SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE

WORK SESSION

Conference Room A
City Hall, Municipal Complex, 1 Junkins Avenue

2:00 PM **April 9, 2024**

AGENDA

2:00 PM	413 Lafayette Road Friends of Lafayette House, Owner Jones & Beach, Engineer (LUTW-24-6)	**Site Plan Review**
2:30 PM	921 Islington St Ampet Inc., Owner Applicant (LUTW-24-5)	**Site Plan Review/CUP**

JONES&BEACH
ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

April 2, 2024

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

RE: TAC Work Session Application
Friends of Lafayette House
413 Lafayette Road, Portsmouth, NH
Tax Map 230, Lot 23A
JBE Project No. 23036

Dear Board Members,

Jones & Beach Engineers, Inc., respectfully submits a TAC Work Session Application on behalf of the applicant and owner, Friends of Lafayette House. This structure houses 12 developmentally disabled residents with full-time inhouse care. The intent of this application is to add a 635 S.F. addition to the existing building for the use of the full-time caretaker onsite. Currently the caretaker has a unit inside the building and works 5 days a week all day. On weekends, they have a secondary caretaker that comes in and covers the weekend workload, but they have to live with the full-time caretaker in the same unit. It is tight quarters and they share a bathroom and kitchen and it's not an ideal living situation. The proposed addition is to give the full-time caretaker their own unit and then the weekend caretaker would use the existing space just on the weekends. There is no increase in staffing or residency proposed with this expansion.

The reason for this request to be heard at the work session is to determine what level of plans we need to submit for this small addition. There are no proposed changes to the utilities outside of the building. The addition will be plumbed internally from the existing building. There are no changes proposed for the parking area and minimal increase in impervious coverage. We are removing the existing sheds on the property. Therefore, we would prefer to not provide a full drainage report for these small changes to the site. We are also not proposing any additional landscaping and the lighting modifications will be minimal. The owner would just have a small light above the doorway providing access to the caretaker unit.

The following items are provided in support of this Application:

1. Completed TAC Work Session Application (submitted online).
2. Letter of Authorization.
3. Current Deed.
4. One (1) Full Size Plan Set Folded.
5. One (1) Full Size set of architectural drawings

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

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Joseph A. Coronati
Vice President

cc: Melanie Merz, Friends of Lafayette House (via email)
John Bosen, Esq (via email)
Chris Mulligan, Esq (via email)

Letter of Authorization

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

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

Witness

Friends of Lafayette House

12/20/23
Date

19052508 12/10/2019 02:36:58 PM
Book 6065 Page 669 Page 1 of 2
Register of Deeds, Rockingham County

Cathy Ann Stacey

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

Ganz Law Office
Box 62

Tx:40306496

WARRANTY DEED

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

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

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

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

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

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

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

Subject to all rights, restrictions and easements of record.

This is not homestead property of Grantor.

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

Executed this 10th day of December, 2019.

Community Home Solutions, Inc.

Witness

By Francis G. Chase, President

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS. **December 10, 2019**

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

Before me,

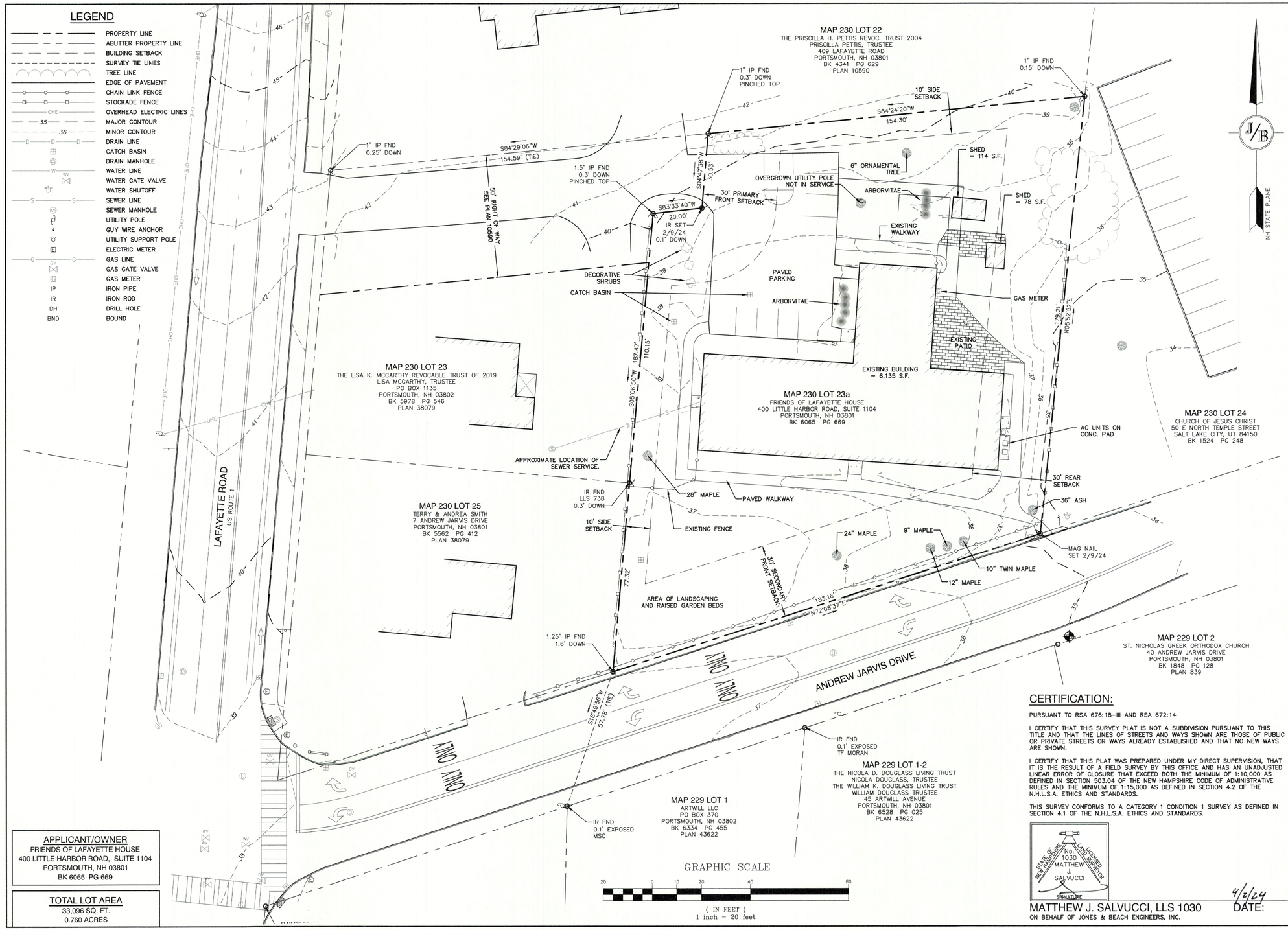
Mary Keohan Ganz, Justice of the Peace
State of New Hampshire
My Commission Expires: August 28, 2024

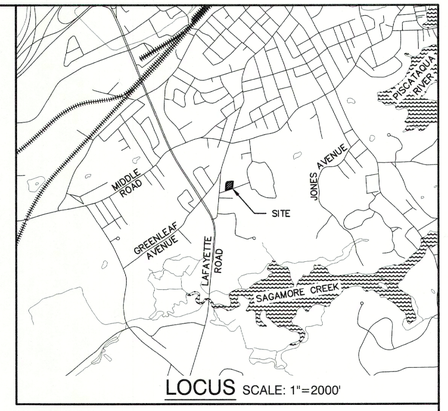
Mary Keohan Ganz - Justice of the Peace
My Commission Expires: 08/28/2024

#8784-A/BF
C:\Users\alang\Google Drive\0 - WORD PERFECT DOCS\Real Estate\Community Home Solutions - 413 Lafayette Road 8784-ABF\2019-12-10 Warranty Deed.wpd

LEGEND

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING SETBACK
- SURVEY TIE LINES
- TREE LINE
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- STOCKADE FENCE
- OHE — OVERHEAD ELECTRIC LINES
- 35 — MAJOR CONTOUR
- 36 — MINOR CONTOUR
- D — DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- W — WATER LINE
- WV — WATER GATE VALVE
- WATER SHUTOFF
- S — SEWER LINE
- SEWER MANHOLE
- UTILITY POLE
- GUY WIRE ANCHOR
- UTILITY SUPPORT POLE
- ELECTRIC METER
- G — GAS LINE
- GV — GAS GATE VALVE
- GAS METER
- IP — IRON PIPE
- IR — IRON ROD
- DH — DRILL HOLE
- BND — BOUND





LOCUS SCALE: 1"=2000'

NOTES:

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

PLAN REFERENCES:

1. "PLAN OF THE HOMESTEAD FARM OF THE LATE SAMUEL LANGDON, PORTSMOUTH, N.H." DATED MAY 23, 1882. PREPARED BY A. C. HOYT. R.C.R.D. 0364.
2. "SUBDIVISION PLAN OF LAND OF J. PHILIP MCCAFFERY FOR GREAT BAY SCHOOL AND TRAINING CENTER, LAFAYETTE ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H." DATED DECEMBER 1981. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. R.C.R.D. 10590.
3. "SEWER EASEMENT, LOT 1 TO LOT 2, 411 LAFAYETTE ROAD, GREAT BAY SCHOOL AND TRAINING CENTER, LAFAYETTE ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H." DATED JULY 21, 1982. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. R.C.R.D. 11034.
4. "SUBDIVISION PLAN, TAX MAP 230 – LOT 23, OWNER: GREAT BAY SCHOOL AND TRAINING CENTER, FOR LEMIEUX BUILDERS, INC. 417 LAFAYETTE ROAD, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE." DATED SEPTEMBER 2013. PREPARED BY AMBIT ENGINEERING. R.C.R.D. 38079.
5. "EASEMENT PLAN, TAX MAP 230 – D. R. LEMIEUX BUILDERS, INC TO THE CITY OF PORTSMOUTH, 7 ANDREW JARVIS DRIVE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE." DATED JUNE 2014. PREPARED BY AMBIT ENGINEERING. R.C.R.D. 38417.

CERTIFICATION:

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

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

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

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

STATE OF NEW HAMPSHIRE — No. 1030 — MATTHEW J. SALVUCCI — LAND SURVEYOR

SIGNATURE

MATTHEW J. SALVUCCI, LLS 1030 — DATE: 4/2/24

ON BEHALF OF JONES & BEACH ENGINEERS, INC.

APPLICANT/OWNER
FRIENDS OF LAFAYETTE HOUSE
400 LITTLE HARBOR ROAD, SUITE 1104
PORTSMOUTH, NH 03801
BK 6065 PG 669

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

Design: JAC	Draft: KDR	Date: 2/28/24
Checked: JAC	Scale: 1" = 20'	Project No.: 23036
Drawing Name: 23036-PLAN.dwg		

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

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219
Stratham, NH 03885
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: EXISTING CONDITIONS PLAN

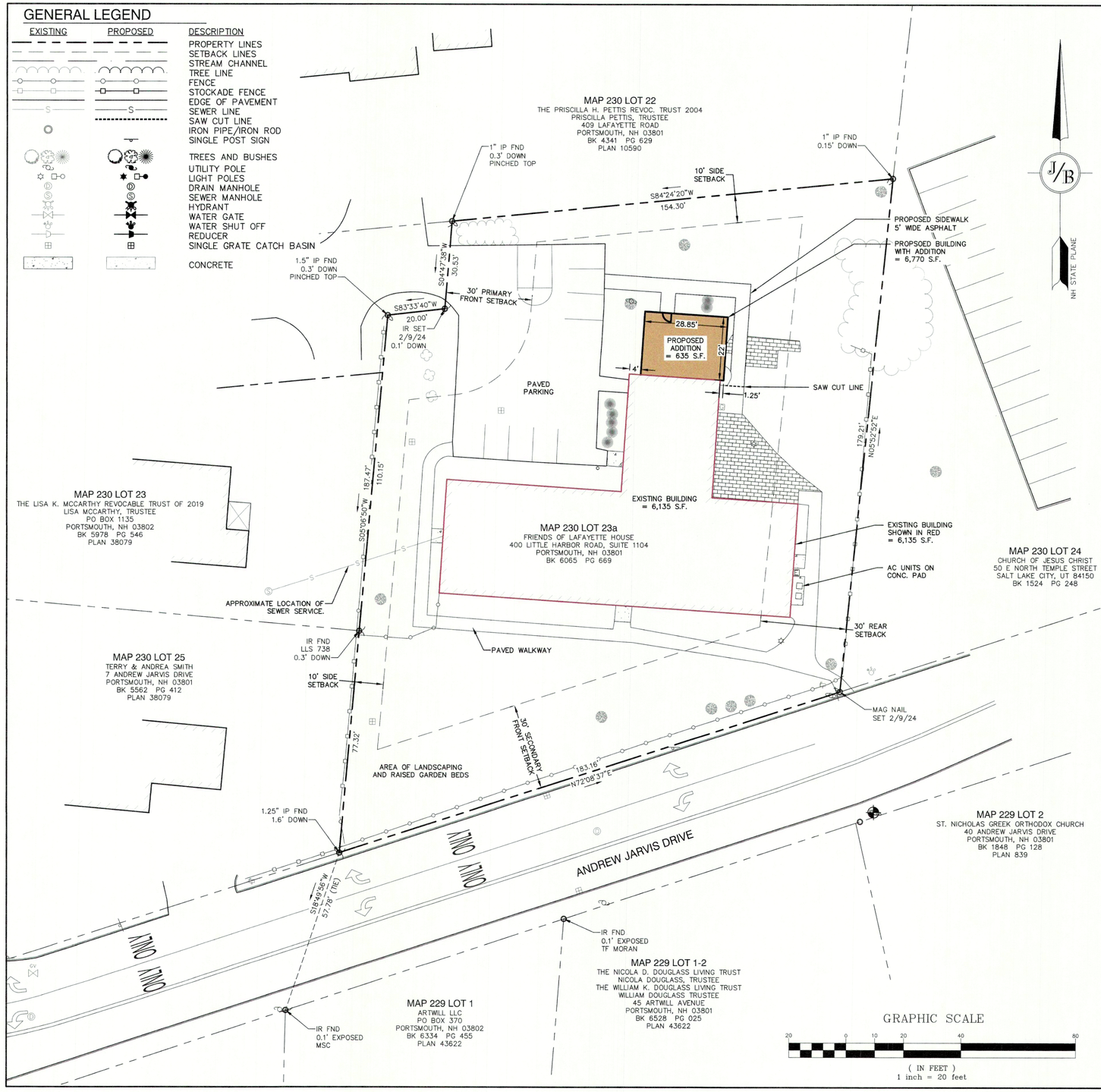
Project: BUILDING ADDITION
413 LAFAYETTE ROAD, PORTSMOUTH, NH

Owner of Record: FRIENDS OF LAFAYETTE HOUSE
400 LITTLE HARBOR ROAD, SUITE 1104, PORTSMOUTH, NH 03801

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

GENERAL LEGEND

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

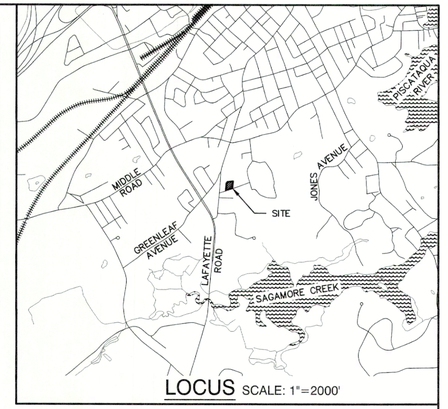


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 feet

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



LOCUS SCALE: 1"=2000'

SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO ADD AN ADDITION FOR A CARETAKER UNIT.
2. PARKING CALCULATIONS (ARTICLE 11, SECTION 10.1112.321.2 – ASSISTED LIVING FACILITY/RESIDENTIAL CARE FACILITY):
   REQUIREMENT: .5 PARKING SPACES PER BED OR RESIDENT
   13 TOTAL ROOMS EXISTING * .5 SPACES PER BED = 6.5 ≈ 7
   7 PARKING SPACES REQUIRED
   8 PARKING SPACES PROVIDED
3. THE FOLLOWING VARIANCES HAVE BEEN APPROVED BY THE ZONING BOARD OF ADJUSTMENT ON:
   A) SECTION 10.331 – TO EXTEND, ENLARGE, OR CHANGE THE LAWFUL NONCONFORMING USE WITHOUT CONFORMING TO THE ORDINANCE.
   B) SECTION 10.334 – TO EXTEND THE NONCONFORMING USE TO A REMAINING PORTION OF THE LAND.
4. EXISTING IMPERVIOUS CALCULATIONS:
   EXISTING BUILDING = 6,135 S.F. (18.5%)
   PATIO, WALKWAY, CONCRETE = 2,745 S.F. (8.3%)
   PAVED SURFACES = 3,939 S.F. (11.9%)
   SHEDS = 192 S.F.
   TOTAL = 13,011 S.F. (39.3%)

   PROPOSED IMPERVIOUS CALCULATIONS:
   PROPOSED BUILDING FOOTPRINT = 6,770 S.F.(20.4%)
   PATIO, WALKWAY, CONCRETE = 2,898 S.F. (8.8%)
   PAVED SURFACES = 3,939 S.F. (11.9%)
   TOTAL = 13,607 S.F. (41.1%)
5. THE FACILITY SHALL BE LIMITED TO 12 CARE RESIDENTS OR RESIDENTS UNDER CARE.
6. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
7. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
8. SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0270FB, DATED JANUARY 29, 2021.
9. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
10. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
11. THE CONTRACTOR SHALL READ AND FOLLOW ALL RECOMMENDATIONS MADE IN THE SITE GEOTECHNICAL ENGINEER REPORT, PREPARED BY , DATED .
12. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
13. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
14. SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
15. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.

CERTIFICATION:

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

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

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

MATTHEW J. SALVUCCI, LLS 1030 DATE: 4/2/24
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

APPROVED – PORTSMOUTH, NH
PLANNING BOARD

DATE:

APPLICANT/OWNER
FRIENDS OF LAFAYETTE HOUSE
400 LITTLE HARBOR ROAD, SUITE 1104
PORTSMOUTH, NH 03801
BK 6065 PG 669

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

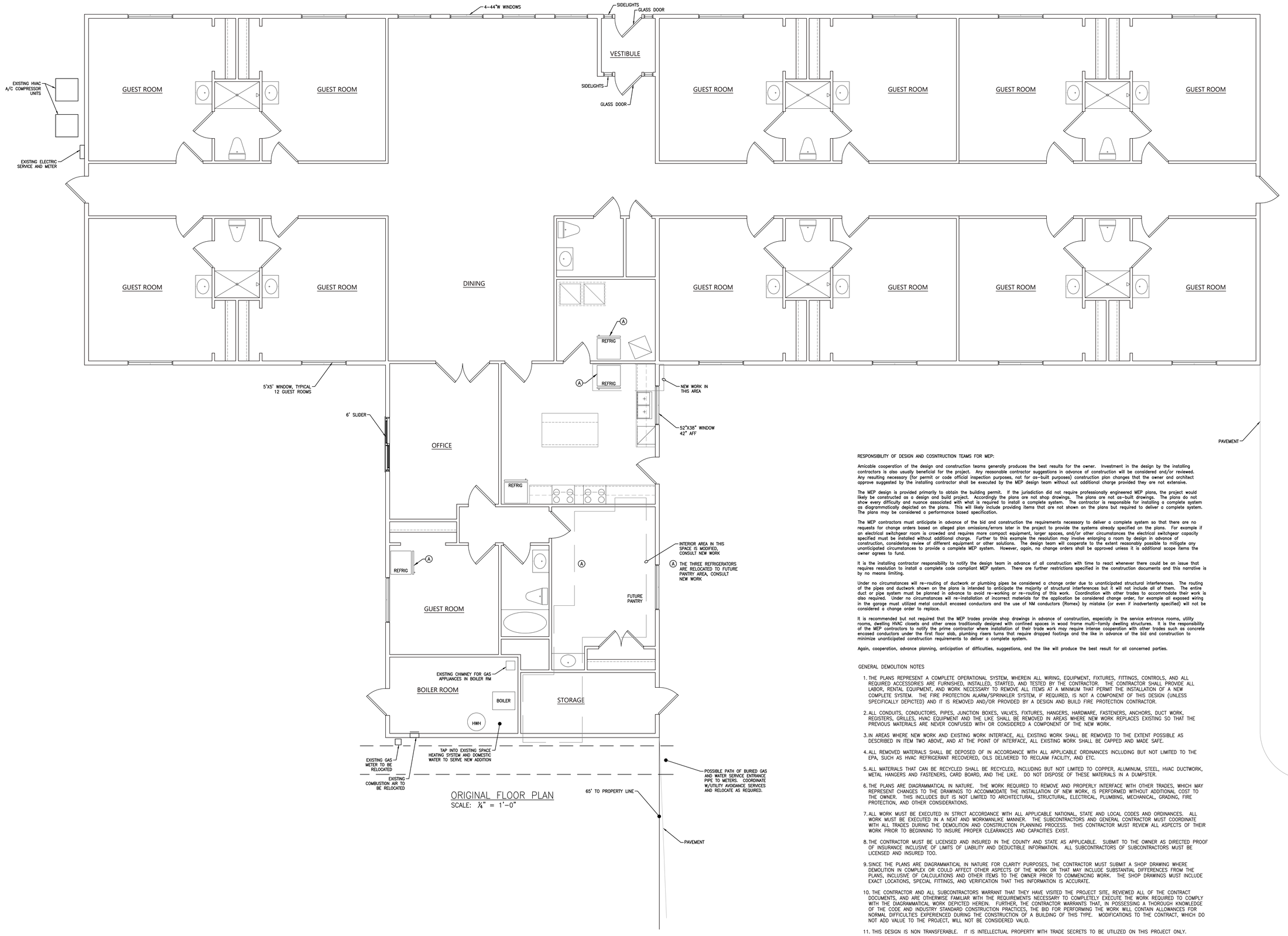
Design: JAC	Draft: KDR	Date: 2/28/24
Checked: JAC	Scale: 1" = 20'	Project No.: 23036
Drawing Name: 23036-PLAN.dwg		

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

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219
Stratham, NH 03885
E-MAIL: JBE@JONESANDBEACH.COM

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

DRAWING No.
C2
SHEET 2 OF 2
JBE PROJECT NO. 23036



ORIGINAL FLOOR PLAN
SCALE: ¼" = 1'–0"

RESPONSIBILITY OF DESIGN AND COSNTRUCTION TEAMS FOR MEP:

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

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

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

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

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

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

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

GENERAL DEMOLITION NOTES

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

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

PROJECT: LAFAYETTE HOUSE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT ARCHITECT:

PROJECT CONSULTING ENGINEER:
JOSHUA W. CHAPMAN PE, LEED AP, PRINCIPAL

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The Association of Energy Engineers
IGSHPA International Ground Source Heat Pump Association
GEOEXCHANGE The Geothermal Heat Pump Consortium
CGD CERTIFIED GEOEXCHANGE DESIGNER

STATE OF NEW HAMPSHIRE – JOSHUA WILLIAM CHAPMAN – 12987 – PROFESSIONAL ENGINEER

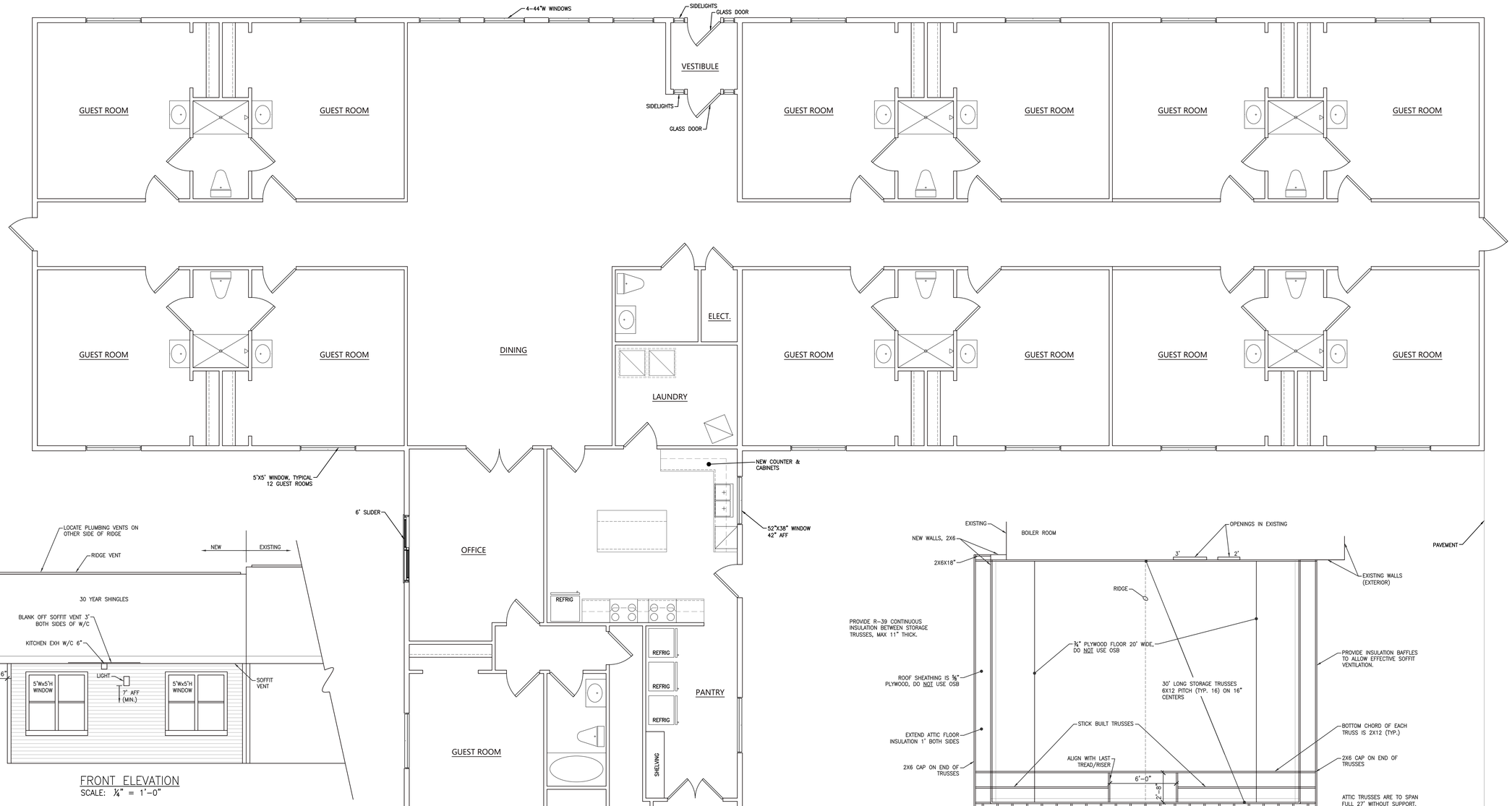
COMMONWEALTH OF VIRGINIA – REGISTERED PROFESSIONAL ENGINEER – JOSHUA W. CHAPMAN – No. 042814

REVISIONS
1 ....

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

DRAWING TITLE: FLOOR PLAN
OWNER: ...
DESIGNED BY: RSM/JWC
DRAWN BY: LPG/DMMC
SCALE: AS NOTED
DATE: 10/10/2022
CHECKED BY: RSM/JWC

SHEET IDENTIFICATION
A-1

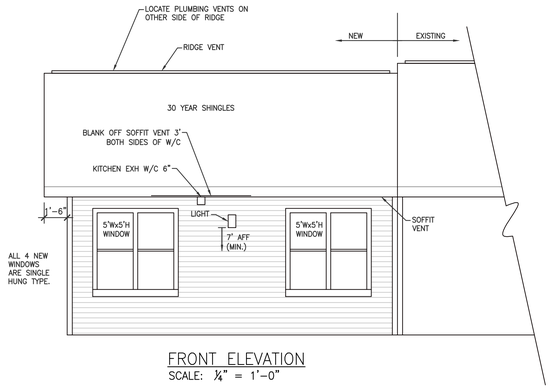


PROPOSED FLOOR PLAN
SCALE: ¼" = 1'–0"

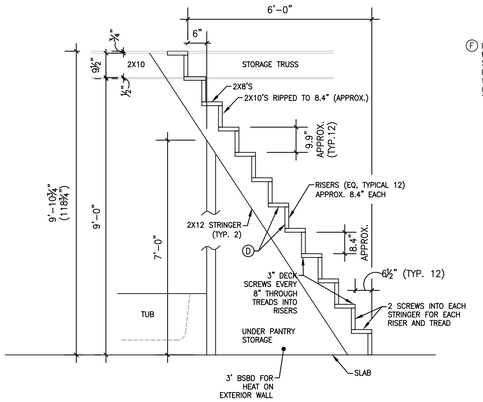
B WALL IS ABOVE TREADS AND RISERS ONLY, OPEN TO PANTRY FOR STORAGE UNDERNEATH. WALL IS INSULATED W/RIGID FOAM 3", R–21

C INSULATED EXTERIOR DOOR WITH SEALS

D UNDERSIDE OF TREADS AND RISERS ARE INSULATED W/3" RIGID FOAM AND PAINTED. SEAL TREADS AND RISERS W/CAULK–ALL SEAMS

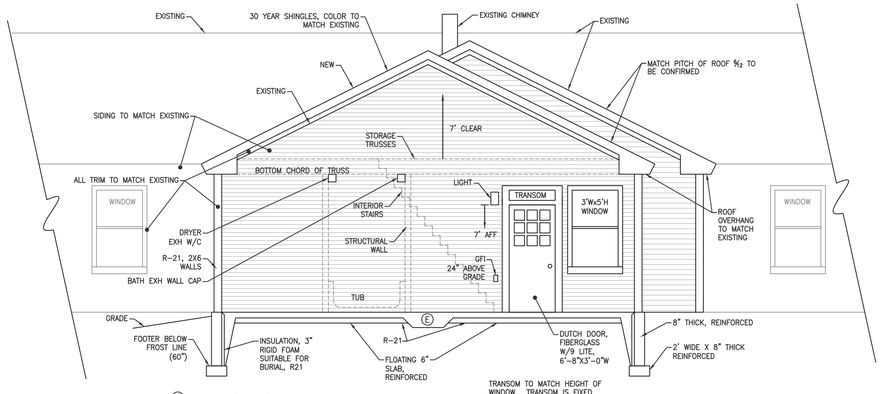


FRONT ELEVATION
SCALE: ¼" = 1'–0"



A SHIPS LADDER SECTION A
SCALE: ½" = 1'–0"

ATTIC FRAMING CONCEPT, PLAN VIEW
SCALE: ¼" = 1'–0"



E 12"x24"x22" THICKENED SLAB

TRANSOM TO MATCH HEIGHT OF WINDOW. TRANSOM IS FIXED PANE, INSULATED GLASS (DOUBLE PANE).

END ELEVATION
SCALE: ¼" = 1'–0"

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

PROJECT: LAFAYETTE HOUSE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT ARCHITECT:

PROJECT CONSULTING ENGINEER:

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STATE OF NEW HAMPSHIRE – JOSHUA DAVID CHAPMAN – PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA – JOSEFIA W. CHAPMAN – No. 042814 – PROFESSIONAL ENGINEER

GEOEXCHANGE The Geothermal Heat Pump Consortium

CGD CERTIFIED GEOEXCHANGE DESIGNER

REVISIONS

...	...

DRAWING TITLE: FLOOR PLAN

OWNER ...

DESIGNED BY: RSM/JWC	DATE: 10/10/2022
DRAWN BY: LPG/DMWC	CHECKED BY: RSM/JWC
SCALE: AS NOTED	

SHEET IDENTIFICATION

A-2

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

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

CONSTRUCTION ADMINISTRATION REQUIREMENTS:

This section applies to the construction documents. This section concerns execution of the work more so than code compliance and accordingly is not completely applicable to jurisdictional plan review.

Construction administration must be organized to be successful and this plan sheet is devoted to provide instruction for the contractor to properly apply this process with the engineer of record and design team. Please abide by the submittal format exactly and submit the products grouped as requested. Please issue requests for information (RFI) in accordance with the instructions on this plan sheet. RFI's and submittals out of compliance with this plan sheet may be returned requiring a corrected format. Please do not take this construction document requirement lightly.

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

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

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

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

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

REQUESTS FOR INFORMATION HEREINAFTER REFERRED TO AS AN RFI REQUIREMENTS:

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

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

6.1. The return grille is shown as low, can it be installed high above the door of the mechanical closet?

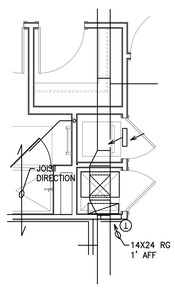
6.2. The return grille is shown ducted to the return air plenum and air handler, can this be deleted and make the mechanical closet a return plenum?

6.3. The outside air duct which brings in fresh air to each dwelling air handler may be unnecessary, can it be deleted?

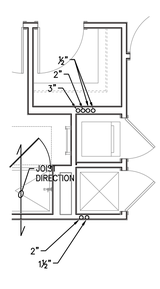
6.4. Is ductboard acceptable when it is concealed and not able to be accessed completely for cleaning and thorough inspection?

ALL RFI'S MUST BE WRITTEN BY THE MECHANICAL, ELECTRICAL AND PLUMBING TRADESMAN, OR WRITTEN BY OTHERS AND SIGNED BY THE MECHANICAL, ELECTRICAL, AND PLUMBING TRADESMAN. TRADESMAN MUST ACCEPT THIS RESPONSIBILITY SERIOUSLY. RFI'S THAT APPEAR SIGNED BY TRADESMAN THAT WERE QUESTIONS THE TRADESMAN WOULD NORMALLY KNOW, AND NOT SERIOUSLY REVIEWED WILL BE RETURNED.

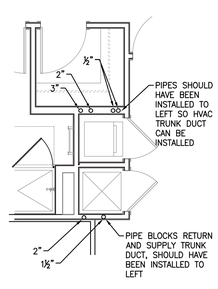
ALL RFI'S MUST INCLUDE A PROPOSED NO COST RESOLUTION OR THEY WILL BE REJECTED.



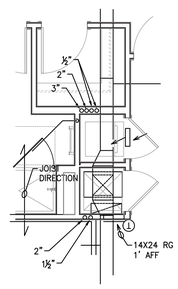
HVAC PLANS, ABBREVIATED
SCALE: NO SCALE



PLUMBING PLANS, ABBREVIATED
SCALE: NO SCALE



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



HVAC & PLUMBING PLANS, ABBREVIATED
SCALE: NO SCALE

WHAT SHOULD BE INSTALLED

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

EXAMPLES OF WHAT WE ARE TRYING TO AVOID, PLAN AHEAD

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

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

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

General: All submittals must identify the Project name and trade contractor that is submitting the equipment for review. Equipment submitted must be compatible, functional and a proper application. Equipment submitted shall be spatially compatible, do not submit the equipment if it will not fit in the space allotted. The construction team is usually more experienced than the design team in the area of spatial compatibility of various mechanical, electrical, and plumbing equipment. Any deviations from the plans must be noted in the submittal. Any type of approval by the design team relies on the contractor submitting a code compliant and construction document compliant item. Plan deviations submitted shall be clearly identified and only approved if specifically referred and addressed in the engineering submittal review. Quantities and finishes will generally not be reviewed.

The engineering submittal review is a double check to hopefully discover a contractor misinterpretation of the construction documents. While this process is reliable, it is not guaranteed. The obligation of providing a correct product is always the responsibility of the contractor, regardless of whether an engineer submittal review approval was issued.

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

1. Submit the mechanical items in groups (a through i) as outlined exactly herein below:

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

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

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

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

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

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

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

PROJECT COMMISSIONING

Mechanical, HVAC:

All HVAC systems with moving parts shall be installed and started up in strict accordance with the published installation and start up instructions published by the manufacturer and documented in writing accordingly.

Split system and package HVAC systems capacity five tons and less, provide a single start-up and installation page that includes but may not be limited to the information listed below:

System information:

1. System designation on the plans
2. Dwelling (each, so if 200 dwellings, here are 200 of these reports minimum, list unit number with level it is on) served, or common area served (such as leasing, club or etc.).
3. Equipment model numbers, air handler, furnace, compressor section, furnace coil, auxiliary heat as applicable minimum. Also, list thermostat model.
4. Date of installation, date of start-up, and person(s) starting up the equipment
5. Size and approximate installed length of refrigeration pipes
6. Confirm that return air conveyance system is ducted from grille to air handler
7. Confirm that outside air intake duct (where natural ventilation is not used) includes a volume damper and motorized damper interlocked with the air handler and if applicable carbon dioxide sensor.
8. Confirm that all rated assemblies inside the mechanical closet are protected.

System operation:

1. Confirm that the air handler is set to 400 cfm per ton, do not leave the factory 3 ton air handler setting for a 1.5 ton system.
2. Confirm that the outside air (that is ducted to return plenum) is balanced to 30 cfm for one bedroom, 45 cfm for two bedroom and 60 cfm for a three bedroom dwelling.
3. Confirm that all wall caps serving the dwelling seal tightly, and operate correctly
4. Confirm that the refrigeration pipes have been leak tested
5. Record weight and type of refrigerant used to charge the system.
6. Record the ambient conditions and record the interior conditions prior to start up.
7. Record the inlet return air temperature and relative humidity
8. Record the supply air discharge temperature at the refrigeration coil discharge.
9. Record the supply air temperature out of the supply outlets in the occupied space.
10. Record the amps of the blower fan and compressor.
11. Record the refrigeration pressures and temperatures with the return air and supply air temperatures, plus outdoor temperatures.
12. Record the space temperature, relative humidity and thermostat setting after a week of operation. Record any room temperatures that are more than 4°F different than the thermostat setting.

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

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

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

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

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

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

PROJECT: LAFAYETTE HOUSE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT ARCHITECT:

PROJECT CONSULTING ENGINEER:
JOSHUA W. CHAPMAN PE, LEED AP, PRINCIPAL

SCOT ENGINEERING SINCE 1990
MECHANICAL, ELECTRICAL, PLUMBING
300 PLANTATION STREET, SUITE 1001, NORFOLK STATION, VA 23509-2723
P(703)397-7477 F(703)397-7479 scotengineering@gmail.com
P. SCOT MINESINGER, PE
P(703)582-2827 scott@gmail.com

The Association of Energy Engineers
IGSHPA International Ground Source Heat Pump Association
GEOEXCHANGE The Geothermal Heat Pump Consortium
CGD CERTIFIED GEOEXCHANGE DESIGNER

REVISIONS
.....

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

DRAWING TITLE: CONSTRUCTION ADMIN. NOTES & DETAILS
OWNER: ...
DESIGNED BY: RSM/JWC | DATE: 10/10/2022
DRAWN BY: LPG/DMM/MC | CHECKED BY: RSM/JWC
SCALE: AS NOTED

SHEET IDENTIFICATION
A-3

GENERAL DEMOLITION NOTES

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

RESPONSIBILITY OF DESIGN AND CONSTRUCTION TEAMS:

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

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

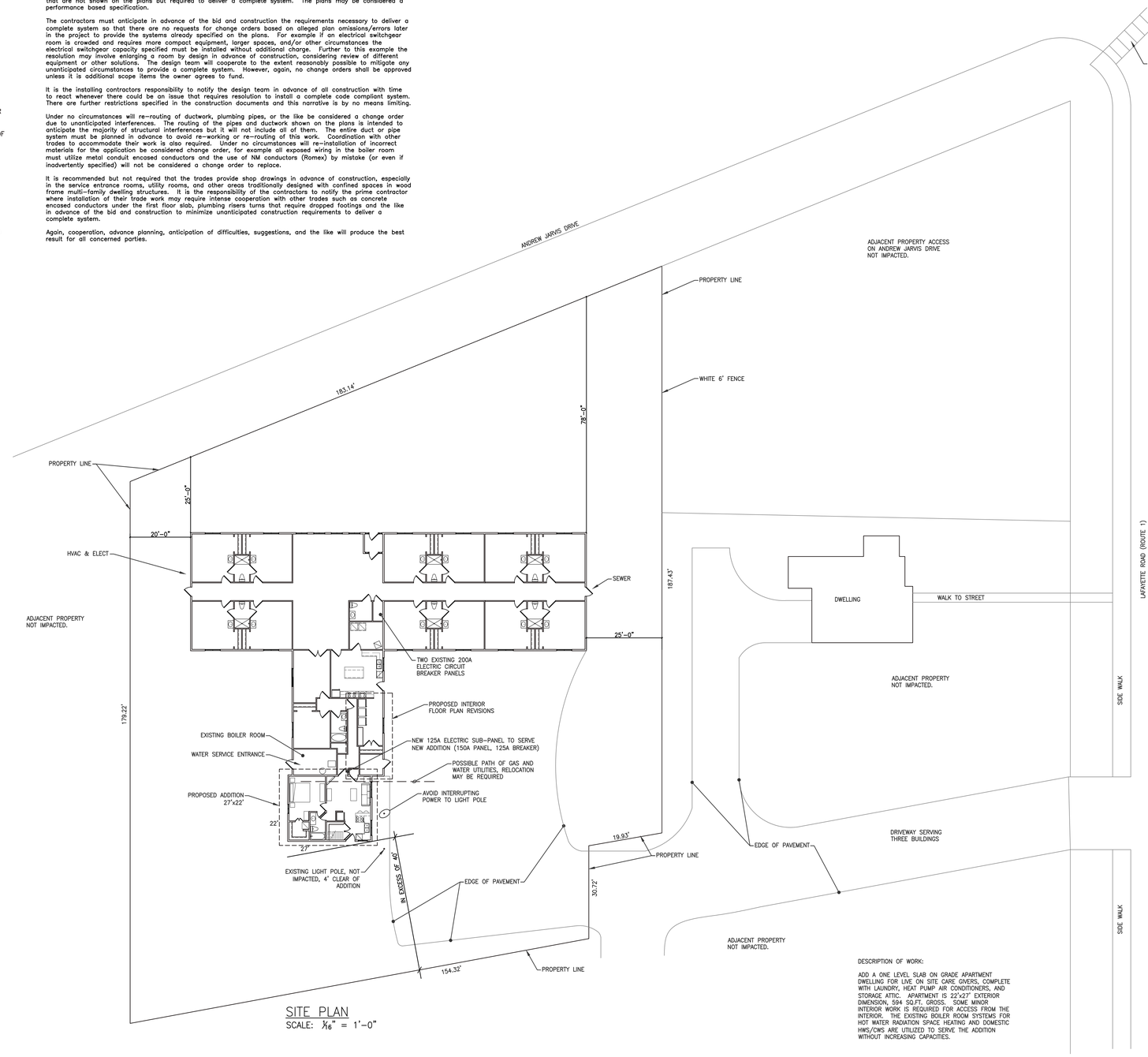
The contractors must anticipate in advance of the bid and construction the requirements necessary to deliver a complete system so that there are no requests for change orders based on alleged plan omissions/errors later in the project to provide the systems already specified on the plans. For example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

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

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

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

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



SITE PLAN
SCALE: 1/16" = 1'-0"

DESCRIPTION OF WORK:

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

CODES

2015 IMC
2015 IECC
2015 IPC
2015 IBC
2017 NEC

SHEET INDEX

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

PROJECT: LAFAYETTE HOUSE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT ARCHITECT:
R. SCOT MINESINGER, PE
SCOT ENGINEERING SINCE 1990
MECHANICAL, ENERGY CONSULTANTS
8300 BOONE BLVD, SUITE 500 / TYSONS CORNER STATION, VA 22039-2723
P(703)897-7477 F(703)970-1429 rsm@scotengineering.com
PROJECT CONSULTING ENGINEER:
JOSHUA W. CHAPMAN PE, LEED AP, PRINCIPAL

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

REVISIONS
.....

DRAWING TITLE: SITE PLAN & COVER SHEET
OWNER: ...
DESIGNED BY: RSM/JWC
DRAWN BY: LPGDM/MC
SCALE: AS NOTED
DATE: 10/10/2022
CHECKED BY: RSM/JWC

SHEET IDENTIFICATION
S-1

ELECTRICAL SYMBOL LEGEND

ALL ITEMS SHOWN MAY NOT APPEAR ON DRAWINGS.

PER ADA REQUIREMENTS, ALL CONTROL DEVICES MUST BE A MINIMUM OF 15" A.F.F. TO WITHIN 48" A.F.F. FOR REACHING ACCESSIBILITY.

HEIGHTS ARE GIVEN FROM THE FINISHED FLOOR. VERIFY THICKNESS OF FLOORING ASSEMBLY WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN

- JUNCTION BOX, +15" A.F.F. TO THE BOTTOM OF BOX
- JUNCTION BOX, ABOVE IN CEILING
- JUNCTION BOX, FLUSH IN FLOOR
- DUPLEX CONVENIENCE OUTLET, +15" A.F.F. TO THE CENTER OF THE BOTTOM OUTLET.
- DUPLEX CONVENIENCE OUTLET, MOUNT 8" ABOVE TOP OF COUNTER OR +46" A.F.F. TO THE CENTER OF THE TOP OUTLET. WHERE SHOWN UNDER A COUNTER TOP OVERHANG OF LESS THAN 6", OUTLET NOT TO BE MORE THAN 12" BELOW COUNTER TO CENTER OF OUTLET. FOR A COUNTER TOP OVERHANG OF GREATER THAN 6", MOUNT RECEPTACLE AT 15" A.F.F. TO CENTER OF THE BOTTOM OUTLET.
- USB LEVITON T5832 TAMPER-PROOF COMBINATION USB/DUPLEX RECEPTACLE MOUNTED 8" ABOVE TOP OF COUNTER OR +46" A.F.F. TO THE CENTER OF THE TOP OUTLET.
- USB LEVITON T5832 TAMPER-PROOF COMBINATION USB/DUPLEX RECEPTACLE MOUNTED +15" A.F.F. TO THE CENTER OF BOTTOM OUTLET. OR AS NOTED
- DUPLEX CONVENIENCE OUTLET, HALF HOT, HALF SWITCHED, +15" A.F.F. TO THE CENTER OF BOTTOM OUTLET. OR AS NOTED
- SINGLE OUTLET WITH PLUG CONFIGURATION AS INDICATED ON PLANS, +15" A.F.F. TO THE CENTER OF OUTLET OR AS NOTED
- QUADPLEX CONVENIENCE OUTLET, +15" A.F.F. TO THE CENTER OF THE BOTTOM OUTLET OR AS NOTED
- GFI DUPLEX FLUSH MOUNTED POP-UP, SPILL-PROOF COUNTERTOP RECEPTACLE AS MANUFACTURED BY LEW ELECTRIC #PUR20. FINISH TO BE SELECTED BY OWNER/ARCHITECT. DEVICE REQUIRES AN UNDER COUNTER RECEPTACLE FOR A PLUG-IN CONNECTION.
- DUPLEX OUTLET FLOOR BOX, PEDESTAL MOUNTED
- DUPLEX OUTLET CEILING MOUNTED
- DUPLEX FLUSH FLOOR BOX WITH 3/4" CONDUIT TO NEAREST WALL
- TV CABLE TV OUTLET, +15" A.F.F. TO MIDDLE OF BOX OR AS NOTED
- TV/DATA COMBINATION VOICE/DATA/CABLE TV OUTLET UNDER ONE COVER PLATE AND SINGLE GANG BOX, +15" A.F.F. TO MIDDLE OF BOX OR AS NOTED
- MOTOR STARTER
- CONTROL DEVICE AS INDICATED
- CM = CARBON MONOXIDE DETECTOR WITH INTEGRAL ALARM
  CR = ENTRY SYSTEM CARD READER
  IC = TENANT INTERCOM SYSTEM
- 30/3 DISCONNECT SWITCH- 30/3 INDICATES 30 AMP RATED 3-POLE
- 100/3/70 DISCONNECT SWITCH- 100/3/70 INDICATES 100 AMP RATED 3-POLE SWITCH WITH 70 AMP FUSES
- MOTOR, H.P. AS INDICATED
- DATA OUTLET WITH 1"C. TO NEAREST ACCESSIBLE CEILING, +15" A.F.F. TO MIDDLE OF BOX OR AS NOTED FOR COMPUTER WIRING BY OTHERS
- VOICE/DATA OUTLET WITH 1"C. TO NEAREST ACCESSIBLE CEILING, +15" A.F.F. TO MIDDLE OF BOX OR AS NOTED
- VOICE/DATA OUTLET WITH 1"C. TO NEAREST ACCESSIBLE CEILING, +48" A.F.F. TO TOP OF BOX OR AS NOTED.
- VOICE/DATA FLUSH FLOOR OUTLET WITH 1" EMPTY CONDUIT TO NEAREST WALL
- A PANEL BOARD SURFACE MOUNTED (RECESS WHENEVER POSSIBLE)
- A PANEL BOARD RECESSED MOUNTED

  (LETTERS INDICATE PANEL BOARD DESIGNATION; WHERE REQUIRED FOR ACCESSIBILITY, TOP BREAKER NOT TO EXCEED 48" A.F.F.)
- PUSH-BUTTON STATION-SINGLE BUTTON, +46" A.F.F. TO THE CENTER OF THE BUTTON OR AS NOTED
- START/STOP PUSH-BUTTON, +46" A.F.F. TO THE CENTER OF THE TOP BUTTON OR AS NOTED
- BUZZER OUTLET, +84" OR AS NOTED

(SHADING INDICATES "WIRED TO EMERGENCY CIRCUIT OR EQUIPPED WITH EMERGENCY BATTERY BACK-UP")

- 2'X4' LIGHTING FIXTURE RECESSED WHEN POSSIBLE
- 2'X4' LIGHTING FIXTURE RECESSED WHEN POSSIBLE
- LIGHTING FIXTURE SURFACE STRIP (1) TUBE
- LIGHTING FIXTURE SURFACE STRIP (2) TUBE
- LIGHT FIXTURE RECESSED MOUNTED WHEN POSSIBLE 2'X2' SHOWN
- SURFACE MOUNTED CEILING LIGHT
- WALL MOUNTED LIGHT, IF FIXTURE MOUNTING PROTRUDES MORE THAN 4" IN DEPTH FROM WALL, MOUNT AT 80" A.F.F. TO BOTTOM OF FIXTURE.
- DECORATIVE CHANDELIER/PENDANT
- RECESSED MOUNTED LIGHT W/FRAME-IN KIT TO MATCH CEILING RATINGS
- EXIT LIGHT FIXTURE; SHADED PORTION INDICATES FACE WITH DIRECTIONAL ARROWS AS INDICATED
- EMERGENCY LIGHTING UNIT
- EMERGENCY LIGHTING REMOTE HEADS
- $ SINGLE POLE TOGGLE SWITCH +46" A.F.F. TO THE CENTER OF THE CONTROL DR AS NOTED. SUBSCRIPTS INDICATE THE FOLLOWING:

  2 - DOUBLE POLE; 3 - THREE WAY; 4 - FOR WAY; K - KEY OPERATED; T - ROTARY TIMER 0-2 HR; P - PILOT LIGHT, RED; R - REMOTE CONTROL SWITCH; M - MOTOR SWITCH; I - ILLUMINATED
- $P DIMMER SOLID STATE +46" A.F.F. TO THE CENTER OF THE CONTROL DR AS NOTED
- CONDUIT & WIRE CONCEALED UNDERGROUND OR IN CONCRETE SLAB OR UNDER FLOOR - 3/4"C. 2 # 12 OR AS NOTED
- CONDUIT & WIRE CONCEALED IN WALL PARTITIONS OR CEILING SPACE ABOVE - 3/4"C. 2 # 12 OR AS NOTED
- STRIKES INDICATE QUANTITY OF #12 A.W.G.
- T LINE VOLTAGE THERMOSTAT SUPPLIED AND INSTALLED BY HVAC CONTRACTOR, WIRED BY ELECTRICIAN. THERMOSTAT TO BE MOUNTED AT A MAXIMUM OF 48"A.F.F. TO TOP OF CONTROLS.

  SUBSCRIPTS AT SIDE OF OUTLET

  WP - WEATHER PROOF; GF - GROUND FAULT PROTECTION; IG - ISOLATED GROUND; HACR - HVAC & REFRIGERATION EQUIP'T RATED CKT BRKR; RT - RAIN TIGHT; DE - DUAL ELEMENT; TD - TIME DELAY; H - MOUNT HORIZONTAL
- 12 THE NUMBER 12 INDICATES THE CIRCUIT NUMBER THAT POWERS THE ELECTRICAL DEVICE, IT MAY NOT REQUIRE A HOME RUN
- P,12 THE "P" IS THE PANEL DESIGNATION AND THE NUMBER "12" IS THE CIRCUIT ON PANEL "P" - IF THE PANEL DESIGNATION IS ABSENT IT IS WIRED TO THE LOCAL PANEL IN THE DWELLING
- DWELLING UNIT SMOKE DETECTOR 120V WITH BATTERY BACK-UP- SINGLE STATTION UNIT- ALL IN EACH SEPARATE DWELLING TO BE WIRED TOGETHER TO SOUND ONE ALARM. DO NOT WIRE TO BUILDING ADDRESSABLE FIRE ALARM SYSTEM.
- CM DWELLING UNIT COMBINATION SMOKE/CARBON MONOXIDE DETECTOR 120V WITH BATTERY BACK-UP, SINGLE STATION UNIT, ALL IN EACH SEPARATE DWELLING TO BE WIRED TOGETHER TO SOUND ONE ALARM. DO NOT WIRE TO BUILDING ADDRESSABLE FIRE ALARM SYSTEM.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO BE INSTALLED IN ACCORDANCE WITH THE GOVERNING EDITION OF THE NATIONAL ELECTRICAL CODE AND ANY OTHER LOCAL AUTHORITIES HAVING JURISDICTION.
2. ALL ELECTRICAL MATERIALS AND EQUIPMENT FOR THE PROJECT SHALL BE NEW AND U.L. OR EQUALLY APPROVED.
3. PROCURE ALL NECESSARY PERMITS, INSPECTIONS AND LICENSES AND PAY ALL REQUIRED FEES.
4. SUBMIT TO THE OWNER CERTIFICATES OF INSPECTION IN DUPLICATE FROM APPROVED INSPECTION AGENCY UPON COMPLETION.
5. ON COMPLETION OF THE WORK, THE ENTIRE WIRING SYSTEM SHALL BE ENTIRELY FREE FROM GROUNDS, SHORT CIRCUITS, OPENS, OVERLOADS, AND IMPROPER VOLTAGES AND THOROUGH TESTS SHALL BE MADE. FURNISH ALL LABOR, MATERIAL AND INSTRUMENTS.
6. PRIOR TO FINAL ACCEPTANCE OF THE WORK, SUBMIT A WRITTEN STATEMENT TO THE OWNER GUARANTEEING ALL EQUIPMENT AND SYSTEMS AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. UPON WRITTEN NOTICE AND AT NO EXPENSE TO THE OWNER, PROMPTLY REPAIR ALL DEFECTIVE MATERIAL.
7. PROVIDE NEATLY TYPED SCHEDULES OUTLINING CIRCUIT CONTROL FOR ALL PANEL BOARDS.
8. CONTRACT DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC, THEREFORE, THE CONTRACTOR SHALL APPLY FOR DETAILED INFORMATION REGARDING THE LOCATION OF ALL EQUIPMENT BEFORE ROUGH-IN AS THE FINAL LOCATION MAY DIFFER FROM THAT SHOWN ON THE DRAWINGS. OUTLETS, ETC., IMPROPERLY PLACED BECAUSE OF FAILURE TO OBTAIN THIS INFORMATION SHALL BE RELOCATED AND REINSTALLED WITHOUT ADDITIONAL EXPENSE.
9. WIRE ALL FIXTURES, DEVICES, ETC., TO RESPECTIVE PANELS AND CONTROLS AS SHOWN ON THE PLANS IN SYMBOL FORM, BRANCH CIRCUIT WIRING IS NOT COMPLETELY SHOWN ON DRAWINGS. CONTRACTOR IS RESPONSIBLE TO WIRE ALL DEVICES AS CIRCUITED SYMBOLICALLY.
10. ALL WIRE AND CABLE SHALL BE COPPER 75° RATED, 600 VOLT INSULATION, TYPE THW, THHN OR THWN. WIRE SIZE #10 AND SMALLER SHALL BE SOLID, #8 AND LARGER SHALL BE STRANDED. MINIMUM SIZE WIRE FOR 20A LIGHTING AND POWER CIRCUITS SHALL BE #12 AWG ON CIRCUIT LENGTHS OF UP TO 100 FEET. ON CIRCUIT LENGTHS 100 TO 200 FEET, #10 AWG SHALL BE INSTALLED TO THE CENTER CIRCUIT LOAD AND #12 TO THE OTHER OUTLETS ON THE CIRCUIT IF REQUIRED DUE TO VOLTAGE DROP. FOR 15A LIGHTING AND POWER CIRCUITS, #14 AWG WIRE MAY BE INSTALLED. CONTRACTOR MAY USE ALUMINUM WIRE AND CABLE ON THE SECONDARY SIDE OF THE UTILITY COMPANY TRANSFORMER(S) AND ON THE PRIMARY SIDE OF PANEL BOARDS IF 75° LUGS ARE USED, AMPACITY IS 60A OR GREATER, AND INSTALLED IN COMPLIANCE WITH THE N.E.C.. ALUMINUM WIRE SIZES ARE INDICATED ON PLANS WHERE ALLOWABLE.
11. IN REFERENCE TO NOTE #10, ELECTRICAL CONTRACTOR MAY USE ARMORED CLAD CABLE TYPE "AC" AND METAL CLAD CABLE TYPE "MC" WITH BUILDING CONSTRUCTION TYPE I AND TYPE II WHERE ALLOWABLE BY NOTE #1. NONMETALLIC SHEATHED CABLE TYPE "NMC" MAY BE USED WITH BUILDING CONSTRUCTION TYPE V WHERE ALLOWABLE BY NOTE #1.
12. VERIFY ALL DOOR SWINGS PRIOR TO SWITCH ROUGH-IN.
13. VERIFY ALL CEILING CONSTRUCTION INCLUDING METHOD AND TYPE OF BUILDING INSULATION BEFORE ORDERING FIXTURES AND PROVIDE FIXTURES COMPATIBLE TO CEILING CONSTRUCTION, INCLUDING BUILDING INSULATION METHODS (I/C OR NON I/C RATED) AS REQUIRED.
14. PROVIDE ALL LIGHTING FIXTURES RECESSED IN A CEILING WHICH HAVE A FIRE RESISTIVE RATING OF ONE HOUR OR MORE WITH A BOX ENCLOSURE WHICH HAS A FIRE RATING EQUAL TO THAT OF THE CEILING. THE SPACE FROM THE FIXTURE TO THE ENCLOSURE SHALL BE A MINIMUM OF 1" FOR FLUORESCENT AND 3" FOR INCANDESCENT FIXTURES.
15. ELECTRICAL CONTRACTOR TO SECURE SHOP DRAWINGS FROM OTHER SUBCONTRACTORS AND VERIFY EXACT ELECTRICAL CHARACTERISTICS OF EQUIPMENT TO BE WIRED. THIS IS TO BE DONE BEFORE ELECTRICAL CONTRACTOR ROUGH-IN FOR SUBJECT EQUIPMENT. IF DISCREPANCIES ARE NOTED BETWEEN THE ELECTRICAL CONTRACT DRAWINGS AND OTHER CONTRACTOR SHOP DRAWINGS, ELECTRICAL CONTRACTOR IS TO NOTIFY ENGINEER AT ONCE. FAILURE BY THE ELECTRICAL CONTRACTOR TO PERFORM THIS DUTY WILL NOT RELIEVE HIM OF THE RESPONSIBILITY TO CORRECT WIRING DEFICIENCIES AT HIS EXPENSE.
16. PROVIDE ALL WIRING, CONNECTIONS AND DEVICES, ETC., NECESSARY TO COMPLY WITH THE GROUNDING REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND AS SHOWN ON THE DRAWINGS. ALL EXPOSED NON-CURRENT CARRYING METALLIC PARTS OF THE ELECTRICAL EQUIPMENT, RACEWAY SYSTEMS, GROUNDING CONDUCTORS OF NONMETALLIC COVERED CABLE AND NEUTRAL CONDUCTOR OF THE WIRING SYSTEM SHALL BE GROUNDED.
17. ALL WIRING, UNLESS SPECIFICALLY SPECIFIED OTHERWISE, IS TO BE INSTALLED IN THE CONSTRUCTION IN A CONCEALED MANNER.
18. CONTRACTOR TO PROPERLY SEAL ALL FIRE RATED WALL/CEILING PENETRATIONS.

GENERAL CONSTRUCTION NOTES

1. THE PLANS REPRESENT A COMPLETE OPERATIONAL SYSTEM, WHEREIN ALL WIRING, EQUIPMENT, FIXTURES, FITTINGS, CONTROLS, AND ALL REQUIRED ACCESSORIES ARE FURNISHED, INSTALLED, STARTED, AND TESTED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR, AND SUPERVISION TO DELIVER A COMPLETE SYSTEM. THE FIRE PROTECTION ALARM/SPRINKLER SYSTEM, IF REQUIRED, IS NOT A COMPONENT OF THIS DESIGN (UNLESS SPECIFICALLY DEPICTED) AND IT IS PROVIDED BY A DESIGN AND BUILD FIRE PROTECTION CONTRACTOR.
2. THE PLANS ARE DIAGRAMMATICAL IN NATURE. THE WORK REQUIRED TO PROPERLY INTERFACE WITH OTHER TRADES, WHICH MAY REPRESENT CHANGES TO THE DRAWINGS TO ACCOMMODATE THE INSTALLATION OF THIS WORK, IS PERFORMED WITHOUT ADDITIONAL COST TO THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL, GRADING, FIRE PROTECTION, AND OTHER CONSIDERATIONS.
3. ALL WORK MUST BE EXECUTED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES. ALL WORK MUST BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER. THE SUBCONTRACTORS AND GENERAL CONTRACTOR MUST COORDINATE WITH ALL TRADES DURING THE CONSTRUCTION PROCESS. THIS CONTRACTOR MUST REVIEW ALL ASPECTS OF THEIR WORK PRIOR TO INSTALLATION TO ENSURE PROPER CLEARANCES AND CAPACITIES EXIST.
4. THE CONTRACTOR MUST BE LICENSED AND ENSURED IN THE COUNTY AND STATE AS APPLICABLE. SUBMIT TO THE OWNER AS DIRECTED PROOF OF INSURANCE INCLUSIVE OF LIMITS OF LIABILITY AND DEDUCTIBLE INFORMATION. ALL SUBCONTRACTORS OF SUBCONTRACTORS MUST BE LICENSED AND ENSURED TOO.
5. SINCE THE PLANS ARE DIAGRAMMATICAL IN NATURE FOR CLARITY PURPOSES, THE CONTRACTOR MUST SUBMIT A SHOP DRAWING WHERE THE CONTRACTOR INTENDS TO INSTALL WORK THAT INCLUDES SUBSTANTIAL DIFFERENCES FROM THE PLANS, INCLUSIVE OF CALCULATIONS AND OTHER ITEMS TO THE OWNER PRIOR TO COMMENCING WORK. THE SHOP DRAWINGS MUST INCLUDE EXACT LOCATIONS, SPECIAL FITTINGS, AND VERIFICATION THAT THIS INFORMATION IS ACCURATE.
6. THE CONTRACTOR AND ALL SUBCONTRACTORS WARRANT THAT THEY HAVE VISITED THE PROJECT SITE, REVIEWED ALL OF THE CONTRACT DOCUMENTS, AND ARE OTHERWISE FAMILIAR WITH THE REQUIREMENTS NECESSARY TO COMPLETELY EXECUTE THE WORK REQUIRED TO COMPLY WITH THE DIAGRAMMATICAL WORK DEPICTED HEREIN. FURTHER, THE CONTRACTOR WARRANTS THAT, IN POSSESSING A THOROUGH KNOWLEDGE OF THE CODE AND INDUSTRY STANDARD CONSTRUCTION PRACTICES, THE BID FOR PERFORMING THE WORK WILL CONTAIN ALLOWANCES FOR NORMAL DIFFICULTIES EXPERIENCED DURING THE CONSTRUCTION OF A BUILDING OF THIS TYPE. MODIFICATIONS TO THE CONTRACT, WHICH DO NOT ADD VALUE TO THE PROJECT, WILL NOT BE CONSIDERED VALID.
7. THIS DESIGN IS NON TRANSFERABLE. IT IS INTELLECTUAL PROPERTY WITH TRADE SECRETS TO BE UTILIZED ON THIS PROJECT ONLY.
8. WHERE THE CONTRACTOR FURNISHES CERTAIN MODELS OR PROTOTYPES OF DESIGN SPECIFIED ON THE DRAWINGS, SUBMITTAL DATA IS NOT NECESSARY. SIMPLY NOTIFY THE OWNER IN WRITING THAT THE SPECIFIED ITEM WILL BE USED AND PROCEED WITH THE WORK. IF EQUAL DEVIATIONS FROM THE SPECIFIED PRODUCT ARE UTILIZED, THE PRODUCT DATA MUST BE SUBMITTED TO THE OWNER FOR APPROVAL. IT IS THE INTENT OF THE DESIGN TO MAKE A COMPETITIVE BID. EQUAL PRODUCTS WILL BE CONSIDERED AS SUBMITTED.
9. ALL SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH INDUSTRY ACCEPTED STANDARDS AND CODE REQUIREMENTS. ALL ELECTRICAL PHASES FOR THREE PHASE SERVICE SHALL BE BALANCED, AIR DISTRIBUTION SYSTEMS SHALL BE BALANCED, AND ALL OTHER APPLICABLE MEP SYSTEMS SHALL BE PROPERLY COMMISSIONED AND BALANCED.
10. ALL MEP SYSTEMS SHALL PROVIDE FOR NO POOLING OF WATER TO THE EXTENT POSSIBLE. THE SAFE PANS, DRAIN PANS, AND CONDENSER PANS SHALL ALL SLOPE TO AVOID POOLS OF WATER. IT IS ACCEPTABLE TO HAVE A 1/8" DEPTH POOL OF WATER IN CONDENSATE PANS DURING COOLING OPERATION.
11. ALL ACCESS PANELS SHALL BE LABELED BY THE TRADE THAT RECEIVES THE BENEFIT OF THE ACCESS PANEL. THE BUILDER PROVIDES MANY ACCESS DOORS FOR PLUMBING CLEANOUTS OR FIRE DAMPERS, BUT THE PLUMBER OR HVAC CONTRACTOR SHALL PROVIDE THE LABEL. THE LABEL SHALL BE WITH 3/8" HEIGHT LETTERS ON NON CARBOARD OR PAPER TYPE MATERIAL, PERMANENTLY AFFIXED TO THE ACCESS DOOR. DUCT ACCESS DOORS INSTALLED IN DUCTWORK SHALL BE MADE AND LABELED BY THE HVAC CONTRACTOR.
12. THE FIRE DAMPERS THAT PENETRATE THE CEILING ON THE DISCHARGE OF THE AIR HANDLER SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS PUBLISHED BY THE MANUFACTURER. SUBMIT THE ILLUSTRATION OF THE INSTALLATION IN THE INSTRUCTIONS PRIOR TO CONSTRUCTION AND THAT WILL SUFFICE AS THE DETAIL. THE DAMPER SHALL BE INSTALLED IN A SLEEVE WITHIN SIX INCHES OF THE PLANE OF THE CEILING AT A MINIMUM, COMPLETE WITH A DUCT ACCESS DOOR.
13. THE PLANS INDICATE QUANTITIES ON THE PLANS TO ENHANCE THE UNDERSTANDING OF THE DESIGN CONCEPT. THE QUANTITIES ARE RELIABLE, BUT NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE CORRECT QUANTITIES OF ITEMS REQUIRED TO DELIVER A COMPLETE FUNCTIONING BUILDING.
14. THIS PROJECT HAS AN UNUSUAL INTENSE MEP COORDINATION REQUIREMENT, AND IT IS THE RESPONSIBILITY OF THE MEP TRADES TO ENSURE THAT ALL ASPECTS OF THE WORK ARE PROVIDED TO DELIVER A COMPLETE AND FUNCTIONING MEP SYSTEM.
15. WHERE THERE EXISTS A DISCREPANCY BETWEEN THE PLANS, DOCUMENTS, OR CODE THE CONTRACTOR SHALL PROVIDE FOR THE MOST EXPENSIVE METHOD AND ADVISE THE ARCHITECT IN WRITING PRIOR TO PERFORMING ANY WORK.

RESPONSIBILITY OF DESIGN AND CONSTRUCTION TEAMS FOR MEP:

AMICABLE COOPERATION OF THE DESIGN AND CONSTRUCTION TEAMS GENERALLY PRODUCES THE BEST RESULTS FOR THE OWNER. INVESTMENT IN THE DESIGN BY THE INSTALLING CONTRACTORS IS ALSO USUALLY BENEFICIAL FOR THE PROJECT. ANY REASONABLE CONTRACTOR SUGGESTIONS IN ADVANCE OF CONSTRUCTION WILL BE CONSIDERED AND/OR REVIEWED. ANY RESULTING NECESSARY (FOR PERMIT OR CODE OFFICIAL INSPECTION PURPOSES, NOT FOR AS-BUILT PURPOSES) CONSTRUCTION PLAN CHANGES THAT THE OWNER AND ARCHITECT APPROVE SUGGESTED BY THE INSTALLING CONTRACTOR SHALL BE EXECUTED BY THE MEP DESIGN TEAM WITHOUT OUT ADDITIONAL CHARGE PROVIDED THEY ARE NOT EXTENSIVE.

THE MEP DESIGN IS PROVIDED PRIMARILY TO OBTAIN THE BUILDING PERMIT. IF THE JURISDICTION DID NOT REQUIRE PROFESSIONALLY ENGINEERED MEP PLANS, THE PROJECT WOULD LIKELY BE CONSTRUCTED AS A DESIGN AND BUILD PROJECT. ACCORDINGLY THE PLANS ARE NOT SHOP DRAWINGS. THE PLANS ARE NOT AS-BUILT DRAWINGS. THE PLANS DO NOT SHOW EVERY DIFFICULTY AND NUANCE ASSOCIATED WITH WHAT IS REQUIRED TO INSTALL A COMPLETE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING A COMPLETE SYSTEM AS DIAGRAMMATICALLY DEPICTED ON THE PLANS. THIS WILL LIKELY INCLUDE PROVIDING ITEMS THAT ARE NOT SHOWN ON THE PLANS BUT REQUIRED TO DELIVER A COMPLETE SYSTEM. THE PLANS MAY BE CONSIDERED A PERFORMANCE BASED SPECIFICATION.

THE MEP CONTRACTORS MUST ANTICIPATE IN ADVANCE OF THE BID AND CONSTRUCTION THE REQUIREMENTS NECESSARY TO DELIVER A COMPLETE SYSTEM SO THAT THERE ARE NO REQUESTS FOR CHANGE ORDERS BASED ON ALLEGED PLAN OMISSIONS/ERRORS LATER IN THE PROJECT TO PROVIDE THE SYSTEMS ALREADY SPECIFIED ON THE PLANS. FOR EXAMPLE IF AN ELECTRICAL SWITCHGEAR ROOM IS CROWDED AND REQUIRES MORE COMPACT EQUIPMENT, LARGER SPACES, AND/OR OTHER CIRCUMSTANCES THE ELECTRICAL SWITCHGEAR CAPACITY SPECIFIED MUST BE INSTALLED WITHOUT ADDITIONAL CHARGE. FURTHER TO THIS EXAMPLE THE RESOLUTION MAY INVOLVE ENLARGING A ROOM BY DESIGN IN ADVANCE OF CONSTRUCTION, CONSIDERING REVIEW OF DIFFERENT EQUIPMENT OR OTHER SOLUTIONS. THE DESIGN TEAM WILL COOPERATE TO THE EXTENT REASONABLY POSSIBLE TO MITIGATE ANY UNANTICIPATED CIRCUMSTANCES TO PROVIDE A COMPLETE MEP SYSTEM. HOWEVER, AGAIN, NO CHANGE ORDERS SHALL BE APPROVED UNLESS IT IS ADDITIONAL SCOPE ITEMS THE OWNER AGREES TO FUND.

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

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

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

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

ELECTRICAL DEMOLITION AND ALTERATIONS

1. THE ELECTRICAL CONTRACTOR SHALL DISCONNECT AND REMOVE ALL ELECTRICAL EQUIPMENT AND WIRING NO LONGER REQUIRED. HE SHALL CUT ALL EXISTING CONDUIT WHICH WILL NOT BE COVERED OR HIDDEN BY THE NEW CONSTRUCTION BACK TO THE CONCRETE CEILING AND FLOOR SLABS. THIS CONTRACTOR, IF FEASIBLE MAY UTILIZE ANY EXISTING CONDUIT, OUTLET BOXES OR JUCTION BOXES THAT DO NOT INTERFERE WITH THE NEW CONSTRUCTION. ALL EXISTING WIRING DN NOT BEING UTILIZED SHALL BE REMOVED BACK TO THE POINTS OF CONNECTION.
2. ANY WIRING THAT IS TO REMAIN, WHICH RUNS THROUGH AREAS OF WORK SHALL REMAIN OPERATIONAL. IF ANY WORK INTERFERES WITH THE NEW CONSTRUCTION, IT SHALL BE REROUTED AND REWORKED AS REQUIRED TO SATISFY THE NEW CONDITIONS.
3. IF ANY EXISTING ELECTRICAL EQUIPMENT IS TO REMAIN FOR THE OPERATION OF SYSTEMS IN OTHER AREAS OF THE BUILDING, IT SHALL BE RELOCATED AS REQUIRED TO THE SATISFACTION OF THE ARCHITECT.
4. ANY INTERRUPTION OF BUILDING SERVICES TO ANY SECTION OF THE BUILDING SUCH AS ELECTRIC LIGHT AND POWER, FIRE ALARM SYSTEM, TELEPHONE SYSTEM AND THE LIKE SHALL BE SCHEDULED. THE ARCHITECT SHALL APPROVE ALL SCHEDULES BEFORE ANY INTERRUPTIONS ARE PERMITTED. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OVERTIME WORK NECESSARY TO MEET THIS REQUIREMENT. IF INTERRUPTIONS MUST OCCUR DURING NORMAL HOURS AT THE BUILDING, THE ELECTRICAL CONTRACTOR SHALL, AT HIS EXPENSE, PROVIDE TEMPORARY SERVICES AS REQUIRED TO PERMIT THE NORMAL FUNCTIONING OF ALL FACILITIES DURING INTERRUPTION.
5. THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE OF WORK AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS BEFORE SUBMITTING BID. NO EXTRA COMPENSATION WILL BE PAID FOR EXTRA WORK, WHICH MAY ARISE BECAUSE OF FAILURE TO DO SO.
6. IT SHOULD BE NOTED THAT THE NEW CONSTRUCTION IS TO BE CONNECTED TO AND INSTALLED IN EXISTING FACILITIES AND THE DRAWINGS GENERALLY SHOW ONLY THE NEW WORK THAT IS REQUIRED. DRAWINGS DO NOT SHOW IN DETAIL HOW NEW WORK IS TO BE INSTALLED BECAUSE OF UNKNOWN OBSTRUCTIONS TO ITS INSTALLATION WHICH MAY BE DISCLOSED AS WORK PROGRESSES. THE WORK SHALL BE PROVIDED IN SUCH A MANNER, AND WITH SUCH ADDITIONAL WORK NOT SPECIFICALLY INDICATED, AS TO OVERCOME ALL OBSTRUCTIONS AND DIFFICULTIES AT THE SITE. ALL SUCH WORK SHALL BE DONE IN FULL COOPERATION WITH THE ARCHITECT, WHO SHALL DECIDE AT THE SITE HOW SUCH WORK SHALL BE DONE.
7. CONTRACTOR SHALL CHECK THE CONDITION OF ALL PANELBOARDS, CIRCUIT BREAKERS, AND WIRING TO REMAIN AND INFORM ARCHITECT OF ANY FAULTY EQUIPMENT. CONTRACTOR TO PROVIDE NEATLY TYPED PANEL SCHEDULE LISTING ALL NEW AND USED CIRCUITS.

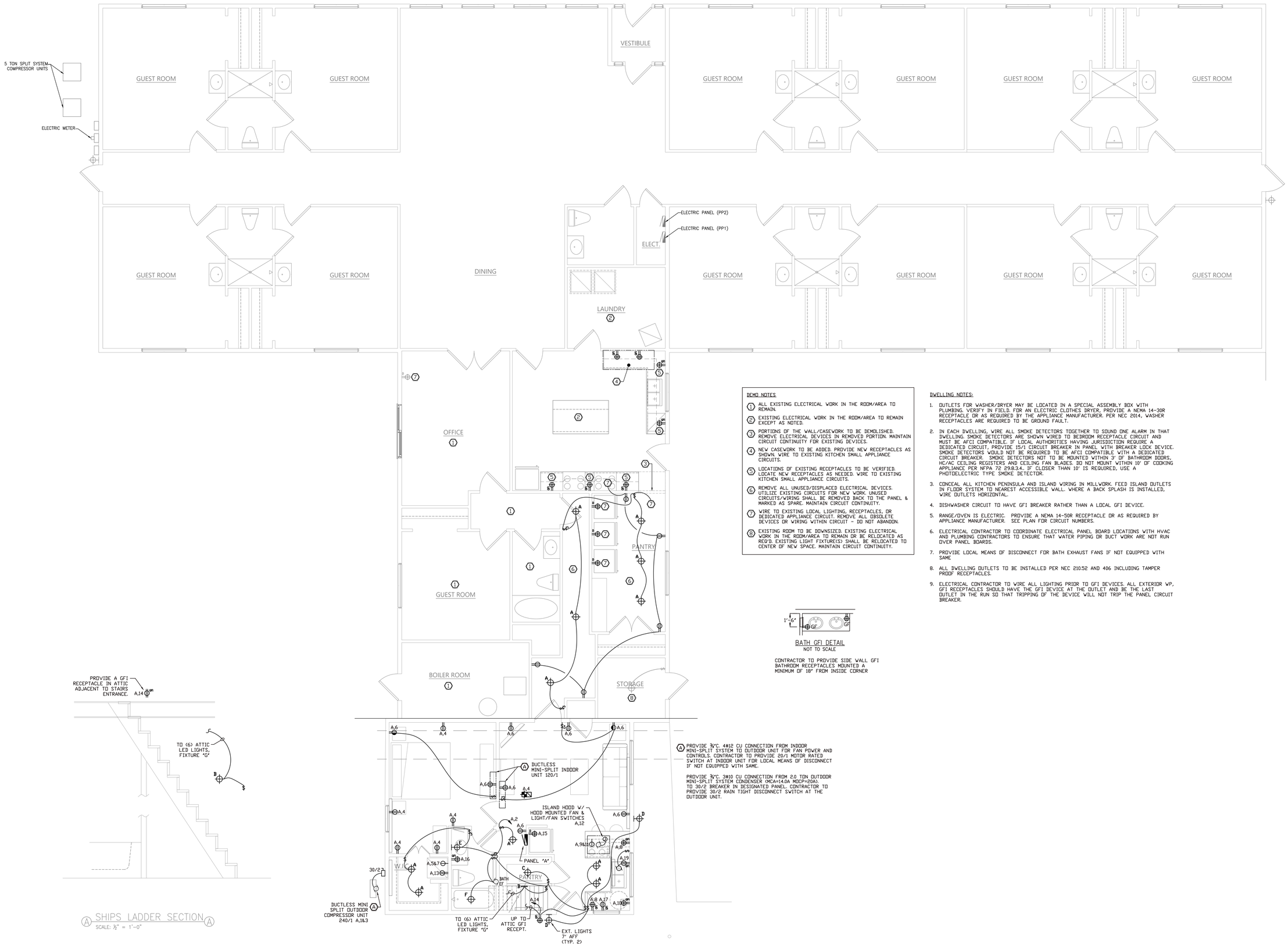
NEC LOAD CALCULATIONS
Lafayette House Renovations
Existing Service: 400A, 120/240V 1-phase 3-wire

EXISTING LOADS:

GENERAL LOADS	
LIGHTING & RECEPTS (6200ft2 @ 3W/ft2)	18,600 VA
EXISTING GENERAL LOADS SUBTOTAL	*18,600 VA*
SPECIAL LOADS	
ELECTRIC RANGES/OVENS (2@8000W)	16,000 VA
ELECTRIC CLOTHES DRYER	5,000 VA
SMALL APPLIANCE (2@1500W)	3,000 VA
REFRIGERATOR (3@1100W)	3,300 VA
CLOTHES WASHER	1,500 VA
DISHWASHER	1,200 VA
EXISTING SPECIAL LOADS SUBTOTAL	*30,000 VA*
HVAC LOADS	
5.0 TON AC COMPRESSOR (1.9kW/ton)	9,500 VA
5.0 TON AC COMPRESSOR (1.9kW/ton)	9,500 VA
AIR HANDLERS (2@1100W)	2,200 VA
EXISTING HVAC LOADS SUBTOTAL	*21,200 VA*

NEW LOADS:

GENERAL LOADS	
LIGHTING & RECEPTS (570ft2 @ 3W/ft2)	1,710 VA
NEW GENERAL LOADS SUBTOTAL	*1,710 VA*
SPECIAL LOADS	
ELECTRIC RANGE/OVEN	8,000 VA
EL



PROPOSED FLOOR PLAN
SCALE: ¼" = 1'-0"

A SHIPS LADDER SECTION A
SCALE: ½" = 1'-0"

BATH GFI DETAIL
NOT TO SCALE

CONTRACTOR TO PROVIDE SIDE WALL GFI BATHROOM RECEPTACLES MOUNTED A MINIMUM OF 18" FROM INSIDE CORNER

DEMO NOTES

1. ALL EXISTING ELECTRICAL WORK IN THE ROOM/AREA TO REMAIN.
2. EXISTING ELECTRICAL WORK IN THE ROOM/AREA TO REMAIN EXCEPT AS NOTED.
3. PORTIONS OF THE WALL/CASEWORK TO BE DEMOLISHED. REMOVE ELECTRICAL DEVICES IN REMOVED PORTION. MAINTAIN CIRCUIT CONTINUITY FOR EXISTING DEVICES.
4. NEW CASEWORK TO BE ADDED. PROVIDE NEW RECEPTACLES AS SHOWN. WIRE TO EXISTING KITCHEN SMALL APPLIANCE CIRCUITS.
5. LOCATIONS OF EXISTING RECEPTACLES TO BE VERIFIED. LOCATE NEW RECEPTACLES AS NEEDED. WIRE TO EXISTING KITCHEN SMALL APPLIANCE CIRCUITS.
6. REMOVE ALL UNUSED/DISPLACED ELECTRICAL DEVICES. UTILIZE EXISTING CIRCUITS FOR NEW WORK. UNUSED CIRCUITS/WIRING SHALL BE REMOVED BACK TO THE PANEL & MARKED AS SPARE. MAINTAIN CIRCUIT CONTINUITY.
7. WIRE TO EXISTING LOCAL LIGHTING, RECEPTACLES, OR DEDICATED APPLIANCE CIRCUIT. REMOVE ALL OBSOLETE DEVICES OR WIRING WITHIN CIRCUIT - DO NOT ABANDON.
8. EXISTING ROOM TO BE DOWNSIZED. EXISTING ELECTRICAL WORK IN THE ROOM/AREA TO REMAIN OR BE RELOCATED AS REQ'D. EXISTING LIGHT FIXTURE(S) SHALL BE RELOCATED TO CENTER OF NEW SPACE. MAINTAIN CIRCUIT CONTINUITY.

DWELLING NOTES:

1. OUTLETS FOR WASHER/DRYER MAY BE LOCATED IN A SPECIAL ASSEMBLY BOX WITH PLUMBING. VERIFY IN FIELD. FOR AN ELECTRIC CLOTHES DRYER, PROVIDE A NEMA 14-30R RECEPTACLE OR AS REQUIRED BY THE APPLIANCE MANUFACTURER. PER NEC 2014, WASHER RECEPTACLES ARE REQUIRED TO BE GROUND FAULT.
2. IN EACH DWELLING, WIRE ALL SMOKE DETECTORS TOGETHER TO SOUND ONE ALARM IN THAT DWELLING. SMOKE DETECTORS ARE SHOWN WIRED TO BEDROOM RECEPTACLE CIRCUIT AND MUST BE AFCI COMPATIBLE. IF LOCAL AUTHORITIES HAVING JURISDICTION REQUIRE A DEDICATED CIRCUIT, PROVIDE 15/1 CIRCUIT BREAKER IN PANEL WITH BREAKER LOCK DEVICE. SMOKE DETECTORS WOULD NOT BE REQUIRED TO BE AFCI COMPATIBLE WITH A DEDICATED CIRCUIT BREAKER. SMOKE DETECTORS NOT TO BE MOUNTED WITHIN 3' OF BATHROOM DOORS, HC/AC CEILING REGISTERS AND CEILING FAN BLADES. DO NOT MOUNT WITHIN 10' OF COOKING APPLIANCE PER NFPA 72 29.8.3.4.. IF CLOSER THAN 10' IS REQUIRED, USE A PHOTOELECTRIC TYPE SMOKE DETECTOR.
3. CONCEAL ALL KITCHEN PENINSULA AND ISLAND WIRING IN MILLWORK. FEED ISLAND OUTLETS IN FLOOR SYSTEM TO NEAREST ACCESSIBLE WALL. WHERE A BACK SPLASH IS INSTALLED, WIRE OUTLETS HORIZONTAL.
4. DISHWASHER CIRCUIT TO HAVE GFI BREAKER RATHER THAN A LOCAL GFI DEVICE.
5. RANGE/OVEN IS ELECTRIC. PROVIDE A NEMA 14-50R RECEPTACLE OR AS REQUIRED BY APPLIANCE MANUFACTURER. SEE PLAN FOR CIRCUIT NUMBERS.
6. ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL PANEL BOARD LOCATIONS WITH HVAC AND PLUMBING CONTRACTORS TO ENSURE THAT WATER PIPING OR DUCT WORK ARE NOT RUN OVER PANEL BOARDS.
7. PROVIDE LOCAL MEANS OF DISCONNECT FOR BATH EXHAUST FANS IF NOT EQUIPPED WITH SAME
8. ALL DWELLING OUTLETS TO BE INSTALLED PER NEC 210.52 AND 406 INCLUDING TAMPER PROOF RECEPTACLES.
9. ELECTRICAL CONTRACTOR TO WIRE ALL LIGHTING PRIOR TO GFI DEVICES. ALL EXTERIOR WP, GFI RECEPTACLES SHOULD HAVE THE GFI DEVICE AT THE OUTLET AND BE THE LAST OUTLET IN THE RUN SO THAT TRIPPING OF THE DEVICE WILL NOT TRIP THE PANEL CIRCUIT BREAKER.

(A) PROVIDE ¾"C. 4#12 CU CONNECTION FROM INDOOR MINI-SPLIT SYSTEM TO OUTDOOR UNIT FOR FAN POWER AND CONTROLS. CONTRACTOR TO PROVIDE 20/1 MOTOR RATED SWITCH AT INDOOR UNIT FOR LOCAL MEANS OF DISCONNECT IF NOT EQUIPPED WITH SAME.

PROVIDE ¾"C. 3#10 CU CONNECTION FROM 2.0 TON OUTDOOR MINI-SPLIT SYSTEM CONDENSER (MCA=14.0A MOCP=20A) TO 30/2 BREAKER IN DESIGNATED PANEL. CONTRACTOR TO PROVIDE 30/2 RAIN TIGHT DISCONNECT SWITCH AT THE OUTDOOR UNIT.

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

PROJECT: LAFAYETTE HOUSE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT ARCHITECT:

PROJECT CONSULTING ENGINEER:

SCOT ENGINEERING
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JOSHUA W. CHAPMAN PE, LEED AP, PRINCIPAL

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

DRAWING TITLE: ELECTRICAL PLANS

OWNER: ...
DESIGNED BY: RSM/JWC
DRAWN BY: LPG/DM/MC
SCALE: AS NOTED
DATE: 10/10/2022
CHECKED BY: RSM/JWC

SHEET IDENTIFICATION

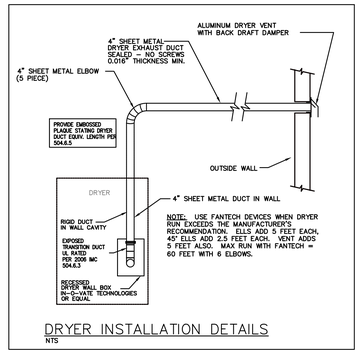
E-2

REVISIONS
.....

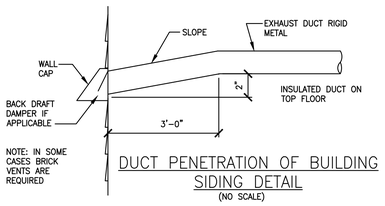
LEGENDS	
IN RETURN DUCT	CARBON DIOXIDE SENSOR, W/ RELAY
SHOW IN GARAGE	CARBON MONOXIDE SENSOR W/ RELAY
T	THERMOSTAT INSTALL 46" AFF
CR W/RD	CEILING REGISTER WITH RADIATION DAMPER
1'AFF	SUPPLY AIR REGISTER ONE FOOT ABOVE FINISHED FLOOR
7'AFF	EXHAUST FAN SEVEN FEET ABOVE FINISHED FLOOR
	GAS FURNACE
	AIR HANDLER
	IN-WALL MOUNTED AIR HANDLER
RG W/RD	RETURN GRILLE WITH RADIATION DAMPER
FR W/FD	FLOOR REGISTER WITH FIRE DAMPER
2KW	WALL HEATER 2.0 KW
	SUPPLY AIR DUCT UP
	RETURN OR EXHAUST DUCT UP
	SUPPLY AIR DUCT DOWN
	RETURN OR EXHAUST DUCT DOWN
M	MOTORIZED DAMPER 24VAC OR 115VAC
FD	FIRE DAMPER
VD	VOLUME DAMPER
6	FLEXIBLE DUCT UL181, CLAS 1 (SIZE IN CIRCLE IS DIAMETER), R-8-NO LENTGH LIMIT
6	RIGID METAL DUCT, ROUND (SIZE IN CIRCLE IS DIAMETER)
6	FLEXIBLE CONNECTOR DUCT **MAXIMUM LENGTH 14' ("ZIP-FLEX")**

NOTE NOT ALL ITEMS SHOWN ARE USED ON THIS PROJECT

ABBREVIATION	
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALU	ALUMINUM
BD	BALANCE DAMPER
BDD	BACK DRAFT DAMPER
BE	BOTTOM ELEVATION
BS	BIRD SCREEN
CA	COMBUSTION AIR
CD	CEILING DIFFUSER, LOUVERED FACE
CG	CEILING GRILLE
CR	CEILING REGISTER
DSW	DISCONNECT SWITCH
EA	EXHAUST AIR
ER	ENERGY RECOVERY
ER	EXHAUST REGISTER
FD	FIRE DAMPER
FOT	FLAT ON TOP
FR	FLOOR REGISTER
HP	HEAT PUMP
IBJ	INSTALL BETWEEN JOISTS
INS	INSULATION
IS	INSECT SCREEN
LSW	LOW SIDE WALL RETURN GRILLE OR SUPPLY REGISTER
MUA	MAKE UP AIR
OA	OUTSIDE AIR
OAI	OUTSIDE AIR INTAKE
OBD	OPPOSED BLADE DAMPER
OC0	0 COOLING 0 CFMs
OH0	0 HEATING 0 CFMs
R-6	INSULATION R-6
R-8	INSULATION R-8
R/A	RETURN AIR
RG	RETURN GRILLE
RR	RETURN REGISTER
SR	SUPPLY REGISTER
TE	TOP ELEVATION
TG	TRANSFER GRILLE
VD	VOLUME DAMPER
W/C	WALL CAP
WMS	WIRE MESH SCREEN
W/RD	WITH RADIATION DAMPER



DRYER INSTALLATION DETAILS
NTS



DUCT PENETRATION OF BUILDING SIDING DETAIL
(NO SCALE)

GENERAL HVAC CONSTRUCTION NOTES, NOT ALL APPLY

1. The plans represent a complete operational system, wherein all wiring, equipment, fixtures, fittings, controls, and all required accessories are furnished, installed, started, and tested by the sub-contractor. The sub-contractor shall provide all materials, equipment, labor, and supervision to deliver a complete system. The fire protection alarm/sprinkler system is not a component of this design (unless specifically depicted) and it is provided by a design and build fire protection contractor.

2. The plans are diagrammatical in nature. The work required to properly interface with other trades, which may represent changes to the drawings to accommodate the installation of this work, is performed without additional cost to the builder. This includes but is not limited to architectural, structural, electrical, plumbing, mechanical, grading, fire protection, and other considerations.

3. All work must be executed in strict accordance with all applicable national, state and local codes and ordinances. All work must be executed in a neat and workmanlike manner. The subcontractors and builder must coordinate with all trades during the construction process. This sub-contractor must review all aspects of their work prior to installation to Ensure proper clearances and capacities exist.

4. All air conditioning equipment installed shall be minimum 15 SEER efficiency minimum. All air conditioning equipment must be ARI matched and rated.

5. The sub-contractor must be licensed and insured in the Township, County and State as applicable. Submit to the owner as directed proof of insurance.

6. Since the plans are diagrammatical in nature for clarity purposes, the sub-contractor must submit a shop drawing where the contractor intends to install work that includes substantial differences from the plans, inclusive of calculations and other items to the owner prior to commencing work. The shop drawings must include exact locations, special fittings, and verification that this information is accurate.

7. The sub-contractor warrants that they have visited the project site, reviewed all of the contract documents, and are otherwise familiar with the requirements necessary to completely execute the work required to comply with the diagrammatical work depicted herein. Further, the sub-contractor warrants that, in possessing a thorough knowledge of the code and industry standard construction practices, the bid for performing the work will contain allowances for normal difficulties experienced during the construction of a building of this type. Modifications to the contract, which do not add value to the project, will not be considered valid.

8. The design conditions for this project are heating and cooling per ASHRAE 1% and 99% design temperature extremes minimum of 17°F and 91°F outdoor and 70°F indoor heating and 75°Fdb/50°RH indoor cooling. The cooling and heating requirements were calculated according to ACCA Manual J with average construction, East/West Front/Back exposure, and blinds on some windows.

9. Provide fire protection dampers whenever a rated assembly is penetrated by ductwork. It is the intent of this plan set to show all fire protection dampers. Inadvertently, a fire protection damper may be shown in a non-rated wall and not be required. Also a fire damper may not be shown in a rated wall but remain a requirement.

10. All supply air, return air, and exhaust air duct work installed in an unconditioned space must be insulated with R-8 insulation wrap minimum, or per code if it is stricter. R-8 duct board with a tough guard interior water proof coating installed in strict accordance with the installation instructions published by the manufacturer is acceptable as insulated duct work for top floor dwellings only, in lieu of metal rectangular duct with an insulation wrap. Round ductwork installed in an unconditioned space shall be R-8 insulated class 1 flexible air duct, UL rated 181 or rigid metal duct wrapped with insulation. Flexible air duct shall be provided with a reflective outer casing, black colored flex duct outer casing is strictly prohibited. The HVAC contractor shall be responsible for installing air conveyance systems in unconditioned spaces which comply with this requirement, to the extent that higher than specified insulation values may be required. All ductwork shall be properly supported.

11. All ductwork shall be G60 galvanized metal 26-gauge minimum for rectangular, and 28 gauge minimum for smaller round ductwork. Duct board is not acceptable, except for the top floor dwelling discharge plenums, air distribution manifolds and register boots. Where duct board is utilized it shall be 'Toughguard' or equal with the moisture/erosion resistant black coating without exception. Duct board cannot be used for other purposes.

12. Seal all duct building penetrations, especially floor register and ceiling register boots.

13. All dryer exhaust duct shall be rigid round duct without protrusions (such as screws) into the air stream. The developed length shall not exceed twenty-five feet total, where 90° elbows count as five feet of length. Where the dryer proposed is capable of performing with dryer exhaust developed lengths in excess of 25', longer lengths are permitted where they are within the manufacturer's published requirements. Coordinate with the builder in advance of installation.

14. Kitchen exhaust shall be ducted. Coordinate with the builder for installation requirements. Comply with the written installation instructions published by the kitchen hood manufacturer.

15. All ductwork shall be leak tested by a third independent party (duct blaster test) for leakage. Leakage shall not exceed five percent @ 0.20" without exception. Seal the ductwork to prevent leaks with metal tape (no tape on round branch to rectangular trunk duct connections) or mastic. Duct sealing shall include the snap lock longitudinal seams, and the end boots, elbow boots and other riveted type manufactured fittings. All ductwork operates at less than 3.0" w.g.

16. The plumber shall provide a PVC condensate drain within five feet of the mechanical equipment to drain the a/c condensate (not to the sewer system) to the storm water management system or to the irrigation system. The HVAC contractor shall furnish a clean out tee and approximately five feet or less of PVC condensate drainpipe from the HVAC equipment to the plumber furnished drains within the closet. All furnaces and air handlers shall receive an emergency drain pan with a float switch wired to stop the equipment if moisture is detected. Coordinate equipment location with the builder.

17. The plans indicate quantities of items to enhance the understanding of the design concept. The quantities are reliable, but not guaranteed. The contractor is responsible to install the correct quantities of items required to deliver a complete functioning building.

18. This design is non-transferable. It is intellectual property with trade secrets to be utilized on this project only.

19. The sub-contractor shall provide an air balance as a component of the HVAC system start-up for the residential systems. The HVAC sub-contractor shall provide adjustments as required to meet temperature uniformity throughout the dwellings, should a temperature disparity exist without additional cost to the builder.

20. The thermostat shall comply with 503.2.4.1 where a humidity control is included with programmable operation.

21. Provide a plaque adjacent to each clothes dryer, within site of dryer not farther than 6' away, that specifies max exhaust duct length and dryer exhaust capacity minimum.

22. Provide fire smoke dampers 115v-1 whenever a duct penetrates a shaft.

23. Provide a water detection device for every AHU in the drain pan to stop equipment to prevent a pan overflow. HVAC systems shall utilize in-line sensors to detect moisture in drain pans, such as Goodman model AG 3175 or similar. Do not use "hockey puck" style drain pan switches.

24. All MEP systems shall provide for no pooling of water to the extent possible. The safe pans, drain pans, and condenser pads shall all slope to avoid pools of water. It is acceptable to have a 1/8" depth pool of water in condensate pans during cooling operation.

25. All access panels shall be labeled by the trade that receives the benefit of the access panel. The builder provides many access doors for plumbing cleanouts or fire dampers, but the plumber or hvac contractor shall provide the label. The label shall be with 3/8" height letters on non-cardboard or paper type material, permanently affixed to the access door. Duct access doors installed in ductwork shall be made and labeled by the hvac contractor.

26. The fire dampers that penetrate the ceiling on the discharge of the air handler shall be installed in strict accordance with the installation instructions published by the manufacturer. submit the illustration of the installation in the instructions prior to construction and that will suffice as the detail. the damper shall be installed in a sleeve within six inches of the plane of the ceiling at a minimum, complete with a duct access door.

27. The registers and grilles shall be residential stamped steel type for dwellings and commercial as shown on the plans for public spaces. The supply devices shall include a manually operated volume damper. The size of the registers and grilles refers to duct connection size internal dimension, equipment of similar size and adequate performance are acceptable (for example if the contractor utilizes 12x6 or 12x4 supply registers as their standard they are acceptable if their performance is similar to the 10x6 size specified) The return air conveyance system shall not include any adjustable devices to restrict air volume. The return air grilles shall be installed such that the blades are positioned to minimize viewing into the return air duct.

28. Where there exists a discrepancy between the plans, documents, or code the sub-contractor shall provide for the most expensive method and advise the builder in writing prior to performing any work.

RESPONSIBILITY OF DESIGN AND CONSTRUCTION TEAMS FOR MEP:

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

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

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

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

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

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

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

EQUIPMENT NOTES, NOT ALL APPLY
All equipment includes ECM motors. All equipment is minimum 15 SEER ARI rated without utilizing oversized air handlers (poor humidity removal).

Return air conditions are 75°Fdb/64°Fwb for cooling, and 70°Fdb for heating. EER ratings are based upon 95°Fdb/78°Fwb outside and return air conditions. For common areas and amenity areas, return air conditions are 80°Fdb/67°Fwb to account for outside air conditions mixing with return air.

All air distribution registers and grilles for common areas shall be commercial type, not stamped steel with manual exposed operating levers suitable for the dwellings. For all bathrooms, lockers, and mech. closets, provide 100% aluminum construction for the registers and grilles. The sizes and locations shown on plans accommodate occupant comfort, performance and trusses – do not vary sizes or locations based upon interior designer suggestions without EOR approval.

1. All equipment includes high and low refrigerant compressor protection switches.

2. All commercial equipment serving common areas includes auto change over thermostats with remote sensors, where the main control is locked in the mechanical closet to be set by management. The location of the thermostat shown on the plans is the sensor location; main controller is in mechanical closet and not shown on the plans.

3. The thermostats shall be the type that when the heating load can be accomplished without operating the resistance heat (except during defrost) and just running the compressor, the thermostat shall control the heat pump accordingly. When the temperature set point is above the room temperature sensed, the compressor shall operate alone unless the sensed temperature falls 5°F below the set point. The thermostat shall gradually ramp up temperature using just the compressor during the end of a night set back temperature period. This is specified to meet code section 6.4.3.5. The thermostat also includes an outdoor temperature sensor to lock out the resistance heat at a point which above it the compressor is able to manage the heat load. Each dwelling will need to program the lockout temperature.

4. Provide MERV 8 filters on AHU systems. Provide MERV 6 on all outdoor air inlets.

5. All refrigeration pipe insulation shall be ½" thick minimum, with protection from both physical and UV damage.

6. Provide a moisture detection (water level) switch that will shut off the equipment if the primary drain pan (or pan underneath the air handler) drain becomes blocked to prevent property damage. The device that senses water level rise shall conform to UL508.

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

Dwellings: Air handlers, variable speed with ECM motors capable AS NOTED PER THE HVAC SCHEDULE. ALL SYSTEMS SHALL BE AHRI or DOE MATCHED OF EQUAL OR BETTER SEER AND HSPF rating AS LISTED.

Corridors and Common Areas: AVPTC series air handlers matched with DSZC16 two stage series heat pumps for corridors.

Sequence of operation:
General: The fan is always energized and the compressor is cycled to maintain humidity and temperature settings. On a call for heating the compressor cycles in concert with the back-up heat (defrost and extreme conditions) for heat pump applications.

1. All dwelling heat pump split systems:

A. Programmable thermostat with humidity control cycles the HVAC equipment to maintain the thermostat setting.
B. The fan should remain in the on position during occupancy to insure maximum comfort and ventilation.
C. The outside air intake receives a gravity actuated automatic damper at the exterior wall in every case.

2. Common area split system heat pumps:

A. The thermostat is a 7 day programmable unit (for AHREA 90.1, 6.4.3.3.2 set back controls and off hours controls ASHREA 90.1, 6.4.3.3), rather than daily for the dwellings. The programming shall include off hours scheduling as per ASHREA 90.1, 6.4.3.3. The programming shall include a battery back up in each thermostat that powers the thermostat for a period of not less than ten hours during a power interruption to prevent each thermostat from having to be reprogrammed as per ASHREA 90.1, 6.4.3.3.1.
B. The thermostat is an auto change over type that switches automatically from heating to cooling as determined by the measured return air temperature (wall sensor adjacent to thermostat) and the heating and cooling set points for both occupied and unoccupied, (optimum start controls). The thermostats shall include a 5°F dead-band between heating and cooling as per ASHRAE 90.1, 6.4.3.1.2. Further, the heating and cooling set point can never overlap (hence the dead-band) as per ASHREA 90.1, 6.4.3.2).
C. The thermostat is installed inside the mechanical closet for the control and operation by management. The remote sensor is installed where shown on the plans adjacent to the return air grille.
D. In some instances with large volumes of outside air as identified on the floor plans, the outside air is restricted partially by a motorized outside air damper that allows 25% of outside air through an opposed blade damper during unoccupied and full 100% outside air during full occupancy. Full occupancy is determined by a carbon dioxide sensor with an adjustable setting of 1,100ppm set point mounted in the return air duct with a relay option.

3. All refrigeration pipe insulation shall be 1" thick minimum.

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

PROJECT: LAFAYETTE HOUSE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT ARCHITECT:

PROJECT CONSULTING ENGINEER:

SCOT ENGINEERING
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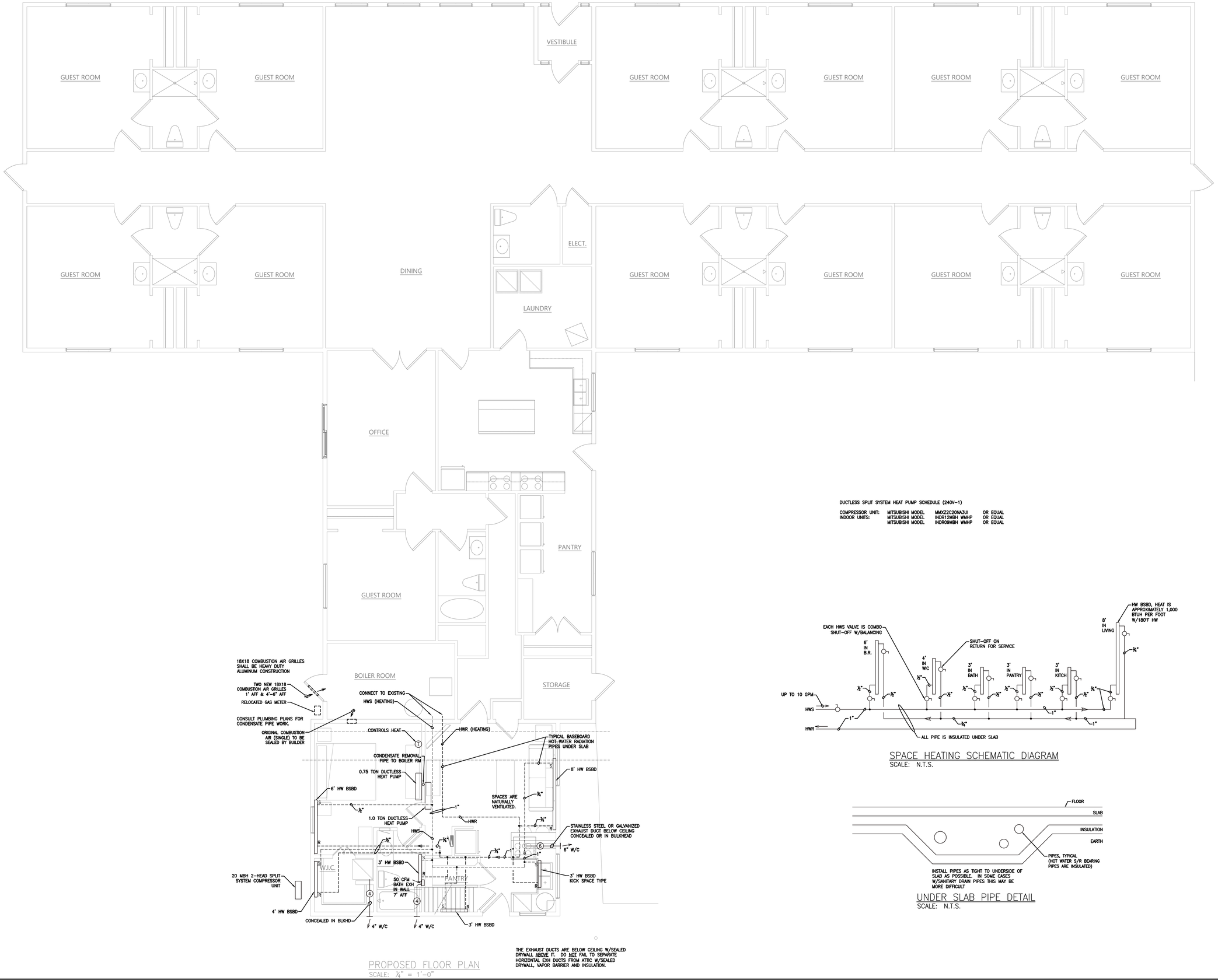
REVISIONS
.....	

DRAWING TITLE: MECHANICAL NOTES & DETAILS

OWNER: ...
DESIGNED BY: RSM/JWC — DATE: 10/10/2022
DRAWN BY: LPG/DM/MC — CHECKED BY: RSM/JWC
SCALE: AS NOTED

SHEET IDENTIFICATION
M-1

THIS DIAGRAMATIC DESIGN IS NON TRANSFERABLE, AND REPRESENTS A COMPLETE SYSTEM



PROPOSED FLOOR PLAN
SCALE: ¼" = 1'-0"

THE EXHAUST DUCTS ARE BELOW CEILING W/SEALED DRYWALL ABOVE IT. DO NOT FAIL TO SEPARATE HORIZONTAL EXH DUCTS FROM ATTIC W/SEALED DRYWALL, VAPOR BARRIER AND INSULATION.

DUCTLESS SPLIT SYSTEM HEAT PUMP SCHEDULE (240V-1)

COMPRESSOR UNIT:	MITSUBISHI MODEL	MWXZ2C20NA3UI	OR EQUAL
INDOOR UNITS:	MITSUBISHI MODEL	INDR12MBH WMHP	OR EQUAL
	MITSUBISHI MODEL	INDR09MBH WMHP	OR EQUAL

SPACE HEATING SCHEMATIC DIAGRAM
SCALE: N.T.S.

UNDER SLAB PIPE DETAIL
SCALE: N.T.S.

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

PROJECT: LAFAYETTE HOUSE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT ARCHITECT:

PROJECT CONSULTING ENGINEER:

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JOSHUA W. CHAPMAN PE, LEED AP, PRINCIPAL

COMMONWEALTH OF VIRGINIA JOSHUA W. CHAPMAN No.42814 PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE - PROFESSIONAL ENGINEER - JOSHUA W. CHAPMAN

COMMONWEALTH OF VIRGINIA JOSHUA W. CHAPMAN REGISTERED PROFESSIONAL ENGINEER

GEOEXCHANGE The Geothermal Heat Pump Consortium

CGD CERTIFIED GEOEXCHANGE DESIGNER

REVISIONS

.....	

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

DRAWING TITLE: FLOOR PLAN

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

SHEET IDENTIFICATION

M-2

PLUMBING SPECIFICATIONS

1. SECTION 15010 - BASIC MECHANICAL REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

O. IN ADDITION TO THE FIRST YEAR WARRANTY PERIOD, THE CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST TO THE OWNER, A MINIMUM OF FOUR (4) SERVICE CALLS AND MAINTENANCE INSPECTIONS PER BUILDING. A COMPLETE OUTLINE OF THE REQUIRED MAINTENANCE AND THE PROPOSED SCHEDULE SHALL BE INCLUDED IN THE "RECORD AND INFORMATION BOOKLET" DETAILED IN SECTION 15010- BASIC MECHANICAL REQUIREMENTS, PARAGRAPH 1, FOR REVIEW AND ACCEPTANCE BY THE OWNER/REPRESENTATIVE AND ENGINEER. THE INSPECTIONS ARE TO BE PERFORMED AT THREE (3) MONTH INTERVALS FOR A TOTAL OF FOUR (4) SERVICE CALLS AND INSPECTIONS DURING THE FIRST YEAR WARRANTY PERIOD (THREE (3) TIMES DURING THE YEAR PLUS THE ORIGINAL SYSTEM STARTUP COMMISSIONING).

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

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

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

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

2. SECTION 15050 - BASIC MECHANICAL PIPING MATERIAL & METHODS

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

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

SECTION 15250 - MECHANICAL INSULATION

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

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

3. SECTION 15300 - FIRE PROTECTION

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

4. SECTION 15400 - PLUMBING

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

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

Section 15400 - Plumbing

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

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

C. The dwelling water heaters shall be manufactured by BRADFORD WHITE, GAS FIRED, 40 MBH INPUT, 40 GALLON, MODEL RGPDV40S6N, ASHRAE 90.1 Compliant. Heater shall be rated as indicated on drawings and be listed by Underwriters' Laboratories. Heater shall have integral heat traps. Tank shall be factory fired with glass lining with 150 psi working pressure and equipped with extruded high density magnesium anode at t & p relief valve. The controls shall include a thermostat and a high temperature cutoff. The jacket shall provide full size control compartments for performance of service and maintenance thru front panel openings and enclose the tank with insulation. The drain valve shall be baked enamel finish. Heater shall have a three (3) year limited warranty for commercial installation, as outlined in the written warranty. Fully illustrated instruction manual shall be included. Refer to drawings for size, capacity and voltage.

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

GENERAL CONSTRUCTION NOTES

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

2. THE PLANS ARE DIAGRAMMATICAL IN NATURE. THE WORK REQUIRED TO PROPERLY INTERFACE WITH OTHER TRADES, WHICH MAY REPRESENT CHANGES TO THE DRAWINGS TO ACCOMMODATE THE INSTALLATION OF THIS WORK, IS PERFORMED WITHOUT ADDITIONAL COST TO THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL, GRADING, FIRE PROTECTION, AND OTHER CONSIDERATIONS.

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

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

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

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

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

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

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

RESPONSIBILITY OF DESIGN AND CONSTRUCTION TEAMS FOR MEP:

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

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

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

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

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

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

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

PLUMBING FIXTURE SCHEDULE

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

PLUMBING LEGEND & SYMBOL LIST

(ALL ITEMS SHOWN MAY NOT APPEAR ON DRAWING)

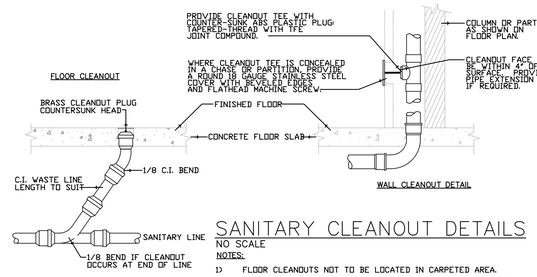
ACD	ACCESS DOOR	LT	LAUNDRY TUB	AIR PIPING	RELIEF VALVE
ADR	AUTO DAMPER	MC	MECHANICAL CONTRACTOR	COLD WATER	CLEAN OUT
AP	ACCESS PANEL	MH	MANHOLE	DOMESTIC HOT WATER	
BPS	BED PAN SANITIZER	MR	MOP RECEPTOR	DOMESTIC WATER RECIRC.	CONTROL T - TEMPERATURE P - PRESSURE
BT	BATH TUB	PG	PRESSURE GAUGE	FIRE PROTECTION	
CB	CATCH BASIN	PRV	PRESSURE REDUCING VALVE	GAS	FLEXIBLE PIPE CONNECTOR
CI	CAST IRON	RWC	RAINWATER CONDUCTOR	NITROUS OXIDE	
CMP	CORRUGATED METAL PIPE	SHWR	SHOWER	OXYGEN	GAS COCK
CO	CLEANOUT	SP	SPRINKLER	SANITARY SEWER	STRAINER
CS	CUP SINK	SS	SERVICE SINK	STORM SEWER	
CW	COLD WATER	STK	STACK	VACUUM	THERMOMETER
DF	DRINKING FOUNTAIN	TMTR	THERMOMETER	VENT	
DL	DOOR LOUVER	UR	URINAL	ANGLE VALVE	PRESSURE GAUGE W/GUAGE COCK
DN	DOWN	V	VENT	AUTOMATIC AIR VALVE	SIAMESE CONNECTION
DR	DRYER	VB	VACUUM BREAKER	AUTO THREE-WAY VALVE	UNION
EL	ELECTRICAL CONTRACTOR	VTR	VENT THRU ROOF	AUTO TWO-WAY VALVE	WALL HYDRANT
FAI	FRESH AIR INTAKE	WA	CLOTHES WASHER	BALANCING VALVE	
FD	FLOOR DRAIN	WC	WATER CLOSET	CHECK VALVE	
FHC	FIRE HOSE CABINET	WMS	WIRE MES SCREEN	GATE VALVE	
FHR	FIRE HOSE RACK			GLOBE VALVE	
FX	FIRE EXTINGUISHER		SPRINKLER HEAD	PLUG OR BALL VALVE	
GI	GREASE INTERCEPTOR		DRAIN COCK	PRESSURE REDUCING VALVE	
HB	HOSE BIB		FLOOR DRAIN		
HW	HOT WATER		CONNECT TO EXISTING		
HWR	HOT WATER RECIRC.				
JC	JANITORS CLOSET				
LAV	LAVATORY				

PIPING MATERIAL SCHEDULE

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

NOTES:

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

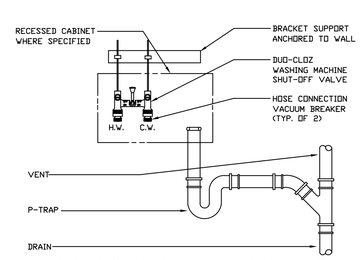


SANITARY CLEANOUT DETAILS

NO SCALE

NOTES:

1) FLOOR CLEANOUTS NOT TO BE LOCATED IN CARPETED AREA.
2) PROVIDE WALL CLEANOUTS (WCO) WHERE SHOWN ON PLANS AND ON SANITARY BRANCHES NOT SERVED BY A FLOOR CLEANOUT; LOCATED ABOVE FIXTURE FLOOD RIM WITHIN 4' OF FLOOR. CONSULT LOCAL CODES FOR OTHER WCO REQUIREMENTS.

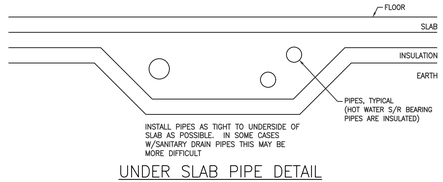


WASHING MACHINE CONNECTION DETAIL

NO SCALE

NOTE:

REFER TO FLOOR PLANS FOR PIPE SIZES.



UNDER SLAB PIPE DETAIL

SCALE: N.T.S.

CODES

2015 IMC
2015 IECC
2015 IPC
2015 IBC
2017 NEC

PLUMBING SHEET INDEX

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

PROJECT: LAFAYETTE HOUSE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT ARCHITECT:

PROJECT CONSULTING ENGINEER:

JOSHUA W. CHAPMAN PE, LEED AP, PRINCIPAL

aee The Association of Energy Engineers
IGSHPA International Ground Source Heat Pump Association
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GEOEXCHANGE The Geothermal Heat Pump Consortium

CGD CERTIFIED GEOEXCHANGE DESIGNER

REVISIONS

...	

DRAWING TITLE: PLUMBING NOTES & LEGEND

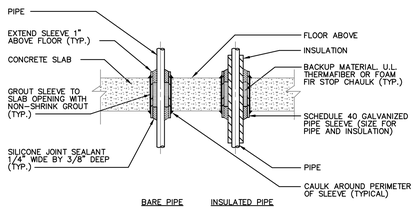
OWNER ...

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

SHEET IDENTIFICATION

P-1

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

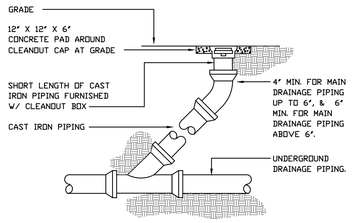


PIPE SLEEVE THRU CONCRETE SLAB DETAIL

NO SCALE

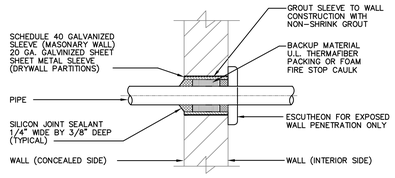
NOTES

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



EXTERIOR CLEANOUT DETAIL

NO SCALE

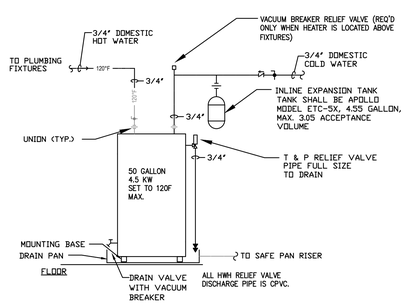


PIPE SLEEVE FOR BARE PIPE THRU WALL DETAIL

NO SCALE

NOTES

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

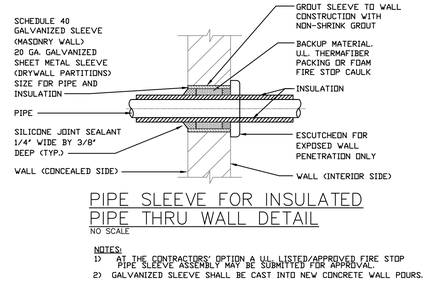


ELECTRIC WATER HEATER PIPING SCHEMATIC

NO SCALE – Dwelling HWHs

NOTE:

1) DRAIN PAN BELOW ELEC WATER HEATER SHALL BE 26"ø, WATERTITE #HP2628.

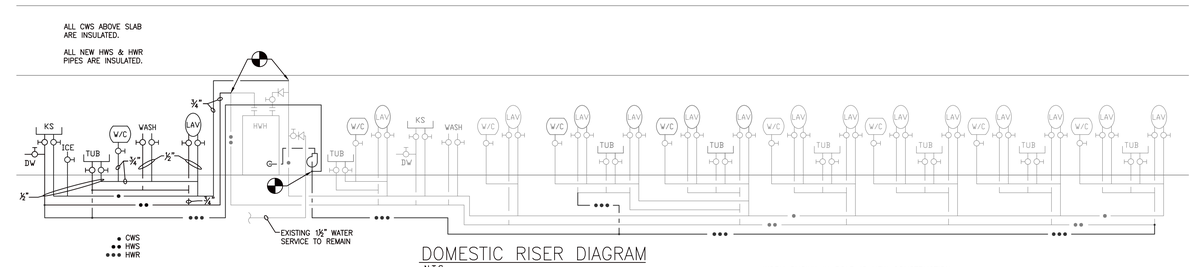


PIPE SLEEVE FOR INSULATED PIPE THRU WALL DETAIL

NO SCALE

NOTES:

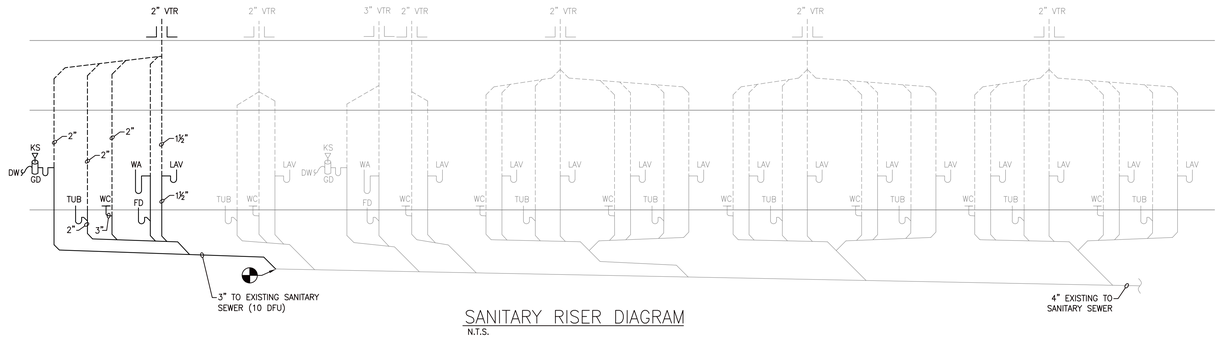
1) AT THE CONTRACTORS' OPTION A U.L. LISTED/APPROVED FIRE STOP PIPE SLEEVE ASSEMBLY MAY BE SUBMITTED FOR APPROVAL.
2) GALVANIZED SLEEVE SHALL BE CAST INTO NEW CONCRETE WALL POURS.



DOMESTIC RISER DIAGRAM

N.T.S.

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



SANITARY RISER DIAGRAM

N.T.S.

GENERAL DEMOLITION NOTES

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

SCOT ENGINEERING SINCE 1990
MECHANICAL, ENVIRONMENTAL & PLUMBING CONSULTANTS
1500 KING'S HIGHWAY, SUITE 100 | PORTSMOUTH STATION, VA. 23059-2723
P(703)397-7477 · F(212)371-1429 · shapmanpe@gmail.com
R. SCOT MINESINGER, PE, GEOTHERMAL HVAC EXPERT
P(703)397-7477 · rsm@gte.net

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

PROJECT: LAFAYETTE HOUSE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT ARCHITECT:

PROJECT CONSULTING ENGINEER:
JOSHUA W. CHAPMAN PE, LEED AP, PRINCIPAL

REVISIONS

.....	

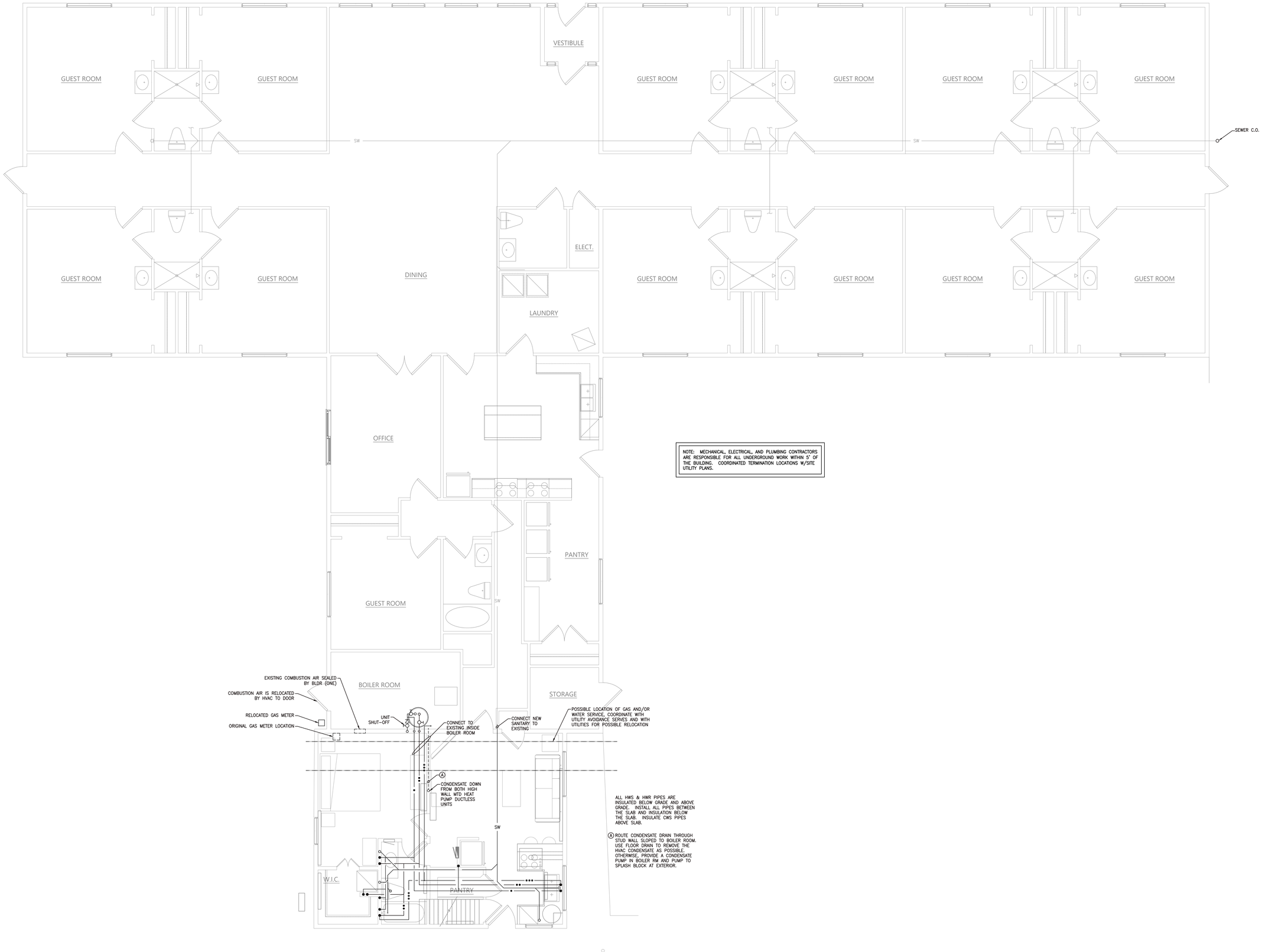
DRAWING TITLE: PLUMBING DETAILS & RISERS

OWNER: ...

DESIGNED BY: RSM/JWC	DATE: 10/10/2022
DRAWN BY: LPG/DMMC	CHECKED BY: RSM/JWC
SCALE: AS NOTED	

SHEET IDENTIFICATION

P-2



NOTE: MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS ARE RESPONSIBLE FOR ALL UNDERGROUND WORK WITHIN 5' OF THE BUILDING. COORDINATED TERMINATION LOCATIONS W/SITE UTILITY PLANS.

ALL HWS & HWR PIPES ARE INSULATED BELOW GRADE AND ABOVE GRADE. INSTALL ALL PIPES BETWEEN THE SLAB AND INSULATION BELOW THE SLAB. INSULATE CWS PIPES ABOVE SLAB.

(A) ROUTE CONDENSATE DRAIN THROUGH STUD WALL SLOPED TO BOILER ROOM. USE FLOOR DRAIN TO REMOVE THE HVAC CONDENSATE AS POSSIBLE. OTHERWISE, PROVIDE A CONDENSATE PUMP IN BOILER RM AND PUMP TO SPLASH BLOCK AT EXTERIOR.

PROPOSED FLOOR PLAN

SCALE: ¼" = 1'-0"

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

PROJECT: LAFAYETTE HOUSE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT ARCHITECT:

PROJECT CONSULTING ENGINEER:

SCOT ENGINEERING
SINCE 1990
ENVIRONMENTAL ENGINEERING
1551 AGASSIZ ROAD, COURT STE 1001, AGASSIZ STATION, VA. 22039-2723
P(703)997-7477 - F(703)370-7429 shapmanpe@gmail.com
P. SCOT MINESINGER, PE, GEOTHERMAL HVAC EXPERT
P(703)997-7477 - smines@gmail.com
JOSHUA W. CHAPMAN PE, LEED AP, PRINCIPAL

REVISIONS

.....	

DRAWING TITLE: FLOOR PLAN

OWNER: ...

DESIGNED BY: RSM/JWC	DATE: 10/10/2022
DRAWN BY: LPG/DMMC	CHECKED BY: RSM/JWC
SCALE: AS NOTED	

SHEET IDENTIFICATION

P-3

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

Daniel Brechko
316 3rd St W, PO Box 23
Carver, MN 55315
(603) 502-3542
lola.hldgs@gmail.com

1 April 2024

Peter Stith, Chair, City of Portsmouth TAC
1 Junkins Avenue
Portsmouth, NH 03801

Re: 921 Islington St

Dear Mr Stith and TAC Members,

As a prospective buyer of the subject property I am submitting preliminary plans for TAC Review at your April, 9 2024 Work Session. The property is under contract and I would like to complete the site planning process to obtain the necessary special exceptions, variances, permits, etc from the City of Portsmouth prior to completing the purchase to ensure I can proceed with development plans.

Included in this submission:

(1) Existing conditions from site survey
(2) Proposed building expansion and parking plan
(3) Open Area Calculation Drawing

My plans for the property include building renovation and addition to convert existing structure to multi-occupancy building:

(1) service station (existing)
(2) fuel dispensing (existing)
(3) retail baker/deli w/small eat-in area (new)
(4) four residential dwellings (new)

Scope of work includes:

(1) Regrade lot to create parking along NE lot line
(2) Add on to existing service station to create:
  (a) entrance vestibule to side of garage bays
  (b) utility and storage to rear of garage bays
(3) Construct stairwell between service station and new deli
(4) Add on to existing building for increased deli sqft
(5) Install natural gas service to building, multi-tenant

(6) Reconfigure plumbing for new use
(7) Update electrical service to building, multi-tenant
(8) Construct 2nd and 3rd floor residential units

My understanding from preliminary review with city staff is that the following items require attention for this project to proceed:

SPECIAL EXCEPTION the current service station operates under a special exception. Would the special exception require an extension to enable expansion of the building?

VARIANCE per 10.1113.20 Location of Parking Facilities on a Lot, parking is not permitted in the front yard. As shown on the site plan, the placement of the structure toward the rear of the lot to allow access to the pumps limits space available for parking.

VARIANCE open area would include includes walkways and a patio for outdoor dining. Is this acceptable or would a variance be required? Also the lot is currently 100% impervious. I am checking with an environmental firm about whether previous surfaces will impact the contaminated soil underground.

CONDITIONAL USE PERMIT per 10.1112.30 Off-Street Parking requirements the total spaces required per the table below is 15 however the site plan allows for 12.

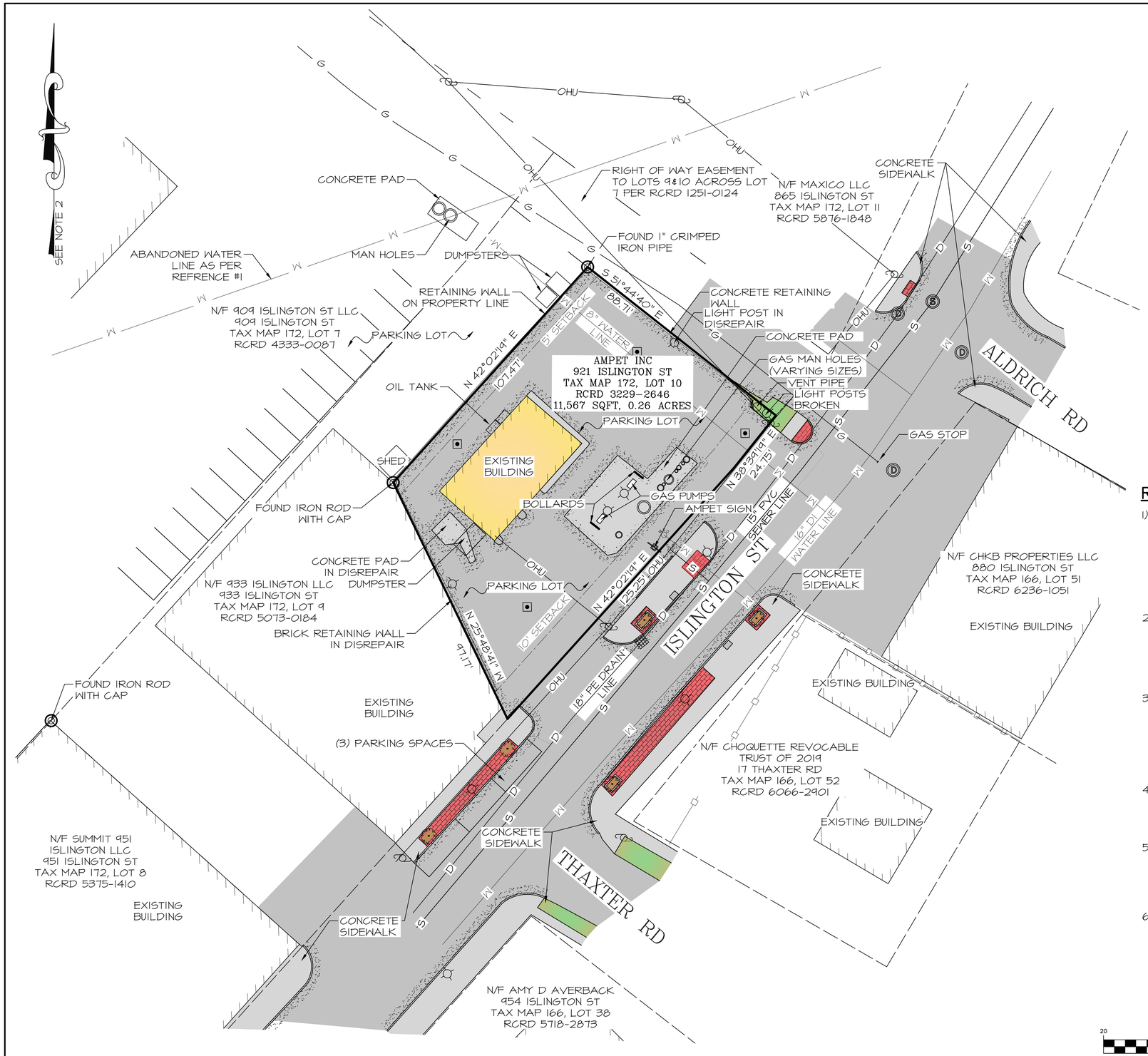
Use	Sq Ft	Requirement	No. Spaces
Service Station	1083	2 + 1:400	5
Convenience Goods	900	1:300	3
Dining	200	1:100	2
Dwelling Unit	4x >750 sqft	1.3	6

In reality, customers will likely park their cars at the pump when they shop at the bakery/deli, with adjacencies to businesses and residences much of the customer base is expected to be foot traffic, and finally the service station is small with only one mechanic and is not likely to require 5 parking spaces.

I look forward to working with the Technical Advisory Committee to review the aforementioned items as well as any new points that come up.

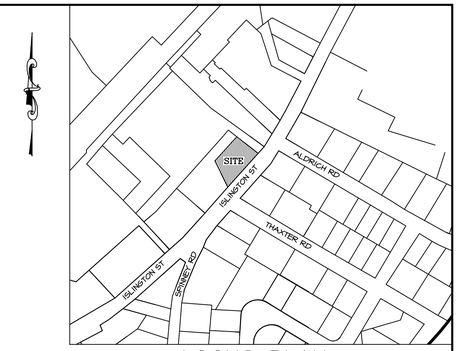
Sincerely,

Daniel Brechko



LEGEND

- WATER SHUT OFF
- CLEANOUT
- MONUMENT FOUND
- UTILITY POLE
- OHU — OVERHEAD UTILITIES
- VERTICAL GRANITE CURB
- MONITORING WELL
- LIGHT POSTS
- DRAIN MANHOLE
- SEWER MANHOLE
- W — WATER LINE
- G — GAS LINE
- S — SEWER LINE
- D — DRAIN LINE
- CATCH BASIN



LOCUS PLAN
N.T.S.

NOTES

1) OWNER OF RECORD:
AMPET INC
TAX MAP 127, LOT 10
921 ISLINGTON ST
PORTSMOUTH, NH 03801
RCRD: 3229-2646
AREA: 11,567 SF, 0.26 ACRES

2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.

3) PARCEL IS IN CHARACTER DISTRICT 4 WEST END (CD4-W):
MINIMUM LOT AREA.....5,000 SF
MIN. LOT AREA PER DWELLING UNIT.....2,500 SF
SETBACKS:
FRONT.....10FT
SIDE.....0 FT
REAR.....5 FT
MAXIMUM BUILDING HEIGHT.....40 FT
MAXIMUM BUILDING COVERAGE.....60%
MINIMUM OPEN SPACE.....15%

4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0259F, PANEL 259 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.

5) A RIGHT OF WAY EASEMENT TO THE BENEFIT OF LOTS 9 & 10 EXISTS ACROSS LOT 7 "FOR EGRESS AND INGRESS" SEE PLAN REF #6 & RCRD 1251-124

REFERENCE PLANS

1) "CONDOMINIUM SITE PLAN MAP 172 - LOT 7 909 ISLINGTON CONDOMINIUM. DECADENT: 909 ISLINGTON STREET, LLC. LOCATED AT: 909 ISLINGTON STEER CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE." BY AMBIT ENGINEERING, INC. DATED JANUARY 17TH 2022. NOT RECORDED IN RCRD

2) "PLAN OF LAND 933 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S LOT 172-009 OWNER EF II REALTY TRUST" BY JAMES VERRA AND ASSOCIATES, INC. DATED SEPTEMBER 3, 2009. RCRD D-36191

3) "LOT LINE RELOCATION PLAN FOR THE MORLEY COMPANY & SARINA SALEM, INC. 909 & 951 ISLINGTON STREET PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM" BY AMBIT SURVEY CIVIL ENGINEERS & LAND SURVEYORS. DATED FEBRUARY 19, 1996. RCRD D-24612

4) "LOT LINE REVISION PORTSMOUTH, N.H. FOR DAVID M. & CLAUDIA B. MCLEAN" BY JOHN W. DURGIN ASSOCIATES, INC. DATED NOVEMBER 1978. RCRD C-8281

5) "PLAN OF LAND PORTSMOUTH, N.H. OWNED BY ROBERT B. CASWELL" BY JOHN DURGIN CIVIL ENGINEERS DATED FEBRUARY, 1950. RCRD 01956

6) "PLAN OF LAND PORTSMOUTH NH FOR MORLEY COMPANY" BY JOHN W. DURGIN DATED NOVEMBER 1948 REVISED 1952 RCRD 01951

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
SCALE: 1" = 20'

ISS.	DATE	DESCRIPTION OF ISSUE
1	12/21/2023	PRELIMINARY

SCALE 1" = 20'
CHECKED A.ROSS
DRAWN S.R.O.

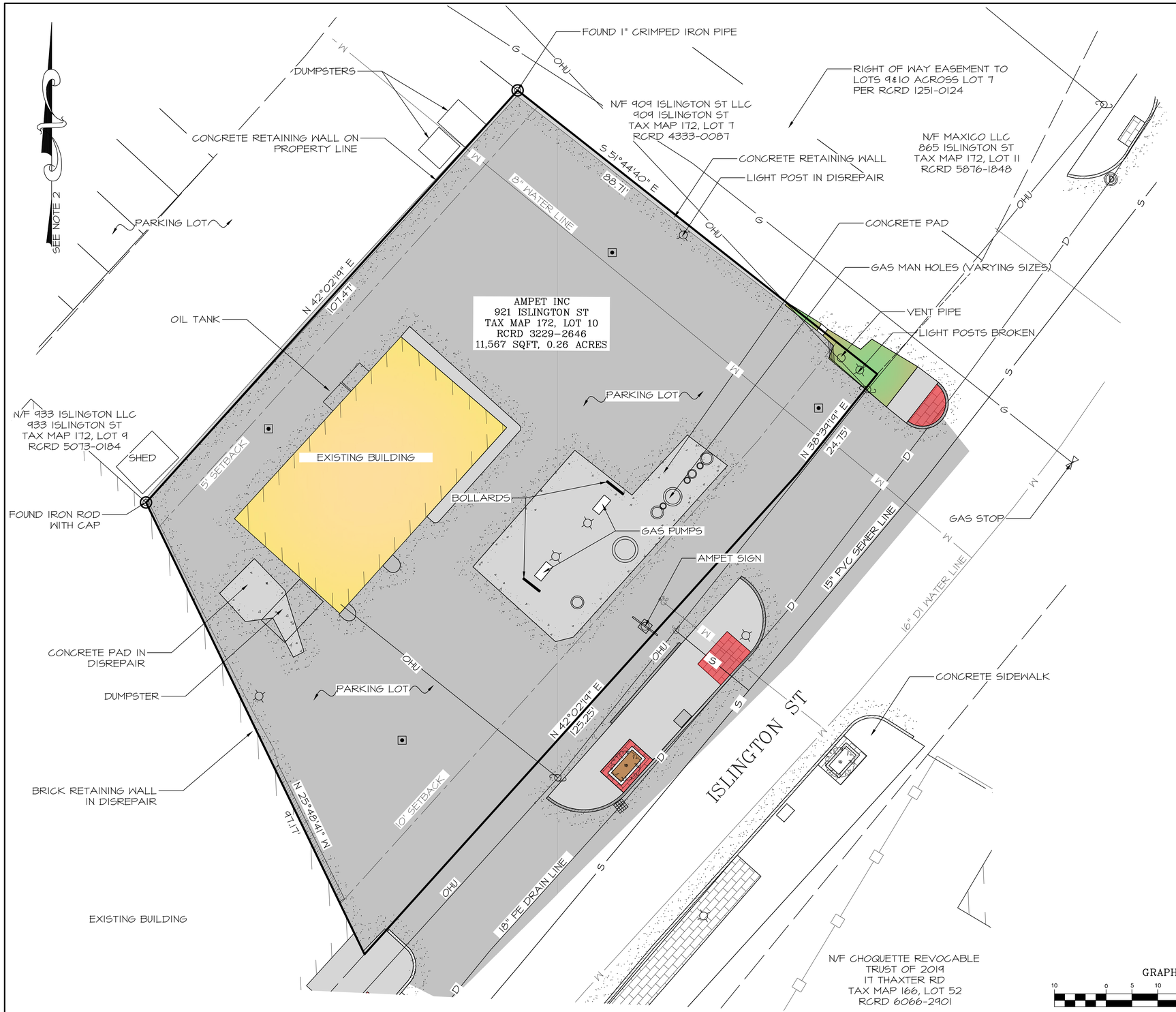
ROSS ENGINEERING, LLC
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
DANIEL BRECHKO

TITLE
EXISTING CONDITIONS PLAN

921 ISLINGTON STREET
PORTSMOUTH, NH 03801
TAX MAP 172, LOT 10

JOB NUMBER	DWG. NO.	ISSUE
23-097	1 OF 2	1



LEGEND

- WATER SHUT OFF
- CLEANOUT
- MONUMENT FOUND
- UTILITY POLE
- OHU — OVERHEAD UTILITIES
- VERTICAL GRANITE CURB
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921 ISLINGTON ST
PORTSMOUTH, NH 03801
RCRD: 3229-2646
AREA: 11,567 SF, 0.26 ACRES

2) BASIS OF BEARING HELD FROM PLAN REFERENCE #5.

3) PARCEL IS IN CHARACTER DISTRICT 4 WEST END (CD4-W):
MINIMUM LOT AREA.....5,000 SF
MIN. LOT AREA PER DWELLING UNIT.....2,500 SF
SETBACKS:
FRONT.....10FT
SIDE.....0 FT
REAR.....5 FT
MAXIMUM BUILDING HEIGHT.....40 FT
MAXIMUM BUILDING COVERAGE.....60%
MINIMUM OPEN SPACE.....15%

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5) A RIGHT OF WAY EASEMENT ACROSS LOT 7 EXISTS AT THE ENTRANCE OF ISLINGTON STREET "FOR EGRESS AND INGRESS" SEE PLAN REF #6 & RCRD 1251-124

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
SCALE: 1" = 10'

ISS.	DATE	DESCRIPTION OF ISSUE
1	12/21/2023	PRELIMINARY
SCALE	1" = 10'	
CHECKED	A.ROSS	
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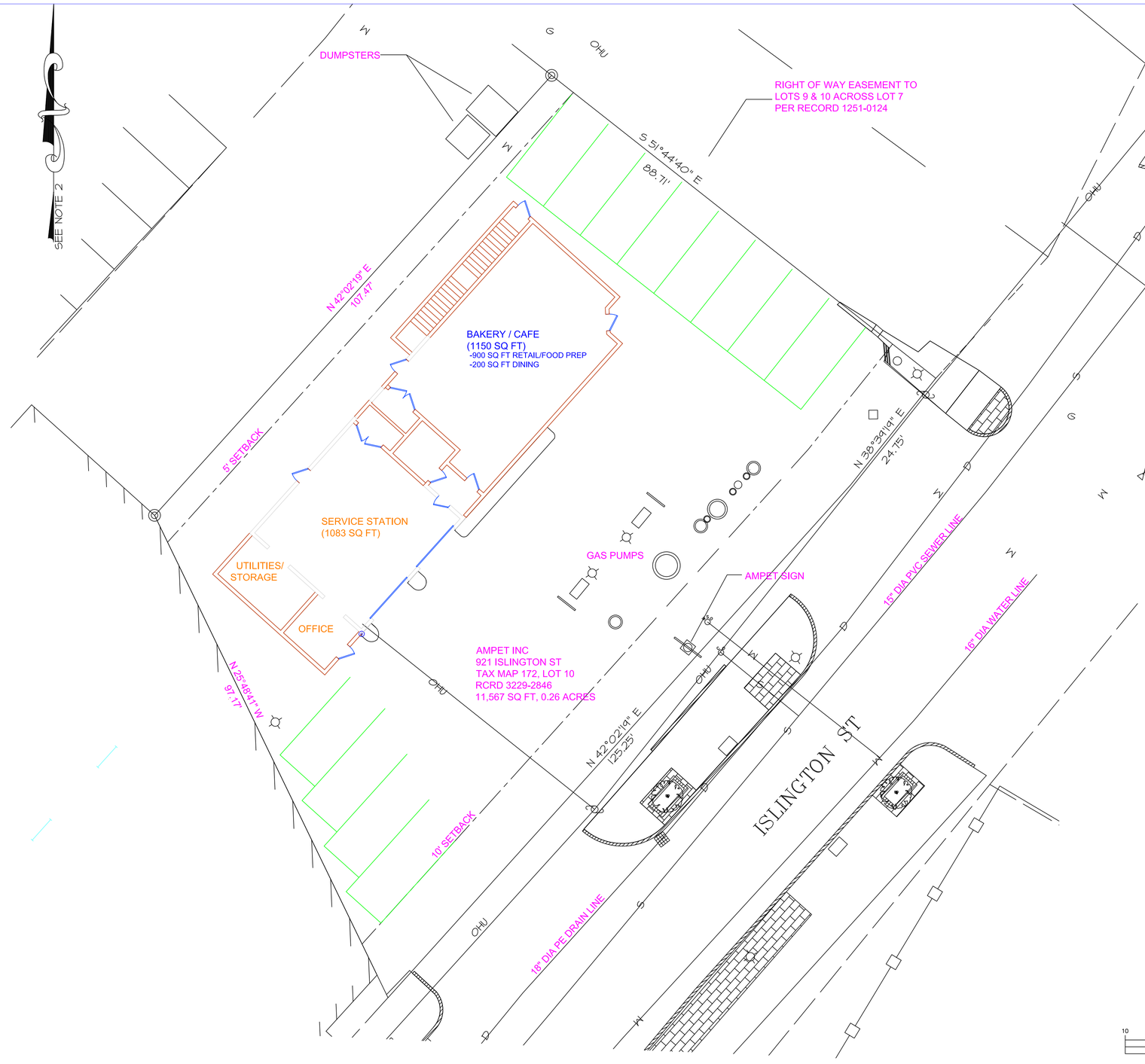
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
DANIEL BRECHKO

TITLE
EXISTING CONDITIONS PLAN

921 ISLINGTON STREET
PORTSMOUTH, NH 03801
TAX MAP 172, LOT 10

JOB NUMBER	DWG. NO.	ISSUE
23-097	2 OF 2	1



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   TAX MAP 127, LOT 10
   921 ISLINGTON ST
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   RCRD: 3229-2646
   AREA: 11,567 SF, 0.26 ACRES

2) BASIS OF BEARING HELD FROM PLAN REFERENCE #5.

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5) A RIGHT OF WAY EASEMENT ACROSS LOT 7 EXISTS AT THE ENTRANCE OF ISLINGTON STREET "FOR EGRESS AND INGRESS" SEE PLAN REF #6 & RCRD 1251-124

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
SCALE: 1" = 10'

921 ISLINGTON ST - PROPOSED SITE PLAN
APRIL 1, 2024

General Notes

LEGEND

- WATER SHUT OFF
- CLEANOUT
- MONUMENT FOUND
- UTILITY POLE
- OHU — OVERHEAD UTILITIES
- VERTICAL GRANITE CURB
- MONITORING WELL
- LIGHT POSTS
- DRAIN MANHOLE
- SEWER MANHOLE
- W — WATER LINE
- G — GAS LINE
- S — SEWER LINE
- D — DRAIN LINE
- CATCH BASIN

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

Project	Sheet
Date	
Scale	