

**REGULAR MEETING
BOARD OF ADJUSTMENT
EILEEN DONDERO FOLEY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

*Members of the public also have the option to join the meeting over Zoom
(See below for more details)**

7:00 P.M.

January 28, 2025

AGENDA

I. NEW BUSINESS

- A.** The request of **Michele Kathryn Arbour and Jeffrey M. Mattson (Owners)**, for property located at **86 Emery Street** whereas relief is needed to construct a firewood shed which requires the following: 1) Variance from Section 10.571 to allow an accessory structure to be located closer to the street than the primary structure. Said property is located on Assessor Map 220 Lot 87-1 and lies within the Single Residence B District (SRB) (LU-24-215)
- B.** The request of **909 West End LLC (Owner)**, for property located at **909 Islington Street** whereas relief is needed to allow a restaurant which requires the following: 1) Special Exception from Section 10.440, Use # 9.42 to allow a Restaurant with an occupant load from 50 to 250 people where it is allowed by Special Exception. Said property is located on Assessor Map 172 Lot 7 and lies within the Character District 4-W (CD4-W). (LU-24-221)
- C.** The request of **Gary B. Dodds Revocable Trust (Owner)**, for property located at **294 Lincoln Avenue** whereas relief is needed to demolish the two existing detached garages and construct a new attached garage which requires the following: 1) Variance from Section 10.521 to allow 28% building coverage where 25% is the maximum allowed. Said property is located on Assessor Map 130 Lot 24 and lies within the General Residence A (GRA) District. (LU-24-225)
- D.** The request of **Treadwell LLC (Owner)**, for property located at **93 Pleasant Street** whereas relief is needed to permit the provision of required parking spaces to be located on a separate lot in the same ownership within 300 feet of the property line of the lot in question, which requires the following: 1) Special Exception from Section 10.1113.112 to allow five (5) of the required parking spaces to be located at 134 Pleasant Street, Map 116, Lot 30. Said property is located on Assessor Map 107 Lot 74 and lies within the Character District 4 (CD4), Historic and Downtown Overlay Districts. (LU-24-216)
- E.** The request of **Martin Husslage (Owner)**, for property located at **48 Langdon Street** whereas relief is needed to demolish the existing dwelling and accessory structure, subdivide the property

from one lot into two and to construct a single-family structure with attached Accessory Dwelling Unit on one lot and a two-family attached dwelling on the second lot. The project requires the following: 1) Variance from Section 10.521 to allow 2,832 square feet per dwelling unit for the proposed two-family dwelling lot where 3,500 square feet per dwelling unit is required. Said property is located on Assessor Map 138 Lot 47 and lies within the General Residence C (GRC) District. (LU-24-227)

II. ADJOURNMENT

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

https://us06web.zoom.us/webinar/register/WN__5p1dLKASLyaxQiU5tC8PQ

I. NEW BUSINESS

- A. The request of **Michele Kathryn Arbour and Jeffrey M. Mattson (Owners)**, for property located at **86 Emery Street** whereas relief is needed to construct a firewood shed which requires the following: 1) Variance from Section 10.571 to allow an accessory structure to be located closer to the street than the primary structure. Said property is located on Assessor Map 220 Lot 87-1 and lies within the Single Residence B District (SRB) (LU-24-215)

Existing & Proposed Conditions

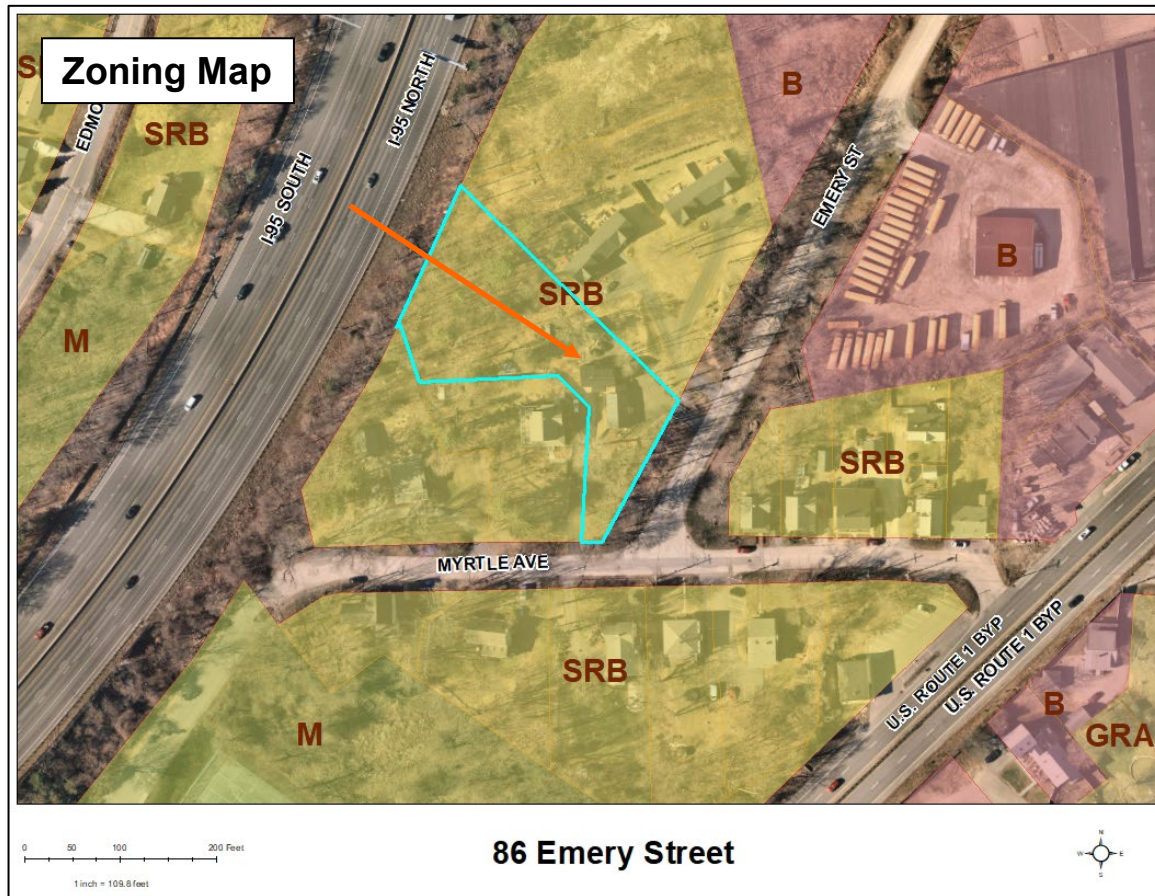
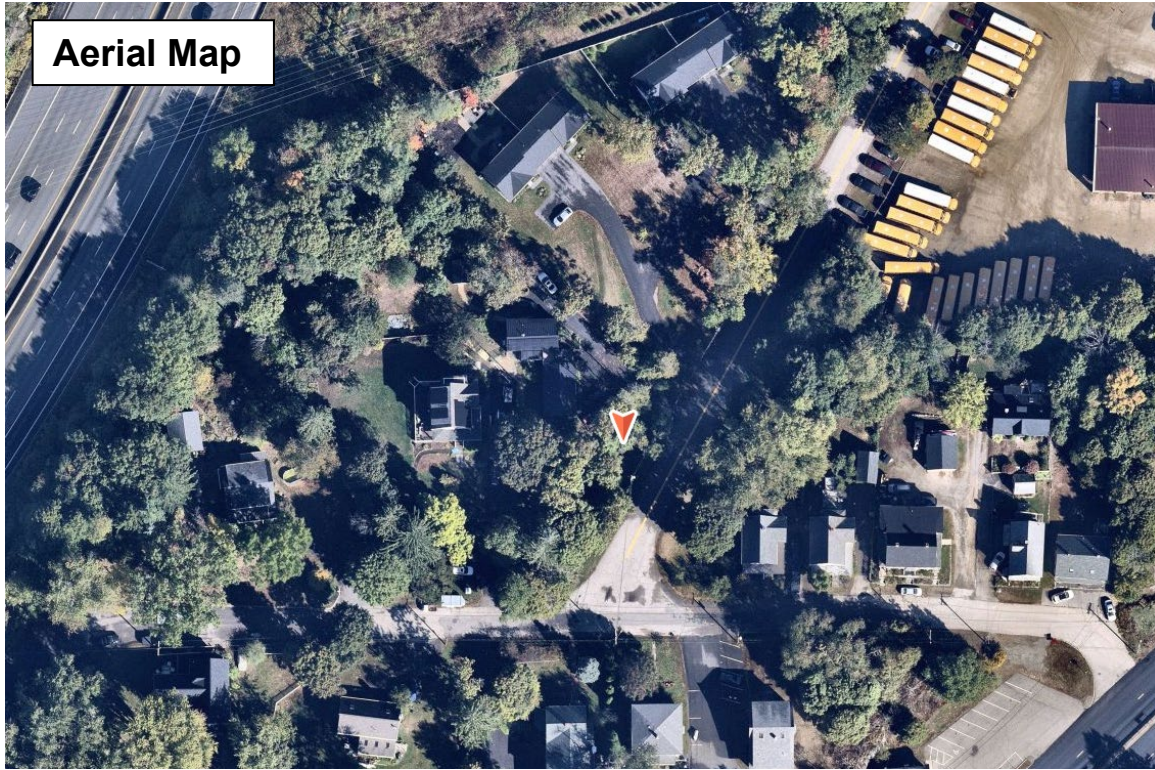
	<u>Existing</u>	<u>Proposed</u>	<u>Permitted / Required</u>
<u>Land Use:</u>	Residential	*Construct a woodshed	Primarily Residential
<u>Lot area (sq. ft.):</u>	39,204	39,204	15,000 min.
<u>Primary Front Yard (Emery St) (ft.):</u>	Primary Structure: 34	Primary Structure: 34 Shed: 46	30 max.
<u>Secondary Front Yard (Myrtle Ave) (ft.):</u>	Primary Structure: 121	Primary Structure: 121 Shed: 75	30 max
<u>Right Yard (ft.):</u>	Primary Structure: 21	Primary Structure: 21 Shed: >10	10 max
<u>Left Yard (ft.):</u>	Primary Structure: 10.5	Primary Structure: 10.5 Shed: 5	5 (per 10.573.10) max.
<u>Height (ft.):</u>	Primary Structure: <35	Primary Structure: <35 Shed: 8	Shed: 10 (per 10.573.10) max. Primary Structure: 35
<u>Building Coverage (%):</u>	5.1	5.2	20 max.
<u>Open Space Coverage (%):</u>	>30	>30	30 min.
<u>Parking:</u>	4	4	4
<u>Estimated Age of Structure:</u>	1960	Variance request(s) shown in red.	

***Relief needed for the location of the shed, proposed closer to the street than the primary structure on the secondary front yard side.**

Other Permits/Approvals Required

- Building Permit

Neighborhood Context



Previous Board of Adjustment Actions

February 21, 2018 – The Board **granted** the following: 1) Variance from Section 10.440, Use #1.30 to allow a two-family dwelling on a lot where only a single family dwelling is allowed with the following conditions:

- 1) One of the units in the approved two-family dwelling must be owner-occupied.
- 2) Both dwelling units must be under the same ownership.
- 3) The owners will provide a certificate annually to the Planning Department certifying compliance with the first two stipulations.

Planning Department Comments

The applicant is proposing to construct a 60 sq. ft wood shed. The relief requested is for the location of the structure as it is proposed to be closer to the street than the primary structure on the secondary front yard side. The structure meets all dimensional requirements.

Variance Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

1. *Granting the variance would not be contrary to the public interest.*
2. *Granting the variance would observe the spirit of the Ordinance.*
3. *Granting the variance would do substantial justice.*
4. *Granting the variance would not diminish the values of surrounding properties.*
5. *The “unnecessary hardship” test:*
 - (a) *The property has special conditions that distinguish it from other properties in the area.*
AND
 - (b) *Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one.*
OR
Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.

86 Emery Street: The application is to build a 15' long, 4' wide, 8' tall firewood shed, 5' from the side yard next to the existing firepit patio that will also store the patio chairs in the winter. However, even though the accessory building will be 75' from the secondary front yard property line, it is still closer to the street than the principal building. Therefore, relief is needed from:

10.571 No accessory building, structure or use shall be located in any required front yard, or closer to a street than the principal building.

1. The variance is not contrary to the public interest.
2. The spirit of the ordinance is observed.

The proposed use of a firewood shed does not conflict with the explicit or implicit purpose of the ordinance, and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights." This accessory building satisfies all setbacks and size criteria and would be allowed by right if there was a side yard rather than a secondary front yard.

3. Substantial justice is done.

The benefit to the applicant is not outweighed by harm to the general public or to other individuals. There is no harm to the general public and the only individuals affected are the side yard abutters. However, the 8' tall firewood shed will serve as a continuation of the existing side yard cedar fence and provides privacy for the abutter. The base of the firewood shed is at a lower elevation than the abutter's driveway, so the top will not be much higher than eye level to preserve light and air.

4. The values of surrounding properties are not diminished.

Building a firewood shed next to a bluestone firepit patio with cedar siding and a standing seam metal roof to match the principal building is an improvement and should not diminish the values of surrounding properties.

5. Literal enforcement of the ordinance would result in unnecessary hardship.

The property is burdened by the zoning restriction on accessory buildings closer to a street than a principal building in a manner that is distinct from other similarly situated property. First, the purpose of the zoning restriction in question is to have accessory buildings be secondary to the principal building. Because of the irregular shape of the property and being a corner lot, the restriction as applied to the property does not serve the purpose in a "fair and substantial" way. The secondary front yard functions as a side yard and the accessory building will be 75' from the property line and only 8' at the tallest point. Finally, the proposed use of a firewood shed next to a firepit patio is a reasonable use that does not alter the essential character of the neighborhood.



DATE:

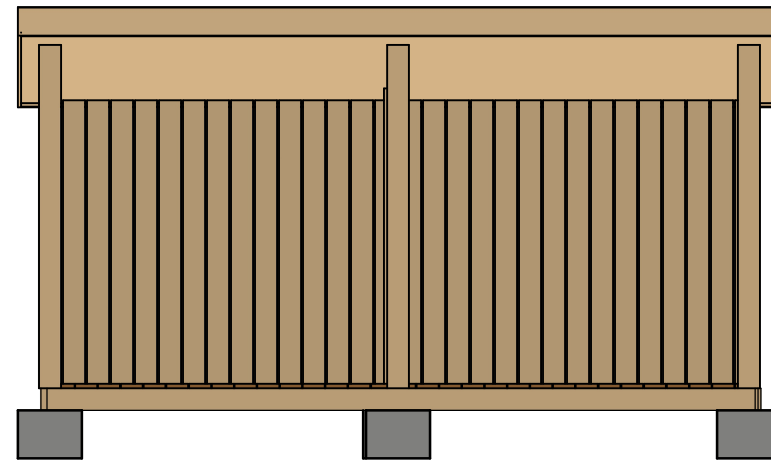
12/3/2024

SCALE:

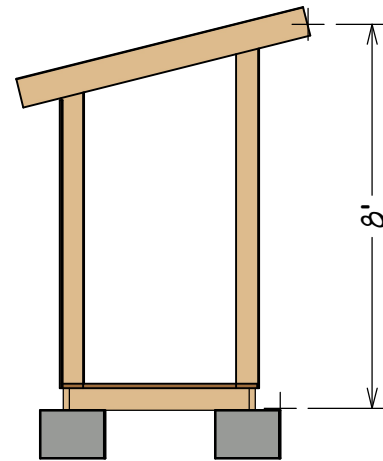
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SHEET:

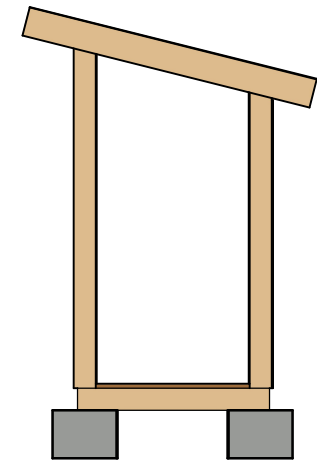
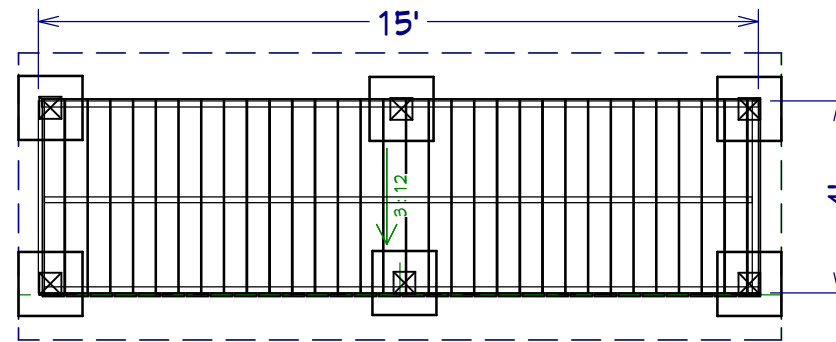
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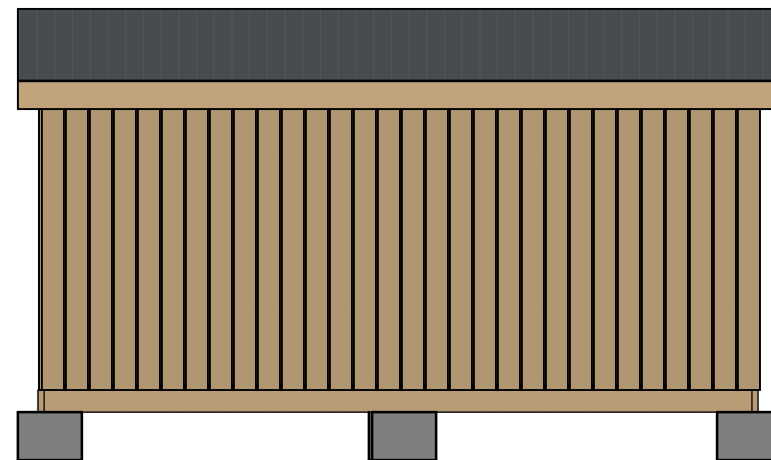
Front



Left



Right



Back

DATE:

12/3/2024

SCALE:

@ 11" x 17"

SHEET:

E-1

A



B





I. NEW BUSINESS

- B. The request of **909 West End LLC (Owner)**, for property located at **909 Islington Street** whereas relief is needed to allow a restaurant which requires the following: 1) Special Exception from Section 10.440, Use # 9.42 to allow a Restaurant with an occupant load from 50 to 250 people where it is allowed by Special Exception. Said property is located on Assessor Map 172 Lot 7 and lies within the Character District 4-W (CD4-W). (LU-24-221)

Existing & Proposed Conditions

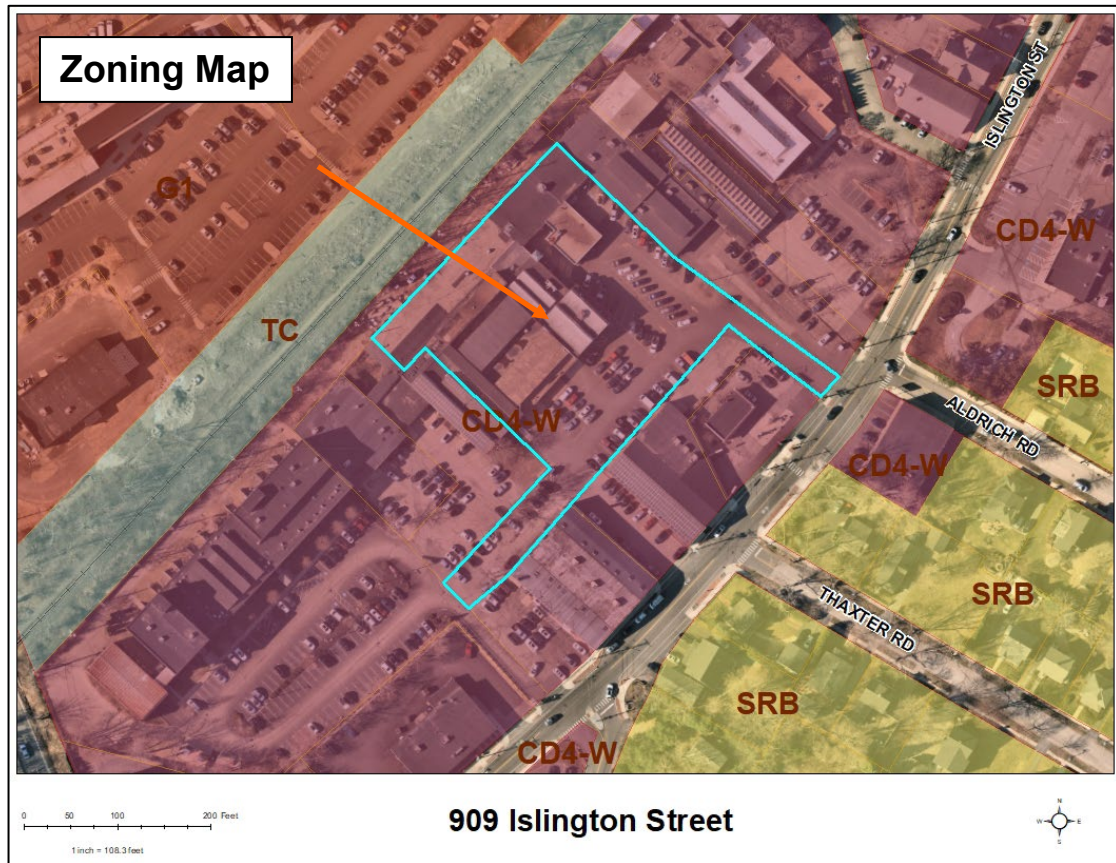
	<u>Existing</u>	<u>Proposed</u>	<u>Permitted / Required</u>
<u>Land Use:</u>	Multi-Unit Commercial	*Establish Restaurant Use	Mixed use
<u>Unit/Suite 15 Area (sq.ft.)</u>	3,074	3,074	
<u>Parking:</u>	74	74	87
<u>Estimated Age of Structure:</u>	1910	Variance request(s) shown in red.	

*Restaurant Use allowed by special exception per Section 10.440

Other Permits/Approvals Required

- Building Permit (tenant fit up)
- Parking CUP

Neighborhood Context



Previous Board of Adjustment Actions

August 28, 1973 – The Board **granted** the following: 1) Variance to construct 80' x 36' building 3' 4" from the left property line and 2' from the right property line

April 16, 1996 – The Board **granted** the following: 1) Variance from Article II, Section 10-304(A) to allow the building coverage to increase from 43% to 47% where 35% is the maximum allowed as the result of a lot line relocation.

May 20, 2003 – The Board **granted** the following: 1) Special Exception as allowed in Article II, Section 10-208(36) to allow a 2,400 sf, 3 bay automotive service center with related office space and storage in a district where such use is allowed by Special Exception with the following conditions:

- 1) All repairs and service work shall take place within an enclosed building.
- 2) No vehicles in an inoperable condition are to remain on the site for more than a one-week period; unless, enclosed in a building; and
- 3) Repaired or rebuilt vehicles shall not be sold upon the premises.

October 21, 2003 – The Board **granted** the following: 1) Variance from Article II, Section 10-208 and Article XII, Section 10-104 Table 15 to allow a dog day care facility with up to 40 dogs and associated grooming facility with 5 grooming stations in 5,980 sf of an existing building and associated parking in a district where such use is not allowed with the following conditions:

- 1) No noise to emanate over the property line to the residential neighbors.
- 2) Portsmouth Animal Control Officer to inspect and approve the setup of the facility.
- 3) Hours of operation to be 7:00 a.m. – 7:00 p.m. Monday through Friday 10:00 a.m. – 6:00 p.m. Saturdays and Sundays; no dog sitting on weekends or holidays.
- 4) Landscaping will not be degraded from its present condition.

November 18, 2003 – The Board **granted** the following: 1) Variance from Article II, Section 10-208 and Article XII, Section 10-104 Table 15 to allow a dog day care facility with up to 40 dogs and associated grooming facility with 5 grooming stations in 5,980 sf of an existing building and associated parking with the following conditions:

- 1) No noise to emanate over the property line to the residential neighbors.
- 2) Portsmouth Animal Control Officer to inspect and approve the setup of the facility.
- 3) Hours of operation to be 7:00 a.m. – 7:00 p.m. Monday through Friday 10:00 a.m. – 6:00 p.m. Saturdays and Sundays; no dog sitting on weekends or holidays.
- 4) No more than forty dogs at one time.

November 23, 2004 – The Board **granted** the following: 1) Variance from Article II, Section 10-208 was requested to allow 2,300+ sf of the building to be used for the manufacture of counter tops and associated wood, metal and concrete items in a district where manufacturing is not allowed with the following condition:

- 1) That no materials, inventory or waste will be stored outside.

September 20, 2005 – The Board **granted** the following: 1) Variance from Article II, Section 10-208 was requested to allow a bulk tea re-packaging and wholesale distribution business in a district where such use is not allowed.

August 21, 2007 – The Board **granted** the following: 1) Variance from Article II, Section 10-208 was requested to allow 2,200+ sf in an existing building to be used for a wholesale warehouse and distribution business in a district where such use is not allowed.

July 24, 2012 – The Board **granted** the following: 1) Variance from Section 10.1112.30 to allow 83 off-street parking spaces to be provided where 90 off-street parking spaces are required.

November 22, 2016 – The Board **granted** the following: 1) Variance from Section 10.1243 to allow two freestanding signs on a lot where only one freestanding sign is allowed; and 2) Variances from Section 10.1253 to allow a freestanding sign to be set back 10'+ from the front lot line and 1.5"+ from the left side lot line where 20" is required for each.

Planning Department Comments

The applicant is proposing to establish a restaurant use in Suite 15. Restaurant uses are allowed by special exception in this district.

The applicant will need to obtain a parking conditional use permit as the addition of this use will require the site to have 87 total parking spaces and there are 74 spaces available.

Special Exception Review Criteria

The application must meet all the standards for a **special exception** (see Section 10.232 of the Zoning Ordinance).

1. *Standards as provided by this Ordinance for the particular use permitted by special exception;*
2. *No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;*
3. *No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other*

structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;

- 4. No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;*
- 5. No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and*
- 6. No significant increase of stormwater runoff onto adjacent property or streets.*

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.

Special Exception Approval Requests - LU-24-221

To the City of Portsmouth,

We respectfully submit this narrative to address the Special Exception criteria for the proposed fit-up of a 3,170 square-foot restaurant located in Suite 15 of 909 Islington St.

Please see summary of compliance by section below.

10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception. The proposed restaurant is an allowable use under the current zoning ordinance, subject to a special exception. The fit-up adheres to all applicable design, safety, and operational standards outlined in the ordinance, including building code compliance, and compatibility with surrounding commercial uses. All necessary permits and inspections will be obtained to ensure compliance.

10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion, or release of toxic materials. The restaurant will follow all local and state fire codes, including the required fire suppression systems, proper ventilation, and safe storage of any flammable materials. Grease traps and hoods will meet standards to prevent fire hazards, and all staff will be trained in fire safety protocols. No toxic materials will be used or stored on-site that could pose a risk to public safety or adjacent properties.

10.232.23 No detriment to property values in the vicinity or change in the essential characteristics of any area. The restaurant will complement the surrounding commercial and mixed-use environment. Its design will blend seamlessly with the existing architecture, and no significant alterations to the building's exterior are proposed. Operations will be conducted in a manner that minimizes noise, odor, and other potential disturbances. Modern HVAC systems will ensure effective odor control, and waste will be stored securely and managed regularly to maintain cleanliness. The restaurant's addition will only enhance property values by activating the space and contributing to the vibrancy of the neighborhood.

10.232.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity. The location has sufficient parking capacity to accommodate the expected number of patrons and staff. Delivery and service vehicles will utilize designated loading areas to avoid disrupting traffic flow. The site's proximity to pedestrian-friendly infrastructure further reduces the likelihood of traffic-related issues.

10.232.25 No excessive demand on municipal services. The project's impact on municipal services will be minimal. The existing water, sewer, and waste disposal systems are adequately sized to handle the restaurant's needs. The restaurant's operational plan includes measures to reduce water and energy consumption. Regular waste disposal and recycling programs will be in place to avoid burdening city services. The demand for police and fire protection will remain consistent with other similarly sized establishments in the area.

10.232.26 No significant increase in stormwater runoff onto adjacent property or streets. The project involves no significant alterations to the site's existing drainage systems. Any minor modifications will incorporate best management practices to ensure compliance with stormwater management regulations. Permeable materials and landscaping features may be added, if necessary, to further mitigate runoff and enhance site sustainability. The restaurant's operations will not impact stormwater runoff conditions.

In summary, the proposed restaurant fit-up meets all criteria for a special exception under the Portsmouth Zoning Ordinance. The project aligns with the city's goals of fostering economic development while maintaining the character and safety of the community. We respectfully request your approval of this special exception application.

Sincerely,

Meghan Boland

Senior Project Manager

Chinburg Builders, Inc.

Tenant will be occupying Suite 15

Assembly Group A-2, Storage S-1

Occupant Load 127 ppl

- Complete restaurant fit up as detailed on attached permit plan set
- Repointing and demo/replacement brick
- Sawtooth Window Replacement and upgrades to Exterior Trim
- Addition of ADA complaint concrete ramp onto space
- Existing Parking lines relocated as needed to accommodate access, new ADA parking spaces and addition of associated signage

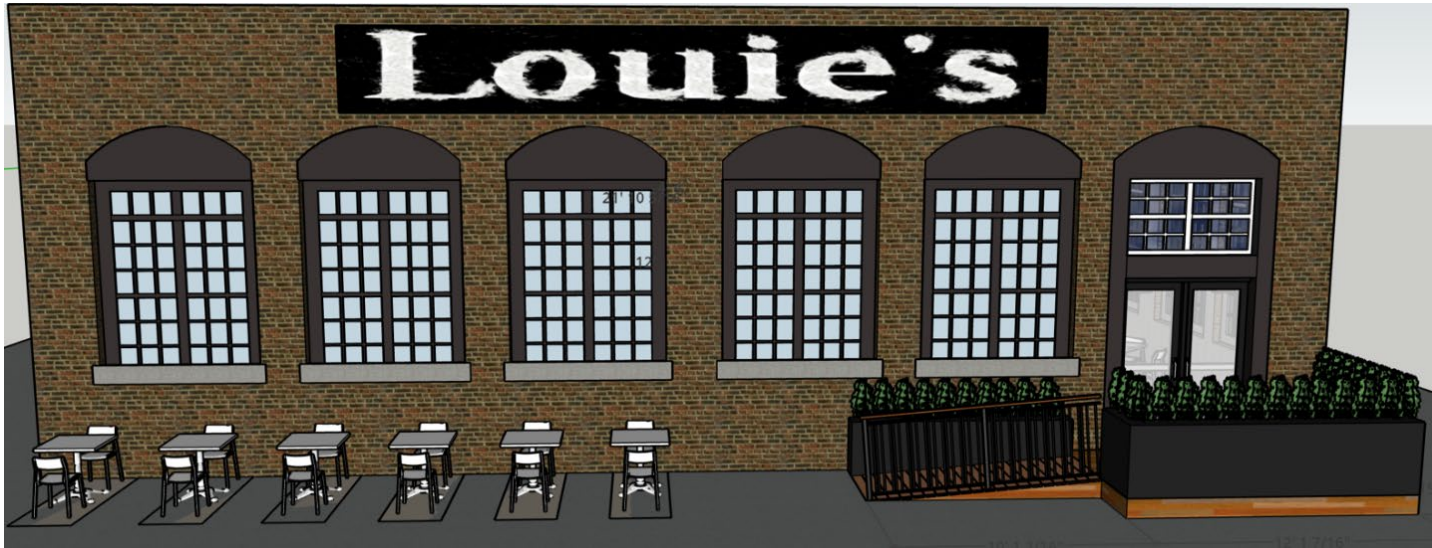
Existing Exterior Elevations





Proposed Exterior Elevation





Existing Interior of Suite 15





Proposed Interior Floor Plan / Renderings





LEGEND :

- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- N/F NOW OR FORMERLY
- P/O PART OF
- (51) MORLEY COMPANY MILL BUILDING #51
- IR SET IRON ROD SET
- SF SQUARE FEET
- RR SPK RAILROAD SPIKE

LENGTH TABLE

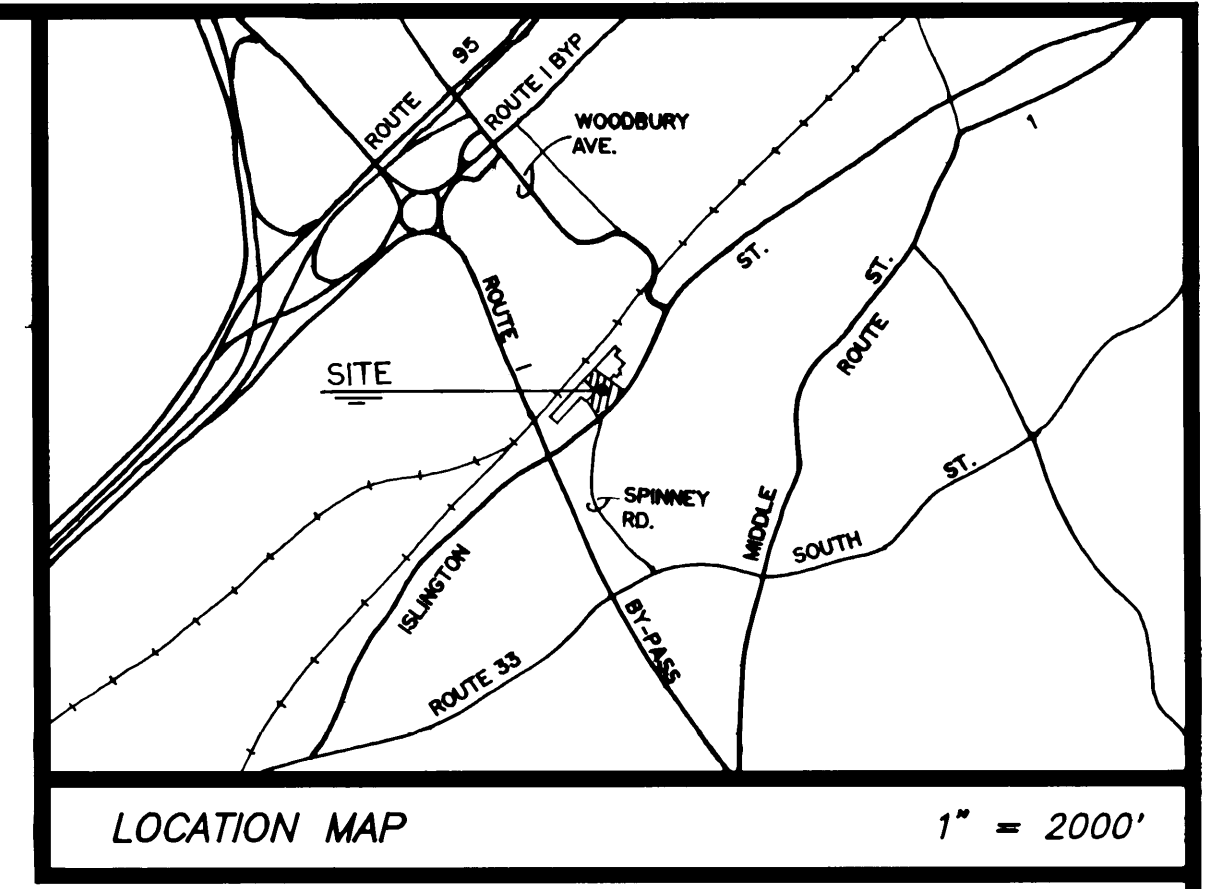
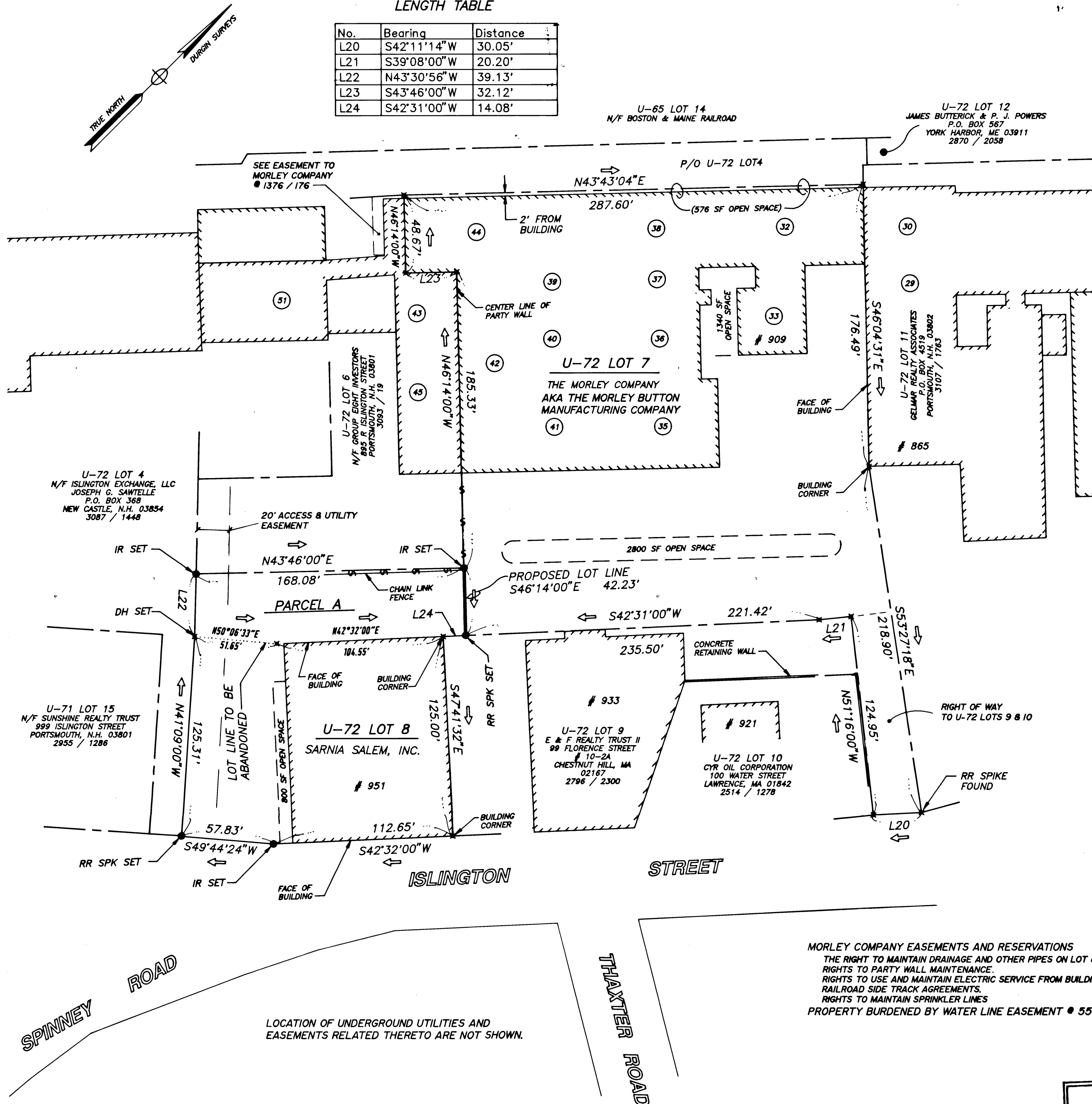
No.	Bearing	Distance
L20	S42°11'14"W	30.05'
L21	S39°08'00"W	20.20'
L22	N43°30'56"W	39.13'
L23	S43°46'00"W	32.12'
L24	S42°31'00"W	14.08'

DEED REFERENCES :

LOT 7	LOT 8
420 / 94	551 / 21
551 / 21	698 / 236
569 / 162	932 / 92
698 / 236	1251 / 422
932 / 92	1278 / 183
	2212 / 224
	2329 / 1698
	2332 / 1971
	3085 / 1743
	(3085 / 2953)

PLAN REFERENCES :

- 1) PLAN OF LAND, MORLEY COMPANY TO PHILIP LONG OR HIS NOMINEE, 1 IN. = 30 FT., AUG 1947, BY JOHN W. DURGIN. RCRD 01311.
- 2) PLAN OF LAND, MORLEY COMPANY TO FREDRICK NADER & A. JOHN GANEM OR THEIR NOMINEE, 1 IN. = 40 FT., NOV. 1948, BY JOHN W. DURGIN. RCRD 01404.
- 3) PLAN OF LAND OWNED BY MORLEY COMPANY, 1 IN. = 40 FT., NOV. 1948, BY JOHN W. DURGIN. RCRD 01951 (SEE 1358 / 412 & 413)
- 4) PLAN OF LAND OWNED BY ROBERT B. CASWELL, 1 IN. = 20 FT., FEB. 1950 BY JOHN W. DURGIN. RCRD 01956.
- 5) LEASE PLAN OF LAND, MORLEY COMPANY TO NORCOR MFG. CO., 1 IN. = 40 FT., JAN. 1950 BY JOHN W. DURGIN. (1376 / 181 & 182)
- 6) LOT LINE REVISION FOR DAVID M. & CLAUDIA B. McLEAN, 1 INCH = 30 FEET, NOVEMBER 1978 BY JOHN W. DURGIN ASSOCIATES. RCRD C-8282.
- 7) LOT LINE REVISION, GEORGE W. IRWIN TO GELMAR REALTY ASSOCIATES, 1" = 30', DECEMBER 1982, BY JOHN W. DURGIN ASSOCIATES, INC.. RCRD C-11406.



- NOTES:**
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP U-72 AS LOTS 7 & 8
 - 2) OWNERS OF RECORD :

LOT 7	LOT 8
THE MORLEY COMPANY	SARNIA SALEM, INC.
909 ISLINGTON STREET	49 TIDEWATER FARMS
PORTSMOUTH, N.H. 03801	GREENLAND, N.H. 03840
932 / 92	3085 / 1743
 - 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 330139, MAY 17, 1982
 - 4) LOT AREAS :

LOT 7	LOT 8
82,614 SF EXISTING	20,423 SF EXISTING
75,337 SF PROPOSED	27,700 SF PROPOSED
 - 5) PARCEL IS LOCATED IN THE BUSINESS (B) DISTRICT
 - 6) DIMENSIONAL REQUIREMENTS :

MIN. LOT AREA :	20,000 SF
FRONTAGE :	100 FEET
SETBACKS :	FRONT 20 FEET
	SIDE 15 FEET
	REAR 15 FEET
DEPTH :	80 FEET
OPEN SPACE :	15%
BUILDING COVERAGE :	35%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE RELOCATION BETWEEN LOTS 7 & 8 BY THE TRANSFER OF 7,277 SF (SHOWN AS PARCEL A) FROM LOT 7 TO LOT 8.
 - 8) BUILDING COVERAGE CALCULATION :

LOT 7	LOT 8
43% EXISTING	62% EXISTING
47% PROPOSED	45% PROPOSED
 - 9) OPEN SPACE CALCULATION :

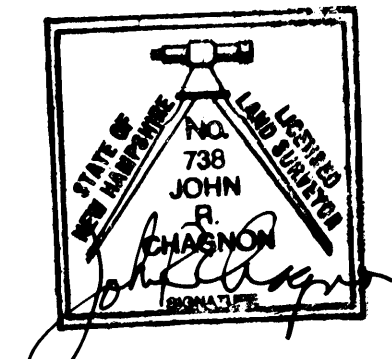
LOT 7	LOT 8
5.7% EXISTING	3.9% EXISTING
6.2% PROPOSED	2.8% PROPOSED

LOT LINE RELOCATION PLAN
FOR
THE MORLEY COMPANY & SARNIA SALEM, INC.
909 & 951 ISLINGTON STREET
PORTSMOUTH, N.H.
COUNTY OF ROCKINGHAM

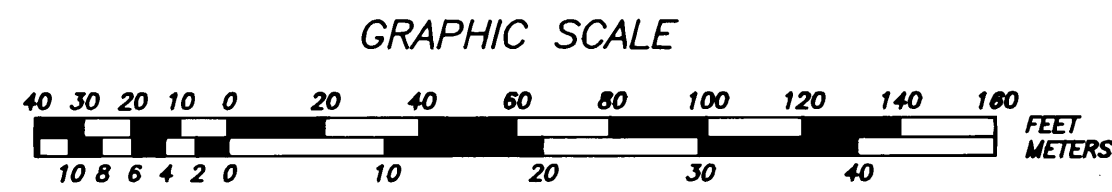
MORLEY COMPANY EASEMENTS AND RESERVATIONS
THE RIGHT TO MAINTAIN DRAINAGE AND OTHER PIPES ON LOT 8.
RIGHTS TO PARTY WALL MAINTENANCE.
RIGHTS TO USE AND MAINTAIN ELECTRIC SERVICE FROM BUILDING 31.
RAILROAD SIDE TRACK AGREEMENTS.
RIGHTS TO MAINTAIN SPRINKLER LINES.
PROPERTY BURDENED BY WATER LINE EASEMENT # 551 / 21

REV. 1 9 APRIL 1996 MINOR BOUNDARY
SCALE: 1" = 40' 19 FEBRUARY 1996

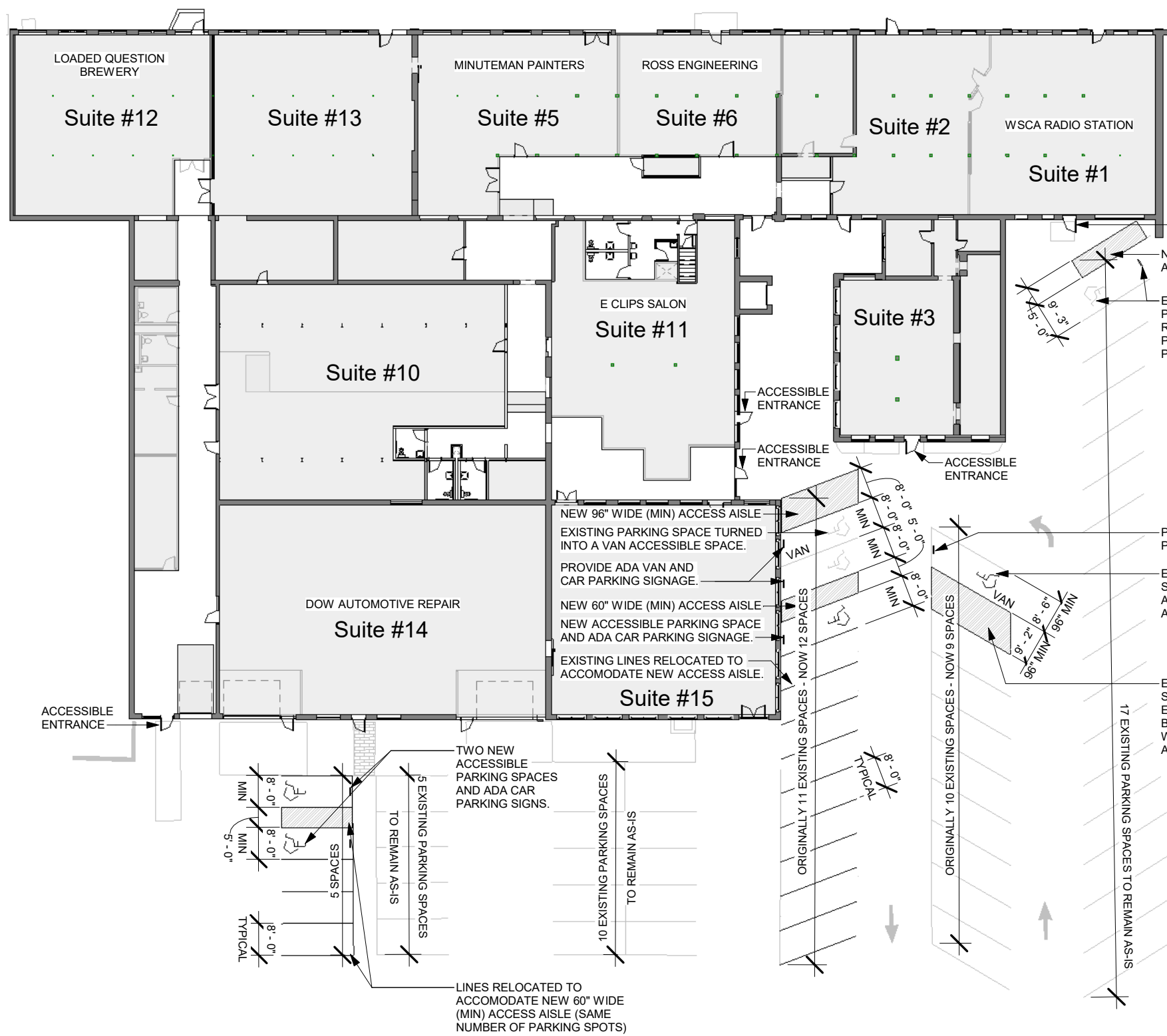
AMBIT SURVEY
CIVIL ENGINEERS & LAND SURVEYORS
801 ISLINGTON STREET, C-1
PORTSMOUTH, N.H. 03820
(603) 430-9282



APPROVED BY THE PORTSMOUTH PLANNING BOARD
Arthur E. Parrott III
CHAIRMAN
4/18/96
DATE



D-24612



OCCUPANT LOAD AT SUBJECT AREA: (based on estimated sq. ft. of areas)

NFPA 101 Table 7.3.1.2

ASSEMBLY A-2: Suite #12 Leased To Loaded Question Brewery: (2,258 SQ FT)

Bar-concentrated (chairs only not fixed) 123 / 1 person per 7SF Gross = 18 Persons
 Seating (Inside) less concentrated tables chairs not fixed 181 / 1 person per 15SF Gross = 12 Persons
 Seating (Outside) less concentrated tables chairs not fixed 621 / 1 person per 15SF Gross = 41 Persons
 Production/Manufacturing floor (Kitchen) 922 / 1 person per 200SF Gross = 5 Persons
 Accessory Storage and Cooler 499 / 1 person per 300SF Gross = 2 Persons

Suite #1 Total Gross Occupant Load: 78 persons

REMAINING SUITES:

Business (B) Occupant Load: 15,407 / 1 person per 150 SF Gross = 103 Persons
 Factory (F-1) (Suite #14) Occupant Load: 4,452 / 1 person per 100 SF Gross = 45 Persons

Remaining Suites Total Gross Occupant Load: 148 Persons

TOTAL COMBINED OCCUPANT LOAD: 226 PERSONS

TOTAL PARKING: 58 SPACES (PARKING COUNT DOES NOT CHANGE)

201-300 OCCUPANTS = 7 ADA REQUIRED

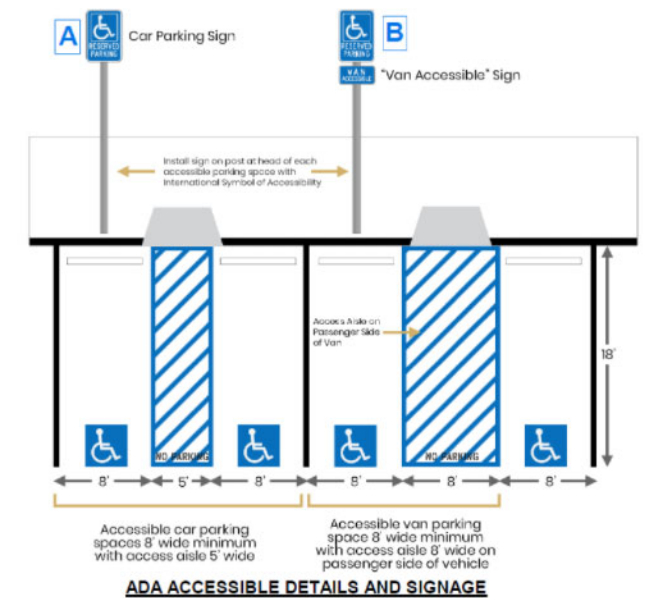
VAN PARKING: 2 REQUIRED (1 PER EVERY 6 ADA SPACES)

Per 2010 ADA Standards requires one in every six accessible parking spaces to be van accessible.

Standard parking space dimensions range between 8 to 9 feet wide by 18 feet long. Parking lot aisles will have a space between rows ranging between 14 to 24 feet, depending on whether they're a one-way or a two-way aisle. New aisles will be provided and marked as listed in the ADA accessible details and signage below.

NOTE:

Existing ADA Accessible parking spaces currently (3) :
 New signage will be provided at ADA spaces accordingly. See details on this sheet.




Chinburg Properties
 3 Penstock Way
 Newmarket, NH 03857

**909 Islington Street,
 Portsmouth, NH**

No.	Description	Date

PARKING PLAN

Sheet Issue Date: 11/22/24
 Drawn by JP
 Scale As indicated

TBD

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #1	Business Name (if applicable) WSCA Radio Station
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 2,338 2,130

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #2	Business Name (if applicable) "Future Business"
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 1,269 2,127

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #3	Business Name (if applicable) "Future Business"
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 2,116

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #5	Business Name (if applicable) Minuteman Painters
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 2,115 1,893

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #6	Business Name (if applicable) Ross Engineering
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 1,882 1,245

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #8	Business Name (if applicable) E Clips Salon
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 2,261 2,208

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #9 Suite 13 in Revised Plans	Business Name (if applicable) "Future Business"
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commerical	Gross Floor Area (sq. ft.) * 2,830 2,860

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #10	Business Name (if applicable) "Future Business"
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 4,345 4,049

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #11 Suite 14 In Revised Plans	Business Name (if applicable) Dow Automotive Repair
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 4,452

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #12	Business Name (if applicable) Loaded Question Brewery
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 2,329

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #13 Suite 15 in Revised Plans	Business Name (if applicable) "Future Business"
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 3,074

I. NEW BUSINESS

C. The request of **Gary B. Dodds Revocable Trust (Owner)**, for property located at **294 Lincoln Avenue** whereas relief is needed to demolish the two existing detached garages and construct a new attached garage which requires the following: 1) Variance from Section 10.521 to allow 28% building coverage where 25% is the maximum allowed. Said property is located on Assessor Map 130 Lot 24 and lies within the General Residence A (GRA) District. (LU-24-225)

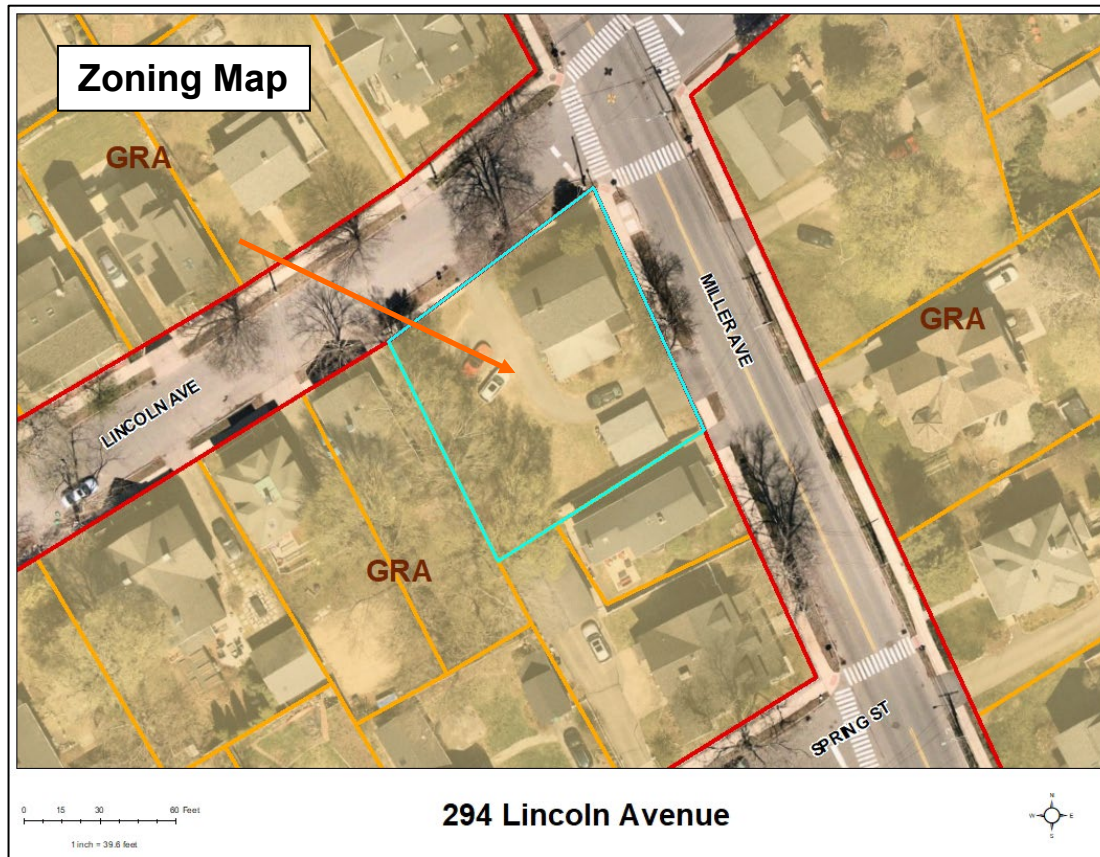
Existing & Proposed Conditions

	<u>Existing</u>	<u>Proposed</u>	<u>Permitted / Required</u>
<u>Land Use:</u>	3-Unit Residential	Construct attached garage	Primarily residential
<u>Lot area (sq. ft.):</u>	9,685	9,685	7,500 min.
<u>Primary Front Yard (Lincoln Ave)(ft):</u>	11	11	15
<u>Secondary Front Yard (Miller Ave)(ft.):</u>	7.4	7.4	15 min.
<u>Right Yard (ft.):</u>	52.4	12.5	10 min.
<u>Rear Yard (ft.):</u>	5.6	20.3	20 min.
<u>Height (ft.):</u>	<35	33	35 max.
<u>Building Coverage (%):</u>	21.3	28	25 max.
<u>Open Space Coverage (%):</u>	54.6	48.2	30 min.
<u>Parking:</u>	4	4	4 min.
<u>Estimated Age of Structure:</u>	1900	Variance request(s) shown in red.	

Other Permits/Approvals Required

- Building Permit
- Site Plan Review

Neighborhood Context



Previous Board of Adjustment Actions

No previous history found.

Planning Department Comments

The applicant is requesting relief to demolish the two existing detached garages on site and construct a new attached garage. The new structure meets all setback requirements, however, the proposal exceeds the 25% building coverage maximum and the applicant is requesting the Board allow 28% building coverage.

Variance Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

1. *Granting the variance would not be contrary to the public interest.*
2. *Granting the variance would observe the spirit of the Ordinance.*
3. *Granting the variance would do substantial justice.*
4. *Granting the variance would not diminish the values of surrounding properties.*
5. *The “unnecessary hardship” test:*
 - (a) *The property has special conditions that distinguish it from other properties in the area.*
AND
 - (b) *Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one.*
OR
Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.

Property location: 294 Lincoln Ave / Miller Avenue (Proposed Garage)

The detached garage is quite small, approximately 374 square feet and has fallen in disrepair over the years.

By today's garage standards, it is subpar with no foundation, having a dirt floor throughout, having no electricity, and is lacking physical stability and functional space.

In the interim, a 12x20 storage unit was installed on the lot to store all contents from the old garage. The old garage will be demolished prior to the project being started.

The new storage unit will be removed from the property prior to the completion of the new garage building.

Proposed improvements and Requires variance relief

The lot lines depicted on the survey plan display an unusual shape or configuration with the house on the lot. In front of the house at 294 Lincoln Ave., the lot line runs over the city sidewalk and the rear lot line runs parallel with the front lot line. This Creates difficulty in placement of the new garage. It is also a corner lot which adds another layer of complexity. The public views the property from two street locations so this affects how the building will appear on the lot and to feel harmonious within the neighborhood from both streets.

Demolition of the garage would be advantageous in enhancing the neighborhood and the surrounding properties. Currently, the garage is well within the rear setback approximately 5.5 feet from the property line. Also, the garage is entirely out of the building envelope and it appears to belong to the neighbors' house next door.

The variance requested is for building lot coverage of 28.7% where 25% is permitted.

Granting the variance would not be contrary to the public interest (Yes) because the new garage structure would be erected totally within the city building envelope requirements.

The new garage would also meet rear setback requirements. Creates more natural light and refresh air.

Create more space between the neighbor's property at 260 Miller Ave, while enhancing the overall appearance from the roadway on Miller Avenue.

From the Lincoln Avenue view perspective, the three garage doors enhance the look of the property and this would increase the property values of the surrounding buildings on Lincoln Avenue, Miller Ave. as well as the neighborhood.

Granting the variance would observe the spirit of the ordinance: (Yes)

The Proposed new garage would be set back approximately 28 ft from the sidewalk, currently the garage is approximately 14.5 ft from the sidewalk on Miller Ave. Creating more space from the sidewalk creates greater public safety and welfare.

Meets all setback requirements and is built within the building envelope. The garage currently is 5.5 ft from the property line – proposed garage is 20 ft from the property line on Miller Ave. and approx. 30 ft at the other end of the lot.

The architectural design and placement of the garage attached to the house enhances the overall appearance of the property. The adjacent properties and the entire neighborhood values would increase.

Granting the variance would do substantial justice: (Yes) the city along with the abutting and surrounding neighbors would see property values increase.

Meets all setback and building envelope requirements.

Curb appeal would be greatly increased by way of design and placement of the new structure from both street views.

Would not alter the character of the neighborhood and the serves as a Public's best interest in providing more space between the abutting neighbor.

Granting the variance would not diminish the values of the surrounding properties (Yes) The architectural design fits the character of the neighborhood and would enhance the appearance of Lincoln Ave and Miller Ave.

The proposed Building lot coverage increase creates more natural light, fresh air and a lessor impact on neighbors.

Allowing more space between the house lots.

Removing the old, outdated garage and building a new structure in the building envelope meeting required setbacks to complement the surrounding buildings, enhances the neighborhood and increases property values with overall harmonious charm.

Literal enforcement of the provisions of the ordinance would result and unnecessary hardship: (Yes) There would be no loss to the public or public 's interest in granting the variance. The city receives a new structure all within the city requirements. Building a new structure within the building envelope and the garage meets the required setbacks. Only a density variance of 3.7% is being asked for.

The abutting neighbor gains more surrounding space between their house and the proposed garage. Aesthetically appealing with more space, light, fresh air and no impact on the neighborhood so the structure is more in line with the character of the neighborhood.

The new structure would lessen car lights and pollution on the neighboring properties.

No negative impact on the character of the neighborhood. Enhancing the overall look, health, safety and welfare of the neighborhood is achieved with the garage attached to the house. This is an irregular shaped corner lot. The view from both Lincoln Ave, and Miller Ave would be enhanced greatly, and property values would increase.



December 17, 2024

Existing temporary shed to be removed



December 17, 2024

Existing garage to be removed from Miller



December 17, 2024

Existing garage to be removed from southeast corner of site



February 13, 2024

Rear of garage to be removed

SITE NOTES

DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE CONSTRUCTION OF A 4-BAY GARAGE ATTACHED TO A MULTI-FAMILY RESIDENCE.

- APPROXIMATE LOT AREA: 9,685 S.F.± (0.22 AC.±)
- ZONE: (GRA) GENERAL RESIDENCE A
- DIMENSIONAL REQUIREMENTS – (GRA) GENERAL RESIDENCE A

	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA:	7,500 S.F.	±9,685 SF	±9,685 SF
MIN. STREET FRONTAGE:	100'	106'(MILLER)/96'(LINCOLN)	±106'/±96'
FRONT SETBACK:	15'		
LINCOLN AVE.		±11.0'	±11.0'
MILLER AVENUE.		± 7.4'	±7.4'
SIDE SETBACK:	10'	±52.4'	±12.5'
REAR SETBACK:	20'	± 5.6'	±20.3'
MAX. BUILDING HEIGHT:	35'		
MAIN BUILDING		<35'	<35'
GARAGE		<20' (EX.)	<35' (PROP.)
MAX. BUILDING COVERAGE:	25%	±2,070 SF (21.3%)	±2,715 SF (28.0%) *
MIN. OPEN SPACE:	30%	±5,287 SF (54.6%)	±4,667 SF (48.2%)**

* VARIANCE REQUIRED
** INCLUDES ABUTTERS ENCROACHMENTS

- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM MAP NUMBER 33015C0259F, MAP REVISED 1/29/21.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- PARKING SPACES REQUIREMENTS:
 - 1.3 SPACES/UNIT X 3 UNITS = 3.9 SPACES REQUIRED
 - 4 SPACES PROVIDED
- BASE PLAN: "SKETCH PLAN" BY JAMES VERRA & ASSOCIATES, INC., UNDATED.
- BUILDING COVERAGE COMPUTATIONS:

EXISTING COVERAGE:
HOUSE (±1,340 S.F.) + PORCH/STEPS (±90 S.F.) + DECK (±20 S.F.) + STEPS (±25 S.F.) + GARAGE (±335 S.F.) + TEMPORARY STORAGE (±260 S.F.) = ±2,070 S.F. / 9,685 S.F. = ±21.3%

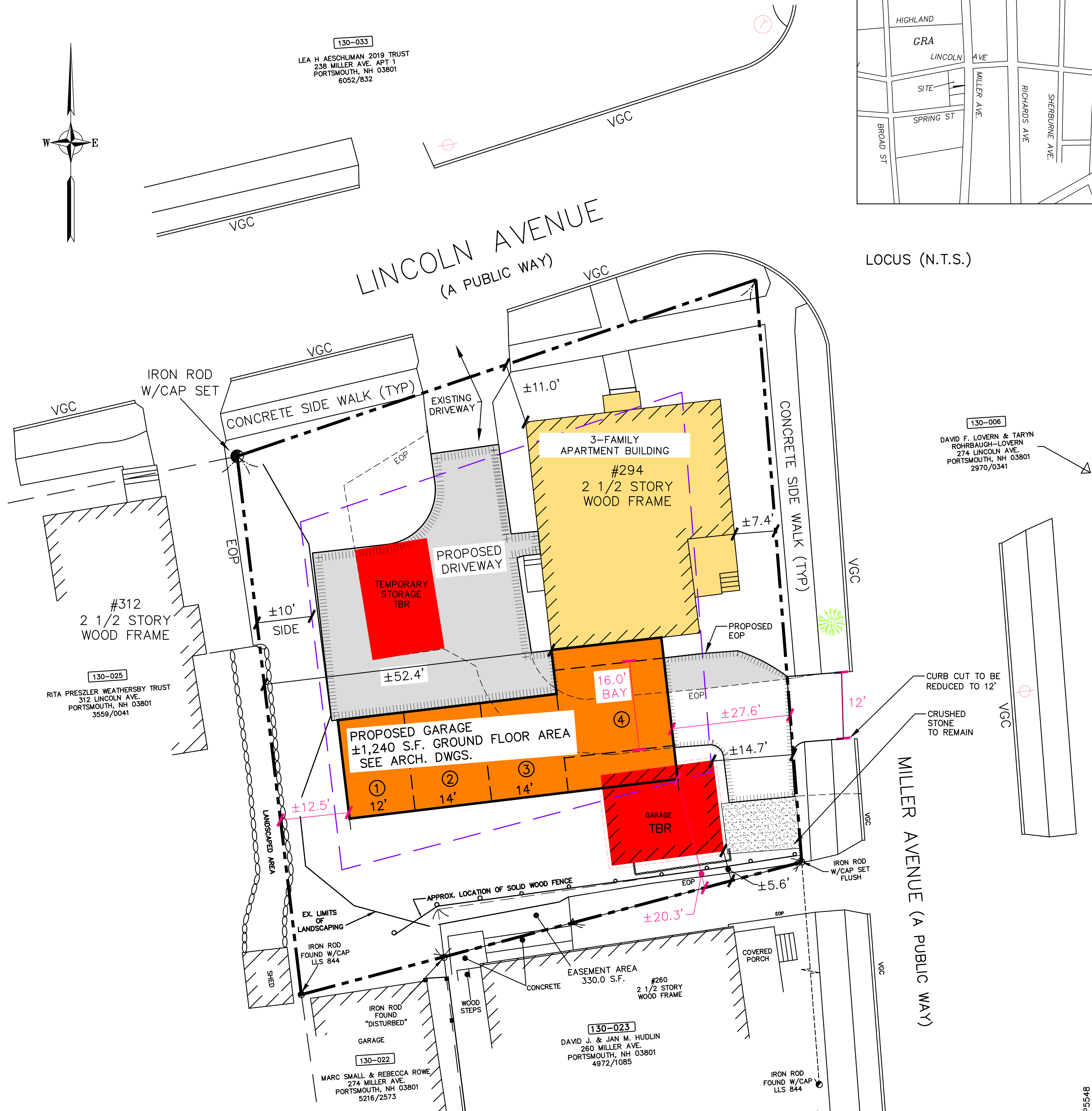
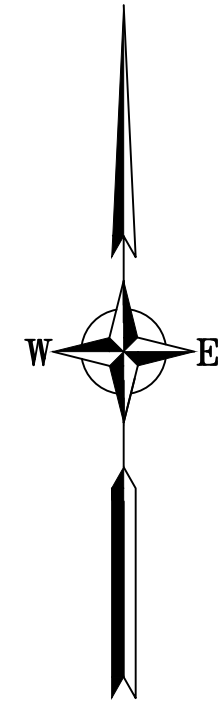
PROPOSED COVERAGE:
HOUSE (±1,340 S.F.) + PORCH/STEPS (±90 S.F.) + DECK (±20 S.F.) + STEPS (±25 S.F.) + NEW GARAGE (±1,240 S.F.) = ±2,715 S.F. (±28.0%) *
- OPEN SPACE COMPUTATIONS:

EXISTING OPEN SPACE:
TOTAL AREA (9,685 S.F. - EXISTING APT. BLDG & GARAGE (±1,810 S.F.) - PAVED DRIVE/PKING (±1,976 S.F.) - PAVED EASEMENT AREA (±225 S.F.) - STONE (±125 S.F.) - TEMPORARY STORAGE (±260 S.F.) = OPEN SPACE OF ±5,289 S.F. (±54.6%)

PROPOSED OPEN SPACE:
TOTAL AREA (9,685 S.F. - EX. APT. BLDG. & PROP. GARAGE (±2,682 S.F.) - PAVED DRIVE (±1,986 S.F.) - PAVED EASEMENT AREA (±225 S.F.) - STONE (±125 S.F.) = OPEN SPACE = ±4,667 S.F. (±48.2%)**

NOTE: OPEN SPACE INCLUDES WALKS OF 5' WIDTH OR MORE

- VARIANCE REQUIRED FROM SECTION 10.1114.32 (b) TO ALLOW VEHICLES TO EXIT PARKING BY BACKING INTO OR FROM A PUBLIC STREET.
- FIELD OBSERVATIONS CONDUCTED BY ALTUS ENGINEERING, LLC ON 12/17/24 TO CONFIRM EXISTING CONDITIONS OF THE SITE.



ALTUS ENGINEERING
 133 Court Street Portsmouth, NH 03801
 (603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:
BOARD OF ADJUSTMENT

ISSUE DATE:
JANUARY 7, 2025

REVISIONS NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	12/23/24
1	CORRECT CHART	EDW	01/07/25

DRAWN BY: JMG
 APPROVED BY: EDW
 DRAWING FILE: 5548.dwg

SCALE:
 (22"x34") 1" = 10'
 (11"x17") 1" = 20'

OWNER:
 GARY B. DODDS REVOCABLE TRUST
 GARY B. DODDS, TRUSTEE
 300 SAGAMORE ROAD
 RYE, NH 03870

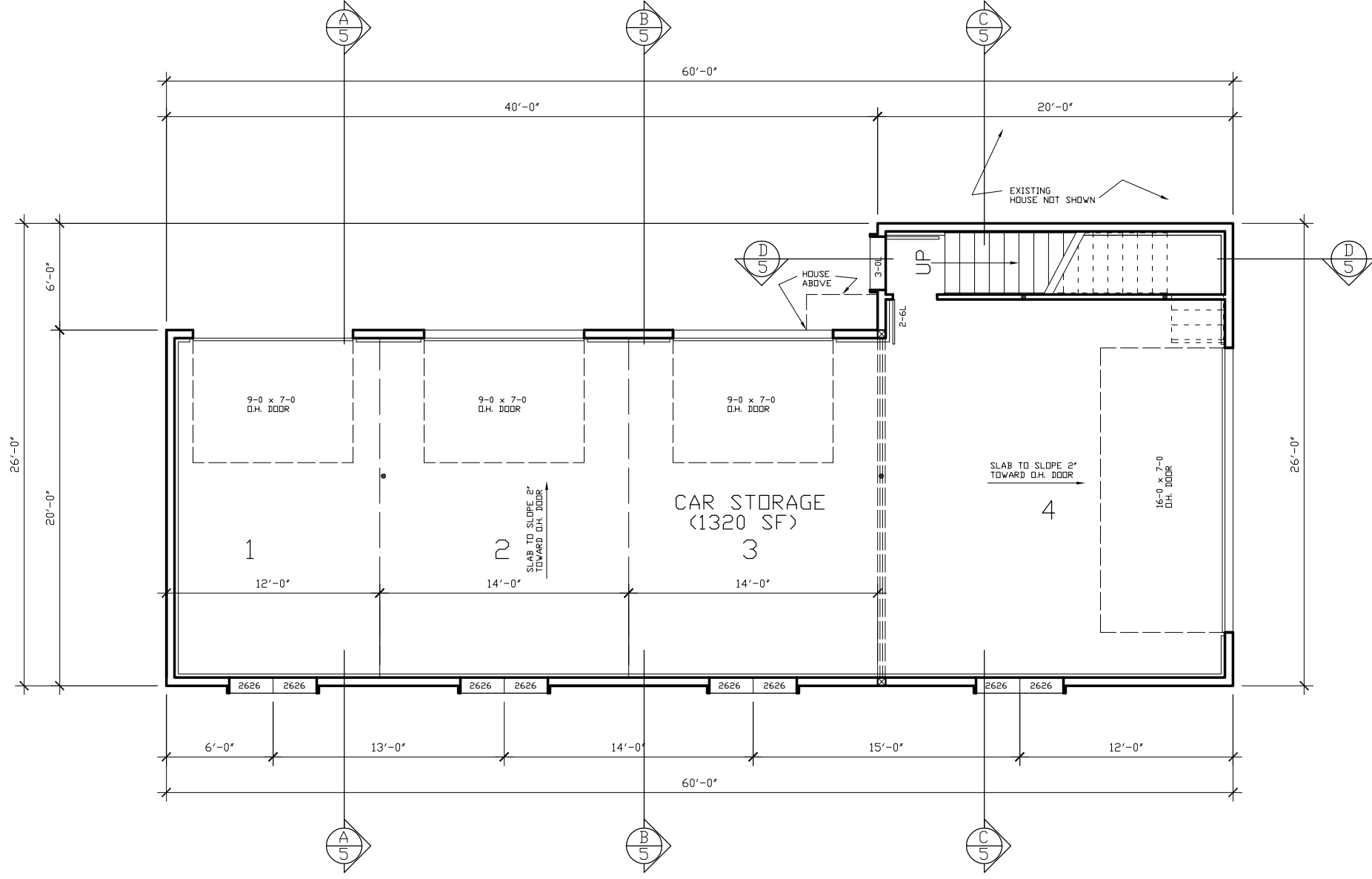
APPLICANT:
 GARY B. DODDS REVOCABLE TRUST
 GARY B. DODDS, TRUSTEE
 300 SAGAMORE ROAD
 RYE, NH 03870

PROJECT:
GARAGE CONSTRUCTION
 TAX MAP 130 LOT 024
 294 LINCOLN AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

TITLE:
BOARD OF ADJUSTMENT SITE PLAN

SHEET NUMBER:
1 of 1

P5548



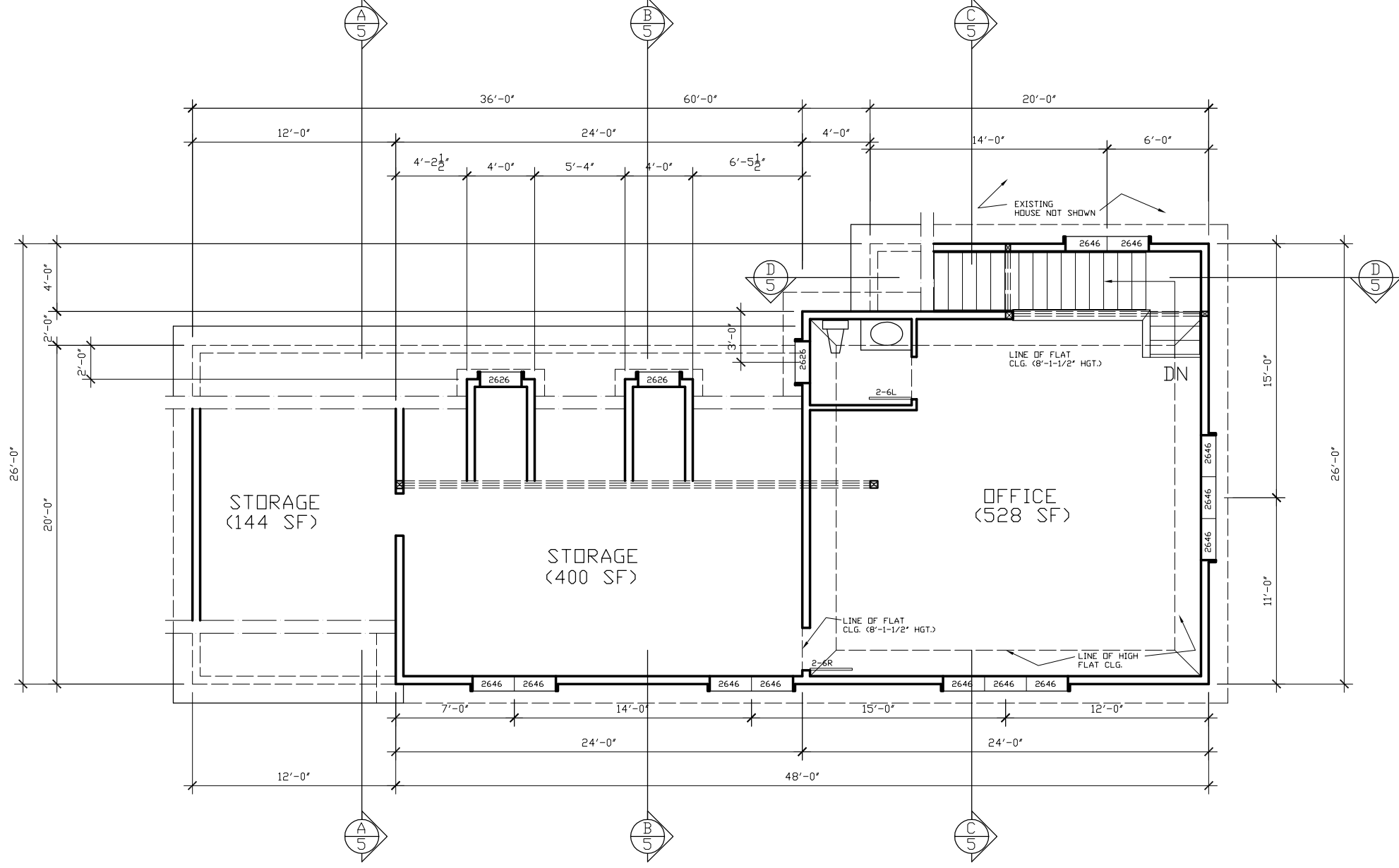
REEDSIGN
 3 SHARON ST
 TEWKSBURY, MA 01876
 (617) 462-5189

CAR STORAGE ADDITION
 294 LINCOLN AVENUE
 PORTSMOUTH, NH 03801
 ROCKINGHAM COUNTY

ENTRY LEVEL PLAN
 SCALE: 1/4" = 1'-0" (22X34)
 SCALE: 1/8" = 1'-0" (11X17)

10/29/24 MR
 10/30/24 MR
 11/22/24 MR
 11/26/24 MR
 12/02/24 MR
 12/16/24 MR

1 OF 4



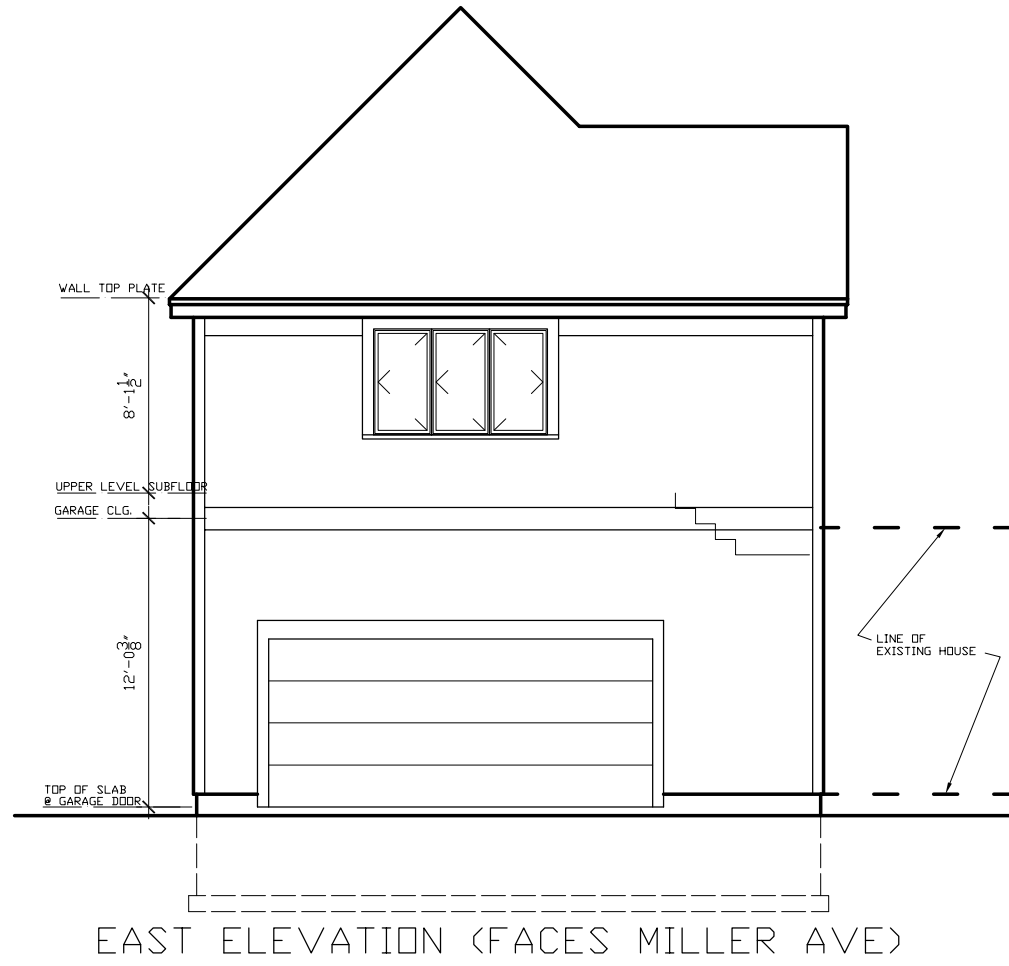
REEDSIGN
 3 SHARON ST
 TEWKSBURY, MA 01876
 (617) 462-5189

CAR STORAGE ADDITION
 294 LINCOLN AVENUE
 PORTSMOUTH, NH 03801
 ROCKINGHAM COUNTY

UPPER LEVEL PLAN
 SCALE: 1/4" = 1'-0" (22X34)
 SCALE: 1/8" = 1'-0" (11X17)

10/29/24 MR
 10/30/24 MR
 12/02/24 MR
 12/16/24 MR

2 OF 4



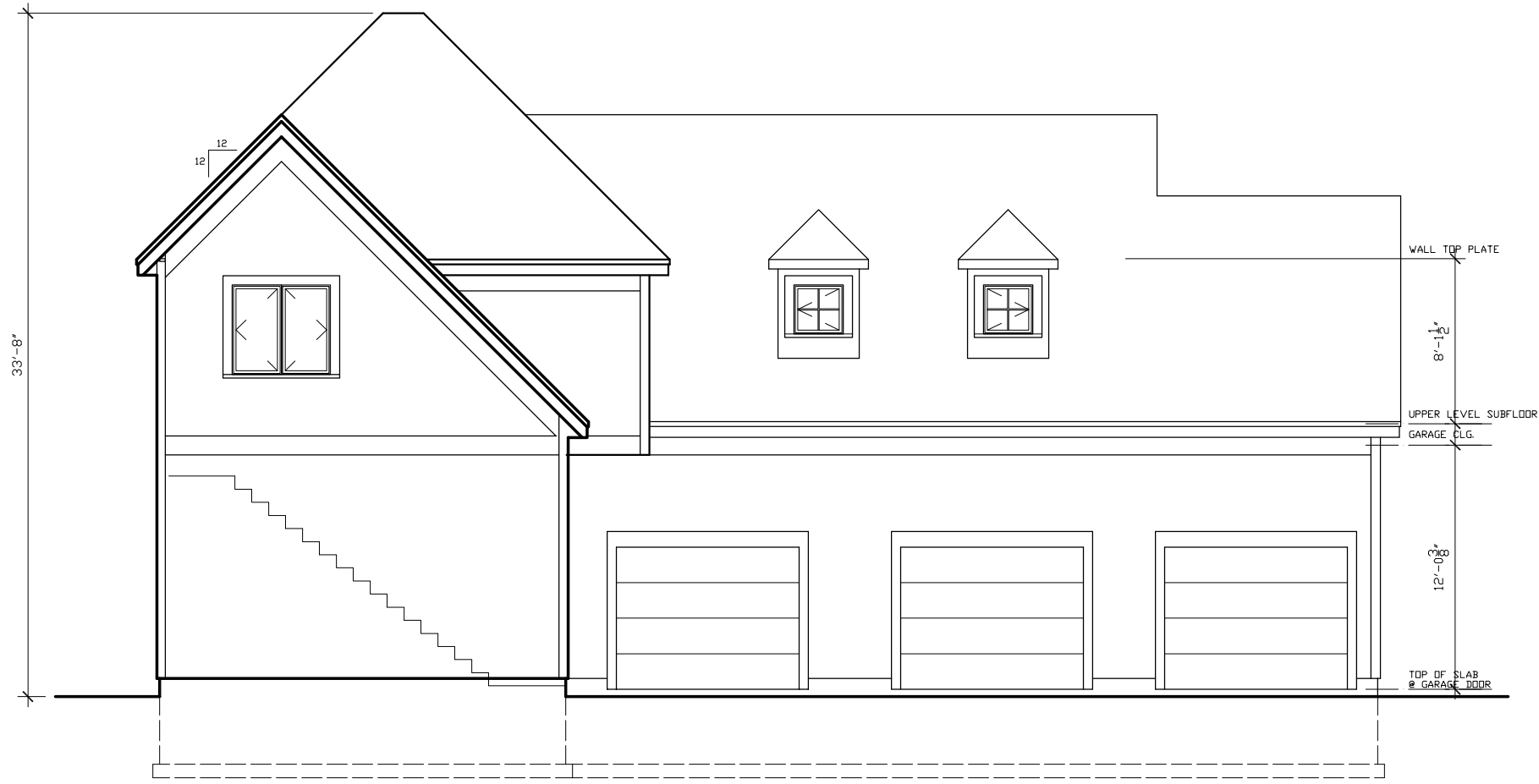
REEDISEGN
 3 SHARON ST
 TEWKSBURY, MA 01876
 (617) 462-5189

CAR STORAGE ADDITION
 294 LINCOLN AVENUE
 PORTSMOUTH, NH 03801
 ROCKINGHAM COUNTY

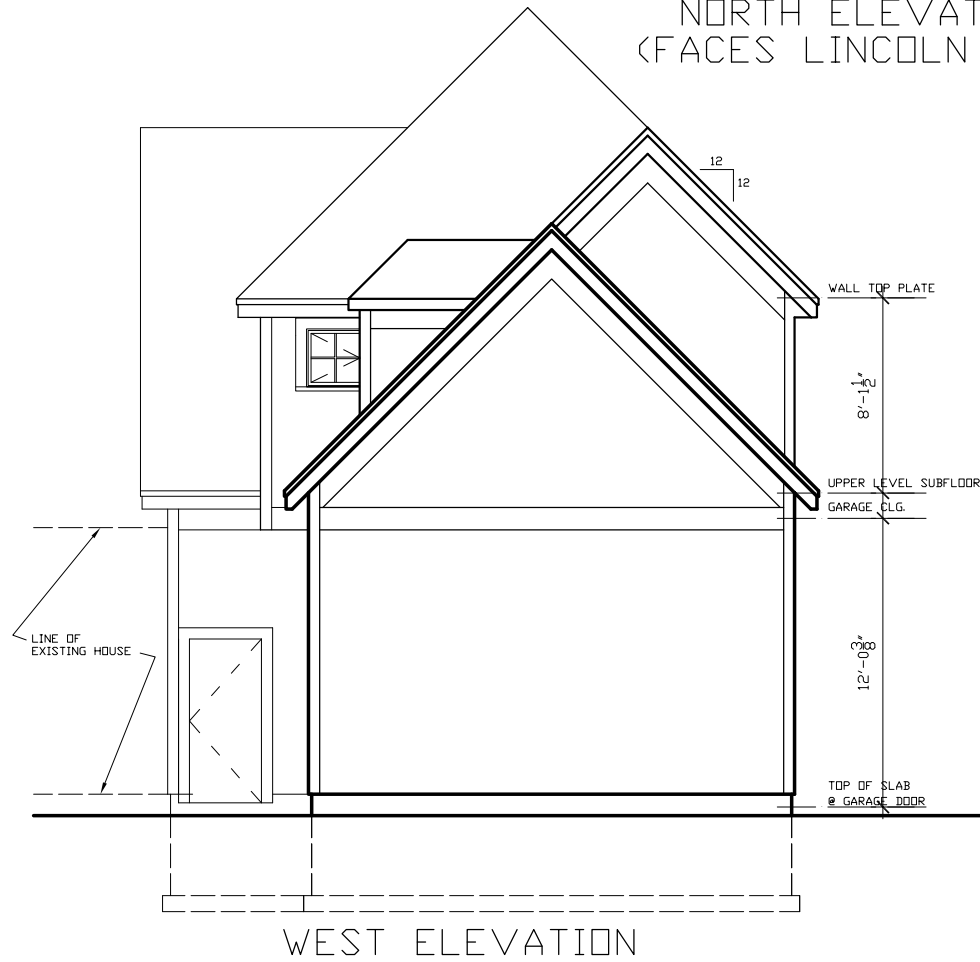
SOUTH AND EAST
 EXTERIOR ELEVATIONS
 SCALE: 1/4" = 1'-0" (22X34)
 SCALE: 1/8" = 1'-0" (11X17)

10/30/24 MR
 12/02/24 MR
 12/16/24 MR

3 OF 4



NORTH ELEVATION
(FACES LINCOLN AVE)



WEST ELEVATION

REEDesign
3 SHARON ST
TEWKSBURY, MA 01876
(617) 462-5189

CAR STORAGE ADDITION
294 LINCOLN AVENUE
PORTSMOUTH, NH 03801
ROCKINGHAM COUNTY

NORTH AND WEST
EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0" (22X34)
SCALE: 1/8" = 1'-0" (11X17)

10/30/24 MR
12/02/24 MR
12/16/24 MR

4 OF 4

I. NEW BUSINESS

- D. The request of **Treadwell LLC (Owner)**, for property located at **93 Pleasant Street** whereas relief is needed to permit the provision of required parking spaces to be located on a separate lot in the same ownership within 300 feet of the property line of the lot in question, which requires the following: 1) Special Exception from Section 10.1113.112 to allow five (5) of the required parking spaces to be located at 134 Pleasant Street, Map 116, Lot 30. Said property is located on Assessor Map 107 Lot 74 and lies within the Character District 4 (CD4), Historic and Downtown Overlay Districts. (LU-24-216)

Existing & Proposed Conditions

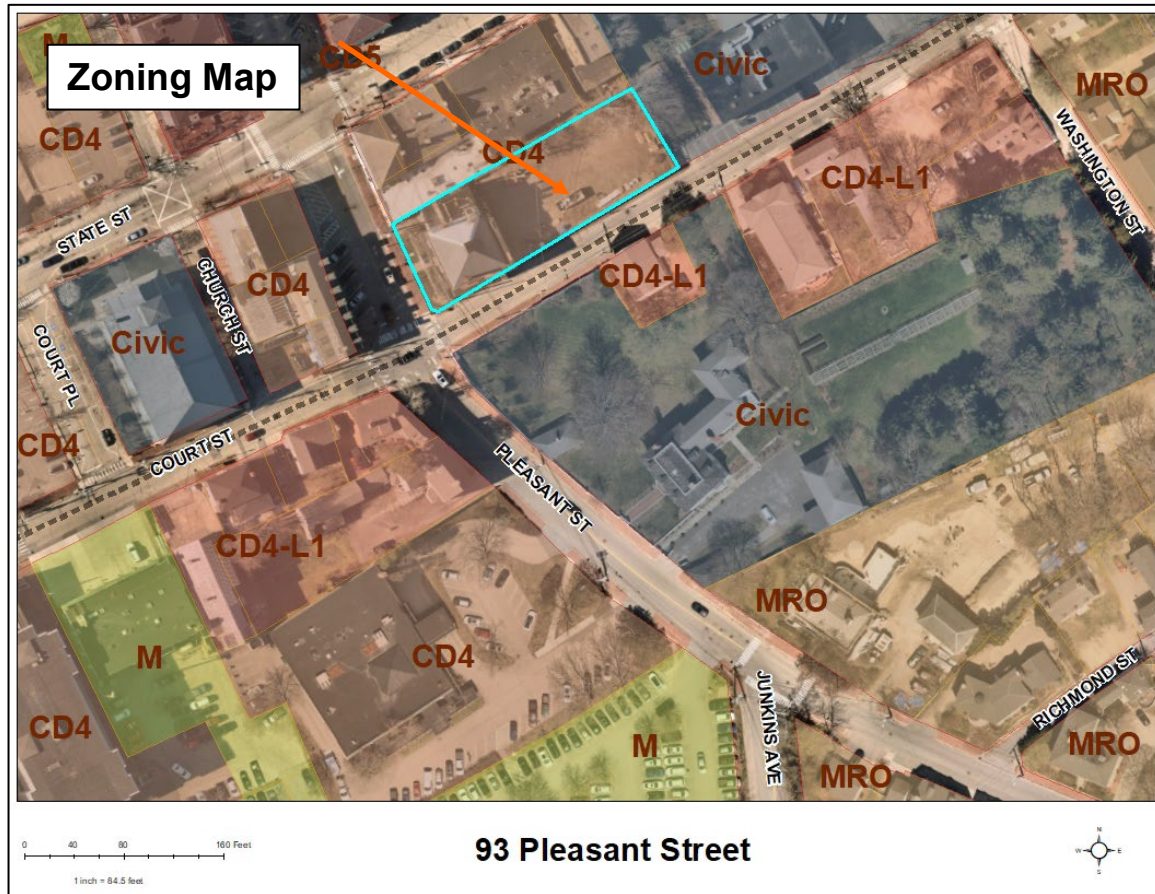
	<u>Existing</u>	<u>Proposed</u>	<u>Permitted / Required</u>
<u>Land Use:</u>	Hotel Under Construction	*5 parking spaces to be located at 134 Pleasant Street	Mixed Use
<u>Parking:</u>	--	20	25
<u>Bike Parking</u>	--	7	6
<u>Estimated Age of Structure:</u>	1818	Variance request(s) shown in red.	

*Special Exception needed to allow required parking to be located offsite within 300 feet of the property line.

Other Permits/Approvals Required

None required at this time

Neighborhood Context



Previous Board of Adjustment Actions

June 28, 1988 – The Board **denied** the appeal of the Historic District Commission decision pursuant to Article X, Section 10-1008 for the construction of 9,000 sf. Building on a lot of 10,952 s.f. . Parking and lobby area are on first level, residential apartment units will be on the second through the fourth level. The building will be clapboard with historical detailing recalling the nearby Langdon Mansion.

May 17, 1994 – The Board **granted** the following: 1) Special Exception as allowed in Article II, Section 10-206(25) to erect a 40' x 100' tent on August 20, 1994 through August 27, 1994 to be used for an art and furniture auction where temporary structures shall be approved by the BOA and have a bond posted to insure their removal, with the following condition:

- 1) A \$500 bond be posted to insure the removal of the tents.

April 18, 1995 – The Board **granted** the following: 1) Special Exception as allowed in Article II, Section 10-206(25) is requested to erect a 40' x 100' temporary tent on May 25th through May 30th and August 17th through August 22nd to be used for an art and furniture auction, where temporary structures shall be approved by the BOA and have a bond posted to insure their removal, with the following condition:

- 1) A \$500.00 bond be posted to the City for each event in May 1995 and again in August 1995 to ensure removal of the tents.

November 16, 2021 – The Board **granted** the following: 1) Variances from Section 10.5A41.10C to allow a) a finished floor surface of the ground floor to be 60" where 36" is the maximum allowed; b) a ground story height of 10'8" where 12' is the minimum required; and c) to allow entrance spacing greater than 50' where 50' is the maximum. The Board **denied** the following: 2) A variance from Section 10.5A41.10C & 10.642 (1) to allow residential uses on the ground floor where it is prohibited in the Downtown Overlay District. The Board determined the following variance is not required: 3) A Variance from Section 10.5A44.35 to allow an above-ground portion of a parking structure without a liner building.

Planning Department Comments

The applicant is requesting a special exception (allowed in Section 10.1113.112) to allow 5 required parking spaces to located on a lot within 300 feet from the subject parcel lot line. The required number of parking spaces is 25 according to Sections 10.1115.20 and 10.1116.13 of the Zoning Ordinance and the applicant has provided an example of the parking agreement that is to be provided between the parcels for parking. If the Board makes a motion to approve the request, staff recommend the following condition of approval:

- 1) Final parking agreement to be submitted to the Planning and Legal Departments for review and approval.

Special Exception Review Criteria

The application must meet all of the standards for a **special exception** (see Section 10.232 of the Zoning Ordinance).

- 1. Standards as provided by this Ordinance for the particular use permitted by special exception;*
- 2. No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;*
- 3. No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;*
- 4. No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;*
- 5. No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and*
- 6. No significant increase of stormwater runoff onto adjacent property or streets.*

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.

FRANCIS X. BRUTON, III
CATHERINE A. BERUBE
JOSHUA P. LANZETTA

OF COUNSEL
JAMES H. SCHULTE

Bruton & Berube, PLLC

ATTORNEYS AT LAW

601 Central Avenue
Dover, NH 03820

TEL (603) 749-4529
(603) 743-6300
FAX (603) 343-2986

www.brutonlaw.com

December 23, 2024

VIA HAND DELIVERY

David Rheame, Chair
City of Portsmouth Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

RE: Application for Special Exception
Owner/Applicant: Treadwell, LLC
Property: 93 Pleasant Street, Portsmouth, NH
Tax Map 107, Lot 74
Case Number: LU-24-216

Dear Chair Rheame:

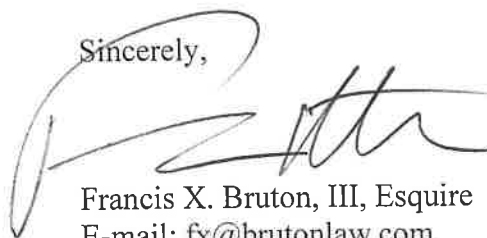
Enclosed please find an application for Special Exception relative to the above referenced property, with one copy of the associated application materials.

Please note that the property subject to this Application has previously been submitted to the City under other Planning Department applications and, as such, the Applicant has not submitted a new application for the relief from the special exception being requested herein, as these requests are associated with the same property.

In addition to the above, we understand, by submitting this application today, that this matter will be placed on the Board's agenda for its meeting of January 22, 2025.

Should there be any questions regarding this application, please do not hesitate to contact us.

Sincerely,



Francis X. Bruton, III, Esquire
E-mail: fx@brutonlaw.com

FXB/mas
Enclosure

cc: Treadwell, LLC

**SPECIAL EXCEPTION NARRATIVE
ARTICLE 10.1113.112**

FOR PROPERTY LOCATED AT:

93 PLEASANT STREET, PORTSMOUTH

BY

TREADWELL, LLC

Treadwell, LLC., owns the property located at 93 Pleasant Street (Map 107 Lot 74). This property is referred to by its historic name, Treadwell Mansion. For the reasons set forth herein, Treadwell, LLC is seeking a special exception, permitted by Article 10.1113.112 of the Portsmouth Zoning Ordinance to permit 5 on-site parking spaces to be located on a separate lot within 300 feet of 93 Pleasant Street.

Treadwell, LLC filed land use permit LU-24-216 on December 4, 2024, to change the use of the proposed property from business office to a 40-room hotel (the “Treadwell Hotel”). Treadwell, LLC also filed building permit application BLDG-24-1059 for the fit-up associated with the 40 rooms.

Treadwell, LLC has actively marketed and advertised the Treadwell Mansion for the last two years for business office use and has had very few showings and no offers. Treadwell, LLC has experienced a profound downward shift in office demand, with significant office vacancies in Portsmouth to fill. Treadwell LLC’s research indicates this downward shift for office space will continue for the foreseeable future.

The existing building permit BLDG-22-451 covers the existing building activity, which includes specifically all exterior work (including all site work) and the building core and shell and complete renovation of the historic Treadwell Mansion. This building permit also covers, through MEP (mechanical, electrical & plumbing) permits, the finishing of the parking level, common lobbies, both stair towers, full-service elevator, HVAC (heating, ventilation and air-conditioning), fire alarms and sprinkler system for the entire building.

Treadwell, LLC believes a 40-room hotel is compliant with the Zoning Ordinance for the use change from business office to hotel, except for parking. Pursuant to Article 10.1115.20, the parking calculation for the hotel use is as follows: 40 hotel rooms @ 0.75/spaces per room – 4 spaces – 1 space for bike credit = 25 parking spaces. There will be no function rooms or food service within the proposed hotel use. There are 20 parking spaces on site, leaving an off-street parking deficiency of 5 parking spaces. Treadwell Hotel will be operated using cloud-based software that downloads access to a guest’s smart phone to access parking and hotel rooms. Treadwell, LLC will have a full-time employee live at the Treadwell Hotel to ensure guests have 24/7 coverage for any problems.

The separate lot being used to satisfy the 5 parking spaces required, is located at 134 Pleasant Street (Map 116 Lot 30) and owned by Double Mc, LLC., and currently leased to Citizens Bank. The membership of Treadwell, LLC is identical to the membership of Double Mc, LLC.

Within the Portsmouth Zoning Ordinance, owners of property are considered the principals, such as members of a limited liability company and the same two individuals own both Treadwell, LLC and Double Mc, LLC.

As depicted on the attached copy of the tax map, the property is well within the 300 foot adjacency requirement.

To memorialize the use of the five spaces at the 134 Pleasant Street property, a license agreement for such use is proposed, such as was used in a similar circumstance for the Inn at Court Street (copy attached).

Special Exception Standards (Per Article 10.232.20)

1) 10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception:

Article 10.1113.112 permits the grant of a special exception for the provision of required parking on another lot in the same ownership in question and within 300 feet of the property (134 Pleasant Street) of the property line of the lot in question (93 Pleasant Street). As demonstrated above, this requirement is satisfied.

2) 10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials:

There is no negative aspect to the proposal set forth herein as to potential fire, explosion or release of toxic materials.

3) 10.232.23 No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials:

The use of five parking spaces at the Citizens property is de minimis, with the Citizens parking lot significantly underutilized and the proximity of the uses are located on the same road in very close proximity and thus will not have any adverse impact on the essential characteristics of any of the area, particularly as the parking area for the Citizens property is surrounded by municipal parking spaces, which is unique within the City. The use of the parking spaces will have no adverse impact on the matters raised in this prong of the inquiry.

4) 10.232.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity:

As set forth within Item #3, the use of the spaces is de minimis, particularly considering the overall use of the immediate vicinity as a very large municipal parking lot.

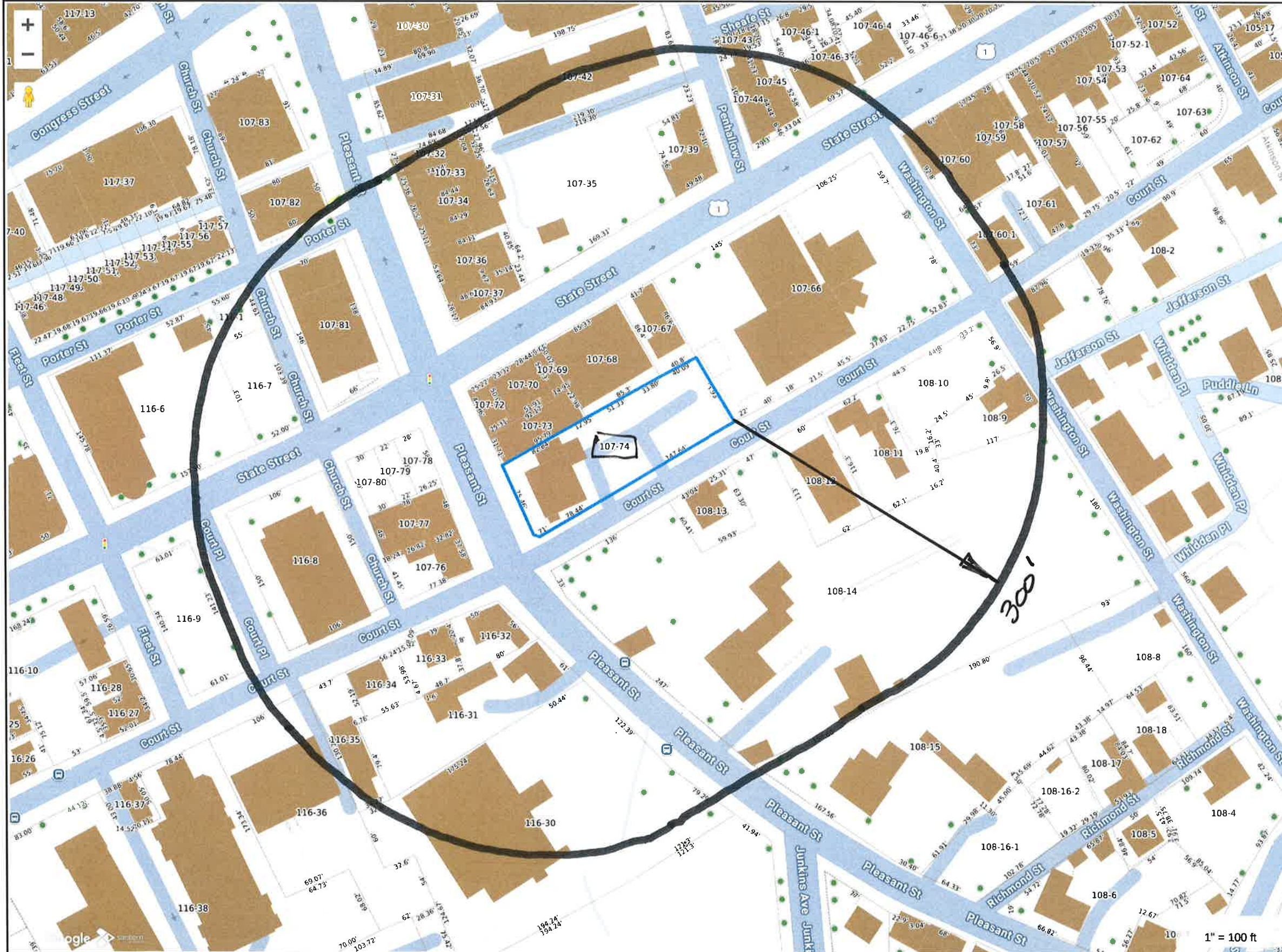
5) 10.232.25 No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools:

Given the use proposed, there shall be no impact on municipal services, as referenced herein.

6) 10.232.26 No significant increase of stormwater runoff onto adjacent property or streets:

Given the use proposed, and the lack of any change to the parking lot at 134 Pleasant Street, there shall be no impact on stormwater runoff, as referenced herein.

93 Pleasant Location



Property Information
Property ID 0107-0074-0000
Location 93 PLEASANT ST
Owner TREADWELL LLC



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

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

Geometry updated 09/26/2024

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



RECORDING	18.00
SURCHARGE	2.00

PARKING LOT LICENSE AGREEMENT

159 Middle Street, Portsmouth, Rockingham County, NH

September 30, 2022

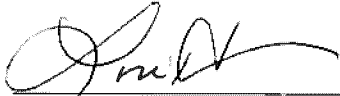
Licensee: Davenport Inn, LLC
c/o 266 Middle Street
Portsmouth NH 03801

PARKING LOT LICENSE AGREEMENT

1. **Licensor.** ASRT, LLC (“Licensor”)
2. **Licensee.** DAVENPORT INN, LLC (collectively the “Licensee”)
c/o 266 Middle Street, Portsmouth NH 03801
3. **Property.** The Licensor’s real property thereon located at 159 Middle Street, Portsmouth New Hampshire, and more particularly described in a deed recorded in the Rockingham County Registry of Deeds at Book 5943 Page 1363, which shall be referred to hereinafter as the “Property”.
4. **Purpose and Terms.** To permit the Licensee and Licensee’s guests and invitees (collectively “Licensee Permittees”) to use Licensor’s parking lot located on the Property, for up to 3 parking spaces. The intent of this license is to enable the Licensee Permittees to park vehicles at the Property while guests at the Davenport Inn located at 70 Court Street.
5. **Grant.** Licensor grants Licensee Permittees a non revocable, royalty free license to the right to use of the Licensor’s parking lot located on the Property, for up to 3 parking spaces for the stated Purpose, which will be marked with exclusive right to park signs, with exclusive right to such 3 parking spaces, and a non-exclusive right to access the same by vehicle across the Property, subject further to such other terms and conditions as are set forth in this License):
 - a. The Licensor shall not be responsible for any loss, injury, or damage to persons or property in or about the Property relating directly or indirectly to this License, except to the extent caused by Licensor’s negligence or willful misconduct. The Licensee, on its behalf and on behalf of all those claiming by, through or under Licensee, hereby remises, discharges, and releases forever the Licensor, its successors and assigns, and agents from any and all actions, causes of actions, demands, damages, costs, debts, and other claims, in law or in equity, which the Licensee and said parties hereafter can, shall or may have against the Licensor, its assigns, and agents on account of or in any way arising out of, directly or indirectly, loss of life, personal injuries, and/or damage to real or personal property and equipment or any other loss, on account of or in any way arising from any act or omission of or by the Licensee in or upon the Property, or in any way connected to this License, except to the extent caused by the negligence or willful misconduct of Licensor or any of the other parties released hereby.
 - b. Licensee hereby covenants to indemnify and hold harmless the Licensor, its assigns, agents, or representatives of and from any and all actions, causes of action, claims, demands, damages, costs, debts, fees and expenses, including reasonable attorney's fees, that the Licensor may have to pay in connection with the loss of life, personal injury, and/or damage to real or personal property or equipment arising, directly or indirectly, from any negligent act or omission by the Licensee and/or all those claiming by, through or under Licensee while in or upon the Property pursuant to this License, however, the Licensee’s obligations to indemnify shall not exceed the amount of insurance coverage carried by the Licensee.
 - c. The Licensee shall use the Property only in full accordance and compliance with all applicable laws, regulations and ordinances, and to otherwise use the Property in a safe and reasonable manner at all times.

6. **Miscellaneous.** This License constitutes the entire agreement between the parties as to the subject matter contained herein. Any modification and amendment to this License must be in writing and signed by the parties. This License shall be governed by the laws of the State of New Hampshire.

The parties hereto accept this License pursuant to its terms and conditions set forth herein as of this 30 day of September 2022.




Witness

LICENSOR:
ASRT, LLC

By: 

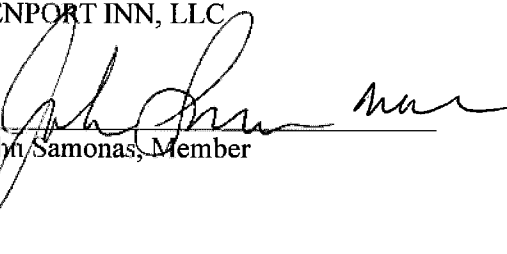
John Samonas, Member

LICENSEE HEREBY ACCEPTS THIS LICENSE PURSUANT TO THE TERMS AND CONDITIONS SET FORTH HEREIN.



Witness

LICENSEE:
DAVENPORT INN, LLC

By: 

John Samonas, Member

FRANCIS X. BRUTON, III
CATHERINE A. BERUBE
JOSHUA P. LANZETTA

OF COUNSEL
JAMES H. SCHULTE

Bruton & Berube, PLLC

ATTORNEYS AT LAW

601 Central Avenue
Dover, NH 03820

TEL (603) 749-4529
(603) 743-6300
FAX (603) 343-2986

www.brutonlaw.com

January 9, 2025

Phyllis Eldridge, Chair
City of Portsmouth Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

RE: Application for Special Exception
Owner/Applicant: Treadwell, LLC
Property: 93 Pleasant Street, Portsmouth, NH
Tax Map 107, Lot 74
Case Number: LU-24-216

Dear Chair Eldridge:

For the purposes of the above referenced land use case, please accept this correspondence as confirmation that we are familiar with the corporate structure and records of both Double Mc, LLC and Treadwell, LLC. It is our legal opinion that the owners are identical for both entities, with identical interests in each entity.

Should there be any further questions, please do not hesitate to contact us.

Sincerely,



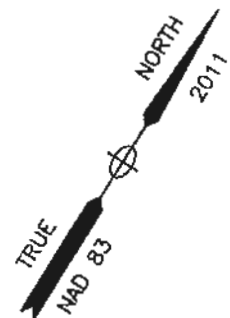
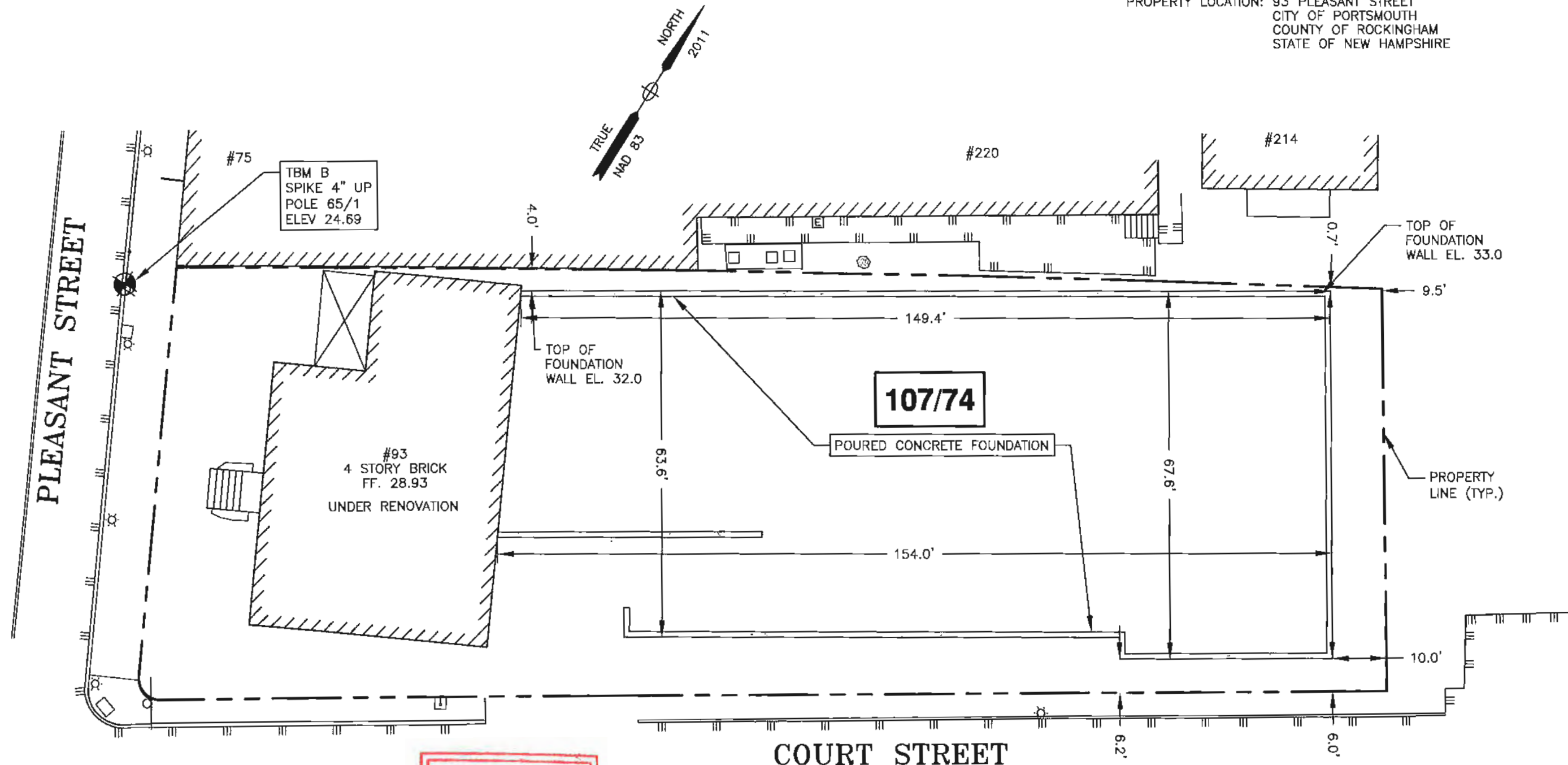
Francis X. Bruton, III, Esquire
E-mail: fx@brutonlaw.com

FXB/mas

cc: Treadwell, LLC
Double Mc, LLC

AS-BUILT FOUNDATION PLAN

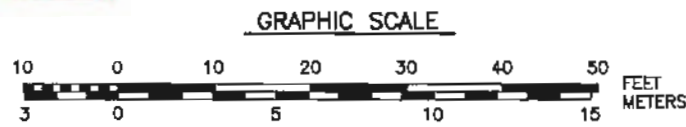
OWNER: TREADWELL LLC
 PROPERTY LOCATION: 93 PLEASANT STREET
 CITY OF PORTSMOUTH
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE



P:\N\5010121-Dagpyr_Teggart.LLC\3059\01-Pleasant St., Portsmouth-JRC\3059\2020 Site Plan\Plans & Specs\Site\3059 Construction 2021.dwg, AS-BUILT FOUNDATION, 1/11/2024 10:29:45 AM

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

[Signature]
 JOHN R. CHAGNON, LLS
 DATE: 1.10.24



DEED REFERENCE: 6470/138
 PLAN REFERENCE: D-17511

SCALE: 1" = 20" 10 JANUARY 2024

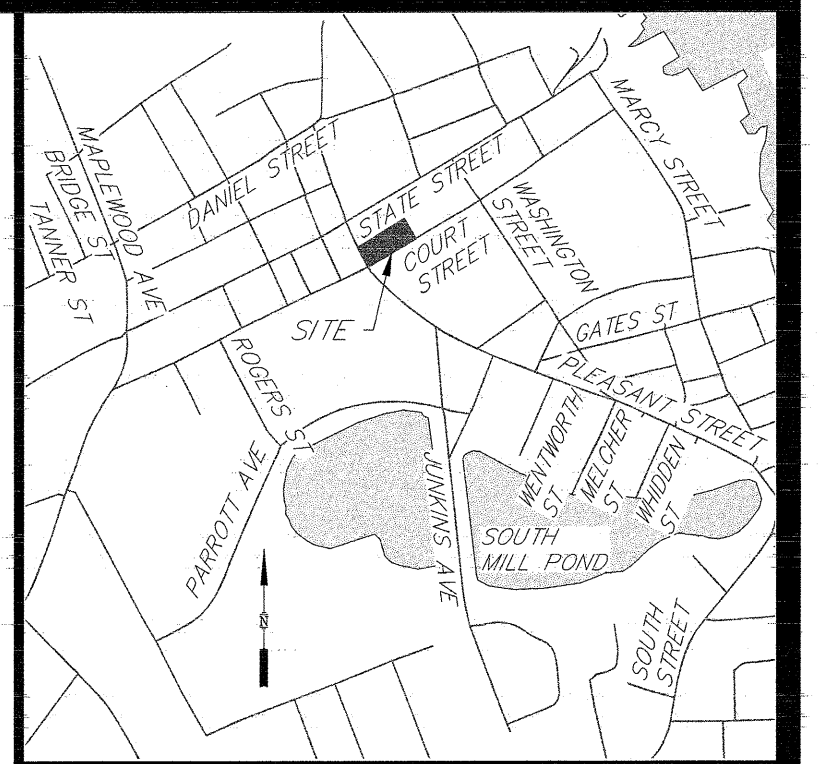
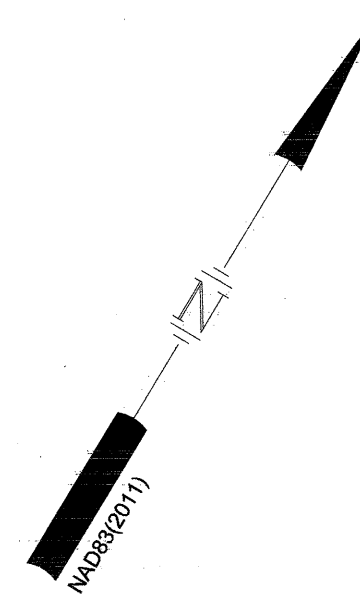


WWW.HALEYWARD.COM
 200 Griffin Road, Unit 3
 Portsmouth, NH 03801
 603.430.9282

LEGEND:

- MAP 137 LOT 11**
- A CENTRAL ANGLE
 - A.G. ABOVE GRADE
 - B.G. BELOW GRADE
 - BK / PG BOOK / PAGE
 - CHD CHORD
 - CD4 CHARACTER DISTRICT 4
 - CD4-L1 CHARACTER DISTRICT 4 - LIMITED 1
 - EG EDGE OF GRAVEL
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - DHF DRILL HOLE FOUND
 - L LENGTH
 - N/F NOW OR FORMERLY
 - NET NEW ENGLAND TELEPHONE
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - R RADIUS
 - PSNH PUBLIC SERVICE OF NEW HAMPSHIRE
 - S.F. SQUARE FEET
 - RET. RETAINING
 - TYP. TYPICAL
 - VGC VERTICAL GRANITE CURB
 - DRILL HOLE FOUND
 - IRON PIPE/ROD FOUND
 - WALBOX
 - AIR CONDITIONER
 - LIGHT POLE
 - UTILITY POLE
 - UTILITY POLE W/LIGHT
 - FLAG POLE
 - DECIDUOUS TREE
 - SIGN
 - CHAINLINK FENCE
 - WROUGHT IRON FENCE
 - BOUNDARY LINE
 - SETBACK LINE
 - CONCRETE
 - PAVEMENT
 - BRICK
 - WOODEN DECK
 - GRANITE BLOCK RETAINING WALL
 - GRAVEL PARKING AREA

LINE	BEARING	DISTANCE
L1	N 60°00'10" E	12.95'
L2	N 61°05'47" E	33.80'

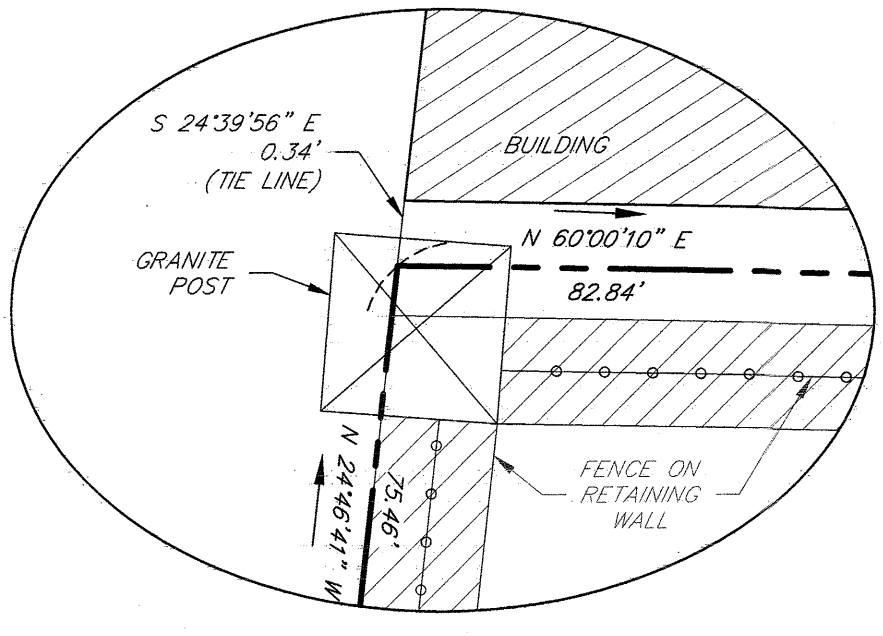
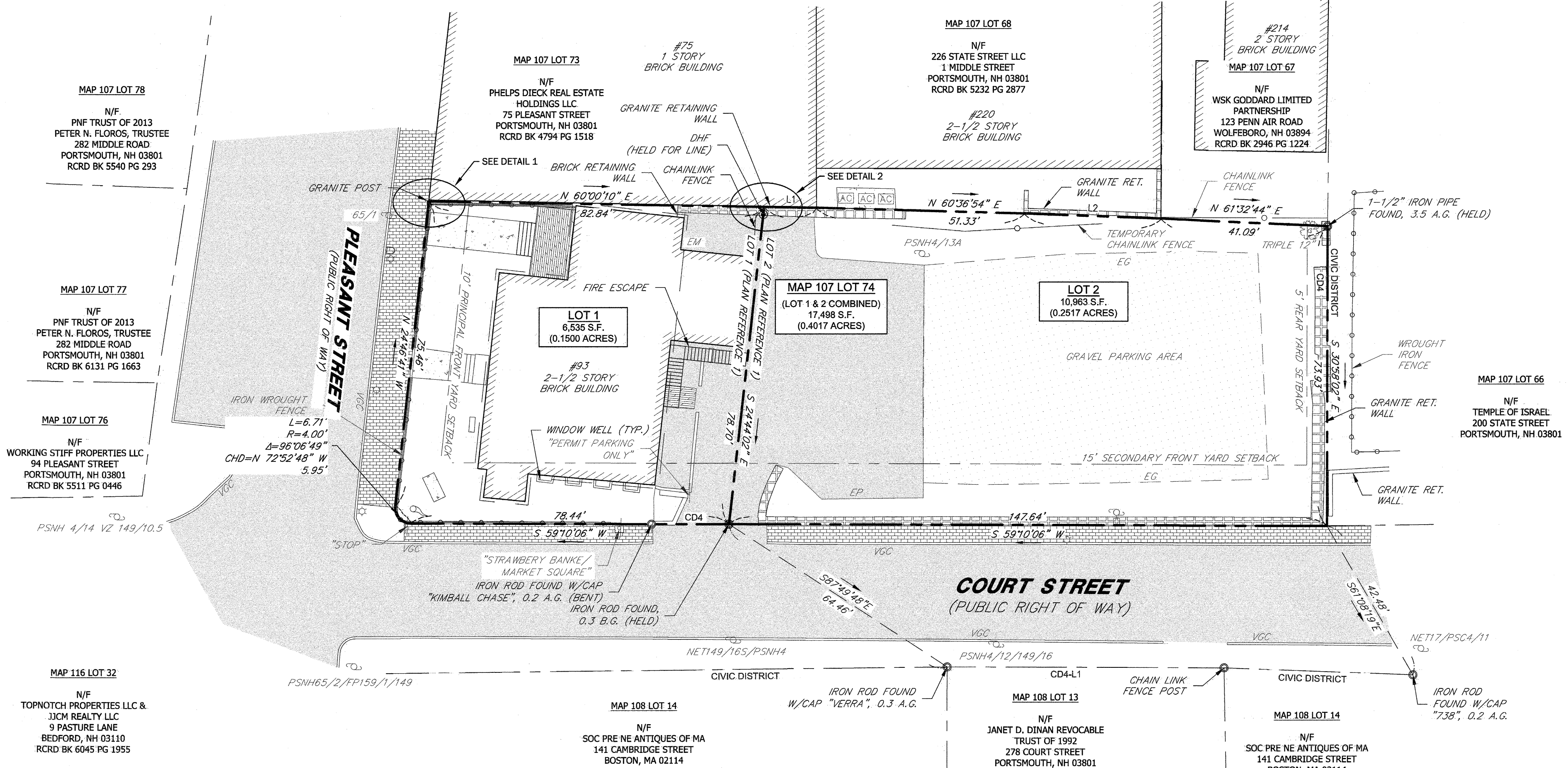


LOCATION PLAN

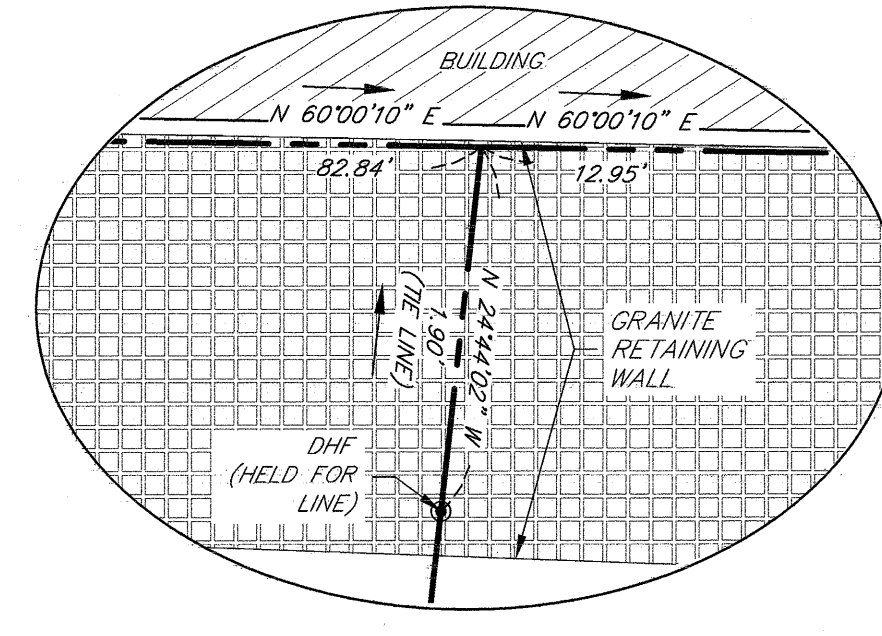
NOTES:

- THE PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) & THE DOWNTOWN & HISTORIC OVERLAY DISTRICTS.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 74.
- THE PARCEL IS LOCATED IN ZONE "X" AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, VERSION NUMBER 2.3.2.1, MAP NUMBER 33015C0259F, MAP REVISED JANUARY 29, 2021.
- DIMENSIONAL REQUIREMENTS:**

REQUIRED:	REQUIRED:
BUILDING PLACEMENT - PRINCIPAL BUILDING:	
MAXIMUM PRINCIPAL FRONT YARD:	10'
MAXIMUM SECONDARY FRONT YARD:	15'
SIDE YARD:	NR
MINIMUM REAR YARD:	5'
MINIMUM FRONT LOT LINE BUILDOUT:	50%
BUILDING AND LOT OCCUPATION:	
MAXIMUM BUILDING COVERAGE:	90%
MAXIMUM BUILDING FOOTPRINT:	15,000 S.F./30,000 S.F.*
MINIMUM LOT AREA:	NR
MINIMUM OPEN SPACE:	NR
MAXIMUM GROUND FLOOD GFA PER USE:	10%
BUILDING FORM - PRINCIPAL BUILDING:	
BUILDING HEIGHT:	2 STORIES & SHORT 3RD STORY/35'
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36"
MINIMUM GROUND STORY HEIGHT:	12'
MINIMUM SECOND STORY HEIGHT:	10'
BUILDING PLACEMENT - OUTBUILDING:	
MINIMUM FRONT YARD:	20' BEHIND A FACADE OF A PRINCIPAL BUILDING
MINIMUM SIDE YARD:	0'
MINIMUM REAR YARD:	3'
NR = NO REQUIREMENT	
- OWNER OF RECORD:
MAP 107 LOT 74:
DAGNY TAGGART, LLC
30 PENHOLLOW STREET, SUITE 300
PORTSMOUTH, NH 03801
RCRD BK #6162 PG.#0074 (SECOND PARCEL)
- PARCEL AREA:
MAP 107 LOT 74:
17,498 S.F.
(0.4017 ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND MAJOR SITE FEATURES OF MAP 107 LOT 74.
- FIELD SURVEY COMPLETED BY T.C.E. IN JANUARY 2020 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.



DETAIL 1
1"=1'



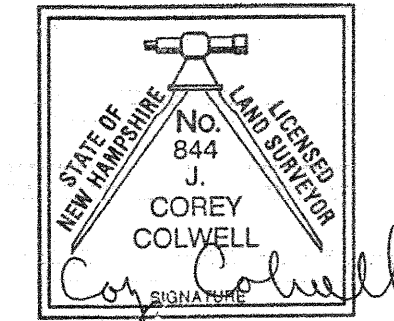
DETAIL 2
1"=1'

PLAN REFERENCES:

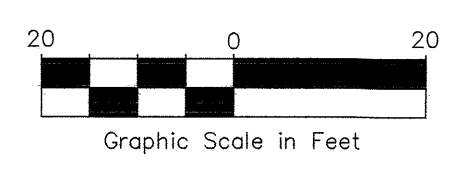
- "SUBDIVISION OF LAND/ 93 PLEASANT ST. PORTSMOUTH, NEW HAMPSHIRE FOR BREWSTER INN PARTNERSHIP" BY KIMBALL CHASE COMPANY, INC. DATED 10-26-1987 WITH REVISION DATE 1-5-1988. RCRD PLAN D-17511.
- "SUBDIVISION OF LAND PORTSMOUTH, N.H. TRADER'S BLOCK TRUST JOSEPH G. SAWTELLE, JR., TR." BY JOHN W. DURGIN CIVIL ENGINEERS, DATED DECEMBER 1977. RCRD PLAN C-7497.
- "SUBDIVISION OF LAND PORTSMOUTH, N.H. TRADER'S BLOCK TRUST JOSEPH G. SAWTELLE, JR., TR." BY JOHN W. DURGIN CIVIL ENGINEERS, DATED MARCH 1977 LAST REVISED APRIL 12, 1977. RCRD PLAN C-6815.
- "BOUNDARY LINE CONFIRMATION BETWEEN T. & M. LAURIE & STRAWBERRY BANK INC. PORTSMOUTH, N.H." BY M.E. JENKINS, DATED APRIL 1989. RCRD PLAN C-19507.
- "PLAN OF LAND 278 COURT STREET PORTSMOUTH, NEW HAMPSHIRE FOR STRAWBERRY BANKE, INC." BY JAMES VERRA AND ASSOCIATES, INC., DATED 10-29-2009. RCRD PLAN D-36475.
- "220-226 STATE STREET CONDOMINIUMS AMENDED SITE PLAN FOR PROPERTY AT 220-226 STATE STREET PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE OWNED BY 226 STATE STREET LLC" BY NORTH EASTERLY SURVEYING, INC. DATED 10-24-2012. RCRD PLACE D-37475.

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II AND III AND 672:14: I CERTIFY THAT THIS SURVEY PLAN 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 SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JANUARY 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



LICENSED LAND SURVEYOR
DATE: 02-24-2021



REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 107 LOT 74
STANDARD BOUNDARY SURVEY

93 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
DAGNY TAGGART, LLC

SCALE: 1" = 20' (22x34)
1" = 40' (11x17)

FEBRUARY 23, 2021

Seacoast Division

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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

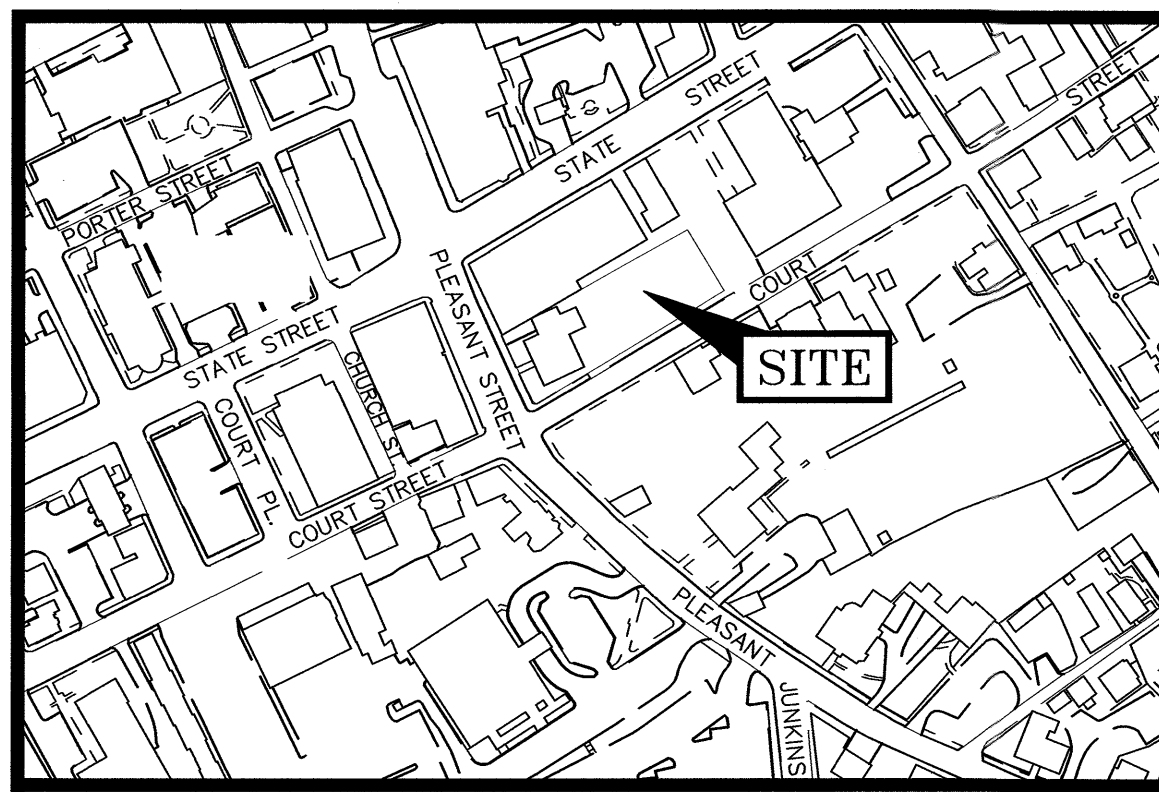
Feb 24 2021 - 3:37pm F:\WCS Projects\47230-20 - Pleasant Street - Portsmouth\47230-20 - SBS.dwg

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48 Constitution Drive, Bedford, N.H. 03110

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





LOCATION MAP SCALE: 1" = 200'

PLAN REFERENCES:

- 1) BOUNDARY SURVEY PLAN BY T.F.MORAN/MSC.

SEWER STRUCTURE TABLE

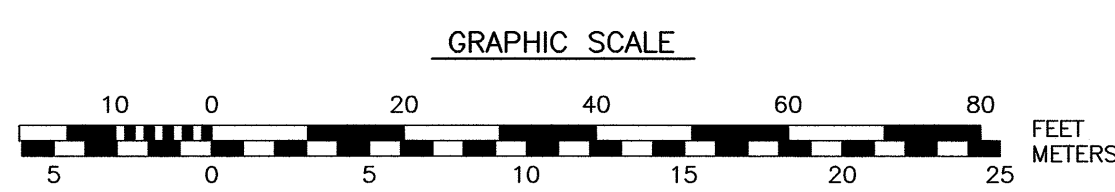
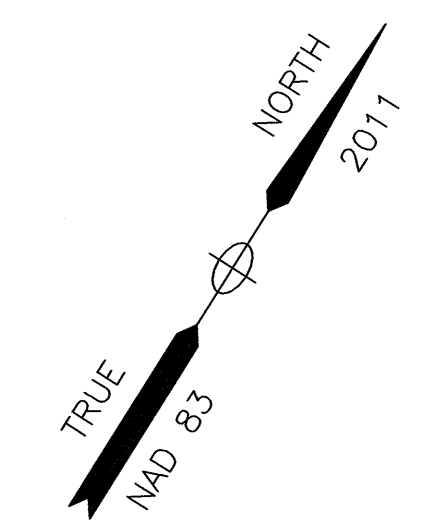
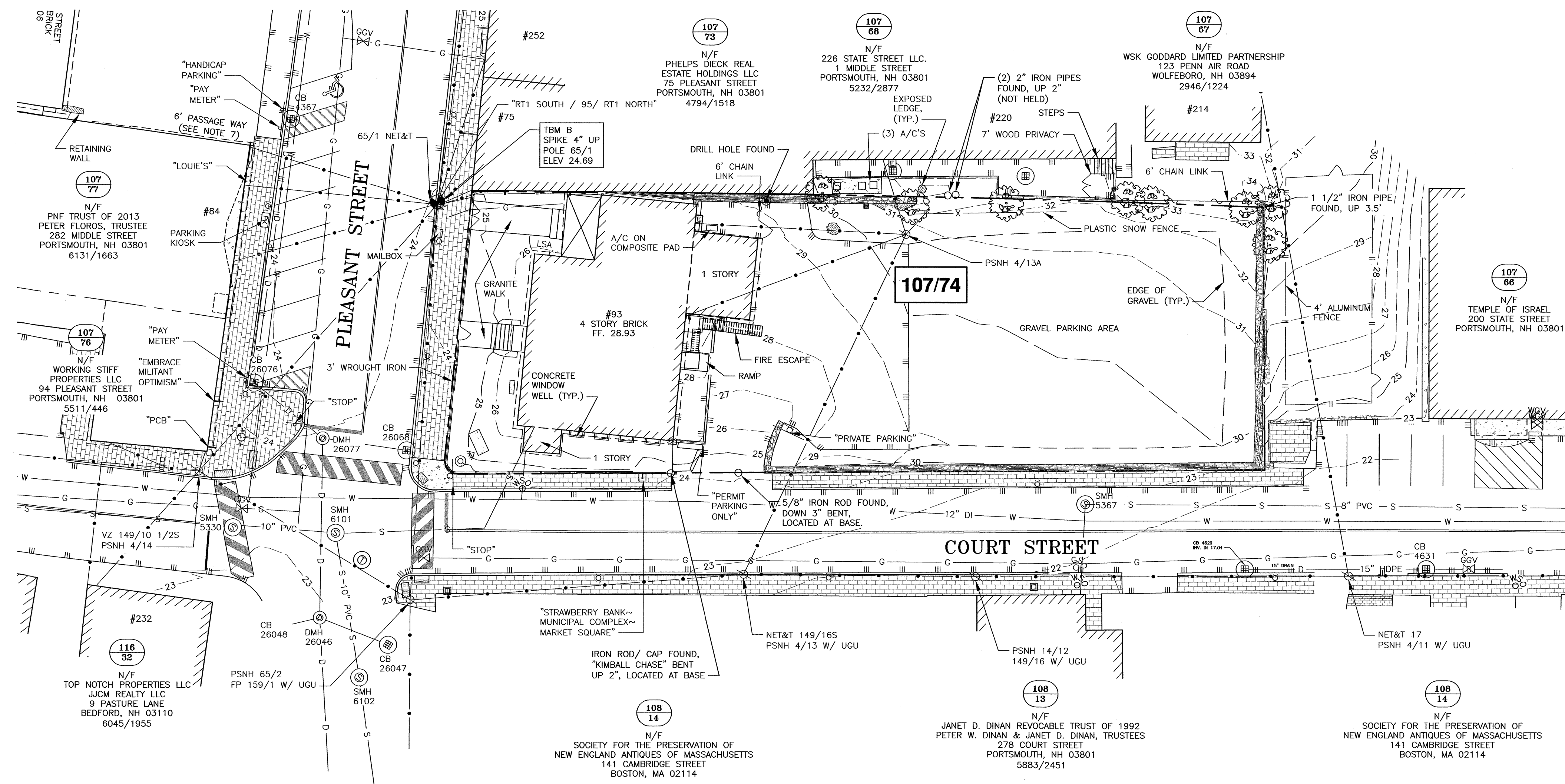
STRUCTURE	RIM ELEV.	INV. ELEV. IN	DOWN STREAM STRUCTURE
PIPE	PIPE LENGTH, PIPE SLOPE		
SMH 5367	22.34	15.75	SMH 5368
6" PVC	L = 191', SLOPE = 0.016 ft./ft.		
SMH 5330	23.20	15.85	SMH 6101
8" PVC	L = 29', SLOPE = 0.024 ft./ft.		
SMH 6101	23.35	17.89 (E)	SMH 6102
		15.10 (W)	
		15.05 (OUT)	
8" PVC	L = 41', SLOPE = 0.019 ft./ft.		
SMH 6102	22.78	14.23	SMH 893

DRAINAGE STRUCTURE TABLE

STRUCTURE	RIM ELEV.	INV. ELEV. IN	DOWN STREAM STRUCTURE
PIPE	PIPE LENGTH, PIPE SLOPE		
CB 4367	23.98	N/A	CB 26076
8" HDPE	L = 75', SLOPE = 0.013 ft./ft.		
CB 26076	23.77	20.82	DMH 26077
12" HDPE	L = 25', SLOPE = 0.005 ft./ft.		
CB 26068	23.35	N/A	DMH 26077
12" HDPE	L = 24', SLOPE = 0.046 ft./ft.		
CB 26047	22.79	N/A	DMH 26046
8" HDPE	L = 21', SLOPE = 0.010 ft./ft.		
DMH 26077	23.95	20.80 (E)	DMH 26046
		20.72 (W)	
		20.70 (OUT)	
12" HDPE	L = 50', SLOPE = 0.048 ft./ft.		
DMH 26046	22.90	19.70 (N)	DMH 26050
		18.48 (E)	
		18.40 (W)	
		18.30 (OUT)	
12" HDPE	L = 51', SLOPE = 0.016 ft./ft.		
CB 4629	21.19	N/A	CB 4631
15" HDPE	L = 51', SLOPE = 0.016 ft./ft.		
CB 4631	20.85	16.10	CB 4632
		16.10	
15" HDPE	L = 51', SLOPE = 0.016 ft./ft.		

LEGEND

EXISTING	DESCRIPTION
(124/21)	MAP 124 / LOT 21
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
---	BOUNDARY LINE
---	SETBACK LINE
RR SPK FND	RAILROAD SPIKE FOUND
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
DH FND	DRILL HOLE FOUND
BND w/ DH	BOUND w/ DRILL HOLE
FM	FORCE MAIN
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	POTABLE WATER LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD WIRES
100	CONTOUR LINE
97x3	SPOT ELEVATION
---	EDGE OF PAVEMENT
---	WOODS / TREE LINE
U	UTILITY POLE (w/ GUY) (w/ LIGHT)
L	LIGHT POLE
S	SHUTOFF/CURB STOP (WATER, GAS, SEWER)
G	GATE VALVE
H	HYDRANT
CB	CATCH BASIN
TM	TELEPHONE MANHOLE
SM	SEWER MANHOLE
DM	DRAIN MANHOLE
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 74.
 - 2) OWNERS OF RECORD:
DAGNY TAGGART LLC
3 PLEASANT STREET SUITE 400
PORTSMOUTH, NH 03801
6162/74
D-17511
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA:
17,498 S.F.
0.4017 ACRES
 - 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4), THE DOWNTOWN OVERLAY DISTRICT AND THE HISTORIC OVERLAY DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ZONING ORDINANCE.
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 107 LOT 74 IN THE CITY OF PORTSMOUTH.
 - 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').
 - 9) SITE BOUNDARY PER PLAN REFERENCE 1.

**COMMERCIAL DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
2	BUILDING HEIGHTS	6/18/21
1	ISSUED FOR APPROVAL	4/2/21
0	ISSUED FOR COMMENT	12/17/20

NO. _____ DESCRIPTION _____ DATE _____

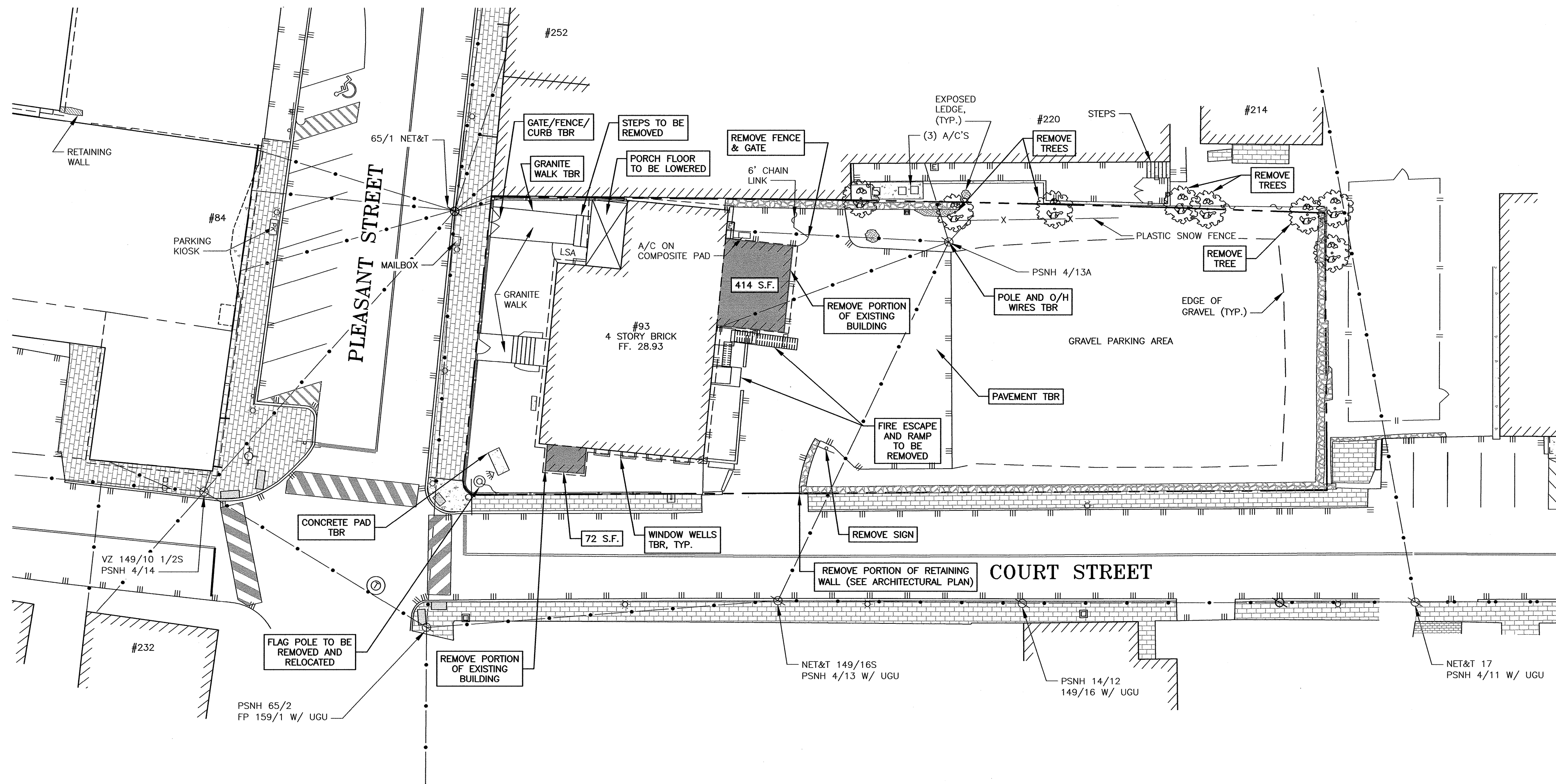
REVISIONS

SCALE: 1" = 20' DECEMBER 2020

EXISTING CONDITIONS PLAN **C1**

DEMOLITION NOTES

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



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- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

**COMMERCIAL DEVELOPMENT
 93 PLEASANT STREET
 PORTSMOUTH, N.H.**

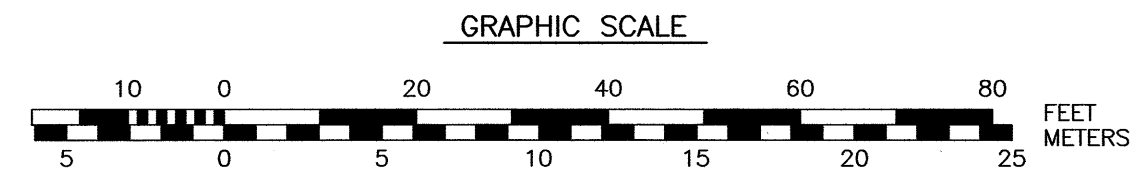
4	STEPS	5/4/22
3	WALL TBR	11/22/21
2	SUBMIT FOR TAC	9/20/21
1	SUBMIT FOR 93 ONLY	6/18/21
0	ISSUED FOR COMMENT	4/2/21
NO.	DESCRIPTION	DATE

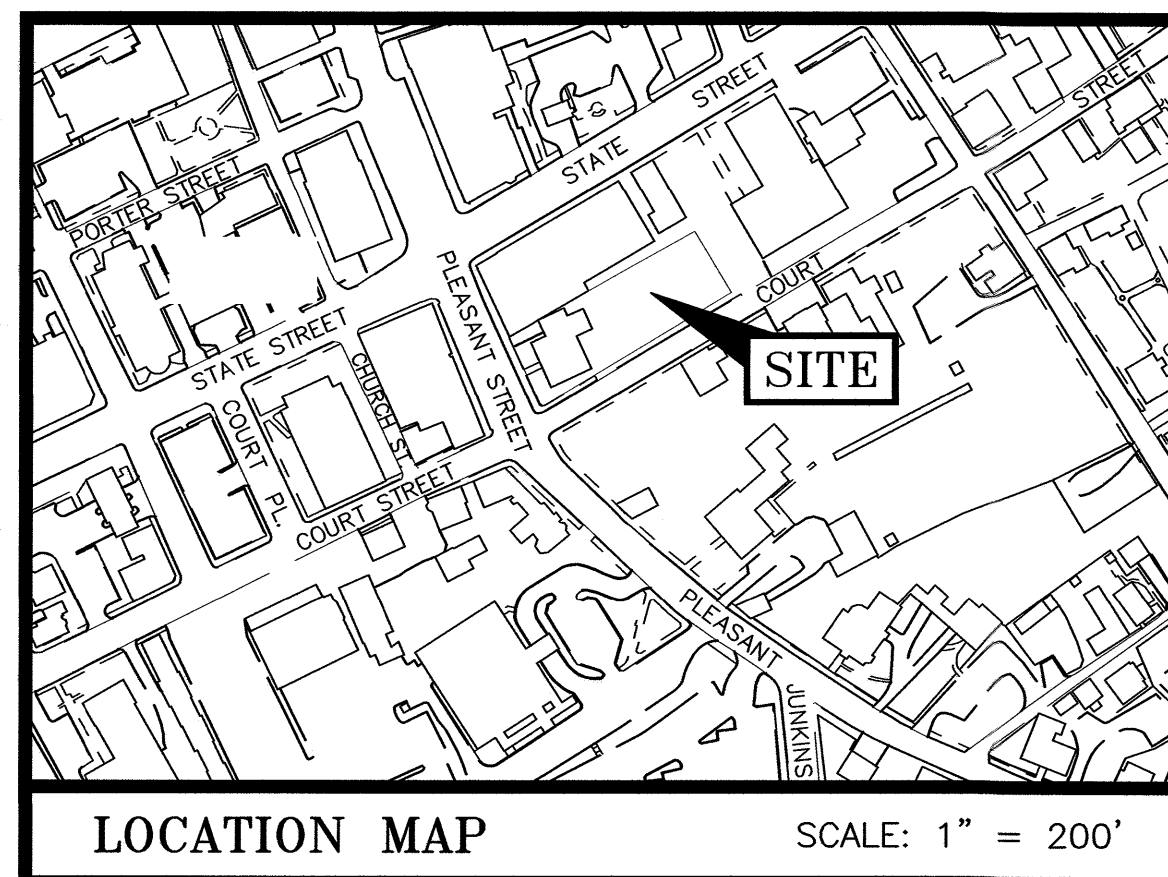
REVISIONS

SCALE: 1" = 20' DECEMBER 2020

DEMOLITION PLAN

C2





LOCATION MAP

SCALE: 1" = 200'

BUILDING DATA:

PROPOSED BUILDING:
8,116 S.F. FOOTPRINT
OFFICE SPACE
1 LEVEL OF PARKING

ZONING DEVELOPMENT STANDARD

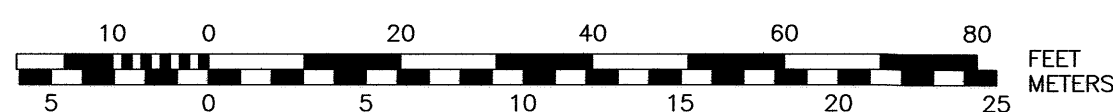
CD4: CHARACTER DISTRICT 4					
BUILDING PLACEMENT (PRINCIPAL):					
	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	10 FEET	19.2'	NC	NA	NA
MAX. SECONDARY FRONT YARD:	15 FEET	9.0'	-	-	30.8'
MIN. SIDE YARD:	NR	0.6'	NC	-	-
MIN. REAR YARD:	5 FEET	158.8'	-	-	9.6'
FRONT LOT LINE BUILDOUT:	50% MIN	85%	85%	-	-

BUILDING TYPES:					
ALLOWED BUILDING TYPES: APARTMENT, LIVE/WORK.					
PROHIBITED: HOUSE & DUPLEX					
ALLOWED FACADE TYPE: STOOP, STEP, SHOPFRONT, OFFICEFRONT, RECESSED-ENTRY, TERRACE WITH STEP AND DOORYARD.					
PROHIBITED: PORCH & FORECOURT					
BUILDING FORM:					
	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
MAX. STRUCTURE HEIGHT:	35 FEET	35'-9"	NC	-	32'-5"
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	54"	NC	-	VARIABLE BETWEEN 24" TO 60" AT UPPER GROUND LEVEL. LOWER GROUND LEVEL IS 60" BELOW GRADE.
MIN. GROUND STORY HEIGHT:	12 FEET	11'-6"	NC	-	10'-8"
MIN. SECOND STORY HEIGHT:	10 FEET	10'-8"	NC	-	10'-8"
FACADE GLAZING (WINDOW/PERIMETER):	70% SHOP	-	NC	-	20-50% OTHER
ROOF TYPE ALLOWED: FLAT, GABLE, HIP					
LOT OCCUPATION:					
	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
MAX. BUILDING BLOCK:	200 FEET	65'	-	-	199'-6"
MAX. FACADE MOD. LENGTH:	80 FEET	40'	NC	-	75'-4"
MIN. ENTRANCE SPACING:	50 FEET	-	-	-	75'
MAX. BUILDING COVERAGE:	90%	19%	-	-	61%
MAX. BUILDING FOOTPRINT:	15,000 SF	2,625 S.F.	-	-	*10,741 S.F.
MIN. LOT AREA:	NR	17,498 S.F.	-	-	NC
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	-	-	-	-
MIN. OPEN SPACE :	10%	14%	-	-	26.1%

NC = NO CHANGE
NA = NOT APPLICABLE
* WITH BASEMENT 12,211 S.F.

LEVEL	TOTAL GROSS AREA	GARAGE/SUPPORT	OFFICE
3	9,834	0	9,834
2	10,714	0	10,714
1	10,308	0	10,308
B	11,854	8,444	3,410
TOTAL	42,710	8,444	34,266

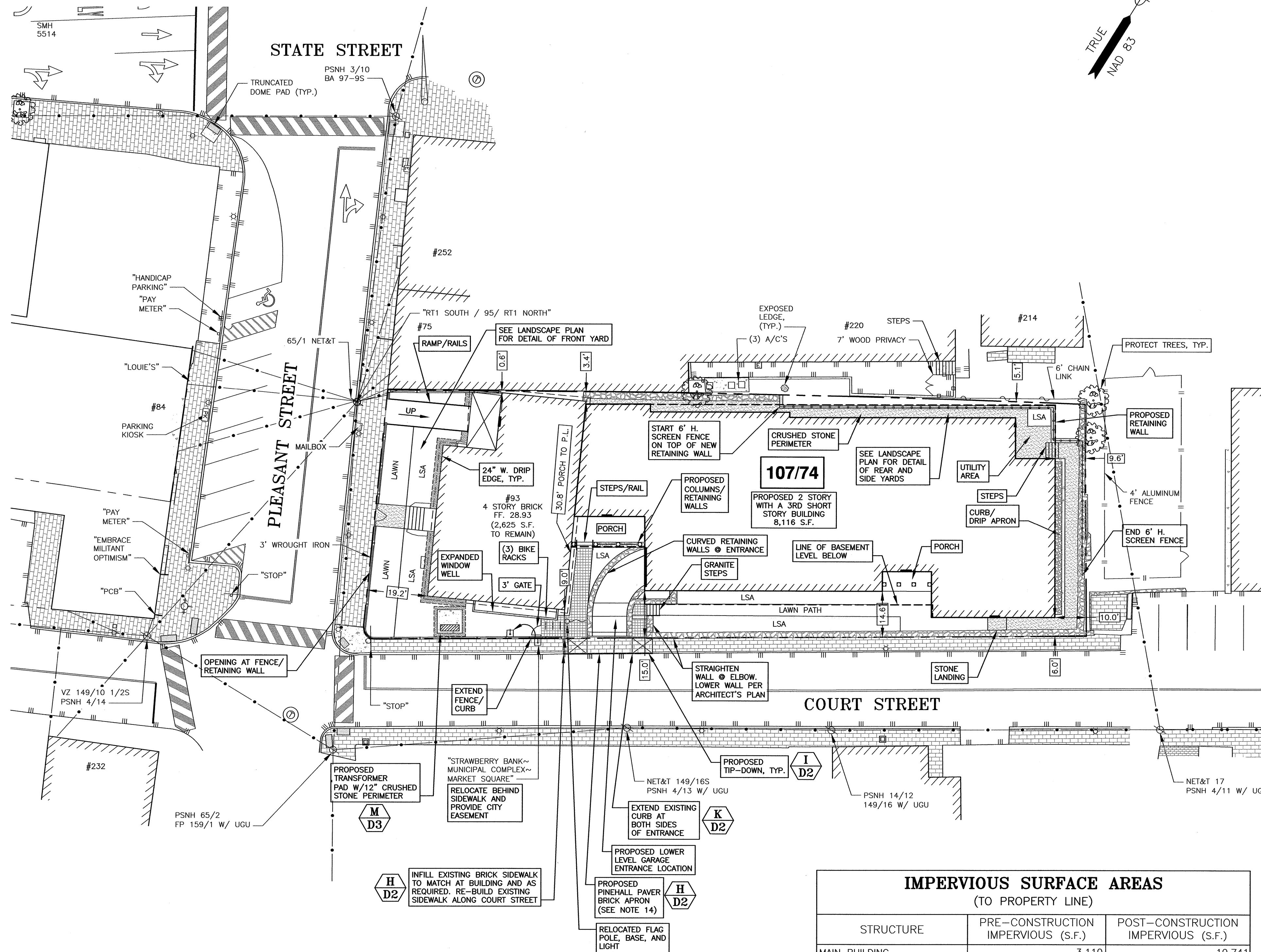
GRAPHIC SCALE



PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN BUILDING	3,110	10,741
PORCH	165	304
STAIRS	101	120
WALKWAYS & RAMPS	292	569
PAVEMENT	3612	0
RETAINING WALL	584	798
GRAVEL	5308	0
CONCRETE	105	399
TOTAL	13277	12931
LOT SIZE	17,498	17,498
% LOT COVERAGE	75.9%	73.9%

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DAGNY TAGGART LLC
3 PLEASANT STREET SUITE 400
PORTSMOUTH, NH 03801
6162/74
D-17511
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
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 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE DEVELOPMENT ON ASSESSOR'S MAP 107 LOT 74 IN THE CITY OF PORTSMOUTH.
 - 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS ($\pm 0.2'$).
 - 9) SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE AREA. PICK UP SCHEDULE AS NEEDED TO MAINTAIN CAPACITY.
 - 10) THE SECTION OF COURT STREET FROM PLEASANT STREET TO WASHINGTON STREET SHALL BE MILLED AND RE-PAVED WITH A 1.5" OVERLAY AT THE END OF PROJECT CONSTRUCTION.
 - 11) PROVIDE AN AUDIBLE PEDESTRIAN WARNING SIGNAL AT THE PROPOSED DRIVE ENTRANCE. ALSO PROVIDE A SUITABLE MIRROR ON THE NEW POLE FOR USE BY THE VEHICLES EXITING THE GARAGE.
 - 12) A PORTSMOUTH CMMP IS REQUIRED FOR THIS PROJECT, TO BE COMPLETED PRIOR TO CONSTRUCTION.
 - 13) PROPOSED USE: 34,266 S.F. OFFICE SPACE. NO PARKING IS REQUIRED AS THE PROJECT IS IN THE DOWNTOWN OVERLAY DISTRICT.
 - 14) DRIVEWAY PAVERS WILL REQUIRE A DRIVEWAY PERMIT. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL FUTURE MAINTENANCE.
 - 15) ANY REQUIRED SIDEWALK REPAIRS TO THE SOUTH SIDE OF COURT STREET SHALL BE PERFORMED TO THE SATISFACTION OF THE PORTSMOUTH PUBLIC WORKS DEPARTMENT.

COMMERCIAL DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
10	BUILDING LAYOUT, STEPS	6/3/22
9	BUILDING LAYOUT/ENTRANCE	5/4/22
8	NOTES 10, 14, 15, SIGN	12/7/21
7	NOTE 13, USE	11/22/21
6	REVISED LAYOUT	11/1/21
5	ISSUED TO TAC, NOTES 10, 11, & 12	10/20/21

STATE OF NEW HAMPSHIRE
JOHN CHAGNON
No. 738
JOHN CHAGNON
LICENSED PROFESSIONAL ENGINEER

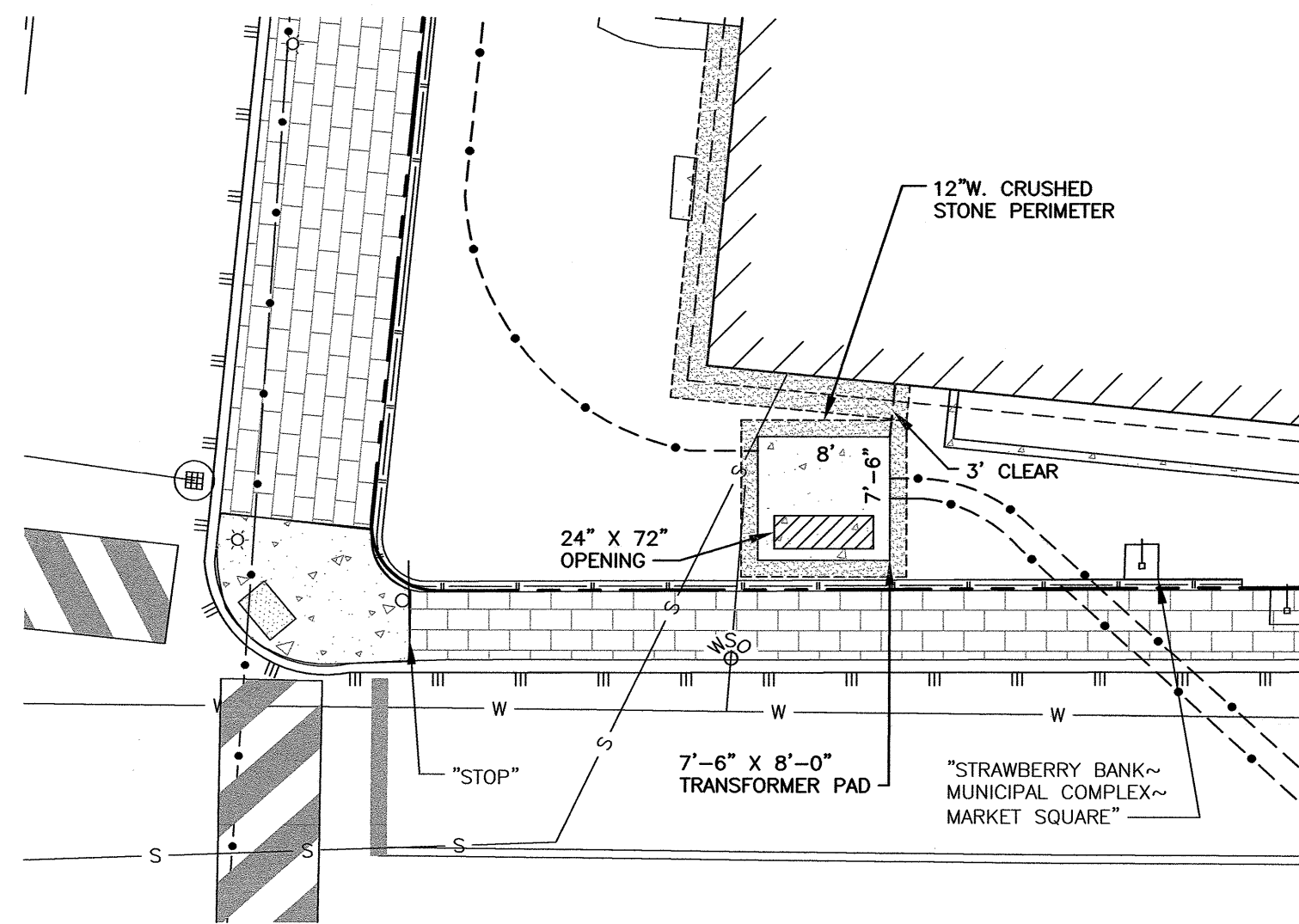
SCALE: 1" = 20' DECEMBER 2020

SITE LAYOUT PLAN

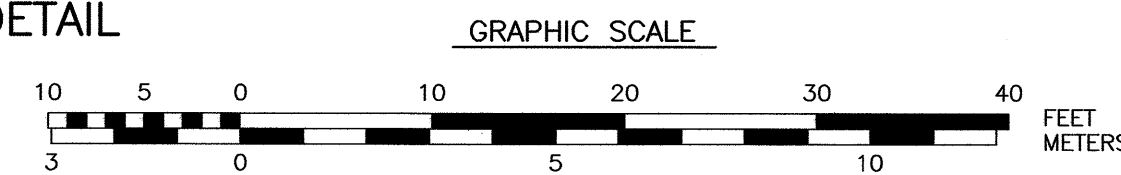
C3

UTILITY NOTES:

- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- 4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
- 5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
- 6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH.
- 8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
- 9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
- 10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- 11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
- 18) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
- 19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- 20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- 21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
- 22) ALL SEWER PIPES WITH LESS THAN 6" COVER SHALL BE INSULATED.
- 23) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- 24) CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH UTILITY COMPANY AND AFFECTED ABUTTER.

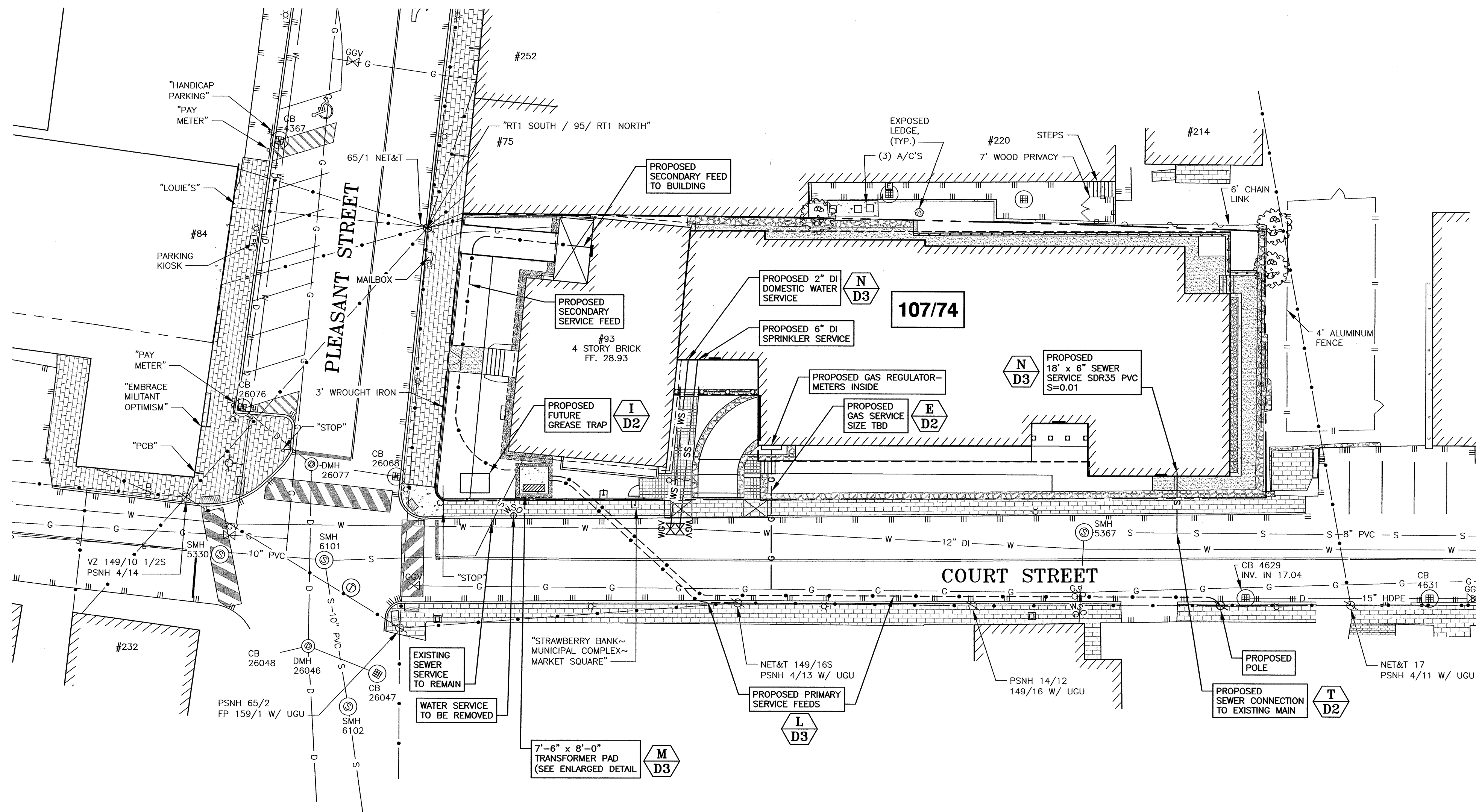
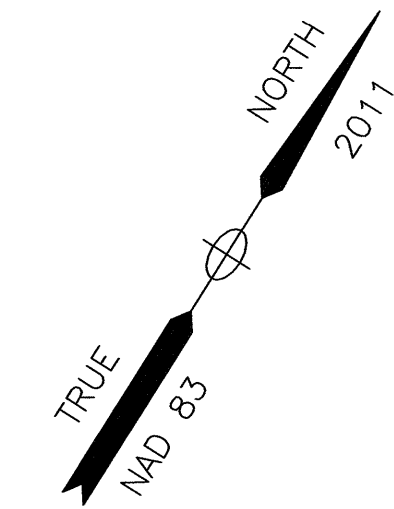


TRANSFORMER DETAIL



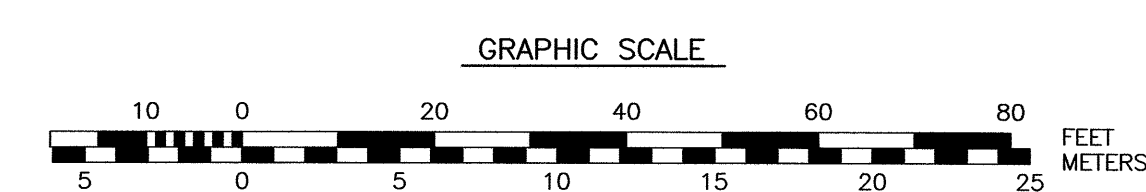
SEWER STRUCTURE TABLE

STRUCTURE	RIM ELEV.	INV. ELEV. IN	DOWN STREAM STRUCTURE
PIPE	PIPE LENGTH, PIPE SLOPE		
SMH 5367	22.34	15.75 15.74	SMH 5368
8" PVC	L = 191', SLOPE = 0.016 ft./ft.		
SMH 5330	23.20	15.85 15.80	SMH 6101
8" PVC	L = 29', SLOPE = 0.024 ft./ft.		
SMH 6101	23.35	17.89 (E) 15.10 (W) 15.05 (OUT)	SMH 6102
8" PVC	L = 41', SLOPE = 0.019 ft./ft.		
SMH 6102	22.78	14.28 14.23	SMH 893



PROPOSED SEWER CONNECTION

STRUCTURE	RIM ELEV.	INV. ELEV. IN	PIPE SIZE & TYPE (FROM/TO)
SMH 5367 (EXISTING)	22.34	15.75	6" PVC (5368)
		15.74	
		15.70	
BUILDING CONNECTION		15.5 +/-	INV. OUT @ BLDG. INV. @ MAIN



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 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
 - 4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
 - 5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.
 - 6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.
 - 7) EVERSOURCE WORK ORDER #5127007
 - 8) PROPOSED SEWER FLOW:
OFFICE:
34,266 S.F. X 5 GPD PER 100 S.F.
342.66 X 5 = 1,713 GPD
TOTAL PROPOSED FLOW = 1,713 GPD
 - 9) THE APPLICANT SHALL HAVE A COMMUNICATIONS SITE SURVEY CONDUCTED BY A MOTOROLA COMMUNICATIONS CARRIER APPROVED BY THE PORTSMOUTH'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE PORTSMOUTH POLICE AND FIRE RADIO SYSTEMS CONFIGURATION. IF THE SITE SURVEY INDICATES THAT IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO MAINTAIN ANY INSTALLED EQUIPMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES THAT EQUIPMENT IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR PORTSMOUTH. THE SURVEY SHALL BE COMPLETED AND ANY REQUIRED EQUIPMENT INSTALLED, TESTED, AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - 10) COMMUNICATIONS CONDUIT LOCATION SUBJECT TO CONFIRMATION FROM UTILITY PROVIDERS.
 - 11) THE EXISTING WATER MAIN IN COURT STREET IS SHALLOW. INSTALL NEW UTILITIES WITH CAUTION. ELECTRICAL SERVICE WILL BE PLACED UNDER THE WATER MAIN. FIRE SERVICE SHALL BE INSTALLED WITH 5' OF COVER AND INSULATION IMMEDIATELY AFTER TAPPING THE MAIN. NOTIFY CITY WHEN WORK IS TO TAKE PLACE.

**COMMERCIAL DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
6	BUILDING, GREASE TRAP	6/3/22
5	REVISED LAYOUT	11/1/21
4	NOTE 11	10/20/21
3	SUBMIT FOR TAC	9/20/21
2	REVISED BUILDING/EXTERIOR LAYOUT	9/7/21
1	ELECTRICAL FEED	4/28/21

REVISIONS

SCALE: 1" = 20' DECEMBER 2020

UTILITY PLAN **C5**

- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

DRAINAGE STRUCTURE TABLE

STRUCTURE	RIM ELEV.	INV. ELEV. IN	DOWN STREAM STRUCTURE
PIPE	PIPE LENGTH, PIPE SLOPE		
CB 4367	23.98	N/A	CB 26076
	21.83		
8" HDPE	L = 75', SLOPE = 0.013 ft./ft.		
CB 26076	23.77	20.82	DMH 26077
		20.82	
12" HDPE	L = 25', SLOPE = 0.005 ft./ft.		
CB 26068	23.35	N/A	DMH 26077
		21.90	
12" HDPE	L = 24', SLOPE = 0.046 ft./ft.		
CB 26047	22.79	N/A	DMH 26046
		18.69	
8" HDPE	L = 21', SLOPE = 0.010 ft./ft.		

DRAINAGE STRUCTURE TABLE-CONT.

STRUCTURE	RIM ELEV.	INV. ELEV. IN	DOWN STREAM STRUCTURE
PIPE	PIPE LENGTH, PIPE SLOPE		
DMH 26077	23.95	20.80 (E)	DMH 26046
		20.72 (W)	
		20.70 (OUT)	
12" HDPE	L = 50', SLOPE = 0.048 ft./ft.		
DMH 26046	22.90	19.70 (N)	DMH 26050
		18.48 (E)	
		18.40 (W)	
		18.30 (OUT)	
12" HDPE			
CB 4629	21.19	N/A	CB 4631
		16.94	
15" HDPE	L = 51', SLOPE = 0.016 ft./ft.		
CB 4631	20.85	16.10	CB 4632
		16.10	
15" HDPE			

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	PROP/EX	RIM	PIPE SIZE	INVERT	DIRECTION
DMH 1	PROP	28.0	12"	17.24	IN
DMH 1	PROP	28.0	4" RD	24.0	IN
DMH 1	PROP	28.0	6"	24.0	IN
DMH 1	PROP	28.0	12"	17.14	OUT
OCS 1	PROP	28.0	12"	23.43	IN
OCS 1	PROP	28.0	12"	17.44	OUT

PIPE SCHEDULE

PIPE #	PIPE SIZE	LENGTH	SLOPE
P1	12"	30'	0.0034
P2	12"	46'	0.0034
P3	12"	20'	0.0034
P4	12"	32'	0.0034
P5	8"	4'	0.02
P6	8"	7'	0.02

*ALL PIPE TO BE HDPE

R-TANK SYSTEM "A"

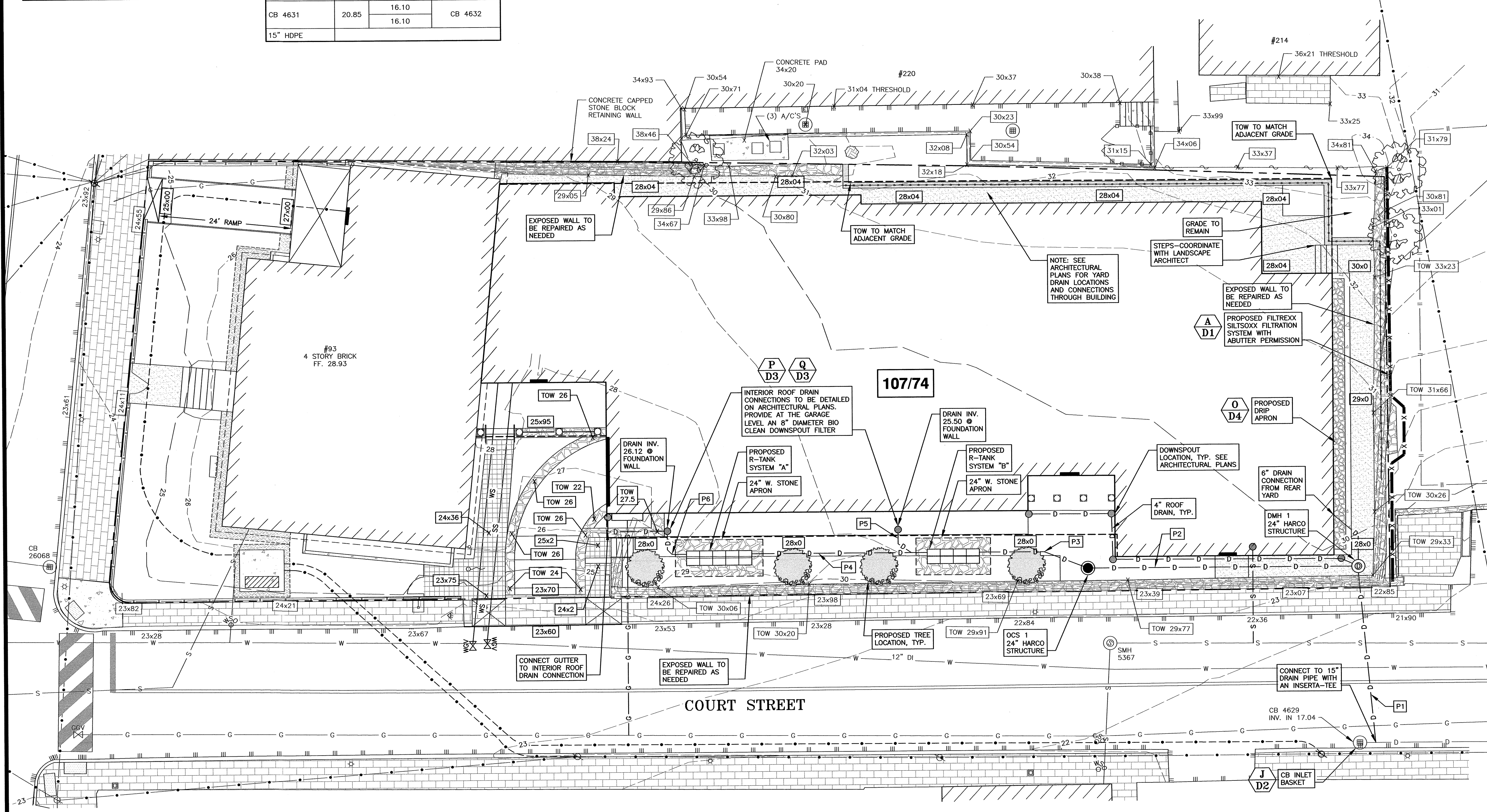
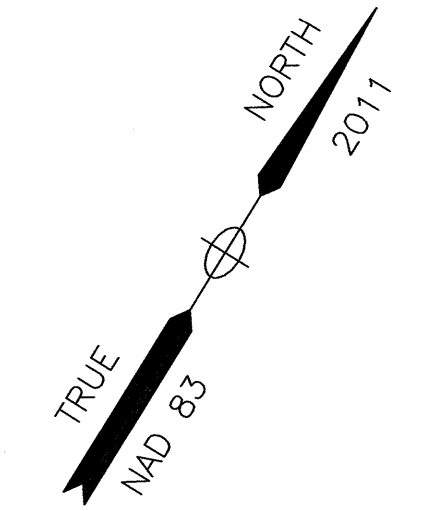
MODULE TYPE	SINGLE + MINI
TRAFFIC LOAD	PEDESTRIAN
# OF TANKS	10
TANK STORAGE	63.3 C.F.
STONE STORAGE	115.7 C.F.
TOTAL STORAGE	179.0 C.F.
TOP OF COVER STONE	27.00
TOP OF R-TANK	26.00
BOTTOM OF TANK	23.83
STONE BASE INVERT	23.58

SYSTEM IS 2.35' WIDE BY 11.7' LONG

R-TANK SYSTEM "B"

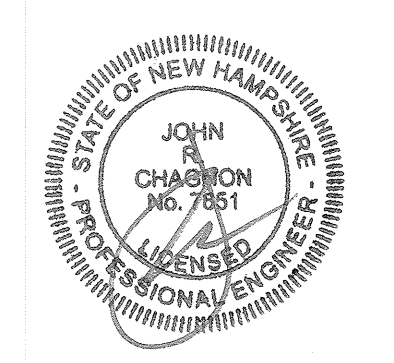
MODULE TYPE	SINGLE + MINI
TRAFFIC LOAD	PEDESTRIAN
# OF TANKS	8
TANK STORAGE	50.7 C.F.
STONE STORAGE	99.8 C.F.
TOTAL STORAGE	150.5 C.F.
TOP OF COVER STONE	26.90
TOP OF R-TANK	25.90
BOTTOM OF TANK	23.73
STONE BASE INVERT	23.48

SYSTEM IS 2.35' WIDE BY 9.38' LONG



**COMMERCIAL DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.**

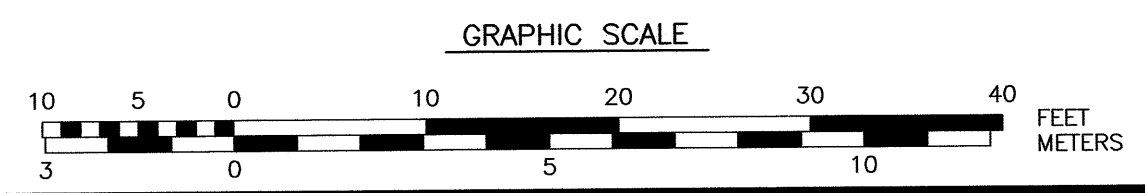
NO.	DESCRIPTION	DATE
5	BUILDING, GRADES	6/3/22
4	BUILDING	5/4/22
3	DRAINS	12/7/21
2	DRAIN SYSTEM	11/22/21
1	ISSUED FOR APPROVAL	10/20/21
0	ISSUED FOR COMMENT	4/2/21

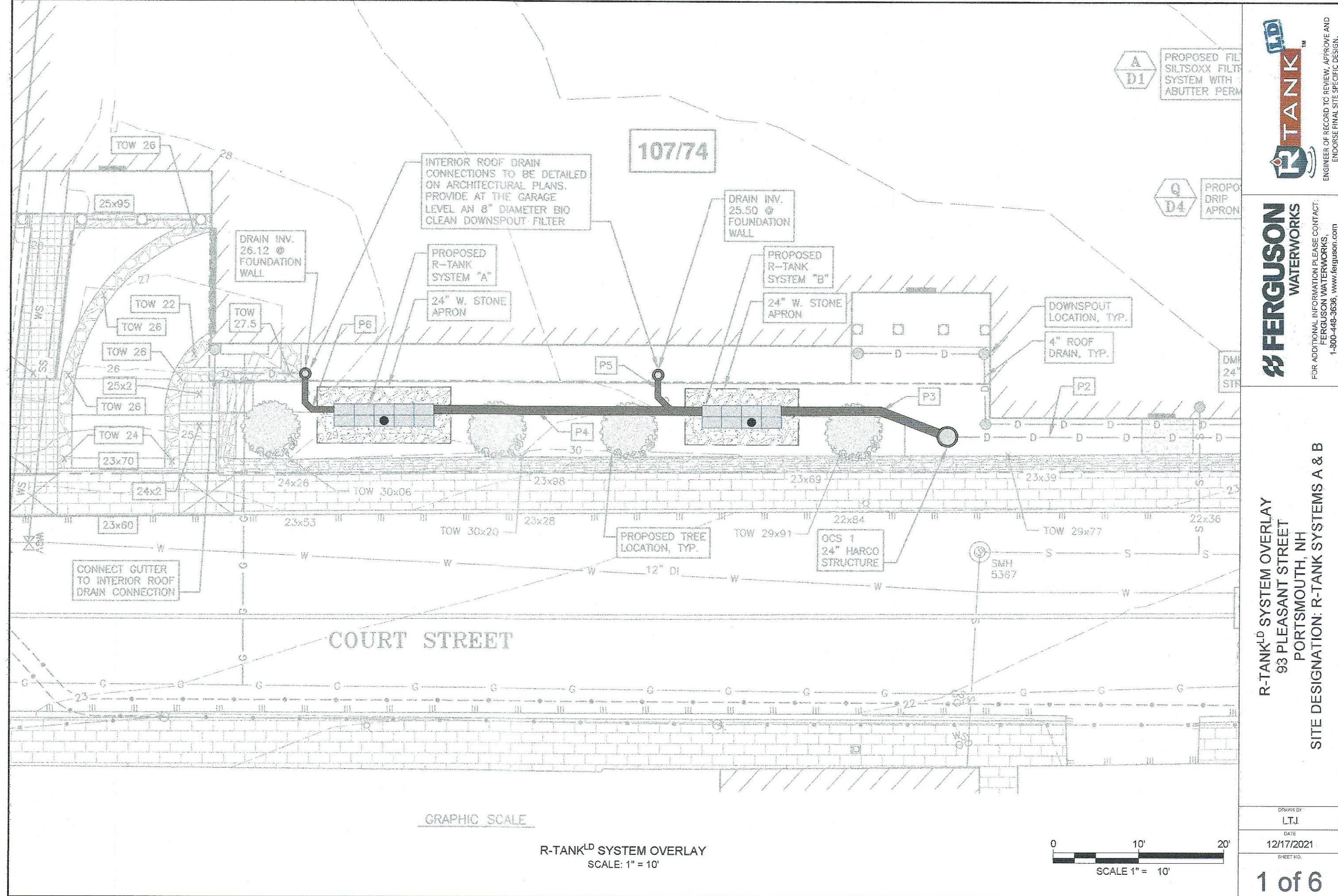


SCALE: 1" = 10' DECEMBER 2020

**GRADING & EROSION
CONTROL PLAN**

C6

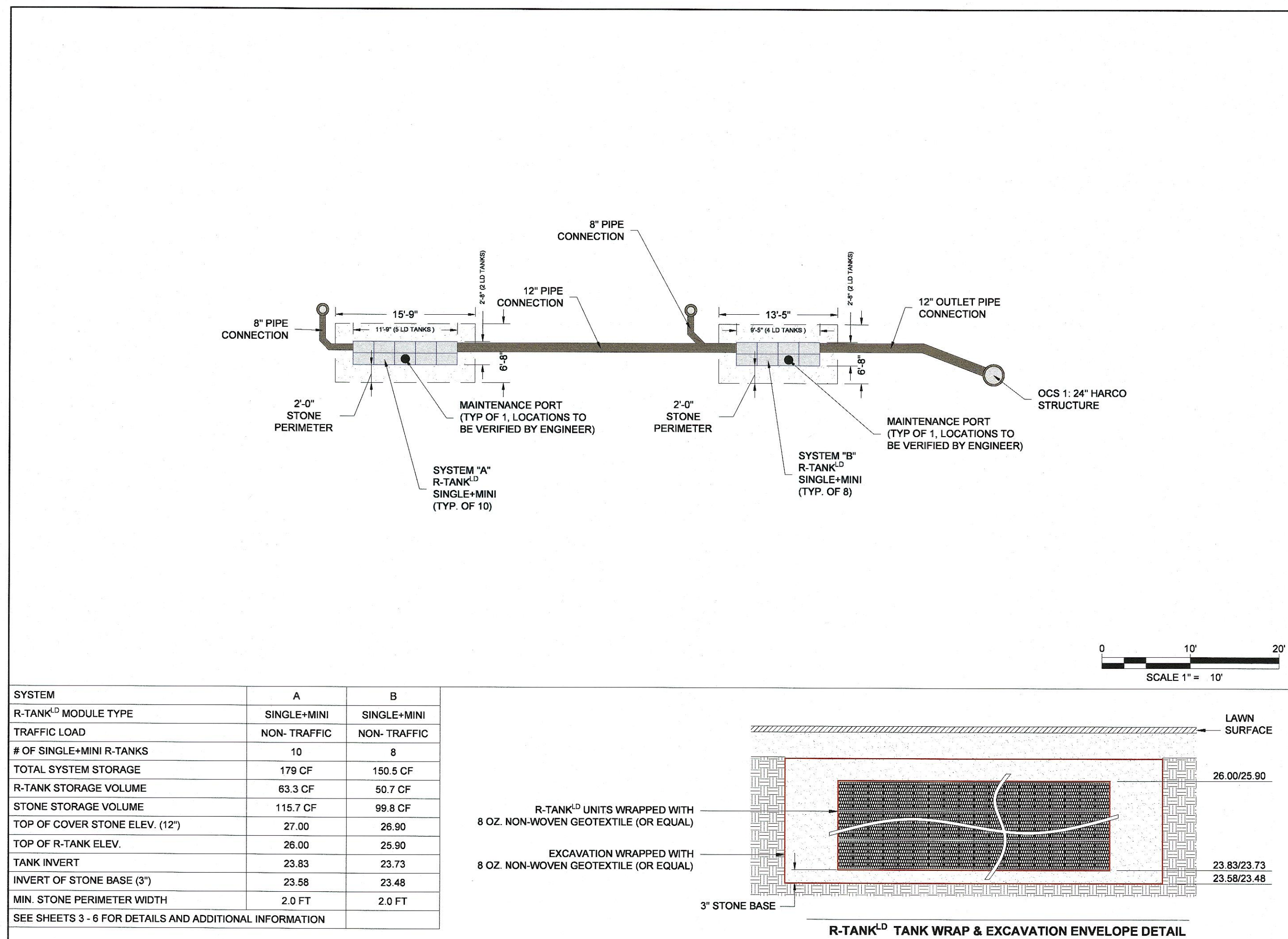




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R-TANK^D SYSTEM OVERLAY
93 PLEASANT STREET
PORTSMOUTH, NH
SITE DESIGNATION: R-TANK SYSTEMS A & B

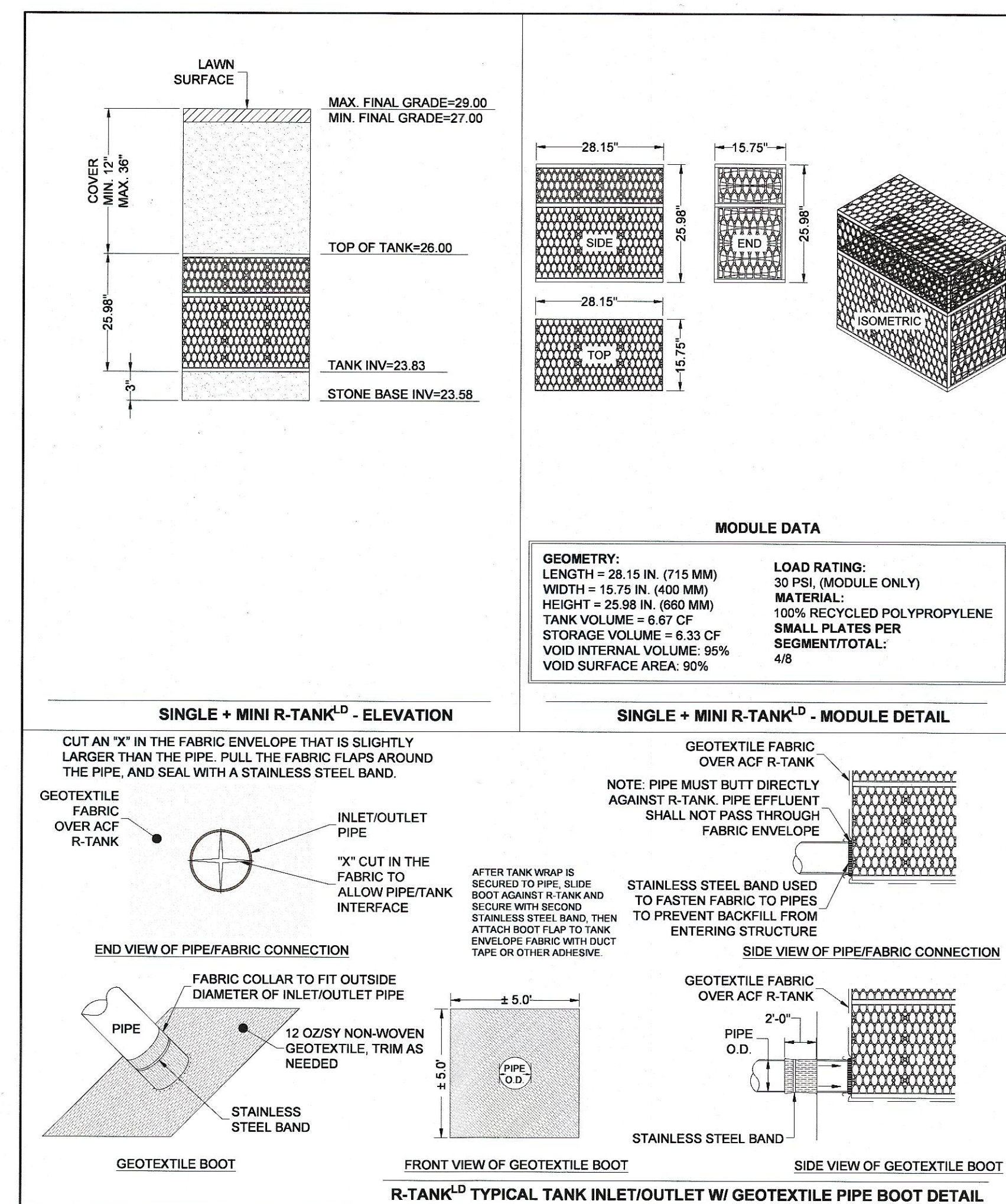
DATE: 12/17/2021
DRAWN BY: LTJ
SHEET NO. 1 of 6



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R-TANK^D SYSTEM LAYOUT
93 PLEASANT STREET
PORTSMOUTH, NH
SITE DESIGNATION: R-TANK SYSTEMS A & B

DATE: 12/17/2021
DRAWN BY: LTJ
SHEET NO. 2 of 6



R-TANK^D QUANTITIES

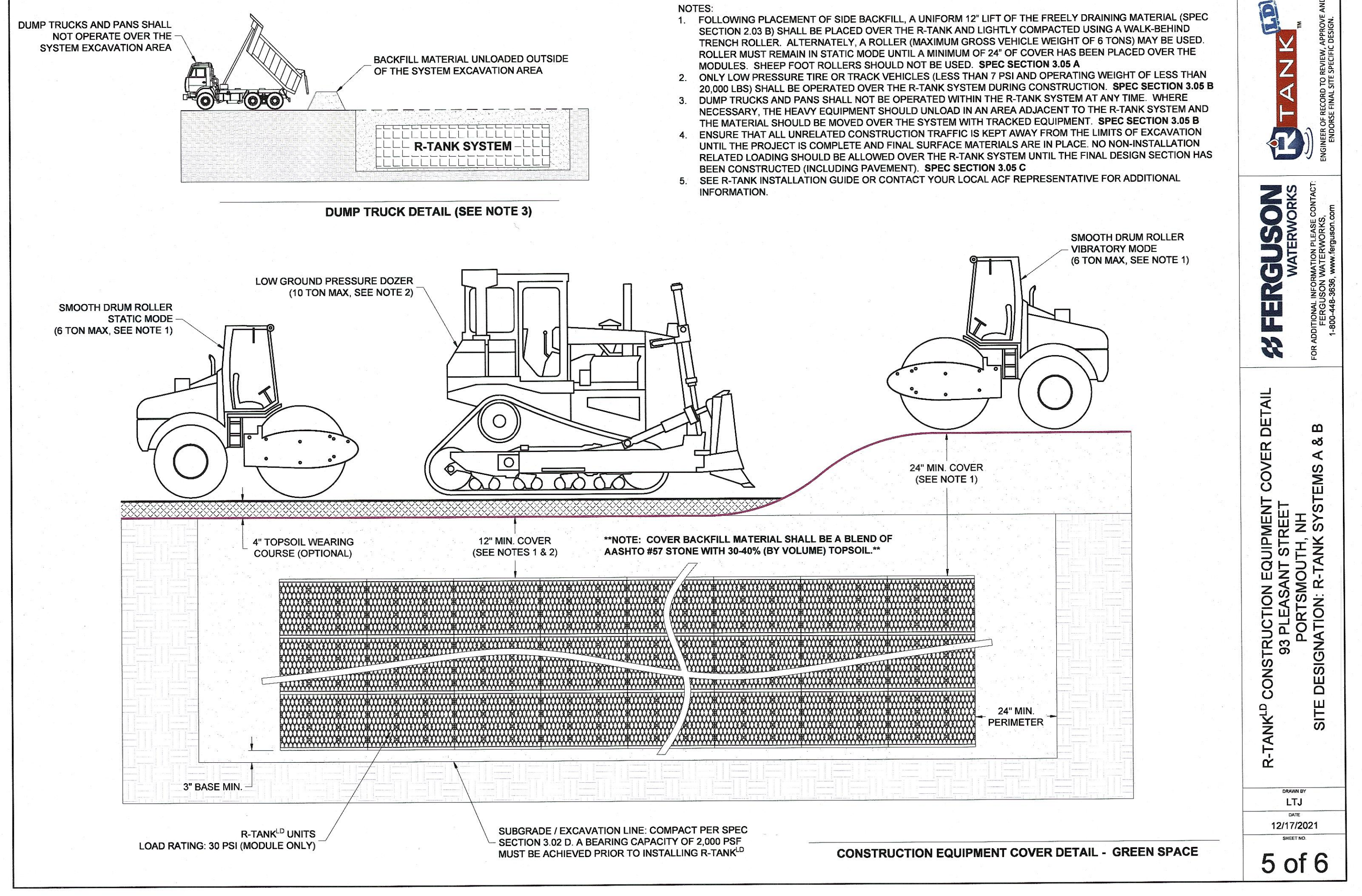
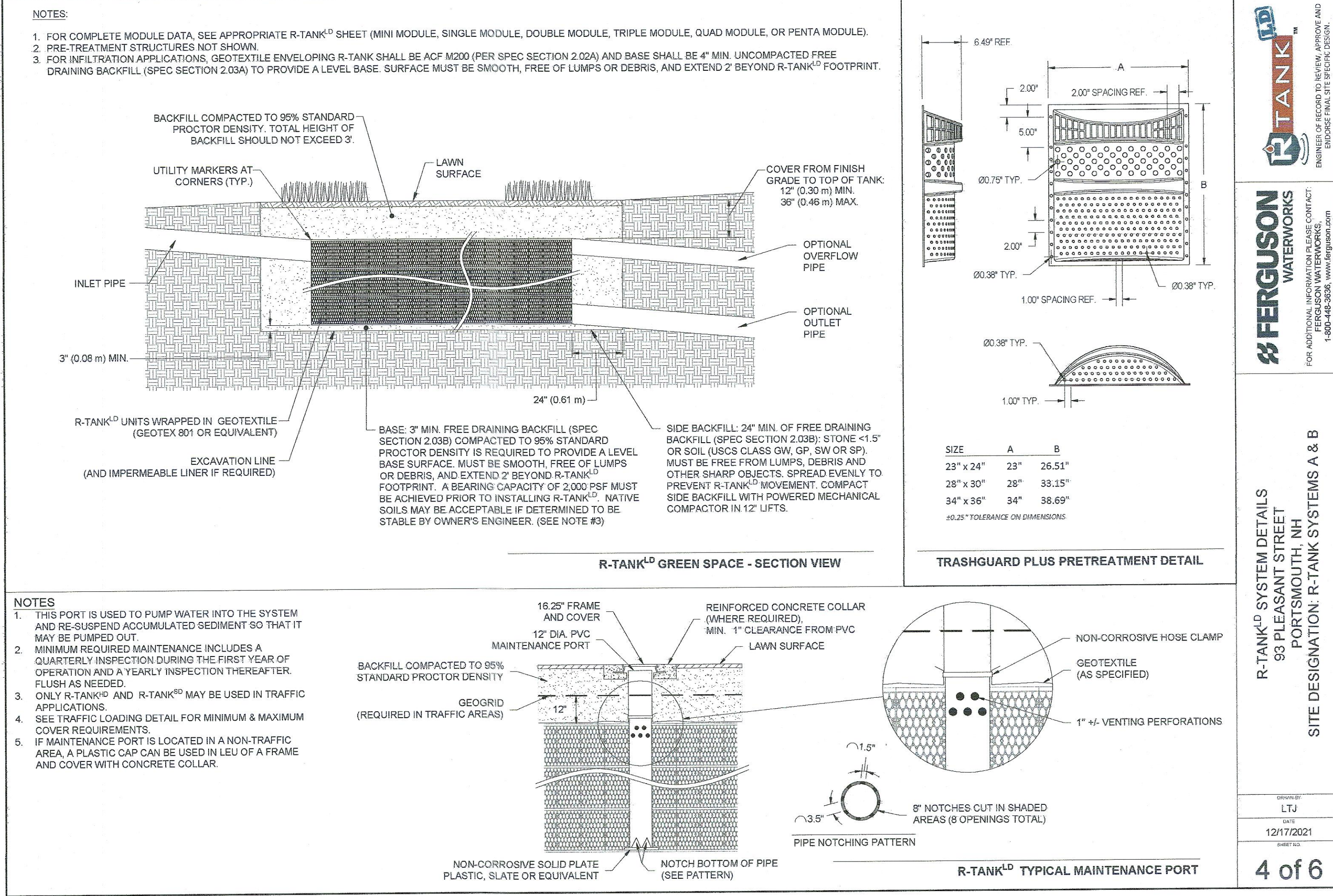
SYSTEM	A	B
R-TANK ^D MODULE TYPE	SINGLE+MINI	SINGLE+MINI
# OF SINGLE+MINI R-TANKS	10	8
TOTAL SYSTEM STORAGE	179.0 CF	150.5 CF
R-TANK STORAGE VOLUME	63.3 CF	50.7 CF
STONE STORAGE VOLUME	115.7 CF	99.8 CF
STONE BED FOOTPRINT	104.2 SF	88.7 SF
STONE QUANTITY	11 CY	10 CY
8 OZ. NON-WOVEN GEOTEXTILE TANK WRAP	13 SY	10 SY
8 OZ. NON-WOVEN GEOTEXTILE EXCAVATION WRAP	29 SY	25 SY
12" INSPECTION PORTS	1	1
8" PIPE BOOTS	1	0
12" PIPE BOOTS	1	2

NOTE: STONE QUANTITY INCLUDES 12" OF COVER AND 3" OF BASE.
NOTE: GEOTEXTILE / LINER QUANTITIES INCLUDE A 15% WASTE FACTOR.

FERGUSON WATERWORKS
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R-TANK^D SYSTEM DETAILS
93 PLEASANT STREET
PORTSMOUTH, NH
SITE DESIGNATION: R-TANK SYSTEMS A & B

DATE: 12/17/2021
DRAWN BY: LTJ
SHEET NO. 3 of 6



R-TANK SPECIFICATION

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Drawings, technical specification and general provisions of the Contract as modified herein apply to this section.

1.02 DESCRIPTION OF WORK INCLUDED

A. Provide excavation and base preparation per geotechnical engineer's recommendations and/or as shown on the design drawings, to provide adequate support for project design loads and safety from excavation adjacent collapse. Excavations shall be in accordance with the owner's and OSHA requirements.

B. Provide and install R-Tank^{LD}, R-Tank^{LD}, R-Tank^{LD}, or R-Tank^{LD} system (hereafter called R-Tank) and all related products including fill materials, geotextiles, geogrids, inlet and outlet pipe with connections per the manufacturer's installation guidelines provided in this section.

C. Provide and construct the cover of the R-Tank system including stone backfill, structural fill cover, and pavement system as specified.

D. Protect R-Tank system from construction traffic after installation until completion of all construction activity in the installation area.

1.03 QUALITY CONTROL

A. All materials shall be manufactured in ISO certified facilities.

B. Installation Contractor shall demonstrate the following experience:

- A minimum of three R-Tank or equivalent projects completed within 2 years; and
- A minimum of 25,000 cubic feet of storage volume completed within 2 years.

C. Contractor experience requirement may be waived if the manufacturer's representative performs on-site training and review during construction.

D. Installation Personnel: Performed only by skilled workers with satisfactory record of performance on bulk earthworks, pipe, chamber, or pond/infiltration construction projects of comparable size and quality.

E. Contractor must have manufacturer's representative available for site review if requested by Owner.

1.04 SUBMITTALS

A. Submit proposed R-Tank layout drawings. Drawings shall include typical section details as well as the required base elevation of stone and tanks, minimum cover requirements and tank configuration.

B. Submit manufacturer's product data, including compressive strength and unit weight.

C. Submit manufacturer's installation instructions.

D. Submit R-Tank sample for review. Reviewed and accepted samples will be returned to the Contractor.

E. Submit material certificates for geotextile, geogrid, base course and backfill materials.

F. Submit required experience and personnel certification to this specification must be submitted for review and approved prior to bid opening. Review package should include third party approved performance data that meets or exceeds criteria in Table 2.01 B.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Protect R-Tank and other materials from damage during delivery, and store UV sensitive materials under tarp to protect from sunlight when time from delivery to installation exceeds two weeks. Storage of materials should be on smooth surfaces, free from dirt, mud and debris.

B. Handling to be performed with equipment appropriate to the materials and site conditions, and may include hand, handcar, forklifts, extension lfts, etc.

C. Cold weather:

- Care must be taken when handling plastics when the temperature is 40 degrees or below as plastic becomes brittle.
- Do not use frozen materials or materials stored or sealed with ice frost.
- Do not build on frozen ground or wet, saturated or muddy substrate.

1.06 PRE-INSTALLATION CONFERENCE

A. Prior to the start of the installation, a pre-installation conference shall occur with the representatives from the design team, the general contractor, the excavation contractor, the R-Tank installation contractor, and the manufacturer's representative.

1.07 PROJECT CONDITIONS

A. Coordinate installation for the R-Tank system with other on-site activities to eliminate all non-installation related construction traffic over the completed R-Tank system. No loads heavier than the design loads shall be allowed over the system, and in no case shall loads higher than a standard AASHTO HS20 (or H20S, depending on design criteria) load be allowed on the system at any time.

B. Protect adjacent work from damage during R-Tank system installation.

C. All pre-treatment systems to remove debris and heavy sediments must be in place and functional prior to operation of the R-Tank system. Additional pretreatment measures may be needed if unit is operational during construction due to increased sediment loads.

D. Contractor is responsible for any damage to the system during construction.

PART 2 - PRODUCTS

2.01 R-TANK UNITS

A. R-Tank - Injection molded plastic tank glass as assembled to form a 95% void modular structure of pre-designed height (custom for each project).

B. R-Tank units shall meet the following Physical & Chemical Characteristics:

PROPERTY	REQUIREMENT	TEST METHOD	MINIMUM VALUE	MAXIMUM VALUE	TEST METHOD	MINIMUM VALUE	MAXIMUM VALUE
Unit Weight	As specified	ASTM D 153	95	95	ASTM D 153	95	95
Water Absorbance	Prevent water uptake in the structure	ASTM D 153	0.05	0.05	ASTM D 153	0.05	0.05
Vertical Compressive Strength	As specified	ASTM D 153	100 psi	100 psi	ASTM D 153	100 psi	100 psi
Lateral Compressive Strength	As specified	ASTM D 153	200 psi	200 psi	ASTM D 153	200 psi	200 psi
Flexural Compressive Strength	As specified	ASTM D 153	100 psi	100 psi	ASTM D 153	100 psi	100 psi
Impact Resistance	As specified	ASTM D 153	100 ft-lb	100 ft-lb	ASTM D 153	100 ft-lb	100 ft-lb
UV Resistance	As specified	ASTM D 153	100 hrs	100 hrs	ASTM D 153	100 hrs	100 hrs
Flammability	As specified	ASTM D 153	100 hrs	100 hrs	ASTM D 153	100 hrs	100 hrs
Chemical Resistance	As specified	ASTM D 153	100 hrs	100 hrs	ASTM D 153	100 hrs	100 hrs

C. Supplier: Ferguson Waterworks 2881 Carwell Road Richmond, VA 23234 (T) 800-448-3036, (F) 804-743-7779 www.ferguson.com

2.02 GEOTEXTILES

A. Geotextile: A geotextile envelope is required to prevent backfill material from entering the R-Tank modules.

- Standard Application: The standard geotextile shall be an 8 oz per square yard nonwoven geotextile (ACF N200 or equivalent).
- Installation Applications: When water must infiltrate through the geotextile as a function of the system design, a woven monofilament (ACF M200 or equivalent) shall be used.

B. Geogrid: For installations subject to traffic loads and/or heavy sediments must be in place and functional prior to operation of the R-Tank system. Geogrid is not always required for R-Tank^{LD} installations, and is often not required for non-traffic load applications.

2.03 BACKFILL & COVER MATERIALS

A. Backfill Materials: Stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System) shall be used below the R-Tank system (2" minimum). Material must be free from lumps, debris, and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation. For infiltration applications bedding material shall be free draining.

B. Side and Top Backfill: Material must be free from lumps, debris and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation.

C. Traffic Applications: Free draining material shall be used adjacent to (24" minimum) and above (for the first 12") the R-Tank system.

D. For HD and SD modules, backfill materials shall be free draining stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW or SP as classified by the Unified Soil Classification System).

E. For LD modules with less than 14" top cover, backfill materials shall be free draining stone (angular and smaller than 1.5" in diameter). The use of soil or backfill on the sides and top of LD modules is not permitted unless the modules are installed outside of traffic areas or with cover depths of 14" or more. Top backfill material (from top of module to bottom of pavement base or 12" maximum) must be consistent with side backfill.

F. Traffic Applications: For all R-Tank modules installed in green spaces and not subjected to vehicular loads, backfill materials may be other than the guidelines for pavement base or 12" maximum) must be consistent with side backfill.

G. Traffic Applications: For all R-Tank modules installed in green spaces and not subjected to vehicular loads, backfill materials may be other than the guidelines for pavement base or 12" maximum) must be consistent with side backfill.

H. Traffic Applications: For all R-Tank modules installed in green spaces and not subjected to vehicular loads, backfill materials may be other than the guidelines for pavement base or 12" maximum) must be consistent with side backfill.

I. Additional Green Space Applications: For all R-Tank modules installed in green spaces and not subjected to vehicular loads, backfill materials may be other than the guidelines for pavement base or 12" maximum) must be consistent with side backfill.

J. Traffic Applications: For all R-Tank modules installed in green spaces and not subjected to vehicular loads, backfill materials may be other than the guidelines for pavement base or 12" maximum) must be consistent with side backfill.

K. Additional Cover Materials: Structural Fill shall consist of granular materials meeting the gradation requirements of AASHTO #57 stone blended with 30-40% (by volume) topsoil to aid in establishing vegetation.

L. Classification System: Structural Fill shall have a maximum of 25 percent passing the No. 200 sieve, shall have a maximum clay content of 10 percent and a maximum Plasticity Index of 4. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation.

2.04 OTHER MATERIALS

A. Utility Marker: Install metallic tape at corners of R-Tank system to mark the area for future utility detection.

PART 3 - EXECUTION

3.01 ASSEMBLY OF R-TANK UNITS

A. Assembly of modules shall be performed in accordance with the R-Tank Installation Manual, Section 2.

3.02 LAYOUT AND EXCAVATION

A. Installer shall stake out, excavate, and prepare the subgrade to the required plan grades and dimensions, ensuring that the excavation is at least 2 feet greater than R-Tank dimensions in each direction allowing for installation of geotextile fabric, R-Tank modules, and free draining backfill materials.

B. All excavations must be prepared with OSHA approved excavated sites and sufficient working space.

C. Protect partially completed installation adjacent areas from construction traffic by establishing a perimeter with high visibility construction tape, fencing, barricades, or other means until construction is complete.

D. Base of the excavation shall be uniform, level, and free of lumps or debris and soft or yielding subgrade areas. A minimum 2,000 pounds per square foot bearing capacity is required.

E. Standard Applications: Compact subgrade to a minimum of 95% of Standard Proctor (ASTM D698) density or as required by the Owner's engineer.

F. Installation Applications: Subgrade shall be prepared in accordance with the contract documents. Compaction of subgrade shall not be performed in infiltration applications. Unusable Soils or Conditions: All questions about the base of the excavation shall be directed to the owner's engineer, who will approve the subgrade conditions prior to placement of stone. The owner's engineer shall determine the required bearing capacity of the R-Tank subgrade, however in no case shall a bearing capacity of less than 2,000 pounds per square foot be provided.

- If unusable soils are encountered at the subgrade, or the subgrade is pumping or appears excessively soft, repair the area in accordance with contract documents and/or as directed by the owner's engineer.
- If excavation of the water table was observed during excavation, the engineer shall be contacted to provide recommendations.
- Do not start installation of the R-Tank system until unsatisfactory subgrade conditions are corrected and the subgrade conditions are accepted by the owner's engineer.

3.03 PREPARATION OF BASE

A. Place a thin layer (3" unless otherwise specified) of bedding material (Section 2.03 A) over the subgrade to establish a level working platform for the R-Tank modules. Level to within 1/2" (+/-) or as shown on the plans. Native subgrade soils or other materials may be used if determined to meet the requirements of 2.03 A and are accepted by the owner's engineer.

- Standard Applications: Static roll or otherwise compact bedding materials until they are firm and unyielding.
- Installation Applications: Bedding materials shall be prepared in accordance with the contract documents.

B. Outline the footprint of the R-Tank system on the excavation floor using spray paint or chalk line to ensure a 2" perimeter is available around the R-Tank system for proper installation and compaction of backfill.

3.04 INSTALLATION OF THE R-TANKS

A. Where a geotextile wrap is specified on the stone base, cut strips to length and install in excavation, removing wrinkles so material lays flat. Overlap geotextile a minimum 12" or as recommended by manufacturer. Use tape, special adhesives, sandbags or other ballast to secure overlaps. As geotextile can be damaged by extreme heat, smoking is not permitted over the geotextile, and tape using a flame to tack the overlaps, such as propane torches, are prohibited.

B. Where an impervious liner (for containment) is specified, install the liner per manufacturer's recommendations and the contract documents. The R-Tank units shall be separated from impervious liner by a non-woven geotextile fabric installed in accordance with Section 2.03 A.

C. Install R-Tank modules by placing them side by side, in accordance with the design drawings. No lateral connections are required. It is advisable to use a string line to form square corners and straight edges along the perimeter of the R-Tank system. The modules are to be oriented as per the design drawing with required depth as shown on plans.

D. For LD, HD and SD installations, the large side plate of the tank should be placed on the perimeter of the system. This will typically require that the two ends of the tank area will have a row of tanks placed perpendicular to other tanks. If this is not shown in the construction drawings, it is a simple field adjustment that will have minimal effect on the overall system footprint. Refer to the R-Tank Installation Guide for more details.

E. For UD installations, there is no perpendicular end row required.

F. Wrap the R-Tank top and sides in specified geotextile. Cut strips of geotextile so that it will cover the sides and top, encapsulating the entire system to prevent backfill entry into the system. Overlap geotextile 12" or as recommended by manufacturer. Take great care to avoid damage to geotextile (or as specified, impervious liner) during placement.

G. Identify locations of inlet, outlet and any other penetrations of the geotextile (and optional liner). These connections should be installed flush (butted up to) the R-Tank and the geotextile fabric shall be cut to create hydraulic continuity between the connections and the R-Tank units. These connections shall be secured using pipe boots with stainless steel pipe clamps. Support pipe in trenches during backfill operations to prevent pipe from settling and damaging the geotextile. Impervious liner (if specified) or pipe. Connecting pipes at 90 degree angles facilitates construction, unless otherwise specified. Ensure end of pipe is installed snug against R-Tank system.

H. Install Inspection and Maintenance Ports in locations noted on plans. At a minimum one maintenance port shall be installed within 10' of each inlet & outlet connection, and with a maximum spacing of one maintenance port for every 2,000 square feet. Install all ports and vents as specified on drawings to provide ventilation for proper hydraulic performance. The number of pipes and vents will depend on the size of the system. Vents are often installed using a 90 degree elbow with PVC pipe into a landscaped area with 1" board or wiring board to inhibit the ingress of debris. A ground level concrete or steel cover can be used.

3.05 BACKFILLING OF THE R-TANK UNITS

A. Backfill and fill with recommended materials as follows:

- Place free draining backfill material (Section 2.03 B) around the perimeter in lifts with a maximum thickness of 12". Each lift shall be placed around the entire perimeter such that each lift is no more than 24" higher than the side backfill adjacent to any other location on the perimeter of the R-Tank system. No fill shall be placed over top of tanks until the side backfill has been completed.
- Each lift shall be compacted at the specified moisture content to a minimum of 95% of the Standard Proctor Density until no further densification is observed (for self-compacting stone materials) the side lifts must be compacted with walk behind compaction equipment. Even when "self-compacting" backfill materials are selected, a walk behind vibratory compactor must be used.
- Take care to ensure that the compaction process does not allow the machinery to come into contact with the modules due to the potential for damage to the geotextile and R-Tank units.

B. No compaction equipment is permissible to operate directly on the R-Tank modules.

C. Top Backfill: Only low pressure track vehicles shall be operated over the R-Tank system during construction. Dump Trucks and Pans shall not be operated within the R-Tank system footprint at any time. Heavy equipment should be used on an area adjacent to the R-Tank system and the material should be moved over the system using tracked equipment with an operating weight of less than 10 tons.

D. Typical Applications: Install 12" lift of freely draining material (Section 2.03 B) over the R-Tank Units, maintaining 12" between installation tracks and the R-Tank system. Lightly compacted using a walk-behind trench roller. Alternately, a roller (maximum gross vehicle weight of 6 tons) may be used. Roller must remain in static mode until a minimum of 24" of cover has been placed over the modules. Sheep foot rollers should not be used.

E. Shadow Applications: (18" total cover) install top backfill in accordance with plans.

F. If required, install a geogrid as shown on plans. Geogrid shall extend a minimum of 3 feet beyond the limits of the excavation wall.

G. Following placement and compaction of the initial cover, subsequent lifts of structure fill (Section 2.03 C) shall be placed at the specified moisture content and compacted to a minimum of 95% of the Standard Proctor Density and shall cover the entire footprint of the R-Tank system. During placement of fill above the system, unless otherwise specified, a uniform elevation of fill shall be maintained within 12" across the footprint of the R-Tank system. Do not exceed maximum cover depths listed in Table 2.01 B.

H. Place additional layers of geotextile and/or geogrid at elevations as specified in the design details. Each layer of geosynthetic reinforcement placed above the R-Tank system shall extend a minimum of 3 feet beyond the limits of the excavation wall.

I. Ensure that all unrelated construction traffic is kept away from the limits of excavation until the project is complete and final surface materials are in place. No non-installation related loading should be allowed over the R-Tank system until the final design section has been constructed (including pavement).

J. Place surfacing materials, such as granular materials, over the structure with care to avoid displacement of cover fill and damage to surrounding areas.

K. Backfill depth over R-Tank system must be within the limitations shown in the table in Section 2.01 B. If the total backfill depth does not comply with this table, contact engineer or manufacturer's representative for assistance.

3.06 MAINTENANCE REQUIREMENTS

A. A routine maintenance effort is required to ensure proper performance of the R-Tank system. The Maintenance program should be focused on pretreatment systems. Ensuring these structures are clean and functioning properly will reduce the risk of contamination of the R-Tank system and stormwater released from the site. The treatment systems shall be inspected weekly, or as directed by the regulatory agency and by the manufacturer (or proprietary systems). Maintain as needed using acceptable practices or following manufacturer's guidelines (or proprietary systems).

B. Inspection and Maintenance Ports in the R-Tank system will need to be inspected for accumulation of sediments at least quarterly through the first year of operation and at least yearly thereafter.

C. If sediment has accumulated to the level noted in the R-Tank Maintenance Guide or beyond a level acceptable to the Owner's engineer, the R-Tank system should be flushed.

D. All inspection and maintenance activities should be performed in accordance with the R-Tank Operation, Inspection & Maintenance Manual.

R-TANK SPECIFICATION
93 PLEASANT STREET
PORTSMOUTH, NH
SITE DESIGNATION: R-TANK SYSTEMS A & B

FOR ADDITIONAL INFORMATION PLEASE CONTACT:
1-800-448-3036, WWW.FERGUSON.COM

6 of 6

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

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

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

INSTALL PERIMETER CONTROLS, I.E., SILTISOXX AND CATCH BASIN PROTECTION AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

PLACE FOODS AS NEEDED.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED. DEMOLISH BUILDINGS AND FENCES AS NEEDED. REMOVE WALL AND STORE.

ROUGH GRADE SITE.

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

CONSTRUCT BUILDING.

CONNECT UTILITIES.

PLACE BINDER LAYER OF PAVEMENT FOR SIDEWALKS.

PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.

AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

CONSTRUCT SIDEWALKS.

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

GENERAL CONSTRUCTION NOTES

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

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

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

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

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

Avoid the use of future open spaces (loam and seed areas) wherever possible during construction. Construction traffic shall use the roadbeds of future access drives and parking areas.

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

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

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

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

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

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

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

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

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

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

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

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

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

VEGETATIVE PRACTICE, CONT.:

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

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

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

GENERAL COVER	PROPORTION	SEEDING RATE
CREeping RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	
SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)		
CREeping RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFLOIL	16%	

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

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

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

MAINTENANCE AND PROTECTION

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

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

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

SEEDDED AREAS WILL BE FERTILIZED AND RESEEDDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

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

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

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

WINTER NOTES

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

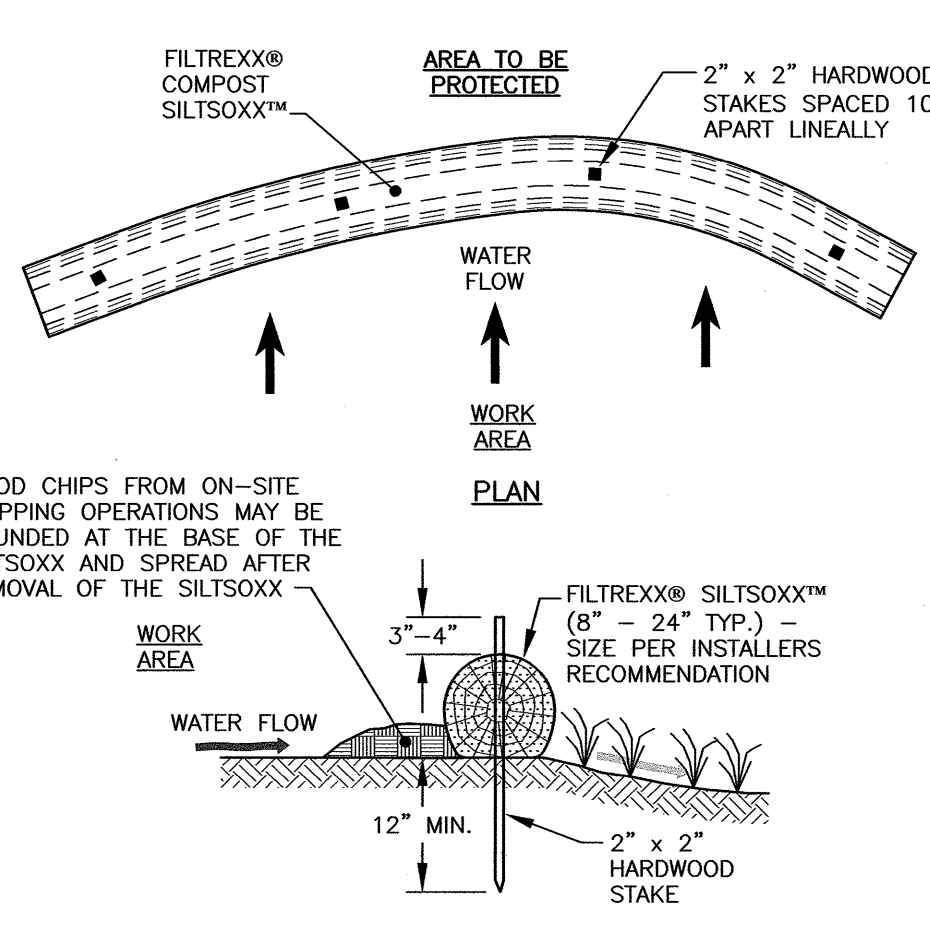
ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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

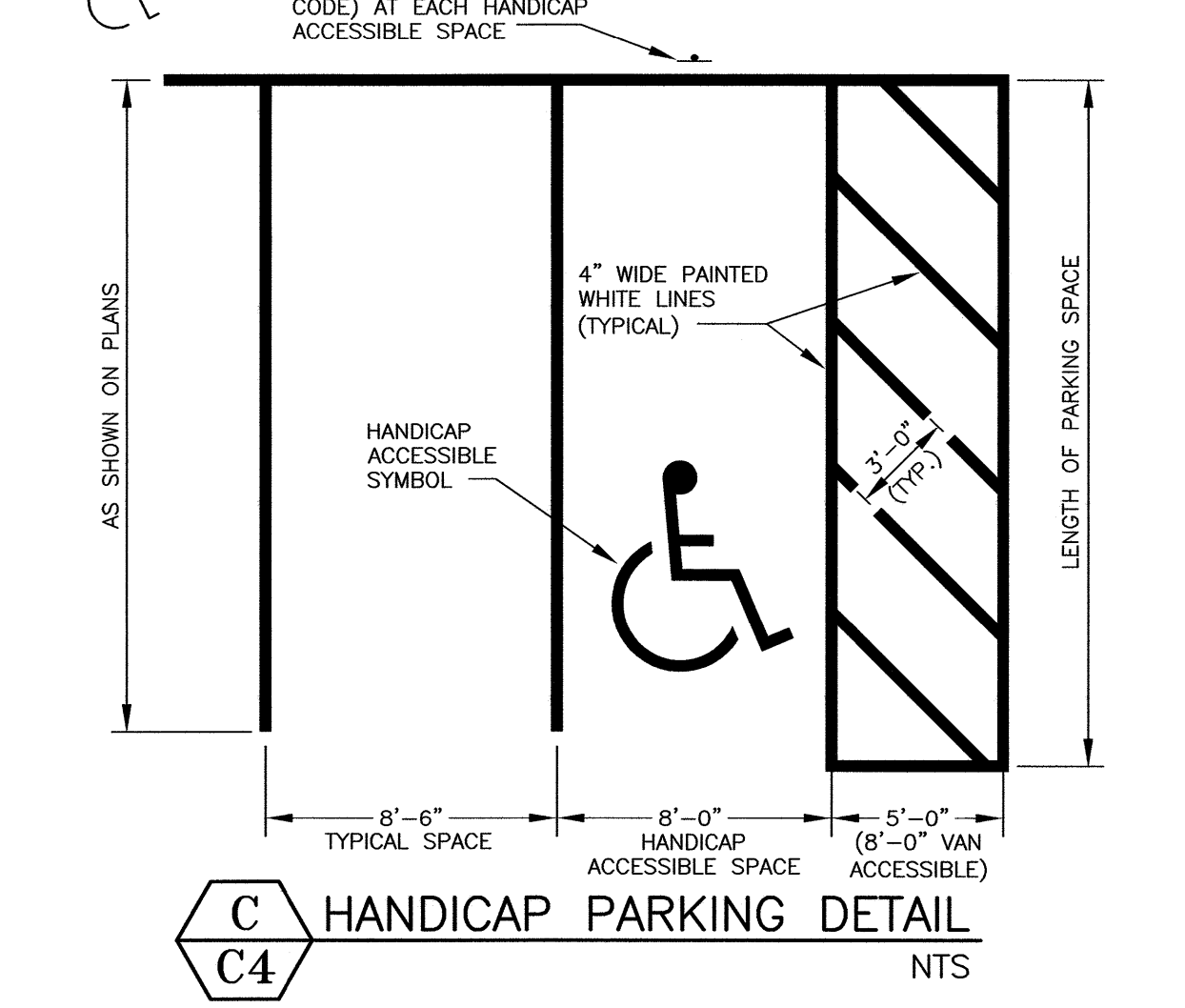
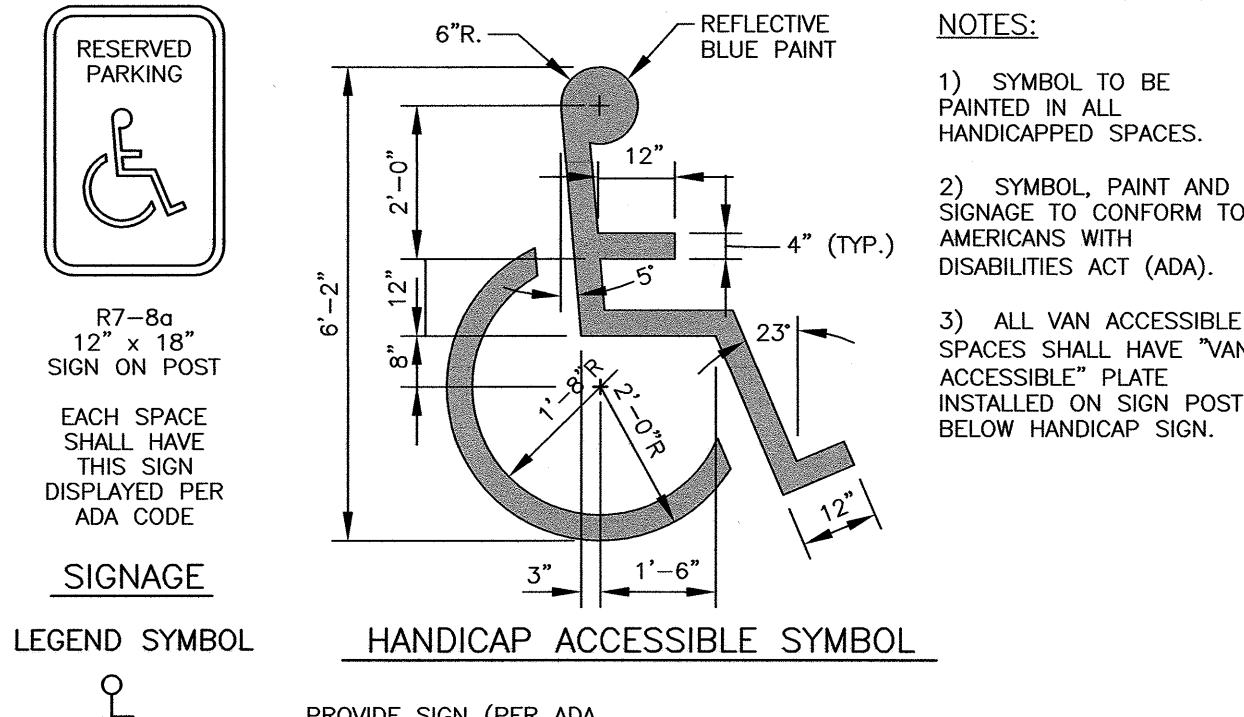
CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS

THE BASE OF THE CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS IS THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTING. ANSI A300 PART 6 LAYS OUT TERMS AND BASIC STANDARDS AS SET FORTH BY INDUSTRY BUT IS NOT THE "END ALL" FOR THE CITY OF PORTSMOUTH. THE FOLLOWING ARE THE CITY OF PORTSMOUTH, NH TREE PLANTING REQUIREMENTS THAT ARE IN ADDITION TO OR THAT GO BEYOND THE ANSI A300 PART 6.

- ALL PLANTING HOLES MUST BE DUG BY HAND— NO MACHINES. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING PITS, PLANTING BEDS WITH GRANITE CURBING, AND PLANTING SITES WITH SILVA CELLS ARE BEING CREATED. IF A MACHINE IS USED TO DIG IN ANY OF THESE SITUATIONS AND PLANTING DEPTH NEEDS TO BE RAISED, THE MATERIAL IN THE BOTTOM OF THE PLANTING HOLE MUST BE FIRMED WITH MACHINE TO PREVENT SINKING OF THE ROOT BALL.
- ALL WIRE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.
- THE ROOT BALL OF THE TREE SHALL BE WORKED SO THAT THE ROOT COLLAR OF THE TREE IS VISIBLE AND NO GIRDLING ROOTS ARE PRESENT.
- THE ROOT COLLAR OF THE TREE SHALL BE 2"-3" ABOVE GRADE OF PLANTING HOLE FOR FINISHED DEPTH.
- ALL PLANTINGS SHALL BE BACKFILLED WITH SOIL FROM THE SITE AND AMENDED NO MORE THAN 20% WITH ORGANIC COMPOST. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE ENGINEERED SOIL IS BEING USED IN CONJUNCTION WITH SILVA CELLS AND WHERE NEW PLANTING BEDS ARE BEING CREATED.
- ALL PLANTINGS SHALL BE BACKFILLED IN THREE LIFTS AND ALL LIFTS SHALL BE WATERED SO THE PLANTING WILL BE SET AND FREE OF AIR POCKETS—NO EXCEPTIONS.
- AN EARTH BERM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.
- 2"-3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.
- AT THE TIME THE PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS, BACKFILL MATERIAL, AND MULCH LAYER.
- STAKES AND GUYS SHALL BE USED WHERE APPROPRIATE AND/OR NECESSARY. GUY MATERIAL SHALL BE NON-DAMAGING TO THE TREE.
- ALL PLANTING STOCK SHALL BE SPECIMEN QUALITY, FREE OF DEFECTS, AND DISEASE OR INJURY. THE CITY OF PORTSMOUTH, NH RESERVES THE RIGHT TO REFUSE/REJECT ANY PLANT MATERIAL OR PLANTING ACTION THAT FAILS TO MEET THE STANDARDS SET FORTH IN THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTING AND/OR THE CITY OF PORTSMOUTH, NH PLANTING REQUIREMENTS.



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



FODS TRACKOUT CONTROL SYSTEM

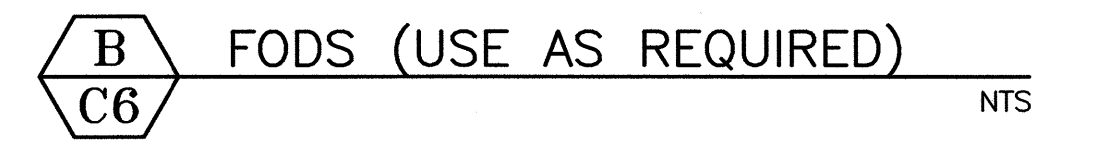
INSTALLATION:
 THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH A FODS TRACKOUT CONTROL SYSTEM (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

- KEY NOTES:**
- FODS TRACKOUT CONTROL SYSTEM MAT.
 - FODS SAFETY SIGN.
 - ANCHOR POINT.
 - SILT OR ORANGE CONSTRUCTION FENCE.

- INSTALLATION:**
- THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
 - CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE OF FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
 - ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
 - THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
 - AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
 - AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
 - ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
 - NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
 - UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
 - SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

- USE AND MAINTENANCE**
- VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
 - DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
 - MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
 - THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

- REMOVAL**
- REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
 - STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
 - THE ANCHORS SHOULD BE REMOVED.
 - THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
 - STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.



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 Civil Engineers & Land Surveyors
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- NOTES:**
- THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
 - COURT STREET SHALL BE SWEEPED DAILY DURING EXCAVATION PHASE OF THE BUILDING CONSTRUCTION.

COMMERCIAL DEVELOPMENT 93 PLEASANT STREET PORTSMOUTH, N.H.

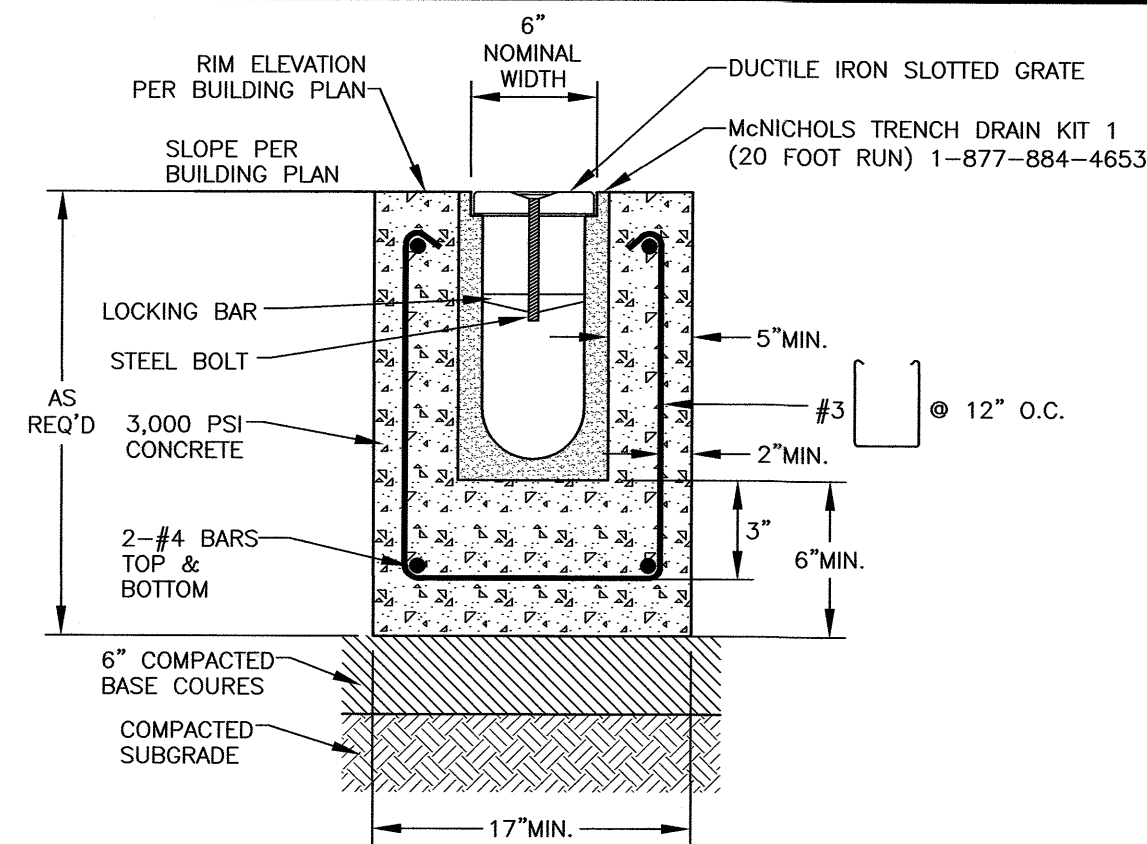
NO.	DESCRIPTION	DATE
2	TREE PLANTING NOTES	6/3/22
1	EXISTING CONDITIONS NOTES	10/20/21
0	ISSUED FOR COMMENT	4/2/21

REVISIONS

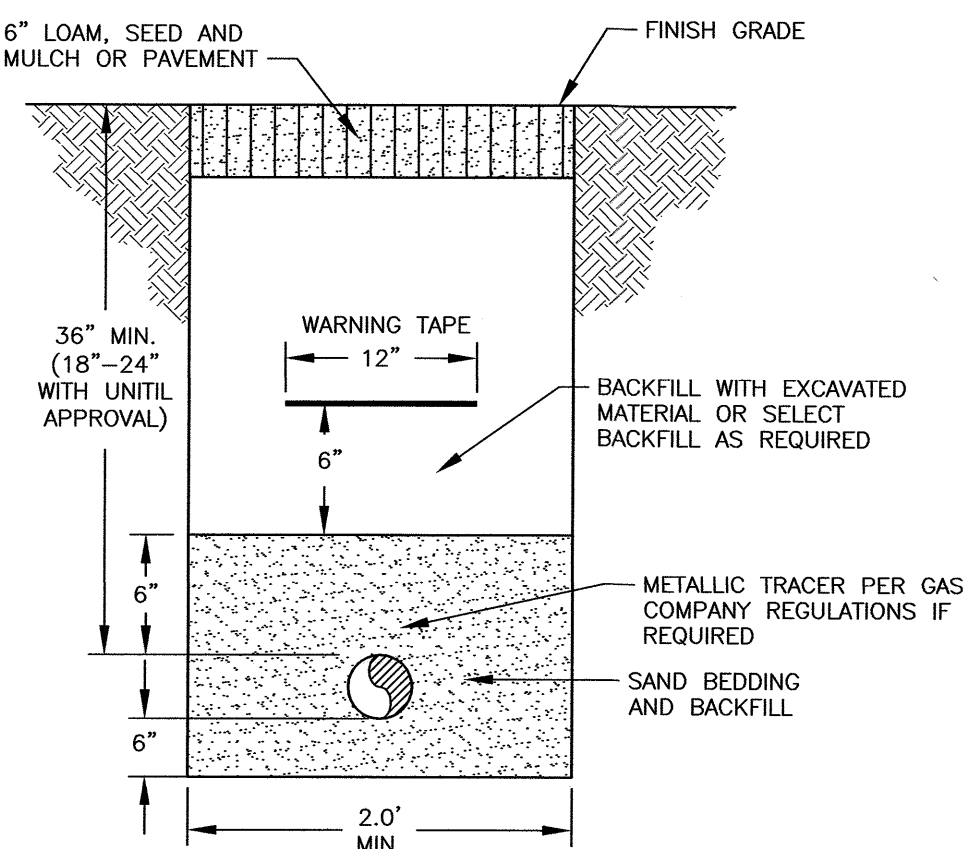
SCALE: AS SHOWN DECEMBER 2020

EROSION PROTECTION NOTES AND DETAILS

D1

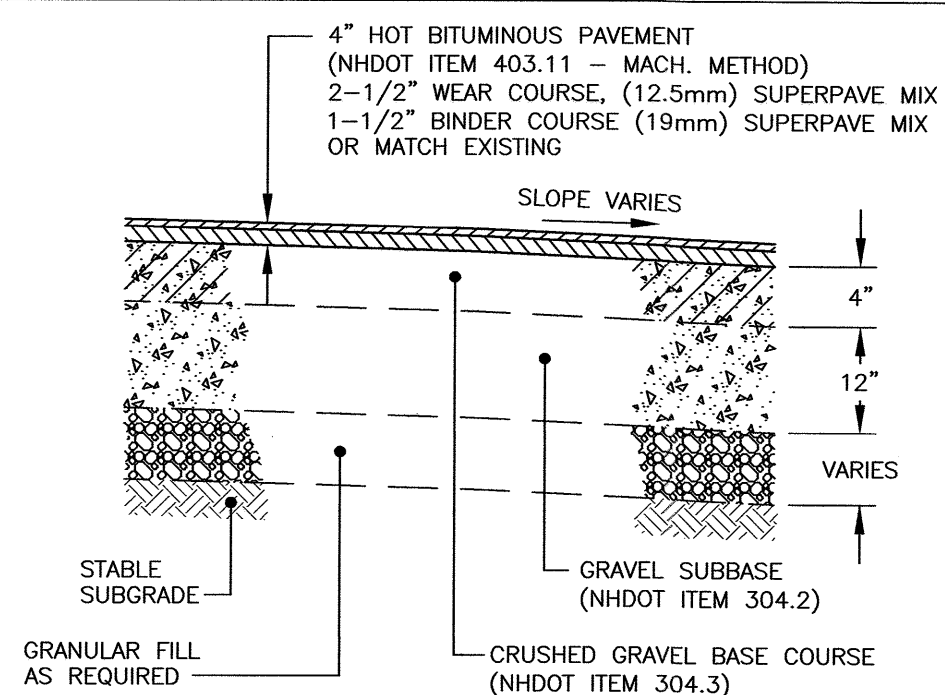


D TRENCH DRAIN DETAIL
C4 EVAPORATIVE NTS



E GAS SERVICE TRENCH
C5 NTS

F RESERVED
NTS



G TYPICAL PAVEMENT CROSS-SECTION
C3 NTS

CONSTRUCTION NOTE:

EXISTING GRANITE CURB DISTURBED BY CONSTRUCTION SHALL BE REUSED AND ANY MISSING CURB SHALL BE REPLACED WITH NEW CURB MATCHING EXISTING CURB SIZE. NO CURB LESS THAN 3' IN LENGTH WILL BE ALLOWED.

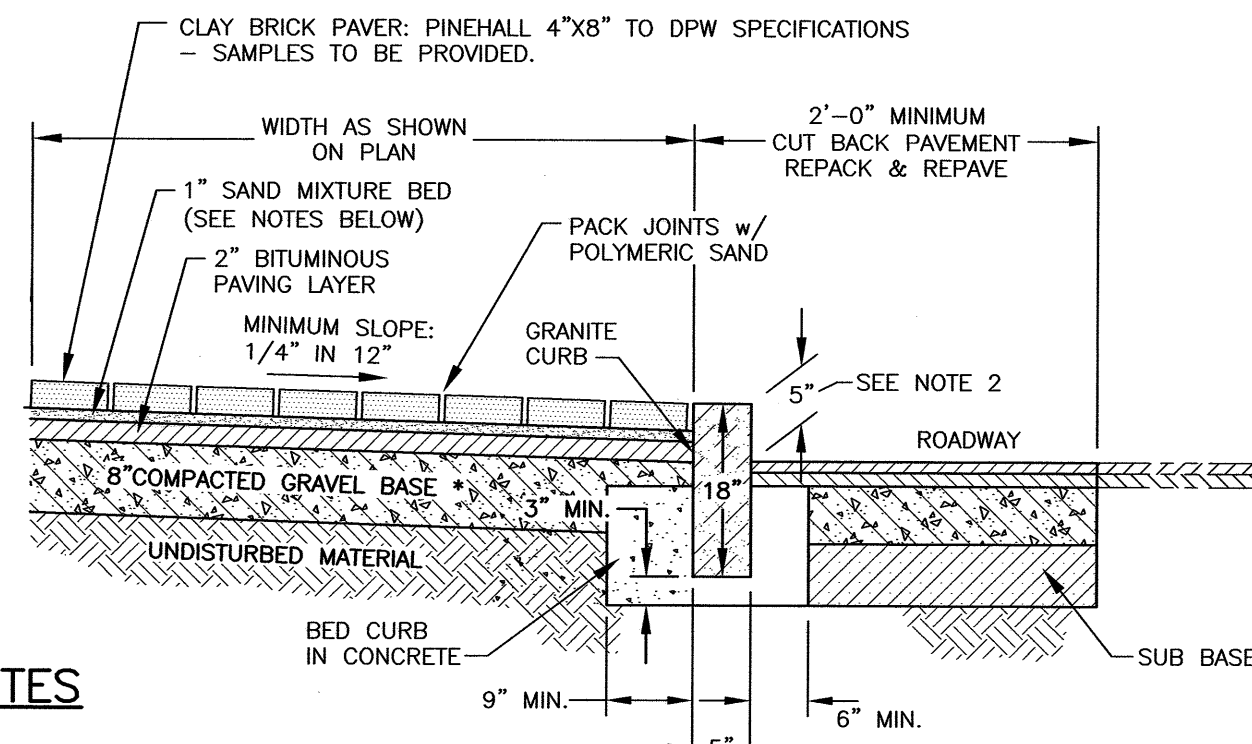
BRICK PAVEMENT NOTES

SCOPE OF WORK:

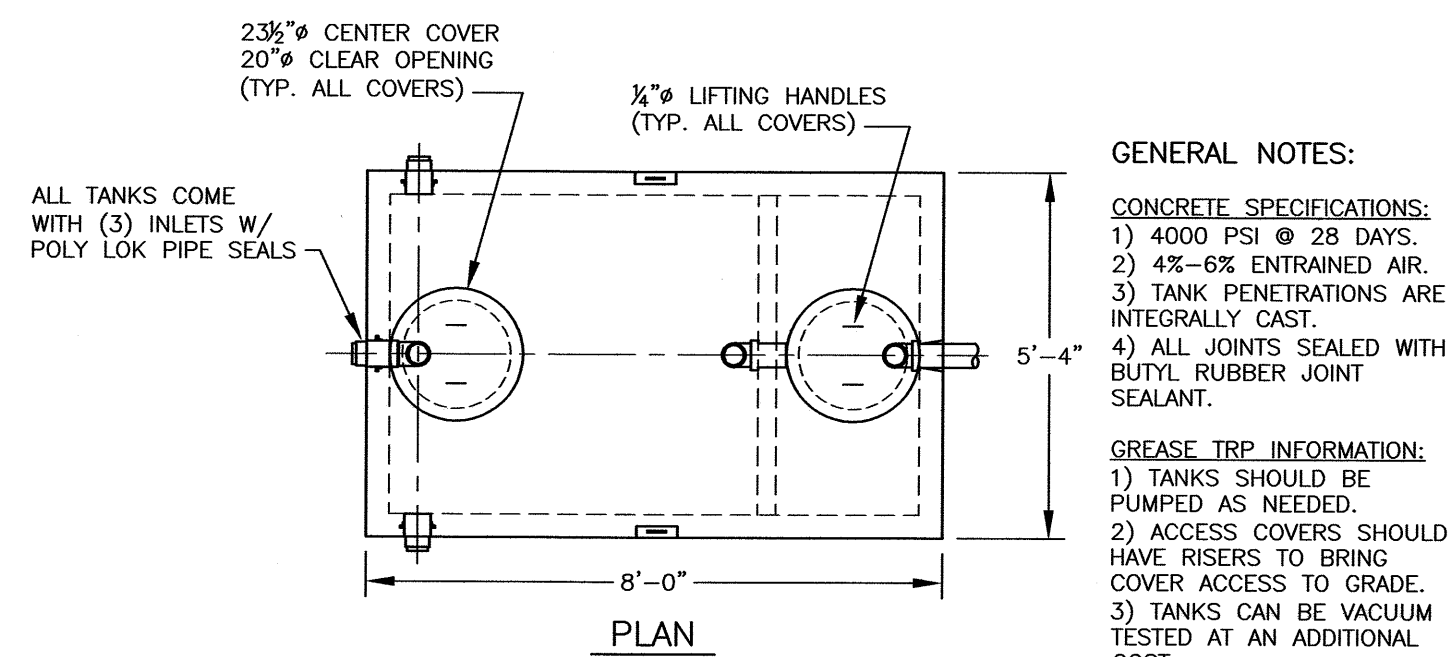
- 1) THE WORK SHALL CONSIST OF CONSTRUCTING/RECONSTRUCTING THE SUB-BASE AND CONSTRUCTING A NEW BRICK SIDEWALK AND DRIVEWAY PAVERS AS DIRECTED IN THE FIELD BY THE ENGINEER.
- 2) REVEAL SHALL BE 5" (COORDINATE WITH PORTSMOUTH DPW).

METHODS OF CONSTRUCTION:

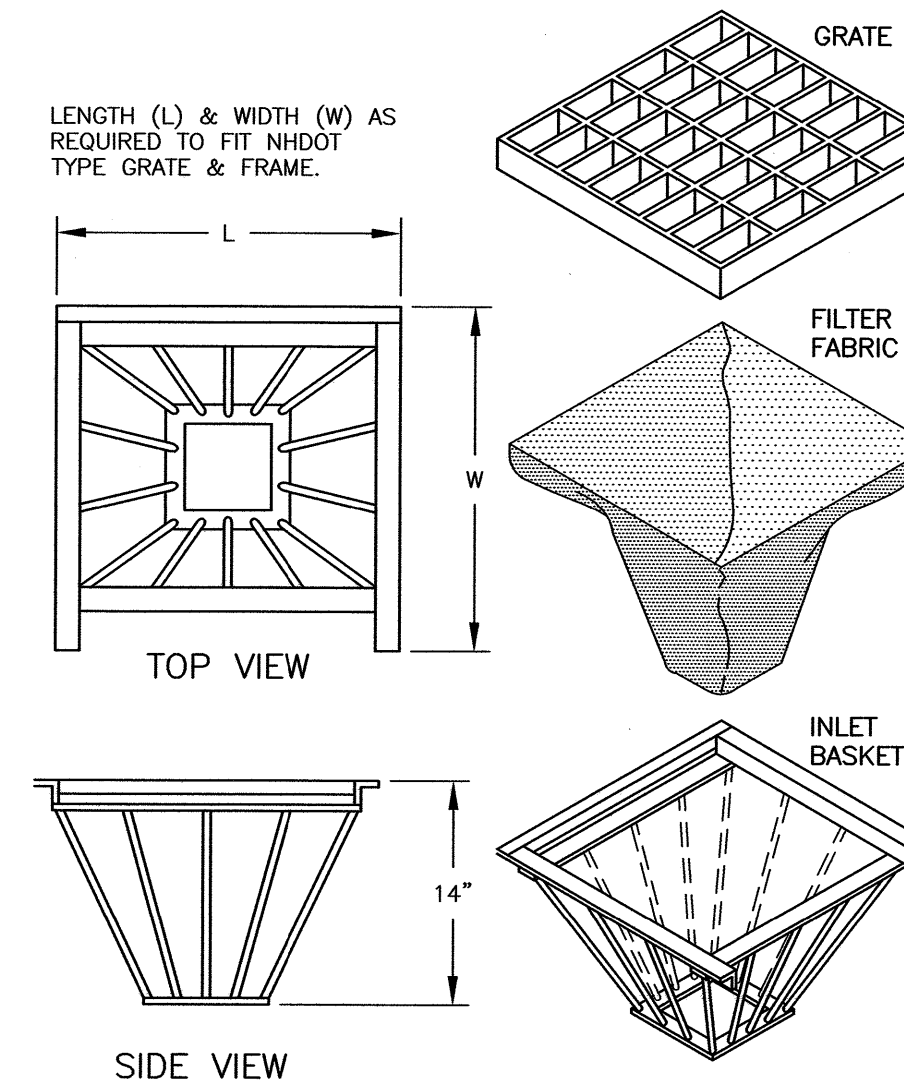
- A) ALL LABOR AND MATERIALS SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 608, AND CITY OF PORTSMOUTH SPECIFICATIONS FOR NEW BRICK SIDEWALK, SECTION 6.
- B) ALL BRICKS SHALL CONFORM TO THE REQUIREMENTS OF ASTM STANDARD SPECIFICATIONS FOR BUILDING BRICKS: CLASS SX, TYPE 1, APPLICATION PX. THE BRICKS SHALL BE NO. 1, WIRE CUT TYPE FOR PAVING, WITH A COMPRESSIVE STRENGTH OF NOT LESS THAN 6,000 POUNDS PER SQUARE INCH. THE BRICKS SHALL NOT BE CORED OR HAVE FROGS AND SHALL BE OF A STANDARD SIZE (2.25" X 4 X 8"). 60 MM FOR SIDEWALK AND 80 MM FOR DRIVEWAY ENTRANCE.
- C) EXCAVATION FOR SIDEWALKS SHALL BE AT A DEPTH OF 10 INCHES BELOW FINISH GRADE. IN AREAS NOT BUTTING CURBING OR BUILDINGS, THE EXCAVATION SHALL BE 6 INCHES WIDER THAN THE FINISHED SIDEWALK WIDTH. AT ALL DRIVE CROSSINGS, THE DEPTH OF EXCAVATION SHALL BE INCREASED ACCORDINGLY. THE CONTRACTOR SHALL PROVIDE NEAT AND SQUARE CUTTING OF EXISTING ASPHALT ROAD SURFACE AS NEEDED. ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT THE CONTRACTOR'S OWN EXPENSE.
- D) THE BASE MATERIAL SHALL CONSIST OF A MIXTURE OF STONES OR ROCK FRAGMENTS AND PARTICLES WITH 100% PASSING THE 3 INCH SIEVE, 95% TO 100% PASSING THE 2 INCH SIEVE, 55% TO 85% PASSING THE 1 INCH SIEVE, AND 27% TO 52% PASSING THE NO. 4 SIEVE. AT LEAST 50% OF THE MATERIALS RETAINED ON THE 1 INCH SIEVE SHALL HAVE A FRACTURED FACE. THE BASE MATERIAL SHALL BE THOROUGHLY COMPACTED TO THE DEPTH SPECIFIED OR DIRECTED. IN THE WAY OF ALL DRIVE CROSSINGS THE BASE WILL BE INCREASED TO A COMPACTED DEPTH OF 12 INCHES. GRAVEL REQUIREMENTS FOR RECONSTRUCTION WILL BE AS DIRECTED, BASED ON SITE CONDITIONS. THE WORK INCLUDES BACKING UP ANY AND ALL CURB BEING INSTALLED BY OTHERS ON BOTH SIDES.
- E) THE CLAY BRICK PAVERS SHALL BE LAID IN A 1 INCH BED OF A SAND MIXTURE COMPRISED OF: 3 PARTS SAND MIXED WITH 1 PART PORTLAND CEMENT.
- F) THE CONTRACTOR SHALL LAY THE BRICKS SO THAT APPROXIMATELY 4.5 BRICKS SHALL COVER ONE SQUARE FOOT.
- G) THE SIDEWALK SHALL PITCH TOWARDS THE STREET AS SHOWN ON THE GRADING PLAN.
- H) IN AREAS WHERE THE FRONT OF THE BRICK SIDEWALK IS NOT ADJACENT TO GRANITE CURBING, THE CONTRACTOR SHALL INSTALL EDGING TO HOLD THE BRICKS IN PLACE. SUCH EDGING SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- I) THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE BRICKS FOR APPROVAL BY THE CITY BEFORE BRICKS ARE INSTALLED.



H BRICK SIDEWALK w/ VERTICAL GRANITE CURB
C3 (STONE DUST BEDDING OVER BITUMINOUS PAVING) NTS

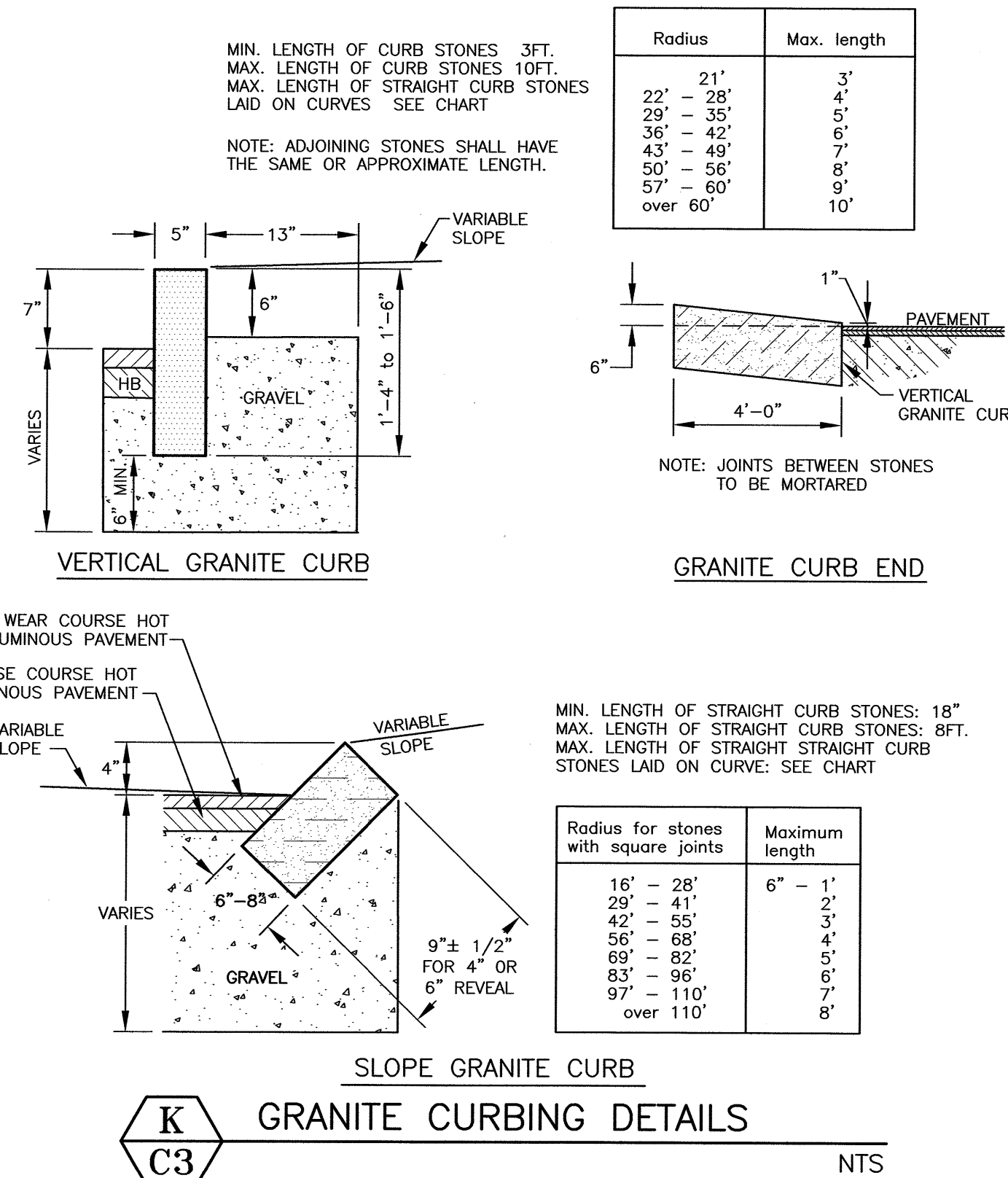


I AMERICAN CONCRETE INDUSTRIES
C5 1000 GALLON 2 COMP. GREASE TRAP NTS
9,200 Lbs ITEM # 8827



- 1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.
- 2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND, SHALL EXTEND AT LEAST 6" PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
- 3) THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
-RAB STRENGTH: 45 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM D1682)
-MULLEN BURST STRENGTH: MIN. 60 psi (ASTM D774)
- 4) THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 gpm/s.f. (MULTIPLY THE PERMITTIVITY IN SEC.-1 FROM ASTM 54491-85 CONSTANT HEAD TEST USING THE CONVERSION FACTOR OF 74.)
- 5) THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.
- 6) SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

J CATCH BASIN INLET BASKET
C6 NTS



K GRANITE CURBING DETAILS
C3 NTS

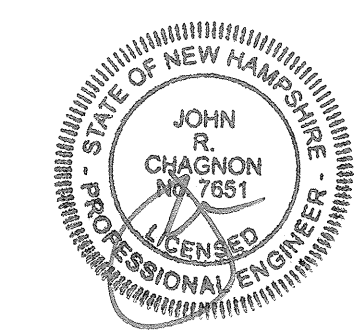
NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

COMMERCIAL DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
3	GREASE TRAP, DETAIL F	6/3/21
2	DETAIL F, H, I & J	12/7/21
1	DETAIL E	10/20/21
0	ISSUED FOR COMMENT	4/2/21

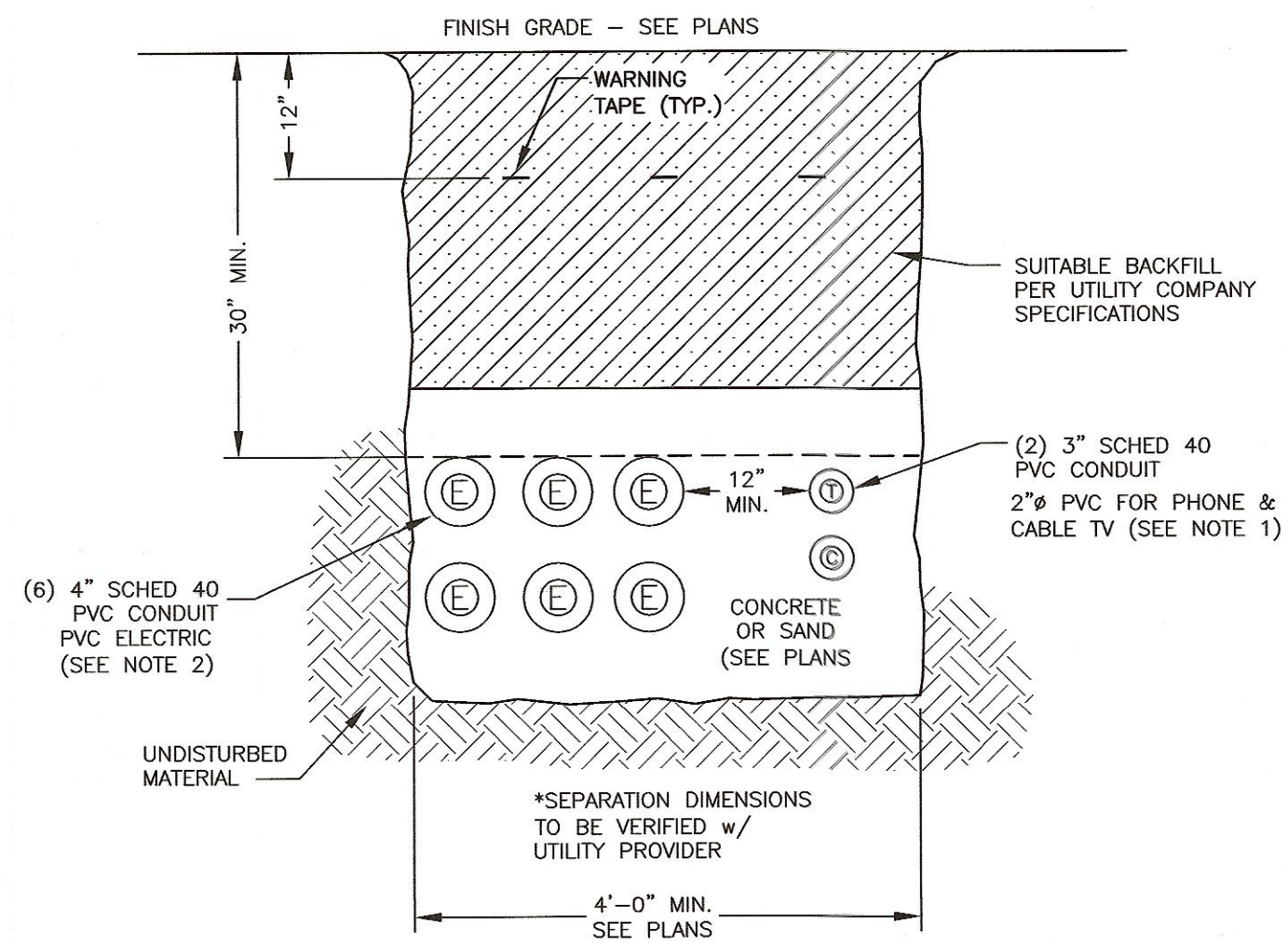
REVISIONS



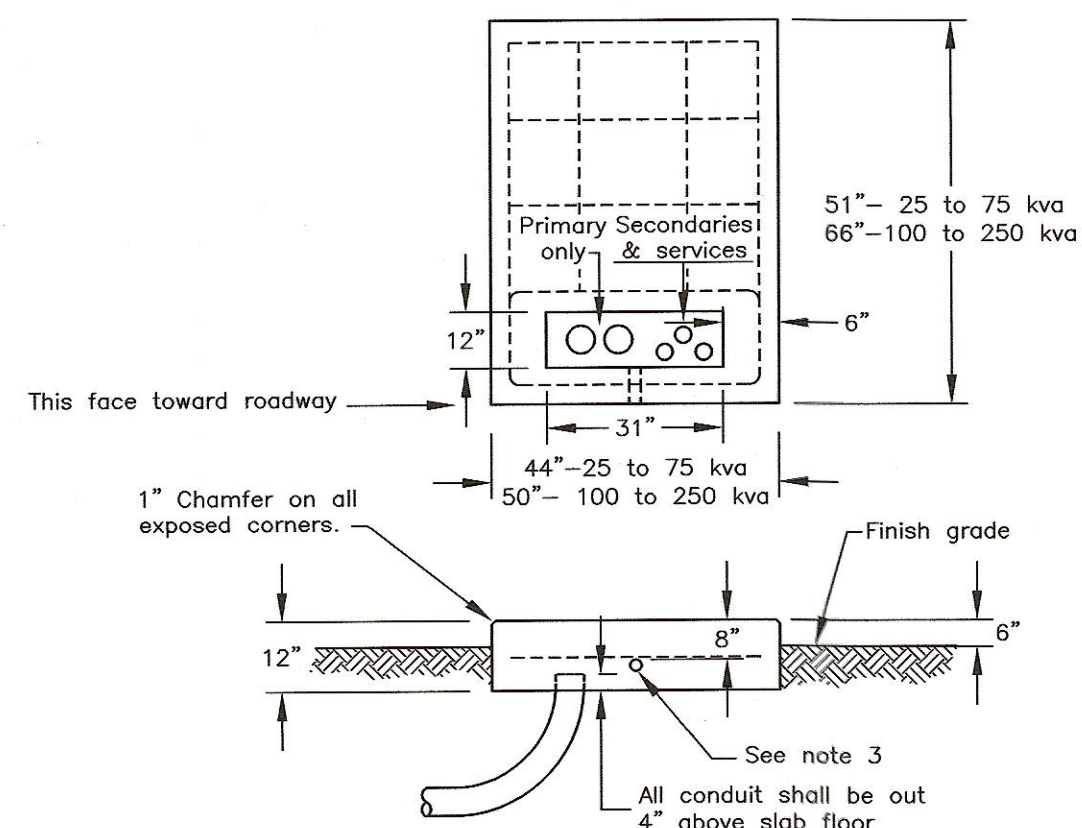
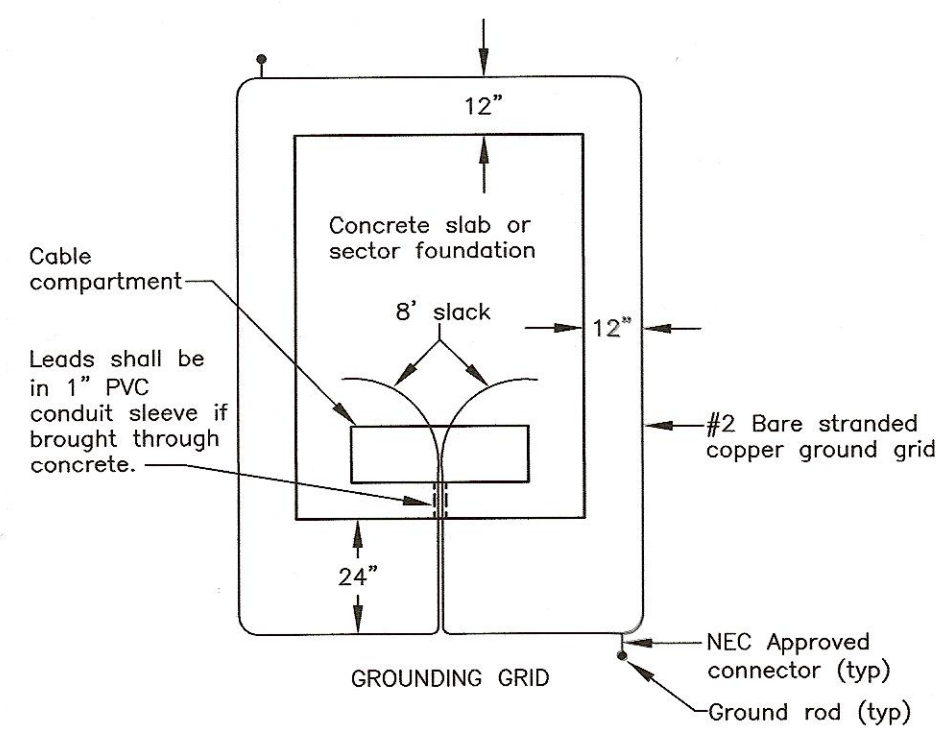
SCALE: AS SHOWN DECEMBER 2020

DETAILS **D2**

- NOTES:
- 1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCHED. 40 FOR THE REMAINDER.
 - 2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
 - 3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)
 - 4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT
 - 5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANY'S PRIOR TO ANY CONSTRUCTION.

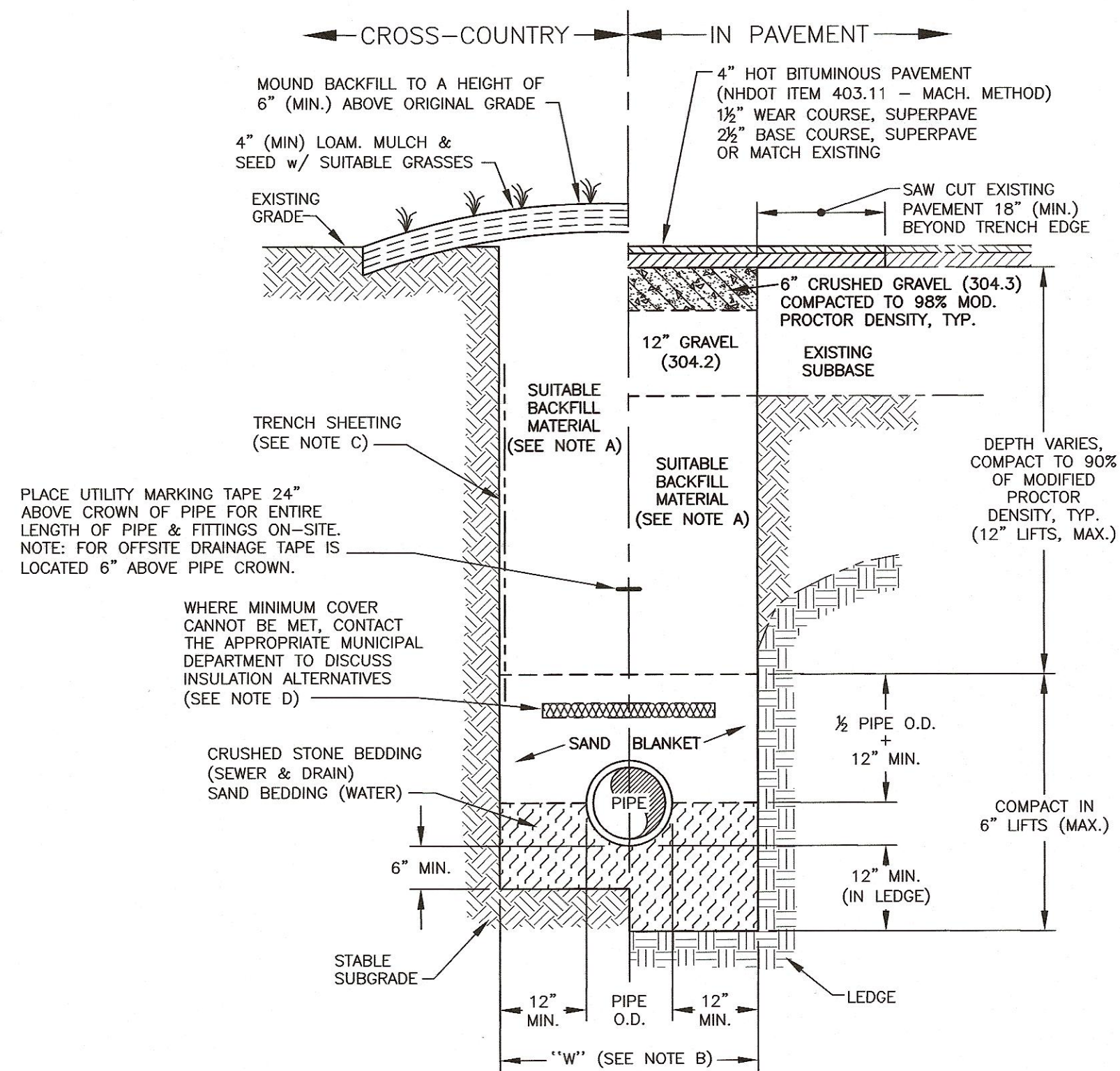


L BURIED ELEC/COMM CABLE
C5 NTS



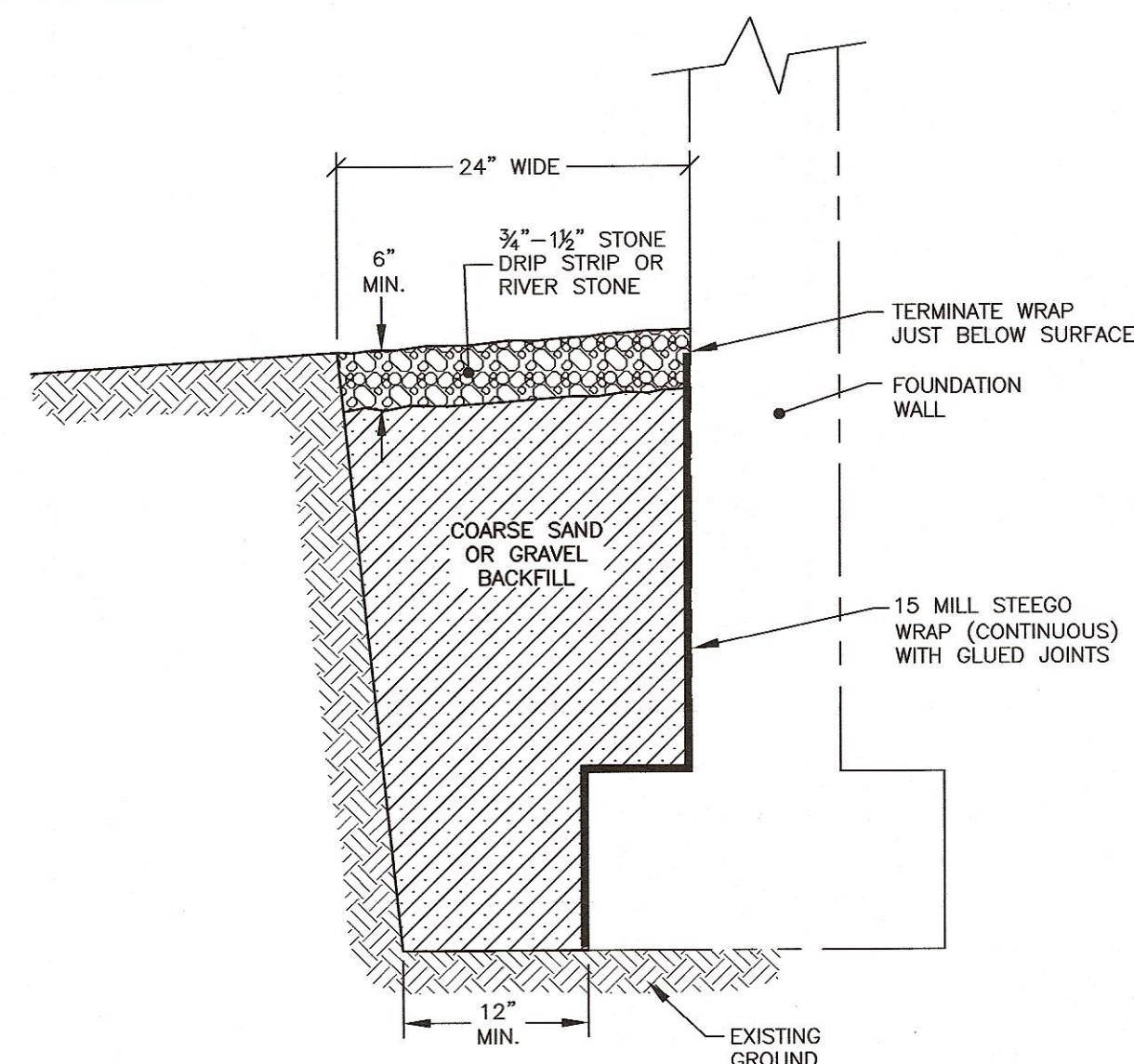
- NOTES:
1. See sheet "Requirements for Padmounted Transformer Slab Details".
 2. All reinforcing to be #6 bars.
 3. 1" PVC conduit sleeve for ground grid leads.
 4. The ground grid shall be supplied and installed by the customer and is to be buried at least 12" below grade. Eight feet of extra wire for each ground grid leg shall be left exposed in the cable compartment to allow for the connection to the transformer. The two 8" ground rods may be either galvanized steel or copperweld and they shall be connected to the grid with NEC approved connectors.

M TRANSFORMER PAD
C5 PSNH NTS



- TRENCH NOTES:
- A) TRENCH BACKFILL:
- IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.
- IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.
- B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..
- C) TRENCH SHEETING:
THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFE EXCAVATION PRACTICES.
- D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
5' MINIMUM FOR SEWER (IN PAVEMENT)
4' MINIMUM FOR SEWER (CROSS COUNTRY)
3' MINIMUM FOR STORMWATER DRAINS
5' MINIMUM FOR WATER MAINS
- E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.

N TYPICAL PIPE TRENCH
C5 NTS



O STONE DRIP APRON
C6 (UNDER BUILDING DRIP LINE) NTS

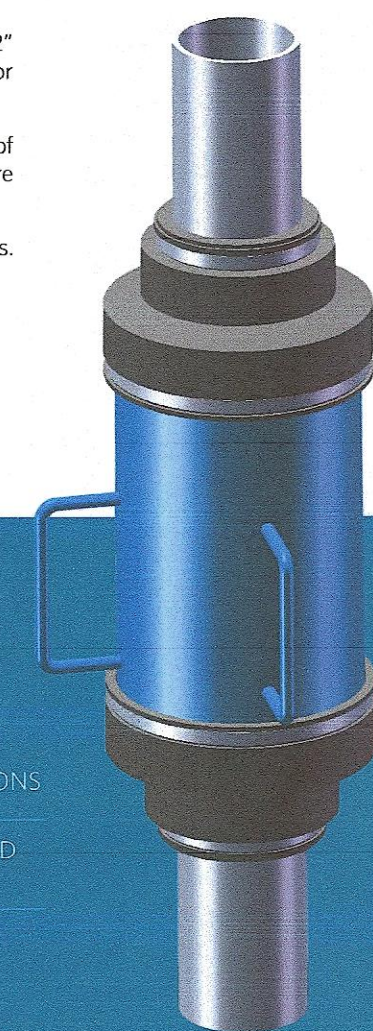
OVERVIEW

The Bio Clean Downspout Filter is the industry's leading solution for treatment of roof runoff. This technology is used to treat commercial and industrial rooftops along with highrise buildings, parking structures, and residential buildings.

Available in 3 sizes, this filter can easily adapt to downspouts 2" to 12" in diameter. The filter comes standard with rubber boots that allow for easy installation to the downspout.

Proven since 2003, the Downspout Filter has been used on hundreds of installations throughout the United States. All internal components are constructed of stainless steel.

The sleek in-line design allows the filter to be used in tight spaces. Approved by the IAPMO, this filter can meet all your needs.



PERFORMANCE

93% REMOVAL OF TSS
87% REMOVAL OF HYDROCARBONS

EFFECTIVE AT REMOVING METALS, NUTRIENTS, AND BACTERIA (MEDIA TYPE)

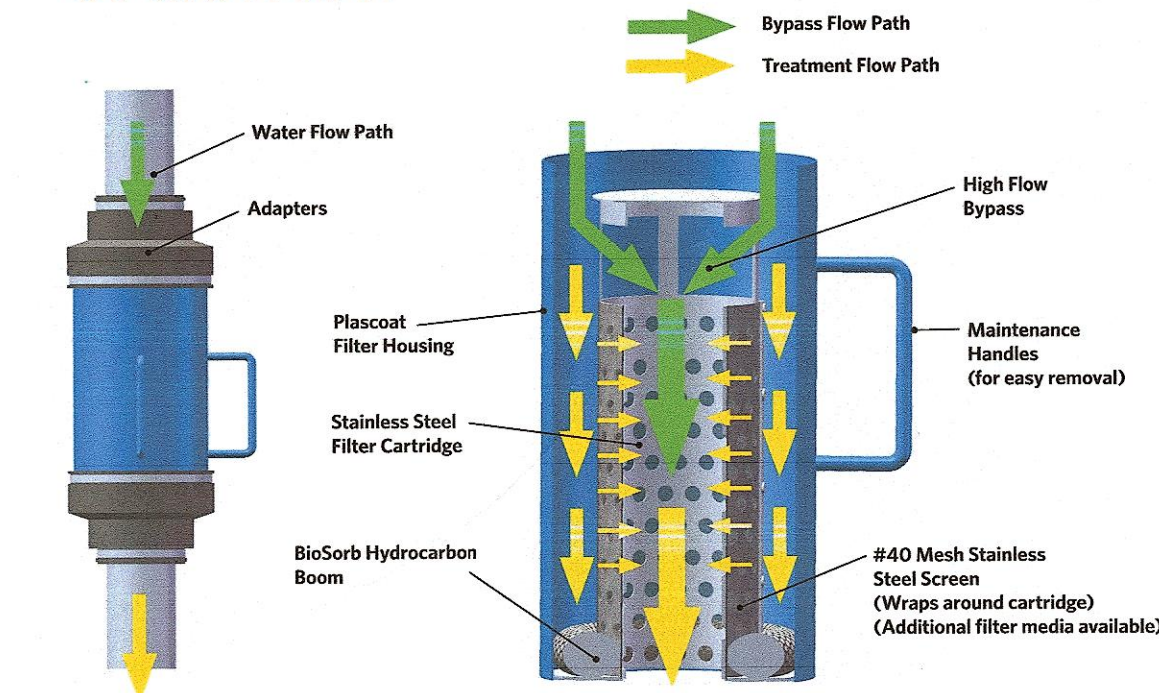
ADVANTAGES

- 1-YEAR WARRANTY
- HIGH TREATMENT FLOW RATE
- NO NETS OR GEOFABRICS
- HIGH BYPASS FLOW RATE
- SLEEK IN-LINE DESIGN
- LOW COST

P ROOF DRAIN FILTER OVERVIEW

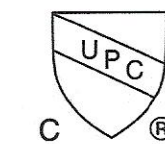
NTS

OPERATION



APPROVALS

IAPMO Testing & Approval Listing



SPECIFICATIONS

MODEL #	INLET ID (dia., in.)	FILTER OD (dia., in.)	STORAGE CAP (cu. ft.)	FILTERED FLOW (gpm)	BYPASS FLOW (gpm)
BC-DF4	4	6.625	0.09	249	566
BC-DF6	6	8.625	0.21	509	1006
BC-DF8	8	8.625	0.21	509	1006
BC-DF10	10	12.75	0.77	1145	2264
BC-DF12	12	12.75	0.77	1145	2264

Q ROOF DRAIN FILTER OPERATION

NTS



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
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COMMERCIAL DEVELOPMENT 93 PLEASANT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
3	DETAILS, O, P, Q	6/3/22
2	DETAILS O & P	12/7/21
1	DETAIL Q	10/20/21
0	ISSUED FOR COMMENT	4/2/21

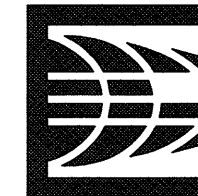
REVISIONS



SCALE: AS SHOWN DECEMBER 2020

DETAILS

D3

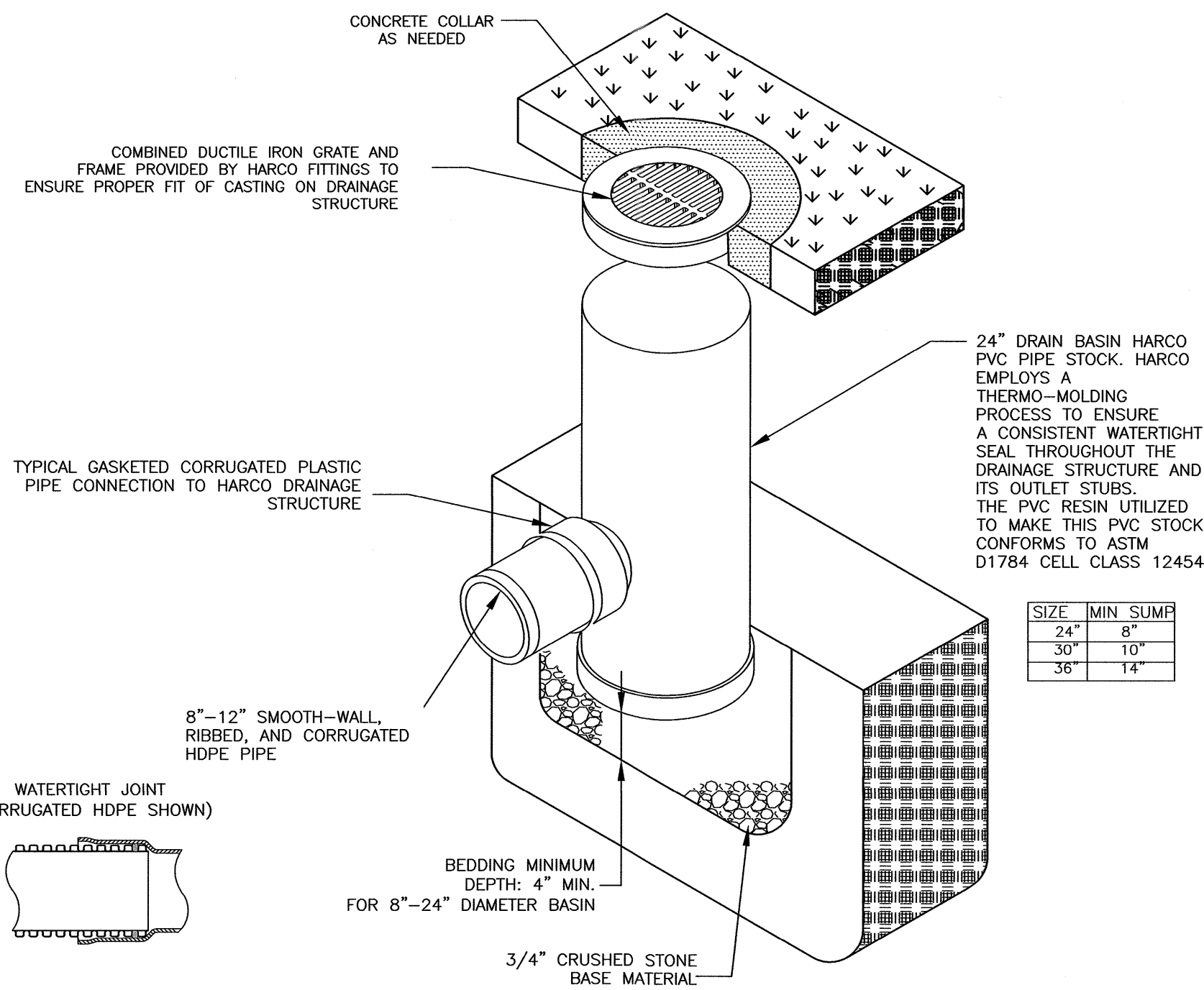


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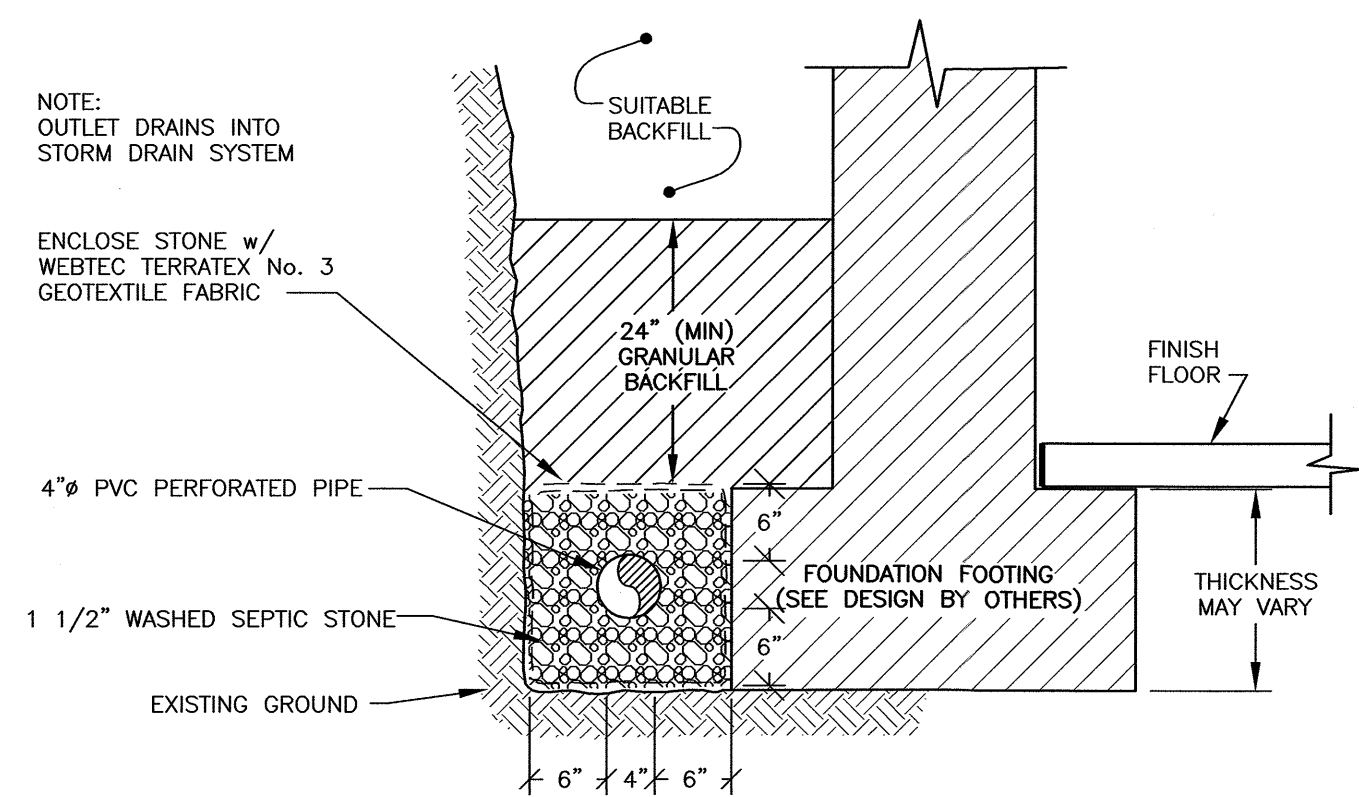
NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
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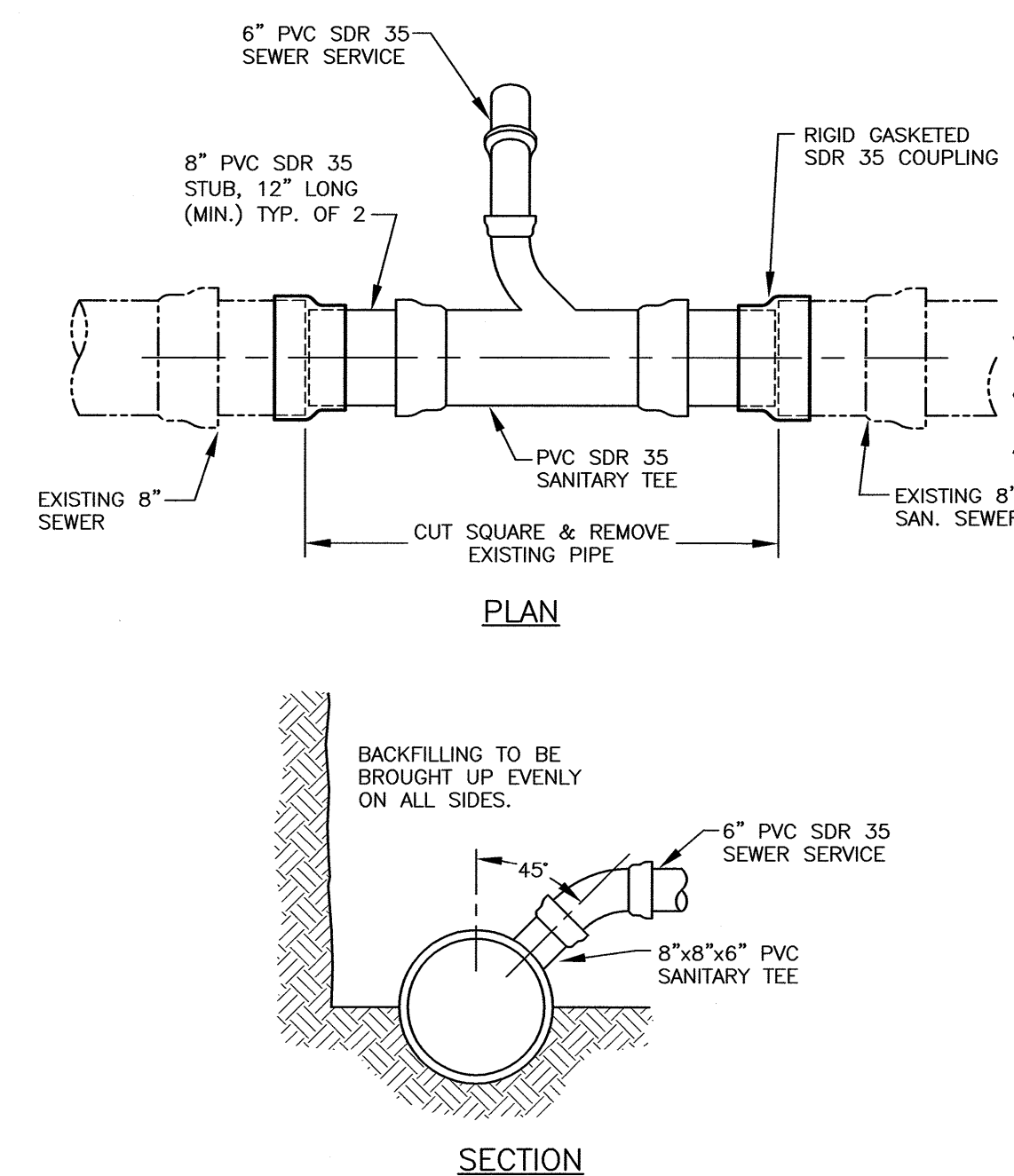


- NOTES:
1. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 3. SEE GRADING, DRAINAGE, AND EROSION CONTROL PLAN FOR LOCATIONS.

Q C6 HARCO DRAIN BASIN DETAIL
NTS

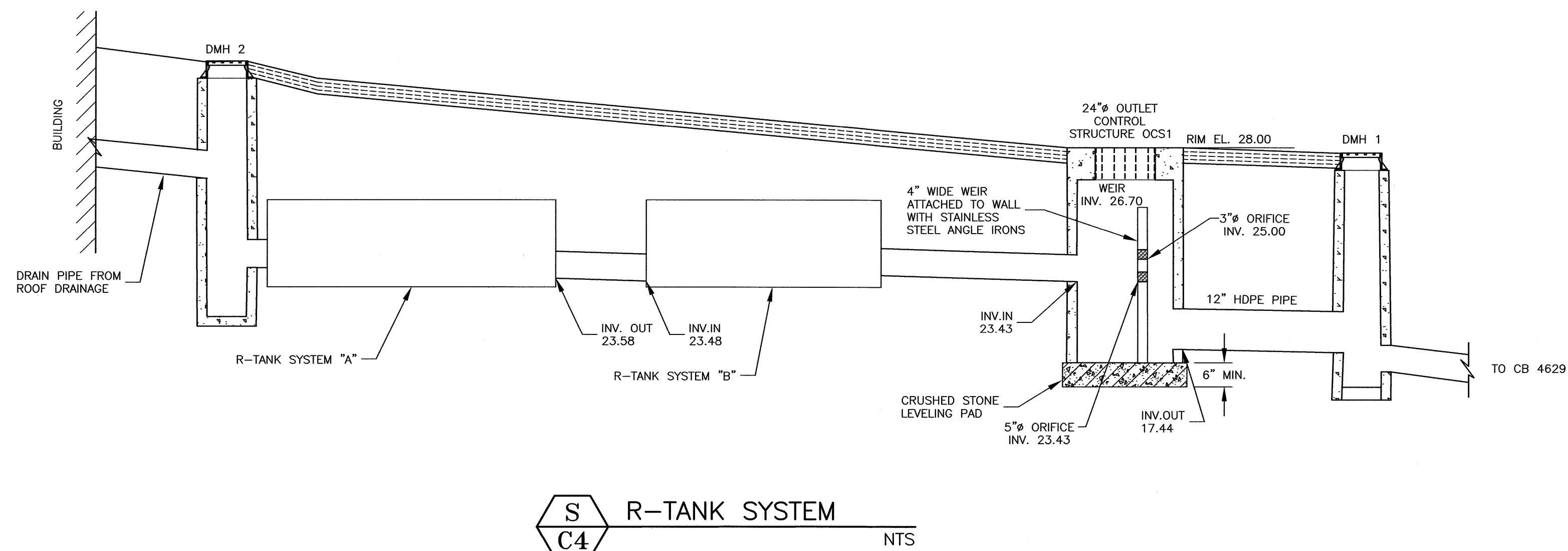


R C6 TYPICAL FOUNDATION DRAIN
NTS



T C4 SEWER SERVICE CONNECTION DETAIL
NTS

NOTE: COORDINATE DESIGN OF SEWER CONNECTION WITH CITY OF PORTSMOUTH DPW. PROVIDE SHOP DRAWINGS FOR REVIEW.



GENERAL NOTES:

- 1) MINIMUM PIPE SIZE FOR HOME SERVICES SHALL BE SIX INCHES.
- 2) PIPE AND JOINT MATERIALS:
A. PLASTIC SEWER PIPE:
1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
AWWA C900	PVC (SOLID WALL)	8" THROUGH 18"

*PVC: POLYVINYL CHLORIDE
2. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON BELL AND SPIGOT TYPE.
- B. DUCTILE IRON PIPE, FITTINGS AND JOINTS:
1. DUCTILE IRON PIPE AND FITTINGS FOR SEWERS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:

A21.50	THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.
A21.51	DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND LINED MOLDS FOR SEWER APPLICATIONS.
2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:

A21.11	RUBBER GASKET JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS.
--------	--

- 3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
- 4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.
- 5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE DEPENDING ON THE PIPE ENCOUNTERED. FOR PVC PIPE, USE PVC SADDLES OR INSERT-A-TEE, OR CUT IN A SANITARY TEE. FOR CLAY PIPE, USE INSERT-A-TEE OR CUT IN A SANITARY TEE. ALL WORK TO BE APPROVED BY GOVERNING BODY.
- 6) HOUSE SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND REFILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES. THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.
- 7) TESTING: WHEN REQUIRED BY THE GOVERNING AUTHORITY, TESTING SHALL CONFORM TO ENV-WQ 704.07.
- 8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM DWELLING TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
- 9) WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE, UNLESS IT IS ON A SHELF 12" HIGHER, AND 18" APART.

GENERAL NOTES- CONT'D:

- 10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE, FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING	1 INCH SCREEN
90% - 100% PASSING	3/4 INCH SCREEN
20% - 55% PASSING	3/8 INCH SCREEN
0% - 10% PASSING	#4 SIEVE
0% - 5% PASSING	#8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1-1/2 INCH SHALL BE USED.

- 11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPE FINDER.
- 12) CAST-IN-PLACE CONCRETE: SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:

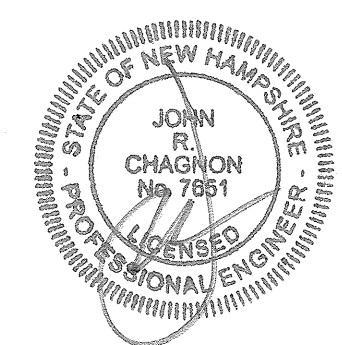
CEMENT:	6.0 BAGS PER CUBIC YARD
WATER:	5.75 GALLONS PER BAG OF CEMENT
MAXIMUM AGGREGATE SIZE:	3/4 INCH
- 13) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION OR MAIN. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.
- 14) BACKFILL UP TO SUBBASE GRAVEL SHALL BE WITH EXCAVATED SOIL FROM TRENCHING OPERATIONS. COMPACT IN 8" LIFTS WITH VIBRATORY PLATE COMPACTORS TO 90% OF MODIFIED PROCTOR DENSITY. IF FINE-GRAINED, COMPACT WITH POCO STICKS OR SHEEPSFOOT ROLLERS. PLACE NO LARGE ROCKS WITHIN 24" OF PIPE. TRENCHES THAT ARE NOT ADEQUATELY COMPACTED SHALL BE RE-EXCAVATED AND BACKFILLED UNDER THE SUPERVISION OF THE DESIGN ENGINEER OR GOVERNING BODY. UNSUITABLE BACKFILL MATERIAL INCLUDES CHUNKS OF PAVEMENT, TOPSOIL, ROCKS OVER 6" IN SIZE, MUCK, PEAT OR PIECES OF PAVEMENT.

- 15) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB-SITE SAFETY AND COMPLIANCE WITH GOVERNING REGULATIONS.
- 16) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. FOR TRENCH WIDTH SEE TRENCH DETAIL.
- 17) SAND BLANKET: CLEAN SAND, FREE FROM ORGANIC MATTER, SO GRADED THAT 90% - 100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #20 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.
- 18) BASE COURSE GRAVEL, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 500 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION.
- 19) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 20) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
- 21) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 22) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION.
- 23) THE PURPOSE OF THESE NOTES IS TO DETAIL STANDARDS FOR SEWER CONSTRUCTION.
- 24) ALL WORK SHALL BE IN COMPLIANCE WITH NHDES CODE OF ADMINISTRATIVE RULES PART ENV-WQ 704 DESIGN OF SEWERS.

COMMERCIAL DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.

2	DETAIL T	12/7/21
1	DETAIL S	11/22/21
0	ISSUED FOR COMMENT	10/20/21

NO.	DESCRIPTION	DATE
REVISIONS		



SCALE: AS SHOWN DECEMBER 2020

DETAILS

D4

BUILDING SUMMARY	GSF	% BUILDING	RSF
TOTAL PARKING	8,038.847	17.012%	
TOTAL BUILDING TENANT AREA	28,419.401	60.141%	
TOTAL BUILDING COMMON PORCH & DECK	10,796.717	22.848%	
TOTAL BUILDING AREA	47,254.965	100.000%	

LOWER LEVEL			
COMMON	1,834.536		
LL1	1,106.489	3.893%	1,526.851
LL2	1,028.727	3.620%	1,419.547
PARKING	8,038.847		
SUBTOTAL	12,008.599	7.513%	2,946.399

FIRST			
COMMON	2,670.802		
101	1,107.030	3.895%	1,527.598
102	1,026.564	3.612%	1,416.562
103	435.491	1.532%	600.937
104	374.613	1.318%	516.931
105	396.039	1.394%	546.497
106	383.741	1.350%	529.527
107	354.909	1.249%	489.741
108	363.318	1.278%	501.345
109	356.111	1.253%	491.400
110	365.626	1.287%	504.530
111	341.542	1.202%	471.296
112	443.023	1.559%	611.330
113	441.896	1.555%	609.775
114	486.749	1.713%	671.668
115	356.101	1.253%	491.386
116	375.928	1.323%	518.746
117	296.122	1.042%	408.621
118	485.647	1.709%	670.147
SUBTOTAL	11,061.252	29.524%	11,578.037

SECOND			
COMMON	1,913.995		
201	1,100.404	3.872%	1,518.454
202	1,000.463	3.520%	1,380.545
203	525.173	1.848%	724.690
204	803.356	2.827%	1,108.556
205	770.946	2.713%	1,063.833
206	748.527	2.634%	1,032.897
207	740.435	2.605%	1,021.731
208	772.210	2.717%	1,065.578
209	809.841	2.850%	1,117.505
210	748.285	2.633%	1,032.563
211	985.190	3.467%	1,359.470
SUBTOTAL	10,918.824	31.685%	12,425.823

THIRD			
COMMON	1,606.480		
301	2,365.581	8.324%	3,264.281
302	523.692	1.843%	722.646
303	802.246	2.823%	1,107.025
304	774.073	2.724%	1,068.148
305	744.871	2.621%	1,027.852
306	739.916	2.604%	1,021.015
307	771.307	2.714%	1,064.332
308	1,034.707	3.641%	1,427.799
309	1,132.513	3.985%	1,562.762
SUBTOTAL	10,495.386	31.28%	12,265.860

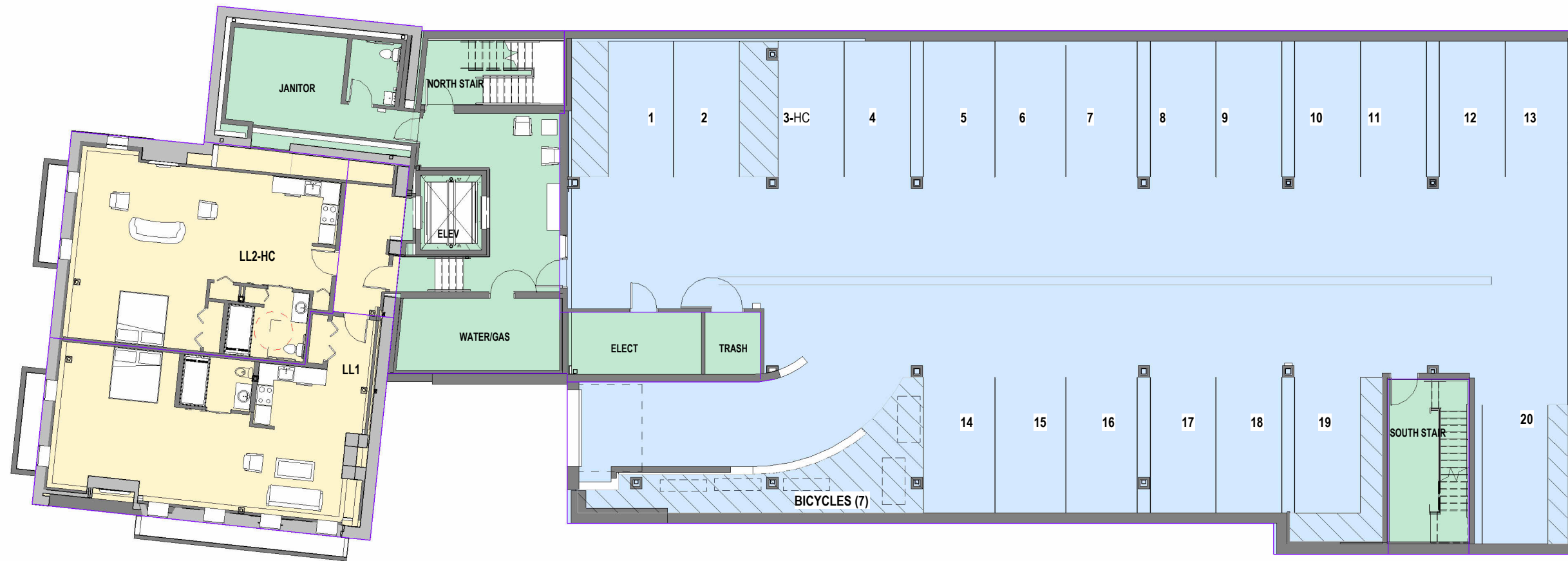
ROOF			
COMMON	2,770.904		
SUBTOTAL	2,770.904		

0

**AREA CALCULATIONS
HOTEL TREADWELL
93 PLEASANT STREET
PORTSMOUTH, NH 03801**

10/29/24

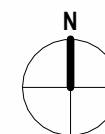




LL

LOWER LEVEL PLAN
 HOTEL TREADWELL
 93 PLEASANT STREET
 PORTSMOUTH, NH 03801

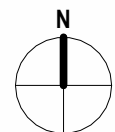
10/29/24





1 FIRST FLOOR
 HOTEL TREADWELL
 93 PLEASANT STREET
 PORTSMOUTH, NH 03801

10/29/24

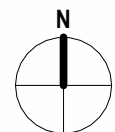


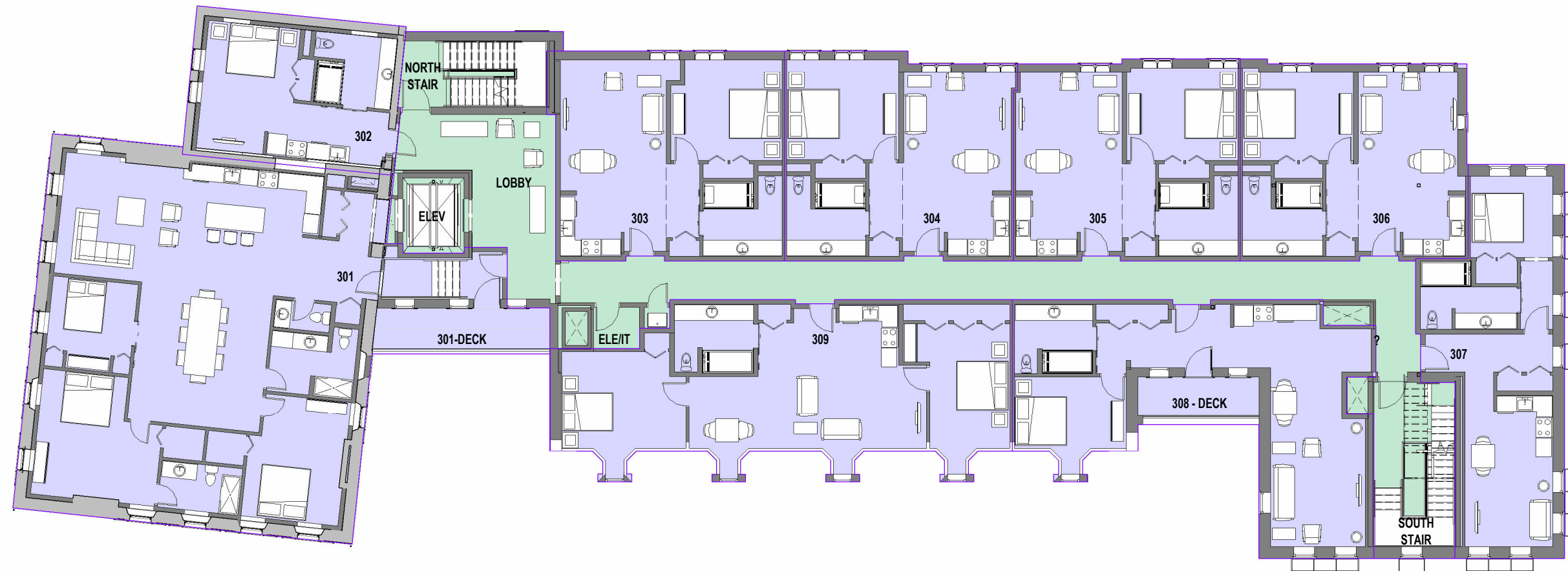


2

**SECOND FLOOR
HOTEL TREADWELL
93 PLEASANT STREET
PORTSMOUTH, NH 03801**

10/29/24

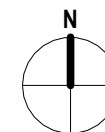


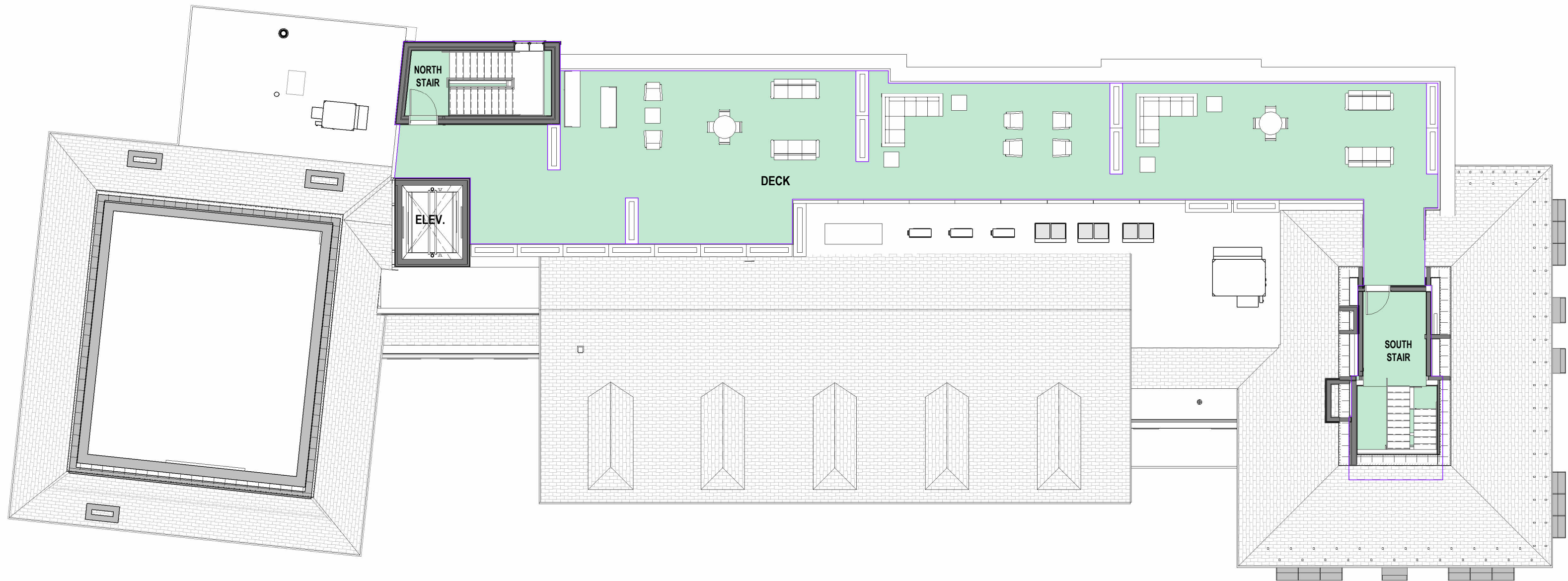


3

**THIRD FLOOR
HOTEL TREADWELL
93 PLEASANT STREET
PORTSMOUTH, NH 03801**

10/29/24

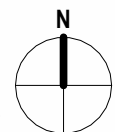




4

ROOF
HOTEL TREADWELL
93 PLEASANT STREET
PORTSMOUTH, NH 03801

10/29/2024



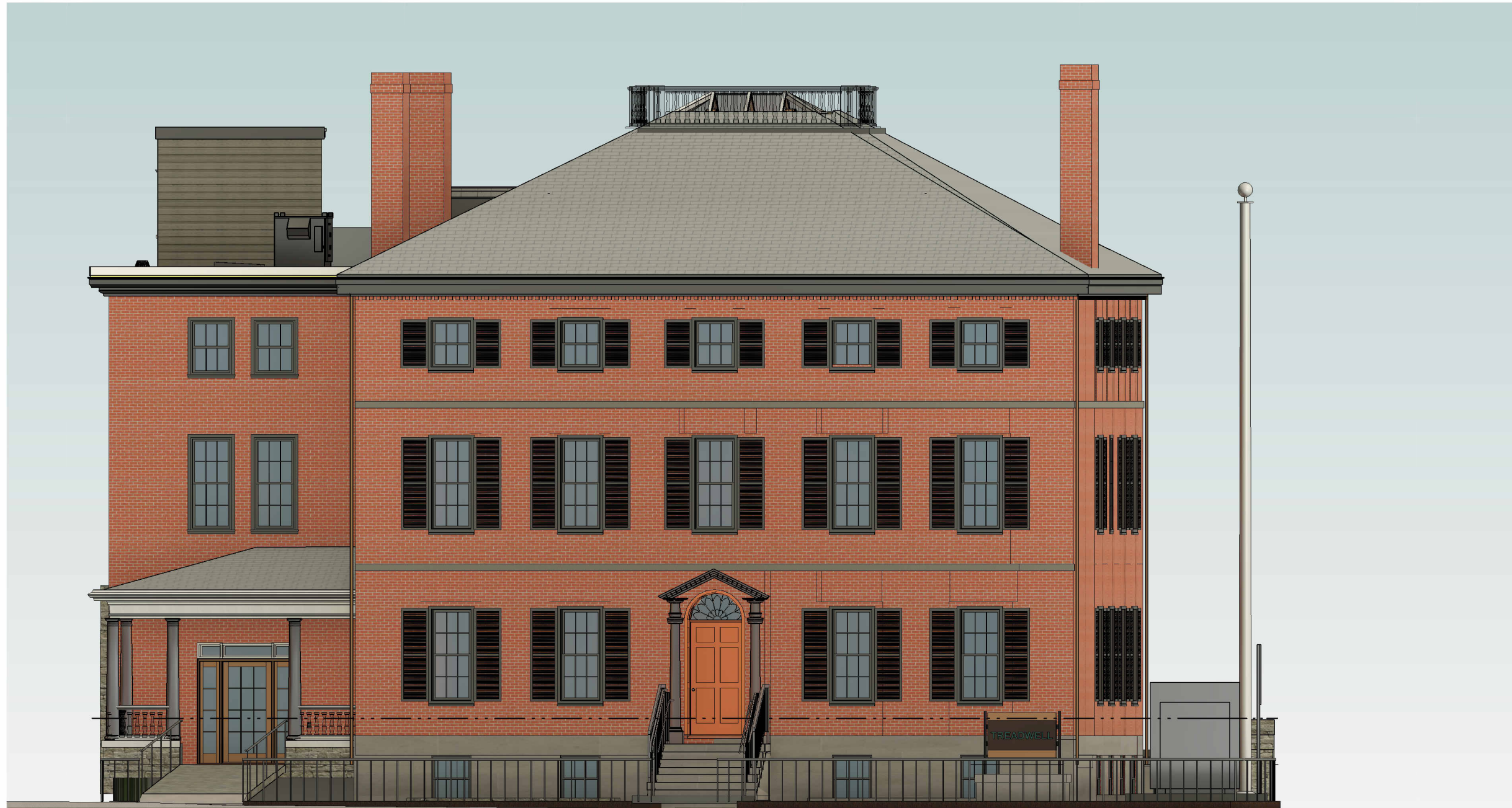


5

SOUTH ELEVATION - COURT STREET
HOTEL TREADWELL
93 PLEASANT STREET
PORTSMOUTH, NH 03801

10/29/2024





6

WEST ELEVATION - PLEASANT STREET
HOTEL TREADWELL
93 PLEASANT STREET
PORTSMOUTH, NH 03801

10/29/2024





7

**NORTH ELEVATION
HOTEL TREADWELL
93 PLEASANT STREET
PORTSMOUTH, NH 03801**

10/29/2024





8

**EAST ELEVATION
HOTEL TREADWELL
93 PLEASANT STREET
PORTSMOUTH, NH 03801**

10/29/2024



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ARCHITECTS SUPPLEMENTAL INSTRUCTIONS NO. 44

Date: 11/13/2024

Project: 93 Pleasant Street
Core & Shell
ARCOVE & JSA Project No. 1003/P150.00

Owner: DAGNY TAGGART LCC, McNABB PROPERTIES

To Contractor: McNABB PROPERTIES

Description

Re: Arch1 Modifications

Revisions:

ARCOVE Architects is issuing updates which include the architectural revisions for the Treadwell mansion and new addition.

Architectural updates include the following:

- Apartel unit partition types and layout dimensions at all levels including the new ERV mechanical shaft near Stair 2 in Units 113, 209, & 308.
- Adjusted the parking garage ceiling slope for a min 98" ambulance height clearance,
- And the exterior landing pad and railing details outside stair 2 covered entry.

Attachments:

- T-01 COVER SHEET
- T-02 DRAWING INDEX
- A-1.00 BASEMENT FLOOR PLAN
- A-1.01 FIRST FLOOR PLAN
- A-1.02 SECOND FLOOR PLAN
- A-1.03 THIRD FLOOR PLAN
- A-3.03 BUILDING SECTIONS
- A-7.10 EXTERIOR SECTION DETAILS

Source information:

- RFI-091 PARKING GARAGE DOOR RELOCATION
- RFI-092 93 STORMWATER DRAINAGE SYSTEM
- RFI-097 COURT ST STONE WALLS & PARKING RAMP & STAIRS
- ASI-043 ARCH, CE, PLA REVS

1. Please promptly execute this ASI, which interprets the Contract or orders minor changes in the work without change in the Contract Sum or Contract Time. If you consider that change in the Contract Sum or Contract Time is required, please submit your itemized proposal before proceeding with this work.

93 Pleasant Street

ASI NO.044

11/13/2024

- 2. Please submit a proposal with itemized cost breakdown labor and materials for the proposed change, showing either credit or extra to Contract Sum or Contract Time. You are not authorized to proceed with this work unless directed in writing.
- 3. Please proceed with the work immediately and submit an itemized cost breakdown of labor and materials showing either credit or extra to the Contract Sum or the Contract Time.
- 4. Please proceed with this work on a time and materials basis.

Issued by:

ARCove Architects Tracy Kozak/ Doug Reitmeyer

Accepted by:

Contractor: PM's name

Owner: Owner's representative's name

HOTEL TREADWELL



CONSTRUCTION DOCUMENTS - FOR CONSTRUCTION

9/30/2024

REVISIONS THROUGH ASI-044 (REV.44) 11/13/2024



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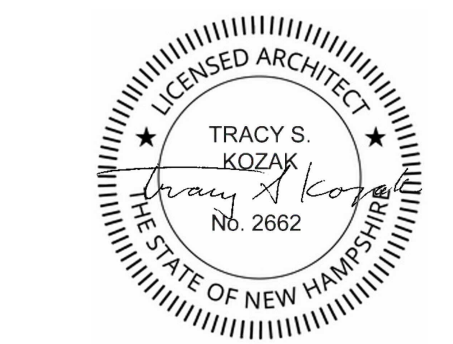
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Landscape Architecture
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(603) 531-9109

STRUCTURAL ENGINEER
JSN ASSOCIATES, LLC.
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(603) 433-8639

MECHANICAL, ELECTRICAL, PLUMBING
&
FIRE PROTECTION ENGINEERS
WV Engineering & Associates
11 King Court Keene,
NH 03431

HOTEL
TREADWELL
93 PLEASANT STREET
PORTSMOUTH, NH 03801

Dagny Taggart, LLC
McNabb Properties



Scale:
Project Number: 1003/P150.00
Date: 9/30/2024

REVISIONS		
NO.	DESCRIPTION	DATE
22	ASI-26 Structural Shoring	09.01.23
24	ASI-28 Structural	10.02.23
26	ASI-30 WV MEP REVS	02.13.24
27	ASI-31 Architectural Stairs	02.27.24
31	ASI-34 Electrical and trash room	04.17.24
33	ASI-36 Core & Shell	05.22.24
35	ASI-38 Stair 2 Arch & Structural	06.05.24
38	ASI-38 R1 Stair 2 roof over-run	06.20.24
40	ASI-40 Arch&PE Revisions	7/10/2024
41	ASI-41 ARCH&MEP REVS	7/28/2024
42	ASI-42 ARCH&MEP REVS	8/23/2024
43	ASI-43 ARCH REVS	10/31/2024
44	ASI-44 ARCH REVS	11/13/2024

CONSTRUCTION
DOCUMENTS - FOR
CONSTRUCTION
COVER SHEET

T.01

SYMBOLS & GRAPHIC CONVENTIONS

DRAFTING SYMBOLS

Room name
150 SF

Room name
101

101

AA

S4

0.0

1 **SIM** **A101**

1 **SIM** **A101**

1 **SIM** **A101**

1 **SIM** **A101**

1 **SIM** **A101**

A201 **1**

4 **AS012**

LEVEL 1
0'-0"

A1 **View Name**

N

34'-3 1/8"

ALUMINUM

BATT INSULATION

BRICK, STONE MASONRY

CONCRETE

CONCRETE MASONRY

EARTH

GRAVEL

GYPSUM - PLASTER

PARTICLE BOARD

PLASTIC

PLYWOOD

RIGID INSULATION

STEEL

WOOD FINISH

ACCESSIBILITY LEGEND

5'-0" TURNING DIAMETER

WHEELCHAIR TURNING SPACE

30" x 72" TUB ACCESS

30" x 48" CLEAR SPACE

36" x 48" CLEAR SPACE

WALL BLOCKING

DRAWING SHEET LIST

SHEET NO.	NAME	50% CD Progress 05-04-22	90% CD Bid Permit 06-03-22	100% CD for Construction 06-30-22	Current Revision
0-COVER SHEET					
1-T01	COVER SHEET	0	0	0	44
1-T02	DRAWING INDEX, NOTES & SYMBOLS	0	0	0	44
L-01	CODE ANALYSIS	0	0	0	33
L-02	LIFE SAFETY PLANS	0	0	0	35
L-03	LIFE SAFETY-SECTION	0	0	0	35
L-04	REFLECTED CEILING PLAN FIRE PROOFING EXTENTS				29
L-05	REFLECTED CEILING PLAN FIRE PROOFING EXTENTS				35
2-Civil					
C0	STANDARD BOUNDARY SURVEY		0	0	
C1	EXISTING CONDITIONS PLAN		0	0	
C2	DEMOLITION PLAN		0	0	
C3	UTILITY PLAN		0	0	
C4	PARKING LEVEL PLAN		0	0	
C5	UTILITY PLAN		0	0	
C6	GRADING & EROSION CONTROL PLAN		0	0	
D1	EROSION PROTECTION NOTES AND DETAILS		0	0	
D2	DETAILS		0	0	
D3	DETAILS		0	0	
D4	DETAILS		0	0	
LT1	LIGHTING PLAN		0	0	
RT1-3	R-TANK SYSTEM LAYOUT				
RT4-6	R-TANK SYSTEM LAYOUT				
3-Landscape					
L-1	LANDSCAPE PLAN		0	0	1
L-2	LANDSCAPE PLAN LIGHTING		0	0	1
L-3	LANDSCAPE DETAILS		0	0	1
L-4	LANDSCAPE DETAILS		0	0	1
L-5	LANDSCAPE DETAILS		0	0	1
L-6	LANDSCAPE DETAILS		0	0	1
5-DEMO					
AD1.0	DEMO FLOOR PLANS				
AD1.0	DEMOLISHED - BASEMENT & 1st FLOOR PLANS	0	0	0	3
AD1.1	DEMOLISHED - 2nd & 3rd FLOOR & ROOF PLANS	0	0	0	3
AD2.0	DEMO ELEVATIONS				
AD2.0	DEMOLISHED ELEVATIONS	0	0	0	3
AD2.1	DEMOLITION ELEVATION EAST				17
6-Architectural					
A1.00	BASEMENT FLOOR PLAN	0	0	0	44
A1.01	FIRST FLOOR PLAN	0	0	0	44
A1.02	SECOND FLOOR PLAN	0	0	0	44
A1.03	THIRD FLOOR PLAN	0	0	0	44
A1.04	ROOF PLAN	0	0	0	43
A1.1s	RCPs				
A1.11	BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS	0	0	0	40
A1.12	SECOND & THIRD FLOOR REFLECTED CEILING PLANS	0	0	0	35
A1.2	FINISH PLAN				
A1.13	BASEMENT & 1ST FLOOR FINISH PLANS		0	0	33
A1.14	2ND & 3RD FLOOR FINISH PLANS		0	0	35
A2	EXT. ELEV.				
A2.01	OVERALL EXTERIOR ELEVATIONS	0	0	0	43
A2.02	OVERALL EXTERIOR ELEVATIONS	0	0	0	41
A3	SECTIONS				
A3.01	BUILDING SECTIONS	0	0	0	42
A3.02	BUILDING SECTIONS	0	0	0	36
A3.03	BUILDING SECTIONS	0	0	0	41
A3.11	WALL SECTIONS		0	0	36
A3.12	WALL SECTIONS		0	0	36
A3.13	WALL SECTIONS		0	0	36
A3.14	WALL SECTIONS		0	0	36
A4	ENLARGE FLOOR PLAN				
A4.01	ENLARGED TOILET ROOM PLANS	0	0	0	33
A4.02	ENLARGED PORCH PLANS	0	0	0	40
A4.03	ENLARGED PORCH PLANS				40
AS	INT. ELE.				
AS.00	INTERIOR ELEVATIONS	0	0	0	33
AS.01	INTERIOR ELEVATIONS	0	0	0	33
AS.02	INTERIOR ELEVATIONS	0	0	0	33
AS.03	INTERIOR ELEVATIONS	0	0	0	33
AS.11	INTERIOR FINISH LEGEND & SCHEDULES				3
A6	VERT. CIRC.				
A6.01	CIRCULATION - STAIRS 1, 3 & ELEVATOR PLANS	0	0	0	37
A6.02	CIRCULATION - STAIR 2 PLANS	0	0	0	41
A6.03	CIRCULATION - STAIR 1 SECTIONS	0	0	0	37
A6.04	CIRCULATION - STAIR 2 SECTIONS	0	0	0	40
A6.05	STAIR DETAILS	0	0	0	17
A6.06	CIRCULATION - ELEVATOR SECTIONS	0	0	0	17
A6.07	ELEVATOR DETAILS				
A6.08	ELEVATOR DETAILS				
A6.09	EXTERIOR STAIRS				36
A7	DETAILS				
A7.01	EXTERIOR PLAN DETAIL		0	0	41
A7.02	EXTERIOR PLAN DETAIL		0	0	41
A7.10	EXTERIOR SECTION DETAILS		0	0	44
A7.11	EXTERIOR SECTION DETAILS		0	0	19
A7.12	EXTERIOR SECTION DETAILS WALLS		0	0	30
A7.13	EXTERIOR SECTION DETAILS WALLS		0	0	40

DRAWING SHEET LIST

SHEET NO.	NAME	50% CD Progress 05-04-22	90% CD Bid Permit 06-03-22	100% CD for Construction 06-30-22	Current Revision
A7.14	EXTERIOR SECTION DETAILS WALLS		0	0	1
A7.15	EXTERIOR SECTION DETAILS WALLS		0	0	40
A7.16	EXTERIOR SECTION DETAILS WALLS		0	0	40
A7.17	EXTERIOR SECTION DETAILS WALLS		0	0	19
A7.18	EXTERIOR SECTION DETAILS WALLS		0	0	41
A7.19	EXTERIOR SECTION DETAILS - AWINGS		0	0	41
A7.20	EXTERIOR SECTION DETAILS-SKYLIGHT AT EXISTING ROOF		0	0	5
A7.21	INTERIOR SECTION DETAILS	0	0	0	33
A7.22	INTERIOR SECTION DETAILS	0	0	0	33
A7.23	EXTERIOR SECTION DETAILS WALLS		0	0	36
A7.24	EXTERIOR SECTION DETAILS WALLS		0	0	39
A7.31	MILLWORK DETAILS	0	0	0	33
A7.32	MILLWORK DETAILS	0	0	0	33
A8	DETAILS				
A8.01	EXTERIOR WALL TYPES	0	0	0	41
A8.02	HORIZONTAL ASSEMBLIES	0	0	0	42
A8.03	INTERIOR PARTITIONS & RATED ASSEMBLIES	0	0	0	40
A8.04	EXTERIOR WINDOW STOREFRONT & LOUVER TYPES	0	0	0	33
A8.05	WINDOW DETAILS		0	0	39
A8.06	WINDOW DETAILS		0	0	39
A8.08	DOOR SCHEDULE & TYPES	0	0	0	42
A8.09	DOOR DETAILS		0	0	1
7-Structural					
S0.0	FOUNDATION PLAN	0	0	0	6
S0.1	FOUNDATION DETAILS	0	0	0	
S0.2	FOUNDATION DETAILS	0	0	0	
S0.3	FOUNDATION DETAILS	0	0	0	
S0.4	FOUNDATION DETAILS	0	0	0	
S0.5	FOUNDATION DETAILS		0	0	6
S0.6	FOUNDATION DETAILS		0	0	
S0.7	FOUNDATION DETAILS		0	0	
S1.0	FIRST FLOOR FRAMING PLAN	0	0	0	6
S2.0	SECOND FLOOR FRAMING PLAN	0	0	0	
S3.0	THIRD FLOOR FRAMING PLAN	0	0	0	
S4.0	ROOF FRAMING PLAN	0	0	0	
S5.0	BRACE FRAME ELEVATIONS	0	0	0	
S5.1	BRACE FRAME ELEVATIONS	0	0	0	
S5.0	STEEL FRAMING DETAILS	0	0	0	
S5.1	STEEL FRAMING DETAILS	0	0	0	
S5.2	STEEL FRAMING DETAILS	0	0	0	
S5.3	STEEL FRAMING DETAILS	0	0	0	
SN.0	STRUCTURAL GENERAL NOTES	0	0	0	
SN.1	SCHEDULE OF SPECIAL INSPECTIONS	0	0	0	
8-Mechanical					
M-1	MECHANICAL SCHEDULES AND DETAILS	0	0	0	
M-2	MECHANICAL SCHEDULES AND DETAILS	0	0	0	7
M-3	MECHANICAL SCHEDULES AND DETAILS	0	0	0	
M-4	MECHANICAL PIPING SCHEMATICS	0	0	0	
M-5	MECHANICAL BASEMENT FLOOR SHEETMETAL PLAN	0	0	0	7
M-6	MECHANICAL MECHANICAL FIRST FLOOR SHEETMETAL PLAN	0	0	0	7
M-7	MECHANICAL SECOND FLOOR SHEETMETAL PLAN	0	0	0	
M-8	MECHANICAL THIRD FLOOR SHEETMETAL PLAN	0	0	0	
M-9	MECHANICAL ROOF PLAN	0	0	0	
M-10	MECHANICAL BASEMENT FLOOR PIPING PLAN	0	0	0	7
M-11	MECHANICAL FIRST FLOOR PIPING PLAN	0	0	0	7
M-12	MECHANICAL SECOND FLOOR PIPING PLAN	0	0	0	
M-13	MECHANICAL THIRD FLOOR PIPING PLAN	0	0	0	
9-Plumbing					
P-1	PLUMBING SCHEDULES AND DETAILS	0	0	0	1
P-2	PLUMBING BURIED PIPING PLAN	0	0	0	
P-3	PLUMBING BASEMENT FLOOR WASTE & VENT PLAN	0	0	0	7
P-4	PLUMBING FIRST FLOOR WASTE & VENT PLAN	0	0	0	7
P-5	PLUMBING SECOND FLOOR WASTE & VENT PLAN	0	0	0	1
P-6	PLUMBING THIRD FLOOR WASTE & VENT PLAN	0	0	0	
P-7	PLUMBING ROOF PLAN	0	0	0	1
P-8	PLUMBING PLUMBING BASEMENT FLOOR SUPPLY PIPING PLAN	0	0	0	
P-9	PLUMBING FIRST FLOOR SUPPLY PIPING PLAN	0	0	0	
P-10	PLUMBING SECOND FLOOR SUPPLY PIPING PLAN	0	0	0	
P-11	PLUMBING THIRD FLOOR SUPPLY PIPING PLAN	0	0	0	
P-12	PLUMBING SECTIONS				1
11-Electrical					
E-1	ELECTRICAL SYMBOL LIST AND DETAILS	0	0	0	
E-2	ELECTRICAL BASEMENT POWER & DATA PLAN	0	0	0	7
E-3	ELECTRICAL FIRST FLOOR POWER & DATA PLAN	0	0	0	7
E-4	ELECTRICAL SECOND FLOOR POWER & DATA PLAN	0	0	0	
E-5	ELECTRICAL THIRD FLOOR POWER & DATA PLAN	0	0	0	
E-6	ELECTRICAL ROOF POWER & DATA PLAN	0	0	0	
E-7	BASEMENT LIGHTING PLAN	0	0	0	1
E-8	ELECTRICAL FIRST FLOOR LIGHTING PLAN	0	0	0	1
E-9	ELECTRICAL SECOND FLOOR LIGHTING PLAN	0	0	0	1
E-10	ELECTRICAL THIRD FLOOR LIGHTING PLAN	0	0	0	1
E-11	ELECTRICAL ROOF LIGHTING PLAN	0	0	0	1
E-12	ELECTRICAL BASEMENT FIRE ALARM PLAN	0	0	0	
E-13	ELECTRICAL FIRST FLOOR FIRE ALARM PLAN	0	0	0	
E-14	ELECTRICAL SECOND FLOOR FIRE ALARM PLAN	0	0	0	
E-15	ELECTRICAL THIRD FLOOR FIRE ALARM PLAN	0	0	0	
E-16	ELECTRICAL ROOF FIRE ALARM PLAN	0	0	0	
E-17	ELECTRICAL SITE PLAN	0	0	0	
E-18	ELECTRICAL POWER RISER DIAGRAM	0	0	0	
E-19	ELECTRICAL HOUSE PANEL SCHEDULES	0	0	0	1
E-20	ELECTRICAL HOUSE PANEL SCHEDULES	0	0	0	1
E-21	ELECTRICAL TENANT PANEL SCHEDULES	0	0	0	1
E-22	ELECTRICAL TENANT PANEL SCHEDULES	0	0	0	1

11/13/2024 11:10:08 Autodesk Docs:\93 Pleasant\150.00 - 93 Pleasant - v2022 CENTRAL 04.11.22.rvt

BATHROOM MOUNTING HEIGHTS
1/4" = 1'-0"

SOAP DISPENSER MIRROR TOILET PAPER DISPENSER PAPER TOWEL

TOILET GRAB BAR - BACK WALL TOILET GRAB BAR - SIDE

SHOWER STALL - SIDE VIEW SHOWER STALL - FRONT

HAND HELD SHOWER HEAD W/ 60" HOSE CAPABLE OF BEING PROVIDED

36" LONG ADJUSTABLE MOUNTING BAR MECHANICALLY FASTENED

HATCH AREA INDICATES REINFORCED AREAS REQUIRED

CENTER OF SHOWER CONTROLS @ 38"-48" A.F.F. CENTERED ON LONG WALL

GRAB BARS

SEAT ON ONE SIDE

2% MAX FLOOR SLOPE

WHEELED-IN SHOWER FLOOR W/ MAX 1/2" HIGH SLOPED LIP

ARCOVE ARCHITECTS

3 Congress St, Ste 1
PORTSMOUTH, NH 03801
T 603.731.5187
www.arcove.com

JSA ARCHITECTURE CONSULTANT

JSA DESIGN
273 Corporate Dr, Ste 100
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603.436.2551

CIVIL ENGINEER & LAND SURVEYOR

Ambit Engineering, INC
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(603) 430-9282

LANDSCAPE ARCHITECT

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STRUCTURAL ENGINEER

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(603) 433-8639

MEP/FP ENGINEERS

WV ENGINEERING
11 KING COURT
KEENE, NH 03431
603.352.7007

HOTEL TREADWELL

93 PLEASANT STREET
PORTSMOUTH, NH 03801

Dagny Taggart, LLC
McNabb Properties

McNabb Properties Ltd.
Construction | Development | Management



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(603) 531-9109

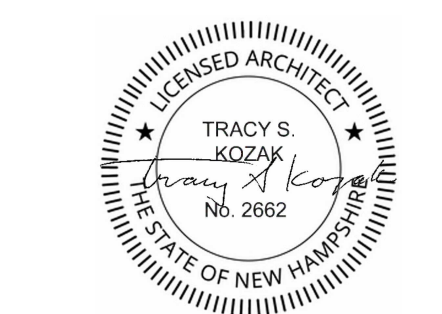
STRUCTURAL ENGINEER
JSM ASSOCIATES, LLC.
1 AUTUMN STREET
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(603) 433-8639

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603.352.7007

HOTEL TREADWELL

93 PLEASANT STREET
PORTSMOUTH, NH 03801

Dagny Taggart, LLC
McNabb Properties



Scale: As indicated
Date: 9/30/2024
Project Number: 1003/P150.00

REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDENDUM 1	8.30.22
3	ASI-05 basement lounge & roof deck	11.04.22
10	ASI-13 Mansions Revisions	04.17.23
14	ASI-17 Structural & Architectural	05.10.23
17	ASI-20 Windows, elevator, lobby stairs	06.21.23
25	ASI-29 Architectural	01.15.24
31	ASI-34 Electrical and trash room	04.17.24
33	ASI-36 Core & Shell	05.22.24
34	ASI-37 Parking Ramp & Hardscape	06.03.24
36	ASI-37 R1 Parking Ramp	06.20.24
42	ASI-42 ARCH&MEP REVS	8/23/2024
43	ASI-43 ARCH REVS	10/31/2024
44	ASI-44 ARCH REVS	11/13/2024

CONSTRUCTION DOCUMENTS - FOR CONSTRUCTION

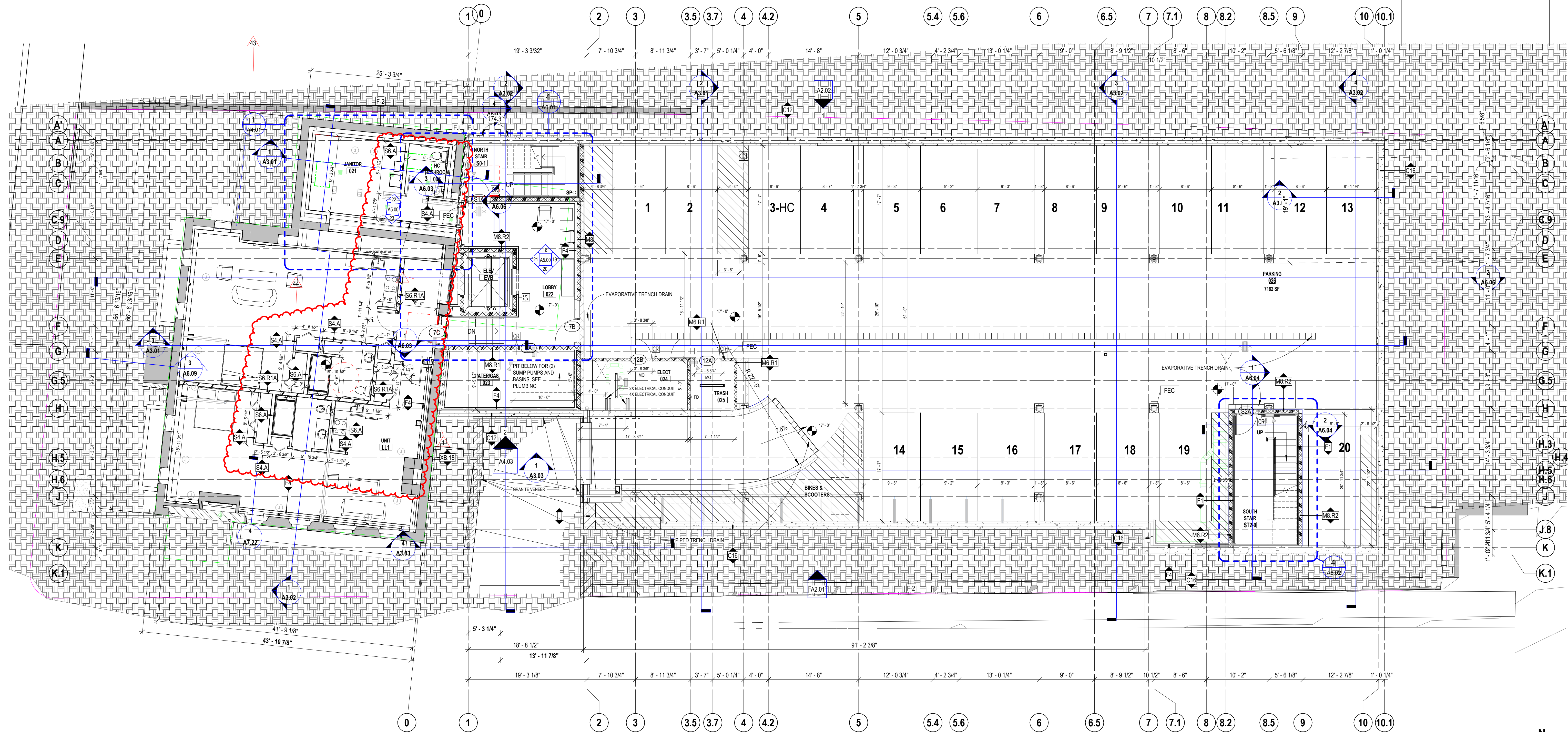
BASEMENT FLOOR PLAN

A1.00

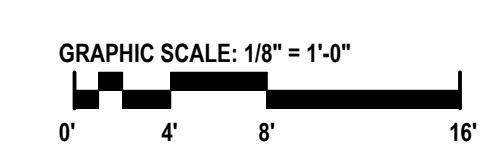
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GENERAL EXTERIOR NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
- REFERENCE LIFE SAFETY DRAWINGS LS.00-LS.03 FOR ADDITIONAL INFORMATION.
- REFERENCE DRAWING A8.02 & A8.03 FOR EXTERIOR WALL AND HORIZONTAL ASSEMBLY TYPES.
- REFERENCE CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURAL DRAWINGS FOR SITE SPECIFIC INFORMATION. SITE INFORMATION SHOWN HERE FOR REFERENCE ONLY.
- EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, TYP.
- ALL DOORS SHALL BE INSTALLED WITH HINGED SIDE OF FINISHED OPENING 6" FROM ADJACENT WALL, OR CENTERED WITHIN WALL, UNLESS NOTED OTHERWISE.
- ALL DOORS INTENDED FOR PASSAGE MUST MEET ACCESSIBILITY MANEUVERING CLEARANCES.
- EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.
- REFER TO A8.11 FOR WINDOW AND LOUVER TYPES.
- REFER TO A8.21 FOR DOOR TYPES AND SCHEDULE.
- REFER TO A2 SERIES FOR ENLARGED ELEVATIONS, A3 SERIES FOR COMPILATION SHEETS, AND A4 SERIES SHEETS FOR ENLARGED PLANS.
- ALL EXPOSED STEEL ELEMENTS, INCLUDING EXPOSED DECK TO BE FINISHED PER 099113.1.2C



1 NEW - 0 BASEMENT FLOOR PLAN
1/8" = 1'-0"



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Ambit Engineering, INC
200 Griffin Road, Unit 3
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(603) 430-9282

LANDSCAPE ARCHITECT
Terra Forma Landscape Architecture
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(603) 531-9109

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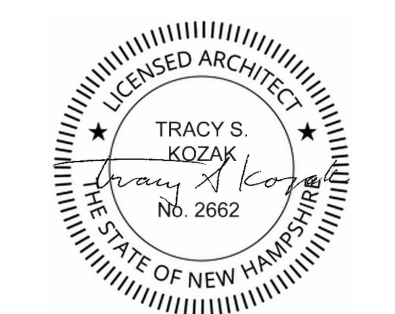
HOTEL TREADWELL

93 PLEASANT STREET
PORTSMOUTH, NH 03801

Dagny Taggart, LLC
McNabb Properties



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Scale: 1/8" = 1'-0"
Date: 9/30/2024
Project Number: 1003/P150.00

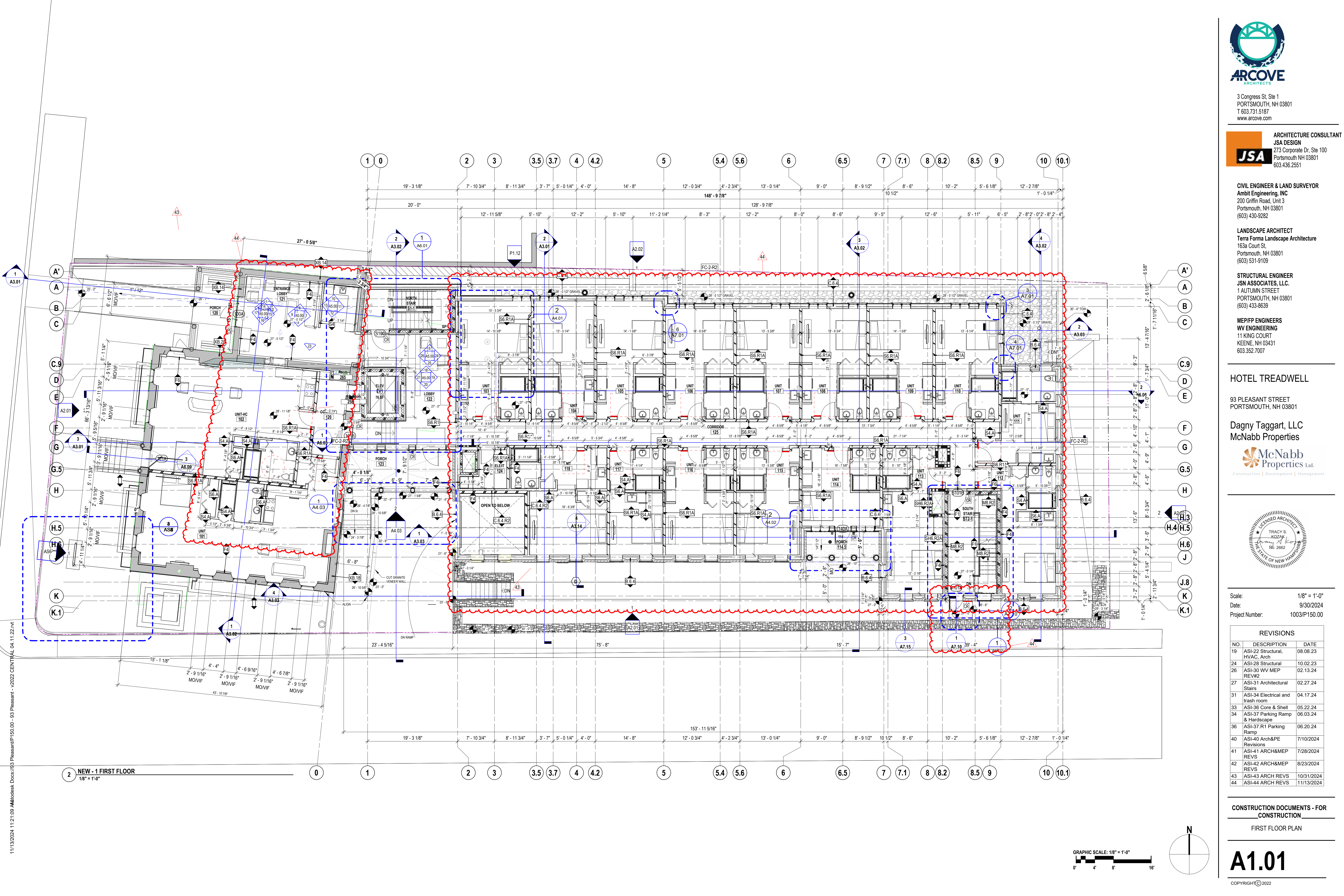
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24	ASI-28 Structural	10.02.23
26	ASI-30 WV MEP REV#2	02.13.24
27	ASI-31 Architectural Stairs	02.27.24
31	ASI-34 Electrical and trash room	04.17.24
33	ASI-36 Core & Shell	05.22.24
34	ASI-37 Parking Ramp & Hardscape	06.03.24
36	ASI-37-R1 Parking Ramp	06.20.24
40	ASI-40 Arch&PE Revisions	7/10/2024
41	ASI-41 ARCH&MEP REVS	7/28/2024
42	ASI-42 ARCH&MEP REVS	8/23/2024
43	ASI-43 ARCH REVS	10/31/2024
44	ASI-44 ARCH REVS	11/13/2024

CONSTRUCTION DOCUMENTS - FOR CONSTRUCTION

FIRST FLOOR PLAN

A1.01

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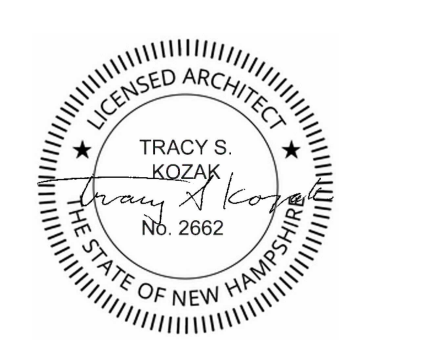
HOTEL TREADWELL

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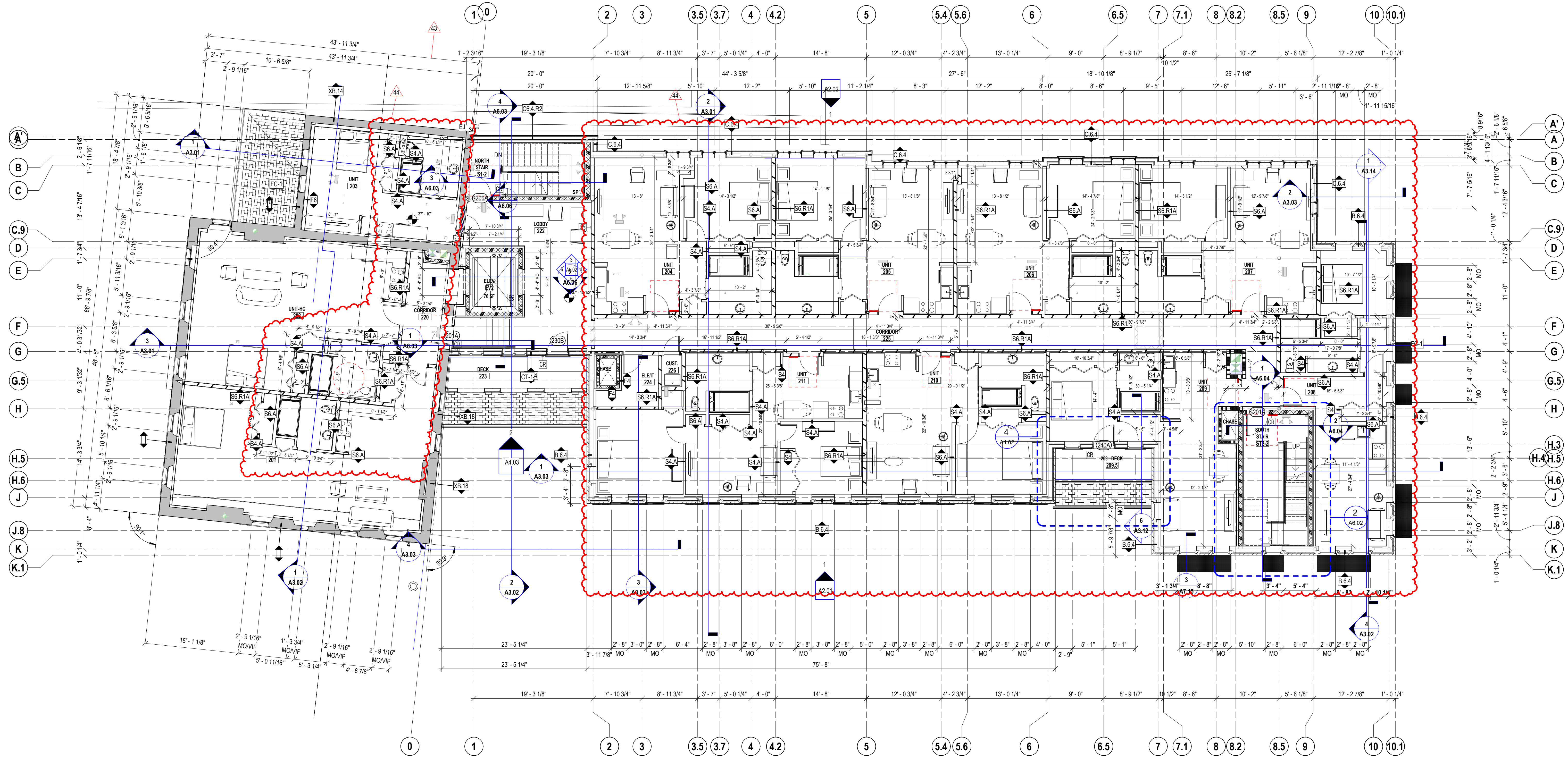
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14	ASI-17 Structural & Architectural	05.10.23
19	ASI-22 Structural, HVAC, Arch	08.08.23
31	ASI-34 Electrical and trash room	04.17.24
33	ASI-36 Core & Shell	05.22.24
40	ASI-40 Arch&PE Revisions	7/10/2024
41	ASI-41 ARCH&MEP REVS	7/28/2024
42	ASI-42 ARCH&MEP REVS	8/23/2024
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44	ASI-44 ARCH REVS	11/13/2024

CONSTRUCTION DOCUMENTS - FOR CONSTRUCTION

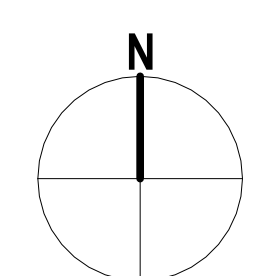
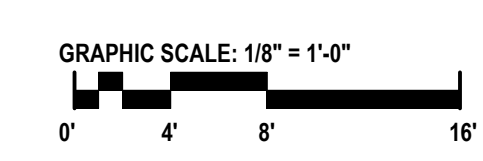
SECOND FLOOR PLAN

A1.02

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1 NEW - 2 SECOND FLOOR PLAN
1/8" = 1'-0"



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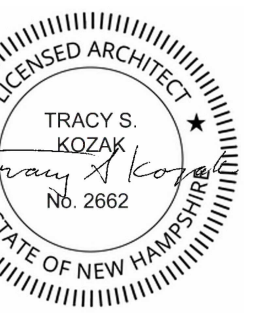
HOTEL TREADWELL

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McNabb Properties



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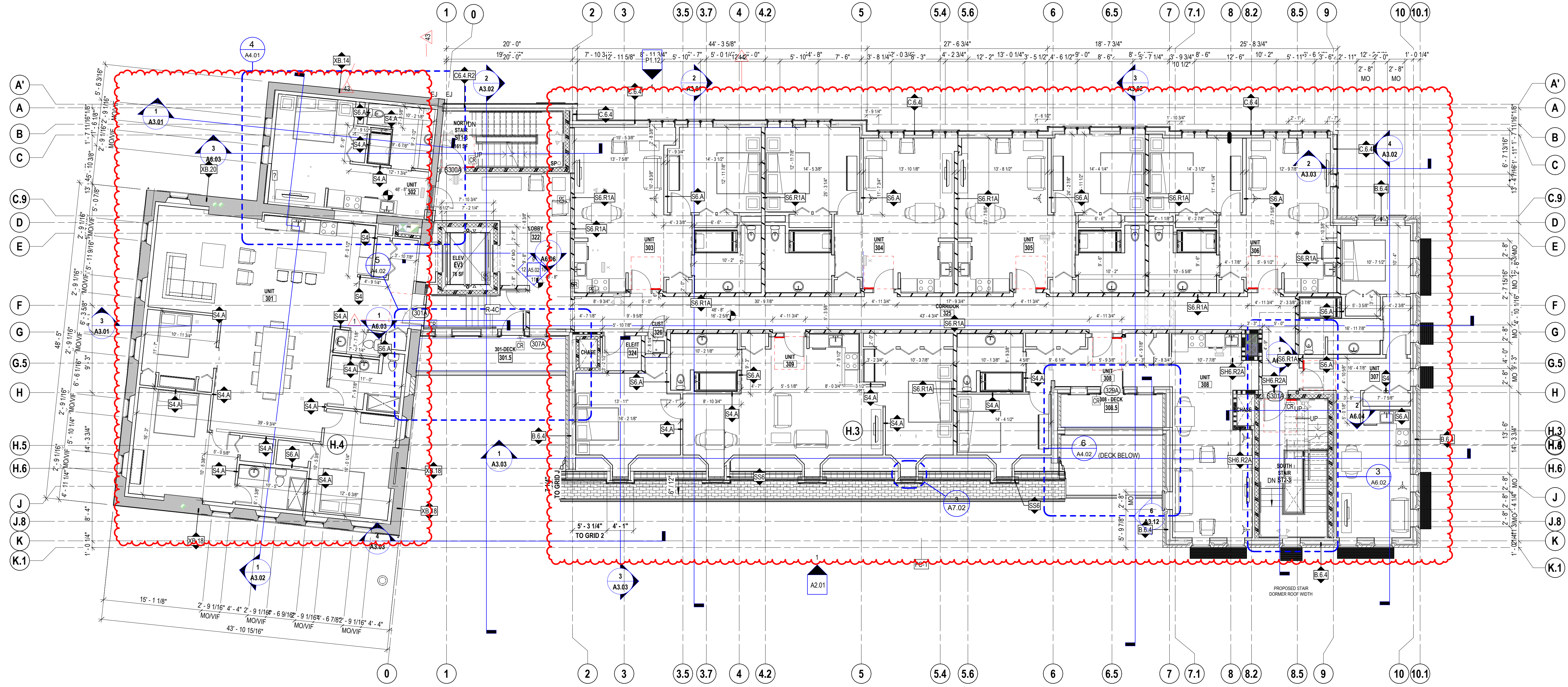
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31	ASI-34 Electrical and trash room	04.17.24
32	ASI-35 Dormer and Roof Dimensions	05.08.24
33	ASI-36 Core & Shell	05.22.24
35	ASI-38 Stair 2 Arch & Structural	06.05.24
40	ASI-40 Arch&PE Revisions	7/10/2024
41	ASI-41 ARCH&MEP REVS	7/28/2024
42	ASI-42 ARCH&MEP REVS	8/23/2024
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44	ASI-44 ARCH REVS	11/13/2024

CONSTRUCTION DOCUMENTS - FOR CONSTRUCTION

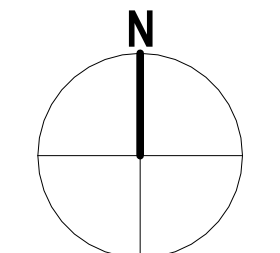
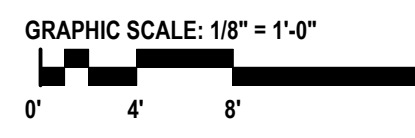
THIRD FLOOR PLAN

A1.03

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1 NEW - 3 THIRD FLOOR PLAN
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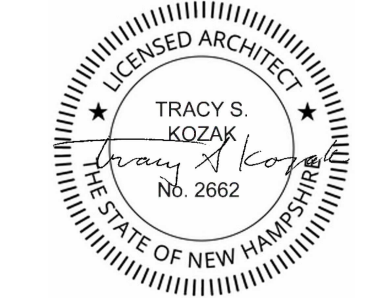


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HOTEL TREADWELL

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Dagny Taggart, LLC
McNabb Properties



Scale: As indicated
Date: 9/30/2024
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REVISIONS		
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34	ASI-37 Parking Ramp & Hardscape	06.03.24
35	ASI-38 Stair 2 Arch & Structural	06.05.24
40	ASI-40 Arch&PE Revisions	7/10/2024
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42	ASI-42 ARCH&MEP REVS	8/23/2024
44	ASI-44 ARCH REVS	11/13/2024

CONSTRUCTION DOCUMENTS - FOR CONSTRUCTION

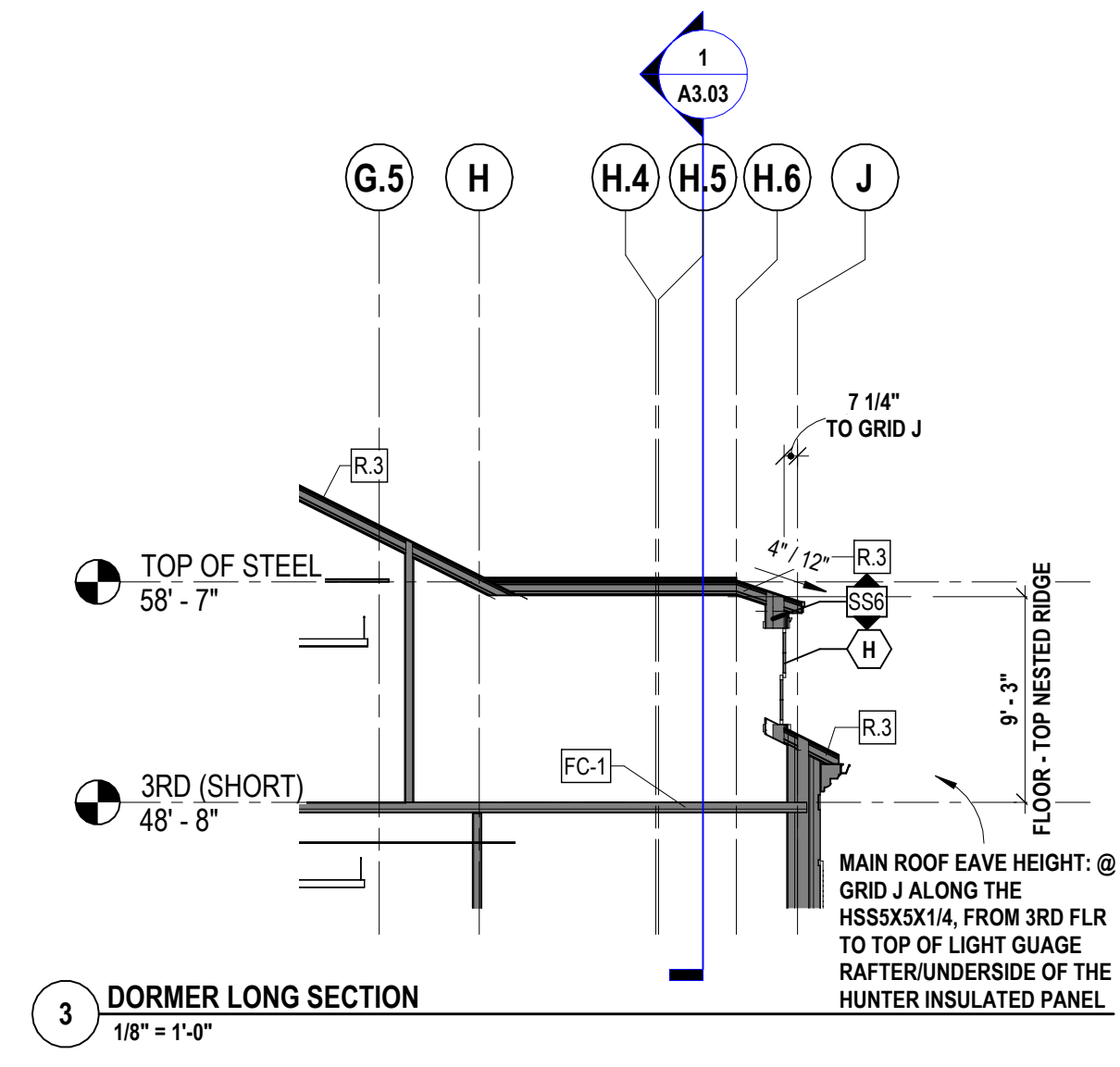
BUILDING SECTIONS

A3.03



1 BUILDING SECTION - E-W MIDDLE PAVILLION AT RAMP/MEZZANINE
1/8" = 1'-0"

2 Section 24 GARAGE EXTENSION NE CORNER
1/8" = 1'-0"



3 DORMER LONG SECTION
1/8" = 1'-0"



4 COURT ST. ENTRY & PARKING RAMP
1/4" = 1'-0"

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I. NEW BUSINESS

- E. The request of **Martin Husslage (Owner)**, for property located at **48 Langdon Street** whereas relief is needed to demolish the existing dwelling and accessory structure, subdivide the property from one lot into two and to construct a single-family structure with attached Accessory Dwelling Unit on one lot and a two-family attached dwelling on the second lot. The project requires the following: 1) Variance from Section 10.521 to allow 2,832 square feet per dwelling unit for the proposed two-family dwelling lot where 3,500 square feet per dwelling unit is required. Said property is located on Assessor Map 138 Lot 47 and lies within the General Residence C (GRC) District. (LU-24-227)

Existing & Proposed Conditions

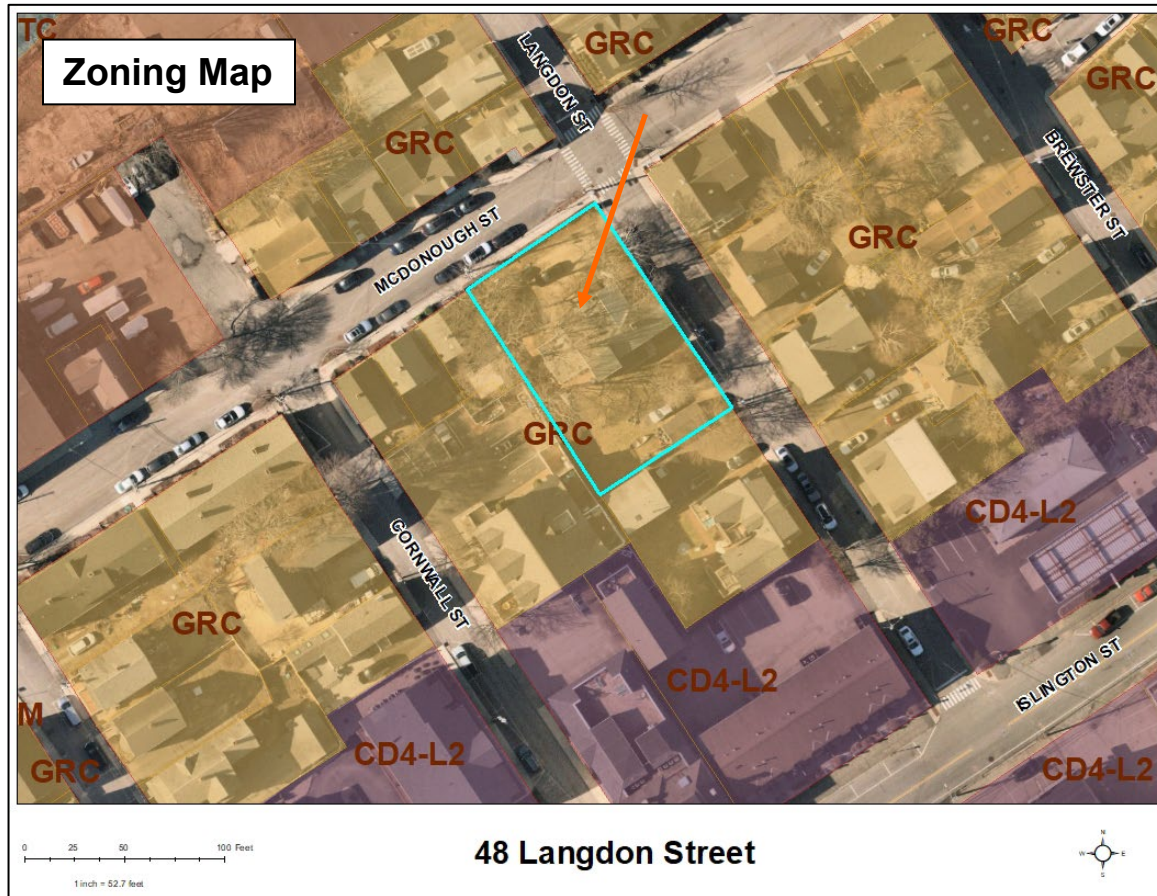
	Existing	Proposed	Permitted / Required
<u>Land Use:</u>	2 Unit Residential	Subdivide and construct one 2-unit residential and one single-unit residential	Primarily residential
<u>Lot area (sq. ft.):</u>	9,927	Lot A: 5,664 Lot B: 4,264	3,500 min.
<u>Lot Area per Dwelling (Sq. Ft)</u>	4,963	Lot A :2,823 Lot B: 4,264	3,500 min
<u>Lot Frontage</u>	124.6	Lot A: 70.6 Lot B: - Langdon: 54 - Mcdonough: 78.5	70 min
<u>Lot Depth</u>	79	Lot A: 79.4 Lot B: 78.5	50 min
<u>Front Yard (ft)</u>	Principal: 0.5 Secondary: 30	Lot A: 15.9 Lot B: - Langdon: 8 - Mcdonough: 10	5 min.
<u>Right Yard (ft.):</u>	NA	Lot A: 18 Lot B: NA	10 min.
<u>Left Yard (ft.):</u>	2.3	Lot A: 17.7 Lot B: 11	10 min.
<u>Rear Yard (ft.):</u>	15	Lot A: 20.7 Lot B: 20.3	20 min.
<u>Height (ft.):</u>	<35	Lot A: 32.7 Lot B: 29.6	35 max.
<u>Building Coverage (%):</u>	22	Lot A:22.2 Lot B: 34.9	35 max.
<u>Open Space Coverage (%):</u>	>20	Lot A: 66.7 Lot B: 53.6	20 min.
<u>Parking:</u>	4	Lot A: 4	Lot A: 3 min.

		Lot B: 2	Lot B: 2
<u>Estimated Age of Structure:</u>	1810	Variance request(s) shown in red.	

Other Permits/Approvals Required

- Building Permit
- Subdivision Approval – TAC and Planning Board
- Site Plan Review – TAC and Planning Board

Neighborhood Context



Previous Board of Adjustment Actions

August 17, 1993 – The Board granted the following: 1) Variance from Article II, Section 10-205(29)(a) to allow the accessory use of two commercial vehicles not owned by a resident of the apartments and with one of the vehicles having more than 4 wheels in a district where there shall be no more than one commercial vehicle and said vehicle shall be limited to no more than 4 wheels, with the following condition:

- 1) There will be no other commercial activity of any kind at this address.

Planning Department Comments

The applicant is proposing to subdivide the existing corner lot and create two lots. Lot A proposes to have one two-unit building and requires relief for lot area per dwelling unit. Proposed Lot B meets all zoning requirements

Variance Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

1. *Granting the variance would not be contrary to the public interest.*
2. *Granting the variance would observe the spirit of the Ordinance.*
3. *Granting the variance would do substantial justice.*
4. *Granting the variance would not diminish the values of surrounding properties.*
5. *The “unnecessary hardship” test:*
 - (a) *The property has special conditions that distinguish it from other properties in the area.*
AND
 - (b) *Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one.*
OR
Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

127 Parrott Avenue | Portsmouth, NH, 03801
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

December 24, 2024

HAND DELIVERED

Stephanie Casella, Planner
Portsmouth City Hall
1 Junkins Avenue
Portsmouth, NH 03801

Re: Martin Husslage
48 Langdon Street, Tax Map 138, Lot 47
General Residence C Zone


Dear Ms. Casella & Zoning Board Members:

On behalf of Chinburg Development, LLC (“Chinburg” or “Applicant”), enclosed please find the following in support of an application for zoning relief.

- Digital application package uploaded to Viewpoint.
- Owner’s Authorization.
- 12/24/24– Memorandum and exhibits in support of Variance Application.

We look forward to presenting this application to the Zoning Board at its January 22, 2025 meeting.

Very truly yours,



R. Timothy Phoenix
Monica F. Kieser

Enclosure

cc: Martin Husslage
TF Moran (email)
Custom Building Systems, LLC (email)

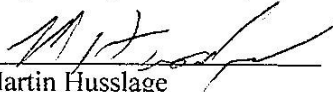
DANIEL C. HOEFLE	ALEC L. MCEACHERN	PETER V. DOYLE	STEPHEN H. ROBERTS 2007-2023
R. TIMOTHY PHOENIX	KEVIN M. BAUM	MONICA F. KIESER	OF COUNSEL:
LAWRENCE B. GORMLEY	JACOB J.B. MARVELLEY	STEPHANIE J. JOHNSON	SAMUEL R. REID
R. PETER TAYLOR	GREGORY D. ROBBINS	KAREN W. OLIVER	JOHN AHLGREN

OWNER'S AUTHORIZATION

I, Martin Husslage, Owner/Applicant of 48 Langdon Street, #50, Tax Map 138/Lot 47, hereby authorize law firm Hoefle, Phoenix, Gormley & Roberts, PLLC to represent me before any and all City of Portsmouth Representatives, Boards and Commissions for permitting the project.

Respectfully submitted,

Date:



Martin Husslage

MEMORANDUM

TO: Portsmouth Zoning Board of Adjustment (“ZBA”)
FROM: R. Timothy Phoenix, Esquire
Monica F. Kieser, Esquire
DATE: December 24, 2024
RE: Martin Husslage
48 Langdon Street, Tax Map 138, Lot 47
General Residence C Zone

Dear Chair Eldredge and Zoning Board Members:

On behalf of Martin Husslage (“Husslage”), we are pleased to submit this memorandum and attached exhibits in support of Ginsberg’s request for zoning relief to be considered by the Zoning Board of Adjustment (“ZBA”) at its January 22, 2025 meeting, in anticipation of Husslage’s subdivision application.

I. EXHIBITS

1. Plan Set – issued by TF Moran.
2. Architectural Plan Set – Custom Building Systems, LLC.
 - Lot A Duplex
3. Architectural Plan Set – Home Designer Pro.
 - Lot B Single-family home & Accessory Dwelling Unit
4. Site Photographs.
 - Satellite View
 - Street View
5. Tax Map 138.

II. PROPERTY/PROJECT

48 Langdon Street is a 9,927 s.f. corner lot with 78.5 feet of frontage on McDonough Street and 124.65 feet of frontage on Langdon Street (“the Property”). The Property contains a two-family home and shed. There are two curb cuts on either side of the existing duplex. The existing duplex is in the front yard setback and the shed is located within the left-side yard setback. Husslage plans to remove the existing home, subdivide the lot and construct a duplex on one lot and a single-family home with an accessory dwelling unit (“ADU”) on the other lot (“the Project”). Husslage proposes the duplex on the 5,664 s.f. lot (“Lot A”) and the single-family home with ADU on the 4,264 s.f. lot (“Lot B”). As proposed, each lot complies with lot area and frontage requirements and the proposed structures meet yard setback and building coverage requirements. The Project requires relief from the lot area per dwelling unit requirements for the duplex on Lot A.

III. RELIEF REQUIRED:

<u>Variance Section/Requirement</u>	<u>Existing</u>	<u>Proposed</u>
<u>PZO Table §10.521: Dimensional Standards 3,500 s.f. Lot Area/Dwelling Unit</u>	4,963 s.f./dwelling unit	Lot A duplex on 5,664 s.f. lot 2,832 s.f./dwelling unit

IV. OTHER PERMITS REQUIRED

- Planning Board Subdivision/Lot Line Adjustment
- Building Permit

V. VARIANCE REQUIREMENTS

1. **The variances will not be contrary to the public interest.**
2. **The spirit of the ordinance is observed.**

The first step in the ZBA’s analysis is to determine whether granting a variance is not contrary to the public interest and is consistent with the spirit and intent of the ordinance, considered together pursuant to Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102 (2007) and its progeny. Upon examination, it must be determined whether granting a variance “would unduly and to a marked degree conflict with the ordinance such that it violates the ordinance’s basic zoning objectives.” Id. “Mere conflict with the zoning ordinance is not enough.” Id.

The Portsmouth Zoning Ordinance (PZO§10.121) was enacted for the general purpose of promoting the health, safety, and welfare in accordance with the Master plan by regulating:

1. The use of land, buildings and structures for business, industrial, residential and other purposes – The Project takes an oversized lot and creates two lots which conform to the lot area requirements of the GRC zone and establishes permitted uses on each lot in structures that comply with yard setback requirements and building coverage. Use of this relatively large lot to accommodate two permitted uses with density compatible with the surrounding area is a reasonable use of the land.
2. The intensity of land use, including lot sizes, building coverage, building height and bulk, yards and open space – Both proposed structures conform with the height requirement, yard setbacks, coverage, and open space requirements. The variance required to accommodate a permitted use with density compatible with the surrounding area will not undermine these purposes of the Ordinance.
3. The design of facilities for vehicular access, circulation, parking and loading – The required parking exists inside the garages and outside on the lot.
4. The impacts on properties of outdoor lighting, noise, vibration, stormwater runoff and flooding – The uses proposed are permitted and compatible with the neighborhood. The Project does not undermine these purposes.

5. The preservation and enhancement of the visual environment – The Project proposes two brand new homes with sufficient parking and will preserve the visual environment.
6. The preservation of historic districts buildings and structures of historic or architectural interest – The Property and the existing structure to be removed is not in the historic district and is of no known historic or architectural interest.
7. The protection of natural resources, including groundwater, surface water, wetlands, wildlife habitat and air quality – The property will be served by municipal water and sewer. There are no wetlands in the area, accordingly these purposes are served by granting the variances.

Variances are required because the compliant lot area of the two lots does not support the uses permitted by right. The proposed structures comply with yard setback and height restrictions. Relief is only required to accommodate the lot area/dwelling unit on an otherwise dimensionally compliant duplex. Clearly, granting the variances does not “in a marked degree conflict with the ordinance such that it violates the ordinance’s basic zoning objectives.”

Malachy Glen, supra, which also held:

One way to ascertain whether granting the variance would violate basic zoning objectives is to examine whether it would alter the essential character of the locality. . . . Another approach to [determine] whether granting the variance violates basic zoning objectives is to examine whether granting the variance would threaten the public health, safety or welfare. (emphasis added)

The Project is compatible with the density of the other six lots in its immediate area on Langdon Street, which includes two single family lots and four lots developed with condominium/multi-units. Only one single family home complies with the lot area/dwelling unit requirement. The other parcels do not conform with the lot area/dwelling unit requirement as indicated below.

Map/Lot	Address	Units/Lot Area (s.f.) = Lot Area per Dwelling Unit
Map 138/Lot 46	28 Langdon St. Condos	5 units/6,098.4 s.f. = 1,219.68 s.f./per dwelling unit.
Map 138/Lot 32	21-23 Langdon St.	2 units/3659.04 s.f. = 1,829.52 s.f./dwelling unit
Map 138/Lot 30	37 Langdon St.	2 units/ 4007.52 s.f. = 2,003.76 s.f./dwelling unit
Map 138/Lot 28	28 McDonough St.	4 units/ 2700.72 s.f. = 675.18 s.f./dwelling unit
Map 138/Lot 29	47 Langdon Street	1 unit/3,920.40 s.f.
Map 138/Lot 31	25 Langdon Street	1 unit/1,742.40 s.f.

Here, the existing lot is nearly three times that required in the zone. The Project creates two lots supporting permitted uses on each lot in structures that comply with all other dimensional requirements. Accordingly, granting the addition will neither “alter the essential character of the locality nor threaten the public health, safety or welfare.”

3. Substantial justice will be done by granting the variance.

If “there is no benefit to the public that would outweigh the hardship to the applicant” this factor is satisfied. Harborside Associates, L.P. v. Parade Residence Hotel, L.L.C., 162 N.H. 508 (2011). That is, “any loss to the [applicant] that is not outweighed by a gain to the general public is an injustice.” Malachy Glen, supra at 109. Husslage is constitutionally entitled to the use of the lot as he sees fit; including subdivision and redevelopment of the Property for permitted single-family home and duplexes, each with an incorporated garage. Both proposed lots meet lot area and frontage requirements and each are developed with structures that conform with all other dimensional regulations. The variances are required due to the existing lot size, which cannot be changed. “The right to use and enjoy one's property is a fundamental right protected by both the State and Federal Constitutions.” N.H. CONST. pt. I, arts. 2, 12; U.S. CONST. amends. V, XIV; Town of Chesterfield v. Brooks, 126 N.H. 64 (1985) at 68. Part I, Article 12 of the New Hampshire Constitution provides in part that “no part of a man's property shall be taken from him, or applied to public uses, without his own consent, or that of the representative body of the people.” Thus, our State Constitutional protections limit the police power of the State and its municipalities in their regulation of the use of property. L. Grossman & Sons, Inc. v. Town of Gilford, 118 N.H. 480, 482 (1978). “Property” in the constitutional sense has been interpreted to mean not the tangible property itself, but rather the right to possess, use, enjoy and dispose of it. Burrows v. City of Keene, 121 N.H. 590, 597 (1981). (emphasis added).

The Supreme Court has held that zoning ordinances must be reasonable, not arbitrary and must rest upon some ground of difference having fair and substantial relation to the object of the regulation. Simplex Technologies, Inc. v. Town of Newington, 145 N.H. 727, 731 (2001); Chesterfield at 69.

Because the proposed uses are permitted, all other dimensional requirements are met, and redevelopment will enhance the appearance of the Property in a manner consistent with the area and increase housing stock, there is no benefit to the public from denying the variances. In comparison, Husslage will suffer great harm because he will be unable to improve the lot and the

public will suffer from a lost opportunity for more housing. Clearly, there is no benefit to the public outweighing the hardship to the applicant if the variances are denied.

4. Granting the variance will not diminish surrounding property values.

The Project improves Property with two new structures, each of which meets all other dimensional requirements. The redevelopment with a single-family home on one lot and a duplex on the other is consistent with the density of the surrounding area. Under these circumstances, granting a variance from the lot area/dwelling requirement to establish a permitted use on one of the lots will not diminish surrounding property values.

5. Denial of the variances results in an unnecessary hardship.

- a. Special conditions distinguish the property from others in the area.

At 9,927 s.f., the Property is significantly larger than the required lot size and subdivided into two lots, still well exceeds the lot area requirements of the zone. Subdivision of the lots and establishment of the permitted duplex use on one of them is consistent with the area, but still fails to comply with the lot area/dwelling requirement. Clearly, the subject parcel size, shape, and location near other densely developed residential parcels combine to create special conditions.

- b. No fair and substantial relationship exists between the general public purposes of the ordinance and its specific application in this instance.

Density requirements exist to prevent overcrowding and to ensure adequate air, light, space, and separation between neighbors. The Project proposes two permitted uses in structures which meet all other dimensional requirements and accommodates required off street parking. The density relief required is consistent with the surrounding area. Accordingly, the purposes of these regulations are met and there is no reason to apply the strict density requirements of the zoning ordinance.

- c. The proposed use is reasonable.

If the use is permitted, it is deemed reasonable. Vigeant v. Hudson, 151 N.H. 747 (2005). The Project proposes two compliant sized lots supporting permitted uses in structures which comply with all other dimensional requirements and accommodates the required parking on each lot. Accordingly, the use is reasonable.

A municipality's ordinance must reflect the current character of the neighborhood, See Belanger v. City of Nashua, 121 N.H. 389, 393 (1981) upholding reversal of use variance denial

where current character of neighborhood had evolved since its original classification as single-family residential). Here, the Project proposes a single-family home with ADU on one lot and a duplex on the other lot. The proposed density is consistent with the surrounding area which includes several lots which do not conform to the Ordinance's density requirement.

The New Hampshire Supreme Court case Walker v. City of Manchester, 107 NH 382 (1966) held that a hardship may be found where similar nonconforming uses exist within the neighborhood and the proposed use will have no adverse effect upon the neighborhood. Consider also Rancourt v. City of Manchester, 149 N.H. 51 (2003) (Hardship also exists if special conditions of the land render the use for which the variance is sought is reasonable and special conditions include the property's unique setting in its environment). Given the Property's setting in its environment and the proposed establishment of permitted uses consistent with the surrounding density, in structures meeting all other dimensional requirements, denial of the variance will result in an unnecessary hardship to Husslage.

VI. CONCLUSION

For all of the reasons stated, Husslage respectfully requests that the Portsmouth Zoning Board of Adjustment grant the requested relief and allow this matter to proceed to the Planning Board.

Respectfully submitted,
Martin Husslage



By: R. Timothy Phoenix
Monica F. Kieser

LEGEND:

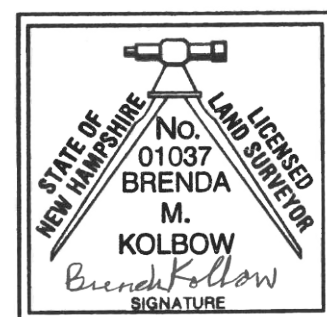
MAP 137 LOT 11	ASSESSORS MAP AND LOT NUMBER
B.G.	BELOW GRADE
BK. PG.	BOOK / PAGE
CLDI	CEMENT-MORTAR LINED DUCTILE IRON
EL.	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
GM	GAS METER
GV	GAS VALVE
IRF	IRON ROD FOUND
N/F	NOW OR FORMERLY
PSNH	PUBLIC SERVICE COMPANY OF NH
PVC	POLYVINYL CHLORIDE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
TBM	TEMPORARY BENCH MARK
VGC	VERTICAL GRANITE CURB
VZ	VERIZON UTILITY COMPANY
WM	WATER METER
W	WATER LINE
S	SEWER LINE
OHU	OVERHEAD UTILITIES
16	EXISTING CONTOUR
□	STOCKADE FENCE
○	CONCRETE
▨	PAVEMENT
▨	CRUSHED STONE/GRAVEL
▨	BRICK
+	LANDSCAPED AREA

---	BOUNDARY LINE
---	APPROXIMATE ABUTTERS LINE
---	SETBACK LINE
D	DRAIN LINE
G	GAS LINE
W	WATER LINE
S	SEWER LINE
OHU	OVERHEAD UTILITIES
16	EXISTING CONTOUR
□	STOCKADE FENCE
○	CONCRETE
▨	PAVEMENT
▨	CRUSHED STONE/GRAVEL
▨	BRICK
+	LANDSCAPED AREA

PLAN REFERENCES:

- "HUNKING PENHALLOW & BENJ. PENHALLOW PLAN OF THE ROCK FIELD IN THE TOWN OF PORTSMOUTH DRAWN IN PART FROM ACTUAL SURVEY AND PARTLY FROM A PLAN OF MR. WILLIAM HART" BY BENJ. AKERMAN, DATED 1815. RCRD PLAN #00562.
- "CONSOLIDATION OF LOTS PORTSMOUTH, N.H. FOR LANGDON SQUARE ASSOCIATES" PREPARED BY FRANCIS J. BARRETT, DATED JUNE 27, 1980. RCRD PLAN C-10024.
- "CONDOMINIUM SITE PLAN PREPARED FOR HENRY FAMILY REVOCABLE TRUST HAROLD AND LINDA HENRY, TRUSTEES TAX MAP 138 LOT 45 235-245 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM" PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC. DATED OCTOBER 4, 2000. RCRD PLAN D-28786.
- "CONDOMINIUM SITE PLAN FOR JONATHON HOWARD MAP 138, LOT 30 PORTSMOUTH, NH" BY ALEX ROSS CIVIL/STRUCTURAL ENGINEERING SERVICES WITH REVISION 2 DATED NOV. 20, 2002. RCRD PLAN #D-30364.
- "EASEMENT PLAN FOR DAVID R. LEMIEUX & LANE CHENEY AND SUSIE STROUS CORNWALL STREET & MCDONOUGH STREET PORTSMOUTH, NEW HAMPSHIRE" BY DOUCET SURVEY, INC. DATED NOVEMBER 4, 2003. RCRD PLAN D-31220.
- "AS-BUILT CONDOMINIUM SITE PLAN FOR SEAPORT DEVELOPMENT LLC CORNWALL STREET PORTSMOUTH, NEW HAMPSHIRE" BY DOUCET SURVEY, INC. DATED DECEMBER 1, 2004. RCRD PLAN D-32250.
- "28 LANGDON STREET CONDOMINIUM ASSOCIATION SITE PLAN FOR PROPERTY AT 28 LANGDON STREET PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE OWNED BY IDEAS IN MOTION, LLC" BY NORTH EASTERLY SURVEYING, INC., DATED 9/10/07 WITH REVISION B DATED 9/26/07. RCRD PLAN #D-35045.
- "SUBDIVISION PLAN TAX MAP 138 - LOT 48 FOR CHINBURG DEVELOPMENT, LLC ON LAND OF JOHN L. AHLGREN & BESSIE PALMISCIANO LANGDON STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE" BY AMBIT ENGINEERING, INC. DATED NOVEMBER 2015 WITH REVISION 2 DATED FEBRUARY 26, 2016. RCRD PLAN D-39522.
- "TAX MAP 138 LOT 29 STANDARD BOUNDARY SURVEY 47 LANGDON STREET PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM OWNED BY CHRISTOPHER J. WILSON & LAUREL VALCHUIS" BY TFM MSC A DIVISION OF TFMORAN, INC. DATED OCTOBER 14, 2016. RCRD PLAN D-39788.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN MARCH 2021. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



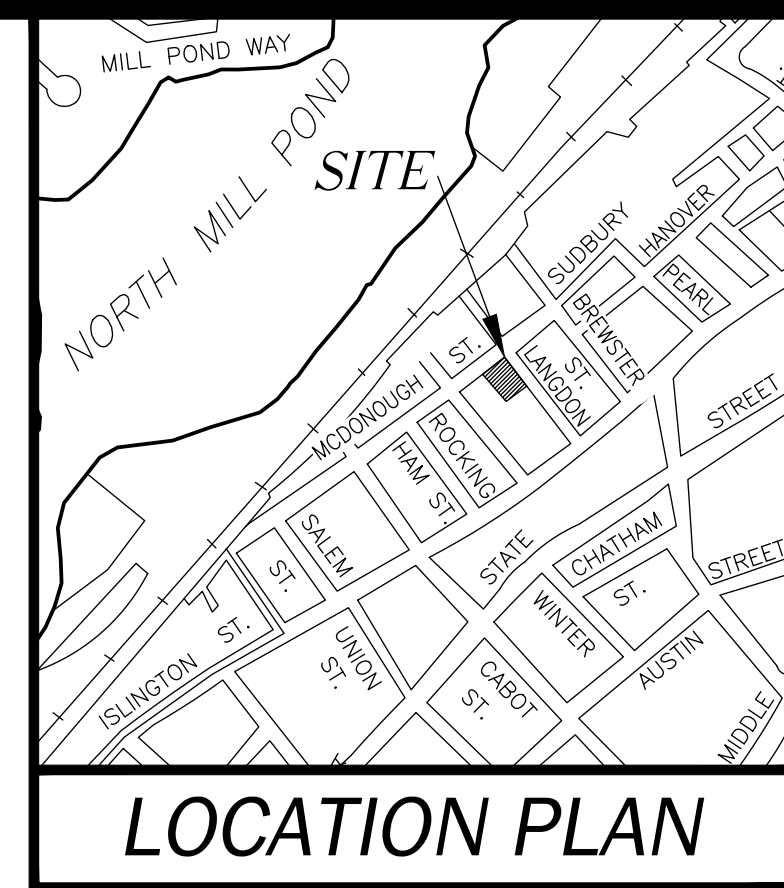
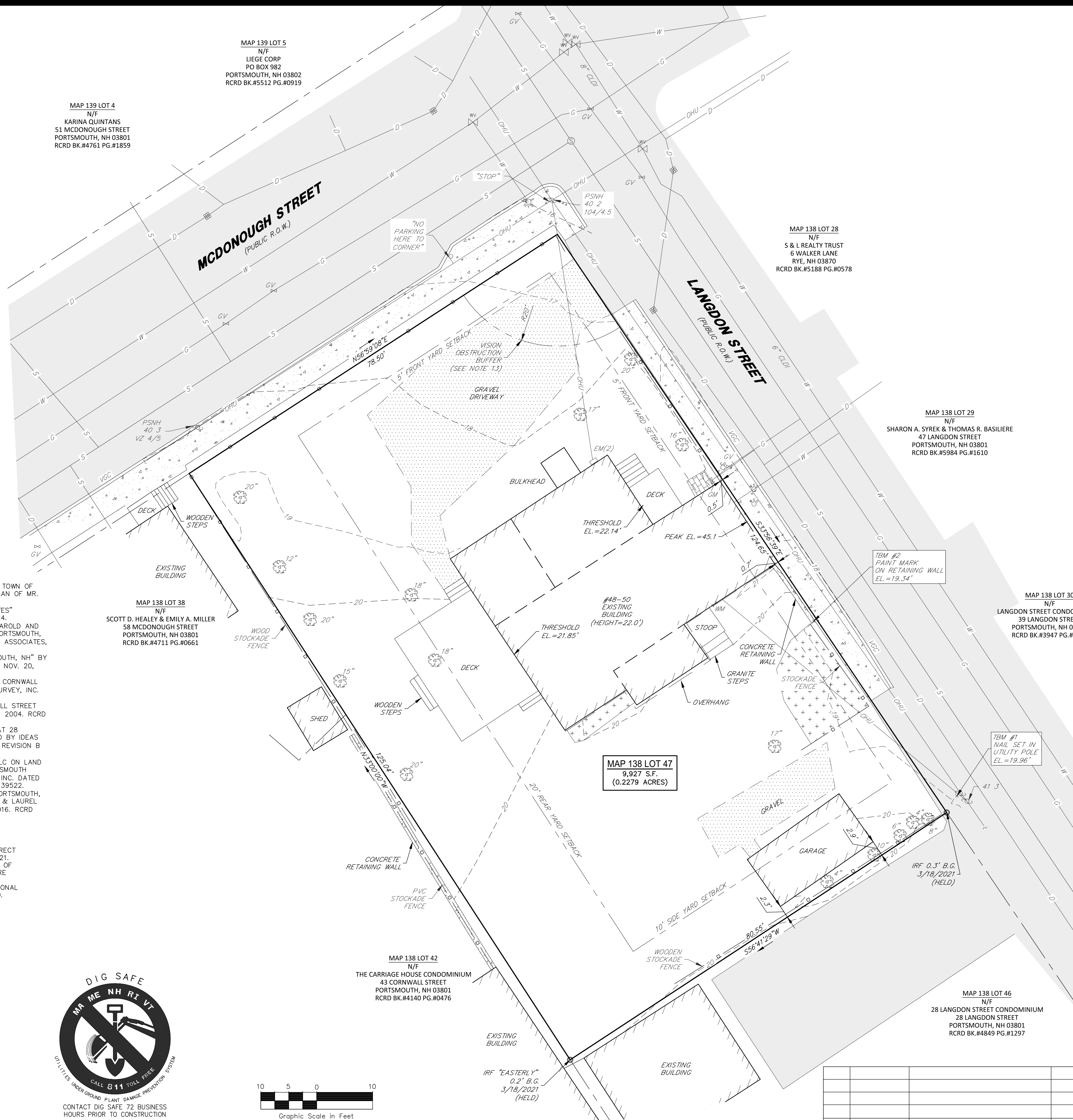
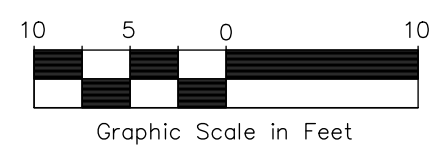
LICENSED LAND SURVEYOR DATE 2024-09-18

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

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



NOTES:

- THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE C (GRC) ZONING DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 47.
- THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATION FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 33015C0259F, VERSION 2.2.3.1 MAP REVISED JANUARY 29, 2021.
- OWNER OF RECORD:
MAP 138 LOT 47
MARTIN HUSSLAG
446 CENTRAL ROAD
RYE, NH 03870
RCRD BK.#5742 PG.#1401
- TOTAL PARCEL AREA:
MAP 138 LOT 47
9,927 S.F.
(0.2279 ACRES)
- DIMENSIONAL REQUIREMENTS: GRC
MINIMUM LOT DIMENSIONS: 3,500 S.F.
LOT AREA 3,500 S.F.
CONTINUOUS STREET FRONTAGE 70'
DEPTH 50'
MINIMUM YARD DIMENSIONS: 5'
FRONT 5'
SIDE 10'
REAR 20'
MAXIMUM STRUCTURE DIMENSIONS:
STRUCTURE HEIGHT 35'
ROOF APPURTENANCE HEIGHT 8'
BUILDING COVERAGE 35%
MINIMUM OPEN SPACE: 20%
PER THE CITY OF PORTSMOUTH, NEW HAMPSHIRE ZONING ORDINANCE, SECTION 10.521.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING SITE FEATURES OF MAP 138 LOT 47.
- FIELD SURVEY COMPLETED BY TCE IN MARCH 2021 USING A USING A LEICA TS-16 AND CARLSON RT-4 DATA COLLECTOR.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THIS PARCEL IS SUBJECT TO THE CITY OF PORTSMOUTH ZONING ORDINANCE ARTICLE 5 SECTION 10.516.30 "CORNER OF LOT VISION OBSTRUCTION" THAT REQUIRES ON A CORNER LOT NO STRUCTURE, ACCESSORY STRUCTURE, LANDSCAPING, OR SCREENING WHICH OBSTRUCTS VISIBILITY SHALL BE ERRECTED OR MAINTAINED BETWEEN THE HEIGHTS OF 2.5 AND 10 FEET ABOVE THE EDGE OF PAVEMENT GRADES WITHIN 20 FEET FROM THE INTERSECTION OF STREET SIDELINES.

EXHIBIT 1

MAP 138 LOT 47
EXISTING CONDITIONS PLAN
HUSSLAG
48-50 LANGDON STREET
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
MARTIN HUSSLAG

SCALE: 1" = 10' (22x34)
1" = 20' (11x17)

NOVEMBER 30, 2021

Seacoast Division
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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

TFM

FILE	47229-01	DR	M/P	FB	573
		CK	BK	CADFILE	

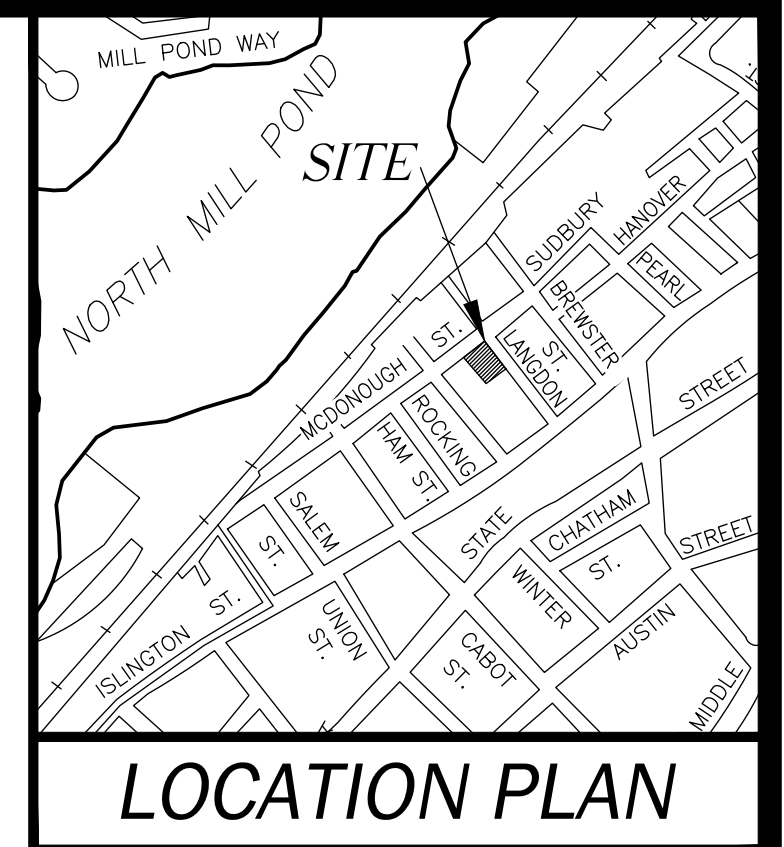
REV.	DATE	DESCRIPTION	DR	CK

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Dec 24, 2024 - 8:54am
F:\MSC Projects\47229-01 - Portsmouth St - Portsmouth\47229-01 - Husslage - 48_50 Langdon St\Design\Concepts\47229-01 Conceptual Site Plan.dwg

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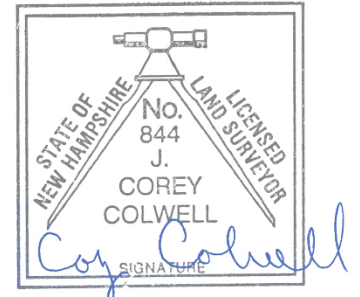
- MAP 137 LOT 11**
 B.G. ASSESSORS MAP AND LOT NUMBER
 BK. PG. BELOW GRADE BOOK / PAGE
 EL. ELEVATION
 EM. ELECTRIC METER
 EP. EDGE OF PAVEMENT
 GM. GAS METER
 IRF. IRON ROD FOUND
 N/F. NOW OR FORMERLY
 PSNH. PUBLIC SERVICE COMPANY OF NH
 PVC. POLYVINYL CHLORIDE
 RCRD. ROCKINGHAM COUNTY REGISTRY OF DEEDS
 R.O.W. RIGHT OF WAY
 S.F. SQUARE FEET
 VGC. VERTICAL GRANITE CURB
 WM. WATER METER
 IRON PIN/ROD FOUND
 CATCH BASIN
 GAS VALVE
 WATER VALVE
 SEWER MANHOLE
 HYDRANT
 UTILITY POLE
 SEWER CLEAN OUT
 SIGN POLE
 DECIDUOUS TREE
 WATER SHUT OFF
 BOUNDARY LINE
 APPROXIMATE ABUTTERS LINE
 SETBACK LINE
 DRAIN LINE
 GAS LINE
 WATER LINE
 SEWER LINE
 OVERHEAD UTILITIES
 STOCKADE FENCE
 CONCRETE
 PAVEMENT
 LANDSCAPE AREA



NOTES:

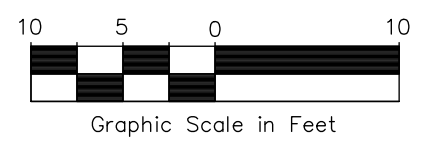
- THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE C (GRC) ZONING DISTRICT.
 - THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 47.
 - THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATION FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 33015C0259F, VERSION 2.2.3.1 MAP REVISED JANUARY 29, 2021.
 - OWNER OF RECORD:
 MAP 138 LOT 47
 MARTIN HUSSLAGE
 446 CENTRAL ROAD
 RYE, NH 03870
 RCRD BK.#5742 PG.#1401
 - TOTAL PARCEL AREA:
 MAP 138 LOT 47
 9,927 S.F.
 (0.2279 ACRES)
 - DIMENSIONAL REQUIREMENTS: GRC
- | LOT AREA | REQUIRED: 3,500 SF | PROPOSED: LOT "A": 5,664 SF | PROPOSED: LOT "B": 4,264 SF |
|-------------------------------|--------------------|-----------------------------|-----------------------------|
| MINIMUM LOT DIMENSIONS: | | | |
| LOT AREA PER DWELLING UNIT | 3,500 SF | 2,832 SF* | 4,264 SF |
| CONTINUOUS STREET FRONTAGE | 70' | 70.6' LANGDON ST. | 54' LANGDON ST. |
| DEPTH | 50' | 79.4' | 78.5' MCDONOUGH ST. |
| MINIMUM YARD DIMENSIONS: | | | |
| FRONT | 5' | 15.9' LANGDON ST. | 8.0' LANGDON ST. |
| SIDE | 10' | 17.7' | 11.0' MCDONOUGH ST. |
| REAR | 20' | 20.7' | 20.3' |
| MAXIMUM STRUCTURE DIMENSIONS: | | | |
| BUILDING HEIGHT | 35' | 32.7' | 29.6' |
| ROOF APPURTENANCE HEIGHT | 8' | <8' | <8' |
| BUILDING COVERAGE | 35% | 22.2% | 34.9% |
| MINIMUM OPEN SPACE: | 20% | 66.7% | 53.6% |
- *VARIANCE REQUIRED PER THE CITY OF PORTSMOUTH, NEW HAMPSHIRE ZONING ORDINANCE, SECTION 10.521.
 - THE PURPOSE OF THIS PLAN IS TO CONCEPTUALLY SHOW A 2 LOT SUBDIVISION ON MAP 138 LOT 47, AND POTENTIAL RESIDENTIAL BUILDINGS ON EACH LOT.
 - FIELD SURVEY COMPLETED BY TCE IN MARCH 2021 AND JUNE 2024 USING A LEICA TS-16 AND CARLSON RT-4 DATA COLLECTOR.
 - HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
 - THIS PARCEL IS SUBJECT TO THE CITY OF PORTSMOUTH ZONING ORDINANCE ARTICLE 5 SECTION 10.516.30 "CORNER OF LOT VISION OBSTRUCTION" THAT REQUIRES ON A CORNER LOT NO STRUCTURE, ACCESSORY STRUCTURE, LANDSCAPING, OR SCREENING WHICH OBSTRUCTS VISIBILITY SHALL BE ERRECTED OR MAINTAINED BETWEEN THE HEIGHTS OF 2.5 AND 10 FEET ABOVE THE EDGE OF PAVEMENT GRADES WITHIN 20 FEET FROM THE INTERSECTION OF STREET SIDELINES.

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24): I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JULY-SEPTEMBER 2024. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



12/24/2024
DATE

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MAP 138 LOT 47
CONCEPTUAL SUBDIVISION/PROPOSED CONDITIONS PLAN
 48-50 LANGDON STREET
 PORTSMOUTH, NEW HAMPSHIRE
 COUNTY OF ROCKINGHAM
 OWNED BY
MARTIN HUSSLAGE
 SCALE: 1" = 10' (22x34)
 1" = 20' (11x17)
 DECEMBER 24, 2024

Seacoast Division
TFM
 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists
 170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.tfmoran.com

FILE	47229-01	DR	RJB	FB	573
		CK	JCC	CADFILE	SEE MARGIN

REV.	DATE	DESCRIPTION	DR	CK

QUOTE IS FOR ONE LIVING UNIT

EXHIBIT 2



FRONT ELEVATION

NOTE — ACTUAL HOUSE MAY VARY FROM ELEVATION NICKL 7/14/2017 2:39:26 PM

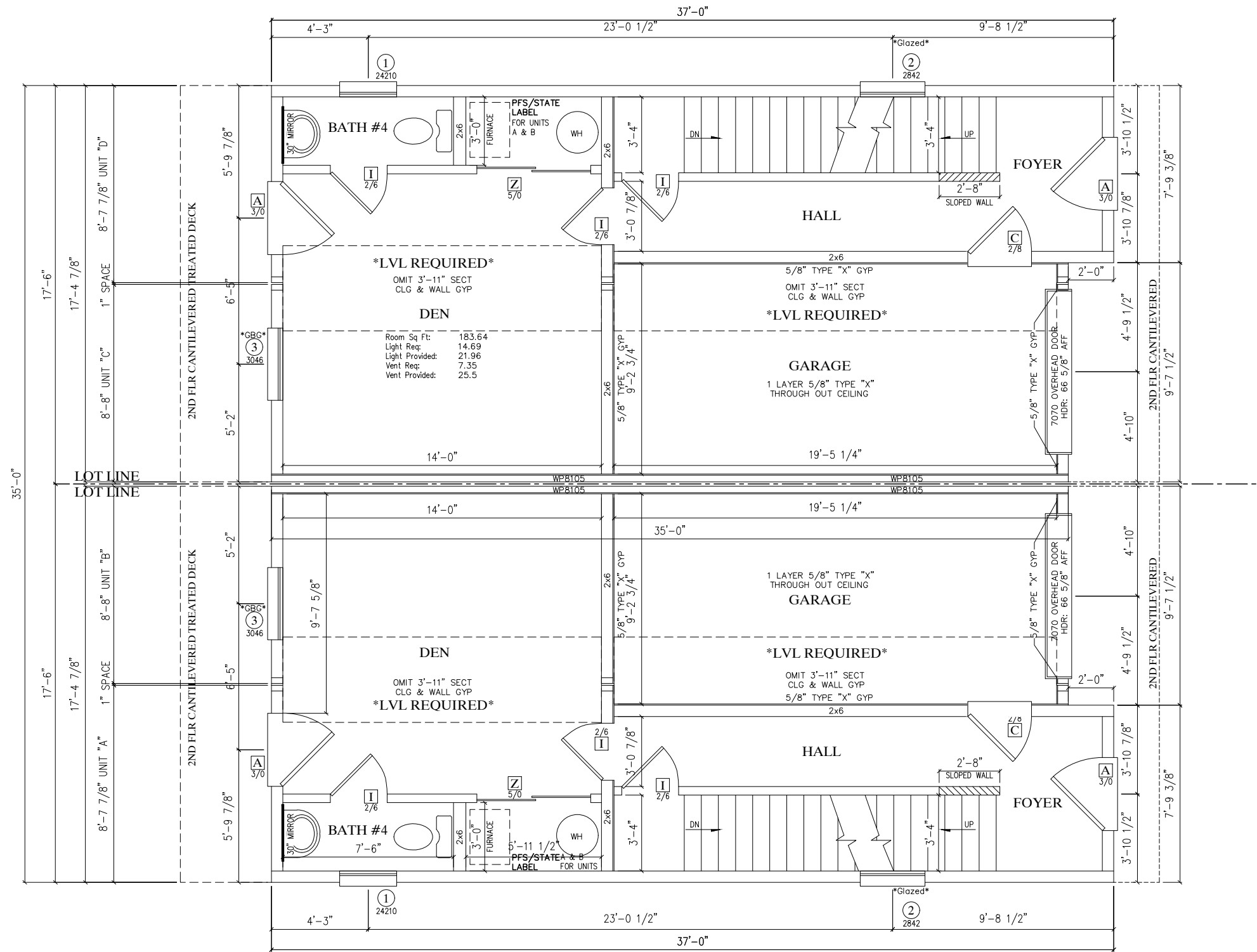
CEILING 8'-0"
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PAGE:	DATE:	3/3/2010	DRAWN BY:	KMC	STATUS:	PRINT REQUEST	BUILDER:	JACOB NOBLE	CUSTOMER:	JACOB NOBLE						
		6/18/10	NCL		REVISIONS		CITY:	PHILADELPHIA	COUNTY:	PHILADELPHIA						
							WIND SPEED:	90	3	SECOND	GUST	20	SNOW LOAD:	20	SQ. FT.:	1979
							ORDER NO.:	SERIAL NO.:	FILE NO.:	ORDER #	SERIAL #	STANDARD #	16 (PINE MEADOW)			

1839 — TOWNHOUSE
 FRONT ELEVATION

Custom Building Systems LLC
 200 Custom Ave.
 Middleburg, PA 17842
 (888) 553-1414
 www.custombuildingsystems.net

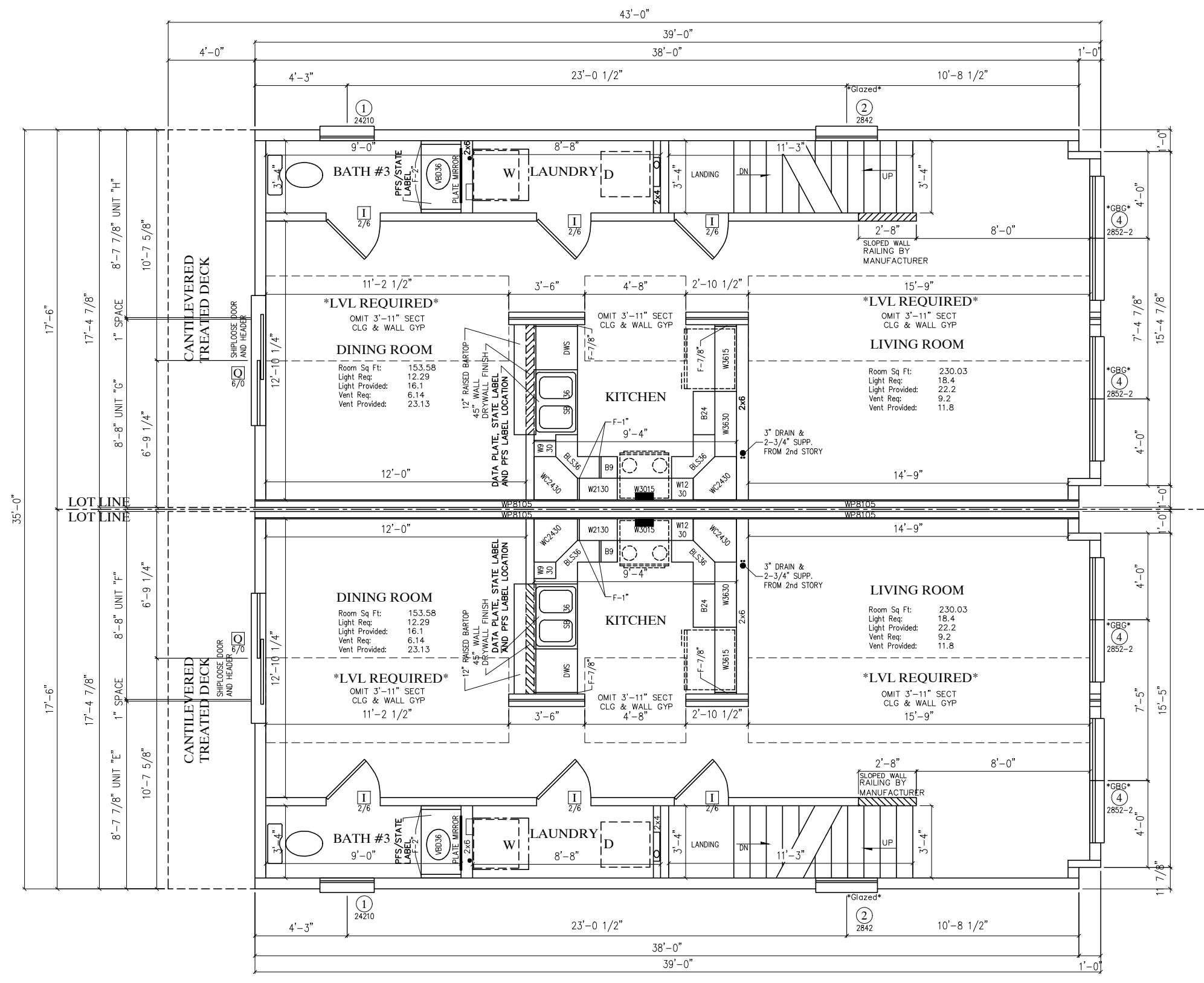


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NOTES: 1.* - DENOTES ADDITIONAL COLUMN IN BASEMENT
 2. 2X6 EXTERIOR WALLS 16" O.C.
 3. 2X3 MARRIAGE WALLS 16" O.C.
 4. 8'-0" CLG.

5. STAIRS TO BE 8 1/4" RISERS AND 9" TREADS.
 6.
 7.
 8.
 9.
 10.
 11.
 12.

DATE:	3/3/2010	DRAWN BY:	KMC	STATUS:	PRINT REQUEST	CUSTOMER:	JACOB NOBLE
	6/18/10		NCL		REVISIONS		JACOB NOBLE
PAGE:						BUILDER:	JACOB NOBLE
							JACOB NOBLE
1839-TOWNHOUSE 1st STORY FLOOR PLAN				CITY: PHILADELPHIA COUNTY: PHILADELPHIA STATE: PA			
Custom Building Systems LLC 200 Custom Ave Middletown, PA 17842 (888) 553-1414 www.custombuildingsystems.net				WIND SPEED: 90 3 SECOND GUST FILE NO. 20			
				SNOW LOAD: 20			
				ORDER # SERIAL # STANDARD 16 (PINE MEADOW)			



- NOTES: 1.* - DENOTES ADDITIONAL COLUMN IN BASEMENT
 2. 2X6 EXTERIOR WALLS 16" O.C.
 3. 2X3 MARRIAGE WALLS 16" O.C.
 4. 8'-0" CLG.

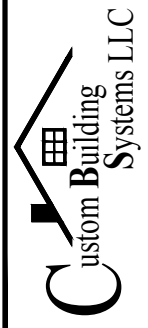
5.
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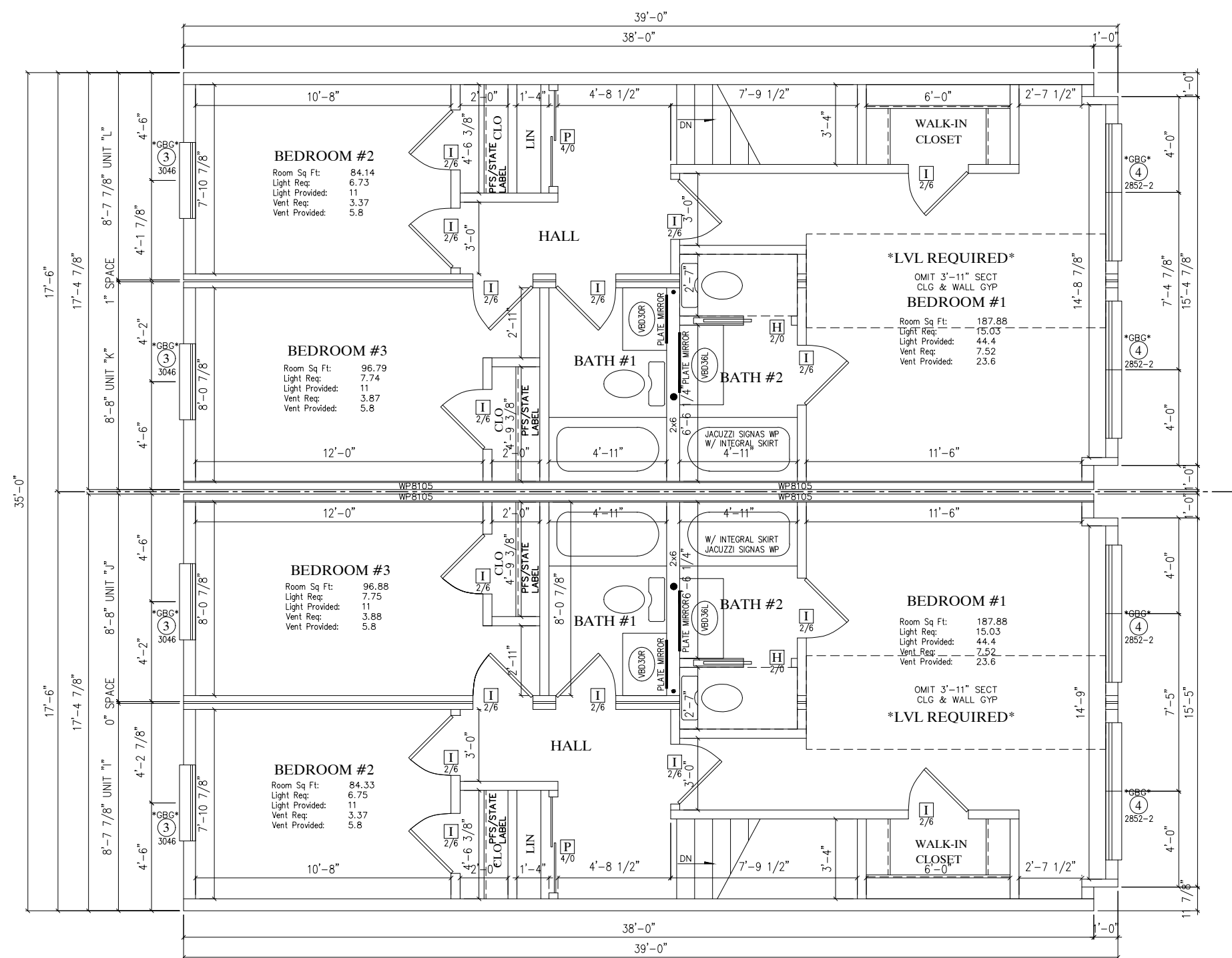
NICKL 7/14/2017 2:39:26 PM

DATE:	3/3/2010	DRAWN BY:	KMC	STATUS:	PRINT REQUEST	CUSTOMER:	JACOB NOBLE
	6/18/10		NCL		REVISIONS		JACOB NOBLE
PAGE:						CITY:	PHILADELPHIA
						COUNTY:	PHILADELPHIA
						WIND SPEED:	90
						SNOW LOAD:	20
						ORDER NO.:	90 3 SECOND GUST
						FILE NO.:	STANDARD 16 (PINE MEADOW)
						ORDER #:	
						SERIAL #:	
						SQ. FT.:	1979

1839-TOWNHOUSE
2nd STORY FLOOR PLAN

Custom Building Systems LLC
 200 Custom Ave.
 Middleburg, PA 17842
 (888) 553-1414
 www.custombuildingsystems.net





BUILDER	JACOB NOBLE	CUSTOMER	JACOB NOBLE
CITY	PHILADELPHIA	COUNTY	PHILADELPHIA
STATE	PA	SNOW LOAD	20
ORDER NO.	90 3 SECOND GUST	FILE NO.	1979
SERIAL NO.		SERIAL #	STANDARD 16 (PINE MEADOW)

1839-TOWNHOUSE
3rd STORY FLOOR PLAN

Custom Building Systems LLC
 200 Custom Ave.
 Middleburg, PA 17842
 (888) 553-1414
 www.custombuildingsystems.net

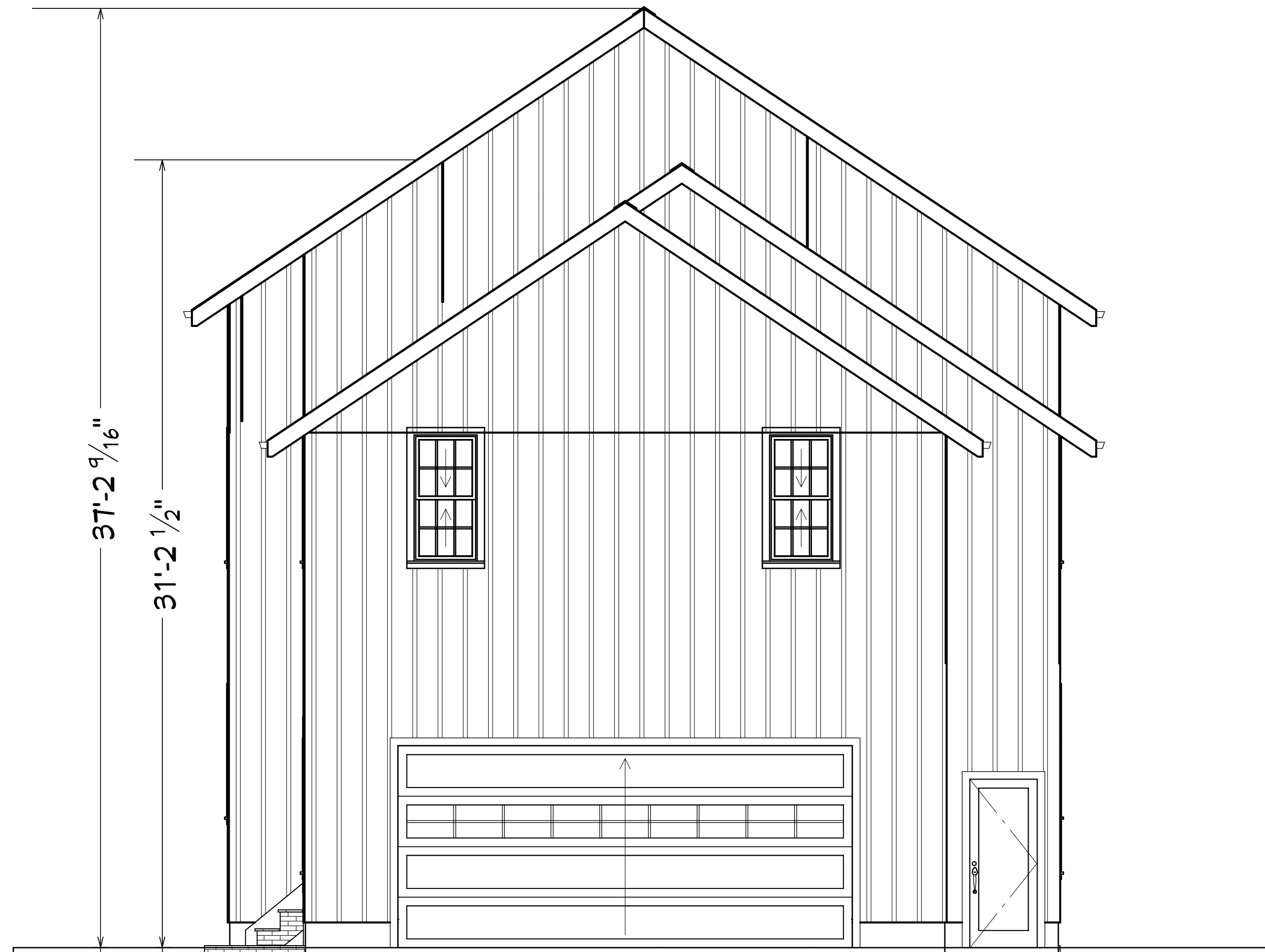
DATE:	3/3/2010	DRAWN BY:	KMC	STATUS:	PRINT REQUEST
	6/18/10		NCL		REVISIONS

PAGE:	
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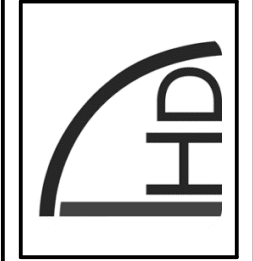
NOTES: 1.* - DENOTES ADDITIONAL COLUMN IN BASEMENT
 2. 2X6 EXTERIOR WALLS 16" O.C.
 3. 2X3 MARRIAGE WALLS 16" O.C.
 4. 8'-0" CLG.

- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.

EXHIBIT 3



Front Elevation



NO.	DESCRIPTION	BY	DATE
1	Town Review	MH	8/8/2024

SHEET TITLE:
Front Elevation

PROJECT DESCRIPTION:
48/50 Langdon Street Lot B
Single Family w ADU

DRAWINGS PROVIDED BY:
Home Designer Pro

DATE:
12/11/2024

SCALE:
1/4" = 1"

SHEET:
A-1



NO.	DESCRIPTION	BY	DATE
1	Town Review	MH	8/8/2024

SHEET TITLE:
First Floor

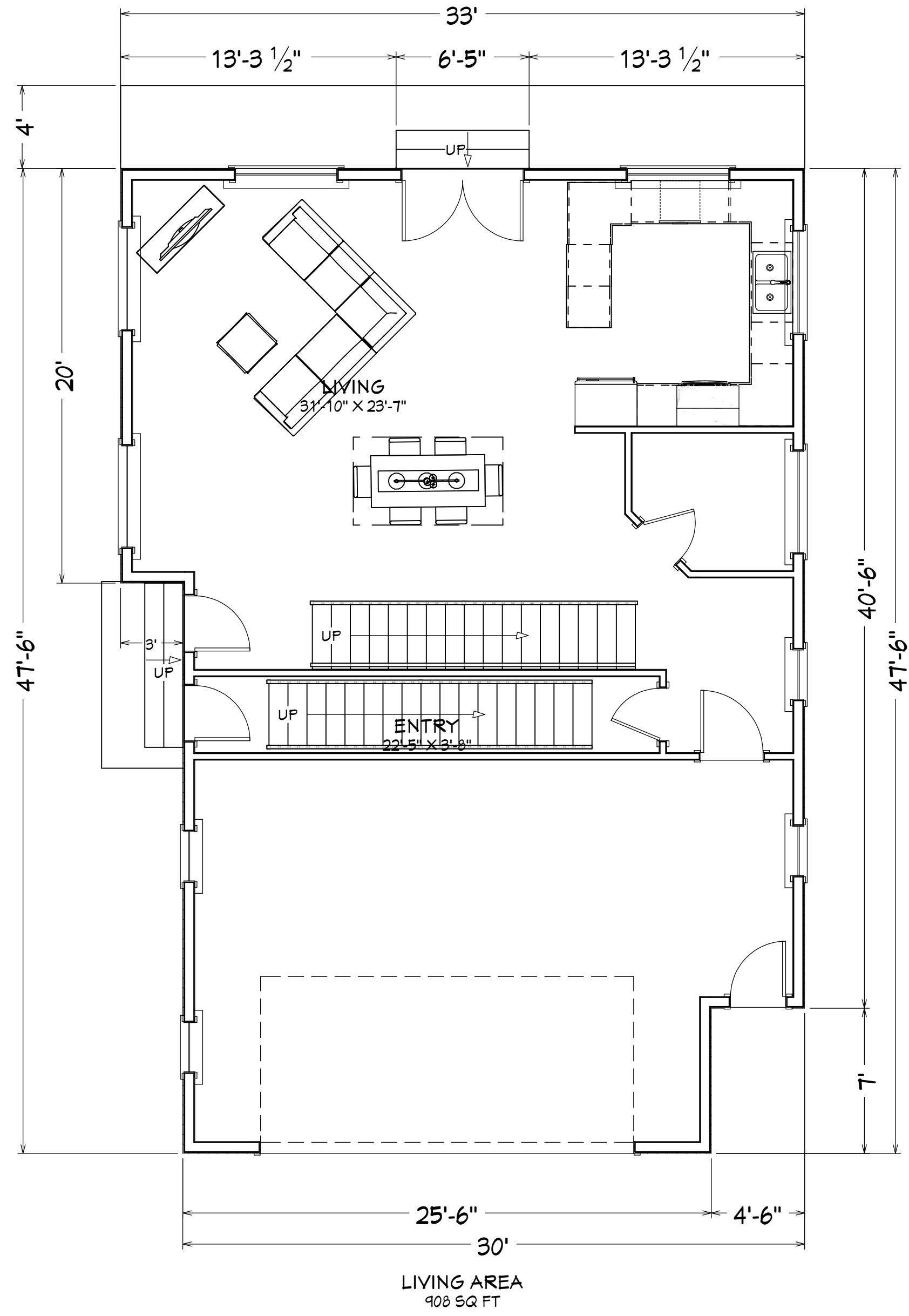
PROJECT DESCRIPTION:
48/50 Langdon Street Lot B
Single Family w ADU

DRAWINGS PROVIDED BY:
Home Designer Pro

DATE:
12/11/2024

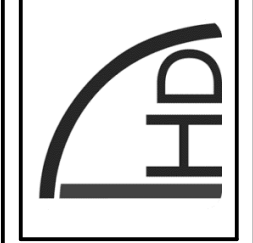
SCALE:
1/5" = 1"

SHEET:
A-2



First Floor

11:00 AM 12/11/2024



NO.	DESCRIPTION	BY	DATE
1	Town Review	MH	8/8/2024

SHEET TITLE:
Second Floor

PROJECT DESCRIPTION:
48/50 Langdon Street Lot B
Single Family w ADU

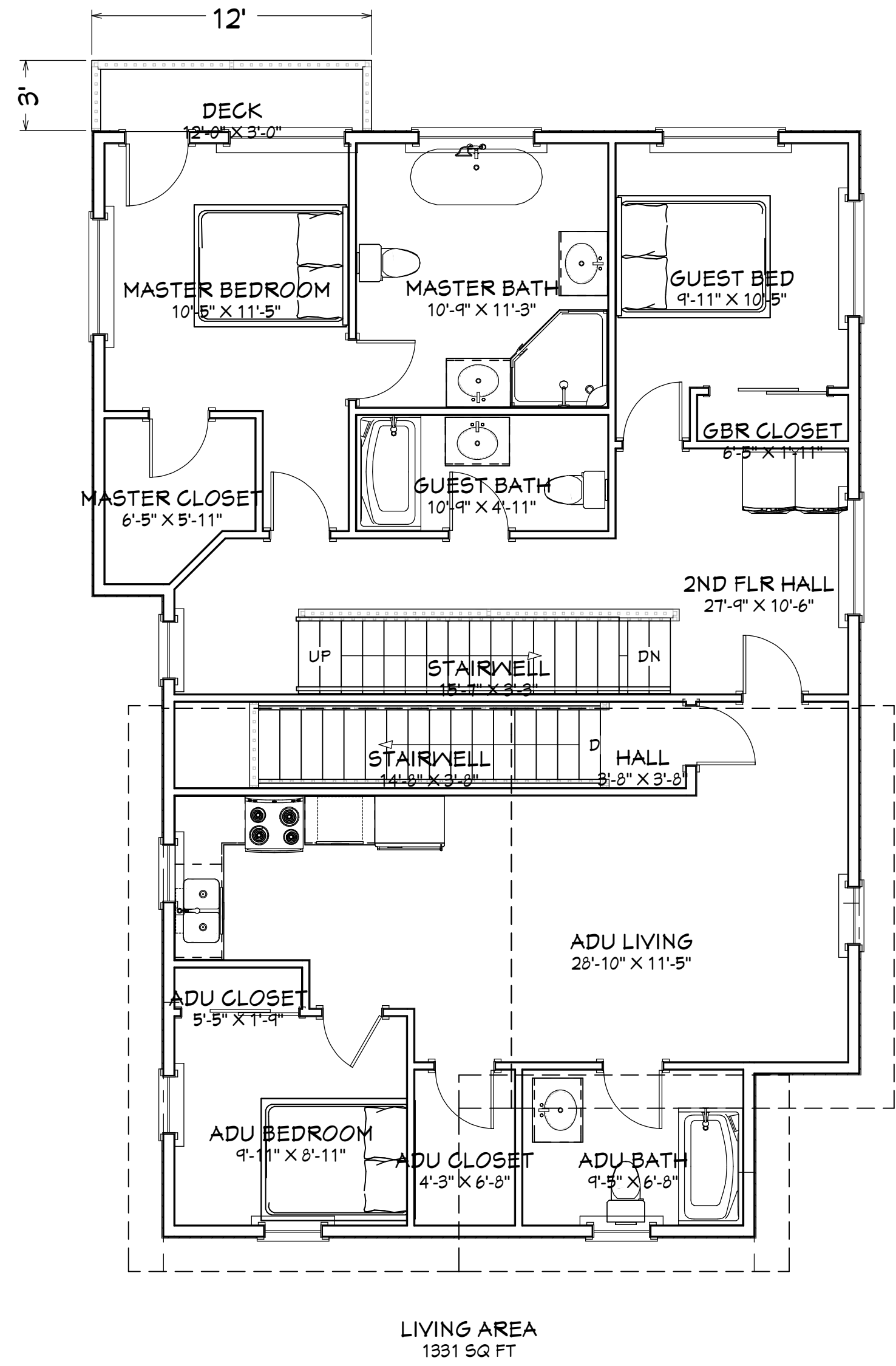
DRAWINGS PROVIDED BY:
Home Designer Pro

DATE:
12/11/2024

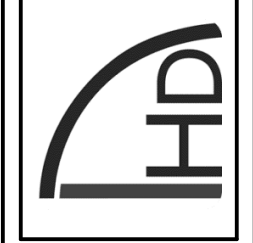
SCALE:
1/5" = 1"

SHEET:

A-3



Second Floor



NO.	DESCRIPTION	BY	DATE
1	Town Review	MH	8/8/2024

SHEET TITLE:
Third Floor

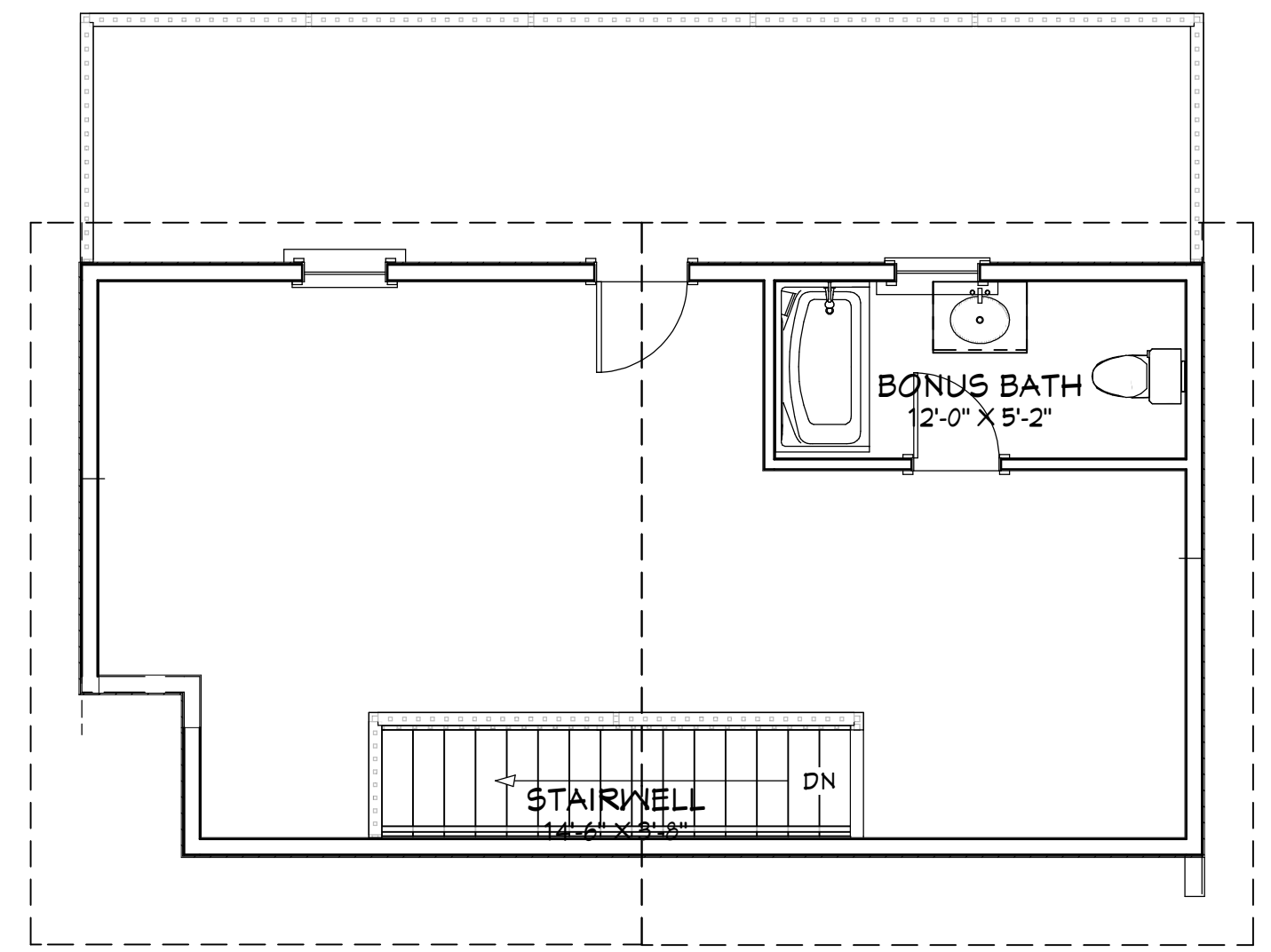
PROJECT DESCRIPTION:
48/50 Langdon Street Lot B
Single Family w ADU

DRAWINGS PROVIDED BY:
Home Designer Pro

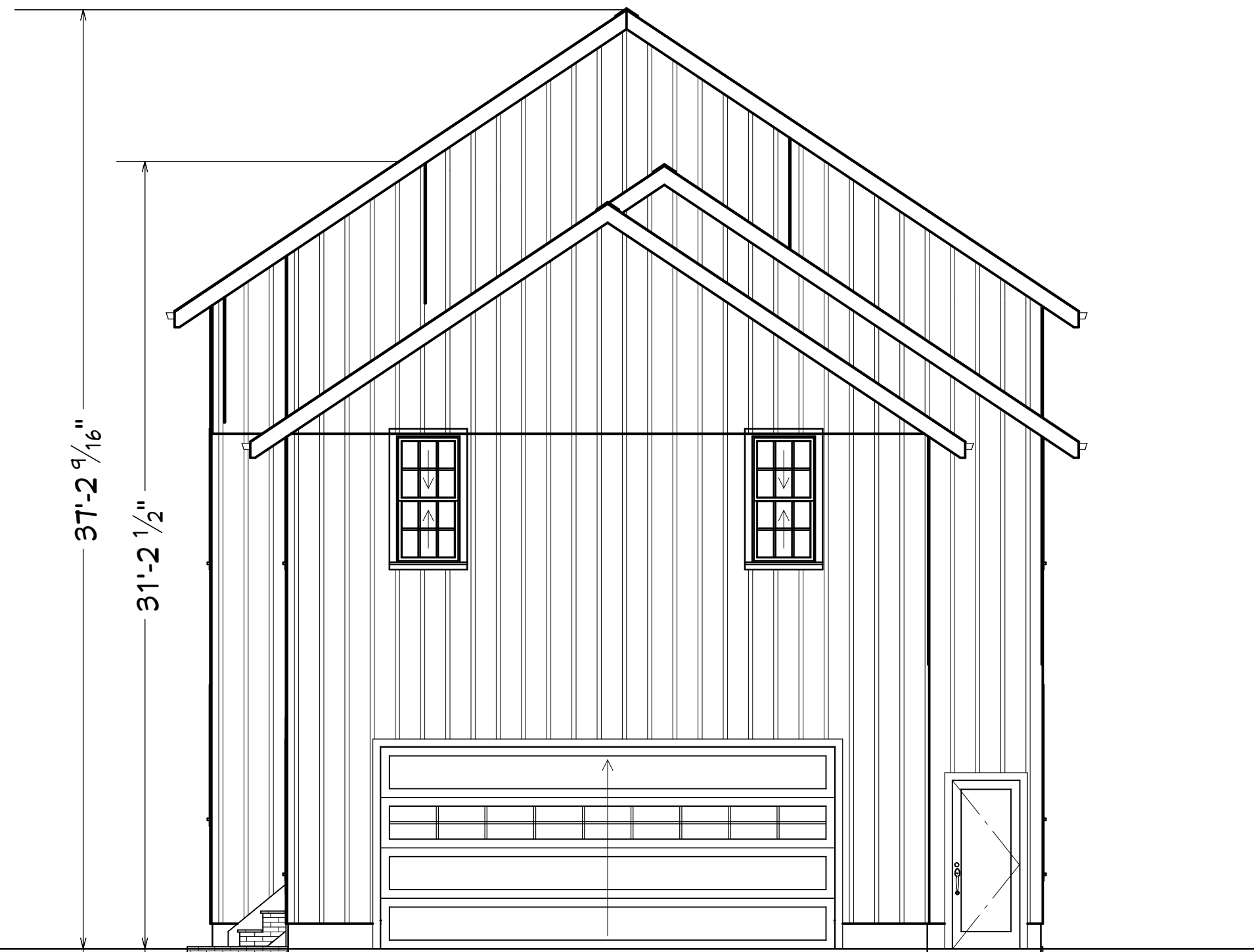
DATE:
12/11/2024

SCALE:
1/5" = 1"

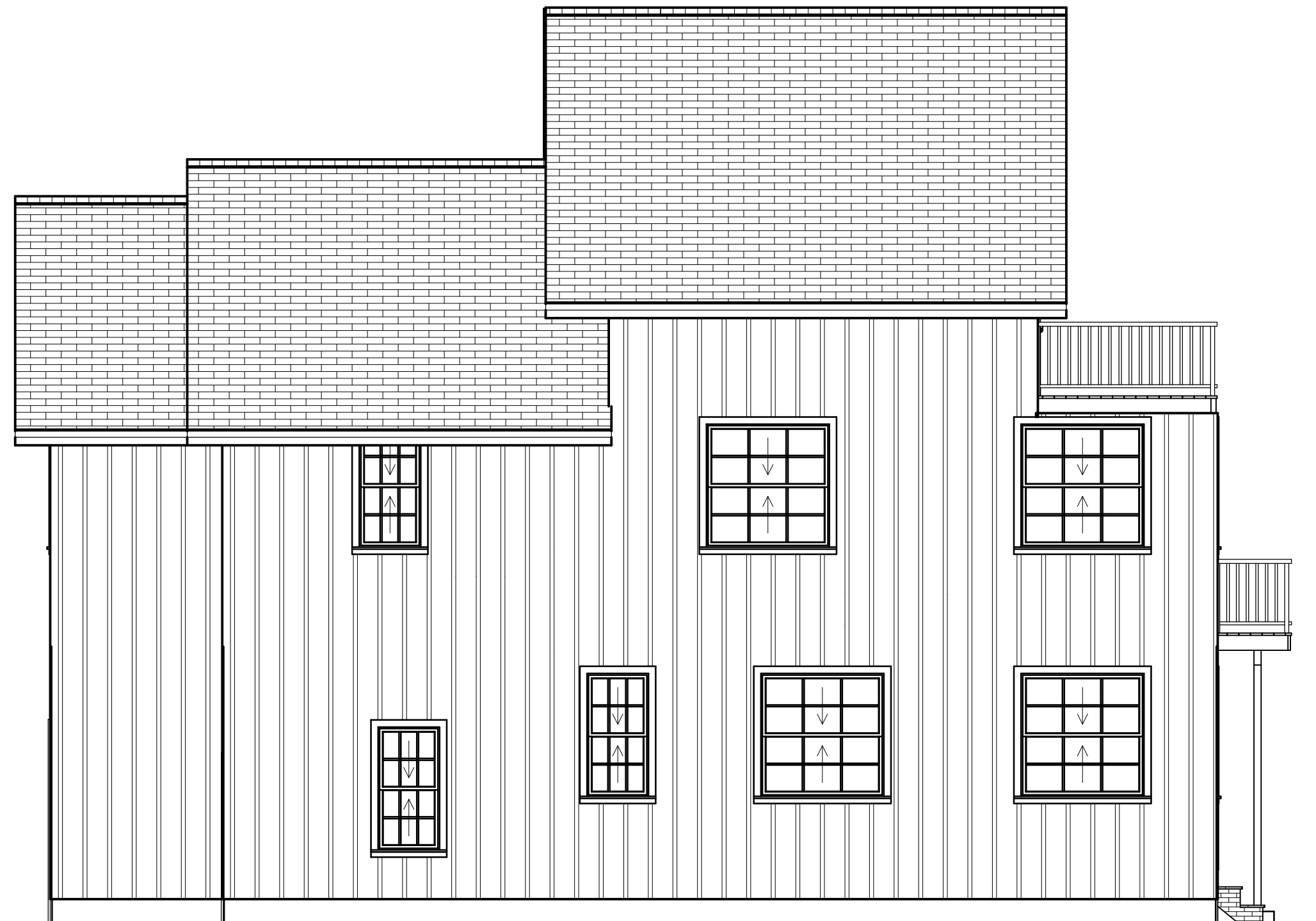
SHEET:
A-4



Third Floor



Front Elevation



Right Elevation



Back Elevation



Left Elevation



NO.	DESCRIPTION	BY	DATE
1	Town Review	MH	8/8/2024

SHEET TITLE:
Building Elevations

PROJECT DESCRIPTION:
48/50 Langdon Street Lot B
Single Family w ADU

DRAWINGS PROVIDED BY:
Home Designer Pro

DATE:
12/11/2024

SCALE:
1/5" = 1"

SHEET:
A-5

Google Maps 48 Langdon St



Imagery ©2024 Google, Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 50 ft

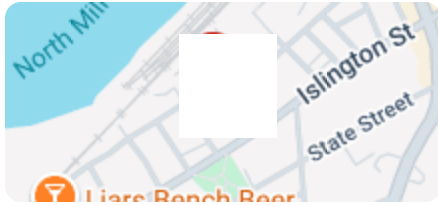
EXHIBIT 4

Google Maps 50 Langdon St

Portsmouth, New Hampshire
Google Street View
Sep 2019 [See more dates](#)



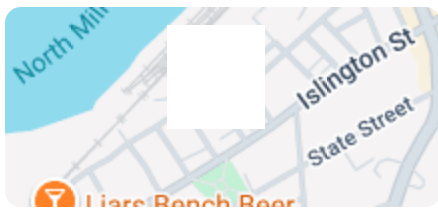
Image capture: Sep 2019 © 2024 Google

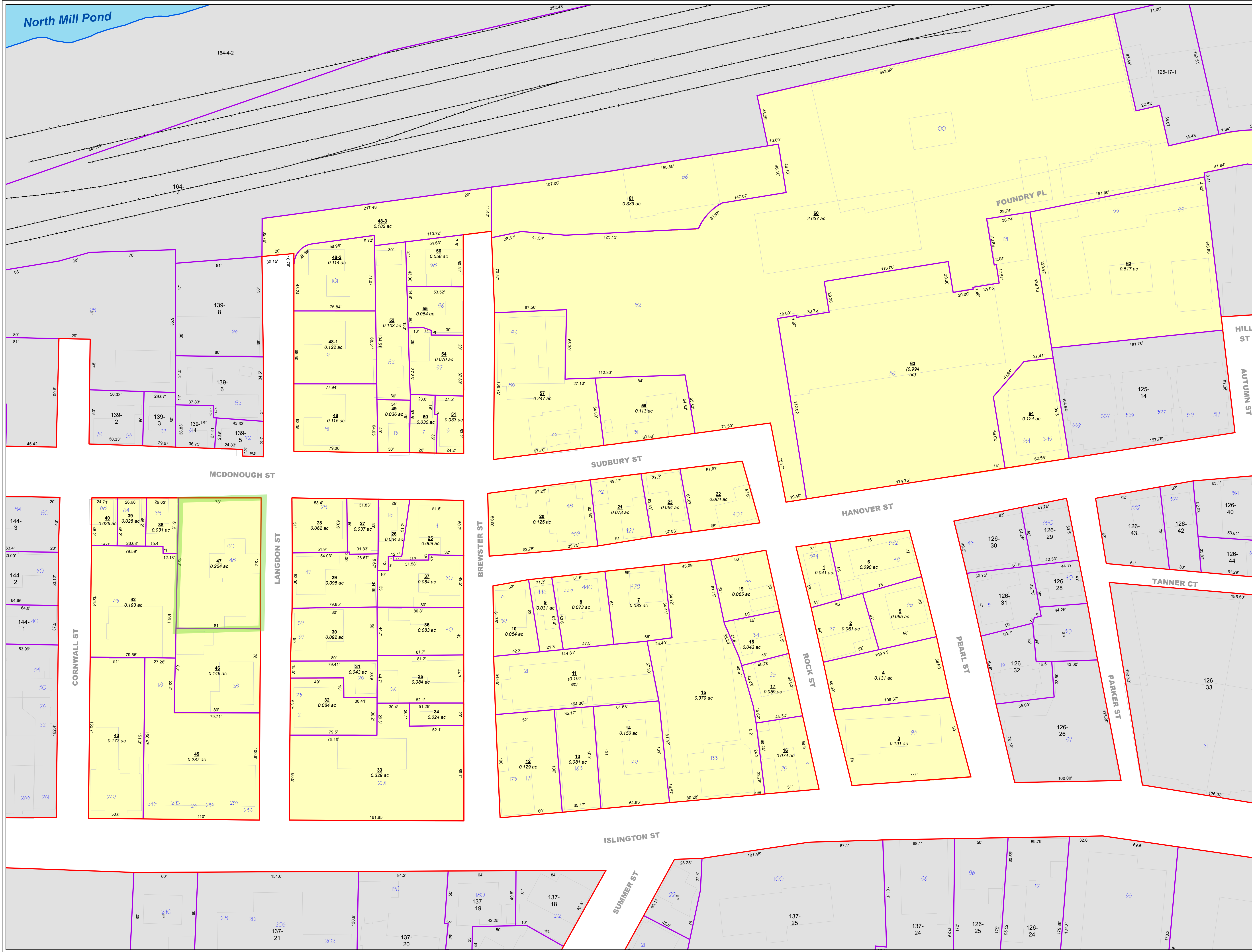


Google Maps 50 Langdon St



Image capture: Sep 2019 © 2024 Google





Partial Legend
 See the cover sheet for the complete legend.

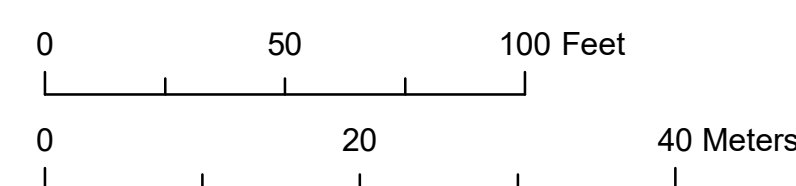
- 7-5A** Lot or lot-unit number
- 2.56 ac Parcel area in acres (ac) or square feet (sf)
- Address number
- 233-137 Parcel number from a neighboring map
- 68' Parcel line dimension
- Street name

SIMS AVE
 Street name

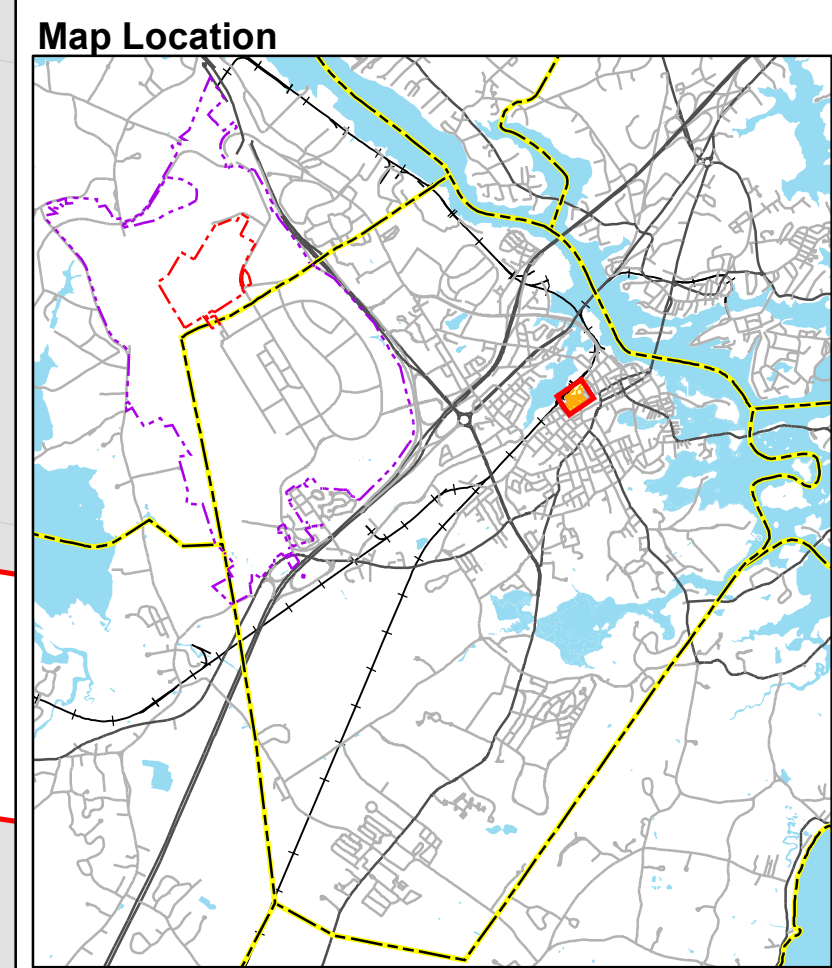
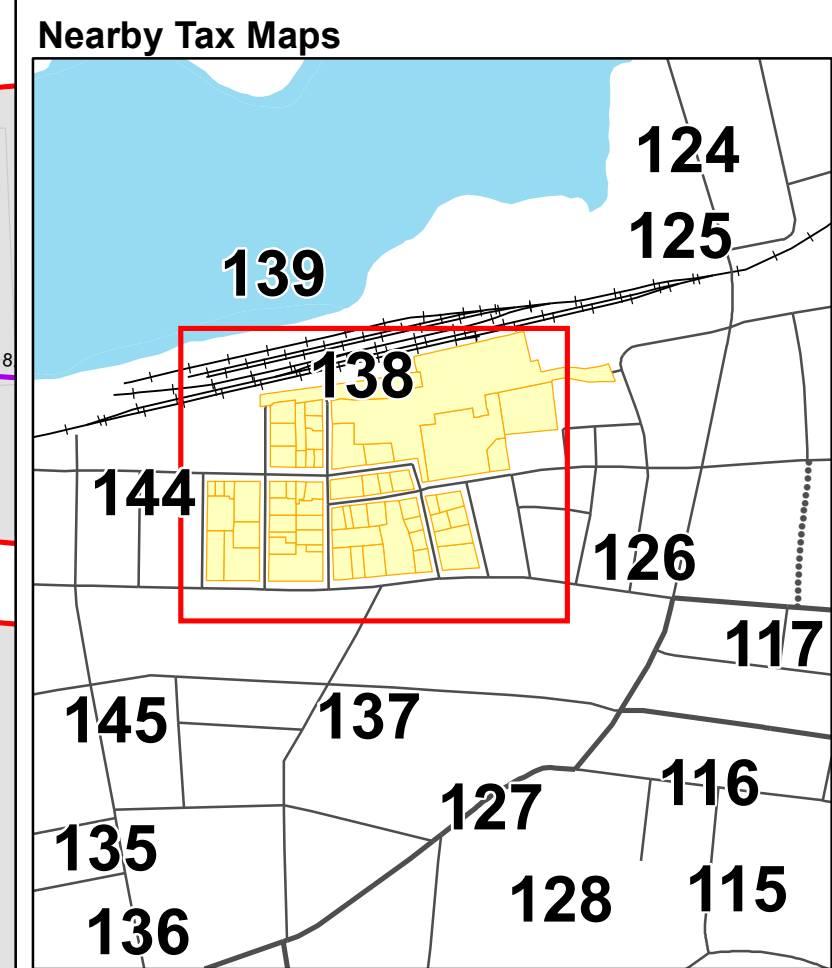
- Parcel/Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structure (1994 data)

- Parcel covered by this map
- Parcel from a neighboring map (see other map for current status)

EXHIBIT 5



This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.



Portsmouth, New Hampshire
 2023
Tax Map 138

2025-01-09
TFMoran Inc.
Project#: 47229-03 Huslage
*Coverage Calcs

BUILDING COVERAGE CALCS.

- LOT A BUILDING AREA= 1,257
- LOT A SF=5,664
- BUILDING COVERAGE= $1,257/5,664=22.2\%$

- LOT B BUILDING AREA= 1,453
- LOT B BUILDING COVERAGE (2ND STORY DECK+HOUSE)=1489.5
- LOT B SF=4,264
- BUILDING COVERAGE= $1,489.5/4,264=34.9\%$

OPEN SPACE BY LOT

- LOT A OPEN SPACE (GREEN AREA)= 3,778.946 SF
 - MIN OPEN SPACE= 66.72%

- LOT B OPEN SPACE (GREEN AREA)= 2286.6734 SF
 - MIN OPEN SPACE= 53.6%