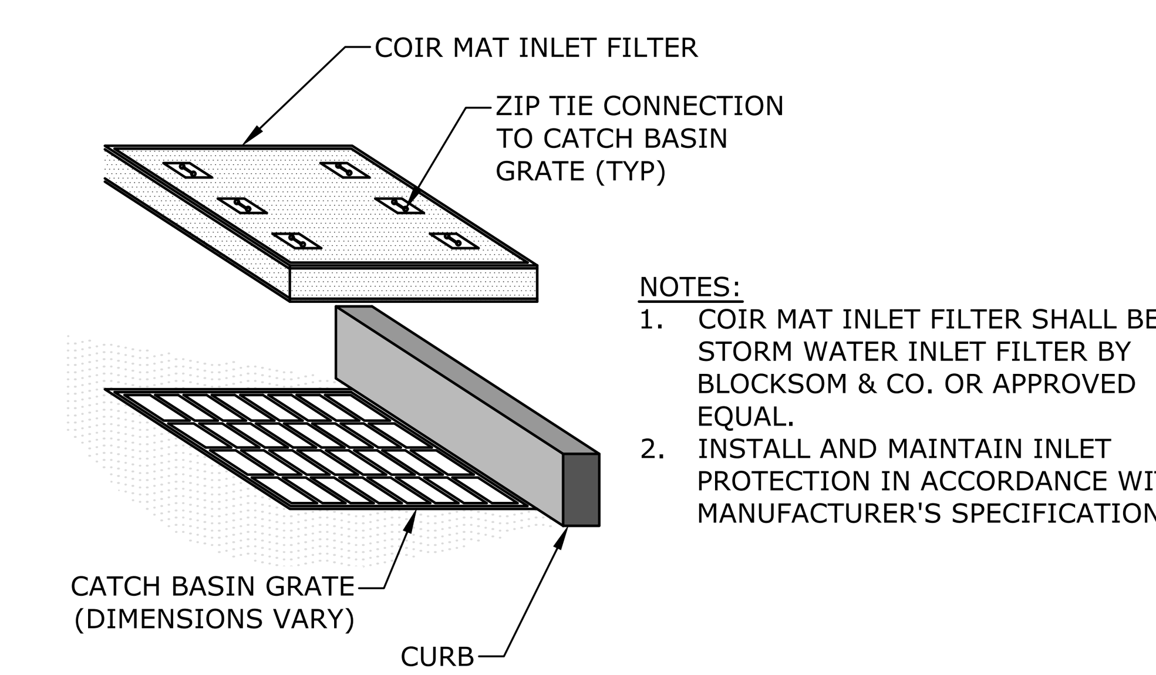
SPILL PREVENTION:
1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
   A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
      a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
      b. ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE;
      c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
      d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
      e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
      f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
      g. THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
   B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
      a. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
      b. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
      c. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
   C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
      a. PETROLEUM PRODUCTS:
      i. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
      ii. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
      iii. SECURE FUEL STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;
      iv. INSPECT FUEL STORAGE AREAS WEEKLY;
      v. WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS;
      vi. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
      vii. SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
      viii. THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
         (1) EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
         (2) PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS;
         (3) HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS;
         (4) USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES;
         (5) PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
      ix. FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT SHALL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT, OR ITS SUCCESSOR DOCUMENT.
      HTTPS://WWW.DES.NH.GOV/ORGANIZATION/COMMISSIONER/PIP/FACTSHEETS/DWGB/DOCUMENTS/DWGB-22-6.PDF
      b. FERTILIZERS:
      i. FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
      ii. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
      iii. STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
      c. PAINTS:
      i. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
      ii. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
      iii. EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
   D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
      a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
      b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
      c. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
      d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
      e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
      f. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
   E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
      a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
      b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
      c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
      d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
      e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
      f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES
1. THIS PROJECT EXCEEDS ONE (1) ACRE OF DISTURBANCE AND THUS REQUIRES A SWPPP. THE SWPPP SHALL BE PREPARED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SWPPP AND KEEP AN UPDATED COPY OF THE SWPPP ONSITE AT ALL TIMES.
2. THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:
   A. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
   B. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
   C. A REPRESENTATIVE OF THE SITE CONTRACTOR, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
   D. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.



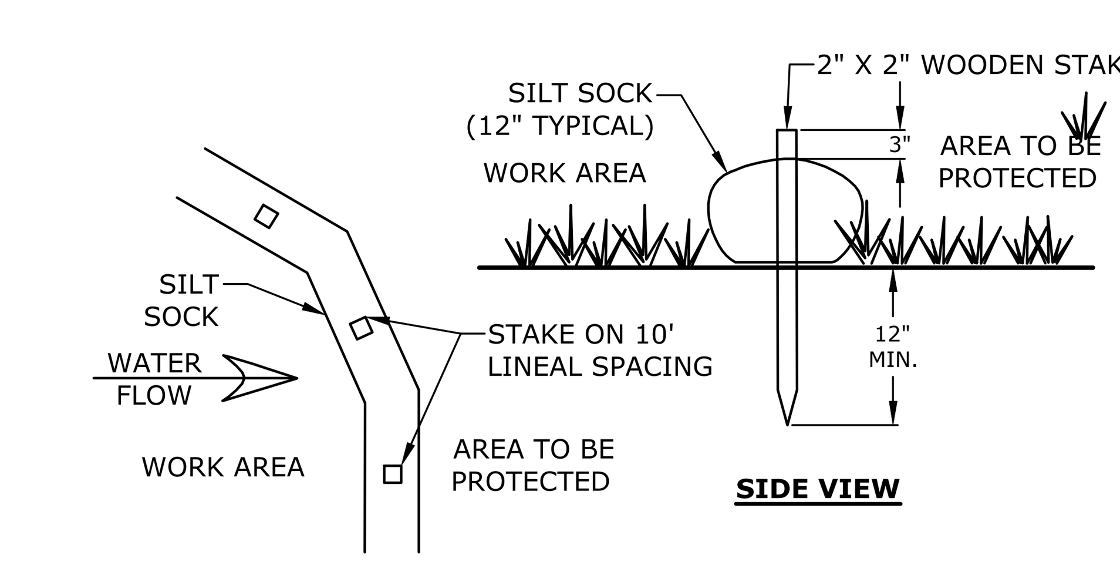
NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT FROM THE SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE SO RUNOFF DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS

STABILIZED CONSTRUCTION EXIT
NO SCALE



NOTES:
1. COIR MAT INLET FILTER SHALL BE STORM WATER INLET FILTER BY BLOCKSOM & CO. OR APPROVED EQUAL.
2. INSTALL AND MAINTAIN INLET PROTECTION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

INLET PROTECTION
NO SCALE



NOTES:
1. SILT SOCK SHALL BE SILT SOXX BY FILTREXX OR APPROVED EQUAL.
2. INSTALL SILT SOCK IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SILT SOCK
NO SCALE

Tighe&Bond

8/28/24

8/28/24

PROPOSED LUMBER SHEDS

PORTSMOUTH LUMBER & HARDWARE LLC

105 Bartlett Street
Portsmouth,
New Hampshire

MARK	DATE	DESCRIPTION
B	8/28/2024	PB Submission
A	7/22/2024	TAC Submission

PROJECT NO:	R-5091-001
DATE:	July 22, 2024
FILE:	R-5091-001-C-DTLS.DWG
DRAWN BY:	NHW/CJK
CHECKED:	NAH
APPROVED:	PMC

EROSION CONTROL NOTES AND DETAILS SHEET

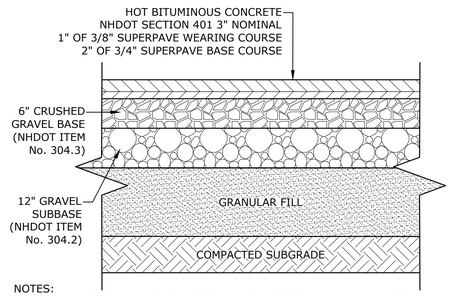
SCALE: AS SHOWN

C-501

Last Saved: 8/1/2024
Plotted On:Aug 27, 2024-8:54am By: NWilcox
Tighe & Bond: J:\R\R5091 Ricci Lumber\001 Ricci Lumber Shed\Drawings\AutoCAD\R-5091-001-C-DTLS.dwg

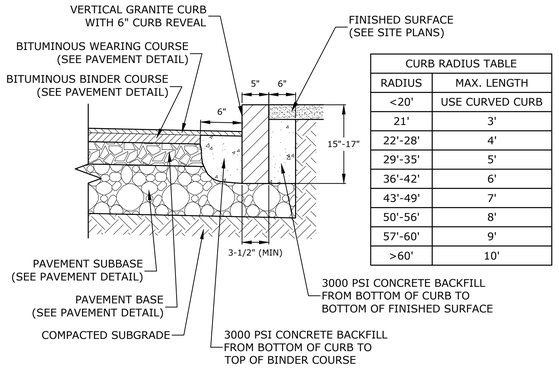
NHDOT ITEM No. 304.2 (GRAVEL)	
SIEVE SIZE	% PASSING
6"	100
#4	25-70
#200	0-12

NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12



NOTES:
1. COORDINATE FINAL DESIGN SECTION WITH GEOTECHNICAL ENGINEER.
2. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
3. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
4. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
5. REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.

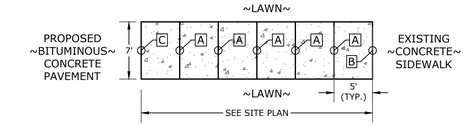
PARKING LOT PAVEMENT SECTION
NO SCALE



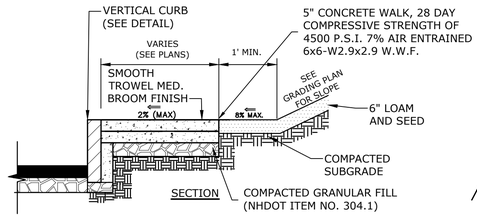
CURB RADIUS TABLE	
RADIUS	MAX. LENGTH
<20'	USE CURVED CURB
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
>60'	10'

NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.
7. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

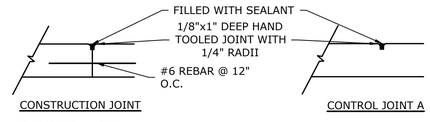
VERTICAL GRANITE CURB
NO SCALE

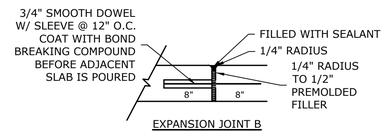


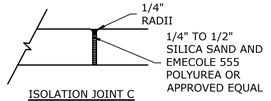
PLAN VIEW



SECTION







NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12

NHDOT ITEM No. 304.2 (GRAVEL)	
SIEVE SIZE	% PASSING
6"	100
#4	25-70
#200	0-12

NOTES:
1. SEE SITE PLAN FOR SIDEWALK WIDTH AND LOCATIONS.
2. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR WALK AND SIDE SLOPE GRADES.

CONCRETE SIDEWALK
NO SCALE

NOTES:
1. SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING WHITE THERMOPLASTIC, REFLECTORIZED PAVEMENT PARKING MATERAL MEETING THE REQUIREMENTS OF ASTM D 4505.
2. SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

ACCESSIBLE SYMBOL
NO SCALE

NOTES:
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN W/DISABILITIES ACT.

ACCESSIBLE PARKING STALL
NO SCALE

THROUGH (STRAIGHT) ARROW

NOTES:
1. ALL WORDS AND SYMBOLS SHALL BE RETROREFLECTIVE WHITE AND SHALL CONFORM TO THE LATEST VERSION OF THE MUTCD.
2. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.

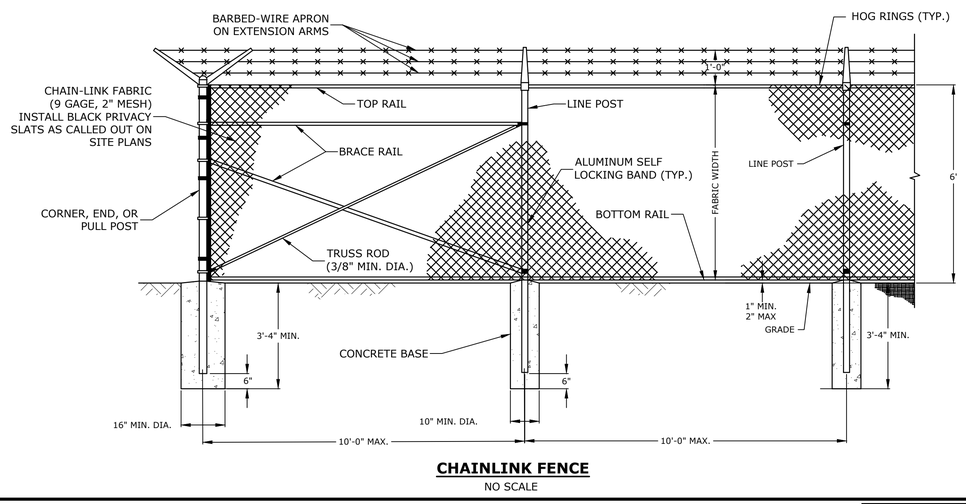
DIRECTIONAL PAVEMENT MARKING DETAILS
NO SCALE

NOTES:
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
2. A 8" COMPACTED CRUSHED GRAVEL BASE (NHDOT ITEM No. 304.3) SHALL BE PROVIDED BENEATH RAMPS.

CONCRETE SIDEWALK TIP-DOWN RAMP
NO SCALE

NOTES:
ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
POST: SCHEDULE 40 GALVANIZED STEEL PIPE (OUTSIDE DIA. = 2.375").
FINISH: POST TO BE POWDER COATED GLOSS BLACK
LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER (AS REQUIRED)
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070-1080)

SIGN LEGEND & SIGN POST
NO SCALE



CHAINLINK FENCE
NO SCALE

Tighe&Bond

PROPOSED LUMBER SHEDS

PORTSMOUTH LUMBER & HARDWARE LLC

105 Bartlett Street
Portsmouth,
New Hampshire

MARK	DATE	DESCRIPTION
B	8/28/2024	PB Submission
A	7/22/2024	TAC Submission

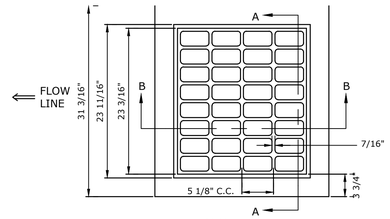
PROJECT NO:	R-5091-001
DATE:	July 22, 2024
FILE:	R-5091-001-C-DTLS.DWG
DRAWN BY:	NHW/CJK
CHECKED:	NAH
APPROVED:	PMC

DETAILS SHEET

SCALE: AS SHOWN

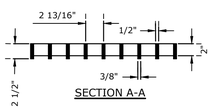
C-502

Last Saved: 8/1/2024
Printed: Aug 28, 2024-8:54am By: NWilcox
Tighe & Bond J:\R\R5091 Ricci Lumber\001 Ricci Lumber Sheds\Drawings\AutoCAD\R-5091-001-C-DTLS.dwg

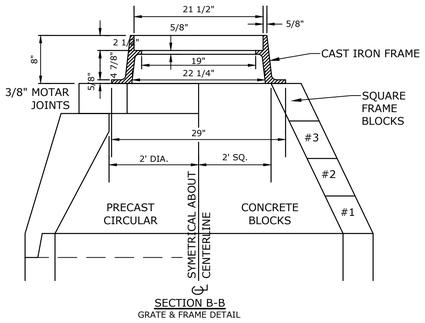


PLAN

NOTE:
1. GRATE TO BE CAST IRON (NHDOT TYPE B)
2. FRAME AND GRATE TO BE MANUFACTURED IN THE USA

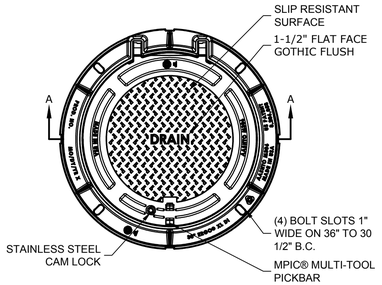


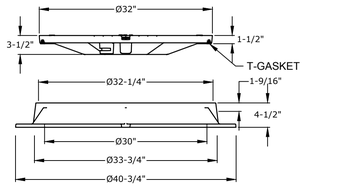
SECTION A-A



SECTION B-B
GRATE & FRAME DETAIL

CATCH BASIN FRAME & GRATE
NO SCALE

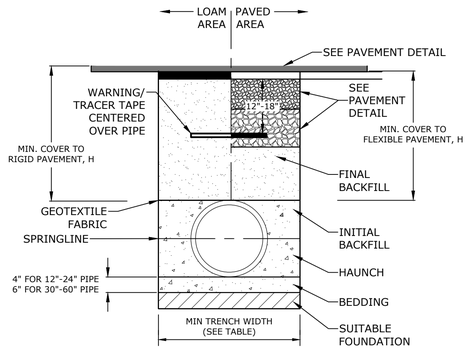




SECTION A-D

NOTES:
1. MANHOLE FRAME AND COVER SHALL BE 32" HINGED ERGO XL BY EJ CO.
2. ALL DIMENSIONS ARE NOMINAL.
3. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
   A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
   B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
   C. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
4. LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN HE CENTER OF THE COVER.

DRAIN MANHOLE FRAME & COVER
NO SCALE



PIPE DIAM.	MIN. TRENCH WIDTH
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
60"	96"

TABLE 1, RECOMMENDED MINIMUM TRENCH WIDTHS

	SURFACE LIVE LOADING CONDITION	
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
60"	24"	60"

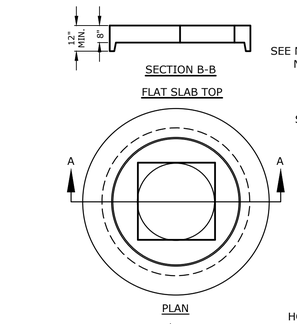
TABLE 2, MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITION
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

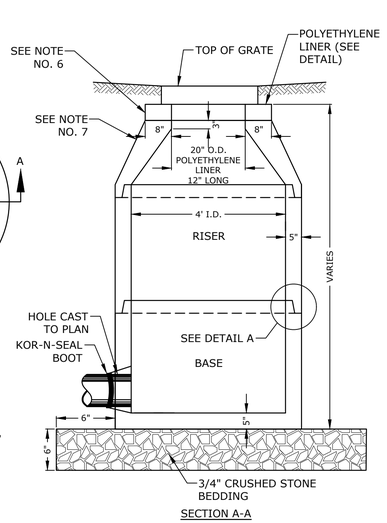
	CLASS I	CLASS II		CLASS III	CLASS IV
PIPE DIA.	COMPACTED	95%	90%	85%	95%	90%	95%
12"	41'	28'	21'	16'	20'	16'	16'
15"	42'	29'	21'	16'	21'	16'	16'
18"	44'	30'	21'	16'	22'	17'	16'
24"	37'	26'	18'	14'	19'	14'	14'

TABLE 3, MAXIMUM COVER FOR ADS HP STORM PIPE
FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12,
LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH
THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE
UNIT WEIGHT OF SOIL (γs) = 120 PCF

NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION, WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2321. CLASS IVB MATERIALS (MH, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE AS JUDGED BY THE ENGINEER, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL. REFER TO SPECIFICATION 310000 EARTHWORK - SITE.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" (300mm-600mm) DIAMETER PIPE; 6" (150mm) FOR 30"-60" (750mm-1500mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF THE GEOTECHNICAL ENGINEER.
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF THE GEOTECHNICAL ENGINEER.
6. MINIMUM COVER: FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
7. FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

HP STORM TRENCH INSTALLATION DETAIL
NO SCALE



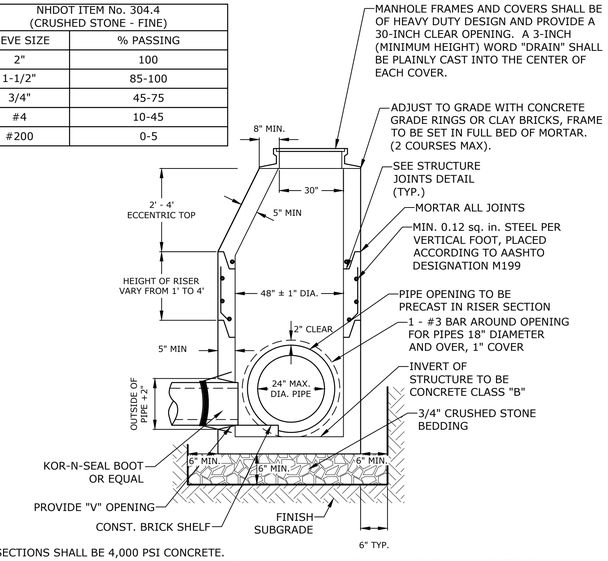


SECTION A-A

NOTES:
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
6. FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX.).
7. CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC, OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
8. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
9. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
10. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
11. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.

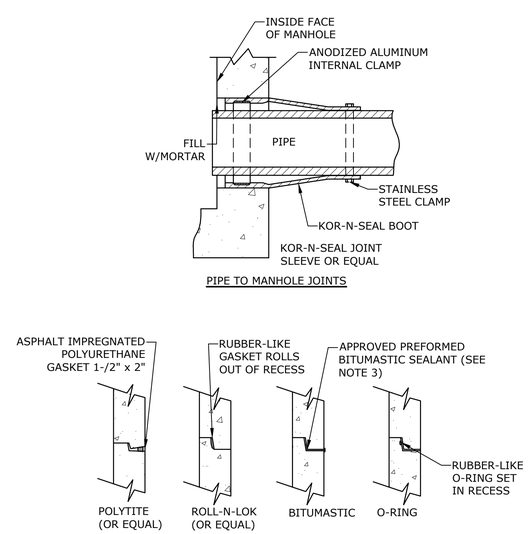
4' DIAMETER CATCHBASIN
NO SCALE

NHDOT ITEM No. 304.4 (CRUSHED STONE - FINE)	
SIEVE SIZE	% PASSING
2"	100
1-1/2"	85-100
3/4"	45-75
#4	10-45
#200	0-5



NOTES:
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE AND THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
4. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
5. CONSTRUCT CRUSHED STONE BEDDING AND BACKFILL UNDER (6" MINIMUM THICKNESS)
6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
7. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
8. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
9. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
10. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZNTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

4' DIAMETER DRAIN MANHOLE
NO SCALE



PIPE TO MANHOLE JOINTS

HORIZONTAL JOINTS

NOTES:
1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF PORTSMOUTH DPW STANDARD AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.
2. PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF PORTSMOUTH STANDARD.
3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
4. ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

MANHOLE JOINTS
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
8/28/24

STATE OF NEW HAMPSHIRE – NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER
8/28/24

PROPOSED LUMBER SHEDS

PORTSMOUTH LUMBER & HARDWARE LLC

105 Bartlett Street
Portsmouth,
New Hampshire

MARK	DATE	DESCRIPTION
B	8/28/2024	PB Submission
A	7/22/2024	TAC Submission

PROJECT NO:	R-5091-001
DATE:	July 22, 2024
FILE:	R-5091-001-C-DTLS.DWG
DRAWN BY:	NHW/CJK
CHECKED:	NAH
APPROVED:	PMC

DETAILS SHEET

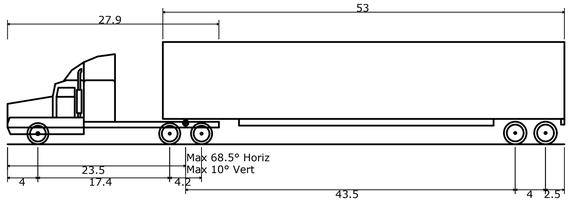
SCALE: AS SHOWN

C-503

Last Saved: 8/1/2024
Last Saved By: CJKnox
Tighe & Bond J:\R\R5091 Ricci Lumber\001 Ricci Lumber Sheds\Drawings\AutoCAD\R-5091-001-C-DTLS.dwg

LEGEND

- FORWARD VEHICLE WHEEL BASE
- FORWARD VEHICLE OVERHANG
- REVERSE VEHICLE WHEEL BASE
- REVERSE VEHICLE OVERHANG

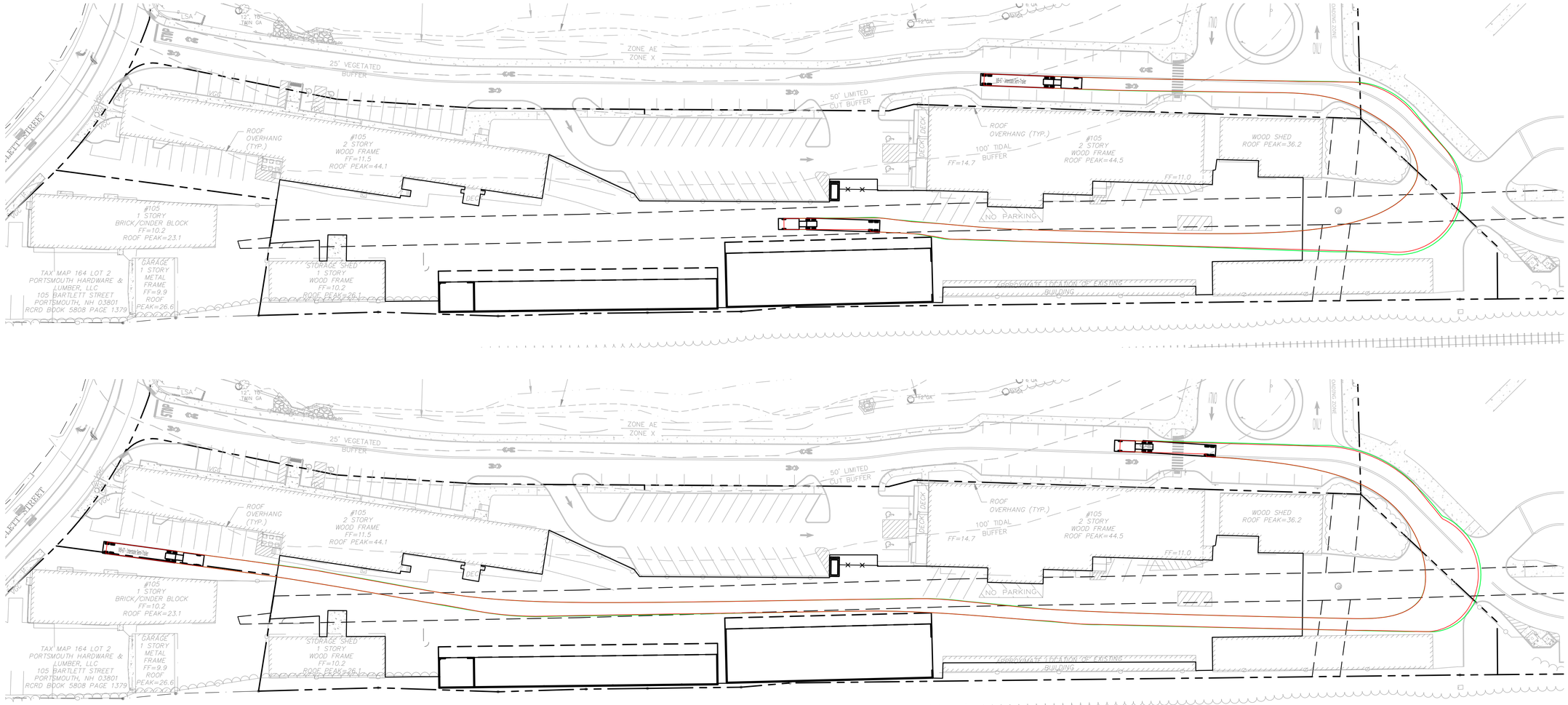


WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

PROPOSED LUMBER SHEDS
105 BARTLETT STREET
PORTSMOUTH, NH

WB-67 TRUCK TURNING EXHIBIT



0 40' 80'

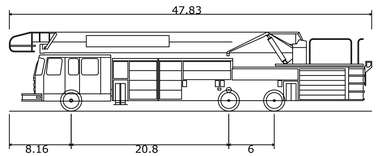
GRAPHIC SCALE

Tighe&Bond

August 28, 2024
R-5091-001_C-DSGN.dwg

LEGEND

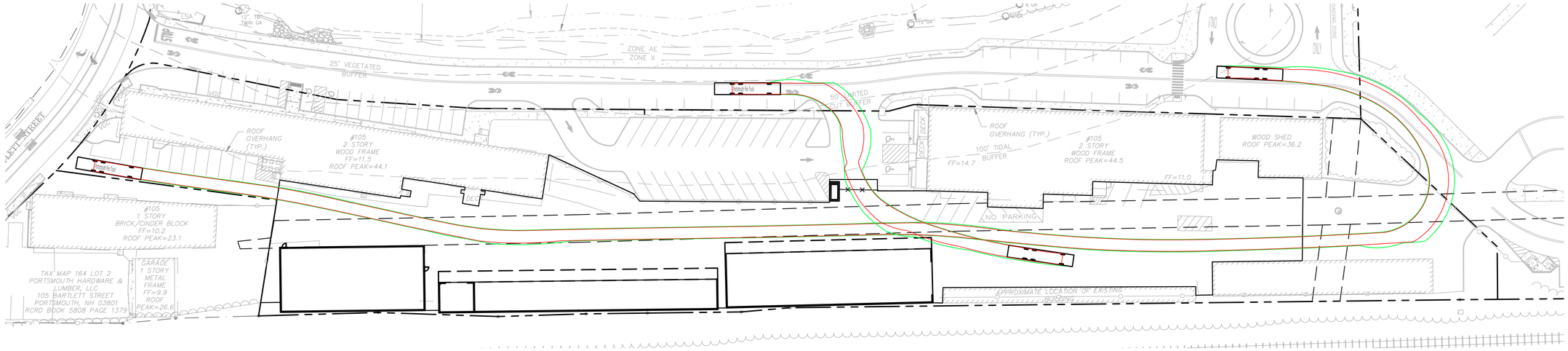
- FORWARD VEHICLE WHEEL BASE
- FORWARD VEHICLE OVERHANG
- REVERSE VEHICLE WHEEL BASE
- REVERSE VEHICLE OVERHANG

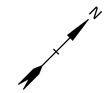


Portsmouth Fire Truck	
Overall Length	47.830ft
Overall Width	8.500ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	38.00°

PROPOSED LUMBER SHEDS
105 BARTLETT STREET
PORTSMOUTH, NH

FIRE TRUCK TURNING EXHIBIT





0 40' 80'

GRAPHIC SCALE

Tighe&Bond

July 22, 2024
R-5091-001_C-DSGN.dwg

Answering the Questions of the Rear Gate Opening and Turning Radius.

A question from the City of Portsmouth concerning the rear gate opening, its size and construction. Tighe and Bond was asked to respond to this question and the details follow.

From Emails: Dated 8/21/2024

From: Peter Stith Planning Manager City of Portsmouth
To: Patrick Moretti President of Ricci Lumber

Pat,

Two comments on the turning radius:

The truck appears to be driving over parked vehicles.

It looks like the rear gate is going to need to be 60' wide. What will that look like and what kind of foundation/footing will it have?

Thanks,

Peter Stith, AICP
Planning Manager

<u>This was forwarded to Neil Hanson of Tighe and Bond for a response</u>

From: Neil Hanson of Tighe and Bond
To: Peter Stith Planning Manager City of Portsmouth

Peter,

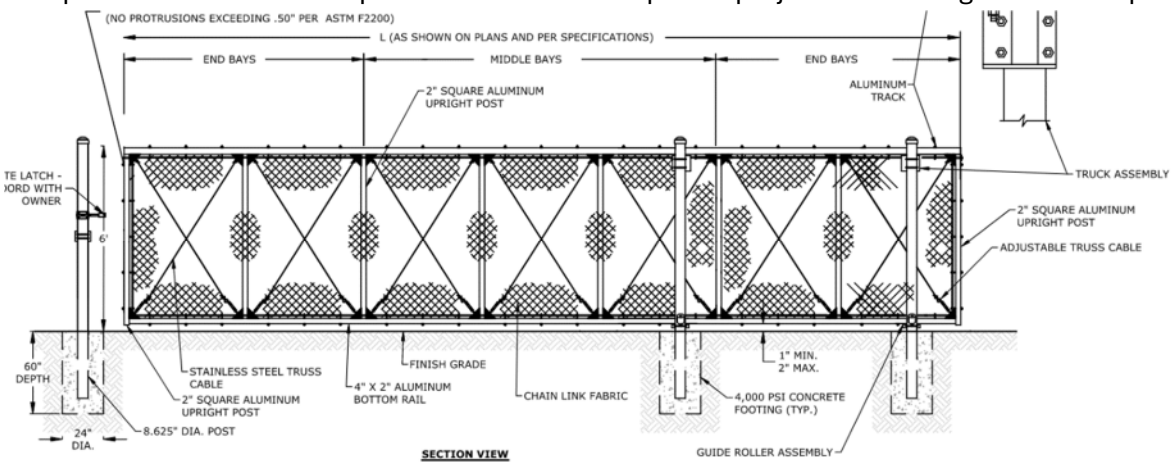
Please see the attached revised truck turning plan which eliminates the conflict with the parking spaces on the road. For the fence the opening is ~56' and the residential project plans includes cantilevered sliding gates, one for each half of the opening. Footings would be per the manufacturer, but a typical detail would be 2' diameter, 60" deep footings for the fence posts.

Thanks, Neil

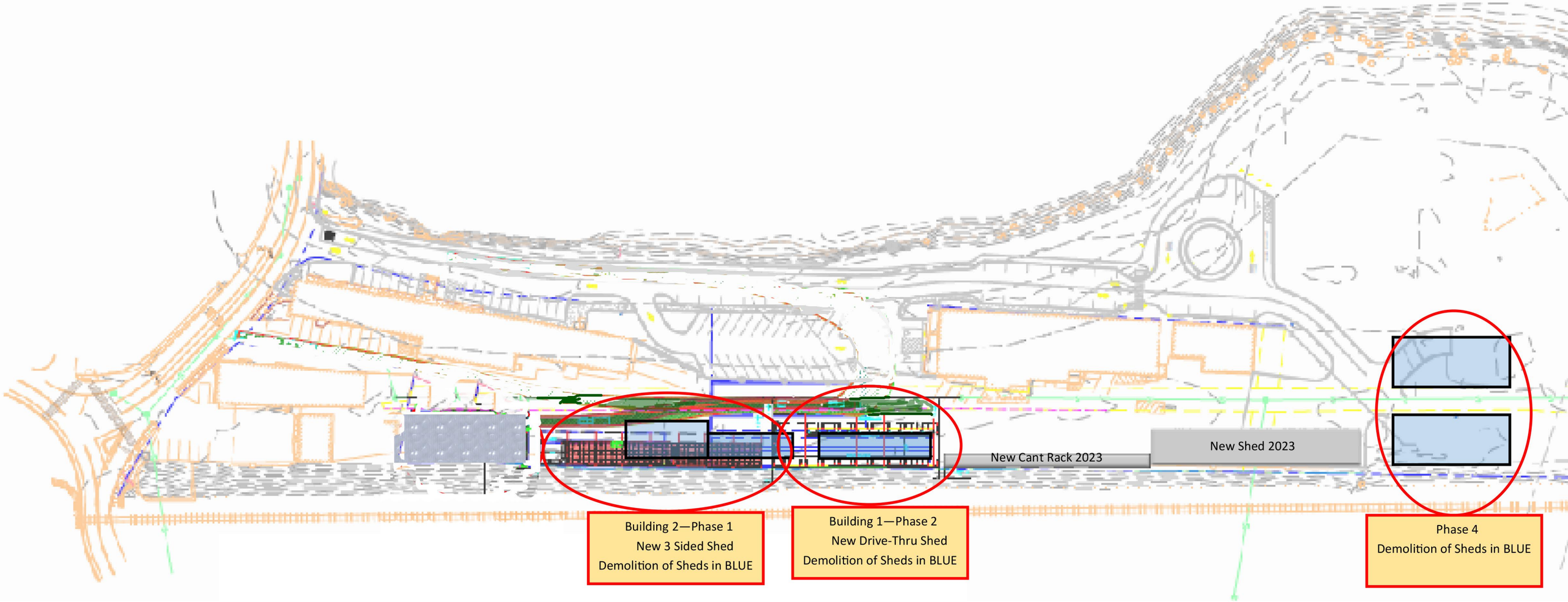
Neil Hansen, PE
Project Manager

The turning radius has been addressed in the document provided in this submittal.

This picture is from the accepted residential development project referencing that fence opening.



Submitted By Patrick Moretti of Ricci Lumber 8/27/2024



Demolition Plan

105 Bartlett - Shed Construction - Variance Application

Beverly M. Zendt <bmzendt@cityofportsmouth.com>

Fri 4/8/2022 1:09 PM

To:Christopher Mulligan <cmulligan@BosenandAssociates.com>
Cc:Peter M. Stith <pmstith@cityofportsmouth.com>;Vincent J. Hayes <vjhayes@cityofportsmouth.com>

Good afternoon,

You have requested the following variance for 105 Bartlett:

Remove two existing accessory structures and replace with one new shed which requires the following: 1) A Variance from Section 10.516.20 to allow a 6' setback where 15' is required from the railroad right of way.

It is staff's determination that the variance submitted for 105 Bartlett (LU-22-58) is not needed for the proposed construction of a new shed along the railroad right-of-way. At this time, staff would interpret the principal front yard to be Bartlett.

Staff analysis

- 10.516.20 provides the following: *10.516.20 Yard Adjoining a Railroad Right of Way Notwithstanding any other provision of this Article, in any district where a rear yard or side yard is required, the minimum yard adjoining a railroad right of way shall be 15 feet.*
- Staff interprets that to mean that where the district has no side yard – the 15 ' adjoining yard is not applicable.
- Zoning District CD4 - requires no side yard setback.
- Staff has determined that the yard adjoining the railroad ROW is a **side yard**.
- The existing service road/driveway does not meet the city's requirements for street. Although it has been dedicated, it has not been fully constructed or accepted by the city.
- Staff would interpret the principal front yard to be Bartlett at this time.
- Upon construction and acceptance of the new dedicated/platted road- the principal yard shall become that yard which adjoins the new proposed road.
- **Please be advised, the placement of the shed should be in compliant with all dimensional standards that will be in effect under the approved boundary line adjustment – currently under litigation.**

Portsmouth Zoning Ordinance Definition

Principal front yard On a lot with more than one front yard, the front yard designated to bear the address. On a lot with one front yard, that front yard may be referred to as the principal front yard.

Yard, front A yard extending across the full width of a lot between the street right of way line and nearest point of any building. **Front yard dimensions are to be measured from the street where a plan of the street is on file** with the Rockingham County Registry of Deeds or in City records, or in the absence of such plan, from a line 25 feet from and parallel to the center line of the traveled way.

Street A thoroughfare or roadway which is either (a) formally accepted by the City, or (b) **shown on a subdivision plan approved by the Planning Board and constructed to City subdivision** specifications or for which surety has been posted to guarantee construction of all improvements required by the Planning Board.

Please contact me if I can provide any additional information.

Best Regards,

Beverly Mesa-Zendt AICP
Director | Planning Department
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

(603) 610-7216
Bmz@cityofportsmouth.com
[http://] Planning Department | City of Portsmouth

PORTSMOUTH LUMBER & HARDWAR, LLC.
105 BARTLETT STREET
PORTSMOUTH, NH 03801

1 January 2024

To Whom It May Concern:

I am the sole member of Portsmouth Lumber & Hardware, LLC., which owns various parcels at 105 Bartlett Street. Ricci Supply Company, Inc., doing business as Ricci Lumber, has my express authorization to file any and all documents with the City in order to facilitate the eventual build out of the various improvements and upgrades planned at the lumberyard.

Please call me directly at (603) 396-8141 if you have any questions. Thank you.

Sincerely,

E.R. Hayes

Edward R. Hayes, Member

RICCI LUMBER
EST. 1957
PORTSMOUTH, NH

August 27, 2024

Portsmouth NH Planning Board
September Public Meeting

Ref: City request for a Maintenance easement

The city requested during our TAC sessions an additional 10' from the current sewer easement for possible maintenance to the sewer line running beneath the property. Our understanding is that this is needed only during repairs/construction to allow for proper shoring in order to protect the new foundations in the event the line is replaced or repaired. This is in no way going to increase the size of the current sewer easement or influence our ability to utilize the property as requested in this submittal. It is only a precautionary measure by the city to make the property owner and tenants aware of the situation and have a formal agreement in place should it be needed.

Based on the above information we formally agree to this maintenance buffer of 10'

Sincerely

Patrick Moretti
President
Ricci Lumber.

Ed Hayes
Property Owner
Portsmouth Lumber and Hardware.

Contact Information:
Edward Hayes ehayes@riccilumber.com
Patrick Moretti pmoretti@riccilumber.com

PORTSMOUTH LUMBER & HARDWARE, LLC
105 BARTLETT STREET
PORTSMOUTH, NH 03801

27 August 2024

Planning Department
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Dear Planning Department:

I support merging the two lots in question (Lots 164-1 and 157-2) in order to get Ricci Lumber's sheds built. Thank you very much.

Sincerely,

E.R. Hayes

Edward R. Hayes
Manager/Owner
Portsmouth Lumber

RICCI LUMBER
EST. 1957
PORTSMOUTH, NH

August 27, 2024

Portsmouth NH Planning Board
September Public Meeting

Ref: Access to the Railroad Property

This is in reference to the question of access to the CSX side of property line during construction and routine maintenance in the future. In a conference call that Ed Hayes, owner of the Ricci Lumber property, myself and Michael Twidle of CSX properties had on August 14, 2024, we asked Mr. Twidle about utilizing the CSX side of the property for construction and repairs of these new structures as we have in the past. Mr. Twidle explained that he didn't see any issues with the request, but as before there is a procedure. Right of entry agreements would be issued through their property portal and are only good for 30 days. Knowing we were not impacting the rail line in any way and only requesting access to work from their side, he suggested not applying for the permit until we were close to needing access. Besides the portal, he gave us an additional contact to reach out to once we had some firm dates for the construction so we could open the dialog before the actual request.

Sincerely,

Patrick Moretti
President
Ricci Lumber

E.R. Hayes, PLH owner

Contact Information:

Michael Twidle Michael_Twidle@csx.com
Drew Hannon drew_hannon@csx.com
Edward Hayes ehayes@riccilumber.com
Patrick Moretti pmoretti@riccilumber.com

Answers for the question is Fire Suppression needed for Building #1

According to the City of Portsmouth's website, they have adopted the NFPA-1, NFPA-101, IBC, Life Safety Code and the 2015 international code. Everything that I read leads me to believe that the building would be considered a Group S-1 or IBC 903.2.9. Group S occupancy involves a building that is used for storage purposes with Group S-1 clearly stating that it's for Moderate-Hazard Storage and Occupancy and Lumber is on the standard list of materials. At the TAC meeting I heard some saying possible mercantile structure aka Group-M. Mercantile, according to the codes, is a space that involves displaying and sale of merchandise, stocking goods and is accessible to the public. Further research points Group-M to a store type environment and not an open warehouse storage structure that this building will be.

Here are the definitions as described in detail on the website BuildingCodeTrainer.com

What is a Group M Occupancy?

A **Group M** occupancy is a use that involves the display and sale of merchandise, stocking of goods, and is accessible to the public.

What Are Examples of a Group M Occupancy?

This includes but is not limited to the following examples:

- Department stores
- Drug stores
- Markets
- Motor fuel-dispensing facilities
- Retail or wholesale stores
- Sales rooms

When certain hazardous materials are stored or displayed in a single control area of a Group M occupancy, they shall not exceed the quantity limits of Table 414.2.5(1) or otherwise it can be classified as a Group H occupancy.

What is a Group S Occupancy?

A **Group S** occupancy involves a building that is used for storage purposes.

The code does clarify that a space less than 100 square feet used for the purpose of storage and that is accessory to another occupancy shall be classified as part of that occupancy.

Answers for the question is Fire Suppression needed for Building #1

What Are Examples of a Group S Occupancy?

Group S-1:

Buildings occupied for storage uses that are not classified as a Group S-2 occupancy. A Group S-1 occupancy is also known as a moderate-hazard storage occupancy.

This includes but is not limited to the storage of the following examples:

- Aerosol products, Levels 2 and 3
- Aircraft hangar (storage and repair)
- Bags: cloth, burlap and paper
- Bamboos and rattan
- Baskets
- Belting: canvas and leather
- Beverages over 16-percent alcohol content
- Books and paper in rolls or packs
- Boots and shoes
- Buttons, including cloth covered, pearl or bone
- Cardboard and cardboard boxes
- Clothing, woolen wearing apparel
- Cordage
- Dry boat storage (indoor)
- Furniture
- Furs
- Glues, mucilage, pastes and size
- Grains
- Horns and combs, other than celluloid
- Leather
- Linoleum
- Lumber
- Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials specified in Table 307.1(1) (see Section 406.8)
- Photo engravings
- Resilient flooring
- Self-service storage facility (mini-storage)
- Silks
- Soaps
- Sugar
- Tires, bulk storage of
- Tobacco, cigars, cigarettes and snuff
- Upholstery and mattresses
- Wax candles

Answers for the question is Fire Suppression needed for Building #1

The details show that Lumber is classified under the Group-S. occupancy. Going to the guide book published by the National Fire Sprinkler Associate on their website (www.nfsa.org) on page 47 of this manual they state the following information

NFSA Fire Sprinkler Guide: 2018 International Building Code Edition

A. Complete Sprinkler Requirements:

The following paragraphs outline where complete sprinkler systems are required.

Group S-1, IBC 903.2.9: An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

- A Group S-1 fire area exceeds 12,000 square feet
- A Group S-1 fire area is located more than three stories above grade plane.
- The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.
- A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet.
- A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet.

The overall footprint of the building is just under 7100sqft and if you include the mezzanine it totals up to 9800 sqft. Based on the Group S-1 code above we are significantly under the requirement for sprinklers being needed in this structure.

RICCI LUMBER
EST. 1957
PORTSMOUTH, NH

August 27, 2024

Portsmouth NH Planning Board
September Public Meeting

Ref: Fire Department Request for Access

During our TAC sessions, the fire department wanted assurance that we would be including a means of access to the property should an emergency occur. Their request was to make certain that Knox Box and Knox Key switch access options are included in our submittals to the planning board and to be part of the approval process. I can firmly state that we will be including Knox Boxes\Keys switches at all entrances to the yard and any secure building on the property as required by the fire department.

Based on the above statement we formally agree to this request and requirement

Sincerely

Patrick Moretti

President
Ricci Lumber

Contact Information:
Patrick Moretti pmoretti@riccilumber.com