HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC
ATTORNEYS AT LAW

127 Parrott Avenue, P.O. Box 4480 | Portsmouth, NH, 03802-4480
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

April 28, 2021

**HAND DELIVERED**

Peter Stith, Principal Planner
Portsmouth City Hall
1 Junkins Avenue
Portsmouth, NH 03801

Re: Todd E. Hedges Revocable Trust, Owner/Applicant
139 Cass Street
Tax Map 146/Lot 6
GRC Zone

Dear Mr. Stith & Zoning Board Members:

On behalf of the Todd E. Hedges Revocable Trust, enclosed please find the following in support of a request for zoning relief:

- Land Use Application uploaded to Viewpoint today.
- Owner Authorization.
- 4/28/2021 – Memorandum and exhibits in support of Variance Application (original and 11 copies).

We look forward to presenting this application to the Zoning Board at its May 18, 2021 meeting.

Very truly yours,

R. Timothy Phoenix
Monica F. Kieser

Encl.

cc: Todd E. Hedges
Butch Ricci
Thomas House
James Verra & Associates, Inc.
Altus Engineering, Inc.

**AUTHORIZATION**

The undersigned, Todd E. Hedges, Trustee of The Todd E. Hedges Revocable Trust, owner of the property located at 139 Cass Street, Portsmouth, New Hampshire and further identified as Portsmouth Tax Map 146, Lot 6 (the "Property"), hereby authorize Hoefle, Phoenix, Gormley and Roberts, PLLC, to file documents and appear before the Portsmouth Planning Board and/or Zoning Board of Adjustment on his behalf in all matters relating to municipal land use approvals for the Property.

Dated: April 21, 2021

Todd E. Hedges

**MEMORANDUM**

**TO:** Portsmouth Zoning Board of Adjustment ("ZBA")
**FROM:** R. Timothy Phoenix, Esquire
Monica F. Kieser, Esquire
**DATE:** April 28, 2021
**RE:** Todd E. Hedges Revocable Trust, Owner/Applicant
Project Location: 139 Cass Street
Tax Map 146/Lot 6
GRC Zone

Dear Chairman Rheaume and Zoning Board Members:

On behalf of the Todd E. Hedges Revocable Trust ("Hedges"), we are pleased to submit this memorandum and attached exhibits in support of Zoning Relief to be considered by the Zoning Board of Adjustment ("ZBA") at its May 18, 2021 meeting.

## I. EXHIBITS

A. 3/19/2021 Site Plan – issued by Altus Engineering, Inc.
B. Architectural Plan Set – issued by THA Architects, LLC.
   - Page A1 – Cover Sheet
   - Page A2 – Floor Plans
   - Exterior Elevations
C. Site Photos
D. Tax Map 146.

## II. PROPERTY/PROJECT

139 Cass Street is a 7,650 sq. ft. lot upon which exists a single-family with an addition currently under construction (the "Property"). **(Exhibit A)**. The property has 48 ft. of frontage on Cass Street and is in a neighborhood comprised of single-family homes, two-family homes, and apartment/condo complexes. It has a deep rear yard abutting the Madison Group Apartments parking lot and Portsmouth Housing Authority property. On one side is a two-family home and on the other, a single-family home with a garden cottage ADU. Hedges intends a detached two-car garage with an approximately 742 s.f. apartment above it sited 10 ft. from the rear lot line.

## III. RELIEF REQUIRED

After conferring with the City Planning Department staff, it has been determined that the following is required:

1. Portsmouth Zoning Ordinance §10.521 – Table of Dimensional Standards – To permit construction of a garage 10 ft. from the rear lot line where 20 ft. is required.

## IV. VARIANCE CRITERIA

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

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

The general purposes of the ordinance pursuant to PZO§10.121 is "to promote the health, safety and the general welfare of Portsmouth and its region in accordance with the city's Master Plan…by regulating:

1. The use of land, buildings and structures for business, industrial, residential and other purposes – It is widely known that home prices in Portsmouth are quite high. Relatively modestly priced homes are difficult to find, leaving many young people and or moderate income earners to live in other communities. In addition, parking is at a premium along Cass Street which acts as overflow parking for Islington Street. The addition of 2-bay garage with an apartment above defrays housing expenses for Hedges, provides another apartment in sought-after downtown, and frees up the driveway for guest parking.
2. The intensity of land use, including lot sizes, building coverage, building height and bulk, yards and open space – The 7,650 s.f. lot meets the GRC density requirements of 3,500 s.f./dwelling unit. Building coverage and open space requirements are met. The proposed garage with apartment above will comply with both side setbacks while still affording sufficient space for vehicular circulation, avoiding the need to back out into well-traveled Cass Street.
3. The design of facilities for vehicular access, circulation, parking and loading – The existing driveway is not changing, placement of the garage/apartment at the rear of the lot permits sufficient circulation of cars behind the home.
4. The impact on properties of outdoor lighting, noise, vibration, stormwater runoff and flooding – This property abuts the Madison Group Apartments Parking Lot which is dotted with trees that will screen the proposed garage and apartment. Side setbacks are met and the reduced rear setback still provides ample space for stormwater treatment. In addition, building coverage, and open space requirements are all met. Accordingly, there will be no negative impact on surrounding properties.
5. The preservation and enhancement of the visual environment – The appearance of the existing home from the street will be unaffected. The two-car garage fits in with the neighborhood as several nearby properties have detached accessory buildings.

6. The preservation of historic districts and buildings and structures of historic or architectural interest – The proposal does not undermine these purposes of the Ordinance.
7. The protection of natural resources, including groundwater, surface water, wetlands, wildlife habitat and air quality – Building coverage and open space requirements are met by the project.

The purpose of the GRC District is "to provide for areas of single-family, two-family and multifamily dwellings with appropriate accessory uses, at moderate to high densities (ranging from approximately 5 to 12 dwelling units per acre ), together with appropriate accessory uses and limited services. " PZO§10.440 Residential District Purposes. A garage/apartment is a reasonable accessory structure to the principal dwelling unit and the 7,650 s.f. lot size meets the GRC density requirements (3,500 s.f./unit). The narrow lot dictates placement of the garage centered on the lot behind the single-family home. Siting the garage at the rear of the lot affords sufficient space for vehicular circulation and privacy to both occupants as well as a modest back yard between the main home and the driveway.

In considering whether variances "in a marked degree conflict with the ordinance such that they violate the ordinance's basic zoning objectives". Malachy Glen, *supra,* also held:

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

Here, the existing neighborhood includes homes and/or accessory buildings located very close to side or rear lot lines. (**Exhibit C, D**). Given that: the building will be used for a garage, a positive feature compared to the existing uncovered parking; the lot size supports a second dwelling unit; the structure meets side setbacks and is well screened by Madison Group Apartment trees, siting the garage/apartment 10 ft. from the rear lot line will neither "alter the essential character of the locality nor threaten the public health, safety or welfare."

3. **Granting the variance will not diminish surrounding property values.**

A single-family home presently exists. The proposed garage to serve the single family home is a reasonable addition to the lot, which also supports the density for a second dwelling. Surrounding homes include various accessory structures with the neighboring lot containing a

garden cottage very close to the side lot line. Side setbacks are met and the rear of the property abuts an apartment complex parking lot, screened by a fence and trees on abutting properties. In addition, space exists between the proposed garage apartment and the rear abutters. Clearly, granting the variances to permit the garage with apartment above will not diminish surrounding property values.

4. **Denial of the variances results in an unnecessary hardship.**

a. Special conditions distinguish the property/project from others in the area.

The large lot is deep, but narrow at 48 ft. wide, and contains a home actually over the front lot line, resulting in an underutilized back yard. To comply with side setbacks, the garage must be centered on the lot behind the existing home, but must also accommodate vehicular circulation so drivers can avoid backing out onto well-traveled Cass Street. These factors combine to create special conditions.

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

Setback requirements exist to preserve adequate access, sightlines, air, light, and space. This large lot supports a second dwelling and the Project complies with side setbacks, building coverage and open space requirements. Because the lot abuts a large parking area for Madison Group Apartments and is well screened by trees on abutting properties, siting the garage/apartment 10 ft. from the rear lot line will not negatively affect abutters access to air, light, and space. Accordingly, there is no reason to apply the strict requirements of the zoning ordinance.

c. The proposed use is reasonable.

A garage for storage and covered parking is a reasonable accessory use to a permitted single-family home, but this large lot also supports a permitted second dwelling in an area where other two family and multi-family homes exist. Proposed is a garage structure that meets side setback, building coverage and open space requirements setbacks and does not negatively affect rear abutters. The result is a permitted second density-compliant residential unit in a residential zone containing similar outbuildings. Accordingly, the use is reasonable. Vigeant v. Town of Hudson, 151 N.H. 747 (2005).

**5. Substantial justice will be done by granting the variance.**

If "there is no benefit to the public that would outweigh the hardship to the applicant" this factor is satisfied. Harborside Associates, L.P. v. Parade Residence Hotel, L.L.C, 162 N.H. 508 (2011). That is, "any loss to the [applicant] that is not outweighed by a gain to the general public is an injustice". Malachy Glen, *supra* at 109. Because a garage is a permitted accessory use to the single-family home, the large lot accommodates a second dwelling unit in a detached structure meeting side setback, building coverage and open space requirements, there is no benefit to the public from denying the variances, and no harm to the public in granting the variances. In comparison, Hedges will be harmed by denial as he will be unable to construct an otherwise permitted accessory building with an apartment on a lot which supports a second dwelling. Accordingly, there is no benefit to public outweighing the hardship to Hedges if the variances are denied.

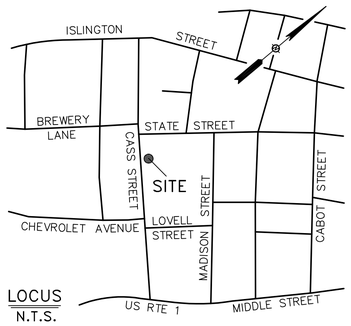
## V. CONCLUSION

For all of the reasons stated, Hedges respectfully requests that the Portsmouth Zoning Board of Adjustment grant the requested variances.

Respectfully submitted,

Todd E. Hedges Revocable Trust

By: R. Timothy Phoenix
Monica F. Kieser




## ABUTTERS LIST

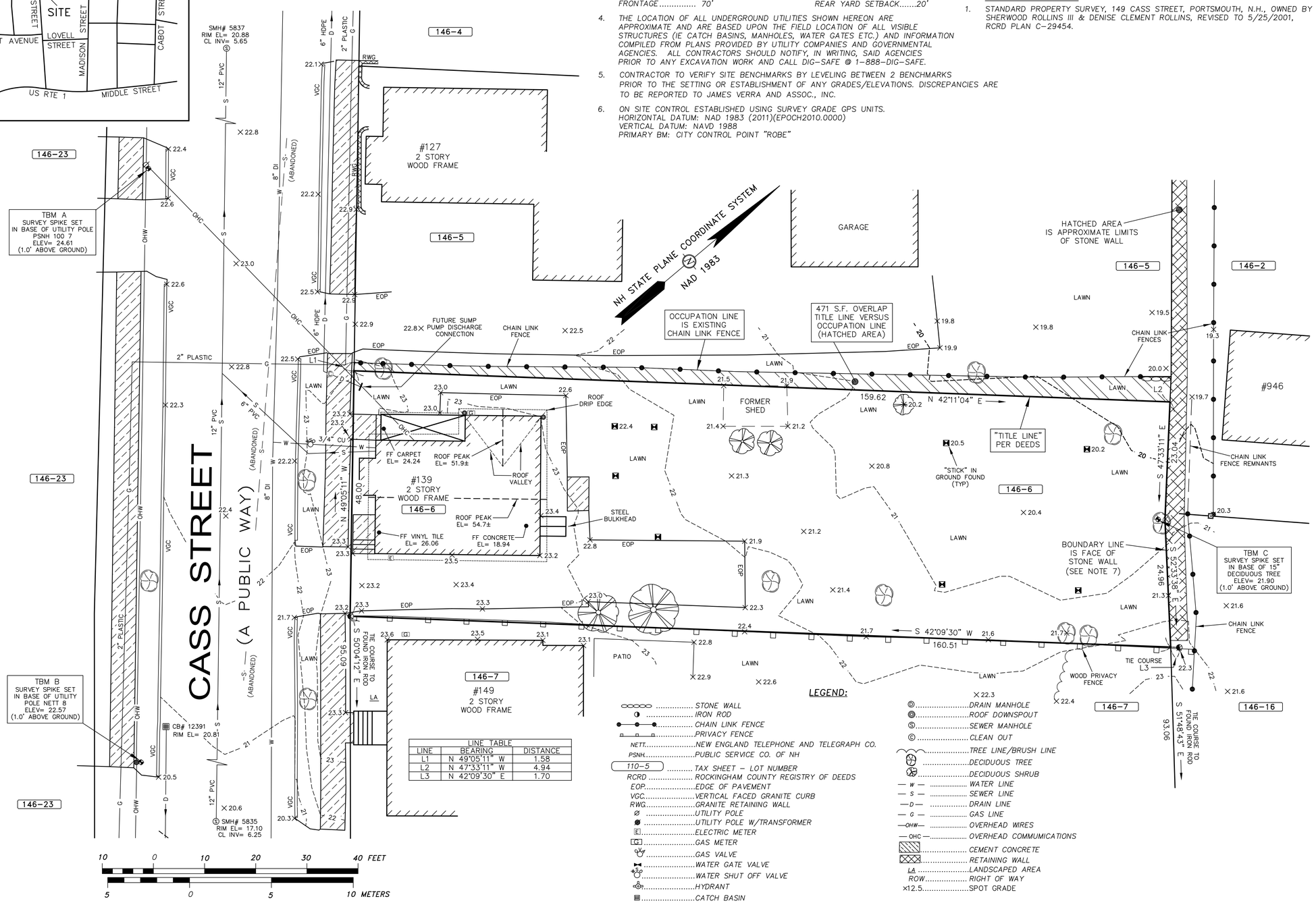
| MAP–LOT | OWNER OF RECORD | DEED REF. |
|---|---|---|
| 146–2 | PORTSMOUTH HOUSING AUTHORITY<br>245 MIDDLE ST, PORTSMOUTH, NH 03801 | 1621/41 |
| 146–5 | KIM BRIDGE, 19 WALLIS RD, PORTSMOUTH, NH 03801 | 2567/1725 |
| 146–7 | NICOLE DEFEO & SAMUEL DUSHKIN<br>149 CASS ST, PORTSMOUTH, NH 03801 | 5734/1303 |
| 146–16 | 184 MADISON STREET, INC.<br>32 MADBURY RD, DURHAM, NH 03842 | 5444/2426 |
| 146–23 | CASS STREET CONDOMINIUM (6 UNITS)<br>140 CASS ST, PORTSMOUTH, NH 03801 | N/A |

## NOTES:

1. OWNER OF RECORD ..... TODD E. HEDGES, TRUSTEE
   TODD E. HEDGES REV. TRUST
   ADDRESS..... 139 CASS ST, PORTSMOUTH, NH 03801
   DEED REFERENCE..... 6173/1392
   TAX SHEET–LOT..... 146–6
   PARCEL AREA..... 7,650 S.F.
2. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
3. ZONED:..... GRC
   MINIMUM LOT AREA 3,500 S.F.
   FRONTAGE..... 70'
   FRONT YARD SETBACK....5'
   SIDE YARD SETBACK.....10'
   REAR YARD SETBACK.....20'
4. 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 @ 1–888–DIG–SAFE.
5. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
6. ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.
   HORIZONTAL DATUM: NAD 1983 (2011)(EPOCH2010.0000)
   VERTICAL DATUM: NAVD 1988
   PRIMARY BM: CITY CONTROL POINT "ROBE"
7. SEE CONVEYANCE BY TRUSTEES OF THE ESTATE OF GEORGE M. MARSH TO THE PARISH OF CHRIST CHURCH PORTSMOUTH, RCRD BOOK 490, PAGE 497, DATED 6/11/1883. SAID TRUSTEES SPECIFY: "INCLUDING THE STONE WALL ON THE SOUTHERLY SIDE OF SAID LAND, THE WHOLE OF WHICH WAS BUILT BY SAID TRUSTEES". THE BOUNDARY LINE SHOWN HEREON IS THE FACE OF THE EXISTING STONE WALL.
8. THE SUBJECT TRACT LIES ON ZONE X (NO SCREEN) – AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0259F, EFFECTIVE DATE 1/29/2021, BY FEMA.

## REFERENCE PLANS:

1. STANDARD PROPERTY SURVEY, 149 CASS STREET, PORTSMOUTH, N.H., OWNED BY SHERWOOD ROLLINS III & DENISE CLEMENT ROLLINS, REVISED TO 5/25/2001, RCRD PLAN C–29454.




### LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 49°05'11" W | 1.58 |
| L2 | N 47°33'11" W | 4.94 |
| L3 | N 42°09'30" E | 1.70 |

## LEGEND:

- STONE WALL
- IRON ROD
- CHAIN LINK FENCE
- PRIVACY FENCE
- NETT..... NEW ENGLAND TELEPHONE AND TELEGRAPH CO.
- PSNH..... PUBLIC SERVICE CO. OF NH
- 110–5 ..... TAX SHEET – LOT NUMBER
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- EOP..... EDGE OF PAVEMENT
- VGC..... VERTICAL FACED GRANITE CURB
- RWG..... GRANITE RETAINING WALL
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- E..... ELECTRIC METER
- G..... GAS METER
- GAS VALVE
- WATER GATE VALVE
- WATER SHUT OFF VALVE
- HYDRANT
- CATCH BASIN
- D..... DRAIN MANHOLE
- R..... ROOF DOWNSPOUT
- S..... SEWER MANHOLE
- C..... CLEAN OUT
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- —OHW— ..... OVERHEAD WIRES
- — OHC — ..... OVERHEAD COMMUNICATIONS
- CEMENT CONCRETE
- RETAINING WALL
- LA..... LANDSCAPED AREA
- ROW..... RIGHT OF WAY
- ×12.5..... SPOT GRADE


SURVEYOR:
James Verra and Associates, Inc.
LAND SURVEYORS
101 SHATTUCK WAY – SUITE 8
NEWINGTON, N.H. 03801– 7876
603–436–3557
JOB NO: 23882
PLAN NO: 23882

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


ISSUED FOR:
ENGINEERING DESIGN

ISSUE DATE:
JANUARY 25, 2021

REVISIONS

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 1 | ENGINEERING DESIGN | JV | 1/25/21 |

EXHIBIT A

DRAWN BY: JCS
APPROVED BY: JV
DRAWING FILE: 23882.DWG

SCALE:
22" x 34" – 1" = 10'
11" x 17" – 1" = 20'

OWNER/APPLICANT:
TODD E. HEDGES, TRUSTEE
TODD E. HEDGES REV. TRUST
139 CASS STREET
PORTSMOUTH, N.H. 03801

ASSESSOR'S PARCEL 146–6
DEED REF: 6173/1392

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 625 JAMES VERRA SIGNATURE

PROJECT:
PROPOSED SITE IMPROVEMENTS
TODD E. HEDGES, TRUSTEE
TODD E. HEDGES REV. TRUST
139 CASS STREET
PORTSMOUTH, N.H. 03801

ASSESSOR'S PARCEL 146–6

TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
1 OF 1

P5101

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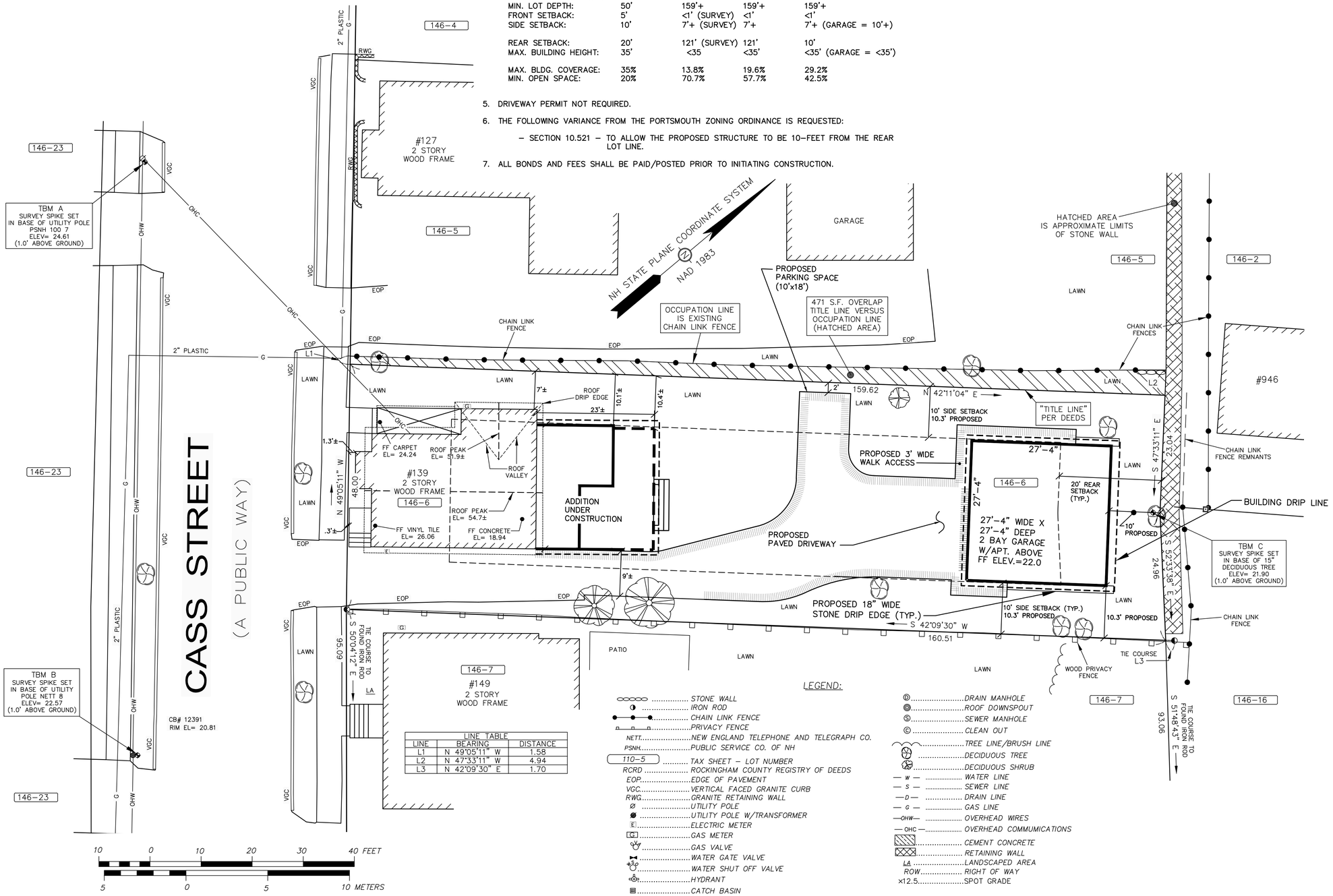
| 146–23 | *CASS STREET CONDOMINIUM (6 UNITS)*<br>*140 CASS ST, PORTSMOUTH, NH 03801* | N/A |

## SITE NOTES

1. DESIGN INTENT – THIS PLAN IS INTENDED TO DEPICT A PROPOSED TWO (2) BAY GARAGE WITH AN APARTMENT ABOVE.
2. APPROXIMATE LOT AREA: 7,650 S.F.± (0.17 AC.±)
3. ZONE: GENERAL RESIDENCE C (GRC)
4. DIMENSIONAL REQUIREMENTS:

| | REQUIRED | EXISTING | W/ADDITION | W/PROPOSED GARAGE |
|---|---|---|---|---|
| MIN. LOT AREA: | 3,500 SF | 7,650 SF | 7,650 SF | 7,650 SF |
| MIN. STREET FRONTAGE: | 70' | 48' | 48' | 48' |
| MIN. LOT DEPTH: | 50' | 159'+ | 159'+ | 159'+ |
| FRONT SETBACK: | 5' | <1' (SURVEY) | <1' | <1' |
| SIDE SETBACK: | 10' | 7'+ (SURVEY) | 7'+ | 7'+ (GARAGE = 10'+) |
| REAR SETBACK: | 20' | 121' (SURVEY) | 121' | 10' |
| MAX. BUILDING HEIGHT: | 35' | <35 | <35' | <35' (GARAGE = <35') |
| MAX. BLDG. COVERAGE: | 35% | 13.8% | 19.6% | 29.2% |
| MIN. OPEN SPACE: | 20% | 70.7% | 57.7% | 42.5% |

5. DRIVEWAY PERMIT NOT REQUIRED.
6. THE FOLLOWING VARIANCE FROM THE PORTSMOUTH ZONING ORDINANCE IS REQUESTED:
   – SECTION 10.521 – TO ALLOW THE PROPOSED STRUCTURE TO BE 10–FEET FROM THE REAR LOT LINE.
7. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
8. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
10. BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.

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


ISSUED FOR: APPROVAL

ISSUE DATE: APRIL 26, 2021

REVISIONS

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 0 | INITIAL SUBMISSION | EDW | 04/26/21 |

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5101.DWG

SCALE:
22" x 34" – 1" = 10'
11" x 17" – 1" = 20'

OWNER/APPLICANT:
TODD E. HEDGES, TRUSTEE
TODD E. HEDGES REV. TRUST
139 CASS STREET
PORTSMOUTH, N.H. 03801

ASSESSOR'S PARCEL 146–6
DEED REF: 6173/1392

PROJECT:
PROPOSED GARAGE WITH APARTMENT ABOVE

TITLE:
BOARD OF ADJUSTMENT SITE PLAN

SHEET NUMBER:
1 OF 1

P5101

# Specifications for Single Family Residential Project

**SECTION 1 – General Requirements**

A. General
1. The intent of this specification is to give the tradesperson enough information to perform a complete job. In each Section the Contractor and/or Subcontractor are responsible for providing all labor, materials, and equipment to perform the full work in a complete and craftsman like manner.
2. This contract is for a complete project. The Contractor and/or Subcontractors shall provide all materials, labor, tools, permits, equipment, staging, temporary and permanent utilities and insurance necessary to complete the construction as shown and as implied by these Contract Documents. All materials shall be new.
3. Contract Documents include the agreement, drawings, specifications and all addenda incorporated prior to execution of the agreement.
4. These documents have been prepared in accordance with the 2012International Residential Code. All work shall be in accordance with governing codes and standards. Clean, safe, working conditions shall be maintained at all times. Safety precautions shall include such measures to insure public safety.
5. The work shall proceed as quickly as possible. Each trade shall layout and coordinate their work to expedite the construction process. All materials shall be good quality. Defective work shall be removed and replaced at contractors' expense.
6. Site Visits: The Contractor and Subcontractors must visit the site and become familiar with all existing on site conditions prior to submitting any bid proposals.
7. All dimensions shall be field verified by the Contractor and/or Subcontractor.
8. Should discrepancies be found between the drawings, specifications and code, the following shall be the order of clarification priority: The code shall overrule the specifications, and the specifications shall overrule the drawings, or whichever is most restrictive.
9. At the end of each work day, clean the work area of rubbish and construction debris of any nature. Store materials so that they do not create natural pockets for papers or other combustible materials.
10. A minimum of two (2) fire extinguishers shall be placed throughout the work area. In general, the use of open flame devices is prohibited. In the event that operations are undertaken to which use of an open flame device is essential, the Subcontractor shall consult with the Owner, describing the circumstances necessitating the device. The Owner may require additional precautions as he/she deems necessary.
11. Construction shouldn't begin prior to 7:00 am or extend beyond 5:00 pm, Monday thru Friday, unless the Owner and authority having jurisdiction has approved extended working hours.

B. Schedule:
1. Provide a number of calendar days to complete the project. A flow chart for construction will be provided to the Owner and Architect upon award of the contract. Flow chart will be updated periodically as required by request of the Owner and Architect.

C. Testing.
1. The Contractor and/or Subcontractor shall test all equipment, doors, windows, hardware, appliances, etc. to assure proper installation and operation and shall verify the same to the Owner in writing prior to turn over to the Owner.

D. Guarantees, Warranties, O&M Manual.
1. The Subcontractors shall provide the Owner with all Guarantees, warranties, operation and maintenance instructions and other literature provided with all equipment used in the project.

E. Quality Assurance:
1. Monitor quality control over suppliers, manufacturers, products, services, site conditions and workmanship to produce work of specified quality.
2. Comply in full with manufacturers instructions including each step in sequence.
3. Should manufacturers instructions conflict with Contract Documents or deviate from good construction practice, request clarification from Owner and Architect before proceeding.
4. Comply with specified standards as minimum quality for the work, except when more stringent tolerances, codes or specified requirements indicate higher standards or more precise workmanship.
5. Perform work by persons qualified to produce workmanship of specified quality.
6. Secure products in a place with positive anchorage devices designed and sized to withstand stresses and vibration without physical distortion or disfigurement.

F. Submittals.
1. The Subcontractors shall provide samples to the Owner as required by the drawings and specifications.
2. Trade names of specific manufacturers specified herein are used as a basis for the design and/or quality desired. Substitutions of products by other manufacturers may be made when approved by the Owner and Architect.

G. Temporary Electricity.
1. Provide portable generators or connect to temporary power service. Power consumption shall not disrupt Owners need for continuous service.
2. Provide power outlets for construction operations with branch wiring and distribution boxes. Provide flexible power cords as required.
3. Permanent convenience receptacles may be utilized during construction.

H. Temporary Heat.
1. Furnish temporary heat devices as required to maintain specified conditions for construction operations. Permanent building heating systems may be used during construction.
2. Prior to operation of permanent facilities for temporary heating purposes, verify that installation is approved for operation, equipment is lubricated and filters are in place. Provide and pay for operations, maintenance and regular replacement of filters and worn or consumed parts.
3. Maintain appropriate minimum temperature as recommended by manufacturer.

I. Temporary Ventilation.
1. Ventilate enclosed areas as required in order to assist curing of materials, to disperse humidity and to prevent accumulations of dust, fumes, vapors or gases.

J. Temporary Sanitary Facilities.
1. Provide and maintain required facilities and enclosures.

K. Barriers.
1. Provide barriers as required to prevent unauthorized entry to construction areas, to allow for Owner's use of site and protect existing facilities and adjacent properties from damage from construction operations.

L. Protection of installed work.
1. Provide special protection where specified in individual specification sections and where work is of a type or in position to be vulnerable to construction process damage.
2. Prohibit traffic or storage on waterproofed or roofed surfaces. When traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.
3. Prohibit traffic in landscaped areas.

M. Maintenance and removal of utilities, facilities and controls.
1. Maintain temporary services for construction until permanent services are available.
2. Remove temporary above grade utilities, equipment, facilities and materials prior to substantial completion inspection.
3. Clean and repair damage caused by installation or use of temporary work.
4. Restore permanent facilities used during construction to specified condition.

O. Allowances.
1. Coordinate with the Owner.

P. Cutting and Patching.
1. Cut existing construction as required in order to accommodate new work.
2. Patch existing construction as required. Match new work, blend old and new work to obtain a seamless appearance.
3. Provide temporary supports, and protection from elements and ongoing construction.
4. Salvage existing construction as directed.

Q. Coordination.
1. Coordinate the Work, including but not limited to, mechanical and electrical work, and the other subcontractors. Anticipate areas where the installation of mechanical and electrical work will be restricted, congested or difficult. The Contractor shall be responsible for coordinating trades, sequences, means and methods and schedules.
2. Coordinate the work of all trades and with work being performed by the Owner or the Owner's consultants and Contractors.
3. The Contractor shall obtain all necessary permits and coordinate required inspections.

**SECTION 2 – SITE WORK**

A. Soils Report
1. Perform soils tests to determine soil type and bearing characteristics.
2. Consult Owner and Architect if soil bearing capacity is less than 3000 p.s.i.

B. Private water supply and sanitary systems.
1. Install systems in accordance with applicable, Local, State and Federal requirements.
2. Install sanitary system in location shown on approved Utilities plan.
3. Contractor to review lateral line placement, for positive drainage, and coordinate with site plan. Consult Owner and Architect.

C. Site Clearing:
1. Protect any trees designated to remain on site and remove all vegetation from areas within the building/driveway outline. Remove all debris and any excess cut & fill material from the site. Provide clean soil as needed.
2. Install hay bales and silt fences for erosion control, as necessary, during construction.
3. No burning of cleared and grubbed material will be allowed. Dispose of material off site. Transport and legally dispose of materials off site.

D. Earthwork:
1. Remove all substandard or unsuitable soils; remove debris, stumps and other organic matter.
2. Remove all rock and ledge to 24 inches below finished grade and 12 inches below footings, foundations and slabs on grade.
3. Install free draining granular fill under all structures.
4. Compaction to be not less than 95% under all buildings, structures and paving; and not less than 90% under lawn and planting, maximum dry density in accordance with ASTM D1557, method D.
5. Comply with all dust regulations imposed by local air pollution control agencies.

E. Drainage control:
1. Install hay bales and silt fences for erosion control, as necessary, during construction.
2. Finish grade shall slope away from all structures.
3. Foundation drains & French drains: 4 inch minimum perforated pipe wrapped with filter fabric and a minimum of 12 inches of Class "A" gravel backfill; minimum slope 1%.

F. Exterior paving:
1. All exposed exterior concrete to be air-entrained, 3000 psi.
2. Bituminous concrete paving to be Class 1, Type 1-1 of Mass. Highway Specifications. Pavement to consist of 2 ½" thick lift of Binder Course and 1 ½" thick Top Course of bituminous concrete. Subbase to be 6 inch thick minimum crushed stone, compacted and rolled.
3. Walkways to be minimum 4 inch concrete with 6 x 6 W1.4xW1.4 w.w.f. over 4 inch minimum gravel or sand base. Walkway surface to receive non-slip broom finish.

G. Landscaping:
1. Final design by landscape designer or Landscape Architect. Coordinate landscape elements with Owner, Architect, and General Contractor.

H. Dewatering:
1. Provide and maintain means and devices to promptly remove and dispose of all water from every source entering the excavations or other parts of the work.

**SECTION 3 – CONCRETE**

A. Concrete:
1. All concrete is to be 3000 psi 28 day compressive strength, over 6 inch minimum, compacted gravel fill. No additives are allowed.
2. Concrete in garage slabs and at porches and steps exposed to the weather to be 3500 psi.
3. Cure walls and slabs per ACI 318-93.

B. Concrete Foundations & Footings:
1. Footings are to sit on undisturbed soil and below frost level (48 inches, minimum, below finish grade). The Contractor shall verify soil bearing capacity. Refer to structural drawings for concrete foundation and footing system sizes and rebar requirements.
2. Step footings to be a minimum 1 vertical on 3 horizontal.
3. Foundation walls are to be 8 inches thick unless noted otherwise. Provide not less than (2) #4 rebar at top and at bottom of foundation walls.
4. Unreinforced foundation walls shall support a maximum of 7'-0" unbalanced fill.
5. Notch and block foundation walls as required for beam pockets, beam shelves, etc.
6. Embed anchor bolts, fasteners, plates, etc. into concrete as required.

C. Concrete Slabs on grade:
1. Concrete slab – concrete slabs are to be not less than 4 inches thick with 6X6 - W1.4 x W1.4 welded wire fabric.
2. Install 15 mil polyethylene vapor barrier under all slabs.
3. Floor slabs to have a steel troweled finish.
4. Provide control joints as needed per industry standards.

D. Reinforcing Steel:
1. Reinforcing steel to meet ASTM A-615, latest revisions with supplemental requirements. #3 and #4 bars to be GR-40; #5 and larger bars to be GR-60
2. Provide #3 Z-BAR spacers 24" O.C. each way for all concrete walls having reinforcing steel in both faces.

**SECTION 4 – MASONRY – NOT USED (Section intentionally left blank)**

**SECTION 5 – METALS – NOT USED (Section intentionally left blank)**

**SECTION 6 – WOOD AND PLASTICS**

A. Wood framing general:
1. Refer to contract documents for additional information.
2. All dimensional framing lumber shall be stress graded, Spruce-Pine-Fir #2 or better, kiln dried 19% maximum moisture content. Lumber shall have a fiber stress in bending "Fb" of not less than 850 psi and a modulus of elasticity "E" of not less than 1,200,000 psi.
3. All engineered lumber shall be "Microllam" LVL (laminated veneer lumber), "Parallam" PSL (parallel strand lumber) and "Timberstrand" and Truss Joist TJI AJS manufactured by Truss Joist. Installation of engineered lumber products or fabrications shall be in accordance with manufacturer's specifications.
4. All joist and rafter sizes and spacing shall meet or exceed the minimum local building code requirements for load carrying capacity.
5. All wood in contact with concrete or masonry shall be pressure treated.
6. All exposed framing to remain unfinished (decks) to be Trex Decking unless specifically indicated otherwise.
7. Provide blocking, bracing and stiff backs as required, whether specifically indicated or not. Install solid blocking and framing under all beams and posts extending down through structure, including interstitial floor spaces.
8. Provide metal cross bracing on spans of dimensional lumber over 10'-0" ft in span.
9. Provide zip system sheathing, taped, for exterior walls (1/2") and roof (5/8)".
10. All sheathing shall be span rated spacing of roof, floor or wall framing, as applicable.
11. Framing connectors, joist hangers, post base anchors, etc. shall be "Simpson", "Teco", or equal. Installation shall be per manufacturer's specifications.

B. Wall Framing:
1. Exterior Walls: 2 x 6 studs @ 16" o.c., unless otherwise noted on plan.
2. Interior Walls: 2 x 4 studs @ 16" o.c., unless otherwise noted on plan.

C. Wall Sheathing:
1. Walls: APA rated sheathing, Exposure 1, APA C-D plugged, exterior glue; ½" thick. Zip System, taped.
2. OSB: APA rated sheathing, Exposure 1, 1/2" T&G glued and nailed.
3. All wall sheathing is to be covered with air infiltration barrier, Tyvek or equal, prior to installing final cladding material. Install per manufacturers recommendations. All joints are to be taped.

D. Floor Framing:
1. Dimensional lumber: 14" TJI with appropriate hanger @ 16" o.c., unless noted otherwise on plans.
2. Engineered Lumber: Provide members of size, grade and spacing as indicated on the plans. Deflection shall be limited to L/480. Engineered lumber framing to be installed in accordance with manufacturers specifications.
3. All major beams shall have a maximum of ½" deflection at full design loading.

E. Sub-Flooring:
1. Plywood: APA rated, ¾" T&G plywood, C-D interior APA w/ ext. glue, glued and screwed to joists.
2. OSB: APA rated sheathing, Exposure 1, ¾" T&G glued and screwed to joists.

F. Roof Framing:
1. Dimensional lumber: 2 x 12 @ 16" o.c., unless noted otherwise on the plans.
2. Engineered lumber: Provide members of size, grade and spacing as indicated on the plans. Deflection shall be limited to L/480. Engineered lumber framing to be installed in accordance with manufacturers specifications.

G. Roof Sheathing:
1. Plywood: APA rated sheathing, Exposure 1, APA C-D plugged, exterior glue; 5/8" thick. Zip System, taped.
2. OSB: APA rated sheathing, Exposure 1, 5/8" T&G glued and nailed to joists.

H. Exterior Siding:
1. Vinyl Siding: As selected by Owner
   a. Siding color and siding type as selected by Owner or Architect.
   b. Install all required trim and accessories to make a watertight installation.

I. Exterior Trim:
1. Solid Plastic eave trim, fascia and subfascia as shown n drawings.
2. Avoid cutting trim in lengths less then 6'-0". All nail holes to be properly puttied so painted trim has smooth appearance.

J. Finish Carpentry:
1. Base Board & Casing: Clear white pine or poplar, painted.

**SECTION 7 – THERMAL AND MOISTURE PROTECTION**

A. Dampproofing and Waterproofing:
1. Install bituminous dampproofing at all below grade walls. Dampproofing to be asbestos free, Karnak Chemical Company or equal. Install protection board over all dampproofed surfaces prior to back fill.
2. Install waterproofing membrane on walls and decks as indicated. Follow manufacturer's instructions for specific applications. W.R. Grace "Bituthene" line of products or equal.

B. Building Insulation:
1. Refer to drawings for locations and R values of insulation at different areas.
2. Install perimeter rigid insulation where indicated. Rigid insulation is to be extruded polystyrene, Dow Chemical "Styrofoam" or equal.
3. Fiberglass thermal insulation.
   a. Install unfaced fiberglass batts full width of stud/joist/rafter cavity.
   b. Install 4 mil polyethylene vapor barrier on conditioned space side of all fiberglass batts. Vapor barrier to be continuous across surface of insulation with all joints and penetrations taped and sealed.
   c. Maintain clearances to provide proper air flow at insulation in ceilings and roofs; install baffle vents as required.

C. Firestopping:
1. Install firestopping around all wiring, conduit, piping, ductwork and other penetrations of rated partitions, garage walls and between floor levels.
2. Provide accessories as required; Bio Fireshield products or equal.

D. Asphalt Shingle Roofing:
1. Install architectural asphalt shingles, 250 lb., Class "A" shingle 30 year minimum warranty. Type, style and color as selected by Owner.
2. Install ridge shingles.
3. Install ridge vents where indicated.
4. Install 36 inch wide W.R. Grace "Vycor Ice and Water Shield" at all eaves, rakes, centered on all valleys and at all intersections of roofs and walls.
5. Provide 26 gauge prefinished aluminum drip edge at all eaves and rakes.

E. Flashing:
1. Provide 20 gage aluminum flashing over all doors, windows or other wall openings; at roof wall intersections, and other roof accessories.
2. Install step flashing at all intersections of roofs and brick or masonry if required.

F. Sealants:
1. Apply sealants to all joints, seams and intersections, both interior and exterior, and between dissimilar materials. Apply sealant around all penetrations of exterior walls, around all plumbing fixtures and between counters and walls.
2. Provide sealant accessories such as backer rods, primers, etc.
3. One part Non-acid curing Silicone: Joints in concrete, exterior joints at window heads, soffits, ceilings, etc. (Not for use in joints to be field painted).
4. One-part Polysulfide: Horizontal joints in concrete and all horizontal joints in paving subject to foot traffic.
5. One-part Mildew resistant Silicone: Ceramic tile, all interior joints subject to moisture.
6. Pigmented small joint sealant: For joints on interior side of exterior walls too small to be caulked with gunable sealant.
7. Acrylic Emulsion/Latex joint sealant: General purpose interior sealant for joints to receive painters finish.

G. Sound Attenuations:
1 Apply approved sealant at top and bottom of GWB for all demising walls and corridor walls.
2 Apply sealant approved sealant to all electrical boxes located on demising walls and corridor walls per detail on construction drawings.
3 Provide sealant accessories such as backer rods, primers, etc.

**SECTION 8 – DOORS AND WINDOWS**

A. Doors:
1. Exterior Doors: Refer to Owner.
2. All exterior doors should be a minimum "U" value as noted in the International Energy Conservation Code.
3. Interior Doors: Pre-Hung solid wood or metal frames as noted, Refer to plans for sizes and types.
4. Garage Doors: Refer to plans for sizes, install with power operator system.
5. *Hardware: Selection of door and cabinet hardware by Architect. Note: Contractor to consult Architect about style and quality of hardware. Contractor to re-key all locks after completion of construction and provide the owner with three sets of keys.*

B. Windows:
1. Refer to elevations for windows sizes and types. All windows are to meet the Energy Star criteria.
2. All window glass is to be insulated glass with low-e coating and argon gas
3. All windows and doors with glass should reflect the International Energy Conservation Code.

All changes of glass and door specifications must be updated with a revised energy calculation. Contractor is to notify Architect of any changes that may have occurred in relation to the architectural drawings.

**SECTION 9 - FINISHES**

A. Gypsum Board: United States Gypsum (USG) or equal.
1. ½" G.W.B. at all interior surfaces, use Type "X" fire rated wallboard at Garage ceiling and walls. Use moisture resistant type wallboard in all bathrooms. Use cement backer board as substrate for tile in shower. Mud & tape all joints and finish smooth (no texture).
2. Alternate: Veneer plaster over gypsum lath (blueboard), 1/8" minimum thickness.

B. Paint. Follow manufacturer's recommendations for preparation and applications of paints and stains. Colors are to be selected by Owner. Prior to sanding, insure all surfaces are properly prepared, caulked, sanded, fastener heads set and puttied, and weather conditions favorable to painting.
1. Exterior:
   a. Wood (stain): 2 coats stain; Olympic or equal.
   b. Wood (paint): 1 coat acrylic primer; 2 coats semi-gloss acrylic latex; ICI paint or equal.
   c. Metal: 1 coat rust inhibitive primer; 2 coats eggshell alkyd enamel; ICI paint or equal.
2. Interior:
   a. Gypsum Wallboard: 1coat latex primer; 2 coats flat latex, Benjamin Moore paint or equal.
   b. Woodwork (stain): 1 coat stain; Minwax or equal; 1 coat sanding sealer, 2 coats water based polyurethane.
   c. Woodwork (paint): 1 coat oil based primer or white lacquer undercoater; 2 coats semi-gloss enamel; Benjamin Moore paint or equal.
   d. Metal: 1 coat acrylic primer; 2 coats eggshell alkyd enamel.

C. Floor coverings: Consult Owner for specific types of floor coverings.
1. Refer to drawings for locations and types of floor coverings.
2. Follow manufacturer's specifications for preparation and application of floor coverings.

D. Wall coverings: Consult Owner for specific types and locations of wall coverings.

**SECTION 10 – SPECIALTIES**

A. Refer to drawing for specific locations and types of specialty items.
C. Closet shelving: Provide epoxy coated open wire steel shelving at all coat, clothes, linen and pantry closets and above laundry equipment; Closet Maid or equal.
D. Bath accessories:
1. Consult Owner for locations and types of bath accessories including towel bars and rings, soap dishes, toothbrush and cup holders, robe hooks, toilet paper dispensers, shower curtain rods, shelves, medicine cabinets, etc.
2. Bath and shower enclosures: Refer to drawings for locations; consult Owner regarding colors and styles of enclosures. All enclosures are to be tempered glass.

**SECTION 11 - EQUIPMENT**

A. Equipment & Appliances: Consult Architect and Owner for more detail on appliances and equipment.
1. Refer to drawings for locations of appliances.
2. Coordinate installation of equipment with cabinets.

**SECTION 12 – FURNISHINGS**

A. Cabinets: Coordinate selection of cabinets and layout with Owner.
B. Countertops: Coordinate locations and types of different counter materials with Owner.

**SECTION 13 – SPECIAL CONSTRUCTION – NOT USED (Intentionally left blank)**

**SECTION 14 – CONVEYING SYSTEMS– NOT USED (Intentionally left blank)**

**SECTION 15 – MECHANICAL SYSTEMS**

**(Refer to notes of Floor Plans for Design/Build for mechanical, plumbing, fire protection and Heating Ventilation & Air Conditioning specification criteria.)**

**SECTION 16-ELECTRICAL**

**(Refer to notes on Floor Plans for Design/Build for electrical specification criteria.)**


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Hedges Residence

139 Cass Street
Portsmouth, NH

Specifications

EXHIBIT B

SCALE:

ISSUED / DRAWN BY
December 14, 2020
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REVISED / REVISED BY
January 18, 2021
April 28, 2021

JOB NO: 20015

SHEET NUMBER
A-1

NOTE:
COORDINATE AND VERIFY ALL BOTTOM OF FOOTING, TOP OF WALL AND SLAB ELEVATIONS WITH THE CIVIL ENGINEER PRIOR TO EXCAVATION AND LAYING OUT CONCRETE REINFORCING. BOTTOM OF CONCRETE FOOTINGS TO BE MINIMUM 4'-0" BELOW FINISH GRADE. TOP OF CONCRETE WALL TO BE 8" MINIMUM ABOVE FINISH GRADE.

NOTE:
CONCRETE FOUNDATIONS SHALL NOT BE POURED IN FREEZING TEMPERATURES AND NOT ON FROZEN GROUND.

GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPENCIES TO THE ARCHITECT BEFORE ORDERING MATERIAL AND PROCEEDING WITH THE WORK.

2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW HAMPSHIRE STATE BUILDING CODE. (2009 INTERNATIONAL RESIDENTIAL CODE); SHOULD LOCAL CODES AND/OR ORDINANCES DIFFER FROM THESE PLANS, A DETERMINATION SHALL BE MADE BY THE CONTRACTOR AND/OR LOCAL CODE ENFORCEMENT OFFICER AS TO WHICH IS MOST STRINGENT. THE MOST STRINGENT REQUIRMENT SHALL RULE.

3. ALL SECTIONS, DETAILS, NOTES, OR MATERIALS SHOWN AND/OR NOTED ON ANY PLAN, SECTION OR ELEVATION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.

4. TESTING AND INSPECTION AGENCIES SELECTED BY THE OWNER. ALL WORK SHALL REQUIRE ADHERENCE TO THE REQUIREMENTS OF ASTM DESIGNATION E-329 ENTITLED "RECOMMENDED PRACTICE FOR INSPECTION AND TESTING AGENCIES FOR CONCRETE AND STEEL USED IN CONSTRUCTION."

5. FOOTINGS SHALL REST ON FIRM, UNDISTURBED MATERIAL CAPABLE OF SUSTAINING A BEARING PRESSURE OF TWO (2) TON/SF.

6. THE CONTRACTOR SHALL RETAIN A PROFESSIONAL SOILS ENGINEER TO VERIFY SOIL BEARING PRESSURE.

7. ALL GRANULAR FILL MATERIAL UNDER SLABS SHALL BE PLACED TO 95% RELATIVE DENSITY.

8. ALL FOOTING EXCAVATIONS TO BE FINISHED BY HAND AND INSPECTED AND APPROVED BY THE TESTING ENGINEER BEFORE ANY CONCRETE IS PLACED.

9. BACKFILL SHALL BE PLACED TO EQUAL ELEVATIONS ON BOTH SIDES OF FOUNDATION WALLS. WHERE BACKFILL IS ON ONE SIDE ONLY, WORK SHALL BE SHORED OR HAVE PERMANENT ADJACENT CONSTRUCTION IN PLACE BEFORE BACKFILLING.

10. THE SIDES OF ALL BEAMS, WALLS, FOOTINGS, ETC. SHALL BE FORMED AND CONCRETE SHALL NOT BE PLACED AGAINST EARTH CUTS.

11. FOOTINGS SHALL NOT BEAR ON FROZEN SOIL AND ALL EXTERIOR FOOTINGS SHALL BE NOT LESS THAN 4'-0" BELOW ADJACENT FINISH GRADE.

12. ALL CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3,000#/SQ. IN. AT 28 DAYS, MAXIMUM ¾" AGGREGATE, AIR ENTRAINED.

13. REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM-625 GRADE 60 BILLET STEEL. ASTM-A185 FOR WIRE MESH. BARS SHALL BE DEFORMED TO ASTM-A305.

14. STEEL REINFORCEMENT FABRICATION SHALL COMPLY WITH THE REQUIREMENTS OF "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES." AS ADOPTED BY THE AMERICAN CONCRETE INSTITUTE.

15. CONCRETE COVER: FOOTINGS AND WALL - BOTTOM 3", SIDES 2".

16. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE SPECIFICATIONS ACI-301-89.

17. ALL REINFORCING TO BE SUPPORTED IN FORMS WITH NECESSARY ACCESSORIES AND SECURELY WIRED TOGETHER IN ACCORDANCE WITH CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS.

18. ALL REINFORCING SHALL BE LAPPED 40 BARS DIAMETERS (1'-0" MIN.) EXCEPT AS OTHERWISE NOTED.

19. ALL SLABS ON GRADE SHALL HAVE A 15 MIL. VAPOR BARRIER UNDERNEATH.

20. PLANS ARE SCHEMATIC IN NATURE AND SHOULD NOT BE SCALED. INSTALL ALL BLOCKING, BRACING, STIFFBACKS, ETC., AS REQUIRED BY THE BUILDING CODE AND IN ACCORDANCE WITH GOOD FRAMING PRACTICES AND STANDARDS.

21. ALL ROOF RAFTERS AND TRUSSES SHALL HAVE HURRICANE TIE DOWNS.

22. GARAGE SHALL BE SEPARATED FROM MAIN HOUSE BY A FIRE RATED WALLS AND CEILINGS. REFER TO FIRST FLOOR PLAN.

23. CONTRACTOR TO CONTAVT DIG SAFE LINE TOVERIFY UNDERGROUND UTILITIES.

24. PROVIDE SMOKE DETECTORS IN SUFFICIENT QUANTITIES AND LOCATIONS TO MEET REQUIREMENTS OF THE BUILDING CODE. PROVIDE NOT LESS THAN ONE SMOKE DETECTOR ON EACH FLOOR, INCLUDING BASEMENT AND ATTICS CAPABLE OF BEING INHABITED.
- PROVIDE ONE SMOKE DETECTOR IN EACH BEDROOM AREA.
- PROVIDE NOT LESS THAN ONE SMOKE DETECTOR FOR EVERY 1,000 SF OF FLOOR SPACE.
- PROVIDE PHOTO ELECTRIC SMOKE DETECTOR IF LOCATED LESS THAN 20 FEET FROM EITHER A KITCHEN OR A BATHROOM WITH A TUB OR SHOWER.

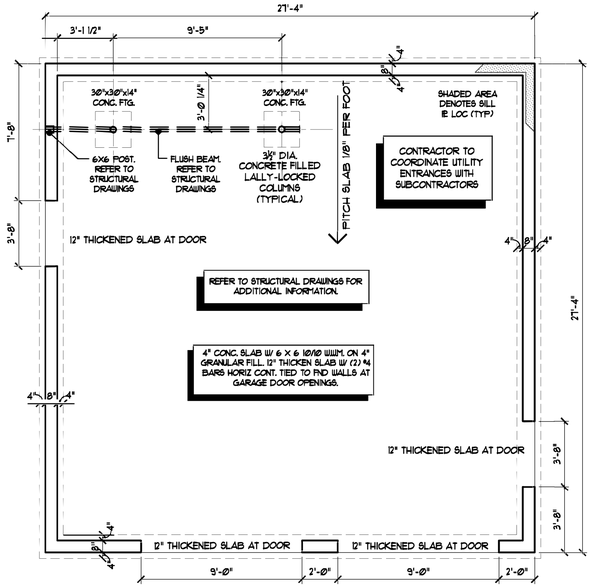
25. PROVIDE FIRE ALARMS PER BUILDING CODE.

26. DESIGN LOADS (ALL JOISTS AND RAFTER SIZES AND SPACING SHALL MEET OR EXCEED THE MINIMUM LOCAL BUILDING CODE REQUIREMENTS FOR LOAD CARRYING CAPAITY.) (VERIFY WITH STRUCTURAL ENGINEER)
- GROUND SNOW LOADS = 50 PSF PER IRC TABLE R301.2 (1).
- SLOPED ROOF SNOW LOAD = 32 PSF
- WIND SPEED = 100 MPH
- SEISMIC CATEGORY IS "C"
- LIVE LOADS = 40PSF FOR LIVING SPACES, 30 PSF FOR SLEEPING AREAS.
- DEAD LOADS = 10PSF.

27. EACH BEDROOM ABOVE THE FIRST FLOOR SHALL BE EQUIPED WITH AN EMERGENCY EGRESS WINDOW OF NOT LESS THAN A NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM CLEAR OPENING OF THE WINDOW SHALL NOT BE LESS THAN 20 INCHES IN WIDTH AND 24 INCHES IN HEIGHT.

28. TEMPERED GLASS TO BE PROVIDED WHEN THE BOTTOM EDGE OF THE GLASS IS LESS THAN 24" ABOVE FINISHED FLOOR PLAIN.

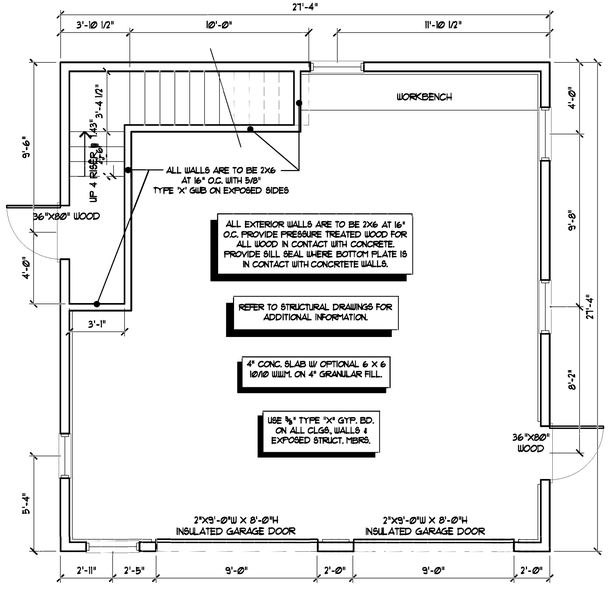
29. MR GYPSUM BOARD SHALL BE USED THROUGHOUT APARTMENT BATHS AND SIMILAR DAMP LOCATION EXCEPT WHERE BACKER BOARD IS REQUIRED. THE BACKER BOAD IS REQUIRED AT ALL LOCATION WHERE TILE IS TO BE PROVIDED.



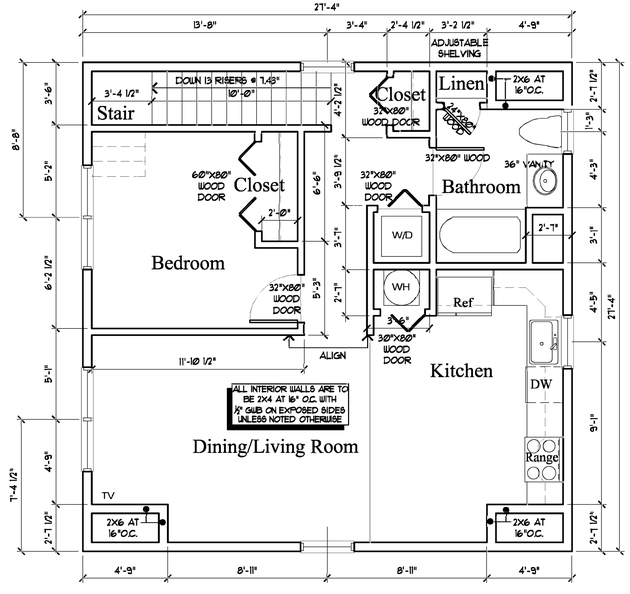

1 Foundation Plan
1/4"=1'-0"

C.O. DET LOCATION

CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 15 FEET OUTSIDE OF EA. BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS




2 First Floor Plan
1/4"=1'-0"




3 Second Floor Plan
1/4"=1'-0"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# Hedges Residence

139 Cass Street
Portsmouth, NH

## Floor Plans Notes

SCALE:

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December 14, 2020
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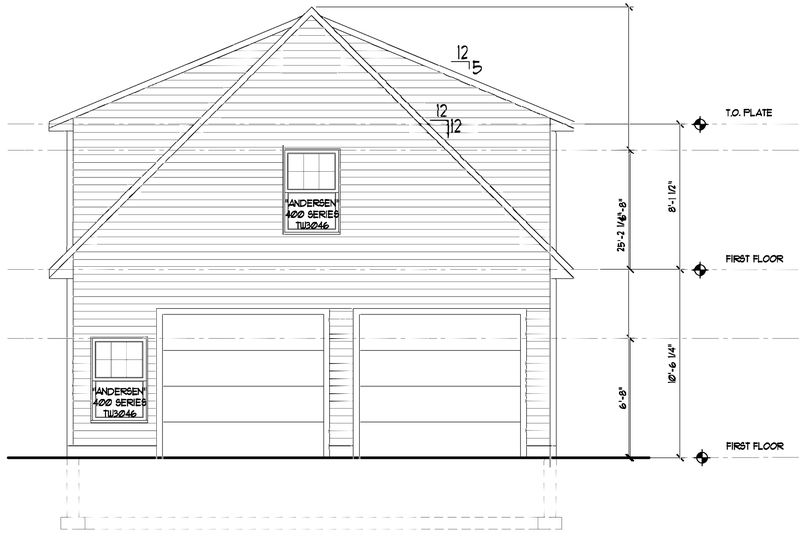
REVISED / REVISED BY
January 18, 2021
April 28, 2021

JOB NO: 20015

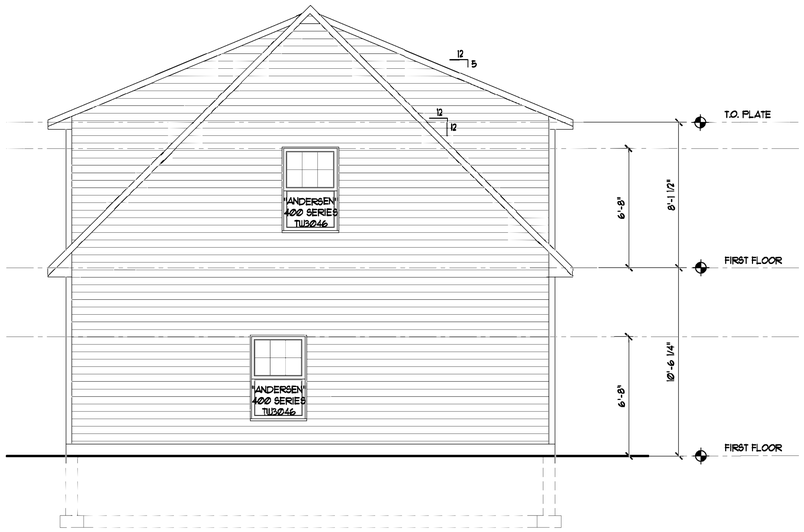
SHEET NUMBER
A-2


1 Right Side Elevation
1/4"=1'-0"

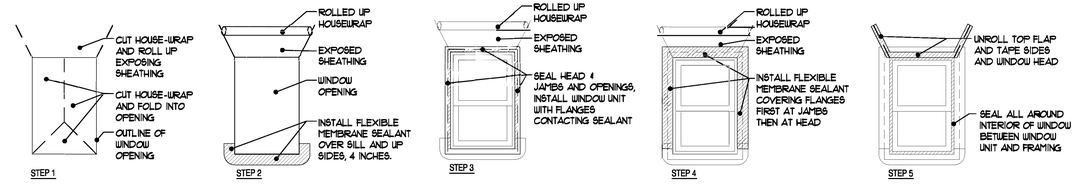



2 Front Side Elevation
1/4"=1'-0"


3 Left Side Elevation
1/4"=1'-0"




4 Rear Side Elevation
1/4"=1'-0"




5 Window Installation
NO SCALE

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# Hedges Residence

139 Cass Street
Portsmouth, NH

## Exterior Elevations

SCALE:

ISSUED / DRAWN BY
December 14, 2020
© THA Architects, LLC.

REVISED / REVISED BY
January 18, 2021
April 28, 2021

JOB NO: 20015

SHEET NUMBER
A-3

EXHIBIT C

Google Maps 139 Cass St


Imagery ©2021 Google, Imagery ©2021 Maine GeoLibrary, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 50 ft

ALBANY ST
STATE ST
COLUMBIA ST
BREWERY LN
CASS ST
MADISON ST
AUSTIN ST
LOVELL ST
CHEVROLET AVE
FRIEND ST
OLD PARISH WAY

## Partial Legend

*See the cover sheet for the complete legend.*

- 7-5A — Lot or lot-unit number
- 2.56 ac — Parcel area in acres (ac) or square feet (sf)
- 25 — Address number
- 233-137 — Parcel number from a neighboring map
- 68' — Parcel line dimension
- SIMS AVE — Street name
- Parcel/Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structure (1994 data)
- Parcel covered by this map
- Parcel from a neighboring map (see other map for current status)

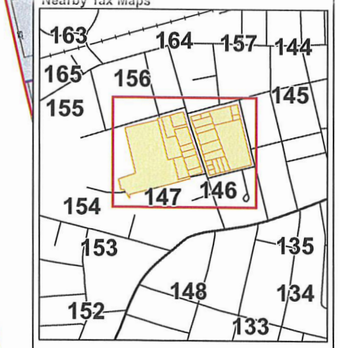
EXHIBIT D

0 50 100 Feet

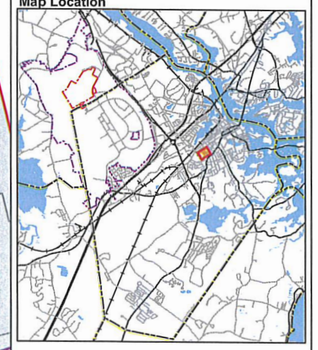
0 20 40 Meters

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

Nearby Tax Maps




Map Location



Portsmouth, New Hampshire
2020

# Tax Map 146