



31 July 2024

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Conceptual Site Plan Review at 1 Congress Street and 15 Congress Street, Proposed Residential and Commercial Mixed-Use Development on the Merged Parcel

Dear Mr. Chellman and Planning Board Members:

On behalf of One Market Square, LLC., we are pleased to submit the attached plan set for **Conceptual Site Plan Review** for the above-mentioned project and request that we be placed on the agenda for your **August 18, 2024**, Planning Board Meeting.

The project before the Planning Board is a combination of the previously approved project located at 1 Congress Street (Tax Map 117 – Lot 14), hereinafter referred to as “One Market Square”, with property located at 15 Congress Street (Tax Map 117 – Lot 12), hereinafter referred to as “JJ Newberry”. The proposal is to merge the lots and re-develop the combined lot according to the attached site plans. To merge the lots, we request a conditional use permit in accordance with Section 10.241.23(a) of the Zoning Ordinances to increase the building footprint to 36,083 square feet.

Prior to merging the lots, the applicant is proposing a Lot Line Adjustment with the City of Portsmouth affecting certain portions of Haven Court. That application will convey title to an 808 square foot portion of Haven Court from the City of Portsmouth to One Market Square, LLC (which used to be part of the JJ Newberry parcel prior to December 05, 2006) and simultaneously convey title to land owned by One Market Square, LLC, to the City of Portsmouth in the defined area abutting the High Hanover Parking Garage to cure an encroachment of the High Hanover Parking Garage onto land owned by One Market Square, LLC. This Lot Line Adjustment was referred to the Planning Board by the City Council on June 17, 2024, for review and to report back a recommendation. We respectfully ask the Planning Board to provide a favorable recommendation for this Lot Line Adjustment.

The One Market Square project was approved by the Planning Board on February 16, 2023, and subsequently granted an approval extension to February 16, 2025. One Market Square was approved by the Historic District Commission on August 3, 2022, and subsequently granted extensions to August 2, 2025. The project includes the renovation of existing commercial buildings located at 1 and 3 Congress Street, demolition to portions of existing buildings, and new construction of a 3-story building with Attic Hip Top Mansard Roof to the rear of the existing buildings with the associated site improvements. The area behind the existing building is currently a surface parking lot. One level of vehicular parking will be provided underground and accessed by a car elevator from Haven Court.

The project will remain essentially the same with the following changes:

- The proposed new building will extend and attach to the existing JJ Newberry building.
- Haven Court is proposed to be re-named Newberry Way.
- The existing grade of Newberry Way will be lowered from High Street to Fleet Street to create an ADA compliant walkway open to the public.
- The second floor of One Market Square project will change its proposed use from office to residential.

The JJ Newberry project consists of rehabilitation and adaptive reuse of the existing structure(s) with minor accessory additions. New projecting storefronts with recessed entrance stoops are proposed along the north elevation of the property to create a retail experience connecting High Street and Fleet Street, along the lowered ADA compliant grade of Haven Court. The upper floors will change use from office to residential. The first-floor space along Congress Street will remain retail and restaurant use. The first-floor space along Fleet Street will be changed from office to retail and restaurant uses. An egress stair tower, accessible elevator, and main entrance for the upper floors of residential use will be accessed from Newberry Way, in the vicinity of the One Market Square building connection with the JJ Newberry building. A rooftop penthouse and secondary egress stairs are proposed on the existing roof. The existing flat roof will accommodate a roof deck with extensive green scape plantings for residential use, solar PV array, and mechanical equipment. The existing brick facade on Congress Street will be repaired and restored according to historic photographs. The existing brick facade on Fleet Street will be repaired, with proposed awnings at storefront windows and entrances. Along the existing southerly 10-foot-wide alley off Fleet Street, the project will cut vertical entrances, windows and recessed balconies in the brick façade to allow for retail entrances with upper floor covered recessed balconies for residential tenants. The JJ Newberry project has been submitted to the HDC for a Work Session.

The proposed residential use of the upper floors of JJ Newberry is high density co-living, which will require a zoning change to allow for that use. Attached is a document entitled “Zoning Ordinance Change to Allow Co-Living Use” which provides an abstract, history and proposed zoning change to allow for a Co-Living Use to urban downtown Portsmouth CD 4 and CD 5 Zones. In the event the Applicant is not successful with creating a Co-Living Use, then the proposed use of the upper floors of JJ Newberry will be a mixture of micro apartments, studio’s, one-bedroom and a boarding house all permitted by Zoning Ordinances which will require a CUP for parking as provided for in Section 10.1112.14 of the Zoning Ordinances.

Significant improvements are proposed for Newberry Way including changing the grade to make it ADA compliant, installing underground utilities, hardscape pavers, catenary lights, and landscaping. The design intent is to connect High Street with Fleet Street for the benefit of ADA compliant public access and to activate the street level with new retail and restaurant experience. The proposed Newberry Way connection is supported by the Master Plan as part of an overall connection running from McIntyre to Vaughan Mall.

As in the previous 1 Congress Street approval, the applicant is willing to fund extensive improvements in the High Street and Ladd Street public way at their sole cost. The Applicant agrees to design and pay the cost for certain improvements in High Street and Ladd Street as finalized in the agreement between City of Portsmouth City Council and the Applicant. The Applicant will pay the entire cost of design and making the improvements thereby not requiring the City of Portsmouth to pay any costs for these improvements.

In the previous application for the One Market Square project, there were discussions regarding creating a location within the High Hanover Garage for trash and recycling. We believe the best location for trash and recycling is in an area currently dedicated to storage and maintenance operations. The applicant requests the Planning Board support the re-use of that referenced storage area of the High Hanover Garage for a community trash and recycling area. It is part of the City of Portsmouth Health Codes and Building Codes for private landowners to provide for sanitary trash and recycling. In downtown Portsmouth that effort has not been successful, and will not be successful without a more comprehensive approach that involves the City of Portsmouth. It is long overdue for the City of Portsmouth to provide desperately needed space for a more comprehensive approach to trash and recycling downtown. The Applicant proposes to lease that portion of the High Hanover Garage for \$1, with the condition the Applicant pays for the capital improvements, management and long-term maintenance of the trash and recycling room. Any property owner downtown will be permitted to use this public trash and recycling area subject to reasonable fees for management.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- 1 Congress Boundary Survey Plan – This plan shows the existing 1 Congress Street property boundaries.
- 1 Congress Lot Line Adjustment Plan – This plan shows the proposed 1 Congress Street property boundaries after a Lot Line Relocation with the City of Portsmouth.
- 15 Congress Street Standard Boundary Survey and Existing Conditions Plan, Development Parcel – This plan shows the 15 Congress Street Boundary and the 1 and 15 Congress Street existing site conditions in detail.
- Existing Conditions Orthophoto Plan – This plan shows the site conditions from an aerial drone photograph prospective.
- Demolition Plan C2 – This plan shows portions of the existing buildings and other site features which will be removed.
- Project Site Plan C3 – This plan shows the site development and proposed building placement.
- High Hanover Garage Development Plan C4 – This plan shows some Conceptual Design of a community trash facility.
- Basement Parking Plan C5 – This plan shows the layout of the basement level parking.
- Newberry Way Profile P1 – This plan shows the proposed profile of Newberry Way.
- Architectural Plans – Roof Plans, Elevations and 3D Views of the proposed building (s).
- Landscape Plans – These plans show proposed Newberry Way, High Street, and Ladd Street proposed surface features.

We look forward to the Planning Board review of this submission and look forward to an in-person presentation at the August Planning Board meeting.

Sincerely,



John R. Chagnon, PE

Zoning Ordinance Change to Allow Co-Living Use:

The Applicant, One Market Square, LLC, owns property located on Tax Assessors Map 117 Lot 14 with an address of 1 Congress Street; Zoned CD4 and CD5. The Applicant, One Market Square, LLC, has a certain Purchase & Sales Agreement for property located on Tax Assessor Map 117 Lot 12 with an address of 15 Congress Street; Zoned CD 5

The Applicant hereby requests the Planning Board submit a recommendation to the City Council to amend the Portsmouth Zoning Ordinance as follows:

-
1. Add a residential use, called “Co-Living Use” to be permitted in the CD4 and CD5 Districts in the Downtown Overlay District;
 2. Eliminate parking requirement for residential uses in CD4 and CD5 Zones
-

Proposed language has been provided herein.

The purpose of this request is to facilitate the redevelopment of the JJ Newberry Building, to create higher density, co-living housing on the upper floors. The adoption of new and modified language will directly enable the redevelopment of JJ Newberry, repurposing under-performing upper-story office uses to much-needed housing. Where the JJ Newberry building is a downtown building occupying the majority of its site, unbundling parking from residential uses is essential to achieving redevelopment and the creation of more affordable housing options.

Almost half of all individual adults experiencing homelessness – the largest population currently experiencing homelessness – are unsheltered. With housing costs continuing to rise, wage growth lagging the cost of living and affordable housing options limited by strict zoning and building codes, among other factors, new co-living alternatives offer an initiative-taking solution to the affordable housing crisis facing individual adults and families.

Although many definitions for co-living can be found, we believe Co-Living is most appropriately defined as:

Residential use providing a private or shared sleeping unit and access to communal areas for cooking (kitchen), bathroom, laundry, living, working, arts, recreation, and wellness spaces. The sleeping unit may or may not include a private bathroom or cooking facilities. There are no defined rental periods thereby allowing people the ability to rent, lease or otherwise make available on a daily, weekly, monthly basis, or longer.

Perhaps the most well-known co-living housing type are single-room occupancy units (SROs), which have historically served as cities' lowest-cost, permanent form of rental housing in the U.S. (Harvard Kennedy School, n.d.). Similar housing types include rooming and boarding houses and congregate housing facilities. While definitions and uses of these forms of housing vary across cities, these housing types provide shared communal areas and more affordable rents. Most higher education colleges in America use co-living to house students.

Although zoning regulations were created in part to improve safety, zoning often times is based in and reinforces a system of social, economic and racial segregation. Certain laws were written to uphold a standard of living thought reasonable by the elite, calling others less fortunate "transients," rather than focusing on the needs of the working class who strive to be an integral and important component to the community.

The downtown urban area of Portsmouth offers municipal sewer, municipal water, public parking, jobs, and within a short distance of the essential needs and services including medical care, grocery stores, diverse shopping opportunities, public transportation, close proximity to highway systems, entertainment, and desirable activities. Downtown Portsmouth is perfectly positioned and long overdue to allow creative co-living housing options without the requirement to provide parking.

Smaller living spaces that do not require a parking space dramatically reduces the capital cost of building and owning property, and lower the operating costs associated with managing and providing utilities and maintenance, which collectively contribute to providing more affordable options for living.

Based on 40 years of development experience in downtown Portsmouth, the applicant estimates that requiring a parking space for a residential unit downtown adds approximately \$500 a month to the rent structure to amortize the capital cost and pay all the operating costs associated with providing parking.

A typical parking space occupies approximately 225 square feet (including 25% for travel ways). A micro-apartment can be constructed in less than 500 square feet. That correlates to a parking space occupying over 50% of the size as compared with living space size and brings clarity to why some people find sleeping in their car or on a friend's sofa as their only affordable option. Portsmouth's Zoning Ordinance can and should do a better job of providing sheltered housing by allowing co-living choices.

Further, approximately 30 percent of Americans do not drive in urban areas and those numbers are increasing. In addition, many people decide, either out of necessity or choice, to utilize eco-friendly scooters and/or bicycles. Having a realistic discussion on affordable housing cannot ignore the cost impact of parking spaces on rent and the financial burden to those people who cannot drive, choose not to drive, cannot afford to own a car or only need a car occasionally. Choices should be available for sheltered housing without the cost of parking built into the rent structure.

Some people advocate for 20% of a project to provide affordable work force housing. Although that does provide some relief for those 20% of the units, it also comes at the expense of those people renting the other 80% of the units because the cost for creating below market rents merely gets added into the market rate units. This all speaks to why we need co-living alternatives that create much smaller private living spaces, with less private amenities in exchange for shared spaces, and no parking. Co-living options do not subsidize rents at the expense of others (like work force housing incentives do) they merely avoid those costs resulting from lower capital costs, lower financing costs, lower property taxes, less maintenance, less overhead and avoiding the cost of structured parking.

Historically, downtown Portsmouth did not require parking because most people understood the inability of private landowners to create parking and in recognition of the vast public parking system – which the City of Portsmouth profits. Portsmouth was founded 400 years ago and most of downtown Portsmouth was subdivided hundreds of years ago into small lots with mostly small buildings having party walls in common and with most buildings built on lot lines (including large buildings). Downtown Portsmouth had limited ability to create private parking established long before Zoning Ordinances were established. This places an unreasonable burden on the Planning Board to issue a CUP for parking. Realistically, the Planning Board can't deny a parking CUP for any building downtown without any land to create parking having empty upper floors with little to no use except residential.

McNabb Properties completed an extensive study of all downtown buildings and lots and that research indicated approximately 90 percent of the buildings and lots downtown either have no parking, are unable to provide parking or are non-compliant with the number of parking spaces required by Zoning. Zoning Ordinances are not intended to make 90 percent of buildings and lots non-conforming for residential uses.

PROPOSED ZONING CHANGE:

Therefore, One Market Square, LLC respectfully requests the Planning Board provide a recommendation to the City Council to change the Zoning Ordinances to permit a residential Co-Living Use in the CD4 and CD5 Zones with the following Sections of the Zoning Ordinances modified:

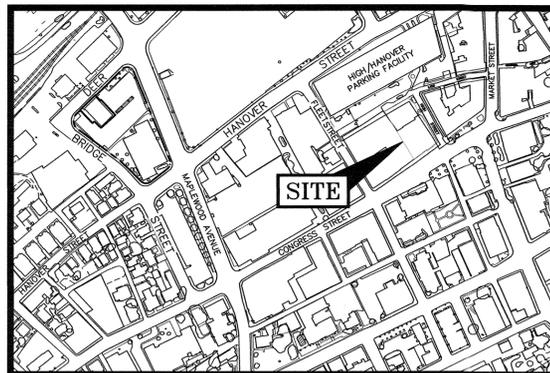
Modify Section 10.440 Table of Uses by addition the following use and associated definition:

Co-Living Units:

Residential use providing a private or shared sleeping unit and access to communal areas for cooking (kitchen), bathroom, laundry, living, working, arts, recreation, and wellness spaces. The sleeping unit may or may not include a private bathroom or cooking facilities. There are no defined rental periods thereby allowing people the ability to rent daily, weekly, monthly, or longer.

Modify Section 10.1110 Off-Street Parking:

Eliminate parking requirement for residential uses in the CD4 and CD5 Zones



LOCATION MAP SCALE: 1" = 300'

LEGEND:

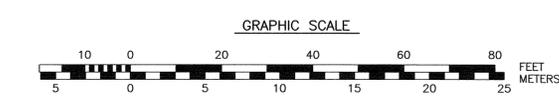
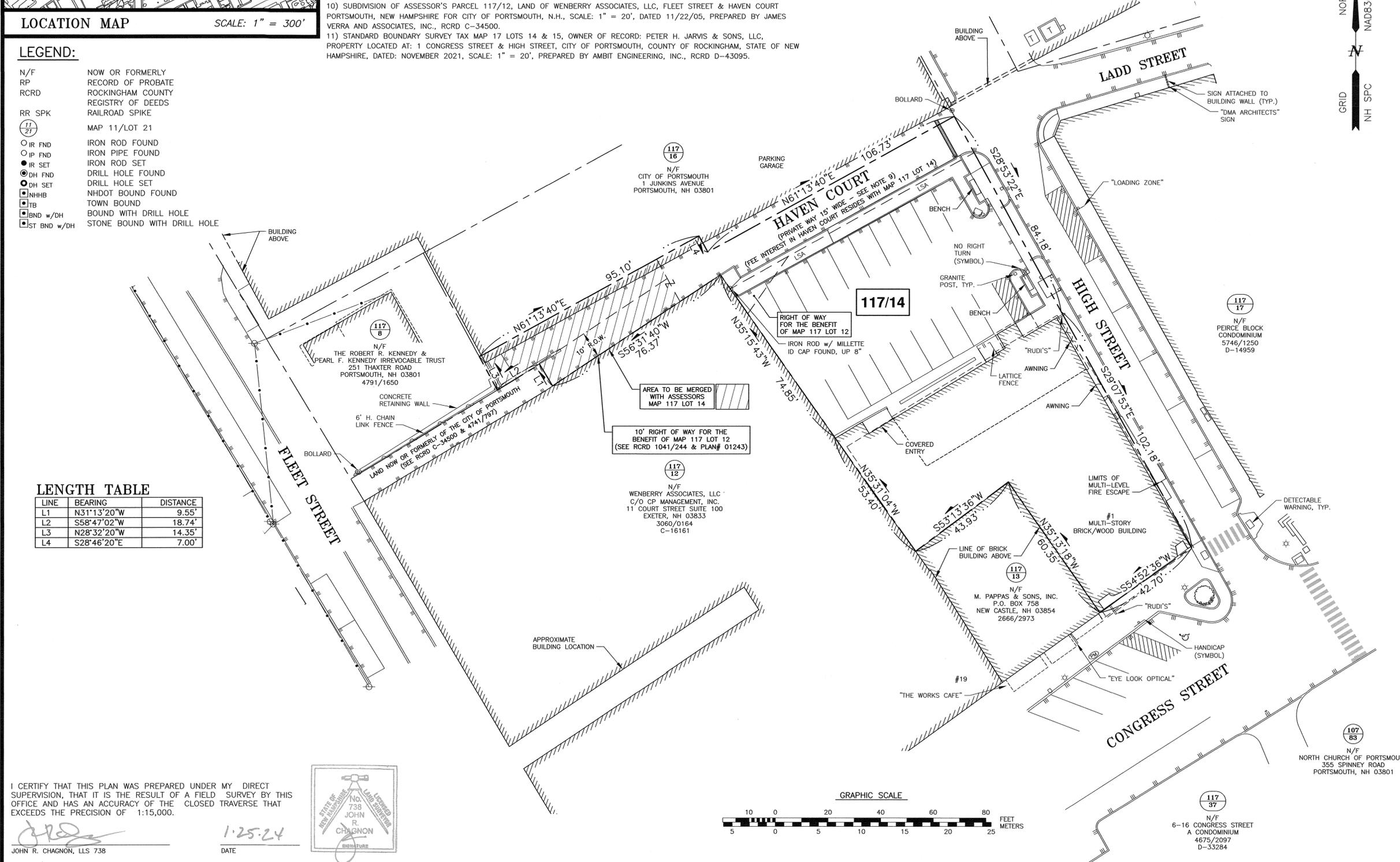
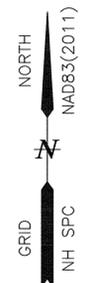
- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- REGISTRY OF DEEDS
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- NHHB NHDOT BOUND FOUND
- TB TOWN BOUND
- BND w/DH BOUND WITH DRILL HOLE
- ST BND w/DH STONE BOUND WITH DRILL HOLE

PLAN REFERENCES:

- 1) PLAN OF A LOT IN PORTSMOUTH N.H. BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN = 20 FT, DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
- 2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1IN. = 20FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 00376.
- 3) LOT PLAN NOS. 7-13 CONGRESS ST. PORTSMOUTH, N.H., SCALE: 1/4 INCH = 1 FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
- 4) PLAN OF LOT NOS. 173 - 181 FLEET ST. PORTSMOUTH, N.H., SCALE: 1IN. = 20FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED
- 5) LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1IN. = 20FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 01243.
- 6) PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE 1IN. = 40FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD 02537
- 7) PLAN OF LOT 26 - 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1IN. = 10FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, NOT RECORDED
- 8) PLAN OF LAND FOR RICHARD A. CABRAL & BRUCE E. NADEAU CONGRESS/FLEET ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE: 1" = 20', DATED JANUARY 1987, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATED, RCRD C-16161
- 9) EXISTING CONDITIONS PLAN HIGH/HANOVER PARKING FACILITY, HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED: 5/5/99, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED
- 10) SUBDIVISION OF ASSESSOR'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD C-34500.
- 11) STANDARD BOUNDARY SURVEY TAX MAP 17 LOTS 14 & 15, OWNER OF RECORD: PETER H. JARVIS & SONS, LLC, PROPERTY LOCATED AT: 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, DATED: NOVEMBER 2021, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., RCRD D-43095.

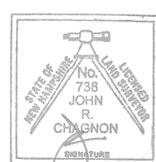
LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N31°13'20"W	9.55'
L2	S58°47'02"W	18.74'
L3	N28°32'20"W	14.35'
L4	S28°46'20"E	7.00'



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

John R. Chagnon
JOHN R. CHAGNON, LLS 738
DATE 1-25-24



NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 14 & AND AN UNNUMBERED PARCEL OF LAND DEPICTED AS A PORTION OF HAVEN COURT.
- 2) OWNER OF RECORD:
ONE MARKET SQUARE, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2
6381/1527 NOTICE OF MERGER
6523/28, 6523/32, 6523/2286
- 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 AND CHARACTER DISTRICT 5.
- 4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
- 5) LOT AREA:
17,724 S.F.
0.4069 ACRES
- 6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF ASSESSORS MAP 117 LOT 14 AND AN UNNUMBERED PARCEL OF LAND SITUATED ADJACENT AND WESTERLY OF A PRIVATE WAY OVER LOT 14 KNOWN AS HAVEN COURT.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
- 9) HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 15, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS SURVEY).
- 10) PARCEL TO BE MERGED WITH ASSESSOR'S MAP 117 LOT 14 WAS ACQUIRED FROM THE HEIRS OF RALPH T. WOOD & IRA A. NEWICK AND IS THE REMAINDER OF THE PARCEL CONVEYED TO WOOD & NEWICK BY DEED OF HARTFORD REAL ESTATE PARTNERSHIP RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 1042 PAGE 34.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/25/24
REVISIONS		

**STANDARD BOUNDARY SURVEY
TAX MAP 117 LOT 14**
OWNER OF RECORD:
ONE MARKET SQUARE, LLC
PROPERTY LOCATED AT:
1 CONGRESS STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

NOTES:
 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOTS 14, 16 AND AN UNNUMBERED PARCEL OF LAND DEPICTED AS A PORTION OF HAVEN COURT.

2) OWNERS OF RECORD:
MAP 117 LOT 14
 ONE MARKET SQUARE, LLC
 3 PLEASANT STREET, SUITE 400
 PORTSMOUTH, NH 03801
 6363/31 PARCEL 1 & PARCEL 2
 6381/1527 NOTICE OF MERGER
 6523/28, 6523/32, 6523/2286

MAP 117 LOT 16
 CITY OF PORTSMOUTH
 1 JUNKINS AVENUE
 PORTSMOUTH, NH 03801
 3348/505
 REF. PLAN 9

PORTION OF HAVEN COURT
 CITY OF PORTSMOUTH
 1 JUNKINS AVENUE
 PORTSMOUTH, NH 03801
 4741/797
 C-34500

3) MAP 117 LOT 14 IS LOCATED IN CHARACTER DISTRICT 4 AND CHARACTER DISTRICT 5. MAP 117 LOT 16 IS LOCATED IN THE MUNICIPAL DISTRICT.

4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

EXISTING LOT AREA:	MAP 117 LOT 14	MAP 117 LOT 16	PORTION OF HAVEN COURT
17,724 S.F.	17,724 S.F.	9,663 S.F.	808 S.F.
0.4069 ACRES	0.4069 ACRES	0.2218 ACRES	0.0185 ACRES

PROPOSED LOT AREA:	MAP 114 LOT 14	MAP 117 LOT 16	PORTION OF HAVEN COURT
18,225 S.F.	18,225 S.F.	9,970 S.F.	0 S.F.
0.4184 ACRES	0.4184 ACRES	0.2289 ACRES	0.0000 ACRES

6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021

7) THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN ASSESSORS MAP 117 LOTS 14, 16 AND AN UNNUMBERED PARCEL SHOWN AS A PORTION OF HAVEN COURT.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

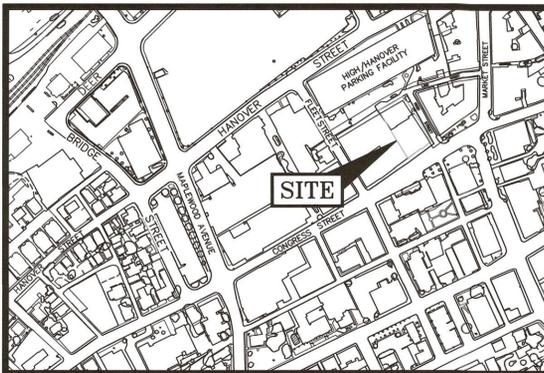
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NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	5/30/24

LOT LINE ADJUSTMENT PLAN
TAX MAP 117 LOTS 14 & 16
 OWNERS OF RECORD:
ONE MARKET SQUARE, LLC & CITY OF PORTSMOUTH
 PROPERTY LOCATED AT:
1 CONGRESS STREET & 44 HIGH STREET
 CITY OF PORTSMOUTH
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' MAY 2024
 FB 309 PG 15 5010156.3406

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LOCATION MAP SCALE: 1" = 300'

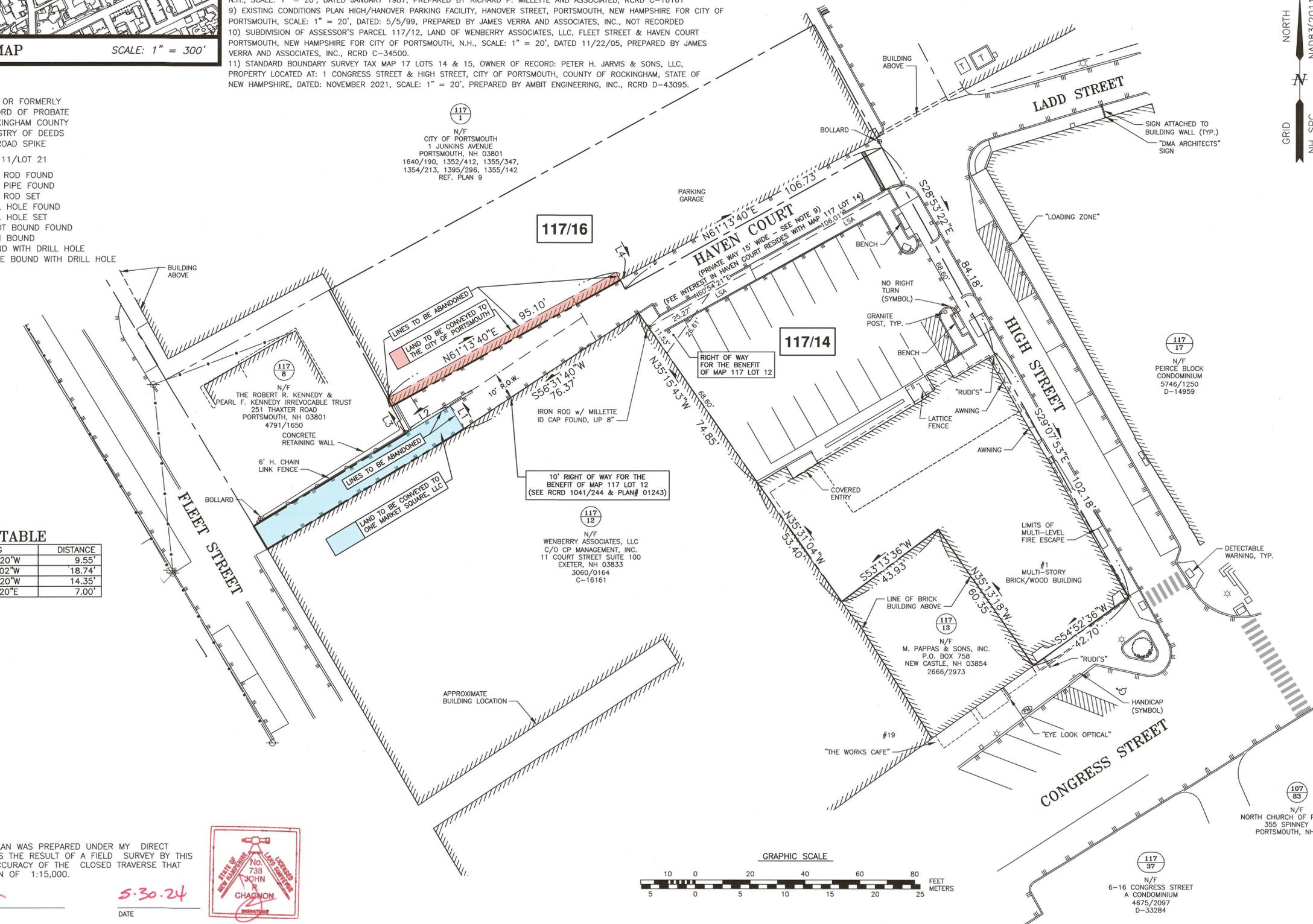
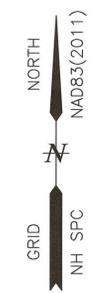
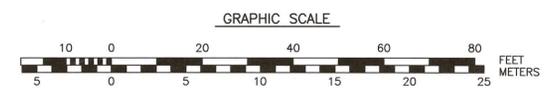
- LEGEND:**
- N/F NOW OR FORMERLY
 - RP RECORD OF PROBATE
 - RCRD ROCKINGHAM COUNTY
 - REGISTRY OF DEEDS
 - RR SPK RAILROAD SPIKE
 - MAP 11/LOT 21
 - IR FND IRON ROD FOUND
 - IP FND IRON PIPE FOUND
 - IR SET IRON ROD SET
 - DH FND DRILL HOLE FOUND
 - DH SET DRILL HOLE SET
 - NHDB NHDOT BOUND FOUND
 - TB TOWN BOUND
 - BND w/DH BOUND WITH DRILL HOLE
 - ST BND w/DH STONE BOUND WITH DRILL HOLE

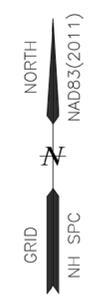
LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N31°13'20"W	9.55'
L2	S58°47'02"W	18.74'
L3	N28°32'20"W	14.35'
L4	S28°46'20"E	7.00'

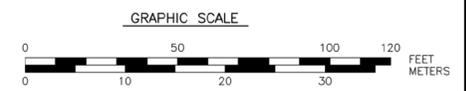
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

[Signature]
 JOHN R. CHAGNON, LLS 738
 DATE: 5.30.24





NOTE:
 1) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING AERIAL VIEW OF THE PROJECT VICINITY.



No.	DATE	DESCRIPTION	BY	CHK
0	7/31/24	ISSUED FOR COMMENT	SJR	JRC

SITE PLAN

HALEY WARD
 ENGINEERING | ENVIRONMENTAL | SURVEYING
 200 Griffin Rd. Unit 14
 Portsmouth, New Hampshire 03801
 603.430.9282
 WWW.HALEYWARD.COM

PROJECT
 APPLICANT: ONE MARKET SQUARE, LLC
 1 & 15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE
 EXISTING CONDITIONS ORTHO PHOTO

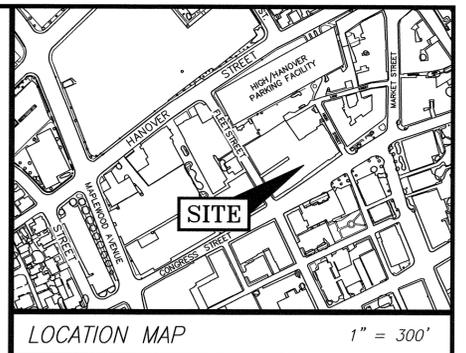
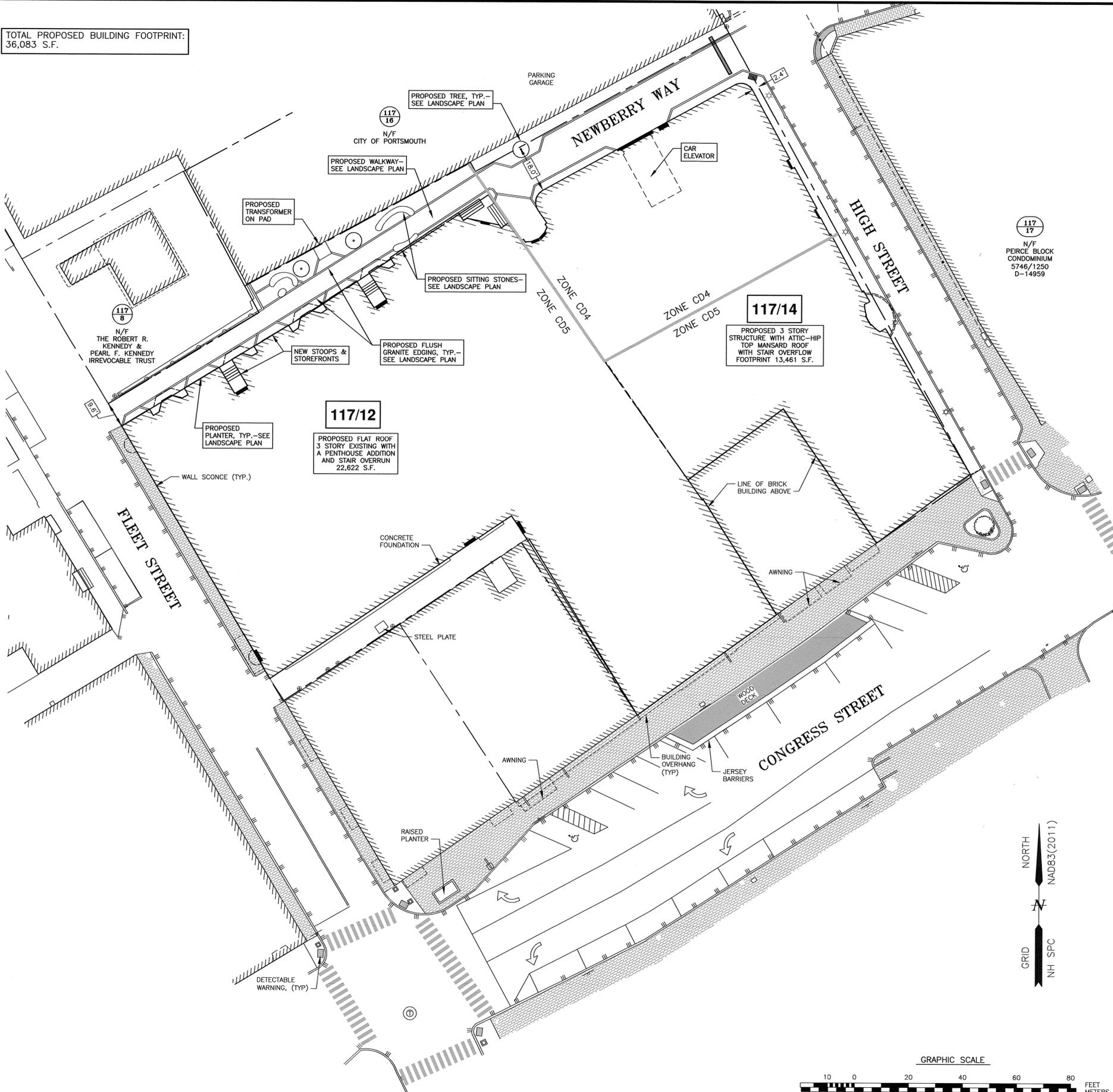
DATE	JULY 2024	SCALE	1" = 30'
DRAWN BY	SJR	DESIGNED BY	JRC
CHECKED BY	JRC	FIELD BOOK & PAGE	FB 309 PG 54
PROJECT No.	5010156.01		
SHEET No.		DWG No.	01

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ZONING DEVELOPMENT STANDARD		
CD4 (CD-4, DOD, HDC): CHARACTER DISTRICT 4 8,658 S.F.		
	REQUIRED	PROPOSED
Height	2 stories with short 3rd = 35'	TO CONFORM
Penthouses	may exceed bldg height by 2'	TO CONFORM
Roof appurtenance	may exceed bldg height by 10'	TO CONFORM
Facade Types	shopfront	TO CONFORM
Building Types	commercial, live-work, mixed use, flex space & community.	TO CONFORM
Setbacks (ft) *	* 10.5A42.12 Yards may be increased above the max permitted for truncated corners or other subtractive massing techniques, alleys, vehicular accessways, increased sidewalk width or community spaces.	
Front (principle) max	10	2.4'
Front (secondary) max	15	N/A
Side	NR	N/A
Rear, min	>of: 5' from rear line or 10' from d alley	N/A
Front lotline buildout	50% min	75%
Lot area (sf)	NR	N/A
LOT area per dwelling	NR	N/A
Coverage, maximum	90%	74%
Footprint, max* 10.5a43.40	15,000	<36,083>
Ground floor area per use, max	15,000	TO CONFORM
Open space, minimum	10%	10% +/-
Permitted uses (cd4 & cd5)	multifamily, live/work, office, retail, restaurant (<500cc)	TO CONFORM
Block length, max (ft)	200	102'
Facade modulation length, max (ft)	80	TO CONFORM
Entrance spacing, max (ft)	50	TO CONFORM
Floor height above sidewalk, max	36"	TO CONFORM
Ground floor height, min	12'	TO CONFORM
Second floor height, min	10'	TO CONFORM
Glazing, shopfront, min	70%	TO CONFORM
Glazing, other	20%-50%	TO CONFORM
Roof types(pitch)	flat, gable (6:12-12:12), hip(>3:12), gambrel/mansard(6:12-30:12)	MANSARD
Parking, off-street; DOD*	when >20 spaces, max spaces = 120% min required. 10.1112.60 mixed used - some shared spaces allowed.	25 SPACES

TOTAL PROPOSED BUILDING FOOTPRINT: 36,083 S.F.

ZONING DEVELOPMENT STANDARD		
CD5 (CD-5, DOD, HDC): CHARACTER DISTRICT 5 33,275 S.F.		
	REQUIRED	PROPOSED
Height	2-3 stories with short 4th = 45'	TO CONFORM
Penthouses	may exceed bldg height by 2'	TO CONFORM
Roof appurtenance	may exceed bldg height by 10'	TO CONFORM
Facade Types	shop front	TO CONFORM
Building Types	commercial, live-work, mixed use, flex space & community.	TO CONFORM
Setbacks (ft) *	* 10.5A42.12 Yards may be increased above the max permitted for truncated corners or other subtractive massing techniques, alleys, vehicular accessways, increased sidewalk width or community	
Front (principle) max	5	0'
Front (secondary) max	5	0'
Side	NR	N/A
Rear, min	>of: 5' from rear line or 10' from d alley	9.5'
Front lotline buildout	80% min	100%
Lot area (sf)	NR	N/A
LOT area per dwelling	NR	N/A
Coverage, maximum	95%	89%
Footprint, max* 10.5a43.40	20,000	<36,083>
Ground floor area per use, max	15,000	TO CONFORM
Open space, minimum	5%	5% +/-
Permitted uses (cd4 & cd5)	commercial, live/work, mixed-use, flex space, community, office, retail, restaurant (<500cc)	TO CONFORM
Block length, max (ft)	225	152'
Facade modulation length, max (ft)	100	TO CONFORM
Entrance spacing, max (ft)	50	TO CONFORM
Floor height above sidewalk, max	36"	TO CONFORM
Ground floor height, min	12'	TO CONFORM
Second floor height, min	10'	TO CONFORM
Glazing, shopfront, min	70%	TO CONFORM
Glazing, other	20%-50%	TO CONFORM
Roof types(pitch)	flat, gable (6:12-12:12), hip(>3:12), gambrel/mansard(6:12-30:12)	FLAT
Parking, off-street; DOD*	when >20 spaces, max spaces = 120% min required. 10.1112.60 mixed used - some shared spaces allowed.	0



- NOTES:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOTS 12 AND 14.
 - OWNER OF RECORD: WENBERRY ASSOCIATES, LLC
C/O CP MANAGEMENT
11 COURT STREET SUITE 100
EXETER, N.H. 03833
3060/164

OWNER/APPLICANT:
ONE MARKET SQUARE, LLC
3 PLEASANT STREET, SUITE #400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2
 - PARCEL IS LOCATED IN CHARACTER DISTRICTS 4 AND 5.
 - DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
 - LOT 12 AREA:
23,708 S.F.
0.5443 ACRES

LOT 14 AREA (AFTER LLR):
18,225 S.F.
0.4184 ACRES

PROPOSED COMBINED LOT AREA:
41,933 S.F.
0.9626 ACRES
 - PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021
 - THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED MIXED USE DEVELOPMENT ON ASSESSORS MAP 117 LOT 12.
 - VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
 - PARCEL IS SUBJECT TO A LEASE AGREEMENT FOR A PORTION OF LESSEE'S WALL IS ENCRANCHING ON SUBJECT PARCEL. SEE RCRD 1512/410 & 1690/130.
 - PARCEL IS SUBJECT TO A RIGHT OF WAY IN COMMON FOR PASSAGE AND UTILITIES AND GENERAL PURPOSES PER DEEDS. SEE RCRD 322/318, 322/380, 322/381, 348/80, 348/81, 348/82, 1484/44, 2713/797, AND RCRD C-16161.
 - PARCEL IS SUBJECT TO A UTILITY EASEMENT TO P.S.N.H. FROM UTILITY POLE 20/4 ON FLEET STREET EASTERLY TO GRANTORS EASTERLY BOUNDARY. SEE RCRD 3124/695.
 - HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 15, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS SURVEY).

0	7/31/24	ISSUED FOR COMMENT	SJR	JRC
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SITE PLAN

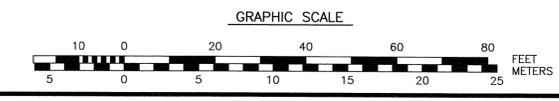
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT: APPLICANT: ONE MARKET SQUARE, LLC
1 & 15 CONGRESS STREET PORTSMOUTH, N.H.

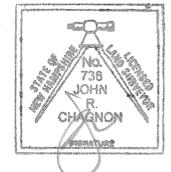
PROJECT SITE PLAN

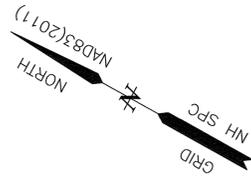
DATE	JULY 2024	SCALE	1" = 20'
DRAWN BY	SJR	DESIGNED BY	JRC
CHECKED BY	JRC		
PROJECT No.	5010156.01	FIELD BOOK & PAGE	FB 309 PG 54
SHEET No.		DWG No.	

SHEET 3 C3



P:\N\5010156-McNabb_Properties\3406-Congress St., Portsmouth-JRC\2024_Site Plan\Plan & Specs\Site\Current\3406_Site Concept_2024.dwg, 7/31/2024 3:26:37 PM, \S\95954\F501 Portsmouth Plotter Canon T3300

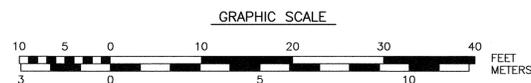




NEWBERRY WAY



1 CONGRESS STREET- BASEMENT LEVEL PARKING



- NOTES:**
- 1) THE PURPOSE OF THIS PLAN IS TO SHOW THE BASEMENT LEVEL PARKING FOR THE ONE CONGRESS STREET PROPOSED STRUCTURES.
 - 2) PARKING FROM PLANS BY ARC COVE ARCHITECTURE DATED 7/31/24.

No.	DATE	DESCRIPTION	BY	CHK.
0	7/31/24	ISSUED FOR COMMENT	SJR	JRC

SITE PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

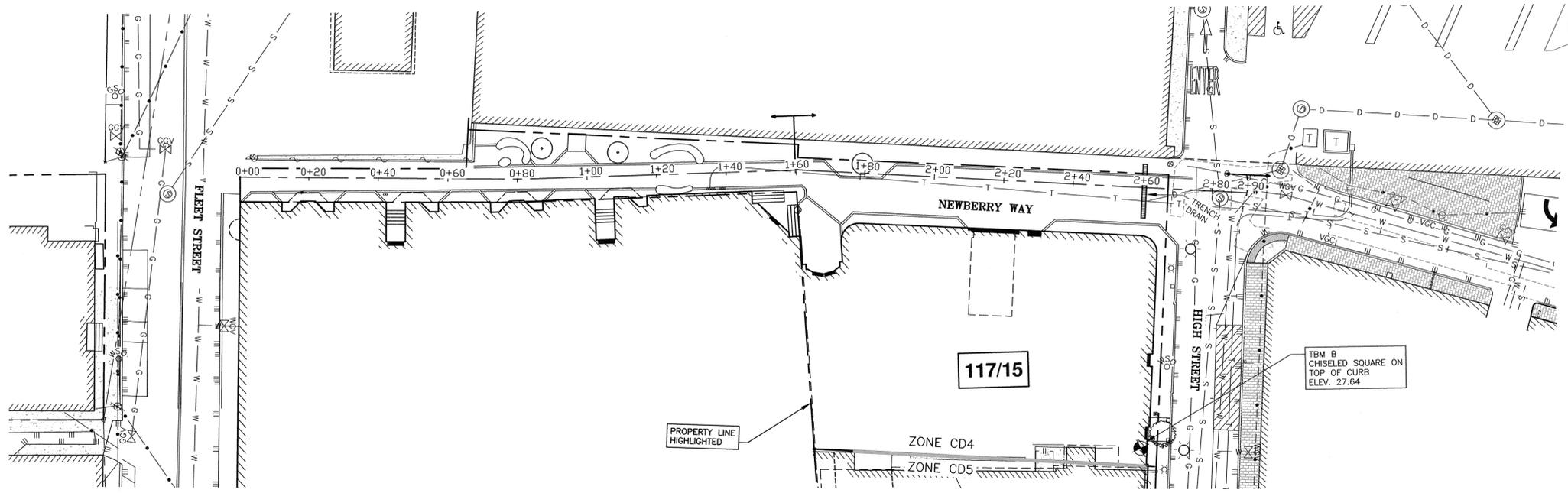
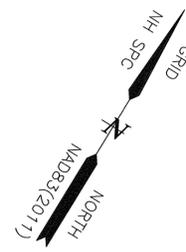
PROJECT
APPLICANT: ONE MARKET SQUARE, LLC
 1 & 15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE
BASEMENT PARKING PLAN

DATE	JULY 2024	SCALE	1" = 10'
DRAWN BY	SJR	DESIGNED BY	JRC
CHECKED BY	JRC	PROJECT No.	5010156.01
FIELD BOOK & PAGE	FB 309 PG 54	SHEET No.	DWG No.

SHEET 5 C5

P:\NH\010156-AC\Nabb_Properties\306-Congress St., Portsmouth-IRC\2024 Site Plan\Plans & Specs\Site\Current\306 Site Concept 2024.dwg, 7/31/2024, 1:06:41 PM, \S\RSV\F501\Portsmouth Plotter Canon TX300



PROPERTY LINE HIGHLIGHTED

117/15

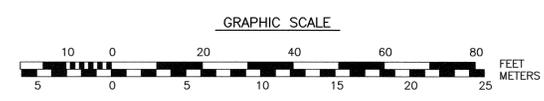
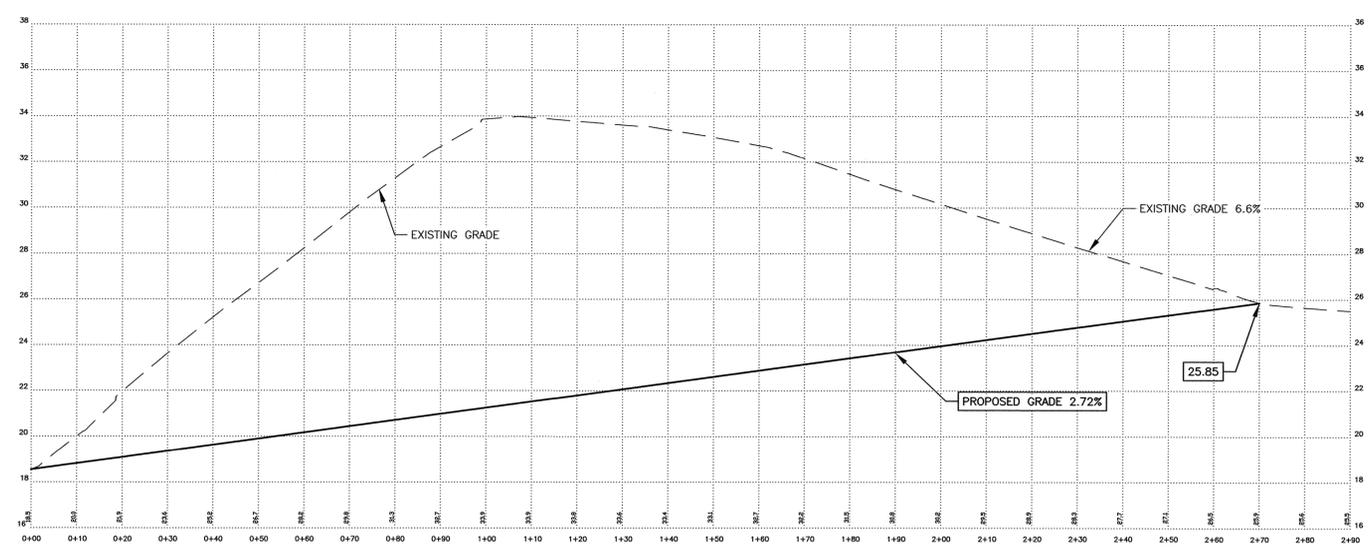
TBM B CHISELED SQUARE ON TOP OF CURB ELEV. 27.64

ZONE CD4

ZONE CD5

NOTES:

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



CONCEPT PLAN

0	7/31/24	ISSUED FOR COMMENT	SJR	JRC
No.	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
SITE PLAN				
		HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING 200 Griffin Rd. Unit 14 Portsmouth, New Hampshire 03801 603.430.9282 WWW.HALEYWARD.COM		
PROJECT				
APPLICANT: ONE MARKET SQUARE, LLC 1 & 15 CONGRESS STREET PORTSMOUTH, N.H.				
TITLE				
NEWBERRY WAY PROFILE				
DATE		SCALE		
JULY 2024		1" = 30'		
DRAWN BY	DESIGNED BY	CHECKED BY		
SJR	JRC	JRC		
PROJECT No.	FIELD BOOK & PAGE			
5010156.01	FB 309 PG 54			
SHEET No.	DWG No.			
SHEET 6	P1			



P:\NH\2024\07\15\117-15\117-15.dwg, 17/10/2024 3:27:58 PM, User: jrc, Plot: 1:3000.ctb



3 CONGRESS ST., SUITE1
 PORTSMOUTH NH 03801
 603.988.0042
 www.ARCove.com

15 CONGRESS STREET

1 CONGRESS STREET
 PORTSMOUTH, NH, 03801

PROJECT NO: 1002

OWNER
 ATLAS COMMONS, LLC
 3 PLEASANT STREET, SUITE 400
 PORTSMOUTH, NH 03801
 603.427.0725

CIVIL ENGINEERING
 AMBIT ENGINEERING, A DIVISION OF
 HALEY WARD
 200 GRIFFIN ROAD, UNIT 3
 PORTSMOUTH, NH 03801
 603.430.9282
<https://www.ambitengineering.com/>



JJ NEWBERRIES CONCEPTS

REVISIONS

NO.	DATE	DESCRIPTION

ELEVATIONS

SCALE: As indicated
 DATE: 7/30/24
 DRAWN: Author
 CHECKED: Checker

PBN.A7



1 PROPOSED WEST ELEVATION - HAVEN COURT
 3/32" = 1'-0"



2 SOUTH ELEVATION (FLEET STREET)
 1/8" = 1'-0"



3 CONGRESS ST., SUITE 1
 PORTSMOUTH NH 03801
 603.988.0042
 www.ARCove.com

15 CONGRESS STREET

1 CONGRESS STREET
 PORTSMOUTH, NH, 03801

PROJECT NO: 1002

OWNER
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 3 PLEASANT STREET, SUITE 400
 PORTSMOUTH, NH 03801
 603.427.0725

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<https://www.ambitengineering.com/>



JJ NEWBERRIES CONCEPTS

REVISIONS

NO.	DATE	DESCRIPTION

ELEVATIONS

SCALE: 3/32" = 1'-0"

DATE: 7/30/24

DRAWN: Author

CHECKED: Checker

PBN.A8



1 EAST ELEVATION - ALLEY
 3/32" = 1'-0"



2 NORTH ELEVATION, HAVEN COURT
 3/32" = 1'-0"



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15 CONGRESS STREET

1 CONGRESS STREET
 PORTSMOUTH, NH, 03801

PROJECT NO: 1002

OWNER
 ATLAS COMMONS, LLC
 3 PLEASANT STREET, SUITE 400
 PORTSMOUTH, NH 03801
 603.427.0725

CIVIL ENGINEERING
 AMBIT ENGINEERING, A DIVISION OF
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 200 GRIFFIN ROAD, UNIT 3
 PORTSMOUTH, NH 03801
 603.430.9282
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JJ NEWBERRIES CONCEPTS

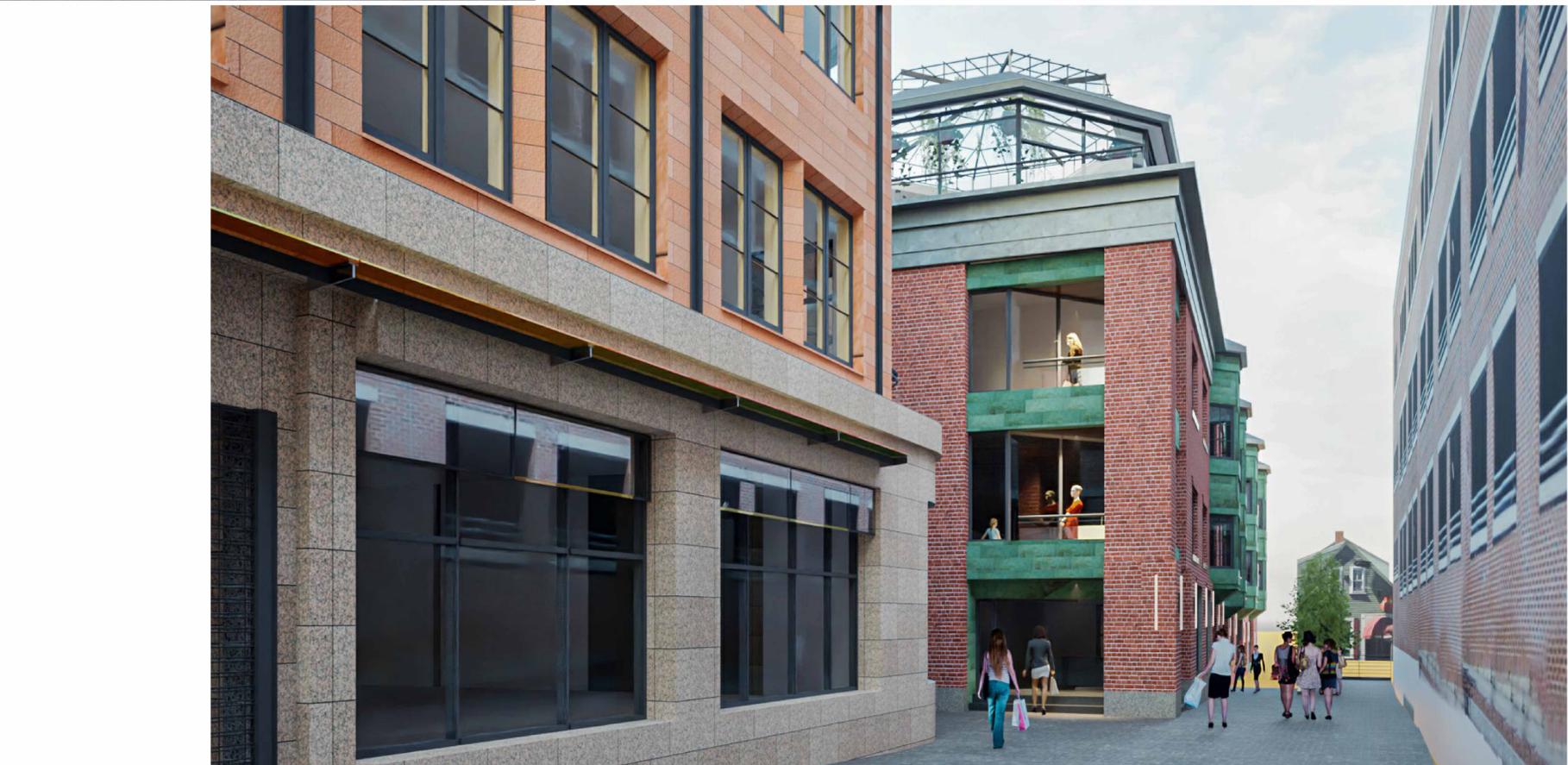
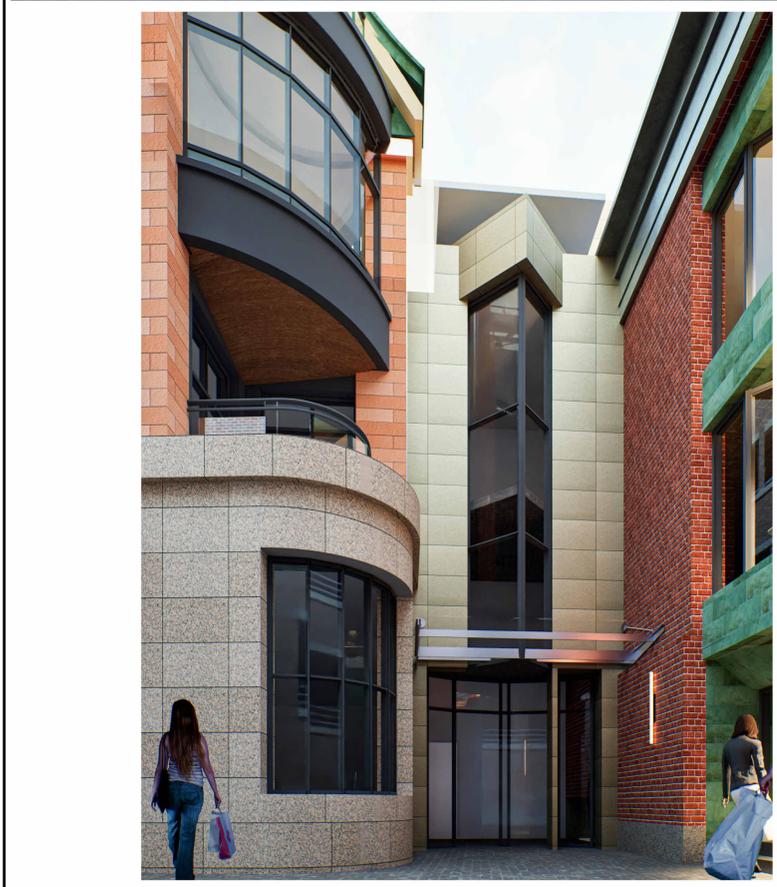
REVISIONS

NO.	DATE	DESCRIPTION

3D VIEW - BIRDSEYE

SCALE:
 DATE: 7/30/24
 DRAWN: Author
 CHECKED: Checker

PBN.A9



3 CONGRESS ST., SUITE1
 PORTSMOUTH NH 03801
 603.988.0042
 www.ARCove.com

15 CONGRESS STREET

1 CONGRESS STREET
 PORTSMOUTH, NH, 03801

PROJECT NO: 1002

OWNER
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 3 PLEASANT STREET, SUITE 400
 PORTSMOUTH, NH 03801
 603.427.0725

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JJ NEWBERRIES CONCEPTS

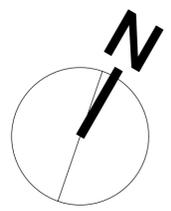
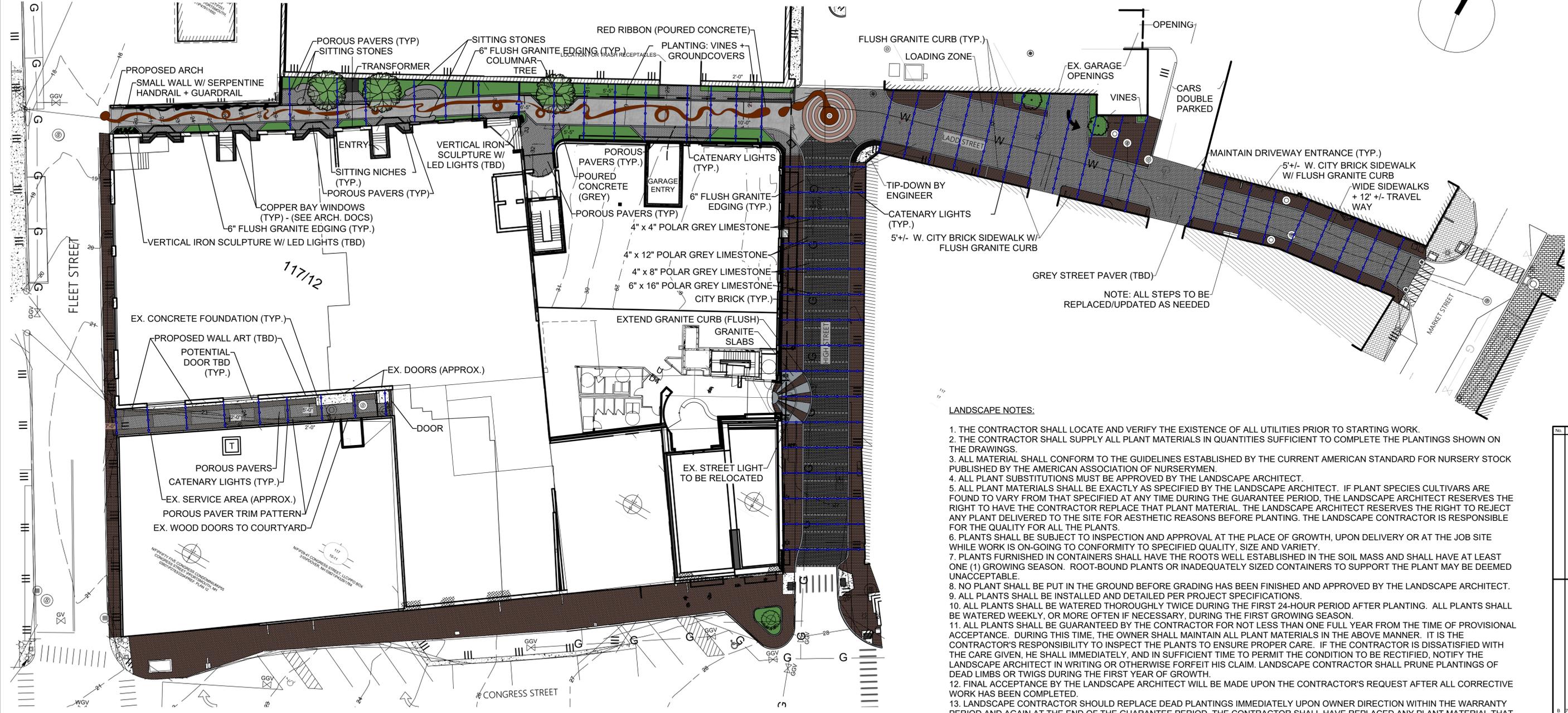
REVISIONS

NO.	DATE	DESCRIPTION

3D VIEWS - STREET LEVEL

SCALE:
 DATE: 7/30/24
 DRAWN: Author
 CHECKED: Checker

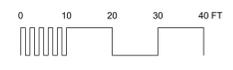
PBN.A10



LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 2" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

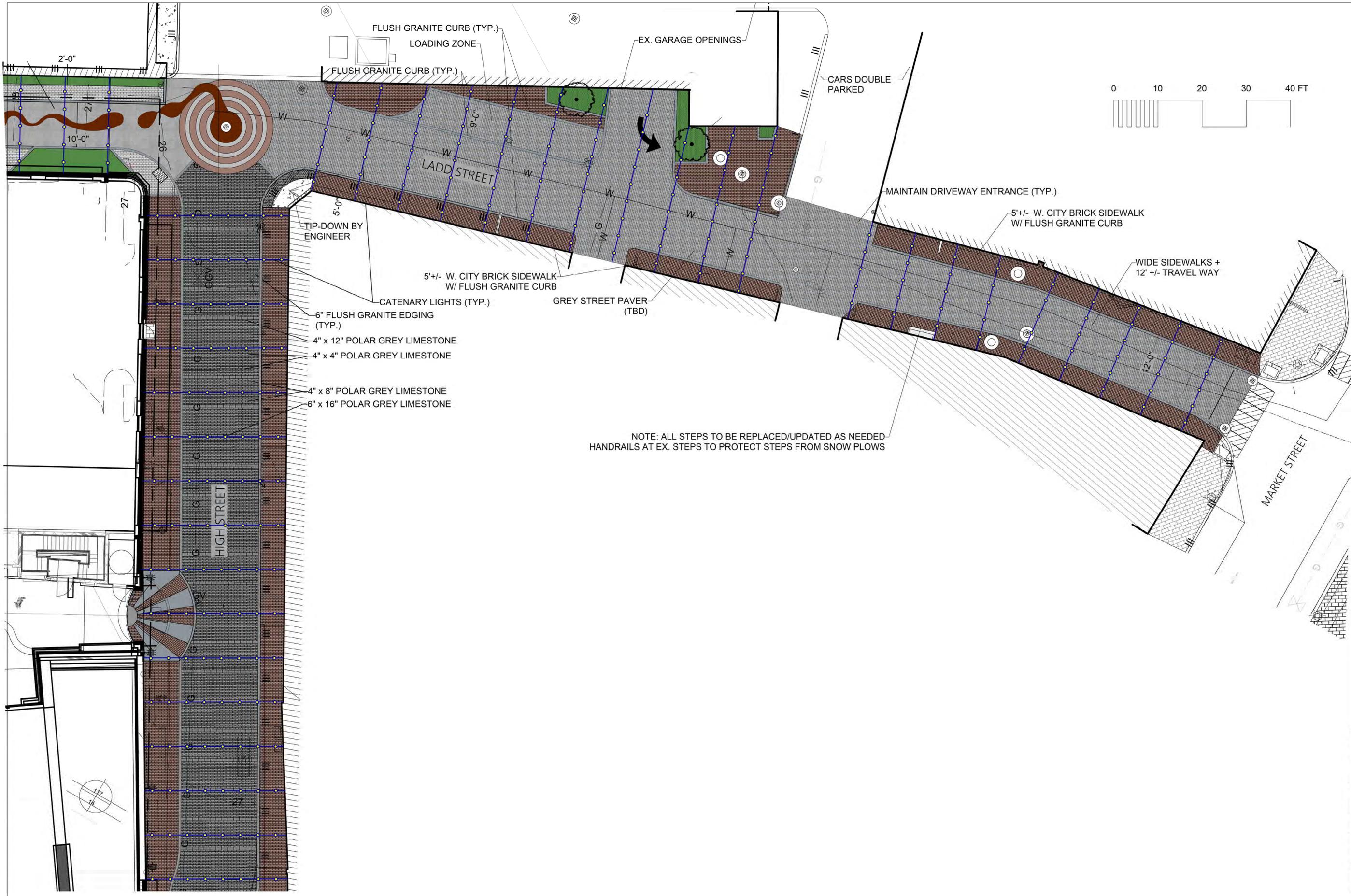
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No.	Date	By	Revision Notes
B	7/31/2024		SHEET UPDATES
A	7/24/2024		SOUTH ALLEY UPDATES
No.	Date		Issue Notes
terra firma landscape architecture 163 a Court Street Portsmouth, NH 03801			
NEWBERRY WAY			
LANDSCAPE PLAN			
Project Manager	Project ID	NEWBERRY WAY	
Drawn By	Scale	1"=20'-0"	
Checked By	Sheet No.	TP	
Date	Sheet Title	L-01	
7/19/2024		of 7	
newberry3024.vex			





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No.	Date	By	Revision Notes
B	7/31/2024		SHEET UPDATES
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terra firma landscape architecture 163 a Court Street Portsmouth, NH 03801			
NEWBERRY WAY			
LANDSCAPE PLAN			
Drawn By	TC	Scale	1"=10'-0"
Checked By	TP	Sheet No.	L-01B
Date	7/18/2024	Project No.	2024-001
Drawn By	TP	Scale	1"=10'-0"
Checked By	TP	Sheet No.	L-01B
Date	7/18/2024	Project No.	2024-001

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