

October 29, 2024

Portsmouth Board of Adjustment  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: ASC Special Exception Request**

To Whom It May Concern:

On behalf of the Applicant, Stonefish, LLC, Apex Design Build respectfully submits a request for a Special Exception to construct an Ambulatory Surgery Center at 100 Borthwick Ave, Portsmouth, NH 03801. This is an existing building which was formally utilized by NECU (now Lighthouse CU) for their prominent headquarters prior to relocating to Dover, NH. In October, the Board of Adjustment granted relief from Portsmouth Ordinances 10.232.20 and 10.233.20 for the Lot-Line Adjustment due to Liberty Mutual's existing parking lot being non-conforming.

This sale to Liberty Mutual allows Liberty Mutual to rightfully continue with the purchase of the portion of the parking lot they are currently utilizing via a Lease with NECU. As previously discussed, this is a parking lot which Liberty Mutual designed, engineered, and constructed previously. This aforementioned Lot-Line Adjustment leaves 100 Borthwick Ave with (284) Parking Spaces, which is substantially in excess of future needs for a building which houses Medical Offices, an Ambulatory Surgery Center, and Professional/Business Offices.

Sincerely,

Jeff Kilburg



Project Director

Encl: Application Material

**Addendum  
Stonefish, LLC  
100 Borthwick Ave  
Portsmouth, New Hampshire  
Parcel ID Lot 259-15**

**APPLICATION FOR SPECIAL EXCEPTION**

Stonefish, LLC (the “Applicant”) seeks a special exception pursuant to Section 10.440 (Table of Uses) Subsection 6.40, and Section 10.232.20 (Special Exception Standards) of the City of Portsmouth Zoning Ordinance (the “Ordinance”) to permit the construction and operation of an Ambulatory Surgical Center (“ASC”) at 100 Borthwick Ave (the “Property”). The Property is a 12.77-acre lot located in the Office Research (OR) District. The Property is presently improved by a bank building that the Applicant wishes to renovate and repurpose as a medical facility, with ±8,000 usable square feet dedicated to the ASC use, ±33,571 usable square feet for medical office use. Section 10.410 of the Ordinance states that the OR District is zoned “To provide for campus-style development of offices buildings, research and development facilities, and *complementary uses*.” (Emphasis added.) The proposed use of a portion of the building as an ASC clearly compliments the medical practices expected to operate within the building.

Pursuant to New Hampshire law, “a special exception is a use permitted upon certain conditions as set forth in a town’s zoning ordinance.” *New London Land Use Assoc. v. New London Zoning Board*, 130 N.H. 510, 517 (1988). “If the conditions for granting the special exception are met, the [zoning] board must grant it, although the board does have authority to place reasonable conditions on the granting of the exception.” *Geiss v. Bourassa*, 140 N.H. 629, 632 (1996) (citing 15 P. Loughlin, *New Hampshire Practice, Land Use Planning and Zoning* § 23.02, at 251–52 (2d ed. 1993)).

For the reasons set forth below, the Applicant’s proposal complies with each special exception criteria set forth in Section 10.232.20 of the Ordinance and the Applicant therefore respectfully requests that this Board grant the special exception.

**10.232.20 Special exceptions shall meet all of the following standards:**

**Requirement: 10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception;**

Applicant’s Response: Yes. Pursuant to Table of Use Regulations Subsection 6.40, ASC is allowed following receipt of a special exception in the OR District.

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

Applicant's Response: The proposed use will not pose a threat to the public regarding potential fire, explosion, or release of toxic materials. In fact, the proposed multi-specialty ASC will provide needed care to the residents of Portsmouth and the surrounding towns.

**Requirement: 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;**

Applicant's Response: The proposed ASC will not be detrimental to surrounding properties, nor will it change the character of the area. The use is complimentary to the existing uses, which is one of the proposed uses of the zone per the Ordinance. Recently, there were two other ASCs within this same corridor; however, one closed almost 18 months ago and the other closed at the beginning of 2024, leaving the surgeons operating at those ASCs unable to continue caring for patients in this area; they are currently operating outside of the city of Portsmouth at great distance from their practices. The proposal will benefit the public and neighborhood because of the ASC's physical proximity to patients, as well as the offices and practices of its intended users (other tenants within the building), as well as its geographical proximity to Portsmouth Regional Hospital (for patient safety).

**Requirement: 10.232.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;**

Applicant's Response: The Property will service a manageable level of scheduled patients at a well-designed and permitted location. The existing roadway infrastructure was designed to support several professional and industrial uses, including several healthcare facilities, and this proposal should have no negative impact on traffic in the area.

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

Applicant's Response: The Applicant's proposal will not require more municipal utility services than any other similarly sized professional use, and will not burden the local school district.

**Requirement: 10.232.26 No significant increase of stormwater runoff onto adjacent property or streets.**

Applicant's Response: The existing site will generally be maintained in its current configuration. A covered pickup/drop-off area will minimally add to the lot's impervious area, which the Applicant will offset by removing a corresponding amount of impervious surface and replacing it with greenspace. All existing parking lots will be maintained and utilized as is.

Should there be any questions regarding this application, please feel free to reach out to me directly at 630-596-3764 or [jeffk@apexdesignbuild.net](mailto:jeffk@apexdesignbuild.net).

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff K.", with a stylized flourish at the end.

Project Director

Encl: Application Materials



## **Authorization Form**

This Authorization Form (this “Authorization”), effective upon the date of signature below (the “Effective Date”), is by and among Northeast Credit Union dba Lighthouse Credit Union and its successors or assigns (“Lighthouse”), Apex Design Build (“Apex”) and Allen & Major Associates, Inc. (collectively with Apex, the “ATDG Borthwick Team”), to act as an agent on behalf of Lighthouse for the purposes and upon the limitations listed herein:

Effective upon the Effective Date, this Authorization, relative strictly to Lighthouse’s property located at 100 Borthwick Avenue, Portsmouth, New Hampshire 03801 (the “Property”) and the ATDG Borthwick Team’s ongoing project on behalf of ATDG, LLC at the Property (the “Project”), is limited to: 1) permitting and land use matters relative to the Project that are before governing boards, committees or other authority bodies or individuals authorized and acting on behalf of the City of Portsmouth, New Hampshire or the State of New Hampshire (collectively, the “Project Governmental Bodies”) and 2) authorizes the ATDG Borthwick Team to: a) apply for and sign permits and ancillary documents relative to the Project as needed from the Project Governmental Bodies and to b) speak with and appear before Project Governmental Bodies and individuals working on behalf of the same, as representative of Lighthouse in conjunction with the Project. This Authorization is contingent upon copy of all applications and submissions relative to the Project that are submitted to the Project Governmental Bodies being sent to Lighthouse, contemporaneously with or before their time of submission, as follows:

Lighthouse Credit Union

Attn: Lee Schafer, SVP, General Counsel & Chief Operating Officer

Via email to: [lschafer@lighthousecu.org](mailto:lschafer@lighthousecu.org) &

Neil Gordon, SVP & Chief Financial Officer

Via email to: [ngordon@lighthousecu.org](mailto:ngordon@lighthousecu.org)

With a copy to

Sheehan Phinney Bass & Green, PA

Attn: Eric T. Kilchenstein, Esq.

Via email to: [ekilchenstein@sheehan.com](mailto:ekilchenstein@sheehan.com)

This Authorization is fully revocable without cause and upon written notice from Lighthouse.

[Signature Page Follows]

Northeast Credit Union dba Lighthouse Credit Union

Neil Gordon

8/19/2024

By: Neil Gordon,  
Title: SVP and Chief Financial Officer  
Duly Authorized

Date:

[Signature Page to Authorization Form]

Ref: 10158

October 22, 2024

Mr. Jeff Kilburg  
Apex Design Build  
9550 West Higgins Road  
Suite 170  
Rosemont, IL 60018

Re: Trip Generation for Medical Office Building  
100 Borthwick Avenue  
Portsmouth, New Hampshire

Dear Mr. Kilburg:

Vanasse & Associates, Inc. (VAI) has identified the traffic generation associated with the proposed medical office building (hereinafter, the “Project”) to be located at 100 Borthwick Avenue in Portsmouth, New Hampshire. The Project site is bordered by Borthwick Avenue to the north and west and railroad tracks to the east and south. The Project site was previously the headquarters for Northeast Credit Union and provided office space and a credit union branch office with three drive-through aisles and three curb cuts onto Borthwick Avenue.

The Project involves renovating the existing two-story building as a medical office building and Ambulatory Surgical Center (ASC) that will employ 110 people.

In order to develop the traffic characteristics of the proposed Project, a comparison of previous and future trip generation of the site was conducted. The existing two-story building previously contained a 7,700 sf drive-in bank and 39,160 sf of office space. Trip-generation statistics published by the Institute of Transportation Engineers (ITE)<sup>1</sup> for Land Use Code (LUC) 912, *Drive-in Bank* and LUC 710, *General Office Building* were used to estimate the vehicle trip generation from the previous development, with the results shown in Table 1.

---

<sup>1</sup>*Trip Generation*, 11<sup>th</sup> Edition; Institute of Transportation Engineers; Washington, DC; 2021.

**Table 1**  
**TRIP GENERATION – PREVIOUS USE**

Time Period	Drive-in Bank Trips <sup>a</sup> (A)	Office Trips <sup>b</sup> (B)	Total Trips (C=A+B)
Weekday Daily	774	514	1,288
<i>Weekday Morning Peak Hour:</i>			
Entering	45	66	111
<u>Exiting</u>	<u>32</u>	<u>9</u>	<u>41</u>
Total	77	75	152
<i>Weekday Evening Peak Hour:</i>			
Entering	81	13	94
<u>Exiting</u>	<u>81</u>	<u>63</u>	<u>144</u>
Total	162	76	238

<sup>a</sup>Based on ITE LUC 912, *Drive-in Bank*; 7,700 sf.

<sup>b</sup>Based on ITE LUC 710, *General Office Building*; 39,160 sf.

Table 2 summarizes the anticipated trip generation from the proposed development. The trips generated were based on LUC 720, *Medical-Dental Office Building* from the ITE.

**Table 2**  
**TRIP GENERATION – PROPOSED USE**

Time Period	Medical Office Trips <sup>a</sup>
Weekday Daily	676
<i>Weekday Morning Peak Hour:</i>	
Entering	43
<u>Exiting</u>	<u>15</u>
Total	58
<i>Weekday Evening Peak Hour:</i>	
Entering	44
<u>Exiting</u>	<u>75</u>
Total	119

<sup>a</sup>Based on ITE LUC 720, *Medical-Dental Office Building*; 110 employees.



Table 3 summarizes the anticipated change in trip generation from the previous use to the proposed development.

**Table 3**  
**PROJECT TRIP GENERATION COMPARISON**

Time Period	Previous Vehicle Trips <sup>a</sup>	Proposed Vehicle Trips <sup>b</sup>	Change (Trips)
Weekday Daily	1,288	676	-612
<i>Weekday Morning Peak Hour:</i>			
Entering	111	43	-68
<u>Exiting</u>	<u>41</u>	<u>15</u>	<u>-26</u>
Total	152	58	-94
<i>Weekday Evening Peak Hour:</i>			
Entering	94	44	-50
<u>Exiting</u>	<u>144</u>	<u>75</u>	<u>-69</u>
Total	238	119	-119

As shown in Table 3, when compared with the previous use, the Project is expected to generate 612 fewer vehicle trips (approximately 306 vehicles entering and exiting) on an average weekday, 94 fewer vehicle trips (68 entering and 26 exiting) during the weekday morning peak hour and 119 fewer trips (50 entering and 69 exiting) during the weekday evening peak hour.

If you have any questions on the conclusions reached herein, feel free to contact us at [sthornton@rdva.com](mailto:sthornton@rdva.com) or [thannon@rdva.com](mailto:thannon@rdva.com).

Sincerely,

VANASSE & ASSOCIATES, INC.



Scott W. Thornton, P.E.  
Principal



Thomas J. Hannon, EIT  
Transportation Engineer

cc: File

Attachment: Trip Calculations



TRIP GENERATION DATA

---



# Drive-in Bank (912)

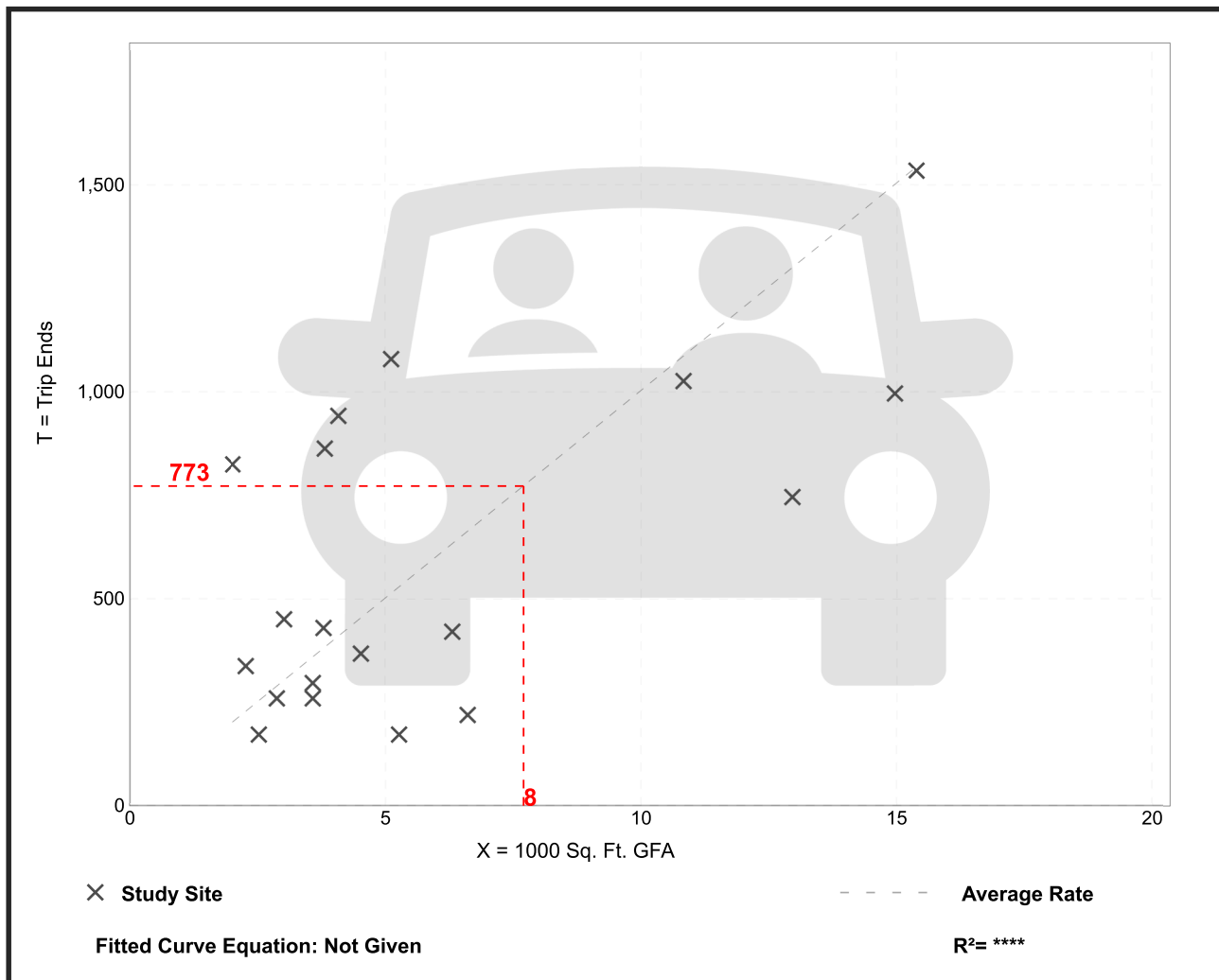
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 19  
Avg. 1000 Sq. Ft. GFA: 6  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
100.35	32.67 - 408.42	68.62

## Data Plot and Equation



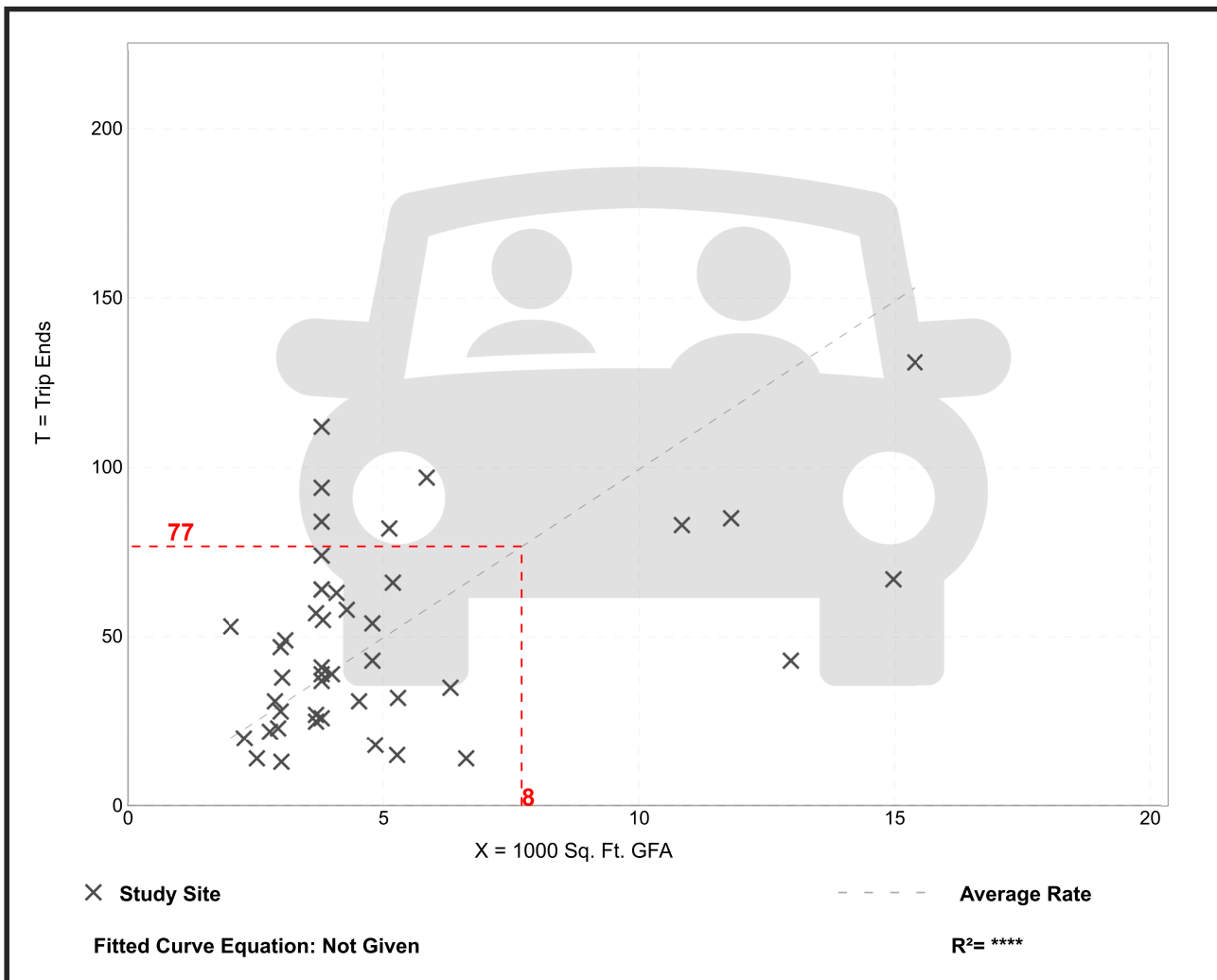
# Drive-in Bank (912)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 44  
 Avg. 1000 Sq. Ft. GFA: 5  
 Directional Distribution: 58% entering, 42% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.95	2.12 - 29.47	6.00

## Data Plot and Equation





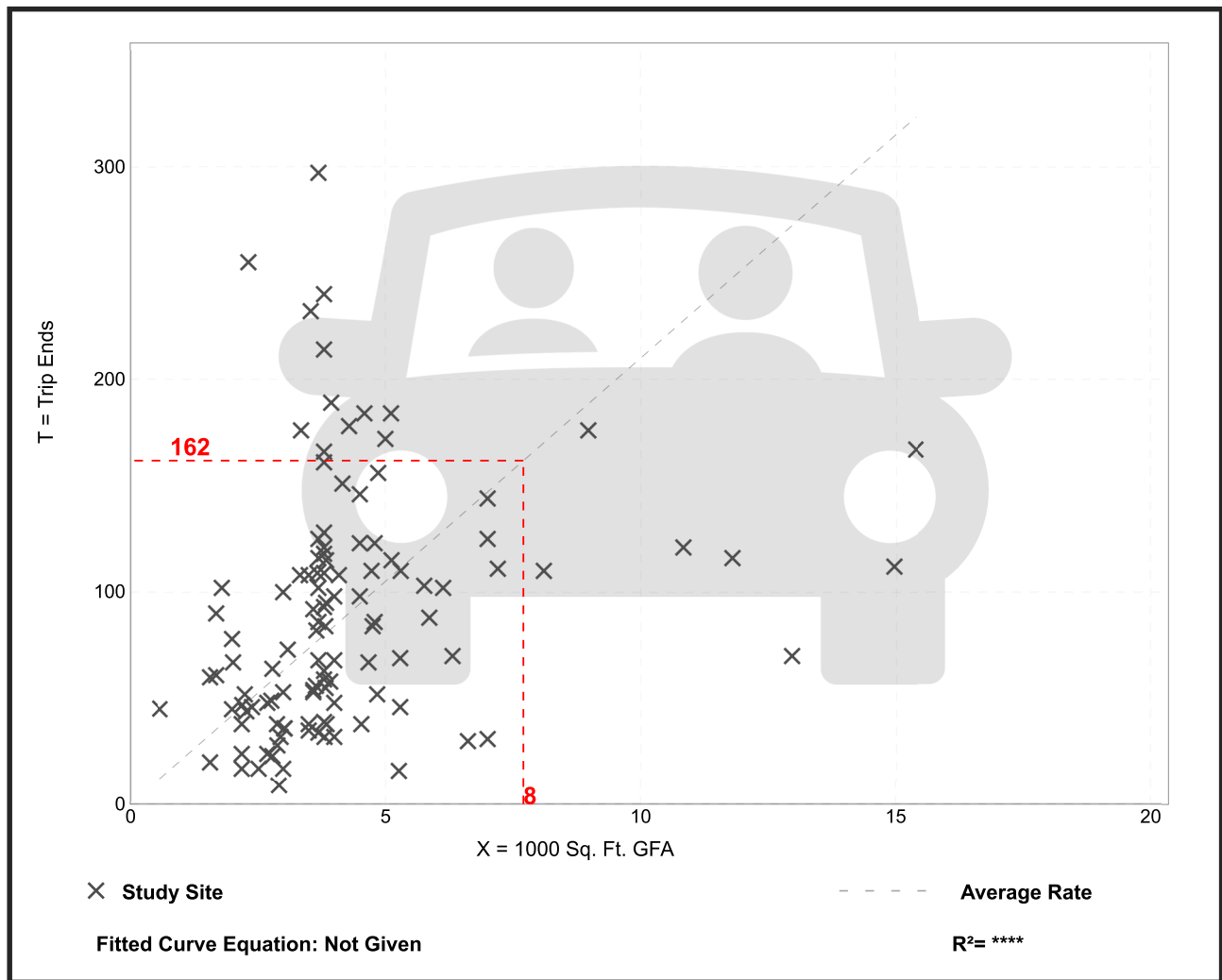
# Drive-in Bank (912)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 114  
 Avg. 1000 Sq. Ft. GFA: 4  
 Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
21.01	3.04 - 109.91	15.13

## Data Plot and Equation



# General Office Building (710)

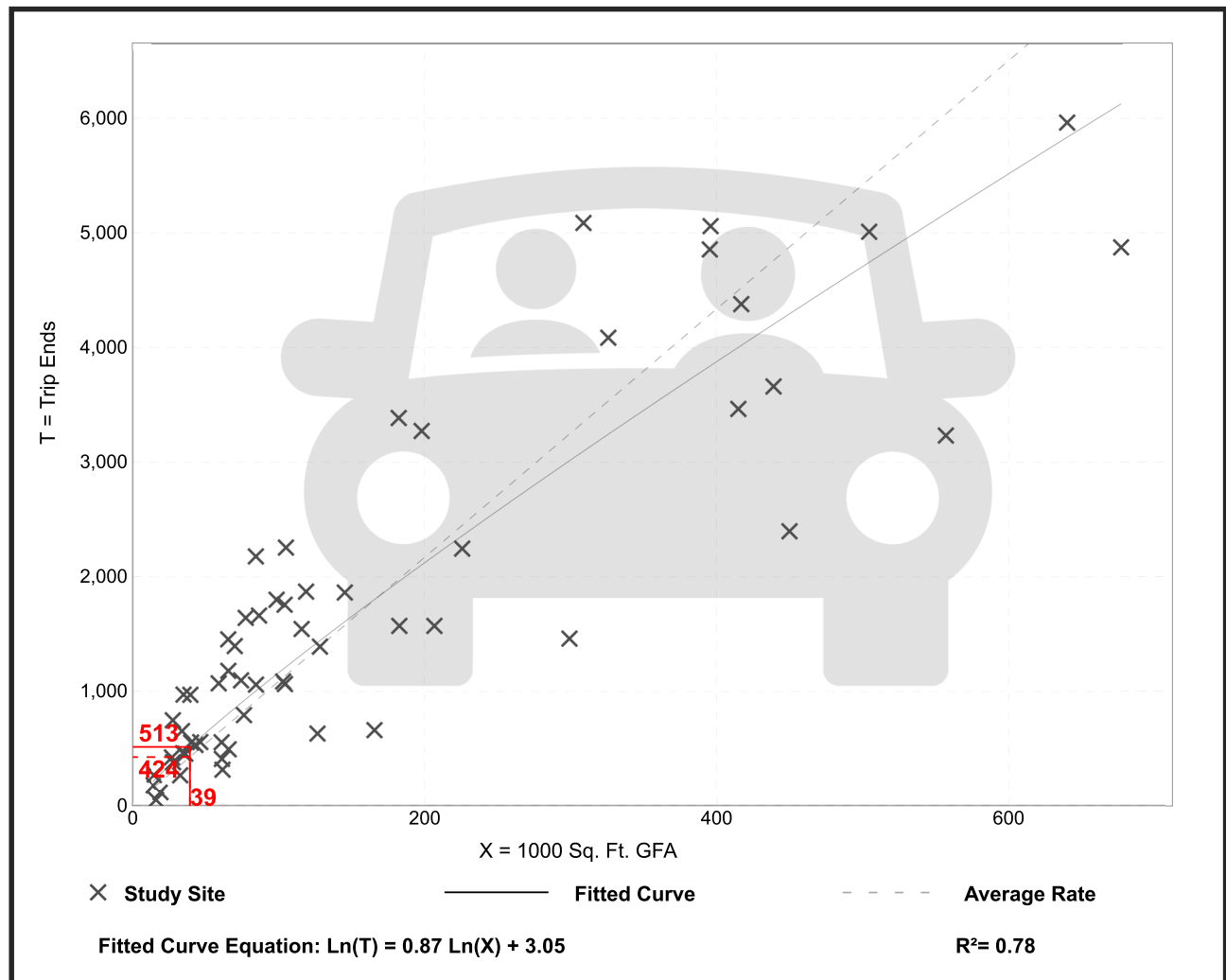
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 59  
Avg. 1000 Sq. Ft. GFA: 163  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

## Data Plot and Equation



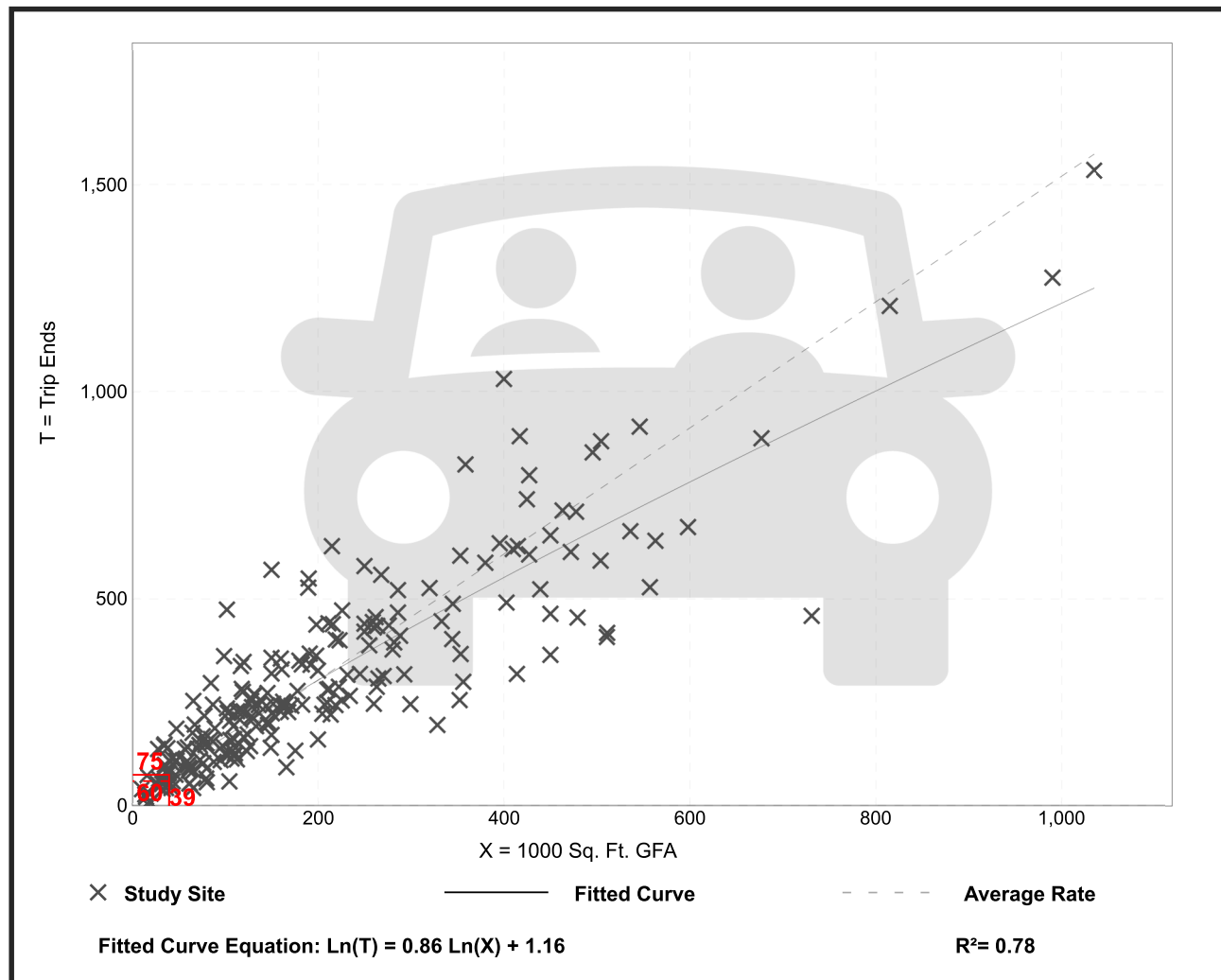
# General Office Building (710)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 221  
 Avg. 1000 Sq. Ft. GFA: 201  
 Directional Distribution: 88% entering, 12% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

## Data Plot and Equation



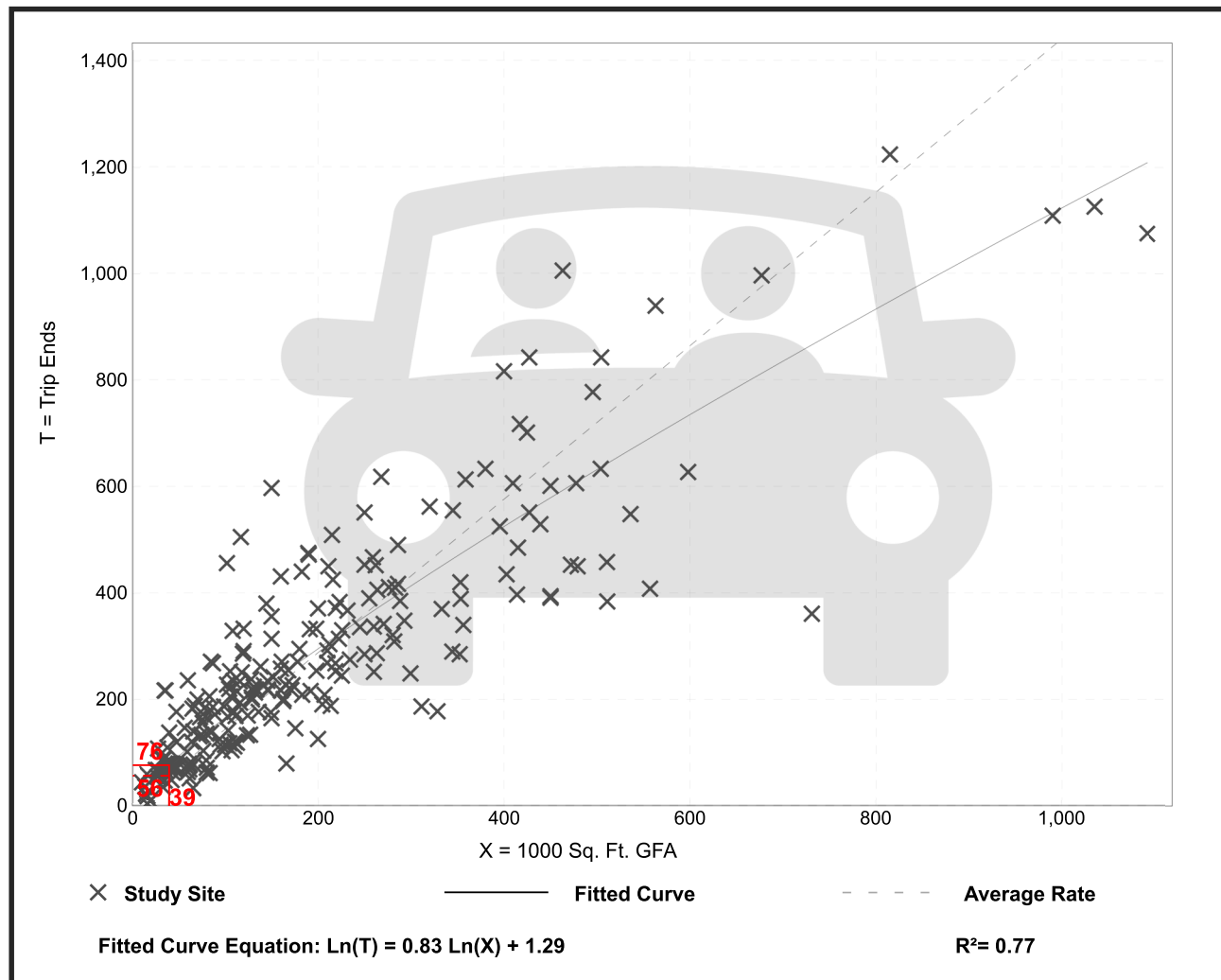
# General Office Building (710)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 232  
 Avg. 1000 Sq. Ft. GFA: 199  
 Directional Distribution: 17% entering, 83% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

## Data Plot and Equation



# Medical-Dental Office Building - Stand-Alone (720)

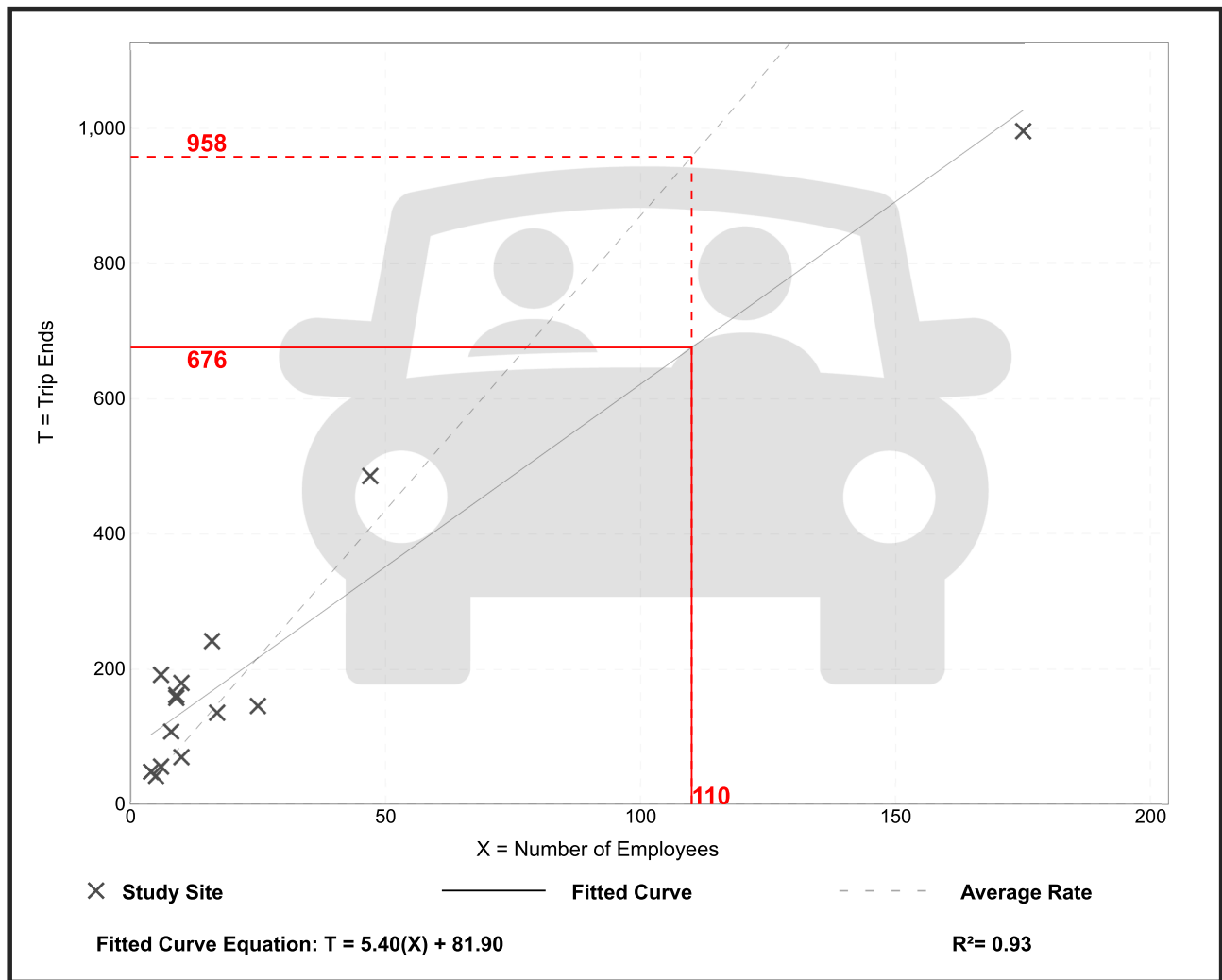
Vehicle Trip Ends vs: **Employees**  
On a: **Weekday**

**Setting/Location:** General Urban/Suburban  
Number of Studies: 14  
Avg. Num. of Employees: 25  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
8.71	5.69 - 32.00	5.12

## Data Plot and Equation



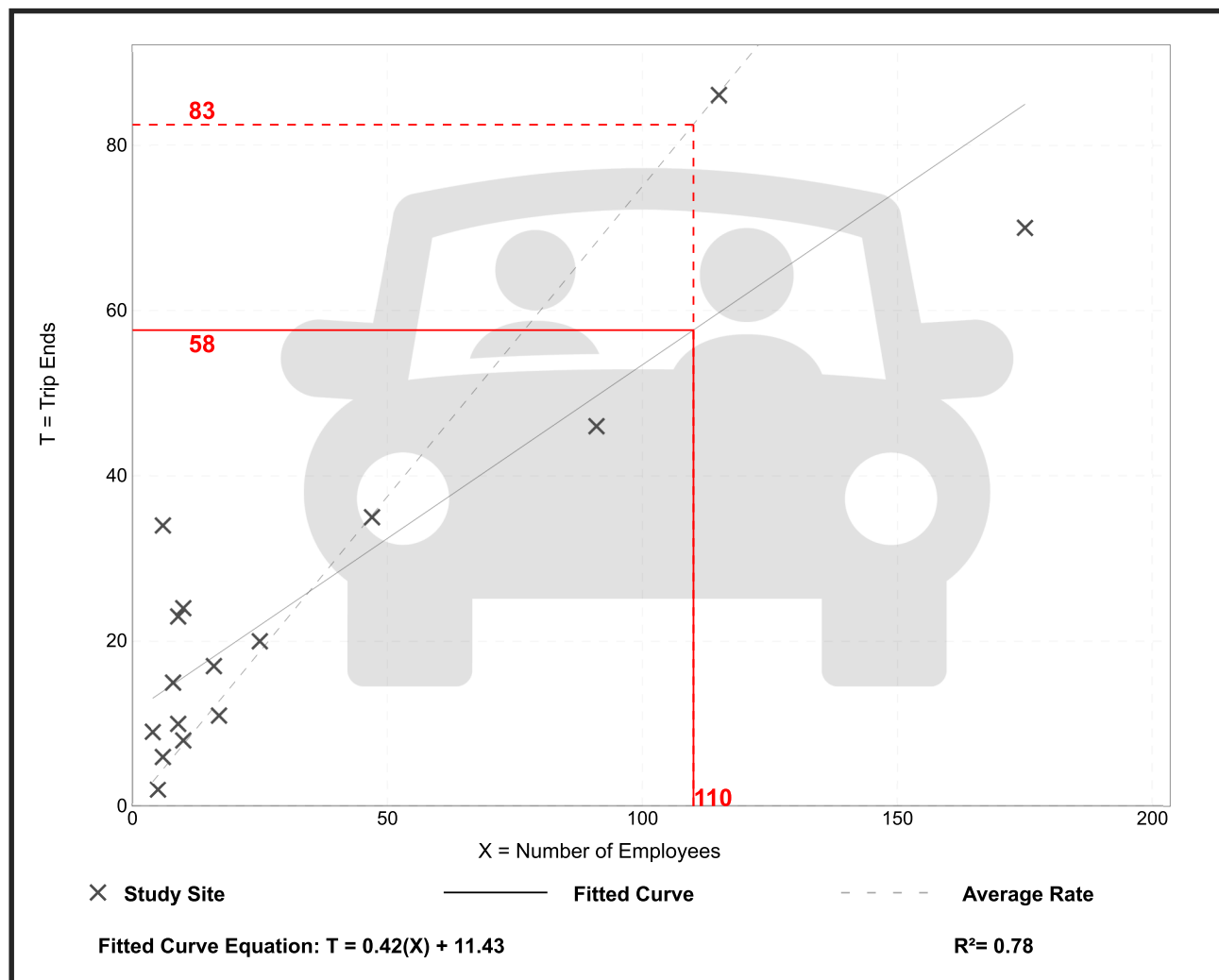
# Medical-Dental Office Building - Stand-Alone (720)

**Vehicle Trip Ends vs: Employees**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 16  
 Avg. Num. of Employees: 35  
 Directional Distribution: 74% entering, 26% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.75	0.40 - 5.67	0.70

## Data Plot and Equation



# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: **Employees**

On a: **Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.**

Setting/Location: **General Urban/Suburban**

Number of Studies: 15

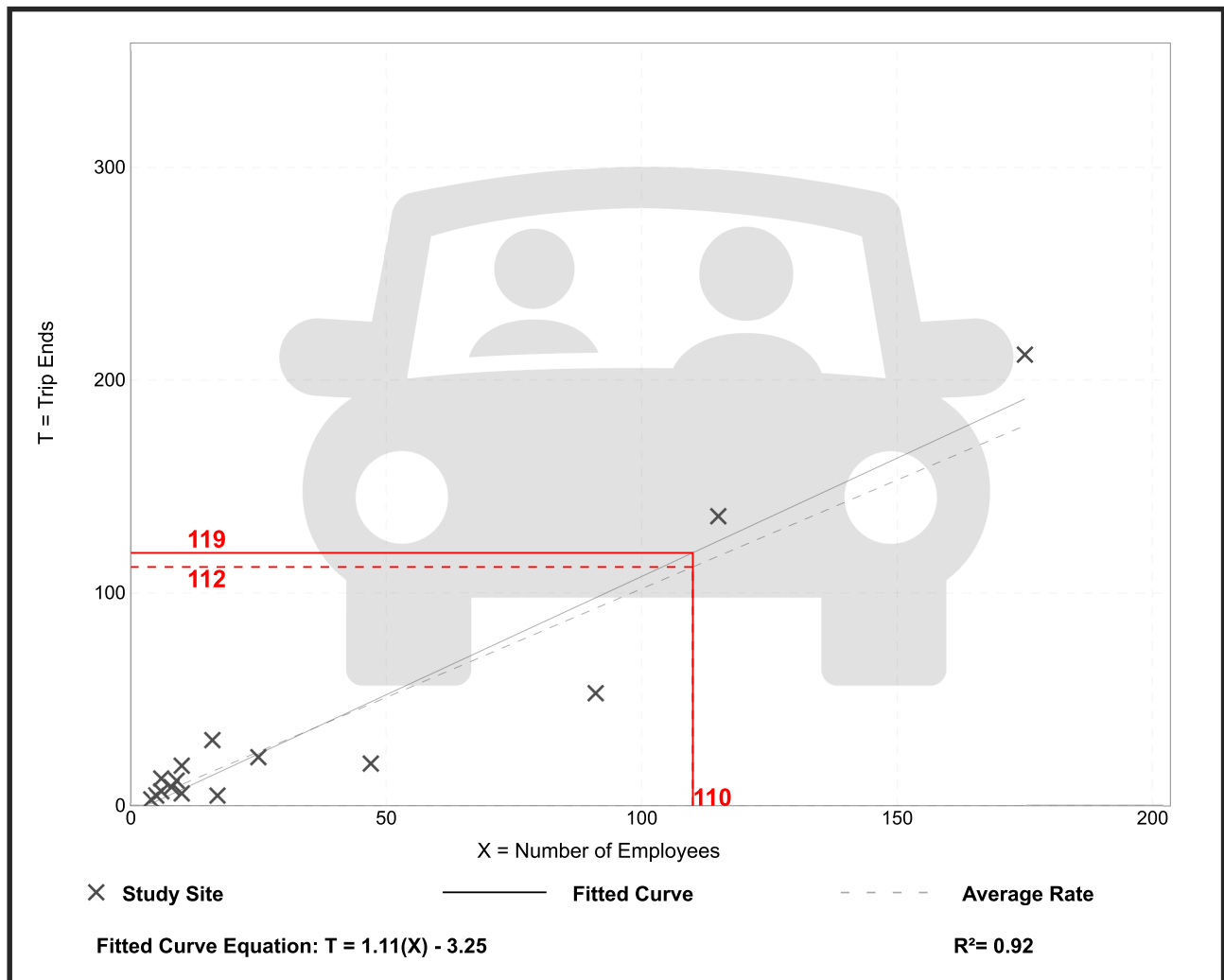
Avg. Num. of Employees: 36

Directional Distribution: 37% entering, 63% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.02	0.29 - 2.17	0.41

## Data Plot and Equation







**apex**  
DESIGN > BUILD

9550 W. Higgins Rd. 170  
Rosemont, IL 60018

**100 BORTHWICK**

100 BORTHWICK AVE.  
PORTSMOUTH, NH 03801

**ARCHITECT OF RECORD:**  
SUSAN L. SKIBELL, ARCHITECT  
1360 N. SANDBURG TERRACE #1902  
CHICAGO, IL 60610  
312.350.7161

SEAL:

DISCLAIMER: All drawings are proprietary and the exclusive property of our company. This/these print(s) shall not be shared, copied or reproduced without expressed permission of our company. This print is loaned in confidence and subject to return upon request by our company.

No.	Description	Date

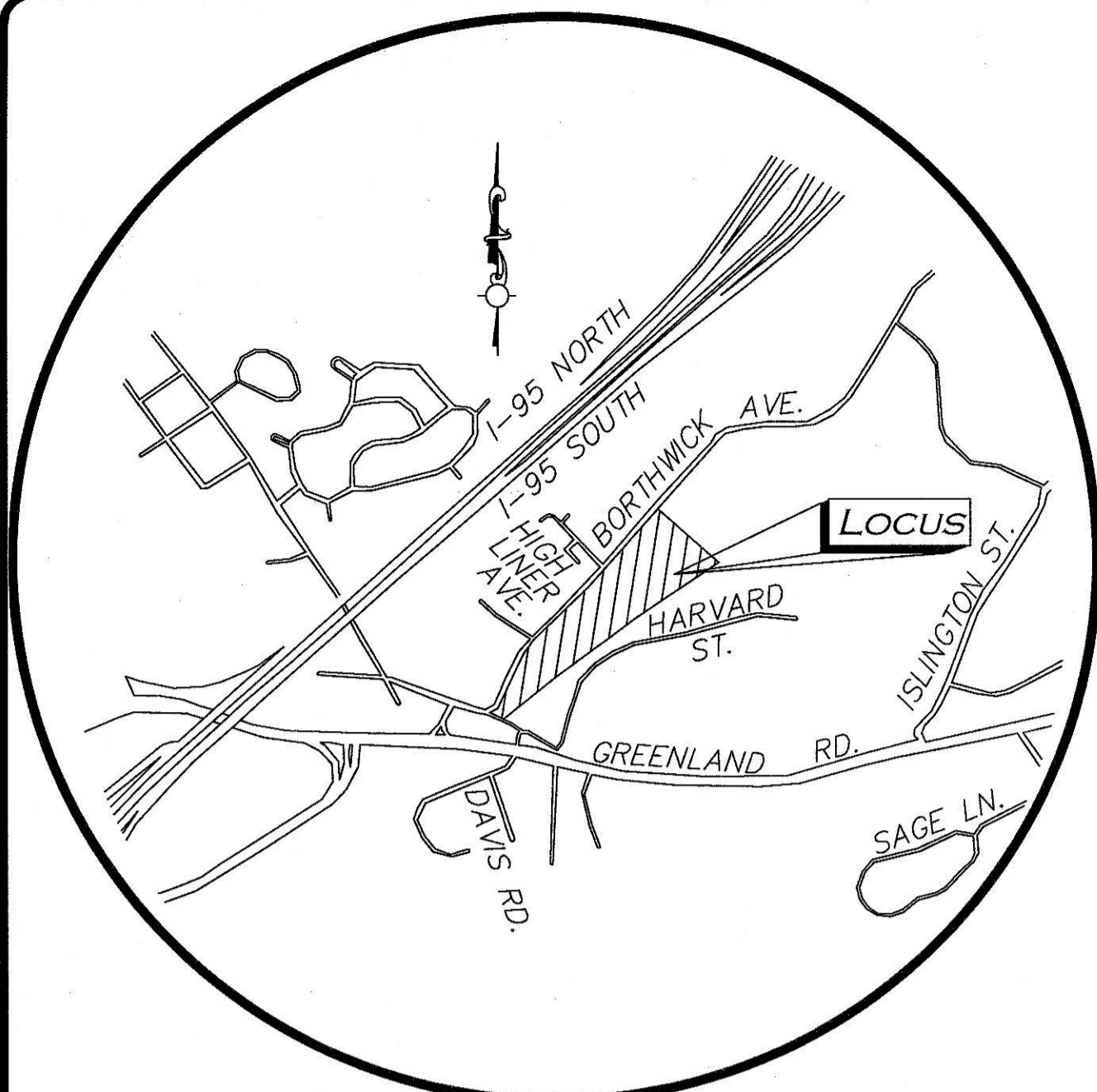
**EXISTING PHOTOS**

Project number 10724

A0-0

Scale

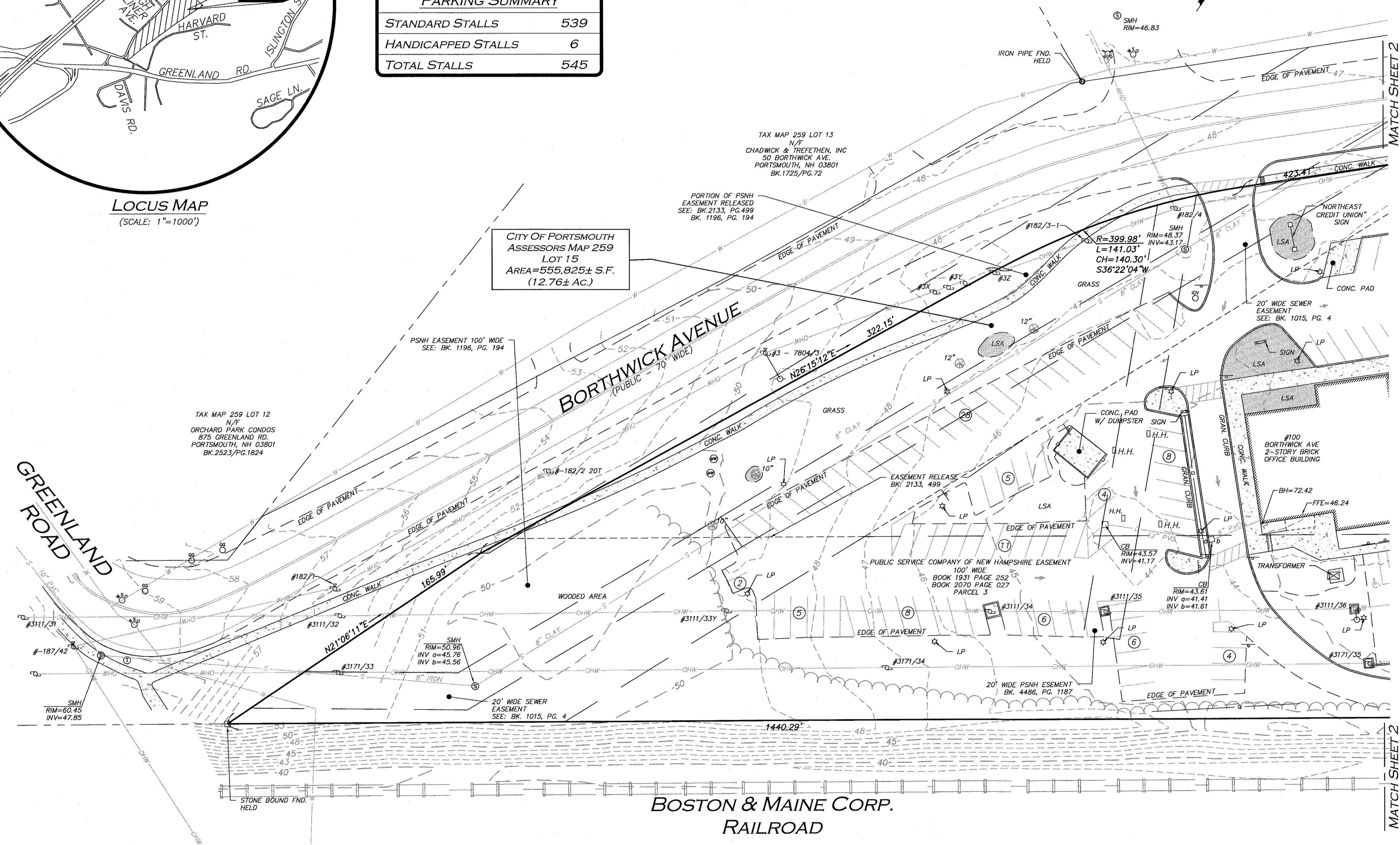




**LOCUS MAP**  
(SCALE: 1"=1000')

BENCHMARK SUMMARY		
TBM #	DESCRIPTION	ELEV.
1	COTTON GIN SPINDLE IN UP#182/6	39.66
2	COTTON GIN SPINDLE IN UP#2	50.65

PARKING SUMMARY	
STANDARD STALLS	539
HANDICAPPED STALLS	6
<b>TOTAL STALLS</b>	<b>545</b>



CITY OF PORTSMOUTH  
ASSESSORS MAP 259  
LOT 15  
AREA=555,825± S.F.  
(12.76± AC.)

TAX MAP 259 LOT 12  
N/F  
ORCHARD PARK CONDOS  
875 GREENLAND RD.  
PORTSMOUTH, NH 03801  
BK.2523/PG.1824

TAX MAP 259 LOT 13  
N/F  
CHADWICK & TREFETHEN, INC  
50 BORTHWICK AVE.  
PORTSMOUTH, NH 03801  
BK.1725/PG.72

PORTION OF PSNH  
EASEMENT RELEASED  
SEE: BK.2133, PG.499  
BK.1196, PG.194

PSNH EASEMENT 100' WIDE  
SEE: BK.1196, PG.194

EASEMENT RELEASE  
BK.2133, 499

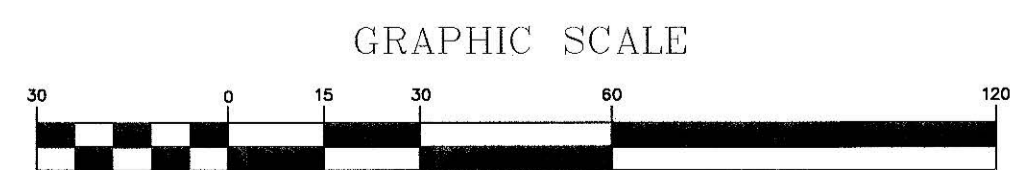
PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE EASEMENT  
100' WIDE  
BOOK 1931 PAGE 252  
BOOK 2070 PAGE 027  
PARCEL 3

20' WIDE SEWER  
EASEMENT  
SEE: BK.1015, PG.4

20' WIDE PSNH ESEMENT  
BK.4486, PG.1187

**BOSTON & MAINE CORP.  
RAILROAD**

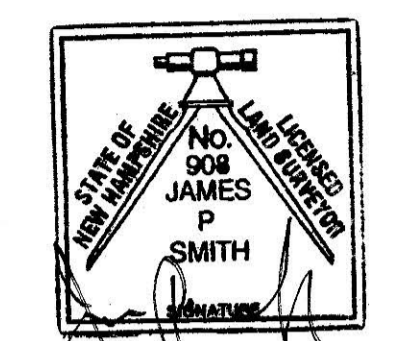
- NOTES**
- SEE SHEET 3 FOR UTILITY STATEMENT AND LEGEND.
  - SEE SHEET 4 FOR NOTES, LOCUS REFERENCES, AND PLAN REFERENCES.



R:\PROJECTS\3250-02\SURVEY\DRAWINGS\CURRENT\S-3250-02-EC.DWG

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JUNE 14, 2024 AND JULY 1, 2024 AND HAD AN ERROR OF CLOSURE OF NO GREATER THAN 1/10,000.  
THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X - "AREA OF MINIMAL FLOOD HAZARD" AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTSMOUTH NEW HAMPSHIRE ROCKINGHAM COUNTY COMMUNITY PANEL NUMBER 33015C0270F HAVING AN EFFECTIVE DATE OF JANUARY 1, 2021.

ALLEN & MAJOR ASSOCIATES, INC.



JAMES P. SMITH NH LLS #908

7-9-24  
DATE

REV	DATE	DESCRIPTION

APPLICANT:  
**STONEFISH, LLC**  
875 GREENLAND RD. UNIT C8  
PORTSMOUTH, NH 03801

OWNER:  
**NORTH EAST CREDIT UNION**  
PO BOX 1240  
PORTSMOUTH, NH 03802

PROJECT:  
**TM 259 LOT 15**  
**100 BORTHWICK AVE.**  
**PORTSMOUTH, NH**

PROJECT NO. 3250-02 DATE: 7/08/24

SCALE: 1" = 30' DWG. NAME: S-3250-02-EC

DRAFTED BY: CTP CHECKED BY: JPS

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
400 HARVEY ROAD  
MANCHESTER, NH 03103  
TEL: (603) 627-5500  
FAX: (603) 627-5501

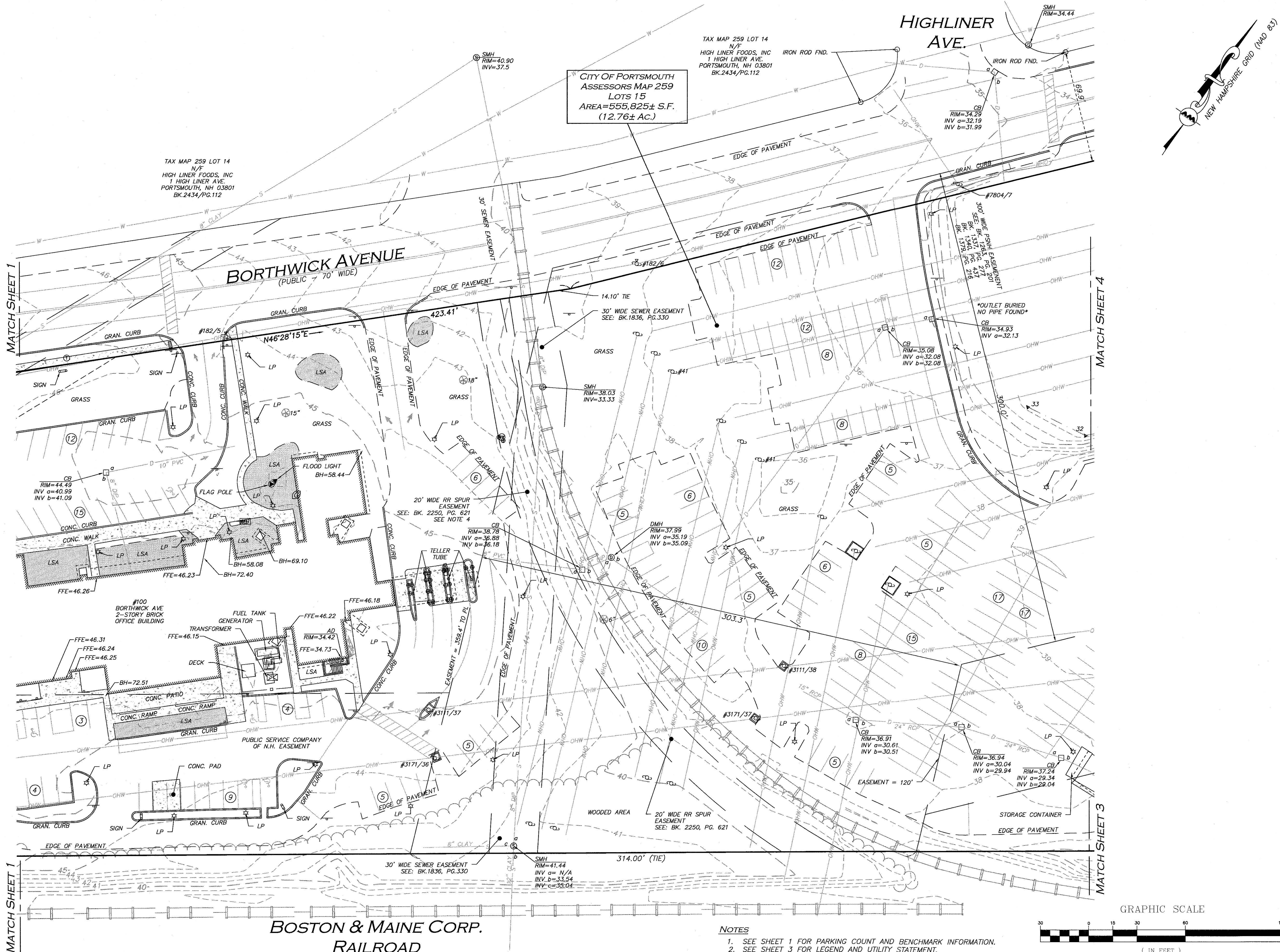
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:	SHEET NO.
EXISTING CONDITIONS	1

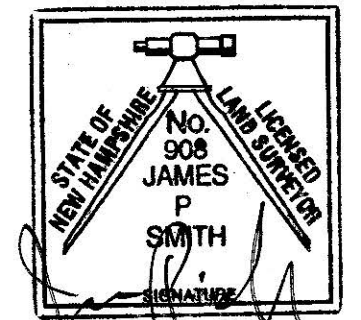
Copyright © 2024 Allen & Major Associates, Inc. All Rights Reserved.





THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JUNE 14, 2024 AND JULY 1, 2024 AND HAD AN ERROR OF CLOSURE OF NO GREATER THAN 1/10,000. THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X - "AREA OF MINIMAL FLOOD HAZARD" AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTSMOUTH NEW HAMPSHIRE ROCKINGHAM COUNTY COMMUNITY PANEL NUMBER 33015C0270F HAVING AN EFFECTIVE DATE OF JANUARY 1, 2021.

ALLEN & MAJOR ASSOCIATES, INC.



JAMES P. SMITH NH LLS #908

1-9-24  
DATE

REV	DATE	DESCRIPTION

**APPLICANT:**  
STONEFISH, LLC  
875 GREENLAND RD. UNIT C8  
PORTSMOUTH, NH 03801

**OWNER:**  
NORTH EAST CREDIT UNION  
PO BOX 1240  
PORTSMOUTH, NH 03802

**PROJECT:**  
TM 259 LOT 15  
100 BORTHWICK AVE.  
PORTSMOUTH, NH

**PROJECT NO.** 3250-02 **DATE:** 7/08/24

**SCALE:** 1" = 30' **DWG. NAME:** S-3250-02-EC

**DRAFTED BY:** CTP **CHECKED BY:** JPS

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • landscape surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
400 HARVEY ROAD  
MANCHESTER, NH 03103  
TEL: (603) 627-5500  
FAX: (603) 627-5501

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

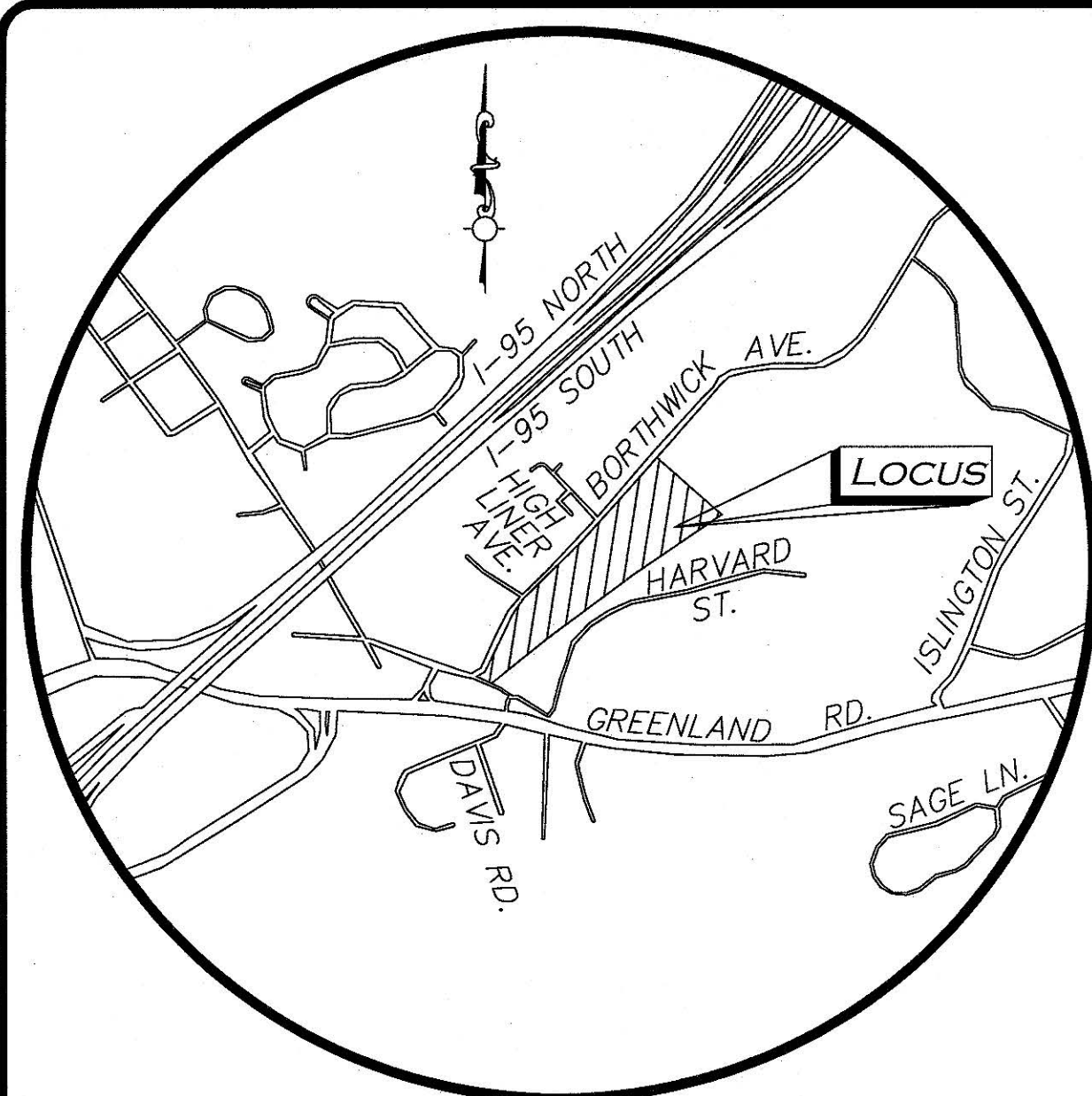
DRAWING TITLE:	SHEET NO.
EXISTING CONDITIONS	2

Copyright © 2024 Allen & Major Associates, Inc. All Rights Reserved.

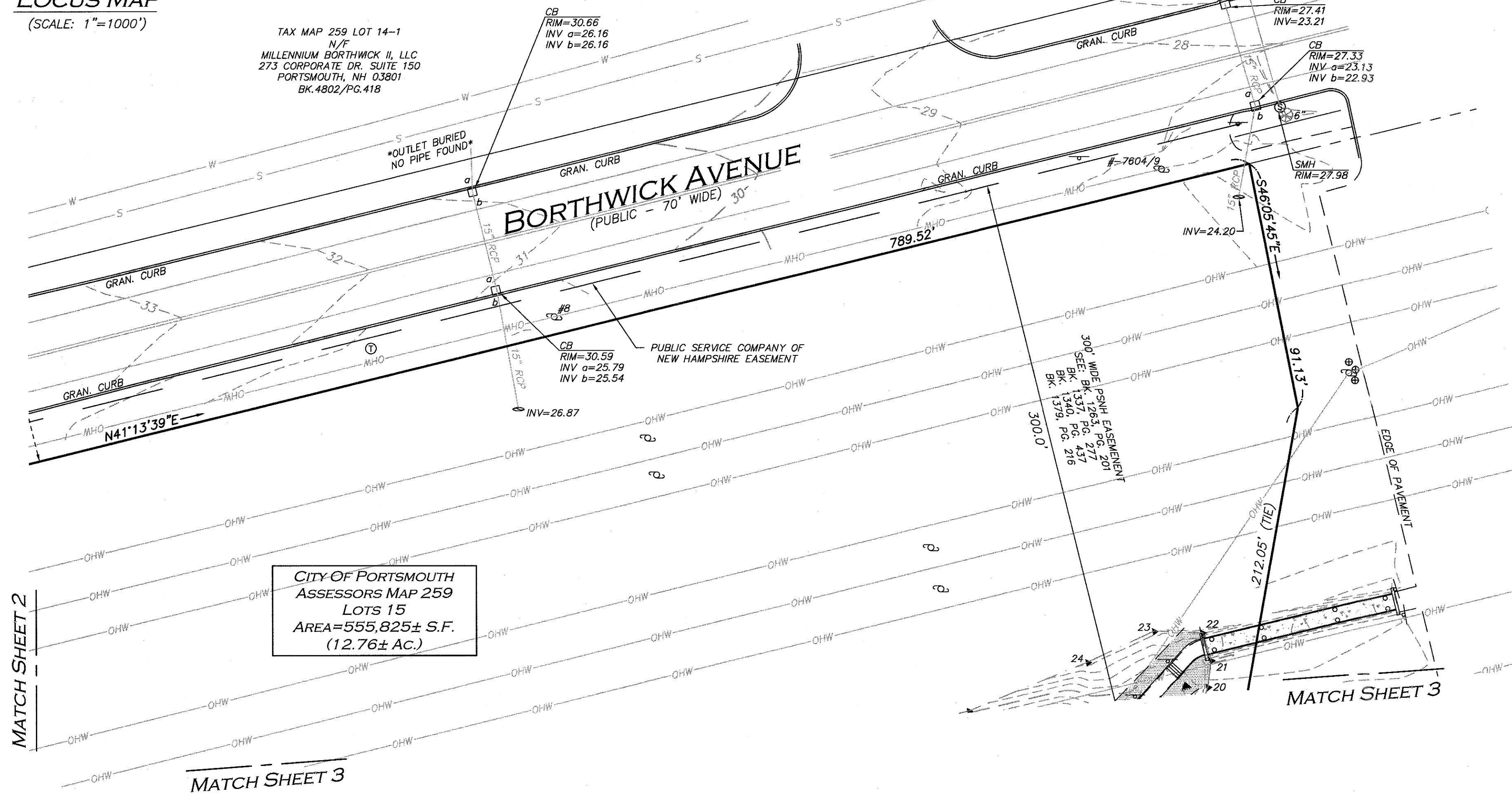








**LOCUS MAP**  
(SCALE: 1"=1000')

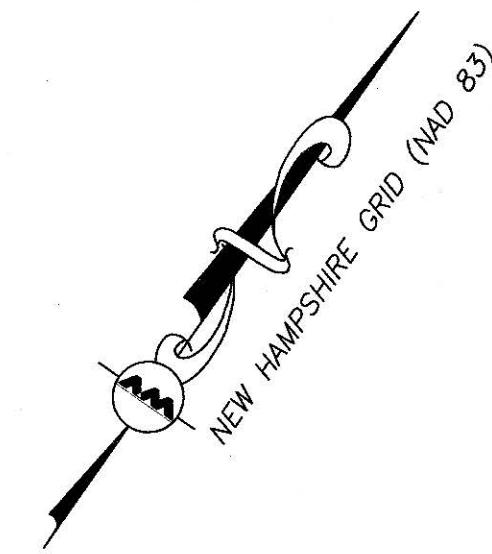
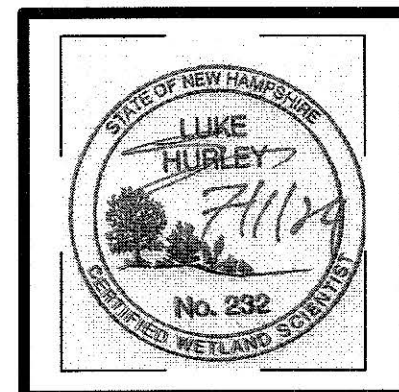


CITY OF PORTSMOUTH  
ASSESSORS MAP 259  
LOTS 15  
AREA=555,825± S.F.  
(12.76± AC.)

HURLEY ENVIRONMENTAL & LAND PLANNING, LLC  
P.O. BOX 356  
EPSOM, NH 03234  
(603) 583-1745

THE WETLAND DELINEATION WAS PERFORMED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC, JUNE 2024, UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS MANUAL: NORTH CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE(2018).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSIONS 3.5 (2020).



**NOTES**

- SEE SHEET 1 FOR PARKING COUNT AND BENCHMARK INFORMATION.
- SEE SHEET 3 FOR UTILITY STATEMENT AND LEGEND.

**LOCUS REFERENCES**

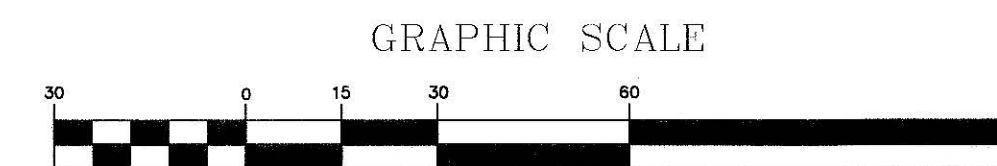
- CITY OF PORTSMOUTH TAX MAP 259, LOT 15
- R.C.R.D. BOOK 2270, PAGE 345

**PLAN REFERENCES**

- PLAN ENTITLED, "PLAN OF A PORTION OF BORTHWICK INDUSTRIAL PARK PORTSMOUTH, N.H.", SCALE 1"=60', DATED DECEMBER 1975, PREPARED BY JOHN W. DURGIN, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-5695.
- PLAN ENTITLED, "SITE PLAN OF ORCHARD PARK CONDOMINIUMS", SCALE 1"=40', DATED OCTOBER 10, 1985, PREPARED BY KIMBALL CHASE COMPANY, INC, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-14238.
- PLAN ENTITLED, "PLAN OF LAND MAP 240, LOTS 1 & 3 PORTSMOUTH, NEW HAMPSHIRE", SCALE 1"=60', DATED JUNE 13, 2005, PREPARED BY VHB, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-33833.
- PLAN ENTITLED, "SUBDIVISION PLAN FOR NATIONAL SEA PRODUCTS INCORPORATED HIGHLINER AVENUE/ BORTHWICK AVENUE COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE 1"=100', DATED OCTOBER JUNE 25, 1997, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-25842.
- PLAN ENTITLED, "REVISED PLAN OF BORTHWICK INDUSTRIAL PARK PORTSMOUTH, N.H." SCALE 1"=60', DATED AUGUST 31, 1966, PREPARED BY JOHN W. DURGIN AND ON FILE AT THE R.C.R.D. AS PLAN #770.
- PLAN ENTITLED, "PLAN OF BORTHWICK INDUSTRIAL PARK PORTSMOUTH, N.H." SCALE 1"=60', DATED JANUARY, 1964, PREPARED BY JOHN W. DURGIN AND ON FILE AT THE R.C.R.D. AS PLAN NO. 262.
- PLAN ENTITLED, "STANDARD BOUNDARY SURVEY" DATED JUNE 2004, PREPARED BY AMBIT ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS AND RECEIVED ON JUNE 17, 2024.
- PLAN ENTITLED, "EASEMENT PLAN MAP 259-LOT 15 NORTHEAST CREDIT UNION TO PSNH" DATED MARCH 2005, PREPARED BY AMBIT ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS AND ON FILE AT R.C.R.D AS PLAN NO. D-32670.

**NOTES**

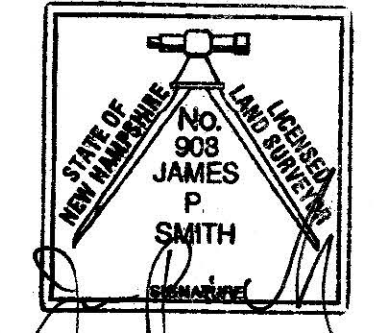
- NORTH ARROW IS BASED ON NEW HAMPSHIRE GRID COORDINATE SYSTEM (NAD 83).
- BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BRENTWOOD, NH.
- VERTICAL DATUM IS NAVD 88.
- CONTOUR INTERVALS ARE ONE FOOT (1').
- WETLANDS DELINEATED BY LUKE HURLEY, NH WETLAND SCIENTIST.
- RAILROAD SPUR WAS CONSTRUCTED OUTSIDE OF RECORD EASEMENT.
- SEE EXISTING CONDITIONS PLAN SET, PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. WITH THE SAME DATE. ONLY THIS PLAN TO BE USED FOR SUBDIVISION RECORDING PURPOSES.
- SEE: BK. 4486, PG. 2595 EASEMENT TO CITY OF PORTSMOUTH FOR GROUNDWATER MONITORING.
- SEE: BK. 1374, PG. 142 35" WIDE EASEMENT TO ALLIED NH GAS COMPANY. SPECIFIC LOCATION NOT IDENTIFIED, BLANKET IN NATURE.
- SEE: BK. 835, PG. 493 FOR EASEMENT TO NH GAS & ELECTRIC COMPANY. BELIEVED TO BE AN OVERLAPPING EASEMENT THAT WAS DISCONTINUED IN BK. 2133, PG. 499.



R:\PROJECTS\3250-02\SURVEY\DRAWINGS\CURRENT\S-3250-02-EG.DWG

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JUNE 14, 2024 AND JULY 1, 2024 AND HAD AN ERROR OF CLOSURE OF NO GREATER THAN 1/10,000.  
THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X - "AREA OF MINIMAL FLOOD HAZARD" AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTSMOUTH NEW HAMPSHIRE ROCKINGHAM COUNTY COMMUNITY PANEL NUMBER 33015C0270F HAVING AN EFFECTIVE DATE OF JANUARY 1, 2021.

ALLEN & MAJOR ASSOCIATES, INC.



JAMES P. SMITH NH LLS #908

7-9-24  
DATE

REV	DATE	DESCRIPTION

APPLICANT:  
**STONEFISH, LLC**  
875 GREENLAND RD. UNIT C8  
PORTSMOUTH, NH 03801

OWNER:  
**NORTH EAST CREDIT UNION**  
PO BOX 1240  
PORTSMOUTH, NH 03802

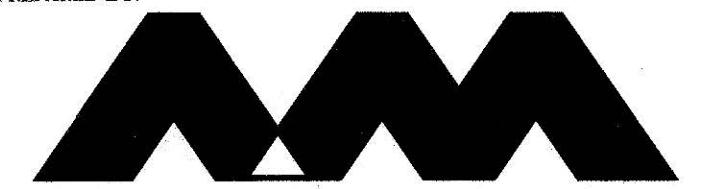
PROJECT:  
**TM 259 LOT 15**  
**100 BORTHWICK AVE.**  
**PORTSMOUTH, NH**

PROJECT NO. 3250-02 DATE: 7/08/24

SCALE: 1" = 30' DWG. NAME: S-3250-02-EC

DRAFTED BY: CTP CHECKED BY: JPS

PREPARED BY:



**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com

400 HARVEY ROAD  
MANCHESTER, NH 03103  
TEL: (603) 627-5500  
FAX: (603) 627-5501

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

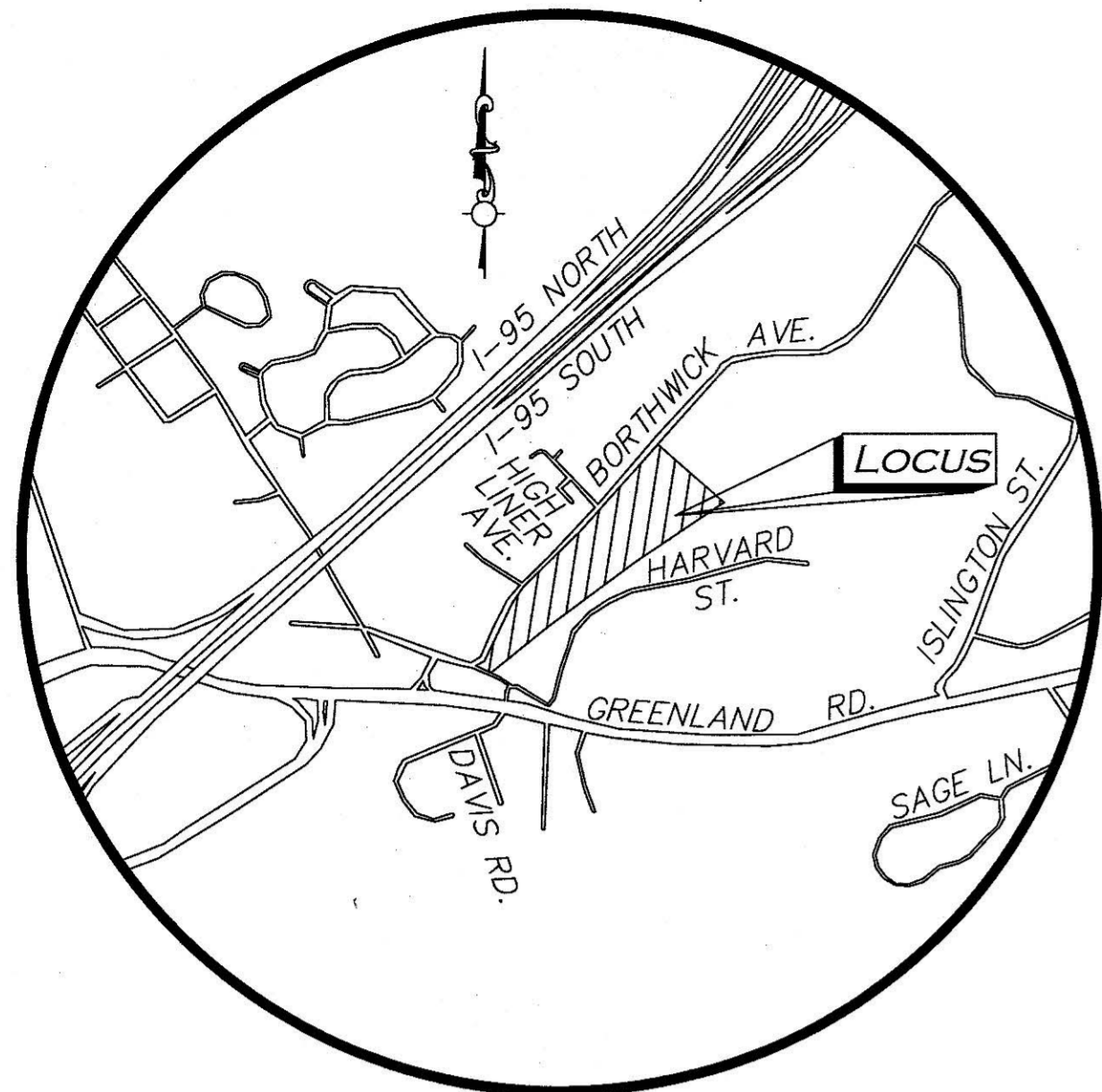
THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: SHEET No.

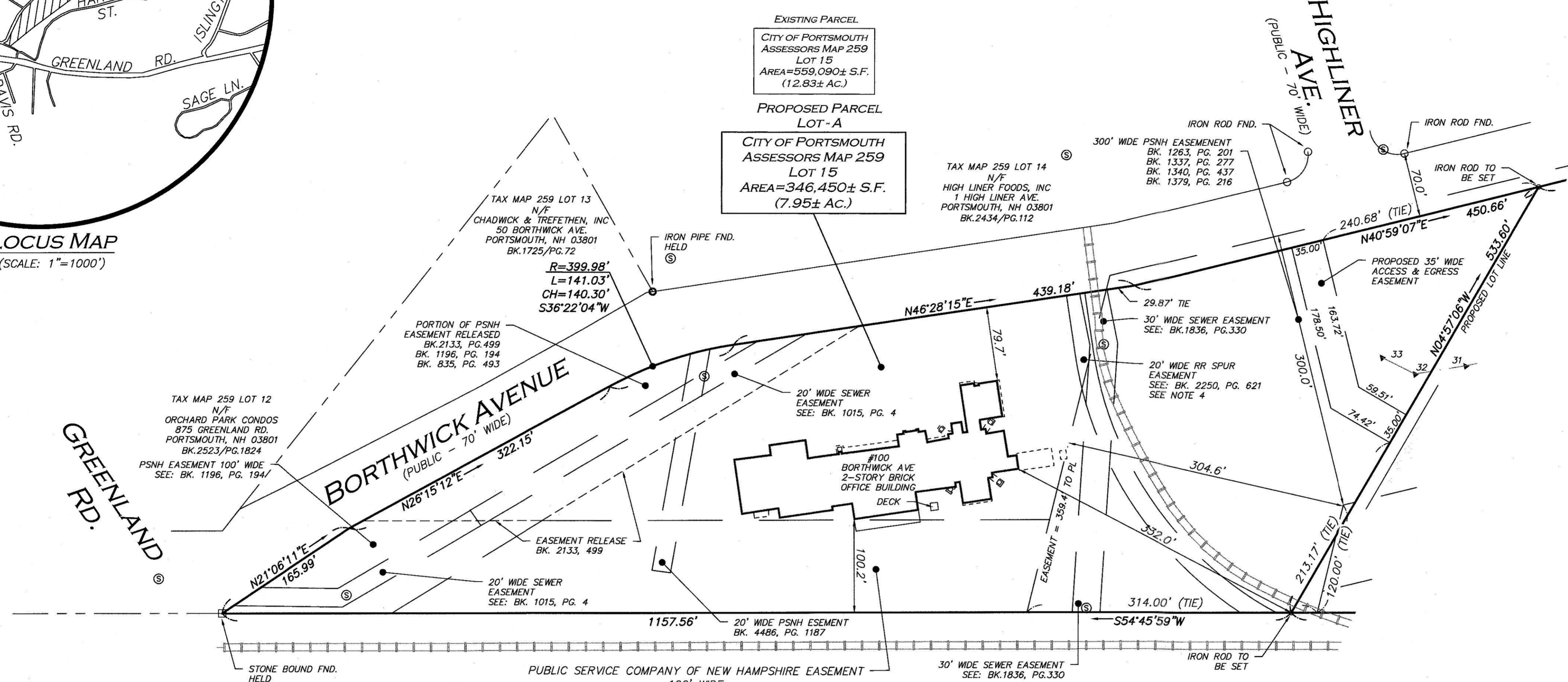
EXISTING CONDITIONS 4

Copyright © 2024 Allen & Major Associates, Inc.  
All Rights Reserved.



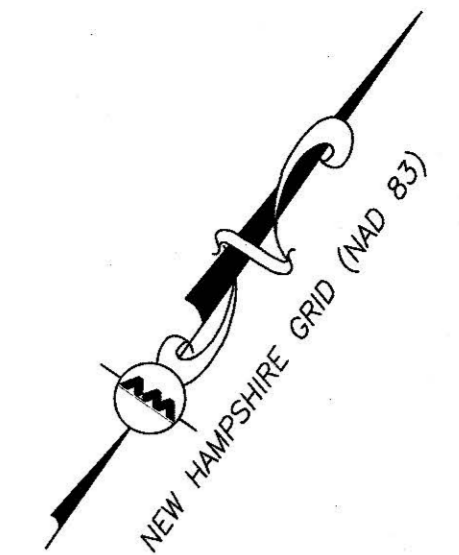


**LOCUS MAP**  
(SCALE: 1"=1000')



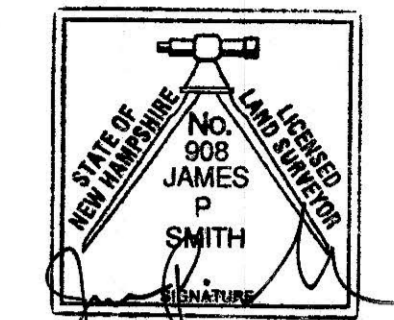
EXISTING PARCEL  
CITY OF PORTSMOUTH  
ASSESSORS MAP 259  
LOT 15  
AREA=559,090± S.F.  
(12.83± AC.)

PROPOSED PARCEL  
LOT-A  
CITY OF PORTSMOUTH  
ASSESSORS MAP 259  
LOT 15  
AREA=346,450± S.F.  
(7.95± AC.)



THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JUNE 14, 2024 AND OCTOBER 01, 2024 AND HAD AN ERROR OF CLOSURE OF NO GREATER THAN 1/10,000. THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X - "AREA OF MINIMAL FLOOD HAZARD" AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTSMOUTH NEW HAMPSHIRE ROCKINGHAM COUNTY COMMUNITY PANEL NUMBER 33015C0270F HAVING AN EFFECTIVE DATE OF JANUARY 1, 2021.

ALLEN & MAJOR ASSOCIATES, INC.



JAMES P. SMITH NH LLS #908 DATE 10-10-24

REV	DATE	DESCRIPTION

APPLICANT:  
**STONEFISH, LLC**  
875 GREENLAND RD. UNIT C8  
PORTSMOUTH, NH 03801

OWNER:  
**NORTH EAST CREDIT UNION**  
PO BOX 1240  
PORTSMOUTH, NH 03802

**LIBERTY MUTUAL INSURANCE CO.**  
C/O TYLER MUNGER  
175 BERKELEY STREET  
BOSTON, MA. 02117

PROJECT:  
**TM 259 LOT 15**  
100 BORTHWICK AVE.  
PORTSMOUTH, NH  
**TM 240 LOT 3**  
BORTHWICK AVE.  
PORTSMOUTH, NH

PROJECT NO. 3250-02 DATE: 10/09/2024

SCALE: 1" = 80' DWG. NAME: S3250-02-LLA

DRAFTED BY: CTP CHECKED BY: JPS

PREPARED BY:



**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com

400 HARVEY ROAD  
MANCHESTER, NH 03103  
TEL: (603) 627-5500  
FAX: (603) 627-5501

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: SHEET No.

**LOT LINE ADJUSTMENT PLAN** 1

Copyright © 2024 Allen & Major Associates, Inc. All Rights Reserved.

**ZONING TABLE - OFFICE/RESEARCH DISTRICT**

ITEM	REQUIRED	EXISTING	PROPOSED 259-15
LOT AREA (MIN)	3 Ac.	12.83	7.95 AC.
LOT FRONTAGE (MIN)	300'	1848.44'	1519.01'
LOT DEPTH (MIN)	300'	337' AVG.	337' AVG.
FRONT YARD SETBACK (MIN)	50'	79.7'	79.7'
SIDE YARD SETBACK (MIN)	75'	829'	332'
REAR YARD SETBACK (MIN)	50'	100.2'	100.2'
OPEN SPACE (MIN)	30%	48%	45%
BUILDING COVERAGE (MAX)	30%	4%	6.3%
BUILDING HEIGHT (MAX)	60'	72'	72'

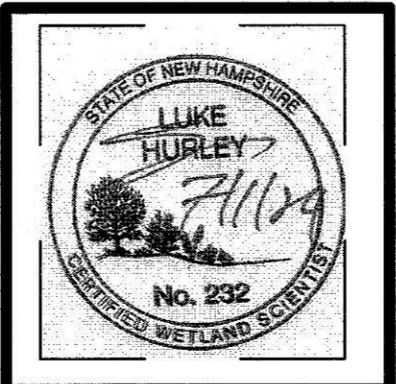
**CITY OF PORTSMOUTH, NH PLANNING BOARD APPROVAL**

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

HURLEY ENVIRONMENTAL & LAND PLANNING, LLC  
P.O. BOX 356  
EPSOM, NH 03234  
(603) 583-1745

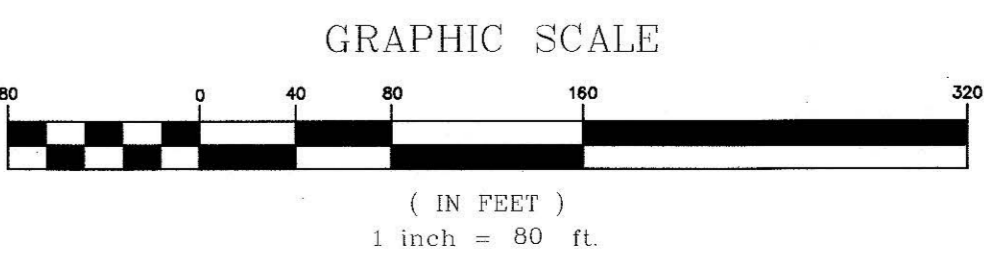
THE WETLAND DELINEATION WAS PERFORMED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC. JUNE 2024, UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS MANUAL: NORTH CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2. UNITED STATES DEPARTMENT OF AGRICULTURE(2018).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSIONS 3.5 (2020).



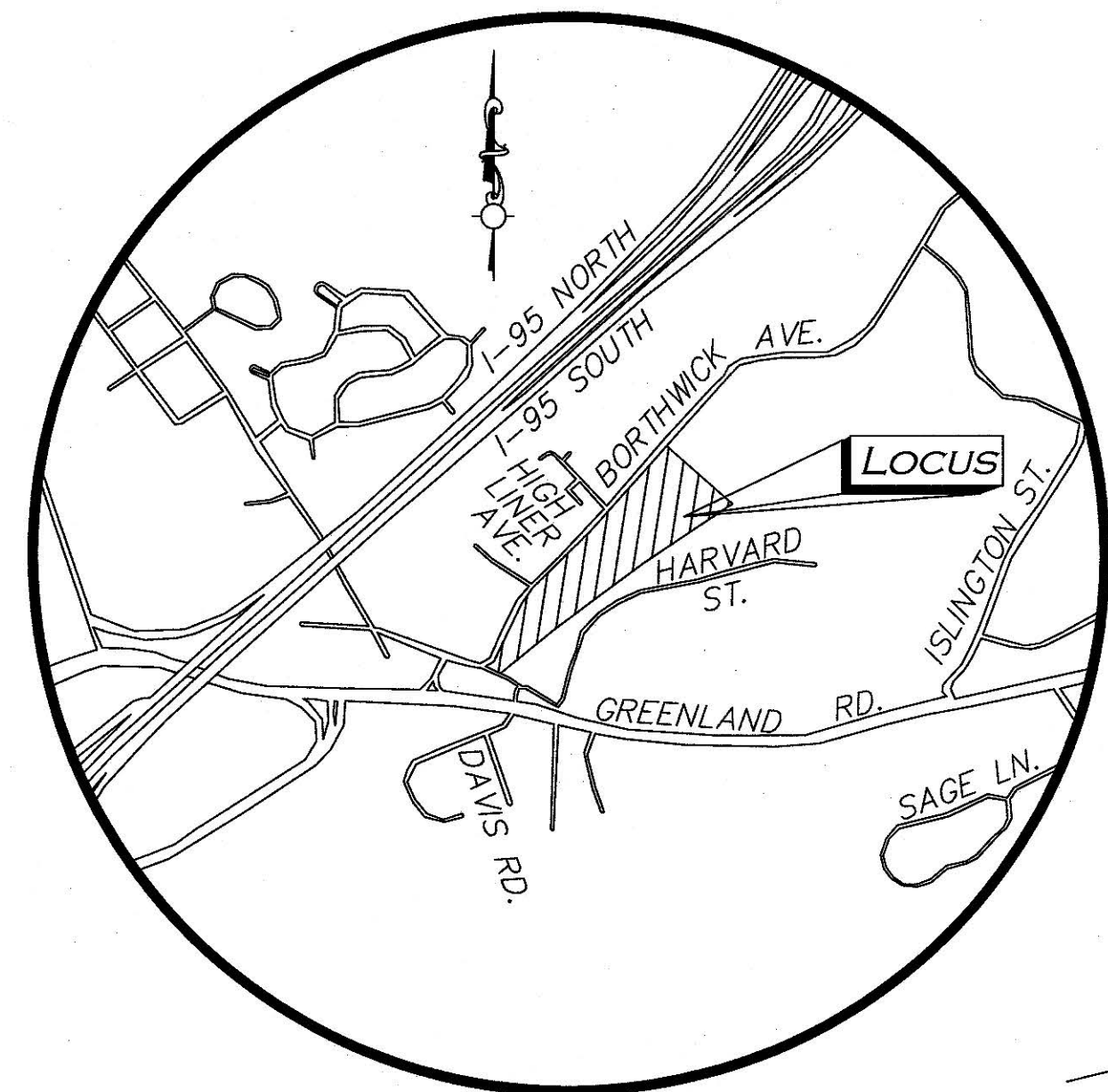
**NOTES CONT. FROM PG. 2**

- SEE SHEET 2 FOR LEGEND, REFERENCES, AND NOTES.
- SEE: BOOK 488, PAGE 429 AND PAGE 431, DRAINAGE RIGHTS TO PROPRIETORS OF THE PORTSMOUTH AQUEDUCT CORPORATION. NO RELINQUISHMENT WAS EVER FOUND.
  - SEE: BOOK 551, PAGE 18, RIGHT TO TRENCH OR DITCH TO FRANK JONES. NO RELINQUISHMENT WAS EVER FOUND.
  - SEE: BOOK 598, PAGE 14 POLE RIGHTS TO ROCKINGHAM COUNTY LIGHT & POWER CO.
  - SEE: BOOK 984, PAGE 378 TO THE CITY OF PORTSMOUTH 20' WIDE SEWER PIPE LINE.
  - SEE: BOOK 1015, PAGE 14 TO THE CITY OF PORTSMOUTH 20' WIDE SEWER PIPE LINE.



R:\PROJECTS\3250-02\SURVEY\DRAWINGS\CURRENT\S-3250-02-LLA.DWG

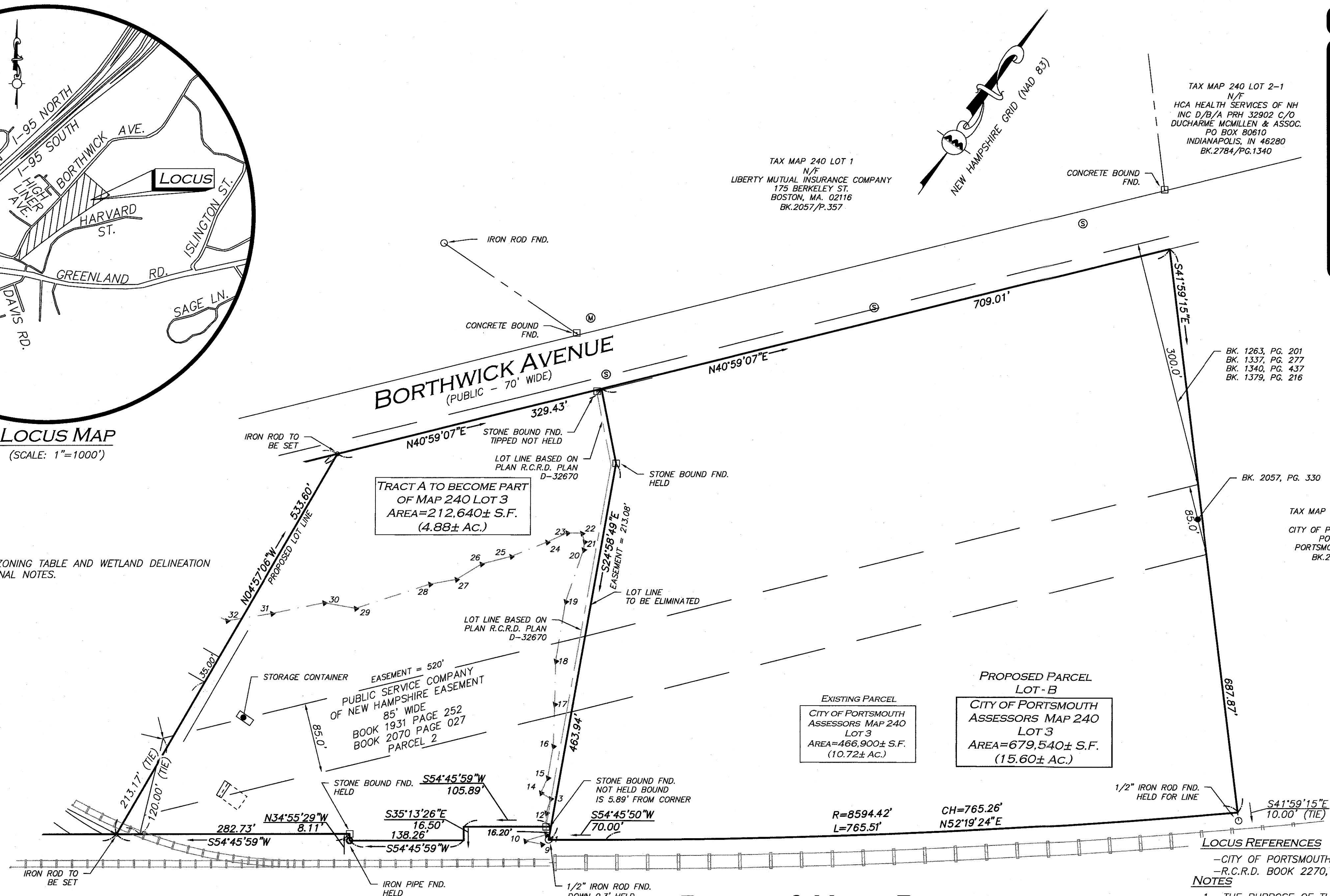




**LOCUS MAP**  
(SCALE: 1"=1000')

**NOTES**

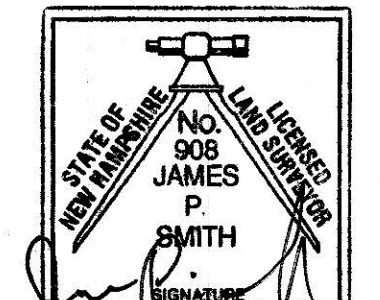
- SEE SHEET 1 FOR ZONING TABLE AND WETLAND DELINEATION NOTES, AND ADDITIONAL NOTES.



LEGEND	
STONE BOUND FND.	□
IRON PIPE (IP)	○
IRON ROD (IR)	●
WETLAND FLAG	▲A31
PROPERTY LINE	---
ABUTTERS LINE	---
STONE BOUND W/DRILL HOLE	SB/DH
CONC. BOUND W/DRILL HOLE	CB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.
BUILDING HEIGHT	BH
SEWER MAN HOLE	SMH

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JUNE 14, 2024 AND OCTOBER 01, 2024 AND HAD AN ERROR OF CLOSURE OF NO GREATER THAN 1/10,000. THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X - "AREA OF MINIMAL FLOOD HAZARD" AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTSMOUTH NEW HAMPSHIRE ROCKINGHAM COUNTY COMMUNITY PANEL NUMBER 33015C0270F HAVING AN EFFECTIVE DATE OF JANUARY 1, 2021.

ALLEN & MAJOR ASSOCIATES, INC.



JAMES P. SMITH NH LLS #908 DATE 10-10-24

REV	DATE	DESCRIPTION

APPLICANT:  
**STONEFISH, LLC**  
875 GREENLAND RD. UNIT C8  
PORTSMOUTH, NH 03801

OWNER:  
**NORTH EAST CREDIT UNION**  
PO BOX 1240  
PORTSMOUTH, NH 03802

**LIBERTY MUTUAL INSURANCE CO.**  
C/O TYLER MUNGER  
175 BERKELEY STREET  
BOSTON, MA. 02117

PROJECT:  
**TM 259 LOT 15**  
**100 BORTHWICK AVE.**  
PORTSMOUTH, NH  
**TM 240 LOT 3**  
**BORTHWICK AVE.**  
PORTSMOUTH, NH

PROJECT NO. 3250-02 DATE: 10/09/2024

SCALE: 1" = 80' DWG. NAME: S-3250-02-LA

DRAFTED BY: CTP CHECKED BY: JPS

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
400 HARVEY ROAD  
MANCHESTER, NH 03103  
TEL: (603) 627-5500  
FAX: (603) 627-5501

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH  
THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORITY ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: **LOT LINE ADJUSTMENT PLAN** SHEET No. **2**

**PLAN REFERENCES**

- PLAN ENTITLED, "PLAN OF A PORTION OF BORTHWICK INDUSTRIAL PARK PORTSMOUTH, N.H.", SCALE 1"=60', DATED DECEMBER 1975, PREPARED BY JOHN W. DURGIN, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-5695.
- PLAN ENTITLED, "SITE PLAN OF ORCHARD PARK CONDOMINIUMS", SCALE 1"=40', DATED OCTOBER 10, 1985, PREPARED BY KIMBALL CHASE COMPANY, INC, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-14238.
- PLAN ENTITLED, "PLAN OF LAND MAP 240, LOTS 1 & 3 PORTSMOUTH, NEW HAMPSHIRE", SCALE 1"=60', DATED JUNE 13, 2005, PREPARED BY VHB, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-33833.
- PLAN ENTITLED, "SUBDIVISION PLAN FOR NATIONAL SEA PRODUCTS INCORPORATED HIGHLINER AVENUE/ BORTHWICK AVENUE COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE 1"=100', DATED OCTOBER JUNE 25, 1997, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-25842.
- PLAN ENTITLED, "REVISED PLAN OF BORTHWICK INDUSTRIAL PARK PORTSMOUTH, N.H." SCALE 1"=60', DATED AUGUST 31, 1966, PREPARED BY JOHN W. DURGIN AND ON FILE AT THE R.C.R.D. AS PLAN #770.
- PLAN ENTITLED, "PLAN OF BORTHWICK INDUSTRIAL PARK PORTSMOUTH, N.H." SCALE 1"=60', DATED JANUARY, 1964, PREPARED BY JOHN W. DURGIN AND ON FILE AT THE R.C.R.D. AS PLAN NO. 262.
- PLAN ENTITLED, "STANDARD BOUNDARY SURVEY" DATED JUNE 2004, PREPARED BY AMBIT ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS AND RECEIVED ON JUNE 17, 2024.
- PLAN ENTITLED, "EASEMENT PLAN MAP 259-LOT 15 NORTHEAST CREDIT UNION TO PSNH" DATED MARCH 2005, PREPARED BY AMBIT ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS AND ON FILE AT R.C.R.D AS PLAN NO. D-32670.
- PLAN ENTITLED, "HIGH TENSION TRANSMISSION LINE NEW HAMPSHIRE GAS & ELEC. CO. PORTSMOUTH AND AMESBURY DATED: 1927, SCALE: 1"=200'," AND ON FILE AT R.C.R.D. AS PLAN NO. 0516.

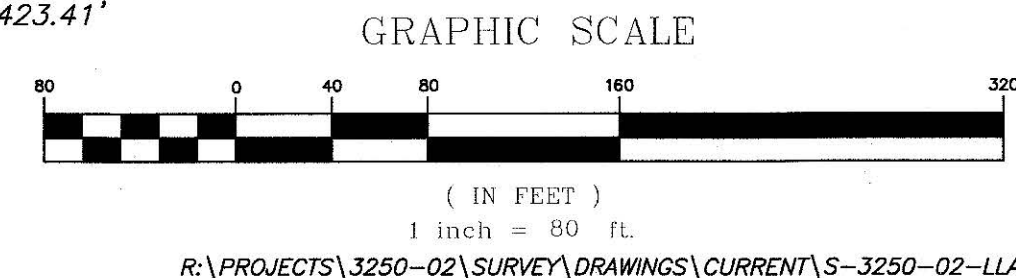
**ZONING TABLE - OFFICE/RESEARCH DISTRICT**

ITEM	REQUIRED	EXISTING	PROPOSED 240-03
LOT AREA (MIN)	3 AC.	10.72 AC.	15.60 AC.
LOT FRONTAGE (MIN)	300'	709.01'	1038.44'
LOT DEPTH (MIN)	300'	625' AVG.	599' AVG.
FRONT YARD SETBACK (MIN)	50'	-	-
SIDE YARD SETBACK (MIN)	75'	-	-
REAR YARD SETBACK (MIN)	50'	-	-
OPEN SPACE (MIN)	30%	-	-
BUILDING COVERAGE (MAX)	30%	0%	0%
BUILDING HEIGHT (MAX)	60'	-	-

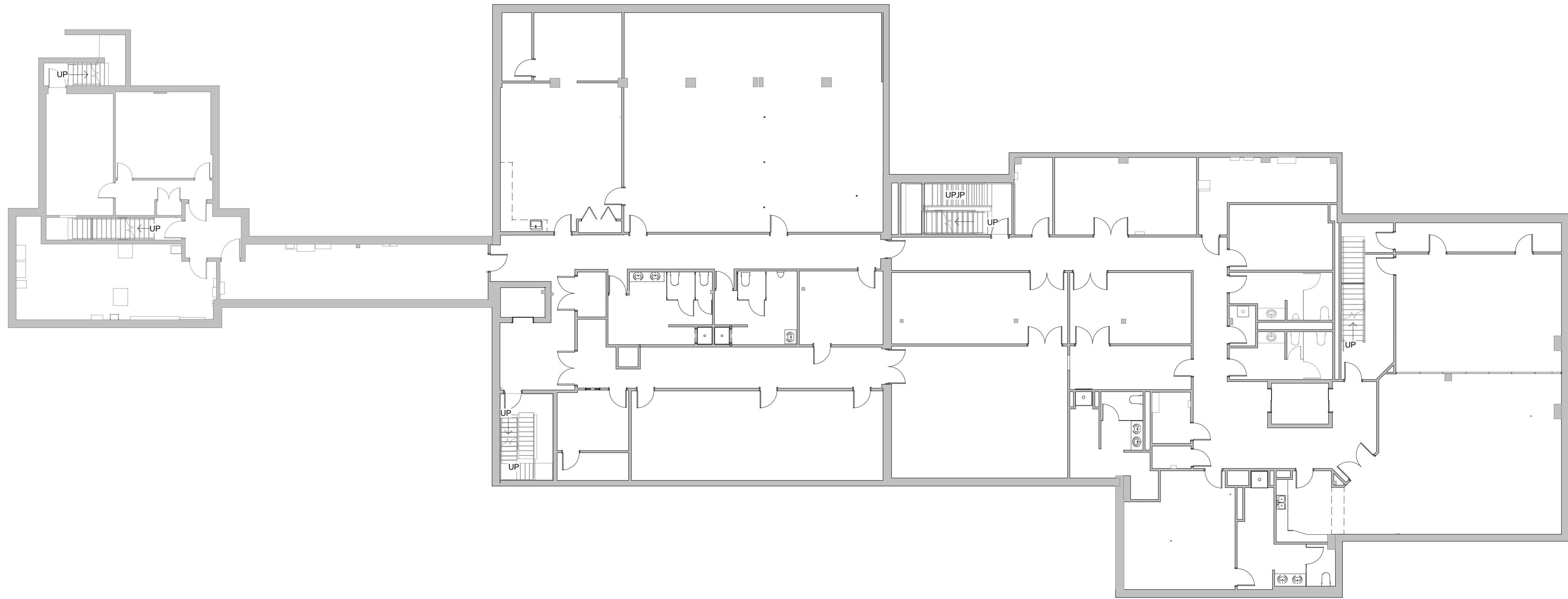
**CITY OF PORTSMOUTH, NH PLANNING BOARD APPROVAL**

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

- LOCUS REFERENCES**  
-CITY OF PORTSMOUTH TAX MAP 259, LOT 15, TAX MAP 240 LOT 03  
-R.C.R.D. BOOK 2270, PAGE 345, BOOK 2057, PAGE 357
- NOTES**
- THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN MAP 259 LOT 15 AND MAP 240 LOT 3. PROPOSED TRACT A WILL BE ANNEXED AND COMBINED WITH MAP 240 LOT 3.
  - NORTH ARROW IS BASED ON NEW HAMPSHIRE GRID COORDINATE SYSTEM (NAD 83).
  - BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BRENTWOOD, NH.
  - WETLANDS DELINEATED BY LUKE HURLEY, NH WETLAND SCIENTIST.
  - RAILROAD SPUR WAS CONSTRUCTED OUTSIDE OF RECORD EASEMENT.
  - SEE EXISTING CONDITIONS PLAN SET, PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. WITH THE SAME DATE. ONLY THIS PLAN TO BE USED FOR SUBDIVISION RECORDING PURPOSES.
  - SEE: BK. 4486, PG. 2595 EASEMENT TO CITY OF PORTSMOUTH FOR GROUNDWATER MONITORING.
  - SEE: BK. 1372, PG. 148 AND BK. 1374, PG. 142 35' WIDE EASEMENT TO ALLIED NH GAS COMPANY. SPECIFIC LOCATION NOT IDENTIFIED, BLANKET IN NATURE.
  - SEE: BK. 835, PG. 493 FOR EASEMENT TO NH GAS & ELECTRIC COMPANY. BELIEVED TO BE AN OVERLAPPING EASEMENT THAT WAS DISCONTINUED IN BK. 2133, PG. 499.
  - RECORD SURVEYS FOR MAP 259 LOT 15 AND MAP 240 LOT 03 CREATED A 5'-6" GAP BETWEEN THE SUBJECT PARCELS. THEY ALSO CREATED A JOG INTO BORTHWICK AVENUE, AT THE COMMON CORNER, AT THE ROAD. BOTH DEEDS CALL FOR EACH OTHER AS THE ABUTTER. DETERMINATION WAS MADE BY HOLDING THE SURVEY FOR MAP 240 LOT 03 AS THE COMMON LINE. I HELD BORTHWICK AVE. AS 70' WIDE AND BEST FIT USING MONUMENTS FOUND. IN DOING SO THE ANGLE POINT IN BORTHWICK ALONG MAP 259 LOT 15, IS NOW IN A NEW LOCATION OF 439.18' FROM THE CURVE. RECORD DIMENSION FROM THE CURVE TO THE ROAD ANGLE POINT IS 423.41'







1 EXISTING FLOOR PLANS - BASEMENT  
 3/32" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



9550 W. Higgins Rd. 170  
 Rosemont, IL 60018

100 BORTHWICK

100 BORTHWICK AVE.  
 PORTSMOUTH, NH 03801

ARCHITECT OF RECORD:  
 SUSAN L. SKIBELL, ARCHITECT  
 1360 N. SANDBURG TERRACE #1902  
 CHICAGO, IL 60610  
 312.350.7161

SEAL:

DISCLAIMER: All drawings are proprietary and the exclusive property of our company. This/These print(s) shall not be shared, copied or reproduced without expressed permission of our company. This print is loaned in confidence and subject to return upon request by our company.

No.	Description	Date

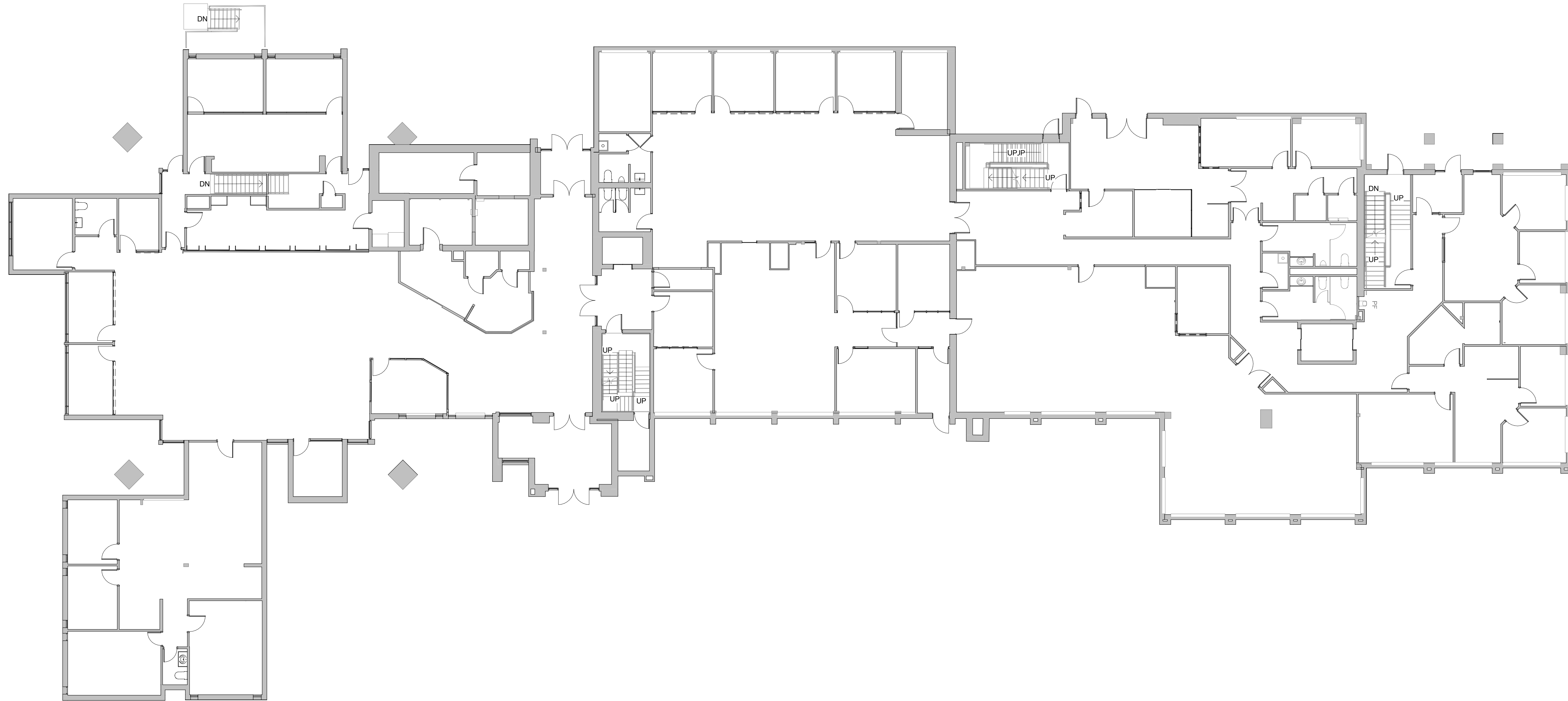
EXISTING FLOOR PLANS

Project number 10724

A0-5

Scale 3/32" = 1'-0"





1 EXISTING FLOOR PLAN - FIRST FLOOR  
 3/32" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



9550 W. Higgins Rd. 170  
 Rosemont, IL 60018

**100 BORTHWICK**

100 BORTHWICK AVE.  
 PORTSMOUTH, NH 03801

**ARCHITECT OF RECORD:**  
 SUSAN L. SKIBELL, ARCHITECT  
 1360 N. SANDBURG TERRACE #1902  
 CHICAGO, IL 60610  
 312.350.7161

SEAL:

DISCLAIMER: All drawings are proprietary and the exclusive property of our company. This/These print(s) shall not be shared, copied or reproduced without expressed permission of our company. This print is loaned in confidence and subject to return upon request by our company.

No.	Description	Date

**EXISTING FLOOR PLANS**

Project number 10724

**A0-5.1**

Scale 3/32" = 1'-0"







9550 W. Higgins Rd. 170  
Rosemont, IL 60018

### 100 BORTHWICK

100 BORTHWICK AVE.  
PORTSMOUTH, NH 03801

**ARCHITECT OF RECORD:**  
SUSAN L. SKIBELL, ARCHITECT  
1360 N. SANDBURG TERRACE #1902  
CHICAGO, IL 60610  
312.350.7161

SEAL:

DISCLAIMER: All drawings are proprietary and the exclusive property of our company. This/These print(s) shall not be shared, copied or reproduced without expressed permission of our company. This print is loaned in confidence and subject to return upon request by our company.

No.	Description	Date

## EXISTING FLOOR PLANS

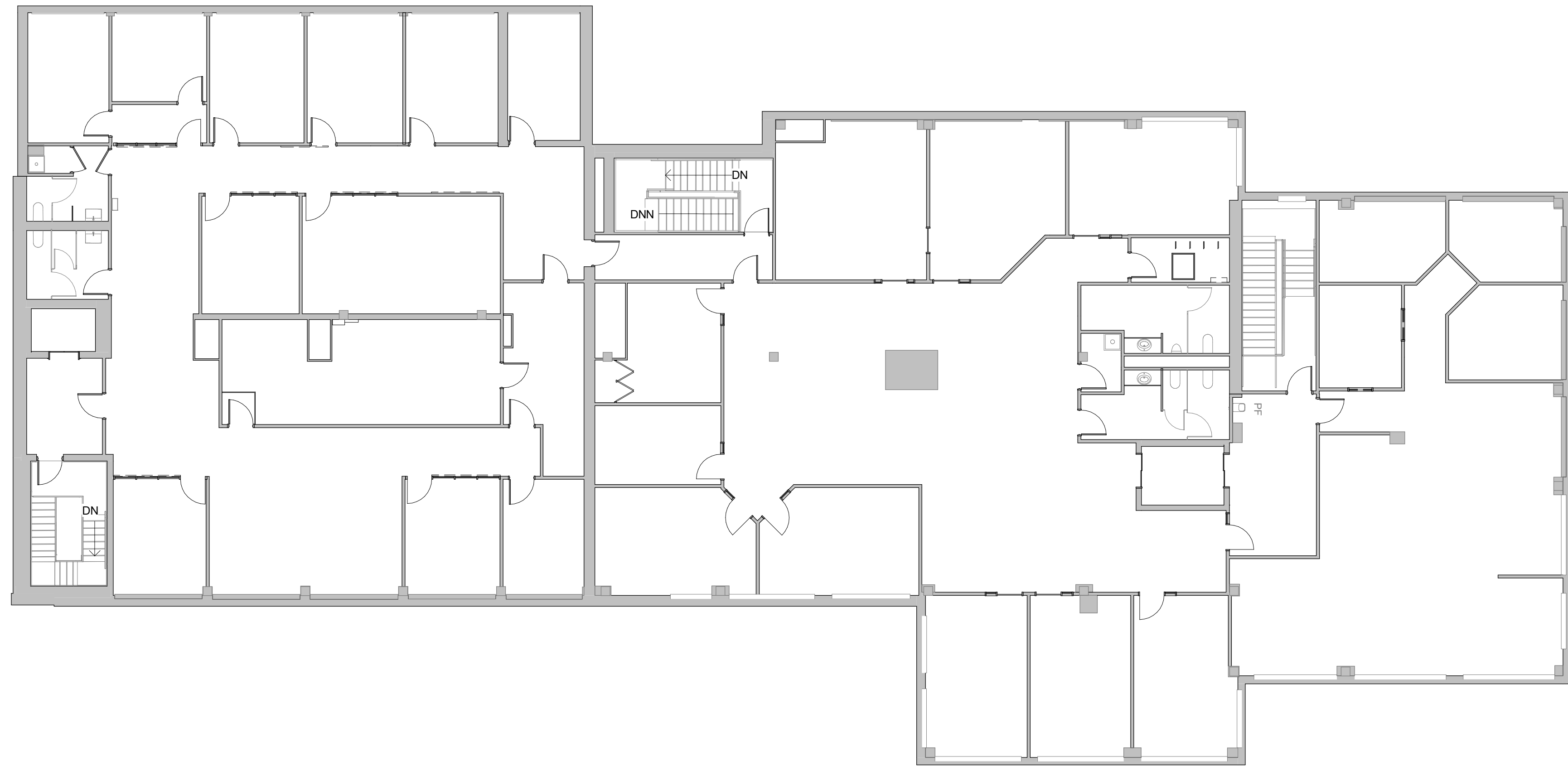
Project number 10724

### A0-5.2

Scale 3/32" = 1'-0"



1 EXISTING FLOOR PLAN - SECOND FLOOR  
3/32" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



10/28/2024 11:01:05 AM



**ZONING SUMMARY TABLE**  
INDUSTRIAL - OFFICE RESEARCH (OR)

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	2 ACRES	7.96 ACRES <sup>(1)</sup>	NO CHANGE
CONTINUOUS STREET FRONTAGE	200 FEET	1518.5 FEET	NO CHANGE
LOT DEPTH	200 FT	266.5 FEET <sup>(2)</sup>	NO CHANGE
FRONT BUILDING SETBACK (MIN.)	70 FEET	78.9 FEET	NO CHANGE
SIDE BUILDING SETBACK (MIN.)	50 FEET	300.9 FEET <sup>(1)</sup>	NO CHANGE
REAR BUILDING SETBACK (MIN.)	50 FEET	100.2 FEET	NO CHANGE
STRUCTURE HEIGHT (MAX.)	70 FEET	26.3 FEET <sup>(3)</sup>	NO CHANGE
ROOF APPURTENANCE HEIGHT (MAX.)	10 FEET	N.A.	NO CHANGE
BUILDING COVERAGE (MAX.)	50%	6.8% <sup>(1)(4)</sup>	7.0% <sup>(5)</sup>
FLOOR AREA RATIO (MAX.)	N.R.	N.R.	N.R.
OPEN SPACE (MIN.)	20%	50.4% <sup>(6)</sup>	50.2% <sup>(7)</sup>
PARKING SPACES	SEE TABLE	284	275

TABLE NOTES:

- LOT AREA, SIDE YARD SETBACK, BUILDING COVERAGE, AND OPEN SPACE REFLECT A PROPOSED LOT LINE ADJUSTMENT WITH MAP 240, LOT 3.
- LOT DEPTH IS THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE FRONT LOT LINE AND THE REAR LOT LINE AS MEASURED ALONG BOTH SIDE PROPERTY LINES. THERE IS ONLY ONE SIDE LOT LINE FOR THIS PARCEL. DEPTH IS CALCULATED AS FOLLOWS:  $(532.96+0)/2 = 266.48$  FEET. THIS VALUE REFLECTS A PROPOSED LOT LINE ADJUSTMENT WITH MAP 240, LOT 3.
- BUILDING HEIGHT TAKEN FROM A&M EXISTING CONDITIONS SURVEY DATED JULY 2024. THE HIGHEST POINT WAS MEASURED AT THE REAR OF THE BUILDING.
- BUILDING COVERAGE AREA TAKEN FROM A&M EXISTING CONDITIONS SURVEY, DATED JULY, 2024 IS 23,660 S.F. AND INCLUDES EAVES/CANOPIES PROJECTING MORE THAN 30 INCHES FROM A VERTICAL WALL. EXISTING BUILDING COVERAGE CALCULATION =  $23,660/346,680 = 6.8\%$
- PROPOSED BUILDING COVERAGE IS INCREASED WITH THE ADDITION OF THE ASC CANOPY, WHICH IS 495 SQUARE FEET. NEW BUILDING COVERAGE IS  $24,155/346,680 = 7.0\%$
- OPEN SPACE IS LAND AREA VERTICALLY OPEN TO THE SKY, FREE OF ALL STRUCTURES, PARKING AREAS, DRIVEWAYS AND OTHER USES WHICH PRECLUDE ATTRACTIVE LANDSCAPING IN SUCH AREA. OPEN SPACE SHALL BE PREDOMINANTLY PERVIOUS, MAY BE LANDSCAPED WITH LAWN, TREES, SHRUBS OR OTHER PLANTING, AND MAY INCLUDE WALKS AND TERRACES. FOR THE PURPOSES OF THIS DEFINITION, WATER AREAS ARE CONSIDERED TO CONSTITUTE OPEN SPACE. EXISTING OPEN SPACE IS  $174,592 / 346,680 = 50.4\%$
- PROPOSED OPEN SPACE IS REDUCED WITH THE ADDITION OF THE ASC CANOPY, WHICH IS 495 SQUARE FEET. THE PAVEMENT AREA REMAINS THE SAME WITH THE ADDITION OF THE LANDSCAPE ISLAND. PROPOSED OPEN SPACE IS  $174,097 / 346,680 = 50.2\%$

**PARKING SUMMARY TABLE**

	REQUIRED PARKING	EXISTING PARKING
<b>PROFESSIONAL/BUSINESS OFFICE (USE 5.10, 5.20)</b>		
REGULATION: 1 SPACE PER 350 SF GSF	63.1	100
CALCULATION: $(8,913+13,188 / 350) = 63.1$ SPACES		
<b>MEDICAL OFFICE (USE NO. 620)</b>		
REGULATION: 1.0 SPACE PER 250 SF OF GFA	81.1	100
CALCULATION: $(20,285 / 250) = 81.1$ SPACES		
<b>AMBULATORY SURGERY CENTER (USE 640)</b>		
REGULATION: 1.0 SPACE PER 250 SF OF GFA	32.0	75
CALCULATION: $(8,000 / 250) = 32.0$ SPACES		
<b>TOTAL</b>	<b>176.2</b>	<b>275</b>

TABLE NOTES:

- THE GROSS FLOOR AREAS USED HAVE BEEN PROVIDED TO A&M BY THE PROJECT ARCHITECT AND ARE AS FOLLOWS:  
 BASEMENT: 15,785 S.F. (8,000 S.F. FOR ASC USE)  
 1ST FLOOR: 21,413 S.F. (7,785 S.F. FOR MEDICAL OFFICE USE)  
 2ND FLOOR: 13,188 S.F. (8,913 S.F. FOR PROFESSIONAL OFFICE USE)  
 TOTAL: 50,386 S.F. (12,500 S.F. FOR MEDICAL OFFICE USE)  
 PROVIDED: 7 SPACES, 2 BEING VAN ACCESSIBLE
- ADA SPACES REQUIRED:  
 (FOR 201 TO 300) TOTAL PARKING SPACES PROVIDED, 7 SHALL BE THE MINIMUM ADA PARKING PROVIDED, 2 SPACE BEING VAN ACCESSIBLE

**LEGEND**

PROPERTY LINE	
SIGN	
BOLLARD	
BUILDING	
BUILDING ABOVE	
BUILDING ARCHITECTURE	
CURB	
RETAINING WALL	
PARKING STRIPING	
TRAFFIC ARROWS	
HEAVY DUTY CONCRETE	
SIDEWALK	
ADA DET. WARNING SURFACE	
BRICK PATIO	
ADA ACCESSIBLE RAMP	
SNOW STORAGE	
SETBACK LINE	
SAW-CUT LINE	
PARKING COUNT	
STEEL GUARDRAIL	
DECORATIVE FENCE	
SITE LIGHT	
TREE LINE	
VERTICAL GRANITE CURB	VGC

**SCHEMATIC DESIGN**  
ISSUED FOR REVIEW  
OCTOBER 29, 2024

PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	10-11-24	REVISED PER APEX REVIEW
1	10-10-24	REVISED PER APEX REVIEW

APPLICANT/OWNER:

APEX DESIGN BUILD  
9550 W. HIGGINS ROAD, STE 170  
ROSEMONT, IL 60018

PROJECT:

MAP 259, LOT 15  
100 BORTHWICK AVENUE  
PORTSMOUTH, NH 03801

PROJECT NO.	3250-02	DATE:	10-29-24
SCALE:	1" = 10'	DWG. NAME:	C3250-02
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
400 HARVEY ROAD  
MANCHESTER, NH 03103  
TEL: (603) 627-5500  
FAX: (603) 627-5501

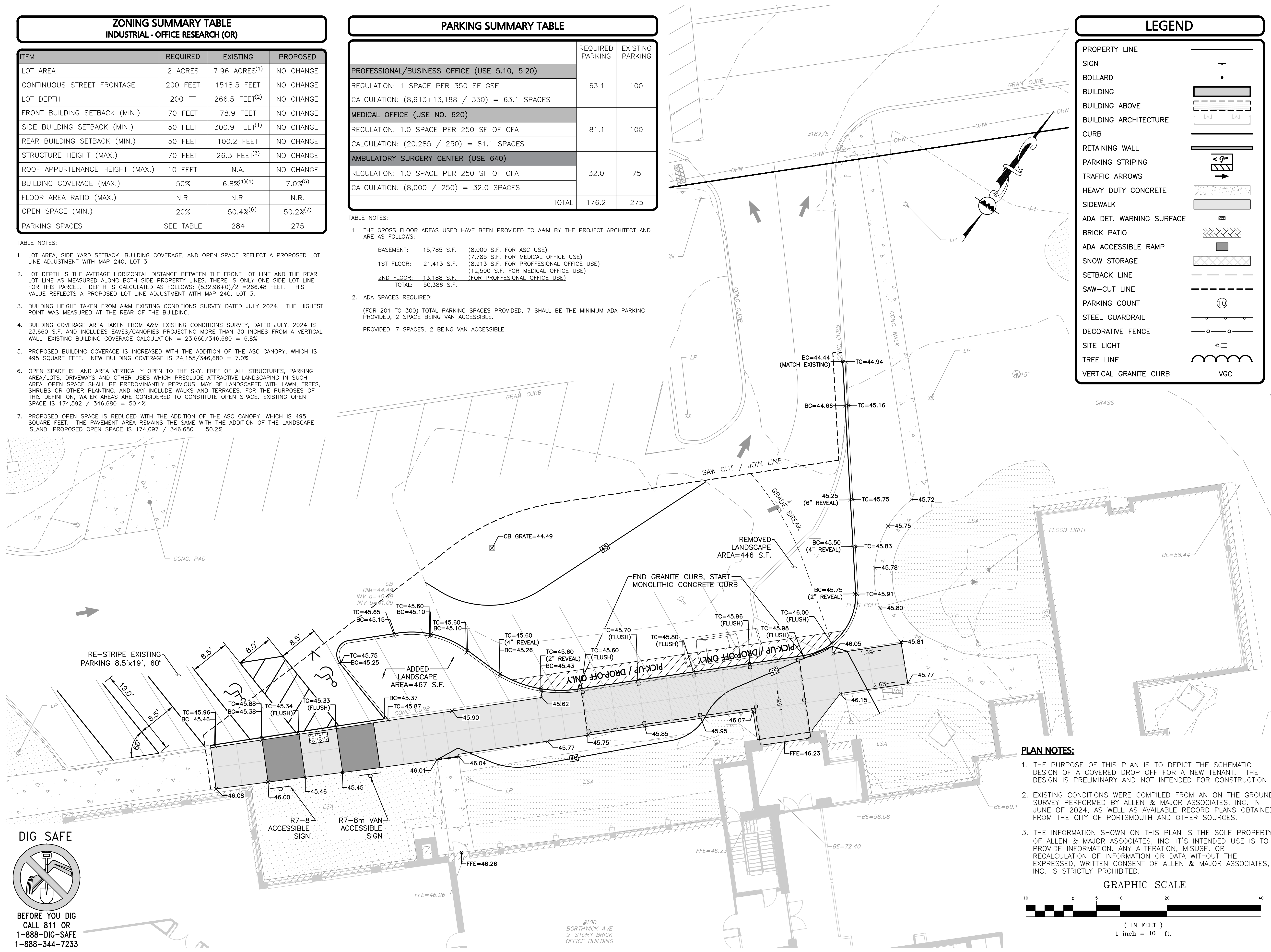
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORITY ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: SHEET No.

ASC DROP OFF CANOPY  
SCHEMATIC DESIGN 1 OF 1

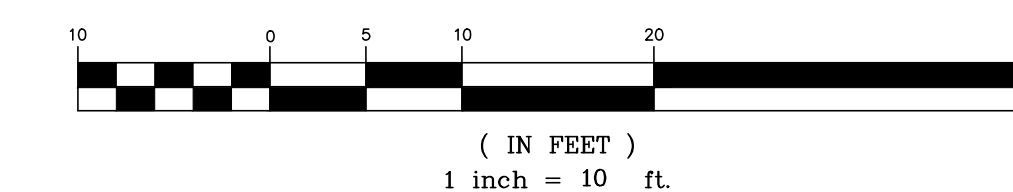
Copyright © 2024 Allen & Major Associates, Inc.  
All Rights Reserved



**PLAN NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE SCHEMATIC DESIGN OF A COVERED DROP OFF FOR A NEW TENANT. THE DESIGN IS PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION.
- EXISTING CONDITIONS WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC. IN JUNE OF 2024, AS WELL AS AVAILABLE RECORD PLANS OBTAINED FROM THE CITY OF PORTSMOUTH AND OTHER SOURCES.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

**GRAPHIC SCALE**



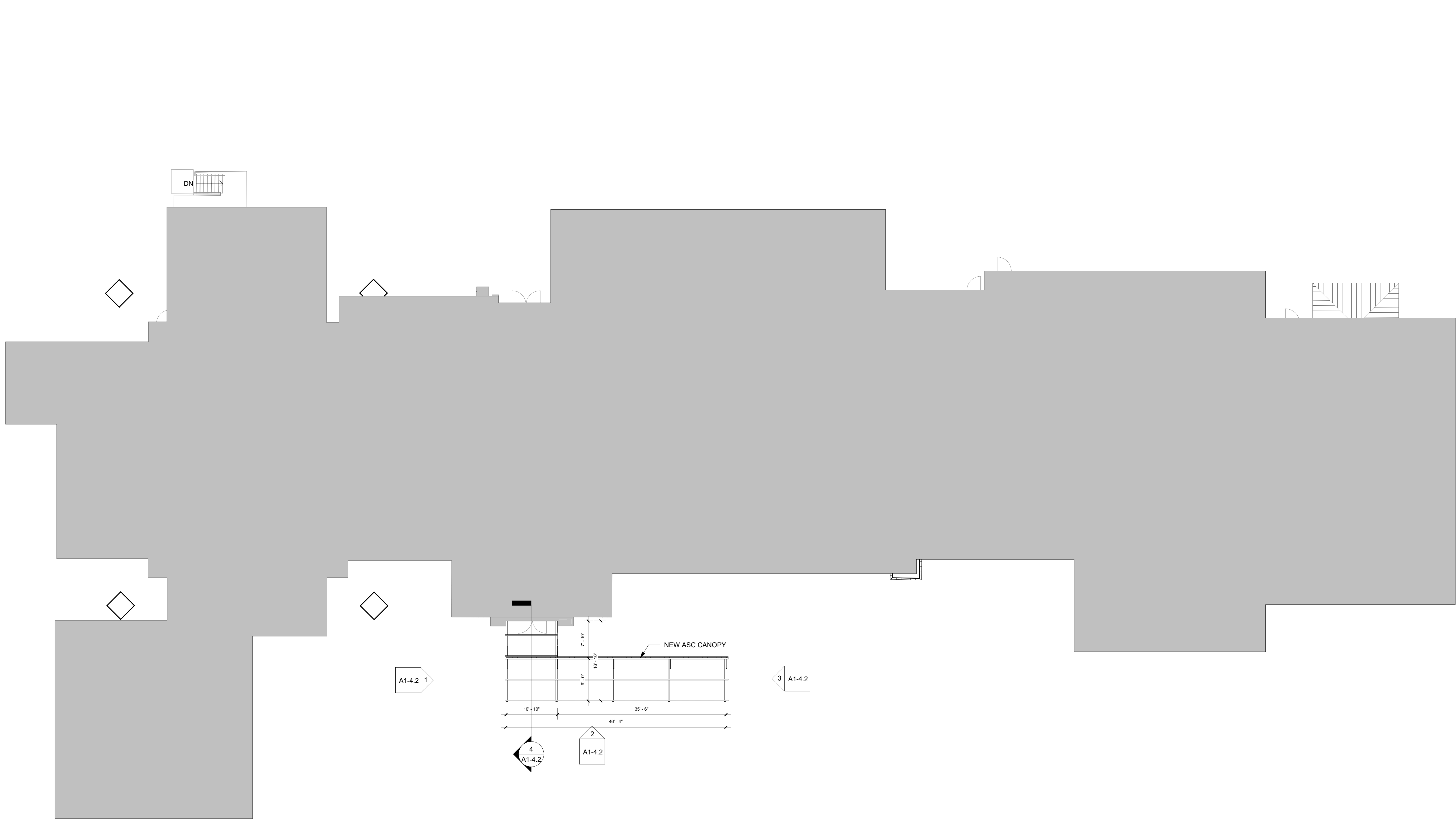
**DIG SAFE**



BEFORE YOU DIG  
CALL 811 OR  
1-888-DIG-SAFE  
1-888-344-7233

#100  
BORTHWICK AVE  
2-STORY BRICK  
OFFICE BUILDING





9550 W. Higgins Rd. 170  
Rosemont, IL 60018

**100 BORTHWICK**

100 BORTHWICK AVE.  
PORTSMOUTH, NH 03801

**ARCHITECT OF RECORD:**  
SUSAN L. SKIBELL, ARCHITECT  
1360 N. SANDBURG TERRACE #1902  
CHICAGO, IL 60610  
312.350.7161

SEAL:

DISCLAIMER: All drawings are proprietary and the exclusive property of our company. This/These print(s) shall not be shared, copied or reproduced without expressed permission of our company. This print is loaned in confidence and subject to return upon request by our company.

No.	Description	Date

**EXTERIOR VIEWS KEY**

Project number 10724

**A1-3**

Scale 3/32" = 1'-0"

1 EXTERIOR VIEWS KEY  
3/32" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%







9550 W. Higgins Rd. 170  
Rosemont, IL 60018

## 100 BORTHWICK

100 BORTHWICK AVE.  
PORTSMOUTH, NH 03801

**ARCHITECT OF RECORD:**  
SUSAN L. SKIBELL, ARCHITECT  
1360 N. SANDBURG TERRACE #1902  
CHICAGO, IL 60610  
312.350.7161

SEAL:

**DISCLAIMER:** All drawings are proprietary and the exclusive property of our company. This/These print(s) shall not be shared, copied or reproduced without expressed permission of our company. This print is loaned in confidence and subject to return upon request by our company.

No.	Description	Date

## RENDERING

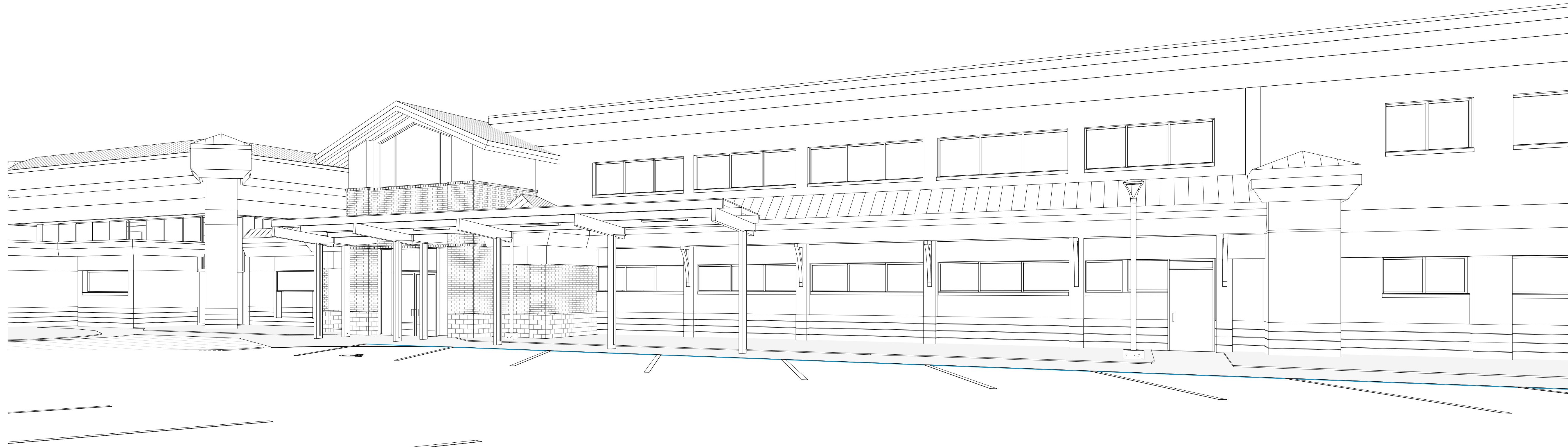
Project number 10724

A1-4.0

Scale







1 FRONT ENTRY 1  
 NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



2 FRONT ENTRY 2  
 NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



9550 W. Higgins Rd. 170  
 Rosemont, IL 60018

100 BORTHWICK

100 BORTHWICK AVE.  
 PORTSMOUTH, NH 03801

ARCHITECT OF RECORD:  
 SUSAN L. SKIBELL, ARCHITECT  
 1360 N. SANDBURG TERRACE #1902  
 CHICAGO, IL 60610  
 312.350.7161

SEAL:

DISCLAIMER: All drawings are proprietary and the exclusive property of our company. This/These print(s) shall not be shared, copied or reproduced without expressed permission of our company. This print is loaned in confidence and subject to return upon request by our company.

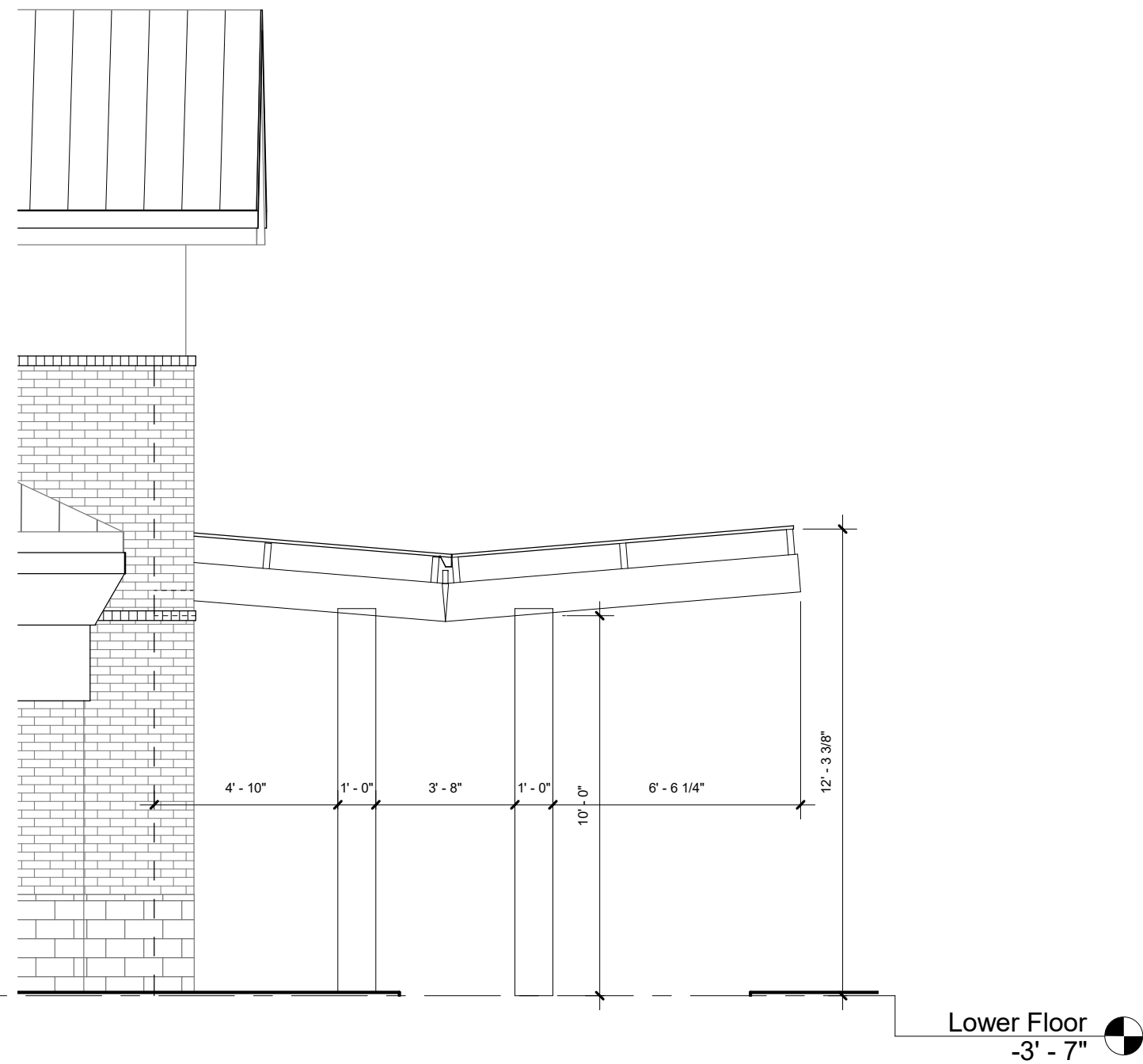
No.	Description	Date

EXTERIOR ELEVATIONS

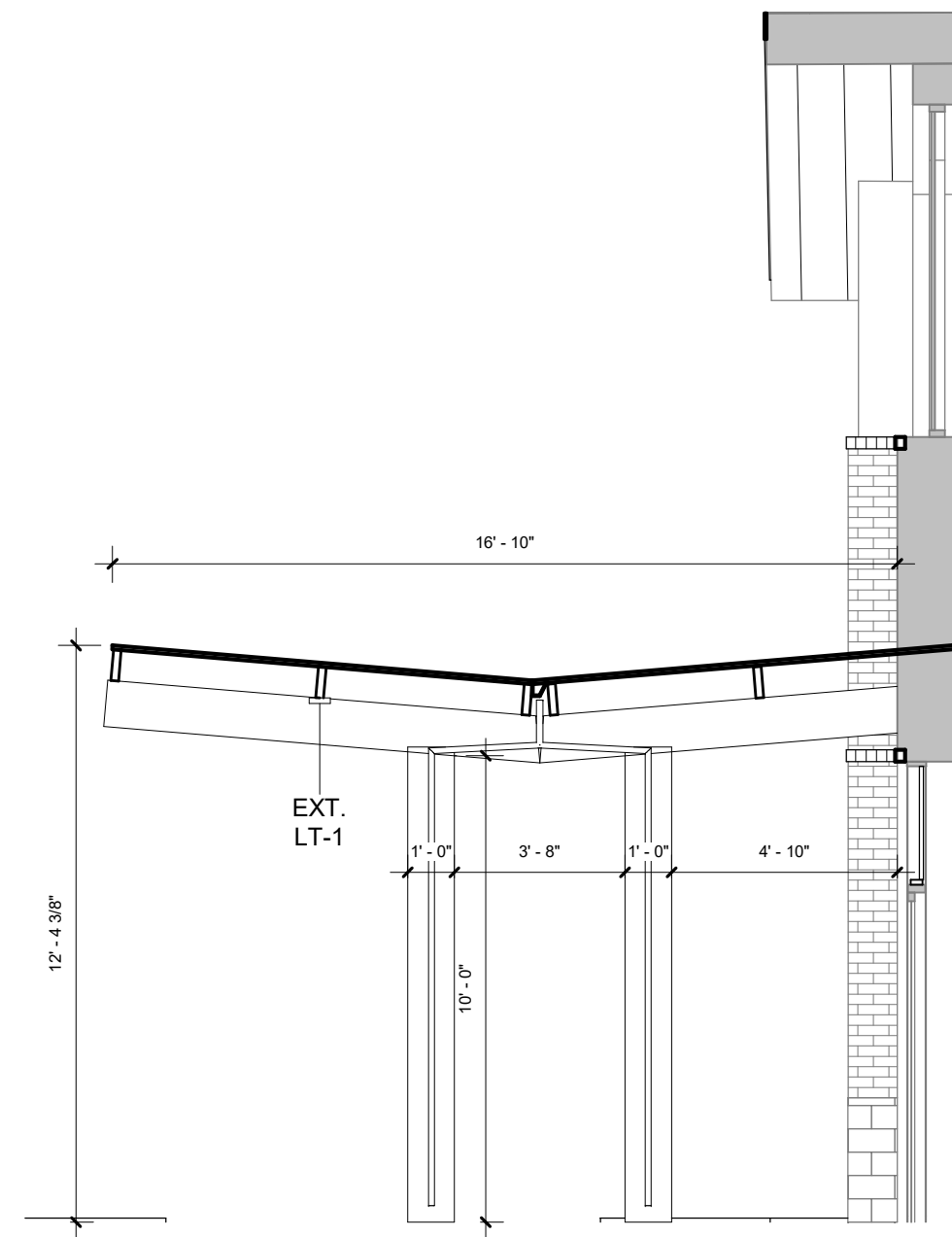
Project number 10724

A1-4.1

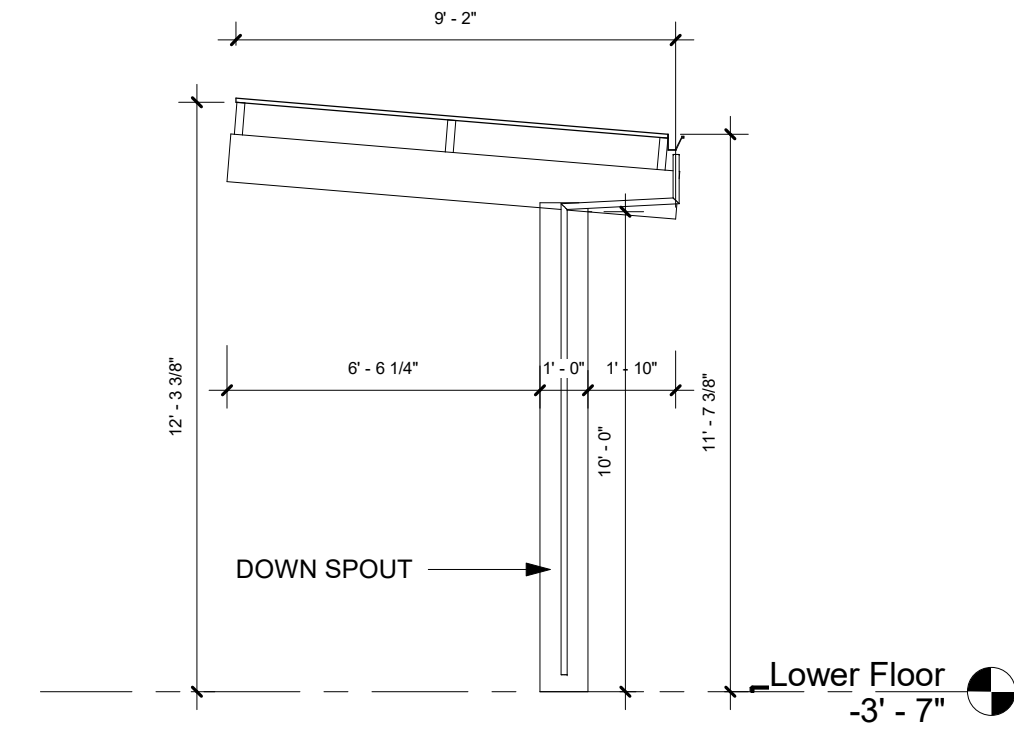
Scale



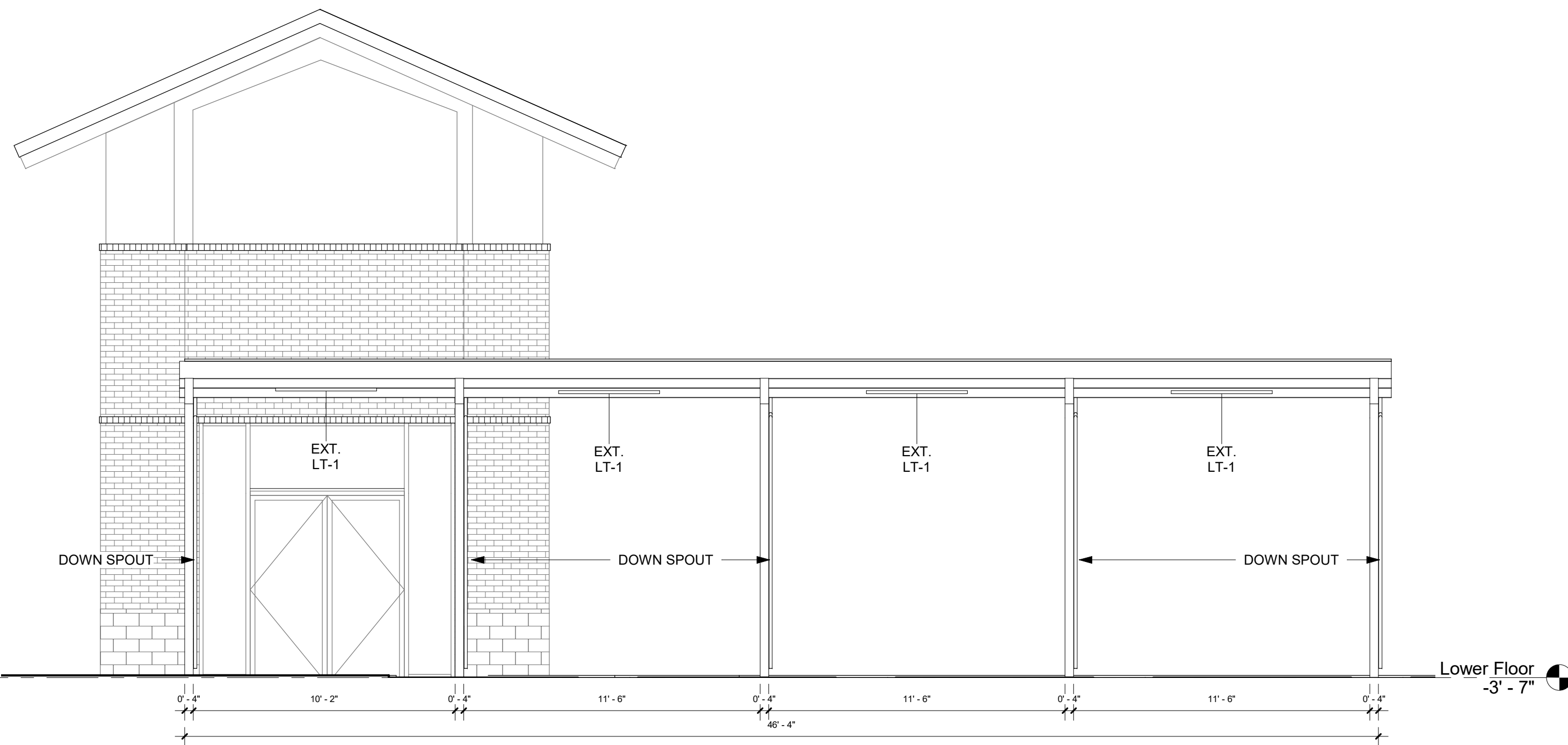
1 SOUTH-WEST CANOPY ELEVATION  
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



4 CANOPY SECTION  
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



3 NORTH-EAST CANOPY ELEVATION  
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



2 SOUTH-EAST CANOPY ELEVATION  
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%

LIGHT FIXTURE SCHEDULE										
TAG	DESCRIPTION	MANUFACTURER	MODEL	LAMP	WATTAGE	COLOR TEMPERATURE	QTY	IMAGE	REMARKS	LOCATION
EXT. LT-1	CANOPY LIGHT	LITHONIA	LED WRAP LIGHT	LED	50 W	4000K	4			INSTALLED ON BOTTOM OF CANOPY



9550 W. Higgins Rd. 170  
Rosemont, IL 60018

## 100 BORTHWICK

100 BORTHWICK AVE.  
PORTSMOUTH, NH 03801

**ARCHITECT OF RECORD:**  
SUSAN L. SKIBELL, ARCHITECT  
1360 N. SANDBURG TERRACE #1902  
CHICAGO, IL 60610  
312.350.7161

SEAL:

DISCLAIMER: All drawings are proprietary and the exclusive property of our company. This/These print(s) shall not be shared, copied or reproduced without expressed permission of our company. This print is loaned in confidence and subject to return upon request by our company.


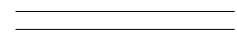

No.	Description	Date

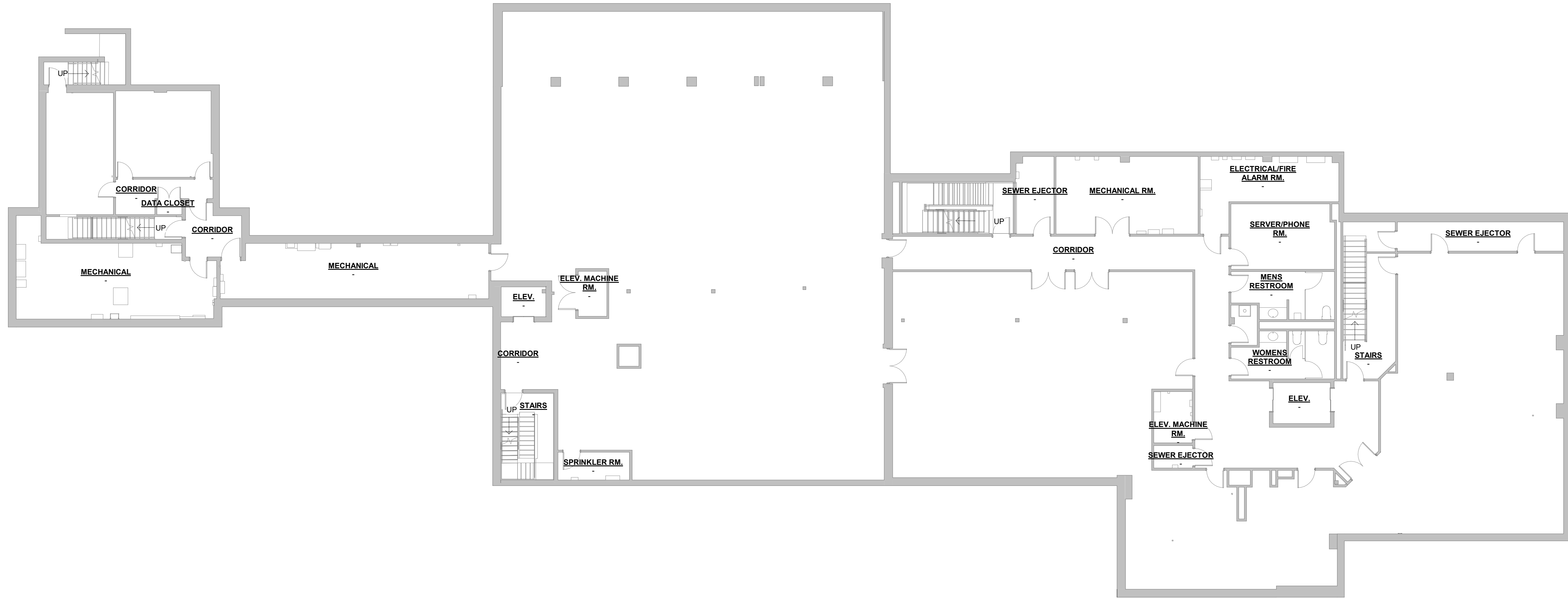
## EXTERIOR ELEVATIONS

Project number 10724

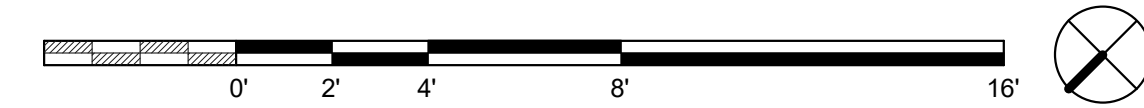
A1-4.2

Scale As indicated

FLOOR PLAN KEY	
	EXISTING WALLS
	NEW WALLS
	N.I.C.



1 FLOOR PLAN - BASEMENT  
 1" = 10'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



**apex**  
 DESIGN > BUILD  
 9550 W. Higgins Rd. 170  
 Rosemont, IL 60018

**100 BORTHWICK**

100 BORTHWICK AVE.  
 PORTSMOUTH, NH 03801

**ARCHITECT OF RECORD:**  
 SUSAN L. SKIBELL, ARCHITECT  
 1360 N. SANDBURG TERRACE #1902  
 CHICAGO, IL 60610  
 312.350.7161

DISCLAIMER: All drawings are proprietary and the exclusive property of our company. This/These print(s) shall not be shared, copied or reproduced without expressed permission of our company. This print is loaned in confidence and subject to return upon request by our company.

No.	Description	Date

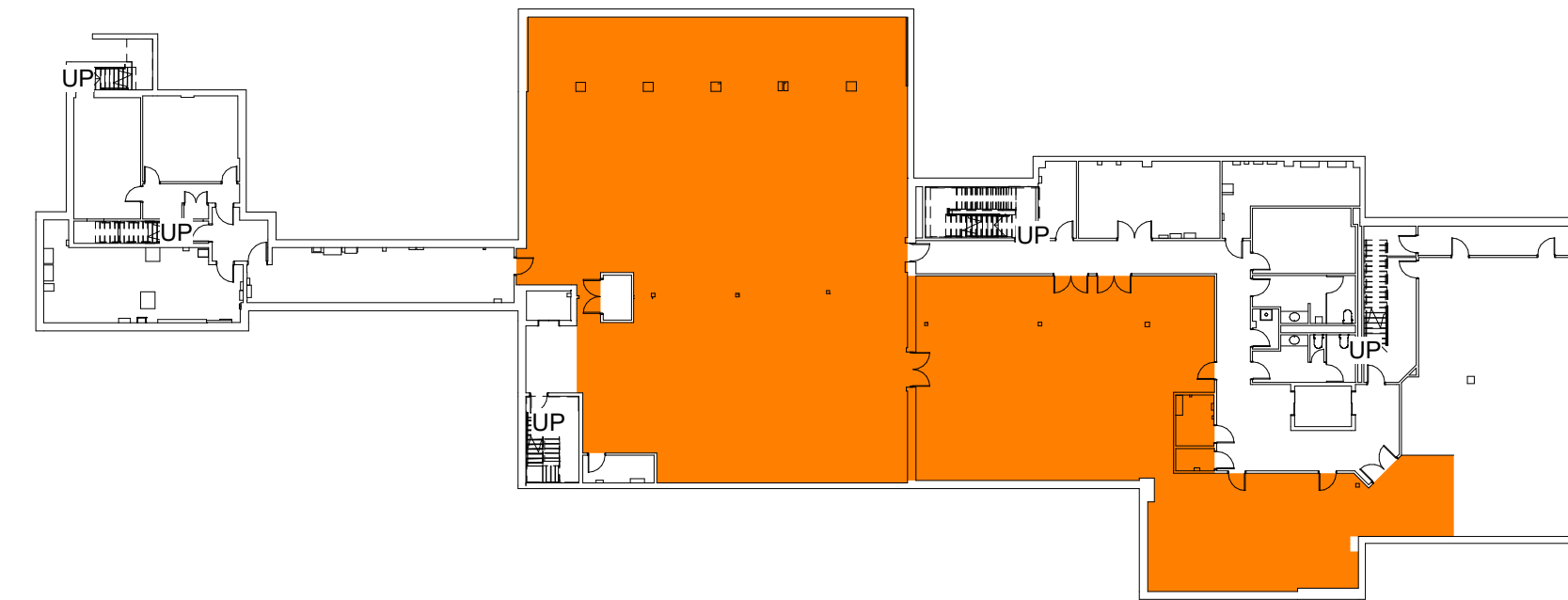
**FLOOR PLAN & NOTES - BASEMENT**

Project number 10724

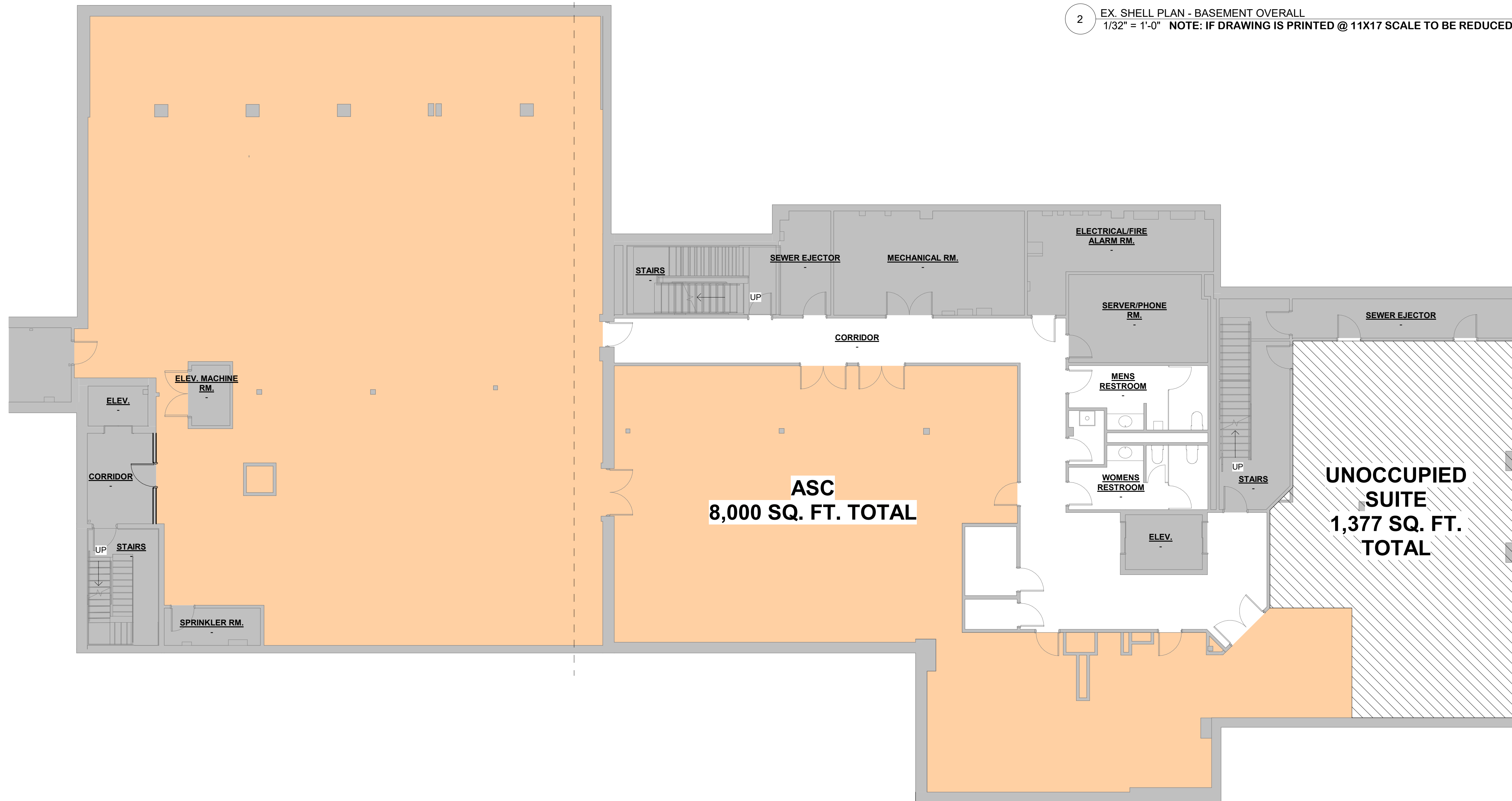
**A2-3.1.1**

Scale As indicated





2 EX. SHELL PLAN - BASEMENT OVERALL  
 1/32" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



1 FLOOR PLAN - ASC C  
 1/8" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



9550 W. Higgins Rd. 170  
 Rosemont, IL 60018

100 BORTHWICK

100 BORTHWICK AVE.  
 PORTSMOUTH, NH 03801

ARCHITECT OF RECORD:  
 SUSAN L. SKIBELL, ARCHITECT  
 1360 N. SANDBURG TERRACE #1902  
 CHICAGO, IL 60610  
 312.350.7161

SEAL:

DISCLAIMER: All drawings are proprietary and the exclusive property of our company. This/These print(s) shall not be shared, copied or reproduced without expressed permission of our company. This print is loaned in confidence and subject to return upon request by our company.

No.	Description	Date

FLOOR PLAN & NOTES - BASEMENT

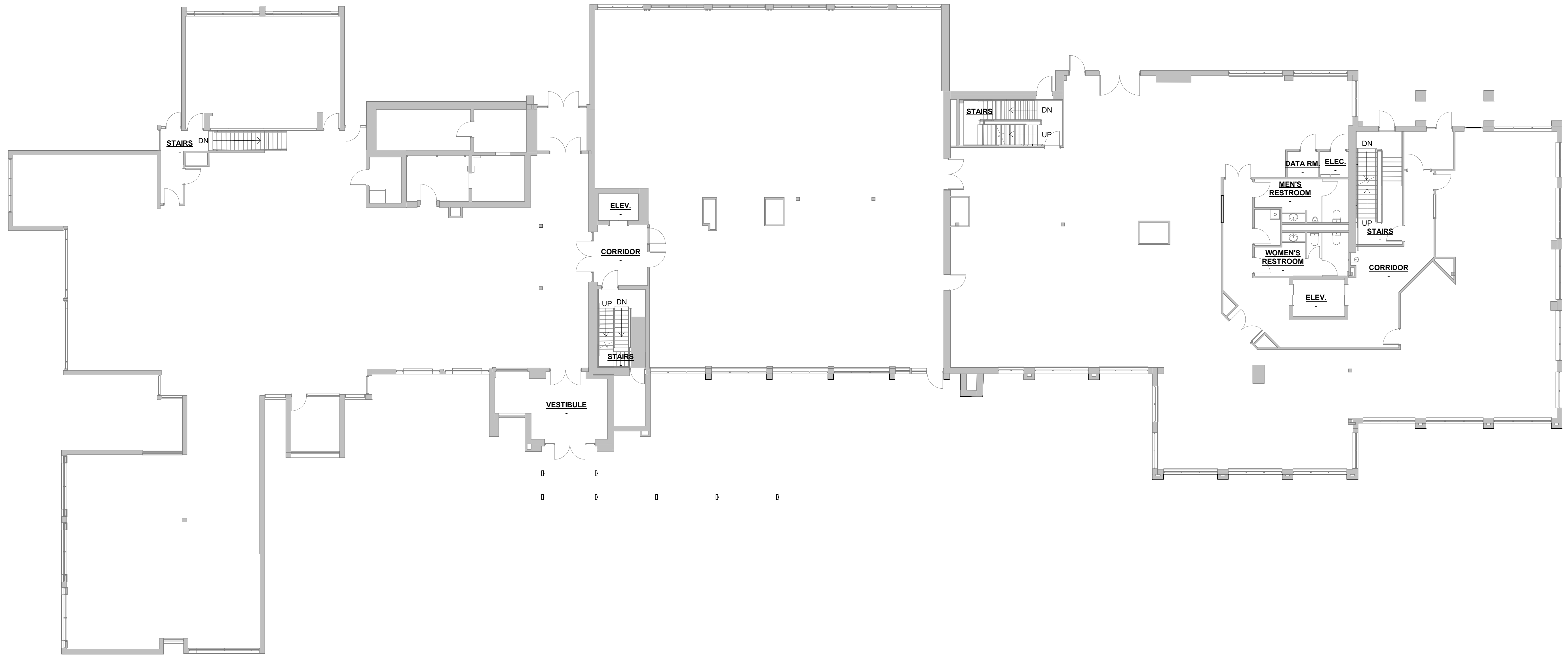
Project number 10724

A2-3.1.2

Scale As indicated







1 FLOOR PLAN - 1ST FLOOR  
 3/32" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



9550 W. Higgins Rd. 170  
 Rosemont, IL 60018

**100 BORTHWICK**

100 BORTHWICK AVE.  
 PORTSMOUTH, NH 03801

**ARCHITECT OF RECORD:**  
 SUSAN L. SKIBELL, ARCHITECT  
 1360 N. SANDBURG TERRACE #1902  
 CHICAGO, IL 60610  
 312.350.7161

SEAL:

DISCLAIMER: All drawings are proprietary and the exclusive property of our company. This/These print(s) shall not be shared, copied or reproduced without expressed permission of our company. This print is loaned in confidence and subject to return upon request by our company.

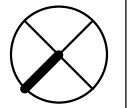
No.	Description	Date

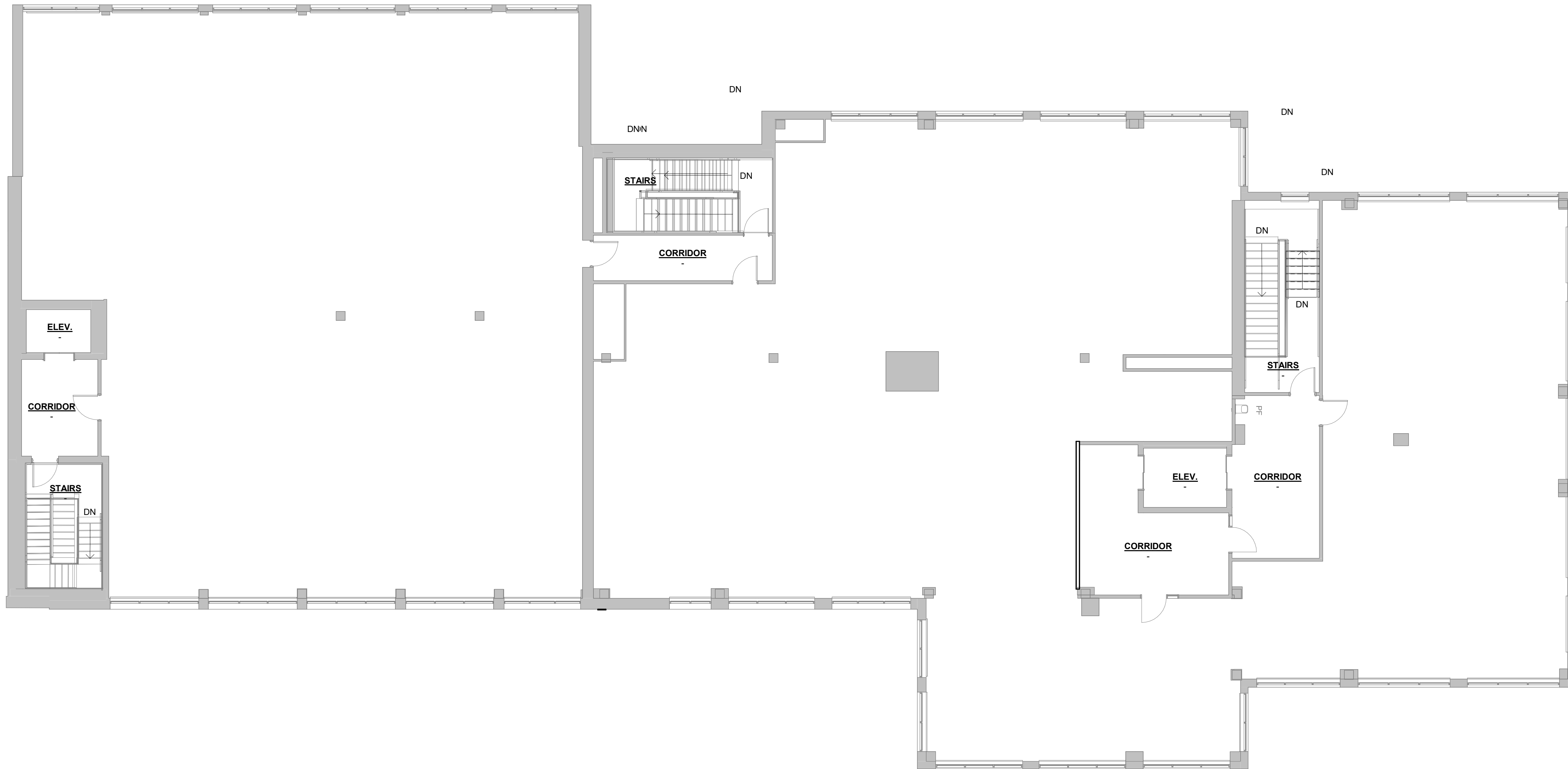
**FLOOR PLAN & NOTES - 1ST FLOOR**

Project number 10724

**A2-3.2.1**

Scale 3/32" = 1'-0"





1 FLOOR PLAN - 2ND FLOOR  
 1/8" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



9550 W. Higgins Rd. 170  
 Rosemont, IL 60018

**100 BORTHWICK**

100 BORTHWICK AVE.  
 PORTSMOUTH, NH 03801

**ARCHITECT OF RECORD:**  
 SUSAN L. SKIBELL, ARCHITECT  
 1360 N. SANDBURG TERRACE #1902  
 CHICAGO, IL 60610  
 312.350.7161

SEAL:

DISCLAIMER: All drawings are proprietary and the exclusive property of our company. This/These print(s) shall not be shared, copied or reproduced without expressed permission of our company. This print is loaned in confidence and subject to return upon request by our company.

No.	Description	Date

**FLOOR PLAN & NOTES - 2ND FLOOR**

Project number 10724

**A2-3.3.1**

Scale 1/8" = 1'-0"

