



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

January 23, 2023

Peter Britz, Planning and Sustainability Director
City of Portsmouth Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801

**Re: Application for Site Plan Review
Assessor's Map 126, Lot 4
147 Congress Street
Altus Project No. 5392**

Dear Peter,

On behalf of the Owner, Lucky Thirteen Property, LLC, and Michael and Peter Labrie, Altus Engineering respectfully submits an application for Site Plan Review. Lucky Thirteen proposes to renovate and expand the former health food store property at the corner of Congress Street and Maplewood Avenue. Market Square Architects prepared architectural plans and renderings for the improvements and has received approval for the project from the HDC. Attorney Durbin has filed an application to the Zoning Board of Adjustment to seeking relief from the open space requirements. The application is expected to be heard at the January 24th Board of Adjustment meeting.

Enclosed please find the following items for consideration at the February 7, 2023 TAC Meeting:

- Letter of Authorization (Applicant to Altus)
- "Green" Statement
- Sitework Cost Estimate
- Site Review Checklist
- Full sized sets of Site Plans

Please call or email me directly should you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Howard".

wde/5397.00 tac cvr ltr.docx

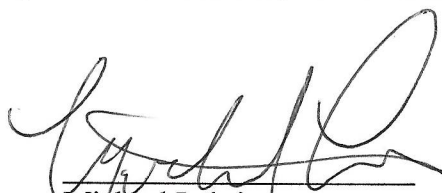
Enclosures

eCopy: Sarah Howard, MSA
Derek Durbin, Esq.
Mike Labrie, Lucky Thirteen Properties, LLC

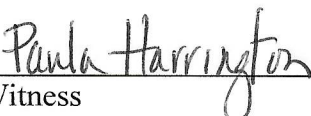
Letter of Authorization

I, Michael Labrie and Lucky thirteen Properties, LLC, hereby authorize Altus Engineering, Inc. of Portsmouth, NH to represent us in all matters concerning the engineering and related permitting of improvements to the property located at 147 Congress Street in Portsmouth, NH on Assessors Map 126, Lot 4. This authorization shall include any signatures required for Federal, State and Municipal permit applications.


Signature


Michael Labrie

10-26-22
Date


Witness

Print Name

Date



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

**“Green” Statement
147 Congress Street
Assessor’s Map 126, Lot 4
Altus Project 5392
January 2023**

Pursuant to Section 2.5.3.1(a) of the Site Plan Review Regulations, Altus Engineering, Inc. respectfully submits the following list of the project’s “green” components for the re-development of the site of the former health food store building at 147 Congress Street.

- The proposed renovation and expansion utilizes and captures a small pocket of under-utilized open space along Maplewood Avenue.
- There are no wetlands or wetland buffers on the property that will be impacted by the development.
- The antiquated building with good structural components will remain.
- The upgraded building components will meet and or exceed the current energy codes and more efficient MEP equipment being installed.
- LED, dark sky friendly building mounted exterior site lighting will be installed.
- Restroom and kitchen plumbing will include low flow water closets and high efficiency dishwashing units for efficient water usage and wastewater generation.

wde/5392 green statement.docx



Civil
Site Planning
Environmental
Engineering 133 Court Street
Portsmouth, NH
(603) 433-2335

147 Congress Street
Portsmouth, NH
Engineer's Opinion of Cost
(January 23, 2023 Plan Set)

PROJECT: 5392

| Est. Qty | Unit | ITEM DESCRIPTION & | Cost/Unit | Total |
|--------------------|------|--|-------------|---------------------|
| 1 | LS | Site Demolition | \$ 5,000.00 | \$ 5,000.00 |
| 160 | SY | Brick sidewalk | \$ 50.00 | \$ 8,000.00 |
| 1 | LS | Misc. Temp. Erosion and Sediment Control | \$ 3,000.00 | \$ 3,000.00 |
| 1 | LS | Planted Landscape | \$ 2,000.00 | \$ 2,000.00 |
| **SUBTOTAL: | | | | \$ 18,000.00 |

THIS ESTIMATE IS FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION, CONSTRUCTION BIDDING, CONTRACTING OR SUBCONTRACTING.



City of Portsmouth, New Hampshire

Site Plan Application Checklist

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

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

Name of Applicant: Lucky Thirteen Properties, LLC Date Submitted: 1/23/23

Application # (in City's online permitting): 22-192

Site Address: 147 Congress Street Map: 126 Lot: 4

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

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

| Site Plan Review Application Required Information | | | |
|---|---|---|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
| <input checked="" type="checkbox"/> | Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. (2.5.3.1E) | Cover sheet, bottom left signature in LOA | N/A |
| <input checked="" type="checkbox"/> | Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. (2.5.3.1F) | Lot line revision plan | N/A |
| <input checked="" type="checkbox"/> | Names, addresses and telephone numbers of all professionals involved in the site plan design. (2.5.3.1G) | Cover sheet | N/A |
| <input checked="" type="checkbox"/> | List of reference plans. (2.5.3.1H) | Lot line revision plan, right middle | N/A |
| <input checked="" type="checkbox"/> | List of names and contact information of all public or private utilities servicing the site. (2.5.3.1I) | Site Plan - no new utility services are proposed | N/A |

| Site Plan Specifications | | | |
|-------------------------------------|---|---|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
| <input checked="" type="checkbox"/> | Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. (2.5.4.1A) | Required on all plan sheets | N/A |
| <input checked="" type="checkbox"/> | Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. (2.5.4.1B) | Required on all plan sheets | N/A |
| <input checked="" type="checkbox"/> | GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. (2.5.4.1C) | | N/A |
| <input checked="" type="checkbox"/> | Plans shall be drawn to scale and stamped by a NH licensed civil engineer. (2.5.4.1D) | Required on all plan sheets | N/A |
| <input checked="" type="checkbox"/> | Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. (2.5.4.1E) | NA - no wetlands on-site | N/A |
| <input checked="" type="checkbox"/> | Title (name of development project), north point, scale, legend. (2.5.4.2A) | Cover sheet, all plan sheets title block | N/A |
| <input checked="" type="checkbox"/> | Date plans first submitted, date and explanation of revisions. (2.5.4.2B) | Cover sheet, all plan sheets, middle right | N/A |
| <input checked="" type="checkbox"/> | Individual plan sheet title that clearly describes the information that is displayed. (2.5.4.2C) | Required on all plan sheets | N/A |
| <input checked="" type="checkbox"/> | Source and date of data displayed on the plan. (2.5.4.2D) | Lot line Revision Plan | N/A |

| Site Plan Specifications – Required Exhibits and Data | | | |
|---|---|---|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
| <input checked="" type="checkbox"/> | 1. Existing Conditions: (2.5.4.3A) <ul style="list-style-type: none"> • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required. | Lot line revision plan Site Plan NA NA | |
| <input checked="" type="checkbox"/> | 2. Buildings and Structures: (2.5.4.3B) <ul style="list-style-type: none"> • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use. | Architectural elevations site plan | |
| <input checked="" type="checkbox"/> | 3. Access and Circulation: (2.5.4.3C) <ul style="list-style-type: none"> • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC). | NA Site Plan & Grading Plan NA Site Plan NA NA | |
| <input checked="" type="checkbox"/> | 4. Parking and Loading: (2.5.4.3D) <ul style="list-style-type: none"> • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided). | Parking - NA Landscaping - Site Plan No parking provided | |
| <input checked="" type="checkbox"/> | 5. Water Infrastructure: (2.5.4.3E) <ul style="list-style-type: none"> • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii). | No new services provided Grading Plan | |
| <input checked="" type="checkbox"/> | 6. Sewer Infrastructure: (2.5.4.3F) <ul style="list-style-type: none"> • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period. | no new services provided | |

| | | | |
|-------------------------------------|--|--|--|
| <input checked="" type="checkbox"/> | 7. Utilities: (2.5.4.3G) <ul style="list-style-type: none"> The size, type and location of all above & below ground utilities; Size type and location of generator pads, transformers and other fixtures. | No new services provided | |
| <input checked="" type="checkbox"/> | 8. Solid Waste Facilities: (2.5.4.3H) | Site Plan | |
| | <ul style="list-style-type: none"> The size, type and location of solid waste facilities. | | |
| <input checked="" type="checkbox"/> | 9. Storm water Management: (2.5.4.3I) <ul style="list-style-type: none"> The location, elevation and layout of all storm-water drainage. The location of onsite snow storage areas and/or proposed off-site snow removal provisions. Location and containment measures for any salt storage facilities Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures. | Not applicable | |
| <input checked="" type="checkbox"/> | 10. Outdoor Lighting: (2.5.4.3J) <ul style="list-style-type: none"> Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan. | Architectural drawings | |
| <input checked="" type="checkbox"/> | 11. Indicate where dark sky friendly lighting measures have been implemented. (10.1) | Site plan | |
| <input checked="" type="checkbox"/> | 12. Landscaping: (2.5.4.3K) <ul style="list-style-type: none"> Identify all undisturbed area, existing vegetation and that which is to be retained; Location of any irrigation system and water source. | No undisturbed areas No vegetation to be retained Planting bed to be irrigated | |
| <input checked="" type="checkbox"/> | 13. Contours and Elevation: (2.5.4.3L) <ul style="list-style-type: none"> Existing/Proposed contours (2 foot minimum) and finished grade elevations. | Grading Plan | |
| <input checked="" type="checkbox"/> | 14. Open Space: (2.5.4.3M) <ul style="list-style-type: none"> Type, extent and location of all existing/proposed open space. | Site Plan | |
| <input checked="" type="checkbox"/> | 15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N) | NA | |
| <input checked="" type="checkbox"/> | 16. Character/Civic District (All following information shall be included): (2.5.4.3P) <ul style="list-style-type: none"> Applicable Building Height (10.5A21.20 & 10.5A43.30); Applicable Special Requirements (10.5A21.30); Proposed building form/type (10.5A43); Proposed community space (10.5A46). | Architectural drawings | |
| <input checked="" type="checkbox"/> | 17. Special Flood Hazard Areas (2.5.4.3Q) <ul style="list-style-type: none"> The proposed development is consistent with the need to minimize flood damage; All public utilities and facilities are located and construction to minimize or eliminate flood damage; Adequate drainage is provided so as to reduce exposure to flood hazards. | NA site is not in a flood hazard zone | |

| Other Required Information | | | |
|-------------------------------------|---|--|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
| <input checked="" type="checkbox"/> | Traffic Impact Study or Trip Generation Report, as required. (3.2.1-2) | NA | |
| <input checked="" type="checkbox"/> | Indicate where Low Impact Development Design practices have been incorporated. (7.1) | Green statement | |
| <input checked="" type="checkbox"/> | Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. (7.3.1) | Project is not within a wellhead protection or aquifer protection area | |
| <input checked="" type="checkbox"/> | Stormwater Management and Erosion Control Plan. (7.4) | Notes on grading plan | |
| <input checked="" type="checkbox"/> | Inspection and Maintenance Plan (7.6.5) | NA - no drainage infrastructure proposed | |

| Final Site Plan Approval Required Information | | | |
|---|--|---|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
| <input checked="" type="checkbox"/> | All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. (2.5.3.2A) | Site Plan | |
| <input checked="" type="checkbox"/> | Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post- construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. (2.5.3.2B) | NA NA NA NA NA NA NA | |
| <input checked="" type="checkbox"/> | A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. (2.5.3.2D) | NA no new utility services are proposed | |

| Final Site Plan Approval Required Information | | | |
|---|---|---|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
| <input checked="" type="checkbox"/> | A list of any required state and federal permit applications required for the project and the status of same. (2.5.3.2E) | Site Plan | |
| <input checked="" type="checkbox"/> | A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." (2.5.4.2E) | Site Plan | N/A |
| <input checked="" type="checkbox"/> | For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. (2.5.4.2F) | NA - not in a flood harard zone | |
| <input checked="" type="checkbox"/> | Plan sheets submitted for recording shall include the following notes: <ul style="list-style-type: none"> a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." (2.13.3) | Waiver requested Site Plan | N/A |

Applicant's Signature: Eric D. Weinrieb, PE Date: 1/23/23

Proposed Redevelopment

147 Congress Street
Portsmouth, New Hampshire

Assessor's Parcel 126, Lot 4

ISSUED FOR TAC

Owner/Applicant:
Lucky Thirteen Properties, LLC

P.O. Box 300
Rye, NH 03870-0300
(603) 661-6633

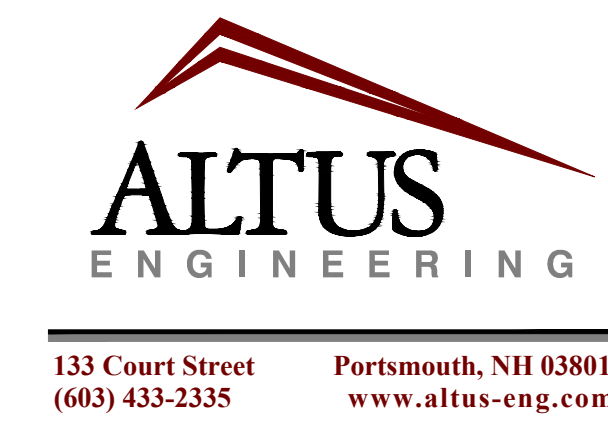
Architect:



Plan Issue Date:

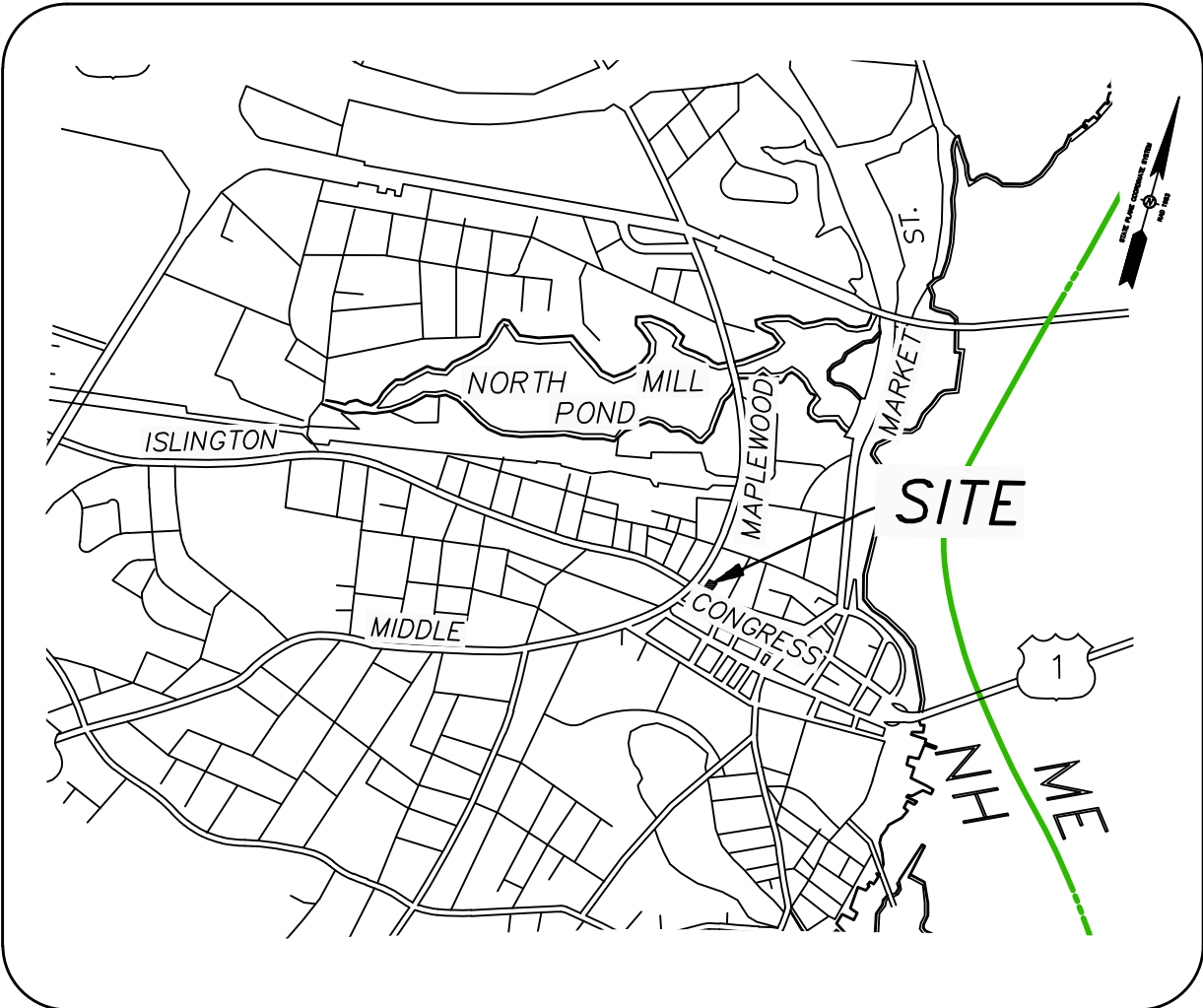
JANUARY 23, 2023

Civil Engineer:



Surveyor:

James Verra
& Associates Inc.
LAND SURVEYORS
101 SHATTUCK WAY, SUITE 8
Newington, New Hampshire
03801-7876
Tel 603-436-3557



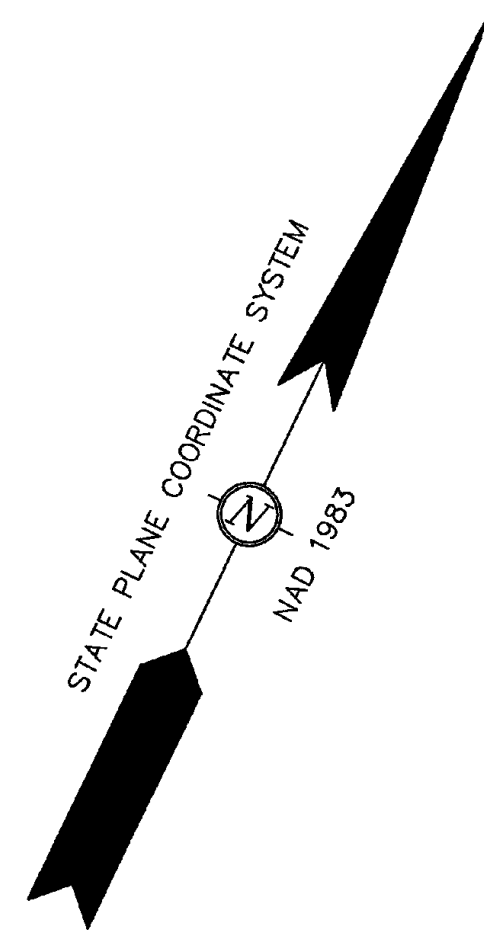
LOCUS NOT TO SCALE

| Sheet Index | | | |
|--|------------|------|----------|
| Title | Sheet No.: | Rev. | Date |
| Lot Line Revision | 1 of 1 | 2 | 06/13/17 |
| Site Plan | C-1 | 2 | 01/23/23 |
| Open Space Plan & Grading Plans | C-2 | 2 | 01/23/23 |
| Proposed Context (by Market Square) | 10 | 0 | 11/18/22 |
| Proposed Context (by Market Square) | 11 | 0 | 11/18/22 |
| Proposed Plan (by Market Square) | 12 | 0 | 11/18/22 |
| Proposed Elevations (by Market Square) | 16 | 0 | 11/18/22 |
| Proposed Elevations (by Market Square) | 17 | 0 | 11/18/22 |
| Permit Summary | | | Received |
| City of Portsmouth HDC Approval | | | 12/14/22 |
| City of Portsmouth ZBA Approval | | | Pending |
| City of Portsmouth PB Approval | | | - |



LOCUS
NOT TO SCALE

126-59
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801



LEGEND:

- BOUND as DESCRIBED
- ⊙ SEWER MANHOLE
- ▣ CEMENT CONCRETE PAD
- ⊞ ELECTRICAL BOX
- ⊞ TELEPHONE RISER
- ⊞ TRANSFORMER & PAD
- ⊙ SEWER MANHOLE
- s - SEWER LINE
- s - SIGN
- v-g-c VERTICAL FACED GRANITE CURB
- ⊞ HANDICAP SPACE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- * CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- ▣ BRICK WALK
- LA LANDSCAPED AREA
- BOC BACK OF CURB

MAPLEWOOD AVENUE
(A PUBLIC WAY)
(68' WIDE)

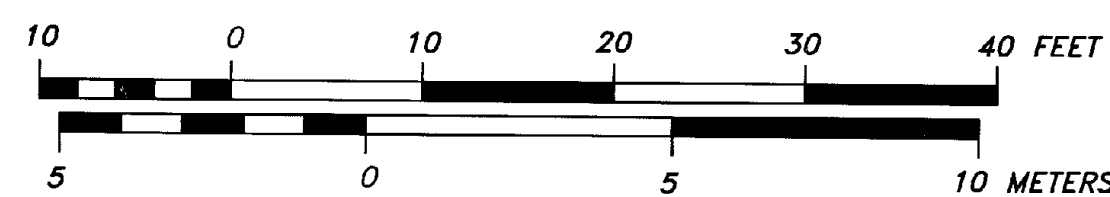
93.95
N 62°53'10" E
0.86
SET MAG NAIL IN
6"x8" CONCRETE
BOUND, DISTURBED

DELTA = 97°04'20"
RADIUS = 22.00
LENGTH = 37.27
CHORD = N 70°09'49" W
32.97

126-21
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801

126-11
ONE MIDDLE STREET LLC
1 MIDDLE ST, SUITE 1
PORTSMOUTH, NH 03801
5229/1455

126-10
FLATBREAD CONGRESS LLC
4 HIGH STREET
HAMPTON, NH 03842
4969/2612



NEW AREA
6,245 S.F.

OLD AREA
7,110 FEET

126-4

#147
BRICK FACED
2 STORY
COMMERCIAL
BUILDING

NEW AREA
7,548 FEET

OLD AREA
6683 FEET

126-5

#135
BRICK FACED
3 STORY
COMMERCIAL
BUILDING

129-6
WORTH DEVELOPMENT I, A CONDOMINIUM
PORTSMOUTH, NH 03801
4687/1380 (DECLARATION)

CONGRESS STREET
(A PUBLIC WAY - VARIABLE WIDTH)

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 60°10'20" E | 0.30 |
| L2 | N 29°04'43" W | 7.92 |

NOTES:

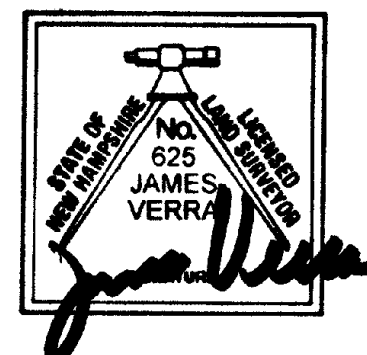
- OWNER OF RECORD..... **BLUESTONE PROPERTIES OF RYE, LLC**
ADDRESS..... **PO BOX 4780, PORTSMOUTH, NH 03802**
DEED REFERENCE..... **5761/1289**
TAX SHEET / LOT..... **126-5**
OWNER OF RECORD..... **ROMAN AND NELSON, LLC**
ADDRESS..... **151 CONGRESS STREET, PORTSMOUTH, NH 03801**
DEED REFERENCE..... **4731/730**
TAX SHEET / LOT..... **126-4**
- ZONED:
DOD (DOWNTOWN OVERLAY DISTRICT)
HD (HISTORIC DISTRICT)
CD5 (CHARTER DISTRICT 5)
MINIMUM OPEN SPACE 5%
PROVIDED:
NEW LOT 126-5
1031 SF OPEN / 7548 = 13.7 % OPEN SPACE
NEW LOT 126-4
644 SF OPEN / 6245 = 10.1 % OPEN SPACE
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-800-225-4977.
- THE PARCEL SHOWN HEREON LIES IN ZONE X, AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER MAP 33015C0259E, DATED MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REFERENCE PLANS:

- ALTA/ACSM LAND TITLE SURVEY, # 141 CONGRESS STREET, PORTSMOUTH, NEW HAMPSHIRE, FOR K.S.C., LLC, DATED 4/1/1996, BY DURGIN, VERRA AND ASSOCIATES, INC., PLAN NO 20633
- VAUGHAN STREET URBAN RENEWAL PROJECT, N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE CONDEMNATION MAP, DATED FEB. 1971, RCRD #D-2425 SHEET 2 OF 3.
- VAUGHAN STREET URBAN RENEWAL, PROJECT NO. N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, SUBDIVISION, PARCELS 9, 9-A, 9-B, 9-C, DATED OCT. 7, 1970, REV. AUGUST 26, 1971, RCRD # B-2572.

APPROVED FOR THE RECORD:

James Verra 6/14/2017
CHAIRMAN PORTSMOUTH PLANNING BOARD DATE



| | | | |
|---|------------|--------------------------|---|
| 2 | 2017-06-13 | REVISE PER RCRD COMMENTS | JV |
| 1 | 2017-05-31 | SET LOT CORNERS | JV |
| REV. NO. | DATE | DESCRIPTION | APPR'D |
| LOT LINE REVISION 135 & 147 CONGRESS STREET PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCELS: 126-5 & 126-4 OWNERS: BLUESTONE PROPERTIES OF RYE LLC & ROMAN AND NELSON, LLC JAMES VERRA AND ASSOCIATES, INC. | | | |
| 101 SHATTUCK WAY, SUITE 8 NEWINGTON, NEW HAMPSHIRE 03801-7876 603-436-3557 | | | DATE: 3-27-2017 JOB NO: 20633-A SCALE: 1" = 10' DWG NAME: 20633-A1 PLAN NO: 20633-A1 SHEET: 1 of 1 |
| PROJECT MGR COPYRIGHT © 2017 by JAMES VERRA AND ASSOCIATES, INC. | | HRM DRAWN BY | |

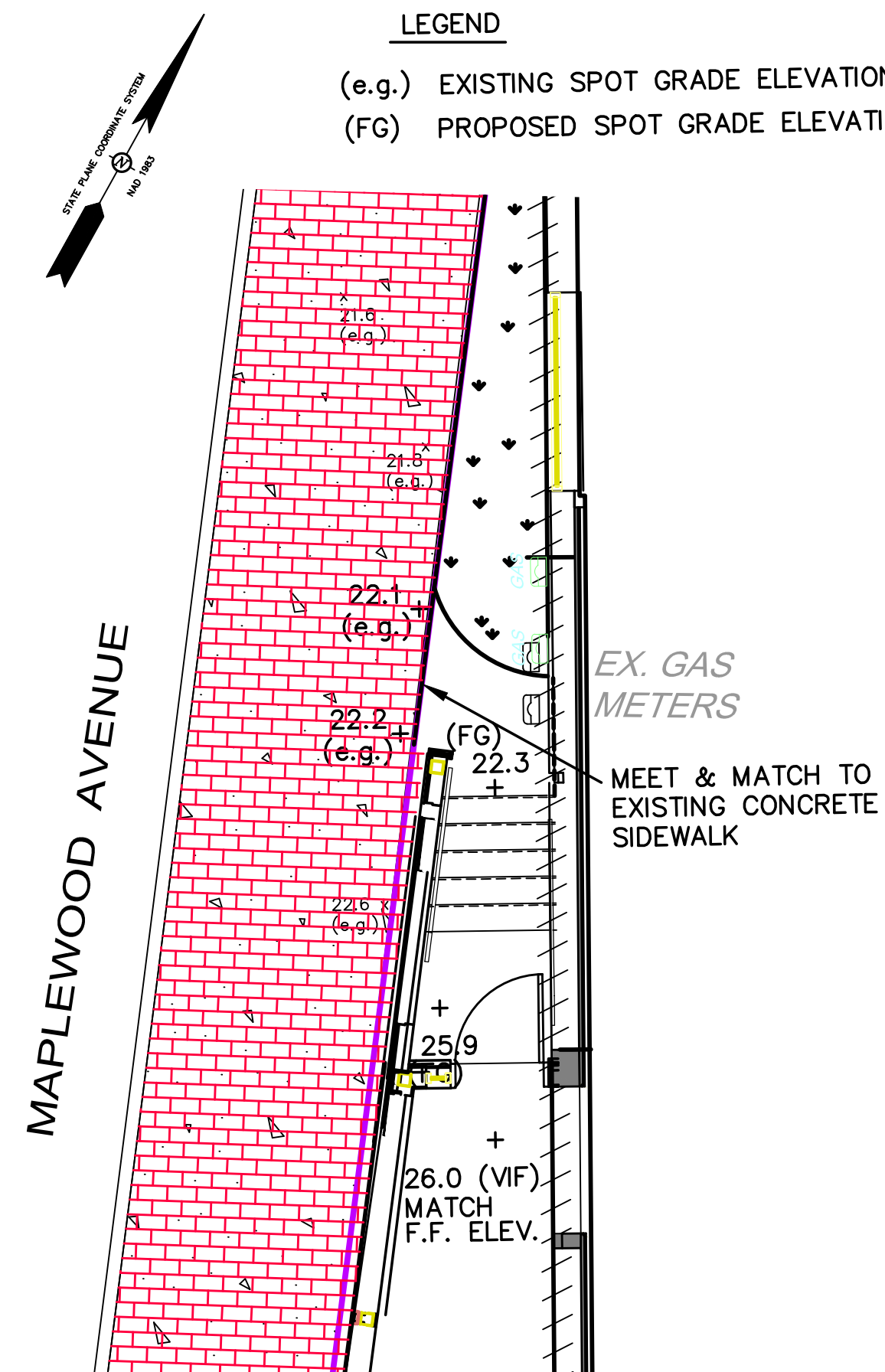
D-40317

1. TEMPORARY EROSION CONTROL CATCH BASIN INLET BASKETS SHALL BE INSTALLED IN THE RIGHT-OF-WAY IN ALL CATCH BASINS WITHIN 50-FEET OF THE CONSTRUCTION ACTIVITIES.
2. THE VERTICAL DATUM IS NAVD 1988.
3. ALL DISTURBED AREAS SHALL BE STABILIZED OR OTHERWISE TREATED.
4. A CONSTRUCTION MANAGEMENT PLAN WILL BE REQUIRED TO BE APPROVED BY THE CITY PRIOR TO BEGINNING ANY EXTERIOR CONSTRUCTION ACTIVITIES.
5. BUILDING EXPANSION ROOF DRAINS SHALL BE PLUMBED INTERNALLY TO CONNECT TO EXISTING ROOF DRAIN SYSTEM.



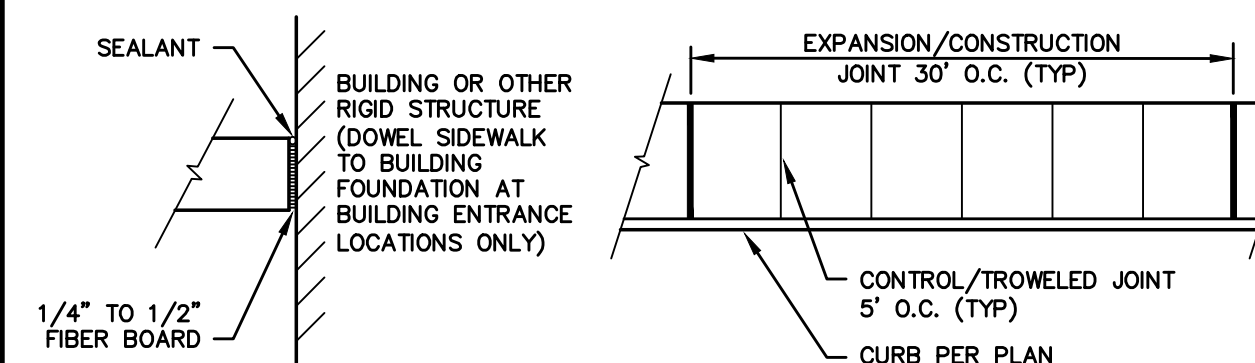
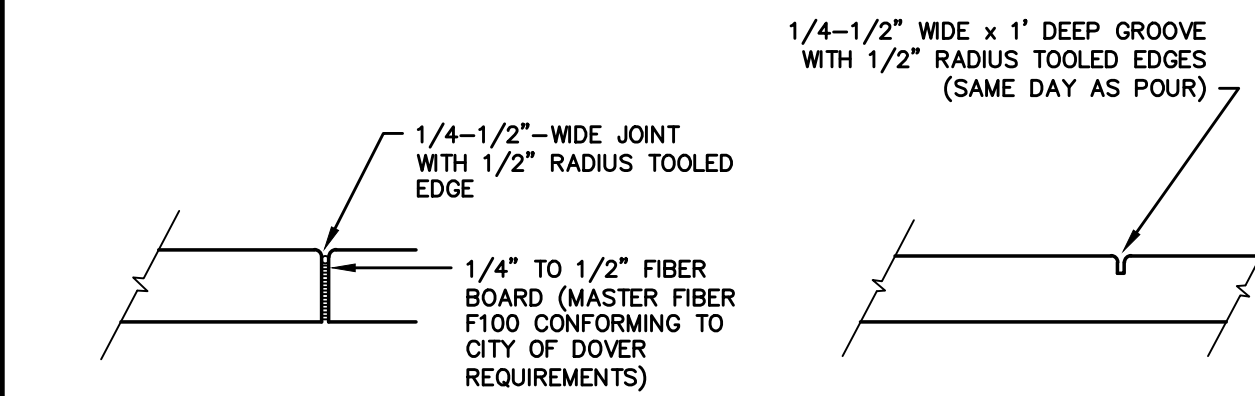
OPEN SPACE PLAN
SCALE: 1" = 10'

(e.g.) EXISTING SPOT GRADE ELEVATION
(FG) PROPOSED SPOT GRADE ELEVATION

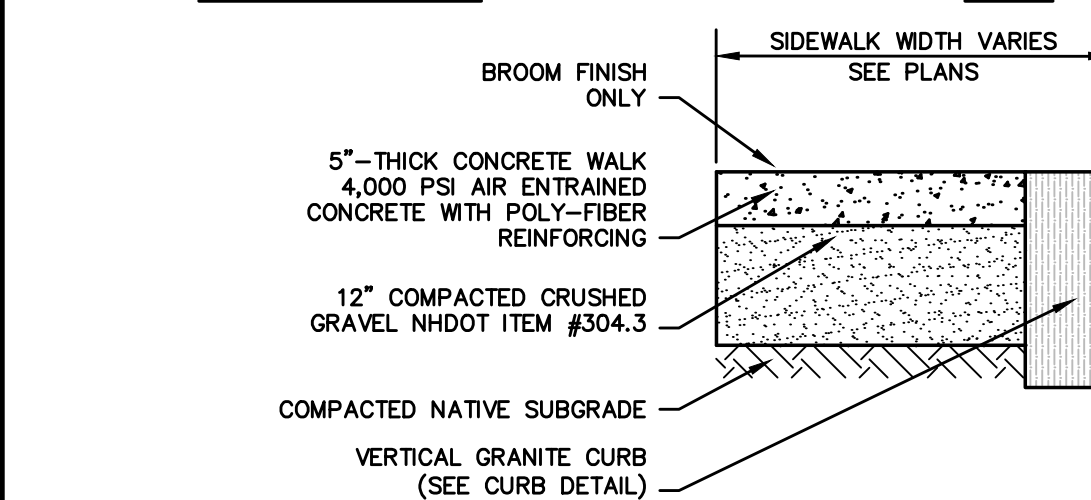


GRADING PLAN - A
SCALE: 1" = 5'

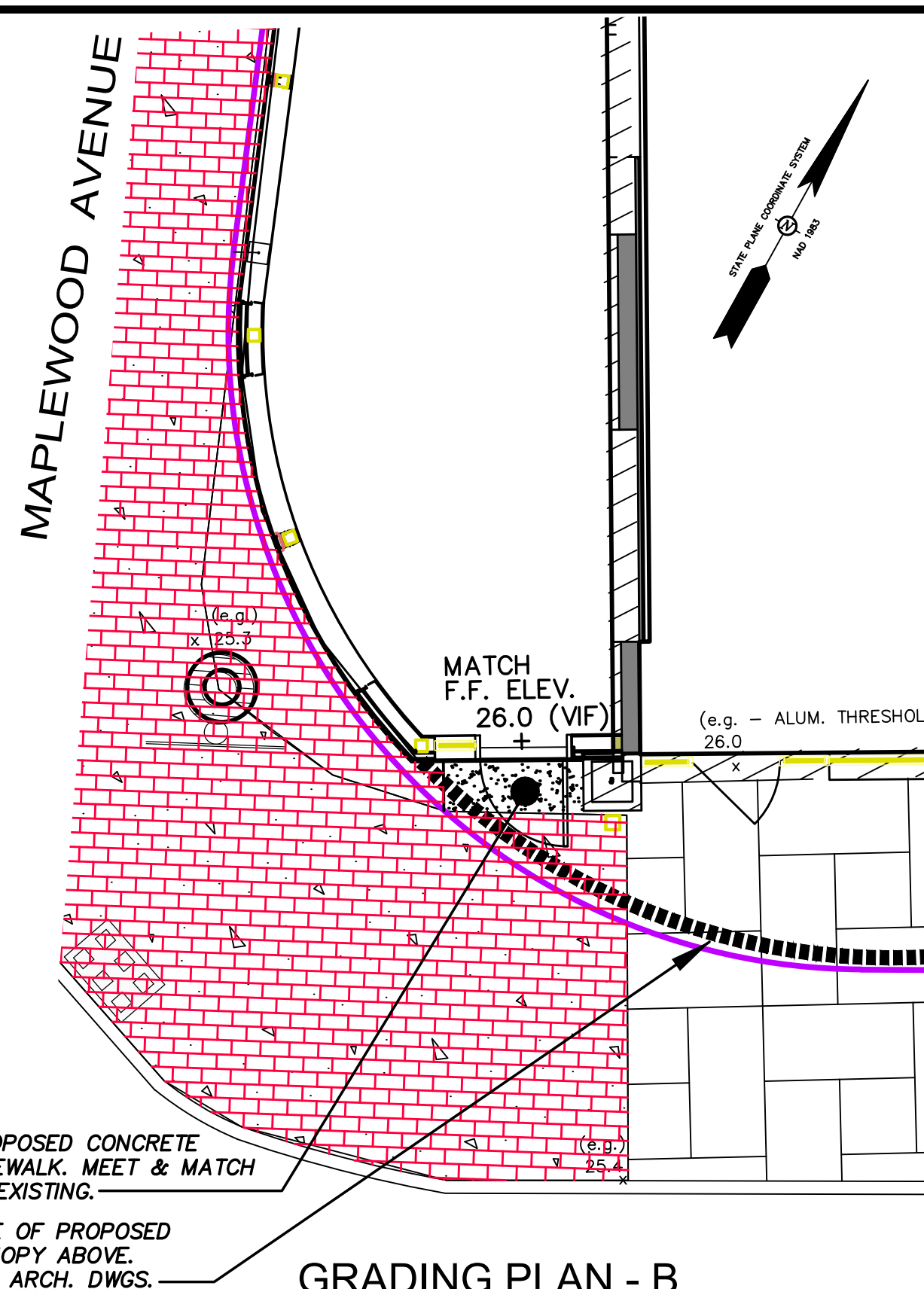
CONTROL/TROWELED JOINT



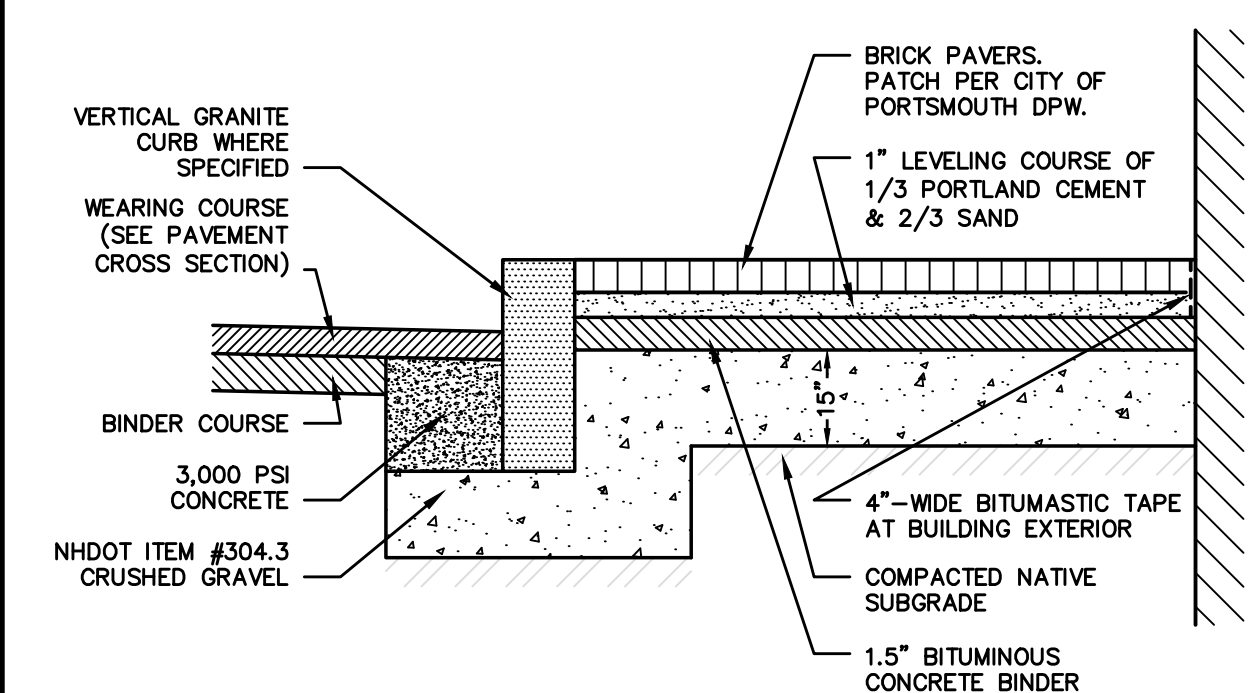
PLAN



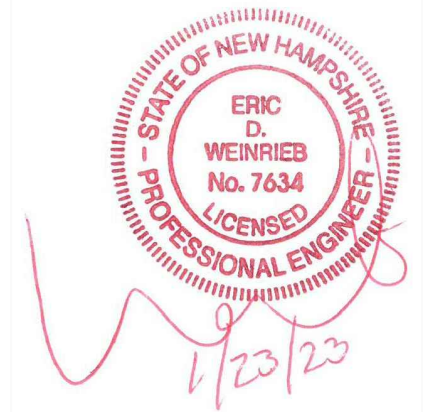
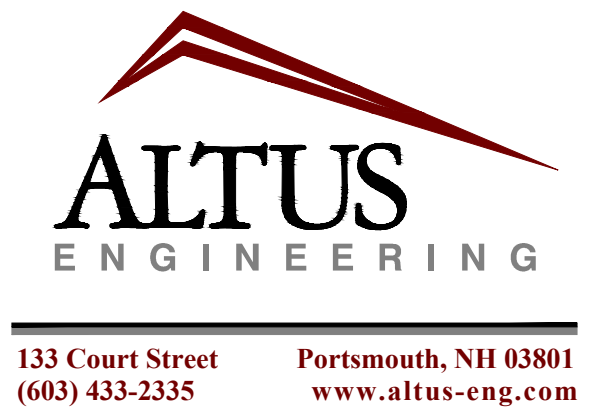
CONCRETE SIDEWALK DETAIL NOT TO SCALE



GRADING PLAN - B
SCALE: 1" = 5'



BRICK SIDEWALK DETAIL NOT TO SCALE



NOT FOR CONSTRUCTION

ISSUED FOR: TAC SUBMISSION

ISSUE DATE:
JANUARY 23, 2023

| <u>REVISIONS</u> | | | |
|-------------------------|--------------------|-----------|-------------|
| NO. | DESCRIPTION | BY | DATE |
| 0 | INITIAL SUBMISSION | EDW | 11/01/22 |
| 1 | BOA SUBMISSION | EDW | 12/21/22 |
| 2 | TAC SUBMISSION | EDW | 01/23/23 |

DRAWN BY: _____ RLH
APPROVED BY: _____ EDW
DRAWING FILE: _____ 5392.dwg

SCALE:
22" x 34" - AS SHOWN
11" x 17" - AS SHOWN

OWNER/APPLICANT:

LUCKY THIRTEEN
PROPERTIES, LLC

P.O.BOX 300
RYE, NH 03870-0300

PROJECT:
PROPOSED
REDEVELOPMENT

TAX MAP 126, LOT 4
147 CONGRESS STREET
PORTSMOUTH, NH

TITLE:

OPEN SPACE PLAN &
GRADING PLANS

SHEET NUMBER:

C-2

25392



PROPOSED

MARKET
SQUARE
ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
PH: 603.501.0202

HISTORIC
DISTRICT
COMMISSION
ADMINISTRATIVE
APPROVAL
DECEMBER 2022

147 CONGRESS

147 Congress St
Portsmouth, NH 03801

| Revisions: | Description | Date |
|------------|-------------|------|
| # | | |
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| SCALE: | DRAWN BY: | AUTHOR |
|-------------------------------|--------------|----------|
| TITLE: PROPOSED CONTEXT | CHECKED BY: | CHECKER |
| | PROJECT NO.: | 202209 |
| | DATE: | 11/18/22 |

10

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DECEMBER 2022

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| Revisions: | Description | Date |
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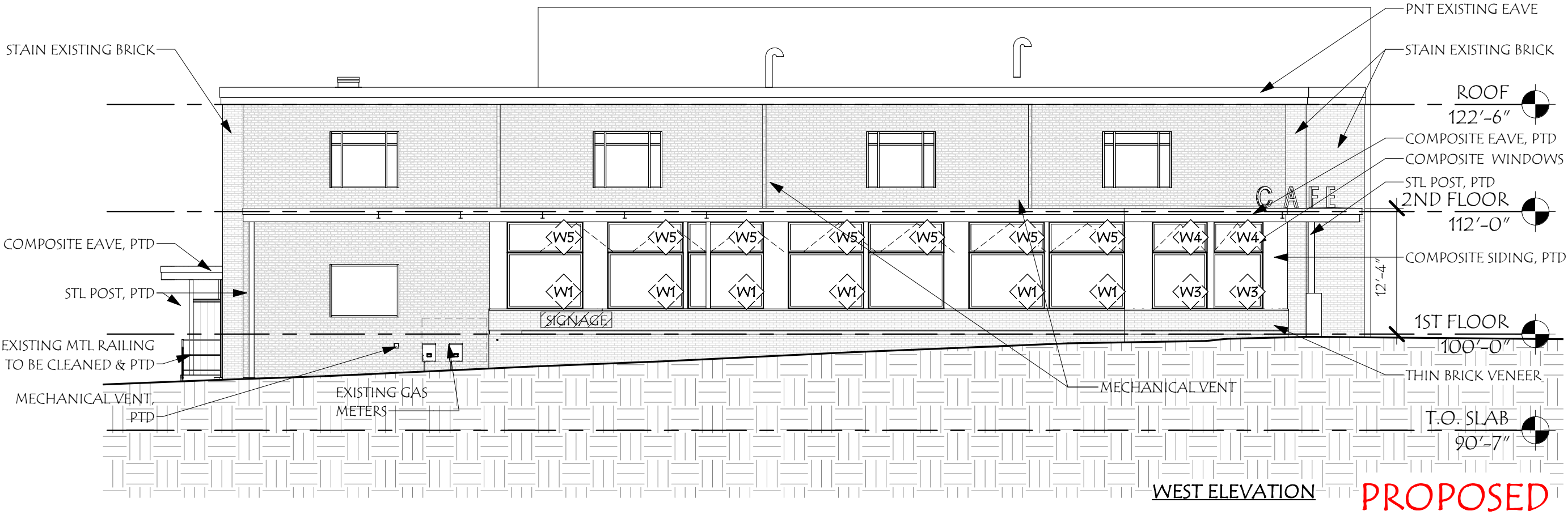
| SCALE: | Author |
|--------------|----------|
| DRAWN BY: | Checker |
| CHECKED BY: | 202209 |
| PROJECT NO.: | 11/18/22 |
| DATE: | |

| TITLE: | |
|---------------------|----|
| PROPOSED CONTEXT | 11 |

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INSPIRATION IMAGES AND MATERIALS



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DECEMBER 2022

147 CONGRESS

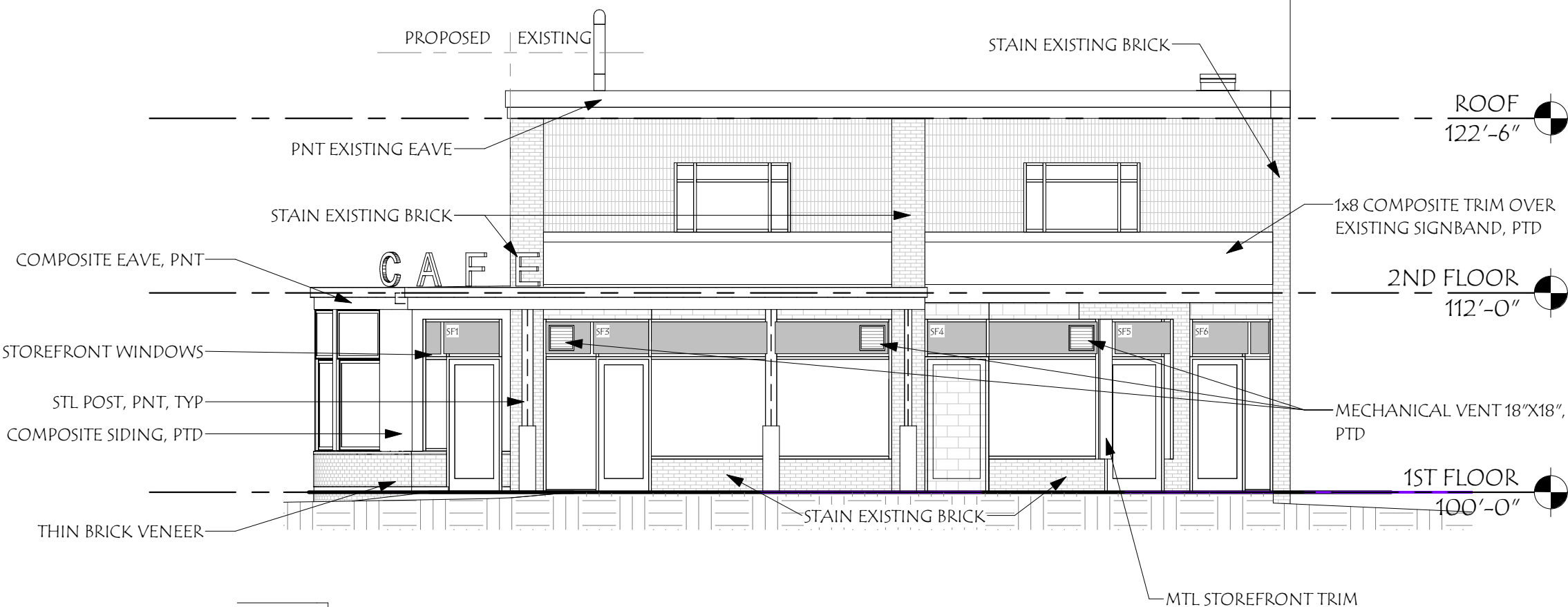
147 Congress St
Portsmouth, NH 03801

| Revisions: | # | Description | Date |
|------------|---|-------------|------|
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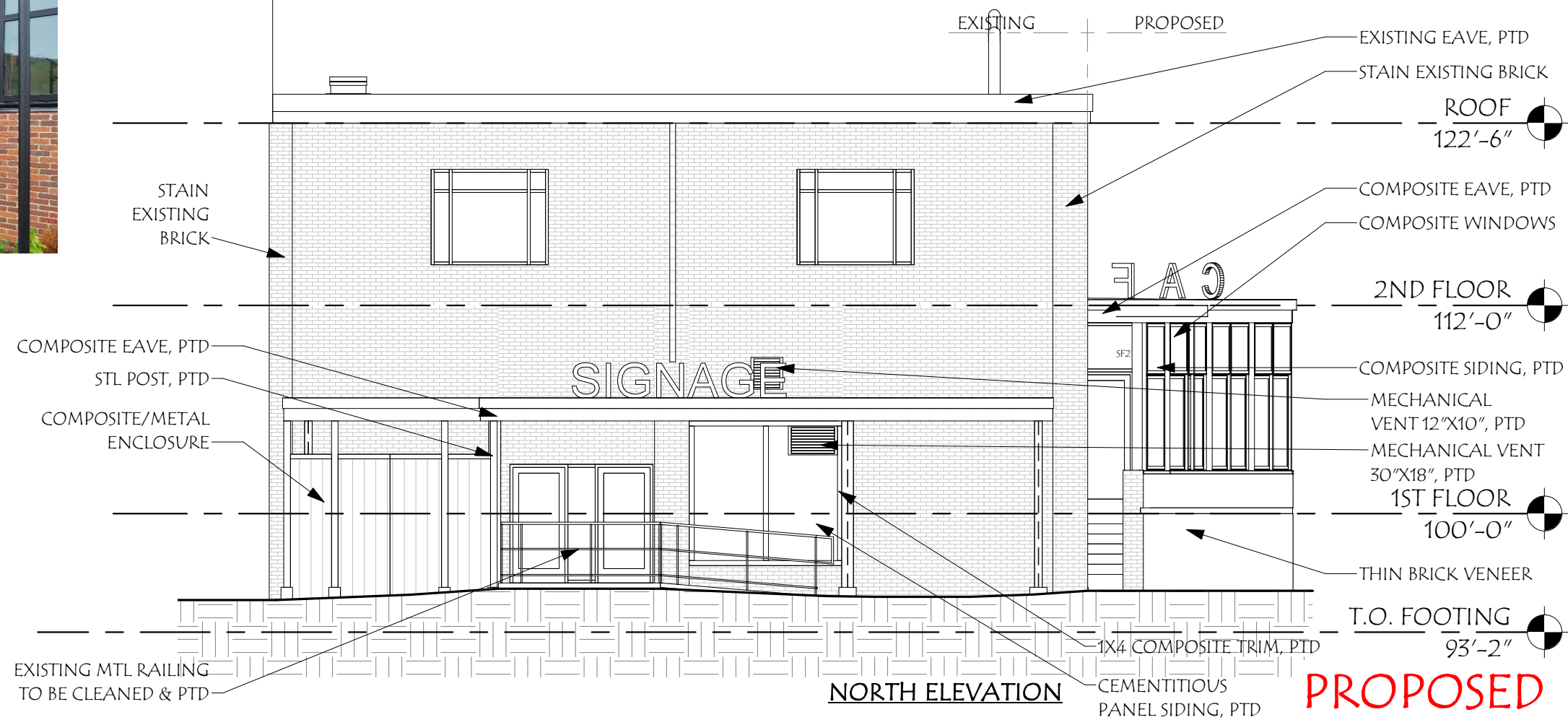
| SCALE: | DRAWN BY: | CHECKED BY: | PROJECT NO.: | DATE: |
|---------------|-----------|-------------|--------------|----------|
| 3/32" = 1'-0" | SNH | RJH | 202209 | 11/18/22 |

| TITLE: | PROPOSED ELEVATIONS |
|--------|------------------------|
| 16 | |

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SOUTH ELEVATION




NORTH ELEVATION

PROPOSED



ENCLOSURE INSPIRATION



MARKET SQUARE ARCHITECTS
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HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL
DECEMBER 2022

147 CONGRESS

147 Congress St
Portsmouth, NH 03801

| Revisions: | # | Description | Date |
|------------|----|-------------|------|
| | 1 | SNH | |
| | 2 | RJH | |
| | 3 | | |
| | 4 | | |
| | 5 | | |
| | 6 | | |
| | 7 | | |
| | 8 | | |
| | 9 | | |
| | 10 | | |

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

DRAWN BY: SNH

CHECKED BY: RJH

PROJECT NO.: 202209

DATE: 11/18/22

TITLE: PROPOSED ELEVATIONS

17

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